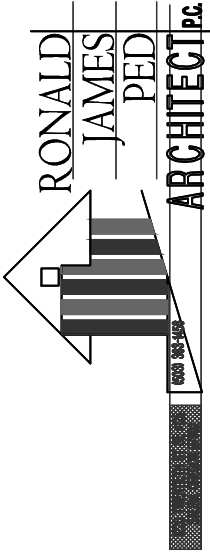
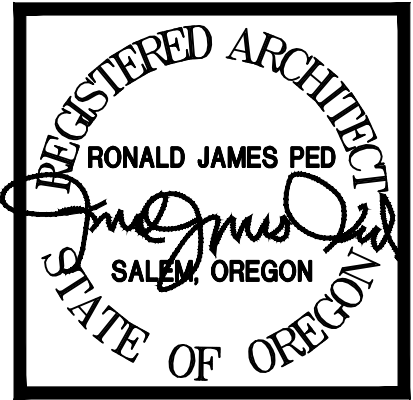
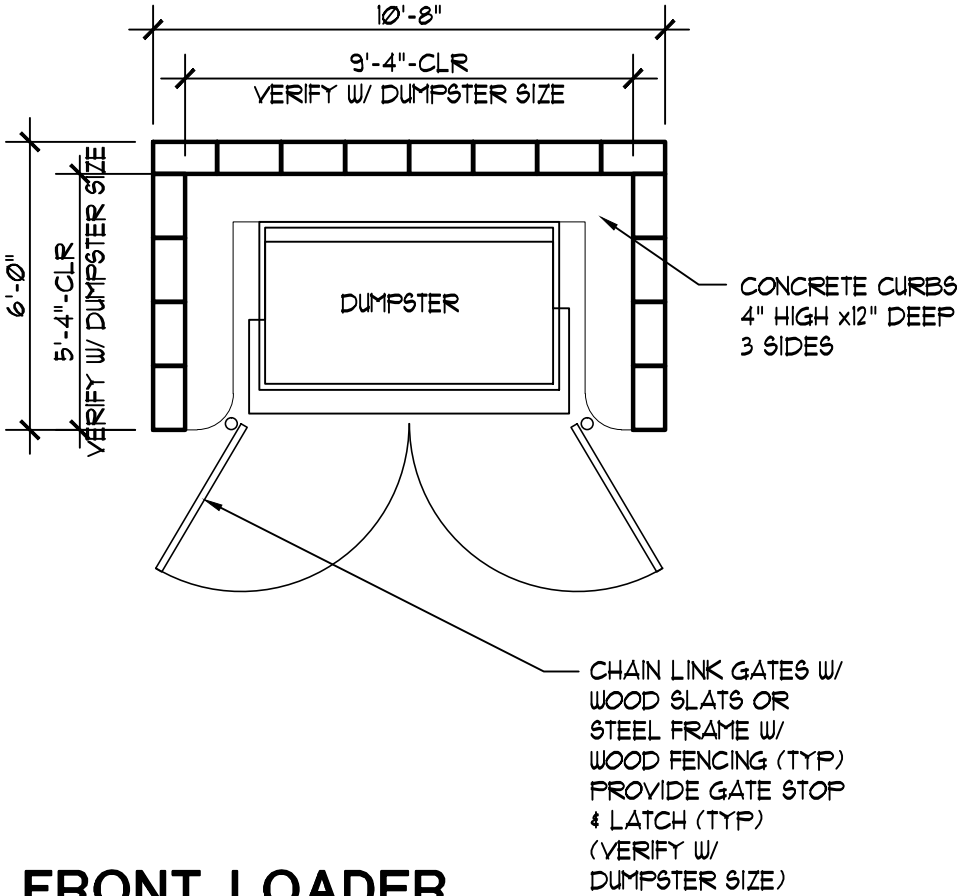


1

FRONT LOADER
CONTAINER ENCLOSURE

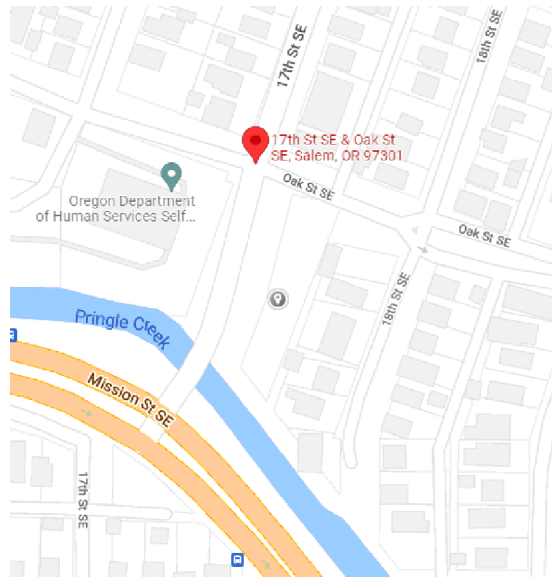
SCALE: 1/4" = 1'-0"



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-7



SITE SUMMARY

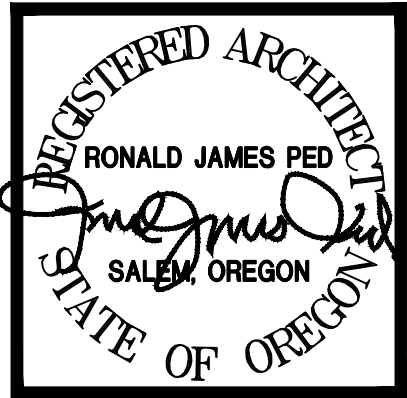
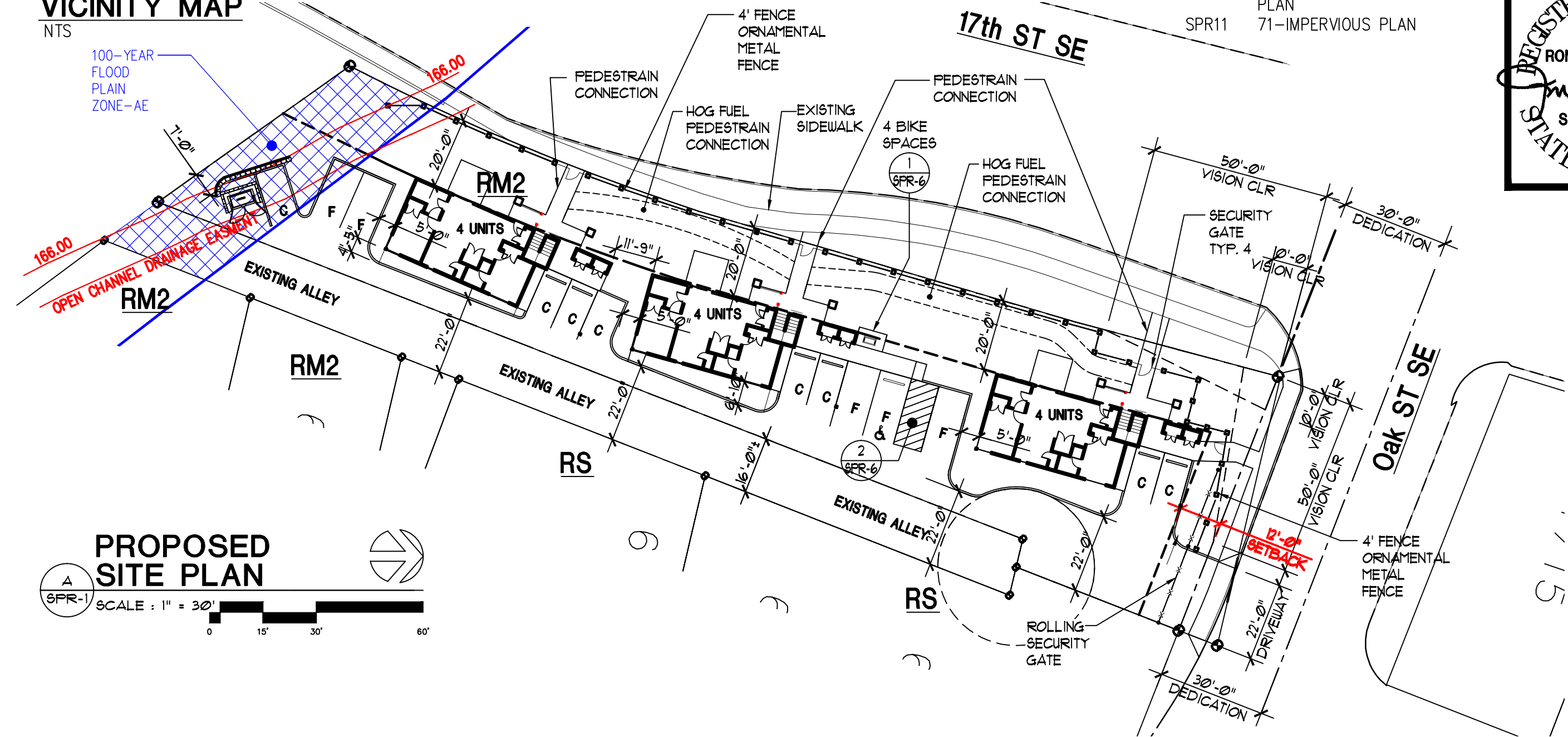
17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
NEW BUILDING HEIGHT: 34'
ACRES: 17,090 SF (.40 AC) - 100%
PROPOSED LANDSCAPE: 7,188 SF - 42%
NEW BUILDINGS FOOTPRINTS (3 Bldgs,12 UNITS): 4,560 SF - 26.7%
HARD SURFACE: 5,342 SF - 31.3%
NEW IMPERVIOUS (4,560 SF + 5,305 SF)= **9,902 SF<10,000 SF**
SEE: SPR-II

DRAWING INDEX

SPR1	60-PROPOSED SITE PLAN
SPR2	61-EXISTING CONDITIONS PLAN
SPR3	62-UTILITY PLAN
SPR4	63-GRADING PLAN
SPR5	64-LANDSCAPE PLAN
SPR5A	64-ENLARGED LANDSCAPE PLAN
SPR5B	64-ENLARGED LANDSCAPE PLAN
SPR5C	64-LANDSCAPE DETAILS
SPR5D	64-LANDSCAPE DETAILS
SPR6	65-DETAILS
SPR7	66-DETAILS
SPR8	67-BUILDING ELEVATIONS
SPR8A	68-FLOOR PLANS
SPR9	69-OPEN SPACE PLAN
SPR10	70-SITE SAFETY AND SECURITY PLAN
SPR11	71-IMPERVIOUS PLAN

VICINITY MAP

NTS



NEW APARTMENTS FOR:

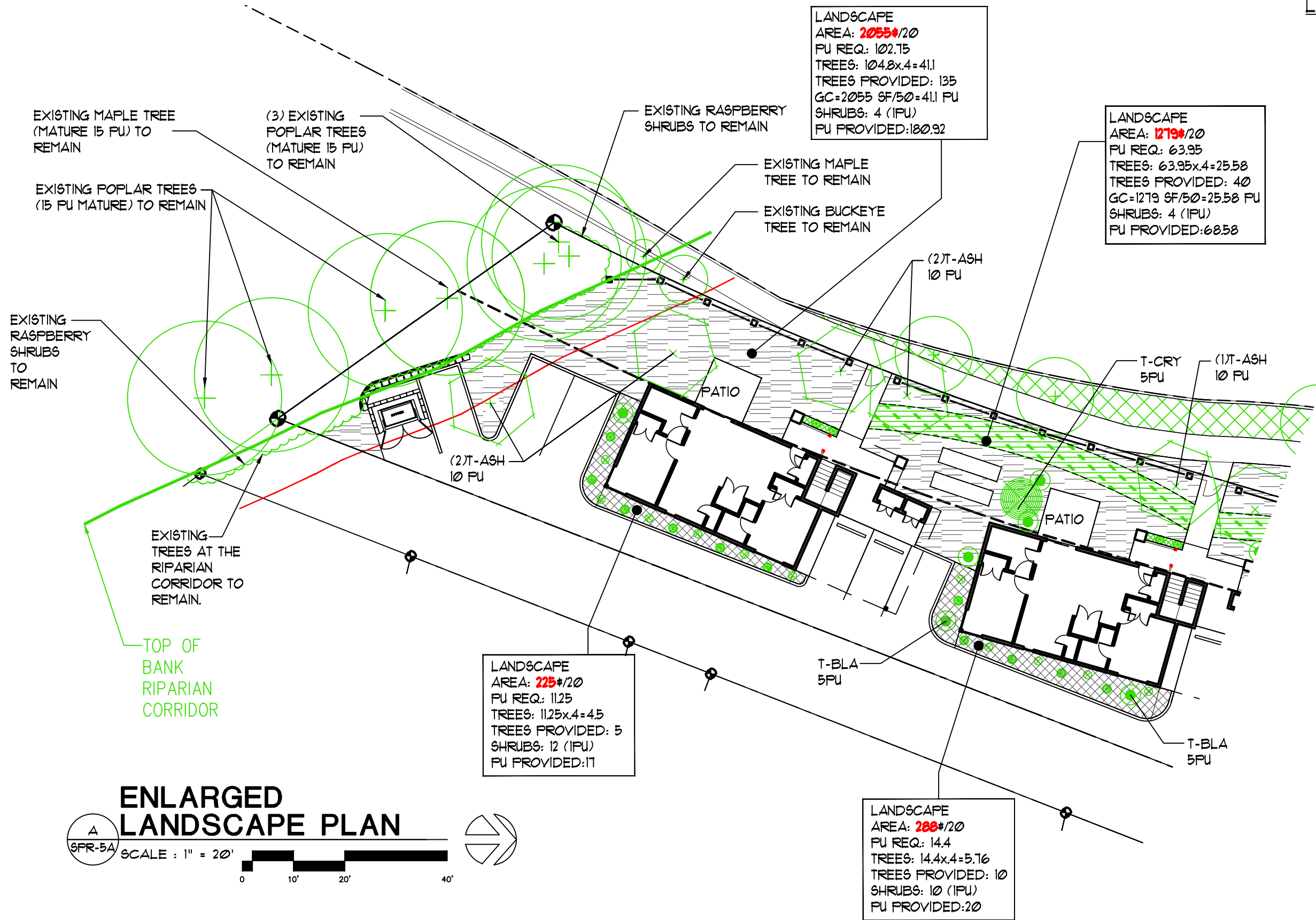
SERVANDO GARCIA

17th and OAK, SALEM OR 97301

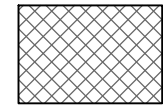
DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-1

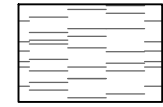
LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak apt\SPR-3\SPR-3_02.07.2024.dwg SPR-5A-LANDSCAPE
PRINTED: Wed, 07 Feb 2024 - 02:28 pm PRINTED BY: trevo



LANDSCAPE KEY



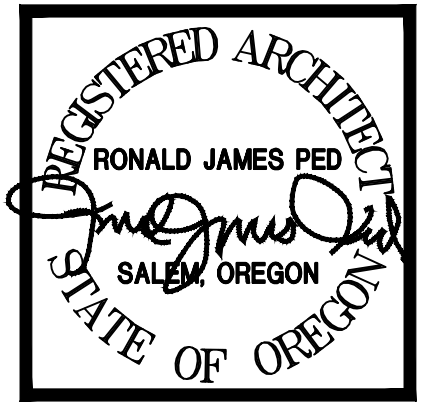
BARKDUST



LAWN

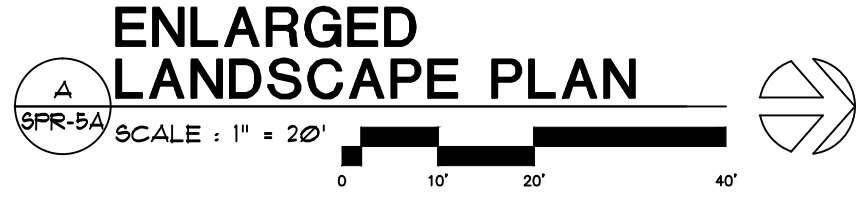


EXISTING LANDSCAPE



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159
SPR-5A



SIZE	SHRUBS	COMMON NAME/BOTANICAL NAME	COMMENTS
1 gal. 3 gal.			
 / 	S-HYB.	HYBISCUS/Hibiscus Syriacus ROSE OF SHARON 'MINERVA' 'AZURRI SATIN'	1 PU 1 gal / 2 PU 3 gal
 / 	S-STRA.	DEUTZIA x hybridia 'STRAWBERRY FIELDS'	1 PU 1 gal / 2 PU 3 gal
 / 	S-ABE	ABELIA grandiflora 'EDWARD GOUCHER' (EVERGREEN)	1 PU 1 gal / 2 PU 3 gal
 / 	S-VIB.D	VIBURNUM Japonicum (EVERGREEN)	1 PU 1 gal / 2 PU 3 gal
 / 	S-PIE.	PIERIS japonicum LILLY-OF-THE-VALLEY (EVERGREEN/SHADE)	1 PU 1 gal / 2 PU 3 gal
 / 	S-AUC	AUCUBA JAPONICA JAPANESE AUCUBA (EVERGREEN/SHADE)	1 PU 1 gal / 2 PU 3 gal
 / 	S-VIB.	VIBURNUM ELLIPTICUM. COMMON VIBURNUM	1 PU 1 gal / 2 PU 3 gal
 / 	S-CURR.	RED-FLOWERING CURRANT/Ribes sanguinem	1 PU 1 gal / 2 PU 3 gal
GROUND COVER	BOTANICAL NAME/COMMON NAME		COMMENTS
 G-PHL	PHLOX SUBLATA CREEPING PHLOX		1 gal. 24" SPACING 1 PU
 G-VIN	VINCA MAJOR PERIWINKLE		1 gal. 24" SPACING 1 PU

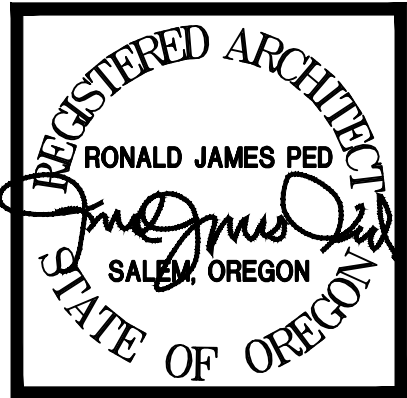
1

PLANT LIST

SCALE: N/A

M:\0291TEWK\950PLNTS\02950 PLANTLIST

PLANT LIST			
STREET TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS
	T-ASH	ASH, RAYWOOD FRAXINUS OXYCARPA 'RAYWOOD'	7-8' 2" CALIPER 10 PU
	T-LIN	LINDEN TILIA CORDATA 'HALA'	7-8' 2" CALIPER 10 PU
	T-MAP ARM	ARMSTRONG MAPLE, ACER RUBRUM 'ARMSTRONG'	7-8' 2" CALIPER 10 PU
	T-MAP RED	ACER rumbrum/RED MAPLE October Glory	7-8' 2" CALIPER 10 PU
ORNAMENTAL TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS
	T-JAPO	CRYPTOMERIA JAPONICA 'ELEGANS'	7-8' 1-½" MIN CALIPER 5 PU
	T-TAMA	CRYPTOMERIA JAPONICA /TAISHO TAMA (TAISHO TAMA JAPANESE CEDAR)	4-6' 1-½" MIN CALIPER 5 PU
	T-BLA	CRYPTOMERIA JAPONICA /BLACK DRAGON	4-6' 1-½" MIN CALIPER 5 PU
	T-MAP VINE	VINE MAPLE/ACER circinatum	7-8' 1-½" MIN CALIPER 2 PU
	T-CRAB	CRABAPPLE/MALUS 'AMERICAN BEAUTY'	7-8' 1-½" MIN CALIPER 2 PU
	T-CRY	CRYPTOMERIA JAPONICA /SEKKEN-SUGI	6' 1-½" MIN CALIPER 5 PU
	T-CUP	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS 'STRICTA'	6' 1-½" MIN CALIPER 5 PU
	T-CHA	CHAMAECYPARIS OBTUSA HINOKI FALSE CYPRESS 'GRACILIS'	6' 1-½" MIN CALIPER 5 PU



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159
SPR-5D

LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak.apr\SPR-3\SPR-3_02.07.2024.dwg SPR-4 GRADING-DR
PRINTED: Wed, 07 Feb 2024 - 02:28 pm PRINTED BY: trevo

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SPR-4

PRELIMINARY
GRADING PLAN

SCALE : 1" = 30'

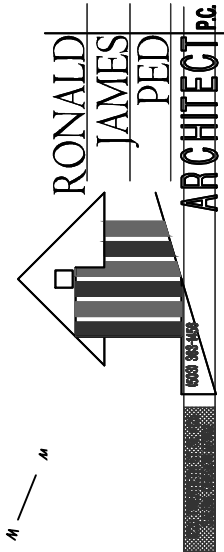
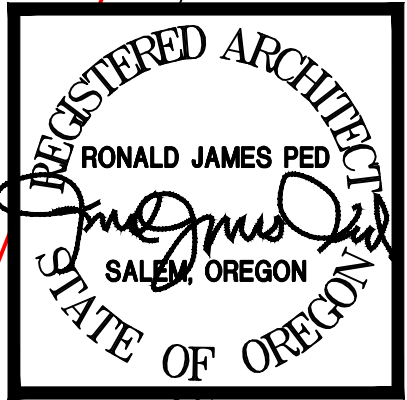
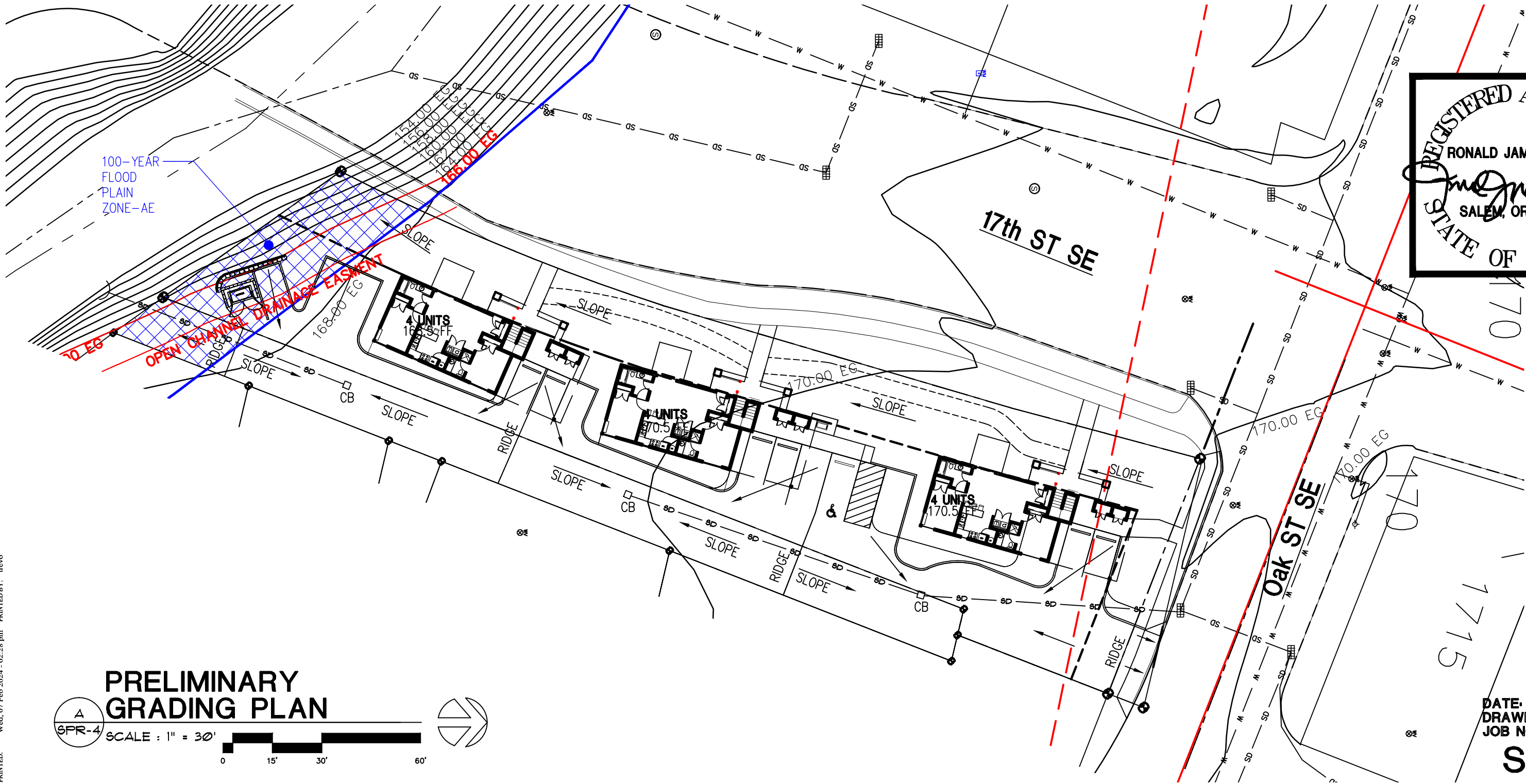
0

