

SOUTH PUGET SOUND HABITAT FOR HUMANITY | BOULEVARD NEIGHBORHOOD



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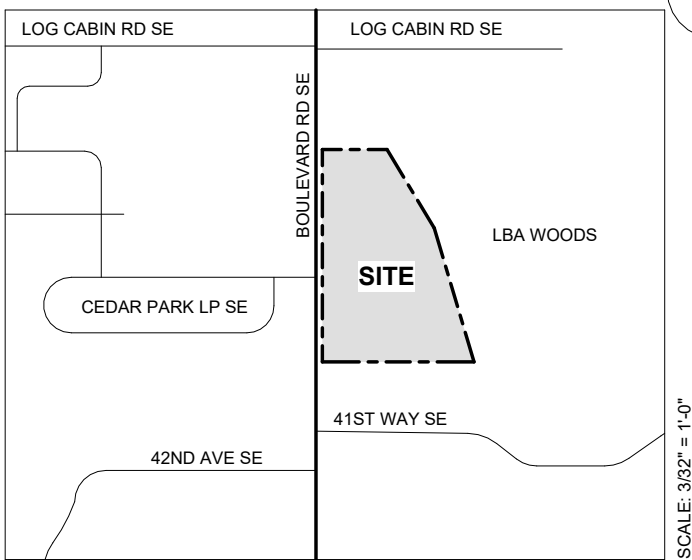
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VICINITY PLAN



ARTISANS GROUP
ARCHITECTURE + PLANNING

11152 REGISTERED ARCHITECT
TESSA RAYE BRADLEY
STATE OF WASHINGTON
04-08-24

H4H | BOULEVARD NEIGHBORHOOD

OWNER ADDRESS:	SITE ADDRESS:
PO BOX 2225	3900 BOULEVARD RD
OLYMPIA, WA 98501	OLYMPIA, WA 98501
PARCEL NUMBER:	PROJECT NUMBER:
11830330103	HABITAT FOR HUMANITY

Designed By: TB, SB
Drawn By: NP, SMB
Issue Date: 04-08-2024
Revisions:

Rev #	Description	Date
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LAND USE

CONCEPT RENDERINGS

A000

STREET LAMPS (TYP.) - SEE SITE LIGHTING PLANS

LANDSCAPING BUFFER, TYPE 2 PER OMC 18.36.060, AT SOUTH PROPERTY. SEE LANDSCAPE

LAMP FIXTURE (TYP.) - SEE SITE LIGHTING PLANS

BLACK CHAIN LINK PROTECTIVE FENCE (SEE CIVIL)

PROPERTY LINE, TYP. REFUSE ENCLOSURE, 12'-0" DEEP W/ 22'-0" CLEAR OPENING. GATE TO PROVIDE SCREENING. TYP. INCLUDES (1) 6YD DUMPSTER AND (1) 4YD CARDBOARD BIN AND 8 RECYCLING CONTAINERS.

SPLIT RAIL FENCE SURROUNDING SVPA TYP.

4" DIA STEEL BOLLARDS EA. SIDE OF ENCLOSURE TYP. FOR FINISH (SEE BASIS OF DESIGN)

CURB SPACE FOR FAMILY TOWNHOME REFUSE CONTAINERS.

ACCESS FOR MAINTENANCE OF RETENTION POND AND SURROUNDING LANDSCAPE

CLUSTER 2 = 4 MAILBOXES - SERVES 48 UNITS (SEE BASIS OF DESIGN)

PARKING ISLAND, PROVIDED A MINIMUM OF 144SF PER ISLAND (TYP)

GENERATOR (PER CIVIL)

WATER METER TYP. (SEE CIVIL)

EXISTING 42" COTTON TREE TO REMAIN (SEE LANDSCAPE)

SHORT-TERM BIKE PARKING UNDER OVERHANG TYP. FOR FAMILY TOWNHOMES (PER OMC TABLE 38.01)

LONG-TERM BIKE PARKING IN GARAGE TYP. FOR FAMILY TOWNHOMES (PER OMC TABLE 38.01)

ASPHALT PATHWAY TO EXISTING LBA WOODS TRAILHEAD ACCESS

2 EXISTING ACCESS POINTS TO LBA WOODS TO REMAIN (SEE LANDSCAPE)

EXISTING FIR TREES, 18"Ø TO REMAIN (SEE LANDSCAPE)

2
A002

PARCEL:
11831220200

PARCEL:
11831220201

PARCEL:
64850000200

PARCEL:
64850000300

PARCEL:
64850000400

1
A010

SITE PLAN

1" = 50'-0"

NOTE:
INFORMATION SHOWN ON DOCUMENT SET HAS BEEN GATHERED FROM A COMBINATION OF PUBLIC SOURCES, SITE OBSERVATIONS, AND 3RD PARTIES. ALL INFORMATION NOTED IS SUBJECT TO VERIFICATION. ARTISANS GROUP ARCHITECTURE AND PLANNING ASSUMES NO RESPONSIBILITY FOR SURVEYING SITE STRUCTURES, BUILDING ORIENTATION, AND/OR SIZE OF FEATURES NOTED ON PLANS. PROPERTY LINES, FEATURES, AND STRUCTURES TO BE FIELD VERIFIED BY SURVEYOR OR GENERAL CONTRACTOR.

0' 25' 50' 100'



SITE DATA

PARCEL: 11830330103
ADDRESS: 3900 BOULEVARD RD OLYMPIA, WA 98501
ZONING: RM-18, RESIDENTIAL MULTIFAMILY
LEGAL: SECTION 30 TOWNSHIP 18 RANGE 1W QUARTER S2 SW LL 174390 OL LT 3 DOCUMENT 4609770
LOT SIZE: 435,600 SF (10 ACRES)
MAXIMUM BUILDING COVERAGE: 50 PERCENT
MAXIMUM IMPERVIOUS COVERAGE: 65 PERCENT
MAXIMUM HARD SURFACE COVERAGE: 75 PERCENT
SEWER/SEPTIC: CITY SEWER WITH S.T.E.P. SYSTEM

