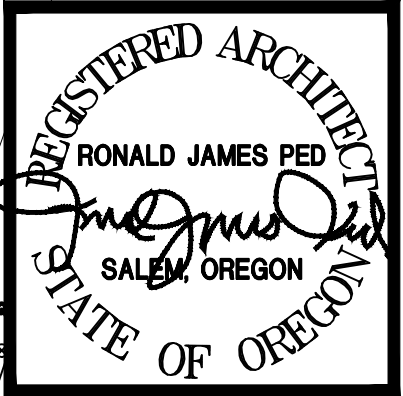
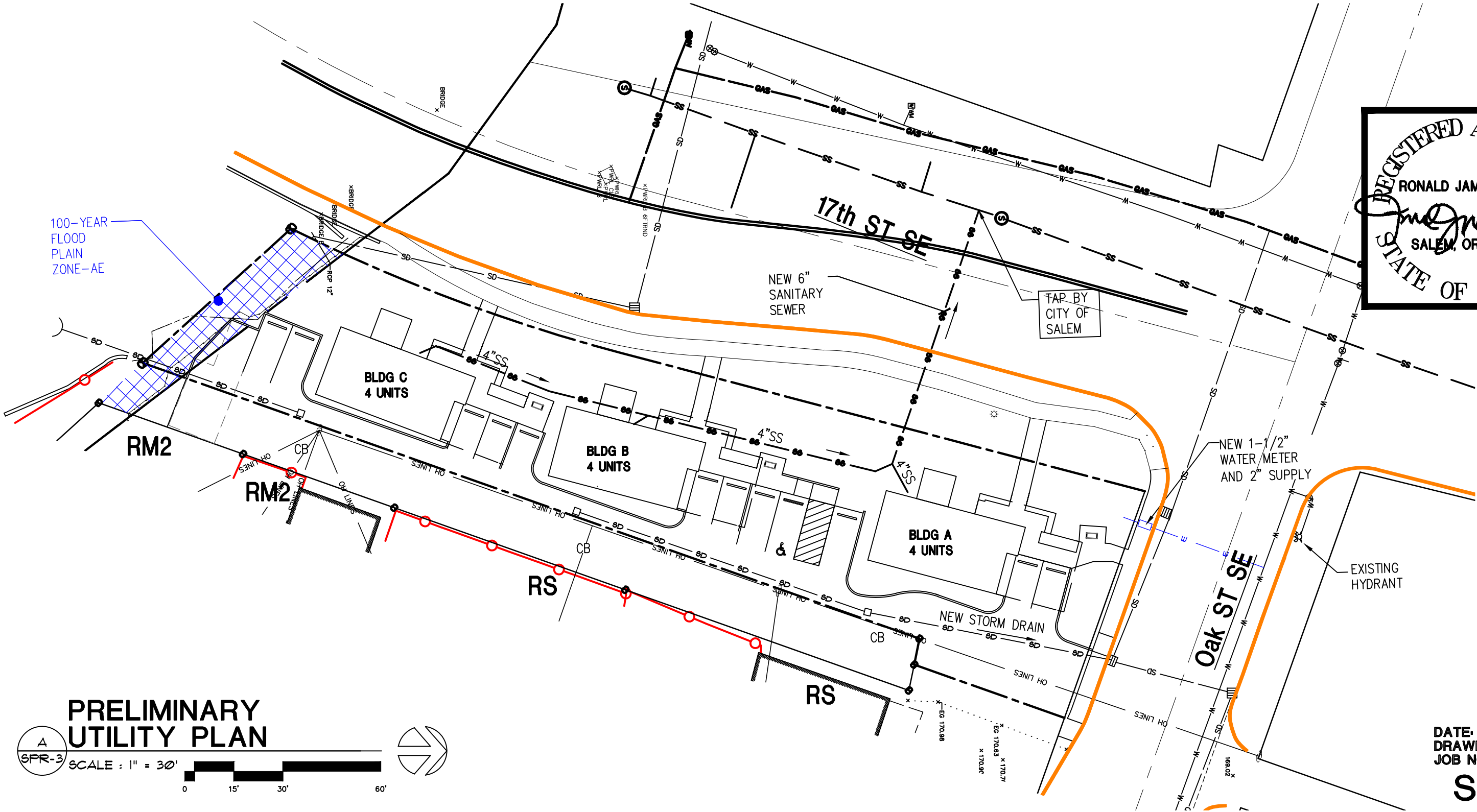


TABLE 610.4 235.5 WSFU @ OVER 60 PSI @ 215LF DEVELOPED LENGTH 1-1/2" METER WITH 2" BUILDING SUPPLY MAIN	FIRE FLOW 1320 SF x 32' HT = 42,240 SF/100 = 422.4 GPM x (3) BLDG = 1267 GPM
TABLE 703.2 222 DFU = USE 6" MAIN FOR 120 DFU	



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

PRELIMINARY
UTILITY PLAN

SCALE : 1" = 30'

0

15'

30'

60'

SPR-3

▲

SPR-3

DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159
SPR-3



SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568581
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
NEW BUILDING HEIGHT: 34'
ACRES: 16,310 SF (.37 AC) - 100%
PROPOSED LANDSCAPE: 6,236 SF - 38.1%
NEW BUILDINGS FOOTPRINTS (3 Bldgs, 12 UNITS): 2,896.5 SF - 17.1%
HARD SURFACE: 6,949.5 SF - 42.5%
NEW IMPERVIOUS (2,896.5 SF + 6,949.5 SF)= **9,846 SF < 10,000 SF**
SEE: SPR-II

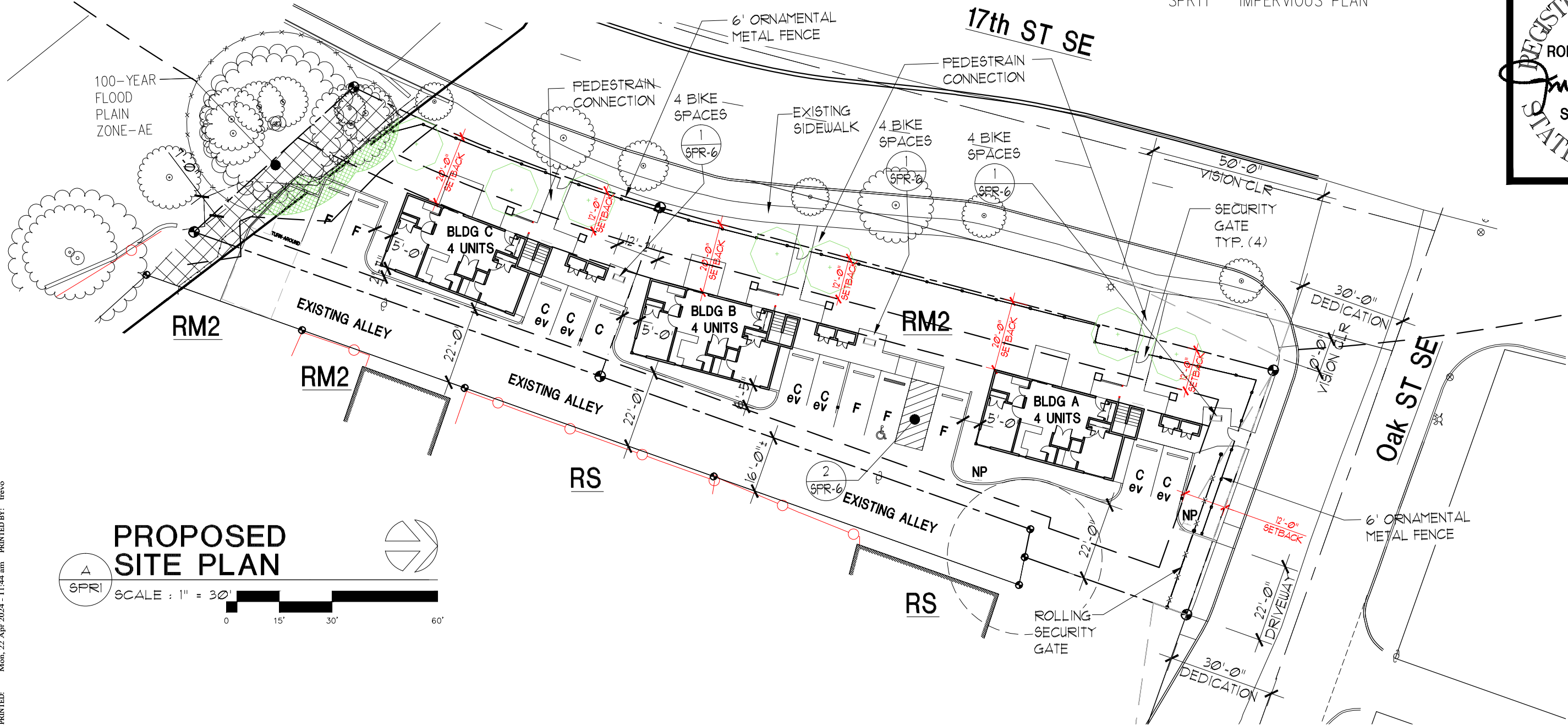
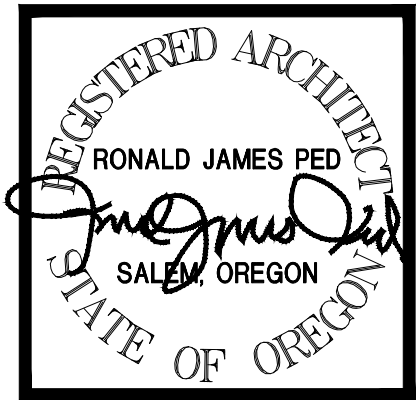
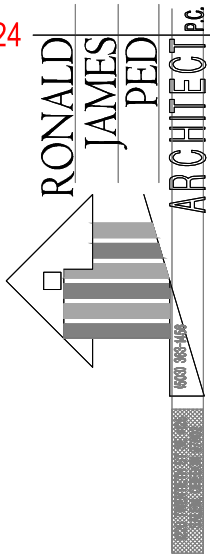
PARKING

12 UNITS X 1.75 = 21 MAX PARKING ALLOWED (PER TABLE 806-1)
12 PARKING SPACES PROVIDED - **COMPLIES**

DRAWING INDEX

SPR1	PROPOSED SITE PLAN
SPR2	EXISTING CONDITIONS PLAN
SPR3	UTILITY PLAN
SPR4	GRADING PLAN
SPR5	LANDSCAPE PLAN
SPR5A	ENLARGED LANDSCAPE PLAN
SPR5B	ENLARGED LANDSCAPE PLAN
SPR5C	LANDSCAPE DETAILS
SPR5D	LANDSCAPE DETAILS
SPR6	DETAILS
SPR7	PLAT PLAN
SPR8	BUILDING ELEVATIONS
SPR8A	FLOOR PLANS
SPR9	OPEN SPACE PLAN
SPR10	SITE SAFETY AND SECURITY PLAN
SPR11	IMPERVIOUS PLAN

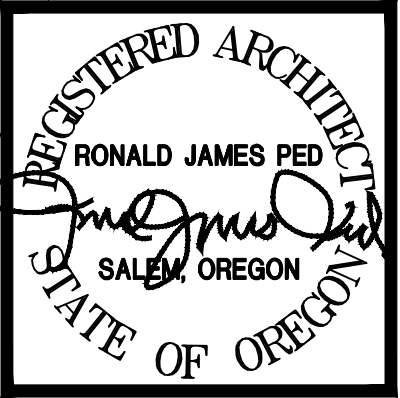
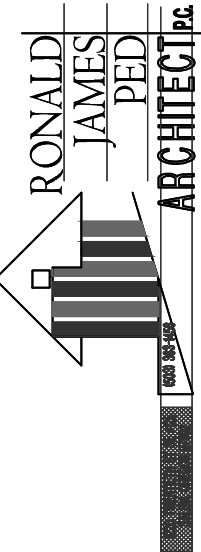
REV 1 - 04.09.24



PROPOSED SITE PLAN

SCALE : 1" = 30'

0 15' 30' 60'

