



Looking West



Lemons Architecture PLLC

45th Street **Urban Homes**
612 N 45th St

Streamline Design Guidance Package

2016.03.02

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Project Information

Address: 612 N 45th St, Seattle, WA 98103

Legal Description: Lot 3, Block 20, Woodland Add To Salmon Bay City

Parcel #: 9521100555

Site Area: 5000sf

Zoning: LR3

Overlays: Detached ADU's, Frequent Transit

ECA: None

Existing Use: Single Family Residence and Garage

Max FAR: TH 1.3 = 6500sf

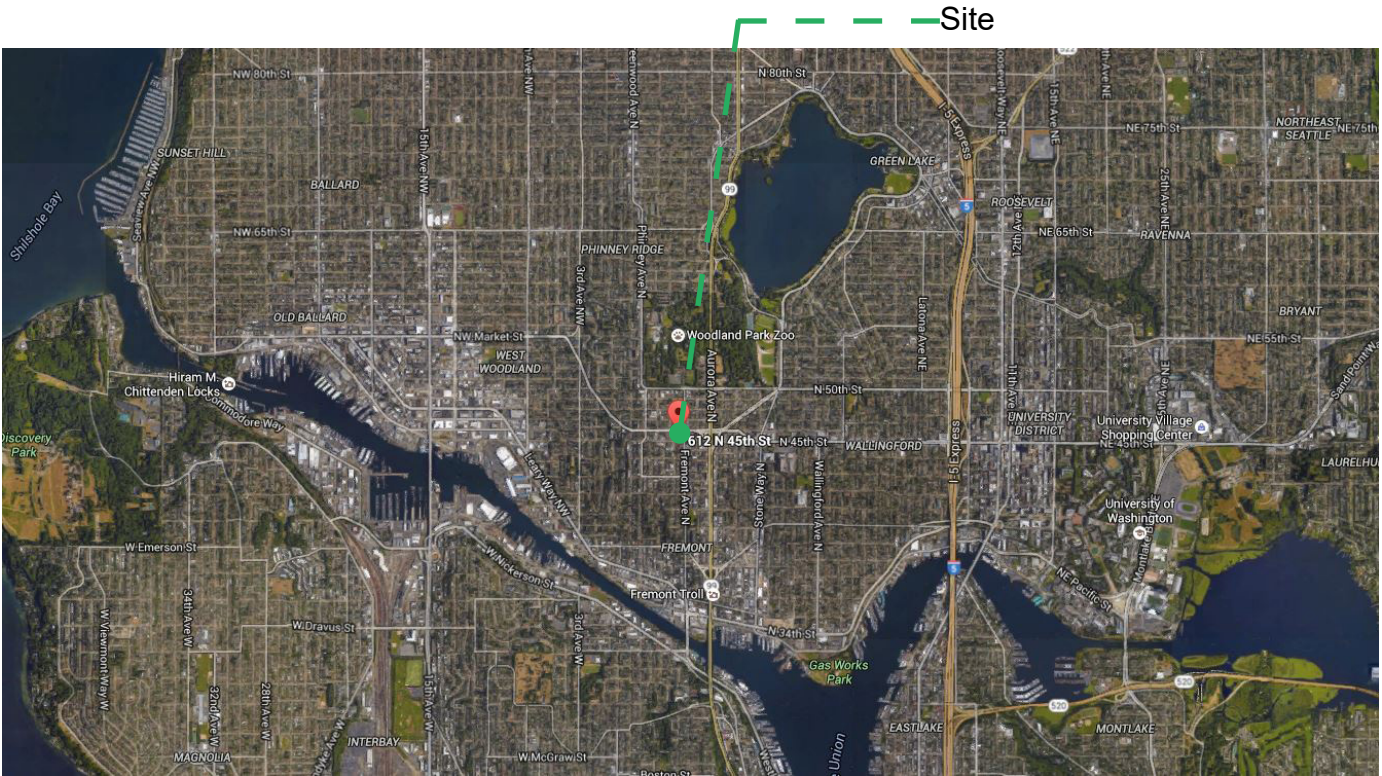
Max Density: TH = No Limit Max

Height: 30' Above AGP Allowed/Provided

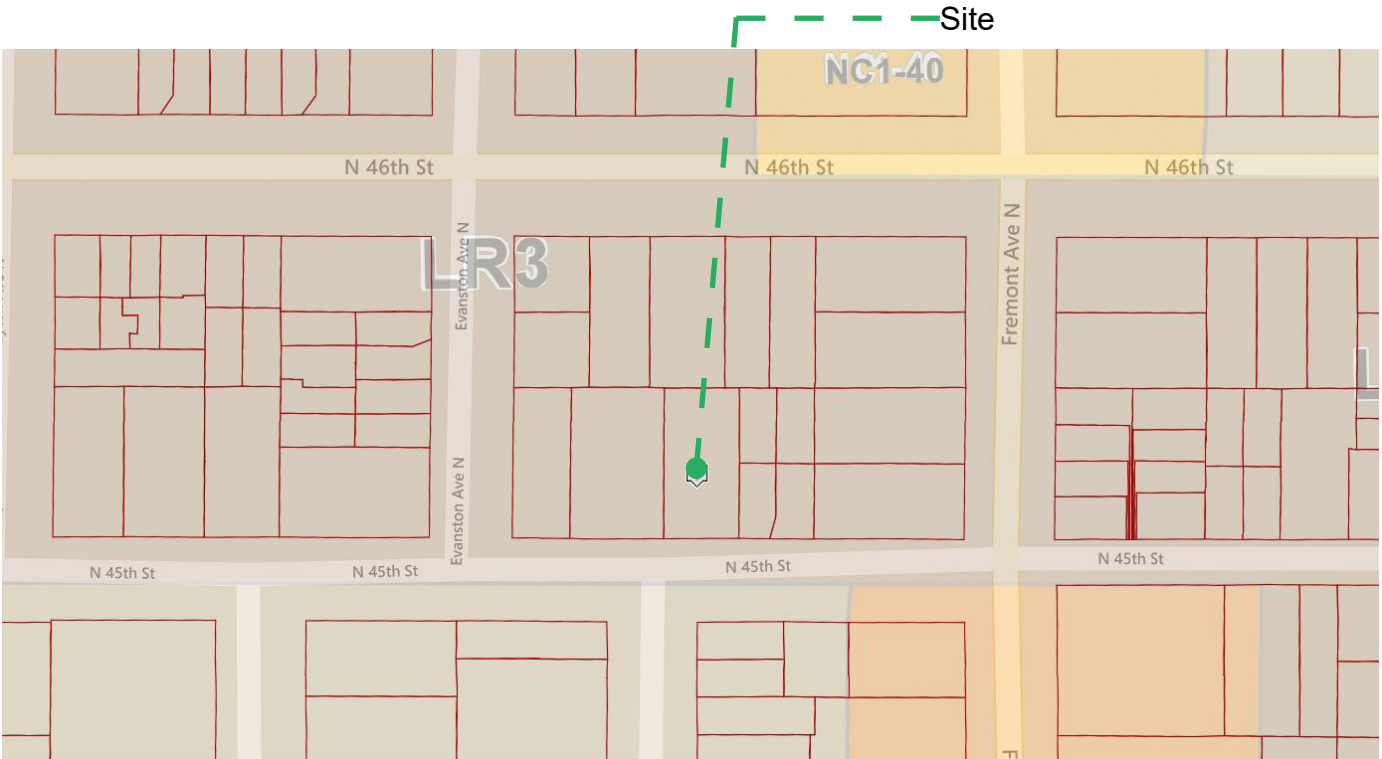
Proposed Project Description: Construct 5 Townhouses with attached parking. Existing structures to be deconstructed.

Proposed Square Footage: Heated = 6,040sf Unheated = 768sf
Square Footage Towards FAR: 6,340sf, **Complies**
(See Area Totals on next page)

Proposed Parking Provided: 5 Stalls 3 required, **Complies**



Context Map



Zoning Map

Area Towards FAR Schedule (Inside Face of Wall)			
Number	Name	Area	Area Type
Central Parking Stalls			
Central Parking Stalls	Garage A	301 SF	Building Common Area
Central Parking Stalls	Garage C	166 SF	Building Common Area
Central Parking Stalls: 2		468 SF	
TH A			
TH A	Level 1	459 SF	Building Common Area
TH A	Level 2	509 SF	Building Common Area
TH A	Level 3	455 SF	Building Common Area
TH A	Roof Deck Stair heated	10 SF	Building Common Area
TH A: 4		1433 SF	
TH B			
TH B	Level 1	302 SF	Building Common Area
TH B	Level 1 Garage	157 SF	Building Common Area
TH B	Level 2	522 SF	Building Common Area
TH B	Level 3	455 SF	Building Common Area
TH B	Roof Deck Stair heated	10 SF	Building Common Area
TH B: 5		1446 SF	
TH C			
TH C	Level 1	338 SF	Building Common Area
TH C	Level 2	409 SF	Building Common Area
TH C	Level 3	409 SF	Building Common Area
TH C	Roof Deck Stair Heated	10 SF	Building Common Area
TH C: 4		1166 SF	
TH D			
TH D	Level 1	340 SF	Building Common Area
TH D	Level 2	413 SF	Building Common Area
TH D	Level 3	413 SF	Building Common Area
TH D	Roof Deck Stair Heated	20 SF	Building Common Area
TH D: 4		1186 SF	
TH E			
TH E	Level 1	176 SF	Building Common Area
TH E	Level 1 Garage	144 SF	Building Common Area
TH E	Level 2	389 SF	Building Common Area
TH E	Level 3	389 SF	Building Common Area
TH E	Roof Deck Stair Heated	11 SF	Building Common Area
TH E: 5		1109 SF	
Grand total: 24		6808 SF	

