Site Summary:

Total Homes: 76
Net Pad Area: +4.16 Acres
Density = 18.3 Homes/Acre

Parking Required:
76 homes x 1.7 spaces per home = 129.2 = 130 spaces
Parking Provided:

Covered spaces

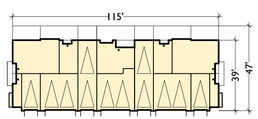
- 24 homes with one car garages = 24 covered spaces
- 24 homes with two-car tandem garages = 48 covered spaces
- 28 homes with two-car side-by-side garages = 56 covered spaces
- **Subtotal of covered garage spaces = 128 spaces**

Uncovered spaces:

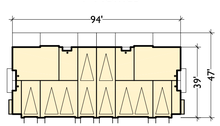
- 24 1-car garage homes will use 0.7 spaces/home = 16.8 uncovered spaces
- 52 2-car garage homes will use 0.25 spaces/home = 13.0 uncovered spaces
- **Subtotal of uncovered spaces required = 29.8 spaces = 30 spaces**

Grand total spaces on site: = 161 spaces (+30 spaces)
Overall parking ratio: 2.11:1

Building Types | # of Buildings



7 Homes — 4 Buildings = 28 Homes



6 Homes — 8 Buildings = 48 Homes

Total = 76 Homes

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2014 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

CONCEPTUAL SITE PLAN F

11795 NE 116TH STREET - TOTEM LAKE

City of Kirkland, Washington

0 15 30 60
SCALE: 1" = 30'-0"

294.15208

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

8.26.15

QUADRANT HOMES

FRONT ELEVATION

09.02.15

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2014 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

CONCEPTUAL ELEVATIONS

11795 NE 116TH STREET

Kirkland, Washington

0 4' 8' 12'
SCALE 1/8" = 1'

294.15208

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

QUADRANT HOMES

RIGHT ELEVATION

09.02.15

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2014 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

