

BAY STREET APARTMENTS

SEC 26, TWP 24N, RGE 1E, W.M.

PORT ORCHARD, WASHINGTON

PLANTING NOTES

1. PLANTING SHALL CONFORM TO ALL CITY OF PORT ORCHARD CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES/ TRIANGULAR AREAS.
2. CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
3. INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
4. INSTALL TEMPORARY IRRIGATION SYSTEM IN ALL RESTORATION AREA.
5. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
6. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

SOIL NOTES

1. REFER TO DETAIL 7, L1.1 FOR SOIL PREPARATION.
2. ALL NEWLY PLANTED LAWN AREAS TO RECEIVE 6" 3-WAY TOPSOIL.
3. ALL NEWLY PLANTED SHORELINE RESTORATION AREA TO RECEIVE 12" 3-WAY TOPSOIL.
4. ALL NEWLY PLANTED LANDSCAPE AREAS TO RECEIVE 18" 3-WAY TOPSOIL.
5. ALL NEWLY PLANTED AREAS TO RECEIVE 3" OF BARK MULCH.

LANDSCAPE CALCULATIONS

NO SIGNIFICANT TREES (TREES 36"+ DBH) ARE LOCATED ON SITE.

LANDSCAPE MAINTENANCE PLAN

PER POMC 20.128.100(4)

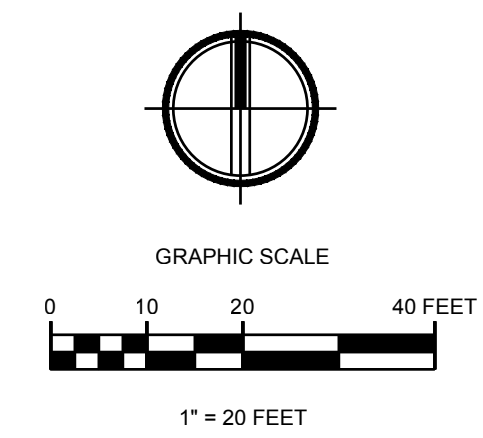
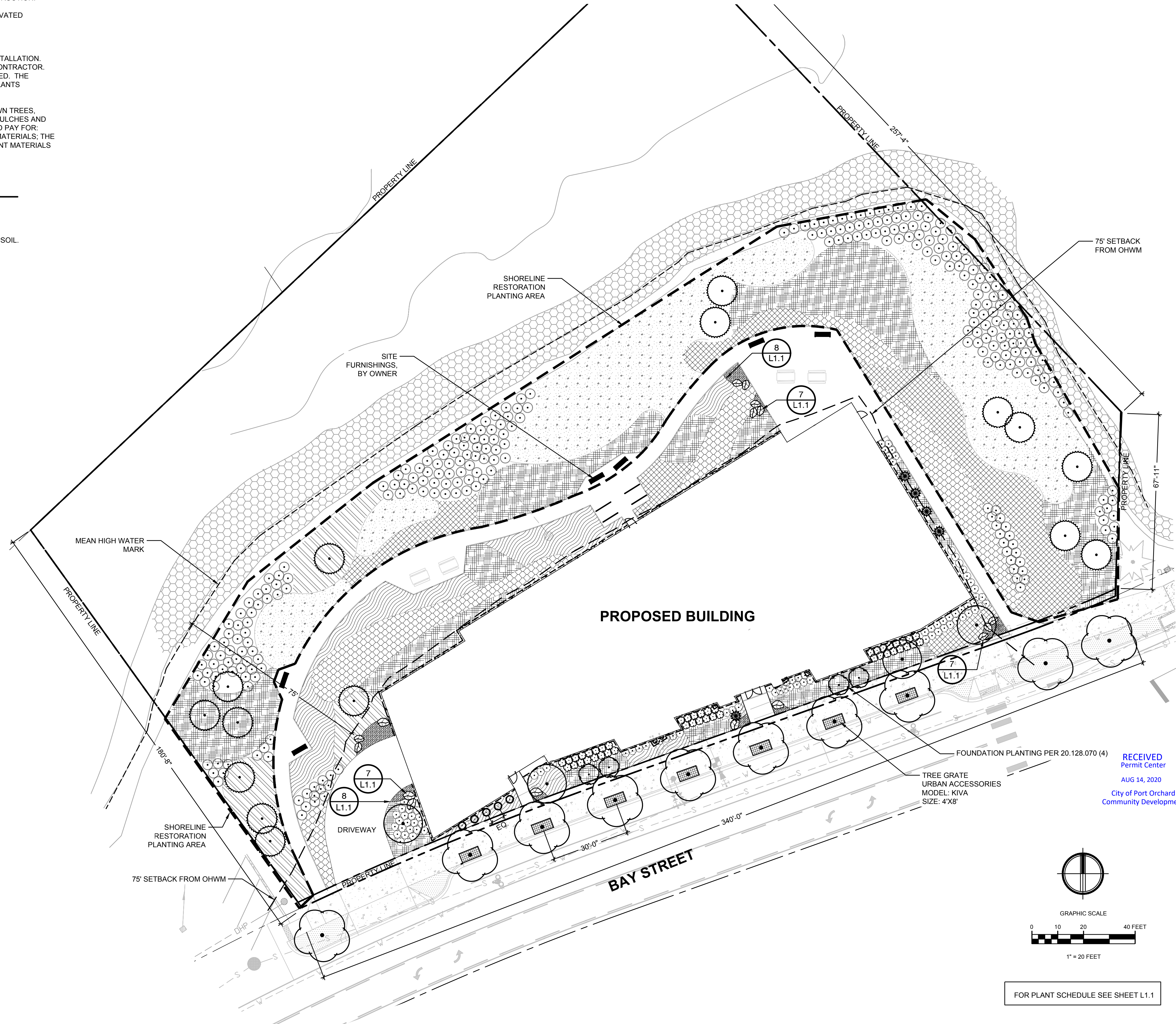
THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION, AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:

- (A) FERTILIZATION;
- (B) PRUNING;
- (C) PEST CONTROL;
- (D) MULCHING;
- (E) MOWING
- (F) PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION, AND STORAGE OF MATERIALS;
- (G) WATERING;
- (H) OTHER CONTINUING MAINTENANCE OPERATIONS.

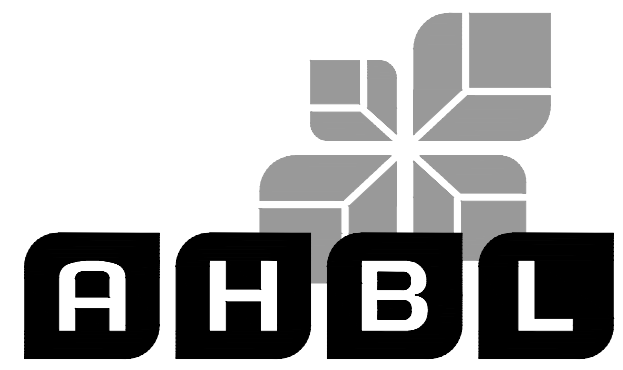
SHORELINE AND CRITICAL AREAS VEGETATION AREA REQUIREMENTS (PER PORT ORCHARD SHORELINE MANAGEMENT PLAN G-DR-32(F)(H):

- (A) FOR A PERIOD OF TWO (2) YEARS AFTER INITIAL PLANTING, THE APPLICANT SHALL REPLACE ANY HEALTHY OR DEAD VEGETATION PLANTED AS PART OF AN APPROVED LANDSCAPE PLAN.
- (B) FOR A MINIMUM OF FIVE (5) YEARS AFTER INITIAL PLANTING, THE APPLICANT SHALL MECHANICALLY REMOVE ANY INVASIVE VEGETATION. THE USE OF HERBICIDES WILL NOT BE ALLOWED IN THE CONTROL OF INVASIVE VEGETATION.

FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THE PORT ORCHARD MUNICIPAL CODE AND MAY RESULT IN FINES.



FOR PLANT SCHEDULE SEE SHEET L1.1



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Project Title:

BAY STREET APARTMENTS

Client:
 KASHI 201 WILLIAMS LLC
 ALI KASHI
 C/O JENNIFER WEDDERMANN
 2302 A STREET
 TACOMA, WA 98402

Project No.

2190242.11

Issue Set & Date:

PERMIT SUBMITTAL

JUNE 17 2020



06/17/2020

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Revisions:

RECEIVED
 Permit Center
 AUG 14, 2020
 City of Port Orchard
 Community Development

Sheet Title:

PLANTING PLAN

Designed by: SS Drawn by: SS Checked by: CS

Sheet No.

