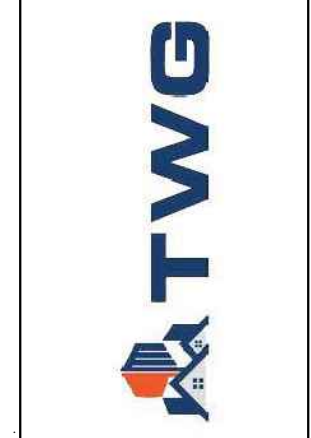


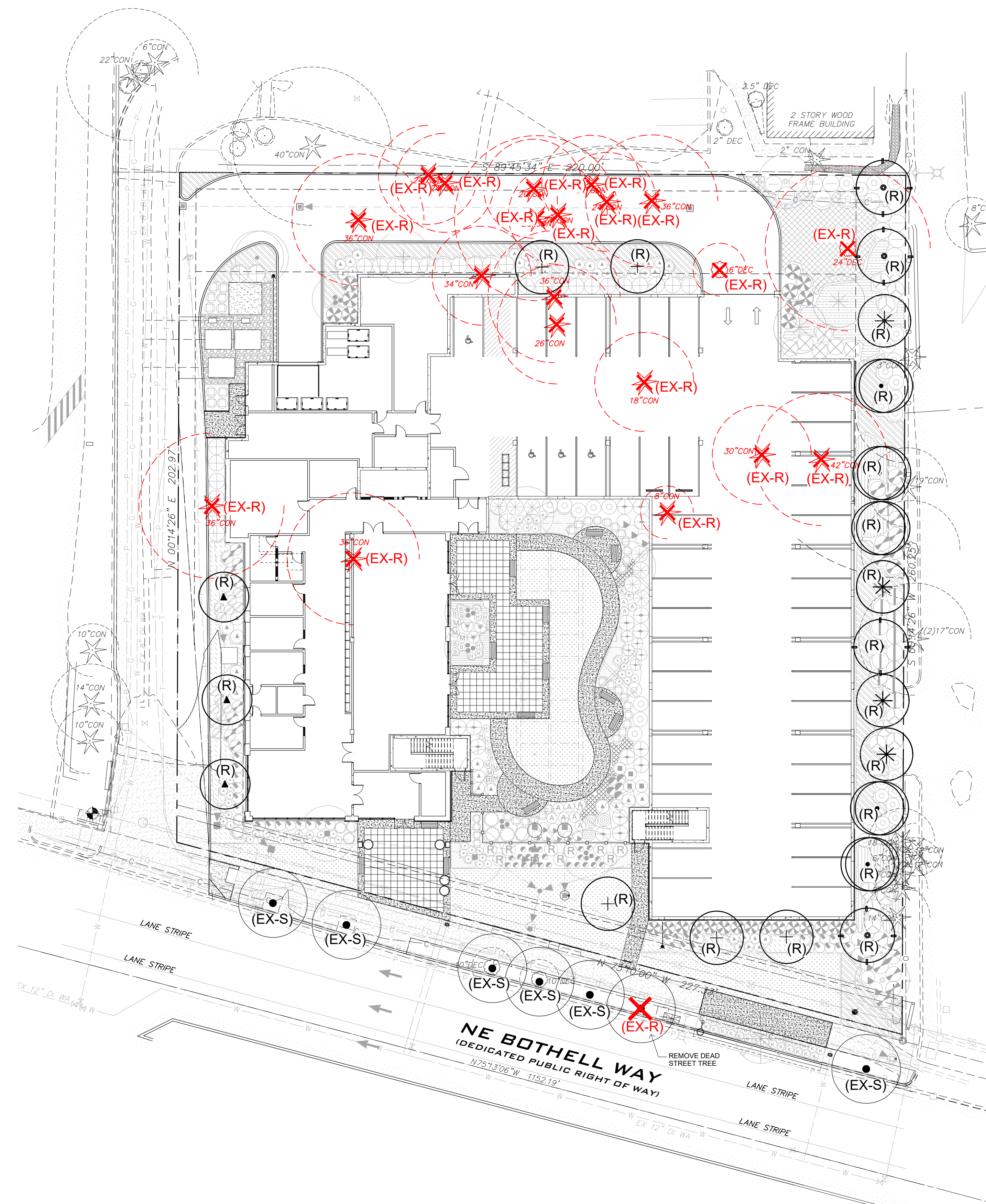
#	DESCRIPTION	DATE

EXISTING TREE
REMOVAL /
TREE REPLACEMENT
PLAN

LARUS SENIOR APARTMENTS
7520 NE BOTHELL WAY



JOB NO.:	22322
PLOT DATE	10/02/2024
DATE:	10/02/24
SCALE:	1" = 20'-0"
DRAWN:	RW/TS
CHKD:	RW



TREE REPLACEMENT PLAN NOTES:

CITY OF KENMORE TREE RETENTION REQUIREMENTS:
30 TREE CREDITS PER ACRE
LOT 38 (24,606 SF)
LOT 39 (27,071 SF)
51,677 TOTAL SF = 1.2 ACRES = 36 TOTAL TREE CREDITS REQUIRED.
TOTAL TREE CREDITS PROVIDED = 38

ALL EXISTING TREES ARE TO BE REMOVED FROM SITE.
INCLUDING 7 EXCEPTIONAL TREES.
REQUIRED REPLACEMENT RATIO OF EXCEPTIONAL TREES REMOVED
3:1
REQUIRED NUMBER OF EXCEPTIONAL TREE REPLACEMENT: 21
TOTAL.

