

GRAND FIR APARTMENTS: PHASE II

4455 27TH AVENUE SE
SALEM, OREGON

DRAWINGS FOR:

HOME FIRST DEVELOPMENT
4351 SE HAWTHORNE BLVD.
PORTLAND, OREGON 97215

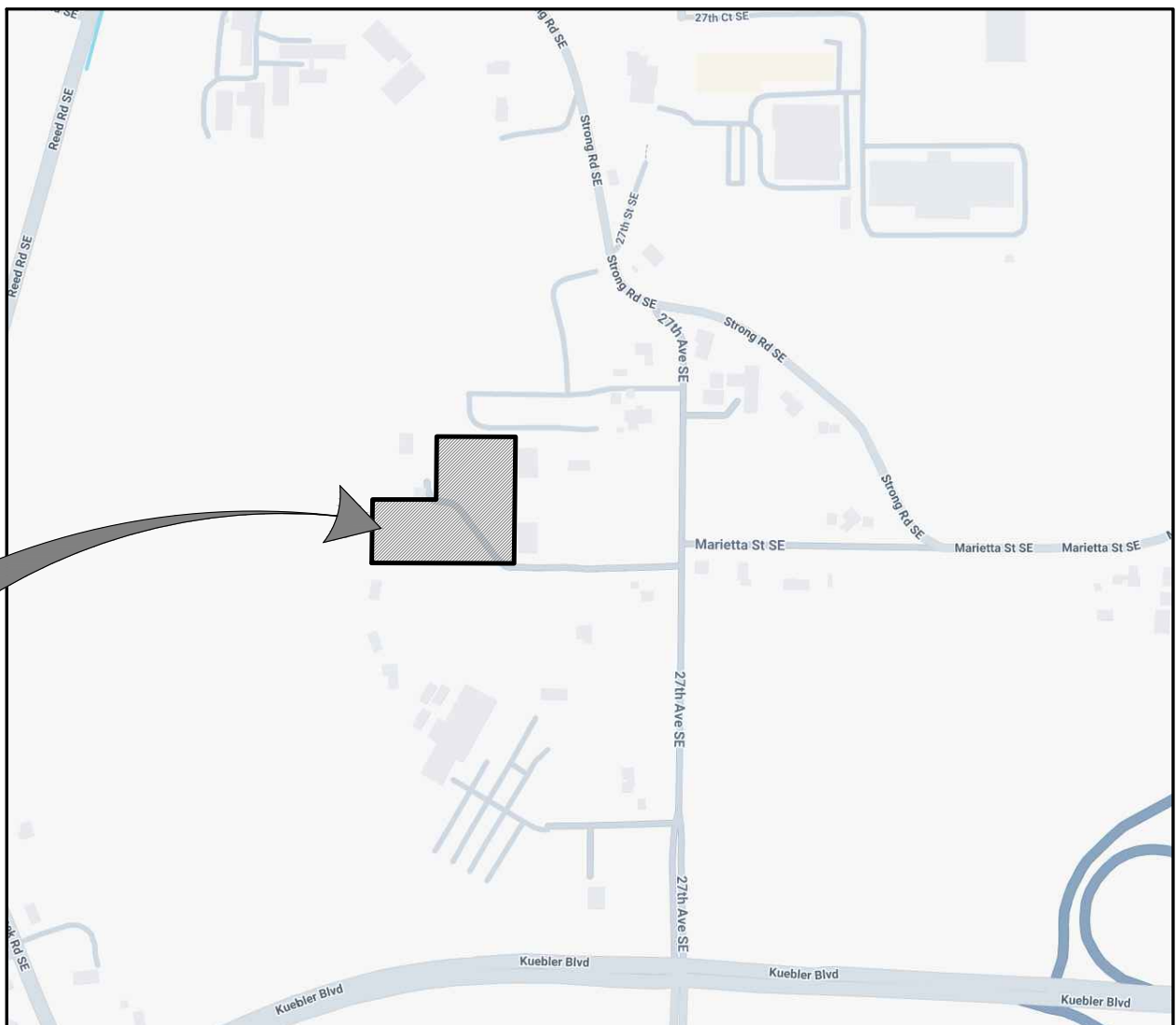
LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
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SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 PRELIMINARY PLANTING PLAN
- L1.2 PRELIMINARY PLANT SCHEDULE
- L1.3 TREE CANOPY COVERAGE PLAN

VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT
SITE

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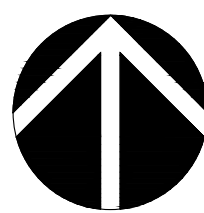
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GRAND FIR
APARTMENTS
PHASE II

4455 27THE AVENUE SE
SALEM, OREGON



COVER
SHEET



NOVEMBER 15TH, 2024

REVISIONS

#	DATE	NOTES	INITIALS
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LO.0

SHEET 1 OF 4

PROJECT #: 1669R

TYPE C LANDSCAPE SETBACK: NORTH 1

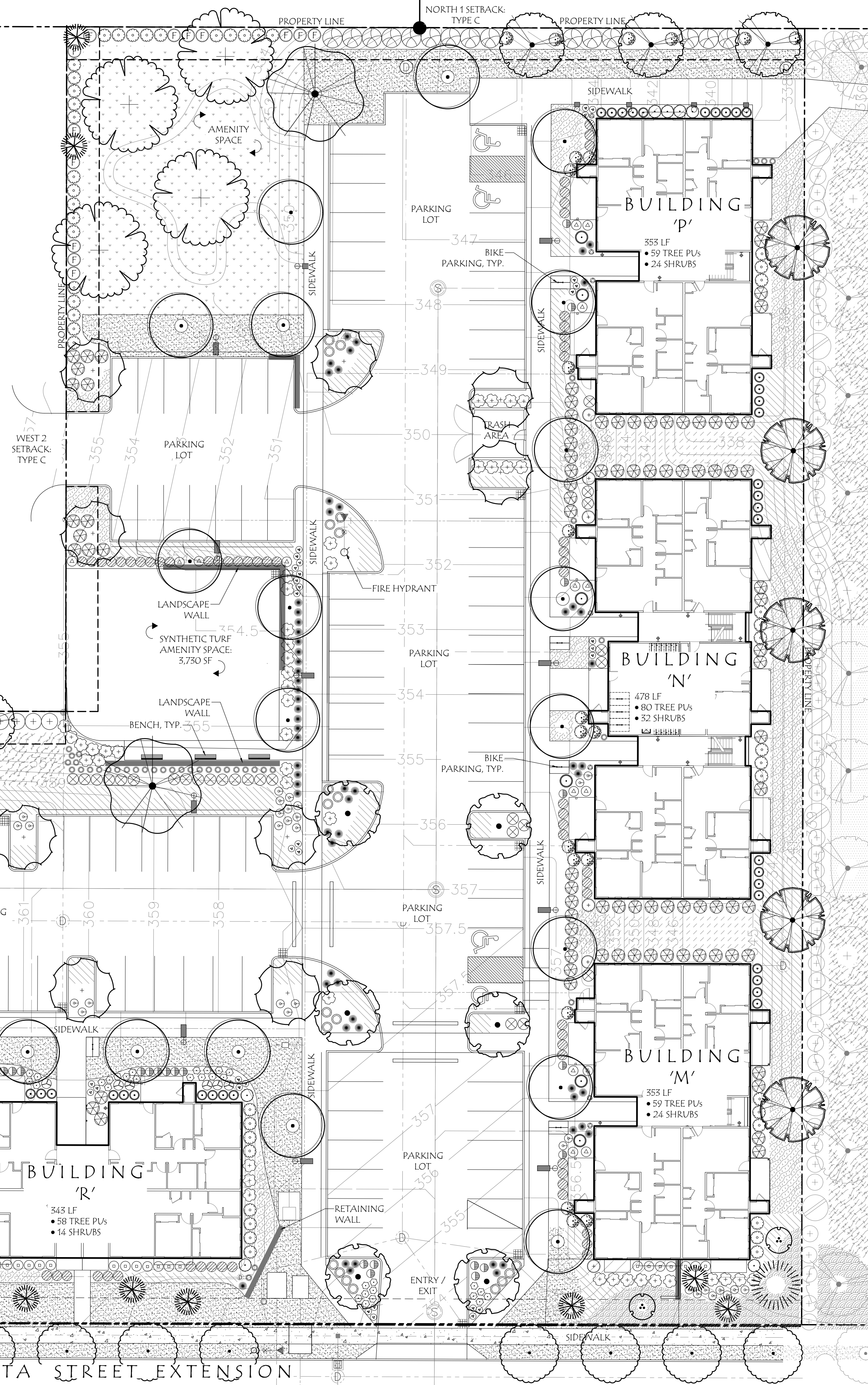
REQUIRED PLANTS:	1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)
6' HT. SIGHT OBSCURING FENCE	
1 MATURE TREE = 15 PU	
1 SHADE TREE = 10 PU	
1 EVERGREEN TREE = 5 PU	
1 ORNAMENTAL TREE = 2 PU	
1 LARGE SHRUB = 2 PU	
1 SMALL/MEDIUM SHRUB = 1 PU	
LAWN/GROUNDCOVER = 1 PU PER 50 SF	

