

## DEVELOPMENT STANDARDS IN RH ZONE

18.70.060 (D)

For all residential developments proposed in the RH zone, recreational amenities shall be provided. The number of amenities shall be based on the number of dwelling units provided: 41-60 units = 4 amenities required

43 units = 4 amenities required

Corner Park

Dog Wash (located at the end of the 1st floor garage)

E-Bike Storage/Charging Room - secured additional bike storage area including charging for e-bikes

(E)

1. A minimum of 20% of the property area shall be landscaped. Setback, parking lot, street trees and building perimeter landscaping contribute to this requirement.

$46,174 \text{ SF} \times 20\% = 9,235 \text{ SF}$  landscaping required

13,253 SF (28.7%) provided

2. Setback Landscaping

Setback areas are to be landscaped and covered with live plant materials that will ultimately cover seventy-five percent of the ground area within three years.

One tree (deciduous tree of a minimum of two inches caliper or one six-foot evergreen tree) and three shrubs, each of which will attain a height of three and one-half feet within three years, shall be provided for every three hundred square feet of area to be landscaped.

7,341 SF of setback landscaping

$7,341 \text{ SF} / 300 \text{ sf} = 24$  trees required

32 trees provided

$7,341 \text{ SF} / 300 \text{ sf} \times 3$  shrubs = 73 shrubs required

75 shrubs that will reach 3.5' high provided

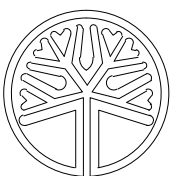
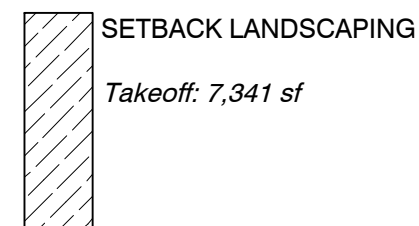
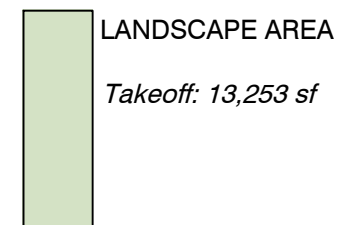
## SITE DATA

EAST PARCEL:

TAX #: 142601-3-139-2007

AREA: 46,174 SF

ZONING: RH (RESIDENTIAL-HIGH DENSITY)



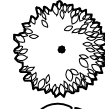
STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
KRYSTAL LOWE  
LICENSE NO. 1206



# PLANT SCHEDULE BUILDING B

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>
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## DECIDUOUS TREES



6	Cercidiphyllum japonicum 'Biringer'	Hanna's Heart® Katsura Tree	2" Cal.	B&B	SPACING AS SHOWN
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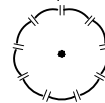


5	Quercus robur 'Fastigiata'	Skyrocket® English Oak	2" Cal.	B&B	SPACING AS SHOWN
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## EVERGREEN TREES



3	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	6` Ht.	B&B	SPACING AS SHOWN
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6	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6` Ht.	B&B	SPACING AS SHOWN
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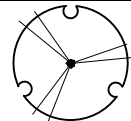


2	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	6` Ht.	B&B	SPACING AS SHOWN
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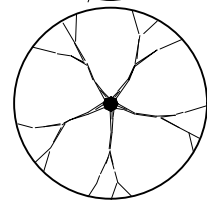


3	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6` Ht.	B&B	SPACING AS SHOWN
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## STREET TREES

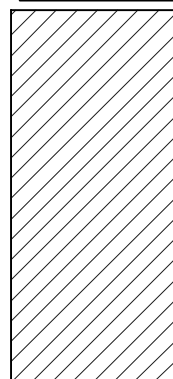


12	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" Cal.	B&B	SPACING AS SHOWN
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13	Acer truncatum x platanoides 'Warrenred'	Pacific Sunset® Maple	2" Cal.	B&B	40` O.C.
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## SHRUB AREAS



30 sf	SMALL SHRUBS/MIXED PERENNIALS AND ANNUALS		
3 sf	Buxus microphylla japonica 'Morris Dwarf'	Morris Dwarf Japanese Boxwood	---
3 sf	Carex oshimensis 'Evergold'	Evergold Japanese Sedge	---
3 sf	Euphorbia cyparissias	Cypress Spurge	---
3 sf	Heuchera x 'Amber Lady'	Amber Lady Coral Bells	---
3 sf	Heuchera x 'Wild Rose'	Primo® Wild Rose Coral Bells	---
3 sf	Iberis sempervirens	Evergreen Candytuft	---
3 sf	Lavandula stoechas	Spanish Lavender	---
3 sf	Liriope muscari	Lilyturf	---
4 sf	Veronica glaucophylla	Hebe	---

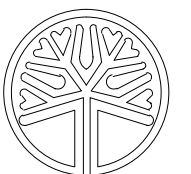
## GROUND COVERS



146	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot
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

















494 sf	Turf Hydroseed	PNW Drought Tolerant Blend	---	
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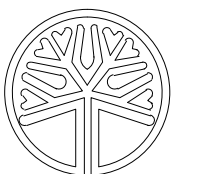


