

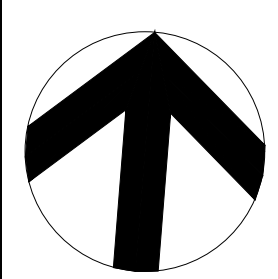
PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
DECIDUOUS SHADE TREES Note- all tree symbols are reduced in scale in Planting Schedule.						
→	7	Acer griseum 'Fireburst' (Street Tree)	Fireburst Paper Bark Maple (OK- power lines)	1.50" caliper	B&B	Standard form-limbed at 7 ft.
→	7	Acer circinatum	Vine Maple	6-7 ft.	B&B	Multiple-trunk / natural form
→	1	Styrax japonica	Japanese Snowbell (OK- power lines)	2" cal. x 10' ht.	B&B	Standard form-limbed at 7 ft.
SHRUBS						
→	12	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal.	Container	Low spreading shrub
→	3	Berberis thunbergii 'Helmold Pillar'	Helmold Pillar Japanese Barberry	5 gal.	Container	Tall accent shrub
→	9	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist	1 gal.	Container	Medium accent shrub
→	9	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	5 gal.	Container	Medium accent/screening shrub
→	12	Euonymus japonicus 'Green Spire'	Green Spire Euonymus	5 gal.	Container	Tall accent shrub
→	6	Mahonia aquifolium	Oregon Grape	5 gal.	Container	Large accent shrub
→	1	Viburnum plicatum tomentosum 'Mariesii'	Doublefile Viburnum	5 gal.	Container	Large accent shrub
VINES						
→	3	Trachelospermum jasminoides	Star Jasmine	5 gal.	Container	Staked- train on trellises
GROUND COVER						
→			River rock or river pebble selected by Owner			100% coverage 2-3" layer

- Notes-
- An automated drip irrigation system shall be provided. Refer to Sheet L1.2 Irrigation Plan.
 - Landscape Contractor shall obtain Encroachment Permit for all work within the Public right-of-way if required.
 - Adjust plant locations as necessary where utilities, equipment or other obstructions occur, do not omit any plants.
 - Refer to Sheet L2.1 for Landscape Details.

ARTICLE III DEVELOPMENT REQUIREMENTS
Section 3.09 Landscaping Standards

- 3.09.030
- (1) b. Landscaping Required - Mixed-Use and Non-Residential Zones.**
All required front and interior setbacks (exclusive of access-ways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with this Code before an occupancy permit will be issued. Minimum landscaping acceptable for every 1,000 square feet of required setbacks in all commercial-industrial zones is as follows:
- One tree at least six feet tall when planted for every 30 feet of street frontage.
 - Five 5-gallon or eight 1-gallon shrubs, trees, or accent plants.
 - The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
 - When the yard adjacent to a street of an industrially zoned property is across a right-of-way (excluding Old Salem Road right-of-way) from other industrially or commercially.
- (2) Parking Lot Landscaping.** The purpose of landscaping in parking lots is to provide shade, reduce stormwater runoff, and direct traffic. Incorporation of approved vegetated post-construction stormwater quality facilities in landscaped areas is encouraged. Parking lots must be landscaped in accordance with the following minimum standards:
- Planter Bays.** Parking areas shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay, there shall be curbed planters at least five feet wide, excluding the curb. Gaps in the curb may be allowed for connections to approved post-construction stormwater quality facilities. Each planter shall contain one canopy tree at least 10 feet high at time of planting and decorative ground cover containing at least two shrubs for every 100 square feet of landscaped area. Neither planter bays nor their contents may impede access on required public sidewalks or paths, or handicapped-accessible parking spaces.
 - Parking Space Buffers.** Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials.

- COMPLIANCE**
- (1) b. Landscaping Required - Mixed-Use and Non-Residential Zones.**
All required front and interior setbacks (exclusive of access-ways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with this Code before an occupancy permit will be issued. Minimum landscaping acceptable for every 1,000 square feet of required setbacks in all commercial-industrial zones is as follows:
- 225 sq. ft. frontage / 30' (7) 6 ft. trees proposed. Requirement met.
 - 5238 sq. ft. setback landscape area: (14) 5 gal. shrubs @ 5/1000 s.f. covers 2800 s.f. (20) 1 gal. shrubs @ 5/1000 s.f. covers 2500 s.f. = 5300 s.f. coverage. Requirement met.
 - The remaining area is treated with rock, or pebble ground cover. Requirement met.
 - When the yard adjacent to a street of an industrially zoned property is across a right-of-way (excluding Old Salem Road right-of-way) from other industrially or commercially, N/A.
- (2) Parking Lot Landscaping.** The purpose of landscaping in parking lots is to provide shade, reduce stormwater runoff, and direct traffic. Incorporation of approved vegetated post-construction stormwater quality facilities in landscaped areas is encouraged. Parking lots must be landscaped in accordance with the following minimum standards:
- Planter Bays.** A 5 ft. min. wide x 234 s.f. curbed planter is provided at the end of the 6 proposed new parking stalls with (1) 10 ft. canopy tree proposed. 3 shrubs / 250 s.f. required. (3) shrubs proposed. Requirements met.
 - Parking Space Buffers.** Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials. Pedestrian walkway separates building and (6) proposed parking stalls. Requirement met.



LANDSCAPE PLAN

SCALE: 1" = 16'

0 8 16 32 48



DATE	06/20/2021
REVISED DATE	
SHEET	L1.1

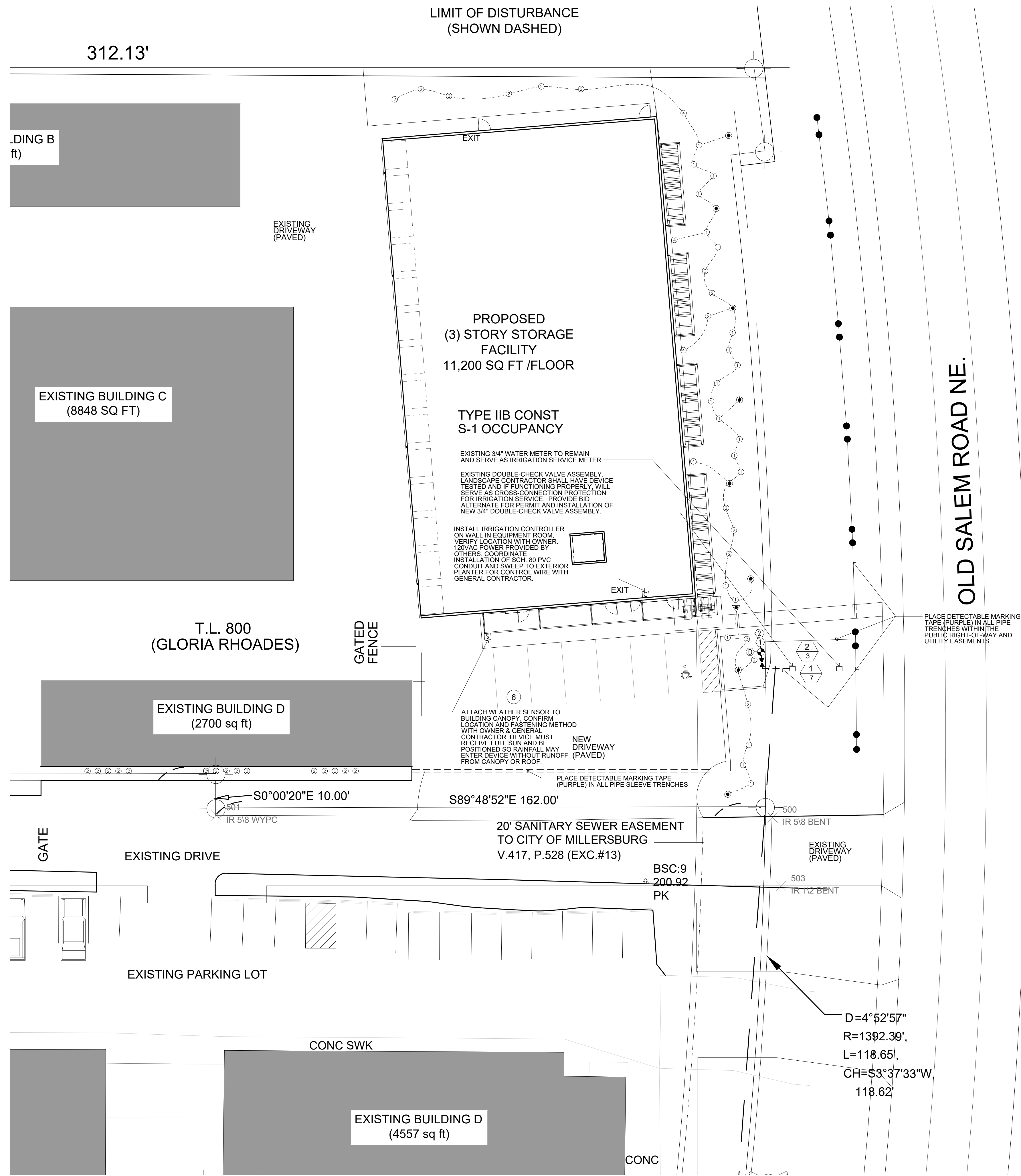
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P-503.399.1090 F-503.399.0656 W-lenityarchitecture.com

