PROJECT INFORMATION:

CLIENT / OWNER:	HABITAT FOR HUMANITY OF CLALLAM COUNTY
SITE ADDRESS:	SEQUIM AVE & BROWNFIELD ROAD, SEQUIM, WA
PARCEL NUMBER:	033029229020
JURISDICTION:	CITY OF SEQUIM
ZONING:	R4-8 (CITY OF SEQUIM)
BUILDER:	HABITAT FOR HUMANITY OF CLALLAM COUNTY
DESIGNER:	THRESHOLD ENGINEERING AND DESIGN, LLC
PROJECT SUMMARY:	NEW CONSTRUCTION AFFORDABLE HOUSING

ONE-STORY DUPLEX: 2 BEDROOM, 1 BATH PER UNIT
~ 900 SF LIVING SPACE PER UNIT
UNIT DIMENSIONS: 40' X 37'
ATTACHED GARAGE: 25' X 12.5'

TWO-STORY TOWNHOMES: 3 BEDROOM, 1.5 BATH PER UNIT
~1150 SF LIVING SPACE PER UNIT
UNIT DIMENSIONS: 30' X 38'
ATTACHED GARAGE: 23' X 12.5'

GENERAL NOTES:

THIS SCHEMATIC ELEVATIONS PLAN SET IS INTENDED TO ILLUSTRATE THE OVERALL PROJECT INTENT FOR HOME SIZE, CONFIGURATION, BASIC FEATURES, AND COMPLIANCE WITH APPLICABLE JURISDICTIONAL DESIGN REQUIREMENTS FOR MULTI-FAMILY CONSTRUCTION EXTERIOR ELEMENTS (SMC 18.26)

IT IS NOT FOR USE IN CONSTRUCTION.

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VICINITY MAP:



PROJECT SITE:





FRONT EXTERIOR PERSPECTIVE
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HABITAT FOR HUMANITY

SEQUIM AVENUE PROJECT
SEQUIM, WA

REV	DATE	DESCRIPTION
	11/26/24	SD ELEVATIONS

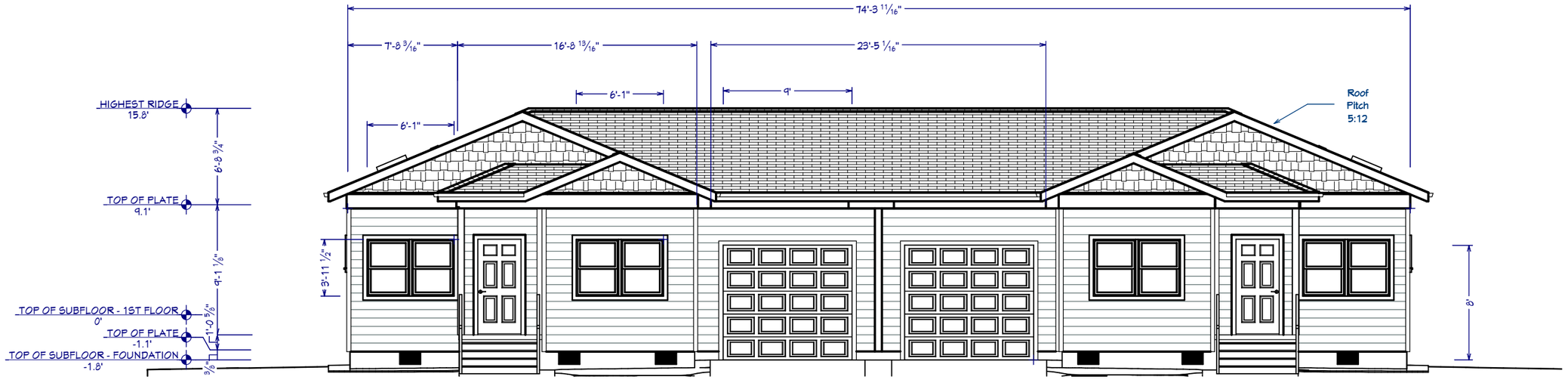
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SCHEMATIC ELEVATIONS - PROJECT SUMMARY

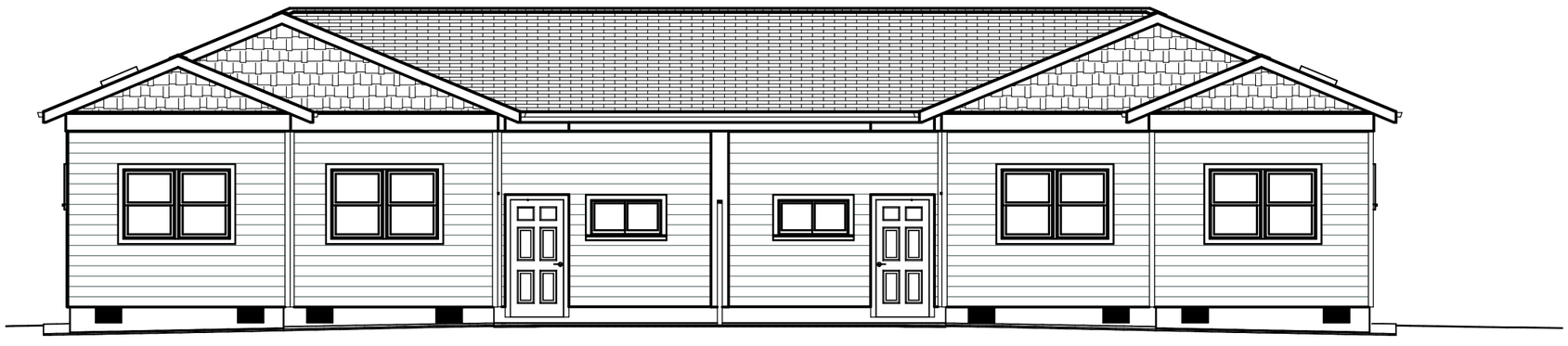
SHEET NUMBER:

1



E1 FRONT WALL ELEVATION

1/8" = 1'



E3 REAR WALL ELEVATION

1/8" = 1'

SMC 18.26.020 Compliance:

C. Menu Options for Multiplex Front Facade Modulation (At least two are required)

1. Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two foot offset between each interval.

