



9730/9736 Woodlawn Ave North

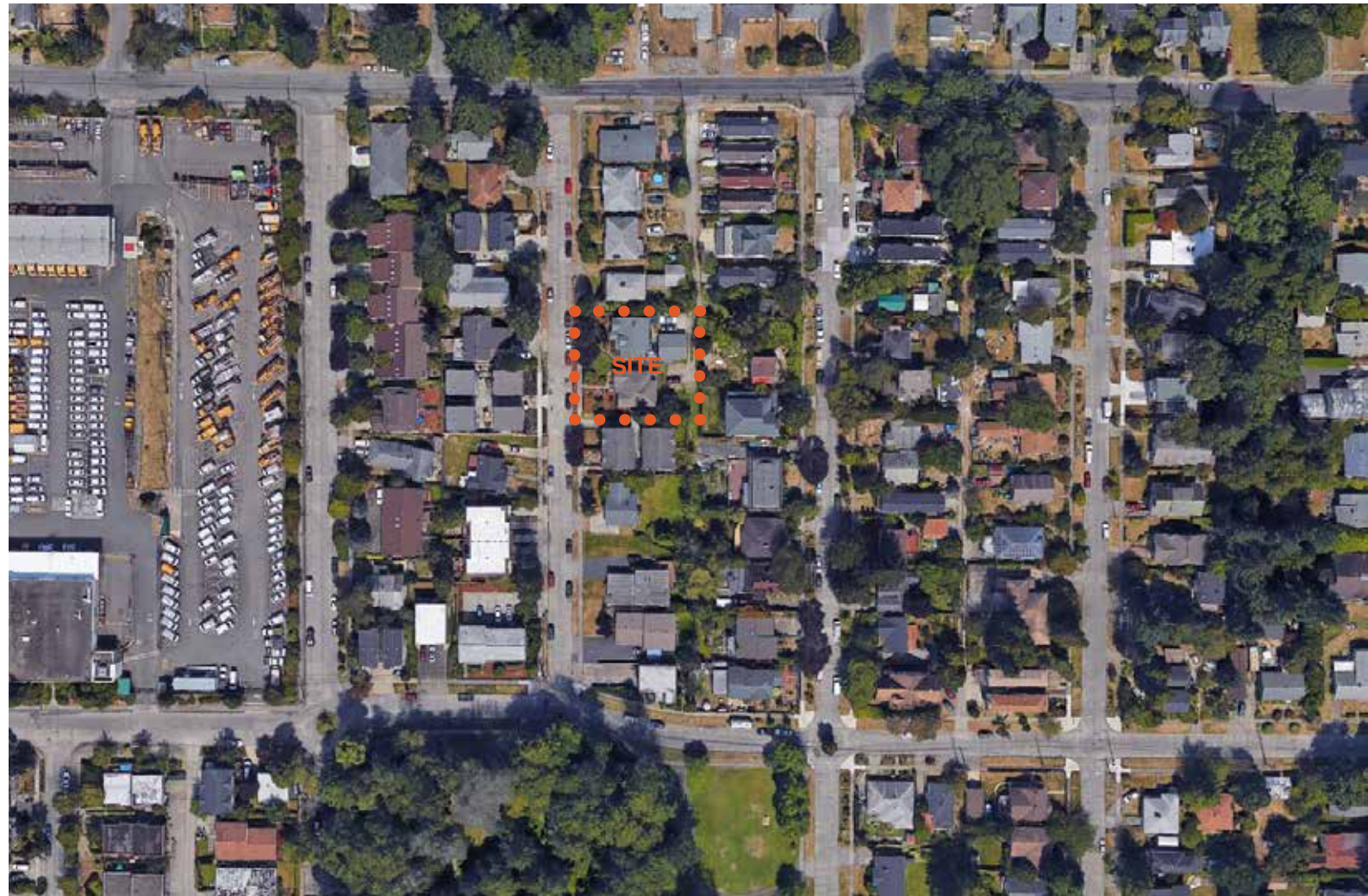
b9 architects

Streamlined Design Review SDR Packet | Project # 3029628 | January 25th, 2018

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N100 St

N 97th St



Interlake Ave N

Ashworth Ave N

Woodlawn Ave N

Densmore Ave N

Wallingford Ave N

100th St



Ashworth Ave N

Woodlawn Ave N

Densmore Ave N



OBJECTIVES

Construct four 3-story duplexes with a central courtyard, existing structures to be demolished. Existing alley to be improved. Access to parking to be provided from alley.

Number of Units	8
Number of Parking Spaces	8
Number of Bike Parking Spaces	2

Sustainability
Construct new structures and achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	9736 Woodlawn, LLC
STRUCTURAL	Malsam Tsang Structure Engineering
GEOTECHNICAL	Pangeo INC.
LANDSCAPE	Root of Design

CITY OF SEATTLE

PART I: Contact Information

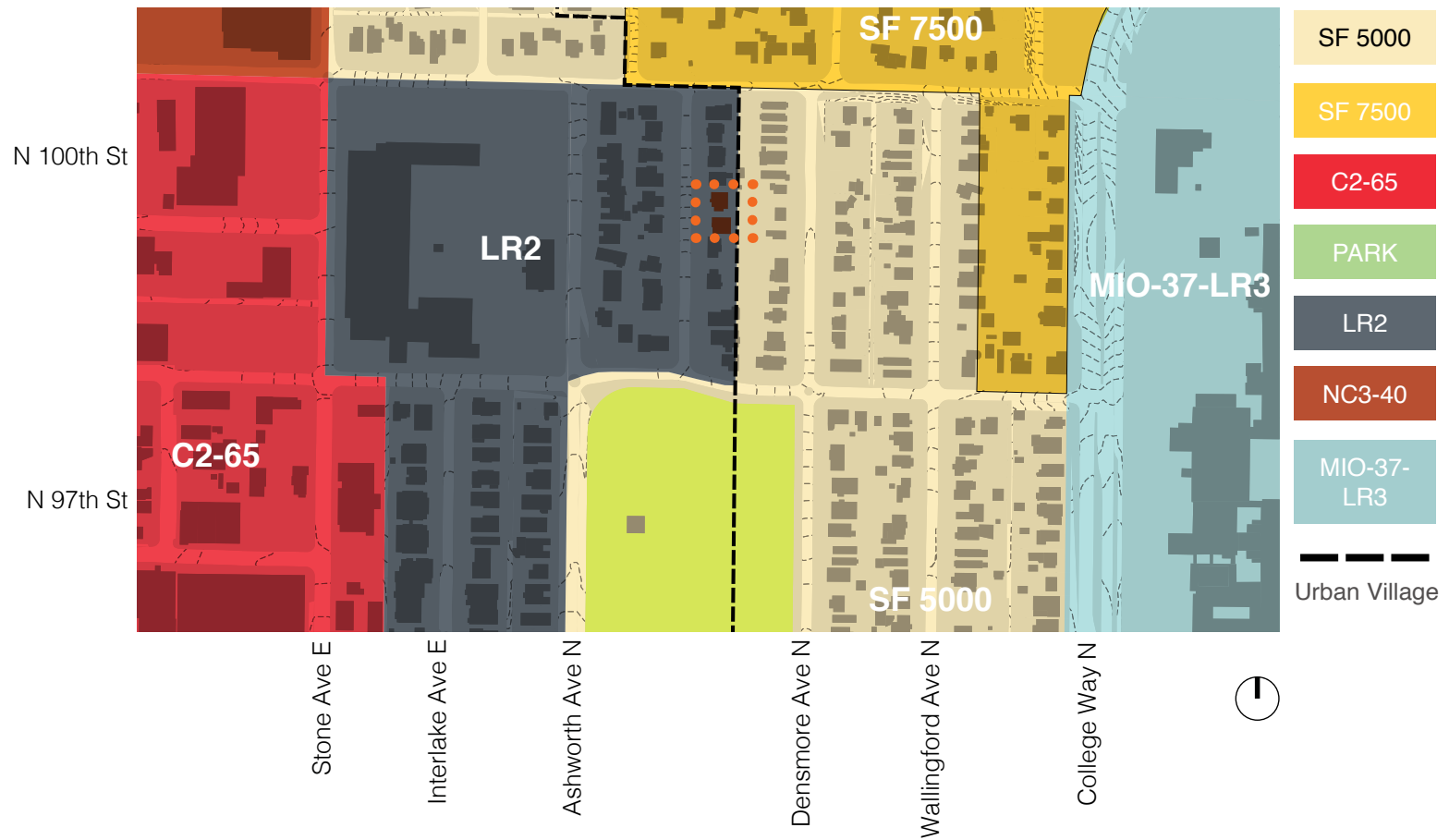
- | | |
|---|--------------------------|
| 1. Property address | 9730/9736 Woodlawn Ave N |
| 2. Project number | #3029628 |
| 3. Additional related project number(s) | #6621564 |
| 4. Owner Name | 9736 Woodlawn, LLC |
| 5. Contact Person Name | Bradley Khouri |
| Firm | b9 architects |
| Mailing Address | 610 2nd Avenue |
| City, State Zip | Seattle, WA 98104 |
| Phone | 206.297.1284 |
| Email Address | office@b9architects.com |
| 6. Applicant's Name | Bradley Khouri |
| Relationship to Project | Architect |
| 7. Design Professional's Name | Bradley Khouri |
| Email Address | bgk@b9architects.com |
| Address | 610 2nd Avenue |
| Phone | 206.297.1284 |



PROJECT SITE

View of project site from Woodlawn Avenue North looking east, existing structures to be removed.

ZONING ANALYSIS



ADDRESS: 9730/9736 Woodlawn Ave N

PARCEL # 431070-0415 & 431070-0410

LEGAL DESCRIPTION

Parcel No, 4310700410;
 Lots 9 and 10, block 3 of Licton Springs Park addition, as per plat recorded in volume 17 of plats, page 96, records of King County auditor; Situate in the city of Seattle, county of King, state of Washington.
 Parcel No, 4310700415;
 Lots 11 and 12, block 3 of Licton Springs addition to the city of Seattle, according to the plat recorded in volume 17 of plats, page 96, records of King County, Washington. Situate in the city of Seattle, County of King, State of Washington.

