

OWNER

SENSA HOMES

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ARCHITECT

H+DLT COLLABORATIVE, LLC

2562 DEXTER AVENUE NORTH
SEATTLE, WA 98109
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CONTACT: CARLOS DE LA TORRE
EMAIL: CARLOS@HDLTCOLLABORATIVE.COM

LANDSCAPE ARCHITECT

ROOT OF DESIGN

KOHLES PROFESSIONAL CENTER
26231 72ND AVENUE NW, SUITE 201
STANWOOD, WA 98292
CONTACT:206.491.9545
EMAIL: DEVIN@ROOTOFDESIGN.COM



DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF 7 UNIT 3 STORY HIGH ROW HOUSE UNITS. THE EXISTING SINGLE-FAMILY RESIDENCE ON THE PARCEL WILL BE DEMOLISHED. OUR OBJECTIVE IS TO CREATE A HABITABLE AND WELCOMING PRESENCE WHILE ALSO ENHANCING THE END USER EXPERIENCE WITH GROUND AND ROOD AMENITIES, BIKE PARKING, CONTEMPORARY BUILDING MATERIALS AND DESIGN WHILE CONFORMING TO THE EXISTING CHARACTER OF THE NEIGHBORHOOD WITH .

EXISTING SITE

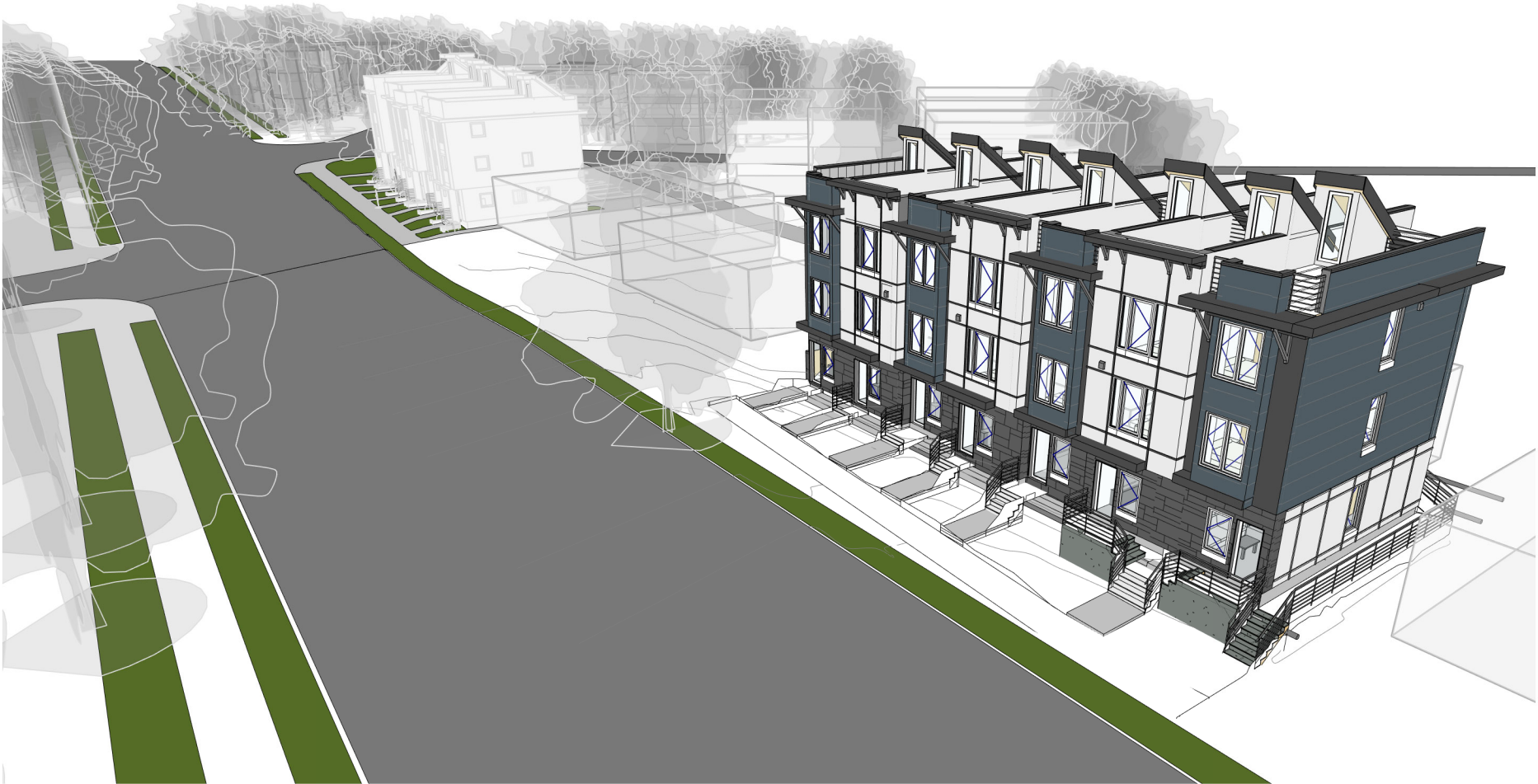
THE PROJECT IS LOCATED AT 10146 HOLMAN RD NW ON THE CORNER OF HOLMAN RD AND 1ST AVE, IN SEATTLE. TO THE NORTH AND WEST OF THE PROJECT ARE SEVERAL EXISTING MULTI-FAMILY DEVELOPMENTS, AS WELL AS TO THE EAST AND SOUTH.

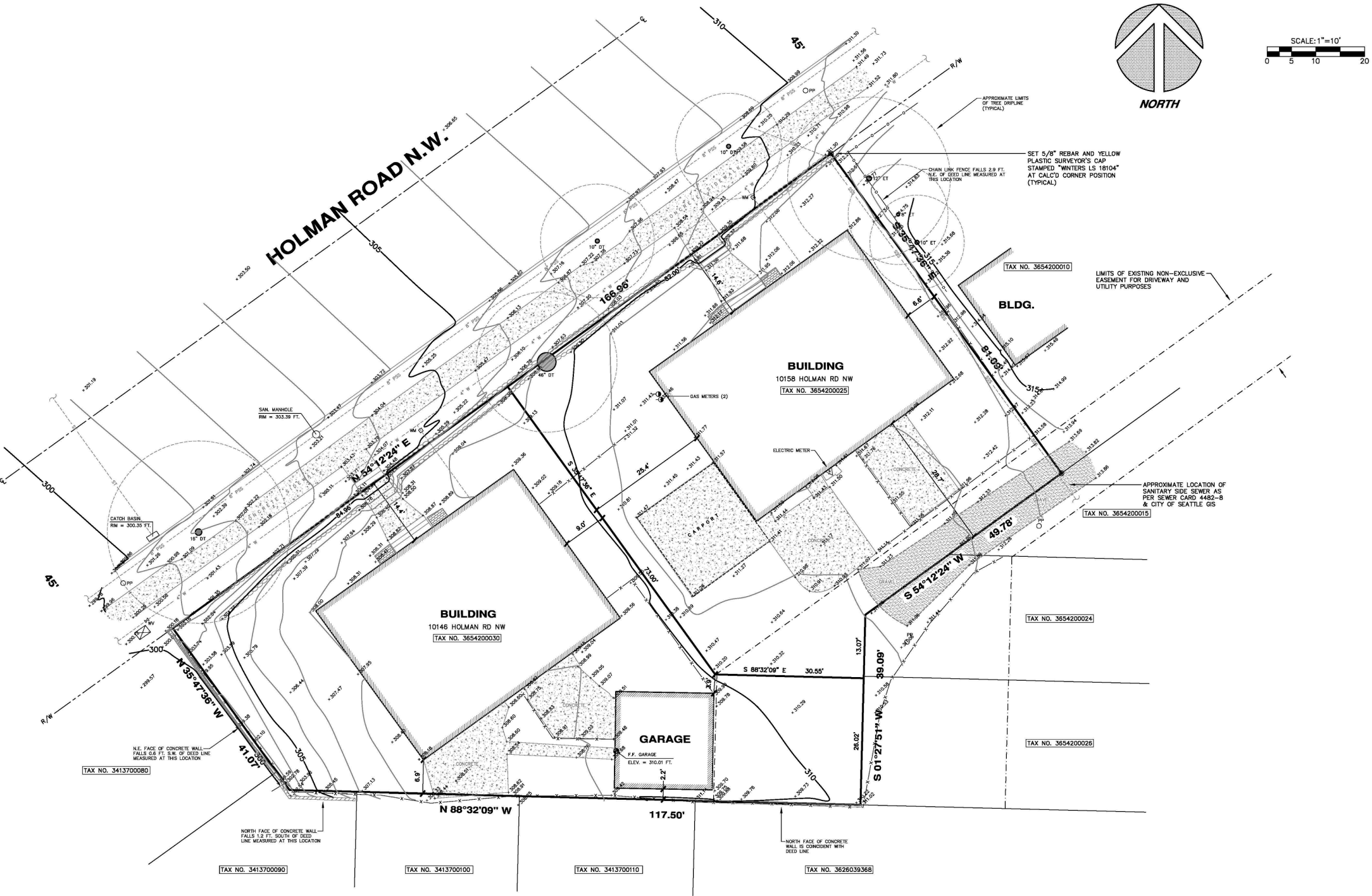
ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED LR2 AND WITHIN THE PARKING FLEXIBILITY AREA THAT REQUIRES 50% VEHICULAR PARKING AND BICYCLE PARKING IS REQUIRED AT ONE SPACE PER UNIT.

