



Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

Streamlined Design Review Package

2021.04.05

Project Information

Project Description: Constrction of 3 Townhouses with 3 Parking Stalls.

Address: 2313 Yale Ave E, Seattle, WA 98102

Parcel #: 2902201100

Legal Description: LOT 2, BLOCK 14, GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS PAGE 73, IN KING COUNTY, WASHINGTON.

Site Area: 6,601sf

Zoning: LR3 (M1)

Overlays: Eastlake (Residential Urban Village).

Misc: Medium MHA Area (M1), Frequent Transit Service Area, Parking Flex Area

ECA: None

Existing Use: Existing Apt

FAR Limit: 2.3 FAR x 6,601sf Site = 15,182.3sf Allowed

Density Limit: No Limit

Height: 50'

Parking: None Req'd

Gross Floor Area: 7,703sf (Gross Floor Area of Proposed Building) + 4,392gsf (Existing Building Area) = 12,095sf

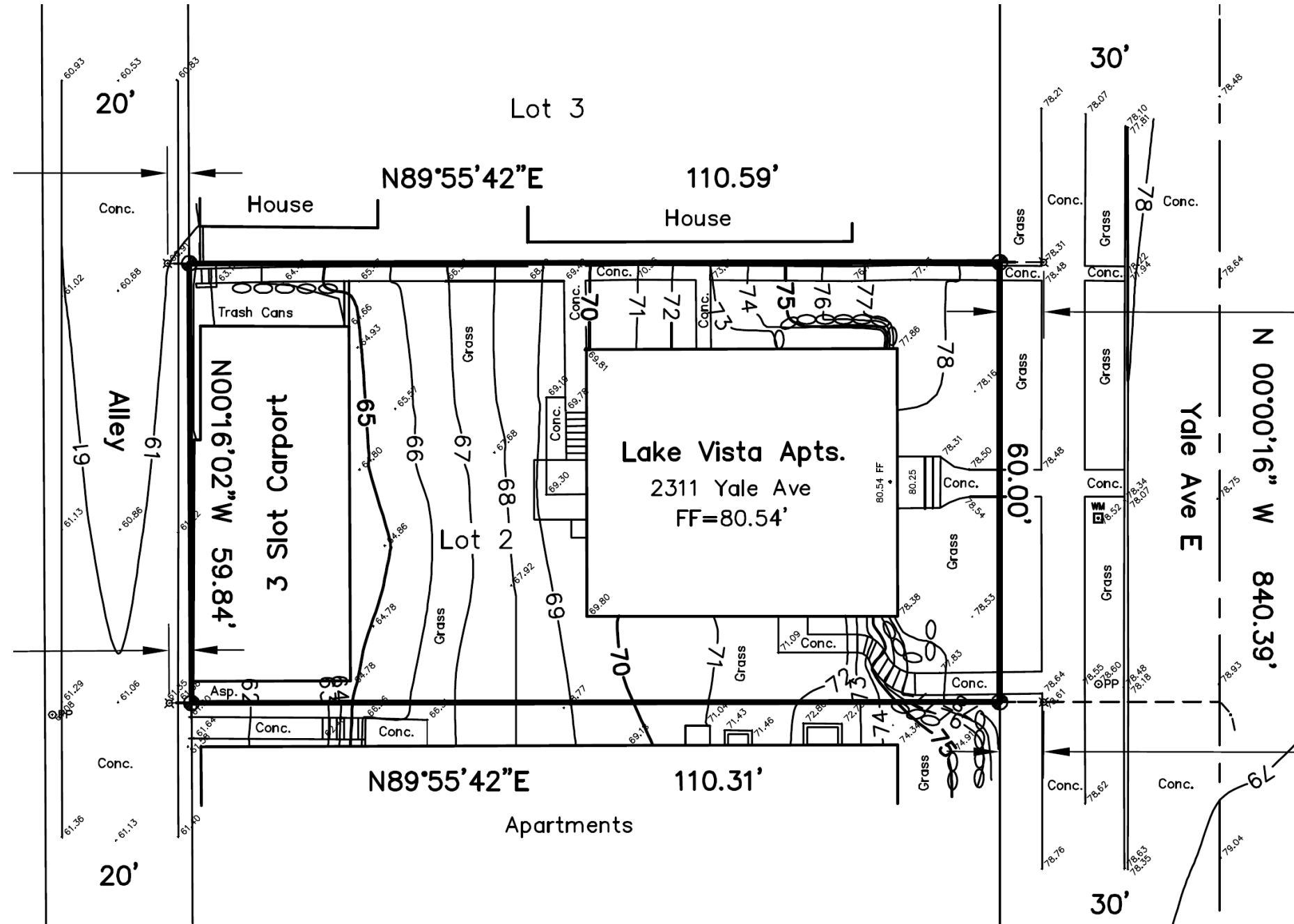
FAR: 12,095sf < 15,182.3sf, Complies



Aerial Context



Zoning







Looking West on Yale at Existing Site and Existing Apartment to be Retained



Looking SE from Alley at Existing Site. Existing Apartment to be Retained.
Existing Carport to be Removed.



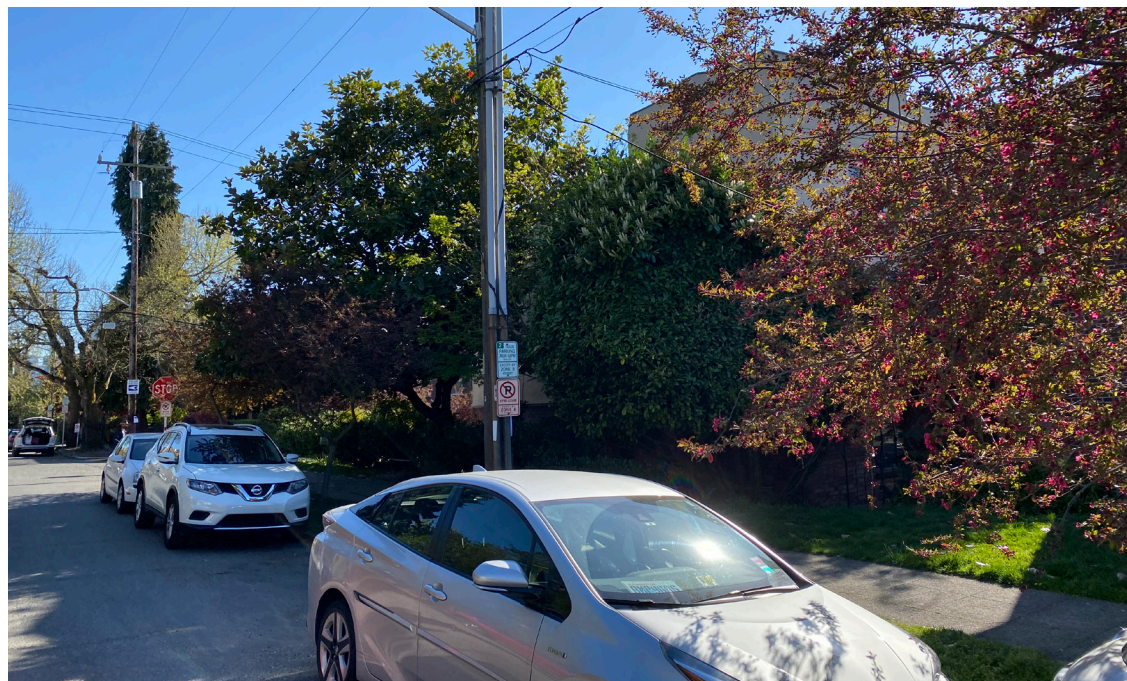
Looking NE from Alley at Existing Site. Existing Apartment to be Retained.
Existing Carport to be Removed.



