



Looking West from Midvale Ave N



Lemons Architecture PLLC

Aperture
8823 Midvale Ave N
SDCI# 3029089

Streamline Design Guidance Package

2018.01.19

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Project Information

Address: 8823 Midvale Ave N, Seattle, WA 98103

Project Number: 3029089

Legal Description: LOT 10 AND THE SOUTH 20 FEET OF LOT 11, 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.

SUBJECT TO:

THAT CERTAIN MORTGAGE DATED SEPTEMBER 13, 1968, AND RECORDED OCTOBER 2, 1968, UNDER RECORDING NUMBER 6414305.

THAT CERTAIN, DEED OF TRUST DATED SEPTEMBER 10, 1984, AND RECORDED OCTOBER 2, 1984, UNDER RECORDING NUMBER 8410020760.

Parcel #: 0993000830

Site Area: 4,612sf

Zoning: LR3

Overlays: Aurora-Liction Springs (Residential Urban Village)

Misc: Freq Transit, Infiltration Eval Req'd

ECA: None

Existing Use: Existing Structure to be Demolished.

Max FAR: TH 1.4 - (4612,sf x 1.4 = 6,456.8sf)

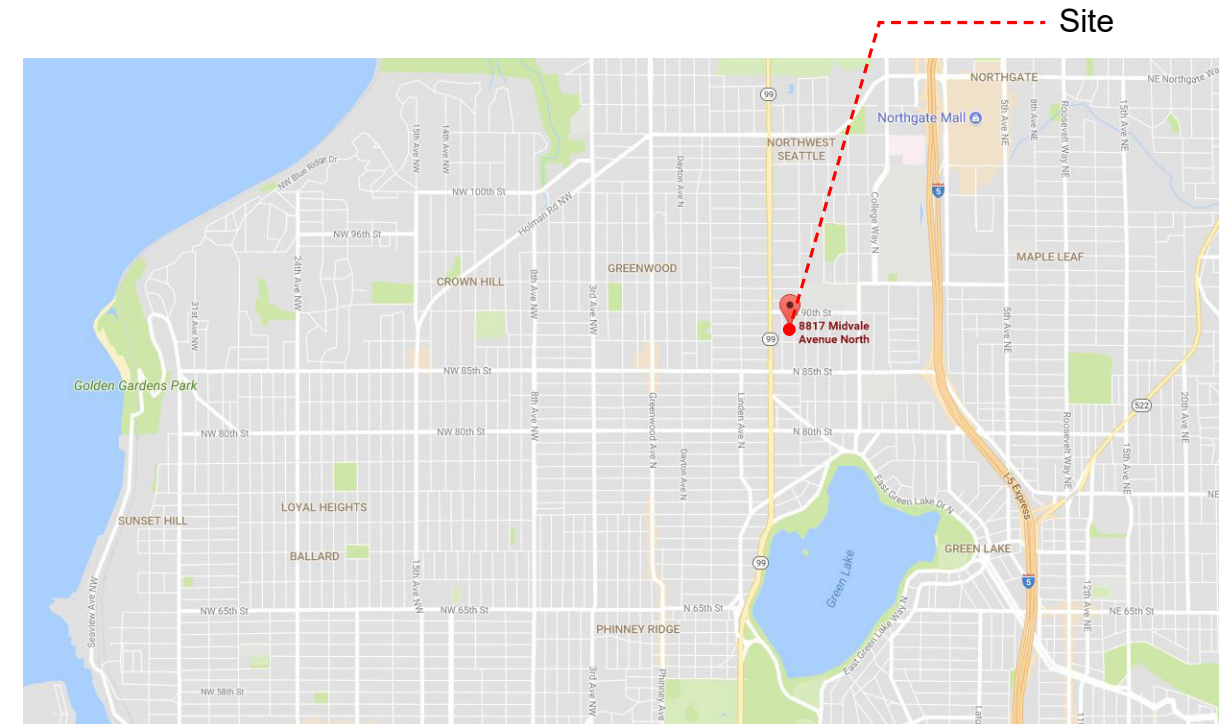
Max Density: SFR = 1/1600sf, RH = No Limit, TH = No Limit Max, Apt = No Limit Max

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

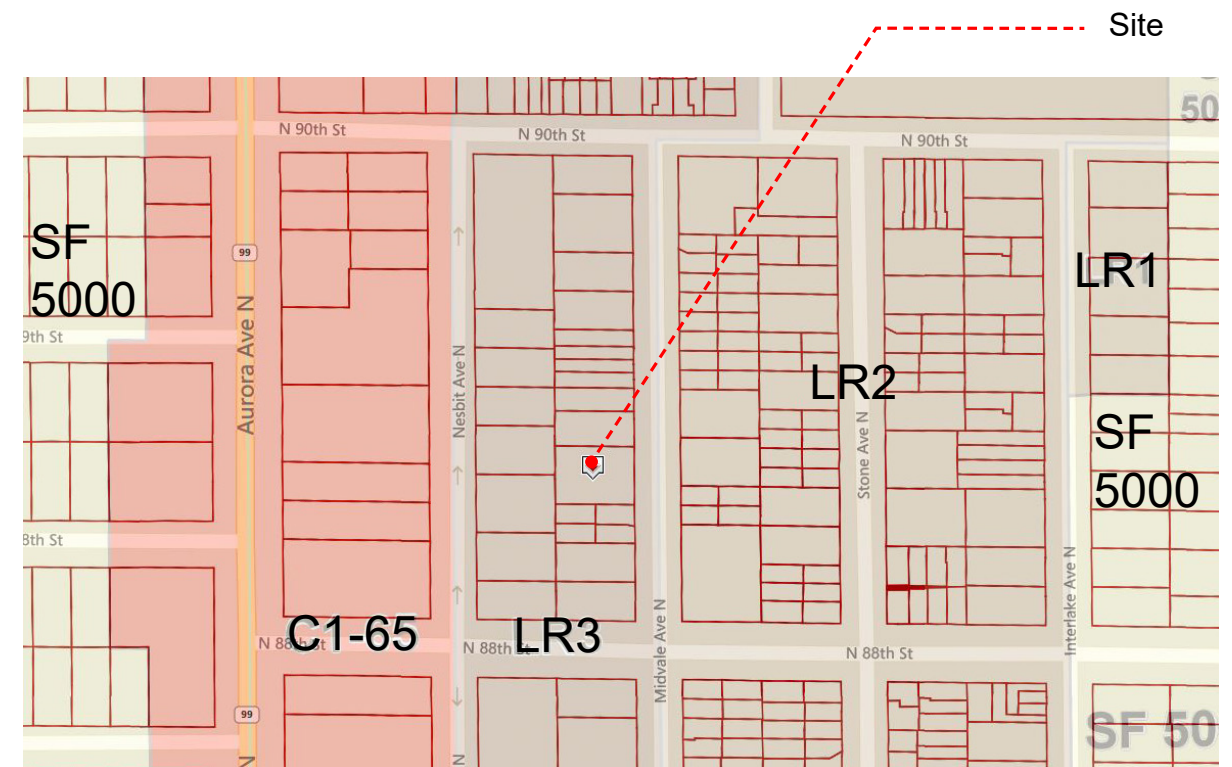
Proposed Project Description: Construct 5 townhouses. Existing Building to Be Demolished.

Proposed Square Footage: 6,337 sf < 6,456.8sf, **Complies**

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



Context Map



Zoning Map

Net Area Summary (Inside Face of Wall)

Area Schedule (Rentable)			
Number	Name	Area	Area Type
TH 1			
TH 1	Level 1	371 SF	Building Common Area
TH 1	Level 2	602 SF	Building Common Area
TH 1	Level 3	602 SF	Building Common Area
TH 1	Roof PH	68 SF	Building Common Area
		1644 SF	
TH 2			
TH 2	Level 1	341 SF	Building Common Area
TH 2	Level 2	376 SF	Building Common Area
TH 2	Level 3	376 SF	Building Common Area
TH 2	Roof PH	58 SF	Building Common Area
		1150 SF	
TH 3			
TH 3	Level 1	398 SF	Building Common Area
TH 3	Level 2	398 SF	Building Common Area
TH 3	Level 3	398 SF	Building Common Area
TH 3	Roof PH	37 SF	Building Common Area
		1233 SF	
TH 4			
TH 4	Level 1	332 SF	Building Common Area
TH 4	Level 2	407 SF	Building Common Area
TH 4	Level 3	407 SF	Building Common Area
TH 4	Roof PH	67 SF	Building Common Area
		1212 SF	
TH 5			
TH 5	Level 1	354 SF	Building Common Area
TH 5	Level 2	354 SF	Building Common Area
TH 5	Level 3	354 SF	Building Common Area
TH 5	Roof PH	36 SF	Building Common Area
		1097 SF	
Grand total: 20		6337 SF	

