

# **Appendix A**

Waterfront Park 30% Design





**MAGLIN™**  
 1 800 714 6308  
 P 977 400 5332  
 www.maglin.com  
 MAGLIN@maglin.com

**MLB70-PC**  
 Bench ends are made from solid cast aluminum. The seat supports High Density Polyethylene (HDPE) slats with a durable finish on all metal surfaces.

**FINISH:** The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The bench is delivered pre-assembled. Notes to be taken are provided in each lot for seating.

**TO SPECIFY:**  
 Select MLB70-PC  
 - Bench Color (Powder Coat)  
 - MLB70-PCS (Backrest)  
 - MLB70-PCS (Backrest)  
 - Powdercoat Color

**OPTIONS:**  
 - Center Arm  
 - Slatted Backrest  
 - Slatted Backrest

**COMPLEMENTARY PRODUCTS:**  
 - MLB70 Series  
 - MLB70 Series

**DIMENSIONS:**  
 Height: 31.5" (79.7 cm)  
 Length: 64.0" (162.6 cm)  
 Width: 18.0" (45.7 cm)  
 Weight: 130 lbs (59 kg)

**1 BENCH**  
 NOT TO SCALE

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**SCBR | 600 SERIES**  
 The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**FINISH:** The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial.

**TO SPECIFY:**  
 Select SCBR600 Series  
 - Base  
 - Direct Burial (SCBR600-DB)  
 - Powdercoat Color

**COMPLEMENTARY PRODUCTS:**  
 - SCBTR600  
 - SCBTR600  
 - SCBTR600

**DIMENSIONS:**  
 Height: 27.6" (70.17 cm)  
 Width: 25.1" (63.98 cm)  
 Weight: 18.9 lbs (8.56 kg)

**2 BIKE RACK**  
 NOT TO SCALE

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 Website: www.formsurfaces.com