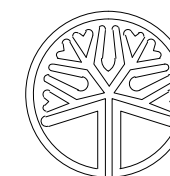
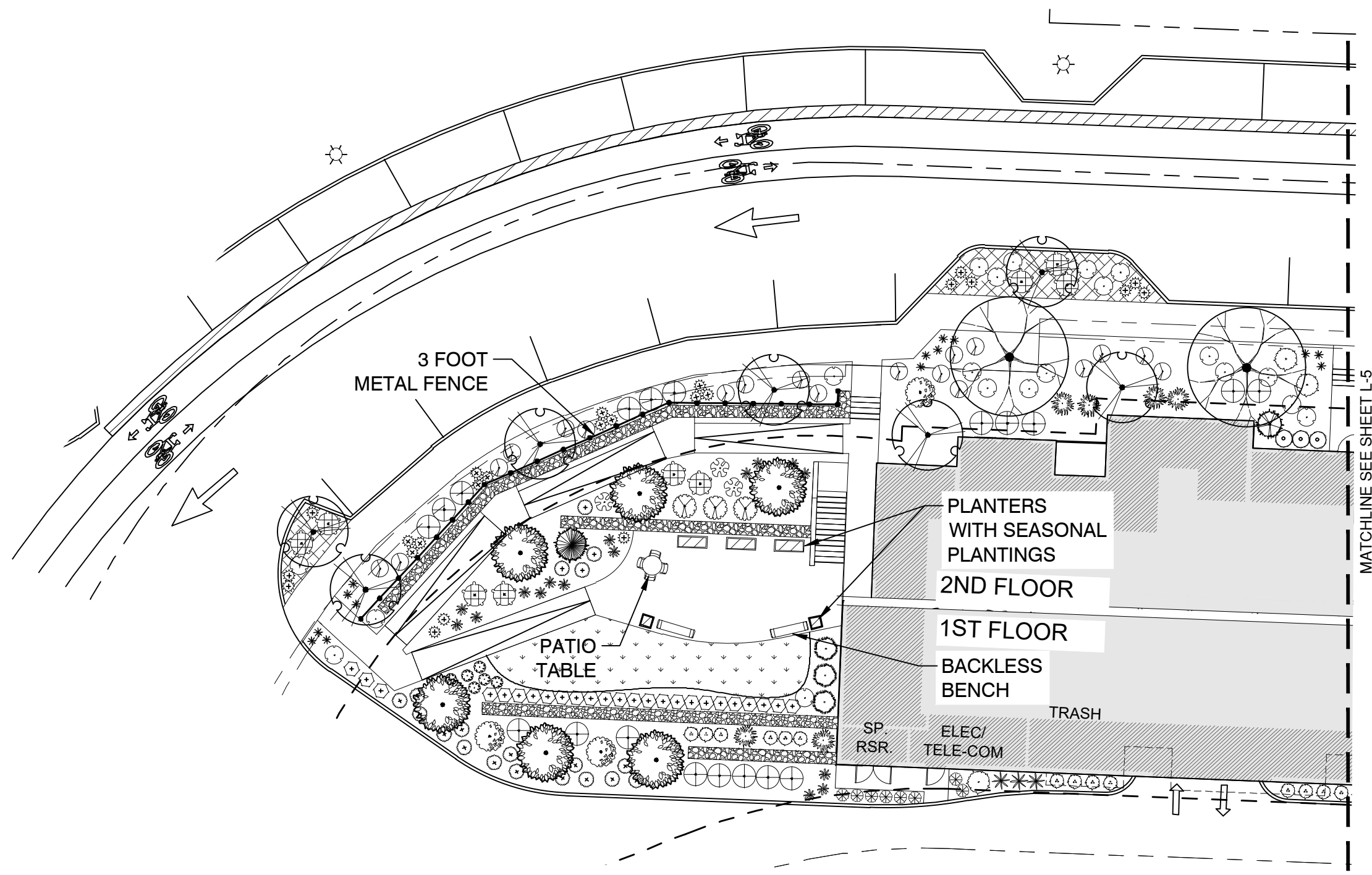
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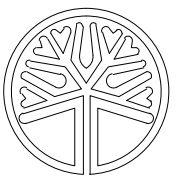
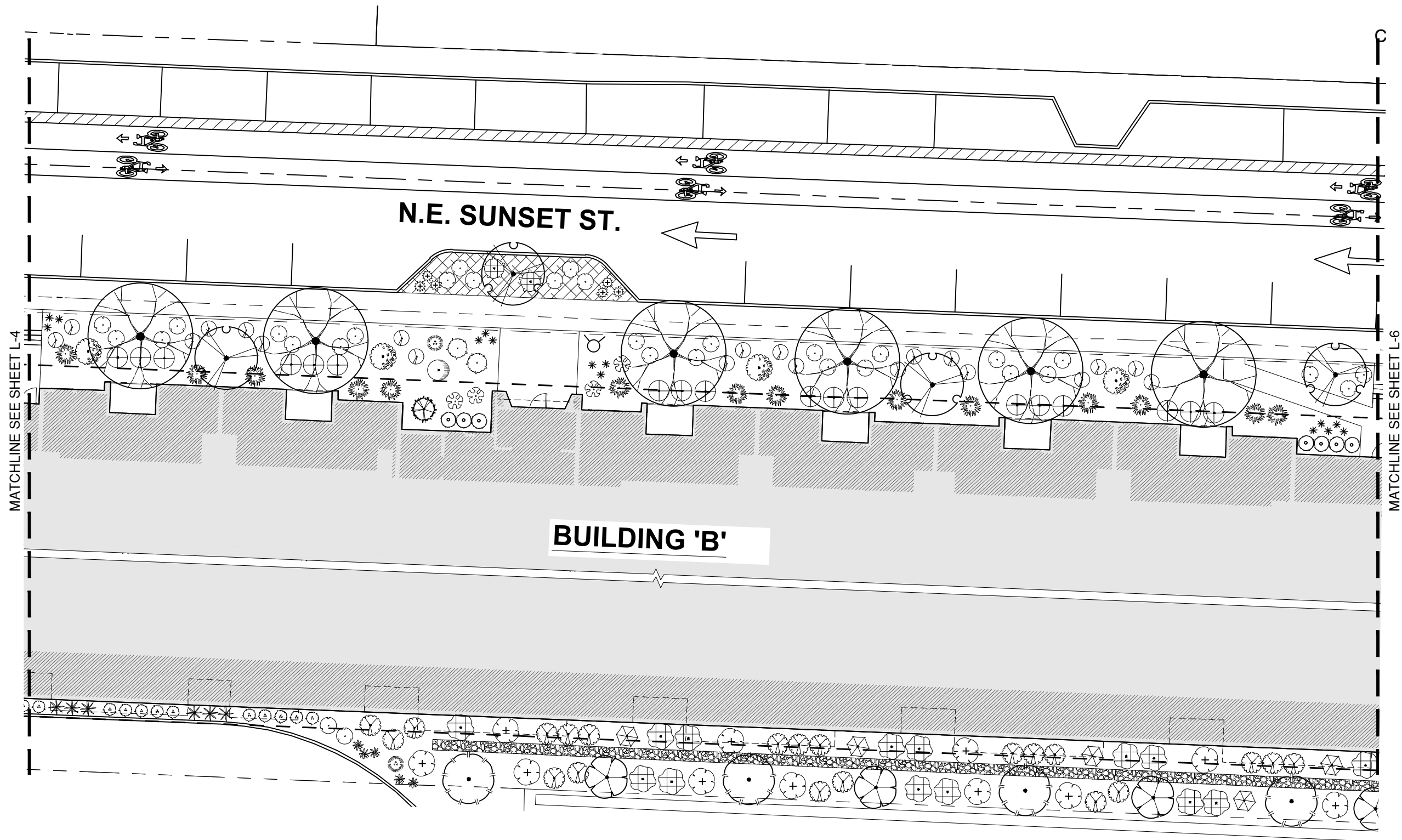