15'

30'

60'

→



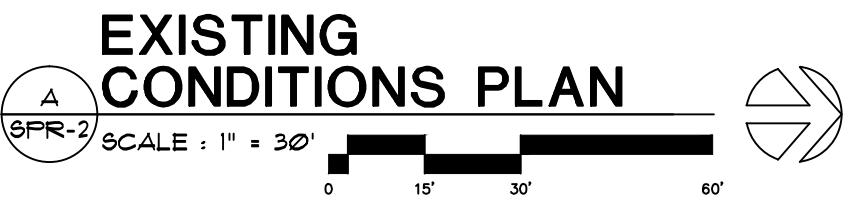
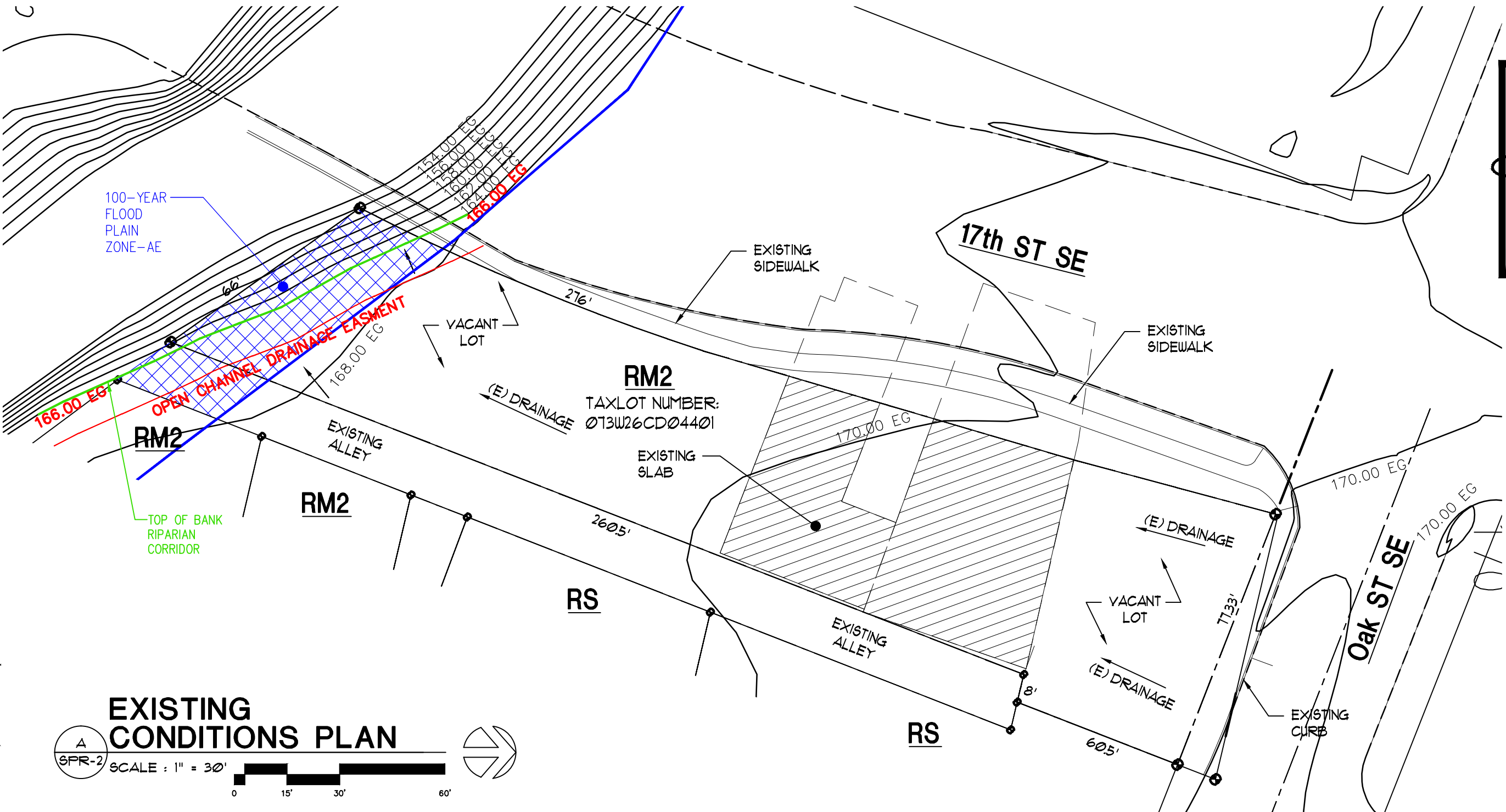
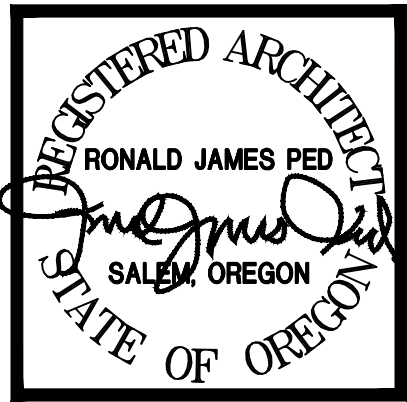
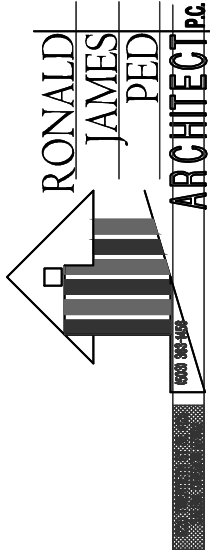
NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-4

SITE SUMMARY

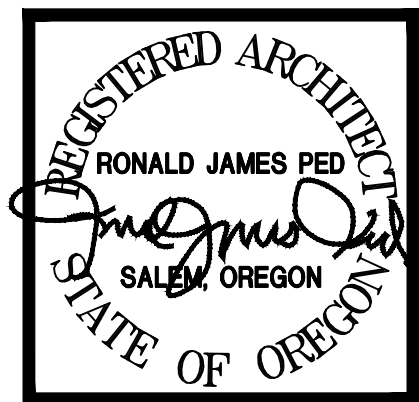
17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2 - MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 17,090 SF (.40 AC) - 100%



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159
SPR-2

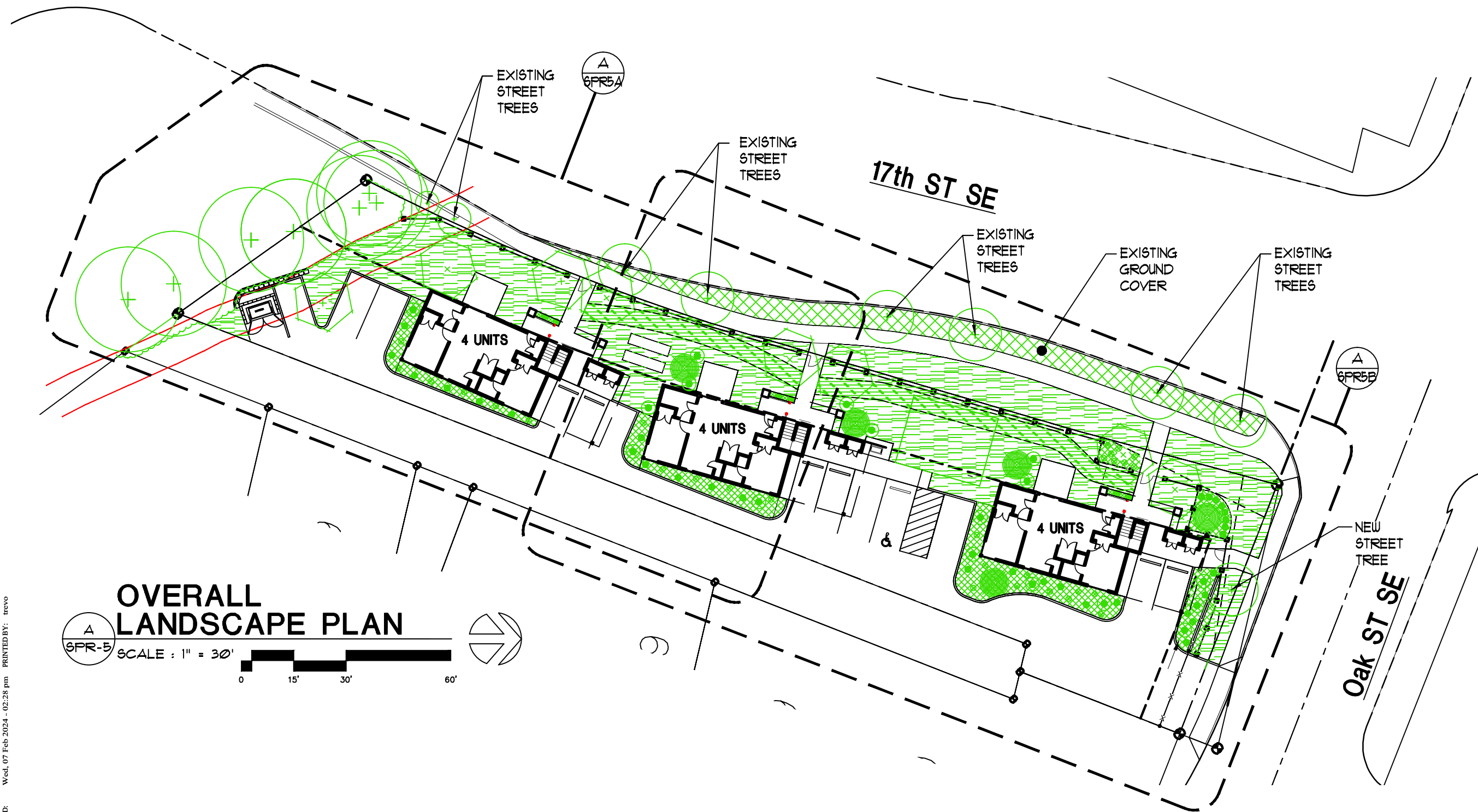
LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak\aps\SPR-3\SPR-3_02.07.2024.dwg SPR-2-EXISTING
PRINTED: Wed, 07 Feb 2024 - 02:28 pm PRINTED BY: trevo



**NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301**

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-5



LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm
 PRINTED: Wed, 07 Feb 2024 - 02:28 pm
 LOCATION: P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3_02_07_2024.dwg
 PRINTED BY: trevo

LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak apt.s\SPR-3\SPR-3_02.07.2024.dwg SPR-5C-LANDSCAPE-DR
PRINTED: Wed, 07 Feb 2024 - 02:28 pm PRINTED BY: trevo

• PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

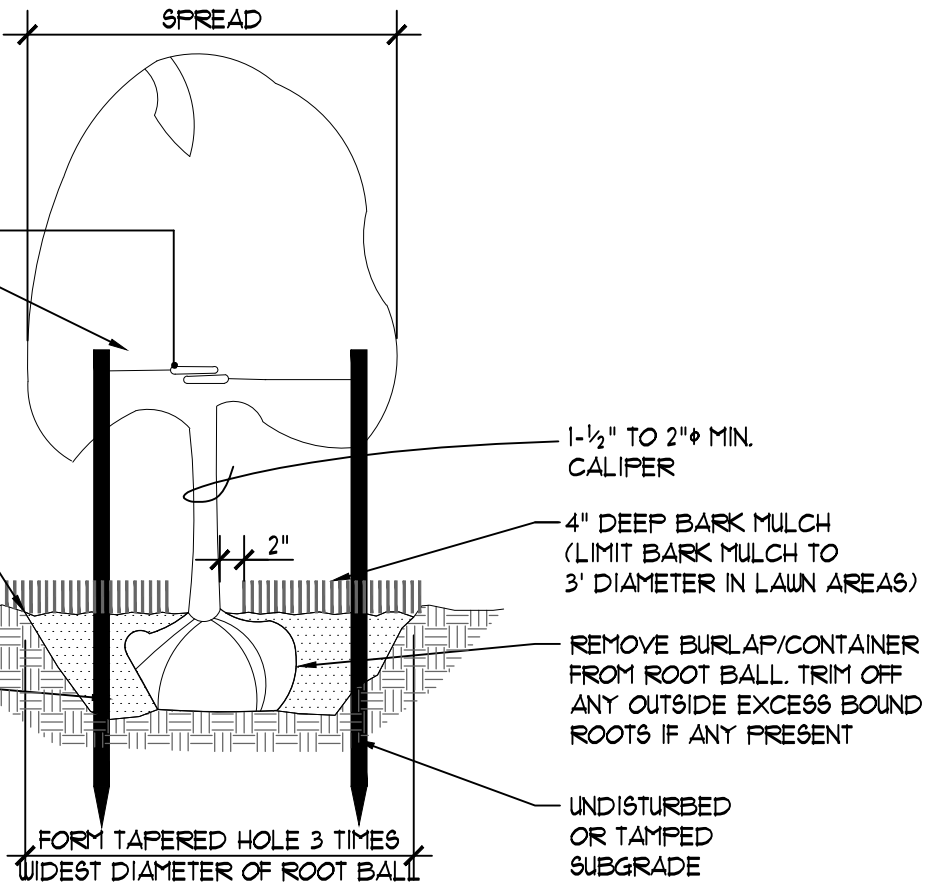
• PAINT ALL CUTS OVER 1" DIA.
2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE

HARDWOOD STAKES
1-3 STAKES 2" X 2"
DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

PLANTING MIX
WATER & TAMP TO REMOVE AIR POCKETS

NOTE:
STAKING AS REQUIRED

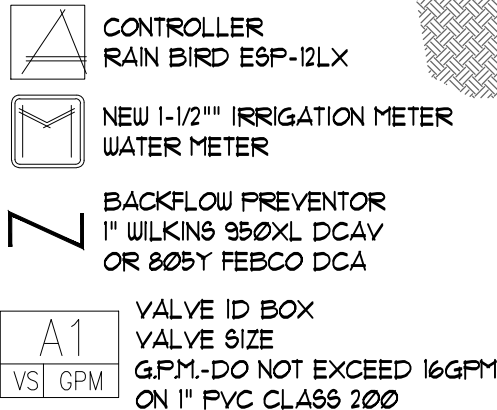


TREE PLANTING

VERTICAL STAKES

SCALE: NTS

M:\02SITE\UK\300LNDSC\02900 TREE PLANTING



REMOTE CONTROL VALVE
RAIN BIRD 100PGA SERIES

MANUAL VALVE

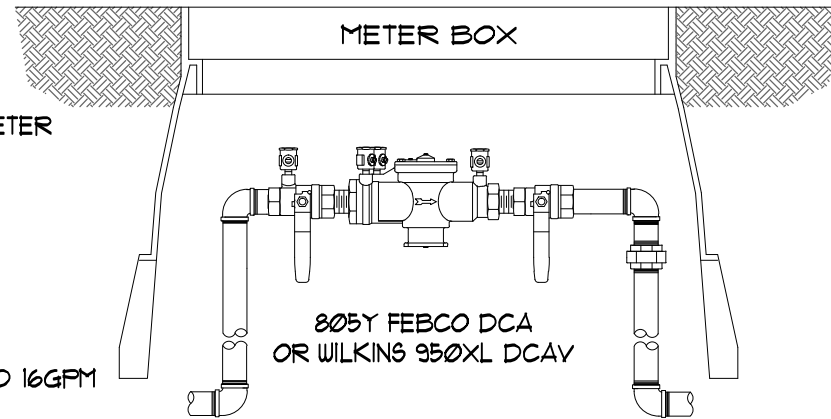
QUICK COUPLING VALVE
3/4" 33DNP RAIN BIRD

DRAIN VALVE
AUT. DRAIN ON EACH LINE

MAIN LINE PVC PIPE CLASS 200

LATERAL PVC PIPE CLASS 200 1" DIA.

4" SCHED 40 SLEEVE



INSTALLATION OF 805Y DCA OR WILKINS 950XL DCAV
DOUBLE CHECK BACKFLOW PREVENTION
DEVICE IN VALVE BOX

BACKFLOW PREVENTER DETAIL

RAIN BIRD 1804-4" SPRAY HEADS W/
MPR 12 NOZZLES FOR 12-9 FT. THROW
MPR 10 NOZZLES FOR 10-7 FT. THROW
MPR 8 NOZZLES FOR 8-5 FT. THROW
MPR 5 NOZZLES FOR 5-3 FT. THROW.
ADJUST HEADS FOR OVERSPRAY

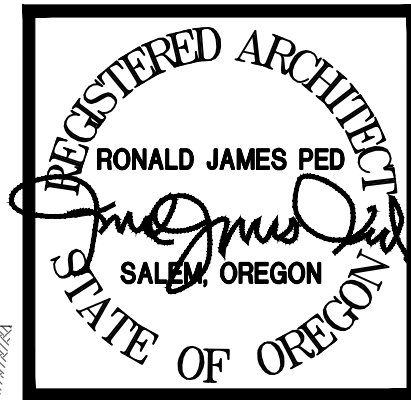
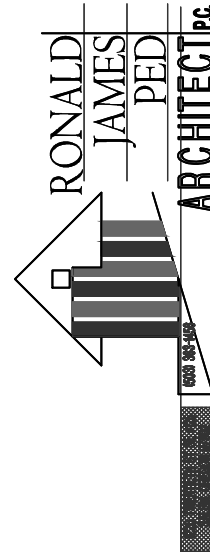
NOTES:
1. USE 1804 POP-UP HEADS ON LAWN AREAS
2. ADJUST HEADS TO COVER AREAS

BACKFLOW PREVENTER

AND IRRIGATION SYMBOLS

SCALE: NTS

M:\02SITE\UK\310IRRIG\02810 IRR-BACKFLOW



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

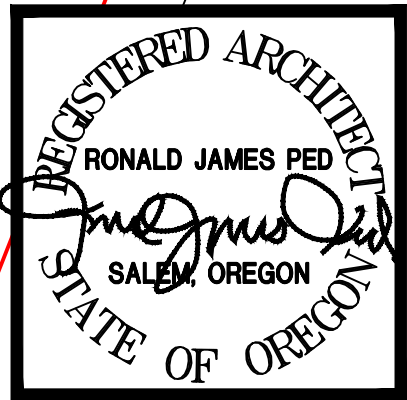
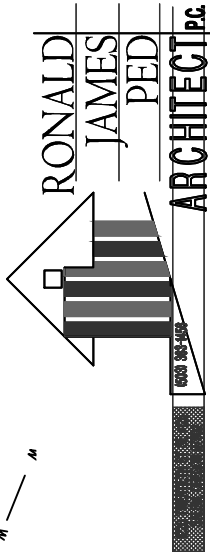
DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-5C

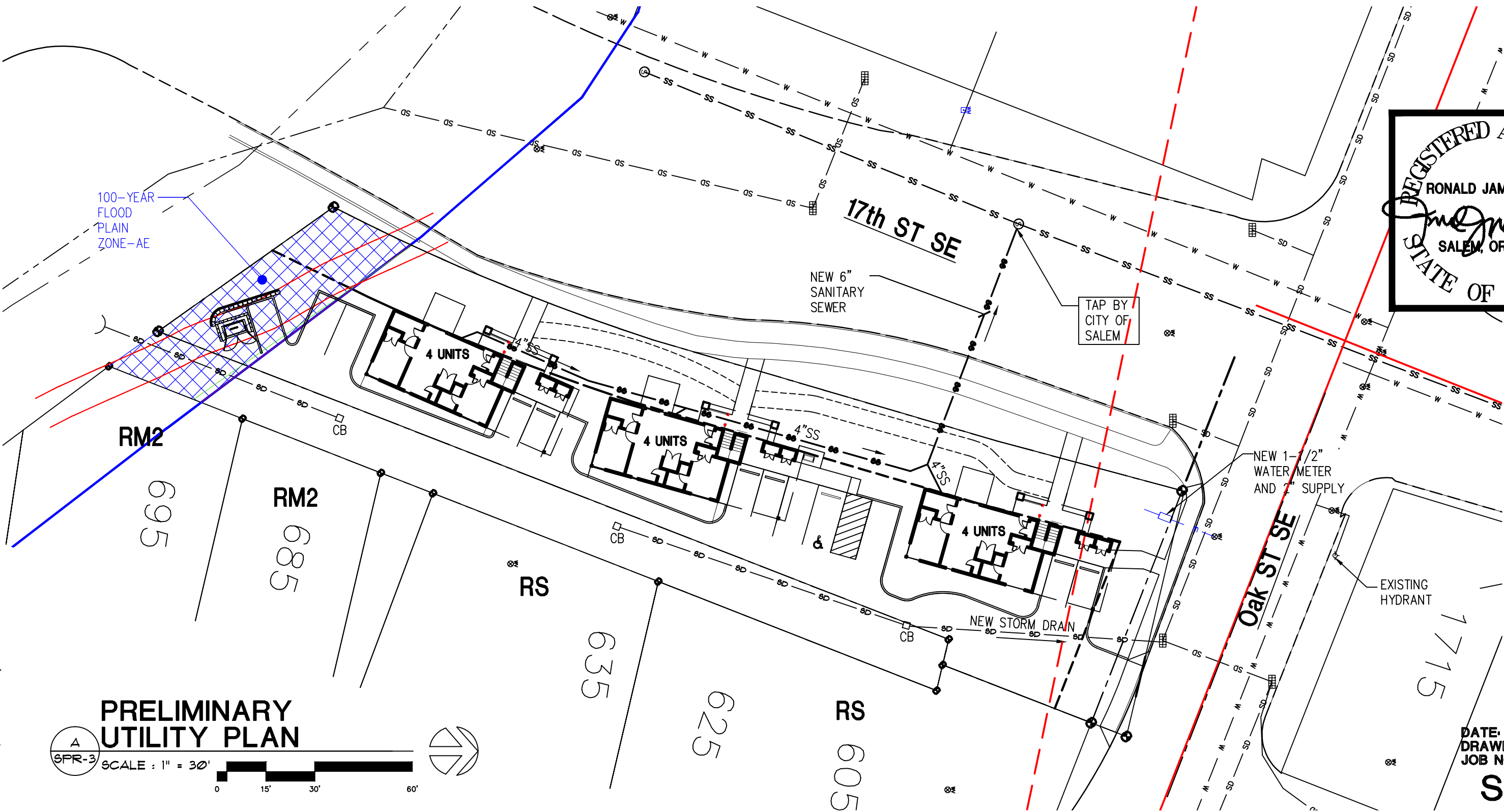
TABLE 610.4 235.5 WSFU @ OVER 60 PSI @ 215LF DEVELOPED LENGTH 1-1/2" METER WITH 2" BUILDING SUPPLY MAIN

FIRE FLOW 1320 SF x 32' HT = 42,240 SF/100 = 422.4 GPM x (3) BLDG = 1267 GPM

TABLE 703.2 222 DFU = USE 6" MAIN FOR 120 DFU



LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3_02.07.2024.dwg SPR-3-UTILITY
PRINTED: Wed, 07 Feb 2024 - 02:28 pm PRINTED BY: trevo



▲

SPR-3

PRELIMINARY
UTILITY PLAN

SCALE : 1" = 30'

0

15'

30'

60'

