



Looking West from Midvale Ave N



Lemons Architecture PLLC

Midvale Townhouses
8817 Midvale Ave N
SDCI# 3027882

Streamline Design Guidance Package

2017.06.26

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Project Information

Address: 8817 Midvale Ave N, Seattle, WA 98103

Project Number: 3027882

Legal Description: LOTS 7 AND 8 AND 9, BLOCK 14, BOULEVARD PLACE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 2, IN KING COUNTY, WASHINGTON.

Parcel #: 0993000815

Site Area: 7,684sf

Zoning: LR3

Overlays: Aurora-Liction Springs (Residential Urban Village)

Misc: Detached ADU's, Freq Transit, Infiltration Eval Req'd

ECA: None

Existing Use: Existing Structure to be Demolished.

Max FAR: TH 1.4 - (7,684sf x 1.4 = 10,758sf)

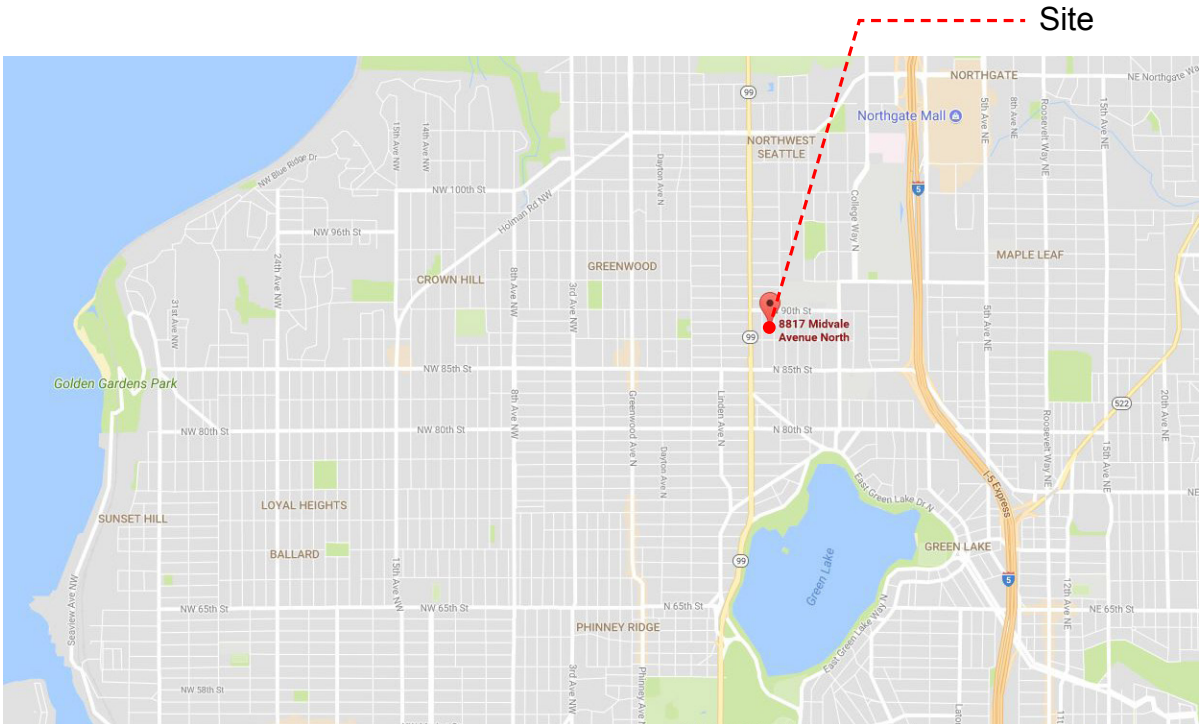
Max Density: SFR = 1/1600sf, RH = No Limit, TH = No Limit Max, Apt = No Limit Max

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

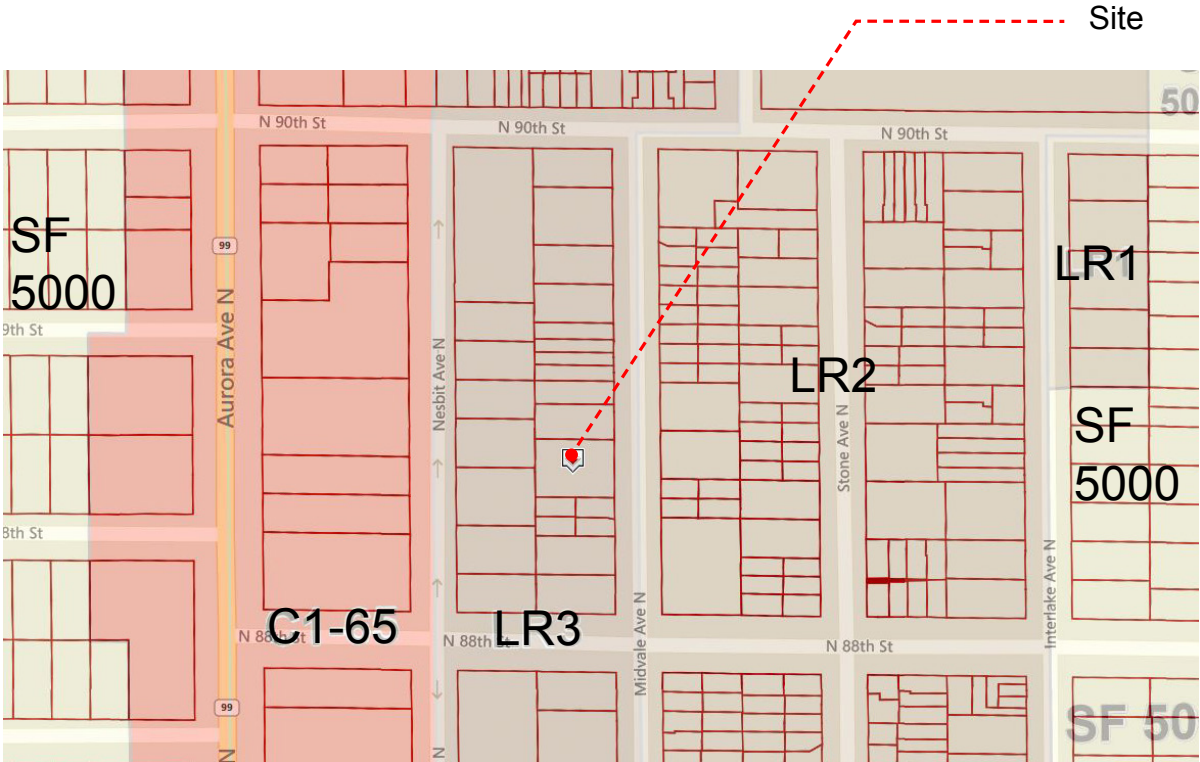
Proposed Project Description: Construct 8 townhouses. Existing Building to Be Demolished. Other Structures on Site to be Demolished.

Proposed Square Footage: 10,740 sf < 10,758sf, **Complies**

Parking: None Required (Freq Transit Verified, Urban Village Overlay)



Context Map



Zoning Map

Net Area Summary (Inside Face of Wall)		
Number	Area	Name
TH 1		
Garage (Unheated)	174 SF	TH 1
Level 1	272 SF	TH 1
Level 2	446 SF	TH 1
Level 3	446 SF	TH 1
Penthouse	43 SF	TH 1
Roof Deck (Excluded from FAR)	395 SF	TH 1
TH 1: 6	1777 SF	
TH 2		
Garage (Unheated)	174 SF	TH 2
Level 1	275 SF	TH 2
Level 2	449 SF	TH 2
Level 3	449 SF	TH 2
Penthouse	43 SF	TH 2
Roof Deck (Excluded from FAR)	397 SF	TH 2
TH 2: 6	1786 SF	
TH 3		
Garage (Unheated)	174 SF	TH 3
Level 1	275 SF	TH 3
Level 2	449 SF	TH 3
Level 3	449 SF	TH 3
Penthouse	43 SF	TH 3
Roof Deck (Excluded from FAR)	397 SF	TH 3
TH 3: 6	1786 SF	
TH 4		
Garage (Unheated)	174 SF	TH 4
Level 1	272 SF	TH 4
Level 2	446 SF	TH 4
Level 3	446 SF	TH 4
Penthouse	43 SF	TH 4
Roof Deck (Excluded from FAR)	395 SF	TH 4
TH 4: 6	1777 SF	
TH 5		
Garage (Unheated)	197 SF	TH 5
Level 1	222 SF	TH 5
Level 2	419 SF	TH 5
Level 3	419 SF	TH 5
Penthouse	41 SF	TH 5
Roof Deck (Excluded from FAR)	370 SF	TH 5
TH 5: 6	1666 SF	

