

OWNER

SENSA HOMES

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ARCHITECT

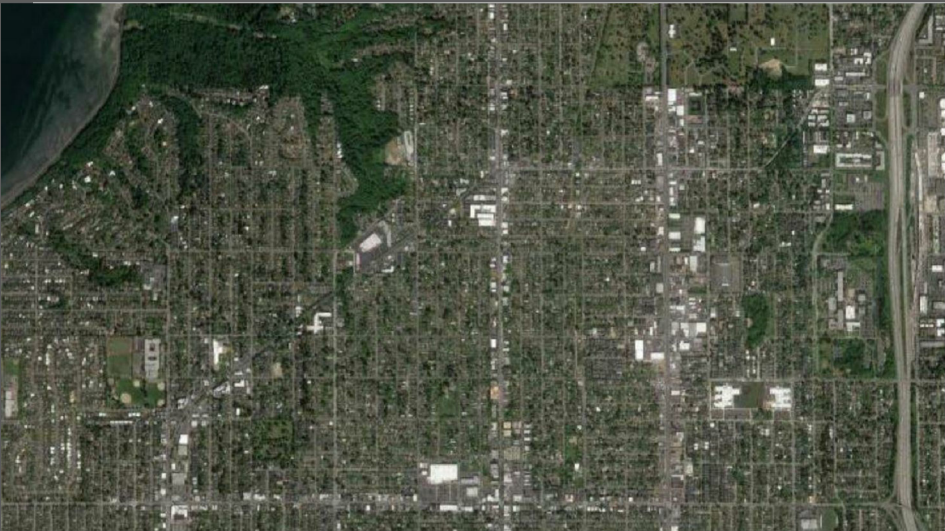
H+DLT COLLABORATIVE, LLC

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EMAIL: CARLOS@HDLTCOLLABORATIVE.COM

LANDSCAPE ARCHITECT

ROOT OF DESIGN

KOHLES PROFESSIONAL CENTER
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DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF 8 UNIT 3 STORY HIGH ROW HOUSE UNITS, PARKING FOR 8 VEHICLES WILL BE PROVIDED ON GRADE BEHIND THE UNITS ACESSED BY AN EASEMENT. 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 ROOF AMENITIES, BIKE PARKING, CONTEMPORARY BUILDING MATERIALS AND DESIGN WHILE CONFORMING TO THE EXISTING CHARACTER OF THE NEIGHBORHOOD.

EXISTING SITE

THE PROJECT IS LOCATED AT 10170 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.

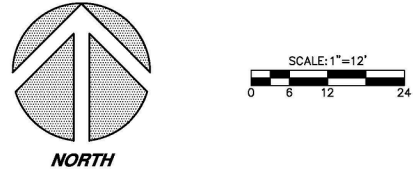
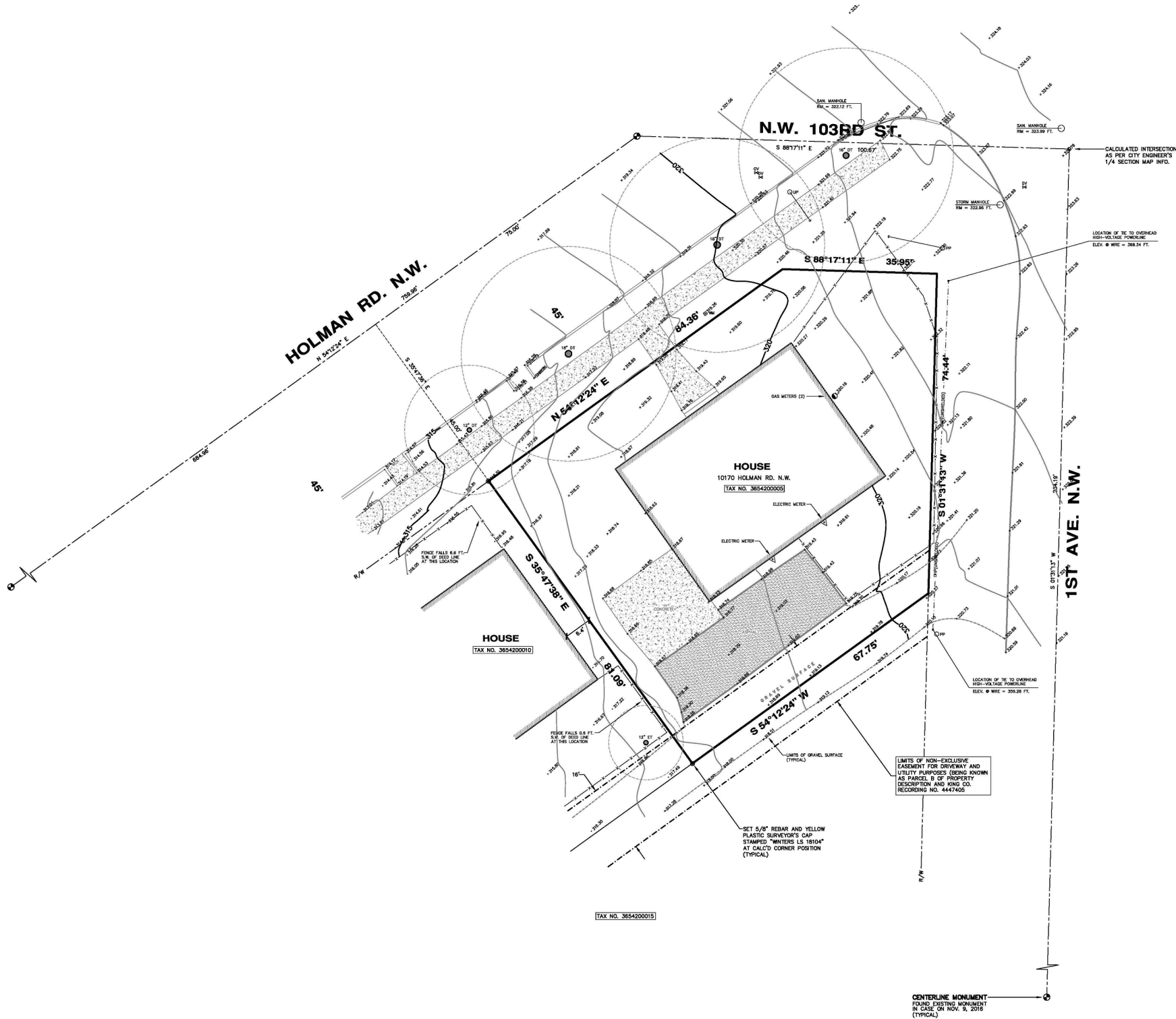
ZONING AND OVERLAY DESIGNATION

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.

SUMMARY OF PUBLIC OUTREACH

- ENSURE 1:1 PARKING
- ENSURE CONSTRUCTION MAINTAINS CLEANILNESS AND FOLLOW NOISE ORDINACE RULES





- NOTES**
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
 - CONTOUR INTERVAL = 1 FT.
 - ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON NOV. 28, 2017.
 - PARCEL AREA = 7,505 SQ. FT.
 - THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4201-2973141, DATED NOVEMBER 9, 2017.
 - UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 4482-B, CITY OF SEATTLE G.I.S. AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
 - TAX PARCEL NO. 3654200005
 - TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
 - THIS PROPERTY IS SUBJECT TO AN EXISTING EASEMENT FOR SIDE SEWER AS PER KING COUNTY RECORDING NO. 4522028. HOWEVER, SAID EASEMENT FALLS TO THE SOUTH OF THE SUBJECT PROPERTY.