Creations Northwest, LLC
2020 Northwest Park Drive, West Linn, Oregon
Office: 503-800-0053

NEW BUILDING ALL SECURE MINI STORAGE
1190 OLD SALEM RD. N.E. ALBANY, OREGON

LANDSCAPE PLAN

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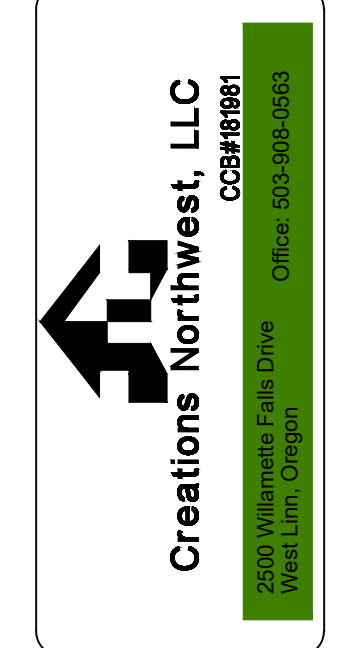
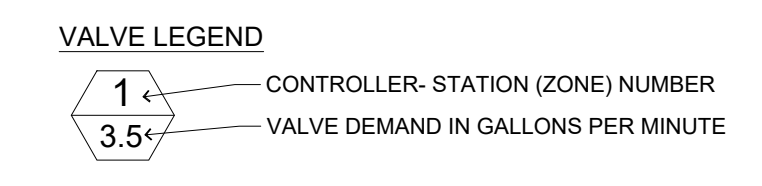


IRRIGATION LEGEND

SYMBOL	MANUFACTURER / MODEL	PSI	GPH	NOTES
●	HUNTER HE-20-B, (5) DRIP EMITTER ASSEMBLY	PC	10	10 GPH DRIP EMITTER ASSEMBLY FOR TREES
⊙ ⊚ ⊛	HUNTER HE-40-B, HE-20-B & HE-10-B DRIP EMITTERS	PC	4.0, 2.0 & 1.0	DRIP EMITTER
⚡	HUNTER ECO-INDICATOR	PC	-	DRIP ZONE OPERATION INDICATOR
●	HUNTER RZWS-18-50	PC	0.5 GPM	ROOT ZONE WATERING SYSTEM WITH BUBBLER

SYMBOL	MANUFACTURER / MODEL	NOTES
①	HUNTER PGV-100G	1" REMOTE CONTROL VALVE
②	HUNTER ICZ-101	1" DRIP CONTROL ZONE KIT
⊙	HUNTER HQ-33DLRC W/ HK-33 KEY AND HS-0 HOSE SWIVEL	3/4" BRONZE QUICK-COUPLING VALVE ASSEMBLY
C	HUNTER PC-4	PRO-C 4 STATION MODULAR ELECTRONIC CONTROLLER
S	HUNTER WSS-SEN	WIRELESS WEATHER SENSOR
D	NIBCO T-311-YK	MANUAL DRAIN VALVE
⊗	NIBCO T-580-LF SERIES	BRONZE LEAD-FREE BALL VALVE (1")
---	HUNTER TWPE-700 1/2" POLYETHYLENE DRIP SUPPLY TUBING	DO NOT EXCEED 4 GPM ON ANY SINGLE LENGTH OF TUBE.
---	CLASS 200 PVC DRIP LATERAL PIPE / ADAPTOR BURIED 12" MIN.	3/4" UNLESS LABELED OTHERWISE
---	1" SCH. 40 PVC MAINLINE BURIED 24" MIN.	SEE TRENCHING DETAIL FOR WIRE PLACEMENT
---	3" SCH. 40 PVC PIPE SLEEVE	EXTEND 12" EA. END PAST PAVING, CAP & STAKE

- NOTES-
- INSTALLER SHALL VERIFY AVAILABLE STATIC WATER PRESSURE PRIOR TO COMMENCEMENT OF IRRIGATION SYSTEM INSTALLATION. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 40 P.S.I.
 - REFER TO SHEET L2.1 FOR IRRIGATION DETAILS.

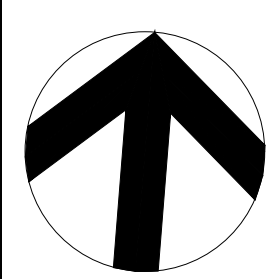


**NEW BUILDING
 ALL SECURE MINI
 STORAGE**

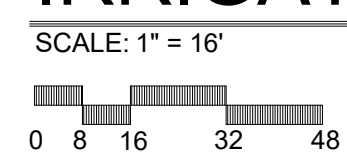
1190 OLD SALEM RD. N.E. ALBANY, OREGON

IRRIGATION PLAN

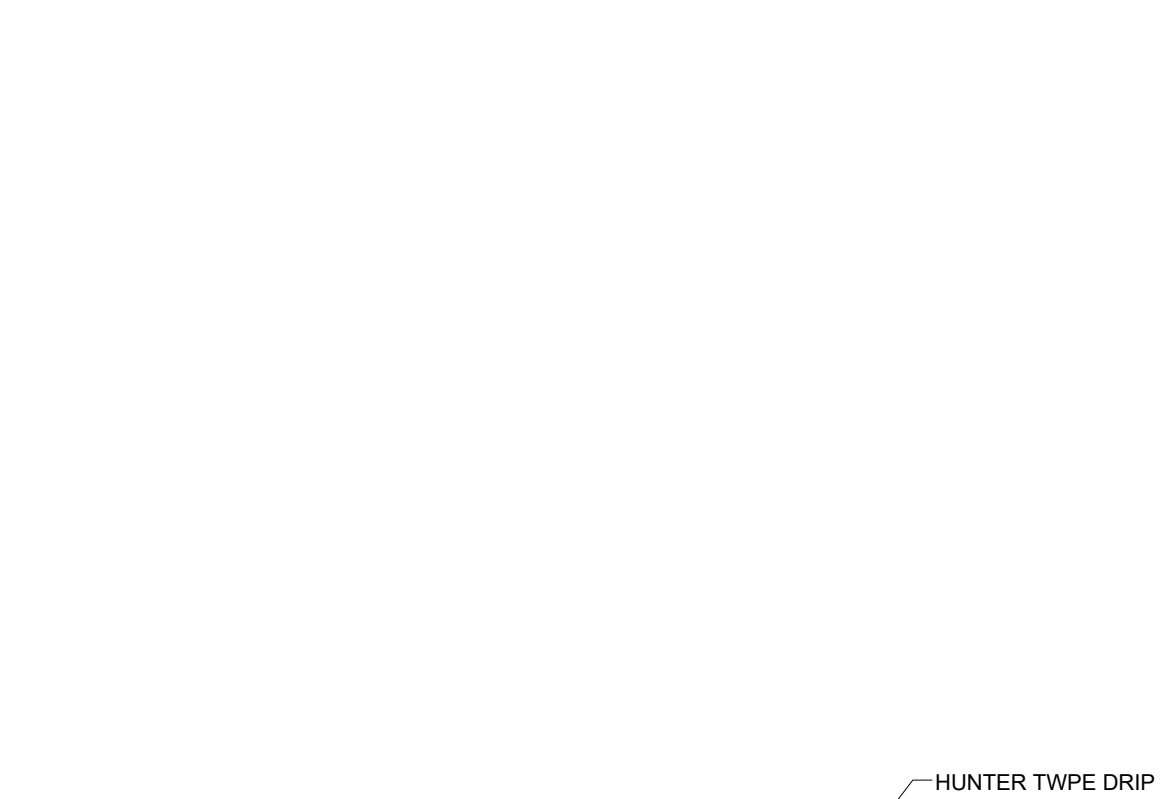
DATE	06/20/2021
REVISED DATE	
SHEET	L1.2



