OWNER

SENSA HOMES
2523 122ND AVE SE
BELLEVUE, WA 98005
PH: 604.727.8345
CONTACT: KAMAL DHINGRA
EMAIL: SENSAHOMES@GMAIL.COM

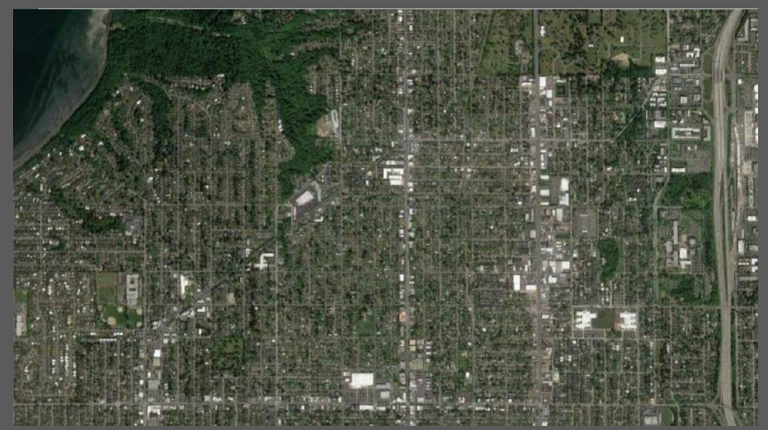
ARCHITECT

H+DLT COLLABORATIVE, LLC
2562 DEXTER AVENUE NORTH
SEATTLE, WA 98109
PH: 206.545.0700
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





SDR 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
SDR-12.	LANDSCAPE PLAN
SDR-13.	1ST FL PLAN
SDR-14.	2ND FL PLAN
SDR-15.	3RD FL PLAN
SDR-16.	PENTHOUSE PLAN
SDR-17.	WEST ELEVATION
SDR-18.	SOUTH ELEVATION
SDR-19.	EAST ELEVATION
SDR-20.	NORTH EAST AND NORTH ELEVATIONS
SDR-21.	GENERATIVE DIAGRAM
SDR-22.	GENERATIVE DIAGRAM
SDR-23.	GENERATIVE DIAGRAM
SDR-24.	MATERIAL PALETTE
SDR-25.	RENDERINGS

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 ACCESSED 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.

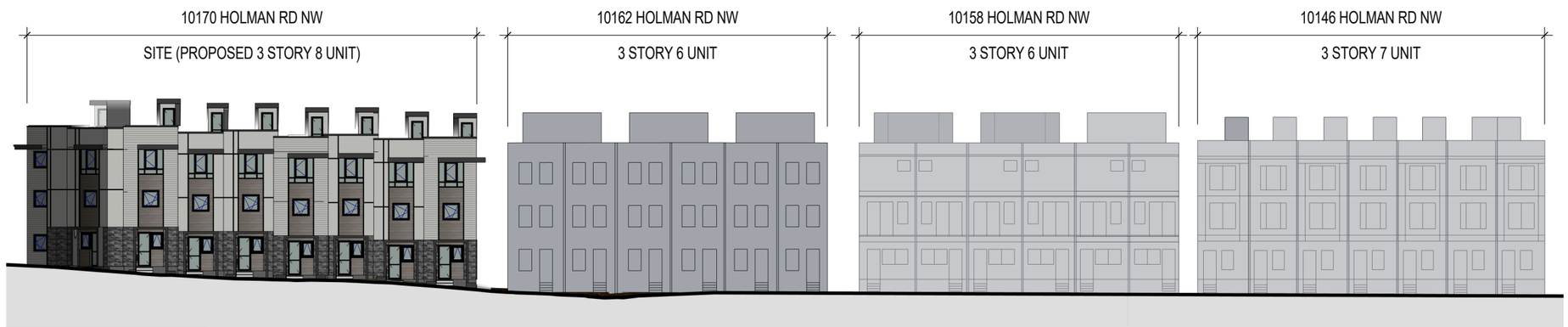
ZONING AND OVERLAY DESIGNATION

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.

