



Looking NW



Lemons Architecture PLLC

**Invisible Cities**  
1114 13th Ave  
SDCI# 3026276

Streamline Design Guidance Package

2017.01.12



**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:** 1114 13th Ave, Seattle

**Project Number:** 3026276

**Legal Description:** EDES & KNIGHTS ADD SUPPL

**Parcel #:** 2254501215

**Site Area:** 1,938sf

**Zoning:** LR3

**Overlays:** 12th Avenue (Urban Center Village)

**Misc:** Detached ADU's, Freq Transit (To be Verified), Infiltration Eval Req'd

**ECA:** None

**Existing Use:** Duplex

**Max FAR:** TH 1.4 - (1,938sf x 1.4 = 2,713sf)

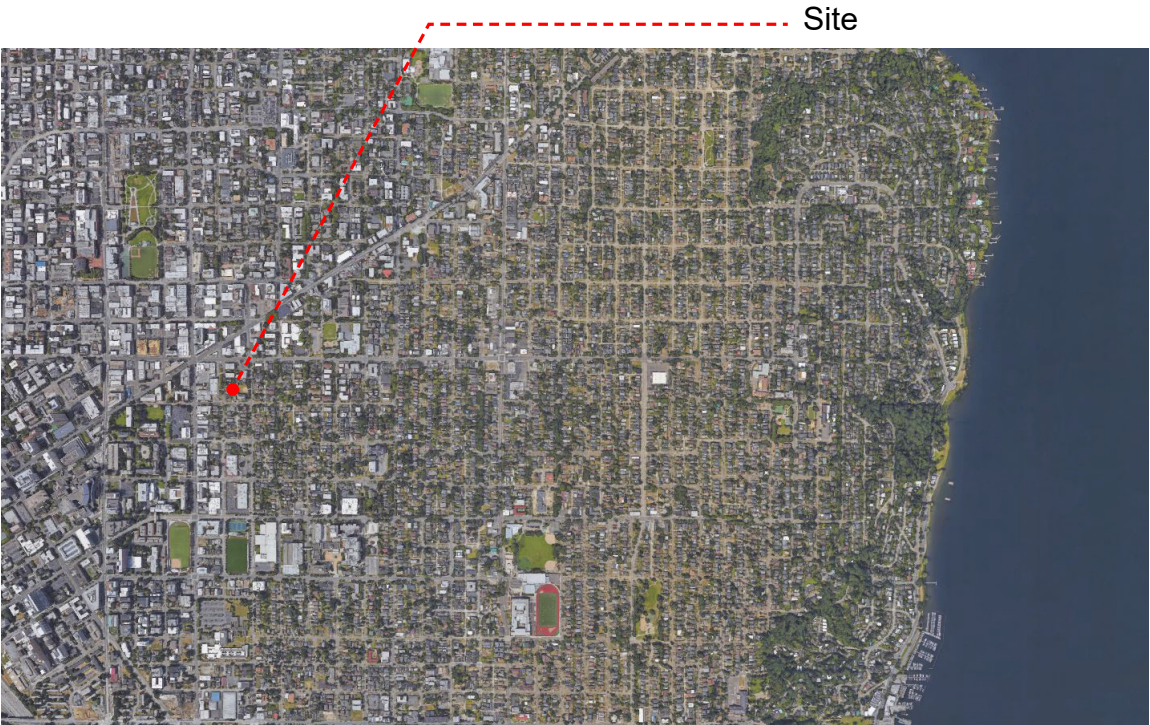
**Max Density:** SFR = 1/1600sf, RH = No Limit, Th = No Limit Max, Apt = No Limit Max

**Height:** 30' Above AGP Allowed/Provided

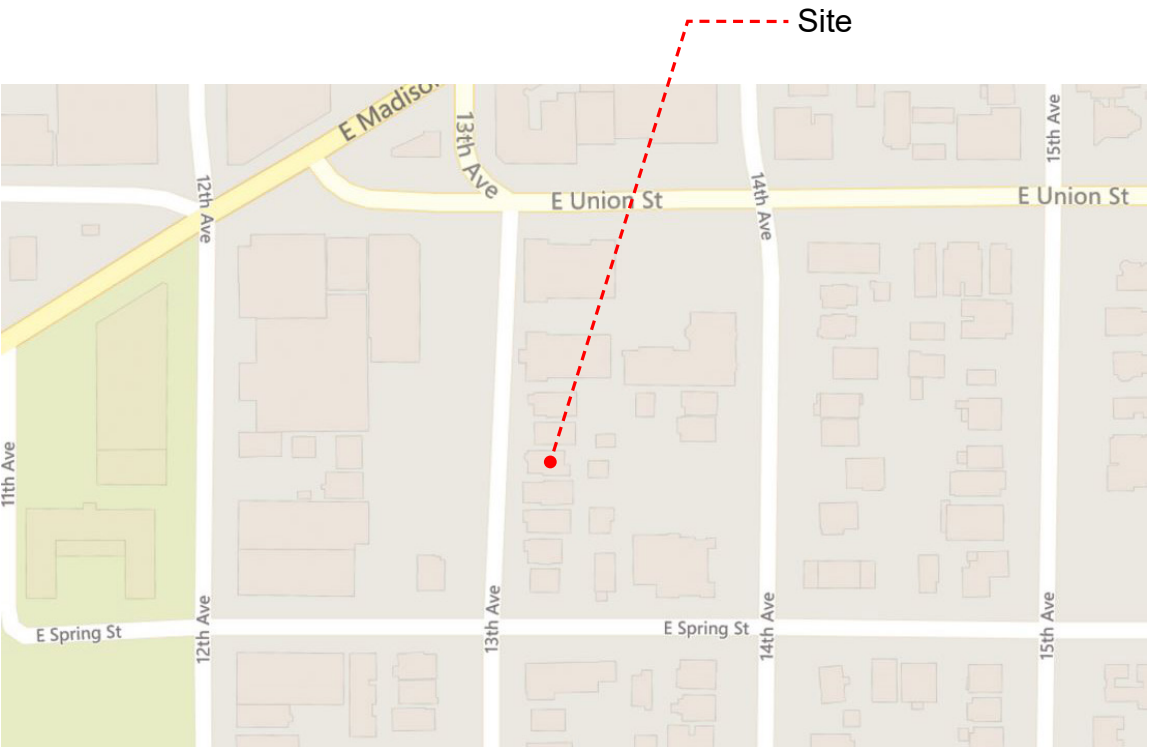
**Proposed Project Description:** Construct 4 townhouses.