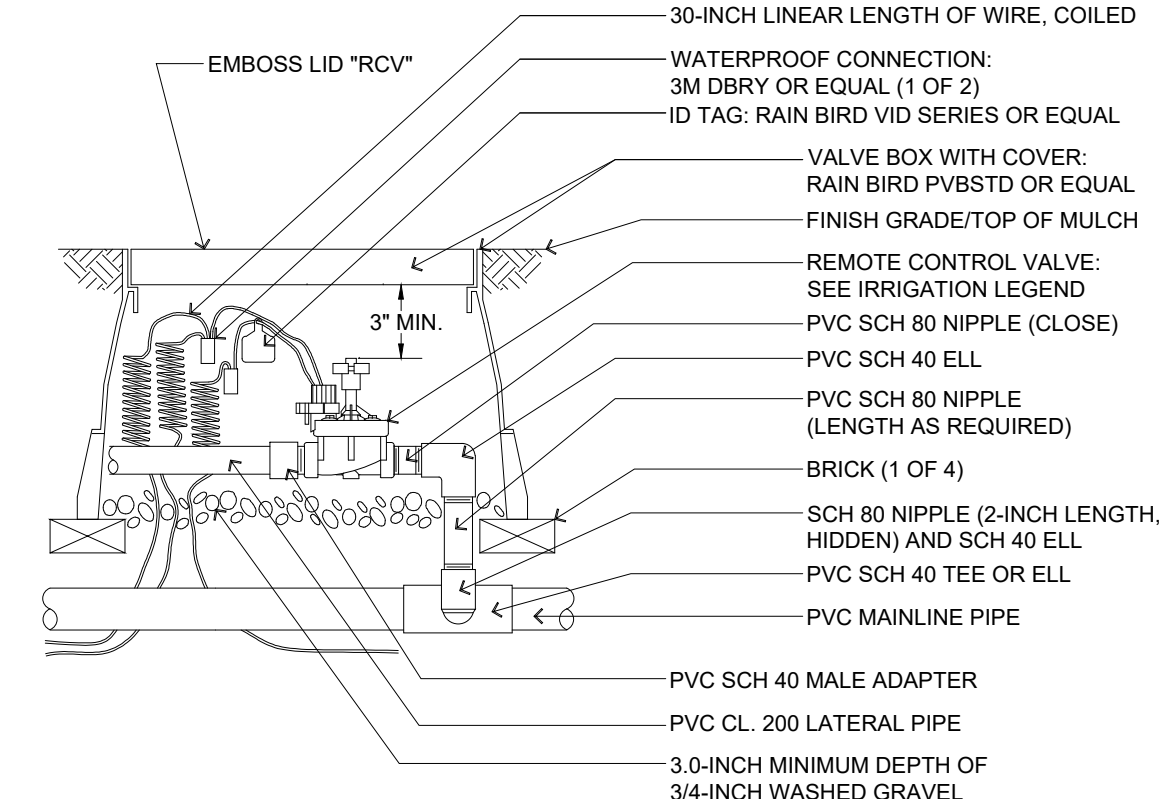
IRRIGATION PLAN



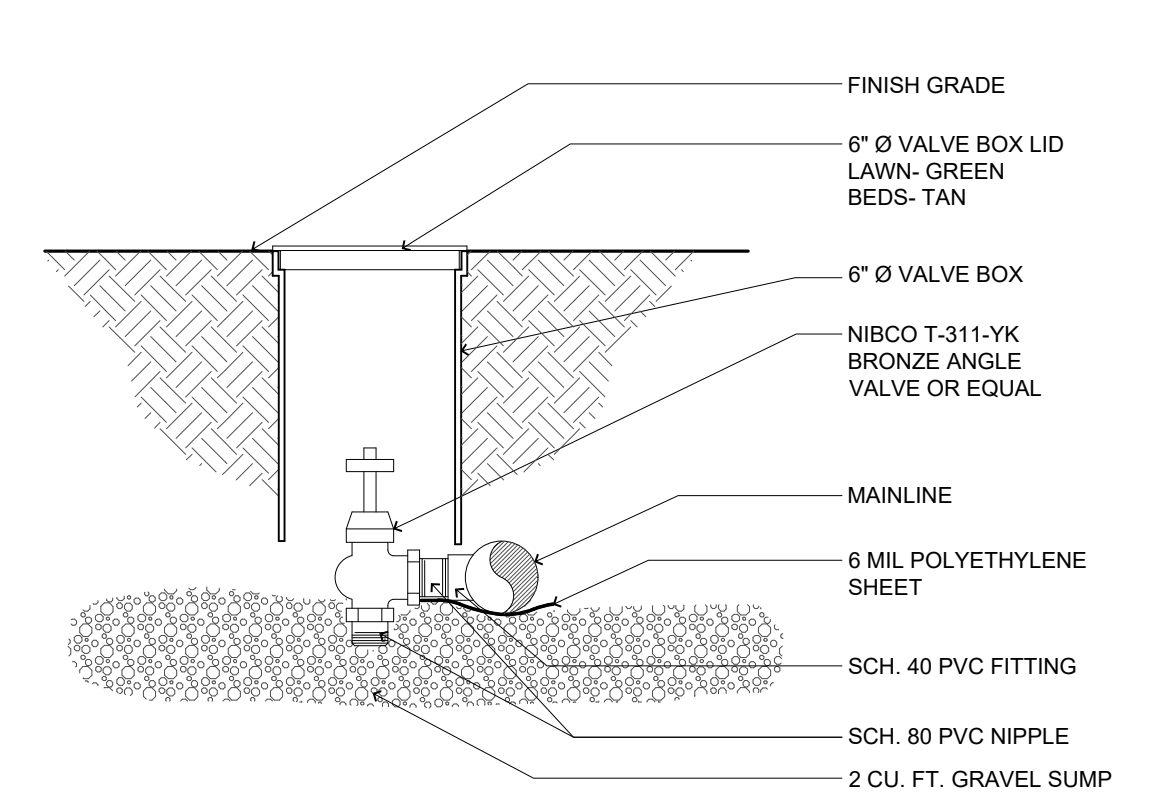
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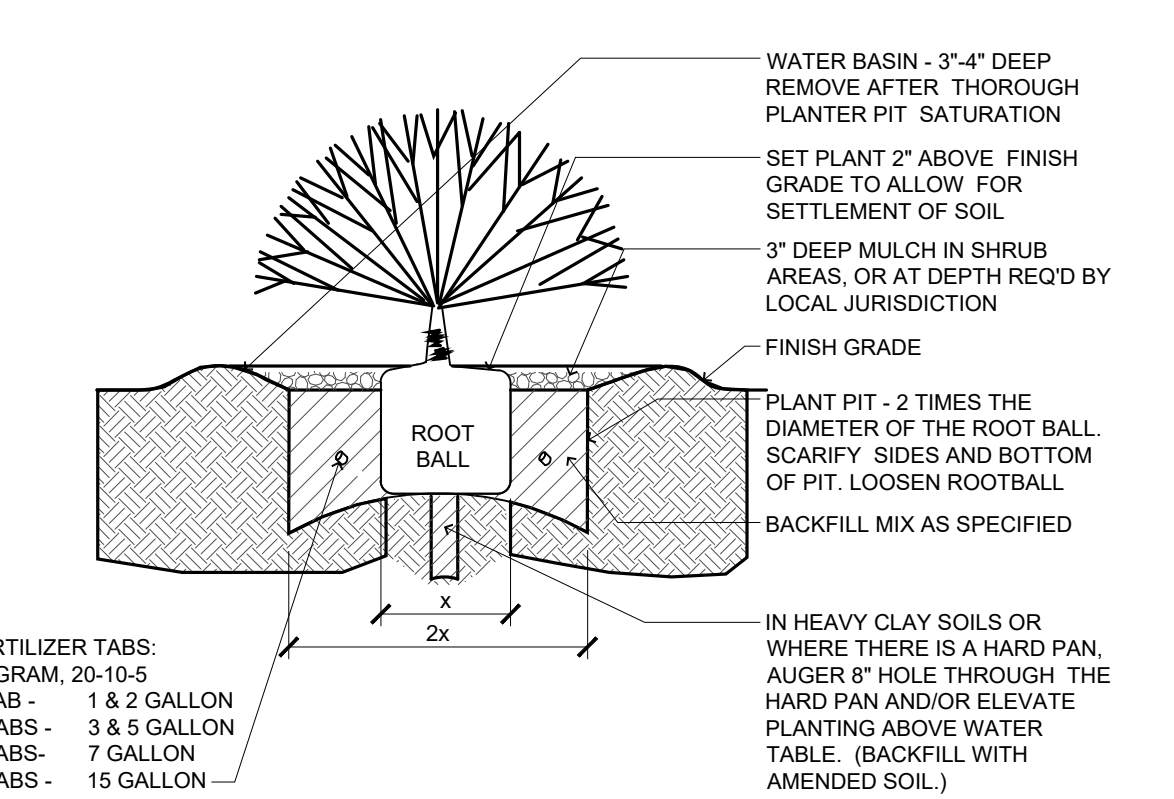
15 PVC TO DRIP TUBE CONNECTION
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