



4303 7TH AVE NE
ADMINISTRATIVE DESIGN REVIEW
DRAFT
SEP. 24TH, 2019
SDCI Project: #3034482-EG



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SITE 4303 7th Ave NE

Administrative Design Review (Draft)

Sep. 24th, 2019

PROJECT ADDRESS:
4303 7th Ave NE
Seattle, WA 98105

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PROJECT INFORMATION

Location

The proposed site is located within the University District Northwest Urban Center Village, which is largely comprised of single-family homes, townhouses and mid-size to large apartment/condominium buildings. This project is located along 7th Ave NE. The site is within walking distance of the major shopping and entertainment centers; University Ave, University Village and the University of Washington campus all to the East.

Program

- Small Efficient Dwelling Units
- No Parking

Project Details

Units:	46
Total GSF:	21,900 sq. ft

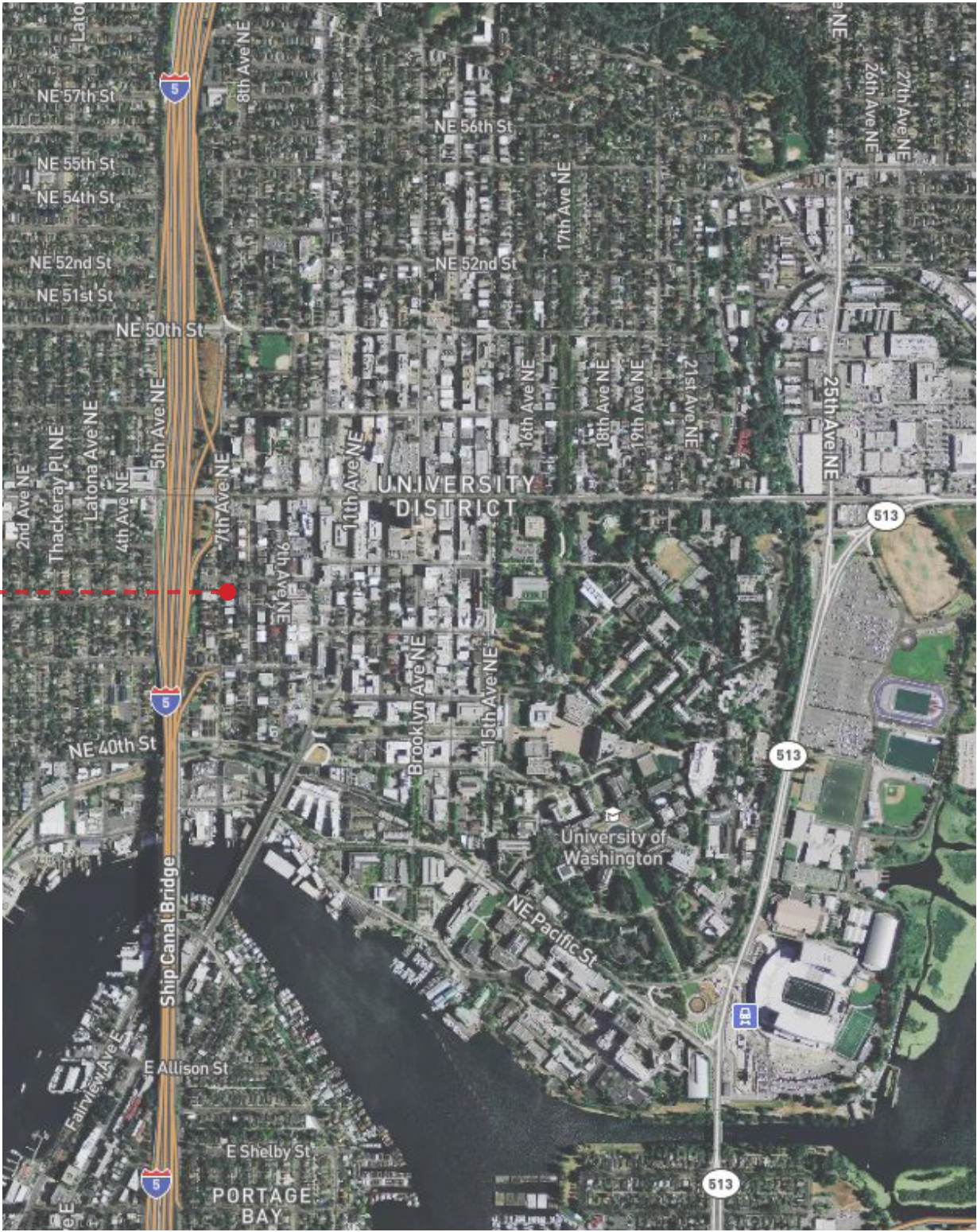
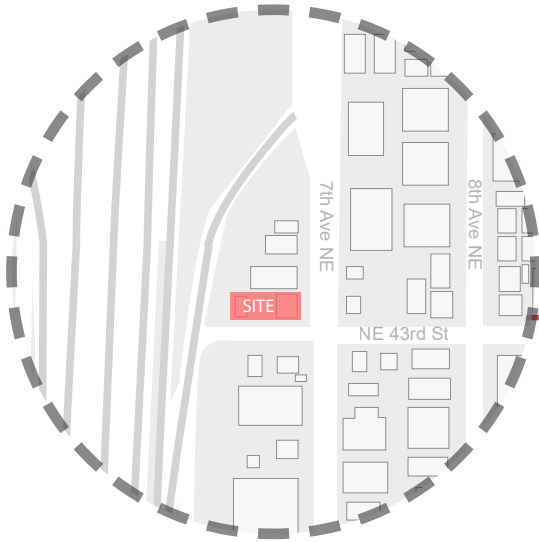
Existing Uses & Structures

The project site is comprised of 1 parcel under single ownership. The current site is occupied by one wood-framed single family residence. The combined lot measures approximately 100 feet by 50 feet.

The existing structure and paved surfaces located on the project site are proposed to be demolished with the new project occupying the entirety of the site.

Adjacencies

University Ave, University Village, buses to Downtown Seattle, University of Washington, University of Washington IMA, and Greenlake to the Northwest.



CONTEXT ANALYSIS : VICINITY

Vicinity



1 UW TOWER



2 Hotel Decca



3 The Neptune Theatre



4 University Playground



5 Sundance Cinema



6 The 'W' Memorial Way



7 Burke Museum of Natural History



8 University Bookstore



9 Parrington Lawn

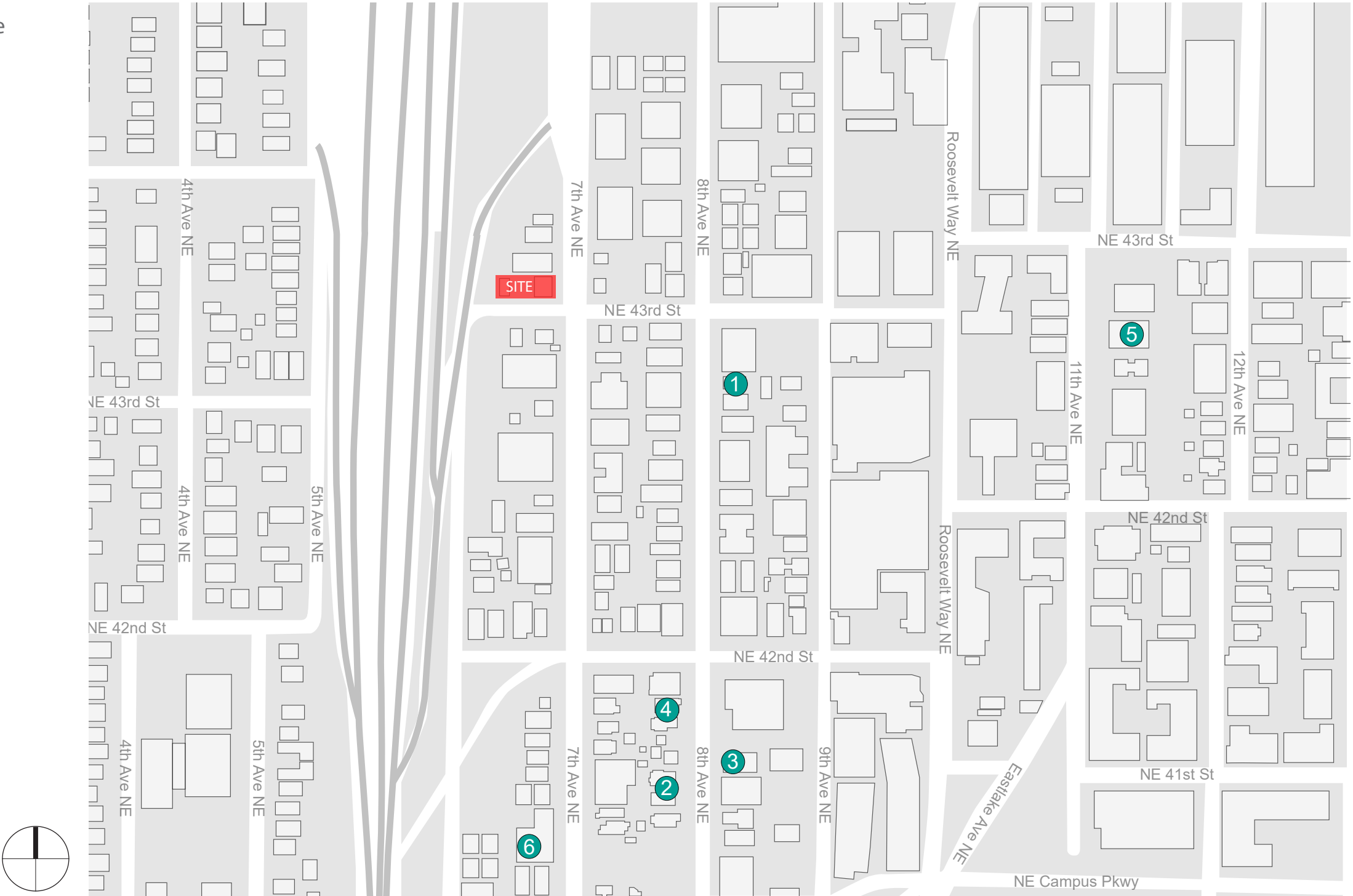


10 UW IMA

CONTEXT ANALYSIS: NEIGHBORHOOD

Neighborhood Development

Around the site there are many new projects that have just been built and some that are under construction