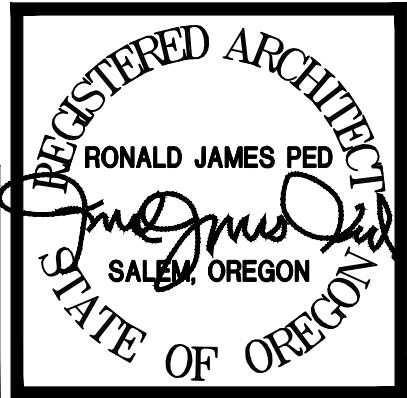
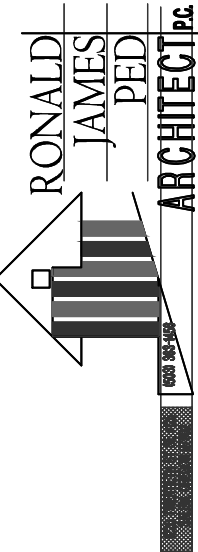


NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

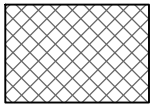
DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159

SPR-4





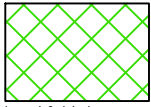
LANDSCAPE KEY



BARKDUST



LAWN



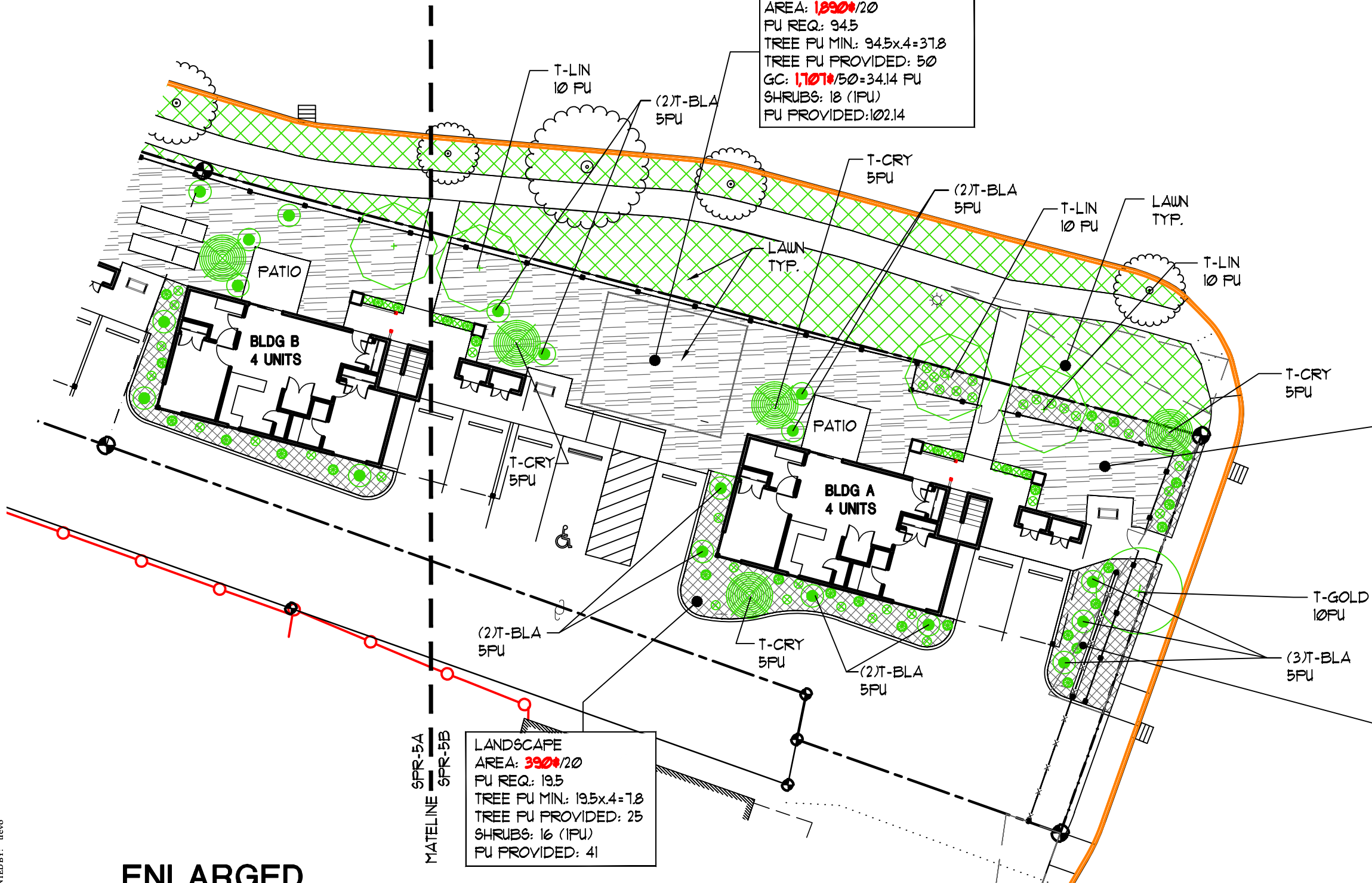
EXISTING
LANDSCAPE

LANDSCAPE
AREA: ~~568~~/20
PU REQ: 28.4
TREE PU MIN: 28.4x.4=11.36
TREE PU PROVIDED: 15
GC: ~~339~~/50=6.78 PU
SHRUBS: 22 (1PU)
PU PROVIDED: 43.18

LANDSCAPE
AREA: ~~310~~/20
PU REQ: 15.5
TREE PU MIN: 15.5x.4=6.2
TREE PU PROVIDED: 25
SHRUBS: 5 (1PU)
PU PROVIDED: 30

LANDSCAPE
AREA: ~~1830~~/20
PU REQ: 94.5
TREE PU MIN: 94.5x.4=37.8
TREE PU PROVIDED: 50
GC: ~~1707~~/50=34.14 PU
SHRUBS: 18 (1PU)
PU PROVIDED: 102.14

LANDSCAPE
AREA: ~~390~~/20
PU REQ: 19.5
TREE PU MIN: 19.5x.4=7.8
TREE PU PROVIDED: 25
SHRUBS: 16 (1PU)
PU PROVIDED: 41



ENLARGED
LANDSCAPE PLAN

SCALE : 1" = 20'

0 10' 20' 40'

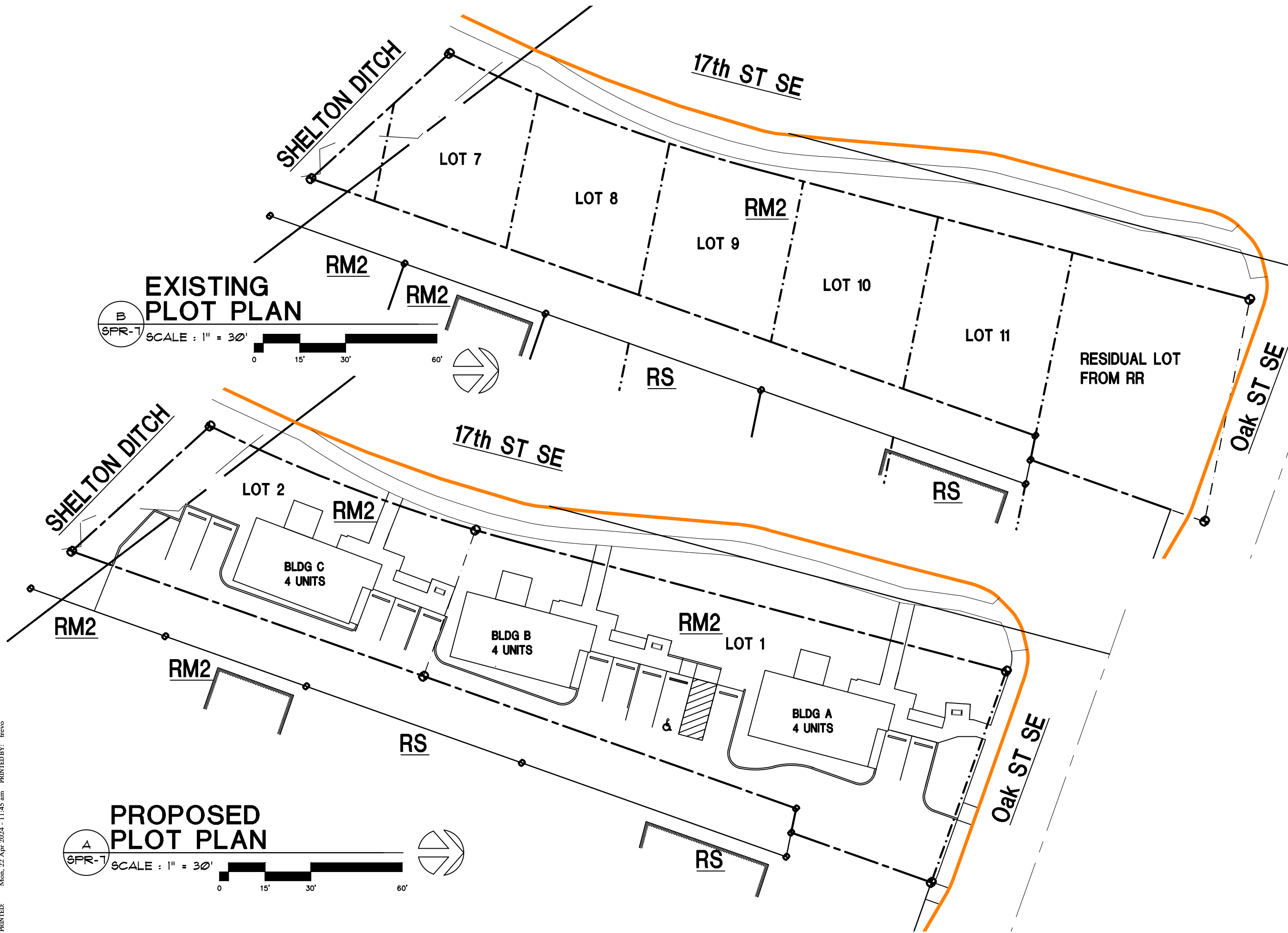


NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

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

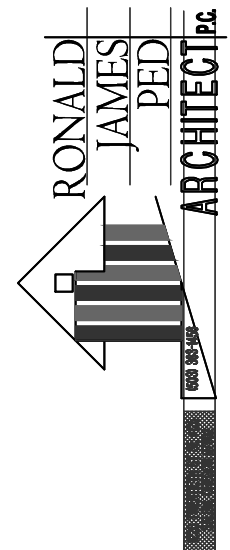
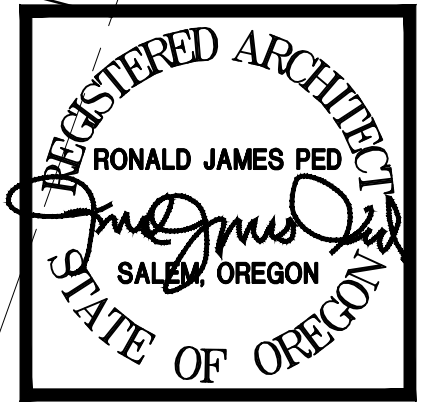
SPR-5B

LAST SAVED: Mon, 22 Apr 2024 - 10:45 am LOCATION: C:\Users\trevo\appdata\local\temp\AcPublish_21776\SPR-3_04_19_24.dwg SPR-7-PLAT PLAN
PRINTED: Mon, 22 Apr 2024 - 11:45 am PRINTED BY: trevo



EXISTING PLOT PLAN
SCALE : 1" = 30'
0 15' 30' 60'

PROPOSED PLOT PLAN
SCALE : 1" = 30'
0 15' 30' 60'



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

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

SPR-7

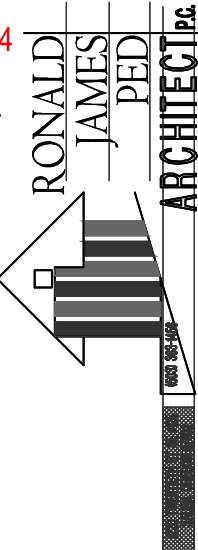
SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568581
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2 - MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 16,370 SF (.31 AC)

- 100%

SURVEY MONUMENT PRESERVATION:
ALL SURVEY MONUMENTS OF RECORD MUST BE PRESERVED. IN THE EVENT A MONMENT IS DISTURBED, _____ IS RESPONSIBLE TO SECURE THE SERVICES OF A REGISTERED PROFESSIONAL LAND SURVEYOR TO REFERENCE AND REPLACE THE MONUMENT WITHIN 90 DAYS OF THE REMOVAL, DISTURBANCE OR DISTRUCTION.

