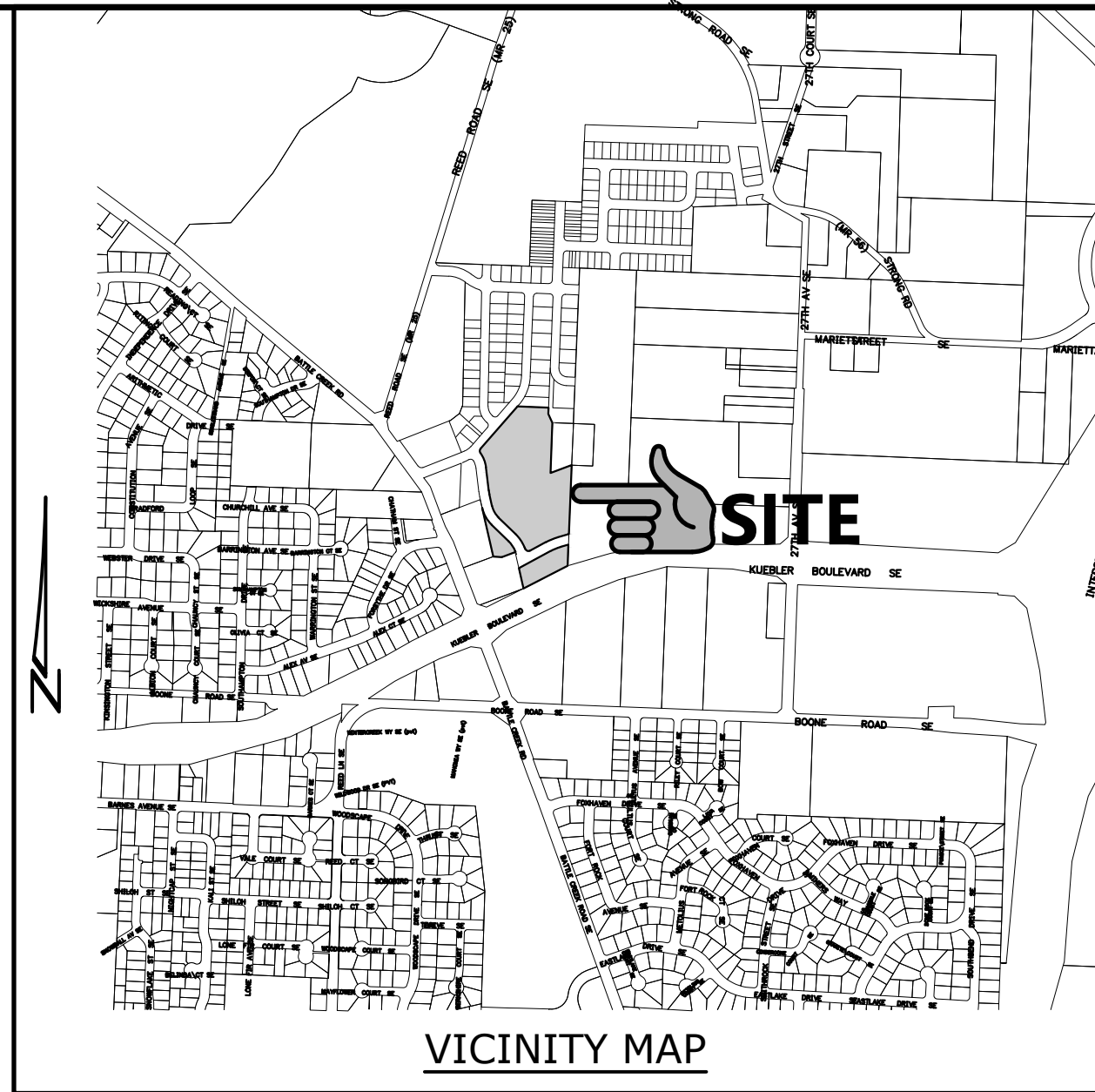
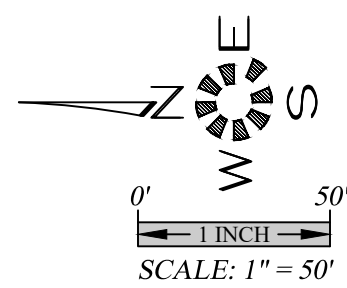