CONTEXT ANALYSIS : NEIGHBORHOOD

Recently Proposed & Built Projects



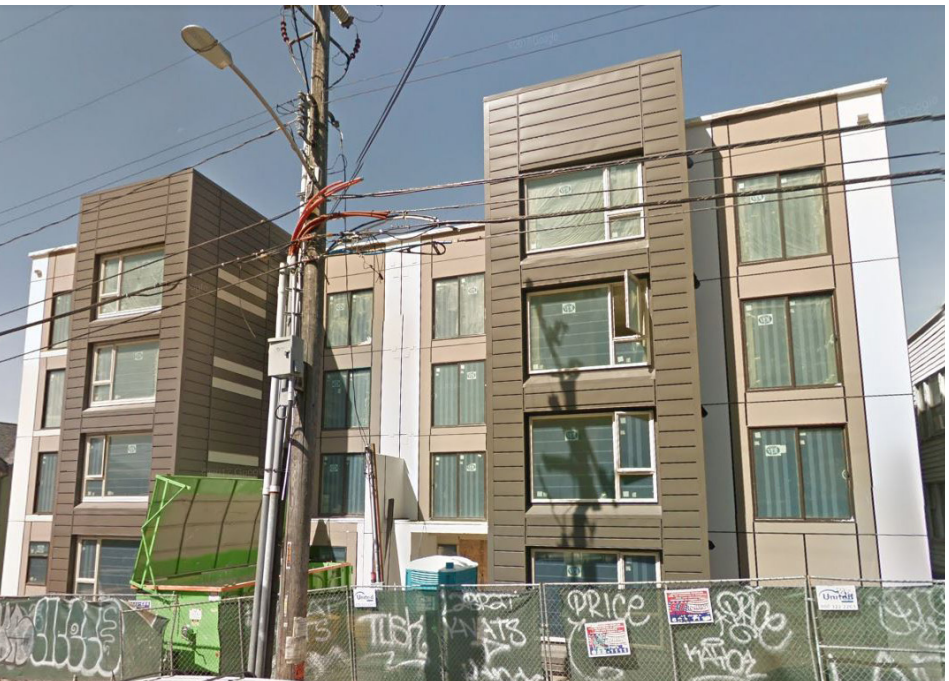
1. 4252 8th Ave NE



2. Academia Court, 4039 8th Ave NE.



3. 4046 8th Ave NE



4. Lavita Apartments, 4055 8th Ave NE



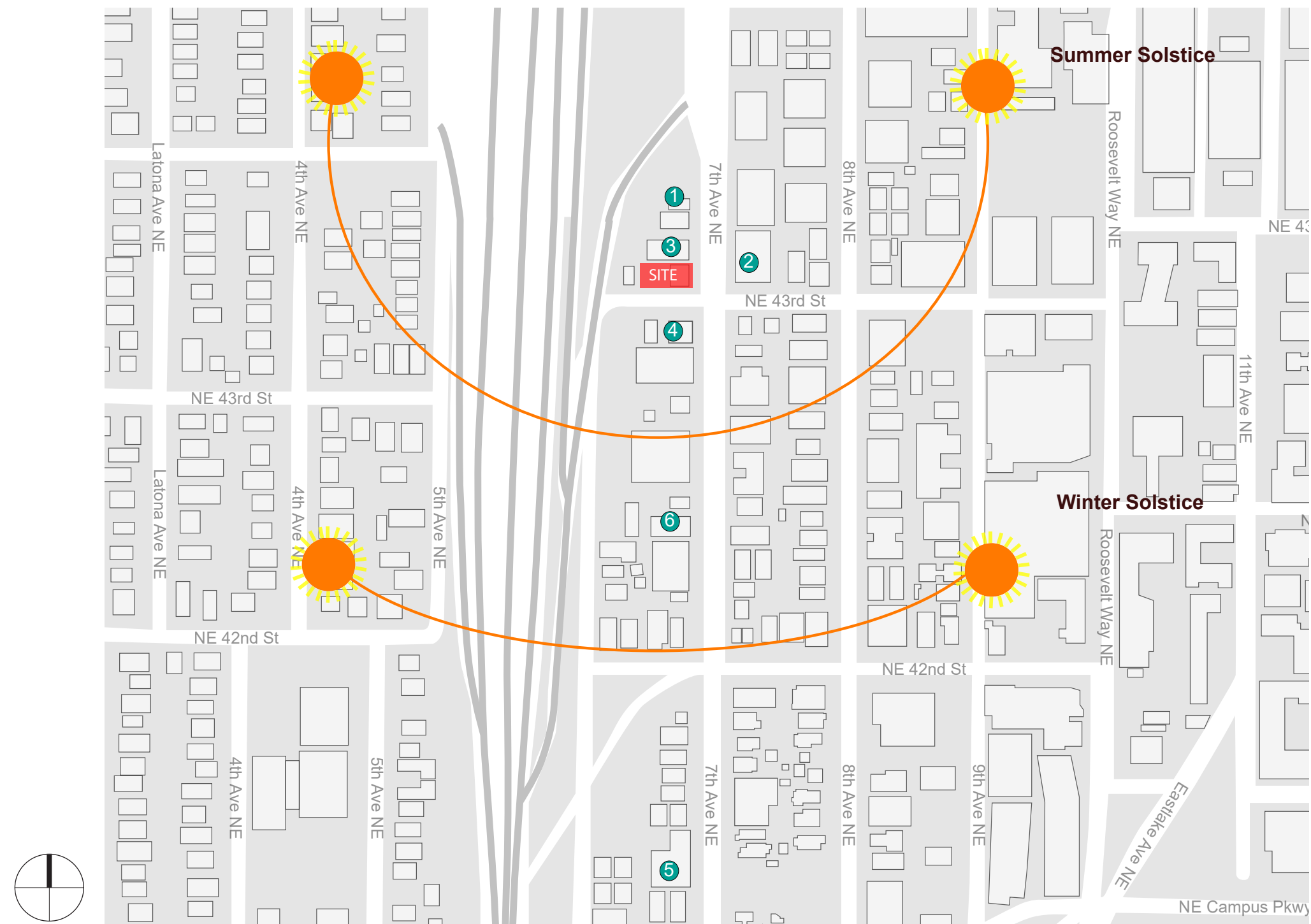
5. 4234 11th Ave NE



6. 4029 7th Ave NE

CONTEXT ANALYSIS

Sun Path Analysis

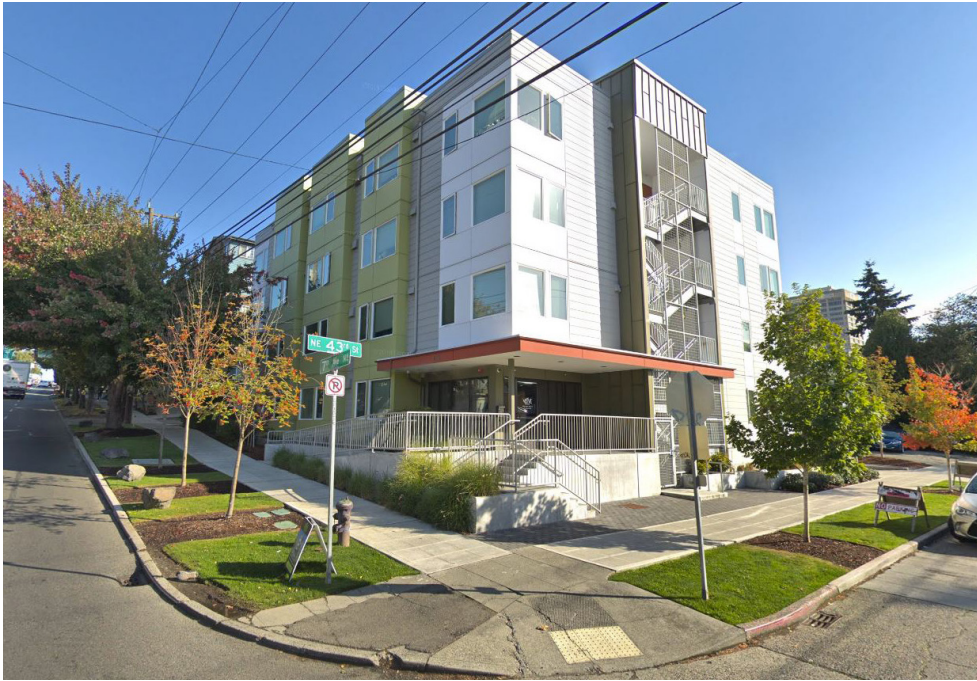


CONTEXT ANALYSIS : NEIGHBORHOOD

Adjacent Existing Buildings



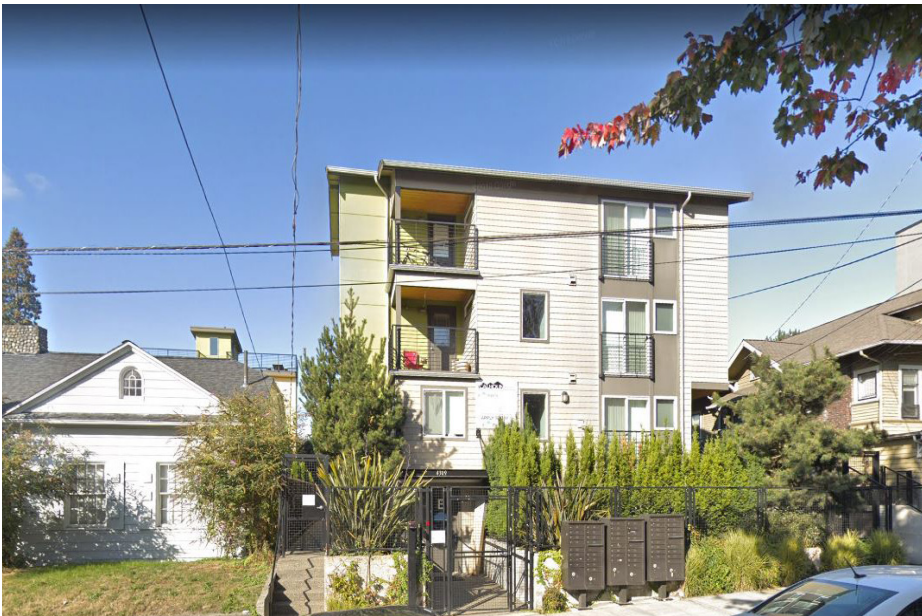
1. Multi-Family



2. Multi-Family



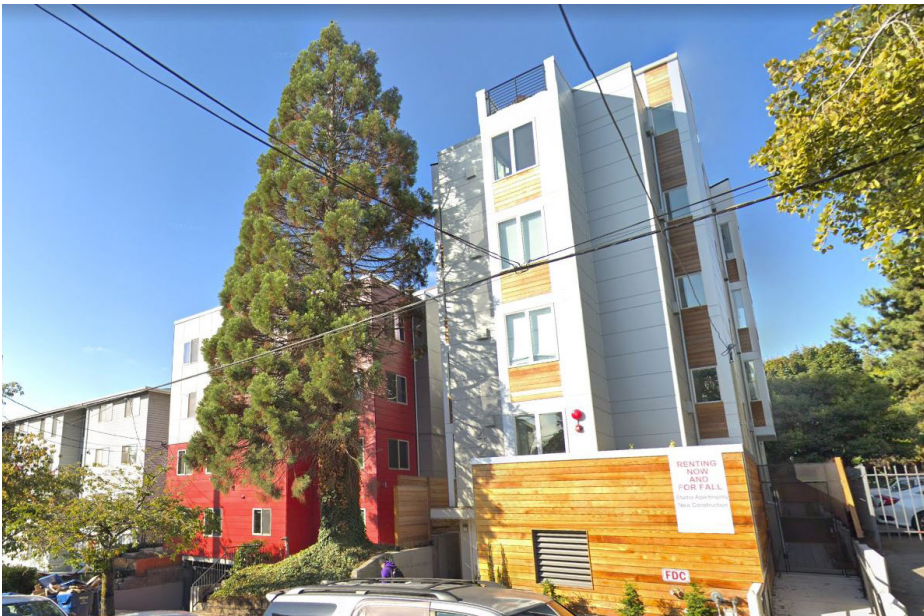
3. Multi-Family
(In Construction)



4. Multi-Family



5. Multi-Family



6. Multi-Family

CONTEXT ANALYSIS

Neighborhood Zoning

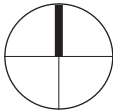
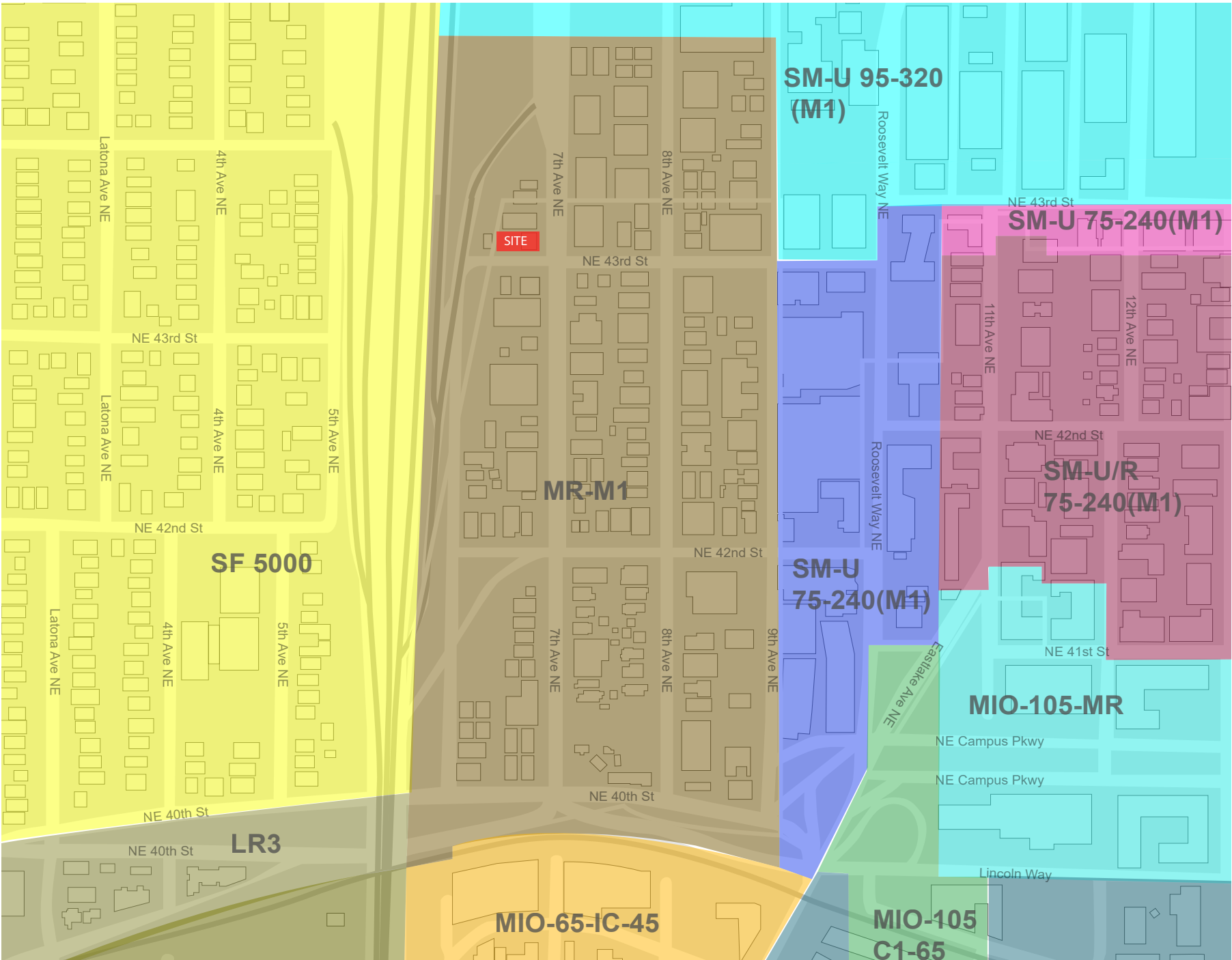
Project Information

Parcel: 409230-0720
Lot Area: 5,000 sf
Zoning: MR (M1)

Overlay: University Urban Center

Street Classification: 7th Ave NE
(principal Arterial)

Frequent Transit: Yes
On Roosevelt Way NE



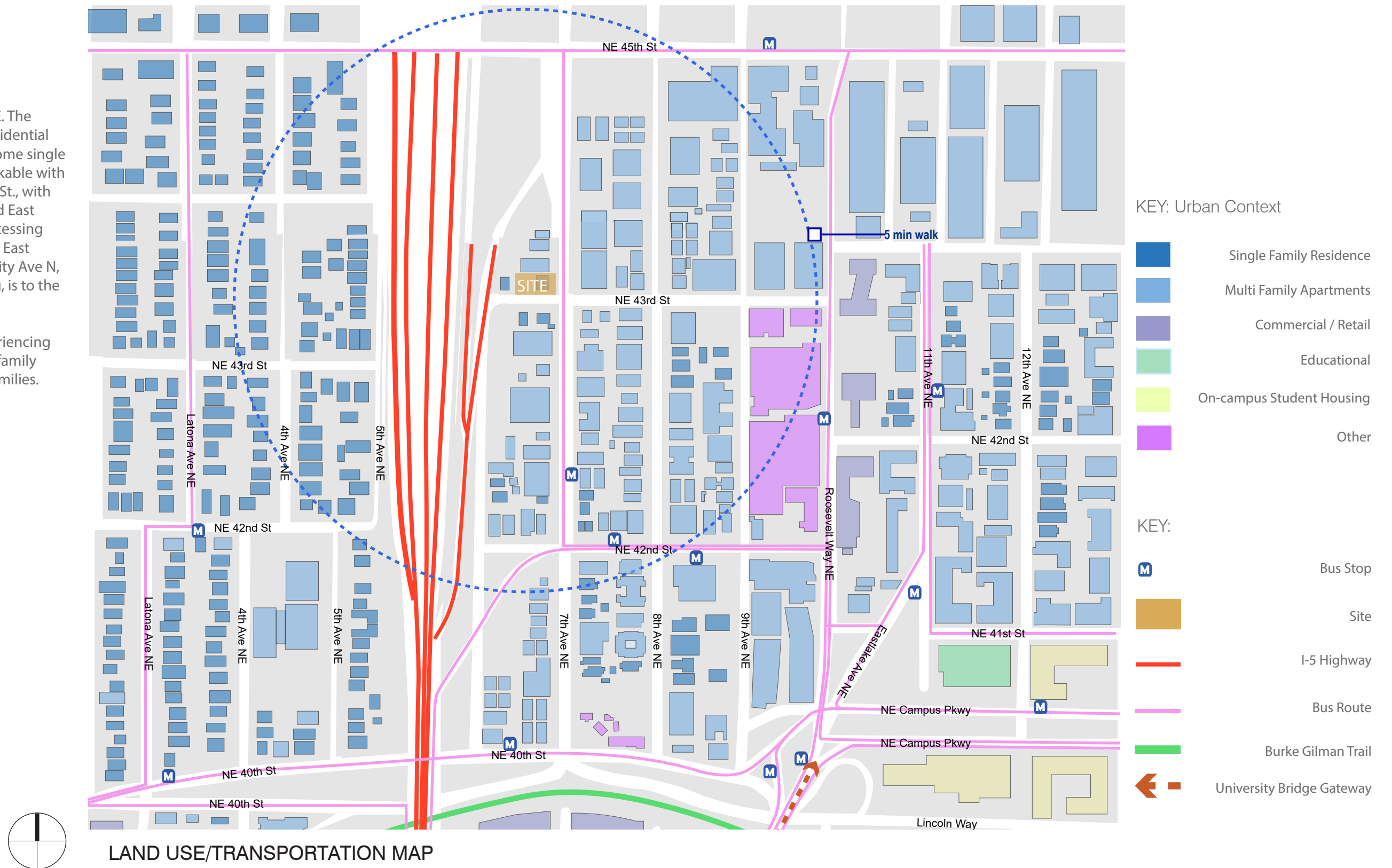
ZONING MAP



Land Use / Circulation

The site is located at 4303 7th Ave NE. The surrounding area mostly includes residential buildings for student housing, and some single family housing. Streets are easily walkable with access to Roosevelt Way N. & N. 45th St., with bus stops going North and South and East and West. The Burke Gilman Trail, accessing Fremont, Ballard, Downtown and the East Campus, is just to the south. University Ave N, a major area for dining and shopping, is to the east

The surrounding area has been experiencing a general trend of growth with multifamily buildings replacing existing single families.



CONTEXT ANALYSIS



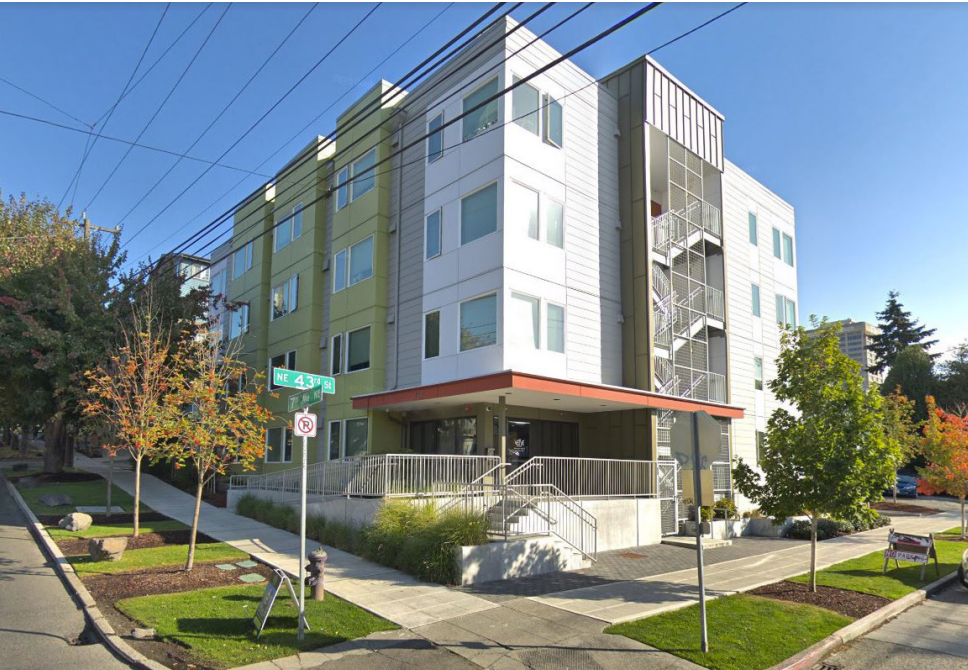
AERIAL VIEW ALONG NE 43RD ST.



A Street view looking toward intersection of 7TH AVE and 43RD ST.

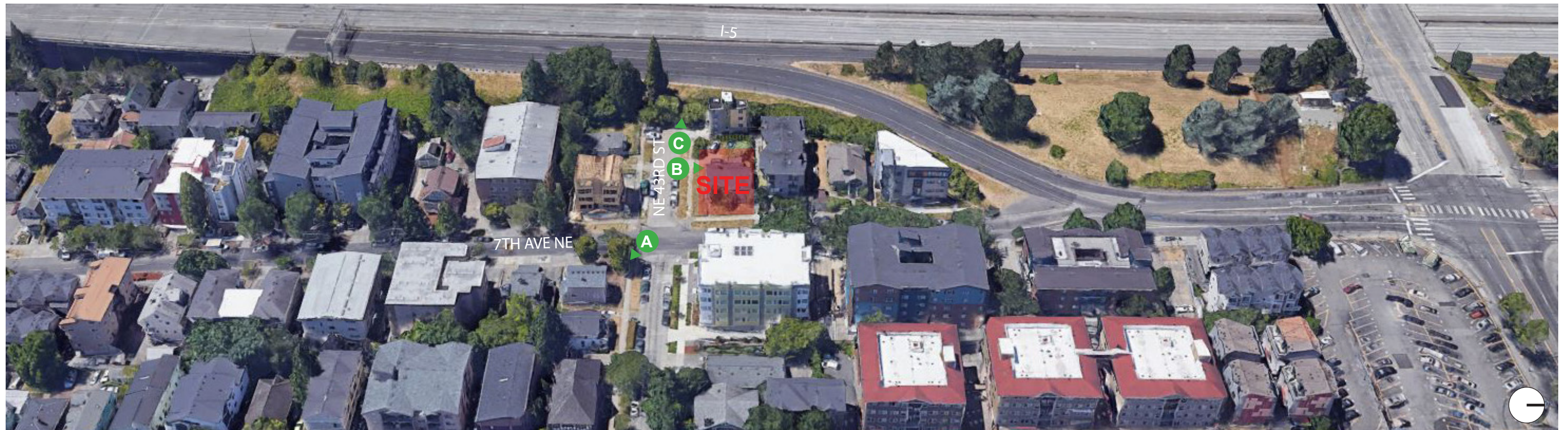


B Street view looking toward west.



C Street view looking toward NE along 7TH AVE NE

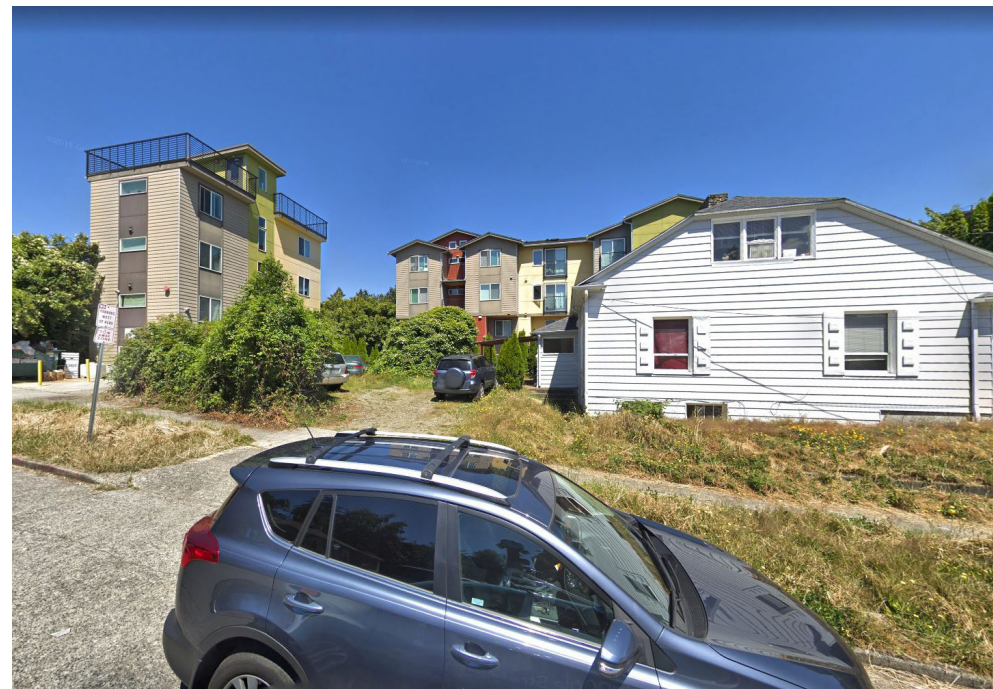
CONTEXT ANALYSIS



AERIAL VIEW ALONG 7TH AVE NE



A Street view looking toward the opposite corner of the site.



C Street view looking toward project site and the adjacent west building.



B Street view looking toward dead end street NE 43rd St.

