Central Point Senior Living

TYPE II REVIEW 12-12-16

1 .G000 West Haskell Perspective

Vicinity Map:

INDEX TYPE II

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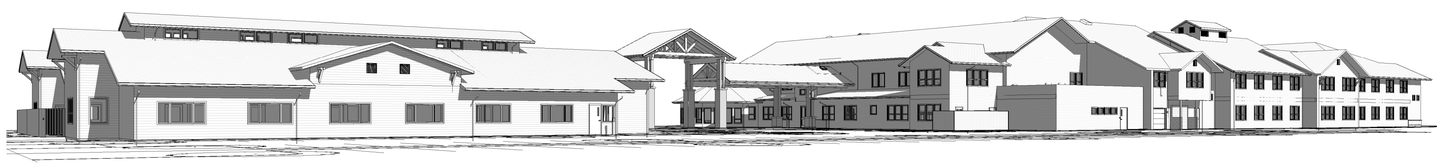

2 .G000 Perspective from Rear Parking

Project Team:

Owner:
PC-Central Point-LLC

Contact: Dan Neal
1361 Pearl Street
Eugene OR 97401
p: 541.484.7311
e: dan@danneal.com

Architect:
Dustrud Architecture, p.c.
Contact: Paul Dustrud, AIA
1699 Pearl Street
Eugene OR 97401
p: 541.338.8544
e: paul@dustrudarchitecture.com

Contractor:
Essex General Construction Inc.
Contact: Jon Texter
4284 West 7th Avenue
Eugene OR 97402
p: 541.342.4509

Landscape Architect:
Dougherty Landscape Architects
Contact: David Dougherty, ASLA
474 Willamette St. Suite 305
Eugene, OR 97401
p: 541.683.5803
e: David@DLAdesign.com

Mechanical Engineering:
Brian Jacoby, P.E., LEED AP
Integ Engineering, LLC
5140 Franklin Blvd. Suite 1
Eugene, OR 97403
541 505-9727 Office
714 501-6723 Cell
e. brian@integengineering.com

Structural Engineer:
Structural Source
Contact: Kevin Wilger
86705 Pine Grove Road
Eugene OR 97402
p: 541.912.3958
e: kevinw@structural-source.com

Civil Engineer:
KPFF Consulting Engineers
Contact: Matthew Keenan, PE, Associate
1201 Oak Street
Eugene OR 97401
p: 541.684.4902
e: matt.keenan@kpffcivil.com

Electrical:
Reynolds Electric Inc.
Contact:Tony Phifer
2175 W 2nd Ave
Eugene, OR 97402
(541) 343-7297
e: tony@reynoldselectric.com

Plumbing:
Brian Jacoby, P.E., LEED AP
Integ Engineering, LLC
5140 Franklin Blvd. Suite 1
Eugene, OR 97403
541 505-9727 Office
714 501-6723 Cell
e. brian@integengineering.com

Fire Sprinklers:
TBD

Fire Alarms:
TBD

OWNER:
PC-Central Point-LLC

REGISTERED ARCHITECT DUSTRUD STATE OF OREGON
DRAFT

Revision Schedule		
No.	Description	Date

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DUSTRUD architecture
1699 Pearl Street
Eugene, Oregon 97401
541.338.8544
dustrudarchitecture.com

The Contractor and the Owner Shall Examine the construction documents for inconsistencies and contact the architect for resolution prior to commencement of the work. The Design contained herein is intellectual property and is not to be used for any other purpose than the project shown without permission from the architect.

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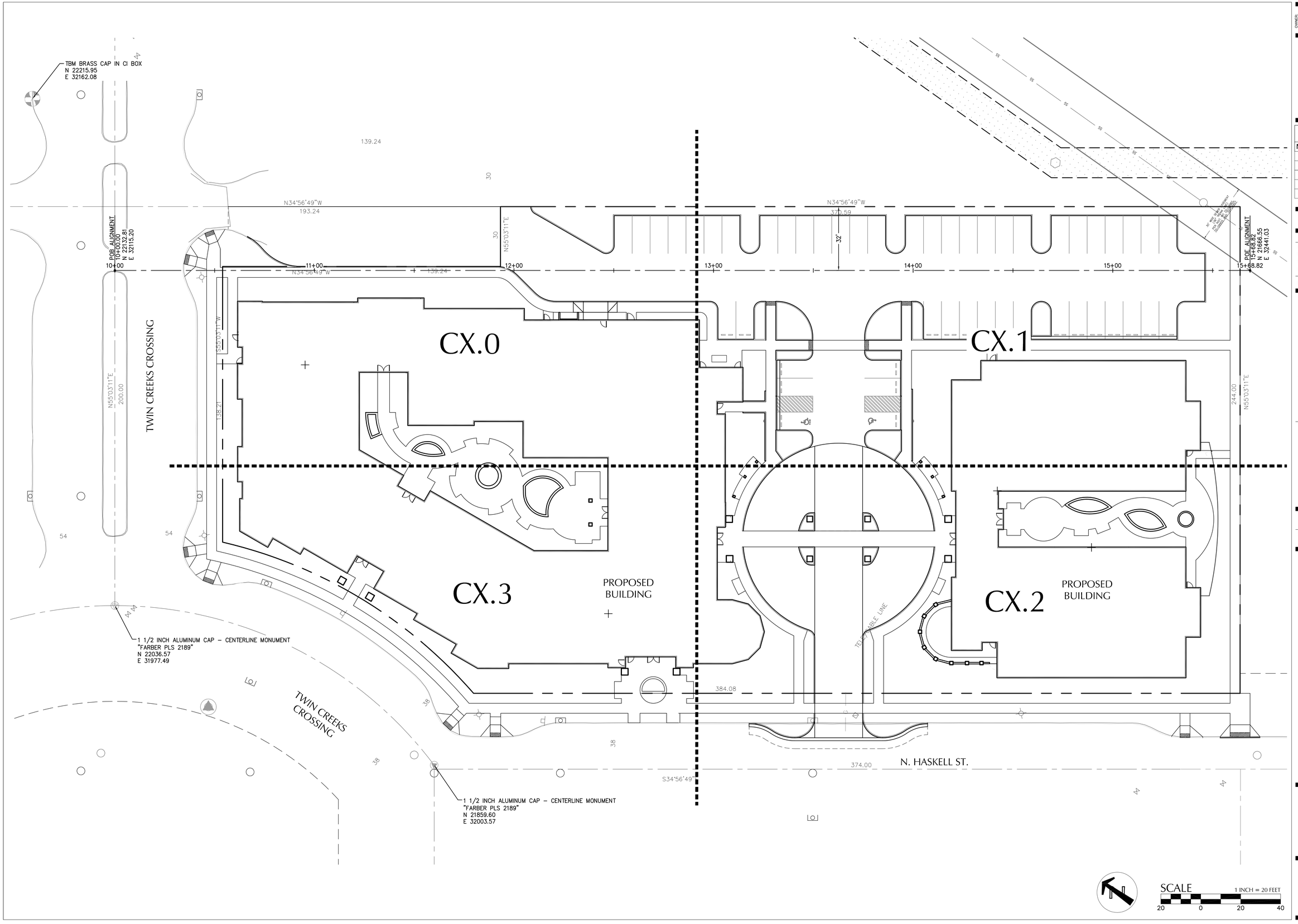
CENTRAL POINT Senior Living
N. Haskell Street, Central Point, Oregon

SHEET TITLE
Cover Sheet - Type II Review

SHEET NO.
.G000



OWNER:

Revision Schedule		
No.	Description	Date
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www.kpff.com

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CHECKED BY: MK

Central Point Senior Housing

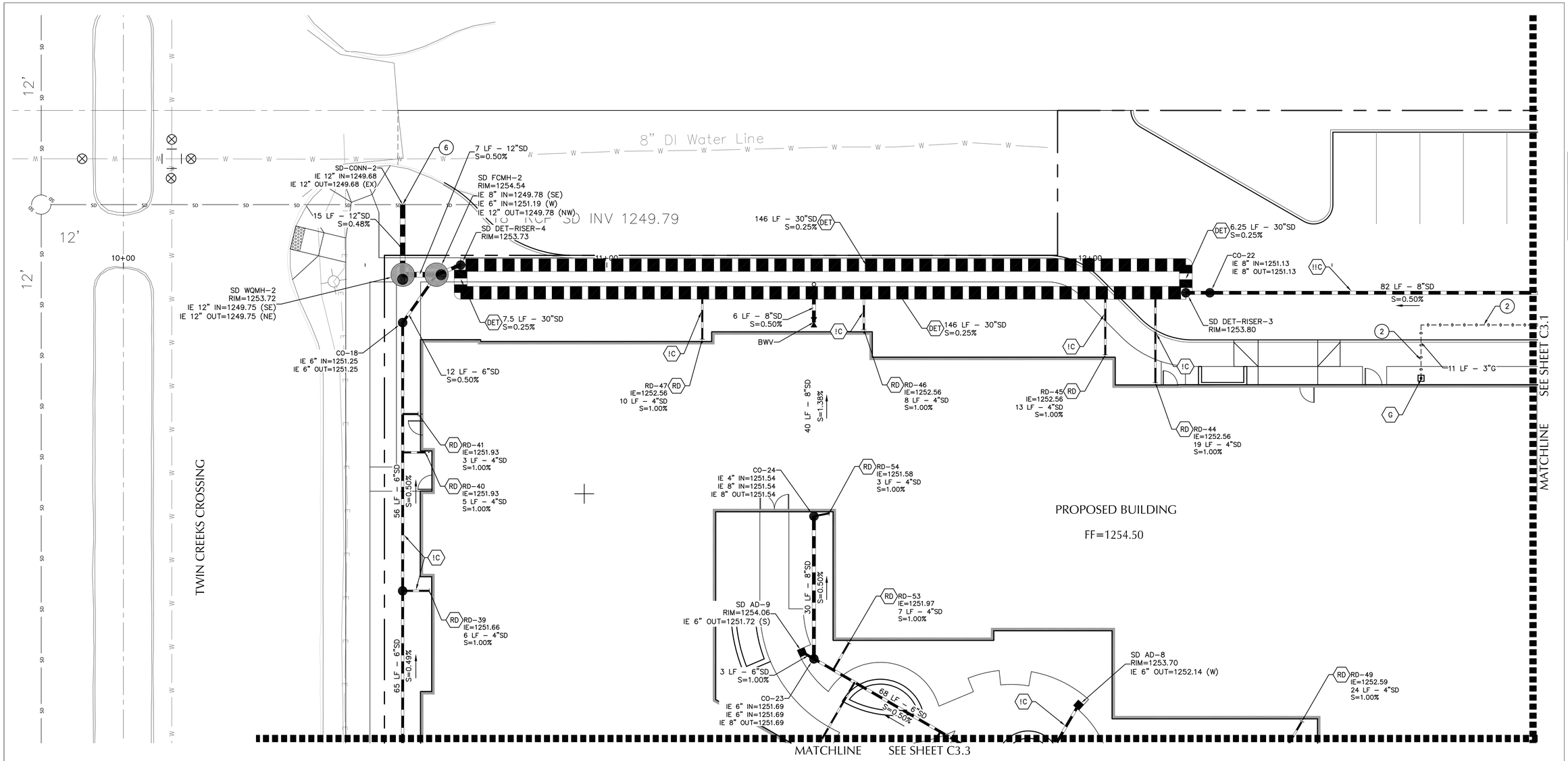
Central Point, OR

SHEET TITLE

SITE CONTROL & KEY PLAN

SHEET NO.