2. Covered entrance projecting from the front facade at least three feet.

3. Between stories of a building, a change in materials or colors separated continuous horizontal trim bands.

F. Multiplex buildings must have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure.

H. Structures with garages placed forward of the living portion of the dwellings must contain window openings on the front facade equal to no less than 50% of the surface area of the garage doors

Facade is Modulated	**All Duplex Roof Pitches = 5:12**	**Garage Door = 72 sf**
Facade has projecting Covered Entrance		**Front Facade Windows = 48sf > 36sf**

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SEQUIM, WA

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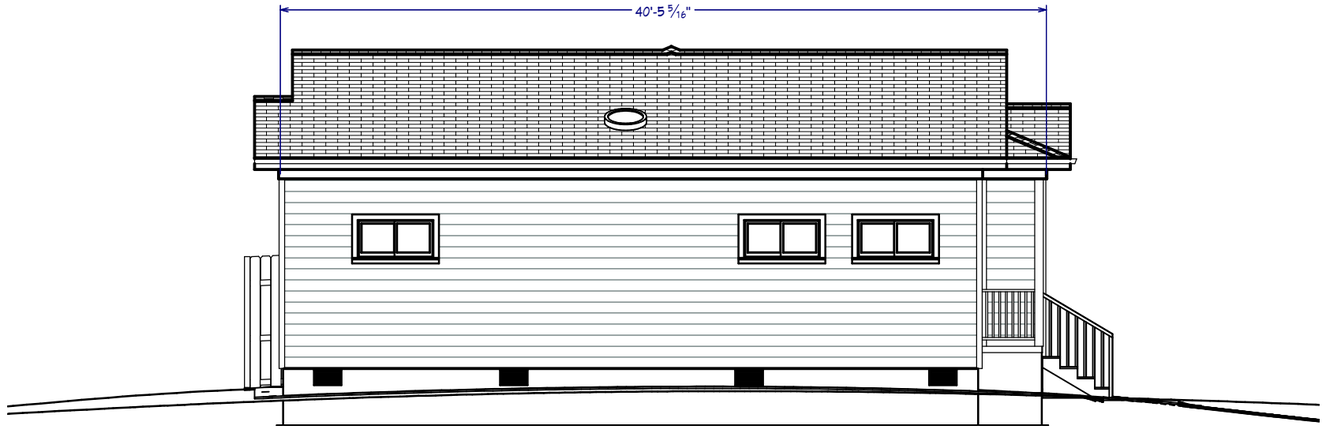
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DUPLEX: EXTERIOR ELEVATIONS

SHEET NUMBER:

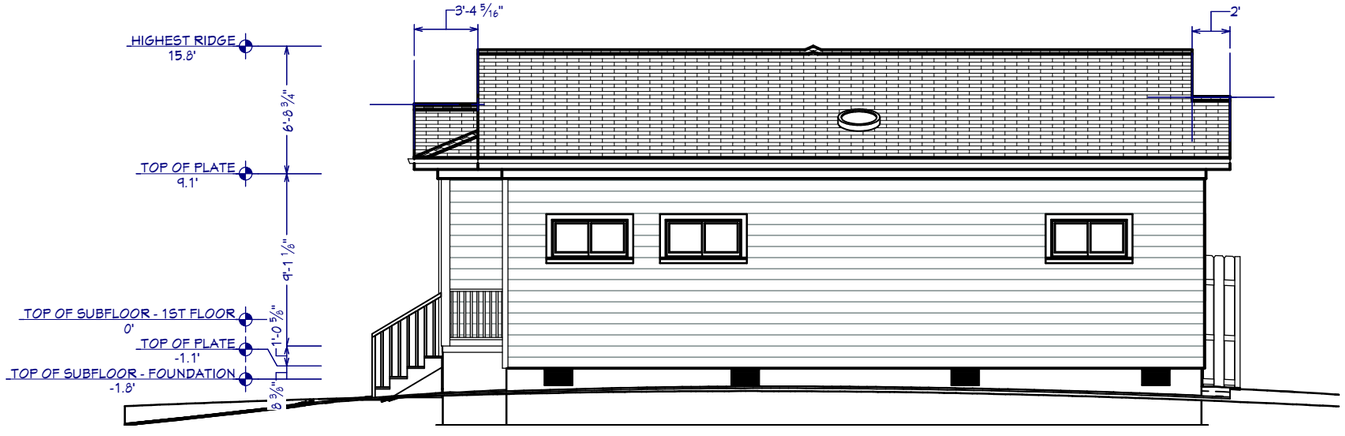
2



E2

SIDE WALL ELEVATION

1/8" = 1'



E4

SIDE WALL ELEVATION

1/8" = 1'