Central Parking Stalls, portion with the
Amenity Deck above is excluded from FAR

Total Area: 6,808sf

Central Parking Stalls: 468sf

Total Area minus Central Parking Stalls:
6,808sf - 468sf = 6,340sf

Proposed: 6,340sf

Allowed: 6,500sf > 6,340sf, Complies

LEGAL DESCRIPTION

LOT 3, BLOCK 20, WOODLAND ADDITION TO SALMON BAY CITY, AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE (S) 66, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM
PER GPS OBSERVATIONS

REFERENCES

1. RECORD OF SURVEY, VOL. 123, PG. 13, RECORDS OF KING COUNTY, WASHINGTON.
2. RECORD OF SURVEY, VOL. 23, PG.(S) 1-4, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY, AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO. 952110-0555
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,003± S.F. (0.11± ACRES)
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

BUILDING

CENTERLINE ROW

CONCRETE SURFACE

CONCRETE WALL

DECK

FENCE LINE (WOOD)

FIRE HYDRANT

GAS METER

GUY ANCHOR

NAIL AS NOTED

MONUMENT IN CASE (FOUND)

POWER METER

POWER (OVERHEAD)

POWER POLE W/ LIGHT

REBAR AS NOTED (FOUND)

REBAR & CAP (SET)

ROCKERY

SEWER LINE

SEWER MANHOLE

STORM CATCH BASIN

STORM DRAIN LINE

TELEPHONE (OVERHEAD)

TREE (AS NOTED)

WATER GATE VALVE

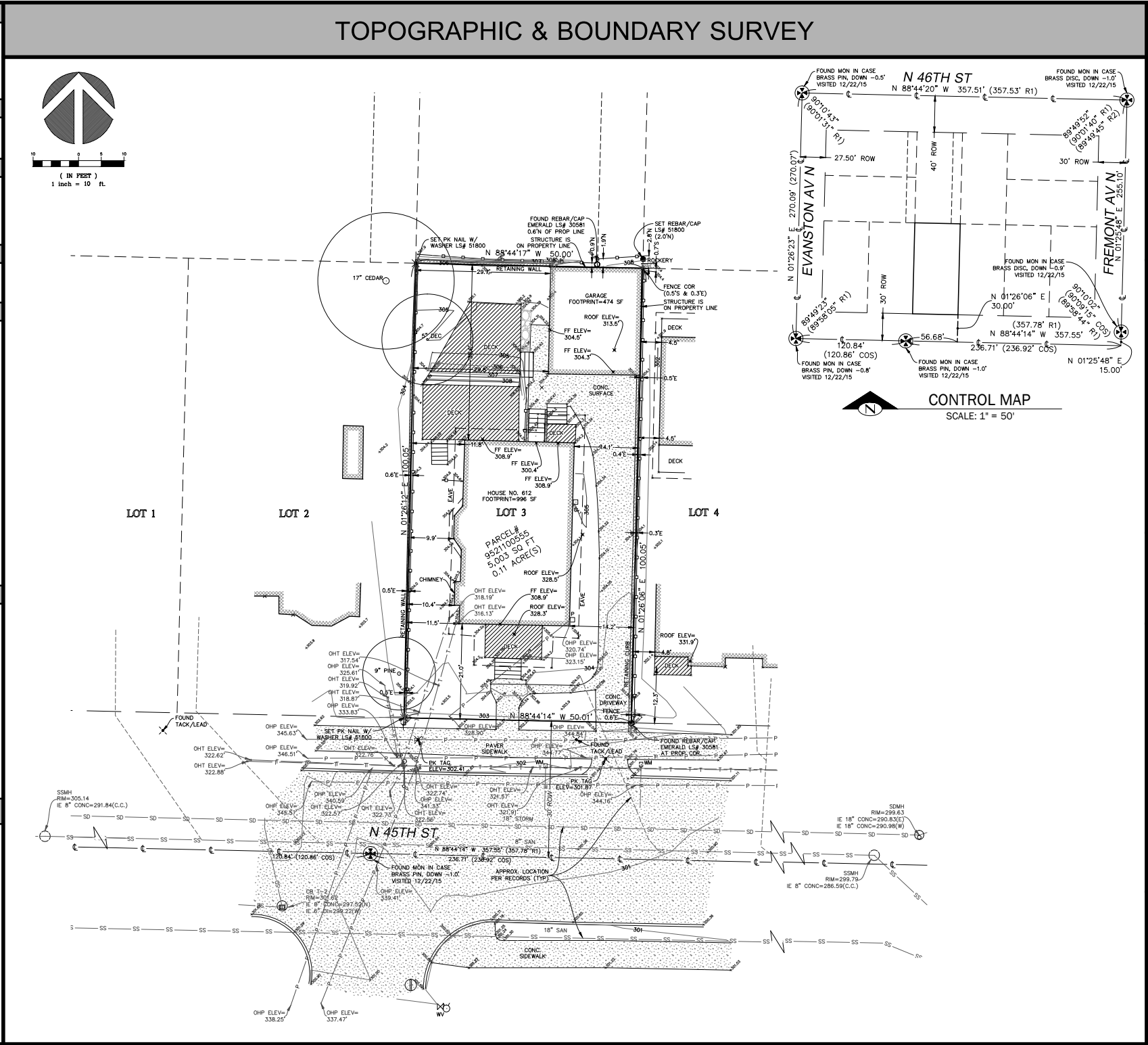
WATER LINE

WATER METER

WATER VALVE

VICINITY MAP

N.T.S.



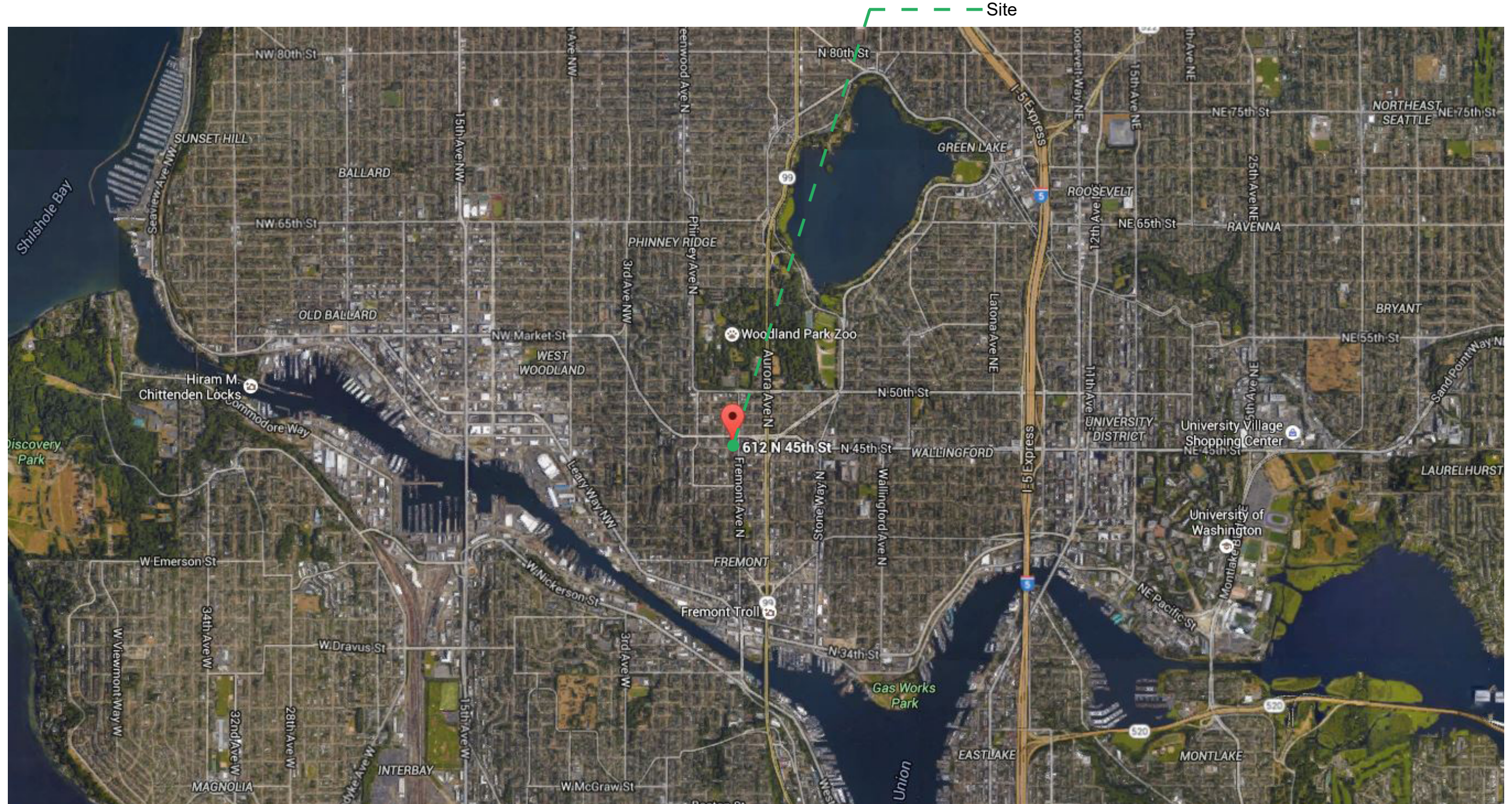
measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF THE SW 1/4 OF SEC. 07, TWP. 29N, RGE. 14E, W4M.
PARCEL NO. 952110-0555

