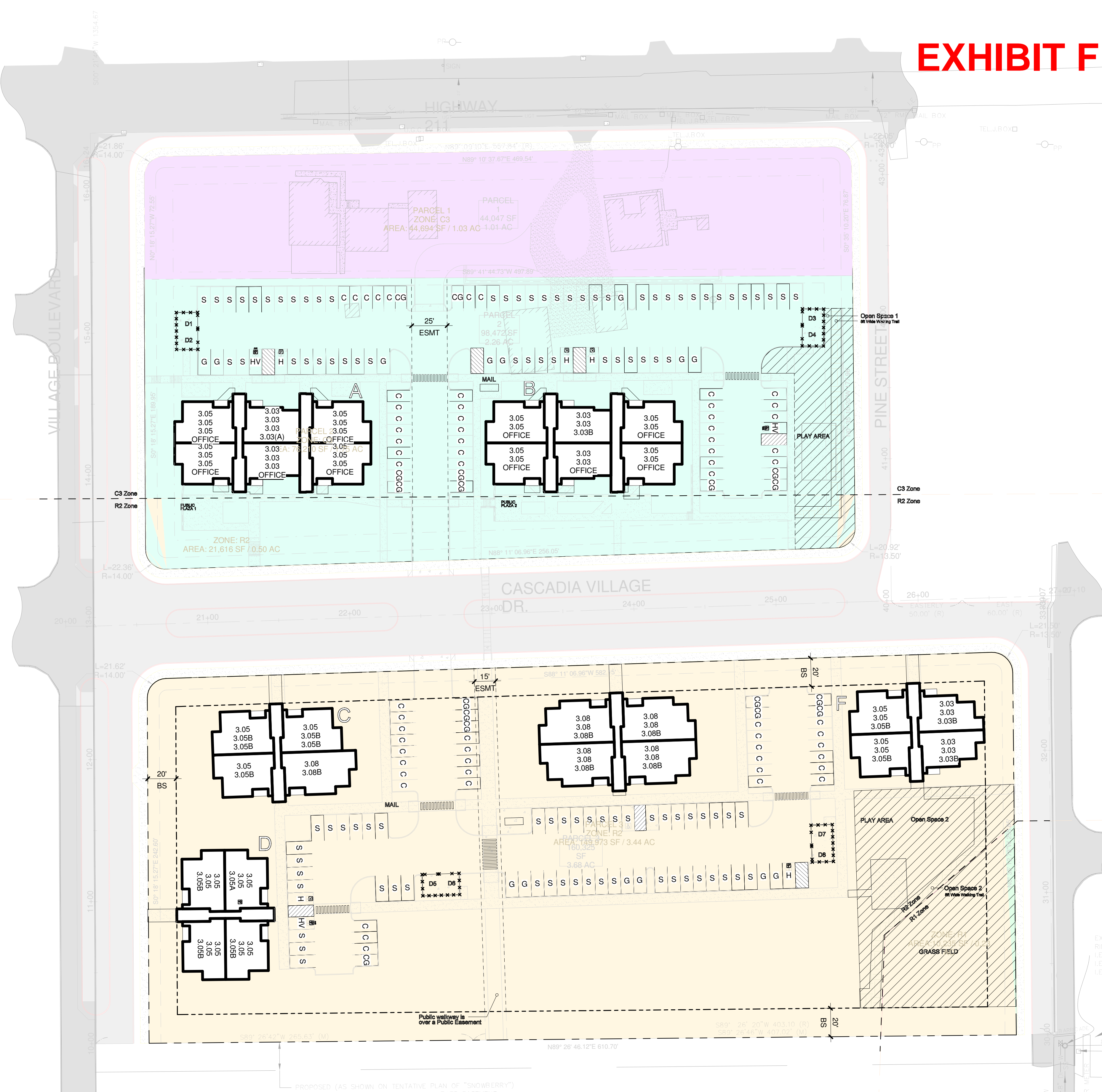


EXHIBIT F



Proposed Site Plan
1" = 40'-0"

PROJECT INFORMATION

PROJECT NAME	CASCADE CREEK
PROJECT SCOPE	APARTMENTS, 78 UNITS + 10 LEASE SPACES
PROJECT LOCATION	CASCADIA VILLAGE DR., SANDY OR
PARCEL	4500 MAP 2 4E 24BC
SITE ZONING	C3, R2, R1
ZONING JURISDICTION	CITY OF SANDY
SITE USE	MIX-USE (MULTI-FAMILY & COMMERCIAL)
SETBACK - FRONT (STREET)	20 FT.
SETBACK - SIDE (STREET)	20 FT.
SETBACK - SIDE (STREET)	20 FT.
SETBACK - REAR (STREET)	20 FT.
SETBACK - REAR (ADJ. LOT-NORTH PARCEL)	5 FT.