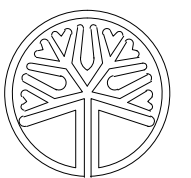
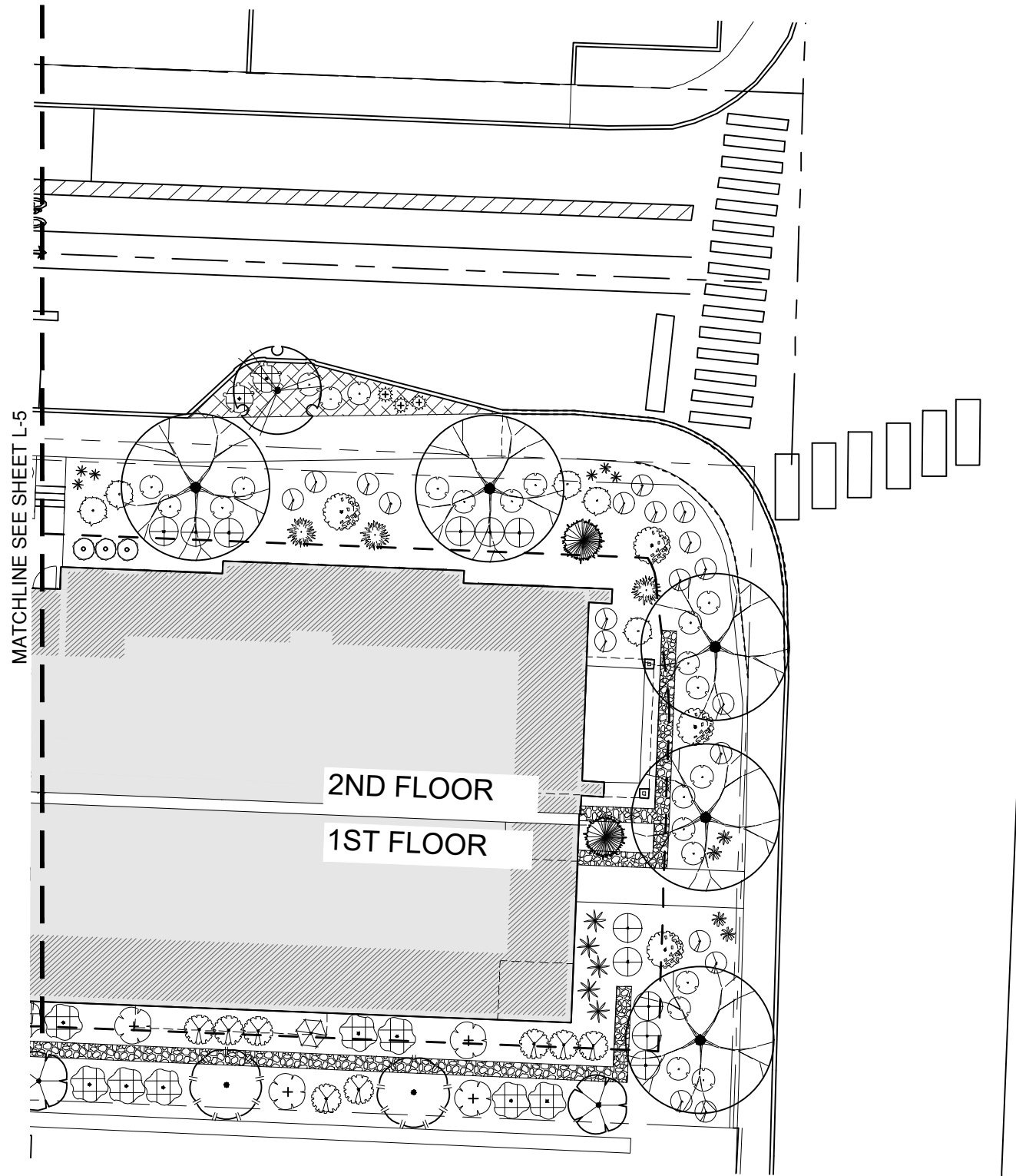
# PLANT SCHEDULE BUILDING B

