



Looking NE



Lemons Architecture PLLC

Quattro  
117 18th Ave E  
SDCI# 3025371

Streamline Design Guidance Package

2017.01.13



**Table of Contents**

---

Project Information .....3

FAR Area Schedule .....4

Survey .....5

Context Map ..... 6

Existing Site Conditions .....9

Design Guidelines .....11

Graphic Narrative .....12

Building Plans .....13

Building Elevations .....18

Building Section .....22

Material Board ..... 24

**Project Information**

**Address:** 117 18th Ave, Seattle, WA 98122

**Project Number:** 3025371

**Legal Description:** LOT 14, BLOCK 16, SUMMIT SUPPLEMENTAL ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 125, RECORDS OF KING COUNTY, WA.

**Parcel #:** 8080900130

**Site Area:** 4810sf

**Zoning:** LR3

**Overlays:** Madison-Miller(Residential Urban Village)

**Misc:** Detached ADU's, Freq Transit (To be Verified)

**ECA:** None

**Existing Use:** Existing Building to Remain. Other Structures on Site to be Demolished.

**Max FAR:** TH 1.4 - (4,810sf x 1.4 = 6,734sf)

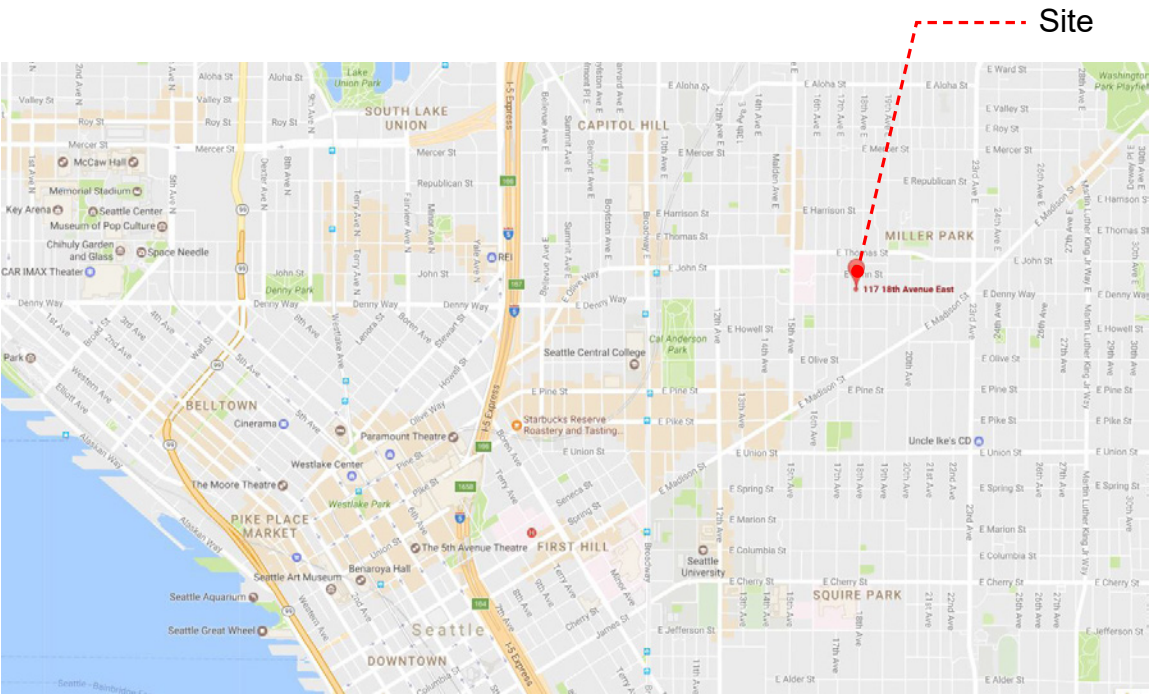
**Max Density:** SFR = 1/1600sf, RH = No Limit, TH = No Limit Max, Apt = No Limit Max

**Height:** 30' Above AGP Allowed / Provided (40' if Apts)

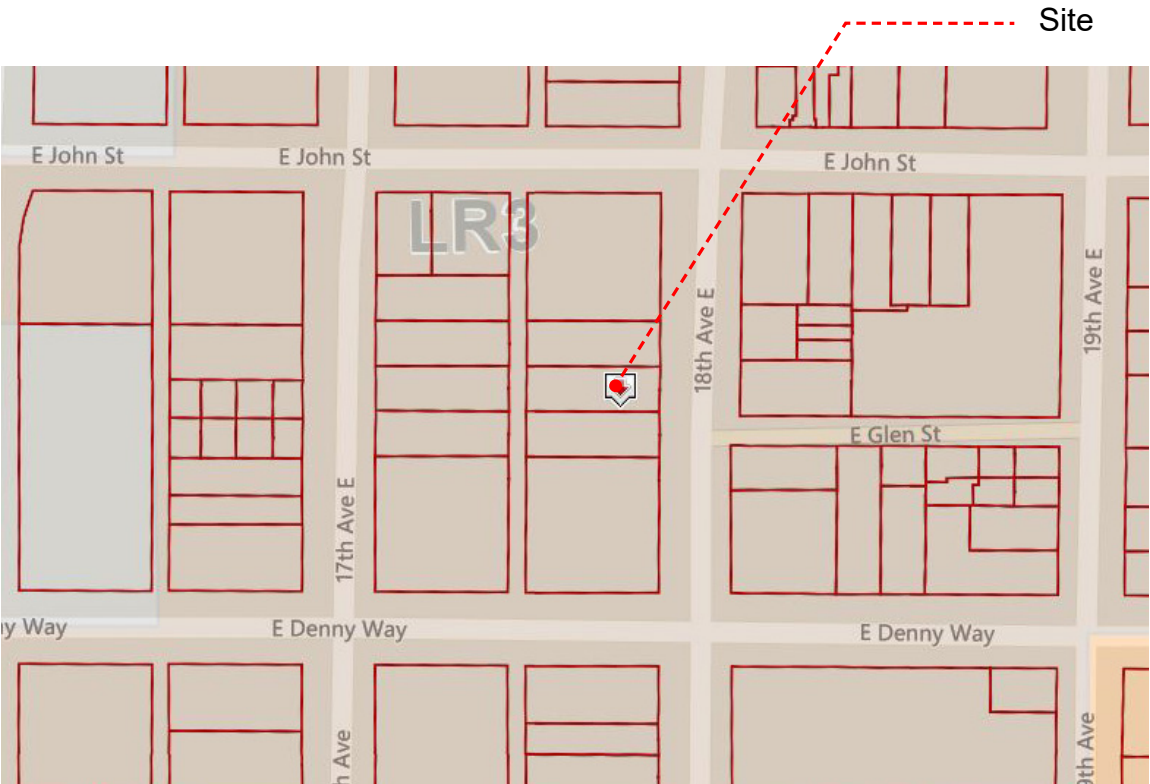
**Proposed Project Description:** Construct 4 townhouses. Existing Building to Remain. Other Structures on Site to be Demolished.