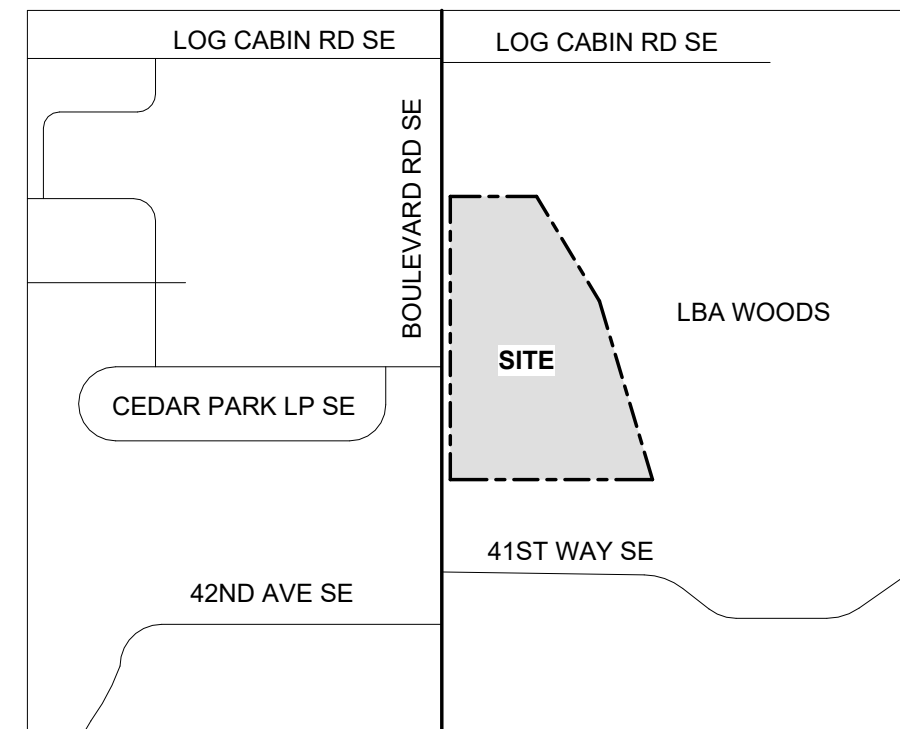
BASIS OF DESIGN

- A. MAILBOXES:
a. MANUFACTURER = SALSURY INDUSTRIES
b. FINISH = BLACK
c. MODEL NUMBERS = 3316 (TYPE III) AND 3306 (TYPE IV)
d. CLUSTER 1 - 3 TYPE III BOXES AND 2 TYPE VI BOXES
e. CLUSTER 2 - 3 TYPE III BOXES AND 1 TYPE VI BOX
- B. BIKE PARKING
A. SHORT TERM: "D" RING
B. LONG TERM: INTERIOR PRIVATE RESIDENCES
- C. SIGNAGE
A. BUILDING LETTERS: AS REQUIRED 12"-18" ALUMINUM LETTERS
BLACK SIGNAGE TBD

SITE LEGEND

- CONCRETE/ASPHALT SIDEWALKS (SEE LANDSCAPE PLANS)
- ASPHALT ROAD
- CONCRETE PATIO/PAD
- SVPA AREA (SEE CIVIL FOR ADD. NOTES)
- PROPERTY LINES
- SETBACK LINES
- STREET LIGHT (PER ELECTRICAL)
- LAMP (PER ELECTRICAL)
- EXIS TREES TO REMAIN
- NEW TREES

VICINITY MAP



SPACE FOR 8 CONTAINERS, SERVICES 6 MICRO TOWNHOMES AT (1) ONE CONTAINER PER (5) FIVE HOUSEHOLDS TO BE A PERMANENT SCREENED ENCLOSURE

LONG-TERM BIKE PARKING IN UNIT TYP. FOR MICRO TOWNHOMES (PER OMC TABLE 38.01)

SHORT-TERM BIKE PARKING UNDER OVERHANG TYP. FOR MICRO TOWNHOMES (PER OMC TABLE 38.01)

SHORT-TERM BIKE PARKING UNDER OVERHANG TYP. FOR SENIOR TOWNHOMES (PER OMC TABLE 38.01)

LONG-TERM BIKE PARKING IN UNIT TYP. FOR SENIOR TOWNHOMES (PER OMC TABLE 38.01)

LANDSCAPING BUFFER, TYPE 2 PER OMC 18.36.060, AT NORTH PROPERTY. SEE LANDSCAPE

CLUSTER 1 = 5 MAILBOXES - SERVES 64 UNITS (SEE BASIS OF DESIGN)

SPACE FOR 7 RECYCLING CONTAINERS, SERVICES SENIOR TOWNHOMES @ 1 CONTAINER PER 5 HOUSEHOLDS.

4" DIA STEEL BOLLARDS EA. SIDE OF ENCLOSURE TYP. FOR FINISH (SEE BASIS OF DESIGN)

REFUSE ENCLOSURE, 12'-0" DEEP W/ 22'-0" CLEAR OPENING. GATE TO PROVIDE SCREENING.

LAMP POST TYP. (PER ELECTRICAL)

RETAINING WALL

SITE CALCULATIONS

OMC PARKING REQUIREMENTS
30% OF ALL PARKING SPACES ALLOWED TO BE COMPACT SPACES, SEE PLANS FOR COMPACT SPACES
IBC 2021 T1108.2 ACCESSIBLE PARKING SPACES PROVIDED ON SITE PLAN
EV CHARGING STATIONS = 10% OF ALL SPACES PER IBC 2021 1107 AND WAC.

OMC ALLOWS 10% INCREASE OF PARKING, PROPOSED PARKING AT 1.5 SPACES PER UNIT WITH A REQUIRED NUMBER OF STALLS (**MAXIMUM**) AT **168 SPACES**. ALLOWING FOR AN ADDITIONAL **10% INCREASE OF 16 SPACES** FOR A TOTAL **MAXIMUM ALLOWED OF 184 SPACES**. SITE PLAN PROVIDES **169 PARKING SPACES** WITH A FUTURE SHARED PARKING AGREEMENT.

OMC ALLOWS 10% DEDUCTION OF PARKING, PROPOSED PARKING AT 0.5 SPACES PER UNIT WITH A REQUIRED NUMBER OF STALLS (**MINIMUM**) AT **56 SPACES**. ALLOWING FOR AN ADDITIONAL **10% DECREASE OF 16 SPACES** FOR A TOTAL **MINIMUM ALLOWED OF 50 SPACES**. SITE PLAN PROVIDES **169 PARKING SPACES** WITH A FUTURE SHARED PARKING AGREEMENT.