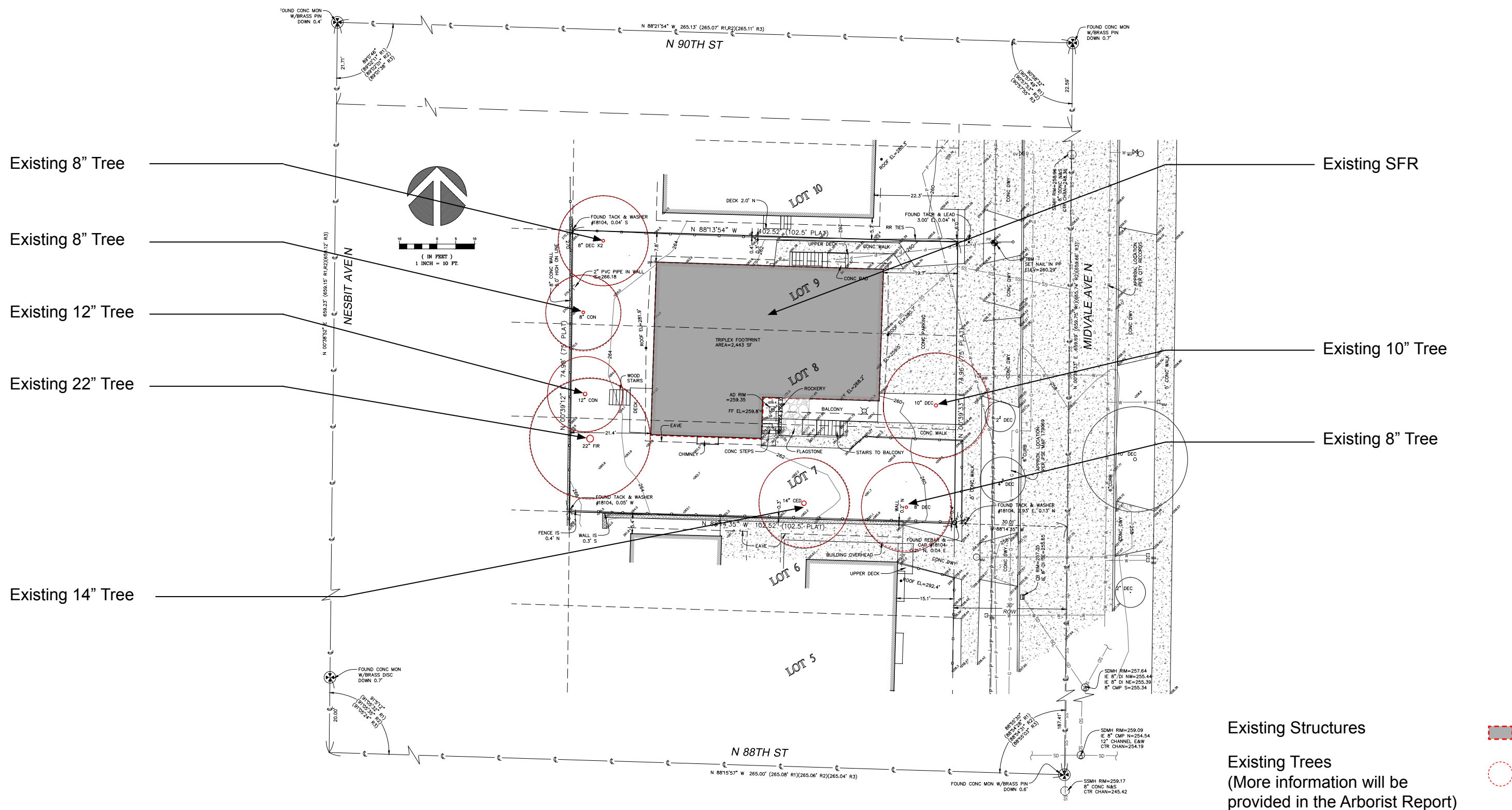
TH 6		
Garage (Unheated)	197 SF	TH 6
Level 1	224 SF	TH 6
Level 2	421 SF	TH 6
Level 3	421 SF	TH 6
Penthouse	41 SF	TH 6
Roof Deck (Excluded from FAR)	371 SF	TH 6
TH 6: 6	1674 SF	
TH 7		
Garage (Unheated)	197 SF	TH 7
Level 1	224 SF	TH 7
Level 2	421 SF	TH 7
Level 3	421 SF	TH 7
Penthouse	41 SF	TH 7
Roof Deck (Excluded from FAR)	371 SF	TH 7
TH 7: 6	1674 SF	
TH 8		
Garage (Unheated)	197 SF	TH 8
Level 1	222 SF	TH 8
Level 2	419 SF	TH 8
Level 3	419 SF	TH 8
Penthouse	41 SF	TH 8
Roof Deck (Excluded from FAR)	370 SF	TH 8
TH 8: 6	1666 SF	
Grand total: 48	13805 SF	

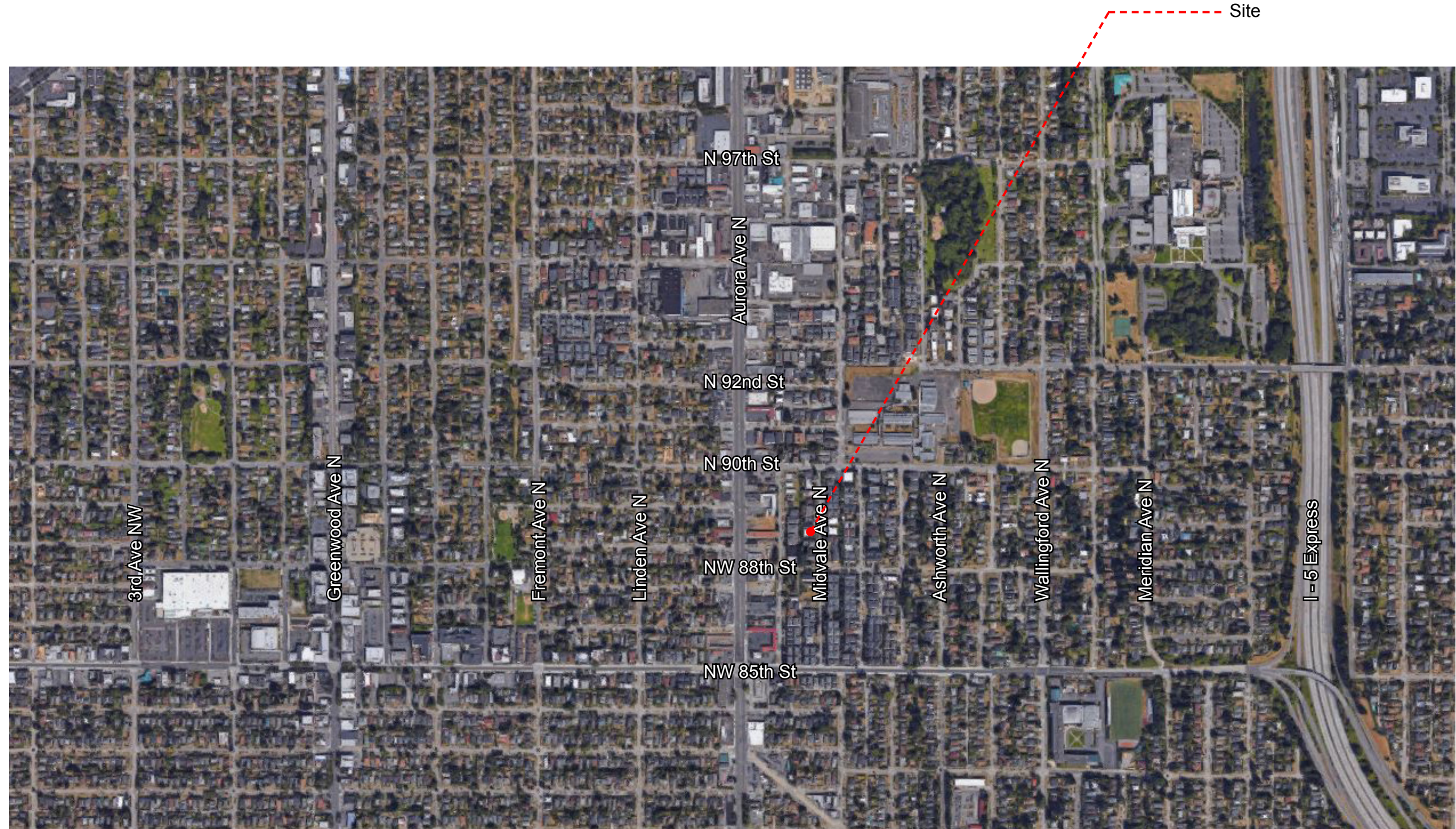
TH 1: 1,382sf
TH 2: 1,389sf
TH 3: 1,389sf
TH 4: 1,382sf
TH 5: 1,296sf
TH 6: 1,303sf
TH 7: 1,303sf
TH 8: 1,296sf