21 REPLACEMENT TREES ARE ALLOWED TO BE ABSORBED INTO
THE 36 TOTAL REQUIRED TREE CREDITS.

REPLACEMENT TREES:
5 - 2" CAL. CRIMSON SPIRE OAK
3 - 6" HT. ARNOLD'S SENTINAL AUSTRIAN BLACK PINE
5 - 2" CAL. RED ROCKET MAPLE
5 - 2" CAL. CRIMSON SENTRY MAPLE
3 - 2" CAL. DAWYCK PURPLE BEECH

21 TOTAL REPLACEMENT TREE CREDITS, MEETS CODE
REQUIREMENT.

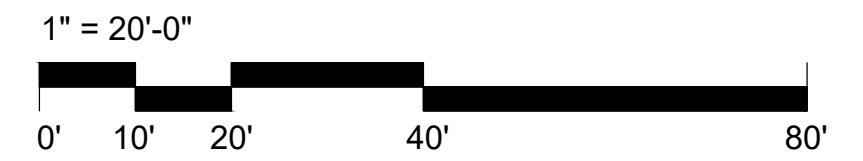
REFER TO SHEET L-1.2 AND SHEET L-1.3 FOR REPLACEMENT TREE
LOCATIONS.
REFER TO ARBORIST REPORT PREPARED BY:
LAUGHING TREES LANDSCAPES
KIM ETTARI ISA ARBORIST PN 1301A/TRAQ

- LEGEND:**
- EXISTING "OFF SITE" TREES (SAVE)
 - EXISTING TREE TO BE REMOVED

NOTE:

FOR ALL PLANTING IN THE R/W, CONTRACTOR
SHALL SECURE CITY PERMITS AND AUTHORIZATION

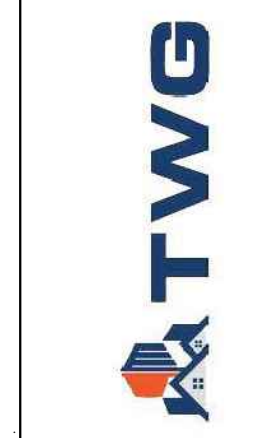
**EXISTING TREE REMOVAL &
TREE REPLACEMENT PLAN**



OVERALL PLANTING PLAN

LARUS SENIOR APARTMENTS

7520 NE BOTHELL WAY



JOB NO.: 22322

PLOT DATE: 10/02/2024

DATE: 10/02/24

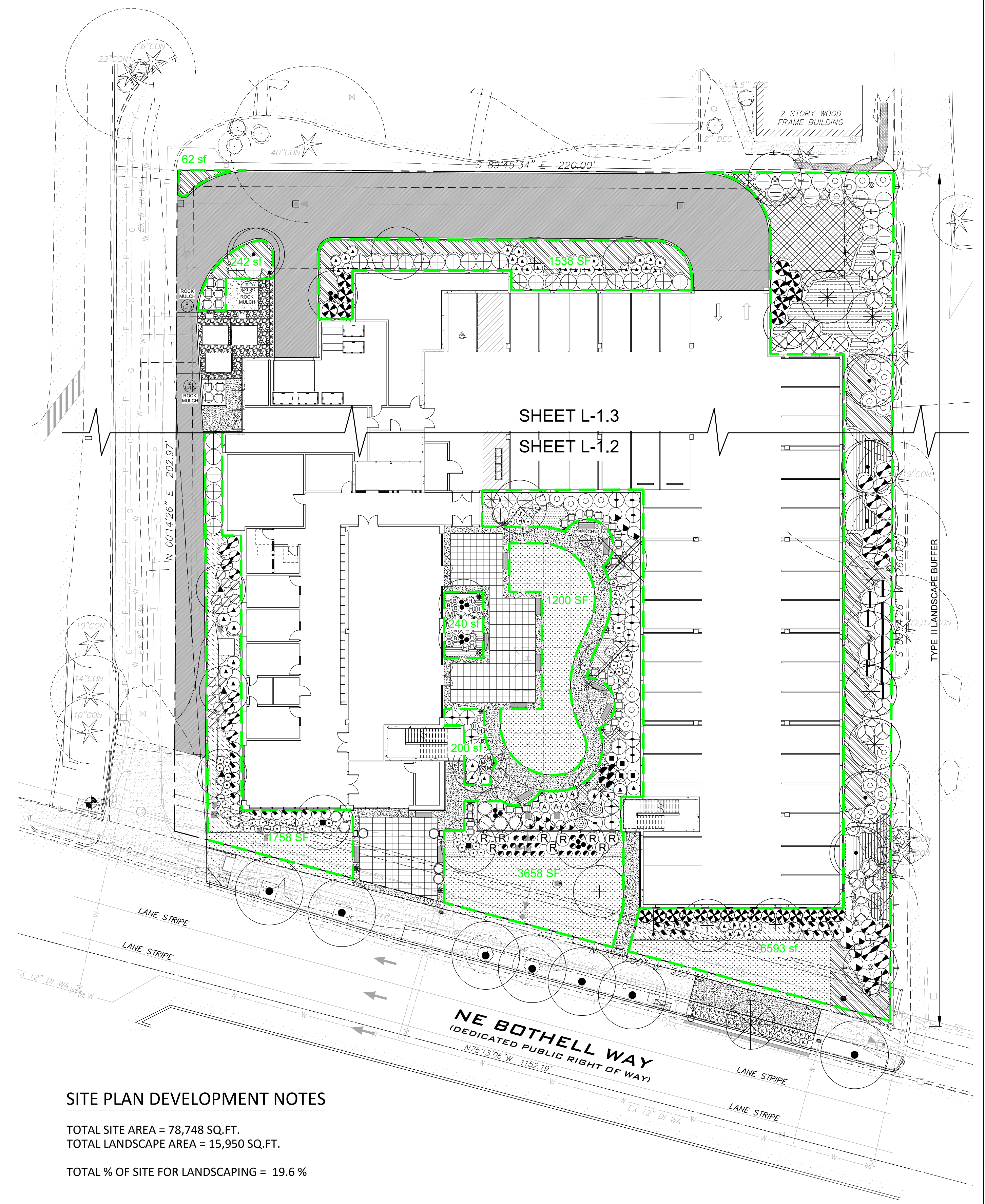
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DRAWN: RW/TS