PROPERTY DESCRIPTION

PARCEL A

THAT PORTION OF BLOCK 1 OF G.E. JACOBSON'S ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 18, RECORDS OF KING COUNTY, WA.

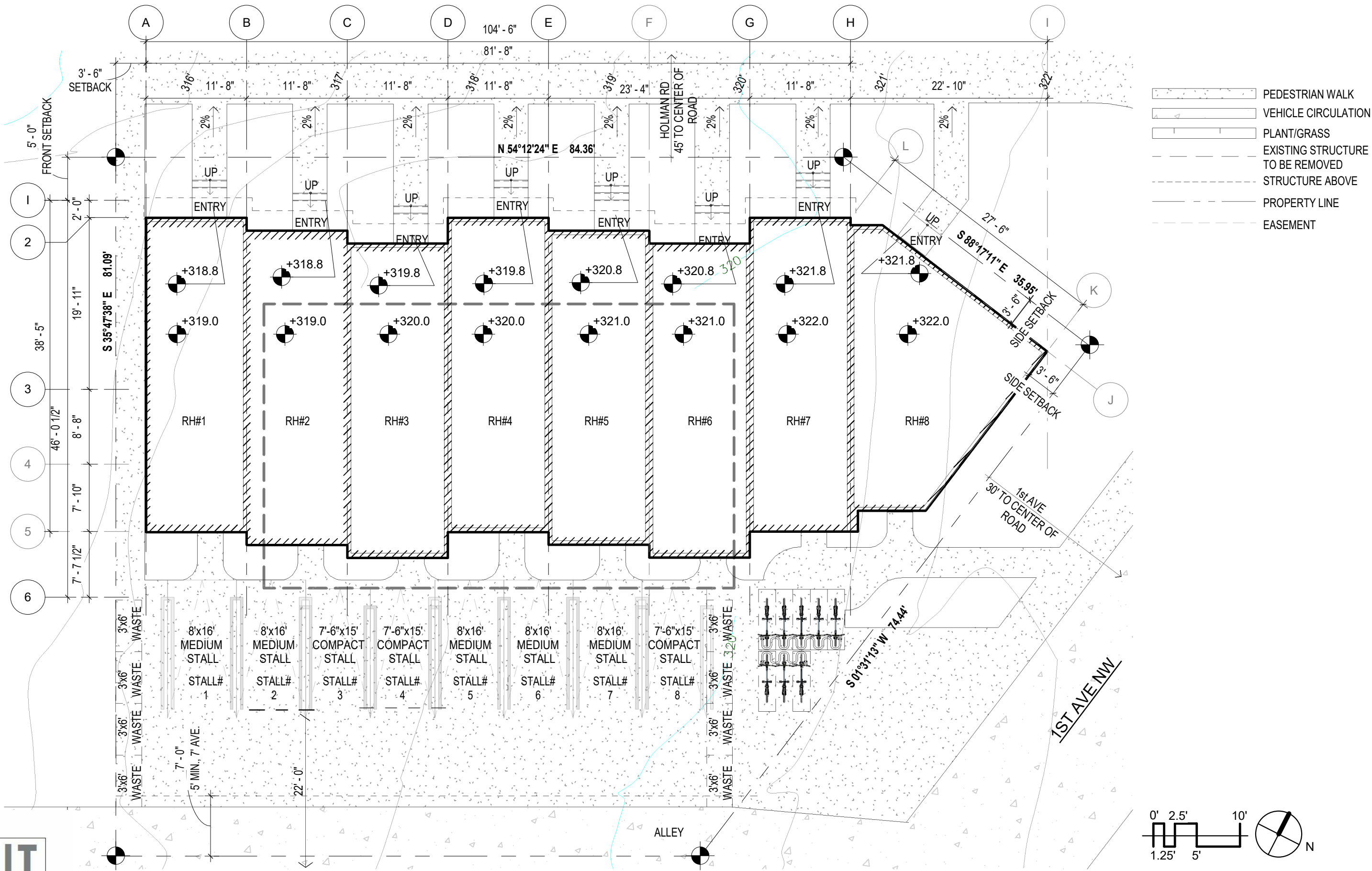
BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF HOLMAN ROAD WHICH IS N 52°56'28" E, 84 FT. TO THE N.W. CORNER OF SAID BLOCK; THENCE N 52°56'28" E, 84 FT. TO THE N.E. CORNER OF SAID BLOCK; THENCE S 89°39'36" E ALONG THE SOUTH MARGIN OF WEST 103RD ST., 36 FT. TO THE N.E. CORNER OF SAID BLOCK; THENCE S 00°20'22" W ALONG THE WEST MARGIN OF FIRST AVE. N.W., 74.43 FT.; THENCE S 52°56'28" W PARALLEL TO SAID SOUTHEASTERLY MARGIN OF HOLMAN ROAD, 67.39 FT.; THENCE N 37°03'32" W, 81 FT. TO THE **POINT OF BEGINNING**.

PARCEL B

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND UTILITY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF SAID BLOCK 1:

BEGINNING AT A POINT ON THE WEST MARGIN OF FIRST AVE. N.W. WHICH IS S 00°20'22" W, 64.36 FT. FROM THE N.E. CORNER OF SAID BLOCK; THENCE S 00°20'22" W, ALONG SAID MARGIN 20.14 FT.; THENCE S 52°56'28" W PARALLEL TO THE S.E. MARGIN OF HOLMAN ROAD, 162.01 FT.; THENCE S 00°17'00" W AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 51.92 FT. TO SAID SOUTH LINE; THENCE N 89°43'00" W ALONG SAID SOUTH LINE 60 FT.; THENCE N 00°17'00" E AT RIGHT ANGLES TO SAID SOUTH LINE 26.26 FT.; THENCE N 52°56'28" E PARALLEL TO SAID SOUTHEASTERLY MARGIN OF HOLMAN ROAD 237.51 FT. TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT.