Total: 10,740sf

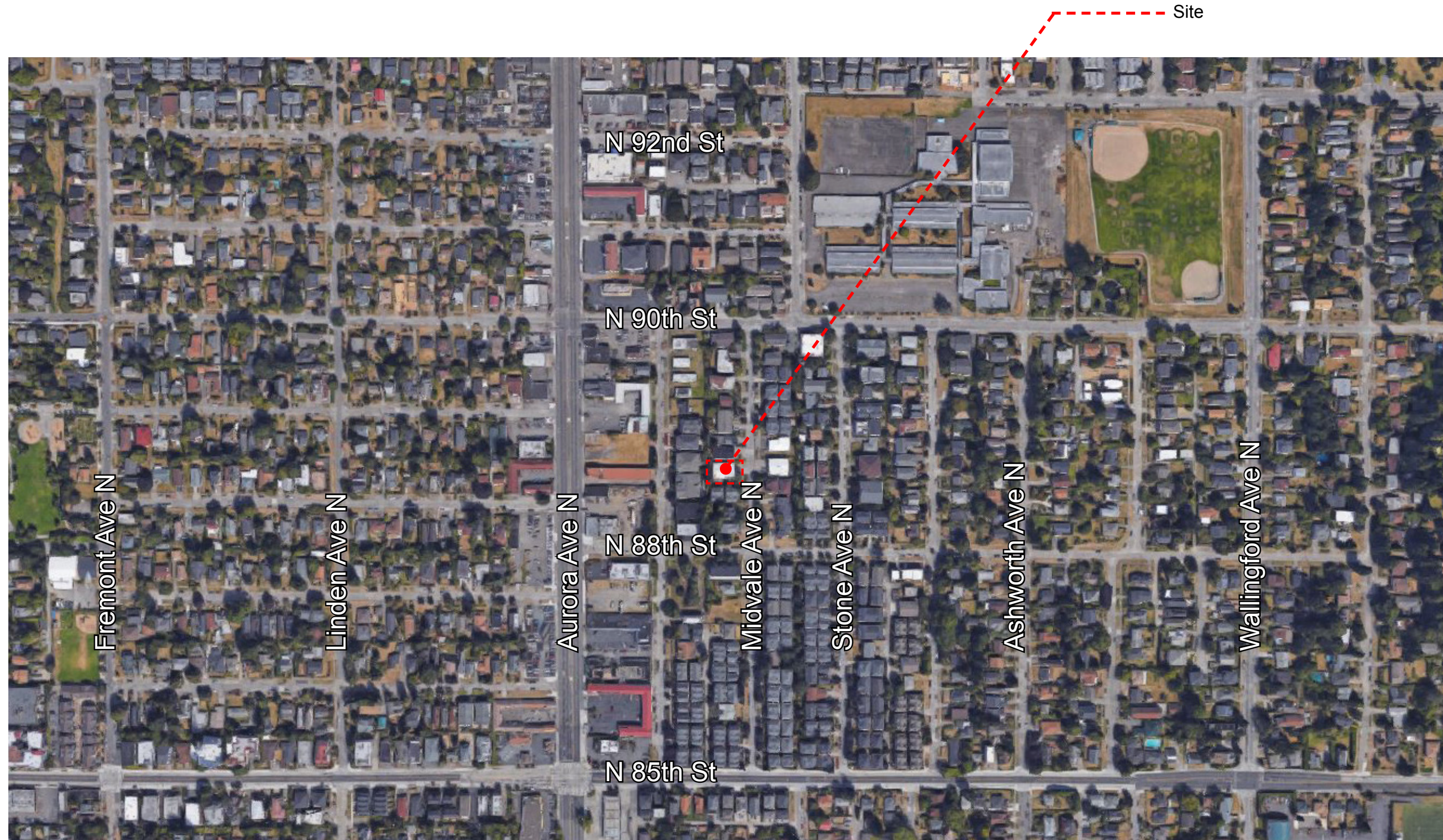
FAR: 7,684sf x 1.4 = 10,758sf Max

Proposed FAR: 10,740sf < 10,758sf, **Complies**





Context Map 



Context Map 



- Site
- Residential
- Commercial

Surrounding Use Map 



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Across from Site

Looking East on Midvale Ave N

CS2. Urban Pattern and Form B. Adjacent Sites, Streets, and Open Spaces	There are paved pathways connecting Midvale Ave N and the backyard which gives residents the most efficient accessibility to the street. The clearly denoted path creates clear pedestrian circulation of the site.
CS2. Urban Pattern and Form C. Relationship to the Block	Project is located in the mid-block site so the street edge presence is what we focused the most. We propose smaller windows on facades facing adjacent lots which provide privacy and respect to future neighbors.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	The scale and propotion have been thoroughly considered to fit in the neighborhood. However, instead of pitched roofs, we would like to introduce symmetric massings to show our respects to the context.
PL1. Connectivity B. Walkways and Connections	Open spaces are created around the site as well as the cloistered open space between the two buildings. Paved paths will also encourage outdoor activities and interactions among residents.
PL2. Walkability A. Accessibility	Every unit has 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.
PL2. Walkability 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.
DC2. Architectural Concept A. Massing	We used different materials to avoid making the project too large of a massing. Symmetric massings also help emphasize the traditional character at the neighborhood.
DC2. Architectural Concept B. Architectural and Façade Composition	The residential edge of Midvale Ave N has been designed to be visually appealing to the surrounding community. We try to use same language on all facades that to make the architectural expression of the buildings cohesive as a whole.
DC2. Architectural Concept C. Secondary Architectural Features	Variations in scale and building materials give our unique program elements different character while keeping this form simple. Windows sizes and openings in the facade are organized to reveal the public/ semiprivate functions of the building.
DC4. Exterior Elements and Materials A. Exterior Elements and Finishes	An overarching 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, working together to create an inspiring form.



Looking West on Midvale Ave N

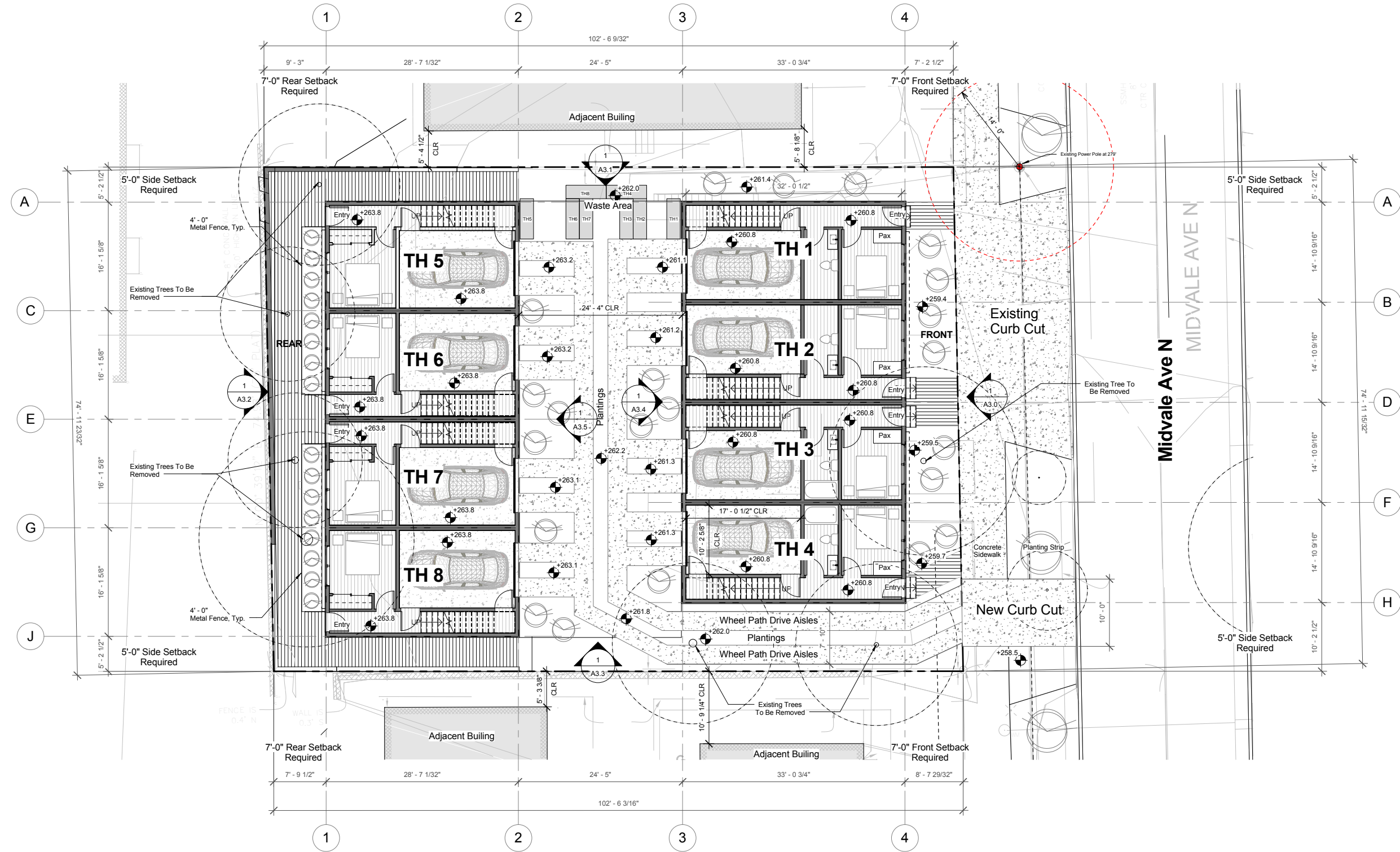


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Site Plan
1/8" = 1'-0"





Landscape Plan

1/8" = 1'-0"