L1.0

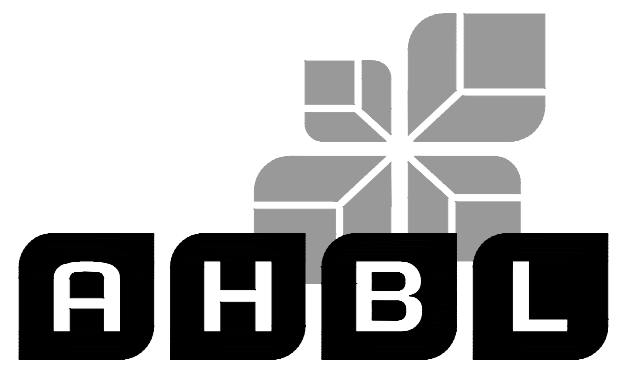
1 of 2 Sheets



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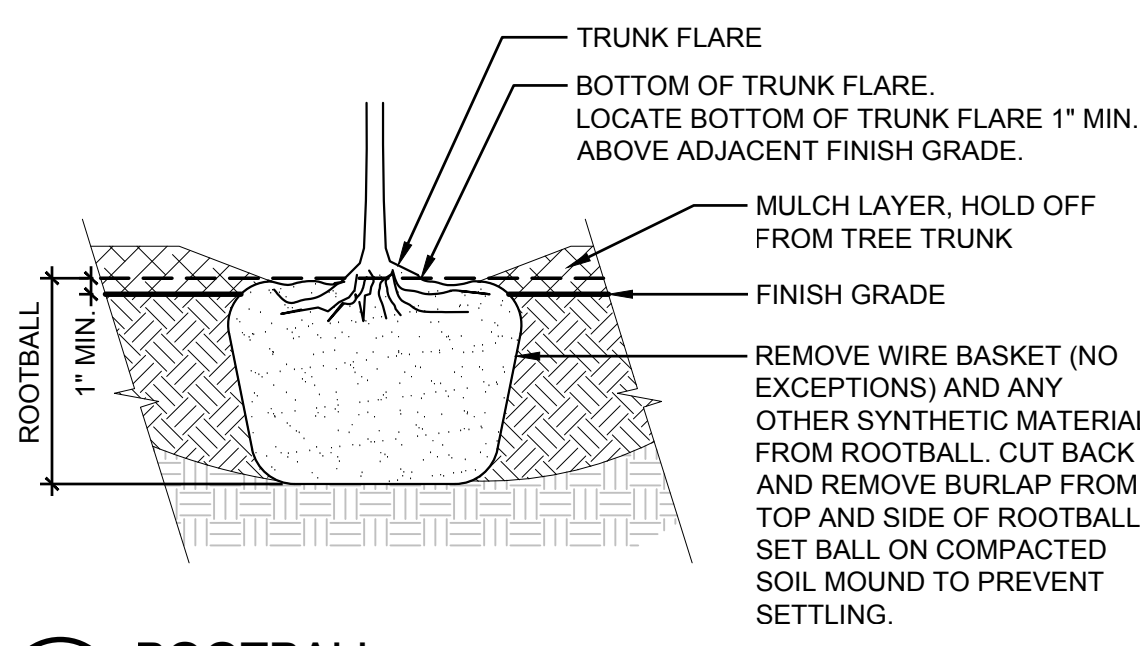
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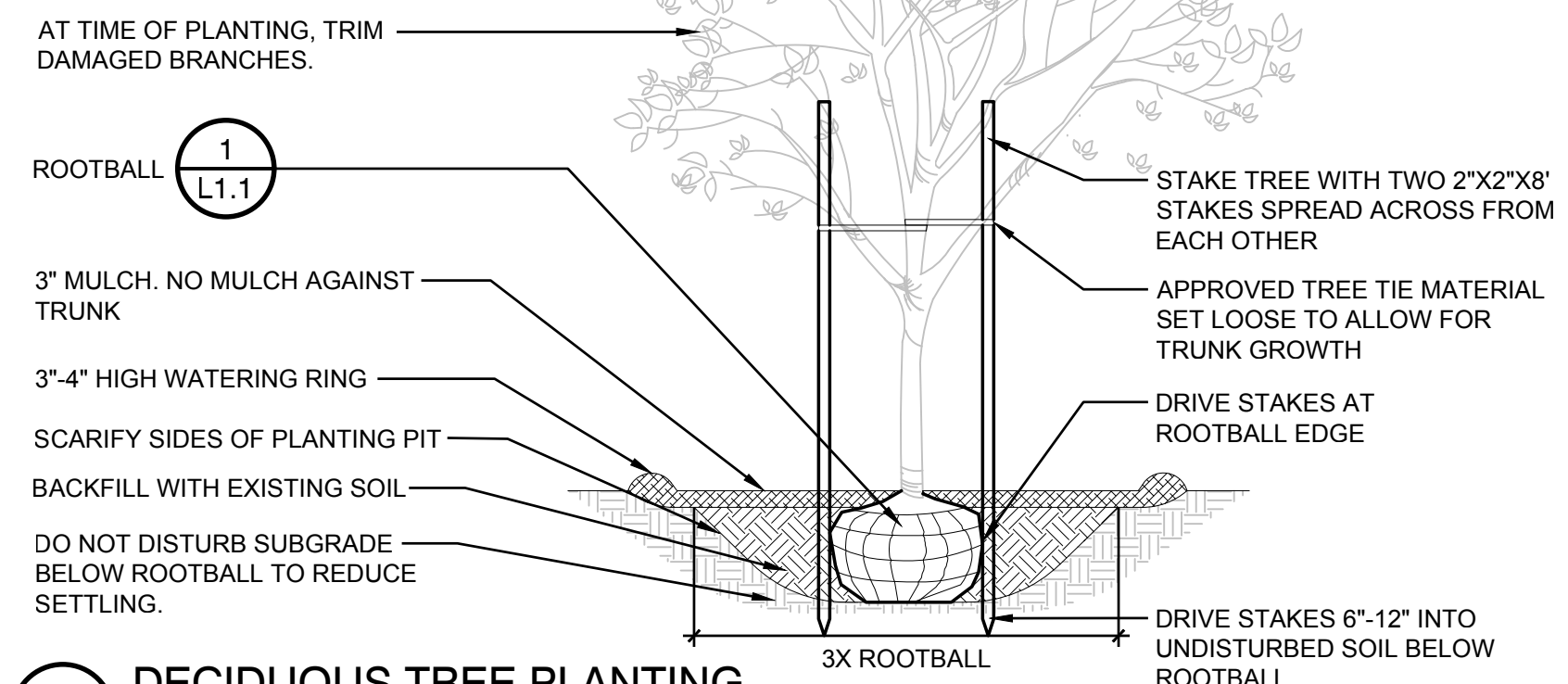
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- NOTES:
- TREES PLANTED TOO DEEP WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED AND SHALL BE REMOVED AND REPLANTED AT PROPER DEPTH.
 - REPLACEMENT OR REPLANTING OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
 - REMOVE EXCESS SOIL THAT MAY HAVE ACCUMULATED ABOVE THE TRUNK FLARE PRIOR TO DIGGING AT NURSERY. EXPOSE AND LOCATE TRUNK FLARE PRIOR TO PLANTING.
 - PRUNE ANY GIRDLING OR ADVENTITIOUS ROOTS PRIOR TO BACKFILLING.



