

### PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>		
SEE STORMWATER SWALE AREA LEGEND FOR APPROVED STREET TREE		
T1	ACER CIRCINATUM	4" DBH
T2	ACER R. 'ARMSTRONG'	4" DBH
T3	CHAMAECYPARIS N. 'PINDULA'	4" DBH
T4	PARROTIA PERSICA	4" DBH
<b>SHRUBS</b>		
S1	BERBERIS T. 'ROSE GLOW'	2 GAL.
S2	ESCALONIA FRADESI	5 GAL.
S3	OSMAETHUS DELAVAYI	3 GAL.
S4	PENNISTIMON A. 'HAMEL'	1 GAL.
S5	TEUCRIUM CHAMAEDRYN	1 GAL.
S6	THUJA SMARAGD	5" GAL.

### STORMWATER SWALE SW-120 AREA PLANTINGS

**NOTE:**  
STORMWATER SWALE SHALL BE CONSTRUCTED UNDER THE REQUIREMENTS OF THE CITY OF PORTLAND, OREGON STORMWATER MANAGEMENT MANUAL GUIDELINES TYPICAL DETAIL (SEE CIVIL). STORMWATER SWALE SHALL BE PLANTED WITH THE FOLLOWING: 100 HERBACEOUS PLANTS PER 100 SQ. FT., 4 SMALL SHRUBS, GROUND COVER, AND CITY APPROVED STREET TREE. MINIMUM CONTAINER SIZE IS 1 GALLON.

**NOTE:**  
STORMWATER SWALE REQUIRES 18" OF SPECIFIED GROWING MEDIUM \*PLANT NAMES ARE SPECIFICALLY CHOSEN FROM CITY OF MILWAUKIE, OREGON STORMWATER CODES 2014.

BOTANICAL NAME	COMMON NAME	SIZE
<b>ZONE A: PROFILE 0"-12" WET MOIST ZONE</b>		
(HERBACEOUS PERENNIALS, SMALL SHRUBS, GROUND COVER AND TREE) UTILIZE A MIX OF PLANT NAMES PROVIDED IN RANDOM ORDER		
SWS1	Arestostaphylos uva-ursi	1 gal.
SWS2	Carex densa	1 gal.
SWS3	Carex testacea	1 gal.
SWS4	Gaultheria shallon	1 gal.
(Gaultheria shallon and 'Andina' 'Gulfstream' serve as small shrubs)		
SWS5	Juncus Patens	1 gal.
SWS6	'Andina' 'Gulfstream'	1 gal.
SWS7	Rhamnus purshiana	1-2" cal.
(Rhamnus purshiana serves as City street tree in swale and under power lines)		

### STORMWATER BASIN SW-140 AREA PLANTINGS

**STORMWATER BASIN AREA**  
STORMWATER BASIN SHALL BE CONSTRUCTED UNDER THE REQUIREMENTS OF THE CITY OF PORTLAND, OREGON STORMWATER MANAGEMENT MANUAL GUIDELINES TYPICAL DETAIL (SEE CIVIL). STORMWATER SWALE REQUIRES 18" OF SPECIFIED GROWING MEDIUM.