**Proposed Square Footage:** 4,161 sf < 6,734sf, **Complies**

**Proposed Parking Provided:** None Required (if Freq Transit Verified)



Context Map



Zoning Map

NET Area Summary (Inside Face of Wall)

Area toward FAR Schedule (Inside Face of Wall)				
Number	Name	Level	Area	Area Type
TH 1				
TH 1	Level 1	Level 1	249 SF	Building Common Area
TH 1	Level 2	Level 2	405 SF	Building Common Area
TH 1	Level 3	Level 3	405 SF	Building Common Area
TH 1	Penthouse	Roof Deck	63 SF	Building Common Area
TH 1	Roof Deck (Exclude from FAR)	Roof Deck	288 SF	Building Common Area
TH 1: 5			1409 SF	
TH 2				
TH 2	Level 1	Level 1	217 SF	Building Common Area
TH 2	Level 2	Level 2	405 SF	Building Common Area
TH 2	Level 3	Level 3	405 SF	Building Common Area
TH 2	Penthouse	Roof Deck	63 SF	Building Common Area
TH 2	Roof Deck (Exclude from FAR)	Roof Deck	288 SF	Building Common Area
TH 2: 5			1378 SF	
TH 3				
TH 3	Level 1	Level 1	318 SF	Building Common Area
TH 3	Level 2	Level 2	318 SF	Building Common Area
TH 3	Level 3	Level 3	318 SF	Building Common Area
TH 3	Penthouse	Roof Deck	42 SF	Building Common Area
TH 3	Roof Deck (Exclude from FAR)	Roof Deck	220 SF	Building Common Area
TH 3: 5			1215 SF	
TH 4				
TH 4	Level 1	Level 1	278 SF	Building Common Area
TH 4	Level 2	Level 2	318 SF	Building Common Area
TH 4	Level 3	Level 3	318 SF	Building Common Area
TH 4	Penthouse	Roof Deck	42 SF	Building Common Area
TH 4	Roof Deck (Exclude from FAR)	Roof Deck	220 SF	Building Common Area
TH 4: 5			1175 SF	
Grand total: 20			5177 SF	

FAR

Max FAR(TH 1.4): 1.4 x 4,810 = 6,734sf Max

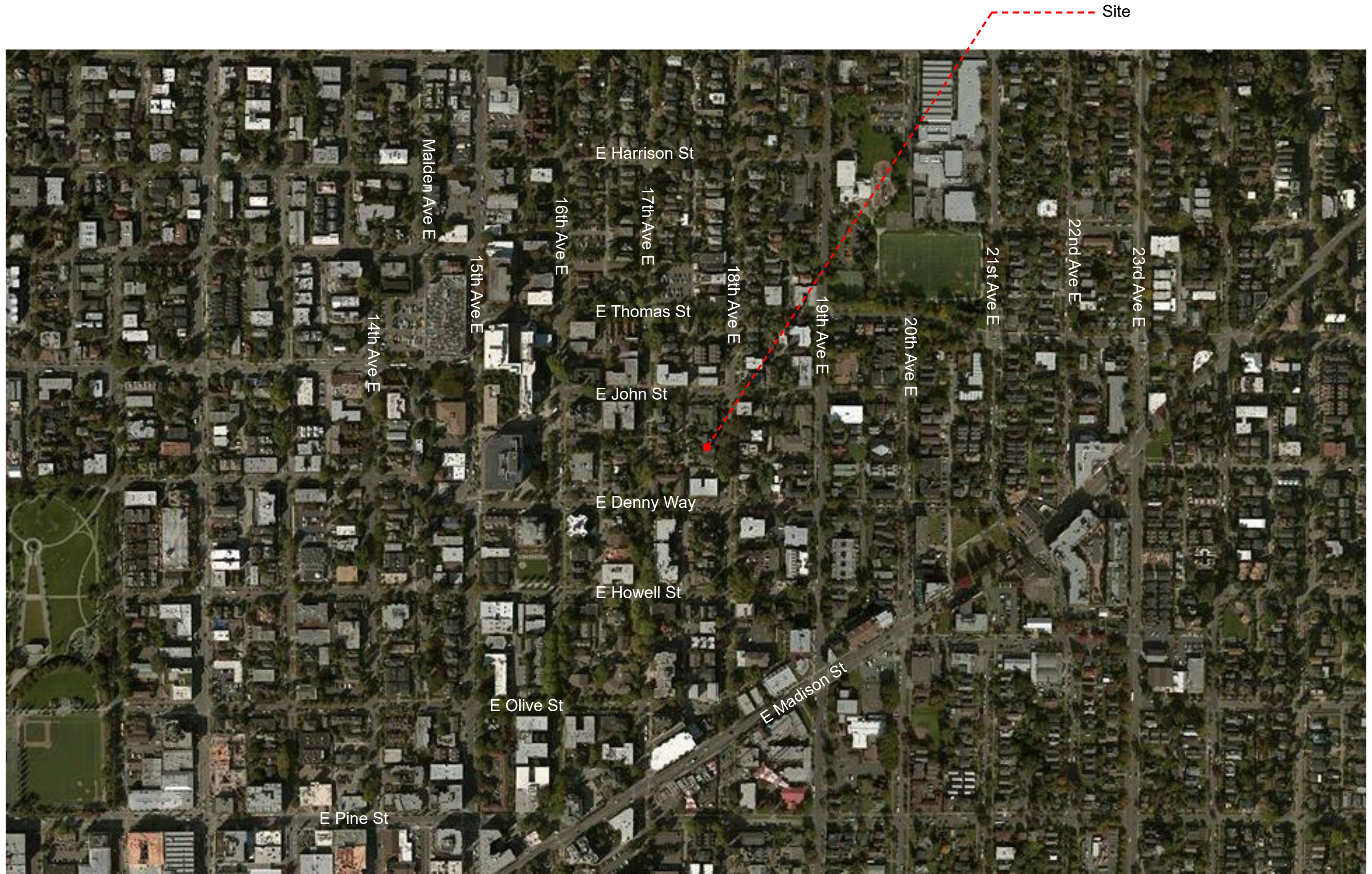
TH 1: 1,121sf  
TH 2: 1,090sf  
TH 3: 9,95sf  
TH 4: 9,55sf