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SEQUIM, WA

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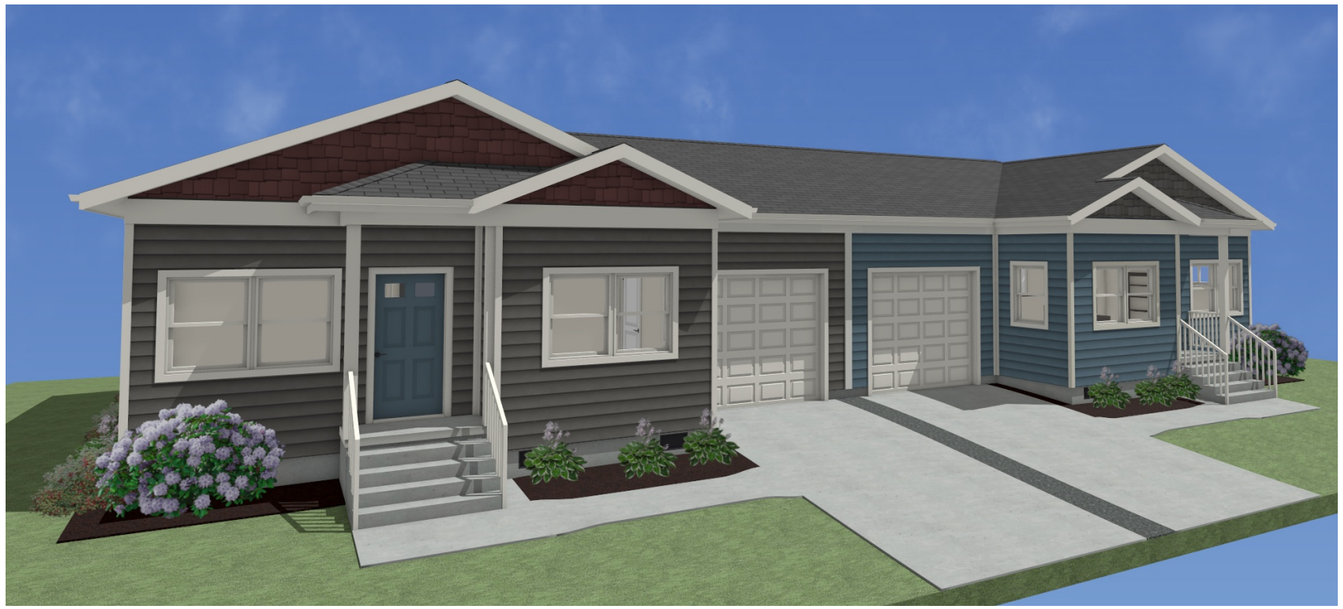
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SHEET NAME:

DUPLEX: EXTERIOR ELEVATIONS 2

SHEET NUMBER:

3



EXTERIOR PERSPECTIVE: FRONT

NTS



EXTERIOR PERSPECTIVE: REAR

NTS

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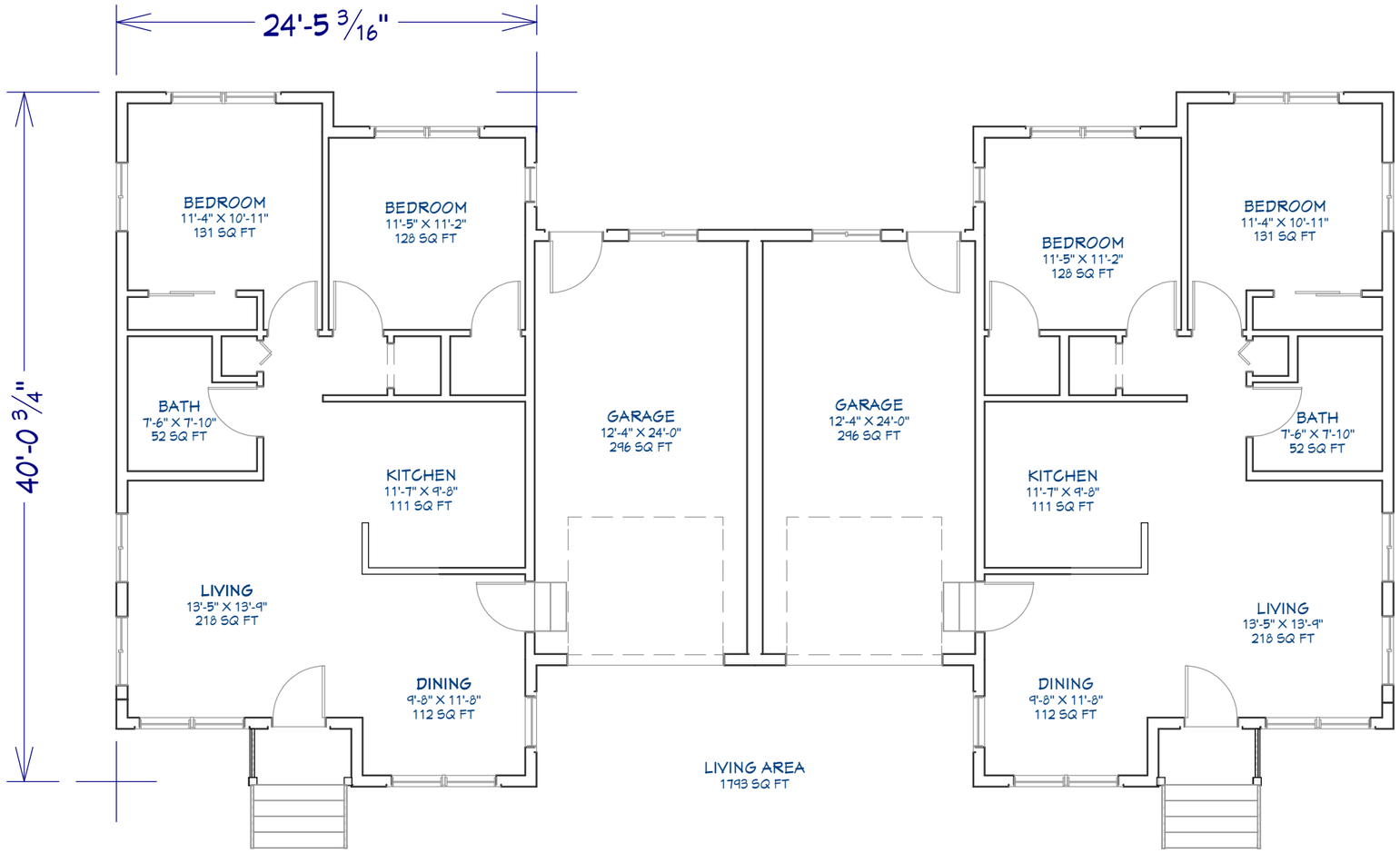
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SHEET NAME:

DUPLEX: EXTERIOR PERSPECTIVES

SHEET NUMBER:

4



FLOOR PLAN SCHEMATIC

1/8" = 1'

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REV	DATE	DESCRIPTION
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SHEET NAME:

DUPLEX: SCHEMATIC FLOOR PLAN

SHEET NUMBER:

5



E1 FRONT WALL ELEVATION

1/8" = 1'

SMC 18.26.020 Compliance:

C. Menu Options for Multiplex Front Facade Modulation (At least two are required)

1. Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two foot offset between each interval.
2. Covered entrance projecting from the front facade at least three feet.
3. Between stories of a building, a change in materials or colors separated continuous horizontal trim bands.