CONCEPTUAL ELEVATIONS

11795 NE 116TH STREET

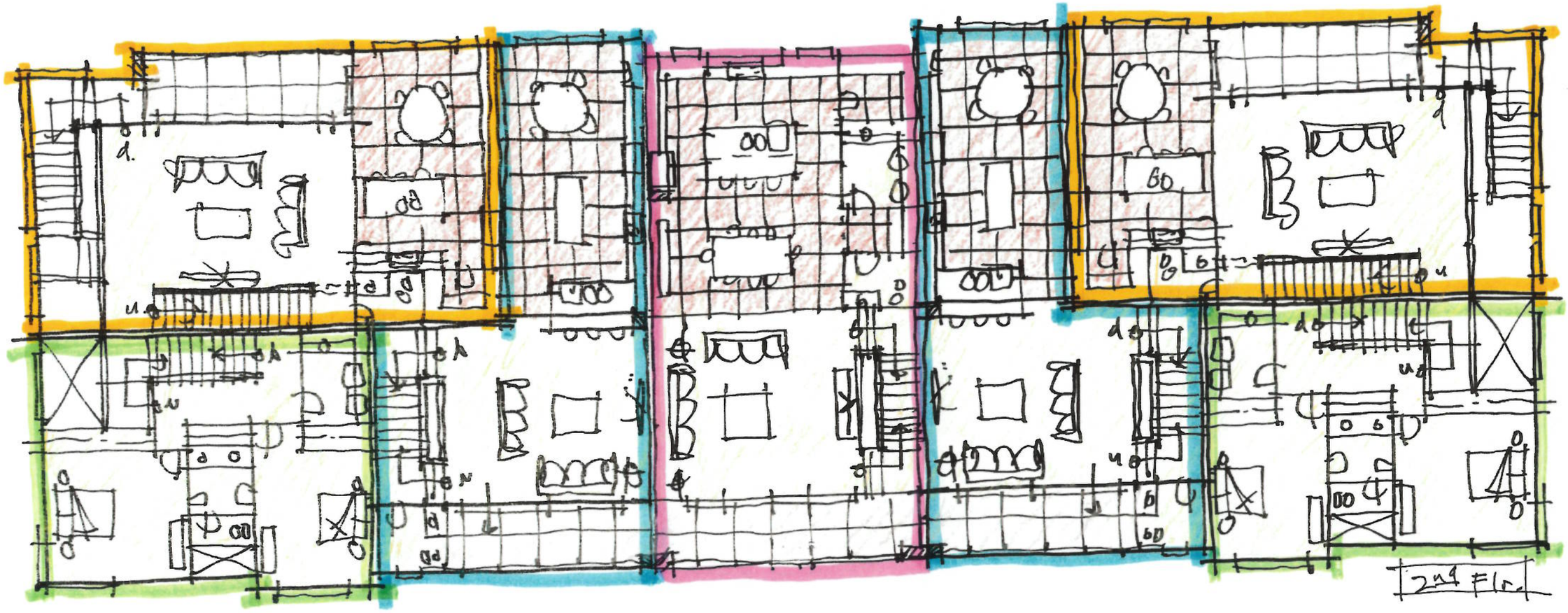
Kirkland, Washington

0 4' 8' 16'
SCALE 1/8" = 1'

294.15208

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

QUADRANT HOMES



Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2014 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