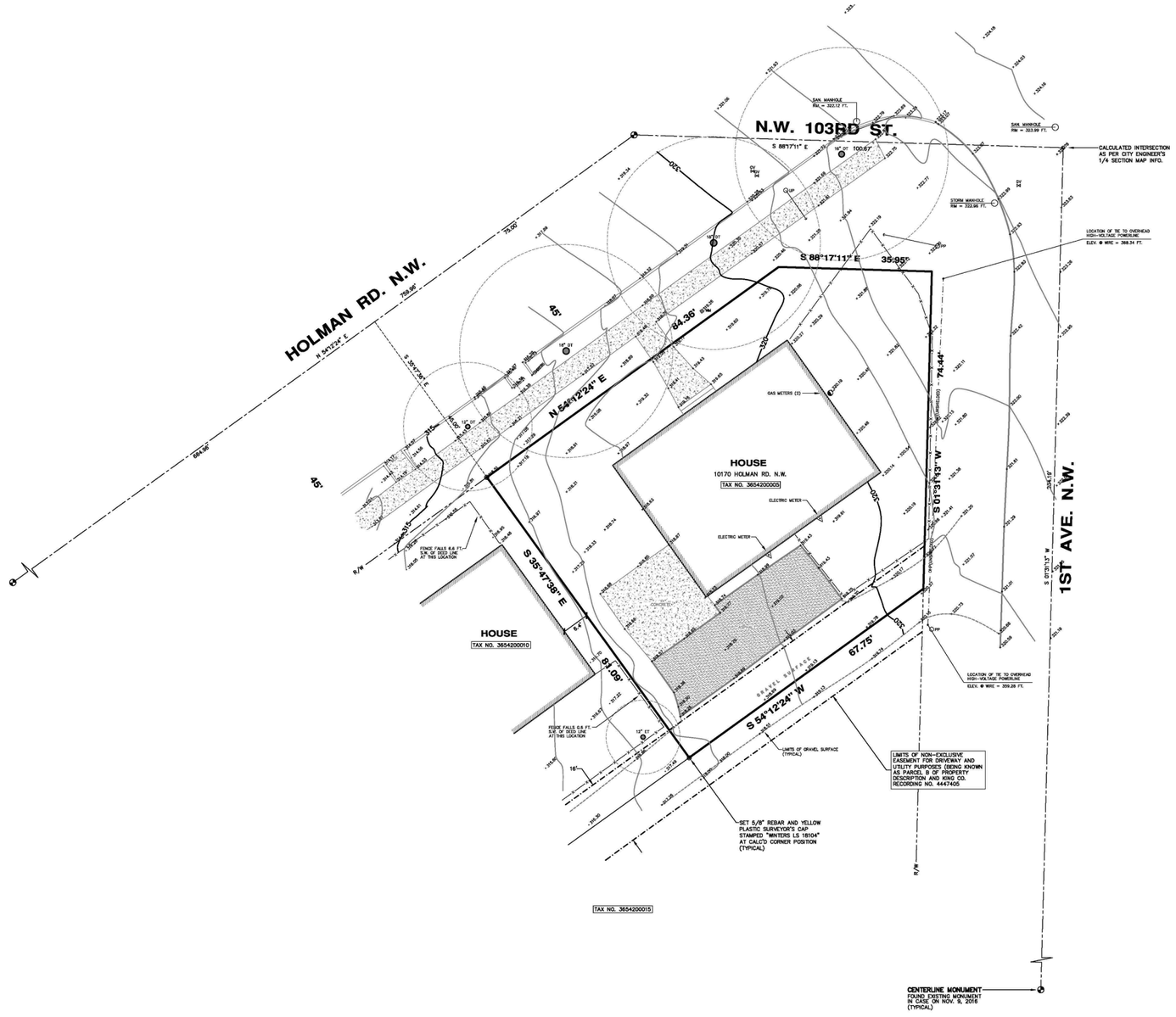


SUMMARY OF PUBLIC OUTREACH

-During the site visit for our Community Outreach requirement, H-DLT spoke with members of the community who voiced their concerns during construction: 1) to provide 1:1 parking. 2) ensure cleanliness during construction. 3) follow noise ordinance rules during construction. 4) provide secure bike storage.



H+dlT collaborative, llc



NORTH

SCALE: 1"=12'
0 6 12 24

NOTES

1. 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.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON NOV. 28, 2017.
4. PARCEL AREA = 7,505 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4201-2973141, DATED NOVEMBER 9, 2017.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 4482-8, CITY OF SEATTLE G.I.S. AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 3654200005
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. 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.W. 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.

ROBERT H. WINTERS STATE OF WASHINGTON 18104 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 12/20/17