LANDSCAPE SQUARE FOOTAGE = 2,252 SF		
NUMBER OF REQUIRED PUs = 113 PU		
40% PU REQUIRED AS TREES = 45 PU		
PLANTS	# OF PLANTS	PLANT UNITS
SHADE TREE	5	50
LARGE SHRUBS	39	78
LAWN / GROUNDCOVER	898 SF	18
TOTAL PLANT UNITS		146

TYPE C LANDSCAPE SETBACK: NORTH 2

REQUIRED PLANTS:	1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)
6' HT. SIGHT OBSCURING FENCE	
1 MATURE TREE = 15 PU	
1 SHADE TREE = 10 PU	
1 EVERGREEN TREE = 5 PU	
1 ORNAMENTAL TREE = 2 PU	
1 LARGE SHRUB = 2 PU	
1 SMALL/MEDIUM SHRUB = 1 PU	
LAWN/GROUNDCOVER = 1 PU PER 50 SF	

LANDSCAPE SQUARE FOOTAGE = 2,236 SF		
NUMBER OF REQUIRED PUs = 112 PU		
40% PU REQUIRED AS TREES = 45 PU		
PLANTS	# OF PLANTS	PLANT UNITS
SHADE TREE	4	40
EVERGREEN TREE	1	5
LARGE SHRUBS	29	68
SMALL / MEDIUM SHRUBS	10	10
LAWN / GROUNDCOVER	854 SF	17
TOTAL PLANT UNITS		140



GENERAL NOTES:

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- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
- PLANTS TO BE SIZED ACCORDING TO SALEM REQUIREMENTS FOR GENERAL PLANTING.
- STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
- PLANTING REQUIREMENTS SEE THIS SHEET.
- PRELIMINARY PLANT SCHEDULE SEE SHEET L1.2.
- PARKING LOT TREE CANOPY COVERAGE PLAN SEE SHEET L1.3.
- LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.

MULTIFAMILY LANDSCAPE REQUIREMENTS

SITE AREA SQUARE FOOTAGE (SF): 131,421 SF
1 TREE PER 2000 SF GROSS AREA = 66 TREES
PROPOSED = 85 (DOES NOT INCLUDE STREET TREES)

SETBACKS: 10' TYPE C LANDSCAPE

OPEN SPACE REQUIRED: 20% MINIMUM (26,284 SF) WITH NO MORE THAN 15% OPEN SPACE ON SLOPES EXCEEDING 25%
OPEN SPACE PROVIDED: 40% (52,167 SF) ALL SLOPES ARE 25% OR LESS.

DEDICATED OPEN SPACE AREA REQUIRED: 1,650 SF (72 UNITS)
DEDICATED OPEN SPACE PROVIDED: 3,730 SF, TURF SPORTS FIELD AND SEATING

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 15 LF
2 PLANT UNITS AT ENTRY WAYS

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)

TYPE C LANDSCAPE SETBACK: WEST 1

REQUIRED PLANTS:	1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)
6' HT. SIGHT OBSCURING FENCE	
1 MATURE TREE = 15 PU	
1 SHADE TREE = 10 PU	
1 EVERGREEN TREE = 5 PU	
1 ORNAMENTAL TREE = 2 PU	
1 LARGE SHRUB = 2 PU	
1 SMALL/MEDIUM SHRUB = 1 PU	
LAWN/GROUNDCOVER = 1 PU PER 50 SF	

LANDSCAPE SQUARE FOOTAGE = 1,839 SF		
NUMBER OF REQUIRED PUs = 92 PU		
40% PU REQUIRED AS TREES = 37 PU		
PLANTS	# OF PLANTS	PLANT UNITS
SHADE TREE	3	30
EVERGREEN TREE	2	10
LARGE SHRUBS	27	54
SMALL / MEDIUM SHRUBS	3	3
LAWN / GROUNDCOVER	608 SF	12
TOTAL PLANT UNITS		109