CONCEPTUAL FLOOR PLANS - SECOND FLOOR

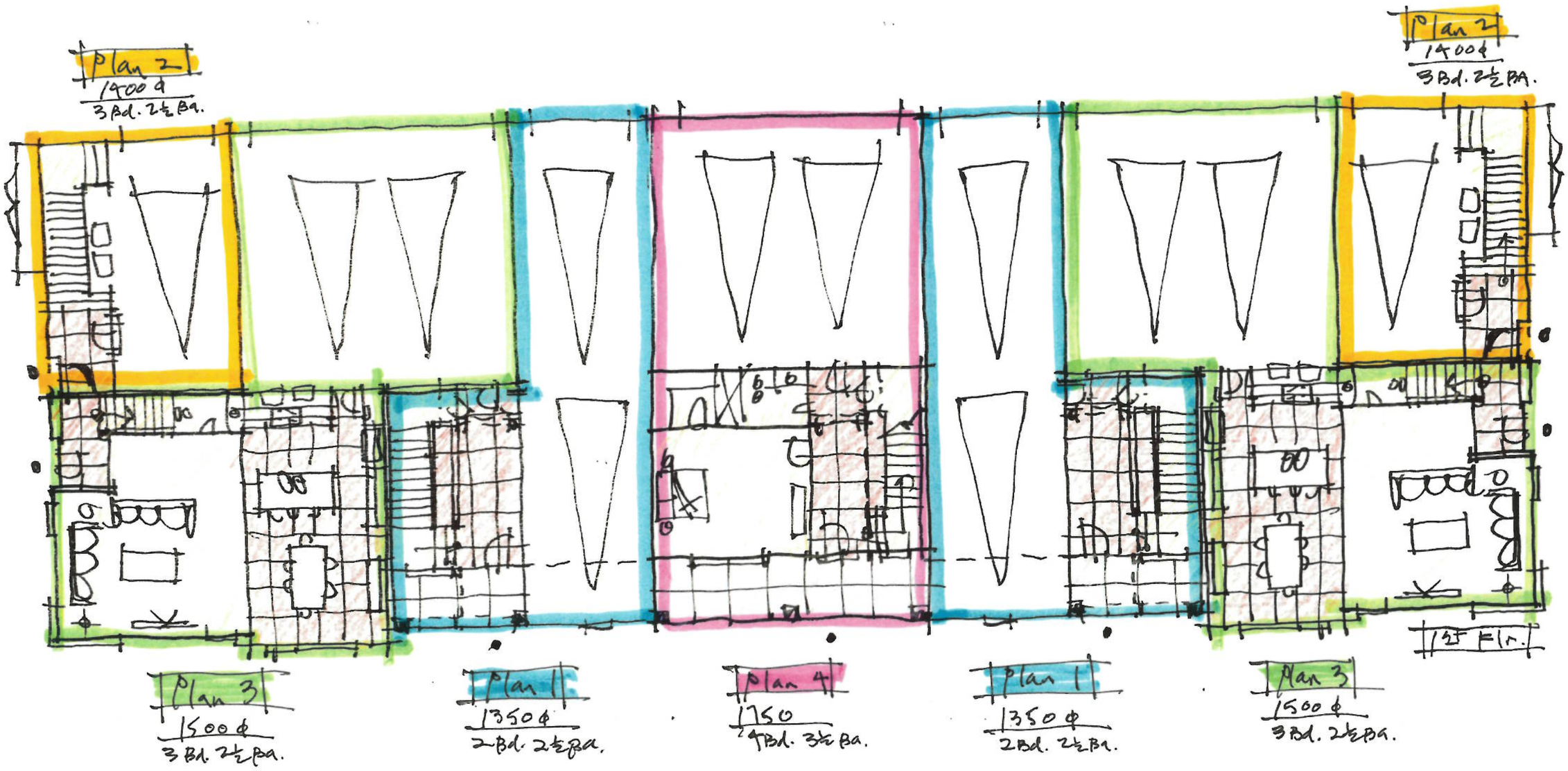
11795 NE 116TH STREET - TOTEM LAKE

Kirkland, Washington

0 2 4 8
SCALE 1:8

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

QUADRANT HOMES



Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2014 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