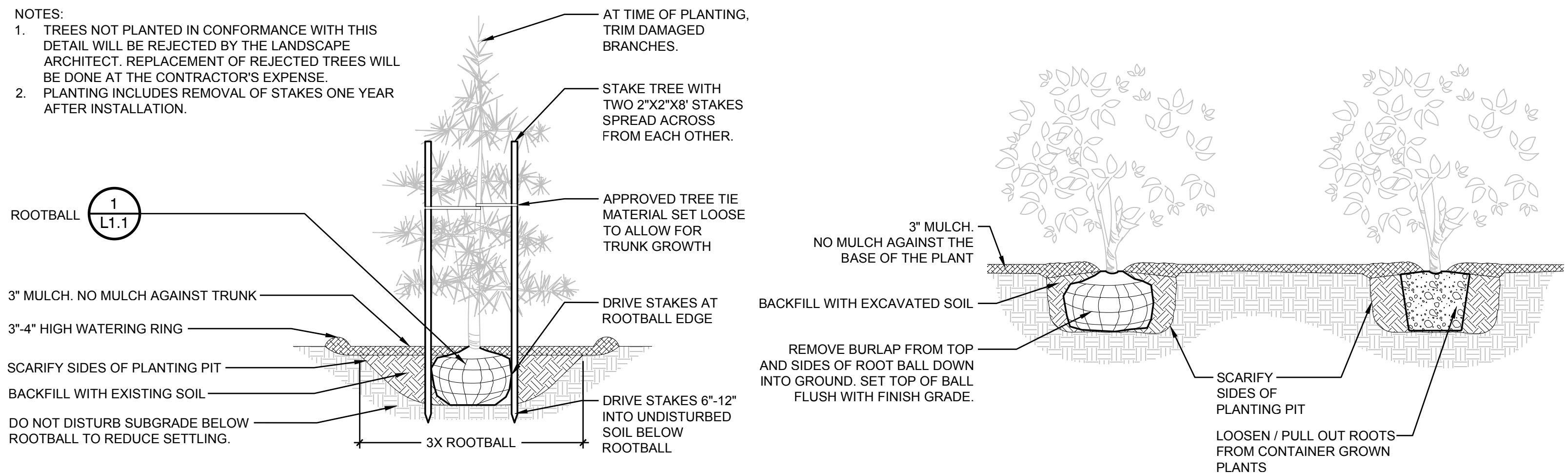
1 ROOTBALL
 1" = 1'-0" P-1-BAY-71

- NOTE:
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

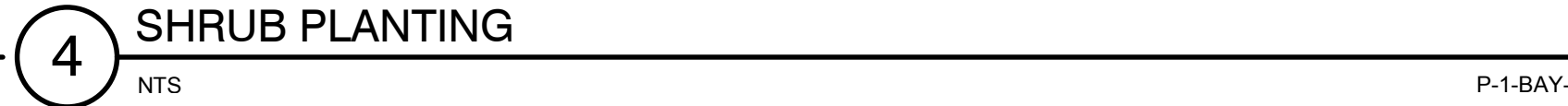


2 DECIDUOUS TREE PLANTING
 3/8" = 1'-0" P-1-BAY-70

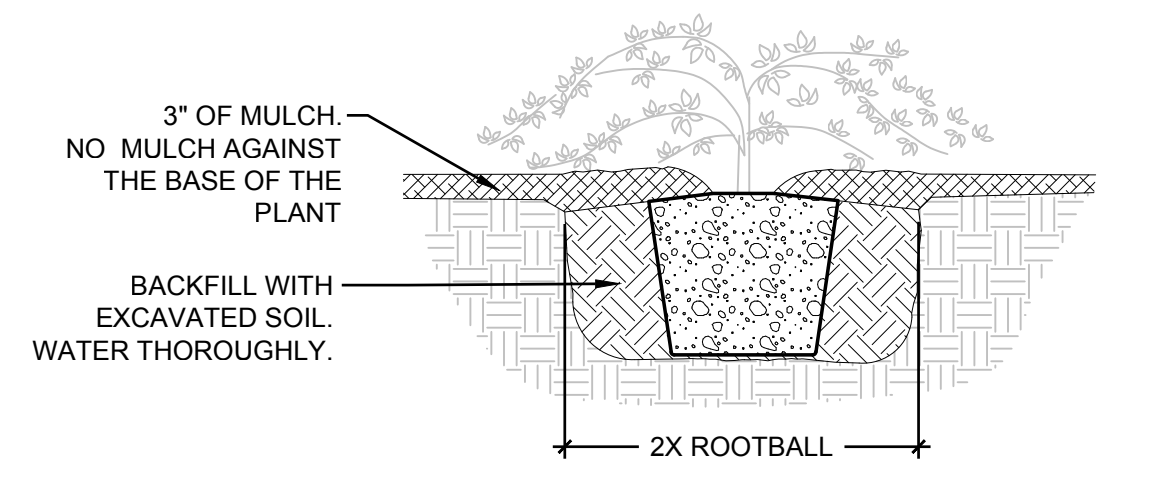
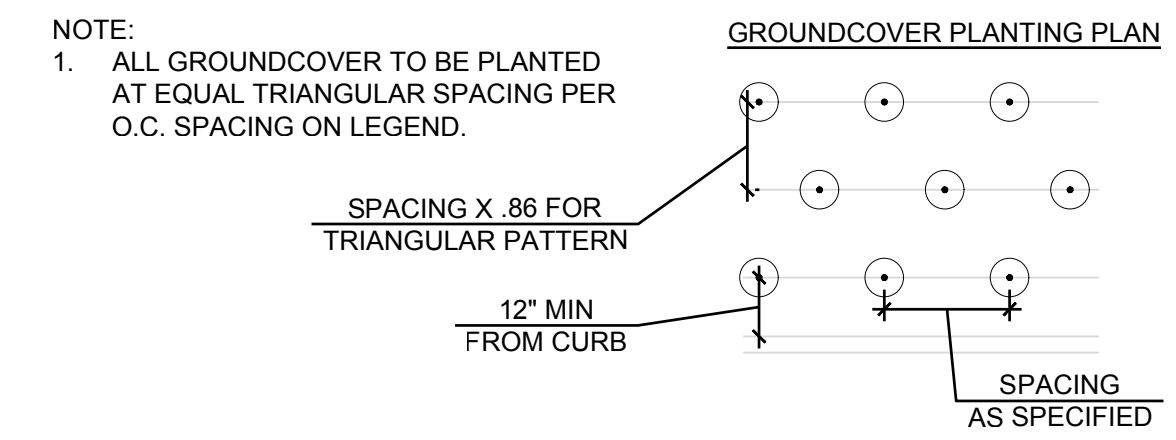
- NOTES:
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
 - PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.



