



Lemons Architecture PLLC

Franklin North
2334 Franklin Ave E
SDCI # 3037757-EG

Streamlined Design Review Package

2021.07.19

Project Information

Project Description: Construction of 8 Townhouses with 5 Parking Stalls.

Address: 2334 Franklin Ave E, Seattle, WA 98102

Parcel #: 2902200830

Legal Description: THE NORTH 45 FEET OF LOT 21, BLOCK 11, GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WA.

Site Area: 4,945sf

Zoning: LR3 (M)

Overlays: Eastlake (Residential Urban Village).

Misc: Medium MHA Area (M), Frequent Transit Service Area, Parking Flex Area

ECA: None

Existing Use: Existing House

FAR Limit: 2.3 FAR x 4,945sf Site = 11,373.5sf Allowed

Density Limit: No Limit

Height: 50'

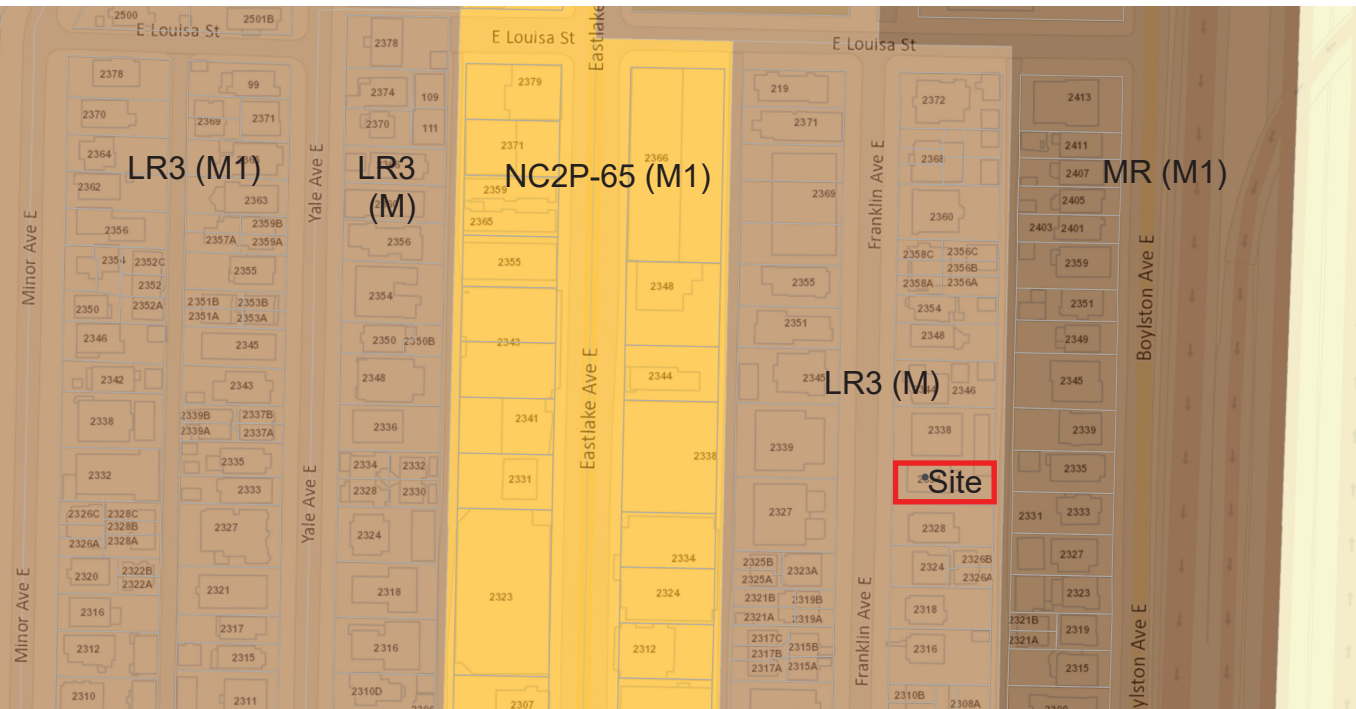
Parking: None Req'd

Gross Floor Area Proposed: 10,280sf

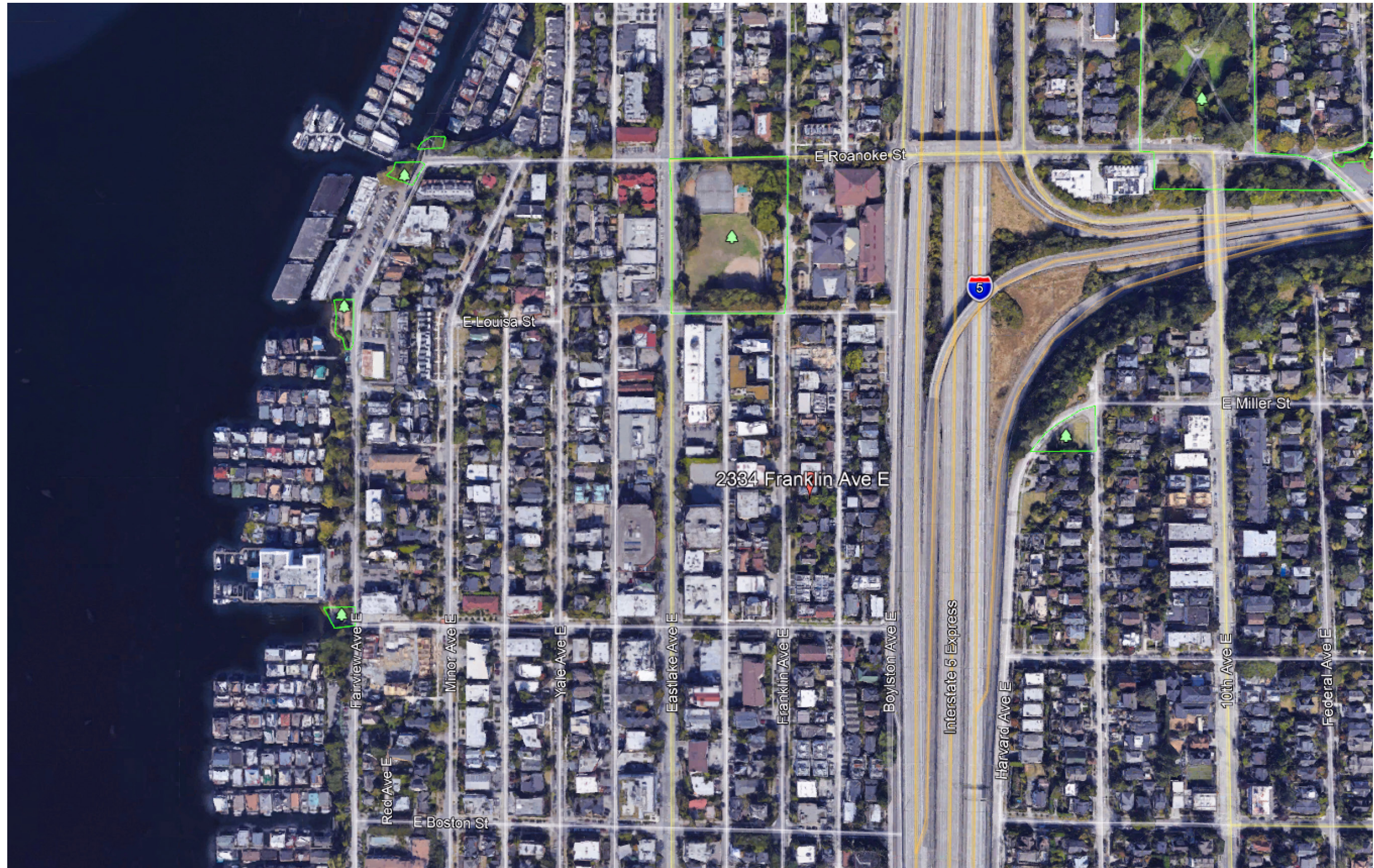
FAR: 10,280sf < 11,373.5sf, Complies



Aerial Context



Zoning



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Franklin North
 2334 Franklin Ave E
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Context Map
 Streamlined Design Review Package

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Looking East on Franklin



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Existing Site
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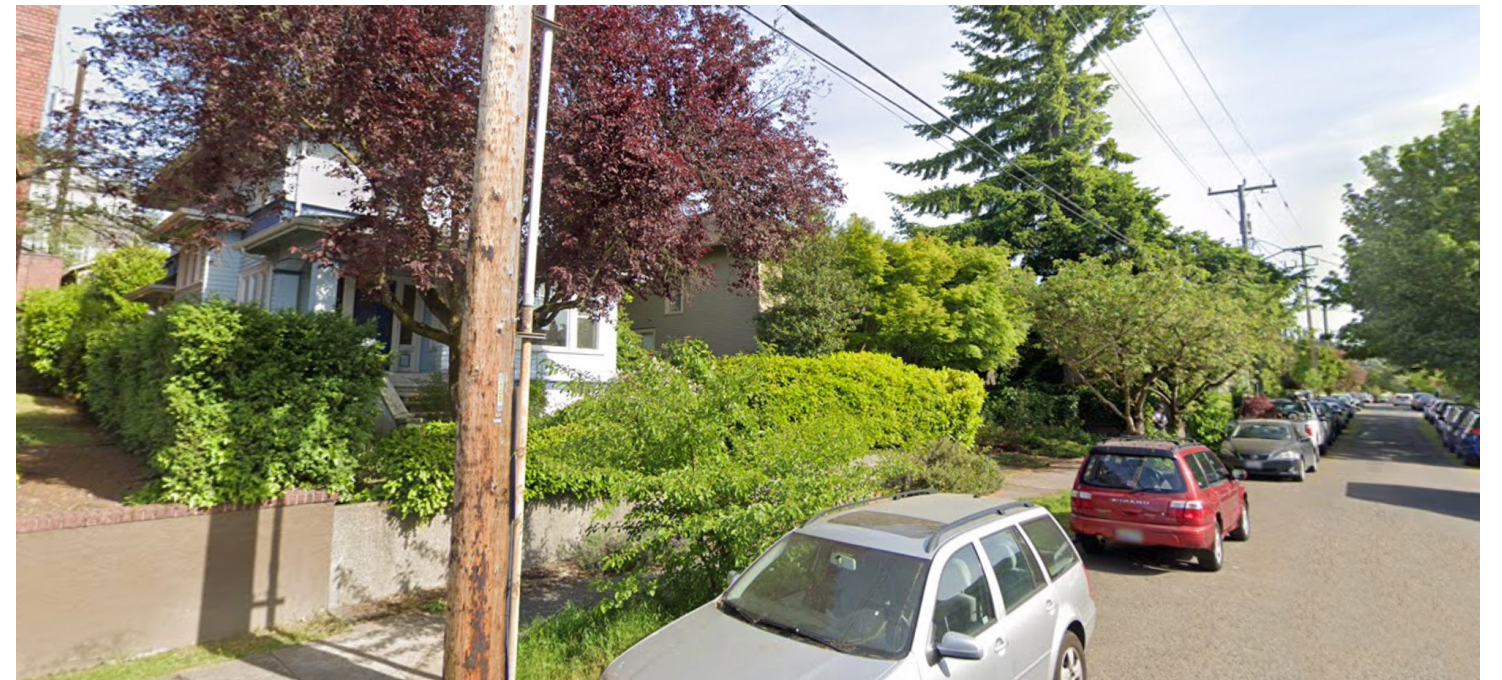
Looking NW on Franklin



Looking NE on Franklin



Looking SW on Franklin



Looking SE on Franklin

CS1. Natural Systems and Site Features A. Energy Use	This project will utilize Built Green Certification and meet SDCI Priority Green Requirements.
CS2. Urban Pattern and Form A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces	This site will maintain the existing street character of Franklin Ave E through opening up the street level units to the sidewalk and landscaped garden with open glass corner lofts. Courtyards line the site from East to West in the procession uphill from the street to the alley to better enrich the pedestrian landscape. At the alley, the building opens up its corners again above the parking area to create outdoor decks overlooking the back of the site also.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	Being located in Eastlake near Lake Union at the West, we wanted to express the layers of the site hoizontally in this stacked procession of volumes flowing from East to West. As these stacked volumes flow Westwards towards the views and water, at the base they open up their corner lofts towards the street, gardens, and sidewalk. At the uppermost levels, the highest volume frames bedroom and deck views to the West and open up at these corners again as well towards its lake and city views.
PL1. Connectivity B. Walkways and Connections	This site is creating connections to the alley from the street along the North and South pathways. As the building terraces down to the street from the alley and unit entrances, courtyards line these pathways to enhance this character and landscape.
PL2, PL3, PL4. Walkability, Street Level Interaction, Active Transit PL2.B. Safety and Security PL3.A. Entries PL3.C. Residential Edges PL4.B. Planning Ahead for Bicyclists	It is very important for this project to build a strong connection to the street and alley at the pedestrian pathway entrances. All 4 of these corners of the building are expressed in corner glass loft conditions to better maintain visibility and create a greater feeling of openness on the site. These lofted corners open to the street at the street condition, and at the rear alley they open to a balcony above the parking level. Unit entries occur along these pathways to overlap circulation elements and create opportunities for people to interact as well. With many people in this neighborhood working nearby or in Seattle, bike parking has also been located in the alley. Soffits are also wood-framed to highlight their appearance and create greater warmth for the pedestrian environment on-site.
DC2. Architectural Concept A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	Conceptually, this project is expressed in 3 horizontal layers flowing Westwards towards the direction of Lake Union, Franklin Ave, and the site's primary views. At the massing corners facing the street and alley, the street level volume opens up with glass in lofted volumes for these 4 corners. At the top levels, these volumes also reach towards the water views and open up their corners towards the city views as well. A lighter textured composite panel is imagined for the base to create a warm and inviting pedestrian flow towards the site and unit entrances along these 2 primary circulation pathways. Roof decks terrace towards the city and water views at the top level of the massing. The indoor areas at this level are also recessed from the street and alley edges to better reduce this volume's appearance at ground level.
DC4. Exterior Elements and Materials A. Exterior Elements and Finishes C. Lighting D. Trees, Landscape and Hardscape Materials	The team is envisioning the use of very high-quality materials for this site. The base volume will be a textured, light gray composite panel which gives an immediate feeling of warmth to the pathway and entrances when combined with the lofted glass corner volumes. The uppermost voume is proposed as a durable, S-corrugated metal panel which will add a great amount of texture as well. These upper 2 volumes contrast to better create the appearance of the top volume as flowing towards the West and perched atop this lighter panelized volume. The landscape architect has worked hard to envision a beautiful concept for the ground level as well with her plantings and trees found within the neighborhood. At night, these new pathways and plantings will glow along with the building soffits and corners to create a very beautiful composition for this site. We are very eager and excited to see this project come to life and thank-you for your time!