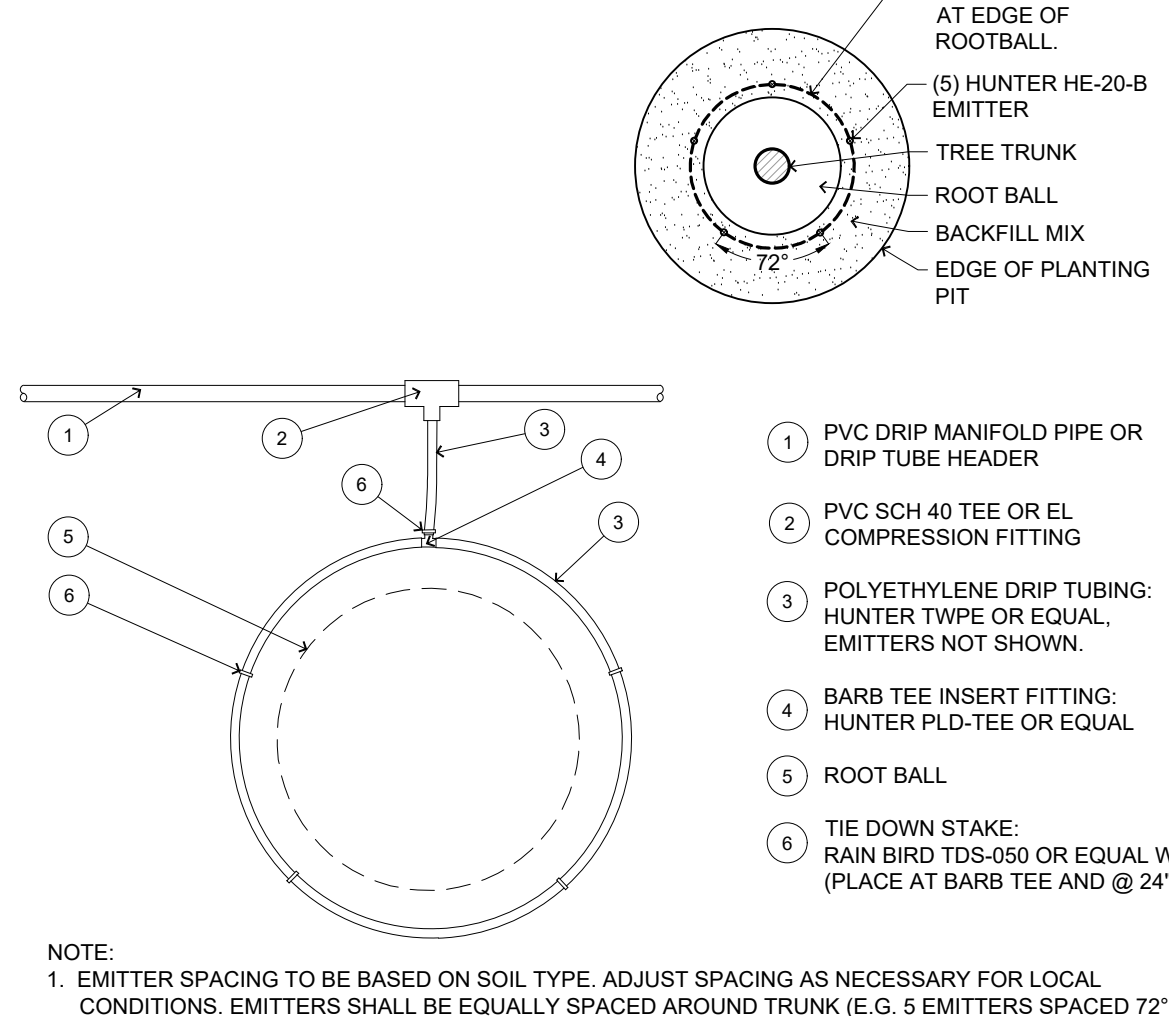
11 ELECTRIC VALVE ASSEMBLY (IRRIGATION DETAIL)
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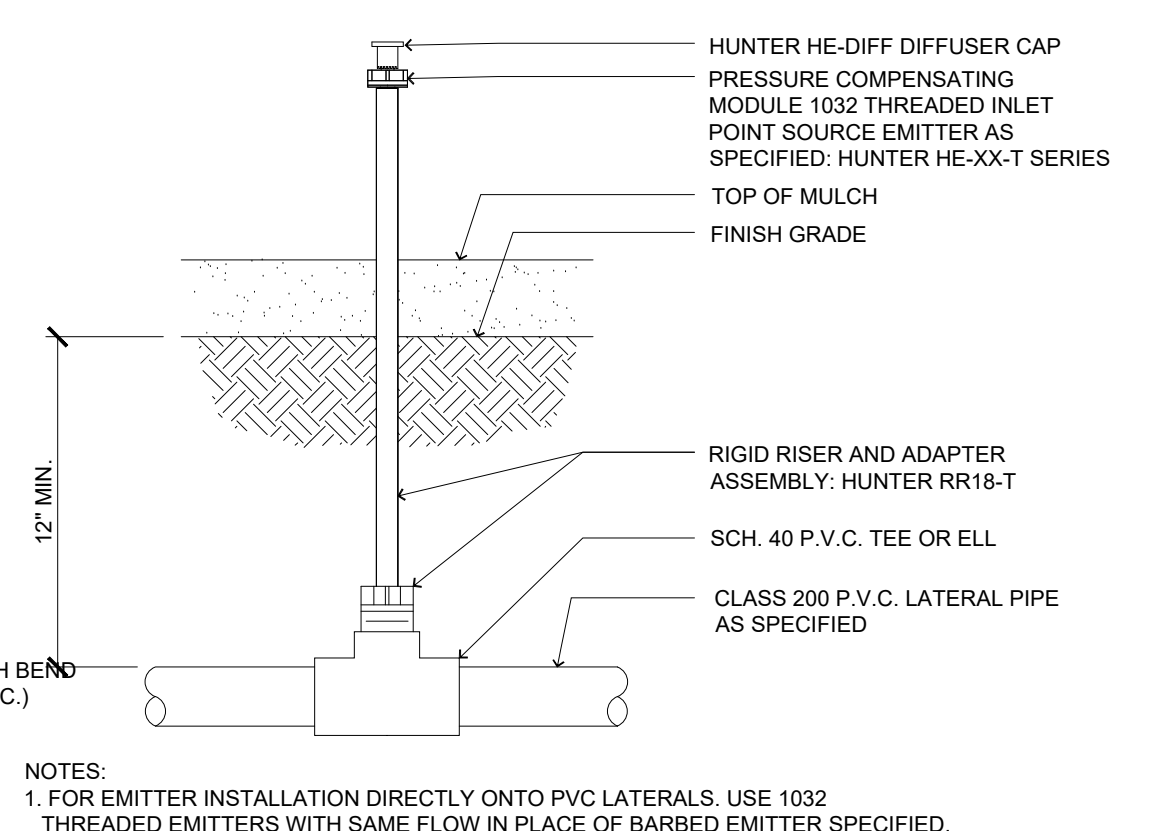
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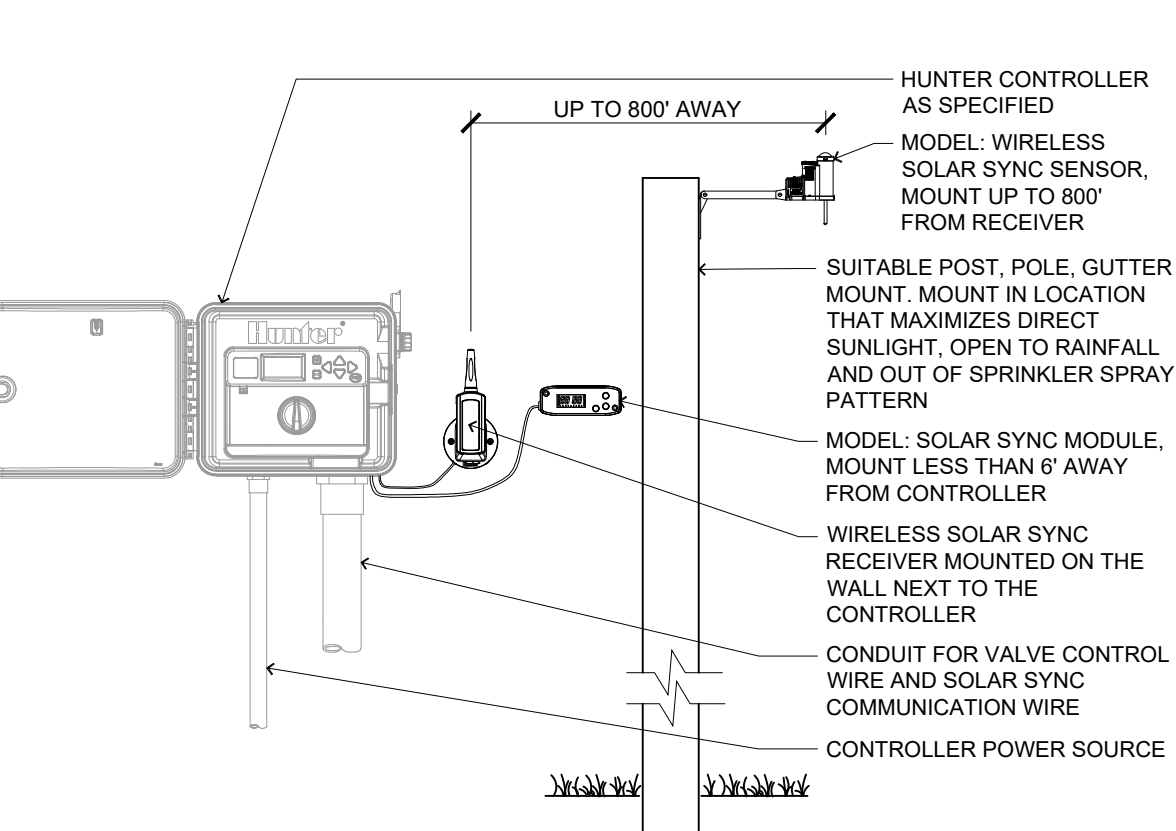