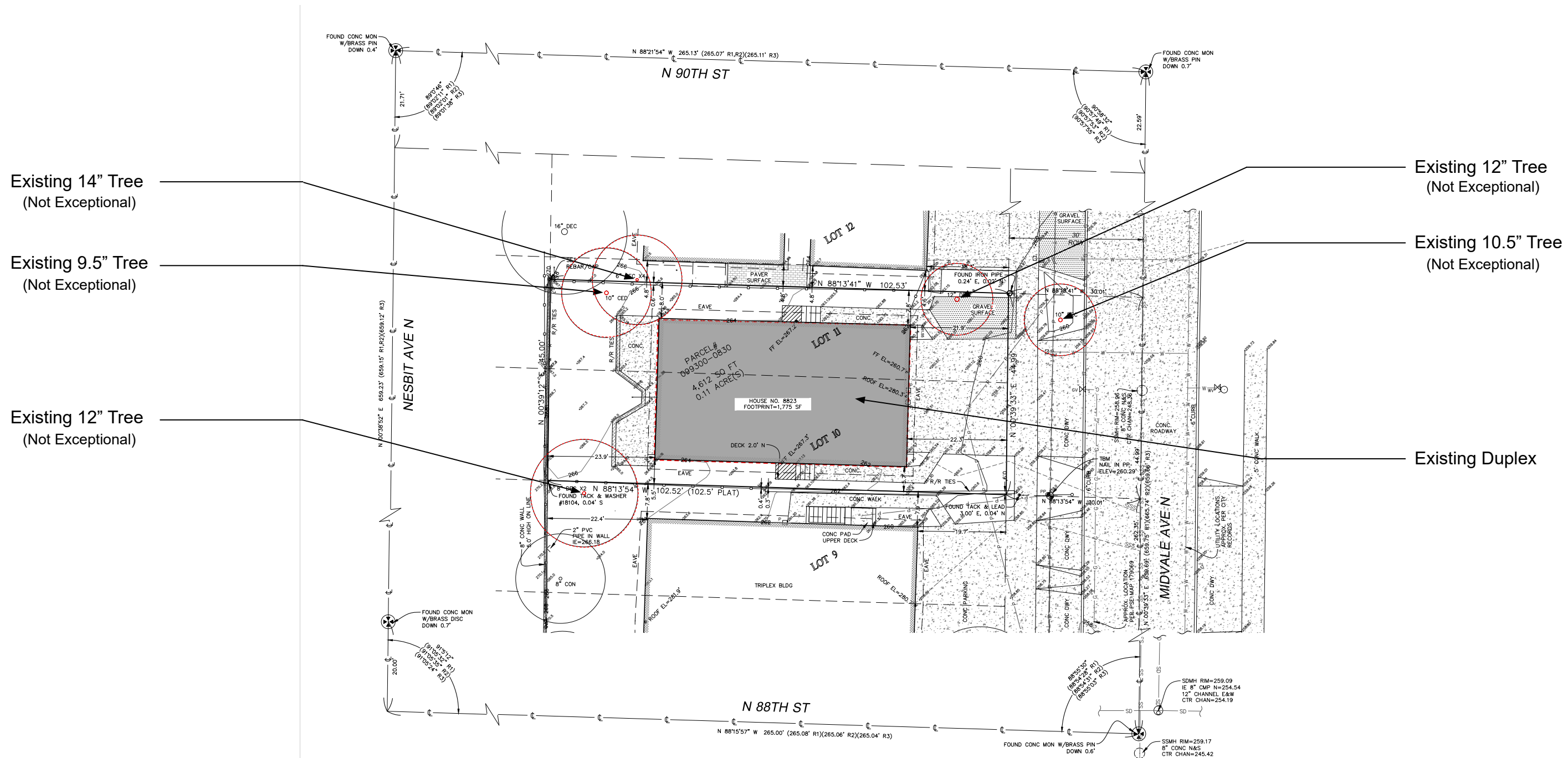
FAR Calculation:

Site Area = 4,612 sf
 FAR = 1.4 (Max)

Site Area (4,612 SF) x FAR (1.4) = **FAR Max 6,456.8 sf (allowed)**

FAR Proposed = 6,337 SF

6,337 SF < 6,456.8 SF (Complies)



Existing 14" Tree
(Not Exceptional)

Existing 9.5" Tree
(Not Exceptional)

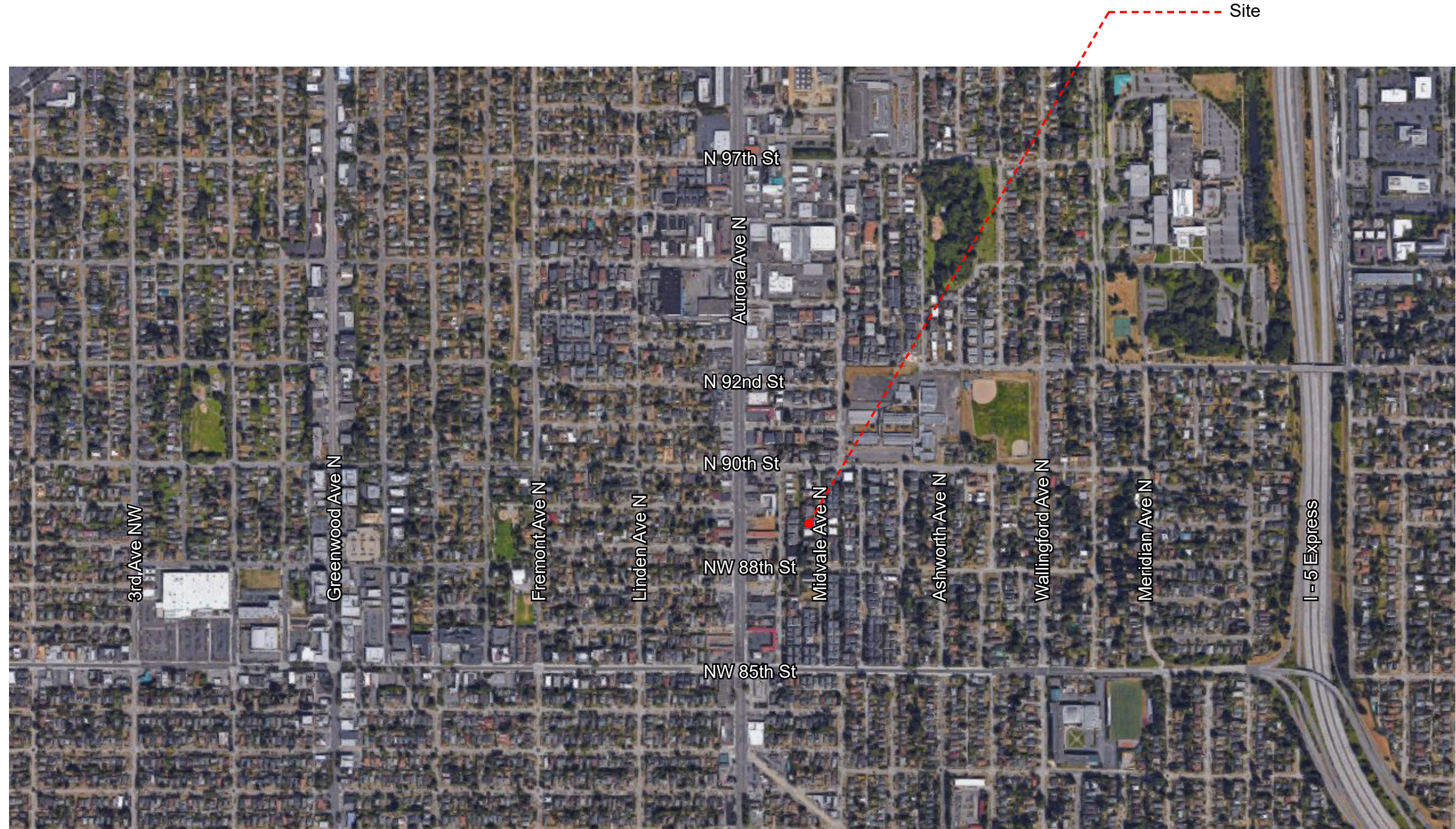
Existing 12" Tree
(Not Exceptional)

Existing 12" Tree
(Not Exceptional)

Existing 10.5" Tree
(Not Exceptional)

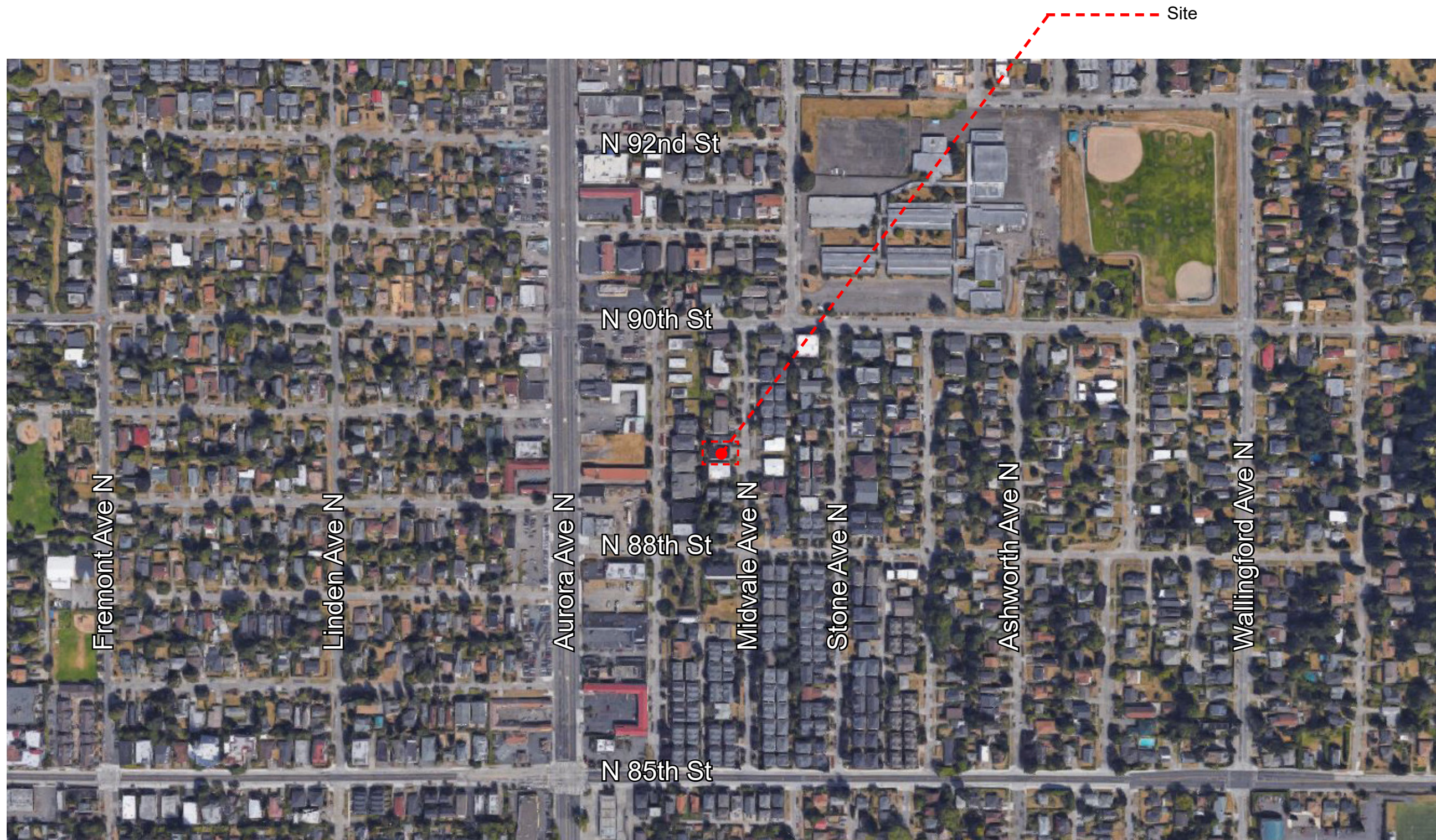
Existing Duplex

- Existing Structures [Red dashed box symbol]
- Existing Trees
(More information will be provided in the Arborist Report) [Red dashed circle symbol]