**Proposed Square Footage:** 2,582sf < 2,713sf, **Complies**

**Proposed Parking Provided:** 3 Parking Stalls Proposed. None Required ( if Freq Transit Verified)



Context Map



Zoning Map

Net Area Summary (Inside Face of Wall)

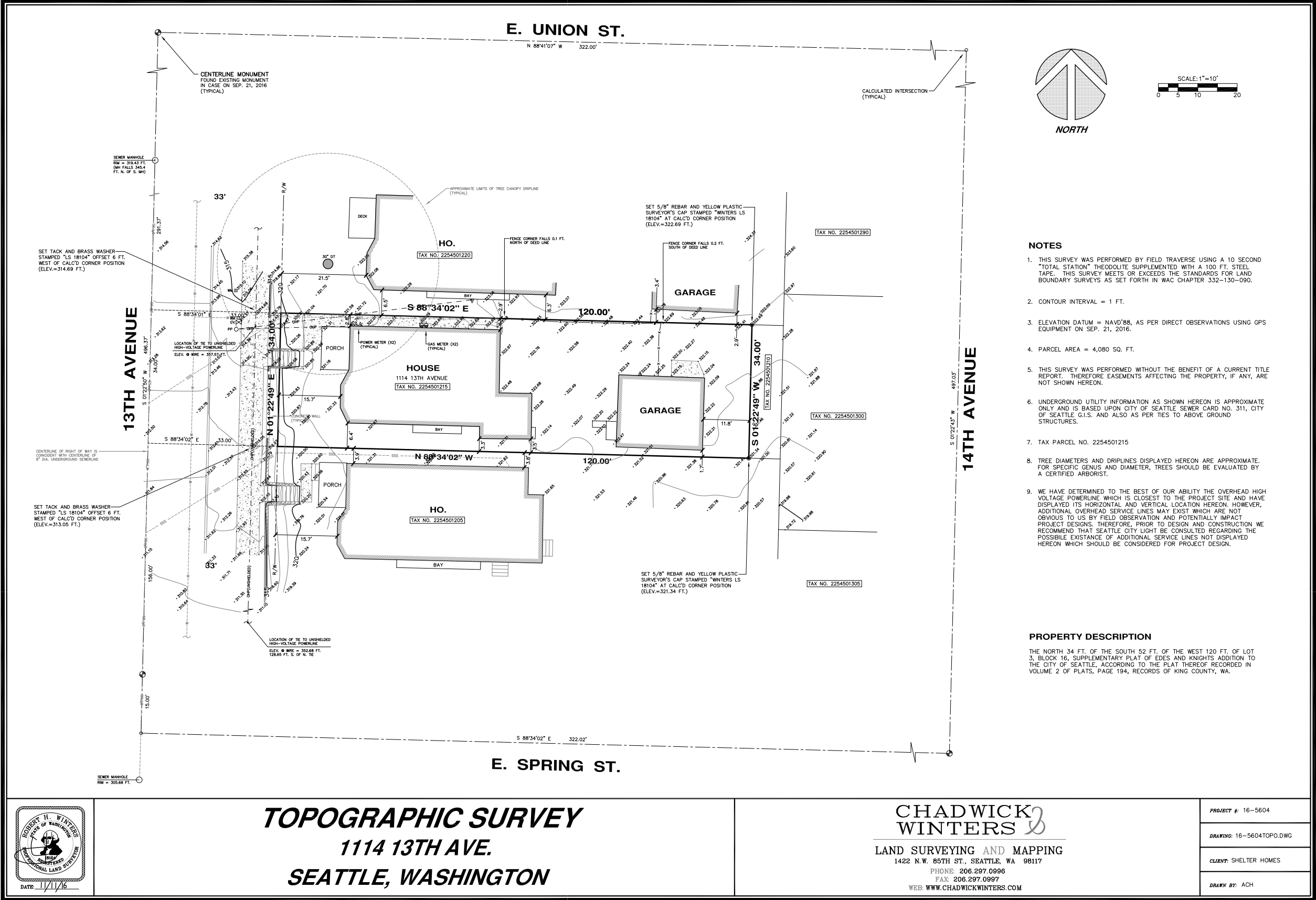
Net Area Summary			
Level	Number	Area	Name
TH 1			
Level 1	Level 1	224 SF	TH 1
Level 2	Level 2	224 SF	TH 1
Level 3	Level 3	224 SF	TH 1
Roof Deck	Penthouse	40 SF	TH 1
Roof Deck	Roof (Unheated)	184 SF	TH 1
TH 1: 5		898 SF	
TH 2			
Level 1	Level 1	97 SF	TH 2
Level 2	Level 2	238 SF	TH 2
Level 3	Level 3	238 SF	TH 2
Roof Deck	Penthouse	40 SF	TH 2
Roof Deck	Roof (Unheated)	198 SF	TH 2
TH 2: 5		811 SF	
TH 3			
Level 1	Level 1	194 SF	TH 3
Level 2	Level 2	206 SF	TH 3
Level 3	Level 3	206 SF	TH 3
Roof Deck	Penthouse	40 SF	TH 3
Roof Deck	Roof (Unheated)	166 SF	TH 3
TH 3: 5		814 SF	
TH 4			
Level 1	Level 1	92 SF	TH 4
Level 2	Level 2	238 SF	TH 4
Level 3	Level 3	238 SF	TH 4
Roof Deck	Penthouse	40 SF	TH 4
Roof Deck	Roof (Unheated)	198 SF	TH 4
TH 4: 5		806 SF	
Grand total: 20		3328 SF	

