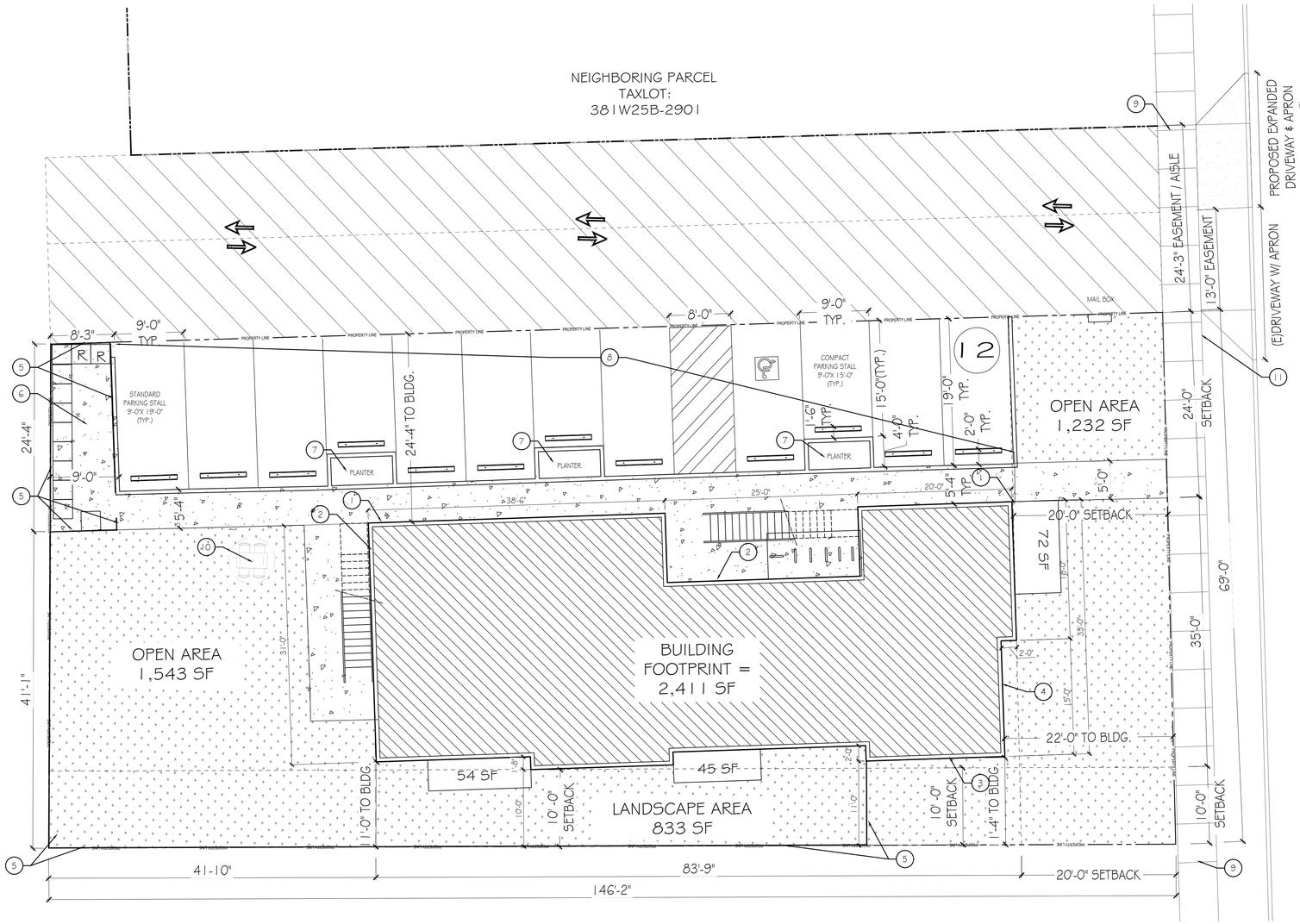
SITE KEY NOTES

1. EXTERIOR / YARD LIGHTS - LED WALL MOUNTED
2. ENTRY LIGHTS - LED WALL MOUNTED
3. ELECTRIC METER
4. UTILITY METER
5. WOODEN FENCE 6 FT. TALL, (TYP.)
6. TRASH BIN / RECYCLE AREA - SCREENED W/ 6 FT. FENCE
7. TREE PLANTER @ COMPACT CAR SPACE - 4'X9' REFER TO LANDSCAPE PLAN
8. PARKING LOT - PERVIOUS ASPHALT ONLY (TYP.)
9. (E)SIDEWALK - TO REMAIN (TYP.)
10. PICNIC TABLE & CHAIRS W/ UMBRELLA OVERHEAD
11. (E)RVTD BUS STOP TO REMAIN