LOT SIZE: 10,000 SF

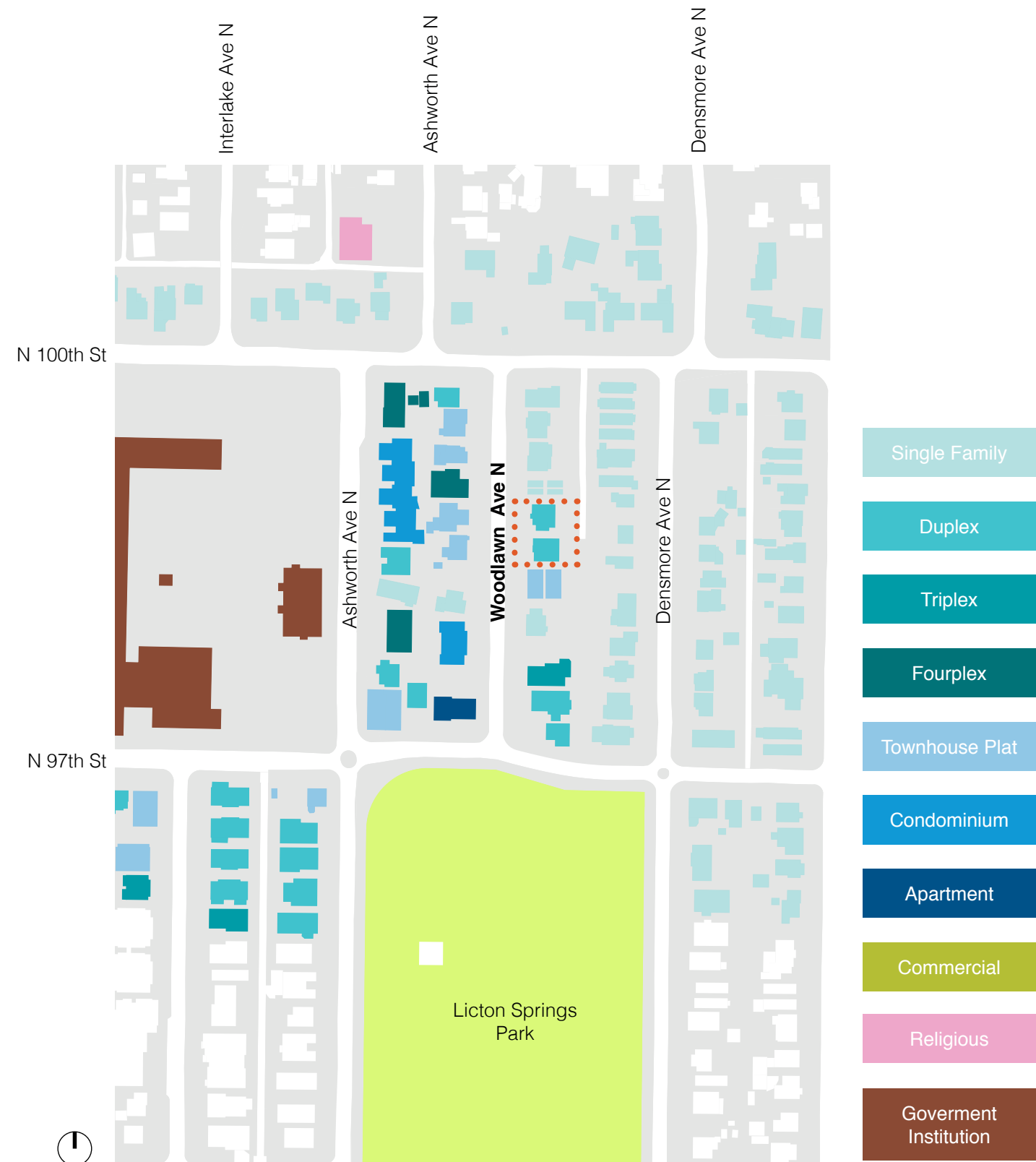
ZONE : LR2

URBAN VILLAGE OVERLAY

Aurora-Licton Springs Residential Urban Village

SITE OPPORTUNITIES & CONSTRUCTION



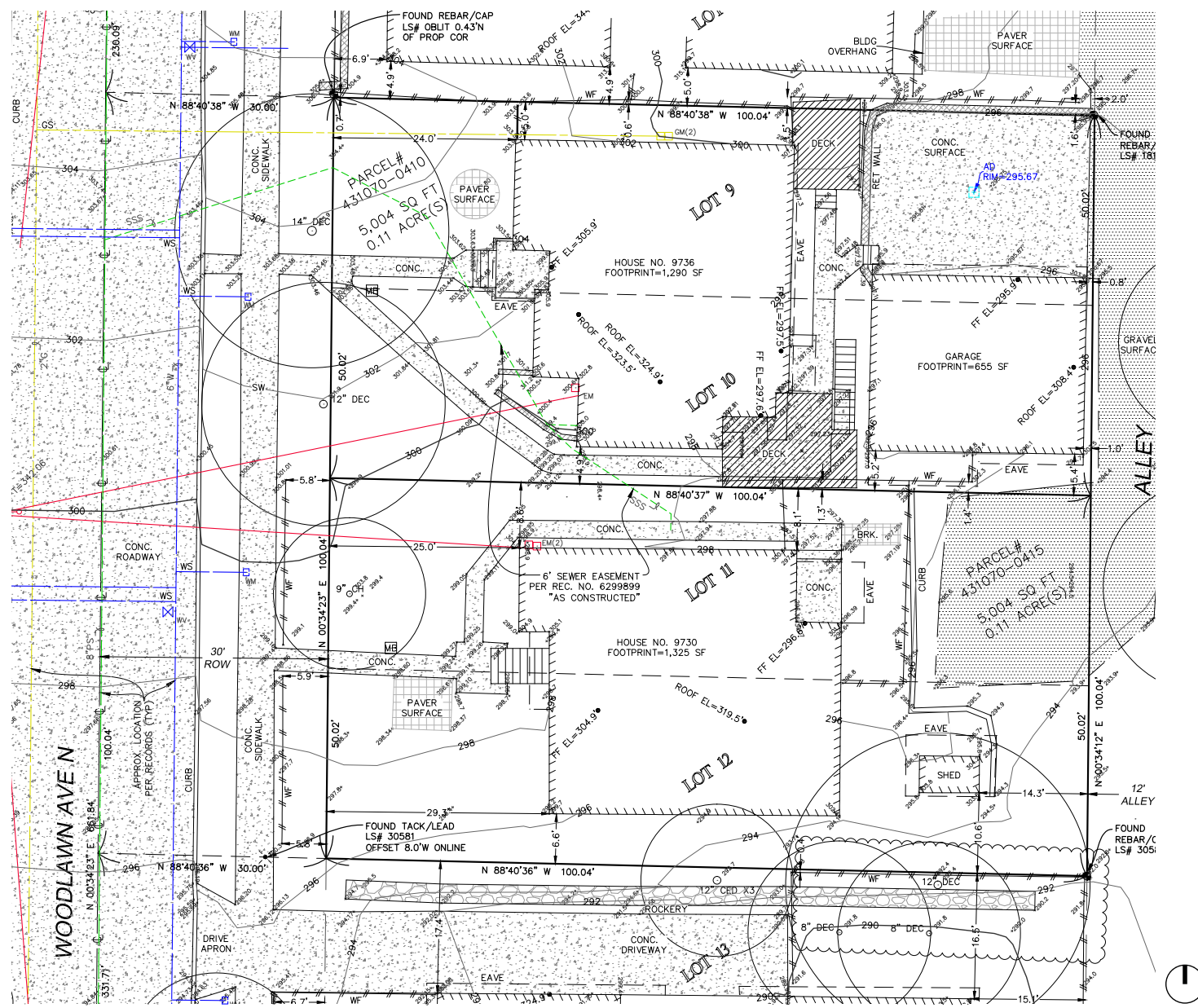


CONTEXT ANALYSIS

- The block slopes downhill from N 100th Street to N 97th Street, approximately 24 feet.
- Licton Springs Park is about a block south of the site.
- Situated between Highway 99 and Interstate 5.
- Newly built townhouses and single family cluster homes are located within a block of the project.
- The site is primarily surrounded by single family and multi-family uses.



Licton Springs Park



NEIGHBORHOOD ANALYSIS

The neighborhood is situated between Highway 99 to the west and Interstate 5 to the east. Residential uses, with a mix of multifamily and single-family are the predominant structures in the neighborhood. The site is situated within the low rise zone with commercial zoning focused to the west along Highway 99 and single family zoning directly to the east across the alley. The topography in the area slopes moderately to the southeast. To the south of the site is Licton Springs park.

The immediate neighborhood is a mixture of single family structures built in the early-mid 20th century and small apartment and condominium structures as well as new townhouse and single family cluster developments built in recent years.



① 9725, 9727, 9729, 9731 Woodlawn Ave N
Townhouse Development



② 9738, 9740, 9742, 9744 Woodlawn Ave N
Townhouse Development



③ 9713, 9715, 9717, 9719 Woodlawn Ave N
Condo Development

Woodlawn Ave N

Densmore Ave N



SITE ANALYSIS

The site consists of two adjacent parcels, each 50 feet wide (north-south) and 100 feet deep (east-west). Both parcels front Woodlawn Avenue N with alley access from the east. There is a duplex currently located on each site, which will be removed. The block has a mix of new townhouse and single family cluster development dispersed in the existing context.

Licton Springs Park is located one block south of the development site.

This site is served by several bus lines, including the #40, 316, 345, 346, and the E rapid ride line, facilitating travel to many Seattle neighborhoods.

The grade change across the site is moderate with a grade change of approximately 10 ft over the entire site.



④ 9726, 9728 Woodlawn Ave N
Townhouse Development

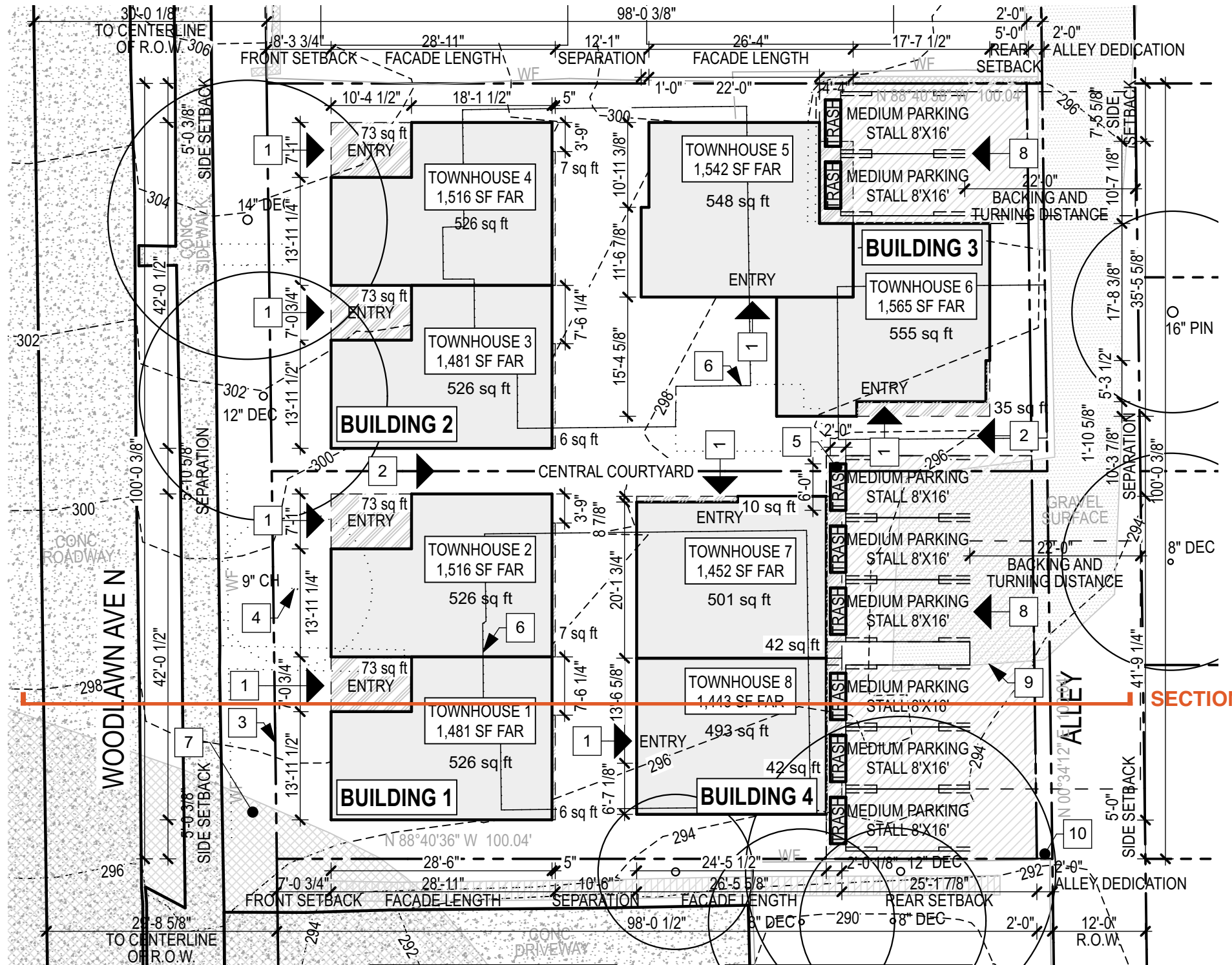


⑤ 9719 Woodlawn Ave N
Single Family House

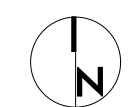


⑥ 9714 Woodlawn Ave N
Single Family House

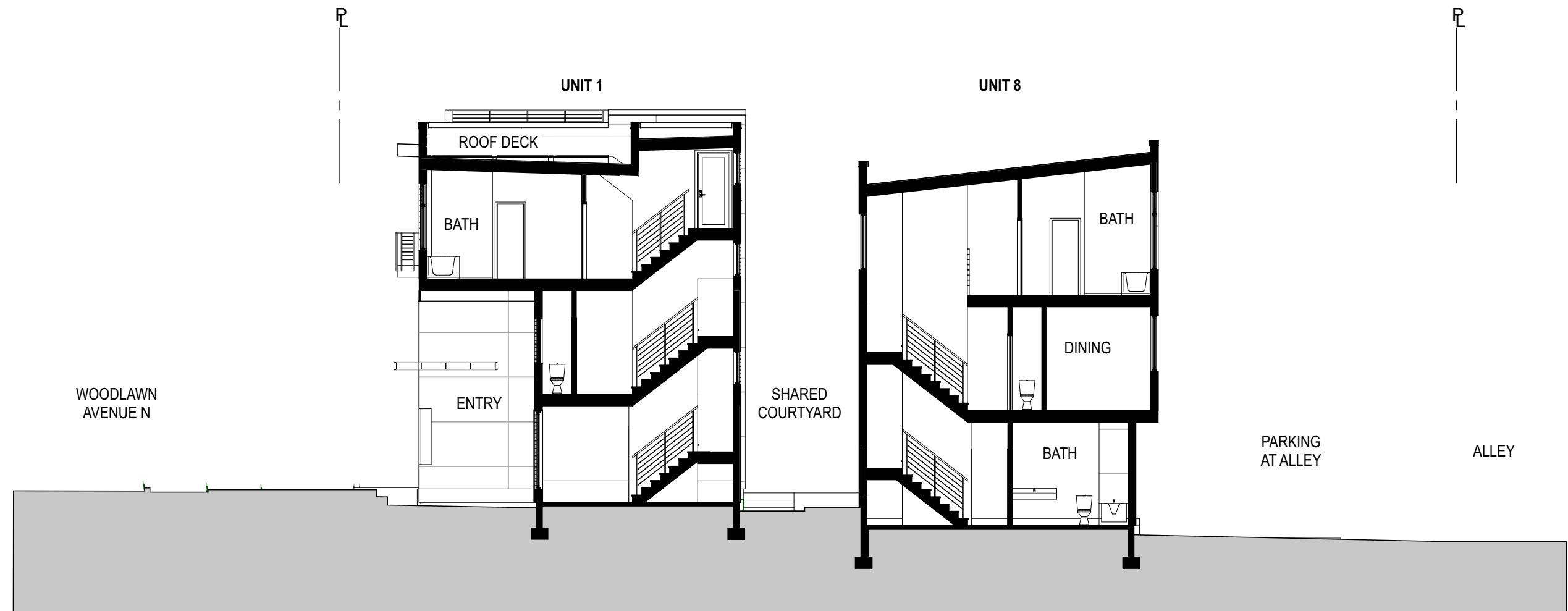
SITE PLAN



PLAN NOTES	
PLOT PLAN NOTES	
1.	PEDESTRIAN ACCESS
2.	COURTYARD ENTRY
3.	PROPERTY LINE
4.	TREES TO BE REMOVED, TYP.
5.	PROVIDE TRASH ENCLOSURE FOR EACH DWELLING PER SMC 23.54.040.A.1, TYP.
6.	EXISTING STRUCTURES TO BE REMOVED, TYP.
7.	PER SDCI GIS, MAPPING OF RIPARIAN CORRIDOR
8.	PARKING ACCESS
9.	EXISTING ALLEY
10.	ALLEY DEDICATION
LEGEND	
	NEW STRUCTURE FOOTPRINT AT GRADE
	OPEN SPACE AT GRADE
	CANTILEVERED FLOOR SPACE ABOVE GRADE
	PERMEABLE DRIVEWAY/PARKING SURFACE
	ROOF / PARAPET OUTLINE



SITE SECTION



1 SECTION



CONTEXT & SITE

CS1 Natural Systems and Site Features
 C. Topography
 D. Plants and Habitat
 E. Water

Response to Design Guidelines

The topography of the site slopes down from the Northwest to the Southeast, with a change of about 10 feet across the site.

