

4475 HAMRICK RD. CENTRAL POINT, OR 97502



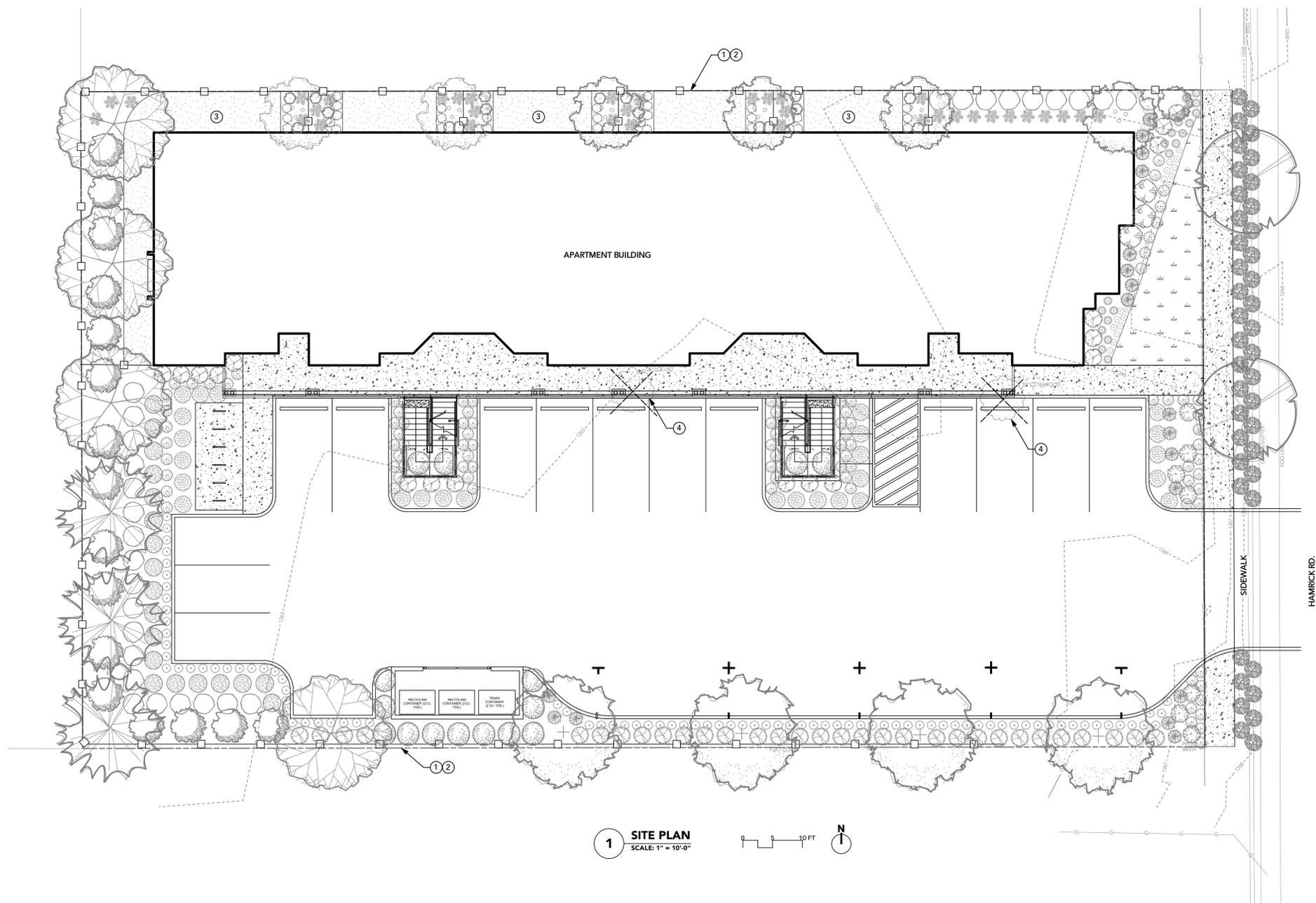
TWO OAKS STUDIO LLC
LANDSCAPE ARCHITECTURE
& ECOLOGICAL DESIGN
9451 STEERING CREEK ROAD, JACKSONVILLE, OR
503.756.0400