Max FAR (TH 1.4): 1,938sf x 1.4 = 2,713sf Max

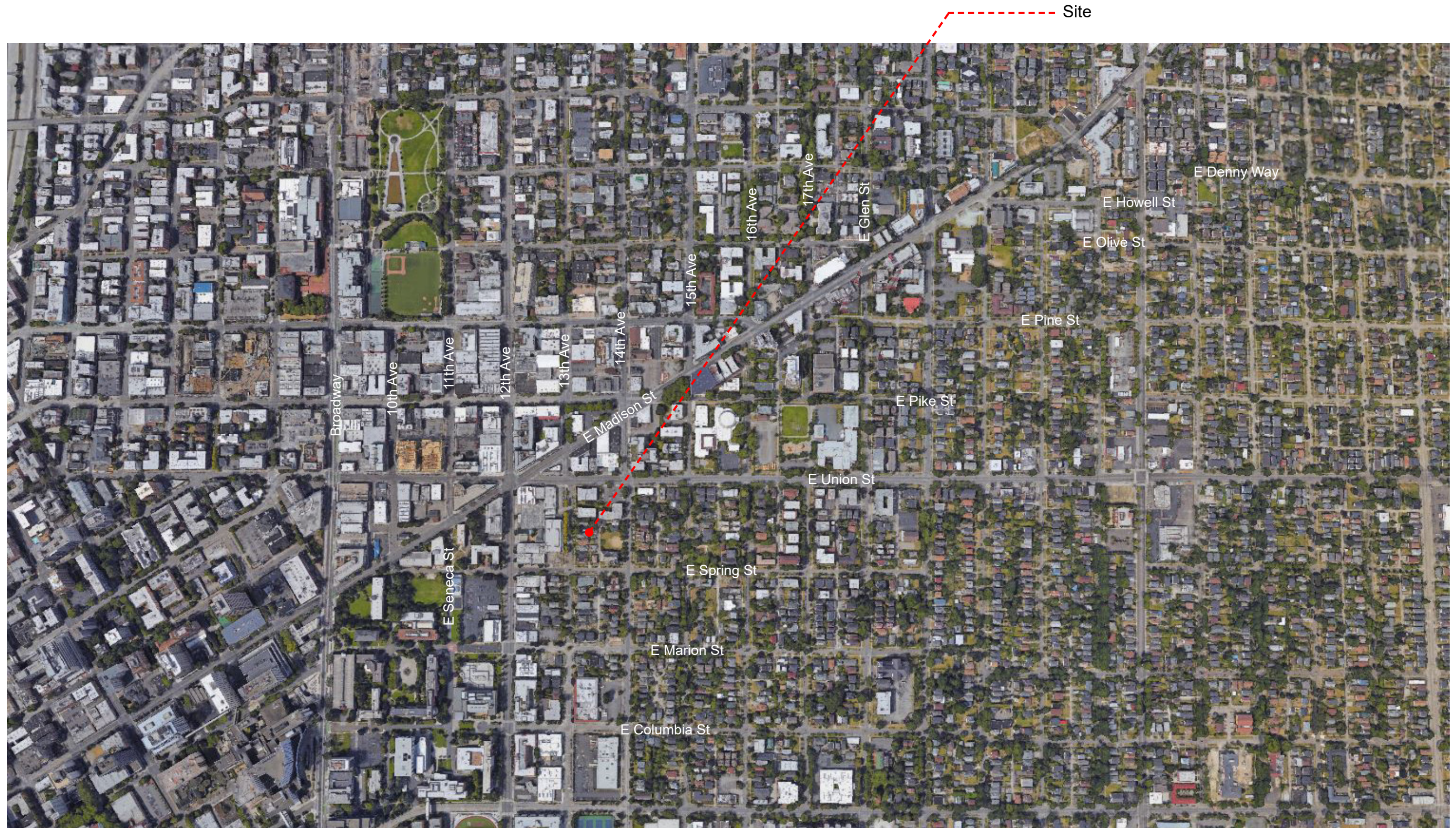
TH 1: 714sf  
TH 2: 613sf  
TH 3: 648sf  
TH 4: 606sf