TYPE C LANDSCAPE SETBACK: WEST 2

REQUIRED PLANTS:	1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)
6' HT. SIGHT OBSCURING FENCE	
1 MATURE TREE = 15 PU	
1 SHADE TREE = 10 PU	
1 EVERGREEN TREE = 5 PU	
1 ORNAMENTAL TREE = 2 PU	
1 LARGE SHRUB = 2 PU	
1 SMALL/MEDIUM SHRUB = 1 PU	
LAWN/GROUNDCOVER = 1 PU PER 50 SF	

LANDSCAPE SQUARE FOOTAGE = 1,877 SF		
NUMBER OF REQUIRED PUs = 94 PU		
40% PU REQUIRED AS TREES = 38 PU		
PLANTS	# OF PLANTS	PLANT UNITS
SHADE TREE	3	30
EVERGREEN TREE	2	10
LARGE SHRUBS	7	14
SMALL / MEDIUM SHRUBS	28	28
LAWN / GROUNDCOVER	601 SF	12
TOTAL PLANT UNITS		94

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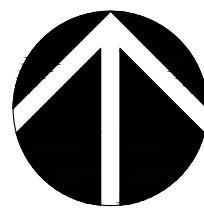
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APARTMENTS
PHASE II

4455 27TH AVENUE SE
SALEM, OREGON



PRELIMINARY
PLANTING
PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

NOVEMBER 15TH, 2024

REVISIONS

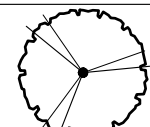
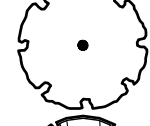
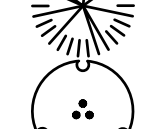
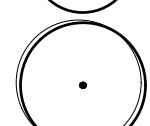
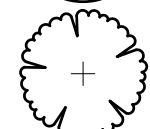
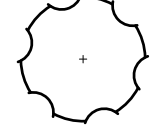
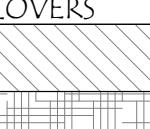
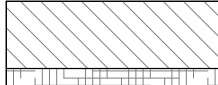
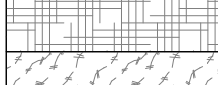
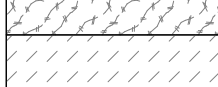
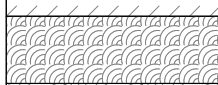
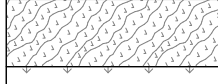
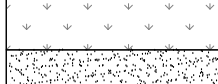
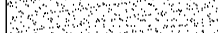
DATE NOTES INITIALS

L1.1

SHEET 2 OF 4

PROJECT #: 1669R

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	8	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	1 1/2" CAL., B&B, SHADE TREE	
	2	CALOCEDRUS DECURRENS / INCENSE CEDAR	6'-8' HT., B&B, EVERGREEN	
	10	CARPINUS BETULUS 'JFS-KWICB' TM / EMERALD AVENUE EUROPEAN HORNBEAM	1 1/2" CAL., B&B, SHADE TREE	
	7	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	1 1/2" CAL., B&B, SHADE TREE	
	11	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA PENDULA' / WEEPING NOOTKA FALSE CYPRESS	6'-8' HT., B&B, EVERGREEN	
	6	LAGERSTROEMIA INDICA 'CATAWBA' / CATAWBA CRAPE MYRTLE	1 1/2" CAL., B&B, SHADE TREE	
	24	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	1 1/2" CAL., B&B, SHADE TREE	
	4	QUERCUS GARRYANA / OREGON OAK	1 1/2" CAL., B&B, SHADE TREE	
	10	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	1 1/2" CAL., B&B, SHADE TREE	
	3	ZELKOVA SERRATA / JAPANESE ZELKOVA	1 1/2" CAL., B&B, SHADE TREE	
	14	ZELKOVA SERRATA 'JFS-KWI' TM / CITY SPRITE ZELKOVA	1 1/2" CAL., B&B, STREET TREE	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	746	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK	1 GAL.	30" o.c.
	36	EVONYMUS FORTUNEI 'MOONSHADOW' TM / MOONSHADOW EVONYMUS	1 GAL.	48" o.c.
	36	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1 GAL.	60" o.c.
	942	PACHYSANDRA TERMINALIS 'GREEN CARPET' / GREEN CARPET JAPANESE PACHYSANDRA	4" POT	12" o.c.
	52	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	1 GAL.	48" o.c.
	267	RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY	1 GAL.	48" o.c.
	5,605 SF	PRO TIME 453 NATIVE DRY PRAIRIE MIX	SEED	
	13,194 SF	PROTIME 301 WATER SMARTER FESCUE	SEED	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	42	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE ABELIA	2 GAL.
	60	ABELIA X GRANDIFLORA 'SHERWOODII' / SHERWOOD GLOSSY ABELIA	2 GAL.
	60	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	2 GAL.
	34	EVONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.
	4	EVONYMUS JAPONICUS 'SILVER KING' / SILVER KING EVONYMUS	2 GAL.
	10	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	24"-30" HT.
	68	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	2 GAL.
	8	LEUCOTHOE FONTANESIANA 'ZEBLID' / SCARLETTA' DROOPING LEUCOTHOE	2 GAL.
	46	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL.
	59	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	2 GAL.
	55	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO	2 GAL.
	21	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE	3 GAL.
	6	PINUS MUGO 'MOPS' / MOPS MUGO PINE	5 GAL.
	152	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL	2 GAL.
	41	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	2 GAL.
	48	RHAPHIOLEPIS UMBELLATA 'SNOW WHITE' / YEDDA HAWTHORN	3 GAL.
	13	RIBES SANGUINEUM / RED FLOWERING CURRRANT	3 GAL.
	32	ROSA X 'KO DOUBLE' / PINK DOUBLE KNOCKOUT ROSE	2 GAL.
	39	SARCOCOCCA CONFUSA / FRAGRANT SARCOCOCCA	2 GAL.
	15	SPIRAEA X BUMALDA 'MAGIC CARPET' / MAGIC CARPET SPIREA	2 GAL.
	8	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	3 GAL.
	9	WEIGELA FLORIDA 'ALEXANDRA' TM / WINE AND ROSE WEIGELA	5 GAL.
GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	40	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.
	53	HEMEROCALLIS SPP. / DAYLILY	1 GAL.
	74	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL.

