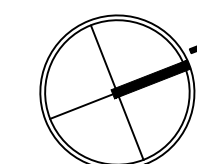
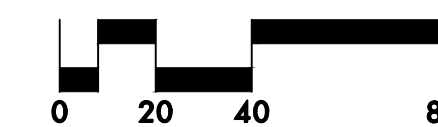




1 ILLUSTRATIVE PLAN OVERALL

Plan  
SCALE: 1" = 40'



WILLAMETTE RIVER

BUILDING 4

BUILDING 4

WILLAMETTE RIVER  
GREENWAY PER  
CITY OF SALEM  
GIS, TYP

BUILDING 6

WILLAMETTE GREENWAY TRAIL

BUILDING 5

BUILDING 3

BELMONT ALLEY

BUILDING 2

MARKET STREET ENTRANCE

BUILDING 1

GAINES STREET ENTRANCE

FRONT STREET NE

THE CANNERY

1105 FRONT ST NE,  
SALEM, OR 97301

LAND USE SUBMITTAL

ILLUSTRATIVE PLAN  
OVERALL

REVISIONS

SCALE  
DRAWN BY  
DATE 2024.03.15  
PROJECT NO. 2346-SAC

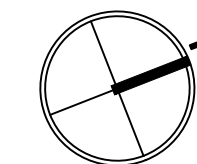
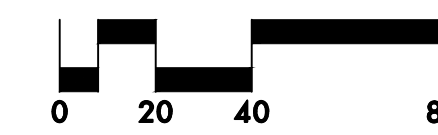
SHEET

L101



1 ILLUSTRATIVE PLAN LEVEL 1

Plan  
SCALE: 1" = 40'



THE CANNERY

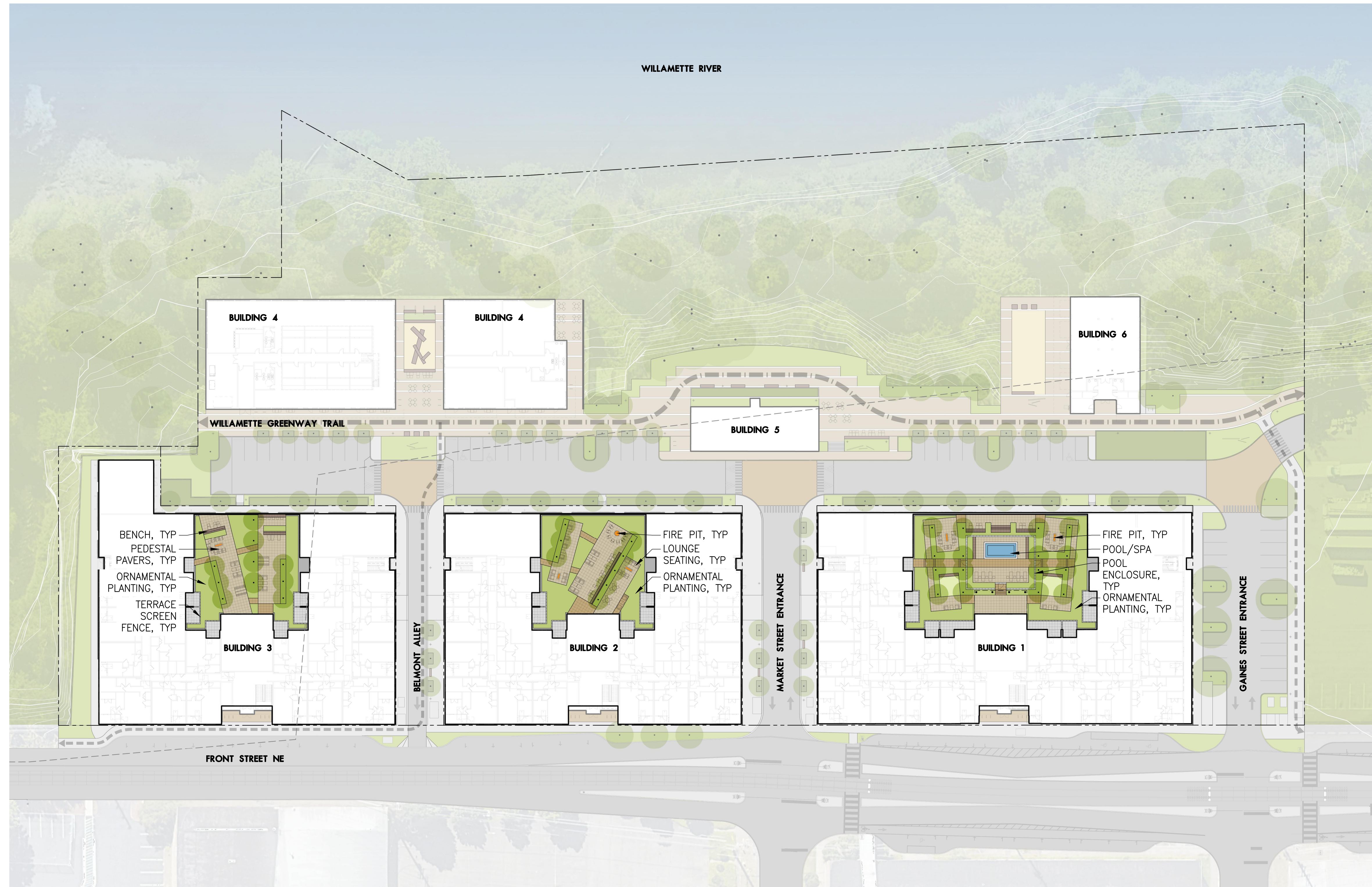
1105 FRONT ST NE,  
SALEM, OR 97301

LAND USE SUBMITTAL  
ILLUSTRATIVE PLAN LEVEL 1

REVISIONS

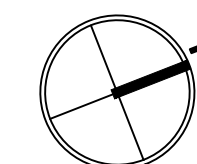
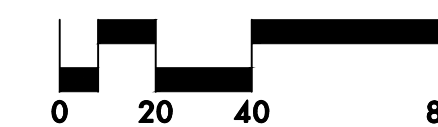

SCALE  
DRAWN BY  
DATE 2024.03.15  
PROJECT NO. 2346-SAC

SHEET  
**L102**



1 ILLUSTRATIVE PLAN LEVEL 2

Plan  
SCALE: 1" = 40'



THE CANNERY

1105 FRONT ST NE,  
SALEM, OR 97301

LANDSCAPE ARCHITECTS PC  
**lango.hansen**  
1100 nw glisan #3A portland OR 97209 T 503.295.2437

