



Looking NE



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Project Information

Address: 119 26th Ave E, Seattle, WA 98112

Legal Description: PARCEL B
 THAT PORTION OF LOTS 15 AND 16, BLOCK 47, H. L. YESLER'S SECOND ADDITION TO THE CITY OF SEATTLE SUPPLEMENTAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 249 AND IN VOLUME 2, PAGE 21, RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16;
 THENCE NORTH 89°30'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 62.96 FEET, TO THE POINT OF BEGINNING;
 THENCE NORTH 00°30'00" EAST 80.04 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 15;
 THENCE NORTH 89°29'51" WEST, ALONG SAID NORTH LINE, 57.66 FEET, TO THE NORTHWEST CORNER OF SAID LOT 15;
 THENCE SOUTH 00°00'24" WEST, ALONG THE WEST LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 80.05 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 16;
 THENCE SOUTH 89°30'00" EAST, ALONG SAID SOUTH LINE, 56.97 FEET, TO THE POINT OF BEGINNING;
 TOGETHER WITH AND SUBJECT TO EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON;
 TOGETHER WITH EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON.

Parcel #: 9828702295

Project #: 3025258

Site Area: Parcel B = 4,588 sf

Zoning: LR2

Overlays: None

Misc: Detached ADU's
 Frequent Transit
 Infiltration Evaluation Not Required

ECA: 40% Steep Slope, Potential Slide Area

Existing Use: Single Family Structure to be Demolished

Max FAR: Single Family Residence 1.1
 Rowhouses 1.3
 Townhouses 1.2
 Apartments 1.3

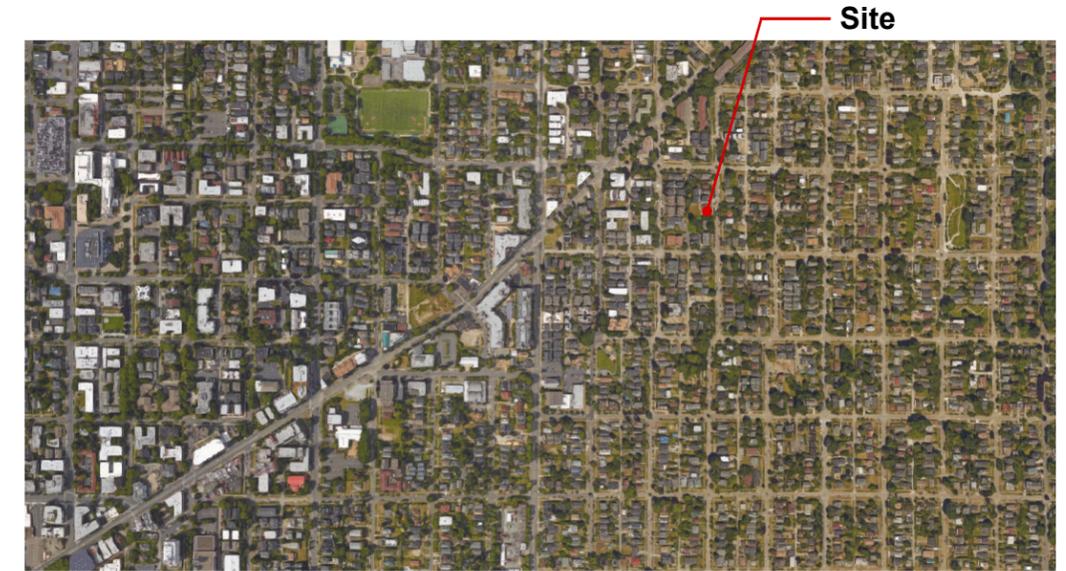
Max Density: SFR = 1/1600sf
 RH = No Limit
 TH = No Limit
 Apt = No Limit

Height: 30'-0" Allowed / Proposed

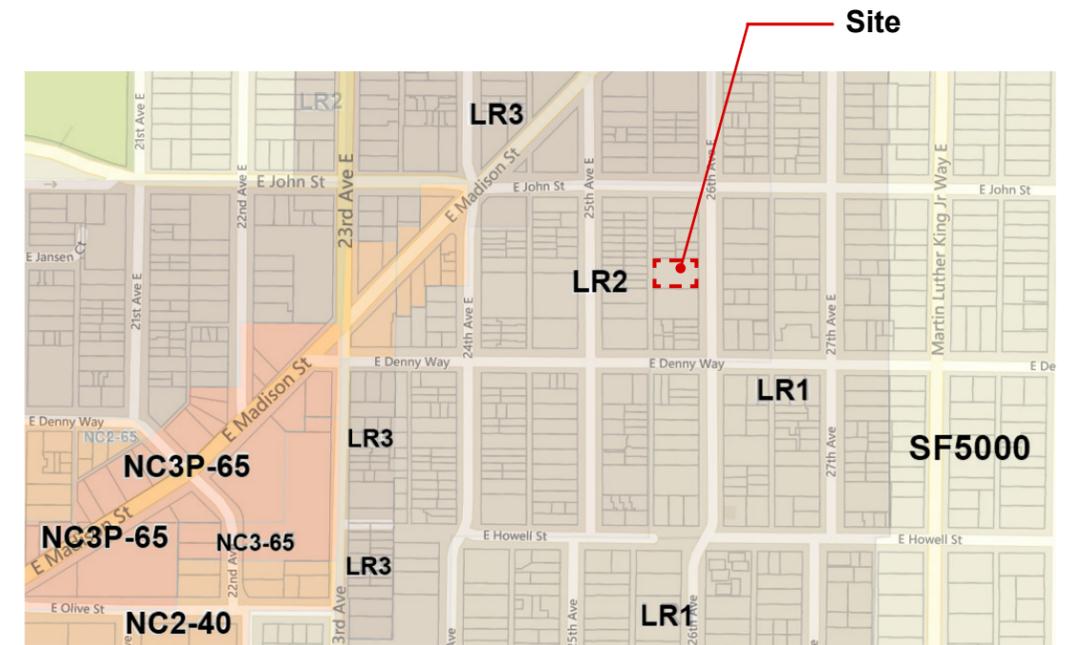
Parking: 0.5:1 Required

Proposed Project Description: Construct 4 Townhouses. Existing building to be demolished.

Proposed Project Parking Provided: 4 Parking stalls, 2 required, **complies**



Context Map



Zoning Map

	LR1		NC3-65
	LR2		NC3P-65
	LR3		SF 5000
	NC2-40		



Area toward FAR Schedule (Inside Face of Wall)			
Number	Name	Area	Area Type
TH E			
TH E	Level 1	323 SF	Building Common Area
TH E	Garage (Excluded from FAR)	186 SF	Building Common Area
TH E	Level 2	517 SF	Building Common Area
TH E	Level 3	517 SF	Building Common Area
TH E	Roof Deck Stairs Heated	11 SF	Building Common Area
TH E	Roof Deck (Excluded from FAR)	487 SF	Building Common Area
TH E: 6		2041 SF	
TH F			
TH F	Level 1	323 SF	Building Common Area
TH F	Garage (Excluded from FAR)	186 SF	Building Common Area
TH F	Level 2	517 SF	Building Common Area
TH F	Level 3	517 SF	Building Common Area
TH F	Roof Deck (Excluded from FAR)	487 SF	Building Common Area
TH F	Roof Deck Stairs Heated	11 SF	Building Common Area
TH F: 6		2040 SF	
TH G			
TH G	Level 1	323 SF	Building Common Area
TH G	Garage (Excluded from FAR)	186 SF	Building Common Area
TH G	Level 2	517 SF	Building Common Area
TH G	Level 3	517 SF	Building Common Area
TH G	Roof Deck (Excluded from FAR)	487 SF	Building Common Area
TH G	Roof Deck Stairs Heated	11 SF	Building Common Area
TH G: 6		2039 SF	
TH H			
TH H	Level 1	323 SF	Building Common Area
TH H	Garage (Excluded from FAR)	186 SF	Building Common Area
TH H	Level 2	517 SF	Building Common Area
TH H	Level 3	517 SF	Building Common Area
TH H	Roof Deck Stairs Heated	11 SF	Building Common Area
TH H	Roof Deck (Excluded from FAR)	487 SF	Building Common Area
TH H: 6		2040 SF	