The proposed project responds to this grade change by stepping the units down the hill. This creates a rhythm within the design and reduces the overall massing. This grade change also helps create distinctions between public and private areas through terraced patios and landscaping. (CS1.C)

There are six non-exceptional trees located just outside the property line, which help provide a buffer between the proposed project and adjacent sites. The one existing tree located on the project site is a flowering Plum and is not exceptional. This tree will be removed. A robust landscape design is proposed in response to the project design goals and is included with this submittal. (CS1.D)

A small corner of the subject lot is located within 100 feet of an ECA Riparian Management Corridor. This corridor is located within the required front and side setbacks for the project. An ECA exemption has been reviewed and approved by SDCI and the project complies with specific ECA code requirements. (CS1.E)



Single Family House in the Neighborhood



Licton Springs Park

PUBLIC LIFE

PL1. Open Space Connectivity
 B. Walkways and Connections

PL2. Walkability
 A. Accessibility
 B. Safety and Security
 D. Wayfinding

PL3. Street-Level Interaction
 A. Entries
 C. Residential Edges

PL4. Active Transit
 A. Entry Locations and Relationships
 B. Planning Ahead for Bicyclists
 C. Planning Ahead for Transit

Response to Design Guidelines

The project is organized to provide a central pedestrian walkway that directly connects the sidewalk on Woodlawn Avenue N with the alley and parking area located at the east end of the site. This pedestrian walkway is designed to intersect a central courtyard and access all eight units in the proposed project. (PL1.B, PL2.A)

The central courtyard promoting interaction among the residents and visitors while sponsoring a connection through the site. It allows for more natural light at the center of the site. The shared space also increases the general sense of safety and security for the project residents. (PL2.B, PL3.A, PL4.A)

The central pedestrian axis through the site provides natural wayfinding and allows for a clear line of sight between Woodlawn Ave N and the alley. The axis is located away from adjacent sites in an effort to focus activity centrally within the proposed project. (PL1.B, PL2.D, PL3.A)

Primary entries are located at the street-scape and within the courtyard. Entries along the street are defined by large recesses that create a buffer between the street-scape and homes. This sponsors a small private amenity area for each unit facing the street. The units located on the eastern portion of the site have their front entries located off the shared central courtyard with all homes having at least one door connecting to the courtyard directly. (PL3.A, PL1.B)

The project is organized to have a minimum of a 5 foot setback from the South and North property lines. Entry into the units at the street level are setback from the street farther than required, providing a buffer space between public and private space. (PL3.A, PL3.C)

Two bicycle parking spots are located at the alley directly adjacent to the central pedestrian access connecting the alley and Woodlawn Avenue N. (PL4.B)

An E-Line Rapid Ride bus stop is located three blocks to the west of the proposed project, while the number 40, 316, 345, and 346 buses can be accessed two blocks to the east. The future Northgate Link light rail station will be located just to the east of Interstate 5. (PL4.C)

DESIGN CONCEPT

DC1. Project Uses and Activities
B. Vehicle Access and Circulation
C. Parking and Service Areas

DC2. Architectural Concept
A. Massing
B. Architectural and Facade Composition
C. Secondary Architectural Features
D. Scale and Texture
E. Form and Function

DC3. Open Space Concept
C. Design

DC4. Exterior Elements and Materials
A. Exterior Elements and Finishes
B. Signage
C. Lighting
D. Trees, Landscape and Hardscape Materials

Response to Design Guidelines

Vehicle access will be provided from the improved alley to the east of the project. This alley has access to North 100th Street. Surface parking is located away from pedestrian oriented spaces at the rear of the site adjacent to the alley and screened from adjacent sites. (DC1.B, DC1.C)

The project design is organized into four structures whose height and bulk responds to the context through modulation at all sides while responding to the topography of the site. This strategy of multiple structures creates a central courtyard that increases solar exposure to the project and adjacent sites and decreases overall mass. In addition, the courtyard and walkways provide direct access between Woodlawn Avenue N and the alley. (DC2.A)

Building facades are composed to express the individual units and variation of volumes and materials. Modulation and depth are created by the shifting of surfaces, in order to reduce the scale of the structures. Fenestration and material consistency create a holistic approach to the structures. (DC2.B, DC2.C)

The design concept emerges from an idea about unwrapping and carving a series of volumes to create a varied surface expose spaces. This action creates a more modulated massing and introduces a secondary surface into the project. Secondary architectural elements are added to help provide scale and texture to the project. (DC2.C)

Further depth in facades are created by the detailing of projections, canopies, railings and decks that highlight additional volumes and provide weather protection. Planters and landscaping at the street level provide a transition to the street consistent with adjacent sites. (DC2.E)

Material textures and small scale detailing are used to relate the mass of the project to a human scale. Railings, deck detailing, and landscaping will also give a humanistic scale to the project. (DC4.A)

One of the core design principles of the project is to create a central courtyard that encourages and facilitates interaction among the residents and visitors. The courtyard is designed to have a central open area that is directly accessible from the street and alley and connected to all homes. Secondary spaces complement the courtyard and provide semi-private spaces as buffers to particular homes. Plantings and seating add buffers for other homes. (DC3.C)

Exterior materials are chosen based on durability, maintenance and sustainability goals. Consideration will be taken for contextual relevance of the materials and appropriateness to Seattle climate. Contrasting materials of higher quality will demarcate the entries. Materials at entries have a textural quality at a more humanistic scale. (DC4.A)

Signage will help direct visitors to individual units while appropriate lighting will provide safety and security to all. This lighting will also be designed as to reduce the likelihood of light seepage onto adjacent properties. (DC4.B, DC4.C)

Landscaping will be emphasized at the entries and within the courtyard in order to give visual interest and a human scale at points of interaction with residents and visitors. In the courtyard, a mix of hard-scape and landscape will encourage interaction through visual interest and an increased sense of comfort and intimacy. (DC4.D)