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COBURN APARTMENTS

SEC. 11, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

WESTWOOD HOMES, LLC

12700 NW CORNELL ROAD
PORTLAND, OREGON 97229

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- SDR2 EXISTING CONDITIONS PLAN
- SDR3 SITE PLAN
- SDR4 OPEN SPACE PLAN
- SDR5 GRADING PLAN
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- 401 PUBLIC STREET PLAN - M STREET
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- L1.2 LANDSCAPE PLAN
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- A6.3 LOWER FLOOR PLAN
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- A8.3 LOWER FLOOR PLAN
- A8.4 MIDDLE & UPPER FLOOR PLAN
- A8.9 BUILDING ELEVATIONS



ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.multiphase.com

COVER SHEET

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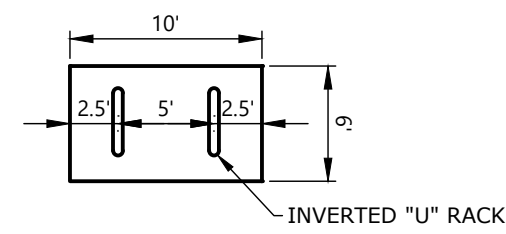
JOB # 7192

SDR1

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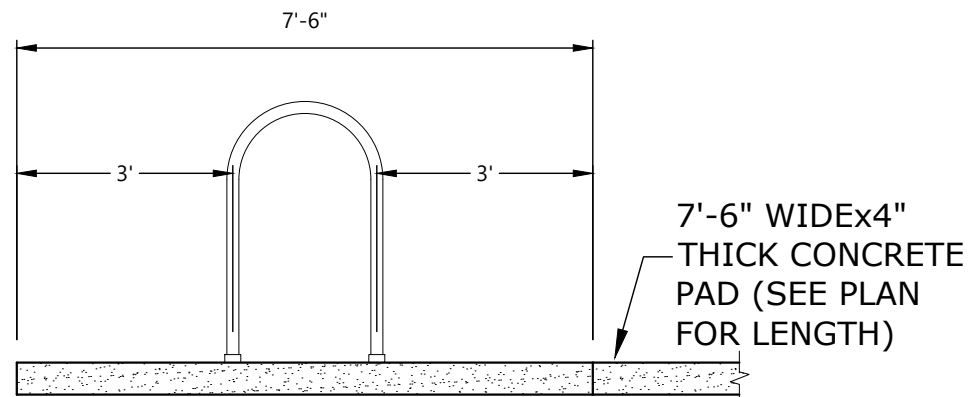


NOT INCLUDED
FUTURE DEVELOPMENT



INVERTED "U" RACK

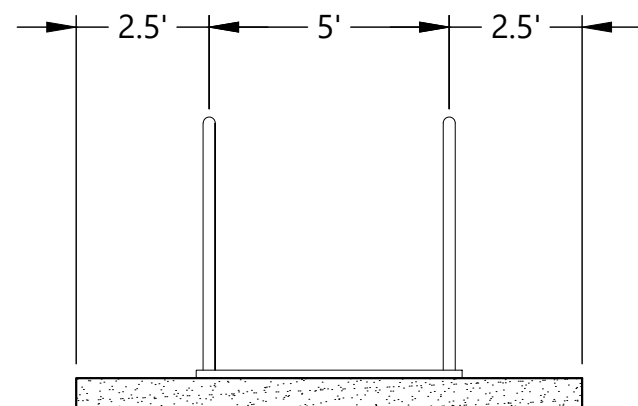
TYPICAL BICYCLE RACKS
NTS



7'-6" WIDEx4" THICK CONCRETE PAD (SEE PLAN FOR LENGTH)

BIKE RACK SECTION
-NTS-

SEE SITE PLAN FOR
NUMBER OF RACKS AND
LENGTH.