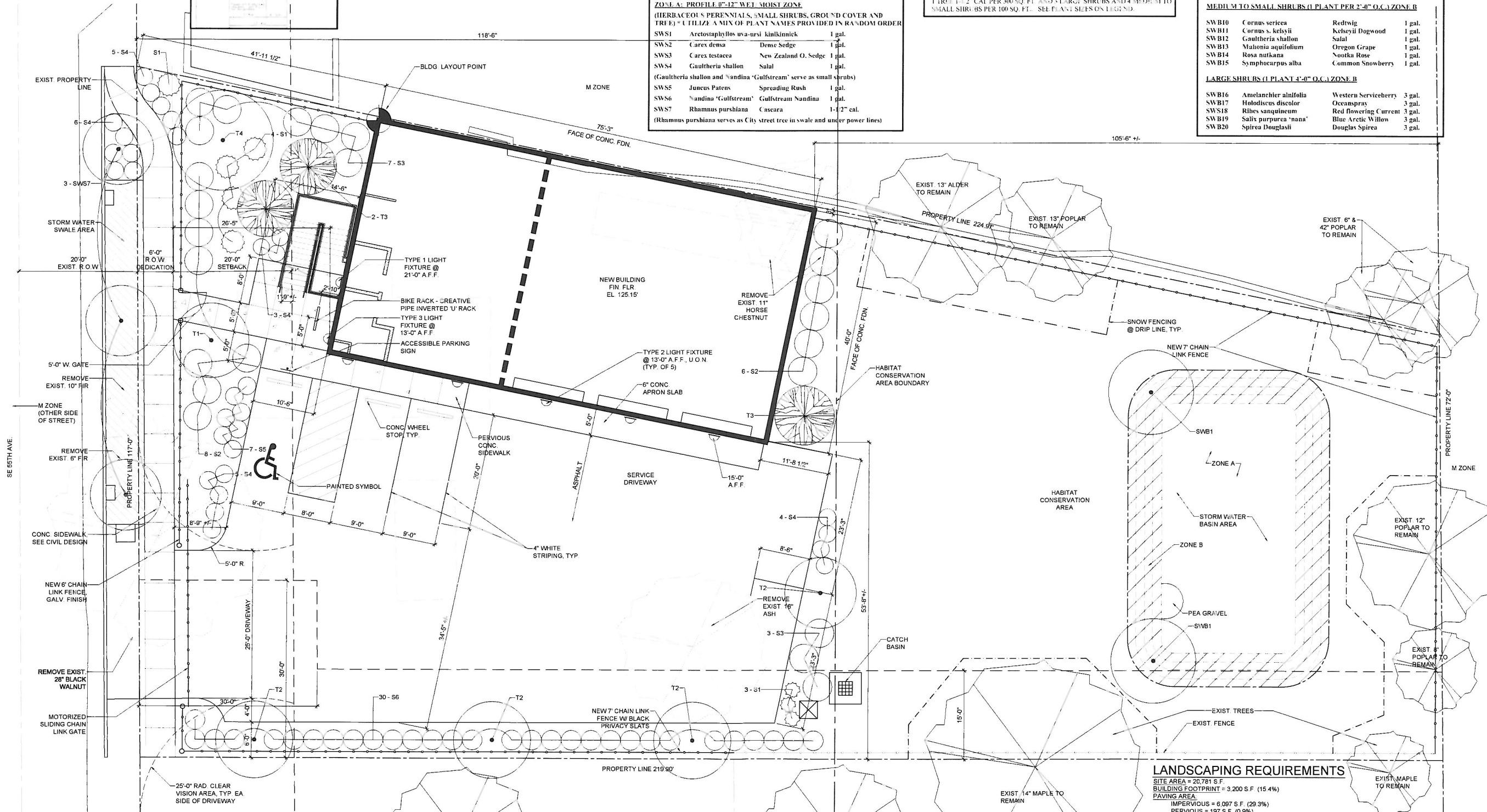
**STORMWATER BASIN SHALL BE PLANTED WITH THE FOLLOWING:**  
DO NOT PLANT WITHIN 12" OF STORMWATER PIPING, CONCRETE, BRO-BACK RIP RAP, PEA GRAVEL, OR OTHER PLANT MATERIAL.

**ZONE A: (WET) 0"-12"**  
100 HERBACEOUS PLANTS PER 100 SQ. FT. AND 4 SMALL SHRUBS. MINIMUM CONTAINER SIZE IS 1 GALLON.  
NO MORE THAN ONE GALLON PLANTS OF THE SAME GENUS AND SPECIES SHALL BE PLANTED IN ANY GIVEN 100 SQ. FT. AREA.