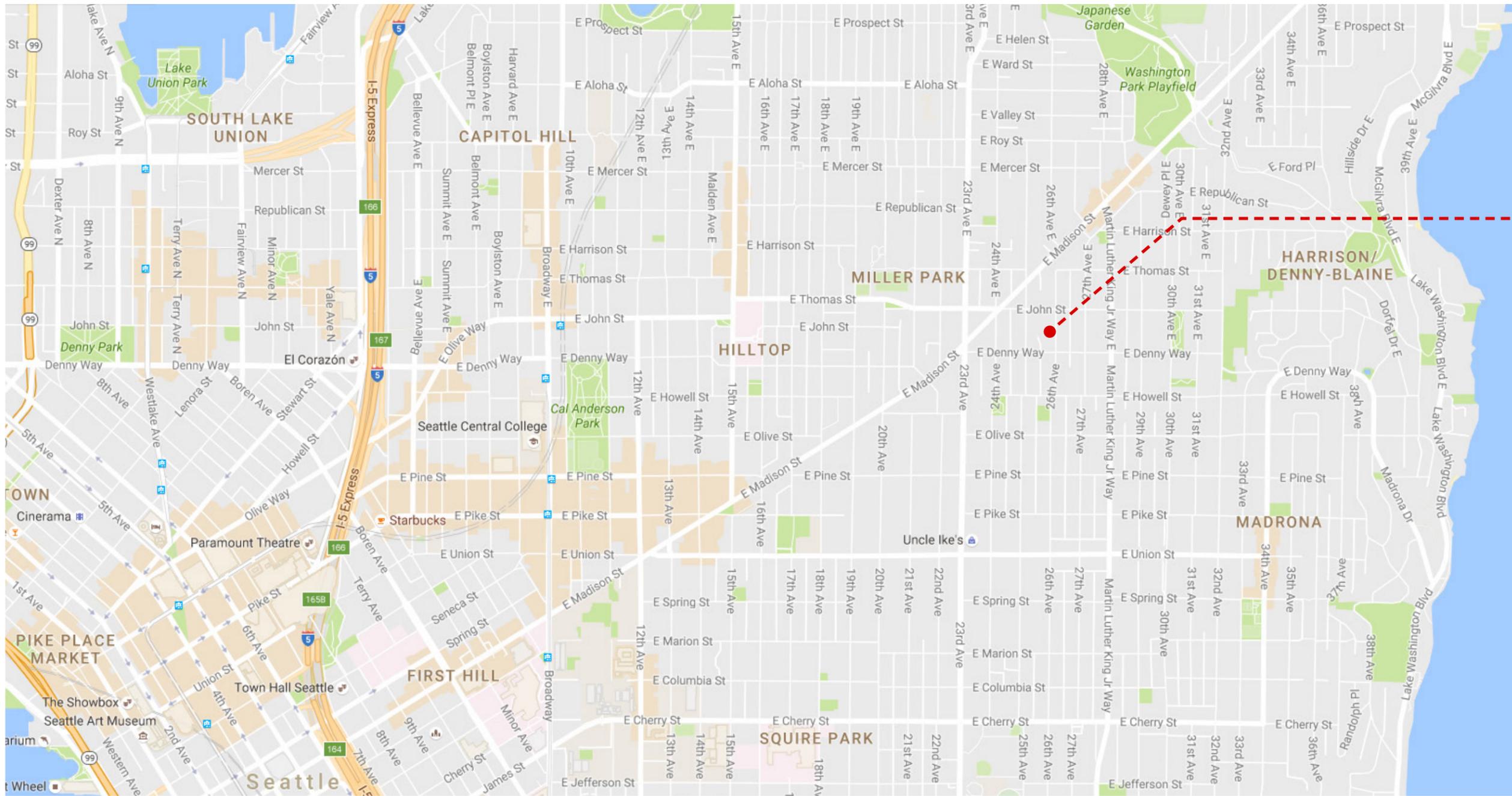
FAR

Site Area: 4,588sf
 Zone: LR2
 FAR Allowed: RH1.3 MAX,
 TH 1.2 MAX

MAX FAR: 5,504sf

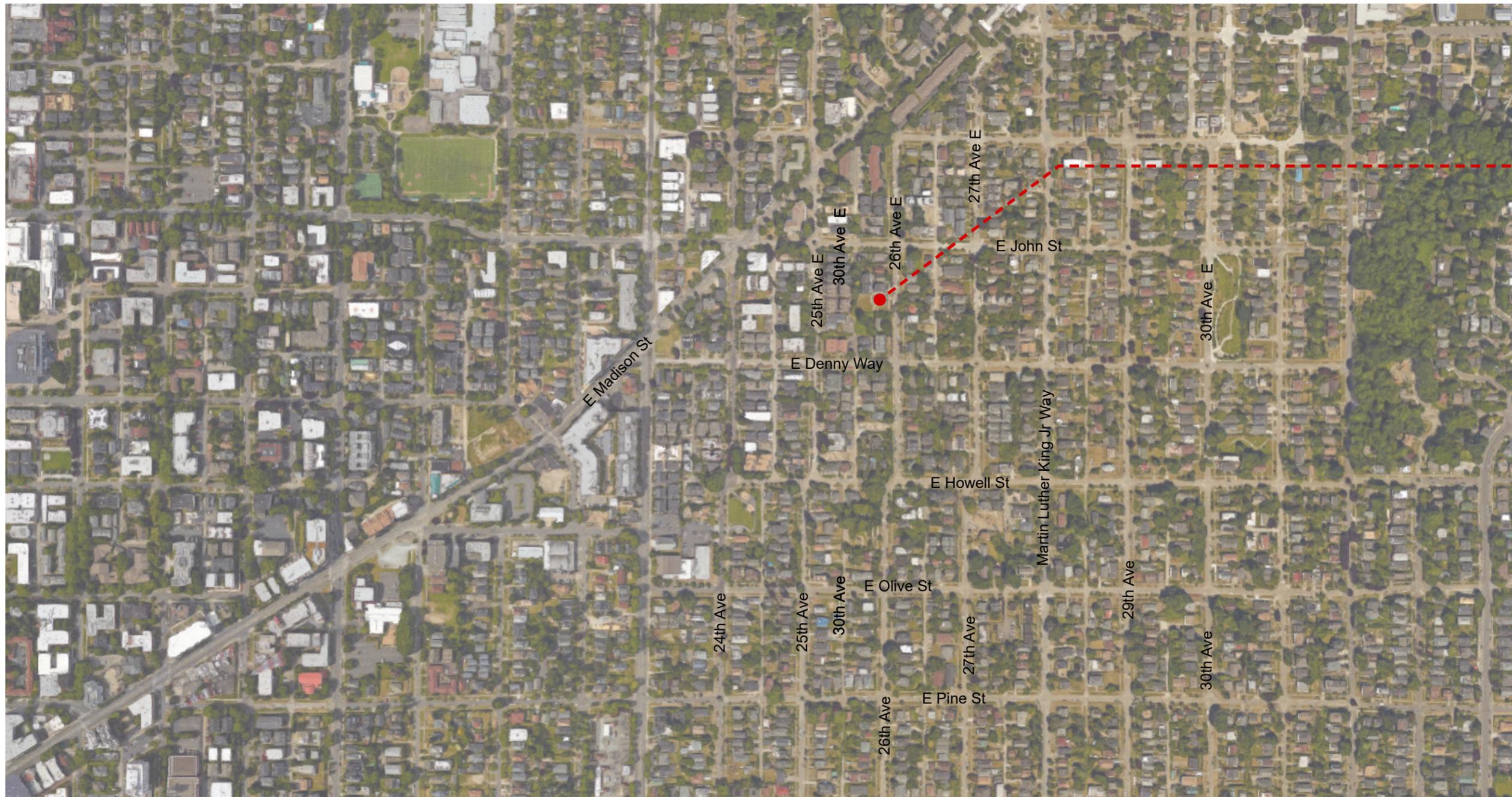
Parcel B (TH E-H) Max FAR: 5504sf

Parcel B Proposed FAR: 5468sf, **Complies**



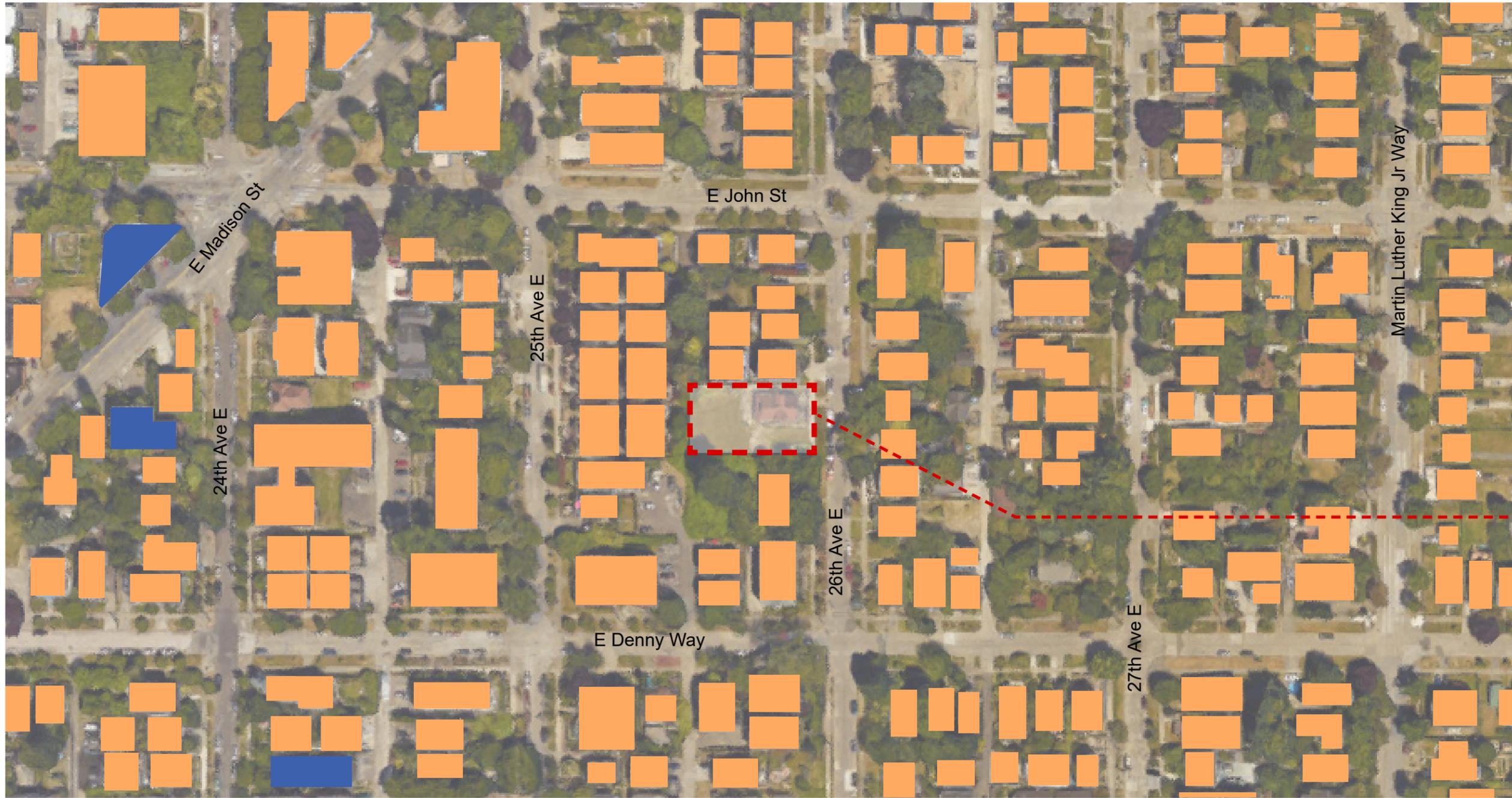
Project Site





Project Site





- Residential
- Commercial



Looking West





Looking NE from Alley



Looking South on Alley



Looking North on Alley



Southwest Corner of Site



West Edge of Site





Across from Site

Looking East on 26th Ave E



Site

Looking West on 26th Ave E

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.

CS1. Natural Systems and Site Features

C. Topography.....

Buildings will step up on the West side to accommodate for the change in elevation due to the small hill located on the site.

CS1. Natural Systems and Site Features

D. Plants and Habitat.....

The building will step up along the hillside in response to the natural slope of the site. Native plant species will be incorporated into the project.

CS2. Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces.....

The topography informs the design and placement of the building on the site. Pedestrian pathways and stairs will connect the project to the street and public circulation.

CS2. Urban Pattern and Form

D. Height, Bulk, and Scale.....

The project will appropriately relate to adjacent buildings in terms of height and scale. The surrounding context is composed of building up to 3 stories above grade, as proposed on the site.

CS3. Architectural Character

A. Emphasize Positive Neighborhood Attributes.....

The project will successfully respond to the evolving architectural character of the neighborhood that is going from small single family residences and duplexes to more multifamily housing design. The architectural style of the building will establish a positive and desirable context for others to building upon, while the façade and architectural features will break down the elevations to a more personable scale.

PL1. Connectivity

B. Walkways and Connections.....

On site pedestrian walkways will be connected to the existing public pedestrian infrastructure. Lighting and landscape will create a lively pedestrian space for the public and residents.

PL2. Walkability

B. Safety and Security.....