BIKE RACK SECTION
-NTS-

- 4 BICYCLE SPACES
- LOCATION OF ELECTRICAL SEPARATION WALL
- POLE LITE MAX. 14' IN HEIGHT
- POST LITE MAX. 5' IN HEIGHT
- MAXIMUM. 1:12 SLOPE ON SIDEWALK END RAMPS

**** THIS LOWER FLOOR UNIT IN BLD. #3, BLD. #6, BLD. #13, & BLD. #17 IS TO BE A TYPE A UNIT IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE A TYPE B UNIT IN ACCORDANCE WITH THE 2010 OSSC SEC. 1107.6.2.1.2.**

ADA HANDICAP ACCESSIBILITY NOTES:

- 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%.
- 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 OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- 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.
- 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.

- 200 TOTAL APARTMENT UNITS
36 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
24 TYPE "B" 2-Bd, 2-Ba (1,029 S.F.) UNITS
38 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
12 TYPE "F" 3-Bd, 2-Ba (1,210 S.F.) UNITS
90 TYPE "G" 2-Bd, 2-Ba (1,051 S.F.) UNITS

- 348 TOTAL PARKING STALLS
224 STANDARD STALLS
115 COMPACT STALLS
20 BICYCLE SPACES
9 HANDICAP STALLS
3 LOADING ZONES

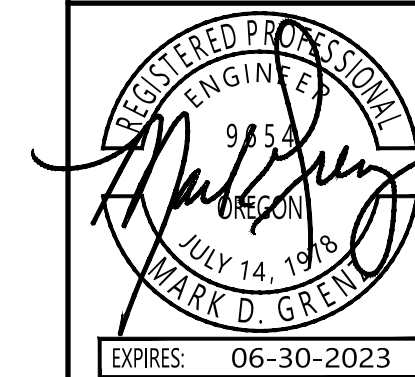
- 1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
2 REC/PLAY AREA
3 TRASH
3 U.S. MAIL BOX AREA

**SITE
PLAN**

COBURN APARTMENTS

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7192B - SDR3-SITE
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Checked: J.J.G.
Date: APR 2021
Scale: AS SHOWN

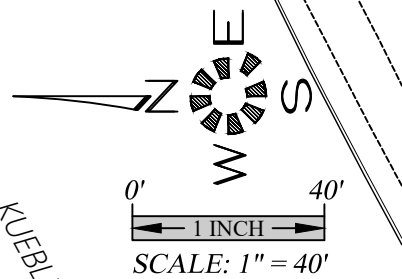


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JOB # 7192

SDR3

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- COMMON OPEN SPACE
- COMMON OPEN SPACE W/IN BUILDING SETBACKS
- COMMON OPEN SPACE W/ SLOPE >25%

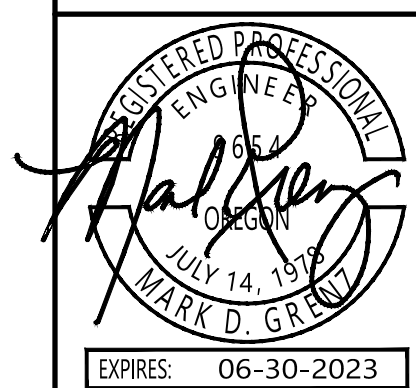
SITE TOTALS:	
TOTAL AREA	374,493 S.F. (8.60 AC.)
OPEN SPACE:	
COMMON OPEN SPACE	168,293 S.F. (44.94%)
WITHIN PERIMETER BUILDING SETBACKS	70,405 S.F. (18.80%)
WITH SLOPE >25%	59,937 S.F. (16.00%)
PERVIOUS AREA	
LANDSCAPE AREA	152,863 S.F. (40.82%)
LANDSCAPE W/IN PERIMETER SETBACKS	116,113 S.F.
LANDSCAPE W/IN PARKING	70,405 S.F.
LANDSCAPE W/IN PARKING	6,847 S.F.
IMPERVIOUS AREA	
PARKING & DRIVEWAY	221,630 S.F. (59.18%)
SIDEWALK	122,855 S.F.
BUILDINGS	29,657 S.F.
BUILDINGS	69,118 S.F.