CHKD: RW

SHEET NO.:

L-1.1

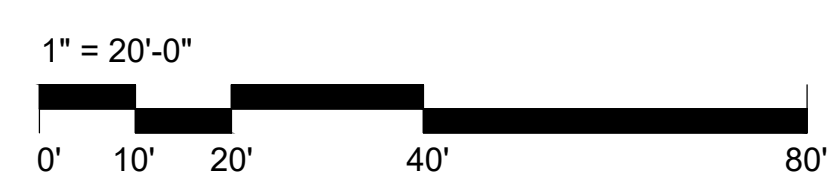


SITE PLAN DEVELOPMENT NOTES

TOTAL SITE AREA = 78,748 SQ.FT.
TOTAL LANDSCAPE AREA = 15,950 SQ.FT.
TOTAL % OF SITE FOR LANDSCAPING = 19.6 %

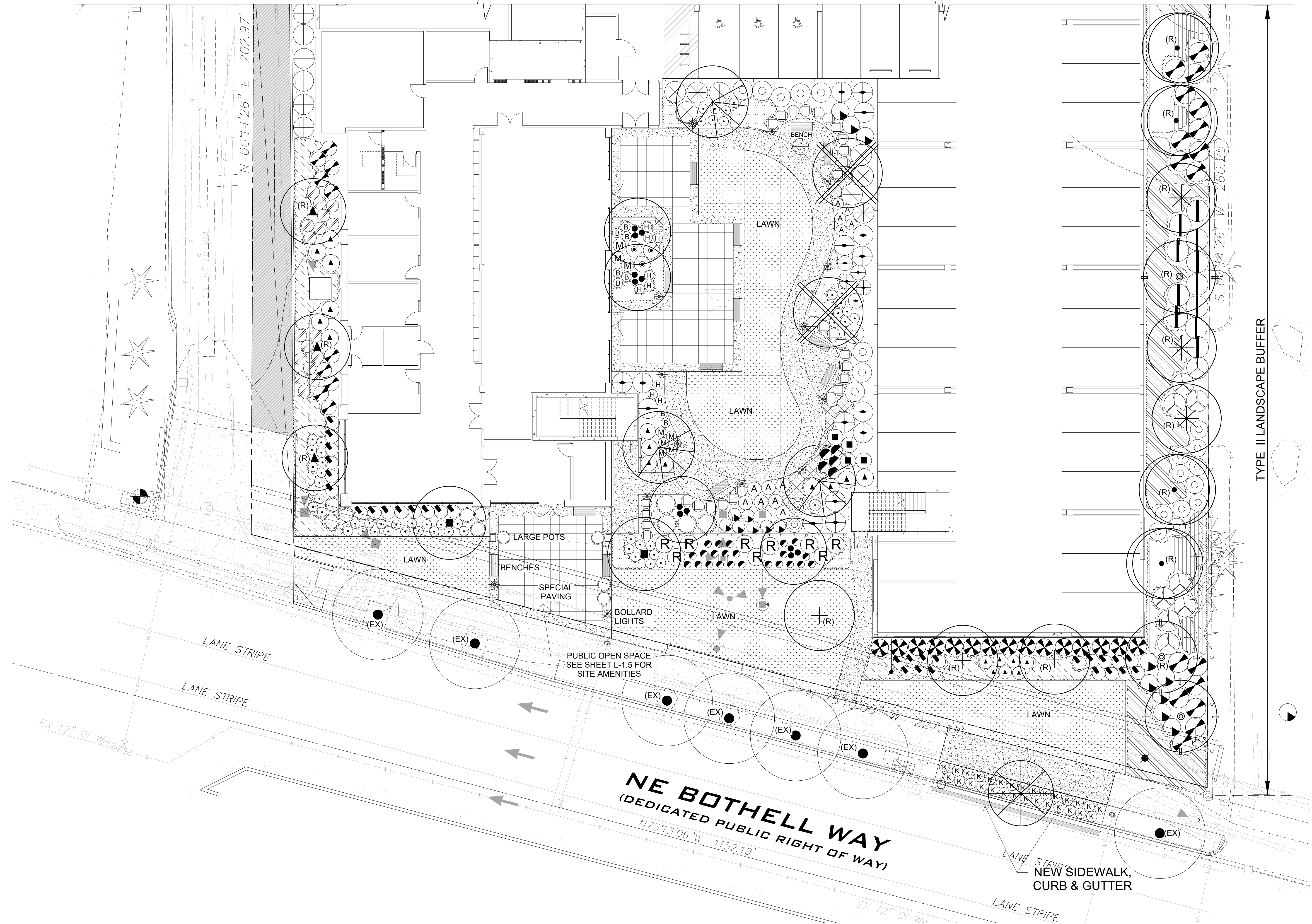


OVERALL PLANTING PLAN



C:\Bvt\122322_2_KENMORE_control_v24_banb7.000.rvt

MATCHLINE: SEE L1.3



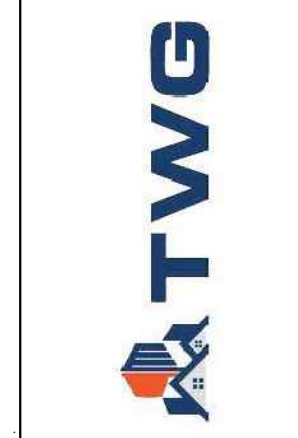
WATTENBARGER
 WATTENBARGER
 40 LAKE BELLEVUE DRIVE, SUITE #650
 BELLEVUE, WA 98005
 WWW.WATTENBARGER.COM

