



Lemons Architecture PLLC

**Dark Horse**  
2612 45th Ave SW  
SDCI # 3037716-EG

Streamlined Design Review Package

2021.10.07



## Project Information

**Project Description:** Construction of 7 townhouses with 4 parking stalls.

**Address:** 2612 45th Ave SW, Seattle, WA 98116

**Parcel #:** 9276200200

**Legal Description:** WEST SEATTLE L&I CO 4TH PLAT OF

**Site Area:** 6,250sf

**Zoning:** LR3 (M2)

**Overlays:** Admiral (Residential Urban Village)

**Misc:** Medium MHA Area (M2)

**ECA:** None

**Existing Use:** Existing SFR

**FAR Limit:** 2.3 FAR x 6,250sf Site = 14,375sf Allowed

**Density Limit:** No Limit

**Height:** 50'

**Parking:** 4 Parking Stalls due to Exceptional Tree

**DR:** None Below 5k sf, SDR 5k-15k sf

**Proposed FAR:** 8,402sf < 14,375sf, Complies



Aerial Context



Zoning

FAR Summary (Inside Face of Wall)

Net Area Summary (Inside Face of Wall)		
Name	Area	Number
TH 1		
Level 1	353 SF	TH 1
Level 2	353 SF	TH 1
Level 3	353 SF	TH 1
Roof Deck PH	47 SF	TH 1
TH 1: 4	1105 SF	
TH 2		
Level 1	353 SF	TH 2
Level 2	353 SF	TH 2
Level 3	353 SF	TH 2
Roof Deck PH	58 SF	TH 2
TH 2: 4	1117 SF	
TH 3		
Level 1	353 SF	TH 3
Level 2	353 SF	TH 3
Level 3	353 SF	TH 3
Roof Deck PH	47 SF	TH 3
TH 3: 4	1105 SF	
TH 4		
Level 1	353 SF	TH 4
Level 2	353 SF	TH 4
Level 3	353 SF	TH 4
Roof Deck PH	58 SF	TH 4
TH 4: 4	1117 SF	
TH 5		
Level 1	353 SF	TH 5
Level 2	353 SF	TH 5
Level 3	353 SF	TH 5
Roof Deck PH	58 SF	TH 5
TH 5: 4	1117 SF	
TH 6		
Level 1	353 SF	TH 6
Level 2	353 SF	TH 6
Level 3	353 SF	TH 6
Roof Deck PH	58 SF	TH 6
TH 6: 4	1117 SF	
TH 7		
Level 1	473 SF	TH 7
Level 2	586 SF	TH 7
Level 3	586 SF	TH 7
Roof Deck PH	82 SF	TH 7
TH 7: 4	1726 SF	
Grand total: 28	8402 SF	