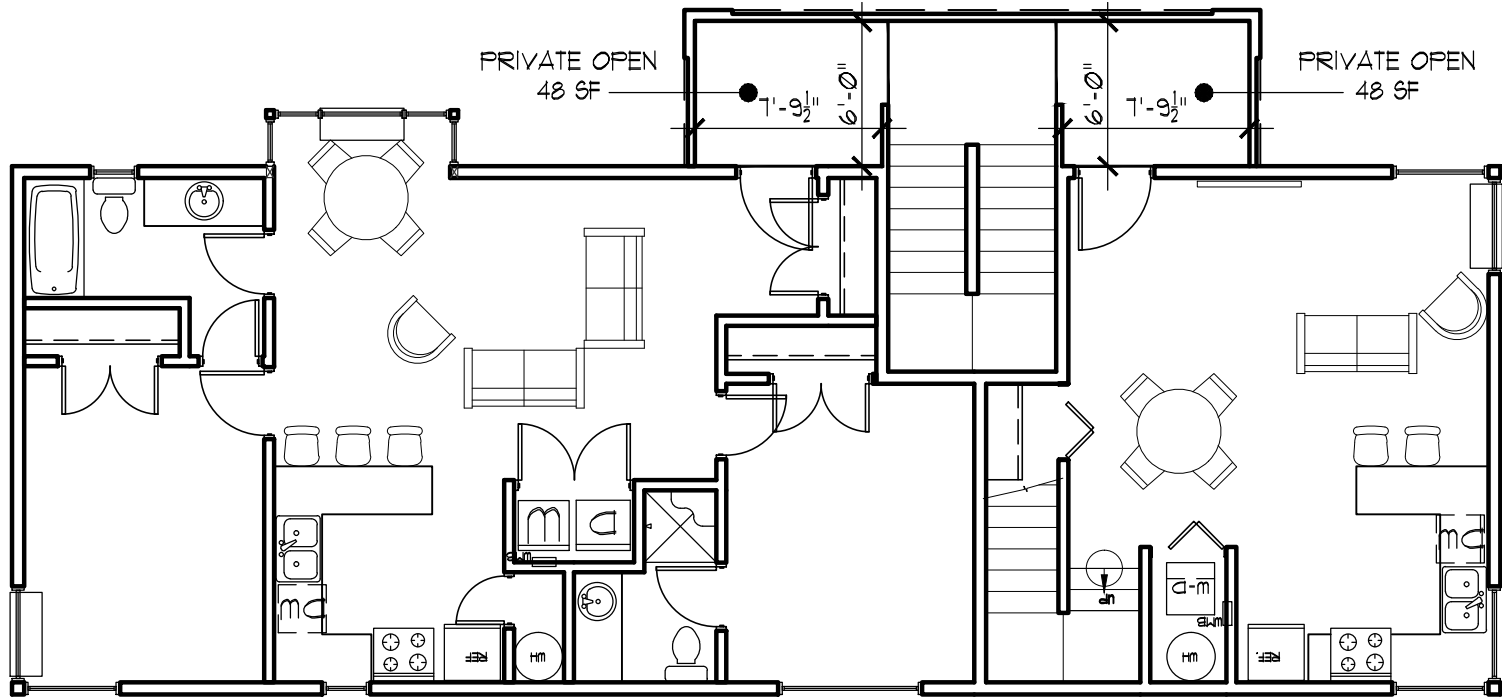
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NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

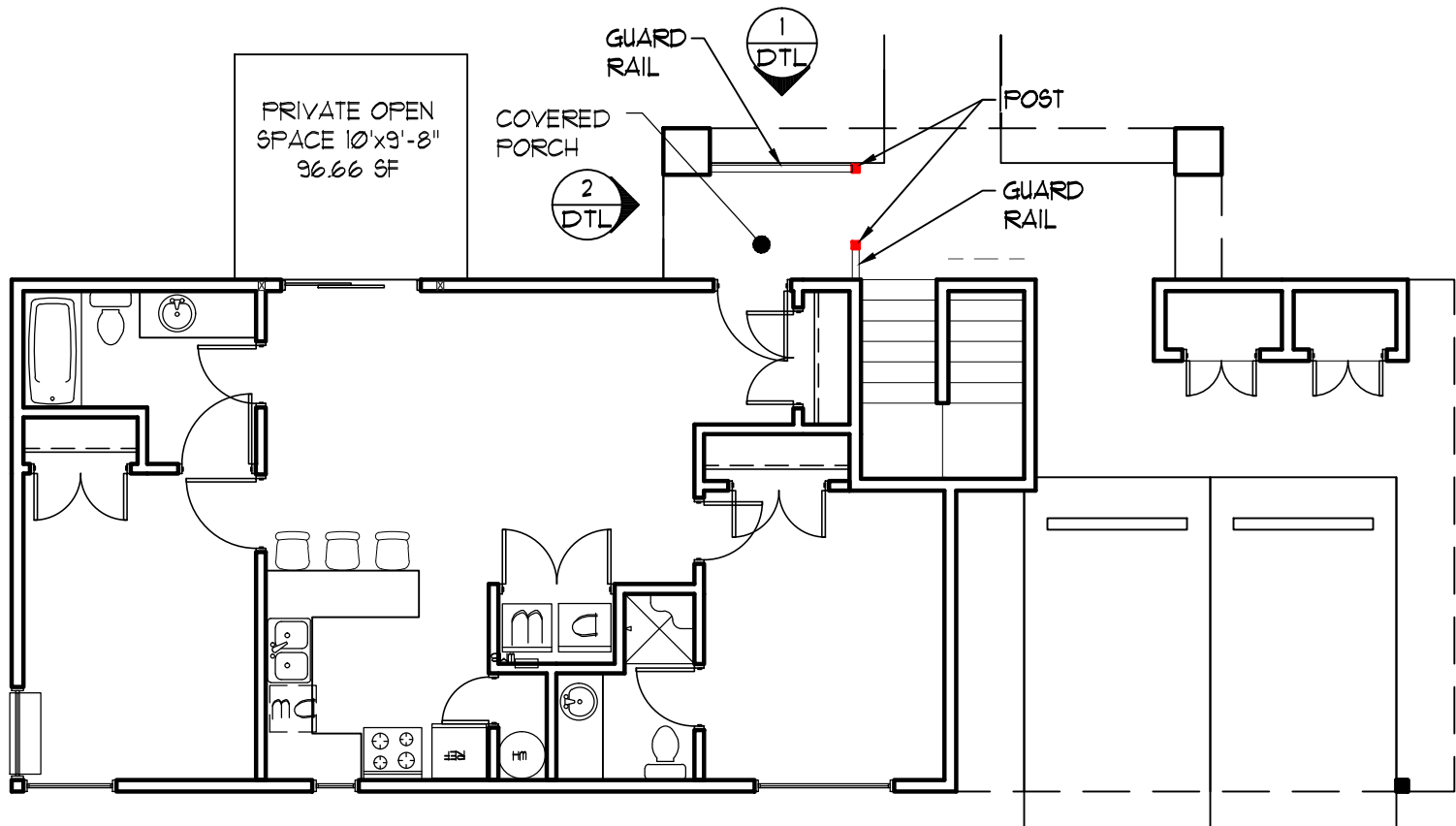
DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-3

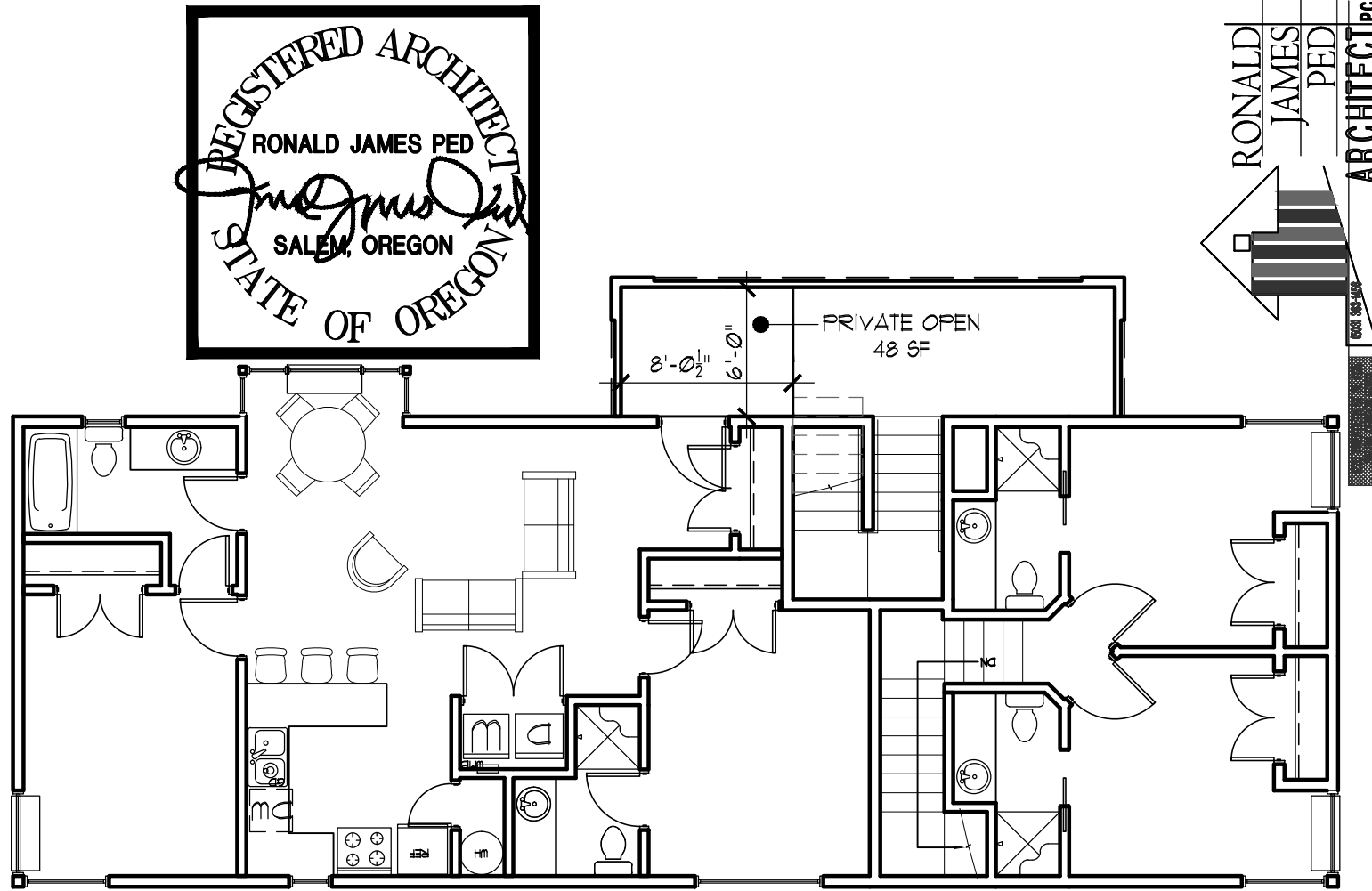
LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak\aps\SPR-3\SPR-3_02.07.2024.dwg SPR-8A-FLOOR PLAN
PRINTED: Wed, 07 Feb 2024 - 02:28 pm PRINTED BY: trevo



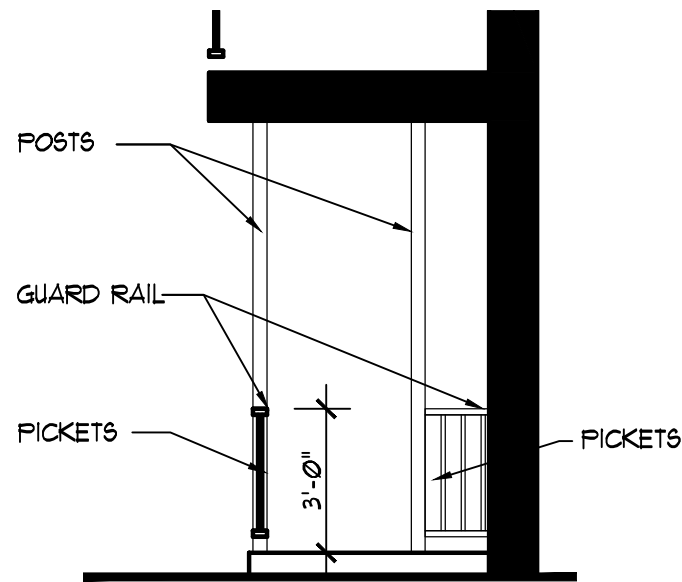
B SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



