



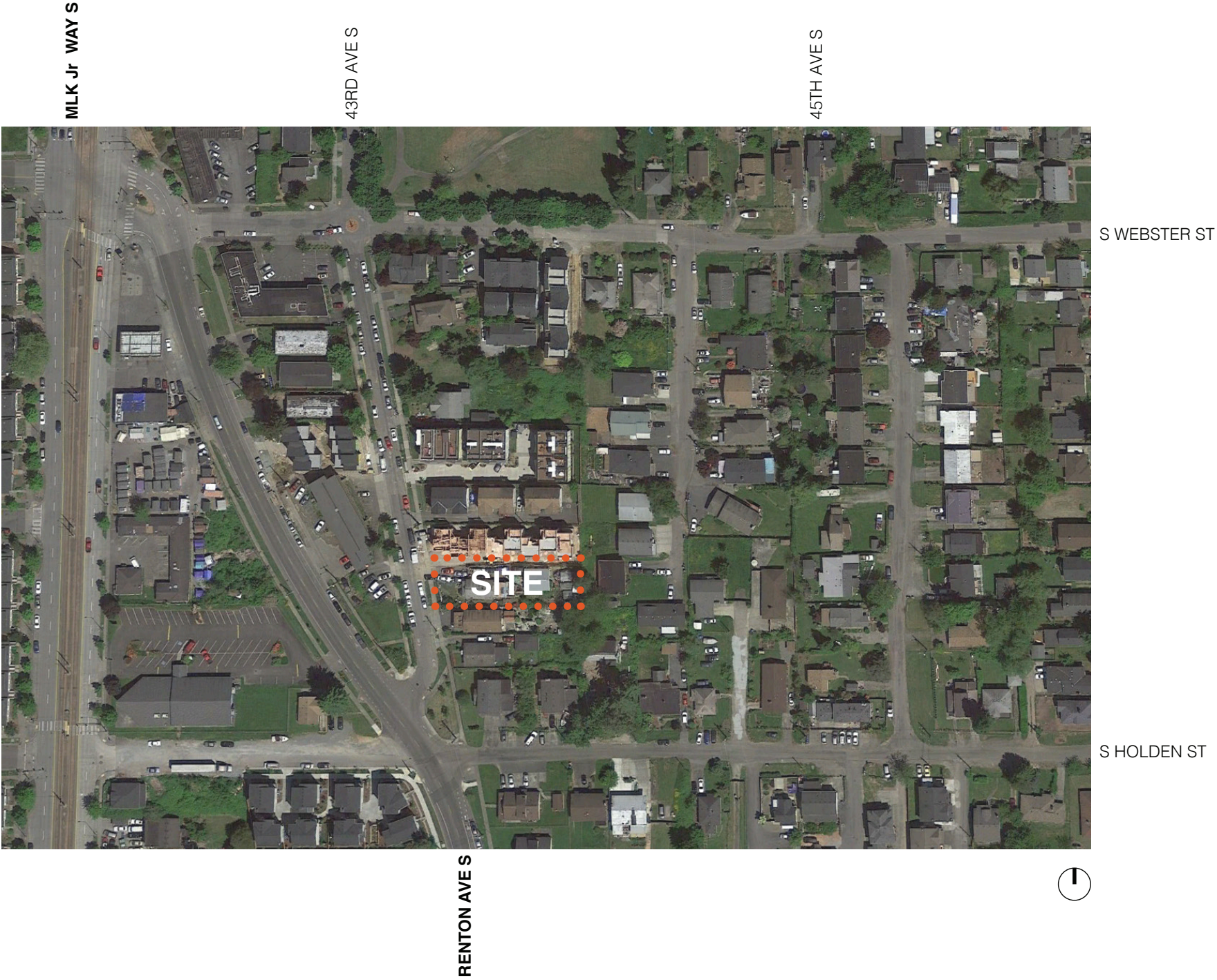
7544 43rd Ave S

Streamlined Design Review - SDR Packet | Project #3032294-EG | June 29, 2018

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43RD AVE S

44TH AVE S



OBJECTIVES

Design and construct a three unit and five unit townhouse structure with an above grade garage for 5 vehicles with a courtyard above.

Number of Units	8
Number of Parking Spaces	5
Number of Bike Parking Spaces	4
Structure Height	30'

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Kitts Veranda 2, LLC
STRUCTURAL	--
GEOTECHNICAL	--
LANDSCAPE	Root of Design

SDR APPLICATION

PART I: Contact Information

1. Property address

7544 43rd Ave S
2. Project number

#3032294-EG
3. Additional related project number(s)

#3032258-LU
4. Owner Name

Kitts Veranda 2, 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

b9k@b9architects.com

Address

610 2nd Avenue

Phone

206.297.1284

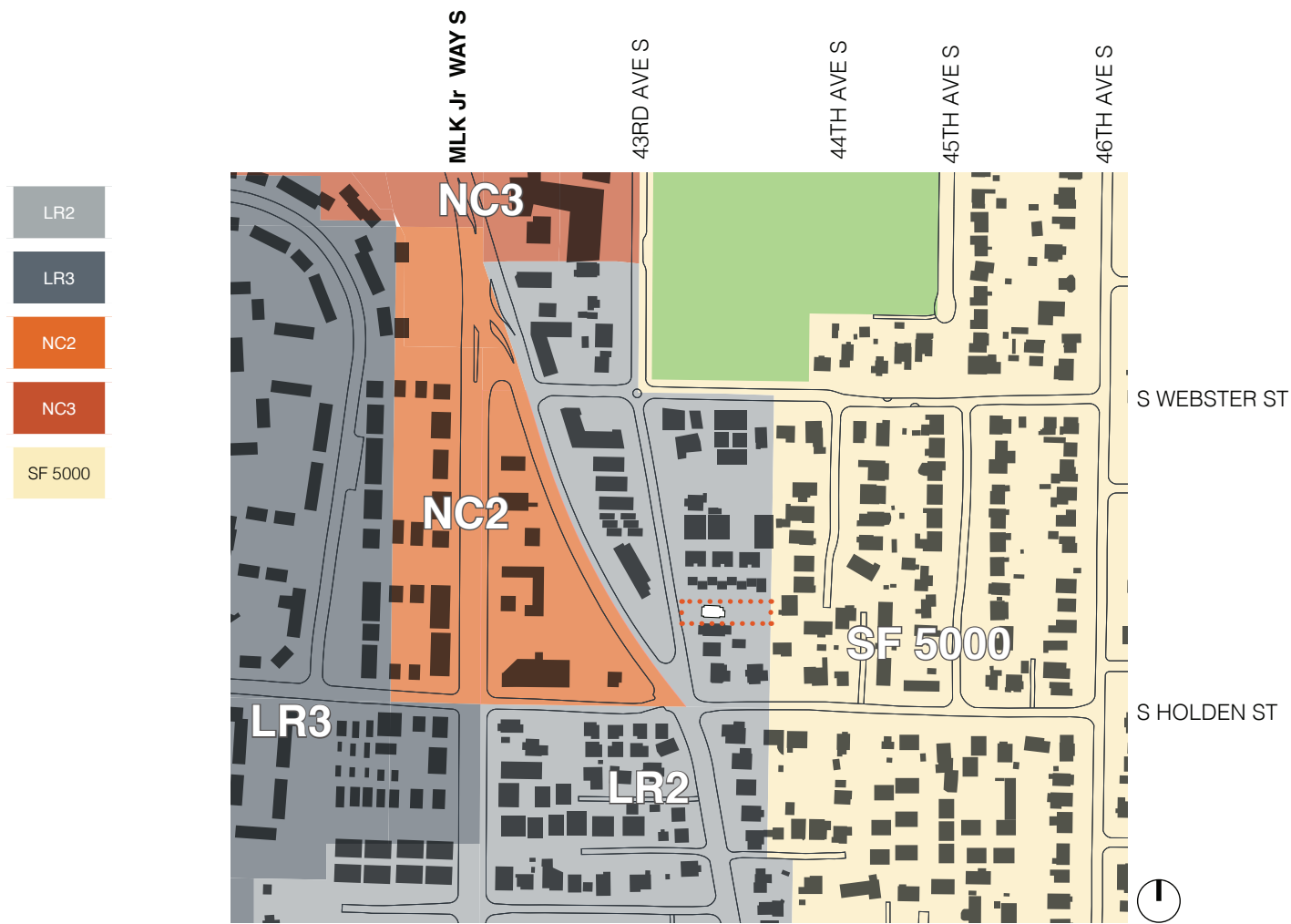


PROJECT SITE

View of project site from 43rd Ave S looking East. Existing single family structure to be removed.

ZONING ANALYSIS

This site is located in an LR2 and does not directly abut any other zones.



ADDRESS

7544 43rd Ave S

LOT SIZE

9,180 SF

ZONE

LR2

URBAN VILLAGE OVERLAY

Othello Residential Urban Village

LEGAL DESCRIPTION

THE SOUTH HALF ONE-THIRD OF THAT PORTION OF LOT 8, LYING WESTERLY OF LINE 120 FEET EASTERLY OF (MEASURED ALONG THE NORTH BOUNDARY OF SAID LOT), AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT, ALSO, THAT PORTION OF LOT 8, LYING EAST OF THE ABOVE DESCRIBED TRACT AND SOUTH OF THE NORTH BOUNDARY LINE OF SAID TRACT PRODUCED EAST TO THE EAST BOUNDARY OF SAID LOT 8, ALL IN BLOCK 1, KITTINGERS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 17, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, SEATTLE OF WASHINGTON.

SITE OPPORTUNITIES & CONSTRAINTS



ADJACENT USES



CONTEXT ANALYSIS

- The site topography is relatively flat, sloping downhill approximately 8 feet over its approximately 180-foot length to the east.
- Othello Park is approximately half a block north of the project site.
- The Othello Link Light Rail Station is approximately 2 blocks north of the site, providing great access to transit for residents.
- The immediate and surrounding zoning consists of a mix of small and medium-sized residential structures.
- New mixed-use and residential developments have occurred in the area surrounding the site.
- The site is immediately adjacent to single family and multi-family uses.



OTHELLO PLAYGROUND



OTHELLO LINK STATION - 1/4 MILE TO THE NORTH

PROJECT SITE



7

NEIGHBORHOOD ANALYSIS

The neighborhood is predominantly residential, with a mix of multi-family and single-family structures. There are also several recent townhouse developments in the area.

The site has nearby access to Othello Park and the Othello Link Light Rail Station. The site is in close proximity to a principal arterial, Martin Luther King Jr. Way S.

The topography in the area slopes slightly downhill to the east.



1

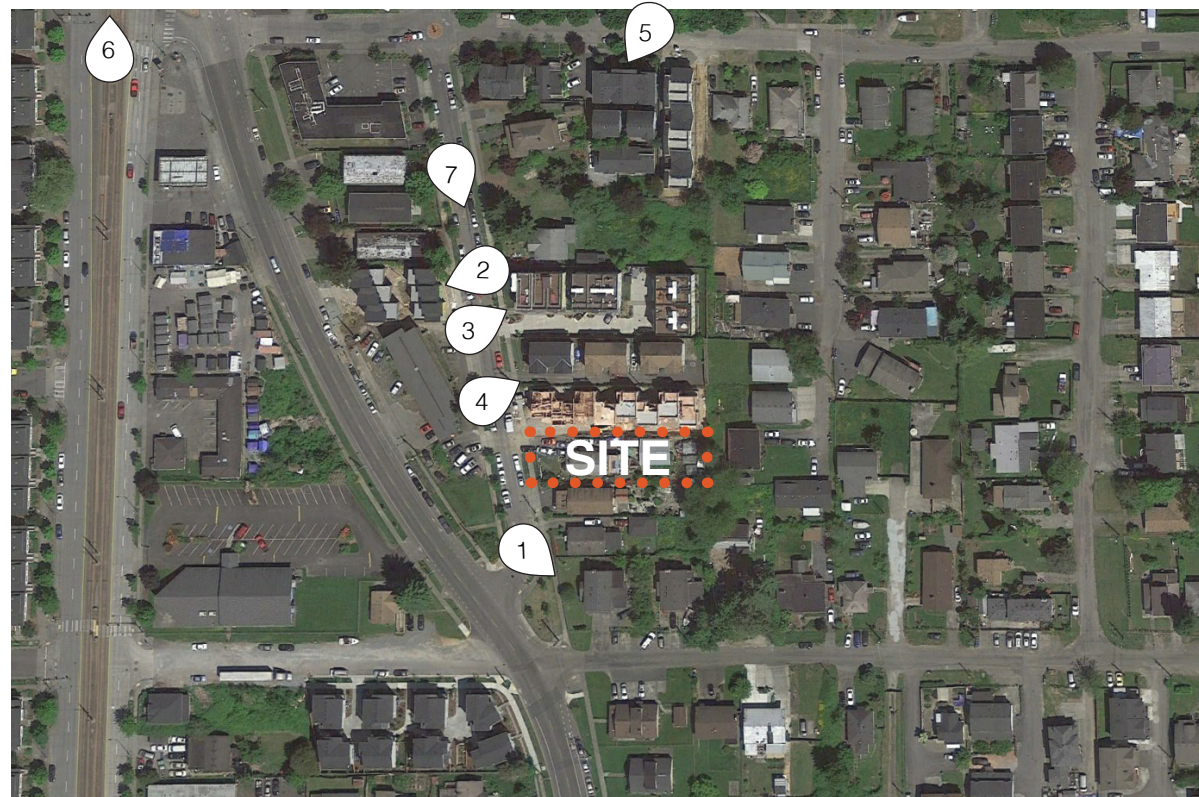


2



3

1/4 Mile to
the North



SITE ANALYSIS

The site is located on the west side of 43rd Avenue S, where a number of new multi-family developments have been constructed. The site contains one existing single-family home and a detached garage that will be demolished. There are potential views of Mount Rainier looking south on Renton Avenue S as well as territorial views to the east.

connects the site to Columbia City and Downtown.