CONCEPTUAL FLOOR PLANS - FIRST FLOOR

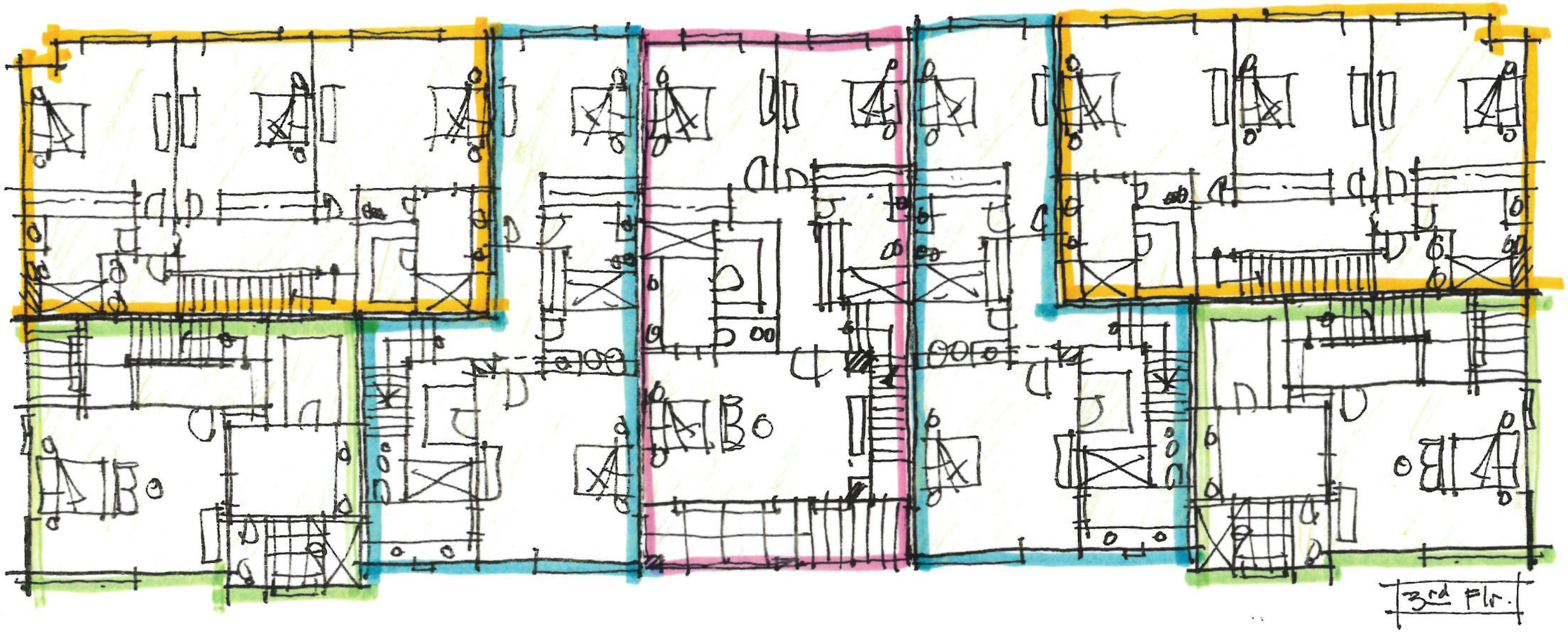
11795 NE 116TH STREET - TOTEM LAKE

Kirkland, Washington

0 2 4 8
SCALE 1:8

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

QUADRANT HOMES



Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2014 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