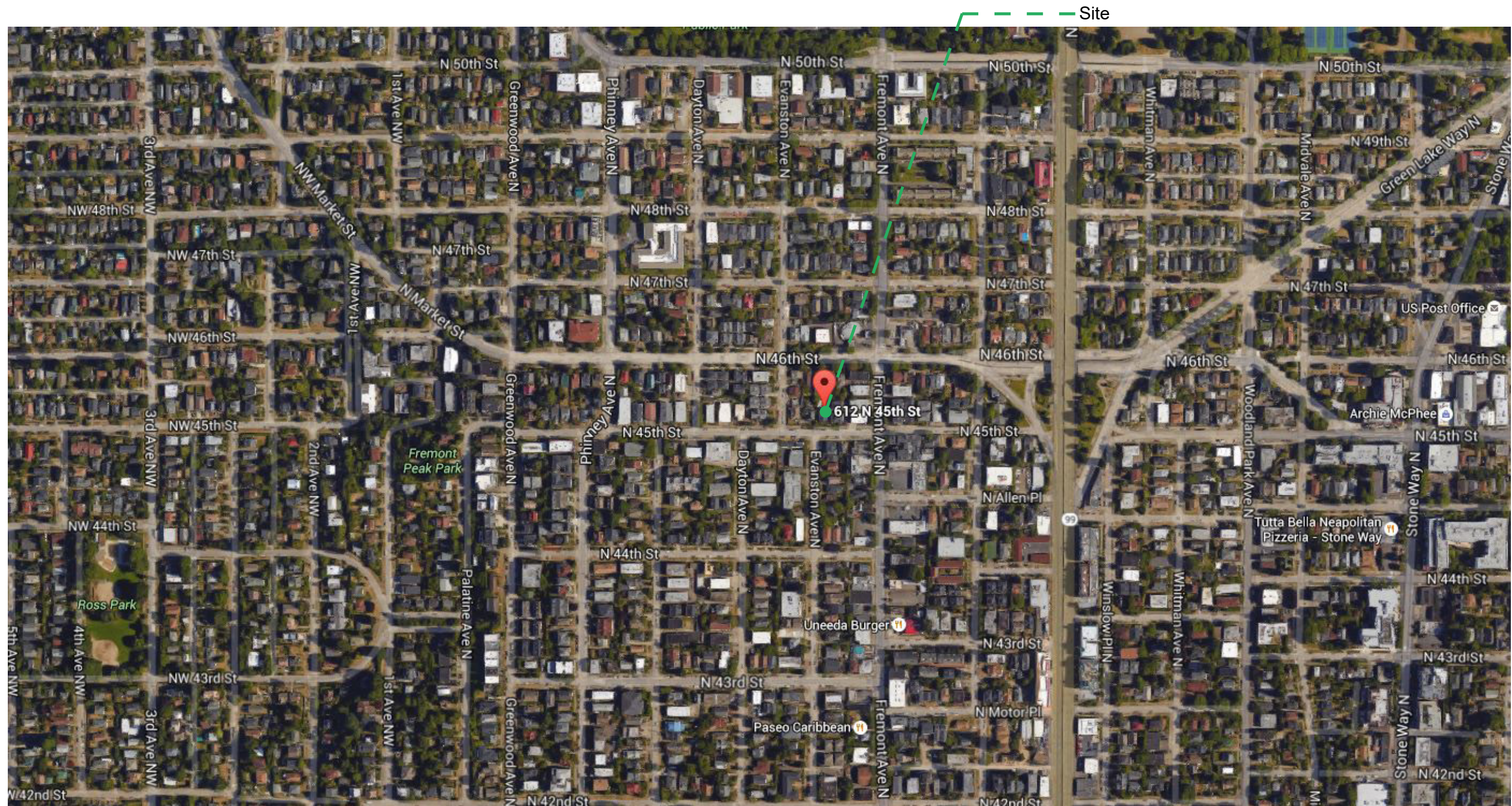
612 N 45TH
612 N 45th St
SEATTLE, WA 98103

GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425-458-4488 support@geodimensions.net
www.geodimensions.net

JOB NUMBER: 151673
DATE: 12/29/16
DRAFTED BY: JJK
CHECKED BY: SRM
SCALE: 1"= 10'
REVISION HISTORY
SHEET NUMBER
1 OF 1



Context Map 



Context Map

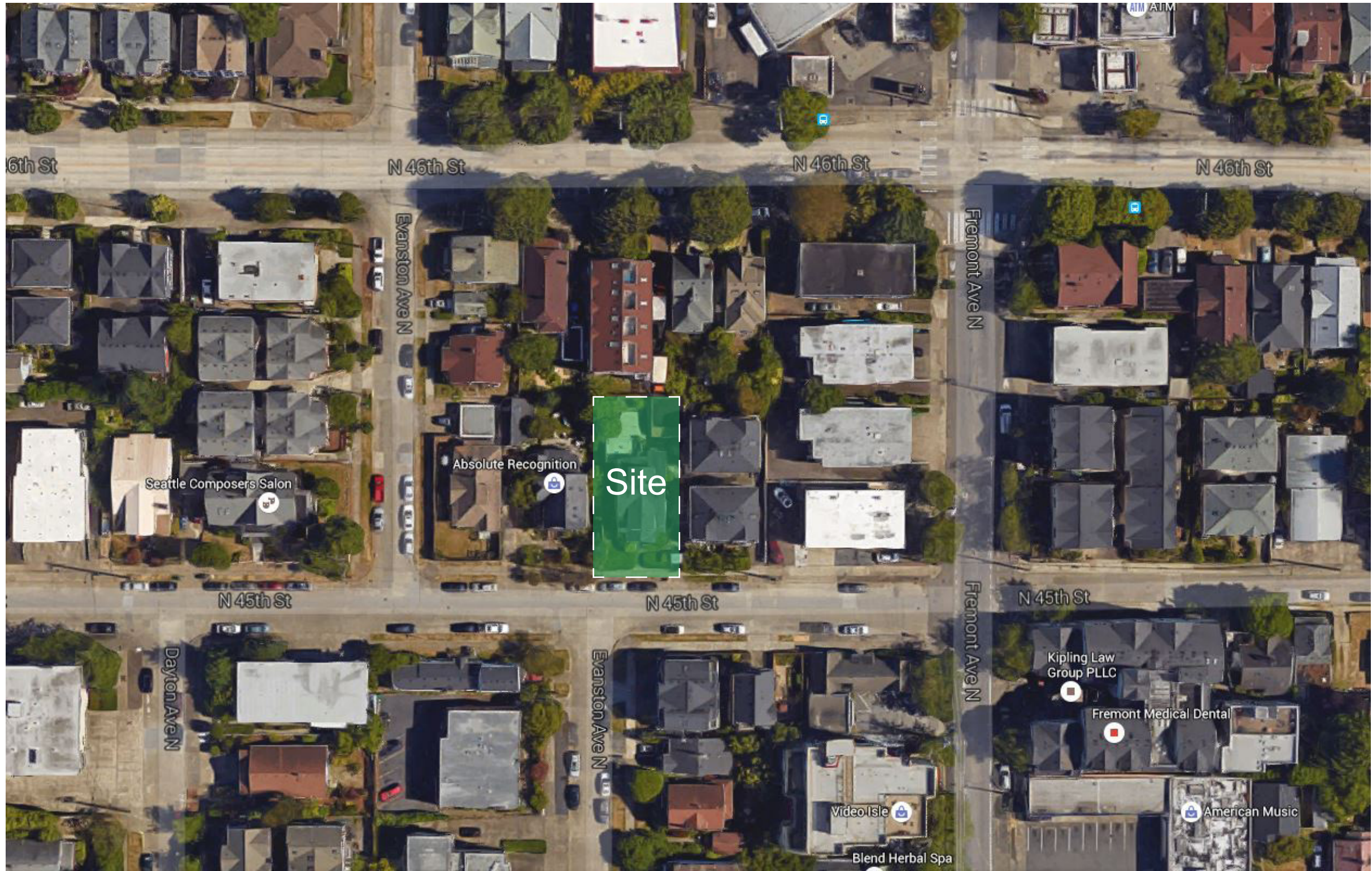


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45th Street Urban Homes
612 N 45th St

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Context Map





Looking North



Looking North on N 45th St



Looking South on N 45th St

The surrounding built environment is a mixture of apartments and single family homes with a few small businesses located nearby along Fremont Ave. Public transportation is easily accessible from the site with the closest bus stop being less than a two minute walk to the north in addition to the nearby Rapid Ride. The site is within close proximity to Highway 99 and 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.