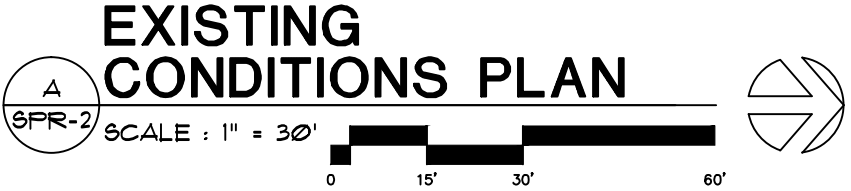
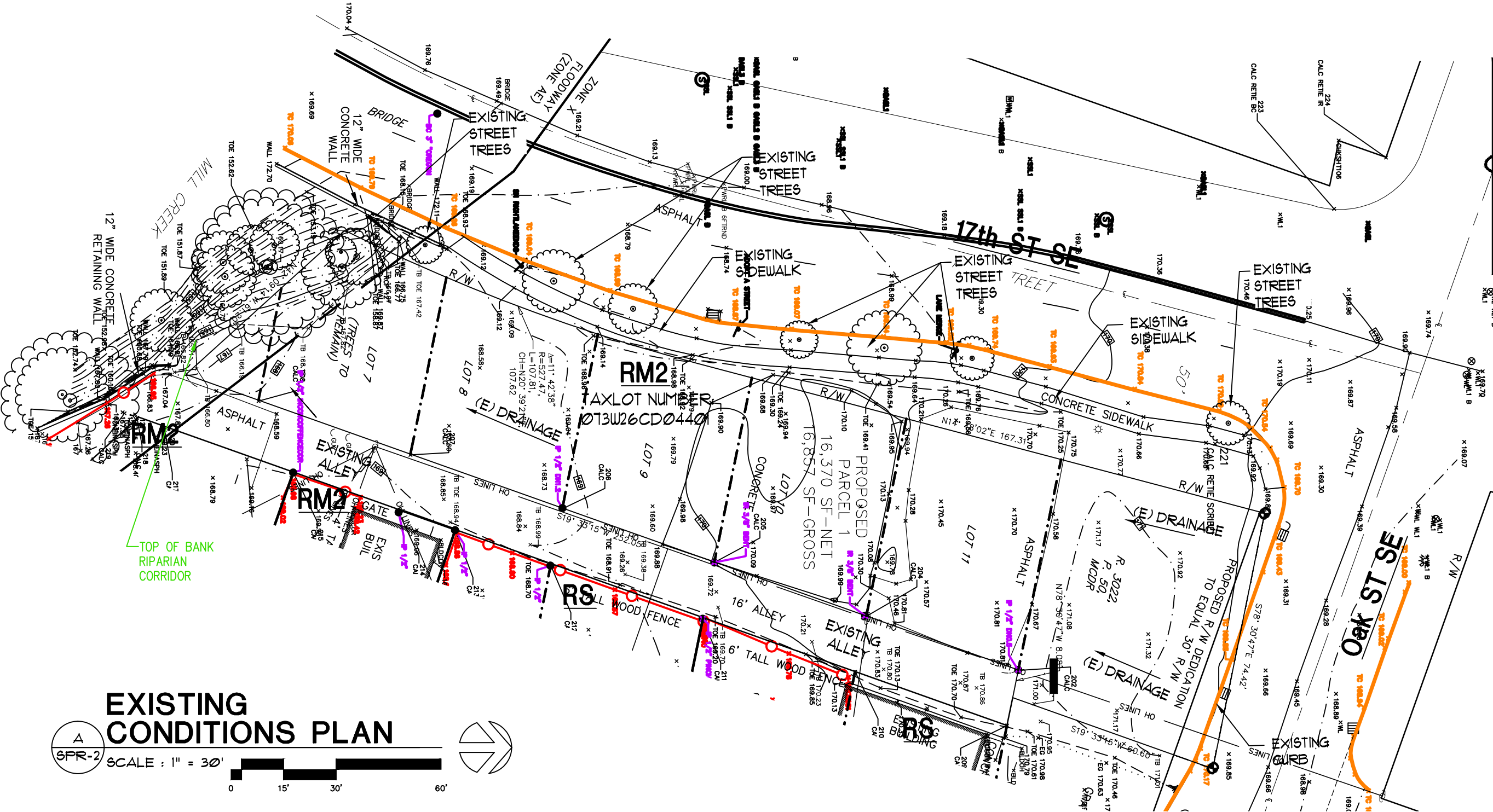
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NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

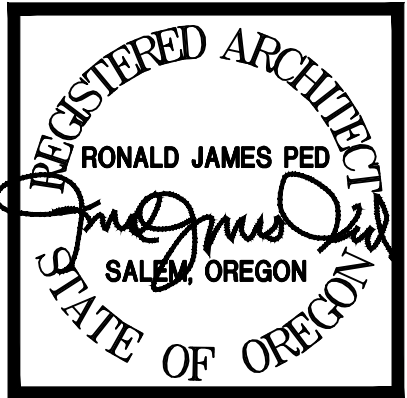
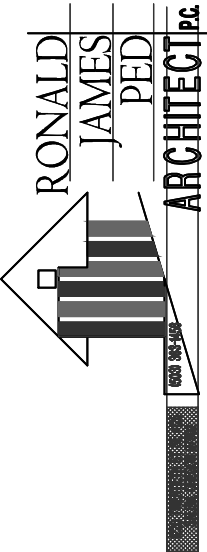
DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159
SPR-2

LAST SAVED: Mon, 22 Apr 2024 - 10:45 am LOCATION: C:\Users\trevo\appdata\local\temp\AcPublish_21776\SPR-3_04.19.24.dwg SPR-2-EXISTING
PRINTED: Mon, 22 Apr 2024 - 11:45 am PRINTED BY: trevo



**EXISTING
CONDITIONS PLAN**

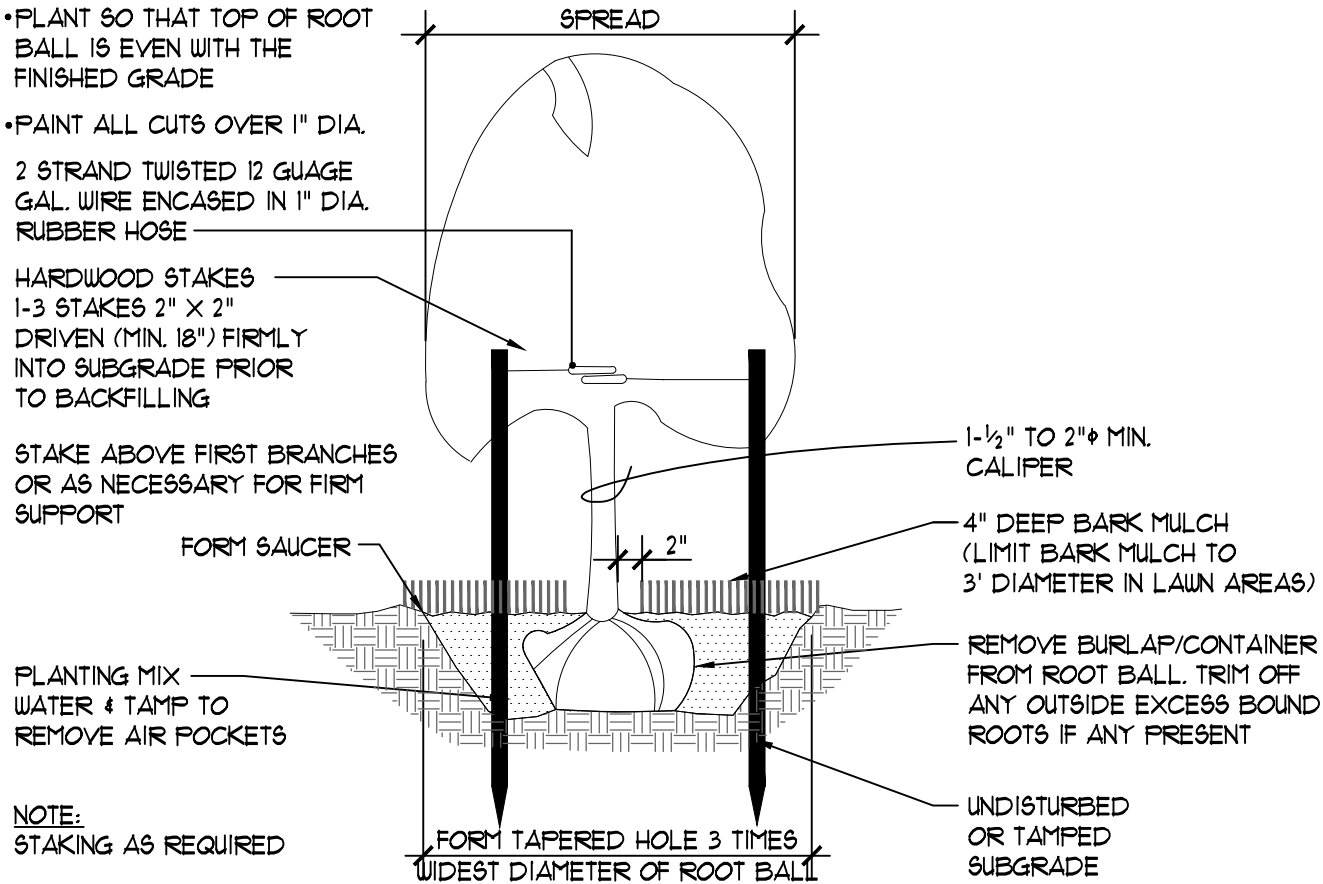
SCALE : 1" = 30'



