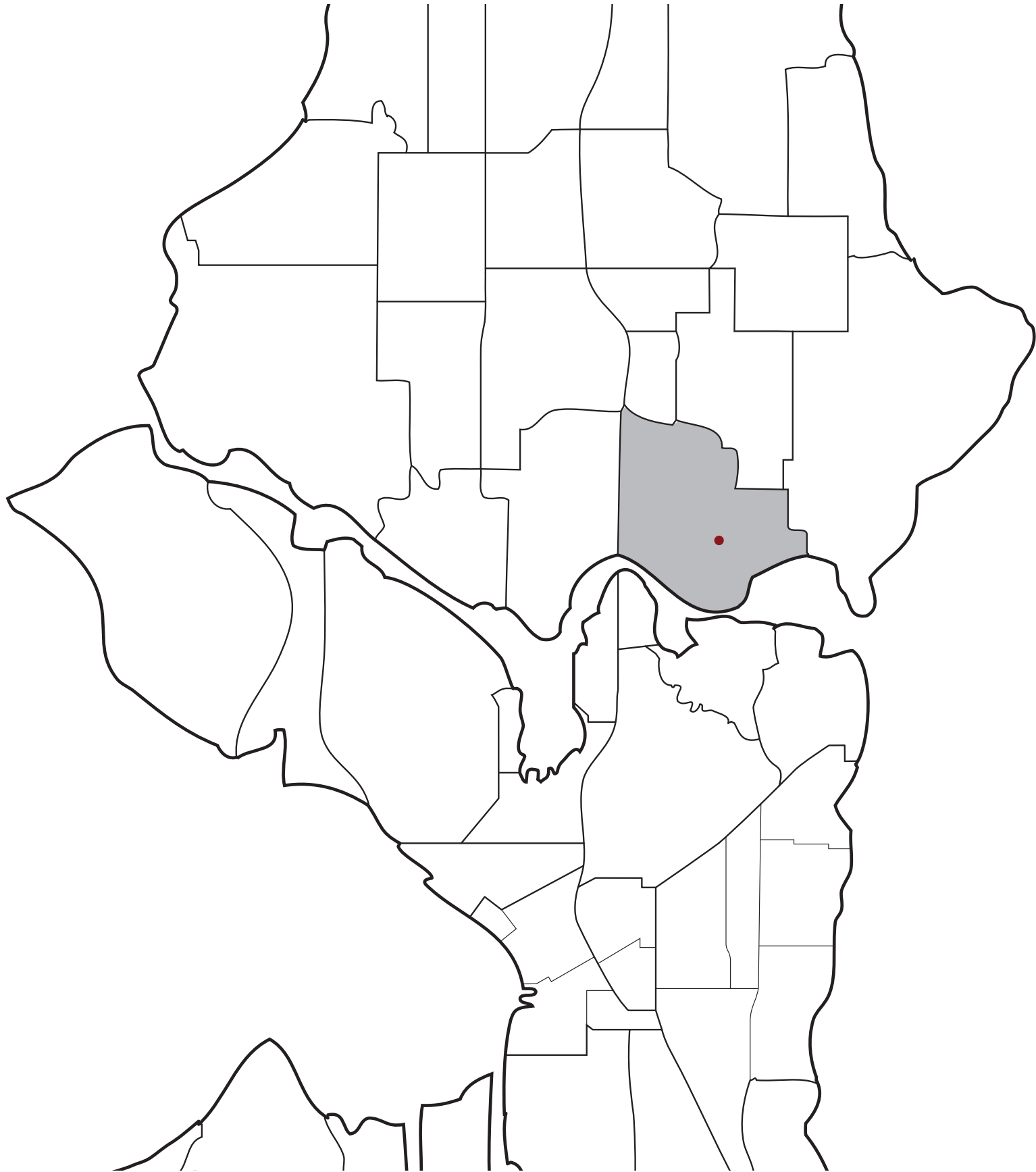


#3024705

4710 20th Ave NE **RECOMMENDATION MEETING**





ADDRESS

4710 20TH AVE NE
SDCI# 3024705

PROJECT TEAM

OWNER	Alchemy Investments LLC
ARCHITECT	SHW, LLC
LANDSCAPE	Root of Design
SURVEYOR	Terrane, Inc.

PROJECT INFO

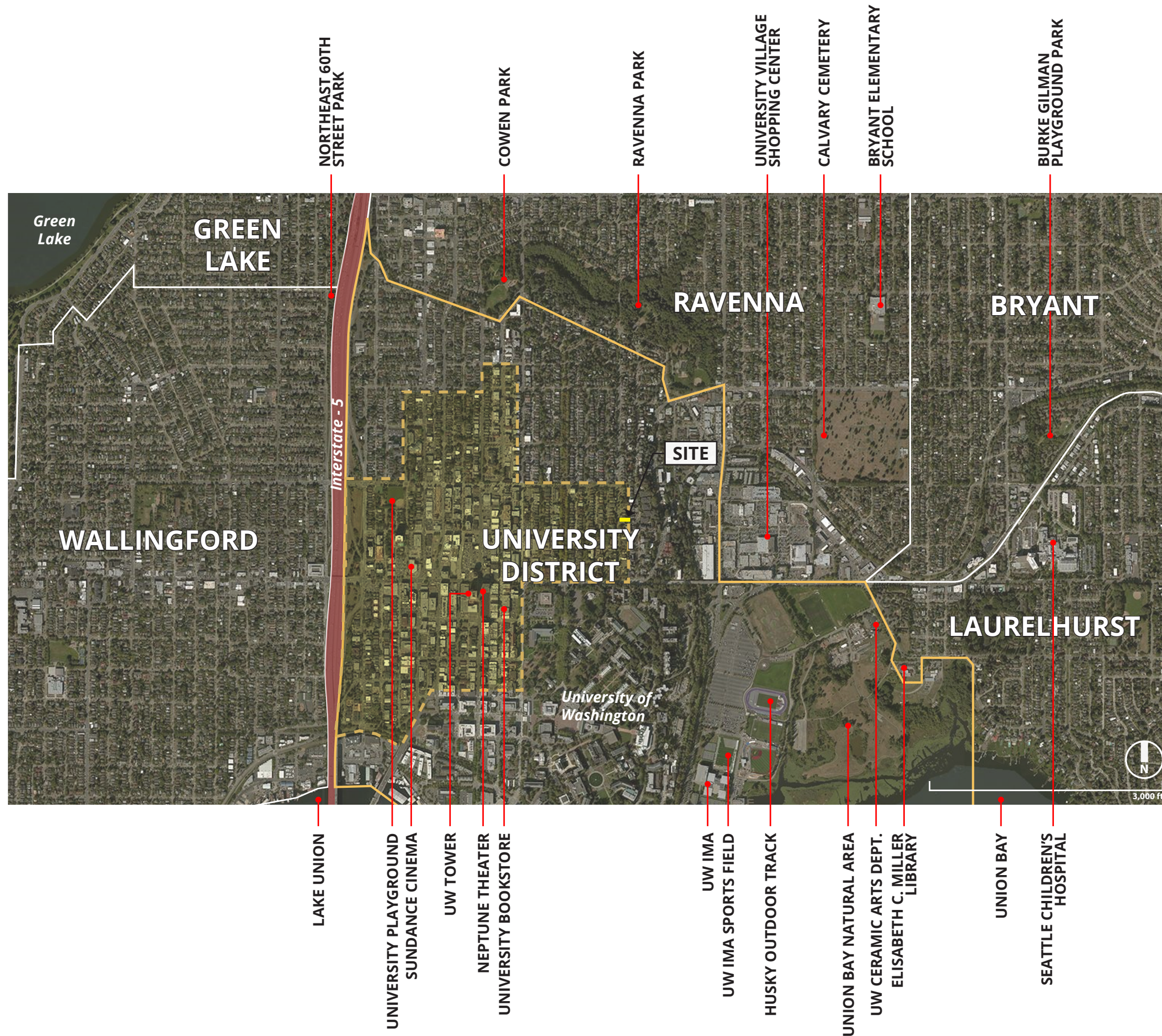
ZONING	LR3
OVERLAYS	Frequent Transit, Urban Center Village
LOT SIZE	8,819 sf
FAR	1.98
ALLOWABLE FAR	2.00
PROPOSED FAR	17,436 sf
PROPOSED UNITS	52
PARKING STALLS	0
BICYCLE PARKING	39

PROJECT DESCRIPTION

The project is a multi-family building containing 52 residential units.

INDEX

PROJECT INFO / PROPOSAL	II
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VICINITY ANALYSIS

The site is centered in the Greek Row neighborhood within the University District. This is a residential neighborhood characterized by a population of mostly university students with quick access to the UW campus. This site is ideally located to take advantage of the University District's attractions with the UW campus immediately to the south, the historic University Way commercial activity to the west, Ravenna Park to the north and shopping at University Village to the east. This site is also well situated within Seattle as a whole with I-5, bus lines, and bike routes providing convenient access to Fremont, Ballard, and Downtown.

ZONING

This site is zoned LR3 and lies within University District Northwest Urban Center Village with the Ravenna Urban Center Village and University Campus Urban Center Village to the east and south respectively. The NE 45th Street Station Overlay stops just short of the site at NE 4th St and 19th Ave NE hinting at the growth the immediate area can expect in the coming years.

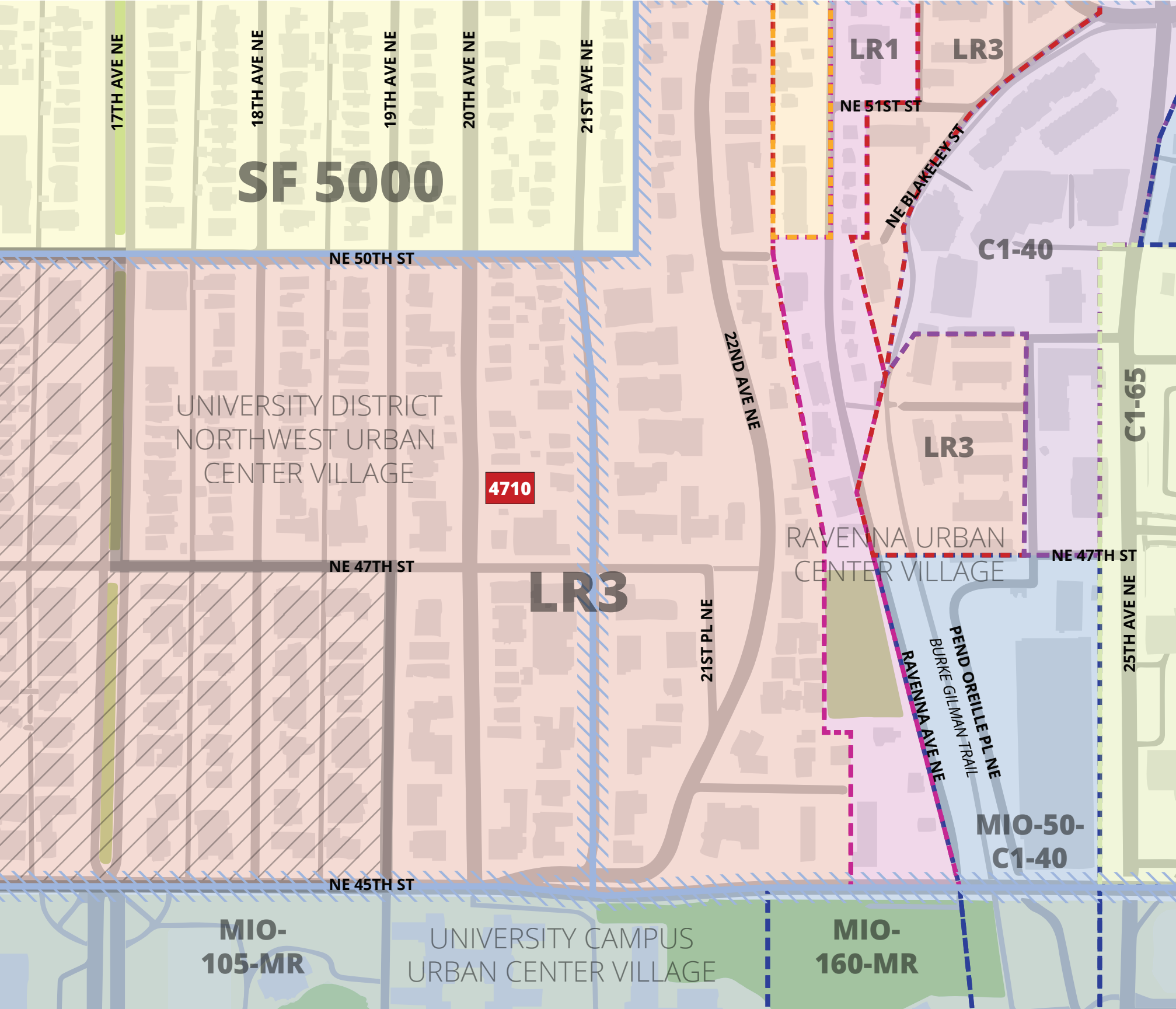
Within the LR3 zone “a mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and row houses.” -SDCI Handout

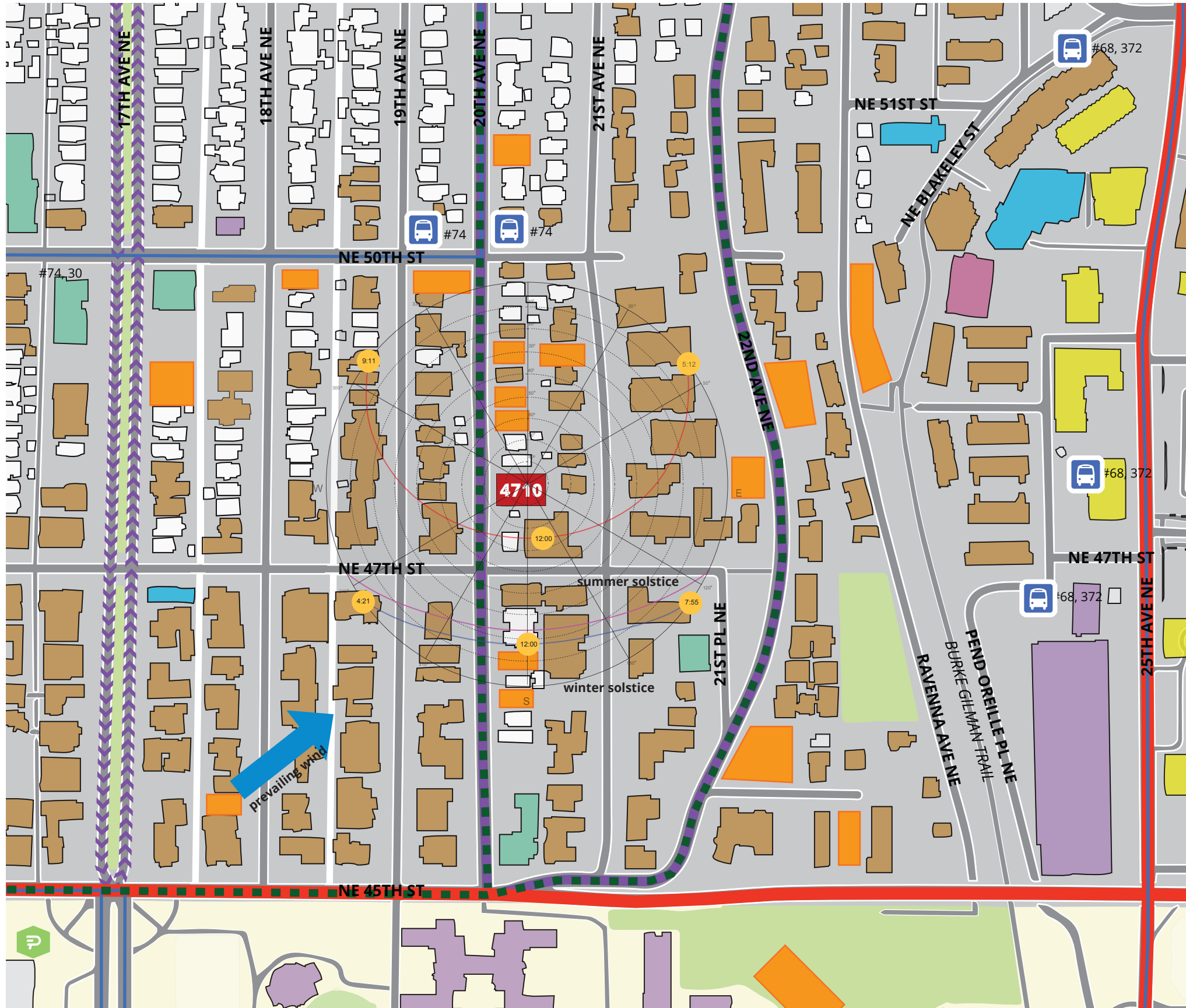
OVERLAYS

- URBAN VILLAGE BOUNDARIES
- NE 45TH STREET STATION OVERLAY DISTRICT

ZONING

- SF 5000
- LR2
- LR3
- LR1
- C1-40
- MIO
- C1-65





ADJACENCIES / CIRCULATION

Streets surrounding the project site feed traffic through Greek Row from NE 45th St and the UW campus, but are generally quiet. The proximity of dining and shopping options with easily walkable streets provide a pedestrian friendly environment. The Burke Gilman Trail allows for access to Fremont and Ballard. Most buildings are multi-family with single family homes and institutional buildings mixed throughout. The area has experienced a general trend of growth with multi-family buildings replacing single family homes. The block between 19th Ave and 20th Ave NE is a through block - all lots have frontage on both streets. 20th Ave serves as almost an alley for 19th Ave with parking and trash collection located on the street. While the west side of 20th serves a more utilitarian function, the east side of the street has large planting strips and mature street trees.