VEHICULAR PARKING CALCULATIONS
NUMBER OF UNITS/VEHICULAR PARKING:
MICRO TOWNHOMES (6 BLDGS WITH 6 UNITS EA) = 36 UNITS x 1.5 SPACES = **54 MAX REQ'D SPACES**
MICRO TOWNHOMES (6 BLDGS WITH 6 UNITS EA) = 36 UNITS x 0.5 SPACES = **18 MIN REQ'D SPACES**
FAMILY TOWNHOMES (8 BLDGS WITH 6 UNITS EA) = 48 UNITS x 1.5 SPACES = **72 MAX REQ'D SPACES**
FAMILY TOWNHOMES (8 BLDGS WITH 6 UNITS EA) = 48 UNITS x 0.5 SPACES = **24 MIN REQ'D SPACES**
SENIOR TOWNHOMES (7 BLDGS WITH 4 UNITS EA) = 28 UNITS x 1.5 SPACES = **42 MAX REQ'D SPACES**
SENIOR TOWNHOMES (7 BLDGS WITH 4 UNITS EA) = 28 UNITS x 0.5 SPACES = **14 MIN REQ'D SPACES**

10% OF SPACES TO BE EV READY. ALL GARAGES HAVE ABILITY TO BE EV CHARGING STATIONS. ON-SITE PROVIDES
EV CHARGING STATIONS = 10% OF 123 SPACES (NOT INCLUDING 48 GARAGE SPACES) = 12.3 = 13 SPACES REQ'D PER IBC 2021. SEE ELECTRICAL PLAN FOR FURTHER EV INFORMATION.

TOTAL SPACES REQUIRED:
TOTAL VEHICULAR PARKING = 168 MAX REQ'D SPACES, 169 PROVIDED (INCLUDING GARAGE SPACES)
6 ACCESSIBLE SPACES (3 CAR: 8' x 17.5', 3 VAN: 11' x 17.5', 60" CLR MIN.)
76 STANDARD SPACES (9' x 17.5')
39 COMPACT SPACES (8' x 16')
48 GARAGE SPACES
4 POTENTIAL EV STATIONS WITH UP TO TWO CHARGERS PER STATION
PARKING ISLANDS (MIN 8' x 18')

BIKE PARKING CALCULATIONS
LONG TERM BIKE PARKING PER OMC TABLE 13.08:
MICRO TOWNHOMES/APARTMENTS = 36 UNITS x 1 SPACE PER UNIT = **36 SPACES REQ'D, 36 PROVIDED**
TOWNHOMES/APARTMENTS = 48 UNITS x 1 SPACE PER UNIT = **48 SPACES REQ'D, 48 PROVIDED IN EACH GARAGE**
SENIOR COTTAGES = 28 UNITS x 1 SPACE PER UNIT, **28 SPACES REQ'D, 28 PROVIDED**

SHORT TERM BIKE PARKING PER OMC TABLE 13.08:
MICRO TOWNHOMES = **2 REQ'D PER BLDG, 6 PROVIDED PER BLDG**, 1 SPACE AT EACH COVERED ENTRY W/ 'D'-RINGS
FAMILY TOWNHOMES = **2 REQ'D PER BLDG, 3 PROVIDED PER BLDG**, 3 SPACES UNDER OVERHANG B/W GARAGE DOORS OF MIDDLE UNITS
SENIOR COTTAGES - **2 REQ'D PER BLDG, 4 PROVIDED PER BLDG**, 1 SPACE AT EACH COVERED PORCH W/ 'D'-RINGS

WASTE ENCLOSURE CALCULATIONS
1.1 CUBIC YARDS PER HOUSEHOLD PER MONTH / 4.33 WEEKS = 0.254 CU YD PER HOUSEHOLD PER WEEK
0.245 CU YDS X 112 UNITS = 28.45 CU YDS PER WEEK FOR WHOLE SITE
ORIGINAL CITY REQUESTED ALLOCATION:
40% WASTE = 11.38 CUBIC YARDS ON SITE PER WEEK
60% RECYCLE = 17.07 CUBIC YARDS ON SITE PER WEEK
CODE ALLOCATION:
50% WASTE = 14.225 CUBIC YARDS ON SITE PER WEEK
50% RECYCLE = 14.225 CUBIC YARDS ON SITE PER WEEK

112 UNITS / 5 HOUSEHOLDS = **23 RECYCLE CONTAINERS REQUIRED ON SITE**
TOTAL PROVIDED WASTE CONTAINERS: **3 REFUSE ENCLOSURES W/ 6YD WASTE DUMPSTER AND 4 YD CARDBOARD/ 7-8 RECYCLE CONTAINERS PER ENCLOSURE**

POTENTIAL ADDITION AT OWNER'S OPTION - 1, 95 GALLON ORGANICS CART PER ENCLOSURE

NOTE** 1 RECYCLE CONTAINER REQUIRED PER 3-5 HOUSEHOLDS

ARTISANS GROUP
ARCHITECTURE + PLANNING



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11152 REGISTERED ARCHITECT
TESSA RAYE BRADLEY
STATE OF WASHINGTON
04-08-24

H4H | BOULEVARD NEIGHBORHOOD

SITE ADDRESS:
3900 BOULEVARD RD
OLYMPIA, WA 98501

PROJECT NUMBER:
HABITAT FOR HUMANITY

OWNER ADDRESS:
PO BOX 2225
OLYMPIA, WA 98501

PARCEL NUMBER:
11830330103

Designed By: TB, SB
Drawn By: NP, SMB
Issue Date: 04-08-2024
Revisions:
Rev # Description Date
1 LU COMMENTS 04/08/24

LAND USE

SITE PLAN

A010



H4H | BOULEVARD NEIGHBORHOOD

OWNER ADDRESS: _____ SITE ADDRESS: _____

OWNER ADDRESS:
P.O. Box 2225
3900 BOULEVARD RD
SITE ADDRESS:

PARCEL NUMBER: 1820320102

PROJECT NUMBER:

Designed By: EJW

Drawn By: EJW

Issue Date: 04-08-2024

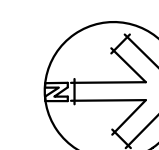
Revisions

Rev #	Description	Date
1	LU COMMENTS	04/08/2

LAND USE

Overall Landscape Plan

L2.00



0 20' 40' 80' 160'