Total: 2,582sf < 2,713sf, **Complies**



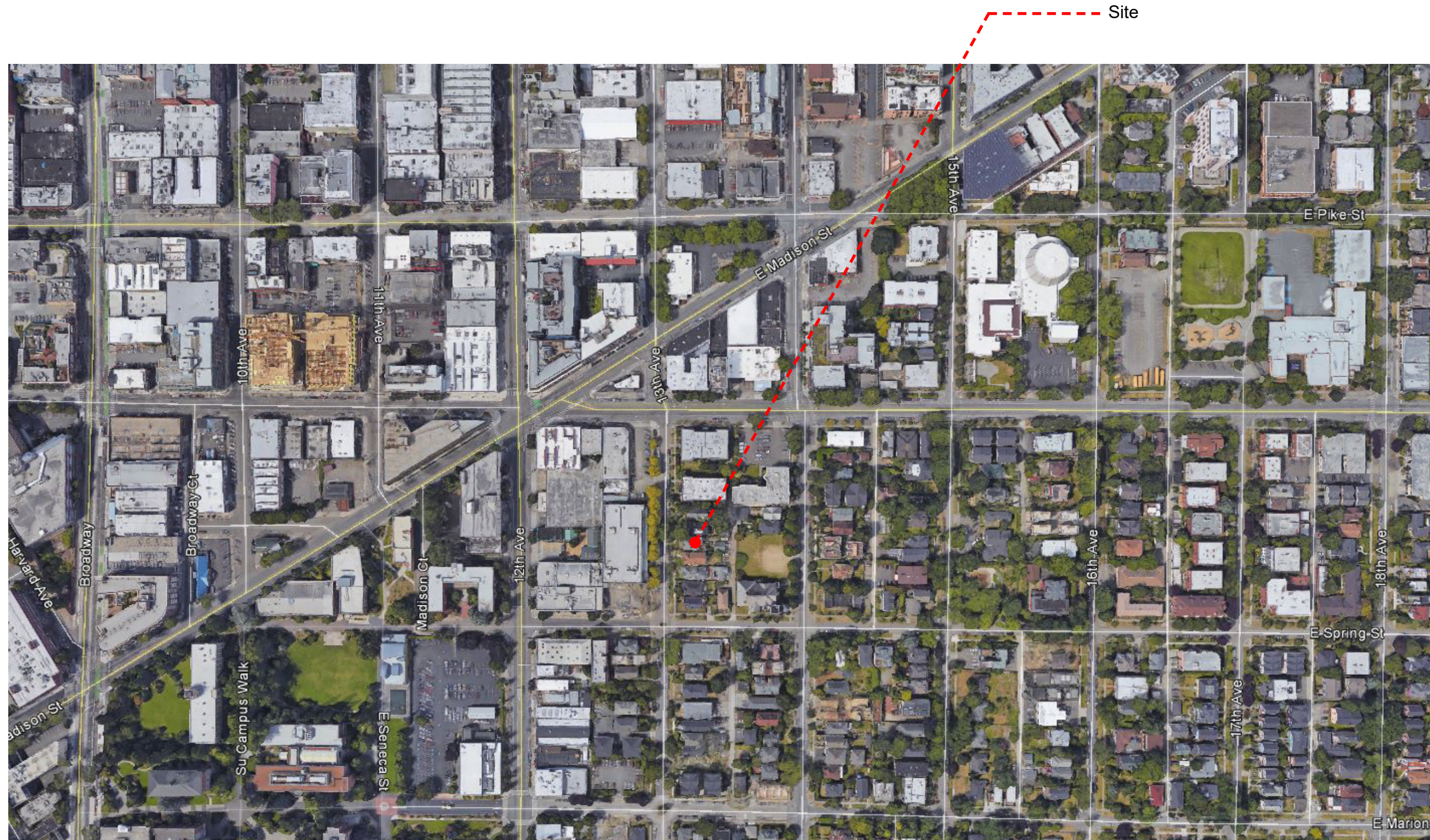






Context Map 





Context Map 





Context Map 



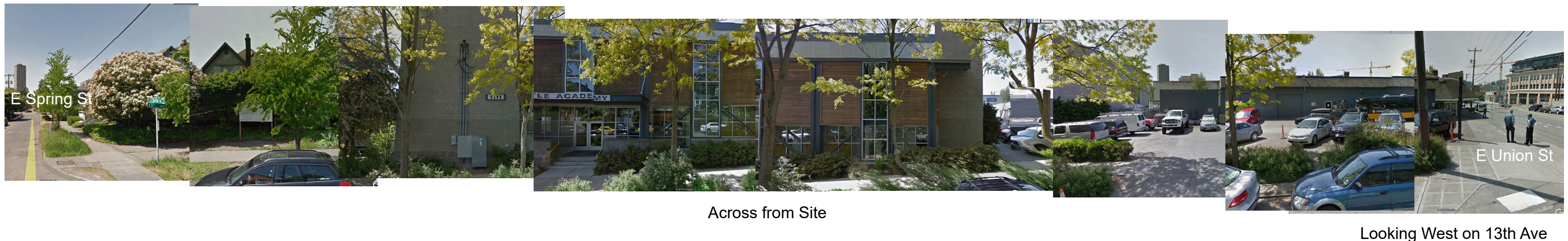


Looking East on 12th Ave

Site







Lemons Architecture PLLC

**Invisible Cities**  
 1114 13th Ave  
 SDCI# 3026276

**Existing Streetscape**  
 Streamline Design Guidance Package

Page 10  
 2017.01.12



<b>CS2. Urban Pattern and Form</b> ..... B. Adjacent Sites, Streets, and Open Spaces	Landscaping materials, such as plants and screens, will be used to prevent light and glare onto adjacent properties. Clearly denoted paths create clear pedestrian circulation of the site.
<b>CS2. Urban Pattern and Form</b> ..... C. Relationship to the Block	Multifamily and single family houses surround the site on 13th Ave. The proposed buildings will fit within the surrounding neighborhood context in terms of shape, form, and height.
<b>CS2. Urban Pattern and Form</b> ..... D. Height, Bulk, and Scale	Building mass is broken down by incorporating different materials that are similarly proportioned to neighboring residential houses. Setbacks are also created around the site for landscape buffer that allows minimizing the disruption for privacy of adjacent properties.
<b>PL1. Connectivity</b> ..... A. Network of Open Spaces	Open spaces are created around the site as well as the open space facing the alley.
<b>PL3. Street Level Interaction</b> ..... A. Entries	Each of the individual units has its own private covered entrance to help distinguish the unit entrances. Residential unit entries are located perpendicular to the street for privacy for residents.
<b>PL3. Street Level Interaction</b> ..... C. Residential Edges	The residential edge of 13th Ave has been designed to be visually appealing to the surrounding community while also allowing the units to have security and privacy. Unit entrances are along a private pathway running perpendicular from the street and a landscape buffer.
<b>DC2. Architectural Concept</b> ..... C. Secondary Architectural Features	Variations in building materials give the units depth 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 NW



