

14302 30TH AVE NE. SEATTLE, WA 98125

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

PROJECT ADDRESS

14302 30TH AVE NE.
SEATTLE, WA 98125

SDCI PROJECT NUMBER

#3023581

MEETING TYPE

RECOMMENDATION

PROJECT TEAM

ARCHITECT

Medici Architects
Emily Buchwalter
11711 SE 8th St. Suite 100
Bellevue, WA 98005
(425) 453-9298
emily@mediciarchitects.com

OWNER/DEVELOPER

14302 Development LLC
2502 22nd Ave. S
Seattle, WA 98144
(206) 384-1881
bomb99@msn.com

CIVIL ENGINEER

Goldsmith Land Dev. Services
Kevin cleary
1215 114th Ave. S.E.
Bellevue, WA 98004
(425) 462-1080
jryan@goldsmithengineering.com

ARBORIST

Arbor Info LLC
Tom Hanson
2406 N Castle Way
Brier, WA 98036
(206) 300-9711
tom.hanson@arborinfo.com

LANDSCAPE ARCHITECT

Altmann Oliver Associates, LLC
Simone Oliver, LA
PO Box 578
Carnation, WA 98014
(425) 333-4535
simone@altoliver.com



CONTENTS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

<u>PAGE</u>	SECTION
1	3.0 Proposal
2-3	4.0 Context Analysis
4-11	5.0 Existing Site Conditions
12-13	6.0 Zoning Data
14	7.0 Composite Site Plan
15	8.0 Itemized Response to EDG
16-18	9.0 Floor Plans
19-23	10.0 Landscape Plan
24-31	11.0 Elevations
32	12.0 Material and Color Palette
33-35	13.0 Renderings
36	14.0 Exterior Light Plan
36	15.0 Signage Diagram
37-39	16.0 Building Sections

3.0 PROPOSAL

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

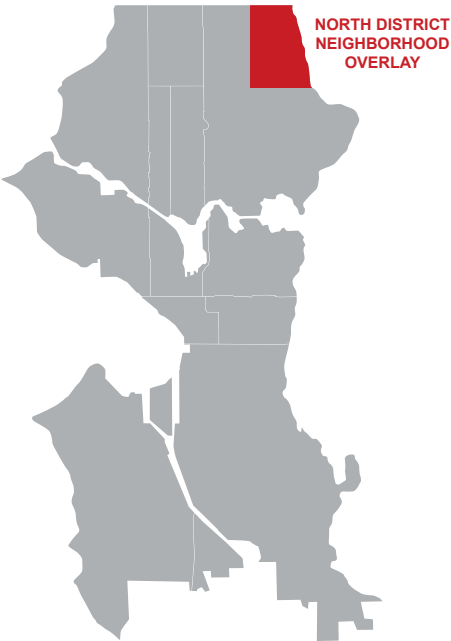


DEVELOPMENT OBJECTIVES

- Construct 12 Townhouses with private single car garages.
Total of twelve (12) garages provided on site.
- Promote density within the neighborhood, while emphasizing a transition of scale from multifamily residential to the neighboring single family homes.
 - Enhance the street-scape with contemporary architecture that connects and engages the street.
 - Encourage pedestrian traffic to utilize adjacent amenities along Lake City Way and 145th Ave NE.

PROJECT INFORMATION

ADDRESS	14302 30th Ave NE Seattle, WA 98125
PROJECT NUMBERS	#3023581
PARCEL NUMBER	#766370-0401
ZONE	SF 7200 & LR3(M2)
LOT SIZE	22,824 SF
OVERLAYS	North District/Lake City
ALLOWED FAR	Pending Contract Rezone to LR3(M2); 1.8 (no Green)
DENSITY LIMIT	Pending Contract Rezone to LR3(M2): UNLIMITED
ALLOWED HEIGHT	Pending Contract Rezone to LR3(M2): 40 FT



4.0 CONTEXT ANALYSIS: EXISTING ZONING MAP

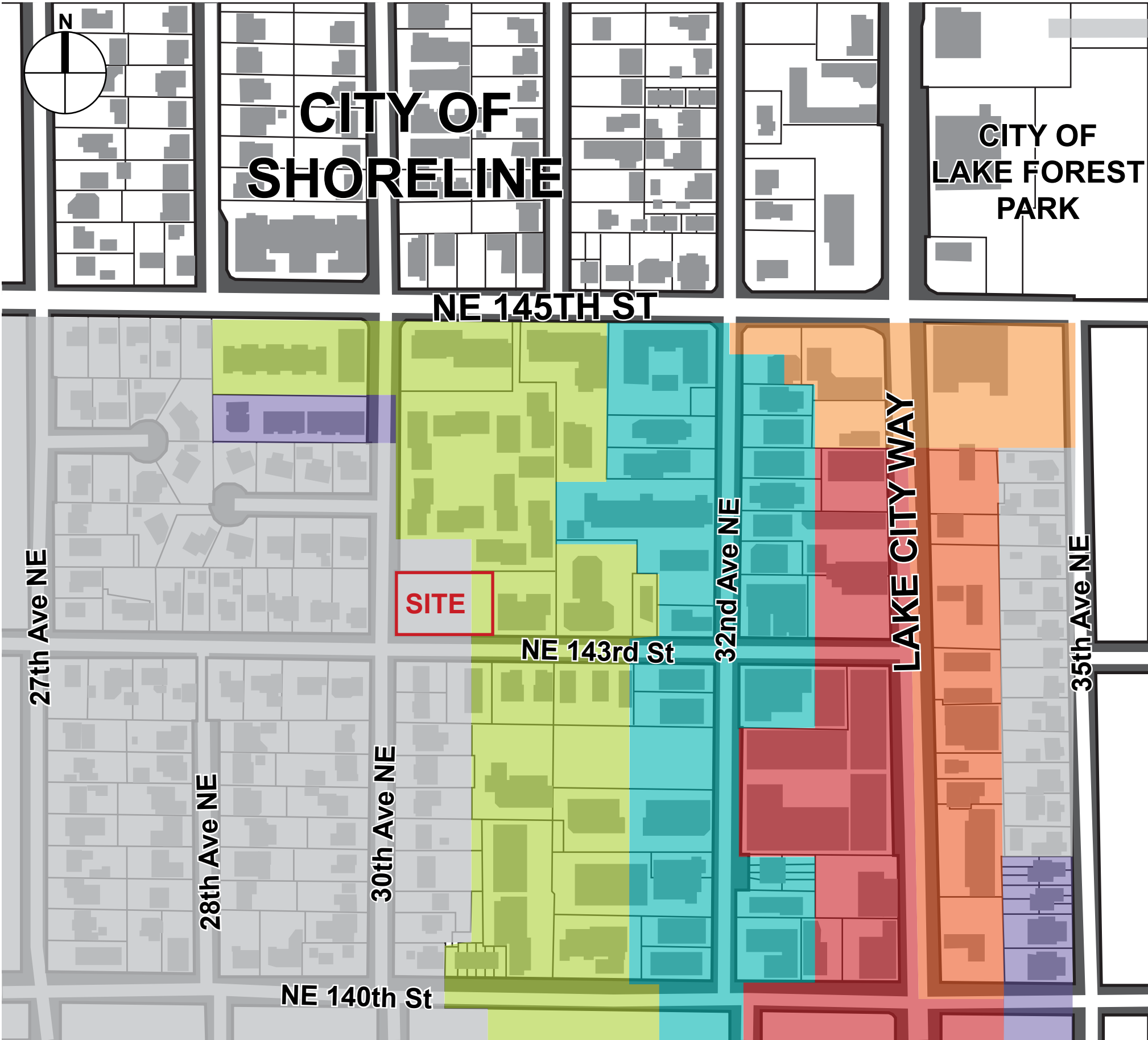
RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

ZONING OBJECTIVES

The property currently exists on two abutting parcels that lie partially within the SF 7200 zone and partially within the LR-3(M2) zone. The adjacent North property is also zoned SF 7200 and LR-3(M2).

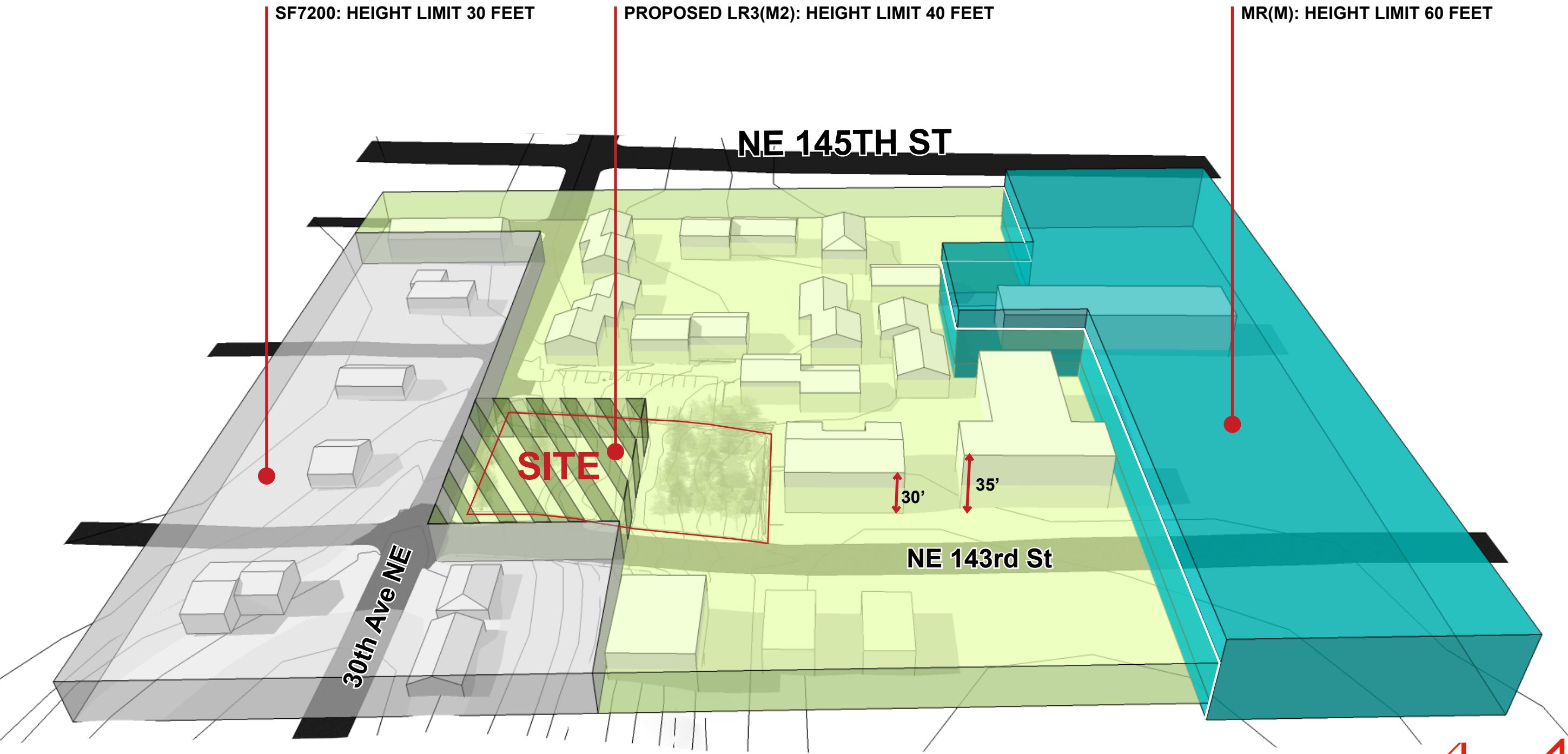
EXISTING ZONING MAP LEGEND

- SF 7200
- LR1(M)
- LR3(M2)
- MR(M)
- NC2-55(M)
- NC3-55(M)
- NC3-75(M)



4.0 CONTEXT ANALYSIS: ZONING HEIGHTS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



5.0 EXISTING SITE CONDITIONS: TRANSIT & SITE ACCESS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

The site has direct access from 30th Ave NE and NE 143rd St.

Bus Route 65 (University District) and Bus Route 64X (University District Express) run along 30th Ave NE with a bus stop directly in front of the site.

Routes .2 miles East of site:

Bus Route 308 (Horizon View to Downtown Seattle)

Bus Route 309 (Kenmore P&R to First Hill)

Bus Route 312 (UW/Cascadia Campus to Downtown Seattle)

Bus Route 330 (Shoreline CC to Lake City)

Sound Transit Route 522 (Seattle to Woodinville)

35th Ave NE and NE 145th St are dedicated as a bicycle-friendly road.

35th Ave NE runs north to NE 145th St and south to NE 125th St connecting the site with Downtown Lake City.