Graphic Scale: 1" = 40'-0"

H4H | BOULEVARD NEIGHBORHOOD

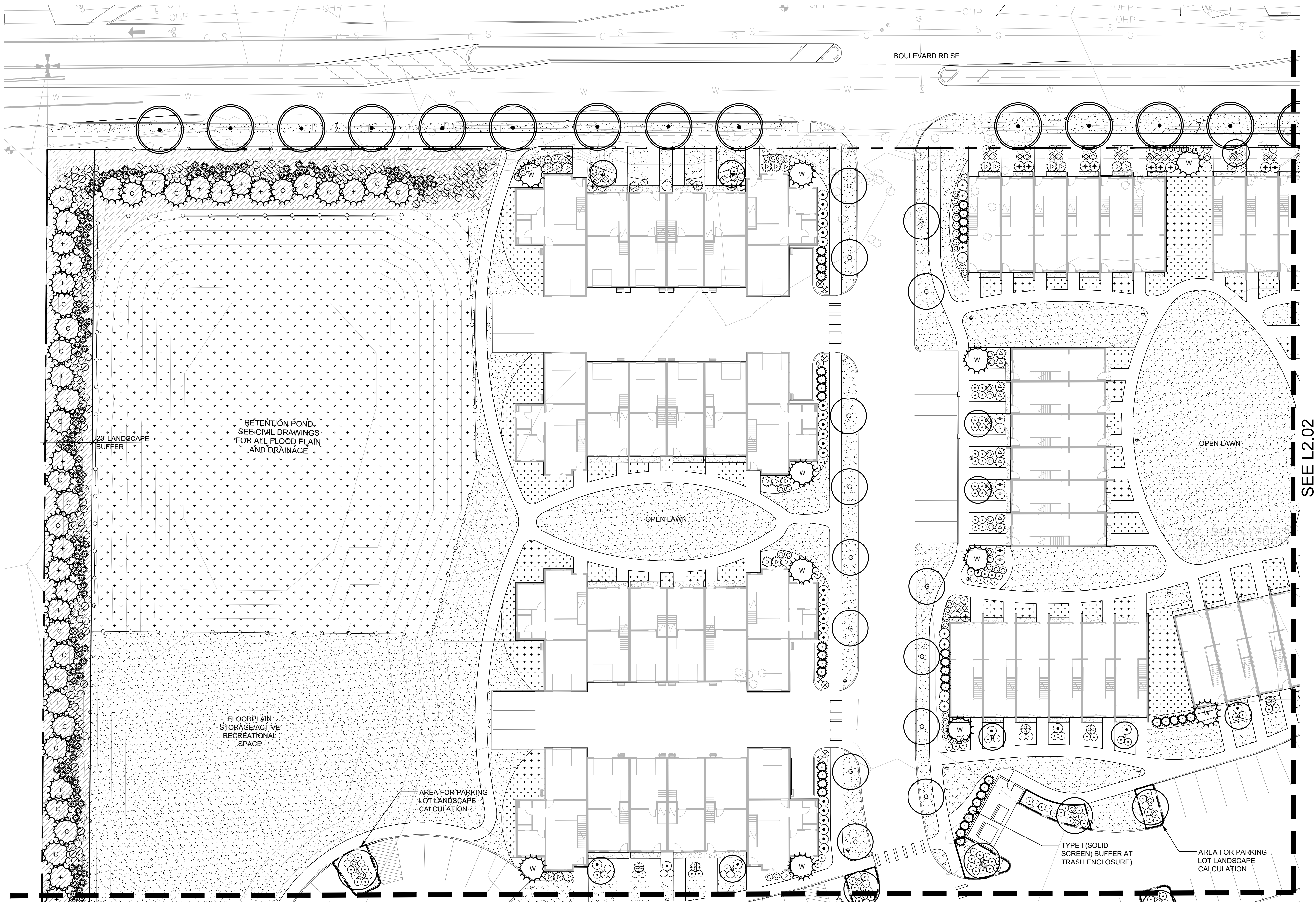
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P.O. Box 2225
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11830330103
HABITAT FOR HUMANITY

Designed By: EJW
Drawn By: EJW
Issue Date: 04-08-2024
Revisions:
Rev # Description Date
1 LU COMMENTS 04/08/24

LAND USE

Landscape
Plan

L2.01



SEE L2.03

SEE L2.02



H4H | BOULEVARD NEIGHBORHOOD

OWNER ADDRESS:
3900 BOULEVARD RD
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HABITAT FOR HUMANITY

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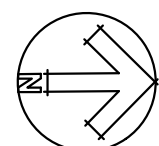
LAND USE

**Landscape
Plan**

L2.02

SEE L2.01

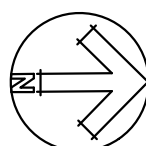
SEE L2.04



0 10' 20' 40' 80'
Graphic Scale: 1" = 20'-0"