CIRCULATION



- MAJOR ARTERIAL
- COLLECTOR ARTERIAL
- DEDICATED BICYCLE LANE
- TRANSIT ROUTE
- DESIGNATED BUS STOP
- PRONTO BIKE SHARE LOCATION

TPOLOGIES

- SINGLE FAMILY HOME
- MULTI-FAMILY
- COMMERCIAL
- EDUCATIONAL / INSTITUTIONAL
- RELIGIOUS
- OFFICE
- PERMITTING / UNDER CONSTRUCTION

EXISTING CONDITIONS

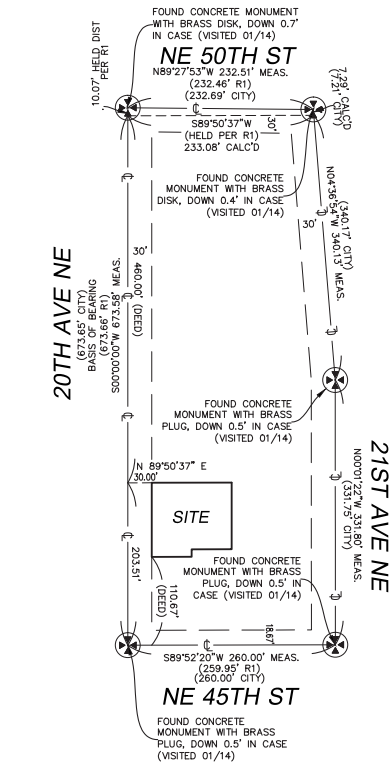
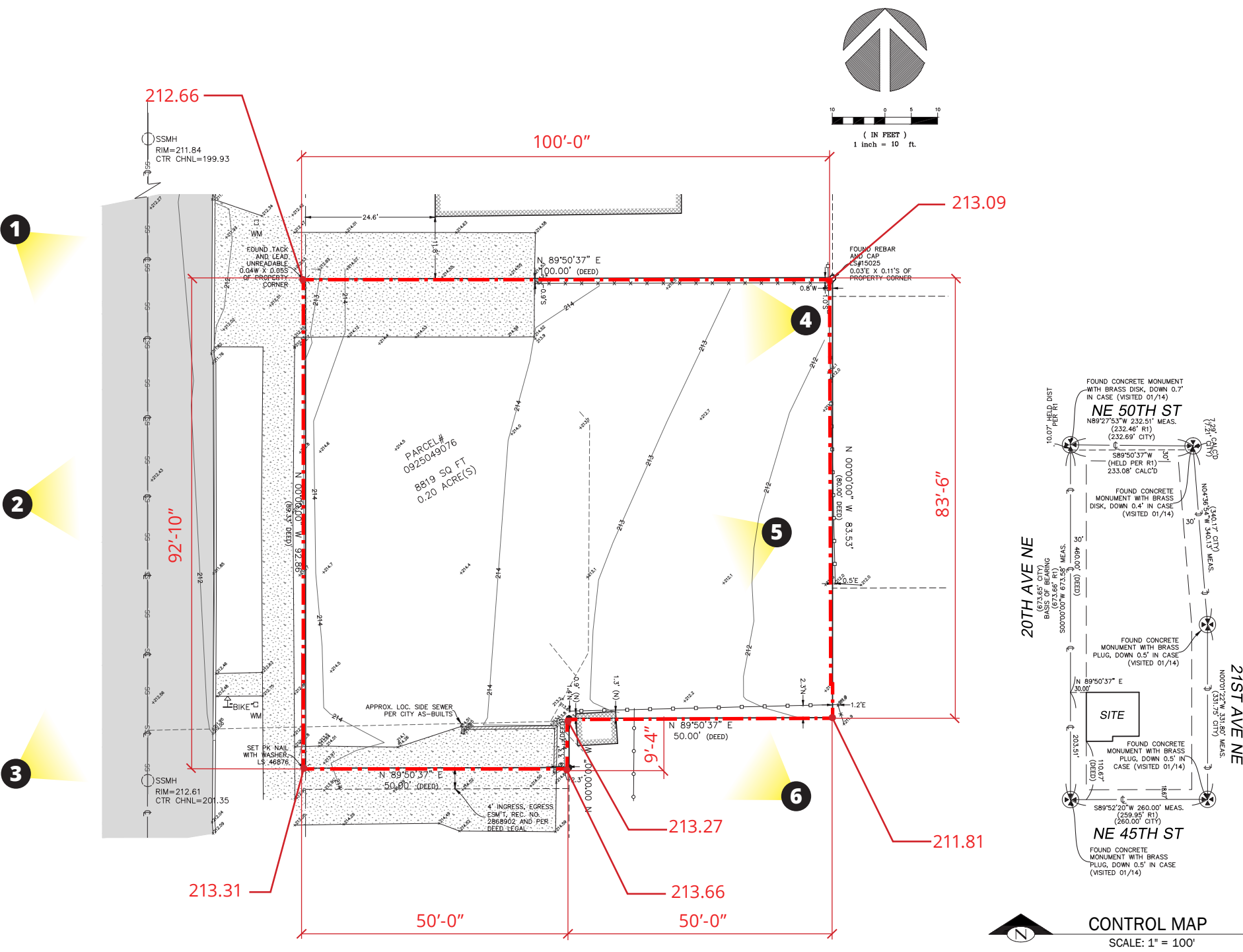
The site is currently vacant with bare soil and without any notable site features, vegetation or trees. The site grade is mostly level and meets street grade with only a small slope down. Both the north and south property lines abut neighboring driveways. The rear of the lot abuts the rear of a lot facing 21st Ave NE.

LEGAL DESCRIPTION

BEGINNING 460 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89.33 FEET TO A POINT WHICH IS 110.67 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EAST 50 FEET;
THENCE NORTH 9.33 FEET;
THENCE EAST 50 FEET;
THENCE NORTH 80 FEET TO THE SOUTH LINE OF THE NORTH 460 FEET OF SAID SUBDIVISION;
THENCE WEST 100 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY

Surveyor: Terrane Date: 11/06/14

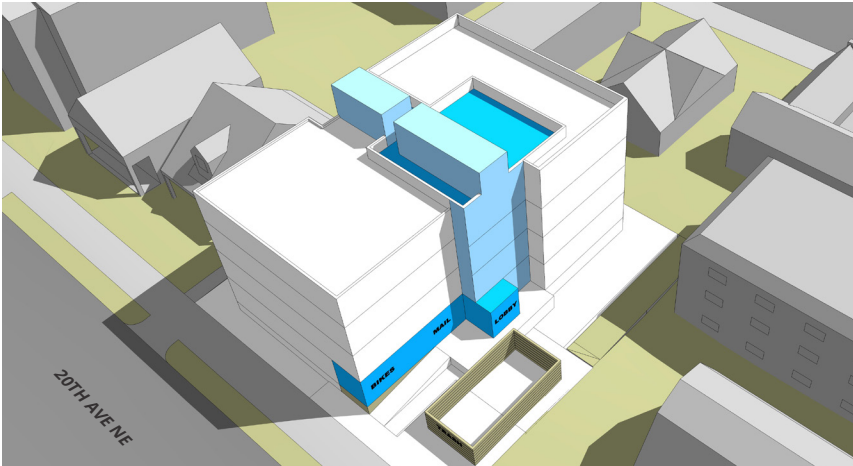




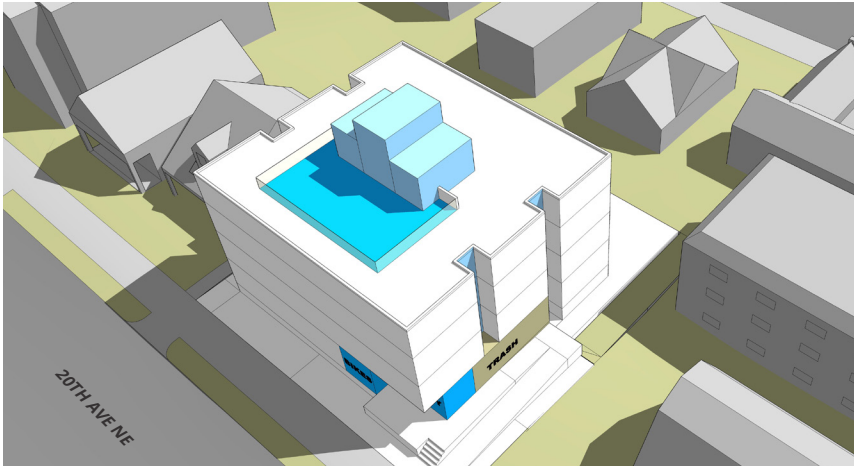
EDG SCHEME SUMMARY

BIRD'S EYE PERSPECTIVE

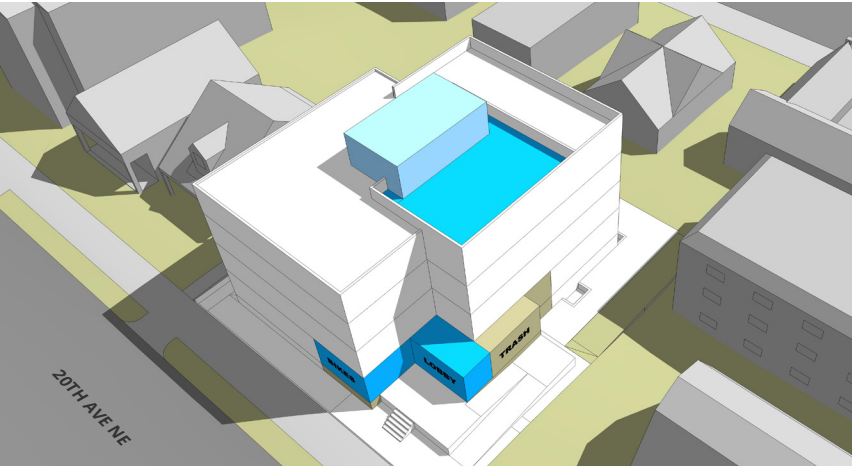
SCHEME A



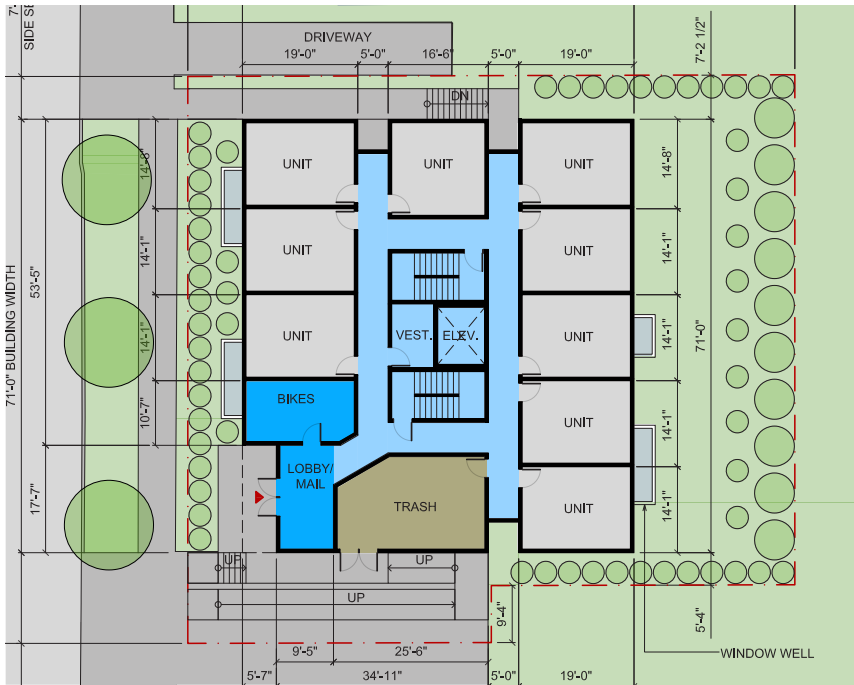
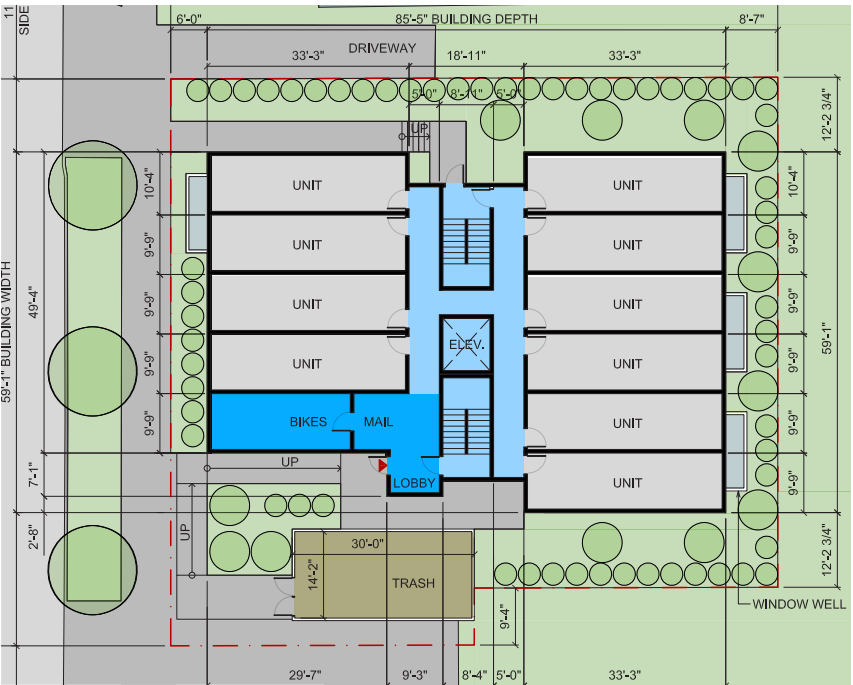
SCHEME B