VEHICULAR ACCESS

TRANSIT ACCESS

BICYCLE ACCESS

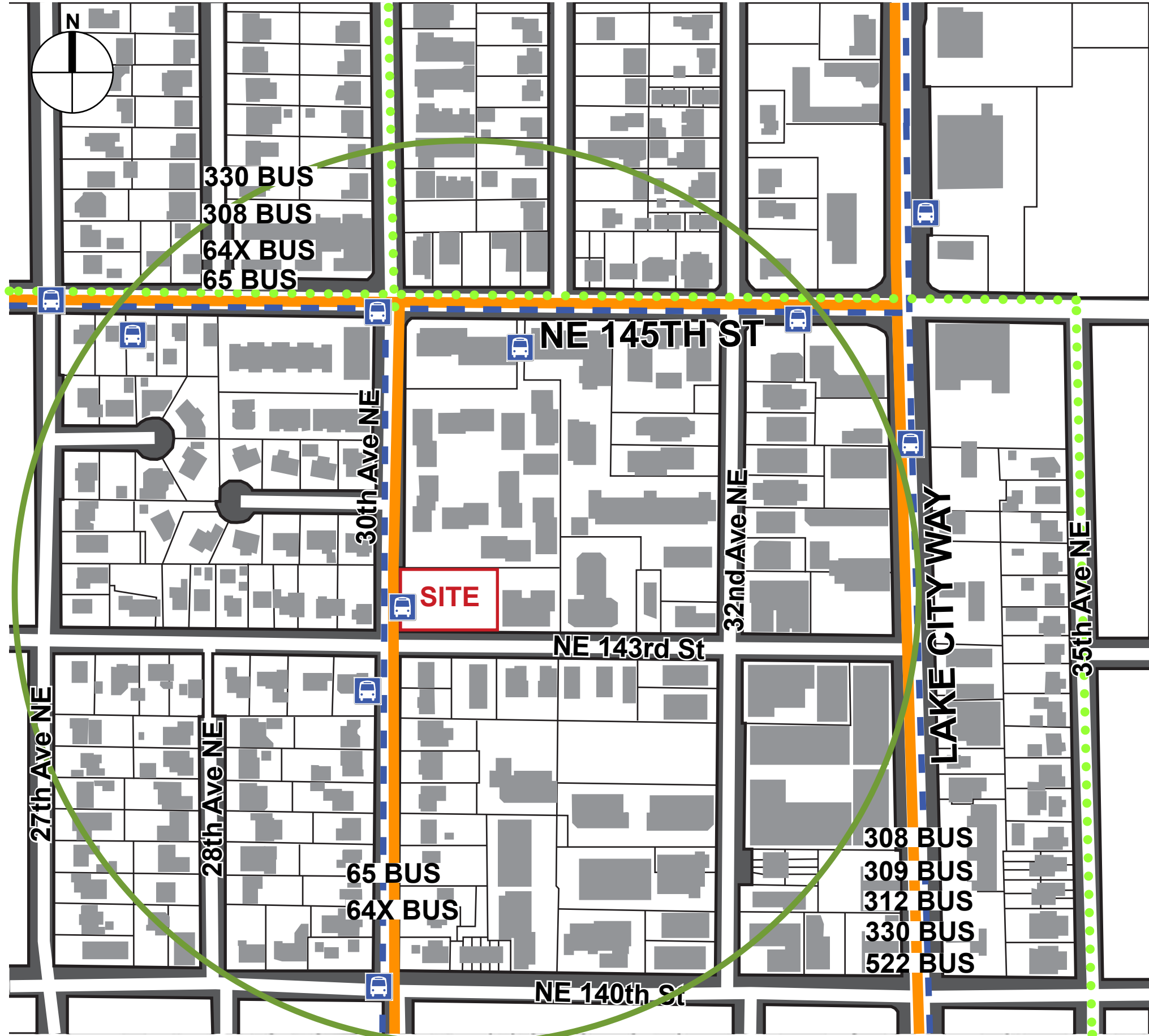
VEHICULAR ARTERIALS

BUS LINES

BICYCLE PATH

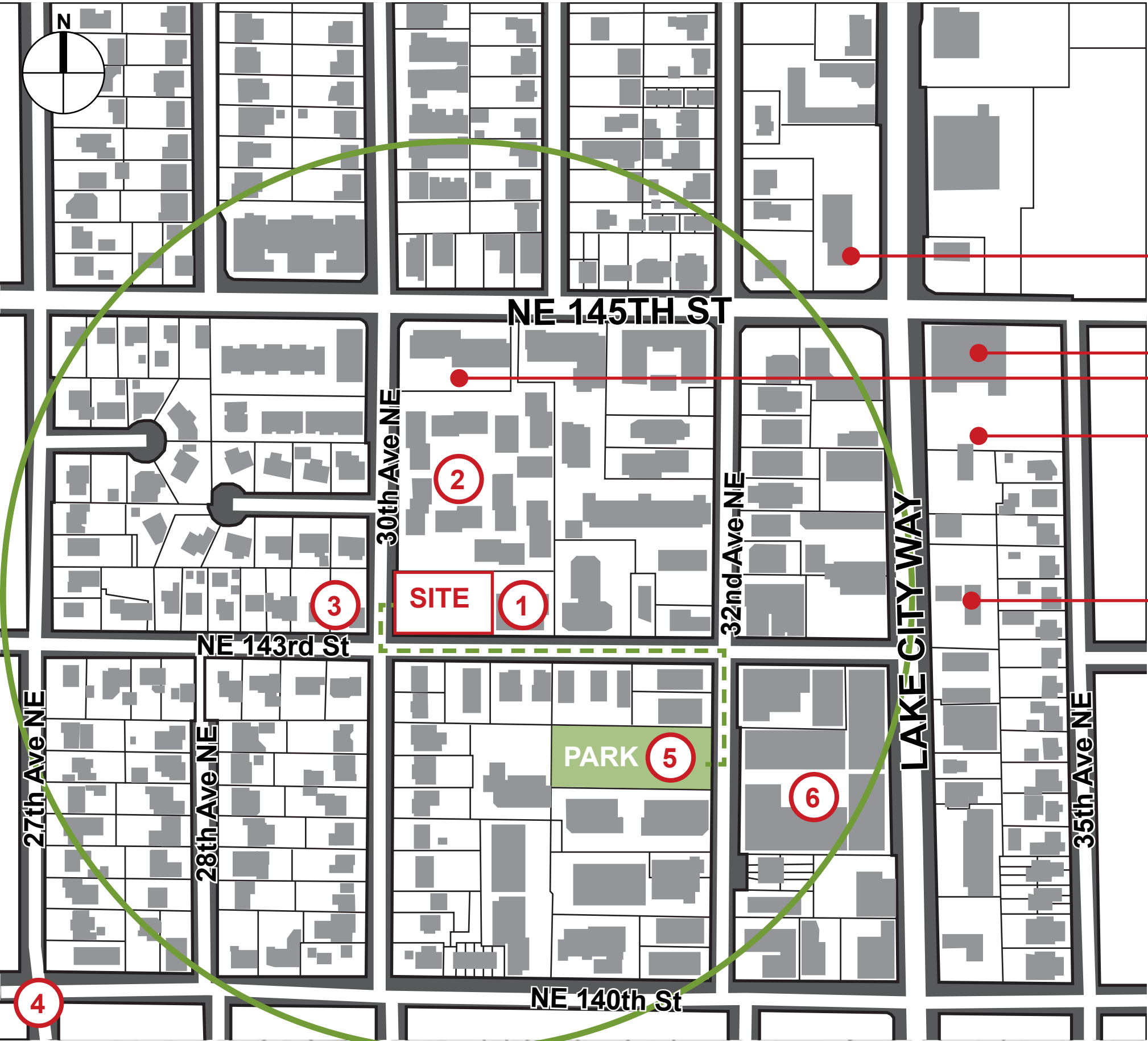
5 MIN WALKING RADIUS

BUS STOP



5.0 EXISTING SITE CONDITIONS: NEIGHBORHOOD CONTEXT

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



MULTI-FAMILY



SEATTLE HOUSING AUTHORITY



MCDONALDS

SINGLE FAMILY RESIDENCE

WALGREENS
JACKSON PARK HOUSE



STARBUCKS
CHURCH OF THE NAZARENE



BROWN BEAR CAR WASH

LITTLE BROOK PARK

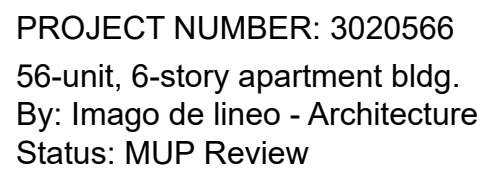
PARK
.2 MILES
5 MIN WALKING RADIUS



ARRAY APARTMENTS

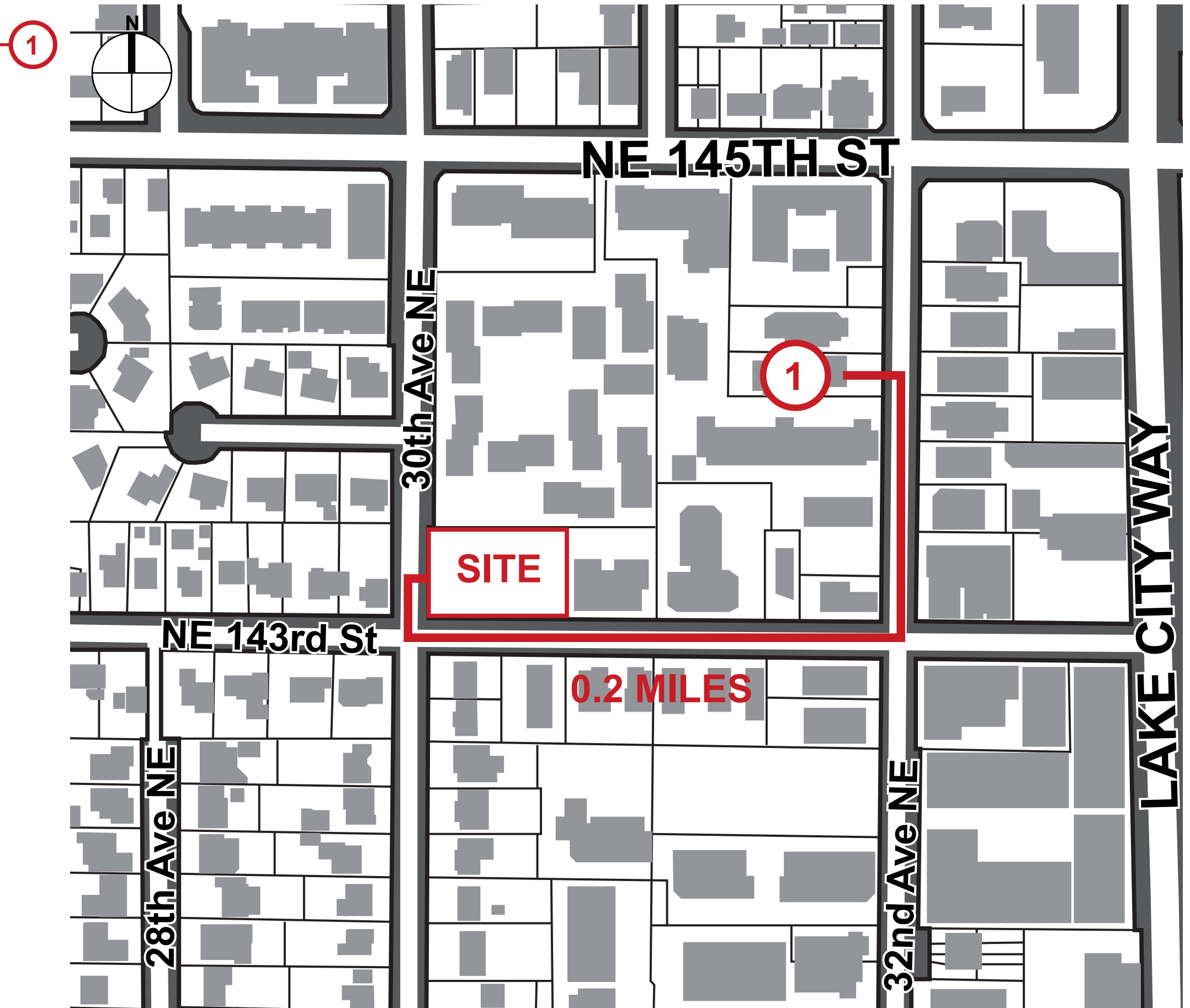


RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



Zone: MR

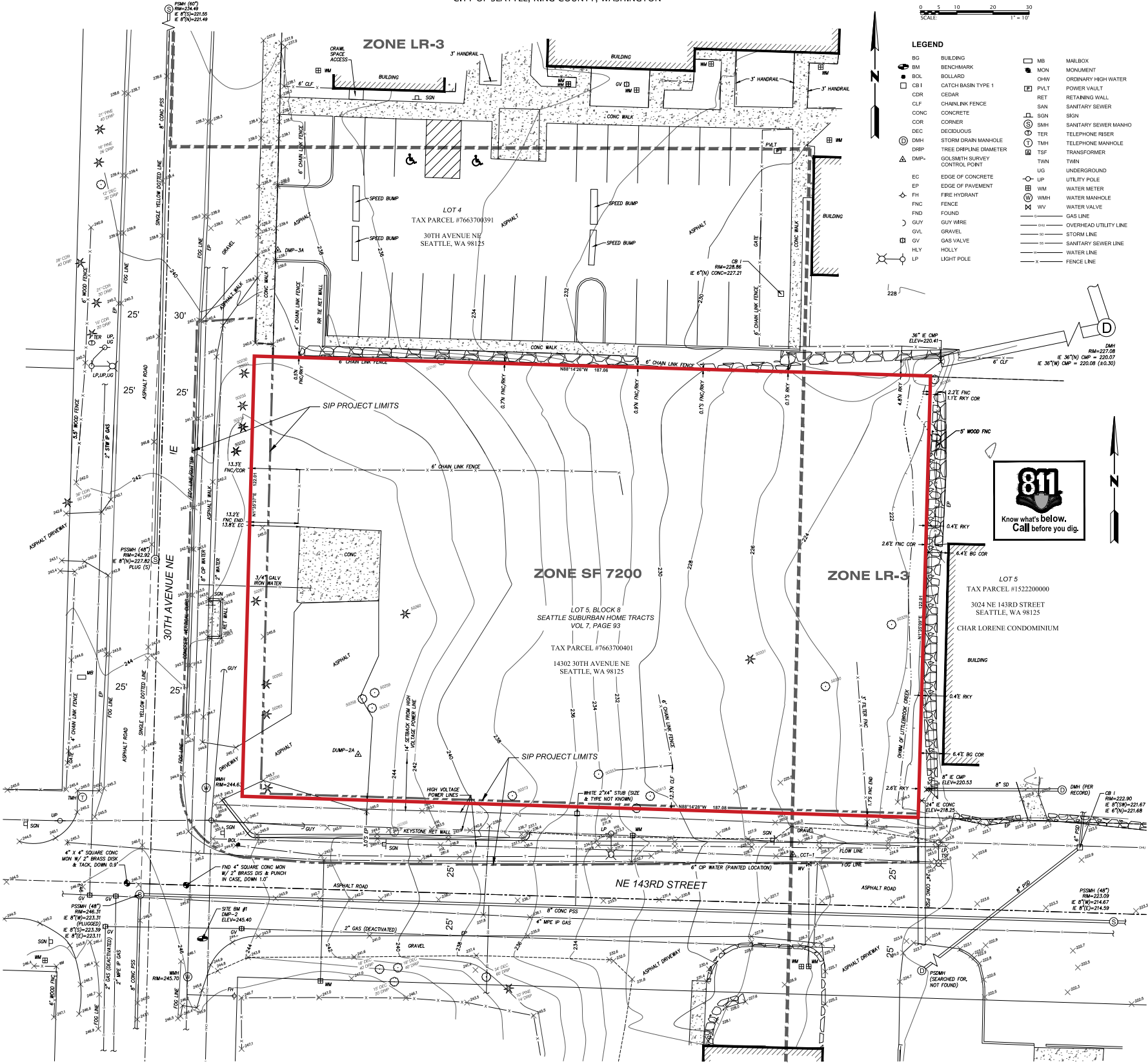
Proposed building height: 67'



5.0 EXISTING SITE CONDITIONS: SURVEY

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

NE 1/4, NE 1/4 SECTION 21, TOWNSHIP 26 N, RANGE 4 E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON



REV. NO.	DATE	DESCRIPTION	MADE BY	CHECKED	NOTED	2019/05/07 11:43	EMAIL
1	7/14/15	ADDED NEW GRAVEL WALKWAY ADJACENT TO SOUTH PROPERTY LINE IN NE 143RD STREET; ADDED ADDITIONAL MAPPING OF PROPERTY TO THE NORTH OF SUBJECT PARCEL; UPDATED NOTES.	EMALM	UNQUSET	DRAWN	MMALUGER	EMALM
2	6/15/17	ADDED TOPOGRAPHIC INFORMATION TO MEET SP REQUIREMENTS; UPDATED NOTES	EMALM	MMALUGER	APPROVED	MMALUGER	
3	5/7/18	ADDED LOCATION AND ELEVATION OF HIGH VOLTAGE POWER LINES ALONG SOUTH BOUNDARY; UPDATED NOTES	EMALM	MMALUGER			

GOLDSMITH
LAND DEVELOPMENT SERVICES
14302 30TH AVE NE, SEATTLE, WA 98125
P: 206.461.1433 F: 206.461.1434

14302 DEVELOPMENT, LLC
TOPOGRAPHIC SURVEY
FOR
14302 DEVELOPMENT, LLC
14302 30TH AVENUE NE, CITY OF SEATTLE
KING COUNTY, WASHINGTON

3/3
SHEET

5.0 EXISTING SITE CONDITIONS: LOT PARAMETERS

PARCEL # 766370-0401

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

22,824 SF

LOT SIZE:

ZONE:

DEPENDENT ON CONTRACT
REZONE: LR3(M2)

ALLOWED FAR:

DEPENDENT ON CONTRACT
REZONE:

LR3(M2): 22,824 SF X 1.8 =
41,083.2 SF (townhouses)

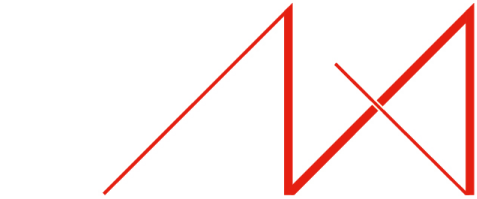
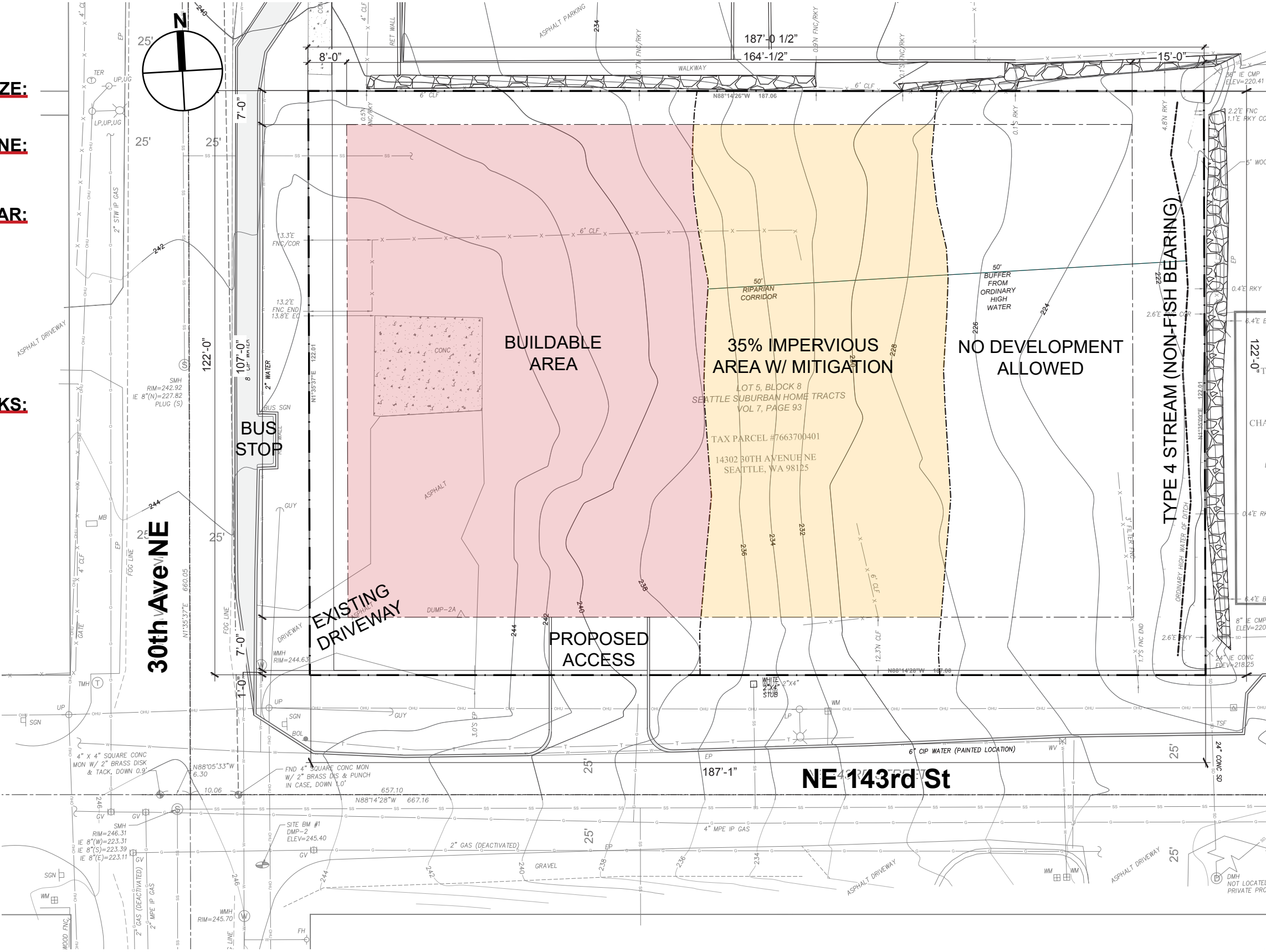
SETBACKS:

DEPENDENT ON CONTRACT
REZONE: LR3(M2)

SIDE YARD: 5'-0"

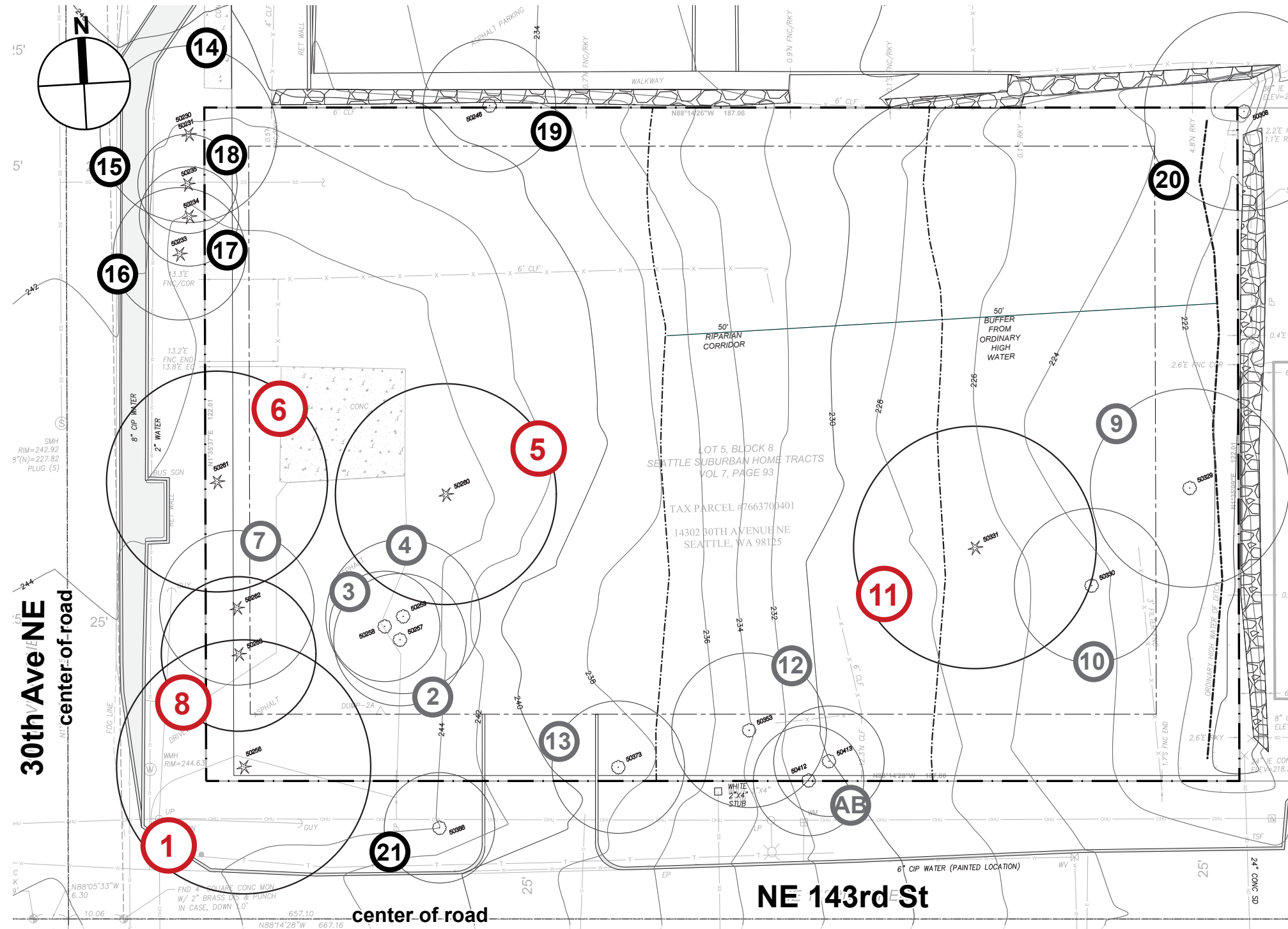
FRONT YARD: 7'-0" AVERAGE
5'-0" MIN

REAR YARD: 7'-0" AVERAGE
5'-0" MIN



5.0 EXISTING SITE CONDITIONS: EXISTING TREE LOCATION

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



EXCEPTIONAL TREES

- 1 WHITE PINE:** Tree Tag #50256
DBH 29.5 in. Fair health per Arborist Report.
- 5 WESTERN RED CEDAR:** Tree Tag #50260
DBH 31 in. Fair health per Arborist Report.
- 6 WESTERN RED CEDAR:** Tree Tag #50261
DBH 42 in. Good health per Arborist Report.
- 8 WESTERN RED CEDAR:** Tree Tag #50263
DBH 31 in. Ok health per Arborist Report.
- 11 DOUGLAS FIR:** Tree Tag #50331
DBH 47.5 in. Fair/Ok health per Arborist Report.

NOT EXCEPTIONAL TREES

- 2 RIVER BIRCH:** Tree Tag #50257
DBH 14 in. Poor health per Arborist Report.
- 3 RIVER BIRCH:** Tree Tag #50258
DBH 11 in. Poor health per Arborist Report.
- 4 RIVER BIRCH:** Tree Tag #50259
DBH 13 in. Poor health per Arborist Report.
- 7 WESTERN RED CEDAR:** Tree Tag #50262
DBH 16 in. Poor health per Arborist Report.
- 9 RIVER BIRCH:** Tree Tag #50329
DBH 20 in. Good health per Arborist Report.
- 10 GOLDEN LOCUST:** Tree Tag #50330
DBH 7 in. Poor health per Arborist Report.
- 12 GOLDEN LOCUST:** Tree Tag #50353
DBH 7 in. Good health per Arborist Report.
- 13 FILBERT:** Tree Tag #50373
DBH 8/9/10 in. Poor health per Arborist Report.
- AB BOXWOOD:** Tree Tag #50412, 50413
DBH 8@5 and 8@4 in. Good health per Arborist Report.

OFF-SITE TREES

- 14 DOUGLAS FIR:** Tree Tag #50230
DBH 16/8/2/4/21 in. Ok health per Arborist Report.
- 15 HOLLY:** Tree Tag #50231
DBH 12 in. Good health per Arborist Report.
- 16 LILAC:** Tree Tag #50233
DBH 6 in. Poor health per Arborist Report.
- 17 HOLLY:** Tree Tag #50234
DBH 6/7/6/6 in. Fair/Ok health per Arborist Report.
- 18 HOLLY:** Tree Tag #50235
DBH 11 in. Good health per Arborist Report.
- 19 BLACK LOCUST:** Tree Tag #50246
DBH 8/8/6/6 in. Fair health per Arborist Report.

- 20 COTTONWOOD:** Tree Tag #50308
DBH 60 in. Good health per Arborist Report.
- 21 NATIVE HAWTHORNE:** Tree Tag #50388
DBH 12 in. Fair health per Arborist Report.

5.0 EXISTING SITE CONDITIONS: STREET FACADES

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



DIRECTLY ACROSS FROM SITE 30TH AVE NE - WEST FACING



SITE 14302 30TH AVE NE 30TH AVE NE - EAST FACING



SITE 14302 30TH AVE NE NE 143 RD - NORTH FACING

5.0 EXISTING SITE CONDITIONS: SITE PHOTOS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



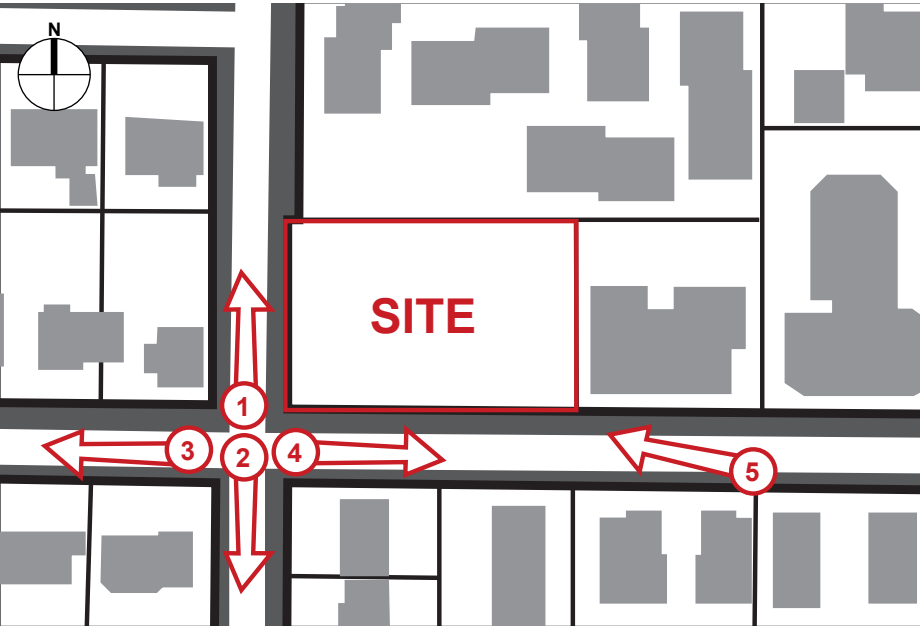
FROM SITE LOOKING
NORTH UP 30TH AVE NE 1

FROM SITE LOOKING
SOUTH DOWN 30TH AVE NE 2



FROM SITE LOOKING
WEST UP NE 143RD ST 3

FROM SITE LOOKING
EAST DOWN NE 143RD ST 4



VIEW OF SITE LOOKING
NORTHWEST
FROM NE 143RD ST 5

VIEW KEY PLAN



6.0 ZONING DATA: ZONING REQUIREMENTS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

PROJECT INFORMATION

ADDRESS	14302 30th Ave NE Seattle, WA 98125
PROJECT NUMBERS	#3023581
PARCEL NUMBER	#766370-0401
ZONE	SF 7200 & LR3(M2) (Current) Proposed Contract Rezone to LR3(M2)
LOT SIZE	22,824 SF
NEIGHBORHOOD PLAN	North District/Lake City (outside of Neighborhood Design Guidelines)
NOTE: ALL CODE REFERENCES DRAWN FROM SMC 23.45 MULTIFAMILY DEPENDENT ON CONTRACT-REZONE TO LR3(M2)	

23.45.504 - PERMITTED USES

Permitted outright:

- Residential

Residential Townhouse use proposed

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS

LR3(M2): 1.1 for Townhouse developments (22,824 SF x 1.8 = 41,083.2 SF)

23.45.512 - DENSITY LIMITS - LR ZONES

LR3(M2): NO LIMIT

Twelve (12) units maximum proposed

23.45.514 - STRUCTURE HEIGHT

- LR3(M2): 40 feet base height.
- Shed and butterfly roofs may extend 3 feet above limit.
- Roofs enclosed by a parapet may exceed limit to allow for slope as long as roof surface does not exceed 75% of parapet height.
- Stair penthouses may extend 10 feet above limit.

Flat (low slope) roof proposed below 40' with stair penthouse not to exceed 10' above limit.

23.45.518 - SETBACKS

Front: 7' average, 5' minimum
Rear: 7' average, 5' minimum
Side: 5' for facades less than 40' in length, 7' average & 5' minimum for facades greater than 50' in length
Separation between multiple structures: 10'
Bay windows may project a maximum 2' into setback and separation if they are no closer than 5' to lot line, not more than 10' in width, and no more than 30% of the area of facade
Unenclosed decks may project a maximum 4' into setback if they are not closer than 5' to the lot line, no more than 20' wide, and separated from other deck by a distance equal to at least 1/2 of the width of the projection

Proposed buildings to comply with setbacks

23.45.522 - AMENITY AREA

Required amount of amenity are for townhouse developments is equal to 25% of the lot area.
Minimum 50% of the required amenity area to be provided at ground level (except that on the roof of a structure) and may be provided as private or common space.
All units shall have access to an amenity area.
No common amenity areas shall be less than 250 square feet in area.

Amenity area to be provided at ground level landscaped areas.

23.45.524 - LANDSCAPING STANDARDS

Landscaping that achieves a Green Factor score of 0.6 or greater is required.
Street trees are required.

Green Factor to be achieved through planted areas and plants. Street trees to be planted.

23.45.527 - STRUCTURE WIDTH

LR3(M2): 120'
The maximum combined length of all portions of facades within 15' of a side lot line shall not exceed 65% of the length of that lot line.

Maximum proposed structure width of 90'; facades within 15' of side lot lines to be less than 65% of lot length line

23.45.529 - DESIGN STANDARDS

Enhance street-facing facades; Foster a sense of community by integrating pedestrian-oriented new development; Provide a sense of openness and access to light and air; Encourage compatibility of variety of housing types with scale and character of neighborhood

Proposed buildings to utilize articulation, architectural features, and materials to provide variety in facades. Large windows and doors will provide light and ventilation, and direct access to a common amenity area. A visually prominent pedestrian entry on the street-facing side will be provided, along with additional architectural details to identify individual townhouse units.

23.45.536 - PARKING LOCATION, ACCESS AND SCREENING

Required parking (per 23.54.015) to be located on the same lot, with access from the street (if no alley). On corner lots, street access may be taken from either street. Parking shall be screened from direct street view.

Each unit will be provided with one parking space in a private garage attached to each unit. Access is taken from NE 143rd Street which has less traffic. Garage doors do not face the street.

6.0 ZONING DATA: DESIGN GUIDELINE PRIORITIES

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

CS2 URBAN PATTERN AND FORM

B2. Adjacent Sites, Streets, and Open Spaces: Connection to the Street

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape – its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) in siting and designing the building.

Street-facing units will be provided with a visually-important, ground-level main entrance and front yard. This aims to activate the space between street and building by encouraging activity and interaction between people.



CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A2. Emphasizing Positive Neighborhood Attributes: Contemporary Design

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

The proposed buildings will utilize contemporary massing, articulation, and detail to express a clean, modern style. Clean lines, minimal detail, and asymmetrical massing are examples of methods to be used in building design.



A4. Emphasizing Positive Neighborhood Attributes: Evolving Neighborhoods

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

This project site sits within a neighborhood of old and new single and multi-family, all at different levels of maintenance and architectural character. This project aims to revive the current under-utilized corner with a statement project that is not only visually unique and new, but energizes the corner with additional pedestrian activity.



PL2 WALKABILITY

B1. Safety and Security: Eyes on the Street

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

The proposed buildings will have windows placed on all sides. Patios at street-level will encourage natural surveillance.



DC2 ARCHITECTURAL CONCEPT

B1. Architectural and Facade Composition: Facade Composition

Design all building facades-including alleys and visible roofs- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

All facades of all buildings will be designed with consideration to the whole project. Facades will utilize articulation, materials, detailing and architectural elements in proper proportions and locations.

B2. Architectural and Facade Composition: Blank Walls

Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Large blank walls will be avoided through the use of articulation, placement of large windows, materials, colors, and architectural details.



DC4 EXTERIOR ELEMENTS AND FINISHES

A1. Building Materials: Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

The preferred material palette includes smooth fiber cement panels, fiber cement lap siding, and stained cedar. The variety of scale, colors, and textures provide interest, and each of the materials are easily maintainable.



7.0 COMPOSITE SITE PLAN: SCHEME THREE (PREFERRED)

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

CONCEPT THREE (PREFERRED)
RECOMMENDED BY ADR BOARD

This concept is a compromise occurring in this transitional area between existing single-family homes and the expanding multi-family projects in the vicinity. Four separate buildings of 2, 3, and 4-units provide a variety in scale and relief in street-facing facades. The multiple buildings provide for modulation and variety, while the spaces between buildings provide openness and natural light to flow through to the eastern side of the site. The layout of the four units takes cues from the design inspiration of grids found both in nature and man-made, providing connections between spaces.