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

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

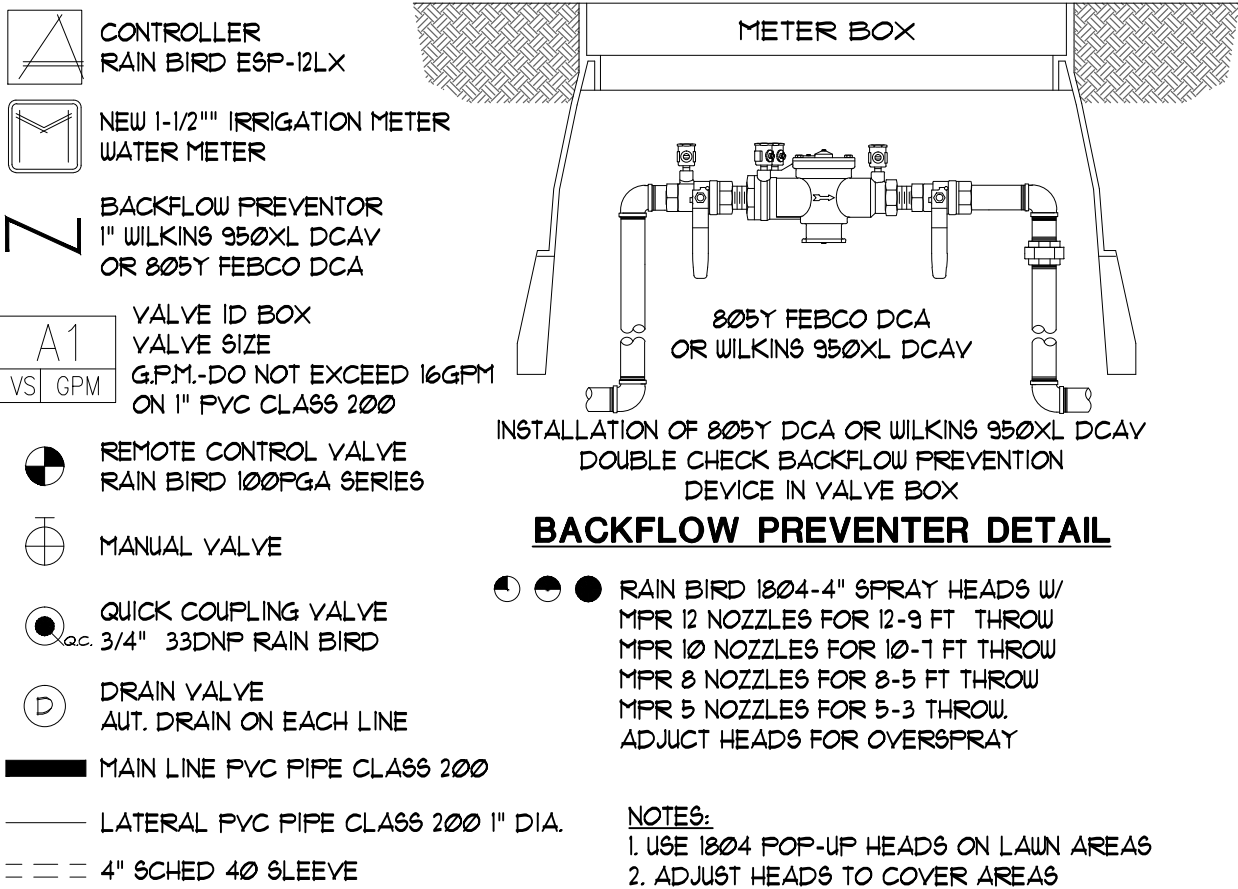
SPR-5C



1 TREE PLANTING VERTICAL STAKES

SCALE: NTS

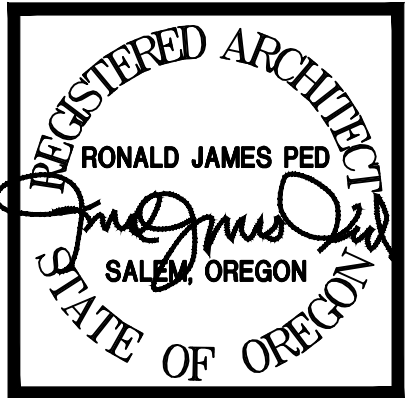
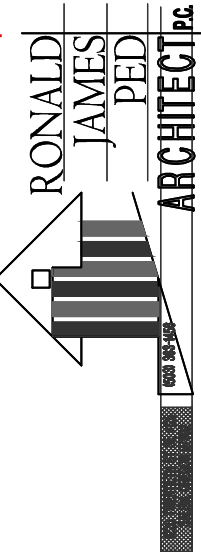
M:/02SITEWK/300LNDSC/02900 TREE PLANTING



2 BACKFLOW PREVENTER AND IRRIGATION SYMBOLS

SCALE: NTS

M:/02SITEWK/310IRRIG/02810 IRR-BACKFLOW

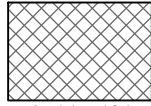


NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

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

SPR-5A

LANDSCAPE KEY



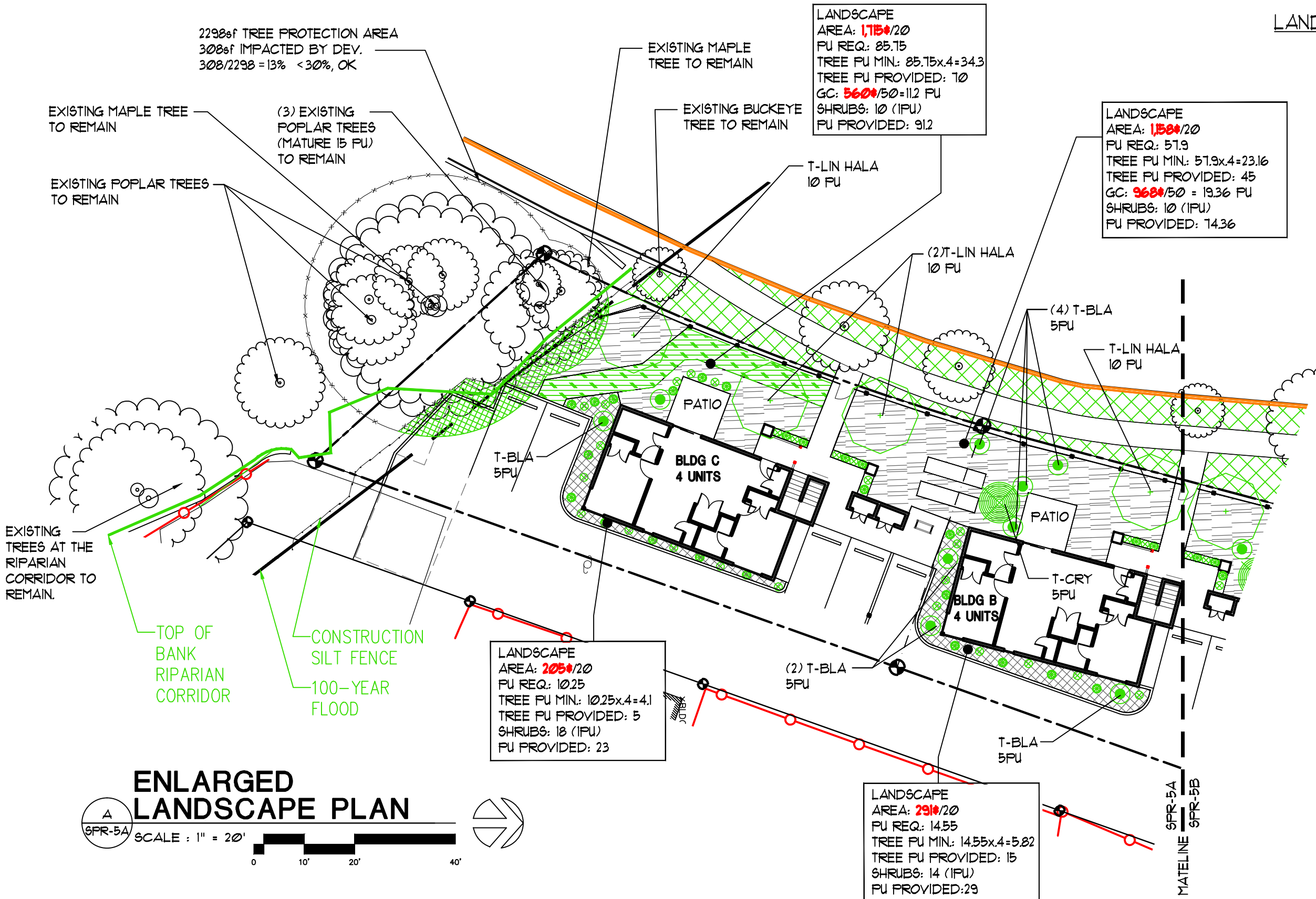
BARKDUST



LAWN



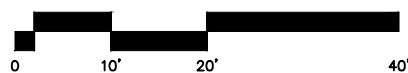
EXISTING
LANDSCAPE



ENLARGED
LANDSCAPE PLAN



SCALE : 1" = 20'



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PRINTED: Mon, 22 Apr 2024 - 11:45 am PRINTED BY: trevo

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

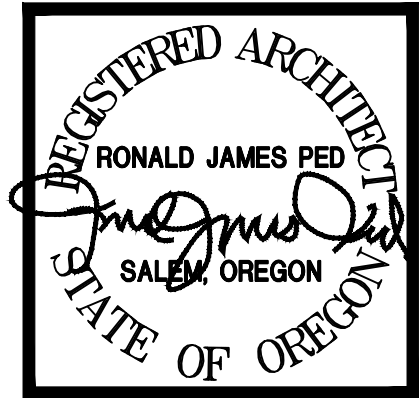
PLANT LIST

SCALE: N/A

M:\029SITEWK\950PLNTS\02950 PLANTLIST

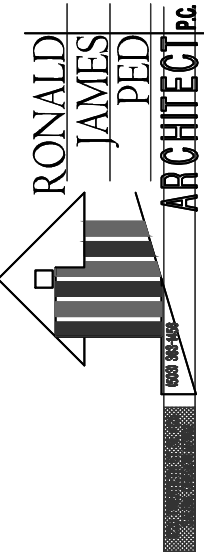
PLANT LIST			
STREET TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS
	T-ASH	ASH, RAYWOOD FRAXINUS OXYCARPA 'RAYWOOD'	7-8' 2" CALIPER 10 PU
	T-LIN	LINDEN TILIA CORDATA 'HALA'	7-8' 2" CALIPER 10 PU
	T-MAP ARM	ARMSTRONG MAPLE, ACER RUBRUM 'ARMSTRONG'	7-8' 2" CALIPER 10 PU
	T-GOLD	GOLDENRAIN TREE KOELREUTERIA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

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

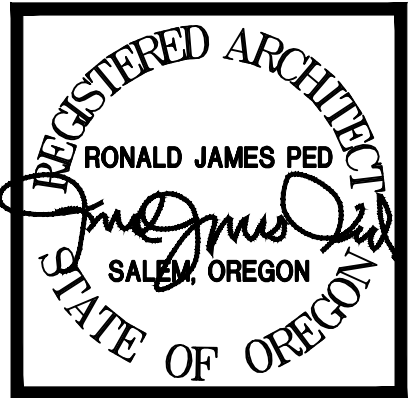
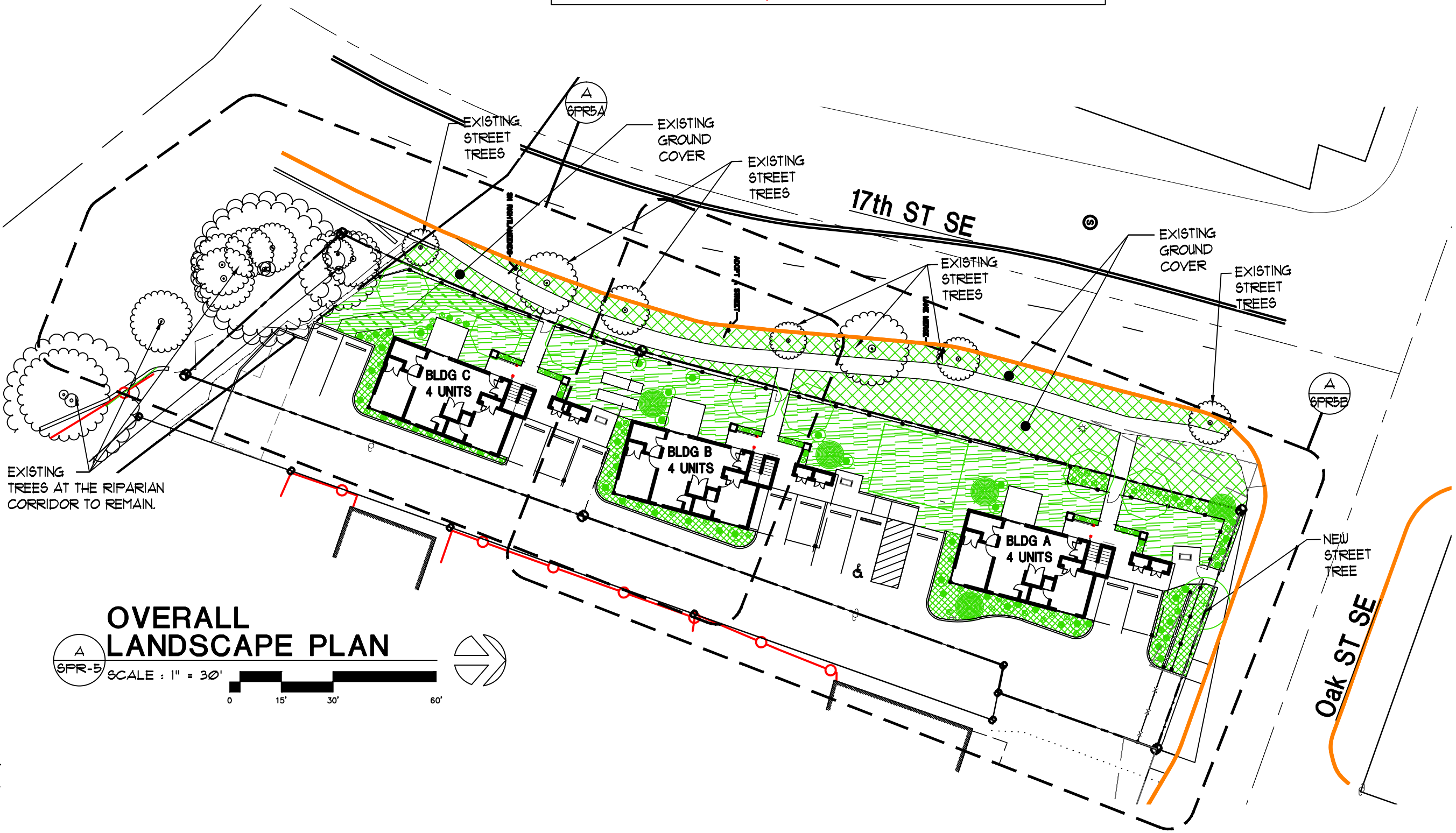
DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159
SPR-5D



SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 0T3W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 16,370 SF (.37 AC)
PROPOSED LANDSCAPE: 6,236 SF

- 100%
- 38.1%

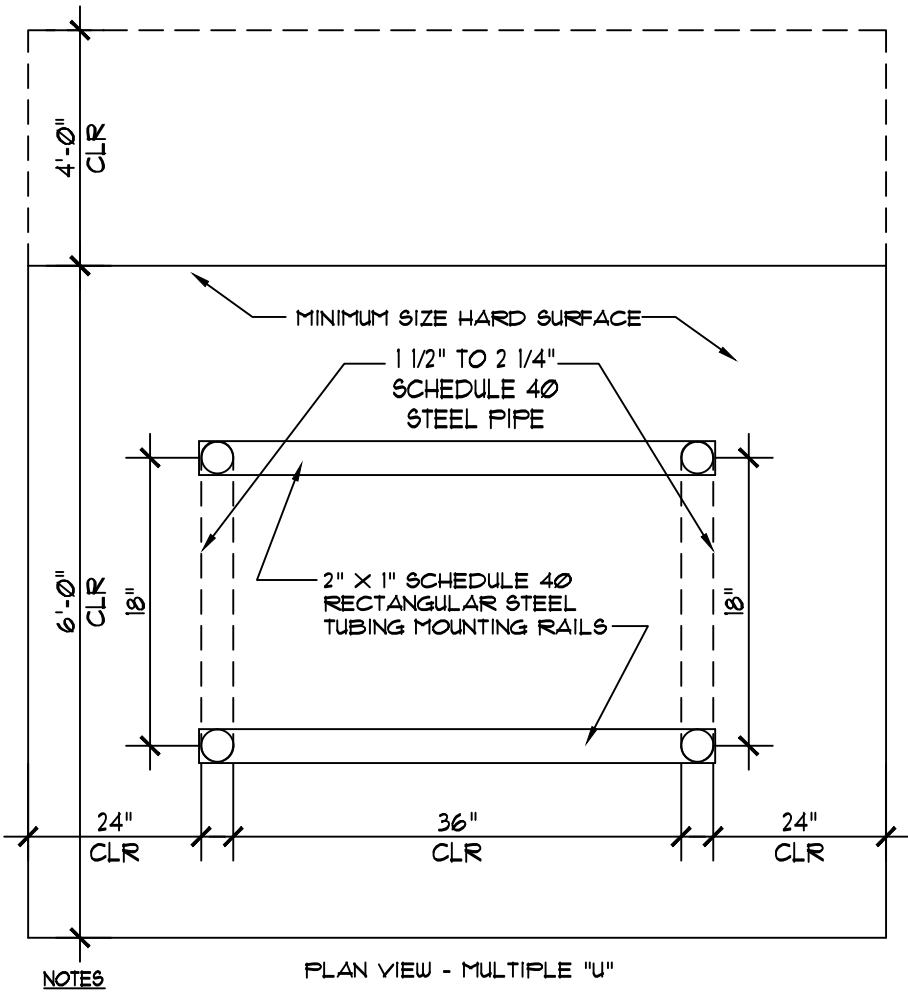


NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

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

SPR-5

LAST SAVED: Mon, 22 Apr 2024 - 10:45 am LOCATION: C:\Users\trevo\appdata\local\temp\AcPublish_21776\SPR-3_04.19.24.dwg SPR-6-DETAILS-DR
PRINTED: Mon, 22 Apr 2024 - 11:45 am PRINTED BY: trevo



NOTES

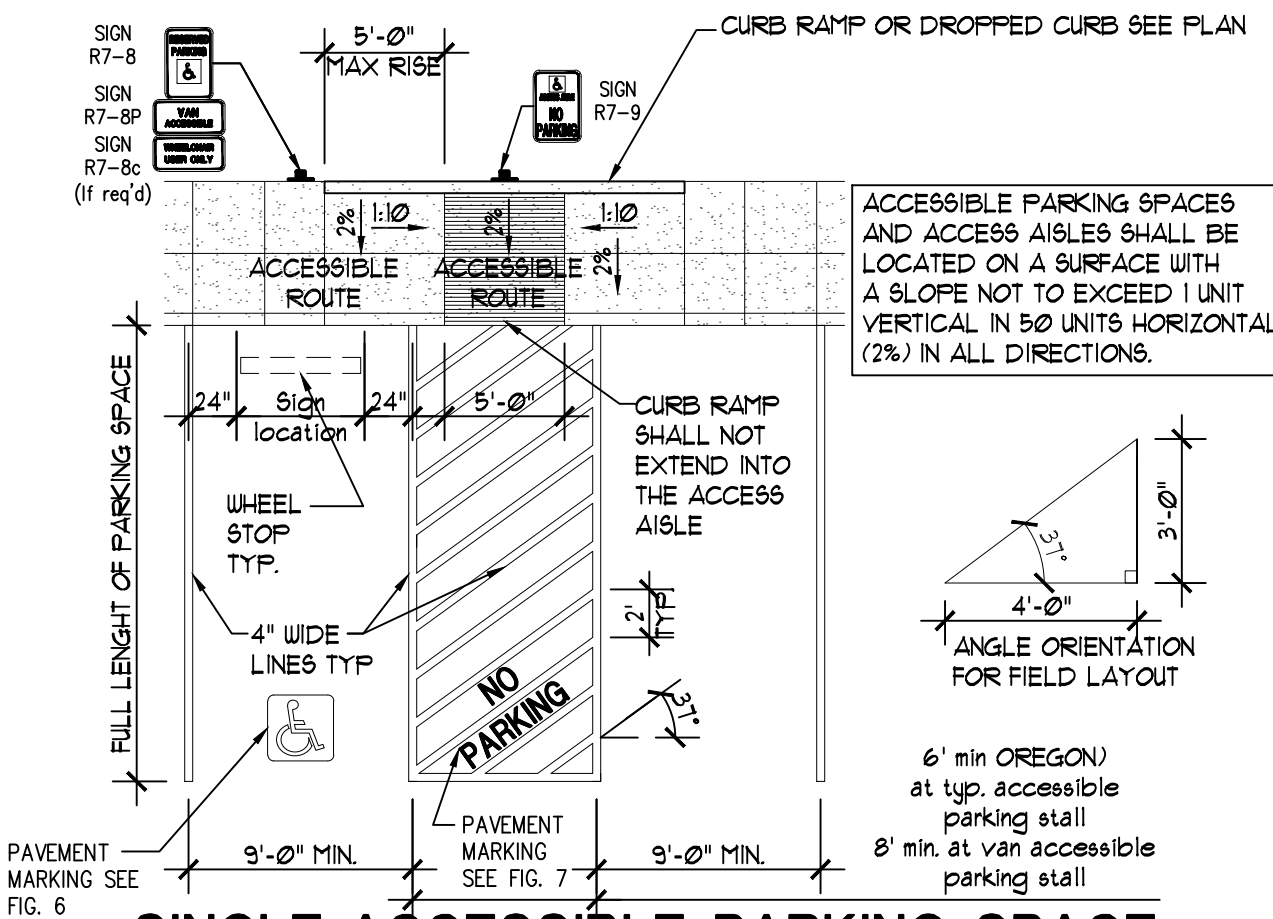
- BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
- MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTENT CONCRETE ANCHOR MOUNTING HARDWARE.
- EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
- FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.

BICYCLE PARKING RACK DETAIL

SCALE: 1" = 1'-0"

M:\025\ITEWK\600\PIFNG\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>



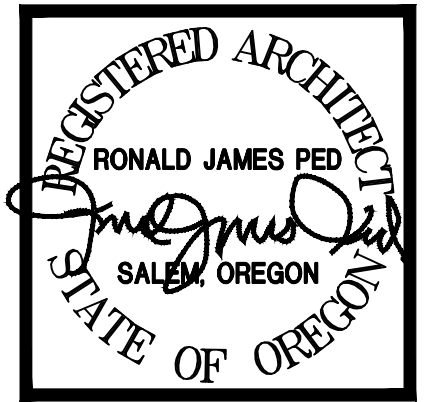
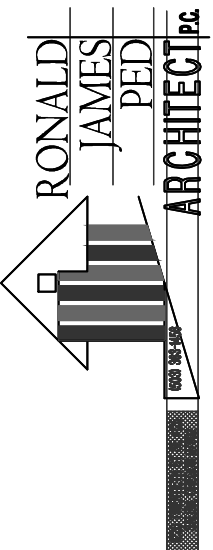
SINGLE-ACCESSIBLE PARKING SPACE

