

GRAND FIR APARTMENTS: PHASE II

4455 27TH AVENUE SE
SALEM, OREGON

DRAWINGS FOR:

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

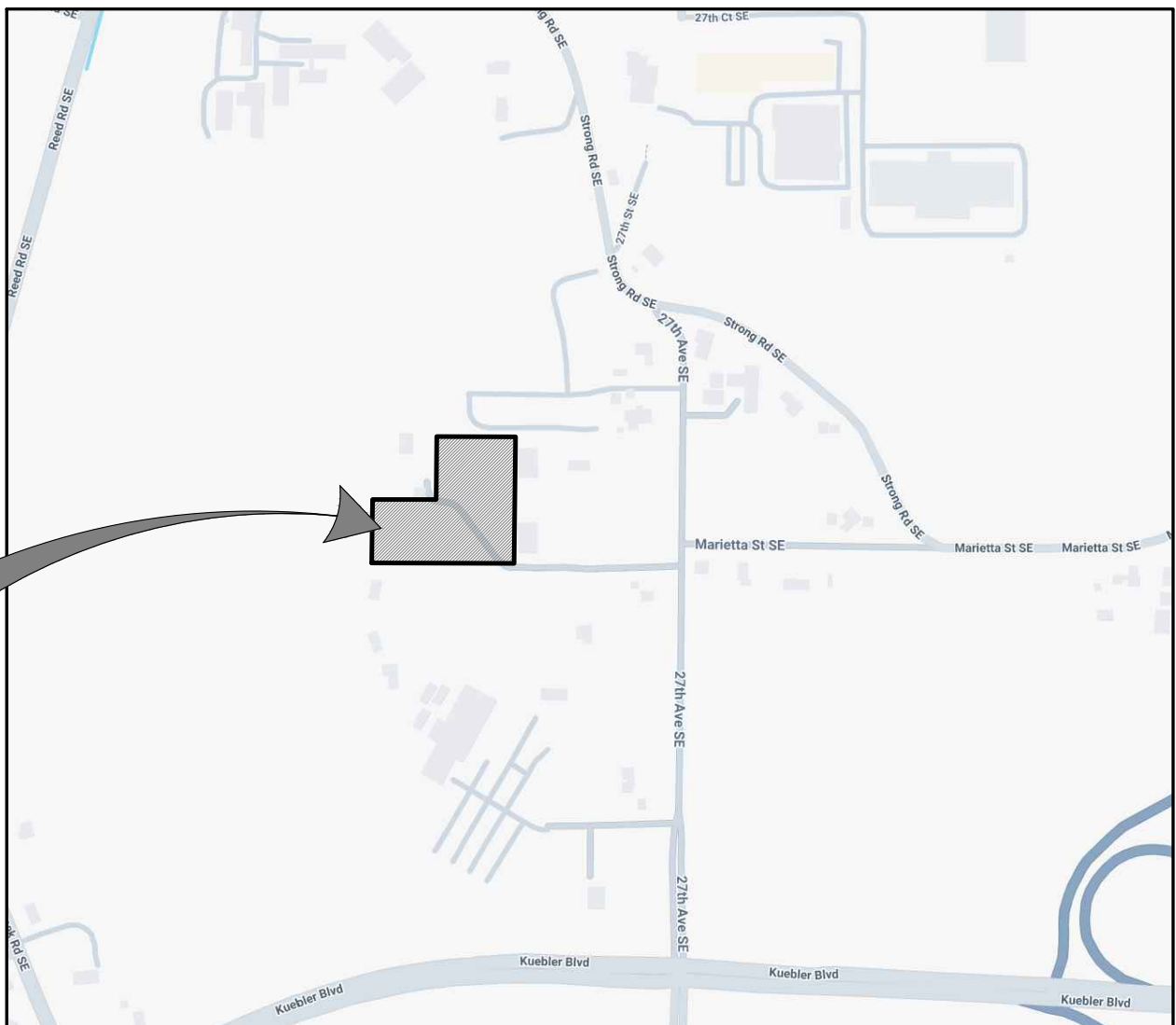
LANDSCAPE ARCHITECT:

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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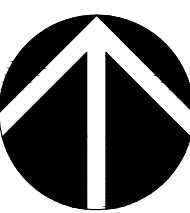
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GRAND FIR
APARTMENTS
PHASE II

4455 27TH AVENUE SE
SALEM, OREGON



COVER
SHEET



DECEMBER 20TH, 2024

REVISIONS		
#	DATE	NOTES
INITIALS		

LO.0

SHEET 1 OF 4

PROJECT #: 1669R

TYPE C LANDSCAPE SETBACK: NORTH 1

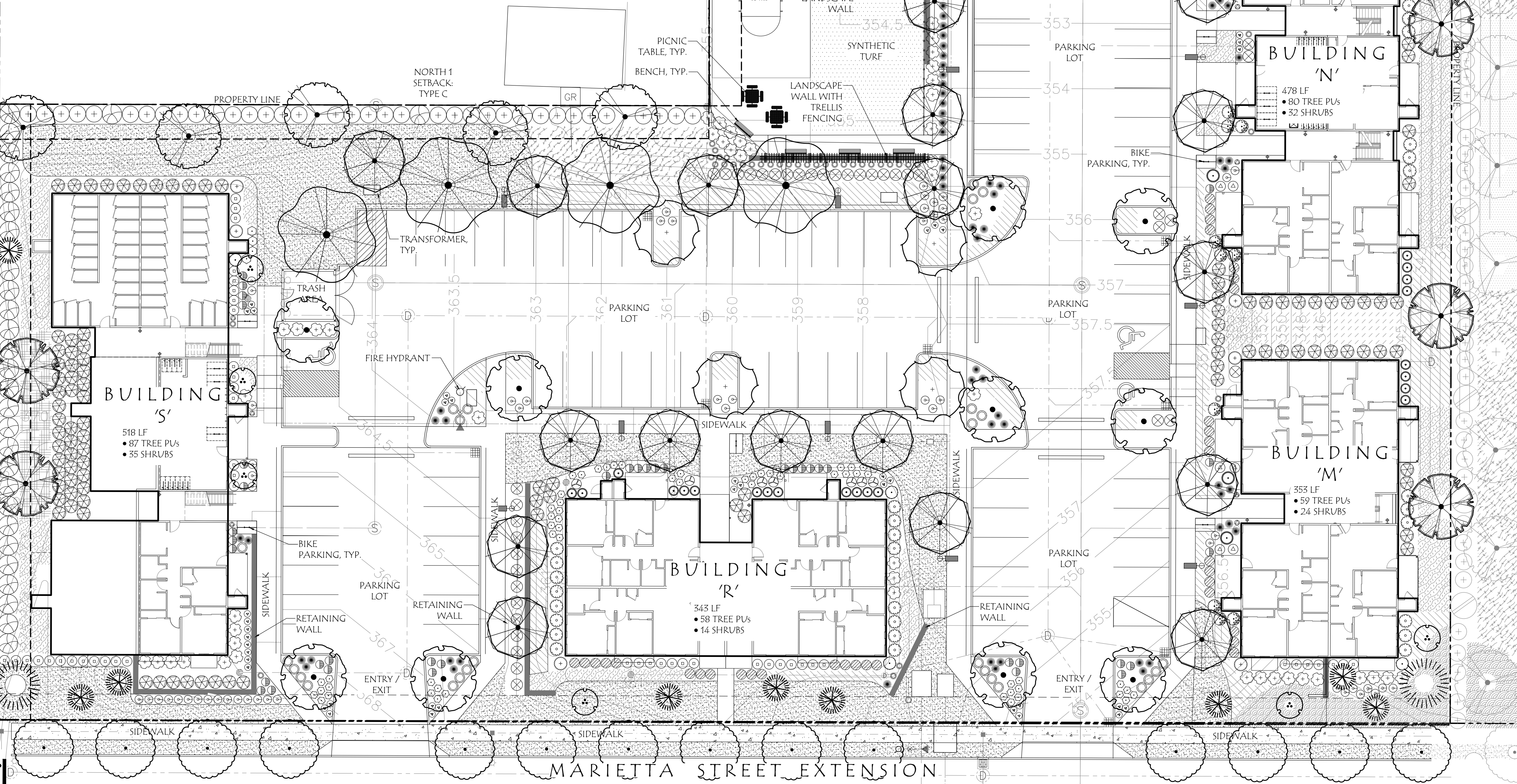
REQUIRED PLANTS:	1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)
6' HT. SIGHT OBSCURING FENCE	
1 MATURE TREE = 15 PU	
1 SHADE TREE = 10 PU	
1 EVERGREEN TREE = 5 PU	
1 ORNAMENTAL TREE = 2 PU	
1 LARGE SHRUB = 2 PU	
1 SMALL/MEDIUM SHRUB = 1 PU	
LAWN/GROUNDCOVER = 1 PU PER 50 SF	