GENERAL NOTES:

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- PLANTS TO BE SIZED ACCORDING TO SALEM REQUIREMENTS FOR GENERAL PLANTING.
- STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
- PRELIMINARY PLANTING PLAN SEE SHEET L1.1.
- PLANTING REQUIREMENTS SEE SHEET L1.1.
- PARKING LOT TREE CANOPY COVERAGE PLAN SEE SHEET L1.3.
- LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.

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PRELIMINARY
PLANT
SCHEDULE

NOVEMBER 15TH, 2024

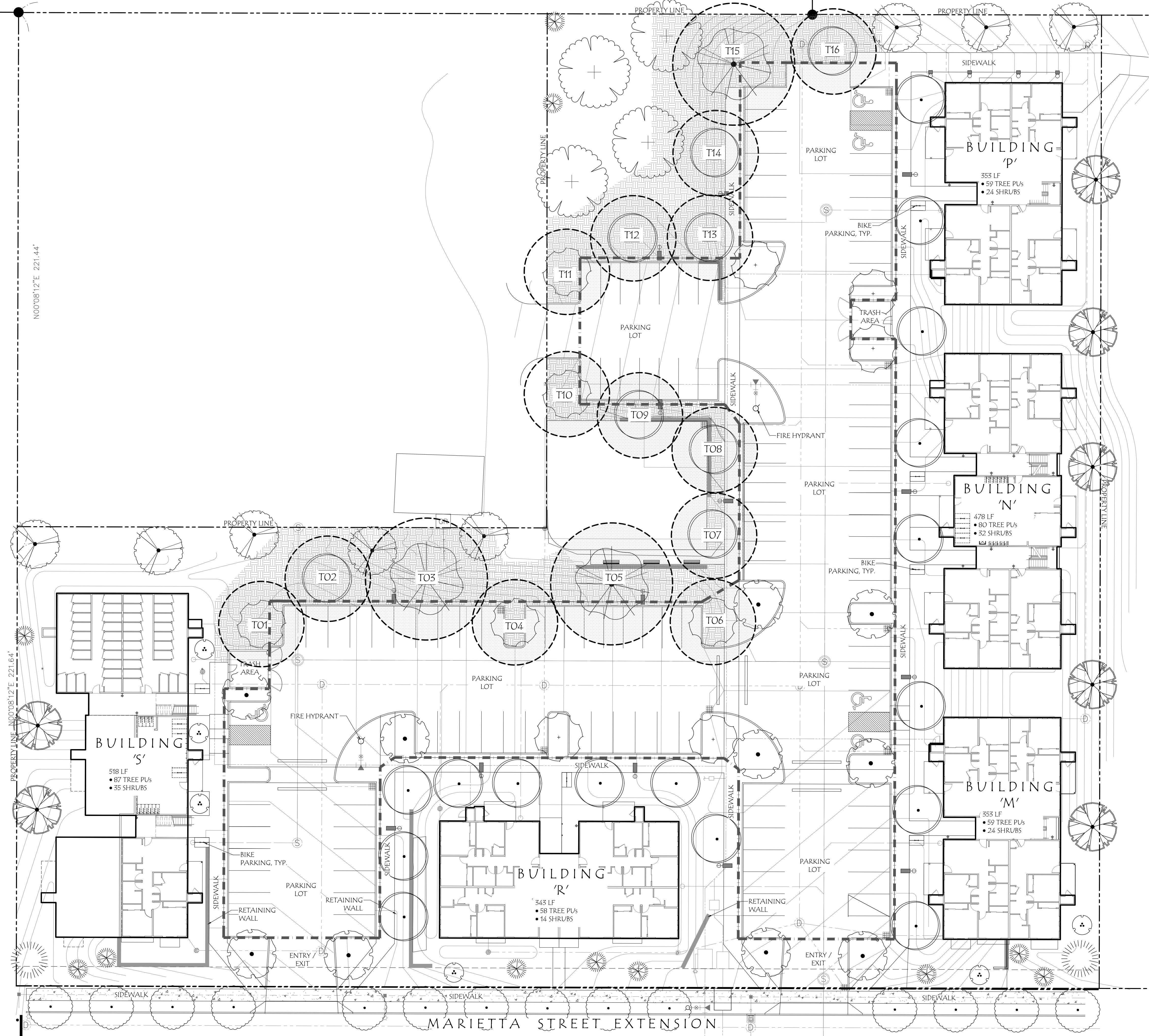
REVISIONS

#	DATE	NOTES	INITIALS
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L1.2

SHEET 3 OF 4

PROJECT #: 1669R



LEGEND:

- PARKING LOT LIMITS
- TREE CANOPY
- CANOPY COVERAGE
- SOIL AVAILABILITY
- T00 TREE IDENTIFICATION NUMBER

GENERAL NOTES:

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- SEE PLANTING PLAN FOR TREE AND PLANT LAYOUT SHEET L1.1.
- TREE CANOPY SPECIES FOR SHADE COVERAGE SEE SCHEDULE THIS SHEET. GENERAL PLANT SCHEDULE SEE L1.2.
- PARKING LOT CANOPY COVERAGE TREE SPECIES SELECTED FROM SALEM TREE TABLE 806-7.

TREE CANOPY REQUIREMENTS:

PARKING LOT SF: 44,314 SF
40% PARKING LOT SF = 17,726 SF
TREE CANOPY REQUIRED: 17,726 SF