Total 4,161sf < 6,734sf, **Complies**



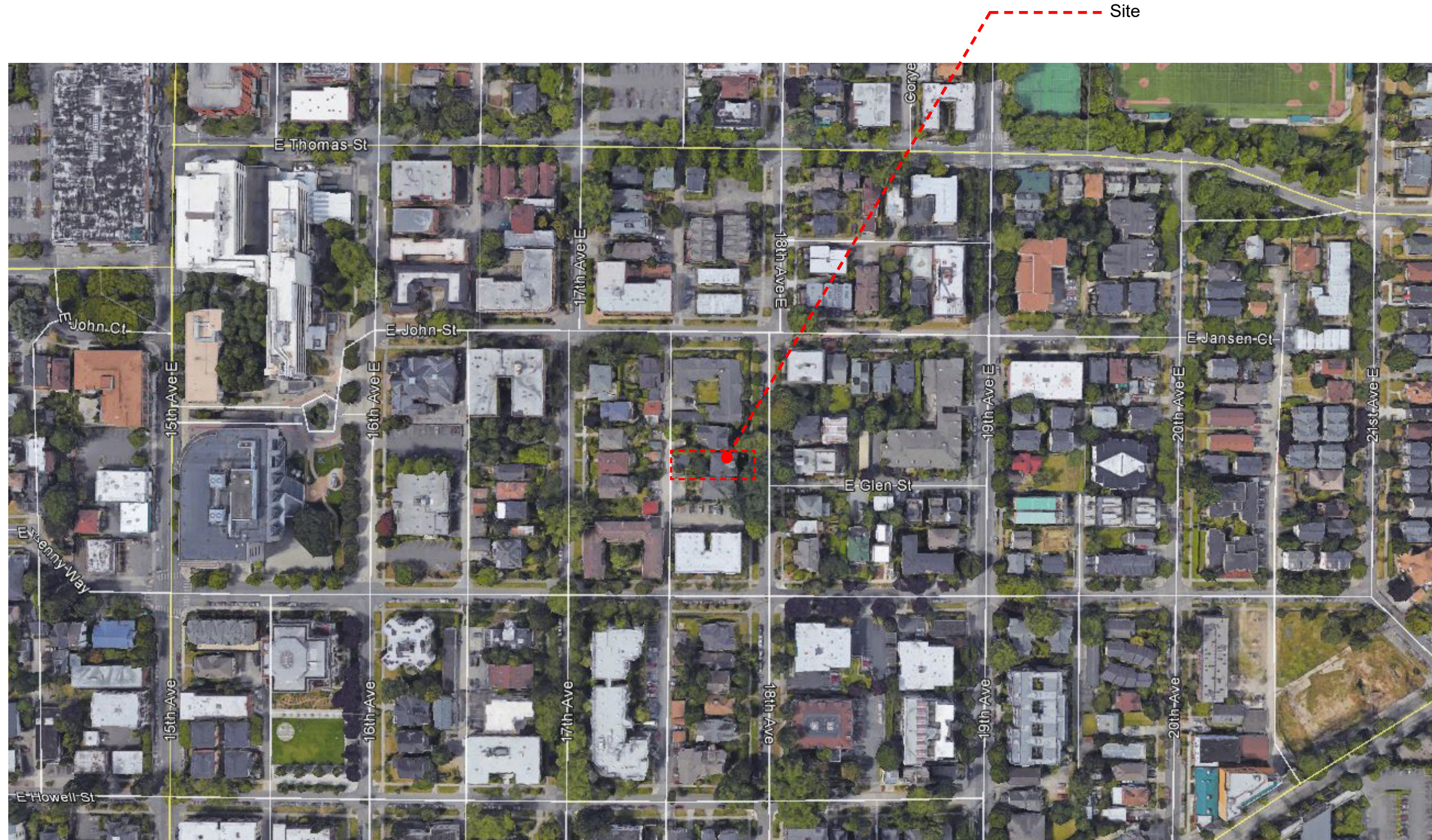






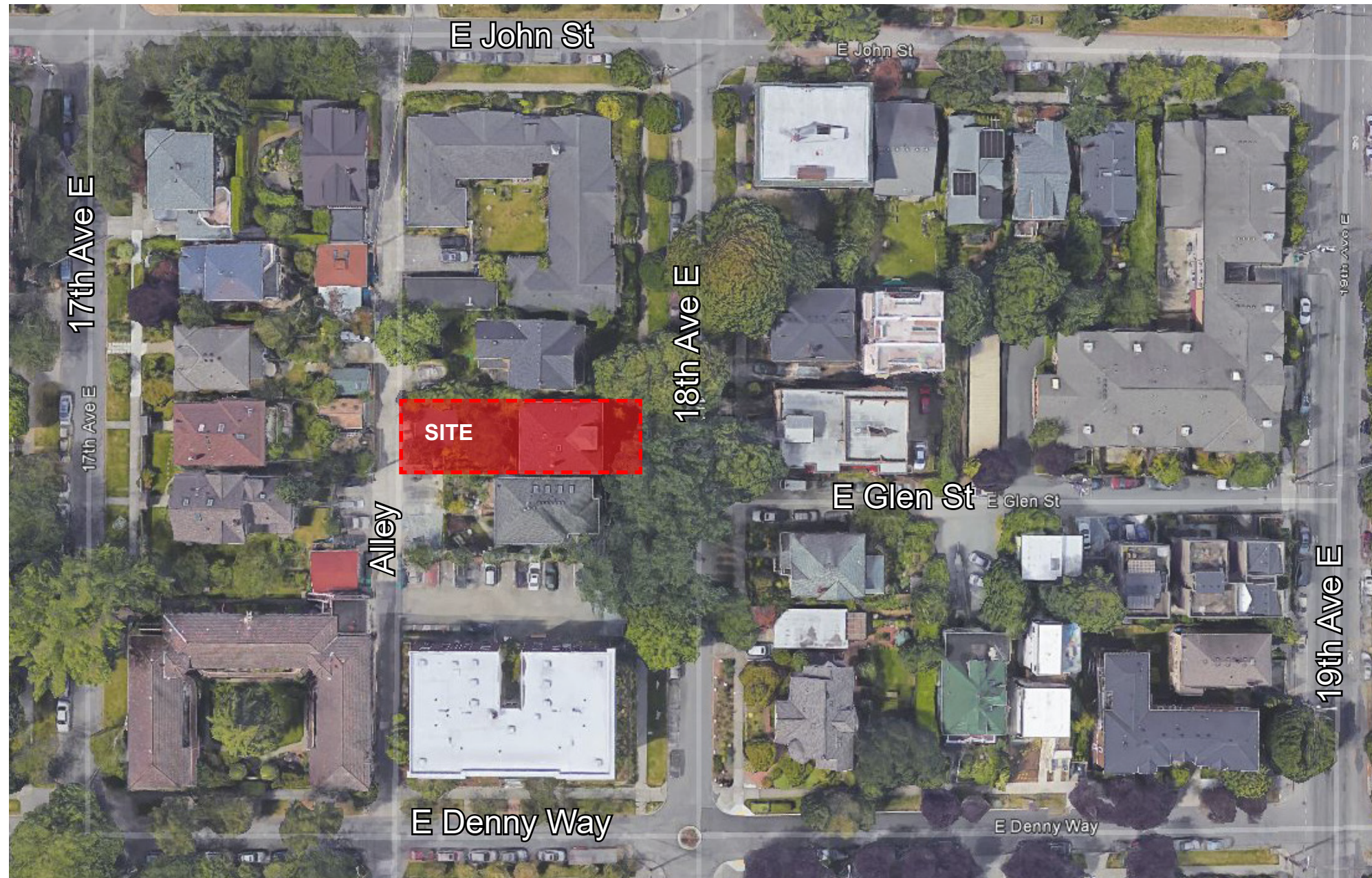
Context Map 





Context Map 

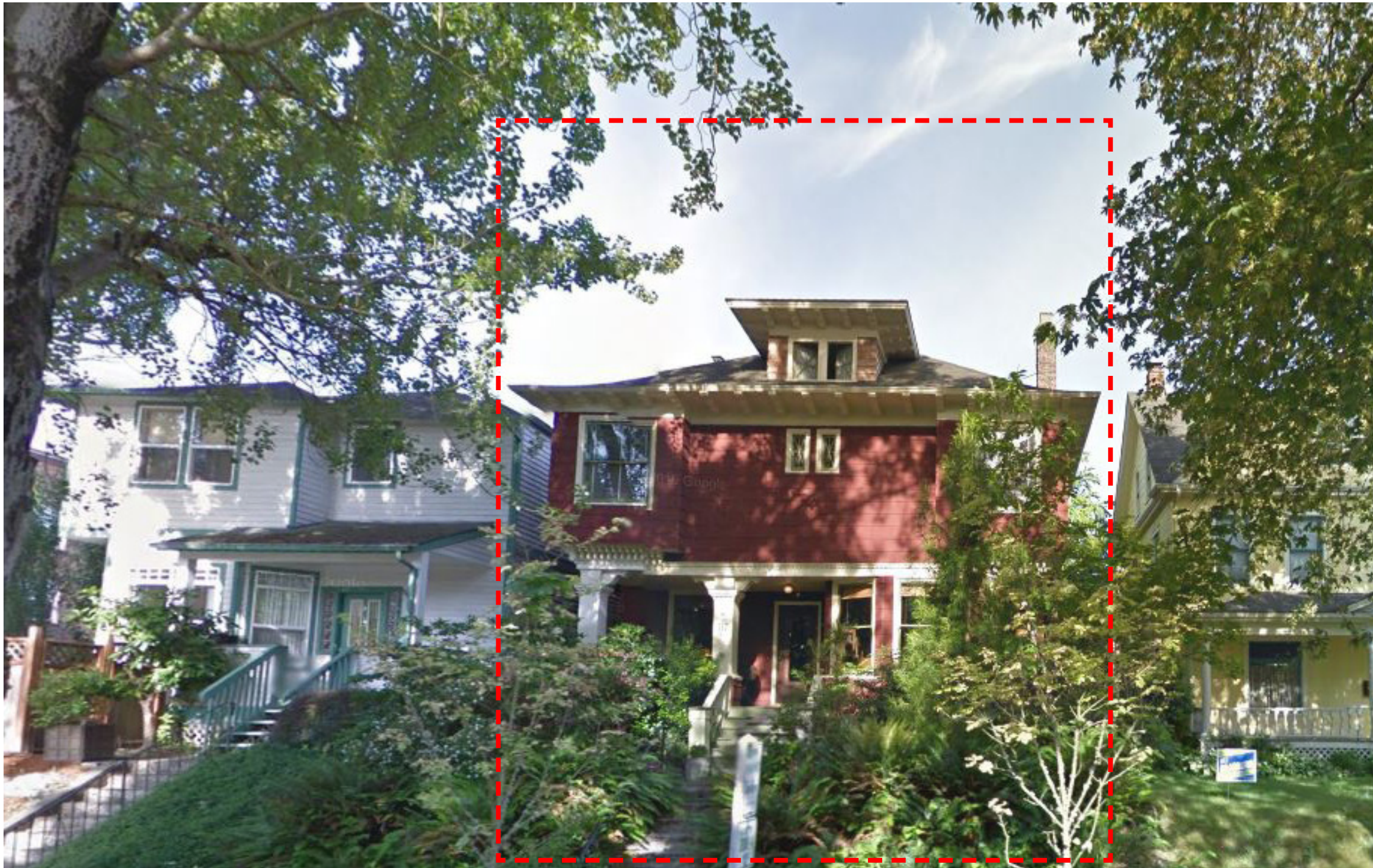




Context Map







Looking West on 18th Ave E



Lemons Architecture PLLC

Quattro  
117 18th Ave E  
SDCI# 3025371

**Existing Site Conditions**  
Streamline Design Guidance Package

Page 9  
2017.01.13







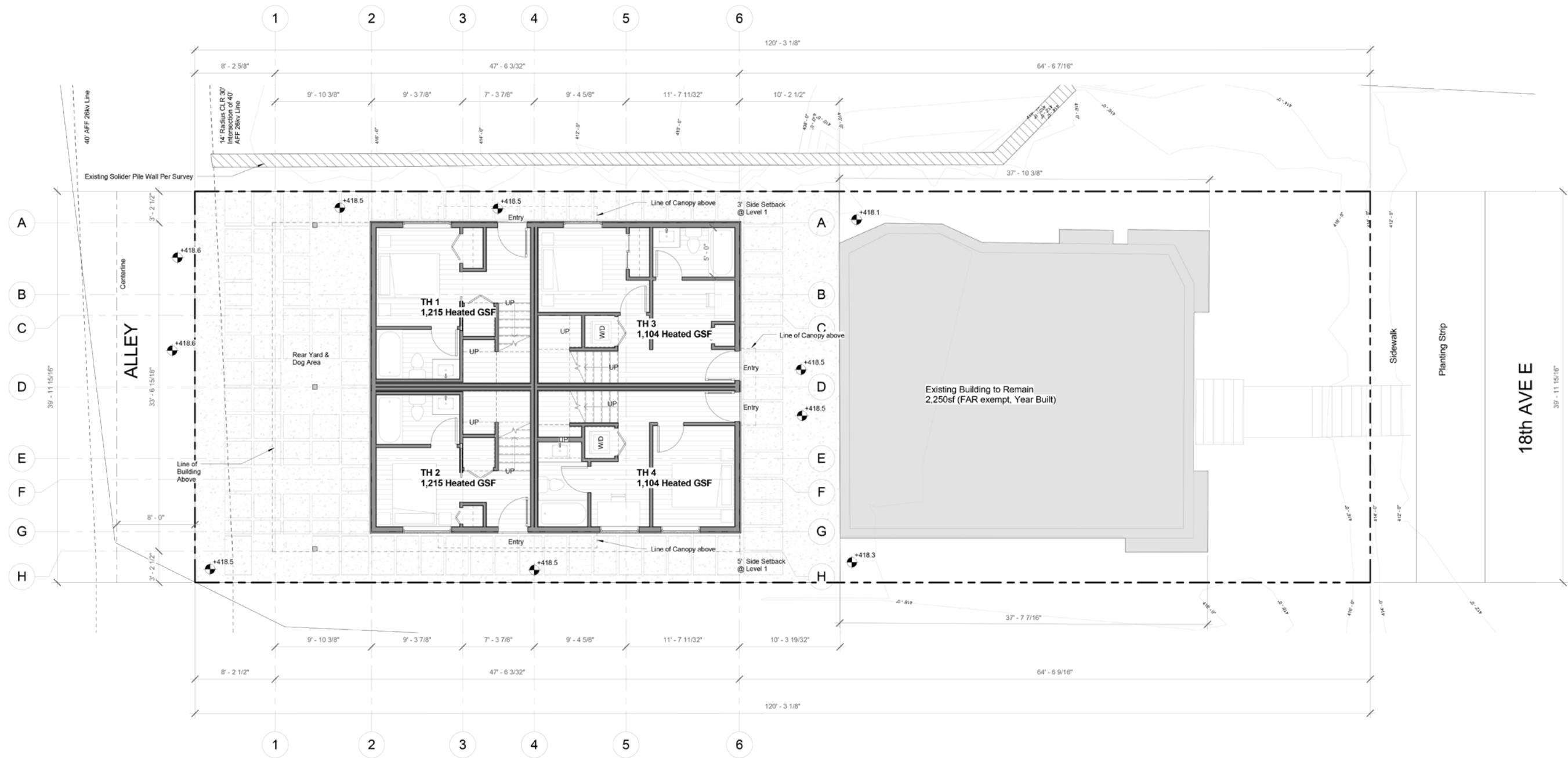
<b>CS2. Urban Pattern and Form</b> ..... B. Adjacent Sites, Streets, and Open Spaces	There are paved pathway connected to the alley which gives residents the most efficient accessibility to the street. Clearly denoted paths create clear pedestrian circulation of the site.
<b>CS2. Urban Pattern and Form</b> ..... C. Relationship to the Block	Project is located in the mid-block site so the street edge presence is what we focus the most. We propose smaller windows on facades facing adjacent lots which provide privacy and respect to future neighbors.
<b>CS3. Architectural Context and Character</b> ..... A. Emphasizing Positive Neighborhood Attributes	Instead of creating very modern architecture, we would like to be more sensitive about context. We use bricks and dark composite panels to make our project fit into the existing neighborhood.
