



Looking SE



Lemons Architecture PLLC

**E Yesler Way Urban Homes**  
 2515 E Yesler Way  
 SDCI# 3025259

Streamline Design Guidance Package

2016.11.08



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Project Information

**Address:** 2515 E Yesler Way, Seattle, WA 98122

**Project Number:** 3025259

**Legal Description:** Richards Add

**Parcel #:** 7254200050

**Site Area:** 3,499sf

**Zoning:** LR2

**Overlays:** 23rd & Union - Jackson (Residential Urban Village)

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

**ECA:** None

**Existing Use:** Existing SFR to be Demolished

**Max FAR:** TH 1.2 - (3,499sf x 1.2 = 4,198sf)

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

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

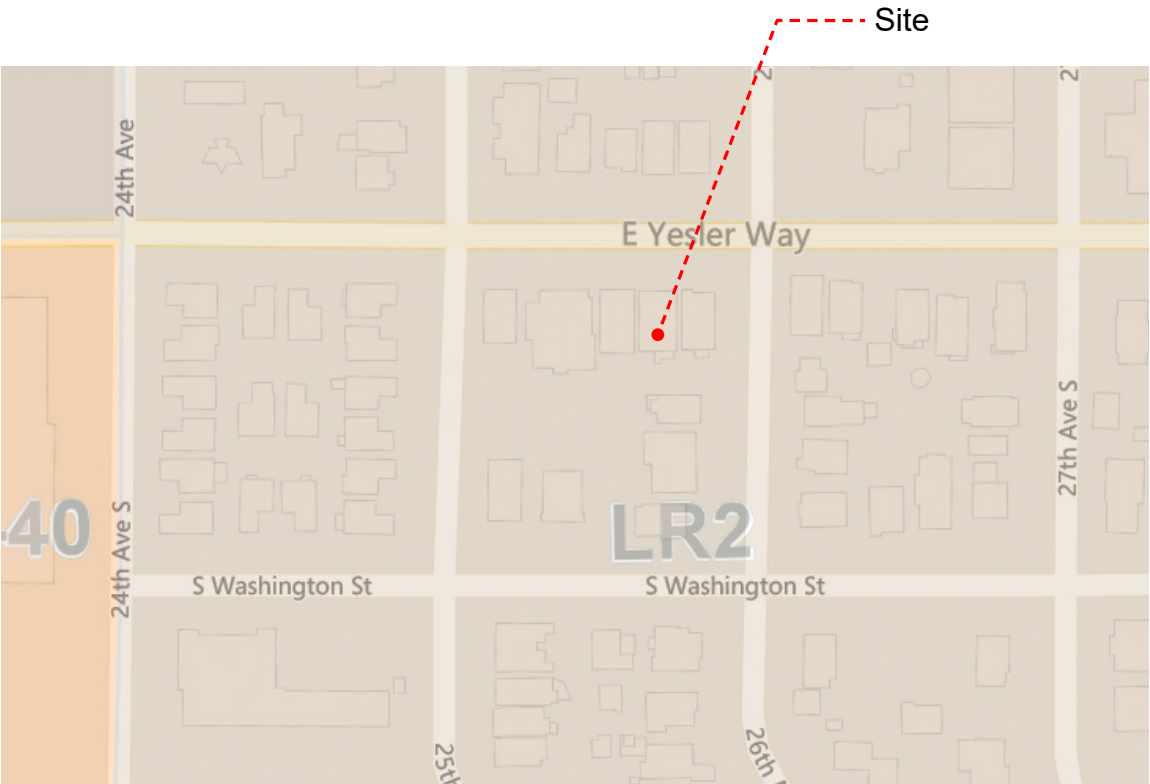
**Proposed Project Description:** Construct 4 townhouses and 1 parking stall. Existing structures to be demolished.

**Proposed Square Footage:** 4,125 sf < 4,198sf, **Complies**

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



Context Map



Zoning Map



Net Area Summary (Inside Face of Wall)

Net Area Summary (Heated)			
Level	Name	Area	Number
TH 1			
Level 1	Level 1	344 SF	TH 1
Level 2	Level 2	344 SF	TH 1
Level 3	Level 3	344 SF	TH 1
Roof Deck	Penthouse	18 SF	TH 1
Roof Deck	Roof Deck (Excluded from FAR)	243 SF	TH 1
TH 1: 5		1293 SF	
TH 2			
Level 1	Level 1	344 SF	TH 2
Level 2	Level 2	344 SF	TH 2
Level 3	Level 3	344 SF	TH 2
Roof Deck	Penthouse	18 SF	TH 2
Roof Deck	Roof Deck (Excluded from FAR)	243 SF	TH 2
TH 2: 5		1293 SF	
TH 3			
Level 1	Level 1	242 SF	TH 3
Level 2	Level 2	391 SF	TH 3
Level 3	Level 3	391 SF	TH 3
Roof Deck	Penthouse	24 SF	TH 3
Roof Deck	Roof Deck (Excluded from FAR)	276 SF	TH 3
TH 3: 5		1324 SF	
TH 4			
Level 1	Level 1	271 SF	TH 4
Level 2	Level 2	344 SF	TH 4
Level 3	Level 3	344 SF	TH 4
Roof Deck	Penthouse	18 SF	TH 4
Roof Deck	Roof Deck (Excluded from FAR)	243 SF	TH 4
TH 4: 5		1219 SF	
Grand total: 20		5129 SF	

Max FAR (TH 1.2): 3,499sf x 1.2 = 4,198sf Max

TH 1: 1,050sf  
TH 2: 1,050sf  
TH 3: 1,048sf  
TH 4: 977sf

Total: 4,125sf < 4,198sf

TH 1: 1,179gsf  
TH 2: 1,179gsf  
TH 3: 1,179gsf  
TH 4: 1,101gsf

Total: 4,639gsf



LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDING NUMBER 20160615001878  
  
LOT 10, RICHARDS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 11, KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS.

REFERENCES

1. RECORD OF SURVEY, BOOK 148, PAGE 294, RECORDS OF KING COUNTY, WASHINGTON.  
2. RICHARDS ADD., VOLUME 11 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF SEATTLE BENCHMARK ID 3773-4602 2IN BC STAMPED CITY OF SEATTLE SURVEY 3773 4602 IN THE NW COR OF AN ELECTRIC VAULT, 1.5FT E OF THE INTX BKWC AT THE NE COR OF MARTIN LUTHER KING JR. WY AND E YESLER ST. ELEV=321.751'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.  
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.  
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.  
4. SUBJECT PROPERTY TAX PARCEL NO. 725420-0050  
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 3,499± S.F. (0.08± ACRES)  
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.  
7. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

⊕ BRASS DISC (FOUND)

ASPHALT SURFACE

BRICK SURFACE

BUILDING CENTERLINE ROW

CONCRETE SURFACE

CONCRETE WALL CONTOUR (MAJOR)

CONCRETE WALL CONTOUR (MINOR)

DECK

FENCE LINE (CHAIN LINK)

FENCE LINE (WOOD)

GAS LINE

GAS METER

MONUMENT IN CASE (FOUND)

POWER METER

POWER (OVERHEAD)

PP POWER POLE W/ LIGHT

ROCKERY

SS SEWER LINE

SEWER MAINTENANCE

SIGN (AS NOTED)

STORM DRAIN LINE

STORM DRAIN MANHOLE

TELEPHONE (OVERHEAD)

TREE (AS NOTED)