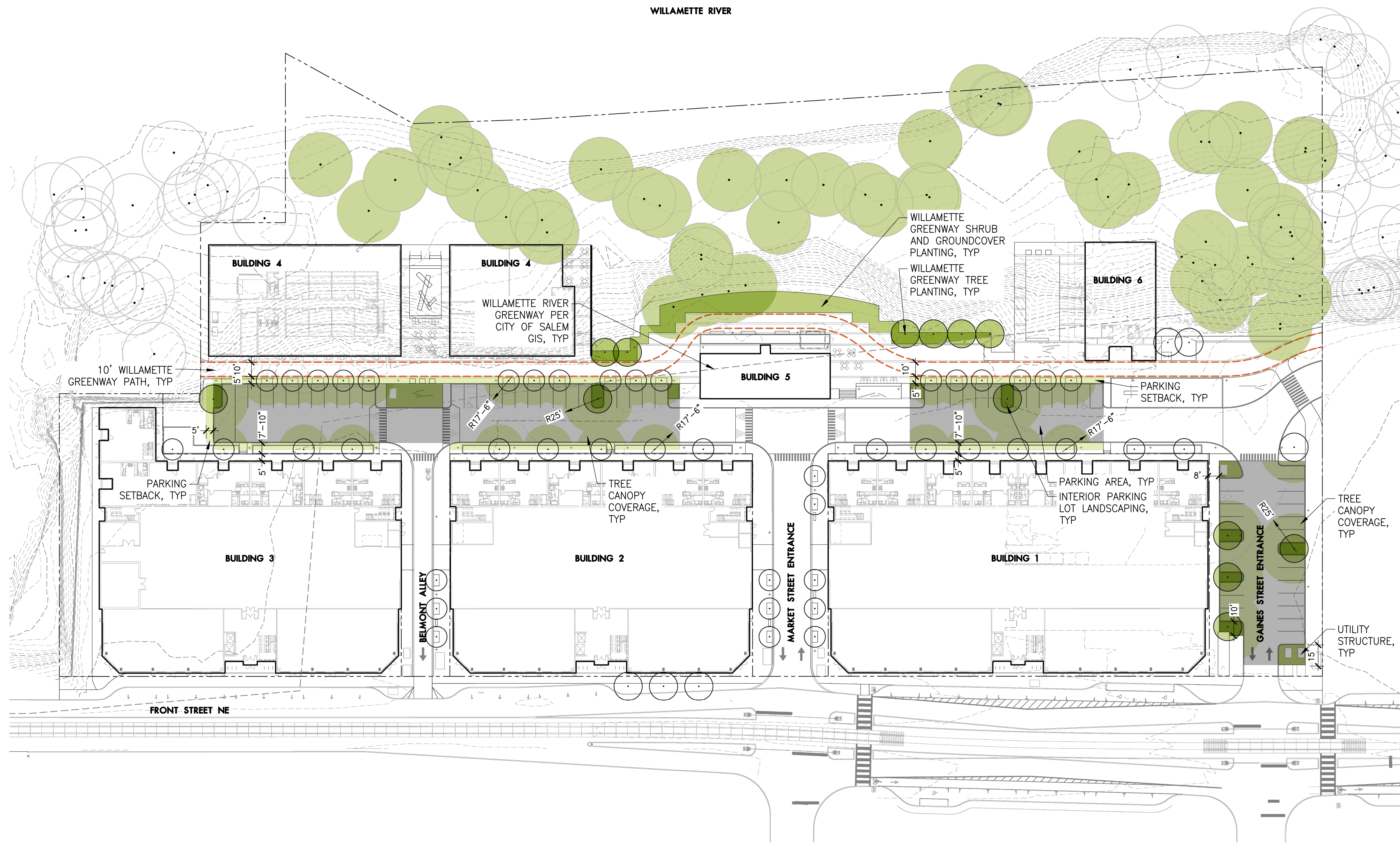
LAND USE SUBMITTAL  
ILLUSTRATIVE PLAN LEVEL 2

REVISIONS

SCALE  
DRAWN BY  
DATE 2024.03.15  
PROJECT NO. 2346-SAC

SHEET

L103



**SITE LANDSCAPE DATA**

SRC 600.025.B WILLAMETTE RIVER GREENWAY LANDSCAPING  
 TOTAL LINEAR FEET OF RIVER FRONTAGE: 894 LF  
 TREES REQUIRED (1 PER 20LF): 45 TREES  
 TREES EXISTING: 57 TREES  
 TREES PROPOSED: 6 TREES  
 SHRUBS REQUIRED (1 PER 2LF): 447 SHRUBS  
 SHRUBS PROPOSED: 699 SHRUBS

SRC 806.035.D.2 INTERIOR PARKING LOT LANDSCAPING  
 TOTAL PARKING AREA: 28,050 SF  
 INTERIOR LANDSCAPING REQUIRED: 5.0% (1,403 SF)  
 INTERIOR LANDSCAPING PROPOSED: 7.3% (2,049 SF)

SRC 806.035.D.3 INTERIOR PARKING LOT TREES  
 TOTAL PARKING STALLS: 58 STALLS  
 INTERIOR TREES REQUIRED: 5 TREES (1 TREE PER 12 STALLS)  
 INTERIOR TREES PROPOSED: 7 TREES

SRC 806.035.N PARKING LOT TREE CANOPY  
 TOTAL PARKING AREA: 28,050 SF  
 REQUIRED TREE CANOPY PERCENTAGE: 40%  
 REQUIRED TREE CANOPY AREA: 11,220 SF  
 PROPOSED TREE CANOPY AREA: 15,339 SF  
 PROPOSED TREE CANOPY PERCENTAGE: 55%

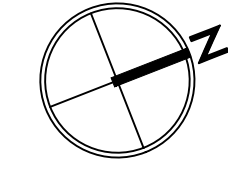
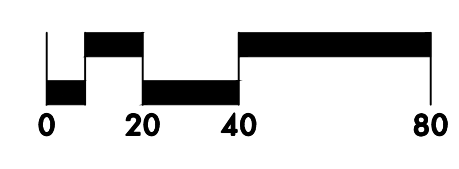
LANDSCAPE ARCHITECTS PC  
**lango.hansen**  
 1100 nw glisan #3A portland OR 97209 T 503.295.2437

**THE CANNERY**

1105 FRONT ST NE,  
 SALEM, OR 97301

**1 LANDSCAPE LAND USE DIAGRAM**

Plan  
 SCALE: 1" = 40'