**BASE PLATE & J-BOLT ANCHORS**

**FRONT VIEW**  
 38.0  
 16.7  
 0.638

**SIDE VIEW**  
 9.0  
 0.638

**BOTTOM VIEW**  
 3.00  
 0.310 0.638  
 3.00  
 0.638

**CUSTOMER APPROVAL:**  
 X \_\_\_\_\_  
 DATE: X \_\_\_\_\_

**SCALE:** 1" = 1'-0"

**REV:** 0 10/14

**BY:** B

**CHKD:** B

**DATE:** 10/14

**1 BENCH**  
 NOT TO SCALE

**4 INTERPRETIVE SIGN**  
 NOT TO SCALE

**2 BIKE RACK**  
 NOT TO SCALE

**5 WAYFINDING SIGN**  
 NOT TO SCALE

**3 LIGHT BOLLARD**  
 NOT TO SCALE

**6 TRASH / RECYCLING RECEPTACLES**  
 NOT TO SCALE

**BAINBRIDGE ISLAND WATERFRONT PARK**

**Studio Cascade**  
 Community Planning & Design

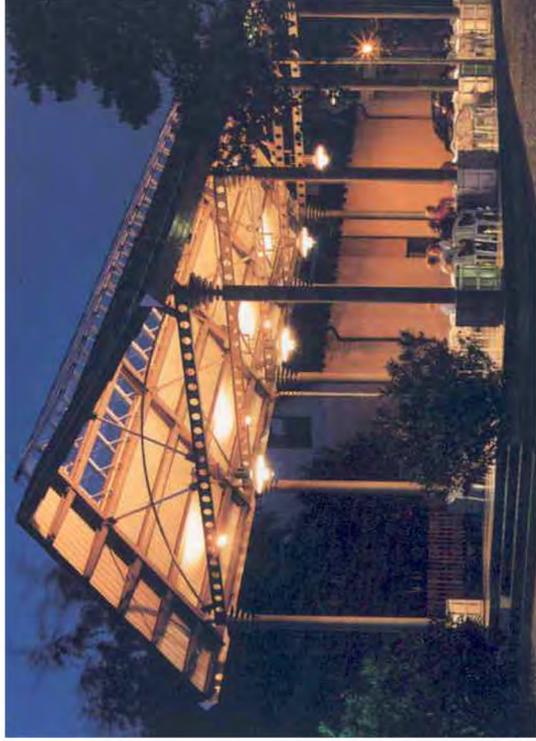
**HBB**  
 LANDSCAPE ARCHITECTURE

**ZENOVIG & ASSOCIATES**  
 ARCHITECTS

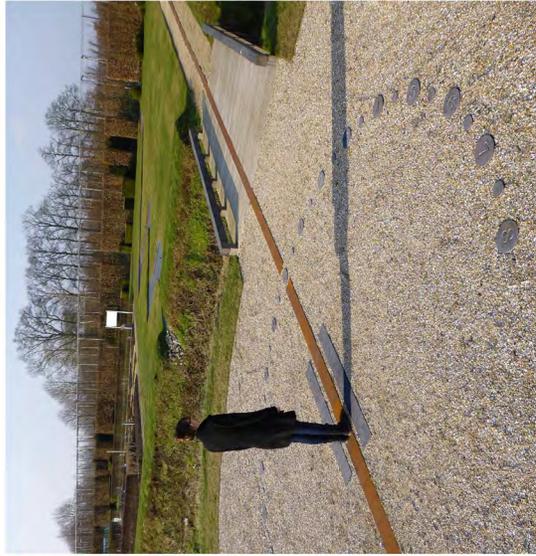
**P N D LMM**  
 ENGINEERS, INC.

**30% MASTER PLAN**  
**SITE FURNISHINGS**  
 04/09/2014

**L-2**



**2 PAVILION**  
NOT TO SCALE

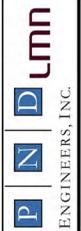


**1 ANALEMMATIC SUNDIAL**  
NOT TO SCALE

**BAINBRIDGE ISLAND WATERFRONT PARK**



**Studio Cascade**  
Community Planning & Design



30% MASTER PLAN  
SITE FURNISHINGS II  
04/19/2014

**WATERFRONT PARK PLANTING APPROACH**  
 Informed by the guidelines and recommendations of the *Waterfront Park Vegetation Management Plan*, 2006, updated July 2008, and the *Cultural Resource Assessment*, 2008 document.

**FOREST REMNANTS - Protect Forest (R-1, R-2, R-3, R-4, & R-5)**  
 Defined: Sizeable areas of mature native trees with native understorey that is mostly intact

- General Summary of Approach:
1. Protect, reclaim, and sustain the high-quality, native Douglas Fir and Madrone forest;
  2. Provide barriers that block social trail formation through high-quality habitat and through cultural resource areas.
  3. Remove invasive species.
  4. Regrade areas with native understorey shrubs and groundcover and young trees for age and species diversity in the forest.
  5. Provide brush piles to increase invertebrate habitat.
  6. Install snags at edges of lawn areas for bird and bat habitat.

**FOREST FRAGMENTS - Restore Forest (F-1, F-2, F-3, F-4, F-5, & F-6)**  
 Defined: Isolated areas of limited size, having mature native trees, with some native understorey intact.

- General Summary of Approach:
1. Reconnect fragmented native vegetation into unbroken, higher quality, native forest, visually integrated with adjoining park forest and in some cases estuary-edge vegetation.
  2. Provide barriers that block social trail formation through high-quality habitat and through cultural resource areas.
  3. Remove invasive species.
  4. Regrade areas with native understorey shrubs and groundcover and young trees for age and species diversity in the forest.
  5. Provide brush piles to increase invertebrate habitat.
  6. Install snags at edges of lawn areas for bird and bat habitat.