<b>PL1. Connectivity</b> ..... B. Walkways and Connections	Open spaces are created around the site as well as the open space facing the alley. Paved paths will also encourage outdoor activities and interactions among residents.
<b>PL2. Walkability</b> ..... A. Accessibility	Every units have paved access from the street to their private entry. All entries are located on ground level which is also intended to provide access for all.
<b>PL2. Walkability</b> ..... B. Safety and Security	Each of the individual units has its own private covered entries to help distinguish the unit entrances. At night, each of the entry canopies are further illuminated with a light fixture.
<b>DC2. Architectural Concept</b> ..... A. Massing	We use different materials to avoid making the project a big massing. We also setback more than required on ground level to create more open space.
<b>DC2. Architectural Concept</b> ..... B. Architectural and Façade Composition	The residential edge of alley has been designed to be visually appealing to the surrounding community while also allowing the units to have security and privacy. We try to use same language on all facade that to make the architectural expression of the building as a whole.
<b>DC2. Architectural Concept</b> ..... C. Secondary Architectural Features	Variations in building materials give different program different character while keeping the form simple. Windows sizes and openings in the facade are organized to reveal the public/ semipublic functions of the building.
<b>DC4. Exterior Elements and Materials</b> ..... A. Exterior Elements and Finishes	A prominent goal of the project through the design phase was to keep the building form inherently simple for scale, rhythm, and tectonics, in order to use durable and high quality building materials. All finish materials will be durable and easy to maintain in Seattle’s climate long term.





Looking NE





**Site Plan**  
3/16" = 1'-0"





40' AFF 28kv Line

14' Radius CLP 30' Intersection of 40' AFF 28kv Line

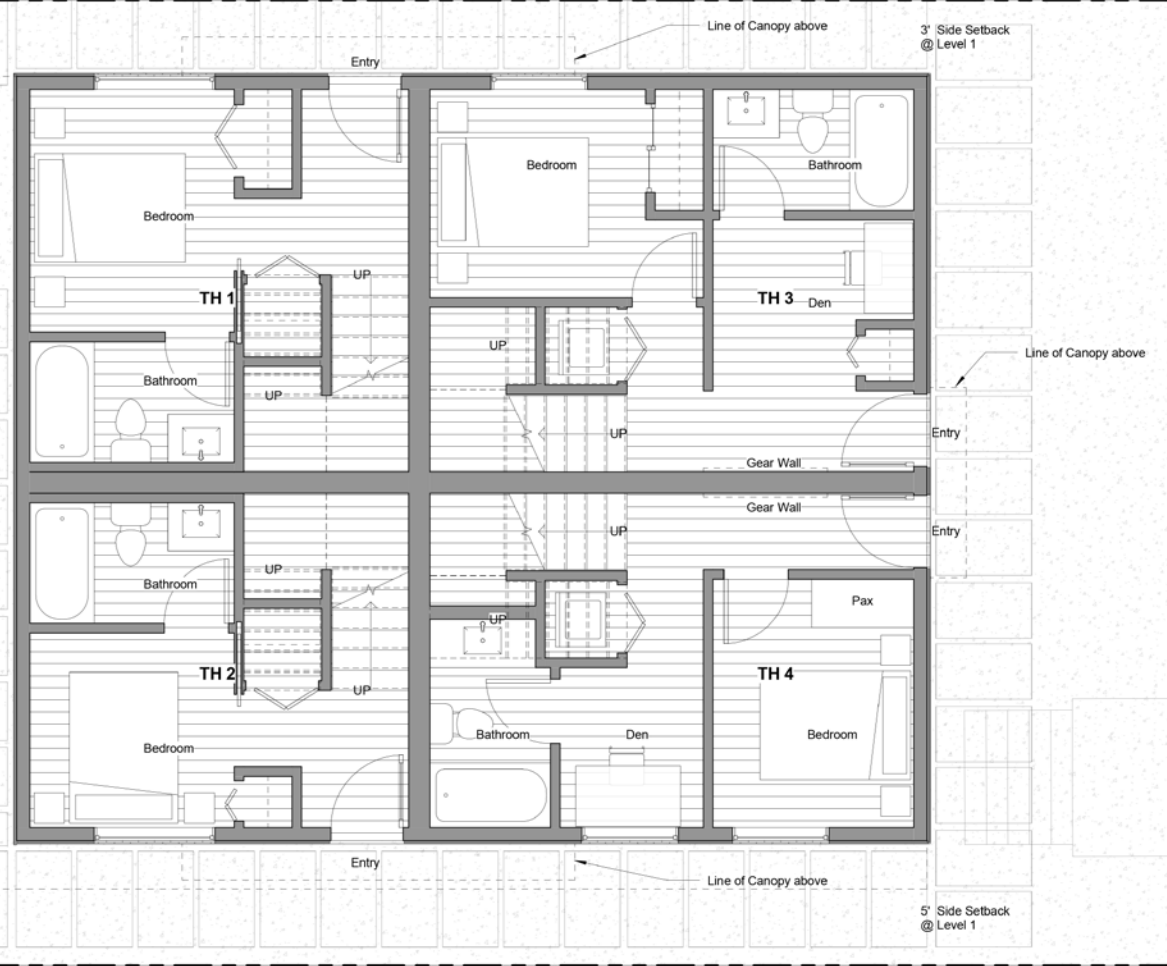
Existing Solider Pile Wall Per Survey

Centerline

ALLEY

Line of Building Above

Rear Yard & Dog Area



Existing Building to Remain 2,250sf (FAR exempt, Year Built)