WATER GATE VALVE

WATER LINE

WATER METER

WM WATER METER

BTM BOTTOM

CED CEDAR

CONC CONCRETE RETAINING WALL

CRW CENTER OF CHANNEL

DEC DECIDUOUS

FF FINISHED FLOOR

MAP MAPLE

OHP OVERHEAD POWER

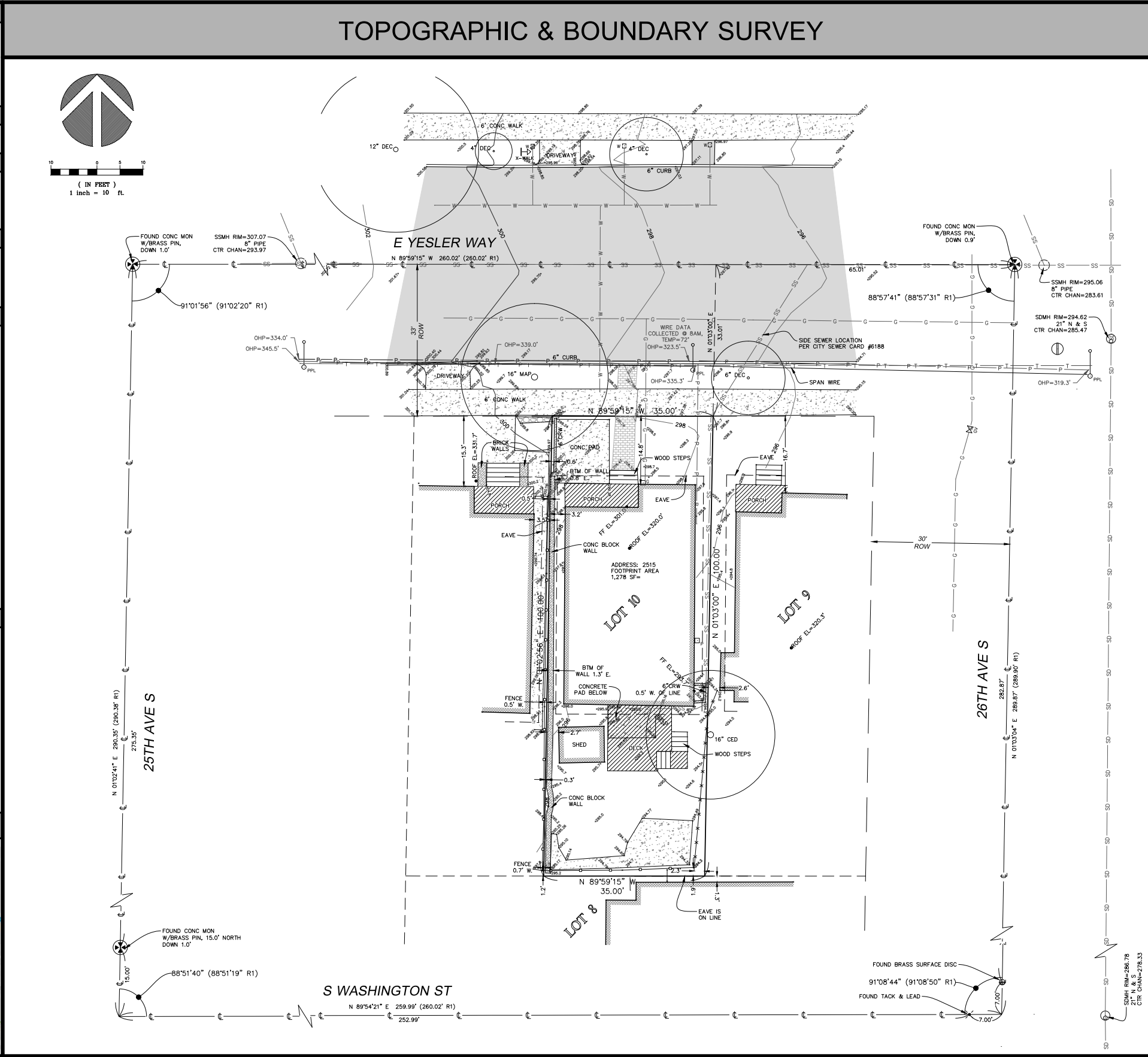
R RECORD DATA

SIZE TYPE

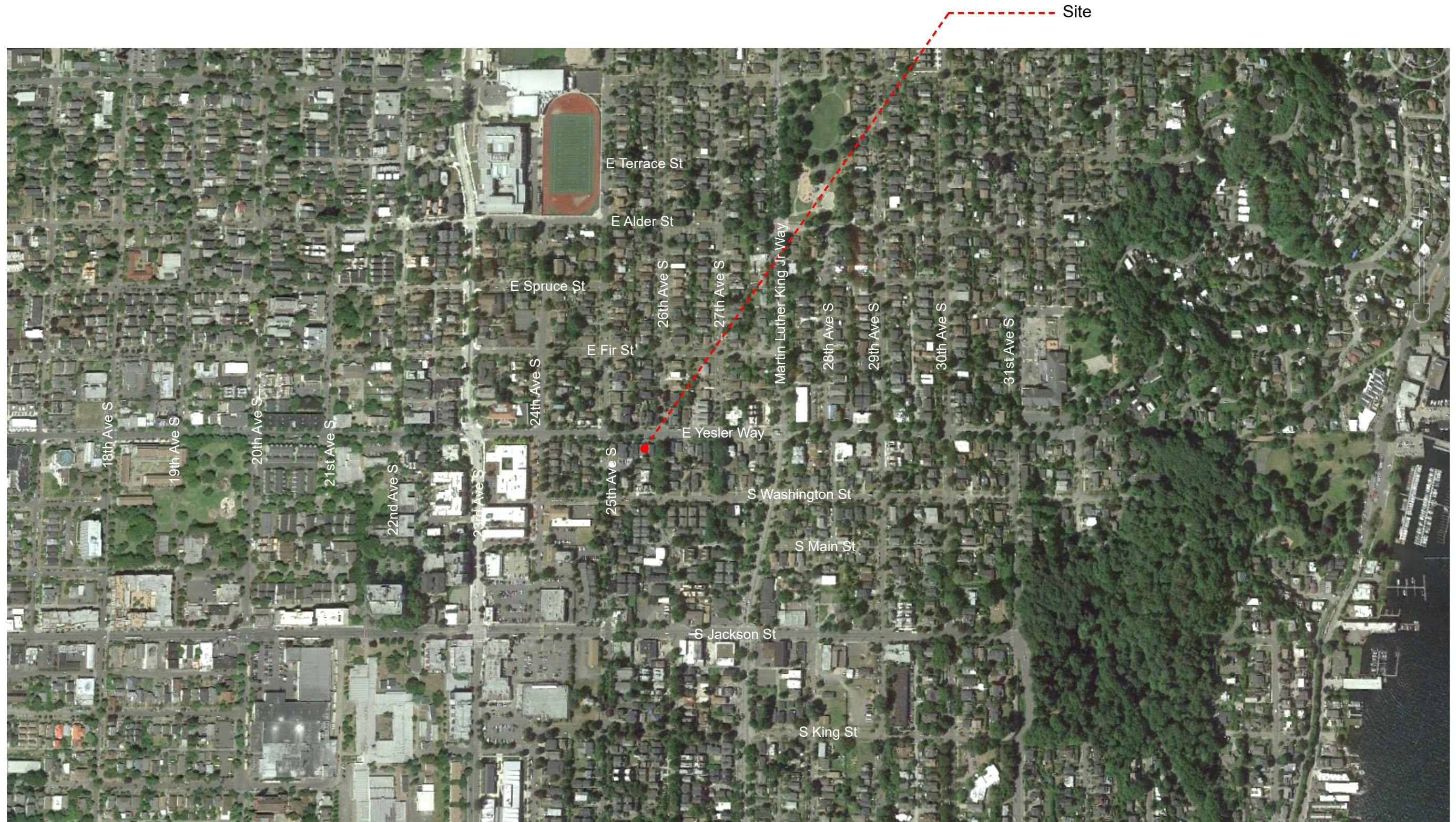
CONC CTR CHAN

VICINITY MAP

N.T.S.