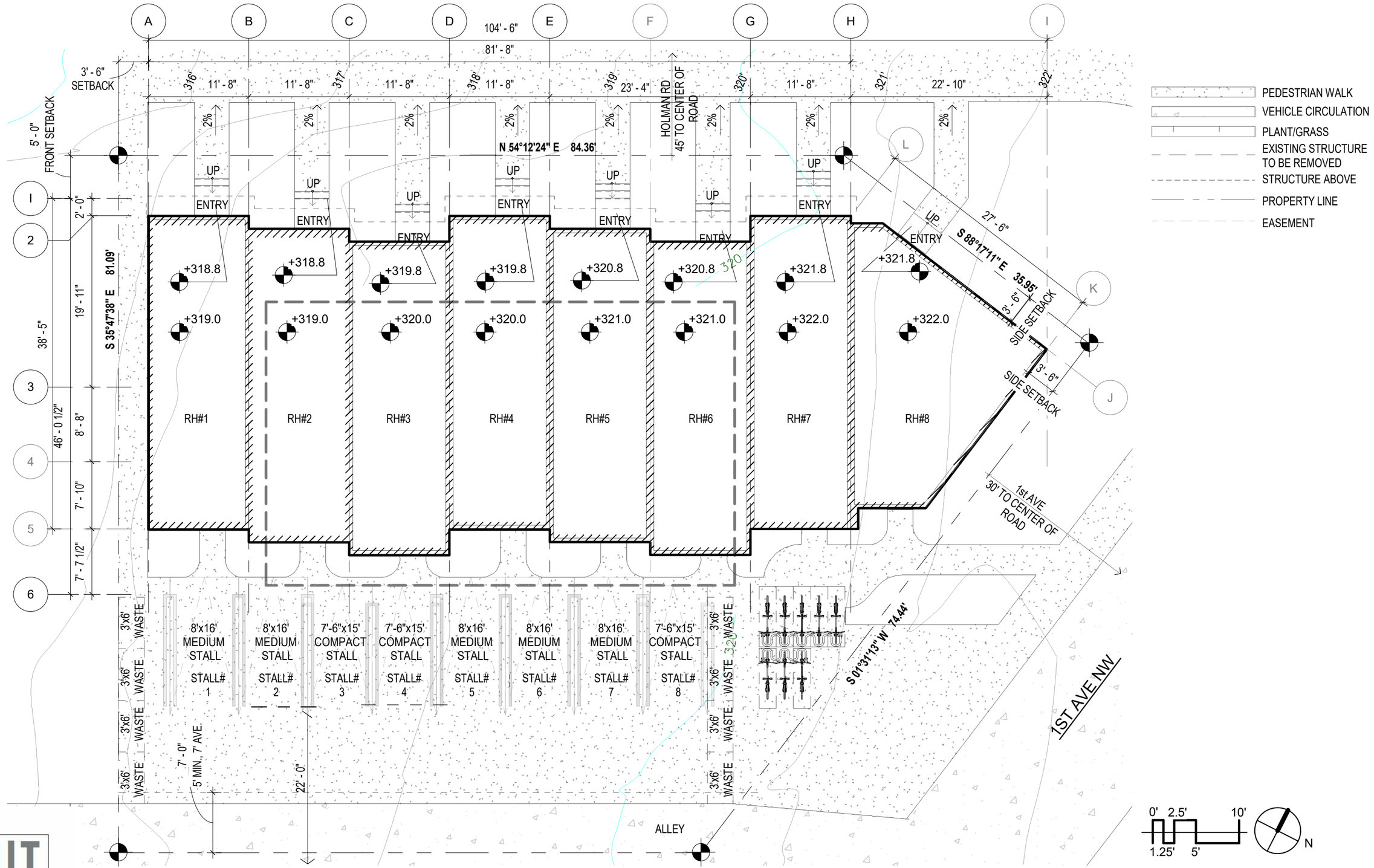
TOPOGRAPHIC SURVEY
10170 HOLMAN ROAD N.W.
SEATTLE, WASHINGTON

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

PROJECT #:	17-5986
DRAWING:	17-5986TOPO.DWG
CLIENT:	SENSA HOMES
DATE:	12-15-17
DRAWN BY:	SAL

HOLMAN RD

SITE PLAN



H+dIT collaborative, llc

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

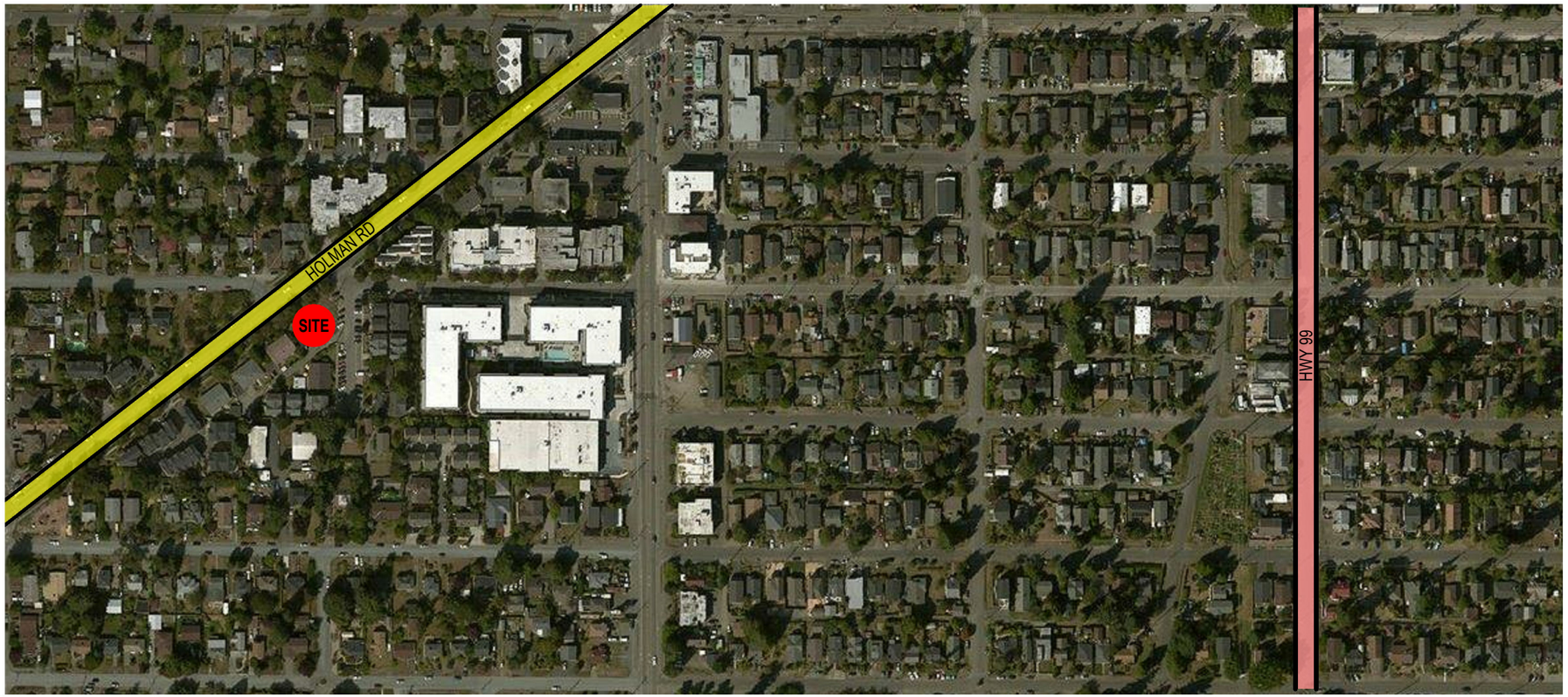
LOT AREA
7,505 SF

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. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

C TOPOGRAPHY

C.2. ELEVATION CHANGES

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.

CS2 URBAN PATTERN AND FORM

B ADJACENT SITES, STREETS, AND OPEN SPACES

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.

C RELATIONSHIP TO THE BLOCK

C.2. CORNER SITES

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.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

A.3. ESTABLISHED NEIGHBORHOODS

THE PROPOSED DESIGN INCORPORATES THE USE OF MASONRY AT THE BASE WITH COMPLIMENTING WARM MATERIALS AND COLORS ABOVE THE BASE.

PL. PUBLIC LIFE

PL1 CONNECTIVITY

B WALKWAYS AND CONNECTIONS

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 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.

PL2 WALKABILITY

B SAFETY AND SECURITY

B.1.

PROPOSING THAT ALL UNIT ENTRIES TO BE ACCESSIBLE FROM THE FRONT YARDS PROVIDES A CLEAR LINE OF SIGHT THAT ENCOURAGES NATURAL SURVEILLANCE.

PL3 STREET-LEVEL INTERACTION

A ENTRIES

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.

B RESIDENTIAL EDGES

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.

DC. DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

B VEHICULAR ACCESS AND CIRCULATION

B.1. ACCESS LOCATION AND DESIGN

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.

C PARKING AND SERVICE USES

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 EASEMENT.

DC2 ARCHITECTURAL CONCEPT

A MASSING

A.2. REDUCED PERCEIVED MASS

RAILINGS AND CHANGES IN DEPTHS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY BREAKING UP THE MASSING.

B ARCHITECTURAL AND FAÇADE COMPOSITION

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 BETWEEN THE UNITS, AND WOOD TO SOFTEN OVERALL AESTHETIC.

23.45.502 SCOPE OF PROVISIONS
LOWRISE 2 (LR2).

23.45.504 PERMITTED AND PROHIBITED USES
TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

23.45.512 DENSITY LIMITS - LR ZONES
TABLE A. NO DENSITY LIMIT WHEN STANDARDS OF SUBSECTION 23.45.510.C ARE MET.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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).
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

23.54.030 PARKING SPACE STANDARDS
E.1. PARKING AISLE OF 22' REQUIRED FOR 8'X16' STALLS. 3. ALLEYS MAY BE CREDITED AS AISLE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

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'.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE

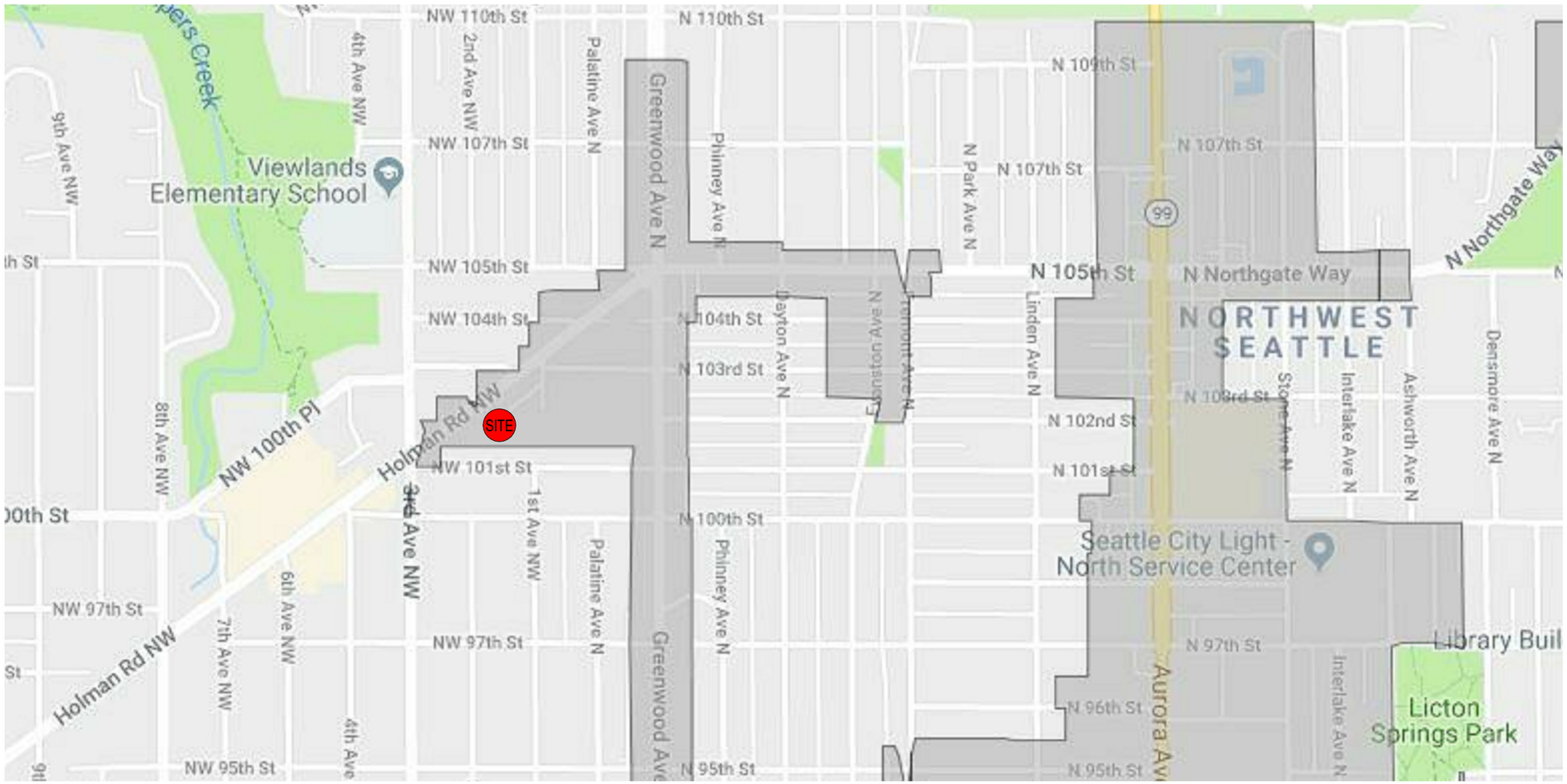


SINGLE FAMILY (SF) 5000

LOWRISE 2 (LR2)
LOWRISE 3 (LR3)

NEIGHBORHOOD COMMERCIAL 1 (NC1)
NEIGHBORHOOD COMMERCIAL 2 (NC2)

COMMERCIAL 1 (C1)
COMMERCIAL 2 (C2)


PARKING FLEXIBILITY AREA
NW 110th St
N 110th St
N 109th St
NW 107th St
N 107th St
N 105th St
NW 105th St
N Northgate Way
NW 104th St
N 104th St
N 103rd St
N 102nd St
NW 101st St
N 101st St
N 100th St
NW 97th St
N 97th St
N 96th St
NW 95th St
N 95th St
Viewlands Elementary School
NORTHWEST SEATTLE
Seattle City Light - North Service Center
Licton Springs Park
Library Buil
SITE
Holman Rd NW
NW 100th Pl
Greenwood Ave N
Phinney Ave N
Palatine Ave N
Dayton Ave N
Linden Ave N
N Park Ave N
Aurora Ave
N Northgate Way
Stone Ave N
Interlake Ave N
Ashworth Ave N
Densmore Ave N
1st Ave NW
2nd Ave NW
3rd Ave NW
4th Ave NW
6th Ave NW
7th Ave NW
8th Ave NW
9th Ave NW
N

