

NOTES:
 1. ELEVATIONS ARE GIVEN IN NAVD88. TO CONVERT TO MLLW, ADD +4FT.
 2. THIS IS A WORK IN PROGRESS DRAFT.
 3. SEE PLANT LIST SHEET 1.3 - Planting Schedule FOR PLANT SELECTION

VEGETATION CONSERVATION AREA INFO:
 TOTAL AREA: 37,112 SF
 NON-VEGETATED AREAS: 540 SF

LEGEND		
	VEGETATION CONSERVATION AREA	
	SALT MARSH	ELEV. 8.0 - 11.5 CONTAINER & SEED PLANTING TOTAL ON SITE: 8,762 SF
	GRAVEL BEACH	
	TRANSITIONAL ZONE	TRANSITIONAL PLANTING ZONE ELEV. 11.5 - 12.5 CONTAINER & SEED PLANTING TOTAL ON SITE: 8,903 SF
	RIPARIAN PLANTING ZONE	RIPARIAN PLANTING ZONE ELEV. 12.5 - 17 CONTAINER & B&B PLANTING TOTAL ON SITE: 57,225 SF
	LARGE CONIFEROUS TREE	LARGE CONIFEROUS TREE COUNTS: 20
	LARGE DECIDUOUS TREE	LARGE CONIFEROUS TREE COUNTS: 21
	SMALL TREE	SMALL TREE COUNT: 81

PROJECT: **WEST BAY YARDS**

TITLE: **SHORELINE LANDSCAPE PLAN-NORTH**

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DATE:	DESCRIPTION:

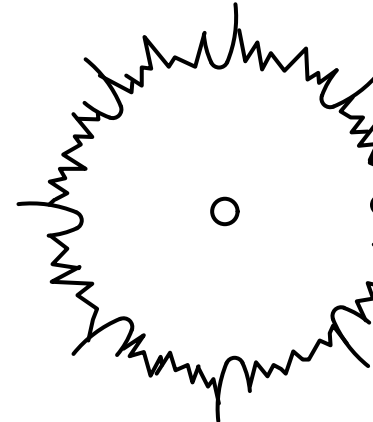
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 DESIGNED BY: JB
 APPROVED BY:
 CAD FILE NO.

SHEET NO. **L-1.1**

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PLANT SCHEDULE

RIPARIAN PLANTING

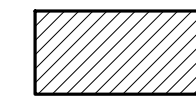


TREES						
COUNT	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
-	AC	ACER CIRCINATUM	VINE MAPLE	2" CAL	B&B/CONTAINER	12' O.C.
-	AM	ACER MACROPHYLLUM	BIGLEAF MAPLE	2" CAL	B&B/CONTAINER	12' O.C.
-	AR	ALNUS RUBRA	RED ALDER	2" CAL	B&B/CONTAINER	12' O.C.
-	AME	ARBUTUS MENZIESII	PACIFIC MADRONE	2" CAL	B&B/CONTAINER	12' O.C.
-	PC	PINUS CONTORTA 'CONTORTA'	SHORE PINE	2" CAL	B&B/CONTAINER	12' O.C.
-	PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2" CAL	B&B/CONTAINER	12' O.C.
-	QG	QUERCUS GARRYANA	GARRY OAK	2" CAL	B&B/CONTAINER	12' O.C.
-	RP	RHAMNUS PURSHIANA	CASCARA	2" CAL	B&B/CONTAINER	12' O.C.

SHRUBS						
COUNT	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
-	HD	HOLIDISCUS DISCOLOR	OCEANSPRAY	1 GAL	CONTAINER	5' O.C.
-	MA	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	1 GAL	CONTAINER	5' O.C.
-	RN	ROSE NUTKANA	NOOTKA ROSE	1 GAL	CONTAINER	5' O.C.
-	SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	1 GAL	CONTAINER	5' O.C.
-	SH	SALIX HOOKERIANA	HOKER'S WILLOW	2" CAL	B&B/CONTAINER	5' O.C.
-	SA	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL	CONTAINER	5' O.C.

GROUNDCOVER						
COUNT	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
-	AM	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	CONTAINER	18" O.C.
-	FC	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL	CONTAINER	18" O.C.
-	PM	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	CONTAINER	18" O.C.

TRANSITION PLANTING



SHRUBS						
COUNT	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
-	HD	HOLIDISCUS DISCOLOR	OCEANSPRAY	1 GAL	CONTAINER	5' O.C.
-	SH	SALIX HOOKERIANA	HOKER'S WILLOW	2" CAL	B&B/CONTAINER	12' O.C.

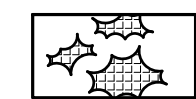
GROUNDCOVER						
COUNT	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
-	AP	ARGENTINA PACIFICA	PACIFIC SILVER WEED	4" POT	CONTAINER	12" O.C.
-	TH	TUFTED HAIRGRASS	DESCHAMPSIA CESPITOSA	1 GAL	CONTAINER	18" O.C.

SEEDING

1. PROVIDE NATIVE SEEDS IN THE MIX AS NOTED BELOW.
GRASSES 80%; WILDFLOWERS 20%

- TUFTED HAIRGRASS - 25% (BY WEIGHT)
- COASTAL STRAWBERRY - 15%
- SEASHORE LUPIN - 15%
- WHITE YARROW - 15%
- SEA THRIFT - 10%
- GUMWEED - 10%
- BEACH PEA - 10%

SALT MARSH PLANTING



PLUGS						
COUNT	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
-	GI	GRINDELIA INTEGRIFOLIA	PUGET SOUND GUMWEED	4" POT	CONTAINER	18" O.C.
-	JC	JAUMEA CARNOSA	FLESHY JAUMEA	4" POT	CONTAINER	18" O.C.
-	PM	PLANTAGO MARITIMA	SALT-MARSH PLANTAIN	4" POT	CONTAINER	18" O.C.
-	SV	SALICORNIA VIRGINICA	PICKLEWEED	4" POT	CONTAINER	18" O.C.