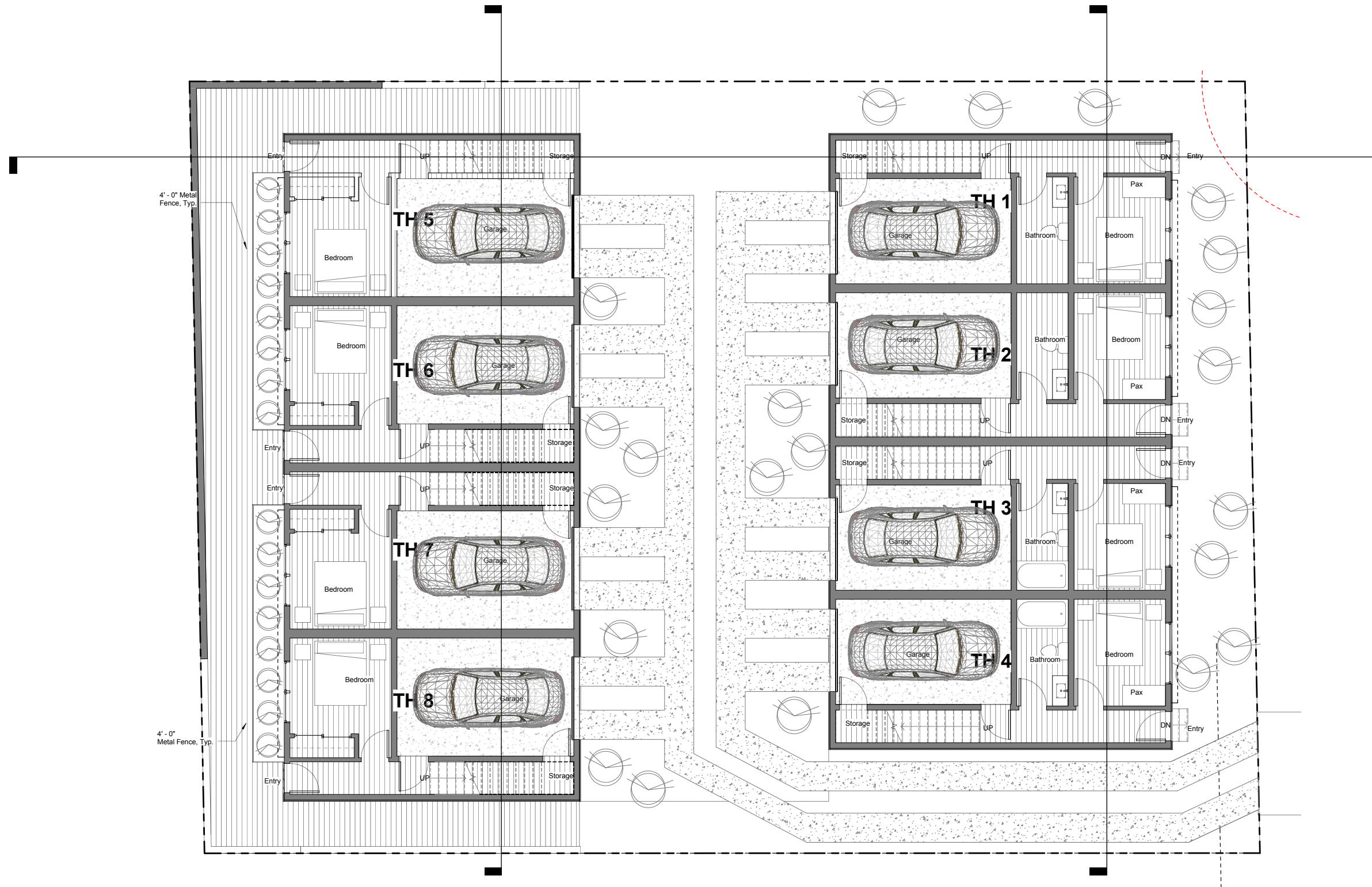


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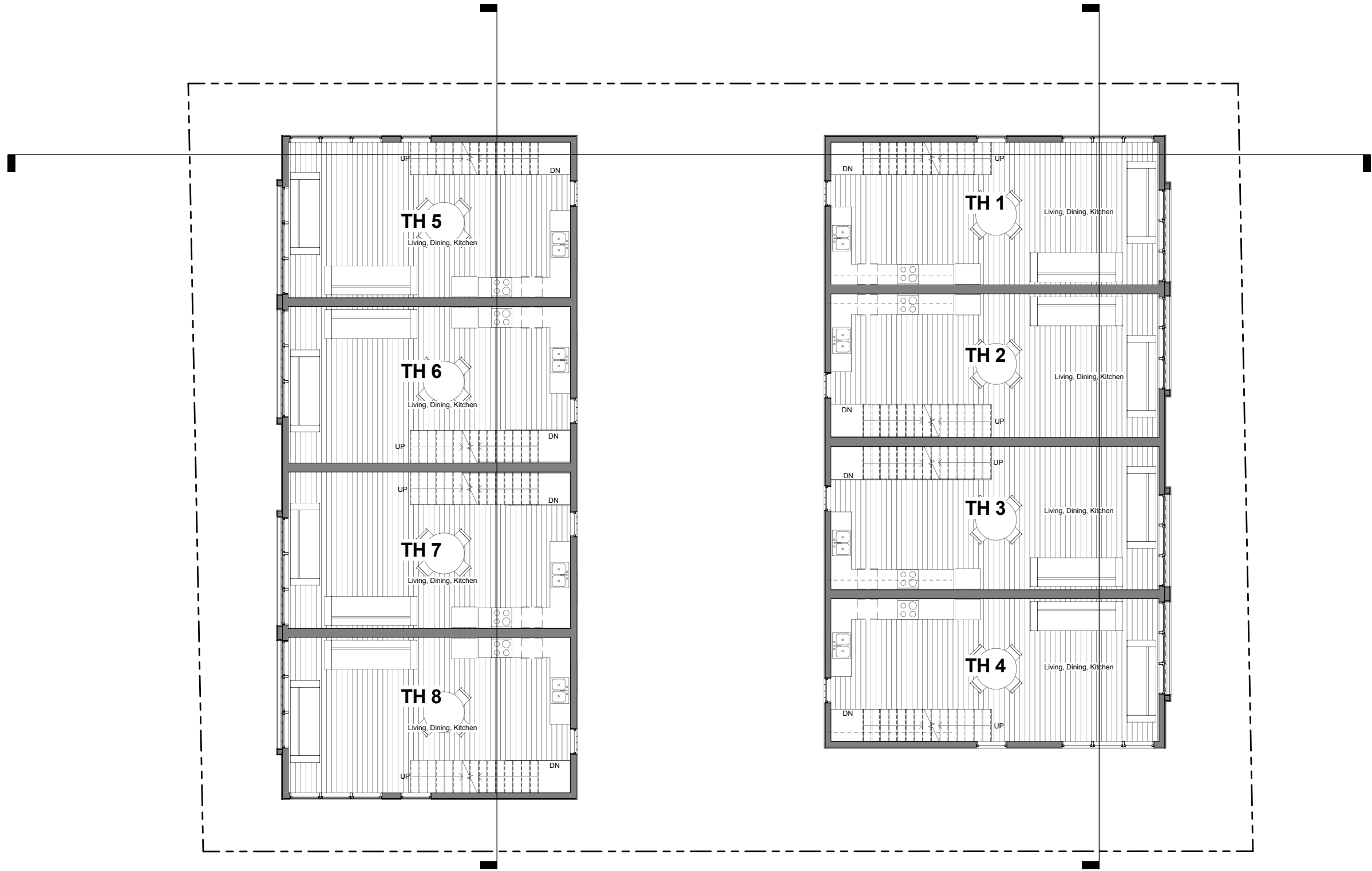
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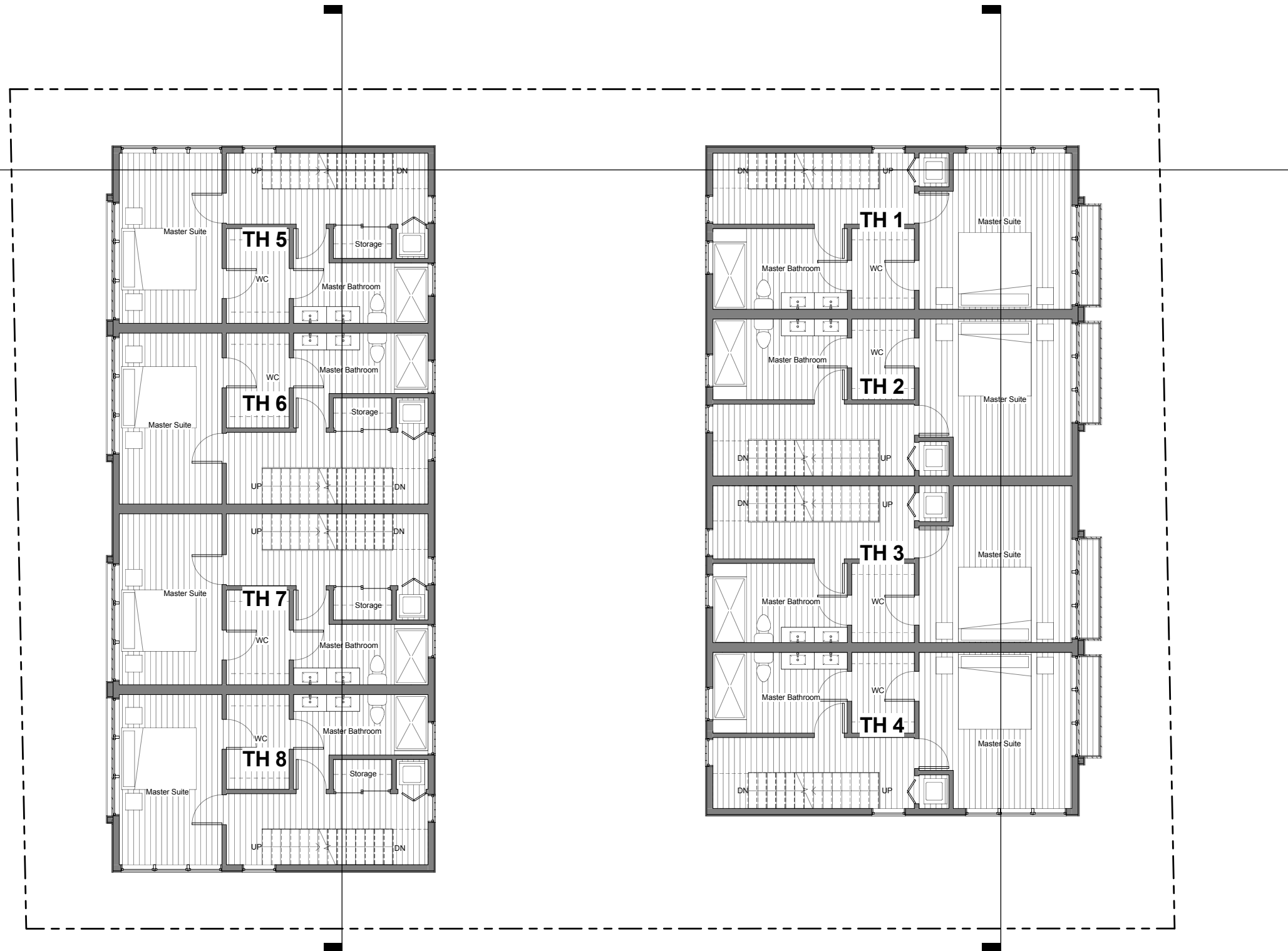