Looking NW on Yale



Looking NE on Yale



Looking SW on Yale



Looking SE on Yale



CS1. Natural Systems and Site Features A. Energy Use	This project will utilize Built Green Certification and meet SDCI Priority Green Requirements. Preserving the existing building and instead infilling the alley area additionally works to promote sustainability through extending the existing building's lifespan.
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 Yale Ave E by preserving the existing building at the street. The landscape architect has introduced thoughtful plantings and design to further enhance the site and circulation for the residents and neighborhood. A beautiful central courtyard linking these buildings with plantings and trees will also improve this site.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	Being located in Eastlake next to Lake Union, we wanted express the site's view towards the water with West lofted volumes, West roof decks, and all West rooms oriented and internally laid out towards nearby Lake Union. Eastlake is filled with beautiful spaces facing the neighborhood's many views, and this site will be no exception.
PL1. Connectivity B. Walkways and Connections	This site is preserving the existing network of walkways and connections for the existing building and building upon that direction to improve it as necessary. The primary walkway is being enhanced along the North side by the landscape architect, which will provide primary access to the building from Yale. The courtyard linking both buildings also provides a connection improvement.
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	This new building is being proposed along an alley, so we wanted the alley edge to feel just as welcoming, secure, and safe as the courtyard / street edge to the East. 2 entry doors are shown to each unit (from the West and East) with door canopies and lighting for safety. This also works to better activate both the courtyard and alley conditions through promoting circulation in these areas. Wood soffits overhang the West entries to TH1 and TH2 so it will feel very warm for the residential edge here. To the East, all entries open out to a courtyard for both buildings with many trees and plantings. We have planned ahead for bicyclists with the larger garage spaces and covered outdoor spaces facing the alley. The end units will contain bike parking adjacent to the entry under the soffit, and the middle unit will have a large area for bikes or kayaks in the garage as well.
DC2. Architectural Concept A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	By preserving the existing building at the street, we were able to maintain the continuity of the site's form and character to the neighborhood. The proposed massing infilling the alley is only about 29' long next to the side lot lines, which really helps to consolidate the massing footprint. Facing the water, the building is organized atop an entry plinth, with 4-stories rising above. We created a lofted mezzanine volume facing the water on the middle 2 levels, so the building is visually articulated as 3-stories rising above the entry plinth. A flex lounge area perched atop the roof deck level is located along the East so it can allow for roof deck views towards the West and Lake Union. We have also made certain to keep the building form simple so we could utilize high-quality materials as proposed. The texture of the Cor-Ten, Sugi Ban, Cedar Soffits, and Black Metal elements working together will create a beautiful scale and composition. The Black Metal projection element at the center articulates the lofted volume to the West and helps to also create a stronger form for this project along with the other materials and proportions.
DC4. Exterior Elements and Materials A. Exterior Elements and Finishes C. Lighting D. Trees, Landscape and Hardscape Materials	We are very hopeful this building will make a great addition to the Eastlake neighborhood. The materials are of very high-quality as proposed. It will create a beautiful balance and material contrast with the historic brick building, both utilizing very beautiful, high-quality materials from their respective time periods, and linked by a garden of trees and plants from the landscape architect. When the Cor-Ten patinas, it will provide a warm, analogous relationship to the brick of the neighborhood and site. The generous front and side setbacks of the existing building are all maintained with beautiful trees and landscape. Lighting will be integrated into entry canopies, along with small bollards on all pathways. The upper 2-story volume glowing towards the water will help the building act as a lantern to the neighborhood at night and we are very excited to see this constructed.



Looking NE from Alley



Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

Graphic Narrative
Streamlined Design Review Package

Page 9
2021.04.05



East-West Section Perspective Looking North



Looking NW



Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

Graphic Narrative
Streamlined Design Review Package

Page 11
2021.04.05



Looking SE from Alley



Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

Graphic Narrative
Streamlined Design Review Package

Page 12
2021.04.05



Looking SW

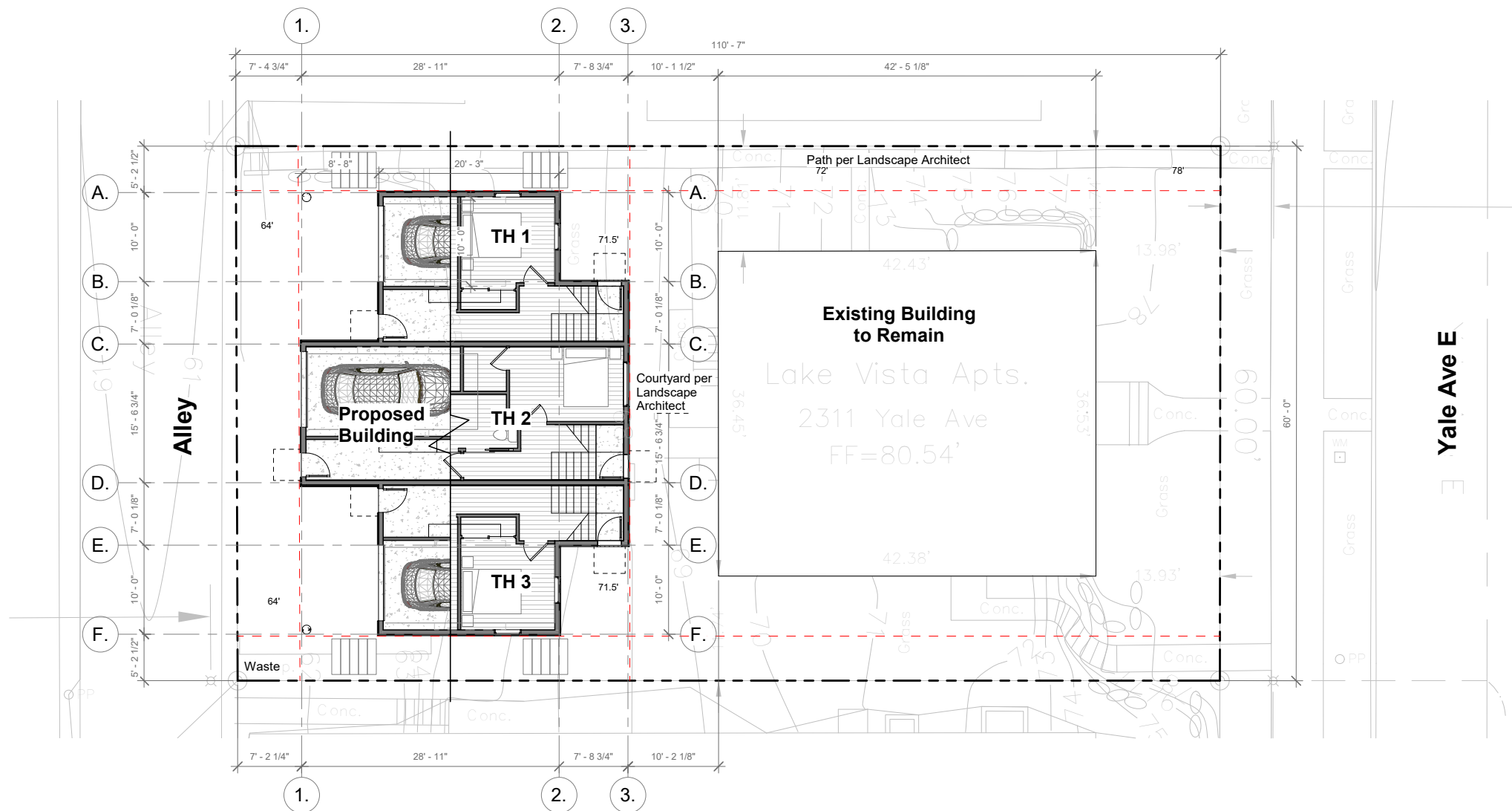


Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

Graphic Narrative
Streamlined Design Review Package

Page 13
2021.04.05



Site Plan



Lemons Architecture PLLC

2313 Lofts
 2313 Yale Ave E
 SDCI # 3037759-EG

Floor Plans
 Streamlined Design Review Package

Page 14
 2021.04.05



Landscape Plan



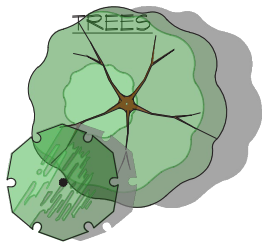
Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

Floor Plans
Streamlined Design Review Package

Page 15
2021.04.05

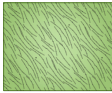
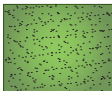
Plant Schedule