SHEET LIST

| | |
|---------|--------------------------------|
| SDR-1. | COVERSHEET |
| SDR-2. | PROJECT PROPOSAL |
| SDR-3. | EXISTING SITE CONDITIONS |
| SDR-4. | SITE PLAN |
| SDR-5. | PROJECT SUMMARY |
| SDR-6. | PERTINENT DESIGN GUIDELINES |
| SDR-7. | ZONING ANALYSIS |
| SDR-8. | ZONING ANALYSIS |
| SDR-9. | SITE ANALYSIS |
| SDR-10. | SITE CONTEXT |
| SDR-11. | SITE CONTEXT STREET ELEVATIONS |
| SDR-12. | LANDSCAPE PLAN |
| SDR-13. | FIRST FL PLAN |
| SDR-14. | SECOND FL PLAN |
| SDR-15. | THIRD FL PLAN |
| SDR-16. | PENTHOUSE PLAN |
| SDR-17. | WEST ELEVATION |
| SDR-18. | SOUTH ELEVATION |
| SDR-19. | NORTH ELEVATIONS |
| SDR-20. | EAST ELEVATION |
| SDR-21. | GENERATIVE DIAGRAM |
| SDR-22. | GENERATIVE DIAGRAM |
| SDR-23. | GENERATIVE DIAGRAM |
| SDR-24. | MATERAIL AND COLOR DETAILS |
| SDR-25. | RENDERINGS |





TOPOGRAPHIC SURVEY

10146/10158 HOLMAN ROAD N.W.

SEATTLE, WASHINGTON

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SHEET 2 OF :

PROJECT #: 16-5588

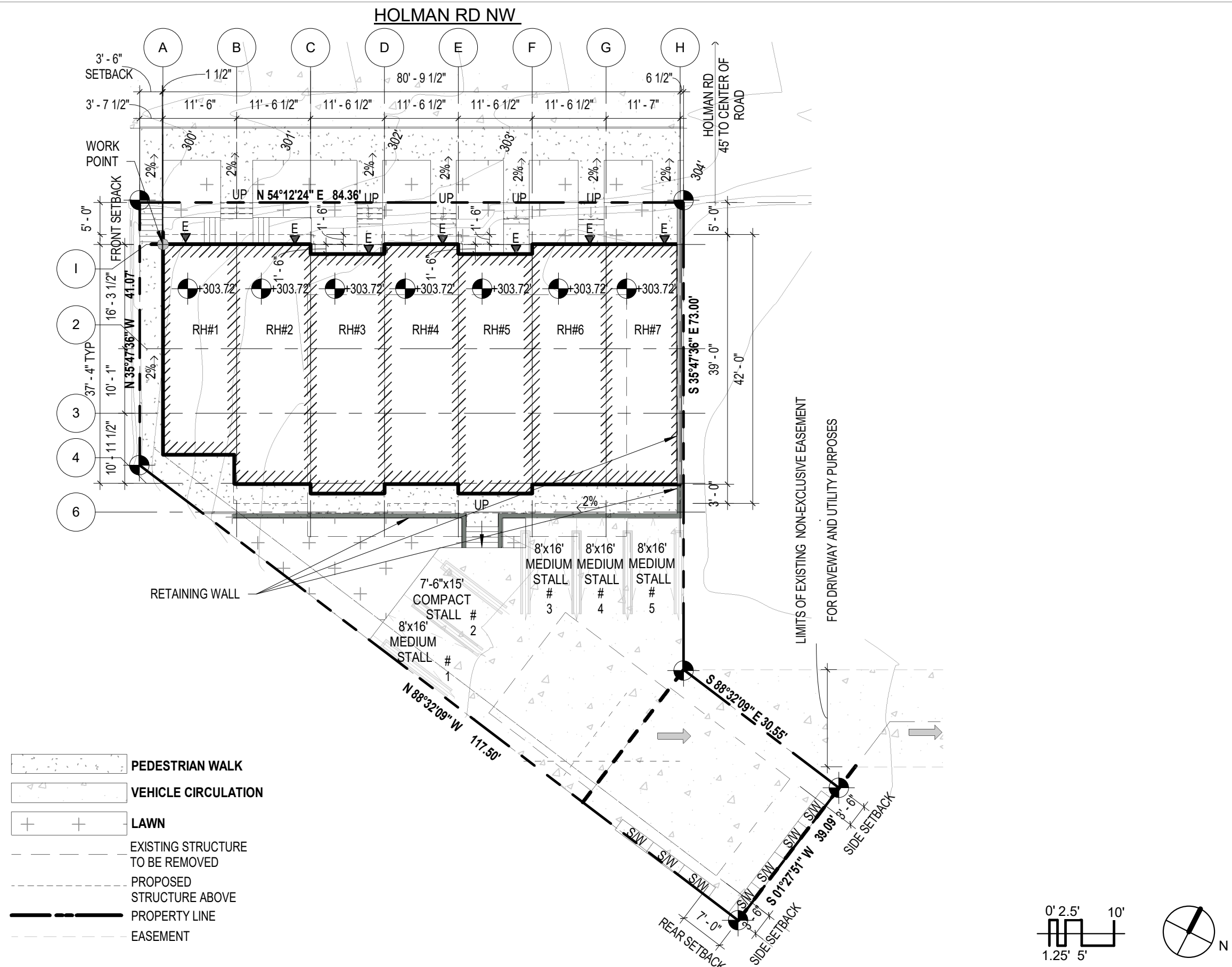
DRAWING: 16-5588TOPO.DWG

CLIENT: N.W. BUILDERS FINANC

DATE: 03-31-17

DRAWN BY: SAL





PROJECT SUMMARY

PROJECT ADDRESS
10146 HOLMAN RD NW SEATTLE, WA 98177

DPD PROJECT NUMBER
3032677-EBG 6684658-CN

OWNER'S NAME
SENSA HOMES

ZONING INFORMATION
LOWRISE 2 (LR2)