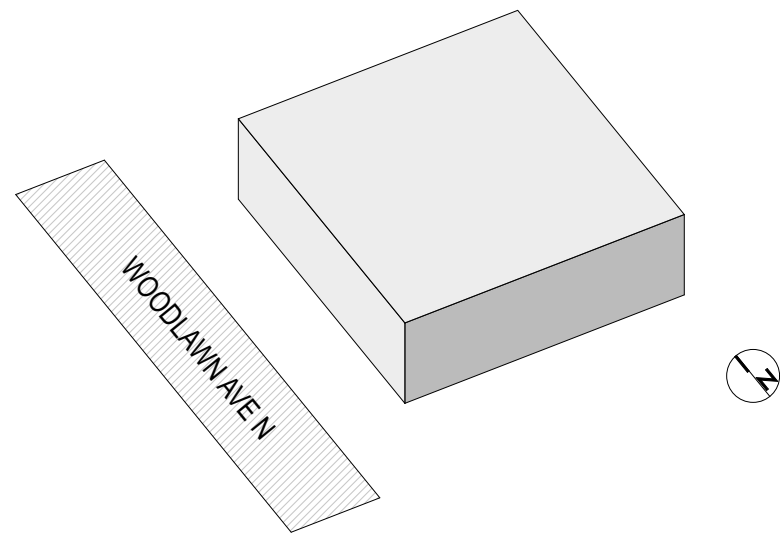


Site Sidewalk

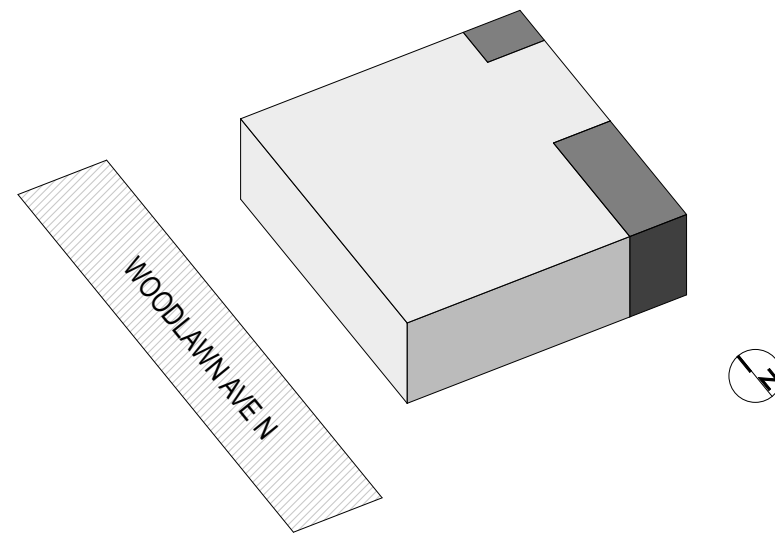


Townhouses in the Neighborhood

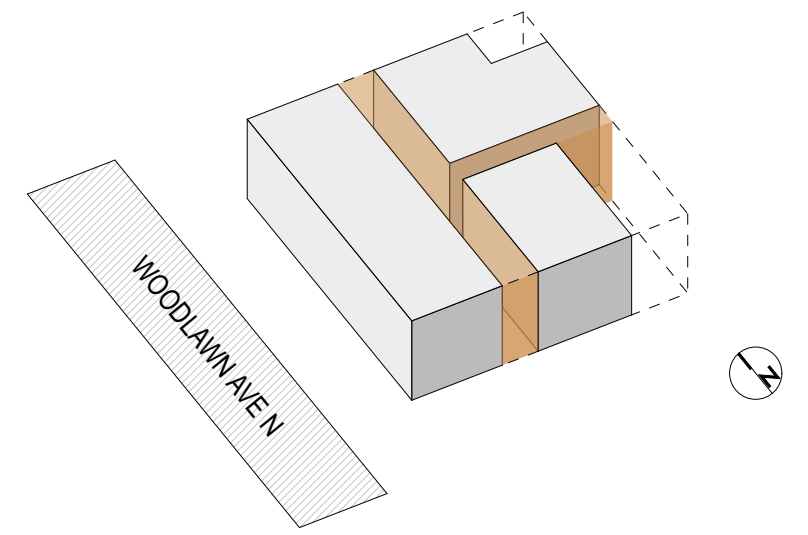
SITE DIAGRAM



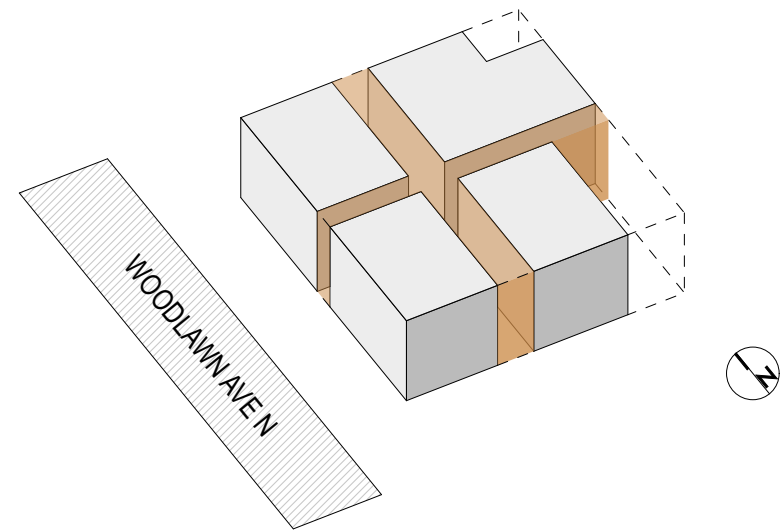
ZONING ENVELOPE



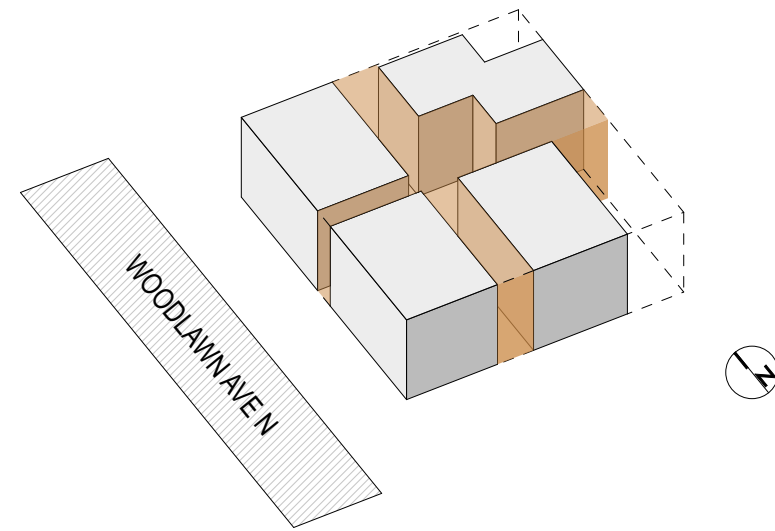
PARKING LOCATION



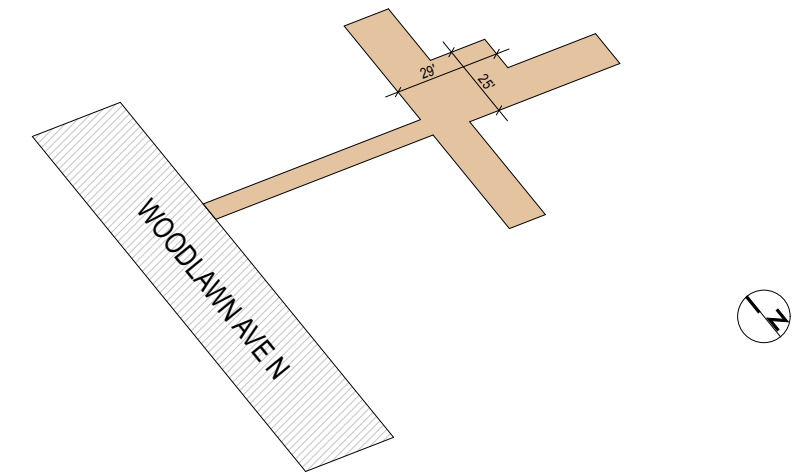
BRING LIGHT INTO SITE



STREET TO ALLEY CONNECTION

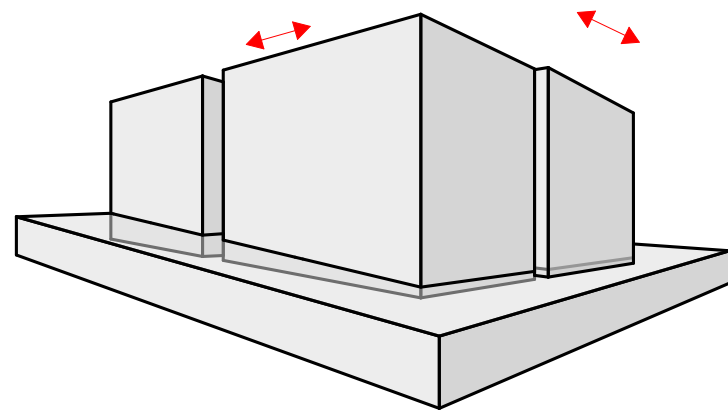


CENTRAL COURTYARD

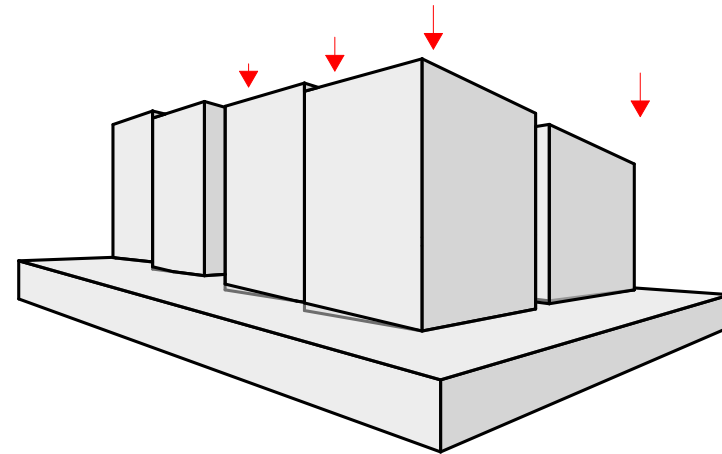


OPEN SPACE

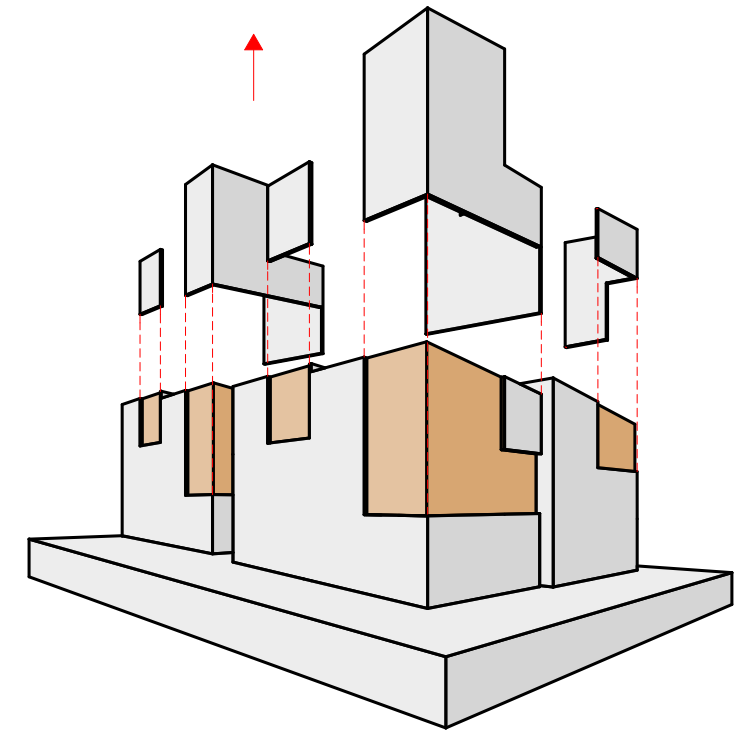
CONCEPT DIAGRAMS



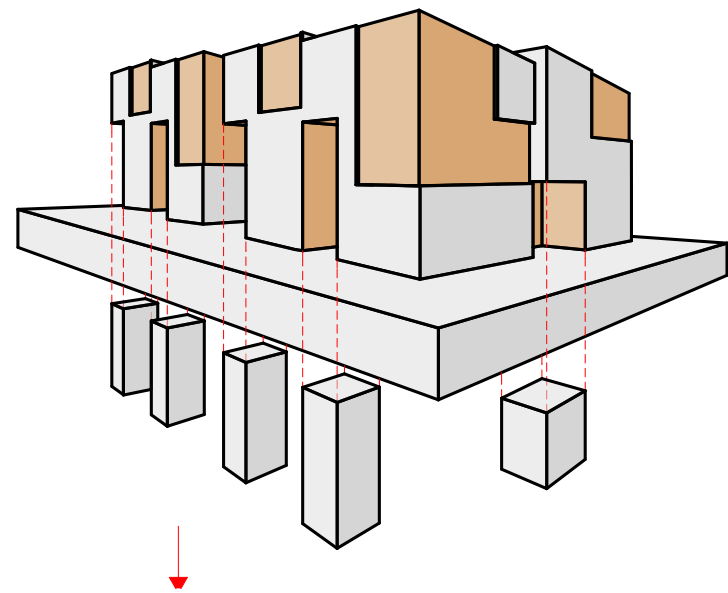
SPLIT



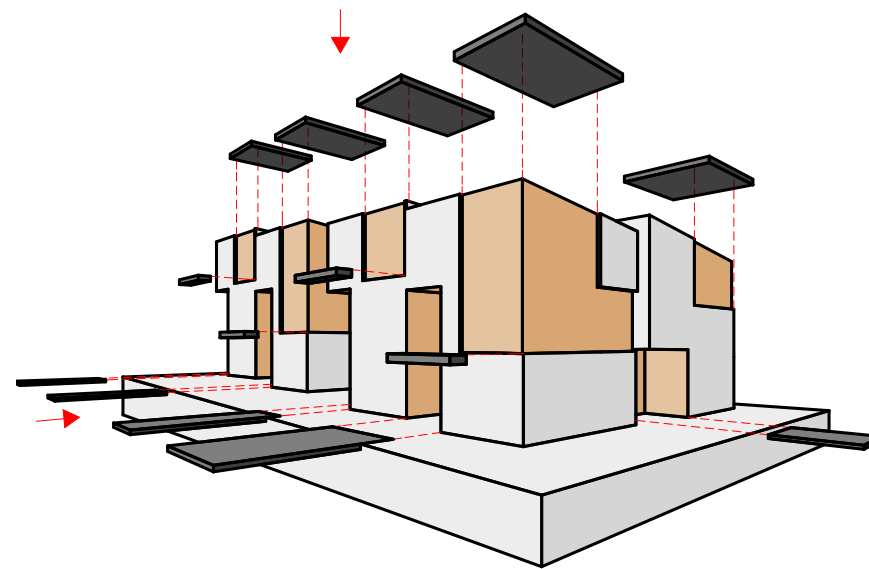
STEP



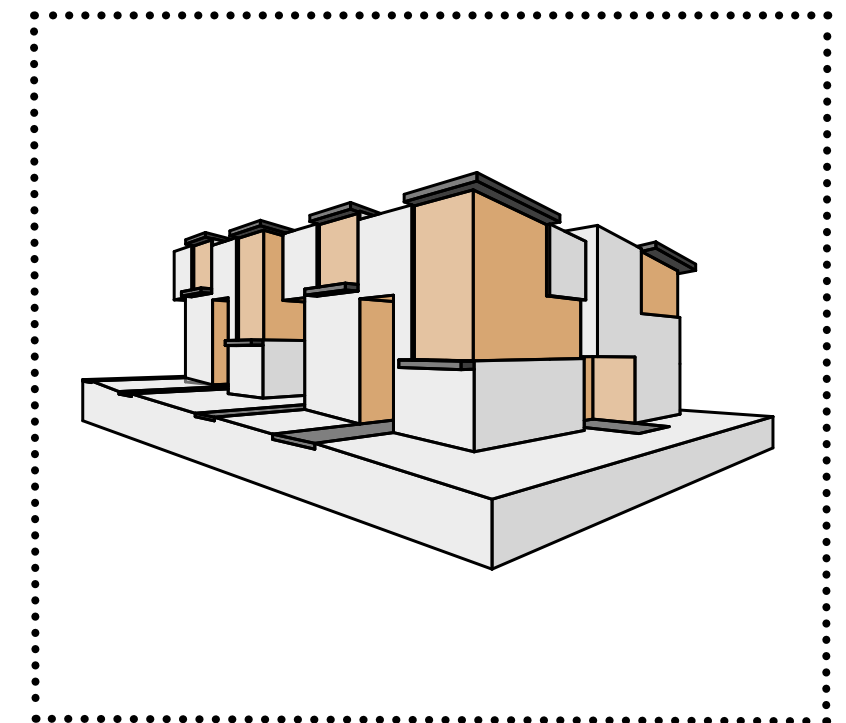
UNWRAP



CARVE



PROJECT



DESIGN CONCEPT

PROJECT EVOLUTION



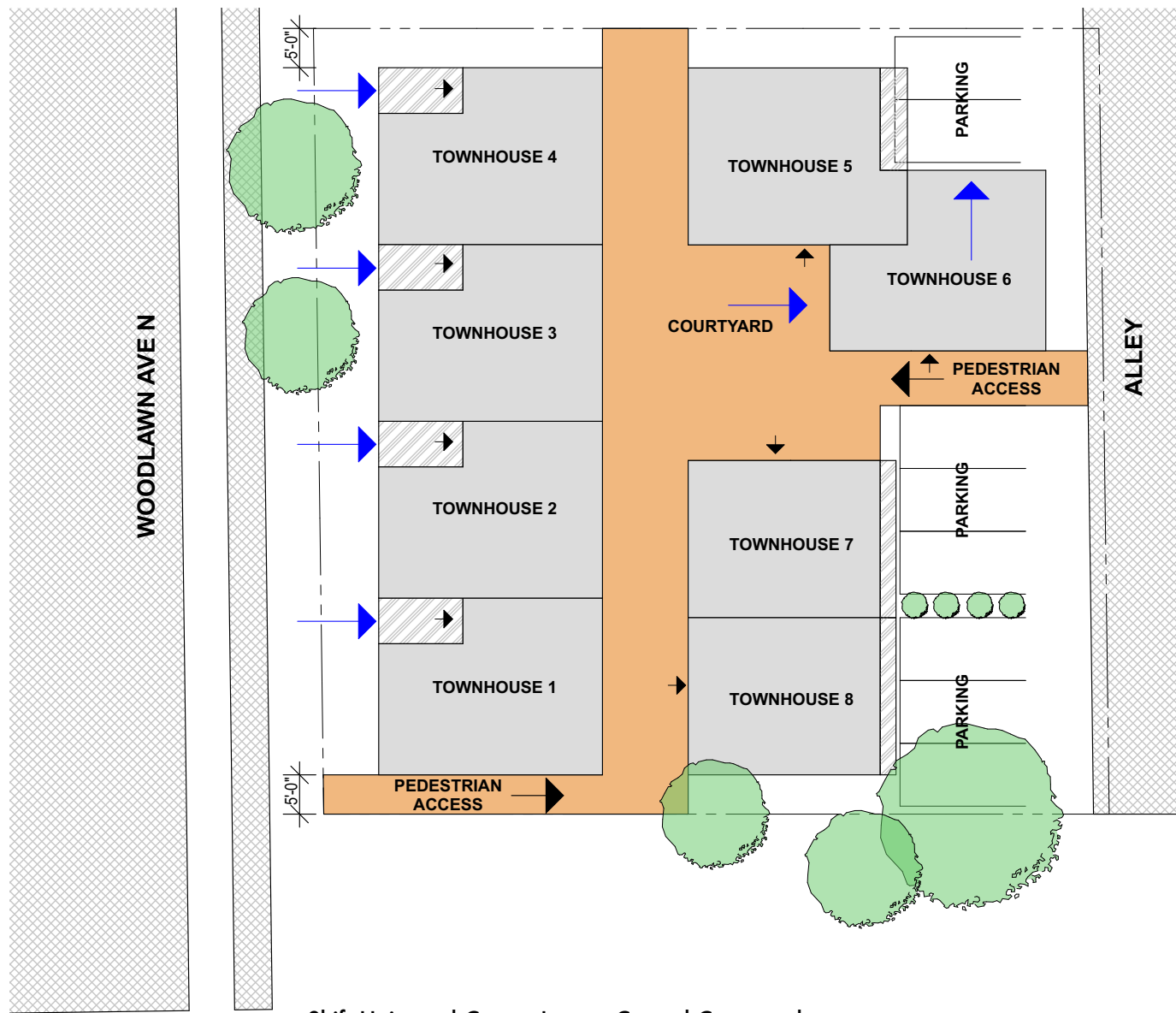
Code Compliant Scheme

- A code compliant scheme of two structures that fill the site and provides room for four parking stalls and a small courtyard.
- This massing solution provides a small open area at the site's center but does little to accommodate anything other than circulation for the rear units and parking.
- Pedestrian access is through the 5 ft side setbacks which reduces the privacy of the adjacent properties.