BUILDING HEIGHT LIMIT (C3 ZONE)	45 FT
BUILDING HEIGHT LIMIT (R1 & R2)	35 FT.
AREA (NORTH PARCEL-C3 ZONE)	76,210 SF (1.75 AC)
AREA (NORTH PARCEL-R2 ZONE)	21,616 SF (0.50 AC)
AREA (SOUTH PARCEL-R2 ZONE)	149,973 SF (3.44 AC)
AREA (SOUTH PARCEL-R1 ZONE)	10,235 SF (0.23 AC)
AREA (TOTAL)	258,034 SF (5.92 AC)
UNIT DENSITY ALLOWED	R2-8 MIN- 14 MAX./ ACRE, R1-5 MIN.-8 MAX./ACRE (AFTER REMOVAL OF R.O.W. & PUBLIC DEDICATED AREAS)
NORTH PARCEL	NO REQUIREMENTS
SOUTH PARCEL - R2 ZONE	48 UNITS (MAX.)
SOUTH PARCEL - R1 ZONE	1 UNIT (MAX.)

CODE ANALYSIS

CODE:	2021 OREGON STRUCTURAL SPECIALTY CODE
OCCUPANCY CLASSIFICATION:	R-2 (RESIDENTIAL APARTMENTS); B (OFFICES); U (PLAY STRUCTURE)
CONSTRUCTION TYPE:	VB, VA, VB
BUILDING TYPE:	2/2,2/3 STORY (APARTMENTS) & 3/4 STORY (APARTMENTS & OFFICES)

STRUCTURES ON SITE

STRUCTURES	FIRE SPRINKLERS	OCCUPANCY	CONSTRUCTION	BUILDING TYPE	COUNT
APARTMENT	NFPA 13R	R-2	VB	2/3-STORY	3
APARTMENT	NFPA 13R	R-2	VA	2-STORY	1
APARTMENT/OFFICE	NFPA 13R	R-2 / B	VB	3/4-STORY	2
PLAY AREA	N/A	U	VB	1-STORY	2
TOTAL STRUCTURES ON SITE:					8

BUILDING MATRIX - OFFICE

BUILDING	UNIT COUNT	Description
BUILDING A	5	OFFICE
BUILDING B	5	OFFICE
TOTAL UNITS	10	

BUILDING MATRIX - UNIT

BUILDING	UNIT COUNT	PARCEL
BUILDING A	19	NORTH
BUILDING B	13	NORTH
BUILDING C	10	SOUTH
BUILDING D	12	SOUTH
BUILDING E	12	SOUTH
BUILDING F	12	SOUTH
TOTAL UNITS	78	

OFFICE MATRIX - PARKING REQUIRED

OFFICE #	LEASE SPACE	PARKING/OFFICE	STALLS
BUILDING A	5	5	25
BUILDING B	5	5	25
TOTAL	10		50

UNIT MATRIX - PARKING REQUIRED

UNIT #	UNIT BED COUNT	UNIT COUNT	PARKING/D	STALLS
3.03	2	15	2	30
3.03B	2	3	2	6
3.05	3	36	2	72
3.05A	3	1	2	2
3.05B	3	9	2	18
3.08	4	9	2	18
3.08B	4	5	2	10
TOTAL		78		156

TOTAL PARKING - PROVIDED (NORTH)

DESCRIPTION	PARCEL	TYPE	STALLS PROVIDED
COMPACT	NORTH	C N	34
COMPACT-GUEST	NORTH	CG N	9
STANDARD-GUEST	NORTH	G N	8
ACCESSIBLE	NORTH	H N	3
ACCESSIBLE VAN	NORTH	HV N	2
STANDARD	NORTH	S N	53
TOTAL STALLS			109

TOTAL PARKING - PROVIDED (SOUTH)