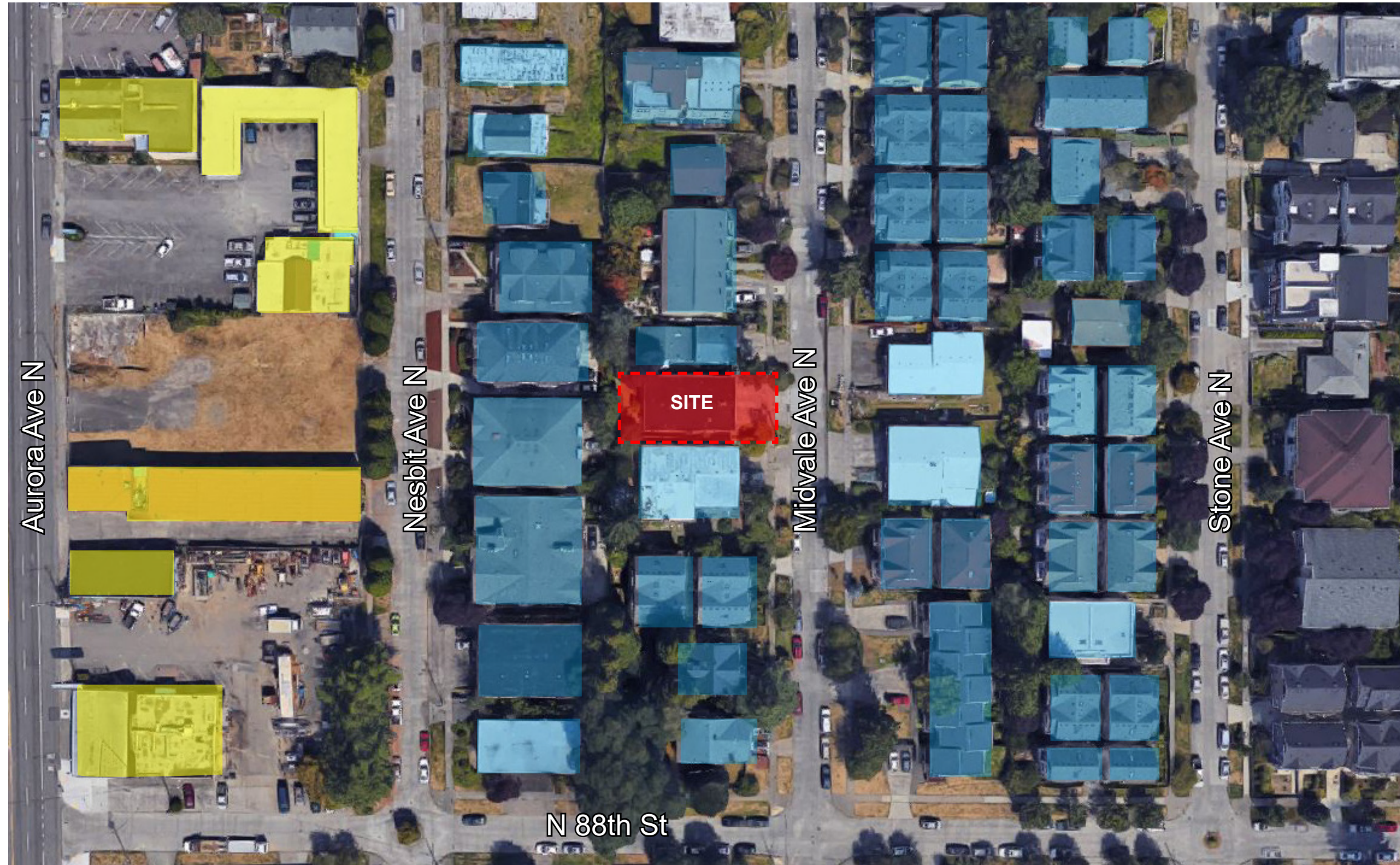


Site

Context Map 

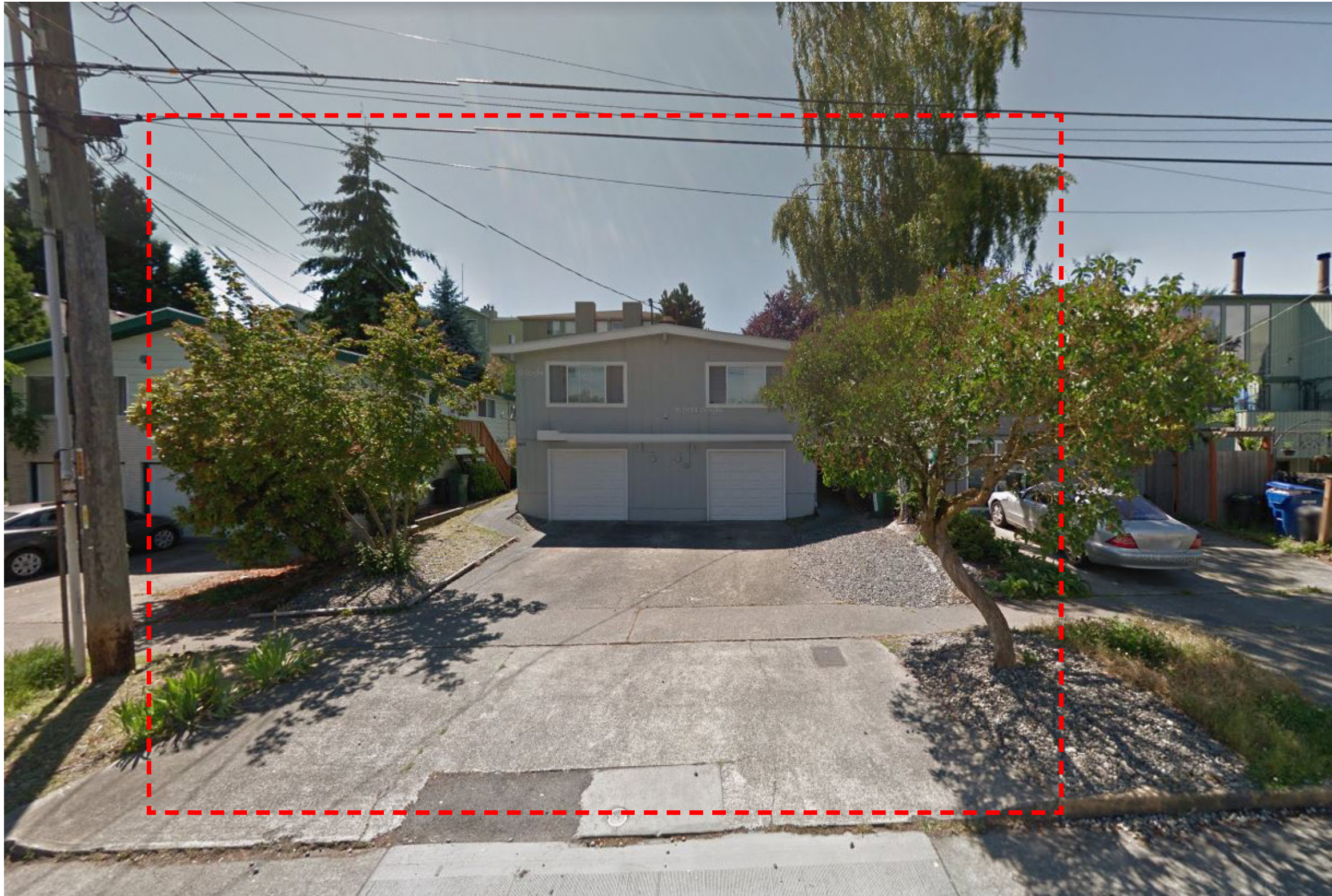


Context Map 



- Site
- Residential
- Commercial

Surrounding Use Map 



Looking West on Midvale Ave N



N 88th St

Site

N 90th St

Looking West on Midvale Ave N



N 90th St

Across from Site

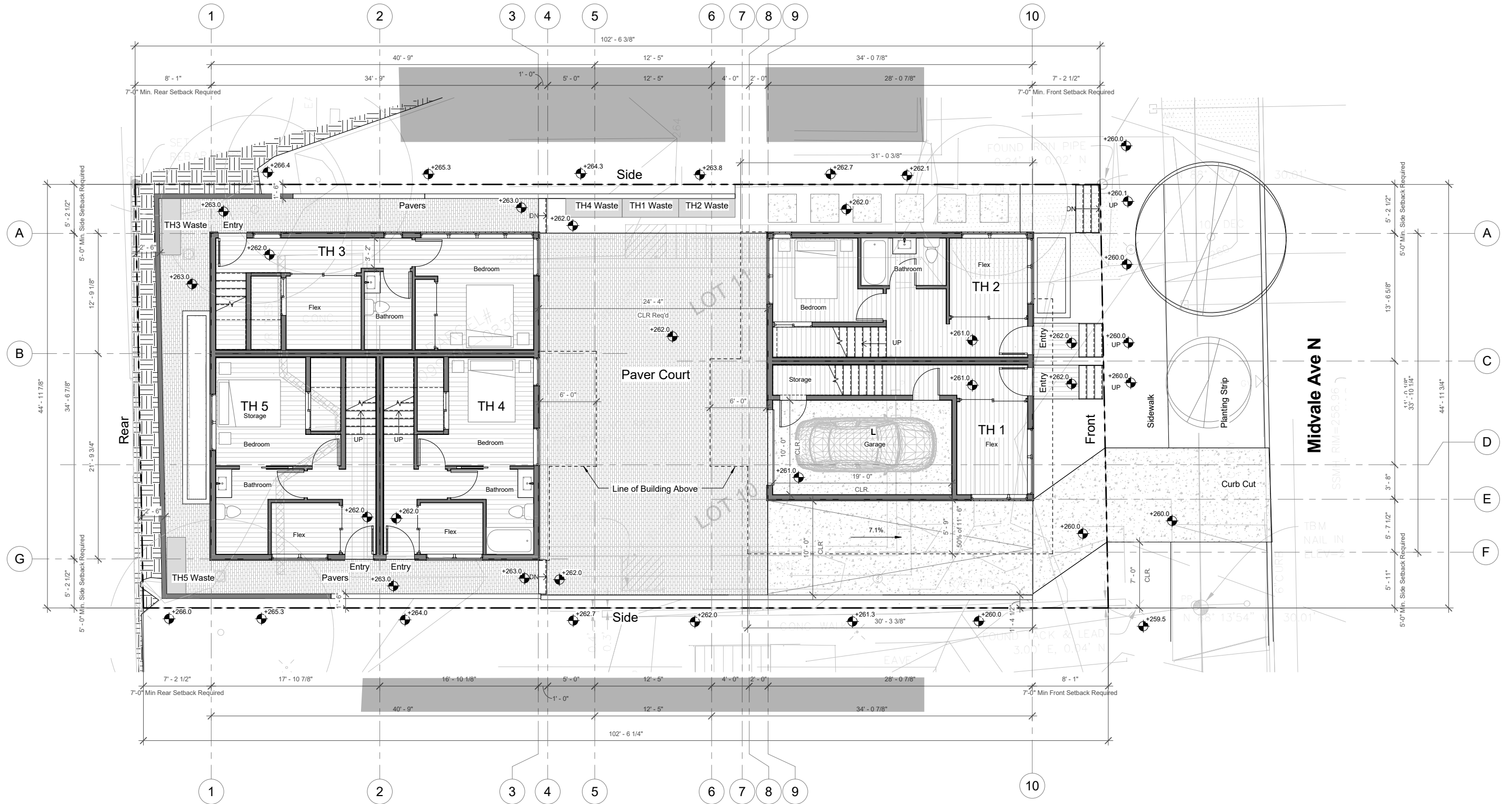
N 88th St

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 proportion have been thoroughly considered to fit in the neighborhood. However, instead of pitched roofs, we would like to introduce simple massing with good materials to show our respects to the context.