PROJECT SUMMARY

PROJECT ADDRESS
10170 HOLMAN RD NW SEATTLE, WA 98177

DPD PROJECT NUMBER
3032730-EG 6685959-CN

OWNER'S NAME
SENSA HOMES

ZONING INFORMATION
LOWRISE 2 (LR2)

PARCEL NUMBER
365420-0005

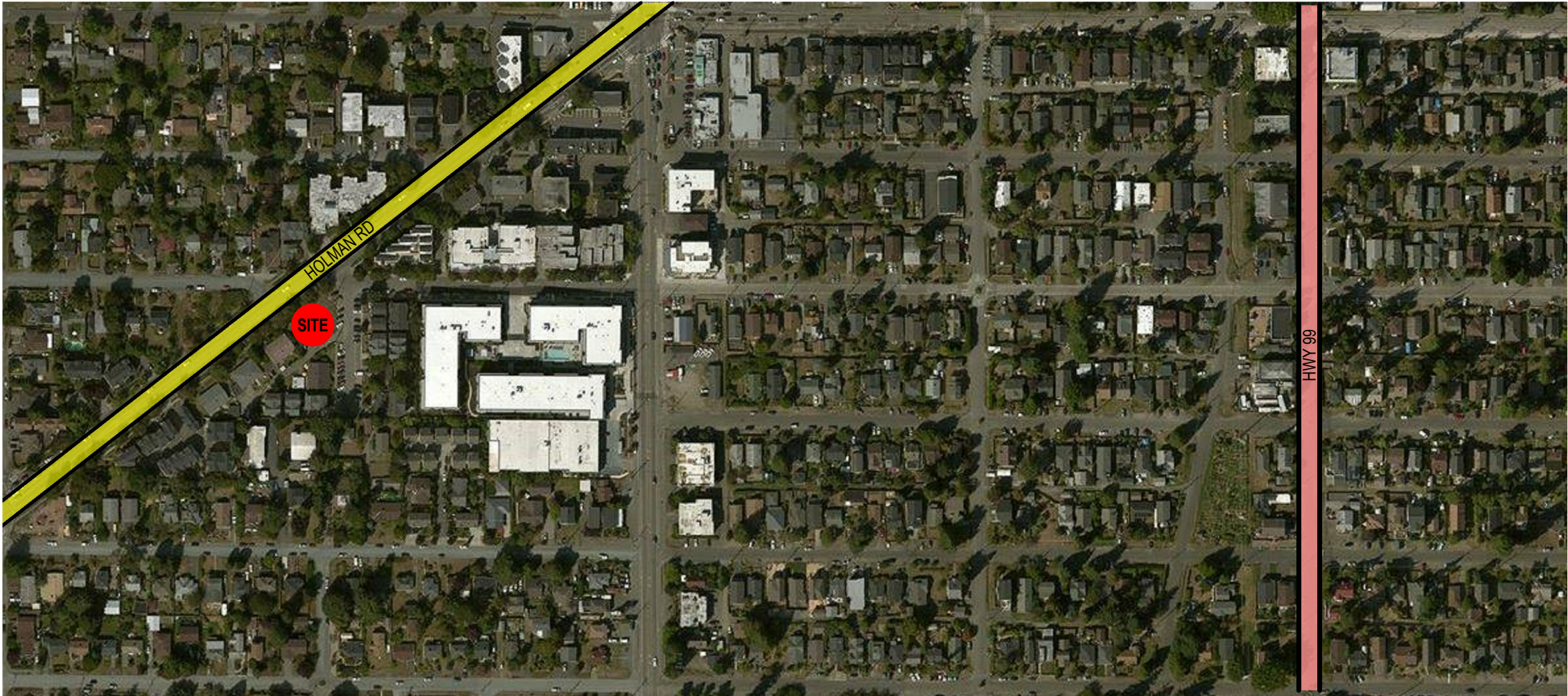
LOT AREA
7,505 SF

LEGAL DESCRIPTION
JACOBSONS G 1 ADD

OF UNITS
ROWHOMES = 8

FAR SQUARE FOOTAGE
MAX FAR ALLOWED 9,757 SF
9,744 FAR SF PROPOSED

PARKING STALLS
8 PARKING STALLS
REQUIRED, 8 PROVIDED 8 BICYCLE STORAGE PROVIDED

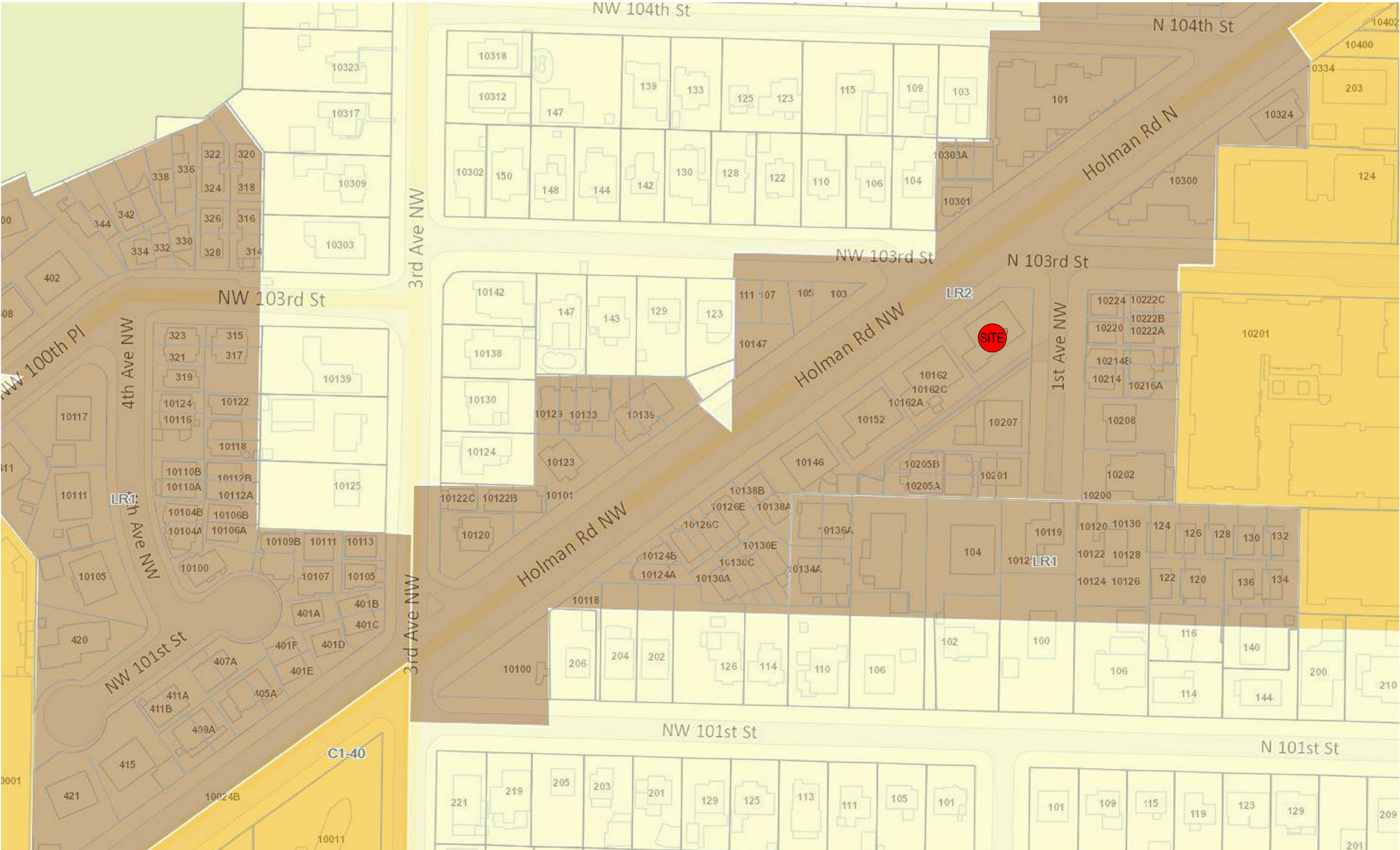


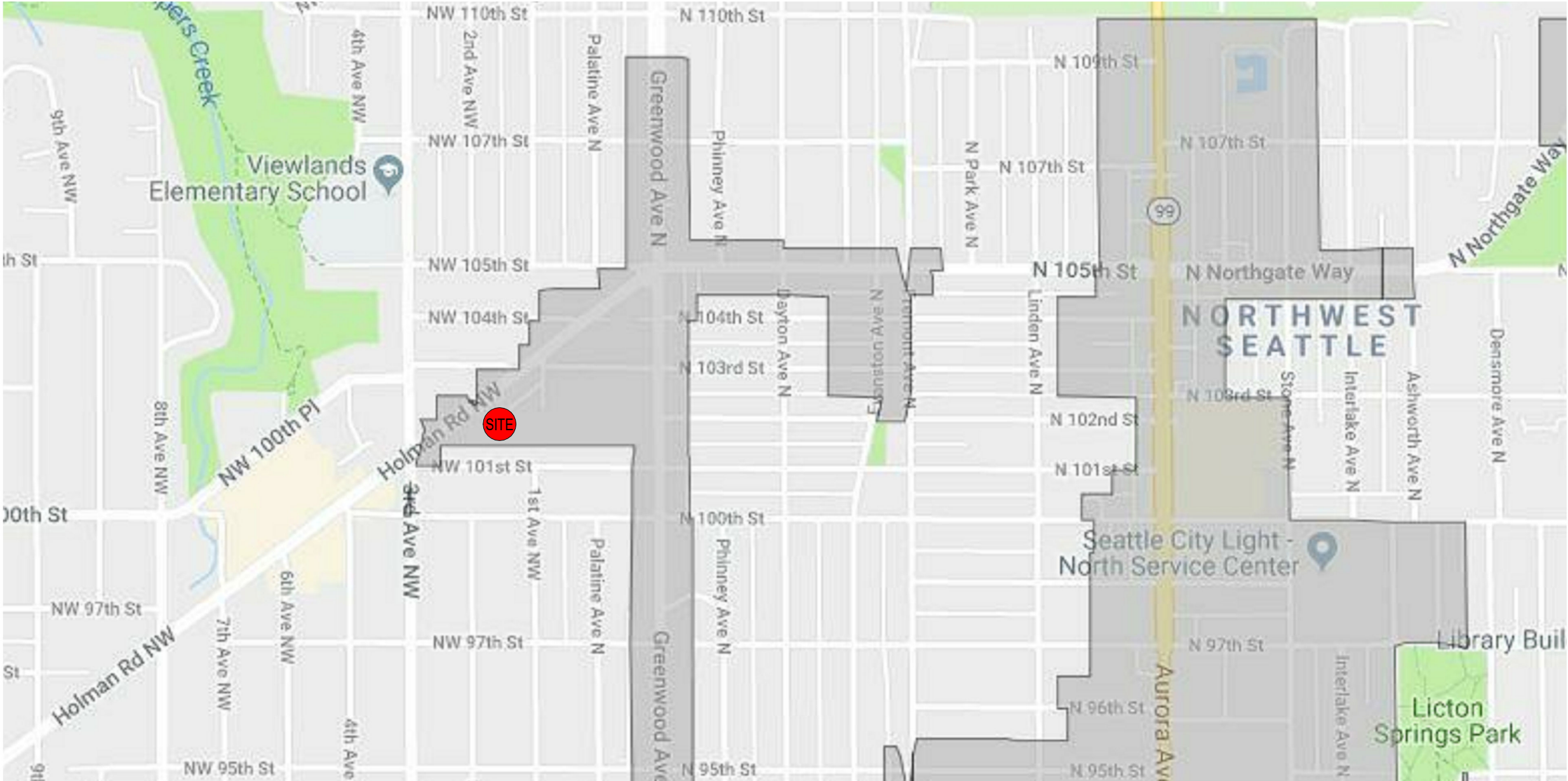
CS. <u>CONTEXT AND SITE</u>		PL. <u>PUBLIC LIFE</u>		DC. <u>DESIGN CONCEPT</u>	
CS1	NATURAL SYSTEMS AND SITE FEATURES	PL1	CONNECTIVITY	DC1	PROJECT USES AND ACTIVITIES
C	TOPOGRAPHY	B	WALKWAYS AND CONNECTIONS	B	VEHICULAR ACCESS AND CIRCULATION
C.2.	ELEVATION CHANGES <i>THE PLACEMENT OF STRUCTURES TAKES INTO CONSIDERATION THE TOPOGRAPHY CHANGES OF THE SITE,THUS THE STRUCTURE GRADUALLY STEPS UP FROM STREET LEVEL AT THE RATE OF GRADE INCLINE.</i>	B.3.	PEDESTRIAN AMENITIES <i>ACCESS TO THE BUILDING’S ENTRY IS PROVIDED WITH AN ACCESSIBLE ROUTE AND DIRECT ACCESS TO EACH UNIT. THE DESIGN PROPOSES AN PORTAL ELEMENT AT THE BASE OF THE BUILDING THAT TRAVELS ALONG TO THE GROUND FORMING PLANTER AREAS WHILE ALSO BECOMING AN ENTRY DATUM AT EACH UNIT WHICH IS VISIBLE FROM COMMON WALKWAYS.</i>	B.1.	ACCESS LOCATION AND DESIGN <i>THE PROJECT PROPOSES EIGHT PARKING SPACES, ONE FOR EACH UNIT. THEY WILL BE LOCATED AT THE REAR OF THE LOT AND ACCESSED THROUGH THE EXISTING EASEMENT.</i>
CS2	URBAN PATTERN AND FORM	PL2	WALKABILITY	C	PARKING AND SERVICE USES
B	ADJACENT SITES, STREETS, AND OPEN SPACES	B	SAFETY AND SECURITY	C.2.	VISUAL IMPACTS
