



Streamline Design Guidance Package

Looking West

2016.03.11

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Project Information

Address: 111 26th Ave E Seattle, WA 98122

Legal Description: Lots 17 and 18, Block 47, Yesler's second addition (supplemental) to the city of Seattle, according to the plat recorded in volume 2 of plats, page 21, in King County, Washington.

Parcel #: 9828702305

Site Area: 9600sf

Zoning: LR2

Overlays: None

Misc: Detached ADU's, Freq Transit

ECA: 40% Steep Slope, Potential Slide Area

Existing Use: Existing Duplex to be Deconstructed

Max FAR: Rowhouses: 1.3 (4,960 x 1.3 = 6,448sf) Townhouses: 1.2 (4640 x 1.2 = 5,568sf)

Max Density: RH = No Limit, TH = No Limit Max

Height: 30' Above AGP Allowed/Provided

Proposed Project Description: Construct 4 Rowhouses and 4 Townhouses with underground parking. Existing structures to be deconstructed.

Proposed Square Footage: Heated = 11,988sf Square Footage Towards FAR: Rowhouses: 6,427sf < 6,448sf Complies Townhouses: 5,560sf < 5,568sf Complies

Proposed Parking Provided: 14 Stalls 8 required, Complies Potential 50% Reduction Possible (Freq Trans)

Proposed Facade Length: 71' - 1"



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Project Information Streamline Design Guidance Package Context Map

Zoning Map

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Number	Name	Area	Area Type
Inderground Parking		0070.05	
Inderground Parking	Parking (Excluded from FAR)	3872 SF	Building Common Area
Inderground Parking: 1		3872 SF	
Init A	l evel 1	643 SF	Building Common Area
Jnit A	Level 2	345 SF	Building Common Area
Jnit A	Level 2 Deck (Excluded from FAR)	14 SF	Building Common Area
Jnit A	Level 3	605 SF	Building Common Area
Jnit A	Level 3 Deck (Excluded from FAR)	39 SF	Building Common Area
Jnit A	Roof Deck Stair Heated	12 SF	Building Common Area
Jnit A	Roof Deck (Excluded from FAR)	577 SF	Building Common Area
Jnit A: 7		2234 SF	
Jnit B			
Jnit B	Level 1	643 SF	Building Common Area
Jnit B	Level 2	350 SF	Building Common Area
Jnit B	Level 2 Deck (Excluded from FAR)	9 SF	Building Common Area
Jnit B		605 SF	Building Common Area
Jnit B	Level 3 Deck (Excluded from FAR)	40 SF	Building Common Area
Jnit B	Root Deck Stall Heated	IZ OF	Building Common Area
Init B: 7	THOU DECK (Excluded from FAR)	2212 SF	Dunuing Common Area
Init C		ZZ IZ OF	
Init C	l evel 1	643 SF	Building Common Area
Init C	Level 2	345 SF	Building Common Area
Jnit C	Level 2 Deck (Excluded from FAR)	14 SF	Building Common Area
Jnit C	Level 3	605 SF	Building Common Area
Jnit C	Level 3 Deck (Excluded from FAR)	40 SF	Building Common Area
Jnit C	Roof Deck Stair Heated	12 SF	Building Common Area
Jnit C	Roof Deck (Excluded from FAR)	554 SF	Building Common Area
Jnit C: 7	[······	2213 SF	
Jnit D			
Jnit D	Level 1	643 SF	Building Common Area
Jnit D	Level 2	351 SF	Building Common Area
Jnit D	Level 2 Deck (Excluded from FAR)	10 SF	Building Common Area
Jnit D	Level 3	605 SF	Building Common Area
Jnit D	Level 3 Deck (Excluded from FAR)	39 SF	Building Common Area
Jnit D	Roof Deck Stair Heated	12 SF	Building Common Area
Jnit D	Roof Deck (Excluded from FAR)	577 SF	Building Common Area
Jnit D: 7		2236 SF	
Jnit E			
Jnit E	Level 1	457 SF	Building Common Area
Jnit E	Level 2	431 SF	Building Common Area
Jnit E	Level 2 Deck (Excluded from FAR)	49 SF	Building Common Area
Jnit E	Level 3	441 SF	Building Common Area
Jnit E	Level 3 Deck (Excluded from FAR)	19 SF	Building Common Area
Jnit E	Roof Deck Stair Heated	20 SF	Building Common Area
Jnit E	Roof Deck (Excluded from FAR)	355 SF	Building Common Area
Jnit E: 7		1772 SF	
Jnit F		100.05	
Jnit F	Level 1	4/8 SF	Building Common Area
	Level 2	4/2 SF	Building Common Area
JNILF	Level 2 Deck (Excluded from FAR)	1/ SF	Building Common Area
	Level 3	401 SF	Building Common Area
ліц г Ipit F	Revel 3 Deck (Excluded from FAR)	21 5F	Building Common Area
Init F	Roof Deck (Excluded from EAD)	20 OF	Building Common Area
Init F: 7	INUTIDED (EXCluded from FAR)	1823 SF	Building Common Area
Init G		1020 OF	
Init G	l evel 1	457 SE	Building Common Area
Init G	Level 2	431 SF	Building Common Area
Jnit G	Level 2 Deck (Excluded from FAR)	49 SF	Building Common Area
Jnit G	Level 3	441 SF	Building Common Area
Jnit G	Level 3 Deck (Excluded from FAR)	19 SF	Building Common Area
Jnit G	Roof Deck Stair Heated	20 SF	Building Common Area
Jnit G	Roof Deck (Excluded from FAR)	355 SF	Building Common Area
Jnit G: 7		1772 SF	
Jnit H			
Jnit H	Level 1	478 SF	Building Common Area
Jnit H	Level 2	472 SF	Building Common Area
Jnit H	Level 2 Deck (Excluded from FAR)	17 SF	Building Common Area
Jnit H	Level 3	461 SF	Building Common Area
Jnit H	Level 3 Deck (Excluded from FAR)	21 SF	Building Common Area
Jnit H	Roof Deck Stair Heated	20 SF	Building Common Area
		1	J =
Jnit H	Roof Deck (Excluded from FAR)	354 SF	Building Common Area