- The alley dedication is not taken into account.



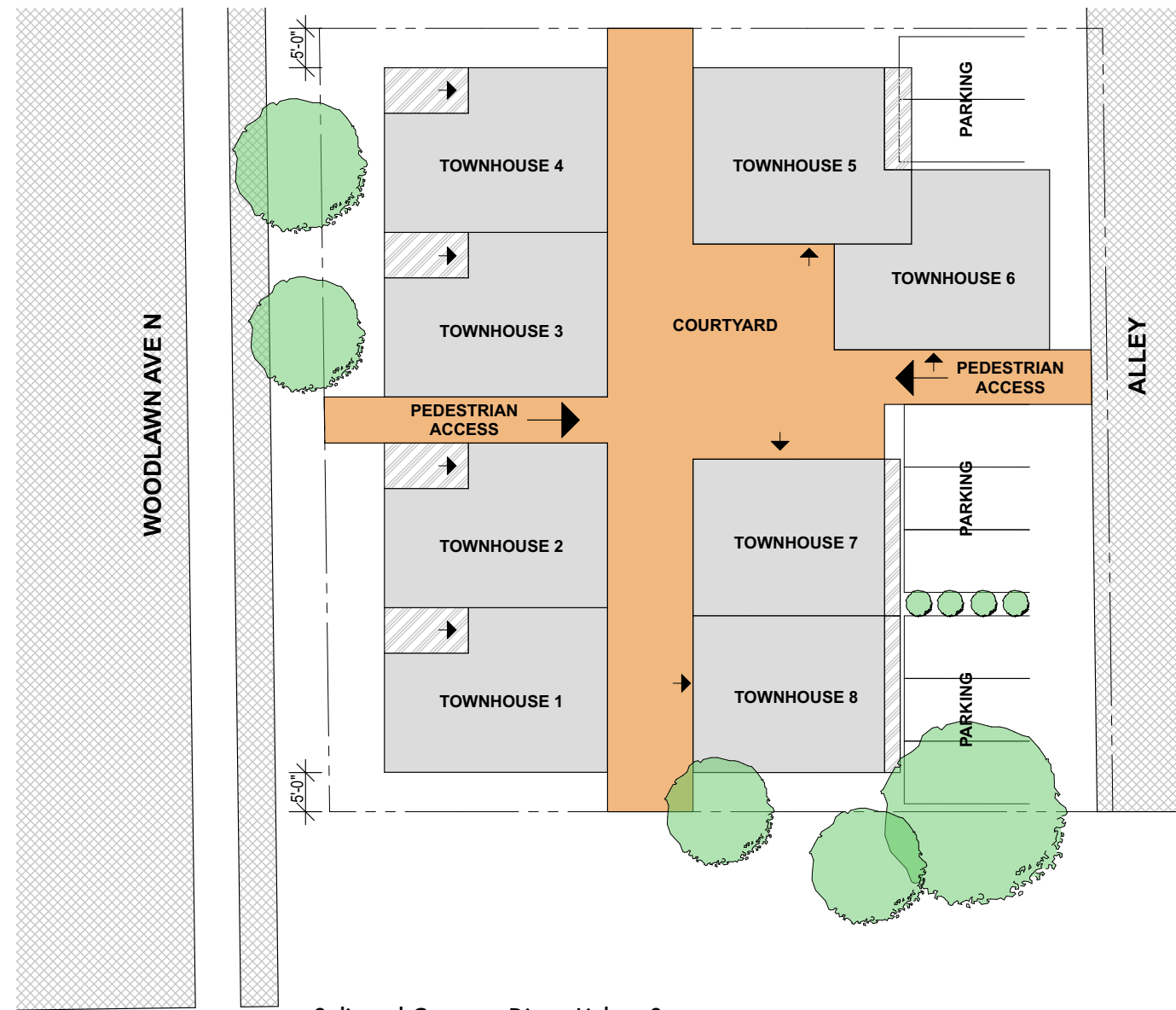
Shift Units to West and Split East Structure in Two

- A code compliant scheme.
- A shift of both buildings toward the west allows for the alley dedication.
- Splitting the rear structure into two allows for pedestrian access to move from the side setback to the center of the project.



Shift Units and Create Larger Central Courtyard

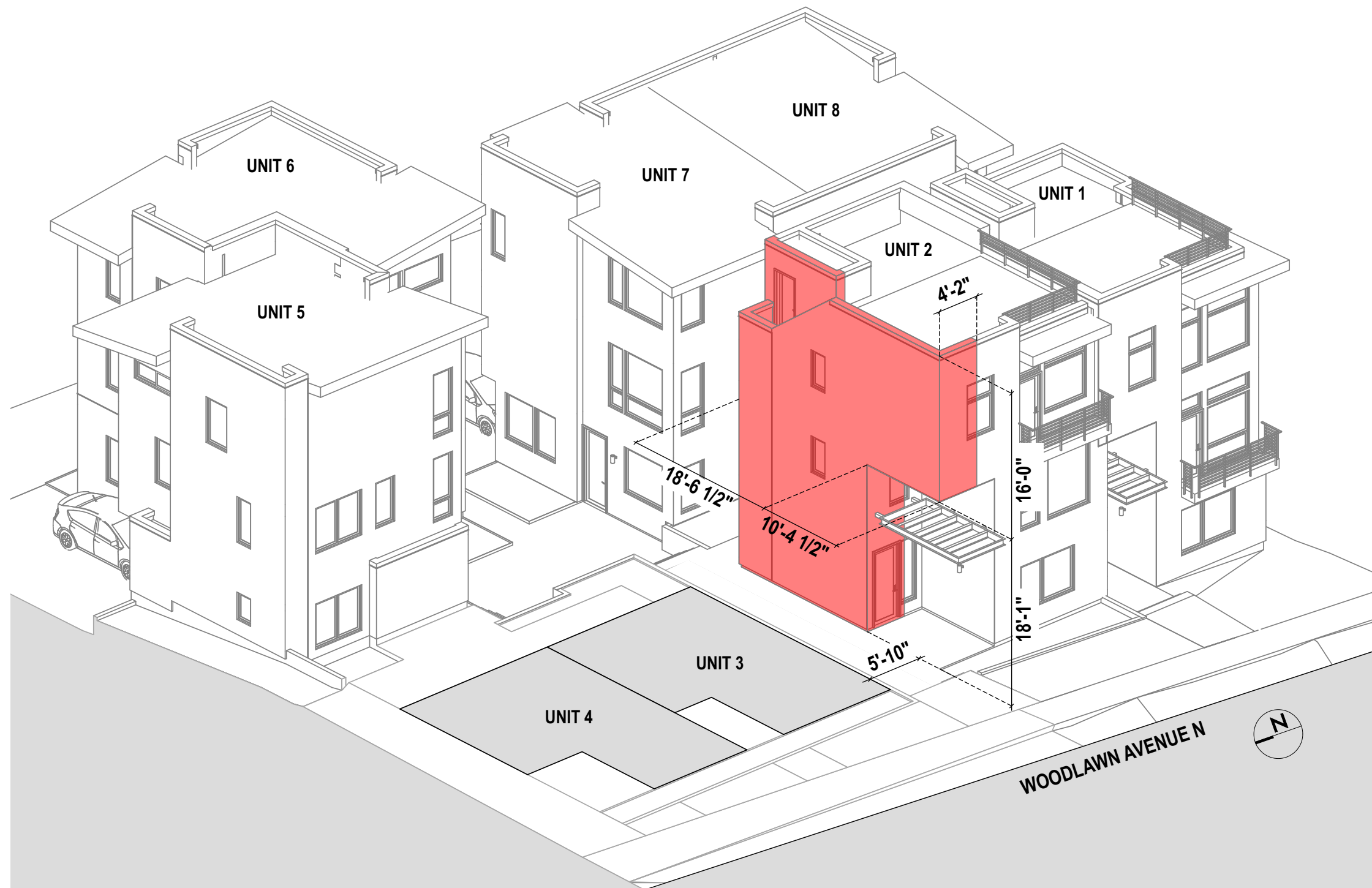
- Townhouse 6 shifts to the east and north creating a larger central courtyard.
- Townhouse 7 gets reduced at ground level to create a larger central courtyard.
- Townhouse 6 creates a break in the 8 parking stalls along the alley.
- Moves create modulation along the alley.



Split and Create a Direct Link to Street

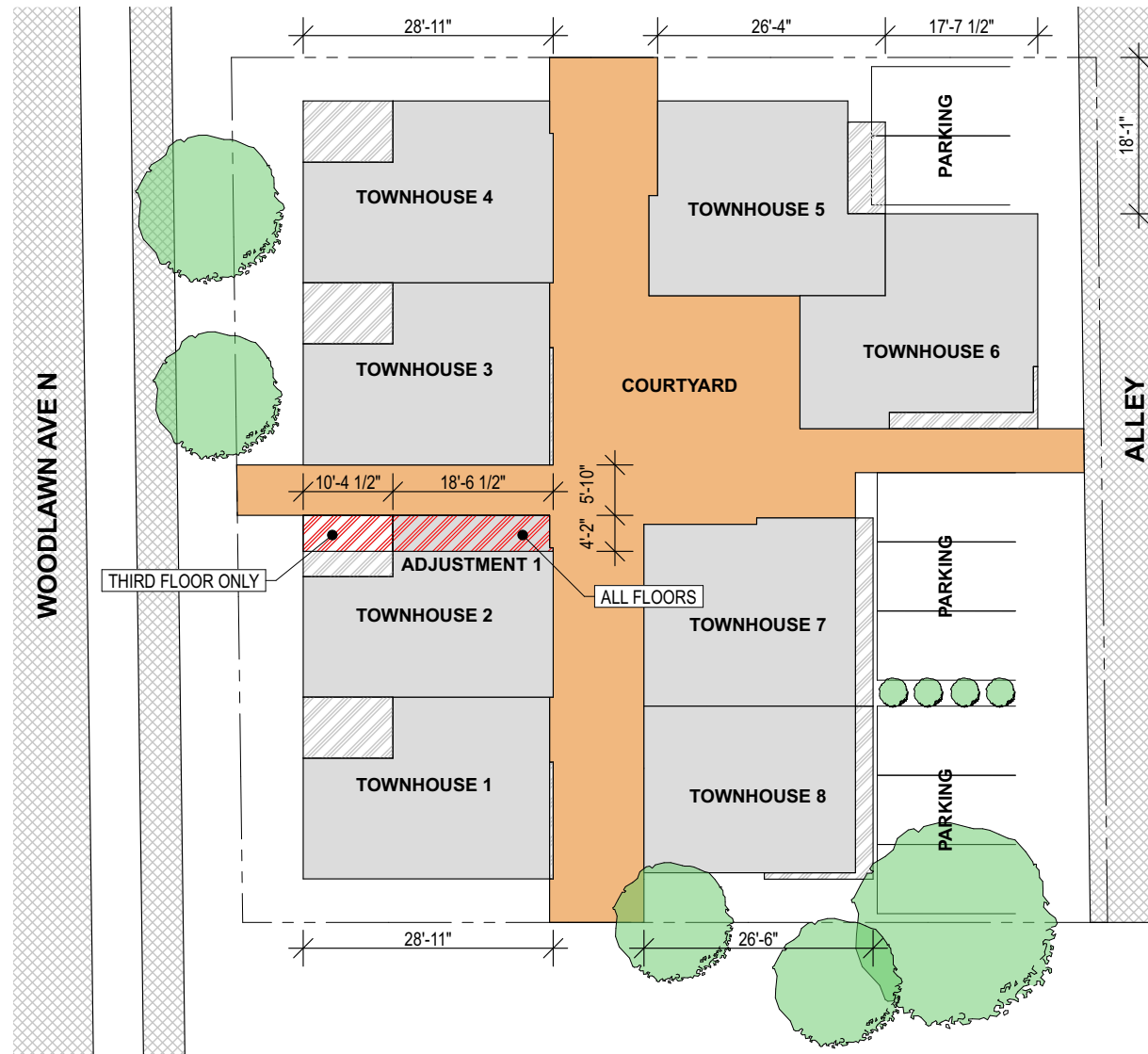
- West structures split creating a visual and physical link to the enlarged central courtyard.
- This shared central path created by this split removes the need for circulation within the side setback. This helps reduced the privacy concerns for the adjacent properties.
- The split creates a needed break in the massing along the west property line.