B.2.	CONNECTION TO THE STREET <i>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.</i>	B.1.	PROPOSING THAT ALL UNIT ENTRIES TO BE ACCESSIBLE FROM THE FRONT YARDS PROVIDES A CLEAR LINE OF SIGHT THAT ENCOURAGES NATURAL SURVEILLANCE.	DC2	ARCHITECTURAL CONCEPT
C	RELATIONSHIP TO THE BLOCK	PL3	STREET-LEVEL INTERACTION	A	MASSING
C.2.	CORNER SITES <i>THE SITE IS LOCATED WITHIN PROXIMITY OF TWO DIFFERENT SCALES. EAST OF THE SITE ARE MULTIPLE SINGLE FAMILY RESIDENCE OF TWO STORIES. TO THE SOUTH AND WEST OF THE SITE, MULTI-FAMILY RESIDENCE BUILDINGS WITH THREE LEVELS. THE PROPOSED ROWHOMES UNITS RESPOND TO THE CORNER LOT BY HAVING MULTIPLE FACADES ALONG HOLMAN THAT WRAP AROUND TO 1ST AVE. THE PROPOSED PROJECT OF EIGHT ROWHOME UNITS WITH THREE STORIES IS THE APPROPRIATE RELATIONSHIP TO THE ADJACENT SCALES.</i>	A	ENTRIES	A.2.	REDUCED PERCEIVED MASS <i>RAILINGS AND CHANGES IN DEPTHS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY BREAKING UP THE MASSING.</i>
		A.2.	ENSEMBLE OF ELEMENTS <i>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.</i>	B	ARCHITECTURAL AND FAÇADE COMPOSITION
CS3	ARCHITECTURAL CONTEXT AND CHARACTER	B	RESIDENTIAL EDGES	B.1.	FAÇADE COMPOSITION
A	EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES	B.1.	SECURITY AND PRIVACY <i>THE PROPOSED BUILDINGS ARE SETBACK FROM THE STREET FRONTAGE AND WILL HAVE LANDSCAPING. THIS WILL SERVE AS A BUFFER FOR SECURITY AND PRIVACY.</i>		<i>DIFFERENT MATERIALS HAVE BEEN PROPOSED IN THE FRONT FACADES TO CREATE VISUALLY DISTINCTIVE AREAS. MASONRY PATTERN AT BASE, WIDE HARDIE PANELS BETWEEN THE UNITS, AND WOOD TO SOFTEN OVERALL AESTHETIC.</i>
A.3.	ESTABLISHED NEIGHBORHOODS <i>THE PROPOSED DESIGN INCORPORATES THE USE OF MASONRY AT THE BASE WITH COMPLIMENTING WARM MATERIALS AND COLORS ABOVE THE BASE.</i>				



