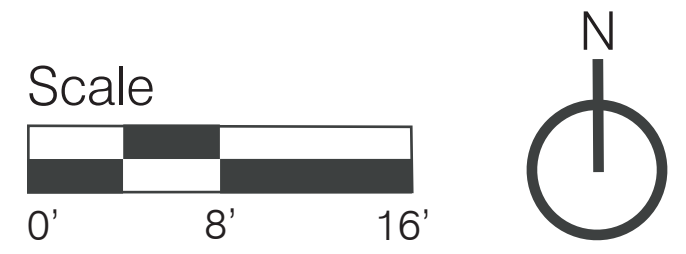


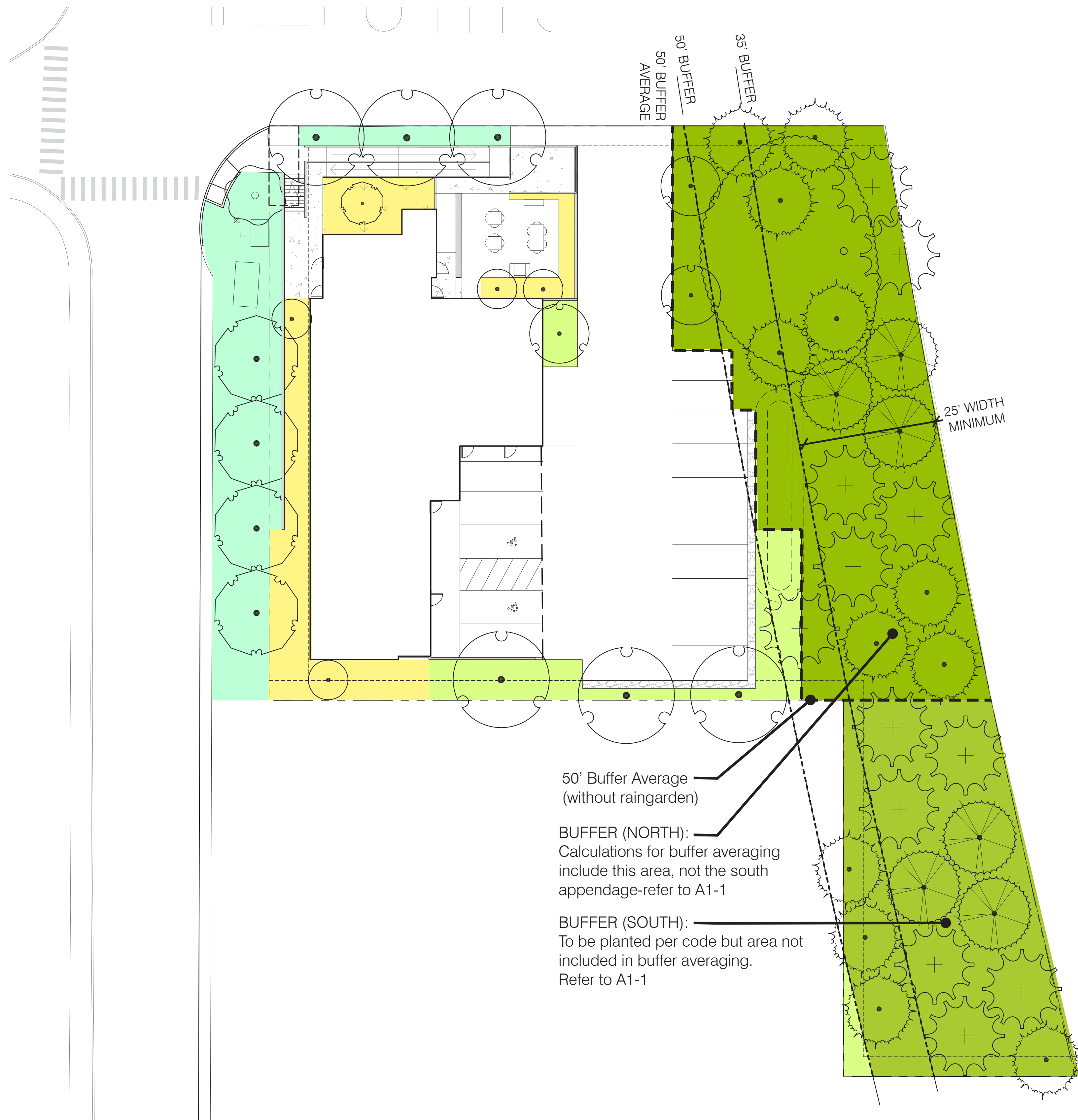


- LEGEND**
- 1 - NEW CROSSWALK
 - 2 - GRAVEL SHOULDER
 - 3 - CONCRETE WALL
 - 4 - RAMP
 - 5 - COMMUNITY TERRACE (BENCHES, TABLES, BBQ)
 - 6 - LARGE EXISTING LANDMARK MAPLE
 - 7 - POTENTIAL RAIN GARDEN
 - 8 - EXISTING UTILITY VAULTS
 - 9 - TRASH & RECYCLING
 - 10- ROCKERY WALL
 - 11 - CONCRETE SEAT WALL



HRB ERICKSEN - LANDSCAPE PLAN

L01



STREETSCAPE

A streetscape consisting of medium-sized shade trees will provide ecological function and a landscaped setback along Ericksen Avenue and Knechtel Way. A diversity of low maintenance short and medium evergreen and deciduous shrubs and grasses will continue the varied character of Ericksen Avenue.

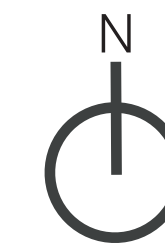
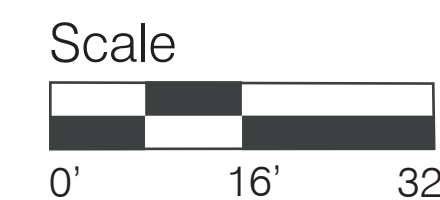
- Sample Representative Species:
- Pyramidal European Hornbeam
 - Crimson Spire Oak
 - Beacon Swamp White Oak
 - Nana White Pine
 - Rose Creek Abelia
 - Davids Viburnum



PARKING & RAIN GARDEN

Per BIMC 18.05.010.2.d, 2 trees with evergreen shrubs and/or groundcover to achieve total coverage within 2 years are required. Upright, medium sized trees will be used on both ends of the parking lot. Where visibility is needed, shrubs 3' or less will be used. Larger shrubs mixed with trees will help to create a screen on the south property line between the neighboring apartments and the parking.

- Sample Representative Species:
- Autumn Blaze Maple
 - Frans Fontaine Hornbeam
 - Cinnamon Girl Dystilium
 - Compact Escallonia
 - Privet Honeysuckle
 - Autumn Moor Grass
 - Mountain Pepper (south property line)
 - Strawberry Tree (south property line)
 - Slough Sedge
 - Common Rush
 - Red-twig Dogwood



BUILDING PERIMETER