DISTINGUISHING FEATURES

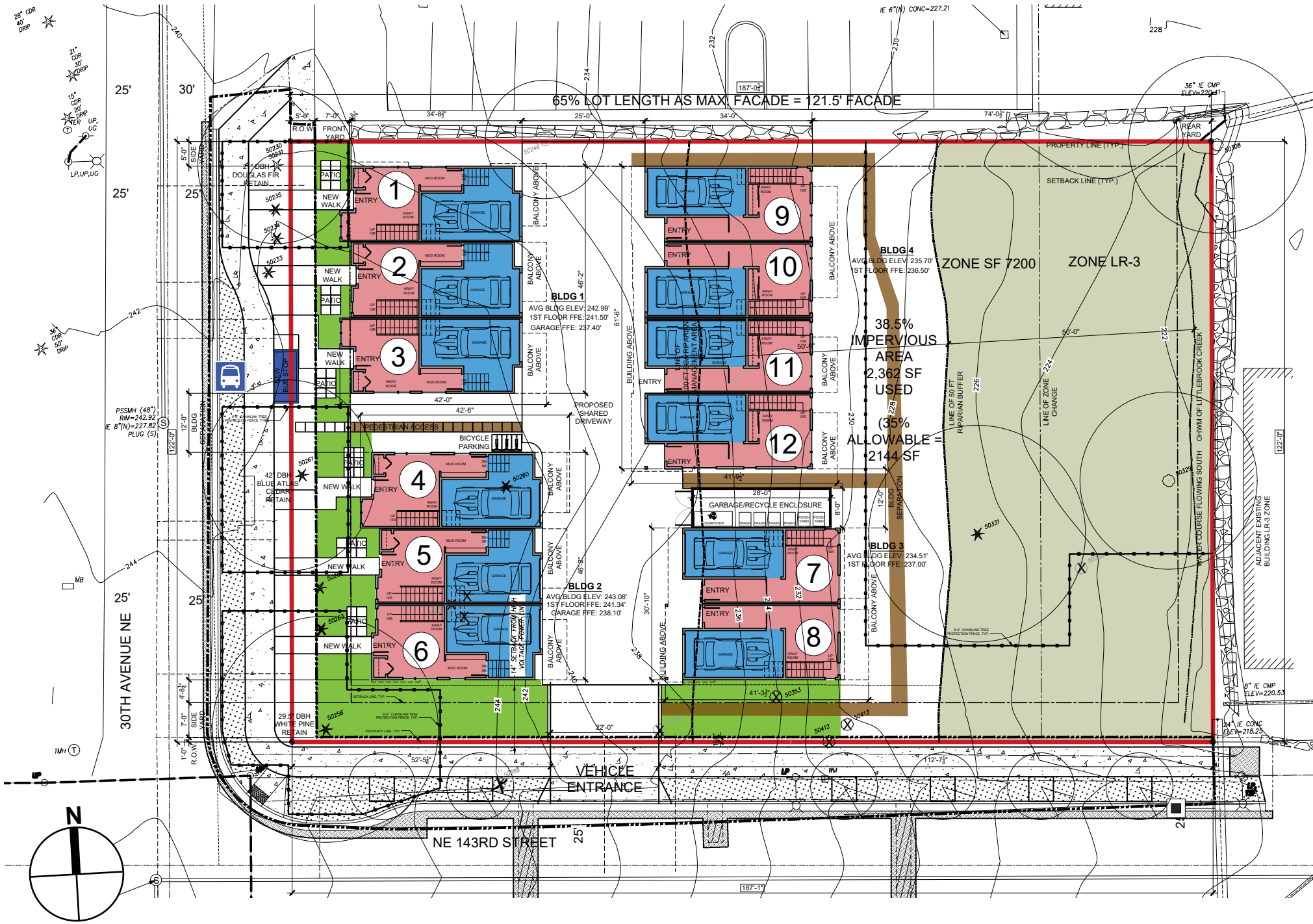
- 3 STORIES
- 12 TOWNHOUSE UNITS
- 12 PRIVATE GARAGES
- 25' DRIVEWAY AISLE
- 6 STREET FACING UNITS WITH FRONT YARDS
- OPTIONAL ROOF DECK

REQUESTED DEPARTURES

No departures requested.

BUILDING LEGEND

- LIVING
- YARD
- GARAGE
- CIRCULATION
- RIPARIAN BUFFER
- BUS STOP & SHELTER



8.0 ITEMIZED RESPONSE TO EDG: WRITTEN NARRATIVE

1. Massing:

The Board was generally supportive of the preferred massing option (Scheme Three) but wanted the design team to explore a less flat or urban roof line approach for more of residential style a pitched roof approach while still allowing access to the rooftop spaces. The Board heard public comment about neighborhood character and felt that a pitched or sloped roof form would better fit with the adjacent single family residential structures. Further the Board was interested in seeing more of an innovative approach to the overall design focusing possibly on less symmetrical design forms. (CS2-D.3, CS2-D.4, CS3-A, DC2-C.3)

Medici Response: The overall form of the buildings were altered to reflect a more North West contemporary silhouette with pitched roof forms and individualized modulation.

2. Trash:

The Board was not in total agreement with the placement of the trash enclosure at the main entry near the corner of 30th Ave NE and NE 143 St. Members felt that the enclosure should either be located away from pedestrian areas to a less visible portion of the site to reduce impacts to the building's visual character, possibly tucked into the hillside or hammer head on the north side of the driveway aisle or better integrated into the building design. At the recommendation phase, the Board would like to see a fully developed waste management plan which identifies the placement and design of the trash enclosure especially in relationship to the windows and entry of the closest living unit. (DC1-C-4)

Medici Response: The placement of the garbage/recycling location was moved between buildings mid-lot to help screen it from pedestrian areas. The proposed location fulfills Waste Management Standards and was coordinated with Seattle Public Utilities.

3. Wetland Area:

The Board was in support of the approach to preserving the riparian management buffer area to the east as a trade-off for supporting the total number of units, 12, instead of a reduced number but wanted to see how the site could be developed into a quasi-public space with the inclusion of a boardwalk or other amenities. The pathway would be a great public amenity while aiding in reducing impacts to what City GIS layers have identified as an ECA Riparian Corridor and an ECA Wetland area. The Board wanted to see further details of the planting palette in terms of sizes, species, etc., and wanted to see a larger scaled drawings at the Recommendation meeting. (CS1-D, CS1-E, CS2-B)

Medici Response: Due to the nature of the Riparian Buffer from the Little Brook Creek, the East 50'-0" of the lot was put aside as a nature preserve. This area is to be re-vegetated with native plants and trees and protected from public use. The next 50'-0" of Riparian Management Area shall incorporate a cedar bark walking trail for the public use of residents and their guests. See Landscape Plan.

4. Driveway:

The Board acknowledged public comment and wanted to make sure that the driveway court is wide enough for cars to gain access into the garages. Members felt that if a larger width for driveway proved to be necessary, then the setback for the units on the west side should be reduced. The Board asked for diagrams that demonstrate the viability of the garages and driveways. There was concern about fire access however and suggested that they might include an emergency access walkway along the northern property line in lieu of a fire department hammer head or turn around. Board members suggested that the applicant get the Fire Departments feedback on what will be required in terms of access. (CS2-B.2.)

Medici Response: The driveway width is 25'-0", enough room for two-way traffic and access to individual garages. A central public pedestrian access has been included in the design that connects all units to 30th Ave NE.

5. Ground Level Living Area:

The Board was impressed with the ground level living area especially for the units facing 30th Ave NE and how the garages did not dominate the ground level floor space. (PL3-B.1, PL3-B.2)

Medici Response: This feature has been retained at the suggestion of the board.

6. Security and Safety:

Board members were concerned about the safety conditions of a corner site and suggested that the project would need to be well lit, with eyes on the creek area along with other safety features. Members suggested that if there is a board walk feature then it should be lit with safety in mind. (PL2-B.1, PL3-C.1, PL2-B.2, DC4-C)

Medici Response: The project will be well lit where pedestrian access enters the site, around entry and garage doors and vehicle entrances. Balconies were designed to overlook the Riparian Corridor; promoting a sense of natural surveillance.

7. Color and Material:

Echoing public comment the Board wanted to see the use of warmer tones that are more muted rather than bright 'overwhelming' colors but were also supportive of flashes or hints of color on specific elements like doors etc. Members were in support of the use of wood with the warm tones rather than the cool grays that are often used in the area and suggested that greens and earth-tones could work as a base color that might go well with the wood. (DC2-B.1, DC2-C.1, DC2-C.3, DC4-A)

Medici Response: The design incorporated a warmer palette centering around blues, greens and natural wood tones. Pops of color are located at entry doors to individualize and highlight each residence entry.

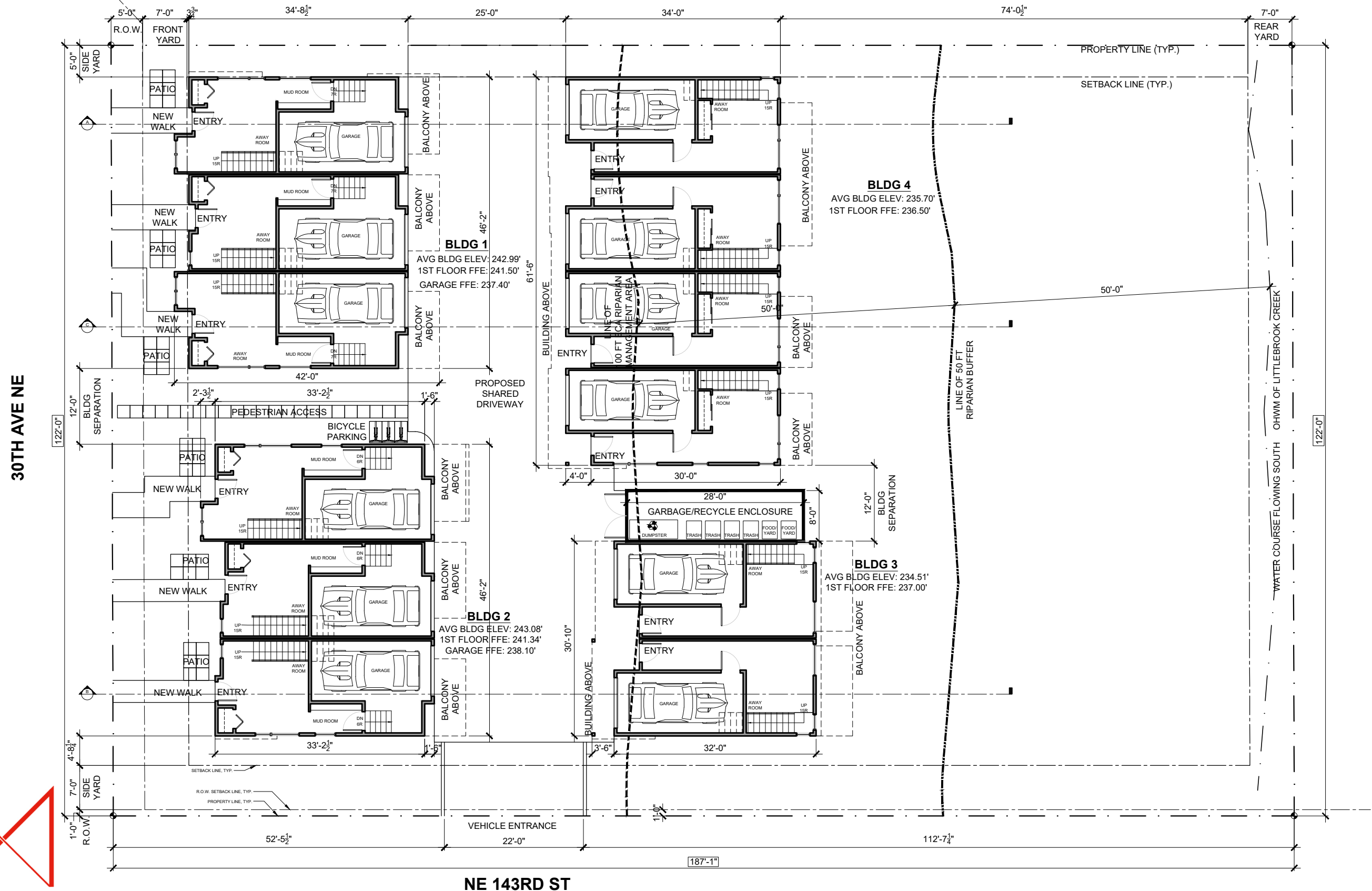
8. Neighbors:

The Board encouraged the developer to have continued dialogue with the neighbors, especially with those community groups that did not attend the meeting. Board members thought that it would be important to elicit their input. (DC3-B.3)

Medici Response: The project will be well lit where pedestrian access enters the site, around entry and garage doors and vehicle entrances. Balconies were designed to overlook the Riparian Corridor; promoting a sense of natural surveillance.

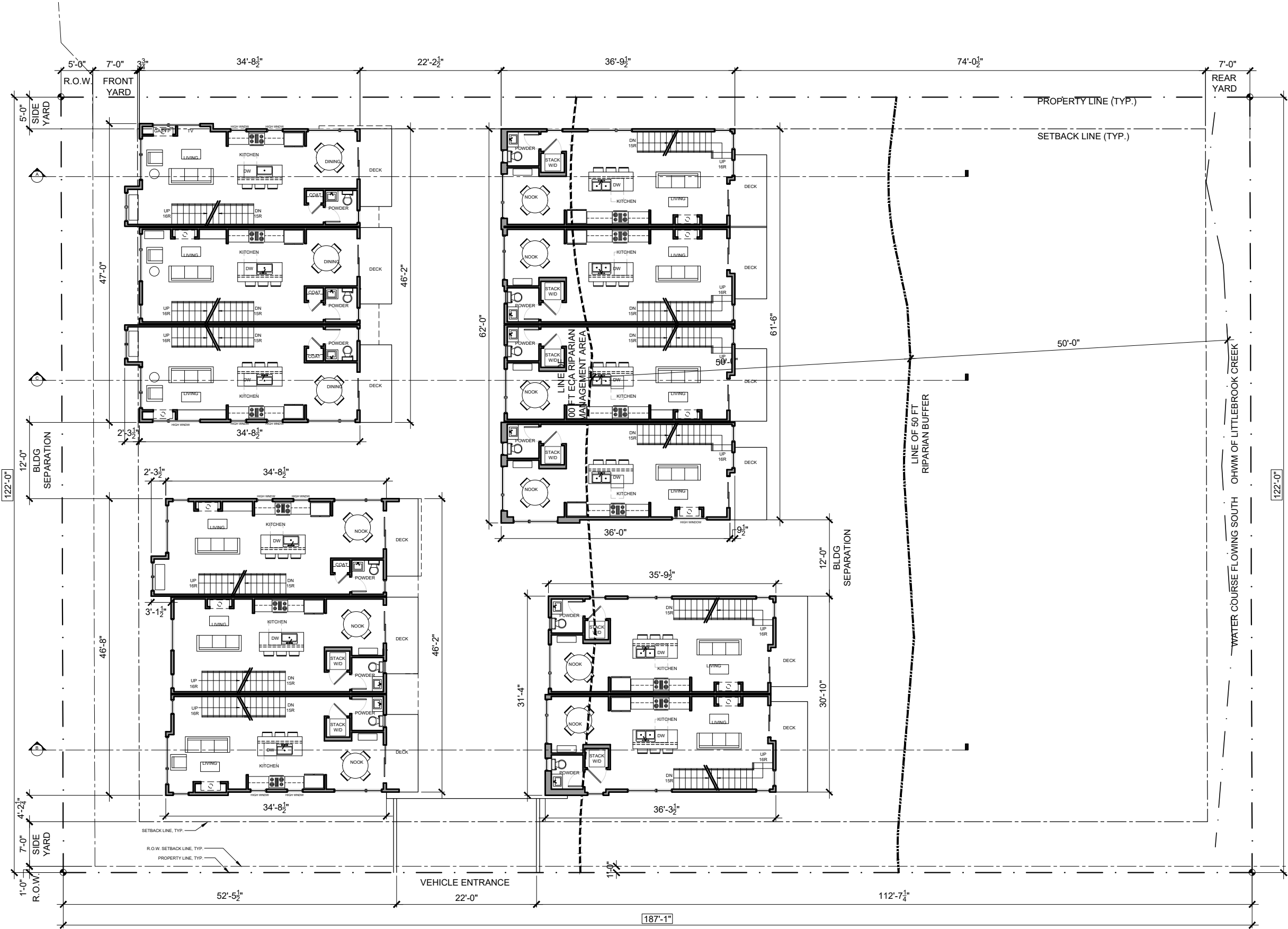
9.0 FLOOR PLANS: 1ST FLOOR PLANS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