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>









PARKING FLEXIBILITY AREA

N

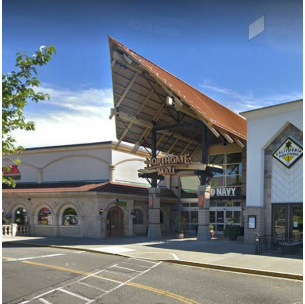
OTHER NEAR-BY
ATTRACTIONS/ACTIVITIES




GREEN LAKE



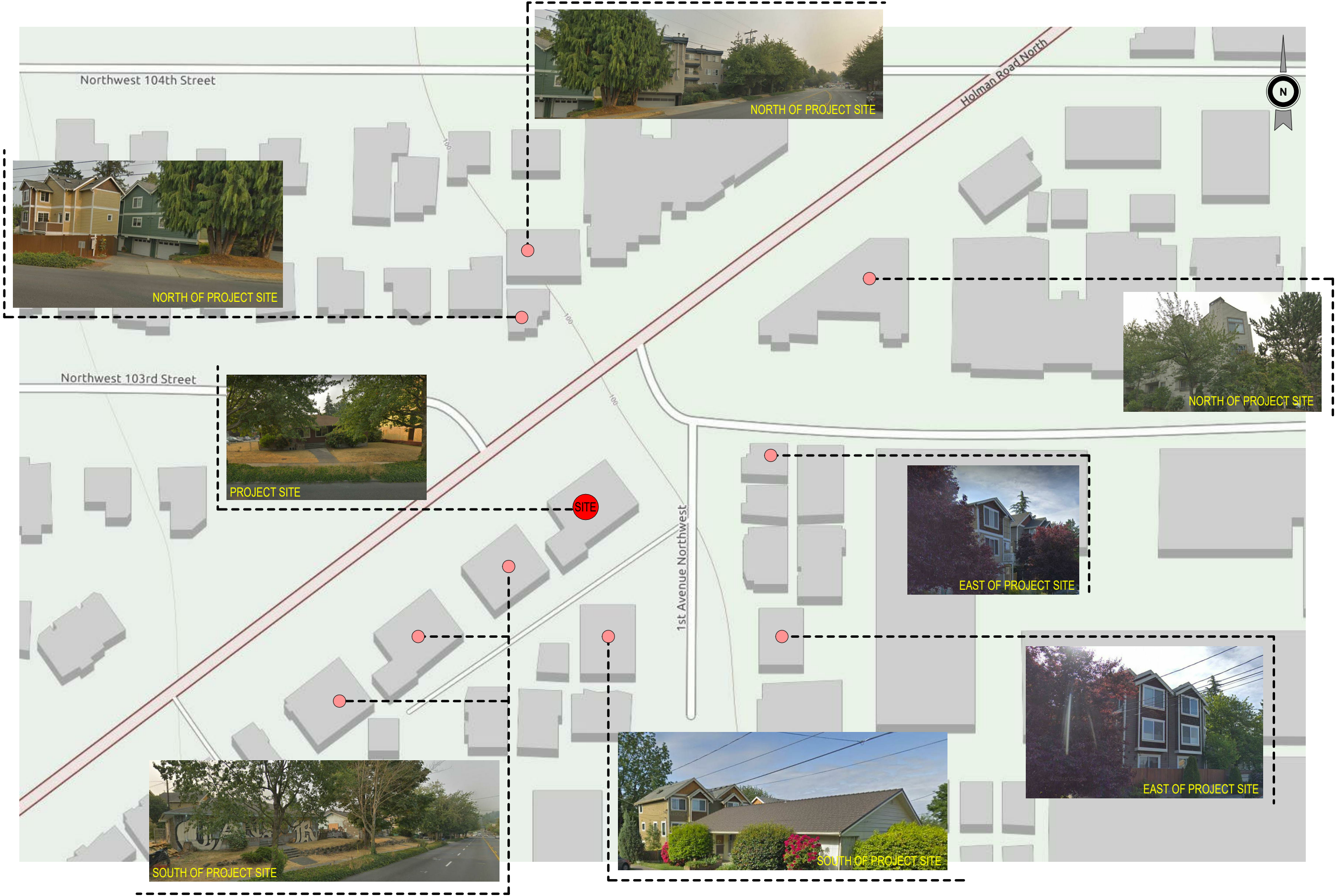