PL1. Connectivity B. Walkways and Connections	Open spaces are created around the site as well as the central paver court playground 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. We are proposing an angled wall at the deck of the street facing facade to emphasize the concept.
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 other facades except the street facing facade 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.

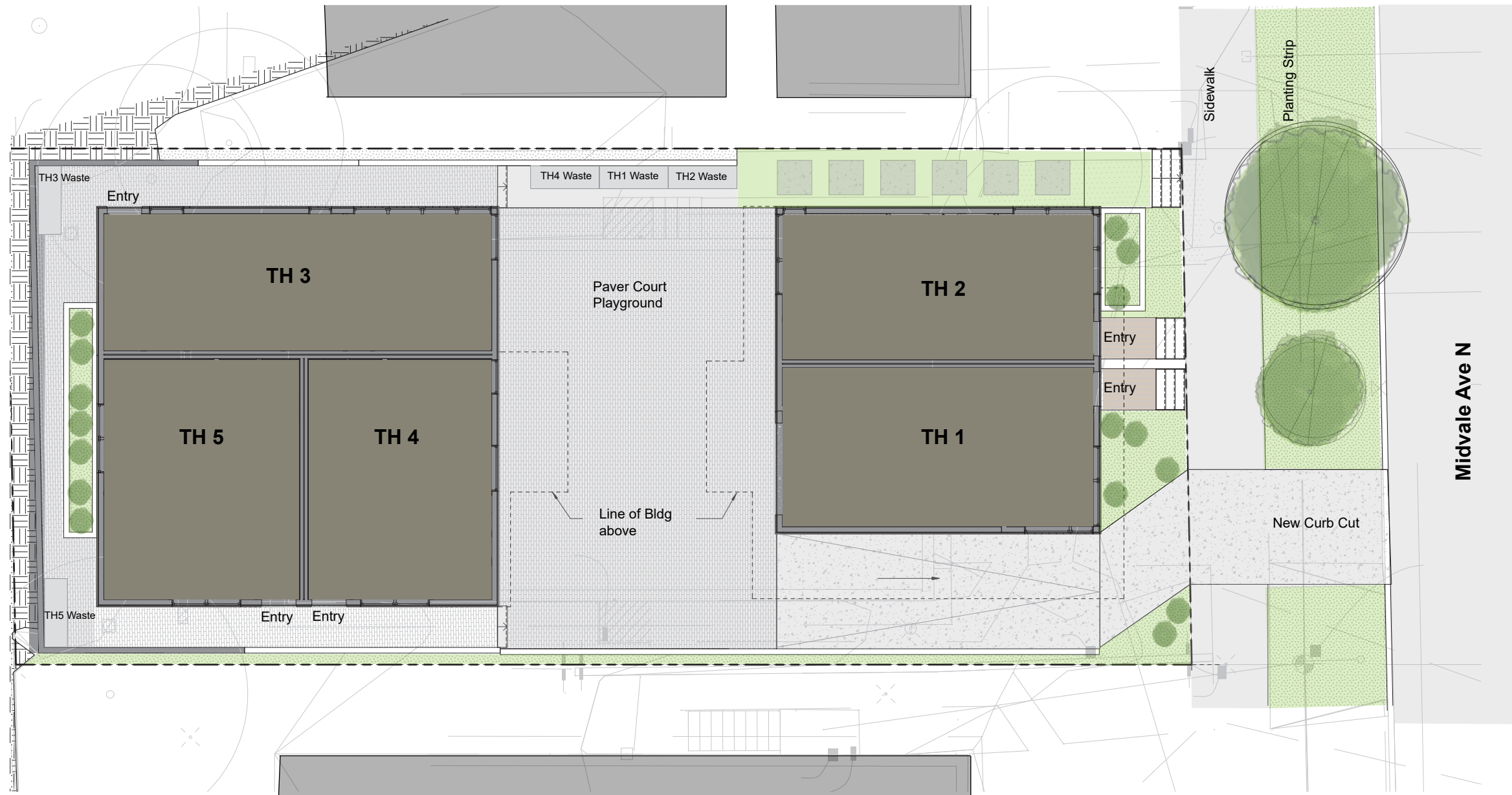


Looking West on Midvale Ave N



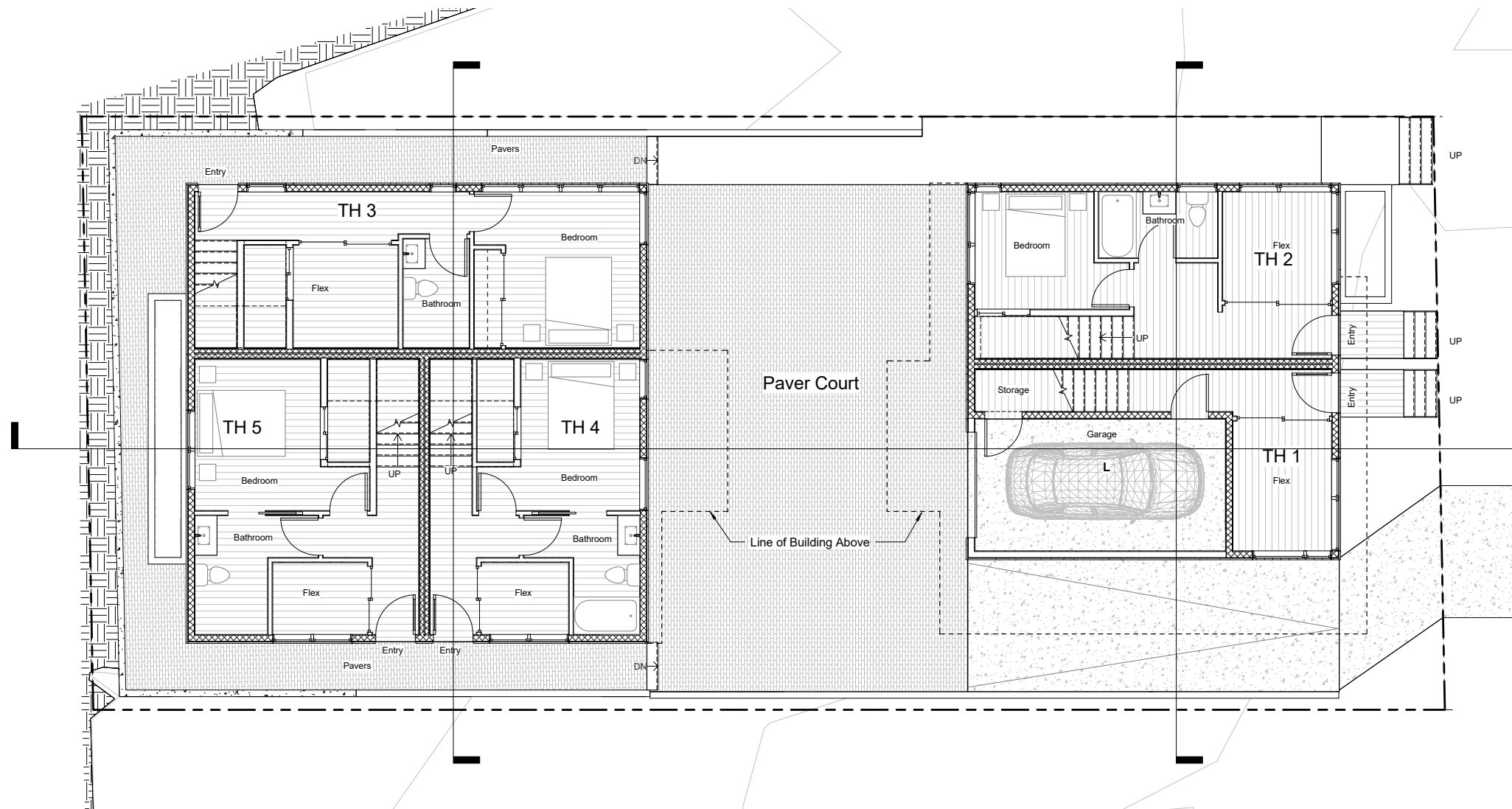
Site Plan
3/16" = 1'-0"