The location of windows and decks will encourage natural surveillance. Pathways and entry ways will be well lit at night to ensure safety and security.

PL3. Street Level Interaction

A. Entries.....

Each of the individual units will have 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.

PL3 Street-Level Interaction

B. Residential Edges.....

The residential edge of 26th will be visually appealing to the surrounding community while also providing units with security and privacy. Steps to elevate the main floor, a setback from the sidewalk, and landscaping will provide a buffer between the project and the street to indicate the transition between public to private space.

DC2. Architectural Concept

A. Massing

Subtle shifts on the building's envelope and secondary architectural elements create movement, and help reduce the perceived mass of the building.

DC2. Architectural Concept

B. Architectural and Façade Composition

The building façade will be articulated and well-proportioned to give the design a more human scale through the use of materials, window placements, and the patterns created by their arrangement. Blank walls will be avoided.

DC2. Architectural Concept

C. Secondary Architectural Features

Balconies and material variations will be incorporated to the building to create visual depth and interest. At the street level the building will have a high level of detailing to create interest for pedestrians.

DC3. Open Space Concept

A. Building – Open Space Relationship

The design will incorporate the open space design and landscaping so interior and exterior spaces relate, and support user activities.

DC3. Open Space Concept

B. Open Space Uses and Activities

Walkways and open spaces are integrated into the design, and give pedestrian better circulation space paths. The courtyard and the rooftop decks will help facilitate human interaction and activity.

DC4. Exterior Elements and Finishes

A. Building Materials

The overarching goal of the project through the design phase was to keep the building form inherently simple in order to use high quality materials and finishes that will be durable and easy to maintain in Seattle's climate. The façade design, lighting and landscape are coordinated to complement the concept and provide a strong overall design to users and public in general.