SHRUBS



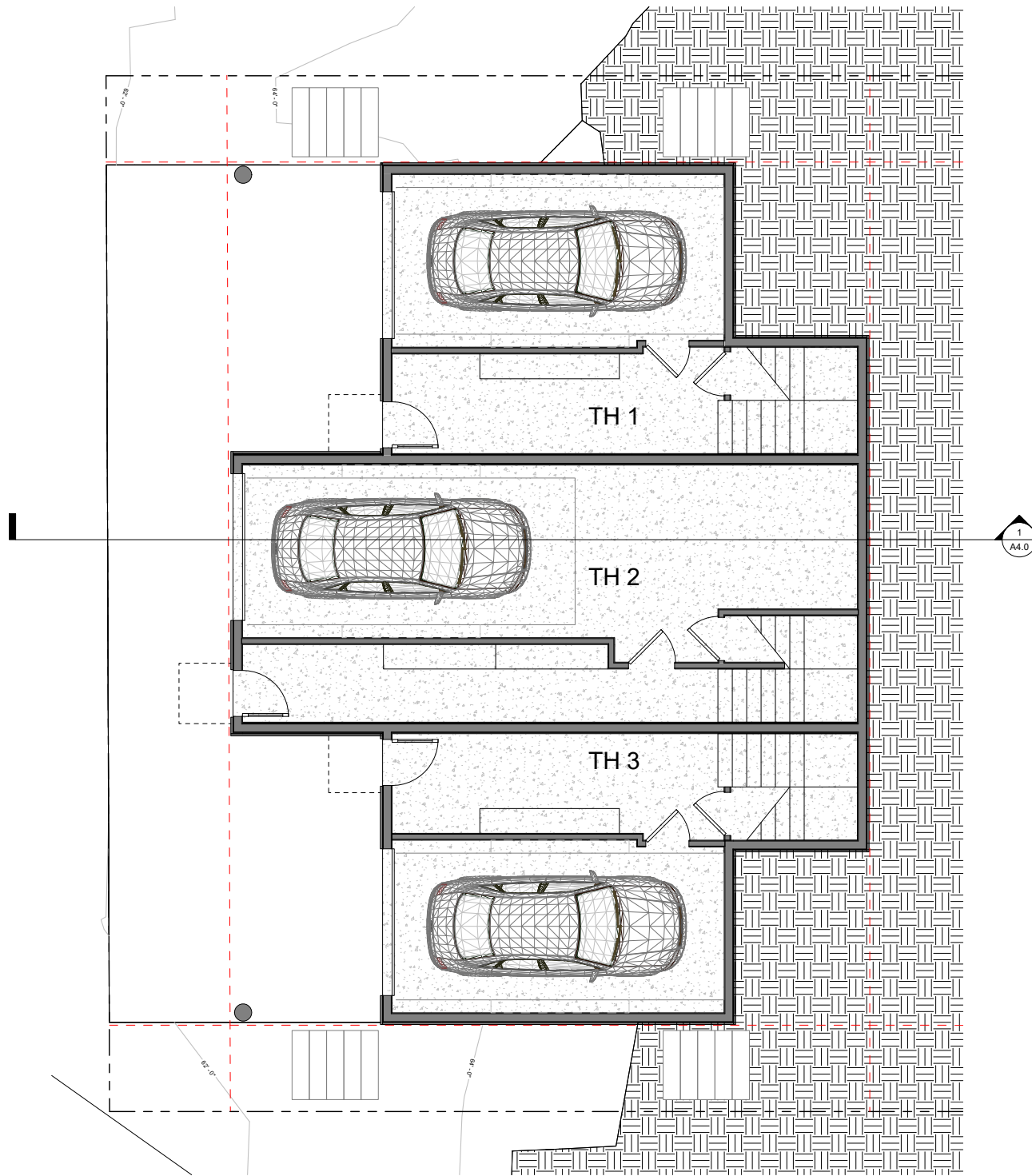
GROUND COVERS



<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood Street Tree	2"-2.5" Cal B&B
Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Tree	1.5" Cal

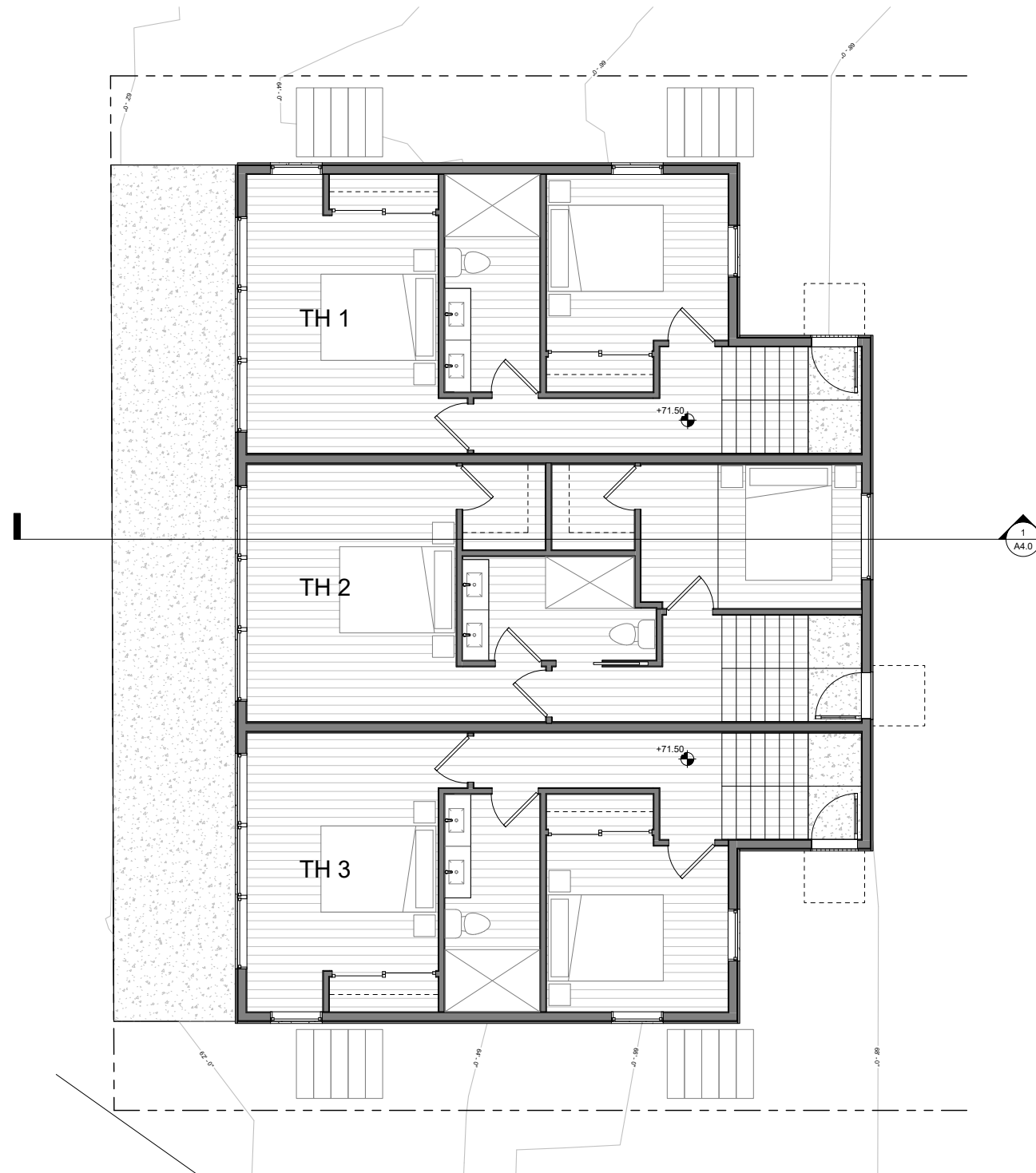
<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal
Carex testacea / Orange Sedge	1 gal
Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal
Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal
Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal
Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal
Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal
Polystichum munitum / Western Sword Fern	1 gal
Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal
Sarcococca ruscifolia / Fragrant Sarcococca	2 gal

