



Looking SE from NW 85th St



Lemons Architecture PLLC

Greenwood Townhouses
643 NW 85th St
SDCI# 3027884

Streamline Design Guidance Package

2017.06.23

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Net Area Summary (Inside Face of Wall)

Net Area Summary (Heated)			
Level	Name	Area	Number
TH 1			
Level 1	Level 1	347 SF	TH 1
Level 2	Level 2	431 SF	TH 1
Level 3	Level 3	401 SF	TH 1
Roof Deck	Penthouse	83 SF	TH 1
Roof Deck	Roof Deck (Excluded from FAR)	280 SF	TH 1
TH 1: 5		1542 SF	
TH 2			
Level 1	Level 1	374 SF	TH 2
Level 2	Level 2	453 SF	TH 2
Level 3	Level 3	422 SF	TH 2
Roof Deck	Roof Deck (Excluded from FAR)	288 SF	TH 2
Roof Deck	Penthouse	83 SF	TH 2
TH 2: 5		1620 SF	
TH 3			
Level 1	Level 1	347 SF	TH 3
Level 2	Level 2	431 SF	TH 3
Level 3	Level 3	431 SF	TH 3
Roof Deck	Roof Deck (Excluded from FAR)	280 SF	TH 3
Roof Deck	Penthouse	83 SF	TH 3
TH 3: 5		1572 SF	
TH 4			
Level 1	Level 1	391 SF	TH 4
Level 2	Level 2	428 SF	TH 4
Level 3	Level 3	428 SF	TH 4
Roof Deck	Roof Deck (Excluded from FAR)	281 SF	TH 4
Roof Deck	Penthouse	83 SF	TH 4
TH 4: 5		1612 SF	
TH 5			
Level 1	Level 1	445 SF	TH 5
Level 2	Level 2	450 SF	TH 5
Level 3	Level 3	415 SF	TH 5
Roof Deck	Roof Deck (Excluded from FAR)	289 SF	TH 5
Roof Deck	Penthouse	83 SF	TH 5
TH 5: 5		1682 SF	
TH 6			
Level 1	Level 1	415 SF	TH 6
Level 2	Level 2	428 SF	TH 6
Level 3	Level 3	394 SF	TH 6
Roof Deck	Roof Deck (Excluded from FAR)	281 SF	TH 6
Roof Deck	Penthouse	83 SF	TH 6
TH 6: 5		1601 SF	
Grand total: 30		9630 SF	

Max FAR (TH 1.4): 5,670sf x 1.4 = 7,938sf Max

TH 1: 1,262sf
TH 2: 1,332sf
TH 3: 1,292sf
TH 4: 1,331sf
TH 5: 1,393sf
TH 6: 1,320sf

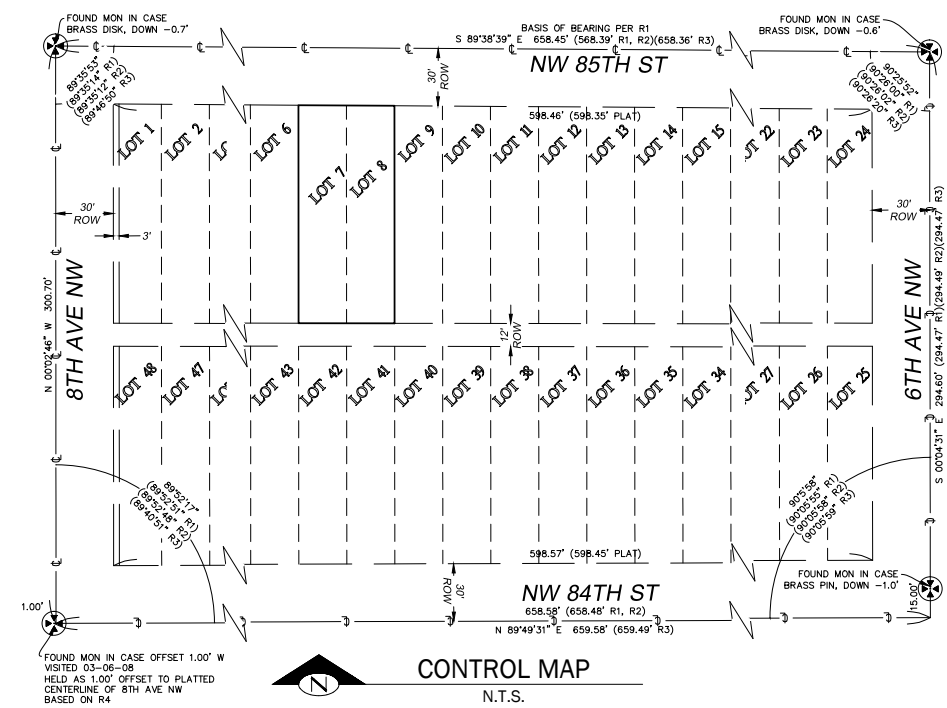
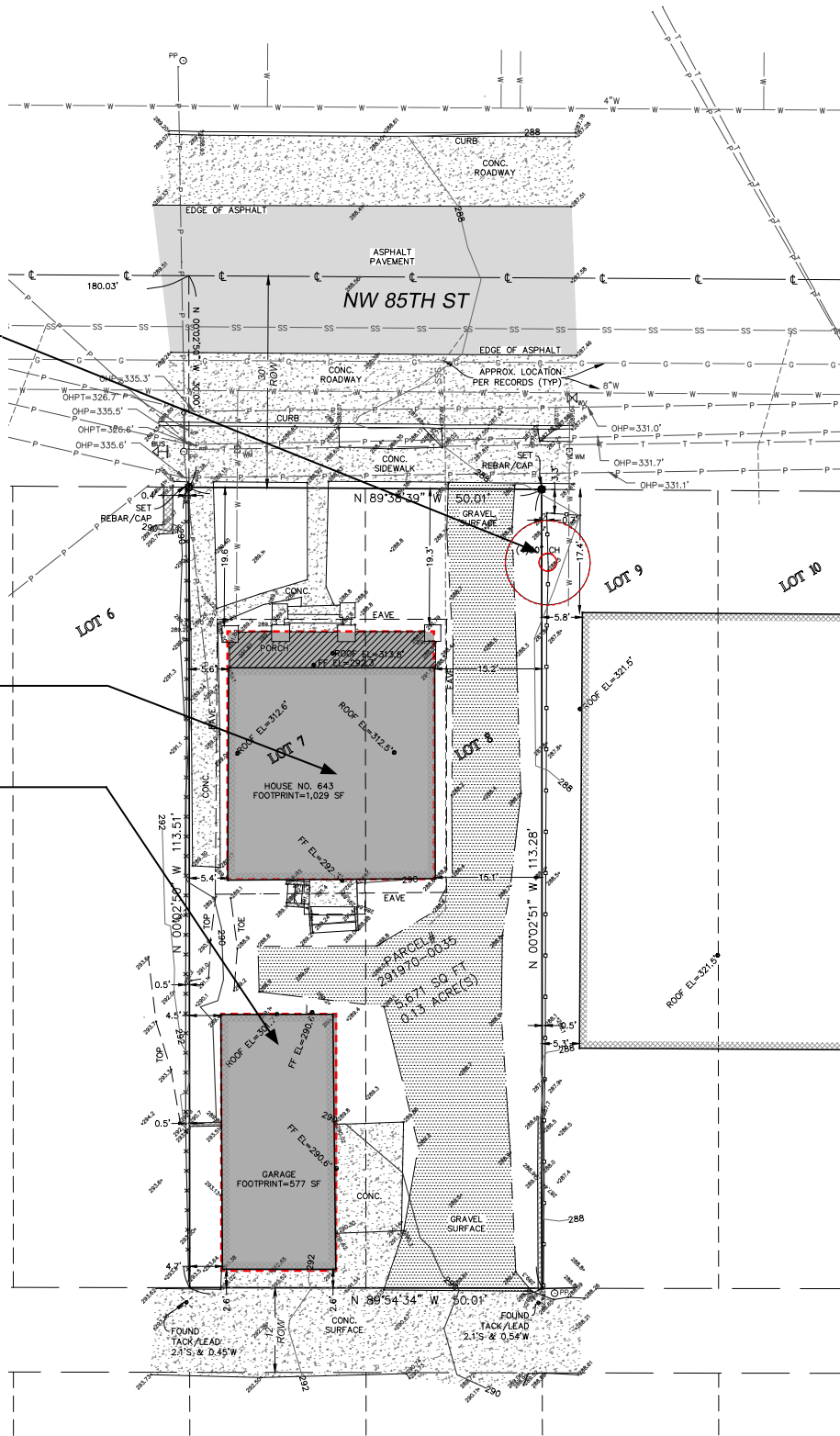
Total: 7,930sf < 7,938sf, **Complies**