Looking SE from Street



Looking NE from Street



Looking SW from Alley



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Looking NE from Street



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Looking NW from Alley



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Section Perspective Looking North

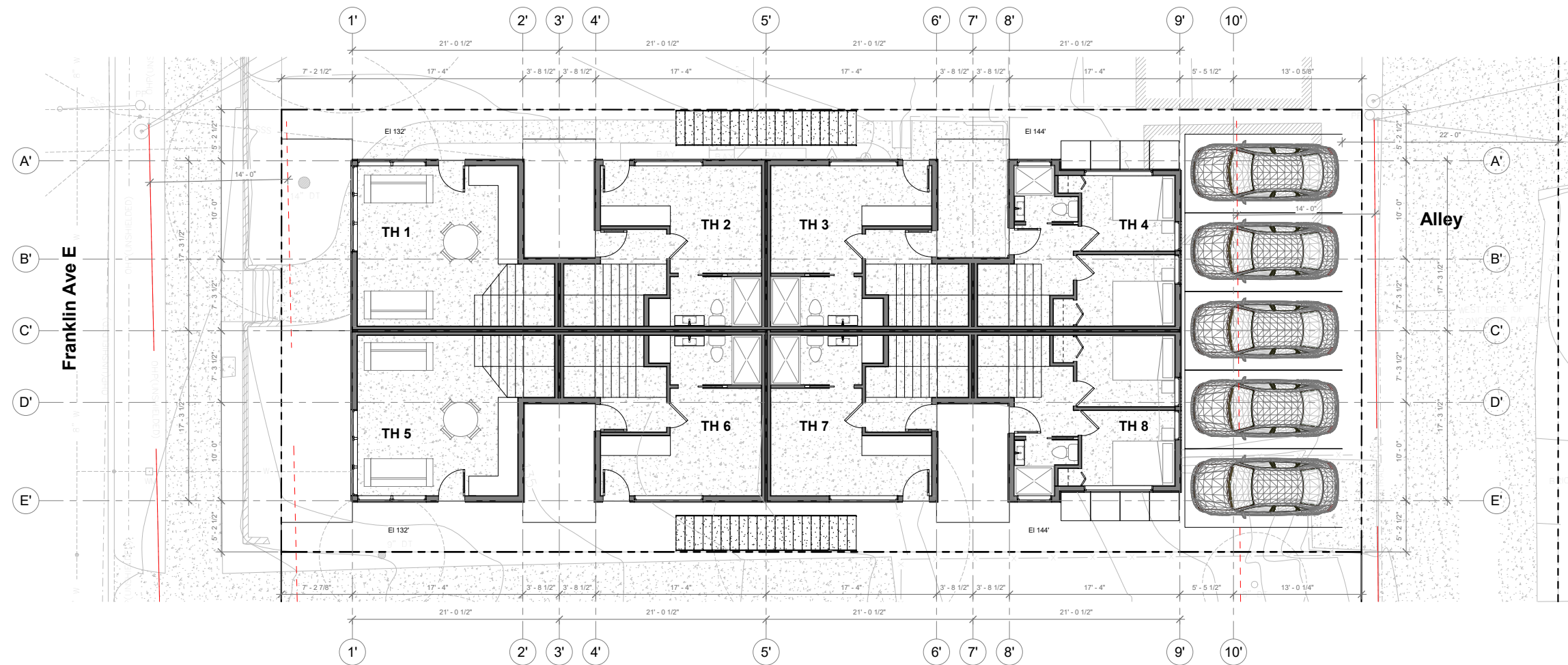


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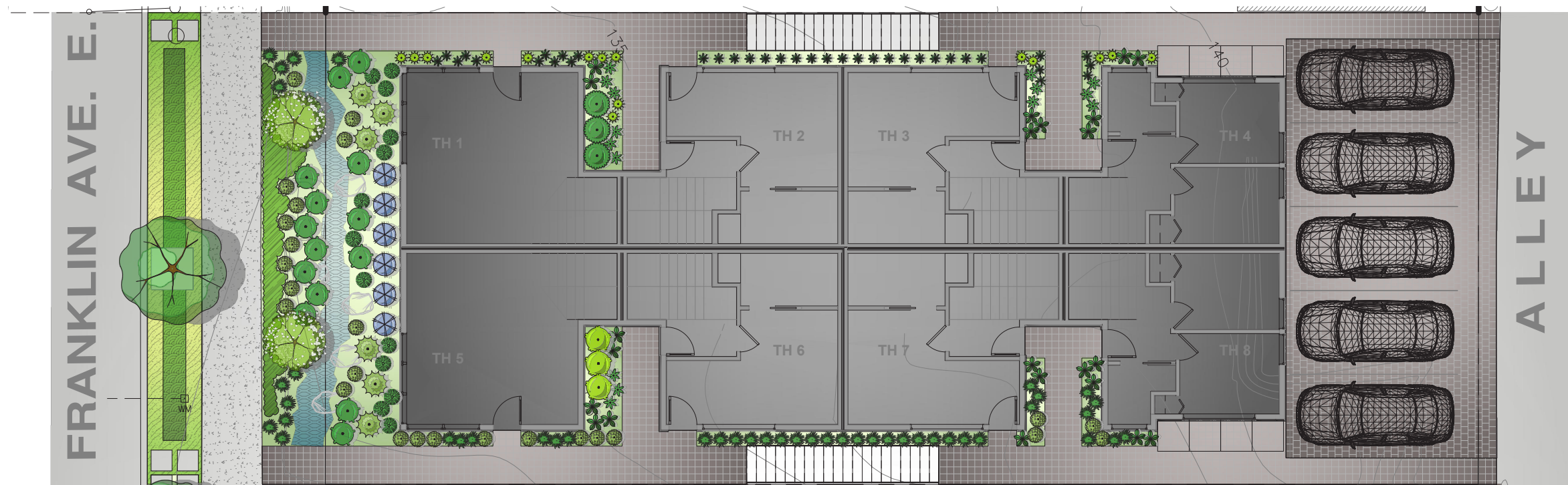
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Site Plan





Landscape Plan



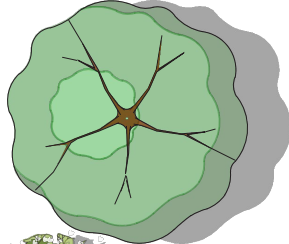
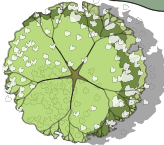
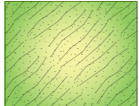



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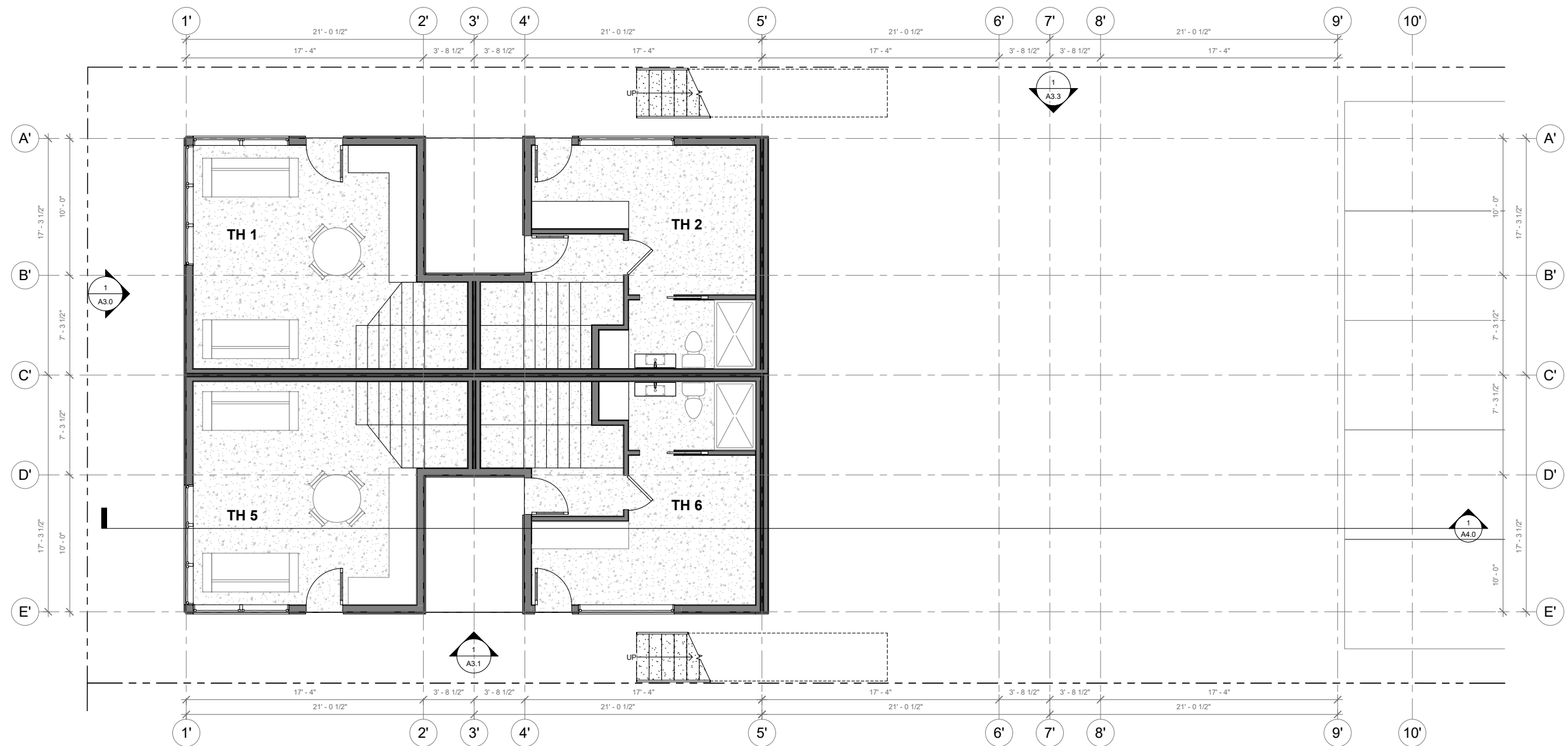
Floor Plans
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Plant Schedule

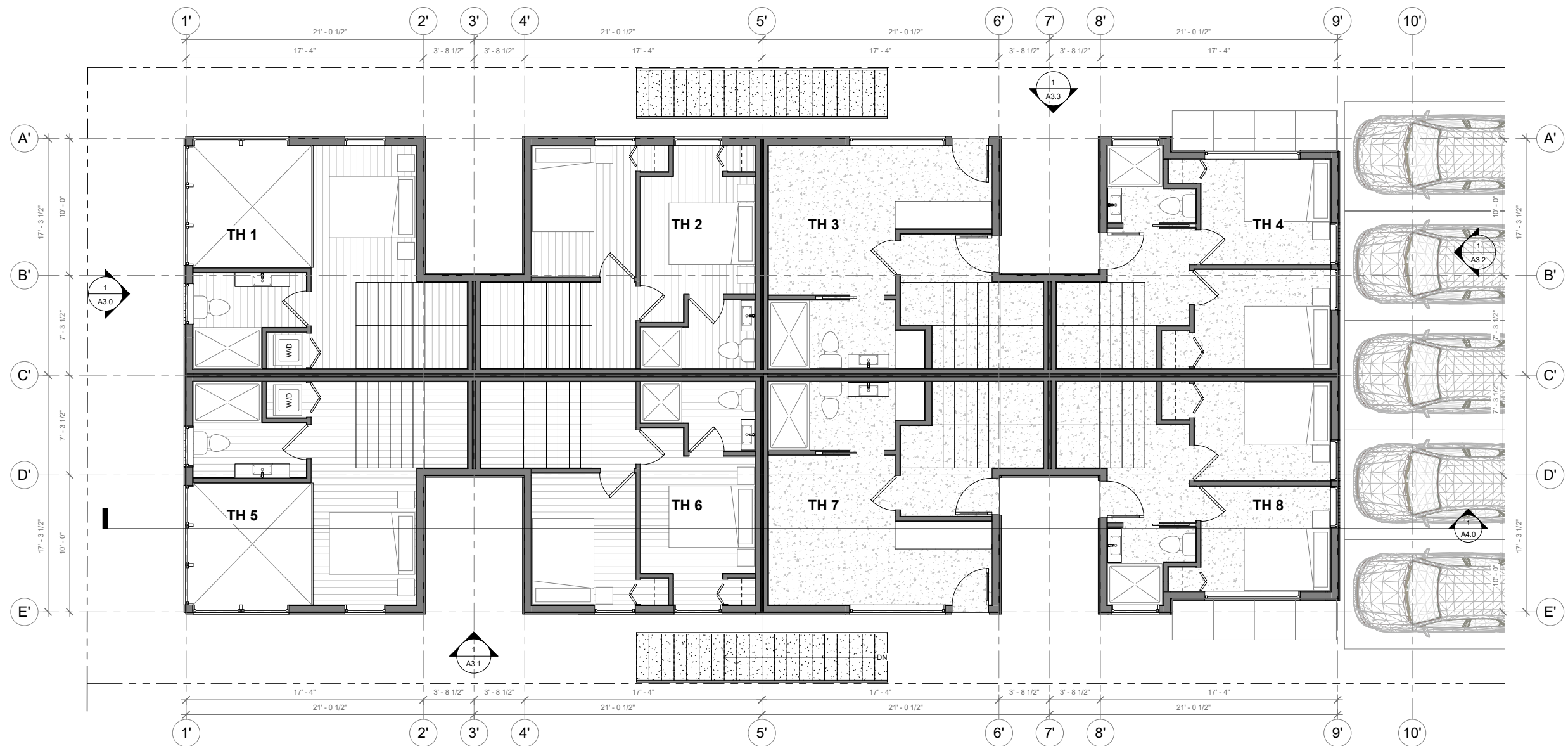
TREES	BOTANICAL / COMMON NAME
	<i>Corylus colurna</i> / Turkish Filbert Street Tree
	<i>Quercus robur</i> 'Fastigiata' / Skyrocket Oak
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Lysimachia nummularia</i> 'Aurea' / Golden Creeping Jenny
	<i>Pachysandra terminalis</i> / Japanese Spurge
	<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle
SITE	BOTANICAL / COMMON NAME
	Cobble 1"-3"