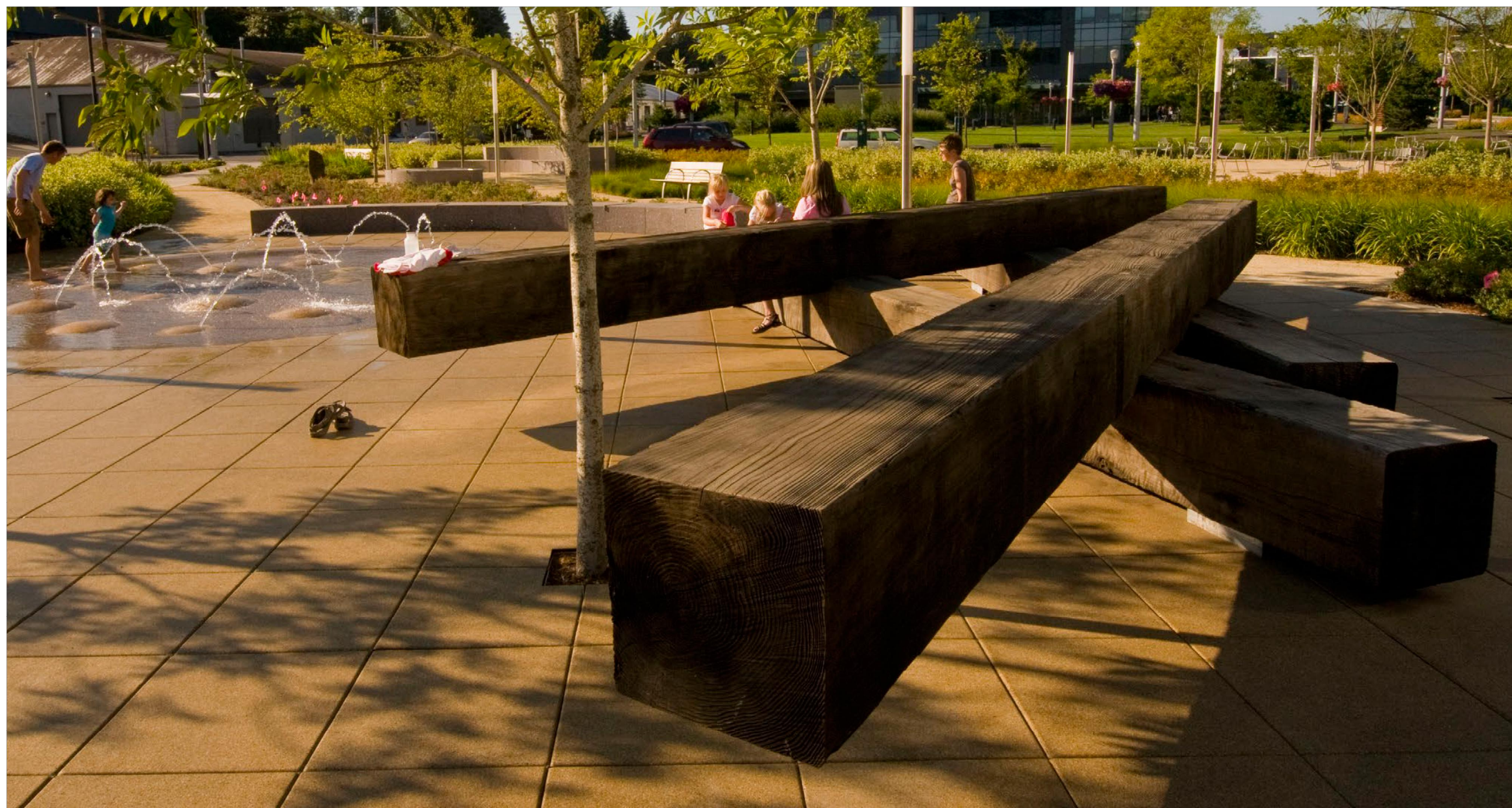
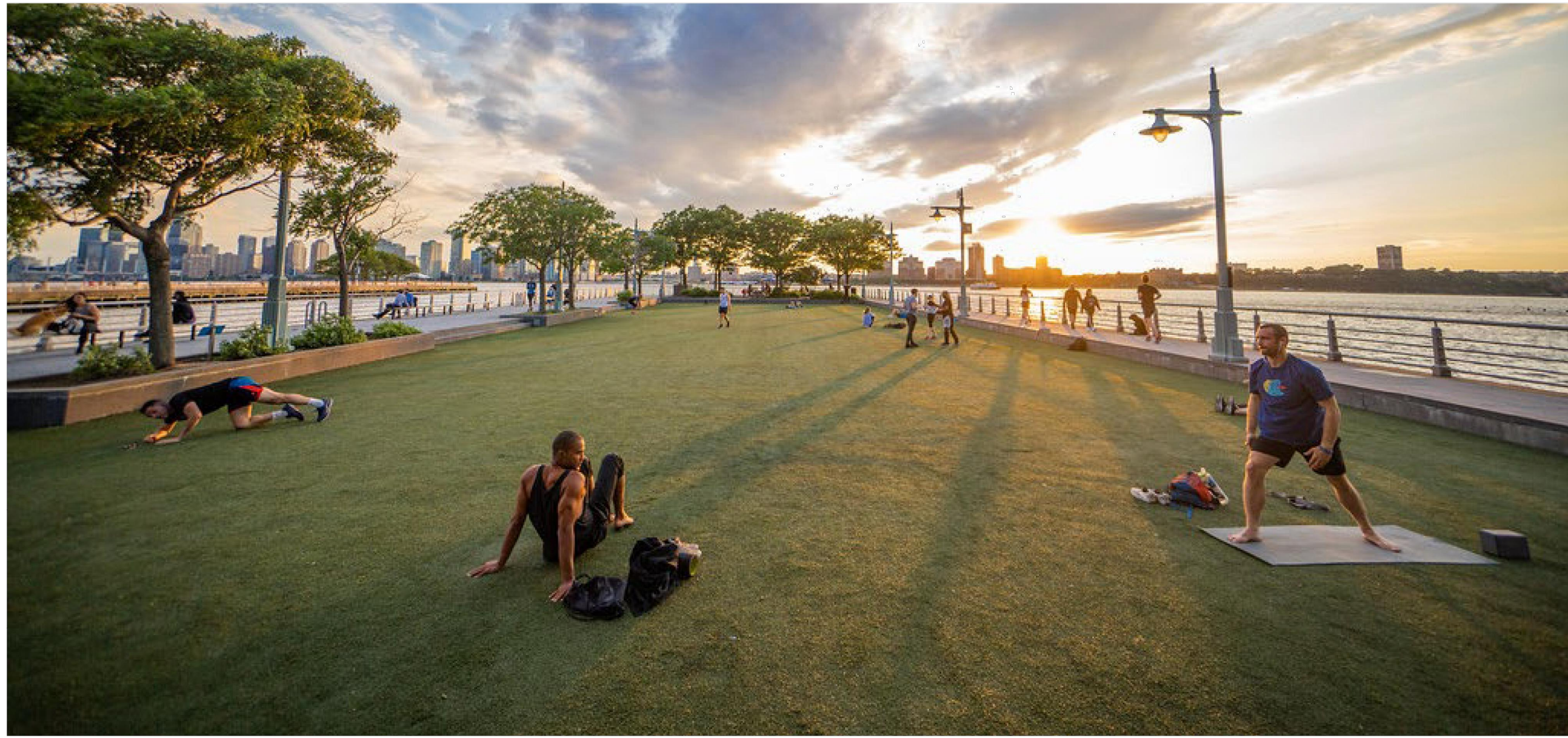