HAMRICK GARDEN APARTMENTS

APPLICABLE CODES:
CENTRAL POINT MUNICIPAL CODE - CHAPTER 12.36 TREES
CENTRAL POINT MUNICIPAL CODE - TITLE 17 ZONING
SITE DESIGN STANDARDS - 17.67.050(K)(L)
PARKING/LOADING FACILITY LANDSCAPING AND SCREENING - 17.75.039(G)

LOT INFORMATION
SITE LOCATION: JACKSON COUNTY, OREGON
TAX MAP 372W1CB
TAX LOT: 1100
ZONE: HMR
SITE ACREAGE: ±0.48 ACRES
SOIL CLASS: 100A KUBLI LOAM, 0 TO 3 PERCENT SLOPES
PARKING SPACES: 18 TOTAL

SITE PLAN NOTES:
① EXISTING PROPERTY LINE.
② 6' WOODEN PRIVACY FENCE BY OTHERS, TYPICAL.
③ CRUSHED ROCK HARDSCAPE, TYPICAL.
④ EXISTING TREE TO BE REMOVED.



1 SITE PLAN
SCALE: 1" = 10'-0"



Revision No.	Date

Project ID
1946
Client Name
RORY WHITE
Drawn By
JML
Reviewed By
JML
Date
6/22/2020