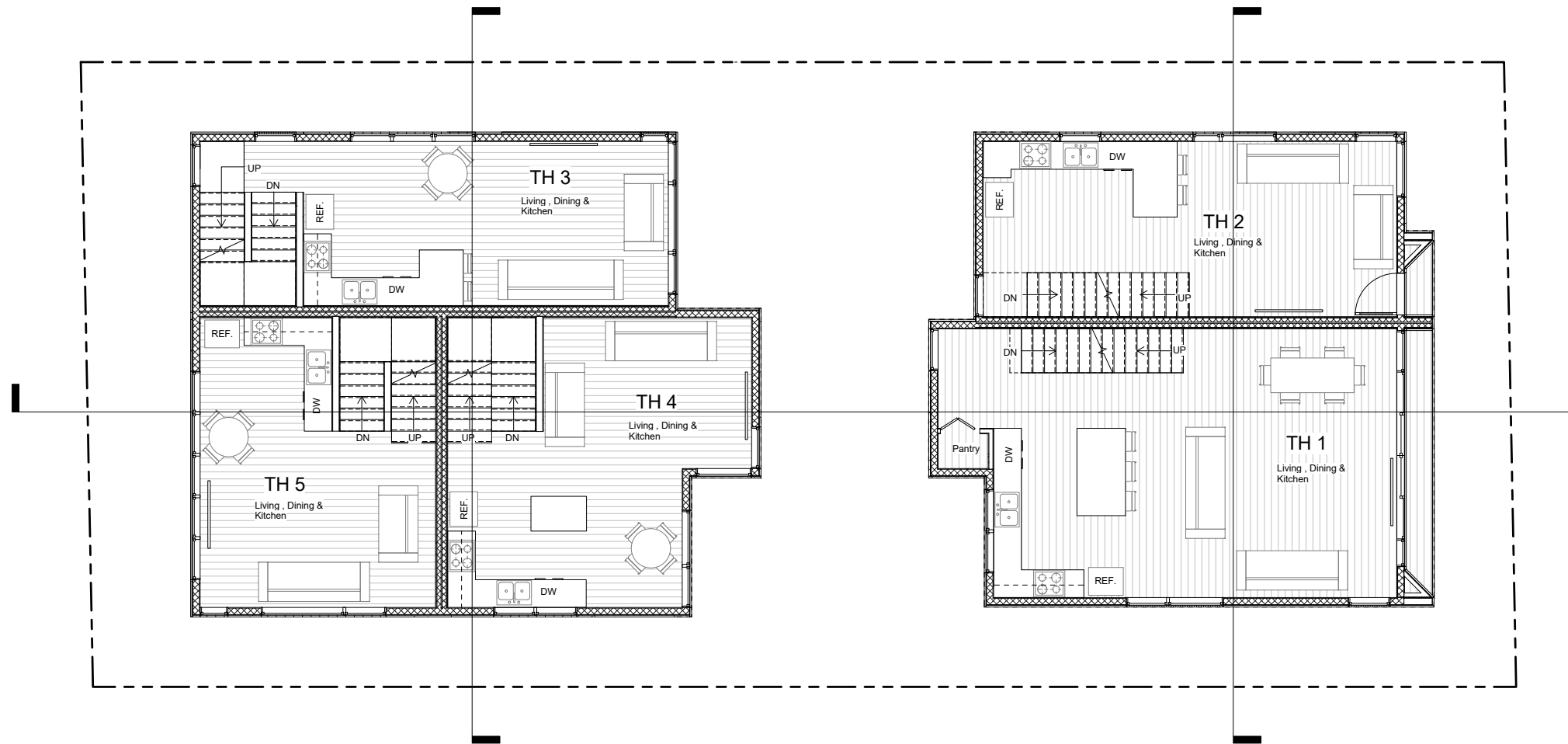
Landscape Plan
 3/16" = 1'-0"





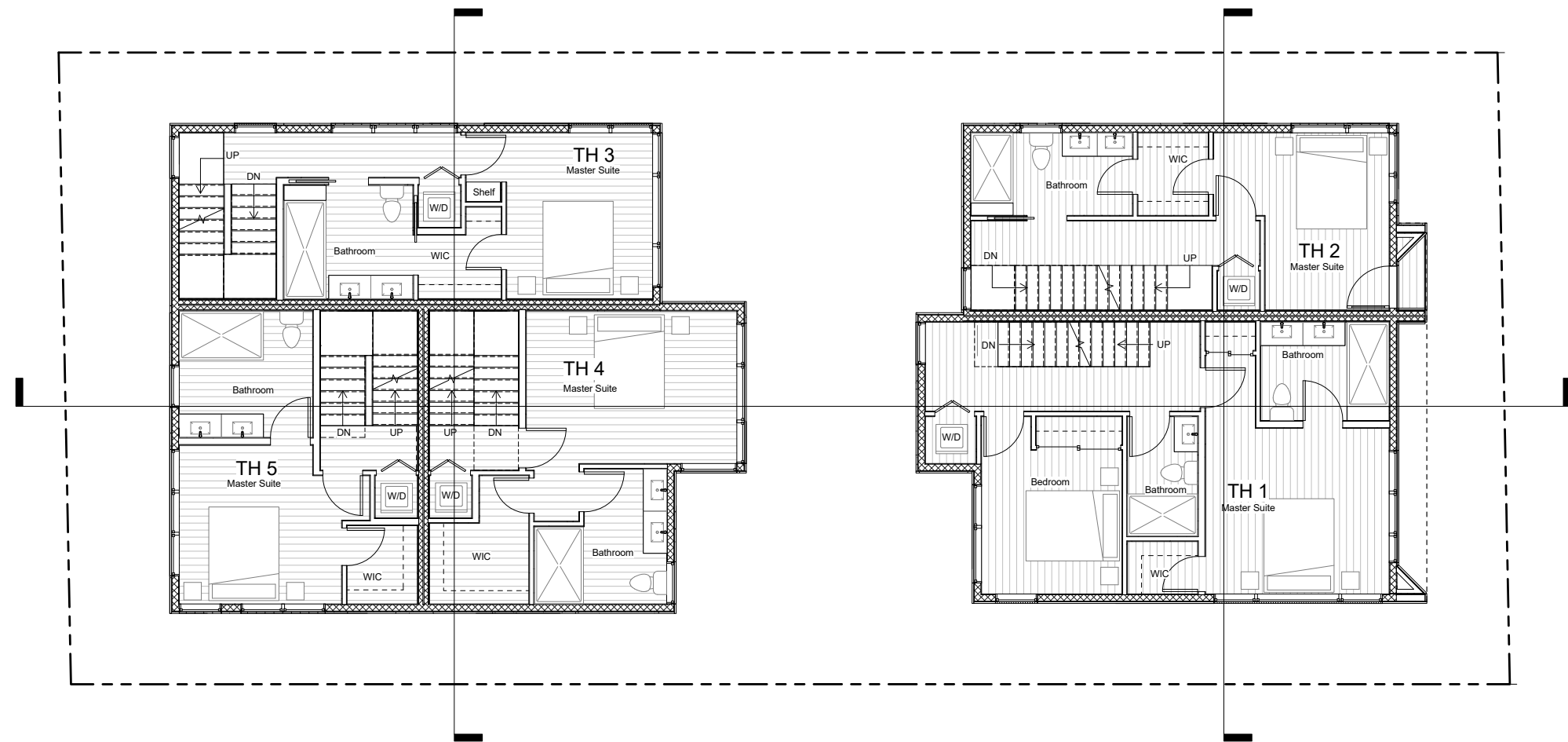
Level 1 Plan
 3/16" = 1'-0"





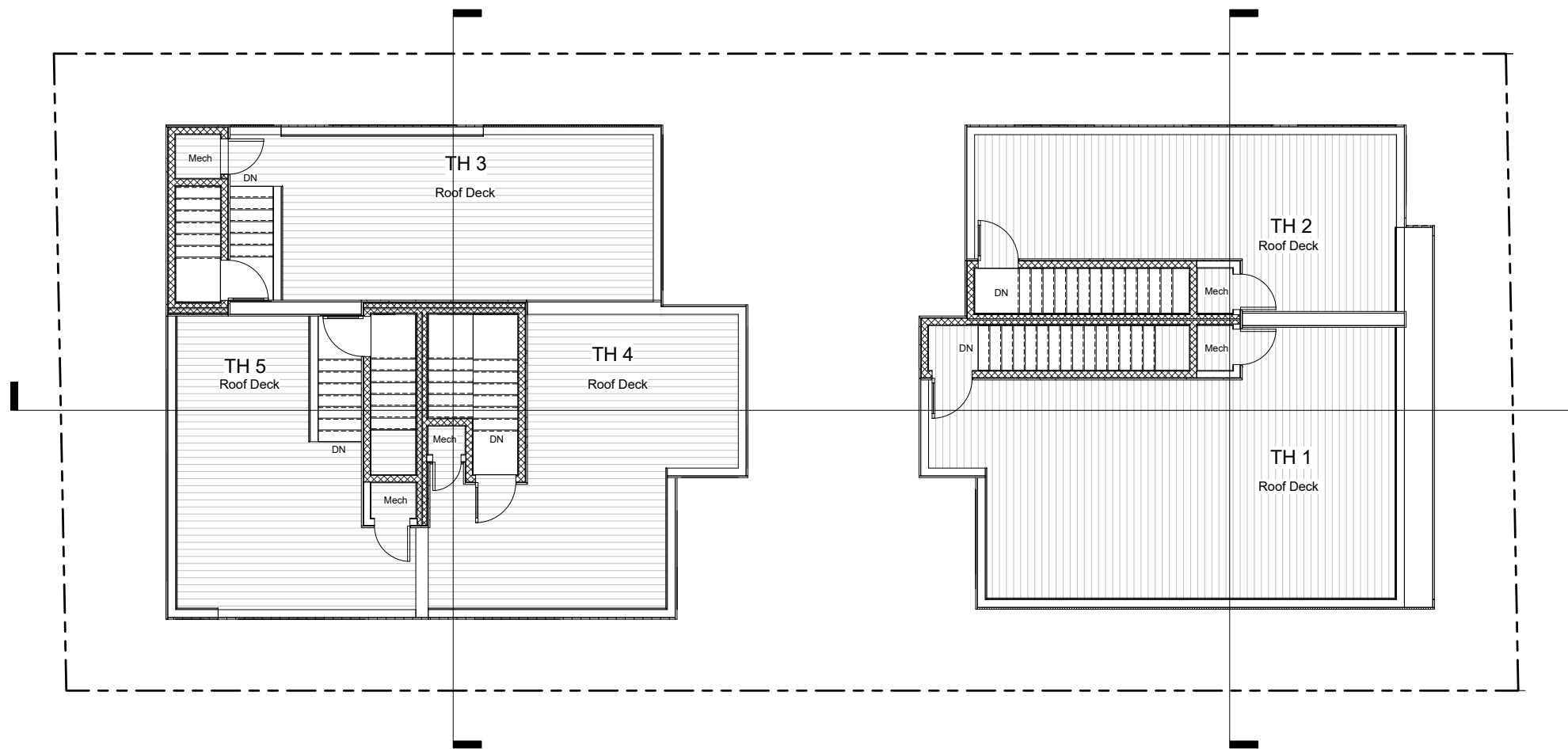
Level 2 Plan
 3/16" = 1'-0"