This site is well served by transit, including the #7 and #106 bus lines and Light Rail via the Othello Link Station, facilitating travel to many Seattle neighborhoods including Downtown Seattle and Renton. The Chief Sealth Trail, which is approximately a third of a mile west of the site,



EXISTING CONDITIONS

The site has an angled front property line, following the profile of 43rd Avenue S and is an unusually deep lot for Seattle platting. The site's dimensions are approximately 182 feet along its north property line, 172 feet along its south property line and approximately 51 feet in the east-west direction. The lot contains an existing single-family house with a garage structure built in 1919. The immediate surroundings are predominantly single-family homes and multi-family structures. To the west of the parcel is an existing apartment building constructed in 1967. To the east of the parcel is an existing single family structure constructed in 1970. To the north there is a recently completed eight-unit townhouse structure built in 2017. To the south there is a single family house constructed in 1970. Othello Park is located half a block north of the project site.

The site has a grade change of 8 feet over its length, sloping down towards the east side of the property.



① View facing West looking at neighboring townhouse structure.



② View to front facade of existing single family house

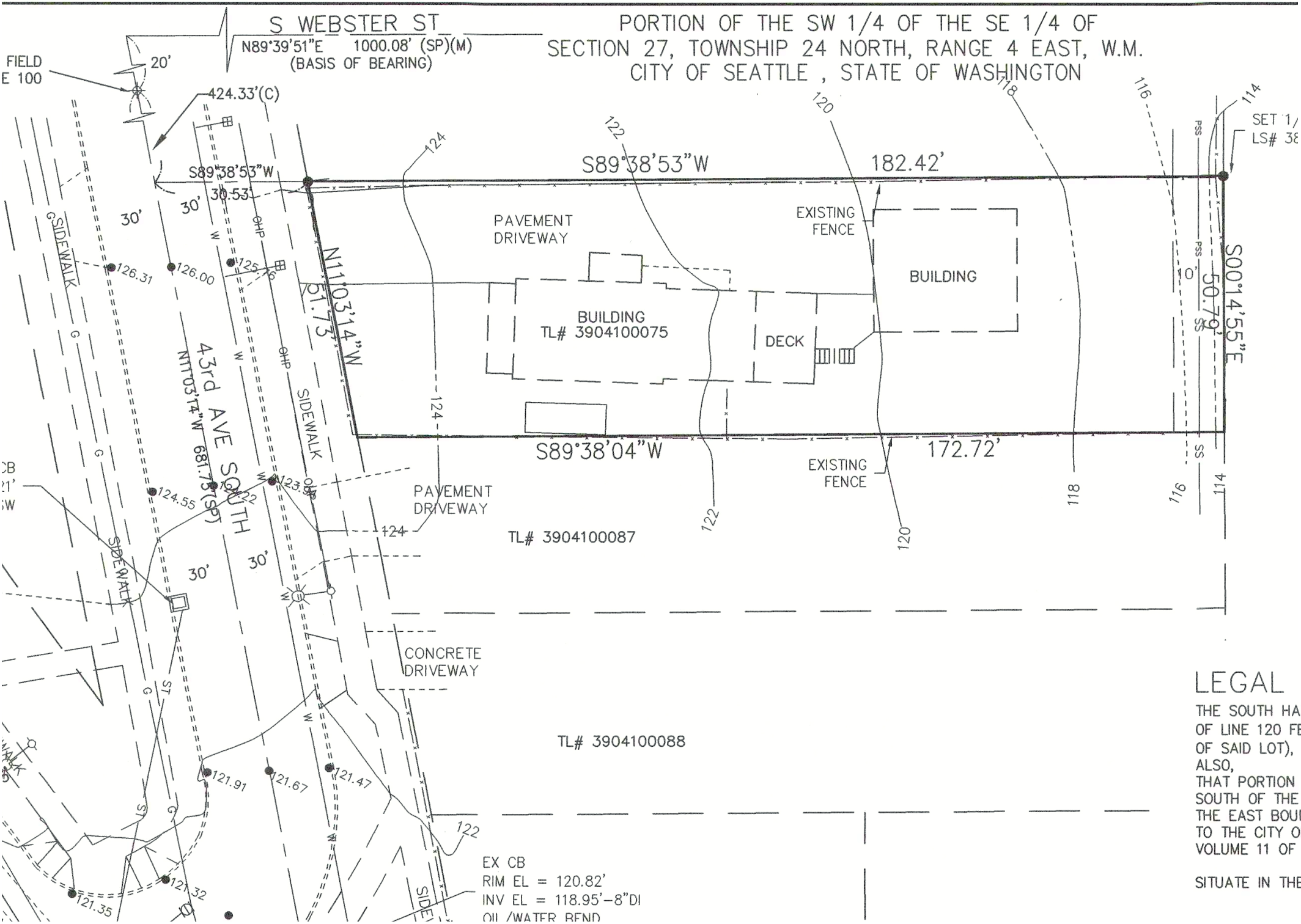


③ View to backyard of existing single family house to remove.



④ View to sideyard of existing single family house to remove.

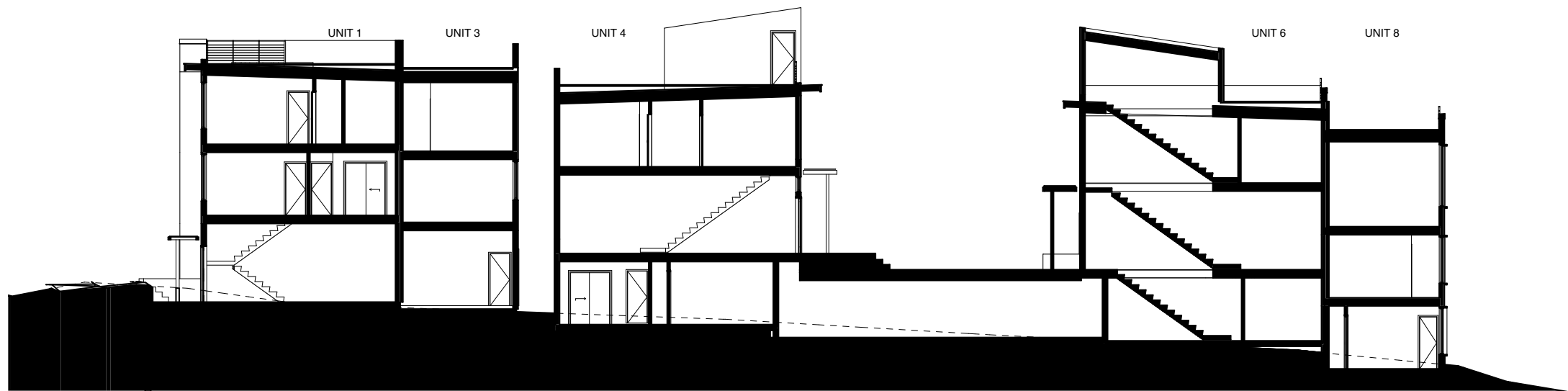
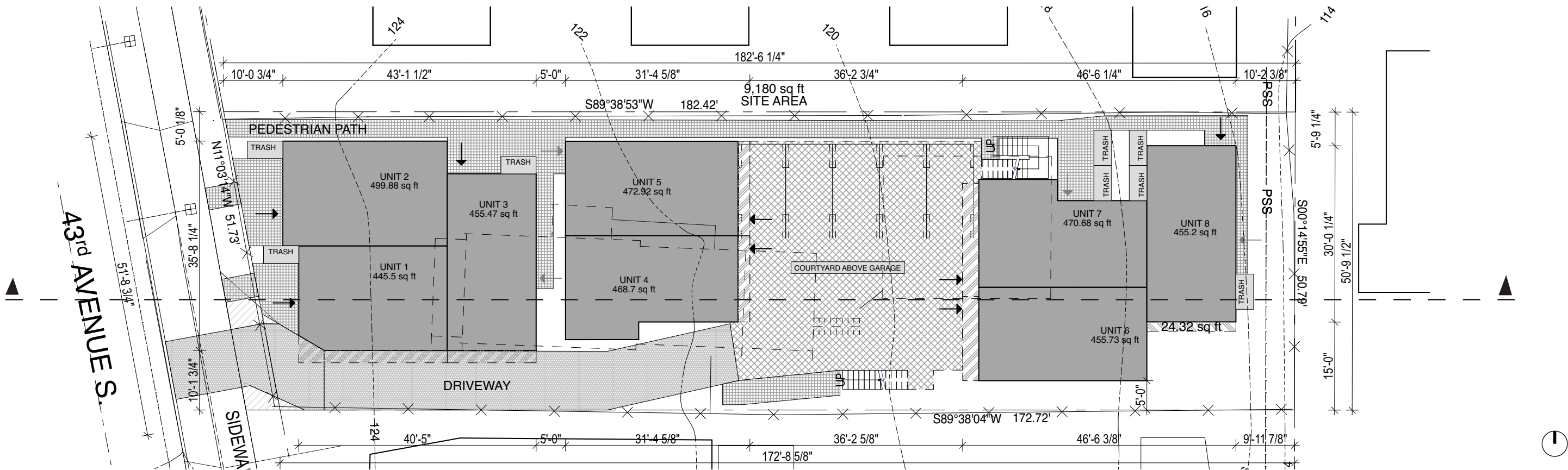
SURVEY