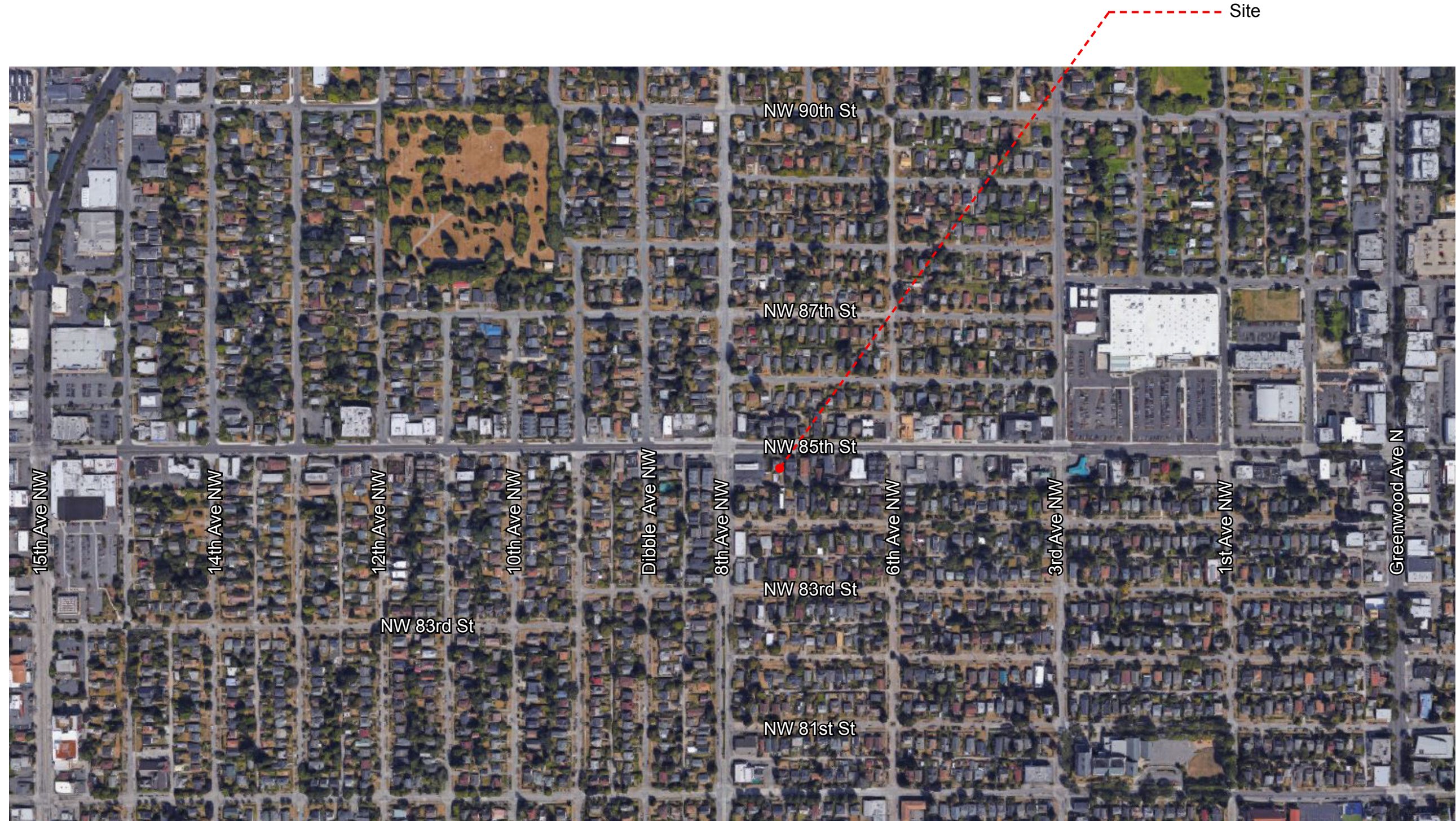
Existing 30" Tree
(More information
will be provided in
the arborist report)