CONTEXT ANALYSIS-STREET ELEVATIONS



NE 43RD ST STREET ELEVATION A-A



NE 43RD ST STREET ELEVATION B-B

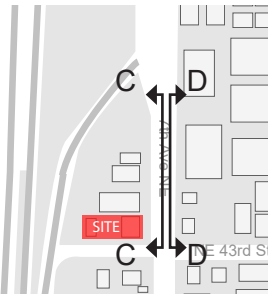
CONTEXT ANALYSIS-STREET ELEVATIONS



7TH AVE NE STREET ELEVATION C-C

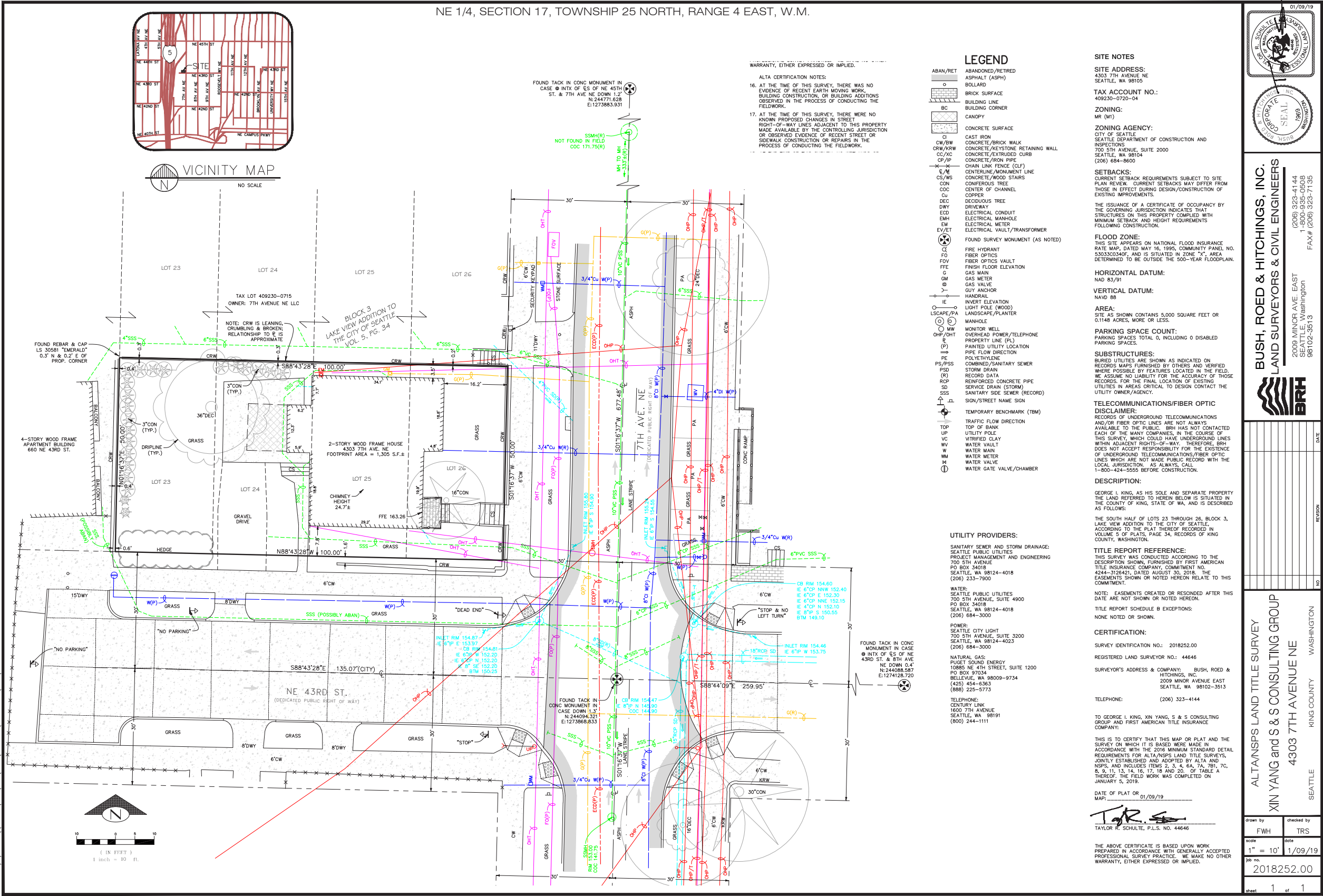


7TH AVE NE STREET ELEVATION D-D

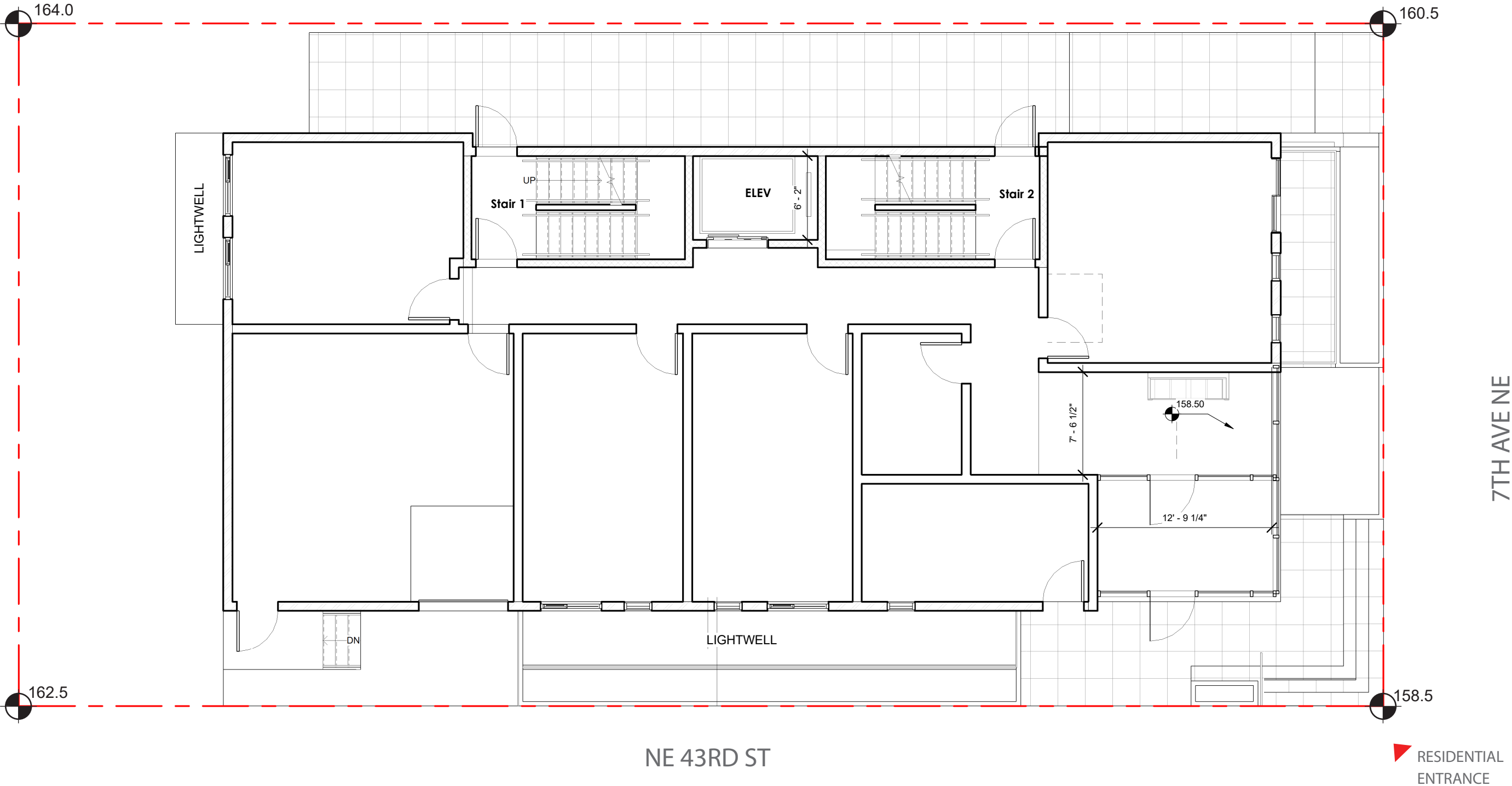


SITE SURVEY

Existing (Survey)



SITE PLAN-OPTION 03 - Preferred



CODE ANALYSIS

ZONING: MR(M1) WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX

(The following are applicable to all three alternative schemes)

SMC 23.45.517.B.2

PERMITTED USES

- Residential Use Permitted Outright.

SMC 23.45.510

FLOOR AREA RATIO

- The maxium FAR limit for MR zones with a mandatory housing affordability suffix is **4.5**.

SMC 23.45.514.B

HEIGHT

- Base height limit of 60’ above average grade.
- Parapets / Railings / Clerestories / Skylights may extend 4 feet above the allowed height limit.
- Stair penthouses may extend 15 Feet above allowed height limit.
- Elevator penthouses may extend 16 Feet above allowed height limit.
- Extra height limit up tp max. 80 Feet per SMC 23.45.514

SMC 23.45.518

SETBACKS

- FRONT: 7 Feet Average and 5 Feet Min.
- REAR: 15 Feet from a rear lot that does not abut an ally.
- SIDE: 42 Feet or less in height: 7 Feet Avg. and 5 Feet Min; Above 42 feet in height: 10 Feet Avg. and 7Feet Min.

SMC 23.45.522

AMENITY AREA

- 5% of total gross floor area of structure in residential use shall be provided as amenity area.
- No min. dimension for private amenity area; Except 10 Feet at side property line.
- Common Amenity Area: min. 250 sf and 10 Feet min. dimension; Accessible to all units.
- 50% ground amenity area landscaped.

SMC 23.45.524

LANDSCAPING

- Green Area Factor of 0.5 or greater.

SMC 23.45.529

DESIGN STANDARDS

- Facade Openings: 20% of each street-facing facade shall consist of windows / doors
- Facade Articulation: If street-facing facade of a structure exceeds 750 sf, division of facade is required; Separate facade plane shall have a minimum of 150 sf and max. of 500 Feet.

SMC 23.45.534

LIGHT AND GLARE STANDARDS

- Directed away from adjacent properties.

SMC 23.54.015

REQUIRED PARKING

- No min. vehicular parking requirement for all residential uses with urban centers or with the Station Area Overlay District
- Bicycle Parking: 1 per 1 dwelling unit.

SMC 23.54.040

SOLID WASTE & RECYCLE

- Residential: 26-50 dwelling units - 375 sf.
- 12 Feet min. horizontal dimension.



DESIGN GUIDELINE PRIORITIES

CS-1: NATURAL SYSTEMS AND SITE FEATURES:

B.1.2 Sunlight and Natural Ventilation

The proposed building design takes advantage of the corner site to provide the sunlight to all the units.

C.1.2 Topography

The topography slopes up from the corner toward north and west. The project ground level is located matching the grade 147'-6" to provide direct access to those service rooms and main lobby.

CS-2: URBAN PATTERN AND FORM:

A-1. Sense of Place:

The design responds to the surrounding environment with it's variety of architectural styles and scales. The proposal picks up on that variety and provides a strong sense of place for students and young professionals. Contemporary massing and facade design, emphasizing the building entrance and interesting window pattern associating with indoor space design provides a unique identity.

B-2. Connection to the Street:

The building has an appropriate setback from the street to maintain the existing street edge established by adjacent buildings, This setback design provides for a green area in front of main entry and serves as a buffer zone for residents from the public, The residential connection to the street is emphasized with the parking entrance lower and subordinated to it. Planting, paving, and the outdoor space, is designed to improve the quality of the sidewalk experience.

C-2. Mid-Block Sites:

The setback and height respond to the zoning envelope.

D. Height, Bulk, Scale

The surrounding area is a mix of newly built and existing multifamily projects. Some single family homes (used as apartments) still exist. The recent up-zone of the area will see more multistory multifamily buildings built. The design proposal breaks up the vertical and horizontal volumes or planes.

CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:

A-2. Contemporary Design:

The design simplicity in color and form are an appropriate approach to a contemporary design aesthetic. In keeping with the trends of Seattle and U-district residential architecture, the project will feature large windows and have modular facade materials such as wood siding and panel siding. The massing strategy of the preferred option breaks the building into horizontal portions to make a transition from low-rise into mid-rise, while emphasizing the building entrance with a setback and different material.

PL-1: CONNECTIVITY:

A.2 Pedestrian Amenities:

The project builds on the established and pedestrian infrastructure of the neighborhood. There is not any particularly significant pedestrian activity currently on this block. But, with new developments there is potential for re activating this block to reinforce the live and vibrant culture of this neighborhood.

PL-2: WALKABILITY:

B-3. Street-Level Transparency:

The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. The Planting along the building will provide a pleasant pedestrian environment.

C. Weather Protection

Weather protection will be provided at the street level residential entrance by installing an overhead canopy.

PL-3: STREET LEVEL INTERACTION:

A. Entries

The preferred option is designed with a corner entry with high transparency and weather protection canopy.

B-2. Ground-level Residential:

Two dwelling units are located on ground level on 7th Ave NE. The front setback allows for a buffer between the units and the sidewalk. Several others are located at grade on the East and South facades with adjacent open space. The majority of the residential units are located above grade.

PL-4: ACTIVE TRANSPORTATION:

A. Entry Locations and Relationships

The main entrance to the building will be located off 7th Ave. NE. The entrance will be set back from the property edge for safety and design purposes.

B. Planning Ahead for Bicyclists

Bicycle parking will be provided for the residents. A bicycle room will be located on the south side of the building next to the parking garage. Ramping is provided connecting 7th Ave NE to bicycle room.

DC-1: PROJECT USES AND ACTIVITIES:

A.1 Visibility

The building entrance will be clearly identified and visible to pedestrians. Solid waste/recycle and bicycle storage are facing the sides, with separate access from the sidewalk.

DC-2: ARCHITECTURAL CONCEPT:

A-2. Reducing Perceived Mass:

The building design carries through a similar architectural expression to some of the nearby buildings. To reduce the perceived mass, the preferred building design option uses material composition, window patterns, recessed elements, and highlighted building entries.

B. Architectural and Facade Composition:

The design concept will be consistent on all sides of the building. The blank wall along 7th Ave NE at the solid waste storage will be screened with landscaping.

D-1. Human Scale:

The Main entrance on the west side will emphasize human scale with the set back from the street, landscaping features., and the canopy.

DC-3: OPEN SPACE CONCEPT:

B.4. Multifamily Open Space:

The residential building entry will be slightly recessed to accentuate the entry area. There will be roof garden provided as an additional amenity for the residents. Some ground floor units will have access to side yards.

DC-4: EXTERIOR MATERIALS AND FINISHES:

A. Building Materials:

The project will be constructed with durable and attractive material. Color, texture, and pattern will be consistent with the intended design.

D. Trees, Landscaping and Hardscape Materials:

Landscaping will be responsive to climate, existing context, and intended use. It will be designed to provide texture, protection and privacy.

COMMUNITY OUTREACH COMMENTS

1. PUBLIC COMMUNITY OUTREACH METHODS:

- 1) In-Person Outreach: 1-hour community site walk tour: 06/08/2019, 10:00AM - 11:00 AM
- 2) Digital Outreach: a. Basic Project Web page
b. Email to distribution list that includes neighborhood community organizations
- 3) Printed Outreach: 10 posters (8.5x11 inches) hung in the locations within ½ mile of the project

2. PUBLIC COMMENTS ARE SUMMARIZED THE FOLLOWING

Public comments are summarized the following which were received during the site tour:

- 1) One attendee expressed safety/ security concerns relating to the existing vacant structure, on-going break-in happening around the site and in the neighborhood. The attendee inquired about the demolition and construction schedule.
- 2) One attendee mentioned there are bike thieves in the neighborhood, several bikes and motorcycles were stolen or destroyed. The attendee expressed supports for the project provide enclosed bikes inside the building.
- 3) Two attendees inquired whether any parking spaces would be provided; and one attendee asked if it's feasible to provide some parking on the first level.
- 4) One attendee pointed out the project would be the first 7-stories in the block.
- 5) One attendee pointed out the project site within walking distance to several public transportation services, grocery stores, and close to Burke-Gilman trail; and expressed supports to the project provide enough bike spaces for the tenants.
- 6) One attendee mentioned the current neighborhood parking situation, most people parking

along the streets which are restricted during weekdays, or some parking spaces are restricted next to construction site, and there is a paid-parking lot at the corner of 45th st and 7th Ave, which is around \$300 per month.

7) One attendee lived in the next-door building, and mentioned their apartment (4 stories) has roof deck space, and the SW corner has good open view. The attendee mentioned that the proposed project is 7 stories, the SE corner might provide view to Mount Rainier, and the SW corner might provide view to the city.

8) One attendee lives in an apartment two blocks away from the proposed site, and expressed the concerns to the noise coming from I-5, and suggested the proposed project should mitigate the noise impact.

9) One attendee asked whether there will be manager office in the building, and inquired about whether the project will provide package room or package lockers.

10) One attendee asked if there will be additional curb cut for the garbage recycle room for wheeling out the dumpster.

11) One attendee inquired about the project unit types.

No comments were received via the project email.
(Please note: Any comments or questions received after this report will be summarized into ADR Package.)



DEVELOPMENT OBJECTIVES



- THE PROPOSED DEVELOPMENT WILL CREATE A **SENSE OF PLACE** AND ENGAGE TO PROVIDE AN ENHANCED **PEDESTRIAN REALM**.
- FOCUS ON A DESIGN THAT **UNIFIES THE EXISTING CHARACTER** OF THE NEIGHBORHOOD.
- THE MASSING EMPHASIS THE CONCEPT **“BASE-TOP”**, ESTABLISH A HORIZONTAL DATUM TO RESPOND TO THE EXISTING STRUCTURE HEIGHT.
- CREATE RELIEF AND GREAT SETBACK ALONG THE STREET FRONT.
- UTILIZE BUILDING ORIENTATION, SETBACK, OPEN COURTYARD TO PROVIDE **DAYLIGHT AND VENTILATION** TO ALL RESIDENTIAL UNITS.
- PROVIDE MARKET RATE STUDENT HOUSING.

University of Washington

DESIGN OPTION SUMMARY



Option - 01 (Code Compliant)

Total Floor Area	19,846 SF
Total Residential Area	12,626 SF
Units Count	46
FAR	3.45

Pros

- 1) The massing is broke down by the individual bay window, which provide a transition to the neighborhood smaller scale residential buildings.
- 2) The bay provides vertical expression and visual interest along the street.

Cons

- 1) Circulation core is located along the street facade creates a potential black facade.
- 2) Location of lobby less activate the street.
- 3) On the street level, less residential units are located along the street facade, which less activate the street.

Departures

None



Option - 02 (Code Compliant)

Total Floor Area	19,623 SF
Total Residential Area	12,530 SF
Units Count	46
FAR	3.40

Pros

- 1) Circulation core located on the north facade minimize the black facade along the street.
- 2) Compared to Option 1, it simplified massing relationship.

Cons

- 1) Location of entrance less activate the street.