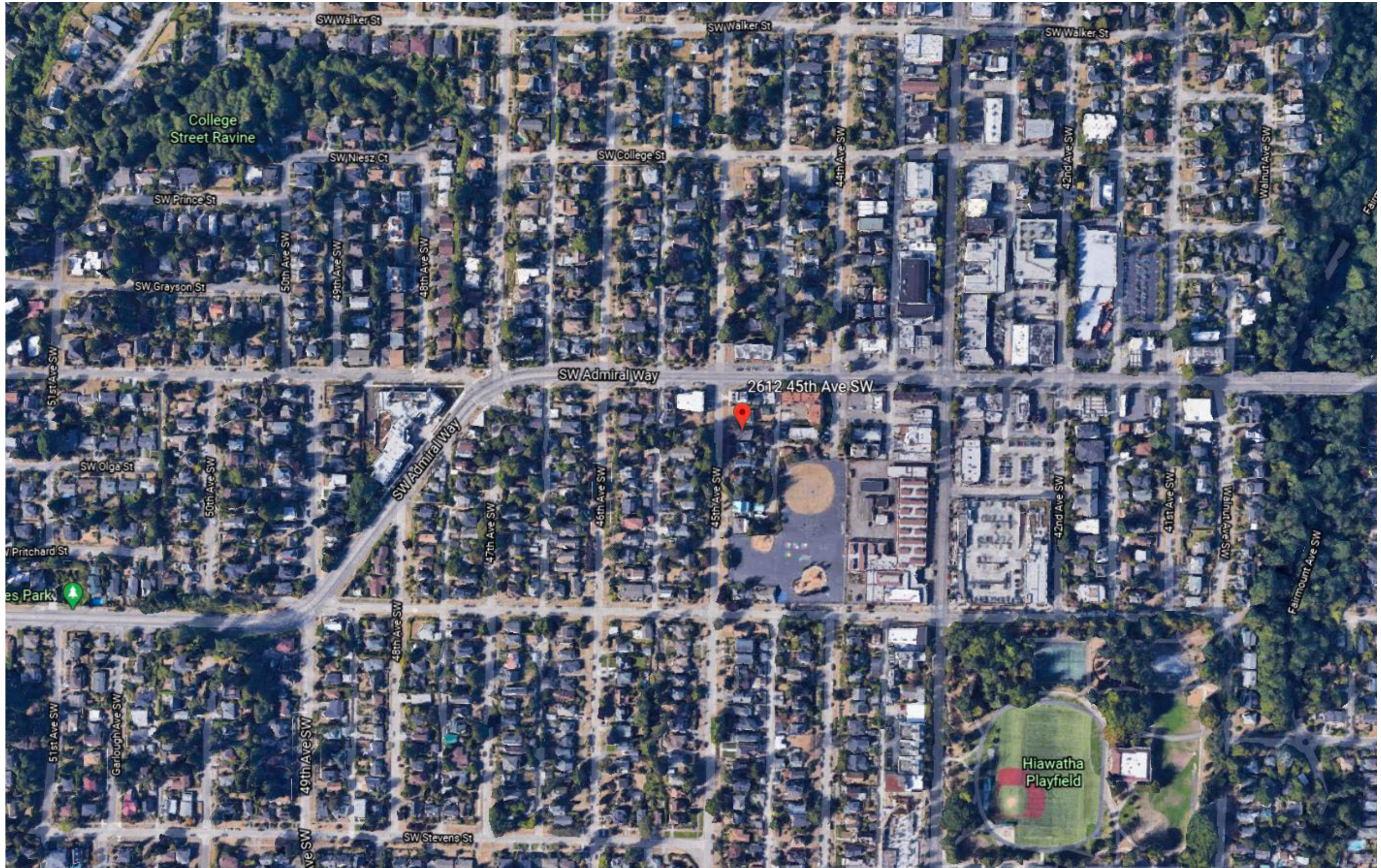
FAR

FAR Allowed (TH 2.3): 6,250 sf x 2.3 = 14,375 sf Max

FAR Proposed: TH 1: 1,105 sf  
TH 2: 1,117 sf  
TH 3: 1,105 sf  
TH 4: 1,117 sf  
TH 5: 1,117 sf  
TH 6: 1,117 sf  
TH 7: 1,726 sf