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:

- DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
- 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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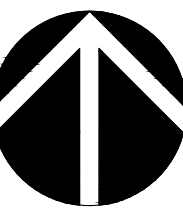
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SALEM, OREGON



PRELIMINARY
PLANTING
PLAN



SCALE: 1" = 20' - 0"



DECEMBER 20TH, 2024

REVISIONS

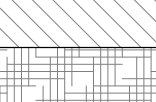
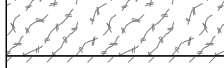
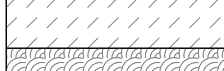
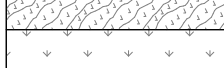
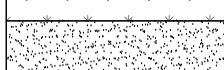
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L1.1

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	
	26	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	1 1/2" CAL., B&B, SHADE TREE	
	4	QUERCUS GARRYANA / OREGON OAK	1 1/2" CAL., B&B, SHADE TREE	
	9	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	1 1/2" CAL., B&B, SHADE TREE	
	5	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.

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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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GRAND FIR
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PHASE II

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SALEM, OREGON



PRELIMINARY
PLANT
SCHEDULE

DECEMBER 20TH, 2024

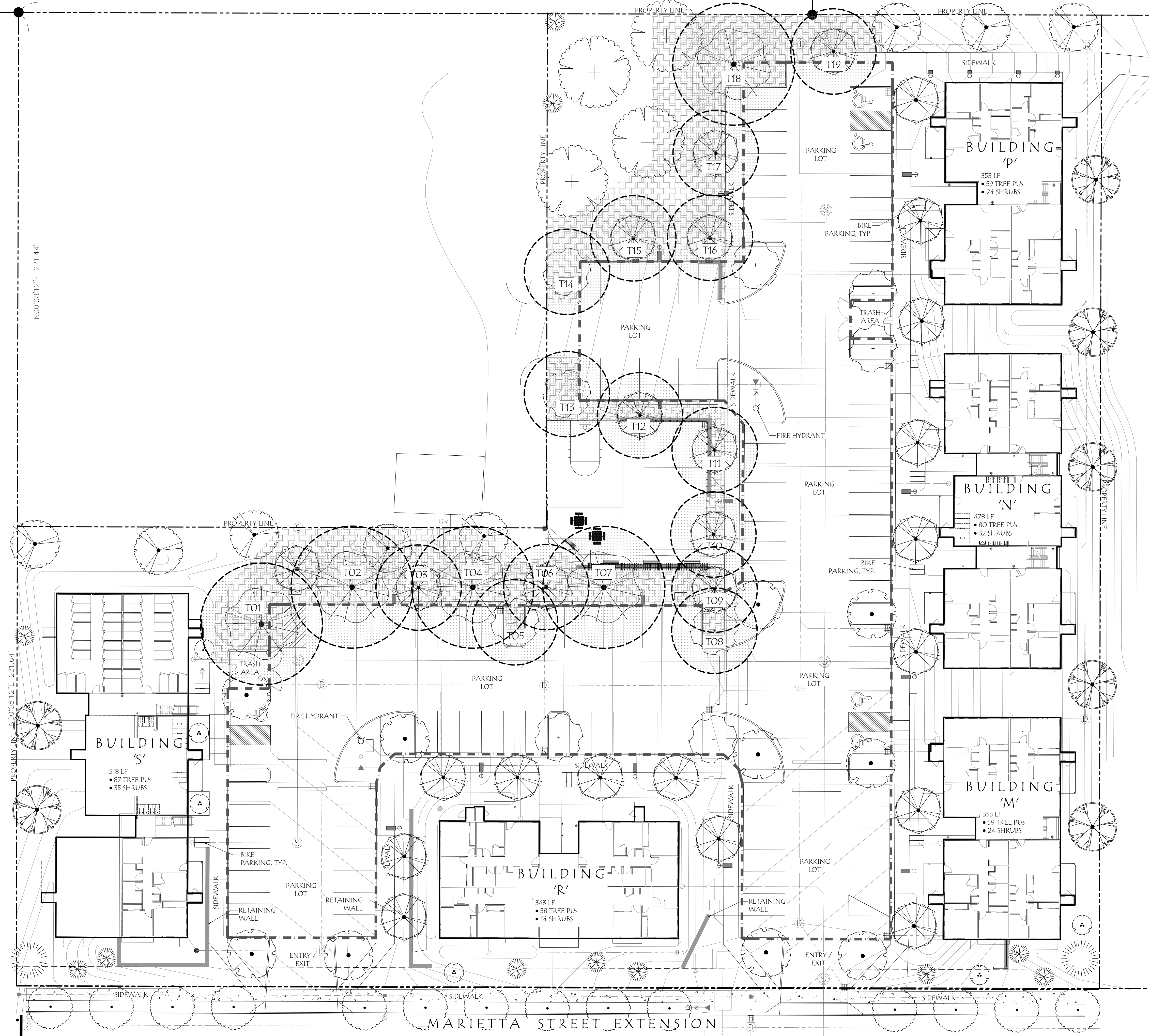
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L1.2

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: 42,535 SF
40% PARKING LOT SF = 17,014 SF
TREE CANOPY REQUIRED: 17,014 SF
TREE CANOPY PROPOSED: 19,724 SF
REQUIREMENT MET

TREE CANOPY PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CANOPY SIZE
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	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	50' DIA.	1,863 SF	>1,500 CF
T02	50' DIA.	1,860 SF	>1,500 CF
T03	35' DIA.	125 SF	>1,000 CF
T04	50' DIA.	1,546 SF	>1,500 CF
T05	35' DIA.	645 SF	>1,000 CF
T06	35' DIA.	480 SF	>1,000 CF
T07	50' DIA.	1,815 SF	>1,500 CF
T08	35' DIA.	764 SF	>1,000 CF
T09	35' DIA.	649 SF	>1,000 CF
T10	35' DIA.	847 SF	>1,000 CF
T11	35' DIA.	962 SF	>1,000 CF
T12	35' DIA.	956 SF	>1,000 CF
T13	35' DIA.	759 SF	>1,000 CF
T14	35' DIA.	757 SF	>1,000 CF
T15	35' DIA.	962 SF	>1,000 CF
T16	50' DIA.	962 SF	>1,000 CF
T17	35' DIA.	962 SF	>1,000 CF
T18	50' DIA.	1,875 SF	>1,500 CF
T19	35' DIA.	935 SF	>1,000 CF

TOTAL: 19,724 SF

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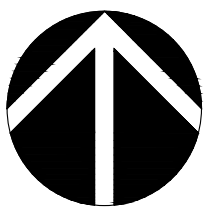
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TREE CANOPY
COVERAGE
PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

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L1.3

SHEET 4 OF 4

PROJECT #: 1669R