DC4. Exterior Elements and Finishes

D. Trees, Landscape and Hardscape Materials

A variety of hardscape materials will be used to differentiate different functions of the site. 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.



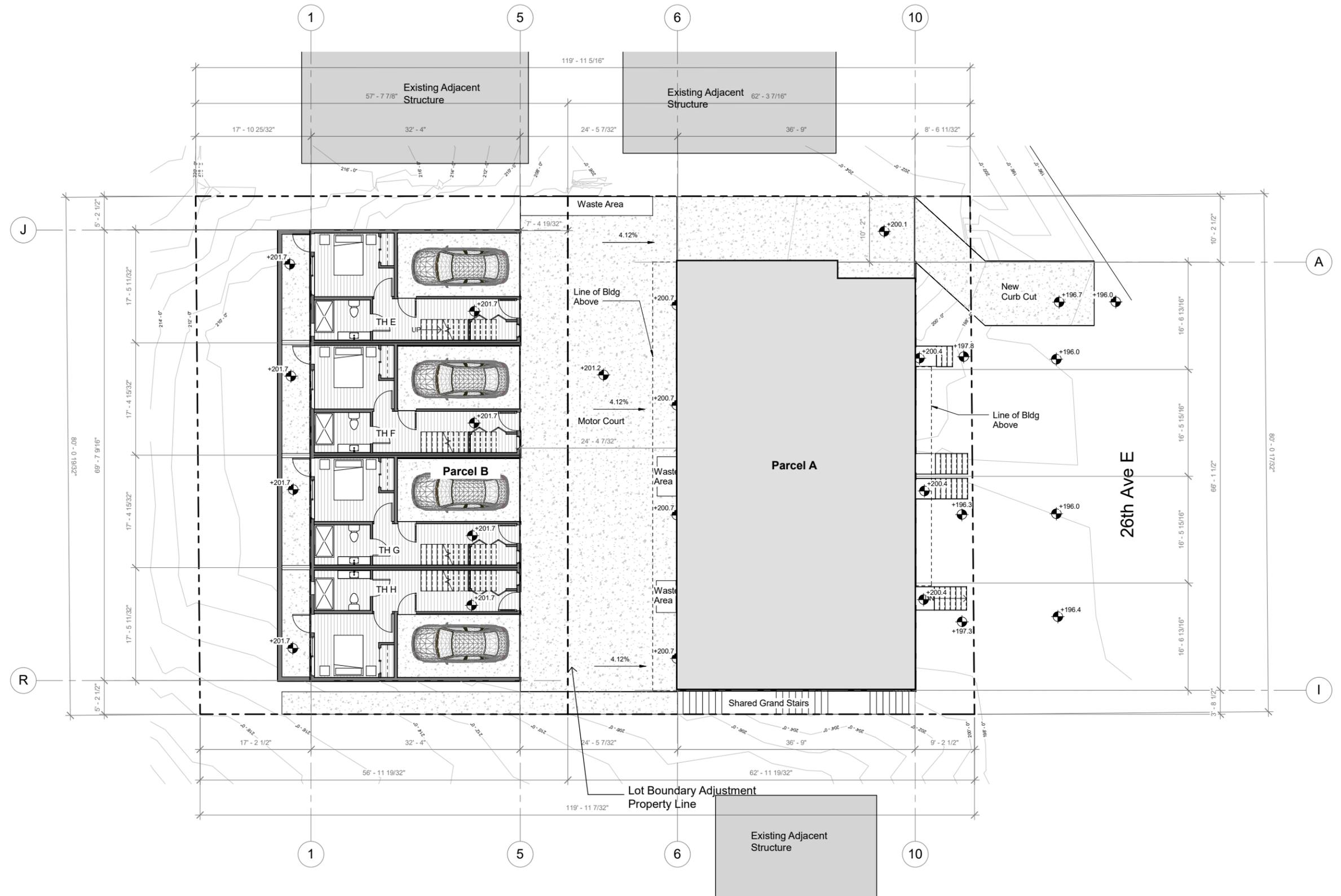
Looking NE





Looking NW





Site Plan

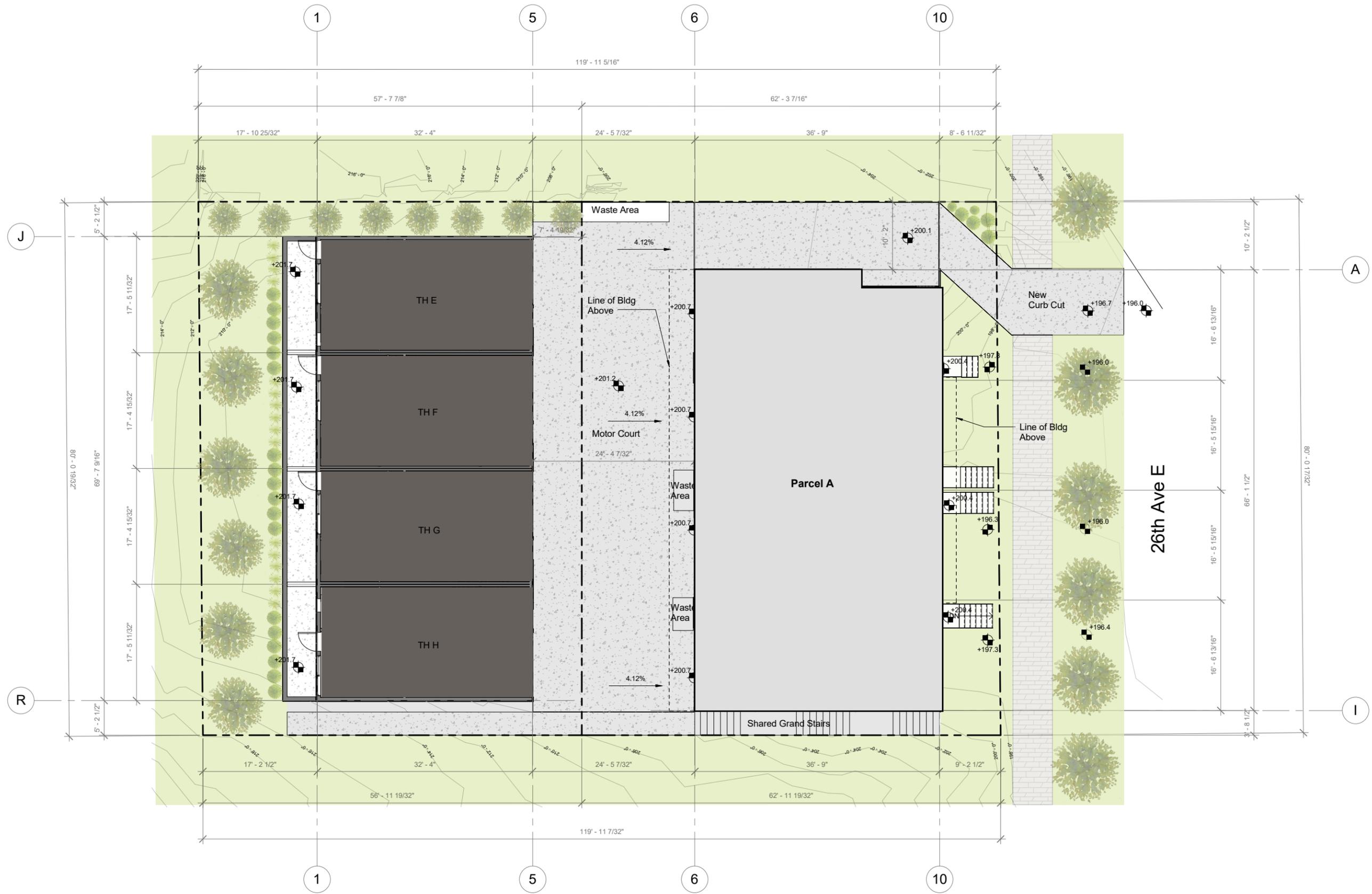
1/16" = 1'-0"