<u>FAR</u>

Rowhouses: Unit A, B, C, D Townnhouses: Unit E, F, G, H

Allowed:

Rowhouses: 1.3 (4,960 x 1.3 = 6,448sf) Townhouses: 1.2 (4640 x 1.2 = 5,568sf)

Proposed:

Rowhouses: 6,427sf < 6,448sf **Complies** Townhouses: 5,560sf < 5,568sf **Complies**





FAR Area Schedule Streamline Design Guidance Package

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Survey Streamline Design Guidance Package

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Context Map Streamline Design Guidance Package

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Context Map Streamline Design Guidance Package

Context Map



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Context Map Streamline Design Guidance Package

Context Map



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Existing Site Conditions Streamline Design Guidance Package

Looking West

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Existing Site Conditions Streamline Design Guidance Package

Looking East from Alley

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Looking South on Alley



Southwest Corner of Site





Existing Site Conditions Streamline Design Guidance Package



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Looking North on Alley

West Edge of Site

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The surrounding built environment is a mixture of apartments and single family homes with a few small businesses located nearby along E Madison St. Public transportation is easily accessible from the site with the closest bus stop being less than a four minute walk to the north in addition to the nearby Rapid Ride. The site is within close proximity to Interstate 5 allowing quick access to the greater Seattle area. Nearby attractions include the Woodland Park Zoo, Gas Works Park, Green Lake, and the University of Washington.



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Existing Streetscape Streamline Design Guidance Package

Looking East on 26th Ave E

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Seattle Design Guidelines

Design Response

CS1. Natural Systems and Site Features C. Topography	Buildings step up the small hillside found on the site. The have a view out to the East.
CS1. Natural Systems and Site Features D. Plants and Habitat	The buildings are stepping up along the hillside in responsively species will be used on site.
CS2. Urban Pattern and Form B. Adjacent Sites, Streets, and Open Spaces	Landscaping materials, such as plants and screens, will properties. Clearly denoted paths create clear pedestria
CS2. Urban Pattern and Form D. Height, Bulk, and Scale	The project will appropriately relate to adjacent propertie context has many 3 stories above grade, as proposed or
CS3. Architectural Character A. Emphasize Positive Neighborhood Attributes	The neighborhood is in the process of evolving from sma more multifamily housing. The site will provide multi-fami architectural features to break down the elevations to a r
PL2. Walkability	Pedestrian access can occur from either the street front centralized courtyard by terracing steps that will be lit at
PL2. Walkability B. Safety and Security	Pedestrian and vehicular circulation will be well lit at night The locations of the windows in each of the units allow s surveillance.
PL3. Street Level Interaction	Each of the individual units has its own private covered e the street level. At night, each of the entry canopies are f
PL3 Street-Level Interaction C. Residential Edges	The residential edge of 26th has been designed to be vis while also allowing the units to have security and privacy are separated from the street by steps and a landscape
DC1. Project Uses and Activities B. Vehicular Access and Circulation	Vehicles access the site from a new curb cut which leads unit has at least 1 designated spot. Pedestrian access is located throughout the site to help the cloistered area fer



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Design Guideline Streamline Design Guidance Package

e natural slope of the site allows for all units to

onse to the natural slope of the site. Native plant

be used to prevent light and glare onto adjacent an and vehicular circulation of the site.

es in terms of height and scale. The surrounding n the site.

all single family residences or duplexes to nily housing while using the building façade and more personable scale.

or the alley. User are then guided to the night to ensure safety.

ht to ensure safety through the use of sconces. sight lines onto the street level below for natural

entrance to help distinguish the unit entrances on further illuminated with a light fixture.

sually appealing to the surrounding community y. Unit entrances have recessed entrances that buffer.

s to a below grade parking structure where each is denoted with the use of permeable pavers el more like a public gathering space.

