

Streamlined Design Review (SDR)

## 564 LEE STREET

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**Project #:** #3038343-EG

**Applicant Team:** Blackwood Builders Group  
*Developer*

b9 architects  
*Architect*

Root of Design  
*Landscape Architect*



November 10, 2021

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# TABLE OF CONTENTS

<b>OBJECTIVES</b>	<b>04</b>
EARLY PUBLIC OUTREACH SUMMARY	05
<b>CONTEXT ANALYSIS</b>	<b>06</b>
ZONING SUMMARY	07
SITE OPPORTUNITIES & CONSTRAINTS	08
ADJACENT USES	08
EXISTING CONDITIONS	09
SITE SURVEY	12
ARBORIST REPORT	13
<b>CONCEPT DEVELOPMENT</b>	<b>14</b>
<b>ARCHITECTURAL CONCEPT</b>	<b>18</b>
SITE PLANS AND SECTION	18
RENDERINGS	20
FLOOR PLANS	24
ELEVATIONS	26
LANDSCAPE PLAN	28
<b>DESIGN GUIDELINES</b>	<b>29</b>
<b>COMPLETED WORK</b>	<b>30</b>



Taylor Avenue N

6th Avenue N

Aurora Avenue N

Galer Street

Lee Street



OBJECTIVES

Construct (3) three-unit, four-story rowhouse structure with parking provided below grade in each rowhouse in an individual garage. All parking will be accessed from Lee Street through a shared curb cut. Existing structure to be demolished.

Gross Floor Area	9,014 SQ FT
Number of Units	3
Number of Parking Spaces	3
Number of Long-term Bike Parking Spaces	3
Number of Short-term Bike Parking Spaces	2

Sustainability  
Design and construct new structure to achieve a 4-Star Built Green certification.



# EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 564 Lee St, b9 architects conducted and completed the Early Community Outreach requirements. Outreach includes numerous posters placed throughout the neighborhood and on utility poles, creating an interactive project website and facilitating an interactive online survey.

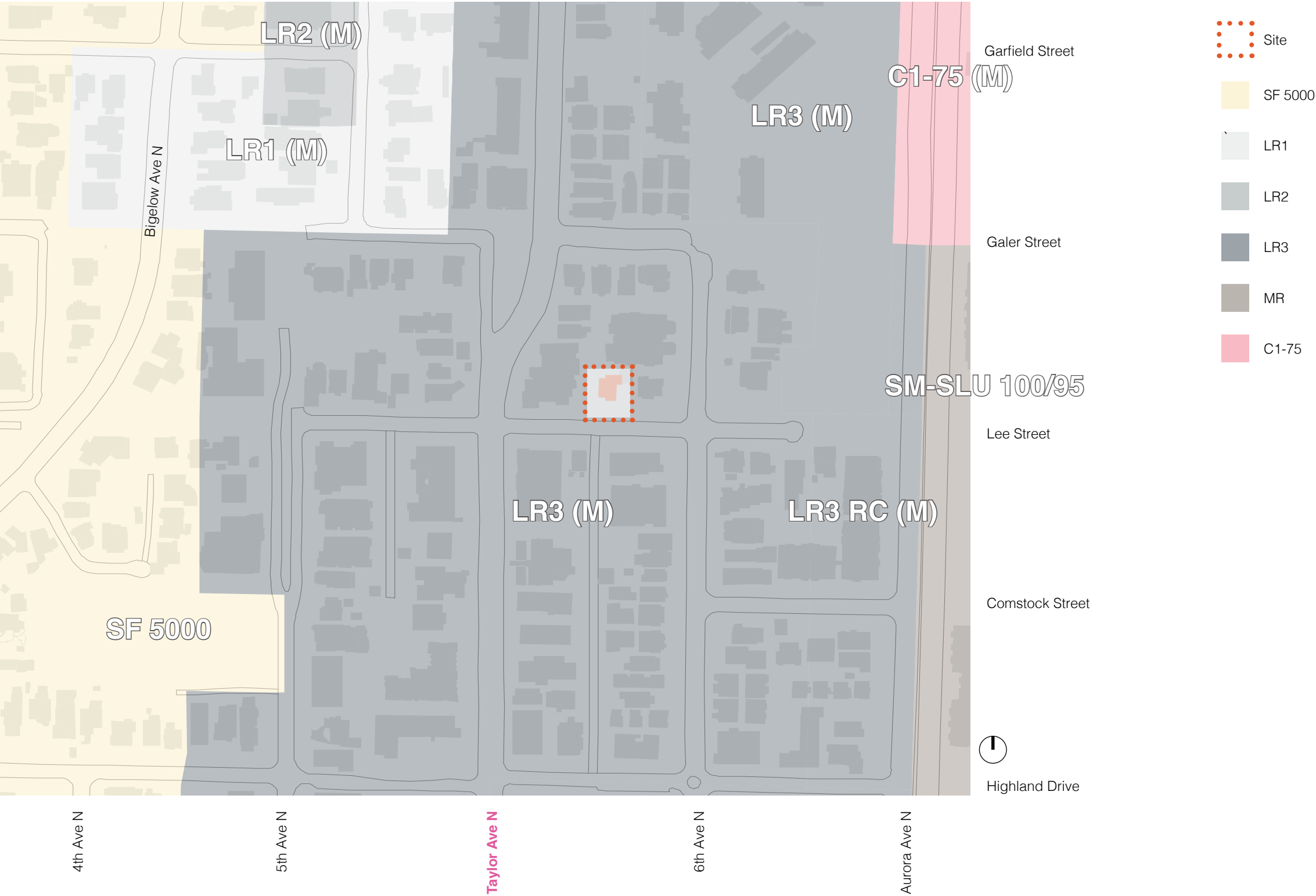
Per the SDCI Director’s Rule 4-2018/DON Director’s Rule 1-2018 VI.E.- Documentation: Early Design Guidance

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project’s design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
1 Printed Outreach Posters placed in Neighborhood Businesses and Utility Poles	August 6th, 2021	<ul style="list-style-type: none"><li>Email received; sender asked for project information; architect responded with information and encouraged to send design feedback in survey</li></ul>
2 Digital Outreach Webpage with Commenting Function	August 6th, 2021	<ul style="list-style-type: none"><li>None</li></ul>
3 Digital Outreach Internet Survey	August 6th, 2021	<ul style="list-style-type: none"><li>Sustainable Building Desired</li><li>Greenery and Aesthetically-pleasing Design requested</li><li>Pedestrian Spaces Requested</li><li>Privacy to adjacent structures requested</li><li>Request to design to encourage responsible maintenance after project completion</li><li>Concerns included: All respondents were concerned about construction noise and impacts, Good outside aesthetic, nice looking building, May feel out of scale with the neighborhood, Concerns about the privacy for residents to the west of the site at 1400 Taylor Avenue</li><li>Specific Suggestions: Working with the concrete barrier between the project and the adjacent rowhomes, Ensure privacy to residents with balconies from the apartment at 1400 Taylor Avenue</li><li>Future Proofing suggestions include: Earthquake proofing the structure, Housing affordability</li></ul>
4 Additional Documentation to D.O.N. Calendar Event and Blog Post with the D.O.N		<ul style="list-style-type: none"><li>None</li></ul>

# ZONING ANALYSIS

This site is located in an NC2-75 (M1) and does not directly abut any other zones.





# ZONING SUMMARY

**23.45.504 PERMITTED USES:**

- Residential use permitted outright

**23.45.510 FLOOR AREA RATIO:**

- 1.8, for zones with an MHA suffix

**23.45.512 DENSITY LIMITS:**

- No density limits

**23.45.514 STRUCTURE HEIGHT:**

- 40'-0" base height limit, for zones with an MHA suffix
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit
- For shed and butterfly roofs in LR zones:
  - 1. In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit A for 23.45.514) if the height limit exception in subsection 23.45.514.F is not used.
- 2. The roof line of a shed or butterfly roof may be extended in order to accommodate eaves, provided that the highest point of the roof extension is no more than 4 feet above the height limit.

**23.45.518 SETBACKS AND SEPARATIONS:**

- Front- 5 feet minimum
- Rear- 7 feet average; 5 feet minimum
- Side less than 40 feet; 3.5 feet
- Side more than 40 feet; 3.5 feet
- Separations - In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

**23.45.522 AMENITY AREA:**

- The required amenity area in LR zones for rowhouse and townhouse development is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.

**23.45.524 LANDSCAPING STANDARDS:**

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

**23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:**

- Maximum Structure Width: 120 feet for townhouse developments in LR3 lots.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

**23.45.534 LIGHT AND GLARE STANDARDS:**

- Exterior lighting shall be shielded and directed away from adjacent properties
- To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

**23.54.040 TRASH AND RECYCLING STORAGE:**

- Residential units: 2-8 dwelling units = 84 square feet minimum of shared storage area

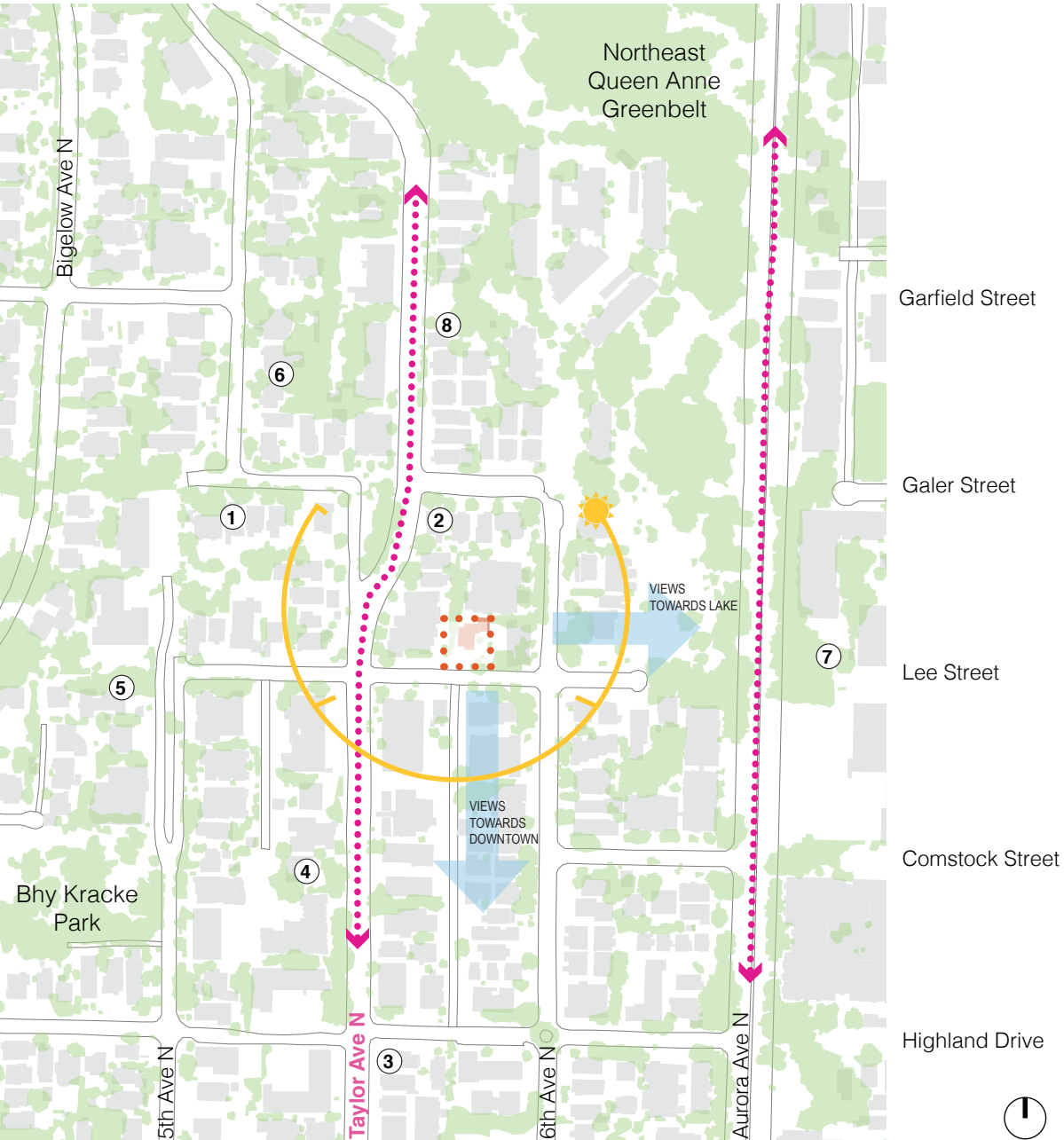
**23.54.015 PARKING**

- `For multifamily residential uses, except as otherwise provided; 1 space per dwelling unit required
- Per 23.45.536.1: If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B.
- Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: between a principal structure and a street lot line, in the required front setback or side street side setback, and within 20 feet of any street lot line