<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
Existing Lawn	Existing
Pachysandra terminalis / Japanese Spurge	4"pot
Thymus praecox 'Purple Carpet' / Mother of Thyme	4"pot
Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot



Level P1 Plan





Level 1 Plan

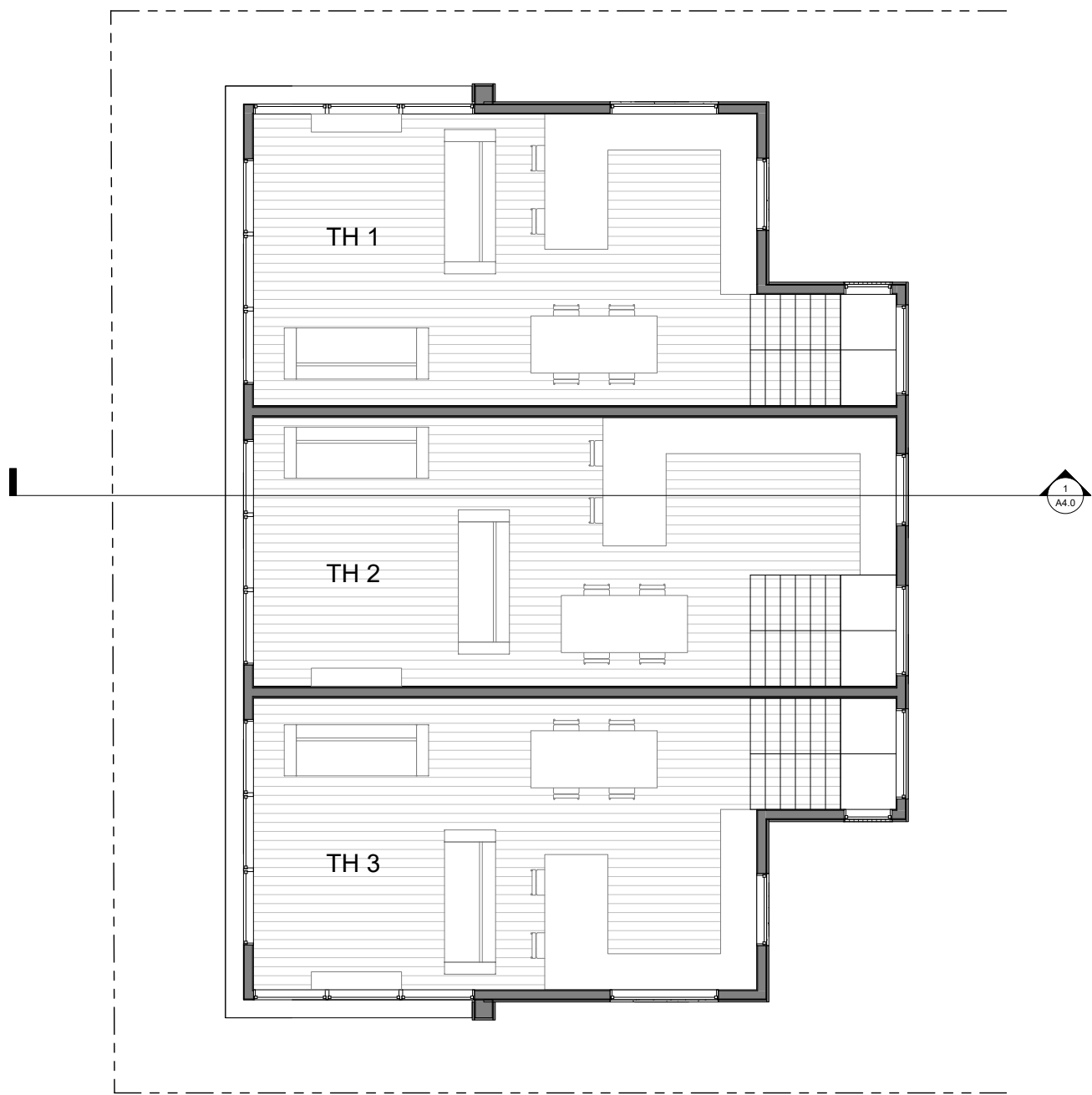


Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

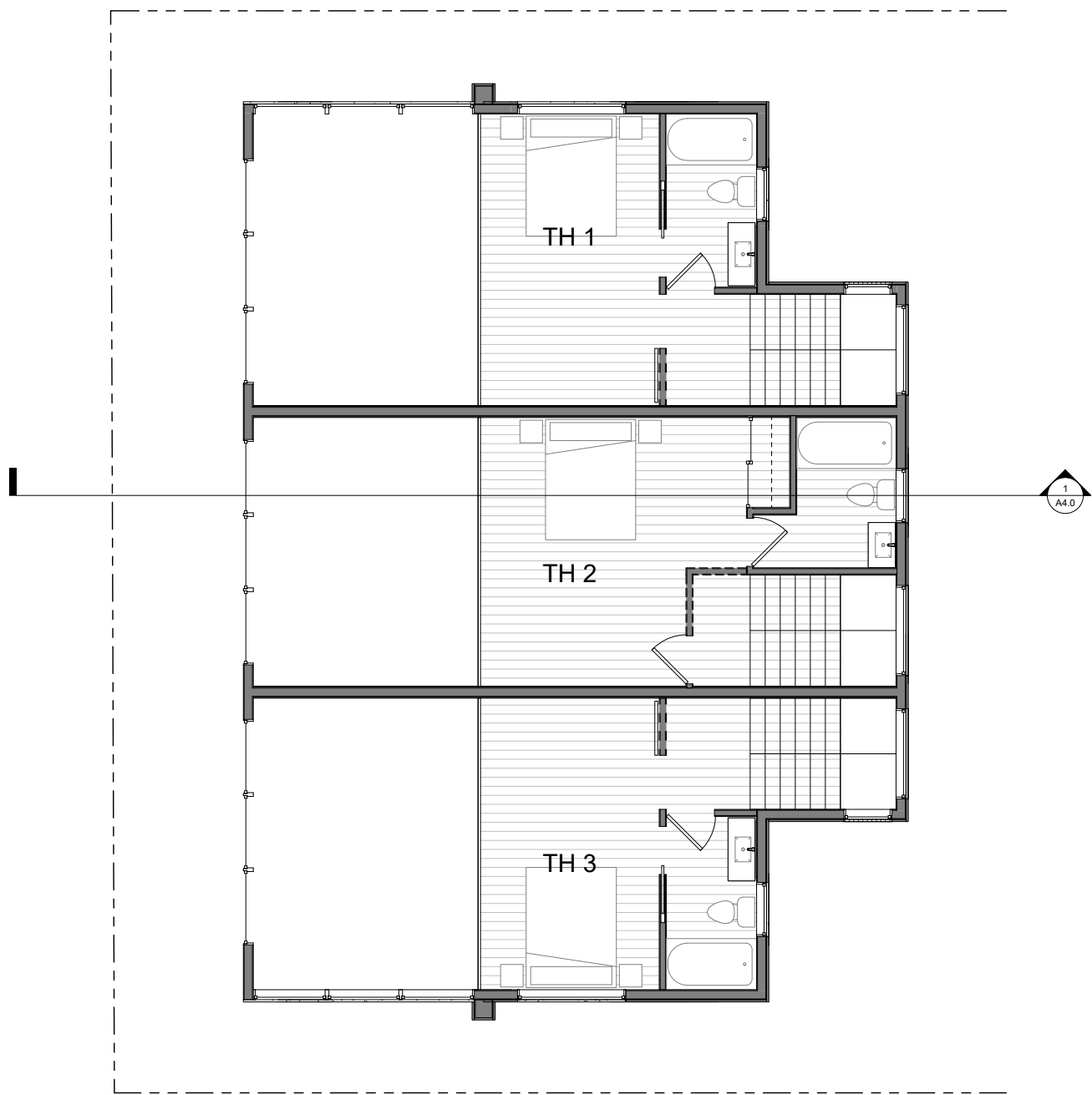
Floor Plans
Streamlined Design Review Package