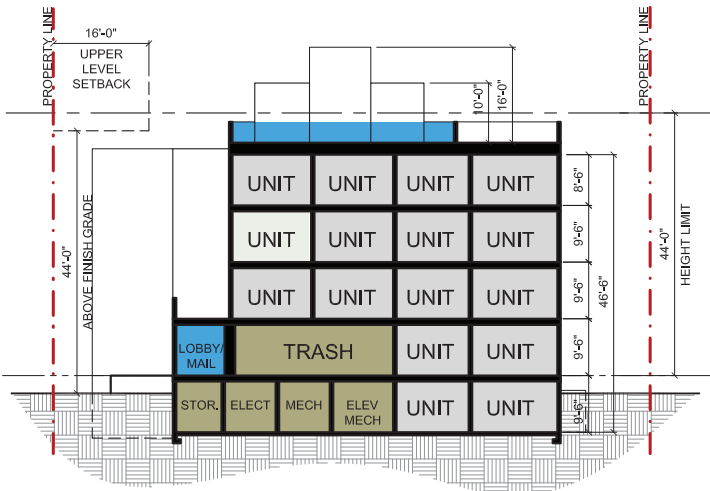
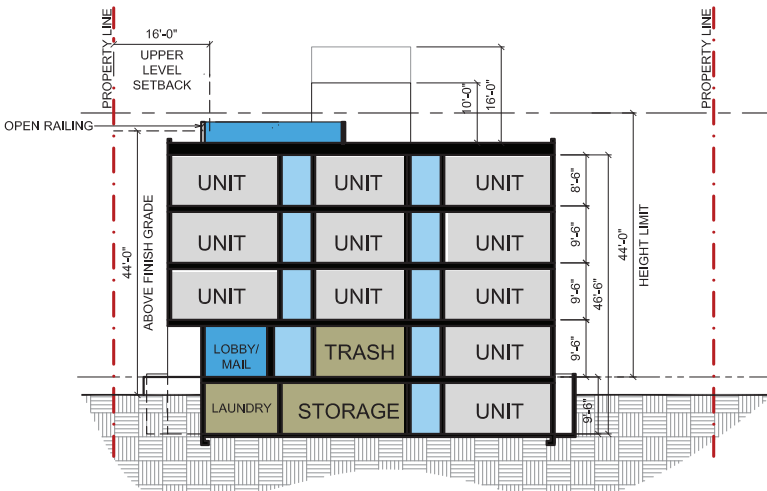
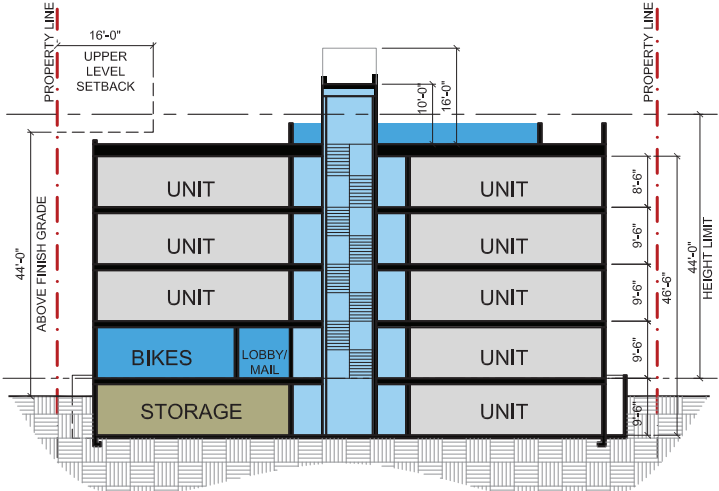
SCHEME C (PREFERRED)



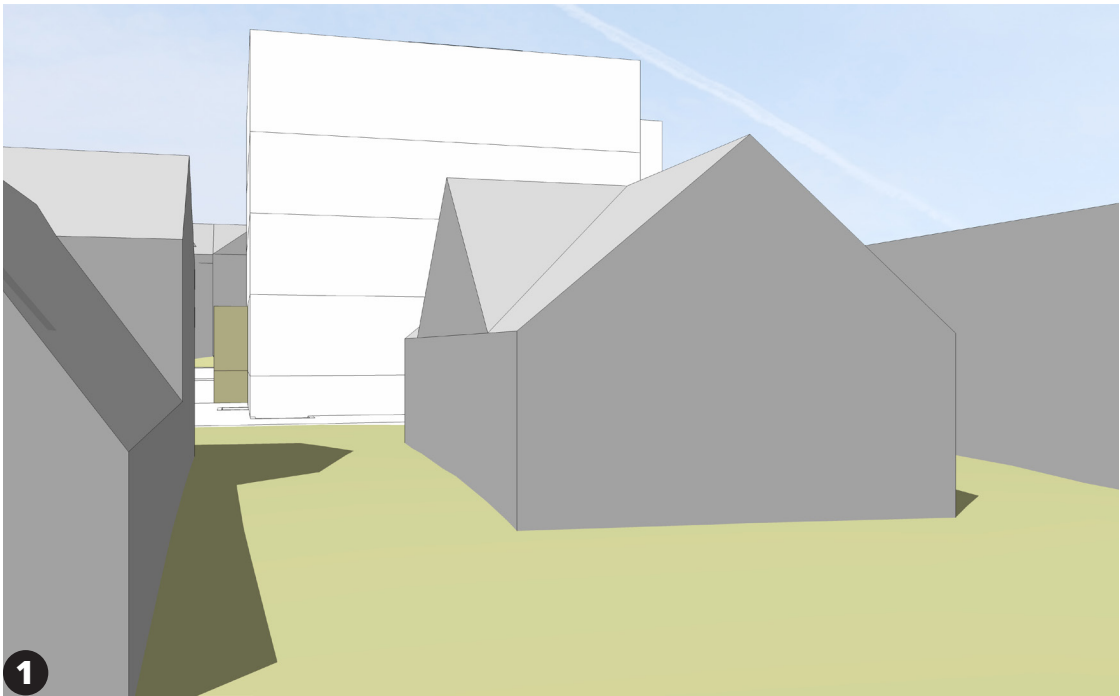
SITE PLAN



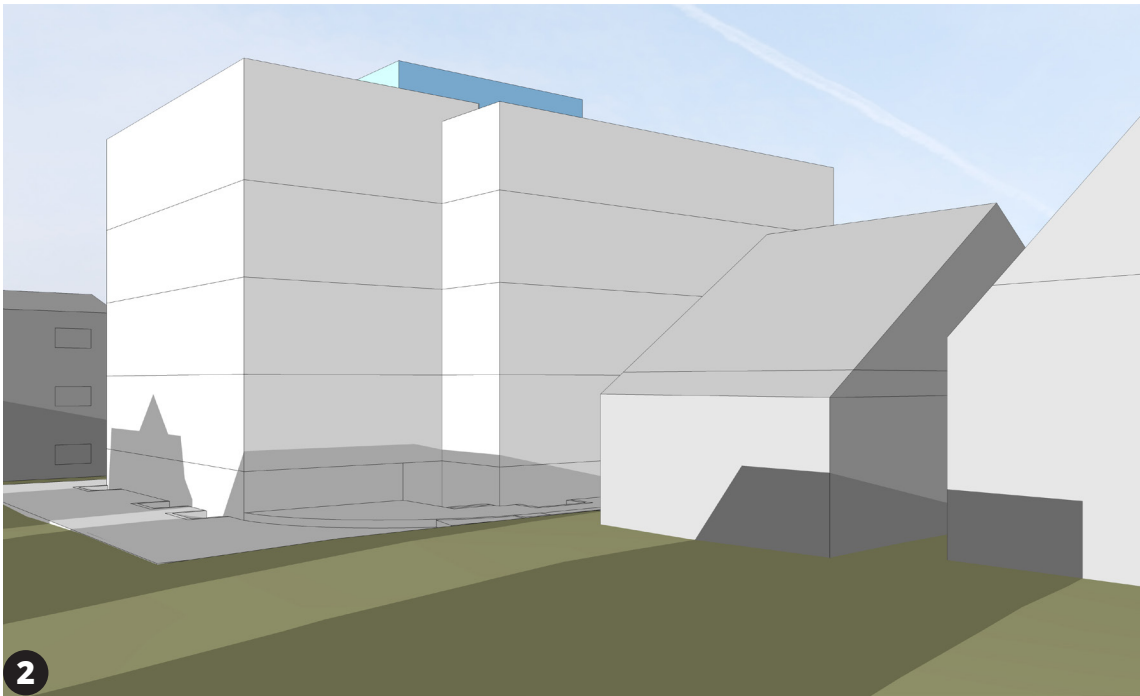
SECTION



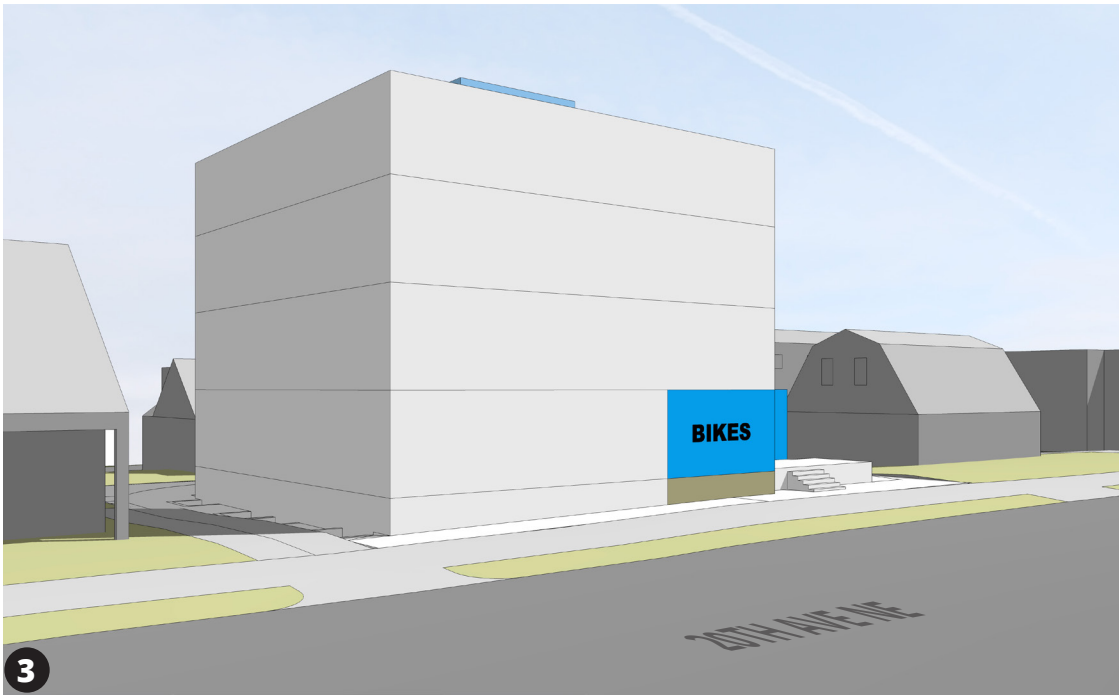
EDG PERSPECTIVES: SCHEME C (PREFERRED)



1
PERSPECTIVE LOOKING AT SOUTHEAST CORNER



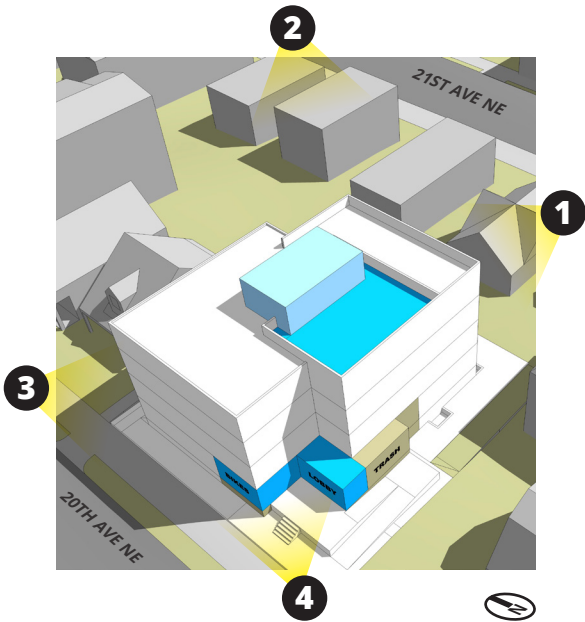
2
PERSPECTIVE LOOKING AT NORTHEAST CORNER



3
PERSPECTIVE LOOKING AT NORTHWEST CORNER FROM 20TH AVE NE

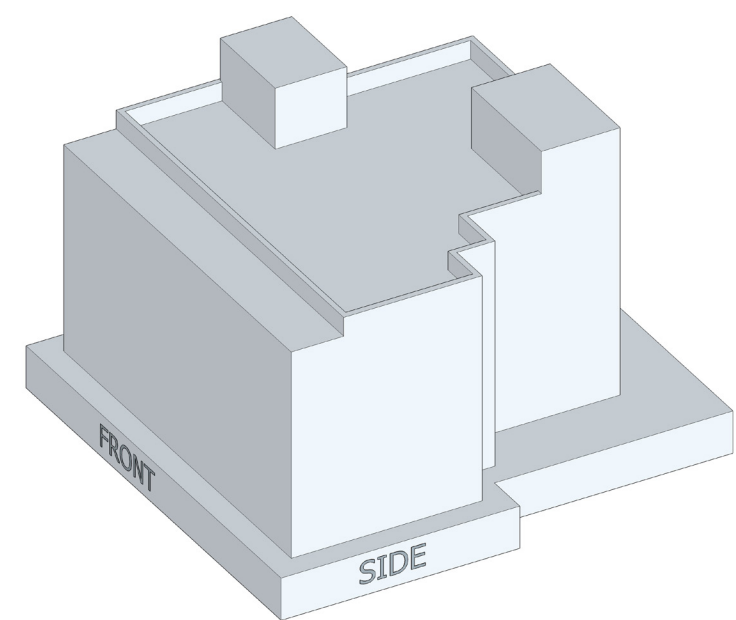


4
PERSPECTIVE LOOKING AT SOUTHWEST CORNER FROM 20TH AVE NE

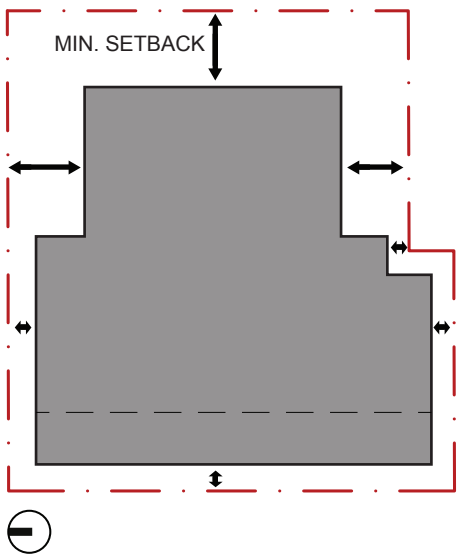


SCHEME C BIRD'S EYE

EDG CONCEPT DEVELOPMENT



MAXIMUM MASSING ISOMETRIC VIEW



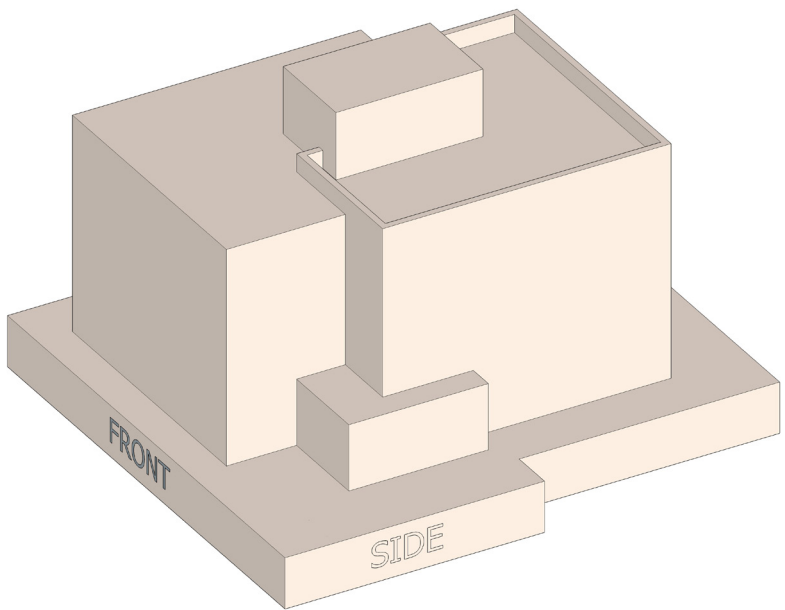
MAXIMUM MASSING PLAN VIEW

MAXIMUM MASSING

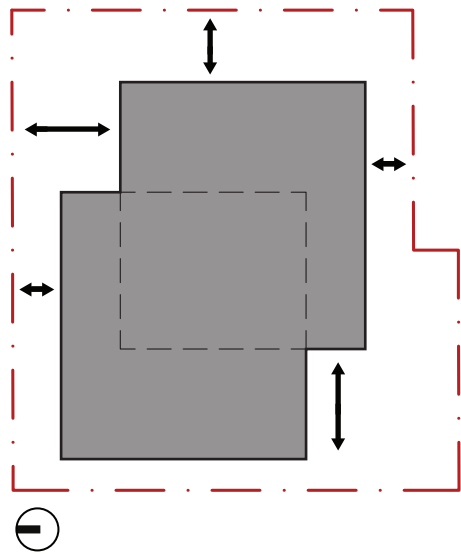
- Building reads as one volume.
- Front facade does not break down to residential scale.