3 SHRUB/GROUNDCOVER PLANTING (SECTION)
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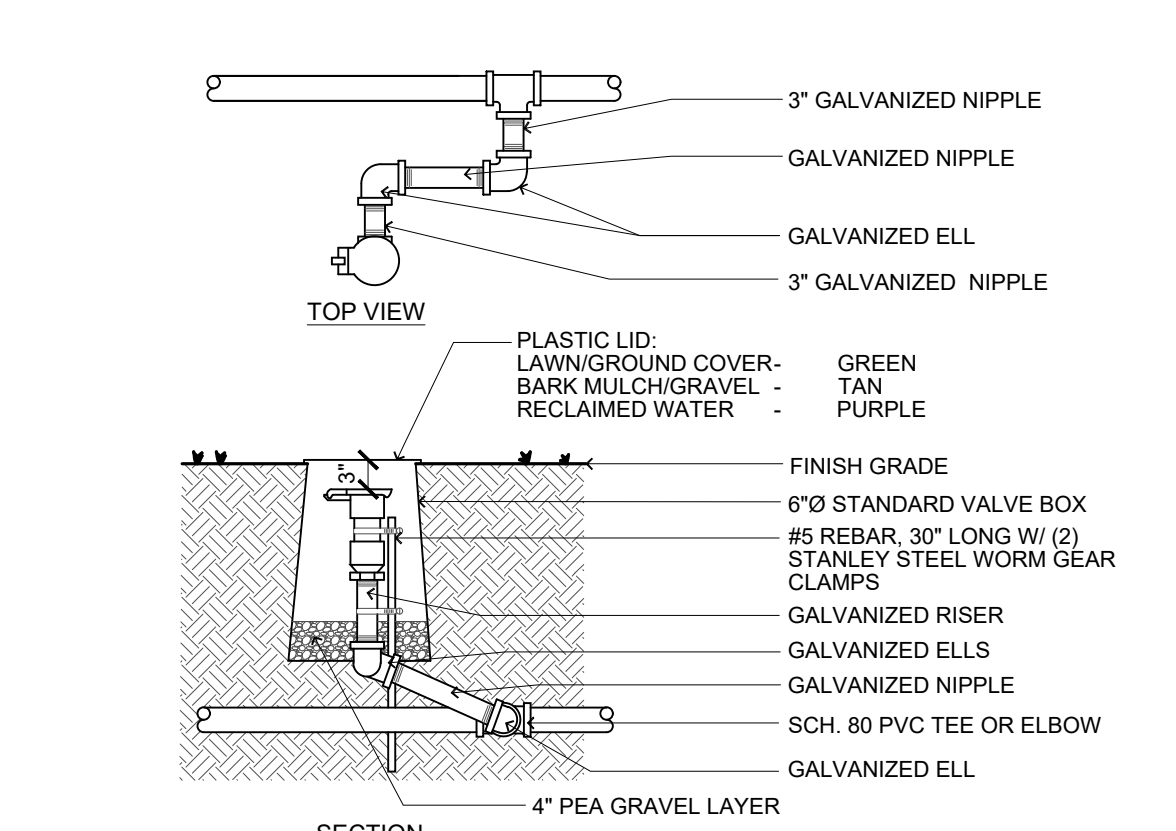
18 DRIP IRRIGATION- B&B TREES (MULTIPLE EMITTER APPLICATION)
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DRIP FOR TREES