Level 1 Plan
 3/16" = 1'-0"



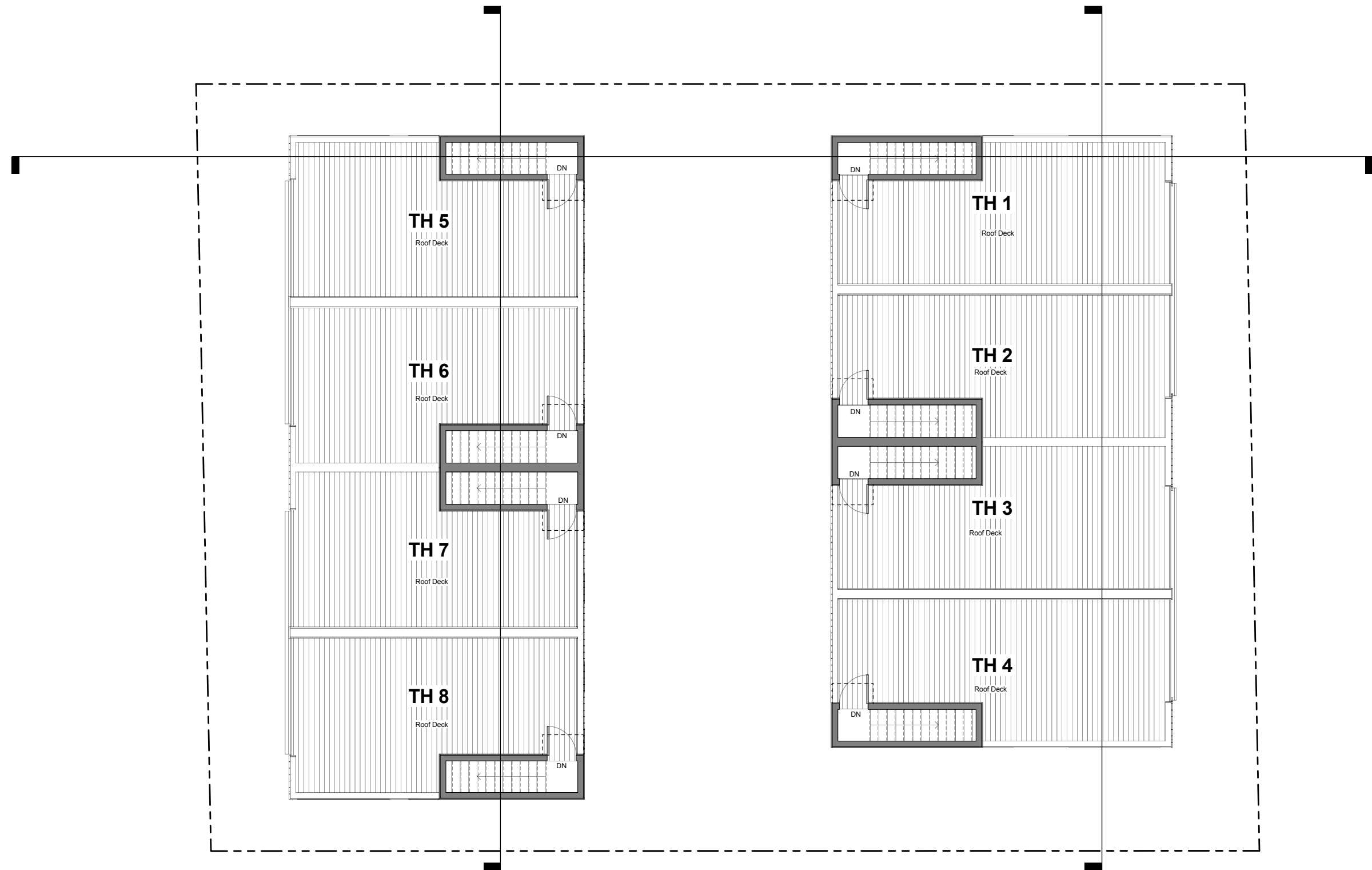
Level 2 Plan
 3/16" = 1'-0"





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



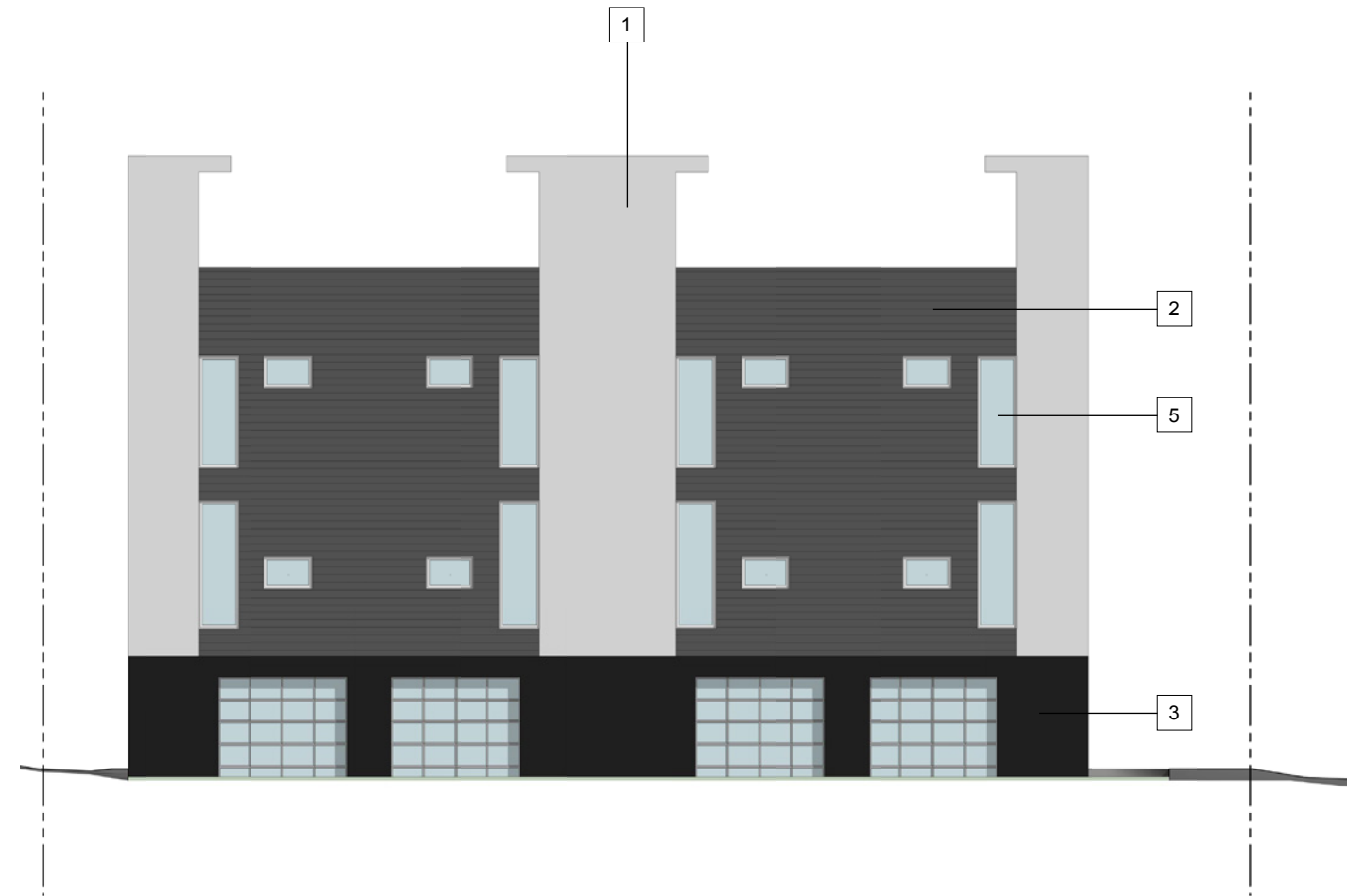


Roof Deck Plan
 3/16" = 1'-0"