**GREENSWARD - Revert to Forest (GR-1, GR-2, GR-3, & GR-4)**  
 Defined: Informal groupings of trees placed in mowed lawn

- General Summary of Approach:
1. Revert sections of greensward back to native forest in order to reconnect Forest Fragments and Forest Remnants, forming larger contiguous tracts of native forest.
  2. Overlay grass with layers of cardboard and mulch.
  3. Pocket plant throughout area with native understorey shrubs and groundcover and trees of various sizes for age and species diversity in the forest.
  4. Use brush piles to increase invertebrate habitat.
  5. Install snags at edges of lawn areas for bird and bat habitat.
  6. Install nurse logs of down trees removed during construction activities.

**LOW-LAYER PLANTING - Native Planting (L)**  
 Defined: Plantings of native shrubs, groundcovers, and perennials appropriate for viewsheds

- General Summary of Approach:
1. Provide a mix and more formal groupings of native shrubs and groundcovers in highly visible planting areas.
  2. Paint high-impact perennials at prominent pedestrian intersections and gathering spots, with a focus on use of native perennials.

**LAWN AREA - New Greensward**  
 Defined: Improved lawn area for unprogrammed uses (passive, active, informal, formal play, gathering, and events).

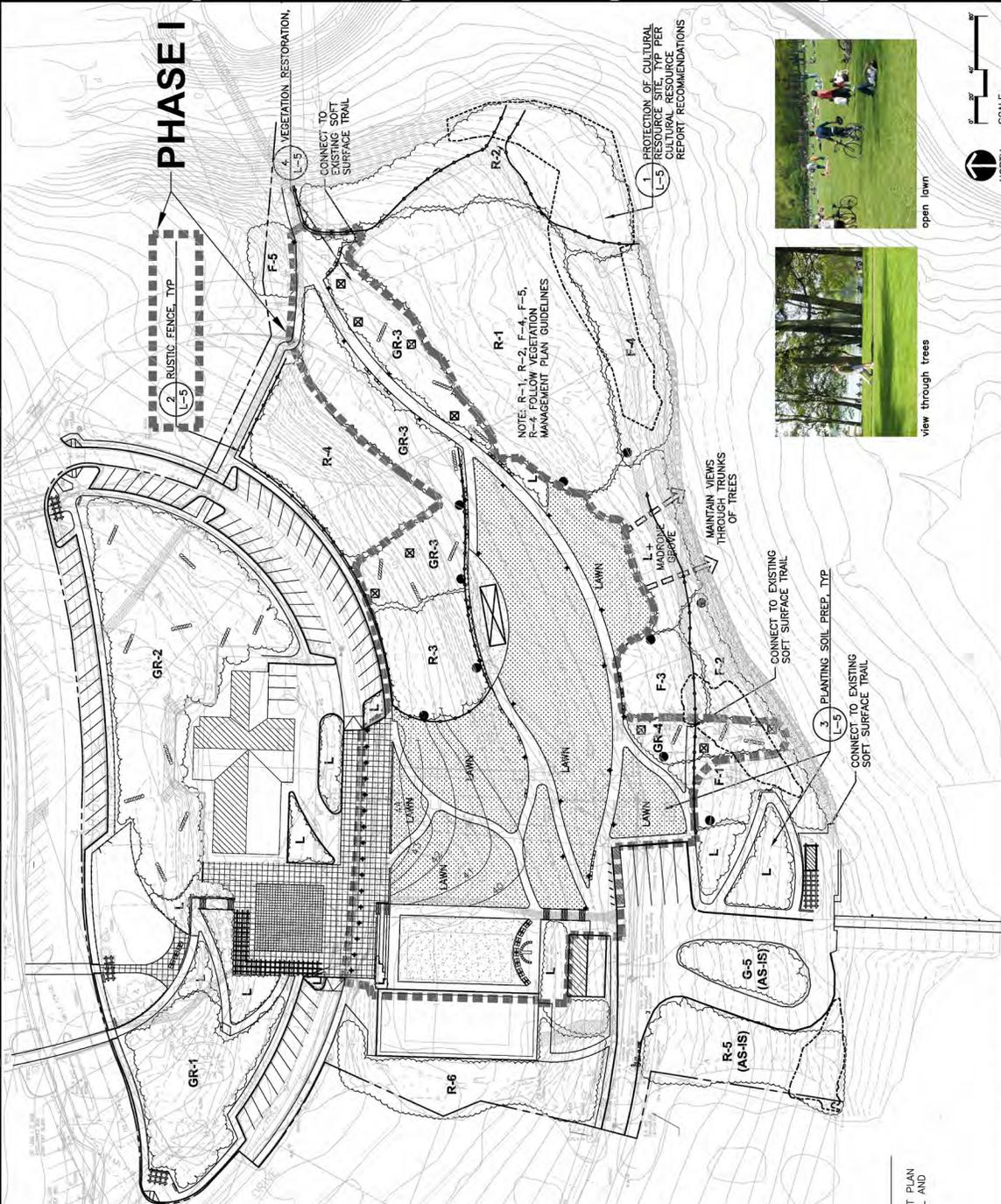
- General Summary of Approach:
1. Remove and regrade lawn areas.
  2. Install improved subsurface drainages and soil depths.
  3. Reinstall healthy stands of sod and reestablish greensward.