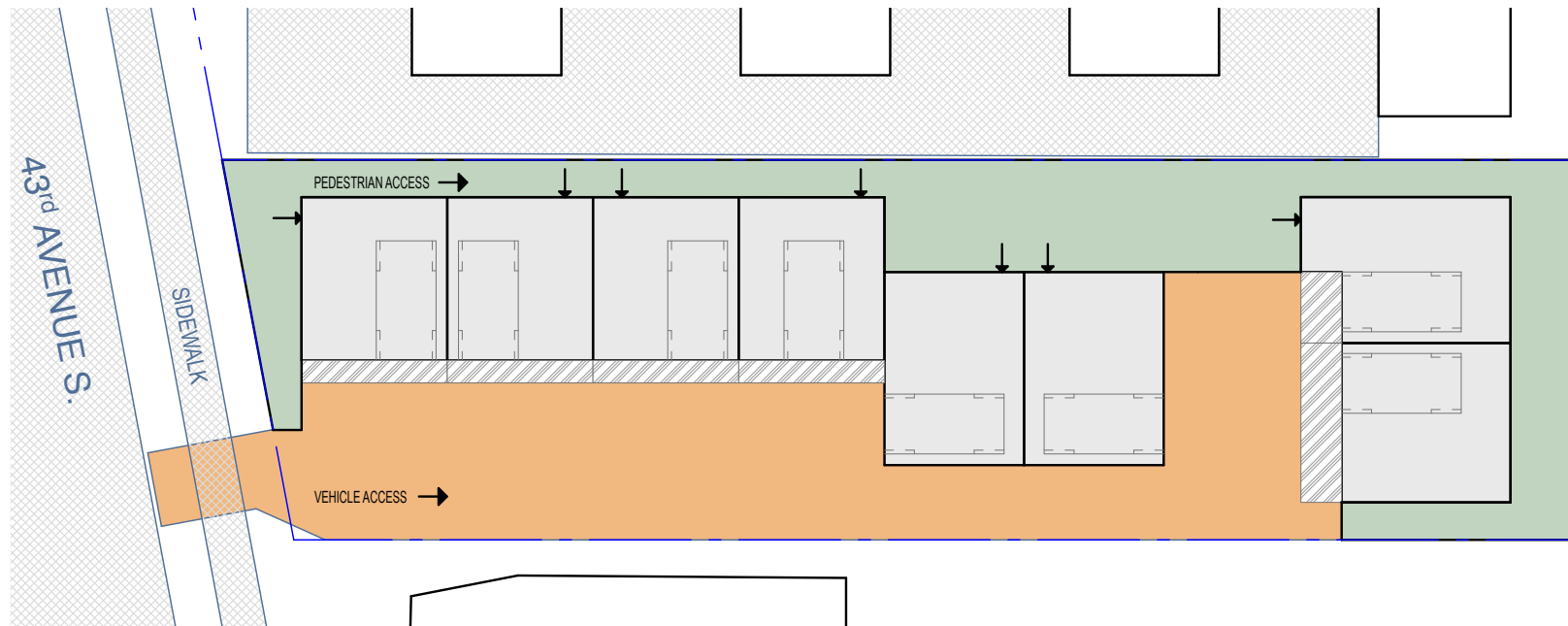
LEGAL DESCRIPTION

THE SOUTH HALF ONE-THIRD OF THAT PORTION OF LOT 8, LYING WESTERLY OF LINE 120 FEET EASTERLY OF (MEASURED ALONG THE NORTH BOUNDARY OF SAID LOT), AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT, ALSO,
THAT PORTION OF LOT 8, LYING EAST OF THE ABOVE DESCRIBED TRACT AND SOUTH OF THE NORTH BOUNDARY LINE OF SAID TRACT PRODUCED EAST TO THE EAST BOUNDARY OF SAID LOT 8, ALL IN BLOCK 1, KITTINGERS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 17, RECORDS OF KING COUNTY, WASHINGTON,
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE PLAN & SECTION



SITE PLANNING

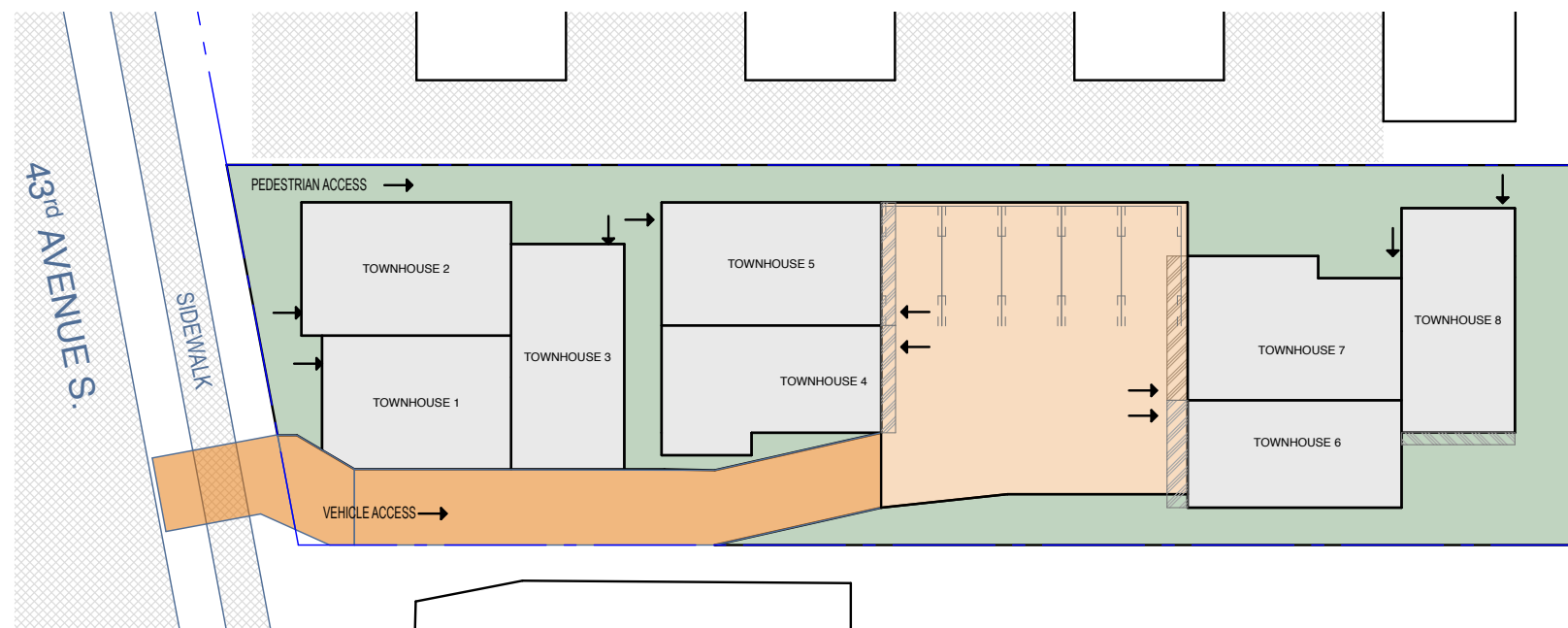


OPTION A:

37% OF LOT AREA DEDICATED TO VEHICULAR ACCESS

27% OF LOT AREA DEDICATED TO PEDESTRIAN AND LANDSCAPE

ANALYSIS: This site planning approach dedicates more space on site to vehicular access than pedestrian access and landscape. Although a compliant solution, this option creates too little space for residents to gather, compresses access into side setbacks, and overall generates an auto-centric project. There is also only a single unit that faces the street in order to accommodate the required space an individual garage, allowing less opportunity to create interest and modulation at the street facade.



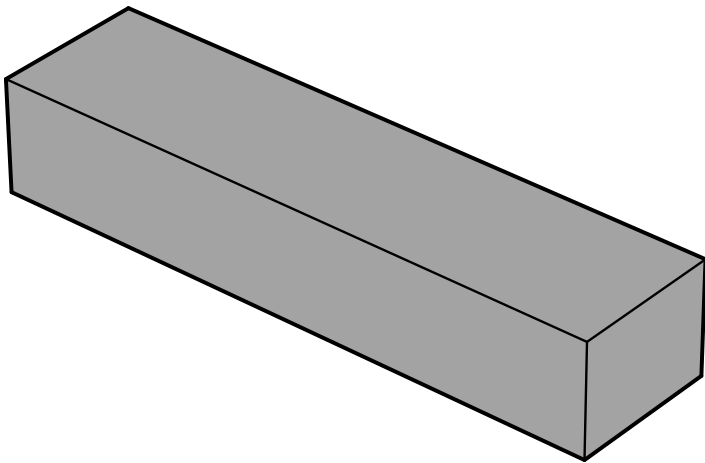
OPTION B:

9% OF LOT AREA DEDICATED TO VEHICULAR ACCESS

50% OF LOT AREA DEDICATED TO PEDESTRIAN AND LANDSCAPE

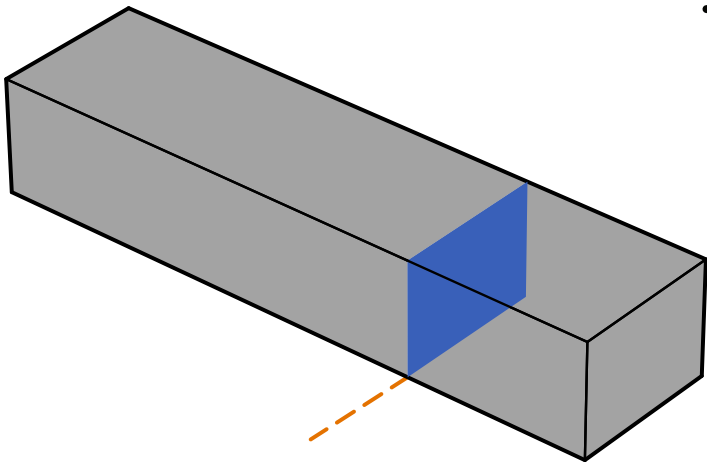
ANALYSIS: This site planning approach gathers the car parking into a single structure at the center of the site and provides much more site area for pedestrian access and landscaping. A shared courtyard on top of the parking area allows for multiple points of access to the central units and provides more activation of the site by residents. This also allows two units to front 43rd Ave S which creates the opportunity for more modulation and visual interest at the street facade.

DESIGN DIAGRAMS



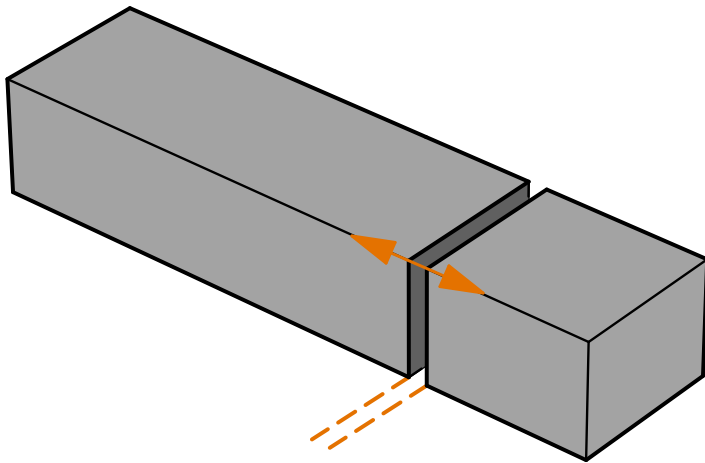
1 | One linear volume

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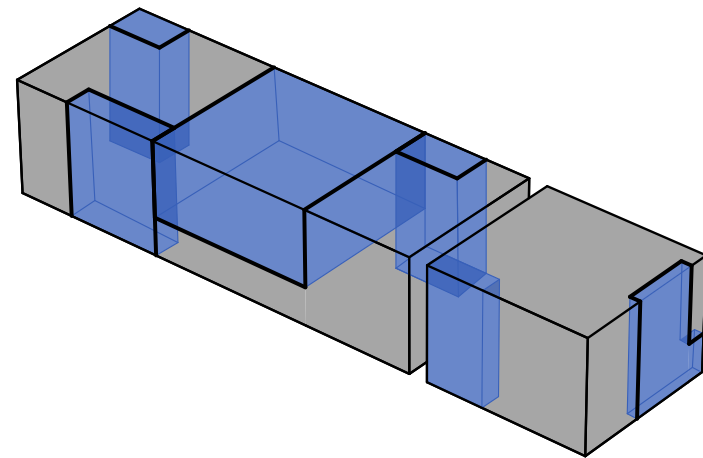
2 | Break volume along linear bar