Page 18
2021.04.05



Level 2 Plan





Level 3 Plan

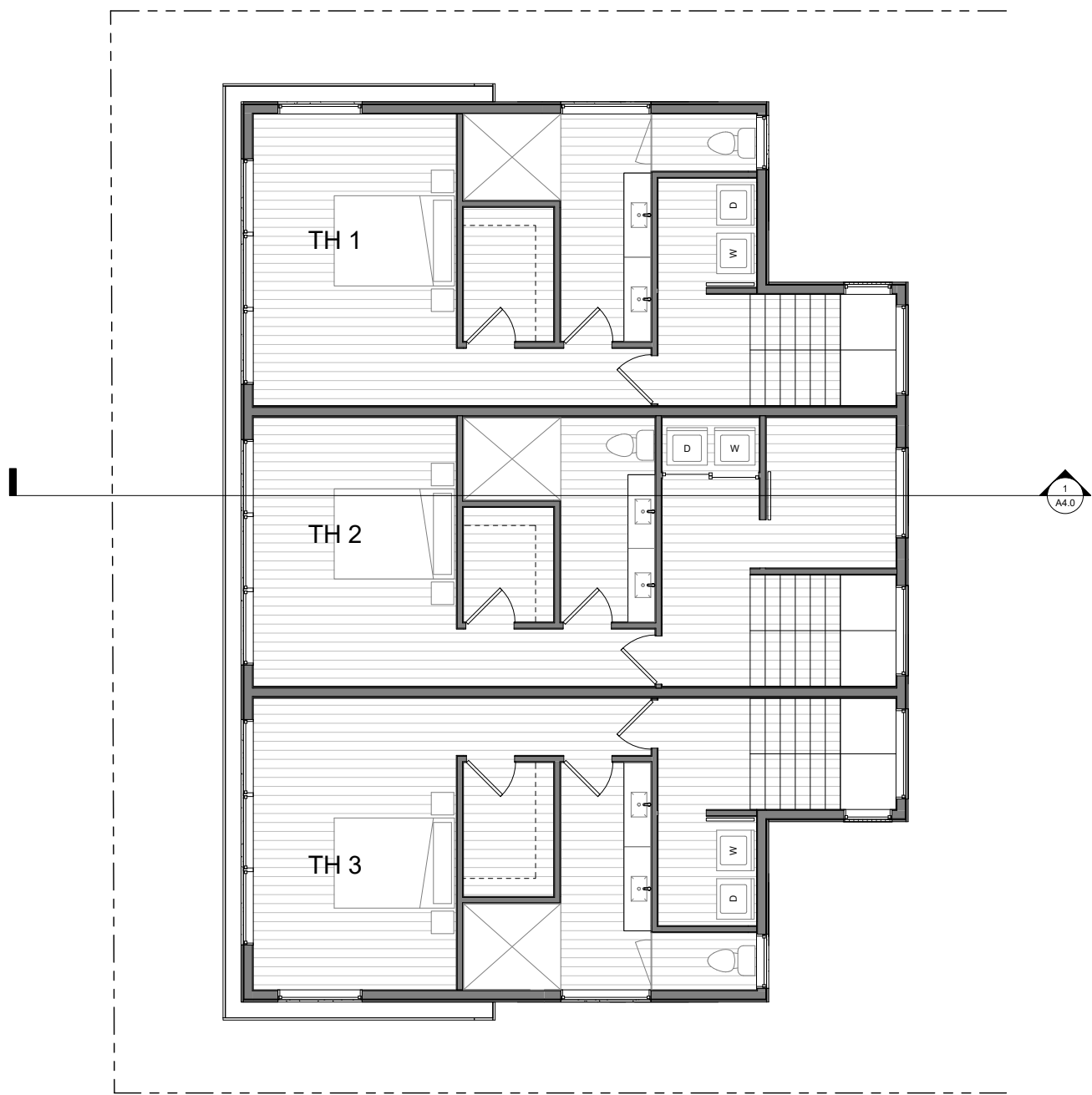


Lemons Architecture PLLC

2313 Lofts
 2313 Yale Ave E
 SDCI # 3037759-EG

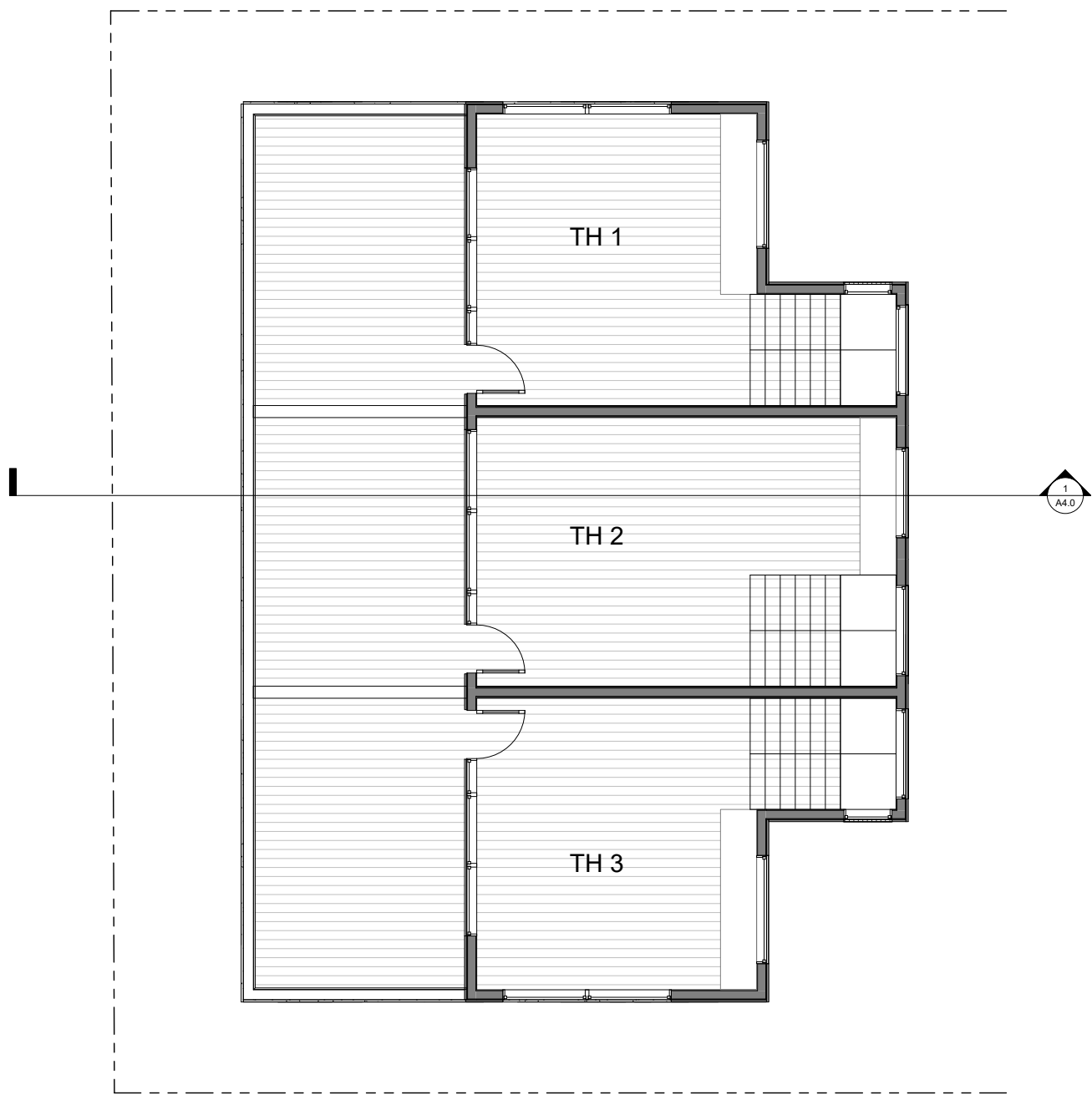
Floor Plans
 Streamlined Design Review Package

