



5940 36th Ave S
Seattle WA 98118

EARLY DESIGN GUIDANCE

5940 36th Ave S
Seattle WA 98118
Playhouse Design Group
DPD# 3023693 | January 13, 2016



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PROJECT INFORMATION

ADDRESS: 5940 36th Ave S, Seattle, WA 98118
ZONE: LR3
DPD #s: 3022629
APN: 7186800055
OWNER: Greenstream Investments, LLC
CONTACT: Moon Zhang (Playhouse Design Group)

PROJECT PROGRAM

LOT SIZE: 6,993 SF
APPROX FAR: 8,308 (6,993 x far 1.2=8,391.6 sf allowed)
AMENITY AREAS: 1,588.3 sf
PARKING: 11 surface parking
BUILDING TYPE: Townhouses
UNIT COUNT: 7
UNIT SIZES: 1,275 sf gross heated unit a, c, e & g
1,305 sf gross heated unit b, d & f
Building Total: 9,015 sf gross heated

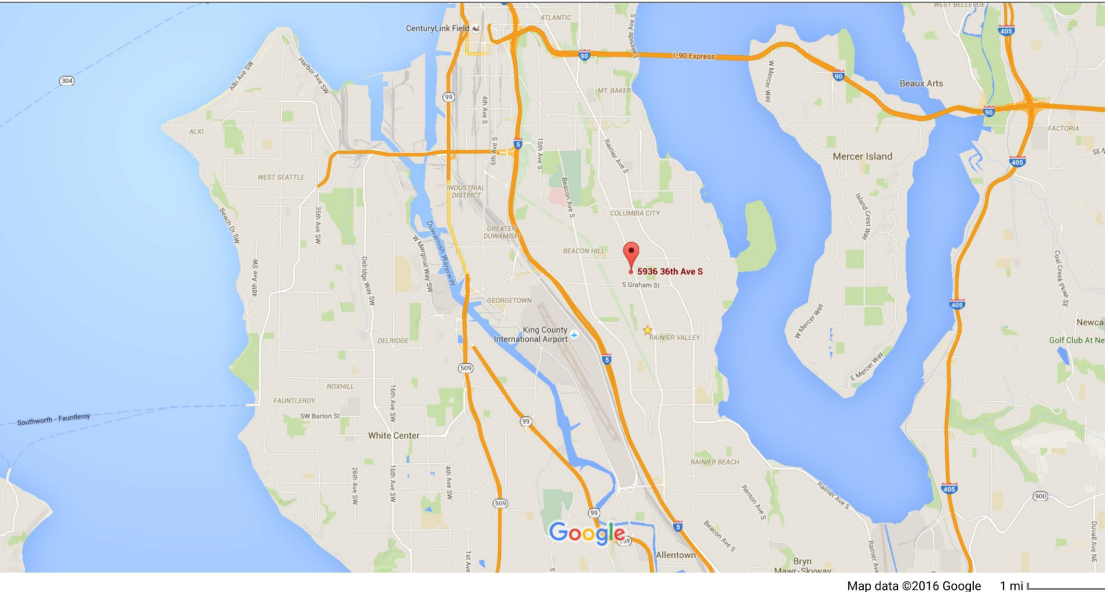
OF STORIES: 3

PROJECT OBJECTIVES

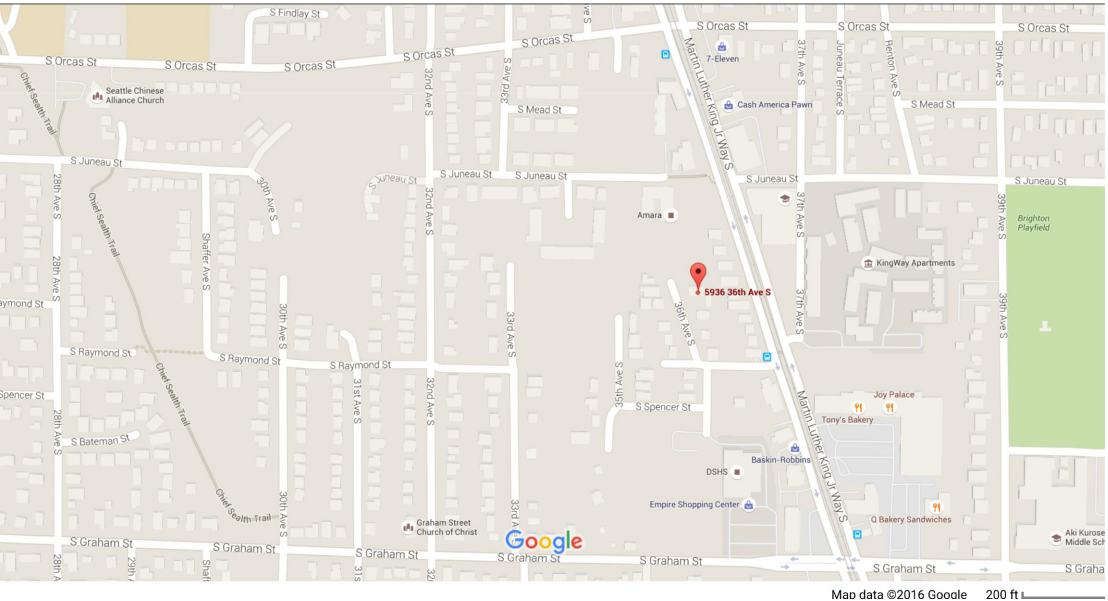
The proposed site's current use is a single family residence. The lot is approximately 6,993 sf located end-block 36th Ave S in an LR3 zone. This is within a frequent transit corridor and the Othello(Residential Urban Village) overlay zone. This proposal is to demolish the existing single family structure and to construct 7 townhouses. Each of the proposed structures will be 3 stories with surface parking.

The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The project is located in the South of MLK district which is a diverse area of increasing density with many neighborhood shops, dining and services within walking and biking distance. We are proposing a pedestrian friendly design (through the use of engaging shapes, color and abundant tiered landscaping). This proposal will increase the density to what it is zoned for. Quality construction and landscape design will add to the sense of community with a modern architectural solution.