LAND USE SUBMITTAL  
 LANDSCAPE LAND USE  
 DIAGRAM

REVISIONS


SCALE  
 DRAWN BY  
 DATE 2024.03.15  
 PROJECT NO. 2346-SAC

SHEET  
**L104**



1 PRECEDENT IMAGES

THE CANNERY

1105 FRONT ST NE,  
 SALEM, OR 97301

LAND USE SUBMITTAL  
 PRECEDENT IMAGES

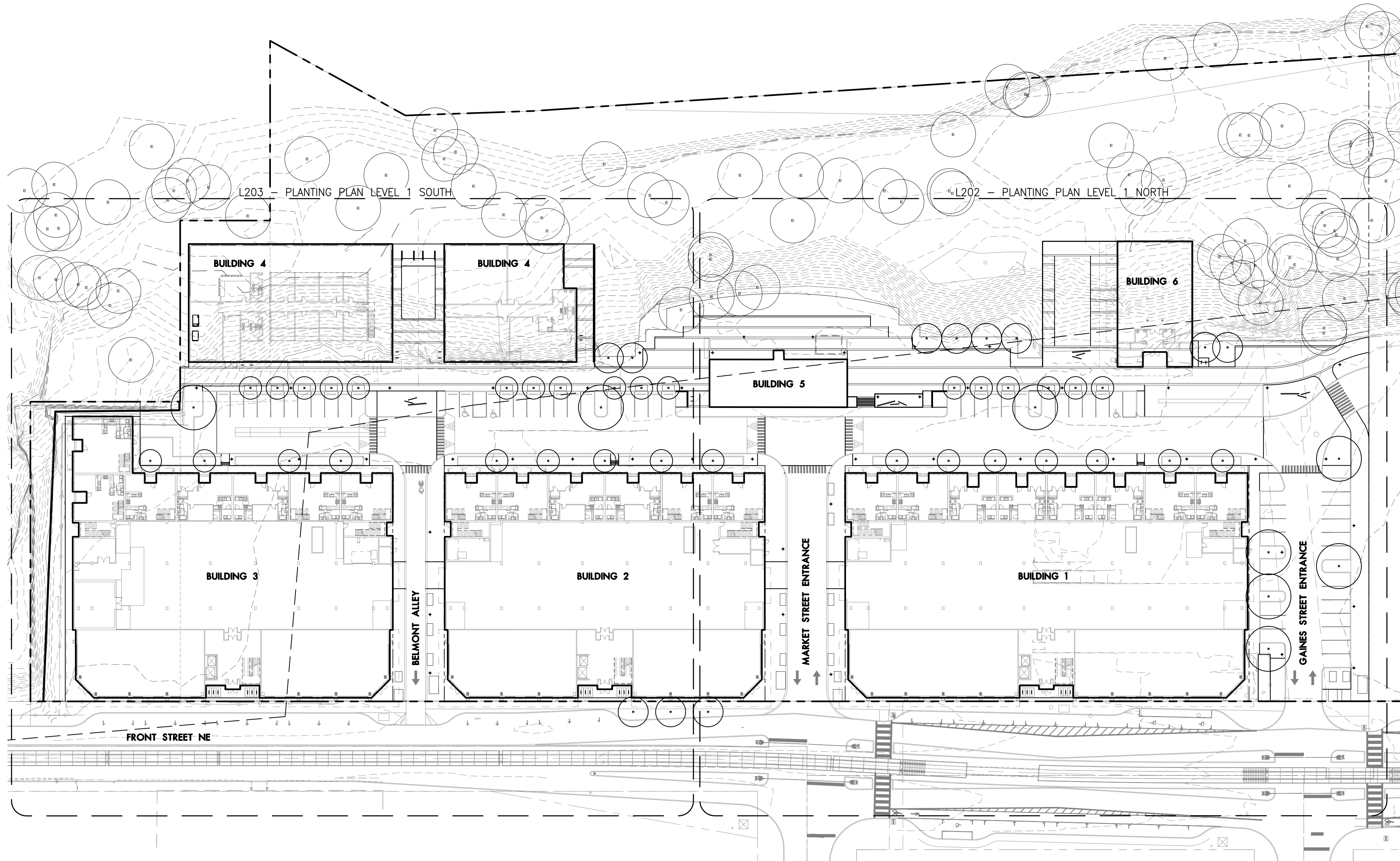
REVISIONS

SCALE  
 DRAWN BY  
 DATE 2024.03.15  
 PROJECT NO. 2346-SAC

SHEET

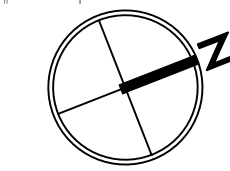
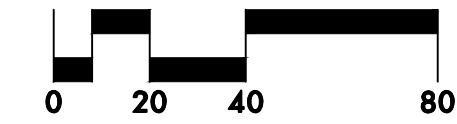
L105

WILLAMETTE RIVER



1 PLANTING PLAN LEVEL 1 OVERALL

Plan  
SCALE: 1" = 40'



**LEGEND**

- WILLAMETTE RIVER GREENWAY
- - - PROPERTY LINE/RIGHT-OF-WAY
- - - INTERNAL PROPERTY LINE
- CONCRETE CURB
- BIKE RACK
- + LIGHT POLE
- ⊕ EXISTING TREE TO REMAIN

**ABBREVIATIONS**

- B&B BALLED & BURLAPPED
- CAL CALIPER
- CONT CONTAINER
- DIA DIAMETER
- DBH DIAMETER AT BREAST HEIGHT
- EQ EQUAL
- HT HEIGHT
- MIN MINIMUM
- MAX MAXIMUM
- NO NUMBER
- O.C. ON CENTER
- SIM SIMILAR
- SL SEEDED LAWN
- SPECS SPECIFICATIONS
- TYP TYPICAL
- # CONTAINER SIZE

**PLANTING NOTES**

1. THIS PLAN IS BASED ON A SURVEY BY AKS ENGINEERING AND FORESTRY DATED 2/17/2023. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
4. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
5. PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
6. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN.
7. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
8. TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH, SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE NECESSARY BY PLANNING OFFICIAL. SEE SECTION 015639 FOR ADDITIONAL REQUIREMENTS.
9. ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
10. ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT RESEDED DISTURBED AREAS, THOSE ARE ARE TO BE NON-IRRIGATED.
11. ALL PARKING LOT AND STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.
12. SEE L204 FOR PLANTING SCHEDULE.

LANDSCAPE ARCHITECTS P.C.  
**lango. hansen**  
 1100 nw glisan #3A portland OR 97209 T 503.295.2437