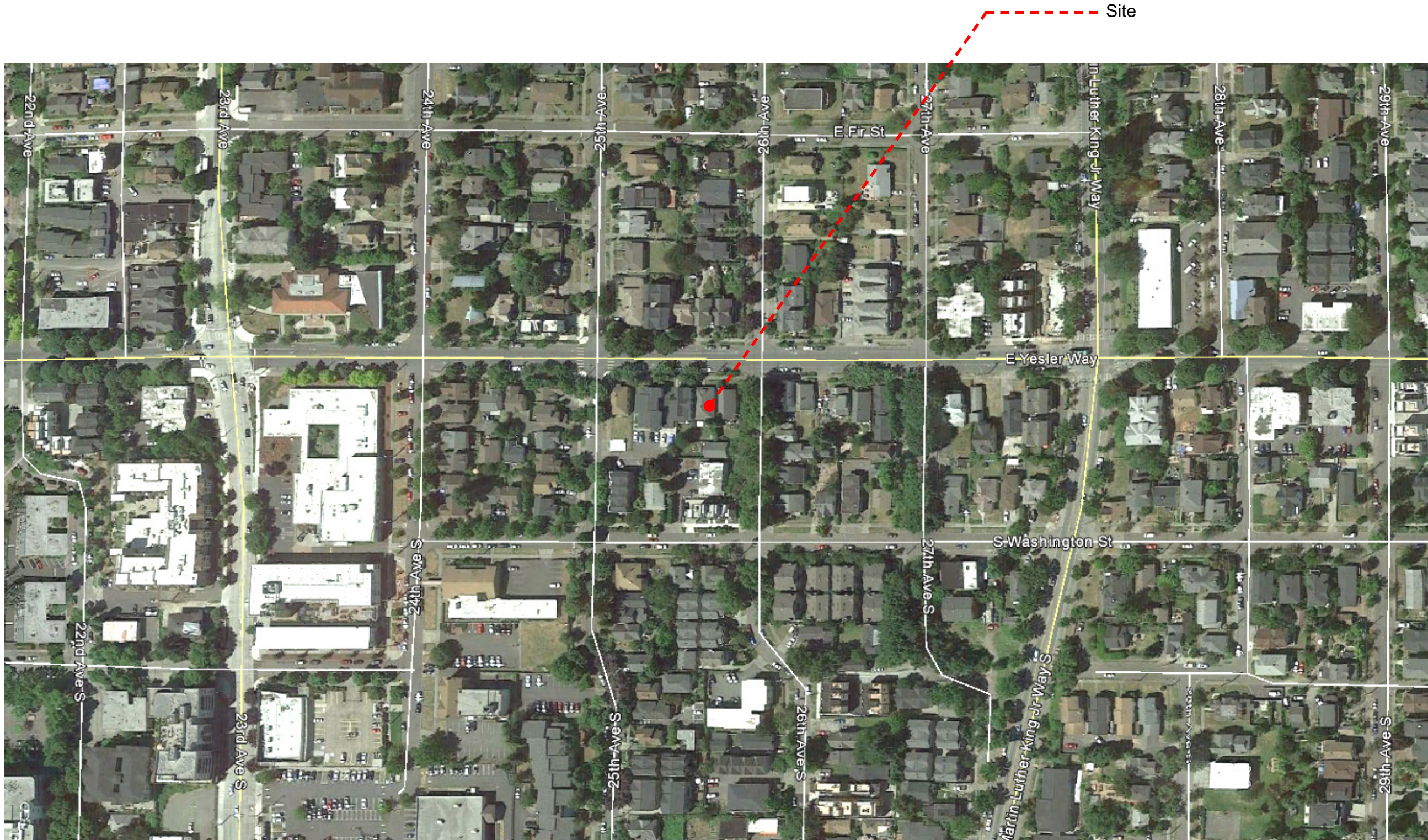






Context Map 





Context Map 



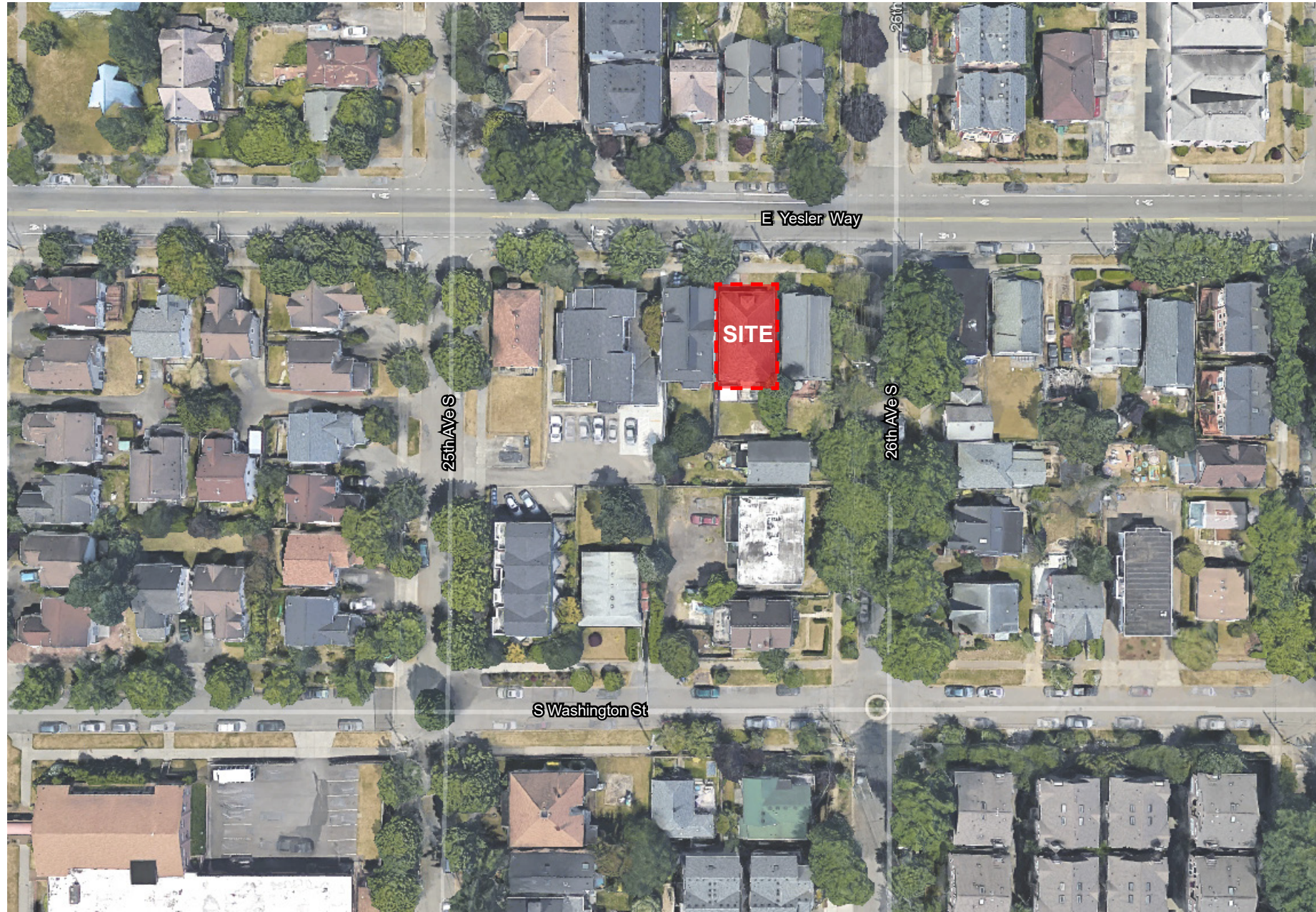
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2515 E Yesler Way  
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**Context Map**  
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Context Map 





Looking South on E Yesler Way



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**Existing Site Conditions**  
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Site

Looking South on E Yesler Way



Across from Site

Looking North on E Yesler Way



Seattle Design Guidelines	Design Response
<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 E Yesler Way. 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 disruption of the privacy of residents in 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 E Yesler Way. Central courtyard is created in between the two buildings that will encourage outdoor activities and interactions among residents.
<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. At night, each of the entry canopies are further illuminated with a light fixture.
<b>PL3. Street Level Interaction</b> C. Residential Edges	The residential edge of E Yesler Way 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 SE