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
<b>DECIDUOUS SHRUBS</b>					
	33	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	1 gal.	Pot
	6	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	5 gal.	Pot
	1	Cornus sanguinea 'Cato'	Arctic Sun® Bloodtwig Dogwood	2 gal.	Pot
	11	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	5 gal.	Pot
	10	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	5 gal.	Pot
	15	Ribes sanguineum	Red Flowering Currant	2 gal.	Pot
	74	Spiraea x bumalda `Goldflame`	Goldflame Spirea	2 gal.	Pot
<b>EVERGREEN SHRUBS</b>					
	22	Arbutus unedo 'Compacta'	Compact Strawberry Tree	2 gal.	Pot
	8	Buxus sempervirens 'MonAlex' TM	Petite Pillar Dwarf Common Boxwood	2 gal.	Pot
	19	Euonymus fortunei 'Roemertwo'	Gold Splash® Wintercreeper	2 gal.	Pot
	32	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	2 gal.	Pot
	25	Ilex crenata `Hoogendorn`	Hoogendorn Japanese Holly	2 gal.	Pot
	58	Ilex crenata `Soft Touch`	Soft Touch Japanese Holly	2 gal.	Pot
	25	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 gal.	Pot
	13	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	2 gal.	Pot
	2	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.	Pot
	48	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal.	Pot
	13	Viburnum davidii	David Viburnum	2 gal.	Pot
<b>ORNAMENTAL GRASSES</b>					
	14	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
	25	Cenchrus alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot
	34	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 gal.	Pot
	23	Miscanthus sinensis `Morning Light`	Morning Light Eulalia Grass	2 gal.	Pot
<b>PERENNIALS</b>					
	7	Hosta x tardiana 'MonLisa'	Frosty Ribbons® Hosta	2 gal.	Pot
	6	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot











**1**

**3 RAIL SMOOTH TOP ALUMINUM FENCE**

NTS

HOME DEPOT  
 COLOR: BLACK  
 WIDTH: 6'  
 HEIGHT: 3'

OR EQUIVALENT



**2**

**PATIO TABLE & CHAIRS**

NTS

LARK MANOR OUTDOOR PATIO TABLE AND CHAIRS SET  
 QUANTITY: 2  
 COLOR: BLACK  
 WAYFAIR  
 WAYFAIR.COM

OR EQUIVALENT



**1**

**PLANTER - 48"L X 24"W X 30"H**

NTS

QUANTITY: 3  
 FINISH: MATTE  
 COLOR: AGED BRONZE  
 OLD TOWN FIBERGLASS  
 OLDTOWNFIBERGLASS.COM

OR EQUIVALENT



**2**

**PLANTER - 24"L X 24"W X 24" H**

NTS

QUANTITY: 2 AT 24"L X 24" W X 24" H  
 FINISH: MATTE  
 COLOR: AGED BRONZE  
 OLD TOWN FIBERGLASS  
 OLDTOWNFIBERGLASS.COM

OR EQUIVALENT

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Project Name	Blank
Specified By	Blank
Sales Contact	sales@urbanaccessories.com
Project Location	Tacoma, WA
Page #	1 of 1

Additional Notes

**EDMONDS BENCH**  
Surface Mount - 6ft Flat

**STANDARD SPECIFICATIONS**

- Cast material will be 100% aluminum, ASTM B26 (unless specified otherwise; see below).
- Finish will be powder coat (unless specified otherwise; see below).
- All visible welds to be ground smooth on outside edges.
- Castings will be squared and flat, free of burrs, slag, air pockets, blow holes, flashing, and grinding or welding on exposed surfaces. Excessive warping or shrinkage is not acceptable.
- For cases of "or equal" consideration, our finished, full size product should be compared to the alternative product for general quality, surface finish, precise pattern or fabrication work, metal characteristics, and overall design aesthetics.
- Dimensions are nominal.

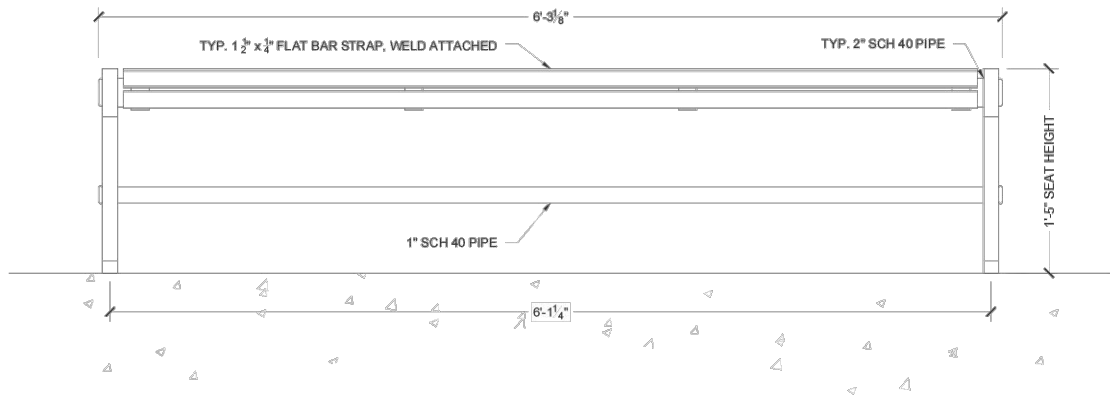
**OPTIONS**

- Materials (Frame):
- Cast Aluminum, ASTM B26
  - Other
- Finishes:
- Polyester Powder Coat (standard)
  - Raw
  - Liquid coat (Specify color)
  - Galvanized

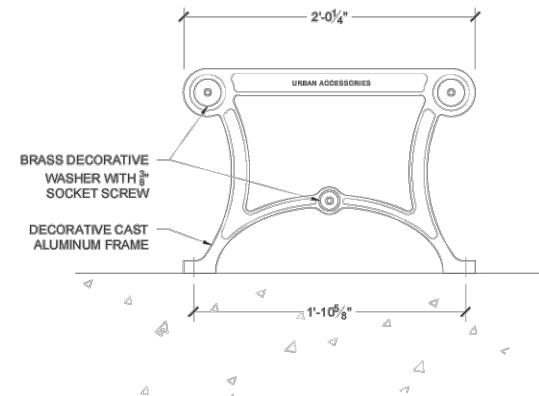
**ADDITIONAL NOTES**

**DRAWING INFO**

Drawn By	NR
Date Drawn	3.19.2020



Front  
Scale: 1 1/2" = 1' 0"



Side  
Scale: 1 1/2" = 1' 0"