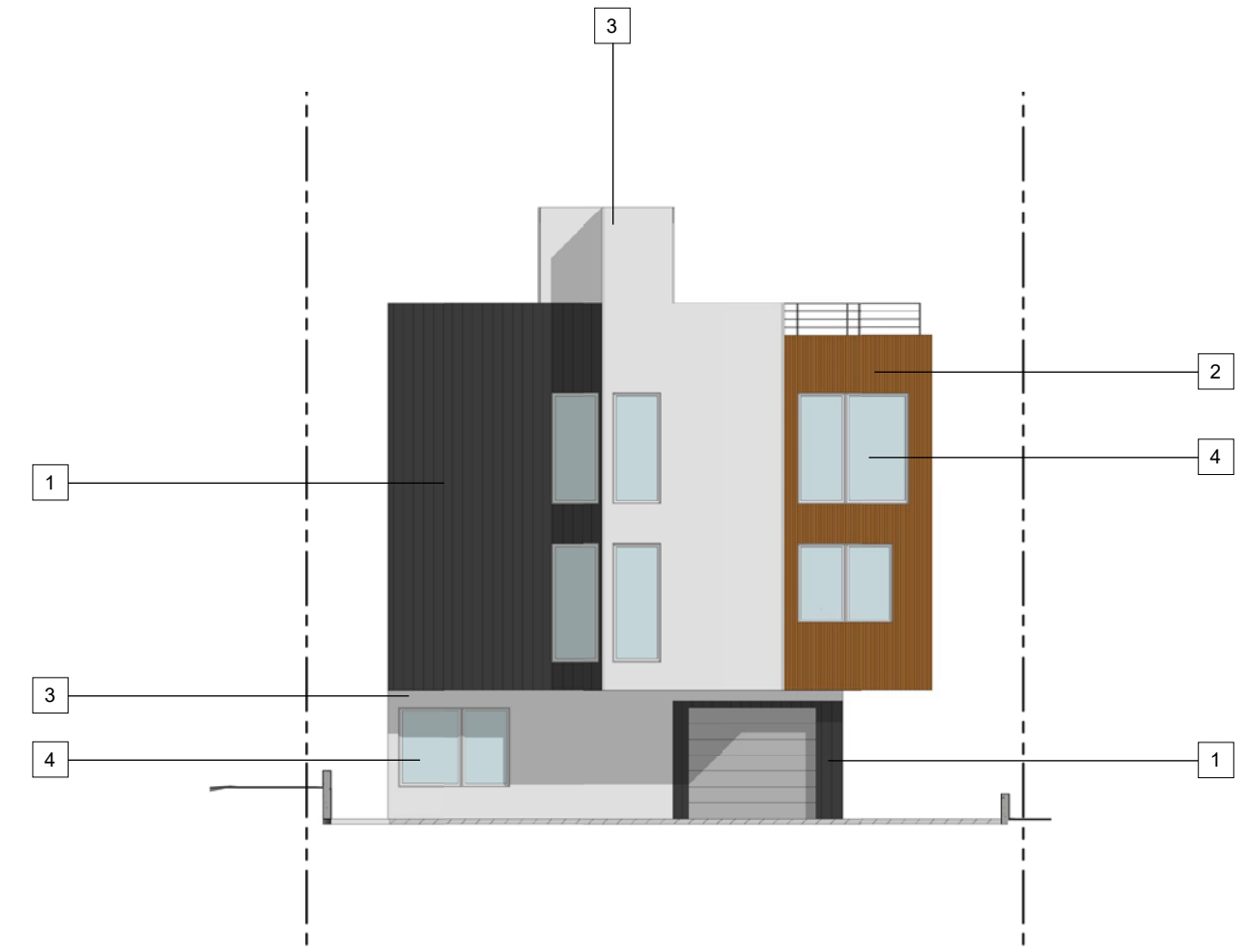
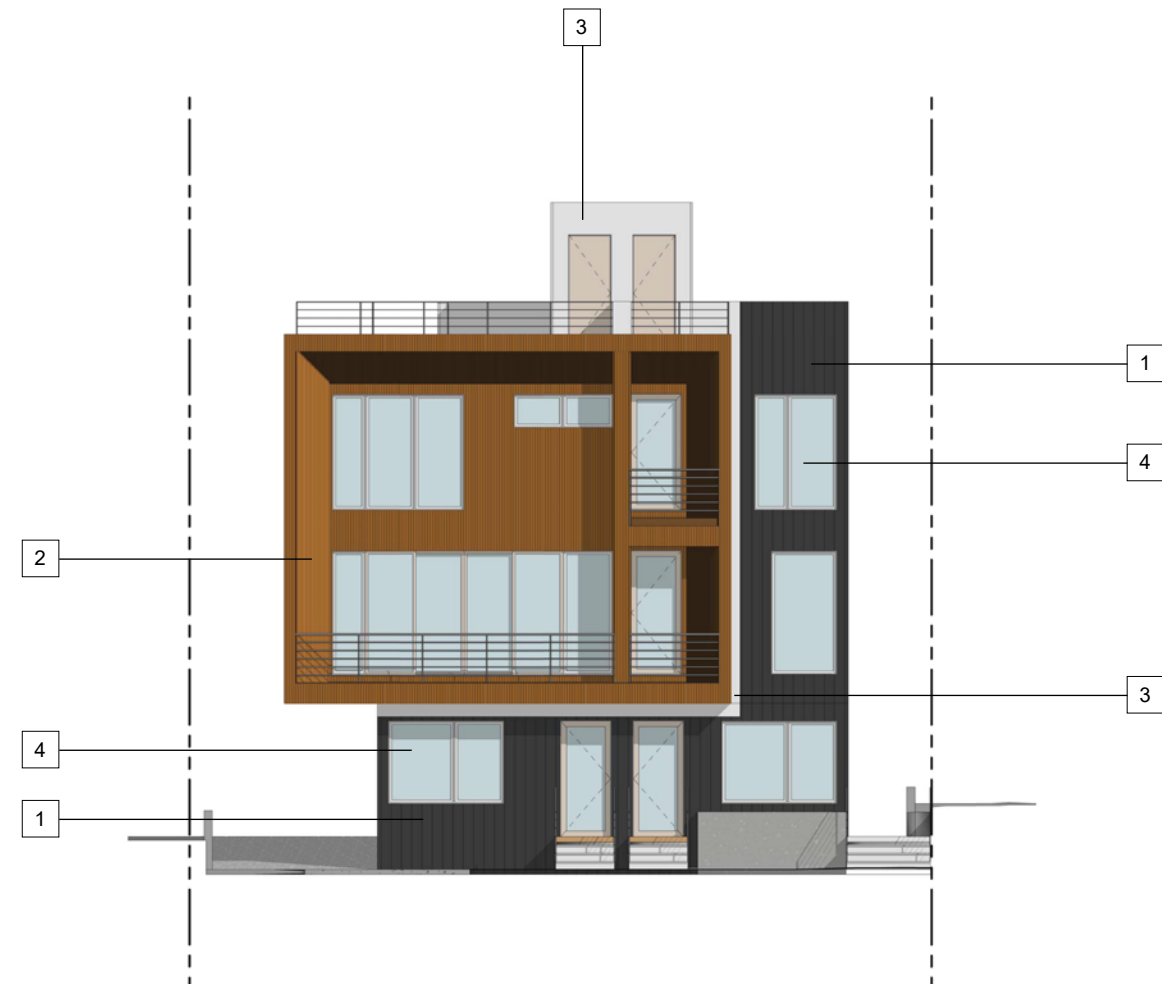
Level 3 Plan
 3/16" = 1'-0"