9.0 ZONING DATA: 2ND FLOOR PLANS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



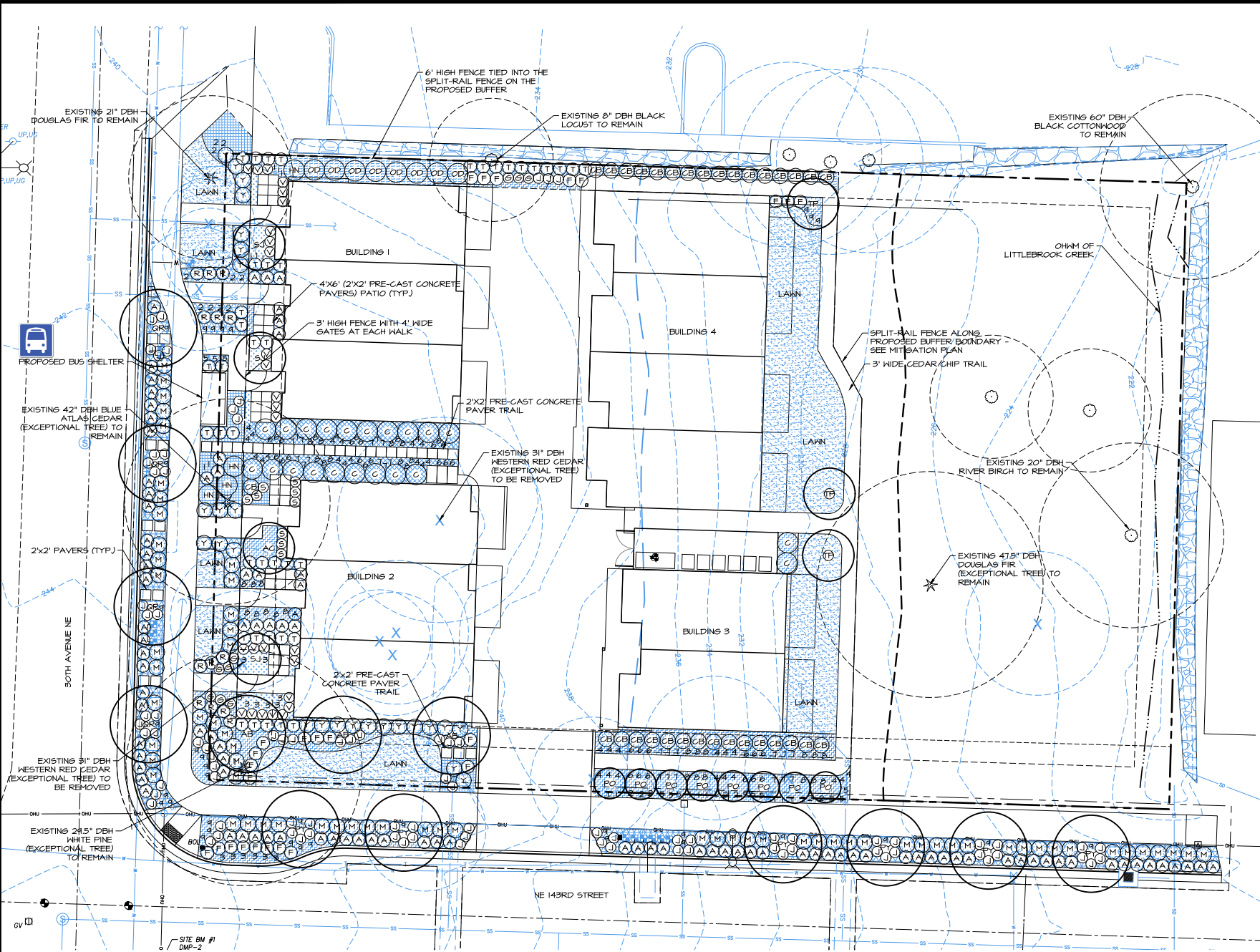
9.0 FLOOR PLANS: 3RD FLOOR PLANS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



10.0 LANDSCAPE PLAN: LANDSCAPE PLAN

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



LANDSCAPE PLANTING LEGEND

- PROPERTY LINE
- OHM OF LITTLEBROOK CREEK
- 50' STANDARD BUFFER
- PROPOSED BUFFER/SPLIT-RAIL FENCE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

PLANT LIST (FOR COMPLETE PLANT SCHEDULE SEE DRAWING L3)

LARGE EVERGREEN REPLACEMENT TREE (GF B6 AREA 1)		
KEY	SCIENTIFIC NAME	COMMON NAME
TP	THUJA PLICATA	WESTERN RED CEDAR
NARROW / SMALL EVERGREEN TREE (GF B4 AREA 1)		
KEY	SCIENTIFIC NAME	COMMON NAME
PO	PICEA OMORICA	SERBIAN SPRUCE
LARGE DECIDUOUS TREE (GF B6 AREA 2)		
KEY	SCIENTIFIC NAME	COMMON NAME
PT	PRUNUS YEDOENSIS	YOSHINO CHERRY
QR	QUERCUS RUBRA	RED OAK
MULTI-STEM / SMALL DECIDUOUS TREE (GF B4 AREA 2)		
KEY	SCIENTIFIC NAME	COMMON NAME
AC	ACER GINCATUM	VINE MAPLE
AB	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE
SJ	STYRAX JAPONICUS	JAPANESE SNOWBELL
LARGE EVERGREEN SHRUB (GF A1 AREA 3, B1 AREA 3, B2 AREA 1)		
KEY	SCIENTIFIC NAME	COMMON NAME
OD	OSMANTHUS DELAVAYI	DELAVALY OSMANTHUS
NARROW EVERGREEN HEDGING (GF A1 AREA 3, B1 AREA 3, B2 AREA 1)		
KEY	SCIENTIFIC NAME	COMMON NAME
C	CAMELLIA SASANKUA	COLUMNAR CAMELLIA
T	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE
SMALL EVERGREEN SHRUB (GF A1 AREA 3, B1 AREA 3, B2 AREA 1)		
KEY	SCIENTIFIC NAME	COMMON NAME
A	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
Y	RHODODENDRON YAKUCHIMANUM	YAKU RHODODENDRON
R	ROSMARINUS OFFICINALIS	ROSEMARY
S	SARCOCCOGA RUSCIFOLIA	SHEET BOX
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
LARGE DECIDUOUS SHRUB (GF A1 AREA 3, B1 AREA 3, B2 AREA 1)		
KEY	SCIENTIFIC NAME	COMMON NAME
CB	CORNUS ALBA 'BAILHOLO'	IVORY HALO
HN	HYDRANGEA NIKKO BLUE'	NIKKO BLUE HANGRANSEA
SMALL DECIDUOUS SHRUB (GF A1 AREA 3, B1 AREA 3, B2 AREA 1)		
KEY	SCIENTIFIC NAME	COMMON NAME
F	BERBERIS THUNDERBII 'CONCORD'	PURPLE LEAF JAPANESE BARBERRY
M	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING STAR MAIDEN GRASS
G	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA
J	SPIRAEA MEDIA 'BLUE KAZOO'	DOUBLE PLAY BLUE KAZOO SPIREA
PERENNIALS (GF A1 AREA 3, B1 AREA 3, B2 AREA 1)		
KEY	SCIENTIFIC NAME	COMMON NAME
1	ASTILBE ARENDsii 'VISION IN WHITE'	VISION IN WHITE ASTILBE
2	BERGENIA CORDIFOLIA 'WINTERGLUT'	HEARTLEAF BERGENIA
3	ECHEVERIA 'WARM SUMMER'	WARM SUMMER CAMELION
4	HELLEBORUS X HYBRIDUS 'VALHALLVOR'	IVORY PRINCE HELLEBORE
5	HEUCHERA MICRANTHA VAR. DIVERSIFOLIA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS
6	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY
7	HOSTA 'FRANCEE, PATRIOT OR SAGAE'	FRANCEE, PATRIOT OR SAGAE HOSTA
8	HOSTA 'GOLD STANDARD'	GOLD STANDARD PLANTAIN LILY
9	RUDBECKIA HIRTA	GLORIOSA DAISY
EVERGREEN GROUNDCOVER		
KEY	SCIENTIFIC NAME	COMMON NAME
MA	ARCHTOSTAPHYLOS U. 'MASSACHUSETTS'	MASSACHUSETTS KINNICKINNIK
FR	FRAGARIA CHILLOENSIS	COAST STRAWBERRY
SA	GALUTHERIA PROCEMBENS	WINTERGREEN
SH	GALUTHERIA SHALLOON	SALAL
FB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
PM	POLYSTICHUM MINUTUM	SWORD FERN
FR	FESTUCA RUBRA VAR. STOLONIFERA	RED FESCUE



GENERAL NOTES

- BASE INFORMATION PROVIDED BY MEDICI ARCHITECTS, 11611 SE 1ST STREET, SUITE 302, BELLEVUE, WA 98005, (425) 453-4248.

EXISTING EXCEPTIONAL TREE CANOPY CALCULATION			
REMOVED TREE NUMBER	CANOPY RADIUS	DRIFLINE AREA	TOTAL AREA
50260 (WESTERN RED CEDAR)	20'	1256.6 SF	
50263 (WESTERN RED CEDAR)	14'	615.8 SF	= 1,872.4 SF
REPLACEMENT TREE		PROJECTED CANOPY RADIUS	PROJECTED DRIFLINE AREA
30 (WESTERN RED CEDAR)	15'	106.86 SF	= 2,120.6 SF

Altmann Oliver Associates, LLC
Environmental & Landscape Architecture
PO Box 578, Camas, WA 98604
Office: (425) 333-4575 Fax: (425) 333-4509

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Sue Catherine Oliver
CERTIFICATE NO. 144
EXPIRES 6/25/14

FINAL LANDSCAPE PLAN
PLANTING PLAN
CHOK CHEA
14302 30TH AVE. NE
SEATTLE, WASHINGTON

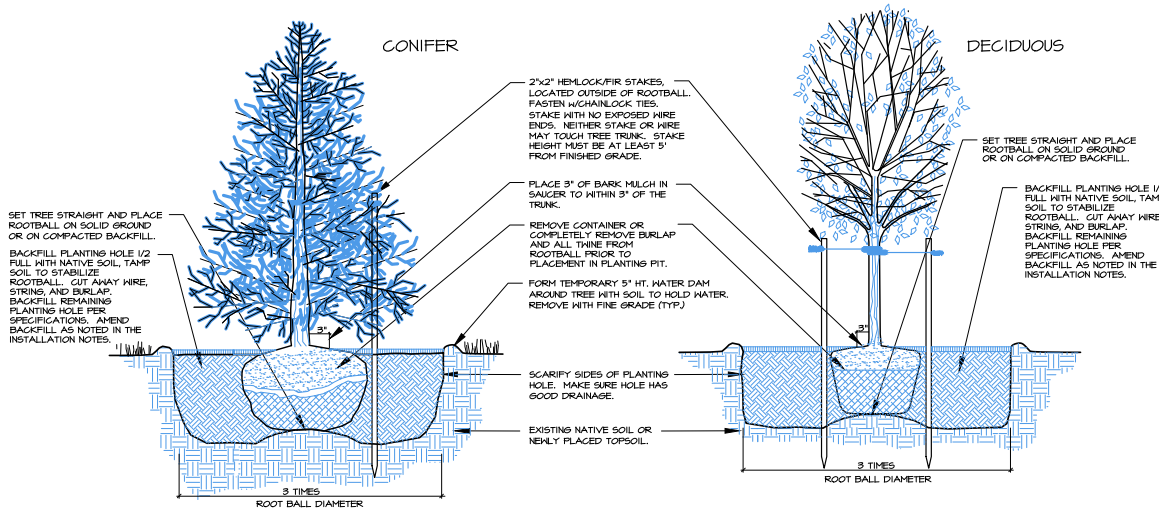
By: _____
Date: _____
Revisions: _____
Date: 01-22-18
Scale: AS NOTED
Project: 4163
Sheet # 11

10.0 LANDSCAPE PLAN: PLANTING DETAILS

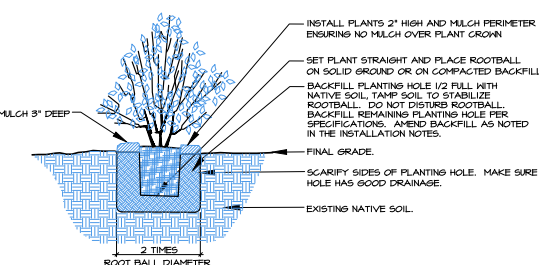
RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

PLANT SCHEDULE (GREEN FACTOR = 6F)

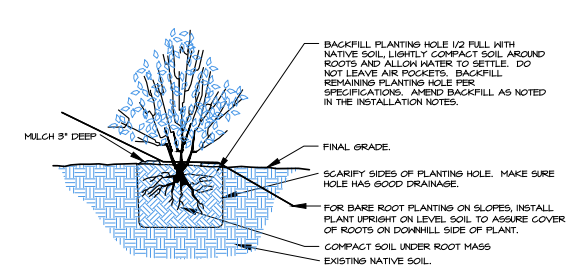
LARGE EVERGREEN REPLACEMENT TREE (6F B6 AREA 1)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	3	8' HT.
NARROW / SMALL EVERGREEN TREE (6F B4 AREA 1)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
PO	PICEA OMORICA	SERBIAN SPRUCE	6' O.C.	8	6' HT.
LARGE DECIDUOUS TREE (6F B6 AREA 2)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	15' O.C.	6	2" CAL.
QR	QUERCUS RUBRA	RED OAK	15' O.C.	4	2" CAL.
MULTI-STEM / SMALL DECIDUOUS TREE (6F B4 AREA 2)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
AC	ACER GININATUM	VINE MAPLE	10' O.C.	1	1.5" CAL.
AB	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	15' O.C.	3	1.5" CAL.
SJ	STYRAX JAPONICUS	JAPANESE SNOWBELL	10' O.C.	3	1.5" CAL.
LARGE EVERGREEN SHRUB (6F A1 AREA 1, B1 AREA 1, B2 AREA 1)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
OD	OSMANTHUS DELAVAYI	DELAVAY OSMANTHUS	4' O.C.	8	5 GAL.
NARROW EVERGREEN HEDGING (6F A1 AREA 1, B1 AREA 1, B2 AREA 1)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
C	CAMELLIA SASANKUA	COLUMNAR CAMELLIA	4' O.C.	21	5' HT.
T	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	2.5' O.C.	41	5' HT.
SMALL EVERGREEN SHRUB (6F A1 AREA 1, B1 AREA 1, B2 AREA 1)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
A	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2.5' O.C.	100	2 GAL.
Y	RHODODENDRON YAKUCHIMANUM	YAKU RHODODENDRON	3' O.C.	26	5 GAL.
R	ROSMARINUS OFFICINALIS	ROSEMARY	2.5' O.C.	13	2 GAL.
S	SARCOCOCOA RUSCIFOLIA	SHEET BOX	2' O.C.	4	2 GAL.
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2' O.C.	26	2 GAL.
LARGE DECIDUOUS SHRUB (6F A1 AREA 1, B1 AREA 1, B2 AREA 1)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
CB	CORNUS ALBA 'BAILHOLE'	IVORY HALO	3' O.C.	32	2 GAL.
HN	HYDRANGEA 'NIKKO BLUE'	NIKKO BLUE HANGRANGEA	4' O.C.	4	2 GAL.
SMALL DECIDUOUS SHRUB (6F A1 AREA 1, B1 AREA 1, B2 AREA 1)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
F	BERBERIS THUNBERGII 'CONCORD'	PURPLE LEAF JAPANESE BARBERRY	2.5' O.C.	25	2 GAL.
M	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING STAR MAIDEN GRASS	3' O.C.	61	2 GAL.
G	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	2' O.C.	4	2 GAL.
J	SPIRAEA MEDIA 'BLUE KAZOO'	DOUBLE PLAY BLUE KAZOO SPIREA	2' O.C.	81	2 GAL.
PERENNIALS (6F A1 AREA 1, B1 AREA 1, B2 AREA 1)					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
1	ASTILBE ARENDsii 'VISION IN WHITE'	VISION IN WHITE ASTILBE	15' O.C.	16	1 GAL.
2	BERGENIA CORDIFOLIA 'WINTERGLUT'	HEARTLEAF BERGENIA	15' O.C.	14	1 GAL.
3	ECHINACEA 'WARM SUMMER'	WARM SUMMER CONEFLOWER	2' O.C.	14	1 GAL.
4	HELLEBORUS X HYBRIDUS 'WALHELIVOR'	IVORY PRINCE HELLEBORE	2' O.C.	33	1 GAL.
5	HEUCHERA MICRANTHA VAR. DIVERSIFOLIA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	15' O.C.	12	1 GAL.
6	HOSTA 'SIEBOLDIANA' 'ELEGANS'	ELEGANS PLANTAIN LILY	2' O.C.	30	1 GAL.
7	HOSTA 'FRANCEE, PATRIOT OR SAGAE'	FRANCEE, PATRIOT OR SAGAE HOSTA	2' O.C.	24	1 GAL.
8	HOSTA 'GOLD STANDARD'	GOLD STANDARD PLANTAIN LILY	2' O.C.	32	1 GAL.
9	RUDBECKIA HIRTA	GLORIOSA DAISY	2' O.C.	34	1 GAL.
EVERGREEN GROUND COVER					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN)
MASSACHUSETTS	ARCHTOSTAPHYLOS U. 'MASSACHUSETTS'	MASSACHUSETTS KINNICKINNIK	15' O.C.	331	4" POT
COAST STRAWBERRY	FRAGARIA CHILOENSIS	COAST STRAWBERRY	15' O.C.	507	4" POT
WINTERGREEN	GAULTHERIA PROCUMBENS	WINTERGREEN	1' O.C.	356	4" POT
SALAL	GAULTHERIA SHALLON	SALAL	2' O.C.	62	1 GAL.
LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1' O.C.	144	4" POT
SHORD FERN	POLYSTICHUM MUNITUM	SHORD FERN	3' O.C.	25	1 GAL.
RED FESCUE	FESTUCA RUBRA VAR. STOLONIFERA	RED FESCUE			5#/1,000 SF



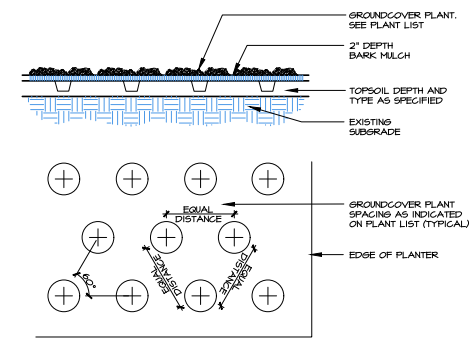
1 B&B TREE PLANTING (TYP.)
SCALE: NTS



2 CONTAINER SHRUB PLANTING (TYP.)
SCALE: NTS



3 BARE-ROOT SHRUB PLANTING (TYP.)
SCALE: NTS



4 GROUND COVER PLANTING (TYP.)
SCALE: NTS

Environmental & Landscape Architecture

Altmann Oliver Associates, LLC

PO Box 378
Camden, W. A 98004

Office: (425) 331-4531 Fax: (425) 331-4500

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Shore Catherine Oliver
SHORE CATHERINE OLIVER
CERTIFICATE NO. 144
EXPIRES 6/25/14

FINAL LANDSCAPE PLAN
PLANT SCHEDULE & DETAILS
CHOK CHEA
14302 30TH AVE. NE
SEATTLE, WASHINGTON

Revisions	By	Date

Date: 01-22-14
Scale: AS NOTED
Project#: 47023

Sheet # 13

Copyright © Altmann Oliver Associates, LLC
All Rights Reserved. No part of this document may be reproduced without written permission.