PROJECT:
**WEST BAY
YARDS**

TITLE:
PLANTING SCHEDULE

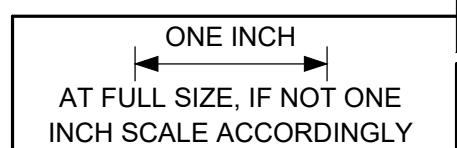
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NOTES:

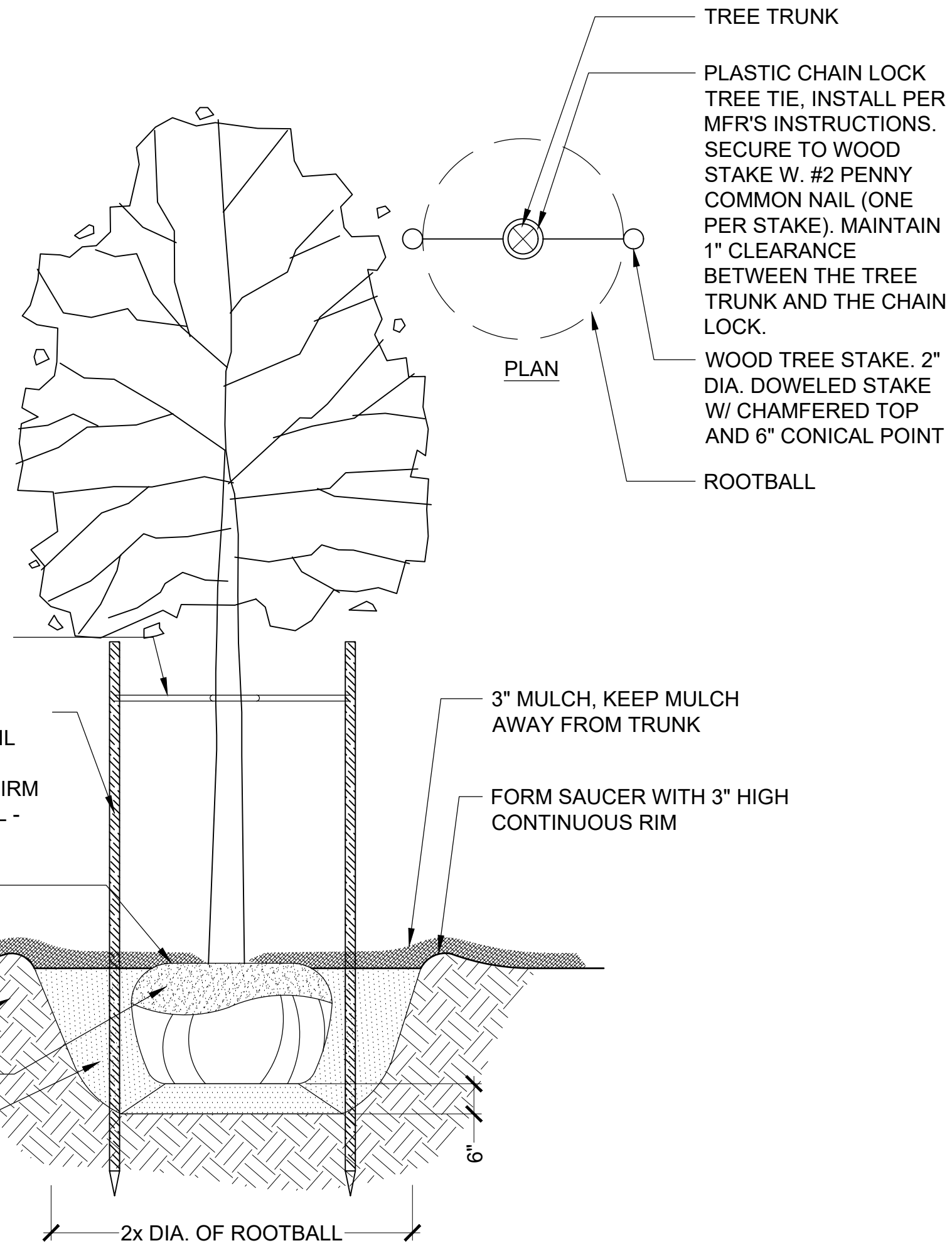
1. STAKE TREES OVER 5' HEIGHT
2. SCARIFY SIDES OF PLANTING PITS PRIOR TO BACKFILLING
3. PROVIDE 3" DIA. MULCH CIRCLES FOR TREE PLANTING IN LAWN/MEADOW AREAS.

PLASTIC CHAIN LOCK TREE TIE, SECURE TO 2" DIA. WOOD STAKES

2" DIA. WOOD STAKES, DRIVEN TO REFUSAL INTO UNDISTURBED SUBSOIL MIN. 24" DEPTH. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT, KEEP CLEAR OF ROOTBALL - SEE PLAN ABOVE

TOP OF ROOT CROWN TO BE 1" HIGHER THAN FINISH GRADE. SLOPE TO DRAIN.

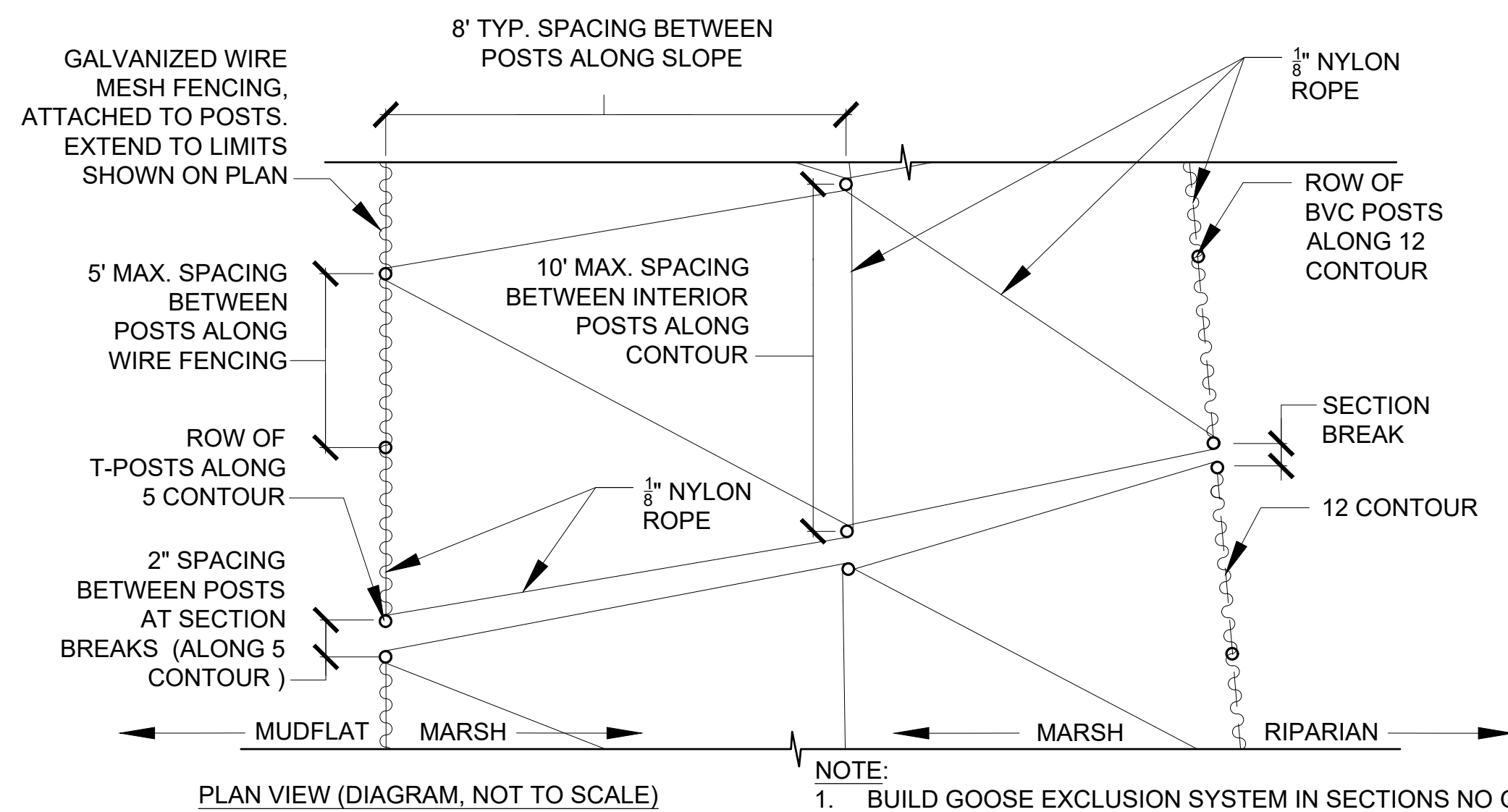
FINISH GRADE
EXISTING SUBGRADE
REMOVE ALL WRAPPINGS FROM TOP 1/3 OF ROOTBALL
TOPSOIL