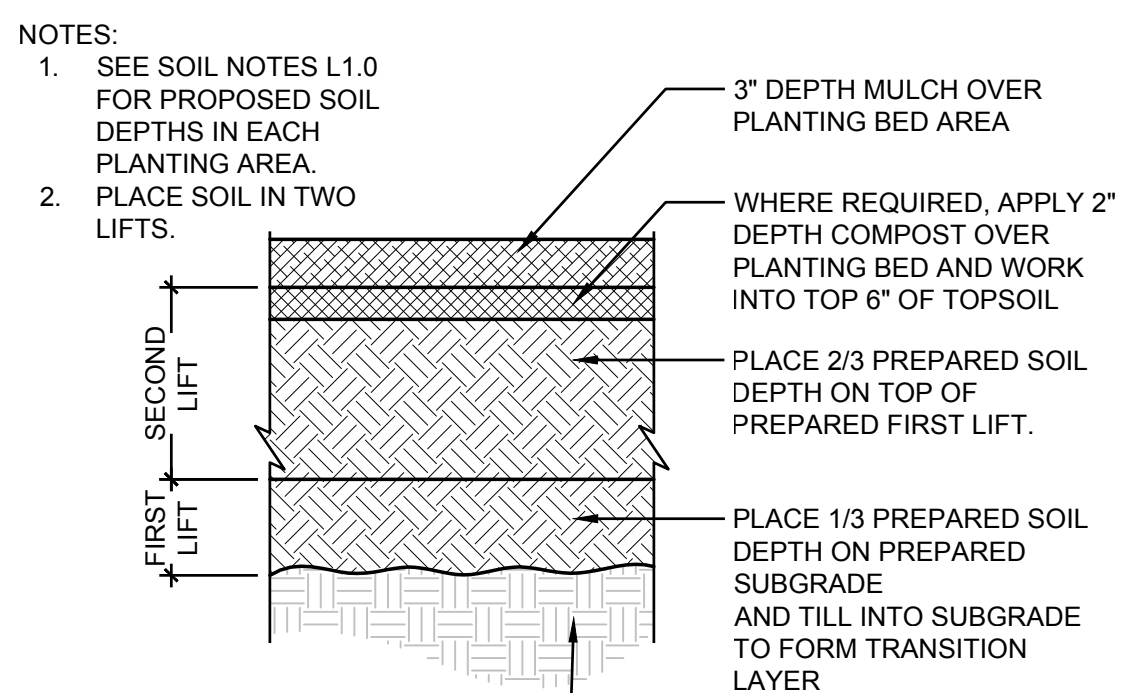
3 CONIFER TREE PLANTING W/ STAKE
 3/8" = 1'-0" P-1-BAY-04