Existing SFR

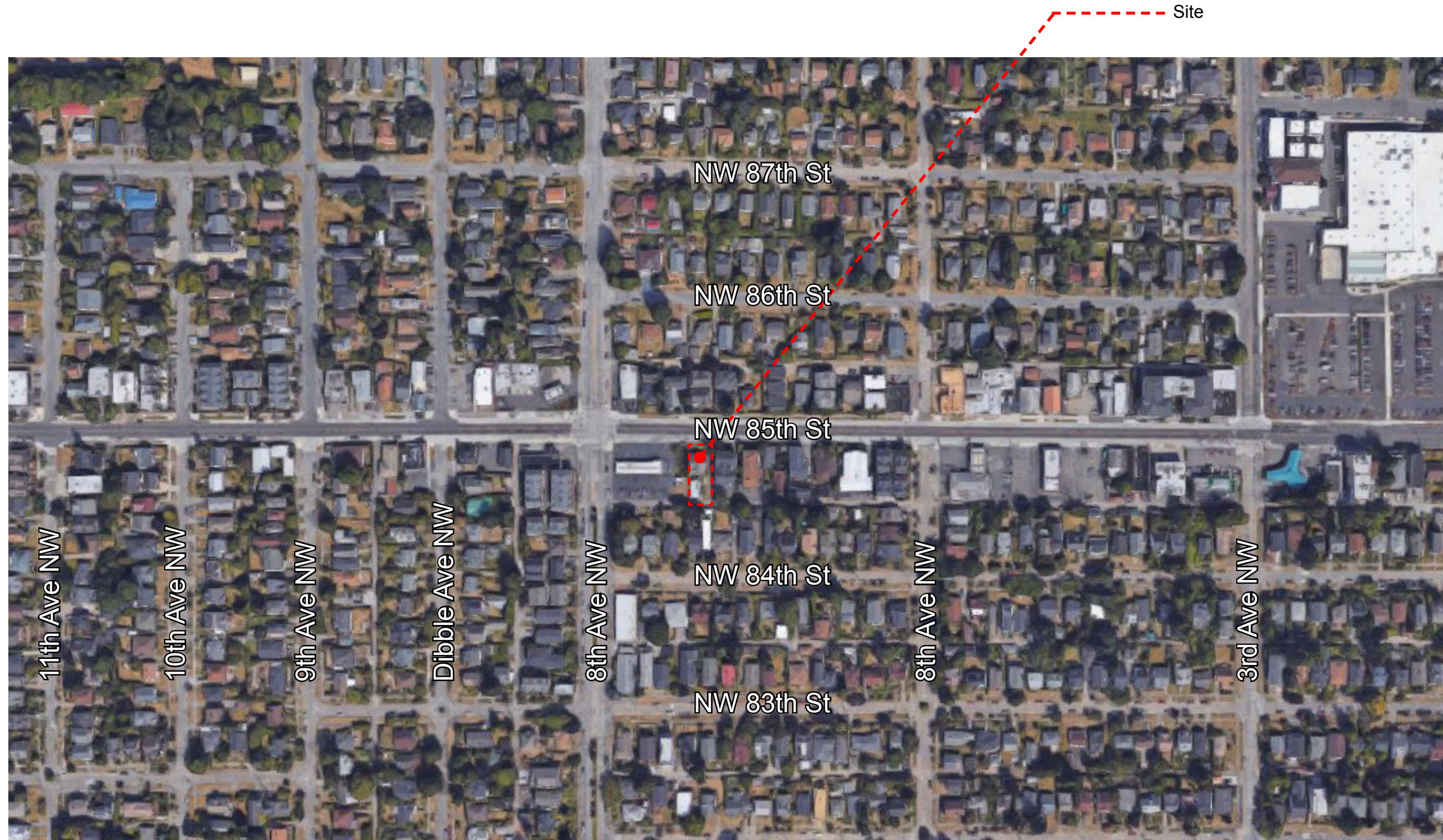
Existing Garage

Existing
Structures





Context Map 



Context Map 





- Site
- Residential
- Commercial

Surrounding Use Map 



Looking South on NW 85th St

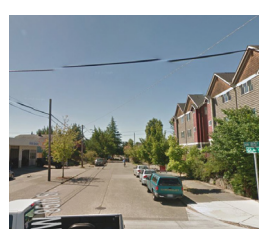


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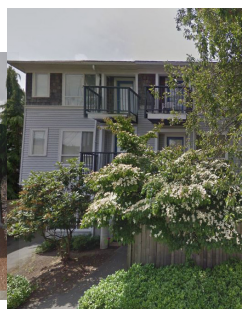
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6th Ave NW



Site

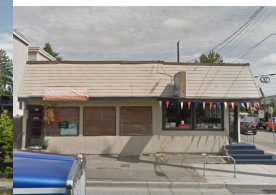
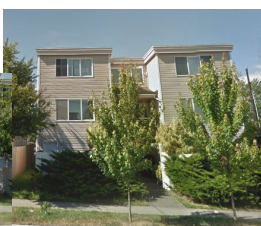
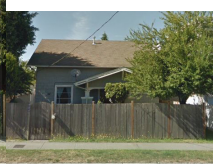


8th Ave NW

Looking South on NW 85th St



8th Ave NW



6th Ave NW

Across from Site

Looking North on NW 85th St



Seattle Design Guidelines	Design Response
CS2. Urban Pattern and Form B. Adjacent Sites, Streets, and Open Spaces	There are paved pathways connecting NW 85th St and the alley which gives residents the most efficient accessibility to both sides of the site. 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	Since our site is located next to a car wash, we focused on how to identify our project as a transition from the commercial zone to the residential zone.
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.
PL3. Street- Level Interaction B. Residential Edges	Since Townhouse 4 is close to the bus stop, we setback more for that unit to create a patio that provides more privacy for the residents.
DC2. Architectural Concept A. Massing	We used different materials to avoid making the project too large of a massing. We also setback the upper level to make a smaller street presence and varied the scale of the openings facing the street.
DC2. Architectural Concept B. Architectural and Façade Composition	The residential edges of NW 85th St and the alley have 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 SE from NW 85th St