PUGET SOUND

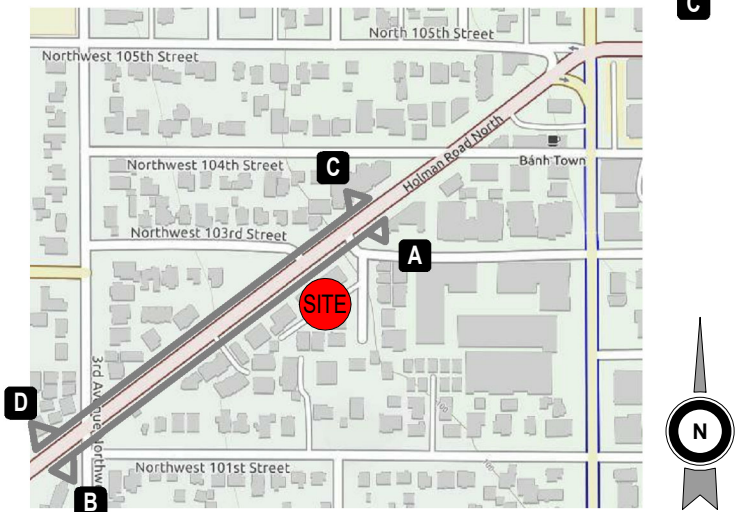


NORTHGATE MALL

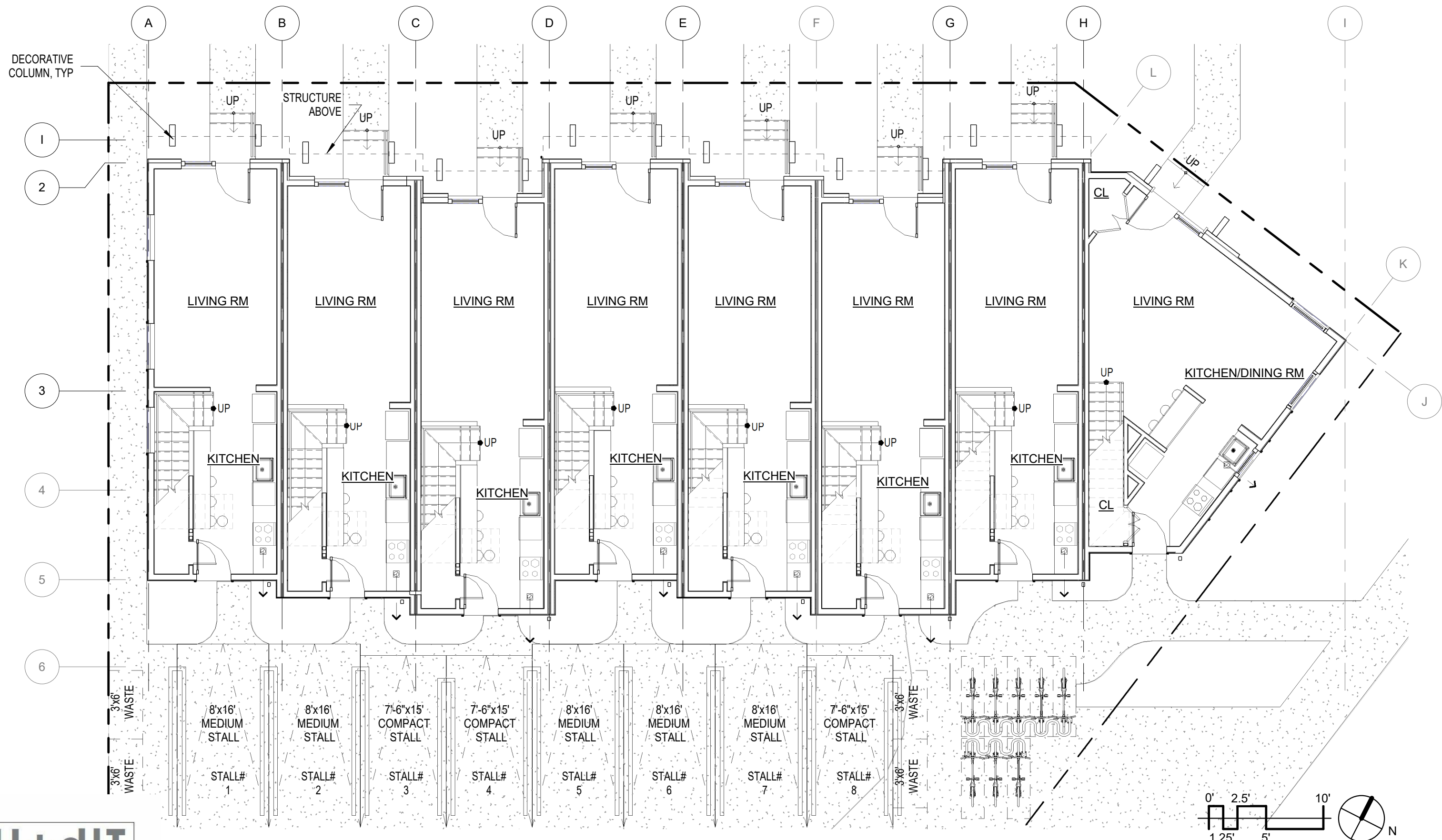


CARKEEK PARK/TRAILS



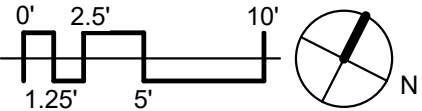
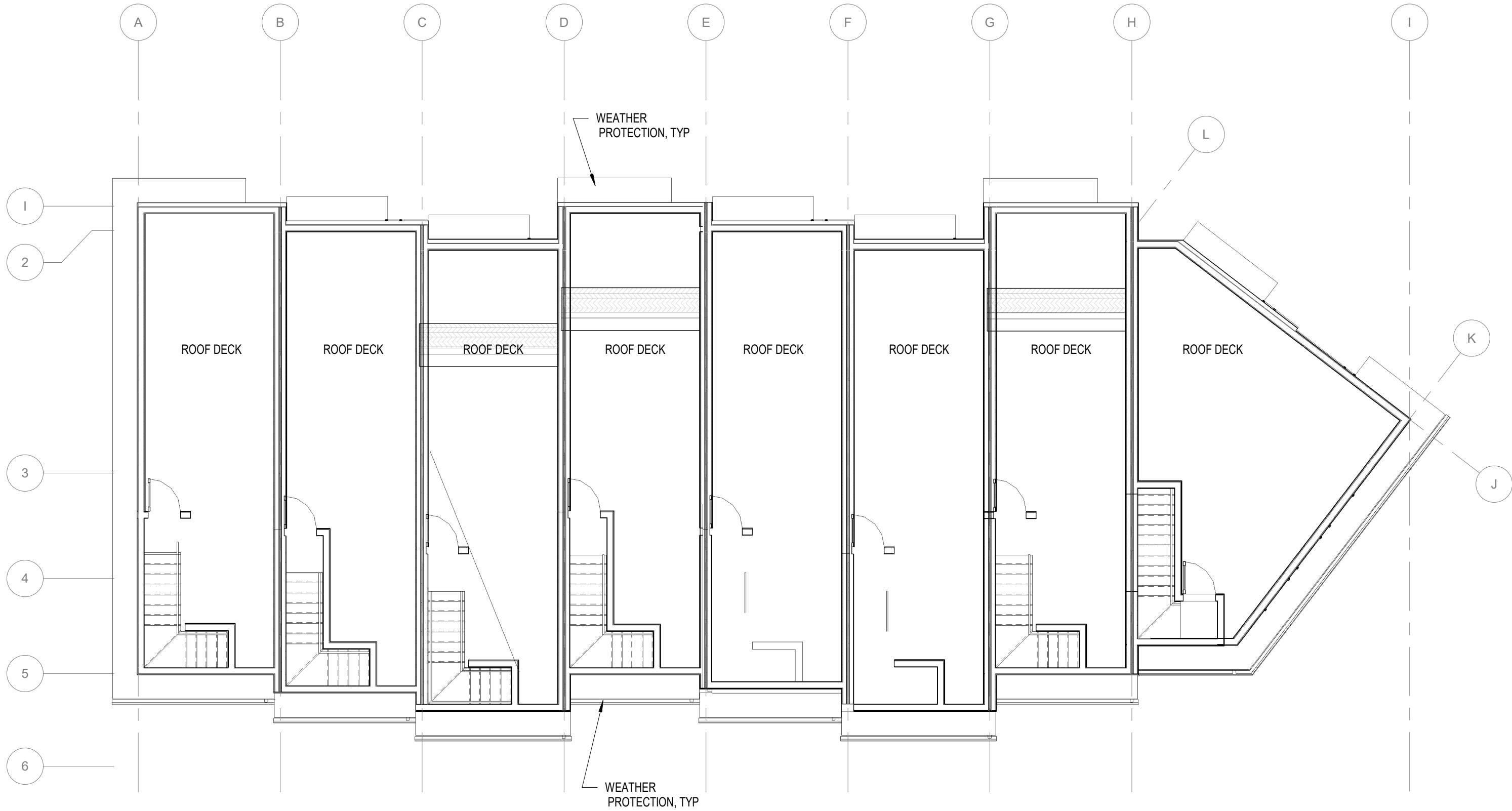












