

NOTICE OF FILING LAND USE REQUEST AFFECTING THIS AREA

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Class 3 Site Plan Review / Class 1 Design Review Case No. SPR-DR17-16				
AMANDA APPLICATION NO:	16-120896-RP, 16-120898-ZO				
NOTICE MAILING DATE:	May 10, 2017				
PROPERTY LOCATION:	1700 – 1800 Block of 23 rd Street SE / 97302				
PROPERTY OWNER(S):	Rushing Mission Street LLC				
APPLICANT(S):	Bo Rushing for Rushing Group				
REPRESENTATIVE(S):	Gene Bolante for Studio 3 Architecture				
DESCRIPTION OF REQUEST:	Summary: Proposed development of a 96-unit apartment complex.				
	Request: A Class 3 Site Plan Review and Class 1 Design Review for development of a 96-unit apartment complex, for property approximately 3.33 acres in size, zoned IC (Industrial Commercial), and located at the 1700-1800 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 073W35AA / 09403 and 073W35AD / 00800).				
CRITERIA TO BE CONSIDERED:	 Pursuant to SRC 220.005(f)(3), an application for a CLASS 3 SITE PLAN REVIEW shall be granted if: A. The application meets all applicable standards of the UDC; B. The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately; C. Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and D. The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development. Pursuant to SRC 225.005(e)(1), a Class 1 Design Review shall be approved if all of the applicable design review standards are met. 				
PUBLIC COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00</u> <u>p.m., May 24, 2017</u> . Comments received after the close of the Comment Period will not be considered.				
TO SUBMIT COMMENTS:	Any person wishing to express support or opposition to the proposed request may do so by submitting written comments during the Public Comment Period . Include case number with the written comments. Written comments may be filed with the Case Manager, Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301, or by email at the address listed below.				
	Following the close of the Public Comment Period, a decision will be issued and				

	mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.
	Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.
CASE MANAGER:	Aaron Panko, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: <u>APanko@cityofsalem.net</u> .
NEIGHBORHOOD ORGANIZATION:	Southeast Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co- Chair; Phone: (503) 508-5499; Email: <u>jeff503@fastmail.com;</u> Darrin Brightman, Land Use Co-Chair; Phone: (503) 586-3964; Email: <u>darrinsesna@gmail.com</u> .
DOCUMENTATION MATERIALS:	Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies may be obtained at a reasonable cost. Please contact the Case Manager.
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.

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PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE For more information about Planning in Salem: http://www.cityofsalem.net/planning

🥑 @Salem_Planning

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least <u>three business days</u> before this meeting or event. TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING:	Class 3 Site Plan Review / Class 1 Design Review Case No. SPR- DR17-16
PROJECT ADDRESS:	1700 – 1800 Block of 23 rd Street SE, Salem, OR 97302
AMANDA Application No.	16-120896-RP & 16-120898-ZO
COMMENT PERIOD ENDS:	May 24, 2017

SUMMARY: Proposed development of a 96-unit apartment complex.

REQUEST: A Class 3 Site Plan Review and Class 1 Design Review for development of a 96-unit apartment complex, for property approximately 3.33 acres in size, zoned IC (Industrial Commercial), and located at the 1700-1800 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 073W35AA / 09403 and 073W35AD / 00800).

Attached is a copy of the proposal and any related maps. A decision for this proposal will be prepared by the planning staff from information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by <u>5:00 P.M., May 24, 2017</u>, will be considered in the decision process. Comments received after this date will be not considered. <u>Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail or hand deliver your comments to the case manager listed below.</u>

SEND COMMENTS TO: Aaron Panko, Case Manager; City of Salem, Planning Division 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; Fax: 503-588-6005 E-Mail: <u>APanko@cityofsalem.net; http://www.cityofsalem.net/planning</u>

PLEASE CHECK THE FOLLOWING THAT APPLY:

____1. I have reviewed the proposal and have no objections to it.

____ 2. I have reviewed the proposal and have the following comments:_____

3. Other:



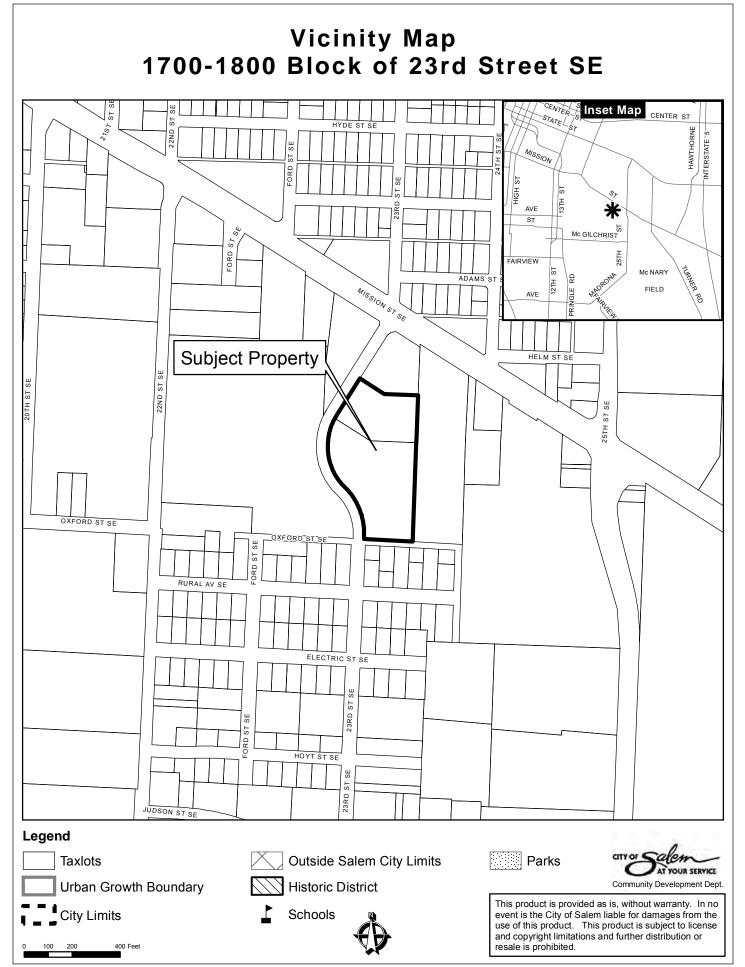
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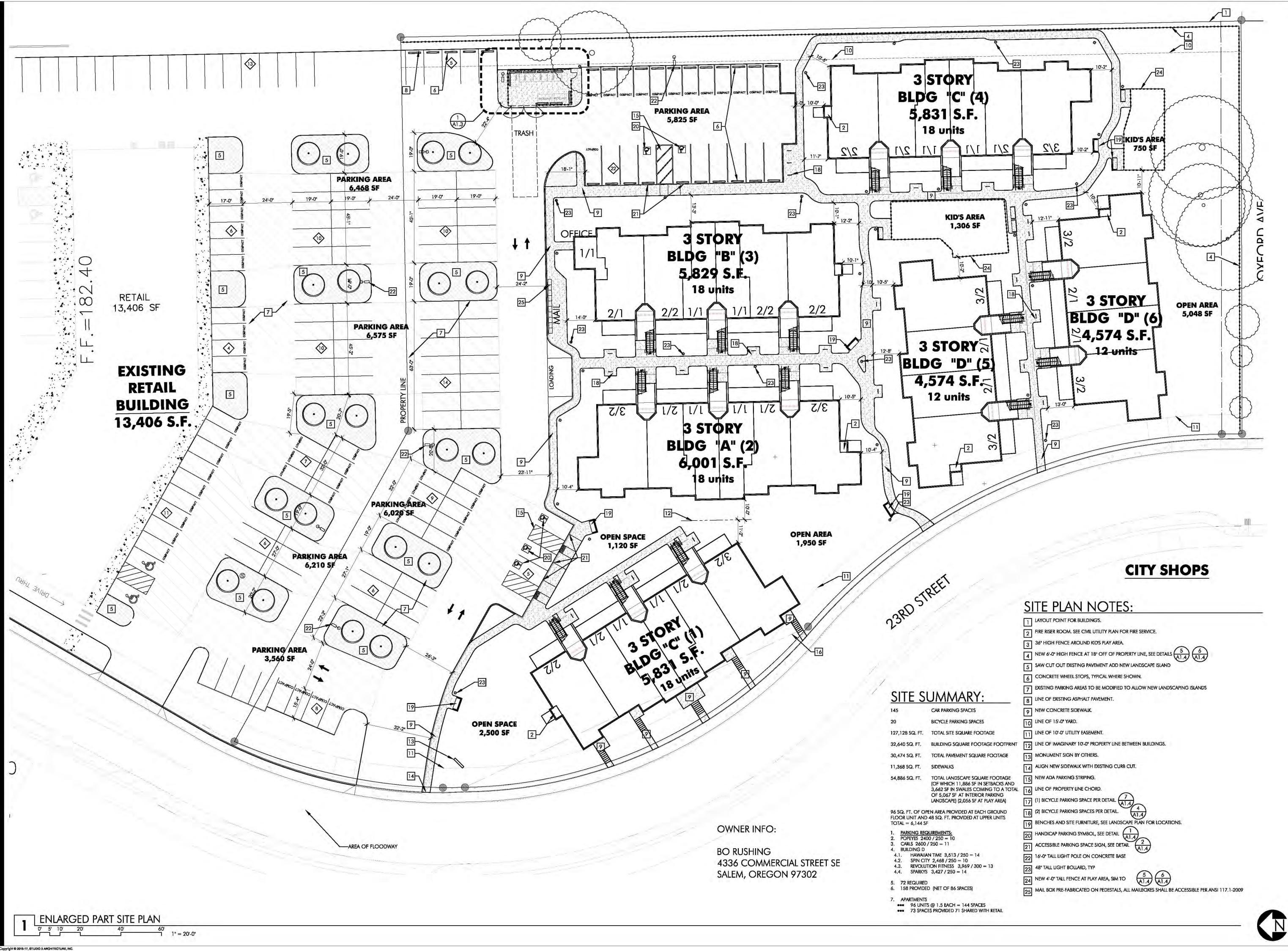
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION CITY OF SALEM 555 LIBERTY ST SE SALEM OR 97301-9907