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

Slabs shall be spaced on base of 4" of compacted 5/8" clean aggregate machine compacted. Top aggregate with 3/4" clean bedding sand. Place slabs to be set with exactly 1/16" gaps. Finished surface elevation to be even with walk at connection point with no cross slope. Sweep in clean fine sand into gaps after setting.

For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width.

Mulch areas between groundcover plants; place not less than 3 inches thick.

Sheet # 4

10.0 LANDSCAPE PLAN: PLANT IMAGES

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

LARGE EVERGREEN REPLACEMENT TREE			NARROW / SMALL EVERGREEN TREE			LARGE DECIDUOUS TREE			MULTI-STEM / SMALL DECIDUOUS TREE		
											
KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME
TP	THUJA PLICATA	WESTERN RED CEDAR	PO	PICEA OMORICA	SERBIAN SPRUCE	PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	AC	ACER CIRCINATUM	VINE MAPLE
											
KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME
OD	OSMANTHUS DELAVAYI	DELAVAY OSMANTHUS	C	CAMELLIA SASANGUA	COLUMNAR CAMELLIA	T	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	A	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
											
KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME
R	ROSMARINUS OFFICINALIS	ROSEMARY	S	SARCOCOGGA RUSCIFOLIA	SHEET BOX	V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	CB	CORNUS ALBA 'BAILHOLO'	IVORY HALO
											
KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME	KEY	SCIENTIFIC NAME	COMMON NAME
F	BERBERIS THUNBERGII 'CONCORD'	PURPLE LEAF JAPANESE BARBERRY	M	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING STAR MAIDEN GRASS	G	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	J	SPIRAEA MEDIA 'BLUE KAZOO'	DOUBLE PLAY BLUE KAZOO SPIREA



Altmann Oliver Associates, LLC
 Environmental Planning & Landscape Architecture
 PO Box 578, Cannon, WA 98014
 Office: (425) 333-4331 fax: (425) 333-4309



STATE OF WASHINGTON
 REGISTERED LANDSCAPE ARCHITECT
 CATHERINE OLIVER
 CERTIFICATE NO. 744
 EXPIRES 6/25/14

FINAL LANDSCAPE PLAN
 PLANT PHOTOS
 CHOK CHEA
 14302 30TH AVE. NE
 SEATTLE, WASHINGTON

Revisions

Date	By


Date: 01-22-14
 Scale: AS NOTED
 Project#: 4783

Sheet # **L5**


10.0 LANDSCAPE PLAN: PLANT IMAGES

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE


PERENNIALS




KEY	SCIENTIFIC NAME	COMMON NAME
1	ASTILBE ARENDsii 'VISION IN WHITE'	VISION IN WHITE ASTILBE




KEY	SCIENTIFIC NAME	COMMON NAME
2	BERGENIA CORDIFOLIA 'WINTERGLUT'	HEARTLEAF BERGENIA




KEY	SCIENTIFIC NAME	COMMON NAME
3	ECHINACEA 'WARM SUMMER'	WARM SUMMER CONEFLOWER




KEY	SCIENTIFIC NAME	COMMON NAME
4	HELLEBORUS X HYBRIDUS 'WALHELVOR'	IVORY PRINCE HELLEBORE




KEY	SCIENTIFIC NAME	COMMON NAME
5	HEUCHERA MICRANTHA VAR. DIVERSIFOLIA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS




KEY	SCIENTIFIC NAME	COMMON NAME
6	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY



KEY	SCIENTIFIC NAME	COMMON NAME
7	HOSTA 'FRANCEE, PATRIOT OR SAGAE'	FRANCEE, PATRIOT OR SAGAE HOSTA




KEY	SCIENTIFIC NAME	COMMON NAME
8	HOSTA 'GOLD STANDARD'	GOLD STANDARD PLANTAIN LILY




KEY	SCIENTIFIC NAME	COMMON NAME
9	RUDBECKIA HIRTA	GLORIOSA DAISY


EVERGREEN GROUNDCOVER




KEY	SCIENTIFIC NAME	COMMON NAME
10	ARCHOSTAPHYLOS U. MASSACHUSETTENSIS	MASSACHUSETTS KINNICKINNIK




KEY	SCIENTIFIC NAME	COMMON NAME
11	FRAGARIA CHILOENSIS	COAST STRAWBERRY




KEY	SCIENTIFIC NAME	COMMON NAME
12	GAULTHERIA PROCUMBENS	WINTERGREEN



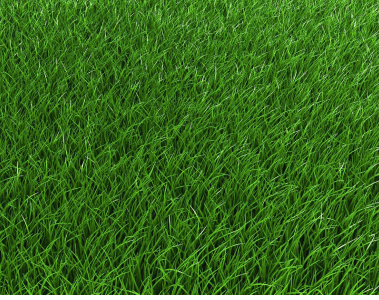
KEY	SCIENTIFIC NAME	COMMON NAME
13	GAULTHERIA SHALLON	SALAL




KEY	SCIENTIFIC NAME	COMMON NAME
14	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS




KEY	SCIENTIFIC NAME	COMMON NAME
15	POLYSTICHUM MINUTUM	SWORD FERN



KEY	SCIENTIFIC NAME	COMMON NAME
16	FESTUCA RUBRA VAR. STOLONIFERA	RED FESCUE



Altmann Oliver Associates, LLC
Environmental
Landscape
Architecture
PO Box 578
Camden, WA 98604
Office: (425) 333-4555 Fax: (425) 333-4509



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Shirley Catherine Oliver
SHIRLEY CATHERINE OLIVER
CERTIFICATE NO. 1444
EXPIRES 6/25/14

FINAL LANDSCAPE PLAN
PLANT PHOTOS
CHOK CHEA
14302 30TH AVE. NE
SEATTLE, WASHINGTON

Revisions	By	Date

Date	01-22-18
Scale	AS NOTED
Project#	4163

Sheet # **L6**

© Copyright - Altmann Oliver Associates, LLC
08/05/2019 - 08/18/2019

11.0 ELEVATIONS: BUILDING 1

COMPOSITION ROOF SHINGLES

CEDAR TIGHT KNOT LAP SIDING WITH 4" EXPOSURE

DARK GRAY PAINTED VINYL WINDOWS



HARDIE PLANK WITH 8" EXPOSURE.
PAINT: SW 7031 MEGA GREIGE

SMOOTH HARDIE PANELS,
PAINT: SW 7674 PEPPERCORN

METAL BALCONY RAILING. POWDER COAT BLACK

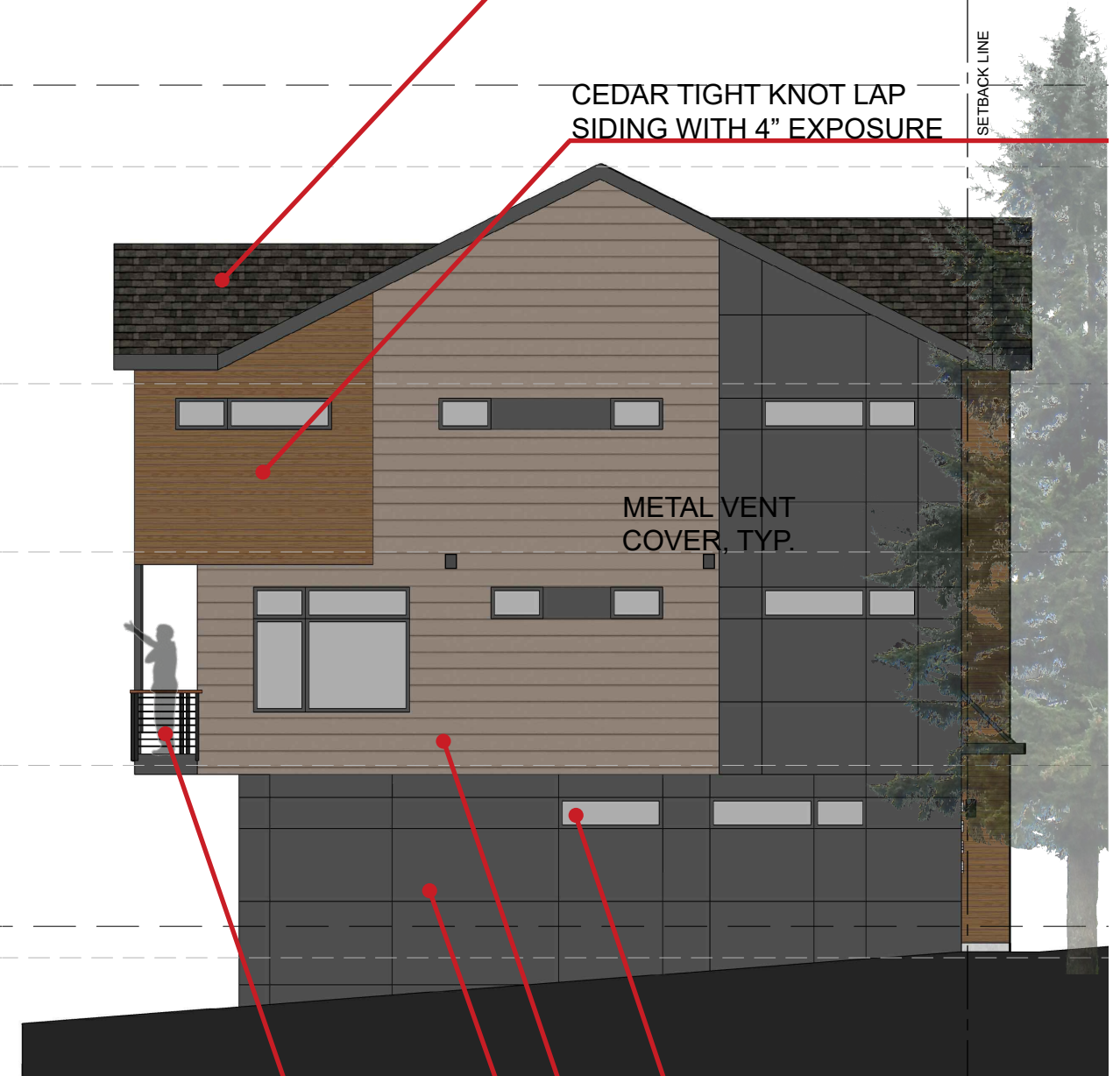
GARAGE DOOR, PAINTED: SW 7674 PEPPERCORN

RECOMMENDATION - 08/05/2019

14302 30TH AVE NE

COMPOSITION ROOF SHINGLES

CEDAR TIGHT KNOT LAP
SIDING WITH 4" EXPOSURE



METAL VENT
COVER, TYP.

DARK GRAY PAINTED
VINYL WINDOWS

HARDIE PLANK WITH 8" EXPOSURE
PAINT: SW 7031 MEGA GREIGE

SMOOTH HARDIE PANELS'
PAINT: SW 7674 PEPPERCORN

METAL BALCONY RAILING, POWDER COAT BLACK

11.0 ELEVATIONS: BUILDING 1

COMPOSITION ROOF SHINGLES



HARDIE PLANK WITH 8" EXPOSURE.
PAINT: SW 7031 MEGA GREIGE

SMOOTH HARDIE PANELS,
PAINT: SW 7674 PEPPERCORN

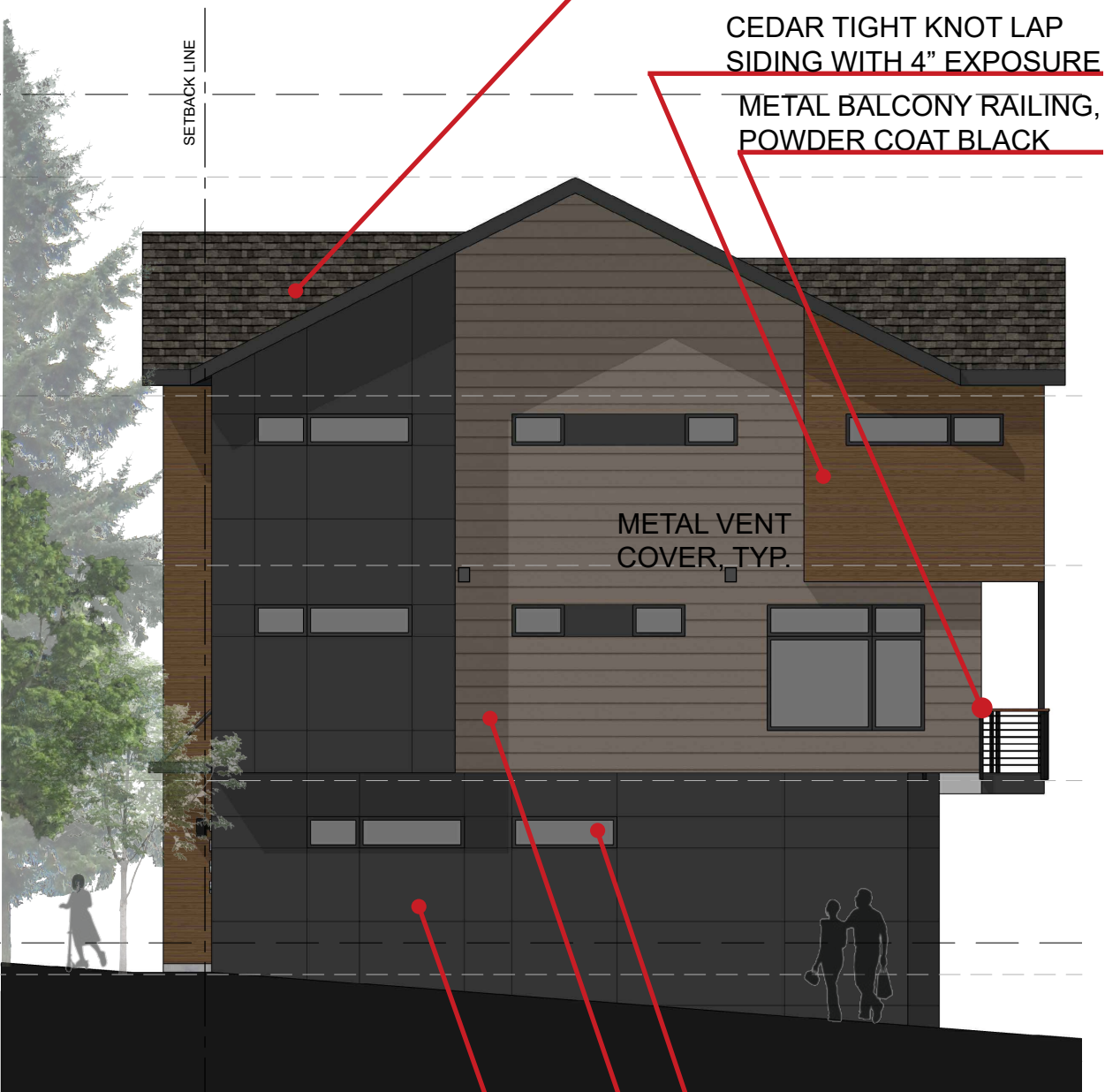
METAL AWNING. POWDER COAT BLACK

ENTRY DOOR. PAINTED: ACCENT COLOR PER BUILDING

LIGHTING AT ALL EXTERIOR DOORS, TYP.
ADDRESS SIGNAGE PER UNIT AT MAIN ENTRANCE. TYP.

WEST

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE
COMPOSITION ROOF SHINGLES



CEDAR TIGHT KNOT LAP
SIDING WITH 4" EXPOSURE

METAL BALCONY RAILING,
POWDER COAT BLACK

METAL VENT
COVER, TYP.