SHRUBS	BOTANICAL / COMMON NAME
	<i>Bergenia cordifolia</i> 'Winterglut' / Winterglow Bergenia
	<i>Blechnum spicant</i> / Deer Fern
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Euonymus fortunei</i> 'Emerald 'n' Gold' TM / Golden Wintercreeper
	<i>Juniperus virginiana</i> 'Skyrocket' / Skyrocket Juniper
	<i>Miscanthus sinensis</i> 'Strictus' / Porcupine Grass
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca



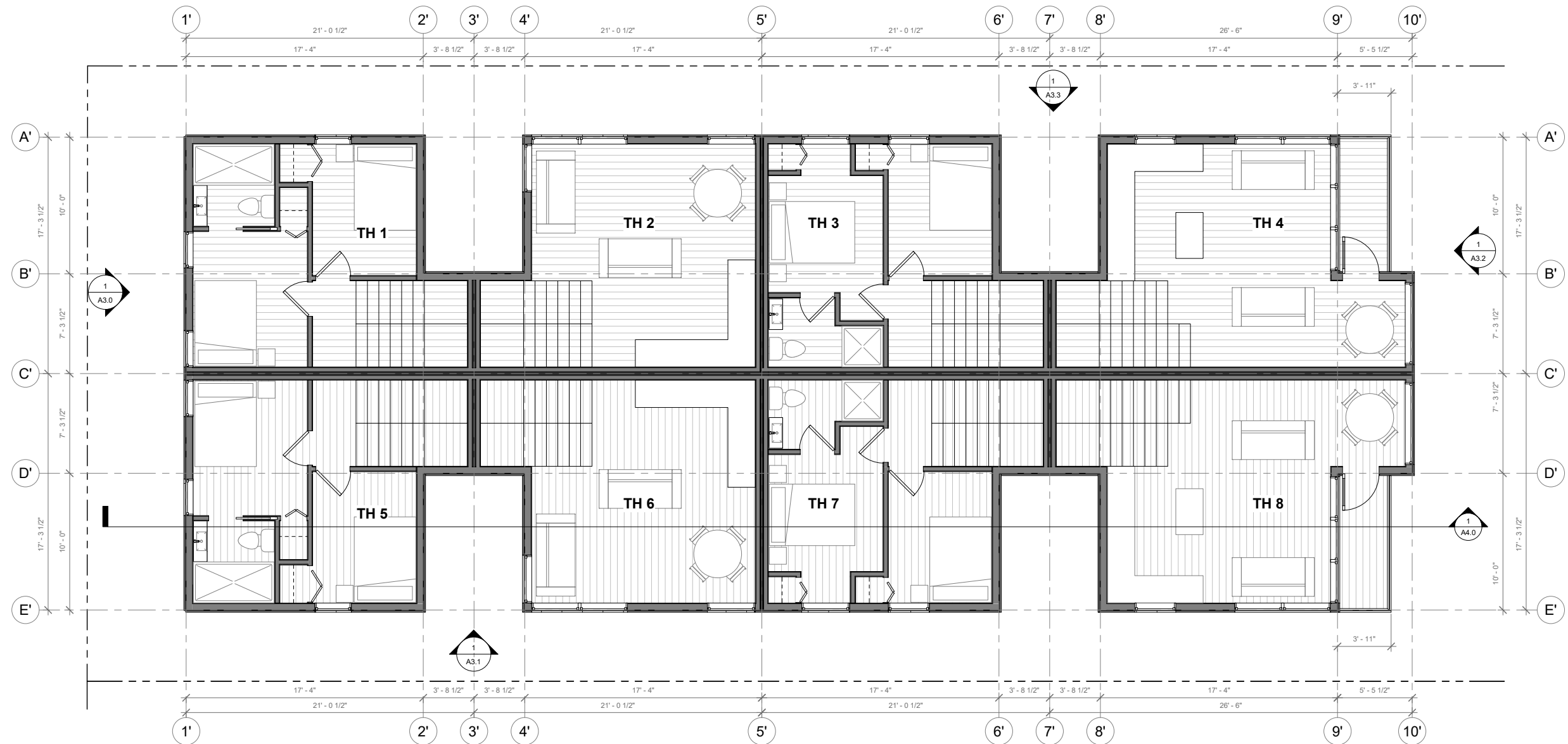
West L1 Plan





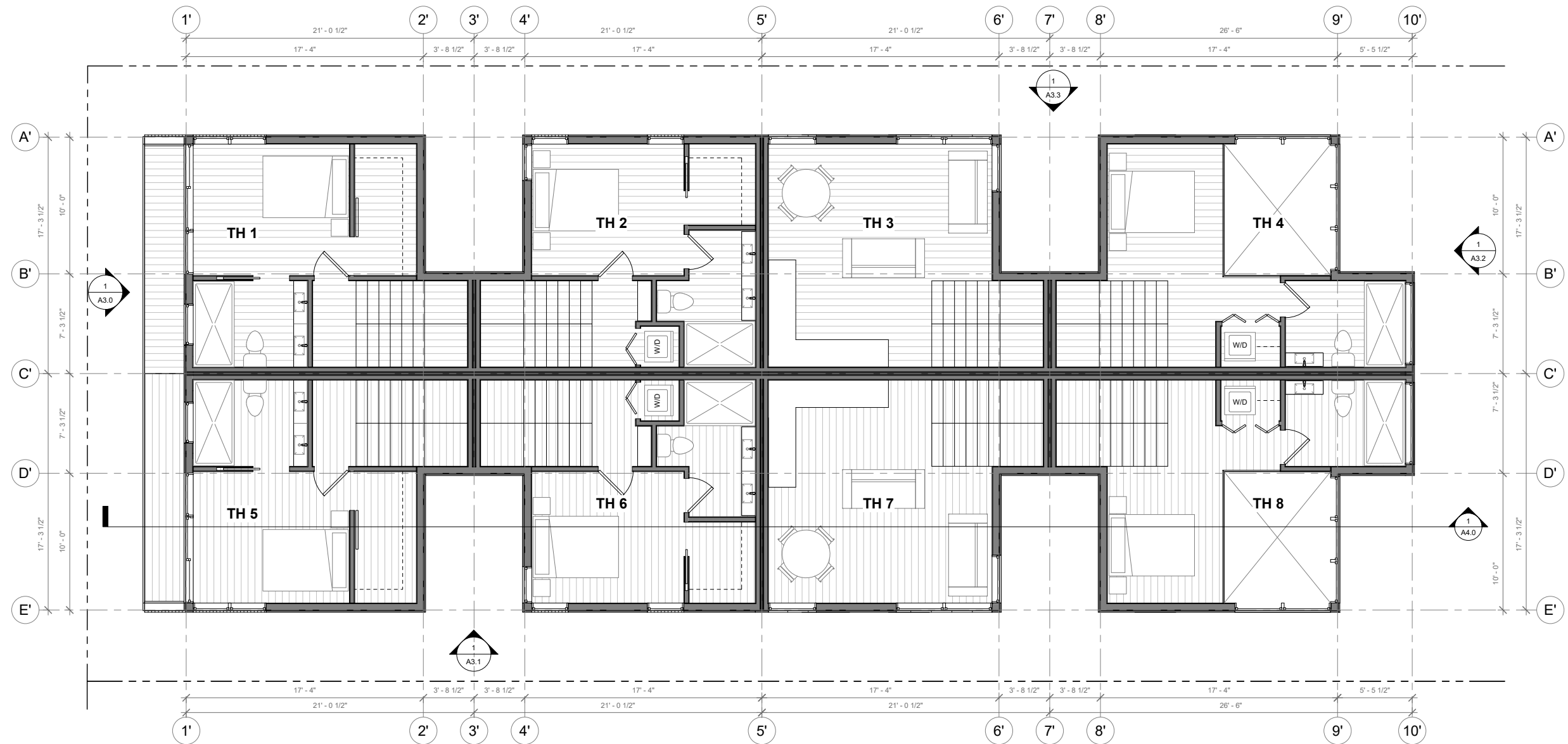
West L2 / East L1 Plan





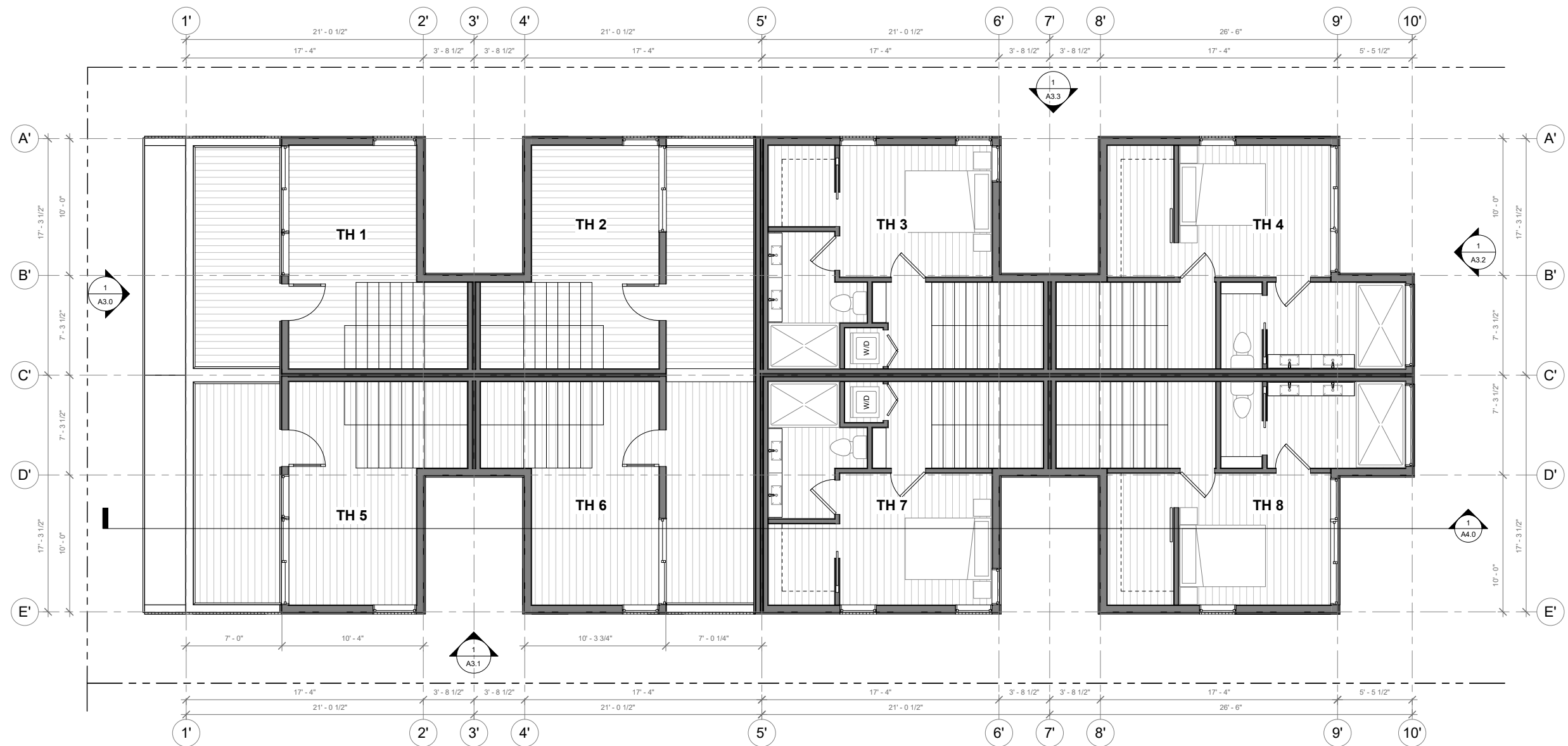
West L3 / East L2 Plan





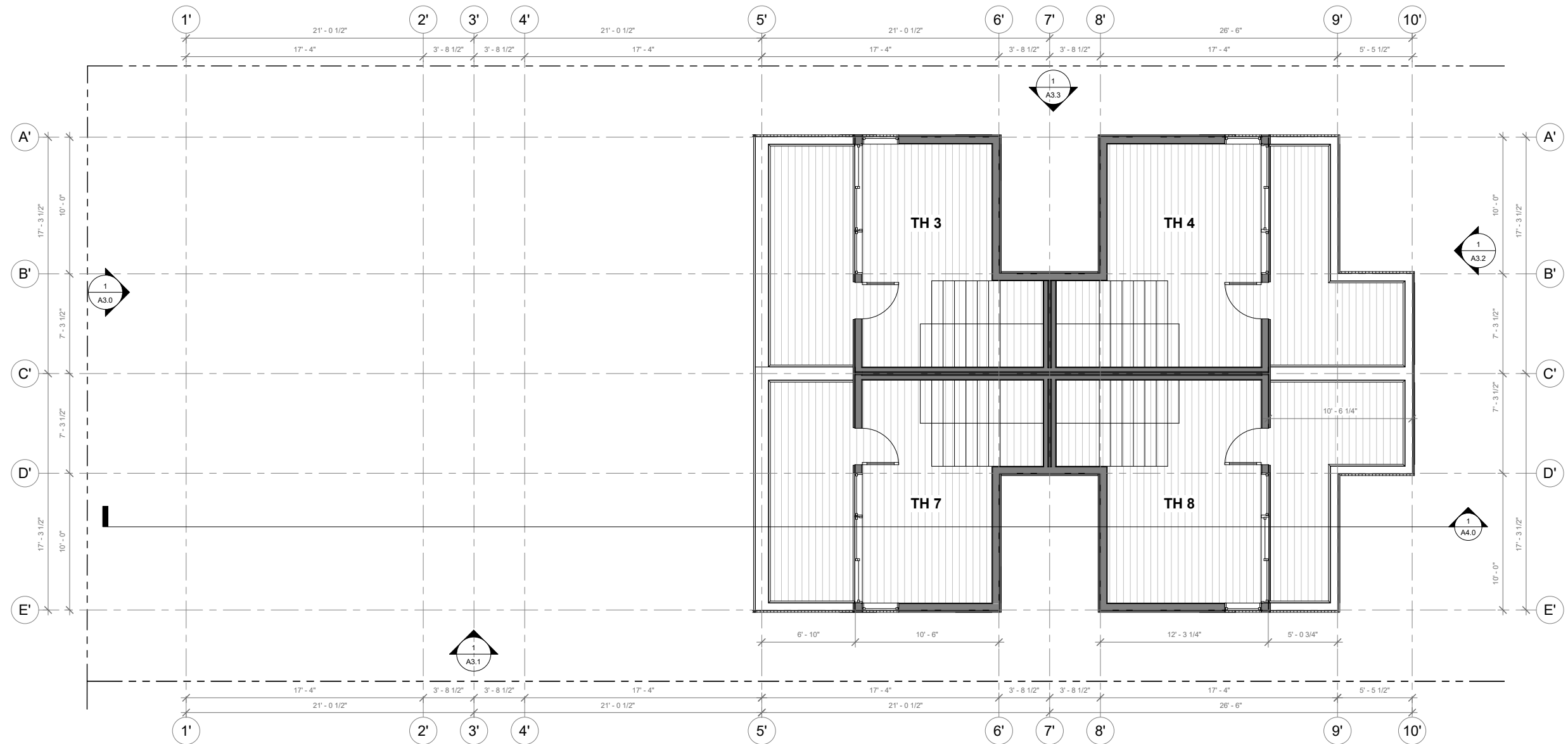
West L4 / East L3 Plan





West Roof Deck / East L4 Plan





East Roof Deck Plan



Material Legend

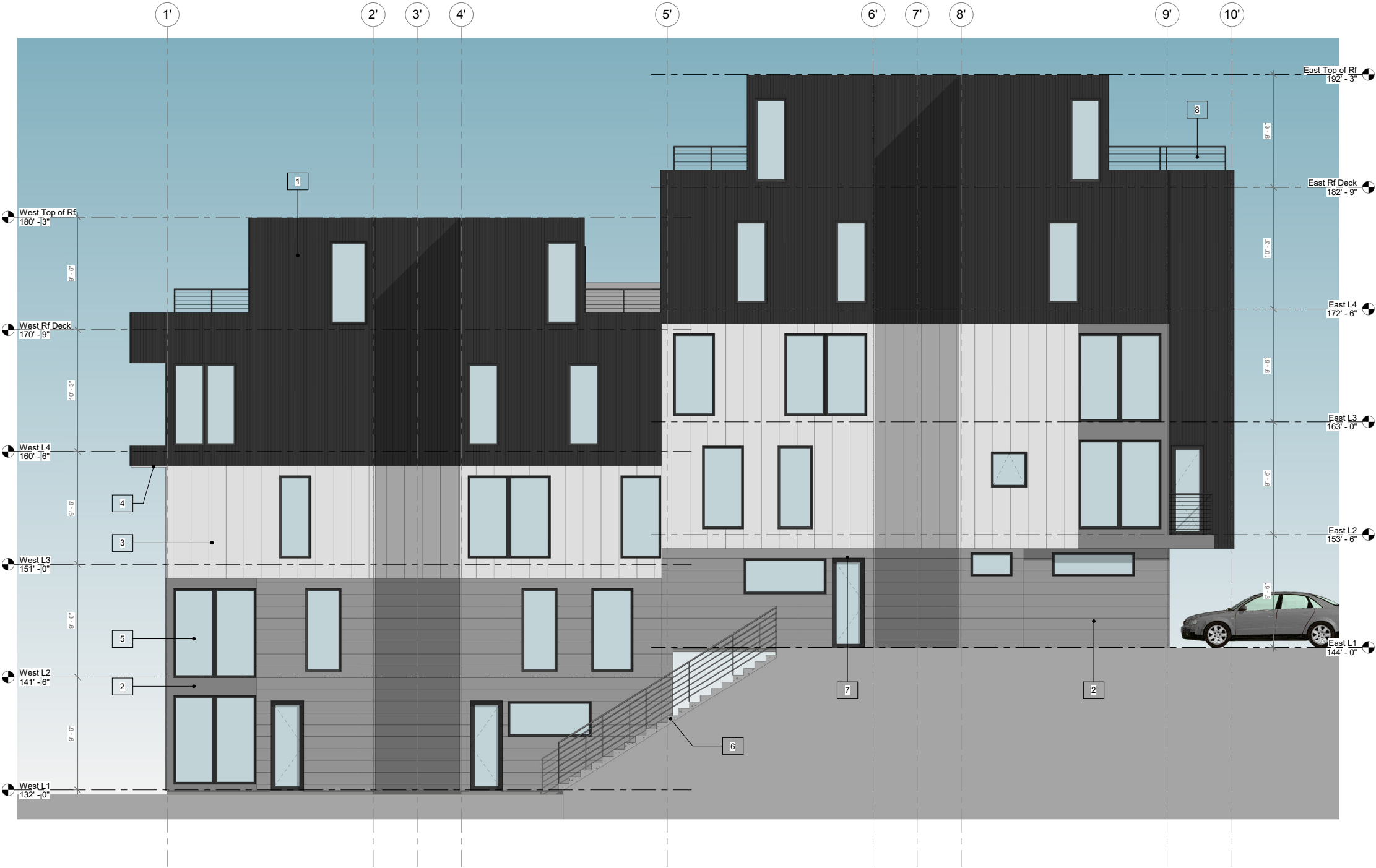
1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