Lemons Architecture PLLC

**Invisible Cities**  
1114 13th Ave  
SDCI# 3026276

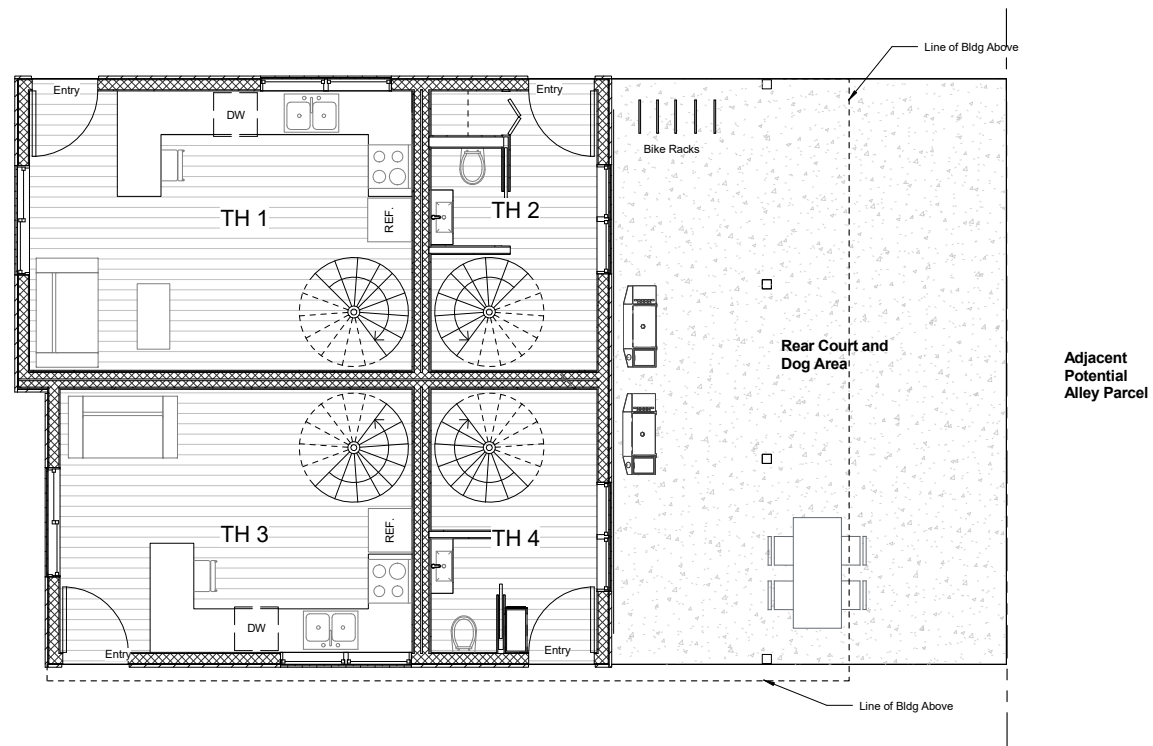
**Graphic Narrative**  
Streamline Design Guidance Package