Departures

None



Option - 03 (Preferred)

Total Floor Area	19,711 SF
Total Residential Area	12,391 SF
Units Count	46
FAR	3.43

Pros

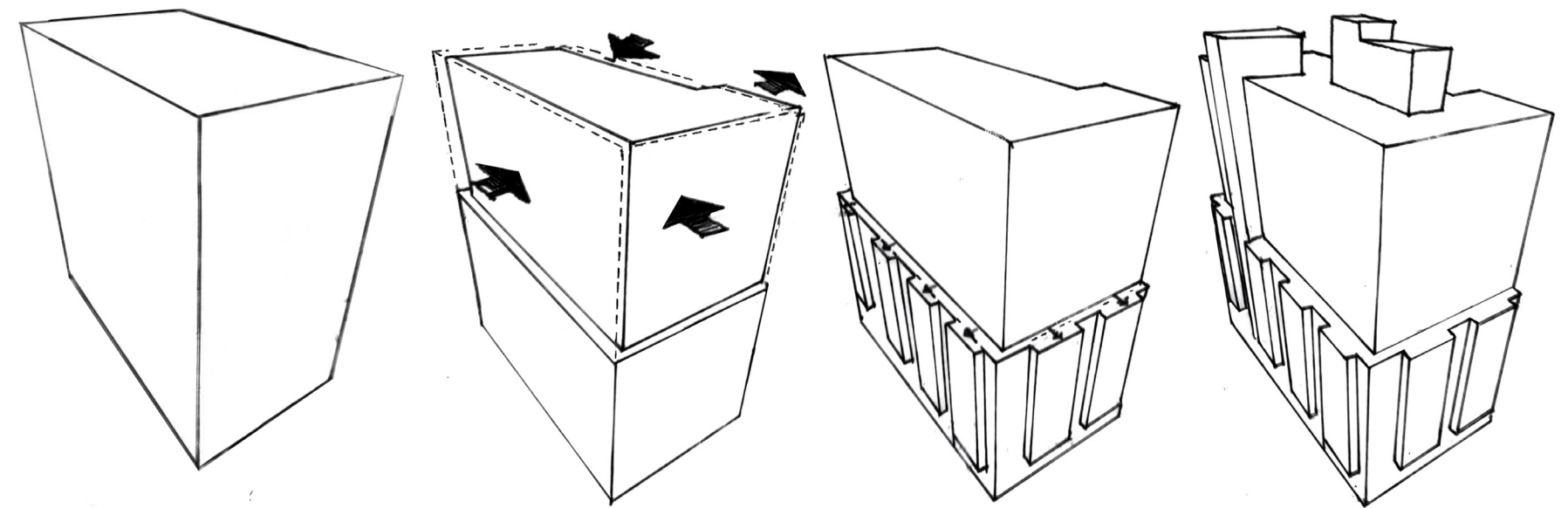
- 1)Horizontal datum line response surrounding context and wrapping around the corners
- 2) Secondary elements (balconies) enrich the building's facades and enforce the vertical expression.
- 3) Main entrance on the corner encourage human interaction and create a welcoming experience for visitora and users.
- 4) High transparency glazing will be provided for the lobby, provides eyes to the street, promoting safety environment to the neighborhood.
- 5) Greater setback along Norht facade from the ground level to Level 4, provides light and air to the Norh exisiting 4-storiy apartment.

Cons

Departures

Side Setback





Option - 01 (Code Compliant)

Total Floor Area	19,846 SF
Total Residential Area	12,626 SF
Units Count	46
FAR	3.45

Pros

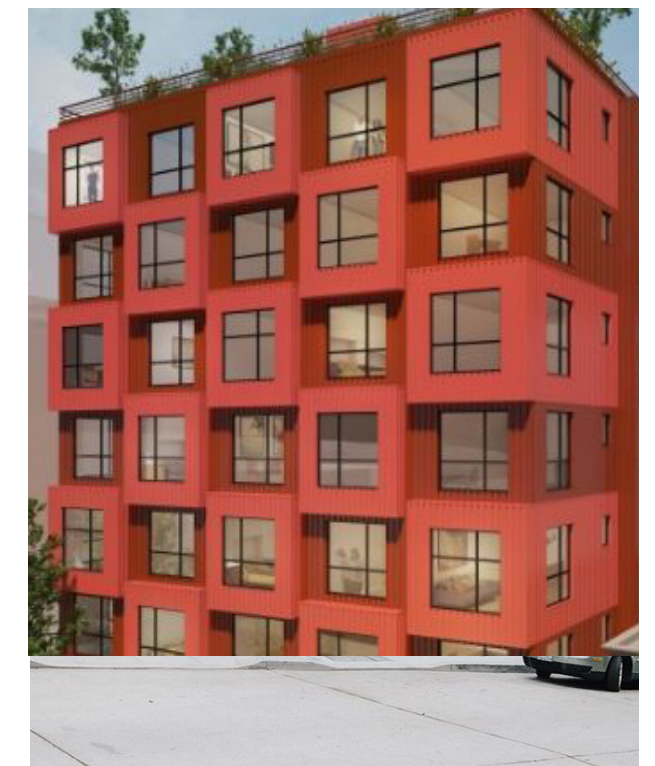
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- 2) The bay provides vertical expression and visual interest along the street.

Cons

- 1) Circulation core is located along the street fascade creates a potential black fascade.
- 2) Location of lobby less activate the street.
- 3) On the street level, less residential units are located along the street fascade, which less activate the street.

Departures

None



OPTION 01



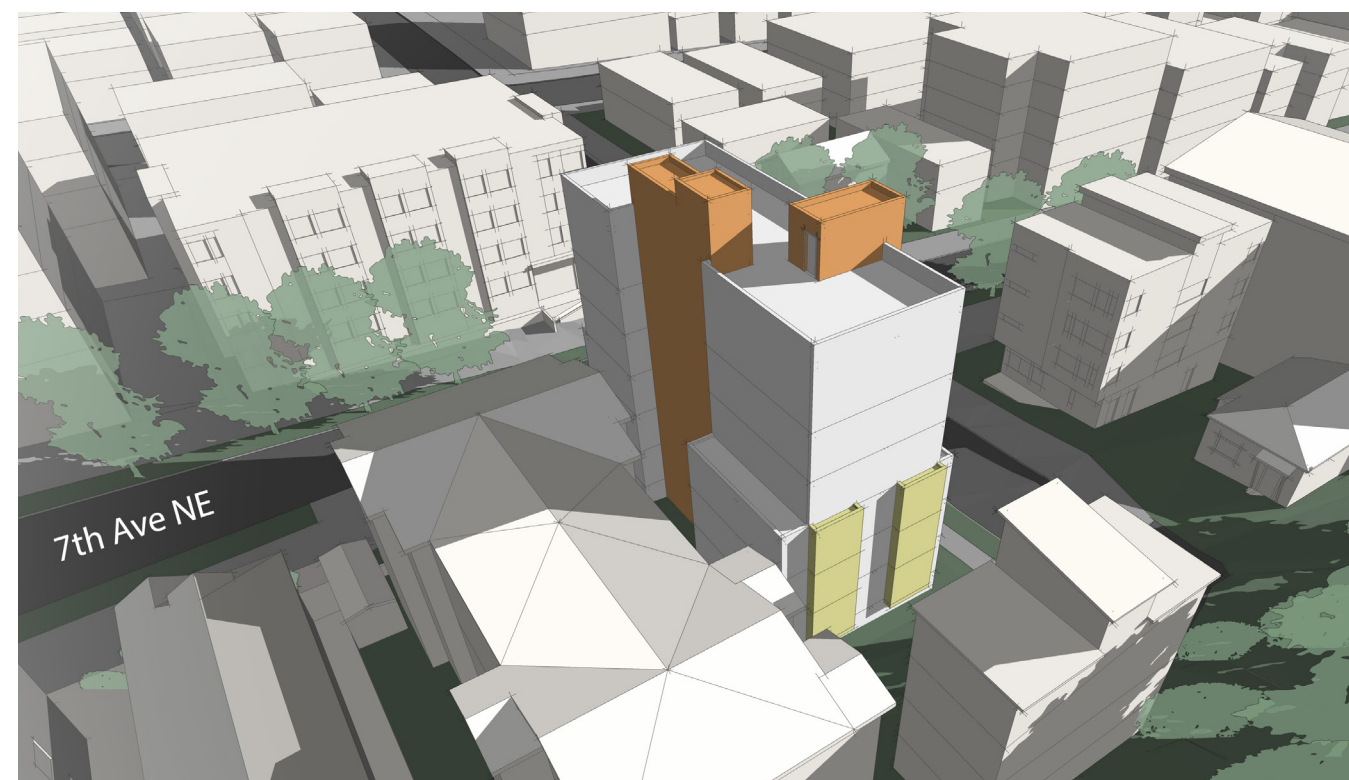
STREET VIEW A



STREET VIEW B

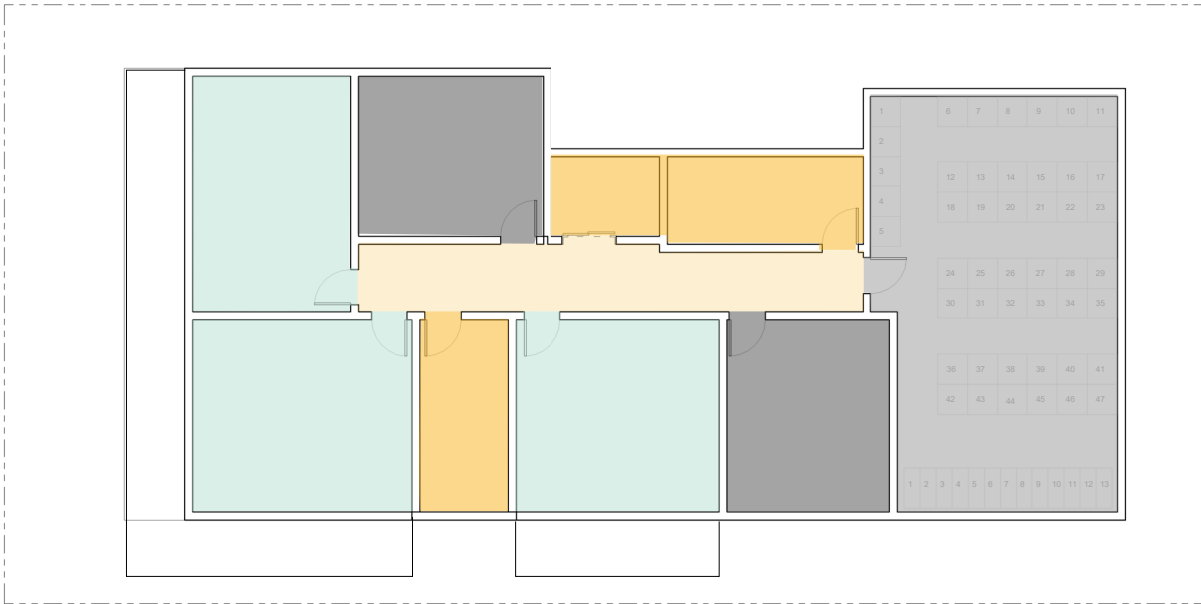


STREET VIEW C

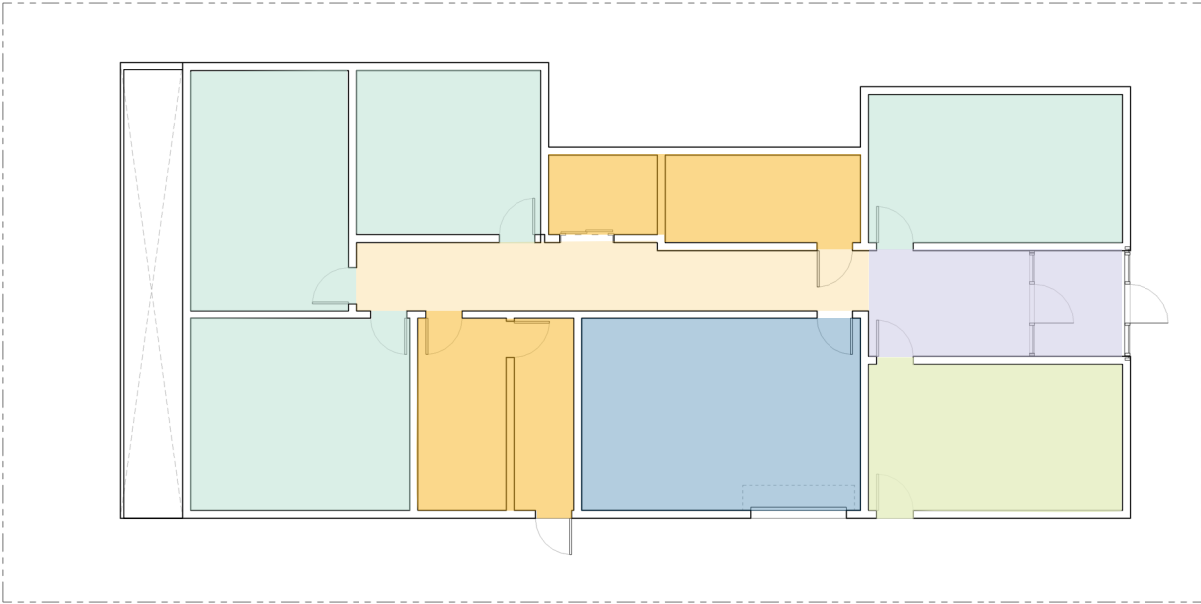


OPTION 01

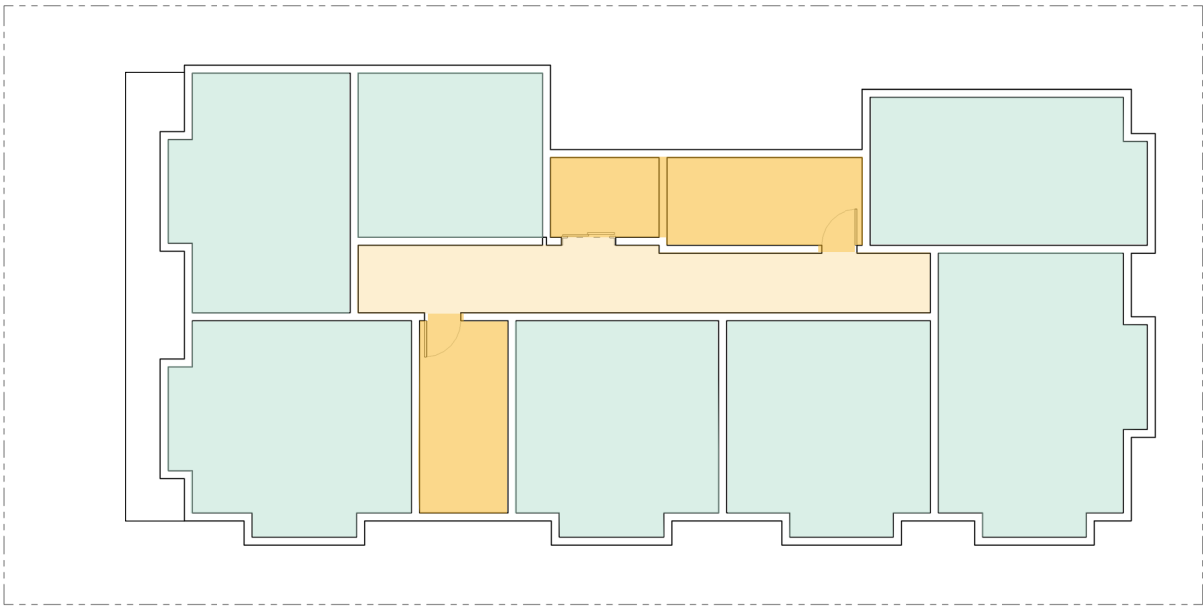
- Bicycle
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Storage



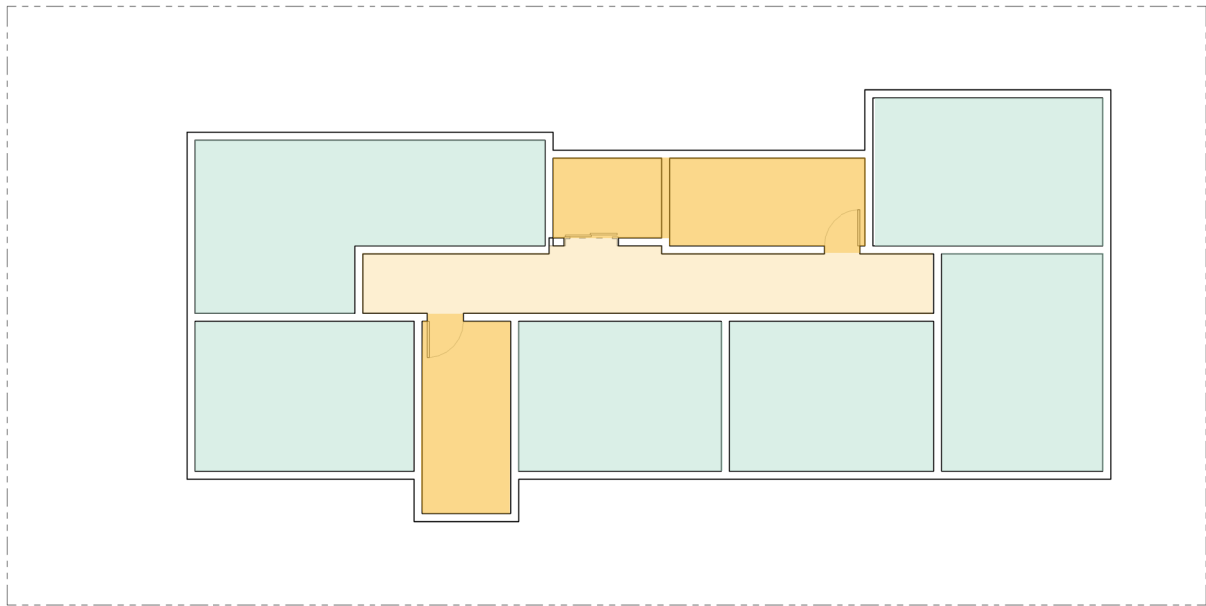
LEVEL -1 - FLOOR PLAN



LEVEL 1 - FLOOR PLAN



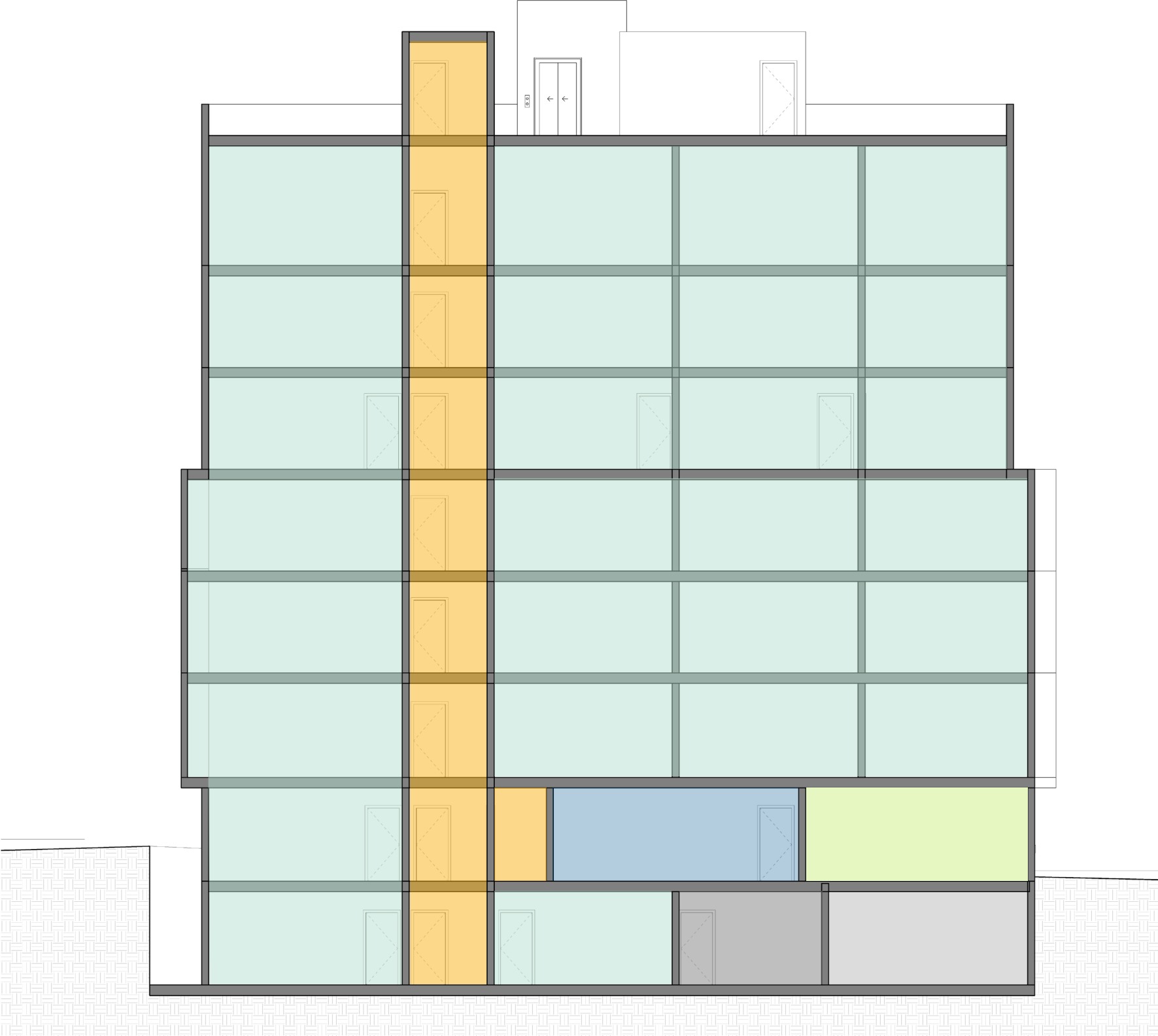
LEVEL 2-4 - FLOOR PLAN



LEVEL 5-7 - FLOOR PLAN



OPTION 01



- Bicycle
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Storage

OPTION 02



Option - 02 (Code Compliant)

Total Floor Area	19,623 SF
Total Residential Area	12,530 SF
Units Count	46
FAR	3.40

Pros

- 1) Circulation core located on the north facade minimize the black facade along the street.
- 2) Compared to Option 1, it simplified massing relationship.