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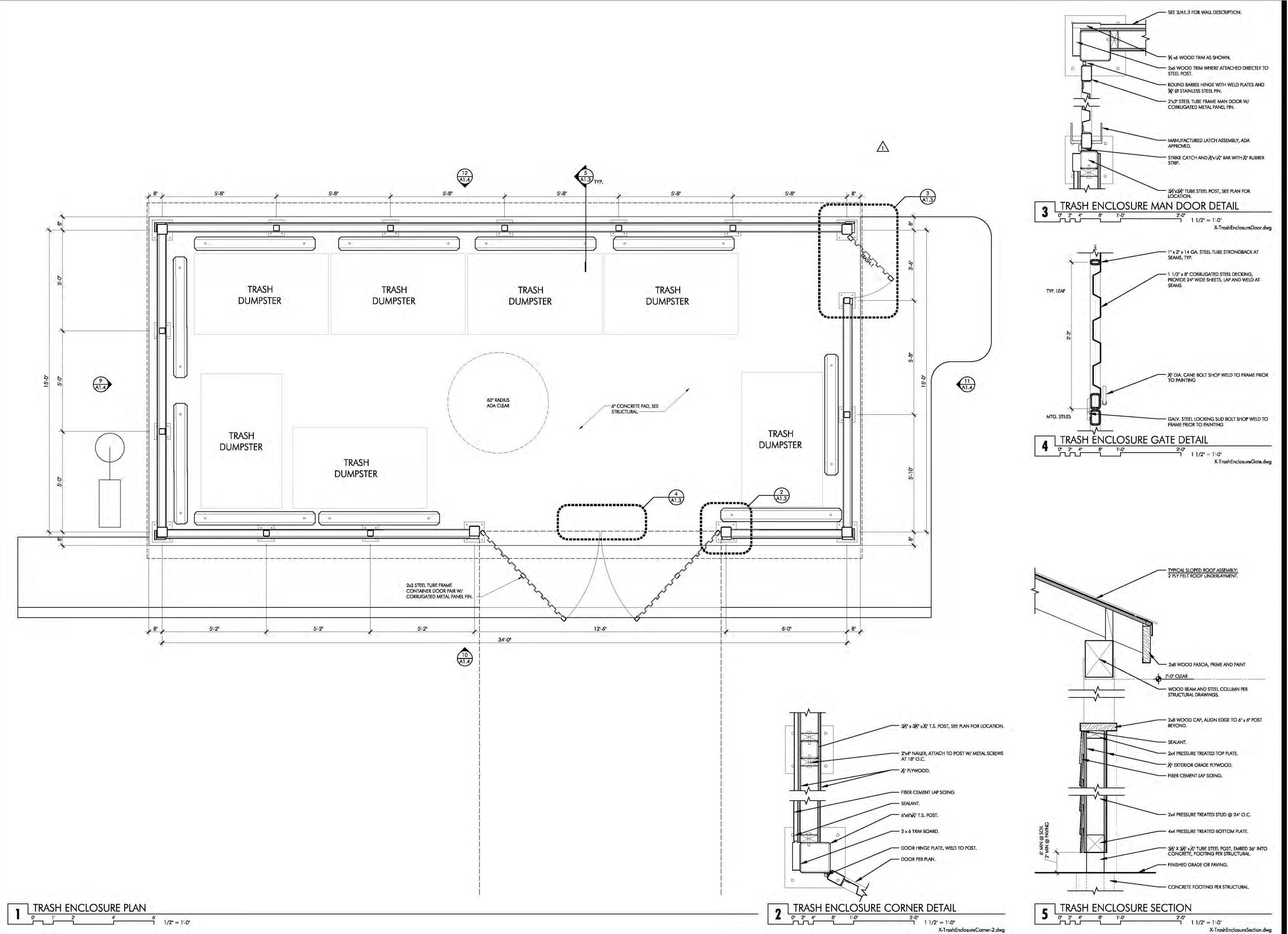
	JIL LAN NUILJ.
	1 LAYOUT POINT FOR BUILDING'S.
	2 FIRE RISER ROOM. SEE CIVIL UTILITY PLAN FOR FIRE SERVICE.
	3 36' HIGH FENCE AROUND KID'S PLAY AREA.
	A NEW 6'-0" HIGH FENCE AT 18" OFF OF PROPERTY LINE, SEE DETAILS $\begin{pmatrix} 5 \\ A1,4 \end{pmatrix}$
	5 SAW CUT OUT EXISTING PAVEMENT ADD NEW LANDSCAPE ISLAND
	6 CONCRETE WHEEL STOPS, TYPICAL WHERE SHOWN.
	7 EXISTING PARKING AREAS TO BE MODIFIED TO ALLOW NEW LANDSCAPING ISLANDS
	8 LINE OF EXISTING ASPHALT PAVEMENT.
	9 NEW CONCRETE SIDEWALK.
	10 LINE OF 15'-0' YARD.
ЭE	III LINE OF 10'-0" UTILITY EASEMENT.
	12 LINE OF IMAGINARY 10-0" PROPERTY LINE BETWEEN BUILDINGS.
OOTAGE	13 MONUMENT SIGN BY OTHERS.
	ALIGN NEW SIDEWALK WITH EXISTING CURB CUT.
FOOTAGE	15 NEW ADA PARKING STRIPING.
BACKS AND G TO A TOTAL	16 LINE OF PROPERTY LINE CHORD.
rking (y area)	17 (1) BICYCLE PARKING SPACE PER DETAIL (7) (1) BICYCLE PARKING SPACE PER DE
ROUND	18 (2) BICYCLE PARKING SPACES PER DETAIL.
RUNITS	19 BENCHES AND SITE FURNITURE, SEE LANDSCAPE PLAN FOR LOCATIONS.
	21 ACCESSIBLE PARKING SPACE SIGN, SEE DETAIL 2 A1 4
	22 16'-0" TALL LIGHT POLE ON CONCRETE BASE
3	23 48" TALL LIGHT BOLLARD, TYP
	24 NEW 4'-0" TALL FENCE AT PLAY AREA, SIM TO $\begin{pmatrix} 5 \\ A1.4 \end{pmatrix} \begin{pmatrix} 6 \\ A1.4 \end{pmatrix}$
	25 MAIL BOX PRE-FABRICATED ON PEDESTALS, ALL MAILBOXES SHALL BE ACCESSIBLE PER ANSI 117.1-2009