Seattle Vicinity Map



Neighborhood Vicinity Map

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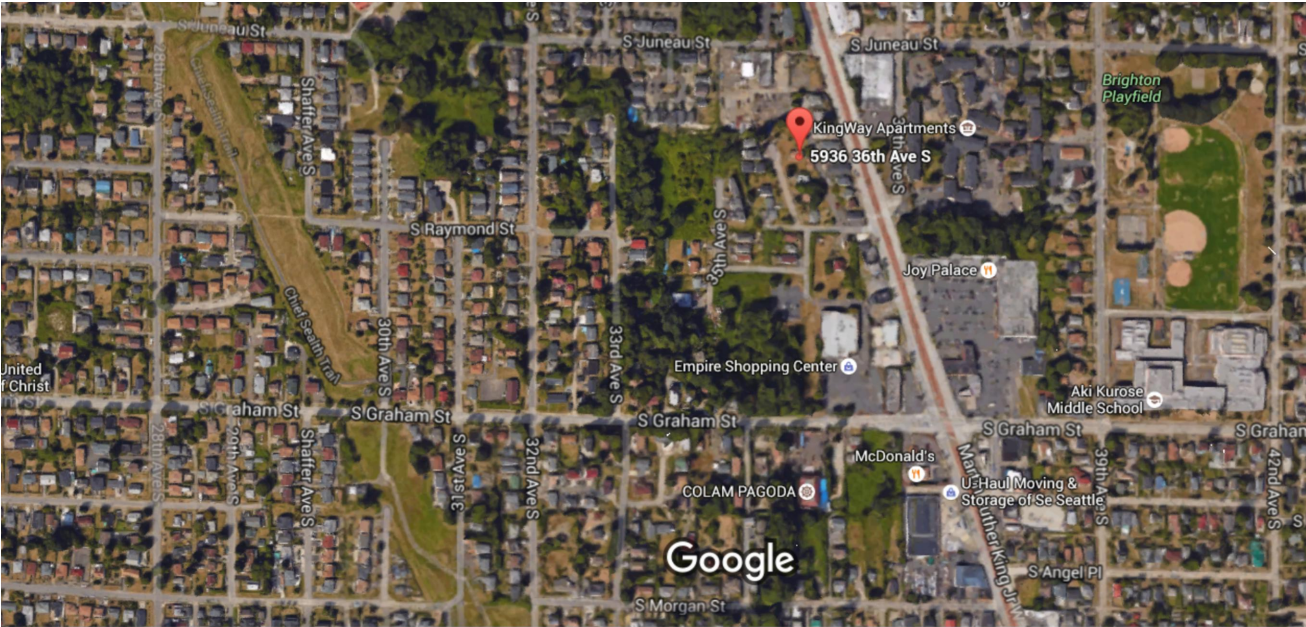


PROJECT CONTEXT

To the north of the subject property is a rear yard of a single family dwelling. To the south of the subject property is a 3-bedroom single family residence. To the east is a 4-bedroom single family residence.

Businesses and amenities are concentrated along the arterials of SE. Martin Luther King Jr Way S. The neighborhood is served by frequent transit which links it to the greater Seattle Metropolitan Area along these arterials as well. The nearest Sound Transit Light Rail stops are 2 blocks south on S Graham St and Martin Luther King Jr Way S.

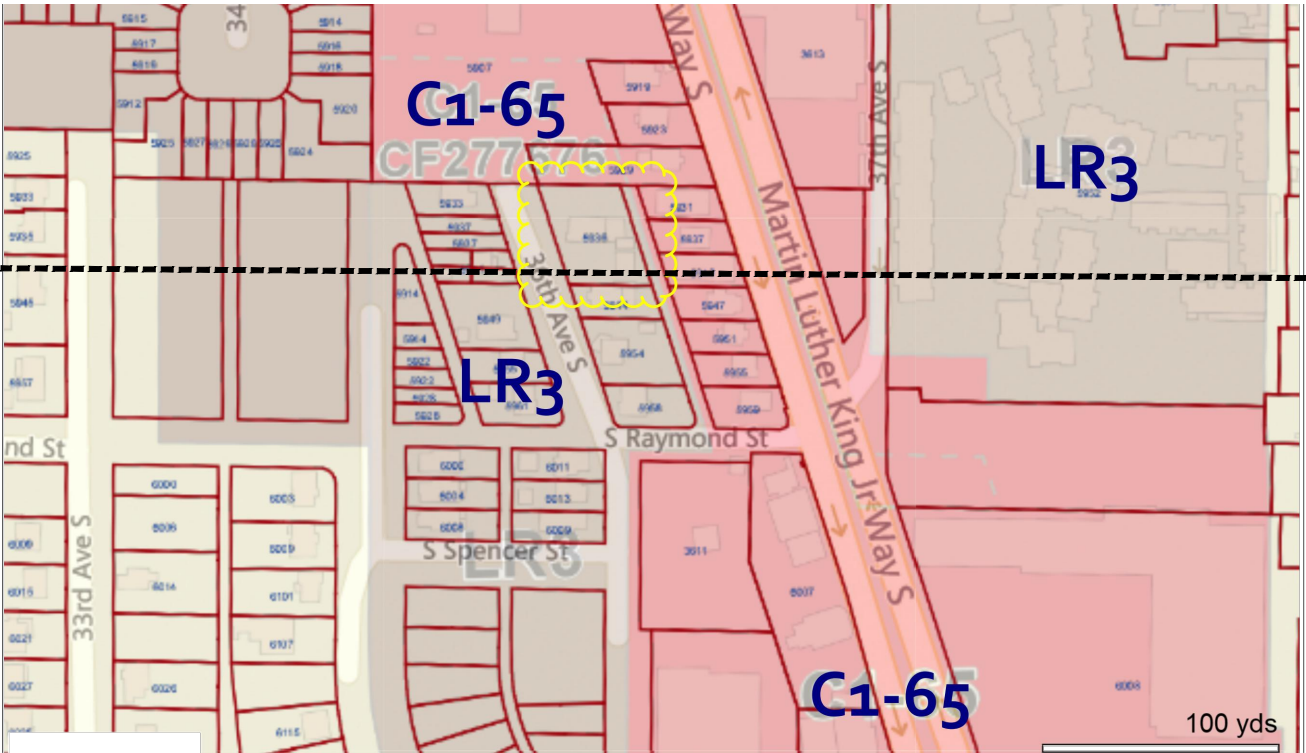
The grade on the site is fairly flat with a slight slope down to the south.



Aerial Vicinity Map

ZONING INFORMATION

ZONE:	LR3
OVERLAY:	Othello(Residential Urban Village) overlay zone
STREETS:	West of Principal Arterials Martin Luther King Jr Way S.
SITE:	Located on dead end of 36th Ave S between S Juneau St. and S Raymond St. In the Lowrise 3 zone with surrounding lots also within the Lowrise 3 zone , except the lots to the north and south which are C1-65. Lot is served by frequent transit.



Seattle Zoning Map



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NEIGHBORHOOD CONTEXT & INSPIRATION:

This neighborhood is comprised of a mix of residential buildings - single family residences and commercial buildings. The neighborhood also includes a variety of businesses and amenities. Schools, church, auto care, community center, grocery, religious institutions, library, day care, coffee shops and many other small businesses are available within walking distance. Light rail travels between Westlake Station in downtown Seattle to Rainier Beach Station and end up at Sea-Tac Airport.

The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The modern design of the proposed buildings fit into the existing eclectic mix of styles.

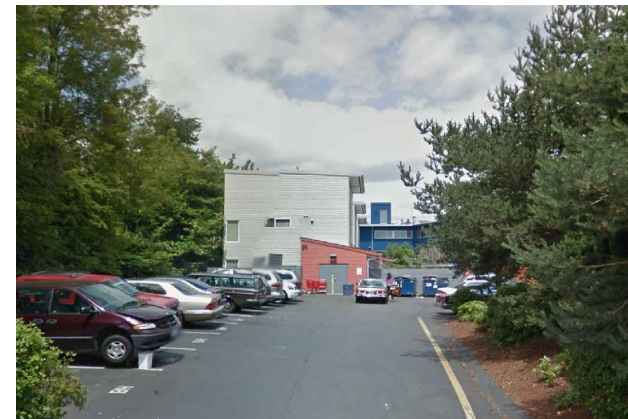


VICINITY MAP

- A 5907 MLK Way S (Commercial - Adoption Agency)
- B 3512 S Juneau St (Commercial - Homeless Service)
- C 5952 MLK Jr Way (Apartments - 15 bldgs and 164 units)
- D 3801 S Juneau St (Townhouses - 2 bldgs and 10 units)
- E 3613 S Juneau St (Commercial - Olympic Uniforms)
- F 5937 36th Ave S (Townhouses - 3 bldgs and 3 units w/ 4 bdrms)
- G 5958 36th Ave S (Single family w/ 3 bdrms)
- H 6030 MLK Jr Way (Commercial - Empire Way Shopping Center)