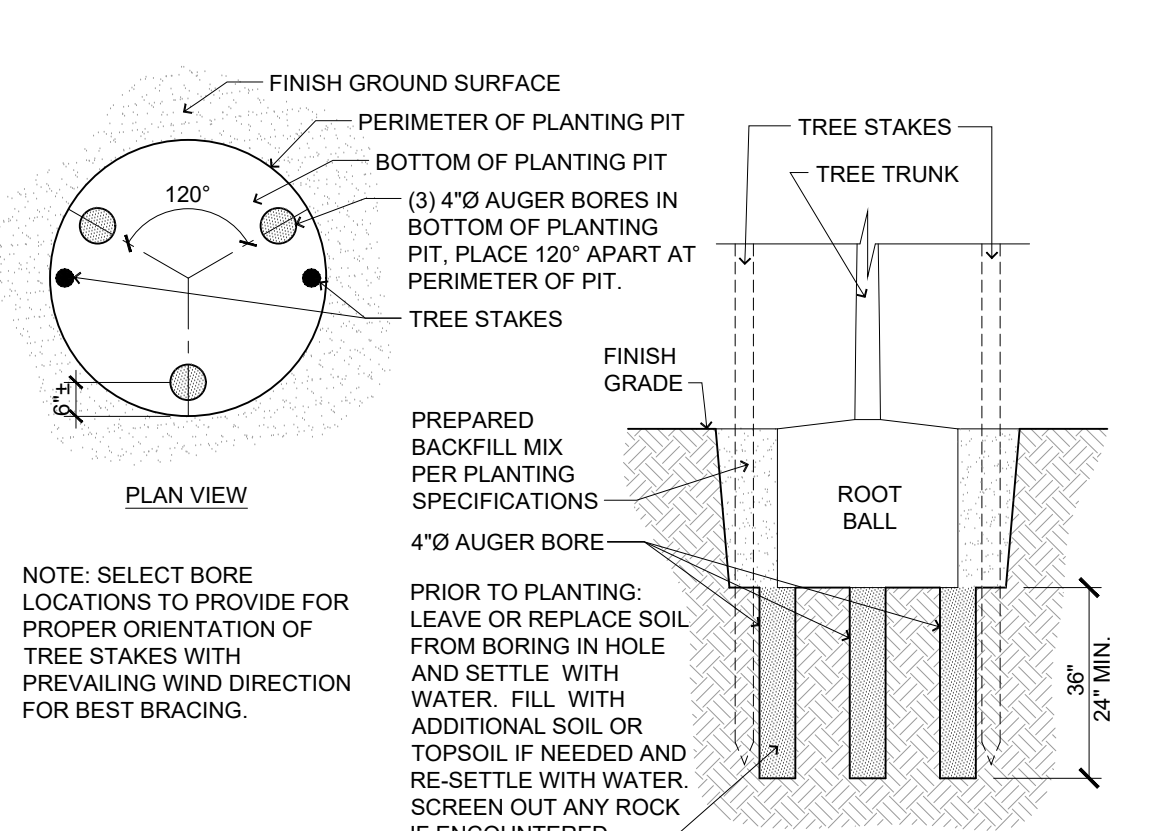
14 EMITTER ON RIGID RISER (1032 THREADED EMITTER-RIGID P.V.C. LATERAL)
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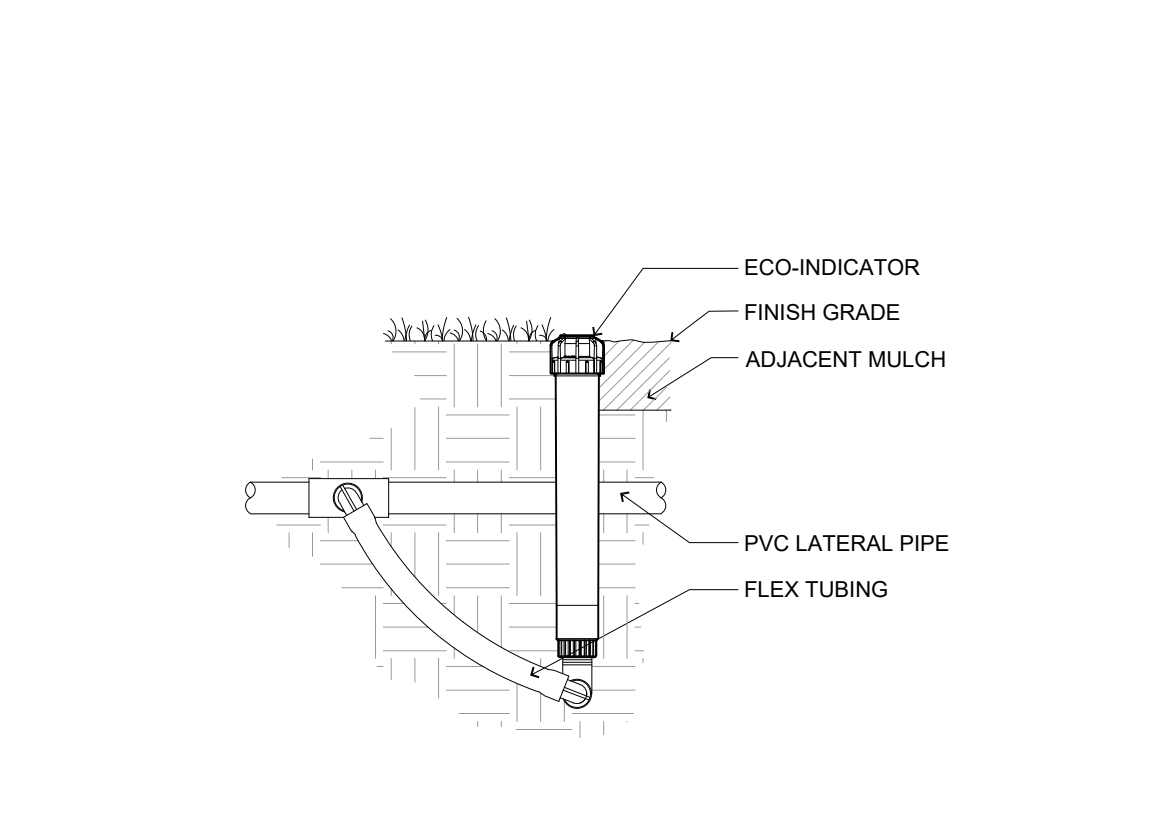
10 WIRELESS WEATHER SENSOR HUNTER SOLAR SYNC
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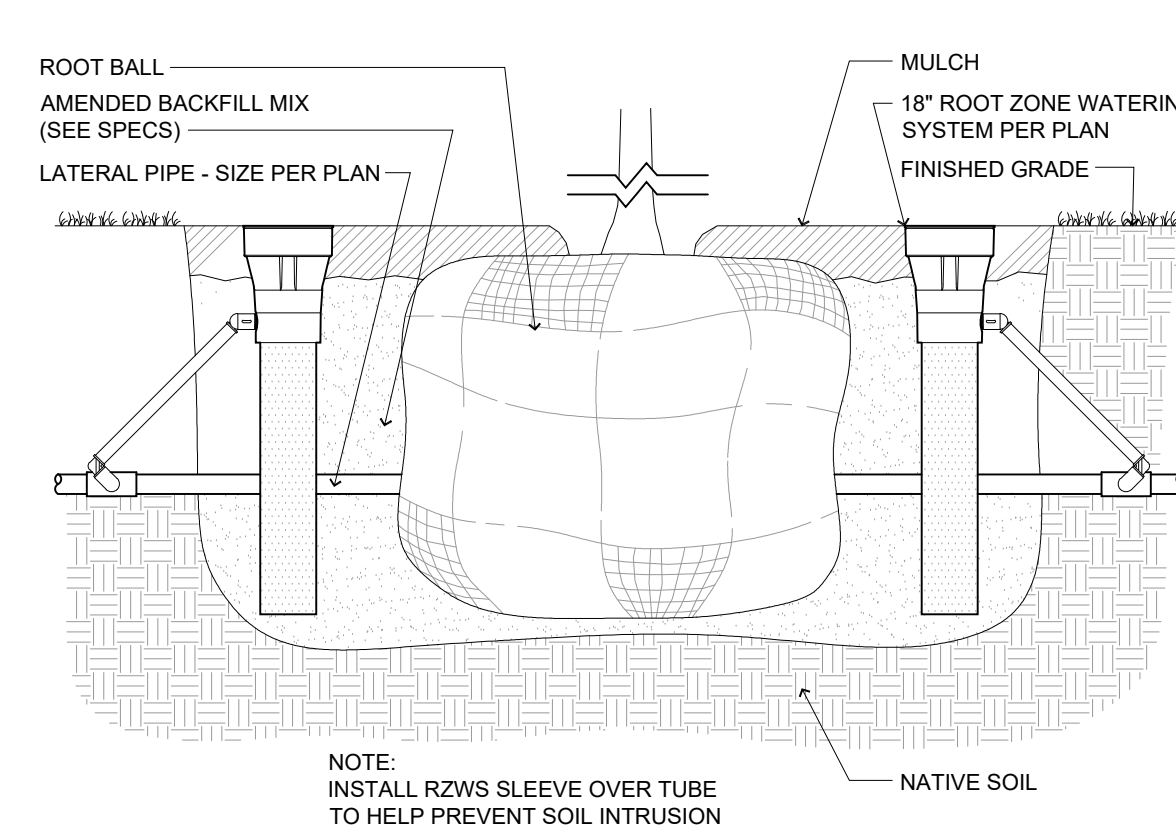
6 QUICK COUPLER