**THE CANNERY**  
 1105 FRONT ST NE,  
 SALEM, OR 97301

LAND USE SUBMITTAL

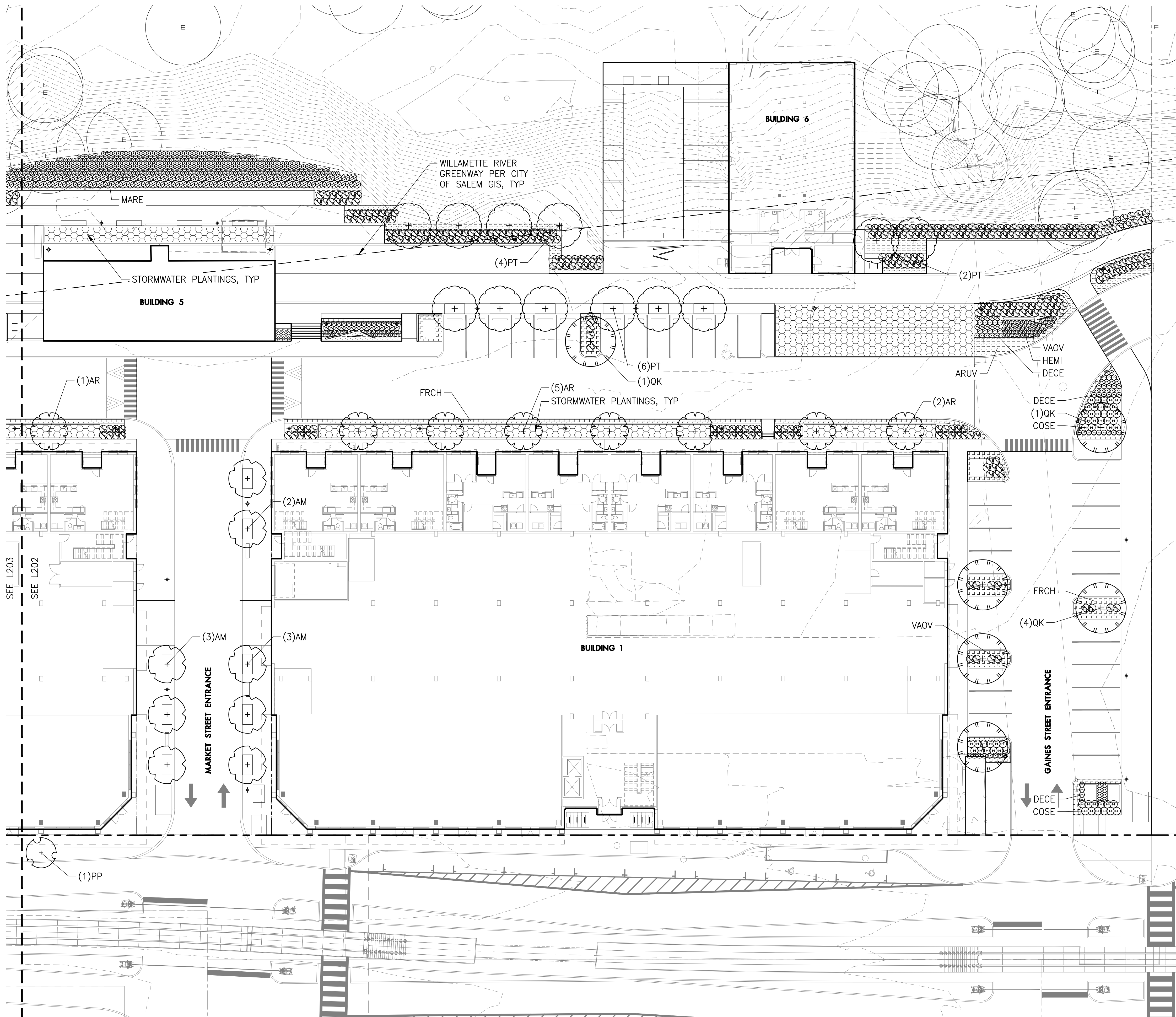
PLANTING PLAN LEVEL 1 OVERALL

REVISIONS

SCALE  
 DRAWN BY  
 DATE 2024.03.15  
 PROJECT NO. 2346-SAC

SHEET

L201



- LEGEND**
- WILLAMETTE RIVER GREENWAY
  - - - PROPERTY LINE/RIGHT-OF-WAY
  - INTERNAL PROPERTY LINE
  - CONCRETE CURB
  - BIKE RACK
  - + LIGHT POLE
  - E EXISTING TREE TO REMAIN
  - ▨ STORMWATER FACILITY PLANTED TO CITY OF SALEM STANDARDS
- PLANTING NOTES**
1. SEE L201 FOR GENERAL NOTES AND ABBREVIATIONS.
  2. SEE L204 FOR PLANTING SCHEDULE.

LANDSCAPE ARCHITECTS P.C.  
**lango.hansen**  
 1100 nw glisan #3A portland OR 97209 T 503.295.2437

**THE CANNERY**

1105 FRONT ST NE,  
 SALEM, OR 97301

LAND USE SUBMITTAL

**PLANTING PLAN LEVEL 1 NORTH**

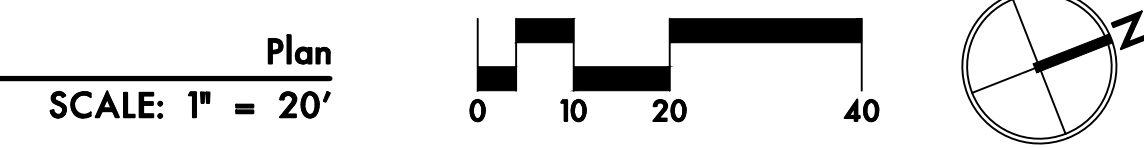
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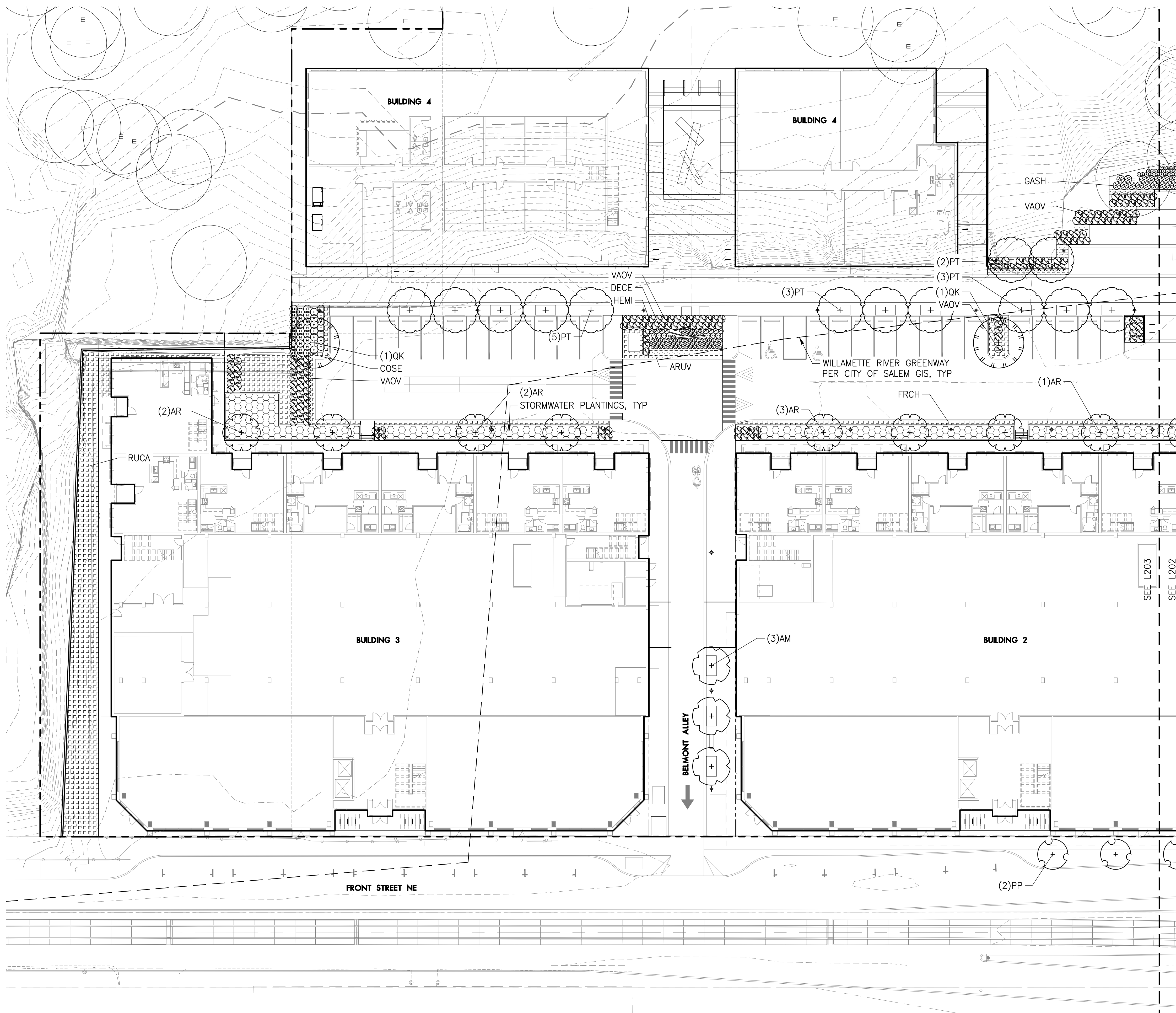
SCALE	
DRAWN BY	
DATE	2024.03.15
PROJECT NO.	2346-SAC

SHEET

**L202**

**1 PLANTING PLAN LEVEL 1 NORTH**





**LEGEND**

- WILLAMETTE RIVER GREENWAY
- - - PROPERTY LINE/RIGHT-OF-WAY
- - - INTERNAL PROPERTY LINE
- CONCRETE CURB
- BIKE RACK
- + LIGHT POLE
- ⊙ EXISTING TREE TO REMAIN
- ◻ STORMWATER FACILITY PLANTED TO CITY OF SALEM STANDARDS