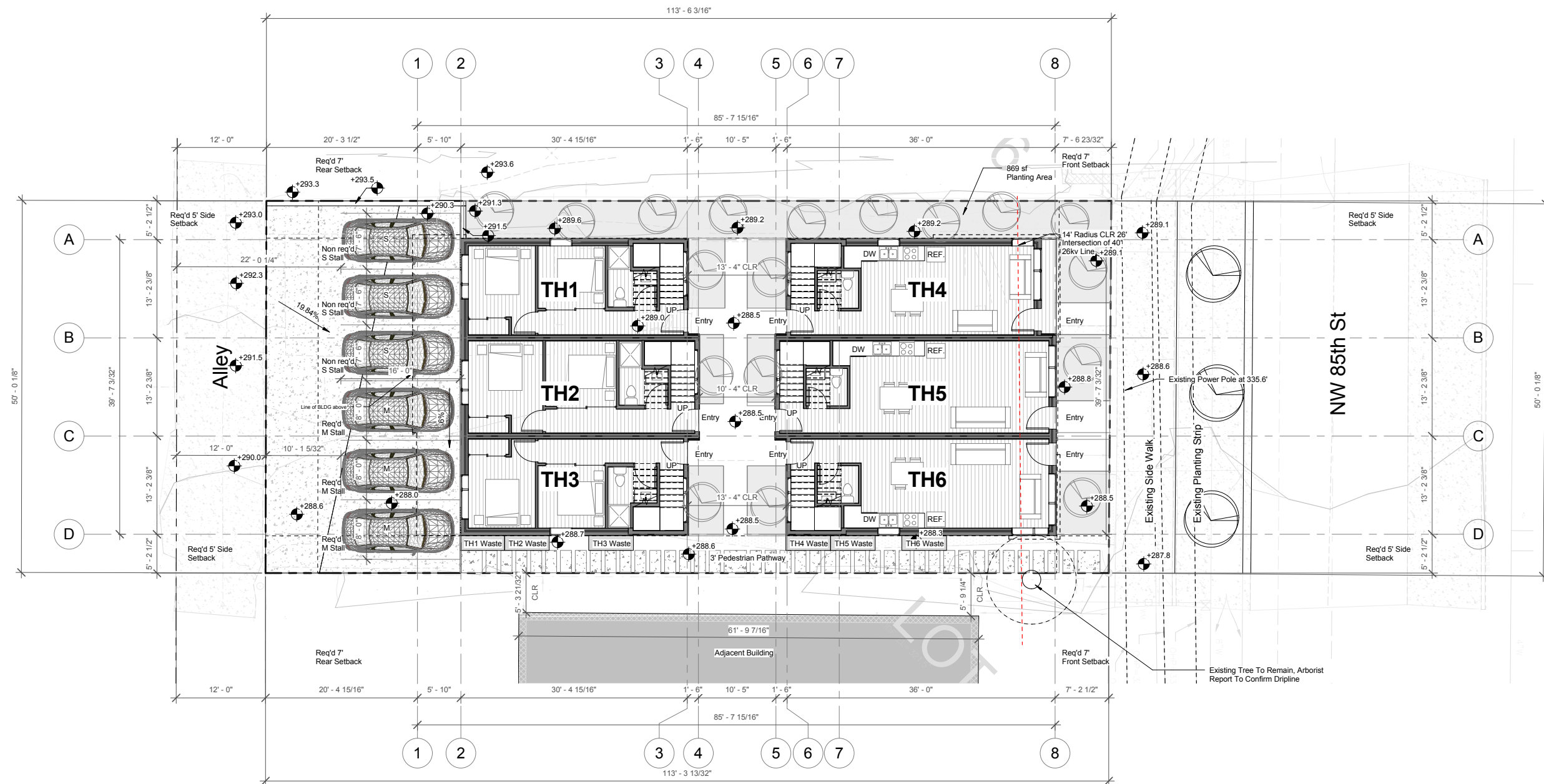


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Site Plan

1/8" = 1'-0"

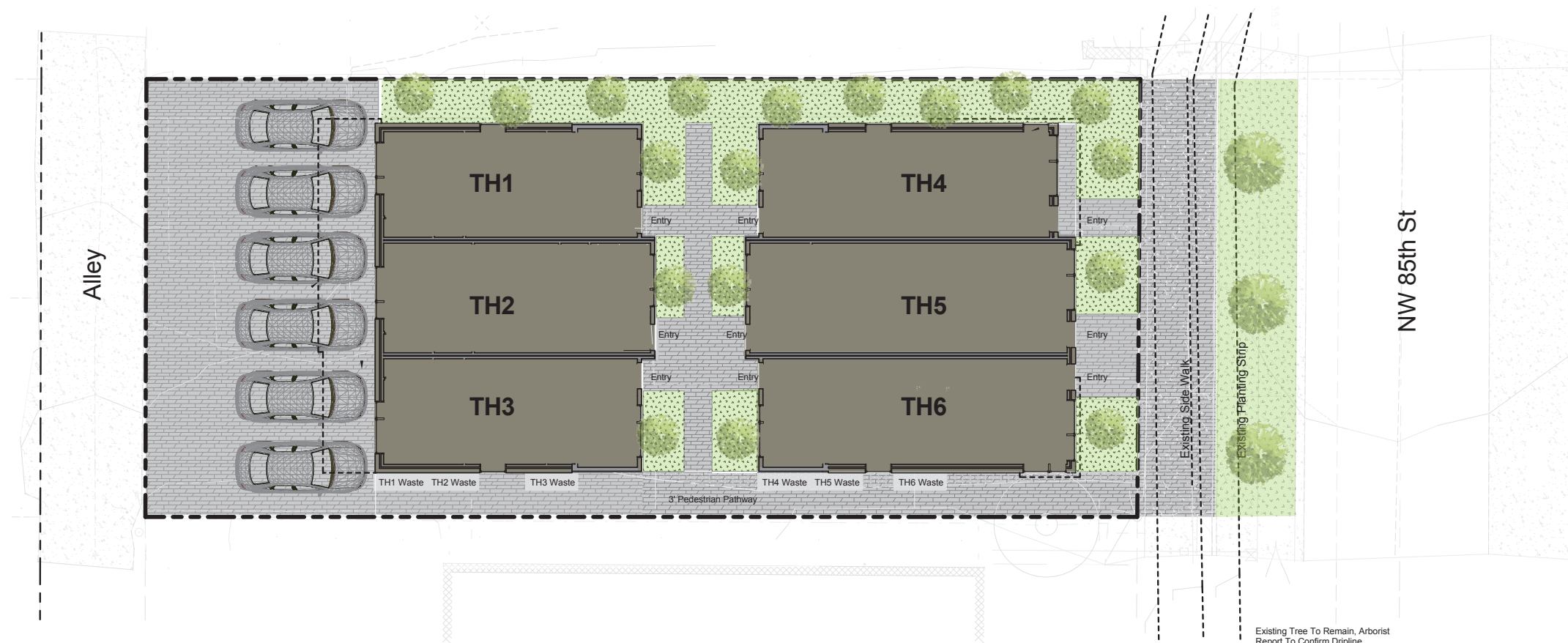


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Landscape Plan
 1/8" = 1'-0"