.....➔

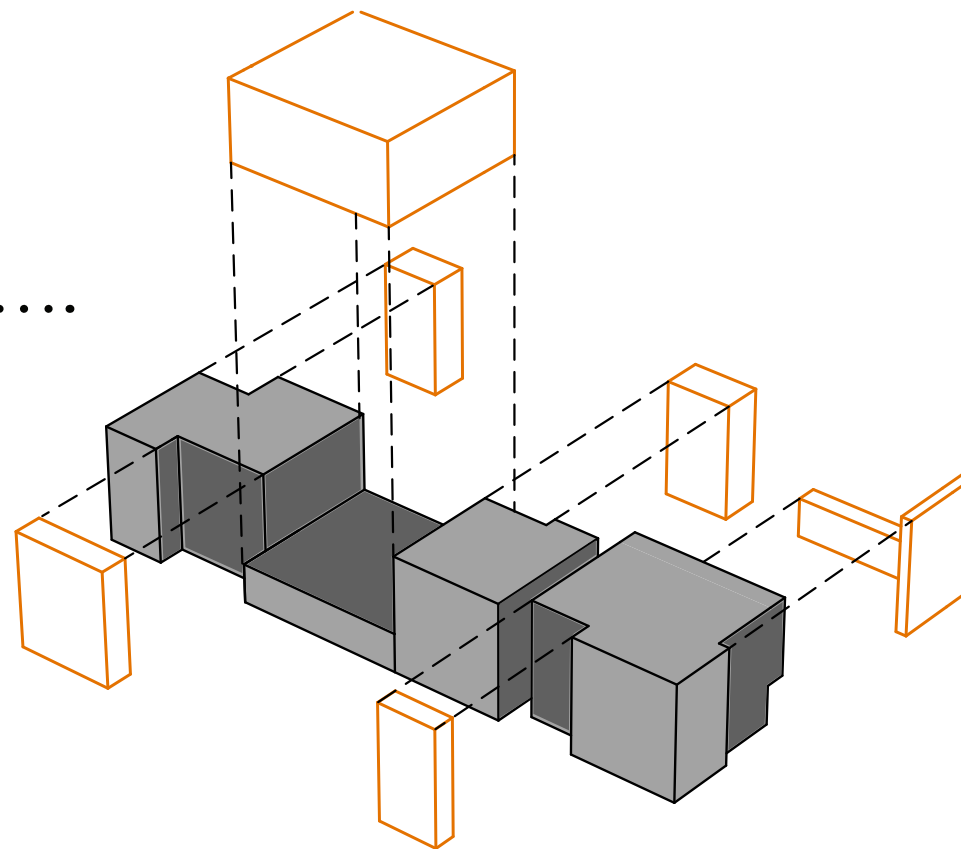


3 | Pull volume apart

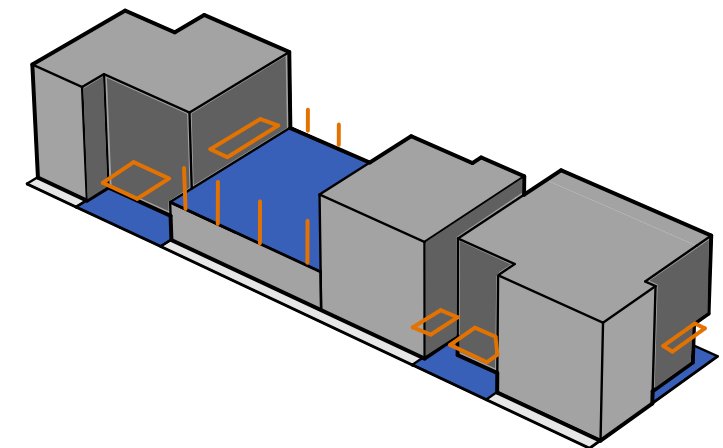
DESIGN SUMMARY: The proposed design solution takes as it's point of departure the unusually long, linear shape of the parcel. The goal of the proposed design is to disrupt the length of the volume and generate a project that reads more as multiple buildings on the site as opposed to a single, monolithic structure. This is achieved using a strategy that breaks the volume perpendicular to the linear bar, identifies large volumes to be removed from the primary volume, and then identifies subtracted areas using material definition and fenestration patterns.



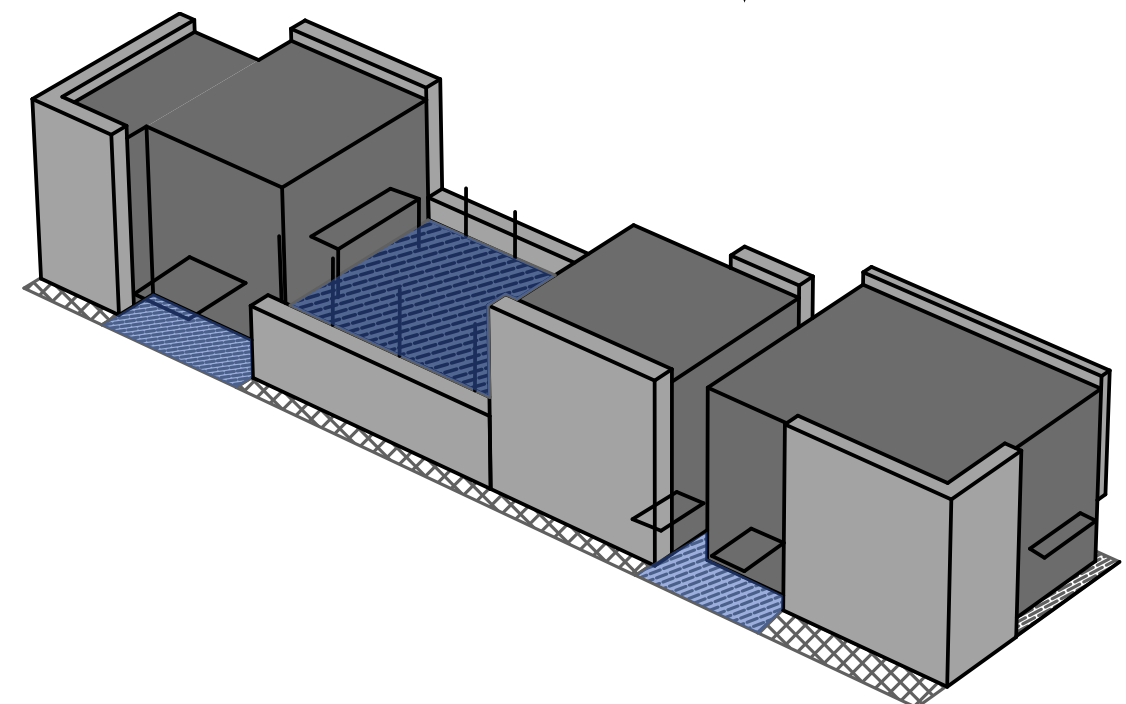
4 | Further define open spaces along the linear volume.



5 | Remove volumes to create spaces of relief



6 | Use architectural elements to create thresholds to the open spaces along the linear path.



7 | Material differentiation and roof lines are utilized to further emphasize the larger conceptual approach to the building.

DESIGN GUIDELINES



Townhouses along 43rd Avenue South



Othello Light Rail Station

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

- A. ENERGY USE
- B. SUNLIGHT AND NATURAL VENTILATION
- C. TOPOGRAPHY
- D. PLANTS AND HABITAT
- E. WATER

CS2 ARCHITECTURAL CONTEXT AND CHARACTER

- A. LOCATION IN THE CITY AND NEIGHBORHOOD
- B. ADJACENT SITES, STREETS AND NEIGHBORHOOD
- C. RELATIONSHIP TO THE BLOCK
- D. HEIGHT, BULK & SCALE COMPATIBILITY
- II. RESPECT FOR ADJACENT SITES (OTHELLO SUPPLEMENTAL GUIDANCE)
- IV. HEIGHT, BULK & SCALE COMPATIBILITY (OTHELLO SUPPLEMENTAL GUIDANCE)

CS3 NEIGHBORHOOD CHARACTER

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- B. LOCAL HISTORY AND CULTURE

Response to Design Guidelines

The proposed project responds to natural systems and site features by following the slight slope of the site topography with a series of townhouses staggered along the depth of the site. In response to the overall depth of the site, the design concept results in a massing diagram with two primary divisions. Towards the front of the site, the first division creates a smaller three-unit structure. The second divides the remaining massing in the center of the site to create an outdoor, shared courtyard accessed by all residents. This strategy maximizes daylight and exposure along the length of the project, with the largest area at the center of the site. (CS1.A1, CS1.B1, CS1.C2, CS1.D1, CS1.E2)

Located along 43rd Ave S, the project responds to existing urban patterns and forms of current development through similar massing, scale, and architectural elements that reflect the scale and expression of the adjacent single-family and multi-family structures. Height and scale are consistent with the existing context on the block, and the building responds to the slight angle of the street by stepping back one of the two units at the street. The project responds to its location as a mid-block site by proposing a rhythm and texture that reinforces patterns already found along this block of 43rd Avenue South. Additionally, units and fenestration respond to the privacy of neighbors located away from existing structures on adjacent sites and are set back in excess of code required minimums from the single-family zone to the east. A generous landscape buffer is proposed as a separation between the proposed project and the adjacent single family zone to the east. Additionally, the roofscape has been carefully considered. The street-facing townhouses each provide access to the individual rooftop decks through an exterior stair in order to minimize the height closest to the street. Townhouses 4 and 6 in the center of the site incorporate private stair penthouses for access to the individual rooftop decks. Landscaping featuring native and drought tolerant plants are provided at the courtyard and ground level to mitigate storm water runoff. (CS2.A1, CS2.B1, CS2.C2, CS2.D1, OTHELLO SUPPLEMENTAL GUIDANCE CS2.II, CS2.IV)

The proposed townhouses build upon existing patterns of new townhouse development along 43rd Avenue South, incorporating a contemporary aesthetic into the mix of old and new structures while respecting the scale and architectural presence of those structures. Massing, modulation, and material variation, that references existing context along 43rd Avenue South, further identifies individual units within the development while proposing a unified design solution. (CS3.A2, CS3.B1)

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY

- A. NETWORK OF OPEN SPACES
- B. WALKWAYS AND CONNECTIONS
- C. OUTDOOR USES AND ACTIVITIES

PL2 WALKABILITY

- A. ACCESSIBILITY
- B. SAFETY AND SECURITY
- C. WEATHER PROTECTION
- D. WAYFINDING
- I. PERSONAL SAFETY AND SECURITY (OTHELLO SUPPLEMENTAL...)

PL3 STREET LEVEL INTERACTION

- A. ENTRIES
- B. RESIDENTIAL EDGES

PL4 ACTIVE TRANSPORTATION

- A. ENTRY LOCATIONS AND RELATIONSHIPS
- B. PLANNING AHEAD FOR BICYCLISTS
- C. PLANNING AHEAD FOR TRANSIT

Response to Design Guidelines

The proposed project includes a large, central common courtyard located on top of the shared parking at the center of the site. The courtyard is connected to the street frontage along 43rd Avenue South through shared pedestrian walkways. The courtyard is bounded by proposed townhouse units to its east and west, encouraging interaction among residents. Its position on the site and orientation creates a large gap within the depth of the site and provide access to potential views from within the project of Mt. Rainier to the south. (PL1.A1, PL1.B1, PL1.C1)

Pedestrian access is provided along the north and south edges of the site, connecting the sidewalk frontage along 43rd Avenue S to all proposed homes. These pathways connect front entrances, the central courtyard, and parking area to the street. Lighting and fenestration adjacent to unit entrances provide visual connections as well as safety and security for residents. Landscaping is also utilized to mark edges and buffers between private and public spaces and provides buffers to adjacent sites. (PL2.A1, PL2.B1, PL2.B2, PL2.C1, PL2.C2, PL2.D1, OTHELLO SUPPLEMENTAL GUIDANCE PL2.I)

A combination of secondary architectural features, such as canopies and material distinctions, highlight entrances to individual units throughout the site. These elements include overhangs, canopies and transitional landscaping elements that define amenity areas while maintaining visual connections to the street. The shared courtyard is also activated by the residential entries that front the courtyard. (PL3. A2, PL3.B1)

Entrances to the site allow for various modes of transportation, including pedestrian, bicycle and automobile. Bicycle parking is provided for residents on site for a variety of transportation options in response to nearby transit. (PL4.A1, PL4.B2, PL4.C1)

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

- A. ARRANGEMENT OF INTERIOR USES
- B. VEHICULAR ACCESS AND CIRCULATION
- C.PARKING AND SERVICE USES

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

- A. BUILDING OPEN SPACE RELATIONSHIP
- B. OPEN SPACES USES AND ACTIVITIES
- C. DESIGN

DC4 MATERIALS

- A. EXTERIOR ELEMENTS AND FINISHES
- B. SIGNAGE
- C. LIGHTING
- D. TREES, LANDSCAPE, AND HARDSCAPE
- I. EXTERIOR FINISH MATERIALS (OTHELLO SUPPLEMENTAL GUIDANCE)

Response to Design Guidelines

The proposed project provides secure parking for all units at the center of the site. The driveway, accessed from 43rd Avenue S connects to the garage away from the street frontage. A centrally located, shared courtyard is located on top of the shared parking structure, creating site amenity areas, both common and private for residents. (DC1.A4, DC1.B1, DC1.C4)

In response to the existing context along 43rd Avenue S, the massing of the structure consists primarily of one and two-story volumes. This reduces the overall height and bulk while adding well-scaled elements to the proposal. In addition, massing elements are highlighted by different materials and variation in fenestration. Secondary architectural features highlight unit entries and site pathways and also reinforces the scale and pattern of existing structures in the site context. (DC2.A1, DC2.B1, DC2.C3, DC2.D2, DC2.E1)