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Looking SW



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Looking NE



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Looking NW



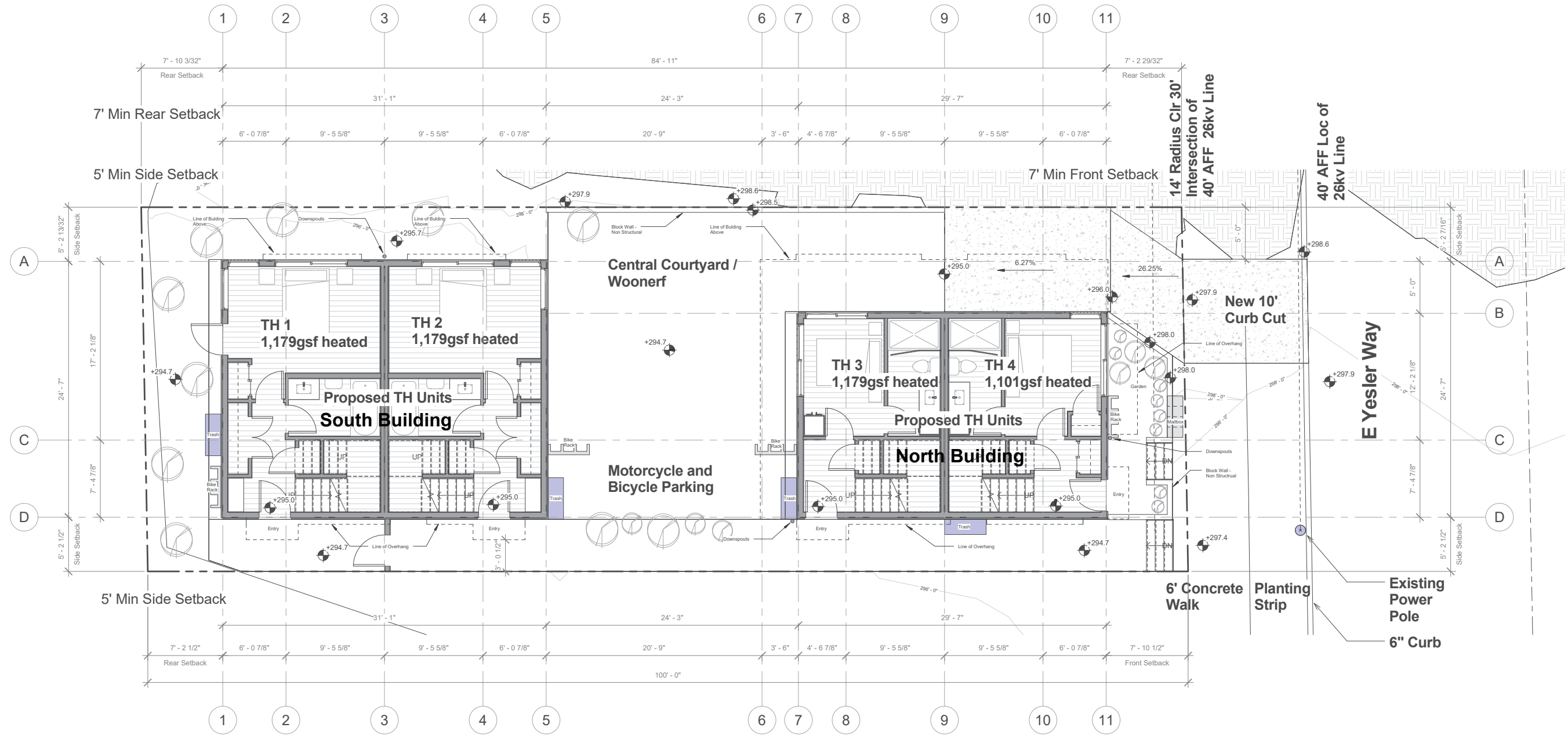
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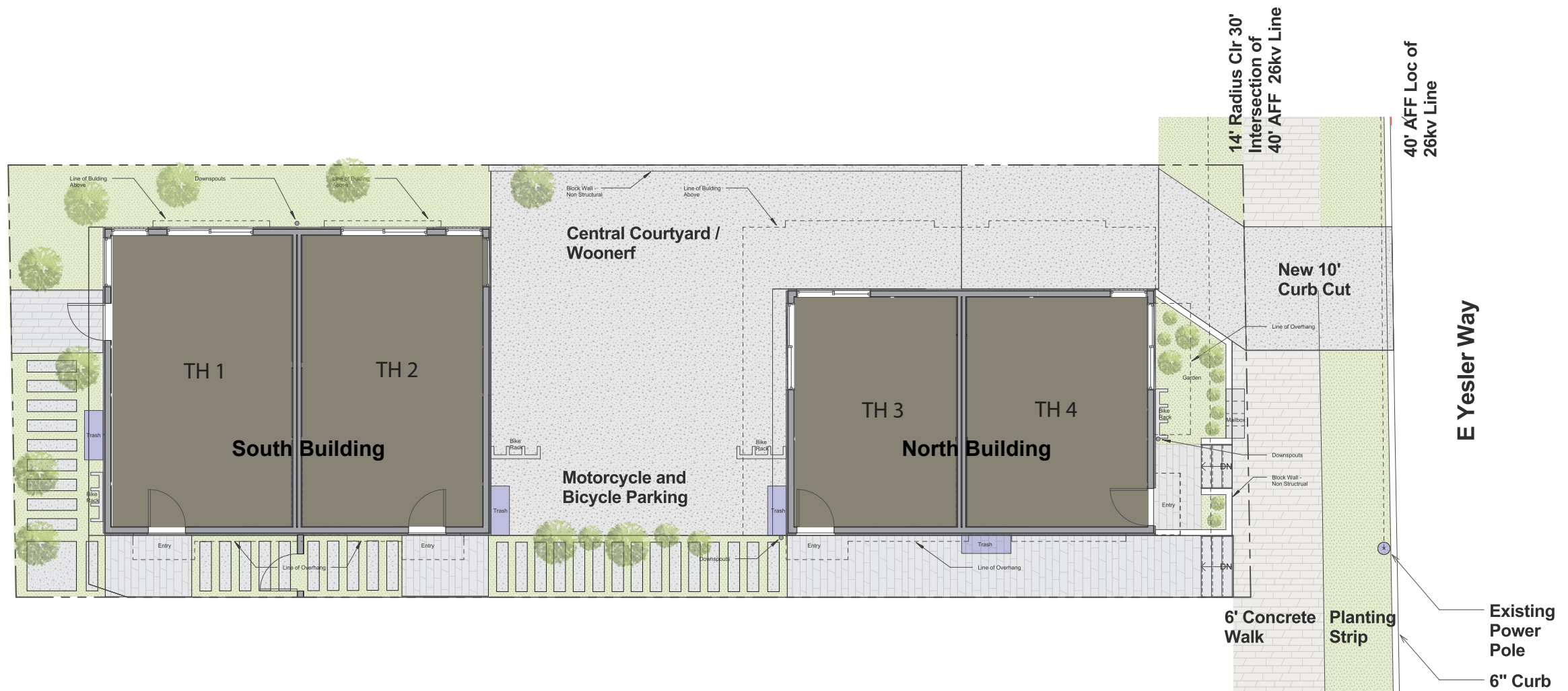