Seattle Design Guidelines

Design Response

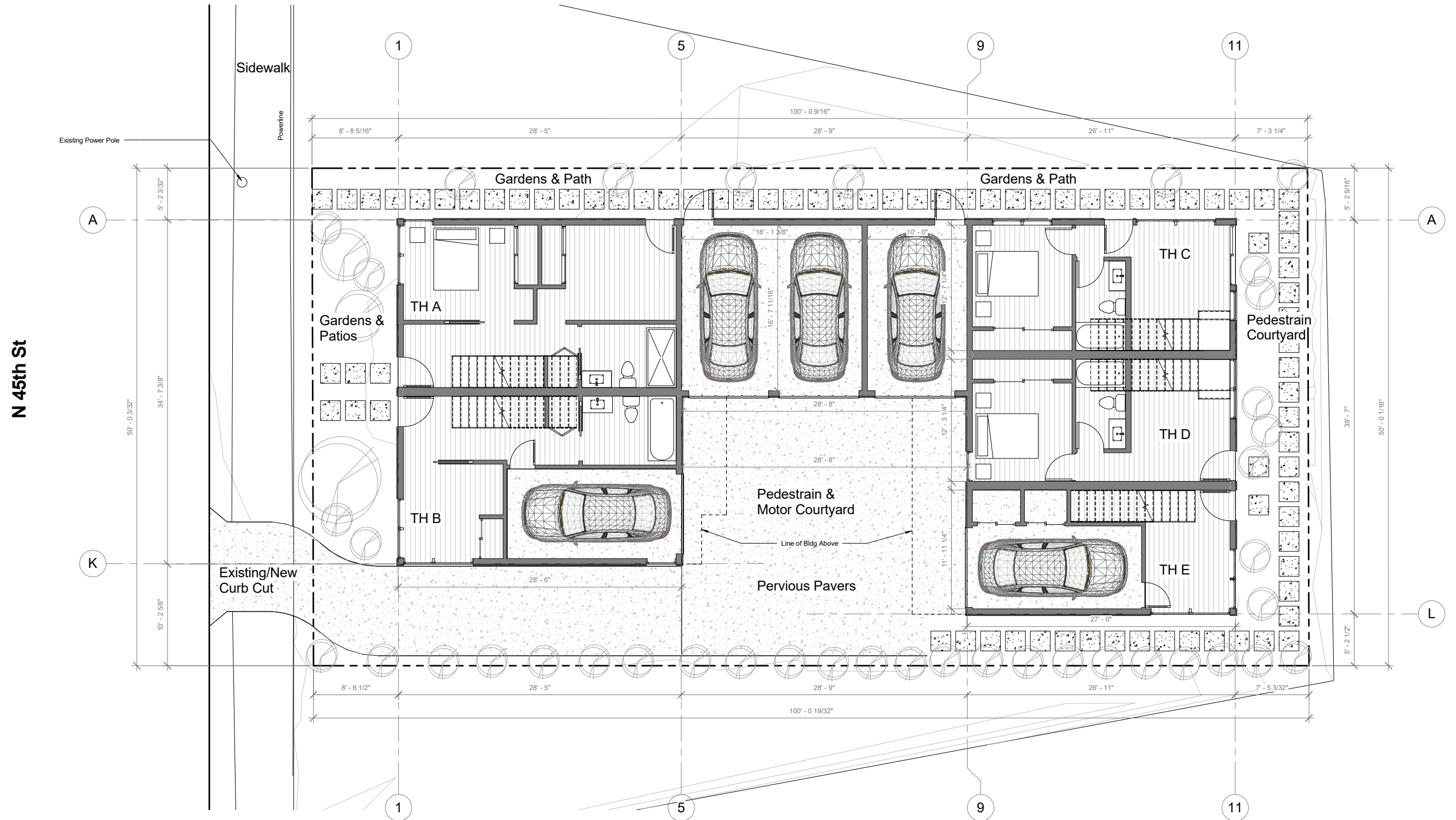
CS2 Urban Pattern and Form B. Adjacent Sites, Streets, and Open Space	Landscaping materials, such as plants and screens, will be used to prevent light and glare onto adjacent properties. Clearly denoted paths create clear pedestrian and vehicular circulation of the site.
PL1 Connectivity B. Walkways and Connections	Pedestrian circulation is signified by the use of permeable pavers, which allow access to the units and around the site. There is also a pedestrian and motor courtyard in the center of the site where each unit has a private garage.
PL2 Walkability B. Safety and Security	Pedestrian and vehicular circulation will be well lit at night to ensure safety through the use of sconces. The locations of the windows in each of the units allow sight lines onto the street level below for natural surveillance.
PL3 Street-Level Interaction A. Entries	Each of the individual units has its own private covered entrance to help distinguish the unit entrances on the street level. At night, each of the entry canopies are further illuminated with a light fixture.
DC1 Project Uses and Activities B. Vehicular Access and Circulation	Vehicles access the site from a new curb cut which leads to a pedestrian and motor courtyard where each unit has its own private garage. Pedestrian access is denoted with the use of permeable pavers located throughout the site to help the cloistered area feel more like a square than a driveway.
DC1 Project Uses and Activities C. Parking and Service Uses	Solid waste will be stored in the security of each unit’s garage to allow convenient use while also screening waste from the adjacent properties.
DC2 Architectural Concept A. Massing	Subtle cantilevers and decks create movement within the simple massing of the building. The goal being to keep the form inherently simple in order to use high quality, durable materials.
DC2 Architectural Concept B. Architectural and Façade Composition	The building façade is made up of black and white fibercement panels which contrast each other to show the rhythm and movement of the openings within the building. The tectonic relationship of these solids and voids reveal key gathering areas and living spaces within the composition.
DC4 Exterior Elements and Finishes B. Signage	Units facing the street will have clearly marked address that fit within the scale and design intent of the project.
DC4 Exterior Elements and Finishes C. Lighting	Each unit will have lighting at the front door and garage door to provide safety and security of the units. Lighting shall also be located adjacent to pedestrian circulation to help ensure a safe and navigable site.
DC4 Exterior Elements and Finishes D. Tree, Landscape and Hardscape Materials	A variety of hardscape materials will be used to differentiate different functions of the site. 2’ x 2’ permeable pavers indicate a more private function while the wider permeable pavement of the curb cut and courtyard indicate a more public function. Tall, thin trees, such as birches, along with other landscaping materials will be used throughout the site’s public and semi-private spaces to accent the design while concurrently screening lighting and creating privacy to adjacent lots. The ultimate goal being to create a strong urban park-like environment to enhance the site and neighborhood character.