SITE PLAN - OPTION B

SCALE : 1/8" = 1'-0"

PROJECT DATA

ADDRESS:	461 ARNOS ST, TALENT, OR-97540
ZONING:	MFR- HIGH DENSITY (RM-22)
LOT SIZE:	0.22 AC (9,583 SF)
LOT COVERAGE:	2,638 SF (27.6% OF LOT AREA)
HEIGHT:	3 STORY MAX. OR 40 FEET (TMC: 18.40.070 D)
SETBACK:	FRONT YARD- 20 FEET FOR DWELLINGS
	SIDE YARDS- 5 FEET FOR 1-2 STORY STRUCTURES PLUS 5 FEET FOR 3-STORY STRUCTURES; TOTAL = 10 FEET
	REAR YARD- 10 FEET
	(PER TMC18.40.060)
PARKING:	1 & 2 BED. DWELLING UNITS - 1 SPACE PER UNIT (TOTAL 11 UNITS) REQ'D: 11, PROVIDED: 12 INCLD. ACC. (PER TMC 18.110.060-1)
LANDSCAPE:	PER TMC 18.105.020
	RESIDENTIAL ZONES: 20% OF LOT MIN. (REQUIRED 1,917 SF)
	PROVIDED: 38.0% OF LOT AREA (3,716 SF)
BICYCLE PARKING FACILITY:	
	PER TMC 18.110.100 A #1 PROVIDE AT LEAST 1 SHELTERED BICYCLE PARKING SPACE FOR EACH DWELLING UNIT; REQ'D: 11 SPACES, PROVIDED: 12 SPACES
OPEN SPACE:	REQUIRED: 2,750 SF (250 SF PER UNIT X 11 UNITS)
	PROVIDED: 2,775 SF

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

PERMIT

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REGISTERED ARCHITECT
Mark McKechnie
Medford, Oregon
4666
STATE OF OREGON

OREGON ARCHITECTURE INC.
132 W. Main Street, Suite 101
Medford, Oregon 97501
PH. 541 772-4372 | OREGONARCHITECTURE.BIZ