F. Multiplex buildings must have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure.

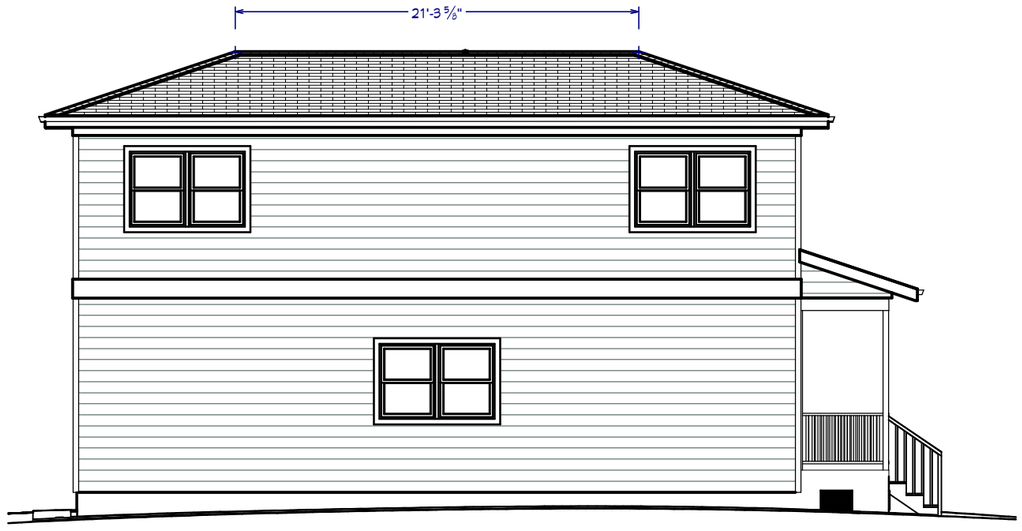
H. Structures with garages placed forward of the living portion of the dwellings must contain window openings on the front facade equal to no less than 50% of the surface area of the garage doors

C. Facade is Modulated, Facade has projecting covered entrance, and stories are separated by a continuous trim band.

F. All Townhome Roof Pitches = 4:12

H. Garage Door = 72 sf
Front Facade Windows = 56sf > 36sf

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E2 SIDE WALL ELEVATION

1/8" = 1'

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REV	DATE	DESCRIPTION
	11/26/24	SD ELEVATIONS

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SHEET NAME:

TRIPLEX OPTION A: EXTERIOR ELEVATIONS

SHEET NUMBER:

6



E3 REAR WALL ELEVATION

1/8" = 1'



E4 SIDE WALL ELEVATION

1/8" = 1'

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REV	DATE	DESCRIPTION
	11/26/24	SD ELEVATIONS

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SHEET NAME:

TRIPLEX OPTION A: EXTERIOR ELEVATIONS 2

SHEET NUMBER:

7



EXTERIOR PERSPECTIVE: FRONT

NTS



EXTERIOR PERSPECTIVE: REAR

NTS

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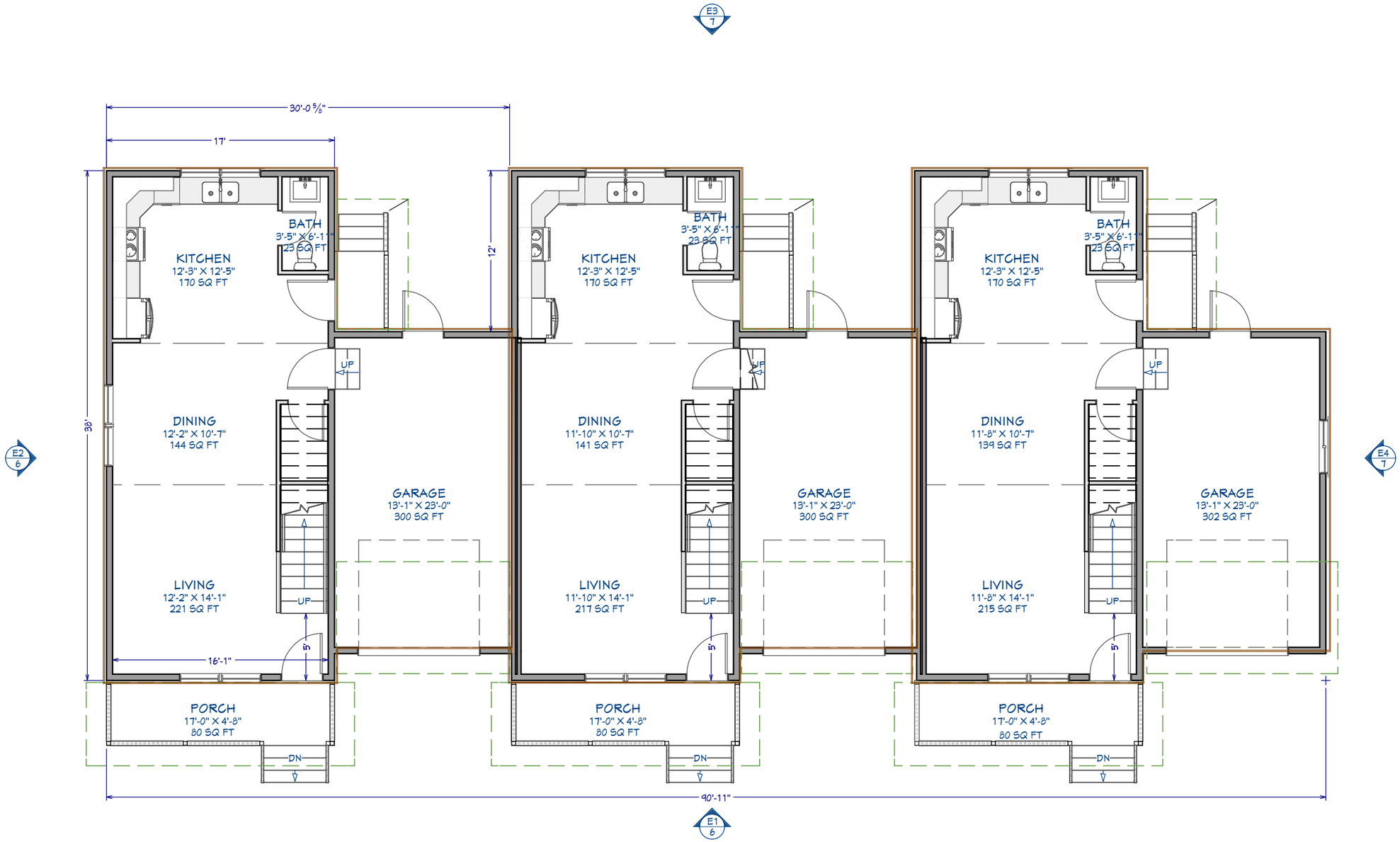
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SHEET NAME:

TRIPLEX OPTION A: EXTERIOR PERSPECTIVES

SHEET NUMBER:

8



FIRST FLOOR PLAN - SCHEMATIC

1/8" = 1'

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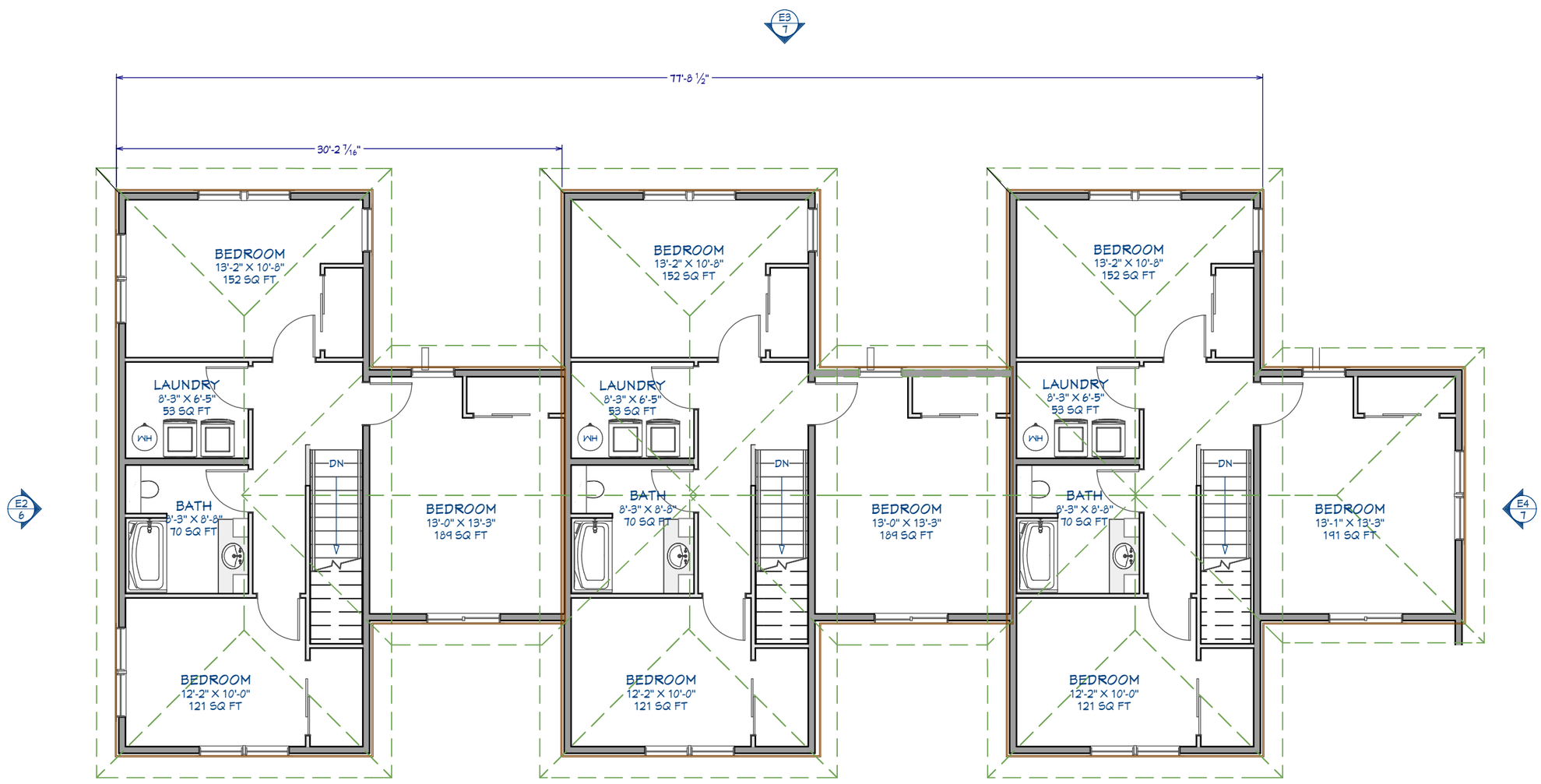
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SHEET NAME:

TRIPLEX OPTION A: SCHEMATIC FIRST FLOOR PLAN

SHEET NUMBER:

9



SECOND FLOOR PLAN - SCHEMATIC

1/8" = 1'

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SHEET NAME:

TRIPLEX OPTION A: SCHEMATIC SECOND FLOOR PLAN

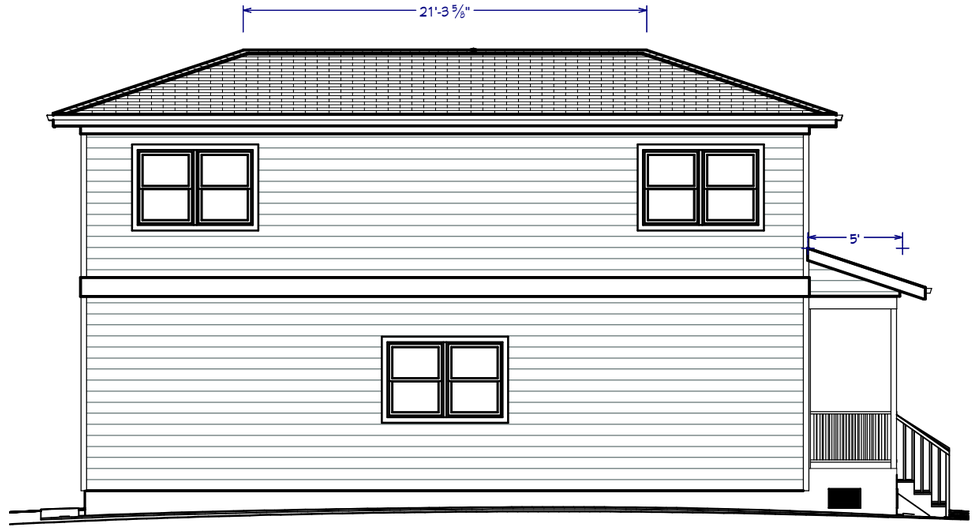
SHEET NUMBER:

10



E1 FRONT WALL ELEVATION

3/32" = 1'



E2 SIDE WALL ELEVATION

1/8" = 1'

SMC 18.26.020 Compliance:

C. Menu Options for Multiplex Front Facade Modulation (At least two are required)
1. Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two foot offset between each interval.
2. Covered entrance projecting from the front facade at least three feet.
3. Between stories of a building, a change in materials or colors separated continuous horizontal trim bands.

F. Multiplex buildings must have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure.

H. Structures with garages placed forward of the living portion of the dwellings must contain window openings on the front facade equal to no less than 50% of the surface area of the garage doors

C. Facade is Modulated, Facade has projecting covered entrance, and stories are separated by a continuous trim band.

F. All Townhome Roof Pitches = 4:12

H. Garage Door = 72 sf
Front Facade Windows = 56sf > 36sf

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SEQUIM AVENUE PROJECT
SEQUIM, WA

REV	DATE	DESCRIPTION
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NOT FOR CONSTRUCTION

SHEET NAME:

FOURPLEX OPTION A: EXTERIOR ELEVATIONS

SHEET NUMBER:

11



E3 REAR WALL ELEVATION

3/32" = 1'



E4 SIDE WALL ELEVATION

1/8" = 1'

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SEQUIM AVENUE PROJECT
SEQUIM, WA

REV	DATE	DESCRIPTION
	11/26/24	SD ELEVATIONS

NOT FOR CONSTRUCTION

SHEET NAME:

FOURPLEX OPTION A: EXTERIOR ELEVATIONS 2

SHEET NUMBER:

12



EXTERIOR PERSPECTIVE: FRONT

NTS



EXTERIOR PERSPECTIVE: REAR

NTS

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SEQUIM AVENUE PROJECT
SEQUIM, WA

