



Name of Project	Cascade Creek Multifamily
Location or Address	38272 Hwy 211 and 38330 Hwy 211, Sandy, OR 97055
Type of Business	Multifamily Residential
Products Manufactured	Not applicable
Hours of Operation	24hrs
No. of Employees per Shift	2
Total Size Site	Approximately 8.84 acres or 385,070 square feet
Total Bldg. Sg. Footage	112,666 square feet

**PROJECT SUMMARY**

On behalf of Vaughn Bay Construction, BCRA is pleased to present a multifamily housing development on the above-mentioned parcels. The development includes multiple buildings with associated parking, landscaping, pedestrian access, private and common open space utility, storm drainage, right-of-way dedications, roadway improvements and new public roads.



**USES WITHIN BUILDING (sq. footage)**

Offices:	11,142 sf total in BLDG A and B	Shop:	N/A	Storage:	N/A
Kitchen:	N/A	Laundry:	N/A	Rest Rooms:	N/A
Other:					

**OCCUPANCY & CONSTRUCTION TYPE**  
(List all occupancies by sq. footage)

UBC Occupancy Rating:	R-2 (residential apartments); B (offices); U (play structure)
UBC Type of Construction:	VB, VA, VB
Will fire sprinklers be installed in the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**SITE ANALYSIS DATA**

Type	Lot Coverage (Sq. Feet)	Lot Coverage (Percent of Site)
Buildings:	36,344	14.04
Parking Lots and Driveways:	70,302	27.16
Private Walks and Pedestrian Ways:	27,820	10.75
Landscaping - Improved Area:	124,331	48.04
Landscaping - Natural Areas:	N/A	N/A
Storm Water Detention, Retention & Bioswale Area:	N/A	N/A
Other: (describe)	N/A	N/A

Numbers reflect coverage for Parcels 2 and 3 combined after ROW dedications.



**CONSTRUCTION MATERIAL DETAILS**

Color and Type of Siding Materials:	Refer to Architectural Sheet PR-300 for materials and finishes.
Color and Type of Trim Materials:	Refer to Architectural Sheet PR-300 for materials and finishes.
Color and Type of Roof Materials:	Local supplier class A composition shingles (dark grey)
Color and Type of Exterior Doors:	White
Color and Type of Exterior Stairs, Balconies & Railings:	Local supplier railing aluminum (dark grey matte)
Trash & Recycling Enclosure: (describe type, colors, height)	Please reference site plan and architecture details.
Type of Lighting Fixture: Pole:	Please reference lighting plans.
Type of Lighting Fixture: Wall Mounted:	Please reference lighting plans.
Fencing: (height & type)	No fencing proposed.
Mailboxes: (location & type)	Please reference site plan and architecture details.
Private Pedestrian Walkways (type of surfacing)	Cement concrete sidewalk. Colored concrete pavement at crossing.
Recreational Amenities: (describe type & location)	North/south playground and open space areas for recreation
Other Site Elements: (describe)	Please reference site plan.



### TYPE OF IRRIGATION SYSTEM

(Describe type and brand of irrigation system to be installed. Formal irrigation plans must be submitted with constructions plans)

A temporary irrigation system shall be provided with a battery operated timer from a hose bib or yard hydrant.

The system shall be in place for plant establishment and then removed.

A period of 2 growing season are needed for plant establishment.

### PROPOSED SOIL AMENDMENTS

(Describe soil conditions and proposed plans for soil treatment & Amendments)

**Soil Preparation.**

- a. Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
  - b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
  - c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled in.
  - d. Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 Inches.
- 6. Mulching of Newly Planted or Replanted Areas.**
- a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
  - b. Mulches must include organic materials, such as wood chips and shredded bark.
  - c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
  - d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.

### ADDITIONAL LANDSCAPING INFORMATION

Please reference landscape plan.



**LANDSCAPE MATERIALS**

Quantity	Type - Include botanical & common names (Plants must be keyed to landscape plan)	Size	Height	Spacing
<b>PLANT LEGEND</b>				
<b>TREES</b>				
SYMBOL	QTY	DESCRIPTION	SIZE	MATURE SIZE
	3	Zelkova 'Village Green' Village Green Zelkova Or sim. Large Tree	1.5" Cal. Min. B&B Well Formed	LARGE 30 FEET OC
	37	Gleditsia tricanthos 'Shademaster' Shademaster Honey Locust	1.5" Cal. Min. B&B Well Formed	LARGE 30 FEET OC
	30	Acer palmatum or Acer circinatum Japanese Maples or Vine Maple	7' Ht Min. B&B Multi Trunk preferred	SMALL TREE
	46	Acer rubrum 'October Glory' October Glory Maple	1.5" Cal. Min. B&B Well Formed	LARGE 30 FEET OC
	58	Laegerstromia indica sp. Crape Myrtle Species	7' Ht Min. B&B Multi Trunk preferred	SMALL TREE
	49	Chamaecyparis nootkatensis 'Pendula' Alaskan Weeping Cedar	5' Ht. Min. - B&B Full / Compact	MEDIUM 30 FEET OC
	7	Pinus contorta Shore Pine or sim.	5' Ht. Min. - B&B Full / Compact	MEDIUM 30 FEET OC
	230	36 TREES REQUIRED FOR TREE REPLACEMENT PER WFCI ARBORIST'S REPORT (CONIFERS)		
<b>SHRUBS &amp; GROUND COVERS</b>				
SYMBOL	QTY	DESCRIPTION	SIZE	
	100	Prunus lusitanica Portugal Laurel Hedge	3 Gal. Min. 24" Ht Min.	
	147	Delosperma 'Fire Spinner' Fire Spinner Ice Plant	1 Gal. Min.	Groundcover
	151	Viburnum davidii David's Viburnum	2 Gal. Min. 24" Ht Min.	
	46	Rhododendron sp. Varieties of medium Rhody (3'-4' Mature size)	3 Gal. Min. 24" Ht Min.	
	146	Nandina domestica 'Gulf stream' Gulf Stream Nandina	2 Gal. Min. 24" Ht Min.	
	35	Potentilla fruticosa Bush Cinquefoil	2 Gal. Min. 24" Ht Min.	
	28	Hydrangea sp. Varieties of Hydrangea	2 Gal. Min. 24" Ht Min.	
	209	Juniperus horizontalis 'Wiltonii' Creeping Juniper	2 Gal. Min.	Groundcover
	299	Thuja o. Little Gem Little Gem Arborvitae	3 gal. min. / 3.5' min. Ht.	
	178	Pennisetum alopecuroides Hameln Hameln Dwarf Fountain Grass	1 Gal. Min.	
	112	Helictotrichon sempervirens Blue Oat Grass	1 Gal. Min.	
	90	Miscanthus sinensis x Yaku Jima Dwarf Maiden Grass	1 Gal. Min.	
		Arctostaphylos uva-ursi or Sim. Native Groundcover Kinnikinnick	1 Gal. @24"O.C. Triangular Spacing	Groundcover
		<b>Hydrosed for Typical Lawn Areas</b> Turf areas shall be planted in species normally grown as permanent lawns in western Oregon. Either sod or seed are acceptable. Acceptable varieties include improved perennial ryes and fescues used within the local landscape industry.		Groundcover