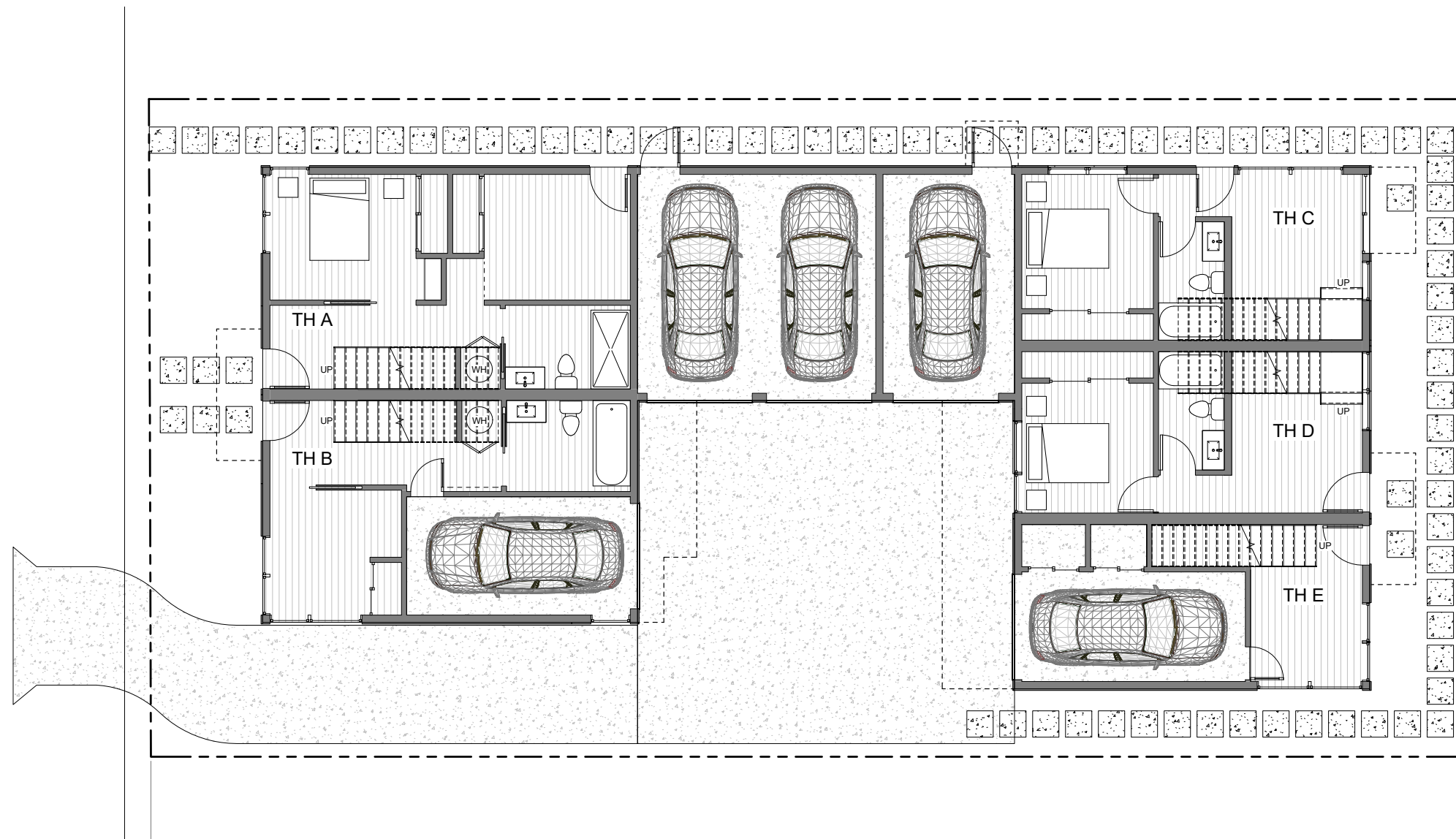
Looking West



Looking East

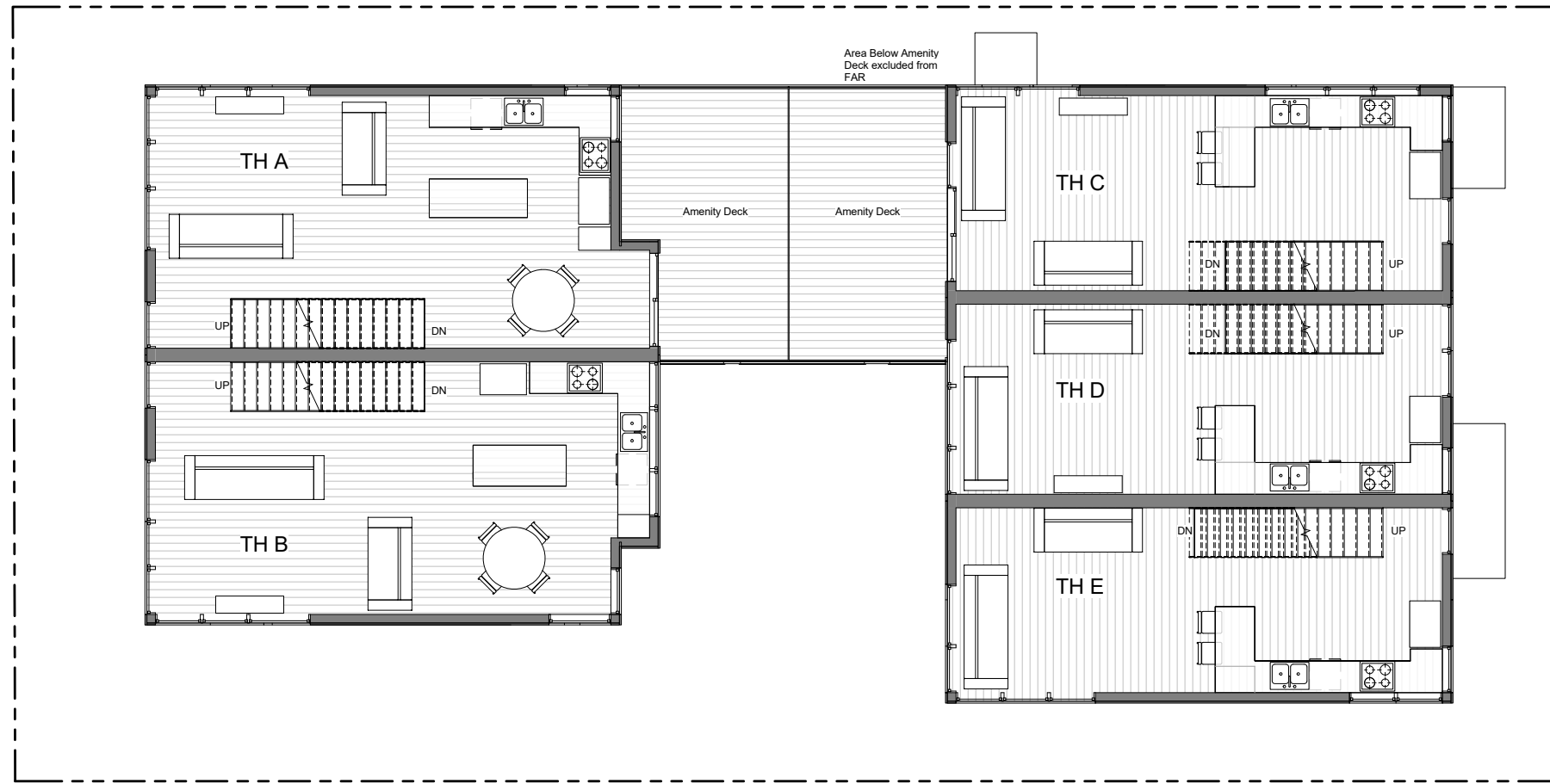


Site Plan
3/32" = 1'-0"



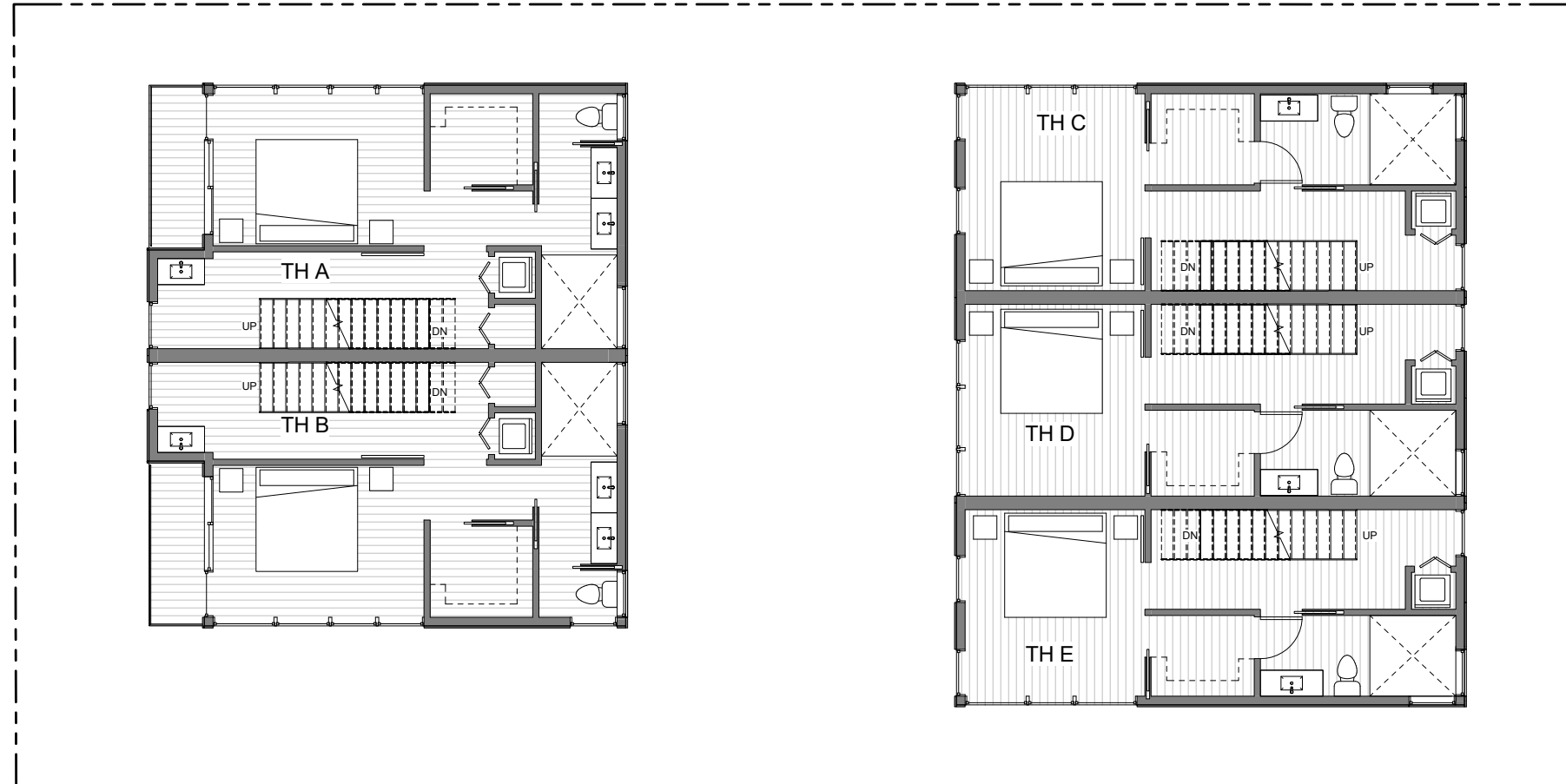
Level 1 Plan
3/32 " = 1'-0"