REV	DATE	DESCRIPTION
	11/26/24	SD ELEVATIONS

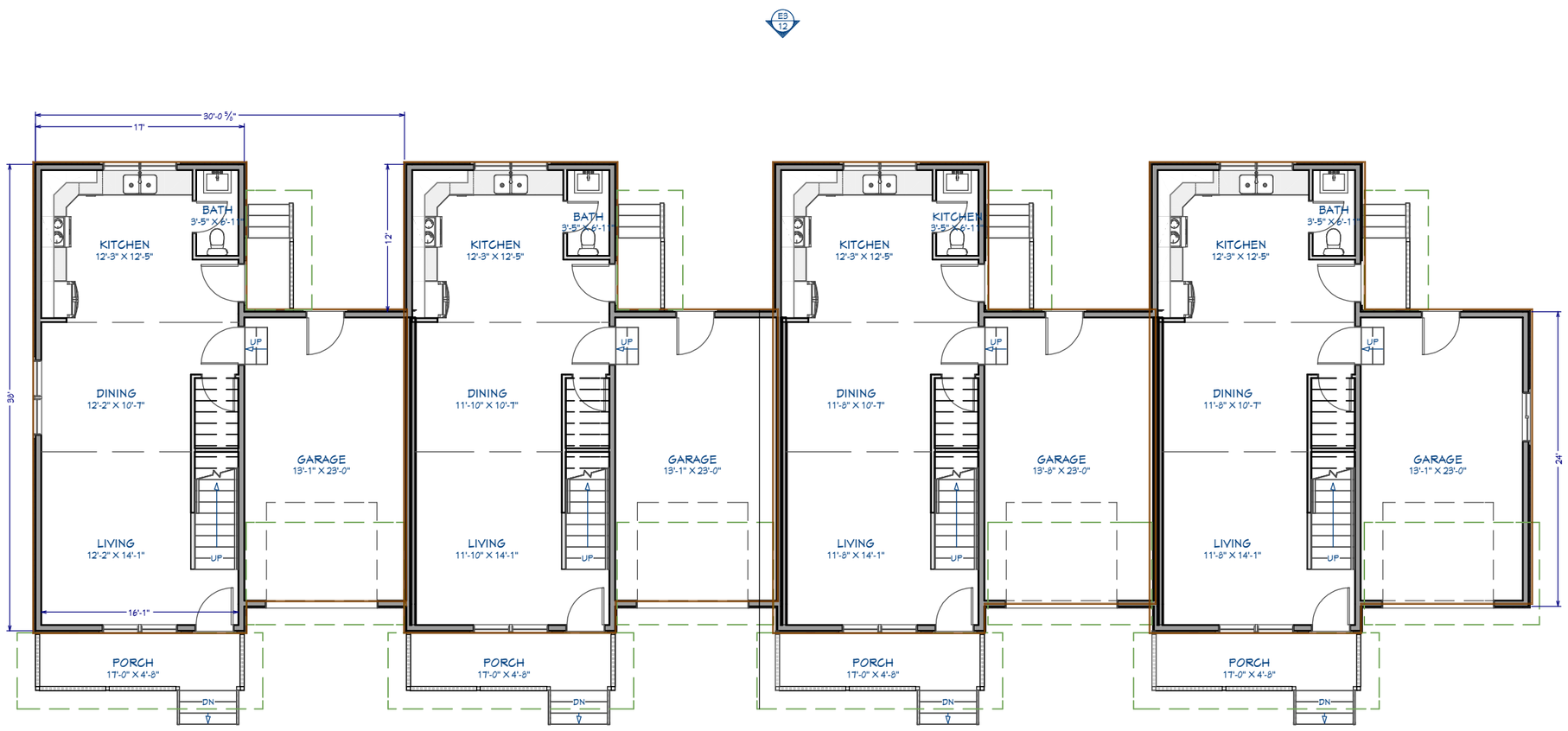
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SHEET NAME:

FOURPLEX OPTION A: EXTERIOR PERSPECTIVES

SHEET NUMBER:

13



FIRST FLOOR PLAN - SCHEMATIC

3/32" = 1'

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SEQUIM, WA

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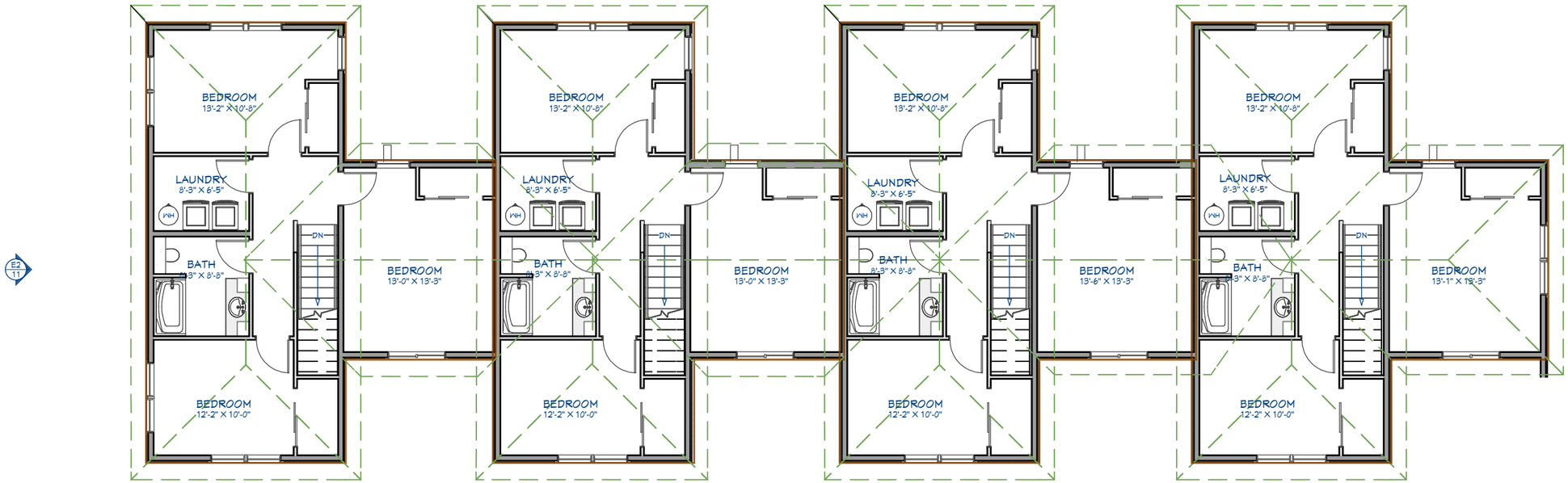
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SHEET NAME:

FOURPLEX OPTION A: SCHEMATIC FIRST FLOOR PLAN

SHEET NUMBER:

14



SECOND FLOOR PLAN - SCHEMATIC

3/32" = 1'

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REV	DATE	DESCRIPTION
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SHEET NAME:

FOURPLEX OPTION A: SCHEMATIC SECOND FLOOR PLAN

SHEET NUMBER:

15



E1 FRONT WALL ELEVATION

3/32" = 1'

SMC 18.26.020 Compliance:

C. Menu Options for Multiplex Front Facade Modulation (At least two are required)
   1. Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two foot offset between each interval.
   2. Covered entrance projecting from the front facade at least three feet.
   3. Between stories of a building, a change in materials or colors separated continuous horizontal trim bands.

F. Multiplex buildings must have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure.

G. For all multiplexes exceeining one story in height, no ridgeline can be greater than 24 feet in length without a five-foot vertical or sloped offset that creates a new ridgeline that is at least 10 feet in length.

H. Structures with garages placed forward of the living portion of the dwellings must contain window openings on the front facade equal to no less than 50% of the surface area of the garage doors.