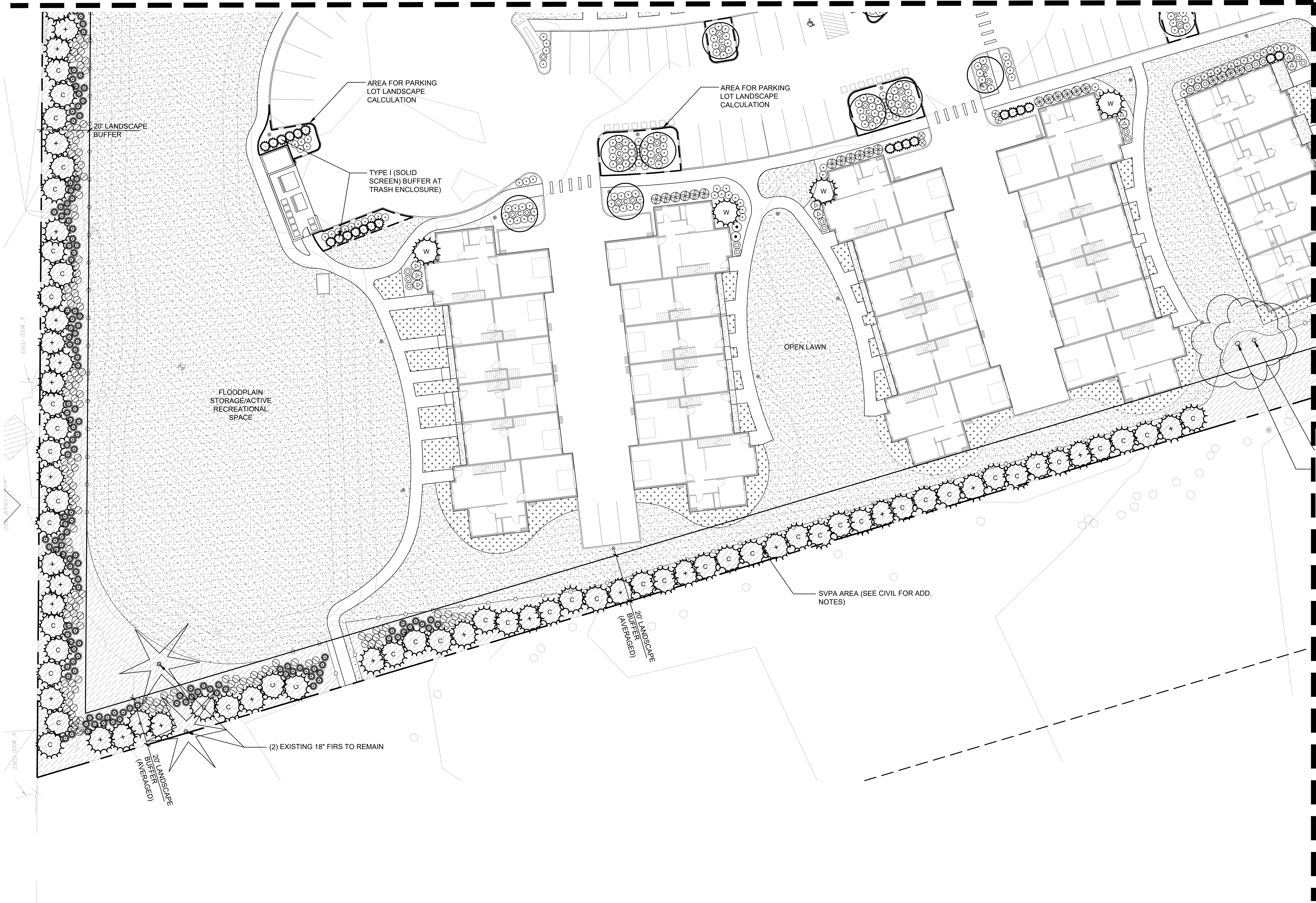
SEE L2.01

SEE L2.04



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Graphic Scale: 1" = 20'-0"





H4H | BOULEVARD NEIGHBORHOOD

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LAND USE

Landscape
Plan

L2.04

SEE L2.02

TOTAL AREA OF LANDSCAPE PLANTINGS = 40,245 SQUARE FEET

PLANT LEGEND (NATIVE)

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
DECIDUOUS TREES			
24	PARROTIA PERSICA 'JL COLUMNAR'	PERSIAN SPIRE PARROTIA	2" CAL, 30' O.C SPACING
3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL, SPACING PER PLAN
21	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY COLUMNAR GINKGO	2" CAL, 30' O.C SPACING
23	CORNUS NUTTALII 'EDDIES WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	2" CAL, SPACING PER PLAN
12	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	10-12' HT., 3 STEM MIN.
CONIFER TREES			
65	PINUS CONTORTA	SHORE PINE	6' HT., SPACING PER PLAN
100	THUJA PLICATA	WESTERN RED CEDAR	6' HT., SPACING PER PLAN
21	CHAMAECYPARIS NOOTKA 'GREEN ARROW'	GREEN ARROW WEeping CEDAR	6' HT., SPACING PER PLAN
96	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6' HT., 3' O.C. SPACING
SHRUBS			
104	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	1 GALLON, 3' O.C. SPACING
2	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	2 GALLON, 5' O.C. SPACING
69	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	2 GALLON, 4' O.C. SPACING
26	CISTUS X PURPUREA	PURPLE ROCK ROSE	2 GALLON, 4' O.C. SPACING
67	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER HEAVENLY BAMBOO	2 GALLON, 4' O.C. SPACING
31	RHODODENDRON 'ANAH KRUSCHKE'	CHRISTMAS CHEER RHODIE	2 GALLON, 4' O.C. SPACING
45	HYDRANGEA 'ALL SUMMER BEAUTY'	ALL SUMMER BEAUTY HYDRANGEA	2 GALLON, 4' O.C. SPACING
70	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES WEIGALA	1 GALLON, 3' O.C. SPACING
8	PENNISETUM SETACEUM RUBRUM	PURPLE FOUNTAIN GRASS	1 GALLON, 3' O.C. SPACING
GROUNDCOVERS			
540	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GALLON, 3' O.C. SPACING
360	GAULTHERIA SHALLON	SALAL	1 GALLON, 3' O.C. SPACING
340	POLYSTICHUM MUNITUM	SWORD FERN	1 GALLON, 3' O.C. SPACING
17	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GALLON, 3' O.C. SPACING
64	CALLUNA VULGARIS 'FIREFLY'	FIRE FLY CALLUNA	1 GALLON, 3' O.C. SPACING

HYDROSEED MIXES

145,176 SF	SPECIAL SUN MIXTURE	BY COUNTRY GREEN TURF FARM 8 LBS PER 1000 SQ. FT.
	PERENNIAL RYEGRASS FINE FESCUE	80% 20%

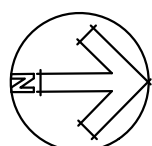
9,430 SF	BIOSWALE SEED MIXTURE	BY COUNTRY GREEN TURF FARM 5 LBS PER 1000 SQ. FT.
	TALL FESCUE PERENNIAL RYEGRASS CREEPING RED FESCUE COLONIAL BENTGRASS	40% 30% 25% 5%

MISCELLANEOUS

10,531 SF	4" DEPTH MULCH ONLY	4" DEPTH W/ NON-WOVEN FABRIC BELO
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LANDSCAPE NOTES AND SOIL QUALITY

- LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWO (2) FEET (24) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- CONTRACTOR SHALL PROVIDE 4" DEPTH IMPORTED TOPSOIL AT SEED MIX AREAS AND 6" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING AREAS.
- COMPACT ALL SEED MIX AREAS IN TWO DIRECTIONS WITH ROLLER PRIOR TO HYDROSEEDING.
- IMPORTED TOPSOIL SHALL BE 3-WAY MIX.
- CONTRACTOR SHALL PROVIDE 4" DEPTH MULCH THROUGHOUT LANDSCAPE PLANTING AREAS. PROVIDE MULCH PER WSDOT STANDARD SPECIFICATIONS 9-14.6 (8) COMPOST.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR FROM TIME OF COMPLETION OF WORK.
- TREES PLANTED FIVE FEET OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT CONTROL BARRIER.