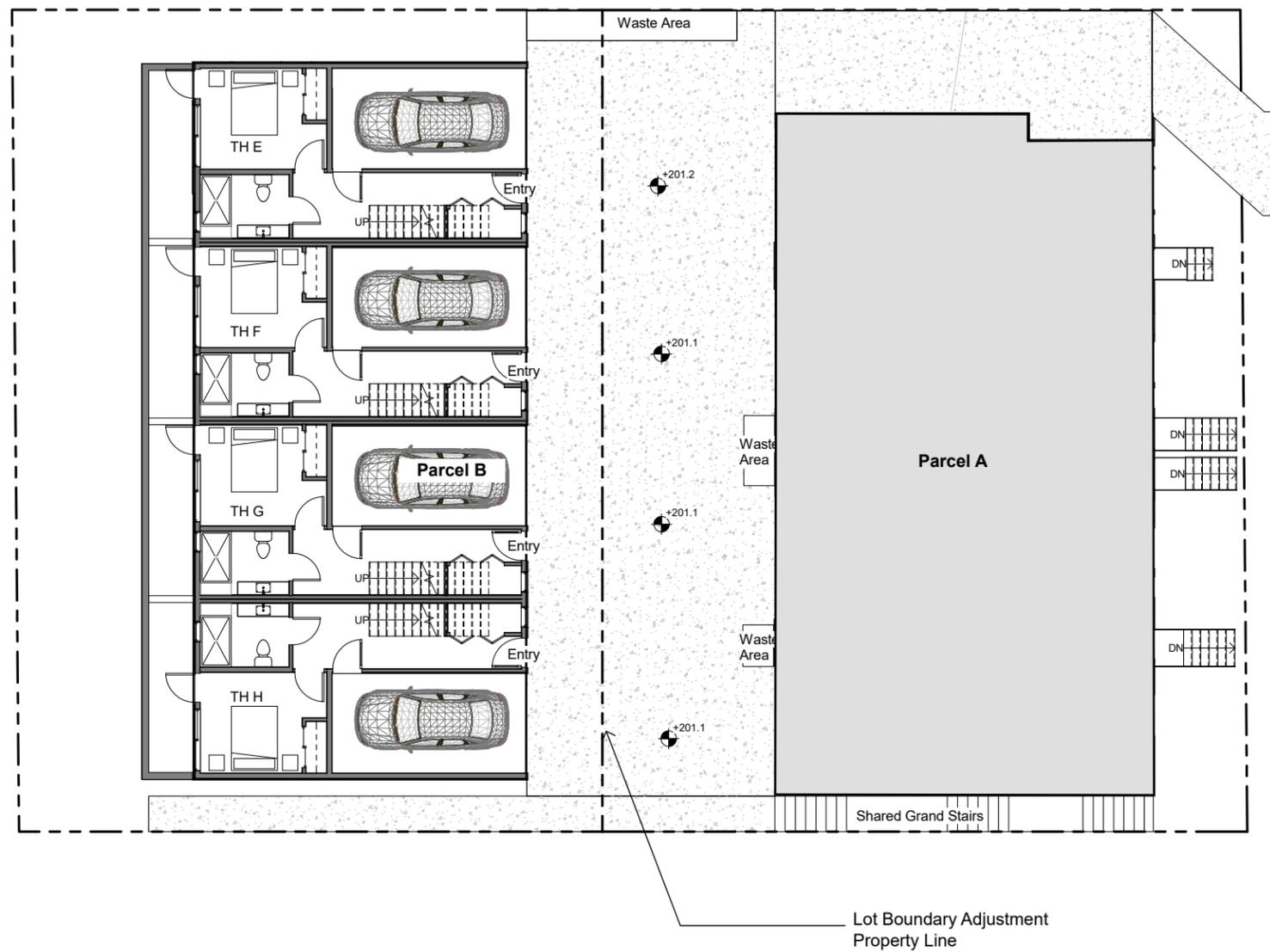


Lemons Architecture PLLC

119 26th Ave E

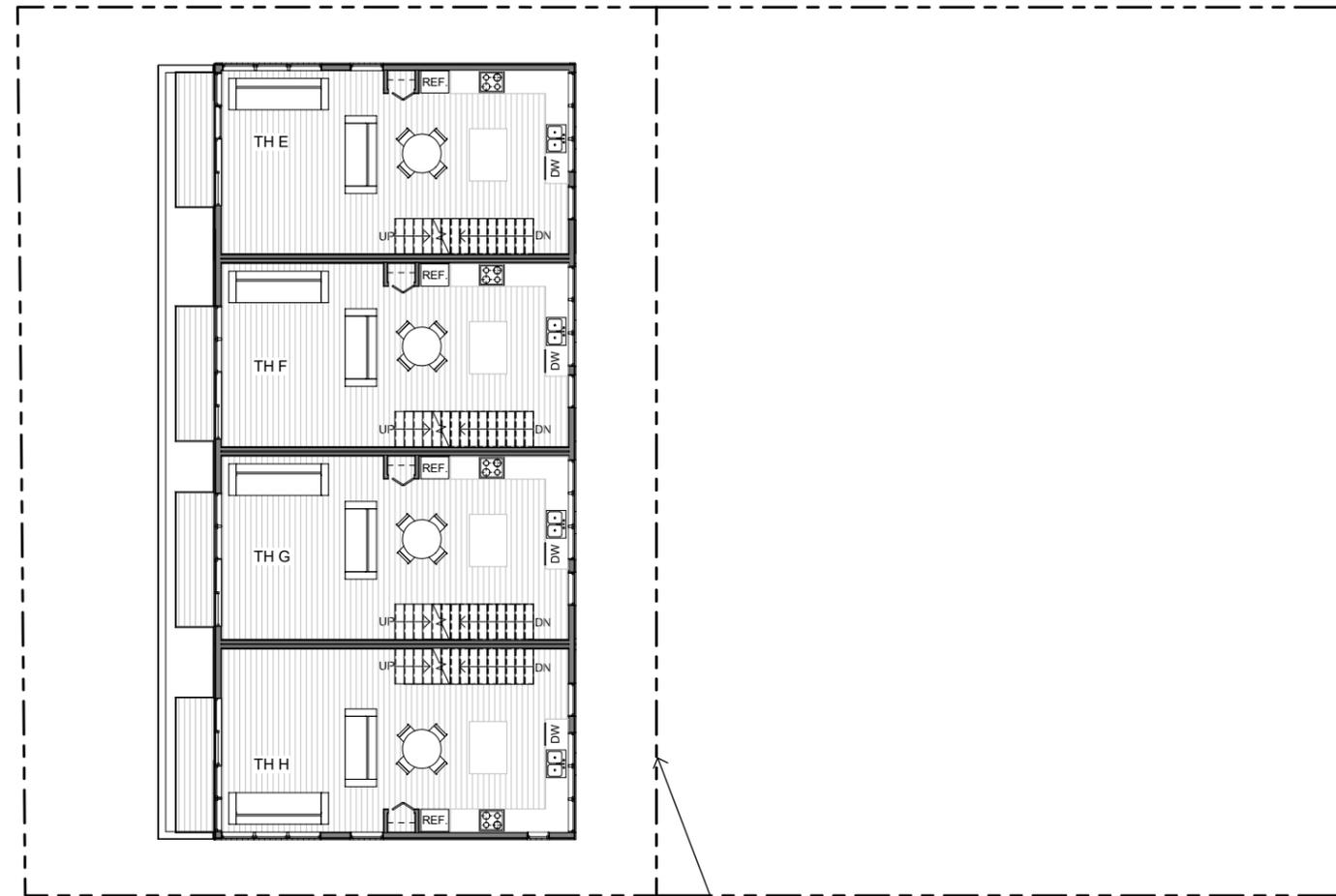
Building Plans
Streamlined Design Guidance