Total Proposed: 8,402 sf < 14,375 sf, Complies









Looking East on 45th Ave SW



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Looking NE on 45th



Looking SE on 45th



Looking SW on 45th



Looking NW on 45th



<b>CS2. Urban Pattern and Form</b> ..... B. Adjacent Sites, Streets, and Open Spaces	There are pathways with pavers connecting 45th Ave SW to the alley along the North and South property lines. These pathways include landscaping and appropriate lighting. Signage will also help to enhance wayfinding.
<b>CS2. Urban Pattern and Form</b> ..... C. Relationship to the Block	Project is located near the Southeast corner of SW Admiral Way and & 45th Ave SW giving the proposed massings a strong street presence. We focus large sections of glazing along the street / alley, and smaller windows along the North and South facades to better respect the adjacent buildings.
<b>CS3. Architectural Context and Character</b> ..... A. Emphasizing Positive Neighborhood Attributes	The proposed massings are appropriately scaled to fit in the with existing and future context. We are emphasizing a contemporary design to influence future development in the area and create positive neighborhood attributes. We also contrasting the lighter materials of the adjacent building to create a stronger material composition.
<b>PL1. Connectivity</b> ..... B. Walkways and Connections	Open spaces are created around the site as well as an open courtyard between the two buildings. Appropriately scaled pavers, benches and landscaping elements encourage outdoor activities and interactions among residents.
<b>PL2. Walkability</b> ..... A. Accessibility	Every unit has access from the street to their private entry via appropriately scaled pavers. All entries are located on ground level and well lit pathways lead residents to their entry.
<b>PL2. Walkability</b> ..... B. Safety and Security	Each of the individual units has its own private entry with address numbers and sconce lights to help distinguish the unit entrances. At night, each entry is further illuminated with additional lighting fixtures on the ground as well as on the wall.
<b>DC2. Architectural Concept</b> ..... A. Massing	The massing is broken down by the use architectural elements and material variations. Each building is strategically designed to be three stories to better fit with the surrounding context, instead of the 2 additional stories allowed in zoning. Additionally, open railings along the street facade help reduce the height, bulk and scale of the mass.
<b>DC2. Architectural Concept</b> ..... B. Architectural and Façade Composition	The street-facing facade has been designed to be visually appealing with large amounts of glazing, entrance canopies, gray cedar wood screens and analagous materials. These entrance canopies and cedar wood solar screens help create a successful facade composition along with a 2-story base and 1-story bedroom balcony atop opening to the street.
<b>DC2. Architectural Concept</b> ..... C. Secondary Architectural Features	Secondary architectural elements such as armature spines, overframing and entrance canopies enhance the architectural concept and bring residential character to each building. The cedar wood solar screens add depth and rhythm to the street facade to enhance the black and white panels.
<b>DC4. Exterior Elements and Materials</b> ..... A. Exterior Elements and Finishes	An overarching goal of the project throughout the design phase was to keep the building form clean for tectonics, scale, and rhythm in order to also use durable and high quality building materials. All finished materials will be durable and easy to maintain in Seattle's climate. The dark gray wood grain volumes will provide an analagous balance with the black angled frames expressed at the street and alley





Looking East on 45th



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Looking West from Alley





Looking SW from Alley



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Section Perspective Looking South