PROJECT DESCRIPTION:
GANGNES APARTMENTS

PROJECT LOCATION:
461 Arnos St., Talent, OR 97540

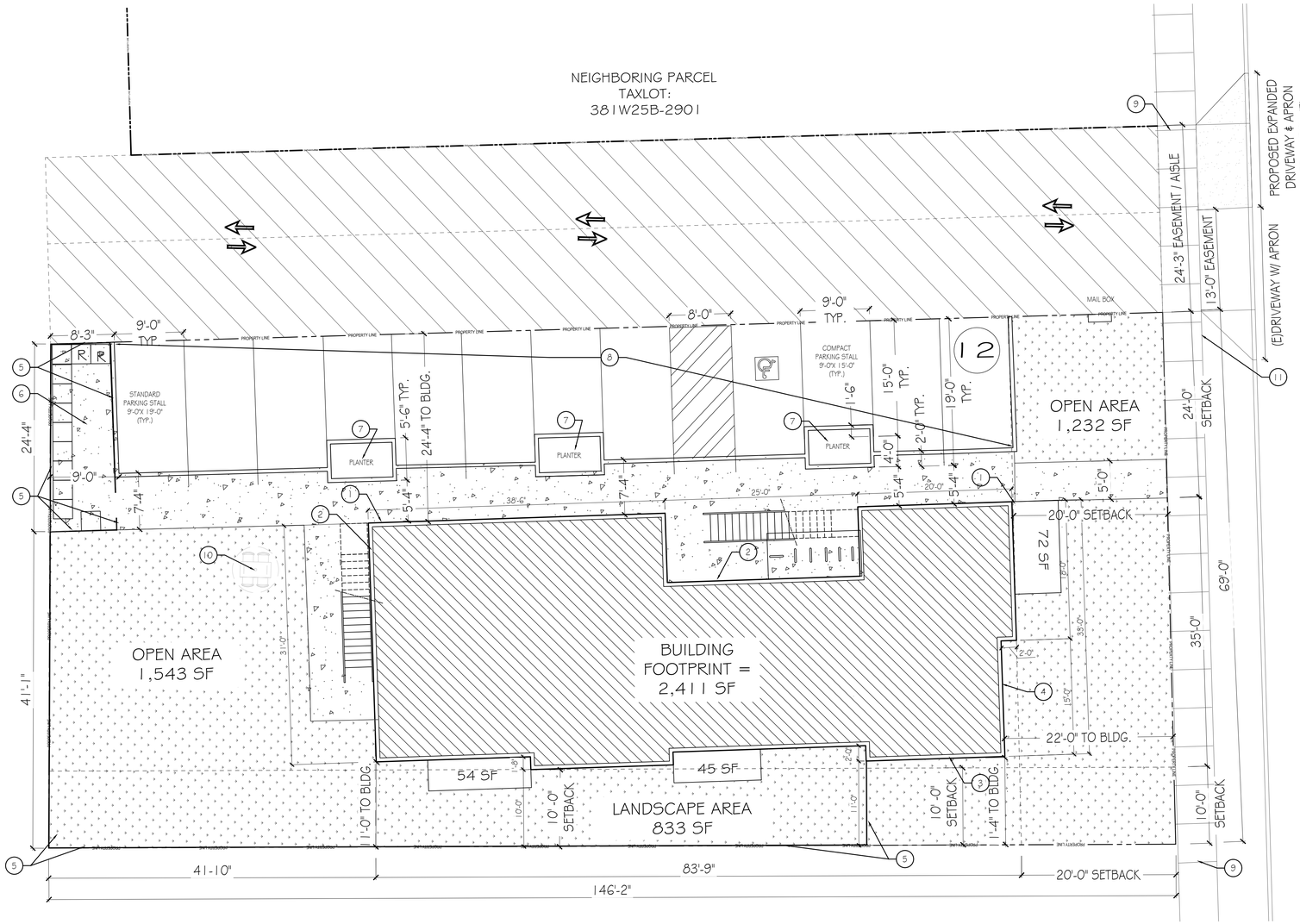
PARCEL: 381W25B 2902

Approved for the Owner By: Date:

REVISIONS	BY

PLOT DATE:	6/27/22
ISSUE DATE:	5/24/22
DRAWN BY:	MTL, NP
JOB NO.:	4672
SHEET	

A0.1
SITE PLAN



SITE PLAN - OPTION A

SCALE : 1/8" = 1'-0"

SITE KEY NOTES

1. EXTERIOR / YARD LIGHTS - LED WALL MOUNTED
2. ENTRY LIGHTS - LED WALL MOUNTED
3. ELECTRIC METER
4. UTILITY METER
5. WOODEN FENCE 6 FT. TALL, (TYP.)
6. TRASH BIN / RECYCLE AREA - SCREENED W/ 6 FT. FENCE
7. TREE PLANTER @ COMPACT CAR SPACE - 5'-6" X 9'-0" REFER TO LANDSCAPE PLAN
8. PARKING LOT - PERVIOUS ASPHALT ONLY (TYP.)
9. (E)SIDEWALK - TO REMAIN (TYP.)
10. PICNIC TABLE & CHAIRS W/ UMBRELLA OVERHEAD
11. (E)RVTD BUS STOP TO REMAIN

PROJECT DATA

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SETBACK:	FRONT YARD- 20 FEET FOR DWELLINGS SIDE YARDS- 5 FEET FOR 1-2 STORY STRUCTURES PLUS 5 FEET FOR 3-STORY STRUCTURES; TOTAL = 10 FEET REAR YARD- 10 FEET (PER TMC18.40.060)
PARKING:	1 & 2 BED. DWELLING UNITS - 1 SPACE PER UNIT (TOTAL 11 UNITS) REQ'D: 11, PROVIDED: 12 INCLD. ACC. (PER TMC 18.110.060-1)
LANDSCAPE:	PER TMC 18.105.020 RESIDENTIAL ZONES: 20% OF LOT MIN. (REQUIRED 1,917 SF) PROVIDED: 38.0% OF LOT AREA (3,716 SF)
BICYCLE PARKING FACILITY:	PER TMC 18.110.100 A #1 PROVIDE AT LEAST 1 SHELTERED BICYCLE PARKING SPACE FOR EACH DWELLING UNIT; REQ'D: 11 SPACES, PROVIDED: 12 SPACES
OPEN SPACE:	REQUIRED: 2,750 SF (250 SF PER UNIT X 11 UNITS) PROVIDED: 2,775 SF

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

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DRAWN BY:	MITTEL, NP
JOB NO.:	4672
SHEET	