DARK GRAY PAINTED
VINYL WINDOWS

HARDIE PLANK WITH 8"
EXPOSURE. PAINT:
SW 7031 MEGA GREIGE
SMOOTH HARDIE PANELS,
PAINT: SW 7674 PEPPERCORN

SOUTH

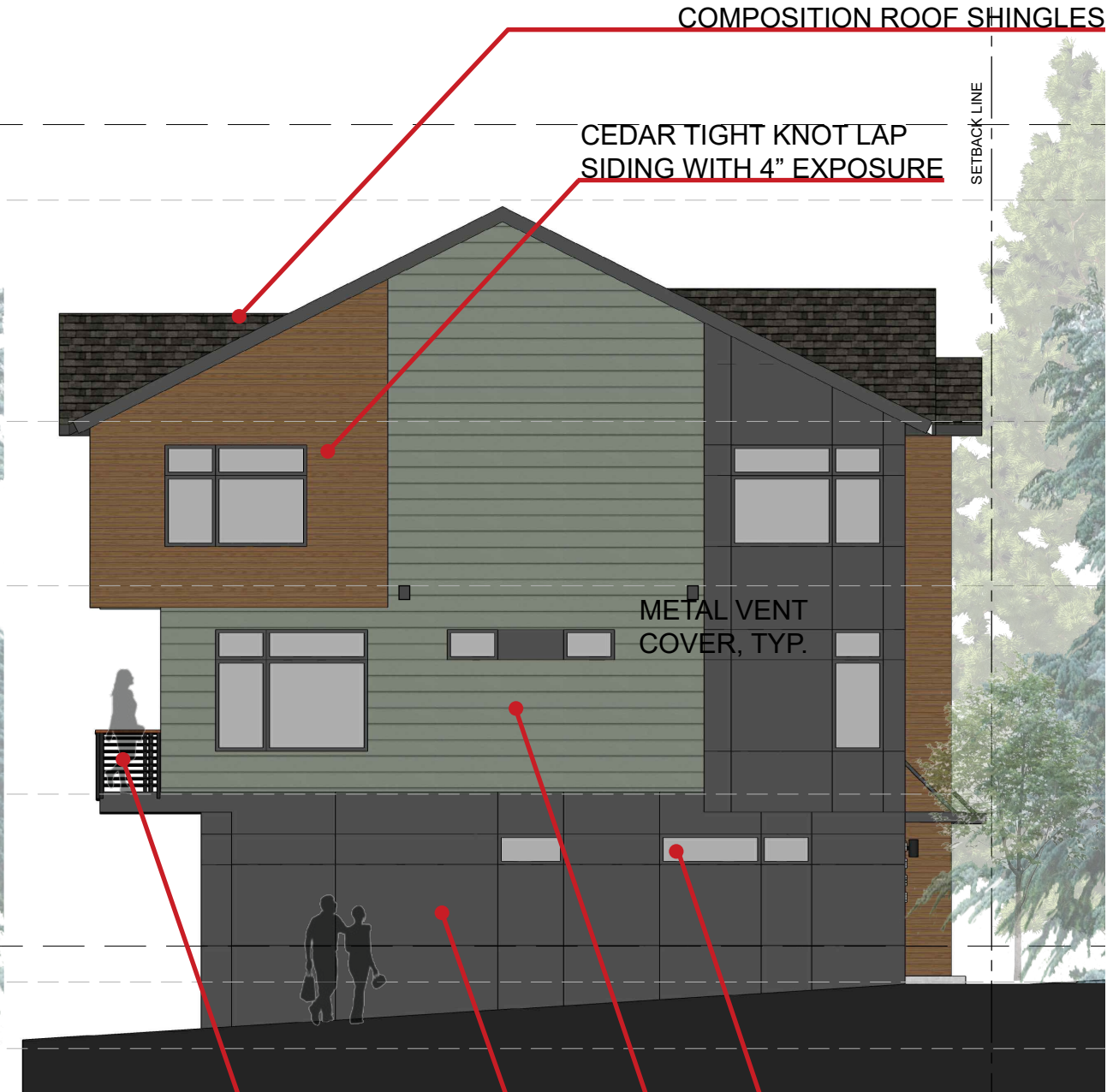


11.0 ELEVATIONS: BUILDING 2

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE
COMPOSITION ROOF SHINGLES



EAST



NORTH

11.0 ELEVATIONS: BUILDING 2

CEDAR TIGHT KNOT LAP SIDING WITH 4" EXPOSURE

COMPOSITION ROOF SHINGLES



HARDIE PLANK WITH 8" EXPOSURE.
PAINT: SW 2816 ROOKWOOD DARK GREEN

SMOOTH HARDIE PANELS,
PAINT: SW 7674 PEPPERCORN

METAL AWNING. POWDER COAT BLACK

ENTRY DOOR. PAINTED: ACCENT COLOR PER BUILDING

LIGHTING AT ALL EXTERIOR DOORS, TYP.
ADDRESS SIGNAGE PER UNIT AT MAIN ENTRANCE. TYP.

WEST

RECOMMENDATION - 08/05/2019

14302 30TH AVE NE

COMPOSITION ROOF SHINGLES

CEDAR TIGHT KNOT LAP
SIDING WITH 4" EXPOSURE

HARDIE PLANK WITH 8"
EXPOSURE. PAINT: SW 2816
ROOKWOOD DARK GREEN

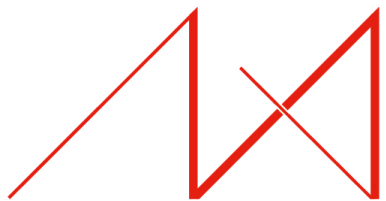


DARK GRAY PAINTED
VINYL WINDOWS

SMOOTH HARDIE PANELS,
PAINT: SW 7674 PEPPERCORN

METAL BALCONY RAILING,
POWDER COAT BLACK

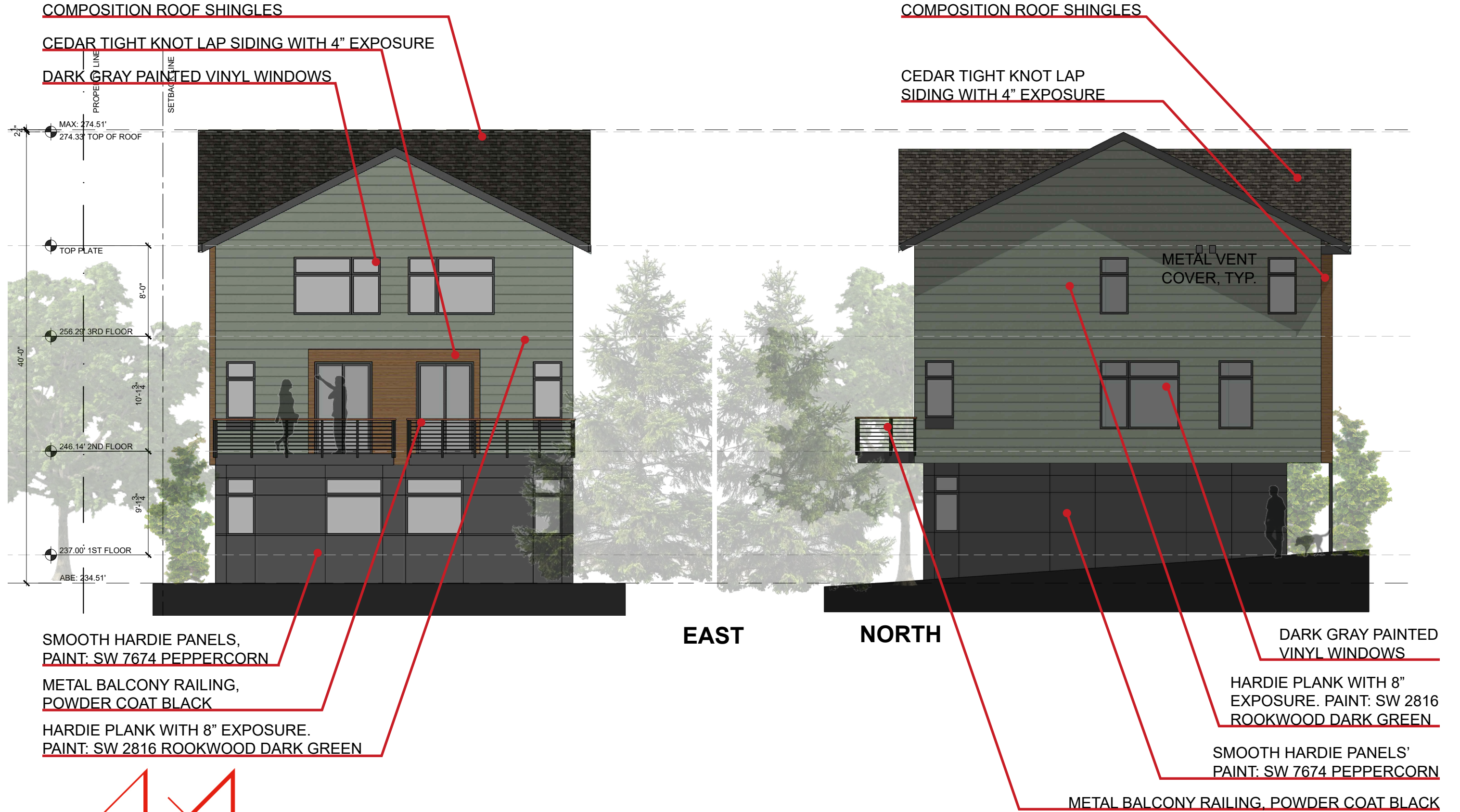
SOUTH



MEDICI ARCHITECTS 27

11.0 ELEVATIONS: BUILDING 3

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



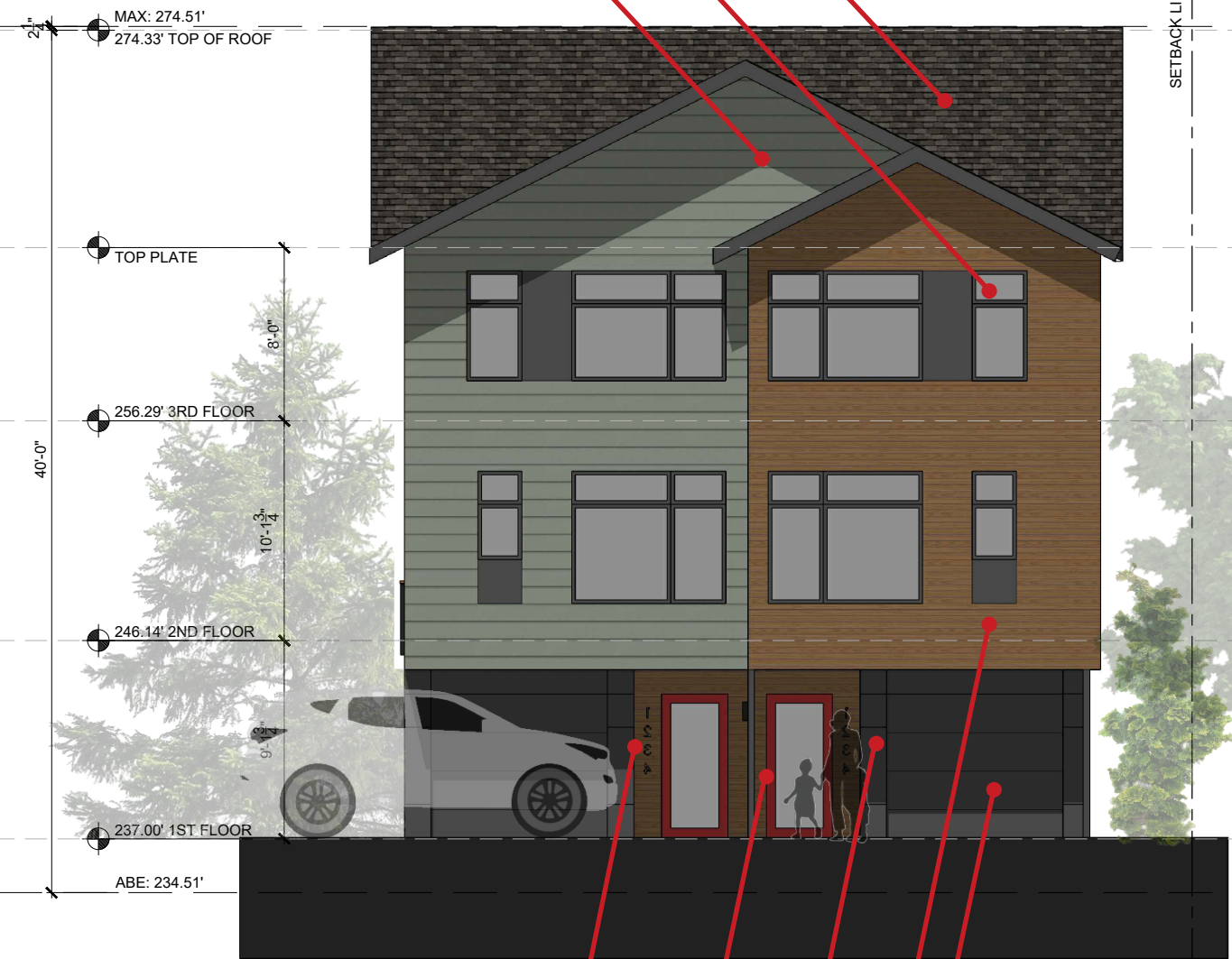
11.0 ELEVATIONS: BUILDING 3

COMPOSITION ROOF SHINGLES

DARK GRAY PAINTED VINYL WINDOWS

HARDIE PLANK WITH 8" EXPOSURE.

PAINT: SW 2816 ROOKWOOD DARK GREEN



LIGHTING AT ALL EXTERIOR DOORS, TYP.
ADDRESS SIGNAGE PER UNIT AT MAIN
ENTRANCE, TYP.