Courtyard View



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Looking NE from 45th



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Looking SW at Roof Decks



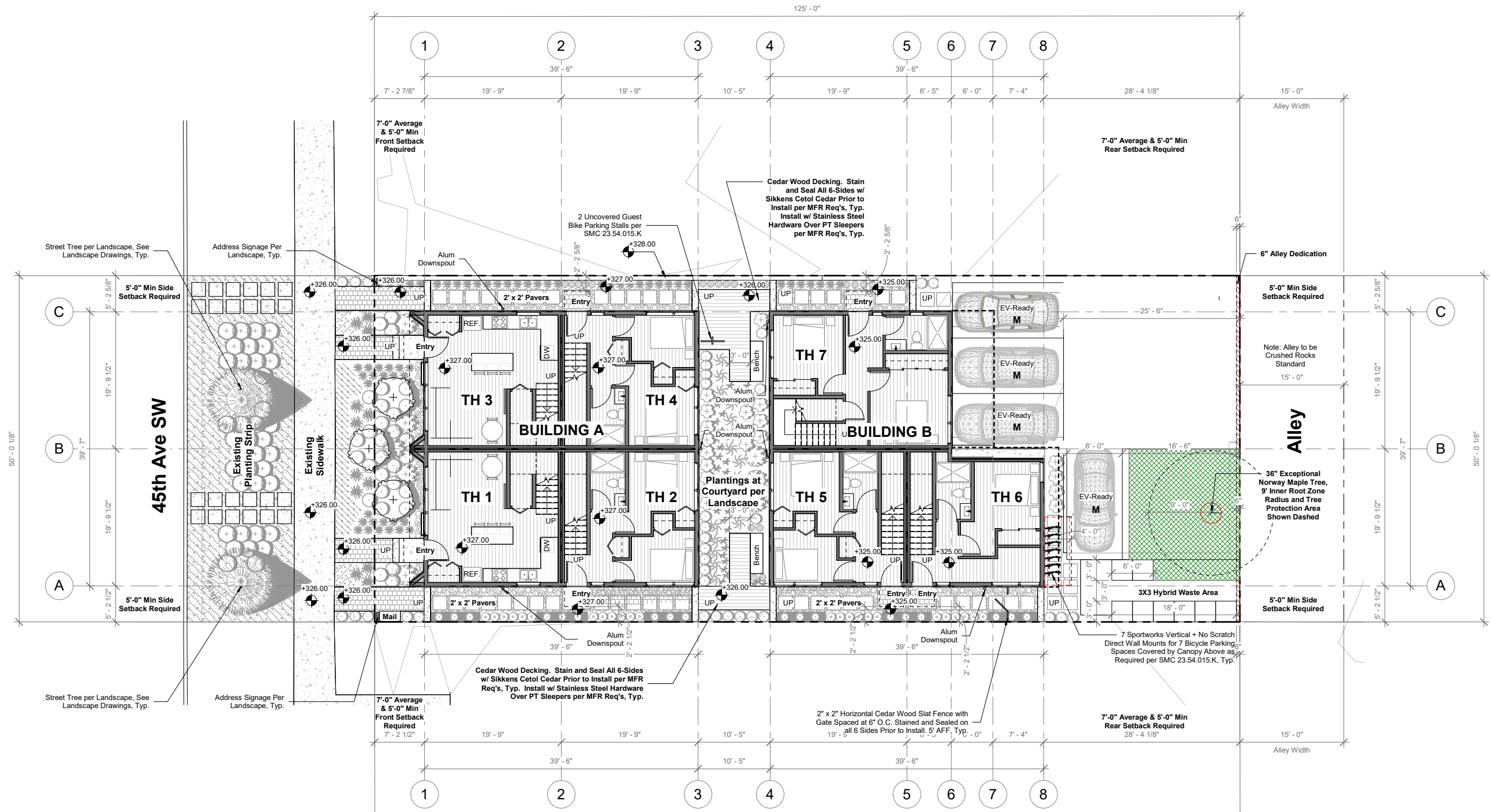
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Site Plan