(A) 5907 MLK Way S (Commercial - Adoption Agency) neighboring project site



(B) 3512 S Juneau St (Commercial - Homeless Service)



(C) 5952 MLK Jr Way (Apartments - 15 bldgs and 164 units)



(D) 3801 S Juneau St (Townhouses - 2 bldgs and 10 units)



(E) 3613 S Juneau St (Commercial - Olympic Uniforms)



(F) 5937 36th Ave S (Townhouses - 3 bldgs and 3 units w/ 4bdrms cross street)



(G) 5958 36th Ave S (Single family w/ 3 bdrms) near project site



(H) 6030 MLK Jr Way (Commercial - Empire Way Shopping Center)

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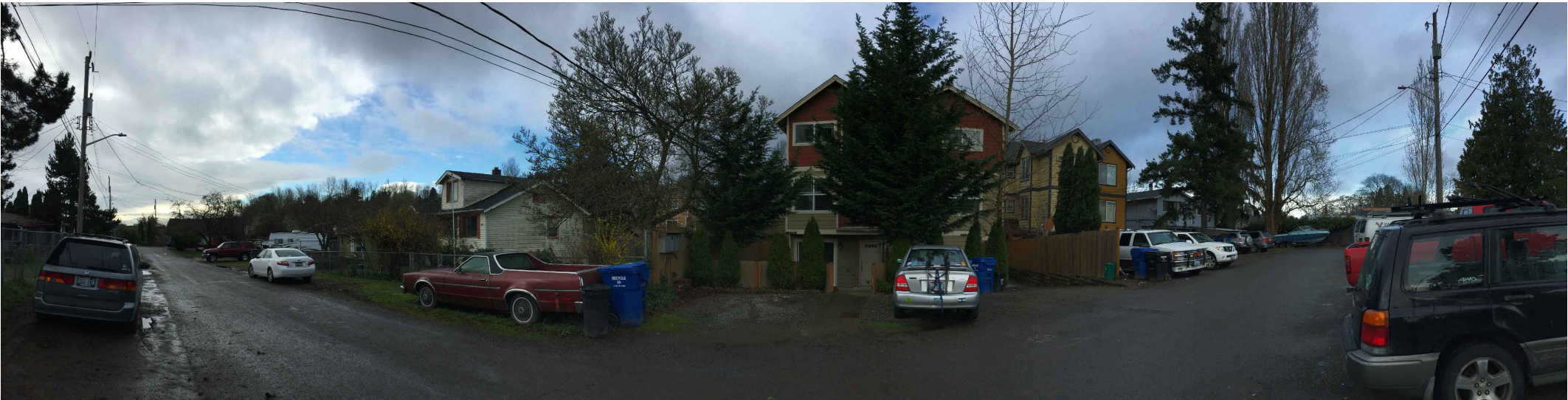