PROPOSED MASSING

- Use generous setback at SW for recessed entry.
- Split massing reduces building bulk and emphasizes change in cladding materials.
- Entry volume at residential scale.
- Large setback at NE for significant planting.



PROPOSED MASSING



PROPOSED MASSING PLAN VIEW



CONCEPTUAL MASSING

BOARD FEEDBACK/GUIDANCE	APPLICANT RESPONSE
<div><div>1ARCHITECTURAL CONTEXT & MASSING</div><div><div>1A</div><div>Neighborhood context has strong, historical architectural character associated with the University of Washington and Greek housing. (CS2-A, CS3-A, CS3-B-1, CS3-I-i, CS-3-I-iii)</div></div><div><div>1B</div><div>The proposed generous setbacks reinforce the Board’s support of Option C. (CS2-C-2, CS2-D-1)</div></div><div><div>1C</div><div>The Board supports the entry location which should emphasize the entry with bold landscaping. (CS2-B-2, PL3-A-4, PL3-I-ii, DC4-D-1)</div></div><div><div>1D</div><div>Explore pedestrian circulation, including resident circulation paths. (DC1-C-4)</div></div></div>	<div><div>1ARCHITECTURAL CONTEXT & MASSING</div><div><div>1A</div><div>The proposed project has a clearly defined, raised and recessed entry lobby similar to archetypes established by historic Greek housing and historic single family homes. Brick veneer has been selected for the primary street façade to acknowledge the neighborhood institutional context.</div></div><div><div>1B</div><div>The setbacks proposed in Option C at the EDG have been maintained. The setbacks clearly delineate a strong street façade, the recessed entry point, and fit within the developing neighborhood context.</div></div><div><div>1C</div><div>Rich and varied planting buffer the entire street façade culminating in boldly contrasting shapes, color, and texture at the entry.</div></div><div><div>1D</div><div>The primary and secondary residential circulation paths use attractive, resilient materials, and are softened by generous plantings. The trash room entry point is made secondary by facing the side yard.</div></div></div>
<div><div>2MATERIALS & SECONDARY ARCHITECTURAL FEATURES</div><div><div>2A</div><div>Use well detailed high quality and durable materials, acknowledging the historic context of the neighborhood and anticipating the wear and tear of university housing. (CS3-A, CS3-I-i, CS-3-I-iii, DC2-C-3, DC4-A-1, DC4-I-i, DC4-I-iii)</div></div><div><div>2B</div><div>Tie materials and color with the building massing. (DC4-A-1)</div></div><div><div>2C</div><div>Use fenestration patterns to balance the rigidity of an institutional context and the playfulness of contemporary residential projects. (DC2-B-1, DC2-C)</div></div></div>	<div><div>2MATERIALS & SECONDARY ARCHITECTURAL FEATURES</div><div><div>2A</div><div>Durable, masonry veneer and concrete is proposed for most of the building’s street facing façade and high traffic areas. Masonry acknowledges the institutional and academic neighborhood context, while the overall composition reflects the evolving neighborhood character. Concrete at landings is stained to add variety to concrete treatments. The guardrail and entry soffit use wood to add warmth and variety to the material palette.</div></div><div><div>2B</div><div>Cladding material changes and window color are used to distinguish the two distinct building masses. Durable materials are used at high traffic areas.</div></div><div><div>2C</div><div>The two building masses have different yet complimentary fenestration patterns. The brick mass retains a strict masonry module but uses a varied window arrangement which provides secondary expression through the use of interstitial panels. The panel mass emphasizes vertical orientation through panel layout and rigorous window alignment.</div></div></div>
<div><div>3LANDSCAPING, SAFETY & SECURITY</div><div><div>3A</div><div>Board supported proposed landscape vegetated screening/buffer along east property line. Keep landscaping low to discourage trash dumping and enhance security. Provide large tree at NE corner of site to balance neighboring tree to east. (CS1-D-2, DC4-D)</div></div><div><div>3B</div><div>Provide gated fencing along north property line to enhance security safety for residents, especially basement units. (PL2-B, PL3-A-1, PL3-A-2, DC4-I-v, DC4-D)</div></div><div><div>3C</div><div>Enhance basement units access to light and air with terracing and/or increased size. (CS1-B)</div></div><div><div>3D</div><div>Provide a site lighting plan to address safety and security needs. (PL2-B-2, DC4-C-1, DC4-I-vii)</div></div></div>	<div><div>3LANDSCAPING, SAFETY & SECURITY</div><div><div>3A</div><div>Thoughtful, appropriately tall planting is provided along the east and south-east property line. A large caliper tree is located at the NE corner of the site.</div></div><div><div>3B</div><div>A gated fence is provided around the property. The fence is offset from the street facing building façade at the secondary residential entry.</div></div><div><div>3C</div><div>The width and length of windows wells was increased to improve access to light and air. Guardrails are provided where circulation paths are adjacent.</div></div><div><div>3D</div><div>Lighting is used to make residential circulation paths secure, highlight the entry sequence, and enhance the landscape.</div></div></div>
<div><div>4TRASH & ADA RAMP</div><div><div>4A</div><div>The Board expressed concern about shared use of the ramp for ADA access and trash. (PL2-A)</div></div><div><div>4B</div><div>Visually soften ADA ramp with landscaping and/or secondary architectural features along the south property line and access easement making a welcoming experience for all users. (CS2-D-5, DC4-D-1)</div></div><div><div>4C</div><div>Board had concern about the cleanliness near the trash room, but acknowledged trash room adjacency to high traffic area promotes cleanliness. (DC1-A-1)</div></div><div><div>4D</div><div>Provide trash room/ADA ramp location study. (PL2-A, DC1-B-1, CS2-D-5)</div></div></div>	<div><div>4TRASH & ADA RAMP</div><div><div>4A</div><div>The access ramp is part of the overall entry sequence and is oriented with a direct approach from the primary street façade.</div></div><div><div>4B</div><div>Thoughtful and consistent plant selection is provided at each component of the entry sequence. Secondary elements such as the guardrail have consistent detailing throughout the entry sequence.</div></div><div><div>4C</div><div>The access ramp is clearly visible from both the street and raised entry porch. The trash room access door is a tertiary component to the access ramp.</div></div><div><div>4D</div><div>Studies were made of various trash room and ramp locations.</div></div></div>

VIEW FROM THE SOUTHWEST

DESIGN RESPONSE

- 1A** Raised entry porch fits within neighborhood context.
- 1B** Setbacks at SW corner emphasize entry porch.
- 1C** Large and colorful plantings emphasize the entry.
- 2B** Distinct cladding materials delineate the primary and secondary mass.
- 2C** The fenestration pattern differs between the primary mass (shifting and playful) and secondary masses (rigorous alignment).
- 4B** The entry ramp is softened by plentiful and rich planting and natural wood finishes accenting secondary architectural elements.



*STREET TREES NOT SHOWN FOR CLARITY

VIEW FROM THE NORTHWEST

DESIGN RESPONSE



*STREET TREES NOT SHOWN FOR CLARITY

- 1A** The primary building mass and façade use brick veneer to acknowledge the institutional context of the neighborhood.
- 1C** Planting height and volume increase to emphasize the building entry.
- 1D** The secondary residential circulation path is designated with a cedar fence and gate recessed from the sidewalk.
- 2A** Durable brick veneer and concrete are used along residential entry/circulation paths.
- 2B** Brick veneer delineates the primary building mass.
- 2C** The shifting fenestration pattern of the primary mass adds a playful and contemporary character to the building in contrast to the secondary mass.
- 3B** The 6 foot tall cedar fence establishes a clear boundary around the basement units, but maintains immediate visual access from either side for security.

COMPOSITE SITE PLAN

SCALE: 1/16" = 1'-0"

23,169 GSF
52 UNITS
39 BICYCLE PARKING SPOTS
2,473 SF- TOTAL COMMON AMENITY
1,663 SF - GRADE
814 SF - ROOF DECK
1.98 MAX FAR

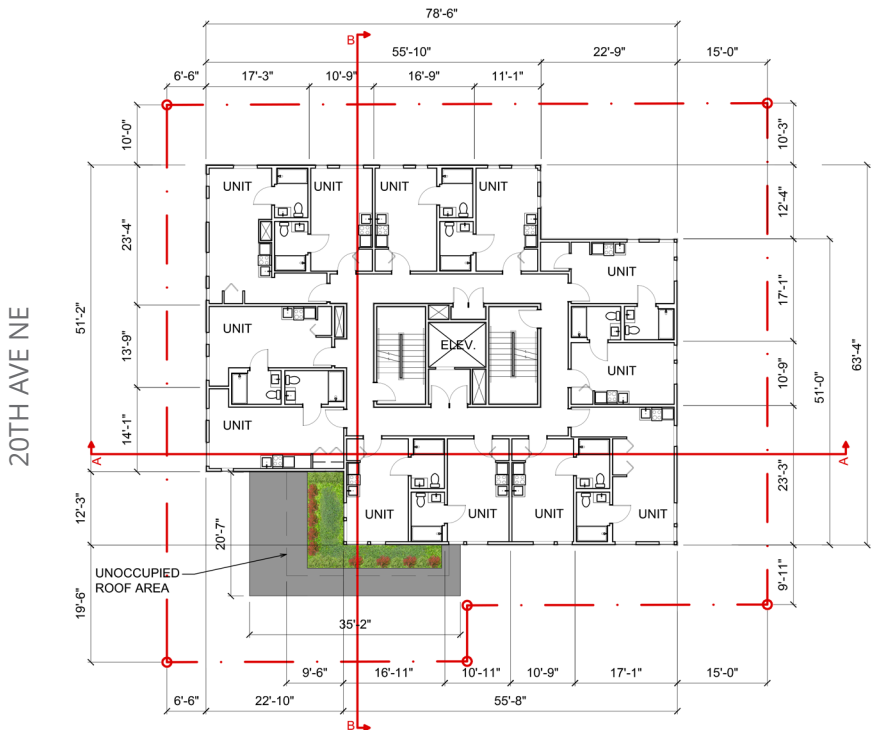
- 1A** Raised and defined entry porch recognizes historical neighborhood archetypes.
- 1B** Setbacks from EDG are maintained.
- 1C** Bold plantings and raised planter beds emphasize entry.
- 1D** All circulation paths into/out of building are accented with unique plantings.
- 3A** East property line has significant landscape buffer. Large tree is located at the NE corner.
- 3B** 6' tall fence maintains security along north, east, and south property lines. Access controlled with gate at secondary entrance.

PRIMARY RESIDENTIAL ENTRANCE

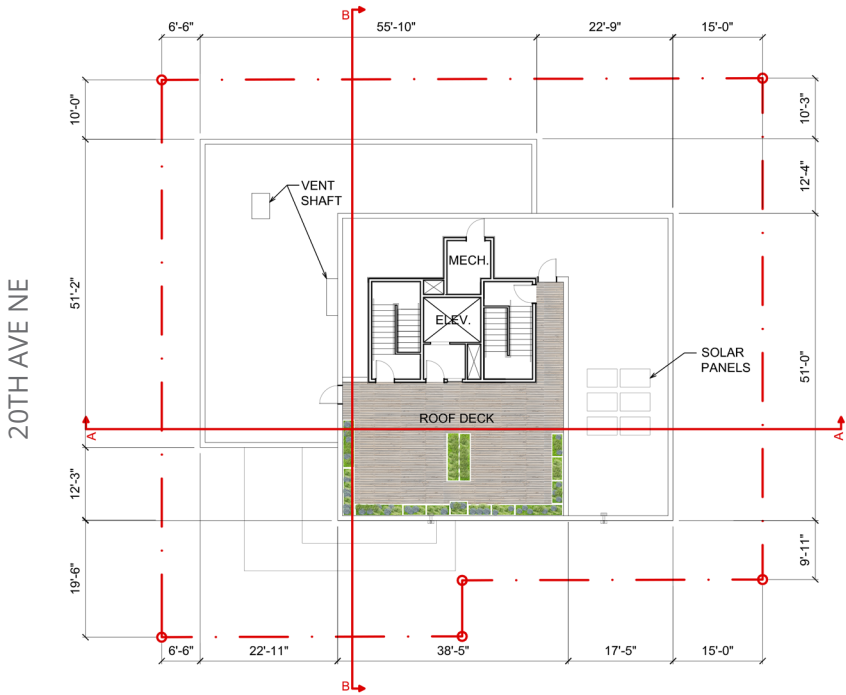


BUILDING PLANS

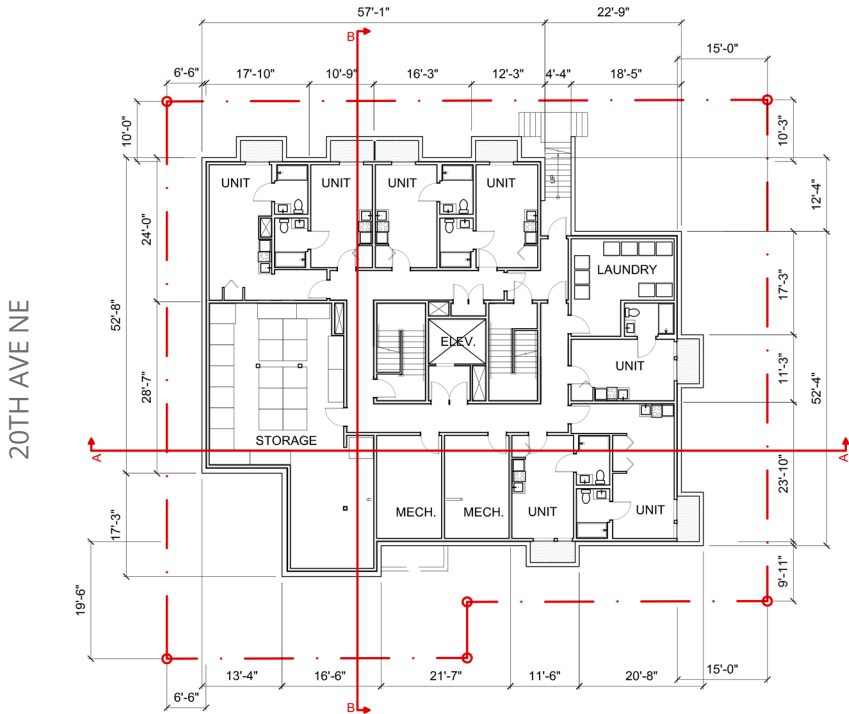
SCALE: 1/32" = 1'-0"



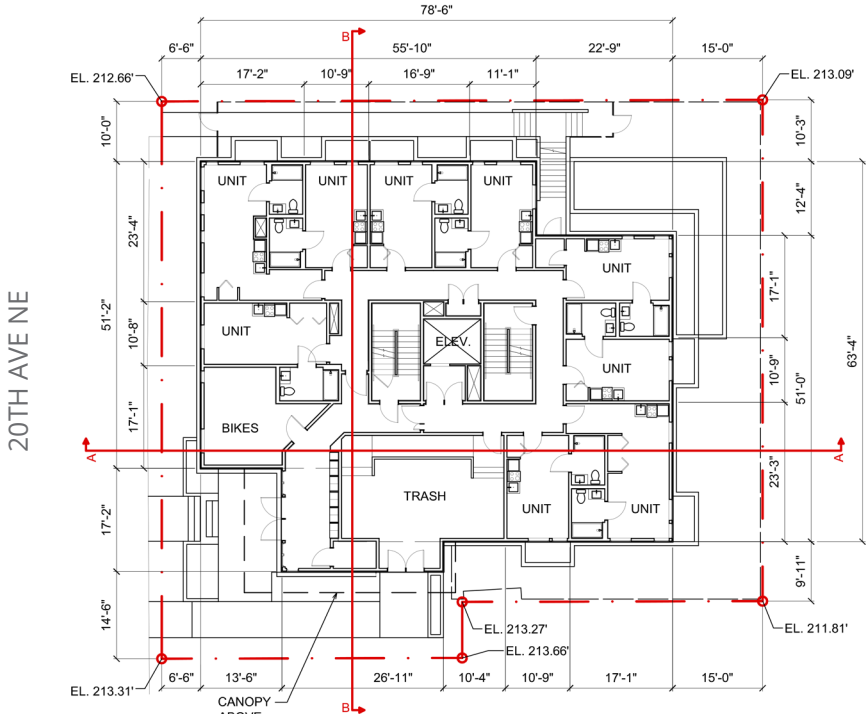
LEVEL 2 (3,4 SIM.)