OTHER NEAR-BY ATTRACTIONS/ACTIVITIES



GREEN LAKE



PUGET SOUND

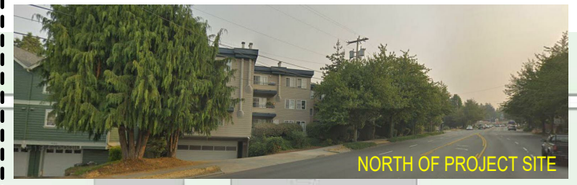


NORTHGATE MALL



CARKEEK PARK/TRAILS

















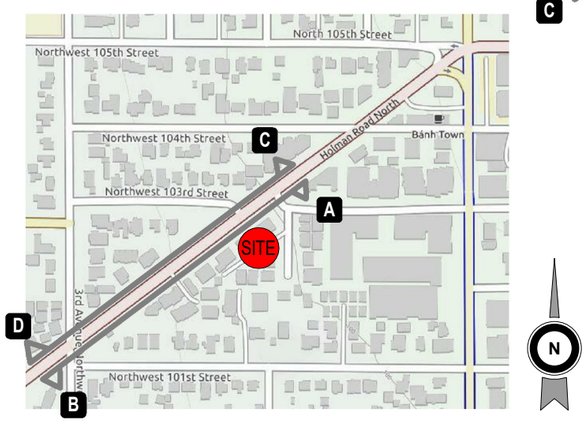
H+dlT collaborative, llc



STREET VIEW ALONG HOLMAN ROAD NW LOOKING TOWARDS PROJECT SITE



STREET VIEW ALONG HOLMAN ROAD NW LOOKING ACROSS FROM PROJECT SITE

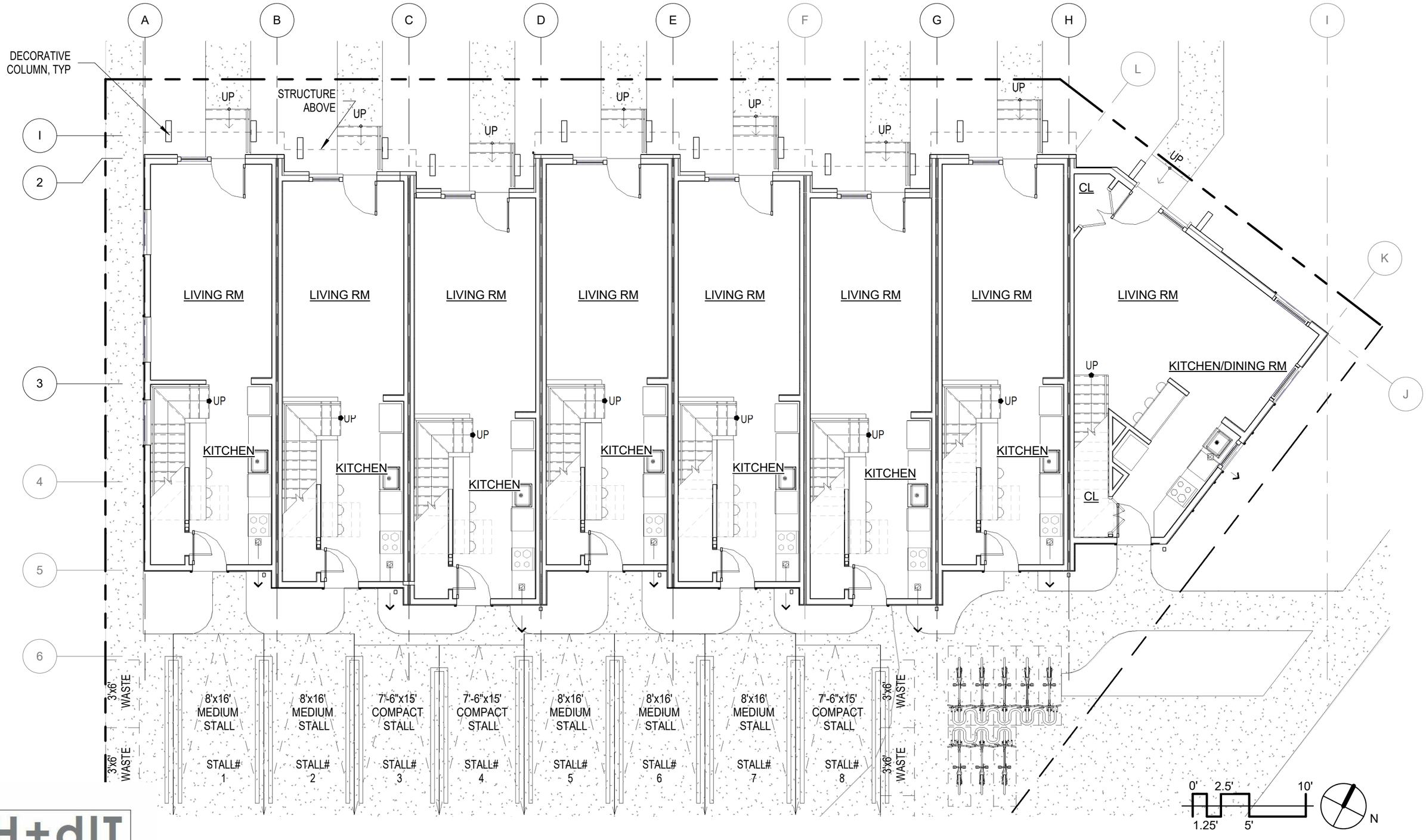


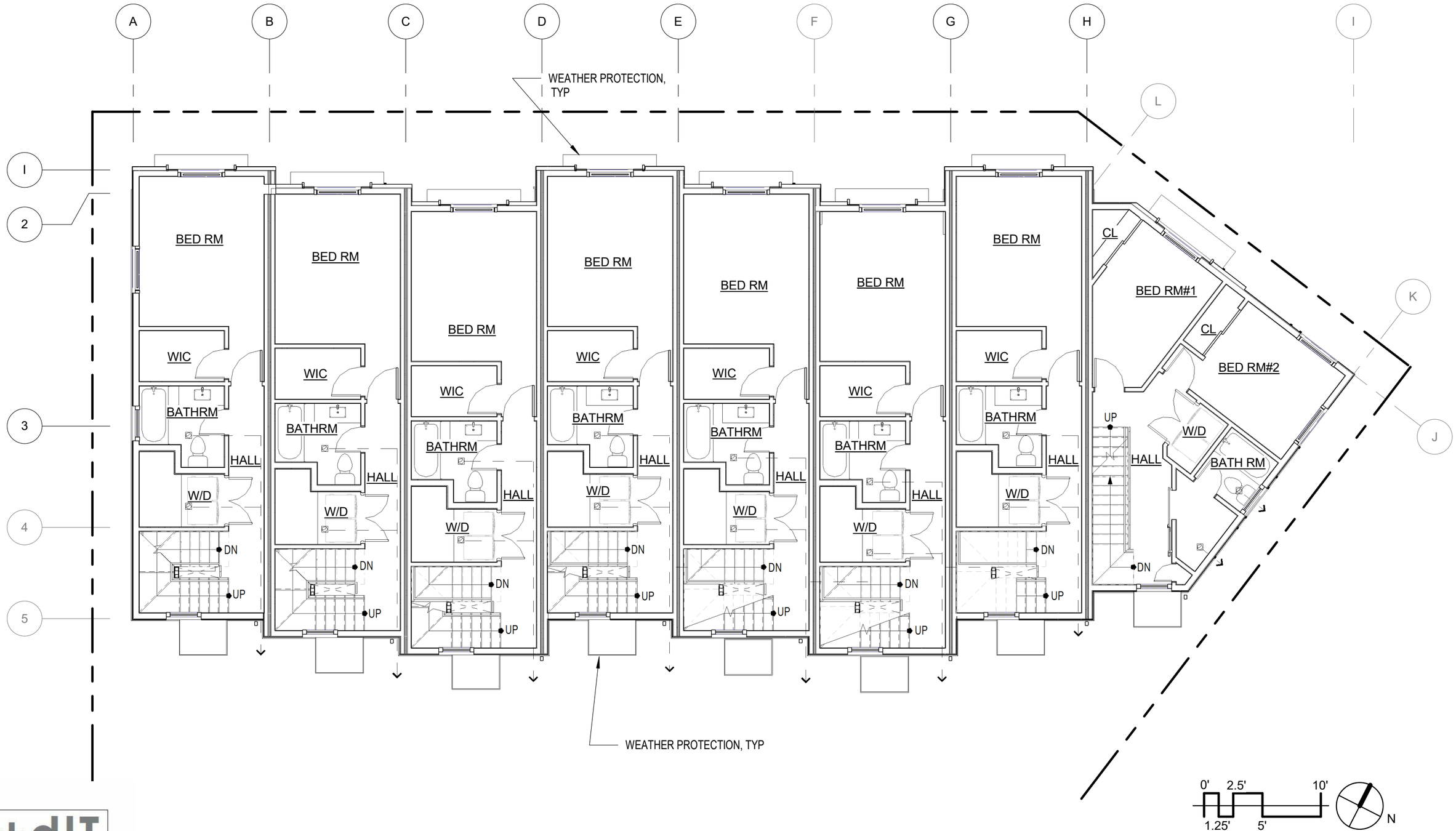
H+dIT collaborative, llc

LANDSCAPE PLAN



1ST FL PLAN

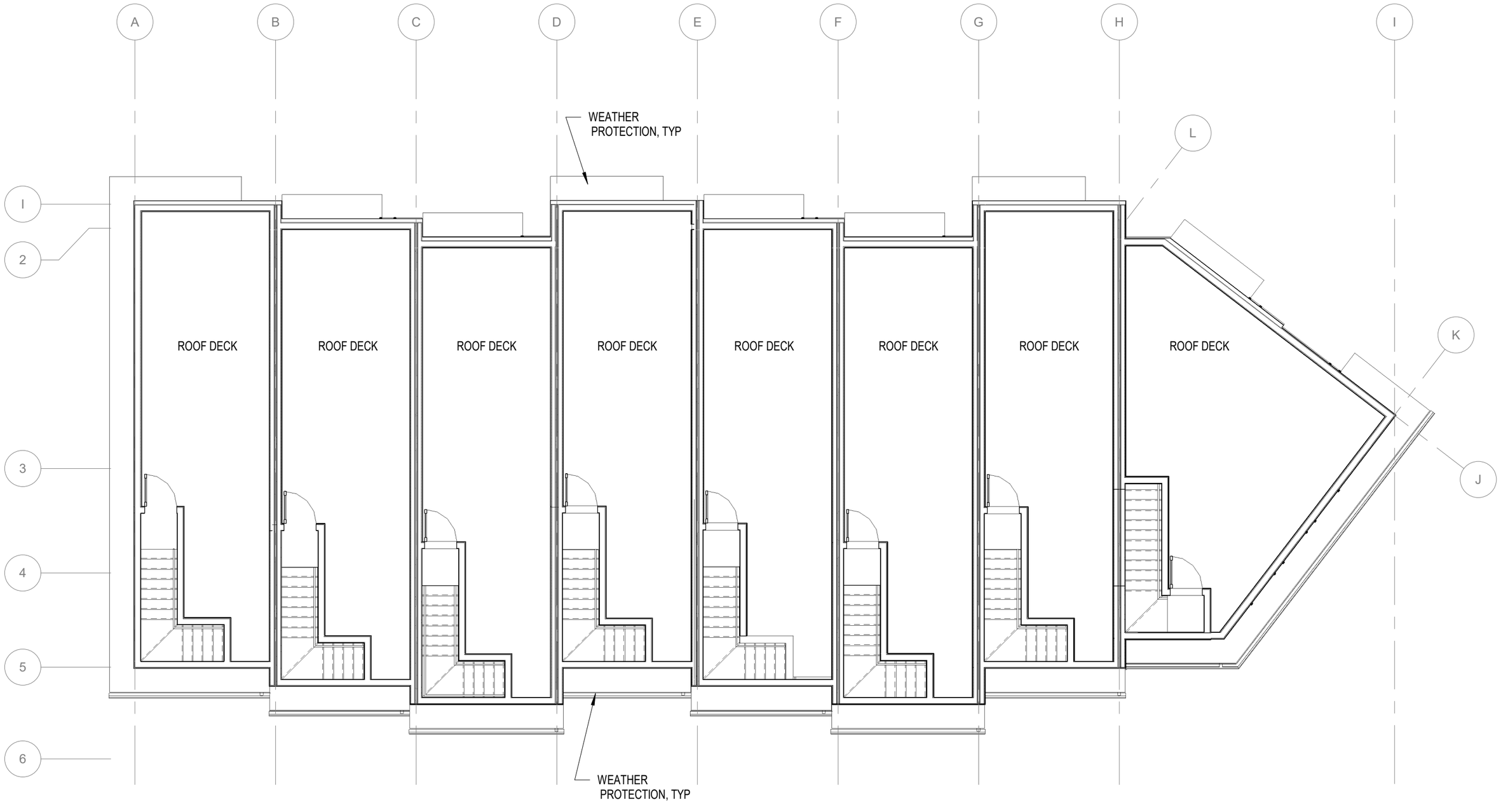

A
B
C
D
E
F
G
H
I
J
K
L
1
2
3
4
5
6
DECORATIVE COLUMN, TYP
STRUCTURE ABOVE
UP
LIVING RM
KITCHEN
CL
KITCHEN/DINING RM
3'x6' WASTE
8'x16' MEDIUM STALL
7'-6"x15' COMPACT STALL
STALL# 1
STALL# 2
STALL# 3
STALL# 4
STALL# 5
STALL# 6
STALL# 7
STALL# 8
0'