SUBJECT SITE



STREET VIEW PANORAMA - 36TH AVE S, FACING SUBJECT SITE

ACROSS FROM SUBJECT SITE



STREET VIEW PANORAMA - 36TH AVE S, FACING ACROSS FROM SUBJECT SITE



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SUBJECT SITE



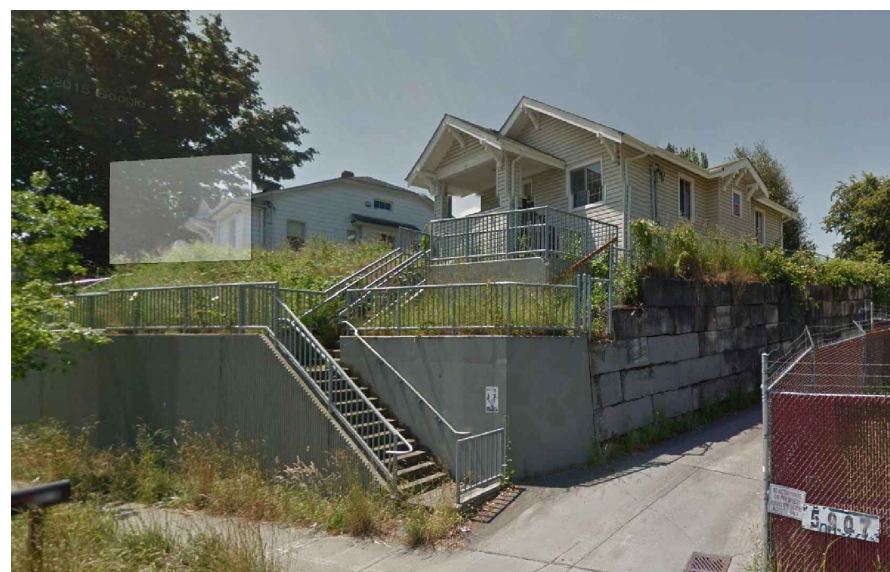
EXISTING SINGLE FAMILY HOUSE ON SOUTH OF SUBJECT SITE



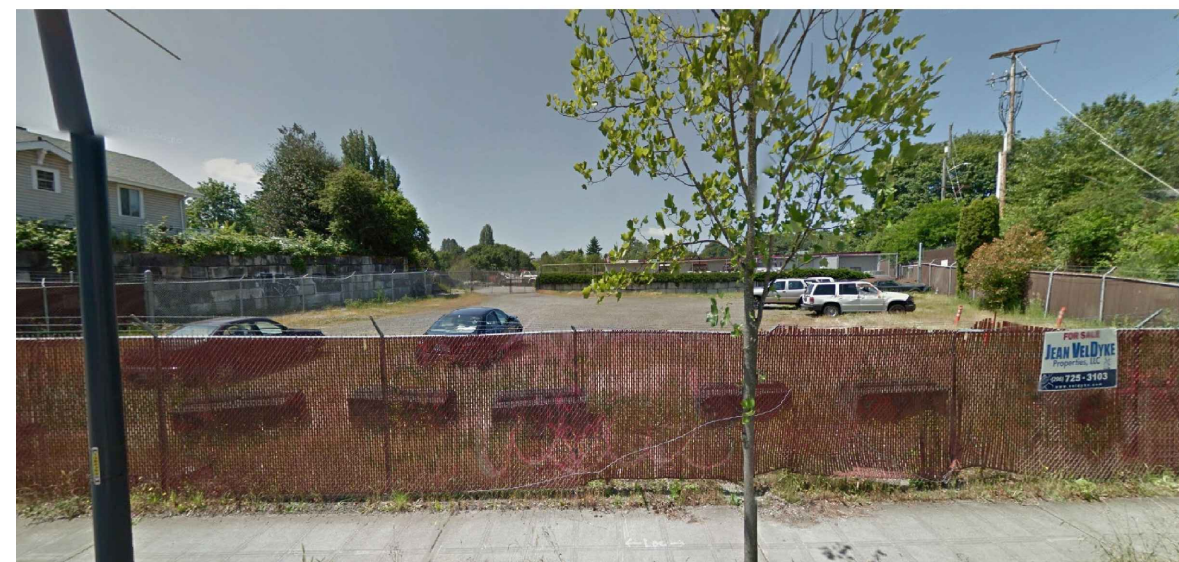
EXISTING SINGLE FAMILY HOUSE ON WEST OF SUBJECT SITE



TWO-PLEX TO WEST OF SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ON NORTH OF SUBJECT SITE

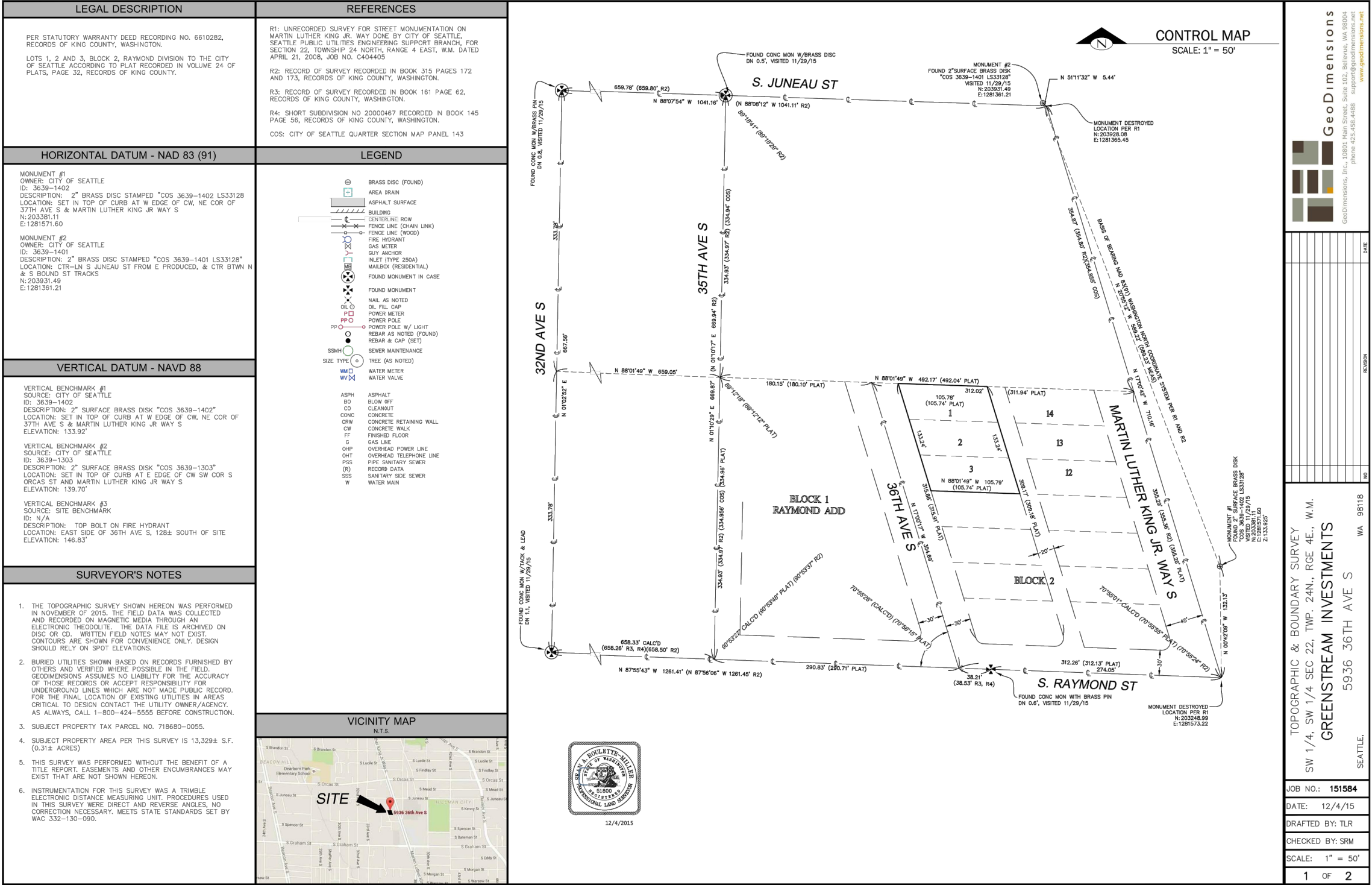


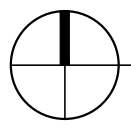
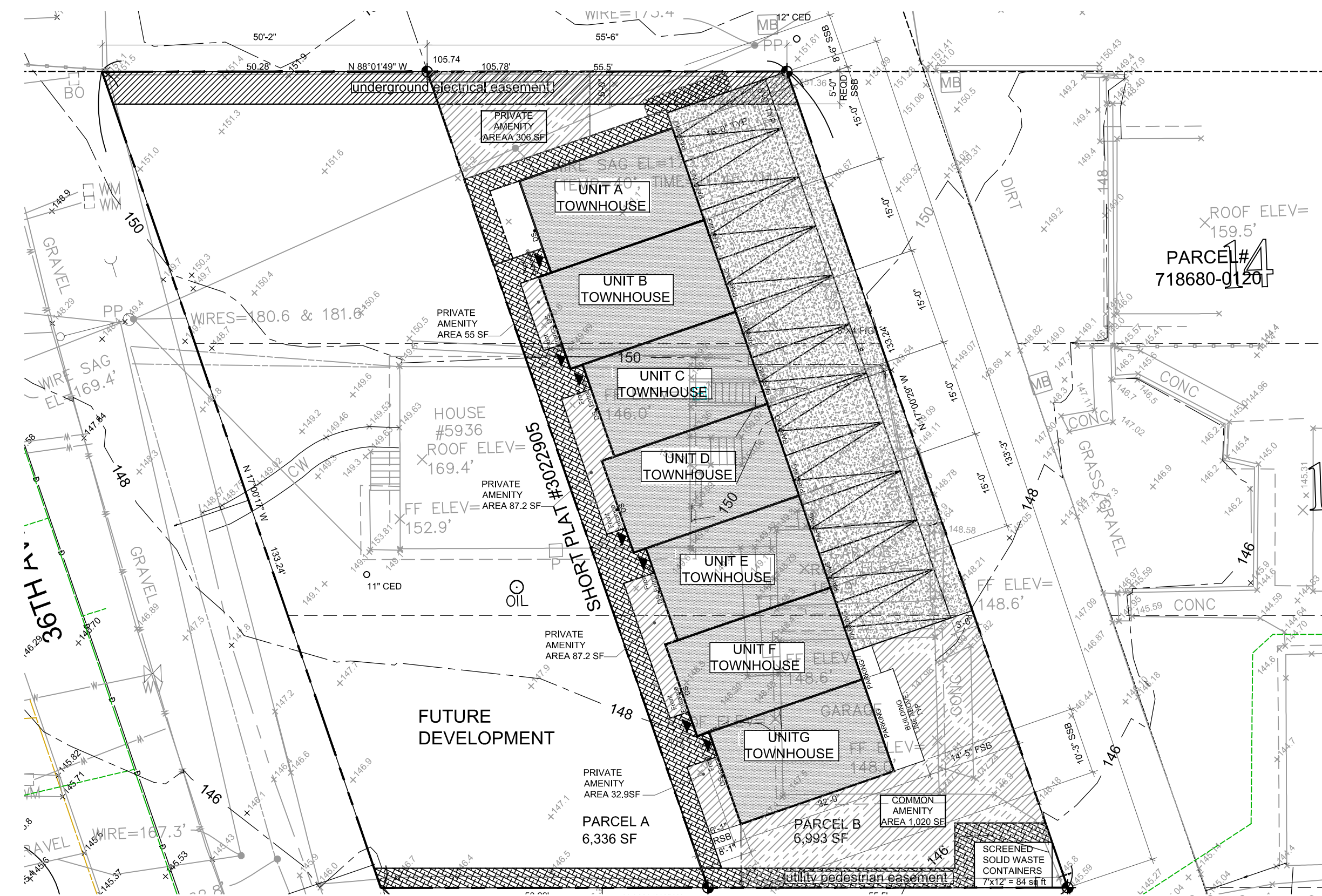
PARKING LOT ON NORTH OF SUBJECT SITE