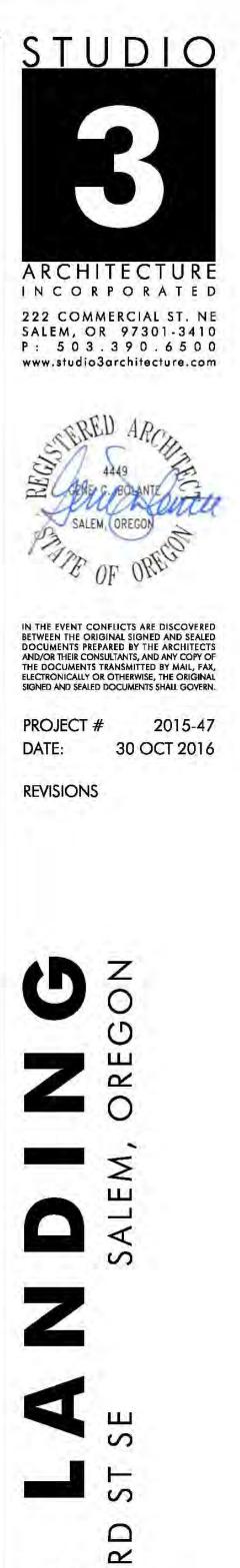
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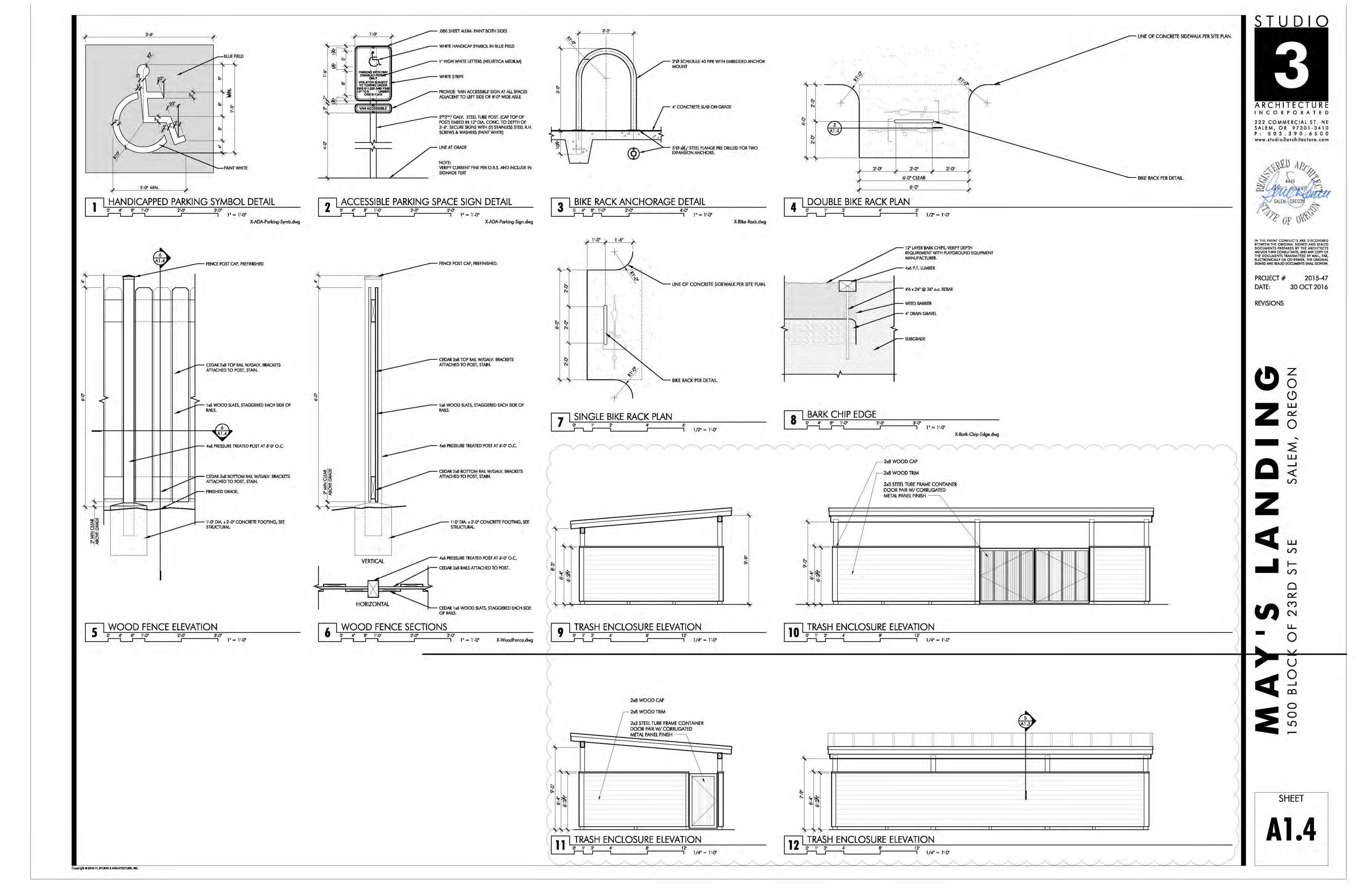
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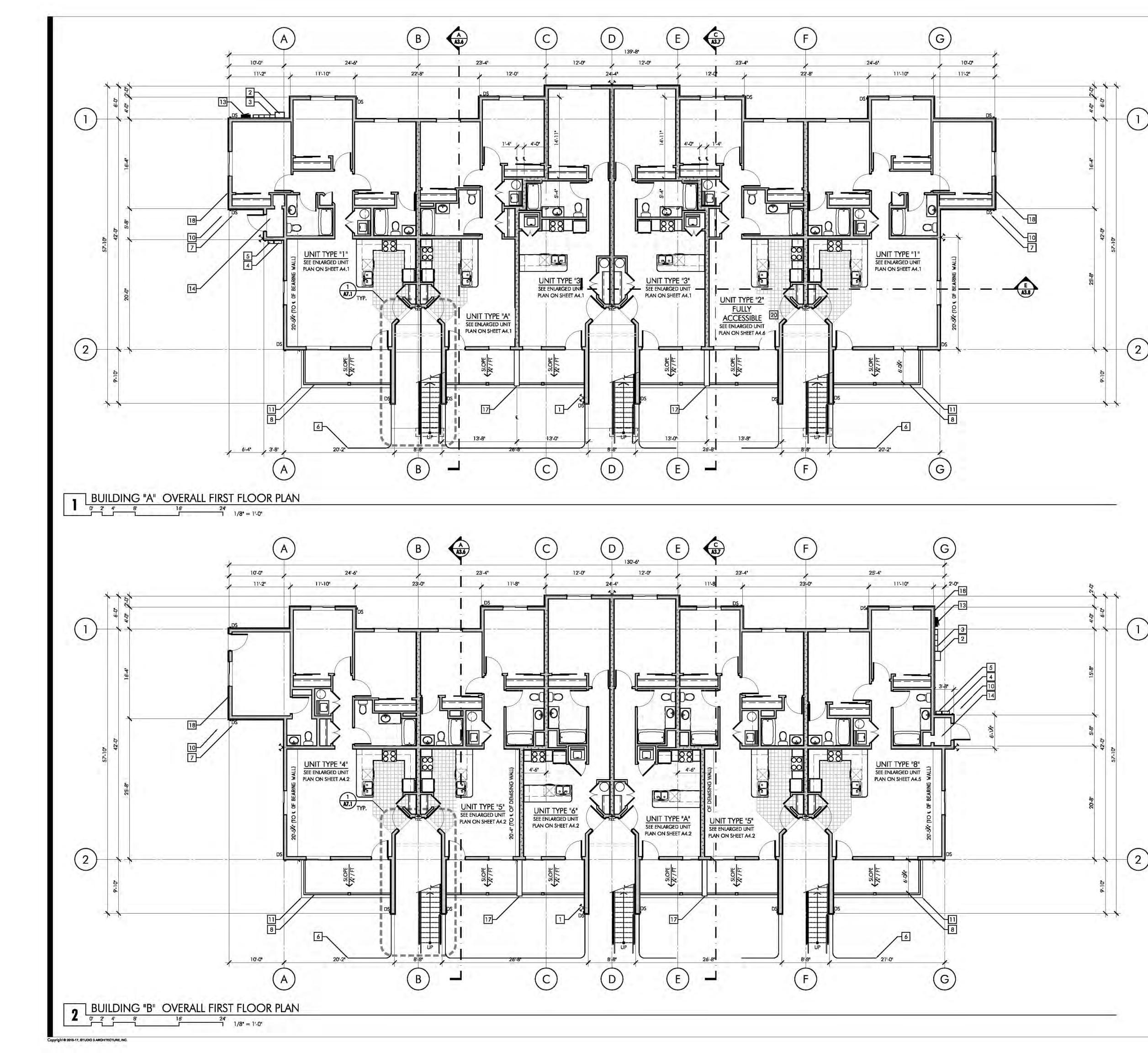
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GENERAL PLAN NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.

HORIZONTAL SPACES.

AND REGULATORS.