4 SHRUB PLANTING
 NTS P-1-BAY-01

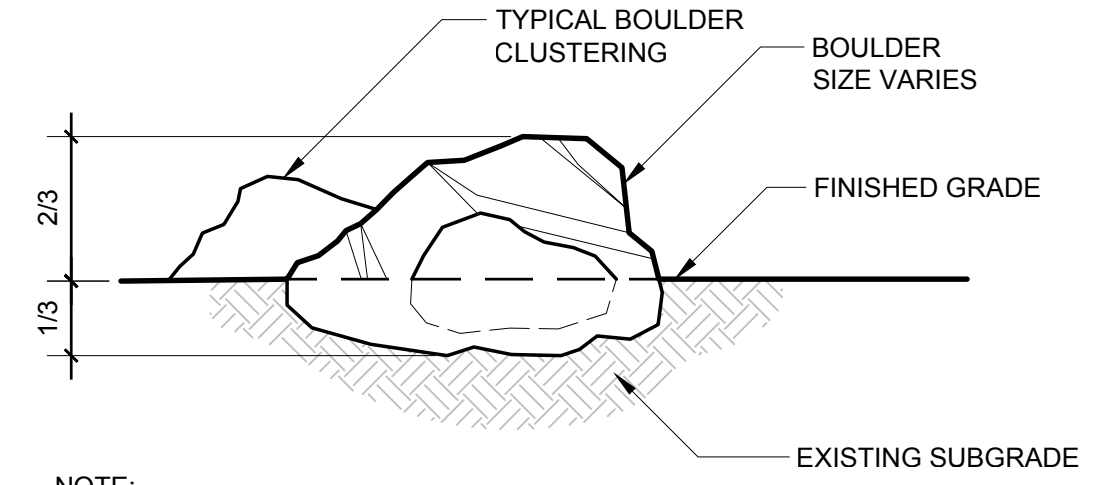


5 GROUNDCOVER PLANTING
 1/2" = 1'-0" P-1-BAY-66



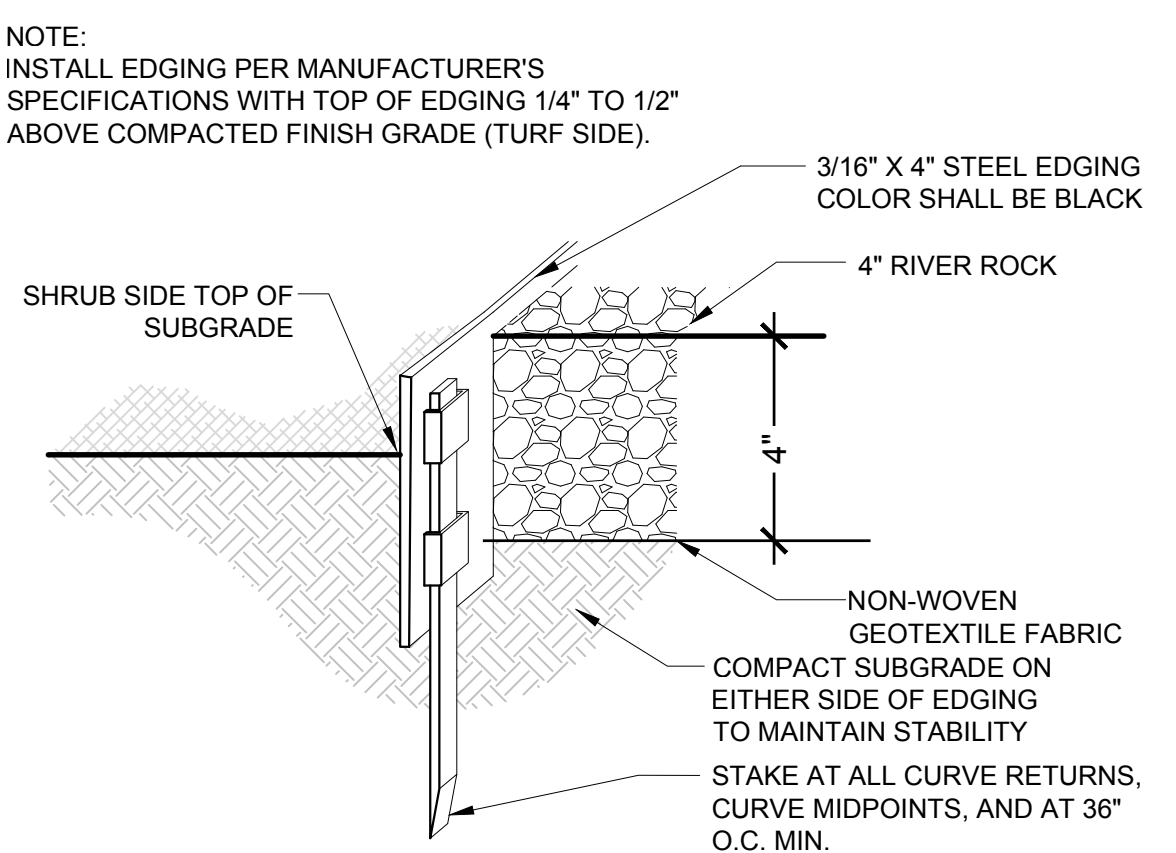
EXISTING EXISTING SUBGRADE, SCARIFIED AS SPECIFIED AND ROUGH GRADED TO SAME PROFILE AS FINISH GRADE LESS DEPTH REQUIRED FOR TOPSOIL.

6 SOIL PREPARATION FOR PLANTING AREAS
 1" = 1'-0" P-1-BAY-07



- NOTE:
- NATIVE BOULDER - SIZES INDICATED ARE APPROXIMATE
 - (LENGTH X WIDTH X HEIGHT), BURY MIN. 1/2 FOR NATURAL APPEARANCE.
 - CONTRACTOR SHALL USE CARE TO AVOID SCARRING BOULDERS DURING INSTALLATION.
 - OWNER OR LANDSCAPE ARCHITECT TO BE PRESENT TO APPROVE PLACEMENT OF LANDSCAPE BOULDERS.