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

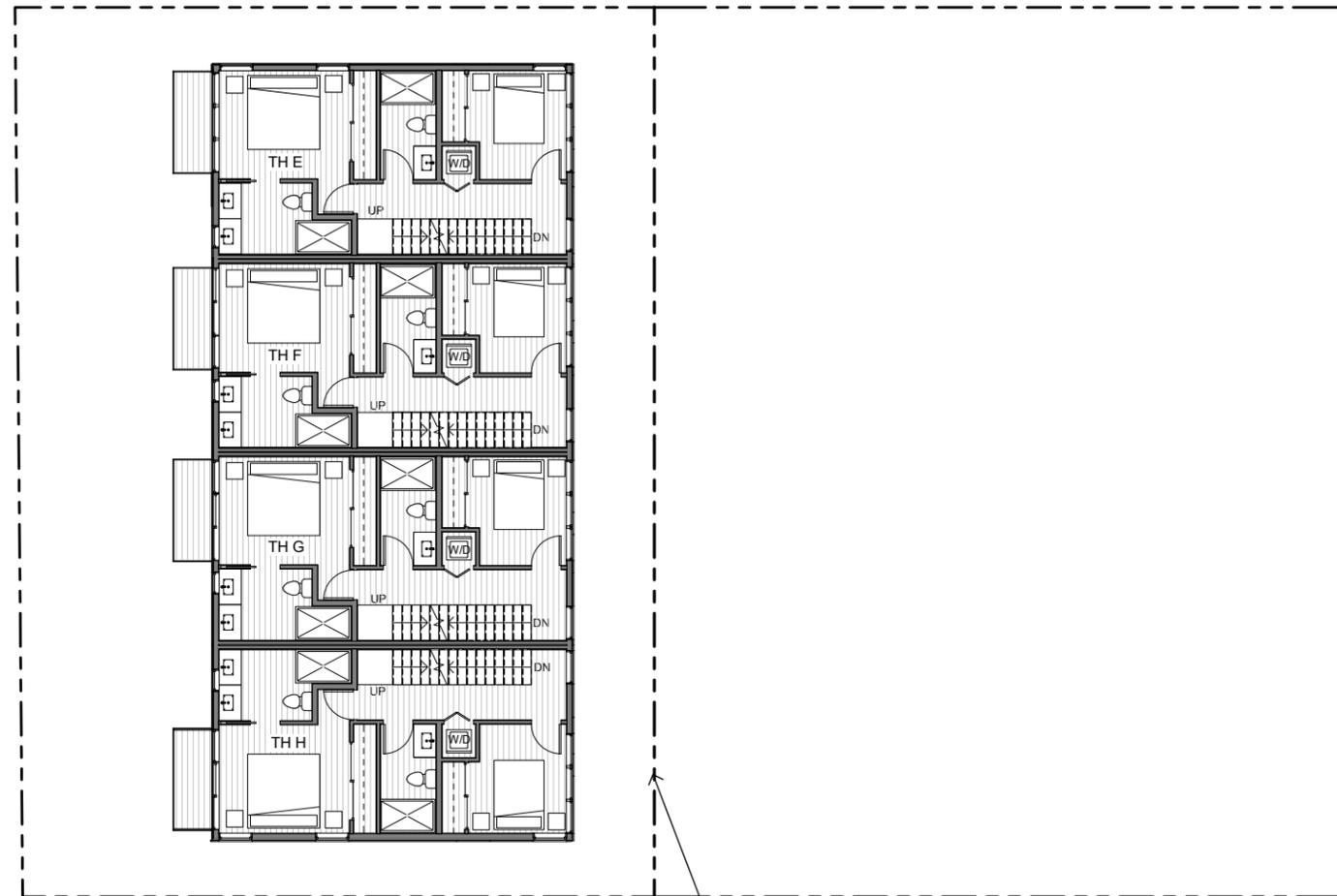




Lot Boundary Adjustment
Property Line

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

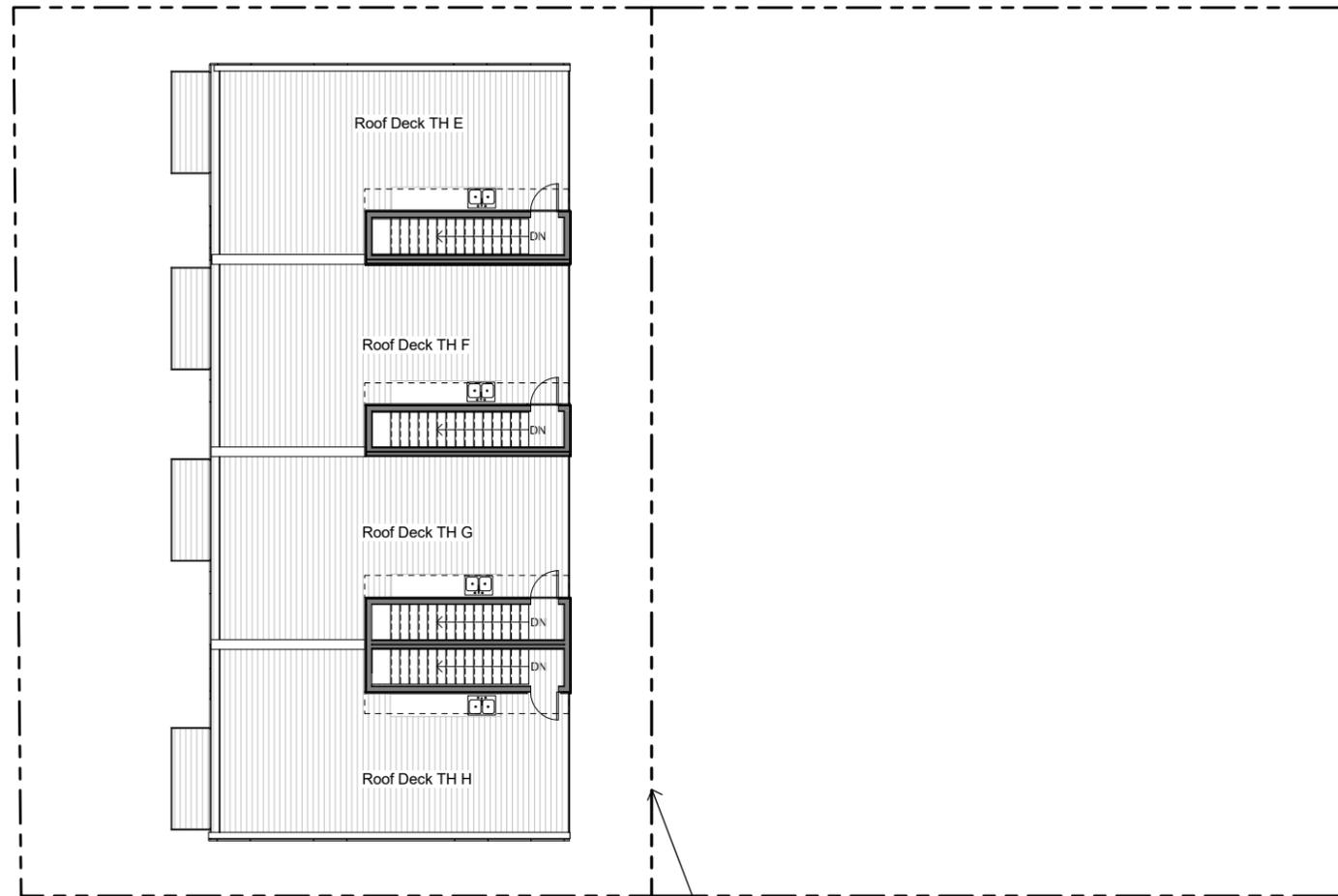




Lot Boundary Adjustment
Property Line

Level 3 Plan
1/16" = 1'-0"