**23.54.015.K BICYCLE PARKING:**

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

SITE OPPORTUNITIES & CONSTRAINTS



Proposed Developments in Proximity to the Site

Address	Proposal	Address	Proposal
① 507 GALER ST	7-unit rowhouse	⑤ 1249 5TH AVE N	6-unit townhouses
② 1420 TAYLOR AVE N	4-unit rowhouses	⑥ 1518 5TH AVE N	townhouses
③ 555 HIGHLAND DR	6-unit townhouses	⑦ 1402 AURORA AVE N	8-story apartment building
④ 1223 TAYLOR AVE N	2 townhouses	⑧ 1522 TAYLOR AVE N	townhouses

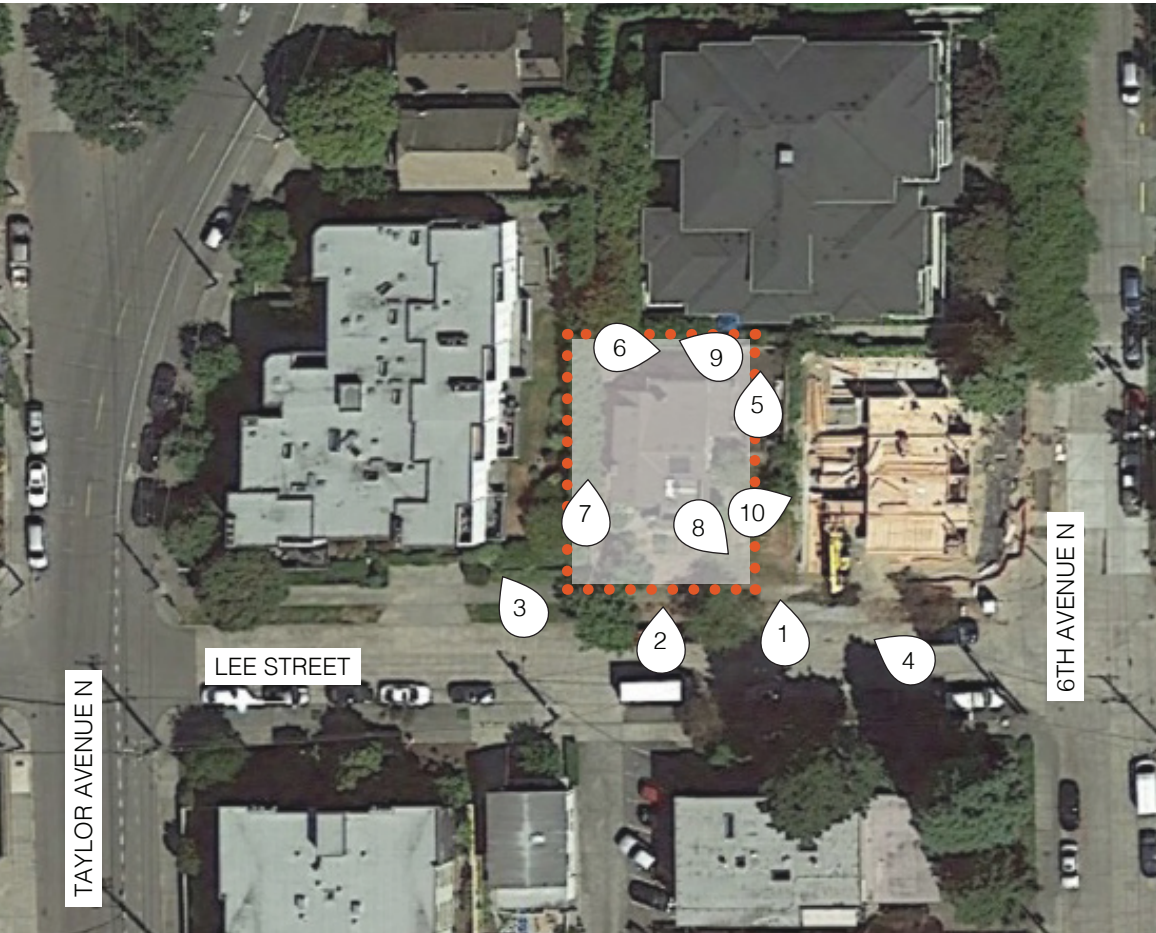
ADJACENT USES





# EXISTING CONDITIONS

- 564 Lee Street is a 4,480 square foot mostly rectangular lot with approximate dimensions of 70 feet north-south and 64 feet east-west. The lot currently contains an existing two-story single-family structure. The immediate surroundings are a mix of single-family homes, townhouse structures, condominium and apartment buildings.
- The site slopes steeply down to the south at the street but is otherwise mostly flat, with an existing concrete driveway and parking area occupying a large percentage of the site.
- No trees on the property meet the threshold diameter to be classified as exceptional therefore no tree retention or protection is required. A tree on the site to the north will require protection and the proposal will be responsive to this.
- The adjacent lot to the west is a four-story condominium building. The adjacent lot to the east is a five unit rowhouse structure that was recently completed. Other development is proposed in the adjacent blocks or has occurred recently.



① View facing Southwest looking at existing driveway and building



② View facing North looking at existing building on site



③ View facing Northwest looking at neighboring apartment building



④ View facing Northwest looking at existing townhouse and edge of site with slope



EXISTING CONDITIONS



5 View facing North looking at Northeastern corner of the site



6 View facing East looking towards Northeastern corner of the site



7 View facing North looking at west edge of site



8 View facing Southeast looking towards neighboring site to the east and existing shoring wall



9 View facing Northwest looking towards northern edge of property



10 View facing North looking at eastern edge of site towards neighboring property



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# NEIGHBORHOOD ANALYSIS

- The parcel is located midblock on the north side of Lee Street between Taylor Avenue N and 6th Avenue N.
- The 2019 upzone through the city’s Mandatory Housing Affordability [MHA] legislation made a minor change to the site’s zoning designation, from LR3 to LR3 (M). The immediate context along the north and south sides of Lee Street consists of existing single family structures, new townhouses, and low to mid-rise condominium and apartment buildings. Many townhouses and rowhouses have been developed more recently in the larger neighborhood context, and new apartment buildings are being developed as well; much of the development near Taylor Avenue N or further south in East Queen Anne.
- This site is well served by bus lines, including the #3 and #4 at the west end of the block, and the buses serving Aurora Ave N - #28, #16, #5 and the E line, facilitating travel to many Seattle neighborhoods including Downtown, Ballard, Wallingford/Fremont, Magnolia, Interbay, and neighborhoods further to the north and south easily. The site is near to the pedestrian and bike paths circling Lake Union, accessible by a pedestrian bridge over Aurora Avenue N.
- The site is between Taylor Avenue N and Aurora Avenue N, significant streets and arterial ways, to the west and east of the site, respectively. The site is close to significant mixed-use developments to the east of Aurora Avenue E and further south nearer to Queen Anne’s Mercer Street area.



Garfield Street

Galer Street

Lee Street

Comstock Street

Highland Drive



1 Townhouses on Taylor Ave



2 Rowhouses along 6th Ave N



3 Townhouses on 5th Ave N by b9 architects



4 Apartments at 6th Ave N





⑤ Townhouses on 6th Ave N



⑥ Apartments on 6th Ave N and Highland Drive



⑦ Single Family Home on 6th Ave N



⑧ Townhouses at intersection of Taylor Ave N and Highland



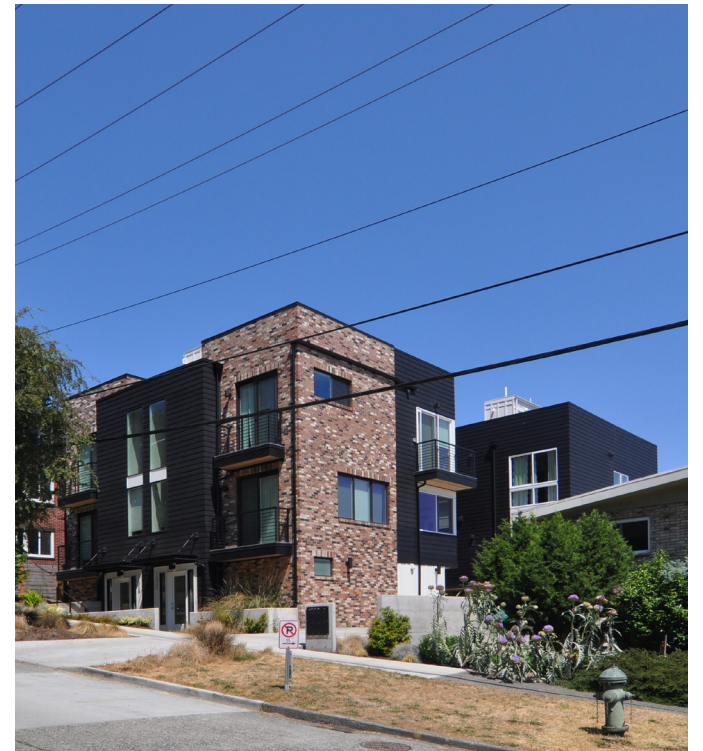
⑨ Apartments on 5th Ave N



⑩ Townhouses on Galer St



⑪ Single Family Home on Taylor Ave N



⑫ Townhouses on 5th Ave N



FOUND MON IN CASE  
BRASS PIN, DOWN -1.0'

FOUND MON IN CASE  
BRASS PIN, DOWN -0.9'  
VISITED 01/18/16  
FOUND 1" CONC PLUG  
NO PUNCH ON 10/11/18

LOT 8 LOT 1

LEE ST

N 88°44'06" W 324.68' (324.80' RT)

127.99'

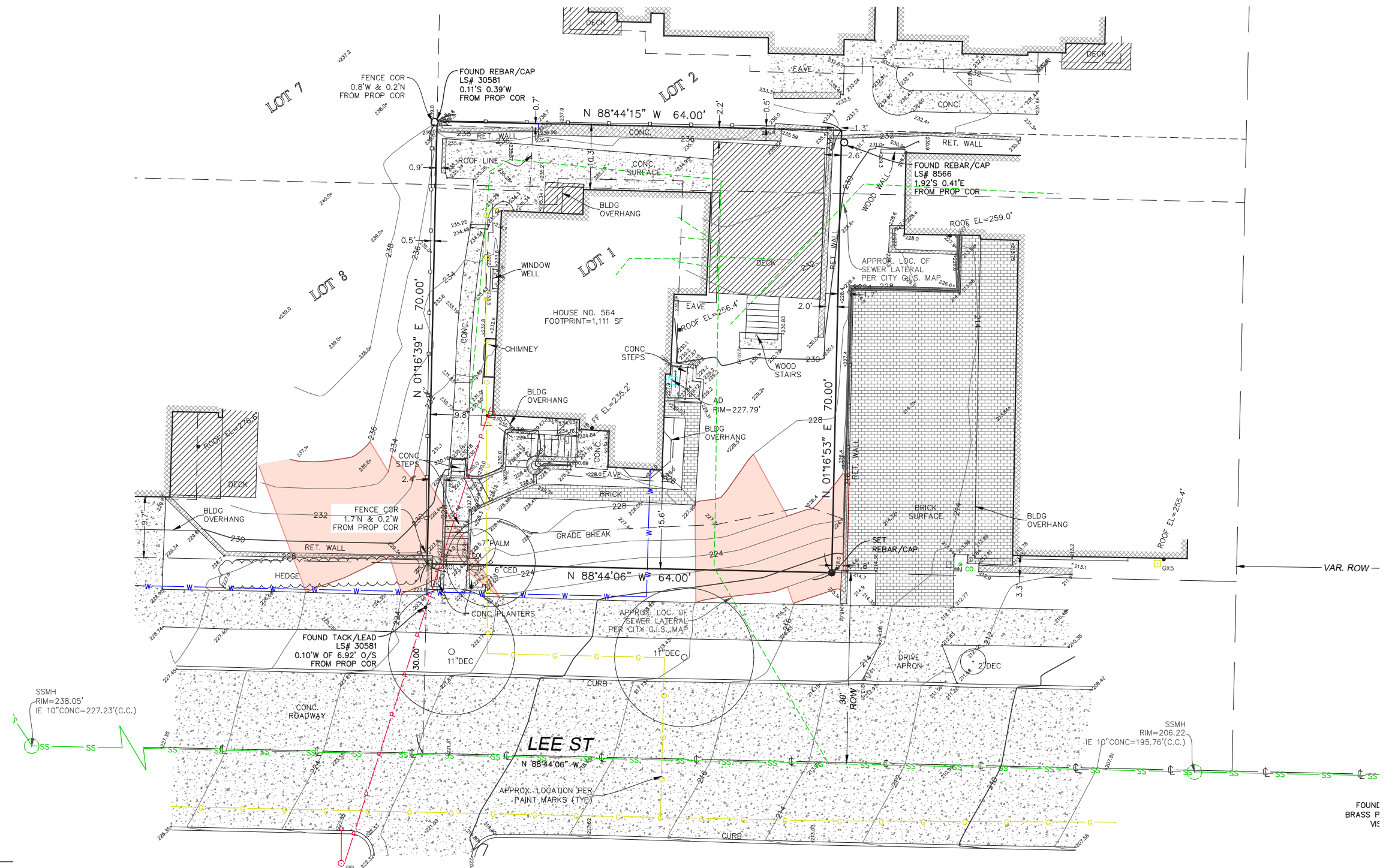
89°32'39" (HELD RT)