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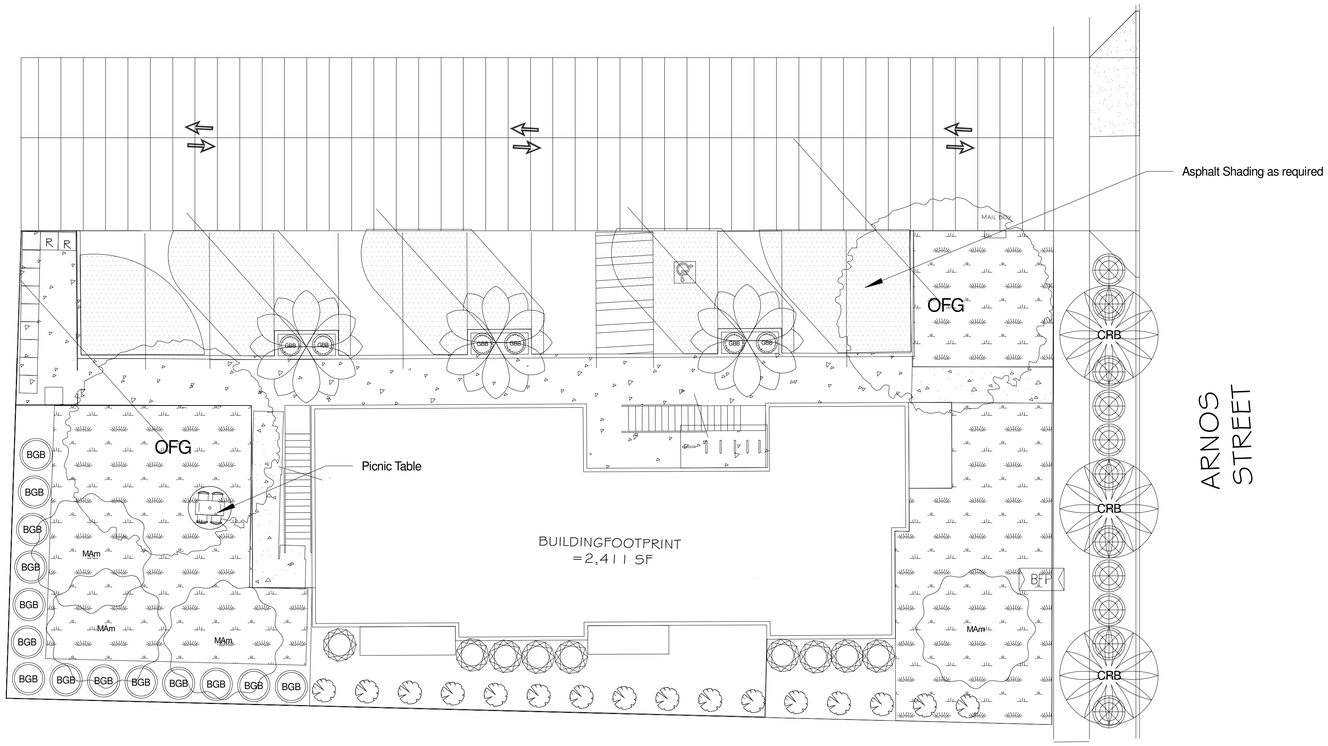
SITE PLAN



GENERAL CONSTRUCTION NOTES

COORDINATION WITH THE EXCAVATING CONTRACTOR,
GENERAL CONTRACTOR AND CIVIL PLANS IS IMPERATIVE.

1. General preparation of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock and/or debris in planting beds.
2. All shrub beds to be finish raked to a smooth condition prior to mulching.
3. Gravel Mulch, 3/4 - 1/2 chrushed clean to be placed in all shrub beds to a depth of 3"
4. Sod Turf Grass to be 3-way Rye Grass blend.
5. INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Mow lawns weekly during active season to recommended heights.
   B. Maintain planting area in a healthy, weed free condition through a minimum of weekly visits.
   C. Replace any material showing signs of stress durging one year warranty period.
   D. Monitor irrigation for correct timing.
   ED. Provide owner with complete list of instructions for continued care at the end of the maintenance period.
6. Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.

GRADING

1. All planting beds to be excavated to a minumum depth of 12" or deeper as determined by surrounding concrete and hardscapes. Excavation to continue until contacting native soil. Non-native soil to include gravel, rock and debris greater than 1 1/2" in size, and heavy clay soil. Final excavation not to exceed 24" below surrounding hardscapes.
2. Fill planters with top soil shown to be of superior quality as determined by Soil & Plant Laboratory Inc of Anaheim, Ca. Fill with sufficient excess to allow for 25% compaction to achieve final grade. Fill planters so as to achieve a final grade within 2" of the top of the nearest hard surface or Concrete. 16" of loose fill required to 12" depth after settling.
3. Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
4. Sub-grading and final grade to consist of to a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
5. All sub-grades to be adequately firm without being overly compacted.
6. Once subgrade is extablished the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft. and then rip to blend with top soil to a depth of 8"
7. Finish grade in shrub areas to be a smooth even grade mounded 3" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate pudling or collection of water.
8. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.