- 2. DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, U.O.N. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- 3. SEE STRUCTURAL DRAWINGS FOR EXTERIOR SHEATHING LOCATIONS.
- 4. WALL MATERIAL MAY CHANGE AT WALL INTERSECTIONS, REVIEW SECTIONS AND ELEVATIONS FOR ADDED INFORMATION.
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF WALLS, PARTITIONS AND FURRED SPACES AT 10'-0" O.C IN ALL DIRECTIONS AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND
- 6. ADDITIONAL FRAMING, BLOCKING AND FINISHES SHALL BE PROVIDED AS REQUIRED FOR PLUMBING ACCESS PANELS.
- 7. SEE ENLARGED FLOOR PLANS FOR SPECIFIC INFORMATION PERTAINING TO THOSE AREAS.
- SEE CIVIL SITE PLAN FOR CONCRETE PAVING, SLOPES AND GRADES TO ALIGN WITH UNIT ENTRIES.
 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL STATE AND LOCAL JURISDICTIONS
- 10. CONTRACTOR OR IT'S SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED BY ANY GOVERNMENTAL AGENCY TO IMPLEMENT THE PLANS AND ACCEPT ANY REQUIRED SPECIAL INSPECTIONS OR REPORTS, WHICH SHALL BE PAID FOR BY THE OWNER.
- 11. NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- 12. ADD ADDITIONAL SHEATHING AS REQUIRED AT NON-SHEAR WALLS TO ALIGN FINISHES WITH ADJACENT SHEAR WALLS.
- 13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT AND ANY OTHER MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND SUBSTITUTE ITEMS OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW UP OF SPECIFIED COST TO THE OWNER TO INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER NOR DELAY PROGRESS OF THE WORK.
- 14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE rESPONSIBLE FOR ALL COSTS INCURRED DUE TO HIS FAILURE TO DO SO.
- 15. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR THERE APPEARS TO BE AN ERROR ON THE DRAWINGS, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD, THE ARCHITECT (AND ENGINEER WHERE APPLICABLE) SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO FOLLOW. DO NOT SCALE THE DRAWINGS.
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- 17. ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN OR OTHERWISE PROTECT EXISTING UTILITES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT/OWNER.
- 18. PROVIDE WATER RESISTANT GYPSUM BOARD AT BATHTUB/SHOWER WALLS AND BATHROOM CEILINGS.
- 19. FLOOR PLANS AND SECTIONS DO NOT INDICATE ALL FIRE RATINGS REQUIRED REFER TO SHEET A0.3 FOR FIRE RATING LOCATIONS. REFER TO WALL TYPES SHEET A0.4 FOR CONSTRUCTION OF WALLS AND FLOORS IN RATED CONDITIONS.
- 20. FLOOR PLANS, ELEVATIONS AND SECTIONS DO NOT INDICATE ALL STAIR TYPES THAT MAY APPLY TO EACH BUILDING NUMBER. SEE SHEET A7.1 FOR STAIR CONFIGURATIONS AND LOCATIONS.
- 21. PROVIDE UL APPROVED THROUGH PENETRATIONS AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE AT ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATION IN FIRE RATED ASSEMBLIES.
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- 1 HOSE BIBB, SEE PLUMBING.
- 2 ELECTRICAL CT PANEL, SEE ELECTRICAL DRAWINGS.
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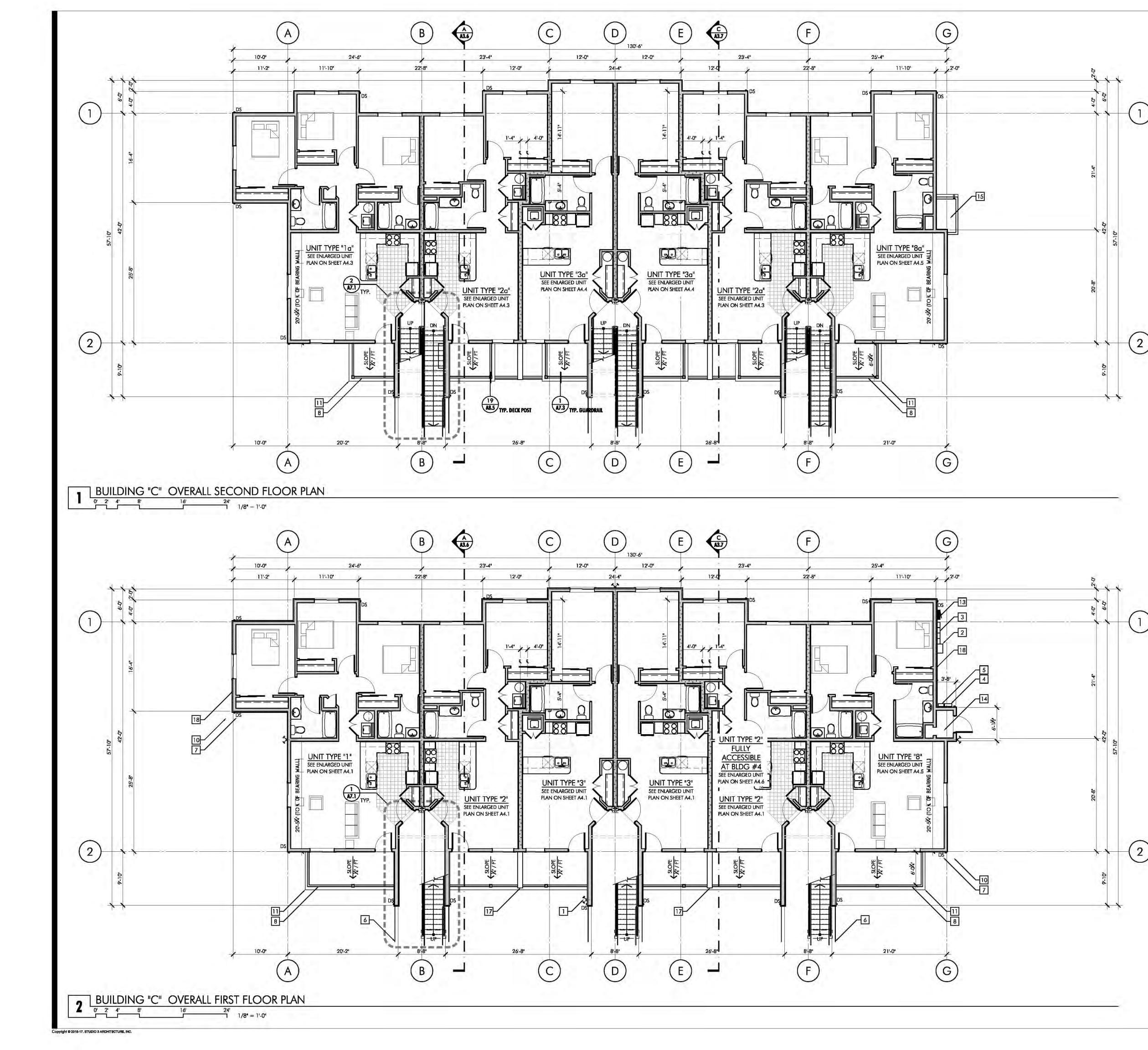
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IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN

PROJECT # 2015-47 DATE: 30 OCT 2016 REVISIONS

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SHEET





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ARCHITECTURE INCORPORATED 222 COMMERCIAL ST. NE SALEM, OR 97301-3410 P: 503.390.6500 www.studio3architecture.com



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 PROJECT #
 2015-47

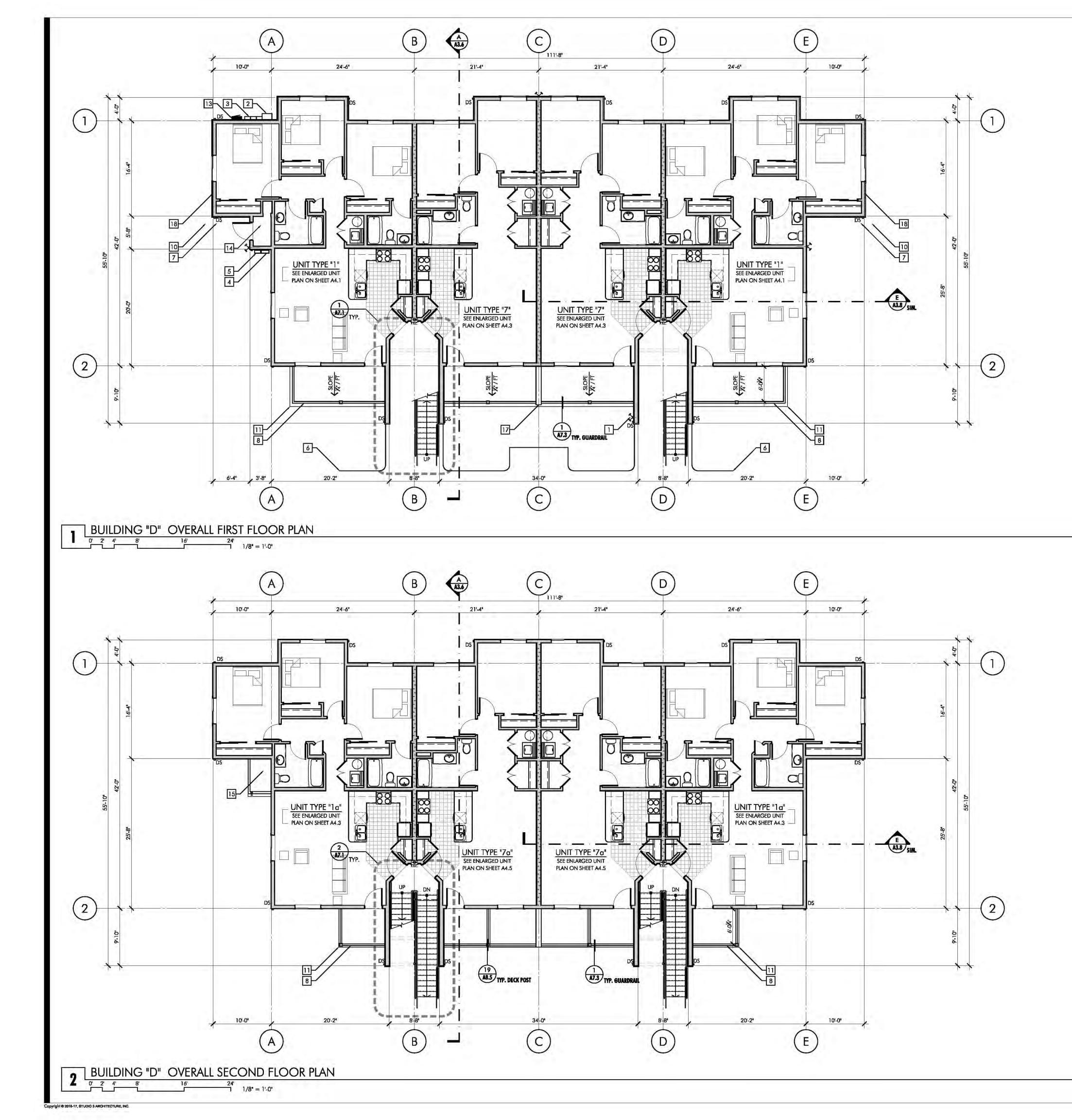
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- 12. ADD ADDITIONAL SHEATHING AS REQUIRED AT NON-SHEAR WALLS TO ALIGN FINISHES WITH ADJACENT SHEAR WALLS.
- 13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT AND ANY OTHER MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND SUBSTITUTE ITEMS OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW UP OF SPECIFIED COST TO THE OWNER TO INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER NOR DELAY PROGRESS OF THE WORK.
- 14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE rESPONSIBLE FOR ALL COSTS INCURRED DUE TO HIS FAILURE TO DO SO.
- 15. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR THERE APPEARS TO BE AN ERROR ON THE DRAWINGS, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD, THE ARCHITECT (AND ENGINEER WHERE APPLICABLE) SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO FOLLOW. DO NOT SCALE THE DRAWINGS.
- 16. ALL REVISIONS MUST BE APPROVED IN WRITING BY BOTH THE OWNER AND THE ARCHITECT PRIOR TO THE CONSTRUCTION OF ANY DEVIATION IN THE SCOPE OF WORK.
- 17. ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN OR OTHERWISE PROTECT EXISTING UTILITES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT/OWNER.
- 18. PROVIDE WATER RESISTANT GYPSUM BOARD AT BATHTUB/SHOWER WALLS AND BATHROOM CEILINGS.
- 19. FLOOR PLANS AND SECTIONS DO NOT INDICATE ALL FIRE RATINGS REQUIRED REFER TO SHEET A0.3 FOR FIRE RATING LOCATIONS. REFER TO WALL TYPES SHEET A0.4 FOR CONSTRUCTION OF WALLS AND FLOORS IN RATED CONDITIONS.
- 20. FLOOR PLANS, ELEVATIONS AND SECTIONS DO NOT INDICATE ALL STAIR TYPES THAT MAY APPLY TO EACH BUILDING NUMBER. SEE SHEET A7.1 FOR STAIR CONFIGURATIONS AND LOCATIONS.
- 21. PROVIDE UL APPROVED THROUGH PENETRATIONS AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE AT ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATION IN FIRE RATED ASSEMBLIES.
- 22. PROVIDE WATER RESISTANT GYPSUM BOARD AT BATH TUB/SHOWER WALLS AND BATHROOM CEILINGS. THE WATER RESISTANT GYPSUM BOARD IS TO BE LOCATED DIRECTLY BEHIND THE TUB/SHOWER ENCLOSURE, AT EXPOSED GYPSUM BOARD DIRECTLY ABOVE TUPB/SHOWER AND AT BATHS THAT HAVE SHOWERS.