C1.2



SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.2.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE UNLESS NOTED OTHERWISE. CATCH BASINS WILL BE LOCATED AT FACE OF CURB.
3. INSTALL THRUST BLOCK ON FIRE AND WATER LINES PER DETAIL 7/C5.2.

(X) KEY NOTES

1 CONTRACTOR TO CONNECT TO EXISTING WATER STUB AS SHOWN. CONTRACTOR MUST BE APPROVED TO WORK ON CITY OF CENTRAL POINT WATER SYSTEM AND HAVE A BUSINESS LICENSE FROM THE CITY. CONTRACTOR TO INSTALL SERVICE LATERAL TO METER. CITY TO INSTALL METER. CONTRACTOR TO COORDINATE EXACT LOCATION AND SCHEDULE OF INSTALLATION WITH CITY OF CENTRAL POINT. CONTACT GREG GRAVES, CITY OF CENTRAL POINT ENGINEERING TECHNICIAN AND FIELD INSPECTOR AT 541-664-3321.

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3 CONNECT TO EXISTING 12" RCP STORM PIPE. POTHOLE PRIOR TO CONSTRUCTION TO VERIFY EXACT LOCATION AND INVERT. REPORT POTHOLE RESULTS TO ARCHITECTS AND KPFF IMMEDIATELY.

4 CONNECT TO EXISTING MANHOLE

5 CONNECT TO EXISTING CATCH BASIN

6 CONNECT TO EXISTING STORMWATER STUB

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION, G-GAS)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)

XX XX-XX
N=XXXX.XX
E=XXXX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

LOCATION (WHERE APPLICABLE)
STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE

XXLF – XX" XX
S=X.XX%

SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AD	AREA DRAIN	3/C5.1
BEND	BEND, USE FITTING IF APPLICABLE	
BWV	BACKWATER VALVE	5/C5.1
CB	TRAPPED CATCH BASIN	4/C5.1
CO	CLEANOUT TO GRADE	2/C5.1
CONN	CONNECTION	
FCMH	FLOW CONTROL MANHOLE	9/C5.1
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT	
RD	ROOF DRAIN	6/C5.1
SDMH	48" DIA. STORM DRAIN MH	8/C5.1
TEE	TEE CONNECTION	
WYE	WYE CONNECTION	
WQMH	WATER QUALITY MANHOLE	1/C5.2

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- (DET) CONTECH CMP DETENTION SYSTEM. REQUIRED PIPE LENGTHS AND SIZES AS SHOWN. SEE DETAILS 1/5.3 AND 1/5.4
- (G) CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING FOR CONTINUATION.
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- (W) CONNECT TO COLD WATER SYSTEM. REDUCED PRESSURE DEVICE LOCATED INSIDE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- (!!) UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.
- (!C) PIPE COVER < 2'. USE HDPE ASTM F-714 OR AWWA C906(DR 21), PVC AWWA C900/C905, OR DI (DR 21).
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SCALE 1 INCH = 10 FEET
10 0 10 20

OWNER:

REGISTERED PROFESSIONAL ENGINEER
OREGON
MATTHEW M. KEENAN
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRATION DATE: 6/30/17

Revision Schedule		
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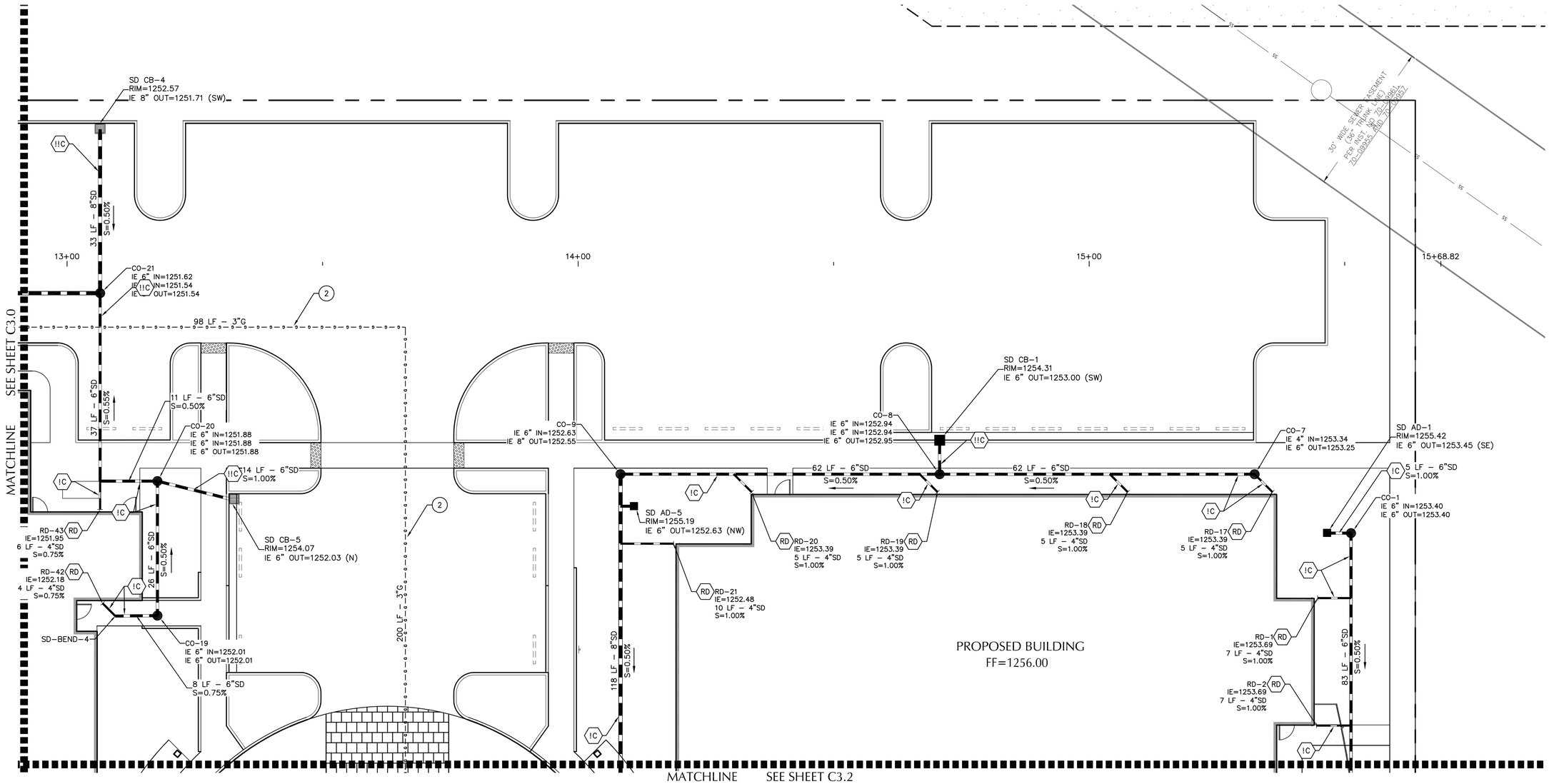
Central Point Senior Housing

Central Point, OR

SHEET TITLE
UTILITY PLAN

SHEET NO.
C3.0



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E=XXXX.XX — LOCATION (WHERE APPLICABLE)
RIM=
IE IN = XX.X
IE OUT = XX.X — STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
XXLF - XX" XX — UTILITY TYPE
S=X.XX% — SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

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OREGON
MATTHEW M. KEENAN
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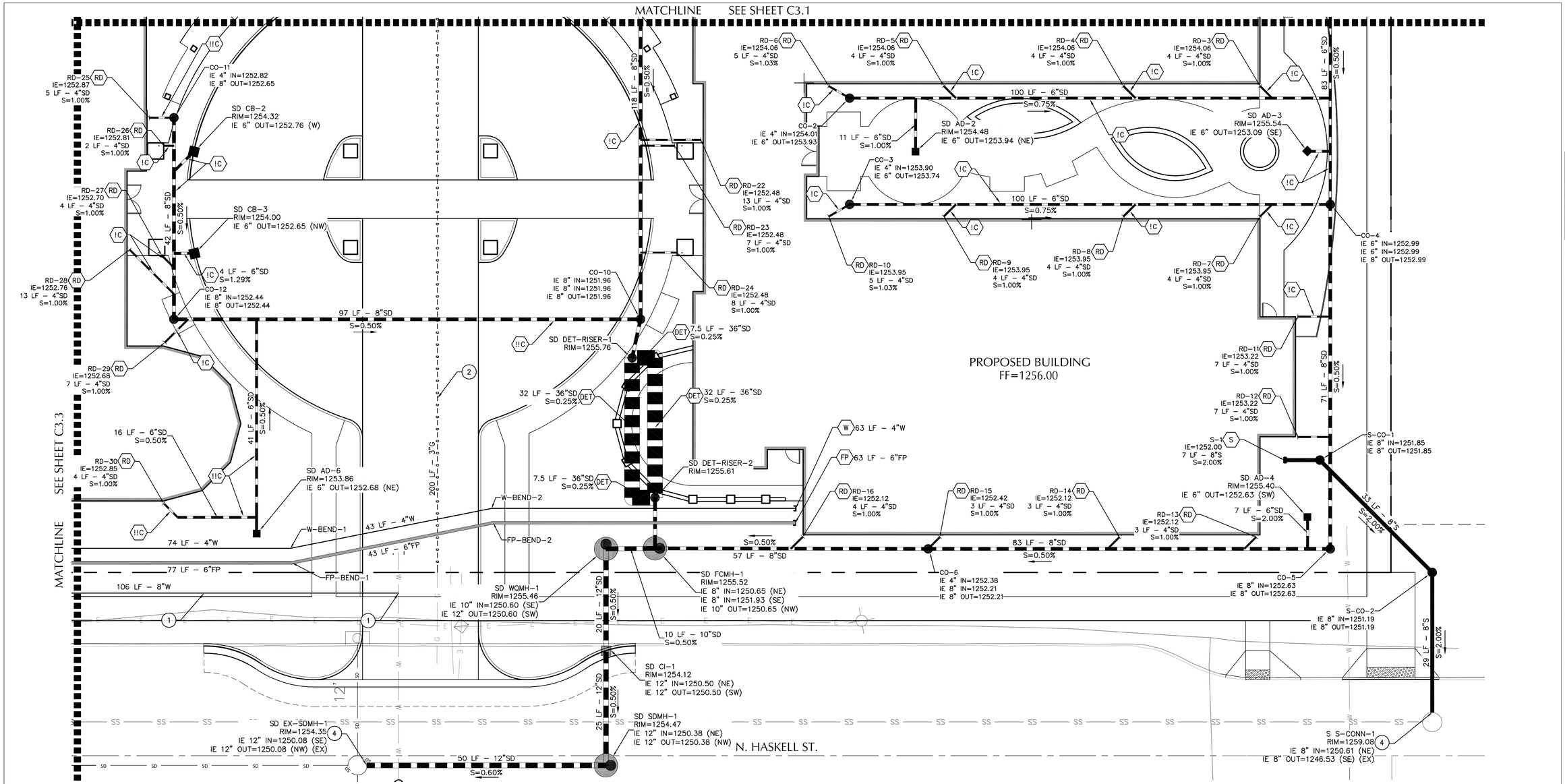
Central Point Senior Housing