Sheet Title
SITE PLAN

Sheet No.
L1.0

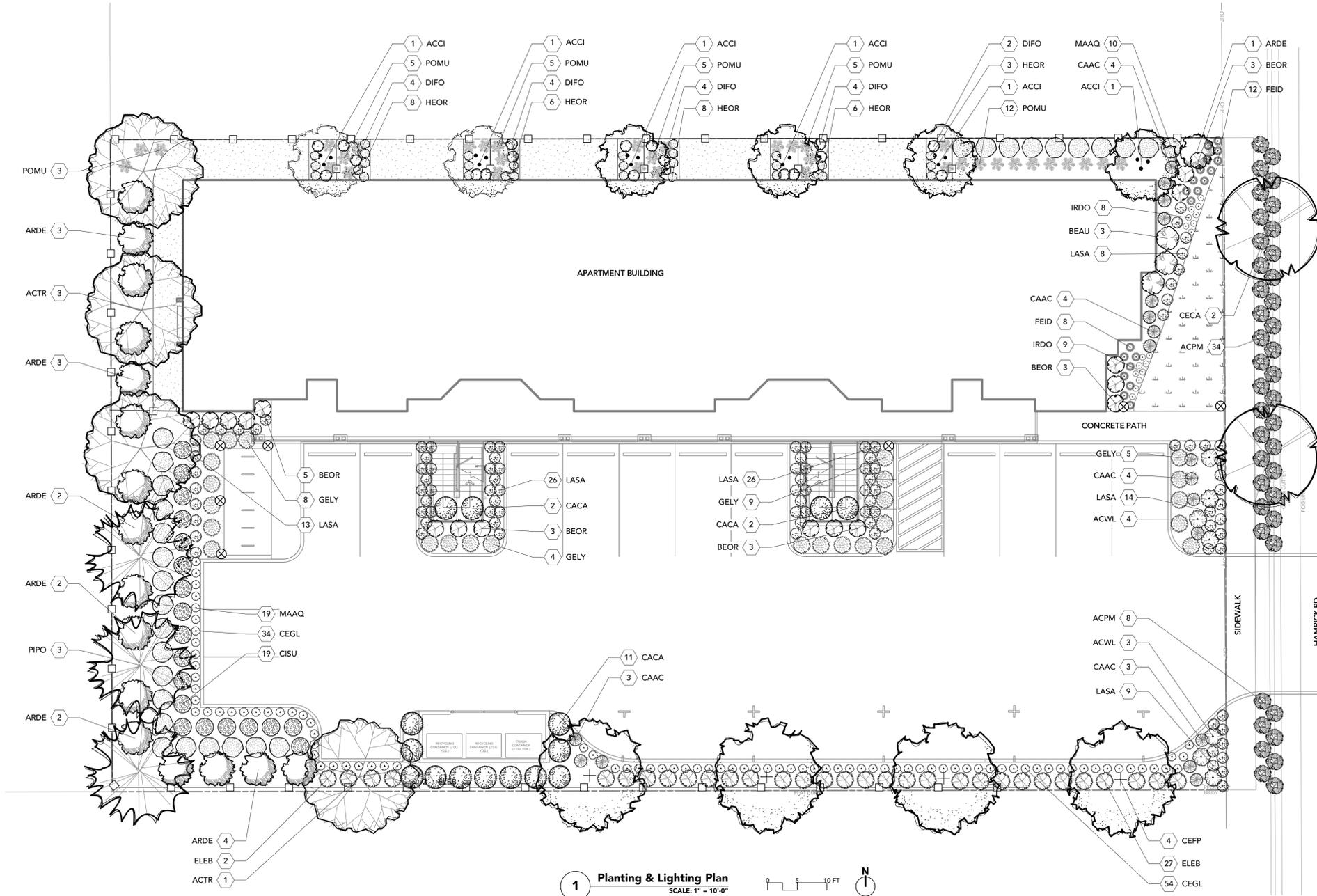
PLANNING PERMIT SET

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1 Planting & Lighting Plan
SCALE: 1" = 10'-0"
0 5 10 FT

Symbol	Manufacturer	Path Light	Wattage	Mounting	Riser Height	Finish	Qty.
⊗	FX Luminaire	DML EDTA - AT + G - ZD - 1LED - 12RA - AT	2.0W/2.4VA	Long Slot Spike Mount (included)	12RA	AT Antique Tumbled	7

PLANT SCHEDULE						
	ID	Latin Name	Common Name	Qty	Size	Spacing
Trees						
⊙	ACCI	<i>Acer circinatum</i>	Vine Maple	6	6' Ht. Mn.	Per Plan
⊙	ACTR	<i>Acer truncatum</i>	Shantung Maple	4	1.5" Cal.	Per Plan
⊙	CECA	<i>Cercis canadensis</i>	Eastern Redbud	2	2" Cal.	Per Plan
⊙	CEFP	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	4	1.5" Cal.	Per Plan
Evergreen						
⊙	PIPO	<i>Pinus ponderosa</i>	Ponderosa Pine	3	6' Ht. Mn.	Per Plan
Shrubs						
⊙	ARDE	<i>Arctostaphylos densiflora</i> "Howard McMinn"	Howard McMinn Manzanita	17	5 Gal.	Per Plan
⊙	ACWL	<i>Arctostaphylos 'White Lanterns'</i>	White Lanterns Manzanita	7	5 Gal.	Per Plan
⊙	BEAU	<i>Berberis thunbergii 'Aurea'</i>	Golden Japanese Barberry	3	5 Gal.	Per Plan
⊙	BEOR	<i>Berberis thunbergii 'Orange Rocket'</i>	Orange Rocket Japanese Barberry	17	2 Gal.	Per Plan
⊙	CACA	<i>Carpenteria californica 'Elizabeth'</i>	Elizabeth Bush Anemone	15	5 Gal.	Per Plan
⊙	CISU	<i>Cistus x 'Sunset'</i>	Sunset Rock Rose	19	2 Gal.	48" O.C.
⊙	ELEB	<i>Elaeagnus x ebbingei 'Gilt Edge'</i>	Gilt Edge Silverberry	31	2 Gal.	42" O.C.
⊙	MAAQ	<i>Mahonia aquifolium</i>	Oregon Grape Holly	29	2 Gal.	48" O.C.
⊙	POMU	<i>Polystichum munitum</i>	Sword Fern	35	1 Gal.	Per Plan
Perennials						
⊙	DIFO	<i>Dicentra formosa</i>	Western Bleeding Heart	18	1 Gal.	Per Plan
⊙	HEOR	<i>Helleborus orientalis</i>	Lenten Rose	31	1 Gal.	Per Plan
⊙	LASA	<i>Lavandula stoechas 'Silver Anouk'</i> PP #20,068	Silver Anouk Spanish Lavender	96	1 Gal.	Per Plan
Grasses						
⊙	CAAC	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Foerster's Feather Reed Grass	18	1 Gal.	Per Plan
⊙	FEID	<i>Festuca idahoensis 'siskiyou blue'</i>	Idaho Fescue	20	1 Gal.	24" O.C.
Bulbous Plants						
⊙	IRDO	<i>Iris douglasiana</i>	Douglas Iris	17	1 Gal.	18" O.C.
Groundcover						
⊙	ACPM	<i>Arctostaphylos x 'Pacific Mist'</i>	"Pacific Mist" Kinnikinnick	42	1 Gal.	36" O.C.
⊙	CEGL	<i>Ceanothus gloriosus</i>	Pt. Reyes Ceanothus	88	4" Pot	18" O.C.
⊙	GELY	<i>Genista lydia</i>	Lydia Broom	26	1 Gal.	Per Plan
Seed						
⊙			Drought Tolerant Grass/Wildflower Mix	345 S.F.	Seed	1 lbs. seed per 1000 S.F.
⊙			Sunmark Xeriscape Ecolawn Mix			