RICHARD WARD ASSOCIATES
 RWA
 40 LAKE BELLEVUE DRIVE, SUITE #650
 BELLEVUE, WASHINGTON 98005
 PHONE: 206.276.1000
 EMAIL: RWA@RWAASSOCIATES.COM

#	DESCRIPTION	DATE

**LANDSCAPE PLAN
 SOUTH PORTION**

LARUS SENIOR APARTMENTS
 7520 NE BOTHELL WAY



JOB NO.:	22322
PLOT DATE:	10/02/2024
DATE:	10/02/24
SCALE:	1" = 10'-0"
DRAWN:	RW/TS
CHKD:	RW

SHEET NO.:
L-1.2

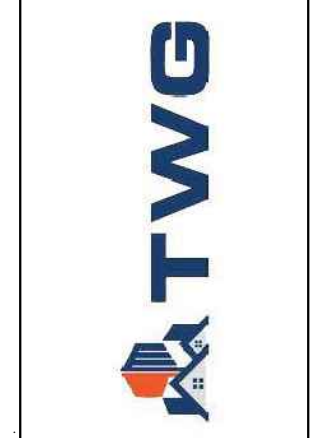


LANDSCAPE PLAN - SOUTH

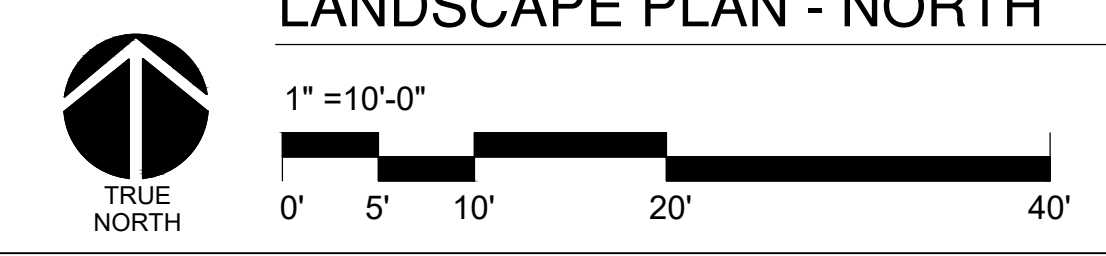
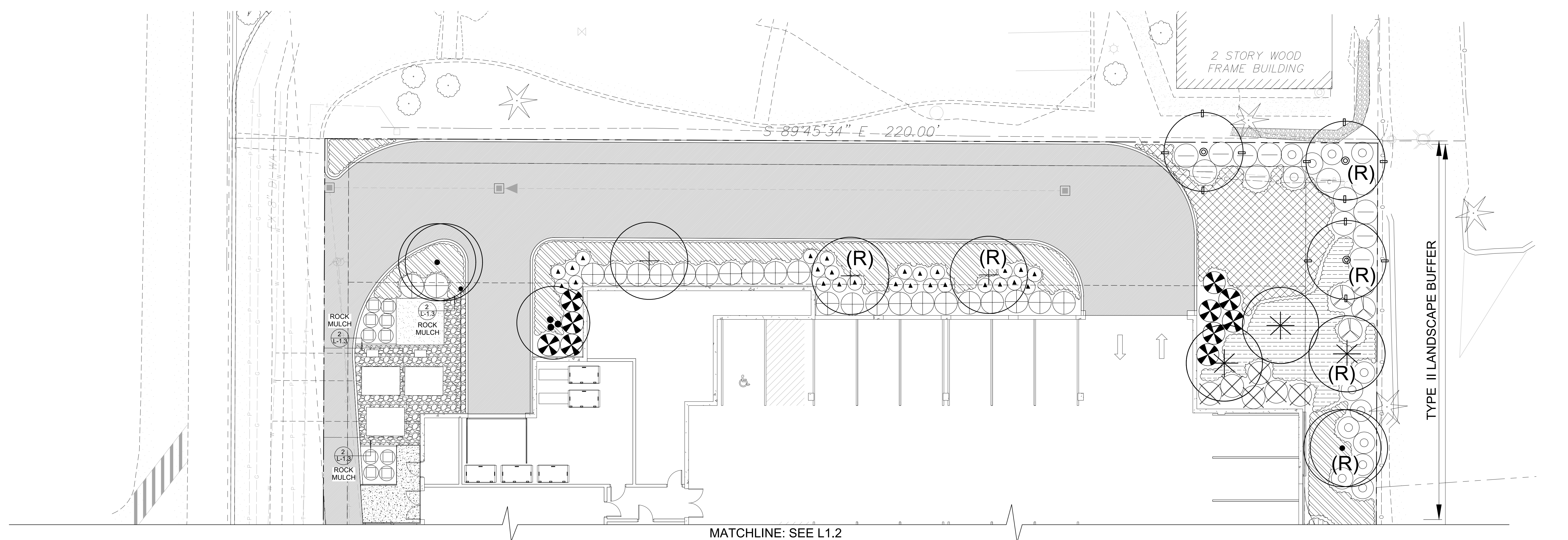
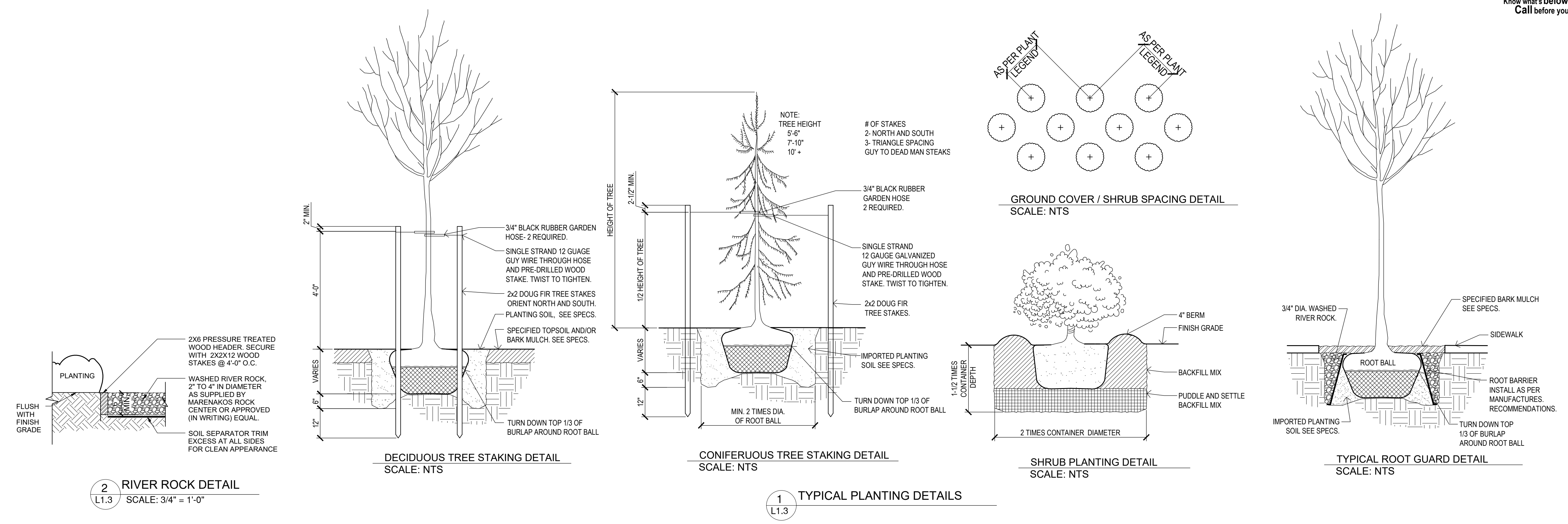
Revision Schedule	
#	DESCRIPTION

