

SDR2	DESIGNED BY M.D.G. DRAWN BY D.G.G. CHECKED BY E.A.H. DATE MAY 2019 SCALE AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	CROWN POINT SOUTH SALEM	EXISTING CONDITIONS PLAN	 MULTI/TECH ENGINEERING SERVICES, INC. 1155 13th St. S.E. SALEM, OR. 97302 PH. (503) 363-9227 FAX (503) 364-1260 www.mtengineering.net office@mtengineering.net

SITE AREAS
BOUNDARY _____ 1,412,323 S.F.
TOTAL SITE _____ 621,082 S.F.
R.O.W. DEDICATION _____ 70,410 S.F.
NET DEVELOPABLE _____ 550,672 S.F.

WEST SIDE
SITE _____ 443,664 S.F.
PARKING & DRIVEWAY _____ 117,148 S.F. (26%)

EAST SIDE
SITE _____ 107,008 S.F.
PARKING & DRIVEWAY _____ 29,723 S.F. (28%)

WEST SIDE
162 TOTAL APARTMENT UNITS WEST
24 TYPE "C" 2-Bd, 2-Ba (1074 S.F.) UNITS
78 TYPE "D" 2-Bd, 2-Ba (991/1065 S.F.) UNITS
30 TYPE "H" 3-Bd, 2-Ba (1233 S.F.) UNITS
12 TYPE "X" 1-Bd, 1-Ba (742/762 S.F.) UNITS
18 TYPE "X2" 1-Bd, 1Ba (742/762 S.F.) UNITS

329 TOTAL PARKING STALLS
272 STANDARD STALLS
29 COMPACT STALLS
8 HANDICAP STALLS
20 GARAGES (1 HANDICAP)
42 BICYCLE SPACES IN 7 RACKS (38 REQUIRED)

1 CLUBHOUSE / MANAGER'S OFFICE
1 50'x50' SPORTS COURT
1 30'x30' TOT LOT
1 TRASH COMPACTOR / RECYCLE
2 PLAY AREAS
1 SWIMMING POOL (42'x22')
1 U.S. MAIL BOX AREA

- Ⓟ - POLE LIGHT MAXIMUM 14' TALL
★ - POST LIGHT MAXIMUM 5' TALL
- - - - - LOCATION OF ELECTRICAL SEPARATION WALL
① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
Ⓜ - 6 BICYCLE SPACES.

★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS A & B ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 ADA SC. SECTION 2.2.1.1 UNITS ON UPPER FLOORS. ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 ADA SC. SECTION 2.2.1.2.

EAST SIDE
36 TYPE "F" 2-Bd, 2-Ba (1002/1019 S.F.) UNITS

75 TOTAL PARKING STALLS
63 STANDARD STALLS
4 HANDICAP STALLS
8 GARAGES
12 BICYCLE SPACES IN 2 RACKS (12 REQUIRED)

1 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA

- ADA HANDICAP ACCESSIBILITY NOTES:
1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
 2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER 2010 CHPT. 11 AND ORS. REQUIREMENTS.
 3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
 4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
 5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE "B" ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

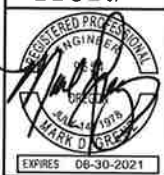


SITE PLAN

CROWN POINT SOUTH SALEM

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Design: M.D.G.
Drawn: D.G.G.
Checked: E.A.H.
Date: MAY 2019
Scale: AS SHOWN



JOB # 6754

SDR3