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PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"


















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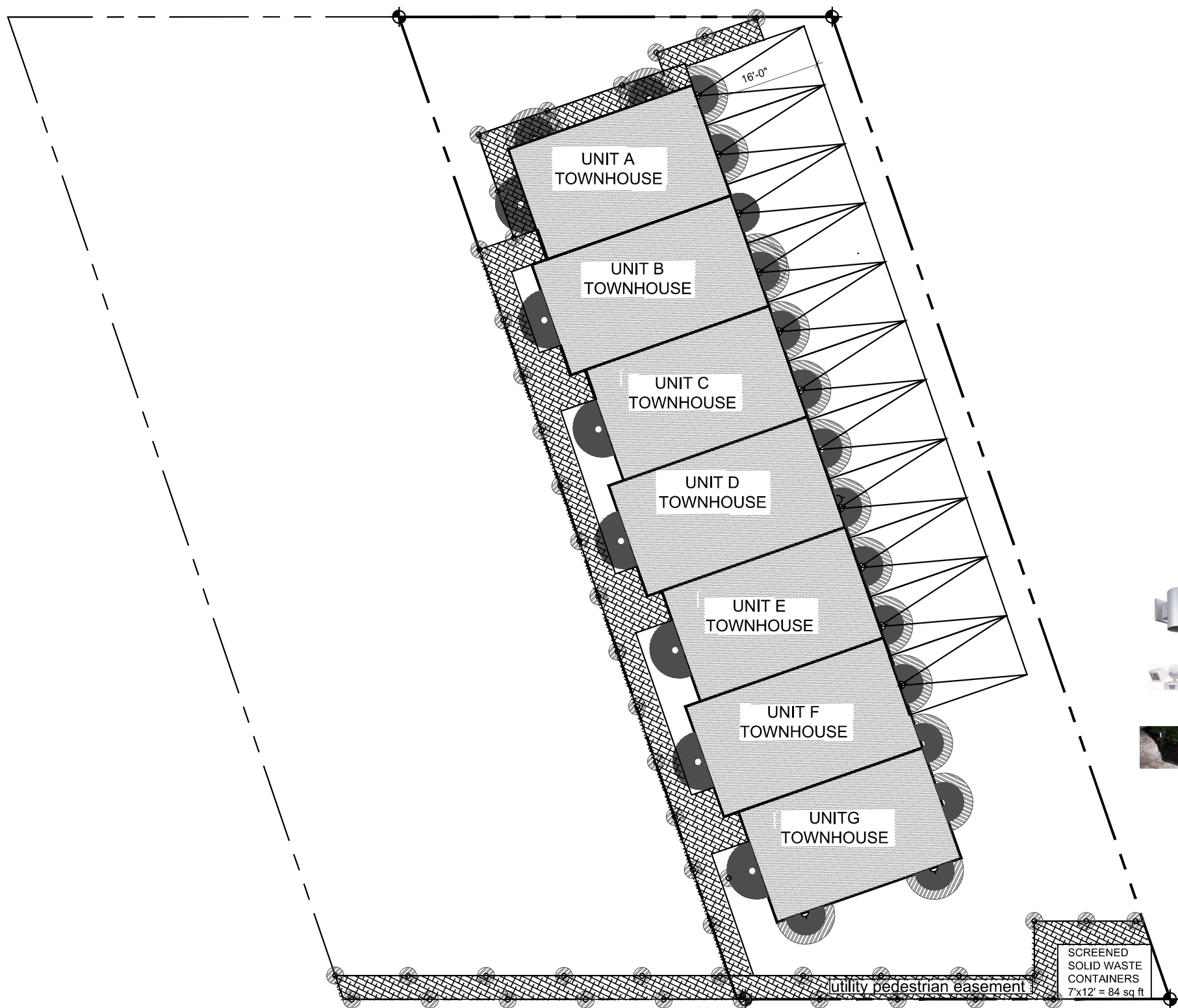
PLANT SCHEDULE




TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Parrotia persica / Persian Parrotia	1.5" Cal	No	No	2	
	Quercus robur 'Regal Prince' / Regal Prince English Oak	1.5" Cal	No	No	3	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Callicarpa bodinieri 'Profusion' / Profusion Beautyberry	5 gal	Yes	No	4	
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	31	
	Cornus sanguinea 'Midwinter Fire' / Blood-Twig Dogwood	5 gal	Yes	No	7	
	Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass	1 gal	Yes	No	49	
	Hebe x 'Patty's Purple' / Hebe	2 gal	Yes	No	7	
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	Yes	No	15	
	Mahonia x media 'Charity' / Mahonia	5 gal	Yes	Yes	7	
	Pennisetum orientale / Oriental Fountain Grass	1 gal	Yes	No	60	
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	4'-6' Ht	Yes	No	3	
	Weigela florida 'Variegata Nana' / Dwarf Weigela	5 gal	Yes	No	4	
BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Carex obnupta / Slough Sedge	1 gal	Yes	Yes	12	
	Cornus alba 'Elegantissima' / Variegated Red Twig Dogwood	1 gal	Yes	No	6	
	Polystichum munitum / Western Sword Fern	1 gal	Yes	Yes	30	
	Sambucus nigra 'Eva' / Black Lace Elderberry	3 gal	Yes	No	11	
VINES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea	1 gal	Yes	No	7	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Herniaria glabra / Rupturewort	4" pot	Yes	No	12" o.c.	118

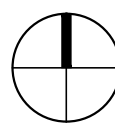
NOTES:
-See soil amendment detail for soil specifications COS plan 142.
-See bioretention planter detail for bioretention specifications.
-All planting beds to receive minimum 3-4" of mulch.
-Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
-For all Vegetated Walls, train vines to adjacent green wall facade. Do not allow vines to grow on siding of buildings. Annual maintenance may be necessary as vines mature and spread.