35.70'

N 004'

FOUND MON IN CASE  
BRASS PIN, DOWN -1.1'  
VISITED 01/18/16

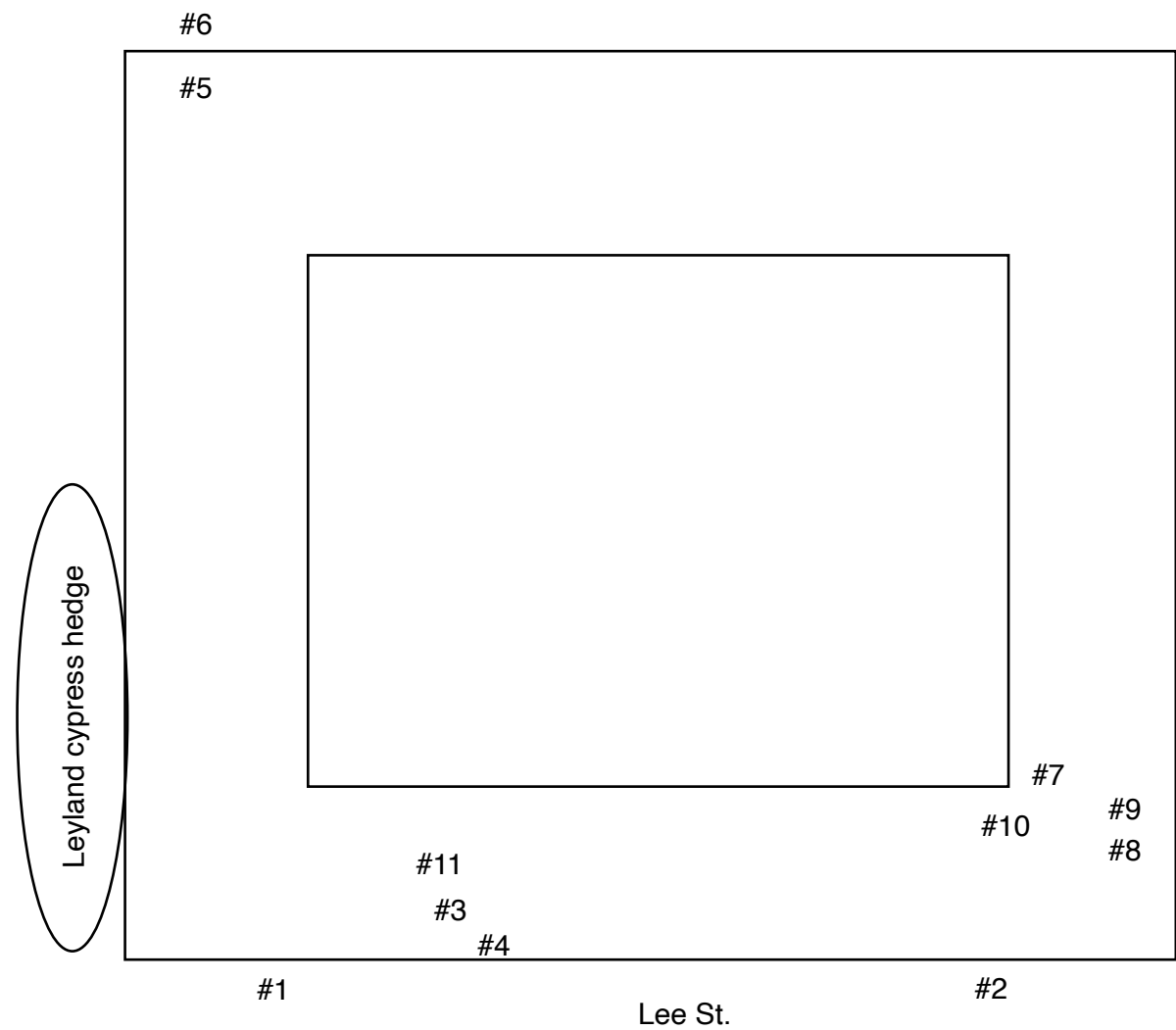
## LR3 (M)







TREE INVENTORY MAP  
Blackwood Builders Group  
564 Lee St. Seattle



#	Species	Dbh	CSD	Condition and Status
1	Empress tree (Paulownia tomentosa)	10"	32'	Located within the right-of-way. Good condition and health.
2	Hawthorn (Crataegus monogyna)	12"	30'	Located within the right-of-way. Good condition and health.
3	Leyland cypress (Cupressocyparis x. leylandii)	5"	8'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
4	Pacific madrone (Arbutus menziesii)	3"	6'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
5	Boxwood (Buxus sp.)	4"	5'	Technically a shrub. Not required to be retained or protected.
6	Bigleaf maple (Acer macrophyllum)	<30"	16'	Located off site to the north. Fence blocks the view of the trunk at 54" however, it is clear by the size of the trunk visible above the fence that it is not 30" and therefore, not exceptional.
7	Crabapple (Malus sp.)	8"	14'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
8	Italian prune (Prunus domestica)	6"	10'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
9	Italian prune (Prunus domestica)	6"	10'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
10	Camellia (Camellia sp.)	m.t.	6'	Not classified as a tree. Not regulated.
11	Windmill palm (Trachycarpus fortunei)	6"	4'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.

**4.0 Tree Retention and Protection**  
No trees on the property meet the threshold diameter to be classified as exceptional therefore no tree retention or protection is required.

**4.0 Use of This Report**  
This report is provided as a means of addressing the inventory of the trees on the property and just off-site at the address of 564 Lee St. in the City of Seattle. This report addresses only the trees on the property and a tree off-site with a drip line that extends onto it.

Cordially,

Tony Shoffner  
ISA Certified Arborist #PN-0909A  
TRAQ



DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.A: Energy Use

CS2 URBAN PATTERN & FORM

CS2.A: Location in the City and Neighborhood  
CS2.B: Adjacent Sites, Streets, and Open Spaces

Located mid-block on Lee Street, the project responds to both the existing condominium complex and rowhouses adjacent to the site. The project is moderate in scale compared to some development in the area, and is similar to the recently built row houses on the adjacent lot to the east.

In consideration of the adjacent architectural context, the project features three distinct textures within a subtle material palette. Grounded by brick at the lower stories, the upper masses are clad with vertical siding to fit in with the existing context. The massing is further articulated with balconies and contrasting material ‘frames’. The balconies and frame element reference the common use of balconies in the Queen Anne neighborhood, while providing views towards the scenic views of Lake Union and Downtown Seattle. A low-slope shed roof over the upper stories adds a residential detail, similar to smaller scale homes that feature gable or sloped roofs.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS3.A: Emphasizing Positive Neighborhood Attributes

Refer to the description above for CS1 and CS2.

The proposed small-scale rowhouse project features a contemporary design that is designed to be compatible with the surrounding neighborhood context. This project includes traditional brick at its base, well-scaled to the rowhouse typology and structures in the immediate vicinity, while incorporating contemporary architectural elements and a material palette. The project is set back from the street to provide a gracious transition and respect views from the existing structure to the west.

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY

PL1.B: Walkways and Connections

PL2 WALKABILITY

PL2.B: Safety and Security

The project provides a generous front setback that features a large open paved area that incorporates shared pedestrian and vehicular circulation for the site. The area mixes paved areas with landscaping and planters to make it amenable to pedestrian use and a shared amenity area between the three homes. Benches and lightning will enhance this area to improve its usability and provide a stronger connection to the street. Front stoops connect to most of the unit’s entrances along both sides of the central area. These stairs create a separate circulation system that leads to those units and to more private amenity areas, lined by landscaping and pavers. Lighting will illuminate these walkways for safety and wayfinding. Unit 2 features an entrance within the central amenity space at street level, with the entrances for Unit 1 and Unit 3 lifted above street level but still are accessible directly from the sidewalk.

PL3 STREET LEVEL INTERACTION

PL3.A Entries

PL3.B Residential Edges

Refer to Response to PL1 and PL2. Addresses and canopies will emphasize the unit entry doors, along with specific lighting at doors and landscaping to enhance the path to the door. All entries are setback from the sidewalk and are buffered from the sidewalk.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

DC1.B Vehicular Access and Circulation

Parking is provided in private garages in each unit, slightly raised above street level. This screens the parking from the sidewalk and street view along with trash storage inside each garage. Trash will be staged on the planting along the site’s frontage. The parking is accessed from the street through a single curb cut and shares woonerf style court with residents. This is designed to provide clarity and safety for residents and vehicles in the open site area. This allows for pedestrian use to be prioritized in this shared space.

DC2 ARCHITECTURAL CONCEPT

DC2.A Massing

DC2.B Architectural and Facade Composition

DC2.C Secondary Architectural Features

DC2.D Scale and Texture

DC2.E Form and Function

The design features a clear architectural concept, organized into two primary massing elements, a base set into the slope, clad in brick siding, with three more dynamic floors above. The bottom two floors feature the brick in order to emphasize the base along the street, while the upper stories feature a light vertical siding. The top story is setback from the front facade, offset to create south-facing rooms and roof decks beneath a low-slope overhanging shed roof. This creates a visual edge along the top of the project with a subtle and significant profile for the project. The western Unit 1 shifts slightly south on the site in order to protect a tree on the neighboring site, while creating depth and unit separation in the facade. The main levels of the units feature balconies to maximize views to downtown and Lake Union, and the massing frames these balcony spaces with a darker panel to create a contemporary design aspect to the project. Together these strategies produce an articulated solution that is well-scaled to its surrounding context.

DC4 EXTERIOR ELEMENTS AND MATERIALS

DC4.A: Exterior Elements and Finishes

DC4.C: Lighting

DC4.D: Trees, Landscape and Hardscape Materials

The exterior design features a massing scheme with materials that emphasize the simple geometry. Brick and vertical panelling create a mature street-scape facade while simple lap siding differentiates the back facades to create a minimal presence. Glazing is used to maximize the Unit interior conditions capturing views and natural light while creating an intentional rhythm across each facade. The shed roof design will help protect much of the siding from weather and protect the upper levels from some of the intense solar gain. All materials and cladding will be a part of a unified and mature design scheme on the site.

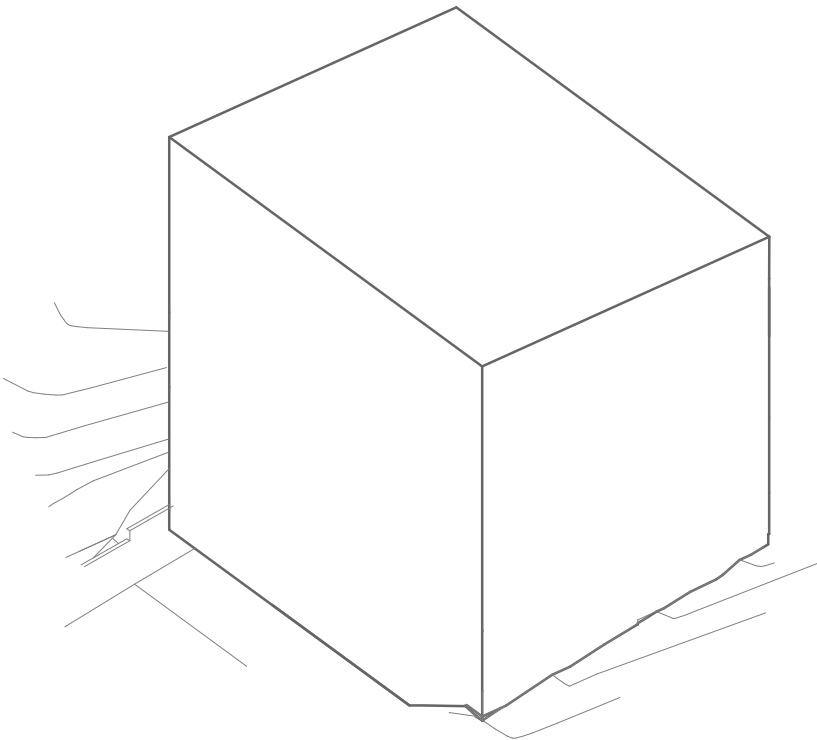
The landscape design features vegetation incorporated into the central shared space with a mix of paving, some designed as open to incorporate greenery, and areas of planting and benches where applicable. Natural vegetation is featured around the site perimeter to create privacy and interest, while also incorporating requirements from the ECA application for Revegetation.