SECTION

A DECIDUOUS TREE PLANTING

1/2" = 1' - 0"



PLAN VIEW (DIAGRAM, NOT TO SCALE)

- NOTE:**
1. BUILD GOOSE EXCLUSION SYSTEM IN SECTIONS NO GREATER THAN 30' ALONG CONTOUR (6 POSTS SPACED AT 5')
 2. ALL NEW PLANTINGS SHALL BE IMMEDIATELY PROTECTED WITH GOOSE EXCLUDER, GALVANIZED FENCING OR OTHER TEMPORARY MEANS IMMEDIATELY UPON PLANT/SEED INSTALLATION

D SALT MARSH PLANTING

1" = 1' - 0"

NOTES:

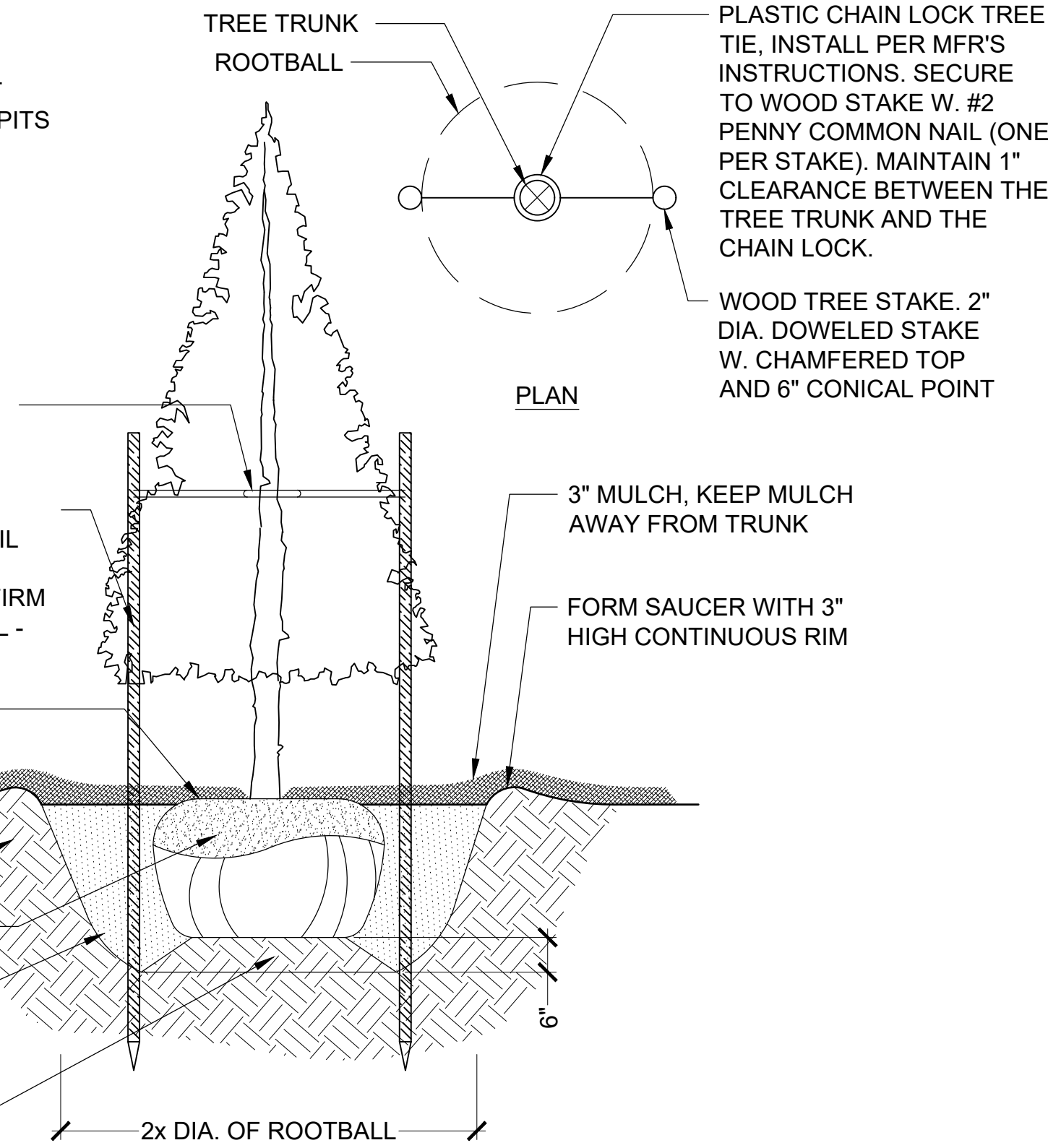
- STAKE TREES OVER 5' HEIGHT
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PLASTIC CHAIN LOCK TREE TIE, SECURE TO 2" DIA. WOOD STAKES

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TOP OF ROOT CROWN TO BE 1" HIGHER THAN FINISH GRADE. SLOPE TO DRAIN.