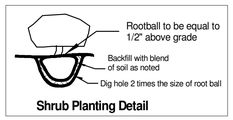
IRRIGATION

1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 12gpm and 50 psi. Confirm on-site before proceeding depending on the available water source..
2. All materials are to be new and in original condition.
3. No zone shall exceed 12gpm.
4. Place manual drain valves as needed at low points in mainline
5. Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation
6. Use Hunter MP rotator heads in turf grass areas. Use the appropriate radius nozzle for the area. ALL SPRAY SPRINKLERS HEADS TO BE PLACED BASED ON HEAD TO HEAD COVERAGE FROM THE PERIMETER WORKING INTO THE MIDDLE. ******NO EXCEPTIONS*******
7. All drip zones to use PVC laterals to locate a point of connection in each individual planting bed terminating in a Drip Riser.
8. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to buried a minimum of 3-5" and held down every 5' with J-stakes.
   B. Rain Bird XB-10 Emitters to be placed at the outside edge of root zones of plants at the following rate
   1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
   3-5g. plants 3- 1GPH emitters placed on opposite sides of root ball
   Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
   C. All Drip zones to include a 200 mesh filter and 30psi pressure regulator
9. All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
10. Mainline of 1" SC40 PVC
11. All lateral pipe shall be PVC SC40 and 1" minimum.
12. Electronic control clock located outside structure at the direction of owner.
13. Control wires are to be a minimum of 14ga and spliced with water proof connections only. Place all wiring below piping in trenches.
14. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
15. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
16. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
17. Provide owner with preliminary watering schedule for the established landscape.
18. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
19. Walk owner through the entire system describing the operating instructions.

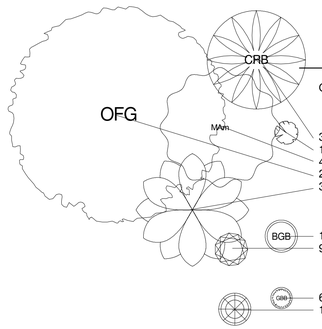
BFP — Backflow device 3/4" Wilkins 350
Double check valve assembly.

PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions based on list provided may be made as applicable. Remaining substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 native soil, micorrhizae supplement and 16-16-16 fertilizer as follows.
   1gal 1oz
   3-5gal 2oz
   larger 4oz
4. Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
5. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
8. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.



Shrub Planting Detail

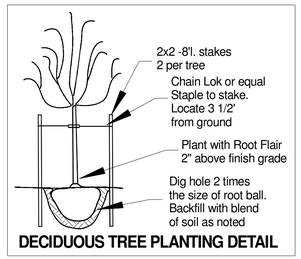


PLANT LIST

Quantity	Common Name	Botanical Name	Size
	Trees		
3	Cherry, Royal Burgundy	Prunus serrulata 'Royal Burgundy'	2"
16	Holly, Sky Pencil	Ilex crenata 'Sky Pencil'	6-8'
4	Maple, Amur	Acer ginnala	2"
2	Oak, Forest Green	Quercus frainetto 'Schmidt'	2"
3	Pear, Chanticleer	Pyrus calleryana 'Chanticleer'	2"
	Shrubs		
14	Boxwood, Green Beauty	Buxus microphylla japonica 'Green Beauty'	2g
9	Laurel, Otto Luyken	Prunus laurocerasus 'Otto Luyken'	5g
	Ground Cover / Grasses		
6	Grass, Burgundy Bunny	Pennisetum alopecuroides 'Burgundy Bunny'	5g
11	Kinnikinick	Arctostaphylos uva-ursi	5g

All Planting are Low/Moderate to Moderate Water Needs

Turf Grass



DECIDUOUS TREE PLANTING DETAIL

LANDSCAPE PLAN

0 5 10 20 30 40

Scale 1" = 10'

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

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REGISTERED LANDSCAPE ARCHITECT
528
Thomas A Madara
Thomas A Madara
OREGON
05/09/03

Madara Design Inc
Landscape Architecture, Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

OREGON ARCHITECTURE INC

Project Description: GANGNES APARTMENTS

Project Location: 461 Arnos St., Talent, OR 97540

Parcel: 381W25B 2902

Approved for the Owner By: Date:

REVISIONS	BY

PLOT DATE:
ISSUE DATE: 6/27/2022
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JOB NO.: 4672
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