**Site Plan**  
3/32" = 1'-0"



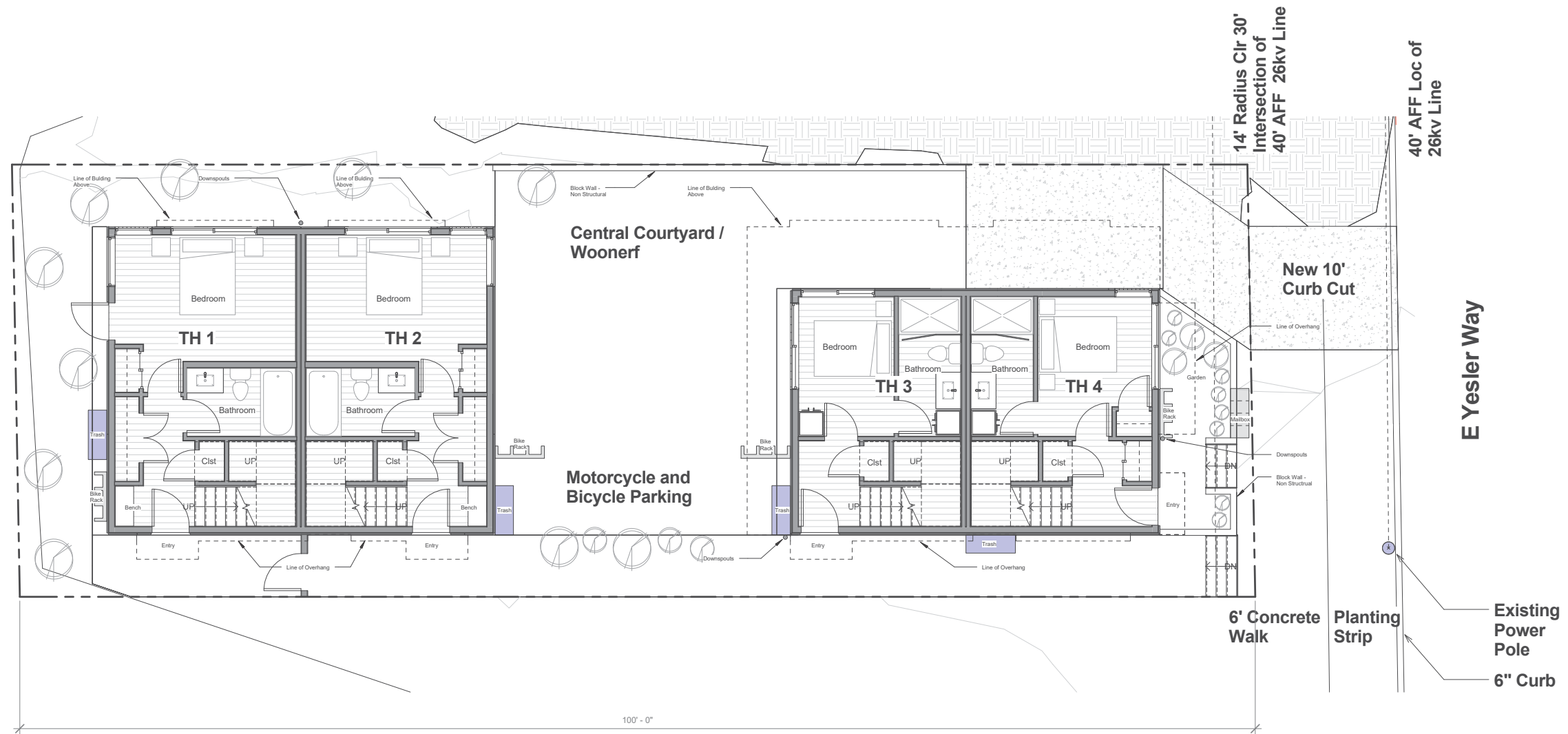




**Landscape Plan**  
3/32" = 1'-0"



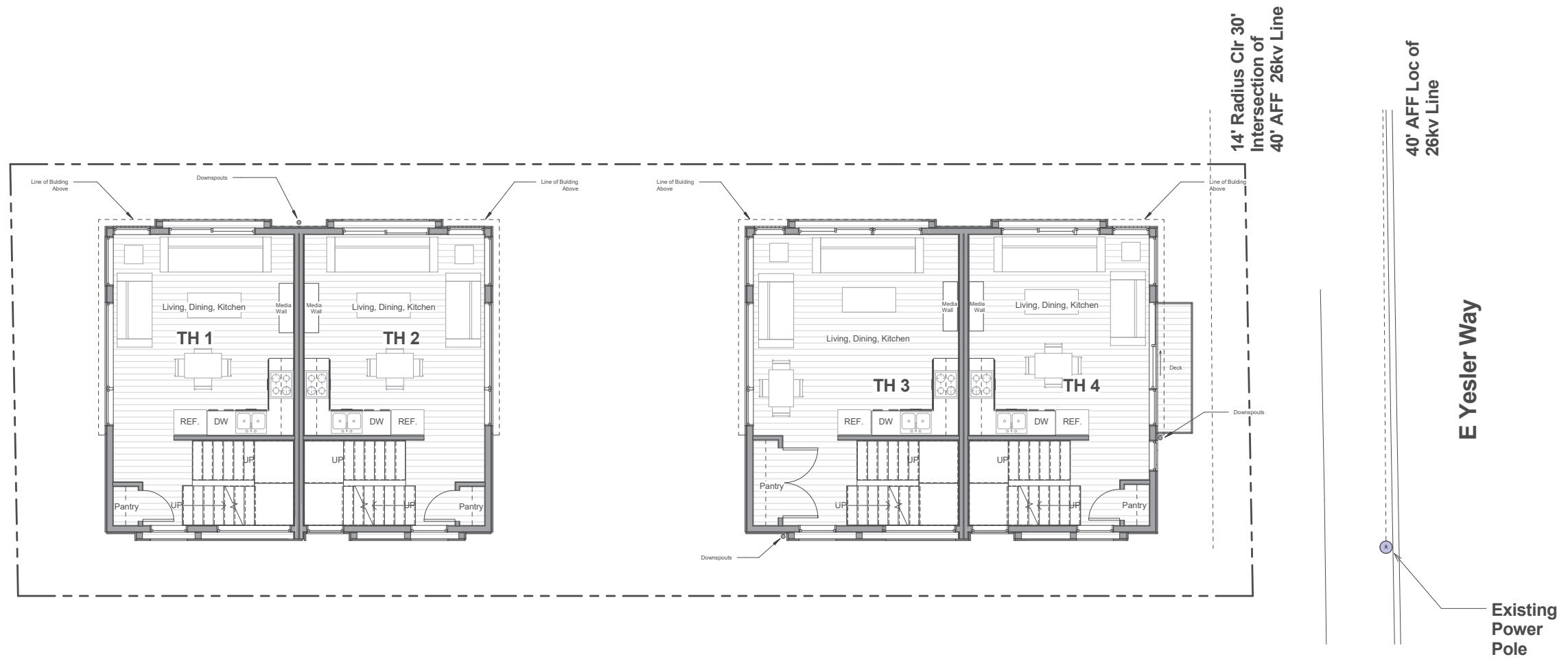




**Level 1 Plan**  
 3/32" = 1'-0"



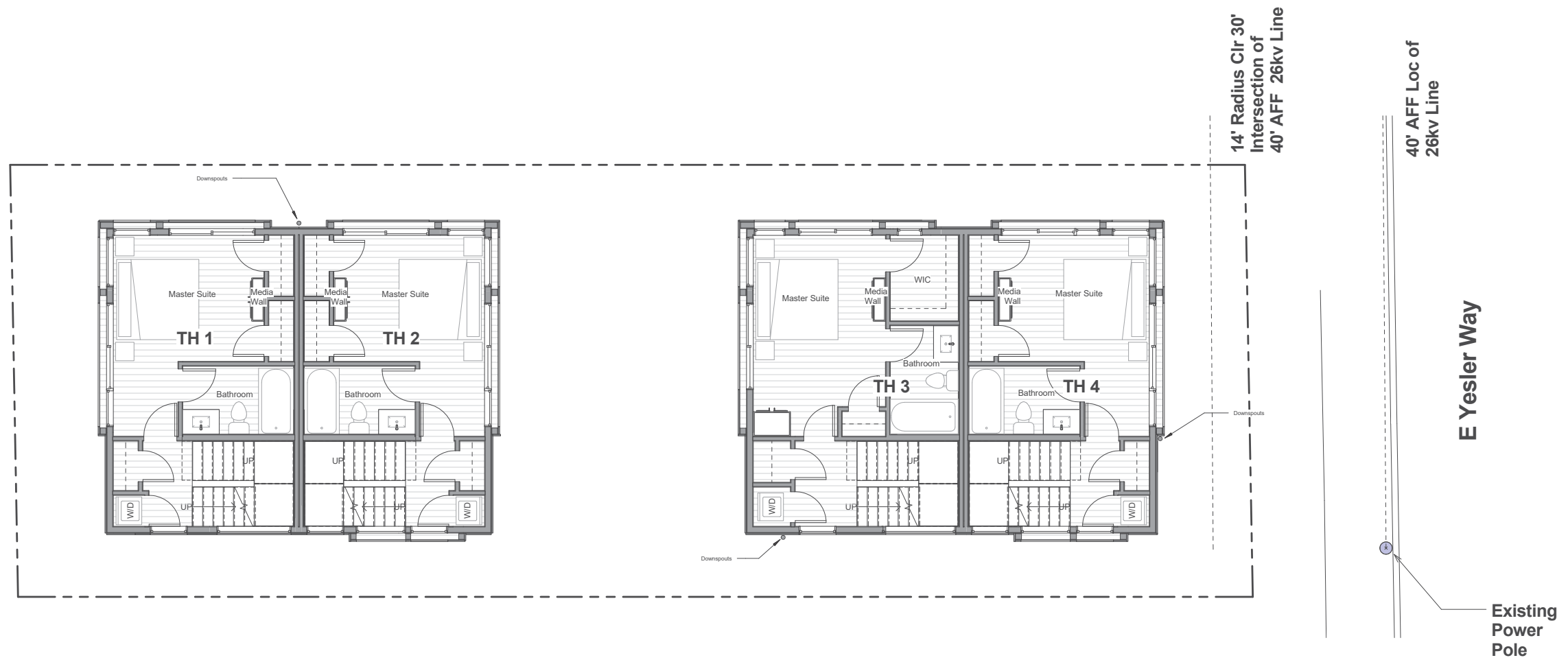




**Level 2 Plan**  
 3/32" = 1'-0"

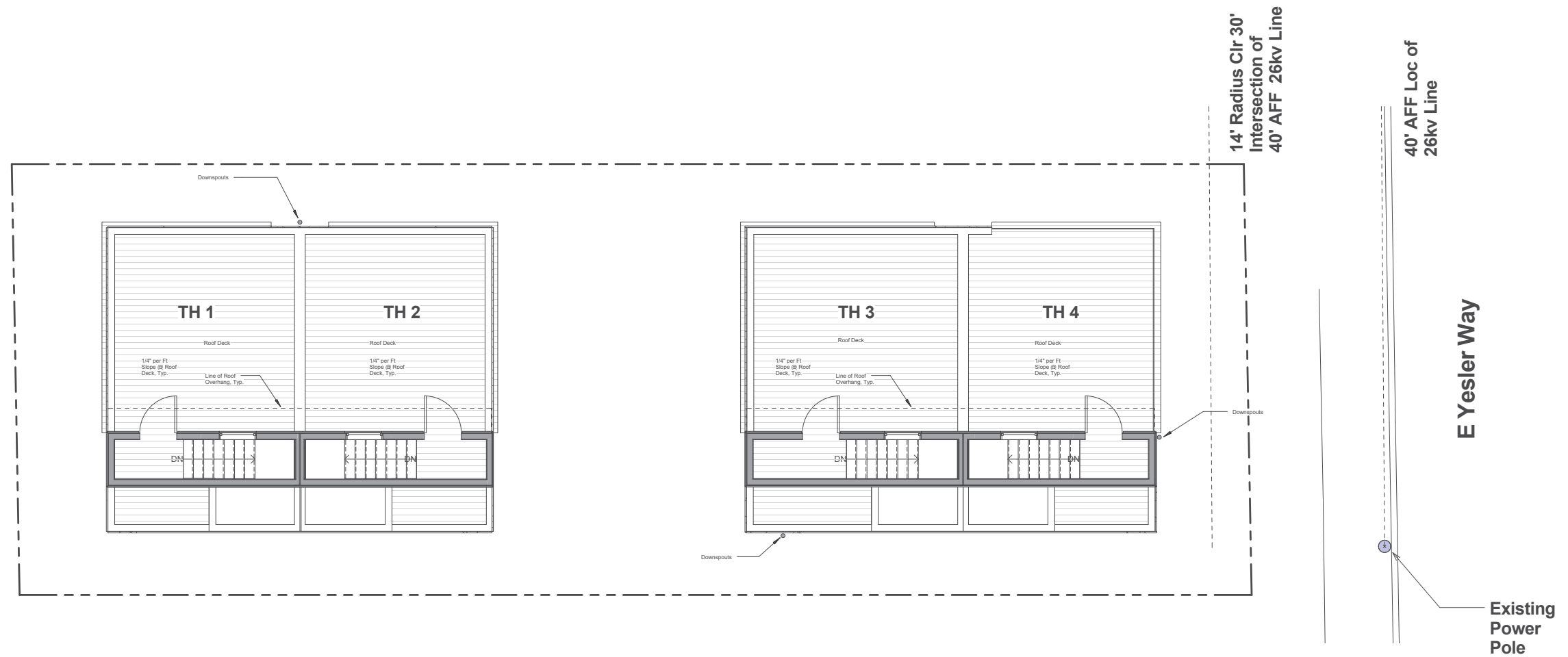






**Level 3 Plan**  
3/32" = 1'-0"





**Roof Deck Plan**  
3/32" = 1'-0"







#### Material Legend

1. Concrete
2. Black Metal Panel, or Fibercement
3. Gray Metal Panel, or Fibercement
4. Composite Panel