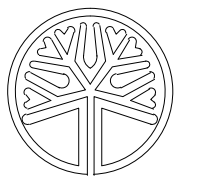
EDMONDS BENCH  
QUANTITY: 2  
FINISH: POWDER COAT  
COLOR: OILED BRONZE  
URBAN ACCESSORIES  
URBANACCESSORIES.COM

OR EQUIVALENT

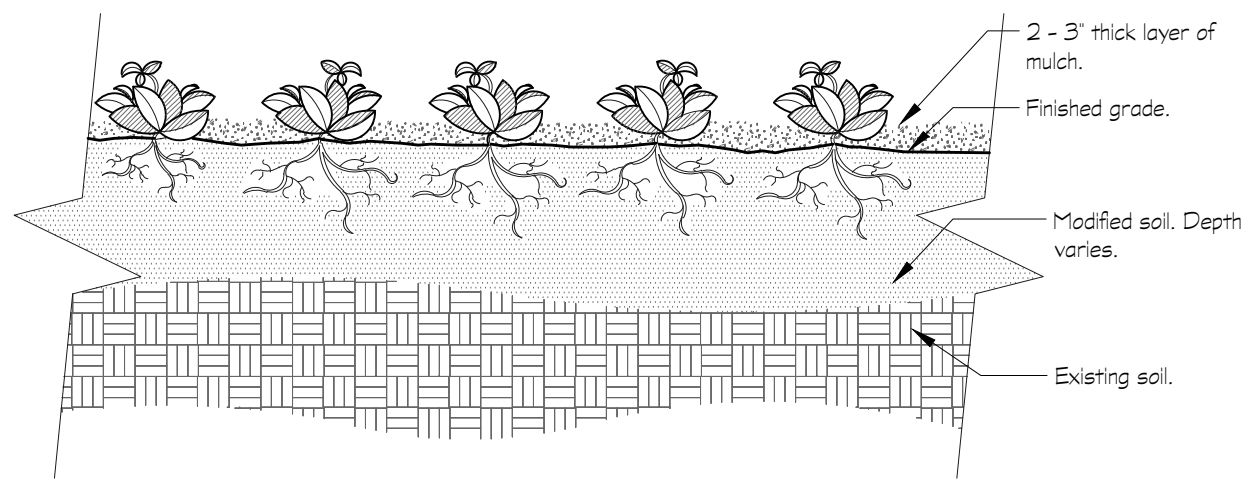
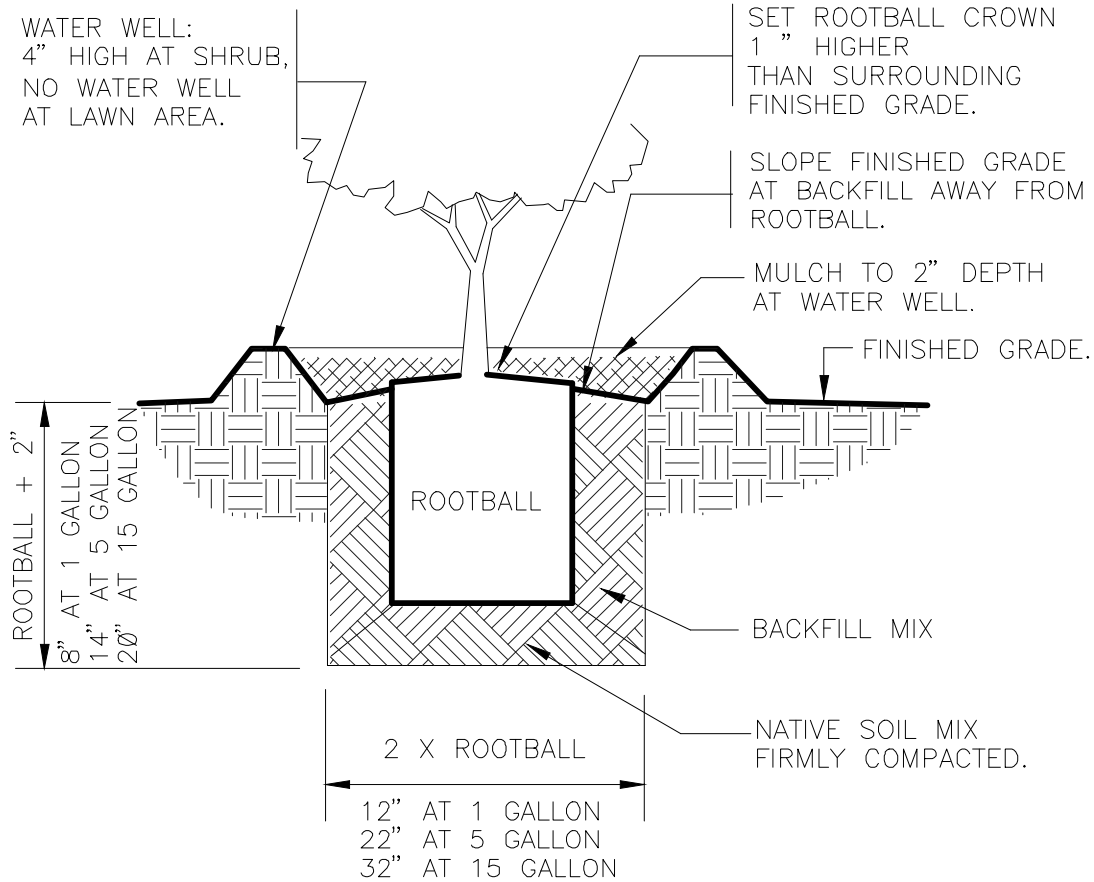
**URBAN ACCESSORIES**