Central Point, OR

SHEET TITLE
UTILITY PLAN

SHEET NO.
C3.1



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STRUCTURE INFO (WHERE APPLICABLE)

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UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE

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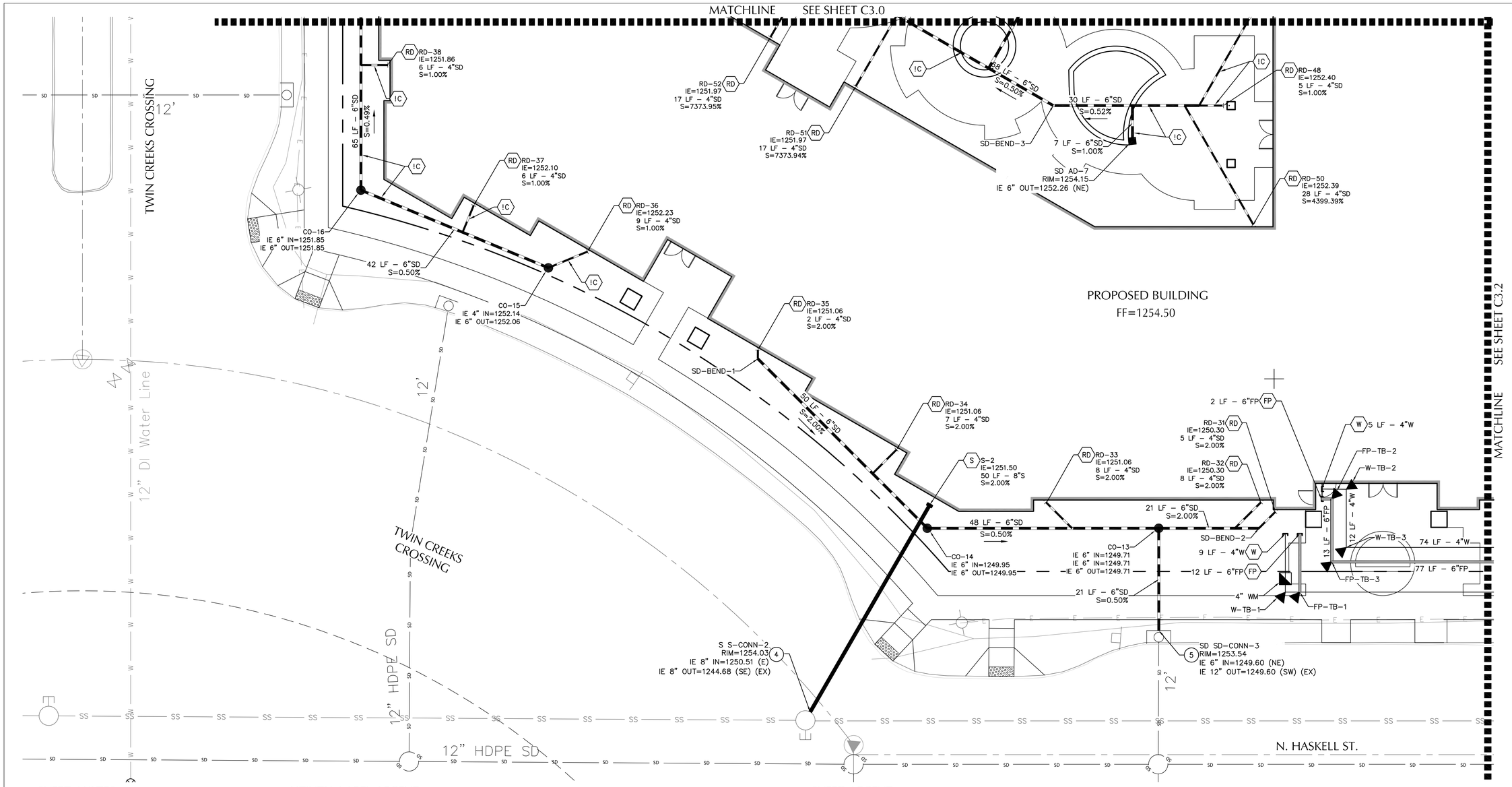
SHEET NO.
C3.2



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Pricing	12/12/2016
Permit	-
Construction	-
Revision	-
Misc.	-

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Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

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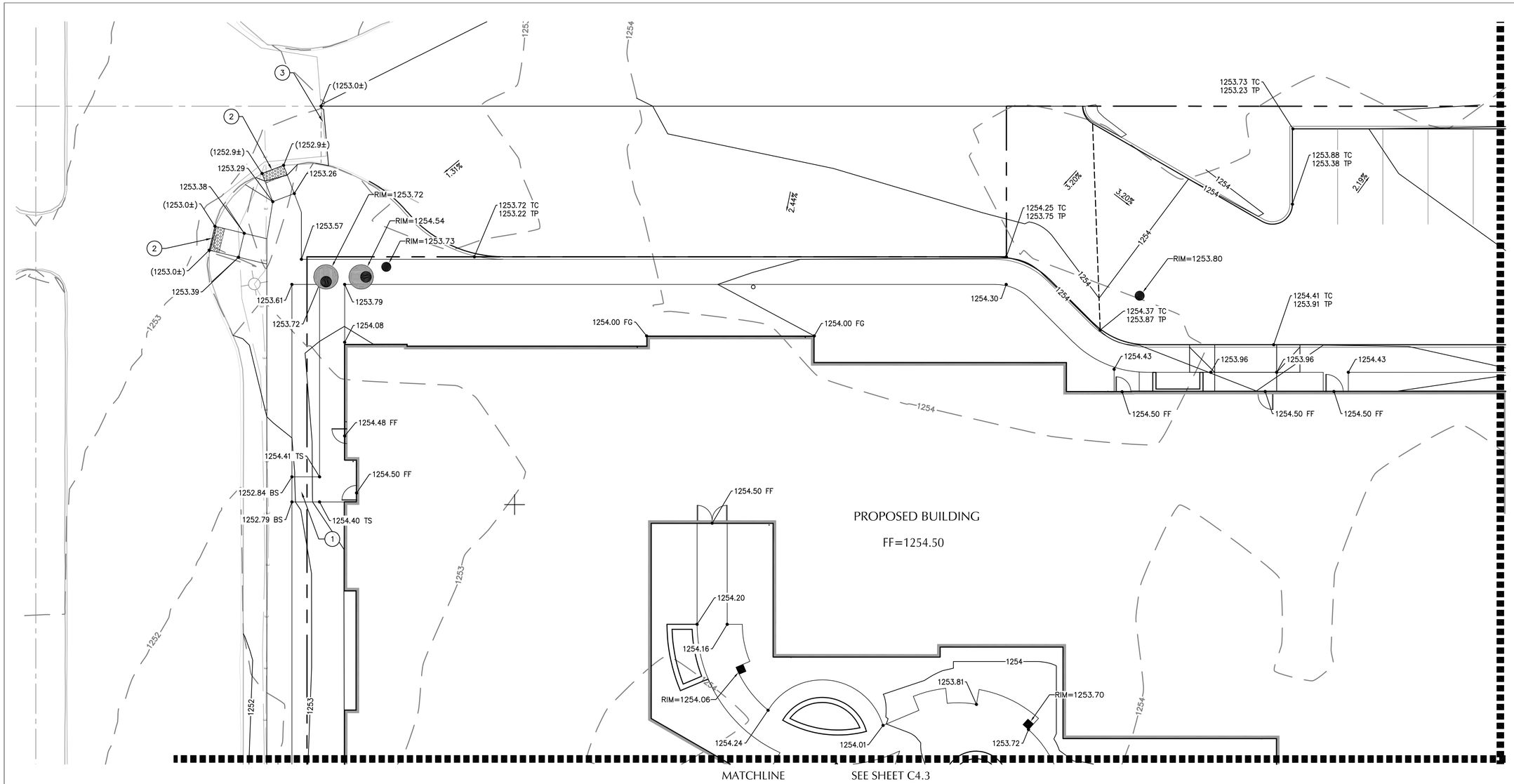
CHECKED BY: MK

Central Point Senior Housing

Central Point, OR

SHEET TITLE
UTILITY PLAN

SHEET NO.
C3.3



SHEET NOTES

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2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
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5. BLDG PORCH/PATIO CONCRETE PAD. TYP. GRADING IS: TOP OF CONCRETE OUTSIDE DOOR = FF ELEV. MINUS 0.02' SLOPE PORCH/PATIO 2.0% AWAY FROM BLDG (SEE ARCH. PLANS).