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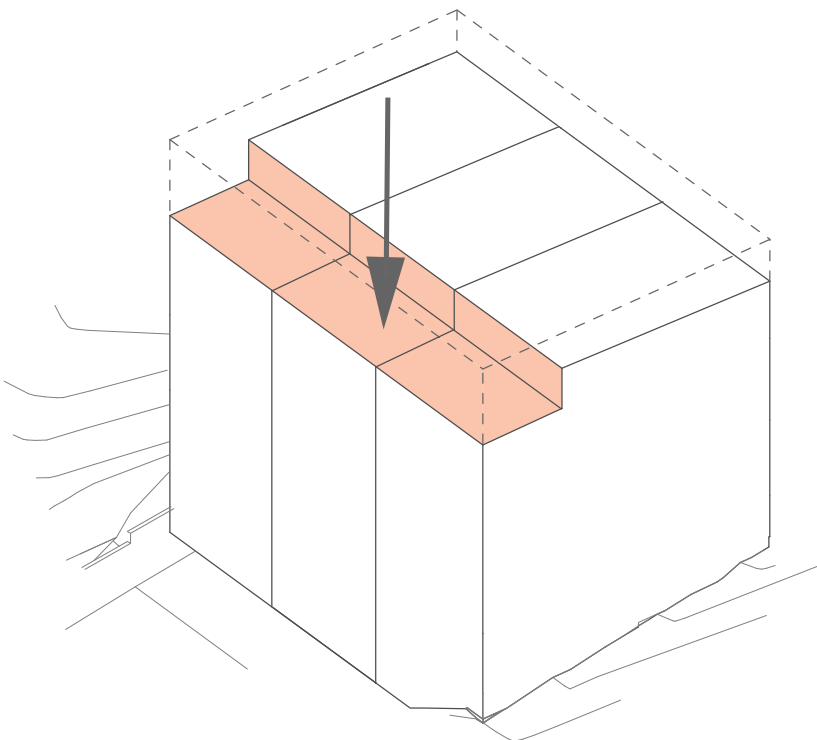


MASSING DEVELOPMENT



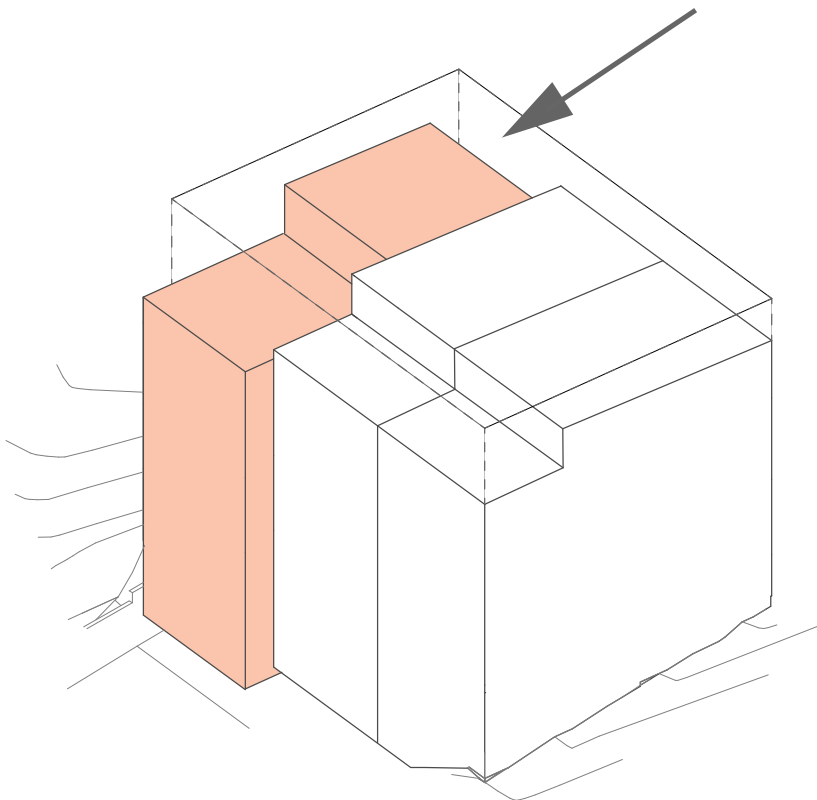
1. SOLID MASSING

Responsive to the site's allowable zoning height, facade length and setbacks.



2. SOLID MASSING WITH REDUCED HEIGHT

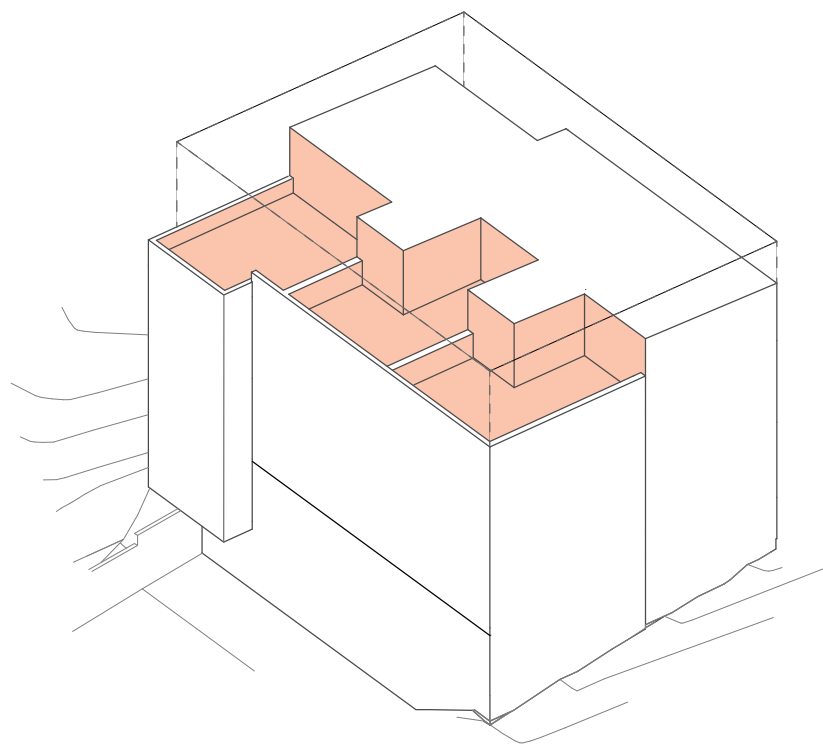
Massing envelope per Zoning code, with reduced height for proposal and provides more view potential for neighboring structure to west.



3. MASSING WITH ADJUSTMENT IN UNIT ALIGNMENT

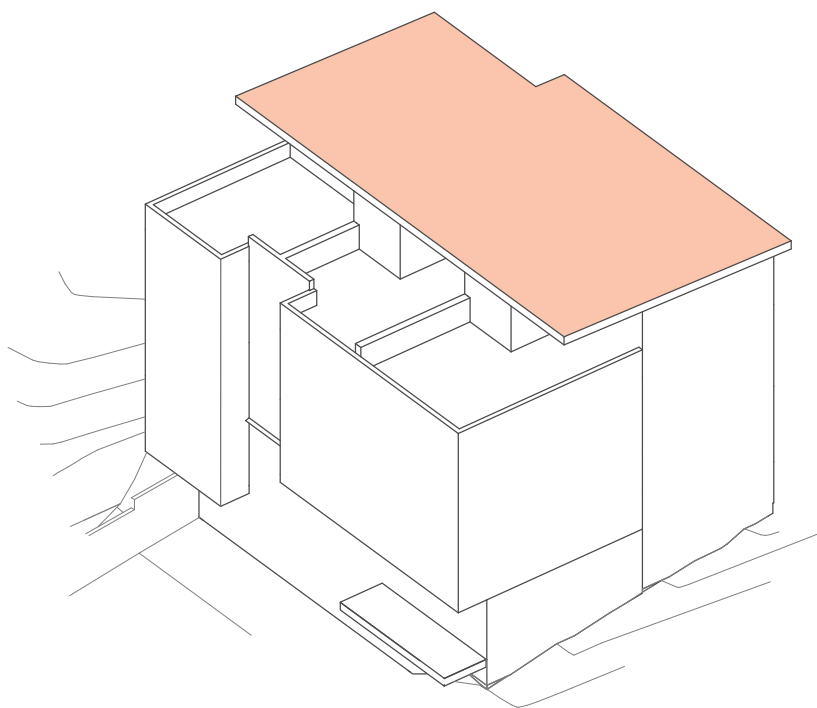
Massing shifts at western unit, to articulate an individual unit, add depth and scale to the street facade, and to accomodate a tree at the back of the site





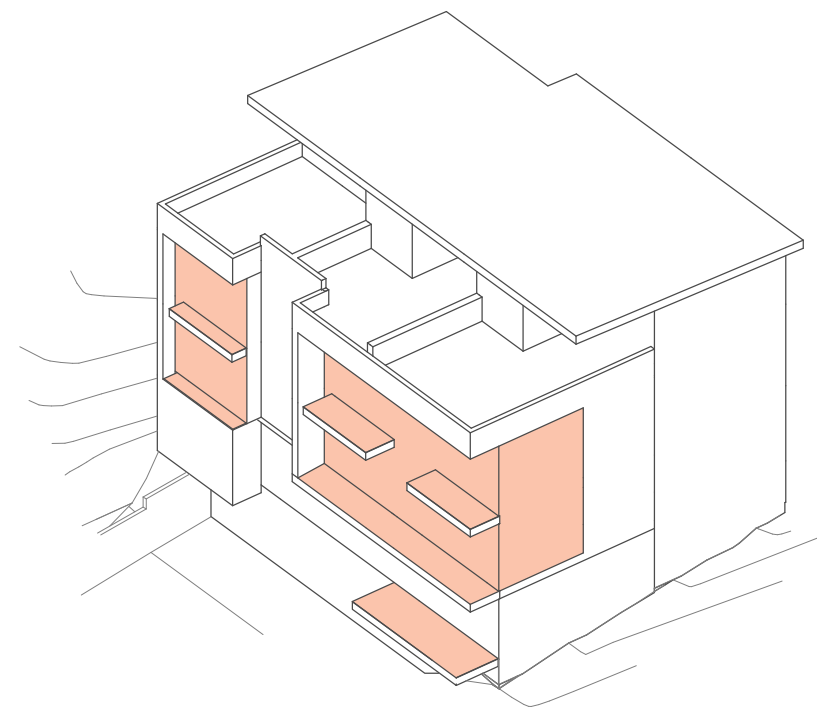
#### 4. ROOF DECK SETBACK

Massing articulations occur to create spaces for decks for views to the south and east



#### 5. MASSING REFINEMENT

Roof overhangs provide a residential character to the proposal and add scale and definition to the top of the structure

