SITE SUMMARY

PROPERTY SIZE	= 17,747 S.F. (.407 AC)
REQ'D LANDSCAPE AREA	= 2,662 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 10,724 S.F. (60.4%)
COMMON LANDSCAPE AREA	= 5,464 S.F. (30.7%)
BUILDING FOOTPRINT AREA	= 4,234 S.F. (23.9%)
HARD SCAPE AREA	= 2,189 S.F. (15.1%)
TOTAL IMPERVIOUS	7,023 S.F. < 10,000 S.F.

TABLE 702-3. COMMON OPEN SPACE AREA SIZE AND DIMENSIONS

MORE THAN
20 UNITS (HAVE 34) = 1,000 SF(20)
+4 (UNITS OVER 20) = 50 SF(4x12.5)
MIN. AREA REQUIRED = 1,050 SF
PROVIDED AREA = 5,464 SF

*250 SF/20 (FOR EACH ADDITIONAL UNIT) = 12.5 SF

TABLE 702-4. PRIVATE OPEN SPACE SIZE AND DIMENSIONS

	MIN. AREA	MIN. DIMENSION
1ST FLOOR	= 96 SF	6 FT
2ND AND 3RD	= 48 SF	6 FT

PLANT LIST

STREET TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS	COUNT
T-ASH	ASH, RAYWOOD FRAXINUS OXYCARPA 'RAYWOOD'	7-8'	2" CALIPER 10 PU	
T-LIN HALA	LINDEN TILIA CORDATA 'HALA'	7-8'	2" CALIPER 10 PU	(3)
T-MAP ARM	ARMSTRONG MAPLE, ACER RUBRUM 'ARMSTRONG'	7-8'	2" CALIPER 10 PU	(15)
T-GOLD	GOLDENRAIN TREE KOELREUTERIA PANICULATA	7-8'	2" CALIPER 10 PU	(4)
T-LIN CORI	CORINTHIAN LINDEN TILIA CORDATA 'CORINTHIAN'	7-8'	2" CALIPER 10 PU	(3)
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	(1)
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	

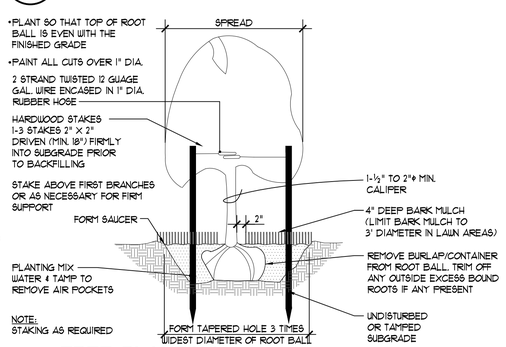
SIZE 1 gal. 3 gal.	SHRUBS	COMMON NAME/BOTANICAL NAME	COMMENTS	COUNT 1 gal. 3 gal.
	S-HYB.	HYBISCUS/Hybiscus Syriacus ROSE OF SHARON MINERVA' 'AZURRI SATIN'	1 PU 1 gal / 2 PU 3 gal	
	S-STRA.	DEUTZIA x hybridia 'STRAWBERRY FIELDS'	1 PU 1 gal / 2 PU 3 gal	
	S-ABE	ABELIA grandiflora 'EDWARD GOUCHER' (EVERGREEN)	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 sanguineum	1 PU 1 gal / 2 PU 3 gal	(0)/(143)