5. Wood Finish Composite Panel
6. White Vinyl Window

**West Elevation**  
 3/32" = 1'-0"



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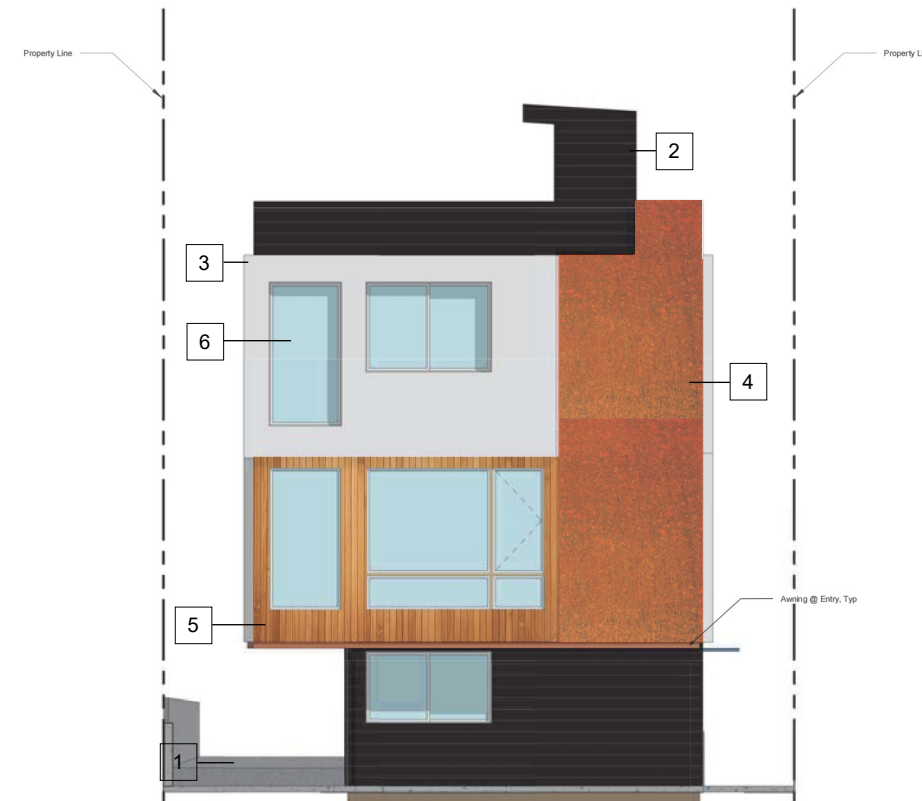
**West Elevation**  
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South Building - South Elevation



North Building - South Elevation

**Material Legend**

- 1. Concrete
- 2. Black Metal Panel, or Fibercement
- 3. Gray Metal Panel, or Fibercement
- 4. Composite Panel
- 5. Wood Finish Composite Panel
- 6. White Vinyl Window