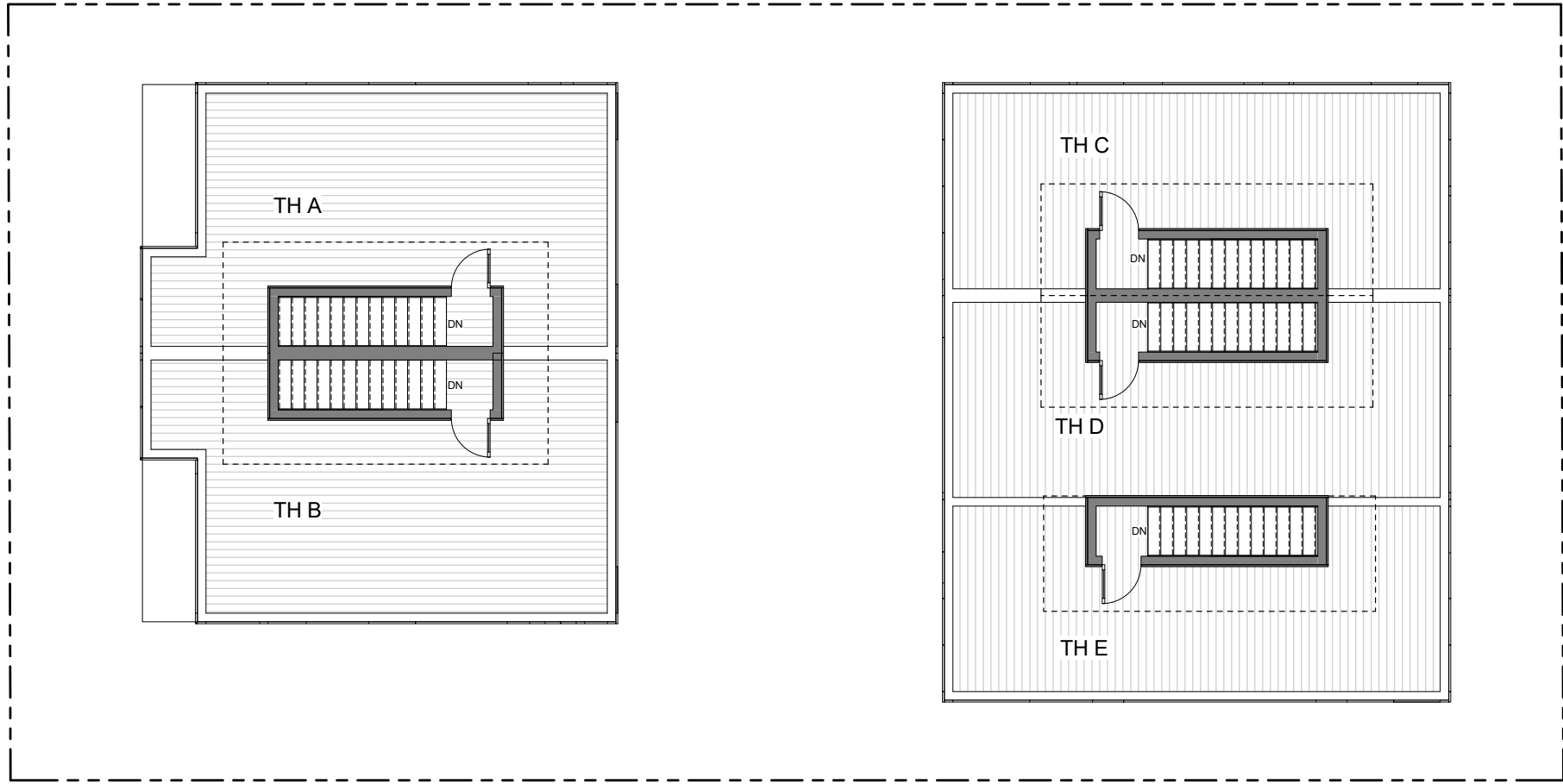
Level 2 Plan
3/32 " = 1'-0"





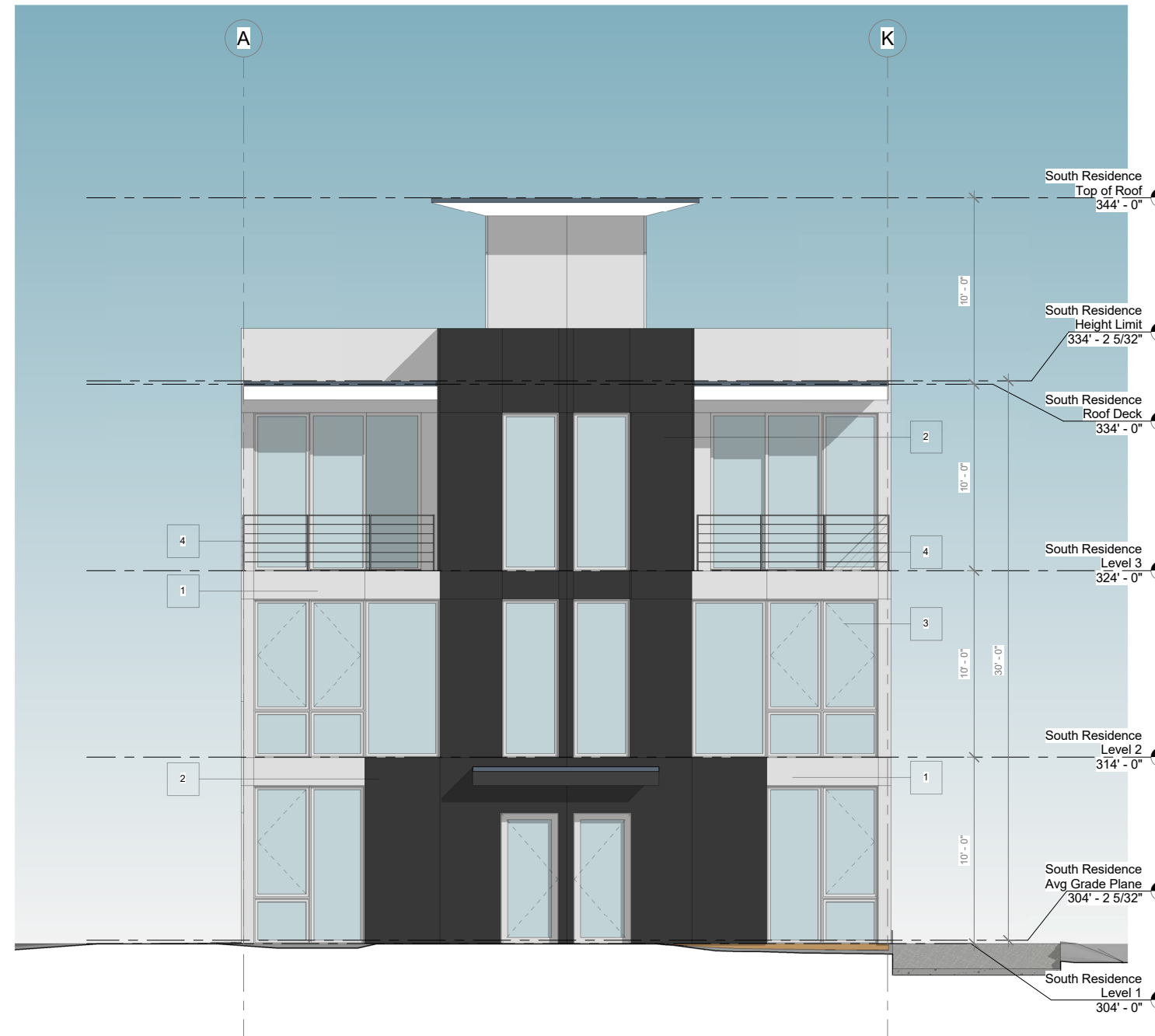
Level 3 Plan
3/32 " = 1'-0"





Roof Deck Plan
 3/32 " = 1'-0"





Material Legend

1. White Fibercement Panel
2. Black Fibercement Panel
3. White Vinyl Window
4. Black Powder Coated Alum Guardrail

South Elevation

1/8" = 1'-0"



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South Elevation
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Material Legend