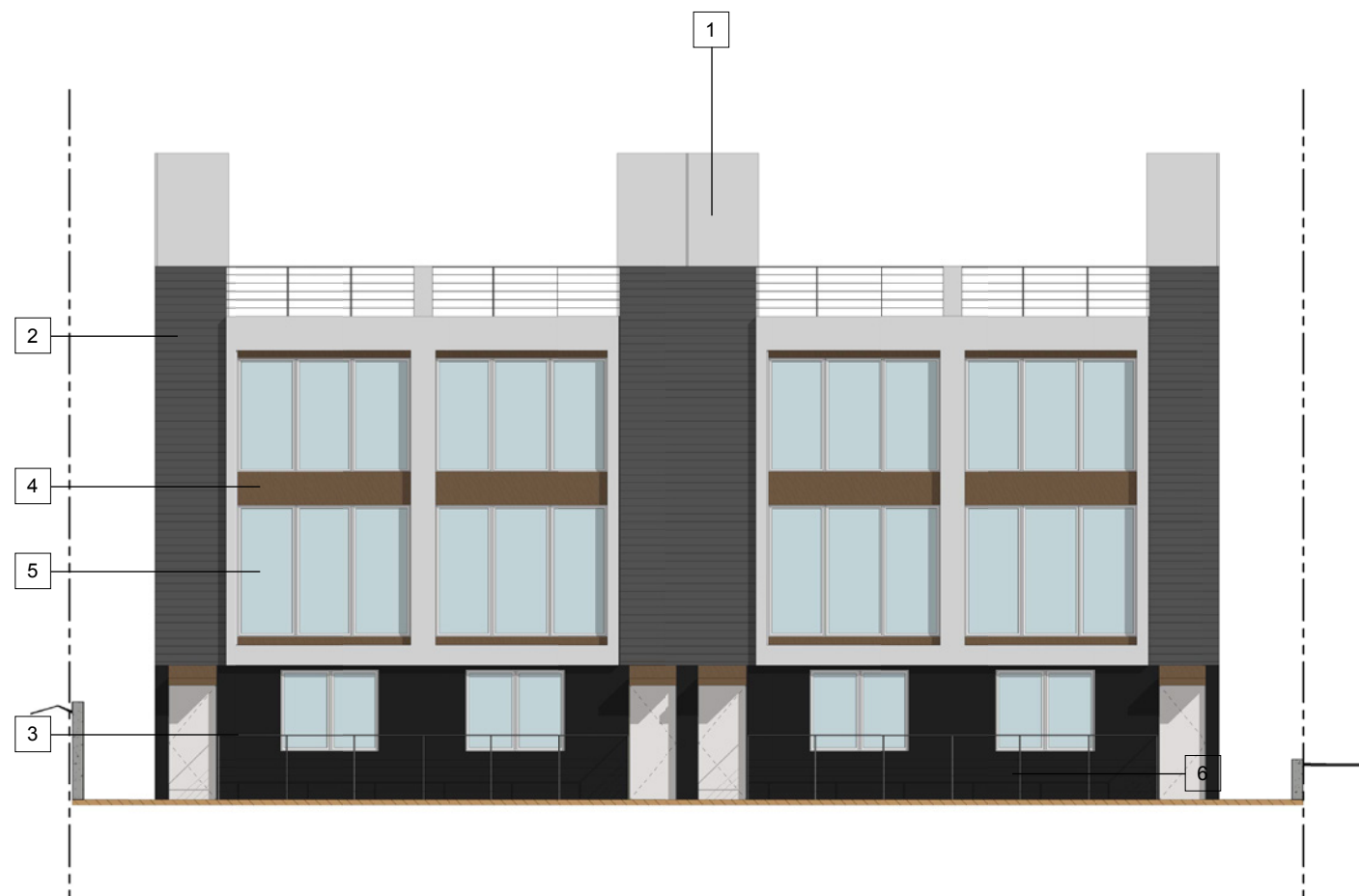
East Building East Elevation
 3/16" = 1'-0"



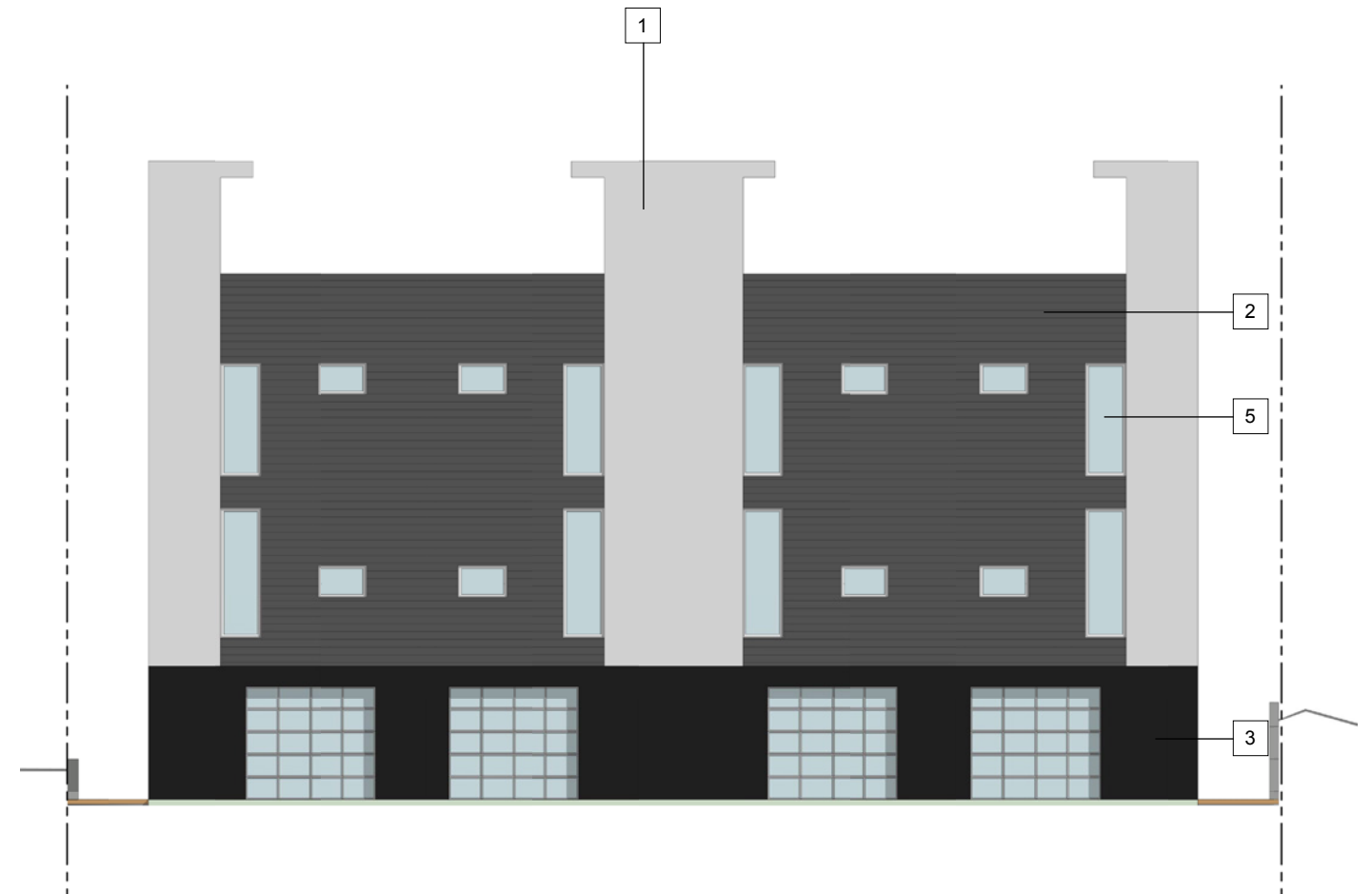
East Building West Elevation
 3/16" = 1'-0"

Material Legend

- 1. White Cementitious Panel
- 2. Dark Grey Cementitious Panel
- 3. Black Cementitious Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window



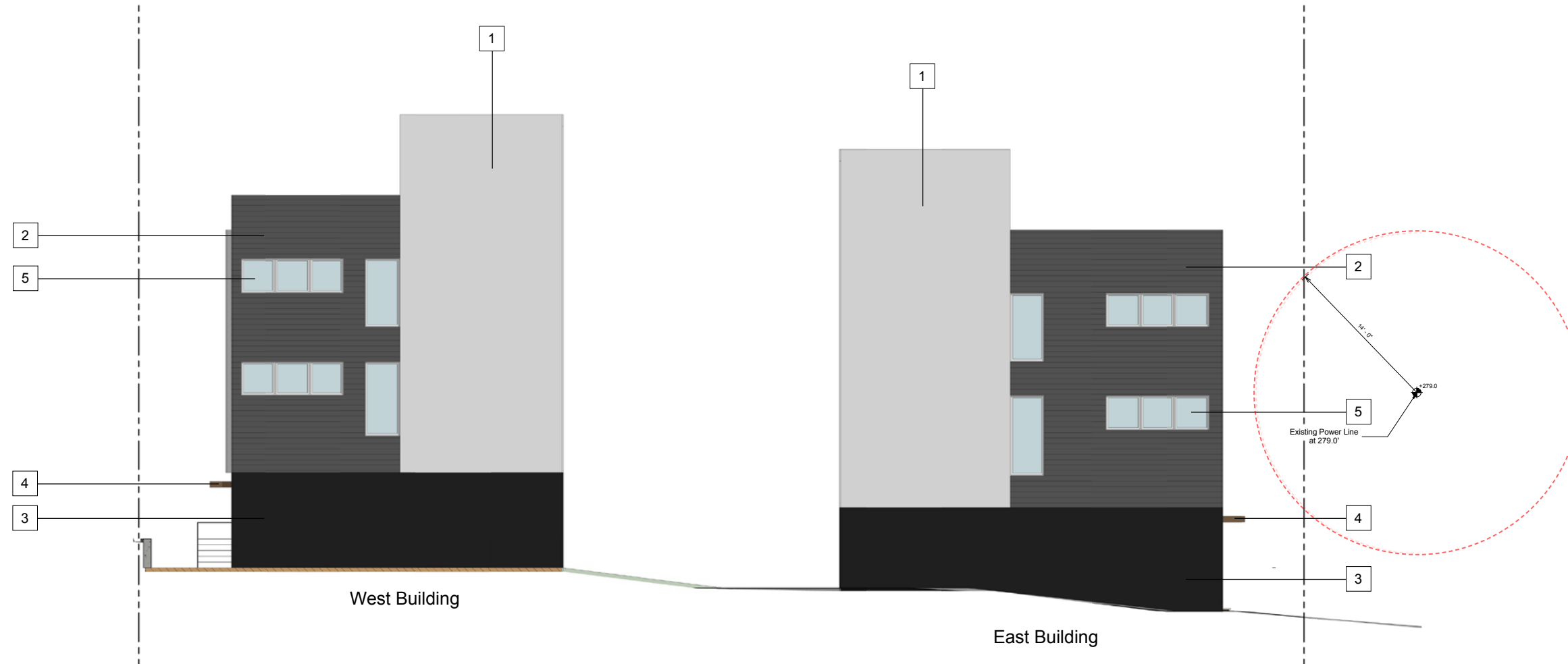
West Building West Elevation
 3/16" = 1'-0"