465 E 15th Street, Tacoma, WA 98421  
1.877.487.0488 | 1.253.572.1112

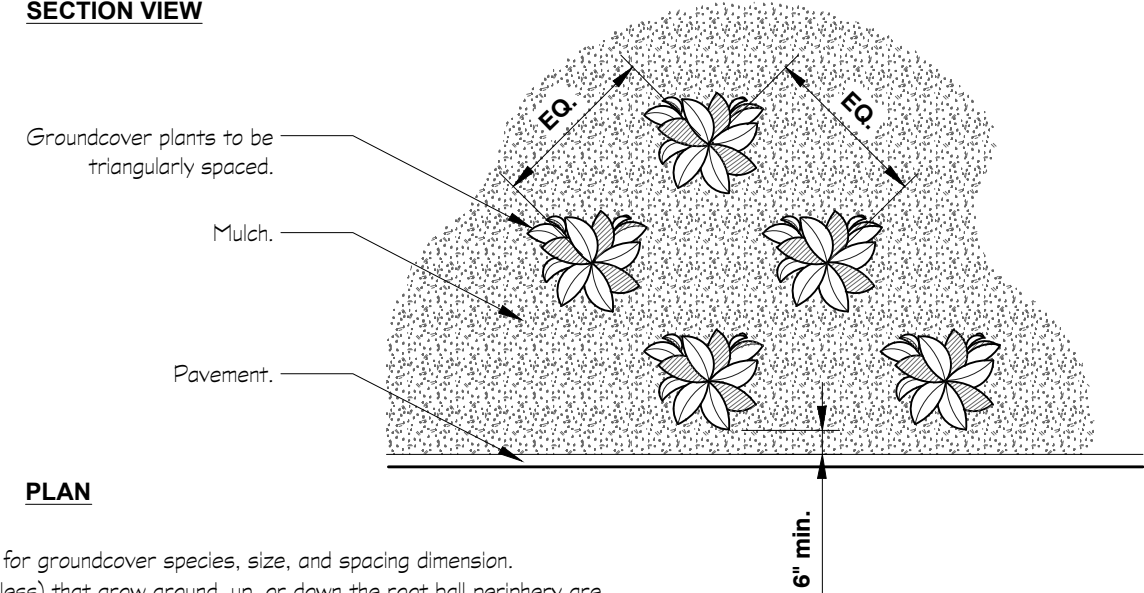
**1 BACKLESS BENCH**  
NTS



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
*Krystal Lowe*  
KRYSTAL LOWE  
LICENSE NO. 1206



**SECTION VIEW**



**PLAN**

- Notes:
- 1- See planting legend for groundcover species, size, and spacing dimension.
  - 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
  - 3- Settle soil around root ball of each groundcover prior to mulching.

**1 SHRUB PLANTING**  
1" = 1'-0"

**2 GROUNDCOVER**  
3/4" = 1'-0"

**NOTES:**

1. REMOVE STAKES ONE YEAR AFTER INSTALLATION.
2. SHAPE SOIL SURFACE TO PROVIDE 4" DIA WATERING RING.
3. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (@1" SLACK)/
4. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET; INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.

STAKE TREE WITH (2) TREATED 2" LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH) LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH

'CHAINLOCK' OR EQUAL TREE TIE MATERIAL (1" SIZE) NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH

2"-3" MULCH DEPTH (TAPERED AT TRUNK)

MULCH TREE PIT MIN 5'-0" LENGTH X FULL PLANTING STRIP WIDTH BETWEEN CURB AND SIDEWALK (FOR PLANTING STRIPS LESS THAN 6'-0" WIDE) OR PROVIDE 5'-0" DIA MULCH RING FOR PLANTING STRIPS WIDER THAN 6'-0".

SIDEWALK

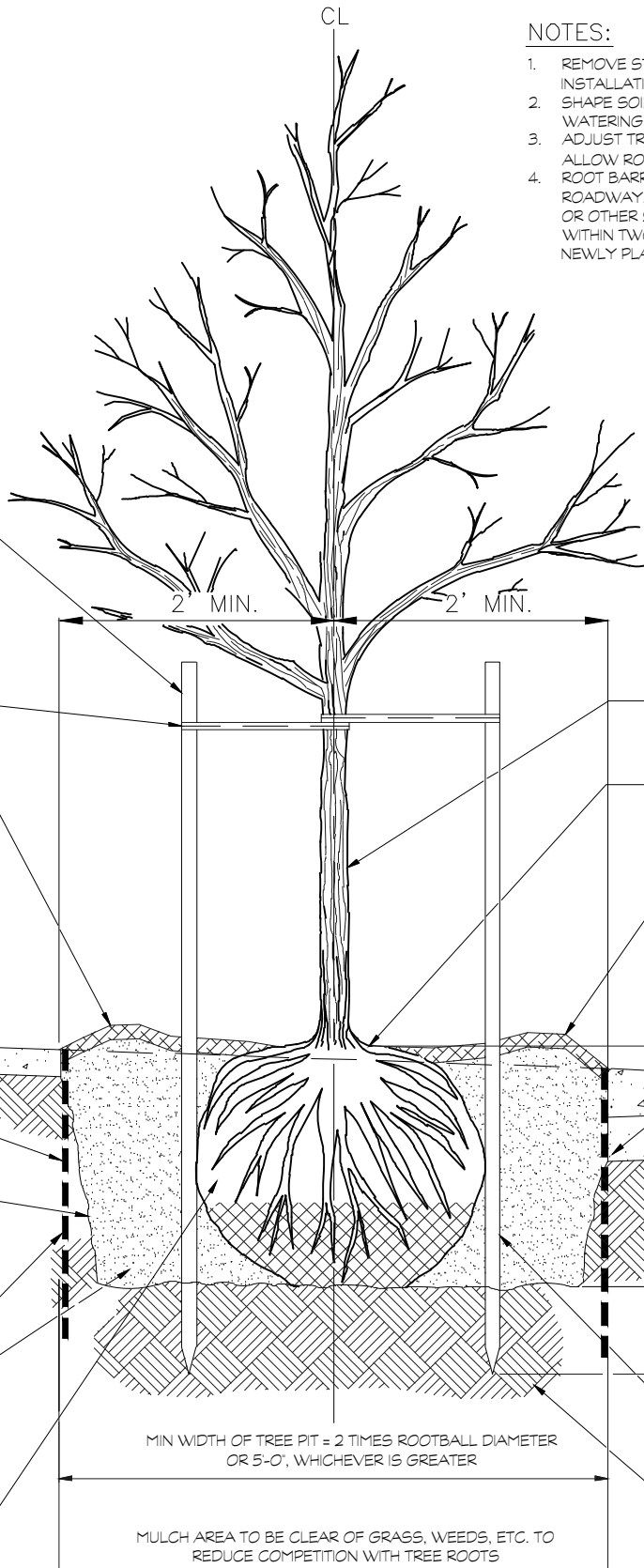
24" ROOTBARRIER AT SIDEWALK

ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB

ROOTBARRIER: PLACE AT EDGE OF PAVEMENT/SIDEWALK/ETC.; PLACE PRIOR TO PLACEMENT OF NEW SIDEWALK OR CURB TO PREVENT UNDERMINING.

