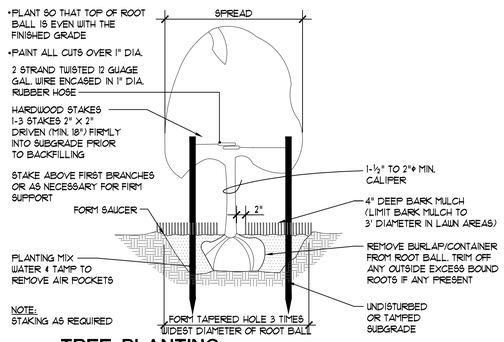
RONALD JAMES PED ARCHITECT P.C.
(503) 385-5468
2001 PROFESSIONAL PARK DR.
SALEM, OREGON 97302

SITE SUMMARY

2390 COMMERCIAL ST SE, SALEM OREGON 97302
TAX ACCOUNT: 565624
TAXLOT NUMBER: 073W34CA03900
ZONING: MU-III- MIXED USE III
NEW BUILDING HEIGHT: 22'

ACRES: 18,127 SF (.42 AC)	- 100%
PROPOSED LANDSCAPING: 3,860 SF	- 21.3% > 15% OK
EXISTING BUILDING FOOTPRINT (1 BLDG): 1,300 SF	
NEW BUILDING FOOTPRINTS (2 Bldgs): 916 SF	
TOTAL BUILDING FOOTPRINTS : 2,216 SF	- 12.2%
HARD SURFACE: 12,053 SF	- 66.5%



2 TREE PLANTING
VERTICAL STAKES
SCALE: NTS
M:\023\SITEWK\300LNDSC\023300 TREE PLANTING

PLANT LIST

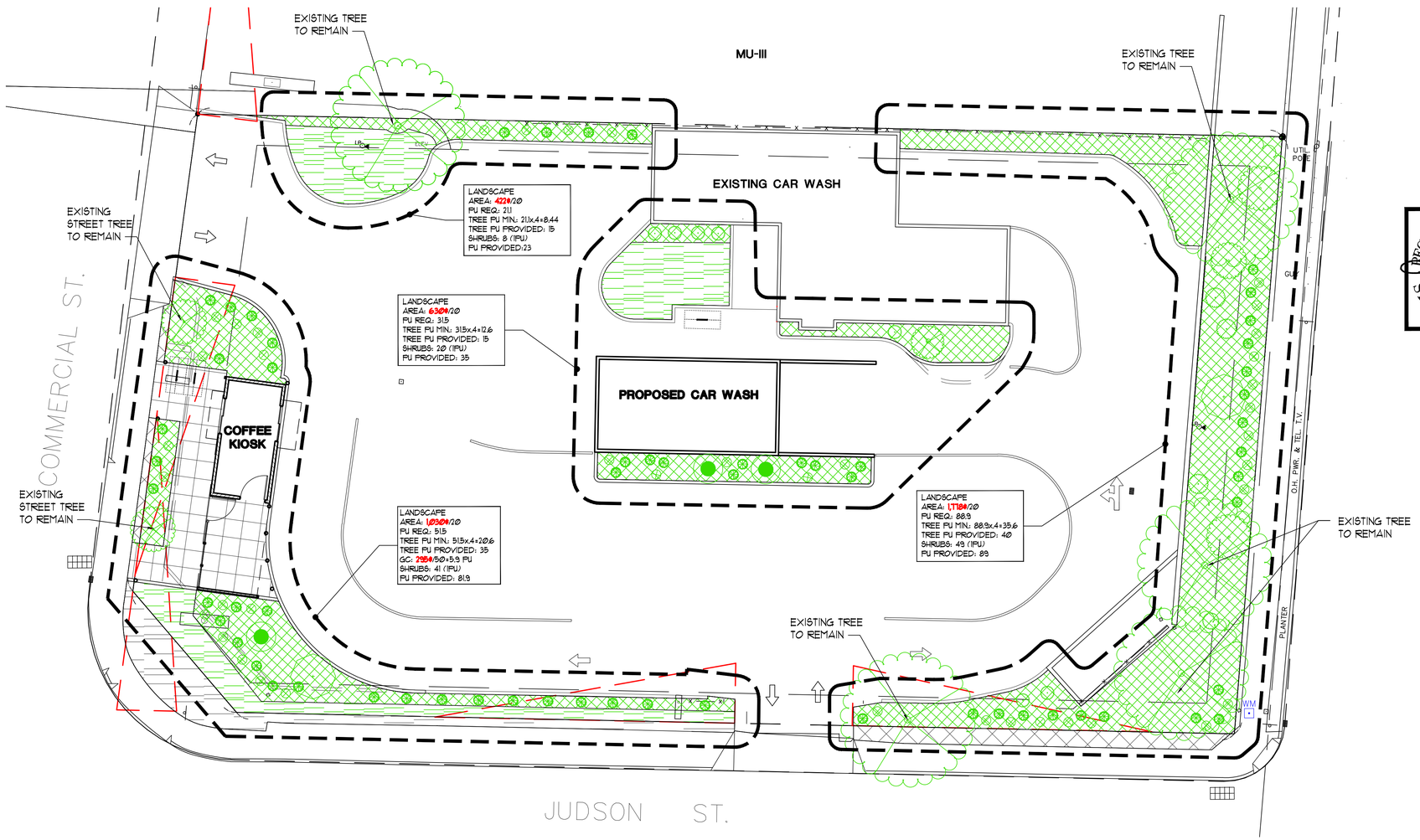
STREET TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS	COUNT
T-LIN	LINDEN TILIA CORDATA 'HALA'	7-8'	2" CALIPER 10 PU	(2)
T-EXST	EXISTING TREE TO REMAIN		10 PU MATURE: 15 PU	(3) (5)