TREE CANOPY PROPOSED: 17,802 SF
REQUIREMENT MET

TREE CANOPY PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CANOPY SIZE
	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TVPELO	35' DIA.
	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	35' DIA.
	ZELKOVA SERRATA / SAWLEAF ZELKOVA	50' DIA.

TREE CANOPY TABLE

TREE NUMBER	TREE CANOPY SIZE	CANOPY COVERAGE SF	SOIL AVAILABILITY CF
T01	35' DIA.	962 SF	1,000 CF
T02	35' DIA.	962 SF	1,000 CF
T03	50' DIA.	1,892 SF	1,500 CF
T04	35' DIA.	962 SF	1,000 CF
T05	50' DIA.	1,963 SF	1,500 CF
T06	35' DIA.	962 SF	1,000 CF
T07	35' DIA.	962 SF	1,000 CF
T08	35' DIA.	962 SF	1,000 CF
T09	35' DIA.	962 SF	1,000 CF
T10	35' DIA.	760 SF	1,000 CF
T11	35' DIA.	757 SF	1,000 CF
T12	35' DIA.	962 SF	1,000 CF
T13	35' DIA.	962 SF	1,000 CF
T14	35' DIA.	962 SF	1,000 CF
T15	50' DIA.	1,875 SF	1,500 CF
T16	35' DIA.	935 SF	1,000 CF

TOTAL: 17,802 SF

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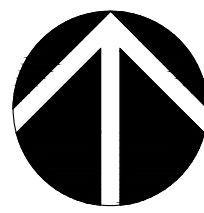
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TREE CANOPY
COVERAGE
PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

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DATE NOTES INITIALS

L1.3

SHEET 4 OF 4

PROJECT #: 1669R