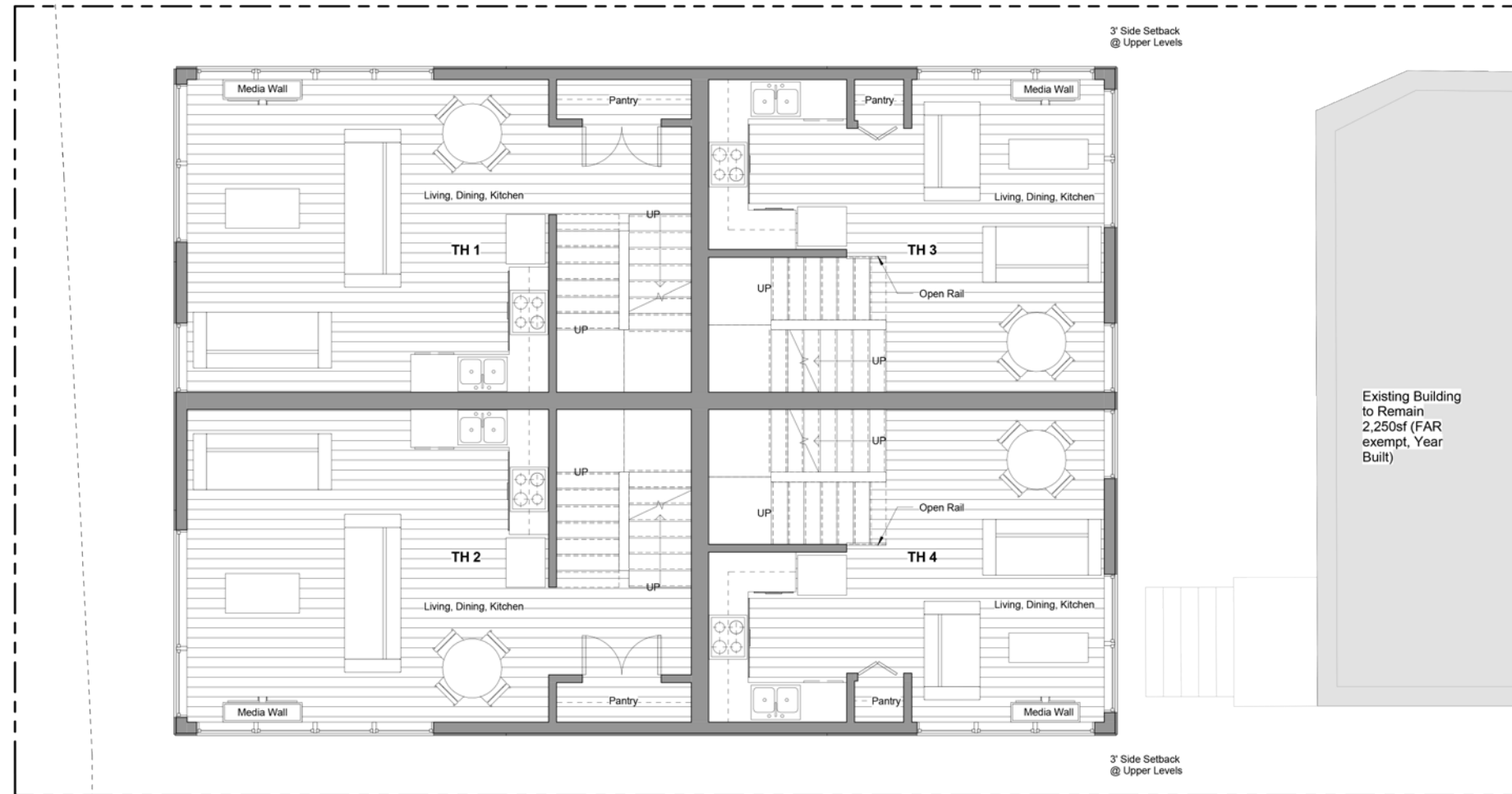
**Level 1 Plan**  
1/4" = 1'-0"





40' AFF 28kv Line

14' Radius CLR 30'  
Intersection of 40'  
AFF 28kv Line



**Level 2 Plan**  
1/4" = 1'-0"





40' AFF 28kv Line

14' Radius CLR 30'  
Intersection of 40'  
AFF 28kv Line



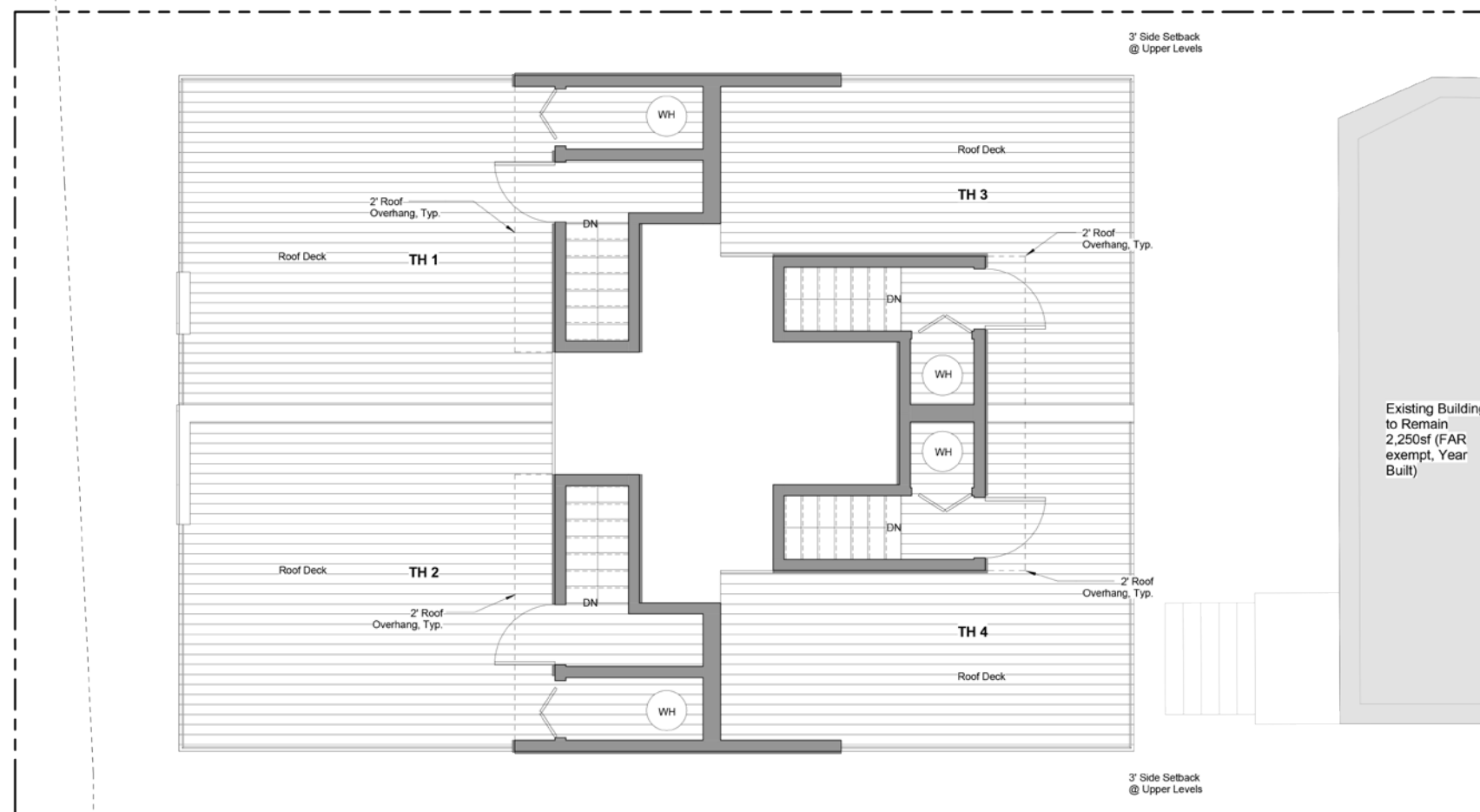
**Level 3 Plan**  
1/4" = 1'-0"