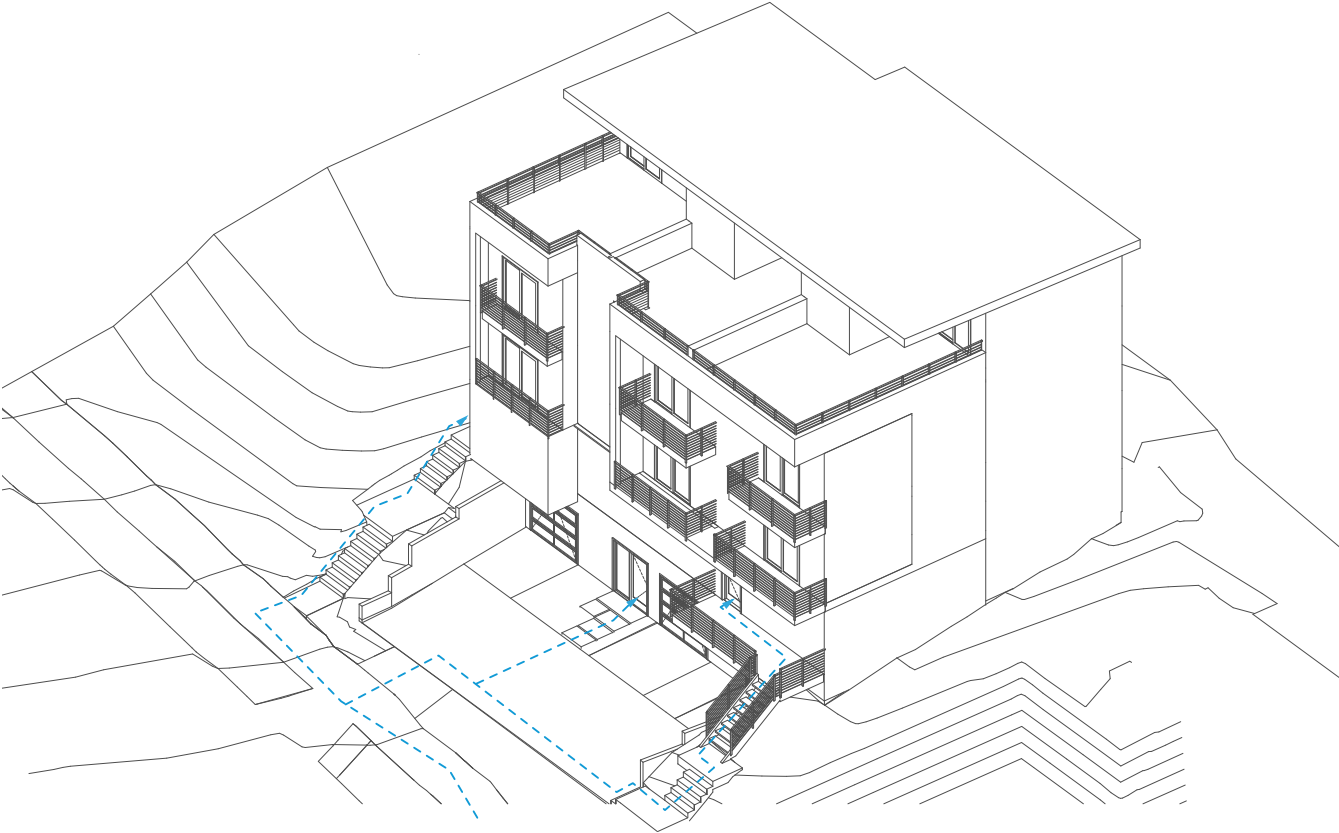


#### 6. MASSING ARTICULATIONS AT DECKS

Decks add pattern and depth to the front facade, while providing opportunities for residents to connect back to the streetscape below



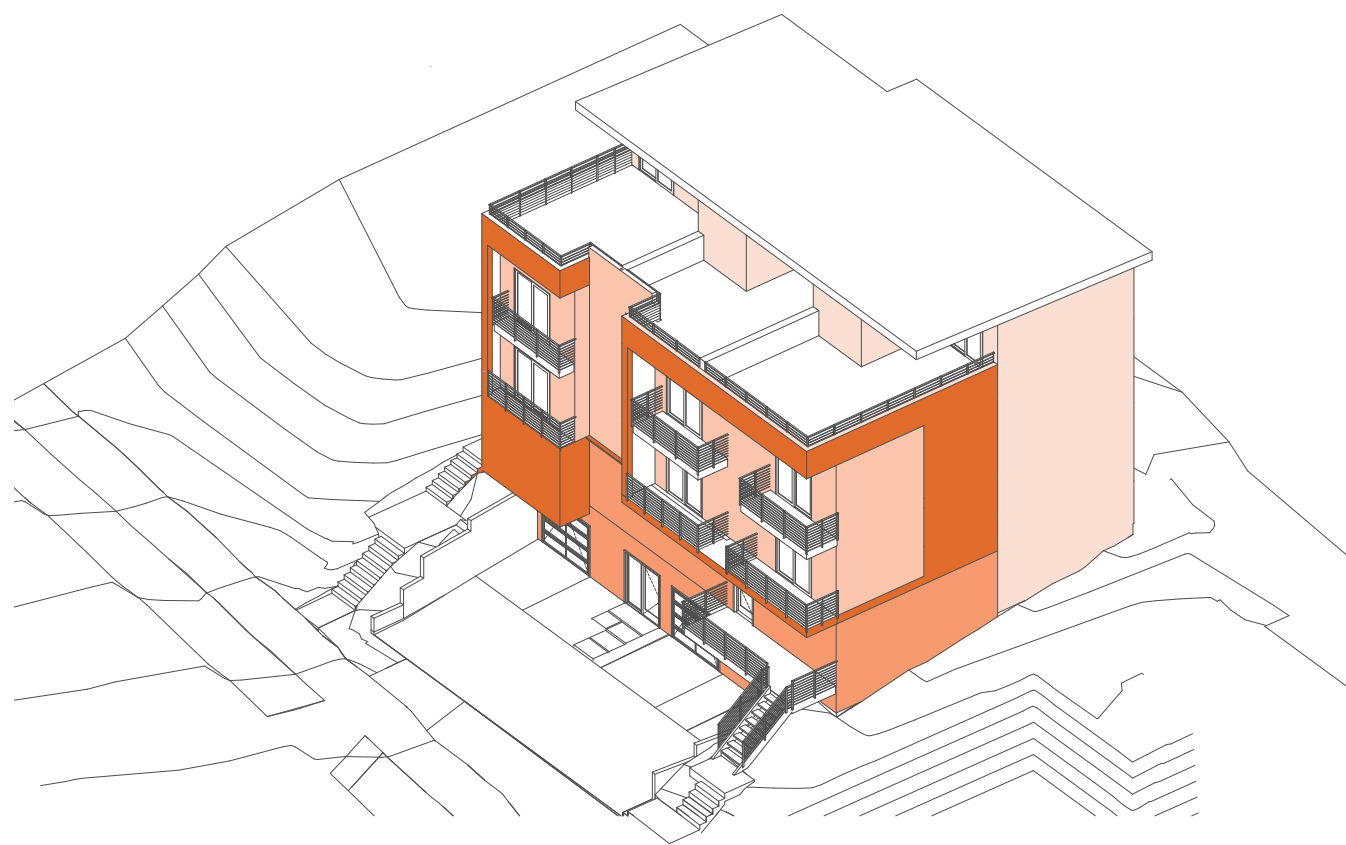
CONCEPT DEVELOPMENT



CIRCULATION DIAGRAM

Primary pedestrian circulation provides direct connection from the sidewalk to the driveway and to stairs up to unit entries at each end of the site.



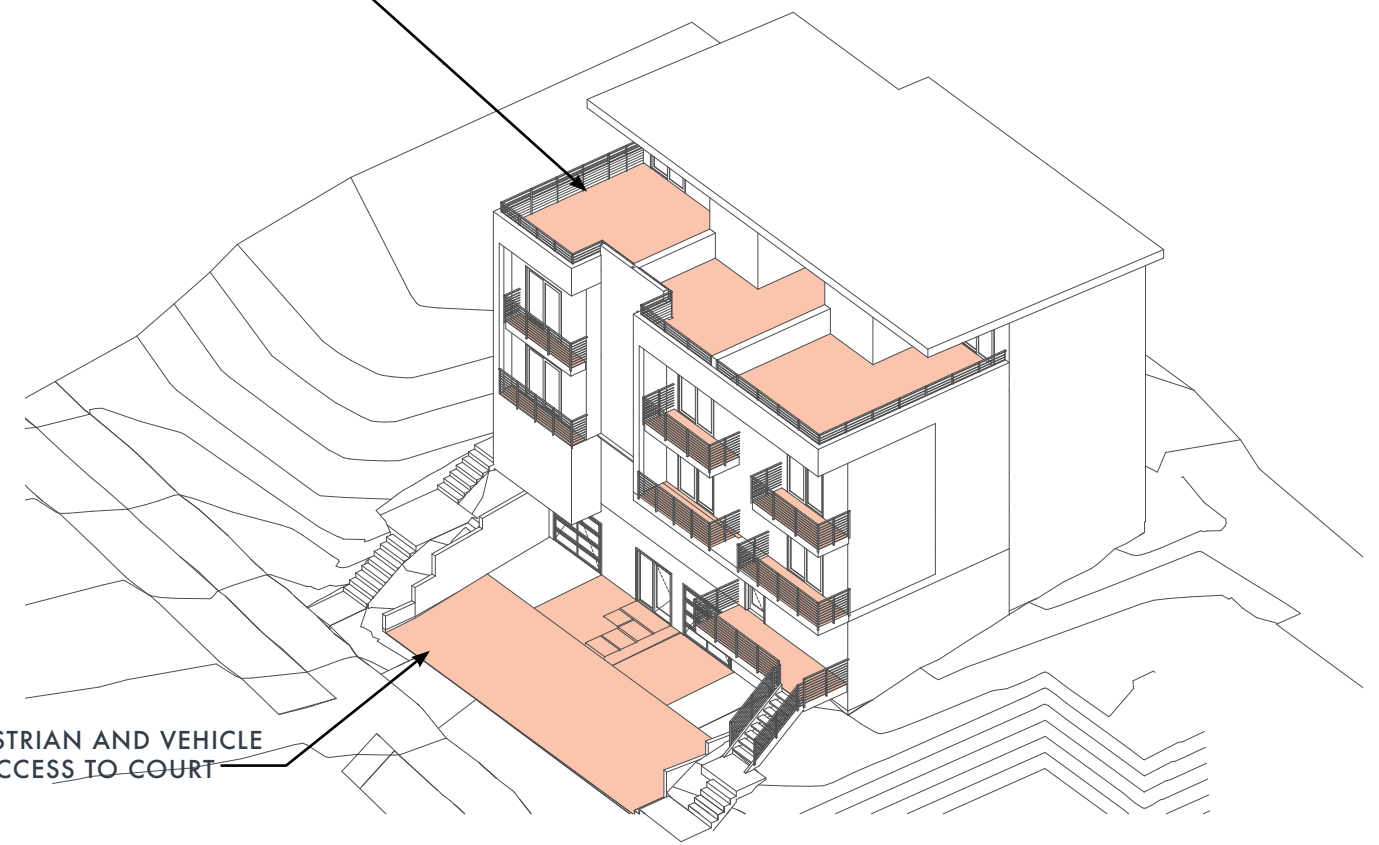


## MATERIAL SCHEME STRATEGY

A clear material concept distinguishes a material base at the woonerf court with accent materials at massing changes in the rest of the facade.

ROOF DECK AMENITY SPACES

PEDESTRIAN AND VEHICLE  
ACCESS TO COURT

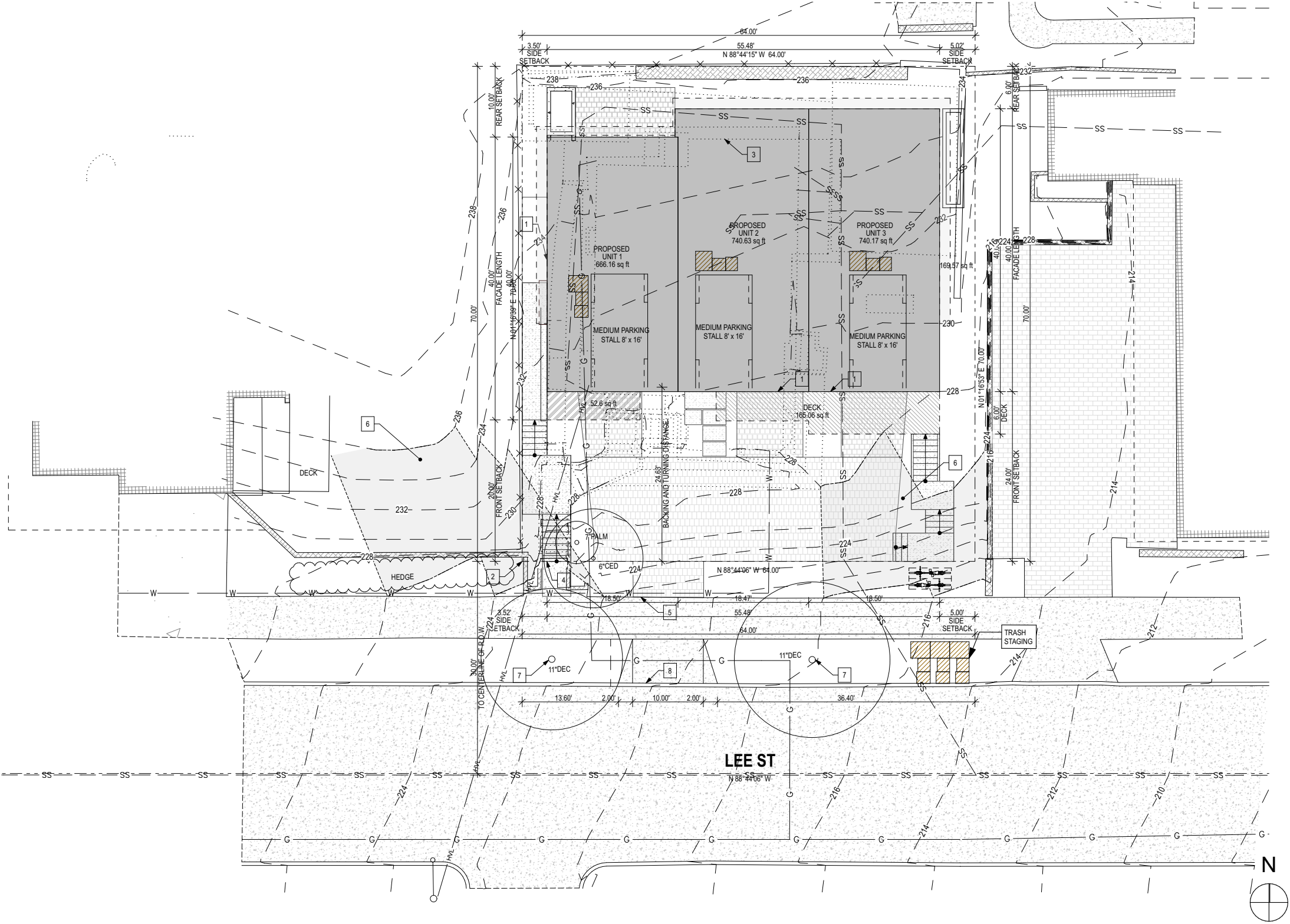


## ARTICULATION OF AMENITY AREA

The primary amenity areas for the project is concentrated at the south side of the site, and include the woonerf just above the street level, the rooftop deck area, and with specific decks off major living spaces or master bedrooms. Additionally, small patios are located at the rear of the site at grade.