BACKFILL MIX

REMOVE ALL WIRE, STRINGS, AND OTHER NON-BURLAP MATERIAL; AND REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL MINIMUM. REMOVE ENTIRELY WHEN DIRECTED.



2" CALIPER UNLESS OTHERWISE SPECIFIED

SET TOP OF ROOT CROWN 2' ABOVE ADJACENT CURB & SIDEWALK GRADE.

3' TO 4" HIGH WATERING RING (SEE NOTE 2)

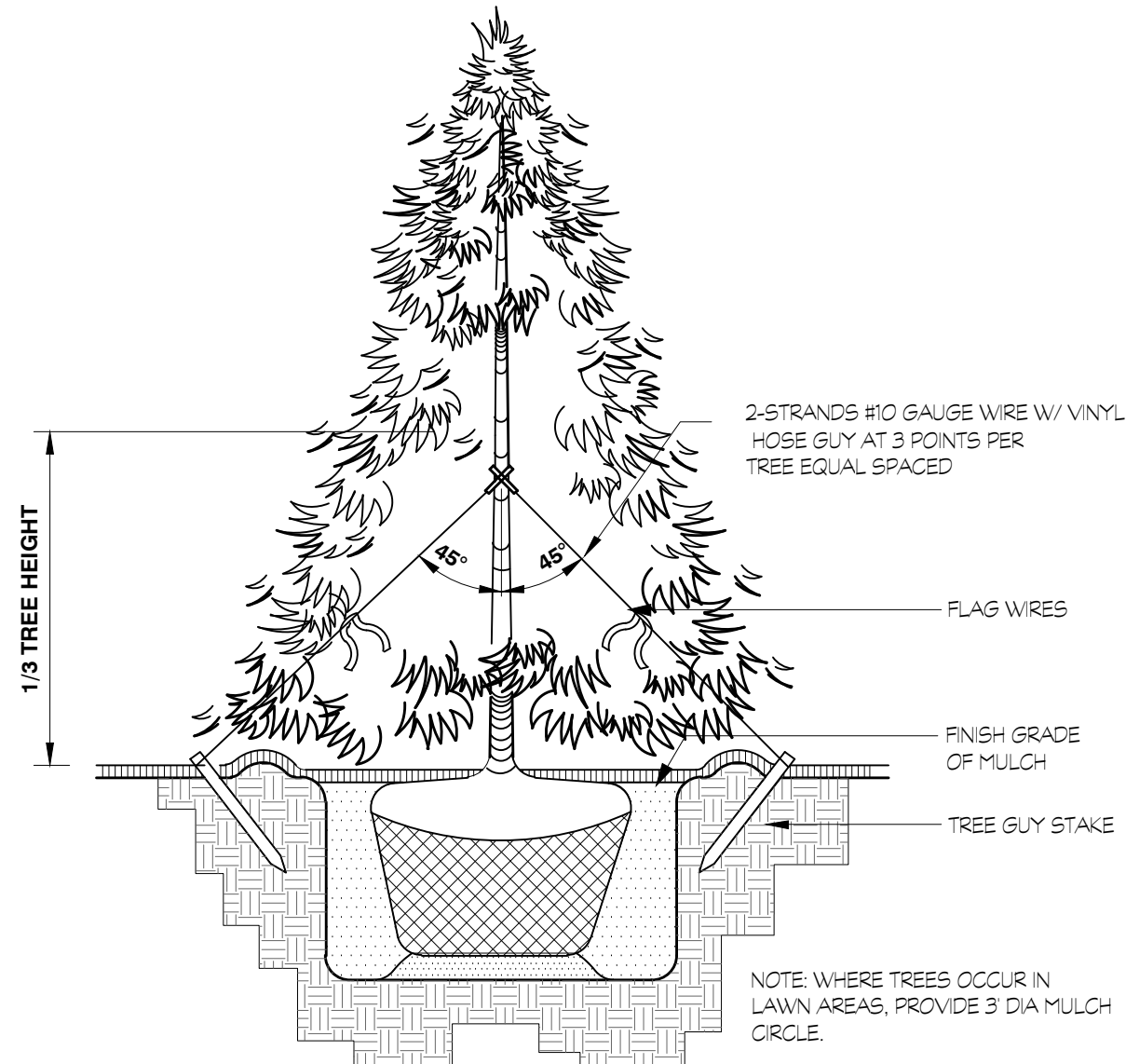
24" ROOTBARRIER AT CURB.

TREE PIT DEPTH = ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION).

DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.

DRIVE STAKE AT ROOTBALL EDGE (TYP)(SEE NOTE 1)

UNDISTURBED SUBGRADE PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK.