0 10' 20' 40' 80'
Graphic Scale: 1" = 20'-0"

LANDSCAPE CODE REQUIREMENT CALCULATIONS

MINIMUM TREE DENSITY REQUIRED
REQUIRED UNITS (30 UNITS/ACRE X 10-AC BUILDABLE AREA) = 300 UNITS
REQUIRED MINIMUM UNITS TO BE RETAINED WITHIN SVPA (75%) = 225 UNITS
UNITS TO BE RETAINED WITHIN SVPAS = 64.5 UNITS
ADDITIONAL UNITS REQUIRED WITHIN THE SVPA = 160 ADDITIONAL UNITS REQUIRED WITHIN SVPA
ADDITIONAL UNITS PROPOSED WITHIN THE SVPA = 165 ADDITIONAL UNITS PROPOSED
TOTAL UNITS PROPOSED OUTSIDE OF THE SVPA = 80 UNITS

SUMMARY OF UNITS PROPOSED
UNITS TO BE RETAINED WITHIN SVPAS = 64.5 UNITS
UNITS TO BE RETAINED OUTSIDE SVPAS = 0 UNITS
ADDITIONAL UNITS PROPOSED WITHIN THE SVPA = 165 UNITS
ADDITIONAL UNITS PROPOSED OUTSIDE OF THE SVPA = 80 UNITS
PROPOSED UNITS AFTER DEVELOPMENT = 310 UNITS

18.47.050 (E) PARKING AREA INTERIOR BUFFERS REQUIREMENT
35 SQUARE OF LANDSCAPING IS REQUIRED PER PARKING STALL

78 STANDARD PARKING STALLS X 35 SF = 2,730 SF
44 COMPACT PARKING STALLS X 26 SF = 1,144 SF
TOTAL PARKING AREA LANDSCAPING REQUIRED = 3,874 SF
PROPOSED SF OF LANDSCAPING IN PARKING AREA = 5,217 SF (EXCEEDS MIN.)