(X) KEY NOTES

1. INSTALL (3) EQUALLY SIZED RISERS.
2. ALIGN RAMP TO EXISTING CURB CUT. VERIFY GRADES PRIOR TO INSTALLING RAMP.
3. MATCH EXISTING AT EDGE OF PAVEMENT.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION, SHOWN IN () INDICATES EX. ELEV. TO MATCH
XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL

SHEET LEGEND

	GRADE BREAK
49	EX. CONTOUR MINOR
50	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)

SCALE 1 INCH = 10 FEET
10 0 10 20

OWNER:

Revision Schedule

No.	Description	Date
1	--	--
2		
4		
3		
6		

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Central Point Senior Housing

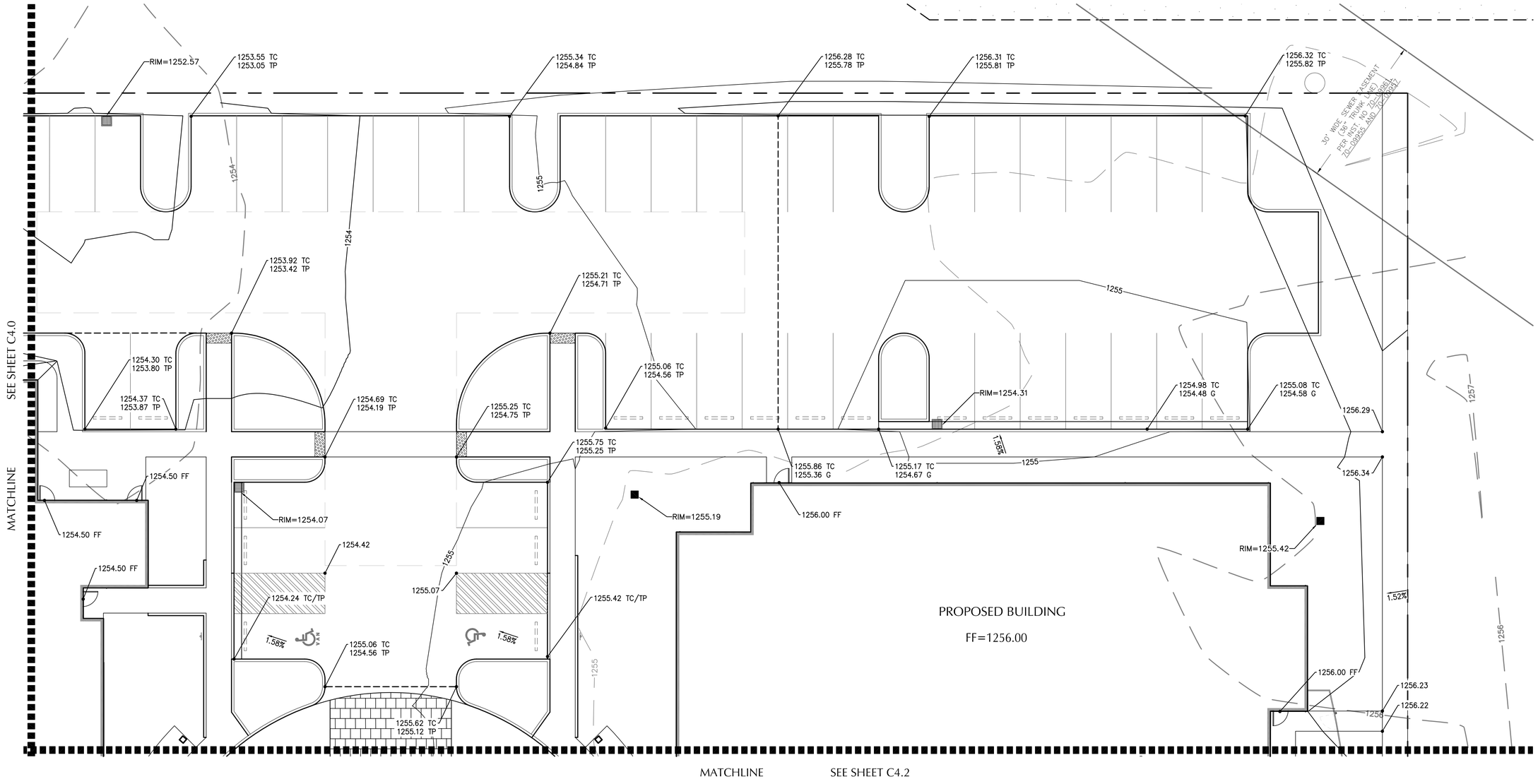
Central Point, OR

SHEET TITLE

GRADING PLAN

SHEET NO.

C4.0



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TW	TOP WALL

SHEET LEGEND

	GRADE BREAK
49	EX. CONTOUR MINOR
50	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)

SCALE 1 INCH = 10 FEET
10 0 10 20

OWNER:

Revision Schedule		
No.	Description	Date
1	--	--
2		
4		
3		
6		

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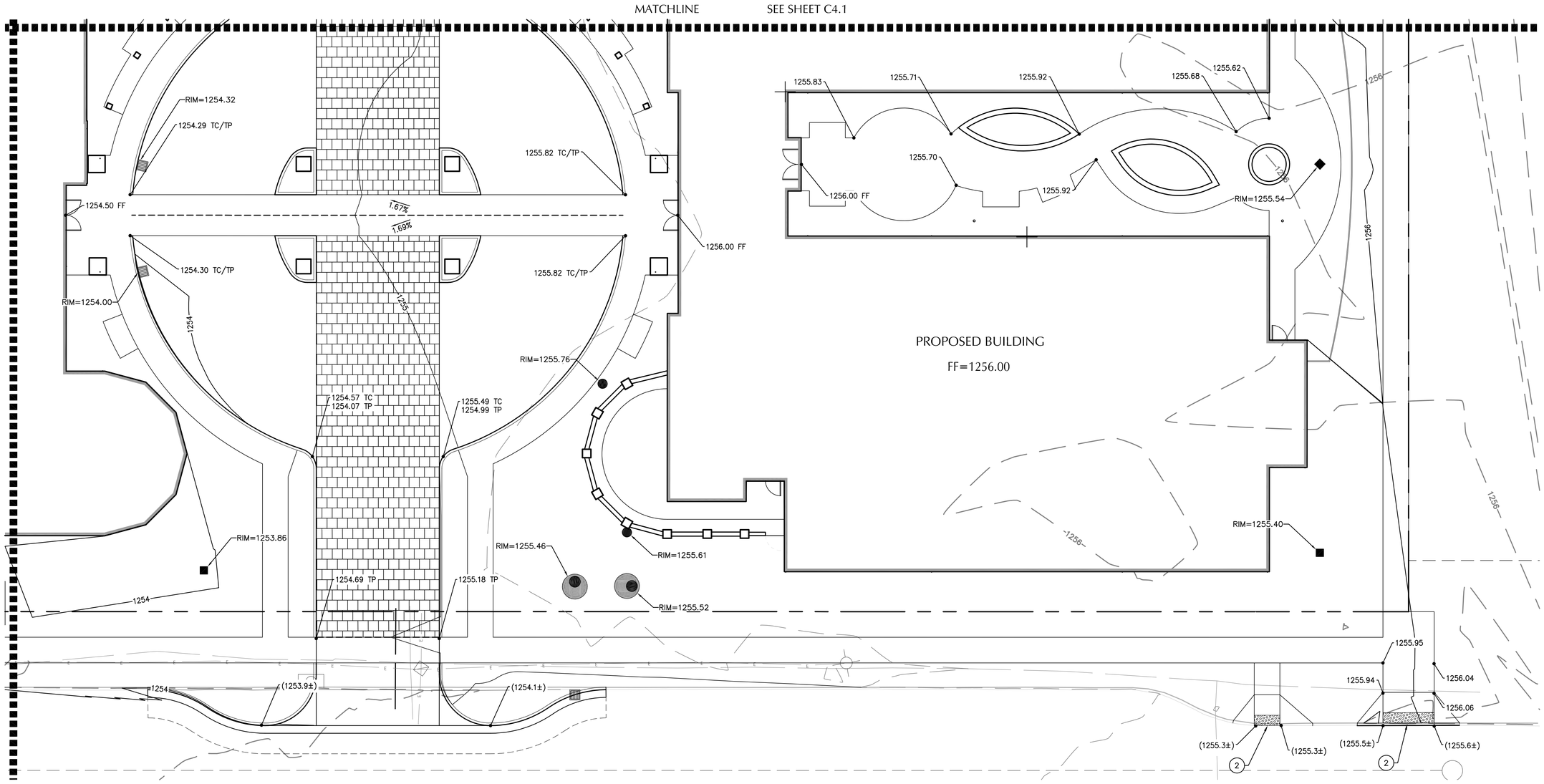
CHECKED BY: MK

Central Point Senior Housing

Central Point, OR

SHEET TITLE
GRADING PLAN

SHEET NO.
C4.1



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X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SPOT ELEVATION, SHOWN IN () INDICATES EX. ELEV. TO MATCH

DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG

XX.XX XX

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SHEET LEGEND

- - - - - - - -	GRADE BREAK
— — 49 — —	EX. CONTOUR MINOR
— — 50 — —	EX. CONTOUR MAJOR
——49——	CONTOUR MINOR (FG)
——50——	CONTOUR MAJOR (FG)

SCALE 1 INCH = 10 FEET

10 0 10 20

OWNER:

Revision Schedule		
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Central Point Senior Housing