**2**

**CONIFER TREE PLANTING & GUYING**

1/2" = 1'-0"

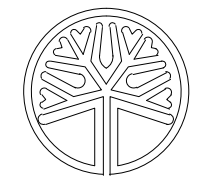
**1** **ROOT BARRIER TREE PLANTING**

1" = 1'-0"

329343-04





**NORA AND VALARI RESIDENCES - BUILDING B PLANTING DETAILS**



STATE OF WASHINGTON  
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LANDSCAPE ARCHITECT  
*Krystal Lowe*  
KRYSTAL LOWE  
LICENSE NO. 1206

MAY 21, 2026

## IRRIGATION SCHEDULE BUILDING B

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>PRECIP</u>	<u>PSI</u>	<u>GPM</u>
	SHRUB SPRAY AREA 4' -15' radius, triangular spaced, head to head coverage.	13,556 sf	1.9 in/h	30	268
	TURF SPRAY AREA 4' -15' radius, triangular spaced, head to head coverage.	496.2 sf	1.9 in/h	30	10

## IRRIGATION NOTES

All City of Poulsbo standards shall be followed.

Plan is diagrammatic and conceptual in nature. Standard trade practices shall be employed to insure economy of trenching and sleeving. Manufacturer's recommended head spacing shall be exceeded only with permission of landscape architect. Verify all dimensions and elevations in field. Adjust equipment layout to suit field conditions and site constraints as well as best management practices.

Irrigation trench depths, 18" for mainline, 12" for lateral lines. Trenches shall be free of all debris that can result in damage to piping.

Set valve boxes square to adjacent buildings, walks or parking.

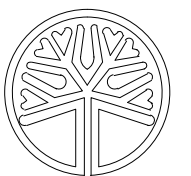
Owner to provide separate utility service agreement as required by water purveyor.

Swing joints to be either triple swing joints or toro funny pipe.

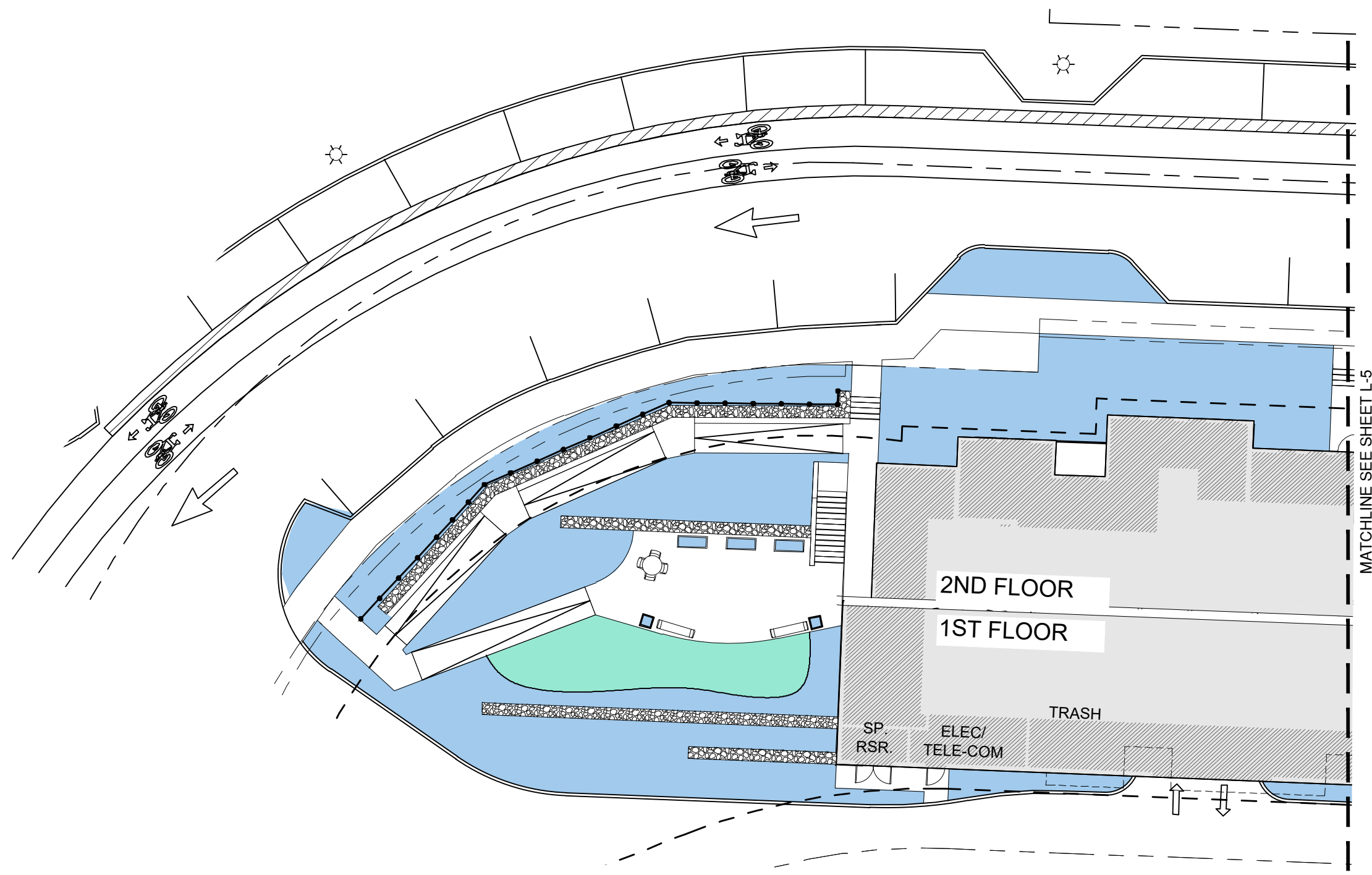
Leave a minimum of 3' of additional control wire looped at each valve box. Attach control wires to the adjacent piping with electrical tape, at least every 20'. Run 3 spare wires along entire length of mainline loop through each valve box to farthest valve box each direction.

Equipment shown in paved areas or outside project limits is for graphic clarity only. Install in landscape area. Do not willfully install equipment under pavement or outside project limits.

Owner's representative to locate and specify controller. Place control wire in separate sleeve.  
Adjust sprinkler arc and radius as needed to avoid over spray onto hard surfaces while maintaining coverage.  
Flow and static pressure has not been provided. Design assumption of 75 GPM and 70 PSI static pressure at the meter. Verify in field.



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MATCHLINE SEE SHEET L-5