VAN-ACCESSIBLE DESIGNATION REQUIRED

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

M:\025\ITEWK\500\PYMRK\02500 HC-SGL

REV 1 - 04.09.24

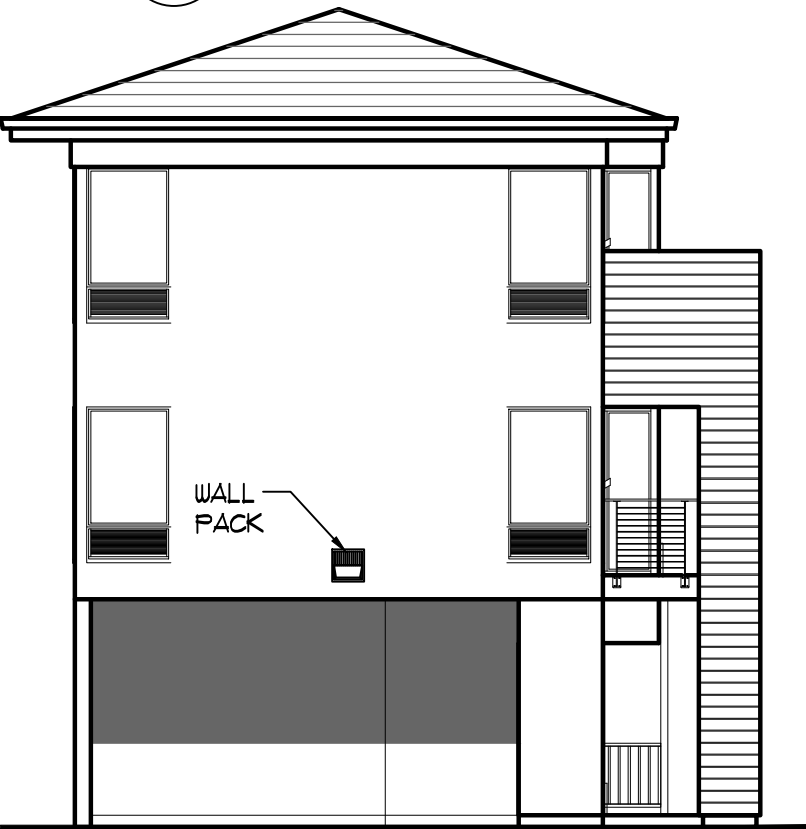


NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

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

SPR-6

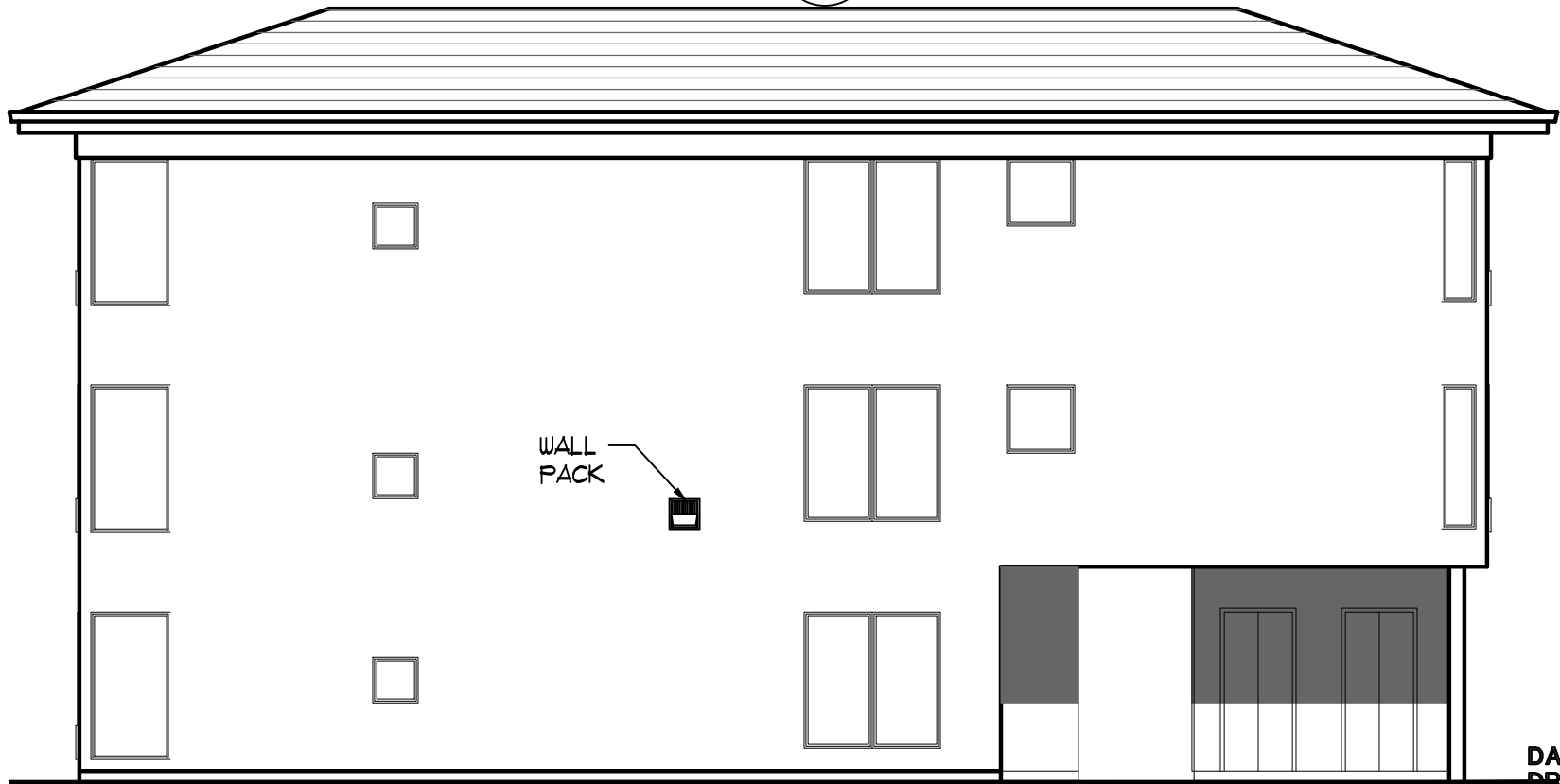
LAST SAVED: Mon, 22 Apr 2024 - 10:45 am LOCATION: C:\Users\trevo\appdata\local\temp\AcPublish_21776\SPR-3_04.19.24.dwg SPR-8-ELEVATION-DR
PRINTED: Mon, 22 Apr 2024 - 11:45 am PRINTED BY: trevo



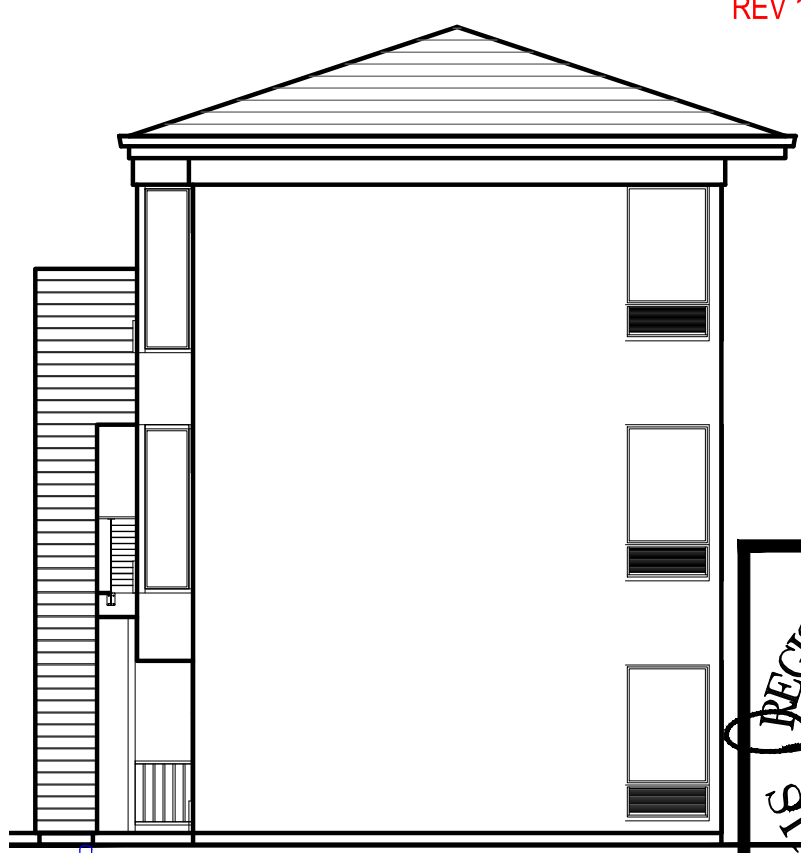
C FRONT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



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

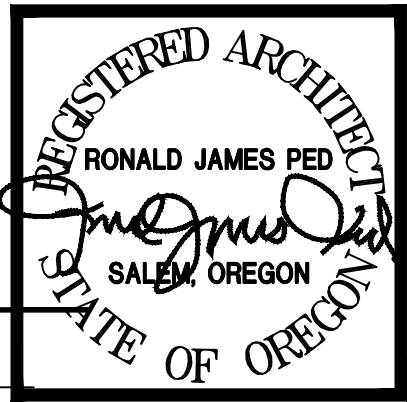
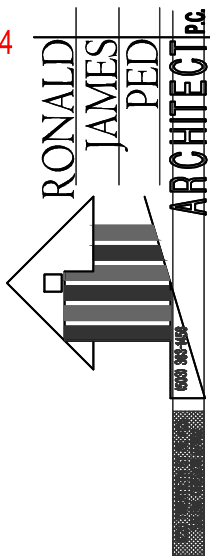


D RIGHT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



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

REV 1 - 04.09.24

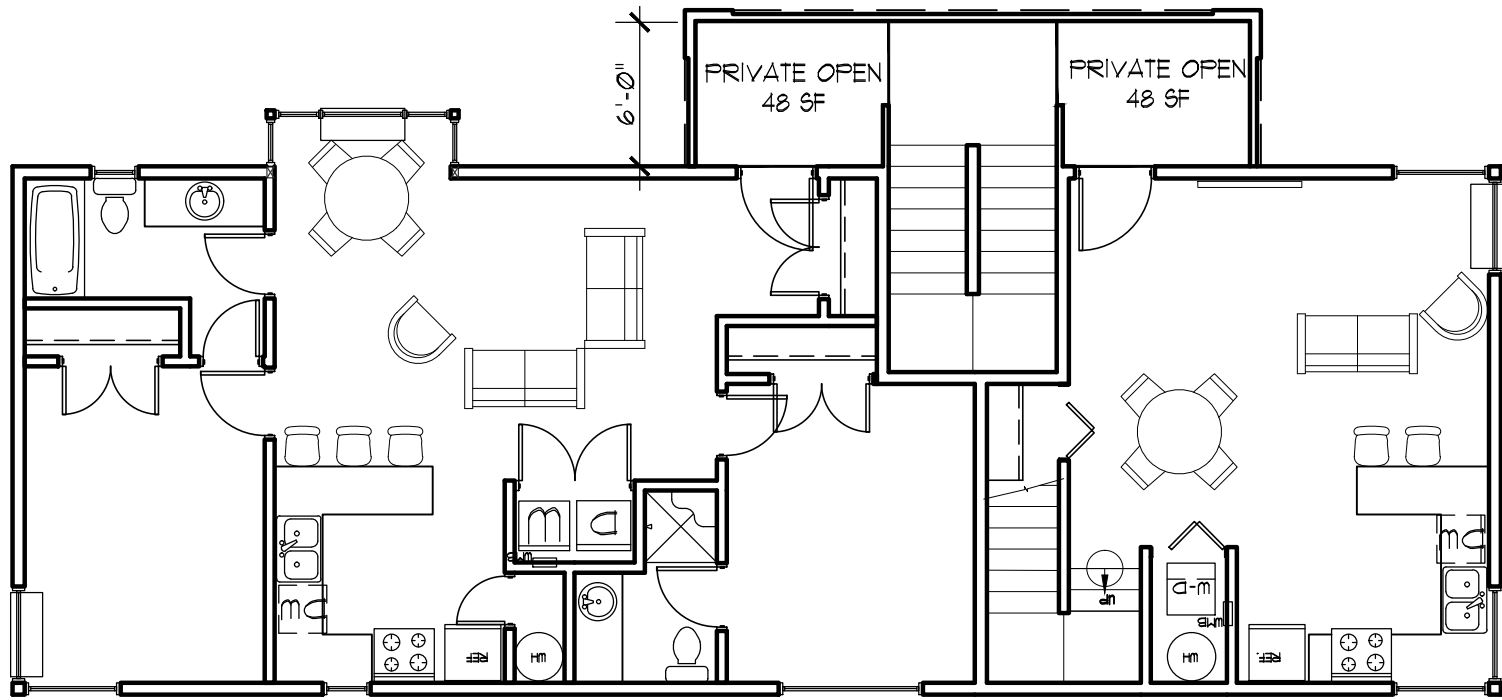


NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

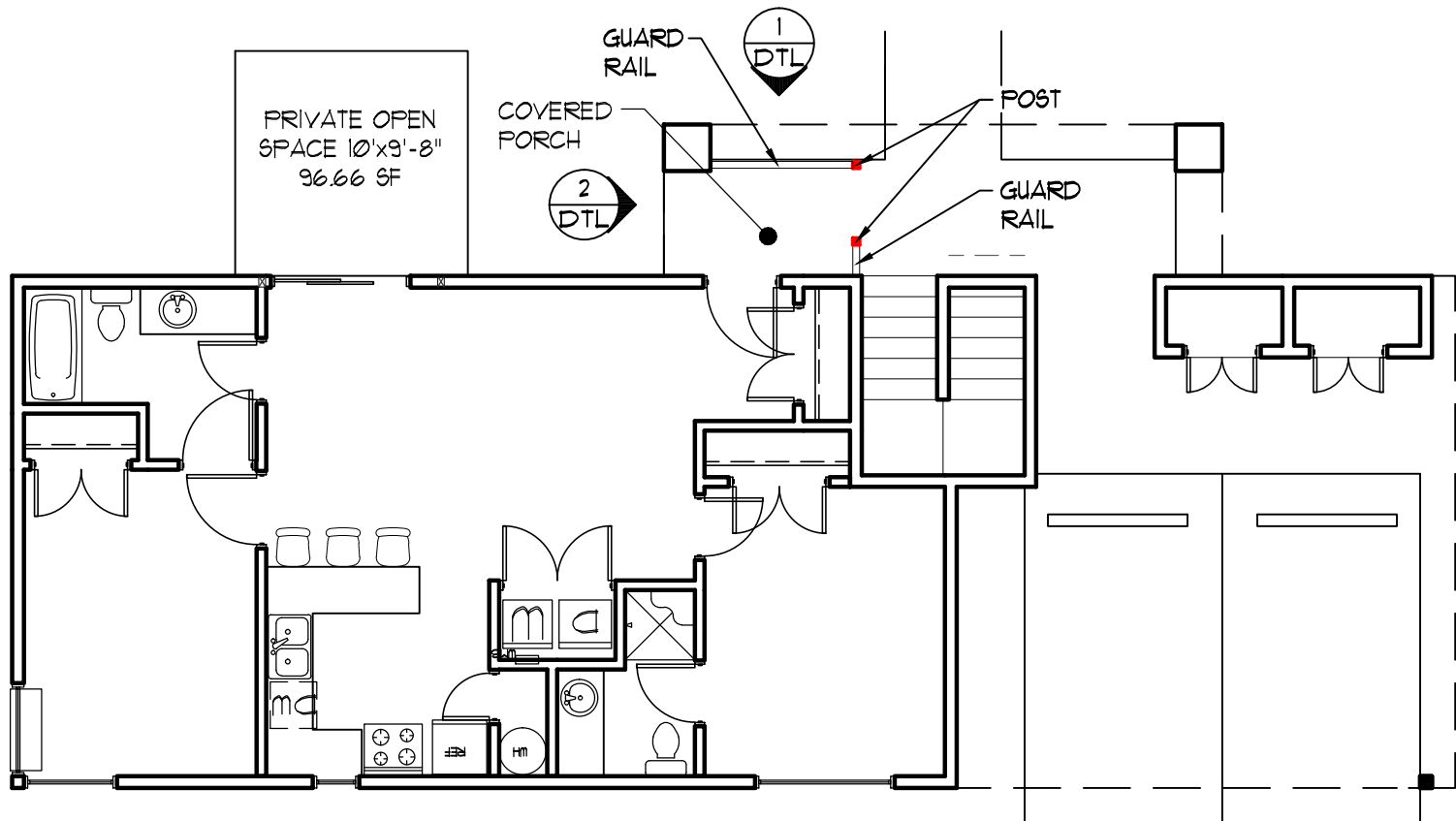
DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159