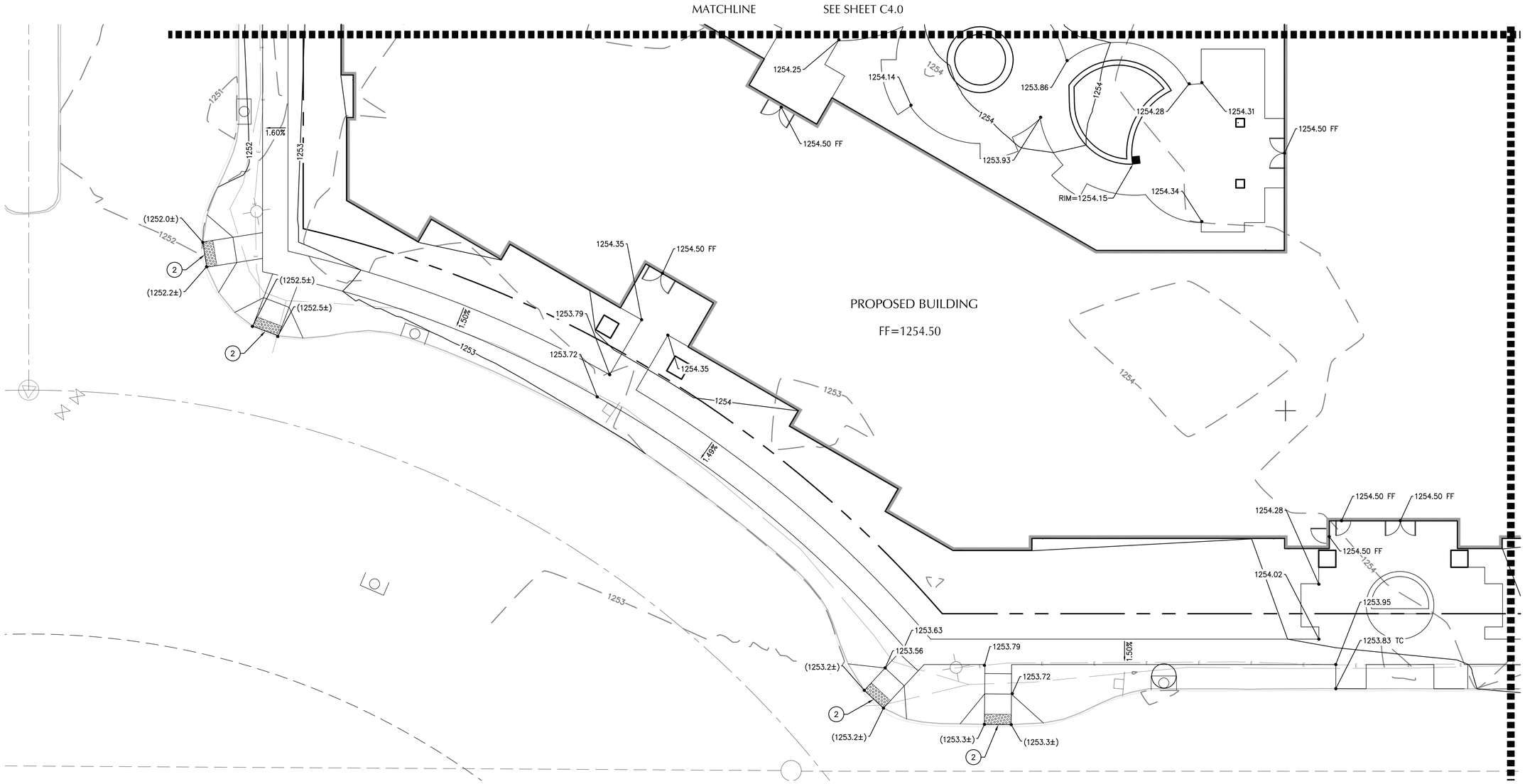
Central Point, OR

SHEET TITLE

GRADING PLAN

SHEET NO.

C4.2



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	GRADE BREAK
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50	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)

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OWNER:

Revision Schedule		
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2		
4		
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Central Point Senior Housing

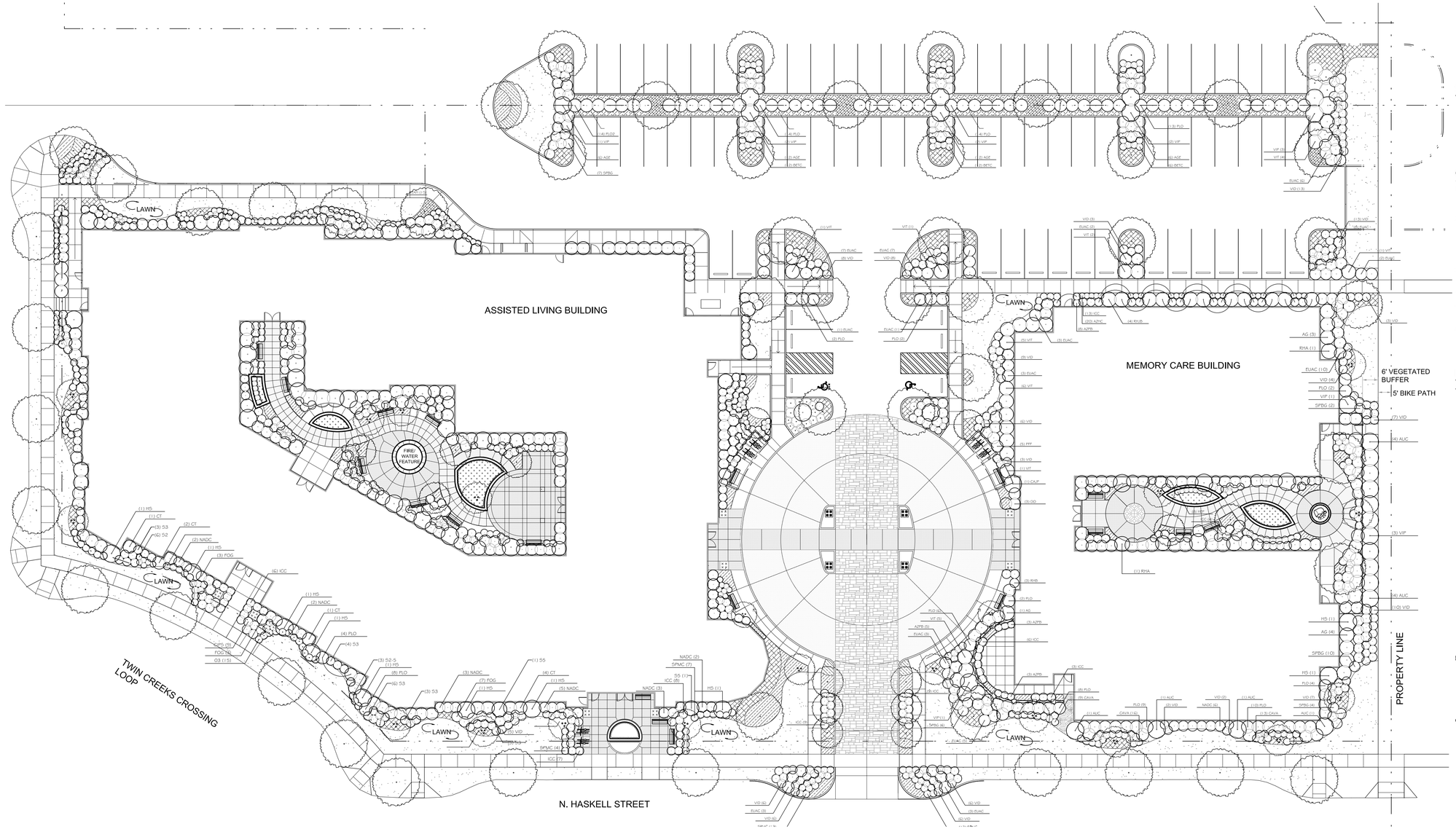
Central Point, OR

SHEET TITLE

GRADING PLAN

SHEET NO.

C4.3



SITE PLAN REVIEW NOTE:

THIS PLAN DEPICTS THE OVERALL DESIGN CHARACTERISTICS PROPOSED FOR THE LANDSCAPE. PROTO-TYPICAL DESIGN IS ILLUSTRATED INCLUDING PLANT SPECIES, SIZE AND LOCATIONS. A COMPLETED PLAN WILL BE SUBMITTED FOR BUILDING PERMIT.

GENERAL NOTES

1. PLANTINGS AS DESIGNED ARE INTENDED TO MEET SPECIFIC REQUIREMENTS, NO SUBSTITUTIONS OR SIZE CHANGES PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
2. NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE FOLLOWING INSPECTIONS - SEE SPECIFICATIONS:
   - PLANT BED AND LAWN SUB BASE / EXCAVATION
   - FINISHED GRADING AT LAWNS AND PLANT BEDS
   - PLANT MATERIAL ON-SITE INSPECTION
   - PLANT MATERIAL LAYOUT REVIEW
3. PLANT LIST QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. VERIFY ACTUAL QUANTITIES ON PLAN.
4. SEE SHEET LA-2 FOR ENLARGEMENTS AND DETAILS.
5. SEE SPECIFICATIONS FOR ADDITIONAL CONTRACT REQUIREMENTS.
6. SEE CIVIL PLANS FOR GRADING DOCUMENTATION.

LANDSCAPE GUIDELINES

A. SOIL PREPARATION

LAWN AREAS

1. FINISHED ELEVATION OF SUB-BASE TO BE 8" MINIMUM BELOW FINISHED GRADE.
2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
3. PLACE 8" MINIMUM OF SANDY LOAM OVER TILLED SUBGRADE. ADD 15-5-10-10 FERTILIZER TO TOPSOIL AT A RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8-10" MINIMUM.
NOTE: NATIVE SOIL MAY BE USED AS SANDY LOAM PROVIDED THAT IT HAS A LOOSE, CRUMBLY COMPOSITION AND IS NOT COMPACTED. SUB-BASE AND TOPSOIL SHOULD BE DRY DURING INSTALLATION AND GRADING TO PREVENT COMPACTION AND FUTURE POOR DRAINAGE CONDITIONS. IF NATIVE SOIL CHARACTERISTICS ARE UNSATISFACTORY, AN APPROVED SANDY LOAM SHOULD BE IMPORTED TO THE SITE.

PLANT BEDS

1. FINISHED ELEVATION OF SUB-BASE TO BE 18" MINIMUM BELOW FINISHED GRADE.
2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
3. PLACE 18" MINIMUM OF TOPSOIL OVER TILLED SUBGRADE. ADD 4" OF ORGANIC MATERIAL AND 15-5-10-10 FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8" MINIMUM.
4. PROVIDE 3" OF SHREDDED FIR BARK MULCH OVER ALL PLANT BEDS.
5. PROVIDED "SPADED EDGE" TO SEPARATE LAWNS AND PLANT BEDS.