ROOF



BASEMENT



LEVEL 1

WEST ELEVATION

SCALE: 3/32" = 1'-0"



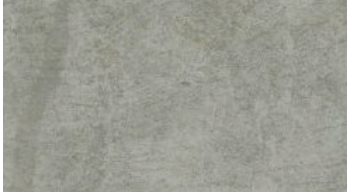
BRICK VENEER (RAVEN)



FIBER CEMENT PANEL (WHITE)



FIBER CEMENT PANEL (CHARCOAL GRAY)



CONCRETE (UNPAINTED)



BLACK VINYL WINDOW



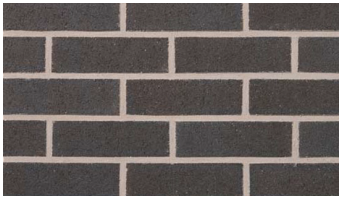
WHITE VINYL WINDOW



CEDAR FENCE

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BRICK VENEER (RAVEN)



FIBER CEMENT PANEL (WHITE)



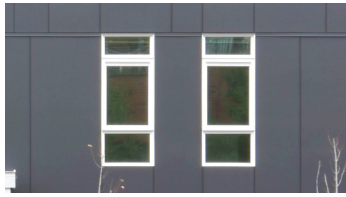
FIBER CEMENT PANEL (CHARCOAL GRAY)



CONCRETE (UNPAINTED)



BLACK VINYL WINDOW



WHITE VINYL WINDOW



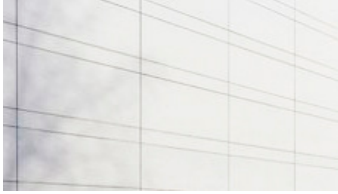
CEDAR FENCE

EAST ELEVATION

SCALE: 3/32" = 1'-0"



BRICK VENEER (RAVEN)



FIBER CEMENT PANEL (WHITE)



FIBER CEMENT PANEL (CHARCOAL GRAY)



CONCRETE (UNPAINTED)



BLACK VINYL WINDOW



WHITE VINYL WINDOW



CEDAR FENCE

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



BRICK VENEER (RAVEN)



FIBER CEMENT PANEL (WHITE)



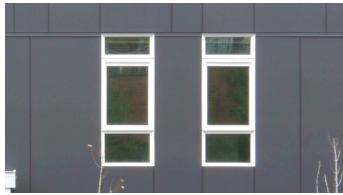
FIBER CEMENT PANEL (CHARCOAL GRAY)



CONCRETE (UNPAINTED)



BLACK VINYL WINDOW



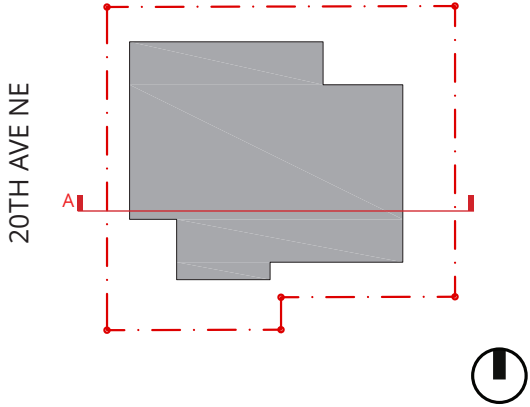
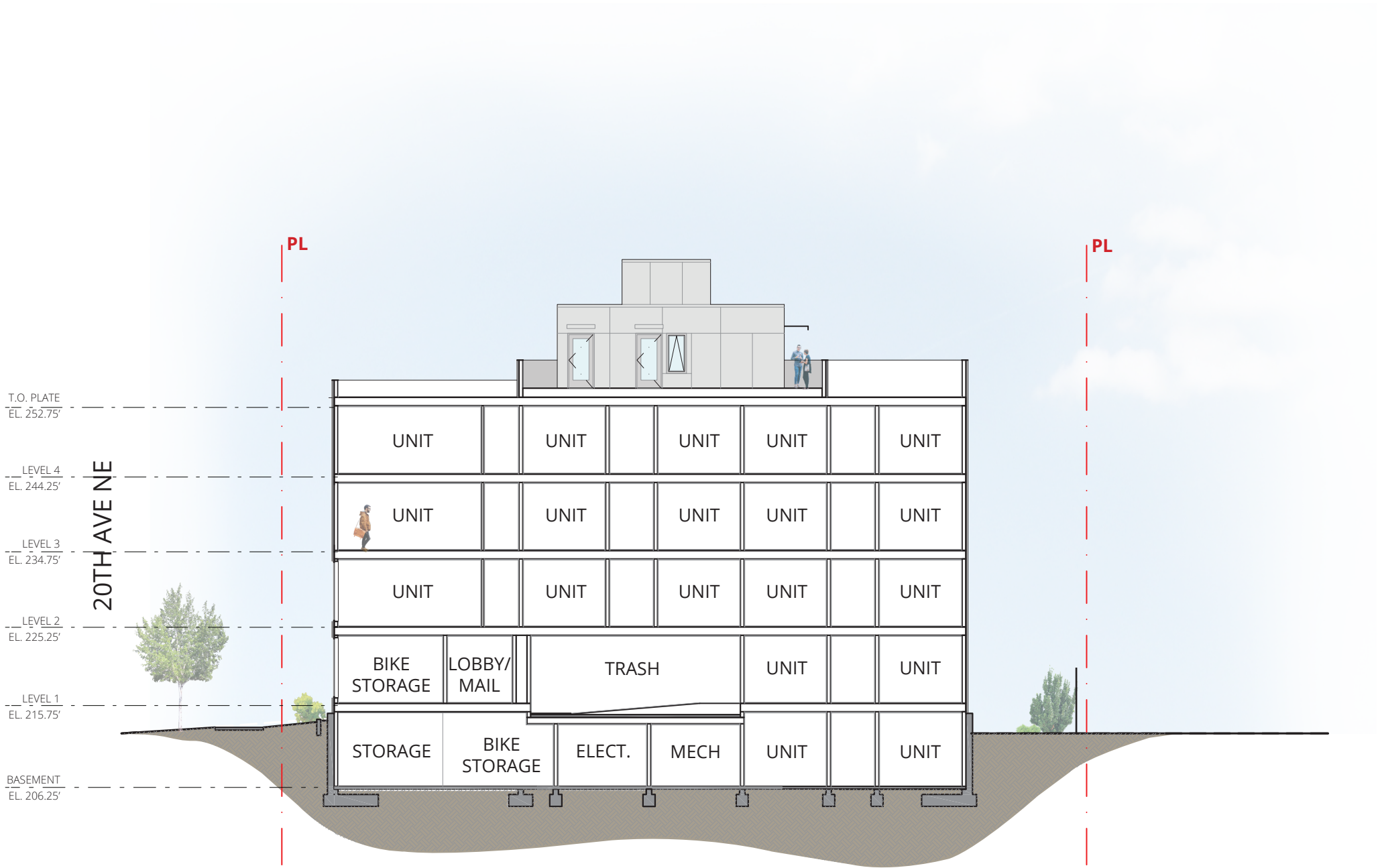
WHITE VINYL WINDOW



CEDAR FENCE

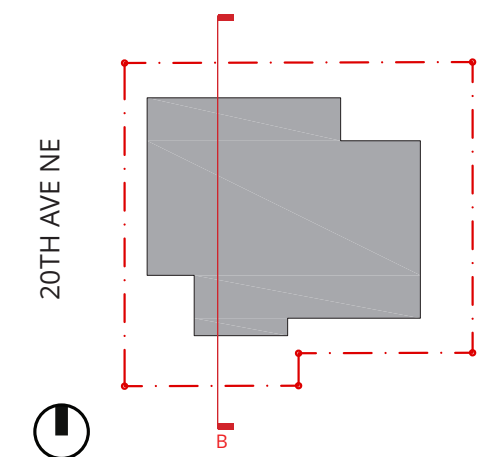
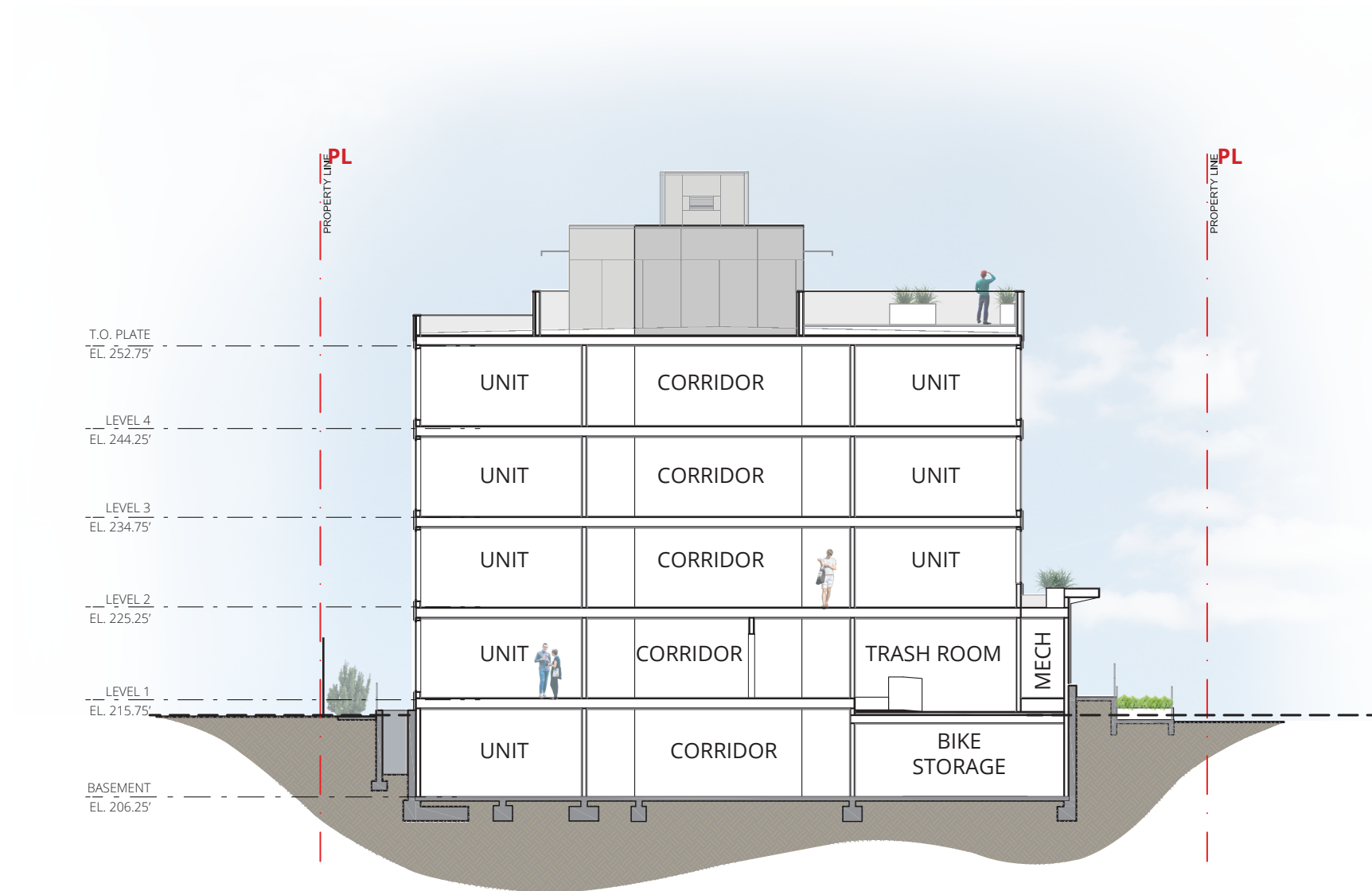
BUILDING SECTION A

SCALE: 1/16" = 1'-0"

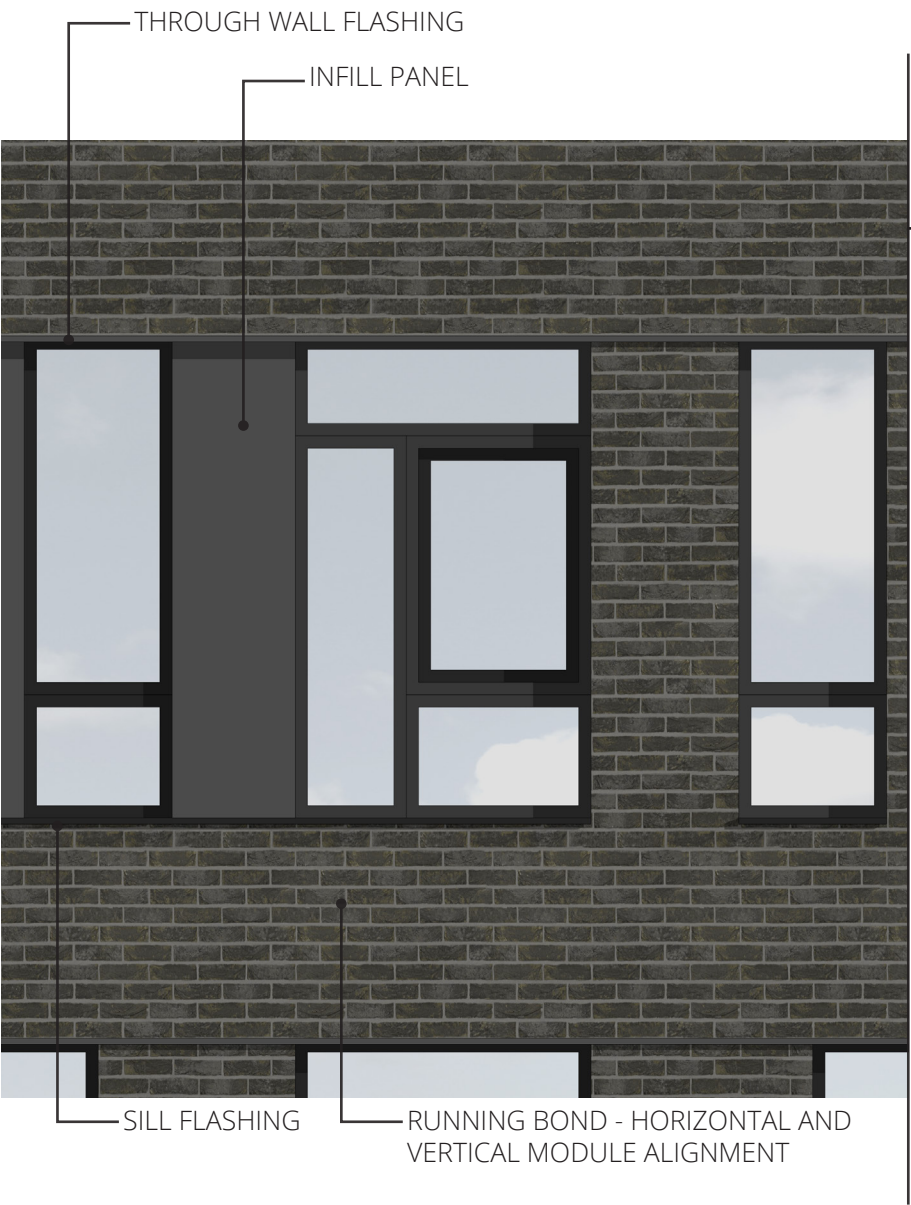


BUILDING SECTION B

SCALE: 1/16" = 1'-0"