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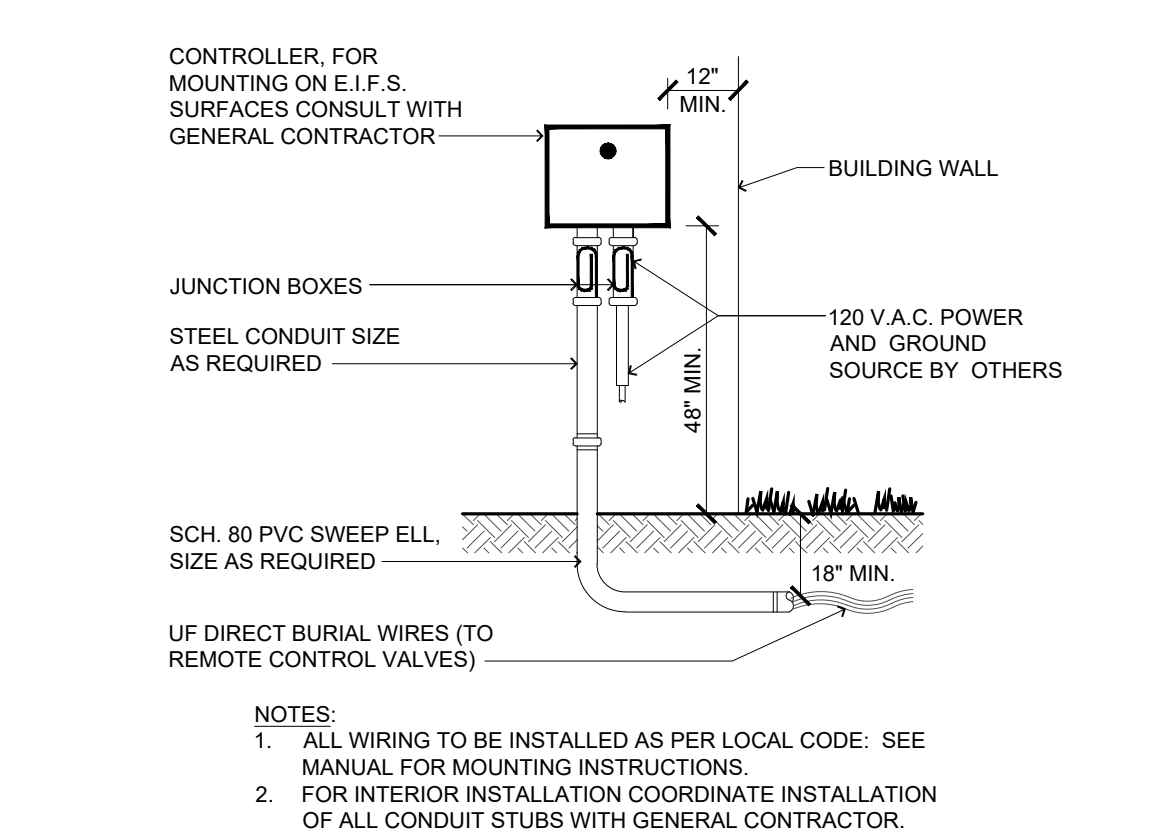
2 TREE PLANTING PIT WITH ROOT BORES B&B TREES (TO BE IMPLEMENTED ON ALL TREES)
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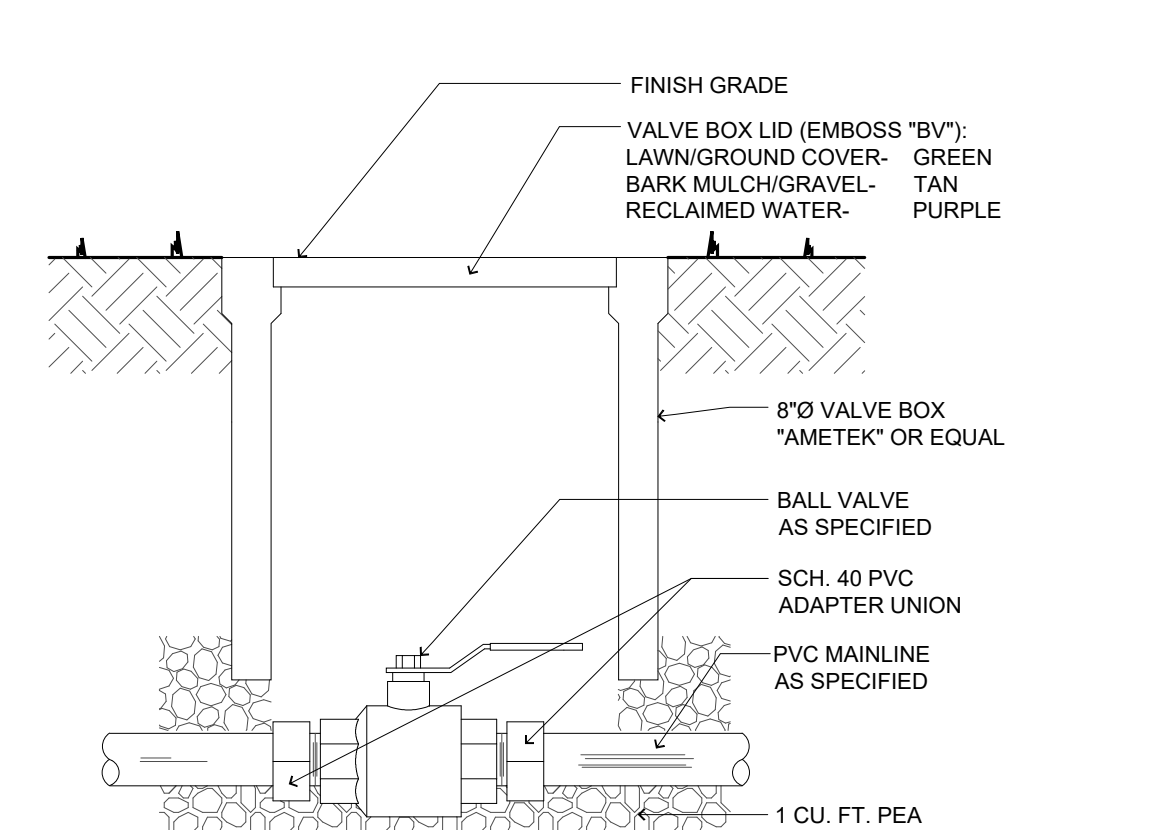
17 ECO-INDICATOR (FLEX TUBING)
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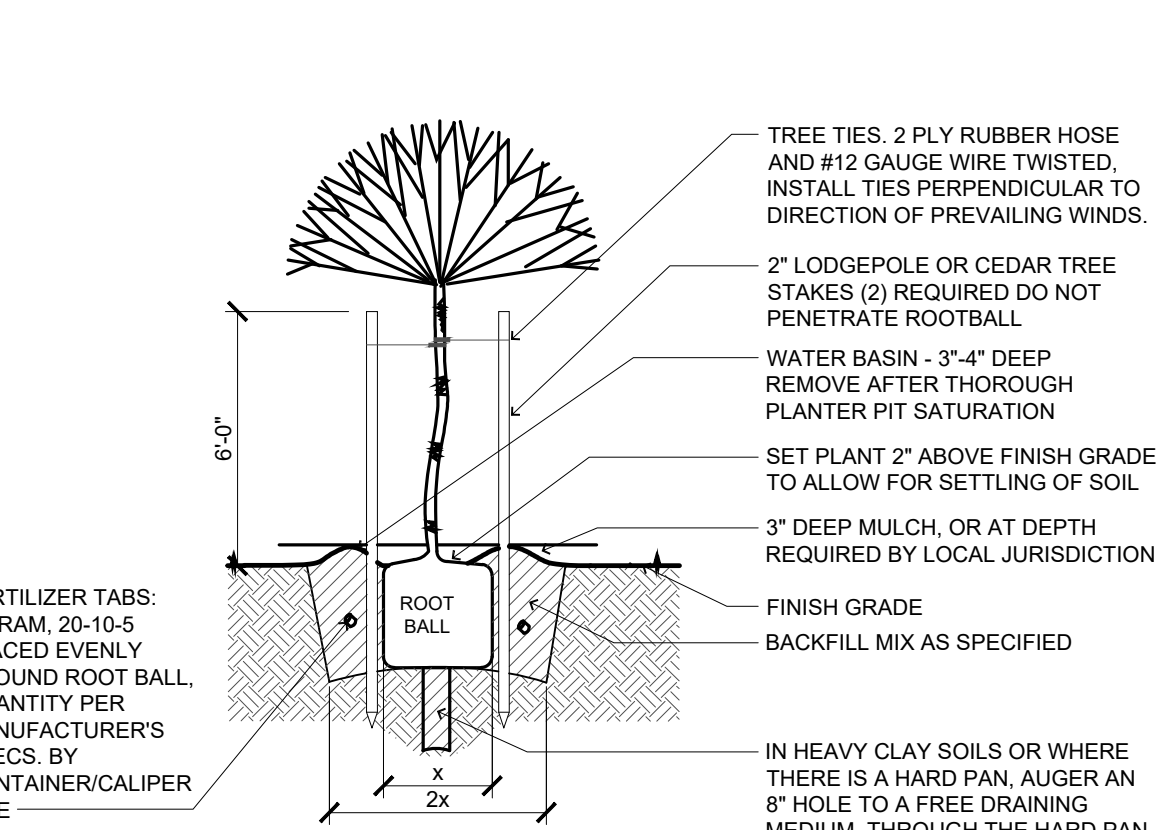
13 ROOT ZONE WATERING SYSTEM-18\"/>