**LEGEND**

- ☒ BRUSH PILE - SEE DETAIL 2/L-6
- SNAG - SEE DETAIL 3/L-6
- ▨ NURSE LOG - SEE DETAIL 1/L-6

**NOTE**

1. FOLLOW VEGETATION MANAGEMENT PLAN FOR INVASIVE SPECIES REMOVAL AND PLANTING IN R AND F ZONES.



**BAINBRIDGE ISLAND WATERFRONT PARK**

30% MASTER PLAN  
 PLANTING CONCEPT  
 04/9/2014

City of Bainbridge Logo

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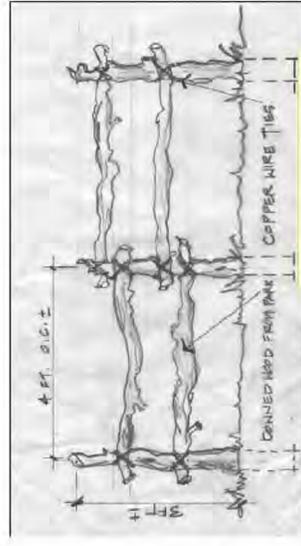
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 LANDSCAPE ARCHITECTS

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L-4



**1** PROTECTION OF CULTURAL RESOURCE SITE  
FROM CULTURAL RESOURCE ASSESSMENT, 2008  
NOT TO SCALE



**2** RUSTIC FENCE  
NOT TO SCALE

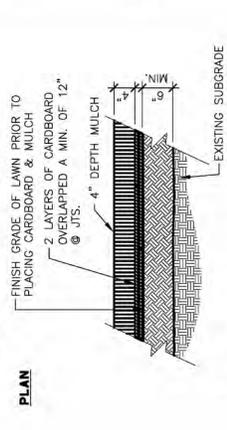
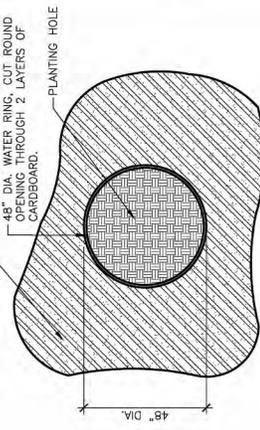
**SITE TREE IMPACT & REPLACEMENT**

Per 18.15.010.G.4.1 the requirement for development parcels in the MUTC central core is to maintain or preserve 30 tree units/ acres. The park is at 5.5 acres so would be required to preserve 165 tree units. It currently greatly exceeds this amount of tree units.

Per 18.15.010.C.2 regarding tree replacement, the following is estimated to be need for replacement of trees removed by the plan layout.