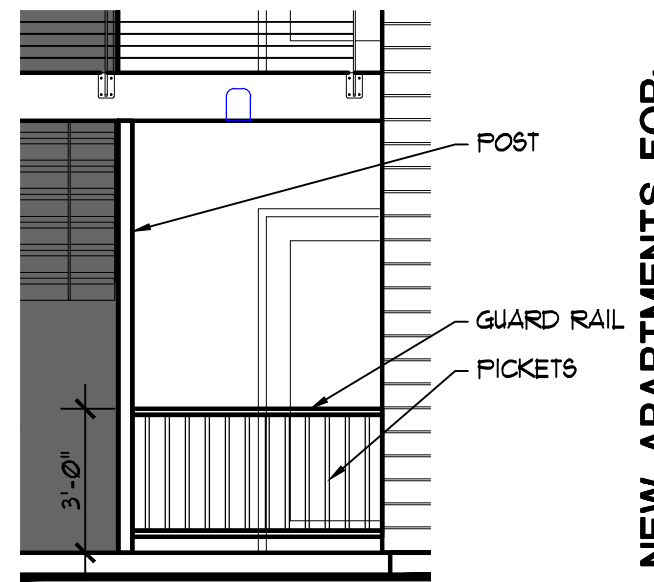
A FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"



B THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"



1 DTL ELEVATION
SCALE : 1/4" = 1'-0"

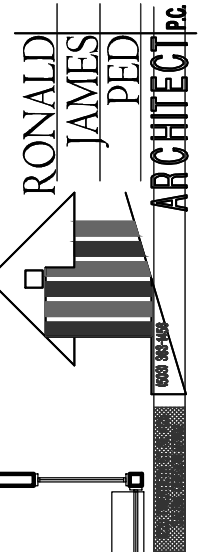
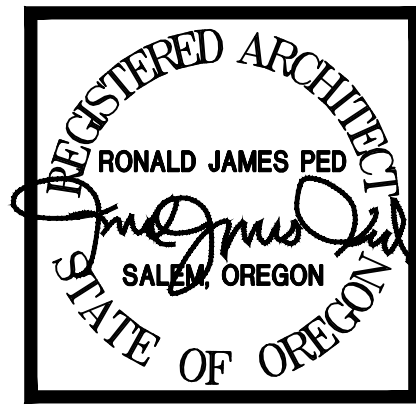


2 DTL ELEVATION
SCALE : 1/4" = 1'-0"

NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-8A



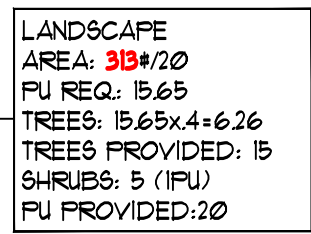
NEW APARTMENTS FOR
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159
SPR-5B

 BARKDUST

 LAWN

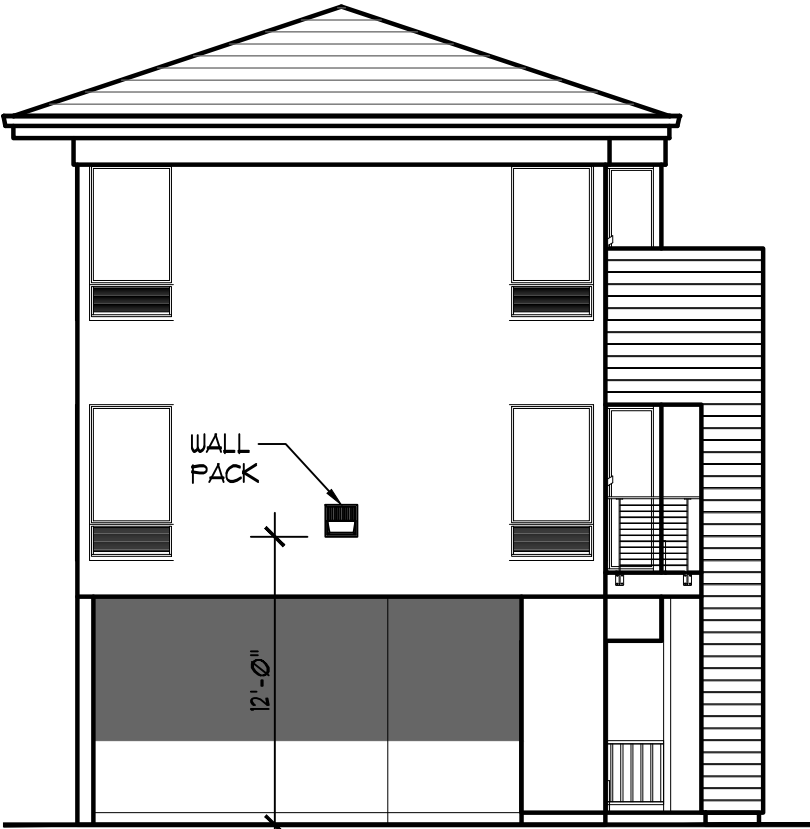
 EXISTING LANDSCAPE



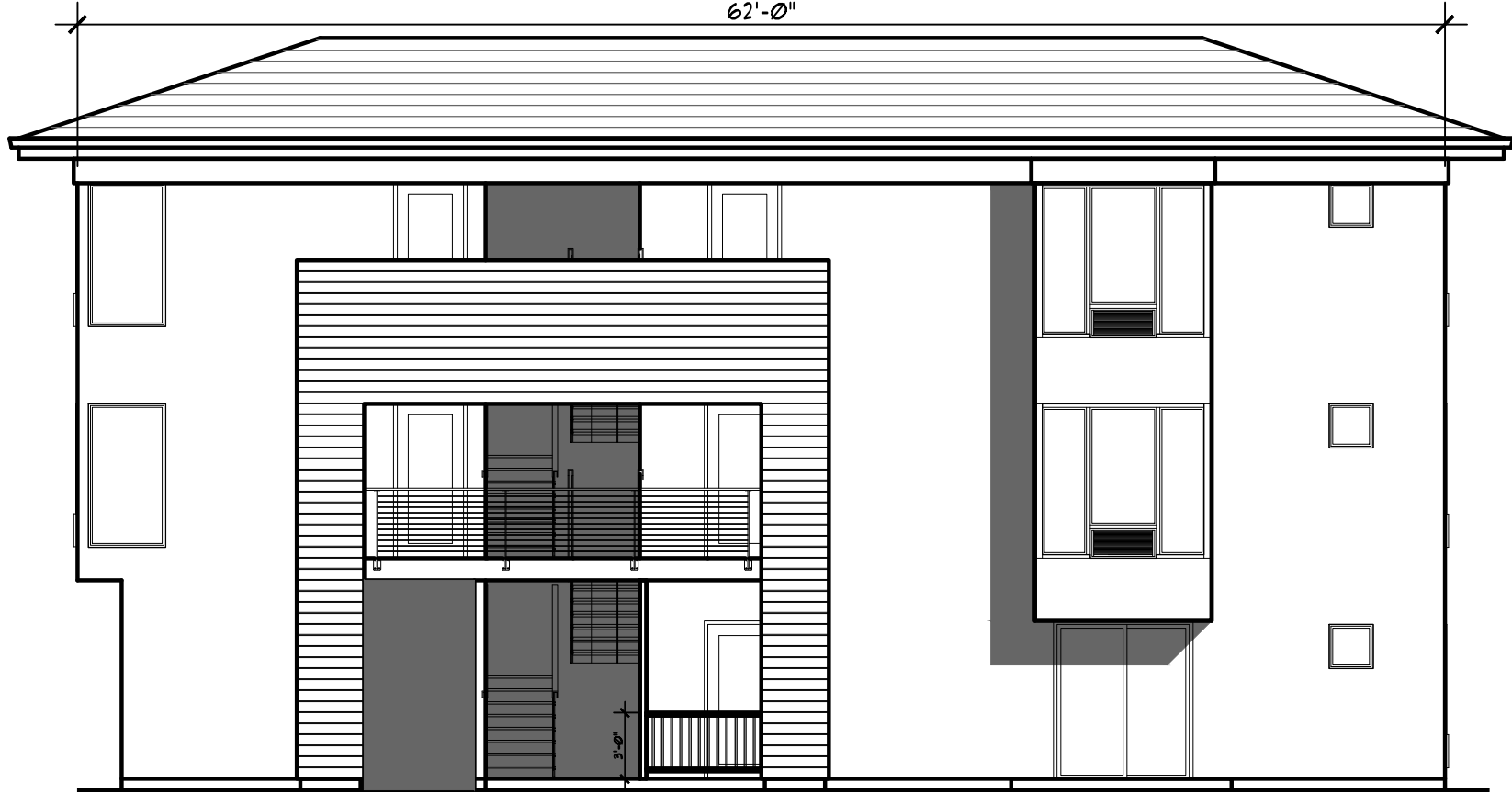
3) SCALE : 1" = 20'

0 10' 20' 40'

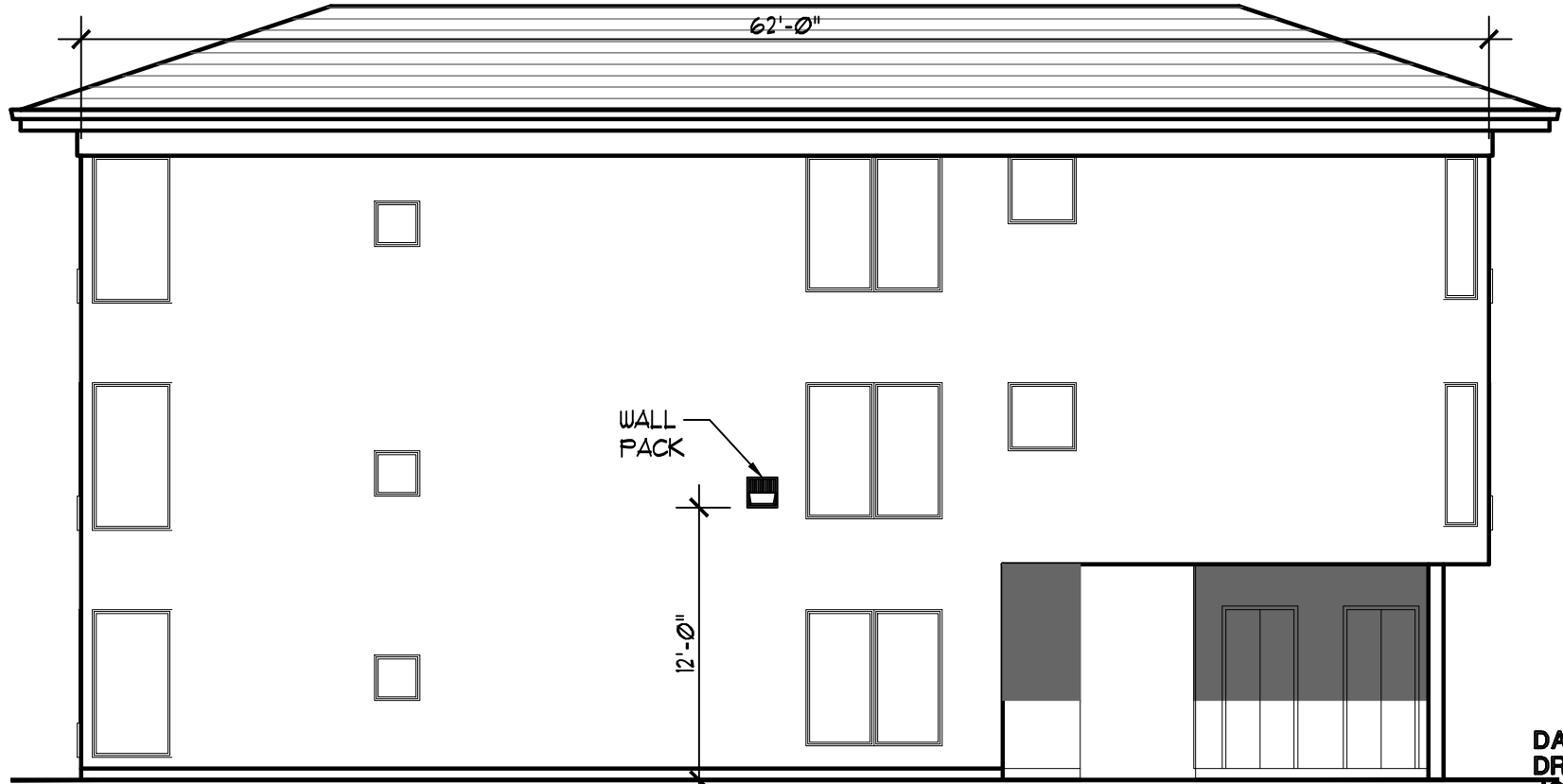
LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak\aps\SPR-3\SPR-3_02.07.2024.dwg
PRINTED: Wed, 07 Feb 2024 - 02:28 pm PRINTED BY: trevo