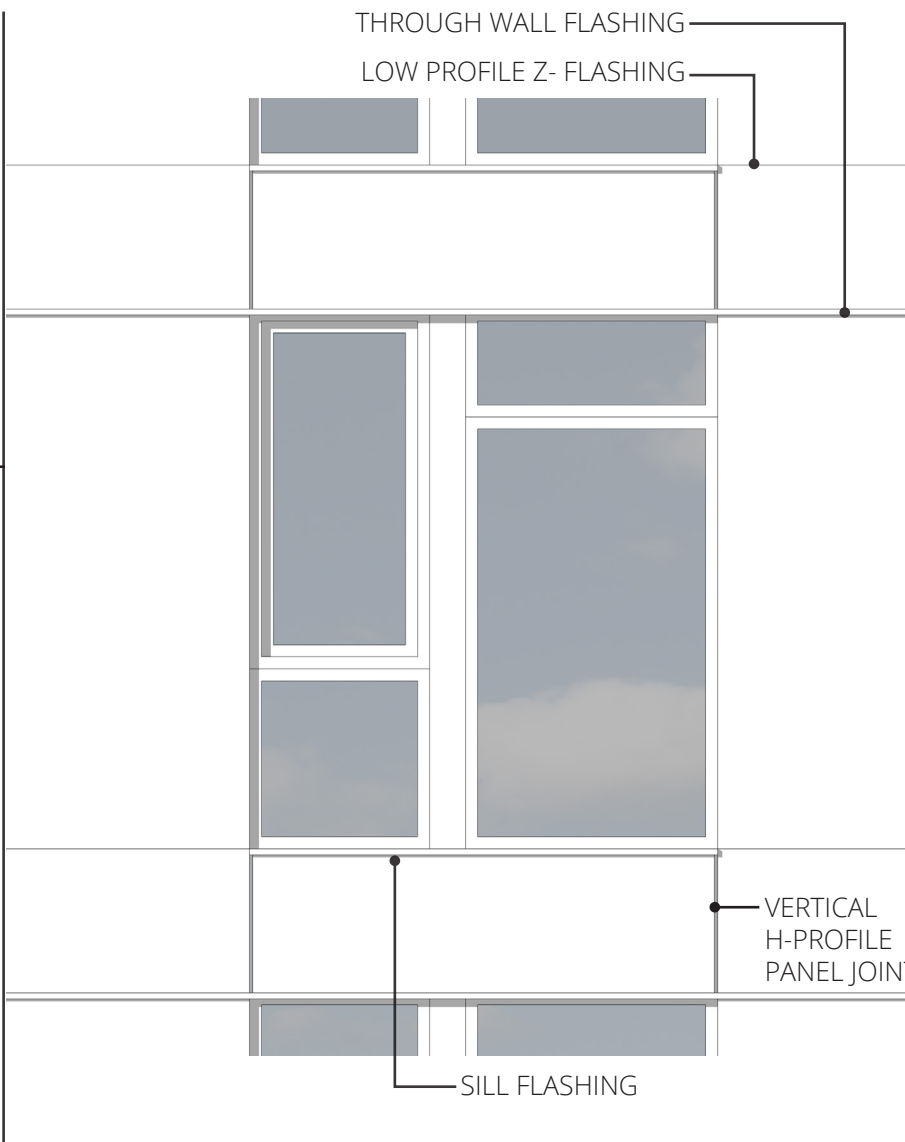
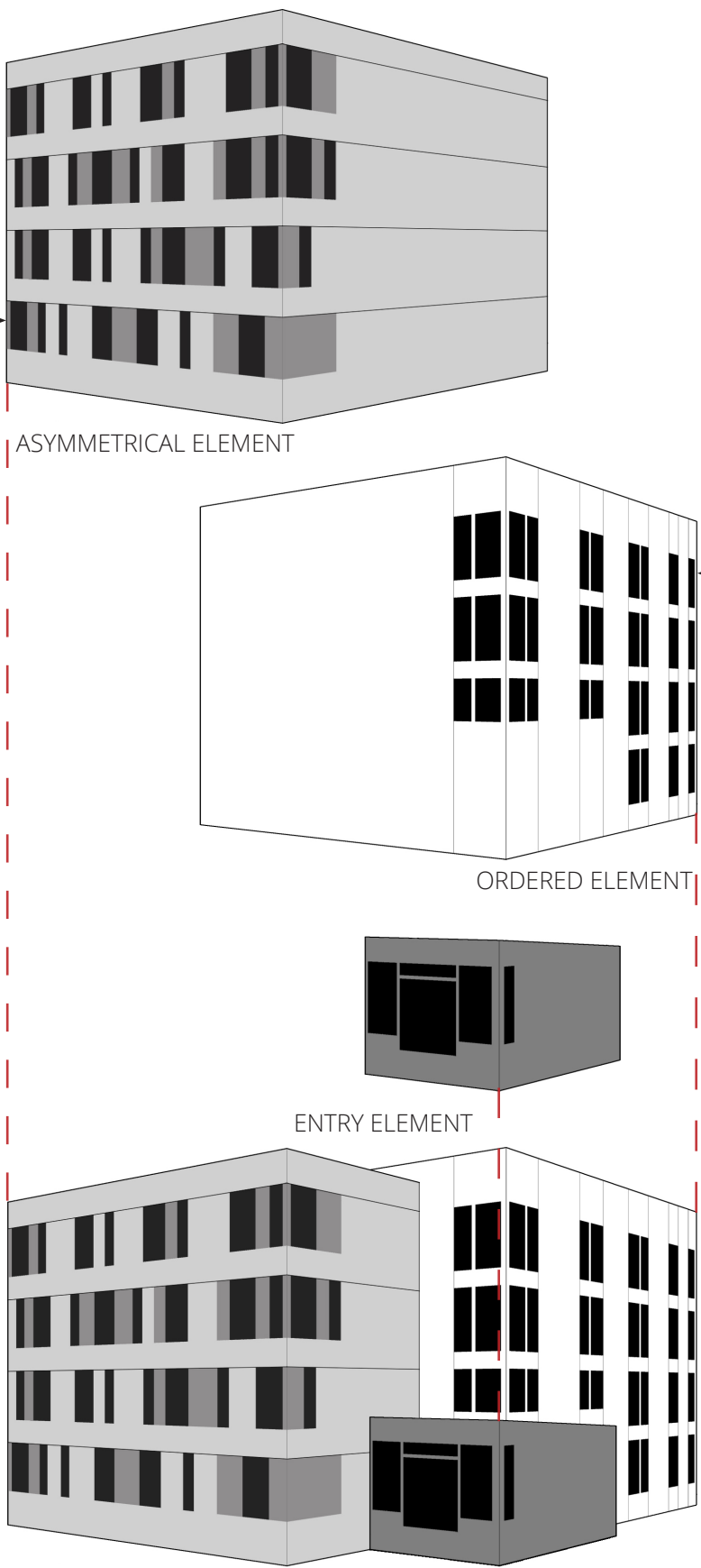


CONCEPT DEVELOPMENT: MATERIALITY



ASYMMETRICAL ELEMENT
Primary massing with emphasis on horizontal elements in a fine-grained, dark, textured field. A balanced, irregular composition stands out from ordered element.

- Brick Veneer
- Horizontal emphasis
- Shifting alignment
- Secondary infill panels
- Simple running bond field
- Openings on brick module
- Asymmetrical mullion pattern



ORDERED ELEMENT
Secondary massing to provide contrast and balance to asymmetrical element. Regular vertical panels and openings in a lighter field recede within the composition.

- Vertical emphasis
- Vertical panel layout
- Rigid alignment
- Simple composition
- Simple mullion pattern

CONCEPT DEVELOPMENT: FRONT ENTRY

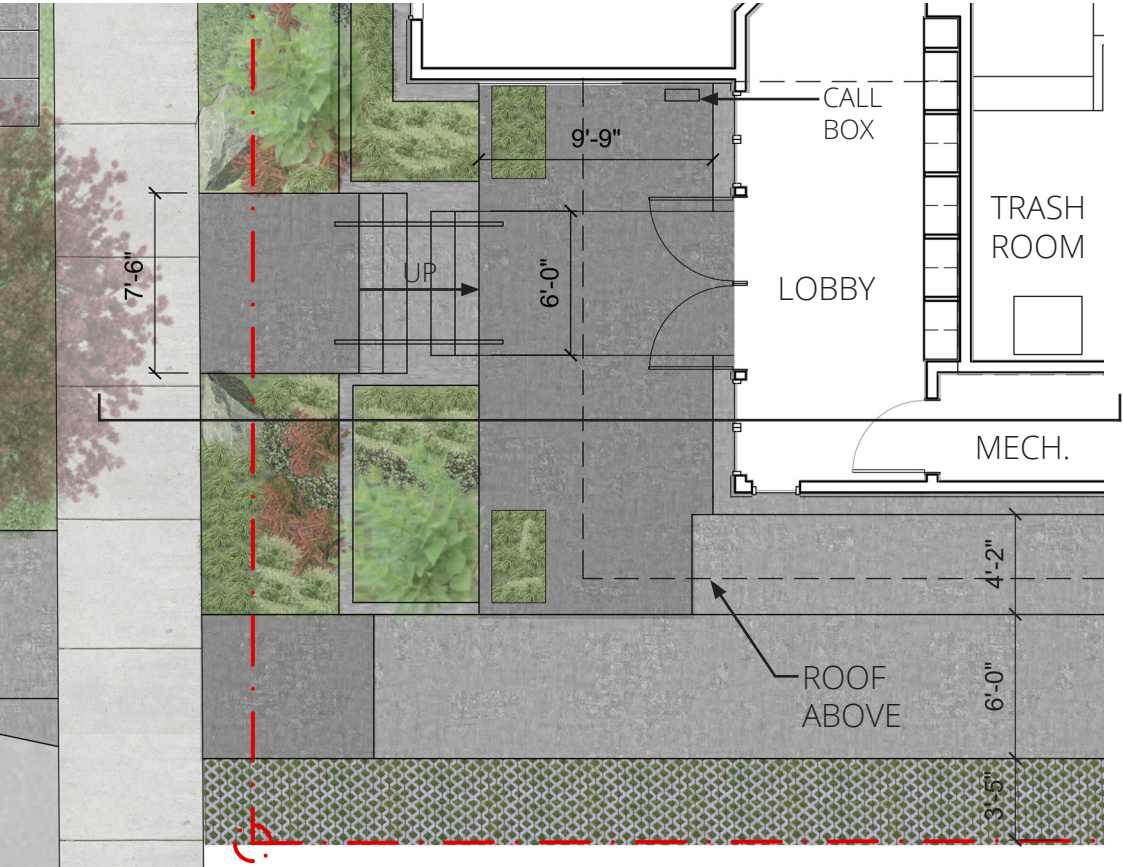


ENTRY PERSPECTIVE

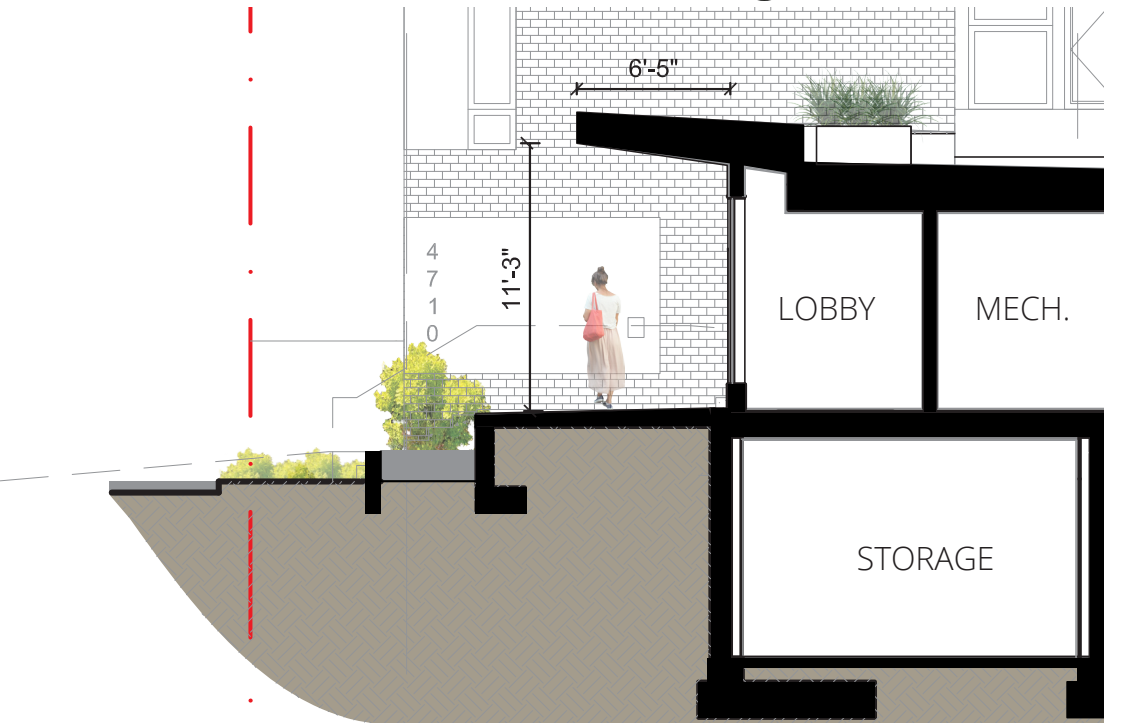
DESIGN RESPONSE

- 1A** The raised and recessed entry follows the established neighborhood entry archetype. The centered doors and large vertical windows clearly indicate the main entry.
- 1C** Bold planting with a variety of color and texture accentuate the importance of the entry. Golden spirit smoke trees frame the entry.
- 1D** Resident circulation paths are highlighted with plantings and site lighting. Additionally, durable quality materials are selected along circulation paths. The service exit/entry for the trash room is deemphasized by facing the side yard and by painting the door and door frame to match the color of the entry volume
- 2A** In anticipation of the wear and tear of university housing, both the street facing façade and circulation paths use brick veneer, concrete surfaces, concrete curbs, and steel guardrails to provide ease maintenance and improve durability.

- 2B** The entry volume is composed of similar and unique materials from the two larger masses. Complimentary paint and window colors relate to the brick mass, while the exterior wood soffit and railing cap provide an distinguishing accent material.
- 3D** Accent lighting within the steps and access ramp provide visual cues for points of access while exterior soffit lighting and an interior lobby up lighting create a welcoming and lantern effect.