ADJUSTMENT DIAGRAMS



Area Requiring Requested Adjustment #1

ADJUSTMENT DIAGRAMS



ADJUSTMENT DIAGRAM

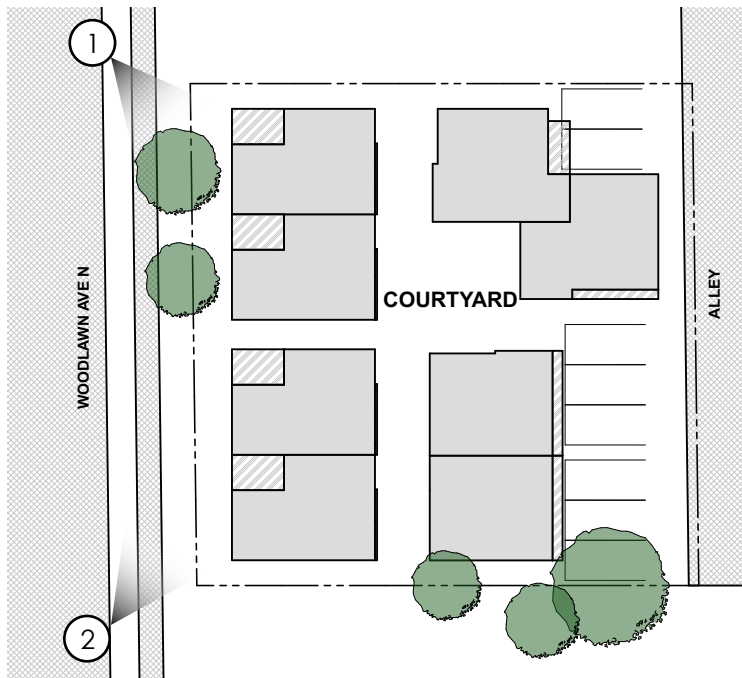
- A separation adjustment is requested between townhouse 2 and 3 along the west property line.

ADJUSTMENT TABLE

The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	SETBACKS AND SEPARATIONS: SMC 23.45.518 F.1	REQUIRED SEPARATION BETWEEN MULTIPLE STRUCTURES IS 10 FEET	5'-10"	SEPARATION: A 4'-2" OR 41% REDUCTION TO THE SEPARATION BETWEEN MULTIPLE STRUCTURES REQUESTED	<p>THE REDUCTION OF THE MINIMUM SEPARATION OCCURS BETWEEN THE TWO WEST FACING DUPLEX STRUCTURES. THIS RESULTS FROM THE FOLLOWING GOALS:</p> <ol style="list-style-type: none"> 1. PROVIDE TWO STRUCTURES, EACH WITH A 42-FOOT LONG FACADE ALONG THE WOODLAWN AVENUE N FACADE INSTEAD OF A SINGLE 90-FOOT STREET FACING FACADE. THIS IMPROVES THE PEDESTRIAN ENVIROMENT AND CREATES A PROPOSAL THAT IS BETTER SCALED WITH ITS SURROUNDINGS. 2. THE GAP BETWEEN THE STRUCTURES IDENTIFIES THE ENTRY TO THE REAR OF THE SITE FOR VISITORS AND RESIDENTS AND LOCATES ALL PEDESTRAN ACTIVITY FOR THE PROJECT AT ITS CENTER RATHER THAN ADJACENT TO ITS NEIGHBORS. 3. A DESIGN DECISION REDUCES THE MASS OF THE DUPLEX SOUTH OF THE WALKWAY TO CREATE A SEPARATION AT THE TWO LOWER FLOORS FOR APPROXIMATELY 13 FEET, REDUCING THE LENGTH OF THE ADJUSTMENT TO APPROXIMATELY 18 1/2 FEET AT THE TWO LOWER FLOORS AND THE FULL LENGTH OF THE FACADE AT THE THIRD FLOOR. 4. PROVIDE MORE SPACE AT THE EDGES OF THE PROJECT. THE PROPOSED FACADE LENGTH AT THE SOUTH SIDE IS LESS THAN THE CODE MAXIMUM TO PROVIDE MORE LIGHT AND AIR TO THE ADJACENT PROPERTY. THE CODE MAXIMUM FACADE LENGTH OF THE 98' LOT LINE IS 63'-8" AND THE PROPOSED FACADE LENGTH IS 55'-4 5/8", OR 56.5% OF THE LOT LINE. ALSO, THE AVERAGE SETBACK PROVIDED AT NORTH SIDE IS GREATER THAN THE CODE MINIMUM OF 7 FEET AVERAGE. AN AVERAGE SETBACK OF 8'-6 3/4" IS PROVIDED ALONG THE NORTH PROPERTY LINE, REDUCING 	<p>PL1.B WALKWAYS AND CONNECTIONS, PL2.A SAFTY AND SECURITY, PL2.D WAYFINDING, PL4.A ENTRY LOCATIONS AND RELATIONSHIPS, DC1.A ARRANGEMENT OF INTERIOR USES, DC2.A MASSING, DC3.A BUILDING-OPEN SPACE RELATIONSHIP, DC3.B OPENSACE USES AND ACTIVITIES, CS2D.5 RESPECT FOR ADJACENT SITES</p>
2	AMENITY AREA: SMC 23.45.522 D.5.b.1	AT LEAST 50% OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUNDCOVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES 504 SQFT X .5 = 252 SQFT REQUIRED	189 SQFT	LANDSCAPED COMMON AMENITY AREA: A 63 SQFT OR 25% REDUCTION REQUESTED	<p>A SMALL REDUCTION TO THE LANDSCAPE REQUIREMENT FOR THE COMMON AMENITY AREA IS REQUESTED TO SUPPORT A DESIGN GOAL OF THE PROJECT: TO CREATE A MORE USABLE GATHERING SPACE/ SHARED COURTYARD AT THE CENTER OF THE PROJECT FOR ALL RESIDENTS AND VISITORS TO ENJOY. THE LANDSCAPE REQUIREMENT IS COMPLIANT FOR THE SITE. LOCATING ABUNDANT LANDACAPE BUFFERS TO ADJACENT SITES AND THE STREETSCAPE.</p>	<p>PL1.A NETWORK OF OPEN SPACES, PL1.B WALKWAYS AND CONNECTIONS, PL1.C OUTDOOR USES AND ACTIVITIES, PL2.A ACCESSIBILITY, PL2.D WAYFINDING, PL4.A ENTRY LOCATIONS AND RELATIONSHIPS, PL4.B PLANNING AHEAD FOR BICYLISTS, DC3.A BUILDING-OPEN SPACE RELATIONSHIP, DC3.B OPEN SPACE USES AND ACTIVITIES, DC3.C DESIGN, DC4.D TREES, LANDSCAPE AND HARDSCAPE MATERIALS</p>

RENDERINGS



1. View From North West



2. View From South West

RENDERINGS



1. View From South East



2. View From North East

RENDERINGS

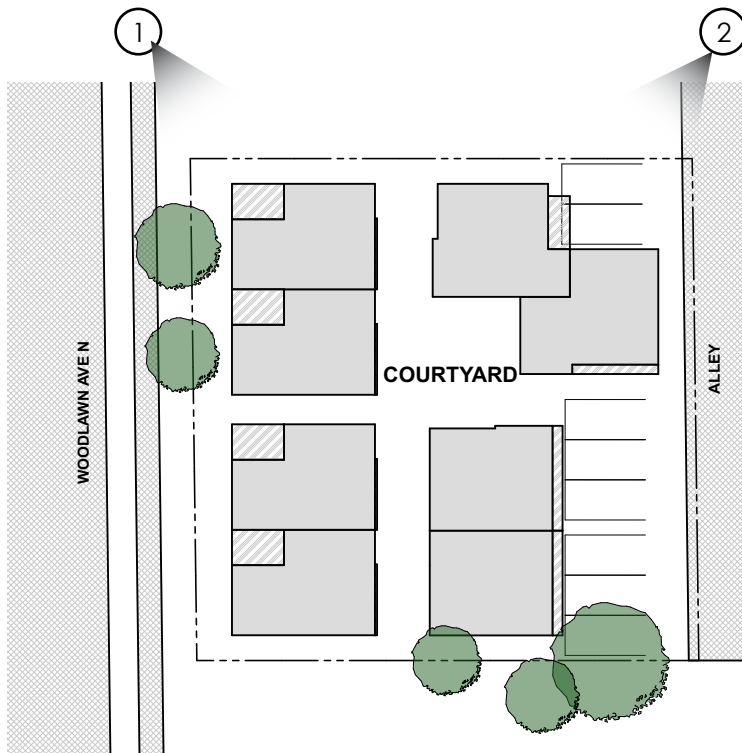
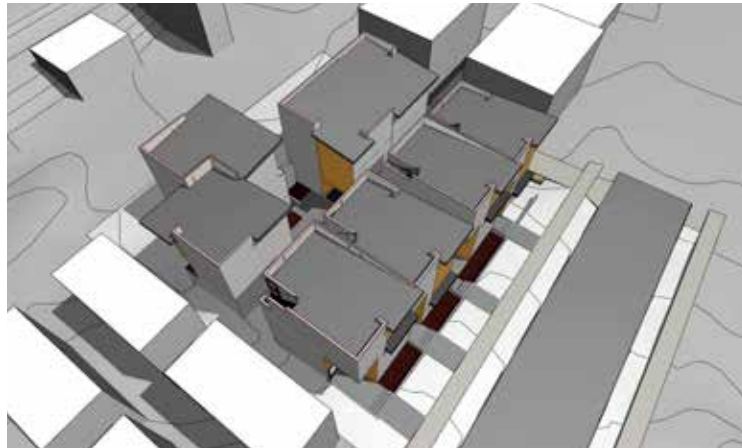