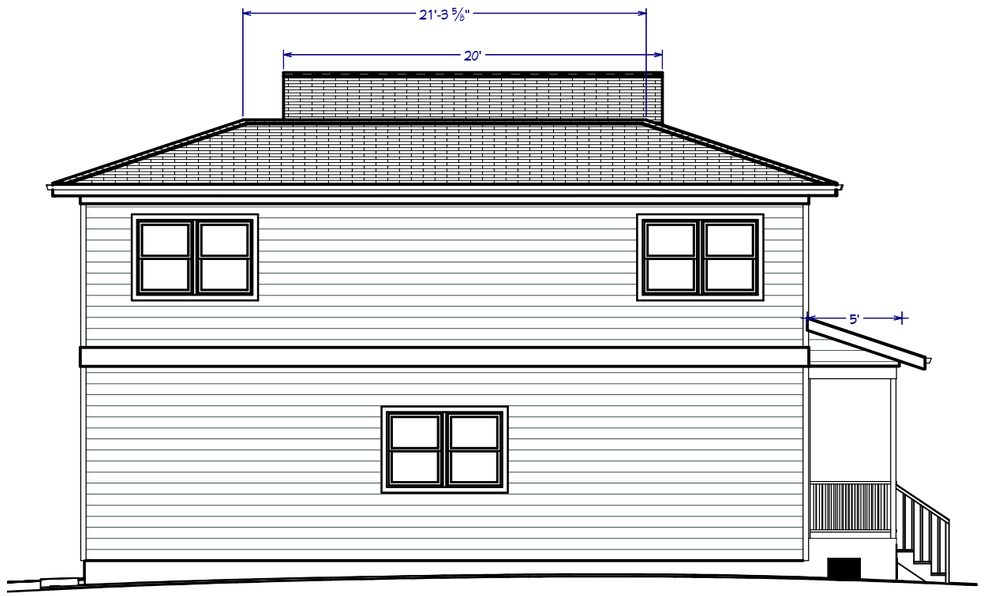
C. Facade is Modulated, Facade has projecting covered entrance, and stories are separated by a continuous trim band.

F. All Townhome Roof Pitches = 4:12

G. Upper roof structure has been added for the sole purpose of compliance with this City of Sequim design requirement. It provides no additional living space.

H. Garage Door = 72 sf
Front Facade Windows = 56sf > 36sf

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E2 SIDE WALL ELEVATION

1/8" = 1'

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REV	DATE	DESCRIPTION
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SHEET NAME:

FOURPLEX OPTION B: EXTERIOR ELEVATIONS

SHEET NUMBER:

16



E3 REAR WALL ELEVATION

3/32" = 1'



E4 SIDE WALL ELEVATION

1/8" = 1'

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NOT FOR CONSTRUCTION

SHEET NAME:

FOURPLEX OPTION B: EXTERIOR ELEVATIONS 2

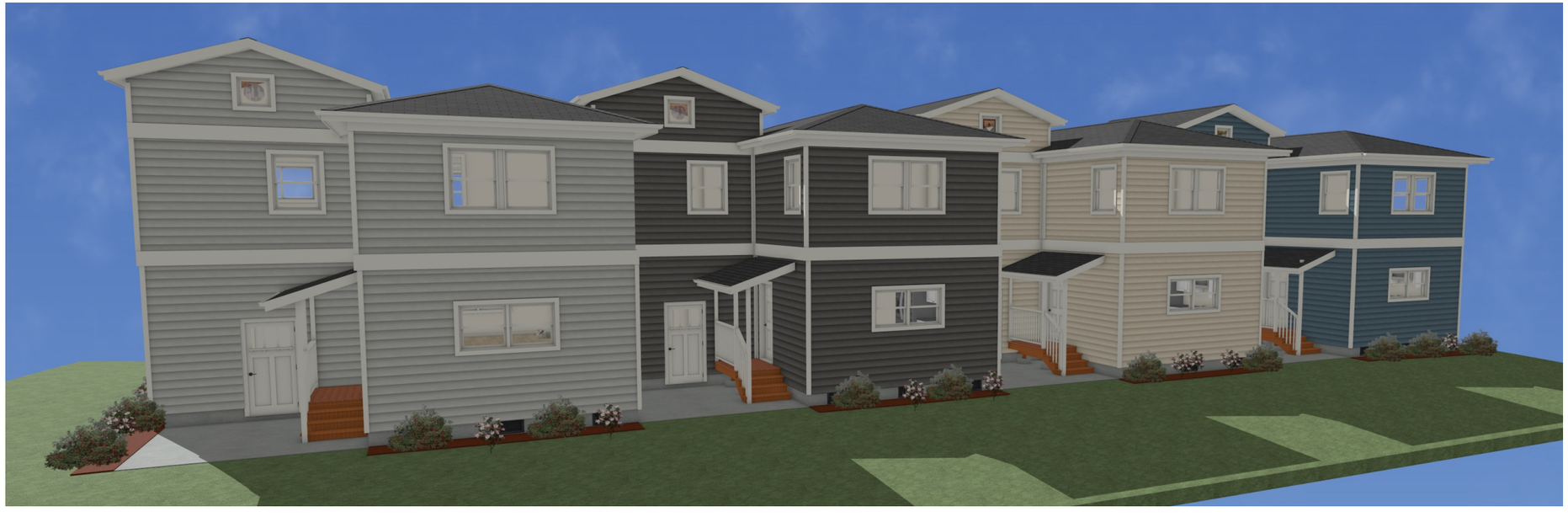
SHEET NUMBER:

17



EXTERIOR PERSPECTIVE: FRONT

NTS



EXTERIOR PERSPECTIVE: REAR

NTS

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SHEET NAME:

FOURPLEX OPTION B: EXTERIOR PERSPECTIVES

SHEET NUMBER:

18