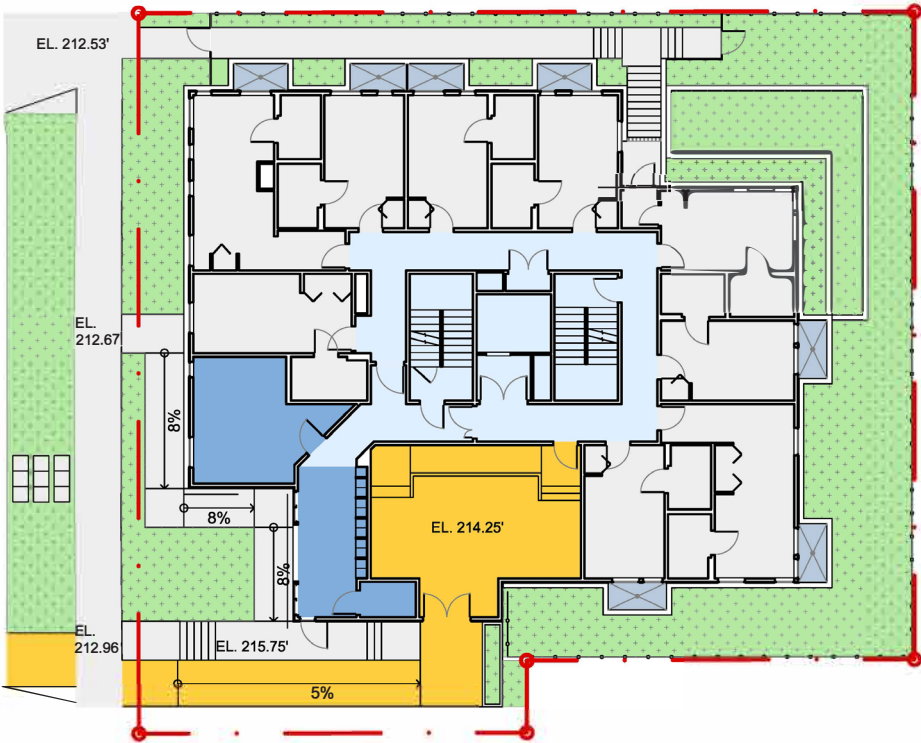


COMPOSITE ENTRY PLAN
1/8" = 1'-0"



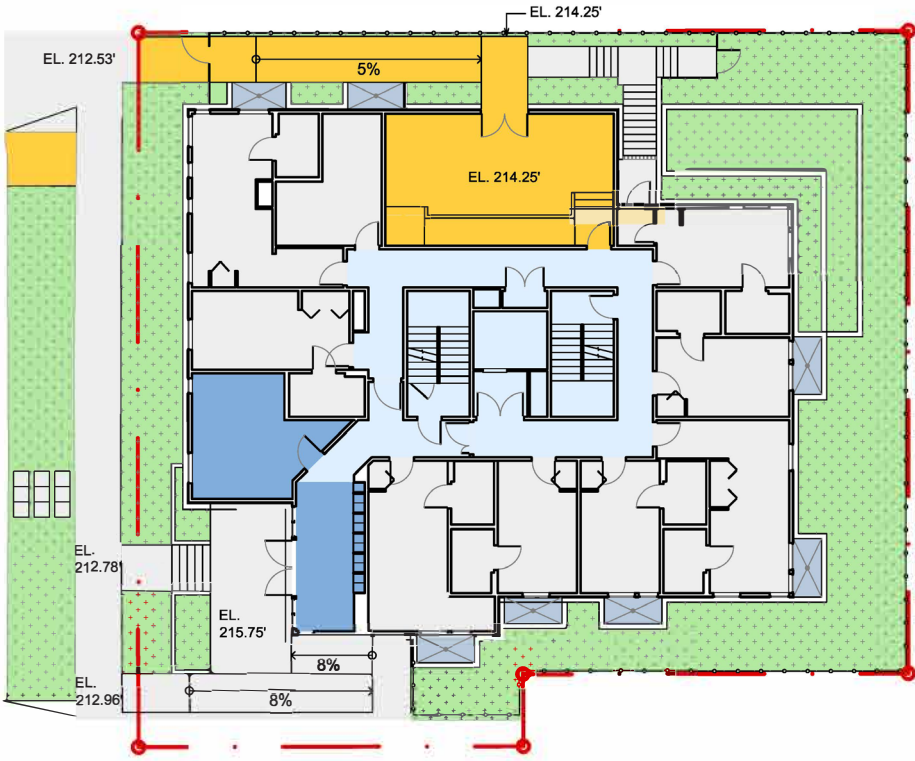
ENTRY SECTION
1/8" = 1'-0"

CONCEPT DEVELOPMENT: RAMP AND TRASH ROOM STUDY



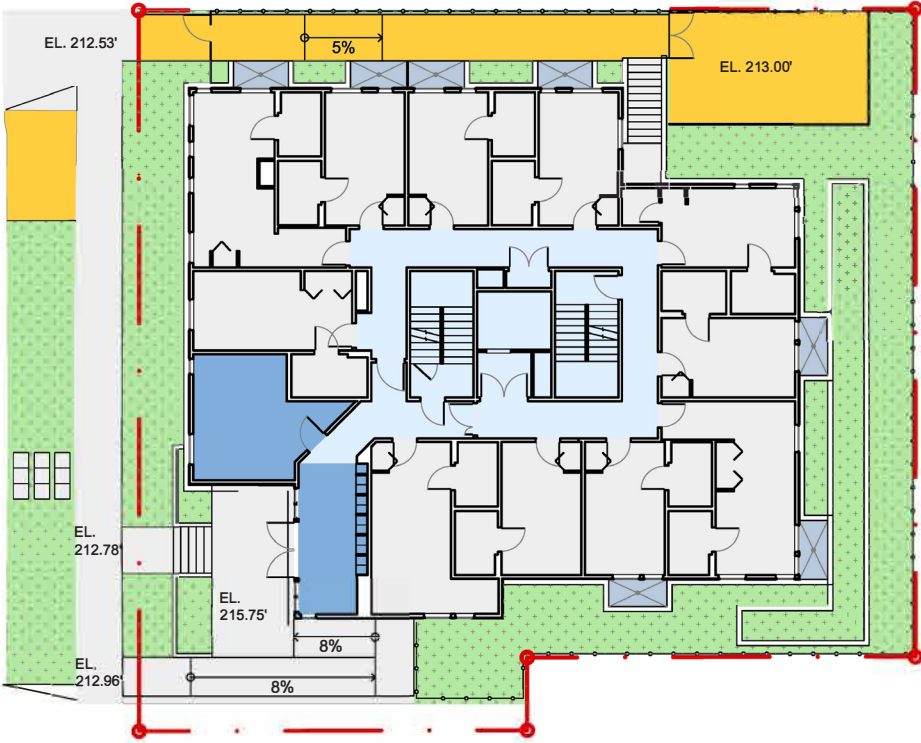
STUDY 1

- PROS:**
- Larger landscape buffer at north side of site.
 - More eyes on trash route.
 - Trash route isolated from basement units.
 - Compacted trash required less storage and staging area.
- CONS:**
- Accessible ramp is longer and more convoluted due to lower elevation at bottom of ramp.
 - Extensive paving at street façade, less landscape buffer.
 - Lobby entry access faces side lot.
 - Entry porch eliminated.



STUDY 2

- PROS:**
- Formal entry maintained.
 - Compacted trash required less storage and staging area.
 - Trash route separated from residential entry.
- CONS:**
- Majority of north landscape buffer eliminated for wider trash route.
 - Window well size reduced to accommodate trash route.
 - Trash route adjacent to units in Basement and Level 1.
 - Shifts one unit from Level 1 to Basement.



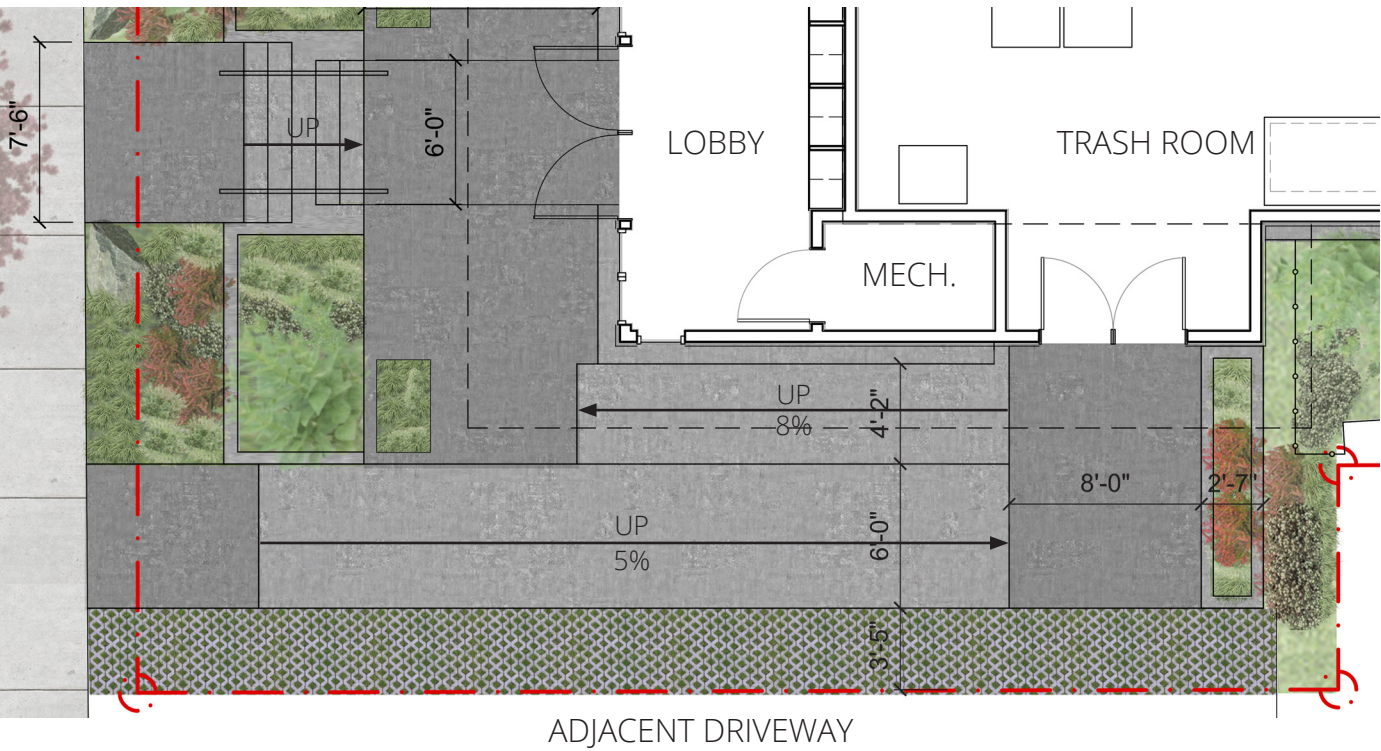
STUDY 3

- PROS:**
- Formal entry maintained.
 - Trash route separated from residential entry.
 - Two additional units at Level 1.
- CONS:**
- Exterior trash enclosure directly adjacent to neighbors.
 - North landscape buffer eliminated.
 - Window well size reduced to accommodate trash route.
 - Trash route adjacent to units in Basement and Level 1.
 - Management required to bring trash to curb.
 - Uncompacted trash requires larger storage and staging area.

CONCEPT DEVELOPMENT: PROPOSED RAMP AND TRASH ROOM



- 4A** The access ramp is part of the overall entry composition which uses consistent, quality materials along all circulation routes.
- 4B** Bold plantings are consistent along the ramp sidewalk landing, intermediate landing and the porch landing. The guardrail provides a secondary architectural detail and scale. The guardrail is composed of strong vertical elements, lighter horizontal elements, and a wood railing cap which compliments the wood entry soffit. Stained concrete landings highlight ramp transitions and mirror the stair path.
- 4C** The access ramp is clearly visible from a pedestrian or vehicular approach, and is completely visible from the raised porch. Both residents and neighbors have eyes on the ramp.



I PROPOSED TRASH ROOM AND RAMP ACCESS

I ENLARGED COMPOSITE PLAN OF RAMP
1/8"=1'-0"

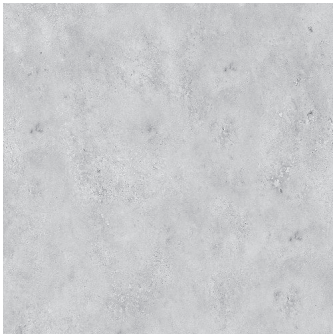
- PROS:**
- Larger landscape buffer at north side of site.
 - More eyes on trash route.
 - Trash route isolated from basement units.
- CONS:**
- None



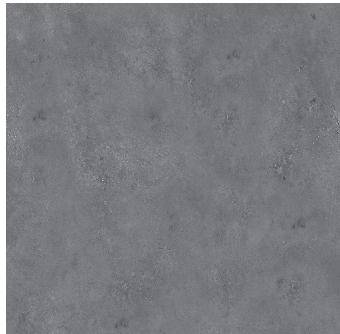
POWDER COATED HORIZONTAL RAILING



STEP LIGHTING



CONCRETE



STAINED CONCRETE



PERMEABLE PAVERS



STAINED CONCRETE STEP LIGHT METAL HORIZONTAL RAILING WOOD RAILING CAP CONCRETE PERMEABLE PAVERS

CONCEPT DEVELOPMENT: NORTH WALKWAY



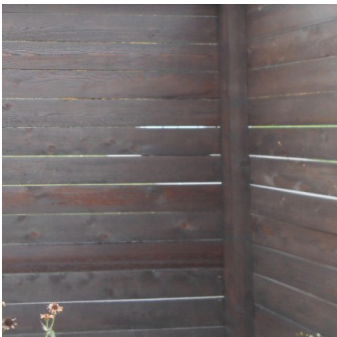
SECONDARY ENTRY PERSPECTIVE LOOKING WEST