West Building East Elevation
 3/16" = 1'-0"

Material Legend

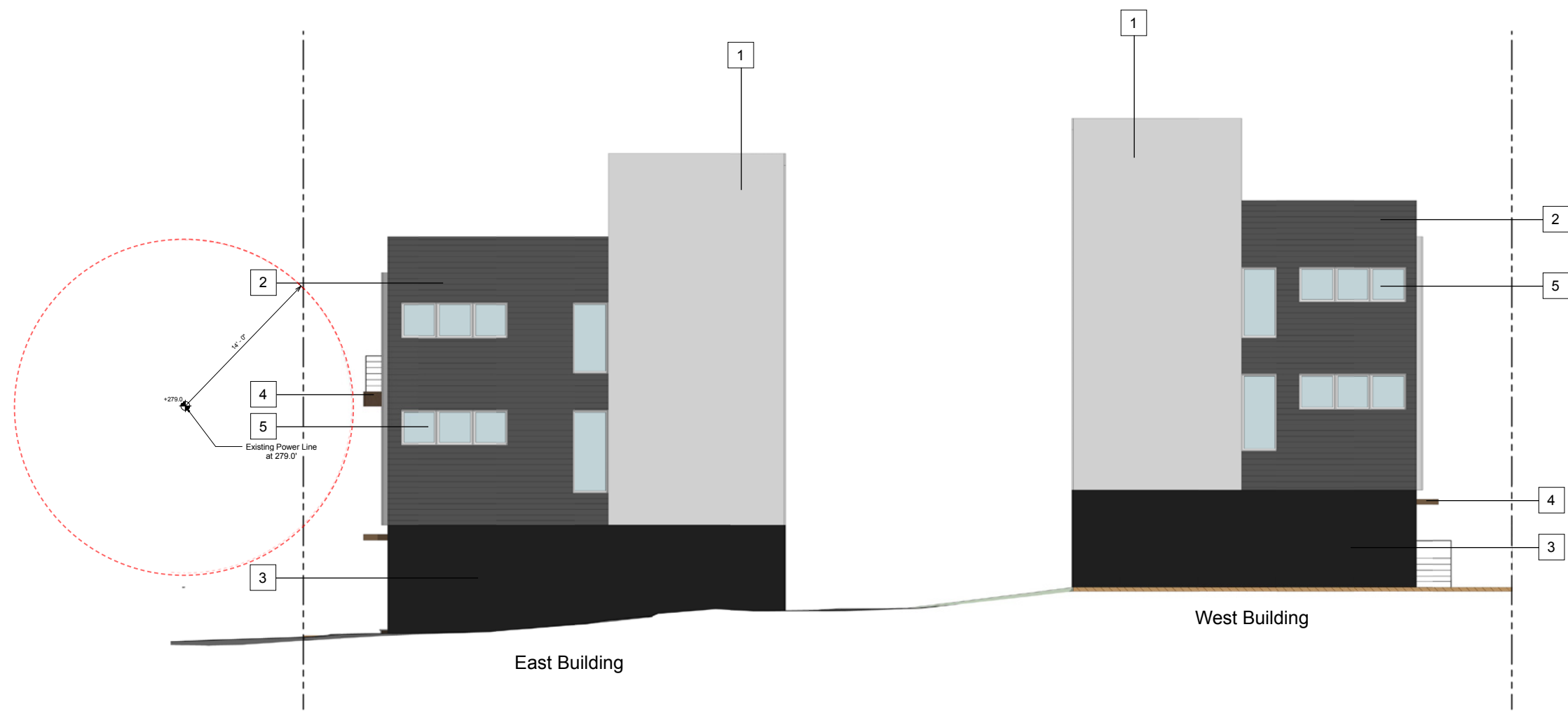
- 1. White Cementitious Panel
- 2. Dark Grey Cementitious Panel
- 3. Black Cementitious Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window



Material Legend

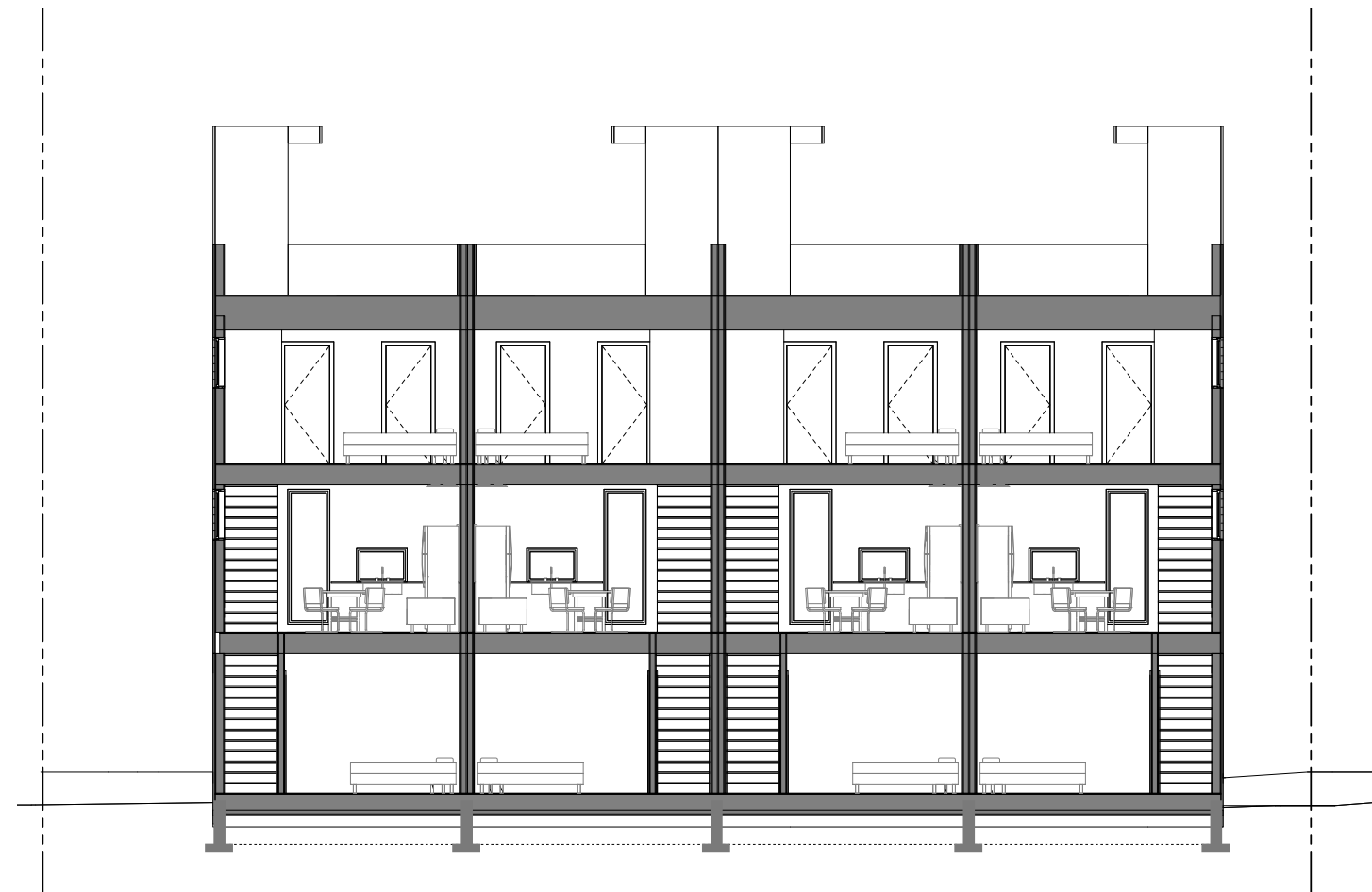
- 1. White Cementitious Panel
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- 4. Wood Composite Panel
- 5. White Vinyl Window

South Elevation
 3/16" = 1'-0"