Cons

- 1) Location of entrance less activate the street.

Departures

None





STREET VIEW A



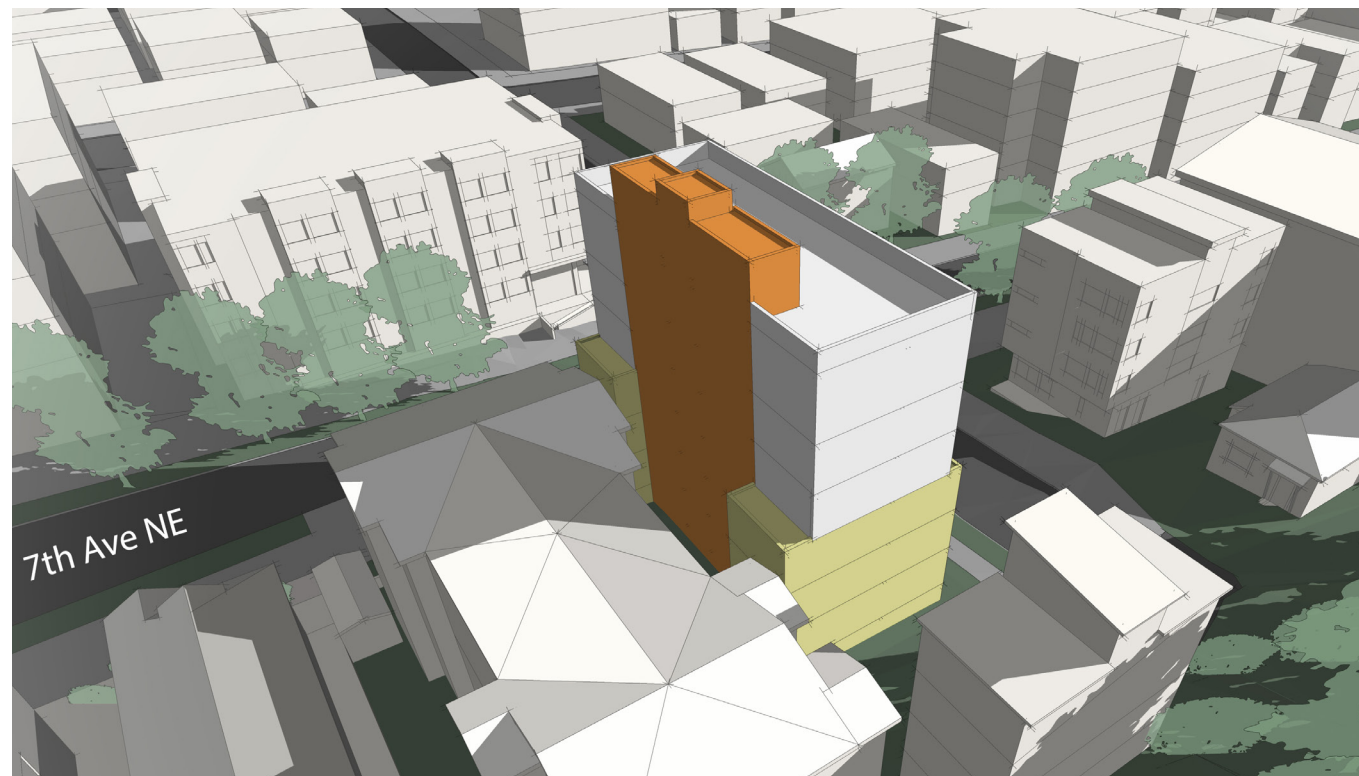
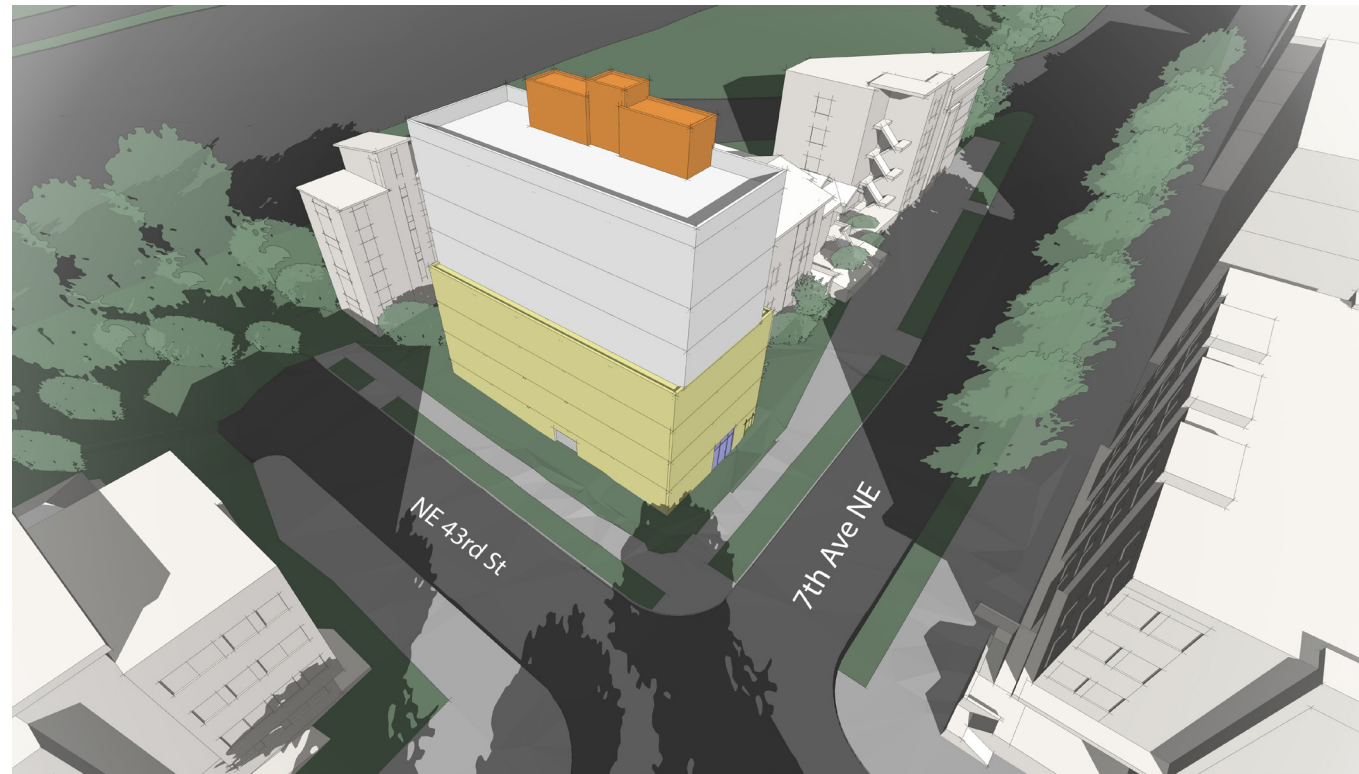
STREET VIEW B



STREET VIEW C

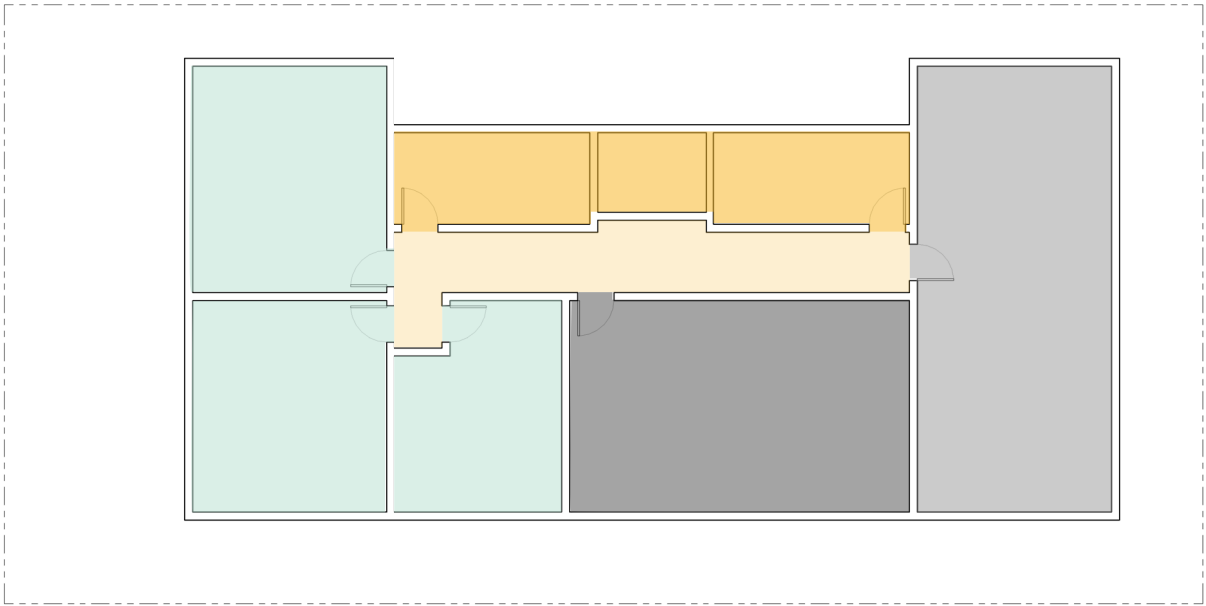


OPTION 02

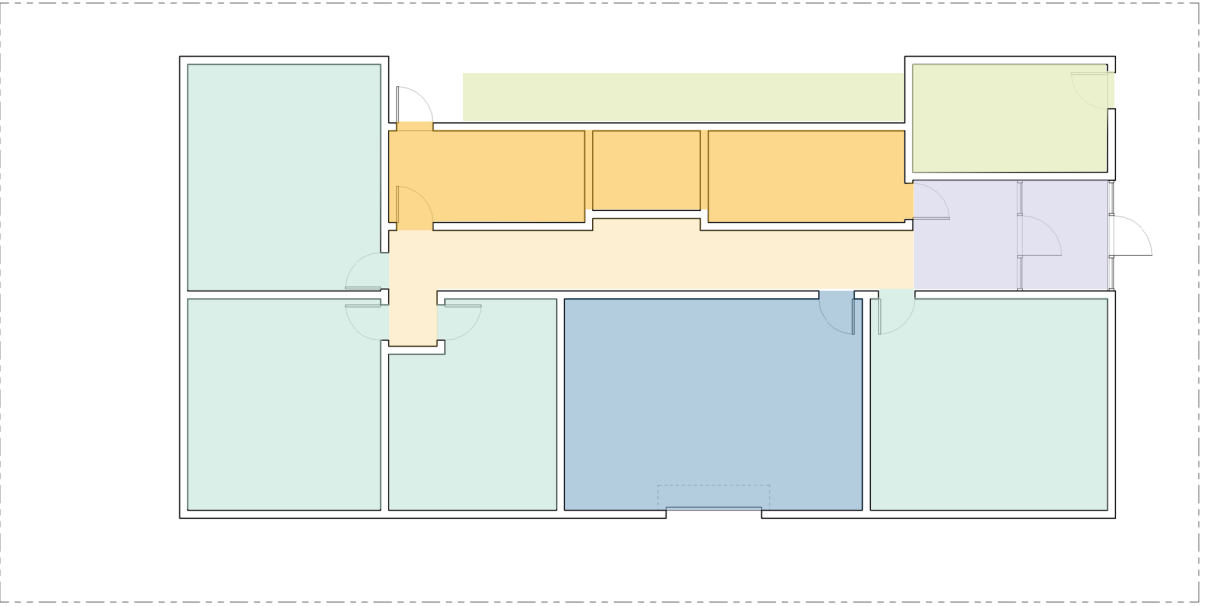


OPTION 02

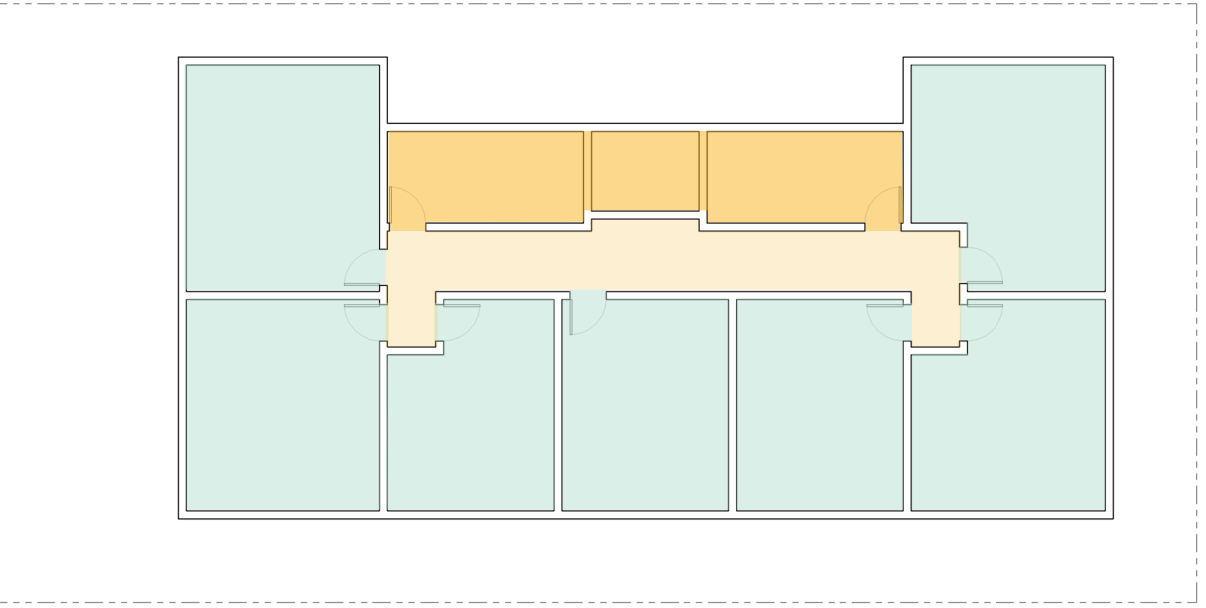
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- M/E
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- Stairs/Elevator
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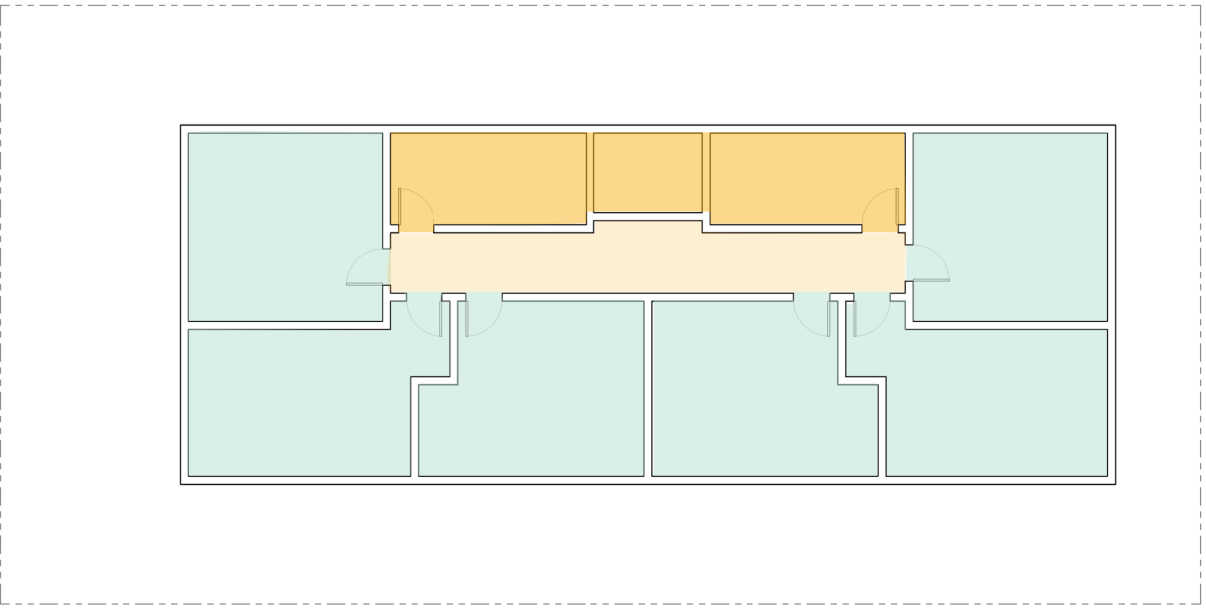
LEVEL -1- FLOOR PLAN