Page 20
 2021.04.05



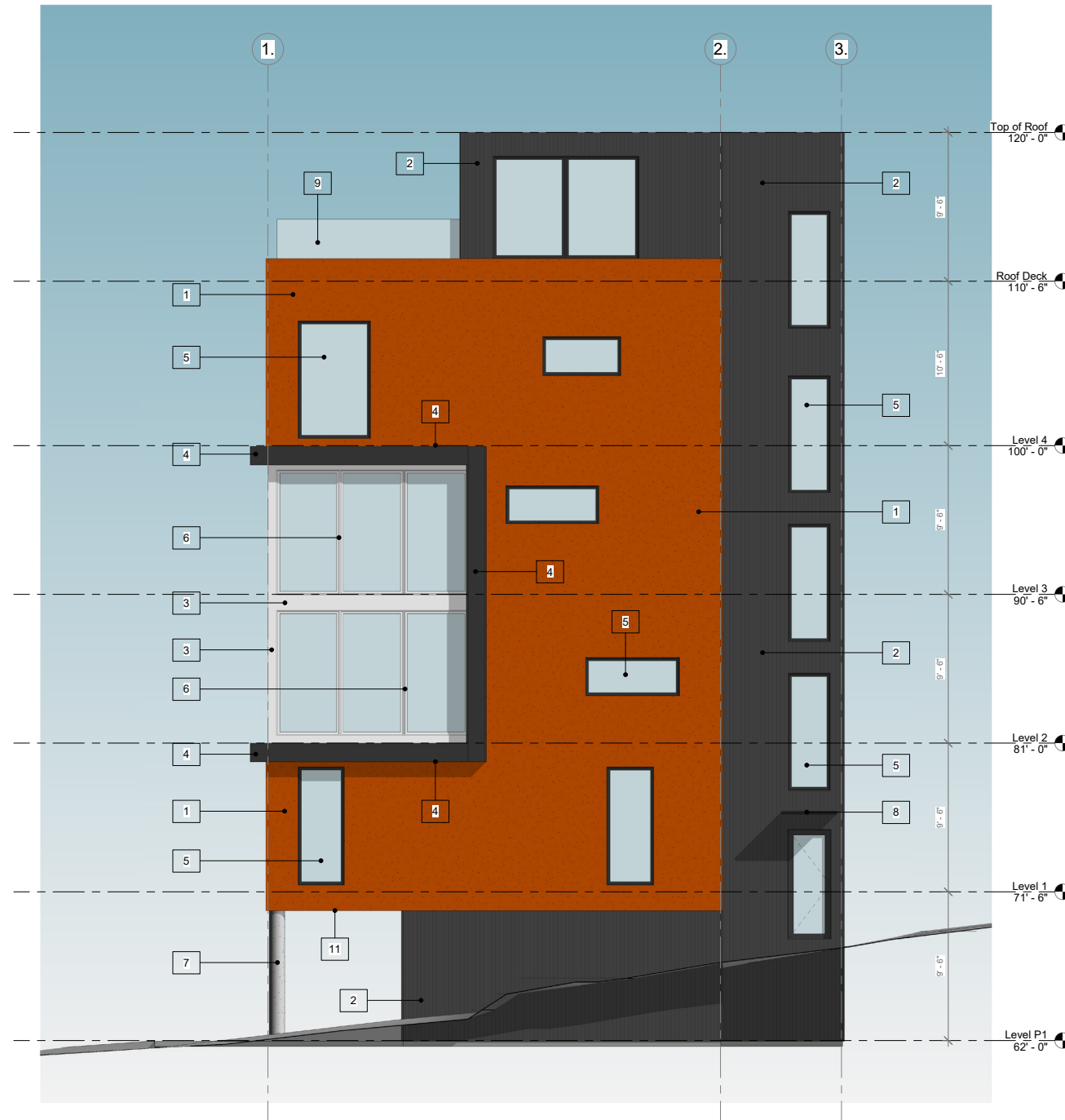
Level 4 Plan





Roof Deck Plan





ELEVATIONS - KEY NOTES LEGEND

NOTE - SEE KEY NOTE NUMBER LABELS ON ELEVATIONS, TYP

1. A806 COR-TEN STEEL PANEL RAINSCREEN, COR-TEN STEEL PANELS ATTACHED W/ 16-GAUGE MIN STAINLESS STEEL FASTENERS OVER EPDM MEMBRANE, OVER PT RAINSCREEN BATTENS. ATTACH PER STRUCT AND MFR REQ'S. PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, AND 1" MIN MTL DRIP EDGE, TYP. ALL COR-TEN COMPONENTS MUST BE 16-GAUGE MIN, TYP.

2. SUYAKI SHOU SUGI BAN VERTICAL BOARD RAINSCREEN W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, & 1" MIN DRIP EDGE, TYP.

3. WHITE 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 (COLOR: SHERWIN WILLIAMS SW7004 SNOWBOUND)

4. BLACK METAL CLADDING SYSTEM (22-GAUGE) COVERING PROJECTION ELEMENT W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL & 1" MIN DRIP EDGE, TYP.

5. BLACK VINYL WINDOW

6. WHITE VINYL WINDOW

7. CAST-IN-PLACE CONCRETE PER STRUCT W/ WP SEALER PER SPEC

8. BLACK POWDER-COATED, THIN METAL DOOR CANOPY, ATTACH PER STRUCT, TYP. SLOPE MIN 1/4" PER 1' AWAY FROM BLDG, TYP.

9. GLASS GUARDRAIL, 48" A.F.F. MIN AND 4" SPHERE SHALL NOT PASS THROUGH, TYP.

10. FROSTED GLASS (GRAY-TINTED GLASS) GARAGE DOORS W/ BLACK ALUMINUM FRAMES.

11. 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.

South Elevation



Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

Elevations
Streamlined Design Review Package

Page 23
2021.04.05



ELEVATIONS - KEY NOTES LEGEND

NOTE - SEE KEY NOTE NUMBER LABELS ON ELEVATIONS, TYP

1. A606 COR-TEN STEEL PANEL RAINSCREEN. COR-TEN STEEL PANELS ATTACHED W/ 16-GAUGE MIN STAINLESS STEEL FASTENERS OVER EPDM MEMBRANE, OVER PT RAINSCREEN BATTENS. ATTACH PER STRUCT AND MFR REQ'S. PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, AND 1" MIN MTL DRIP EDGE, TYP. ALL COR-TEN COMPONENTS MUST BE 16-GAUGE MIN, TYP.

2. SUYAKI SHOU SUGI BAN VERTICAL BOARD RAINSCREEN W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, & 1" MIN DRIP EDGE, TYP.

3. WHITE FIBRECEMENT PANEL RAINSCREEN (4'-0 WIDE X 10'-0" TALL MAX) W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, & 1" MIN DRIP EDGE (COLOR: SHERWIN WILLIAMS SW7004 SNOWBOUND)

4. BLACK METAL CLADDING SYSTEM (22-GAUGE) COVERING PROJECTION ELEMENT W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL & 1" MIN DRIP EDGE, TYP.

5. BLACK VINYL WINDOW

6. WHITE VINYL WINDOW

7. CAST-IN-PLACE CONCRETE PER STRUCT W/ WP SEALER PER SPEC

8. BLACK POWDER-COATED, THIN METAL DOOR CANOPY, ATTACH PER STRUCT, TYP. SLOPE MIN 1/4" PER 1' AWAY FROM BLOC, TYP.

9. GLASS GUARDRAIL, 48" A.F.F. MIN AND 4" SPHERE SHALL NOT PASS THROUGH, TYP.

10. FROSTED GLASS (GRAY-TINTED GLASS) GARAGE DOORS W/ BLACK ALUMINUM FRAMES.

11. 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.