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



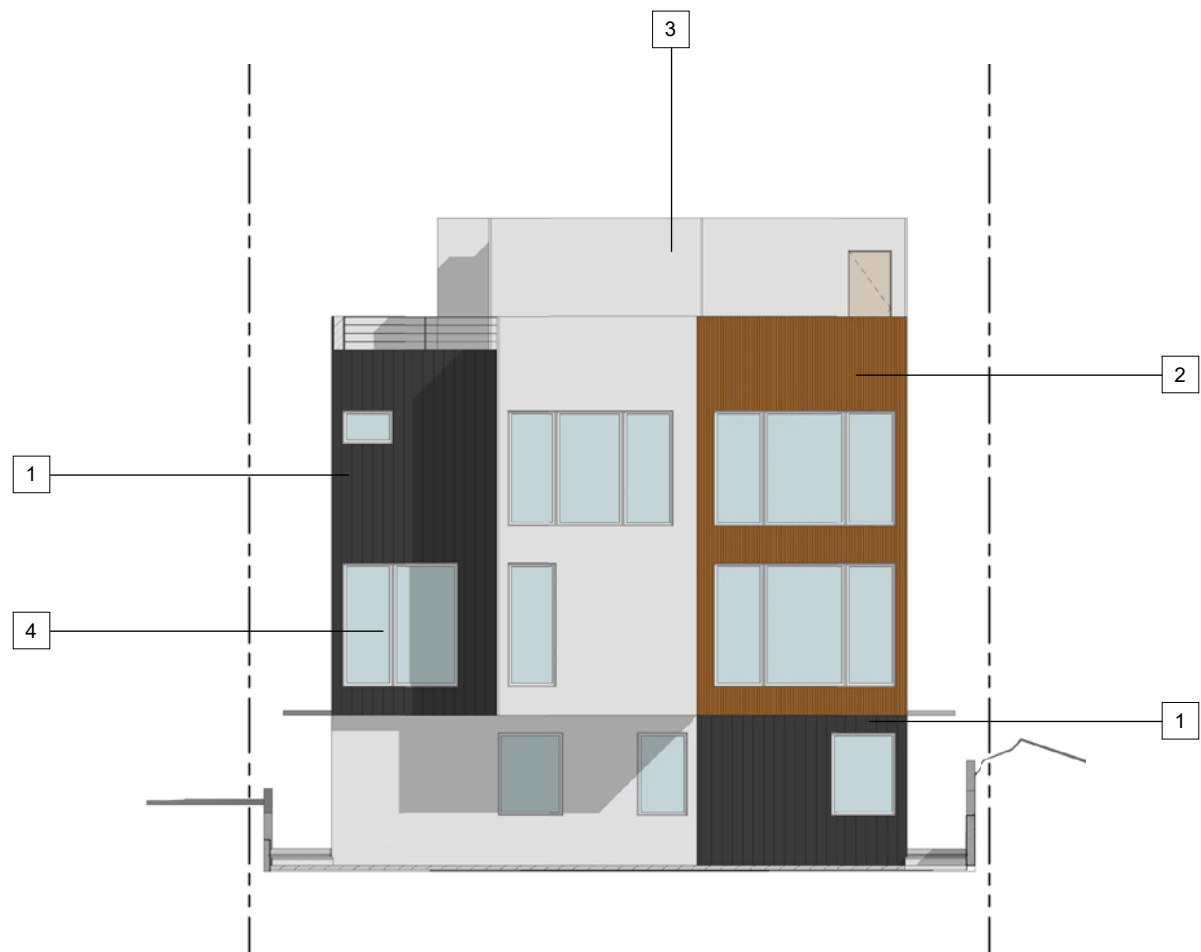


East Building East Elevation
3/16" = 1'-0"

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

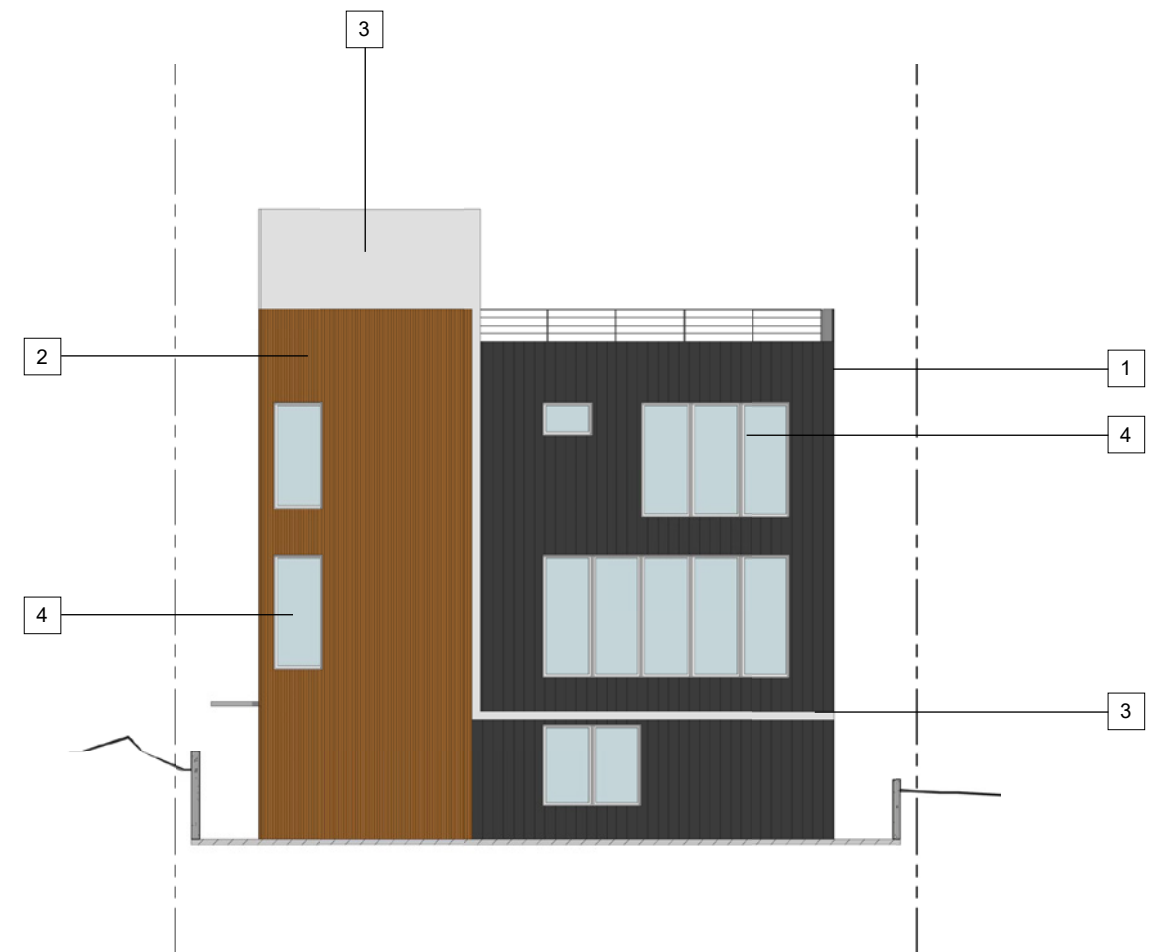
Material Legend

- 1. Black Metal Panel
- 2. Wood Composite Panel
- 3. White Cementitious Panel
- 4. Black Vinyl Window



West Building West Elevation

3/16" = 1'-0"



West Building East Elevation

3/16" = 1'-0"

Material Legend

- 1. Black Metal Panel
- 2. Wood Composite Panel
- 3. White Cementitious Panel
- 4. Black Vinyl Window



Material Legend

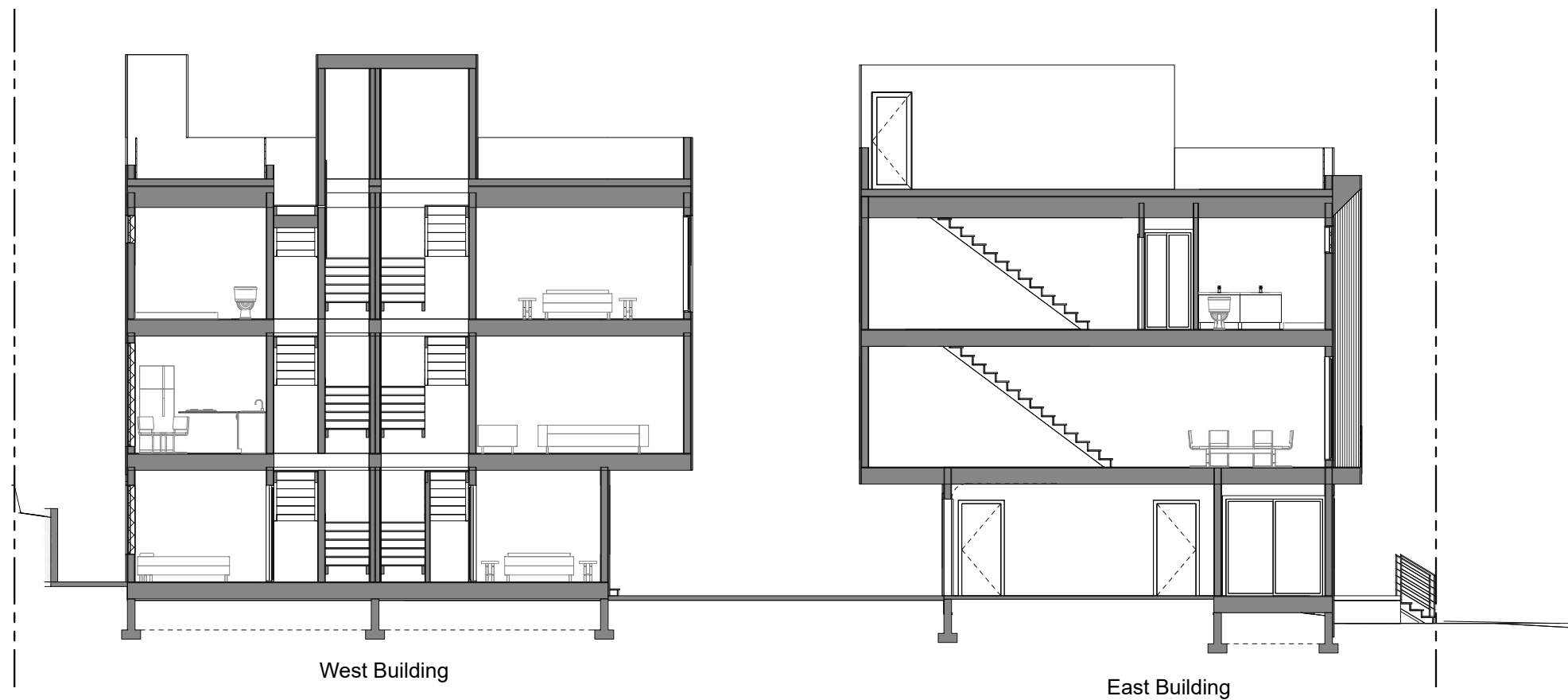
- 1. Black Metal Panel
- 2. Wood Composite Panel
- 3. White Cementitious Panel
- 4. Black Vinyl Window