PARCEL NUMBER
3654200030

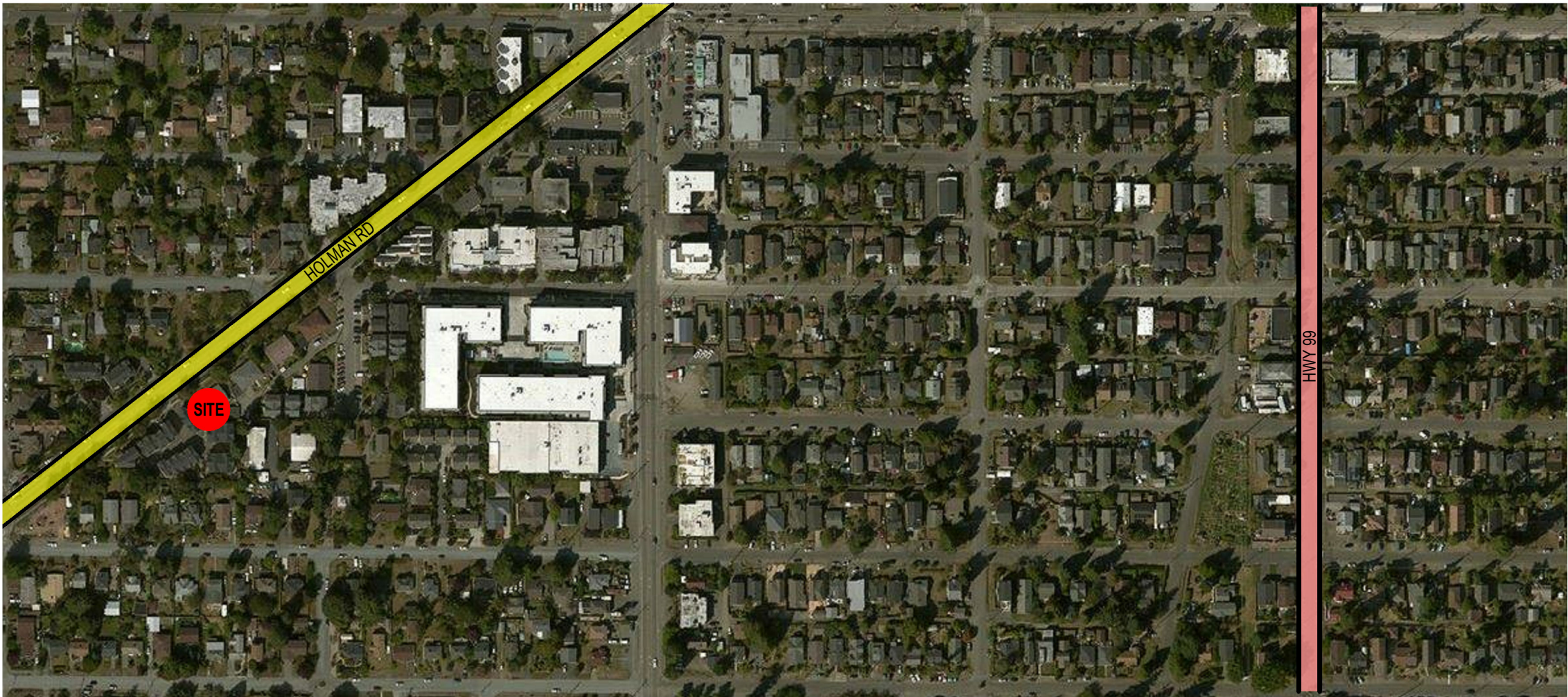
LOT AREA
6,772 SF

LEGAL DESCRIPTION
JACOBSONS G 1 ADD

OF UNITS
ROWHOMES = 7

FAR SQUARE FOOTAGE
MAX FAR ALLOWED 8,804 SF
8,668 FAR SF PROPOSED

PARKING STALLS
5 PARKING STALLS REQUIRED,

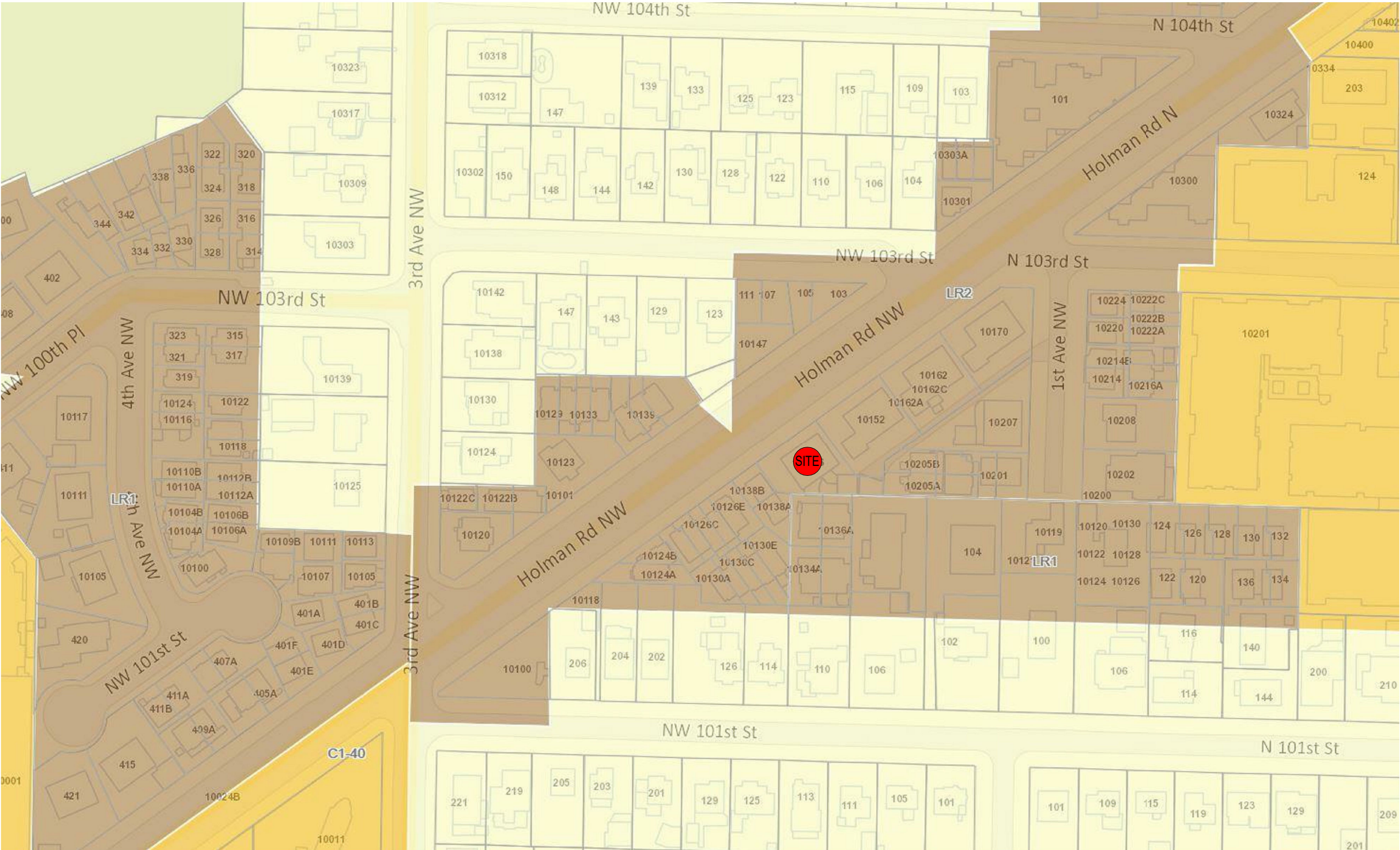



| CS. <u>CONTEXT AND SITE</u> | PL. <u>PUBLIC LIFE</u> | DC. <u>DESIGN CONCEPT</u> |
|---|---|---|
| <div>CS1 NATURAL SYSTEMS AND SITE FEATURES</div> <div>C TOPOGRAPHY</div> <div>C.2. ELEVATION CHANGES THE PLACEMENT OF STRUCTURES TAKES INTO CONSIDERATION ELEVATION CHANGES OF THE TOPOGRAPHY AND DOES NOT REQUIRED THE STRUCTURES TO COLLECTIVELY NOR INDIVIDUALLY RISE ALONG WITH THE RATE OF GRADE CHANGE</div> | <div>PL1 CONNECTIVITY</div> <div>B WALKWAYS AND CONNECTIONS</div> <div>B.3. PEDESTRIAN AMENITIES ACCESS TO THE BUILDING'S ENTRY IS PROVIDED WITH AN ACCESSIBLE ROUTE AND DIRECT ACCESS TO EACH UNIT. THE DESIGN PROPOSES LANDSCAPED AREAS AT EACH UNIT WHICH IS VISIBLE FROM COMMON WALKWAYS.</div> | <div>DC1 PROJECT USES AND ACTIVITIES</div> <div>B VEHICULAR ACCESS AND CIRCULATION</div> <div>B.1. ACCESS LOCATION AND DESIGN THE PROJECT PROPOSES FIVE PARKING SPACES. THEY WILL BE LOCATED AT THE REAR OF THE LOT AND ACCESSED THROUGH THE EXISTING ALLEY.</div> |
| <div>CS2 URBAN PATTERN AND FORM</div> <div>B ADJACENT SITES, STREETS, AND OPEN SPACES</div> <div>B.2. CONNECTION TO THE STREET THE PROJECT INCORPORATES FRONTYARD PLANTING AREAS BETWEEN THE SITE AND THE SIDEWALK. THIS ALLOWS FOR A LANDSCAPED TRANSITION TO THE STREETScape ALONG SIDE OF HOLMAN ROAD.</div> | <div>PL2 WALKABILITY</div> <div>B SAFETY AND SECURITY</div> <div>B.1. PROPOSING THAT ALL UNIT ENTRIES TO BE ACCESSIBLE FROM THE FRONT YARDS PROVIDES A CLEAR LINE OF SIGHT THAT ENCOURAGES NATURAL SURVEILLANCE.</div> | <div>C PARKING AND SERVICE USES</div> <div>C.2. VISUAL IMPACTS LOCATING THE PARKING AT THE REAR OF THE LOT PROVIDES NO VISUAL IMPACT IN THE NEIGHBORHOOD BECAUSE IT CAN ONLY BE SEEN THROUGH THE REAR ACCESS ROAD.</div> |
| <div>C RELATIONSHIP TO THE BLOCK</div> <div>C.2. MID-BLOCK SITES THE SITE IS LOCATED WITHIN PROXIMITY OF TWO DIFFERENT SCALES. EAST AND SOUTH OF THE SITE ARE MULTIPLE SINGLE FAMILY RESIDENCE OF TWO STORIES. TO THE NORTH AND WEST OF THE SITE, MULTI-FAMILY RESIDENCE BUILDINGS WITH THREE LEVELS. THE PROPOSED PROJECT OF SEVEN ROWHOME UNITS WITH THREE STORIES IS THE APPROPRIATE RELATIONSHIP TO THE ADJACENT SCALES.</div> | <div>PL3 STREET-LEVEL INTERACTION</div> <div>A ENTRIES</div> <div>A.2. ENSEMBLE OF ELEMENTS EACH UNIT ENTRY DOOR WILL HAVE AN EAVE DIRECTLY ABOVE FOR WEATHER PROTECTION AND A DISTINCT ACCESS POINT FROM WALKWAY WITH A LANDSCAPE AREA NEXT TO IT.</div> | <div>DC2 ARCHITECTURAL CONCEPT</div> <div>A MASSING</div> <div>A.2. REDUCED PERCEIVED MASS RAILINGS AND CHANGES IN DEPTHS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY BREAKING UP THE MASSING.</div> |
| <div>CS3 ARCHITECTURAL CONTEXT AND CHARACTER</div> <div>A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES</div> <div>A.3. ESTABLISHED NEIGHBORHOODS THE PROPOSED DESIGN INCORPORATES THE USE OF MASONRY AT THE BASE AND WARMER COLORS ON THE TOP.</div> | <div>B RESIDENTIAL EDGES</div> <div>B.1. SECURITY AND PRIVACY THE PROPOSED BUILDINGS ARE SETBACK FROM THE STREET FRONTAGE AND WILL HAVE LANDSCAPING. THIS WILL SERVE AS A BUFFER FOR SECURITY AND PRIVACY.</div> | <div>B ARCHITECTURAL AND FAÇADE COMPOSITION</div> <div>B.1. FAÇADE COMPOSITION DIFFERENT MATERIALS HAVE BEEN PROPOSED IN THE FRONT FACADES TO CREATE VISUALLY DISTINCTIVE AREAS. MASONRY PATTERN AT BASE, WIDE HARDIE PANELS AS ELEMENT BETWEEN THE UNITS. THE SIDE AND REAR FACADES ARE TREATED WITH SIMILAR DESIGN LANGUAGE AND MATERIALS.</div> |