Lot Boundary Adjustment
Property Line

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



Material Legend:

- 1 Fiber Cement Panel, White
 - 2 Corrugated Metal, Dark Grey
 - 3 Composite Panel
- 4 Fiber Cement Panel, Black
 - 5 White Vinyl Window



East Elevation
3/32" = 1'-0"



Material Legend:

- 1 Fiber Cement Panel, White
- 2 Corrugated Metal, Dark Grey
- 3 Composite Panel
- 4 Fiber Cement Panel, Black
- 5 White Vinyl Window



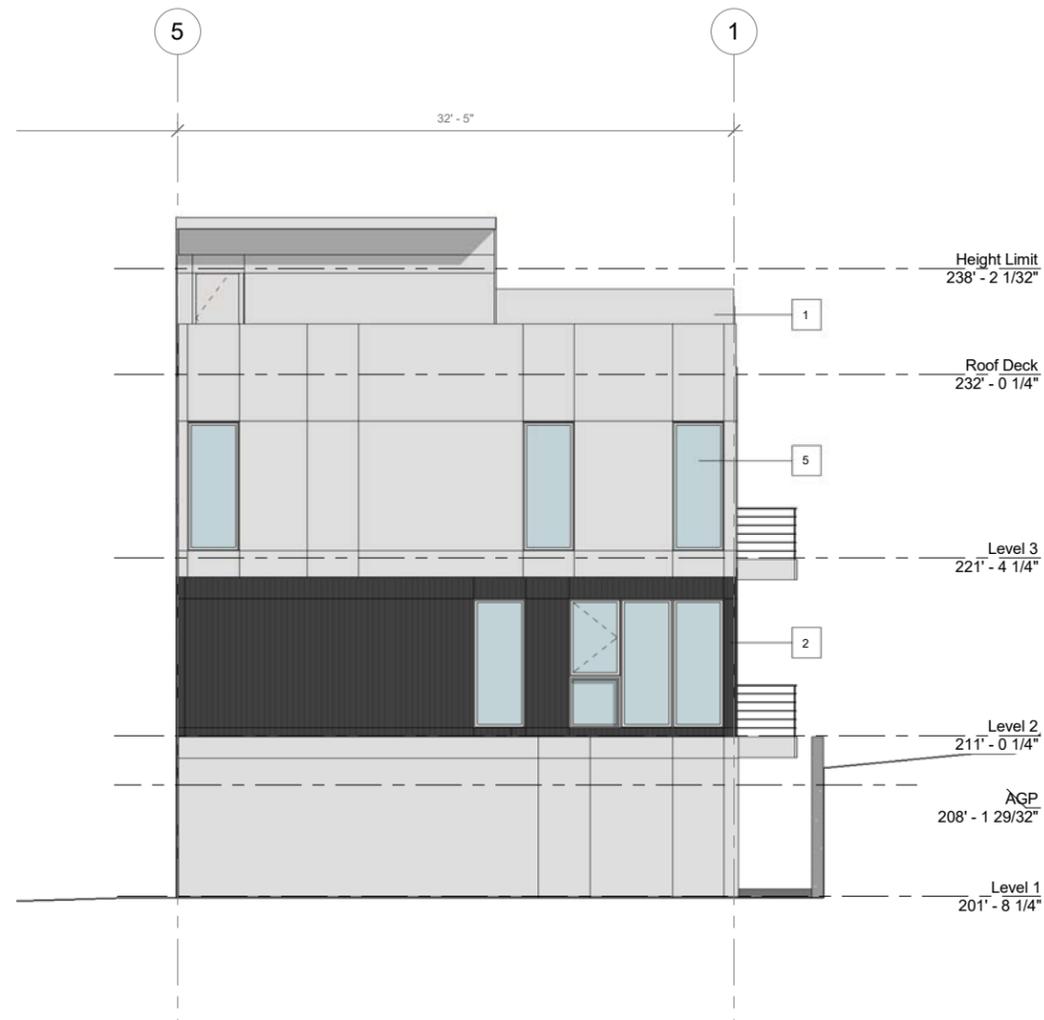
West Elevation
3/32" = 1'-0"



Material Legend:

- 1 Fiber Cement Panel, White
- 2 Corrugated Metal, Dark Grey
- 3 Composite Panel

- 4 Fiber Cement Panel, Black
- 5 White Vinyl Window

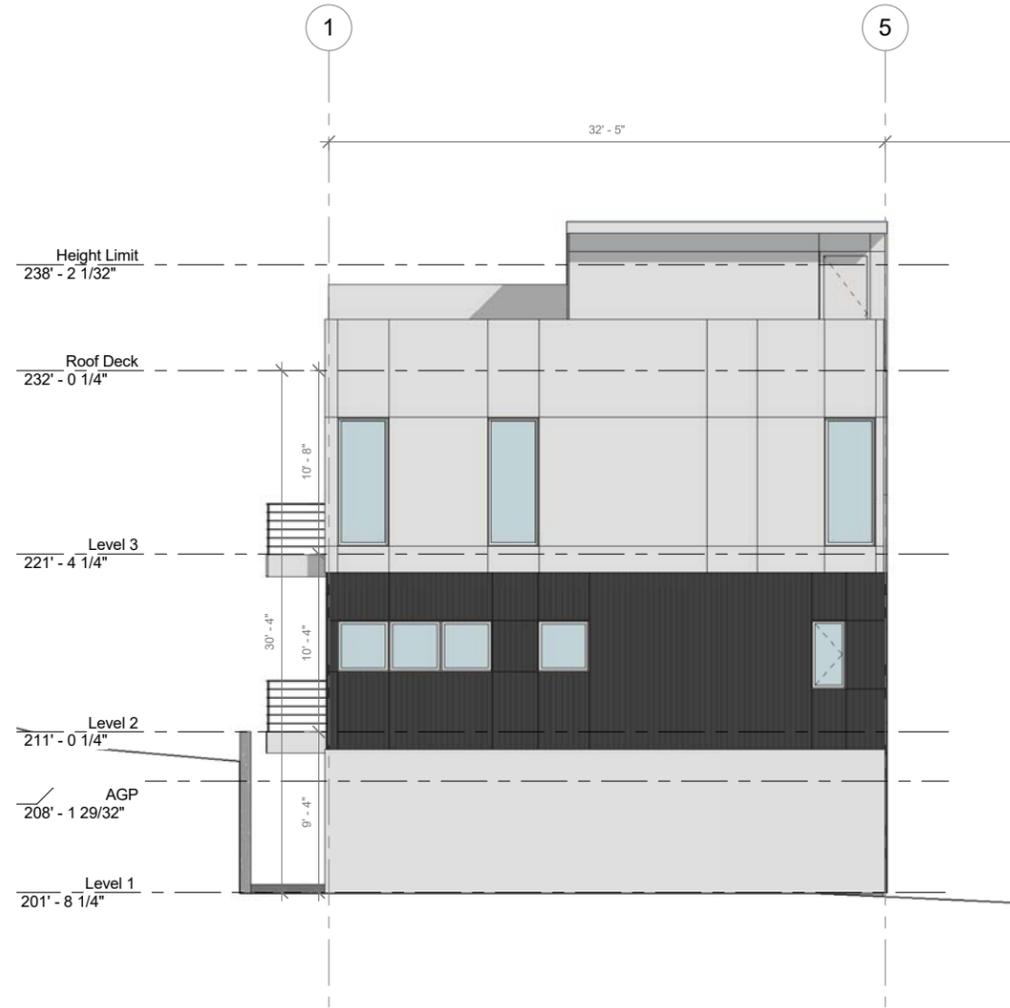


North Elevation
3/32" = 1'-0"