ORNAMENTAL TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS	
T-BLA	CRYPTOMERIA JAPONICA /BLACK DRAGON	4-6'	1-½" MIN CALIPER 5 PU	(3)

SIZE	SHRUBS	COMMON NAME/BOTANICAL NAME	COMMENTS	COUNT
1 gal. 3 gal.				1 gal. 3 gal.
S-VIBD		VIBURNUM Japonicum (EVERGREEN)	1 PU 1 gal / 2 PU 3 gal	(61)/(10)
S-PIE.		PIERIS Japonicum LILLY-OF-THE-VALLEY (EVERGREEN/SHADE)	1 PU 1 gal / 2 PU 3 gal	(40)/(10)
S-EXST		EXISTING SHRUB TO REMAIN	1 PU 1 gal / 2 PU 3 gal	(11)/(3)

GROUND COVER	BOTANICAL NAME/COMMON NAME	SIZE	COMMENTS
G-GRASS	NEW GRASS GROUNDCOVER		1 PU/500F
G-BARK	NEW BARKDUST		
G-EGRASS	EXISTING GRASS TO REMAIN		1 PU/500F
G-EBARK	EXISTING BARKDUST TO REMAIN		

1 PLANT LIST
SCALE: N/A
M:\023\SITEWK\350PLNTS\023350 PLANTLIST



PROPOSED LANDSCAPE PLAN
A SPR-4
SCALE : 1" = 10'
0 5' 10' 20'

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM OREGON
STATE OF OREGON

NEW COFFEE KIOSK AND CAR WASH
BIG RED CAR WASH
2390 COMMERCIAL ST SE, SALEM, OR 97302

DATE: 23 APR 2024
DRAWN: TB
JOB NO.: 2357

SPR-4

LAST SAVED: Tue, 30 Apr 2024 - 04:00 pm LOCATION: C:\Users\trevo\appdata\local\temp\AcPublish_25928\SPR_04.23.24.dwg SPR-4 LANDSCAPE PLAN
PRINTED: Tue, 30 Apr 2024 - 04:17 pm PRINTED BY: trevo