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





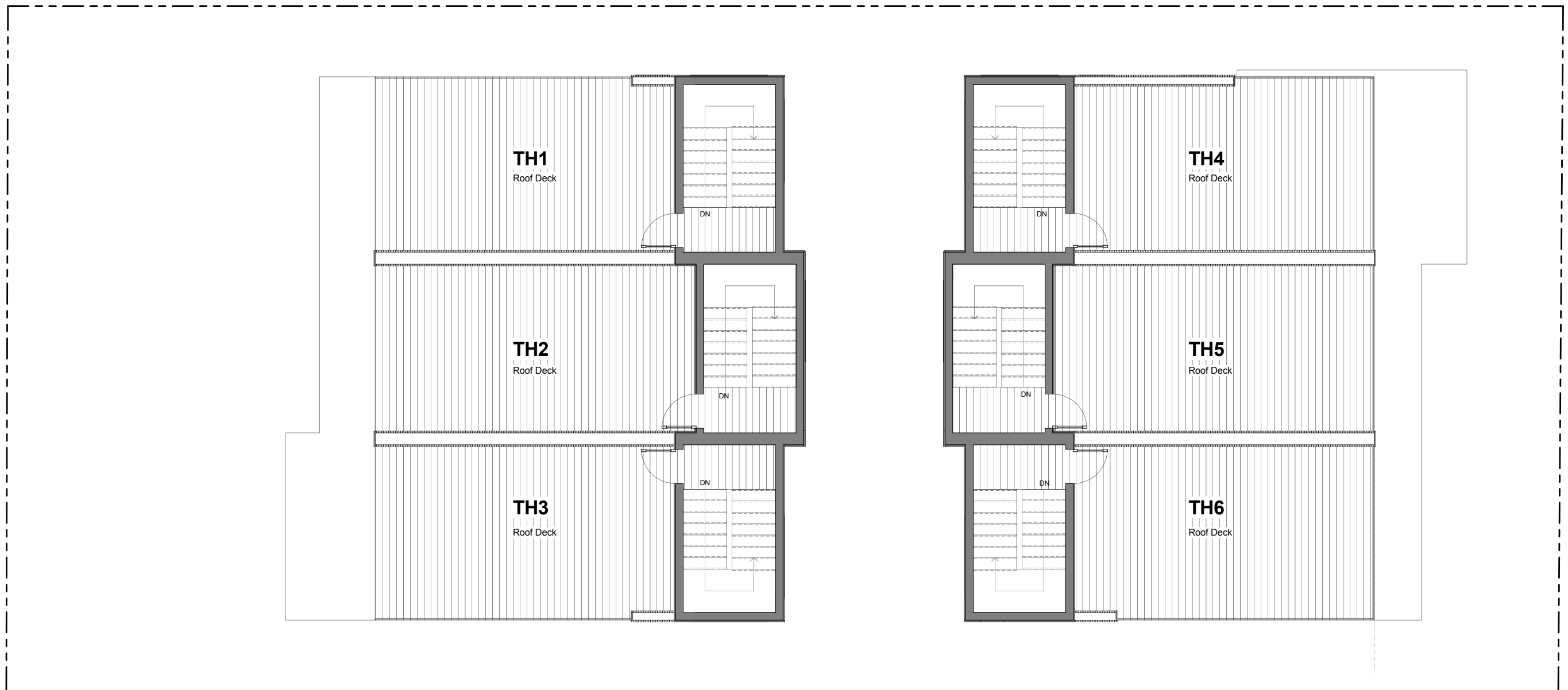
Level 2 Plan
1/4" = 1'-0"





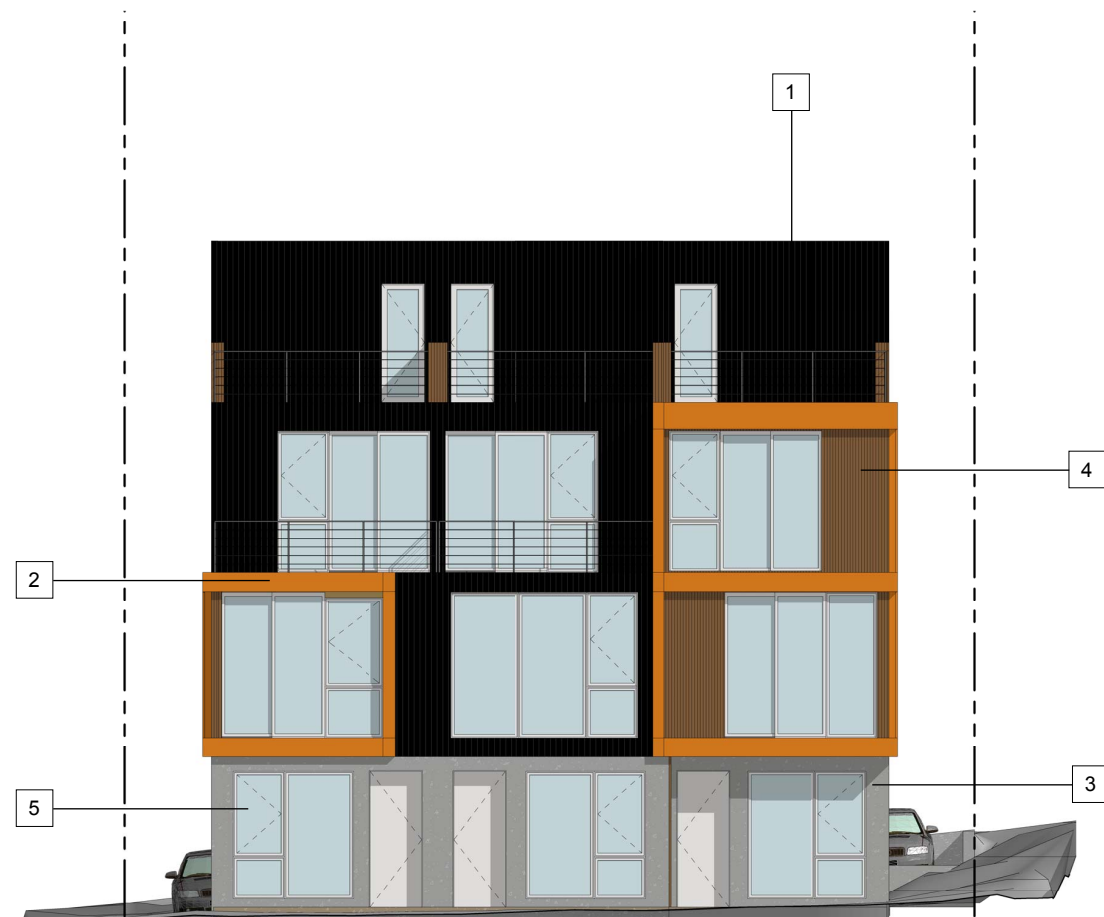
Level 3 Plan
1/4" = 1'-0"