LEVEL 1- FLOOR PLAN



LEVEL 2-4 - FLOOR PLAN

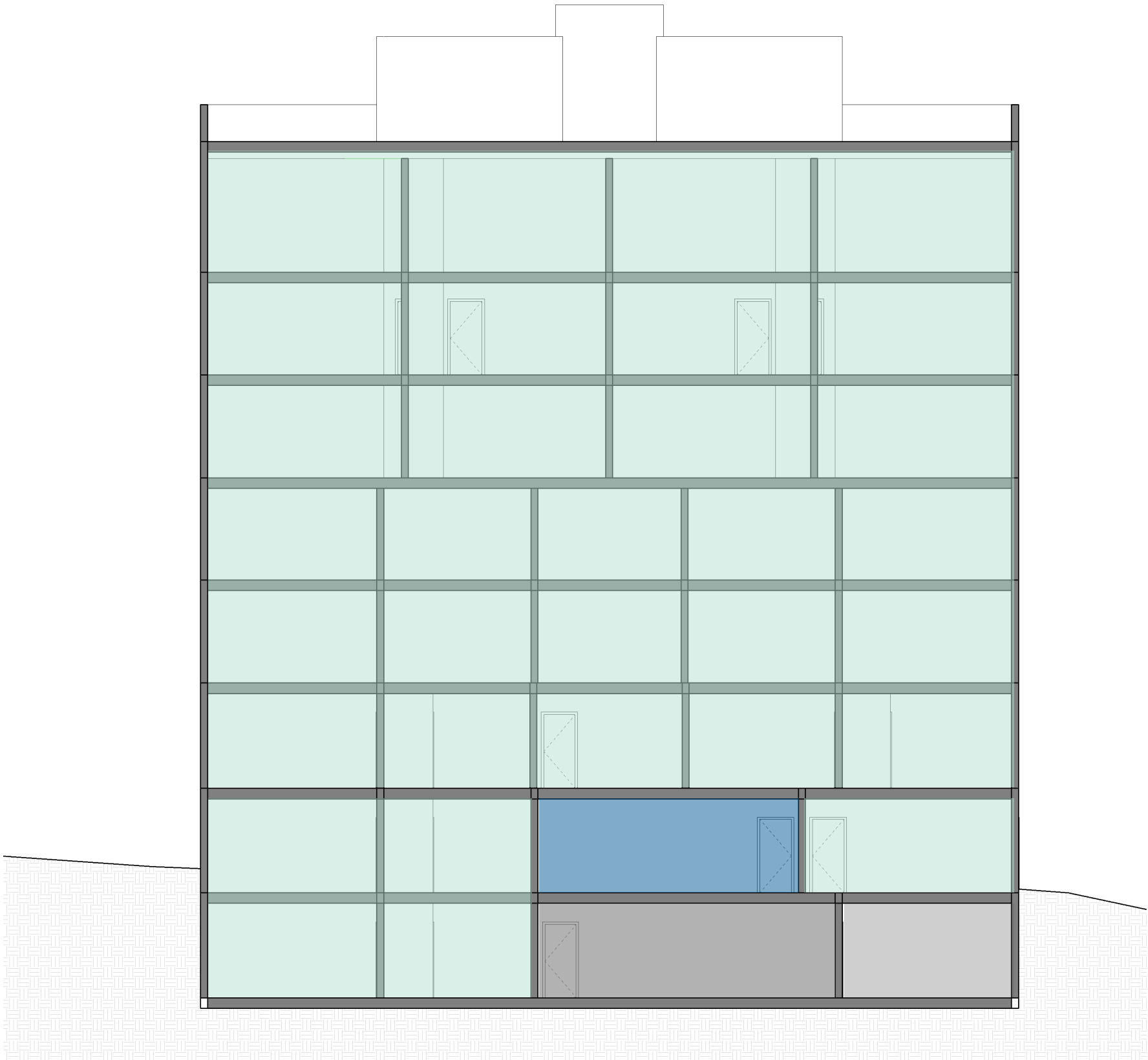


LEVEL 5-7 - FLOOR PLAN



OPTION 02

- Bicycle
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Storage



OPTION 03 - Preferred



Option - 03 (Preferred)

Total Floor Area	19,711 SF
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Units Count	46
FAR	3.43

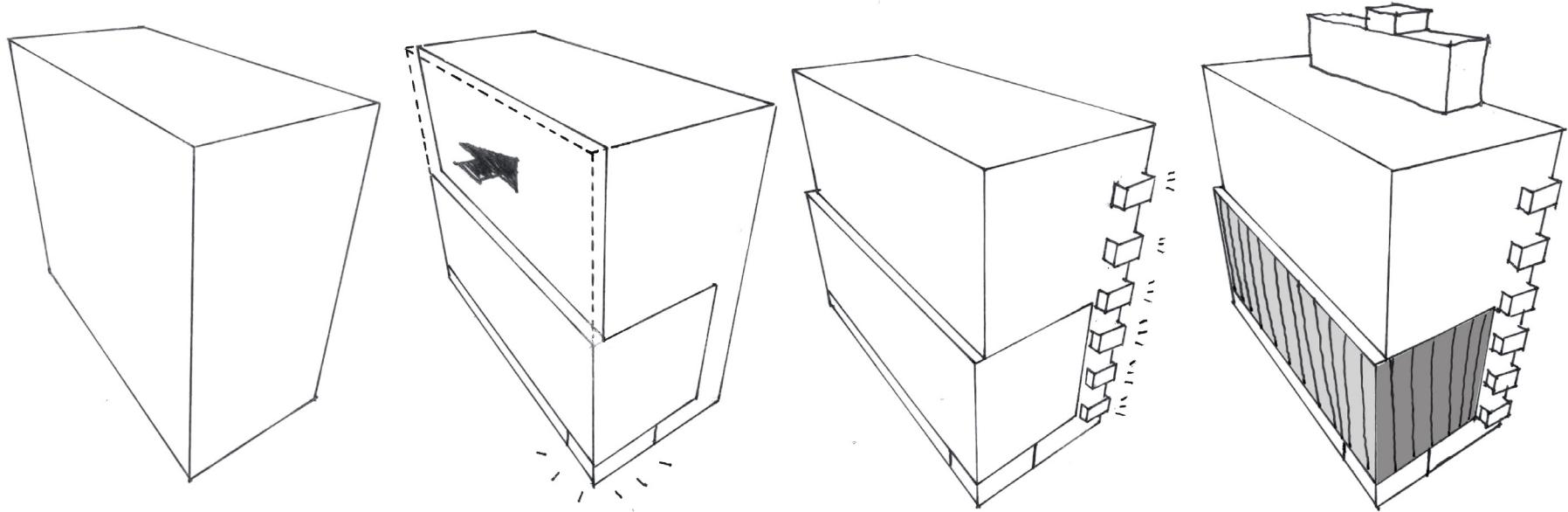
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- 1)Horizontal datum line response surrounding context and wrapping around the corners
- 2) Secondary elements (balconies) enrich the building’s facades and enforce the vertical expression.
- 3) Main entrance on the corner encourage human interaction and create a welcoming experience for visitora and users.
- 4) High transparency glazing will be provided for the lobby, provides eyes to the street, promoting safety environment to the neighborhood.
- 5) Greater setback along Norht facade from the ground level to Level 4, provides light and air to the Norh exisiting 4-storiy apartment.

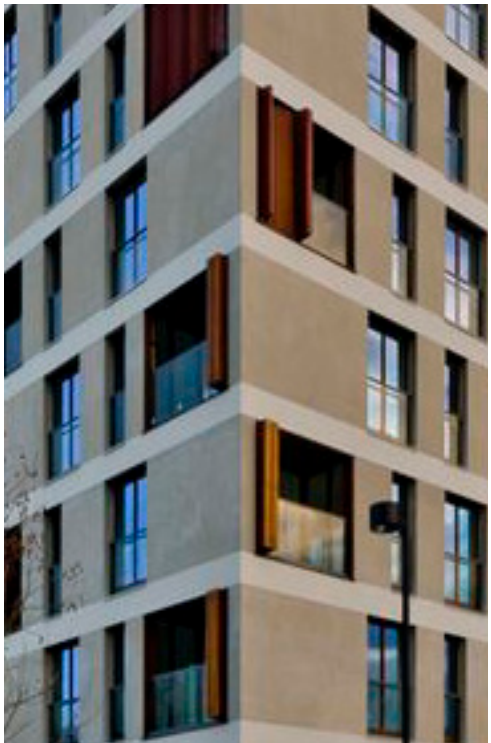
Cons

Departures

Side Setback



Balconies



Window Fenestration



Texture

OPTION 03 - Preferred



STREET VIEW A

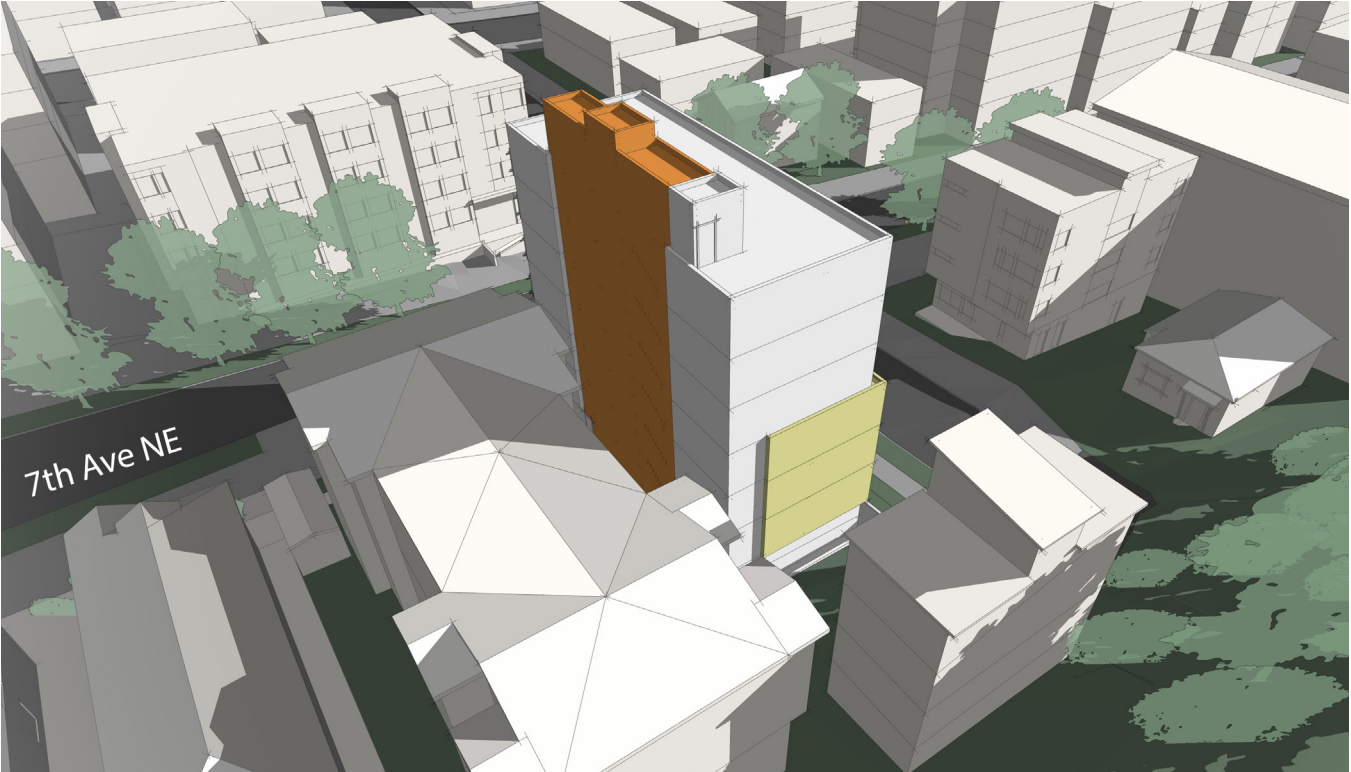


STREET VIEW B



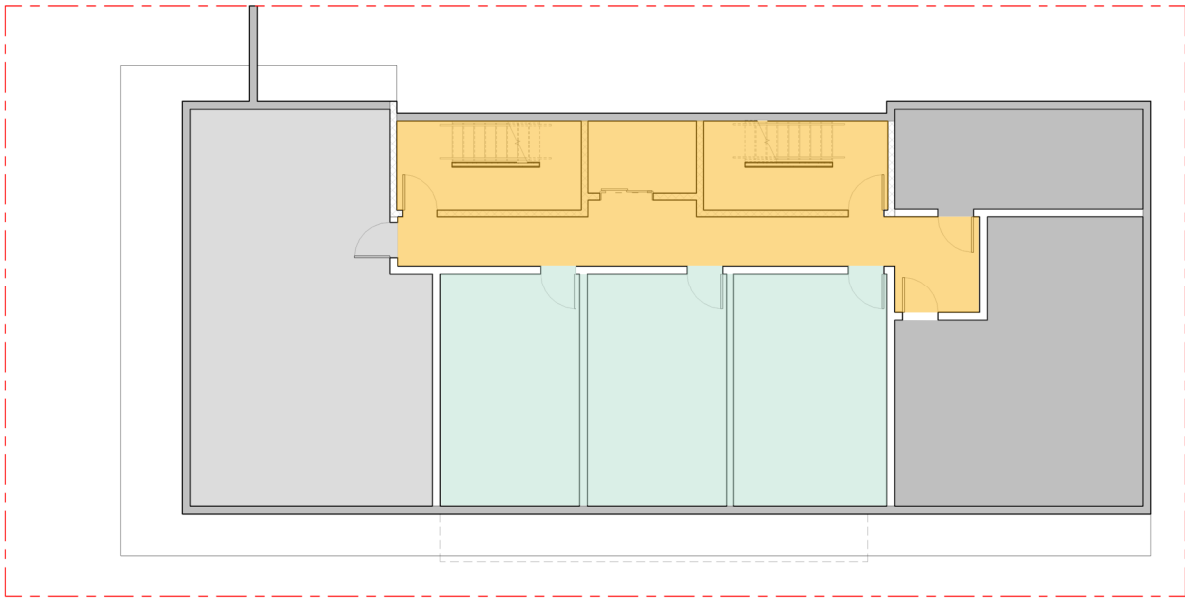
STREET VIEW C

OPTION 03 - Preferred

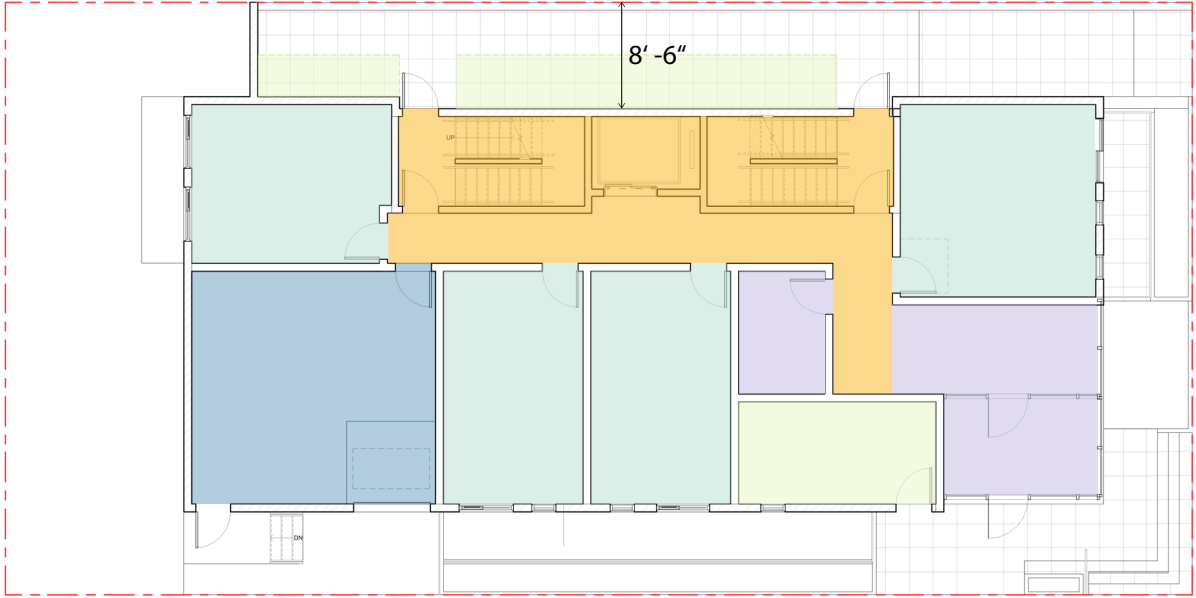


OPTION 03 - Preferred

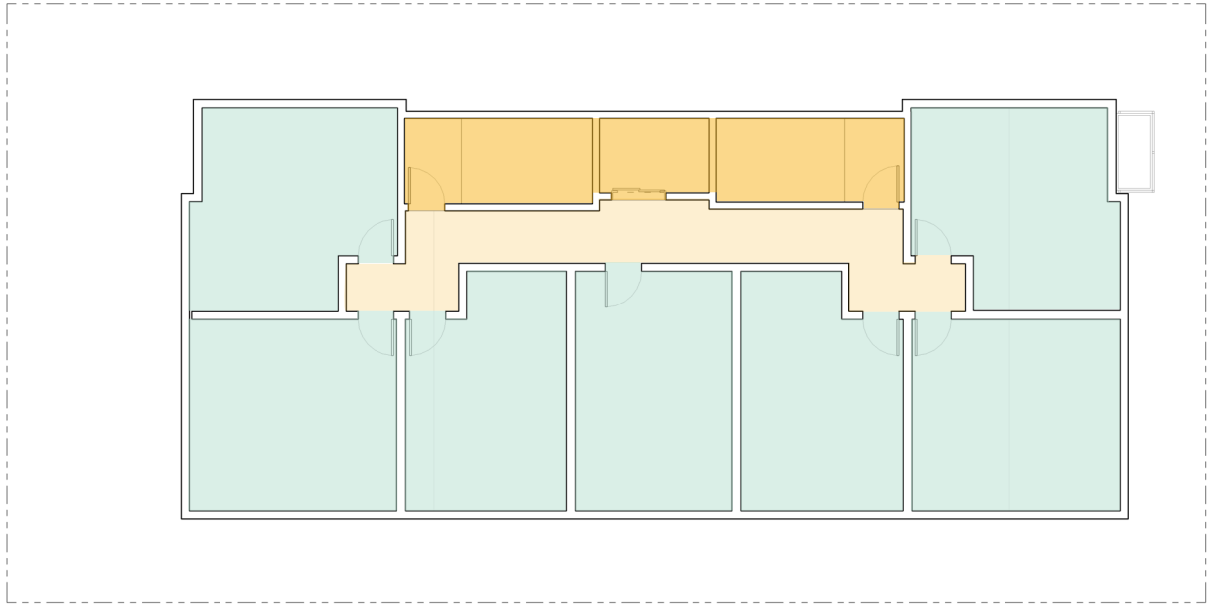
- Bicycle
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Storage



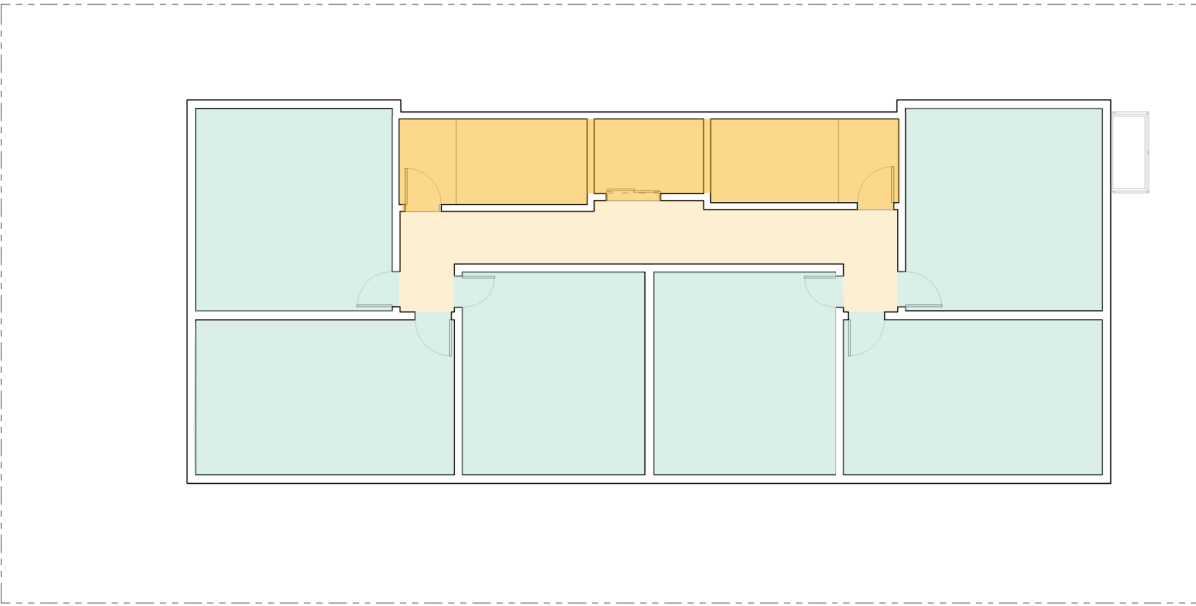
LEVEL -1 - FLOOR PLAN



LEVEL 1 - FLOOR PLAN



LEVEL 2-4 - FLOOR PLAN



LEVEL 5-7 - FLOOR PLAN



DEPARTURE: SIDE SETBACK

REQUIREMENTS:

SMC 23.45.518 SETBACKS AND SEPARATIONS

- Per Table A 23.45.518 Setbacks for Apartments in MR Zones are required to have the following set-backs:
 - Side - 42 feet or less in height: 7 foot average setback; 5 foot minimum setback.
 - Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.