FINISH GRADE
EXISTING SUBGRADE
REMOVE ALL WRAPPINGS FROM TOP 1/3 OF ROOTBALL
SPECIFIED PLANTING MIX, WATER AND TAMP TO REMOVE AIR POCKETS
HAND-FIRMED CONE OF SOIL



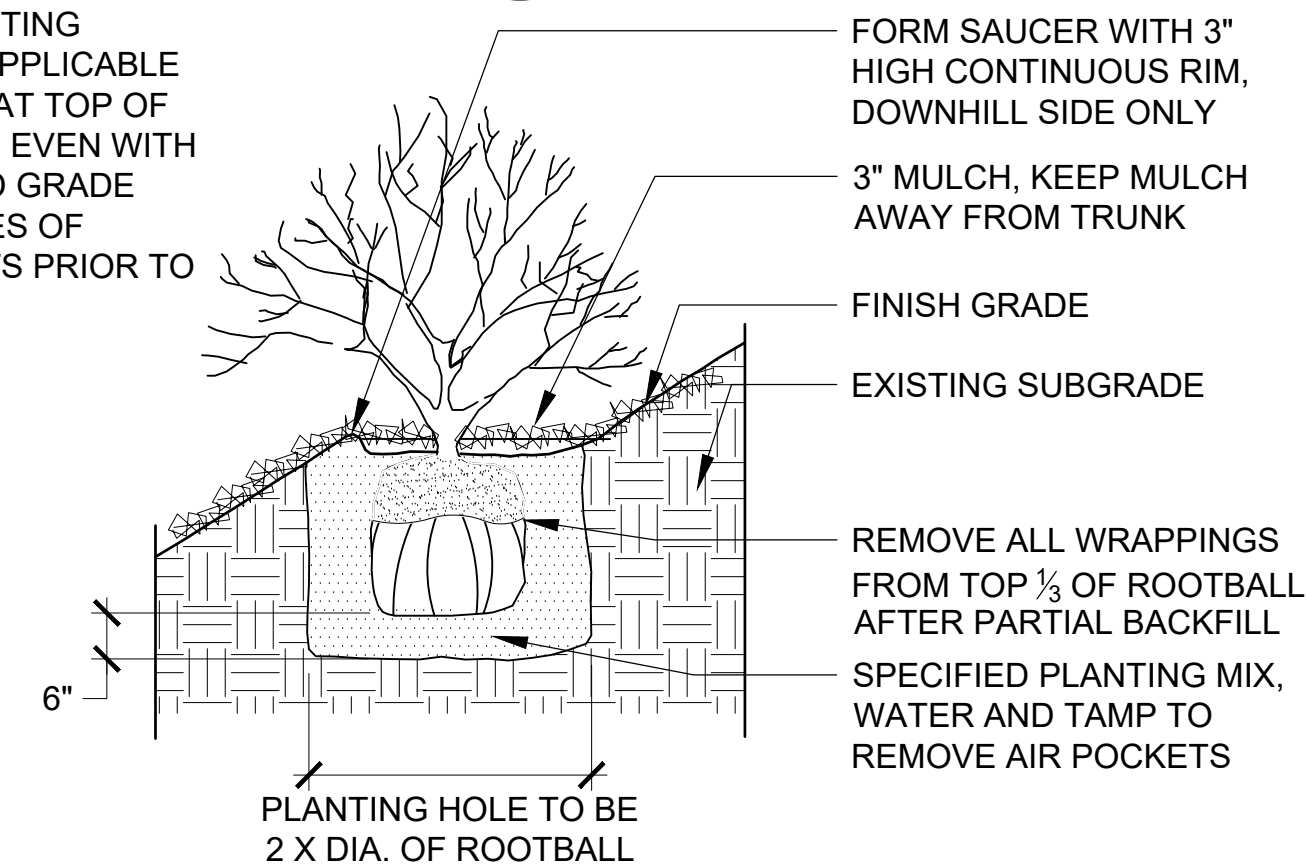
SECTION

B CONIFEROUS TREE PLANTING

1/2" = 1' - 0"

NOTES:

- STAKE TREES AS SHOWN IN TREE PLANTING DETAILS AS APPLICABLE
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- SCARIFY SIDES OF PLANTING PITS PRIOR TO BACKFILLING