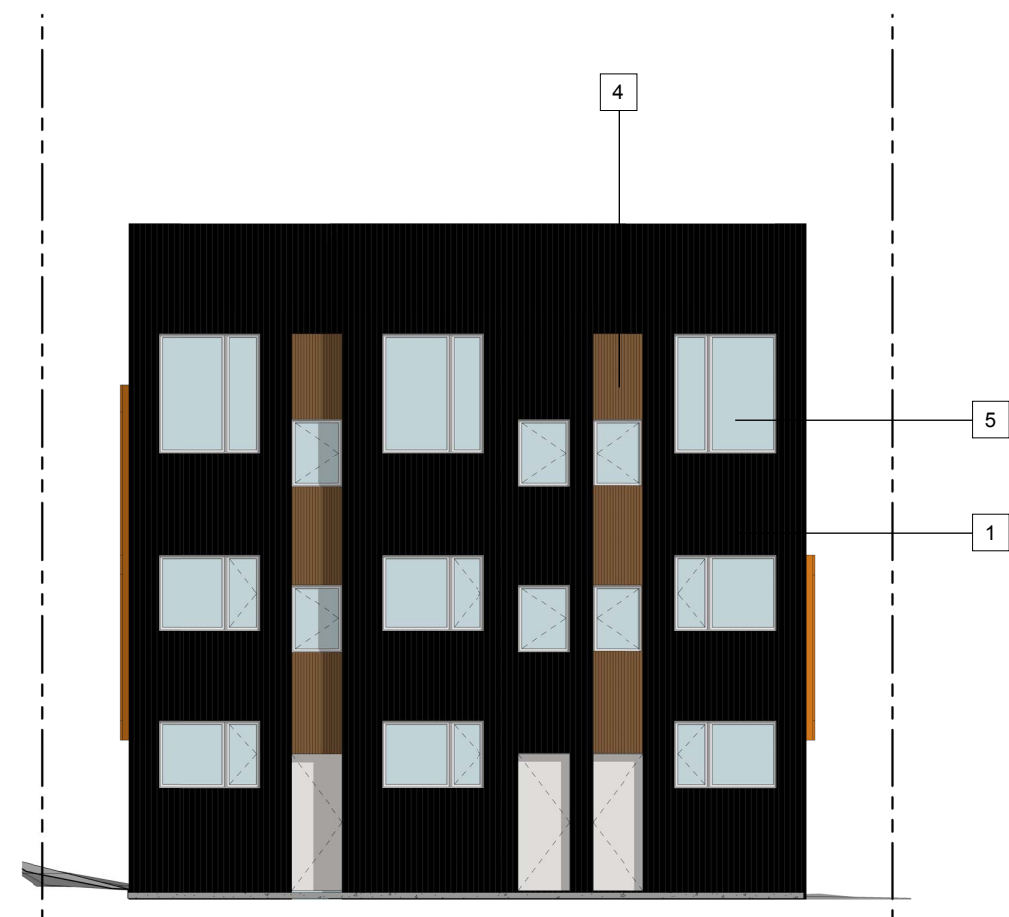


Roof Deck Plan
1/4" = 1'-0"





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



South Building North Elevation
 1/4" = 1'-0"

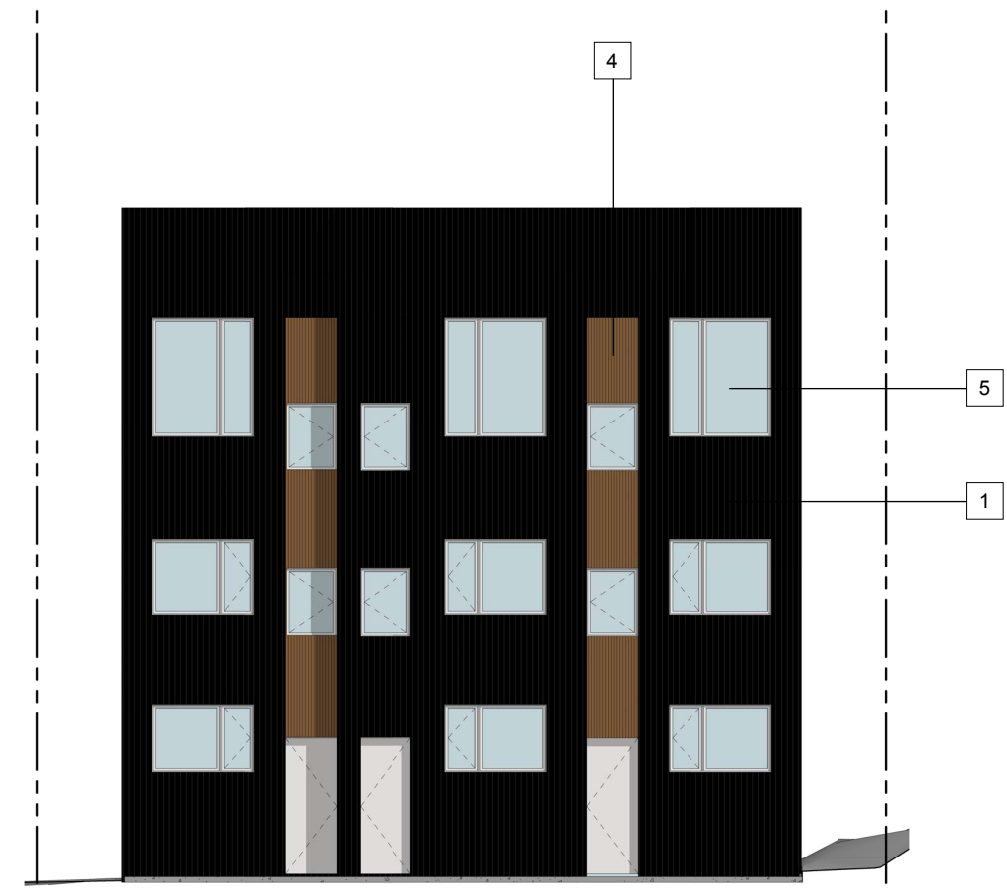
Material Legend

- 1. Black Cementitious Panel
- 2. Orange Composite Panel
- 3. Composite Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window
- 6. Composite Screen



South Building South Elevation

1/4" = 1'-0"



South Building North Elevation

1/4" = 1'-0"

Material Legend

- 1. Black Cementitious Panel
- 2. Orange Composite Panel
- 3. Composite Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window
- 6. Composite Screen