REQUEST:

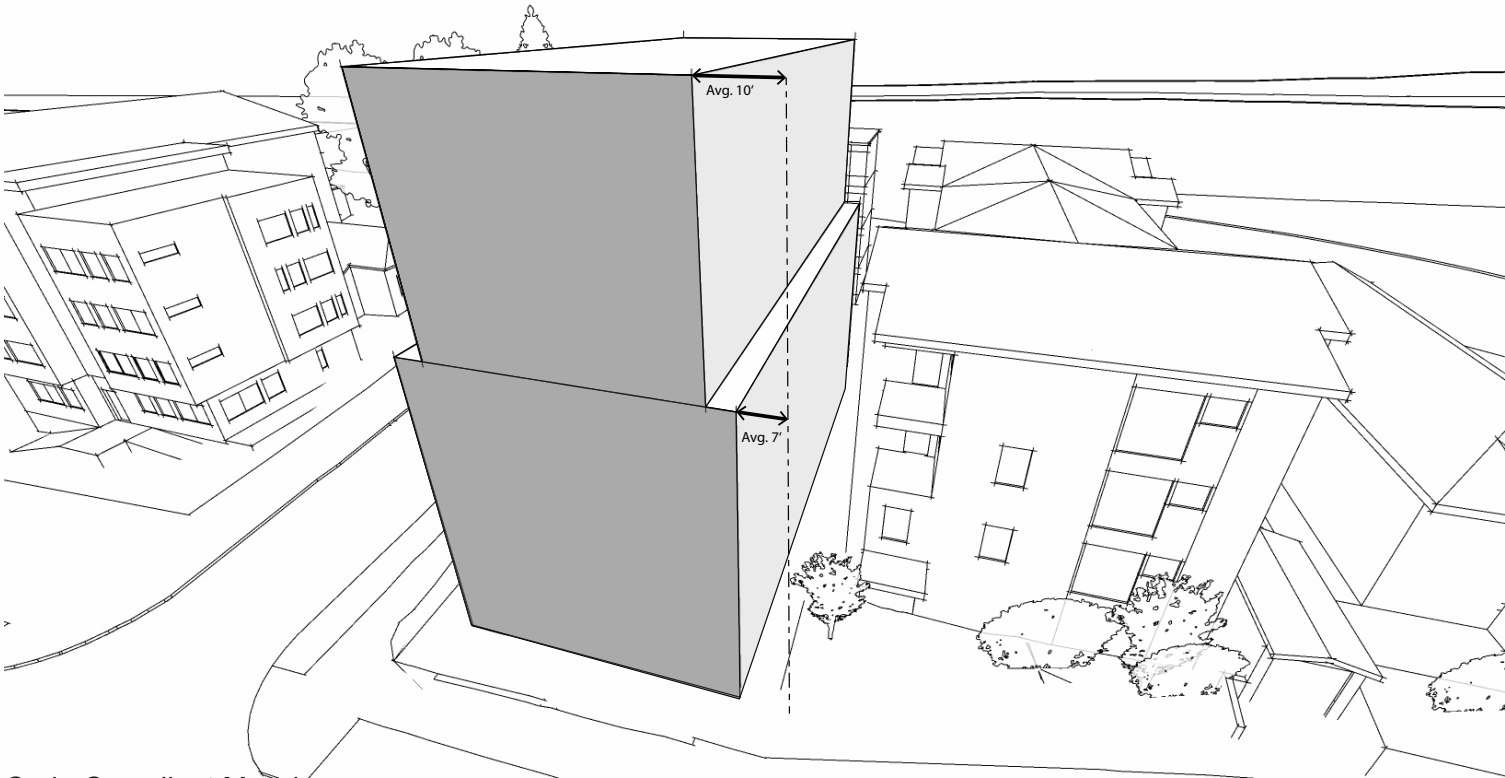
- Avg. 8' -6" setback from ground to 42'.
- Avg. 8' -6" setback above 42'.

RATIONALE:

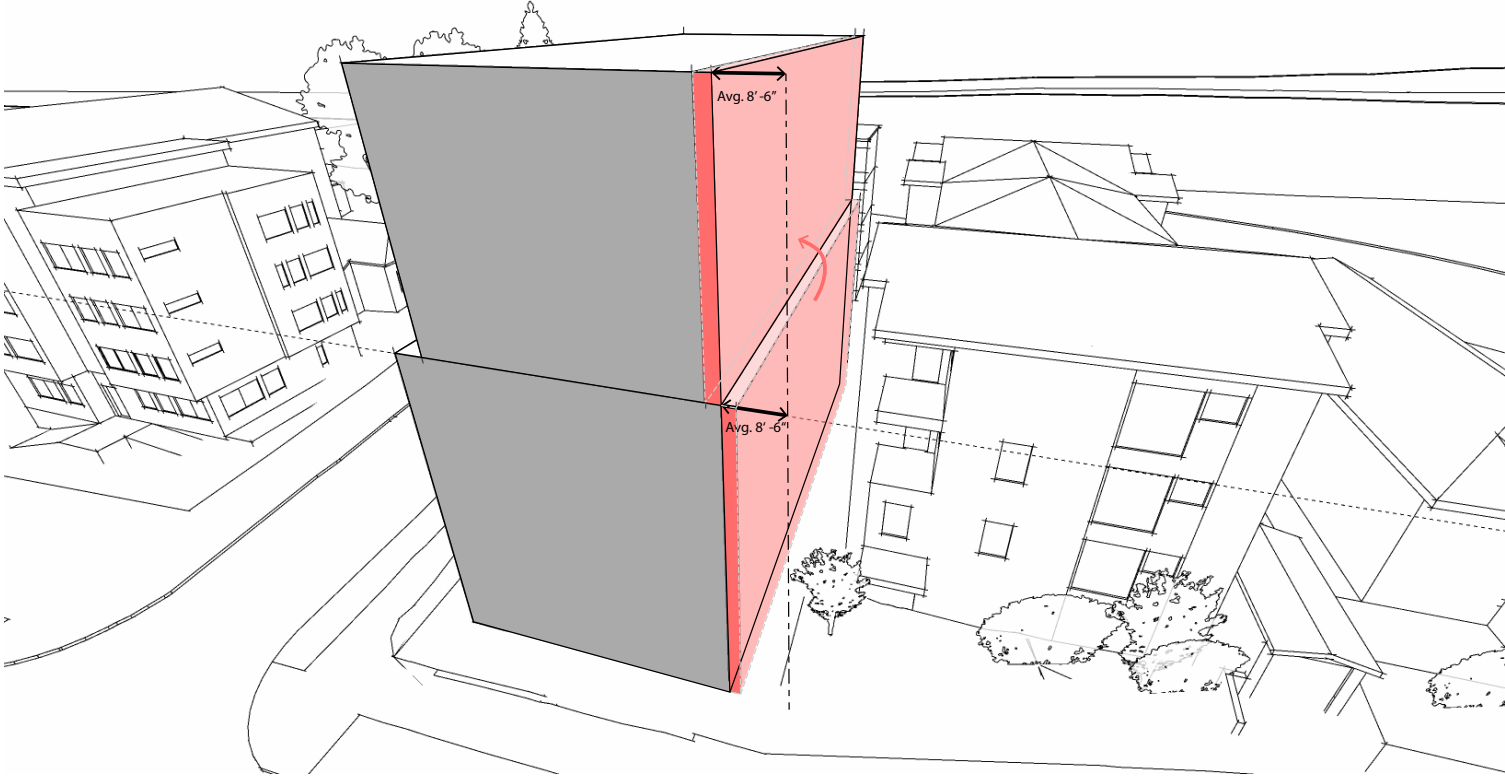
Maintain wider distance from L1 to L4, 8' -6" instead of 7' -0" towards north property line. Wider setback from L1 to L4 exchange less setback from L5 to L7. This requested departure increase distance between proposed site with adjacent 4-story existing building on the north. It allows more sunlight and air.

Guideline:

Existing development and zoning; Respect fir adjucent site.



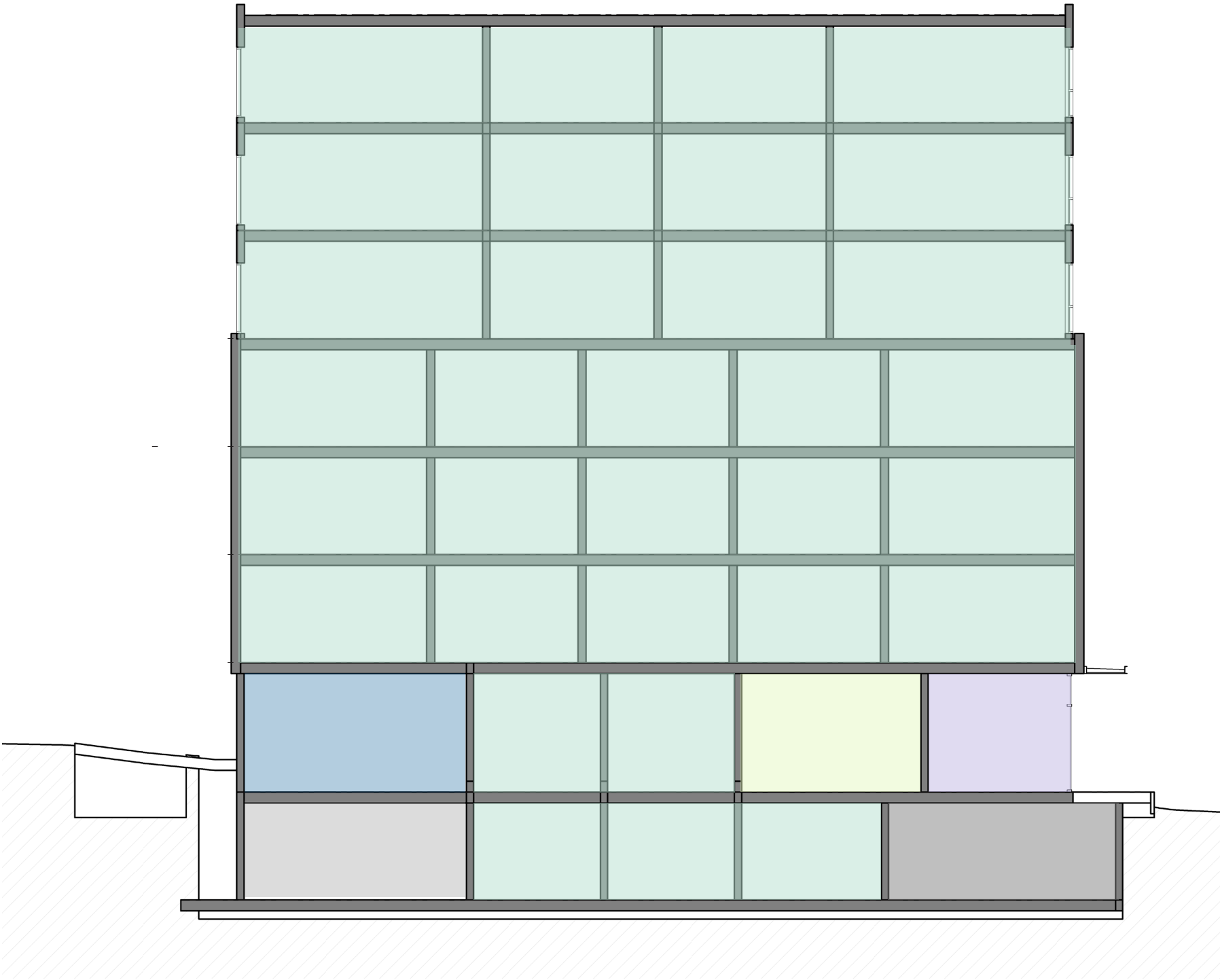
Code Compliant Massing



Massing with Departure

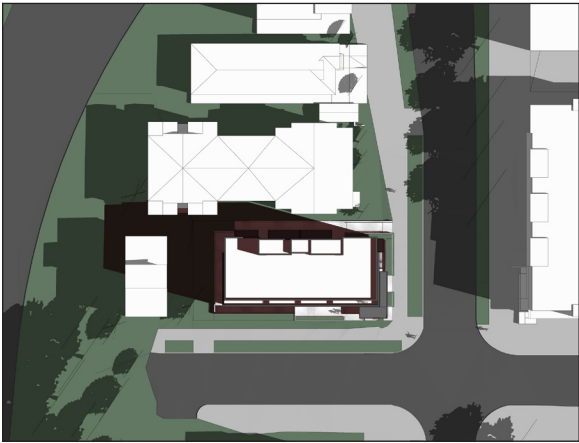
OPTION 03 - Preferred

- Bicycle
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs/Elevator
- Storage

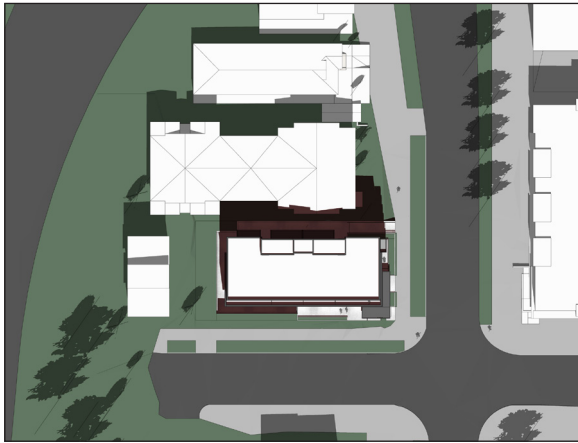


SHADOW STUDY- OPTION 03 - Preferred

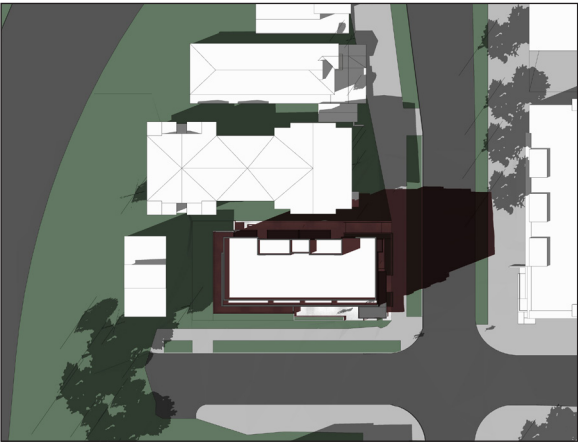
Summer Solstice - June 21 at 9am



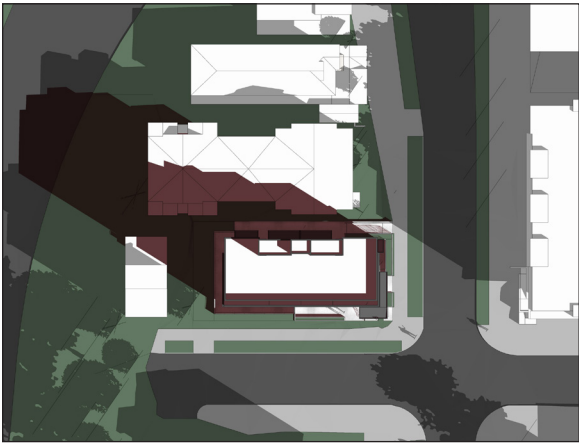
Summer Solstice - June 21 at 12pm



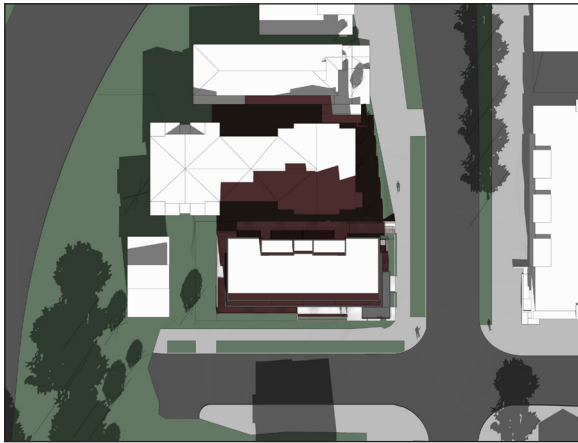
Summer Solstice - June 21 at 3pm



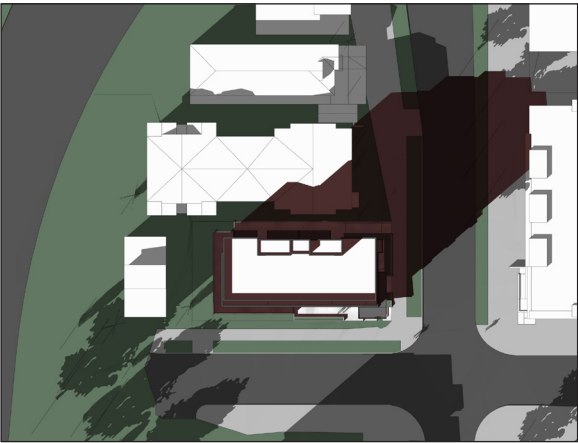
Equinox - March/September 21 at 9am



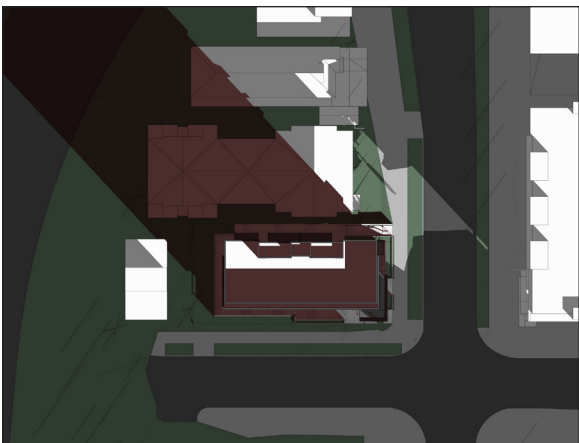
Equinox - March/September 21 at 12pm



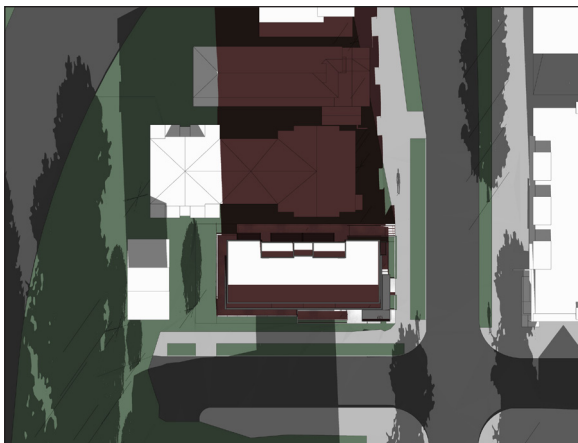
Equinox - March/September 21 at 3pm



Winter Solstice - December 21 at 9am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 3pm