1. Courtyard View



2. View From East

RENDERINGS

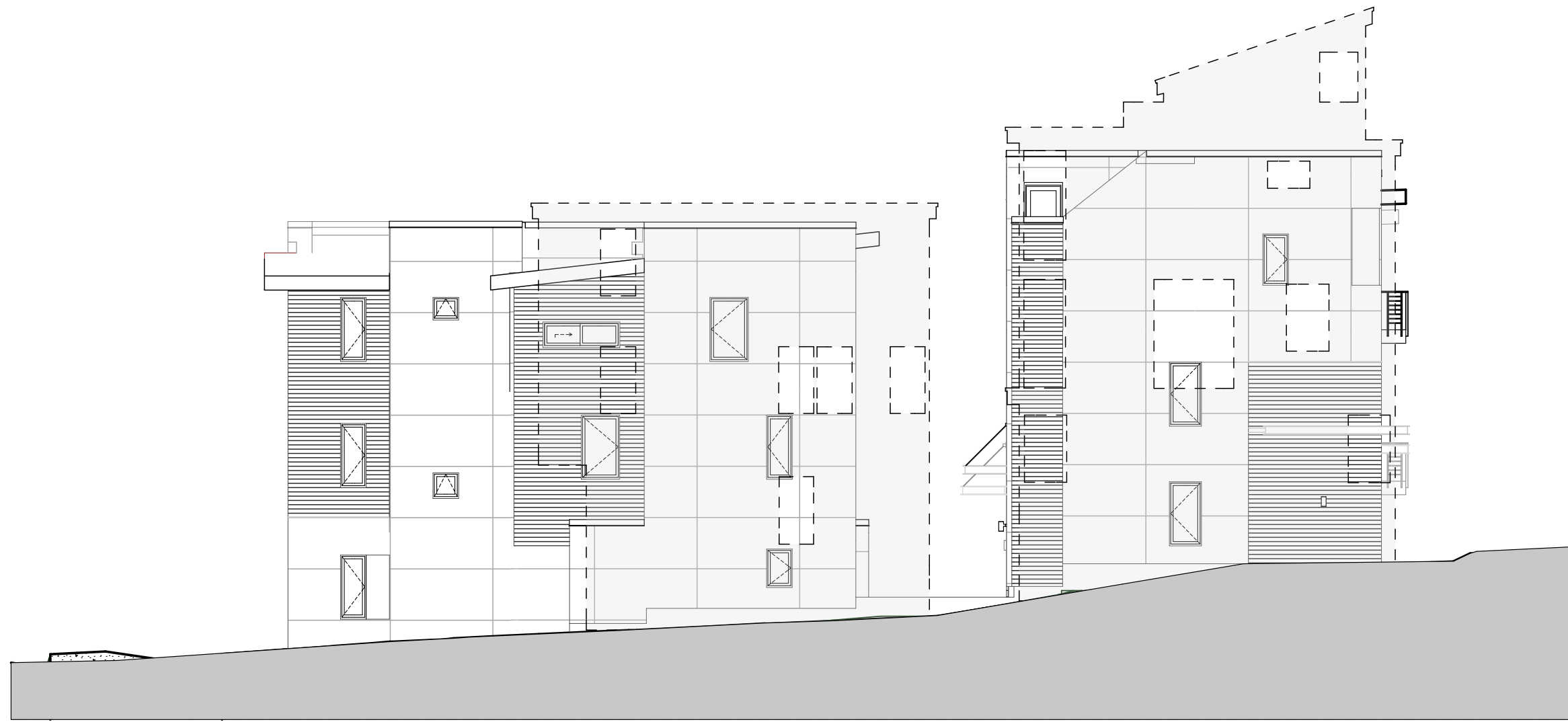


1. Aerial View From North West

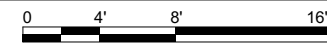


2. Aerial View From South East

PRIVACY ELEVATIONS

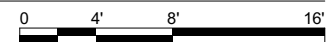


1 NORTH PRIVACY ELEVATION

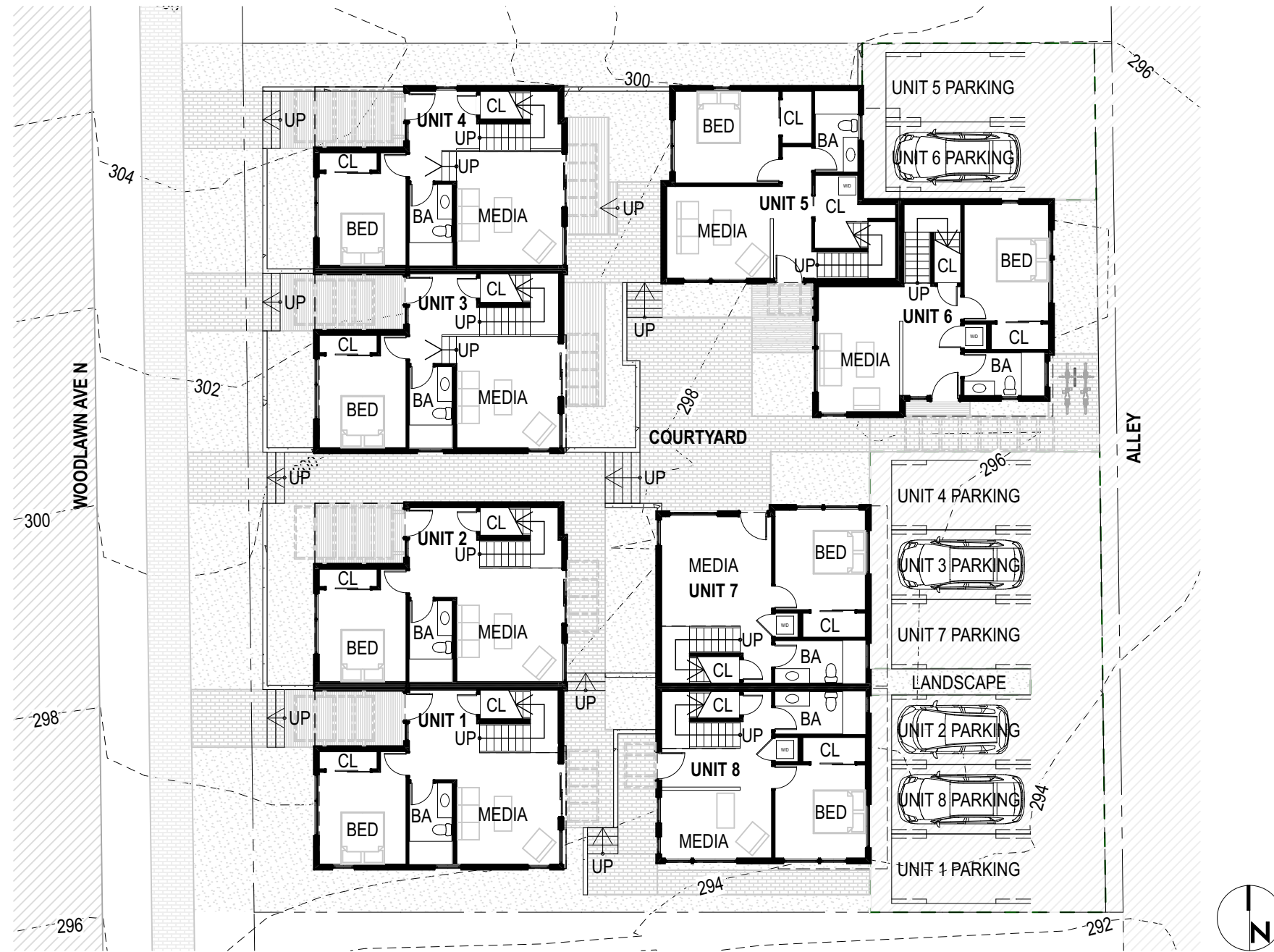




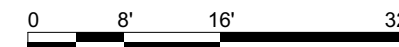
1 SOUTH PRIVACY ELEVATION

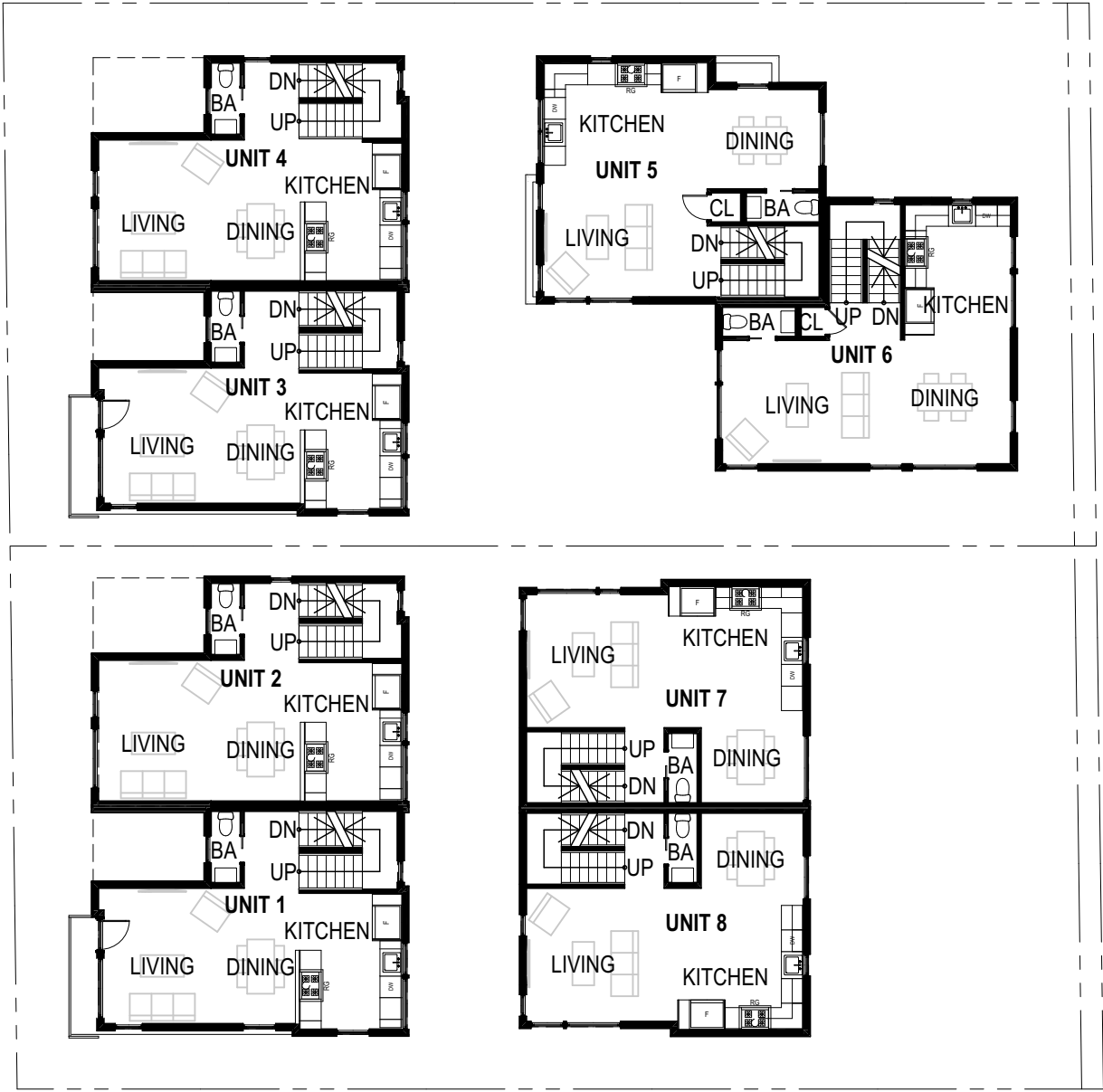


FLOOR PLANS



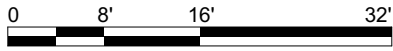
1 FIRST FLOOR PLAN



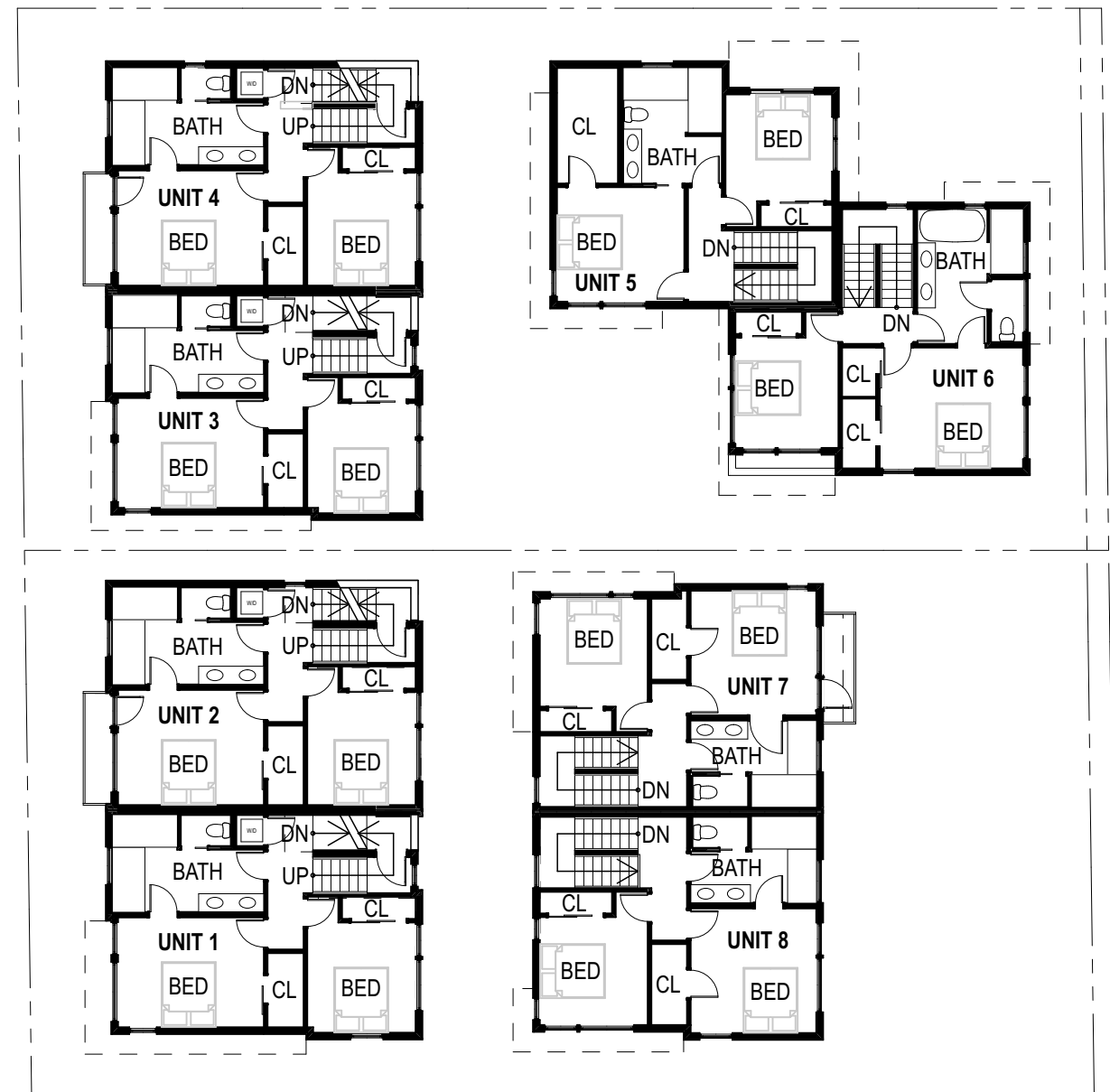


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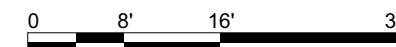
SECOND FLOOR PLAN