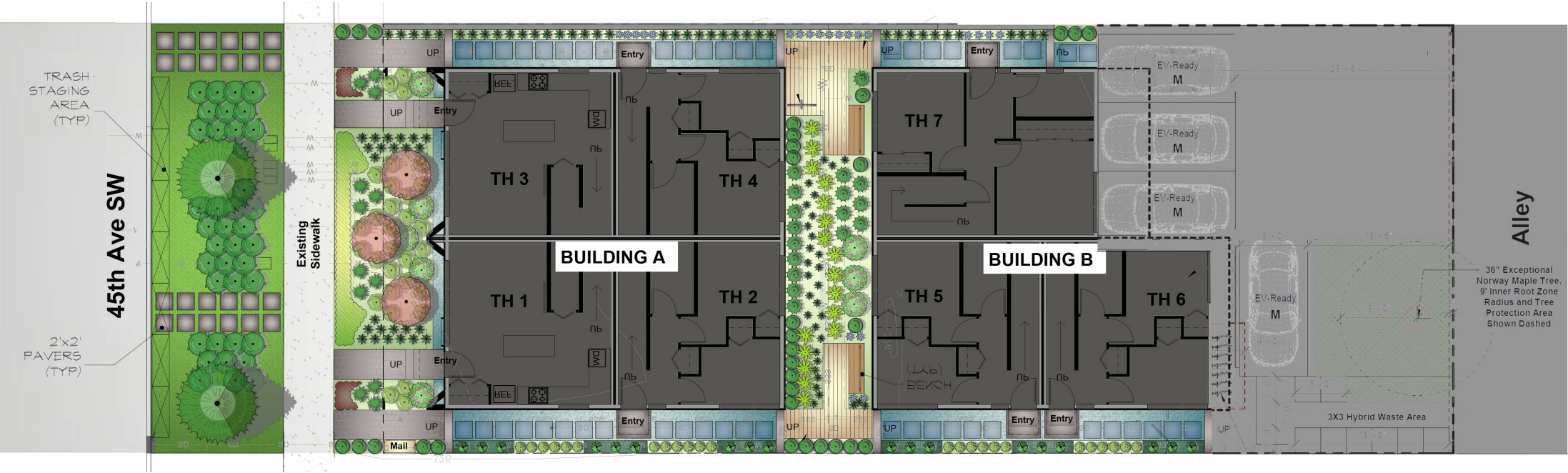


PLANT SCHEDULE \*

TREES	BOTANICAL / COMMON NAME
	<i>Fagus sylvatica</i> 'Danyck Purple' / Danyck Purple Beech
	<i>Pinus nigra</i> / Austrian Black Pine
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Ajuga reptans</i> / Bugleweed
	<i>Herniaria glabra</i> / Green Carpet
	<i>Sedum rupestre</i> 'Angelina' / Yellow Stonecrop
	<i>Sedum spurium</i> 'Red Carpet' / Stonecrop
SITE	BOTANICAL / COMMON NAME
	1/8" Drain Rock

PLANT SCHEDULE \*

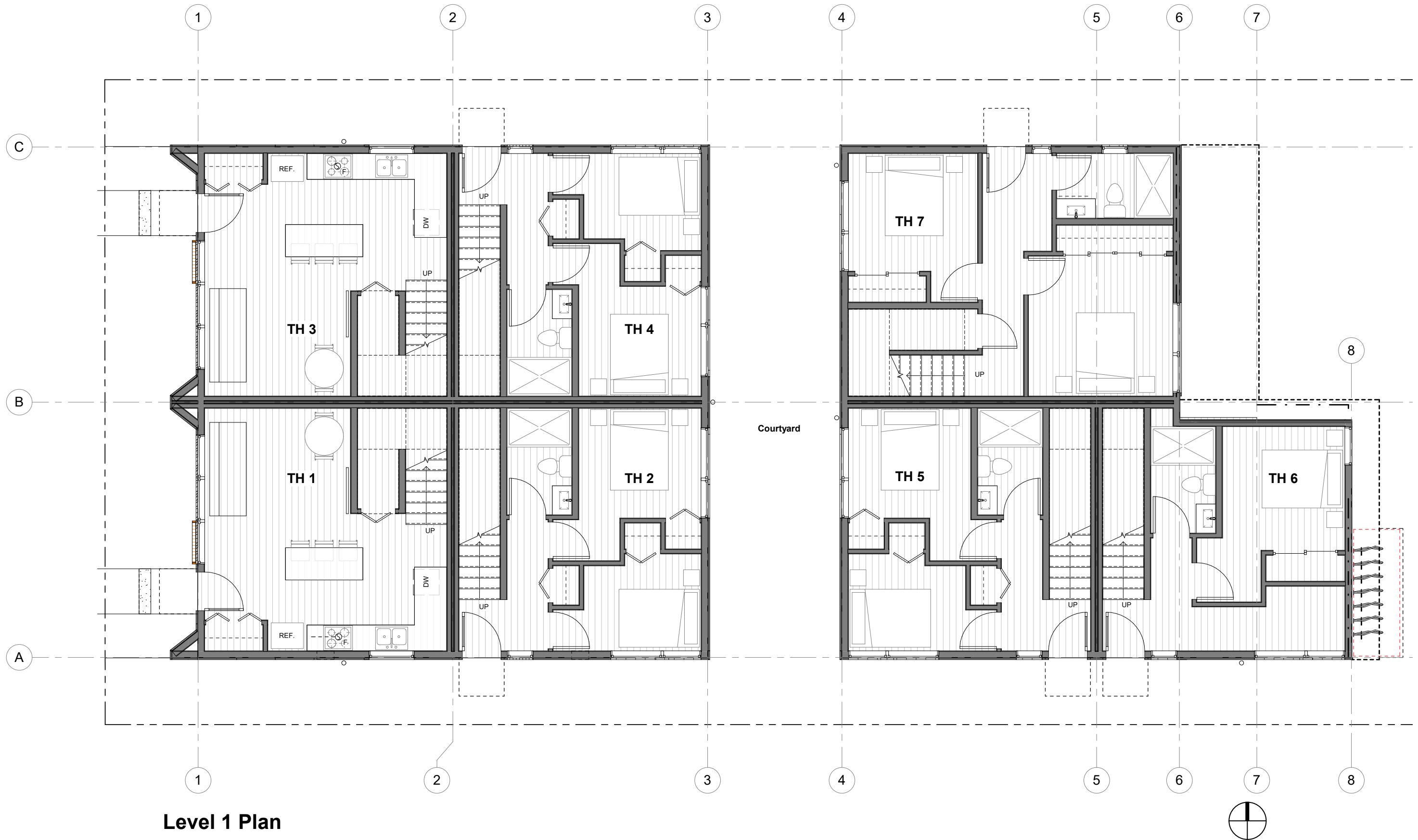
SHRUBS	BOTANICAL / COMMON NAME
	<i>Blechnum spicant</i> / Deer Fern
	<i>Cyrtomium fortunei</i> / Japanese Holly Fern
	<i>Epimedium x rubrum</i> / Red Barrenwort
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf
	<i>Lonicera pileata</i> 'Moss Green' / Moss Green Honeysuckle
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Ophiopogon planiscapus</i> 'Nigrescens' / Black Mondo Grass
	<i>Pennisetum alopecuroides</i> 'Hameln' / Hameln Dwarf Fountain Grass
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel



Landscape Plan & Planting Schedule







**Level 1 Plan**



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**Level 2 Plan**



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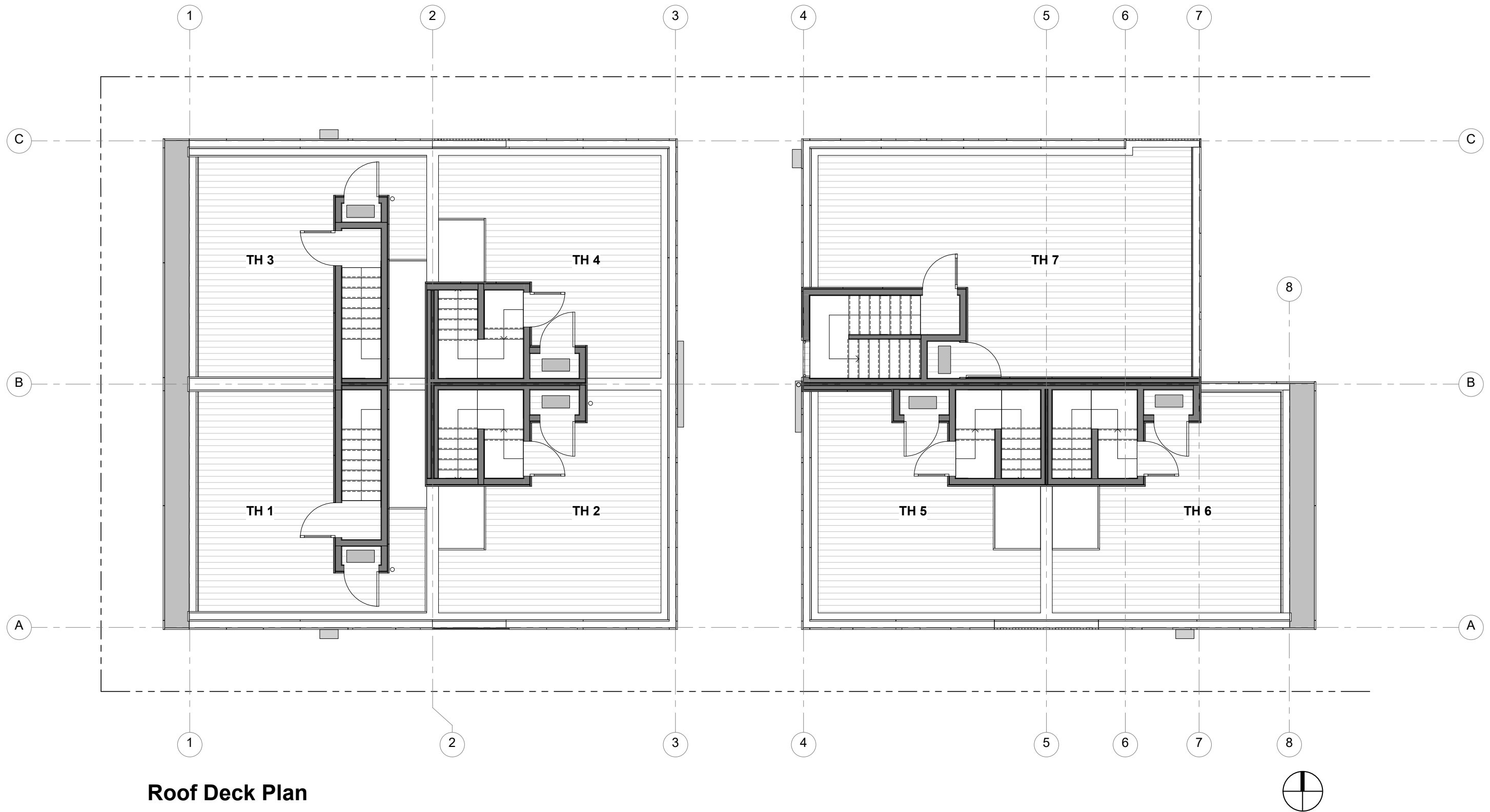
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**Level 3 Plan**