GROUND COVER	BOTANICAL NAME/COMMON NAME	SIZE	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

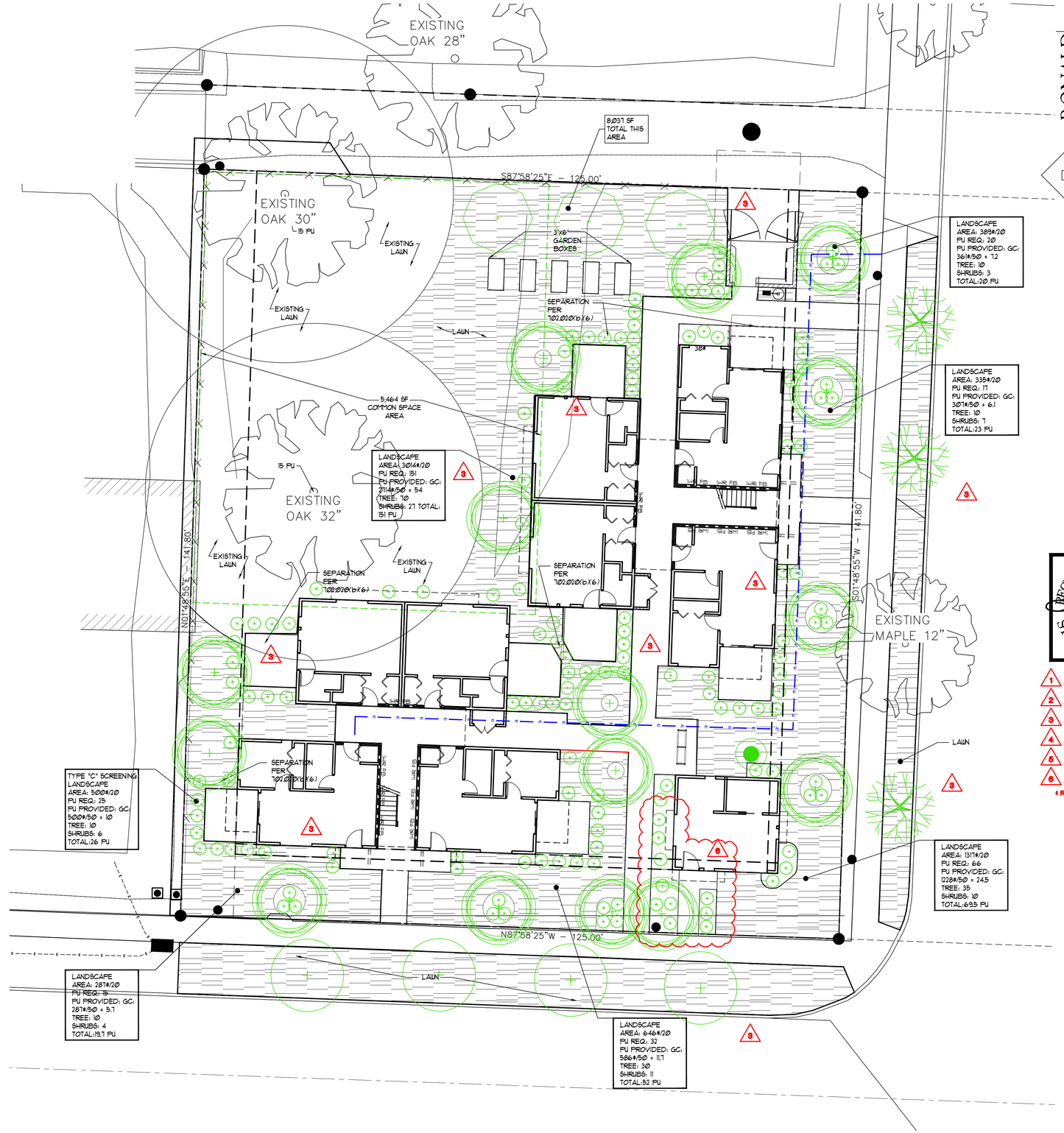
M:\2051\TEUK\250PLNTS\02750 PLANTLIST



2 TREE PLANTING
VERTICAL STAKES

SCALE: NTS

M:\2051\TEUK\300LNDSC\02700 TREE PLANTING



A LU LANDSCAPE PLAN

SCALE : 1" = 10'-0"

0 5' 10' 20'

RONALD JAMES PED ARCHITECT P.C.

503 365-1484

2000 PITTOCK BLDG.
SALEM, OREGON 97302

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM OREGON
STATE OF OREGON

1	13 MARCH 2023 SPR COMMENTS
2	9 FEB. 2024 CITY OF SALEM COMMENTS
3	15 FEB. 2024 REVIEW COMMENTS
4	28 MAR. 2024 CITY OF SALEM COMMENTS
5	14 JUNE 2024 EGRESS STAIR CHANGE
6	15 JULY 2024 CHANGE OFFICE TO STUDIO APT & REMOVAL OF STUDIO BALCONIES

NEW APARTMENTS FOR:
Waller St SE
1345 Waller St Salem, Or

DATE: 20 APRIL 2022
DRAWN:
JOB NO.: 2207

L1.1

REVISED 08.30.2024
CONSTRUCTION SET 04.29.2024

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