LANDSCAPE PLAN
NORTH PORTION

LARUS SENIOR APARTMENTS
7520 NE BOTHELL WAY



JOB NO.:	22322
PLOT DATE:	10/02/2024
DATE:	10/02/24
SCALE:	1" = 10'-0"
DRAWN:	RW/TS
CHKD:	RW



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TREES



ACER CIRCINATUM / VINE MAPLE



ACER PLANTANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE



ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE



ACER RUBRUM 'RED ROCKET' / RED ROCKET MAPLE



CORNUS 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD



FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH



LAGERSTROEMIA INDICA 'ARAPAHO' / CRAPE MYRTLE



MAGNOLIA GRANDIFLORA 'EDITH BOGUE' / E.B. MAGNOLIA



PINUS NIGRA 'ARNOLD'S SENTINEL' / AUSTRIAN BLACK PINE



QUERCUS X BIMUNDORUM 'CRIMSON SPIRE' / CRIMSON SPIRE OAK

SHRUBS



ADIANTUM PEDATUM / MAIDENHAIR FERN



ARBUTUS UNEDO 'OKTOBERFEST' / DWARF STRAWBERRY TREE



ASTER X FRIKARTII 'MONCH' / FRIKART'S ASTER



BRUNNERA MACROPHYLLUM / SIBERIAN BUGLOSS



CALAMAGROSTIC 'KARL FOERSTER' / FEATHER REED GRASS



CISTUS CORBARIENSIS / WHITE ROCKROSE



CORNUS SERVICEA 'FARROW' / ARTIC FIRE DOGWOOD



CORNUS SERVICEA 'KELSEY' / KELSEY'S RED TWIG



FLORIBUNDA ROSE 'JULIA CHILD'



HEMOROCALLIS 'STELLA DE ORO' / DAYLILY



HOSTA BLUE HAWAII / HOSTA



HYDRANGEA 'LETS DANCE ALOT' / HYDRANGEA



HYDRANGEA MACROPHYLLUM 'MERITS SUPREME'



HYDRANGEA 'PIA' / HYDRANGEA



JUNIPERUS SQUAMATA 'BLUE STAR' / NCN



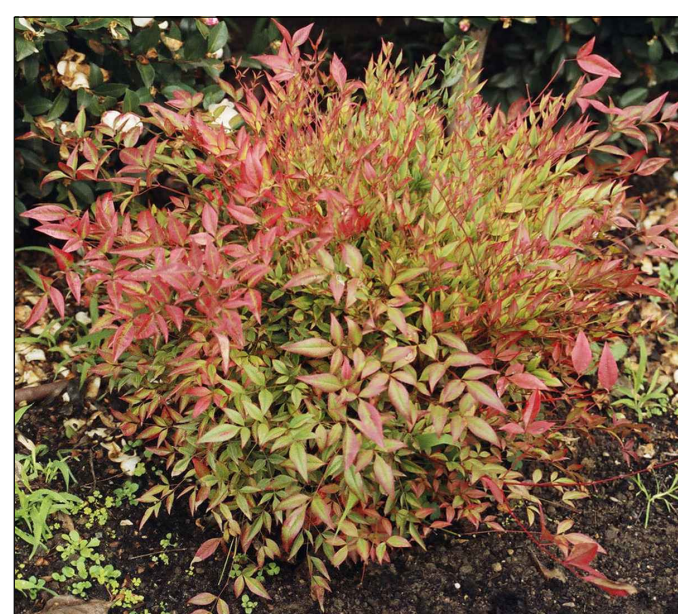
JUNIPERUS SCOPULORUM 'WICHITA BLUE' / NCN



MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS



MYRICA CALIFORNICA / PACIFIC WAX MYRTLE



NANDINA DOMESTICA 'MOON BAY' / HEAVENLY BAMBOO



OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / OSMANTHUS



PENNISETUM MESSIACUM 'BUNNY TAILS' / NCN



PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL



RHODODENDRON 'BADEN BADEN' / RHODODENDRON



ROSA 'KNOCK OUT' / KNOCK OUT SHRUB ROSE



SARCOCOCCA RUSCIFOLIA / SWEET BOX



SPIRAEA JAPONICA 'GOLDMOUND' / SPIRAEA



THUJA OCCIDENTALIS 'EMERALD GREEN' / E.G. ARBORVITEA



VIBURNUM TINUS 'SPRING BOUQUET' / S.B. VIBURNUM

GROUNDCOVER



AJUGA REPTANS 'BURGUNDY LACE' / CARPET BUGLE



ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNIKINNICK



GAULTHERIA SHALLON / SALAL



GERANIUM X CANTABRIGIENSE / CRANEBILL



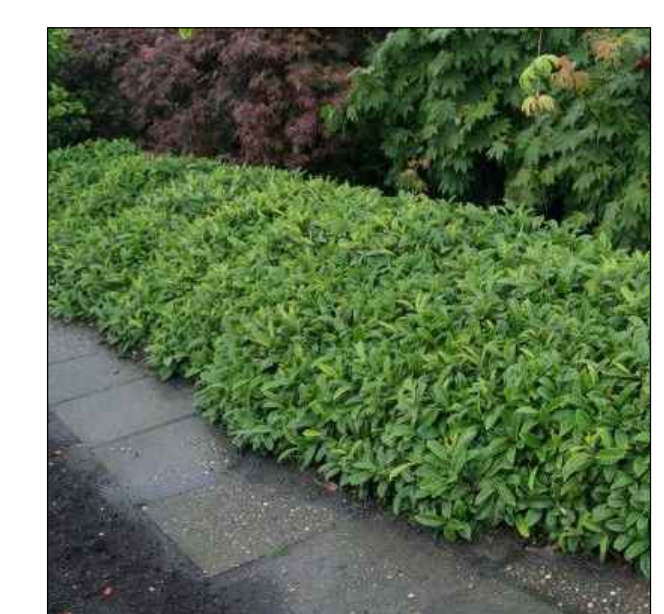
HAKONECHOLA MACRA 'AUREOLA' / JAPANESE FOREST GRASS



HYPERICUM CALYGINUM / ST. JOHN'S WORT



POLYSTICHUM MUNITUM / SWORD FERN



PRUNUS LAUROCERASUS 'MOUNT VERNON' / M.V. LAUREL



Know what's below. Call before you dig.

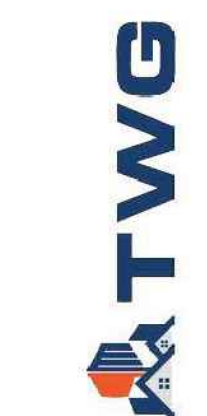
WATTENBERGER
40 LAKE BELLEVUE DRIVE, SUITE #650
BELLEVUE, WA 98005
WWW.WATTENBERGER.COM

RWA RICHARD WARD ASSOCIATES
40 LAKE BELLEVUE DRIVE, SUITE #650
BELLEVUE, WASHINGTON 98005
PHONE: 206.451.8000
EMAIL: RWA@RWA.COM

#	DESCRIPTION	DATE

PLANT PHOTO MONTAGE

LARUS SENIOR APARTMENTS
7520 NE BOTHELL WAY



JOB NO.:	22328
PLOT DATE:	10/02/2024
DATE:	09/02/24
SCALE:	1" = 20'-0"
DRAWN:	RW/TS
CHKD:	RW

PLANT PHOTO MONTAGE



TYPICAL FENCING



COURTYARD PAVING



COURTYARD AND PATH LIGHTING

MANUFACTURER: KICHNER
LED BOLLARD

NOTE: SEE SHEET L1.2 FOR LOCATIONS
COORDINATE W/ ELECTRICAL PLANS



LANDSCAPE PLANTERS

MANUFACTURER: POTTERYLAND
LYNWOOD, WA.
425-324-8629

ANTIQUE GLAZED
42" DIA. x 36" HT.

NOTE: SEE PLANS FOR LOCATIONS



BENCH SPECIFICATIONS

MANUFACTURER: HERITAGE
BELSON OUTDOORS
1-800-323-5664

MODEL NUMBER: PB5-HER 5' BENCH
FRAME COLOR: GREEN STANDARD
SLAT COLOR: CEDAR

NOTE: SEE PLANS FOR LOCATIONS

SITE AMENITIES / SITE FURNISHINGS

PLANT PALETTE -LARUS				
SYMBOL	BOTANICAL / COMMON PLANT NAME	SIZE	QTY	REMARKS
TREES				
N	ACER CIRCINATUM / VINE MAPLE	8' HT MIN.	5	(D) B&B 8' HT MIN. 5 CANE MIN.
	ACER PLANTANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE	2" CAL	6	(D) B&B 6' HT. MIN.
	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE	3" CAL	1	(D) B&B
	ACER RUBRUM 'RED ROCKET' / RED ROCKET MAPLE	3" CAL	6	(D) B&B
N	CORNUS 'EDDIES WHITE WONDER' / EDDIES WHITE WONDER DOGWOOD	2" CAL	2	(D) B&B
	FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH	2" CAL	3	(D) B&B
	LAGERSTROEMIA INDICA 'ARAPAHO' / CRAPE MYRTLE	2" CAL	2	(D) B&B
	MAGNOLIA GRANDIFLORA 'EDITH BOGUE' / E.B. MAGNOLIA	2" CAL	3	(E) B&B
	PINUS NIGRA 'ARNOLD'S SENTINEL' / ARNOLD'S SENTINEL AUSTRIAN BLACK PINE	6' HT	6	(E) B&B
	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / CRIMSON SPIRE OAK	2" CAL	6	(D) B&B