7 BOULDER PLACEMENT
 NOT TO SCALE P-1-BAY-08



8 STEEL LANDSCAPE EDGING
 1" = 1'-0" P-1-BAY-36

PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE HT | QTY | |
|---------------|------|-------------------------------------|------------------------|----------------------------------|-----------|----------|-------|
| | AC | ACER CIRCINATUM | VINE MAPLE | 7-8' HT, MULTI TRUNK | 20 | 3 | |
| | CG | CHAMAECYPARIS OBTUSA 'GRACILIS' | SLENDER HINOKI CYPRESS | 6' HT MIN. | 12 | 5 | |
| | JS | JUNIPERUS SCOPULORUM 'SKYROCKET' ** | SKYROCKET JUNIPER | 6' HT MIN.*** | 15 | 5 | |
| | PV | PINUS CONTORTA VAR. CONTORTA | SHORE PINE | 5' HT MIN | 20 | 15 | |
| | SP | STEWARTIA PSEUDOCAMELLIA | JAPANESE STEWARTIA | 2" CAL | 20 | 4 | |
| | UH | ULMUS X 'PATRIOT'**** | ELM | 2.5" CAL, 8' HT | 35 | 10 | |
| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | CONT | MATURE HT | QTY | |
| | CK | CORNUS SERICEA 'KELSEY' ** | KELSEY DOGWOOD | 3 GAL * | 3 | 86 | |
| | SV | SPIRAEA BETULIFOLIA LUCIDA | SHINY LEAF SPIREA | 2 GAL | 3 | 44 | |
| | SA | SYMPHORICARPOS ALBUS ** | COMMON WHITE SNOWBERRY | 1 GAL *** | 6 | 291 | |
| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | CONT | MATURE HT | SPACING | QTY |
| | AU | ARCTOSTAPHYLOS UVA-URSI** | KINNIKINICK | 1 GAL | 1 | 36" o.c. | 363 |
| | BN | BERBERIS NERVOSA ** | LONGLEAF BARBERRY | 1 GAL | 2 | 24" o.c. | 1,706 |
| | FC | FRAGARIA CHILOENSIS | BEACH STRAWBERRY | 4" POT | 5 | 24" o.c. | 563 |
| | LM | LEYMUS MOLLIS | AMERICAN DUNEGRASS | 1 GAL | 2 | 24" o.c. | 811 |
| | RG | ROSA GYMNOCARPA ** | DWARF ROSE | 18" HT MIN *** | 5 | 36" o.c. | 732 |
| | VO | VACCINIUM OVATUM** | EVERGREEN HUCKLEBERRY | 18" HT MIN*** | 6 | 48" o.c. | 119 |
| LAWN | CODE | BOTANICAL NAME | COMMON NAME | CONT | SPACING | QTY | |
| | LH | LAWN MIX HYDROSEED | HYDROSEED LAWN MIX | HYDROSEED | | 742 SF | |
| MINERAL MULCH | CODE | BOTANICAL NAME | COMMON NAME | CONT | SPACING | QTY | |
| | MI | MULCH INORGANIC RIVER ROCK | RIVER ROCK MULCH | 3/4" TO 2" NATIVE RIVER ROCK MIX | | 227 SF | |

- * PER POMC 20.128.100(4) -- FOUNDATION = 270' LF / 3 = 90 SHRUBS @ 3 GALLONS; PROVIDED SHRUBS @ 3GAL = 103
 ** SELECTED PER "CRITICAL AREAS ASSESSMENT AND HABITAT MANAGEMENT PLAN" BY HABITAT TECHNOLOGIES DATED APRIL 4, 2019
 *** SIZE PER PORT ORCHARD SHORELINE MANAGEMENT PLAN G-DR-32 (F)
 **** SELECTION PER CITY OF BREMERTON "2016 BREMERTON APPROVED STREET TREE LIST"

NOTE:
 INSTALL EDGING PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1/4" TO 1/2" ABOVE COMPACTED FINISH GRADE (TURF SIDE).



Know what's below.
 Call before you dig.

Revisions:

Sheet Title:

PLANT SCHEDULES, NOTES AND DETAILS

Designed by: SS Drawn by: SS Checked by: CS

Sheet No.

L1.1

2 of 2 Sheets