SITE PLAN AND SECTION



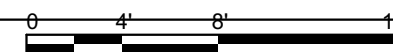
1 PLOT PLAN  
SCALE: 1/8" = 1'-0"





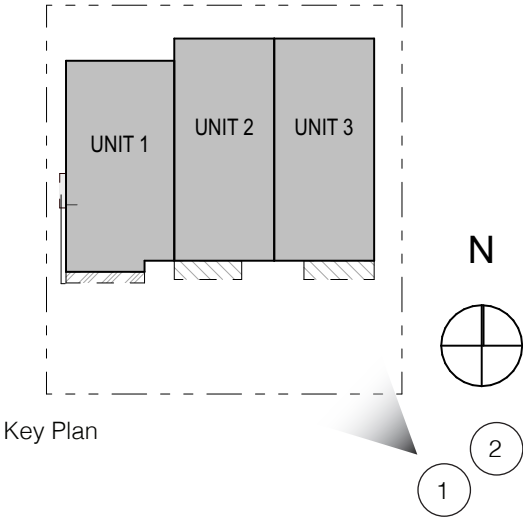
1

SDR LONGITUDINAL SECTION  
SCALE: 1/8" = 1'-0"





RENDERINGS



Key Plan



1. Street View looking Northwest

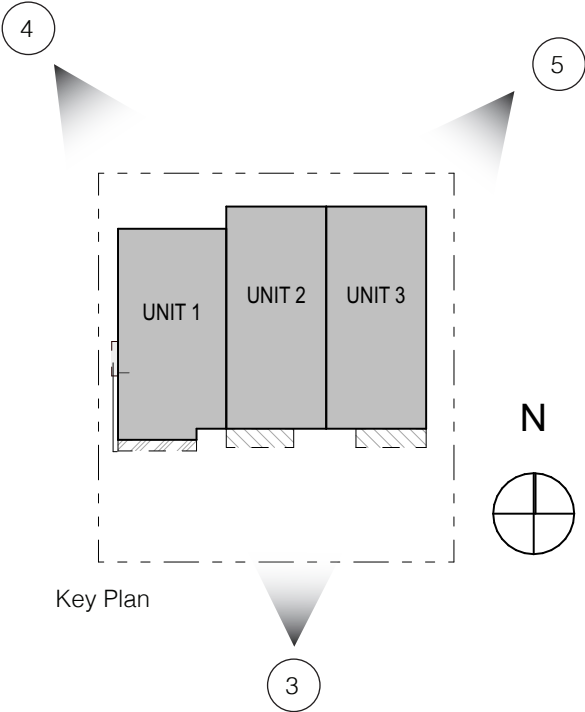




2. Axonometric View Looking Northwest



RENDERINGS



3. View of facade looking north





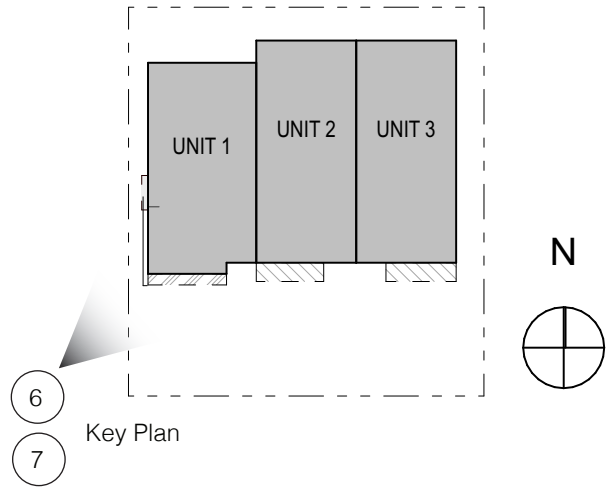
4. View looking Southwest



5. View looking Southeast



RENDERINGS



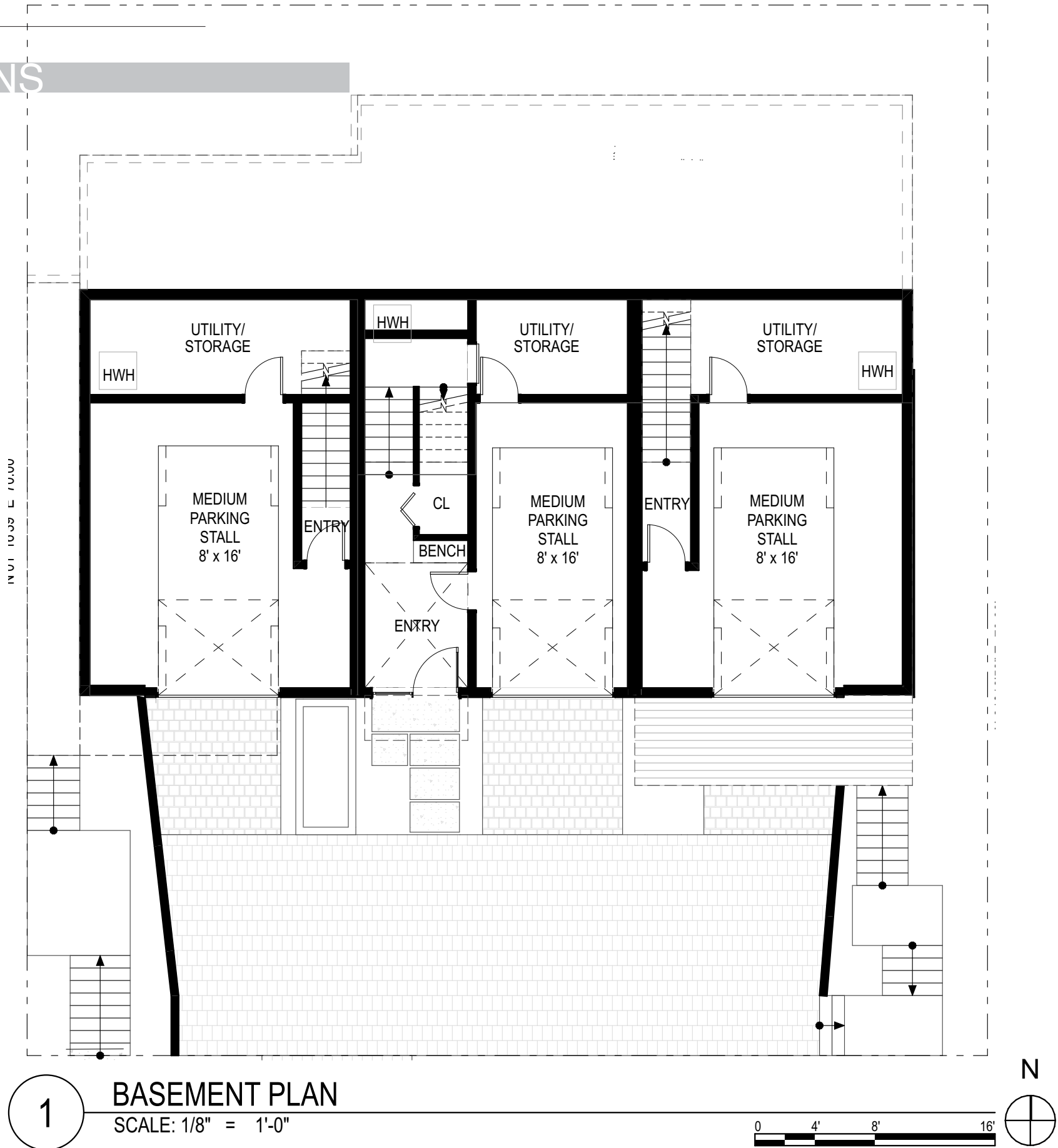