STEEL GUARDRAIL-
PAINTED LIGHT GRAY
EXIT HARDWARE

6 FOOT TALL FENCE

BUFFER PLANTING

PERMEABLE PAVING



CEDAR FENCE



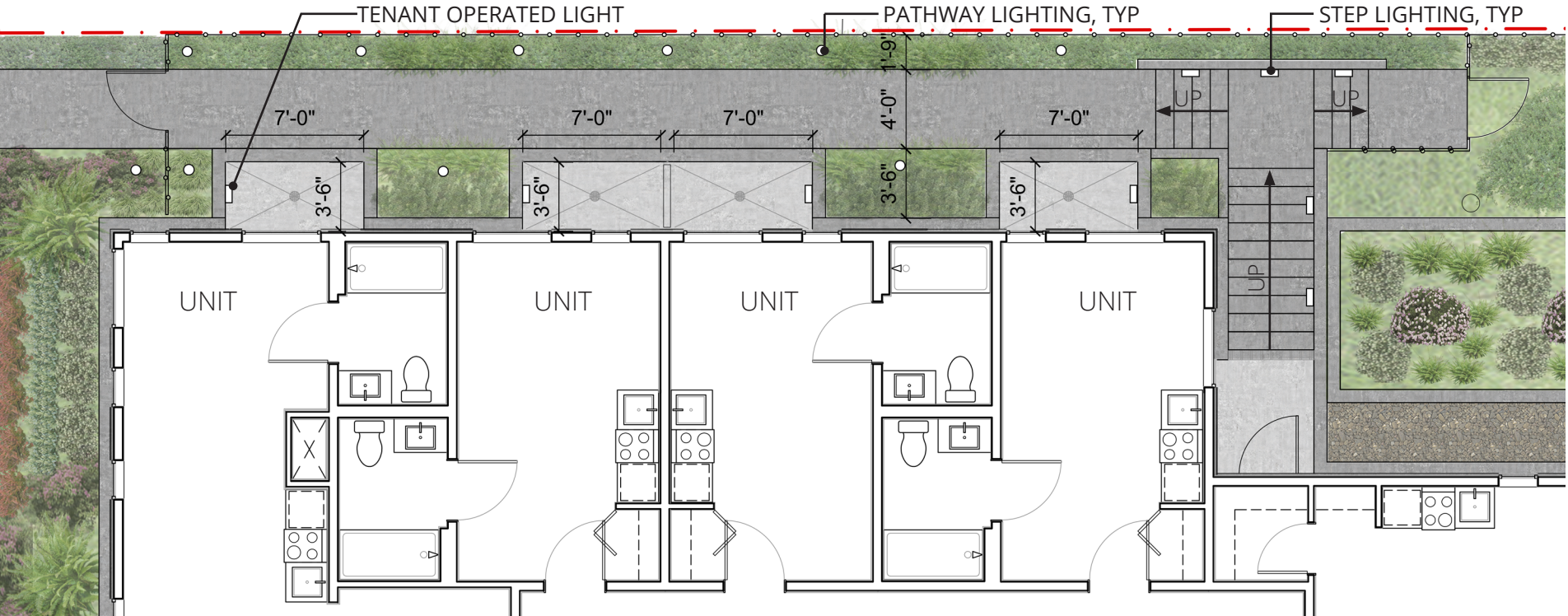
STEP LIGHT



METAL RAILING

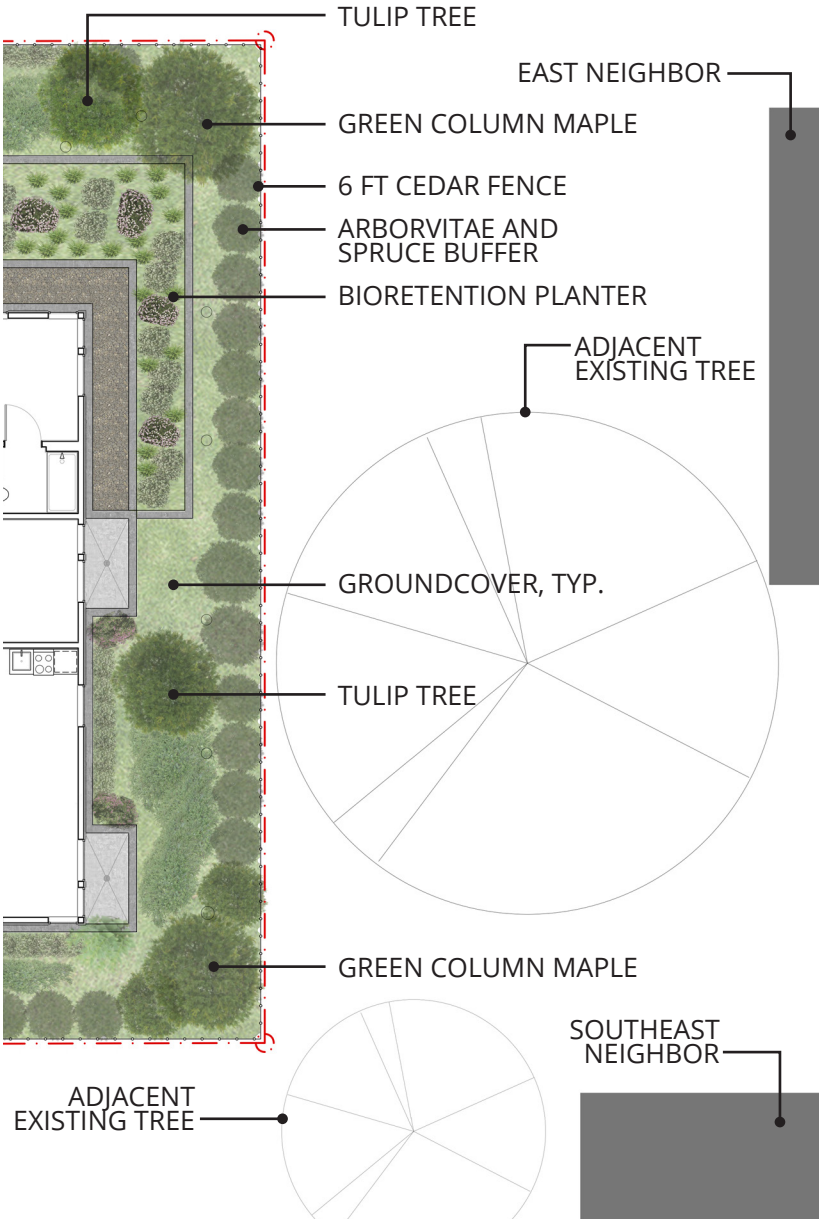


PATHWAY + PLANTER
LIGHTING



ENLARGED COMPOSITE PLAN OF SECONDARY ENTRY
1/8"=1'-0"

- 3B** The 6 foot tall cedar fence and gate establishes a secure boundary around the site perimeter while maintaining visual connection through regular breaks within the siding. The fence also provides a visual buffer from the adjacent driveway to the north.
- 3C** The window well size has increased to a 7'-0" x 3'-6" clear inside dimension. The 42" tall steel guardrails at the north window wells improve safety and security. Minimal horizontal and vertical members sizes were used to maintain access to light and air.
- 3D** Pathway lights are located along the walkway, with concentrated lighting at the access gate. Integral step lighting provides a clear and safe path of travel. Additionally, each window well has a tenant operated integral light.



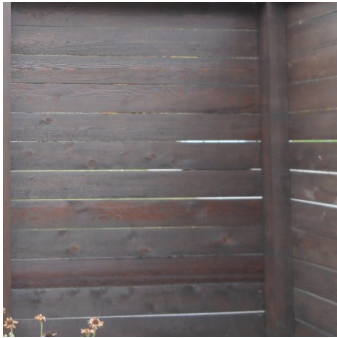
1 ENLARGED COMPOSITE PLAN OF REAR YARD
N.T.S

3A Selected plantings along the east perimeter provide a visual buffer to adjacent neighbors. Both selected plants, Emerald Green Arborvitae and Weeping White Spruce, provide dense foliage. A large caliper Green Column Maple is located in the NE corner of the site to balance with the large established tree east of the property.

3B A 6 foot tall cedar fence encloses the entirety of the back yard and side yards.



REAR YARD PERSPECTIVE



CEDAR FENCE



PATHWAY/PLANTER LIGHTING



LANDSCAPE LIGHT

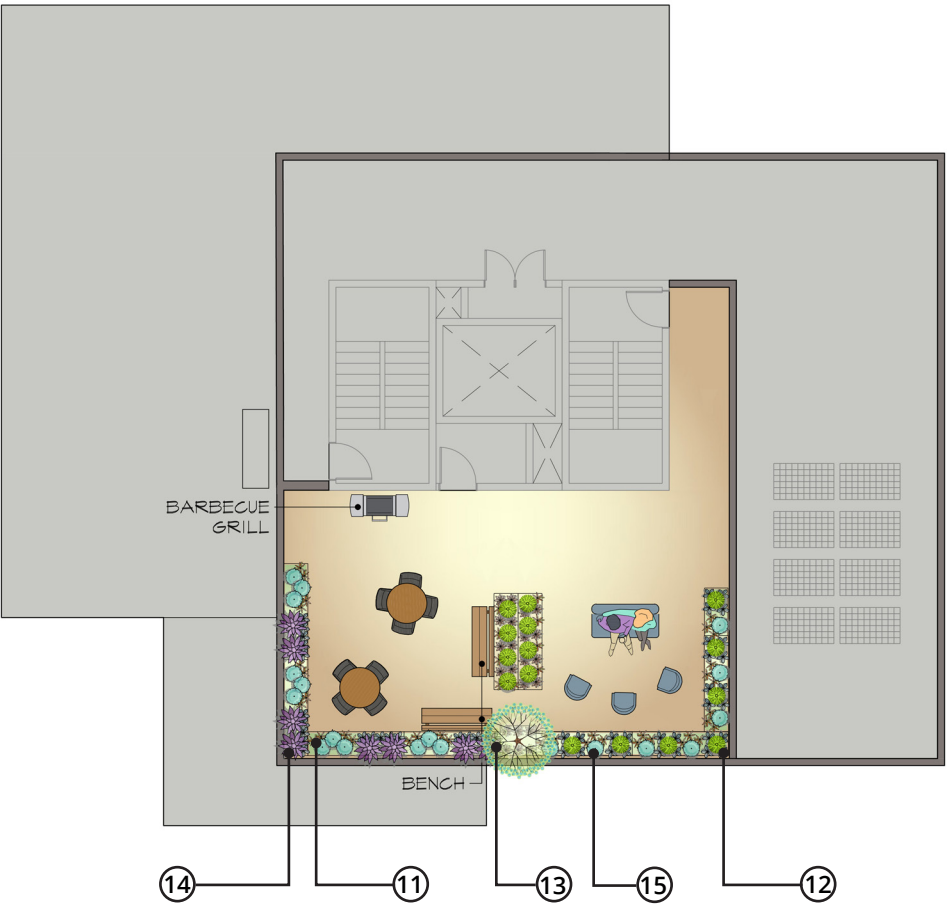


LANDSCAPE PLAN

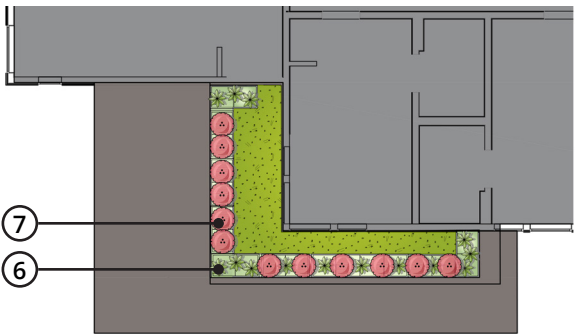
SCALE: 1/16" = 1'0"



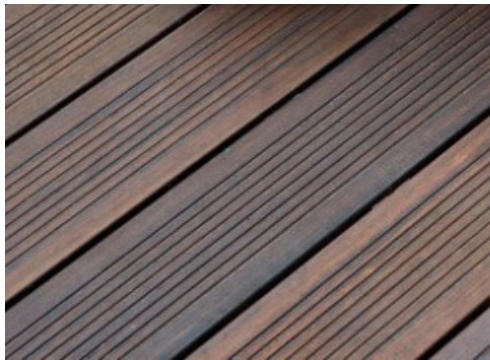
1 SITE PLAN



1 ROOF DECK PLAN



1 ENTRY ROOF LANDSCAPE PLAN



COMPOSITE WOOD DECK



COMMON AMENITY SPACE



STEEL PLANTER

LANDSCAPE ELEMENTS



(left to right)

- 1. SCARLET OAK
- 2. EMERALD GREEN ARBORVITAE
- 3. TULIP TREE
- 4. GREEN COLUMN MAPLE
- 5. GOLDEN SPIRIT SMOKE TREE



- 6. FEATHER REED GRASS
- 7. ORANGE ROCKET BARBERRY
- 8. WICKER FLAME HEATHER
- 9. JAPANESE FATSIA
- 10. AUTUMN FERN

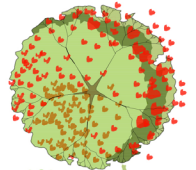
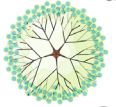


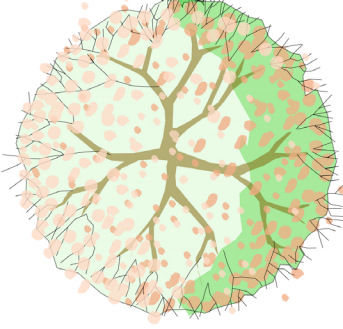






- 11. RED HOOK SEDGE
- 12. WEEPING WHITE SPRUCE
- 13. DIANA WITCH HAZEL
- 14. NEW ZEALAND FLAX
- 15. BLUE STAR JUNIPER



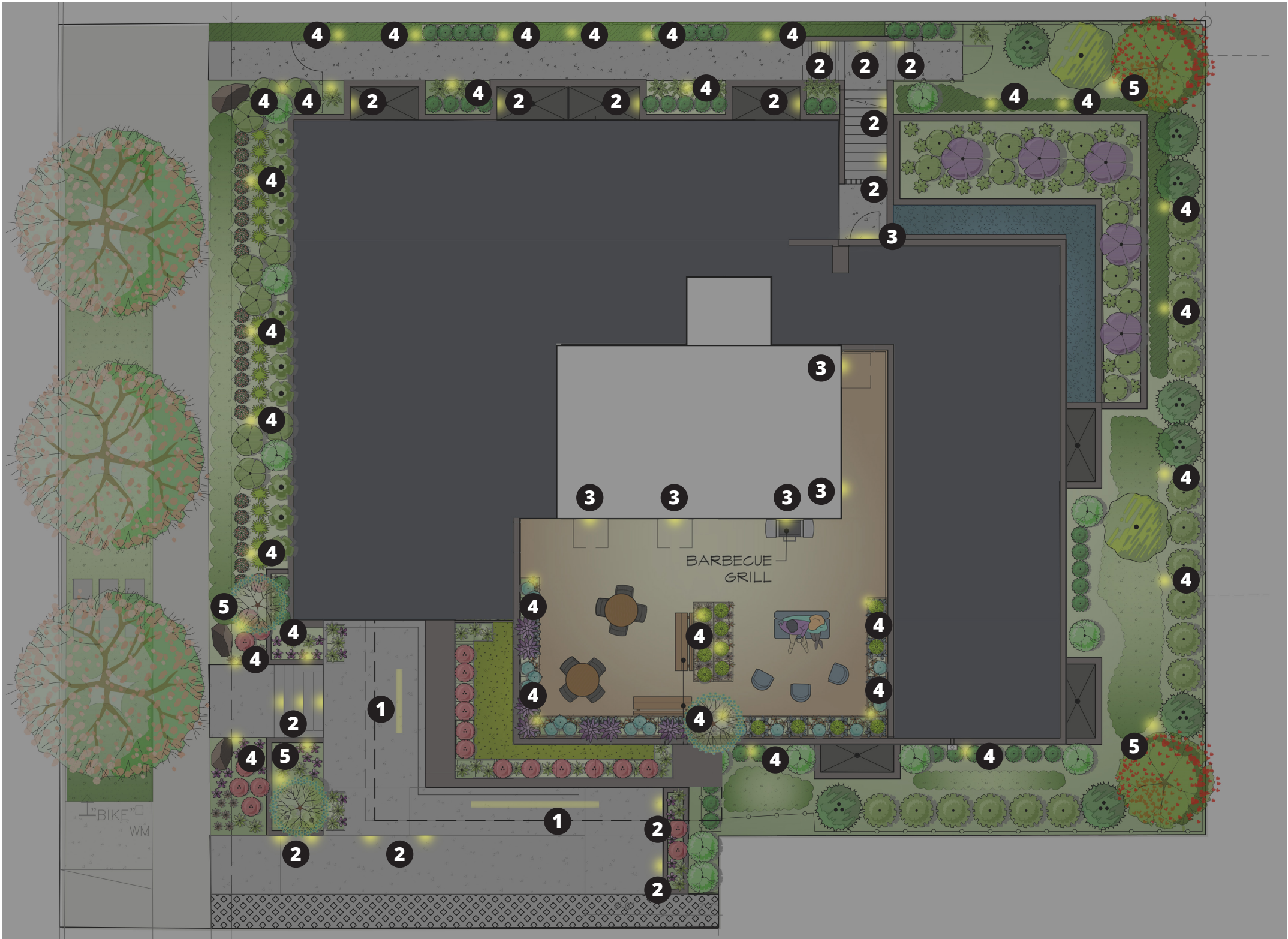
LANDSCAPE PLANT SCHEDULE

PLANT SCHEDULE

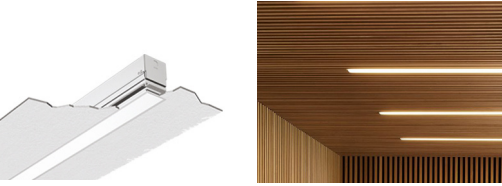




TREES	BOTANICAL NAME / COMMON NAME	SIZE
	Acer nigrum 'Greencolumn' / Green Column Maple	1.5"Cal
	Cotinus coggygria 'Ancot' / Golden Spirit Smoke Tree	1.5"Cal
	Liriodendron tulipifera 'Fastigiata' / Tulip Tree	1.5"Cal
	Picea glauca pendula / Weeping White Spruce	4'-6' Ht
	Quercus coccinea / Scarlet Oak Street Tree	2"Cal
GROUND COVERS		
	7/8" Drain tile	
	Green Roof Etera Color Max 12"x24" Sedum Tile	
	Pachysandra terminalis / Japanese Spurge	
	Rubus calycinoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	2 gal
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather	1 gal
	Carex testacea / Orange Sedge	1 gal
	Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress	5 gal
	Dryopteris erythrosora / Autumn Fern	1 gal
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	15/18"
	Fatsia japonica / Japanese Fatsia	5 gal
	Juniperus squamata 'Blue Star' / Blue Star Juniper	2 gal
	Mahonia aquifolium 'Orange Flame' / Oregon Grape	2 gal
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal
	Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass	1 gal
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal
	Pennisetum orientale / Oriental Fountain Grass	1 gal
	Phormium x 'Shiraz' / New Zealand Flax	2 gal
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	4'-6' Ht
	Uncinia rubra 'Firedance' / Red Hook Sedge	1 gal
BIORETENTION		
	Cornus alba 'Elegantissima' / Variegated Red Twig Dogwood	5 gal
	Polystichum munitum / Western Sword Fern	1 gal
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal



1 SITE LIGHTING PLAN

- 1 SOFFIT STRIP LIGHT

- 2 STEPLIGHT

- 3 WALL LIGHT

- 4 PATHWAY & PLANTER LIGHTING

- 5 LANDSCAPE LIGHT


SHW RECENT WORK



5902 22ND AVE NW



2418 NW 58TH ST



6301 15TH NW (UNDER CONSTRUCTION)



116 13TH AVE E



1806 23RD AVE



1404 BOYLSTON AVE (UNDER CONSTRUCTION)



1728 12TH AVE