Small trees will help to visually ground the building and provide year-round structure. Playful grasses and textures will surround the community terrace. Plantings along the west side of the building will complement those to the street.

- Sample Representative Species:
- Trident Maple
 - Pacific Fire Vine Maple
 - Autumn Brilliance Serviceberry
 - Yaku Jima Maiden Grass
 - Tiny Wine Ninebark



HWY. 305 FULL SCREEN BUFFER PLANTING

Per BIMC 18.15.010.E.1.a, a 50' Full Screen Buffer adjacent to Hwy. 305 is required. Buffer averaging (thick dashed line) was used to allow for slight parking within the standard 50' offset. This creates a total buffer area of 7,370 square feet for the North Buffer Area. Per BIMC 18.15.010.D.4.a, 29 new trees (min. 20 evergreen, not all shown on plan), 147 new shrubs (min. 102 evergreen) and groundcover throughout are required for the North Buffer Area. A total of 4,463 square feet exists for the South Buffer Area. 18 new trees (min. 13 evergreen), 89 shrubs (min. 62 evergreen) and groundcover throughout are required for the South Buffer Area. A minimum of 50% of trees must be native or drought tolerant for both areas. There is one large Landmark Bigleaf Maple in the northern portion of the buffer that will be retained and protected. A rain garden adjacent to the parking lot will potentially be located in the buffer and will contain appropriate native plants to help treat stormwater runoff.

- Sample Representative Species:
- Douglas Fir
 - Western Red Cedar
 - Serbian Spruce
 - Shore Pine
 - Oregon Ash
 - Sitka Willow
 - Cascara
 - Vine Maple
 - Tall Oregon Grape
 - California Wax Myrtle
 - Pacific Ninebark
 - Nootka Rose
 - Red Flowering Currant

HRB ERICKSEN - LANDSCAPE TYPOLOGY