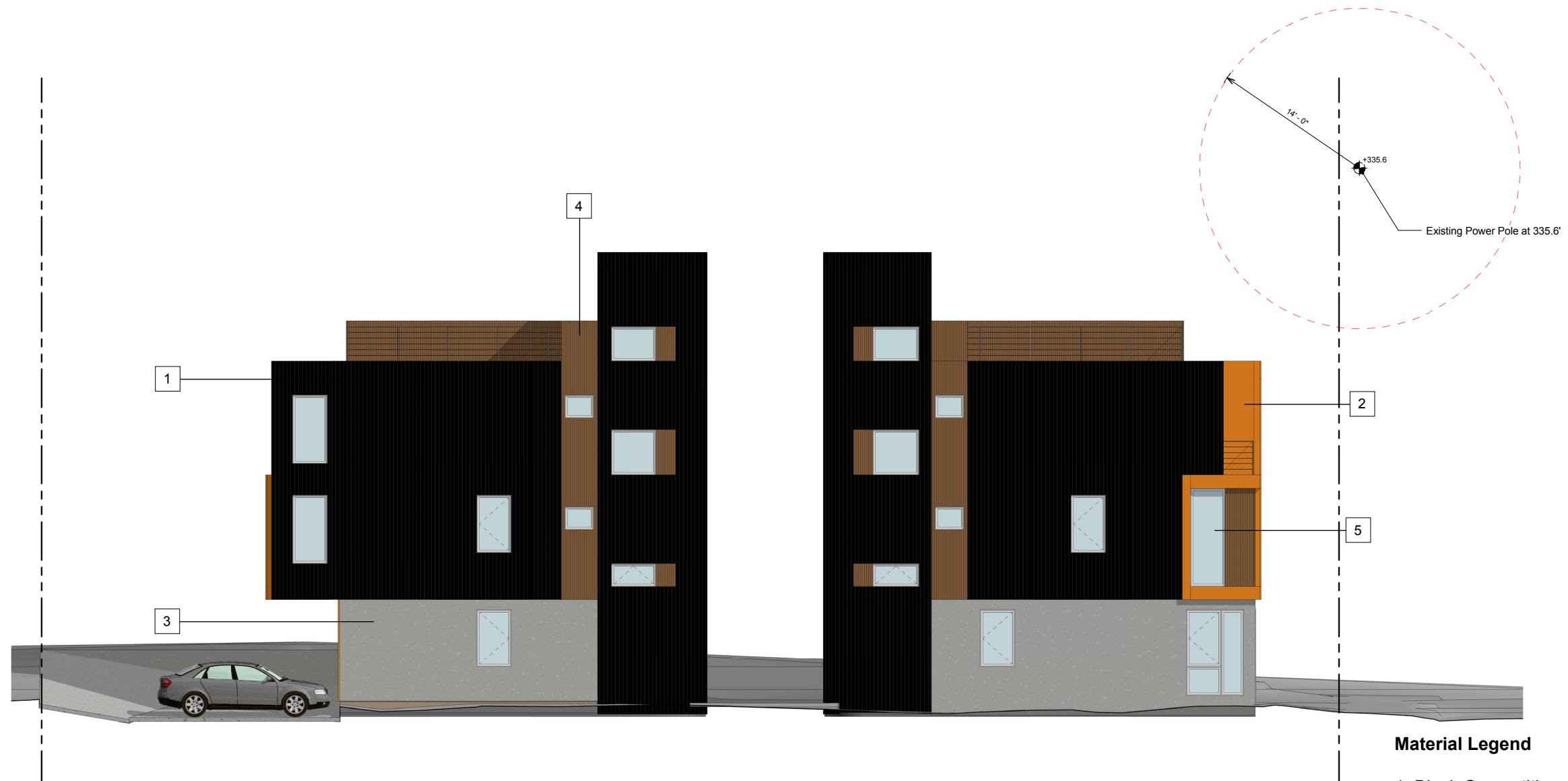


Material Legend

1. Black Cementitious Panel
2. Orange Composite Panel
3. Composite Panel
4. Wood Composite Panel
5. White Vinyl Window
6. Composite Screen

West Elevation

1/4" = 1'-0"