A shared, flexible courtyard space is proposed at the center of the site, over the site’s shared parking area between building masses. The courtyard space is activated by adjacent interior spaces and landscaping elements including benches and planters. These help to define space and transition from semi-private to private while also screening views into adjacent sites. (DC3.A1, DC3.B4, DC3.C2)

The three proposed primary siding materials reflect the site’s conditions along 43rd Avenue S by using resilient materials with a variety of finishes and textures that will maintain their qualities over time and reference more traditional single-family structures in the Othello neighborhood. Signage and overhead canopies indicate unit addresses and entries. The variety of proposed textures also creates visual interest and introduces a smaller scale to the overall size of the project. (DC4.A1, DC4.B2, DC4.C1, DC4.D1, DC4.D2, OTHELLO SUPPLEMENTAL GUIDANCE DC4.ii)



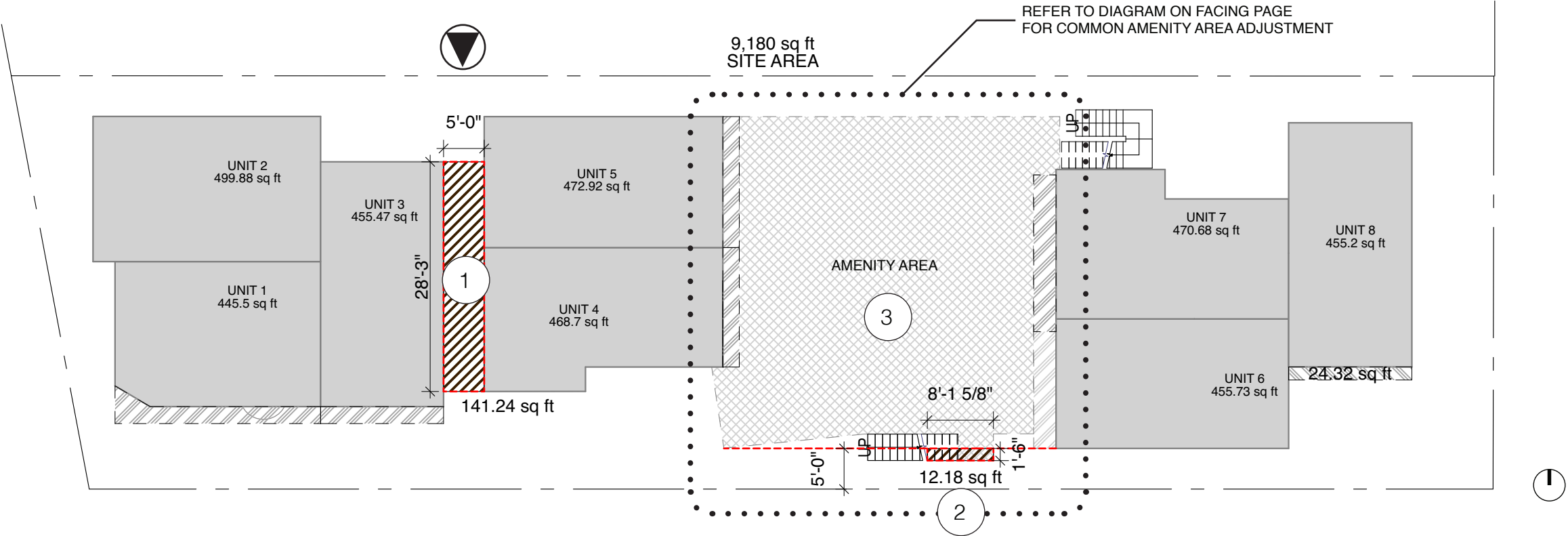
Traditional single family housing along 43rd Avenue South



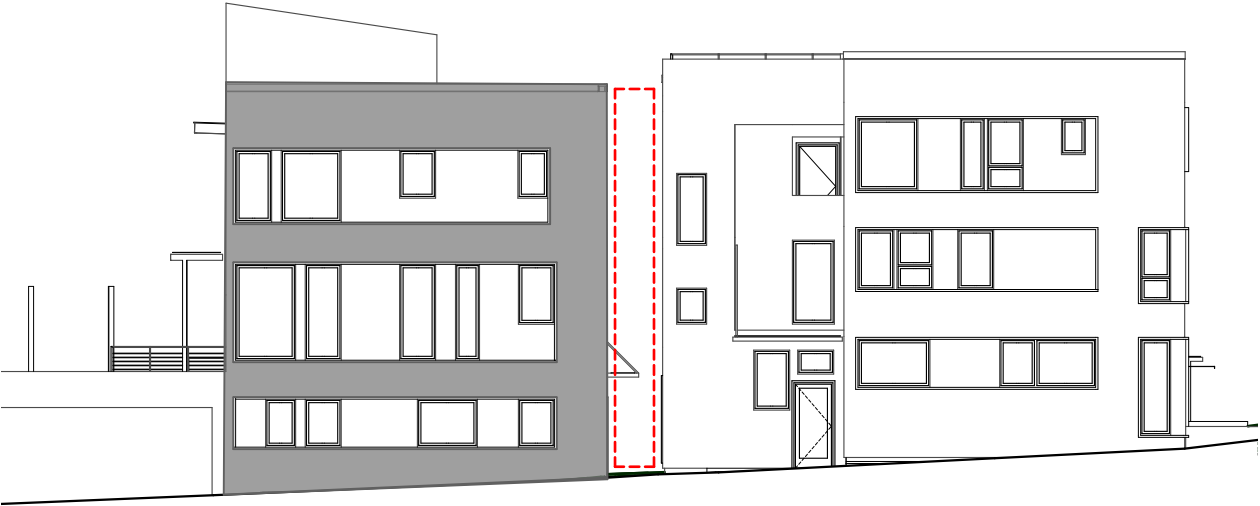
Large apartment complex at the SE corner of Martin Luther King Jr. Way South and South Othello Street