| | | | |
|-----------|--|-----------|--|
| 23.45.502 | SCOPE OF PROVISIONS LOWRISE 2 (LR2). | 23.45.522 | AMENITY AREA. A. AMENITY AREA FOR TOWNHOUSE DEVELOPMENTS - LR. 1. REQUIRED AMOUNT IS 25% OF LOT AREA. 2. MINIMUM OF 50% OF REQUIRED AMENITY TO BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA ON THE ROOF THAT MEETS SUBSECTION 23.45.510.E.5 MAY BE COUNTED. 3. AMENITY AREA AT GROUND LEVEL CAN BE EITHER PRIVATE OR COMMON SPACE. D. GENERAL REQUIREMENTS. 1. ALL UNITS HAVE ACCESS TO A COMMON OR PRIVATE AMENITY AREA. 2.a. AMENITY AREA SHALL NOT BE ENCLOSED WITHIN A STRUCTURE. 3. PROJECTIONS THAT DO NOT PROVIDE FLOOR AREA MAY EXTEND UP TO 2 FEET INTO AMENITY AREA, IF THEY ARE AT LEAST 8 FEET ABOVE FINISHED GRADE. 4.a. PRIVATE AMENITY AREAS THAT ABUT A SIDE LOT LINE THAT IS NOT A SIDE STREET LOT LINE TO HAVE A MINIMUM HORIZONTAL DIMENSION MEASURED FROM THE SIDE LOT LINE OF 10 FEET. 5.a. COMMON AMENITY AREAS TO HAVE MINIMUM AREA OF 250 SF AND HORIZONTAL DIMENSION OF 10 FEET. b.1. 50% MINIMUM OF COMMON AMENITY AT GROUND LEVEL TO BE LANDSCAPED. b.2. ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE SHALL BE PROVIDED (SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION). <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |
| 23.45.504 | PERMITTED AND PROHIBITED USES TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> | 23.45.524 | LANDSCAPING STANDARDS A.2.a. GREEN FACTOR. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED. B.1. STREET TREES ARE REQUIRED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |
| 23.45.510 | FLOOR AREA RATIO A.1. ALL GROSS FLOOR AREA NOT EXEMPT, INCLUDING THE AREA OF STAIR PENTHOUSE WITH ENCLOSED FLOOR SPACE, COUNTS TOWARD THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER THE FAR LIMITS. TABLE A. TOTAL FAR PERMITTED ON LR2 TOWNHOUSE DEVELOPMENTS = 1.0 OR 1.2 C. HIGHER FLOOR AREA RATIO HIGHER FAR LIMIT APPLIES IF PROJECT MEETS THE STANDARDS OF: 1. GREEN BUILDING PERFORMANCE STANDARDS, 2. ALLEY IMPROVEMENTS, 3. PARKING LOCATION IN PARKING AREA AT REAR OF LOT, 4. ACCESS TO PARKING FROM ALLEY. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> | 23.45.527 | STRUCTURE WIDTH AND FAÇADE LIMITS TABLE A. MAX STRUCTURE WIDTH OF 90 FEET. B. MAX COMBINED LENGTH OF ALL FAÇADES WITHIN 15 FEET OF A LOT LINE IS 65% OF LENGTH OF THE LOT WHEN LOT IS NOT ADJACENT TO STREET OR ALLEY. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |
| 23.45.512 | DENSITY LIMITS - LR ZONES TABLE A. NO DENSITY LIMIT WHEN STANDARDS OF SUBSECTION 23.45.510.C ARE MET. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> | 23.45.529 | DESIGN STANDARDS C. STREET FACING FAÇADES. 1.a. MINIMUM OF 20% OF AREA SHALL BE WINDOWS OR DOORS. 2.b. IF FAÇADE AREA IS OVER 750 SF, DIVISION INTO SEPARATE PLANES IS REQUIRED. c. PLANES TO HAVE A MINIMUM AREA OF 150 SF AND MAX AREA OF 500 SF WITH MINIMUM OF 18 INCHES DEPTH DIFFERENCE. F. DESIGN STANDARDS FOR TOWNHOUSE DEVELOPMENTS. 1.a. MINIMUM OF 50% OF UNITS LOCATED FACING STREET WITH NO INTERVENING STRUCTURE. b. ALL UNITS SHALL HAVE DIRECT ACCESS TO COMMON AMENITY AREA ABUTTING STREET OR VISIBLE AND ACCESSIBLE FROM STREET BY PEDESTRIAN PATHWAY. 2. CLEAR PEDESTRIAN PATHWAY FROM THE STREET TO ENTRANCE OF EACH UNIT SHALL BE PROVIDED. 3. STREET FACING UNITS TO HAVE A PEDESTRIAN ENTRY ON STREET FACING FAÇADE DESIGNED TO BE VISUALLY PROMINENT. 4. ARCHITECTURAL EXPRESSION TO VISUALLY IDENTIFY EACH UNIT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |
| 23.45.514 | STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF THIRTY (30) FEET. J. ROOFTOP FEATURES 2. OPEN RAILINGS AND PARAPETS MAY EXTEND UP TO 4 FEET ABOVE THE APPLICABLE HEIGHT LIMIT. 4. STAIR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 10 FEET IF COMBINED COVERED AREA DOES NOT EXCEED 15% OF ROOF AREA. 8. ROOFTOP FEATURES LOCATED 10 FEET AWAY FROM NORTH EDGE OF ROOF TO PROTECT SOLAR ACCESS FOR PROPERTY TO THE NORTH. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> | 23.45.534 | LIGHT AND GLARE STANDARDS A. EXTERIOR LIGHTING SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. C. PARKING AREAS FOR MORE THAN 2 VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL 5'-6" HIGH, OR SOLID HEDGE AT LEAST 5 FEET HIGH. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |
| 23.45.518 | SETBACK AND SEPARATIONS: ROWHOUSE DEVELOPMENTS, LR FRONT: 5'-0" MINIMUM. REAR: 7'-0" AVERAGE, 5'-0" MINIMUM. SIDE : 3'-6" F.1. MINIMUM SEPARATION OF 10 FEET BETWEEN PRINCIPAL STRUCTURES. H.1. EAVES, ROOFS AND OTHER WEATHER PROTECTION MAY PROJECT A MAX 4 FEET INTO SETBACKS, IF NO CLOSER THAN 3 FEET TO LOT LINE. 2. FEATURES THAT DO NOT PROVIDE FLOOR AREA MAY PROJECT 18 INCHES MAX IF THEY ARE A MINIMUM OF 30 INCHES ABOVE FINISHED FLOOR, A MAX OF 6 FEET HIGH AND 8 FEET WIDE, AND IF THEY MAKE UP NO MORE THAN 30% OF THE FAÇADE AREA WHEN COMBINED WITH OTHER FEATURES WITH FLOOR AREA. 3. FEATURES THAT PROVIDE FLOOR AREA MAY PROJECT A MAX 2 FEET INTO SETBACKS IF THEY ARE NO CLOSER THAN 5 FEET TO ANY LOT LINE, NO MORE THAN 10 FEET WIDE, AND IF THEY MAKE UP NO MORE THAN 30% OF THE FAÇADE AREA WHEN COMBINED WITH OTHER FEATURES. 4. UNENCLOSED DECKS MAY PROJECT A MAX 18 INCHES ABOVE FINISHED GRADE INTO REQUIRED SETBACKS. I. UNENCLOSED DECKS MAY PROJECT A MAX 4 FEET INTO SETBACKS IF LESS THAN 5 FEET TO LOT LINES, ARE A MAX 20 FEET WIDE, AND SEPARATED FROM OTHER DECKS ON SAME FAÇADE BY A DISTANCE OF AT LEAST HALF THE WIDTH OF PROJECTION. J.7. FENCES NO GREATER THAN 6 FEET IN HEIGHT ARE PERMITTED, EXCEPT THAT FENCES IN THE REQUIRED FRONT SETBACK EXTENDED TO SIDE LOT LINES OR IN STREET SIDE SETBACKS EXTENDED TO FRONT AND REAR LOT LINES MAY NOT EXCEED 4 FEET IN HEIGHT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> | 23.45.536 | PARKING LOCATION, ACCESS B. PARKING LOCATION IN PARKING AREA OR STRUCTURE AT THE REAR OF THE LOT. C. ACCESS TO PARKING FROM ALLEY. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |
| | | 23.54.015 | REQUIRED PARKING TABLE B. RESIDENTIAL USES WITHIN URBAN CENTERS: NO MINIMUM REQUIREMENT. TABLE D.2. 2 BICYCLE PARKING: 1 PER 4 DWELLING UNITS <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |
| | | 23.54.030 | PARKING SPACE STANDARDS E.1. PARKING AISLE OF 22' REQUIRED FOR 8'X16' STALLS. 3. ALLEYS MAY BE CREDITED AS AISLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |
| | | 23.54.040 | SOLID WASTE AND RECYCLABLE MATERIALS STORAGE A.2. RESIDENTIAL USES LOCATED ON SEPARATE PLATTED LOTS, SHALL PROVIDE ONE STORAGE AREA PER DWELLING UNIT WITH MINIMUM DIMENSIONS OF 2' X 6'. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE</i> |