PLAN NOTES:

- 1 HOSE BIBB, SEE PLUMBING.
- 2 ELECTRICAL CT PANEL, SEE ELECTRICAL DRAWINGS.
- 3 ELECTRICAL METERS, SEE ELECTRICAL DRAWINGS.
- 4 TELEPHONE BOX, SEE ELECTRICAL DRAWINGS.
- 5 CABLE BOX, SEE ELECTRICAL DRAWINGS.
- 6 SEE SITE PLAN FOR CONCRETE SIDEWALK CONTINUATION.
- 7 DOWNSPOUT CONNECT TO STORM DRAIN LINE.
- 8 EXTERIOR RAIL, SEE 1 A7.3 SIM.
- 9 SEE STAIR PLAN, SHEET A7.1 FOR STAIR TYPE.
- 10 FOUNDATION DRAINAGE, DIRECT TO STORM DRAIN.
- 11 LINE OF CONCRETE PATIO OR DECK AT UPPER FLOORS.
- 12 LINE OF ROOF ABOVE.
- 13 HOUSE PANEL, SEE ELECTRICAL DRAWINGS.
- 14
 FIRE RISER ROOM. SEE CIVIL UTILITY PLAN FOR FIRE SERVICE.
- 15 ROOF OF RISER ROOM BELOW.
- 16 LINE OF VAULTED CEILING AT THIRD FLOOR.
- 17 PATIO WING / SEPARATION WALL, CENTER BETWEEN WINDOWS.
- 18 STONE VENEER WHERE SHOWN ON PLANS AND ELEVATIONS.
- 19 AIR CONDITIONING SLEEVE AND POWER, UNDER WINDOW AT WINDOW LOCATIONS.
- 20 THIS UNIT DESIGNED TO MEET ANSI 117.1-2009 TYPE "A" UNIT, SEE SHEET A4.6



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AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