2. Light Gray Textured Composite Panel Rainscreen (2' Tall Max x 10' Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge.
3. White Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)
4. Clear-Sealed Cedar Board Rainscreen Soffit w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Stain & Seal All 6-Sides Prior to Install.
5. Black Vinyl Window, Min 6" Sill, Typ
6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec
7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.
8. Black Powder-Coated Aluminum Guardrail. 42" A.F.F. Min and 4" Sphere Shall Not Pass Through, Typ. Attach per Struct.



West Elevation

Material Legend

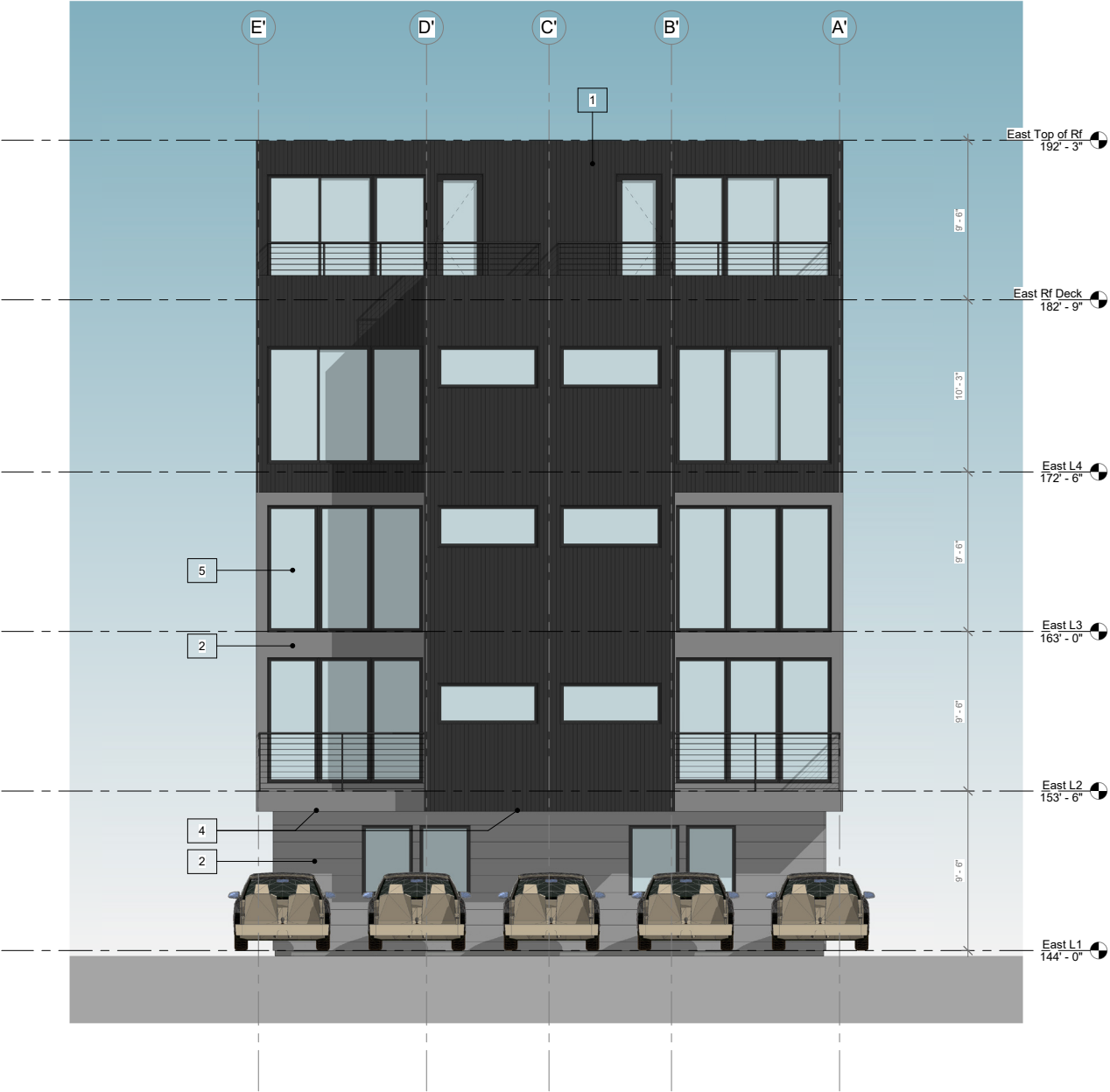
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South Elevation

Material Legend

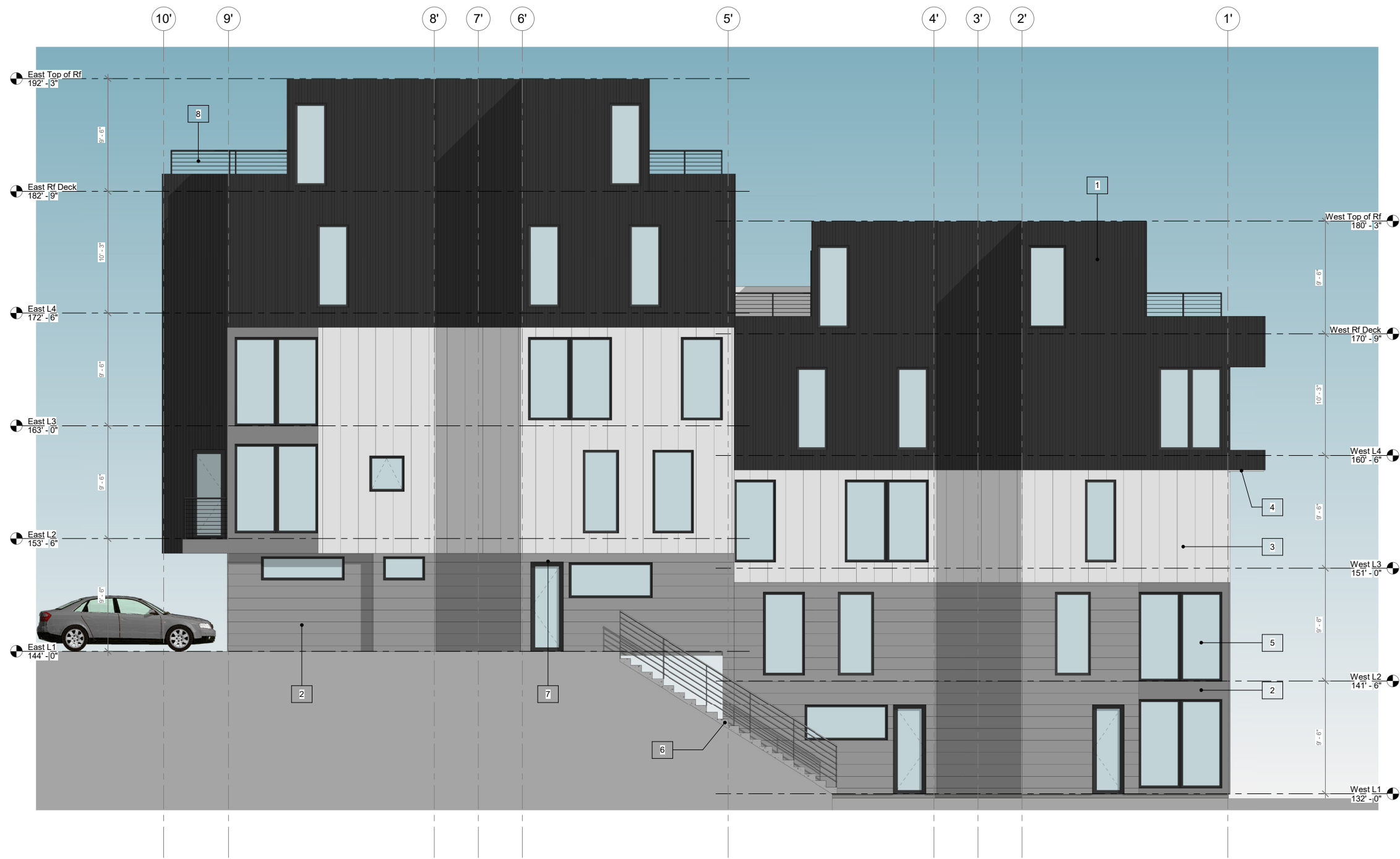
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East Elevation