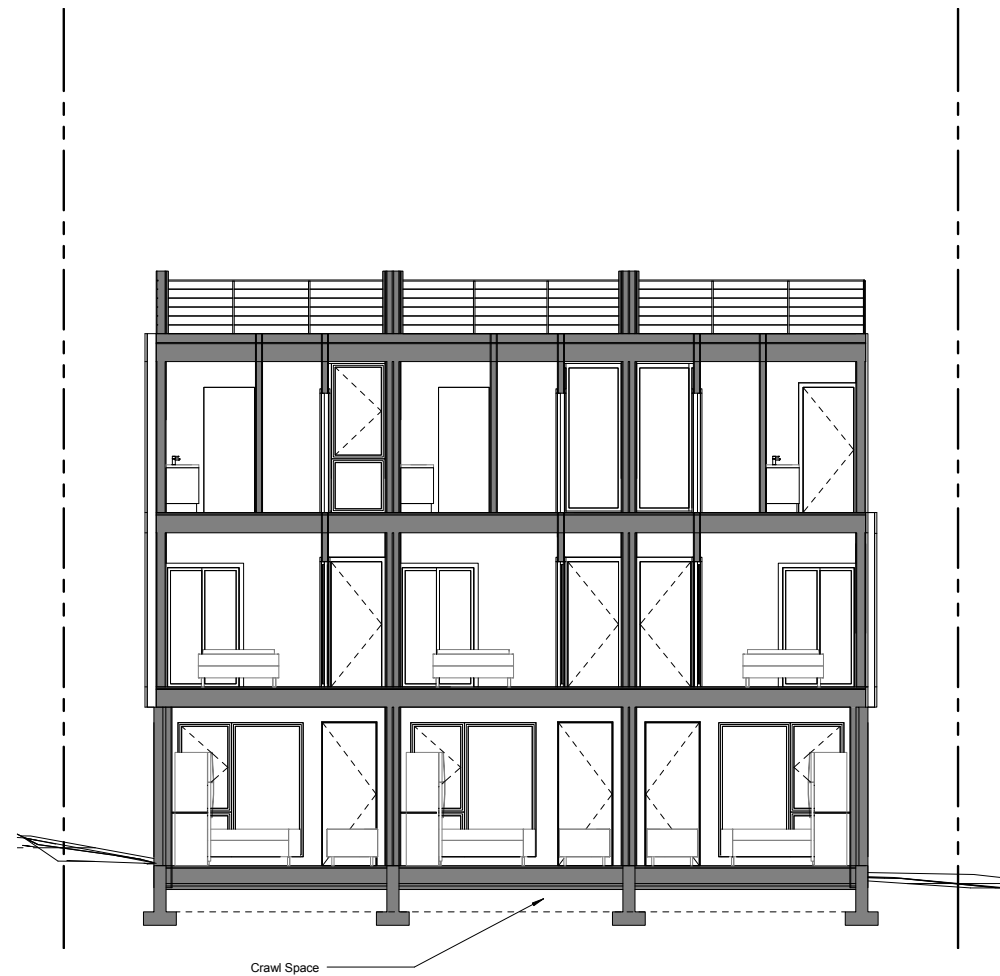


Material Legend

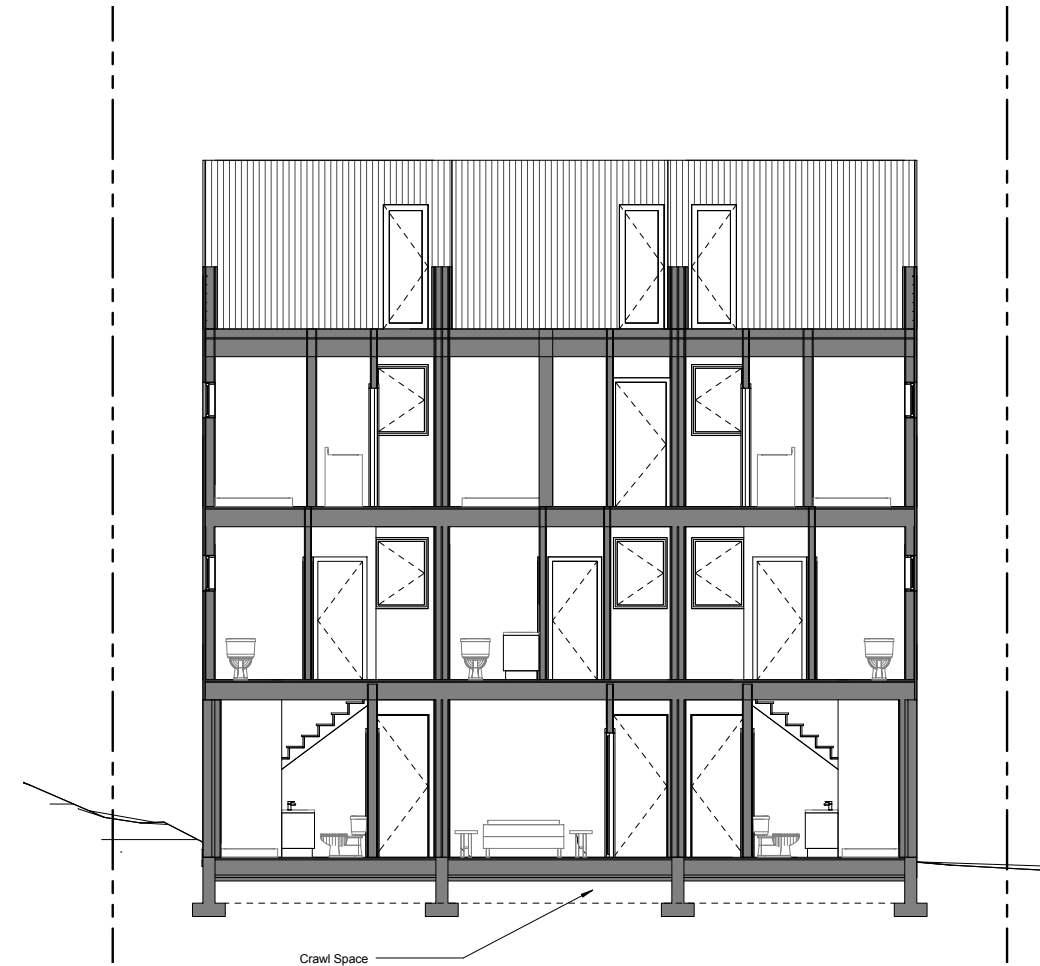
- 1. Black Cementitious Panel
- 2. Orange Composite Panel
- 3. Composite Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window
- 6. Composite Screen

East Elevation

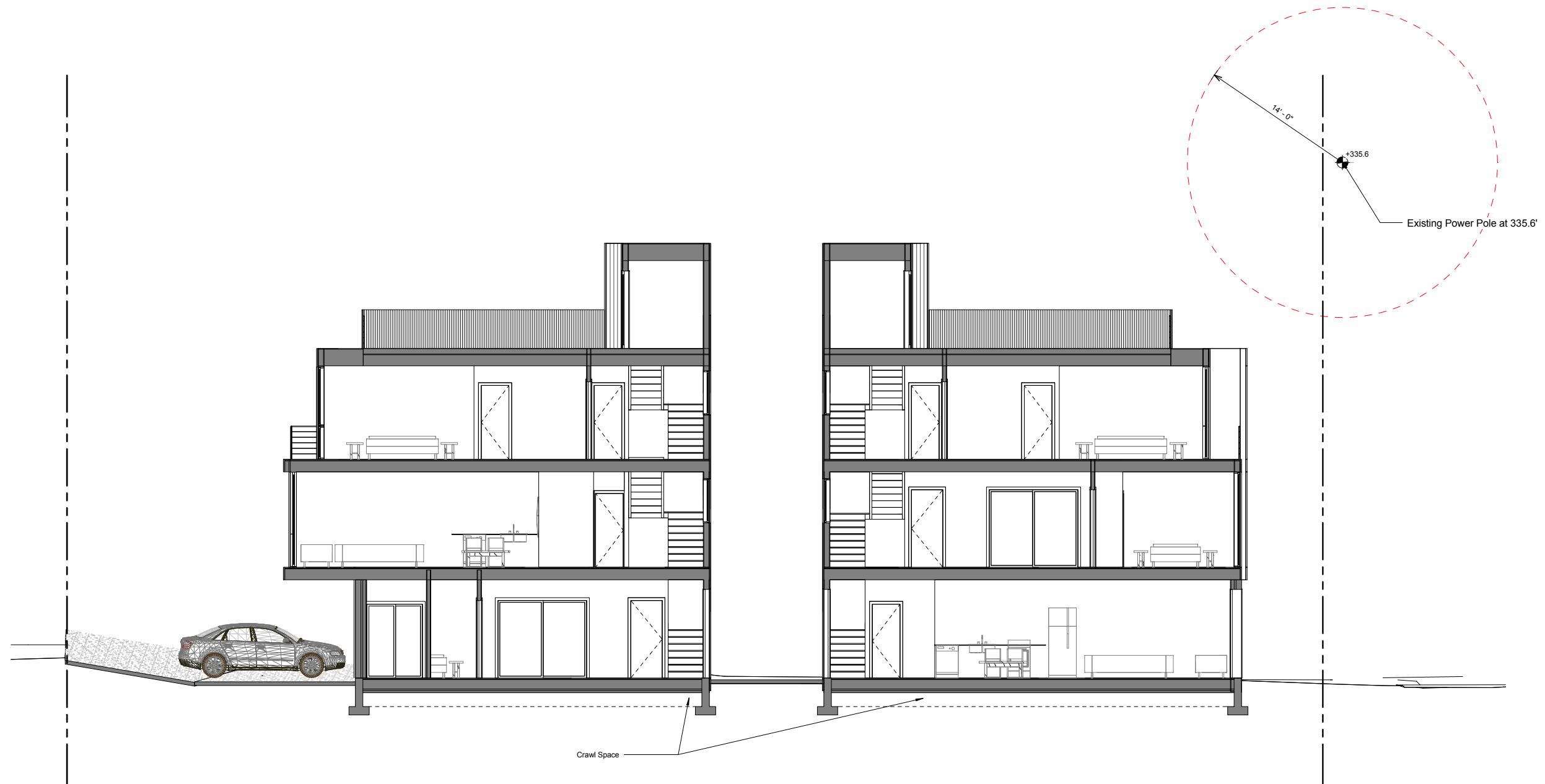
1/4" = 1'-0"



North Building - E-W Section
 1/4" = 1'-0"



South Building - E-W Section
 1/4" = 1'-0"



N-S Section
 1/4" = 1'-0"



Material Legend

- 1. Black Cementitious Panel
- 2. Orange Composite Panel
- 3. Composite Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window
- 6. Composite Screen