ADJUSTMENT DIAGRAMS

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

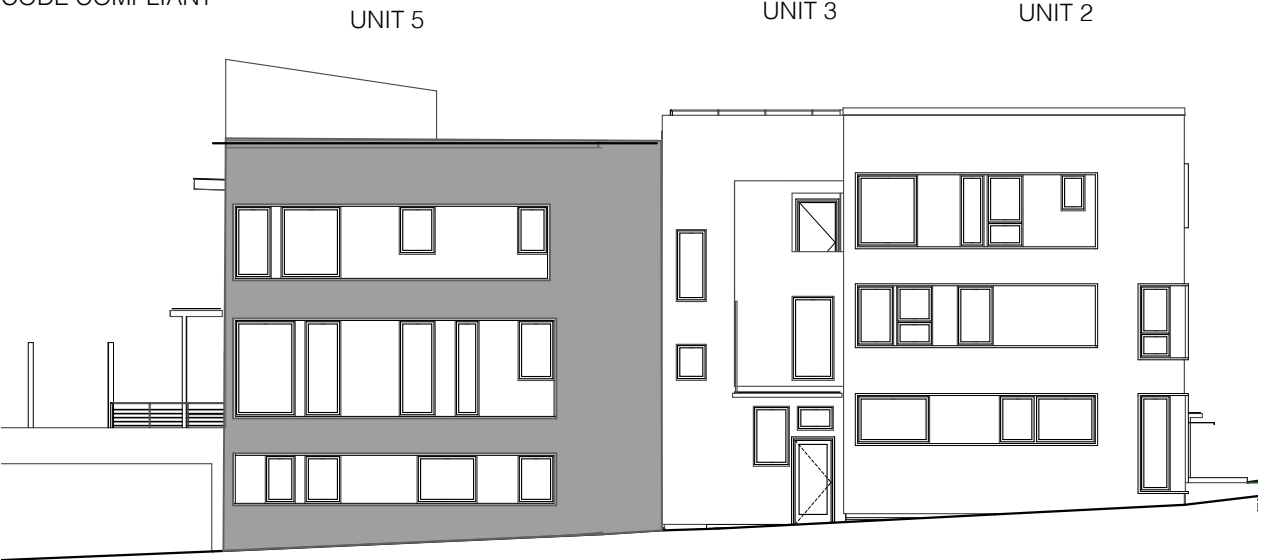


ADJUSTMENT ①: A REDUCED 5'-0" BUILDING SEPERATION BETWEEN UNITS 4/5 AND 3



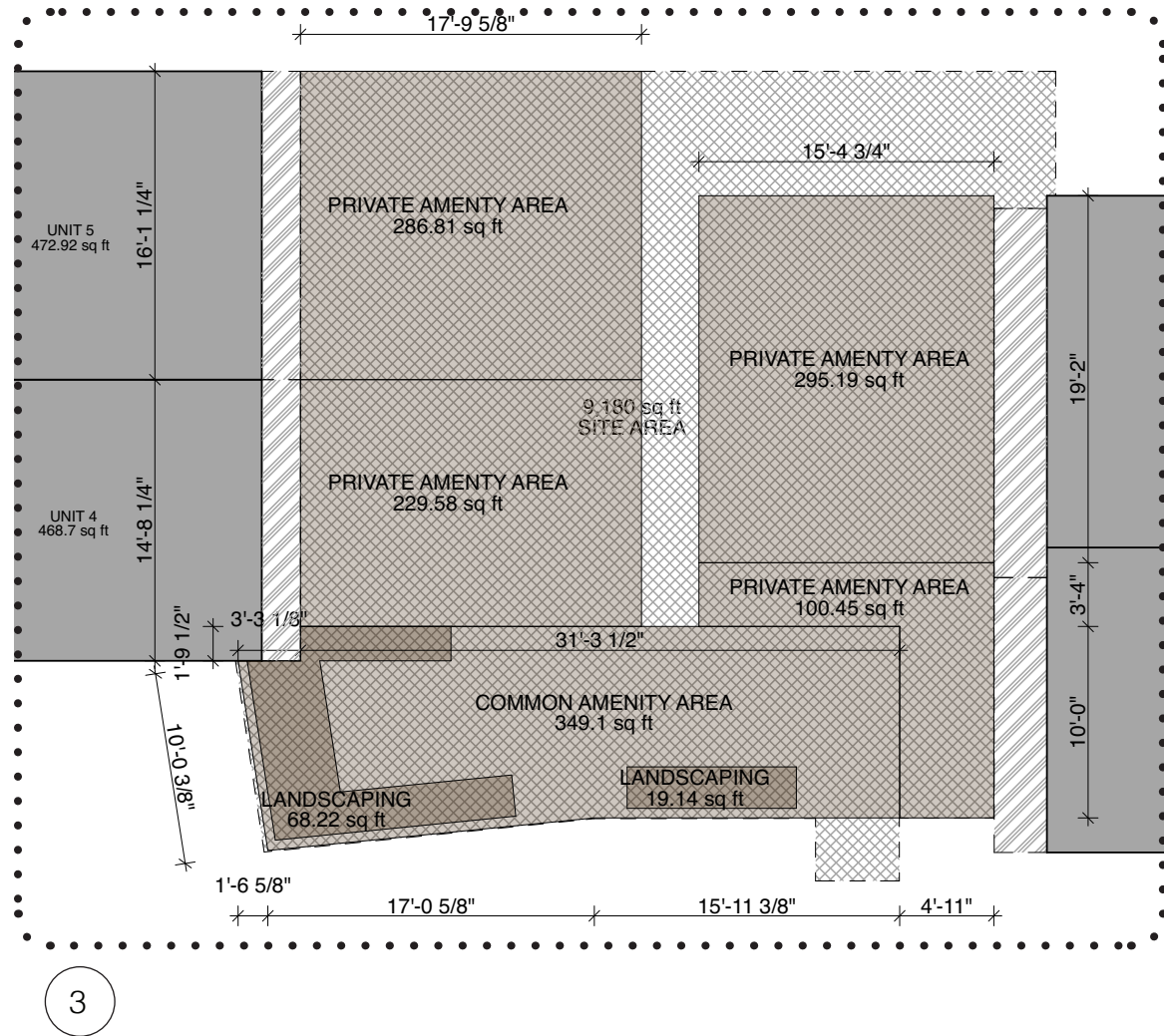
NORTH ELEVATION

CODE COMPLIANT



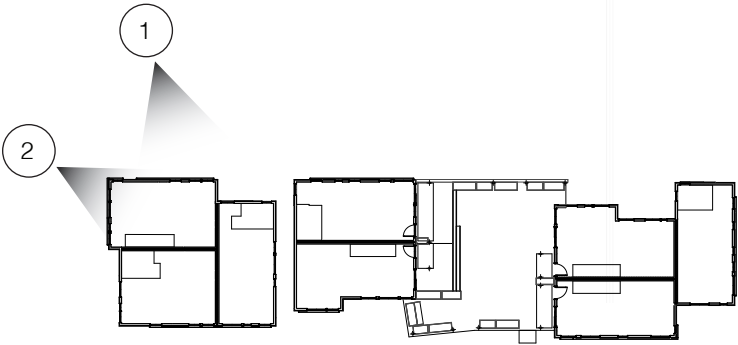
NORTH ELEVATION

ADJUSTMENT SUMMARY



ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	SEPARATION BETWEEN MULTIPLE STRUCTURES: SMC 23.45.518 F.1	IN LR AND MR ZONES, THE MINIMUM REQUIRED SEPARATION BETWEEN PRINCIPAL STRUCTURES AT ANY TWO POINTS ON DIFFERENT INTERIOR FACADES IS 10 FEET	5 FT	5' REDUCTION FROM THE 10' SETBACK ALONG 28'-3" OF FAÇADE BETWEEN TWO PRINCIPAL STRUCTURES	WHILE A SINGLE CONTIGUOUS STRUCTURE IS COMPLIANT ON THIS SITE, A DESIGN PRIORITY IS TO CREATE MULTIPLE BUILDINGS ON THE LOT. AS NOTED IN THE JUSTIFICATION FOR THE SIDE SETBACK ADJUSTMENT, A CENTRAL COURTYARD GENERATES A LARGE OPEN SPACE AT THE CENTER OF THE SITE. IN ORDER TO AVOID THE ATTACHMENT OF THE BUILDINGS, WE ARE REQUESTING AN ADJUSTMENT TO THE BUILDING SEPARATION TO PROVIDE ACCESS TO LIGHT AND AIR. THE AVERAGE SIDE SETBACK IS 7- FEET AT THE NORTH PROPERTY LINE AND 8.5- FEET AT THE SOUTH PROPERTY LINE OF THE WESTERN TRIPLEX AND 8.75- FEET AT THE SOUTH PROPERTY LINE OF THE REMAINING STRUCTURE. THE FACADE LENGTH ON THE NORTH LOT LINE IS 58.0% AND ON THE SOUTH LOT LINE IS 48.8%.	CS1.B SUNLIGHT AND NATURAL VENTILATION CS2.B ADJACENT SITES, STREETS, AND OPEN SPACES CS2.D HEIGHT, BULK, AND SCALE PL2.B WALKWAYS AND CONNECTIONS DC2.A MASSING DC2.B ARCHITECTURAL AND FAÇADE COMPOSITION
2	SIDE SETBACK: SMC 23.45.518 A	SIDE SETBACK FOR FACADES GREATER THAN 40 FT IN LENGTH: 7 AVERAGE, 5 MINIMUM	3' 6" MINIMUM	1'-6" INTO 5' MIN. SIDE SETBACK ACROSS 8'-1 5/8" ABOVE 6' FROM GRADE FOR A TOTAL OF 12.18 SF	THE PROJECT TEAM IDENTIFIED A DESIGN PRIORITY TO COMBINE THE PARKING IN A SINGLE ENCLOSED STRUCTURE AWAY FROM THE STREET AND LIDDED WITH A COURTYARD. THIS ADJUSTMENT REQUEST ALLOWS THE PROJECT TO PROVIDE MORE THAN ONE MEANS OF ACCESSING THE RAISED CENTRAL COURTYARD. BY INCLUDING THIS STAIR, THE PROJECT IS ALSO PERMITTED TO ELIMINATE FIRE SEPARATION REQUIREMENTS THAT WOULD OTHERWISE BE REQUIRED FOR A SINGLE MEANS OF EGRESS, THIS ALLOWS MORE FLEXIBILITY FOR ACCESS TO LIGHT AND AIR INTO THE UNITS, AND MORE MODULATION IN THE ADJACENT FACADES. THE REQUEST RESULTS FROM THE DIMENSIONAL LIMITATIONS OF REQUIRED PARKING STALL DEPTH AND TURNING AREA ON A NARROW PARCEL.	PL1.A NETWORK OF OPEN SPACES PL1.B WALKWAYS AND CONNECTIONS PL1.C OUTDOOR USES AND ACTIVITIES DC1.B VEHICULAR ACCESS AND CIRCULATION DC1.C PARKING AND SERVICE USES
3	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, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES 349 SQFT X .5 = 174.5 SQFT REQUIRED	87.25 SQFT	LANDSCAPED COMMON AMENITY AREA: AN 87.25 SQFT OR 50% REDUCTION REQUESTED	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, FLEXIBLE, AND CONTIGUOUS 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 LANDSCAPE BUFFERS TO ADJACENT SITES AND THE STREETScape. THE LANDSCAPE IS LOCATED TO MAXIMIZE PRIVACY TO ADJACENT SITES.	PL1.A NETWORK OF OPEN SPACES PL1.B WALKWAYS AND CONNECTIONS PL1.C OUTDOOR USES AND ACTIVITIES DC3.A BUILDING-OPEN SPACE RELATIONSHIP DC3.B OPEN SPACE USES AND ACTIVITIES DC4.D TREES, LANDSCAPE AND HARDSCAPE MATERIALS