Material Legend

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- 2. Light Gray Textured Composite Panel Rainscreen (2' Tall Max x 10' Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge.
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North Elevation



East-West Section



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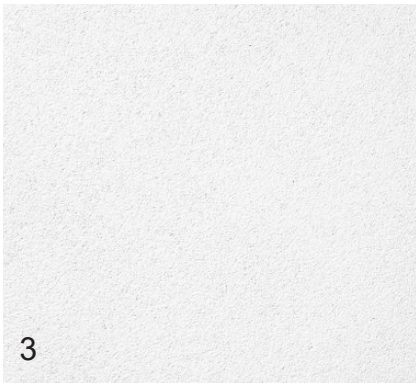
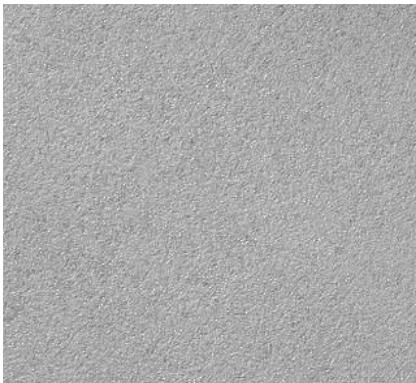
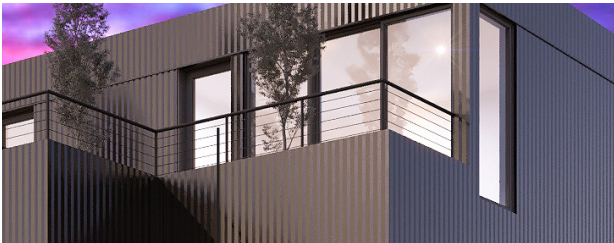
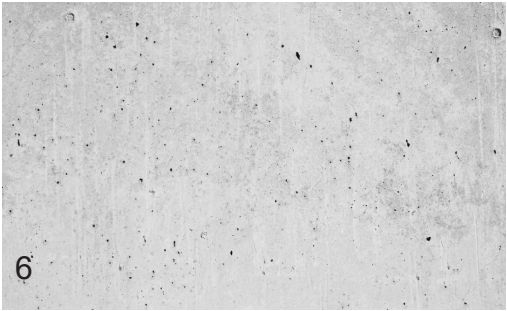
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 Streamlined Design Review Package

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2021.07.19

Project Information

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Parcel #: 2902200831

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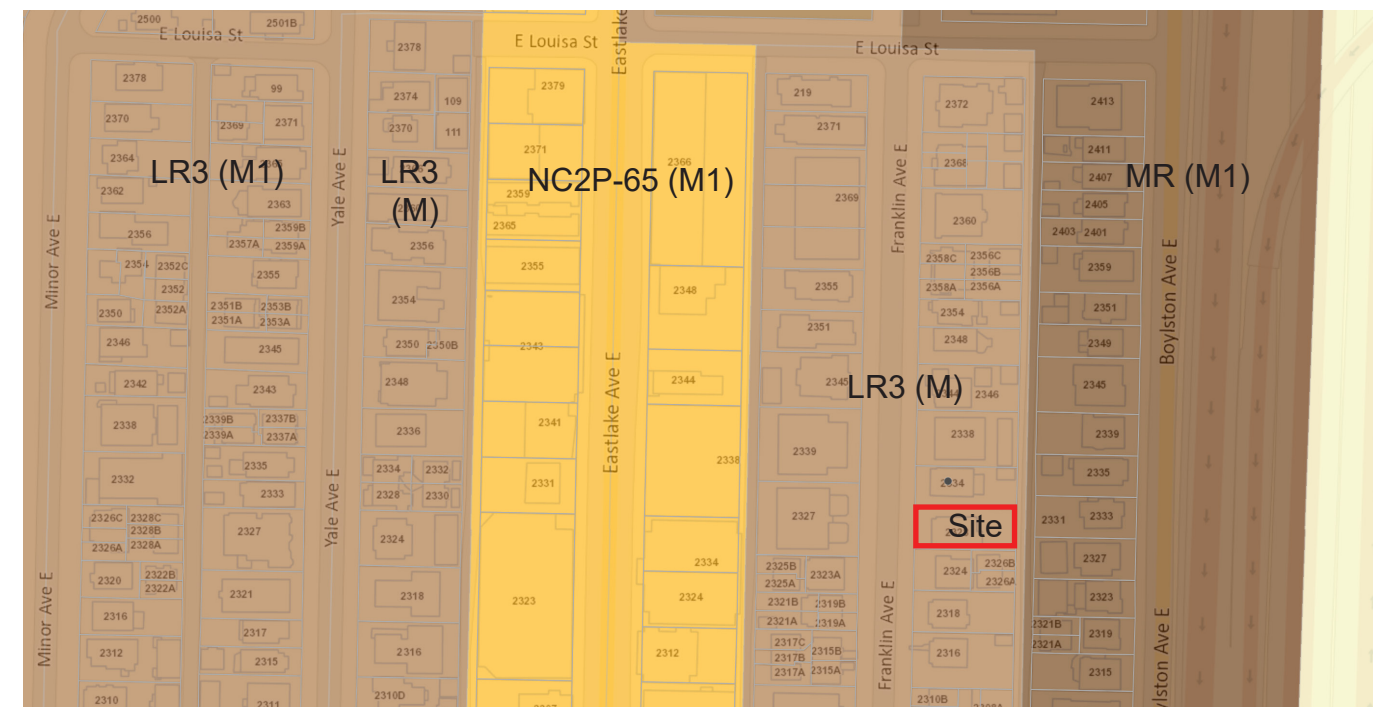
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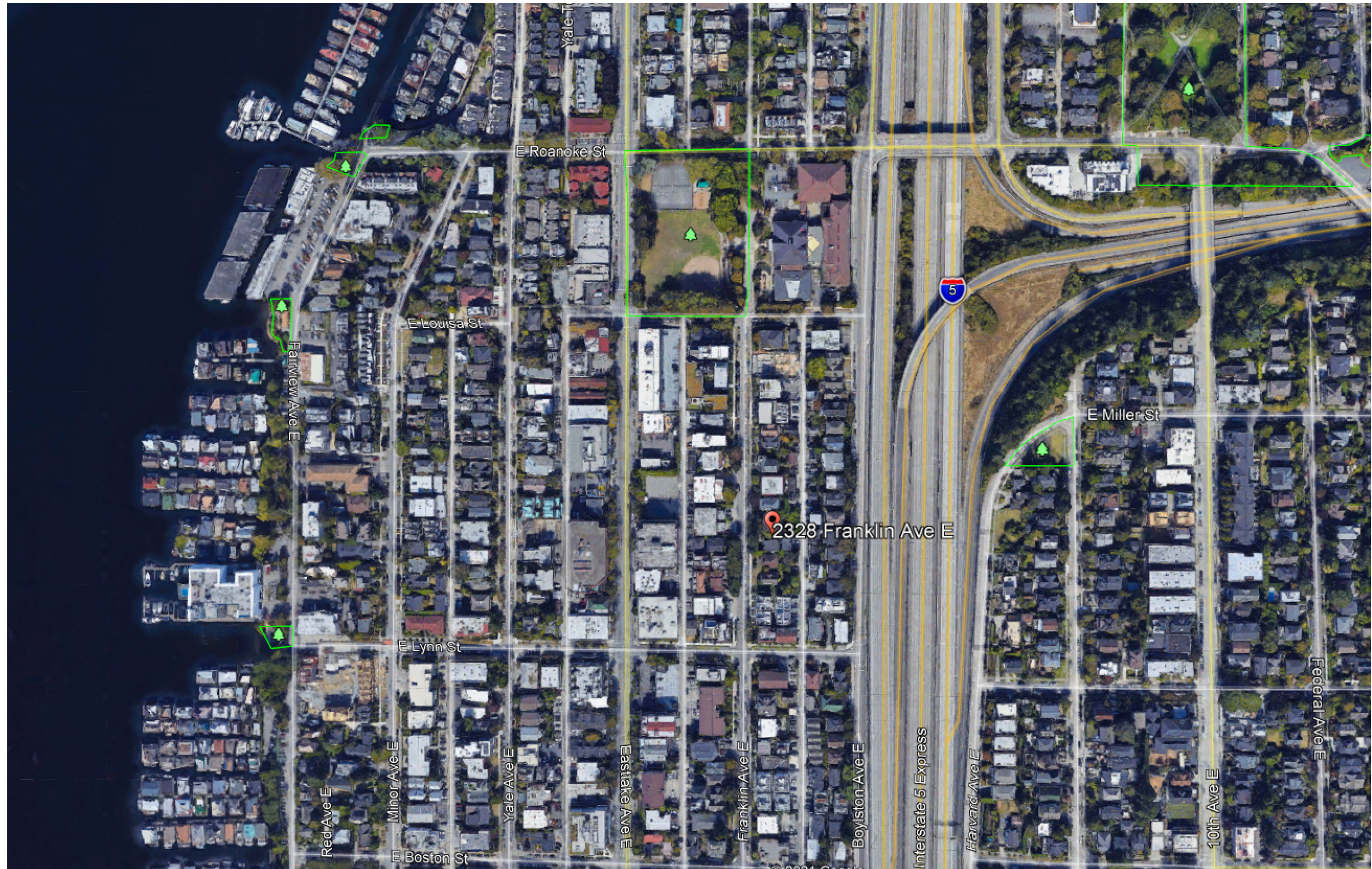
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Looking East on Franklin



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Existing Site
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Looking NE from Street



Looking SW from Alley



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Looking NE from Street



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Looking NW from Alley



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Section Perspective Looking North