FLOOR PLANS

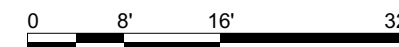


1 THIRD FLOOR PLAN

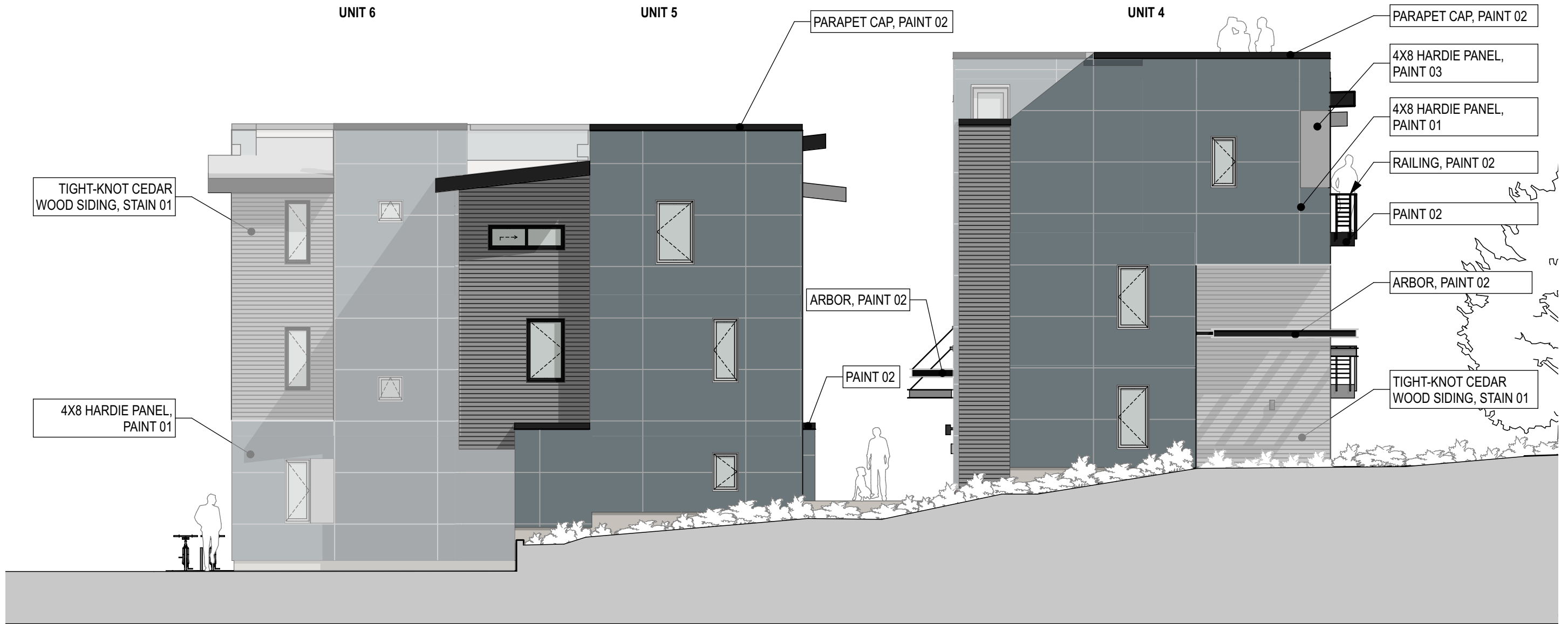




1 ROOF PLAN



RENDERED ELEVATIONS



1 NORTH ELEVATION





PAINT 01: SW 6230 RAINSTORM OR SIM. 2' X 8' CONCRETE PANEL.



PAINT 02: SW 7064 IRON ORE OR SIM. PARAPET CAP.



PAINT 03: SW 7064 PASSIVE OR SIM. 2' X 8' CONCRETE PANEL.



STAIN 01: TIGHT-KNOT CEDER WOOD SIDING CABOT SEMI TRANSPARENT - BLACK.



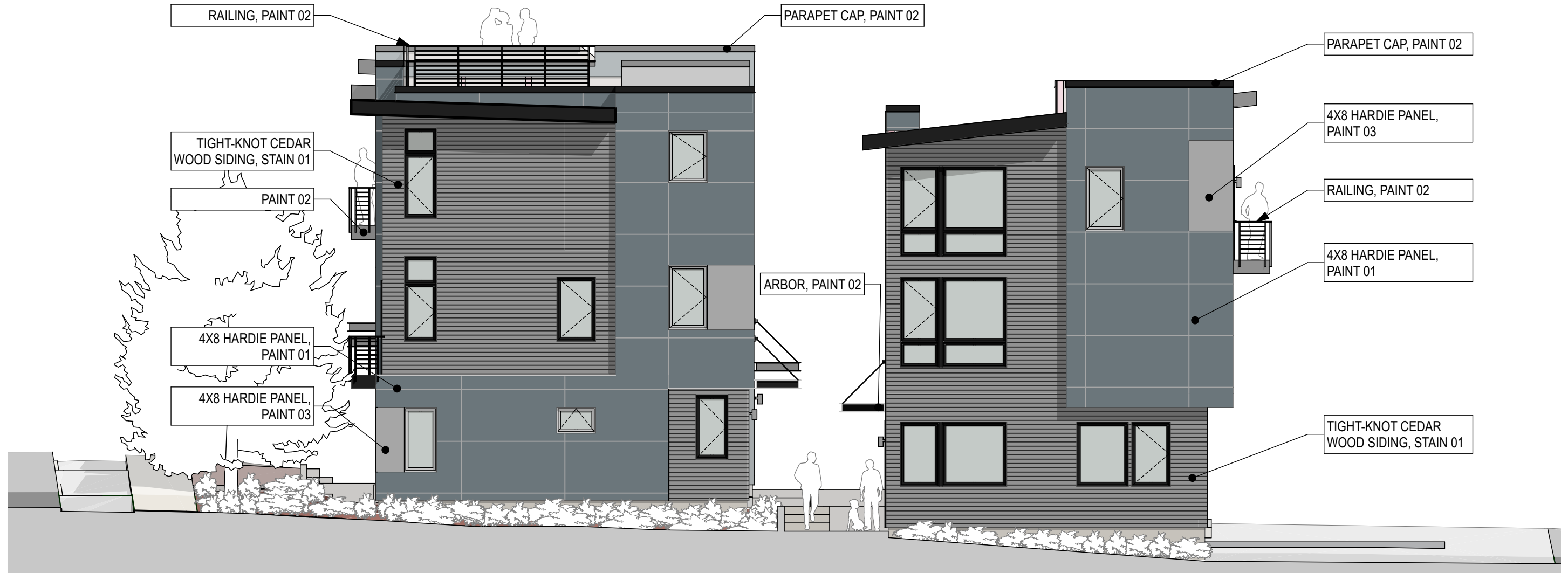
PAVERS 01: MM ECO-PRIORA COLOR: GRAY OR SIM.



PAVERS 02: MM ECO-PRIORA COLOR: HARVEST BLEND OR SIM.

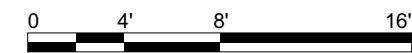
UNIT 1

UNIT 8



1

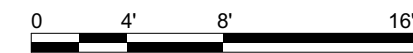
SOUTH ELEVATION



RENDERED ELEVATIONS



1 WEST ELEVATION





PAINT 01: SW 6230 RAINSTORM OR SIM. 2' X 8' CONCRETE PANEL.



PAINT 02: SW 7064 IRON ORE OR SIM. PARAPET CAP.



PAINT 03: SW 7064 PASSIVE OR SIM. 2' X 8' CONCRETE PANEL.



STAIN 01: TIGHT-KNOT CEDER WOOD SIDING CABOT SEMI TRANSPARENT - BLACK.



PAVERS 01: MM ECO-PRIORA COLOR: GRAY OR SIM.



PAVERS 02: MM ECO-PRIORA COLOR: HARVEST BLEND OR SIM.

UNIT 8

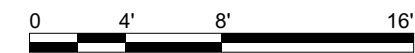
UNIT 7

UNIT 6

UNIT 5



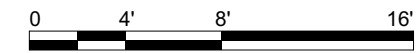
1 EAST ELEVATION



RENDERED ELEVATIONS



1 WEST COURTYARD ELEVATION





PAINT 01: SW 6230 RAINSTORM OR SIM. 2' X 8' CONCRETE PANEL.



PAINT 02: SW 7064 IRON ORE OR SIM. PARAPET CAP.



PAINT 03: SW 7064 PASSIVE OR SIM. 2' X 8' CONCRETE PANEL.



STAIN 01: TIGHT-KNOT CEDAR WOOD SIDING CABOT SEMI TRANSPARENT - BLACK.



PAVERS 01: MM ECO-PRIORA COLOR: GRAY OR SIM.



PAVERS 02: MM ECO-PRIORA COLOR: HARVEST BLEND OR SIM.



1 EAST COURTYARD ELEVATION

RENDERED ELEVATIONS



1 NORTH COURTYARD ELEVATION





PAINT 01: SW 6230 RAINSTORM OR SIM. 2' X 8' CONCRETE PANEL.



PAINT 02: SW 7064 IRON ORE OR SIM. PARAPET CAP.



PAINT 03: SW 7064 PASSIVE OR SIM. 2' X 8' CONCRETE PANEL.



STAIN 01: TIGHT-KNOT CEDER WOOD SIDING CABOT SEMI TRANSPARENT - BLACK.



PAVERS 01: MM ECO-PRIORA COLOR: GRAY OR SIM.

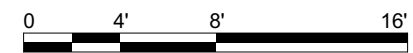


PAVERS 02: MM ECO-PRIORA COLOR: HARVEST BLEND OR SIM.



1

SOUTH COURTYARD ELEVATION



RENDERED LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	Existing Tree	Existing	2	
	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Zelkova Street Tree	2' Cal	4	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	<i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	3	
	<i>Bergenia cordifolia</i> 'Winterglut' / Winterglow Bergenia	1 gal	28	
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather	1 gal	48	
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	56	
	<i>Carex testacea</i> / Orange Sedge	1 gal	58	
	<i>Chamaecyparis plicifera</i> 'Golden Mopps' / Golden Mopps Savara False Cypress	5 gal	6	
	<i>Euonymus japonicus</i> 'Greenspire' / Greenspire Upright Euonymus	20" Ht min	15	
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa	1 gal	8	
	<i>Helictotrichon sempervirens</i> / Blue Oat Grass	1 gal	60	
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	13	
	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	7	
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf	1 gal	48	
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress	2 gal	13	
	<i>Miscanthus sinensis</i> 'Strictus' / Porcupine Grass	1 gal	6	
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo	2 gal	24	
	<i>Pieris japonica</i> 'Cavatine' / Lily of the Valley Bush	3 gal	11	
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal	24	
BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	<i>Carex obovata</i> / Slough Sedge	1 gal	17	
	<i>Cornus alba</i> 'Souchaultii' / Goldenleaf Dogwood	5 gal	5	
	<i>Sambucus nigra</i> 'Black Lace' / Black Lace Elderberry	5 gal	2	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	<i>Ajuga reptans</i> / Bugleweed	4" pot	24" o.c.	188 sf
	<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade' / Kimikimick	1 gal	24" o.c.	47 sf
	<i>Epimedium x rubrum</i> / Red Barrenwort	1 gal	18" o.c.	61 sf
	<i>Pachysandra terminalis</i> / Japanese Spurge	4" pot	18" o.c.	122 sf
	<i>Rubus calycioides</i> 'Emerald Carpet' / Creeping Raspberry	4" pot	24" o.c.	126 sf
	<i>Vinca minor</i> 'Bonles Blue' / Dwarf Periwinkle	4" pot	24" o.c.	137 sf

COMPLETED WORK - b9 ARCHITECTS



Townhomes at 416 19th Avenue E



Townhouses at Wallingford Ave N



Townhouses at 208 25th Ave E



Townhomes at 414 12th Ave E



Townhouses at Woodland Park Ave N



Townhomes at 414 12th Avenue E



Townhouses at 12 Fremont Ave N