Page 12  
2017.01.12





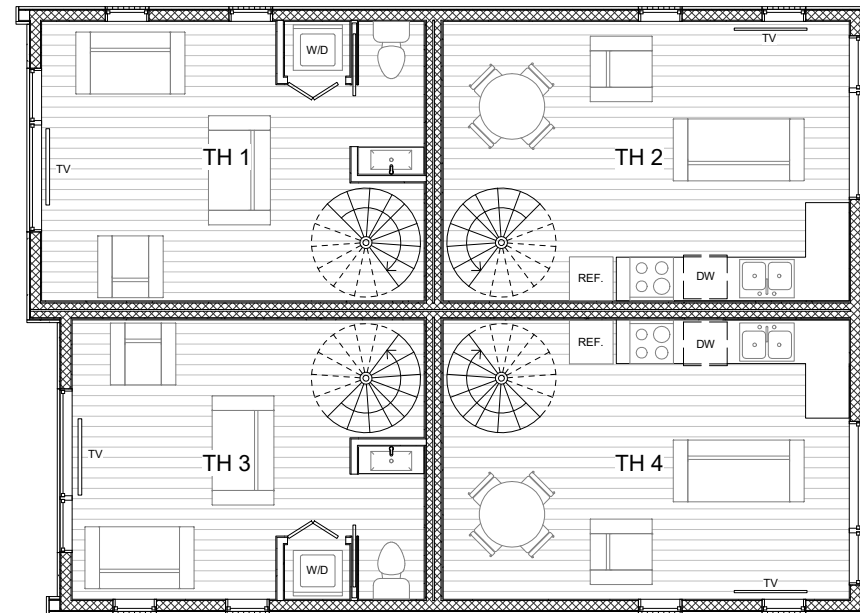




**Level 1 Plan**  
1/4" = 1'-0"



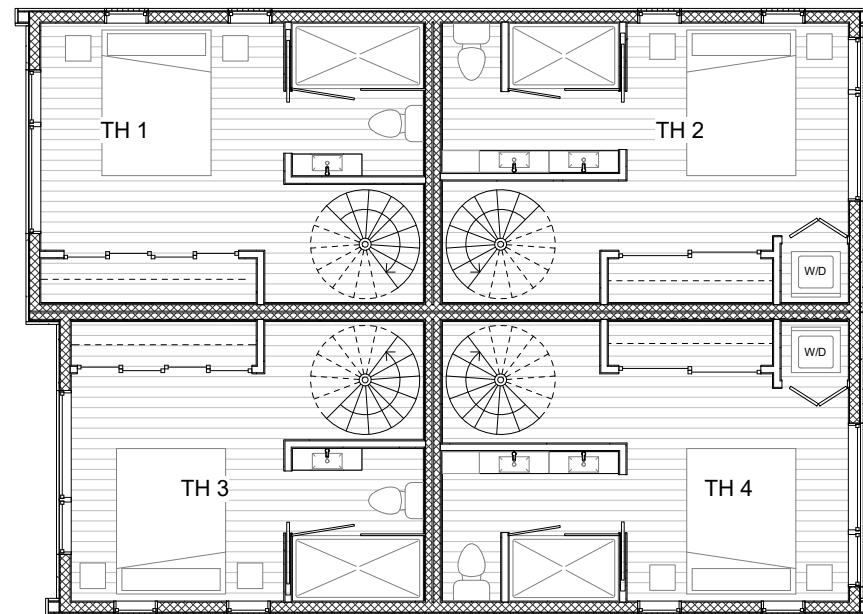




**Level 2 Plan**  
1/4" = 1'-0"



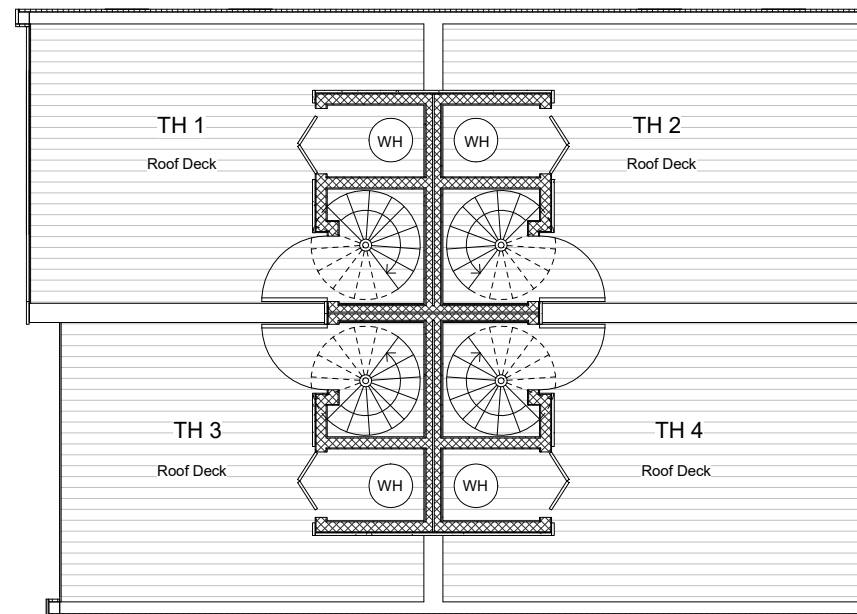




**Level 3 Plan**  
 1/4" = 1'-0"







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







#### Material Legend

1. Black Bricks
2. White Panel, or Fibercement
3. Wood Finish Composite Panel
4. White Vinyl Window
5. Aluminum Guardrail

#### North Elevation

1/4" = 1'-0"



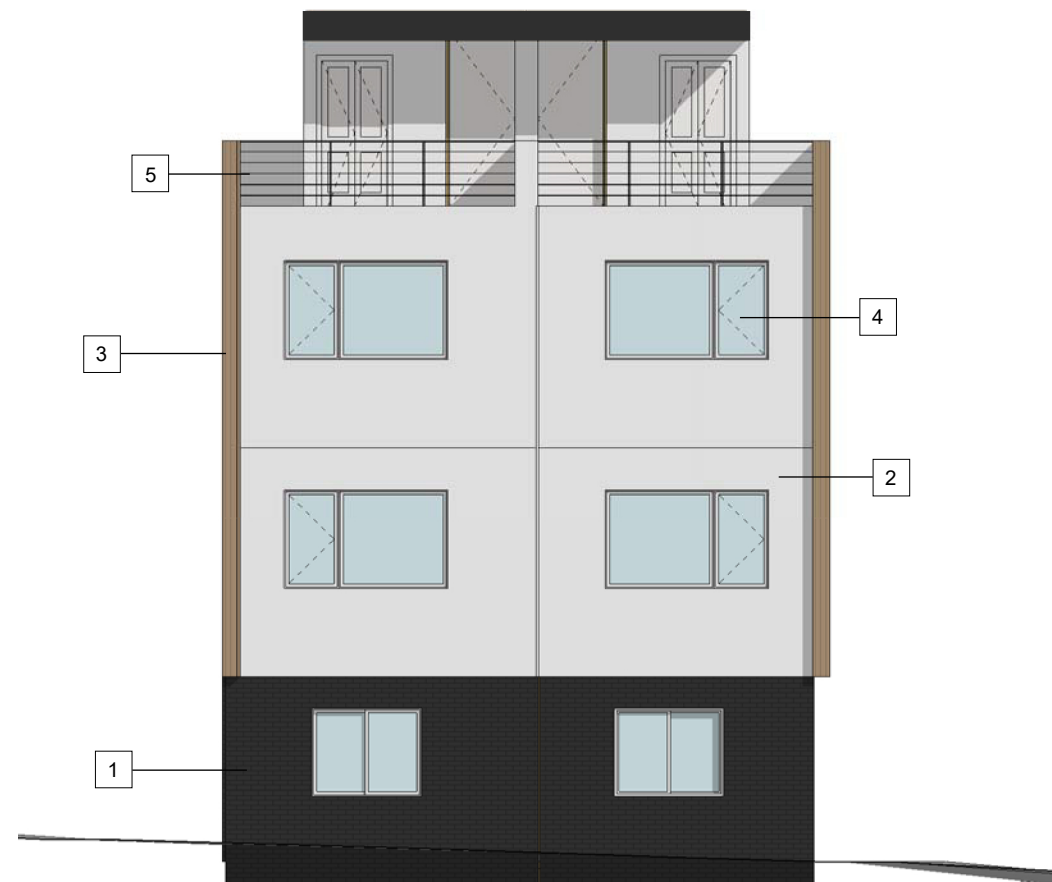
Lemons Architecture PLLC

**Invisible Cities**  
1114 13th Ave  
SDCI# 3026276

**North Elevation**  
Streamline Design Guidance Package

Page 18  
2017.01.12





#### Material Legend

1. Black Bricks
2. White Panel, or Fibercement
3. Wood Finish Composite Panel
4. White Vinyl Window
5. Aluminum Guardrail