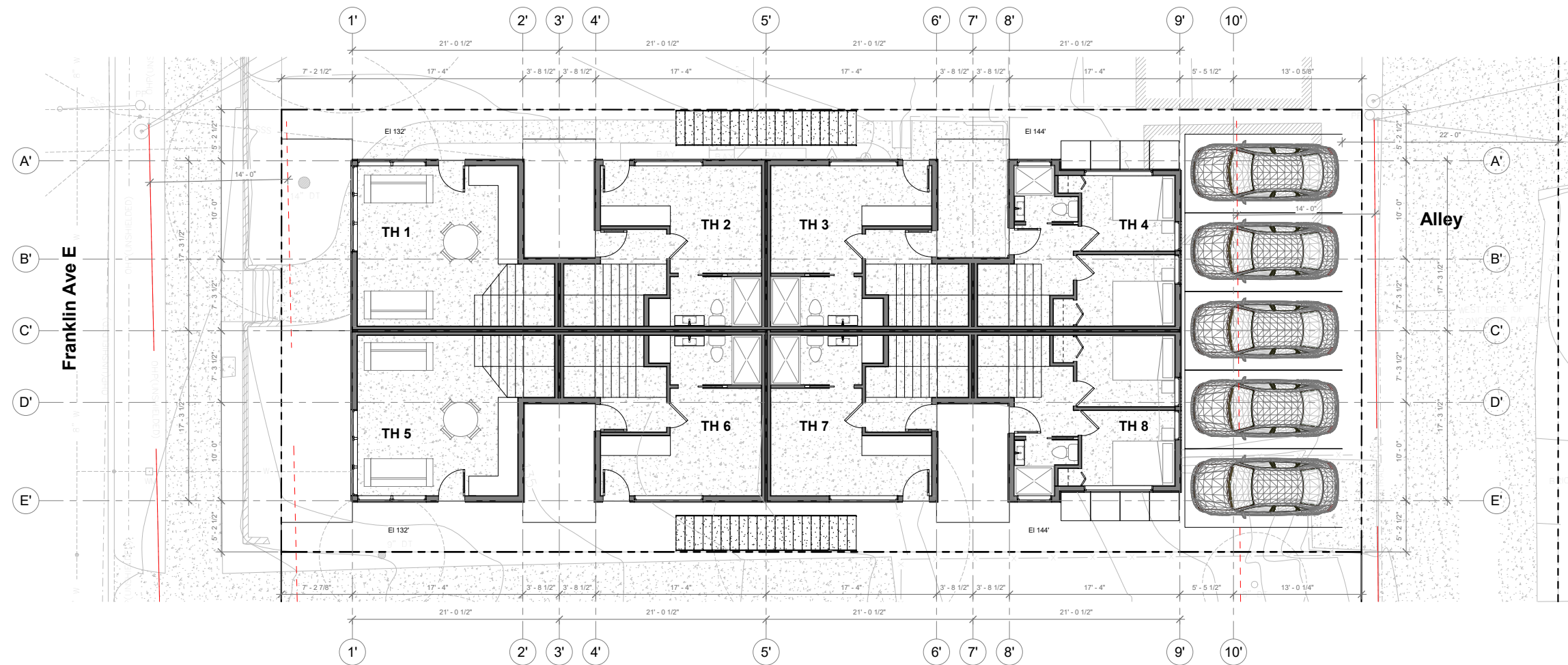


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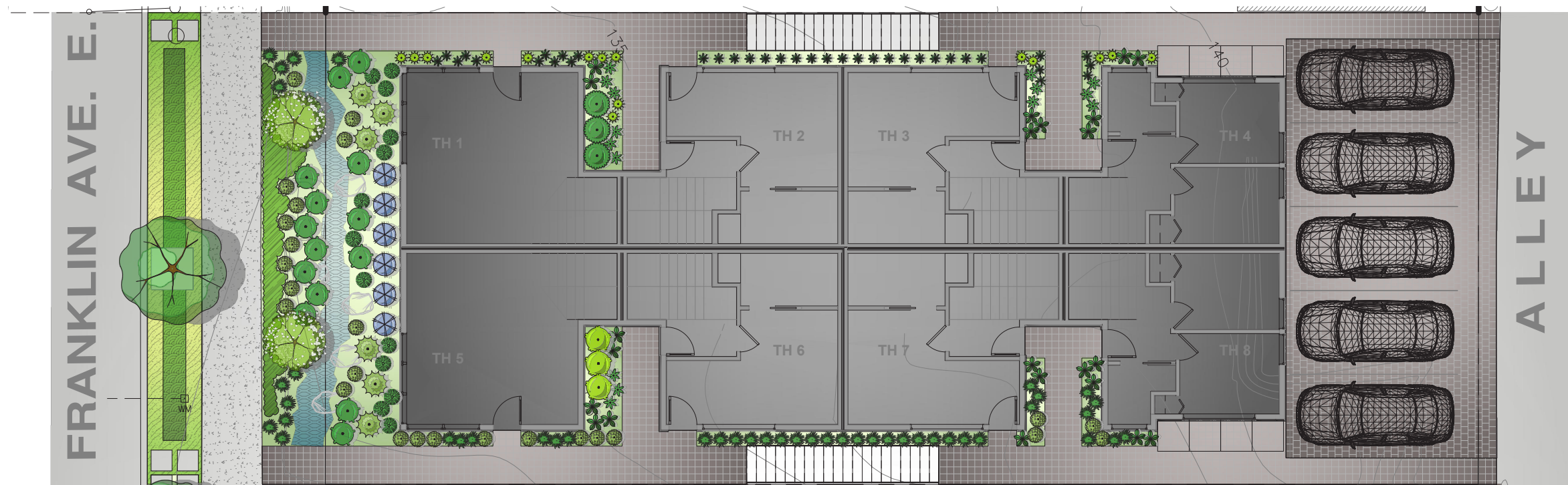
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Site Plan





Landscape Plan



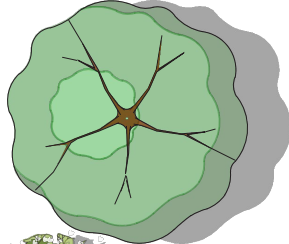
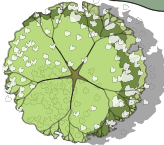
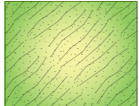



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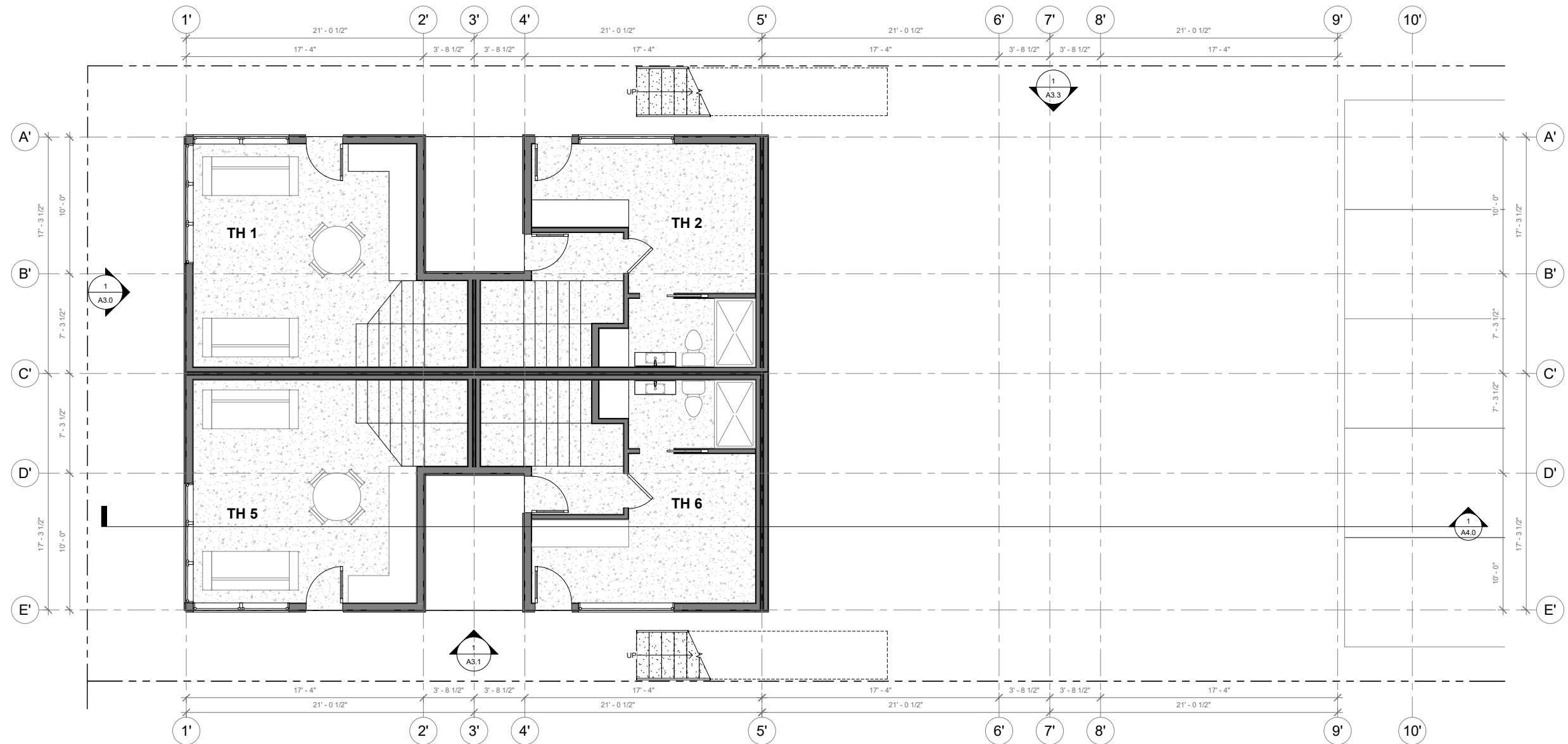
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Plant Schedule

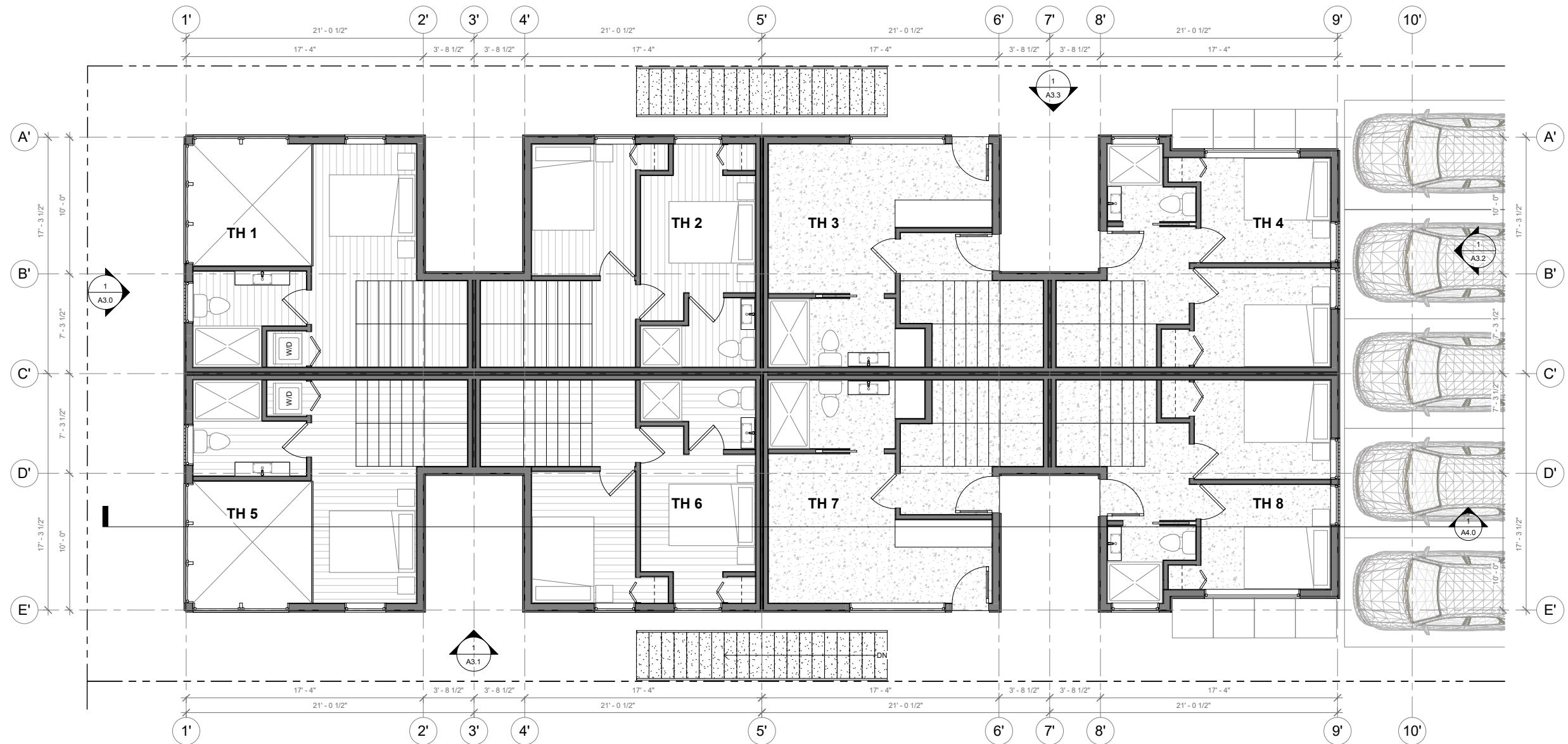
TREES	BOTANICAL / COMMON NAME
	<i>Corylus columna</i> / Turkish Filbert Street Tree
	<i>Quercus robur</i> 'Fastigiata' / Skyrocket Oak
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Lysimachia nummularia</i> 'Aurea' / Golden Creeping Jenny
	<i>Pachysandra terminalis</i> / Japanese Spurge
	<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle
SITE	BOTANICAL / COMMON NAME
	Cobble 1"-3"

SHRUBS	BOTANICAL / COMMON NAME
	<i>Bergenia cordifolia</i> 'Winterglut' / Winterglow Bergenia
	<i>Blechnum spicant</i> / Deer Fern
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Euonymus fortunei</i> 'Emerald 'n' Gold' TM / Golden Wintercreeper
	<i>Juniperus virginiana</i> 'Skyrocket' / Skyrocket Juniper
	<i>Miscanthus sinensis</i> 'Strictus' / Porcupine Grass
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca



West L1 Plan





West L2 / East L1 Plan

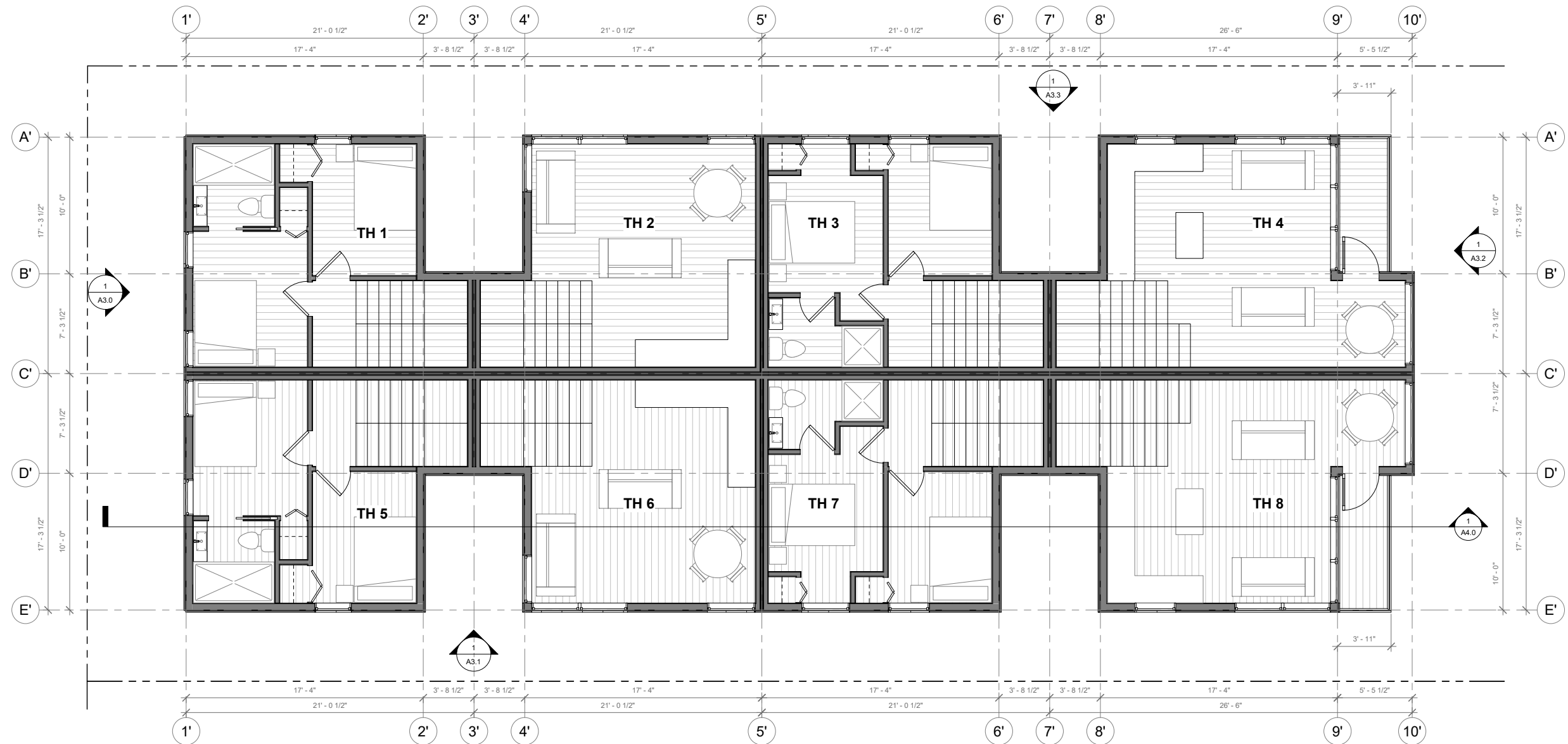


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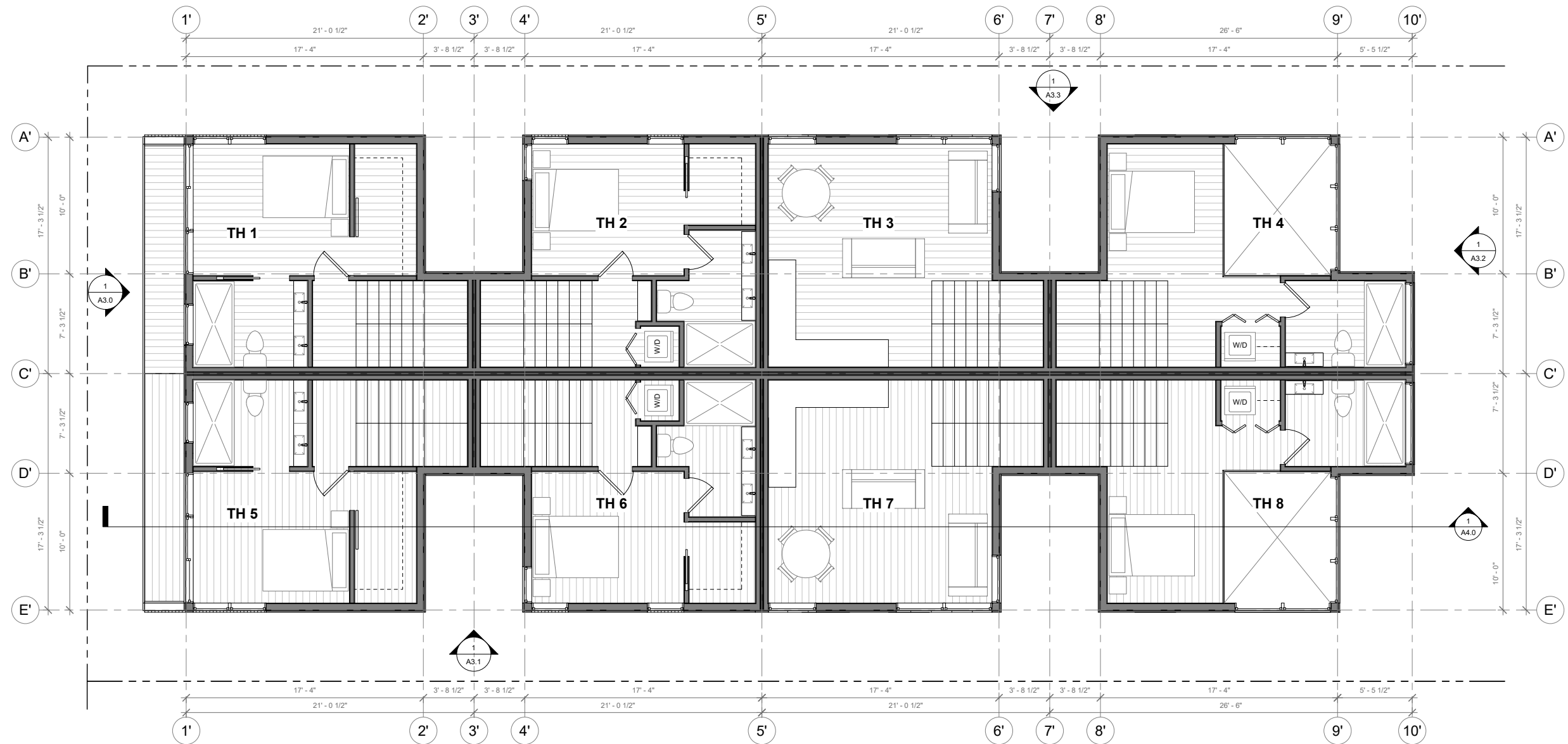
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West L3 / East L2 Plan





West L4 / East L3 Plan

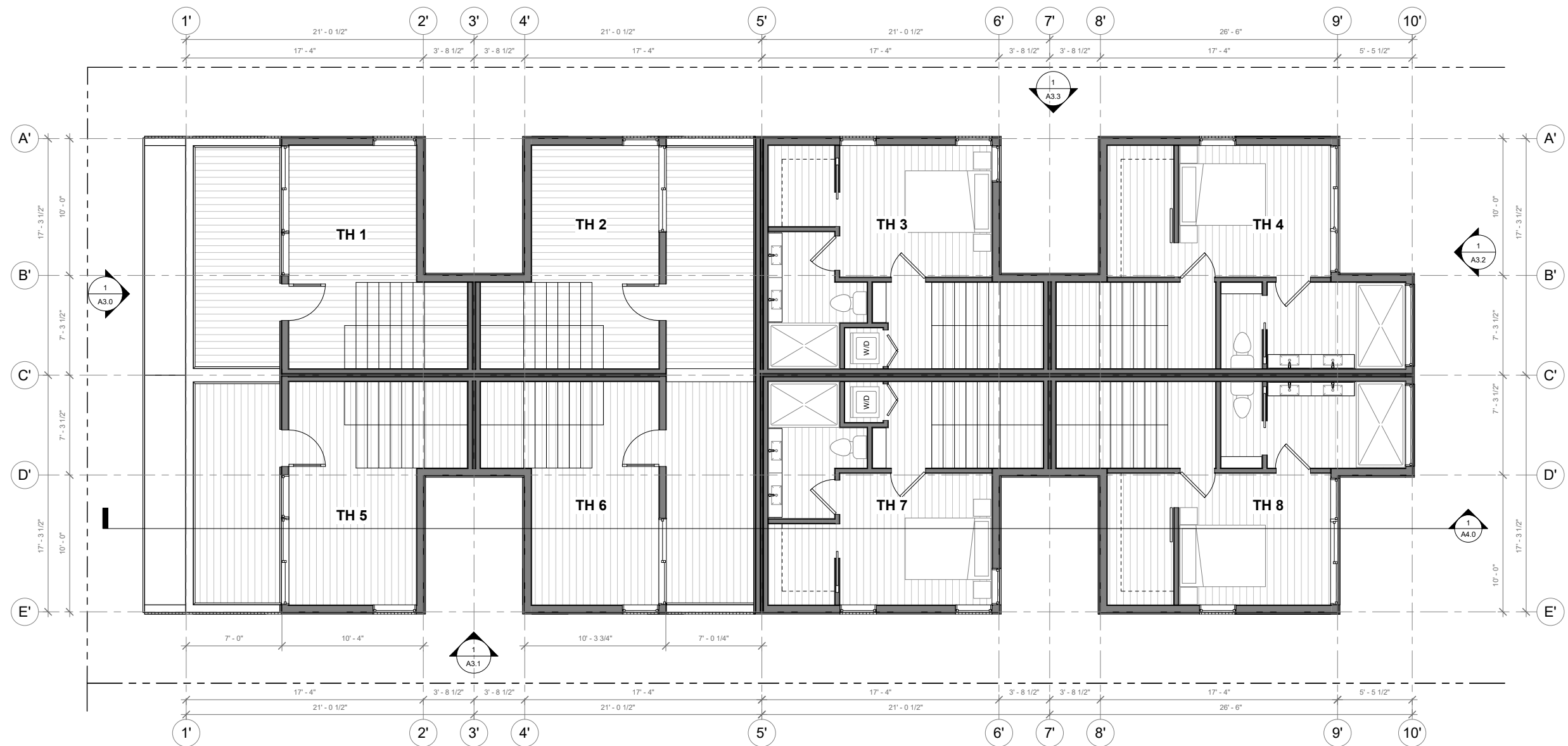


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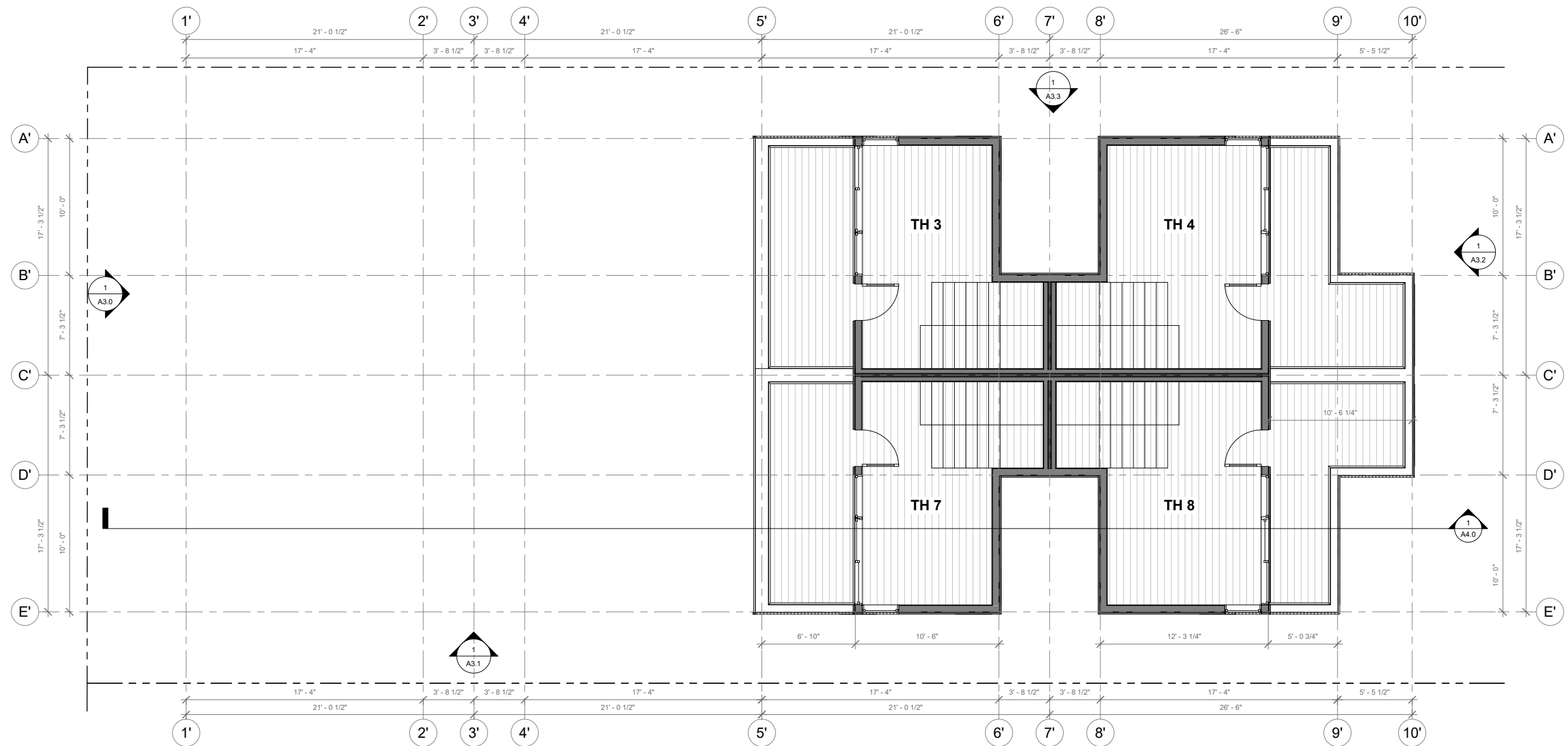
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West Roof Deck / East L4 Plan