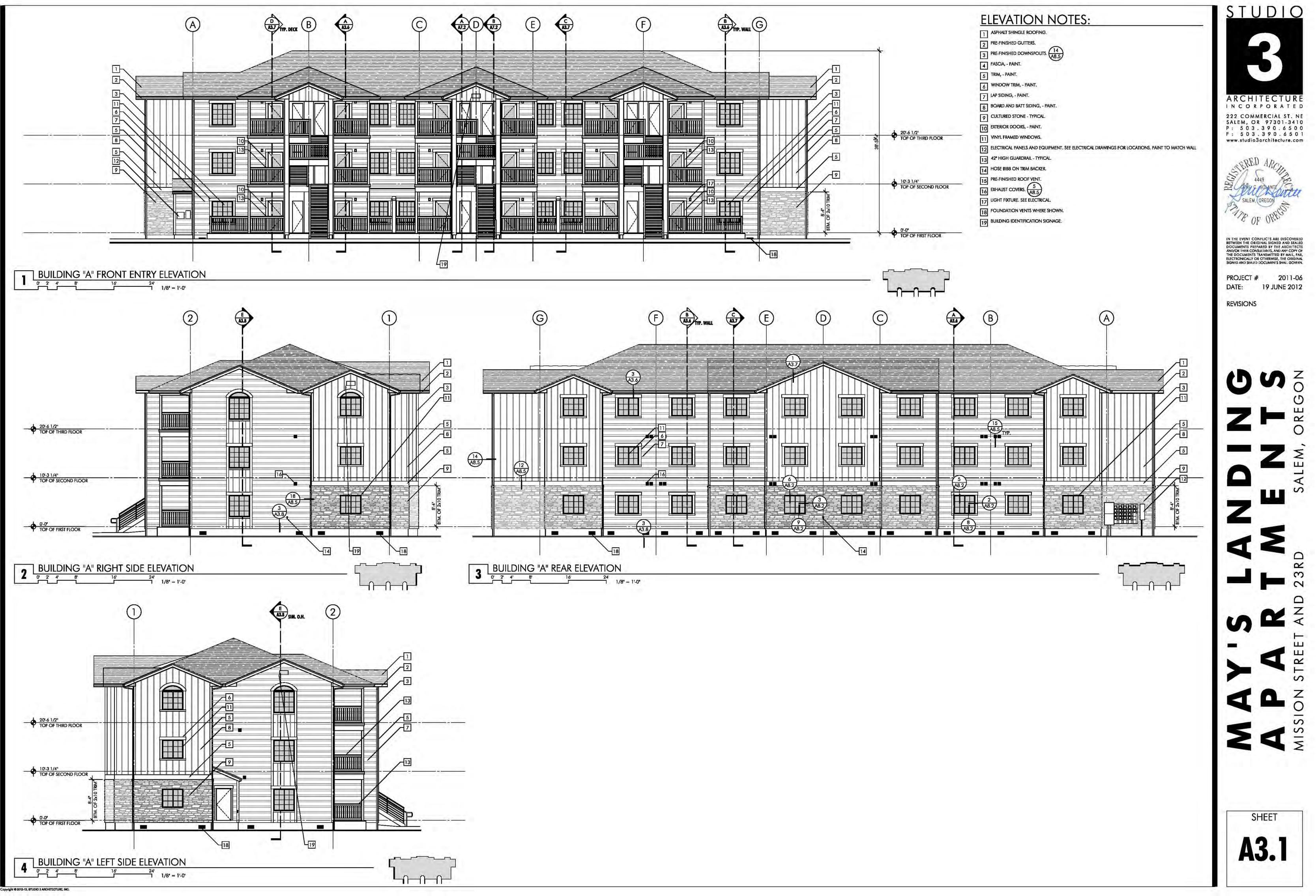
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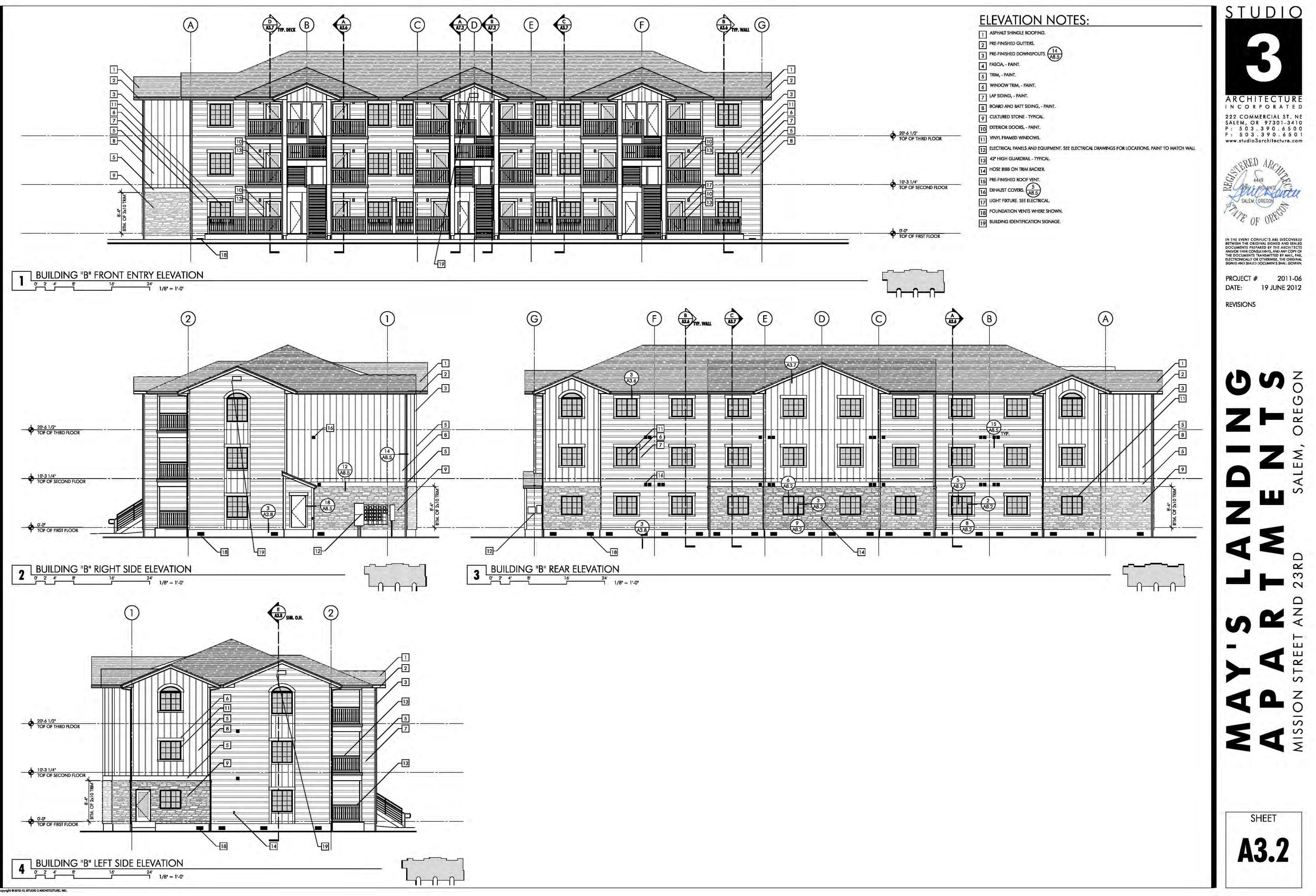
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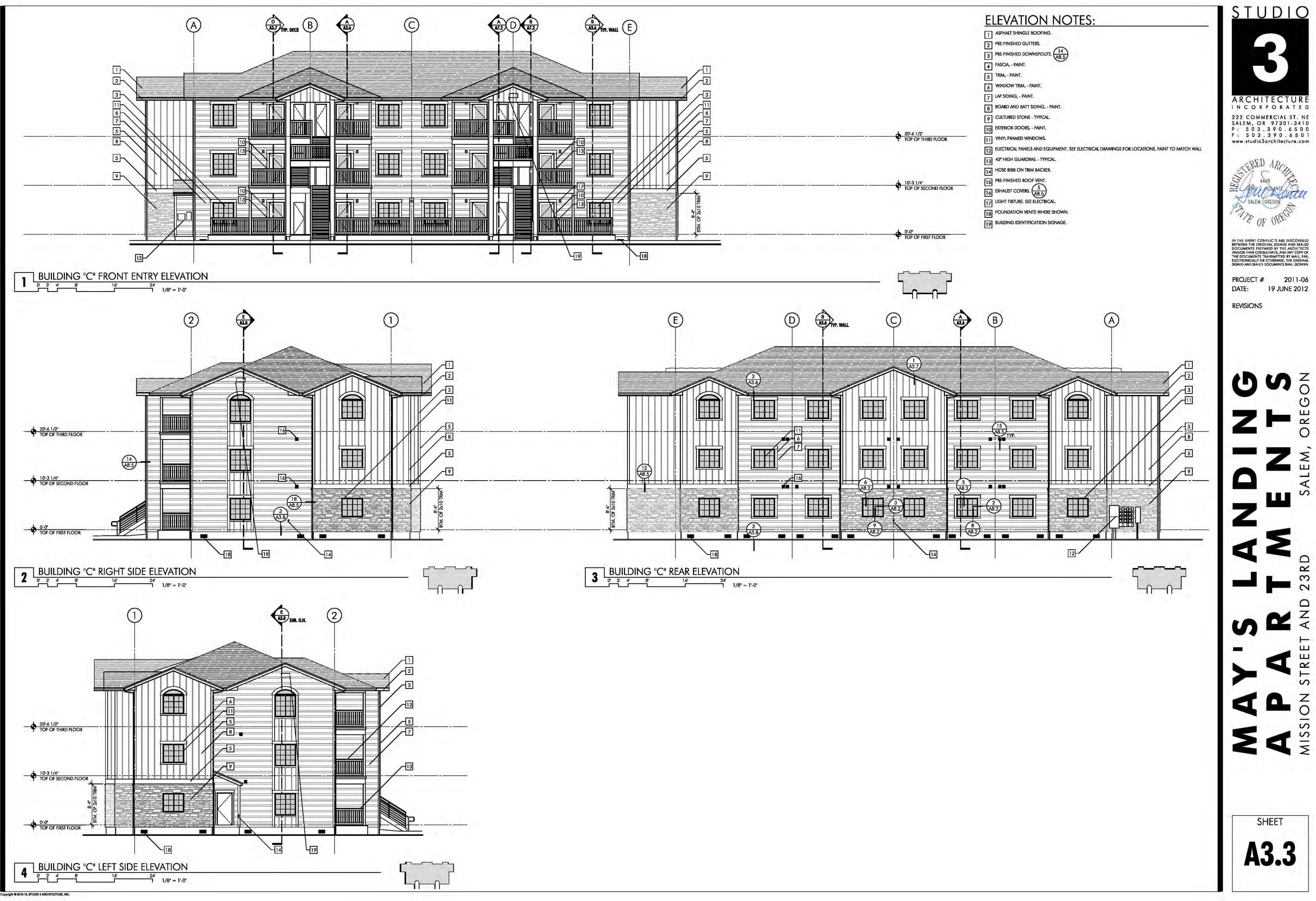


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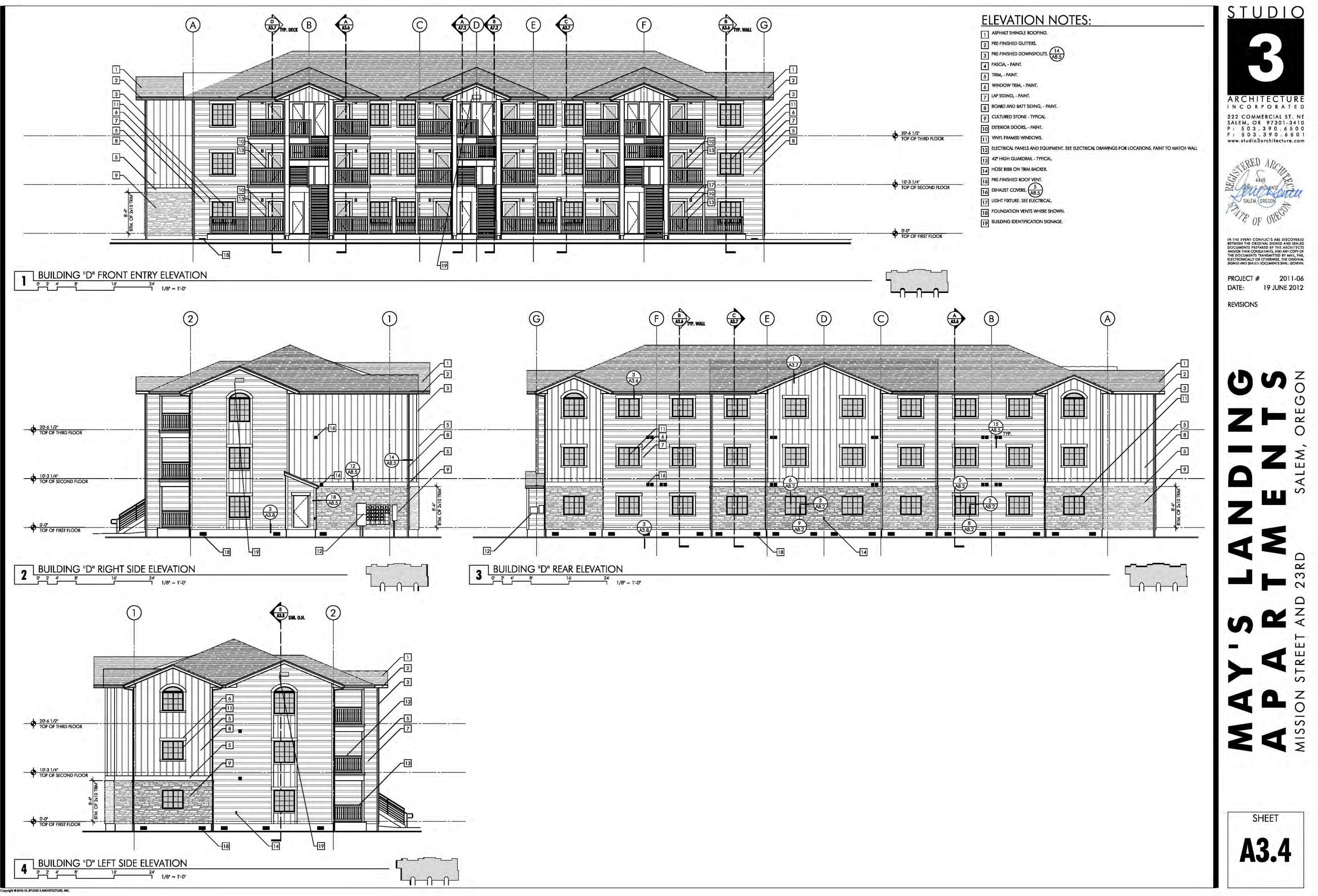