OPEN SPACE
PLAN

COBURN APARTMENTS

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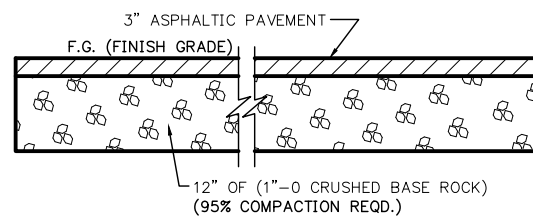
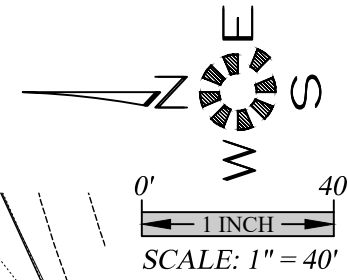
JOB # 7192

SDR4

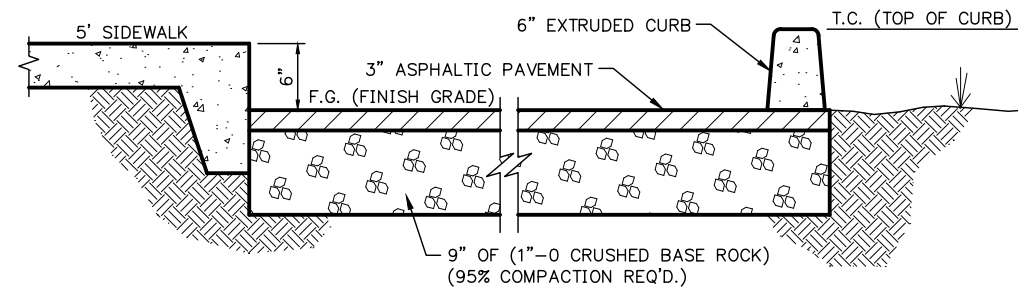
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NOT INCLUDED
FUTURE DEVELOPMENT



TYPICAL DRIVE AISLE SECTION
-NTS-



TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-

GRADING PLAN

COBURN APARTMENTS

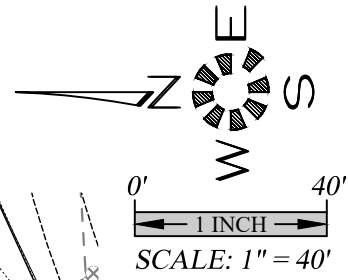
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719209 SDRS-000
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Date: APR 2021
Scale: AS SHOWN



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JOB # 7192

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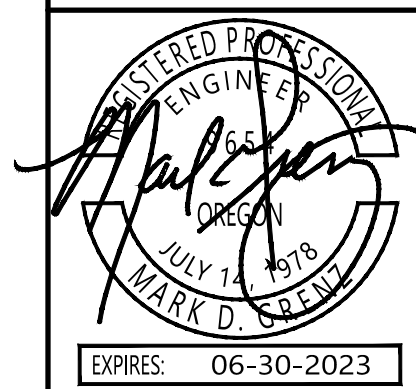


STORM DRAINAGE PLAN

COBURN APARTMENTS

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7192B SDR#-30
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Drawn: T.N.S.
Checked: J.J.G.
Date: APR 2021
Scale: AS SHOWN

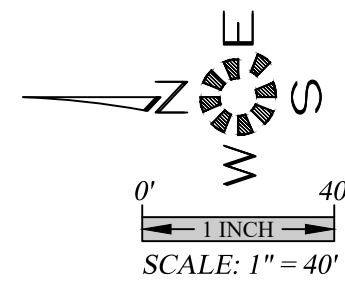


EXPIRES: 06-30-2023

JOB # 7192

SDR6

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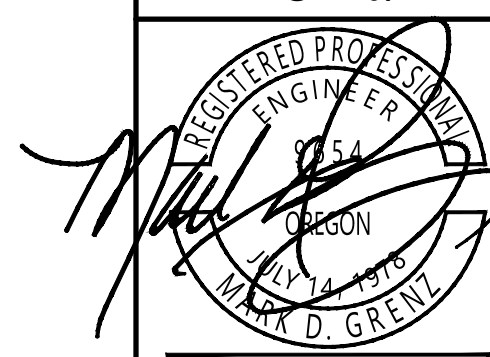