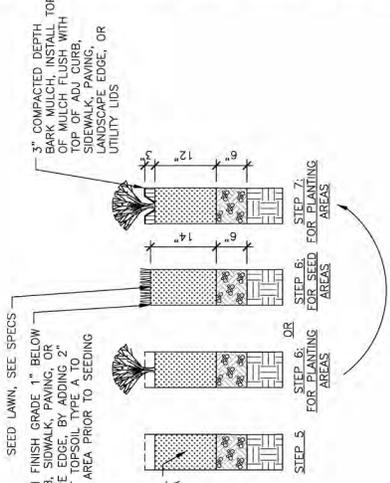
An estimated 36 trees out of the 470 total trees in the park would be affected, with a total tree unit value of 112. The minimum replacement would be 112 trees that reach a mature height of over 40 ft; this would include the Douglas Fir, Red Cedar, and Hemlock that would be planted as part of the forest restoration and reversion process. Alternately, a minimum of 56 trees that exceed 40 ft of mature height and 112 understory trees such as Pacific Dogwood, Indian Plum, Native Hawthorn, and Cascara could be provided to fulfill the minimum requirement. It is expected that the number of trees that would be planted for the forest restoration areas and reversion areas will exceed this minimum number.

- NOTES:**
1. TO PLANT IN RESTORATION ZONE CUT & REMOVE ROUND PIECE OF CARDBOARD AND EXPOSE SOIL.
  2. DIG AND INSTALL PLANT.
  3. INSTALL MULCH FEATHER TO BASE OF PLANT. KEEP MULCH OFF STEMS AND BASE OF PLANT.
  4. CARDBOARD SHALL BE ROLLED CORRUGATED CARDBOARD PADS, UNTREATED, 3/16" THICKNESS, 275-LB TEST WITH A MIN. WIDTH OF 48"



**4** VEGETATION RESTORATION  
NOT TO SCALE

- STEP 1:** FLUNGE EX SOIL TO 6" DEPTH BELOW ADJ CURB OR PAVING AND UNDETERMINE ADJ CURB OR PAVING. REMOVE SUBBASE MATERIAL. REMOVE SUBBASE MATERIAL FROM PLANTING AREA AND PROVIDE PERCOLATION TEST PER SPEC 8-02. ENSURE POSITIVE DRAINAGE PRIOR TO PROCEEDING TO STEP 2.
- STEP 2:** INCORPORATE SOIL AMENDMENTS INTO SUBGRADE PER SOIL TESTING LABORATORY RECOMMENDATIONS PER SPEC 8-02. PRIOR TO PROCEEDING TO STEP 3.
- STEP 3:** INSTALL 3" DEPTH FINE COMPOST.
- STEP 4:** UNIFY FINE COMPOST TO A MIN 6" DEPTH. ENG SHALL REVIEW & APPROVE SCARIFICATION PRIOR TO PROCEEDING TO STEP 5.
- STEP 5:** INSTALL MIN 12" DEPTH OF TOPSOIL TYPE A IN 6" LIFTS. MAXIMUM LIFT SHALL BE 6". COMPACT EACH LIFT FOR COMPACTION BEFORE APPLYING NEXT LIFT. FINISH GRADE IS TO BE REVIEWED AND APPROVED BY ENG PRIOR TO PLANTING.
- STEP 6:** INSTALL PLANTS OR SEED.
- STEP 7:** INSTALL 3" DEPTH BARK MULCH IN SHRUB AREAS.
- NOTES:**
1. ALL DIMENSIONS INDICATE COMPACTED DEPTHS.
  2. TOPSOIL TYPE A, FINE COMPOST, AND BARK MULCH SHALL BE COMPACTED TO 85% MAX DRY DENSITY.