**PLANTING NOTES**

1. SEE L201 FOR GENERAL NOTES AND ABBREVIATIONS.
2. SEE L204 FOR PLANTING SCHEDULE.

LANDSCAPE ARCHITECTS P.C.  
**lango. hansen**  
 1100 nw glisan #3A, portland OR 97209 T 503.295.2437

**THE CANNERY**

1105 FRONT ST NE,  
 SALEM, OR 97301

LAND USE SUBMITTAL  
 PLANTING PLAN LEVEL 1  
 SOUTH

REVISIONS

SCALE  
 DRAWN BY  
 DATE 2024.03.15  
 PROJECT NO. 2346-SAC

SHEET

**L203**





PLANT SCHEDULE – ONSITE TREES							
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE/ CONDITION	SPACING	QUANTITY
TREES							
	AM	Acer macrophyllum	Big Leaf Maple	YES	3" CAL B&B	AS SHOWN	11
	AR	Alnus rubra	Red Alder	YES	3" CAL B&B (SMALL)	AS SHOWN	16
	PP	Parrotia persica 'Vanessa'	Vanessa Ironwood	NO (STREET TREE)	3" CAL B&B	AS SHOWN	3
	PT	Populus tremuloides	Quaking Aspen	YES	3" CAL B&B (SMALL)	AS SHOWN	25
	QK	Quercus kelloggii	California Black Oak	YES	3" CAL B&B (LARGE)	AS SHOWN	8

PLANT SCHEDULE – ONSITE PLANTINGS							
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE/ CONDITION	SPACING	QUANTITY
SHRUBS							
	COSE	Cornus sericea 'Arctic Fire'	Arctic Fire Redosier Dogwood	YES	#5/CONT. 6'+HT (MATURE)	AS SHOWN	86
	MARE	Mahonia repens	Creeping Oregon Grape	YES	#1/CONT.	AS SHOWN	462
	GASH	Gaultheria shallon	Salal	YES	#1/CONT.	AS SHOWN	100
	VAOV	Vaccinium ovatum	Evergreen Huckleberry	YES	#5/CONT. 6'+HT (MATURE)	AS SHOWN	505
GROUNDCOVER AND GRASSES							
	ARUV	Arctostaphylos uva-ursi	Kinnikinnick	YES	#1/CONT.	18" O.C.	662
	DECE	Deschampsia cespitosa	Tufted Hairgrass	YES	#3/CONT.	AS SHOWN	130
	FRCH	Fragaria chiloensis	Coast Strawberry	YES	#1/CONT.	18" O.C.	2369
	HEMI	Heuchera micrantha	Smallflowered Alumroot	YES	#1/CONT.	AS SHOWN	159
STORMWATER PLANTINGS – 5,233 SF							
	CADE	Carex densa	Dense Sedge	YES	#1/CONT.	12" O.C.	
	DECE	Deschampsia cespitosa	Tufted Hair Grass	YES	#1/CONT.	12" O.C.	
	JUPA	Juncus patens	Spreading Rush	YES	#1/CONT.	12" O.C.	

LANDSCAPE ARCHITECTS PC  
**lango. hansen**  
 1100 nw glisan #3A portland OR 97209 T 503.295.2437

# THE CANNERY

1105 FRONT ST NE,  
 SALEM, OR 97301

LAND USE SUBMITTAL

## PLANTING SCHEDULE LEVEL 1

REVISIONS

SCALE  
 DRAWN BY  
 DATE 2024.03.15  
 PROJECT NO. 2346-SAC

SHEET

# L204

**LEGEND**

- — — — — LIMIT OF WORK
- - - - - METAL EDGE
- / / / — — RAISED PLANTER
- · · · · · SCREEN FENCE

**PLANTING NOTES**

1. SEE L201 FOR GENERAL NOTES AND ABBREVIATIONS.

LANDSCAPE ARCHITECTS PC  
**lango. hansen**  
 1100 nw glisan #3A portland OR 97209 T 503.295.2437

**THE CANNERY**  
 1105 FRONT ST NE,  
 SALEM, OR 97301

LAND USE SUBMITTAL

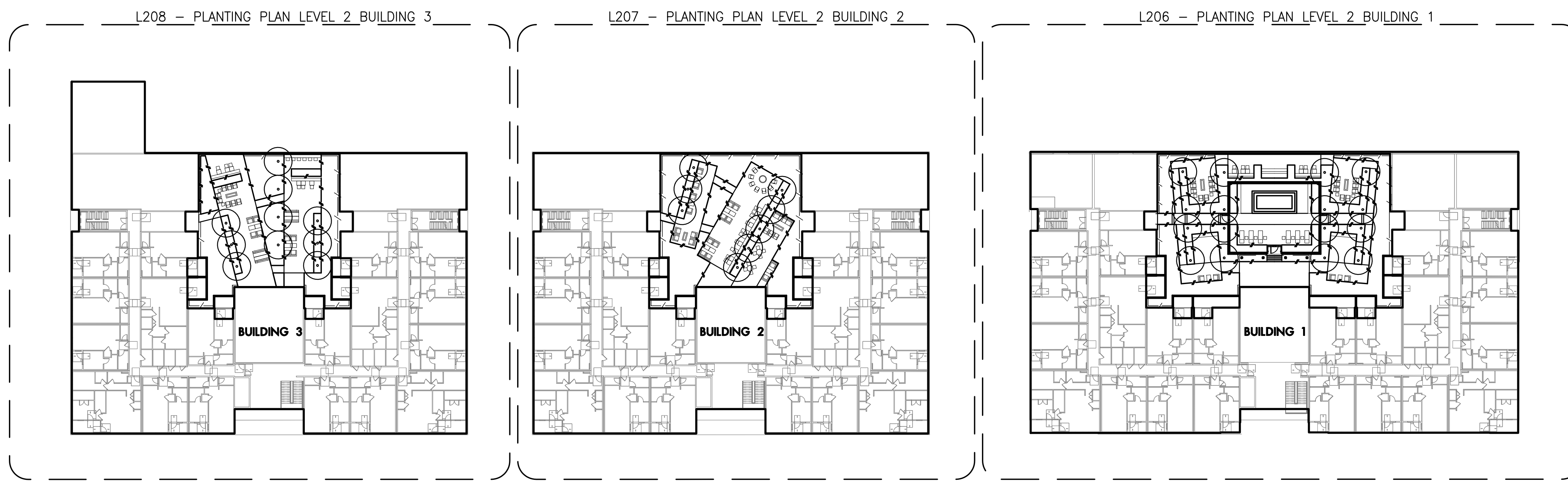
PLANTING PLAN LEVEL 2 OVERALL

REVISIONS

SCALE  
 DRAWN BY  
 DATE 2024.03.15  
 PROJECT NO. 2346-SAC

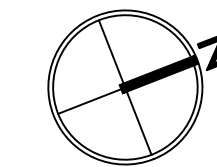
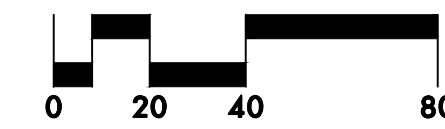
SHEET

**L205**



**1 PLANTING PLAN LEVEL 2 OVERALL**

Plan  
 SCALE: 1" = 40'