CONCEPTUAL FLOOR PLANS - THIRD FLOOR

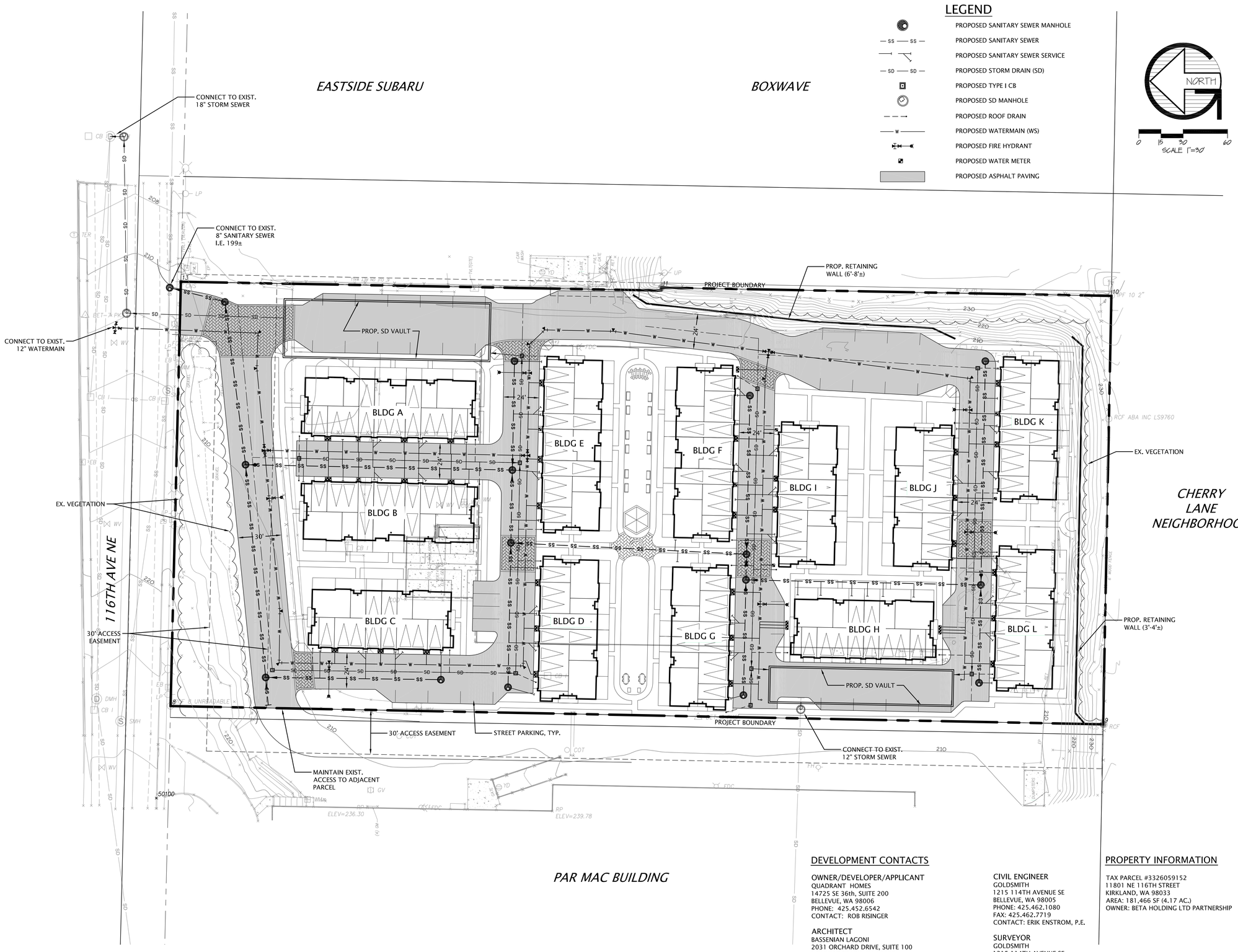
11795 NE 116TH STREET - TOTEM LAKE

Kirkland, Washington

0 2 4 8
SCALE 1:8

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

QUADRANT HOMES



Job No. 15198
SEPTEMBER 3, 2015
1

CONCEPTUAL UTILITY PLAN FOR BETA PROPERTY

QUADRANT HOMES
CITY OF KIRKLAND

DEVELOPMENT CONTACTS

OWNER/DEVELOPER/APPLICANT
QUADRANT HOMES
14725 SE 36th, SUITE 200
BELLEVUE, WA 98006
PHONE: 425.452.6542
CONTACT: ROB RISINGER

ARCHITECT
BASSENIAN LAGONI
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: 949.553.9100
FAX: 425.452.8448
CONTACT: SCOTT ADAMS

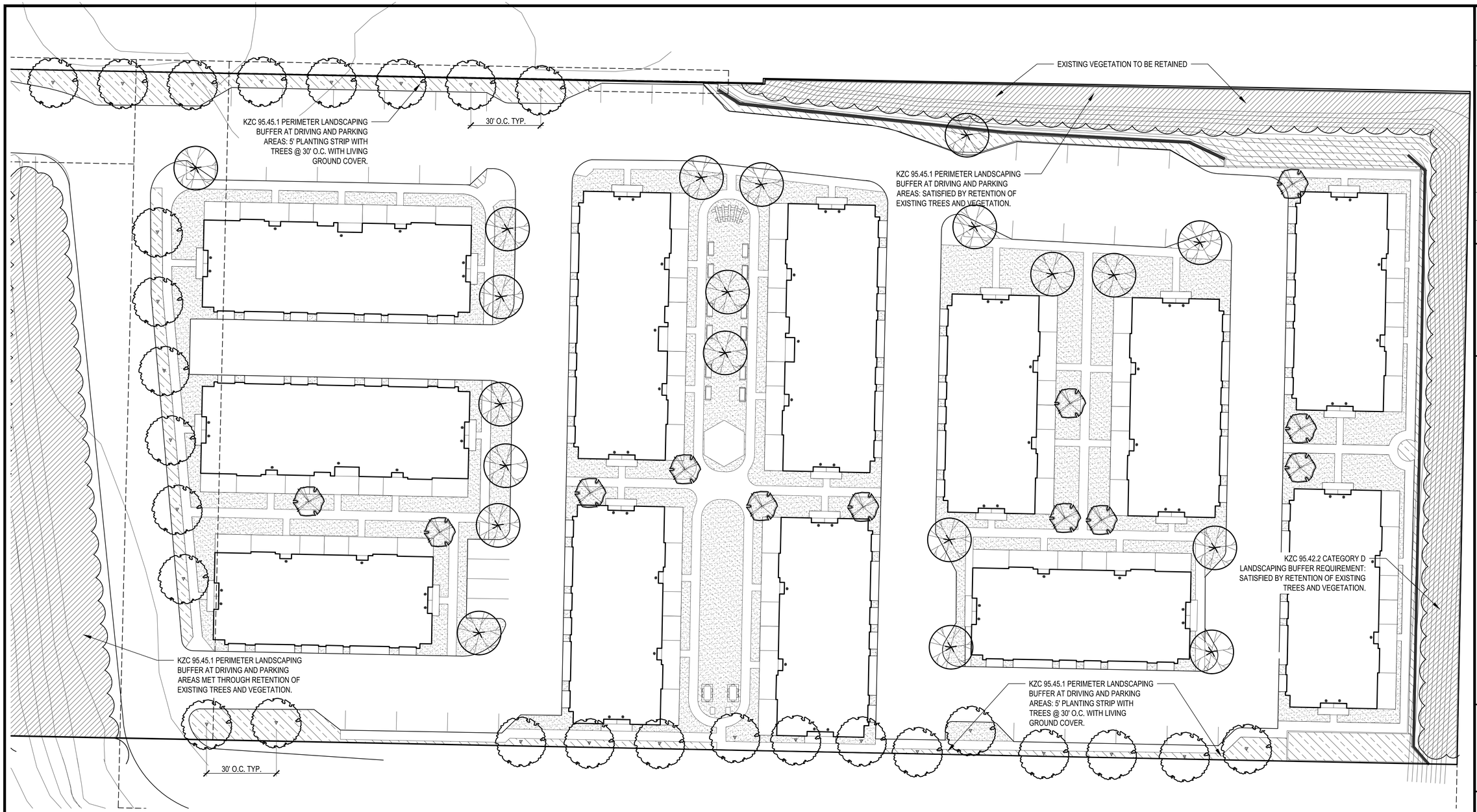
CIVIL ENGINEER
GOLDSMITH
1215 114TH AVENUE SE
BELLEVUE, WA 98005
PHONE: 425.462.1080
FAX: 425.462.7719
CONTACT: ERIK ENSTROM, P.E.