40' AFF 28kv Line

14' Radius CLR 30'  
Intersection of 40'  
AFF 28kv Line



**Roof Deck Plan**  
1/4" = 1'-0"





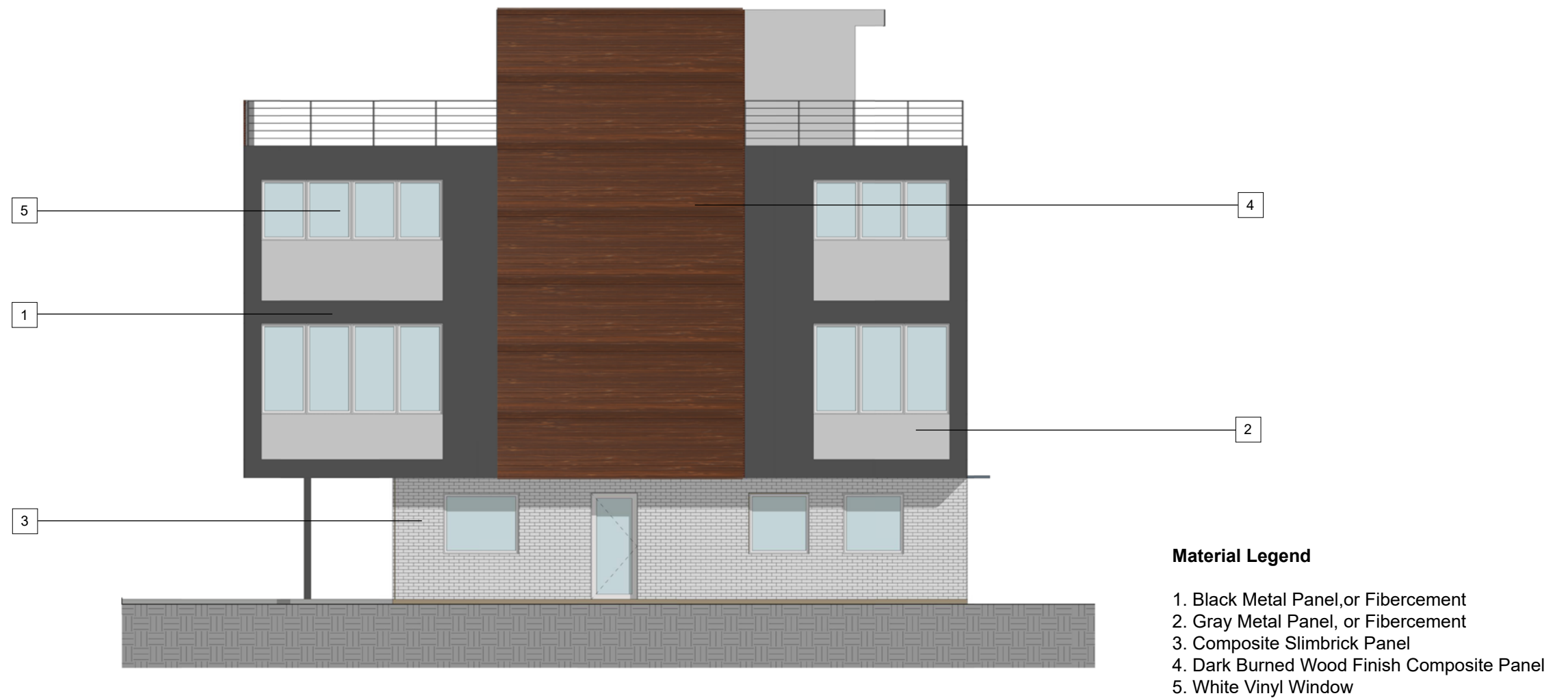


#### Material Legend

1. Black Metal Panel, or Fibercement
2. Gray Metal Panel, or Fibercement
3. Composite Slimbrick Panel
4. Dark Burned Wood Finish Composite Panel
5. White Vinyl Window

**West Elevation**  
1/4" = 1'-0"





**South Elevation**  
 1/4" = 1'-0"





#### Material Legend

1. Black Metal Panel, or Fibercement
2. Gray Metal Panel, or Fibercement
3. Composite Slimbrick Panel
4. Dark Burned Wood Finish Composite Panel
5. White Vinyl Window

#### East Elevation

1/4" = 1'-0"