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-  Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern
-  Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.
-  Motion Sensing Pathway Lights



PROPOSED LIGHTING PLAN

SCALE: 1/16" = 1'-0"

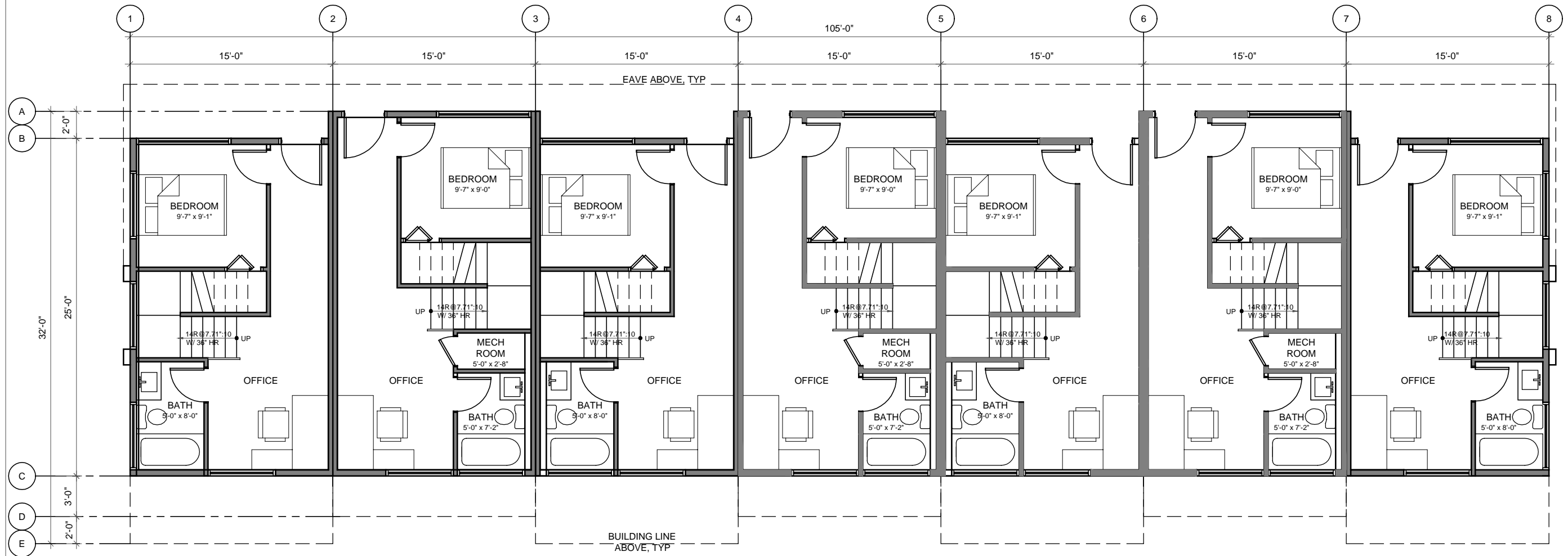
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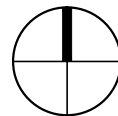


TOWNHOUSE UNIT AREAS:

Bedrooms: 2/unit
 Bathrooms: 2/unit
 Heated: unit A, C, E & G - 1,275/unit
 unit B, D & F - 1,305 sf/unit

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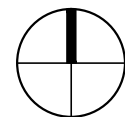
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**TOWNHOUSE - FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

TOWNHOUSE UNIT AREAS:

Bedrooms: 2/unit
 Bathrooms: 2/unit
 Heated: unit A, C, E & G - 1,275/unit
 unit B, D & F - 1,305 sf /unit



TOWNHOUSE - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

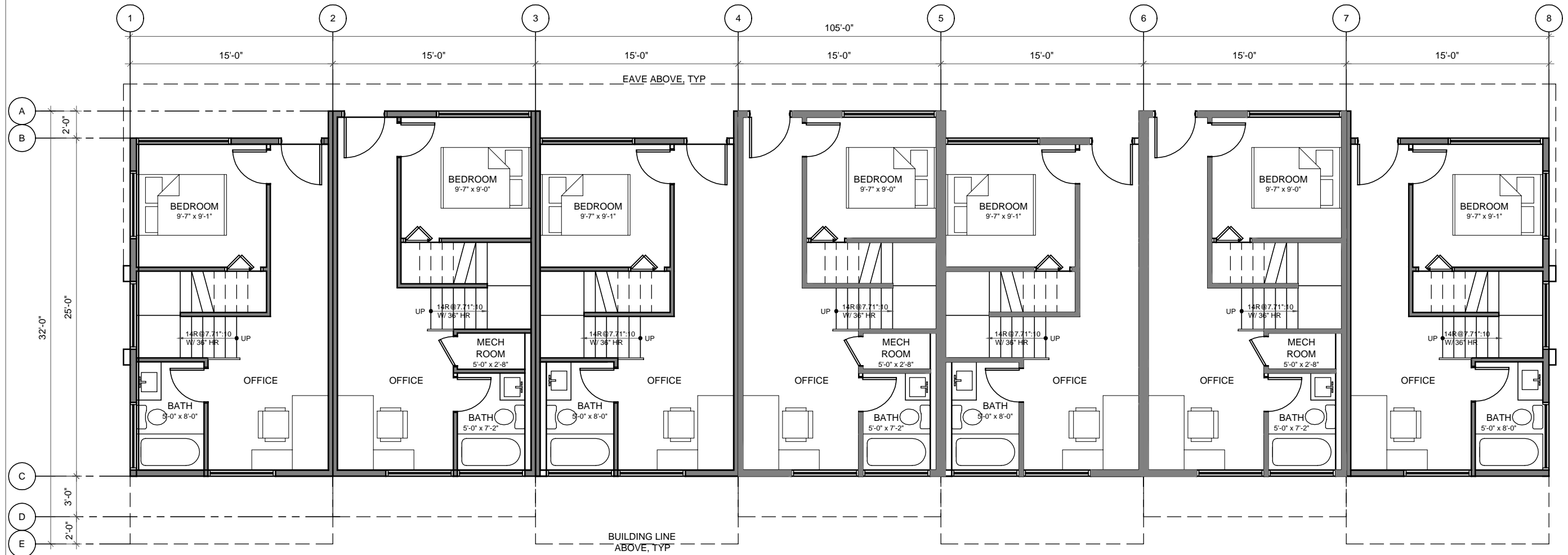
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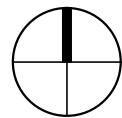


TOWNHOUSE UNIT AREAS:

Bedrooms: 2/unit
 Bathrooms: 2/unit
 Heated: unit A, C, E & G - 1,275/unit
 unit B, D & F - 1,305 sf /unit