SURVEYOR
GOLDSMITH
1215 114TH AVENUE SE
BELLEVUE, WA 98005
PHONE: 425.462.1080
FAX: 425.462.7719
CONTACT: LEE NYQUIST, PLS

PROPERTY INFORMATION

TAX PARCEL #3326059152
11801 NE 116TH STREET
KIRKLAND, WA 98033
AREA: 181,466 SF (4.17 AC.)
OWNER: BETA HOLDING LTD PARTNERSHIP

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 F 425.462.7719 WWW.goldsmithengineering.com



PLANTING LEGEND

	TYPICAL SPECIES	COMMON NAME	SIZE	SPACING
STREET TREE				
	Acer rubrum	Red Maple	2" cal. min.	
SUPPLEMENTAL LANDSCAPING TREES				
	Ginkgo biloba	Ginkgo Tree	2" cal. min.	
	Pyrus calleryana	Redspire Pear	2" cal. min.	

PLANTING LEGEND, CONTINUED

LAWN	Seeded or sod			
GROUNDCOVER	*Arctostaphylos uva-ursi*	Kinnikinnick	4" pots	12" O.C.
	Rubus pentalobus	Bramble	4" pots	12" O.C.
EXISTING VEGETATION TO REMAIN				

NORTH

0 10 20 40 60

SCALE: 1" = 20'

SUPPLEMENTAL PLANTING TREE CALCULATION

KZC 95.41.1. Landscaping in uncommitted areas:

1 tree per 1,000 sf of area to be landscaped. Minimum tree size at time of planting: Deciduous = 2" cal., evergreen = 5' ht.