**PRIVATE
SANITARY SEWER
PLAN**

COBURN APARTMENTS

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Date: APR 2021
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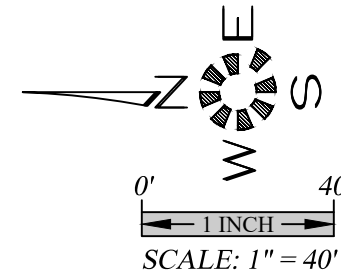
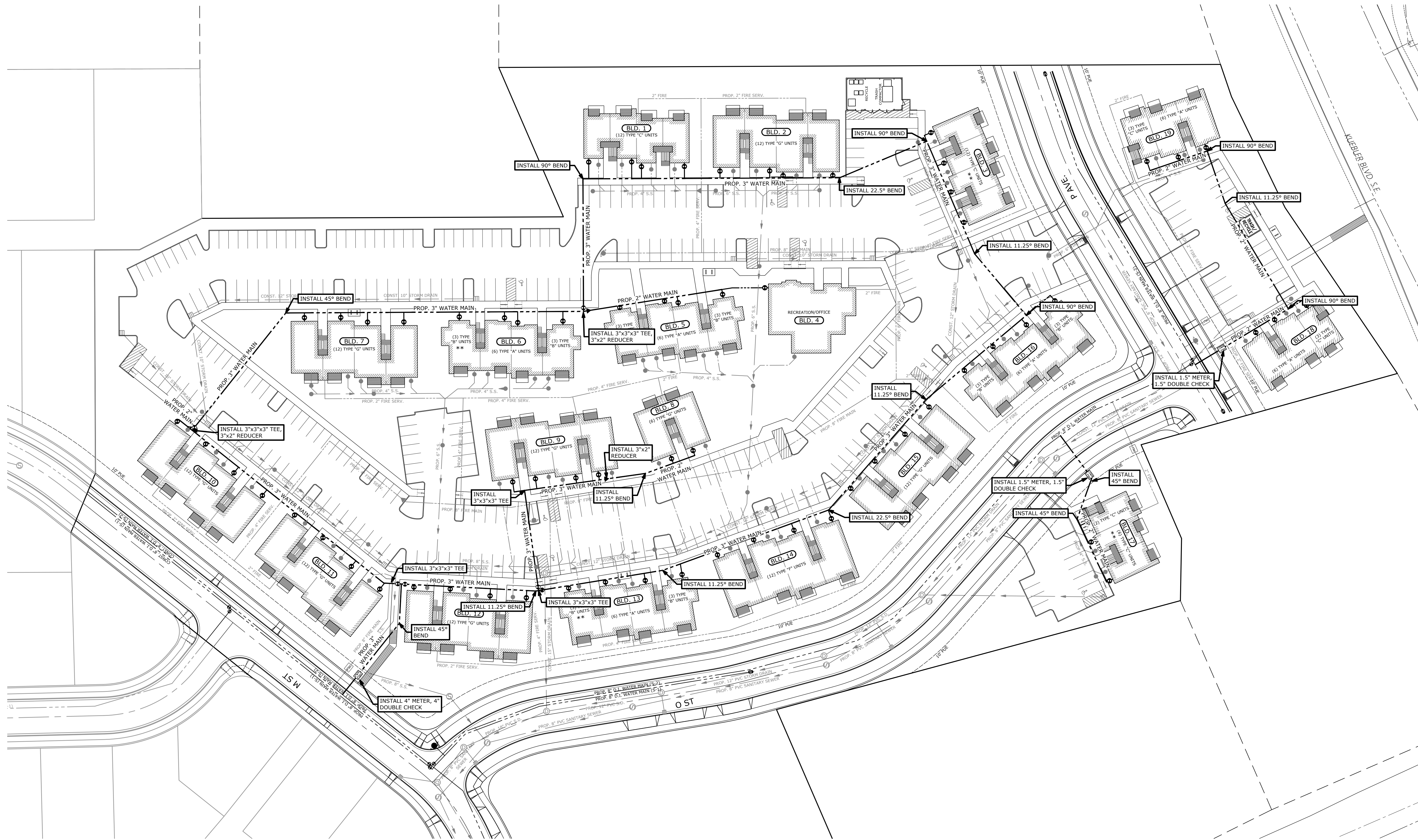