ENTRY DOOR, PAINTED:
ACCENT COLOR PER BUILDING

SMOOTH HARDIE PANELS,
PAINT: SW 7674 PEPPERCORN

CEDAR TIGHT KNOT LAP
SIDING WITH 4" EXPOSURE

GARAGE DOOR, PAINTED: SW 7674 PEPPERCORN

WEST

RECOMMENDATION - 08/05/2019

14302 30TH AVE NE

COMPOSITION ROOF SHINGLES

CEDAR TIGHT KNOT LAP
SIDING WITH 4" EXPOSURE

HARDIE PLANK WITH 8"
EXPOSURE. PAINT: SW 2816
ROOKWOOD DARK GREEN



DARK GRAY PAINTED
VINYL WINDOWS

SMOOTH HARDIE PANELS,
PAINT: SW 7674 PEPPERCORN

METAL BALCONY RAILING,
POWDER COAT BLACK

SOUTH



11.0 ELEVATIONS: BUILDING 4

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

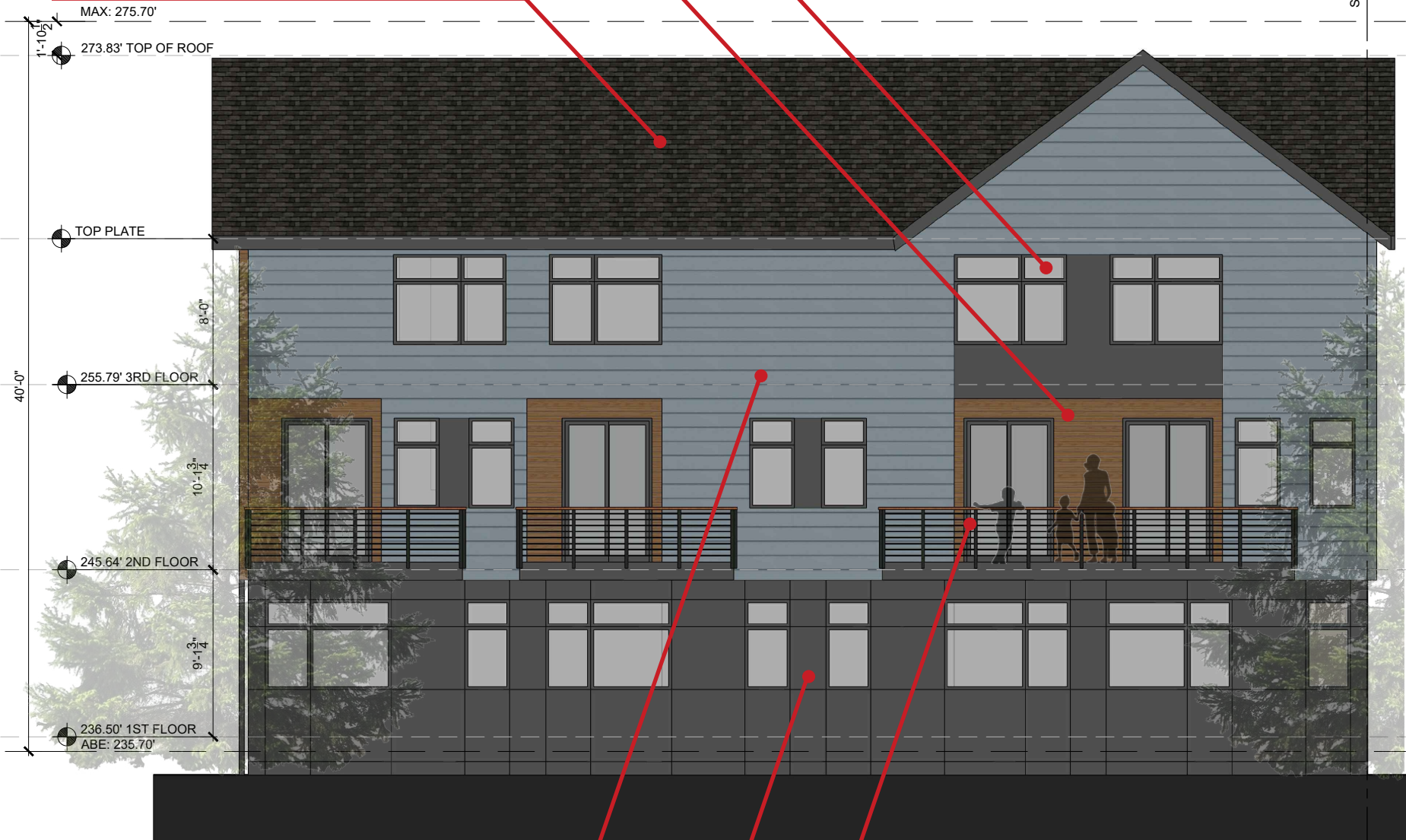
DARK GRAY PAINTED VINYL WINDOWS

COMPOSITION ROOF SHINGLES

CEDAR TIGHT KNOT LAP SIDING WITH 4" EXPOSURE

HARDIE PLANK WITH 8" EXPOSURE. PAINT: SW 2816 ROOKWOOD DARK GREEN

COMPOSITION ROOF SHINGLES



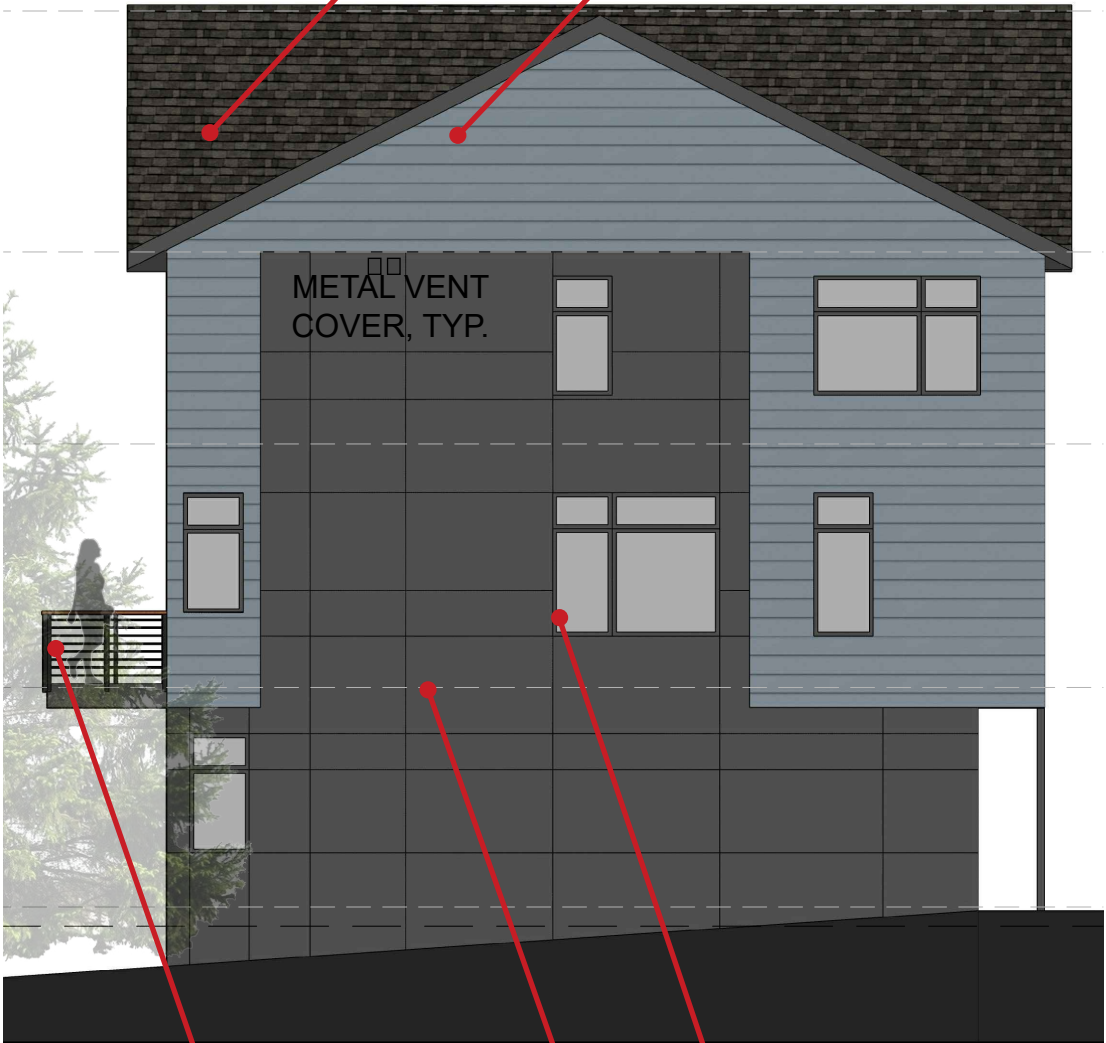
HARDIE PLANK WITH 8" EXPOSURE. PAINT: SW 7604 SMOKY BLUE

SMOOTH HARDIE PANELS, PAINT: SW 7674 PEPPERCORN

METAL BALCONY RAILING. POWDER COAT BLACK

EAST

NORTH



DARK GRAY PAINTED VINYL WINDOWS

SMOOTH HARDIE PANELS' PAINT: SW 7674 PEPPERCORN

METAL BALCONY RAILING. POWDER COAT BLACK

11.0 ELEVATIONS: BUILDING 4

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE
COMPOSITION ROOF SHINGLES
CEDAR TIGHT KNOT LAP SIDING WITH 4" EXPOSURE
HARDIE PLANK WITH 8" EXPOSURE. PAINT: SW 7604 SMOKY BLUE



HARDIE PLANK WITH 8" EXPOSURE. PAINT: SW 7604 SMOKY BLUE
SMOOTH HARDIE PANELS, PAINT: SW 7674 PEPPERCORN
GARAGE DOOR, PAINTED: SW 7674 PEPPERCORN
LIGHTING AT ALL EXTERIOR DOORS, TYP.
ADDRESS SIGNAGE PER UNIT AT MAIN ENTRANCE, TYP.
ENTRY DOOR, PAINTED: ACCENT COLOR PER BUILDING

WEST

DARK GRAY PAINTED VINYL WINDOWS
SMOOTH HARDIE PANELS, PAINT: SW 7674 PEPPERCORN
METAL BALCONY RAILING, POWDER COAT BLACK

SOUTH



12.0 MATERIAL AND COLOR PALETTE

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



T + G CEDAR SIDING
STAIN:
SW 3518 HAWTHORNE



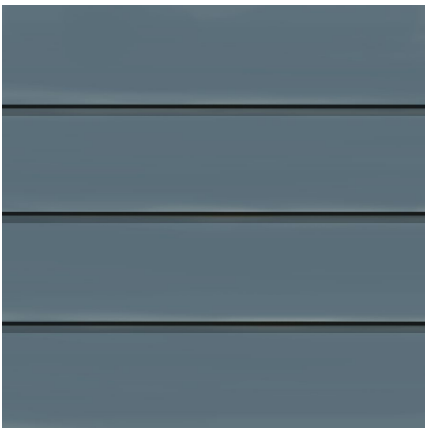
HARDIE PLANK SIDING - 8" EXPOSURE
PAINT:
SW 7031 MEGA GREIGE



HARDIE PLANK SIDING - 8" EXPOSURE
PAINT:
SW 7674 PEPPERCORN



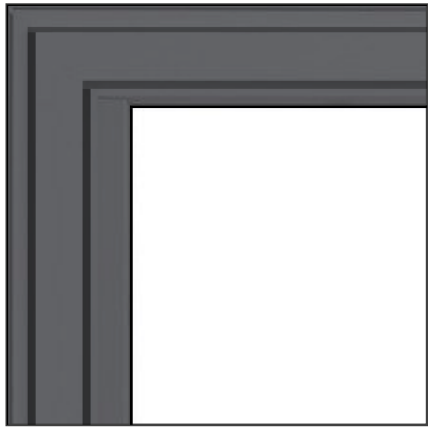
HARDIE PLANK SIDING - 8" EXPOSURE
PAINT:
SW 2816 ROOKWOOD
DARK GREEN



HARDIE PLANK SIDING - 8" EXPOSURE
PAINT:
SW 7604 SMOKY BLUE



SMOOTH HARDIE PANEL
PAINT:
SW 7674 PEPPERCORN



VINYL WINDOW FRAME
FACTORY PAINT:
DARK GRAY

13.0 RENDERINGS: SOUTH WEST CORNER

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



The development has incorporated a warmer color palette with flashes of color at the unit entries.

13.0 RENDERINGS: NORTH WEST CORNER

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



Ground level living areas are incorporated into the design to promote residential connection to the street.

13.0 RENDERINGS: SOUTH EAST CORNER

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



The trash and recycling area was relocated away from the street and out of pedestrian view.

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

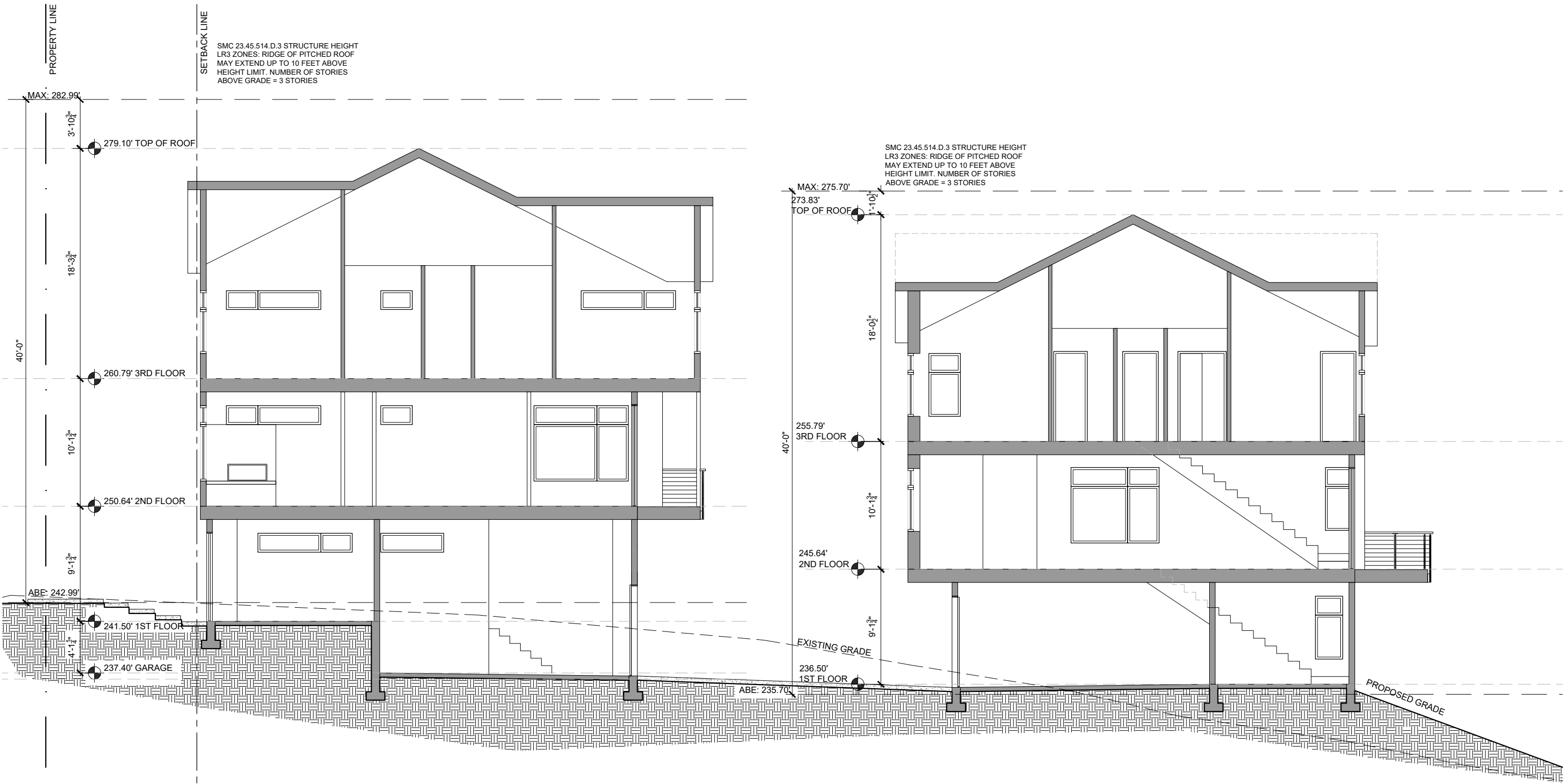


S1: SIGNAGE



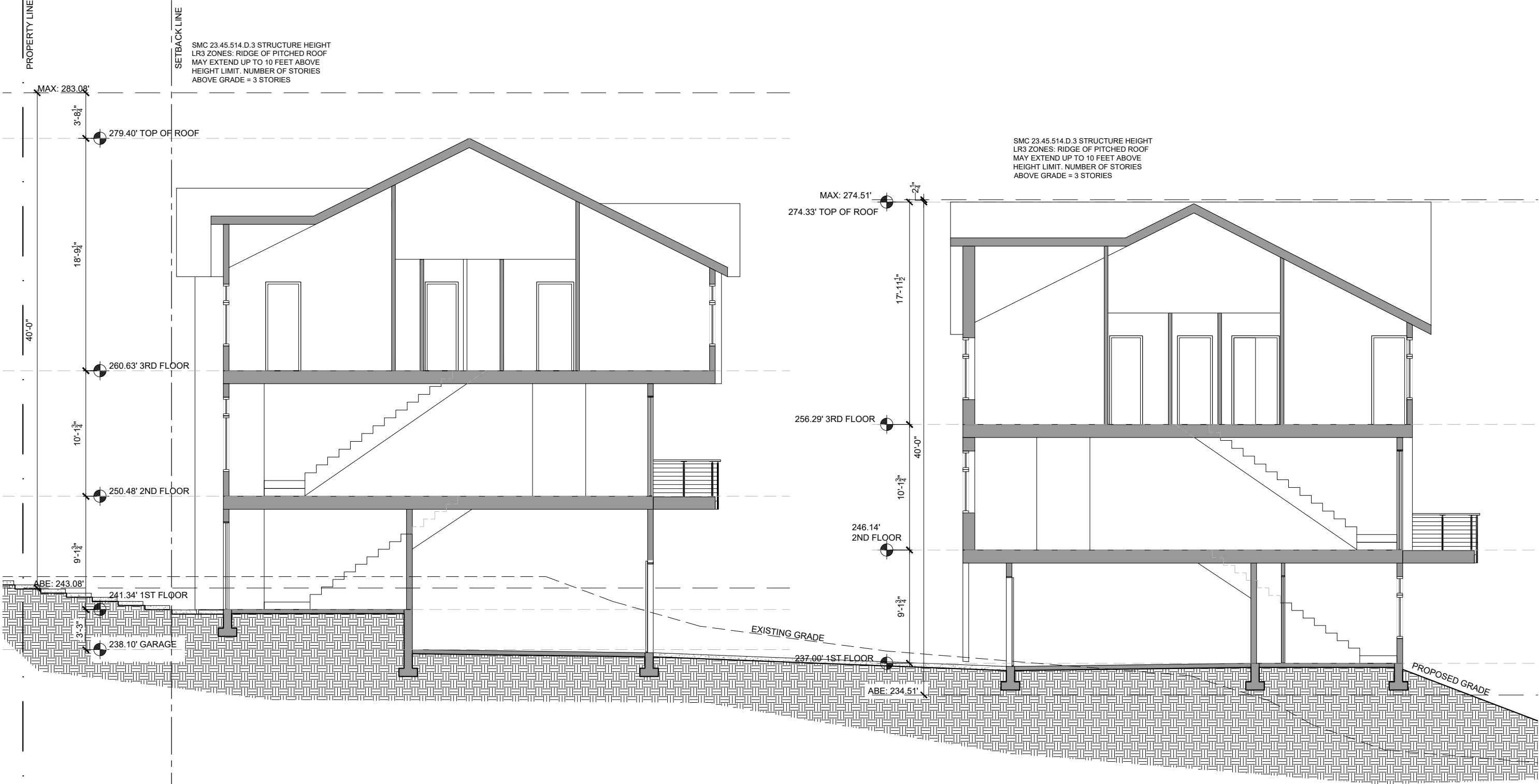
16.0 BUILDING SECTIONS: SECTION A

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



16.0 BUILDING SECTIONS: SECTION B

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



16.0 BUILDING SECTIONS: SECTION C

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