Landscaped area not committed to other purposes: 31,204 sf/1,000 = 31.2 trees

Trees provided in supplemental landscaping: 32 trees

DATE	REVISION	BY	CK. NO.
9/3/15	Pre-Application		

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

DAVID STUART ANDREWS CERTIFICATE NO. 439

BETA TOWNHOMES

11795 NE 116TH ST
KIRKLAND, WA

CLIENT

QUADRANT HOMES

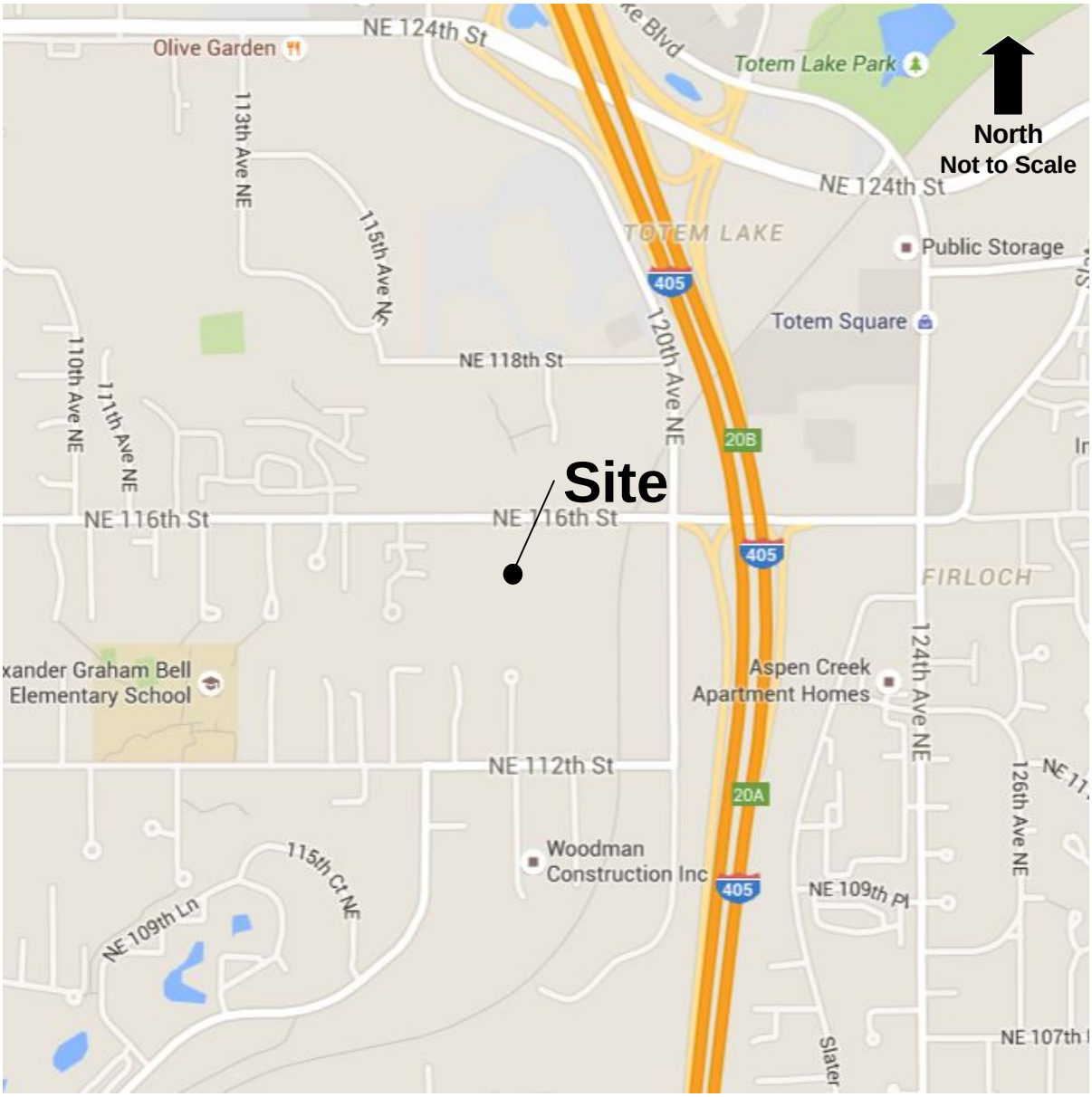
andrews LANDSCAPE ARCHITECTS

PROJECT NO.

LANDSCAPE PLAN

L1.01

SHEET ___ OF ___



Vicinity Map

11795 & 11801 NE 116th Street
Kirkland, WA

Map Data © 2015 Google
15198 Vicinity Map_2015-8-12.docx

GOLDSMITH
LAND DEVELOPMENT SERVICES