-  SINGLE FAMILY (SF) 5000
-  LOWRISE 2 (LR2)
LOWRISE 3 (LR3)
-  NEIGHBORHOOD
COMMERCIAL 1 (NC1)
NEIGHBORHOOD
COMMERCIAL 2 (NC2)
-  COMMERCIAL 1 (C1)
COMMERCIAL 2 (C2)

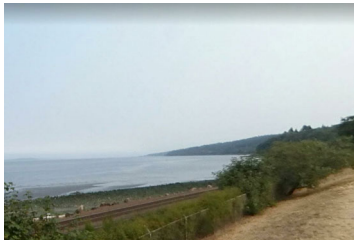




OTHER NEAR-BY
ATTRACTIONS/ACTIVITIES



GREEN LAKE



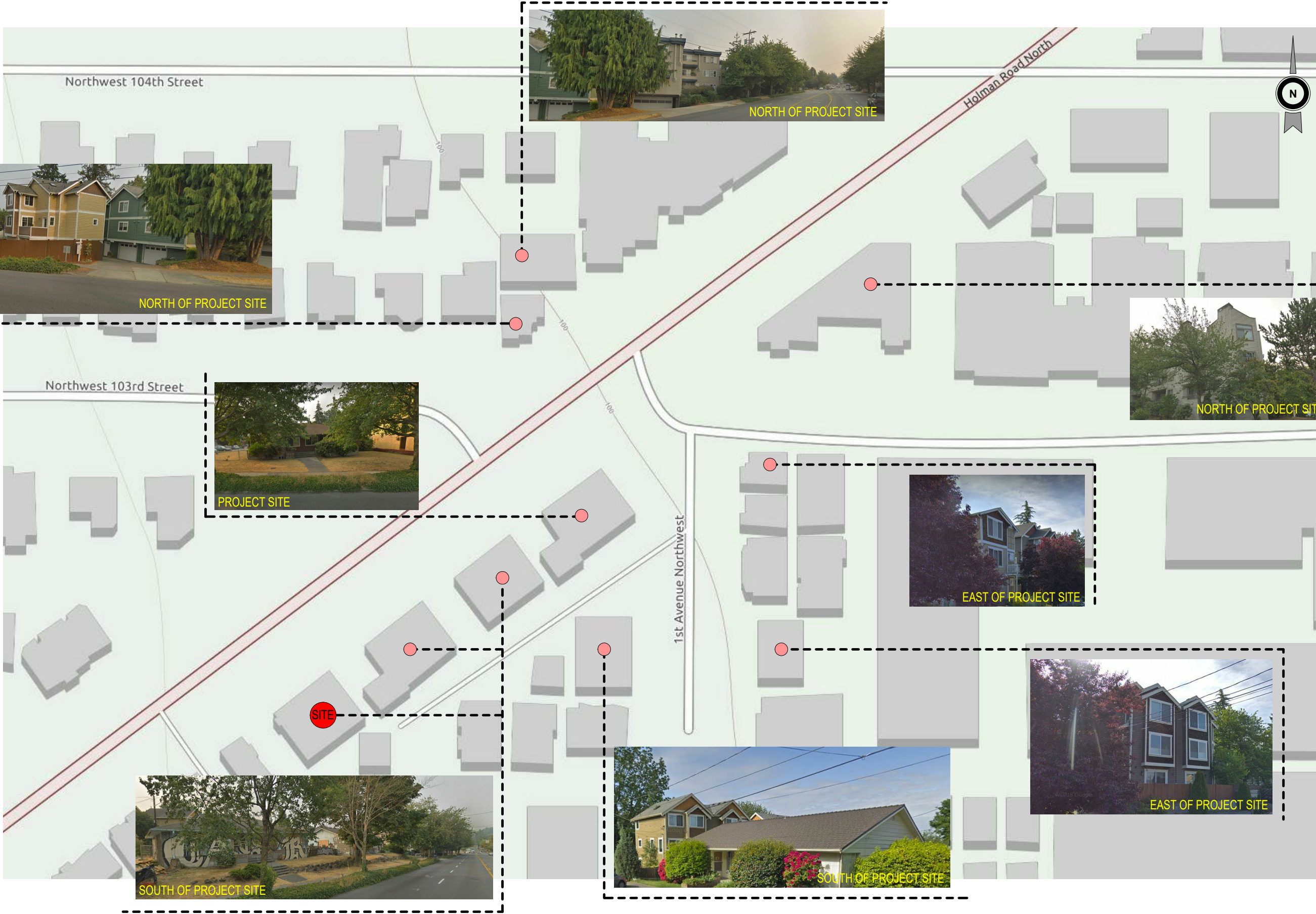
PUGET SOUND

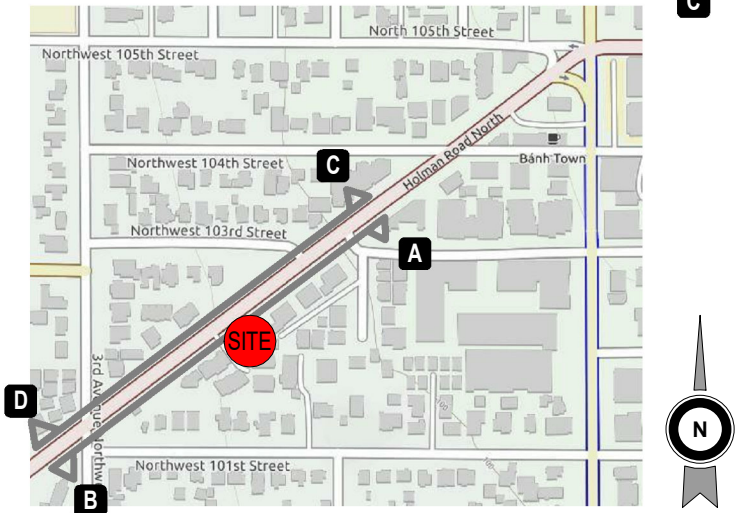


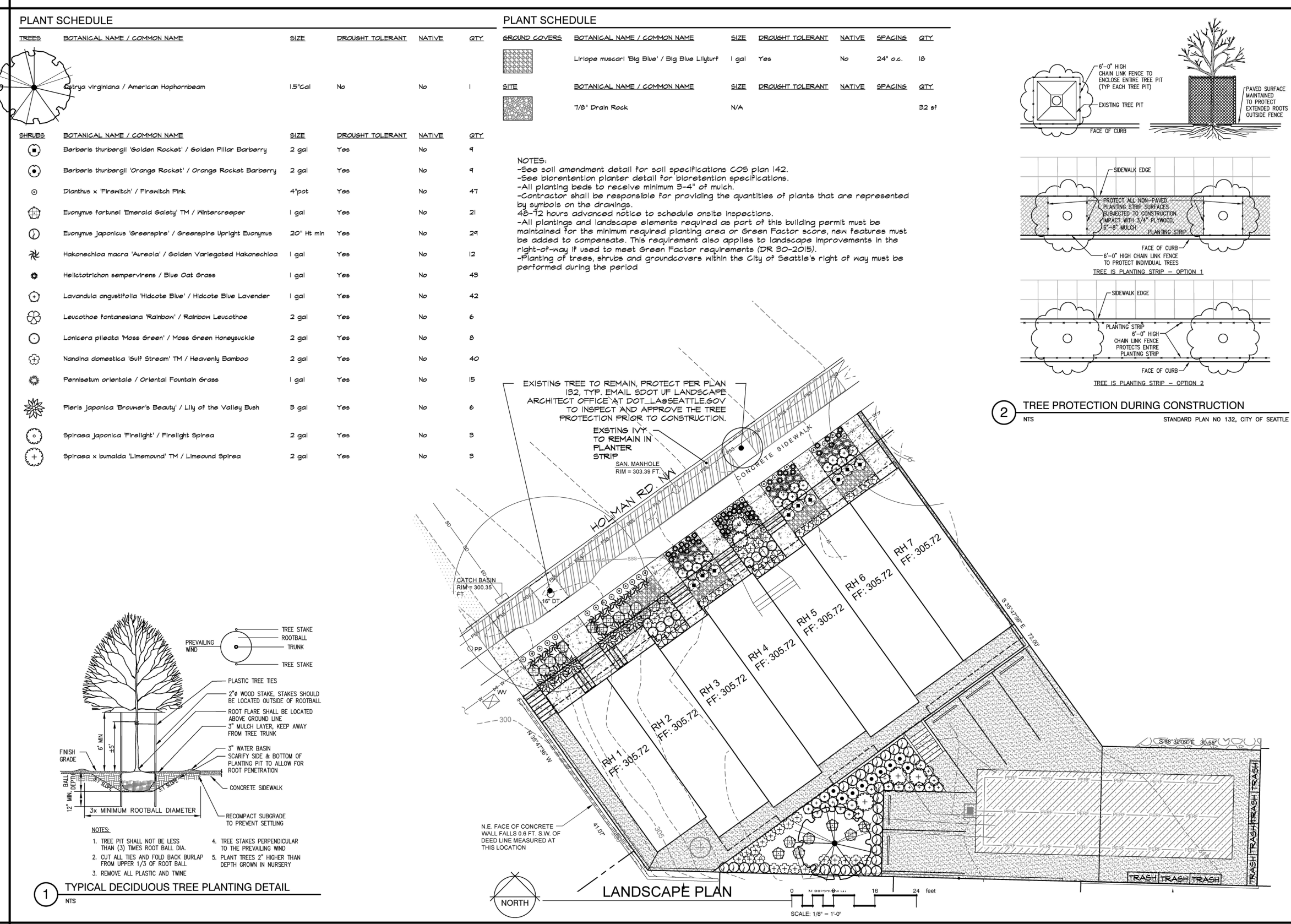
NORTHGATE MALL

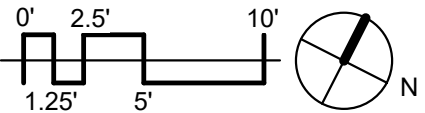
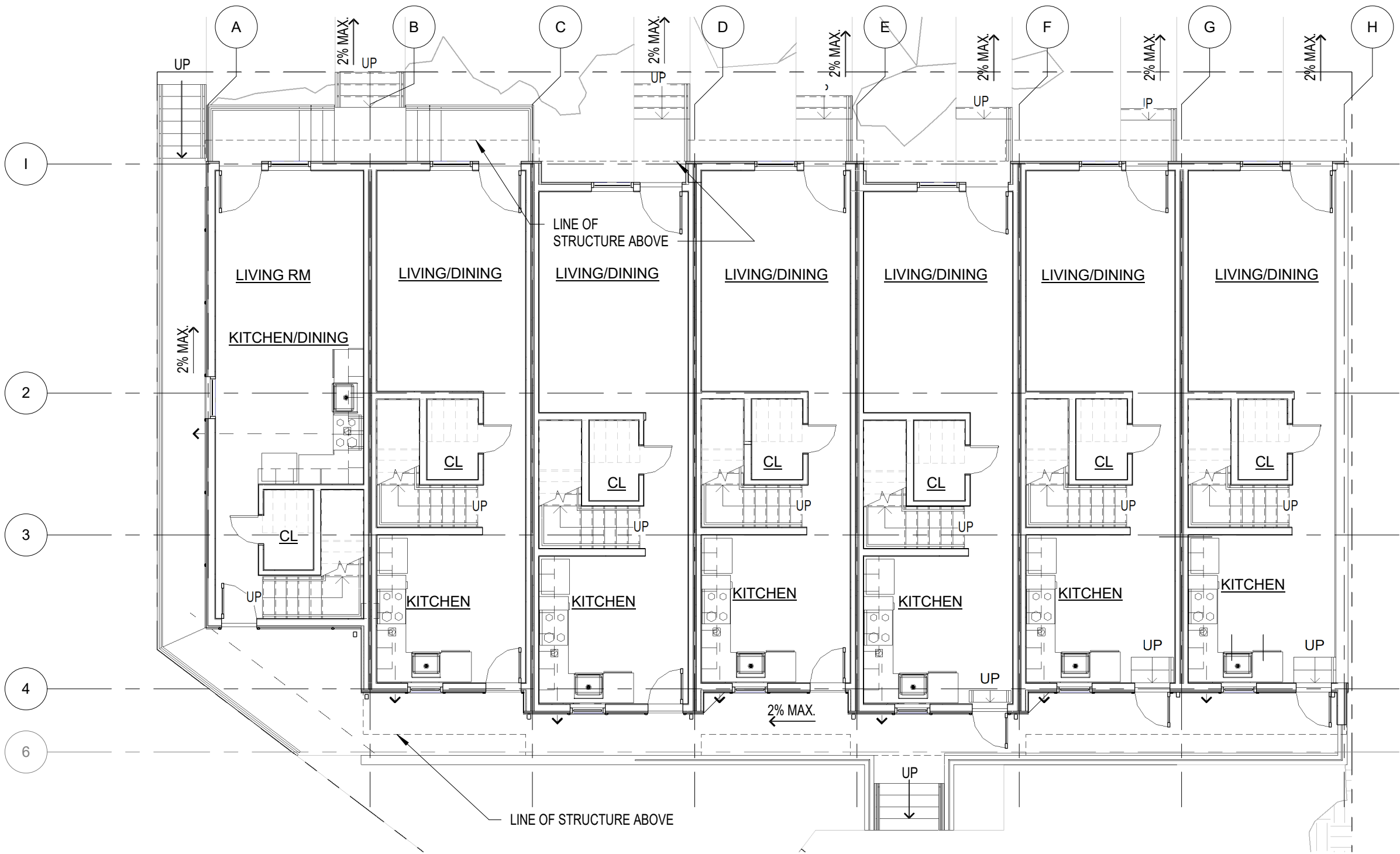