MATERIAL KEYNOTES

- 1

CAST-IN-PLACE CONCRETE PER STRUCT
- 2

FIBERCEMENT BEADED LAP WITH 7" EXPOSEURE PAINTED ARCTIC-WHITE
- 2A

FIBERCEMENT SMOOTH PANEL PAINTED ARCTIC WHITE
- 3

OVERHANG: UNDERSIDE PAINTED DARK GRAY W/ PREFIN MTL FLASHING, THRU-WALL FLASHING, & MIN 1" DRIP EDGE
- 3A

METAL CLOSURE FIN PAINTED DARK GREY

4

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

4A

PAINTED DARK GREY HORIZONTAL REVEALS

5

DARK GREY POWDER COATED ALUM GUARDRAIL. 3' AFF 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

EXTERIOR GRADE GLARE SHIELDED UP/ DOWN SURFACE MOUNTED SCONCE LIGHT TYP.

10

NICHIHA VINTAGE WOOD WALL PANEL OR PAINTED BROWN FIBERCEMENT BEADED LAP WITH 9" EXPOSURE

11

METAL PARAPIT COPING- COLOR DARK GREY

12

FASCIA - COLOR DARK GREY

13

N/A

14

METAL SHROUD/EXHAUST CAP- COLOR TO SIDING FINISH

15

CLADDED PORTAL: PAINTED DARK GRAY

MATERIAL KEYNOTES

- 1

CAST-IN-PLACE CONCRETE PER STRUCT
- 2

FIBERCEMENT BEADED LAP WITH 7" EXPOSEURE PAINTED ARCTIC-WHITE
- 2A

FIBERCEMENT SMOOTH PANEL PAINTED ARCTIC WHITE
- 3

OVERHANG: UNDERSIDE PAINTED DARK GRAY W/ PREFIN MTL FLASHING, THRU-WALL FLASHING, & MIN 1" DRIP EDGE
- 3A

METAL CLOSURE FIN PAINTED DARK GREY

4

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

4A

PAINTED DARK GREY HORIZONTAL REVEALS

5

DARK GREY POWDER COATED ALUM GUARDRAIL. 3' AFF AND 4" SPHERE SHALL NOT PASS THROUGH, TYP

6

DARK BRONZE VINYL WINDOWS & DOORS, SIZE PER SCHEDULE

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METAL GUTTER & DOWNSPOUT- COLOR TO SIDING FINISH

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NICHIHA VINTAGE WOOD WALL PANEL OR PAINTED BROWN FIBERCEMENT BEADED LAP WITH 9" EXPOSURE