DESCRIPTION	PARCEL	TYPE	STALLS PROVIDED
COMPACT	SOUTH	C S	28
COMPACT-GUEST	SOUTH	CG S	8
STANDARD-GUEST	SOUTH	G S	6
ACCESSIBLE	SOUTH	H S	2
ACCESSIBLE VAN	SOUTH	HV S	1
STANDARD	SOUTH	S S	47
TOTAL STALLS			92

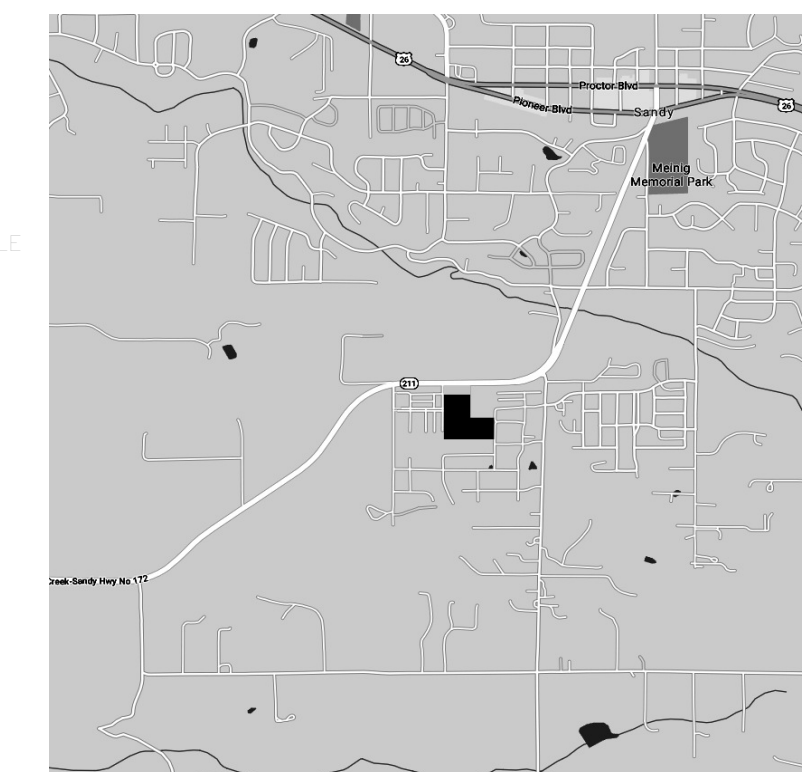
BUILDING 'A' & 'B' - OFFICE / UNIT RATIO

LEVEL	NAME	GROSS AREA	AREA %
L0	OFFICE	1,144.98 SF	18%
L0	OFFICE	991.31 SF	15%
L0	OFFICE	1,144.98 SF	18%
L1	OFFICE	1,144.98 SF	18%
L1	OFFICE	1,144.98 SF	18%
L1	UNIT	946.43 SF	15%
			100%

OPEN SPACE - PROVIDED

LOCATION	NAME	AREA
NORTH PARCEL	OPEN SPACE 1	6,770 SF
SOUTH PARCEL	OPEN SPACE 2	17,236 SF
TOTAL		24,007 SF

VICINITY MAP



CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

SITE PLAN

VAUGHAN BAY CONSTRUCTION

PR-100.19

R D + A

ROSS DECKMAN & ASSOCIATES INC.

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Building A East Elevation - Entry Drive Aisle

1/8" = 1'-0"