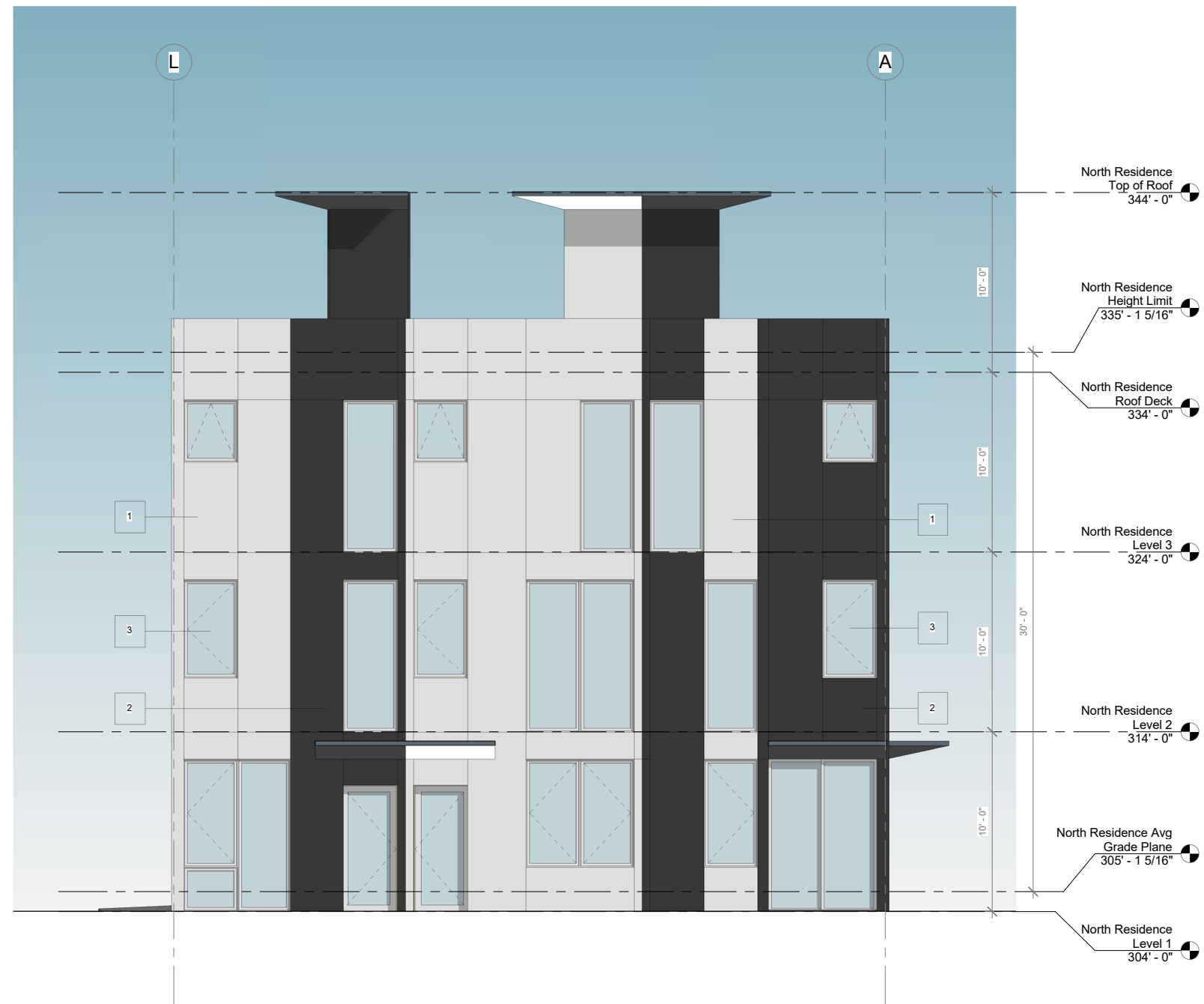
1. White Fibercement Panel

2. Black Fibercement Panel
3. White Vinyl Window

4. Black Powder Coated Alum Guardrail



West Elevation
1/8 " = 1'-0"



North Elevation
1/8" = 1'-0"

Material Legend

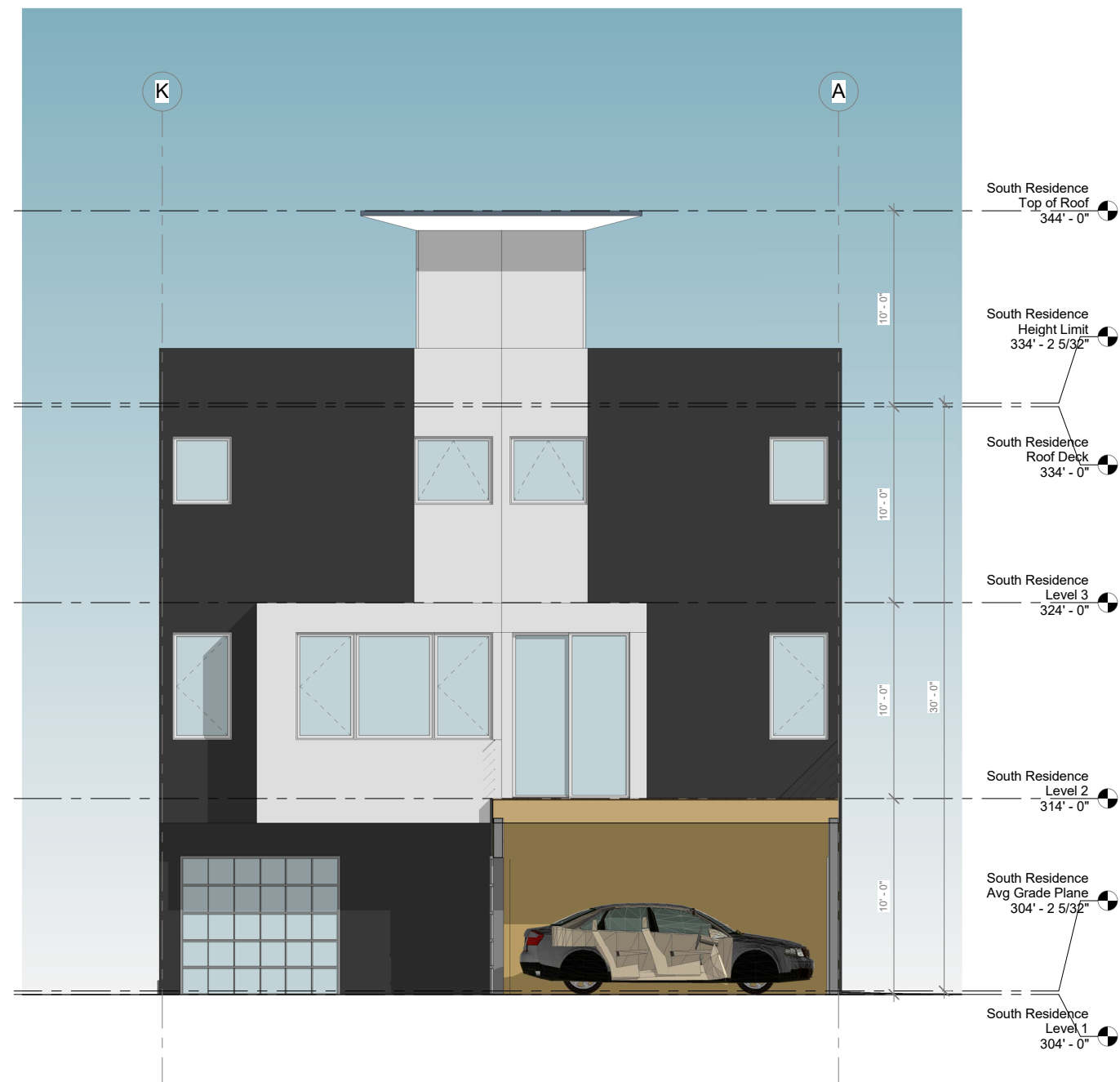
1. White Fibercement Panel

2. Black Fibercement Panel
3. White Vinyl Window

4. Black Powder Coated Alum Guardrail



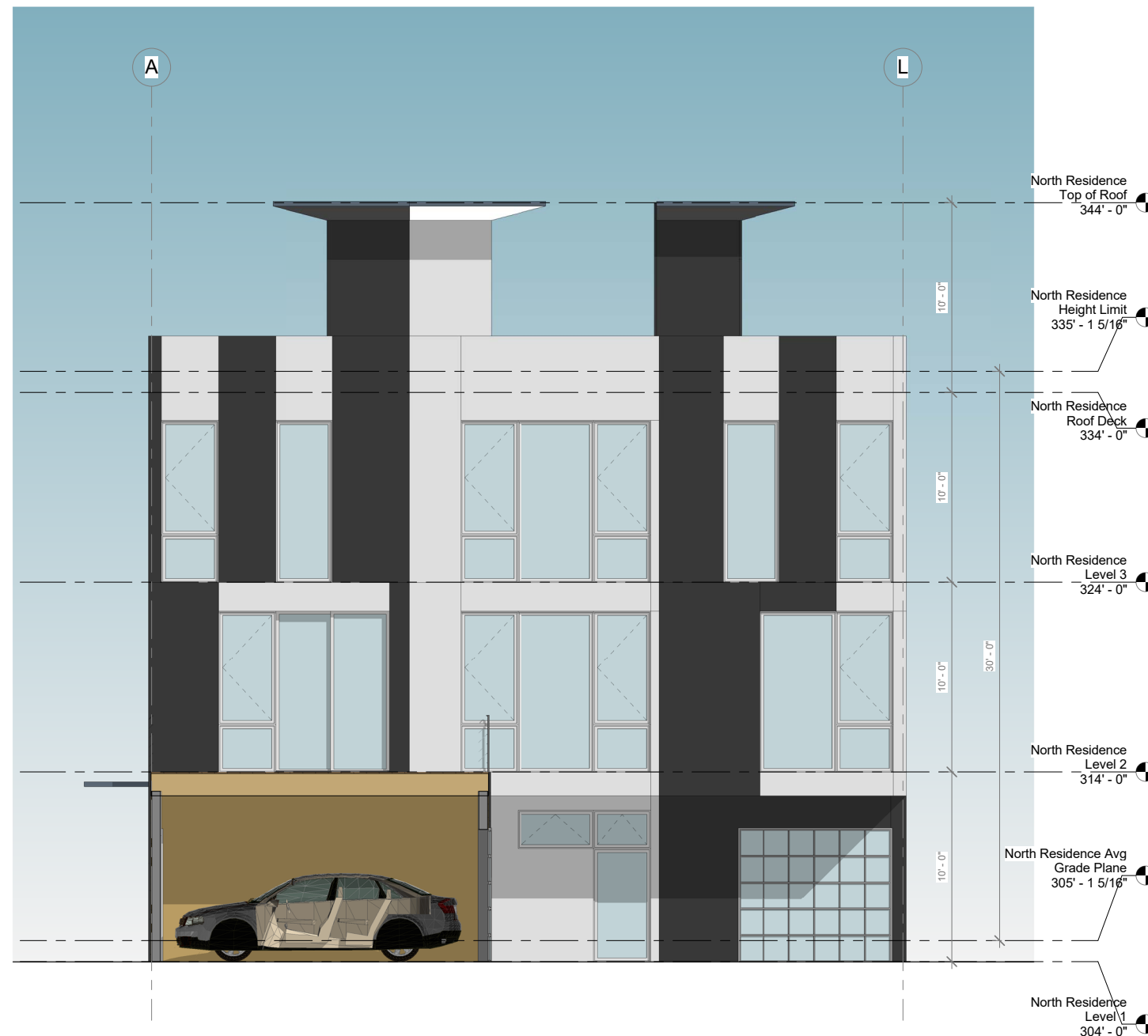
East Elevation
1/8 " = 1'-0"