**EARLY DESIGN GUIDANCE**

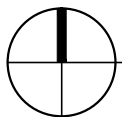
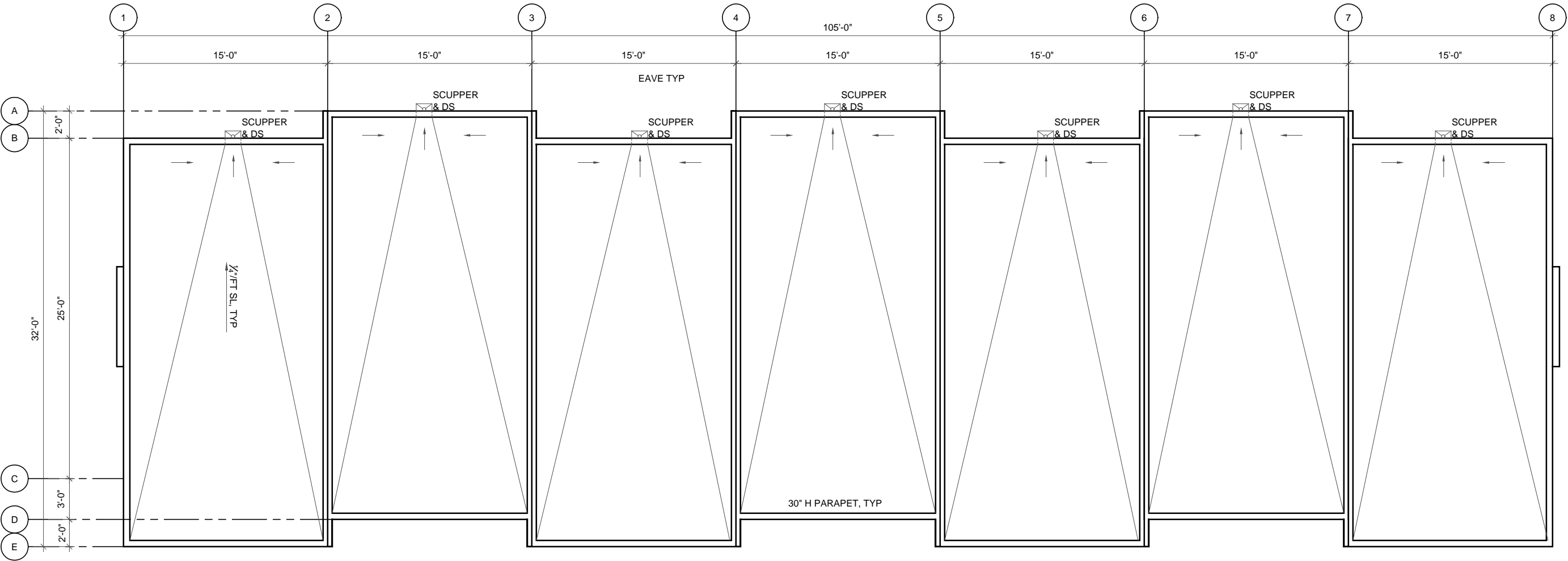
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**TOWNHOUSE - THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"

TOWNHOUSE UNIT AREAS:

- Bedrooms: 2/unit
- Bathrooms: 2/unit
- Heated: unit A, C, E & G - 1,275/unit
unit B, D & F - 1,305 sf /unit



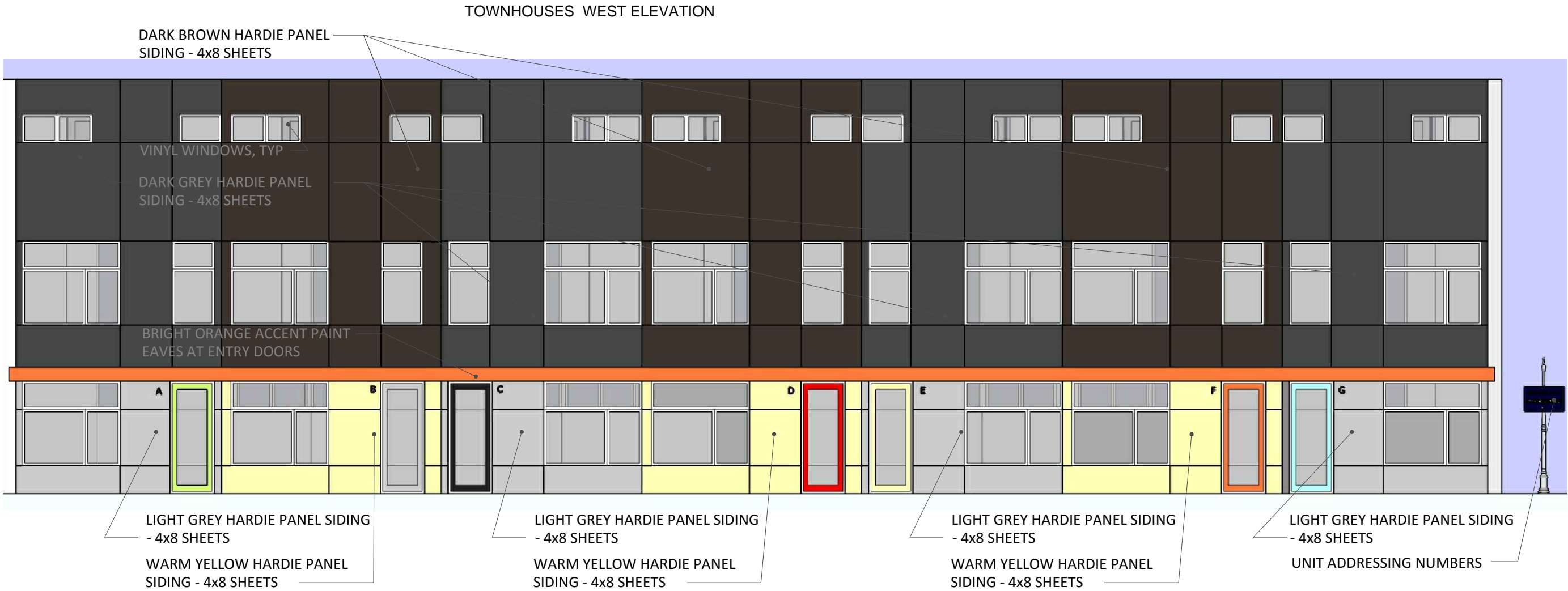
TOWNHOUSE - ROOF PLAN

SCALE: 1/8" = 1'-0"

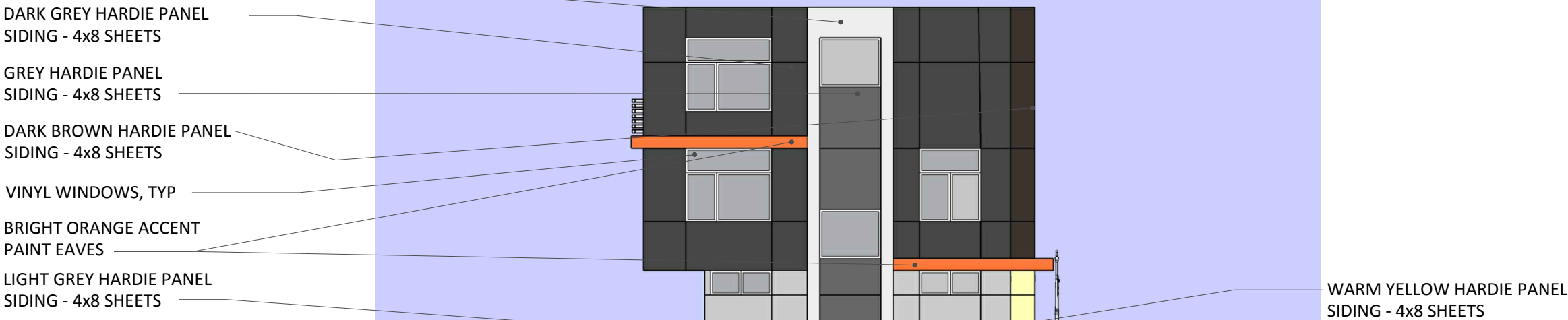
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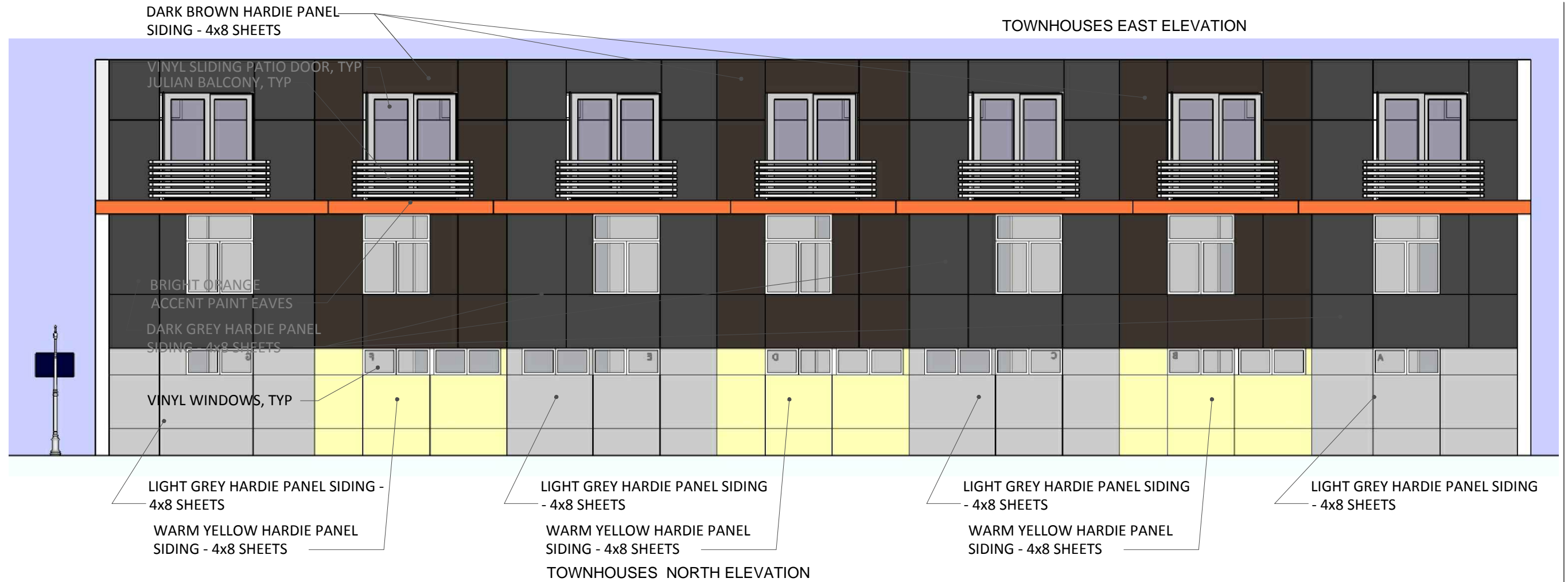