6. View looking Northeast



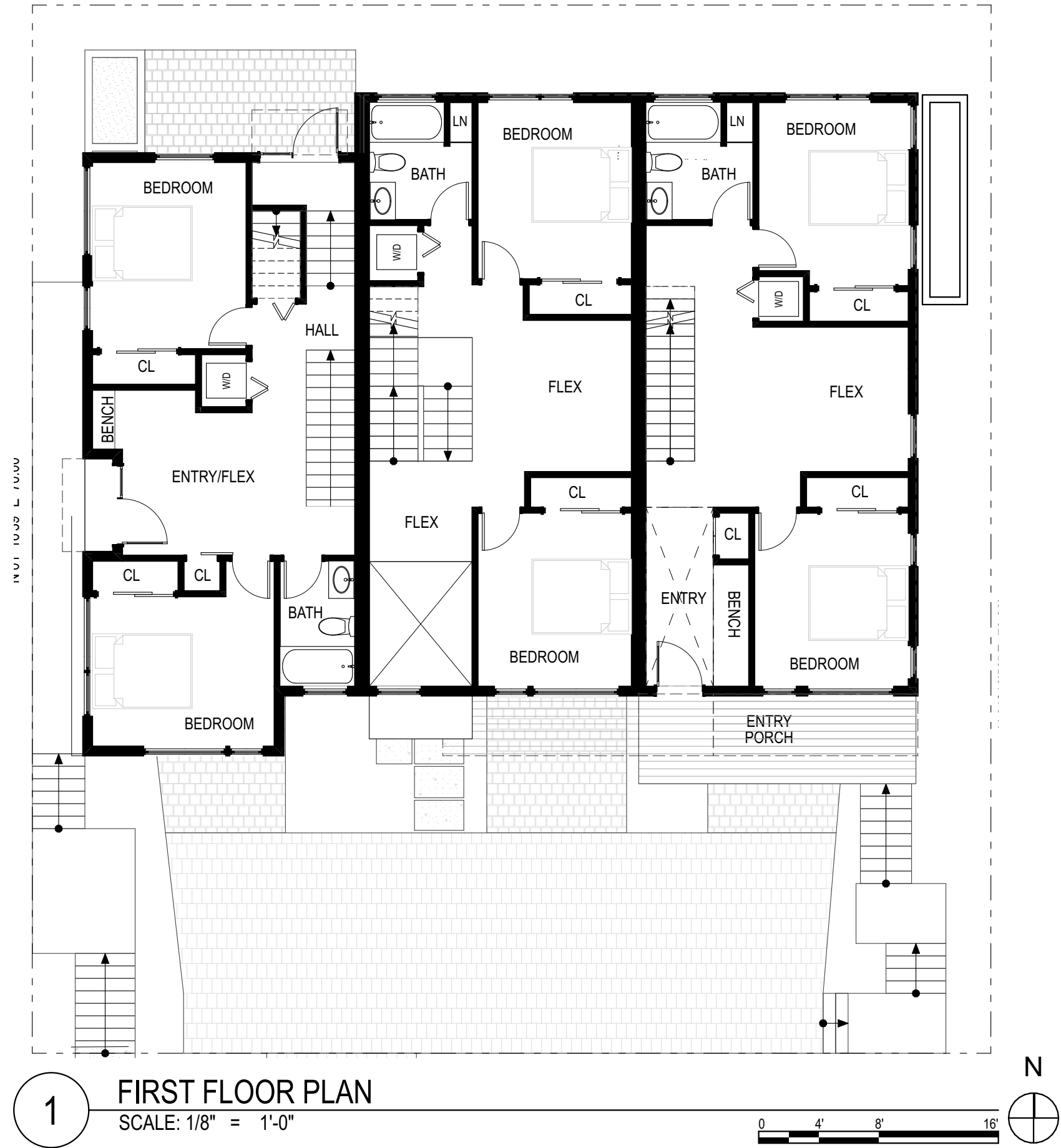


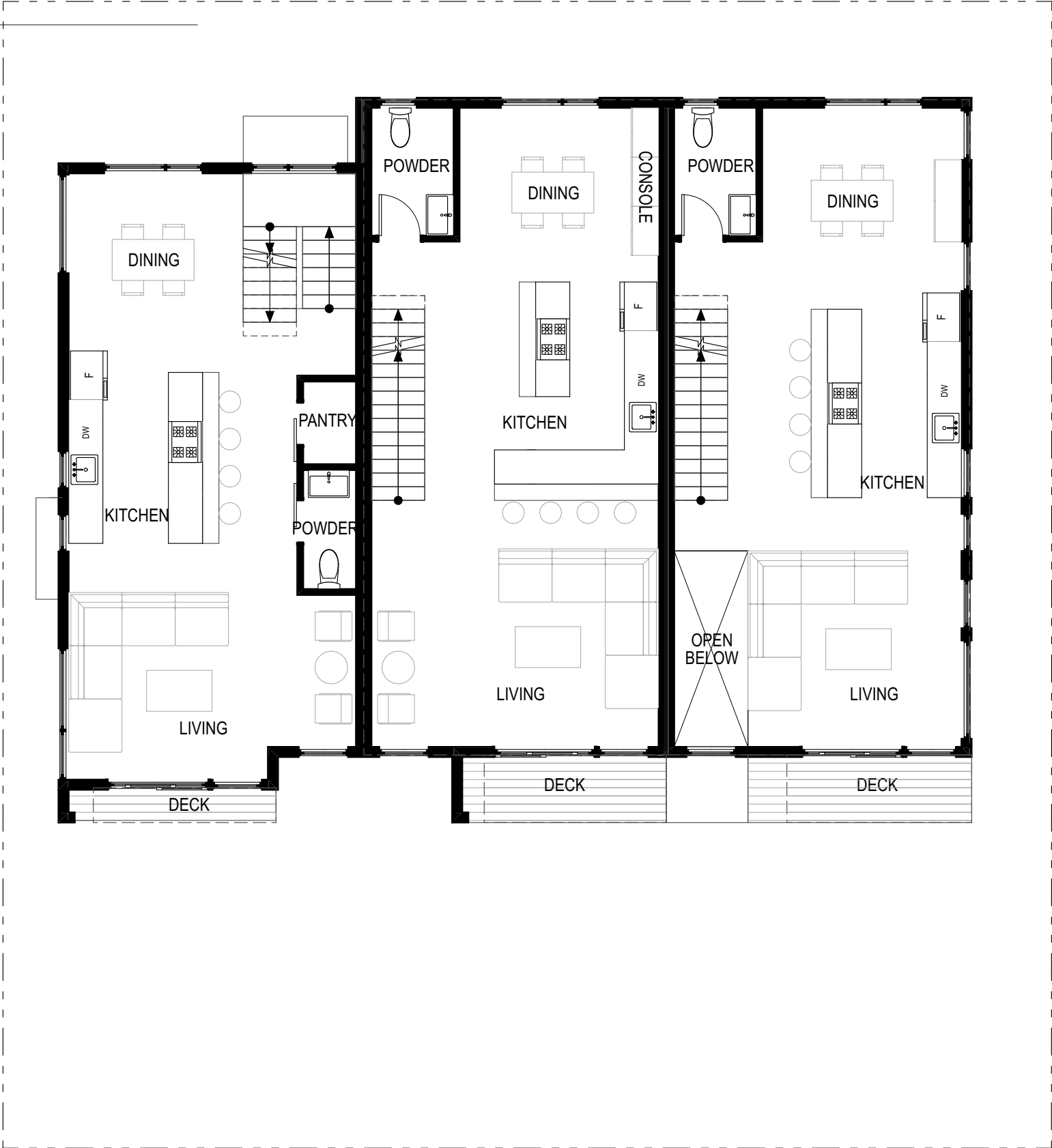
7. Axonometric View looking Northeast

FLOOR PLANS



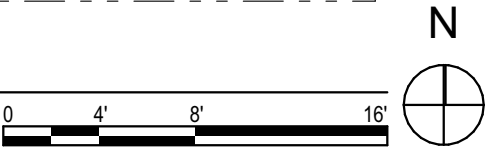




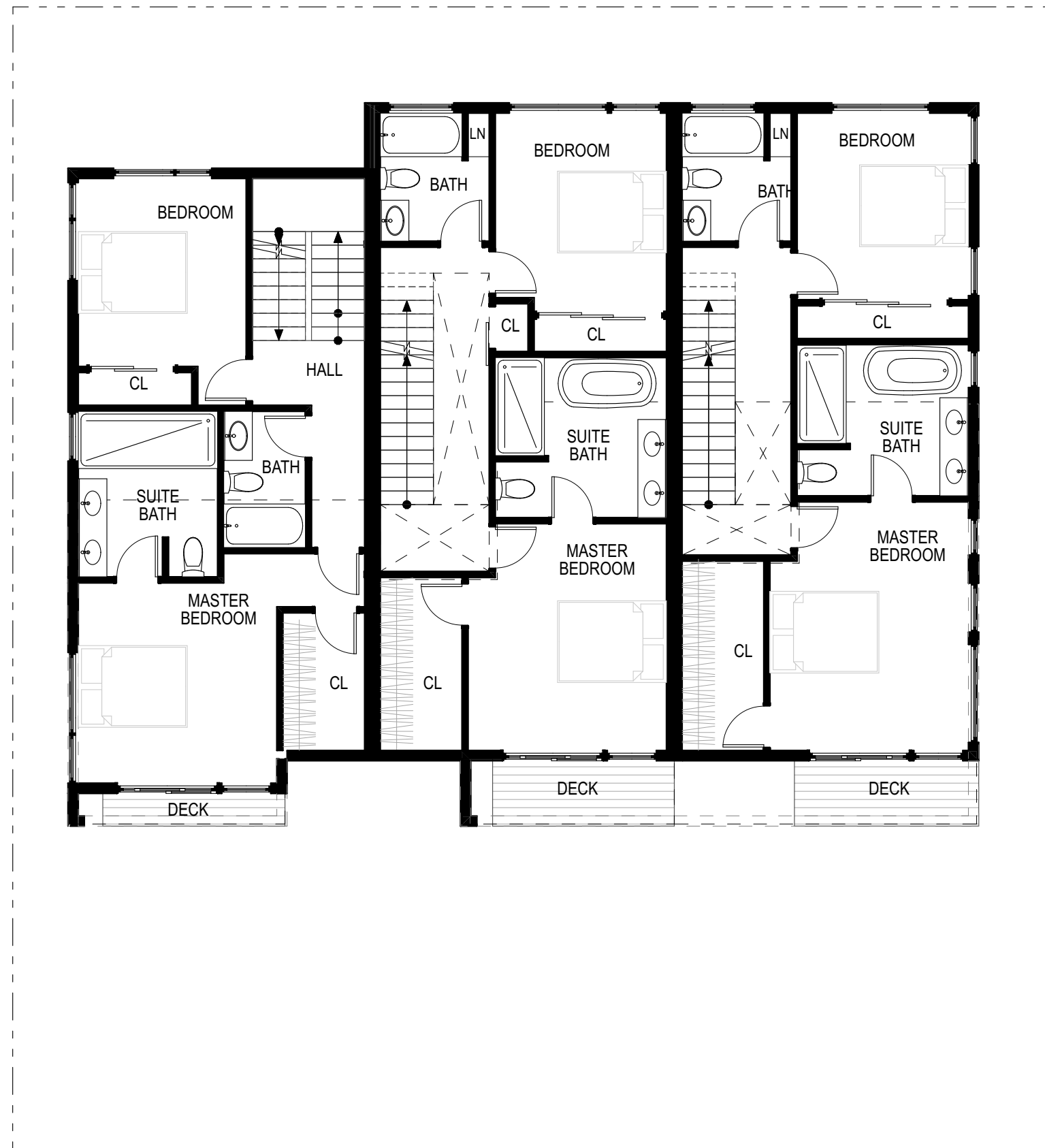


1

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



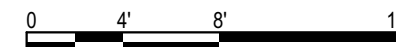


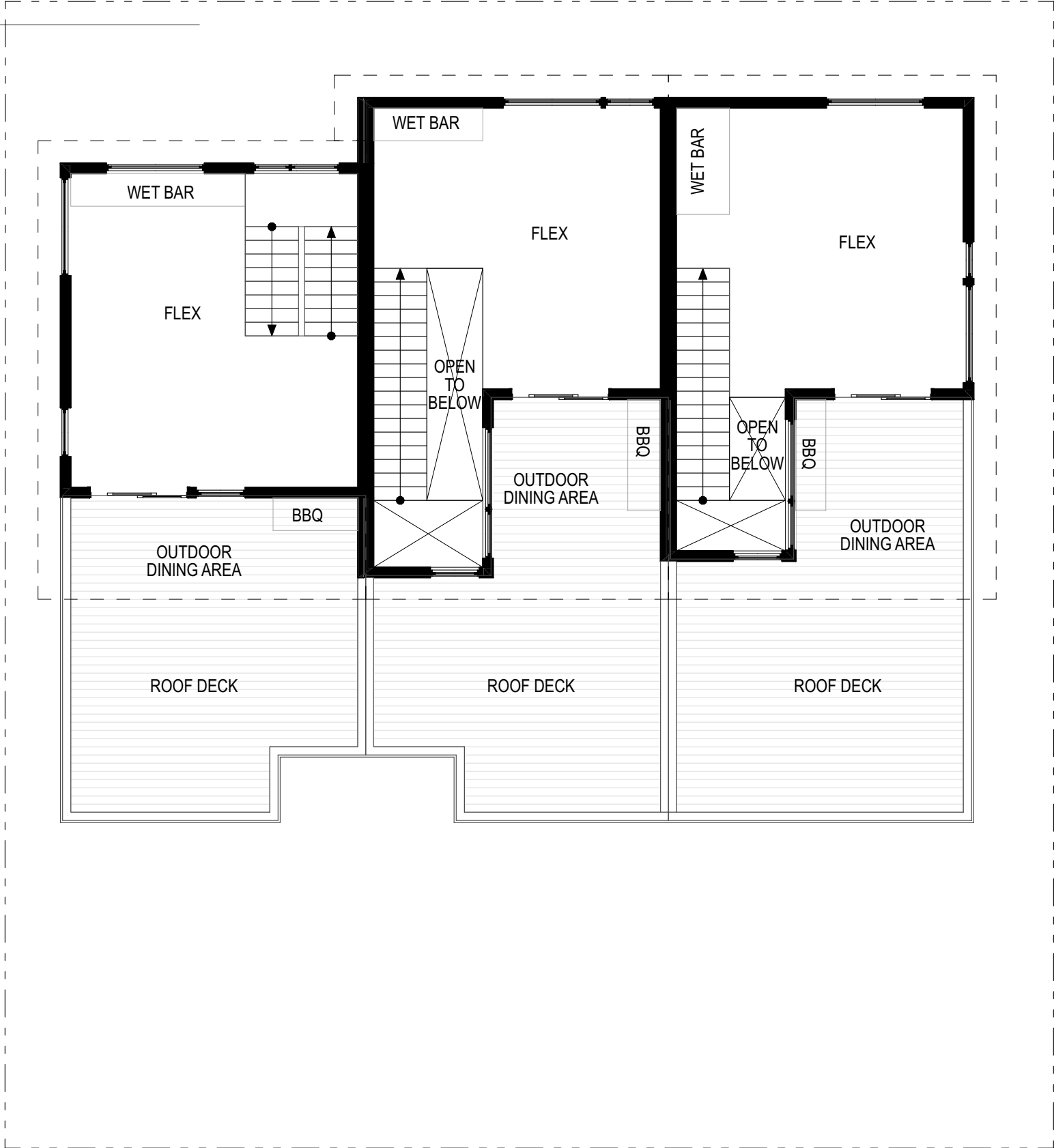


1

# THIRD FLOOR PLAN

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

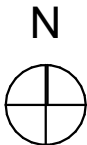
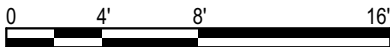