East Roof Deck Plan



Material Legend

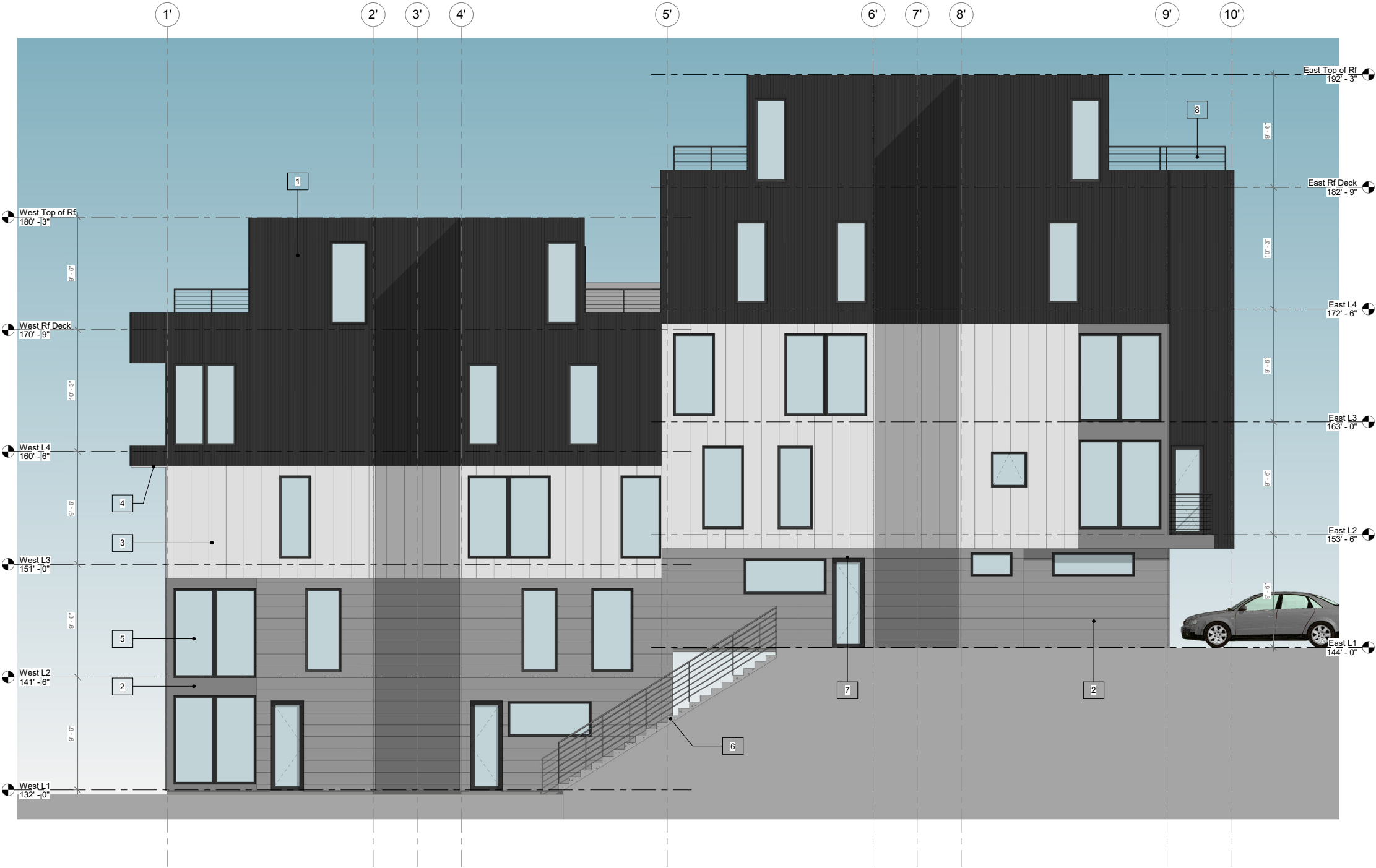
1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
2. Light Gray Textured Composite Panel Rainscreen (2' Tall Max x 10' Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge.
3. White Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)
4. Clear-Sealed Cedar Board Rainscreen Soffit w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Stain & Seal All 6-Sides Prior to Install.
5. Black Vinyl Window, Min 6" Sill, Typ
6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec
7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.
8. Black Powder-Coated Aluminum Guardrail. 42" A.F.F. Min and 4" Sphere Shall Not Pass Through, Typ. Attach per Struct.



West Elevation

Material Legend

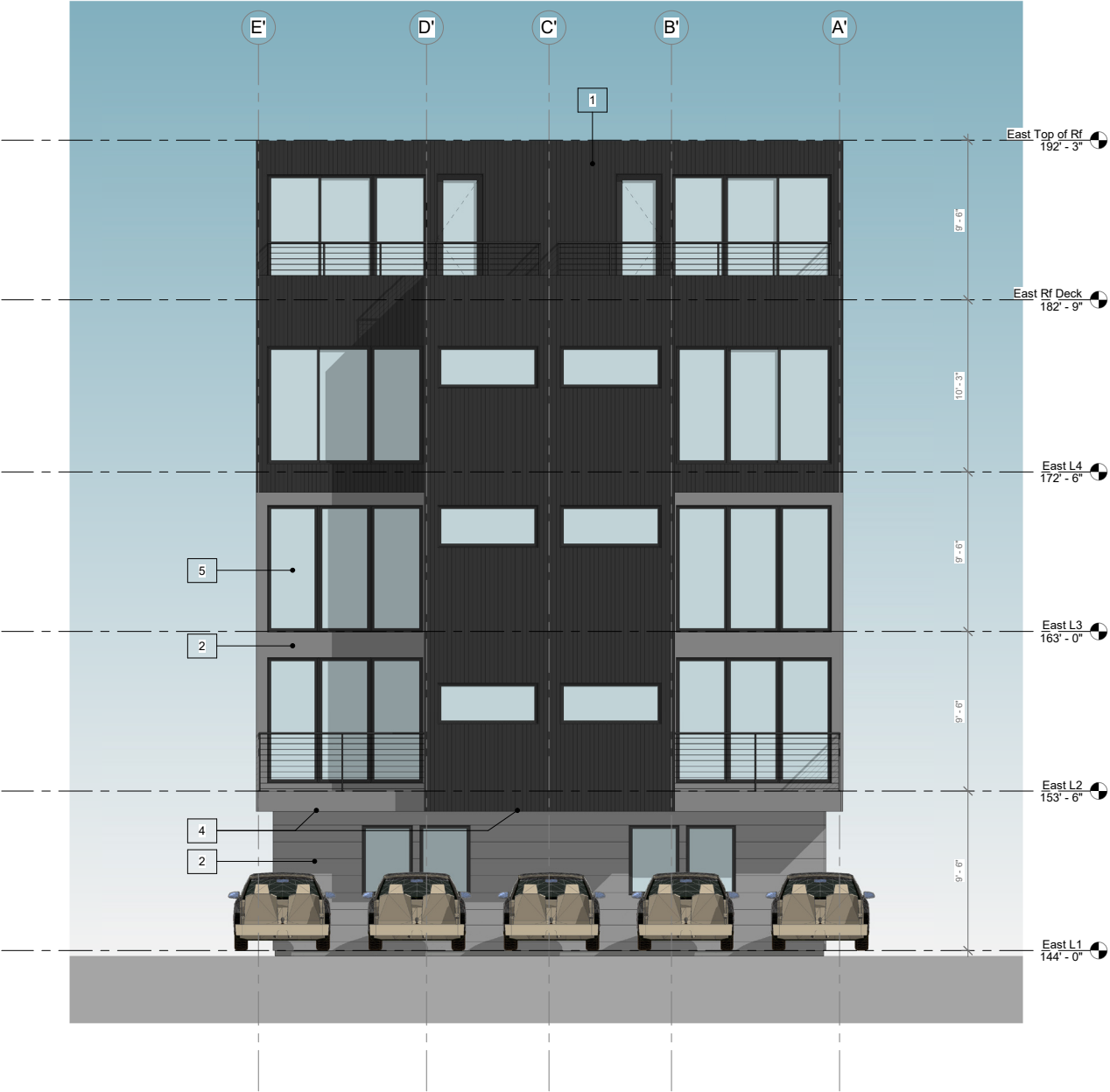
- 1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
- 2. Light Gray Textured Composite Panel Rainscreen (2' Tall Max x 10' Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge.
- 3. White Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)
- 4. Clear-Sealed Cedar Board Rainscreen Soffit w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Stain & Seal All 6-Sides Prior to Install.
- 5. Black Vinyl Window, Min 6" Sill, Typ
- 6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec
- 7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.
- 8. Black Powder-Coated Aluminum Guardrail. 42" A.F.F. Min and 4" Sphere Shall Not Pass Through, Typ. Attach per Struct.



South Elevation

Material Legend

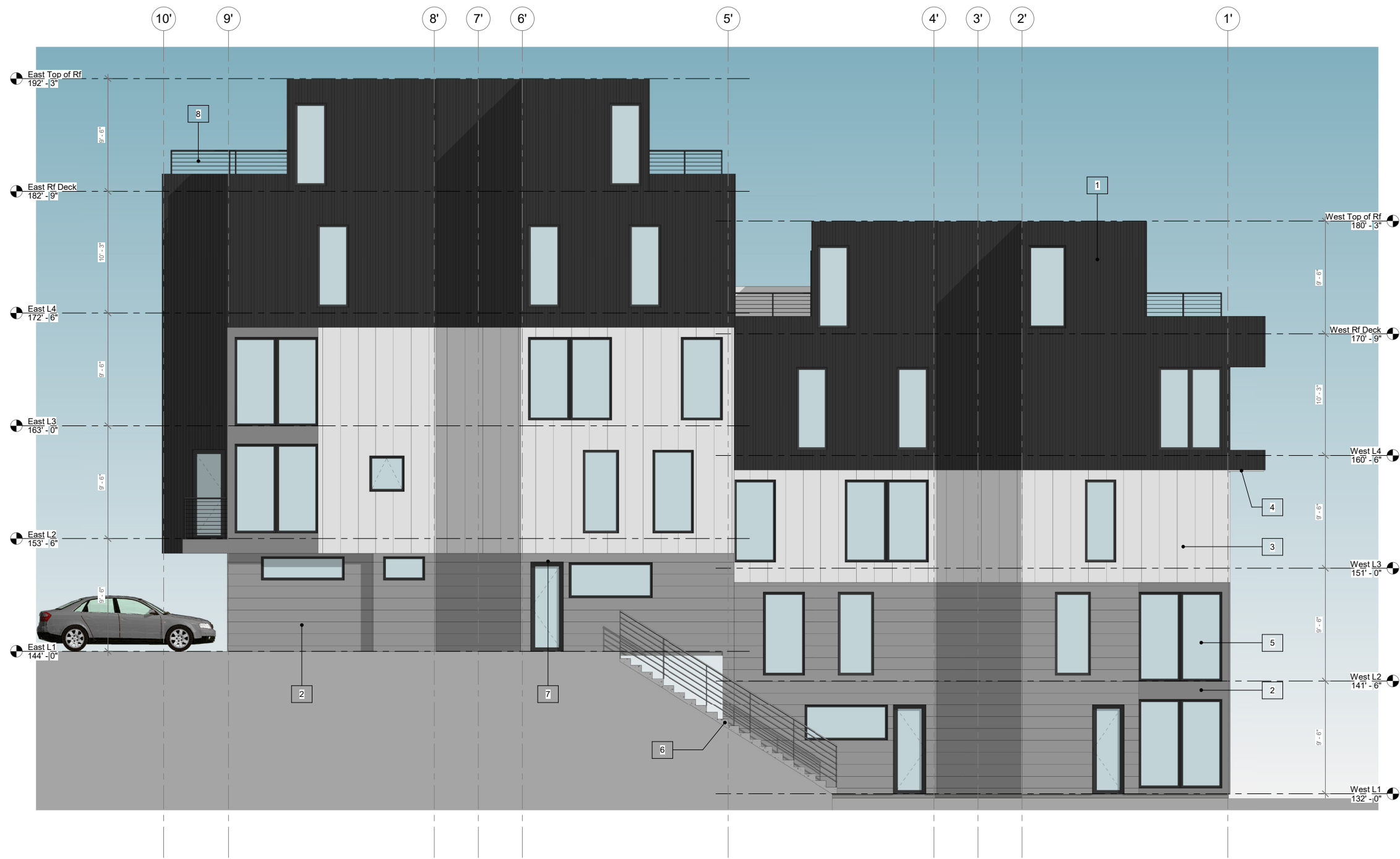
- 1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
- 2. Light Gray Textured Composite Panel Rainscreen (2' Tall Max x 10' Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge.
- 3. White Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)
- 4. Clear-Sealed Cedar Board Rainscreen Soffit w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Stain & Seal All 6-Sides Prior to Install.
- 5. Black Vinyl Window, Min 6" Sill, Typ
- 6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec
- 7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.
- 8. Black Powder-Coated Aluminum Guardrail. 42" A.F.F. Min and 4" Sphere Shall Not Pass Through, Typ. Attach per Struct.



East Elevation

Material Legend

- 1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
- 2. Light Gray Textured Composite Panel Rainscreen (2' Tall Max x 10' Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge.
- 3. White Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)
- 4. Clear-Sealed Cedar Board Rainscreen Soffit w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Stain & Seal All 6-Sides Prior to Install.
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- 6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec
- 7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.
- 8. Black Powder-Coated Aluminum Guardrail. 42" A.F.F. Min and 4" Sphere Shall Not Pass Through, Typ. Attach per Struct.



North Elevation



East-West Section



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Material Legend

- 1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
- 2. Light Gray Textured Composite Panel Rainscreen (2' Tall Max x 10' Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge.
- 3. White Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)
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