**ZONE B: (MODERATE TO DRY)**  
1 TREE 1-2" CAL PER 300 SQ. FT. AND 3 LARGE SHRUBS AND 4 MEDIUM TO SMALL SHRUBS PER 100 SQ. FT. SEE PLANT SIZES ON LEGEND.

### STORMWATER BASIN SW-140 AREA PLANTINGS

BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES (1 tree per 300 sq. ft.) ZONE B</b>		
SWB1	Fraxinus latifolia	Oregon Ash 1-2" cal.
<b>HERBACEOUS PERENNIALS (1 plant per 1 sq. ft.) ZONE A</b>		
SWB2	Bromus stichensis	Alaska Brome 1 gal.
SWB3	Carex obnupta	Slough Sedge 1 gal.
SWB4	Carex stipata	Sawbeak Sedge 1 gal.
SWB5	Deschampsia caespitosa	Tufted Hairgrass 1 gal.
SWB6	Eleocharis palustris	Creeping-Spike Rush 1 gal.
SWB7	Juncus effusus v. pacificus	Common/Pacific Rush 1 gal.
SWB8	Juncus tenuis	Slender Rush 1 gal.
SWB9	Scirpus microcarpus	Small Fruited Bulrush 1 gal.
<b>MEDIUM TO SMALL SHRUBS (1 PLANT PER 2'-0" O.C.) ZONE B</b>		
SWB10	Cornus sericea	Redtwig 1 gal.
SWB11	Cornus s. kelseyii	Kelseyii Dogwood 1 gal.
SWB12	Gaultheria shallon	Salal 1 gal.
SWB13	Malonia aquifolium	Oregon Grape 1 gal.
SWB14	Rosa nutkana	Nootka Rose 1 gal.
SWB15	Symphocarpus alba	Common Snowberry 1 gal.
<b>LARGE SHRUBS (1 PLANT 4'-0" O.C.) ZONE B</b>		
SWB16	Amelanchier alnifolia	Western Serviceberry 3 gal.
SWB17	Holodiscus discolor	Oceanspray 3 gal.
SWB18	Ribes sanguineum	Red flowering Currant 3 gal.
SWB19	Salix purpurea 'nana'	Blue Arctic Willow 3 gal.
SWB20	Spiraea Douglasii	Douglas Spiraea 3 gal.



### LANDSCAPING REQUIREMENTS

SITE AREA = 20,781 S.F.  
BUILDING FOOTPRINT = 3,200 S.F. (15.4%)  
PAVING AREA:  
IMPERVIOUS = 6,097 S.F. (29.3%)  
PERVIOUS = 197 S.F. (0.9%)  
LANDSCAPING = 4,638 S.F. (22.3%)  
FUTURE LANDSCAPING = 6,649 S.F. (32.0%)

### PARKING REQUIREMENTS

812 S.F. OFFICE X 211,000 = 2 REQUIRED SPACES  
1,450 S.F. STORAGE X 0.511,000 = 1 REQUIRED SPACE  
1,800 S.F. SHOP X 1/1,000 = 2 REQUIRED SPACES  
TOTAL = 5 REQUIRED SPACES

**1 PARKING / LANDSCAPE PLAN**  
SCALE: 1/8" = 1'-0"



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**ANDERSON SHIRLEY ARCHITECTS INC.**

CONSULTANTS

REVISIONS  
12/15/15 - PLANNING REVIEW

REGISTERED ARCHITECT NO. 10980  
STATE OF OREGON  
JAMES M. SHIRLEY  
JAMES M. ANDERSON

KEY PLAN

SHEET TITLE  
**HILLEBRAND CONSTRUCTION, INC.**  
MILWAUKIE, OR 97206

OFFICE & SHOP  
8908 SE 55TH AVE

SHEET TITLE  
LANDSCAPING & PARKING PLAN

DRAWN JMS	SHEET A0.2
JOB NO.	
DATE 10/15/2015	OF 6