B. PLANT MATERIAL

1. PROVIDE ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICATED.
2. PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. PLANT LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

C. IRRIGATION SYSTEM DESCRIPTION

1. AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PLANT BED AREAS.
2. SYSTEM WILL PROVIDE HEAD TO HEAD COVERAGE.
3. SYSTEM WILL PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
4. HEAD LAYOUT WILL MINIMIZE OVERSPRAY ONTO PAVED SURFACES.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
ACG	2	Acer circinatum / Vine Maple	6' ht.	Multi-stem, B&B
BEJ	2	Betula jacquemontii / Jacquemontii Birch	1.75" cal.	Matching, limbed up to approx. 6 ft.
CEC	3	Cercis canadensis / Eastern Redbud	6' ht.	Single stem, B&B, matching, full
CECF	11	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	6' ht.	Single stem, B&B, matching, full
LAIS	18	Lagerstroemia indica 'Seminole' / Seminole Crape Myrtle	5' ht.	Multi-stem, B&B, matching, full

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
AG	10	Abelia x grandiflora / Glossy Abelia	5 gal	Matching, full, staked
AGE	51	Abelia x grandiflora 'Edward Goucher' / Edward Goucher Glossy Abelia	5 gal	Matching, full, staked
AUC	17	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	5 gal	Matching, full
AZHC	20	Azalea x 'Hino Crimson' / Hino Crimson Azalea	2 gal	Matching, full
AZMD	28	Azalea x 'Mother's Day' / Mother's Day Azalea	3 gal	Matching, full
AZPB	45	Azalea x 'Pearl Bradford' / Pearl Bradford Azalea	3 gal	Matching, full
BETG	36	Berberis thunbergii 'Crimson Pygmy' / Dwarf Japanese Barberry	5 gal	Matching, full
CAVA	38	Calluna vulgaris 'Aurea' / Aurea Scotch Heather	1 gal	Matching, full
CAJP	9	Camellia japonica 'Purity' / White Camellia	5 gal	Matching, full
CT	19	Choisya ternata / Mexican Orange	5 gal	Matching, full, staked
CIPS	10	Cistus pulverulentus 'Sunset' / Sunset Rockrose	5 gal	Matching, full
DO	12	Daphne odora / Winter Daphne	3 gal	Matching, full
EUAC	64	Euonymus alatus 'Compactus' / Burning Bush	5 gal	Matching, full
FOG	13	Fothergilla gardenii / Dwarf Fothergilla	3 gal	Matching, full
HEP	14	Hebe x 'Patty's Purple' / Patty's Purple Hebe	3 gal	Matching, full
HS	19	Hibiscus syriacus / Rose Of Sharon	4' ht.	Matching, full
HYR	36	Hydrangea macrophylla 'Cityline Rio' / Rio Dwarf Hydrangea	3 gal	Matching, full
ICC	116	Ilex crenata 'Compacta' / Japanese Holly	5 gal	Matching, full
ICGS	22	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	3 gal	Matching, full
NADC	23	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	3 gal	Matching, full, staked
NADM	2	Nandina domestica 'Moyers Red' / Moyers Red Heavenly Bamboo	5 gal	Matching, full, staked
PFF	31	Pieris japonica 'Forest Flame' / Forest Flame Pieris	5 gal	Matching, full
PLO	126	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal	Matching, full
PLO2	19	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal	Matching, full
RHA	5	Rhododendron x 'Anah Kruche' / Anah Kruche Rhododendron	5 gal	Matching, full
RHB	3	Rhododendron x 'Blue Diamond' / Blue Diamond Rhododendron	3 gal	Matching, full
RHCC	8	Rhododendron x 'Christmas Cheer' / Christmas Cheer Rhododendron	3 gal	Matching, full
RHJB	5	Rhododendron x 'Janet Blair' / Janet Blair Rhododendron	5 gal	Matching, full
RHU	32	Rhododendron x 'Unique' / Unique Rhododendron	5 gal	Matching, full
SPBG	36	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	3 gal	Matching, full
SPMC	68	Spiraea x bumalda 'Magic Carpet' / Magic Carpet Spirea	3 gal	Matching, full
VID	130	Viburnum davidii / David Viburnum	5 gal	Matching, full
VIP	20	Viburnum plicatum tomentosum / Doublefile Viburnum	3' ht.	Matching, full
VIT	30	Viburnum tinus 'Spring Bouquet' / Spring Bouquet Viburnum	5 gal	Matching, full

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
AU	48	Arctostaphylos uva-ursi / Kinnikinnick	1 gal	Matching, full, 24" spacing o.c.
LAM	16	Lavandula angustifolia 'Munstead' / Dwarf English Lavender	1 gal	Matching, full, 24" spacing o.c.
PEAH	87	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	1 gal	Matching, full, 30" spacing o.c.
PLMV	188	Prunus laurocerasus Mount Vernon / Mount Vernon English Laurel	3 gal	Matching, full, 24" spacing o.c.
RFG	72	Rudbeckia fulgida 'Goldstrum' / Goldstrum Black-Eyed Susan	1 gal	Matching, full, 15" spacing o.c.

PLANTING LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- LAWN
- MULCH
- MT. VERNON LAUREL (PLMV) 24" O.C
- RUBUS (RUC) 12" O.C
- PERENNIAL PLANTINGS (SEE SCHEDULE FOR SPACING)
- ANNUAL PLANT AREAS FOR SEASONAL COLOR

0 5 10 20 40 80

SCALE: 1"=20'-0"

NORTH

OWNER: PC-Central Point-LLC

REGISTERED LANDSCAPE ARCHITECT OREGON

Revision Schedule		
No.	Description	Date

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11/30/2016 3:58:21 PM

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DOUGHERTY LANDSCAPE ARCHITECTS

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803
F 541.683.8183

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DRAWN BY:

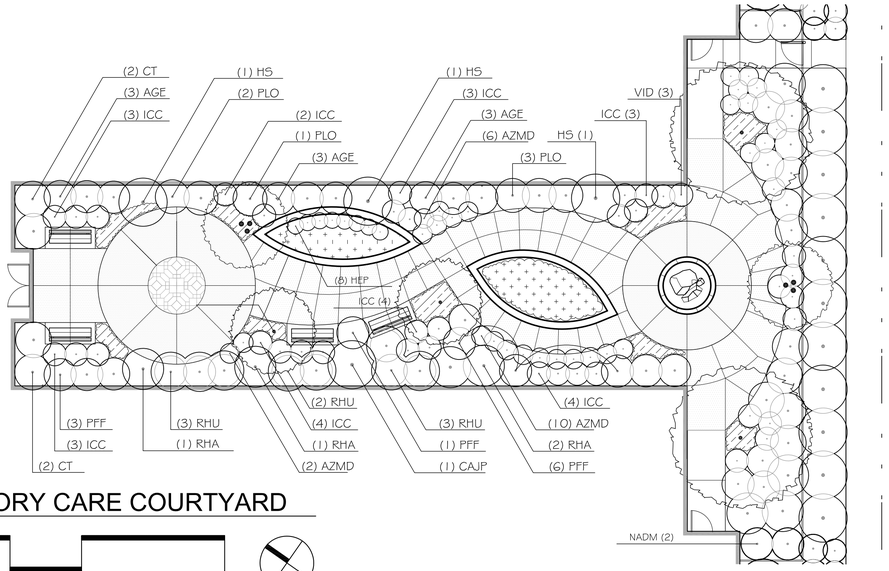
CHECKED BY:

CENTRAL POINT Senior Living

N. Haskell Street, Central Point, Oregon

SHEET TITLE
LANDSCAPE PLANTING

SHEET NO.
LA-1



MEMORY CARE COURTYARD

0 2 5 10 20 40

SCALE: 1" = 10'-0"

NORTH

PLANTING LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- LAWN
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- PERENNIAL PLANTINGS (SEE SCHEDULE FOR SPACING)
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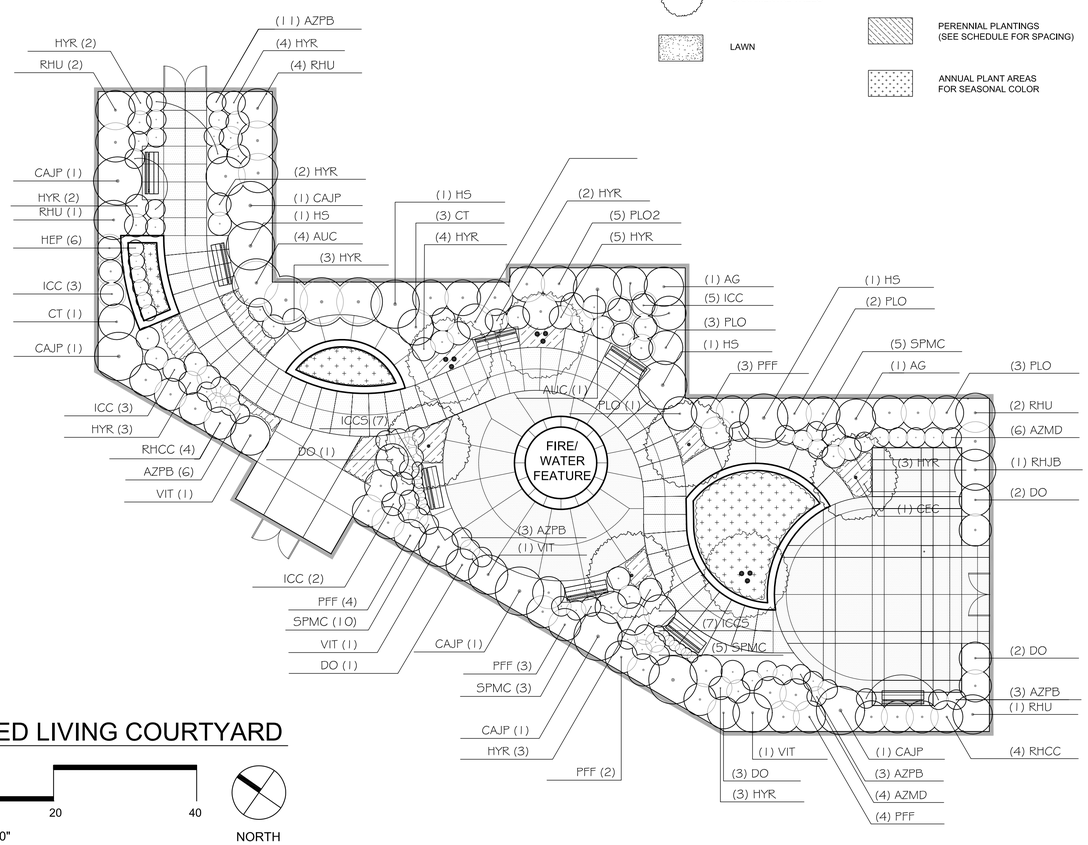
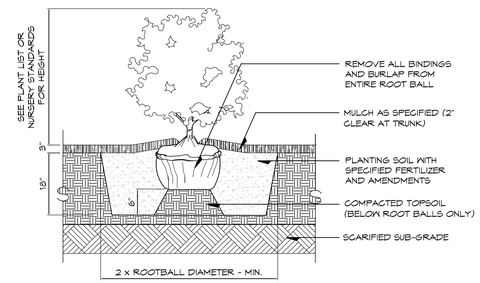