2.5'
10'
1.25'
5'
N

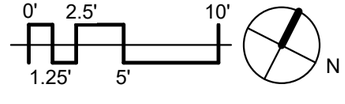

A
B
C
D
E
F
G
H
I
L
K
J
1
2
3
4
5
WEATHER PROTECTION, TYP
BED RM
WIC
BATHRM
HALL
W/D
DN
UP
CL
BED RM#1
BED RM#2
BATH RM
WEATHER PROTECTION, TYP
0'
2.5'
10'
1.25'
5'
N

3RD FL PLAN


A
B
C
D
E
F
G
H
I
L
K
J
1
2
3
4
5
6
BED RM
WIC
BATHRM
DN
UP
LIN
HALL
BATH RM
CL
0'
2.5'
10'
1.25'
5'
N

PENTHOUSE PLAN





H+dIT collaborative, llc

WEST ELEVATION

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/RAILINGS
6. DARK BRONZE VINYL WINDOWS & DOORS, SIZE PER SCHEDULE
7. METAL GUTTER & DOWNSPOUT- COLOR TO SIDING FINISH
8. BLACK-CHARCOAL SLATE STONE VENEER SIDING
9. EXTERIOR GRADE GLARE SHIELDED UP/ DOWN SURFACE MOUNTED SCONCE LIGHT TYP.
10. WOOD LIKE FIBER CEMENT WALL PANEL/LAP
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