**3** PLANTING SOIL PREP  
NOT TO SCALE

**BAINBRIDGE ISLAND WATERFRONT PARK**

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30% MASTER PLAN  
SITE DETAILS  
01/18/2014

L-5



12-INCH TO 18-INCH DIA LOG; SEE PLANTING PLANS FOR APPROX LOCATIONS; LOCATE IN PARTIAL SHADE; LOCATE IN PARTIAL SUN; LOCATIONS AND ORIENTATION TO BE APPROVED BY OWNERS REPRESENTATIVE

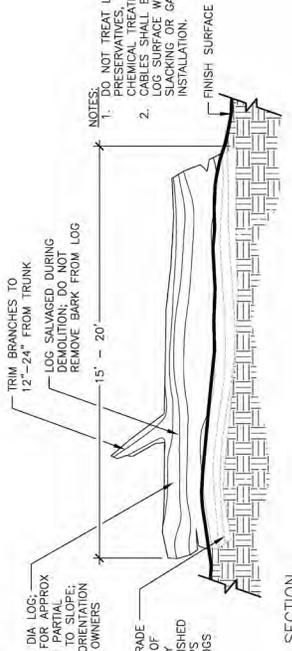
TRIM BRANCHES TO 12"-24" FROM TRUNK

LOG SALVAGED DURING DEMOLITION; DO NOT REMOVE BARK FROM LOG

15' - 20'

NOTES:

- DO NOT TREAT LOG WITH PRESERVATIVES, STAINS, OR OTHER CHEMICALS.
- CABLES SHALL BE TIGHT TO LOG SURFACE WITH NO SLACKING OR GAPS AFTER INSTALLATION.

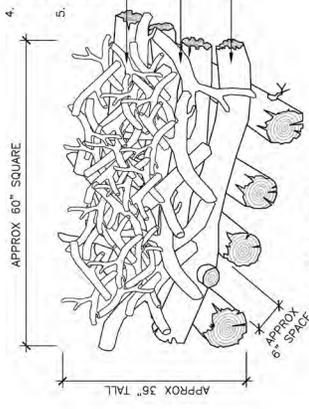


SECTION

**1** NURSE LOG  
NOT TO SCALE

NOTES:

- BRUSH PILE CONSTRUCTED OF LIMBS AND BRANCHES FROM TREES AND SHRUBS SALVAGED DURING DEMOLITION. BRUSH SHALL BE CLEAN AND FREE OF STAINS, OR CHEMICALS.
- DO NOT TREAT WITH PRESERVATIVES, STAINS, OR CHEMICALS.
- SEE PLANTING PLANS FOR APPROX LOCATIONS; LOCATE IN PARTIAL SHADE; LOCATIONS AND ORIENTATION TO BE APPROVED BY OWNERS REPRESENTATIVE.
- STACK LAYERS OF BRANCHES IN A LATTICE PATTERN; EACH LAYER SHOULD BE STACKED PERPENDICULAR TO THE LAYER BELOW IT.
- MAX 1 FT THICK LAYER OF SMALL SIZED BRANCHES
- MAX 1 FT THICK LAYER OF MEDIUM SIZED BRANCHES
- MAX 1 FT THICK LAYER OF LARGE BRANCHES



AXONOMETRIC

**2** BRUSH PILE  
NOT TO SCALE

12"-24" FROM TRUNK

LOG SALVAGED DURING DEMOLITION; DO NOT REMOVE BARK FROM LOG

15' - 20'

TRIM BRANCHES TO 12"-24" FROM TRUNK

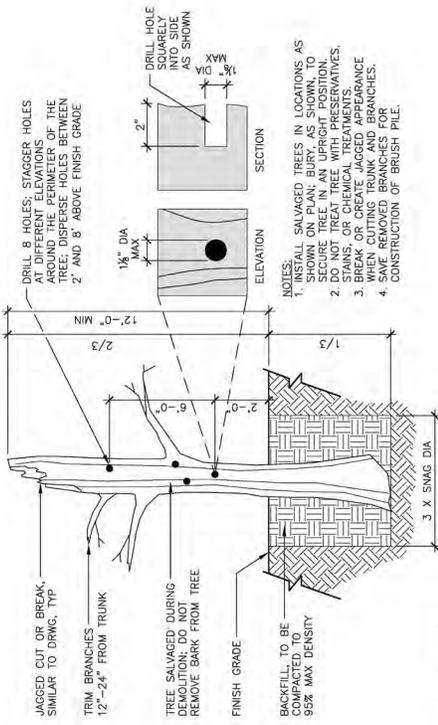
JAGGED CUT OR BREAK, SIMILAR TO DRWG, TYP