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

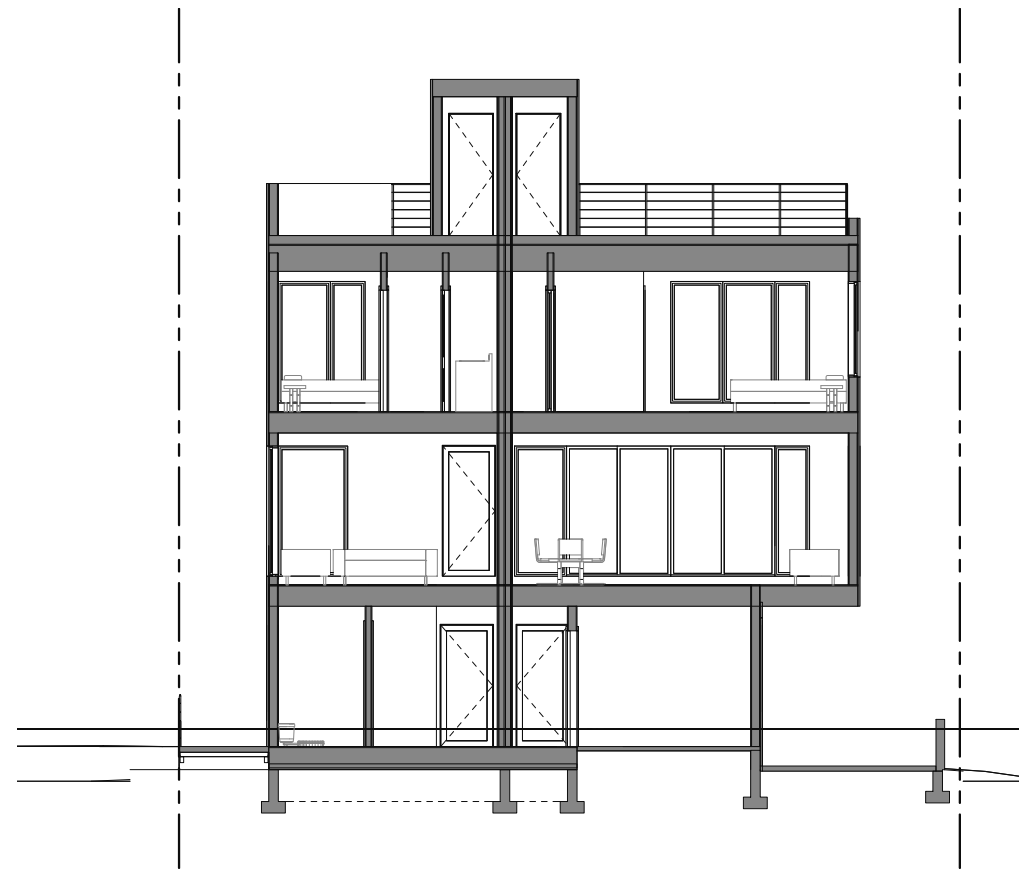


North Elevation
 3/16" = 1'-0"

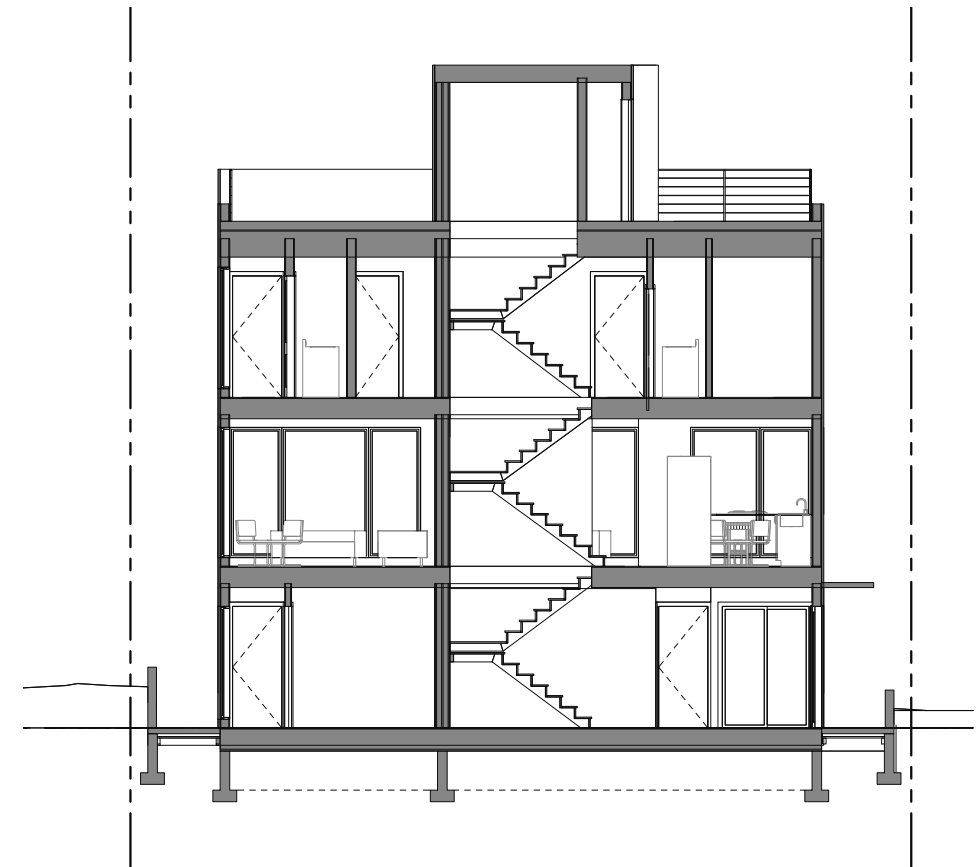
- Material Legend**
- 1. Black Metal Panel
 - 2. Wood Composite Panel
 - 3. White Cementitious Panel
 - 4. Black Vinyl Window



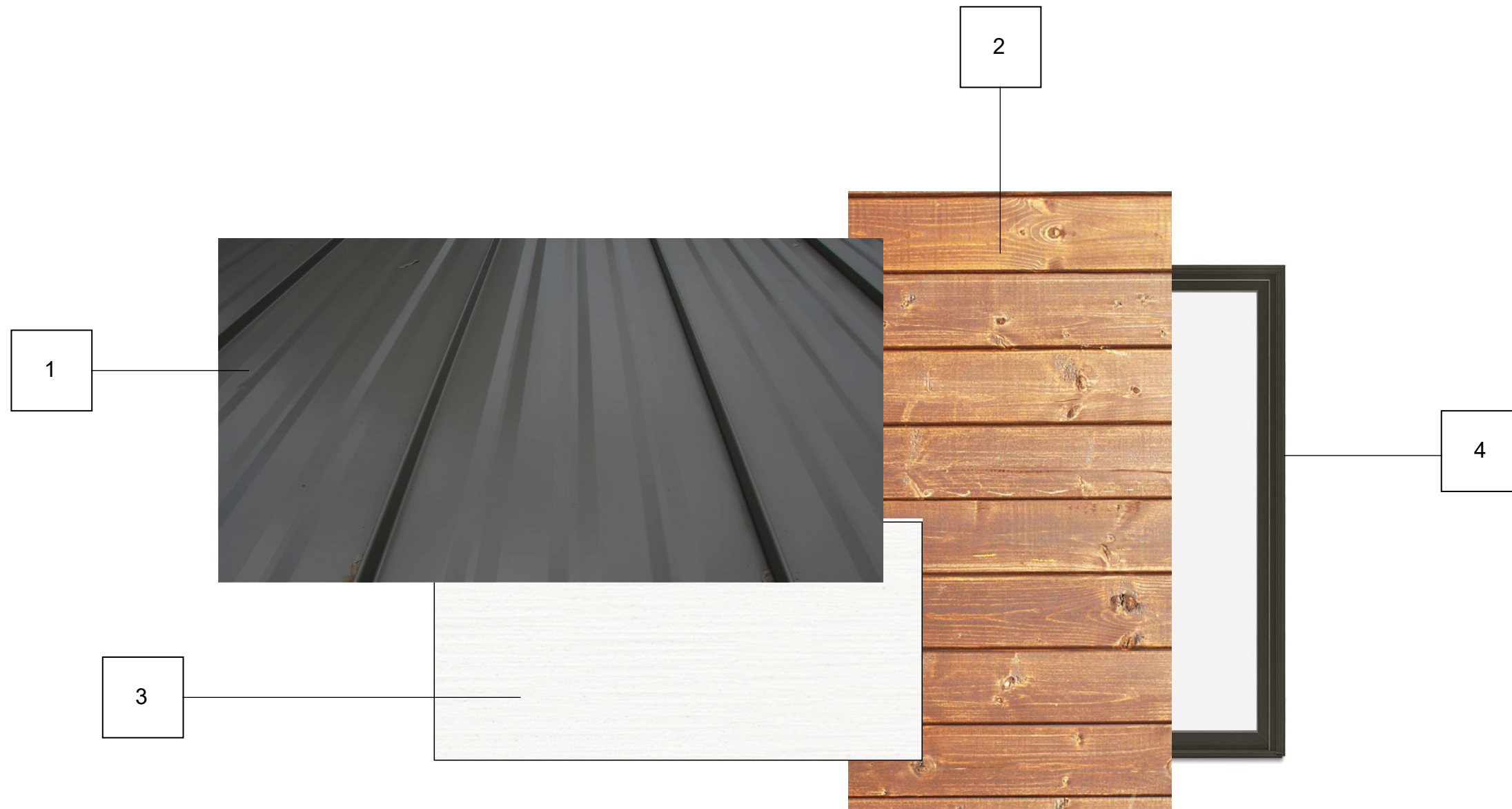
E-W Section
3/16" = 1'-0"



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



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



Material Legend

- 1. Black Metal Panel
- 2. Wood Composite Panel
- 3. White Cementitious Panel
- 4. Black Vinyl Window