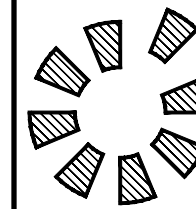
EXPIRES: 06-30-2023

JOB # 7192

SDR7

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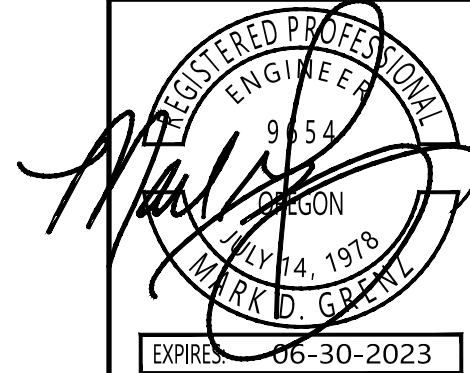
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengr.com email: info@mtengr.com

PRIVATE
DOMESTIC WATER
PLAN

COBURN APARTMENTS

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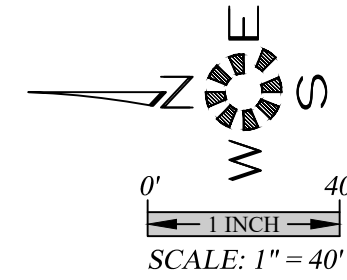
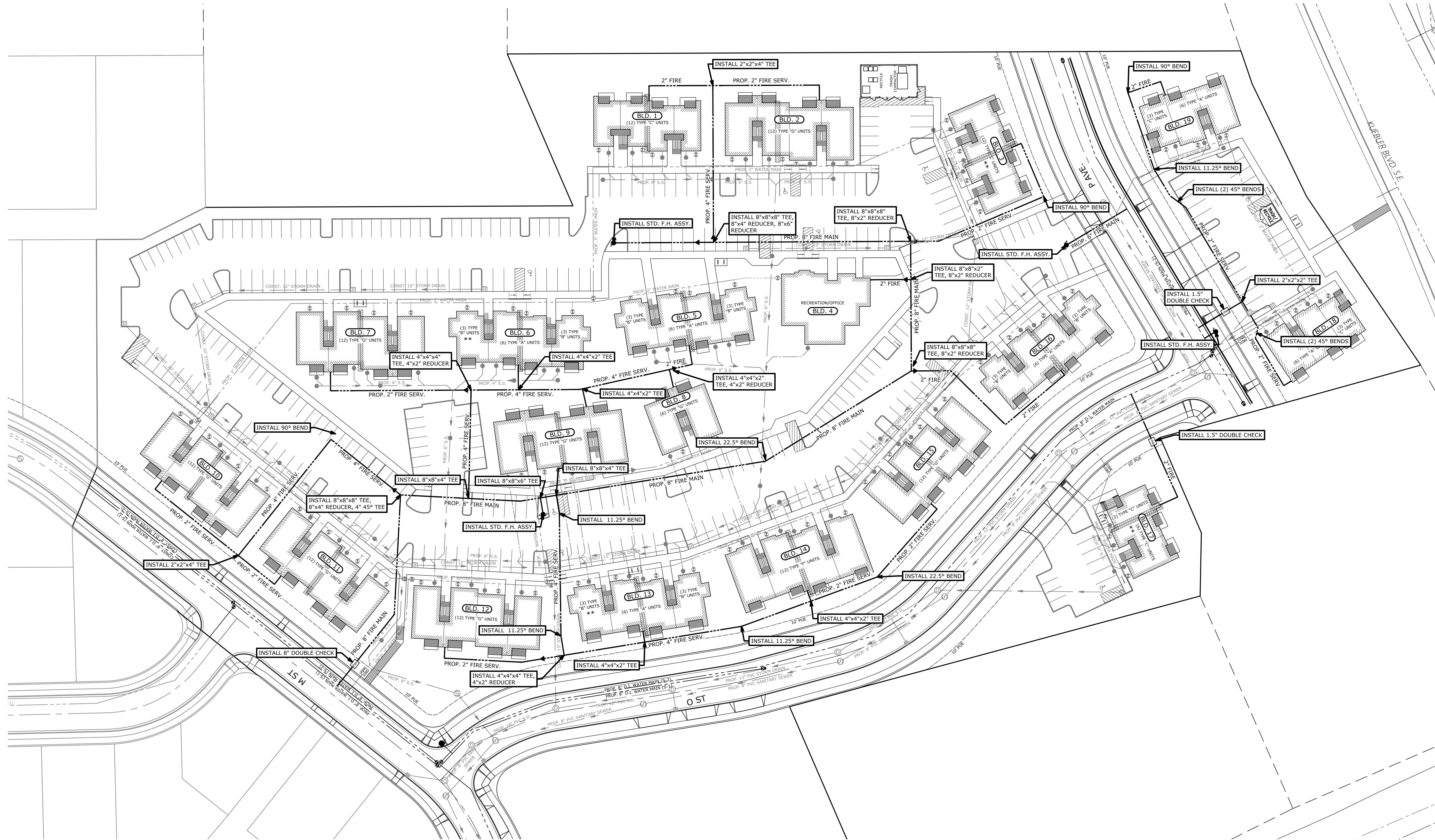
7192P SDR-WAT
Design: M.D.G.
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Checked: J.J.G.
Date: APR 2021
Scale: AS SHOWN