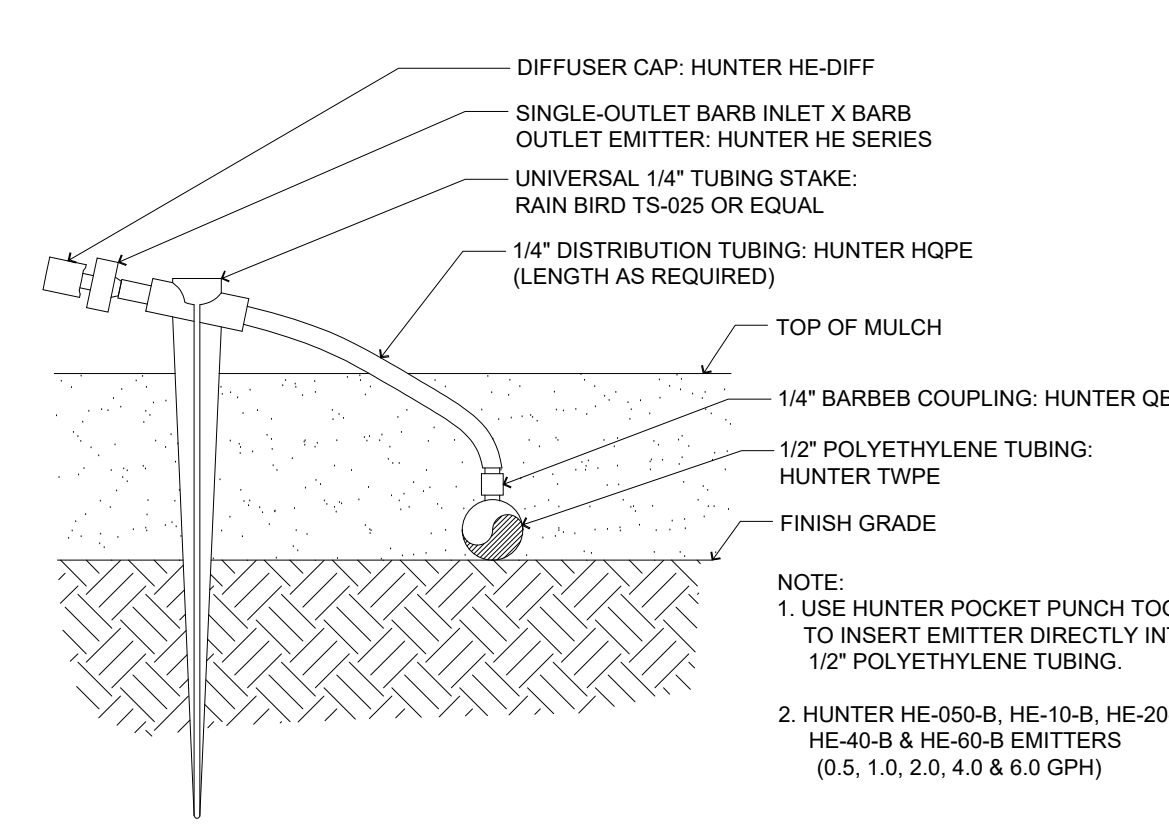
9 IRRIGATION CONTROLLER (WALL MOUNT)
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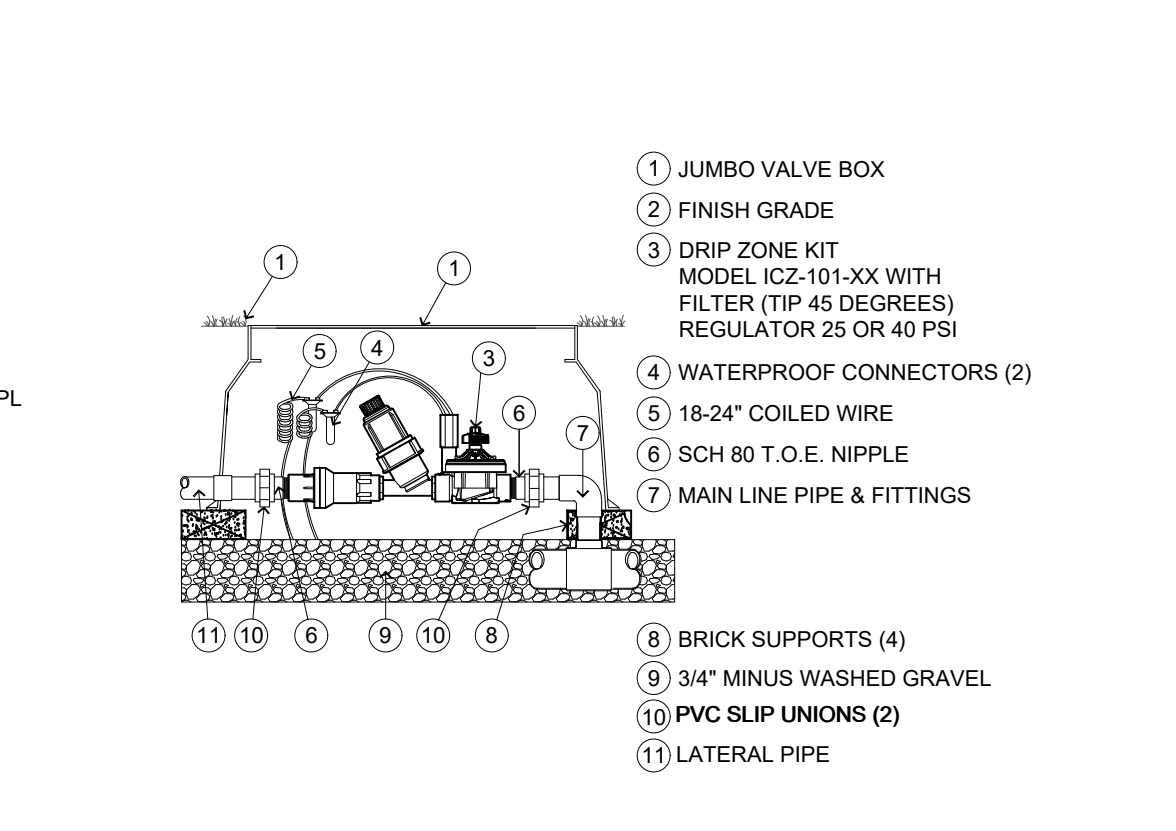
5 BALL VALVE BRASS OR BRONZE CONSTRUCTION
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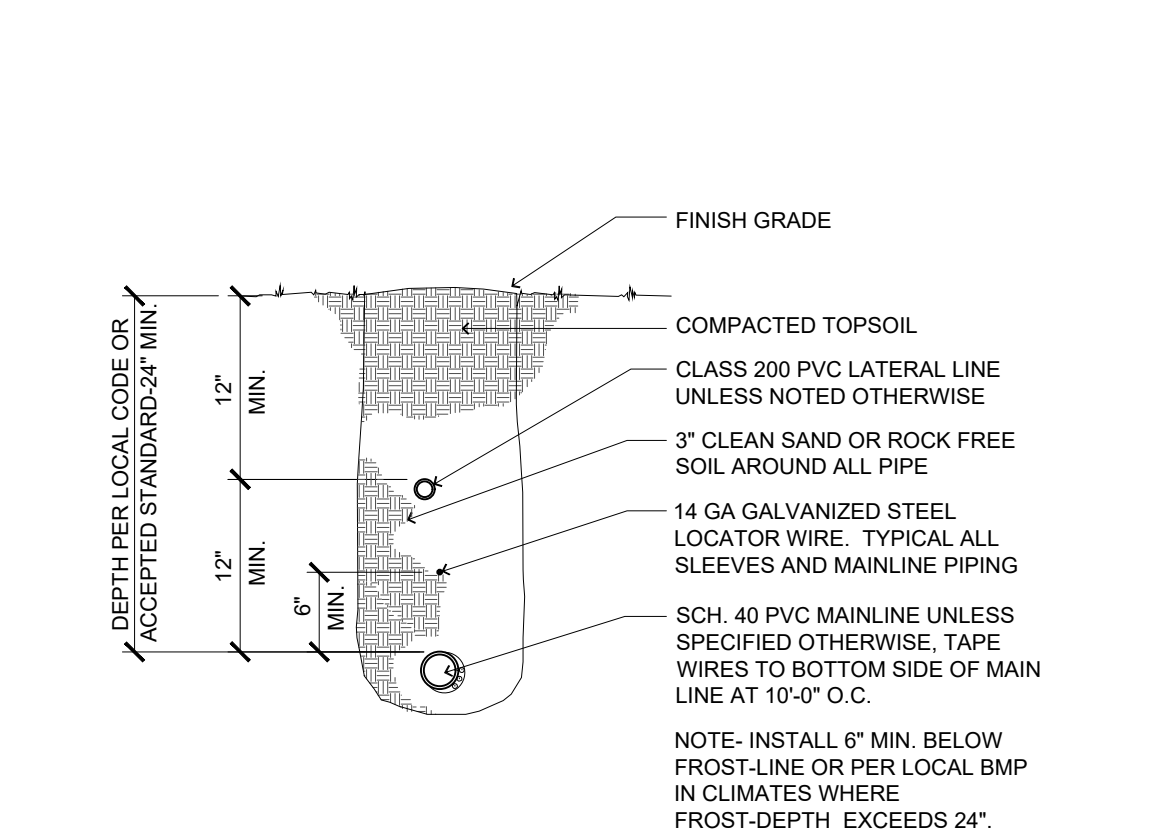
1 TREE PLANTING (SECTION)
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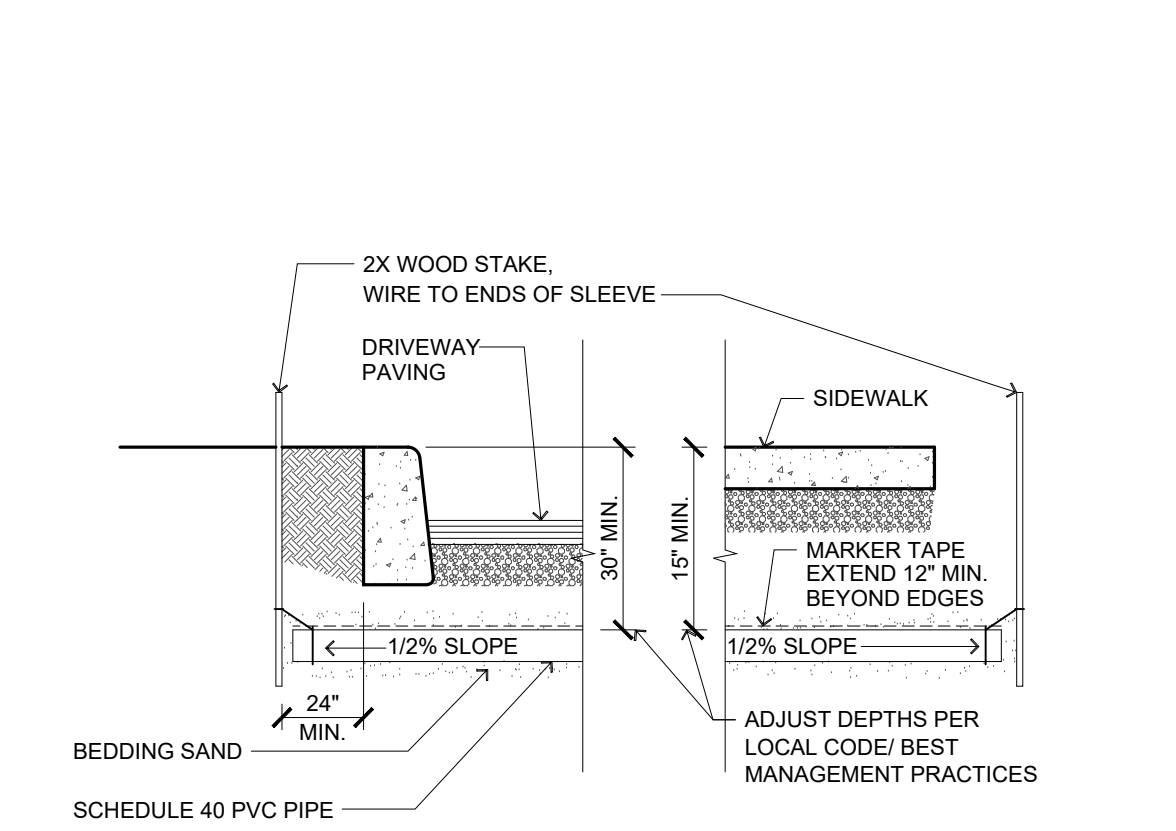
16 DRIP EMITTER INTO 1/2\"/>



12 DRIP CONTROL ZONE (HUNTER ICZ-101)
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8 TRENCH SECTION 24\"/>



4 SLEEVE (IRRIGATION DETAIL)
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NEW BUILDING
ALL SECURE MINI
STORAGE

1190 OLD SALEM RD. N.E. ALBANY, OREGON

LANDSCAPE
DETAILS

REGISTERED
521
Brian D. Lind
OREGON
11/08/02
9/15/2021
LANDSCAPE ARCHITECT

DATE
06/20/2021

REVISED DATE

SHEET

L2.1