West Elevation

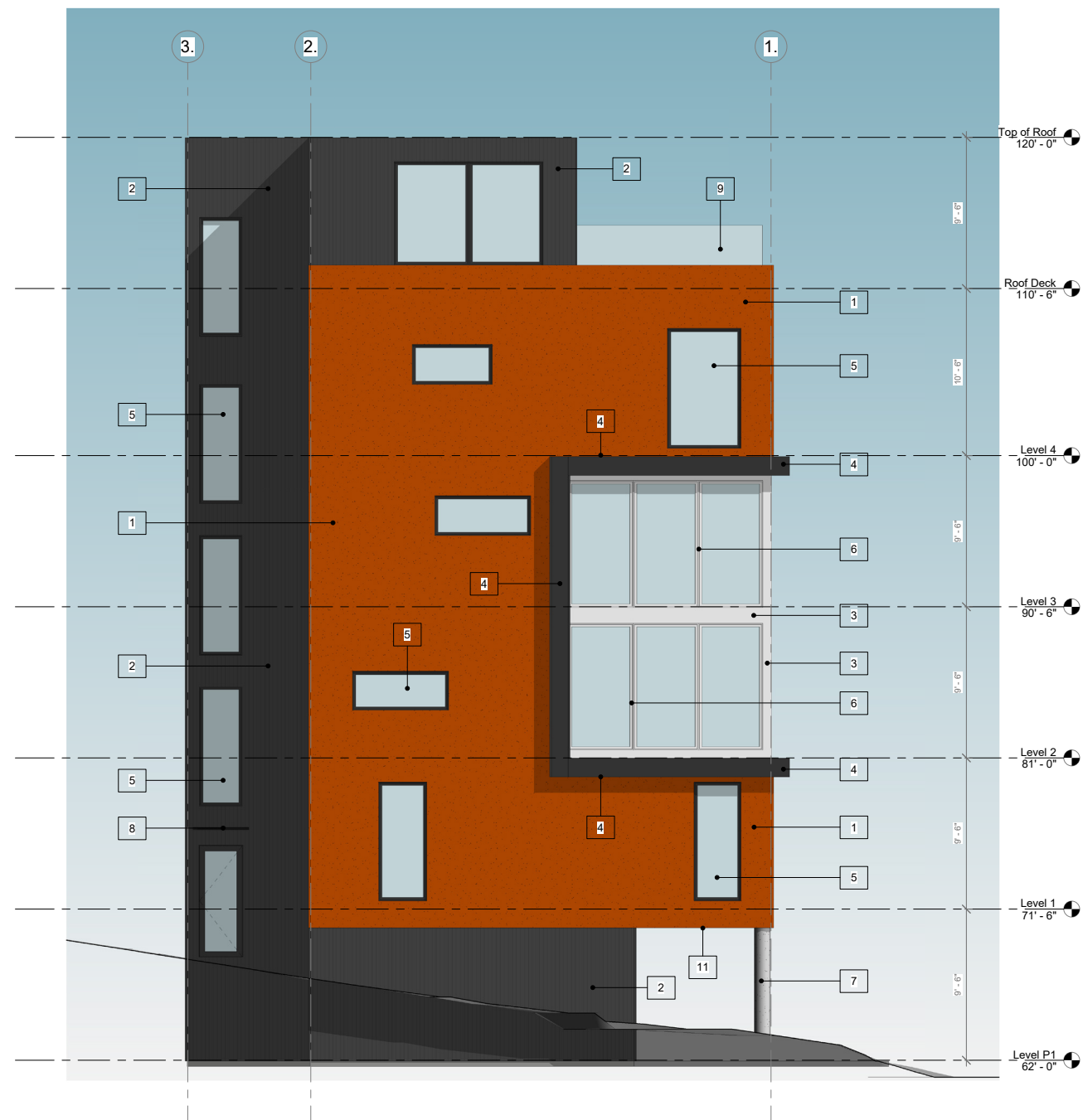


Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

Elevations
Streamlined Design Review Package

Page 24
2021.04.05



ELEVATIONS - KEY NOTES LEGEND

NOTE - SEE KEY NOTE NUMBER LABELS ON ELEVATIONS, TYP

1. A606 COR-TEN STEEL PANEL RAINSCREEN. COR-TEN STEEL PANELS ATTACHED W/ 16-GAUGE MIN STAINLESS STEEL FASTENERS OVER EPDM MEMBRANE. OVER PT RAINSCREEN BATTENS. ATTACH PER STRUCT AND MFR REQ'S. PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, AND 1" MIN Drip EDGE, TYP. ALL COR-TEN COMPONENTS MUST BE 16-GAUGE MIN, TYP.

2. SUYAKI SHOU SUGI BAN VERTICAL BOARD RAINSCREEN W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, & 1" MIN Drip EDGE, TYP.

3. WHITE FIBRECEMENT PANEL RAINSCREEN (4'-0 WIDE X 10'-0" TALL MAX) W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, & 1" MIN Drip EDGE (COLOR: SHERWIN WILLIAMS SW7004 SNOWBOUND)

4. BLACK METAL CLADDING SYSTEM (22-GAUGE) COVERING PROJECTION ELEMENT W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL & 1" MIN Drip EDGE, TYP.

5. BLACK VINYL WINDOW

6. WHITE VINYL WINDOW

7. CAST-IN-PLACE CONCRETE PER STRUCT W/ WP SEALER PER SPEC

8. BLACK POWDER-COATED, THIN METAL DOOR CANOPY. ATTACH PER STRUCT, TYP. SLOPE MIN 1/4" PER 1' AWAY FROM BLDG, TYP.

9. GLASS GUARDRAIL, 48" A.F.F. MIN AND 4" SPHERE SHALL NOT PASS THROUGH, TYP.

10. FROSTED GLASS (GRAY-TINTED GLASS) GARAGE DOORS W/ BLACK ALUMINUM FRAMES.

11. 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

North Elevation



Lemons Architecture PLLC

2313 Lofts
2313 Yale Ave E
SDCI # 3037759-EG

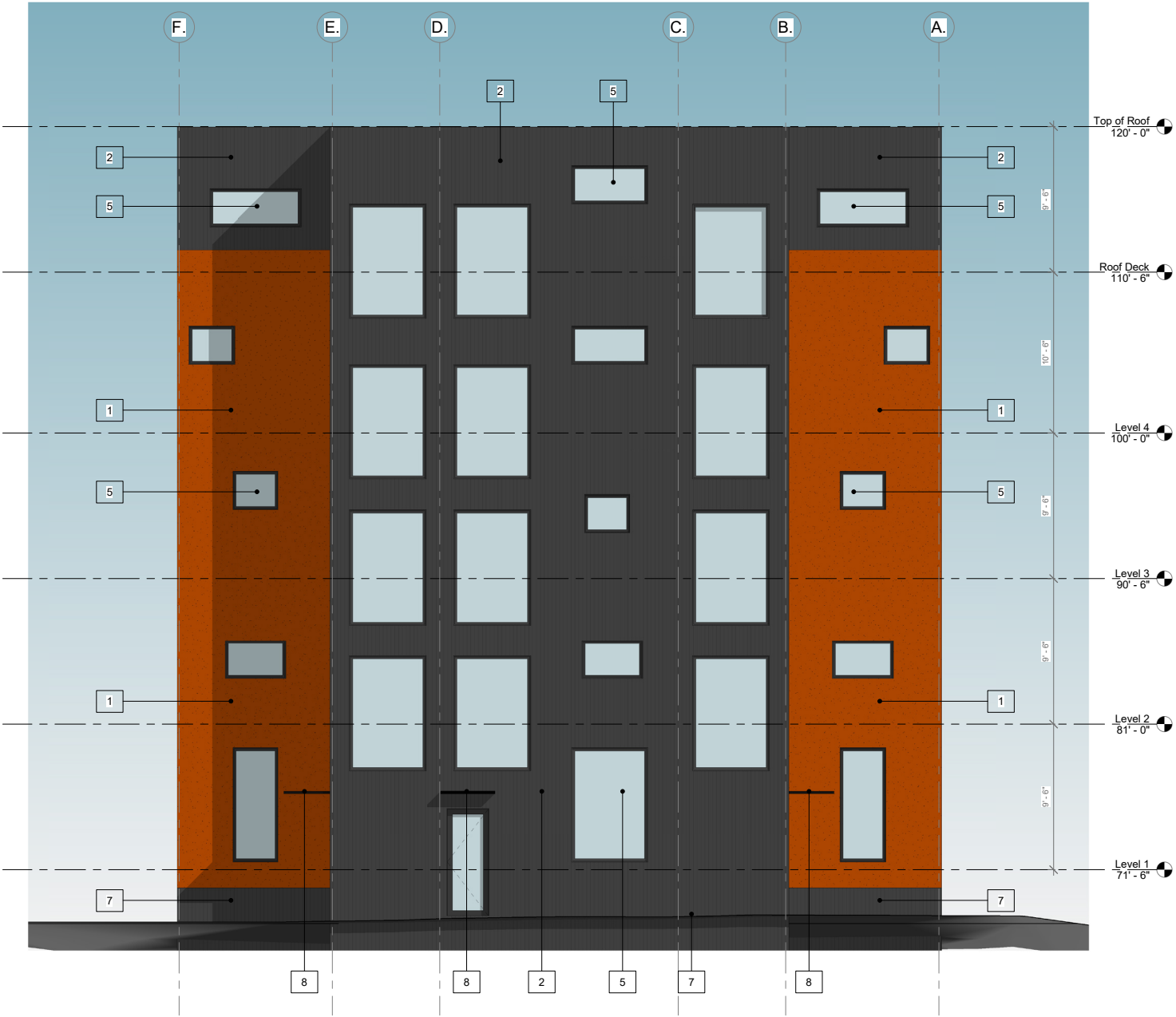
Elevations
Streamlined Design Review Package