TRIM BRANCHES 12"-24" FROM TRUNK

TREE SALVAGED DURING DEMOLITION; DO NOT REMOVE BARK FROM TREE

FINISH GRADE

BACKFILL TO BE 95% MAX DENSITY



SECTION

**3** SNAG  
NOT TO SCALE

PLANT LISTS

LISTS COVER PLANTS FOUND IN BLAKE ISLAND STATE PARK, LOCATED ON BLAKE ISLAND, NORTH OF ABERDEEN ISLAND IN PUGET SOUND, WASHINGTON COUNTY, WASHINGTON STATE. BY HANS SMITH, SUMMER 2004.

FOREST PLANTINGS

SCIENTIFIC NAME	COMMON NAME
ABIES GRANDIS	GRAND FIR
ACER MACROPHYLLUM	BIG-LEAF MAPLE
BERBERIS AQUIFOLIUM	TALL OREGONGRAPE
GAULTHERIA SHALLOM	SALAL
HOLDISCUS DISCOLOR	OCEAN SPRAY
LONGICERA HISPIDULLA	CALIFORNIA HONEYSUCKLE
POWELLIA TENASIFORMIS	WESTERN HEMLOCK
POLYTRICHUM MUNITUM	SWORN FERN
PRELIUS EMARGINATA	BITTER CHERRY
PSEUDOTSUGA MENZIESI	DOUGLAS FIR
RHODODENDRON MACROPHYLLUM	WESTERN RHODODENDRON
RIBES LACUSTRE	PRICKLY CURRANT
ROSA GYMNOCARPA	BALDHIP ROSE
RUBUS PARVIFLORUS	THIMBLEBERRY
RUBUS SPECTABILIS	SALMONBERRY
RUBUS URSINUS	WILD BLACKBERRY
SAUX SCOLLERIANA	SCOLLER WILLOW
SMITHOCCASUS ALBUS	SMITHOCCAS WILLOW
THYMELICATA	WESTERN RED CEDAR
VACCINIUM OXYMUM	EVERGREEN HUCKLEBERRY
VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY

LOW-LAYER PLANTS FOR VIEWSHEDS

SCIENTIFIC NAME	COMMON NAME
GAULTHERIA SHALLOM	SALAL
LONGICERA CILIOSA	ORANGE HONEYSUCKLE
LONGICERA HISPIDULLA	HARRY HONEYSUCKLE
MAHONIA NERVOSA	LOW OREGON GRAPE
ROSA GYMNOCARPA	BALDHIP ROSE
SYMPHORICARPOS	SNOWBERRY
BROMUS VULGARIS	COLUMBIA BROME
FESTUCA OCCIDENTALIS	WESTERN FESCUE
MELICA SUBULATA	ALASKA ONIONGRASS
POLYSTICHUM MUNITUM	SWORN FERN
PTERIDIUM AQUILUM	BRACKEN FERN
FRAGRARIA VESCA	WOOD STRAWBERRY
HEUCHERA MICRANTHA	SMALL-FLOWERED ALLUMROOT
LATHRUS NEVADENSIS	NUTALL'S PEAVINE
SEDUM SPATHIFOLIUM	STAR-FLOWERED STONECROP
TRIDENTARIA COREALIS LATIFOLIA	TRIDENTARY
VERBENA BUENA	YERBA BUENA

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PLANTING DETAILS

10/18/2014