TOTAL TREE CREDITS PROVIDED = 38

PLANT PALETTE - LARUS

SYMBOL	BOTANICAL / COMMON PLANT NAME	SIZE	QTY	REMARKS
SHRUBS				
(M)	ADIATUN PEDATUM / MAIDENHAIR FERN	1 GAL	8	(E) CONTAINER
N	ARBUS UNEDO 'OKTOBERFEST' / DWARF STRAWBERRY TREE	2 GAL	33	(E) CONTAINER
(A)	ASTER X FRIKARTII 'MONCH' / FRIKART'S ASTER	2 GAL	12	(E) CONTAINER
(B)	BRUNNERA MACROPHYLLUM / SIBERIAN BUGLOSS	2 GAL	8	(E) CONTAINER
(C)	CALAMAGROSTIC 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL	40	(E) CONTAINER
(D)	CISTUS CORBARIENSIS / WHITE ROCKROSE	2 GAL	27	(D) CONTAINER
N	CORNUS SERVICEA 'FARROW' / ARTIC FIRE DOGWOOD	2 GAL	13	(D) CONTAINER
N	CORNUS SERVICEA 'KELSEY' / KELSEY'S RED TWIG	2 GAL	29	(D) CONTAINER
(E)	FLORIBUNDA ROSE 'JULIA CHILD'	2 GAL	3	(D) CONTAINER
(F)	HEMOROCALLIS 'STELLA DE ORO' / DAYLILY	2 GAL	52	(E) CONTAINER
(H)	HOSTA BLUE HAWAII / HOSTA	2 GAL	9	(D) CONTAINER
(I)	HYDRANGEA 'LETS DANCE ALOT' / HYDRANGEA	5 GAL	10	(D) CONTAINER
(J)	HYDRANGEA MACROPHYLLUM 'MERITS SUPREME' / HYDRANGEA	2 GAL	---	(D) CONTAINER
(K)	HYDRANGEA 'PIA' / HYDRANGEA	2 GAL	4	(D) CONTAINER
(L)	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / NCN	4' HT	20	(E) B&B
(M)	JUNIPERUS SQUAMATA 'BLUE STAR' / NCN	2 GAL	17	(E) CONTAINER
(N)	MUHLENERGIA CAPPILLARIS / PINK MUHLY GRASS	2 GAL	8	(E) CONTAINER
N	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	2 GAL	13	(E) CONTAINER
(O)	NANDINA DOMESTICA 'MOON BAY' / HEAVENLY BAMBOO	2 GAL	28	(E) CONTAINER
(P)	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / OSMANTHUS	2 GAL	47	(E) CONTAINER
(Q)	PENNISSETUM MESSIACUM 'BUNNY TAILS' / NCN	2 GAL	30	(E) CONTAINER
(R)	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	2 GAL	11	(E) CONTAINER
(S)	RHODODENDRON 'BADEN BADEN' / RHODODENDRON	18" HT.	3	(E) CONTAINER
(T)	ROSA 'KNOCK OUT' / KNOCK OUT SHRUB ROSE	5 GAL	9	(D) CONTAINER
(U)	SARCOCOCCA RUSCIFOLIA / SWEET BOX	2 GAL	6	(E) CONTAINER
(V)	SPIRAEA JAPONICA 'GOLDMOUND' / SPIRAEA	2 GAL	16	(D) CONTAINER
(W)	THUJA OCCIDENTALIS 'EMERALD GREEN' / E.G. ARBORVITEA	4' HT.	29	(E) B&B
(X)	VIBURNUM TINUS 'SPRING BOUQUET' / S.B. VIBURNUM	2 GAL	25	(E) CONTAINER

SYMBOL	BOTANICAL / COMMON PLANT NAME	SIZE	QTY	REMARKS
GROUNDCOVERS / GRASSES / VINES				
(Y)	AJUGA REPTANS 'BURGUNDY LACE' / CARPET BUGLE	4' POTS	100 S.F. 51 PLANTS	(E) CONTAINER, PLANT @ 18" O.C.
N	ARCTOSTAPHYLOS UVA-URSI / KINNI KINNICK	4" POTS	475 S.F. 242 PLANTS	(E) CONTAINER, PLANT @ 18" O.C.
N	GAULTHEIA SHALLON / SALAL	1 GAL	500 S.F. 95 PLANTS	(E) CONTAINER, PLANT @ 30" O.C.
N	GERANIUM X CANTABRIGIENE / CRANEBILL	1 GAL	200 S.F. 58 PLANTS	(E) CONTAINER, PLANT @ 24" O.C.
(Z)	HAKONECHOLA MACRA 'AUREOLA' / JAPANESE FOREST GRASS	1 GAL	50 S.F. 15 PLANTS	(E) CONTAINER PLANT @ 24" O.C.
(AA)	HYPERICUM CALYGINUM / ST. JOHNSWORT	1 GAL	650 S.F. 188 PLANTS	(E) CONTAINER PLANT @ 24" O.C.
N	POLYSTICHUM MUNITUM / SWORD FERN	1 GAL	650 S.F. 188 PLANTS	(E) CONTAINER, PLANT @ 36" O.C.
(AB)	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL	1 GAL	1800 S.F. 522 PLANTS	(E) CONTAINER, PLANT @ 24" O.C.
(AC)	SOD (REFER TO SPECIFICATIONS)		3678 SF	

NOTES:

- (E): EVERGREEN
- (D): DECIDUOUS
- B&B: BALLED AND BURLAP
- RG: INDICATES ROOT GUARD
- N: INDICATED NATIVE PLANT

ALL SPECIFIED PLANTS SHALL FOLLOW THE STANDARDS ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI z60.1-2014 UPDATED AND SHALL BE GRADE #1 IN ALL RESPECTS.