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



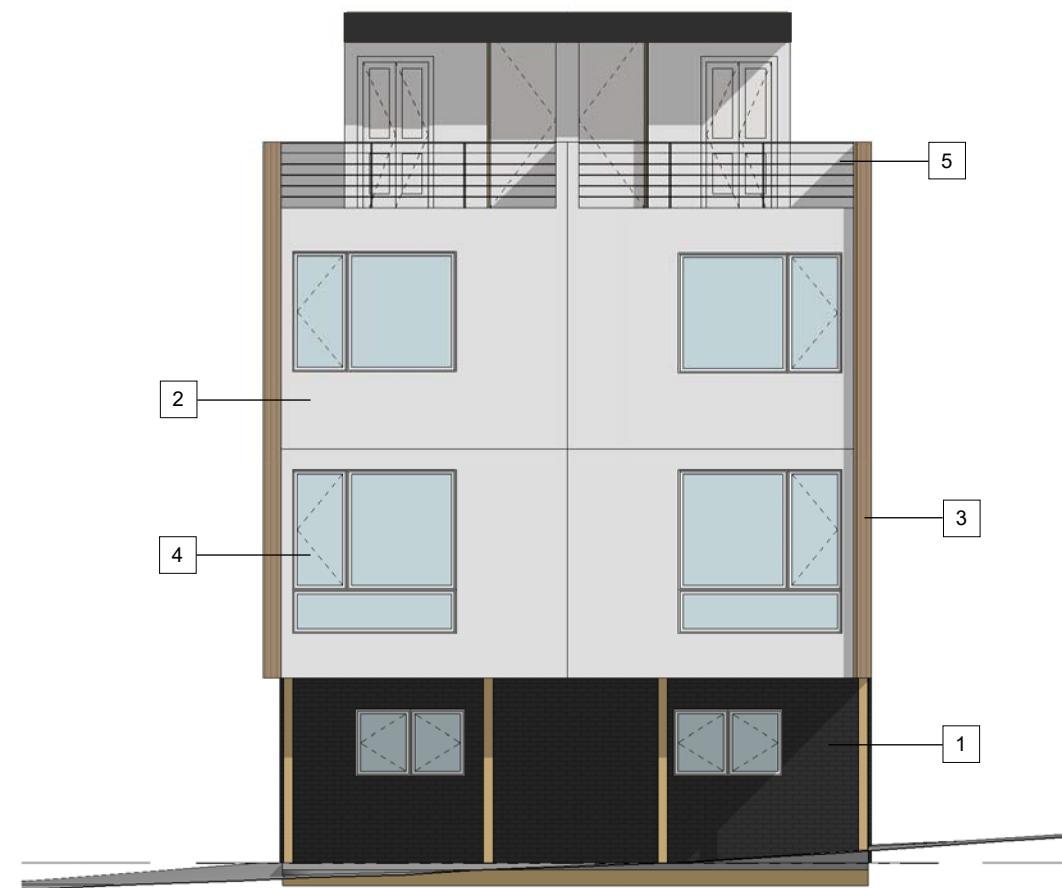


#### Material Legend

1. Black Bricks
2. White Panel, or Fibercement
3. Wood Finish Composite Panel
4. White Vinyl Window
5. Aluminum Guardrail