PROPOSED PLANT PALETTE

NATIVE

VINE MAPLE

DOUGLAS FIR

WESTERN RED CEDAR

PACIFIC WAX MYRTLE

PACIFIC NINEBARK

OCEANSPRAY

NOOTKA ROSE

OREGON GRAPE

SNOWBERRY

RED FLOWERING CURRANT

WESTERN AZALEA

PACIFIC RHODODENDRON

EVERGREEN HUCKLEBERRY

KINKINNICK

CREEPING OREGON GRAPE

NON-NATIVE, DROUGHT TOLERANT

JACQUEMONTII BIRCH

WEeping ALASKAN CEDAR

DWARF BURNING BUSH

VICTORIA CEANOTHUS

PURPLE ROCK ROSE

FORSYTHIA

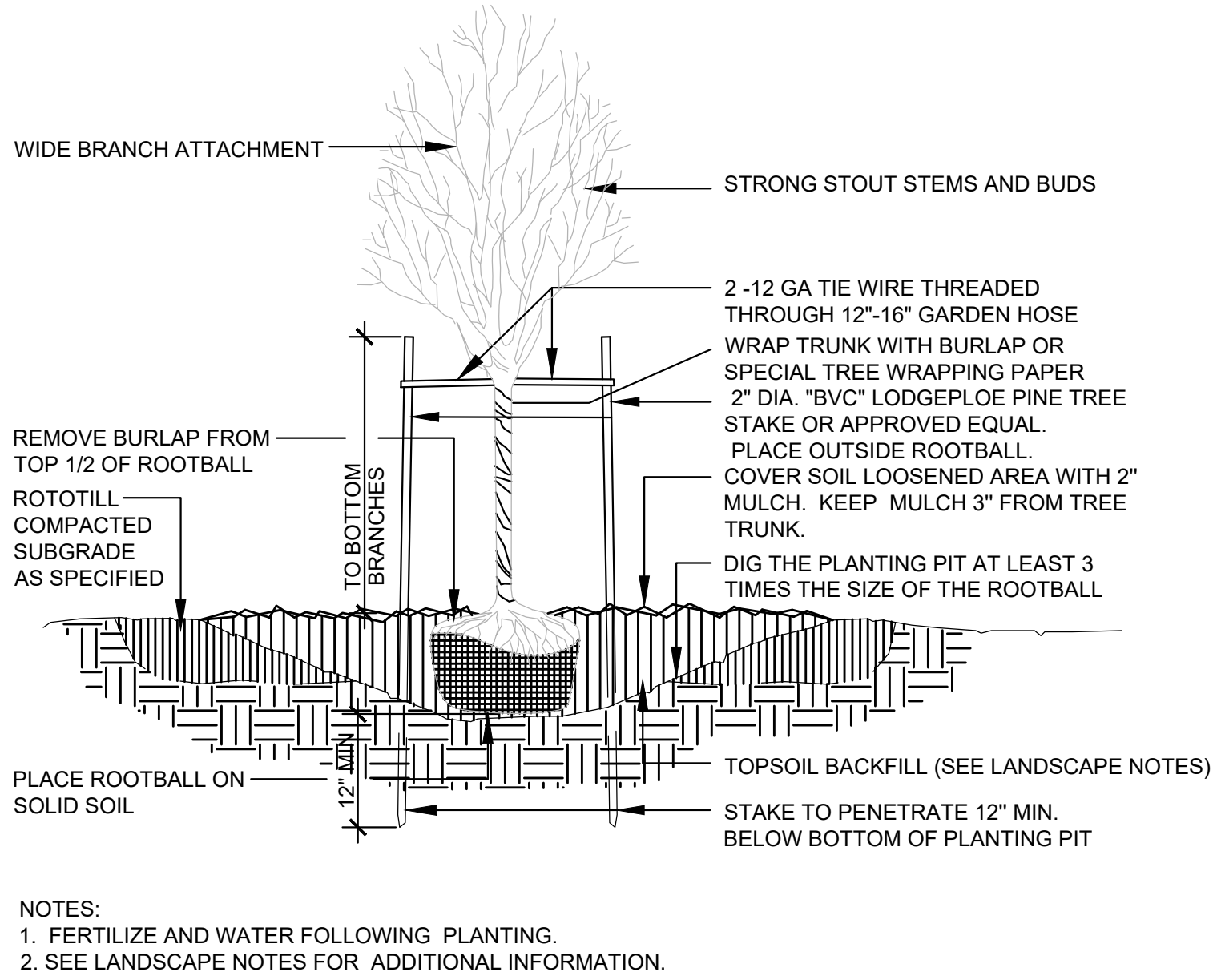
FRAGRANT SUMAC

LAVENDER

PURPLE FOUNTAIN GRASS

FIRE FLY HEATHER

1 GROUNDcover PLANTING
NOT TO SCALE



- NOTES:
1. FERTILIZE AND WATER FOLLOWING PLANTING.
 2. SEE LANDSCAPE NOTES FOR ADDITIONAL INFORMATION.

3 DECIDUOUS TREE PLANTING with STAKING
NOT TO SCALE

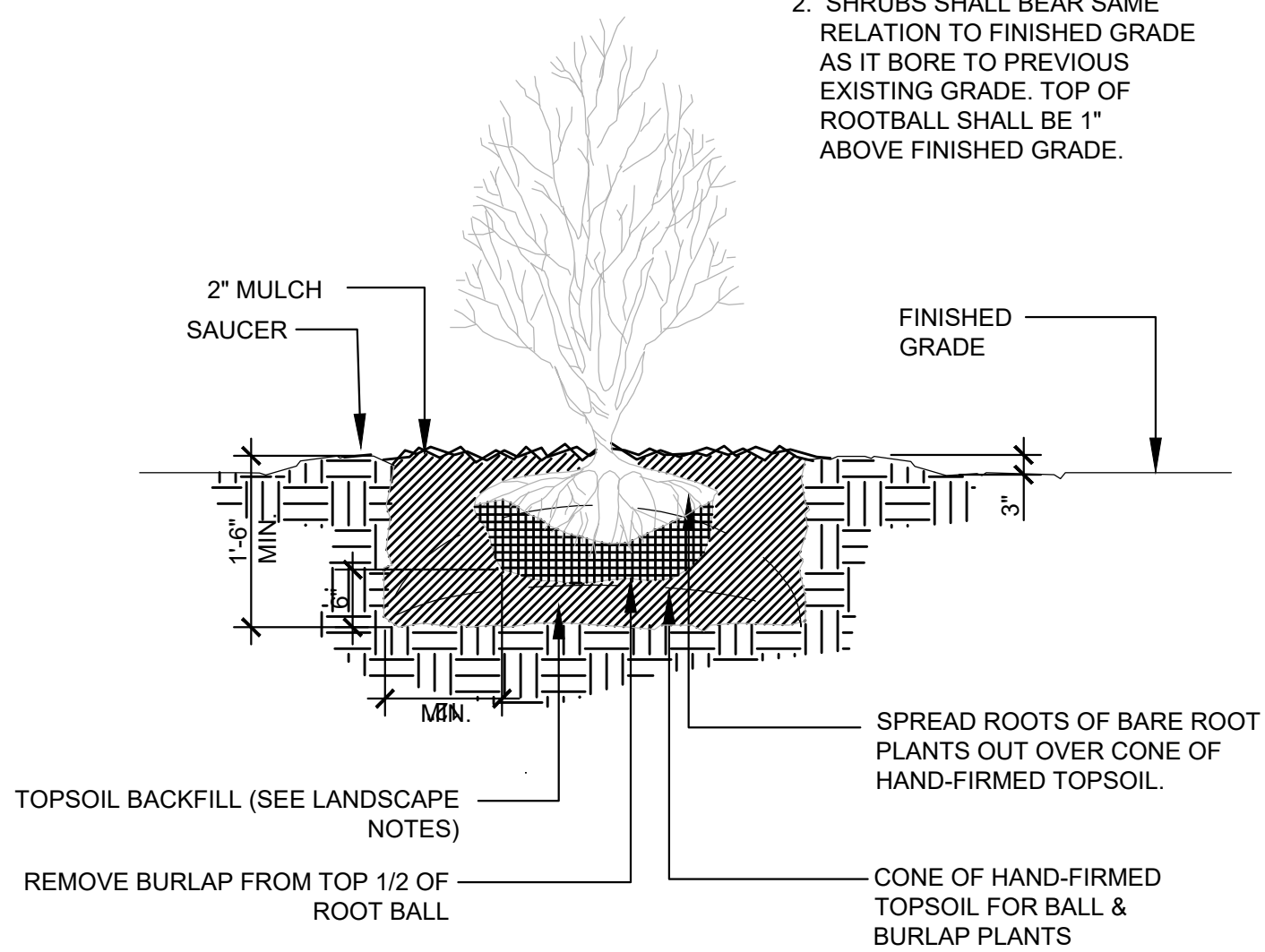
LANDSCAPE NOTES AND SOIL QUALITY

1. LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWE1VE (12) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
2. CONTRACTOR SHALL PROVIDE 9" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING AREAS.
3. IMPORTED TOPSOIL SHALL BE 3-WAY MIX.
4. CONTRACTOR SHALL PROVIDE 2" DEPTH FINE COMPOST MULCH THROUGHOUT LANDSCAPE PLANTING AREAS.
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR FROM TIME OF COMPLETION OF WORK.
6. TREES PLANTED FIVE FEET OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT CONTROL BARRIER.