PLANT PALETTE



WATTEBAUER ARCHITECTURE
40 LAKE BELLEVUE DRIVE, SUITE 1050
BELLEVUE, WA 98005
PHONE: 206.465.9800
EMAIL: RWAT@WATTEBAUER.COM
WWW.WATTEBAUER.COM

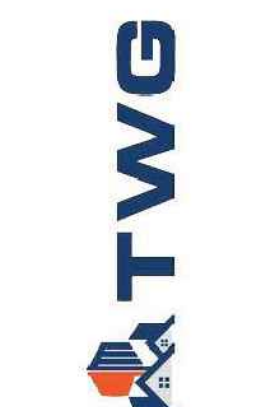
RWA RICHARD WARD ASSOCIATES
40 LAKE BELLEVUE DRIVE, SUITE 1050
BELLEVUE, WASHINGTON 98005
PHONE: 206.465.9800
EMAIL: RWAT@RWA.COM
WWW.RWA.COM

#	DESCRIPTION	DATE

PLANT PALETTE & SITE FURNISHINGS

LARUS SENIOR APARTMENTS

7520 NE BOTHELL WAY



JOB NO.: 22322

PLOT DATE: 10/02/2024

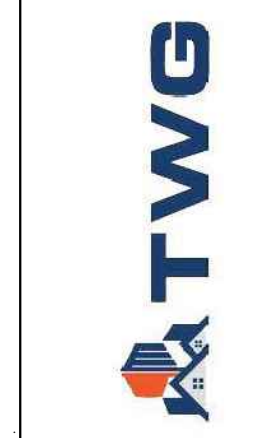
DATE: 10/02/24
SCALE: 1" = 20'-0"
DRAWN: RW/TS
CHKD: RW

SHEET NO.: L-1.5

HYDROZONE PLAN

LARUS SENIOR APARTMENTS

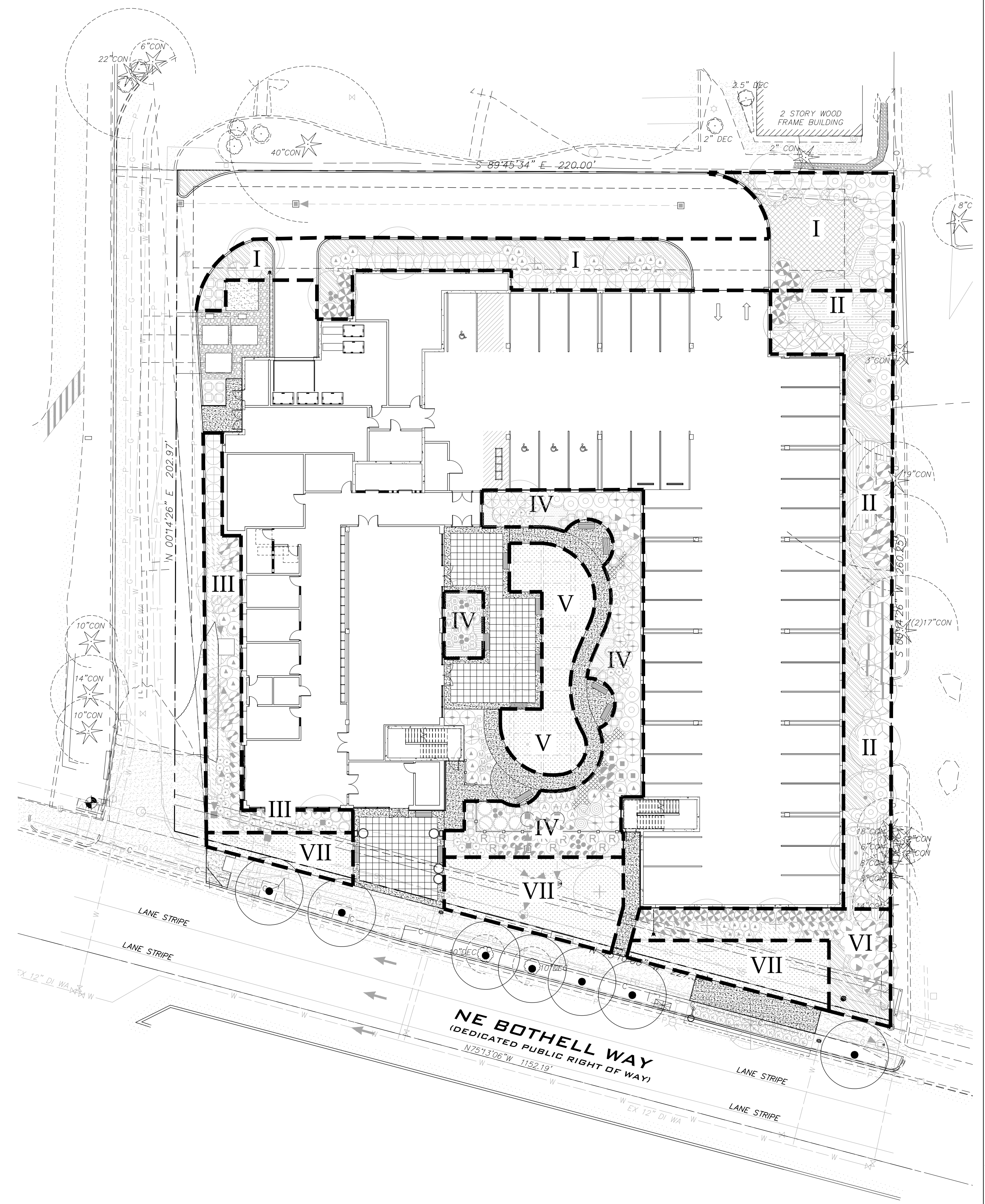
7520 NE BOTHELL WAY



JOB NO.:	22322
PLOT DATE	10/02/2024
DATE:	10/02/24
SCALE:	1" = 20'-0"
DRAWN:	RW/TS
CHKD:	RW

SHEET NO.:

L-1.6



HYDROZONE PLAN

1" = 20'-0"