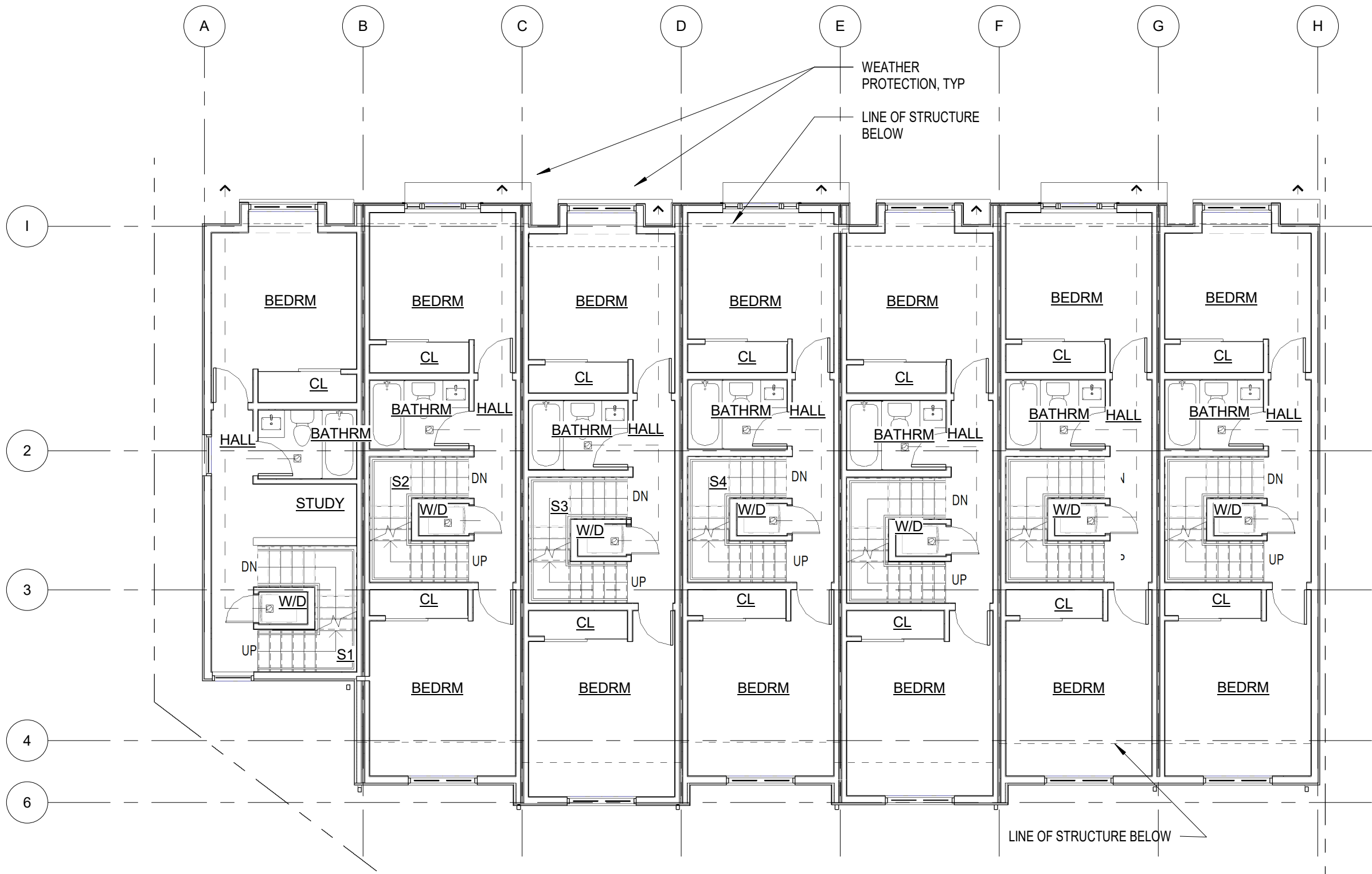
CARKEEK PARK/TRAILS

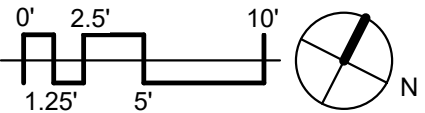


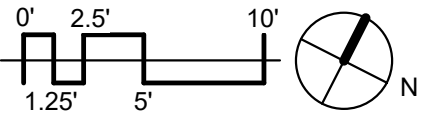
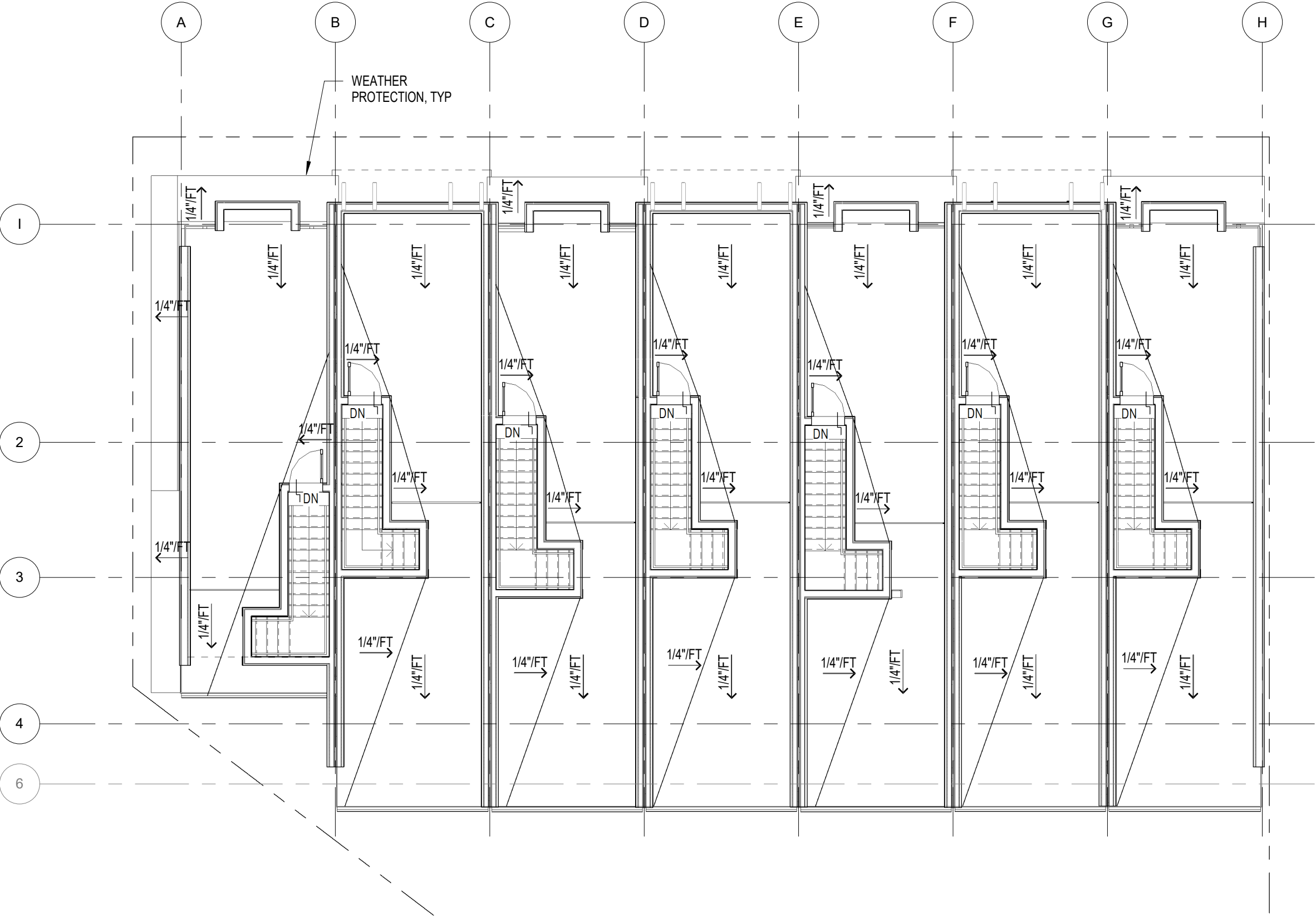












MATERIAL KEYNOTES

- 1

CAST-IN-PLACE CONCRETE PER STRUCTURAL
- 2

FIBERCEMENT BEADED LAP WITH 7" EXPOSURE PAINTED EVENING-BLUE
- 2A

FIBERCEMENT SMOOTH PANEL PAINTED ARCTIC-WHITE
- 3

OVERHANG: UNDERSIDE PAINTED DARK GRAY W/ PREFIN MTL FLASHING, THRU-WALL FLASHING, & MIN 1" DRIP EDGE
- 4

BATTEN: 1X2 WOOD BATTEN PAINTED DARK GREY (SPACED PER ELEVATIONS)
- 4A

HORIZONTAL REVEALS PAINTED DARK GREY
- 5

DARK GREY POWDER COATED ALUM GUARDRAIL. 3' -6" AFF AT ROOF (3'-0" AT AFF GRADE) AND 4" SPHERE SHALL NOT PASS THROUGH, TYP
- 6