**South Elevation**  
3/32" = 1'-0"



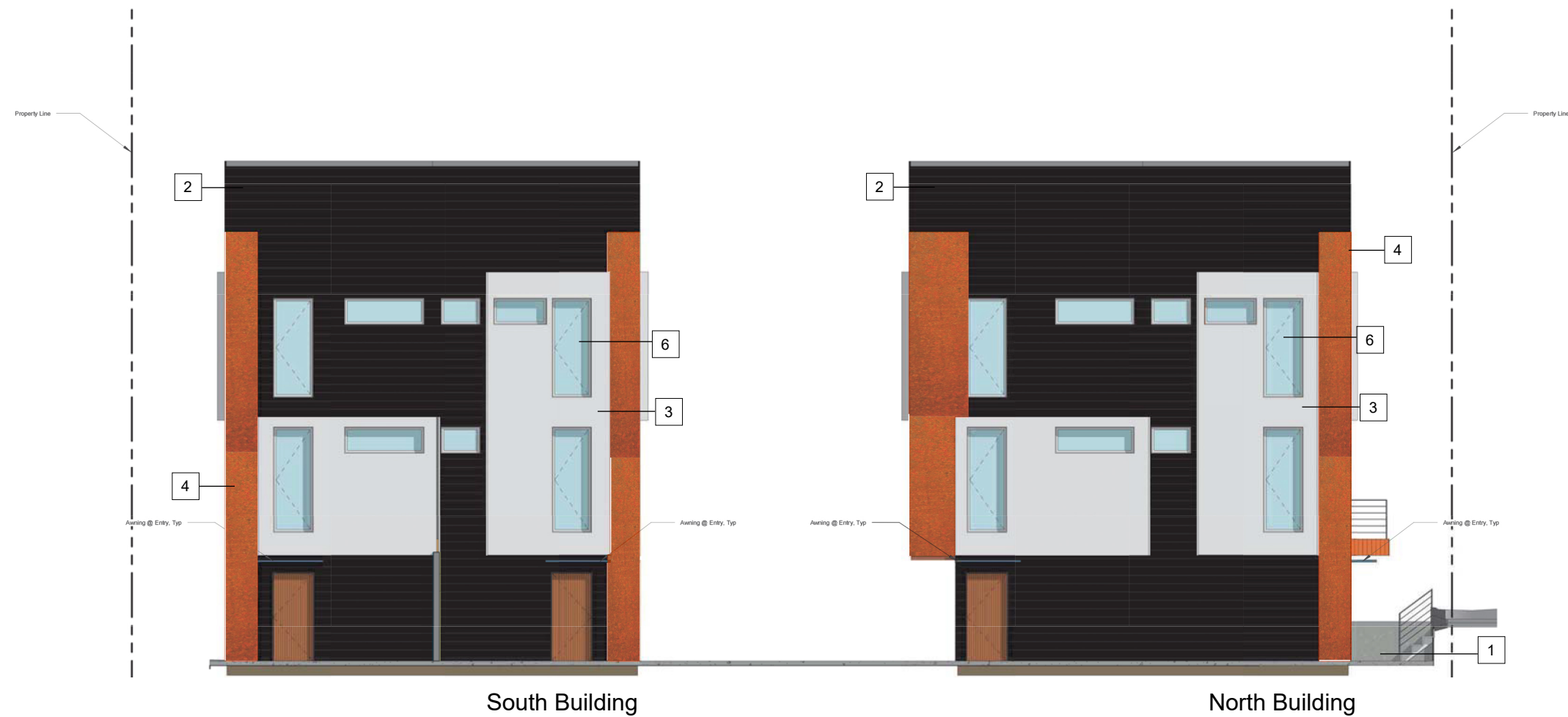
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**South Elevation**  
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#### Material Legend

1. Concrete
2. Black Metal Panel, or Fibercement
3. Gray Metal Panel, or Fibercement
4. Composite Panel
5. Wood Finish Composite Panel
6. White Vinyl Window

#### East Elevation

3/32" = 1'-0"



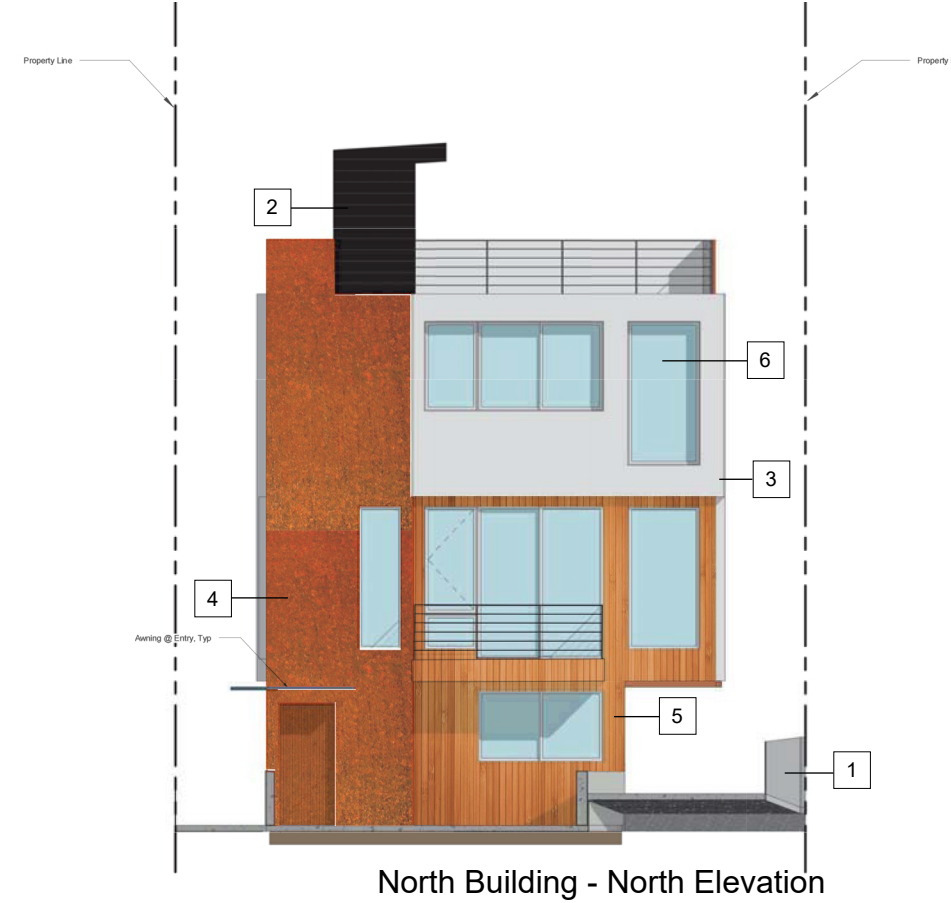
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**East Elevation**  
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#### Material Legend

1. Concrete
2. Black Metal Panel, or Fibercement
3. Gray Metal Panel, or Fibercement
4. Composite Panel
5. Wood Finish Composite Panel
6. White Vinyl Window

#### North Elevation

3/32" = 1'-0"