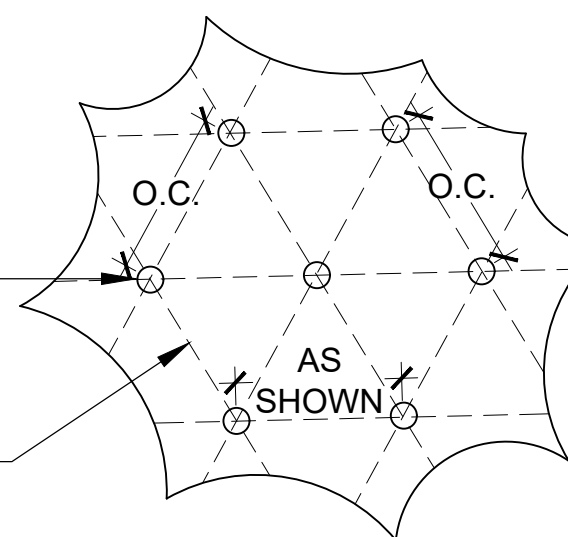


PLANTING HOLE TO BE 2 X DIA. OF ROOTBALL

E SHRUB PLANTING

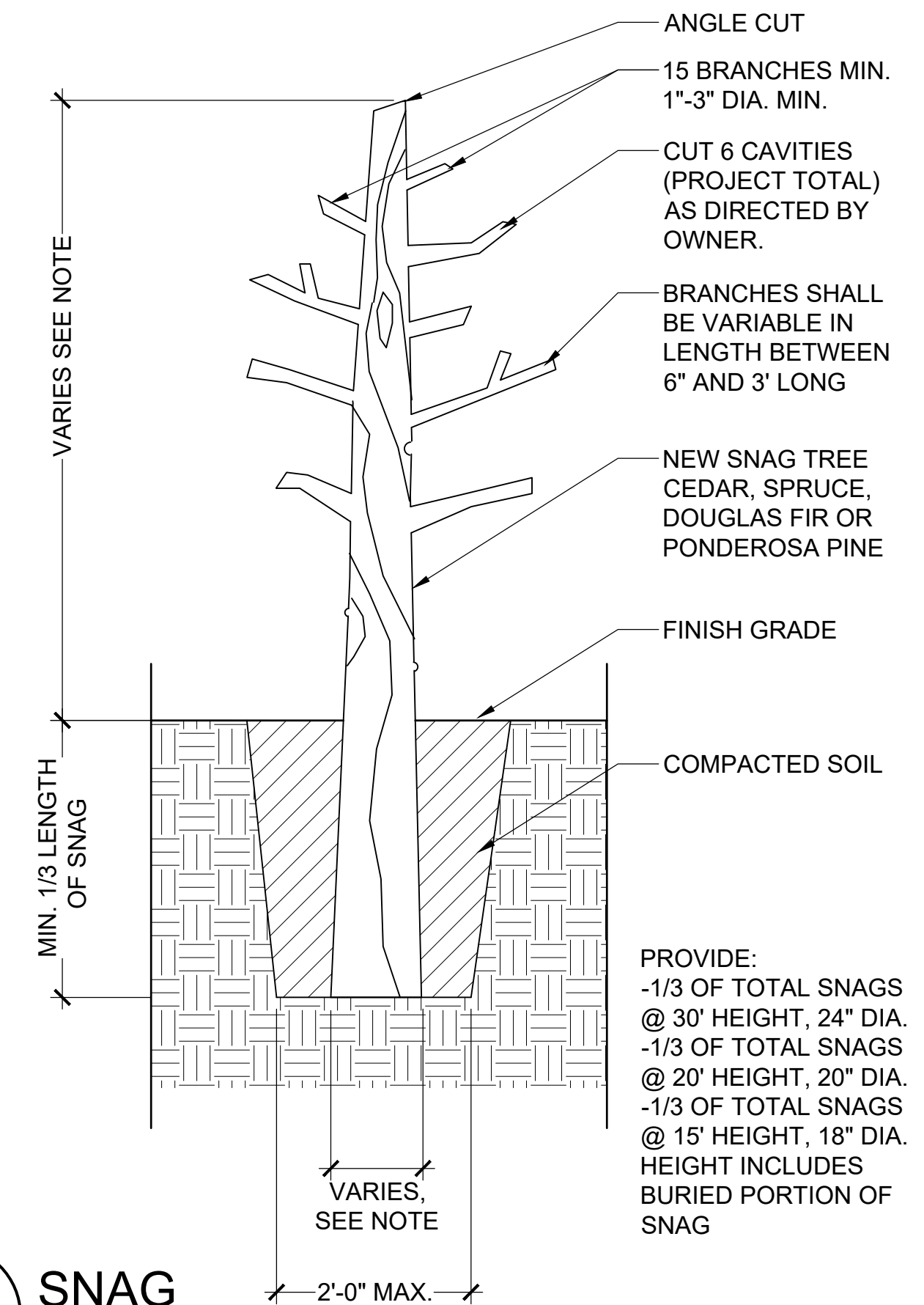
3/4" = 1' - 0"

CENTER OF PLANT
PLANT SPACING, VARIES PER PLANT, SEE PLANT LIST, ON CENTER



F GROUNDCOVER PLANTING

1/2" = 1' - 0"



C SNAG

1/2" = 1' - 0"

- PROVIDE:
- 1/3 OF TOTAL SNAGS @ 30' HEIGHT, 24" DIA.
 - 1/3 OF TOTAL SNAGS @ 20' HEIGHT, 20" DIA.
 - 1/3 OF TOTAL SNAGS @ 15' HEIGHT, 18" DIA.
- HEIGHT INCLUDES BURIED PORTION OF SNAG

PROJECT: WEST BAY YARDS

TITLE: PLANTING DETAILS

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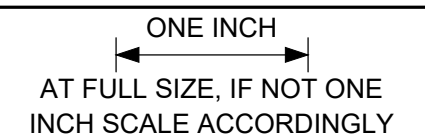
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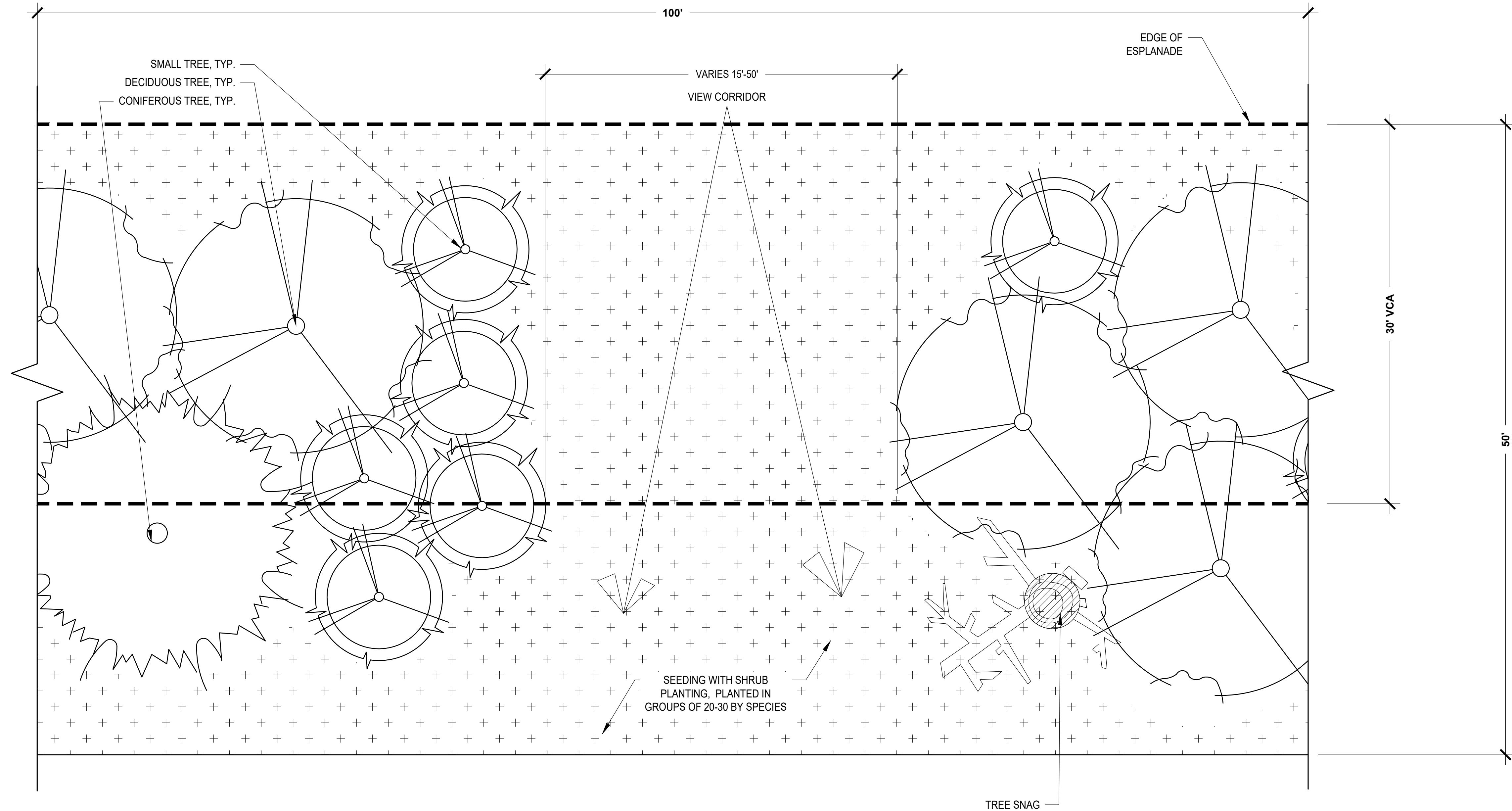
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PROJECT:
**WEST BAY
YARDS**