RENDERINGS

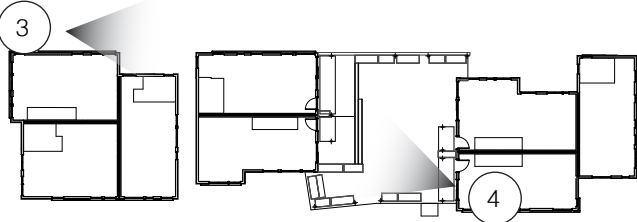


1. Aerial View from Northwest



2. Street View

RENDERINGS

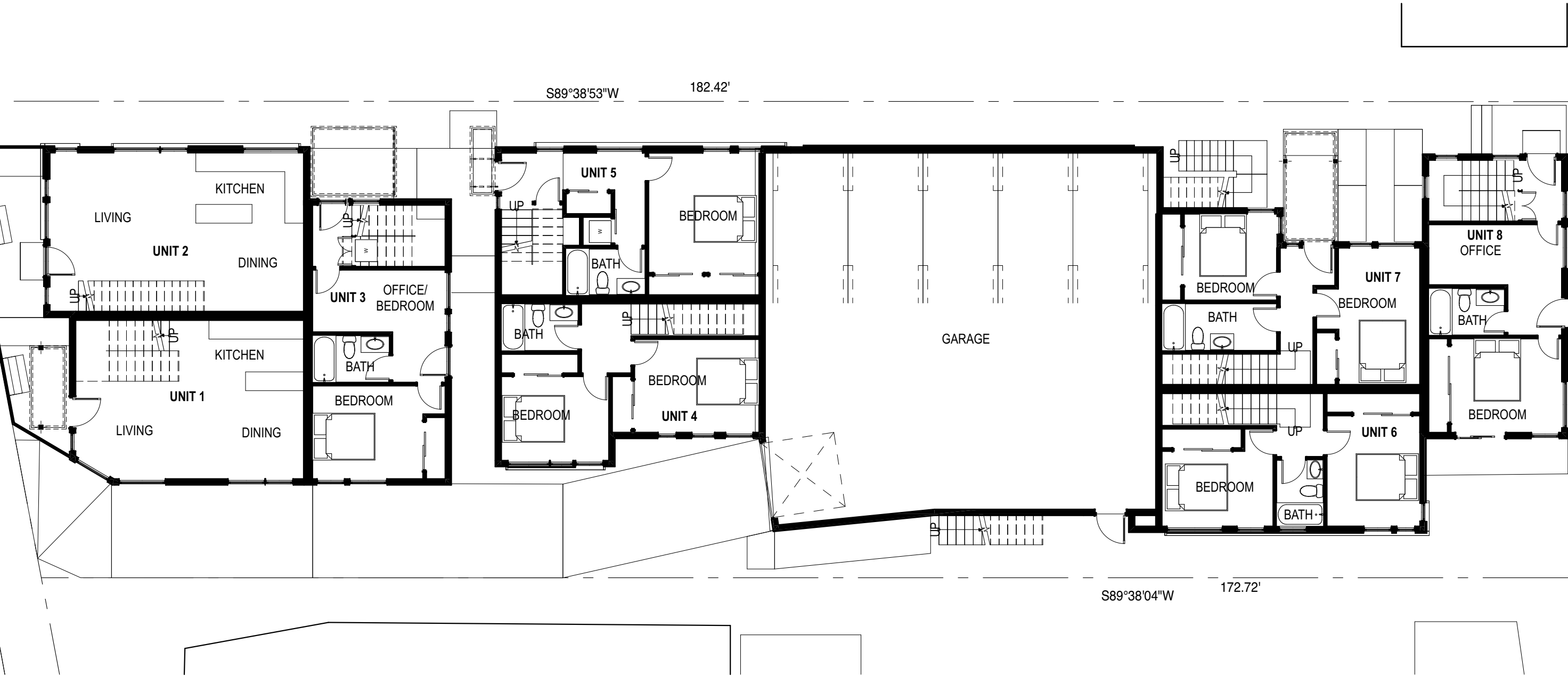


3. View from pedestrian path at north west corner



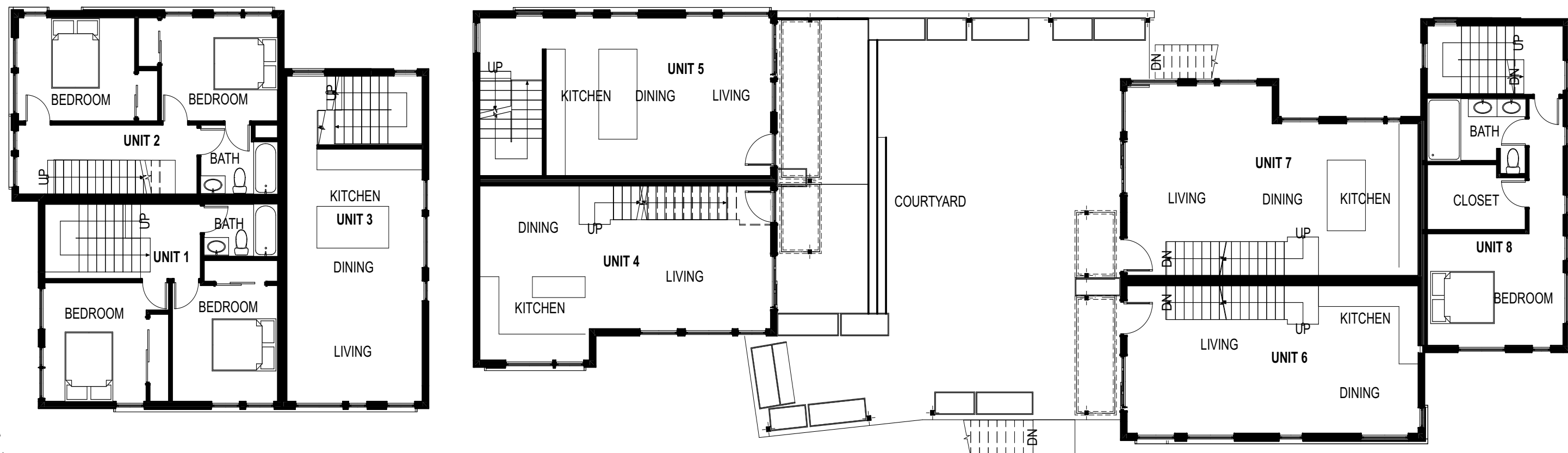
4. View from courtyard looking west

FLOOR PLANS



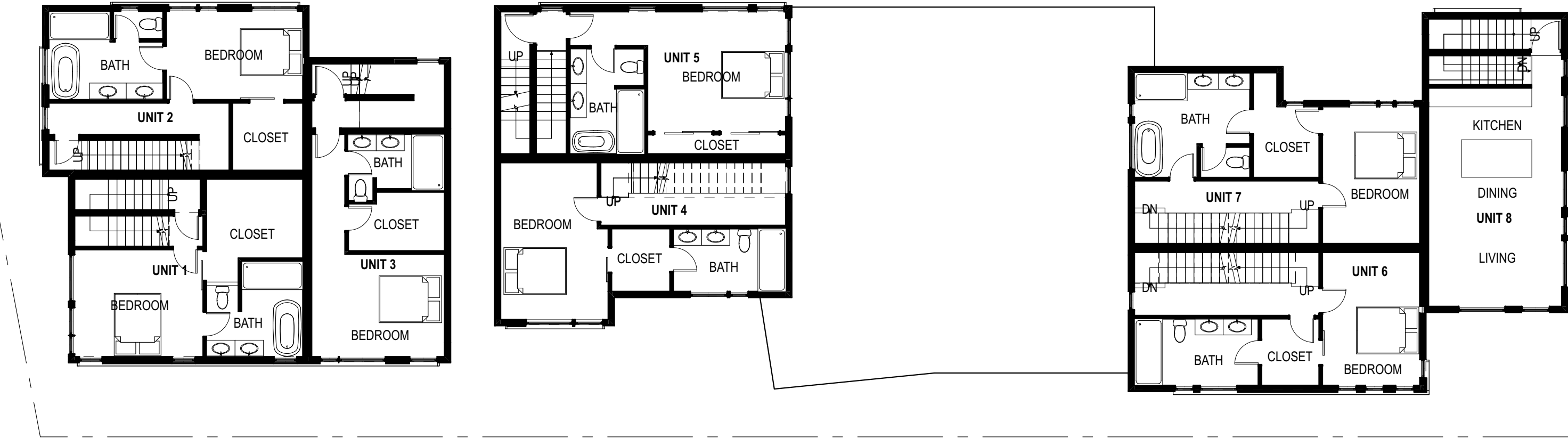
1 FIRST FLOOR



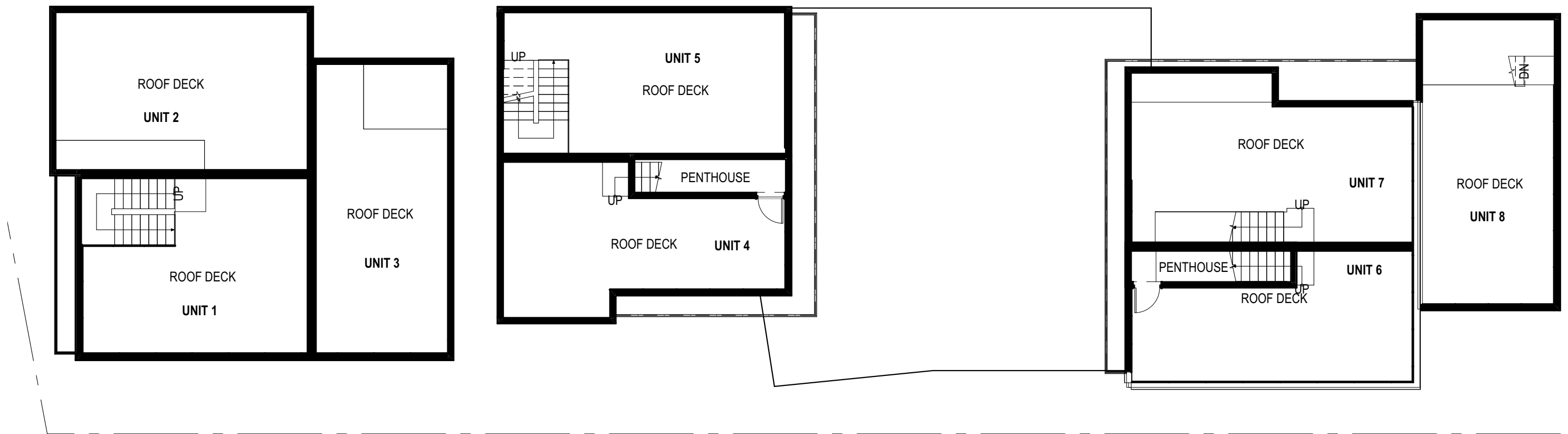


1 SECOND FLOOR

FLOOR PLANS



1 THIRD FLOOR




1 ROOF PLAN




1

ELEVATIONS

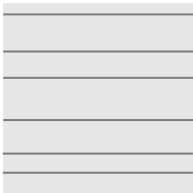
- 1




6-INCH VERTICAL SIDING
- 2




4X8 PAINTED PANEL
SW #7069
IRON ORE (or sim.)
- 3




VARIED WIDTH LAPPED SIDING
SW #7063
ARGOS (or sim.)
- 4



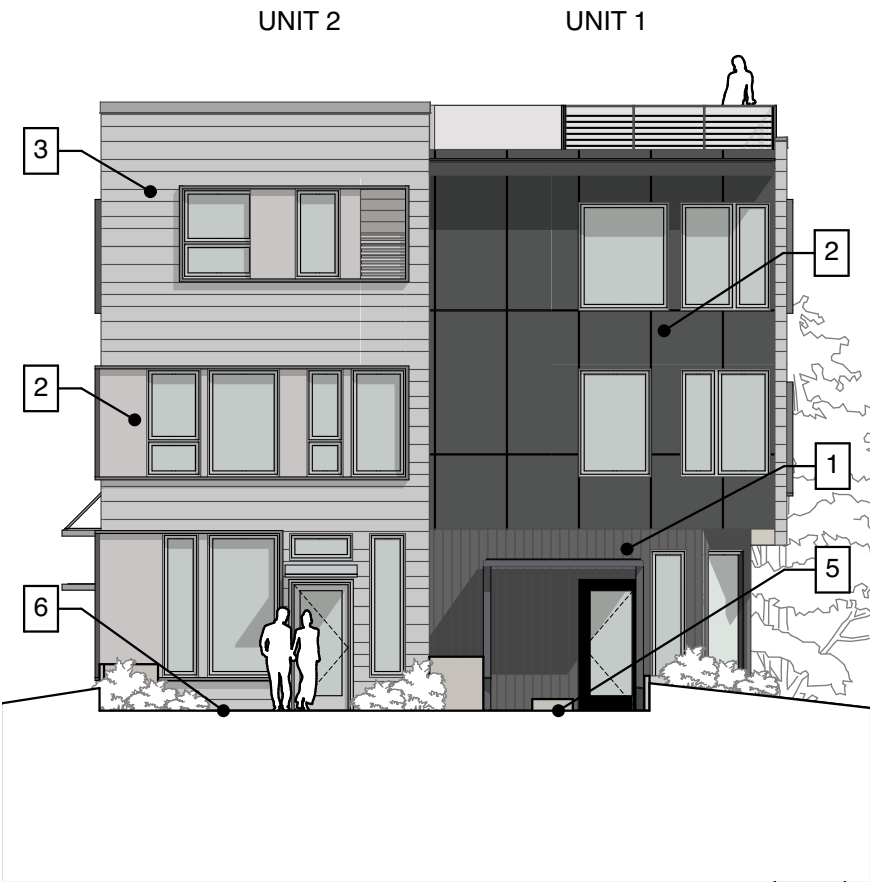
CORTEN STEEL PLANTER
- 5



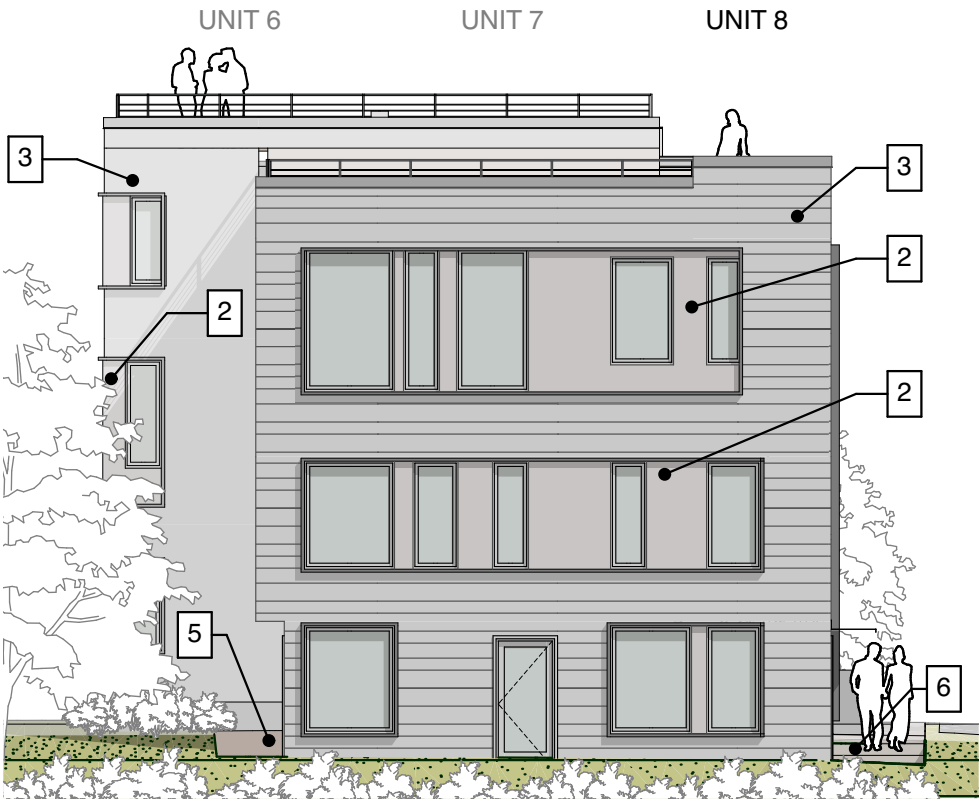
PAVER - COLOR 1
- 6



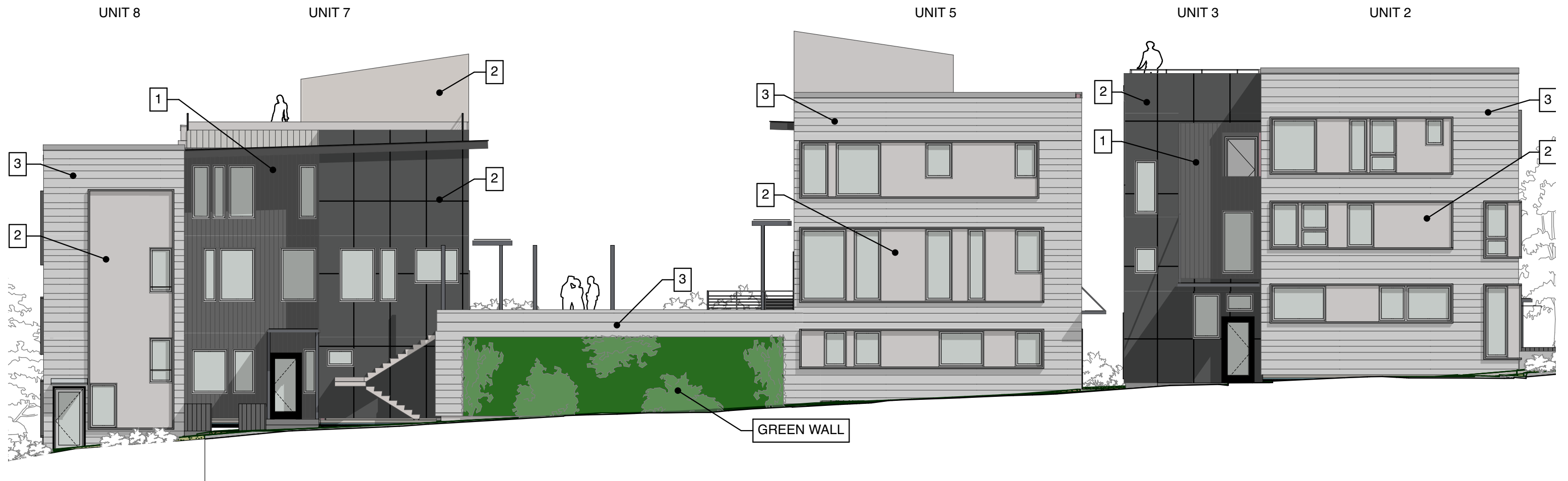
PAVER - COLOR 2



West Elevation



East Elevation



North Elevation

ELEVATIONS

1



6-INCH VERTICAL SIDING

2



4X8 PAINTED PANEL
SW #7069
IRON ORE (or sim.)