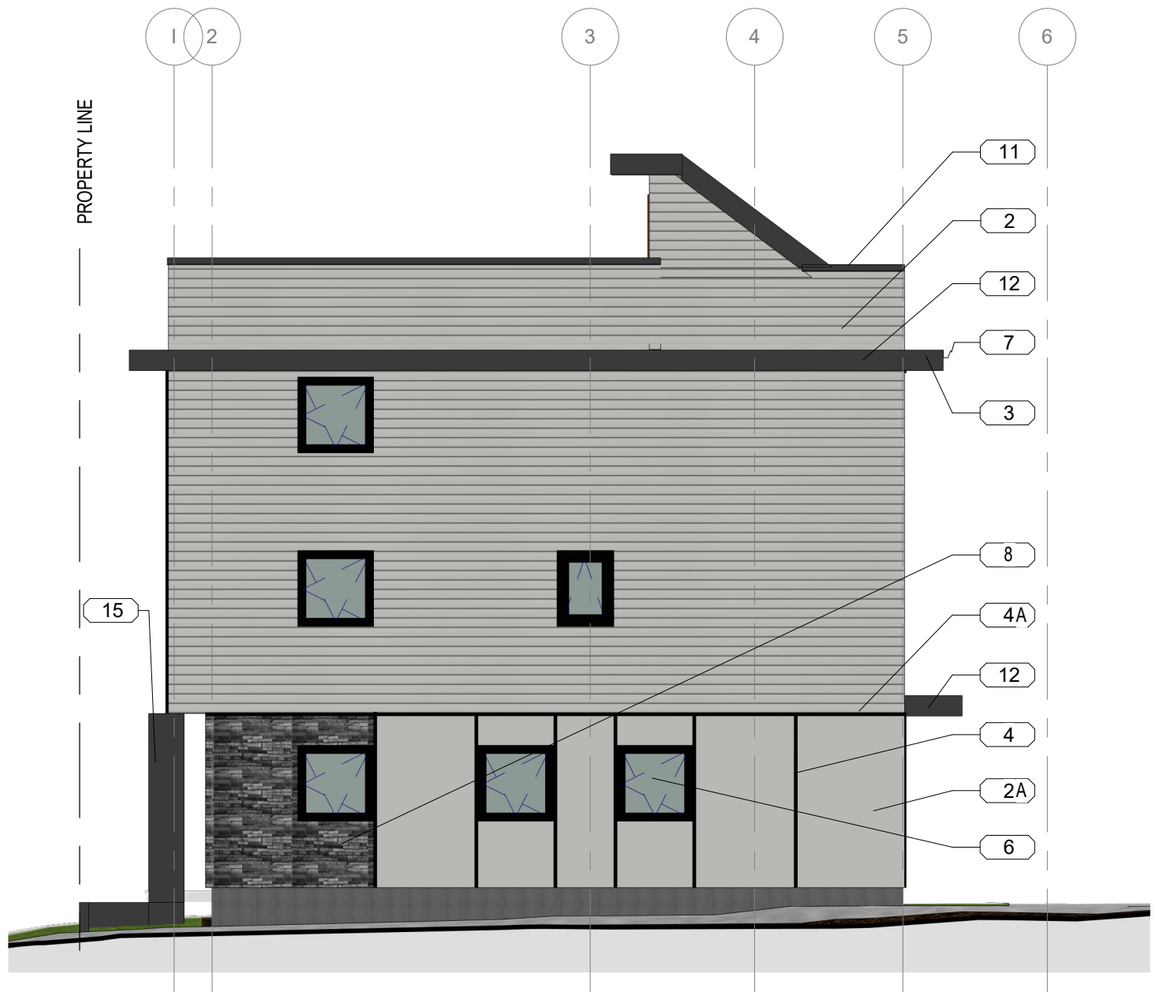
WEST ELEVATION

H+dIT collaborative, llc

SOUTH ELEVATION

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/RAILINGS
6. DARK BRONZE VINYL WINDOWS & DOORS, SIZE PER SCHEDULE
7. METAL GUTTER & DOWNSPOUT- COLOR TO SIDING FINISH
8. BLACK-CHARCOAL SLATE STONE VENEER SIDING
9. EXTERIOR GRADE GLARE SHIELDED UP/ DOWN SURFACE MOUNTED SCONCE LIGHT TYP.
10. WOOD LIKE FIBER CEMENT WALL PANEL/LAP
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



SOUTH

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/RAILINGS

6 DARK BRONZE VINYL WINDOWS & DOORS, SIZE PER SCHEDULE

7 METAL GUTTER & DOWNSPOUT- COLOR TO SIDING FINISH

8 BLACK-CHARCOAL SLATE STONE VENEER SIDING

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

10 WOOD LIKE FIBER CEMENT WALL PANEL/LAP

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



EAST ELEVATION

H+dlT collaborative, llc

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/RAILINGS

6 DARK BRONZE VINYL WINDOWS & DOORS, SIZE PER SCHEDULE

7 METAL GUTTER & DOWNSPOUT- COLOR TO SIDING FINISH

8 BLACK-CHARCOAL SLATE STONE VENEER SIDING

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

10 WOOD LIKE FIBER CEMENT WALL PANEL/LAP

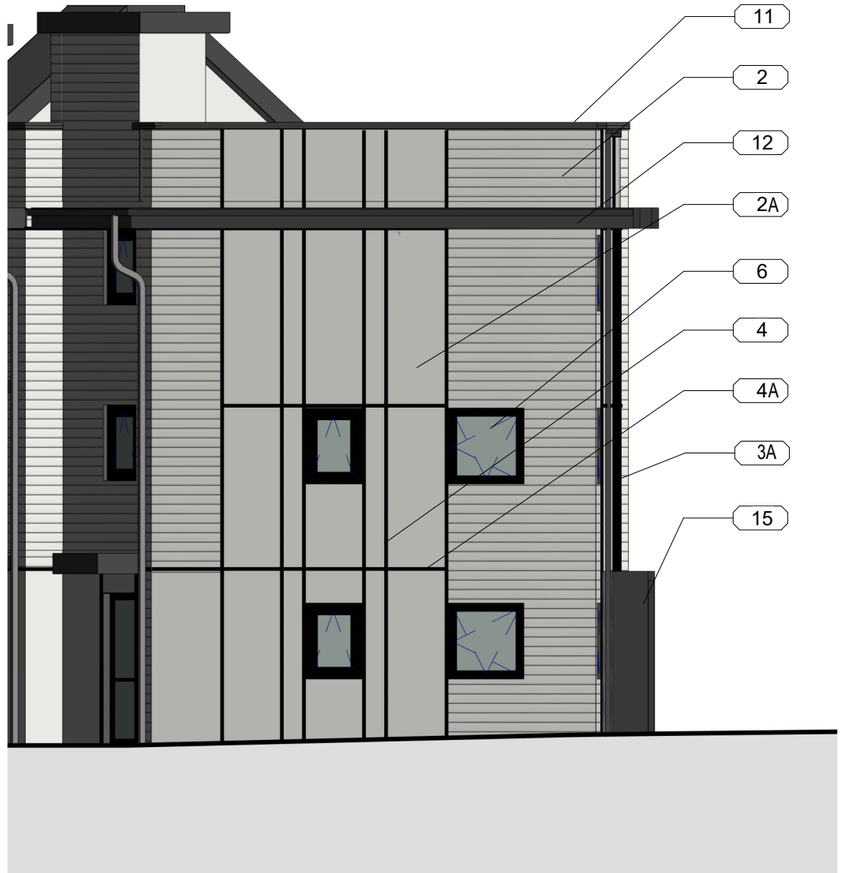
11 METAL PARAPIT COPING- COLOR DARK GREY