TITLE:
PLANTING DETAILS

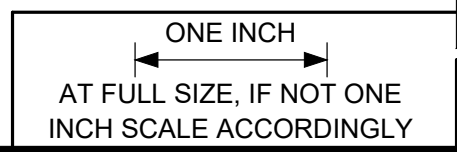
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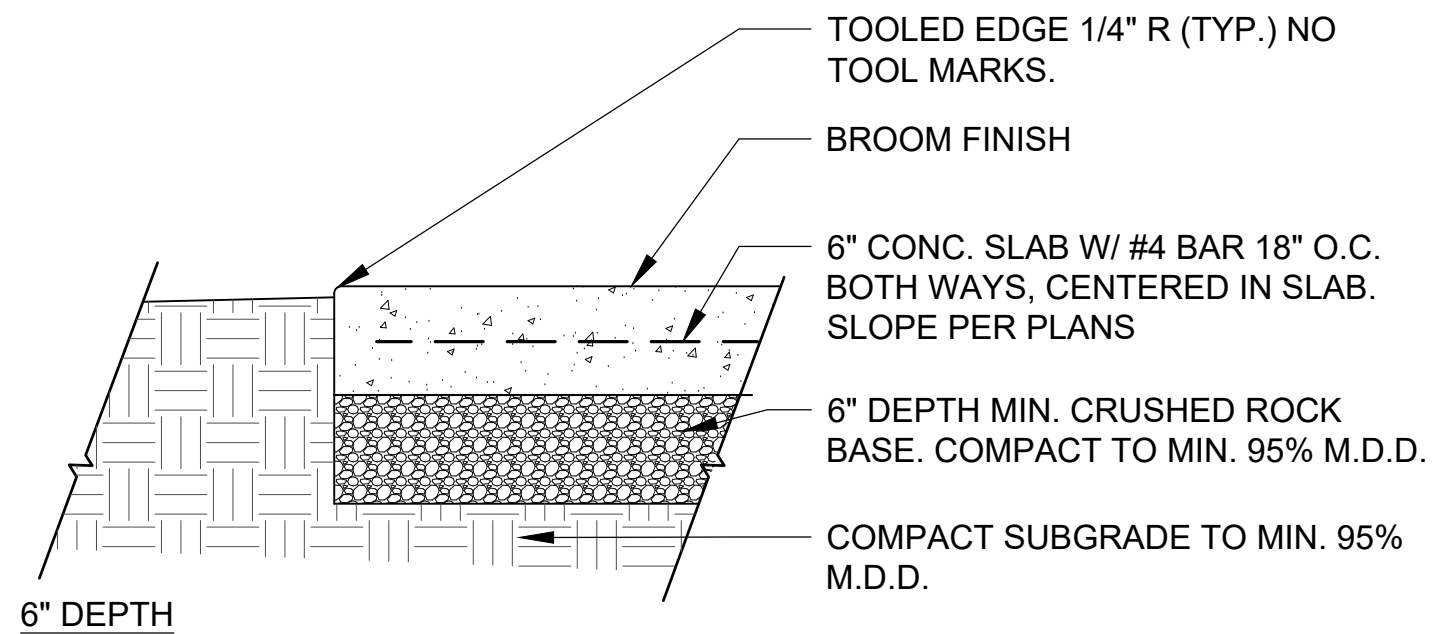
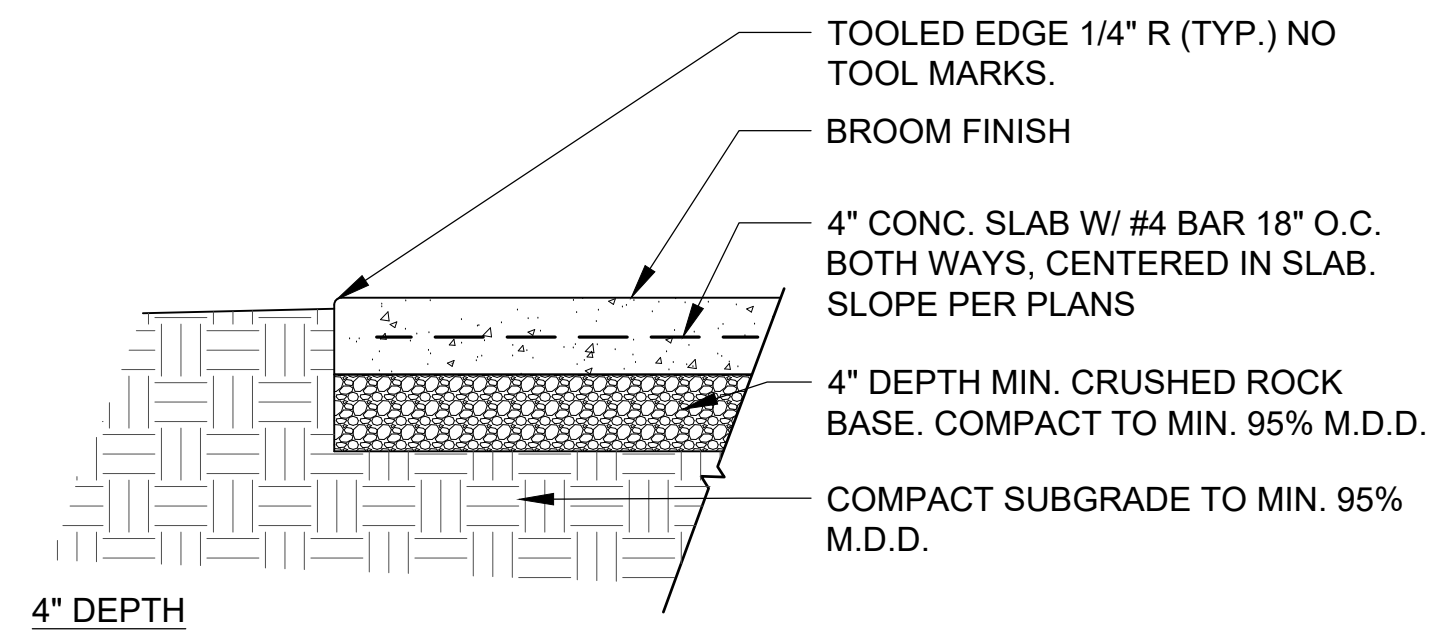
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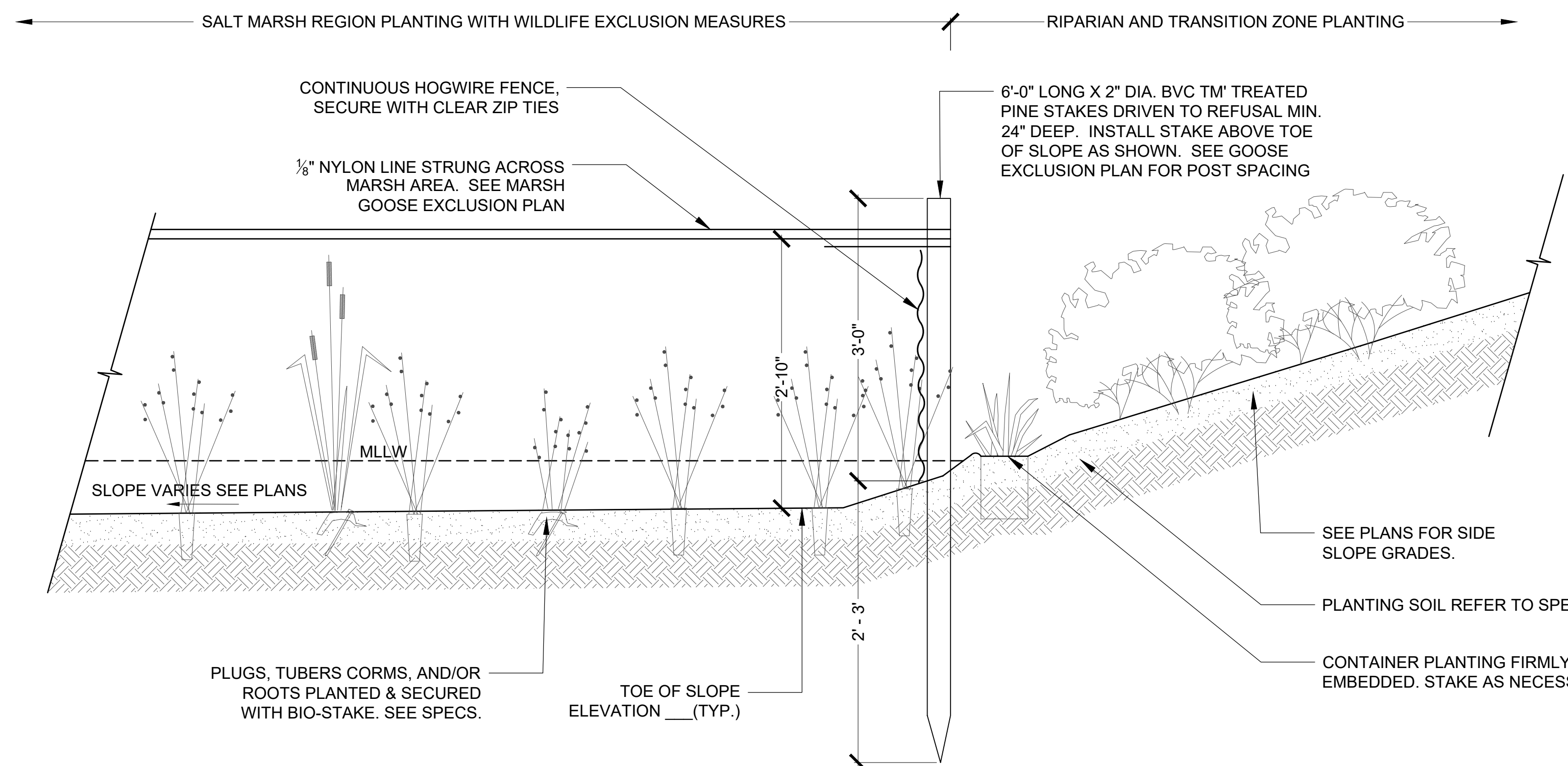
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A TYPICAL VCA AND RIPARIAN PLANTING
1" = 5' - 0"