Lemons Architecture PLLC

Quattro  
117 18th Ave E  
SDCI# 3025371

**North Elevation**  
Streamline Design Guidance Package

Page 20  
2017.01.13



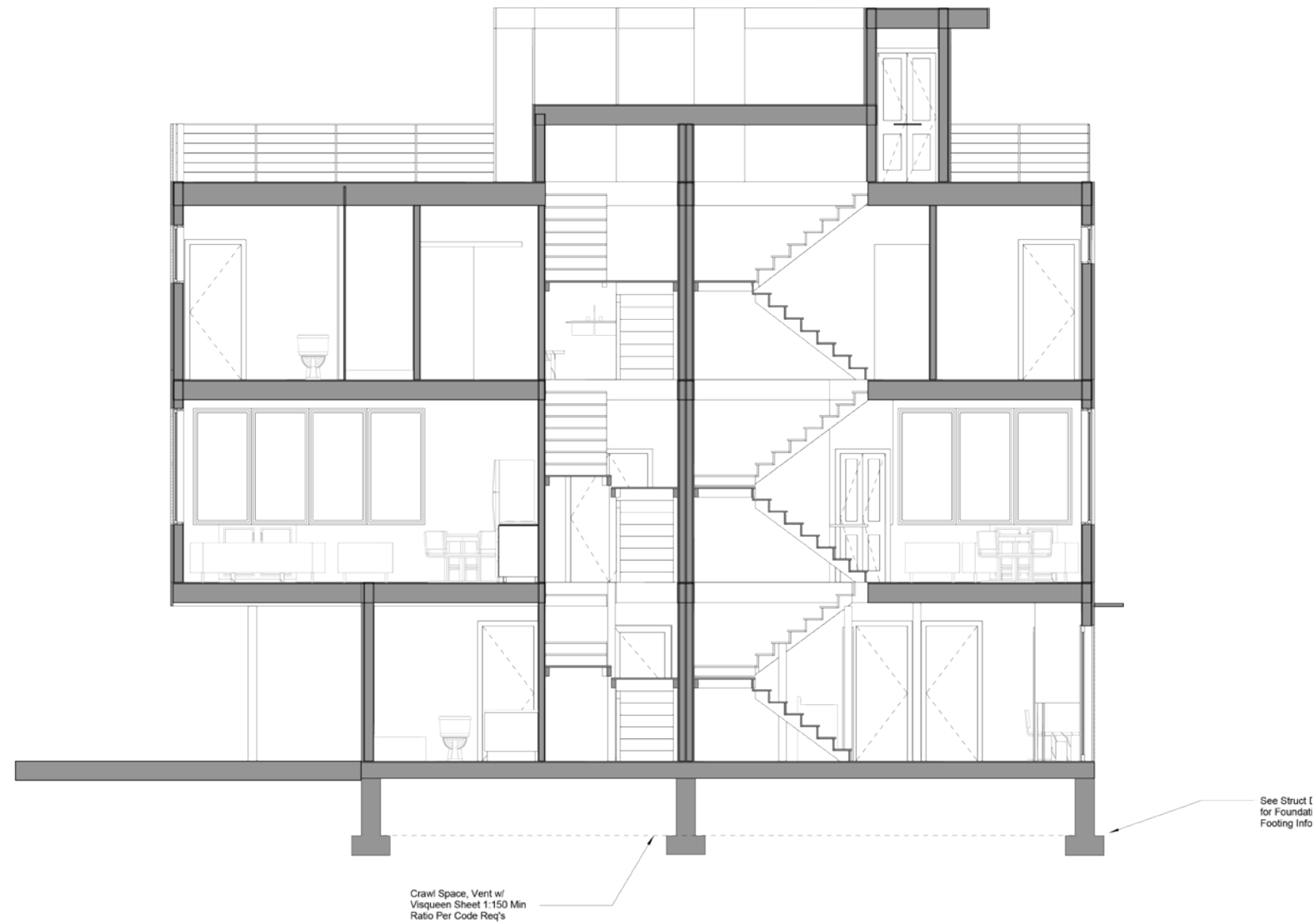


**Material Legend**

- 1. Black Metal Panel, or Fibercement
- 2. Gray Metal Panel, or Fibercement
- 3. Composite Slimbrick Panel
- 4. Dark Burned Wood Finish Composite Panel
- 5. White Vinyl Window

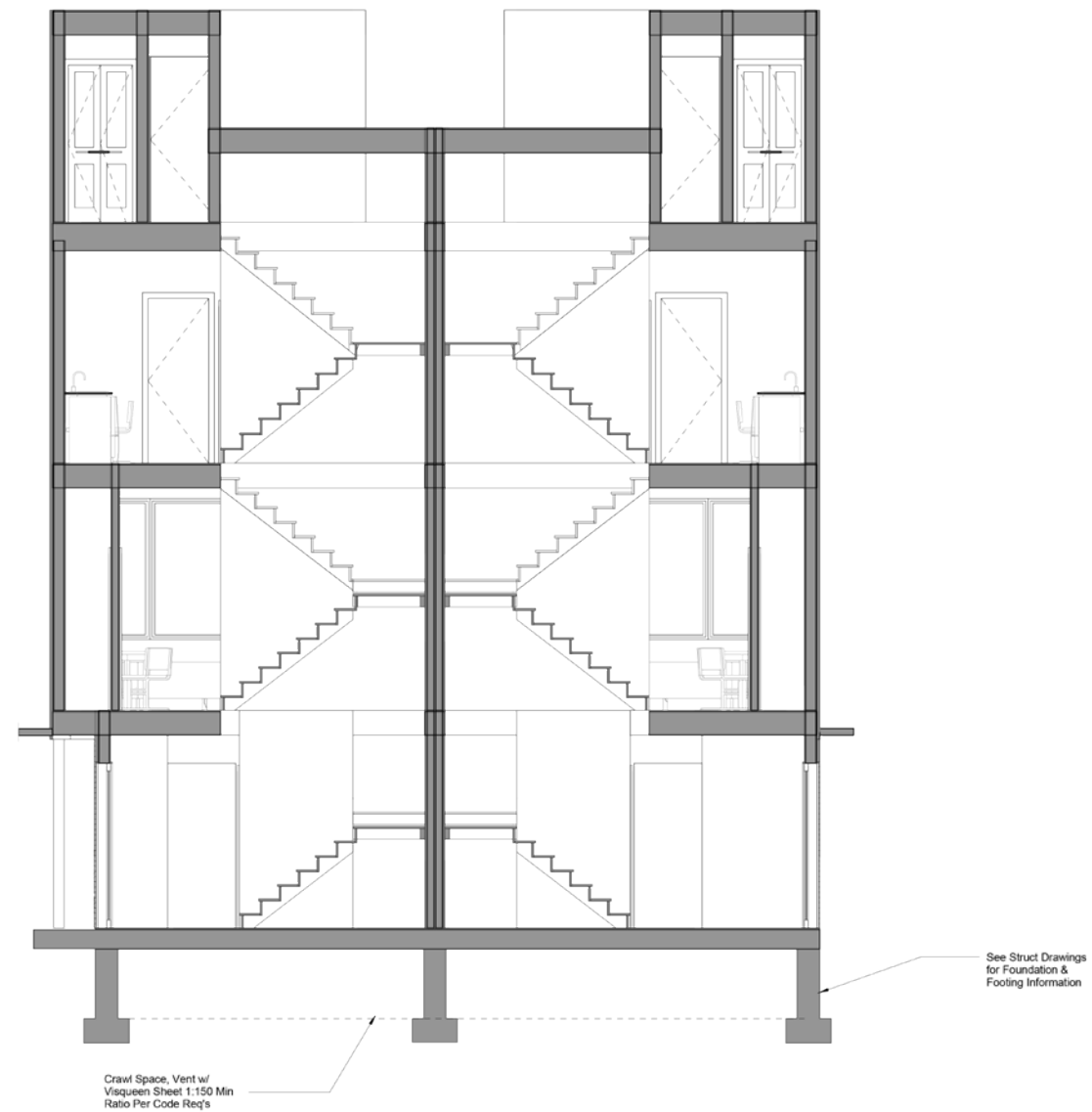
**North Elevation**  
1/4" = 1'-0"





**East-West Building Section**  
1/4" = 1'-0"





**North-South Building Section**  
 1/4" = 1'-0"





**Material Legend**

- 1. Black Metal Panel, or Fibercement
- 2. Gray Metal Panel, or Fibercement
- 3. Composite Slimbrick Panel
- 4. Dark Burned Wood Finish Composite Panel
- 5. White Vinyl Window