Page 25
2021.04.05

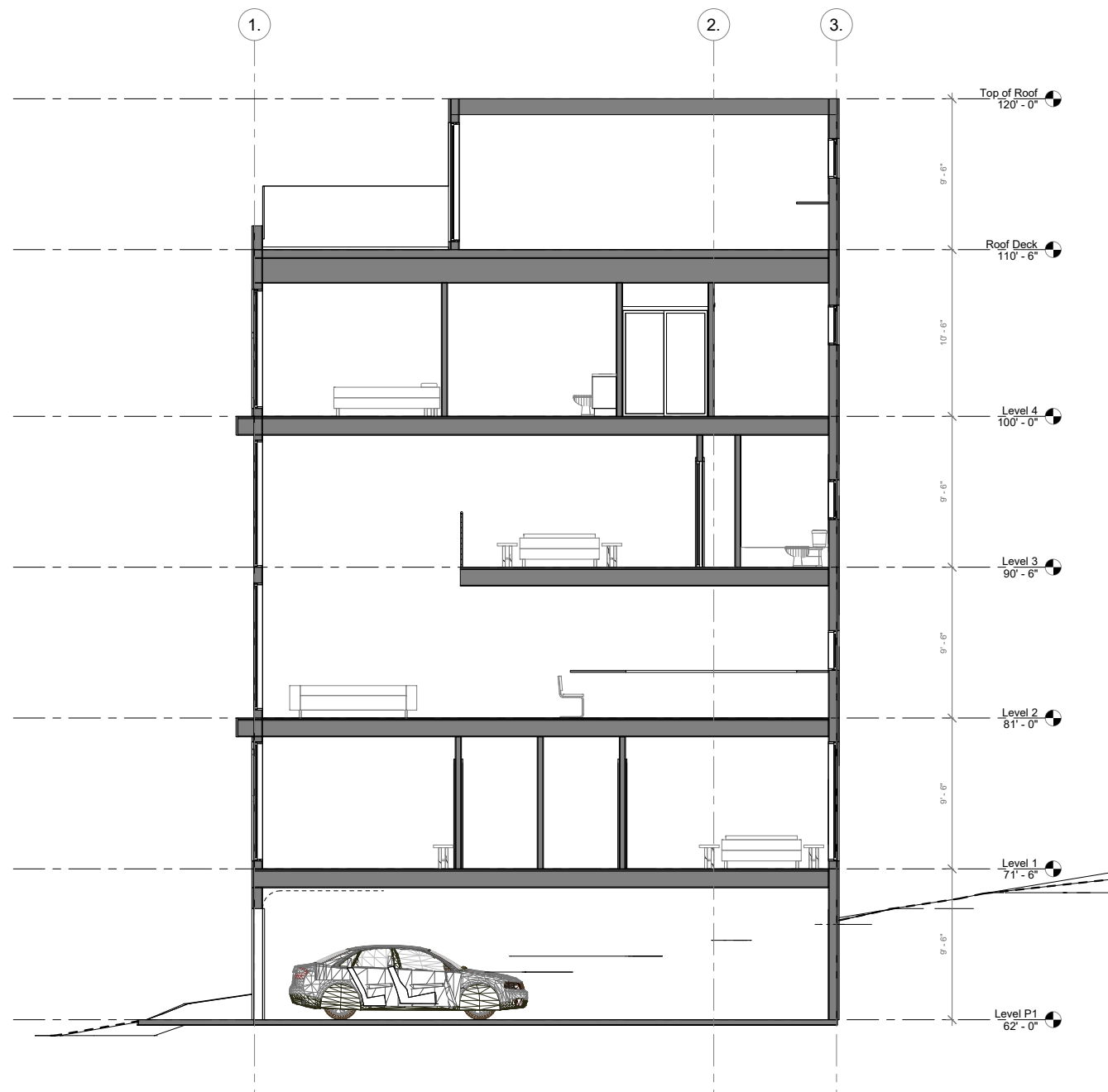
ELEVATIONS - KEY NOTES LEGEND

- NOTE - SEE KEY NOTE NUMBER LABELS ON ELEVATIONS, TYP

 1. A606 COR-TEN STEEL PANEL RAINSCREEN, COR-TEN STEEL PANELS ATTACHED W/ 16-GAUGE MIN STAINLESS STEEL FASTENERS OVER EPDM MEMBRANE, OVER PT RAINSCREEN BATTENS, ATTACH PER STRUCT AND MFR REQ'S. PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, AND 1" MIN MTL DRIP EDGE, TYP. ALL COR-TEN COMPONENTS MUST BE 16-GAUGE MIN, TYP.
 2. SUYAKI SHOU SUGI BAN VERTICAL BOARD RAINSCREEN W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL, & 1" MIN DRIP EDGE, TYP.
 3. WHITE 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 (COLOR: SHERWIN WILLIAMS SW7004 SNOWBOUND)
 4. BLACK METAL CLADDING SYSTEM (22-GAUGE) COVERING PROJECTION ELEMENT W/ PREFIN MTL FLASHING, THRU-WALL FLASHING AT EACH LEVEL & 1" MIN DRIP EDGE, TYP.
5. BLACK VINYL WINDOW
 6. WHITE VINYL WINDOW
 7. CAST-IN-PLACE CONCRETE PER STRUCT W/ WP SEALER PER SPEC
 8. BLACK POWDER-COATED, THIN METAL DOOR CANOPY, ATTACH PER STRUCT, TYP. SLOPE MIN 1/4" PER 1' AWAY FROM BLDG, TYP.
 9. GLASS GUARDRAIL, 48" A.F.F. MIN AND 4" SPHERE SHALL NOT PASS THROUGH, TYP.
 10. FROSTED GLASS (GRAY-TINTED GLASS) GARAGE DOORS W/ BLACK ALUMINUM FRAMES.
 11. 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.



East Elevation



East-West Section

Material Legend

1. A606 Cor-Ten Steel Panel Rainscreen. Cor-Ten Steel Panels Attached w/ 16-Gauge Min Stainless Steel Fasteners Over EPDM Membrane, Over PT Rainscreen Battens. Attach per Struct and Mfr Req's. Prefin Mtl Flashing, Thru-Wall Flashing at each Level, and 1" Min Mtl Drip Edge, Typ. All Cor-Ten Components must be 16-Gauge Min, Typ.

2. Suyaki Shou Sugi Ban Vertical Board Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

3. White 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 (Color: Sherwin Williams SW7004 Snowbound)

4. Black Metal Cladding System (22-gauge) Covering Projection Element w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level & 1" Min Drip Edge, Typ.

5. Black Vinyl Window

6. White Vinyl Window

7. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec

8. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.

9. Glass Guardrail. 48" A.F.F. Min and 4" Sphere Shall Not Pass Through, Typ.

10. Frosted Glass (Gray-Tinted Glass) Garage Doors w/ Black Aluminum Frames.

11. 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.