Material Legend

1. White Fibercement Panel
2. Black Fibercement Panel
3. White Vinyl Window
4. Black Powder Coated Alum Guardrail

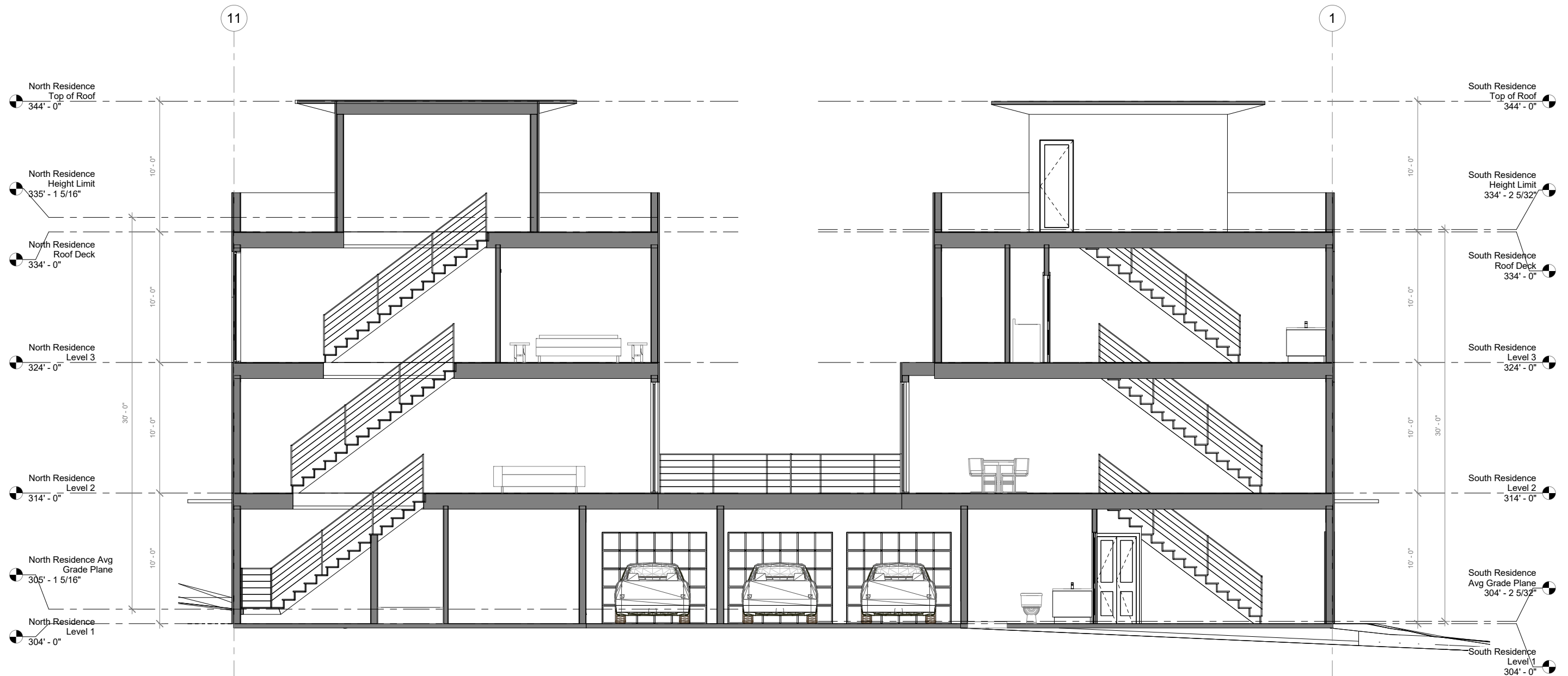
Courtyard Elevation Looking South
1/8" = 1'-0"



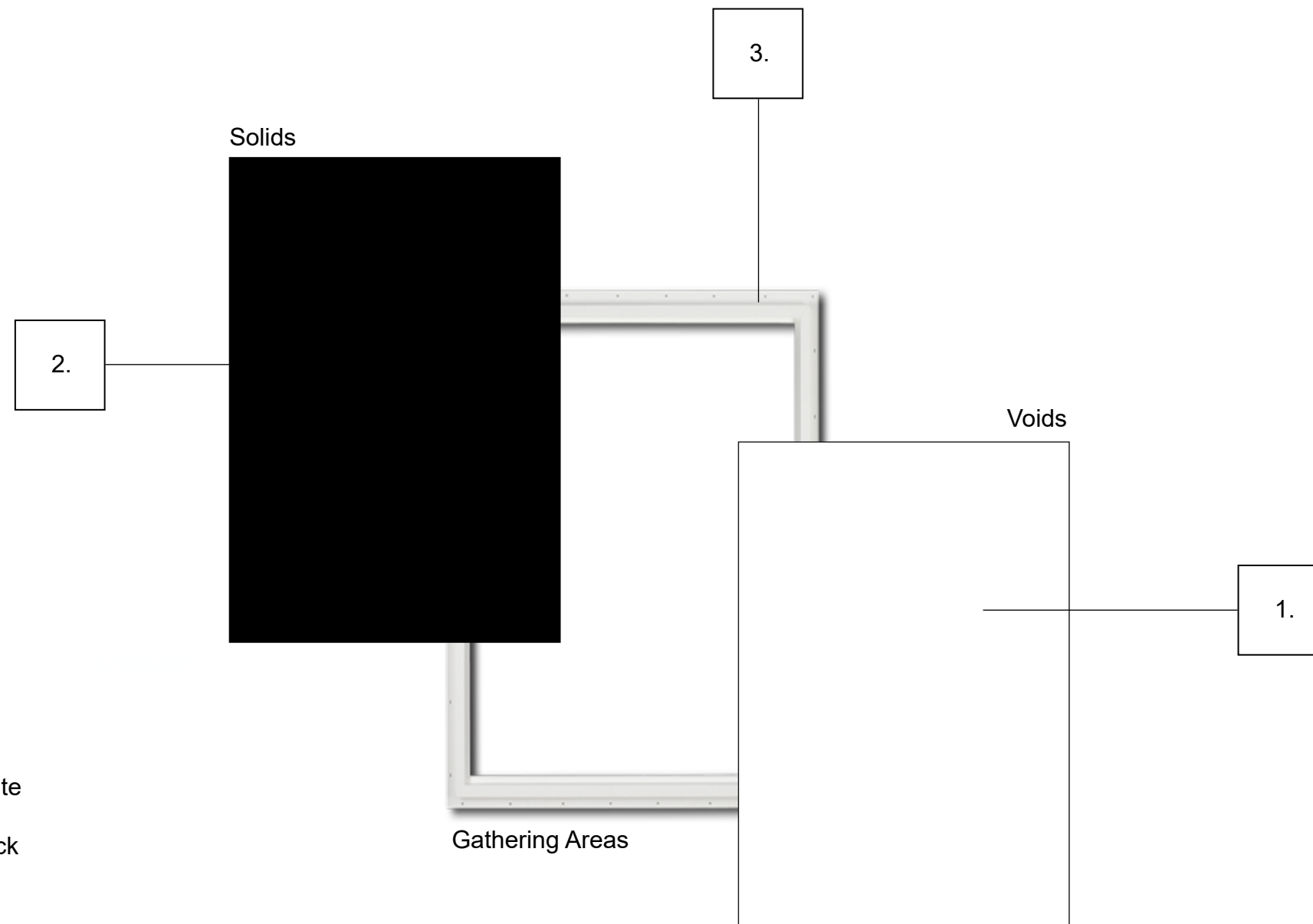
Material Legend

1. White Fiber cement Panel
2. Black Fiber cement Panel
3. White Vinyl Window
4. Black Powder Coated Alum Guardrail

Courtyard Elevation Looking North
1/8" = 1'-0"



North-South Building Section
 1/8" = 1'-0"



Material Legend

- 1. Fibercement Panel, White
- 2. Fibercement Panel, Black
- 3. White Vinyl Window