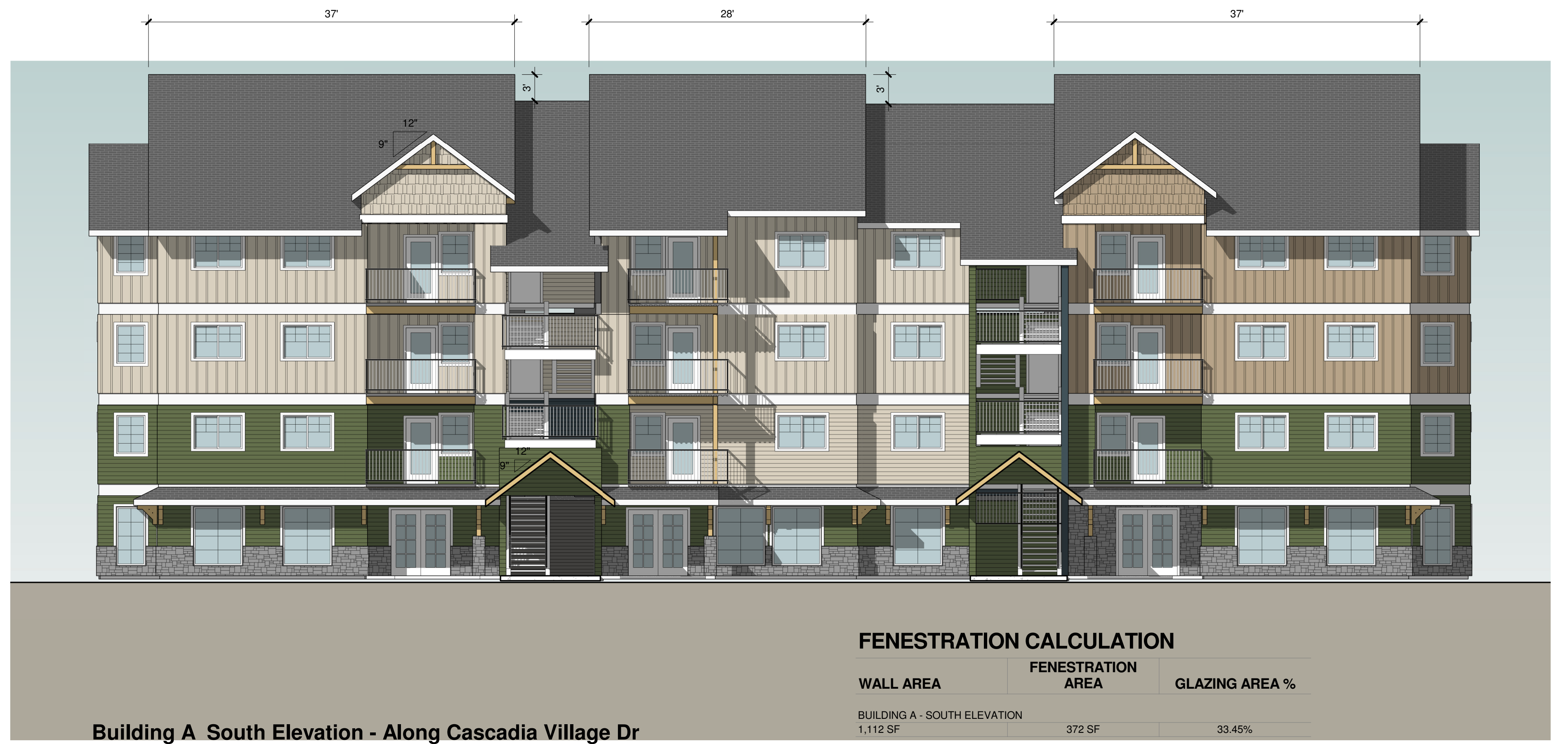
Building A North Elevation - Parking

1/8" = 1'-0"



Building A West Elevation - Along Village Boulevard

1/8" = 1'-0"



Building A South Elevation - Along Cascadia Village Dr

1/8" = 1'-0"

FENESTRATION CALCULATION

WALL AREA	FENESTRATION AREA	GLAZING AREA %
BUILDING A - SOUTH ELEVATION 1,112 SF	372 SF	33.45%
BUILDING A - WEST ELEVATION 464 SF	120 SF	25.86%
BUILDING B - SOUTH ELEVATION 1,112 SF	372 SF	33.45%