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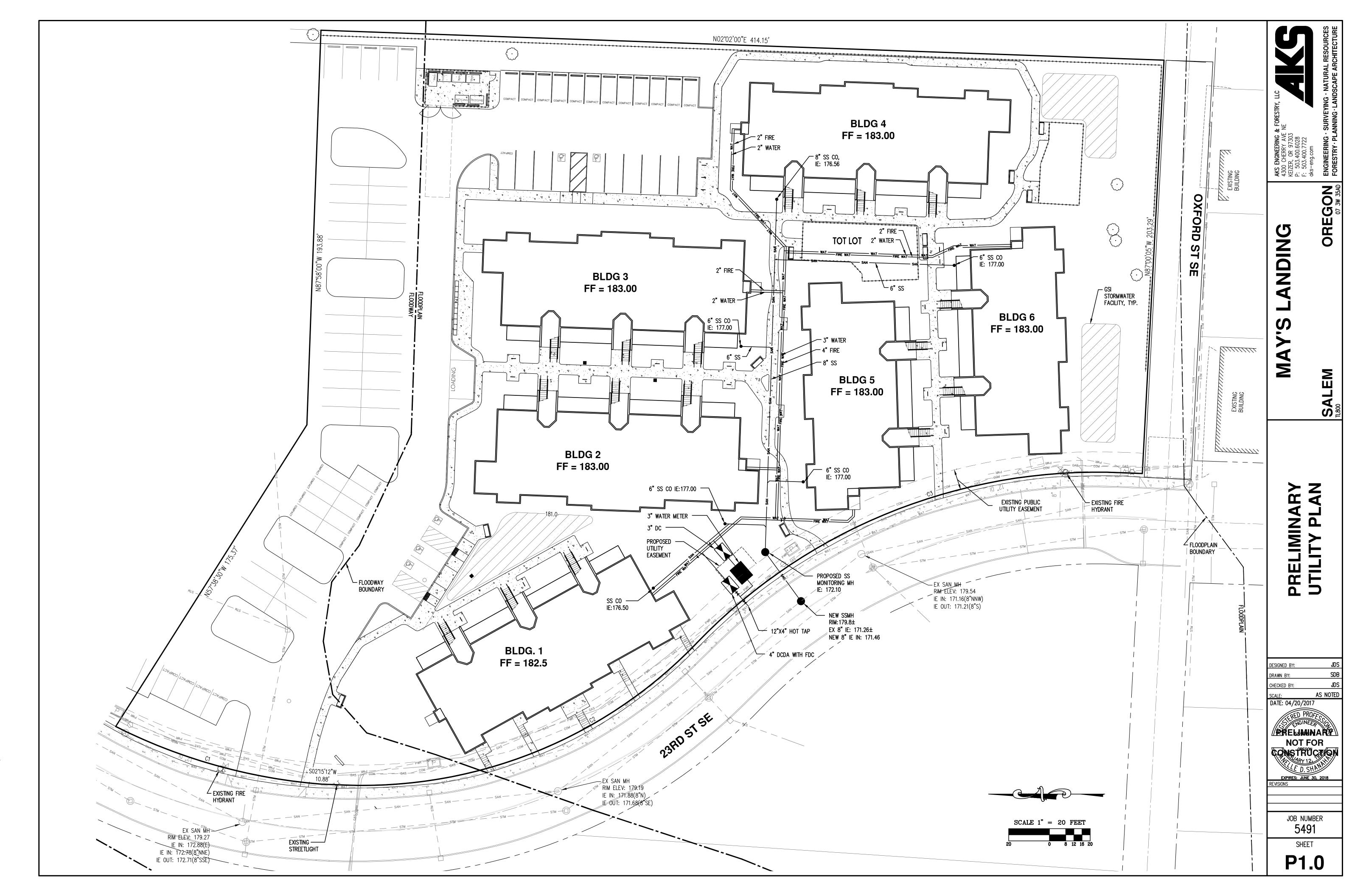
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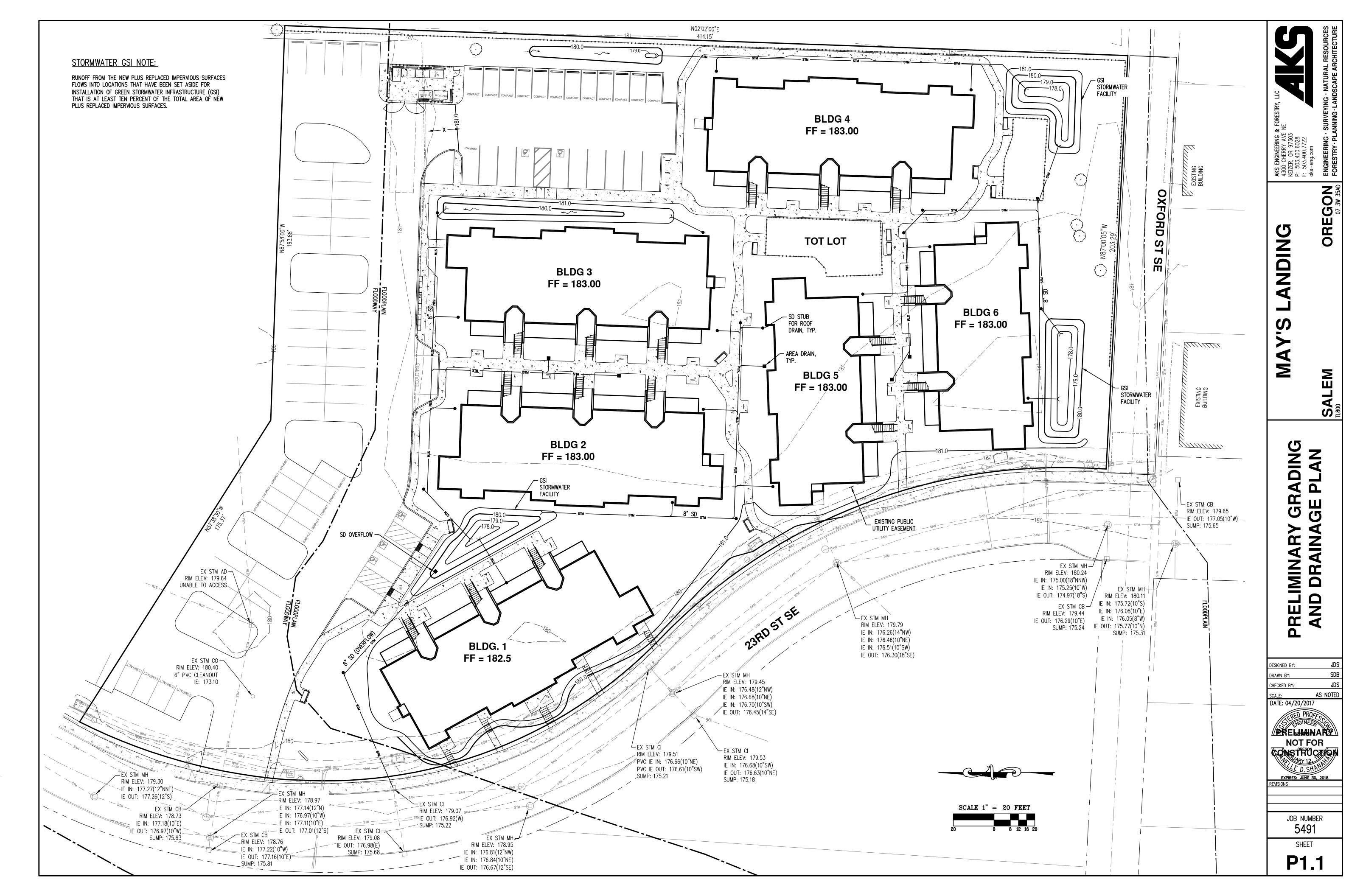
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AKS DRAWING FILE: 5491 PRELIM UTILITY PLAN.DWG | LAYOUT: P1.0