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



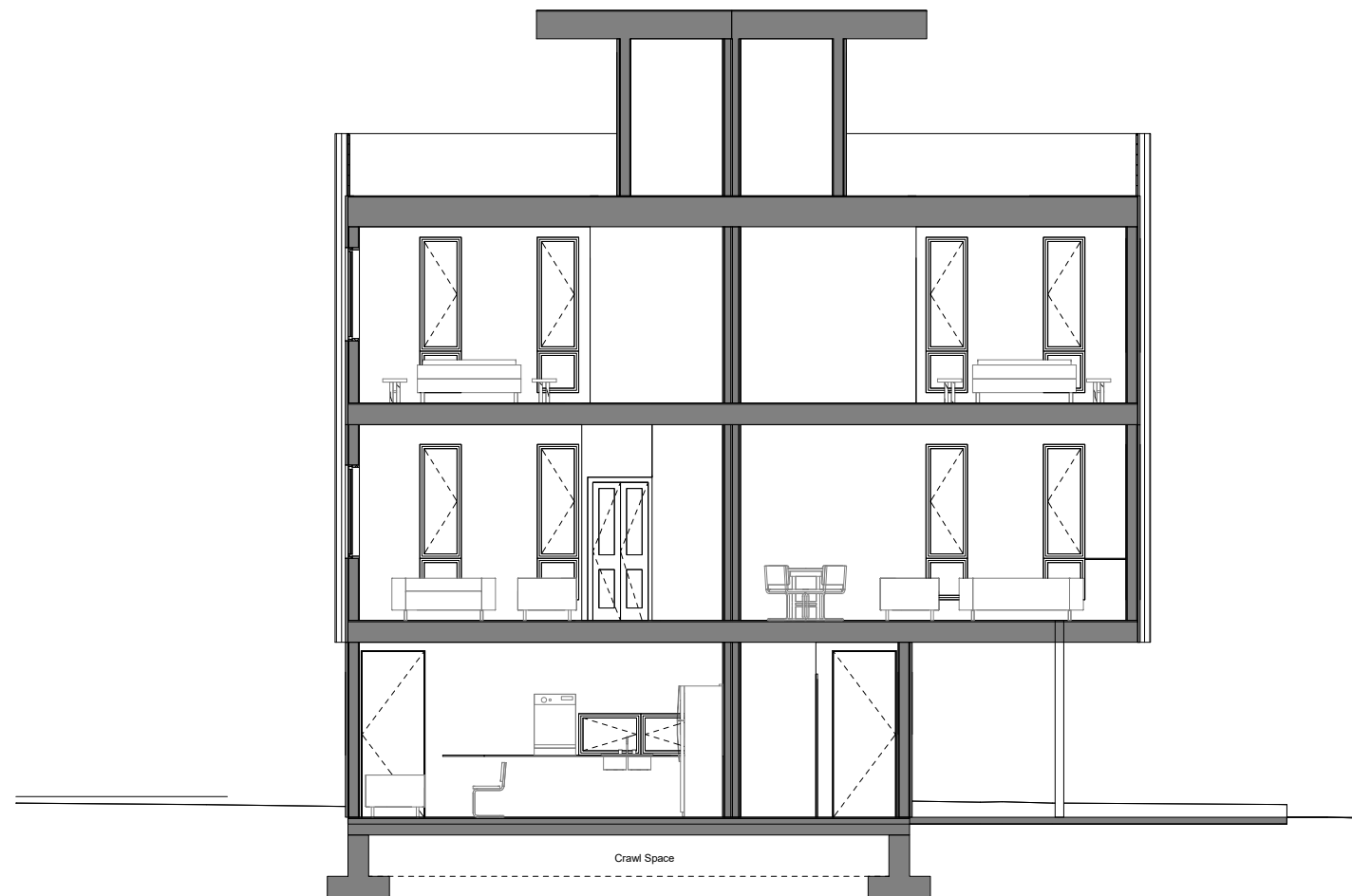


**Material Legend**

- 1. Black Bricks
- 2. White Panel, or Fibercement
- 3. Wood Finish Composite Panel
- 4. White Vinyl Window
- 5. Aluminum Guardrail

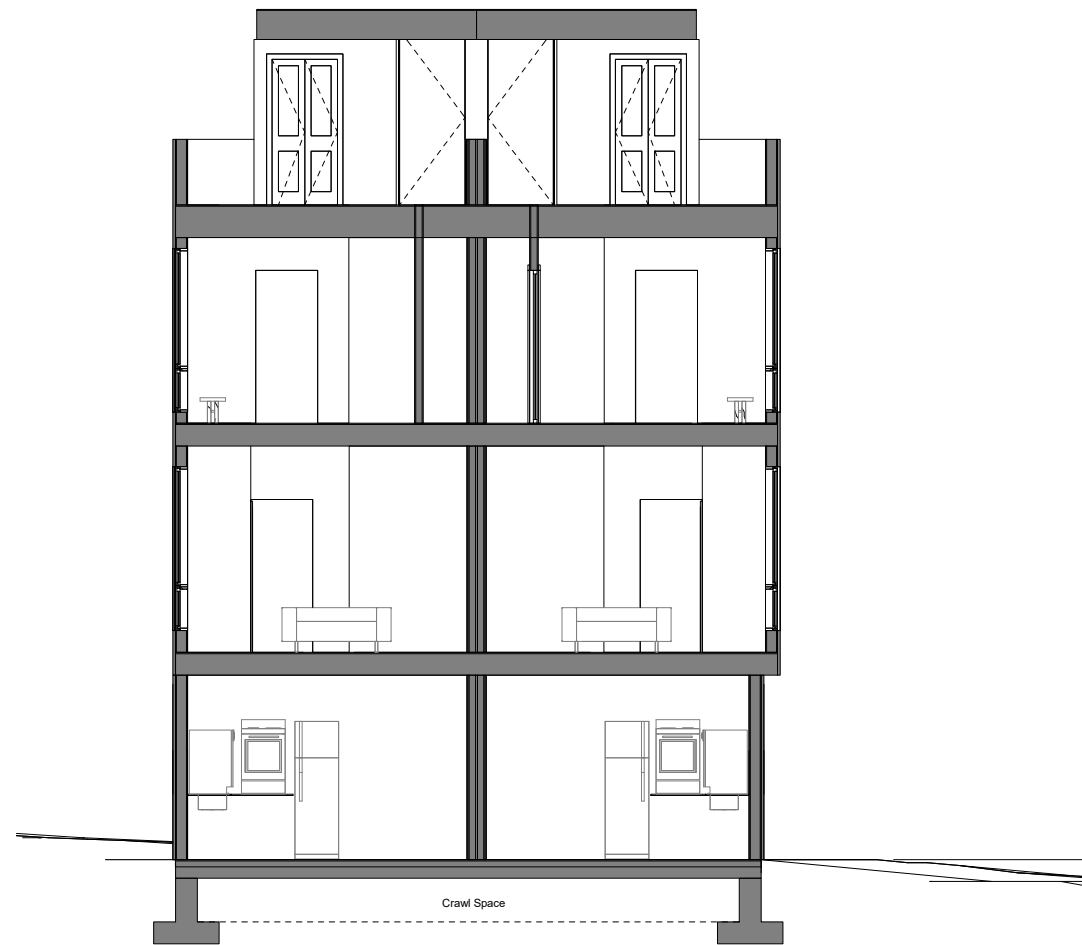
**East Elevation**  
1/4" = 1'-0"





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





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





#### Material Legend

- 1. Black Bricks
- 2. White Panel, or Fibercement
- 3. Wood Finish Composite Panel
- 4. White Vinyl Window
- 5. Aluminum Guardrail