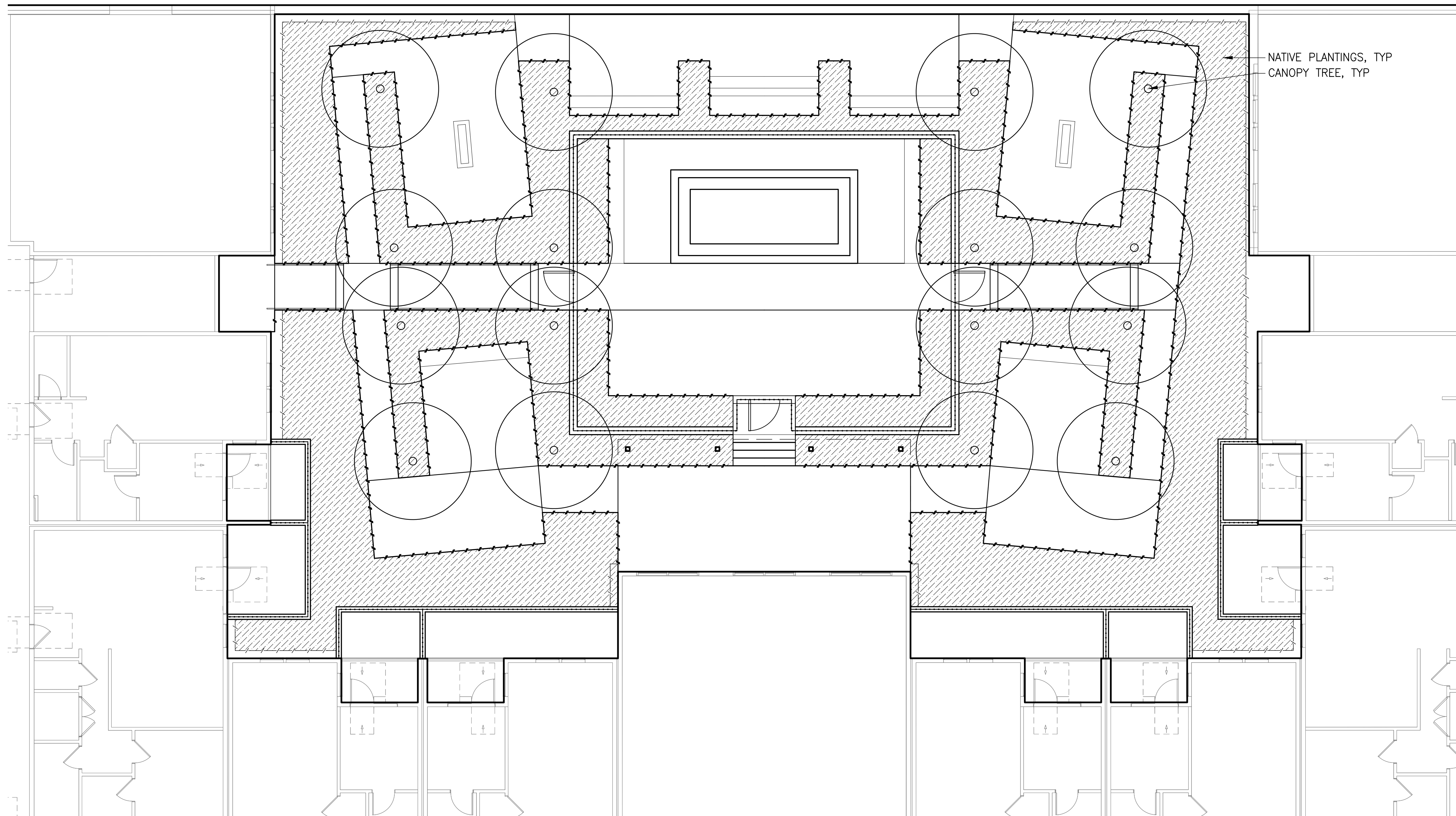


**LEGEND**

- LIMIT OF WORK
- - - METAL EDGE
- - - RAISED PLANTER
- - - SCREEN FENCE
- ▨ NATIVE PLANTINGS
- CANOPY TREE

**PLANTING NOTES**

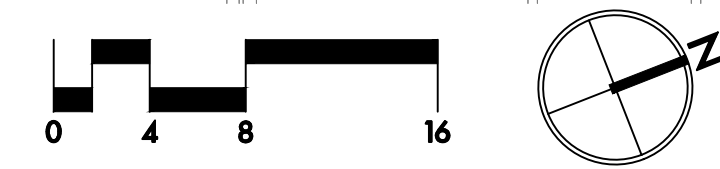
1. SEE L201 FOR GENERAL NOTES AND ABBREVIATIONS.