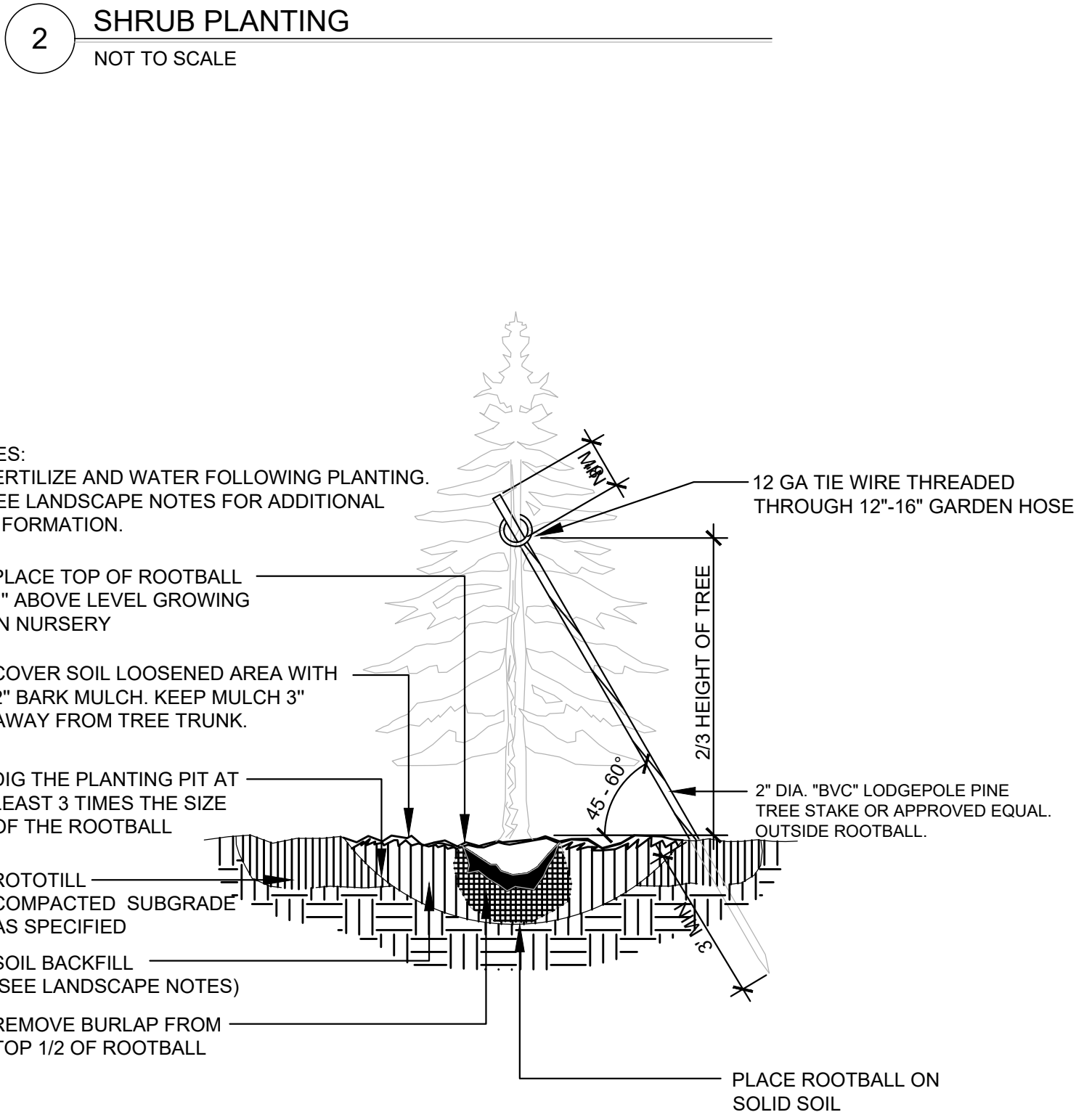
LANDSCAPE INSTALLATION TIMELINE

INSTALLATION OF LANDSCAPING IS ANTICIPATED TO BEGIN IN EARLY OF 2026. INSTALLATION OF IRRIGATION, LAWN, AND LANDSCAPE PLANTING IS EXPECTED TO TAKE 6 MONTHS.

2 SHRUB PLANTING
NOT TO SCALE



- NOTES:
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION.
 2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE.



- NOTES:
1. FERTILIZE AND WATER FOLLOWING PLANTING.
 2. SEE LANDSCAPE NOTES FOR ADDITIONAL INFORMATION.

4 EVERGREEN TREE PLANTING with STAKING
NOT TO SCALE

LANDSCAPE COST ESTIMATE

Line #	Cost Item	quantity	unit	units cost	Item Total
Topsoil & Mulch Placement					
	Mulch Placement at Landscape Areas (68,300 sf @ 3" depth)	630	cubic yards	\$ 50.00	\$ 31,500.00
	Topsoil Placement at Landscape Area (58,800 sf @ 8" depth)	1440	cubic yards	\$ 40.00	\$ 57,600.00
	Topsoil Placement at Lawn Area (145,200 sf @ 4" depth)	1775	cubic yards	\$ 40.00	\$ 71,000.00
	Subtotal Topsoil & Mulch Placement				\$ 160,100.00
Landscape Plantings and Lawn					
	2" Caliper Deciduous Trees	71	each	\$ 400.00	\$ 28,400.00
	10'-12' Height Deciduous Trees	12	each	\$ 250.00	\$ 3,000.00
	6' Height Evergreen Trees	282	each	\$ 250.00	\$ 70,500.00
	2 Gallon Shrubs	310	each	\$ 30.00	\$ 9,300.00
	1 Gallon Groundcovers	1503	each	\$ 15.00	\$ 22,545.00
	Hydroseeded Lawn Areas	154630	square feet	\$ 0.50	\$ 77,315.00
	Subtotal for Landscape Plantings and Lawn				\$ 211,060.00
3 Year Maintenance Agreement					
	Year One		lump sum		\$ 20,000.00
	Year Two		lump sum		\$ 18,000.00
	Year Three		lump sum		\$ 12,000.00
	Subtotal 3 Year Maintenance Agreement				\$ 50,000.00
	Subtotal Topsoil and Mulch Placement				\$ 160,100.00
	Subtotal Lawn and Landscape Plantings				\$ 211,060.00
	Subtotal 3 Year Maintenance Agreement				\$ 50,000.00
	Grand Total				\$ 421,160.00

LYON

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H4H | BOULEVARD NEIGHBORHOOD

SITE ADDRESS:
3900 BOULEVARD RD
OLYMPIA, WA 98501

PROJECT NUMBER:
11830330103

OWNER ADDRESS:
P.O. Box 2225
OLYMPIA, WA 98501

Designed By: EJJW
Drawn By: EJJW
Issue Date: 04-08-2024
Revisions:
Rev # Description Date
1 LU COMMENTS 04/08/24

LAND USE

Plant
Images and
Details

L2.05