ASSISTED LIVING COURTYARD

0 2 5 10 20 40

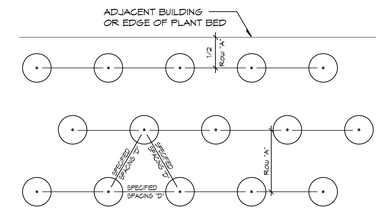
SCALE: 1" = 10'-0"

NORTH



1 / LA-2 TYPICAL SHRUB PLANTING

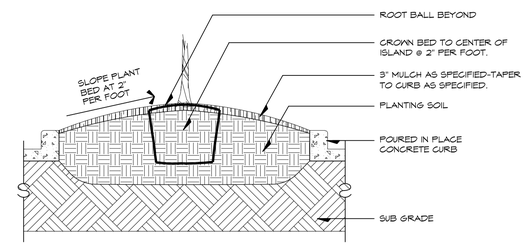
SECTION SCALE: 1/2" = 1'-0"



SPACING "D"	ROW "A"	SPACING "D"	ROW "A"
3" O.C.	2.6"	18" O.C.	15.6"
6" O.C.	5.2"	24" O.C.	20.8"
9" O.C.	7.8"	30" O.C.	26.0"
12" O.C.	10.4"	36" O.C.	30.0"
15" O.C.	13.0"	48" O.C.	41.5"

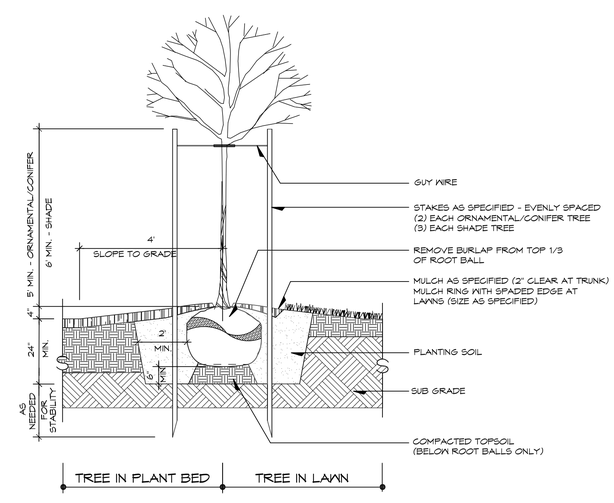
2 / LA-2 GROUNDCOVER SPACING DIAGRAM

PLAN NTS



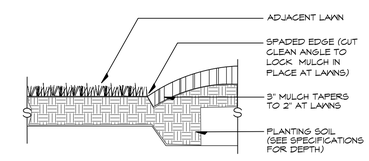
3 / LA-2 NEW MEDIAN

SECTION SCALE: 1/2" = 1'-0"



4 / LA-2 TYPICAL TREE PLANTING

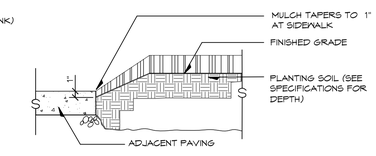
SECTION SCALE: 1/2" = 1'-0"



NOTE: THIS DETAIL IS TYPICAL WHERE LAWN MEETS PLANT BEDS, AND MULCH RINGS AT TREES.

5 / LA-2 PLANT BED EDGE AT LAWNS

SECTION SCALE: 1" = 1'-0"



NOTE: SEE GRADING PLAN FOR PLANT BED SOIL LEVELS.

6 / LA-2 PLANT BED EDGE AT PAVEMENT

SECTION SCALE: 1" = 1'-0"

OWNER: PC-Central Point-LLC

REGISTERED LANDSCAPE ARCHITECT OREGON 289 Richard Dougherty

Revision Schedule		
No.	Description	Date

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ISSUE DATES	
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DOUGHERTY LANDSCAPE ARCHITECTS

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803
F 541.683.8183

The Contractor and the Owner Shall Examine the construction documents for inconsistencies and contact the architect for resolution prior to commencement of the work. The Drawing contained herein is Intellectual property and is not to be used for any other purpose than this project without written permission from the architect.

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CHECKED BY:

CENTRAL POINT Senior Living

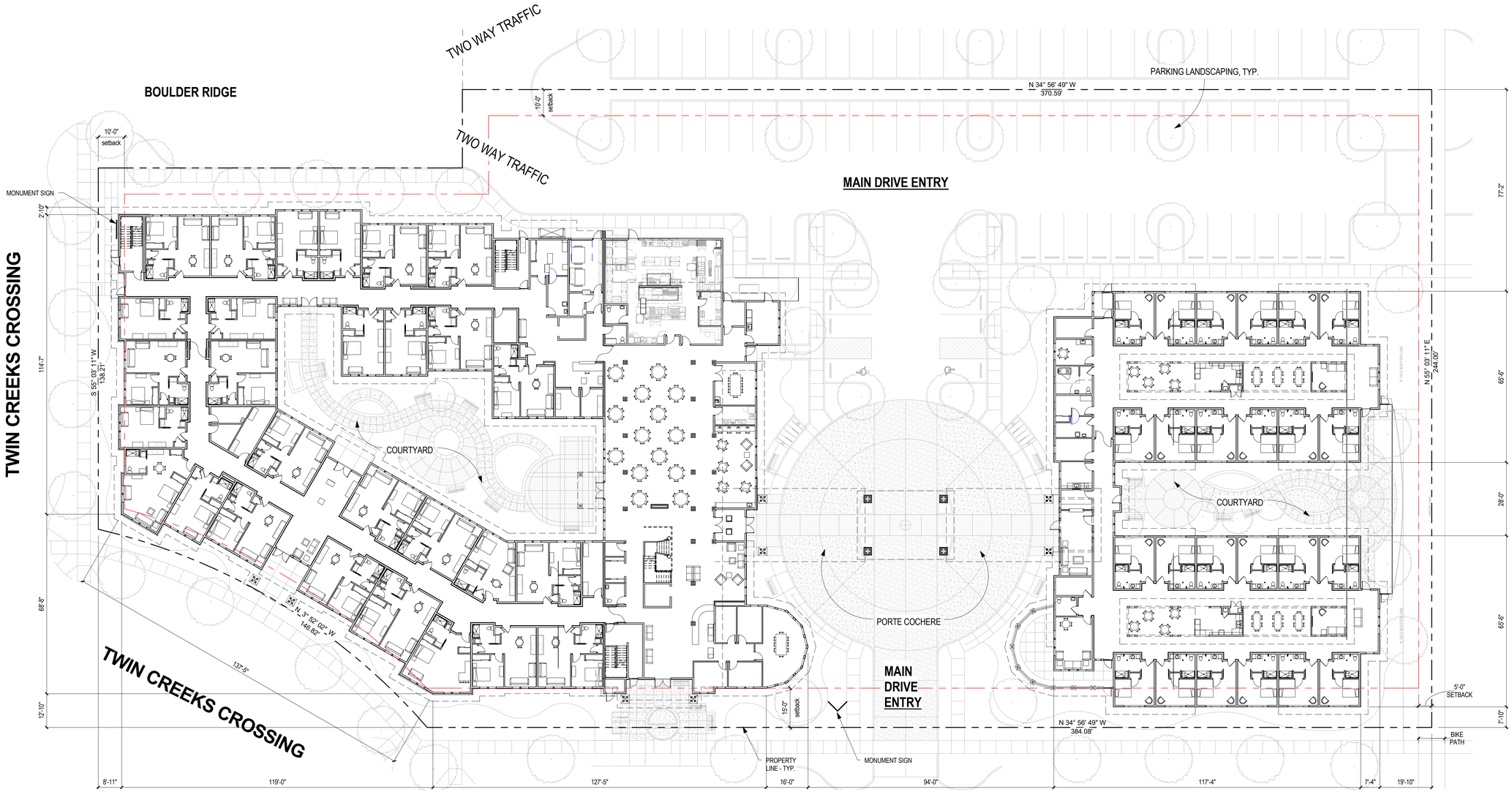
N. Haskell Street, Central Point, Oregon

SHEET TITLE

PLANTING ENLARGEMENTS & DETAILS

SHEET NO.

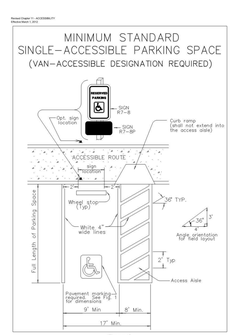
LA-2



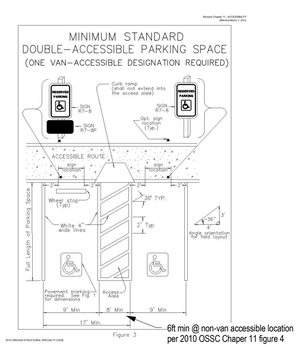
NORTH HASKELL STREET

1 / A100 Site Plan
1" = 20'-0"

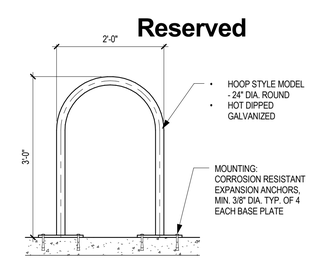
75% calculation at PL
Total PL at streets = 669.11 ft.
Total facades at streets = 496.75 ft.
75% of total PL = 669.11 * 75% = 501.83 ft.



2 / A100 ADA Parking Space Single
12" = 1'-0"



3 / A100 ADA Parking Spaces Double
12" = 1'-0"



4 / A100 Floor Mounted Bike Rack
3/4" = 1'-0"

17.65
Development standards: Table 2
- Density: Units/Per Acre Min 30, Max-N/A (Lot has 2.62 Acres Equals Min 78.6 Units.)
- Setbacks Front (min./max.) 0'/15'
- Corner (min./max.) 0'/10'
- Rear 10'
- Maximum Building Height 60' Measured to the Middle on a Gable and to the top on a flat roof.
- Maximum Lot Coverage (g) 85% Lot coverage refers to all impervious surfaces including buildings and paved surfacing.
- Minimum Landscaped Area (i) 15% Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.

Development standards: Table 3
- Parking Standards - Congregate (Senior) housing: .5 per unit
- Units 84, Spaces 42 min., Accesible: 2/1 Van min.