NATIVE PLANTINGS, TYP  
CANOPY TREE, TYP

1 PLANTING PLAN LEVEL 2 BUILDING 1

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



**THE CANNERY**

1105 FRONT ST NE,  
SALEM, OR 97301

LAND USE SUBMITTAL

PLANTING PLAN LEVEL 2  
BUILDING 1

REVISIONS

SCALE  
DRAWN BY  
DATE 2024.03.15  
PROJECT NO. 2346-SAC

SHEET

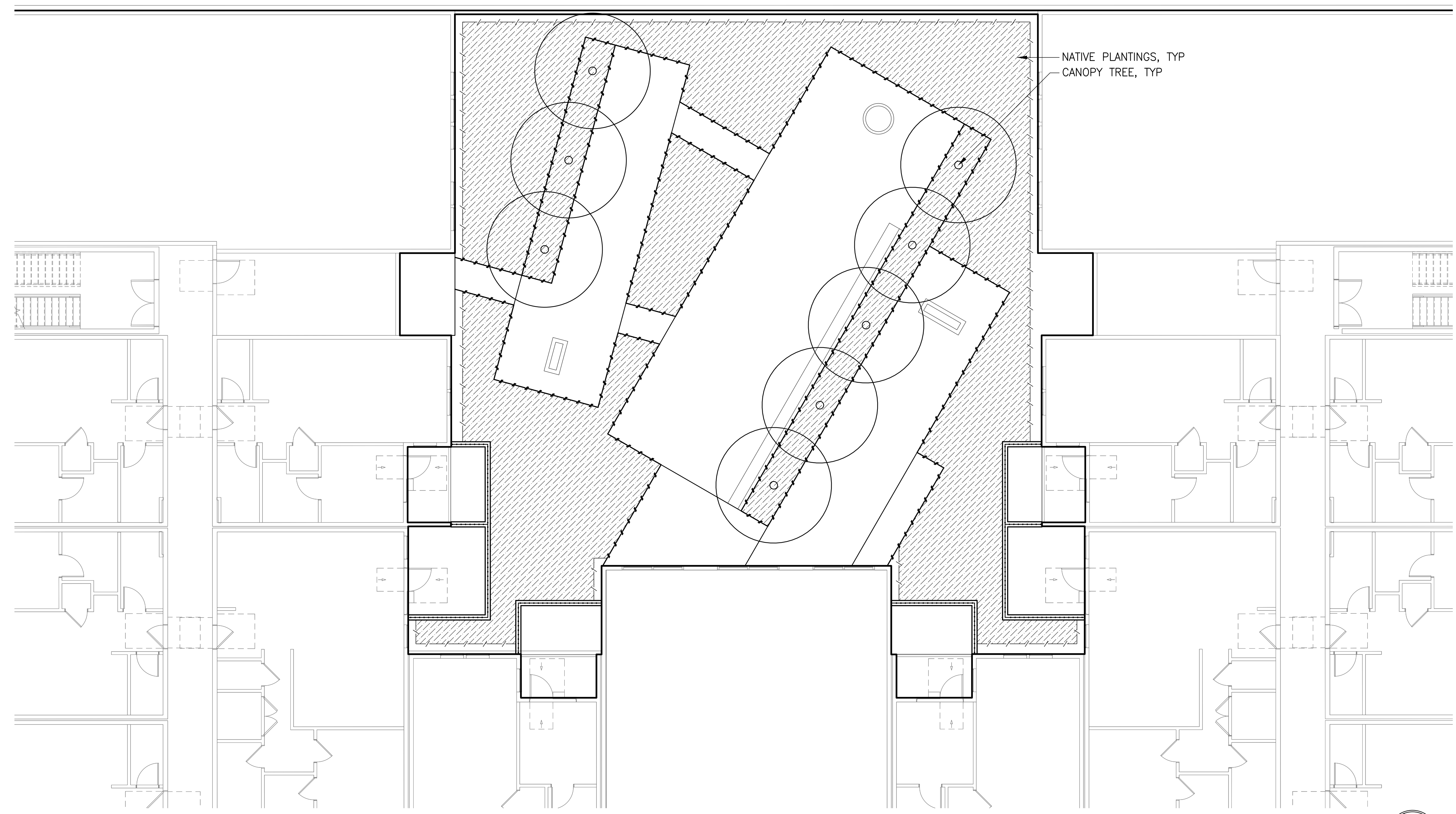
**L206**

**LEGEND**

- — — — — LIMIT OF WORK
- - - - - METAL EDGE
- - - - - RAISED PLANTER
- - - - - SCREEN FENCE
- ▨ NATIVE PLANTINGS
- CANOPY TREE

**PLANTING NOTES**

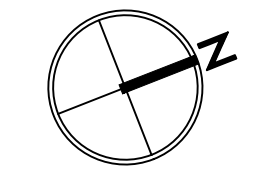
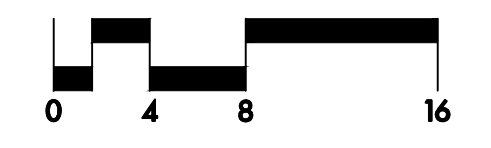
1. SEE L201 FOR GENERAL NOTES AND ABBREVIATIONS.



NATIVE PLANTINGS, TYP  
CANOPY TREE, TYP

1 PLANTING PLAN LEVEL 2 BUILDING 2

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



THE CANNERY

1105 FRONT ST NE,  
SALEM, OR 97301

LAND USE SUBMITTAL  
PLANTING PLAN LEVEL 2  
BUILDING 2

REVISIONS

SCALE  
DRAWN BY  
DATE 2024.03.15  
PROJECT NO. 2346-SAC

SHEET

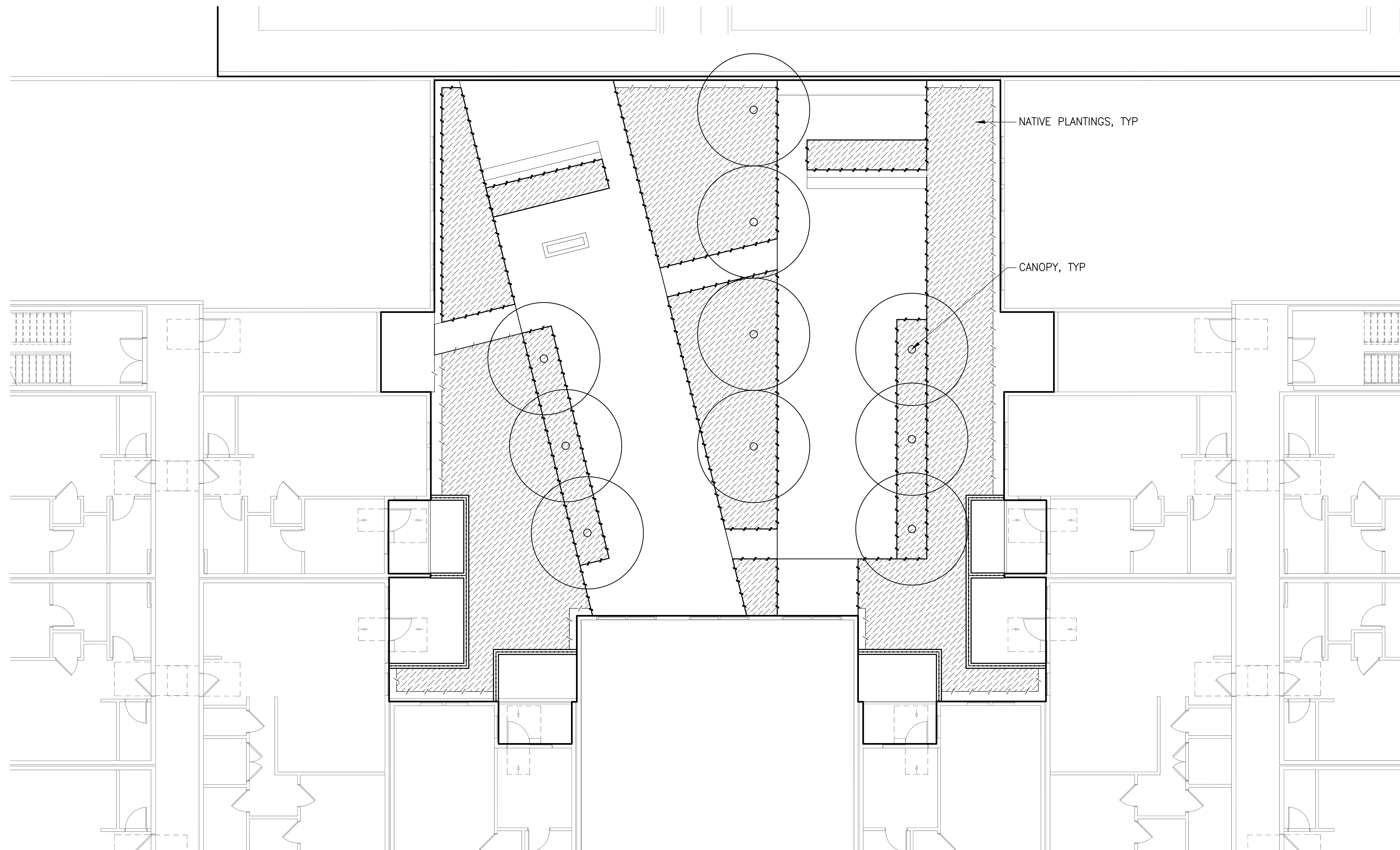
L207

**LEGEND**

- LIMIT OF WORK
- - - METAL EDGE
- - - RAISED PLANTER
- - - SCREEN FENCE
- ▨ NATIVE PLANTINGS
- CANOPY TREE

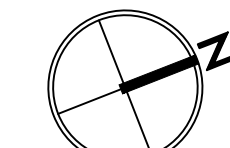
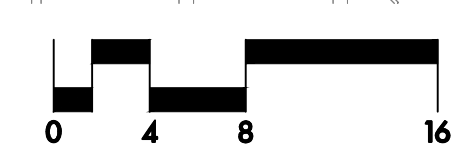
**PLANTING NOTES**

1. SEE L201 FOR GENERAL NOTES AND ABBREVIATIONS.



1 PLANTING PLAN LEVEL 2 BUILDING 3

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



**THE CANNERY**

1105 FRONT ST NE,  
SALEM, OR 97301

LAND USE SUBMITTAL

PLANTING PLAN LEVEL 2  
BUILDING 3

REVISIONS

SCALE  
DRAWN BY  
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PROJECT NO. 2346-SAC

SHEET

**L208**