TOWNHOUSES SOUTH ELEVATION



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LIGHT GREY HARDIE PANEL SIDING -
 4x8 SHEETS

DARK GREY HARDIE PANEL
 SIDING - 4x8 SHEETS

GREY HARDIE PANEL
 SIDING - 4x8 SHEETS

DARK BROWN HARDIE PANEL
 SIDING - 4x8 SHEETS

VINYL WINDOWS, TYP

BRIGHT ORANGE ACCENT
 PAINT EAVES

LIGHT GREY HARDIE PANEL
 SIDING - 4x8 SHEETS

WARM YELLOW HARDIE PANEL
 SIDING - 4x8 SHEETS

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SOUTHWEST VIEW OF TOWNHOUSES AND YARD



VIEW OF EASTERN YARD VEHICLE ENTRANCE FROM ALLEY



NORTHWEST VIEW OF TOWNHOUSE AND ENTRANCES



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VIEW OF TOWNHOUSES FROM NEIGHBOR'S PERSPECTIVE



SOUTHEAST VIEW OF TOWNHOUSES FROM DRIVEWAY

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NORTH WINDOW LOOKING AT UNITS ENTRANCES

Window Overlap Privacy Study

The windows of the proposed townhouses and single family home have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted with dashed outlines.

SOUTH: To the south is a 1-story single family. The only one window on this facade is small look onto the unit entrances and pedestrian walkway.



Single family facing proposed south facade



Single family facing 36th Ave S



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WINTER SOLSTICE: DECEMBER 20



8AM

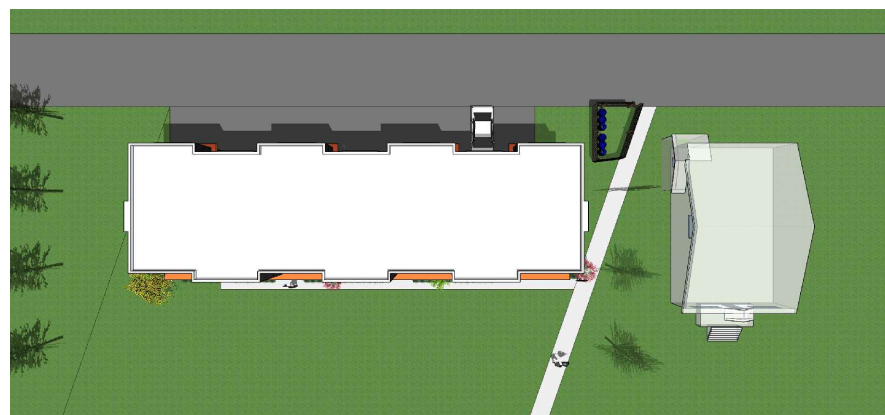


NOON

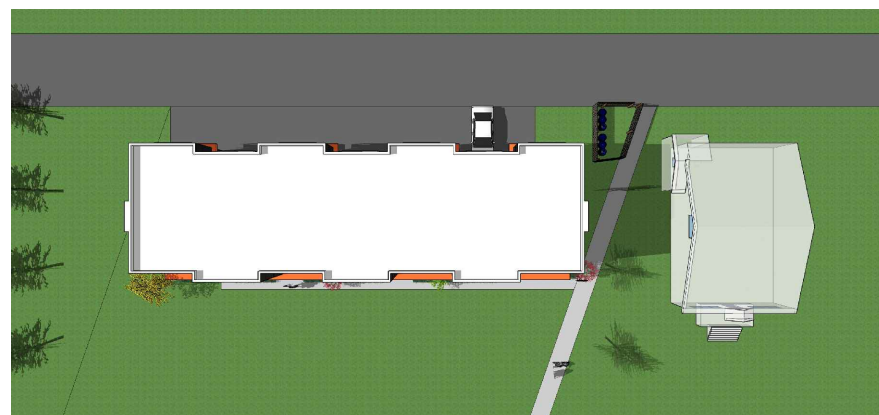


4PM

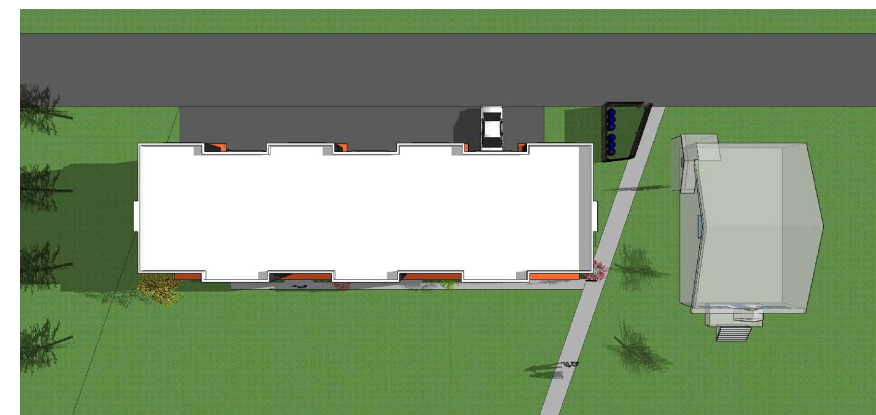
SUMMER SOLSTICE: JUNE 21



8AM



NOON



4PM

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