13 ACER RUBRUM 'FRANKSRED' RED SUNSET MAPLE 2" CAL. B&B AS SHOWN 12 CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEEPING NOOTKA FALSE CYPRESS 6'-7' HT. B&B AS SHOWN 13 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2" CAL. B&B AS SHOWN 13 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2" CAL. B&B AS SHOWN 13 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2" CAL. B&B AS SHOWN 15 PRUNUS SARGENTII 'COLUMNARIS' COLUMNAR SARGENT CHERRY 2" CAL. B&B AS SHOWN 15 PYRUS CALLERYANA 'GLEN'S FORM' GLEN'S FORM CHANTICLEER PEAR 2" CAL. B&B AS SHOWN	ESTIMATED AT 5 YR. M 20'-25' FT. 20'-25' FT. 20' FT. HT. 20'-25' FT. 15' FT. HT.
13 ACER RUBRUM 'FRANKSRED' RED SUNSET MAPLE 2' CAL B&B AS SHOWN 12 CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEEPING NOOTKA FALSE CYPRESS 6'-7' HT. B&B AS SHOWN 13 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2' CAL B&B AS SHOWN 13 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2' CAL B&B AS SHOWN 13 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2' CAL B&B AS SHOWN 14 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2' CAL B&B AS SHOWN 15 PYRUS CALLERYANA 'GLEN'S FORM' COLUMNAR SARGENT CHERRY 2' CAL B&B AS SHOWN 10 TSUGA MERTENSIANA MOUNTAIN HEMLOCK 6'-7' HT. B&B AS SHOWN 10 TSUGA MERTENSIANA MOUNTAIN HEMLOCK 6'-7' HT. B&B AS SHOWN 11 BOTANICAL NAME COMMON NAME SZE/CONTAINER SPACING 10 TSUGA MERTENSIANA MOUNTAIN HEMLOCK 6'-7' HT. B&B AS SHOWN 11 BOTANICAL NAME COMMON NAME SZE/CONTAINER SPACING 10 TSUGA MERTENSIANA COMPACT OREGON	20'-25' FT. 20'-25' FT. 20' FT. HT. 20'-25' FT.
I2 CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEEPING NOOTKA FALSE CYPRESS 6'-7' HT. B&B AS SHOWN I3 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2" CAL. B&B AS SHOWN I3 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2" CAL. B&B AS SHOWN I3 PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 2" CAL. B&B AS SHOWN I5 PYRUS CALLERYANA 'GLEN'S FORM' COLUMNAR SARCENT CHERRY 2" CAL. B&B AS SHOWN I0 TSUGA MERTENSIANA MOUNTAIN HEMLOCK 6'-7' HT. B&B AS SHOWN I10 TSUGA MERTENSIANA MOUNTAIN HEMLOCK 6'-7' HT. B&B AS SHOWN I11 BOTANICAL NAME COMMON NAME SZE/CONTAINER SPACING I11 BUZUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD 2 GAL. CONT. 36" o.c. I12 BUZUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD 2 GAL. CONT. 36" o.c. I12 BUZUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD 2 GAL. CONT. 36" o.c. I13 DEPINSETUM ADDIEGURAL COMPACTA' DWARF HEAVENLY BAMBOO 2 GAL. CONT. 36" o.c.	20'FT.HT. 20'-25'FT.
Image: Stress of the stress	20'-25' FT.
No. 35 PRUNUS SARGENTII 'COLUMNARIS' COLUMNAR SARGENT CHERRY 2" CAL B&B AS SHOWN S PYRUS CALLERYANA 'CLEN'S FORM' GLEN'S FORM CHANTICLEER PEAR 2" CAL B&B AS SHOWN Image: Structure of the structure	
5 PYRUS CALLERYANA 'GLEN'S FORM' GLEN'S FORM CHANTICLEER PEAR 2" CAL. B&B AS SHOWN Image: Imag	15' FT. HT.
Image: Constraint of the second se	
SHRUBSQTYBOTANICAL NAMECOMMON NAMESIZE/CONTAINERSPACINGImage: Image: I	20'-25' FT.
Image: Constraint of the symbol of the sym	20'-25' FT.
Image: Source claim bindline control claimImage: Source claim bindline claim bindline claimImage: Source claim bindline claimImage: Source claimIm	<u>ESTIMATED</u> AT 5 YR. M
Image: Construct of the second of the sec	24" WIDE
○ 268 PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS 1 GAL CONT. 30" o.c. ① 92 PIERIS JAPONICA 'FLAMING SILVER' FLAMING SILVER PIERIS 3 GAL. CONT. 60" o.c. ③ 55 PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL 3 GAL. CONT. 36" o.c. ③ 57 RHODODENDRON X 'JEAN MARIE' JEAN MARIE RHODODENDRON 3 GAL CONT. 60" o.c.	30"-36" W
Image: Signe s	36" WIDE
Image: S5 PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL 3 GAL. CONT. 36" o.c. Image: S5 S7 RHODODENDRON X 'JEAN MARIE' JEAN MARIE RHODODENDRON 3 GAL CONT. 60" o.c.	24" WIDE
57 RHODODENDRON X 'JEAN MARIE' JEAN MARIE RHODODENDRON 3 GAL CONT. 60" o.c.	36"-42" W
	36" WIDE
• 52 THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE 6' HT. CONT. 36" o.c.	42"-48" W
	30" WIDE
<u>GROUND COVERS</u> <u>QTY</u> <u>BOTANICAL NAME</u> <u>COMMON NAME</u> <u>SIZE/CONTAINER</u> <u>SPACING</u>	<u>estimated</u> <u>at 5 yr. n</u>
+++++++ +++++++ +++++++ +++++++ +++++++	36"-48" W
11,927 SF LAWN: NORTHWEST SUPREME LAWN MIX – SUNMARK SEEDS (OR APPROVED EQUAL) CUTTER II PERENNIAL RYEGRASS 35%; DASHER III PERENNIAL RYEGRASS 35%; GARNET CREEPING RED FESCUE 15%; WINDWARD CHEWINGS FESCUE 15% APPLY AT A RATE OF 8 LBS./1,000 SF OR AS RECOMMENDED BY SUPPLIER. (SOD OF SIMILAR SPECIES COMPOSITION ACCEPTABLE AT OWNERS OPTION)	
RAIN GARDEN PLANTING PER CITY OF SALEM ADMINISTRATIVE RULES, DIVISION 004, APPENDIX B.	

GENERAL NOTES:

1. PLANTS AND PLANTINGS ARE SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY OR UNFORESEEN SITE CONDITIONS MAY BE MADE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF SALEM'S DESIGN STANDARDS.

SWALE PLANTING PER CITY OF SALEM ADMINISTRATIVE RULES, DIVISION 004, APPENDIX B.

- 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND ALL MATERIALS PRIOR TO BIDDING AND CONSTRUCTION. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- 3. ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF SALEM'S LANDSCAPE DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASN 1260.1 IN ALL WAYS. PLANT IN ACCORDANCE WITH BEST PRACTICE STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. FIELD ADJUST PLANT LOCATION AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, TREE CANOPIES, BUILDING OVERHANGS, EXISTING VEGETATION TO REMAIN, ETC.
- 4. TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.1) FOR GRADE NO. 1 OR BETTER. DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 3' O.C. FROM SIDEWALKS, CURBING, OR OTHER HARDSCAPING; TREES IN PLANTING ISLANDS SHALL BE CENTERED IN ISLAND. REFER ALSO TO CITY OF SALEM STANDARD TREE-SHRUB PLANTING DETAIL NO. 803 (THIS SHEET).
- 5. ALL LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM DUE TO INCLEMENT WEATHER OR TEMPORARY SITE CONDITIONS. UPON INSTALLATION, ALL PLANT MATERIALS SHALL BE VIGOROUS, WELL-BRANCHED, AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS, FREE OF DISEASE, INSECT PESTS, AND INJURIES.
- 6. PLANTING AND INSTALLATION OF ALL REQUIRED LANDSCAPING SHALL BE INSPECTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM.
- 7. EVERY EFFORT SHALL BE MADE TO PROTECT EXISTING VEGETATION TO REMAIN DURING SITE CONSTRUCTION.
- 8. A PERMANENT UNDERGROUND OR DRIP IRRIGATION SYSTEM WITH A BACKFLOW DEVICE APPROVED BY THE CITY OF SALEM, SHALL BE PROVIDED FOR ALL NEW AND IMPROVED LANDSCAPE AREAS WITHIN THE PROJECT WORK AREA FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER-SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANITI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OWNER FOR POINT-OF-CONNECTION (POC), SLEEVING LOCATION, AND MAINLINE LAYOUT PRIOR TO ANY PAVING REPAIR OR STRIPING, PROVIDE CITY OF SALEM WITH IRRIGATION PLAN INCLUDING ZONING AND COMPONENT LAYOUT FOR APPROVAL PRIOR TO INSTALLATION.
- 9. THE OWNER AND TENANT SHALL BE JOINTLY RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIAL IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE IN KEEPING WITH CURRENT INDUSTRY STANDARDS. UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE TO THE REQUIREMENTS OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
- 10. MULCH: APPLY 2" DEEP WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. GROUNDCOVER SHALL NOT BE PLANTED CLOSER THAN 24" FROM CATCH BASINS OR AREA DRAINS. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 36" FROM CATCH BASINS OR AREA DRAINS AND 42" FROM BUILDING FOUNDATIONS.
- 11. ADJUST PLANTING ON SITE AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, METERS, LIGHTS, BUILDING OVERHANGS, ETC.