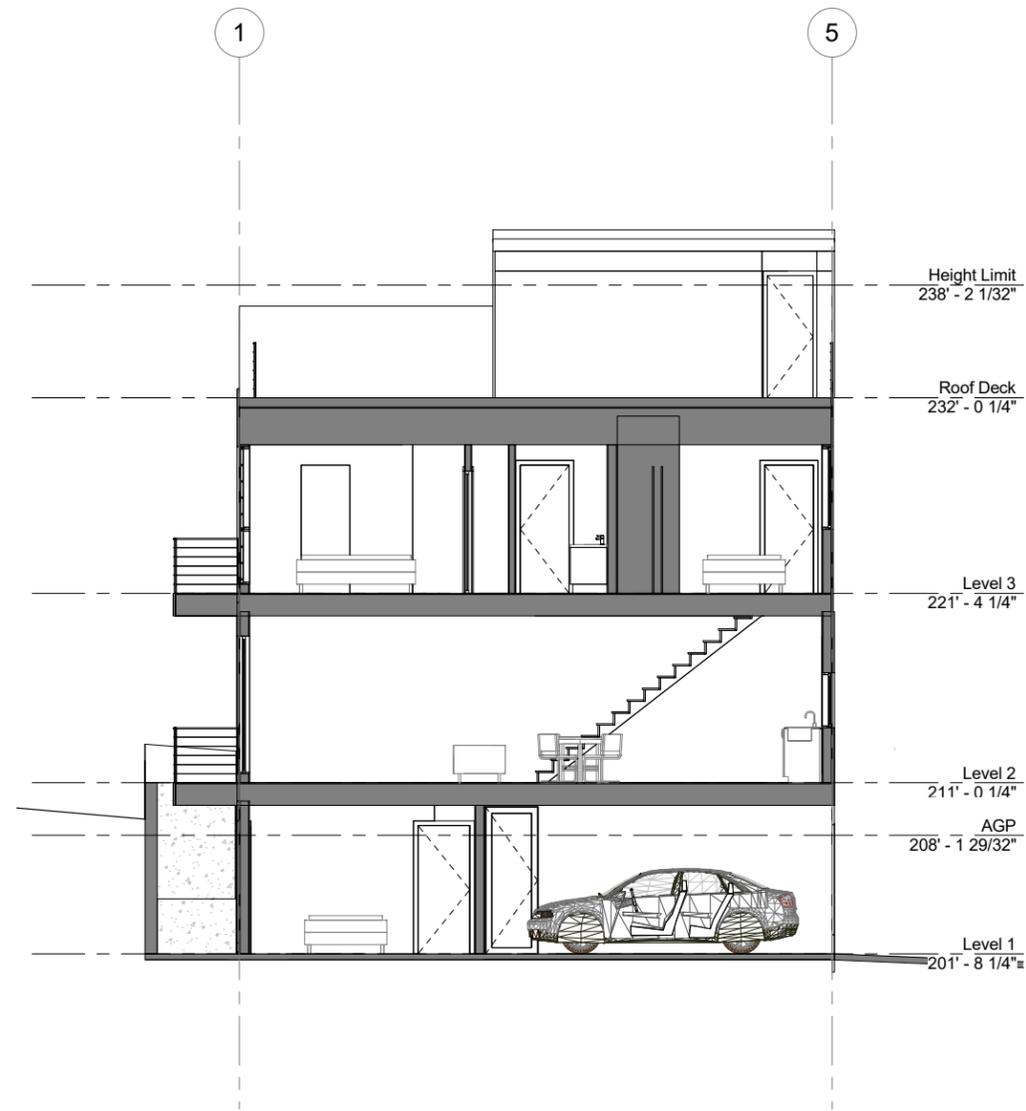


Material Legend:

- 1 Fiber Cement Panel, White
- 2 Corrugated Metal, Dark Grey
- 3 Composite Panel
- 4 Fiber Cement Panel, Black
- 5 White Vinyl Window



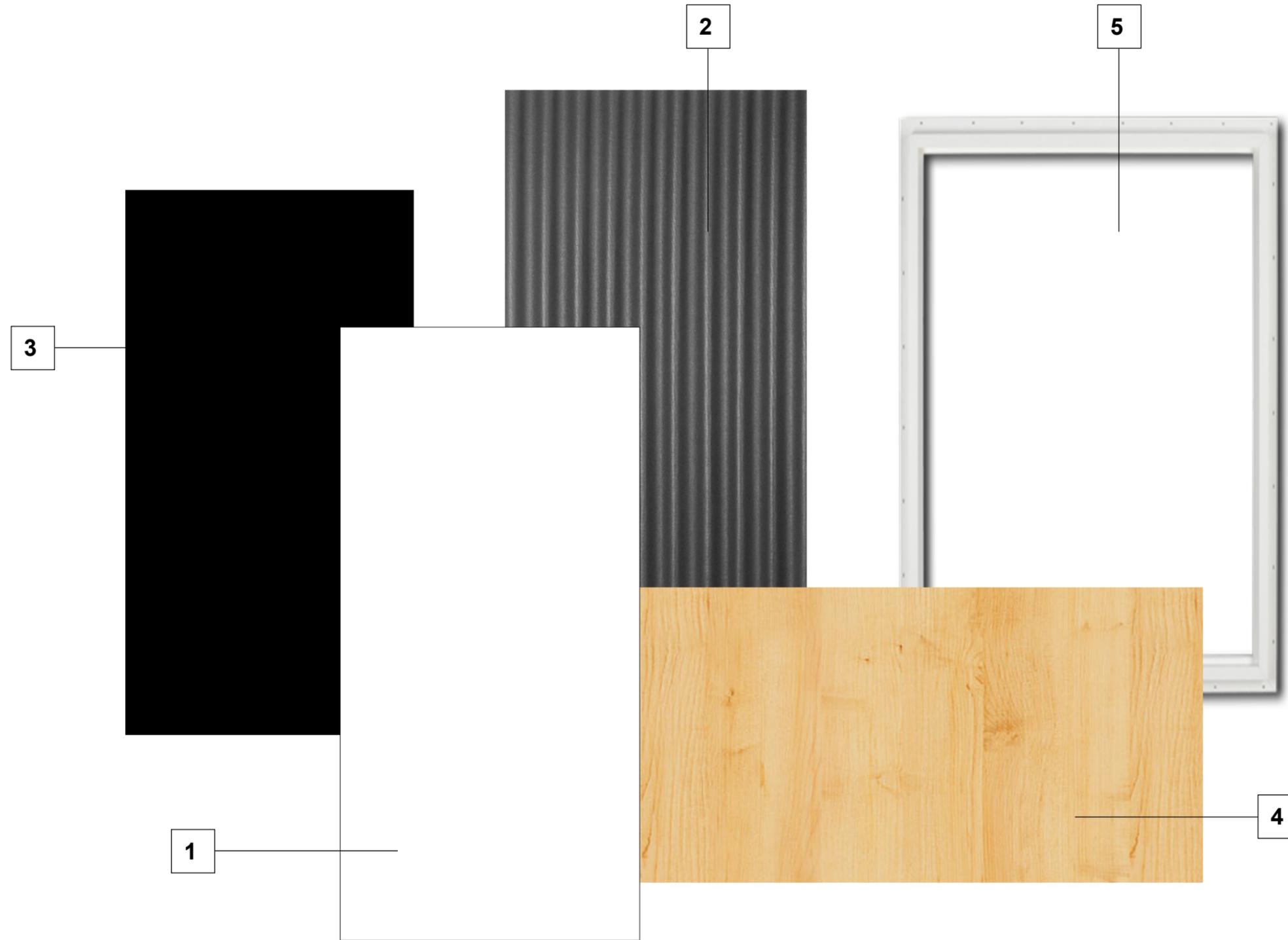
South Elevation
3/32" = 1'-0"



East-West Section

3/32" = 1'-0"





Material Legend

- 1 White Fiber Cement Panel
- 2 Corrugated Metal, Dark Grey
- 3 Black Fiber Cement Panel
- 4 Composite Panel
- 5 White Vinyl Window