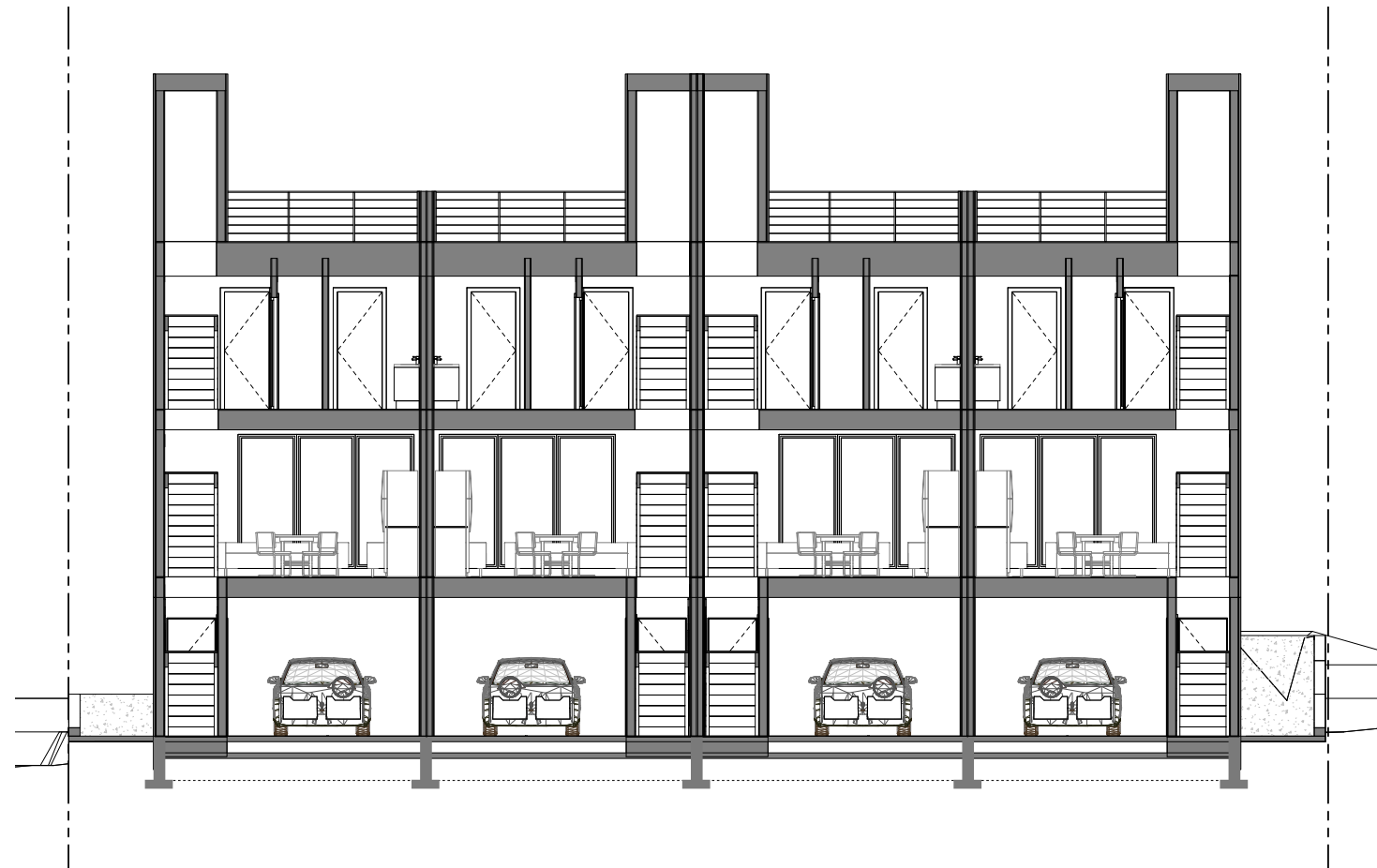


- Material Legend**
- 1. White Cementitious Panel
 - 2. Dark Grey Cementitious Panel
 - 3. Black Cementitious Panel
 - 4. Wood Composite Panel
 - 5. White Vinyl Window

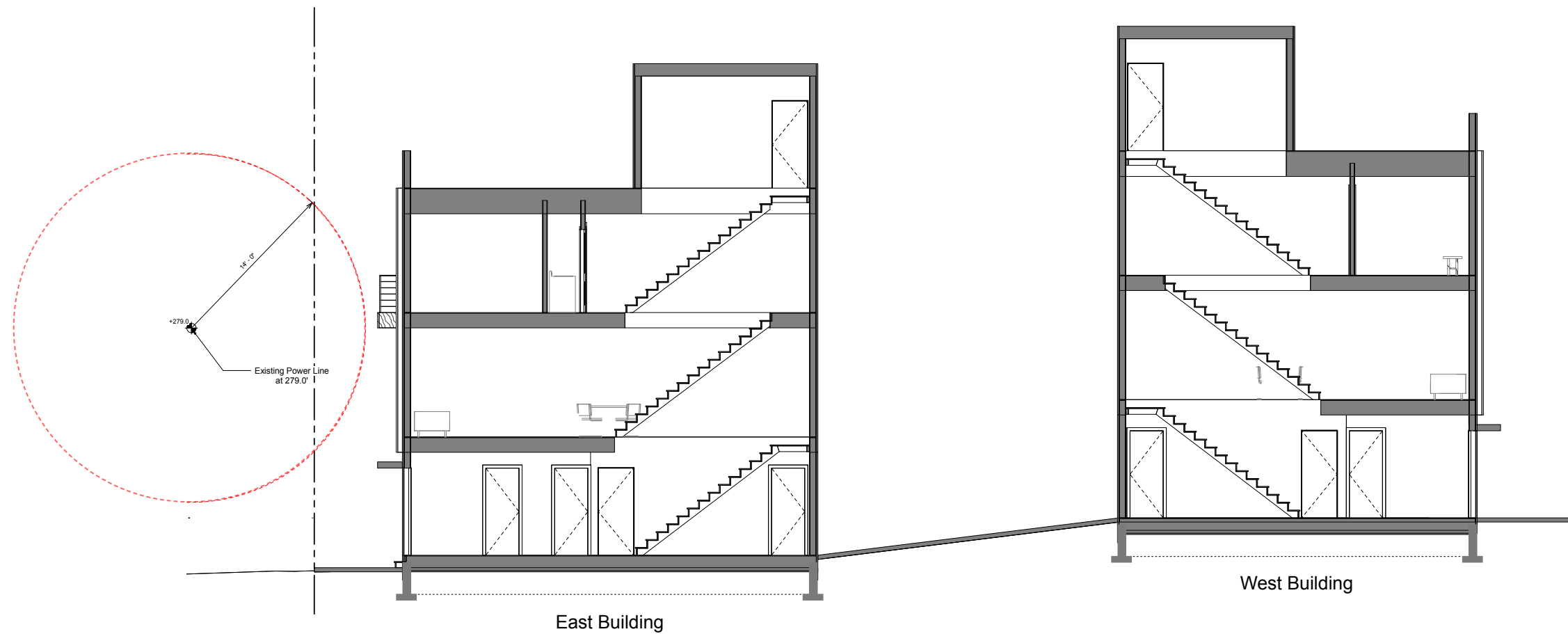
North Elevation
 3/16" = 1'-0"



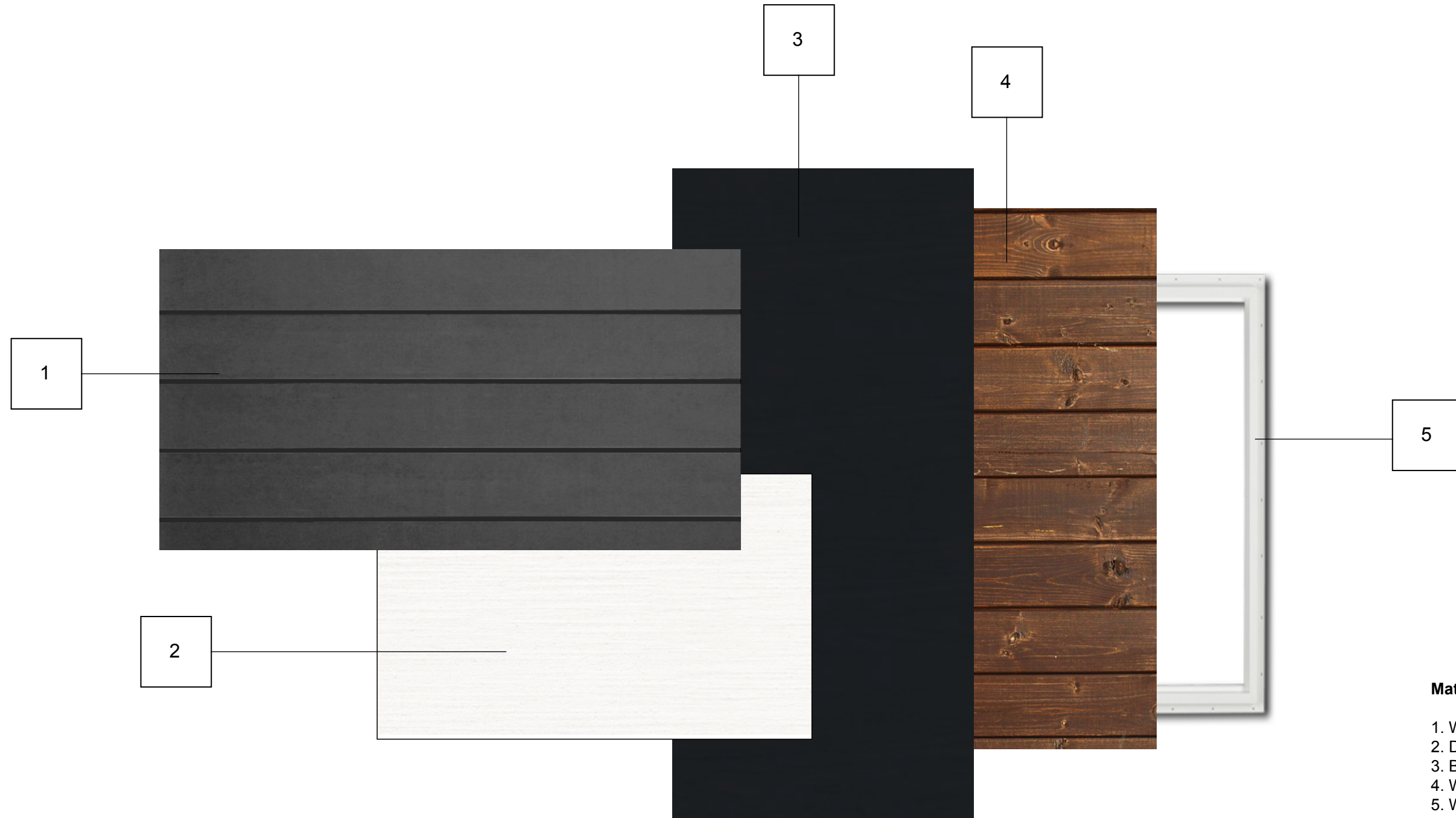
East Building - N-S Section
 3/16" = 1'-0"



West Building - N-S Section
 3/16" = 1'-0"



E-W Section
 3/16" = 1'-0"



Material Legend

- 1. White Cementitious Panel
- 2. Dark Grey Cementitious Panel
- 3. Black Cementitious Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window