SPR-8

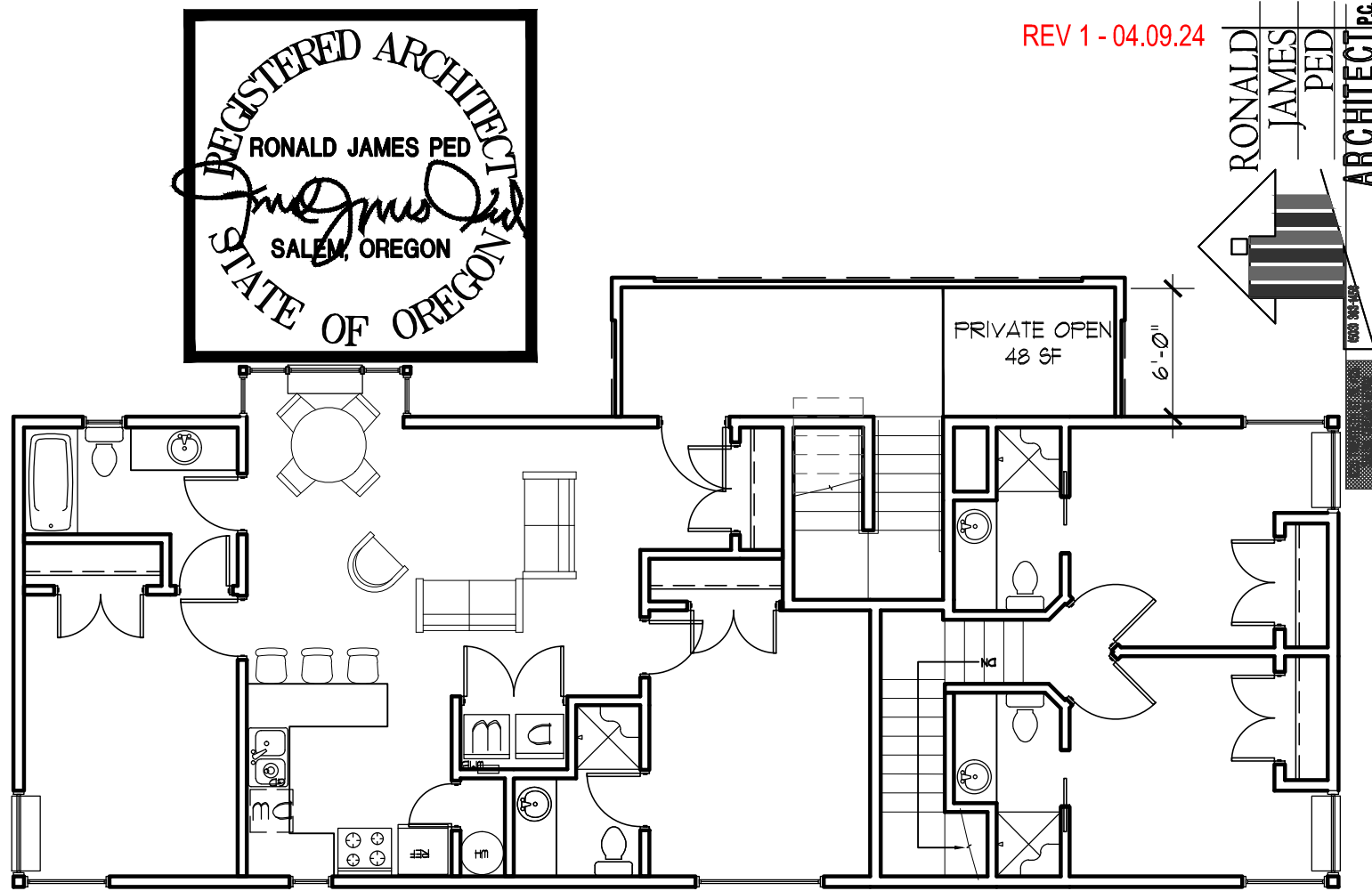
LAST SAVED: Mon, 22 Apr 2024 - 10:45 am LOCATION: C:\Users\trevo\appdata\local\temp\AcPublish_21776\SPR-3_04.19.24.dwg SPR-8A-FLOOR PLAN
PRINTED: Mon, 22 Apr 2024 - 11:45 am PRINTED BY: trevo



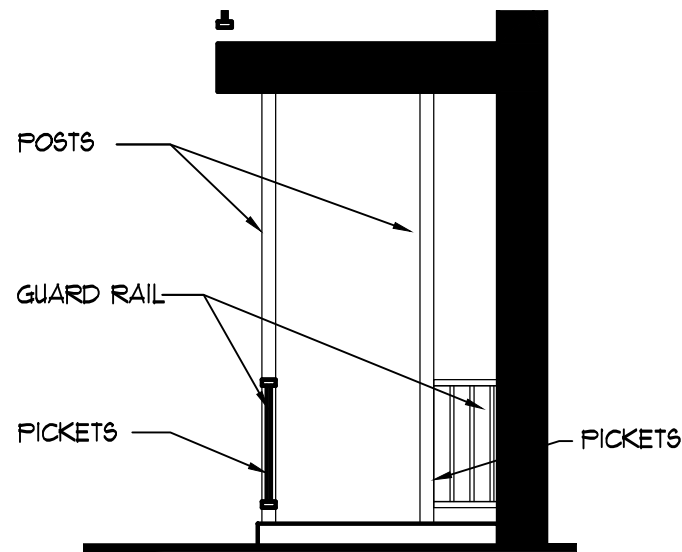
B SECOND FLOOR PLAN
SPR-8A SCALE : 1/8" = 1'-0"



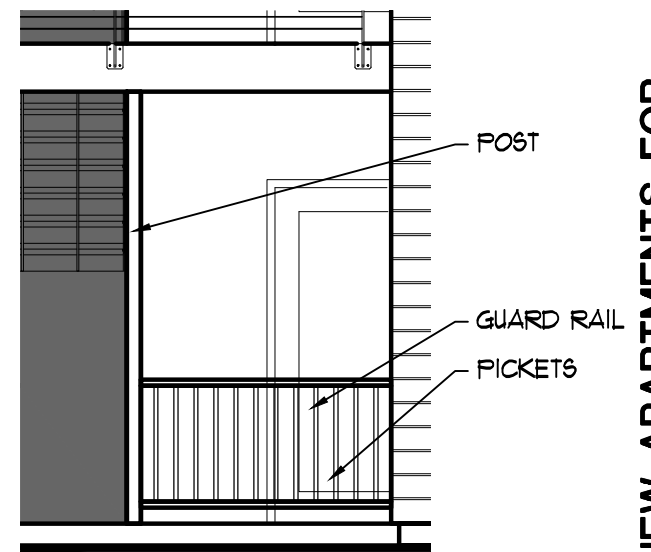
A FIRST FLOOR PLAN
SPR-8A SCALE : 1/8" = 1'-0"



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



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



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

REV 1 - 04.09.24

RONALD JAMES PED
ARCHITECT PC

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

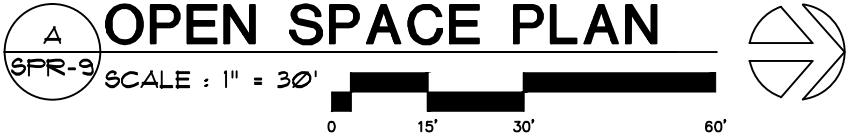
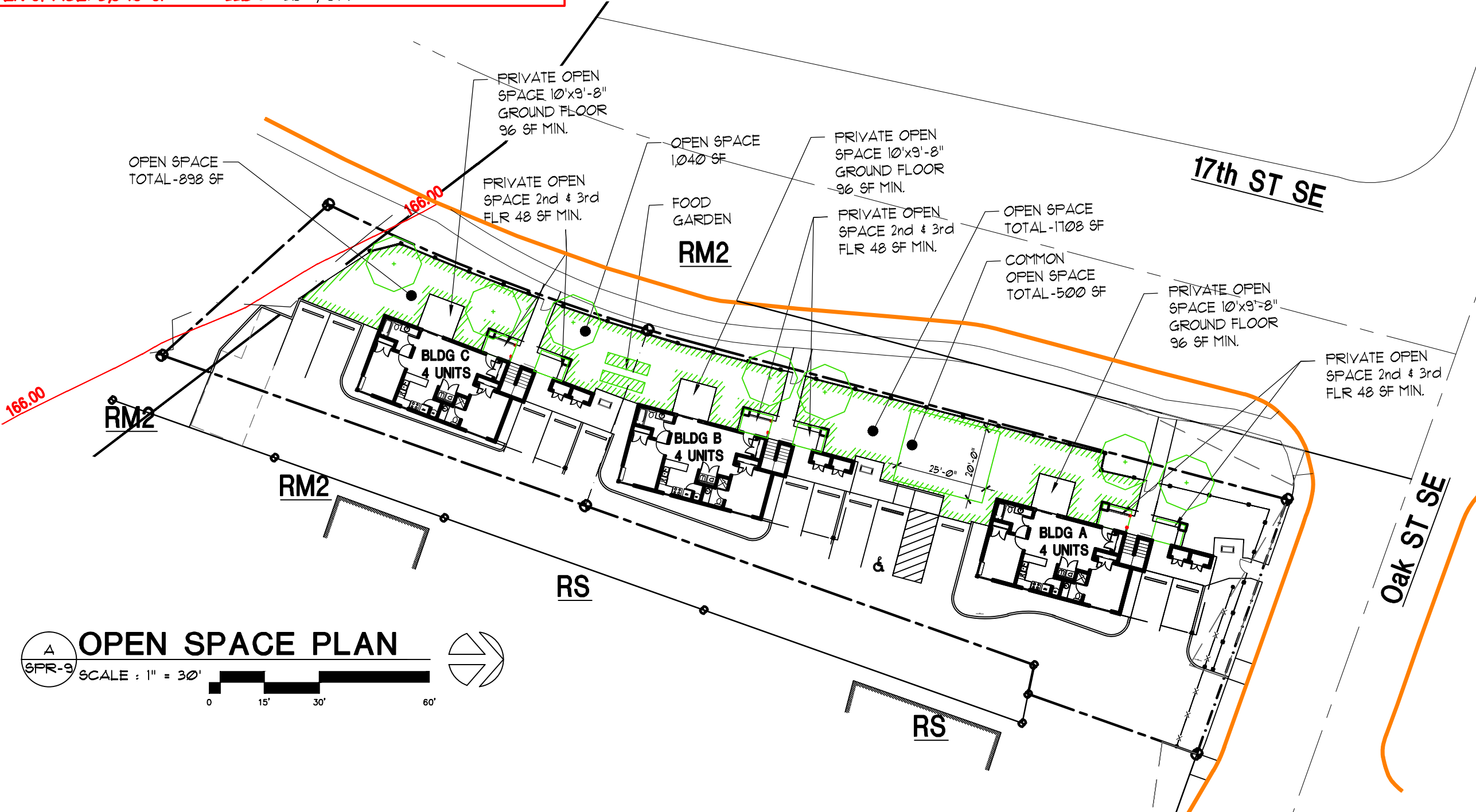
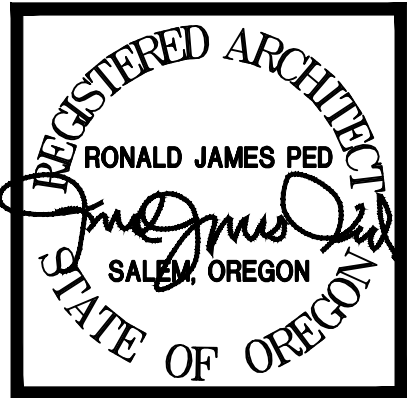
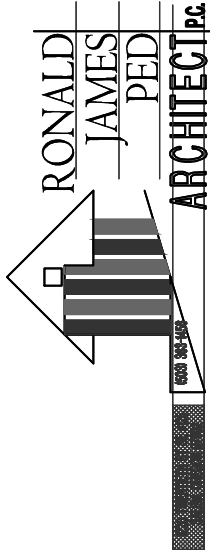
DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159