JOB # 7192

SDR8

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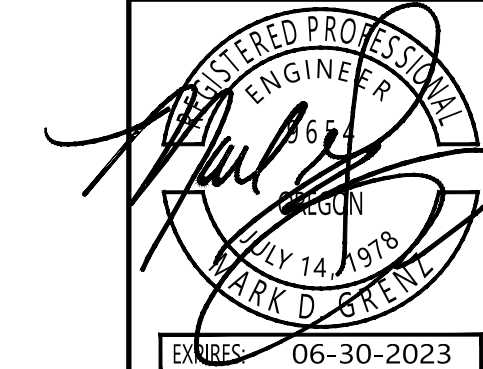


**PRIVATE
FIRE SERVICE
PLAN**

COBURN APARTMENTS

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7192P - SDR#-FIRE
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Date: APR 2021
Scale: AS SHOWN



EXPIRES: 06-30-2023

JOB # 7192

SDR9

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EXISTING TREES WITHIN BOUNDARY
● = EXISTING TREE TO REMAIN
⊗ = EXISTING TREE TO BE REMOVED

TREE 00/00
| | DRIP LINE (FEET)
| | TRUNK DIA. (INCHES)

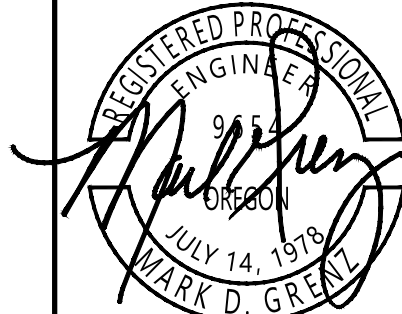
	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	0	0	0
OTHER TREES	0	6	6
TOTAL TREES	0	6	6

EXISTING
CONDITIONS
PLAN

COBURN APARTMENTS

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JOB # 7192

SDR2