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Seattle Design Guidelines

Design Response

DC1. Project Uses and Activities C. Parking and Service Uses	
DC2. Architectural Concept A. Massing	Subtle building shifts and decks create movement within being to keep the form inherently simple in order to use l
DC2. Architectural Concept B. Architectural and Façade Composition	The building façade is articulated in a way to clearly disti Public, semi-public, and private area are articulated throu shifted in order for each unit to have direct access to the
DC2. Architectural Concept C. Secondary Architectural Features	
DC3. Open Space Concept A. Building – Open Space Relationship	Building openings are located to indicate gathering space
DC4. Exterior Elements and Finishes A. Building Materials	The overarching goal of the project through the design p simple in order to use durable and high quality materials maintain in Seattle's climate.
DC4. Exterior Elements and Finishes D. Trees, Landscape and Hardscape Materials	A variety of hardscape materials will be used to differenti permeable pavers indicate a more private function while indicate a more public function. Tall, thin trees, such as b will be used throughout the site's public and semi-private screening lighting and creating privacy to adjacent lots. T park-like environment to enhance the site and neighborh



opes found on the West of the site making alley arking structure allows units to have covered Solid waste has a designated area along the adjacent lots.

the simple massing of the building. The goal high quality, durable materials.

tinguish units larger volumes activating the street. bugh the use of glazing. Building forms are subtly pedestrian courtyard in the center of the site.

e keeping the form simple. The buildings fit within n, and height.

es that can look out to the view.

bhase was to keep the building form inherently s. All finish materials will be durable and easy to

iate different functions of the site. 2' x 2' e the wider permeable pavement of the curb cut birches, along with other landscaping materials e spaces to accent the design while concurrently The ultimate goal being to create a strong urban nood character.

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Graphic Narrative Streamline Design Guidance Package

Looking West

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Graphic Narrative Streamline Design Guidance Package

East - West Section

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Site Plan Streamline Design Guidance Package

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Underground Garage Plan 1/16" = 1'-0"



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Underground Garage Plan Streamline Design Guidance Package

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Level 1 Plan Streamline Design Guidance Package



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Level 2 Plan 1/16" = 1'-0"



Level 2 Plan Streamline Design Guidance Package

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Level 3 Plan Streamline Design Guidance Package



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Roof Deck Plan 1/16" = 1'-0"



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Roof Deck Plan Streamline Design Guidance Package







East Building - East Elevation

3/32" = 1'-0"



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East Building - East Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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East Building - North Elevation

3/32" = 1'-0"



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East Building - North Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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3/32" = 1'-0"



The Arkitektor 111 26th Ave E

East Building - West Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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East Building - West Elevation



East Building - South Elevation

3/32" = 1'-0"



The Arkitektor 111 26th Ave E

East Building - South Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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NW Building - East Elevation

3/32" = 1'-0"



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NW Building - East Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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NW Building - North Elevation

3/32" = 1'-0"



The Arkitektor 111 26th Ave E

NW Building - North Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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NW Building - West Elevation





The Arkitektor 111 26th Ave E

NW Building - West Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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NW Building - South Elevation

3/32" = 1'-0"



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NW Building - South Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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SW Building - East Elevation

3/32" = 1'-0"



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SW Building - East Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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SW Building - North Elevation

3/32" = 1'-0"



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SW Building - North Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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SW Building - West Elevation

3/32" = 1'-0"



The Arkitektor 111 26th Ave E

SW Building - West Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
- 6. Cast-In-Place Concrete
- 7. Metal Rail, Light
- 8. Metal Rail, Dark
- 9.Glass Door Canopies, Blue
- 10. Mtl Door Canopies, Black

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SW Building - South Elevation

3/32" = 1'-0"



The Arkitektor 111 26th Ave E

SW Building - South Elevation Streamline Design Guidance Package

Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
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- 10. Mtl Door Canopies, Black

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East-West Building Section

3/32" = 1'-0"



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East-West Building Section Streamline Design Guidance Package

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Material Legend Streamline Design Guidance Package



Material Legend

- 1. Gray Fiber Cement Panel
- 2. Blue Fiber Cement Panel
- 3. Wood Composite Panel
- 4. White Vinyl Window
- 5. White Fiber Cement Panel
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- 8. Metal Rail, Dark
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- 10. Mtl Door Canopies, Black

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