PLANTING NOTES:

- PLANTING AREAS TO BE SUFFICIENTLY GRUBBED CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER BEFORE BEGINNING ANY LANDSCAPE WORK.
- THE OWNER WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION.
- PROVIDE ROOT BARRIER AROUND ALL TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, UTILITY DUCTS AND OTHER APPURTENANCES.
- MAKE MINOR ADJUSTMENTS IN PLANT SPACING AS NECESSARY TO ACCOMMODATE THE IRRIGATION SYSTEM AS INSTALLED, EXISTING SITE ELEMENTS, AND INSTALLED SITE ELEMENTS.
- PLANTS PLANTED TOO DEEPLY WILL NOT BE ACCEPTED.
- PLANT LIST AND QUANTITIES ARE PROVIDED FOR CONTRACTORS CONVENIENCE. ACTUAL PLANT QUANTITY SHALL BE BASED ON PLANT SYMBOLS ON PLANTING PLAN NOT ON PLANT LIST.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK LATEST EDITION. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS WELL-DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES, SHRUBS AND GROUNDCOVER QUANTITIES, SPECIES, VARIETIES, SIZES AND CONDITIONS TO BE AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.

IRRIGATION NOTES:

- IRRIGATION SYSTEM SHALL BE DESIGN BUILD.
- DRIP IRRIGATION OR WATER EFFICIENT SPRAY IRRIGATION SHALL BE APPLIED FOR AT LEAST THE FIRST 2 YEARS AFTER PLANT INSTALLATION, PARTICULARLY DURING THE DRY SUMMER MONTHS, WHILE PLANTINGS BECOME ESTABLISHED.
- WATERING SHALL BE AT A RATE TO MAINTAIN ALL PLANTINGS IN A HEALTHY THRIVING CONDITION DURING ESTABLISHMENT.

GENERAL LIGHTING NOTES:

- THIS PLAN IS INTENDED FOR CONCEPTUAL LANDSCAPE LIGHTING PURPOSES ONLY. ALL ELECTRICAL WORK SHALL BE DESIGN BUILD. ALL LIGHTING FIXTURES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
- FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
- ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.



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1946

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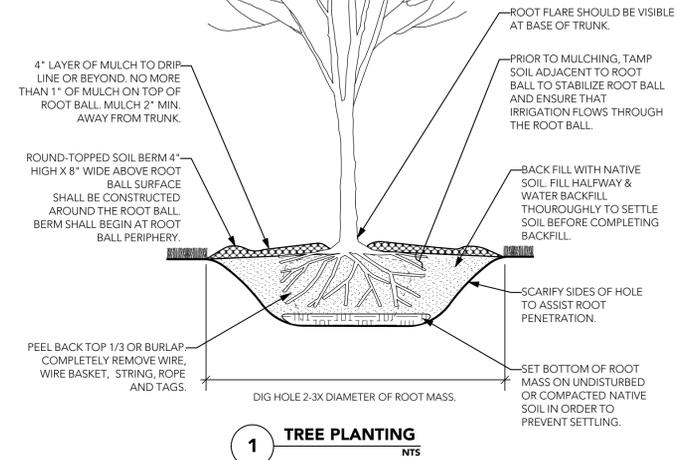
Sheet Title