11

METAL PARAPIT COPING- COLOR DARK GREY

12

FASCIA - COLOR DARK GREY

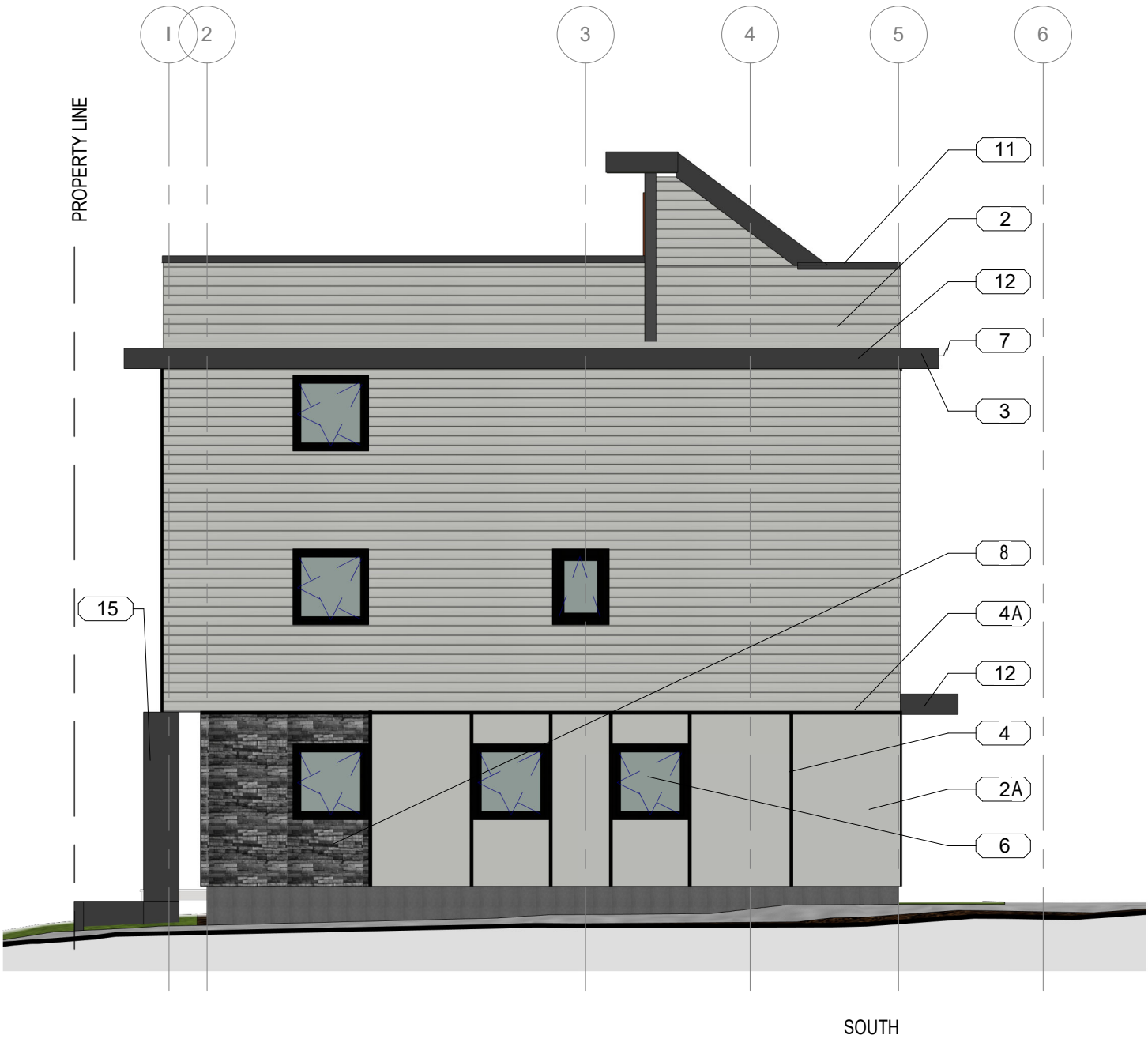
13

N/A

14

METAL SHROUD/EXHAUST CAP- COLOR TO SIDING FINISH

15

CLADDED PORTAL: PAINTED DARK GRAY

- MATERIAL KEYNOTES
- 1

CAST-IN-PLACE CONCRETE PER STRUCT

2

FIBERCEMENT BEADED LAP WITH 7" EXPOSEURE PAINTED ARCTIC-WHITE
- 2A
- FIBERCEMENT SMOOTH PANEL PAINTED ARCTIC WHITE

3

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

3A

4

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

4A

5

DARK GREY POWDER COATED ALUM GUARDRAIL. 3' AFF AND 4" SPHERE SHALL NOT PASS THROUGH, TYP

6

7

METAL GUTTER & DOWNSPOUT- COLOR TO SIDING FINISH

8

9

10

11

METAL PARAPIT COPING- COLOR DARK GREY

12

13

14

METAL SHROUD/EXHAUST CAP- COLOR TO SIDING FINISH

15



- MATERIAL KEYNOTES
- 1

CAST-IN-PLACE CONCRETE PER STRUCT

2

FIBERCEMENT BEADED LAP WITH 7" EXPOSEURE PAINTED ARCTIC-WHITE

2A

FIBERCEMENT SMOOTH PANEL PAINTED ARCTIC WHITE

3

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

3A

METAL CLOSURE FIN PAINTED DARK GREY
- 4

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

4A

PAINTED DARK GREY HORIZONTAL REVEALS

5

DARK GREY POWDER COATED ALUM GUARDRAIL. 3' AFF 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

EXTERIOR GRADE GLARE SHIELDED UP/ DOWN SURFACE MOUNTED SCENCE LIGHT TYP.

10

NICHIHA VINTAGE WOOD WALL PANEL OR PAINTED BROWN FIBERCEMENT BEADED LAP WITH 9" EXPOSURE
- 11

METAL PARAPIT COPING- COLOR DARK GREY

12

FASCIA - COLOR DARK GREY

13

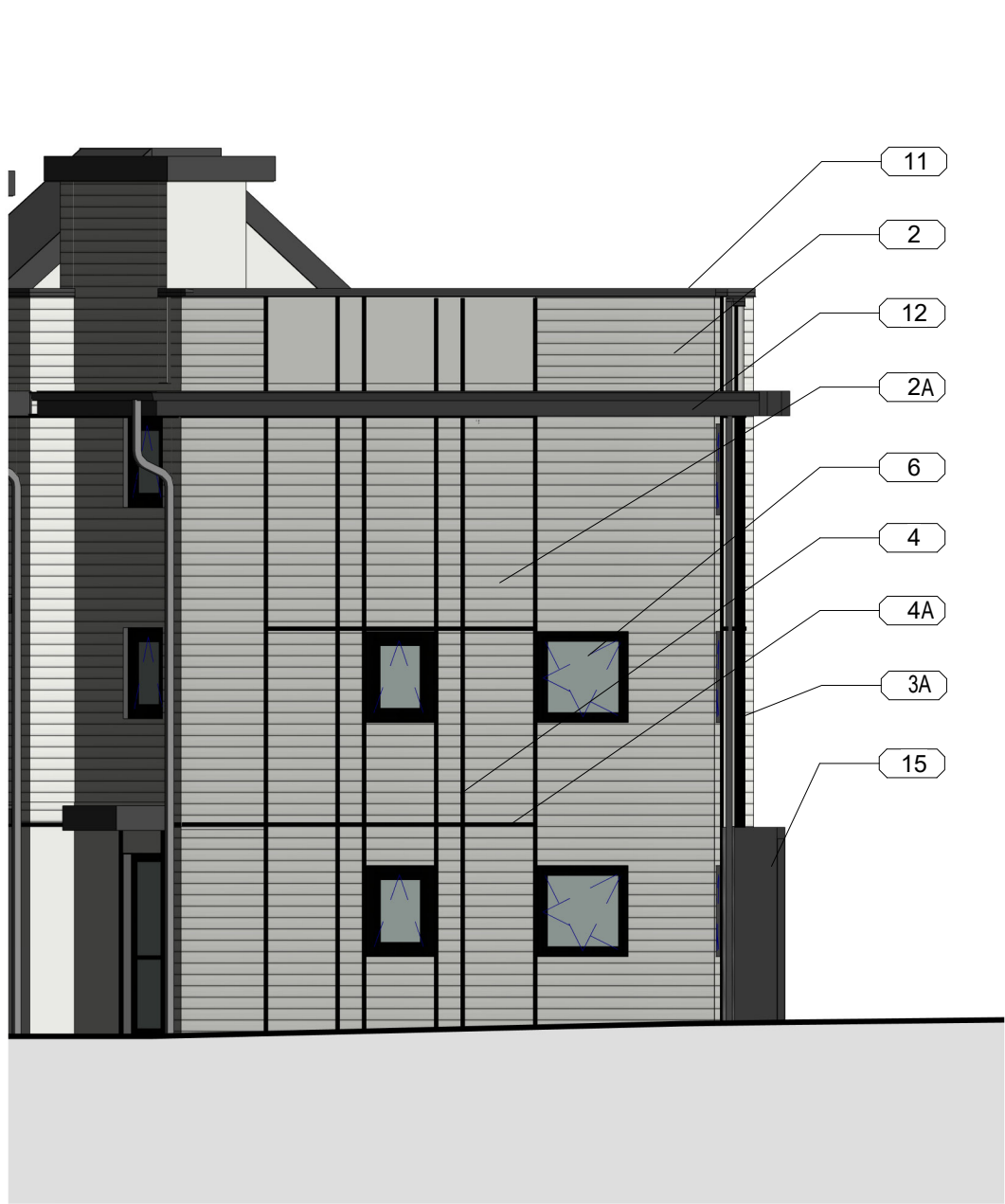
N/A

14

METAL SHROUD/EXHAUST CAP- COLOR TO SIDING FINISH

15

CLADDED PORTAL: PAINTED DARK GRAY



NORTH EAST



NORTH



BASE:

-
1.

2.

3.
- GROUND FLOOR IS SET BACK 7'-0" ALONG HOLMAN ROAD
ENHANCING MASSING AS WELL AS LANDSCAPING.

PORTALS AT EACH UNIT MOVES FROM GROUND PLANE, UP ALONG
AND AROUND THE BUILDING BASE INDICATING UNIT ENTRY
LOCATIONS.

THE USE OF STONE AT THE BASE BREAKS UP BUILDING STREET
FACING PLANES



FEATURES:

-
1.

2.

3.
- HIGHER QUALITY MATERIALS PROVIDE TO EACH UNIT

OVERHANGS ARE PROVIDED FOR BUILDING WEATHER PROTECTION

LARGE AND OVERSIZED SQUARE OPENINGS IN THE BUILDING
CREATE AN ABUNDANCE OF LIGHT



SITE FEATURES:

- 1. VEHICULAR PARKING
- 2. BICYCLE PARKING



WOOD MILL FINISH FIBERCEMENT PANEL



CHARCOAL - BLACK SLATE STONE



BEADED FIBER CEMENT LAP



1X2 DARK GREY PAINTED
BATTEN WITH EXPOSED S.S. FASTENER

DARK BRONZE MULLIONS

PAINTED DARK GREY METAL FIN

CEMENTITIOUS PANEL