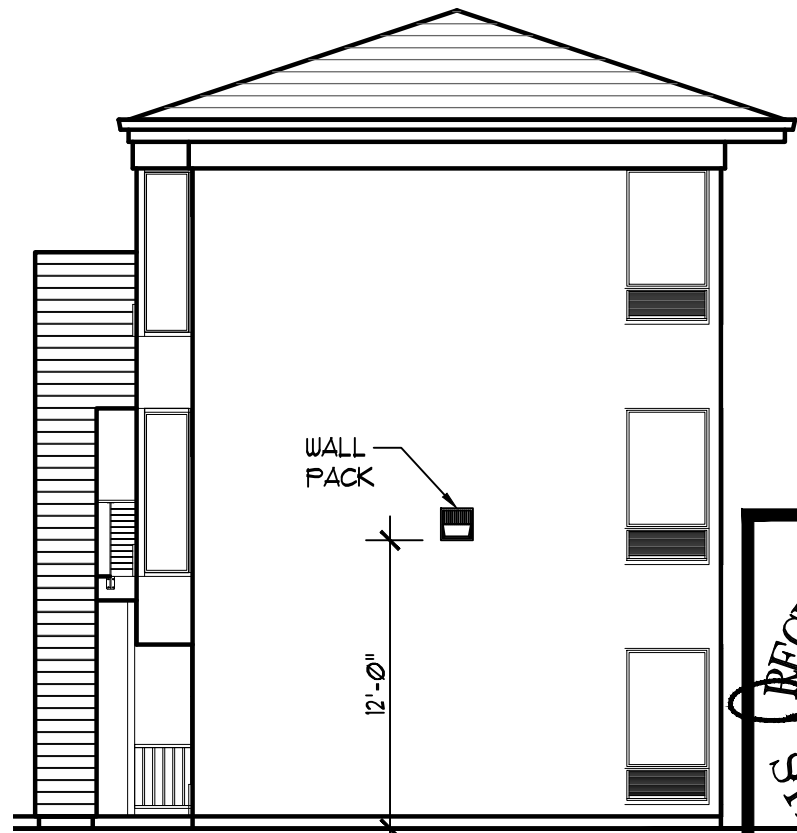
C FRONT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



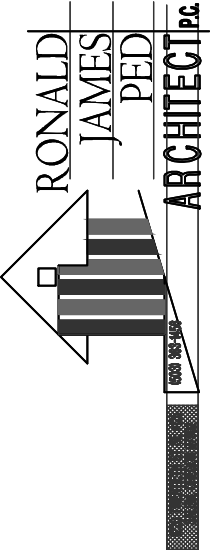
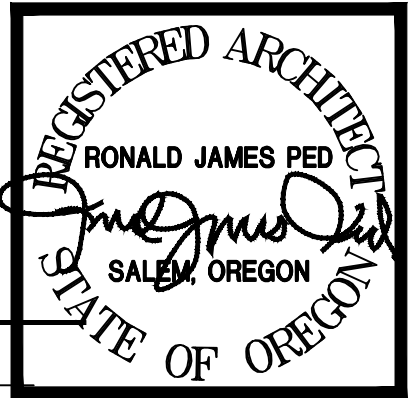
A FRONT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



D RIGHT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



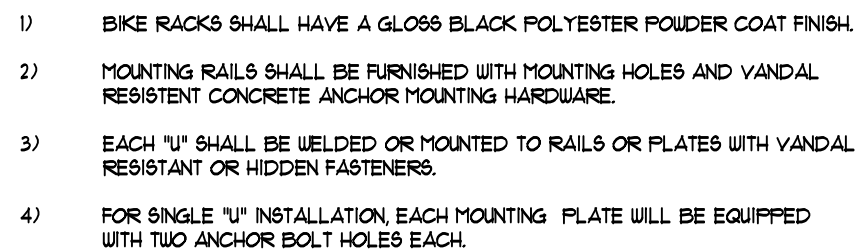
B RIGHT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-8

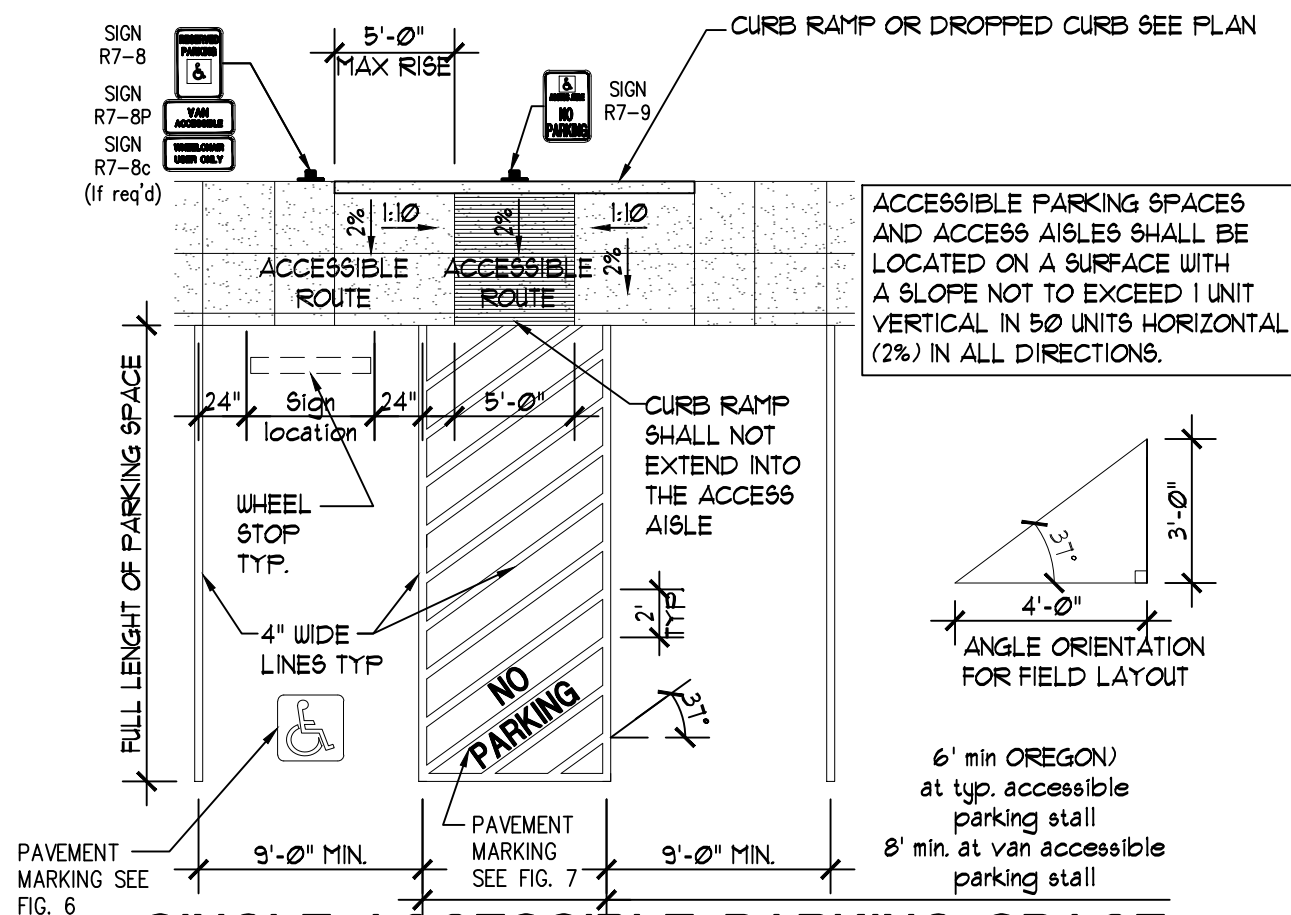


BICYCLE PARKING RACK DETAIL

SCALE: 1"=1'-0"

M:/02SITEWK/600PIPNG/02600 BIKE RACK

ALL DETAILS ARE TO COMPLY WITH THE ACCESSIBLE STANDARDS PUBLISHED BY
OREGON DEPT OF TRANSPORTATION (2018)
<https://www.oregon.gov/ODOT/Engineering/DOCS_ADA/ADA_Standards-Accessible-Parking.pdf>



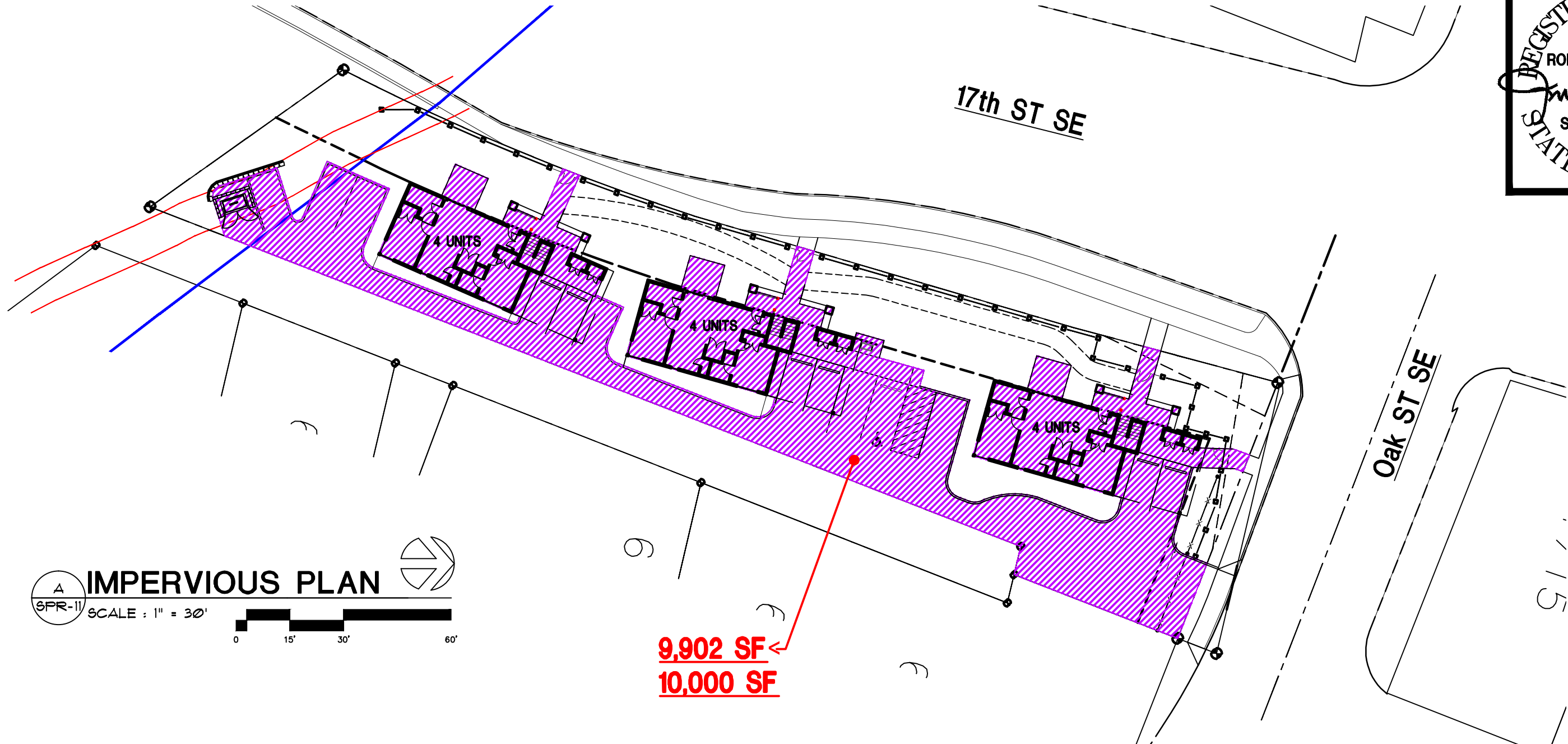
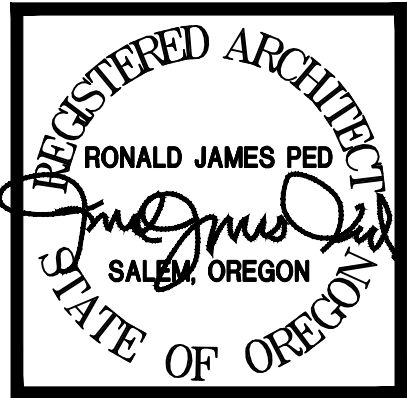
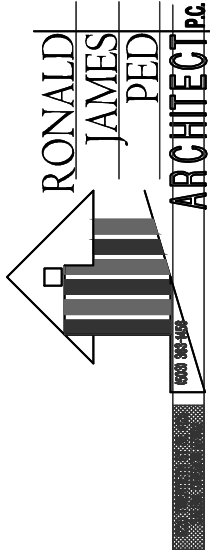
SINGLE-ACCESSIBLE PARKING SPACE
A VAN-ACCESSIBLE DESIGNATION REQUIRED