PLANTING & LIGHTING PLAN

Sheet No.
L1.1

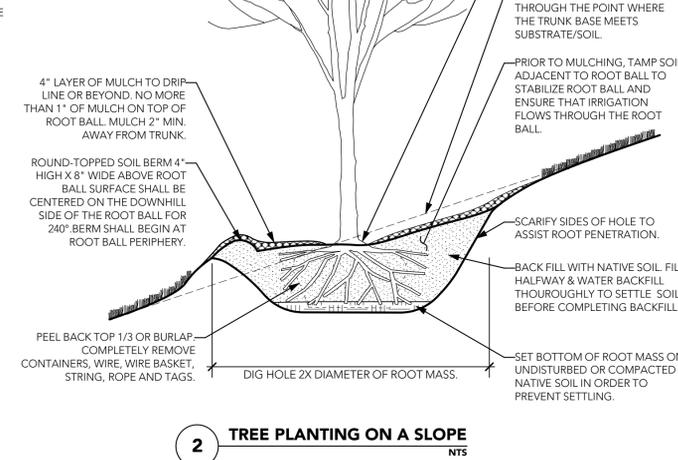
PLANNING PERMIT SET

NOTES:
 1. USE BARE ROOT TREES OR PROVIDE FIRM WELL PROPORTIONED ROOTBALLS. CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
 2. THE 1ST ORDER LATERAL ROOTS ARE TO BE PARTIALLY EXPOSED PRIOR TO DIGGING. DIG TREES SO THAT ROOTBALL RESTS ON NO MORE THAN 1" OF SOIL ABOVE THE 1ST ORDER LATERAL ROOTS.



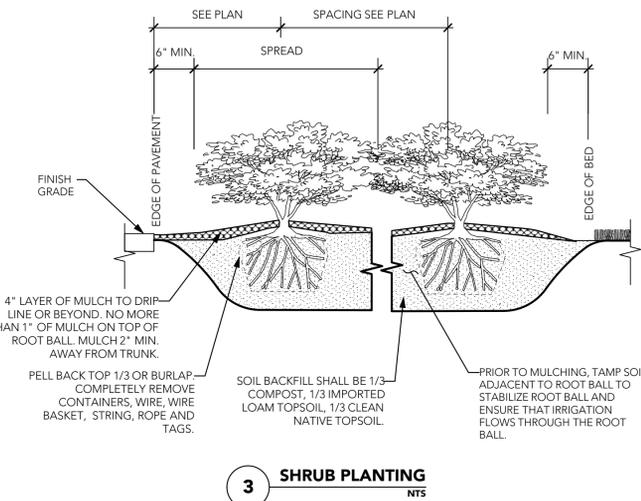
1 TREE PLANTING
NTS

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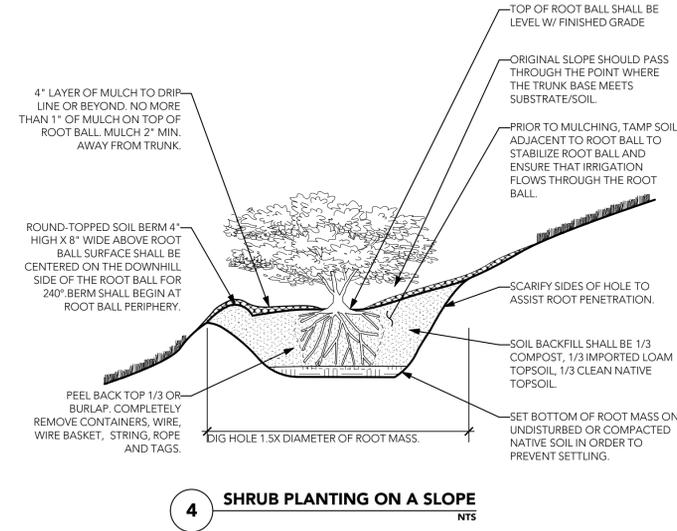
2 TREE PLANTING ON A SLOPE
NTS

NOTES:
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 3. PROVIDE MULCHED CIRCULAR SAUCER FOR INDIVIDUAL PLANTS.
 4. ROOT FLARE SHOULD BE VISIBLE AT BASE.