DARK BRONZE VINYL WINDOWS & DOORS, SIZE PER SCHEDULE
- 7

METAL GUTTER & DOWNSPOUT- COLOR TO SIDING FINISH
- 8

BLACK - CHARCOAL SLATE STONE SIDING
- 9

N/A
- 10

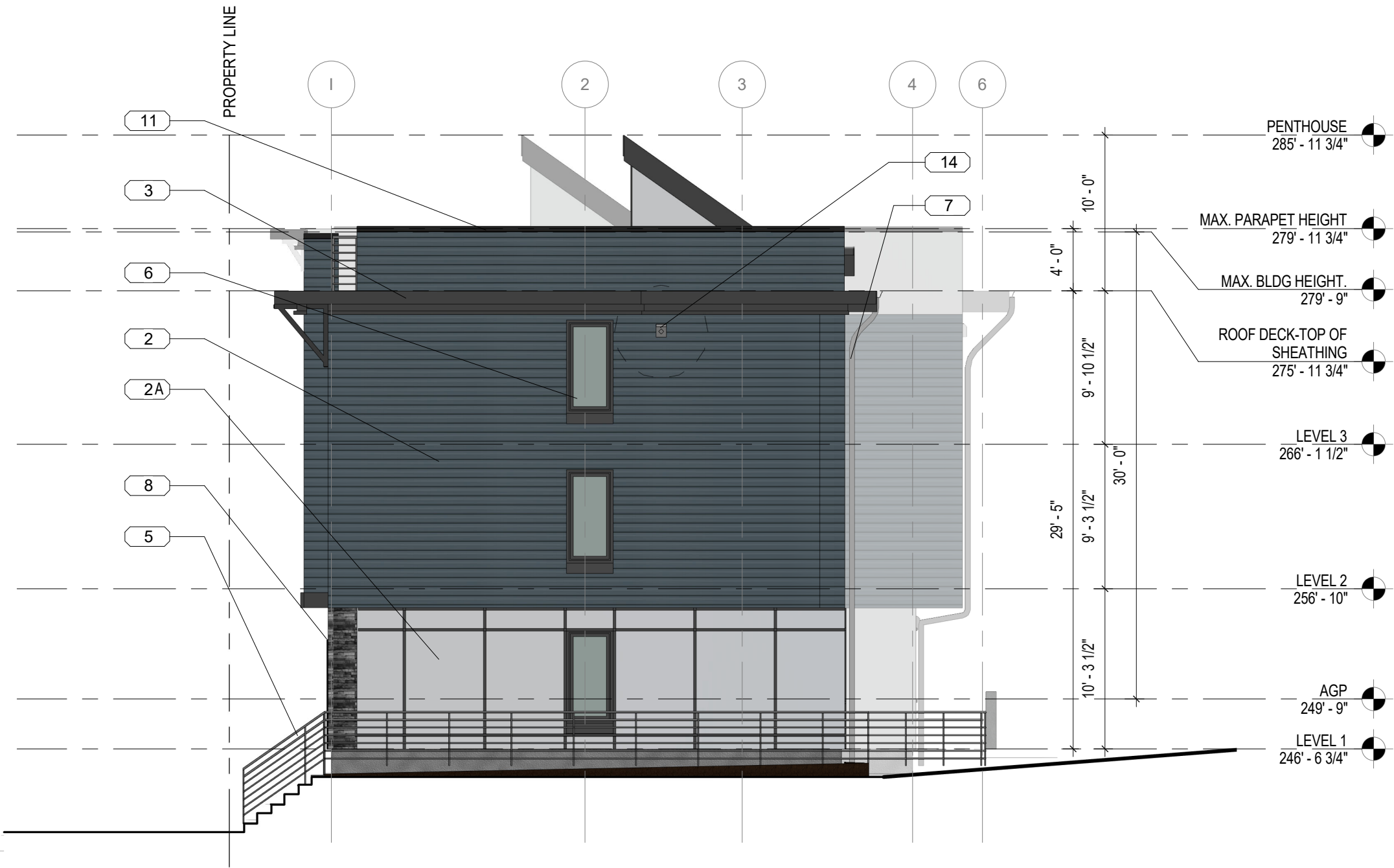
FIBERCEMENT SMOOTH PANEL PAINTED IRON-GREY
- 11

METAL PARAPET COPING- COLOR DARK GREY
- 12

FASCIA - COLOR DARK GREY
- 13

DECORATIVE WOOD BRACE PAINTED DARK GREY
- 14

METAL SHROUD/EXHAUST CAP- COLOR TO SIDING FINISH



H+dit

collaborative, llc

STREAMLINED DESIGN REVIEW

HOLMAN ROWHOUSES

10146 HOLMAN RD NW
SEATTLE, WA 98177

01.10.2019

SCDI PROJECT# 3032677-EBG

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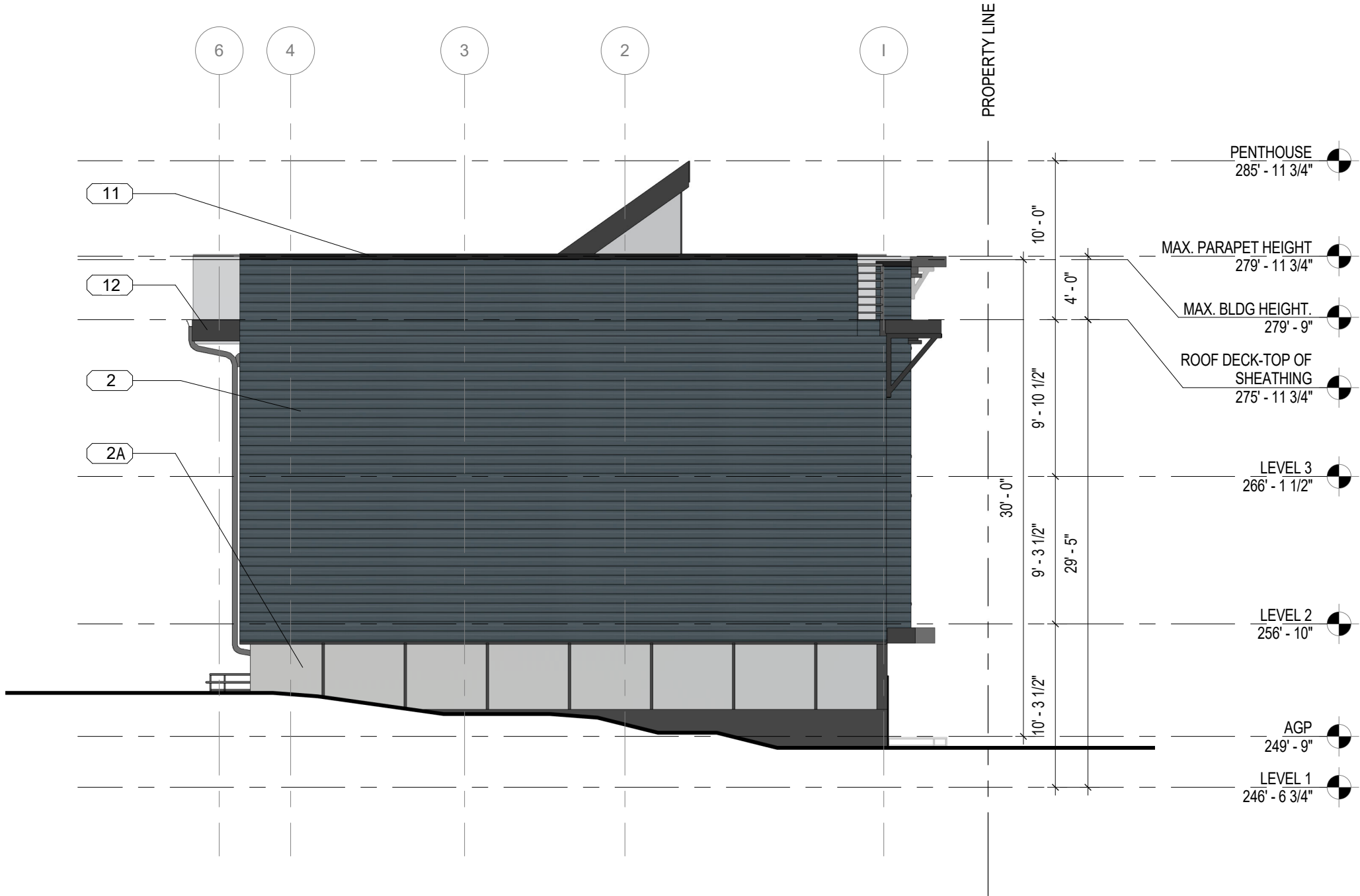
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H+dIT

collaborative, llc

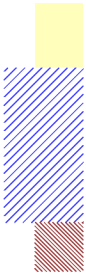
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01.10.2019

SCDI PROJECT# 3032677-EBG



- BASE:**
1. GROUND FLOOR IS SET BACK 5'-0" FROM PROPERTY LINE ALLOWING FOR LANDSCAPING AND AMENITY SPACE
 2. THE USE OF HIGH QUALITY STONE AT THE BASE PROVIDES WARMTH TO THE BUILDINGS ELEVATIONS
 3. CANTILEVERING STRUCTURES ABOVE THE BUILDING BASE FORMS WEATHER PROTECTION AT EACH UNIT ENTRY



FEATURES:

- 1. ALTERNATING SCHEMES ABOVE THE BUILDING BASE PROVIDES A SENCE OF INDIVIDUAL UNITS
- 2. OVERHANGS PROVIDE WEATHER PROTECTION FOR THE BUILDING AND ENHANCING THE DORABILITY OF BUILDING ENVELOPE
- 3. LARGE OPENINGS IN THE BUILDING ELEVATION CREATE AN ABUNDANCE OF LIGHT



SITE FEATURES:

- VEHICULAR PARKING
- PEDESTRIAN WALK
- VEHICLE CIRCULATION
- LAWN