3



VARIED WIDTH LAPPED SIDING
SW #7063
ARGOS (or sim.)

4



CORTEN STEEL PLANTER

5

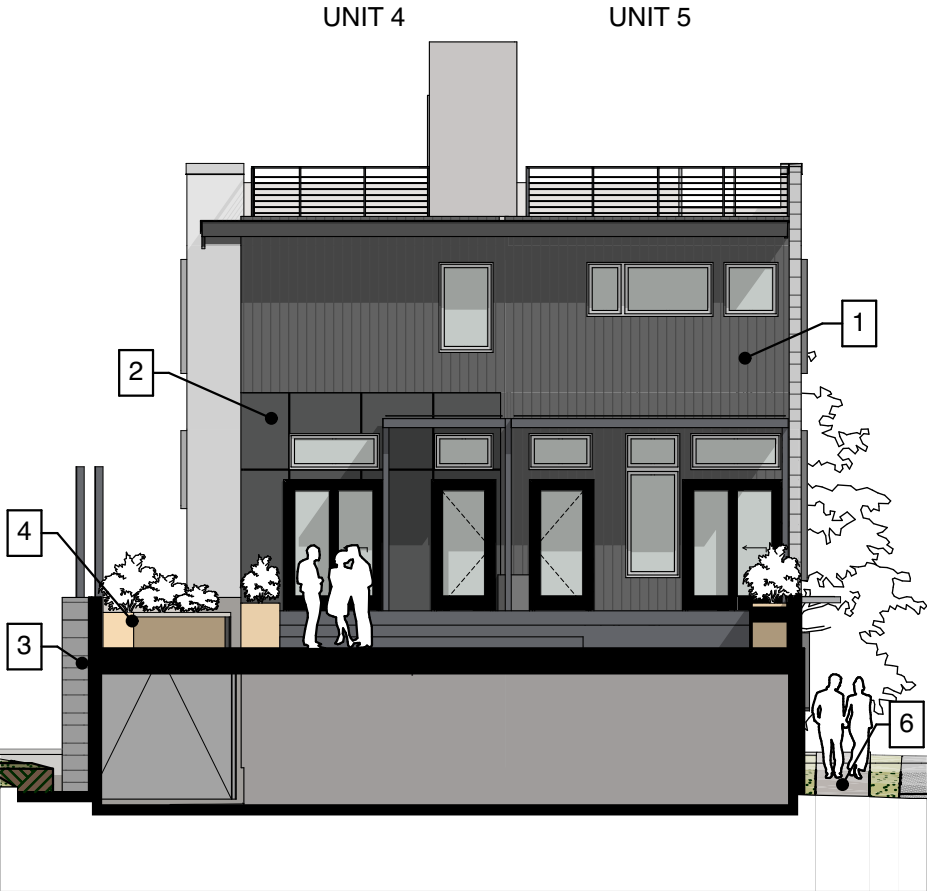


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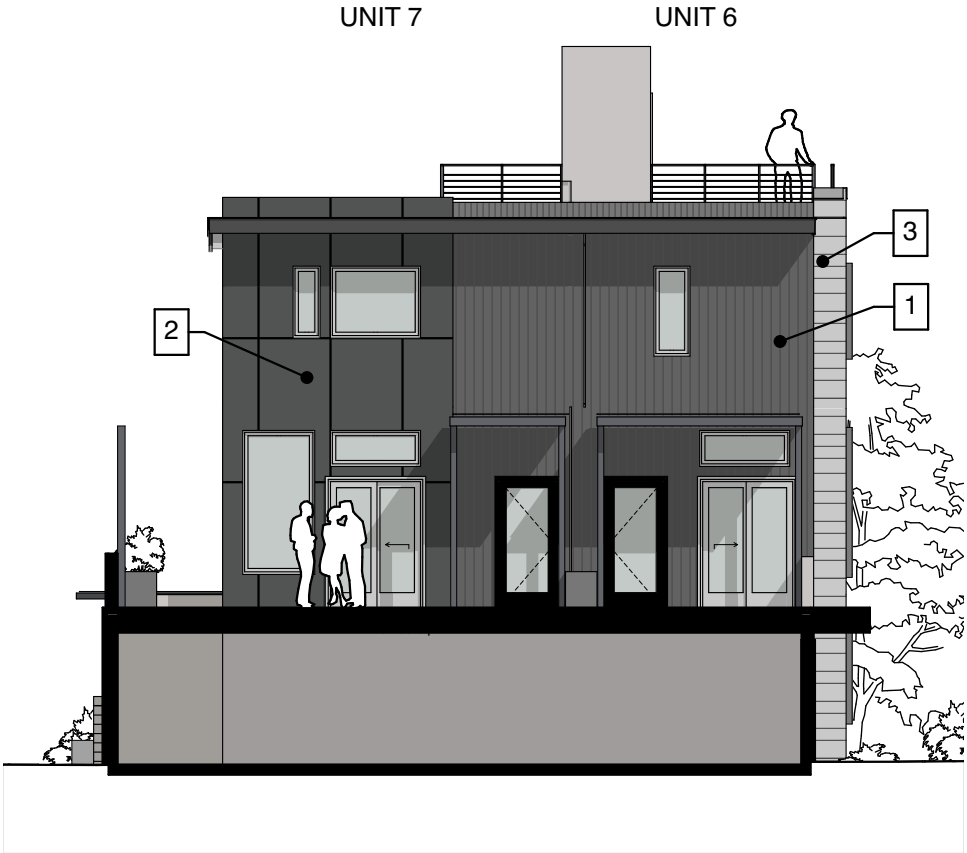
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PAVER - COLOR 2

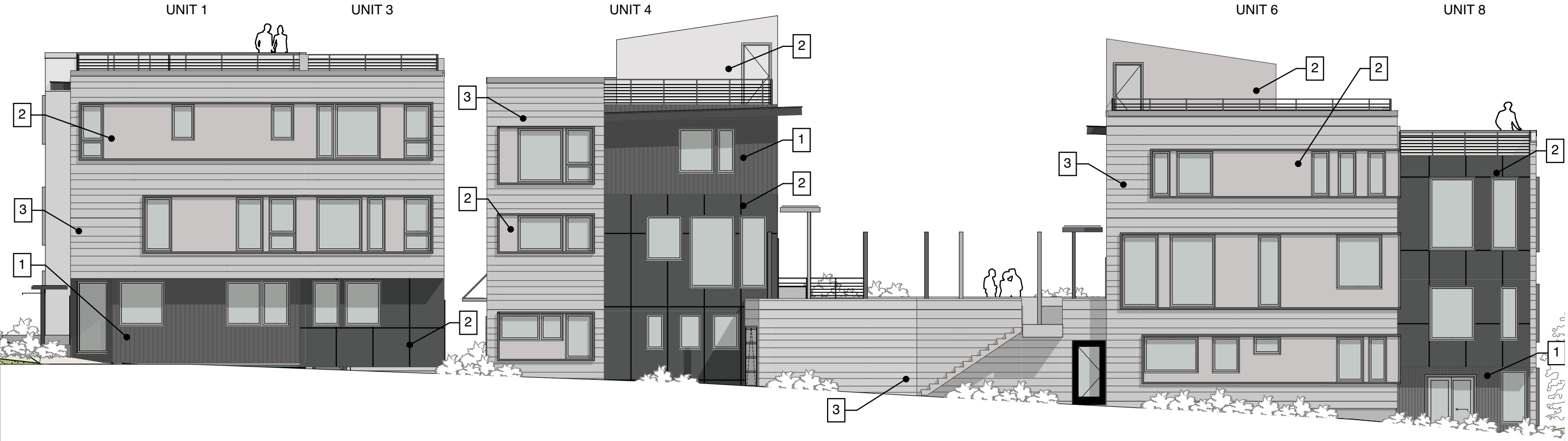


East Courtyard Elevation



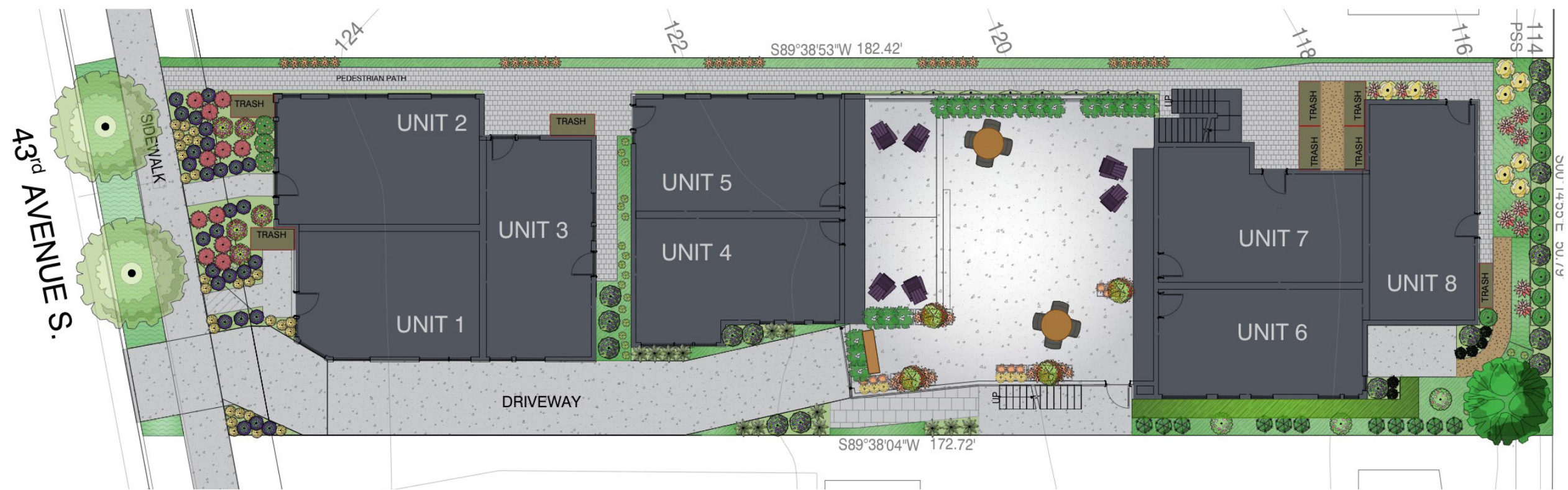
West Courtyard Elevation

LANDSCAPE PLAN

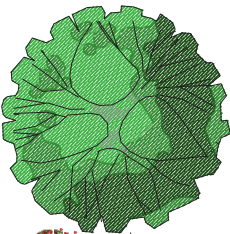

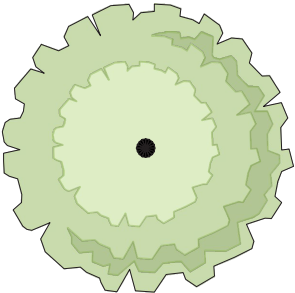
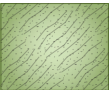


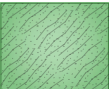



South Elevation

LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Cornus kousa chinensis / Kousa Dogwood
	Cotinus x 'Grace' / Grace Smoke tree
	Styrax obassia / Fragrant Styrax Street Tree
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Beesia deltophylla / Beesia
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle
SITE	BOTANICAL NAME / COMMON NAME
	Arborist Chips 3" Depth

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
	Blechnum spicant / Deer Fern
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather
	Carex testacea / Orange Sedge
	Hakonechloa macra 'Beni-Kaze' / Green Forest Grass
	Helleborus niger 'HGC Jacob' / Christmas Rose
	Hydrangea quercifolia / Oakleaf Hydrangea
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Mahonia repens / Creeping Oregon Grape
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Phyllostachys aurea / Golden Bamboo
	Pieris japonica 'Cavatine' / Lily of the Valley Bush
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Sarcococca ruscifolia / Fragrant Sarcococca
	Spiraea japonica 'Firelight' / Firelight Spirea
	Taxus x media 'H.M. Eddie' / H.M Eddie Yew
VINES	BOTANICAL NAME / COMMON NAME
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea

COMPLETED WORK b9 ARCHITECTS



Woodland Park Ave Townhomes



Woodland Park Ave Townhomes



View Haus 5



Sol Haus

COMPLETED WORK b9 ARCHITECTS



Olive Townhouses



Olive Townhouses



Evanston Townhomes by b9 architects in Fremont