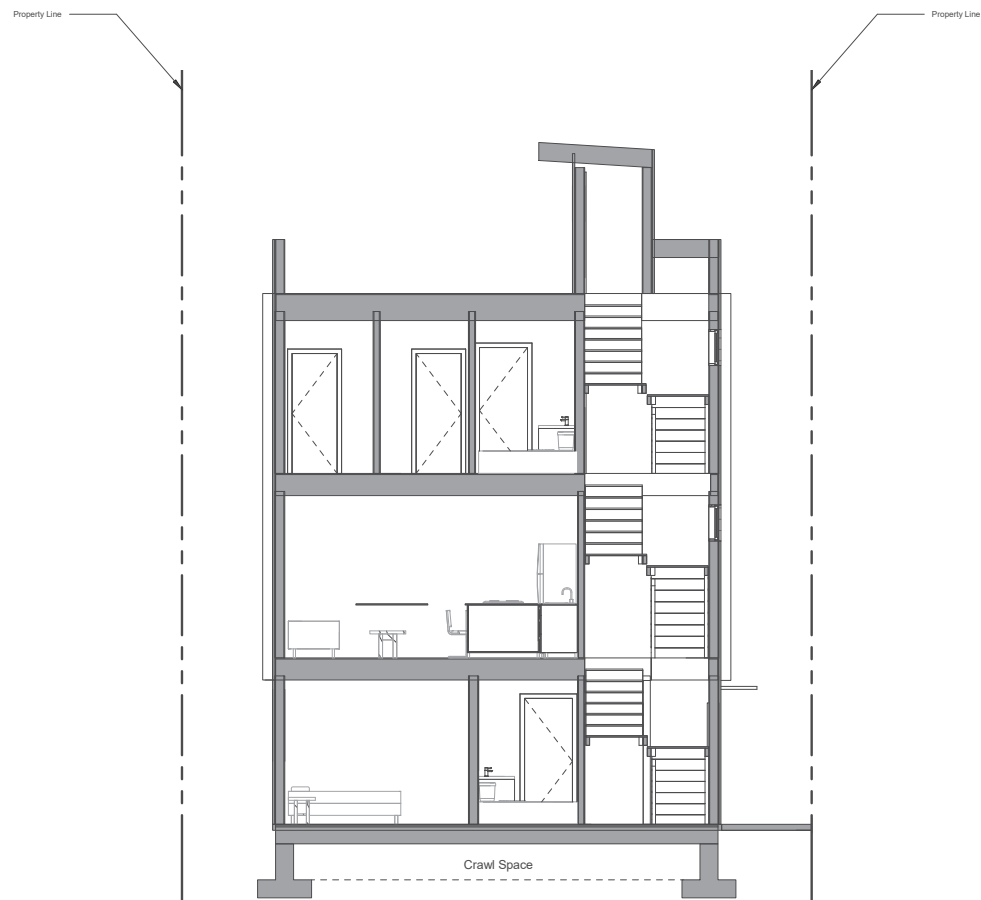
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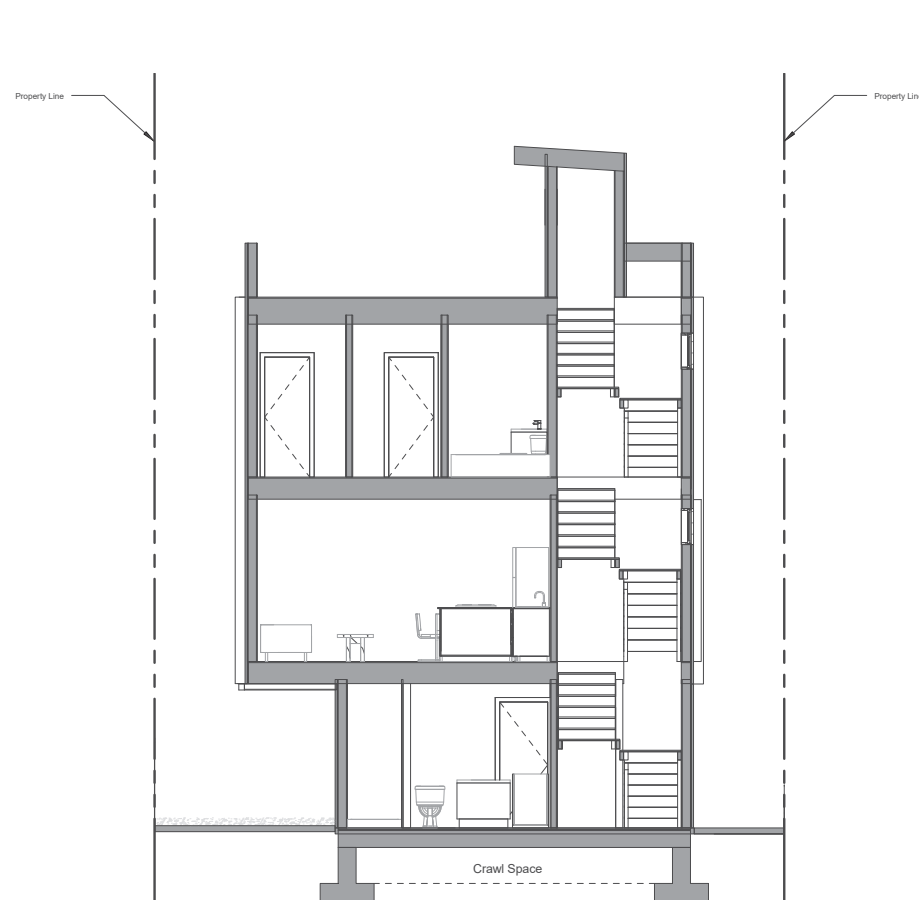
**North Elevation**  
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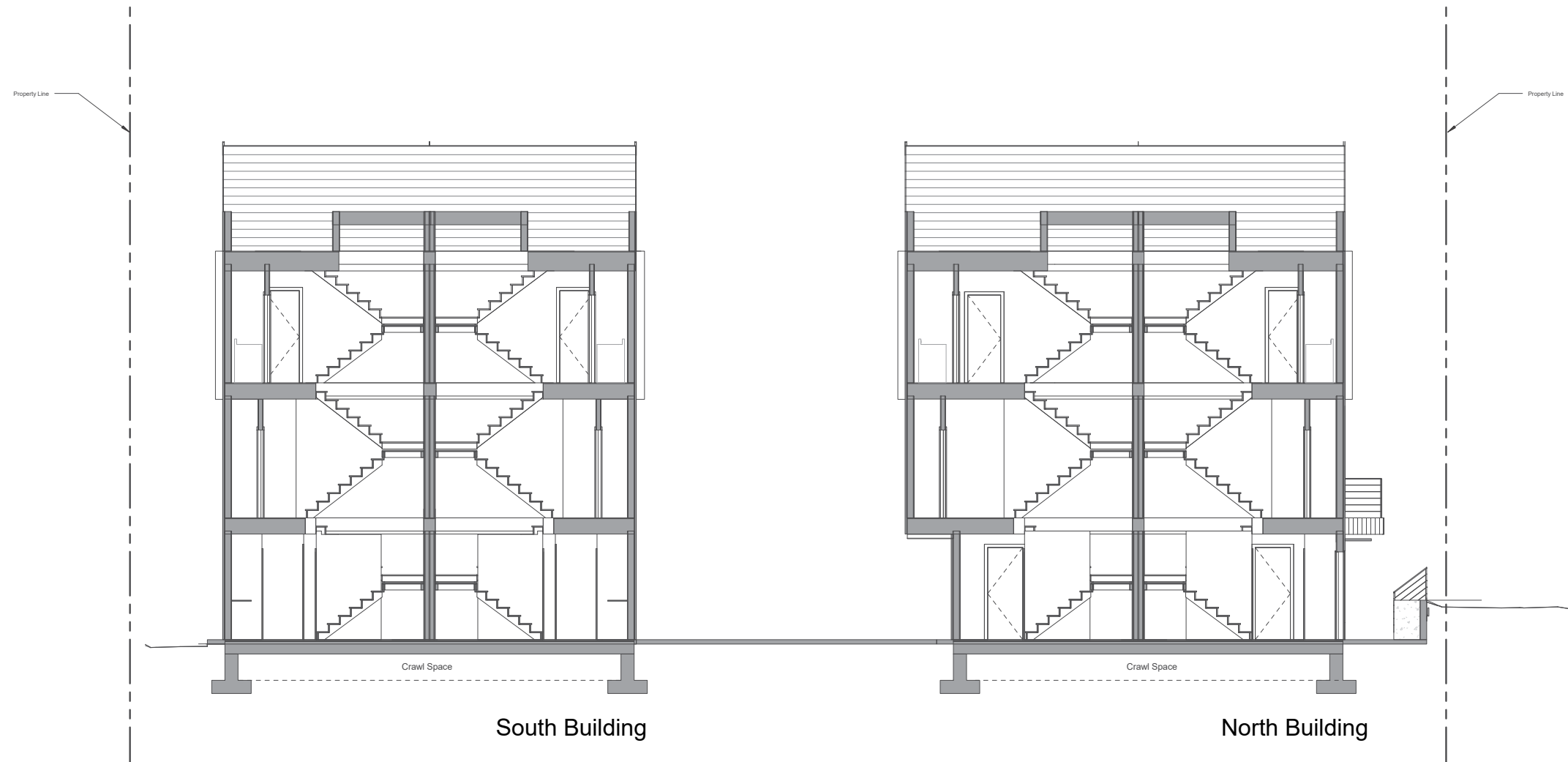
South Building - E-W Section



North Building - E-W Section

**East-West Building Section**  
 3/32" = 1'-0"





**North-West Building Section**  
 3/32" = 1'-0"





**Material Legend**

- 1. Concrete
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- 3. Gray Metal Panel, or Fibercement
- 4. Composite Panel
- 5. Wood Finish Composite Panel
- 6. White Vinyl Window