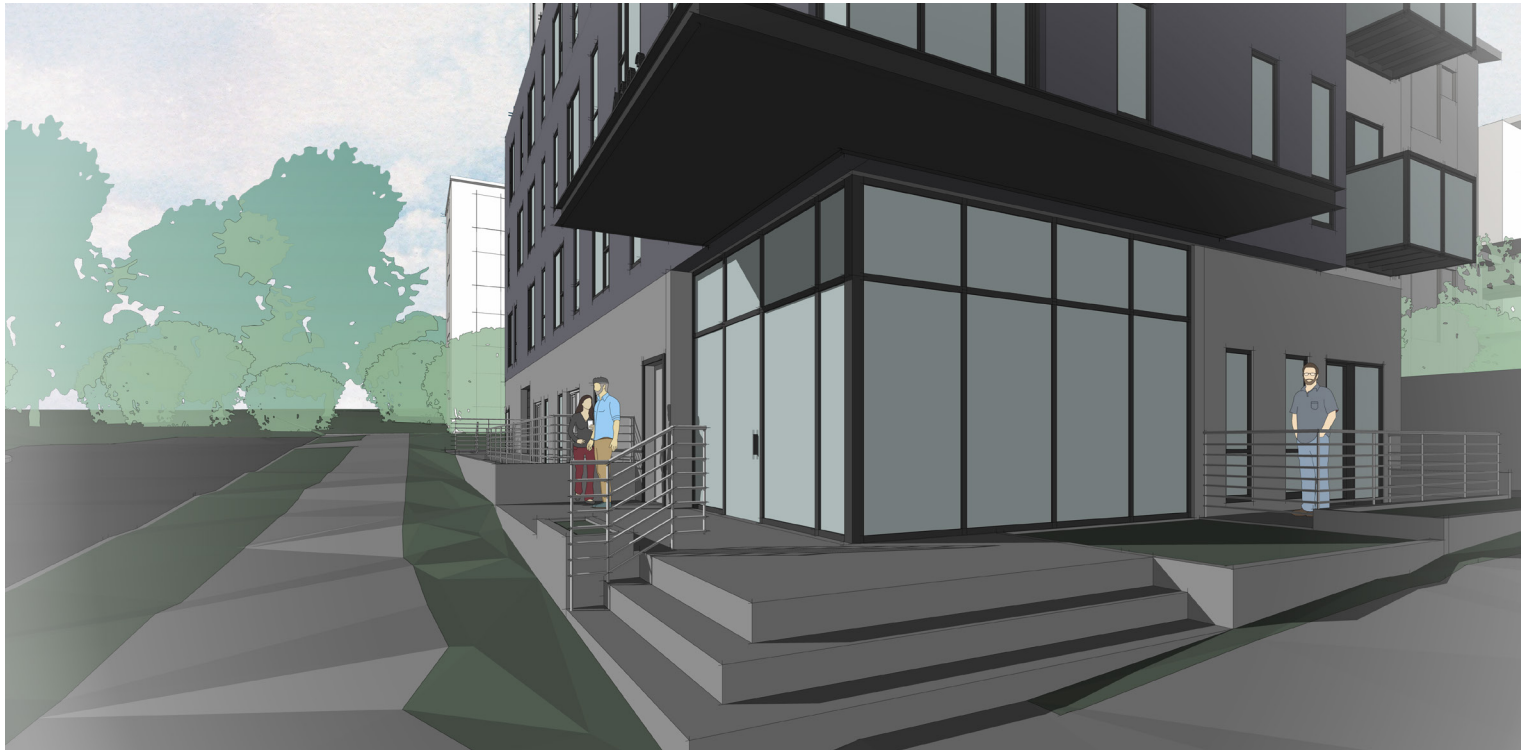
DESIGN DEVELOPMENT



OPTION 03 - Preferred



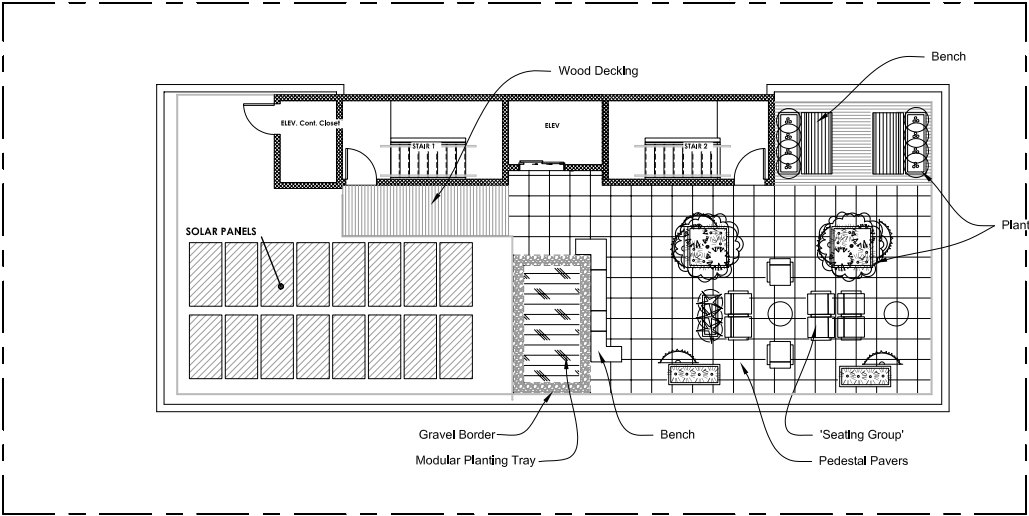




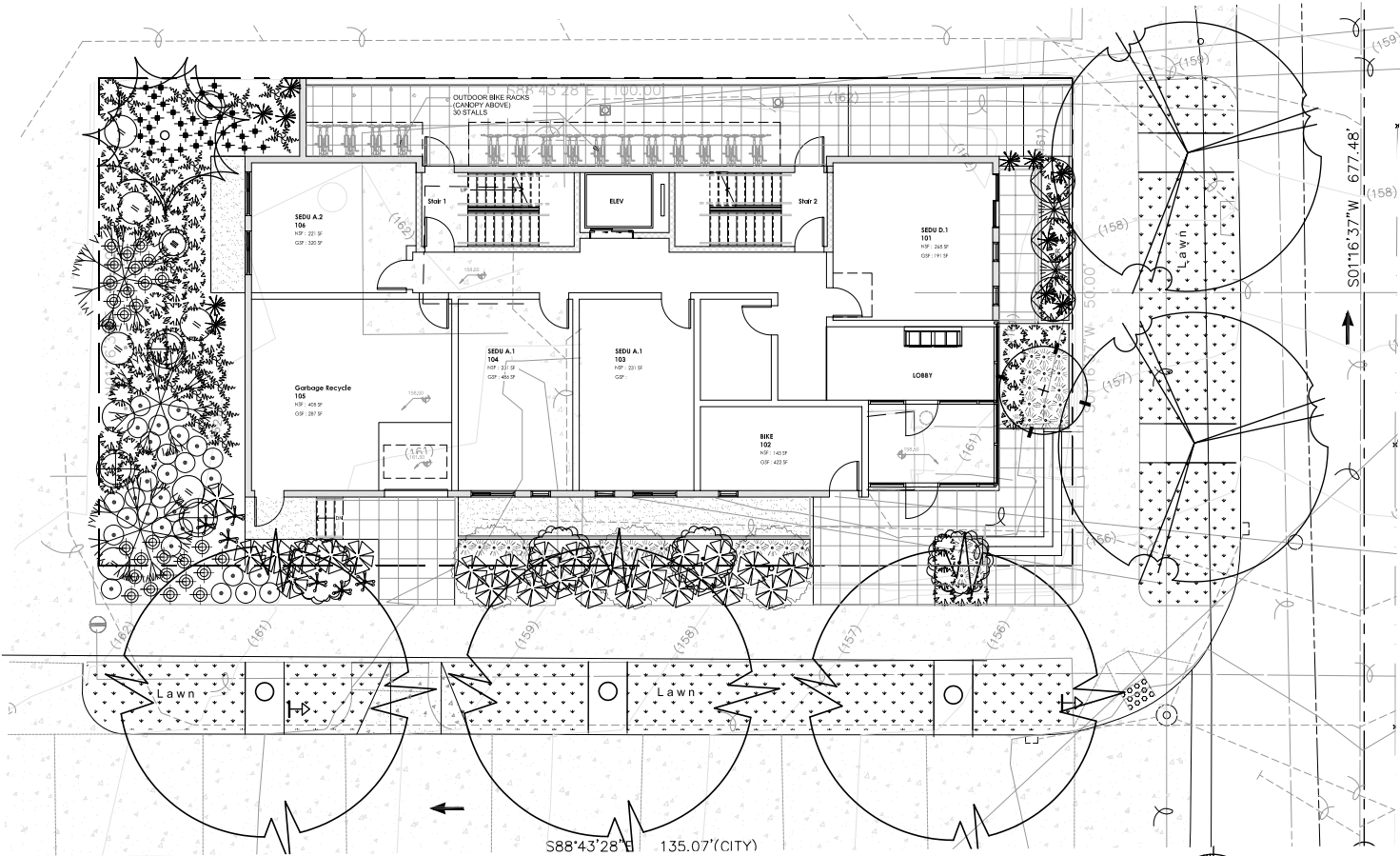
LANDSCAPE PLAN

PLANT SCHEDULE			
Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
		<i>Nothofagus antarctica</i> / ANTARCTIC BEECH ('LARGE' TREE)	min. 2" cal., street tree form
		<i>Pinus d. 'Umbraculifera'</i> / TANYOSHO PINE ('MEDIUM SMALL' TREE)	min. 4' hgt. & spr.
		<i>Fagus s. 'Rohanii'</i> / PURPLE OAK LEAF BEECH ('MEDIUM LARGE' TREE)	min. 2" cal., street tree form
		<i>Ginkgo b. 'Sky Tower'</i> / DWARF GINKGO ('SMALL' TREE)	min. 8'-0" hgt.
		<i>Populus t. 'Erecta'</i> / SWEEDISH COLUMNAR ASPEN ('MEDIUM SMALL' TREE)	min. 2" cal.
		<i>Lagerstroemia x 'Zuni'</i> / CRAPE MYRTLE ('MEDIUM LARGE' TREE)	min. 8'-0" hgt.
SHRUBS / PERENNIALS:			
		<i>Epimedium x versicolor</i> 'Sulphureum' / NCN	1 gal.
		<i>Hakonechloa m. 'Aureola'</i> / JAPAN. FOREST GRASS	1 gal.
		<i>Helianthemum n. 'Wisley Pink'</i> / SUN ROSE	1 gal.
		<i>Ilex c. 'Convexa'</i> / JAPAN. BOXLEAF HOLLY	min. 18" hgt., spr.
		<i>Kalmia l. 'Little Linda'</i> / MTN. LAUREL	min. 21" spr.
		<i>Lonicera p. 'Moss Green'</i> / BOXLEAF HONEYSUCKLE	min. 24" spr.
		<i>Liriope spicata</i> / LILYTURF	4" pots
		<i>Mahonia repens</i> / CREEPING MAHONIA	1 gal.
		<i>Miscanthus s. 'Morning Light'</i> / MAIDENGRASS	5 gal. cans
		<i>Myrica californica</i> / PACIFIC WAX MYRTLE	min. 42" hgt., tree form
		<i>Pennisetum a. 'Hamelyn'</i> / DWARF FOUNTAIN GRASS	1 gal.
		<i>Polystichum munitum</i> / SWORD FERN	min. 5 fronds @ 12" o.c.
		<i>Prunus l. 'Mt. Vernon'</i> / DWARF LAUREL	2 gal. can
		<i>Ribes s. 'King Ed. VII'</i> / FLWG. CURRANT	min. 30" hgt.
		<i>Sarcococca humilis</i> / FRAGRANT SARCOCOCCA	min. 12" spr.
GROUNDCOVERS:			
		Lawn (non-net sod)	No. 1 Sod, pre-punched and non-netted.
		LIVE ROOF® Standard Modular Tray System (4-1/4" Soil Depth)	Pre-planted w/ GreenFeathers® Skyline® Sedum Mix at 95% Module coverage.

- * PLANT SIZES ARE SPECIFIED PER THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLICATION- MAY 2, 1986 SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- * IF PLANT QUANTITY SHOWN ON SCHEDULE CONFLICTS WITH WHAT IS REPRESENTED BY SYMBOL ON PLAN, THE QUANTITY REPRESENTED BY SYMBOL SHALL BE USED.
- * PLANT NAMES SHOWN IN 'BOLD' ARE CONSIDERED NATIVE/ DROUGHT TOLERANT- PACIFIC NORTHWEST ADAPTIVE.
- * PLANTS SHOWN IN *ITALICS* GROW TO LESS THAN 2'-0" TALL.



PLAN- ROOF GARDEN



PLAN- GRADE LEVEL

7TH APARTMENTS
4303 7th Ave NE
Seattle, WA



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Suite #102
Shoreline, WA 98133
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Planting Plan

Project No.:
Drawn: GT
Checked: GT

Drawing Issue:
9.9.19_SDR

Revisions:

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of 3

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PURPLE OAK LEAF BEECH



CRAPE MYRTLE



GINKGO IVORY TOWER



ANTARCTIC BEECH



TANYOSHO PINE



WESTERN SWORDFERN



MAIDENGRASS



JAPANESE BOXLEAF HOLLY



PACIFIC WAX LEAF MYRTLE



FLOWERING CURRANT



BOXLEAF HONEYSUCKLE



MTN. LAUREL



DWARF FOUNTAIN GRASS



SUNROSE



CREEPING MAHONIA



LILY TURF



MT. VERNON LAUREL



BISHOPS CAP



SARCOACCA



JAPANESE FOREST GRASS



ROOF GARDEN SEDUMS

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Plant Portraits

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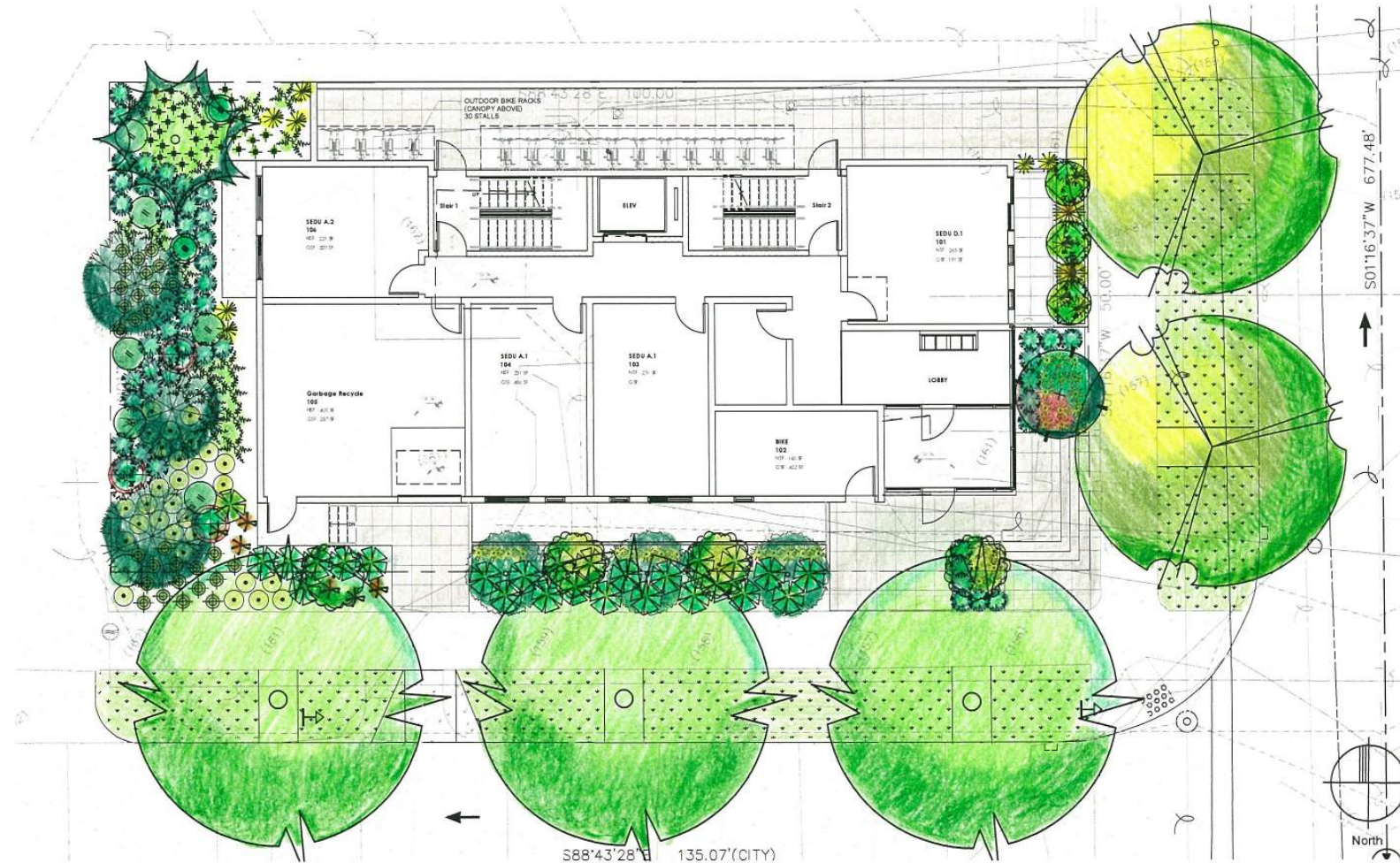
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ROOF LEVEL



GROUND LEVEL

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Colored Landscape Plan

Project No.: _____
Drawn: GT
Checked: GT
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Revisions: _____

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of 3