**Roof Deck Plan**



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## West Elevation





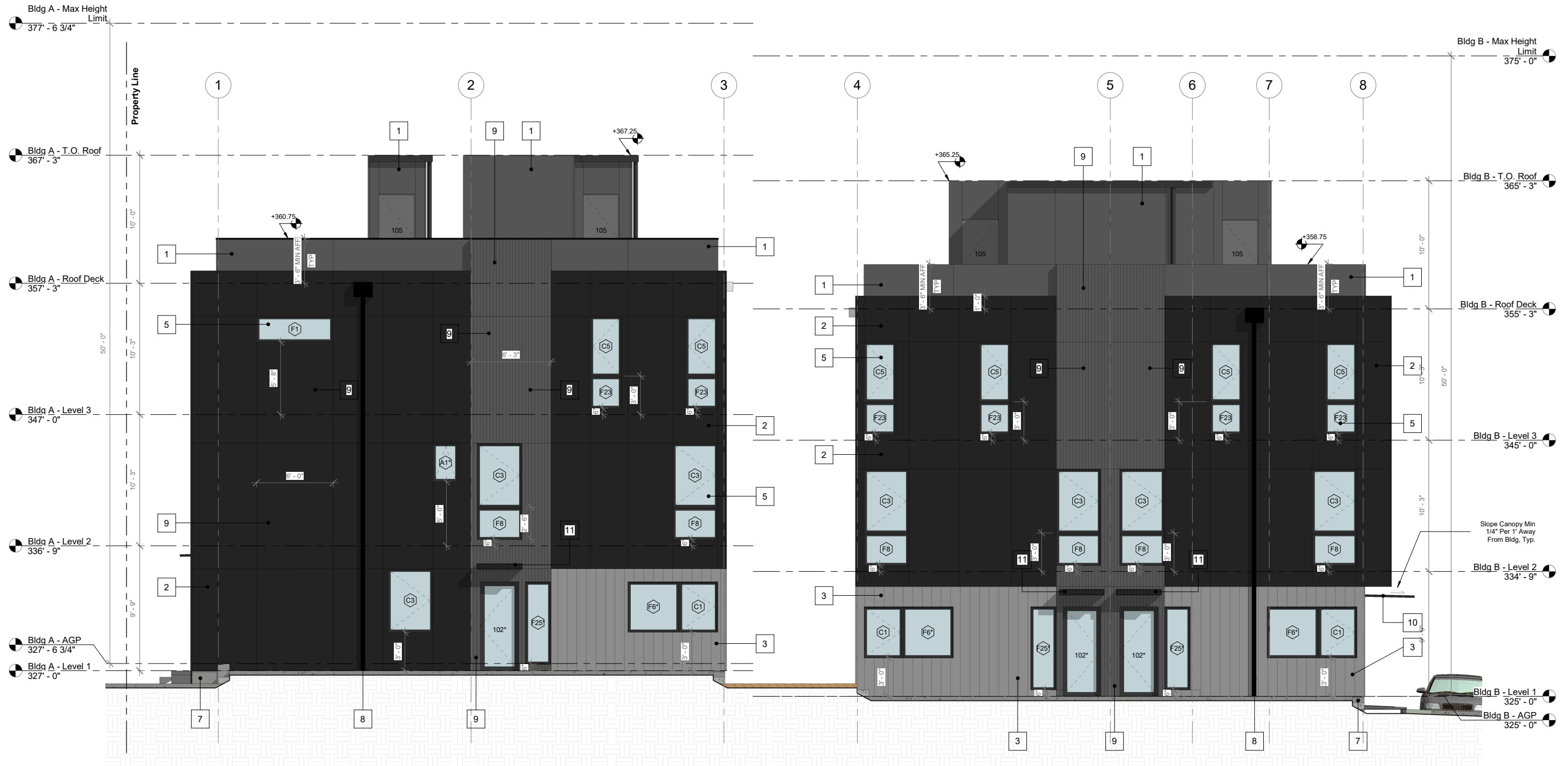
**North Elevation**





East Elevation





South Elevation





**Courtyard Elevation Looking East**





**Courtyard Elevation Looking West**





**East-West Section**



# Material Legend

- 1. Dark Gray Fibercement Panel Rainscreen (4'-0" Wide x 10'-0" Tall Max) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, 24 Gauge Flashing, Typ. (Dark Gray = Sherwin Williams SW 7067 Cityscape)
- 2. Black Fibercement Panel Rainscreen (4'-0" Wide x 10'-0" Tall Max) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, 24 Gauge Flashing Typ. (Black = Sherwin Williams SW 7069 Iron Ore)
- 3. 1'-0" Wide Light Gray Fibercement Panel Rainscreen (1'-0" Wide x 10'-0" Tall Max) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, 24 Gauge Flashing, Typ. (Light Gray = Sherwin Williams SW 7058 Magnetic Gray)
- 4. 2" x 4" Horizontal Gray Cedar Solar Screen Spaced at 6" O.C. Stain & Seal All 6 Sides Prior to Install, Typ. Attach to Knife Plates per Struct, Typ.
- 5. Black Vinyl Window
- 6. Black Powder Coated Alum Guardrail. 42" A.F.F. and 4" Sphere Shall Not Pass Through, Typ.
- 7. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec
- 8. Black Alum Downspout, Typ.
- 9. Dark Gray S-Corrugated Metal Panel Rainscreen (22 Gauge) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.
- 10. Thin Black Metal Canopy, Attach per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.
- 11. Thin Black Wood Framed Canopy (1-Hr Rated), Attach Per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.
- 12. 22-Gauge Pre-Primed or Bonderized Sheet Metal Sloped Cap w/ Flatlock Seams, Installed Over 3/4" PT Wood Furring Strips at 6" OC. Painted to Match Adjacent Siding per Elevation, Typ.
- 13. Trespa Meteon Slate Wood (Dark Gray) Wood Grain Panel w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