SPR-8A

SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 16,370 SF (.37 AC)
PROPOSED LANDSCAPE: 6,236 SF
NEW BUILDINGS FOOTPRINTS (3 Bldgs,12 UNITS): 2,896 SF
HARD SURFACE: 6,950 SF
NEW IMPERVIOUS (2,896 SF + 6,950 SF)=
- 100%
- 38.1%
- 17.1%
- 42.5%
9,846 SF < 10,000 SF
SEE: SPR-II

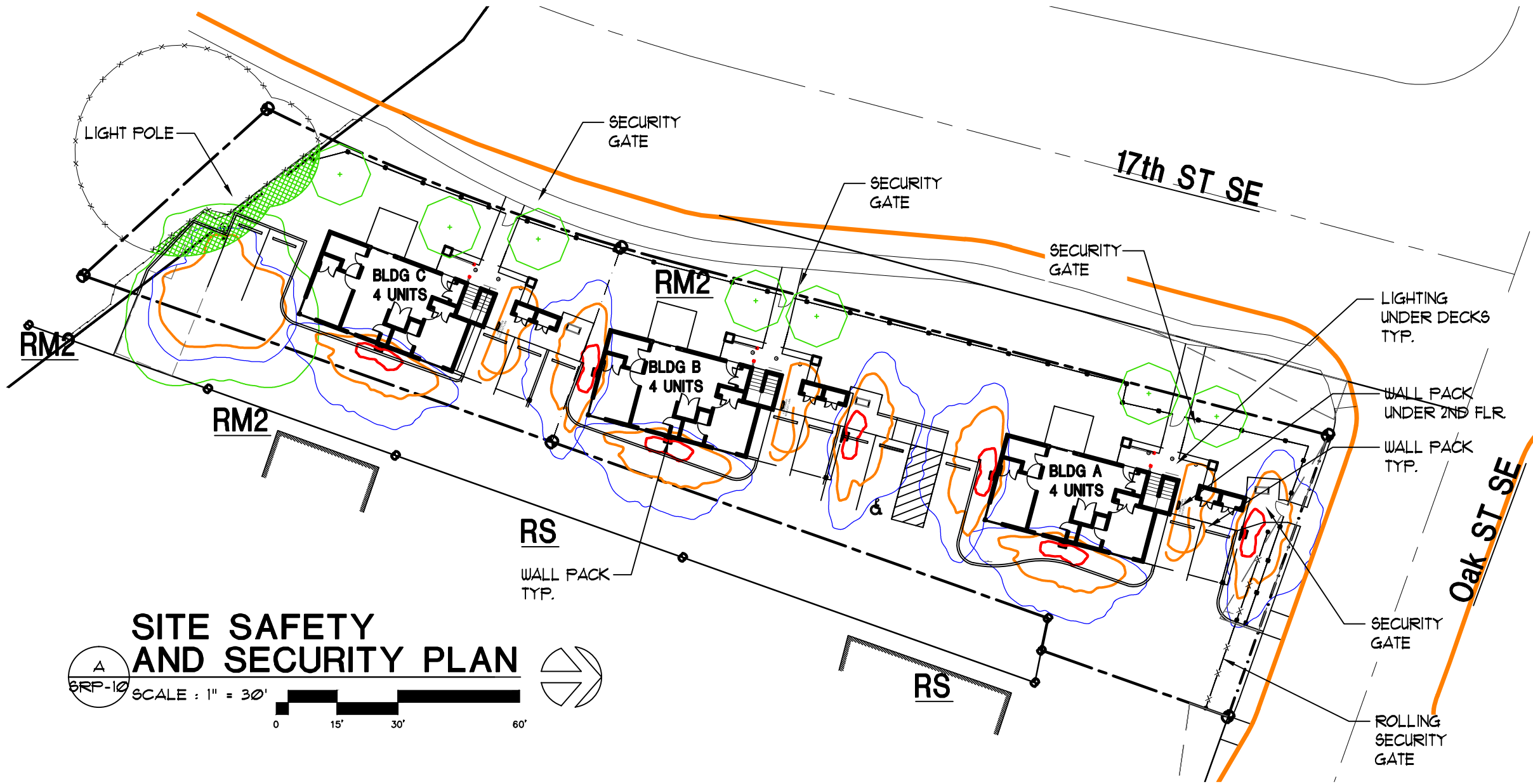
OPEN SPACE: 3,646 SF - 22.3% > 20%, OK



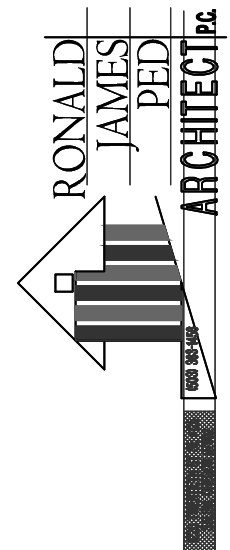
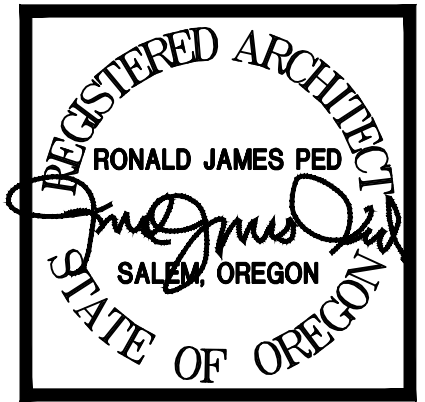
NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159
SPR-9

LAST SAVED: Mon, 22 Apr 2024 - 10:45 am LOCATION: C:\Users\trevo\appdata\local\temp\AcPublish_21776\SPR-3_04_19_24.dwg SPR-10-LIGHTING PLAN-DR
PRINTED: Mon, 22 Apr 2024 - 11:46 am PRINTED BY: trevo



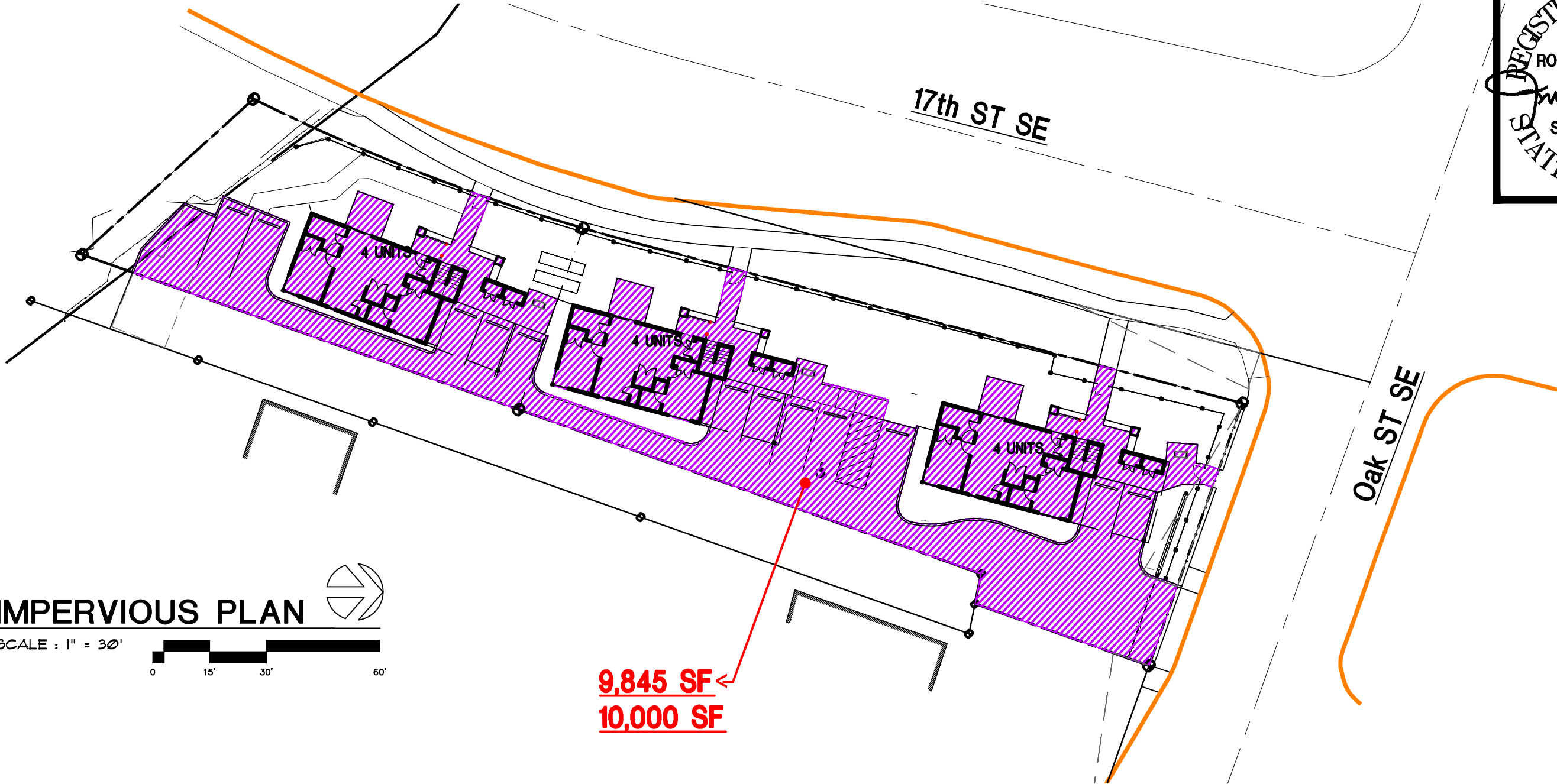
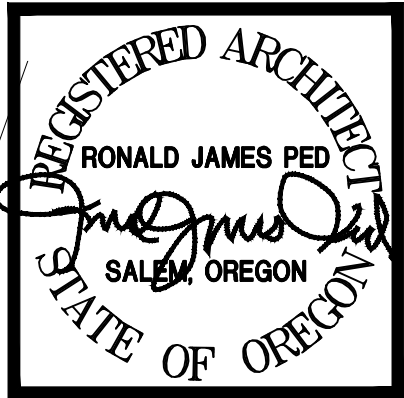
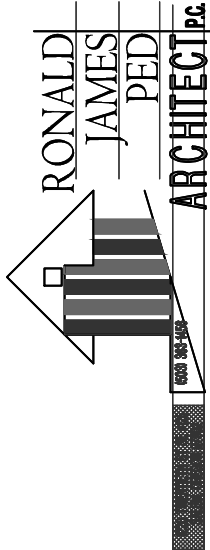
SITE SAFETY AND SECURITY PLAN
SCALE : 1" = 30'
0 15' 30' 60'



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301
DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159
SPR-10

SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 16,370 SF (.37 AC)
PROPOSED LANDSCAPE: 6,236 SF - 100%
NEW BUILDINGS FOOTPRINTS (3 Bldgs, 12 UNITS): 2,896.5 SF - 38.1%
HARD SURFACE: 6,949.5 SF - 17.1%
NEW IMPERVIOUS (2,896.5 SF + 6,949.5 SF)= **9,846 SF < 10,000 SF** - 42.5%
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: TB
JOB NO.: 2159

SPR-11