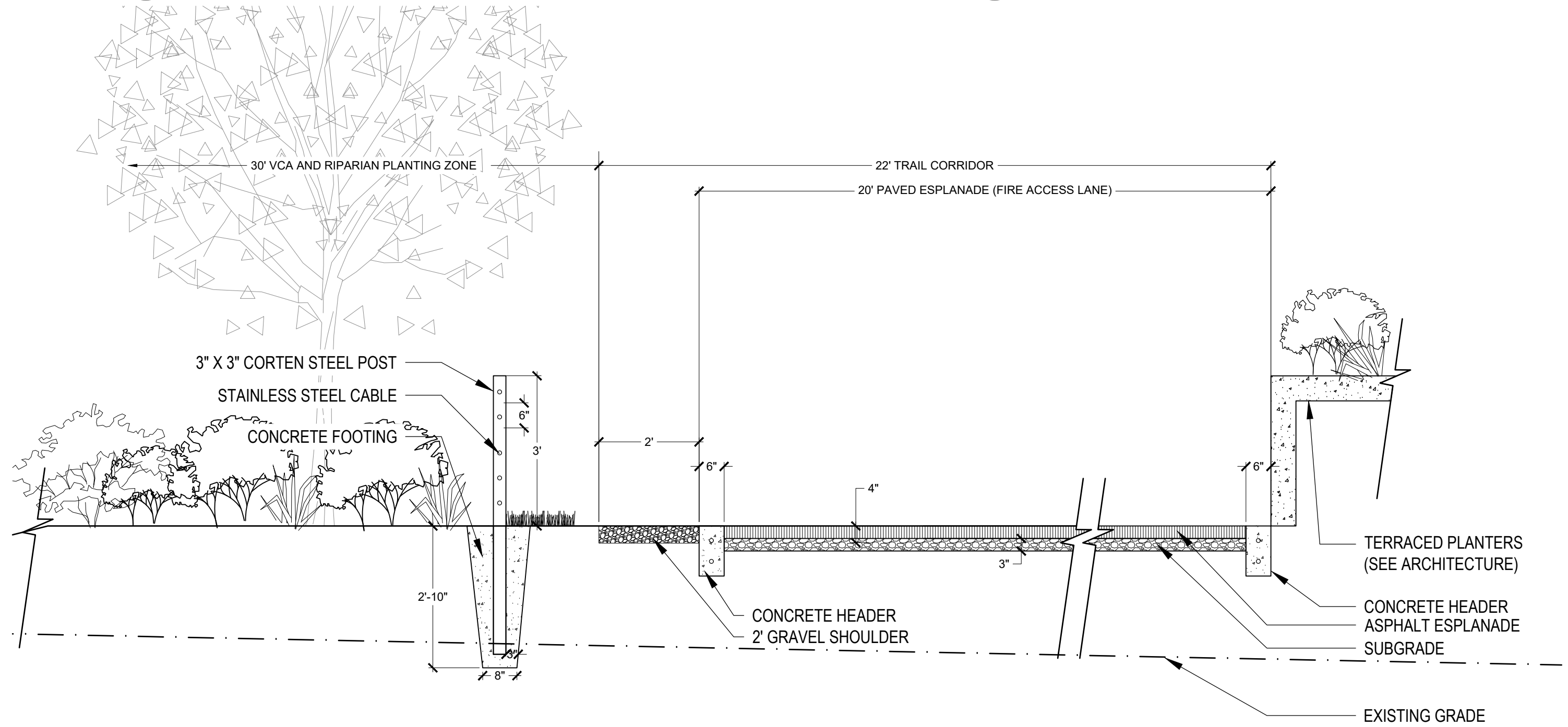
NOTES:

- UNLESS OTHERWISE NOTED ON GRADING PLANS, CONCRETE FINISH GRADE TO BE FLUSH WITH FINISH GRADE OF ALL ADJACENT PAVEMENT, PLAYGROUND SAFETY SURFACING, LAWN AND LANDSCAPE AREAS. LOCATE CONTROL & EXPANSION JOINTS PER LAYOUT PLANS. IN ADDITION, PROVIDE 3/8" EXPANSION JOINT AT ALL DRAINAGE STRUCTURES AND AT THE INTERFACE WITH ALL VERTICAL SURFACES EXCEPT ROCKS AND BOULDERS.
- LIGHT BROOM FINISH TYP. DIRECTION PERPENDICULAR TO PEDESTRIAN TRAFFIC ON WALKS. VERIFY WITH OWNER'S REPRESENTATIVE IF DIRECTION IS NOT CLEAR.
- OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL FORMS PRIOR TO POURING CONCRETE. USE FLEXIBLE FORMS FOR ALL CURVED PAVEMENT.

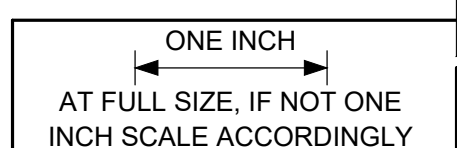


A CONCRETE PAVING
1" = 1' - 0"

B GOOSE EXCLUSION
1" = 1' - 0"



C ASPHALT ESPLANADE SECTION WITH CABLE PLANT PROTECTION
1/2" = 1' - 0"



PROJECT:
WEST BAY YARDS

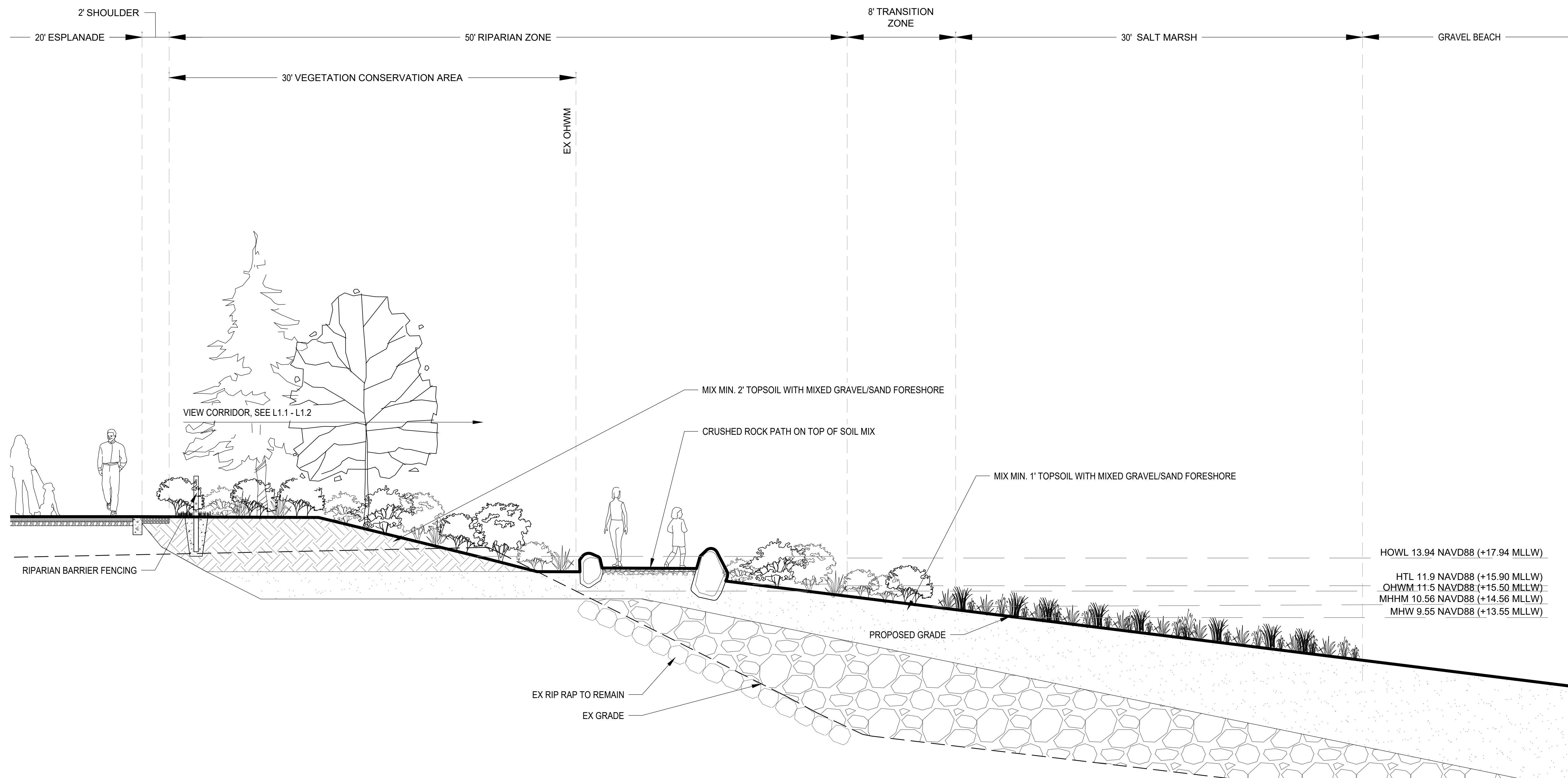
TITLE:
HARDSCAPE DETAILS

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PROJECT:
**WEST BAY
YARDS**

TITLE:
SECTION

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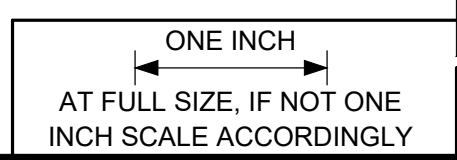
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A SECTION
1/4" = 1' - 0"



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