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

M:/02SITEWK/580PYMRK/02580 HC-SGL

SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 17,090 SF (.40 AC) - 100%
PROPOSED LANDSCAPE: 7,188 SF - 42%
NEW BUILDINGS FOOTPRINTS (3 Bldgs, 12 UNITS): 4,560 SF - 26.7%
HARD SURFACE: 5,342 SF - 31.3%
NEW IMPERVIOUS (4,560 SF + 5,305 SF) = **9,902 SF < 10,000 SF**
SEE: SPR-11



IMPERVIOUS PLAN
SCALE : 1" = 30'
0 15' 30' 60'

NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

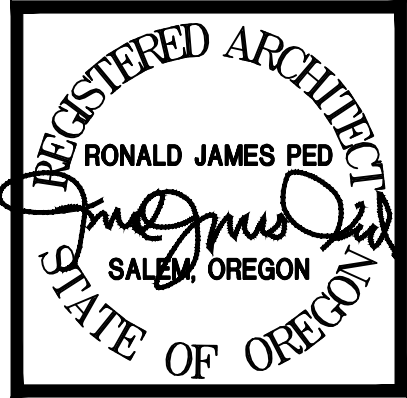
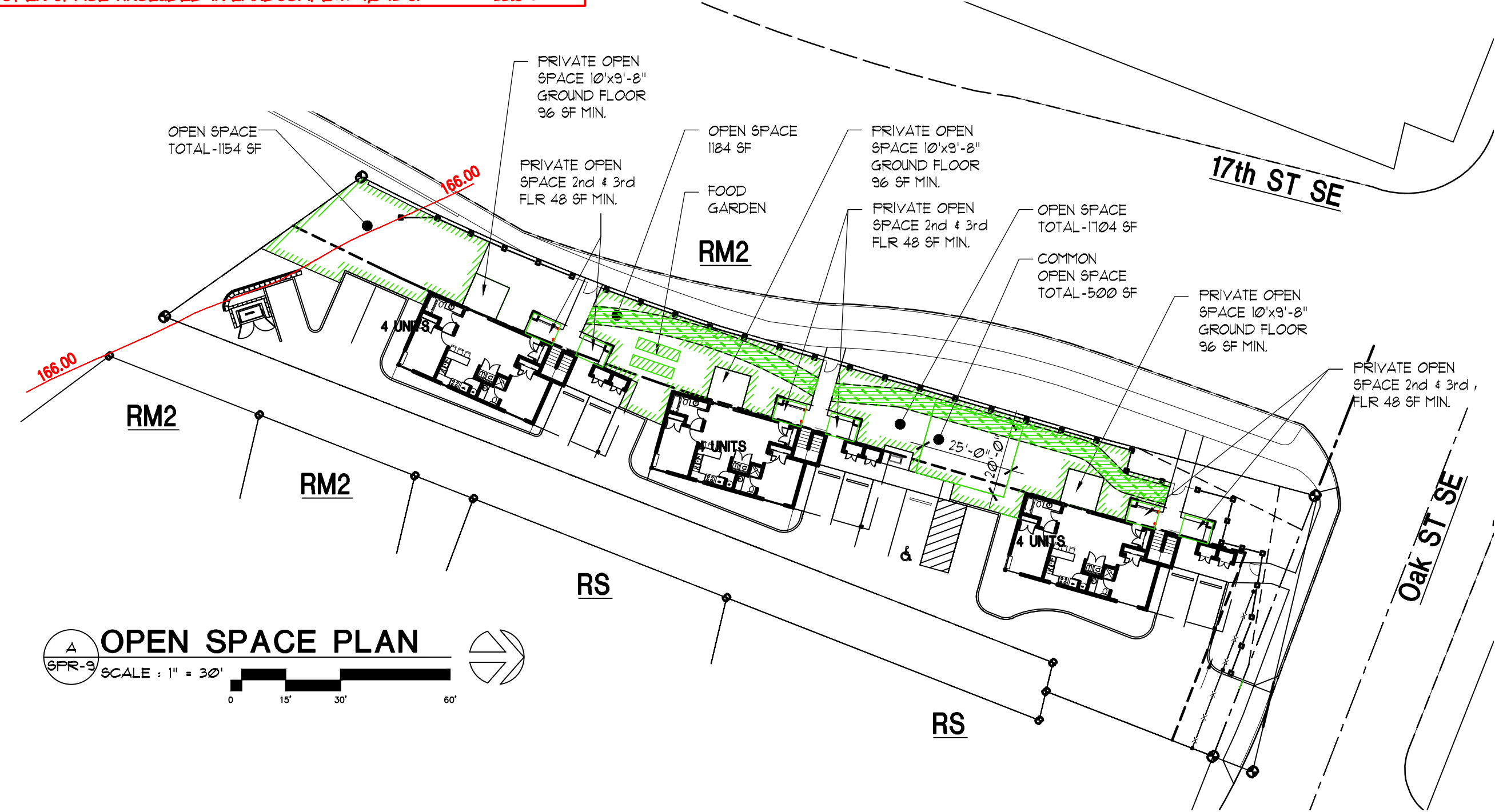
DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-11

SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 17,090 SF (.40 AC)
PROPOSED LANDSCAPE: 7,188 SF
NEW BUILDINGS FOOTPRINTS (3 Bldgs,12 UNITS): 4,560 SF
HARD SURFACE: 5,342 SF
NEW IMPERVIOUS (4,560 SF + 5,305 SF)=
- 100%
- 42%
- 26.1%
- 31.3%
9,902 SF<10,000 SF
SEE: SPR-II

OPEN SPACE (INCLUDED IN LANDSCAPE#): 4,042 SF - 23.6%



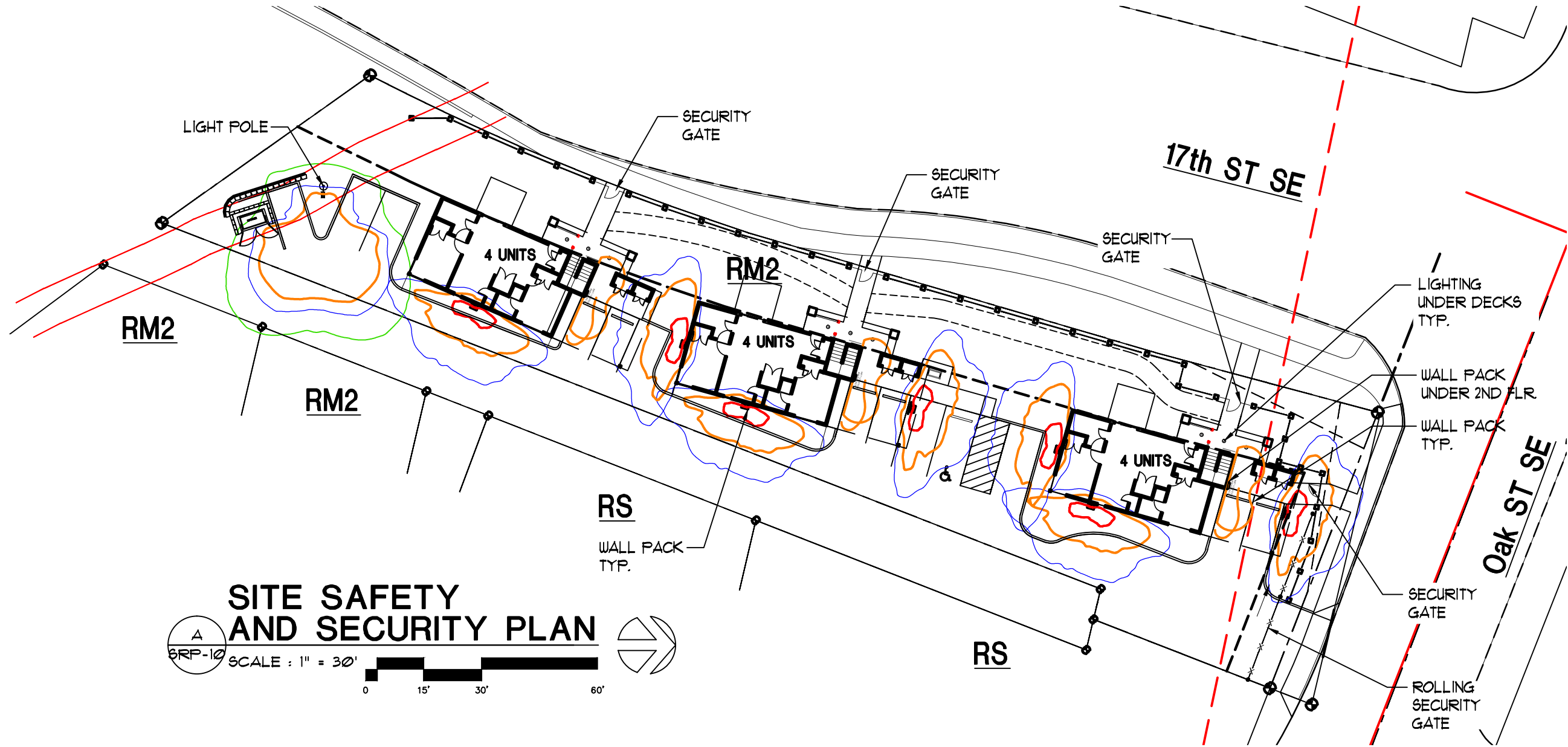
NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-9

LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak\aps\SPR-3\SPR-3_02.07.2024.dwg SPR-9-OPEN SPACE PLAN-DR
PRINTED: Wed, 07 Feb 2024 - 02:28 pm PRINTED BY: trevo

LAST SAVED: Wed, 07 Feb 2024 - 02:26 pm LOCATION: P:\2159 Servando Garcia 17th and Oak aps\SPR-3\SPR-3_02.07.2024.dwg SPR-10-LIGHTING PLAN-DR
PRINTED: Wed, 07 Feb 2024 - 02:29 pm PRINTED BY: trevo

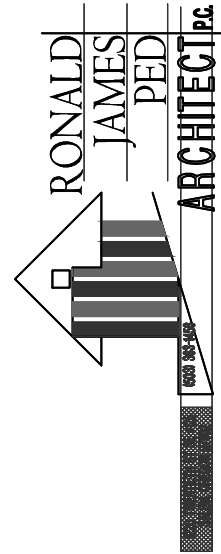
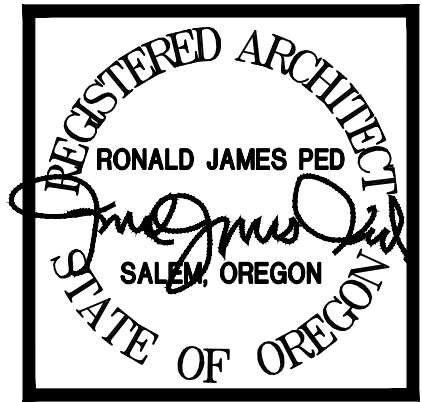


SITE SAFETY AND SECURITY PLAN

SCALE : 1" = 30'

0 15' 30' 60'

SRP-10



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: AK
JOB NO.: 2159

SPR-10