OWNER: PC-Central Point-LLC

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Revision Schedule		
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DUSTRUD architecture
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dustrudarchitecture.com

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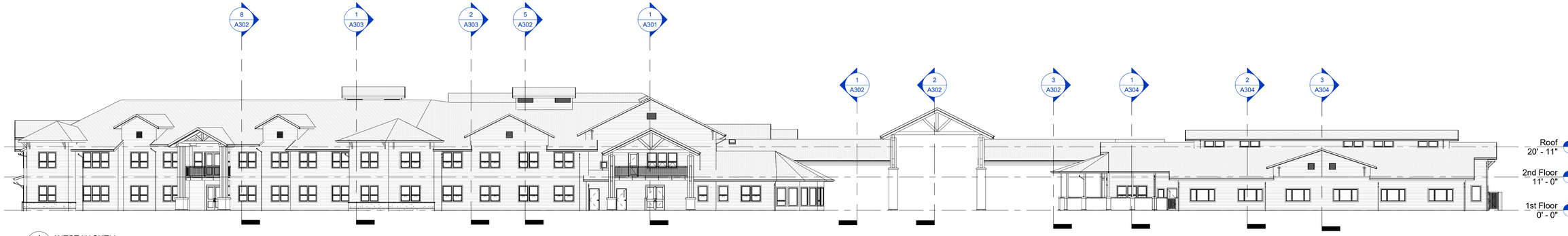
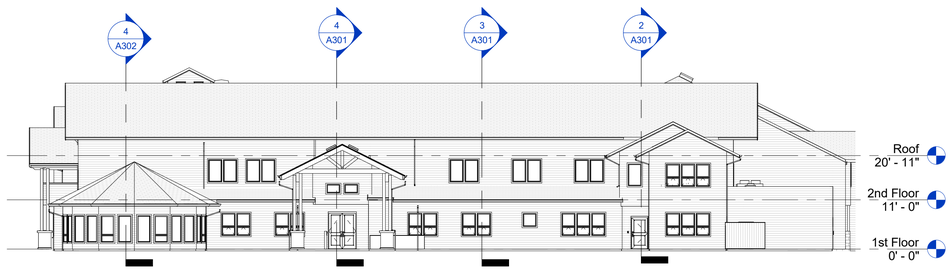
CENTRAL POINT Senior Living
N. Haskell Street, Central Point, Oregon

SHEET TITLE
Site Plan

SHEET NO.
A100

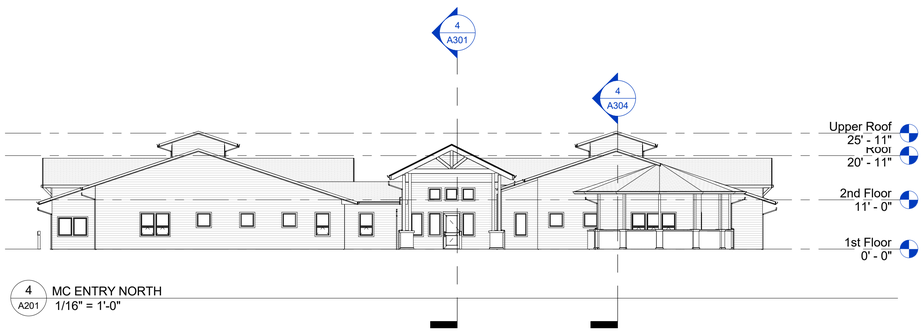


1 A201 WEST HASKELL
1/16" = 1'-0"



2 A201 ALF ENTRY SOUTH
1/16" = 1'-0"

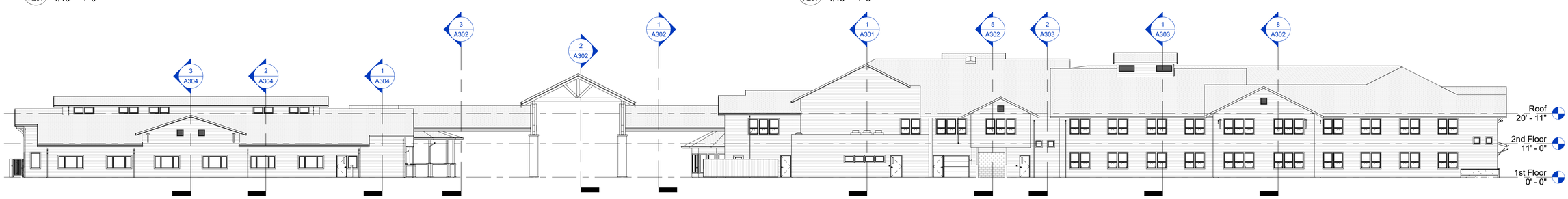
3 A201 ALF ENTRY EAST
1/16" = 1'-0"



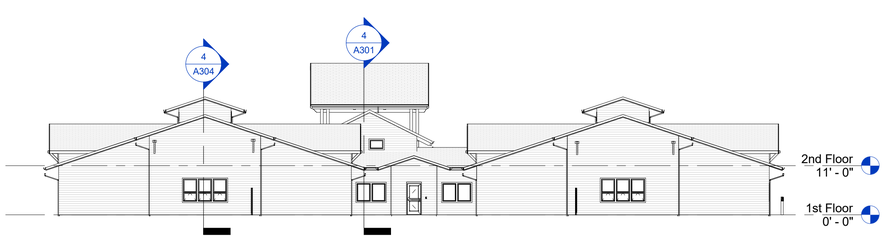
4 A201 MC ENTRY NORTH
1/16" = 1'-0"

5 A201 WEST TWIN CREEKS
1/16" = 1'-0"

6 A201 NORTH TWIN CREEKS
1/16" = 1'-0"



7 A201 EAST - PARKING LOT
1/16" = 1'-0"



8 A201 MC SOUTH
1/16" = 1'-0"

OWNER:
PC-Central Point-LLC

REGISTERED ARCHITECT
DUSTRUD
STATE OF OREGON
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Revision Schedule		
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dustrudarchitecture.com

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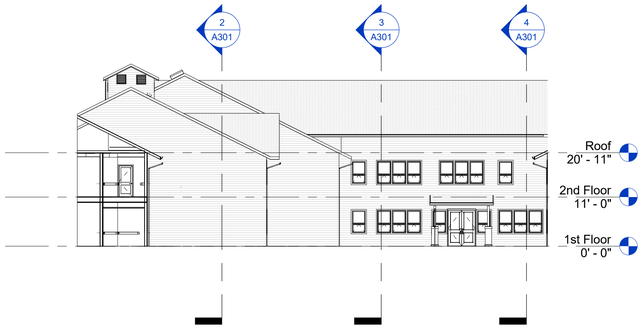
CENTRAL POINT Senior Living

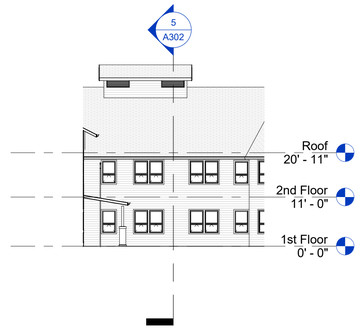
N. Haskell Street, Central Point, Oregon

SHEET TITLE
Exterior Elevations

SHEET NO.
A201

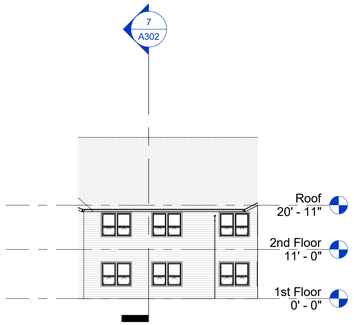


1 A202 ALF CY NORTH
1/16" = 1'-0"

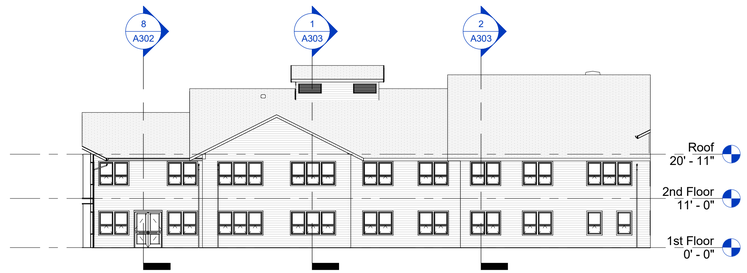


2 A202 ALF CY EAST
1/16" = 1'-0"

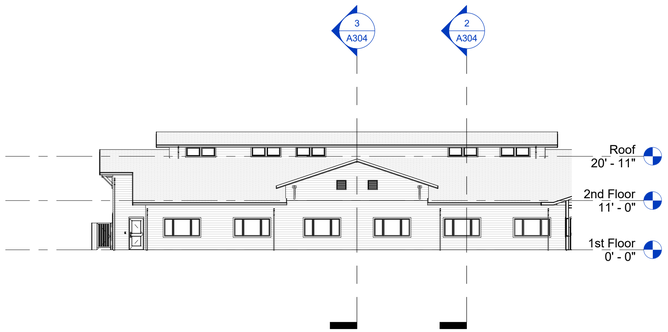
3 A202 ALF CY SOUTHWEST
1/16" = 1'-0"



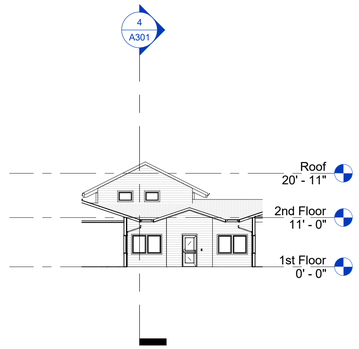
4 A202 ALF CY SOUTH
1/16" = 1'-0"



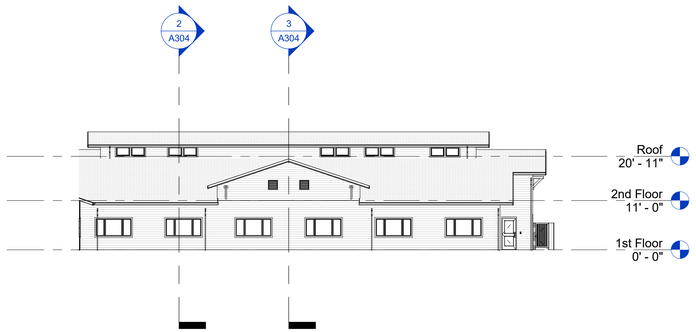
5 A202 ALF CY WEST
1/16" = 1'-0"



6 A202 MC CY EAST
1/16" = 1'-0"



7 A202 MC CY SOUTH
1/16" = 1'-0"



8 A202 MC CY WEST
1/16" = 1'-0"

OWNER:
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Revision Schedule		
No.	Description	Date

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CENTRAL POINT Senior Living

N. Haskell Street, Central Point, Oregon

SHEET TITLE
Exterior Elevations

SHEET NO.
A202