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

GENERATIVE DIAGRAM



BASE:

1. GROUND FLOOR IS SET BACK 7'-0" ALONG HOLMAN ROAD ENHANCING MASSING AS WELL AS LANDSCAPING.
2. PORTALS AT EACH UNIT MOVES FROM GROUND PLANE, UP ALONG AND AROUND THE BUILDING BASE INDICATING UNIT ENTRY LOCATIONS.
3. THE USE OF STONE AT THE BASE BREAKS UP BUILDING STREET FACING PLANES

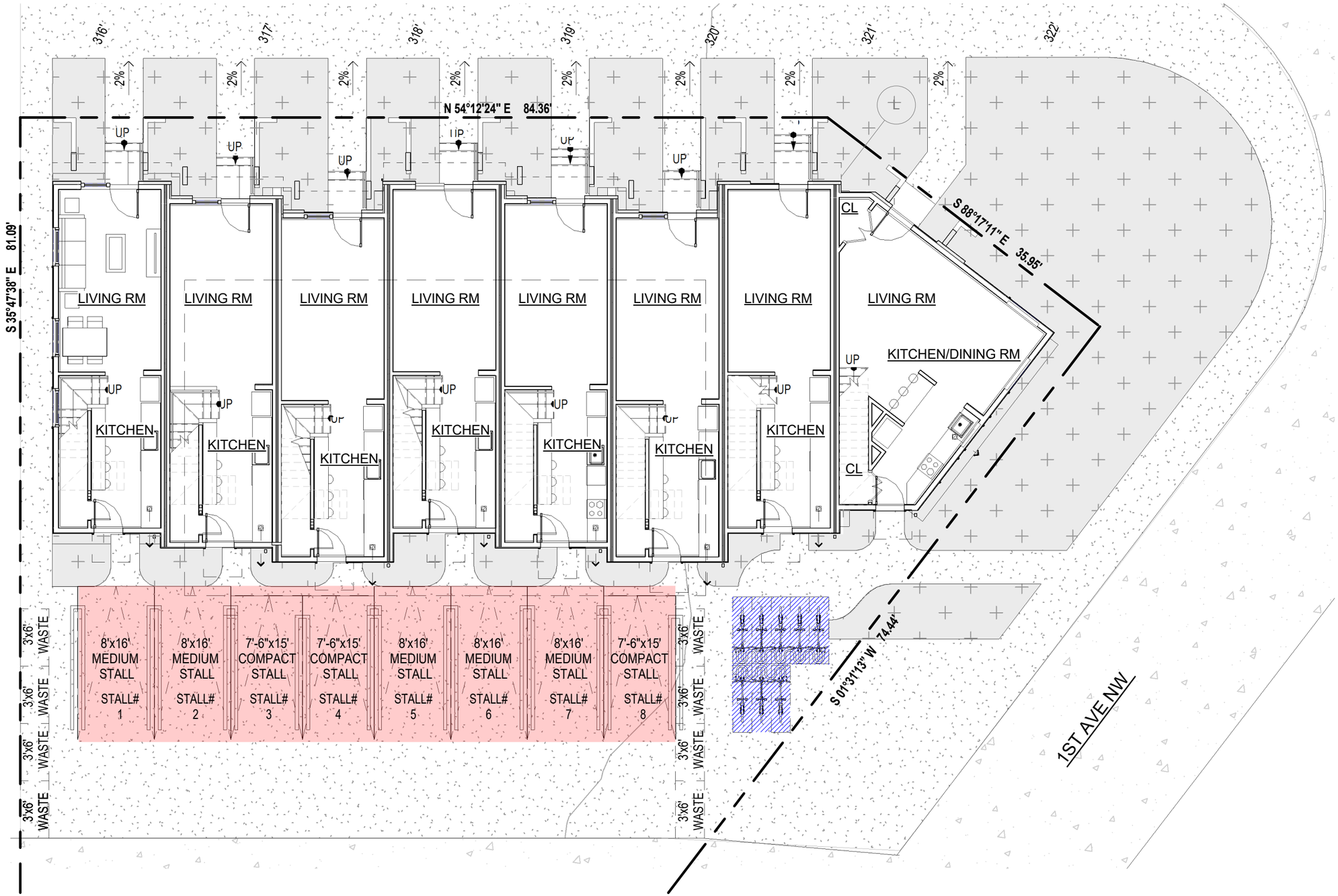
GENERATIVE DIAGRAM



FEATURES:

1. HIGHER QUALITY MATERIALS PROVIDE TO EACH UNIT
2. OVERHANGS ARE PROVIDED FOR BUILDING WEATHER PROTECTION
3. LARGE AND OVERSIZED SQUARE OPENINGS IN THE BUILDING CREATE AN ABUNDANCE OF LIGHT

GENERATIVE DIAGRAM



SITE FEATURES:

1. VEHICULAR PARKING
2. BICYCLE PARKING

H+dIT collaborative, llc

MATERIAL PALETTE



WOOD MILL FINISH FIBERCEMENT PANEL

SMOOTH FIBER CEMENT PANEL





CHARCOAL - BLACK SLATE STONE



BEADED FIBER CEMENT LAP



SIMINLARILY STYLED POWERED COATED RAILING

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

DARK BRONZE MULLIONS

PAINTED DARK GREY METAL FIN

CEMENTITIOUS PANEL



H+dlT collaborative, llc