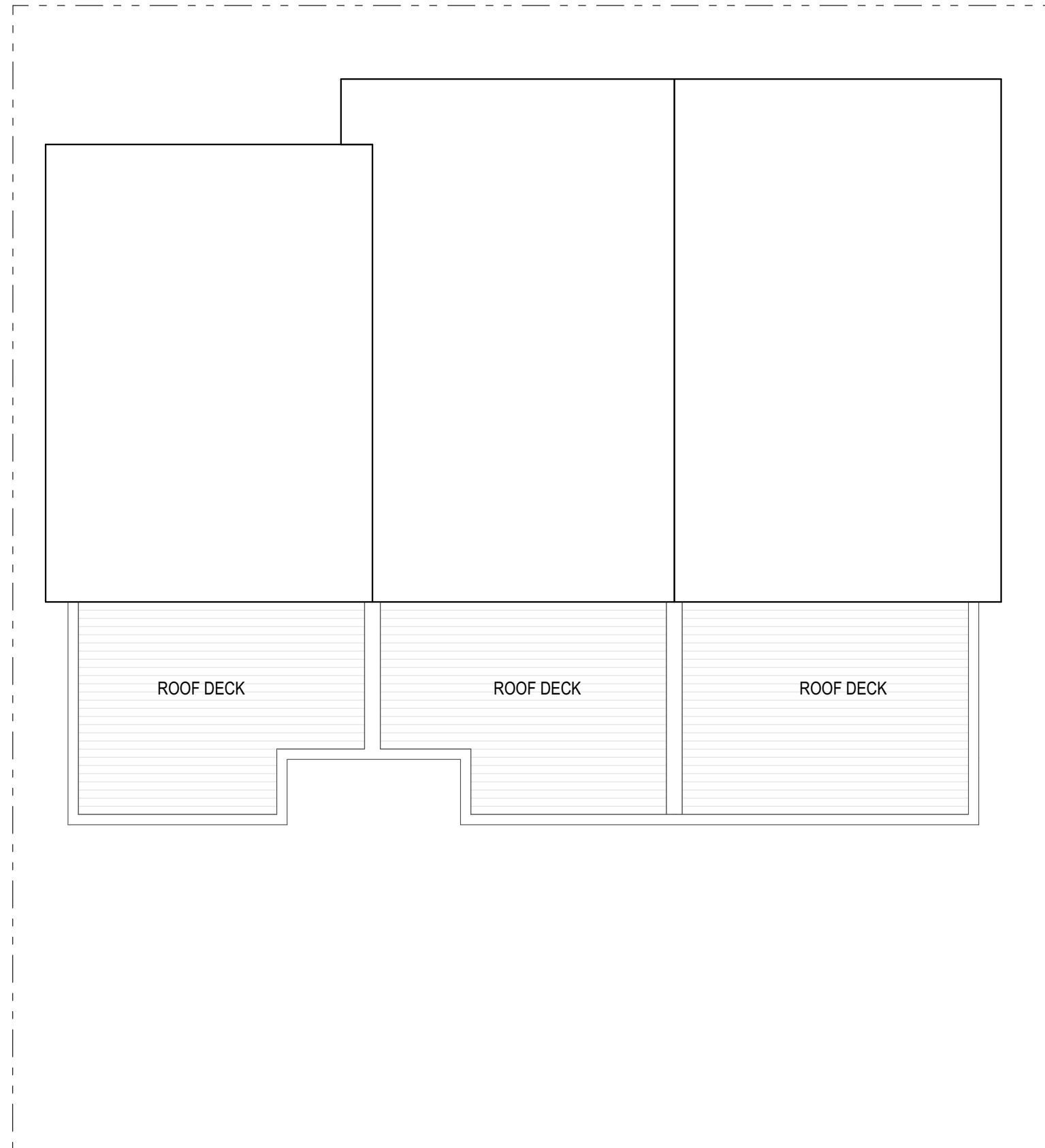
1

FOURTH FLOOR PLAN

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

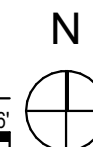
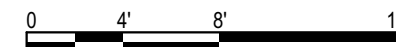




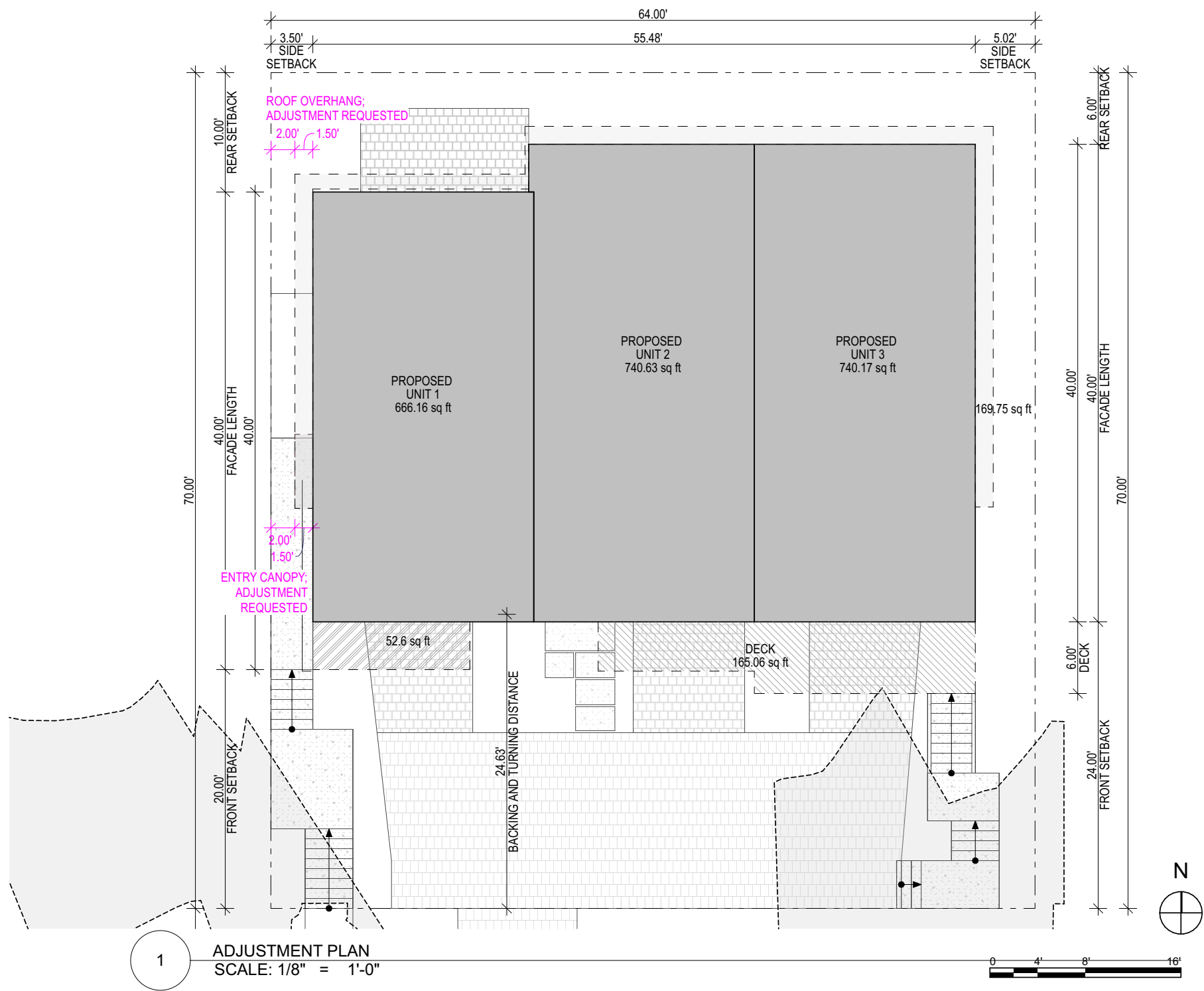


1

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



ADJUSTMENT PLAN

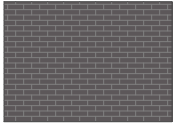




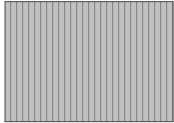
	CODE SECTION	CODE REQUIREMENT	PROPOSED	JUSTIFICATION	SUPPORTING DESIGN GUIDELINES
1	SMC 23.45.518 Setbacks and Separation	Site Setbacks for facades 40 feet or less in length: 3.5' required	18-inch roof overhang into 3.5' setback	The roof overhang projects 18 inches into the west side setback to a 2-foot setback and provides necessary weather protection for the west facade while emphasizing the residential character and detail for the project. This helps knit the project into the neighborhood context and also assists in providing relief and interest on all facades. A canopy projects into the west side setback the same distance as the roof overhang and highlights the west Unit 1's entry and provides weather protection.	CS3.A - Architectural Context and Character; Emphasizing Positive Neighborhood Attributes, PL3.A - Street Level Interactions; Entries, DC2 - Architectural Concept: B - Architectural and Facade Composition; C - Secondary Architectural Features; C - Scale and Texture and D - Form and Function

# ELEVATIONS


RENDERED ELEVATIONS



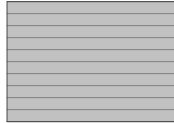
1. BRICK SIDING  
DARK GRAY, COAL CREEK OR SIM.




2. VERTICAL SEMITRANSPIROUS PANEL  
SW #7064  
PASSIVE OR SIM.



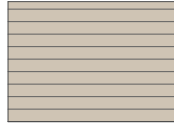
3. 4'X8' PANEL SYSTEM  
SW #7066  
GRIZZLE GRAY OR SIM.



4. LAP SIDING / FIBER-CEMENT PANELING  
SW #7065  
ARGOS OR SIM.



5. BLACK METAL FEATURES  
MATTE BLACK



6. WOOD PANELLING  
CEDAR PLANKS OR SIM.  
UNDER OVERHANGS AT ROOF



1 NORTH RENDERED ELEVATION  
SCALE: 3/16" = 1'-0"



2 SOUTH RENDERED ELEVATION  
SCALE: 3/16" = 1'-0"





1 EAST RENDERED ELEVATION  
SCALE: 3/16" = 1'-0"



2 WEST RENDERED ELEVATION  
SCALE: 3/16" = 1'-0"

LANDSCAPE PLAN



PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Athyrium filix-femina / Lady Fern
	Blechnum spicant / Deer Fern
	Gaultheria shallon / Salal
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Mahonia repens / Creeping Oregon Grape
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rhododendron macrophyllum / Pacific Rhododendron
	Rosa nutkana / Nootka Rose
	Sarcococca ruscifolia / Fragrant Sarcococca
	Vaccinium ovatum / Evergreen Huckleberry
BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Juncus patens 'Elk Blue' / Spreading Rush
GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
	Pachysandra terminalis / Japanese Spurge
	Thymus praecox 'Purple Carpet' / Mother of Thyme
SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3" Depth





Golden Variegated Sweetflag



Lady Fern



Japanese Spurge



Spreading Rush



Pacific Coast Iris



Limelight Hydrangea



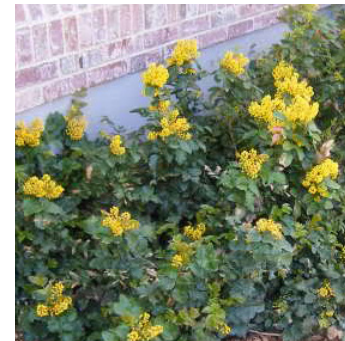
Mount Vernon Laurel



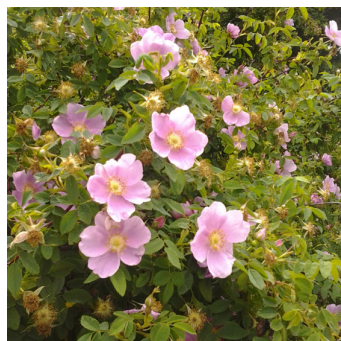
Kinnikinnick



Goldenleaf Dogwood



Creeping Oregon Grape



Nootka Rose



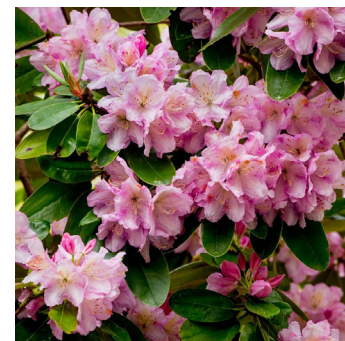
Deer Fern



Evergreen Huckleberry



Fragrant Sarcococca



Pacific Rhododendron



COMPLETED WORK b9 ARCHITECTS



Corson Rowhouses in Georgetown by b9 architects



Mercer-Malden Rowhouses in Capitol Hill by b9 architects



WORK b9 ARCHITECTS



Eastlake Rowhouses in Eastlake by b9 architects



Townhomes on Summit Ave in Capitol Hill by b9 architects