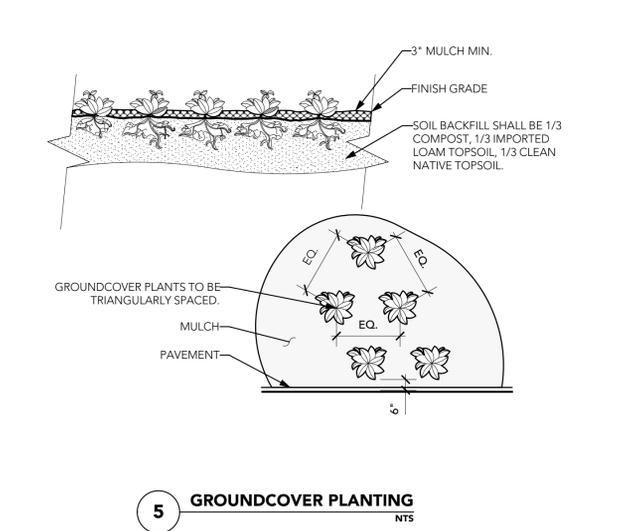
3 SHRUB PLANTING
NTS

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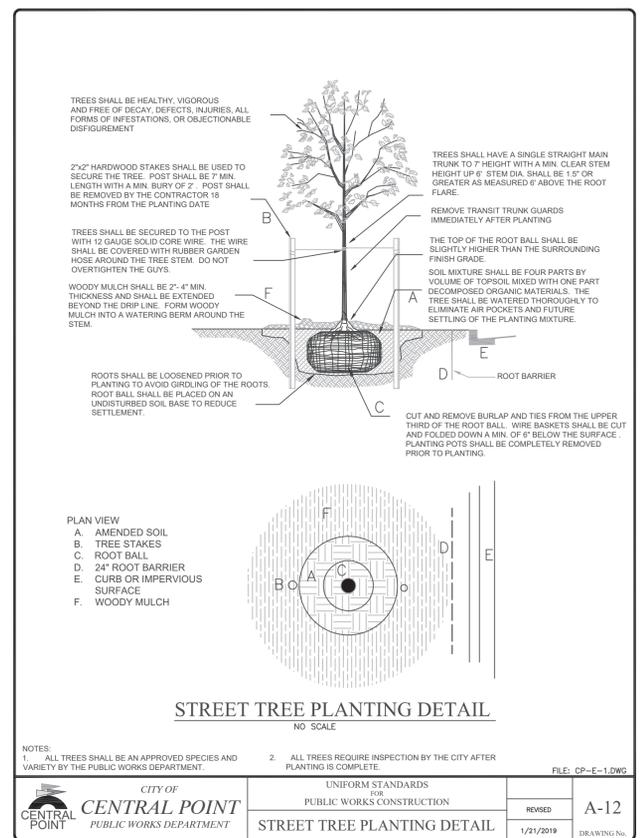


4 SHRUB PLANTING ON A SLOPE
NTS

NOTES:
 1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
 3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



5 GROUNDCOVER PLANTING
NTS



NOTES:
 1. ALL TREES SHALL BE AN APPROVED SPECIES AND VARIETY BY THE PUBLIC WORKS DEPARTMENT.
 2. ALL TREES REQUIRE INSPECTION BY THE CITY AFTER PLANTING IS COMPLETE.

FILE: CP-E-12WG

CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT	UNIFORM STANDARDS OR PUBLIC WORKS CONSTRUCTION	REVISED A-12
STREET TREE PLANTING DETAIL		1/21/2019 DRAWING No.



HAMRICK GARDEN APARTMENTS



Revision No.	Date
Project ID 1946	
Client Name RORY WHITE	
Drawn By JML	
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Sheet Title LANDSCAPE DETAILS	
Sheet No. L2.0	

PLANNING PERMIT SET