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

ELEVATIONS A

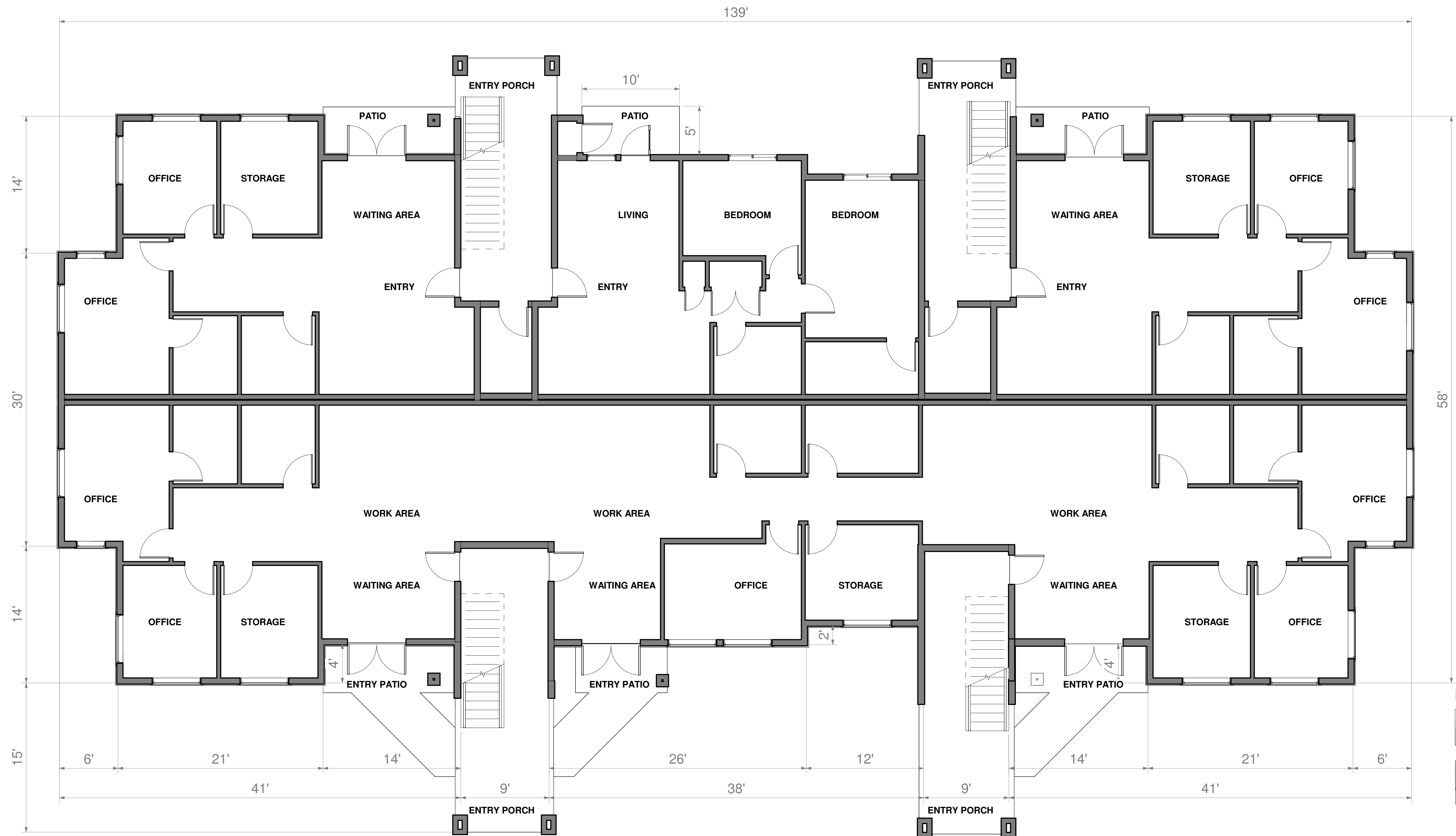
VAUGHAN BAY CONSTRUCTION

PR-201

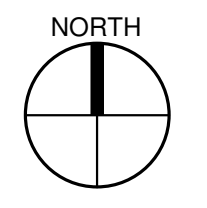
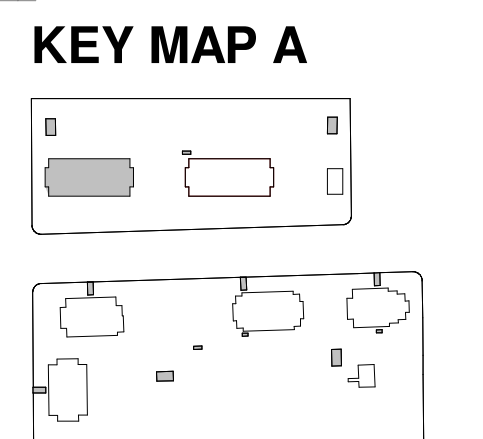
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BUILDING A -- LEVEL 1
3/16" = 1'-0"



CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

PLAN A

VAUGHAN BAY CONSTRUCTION

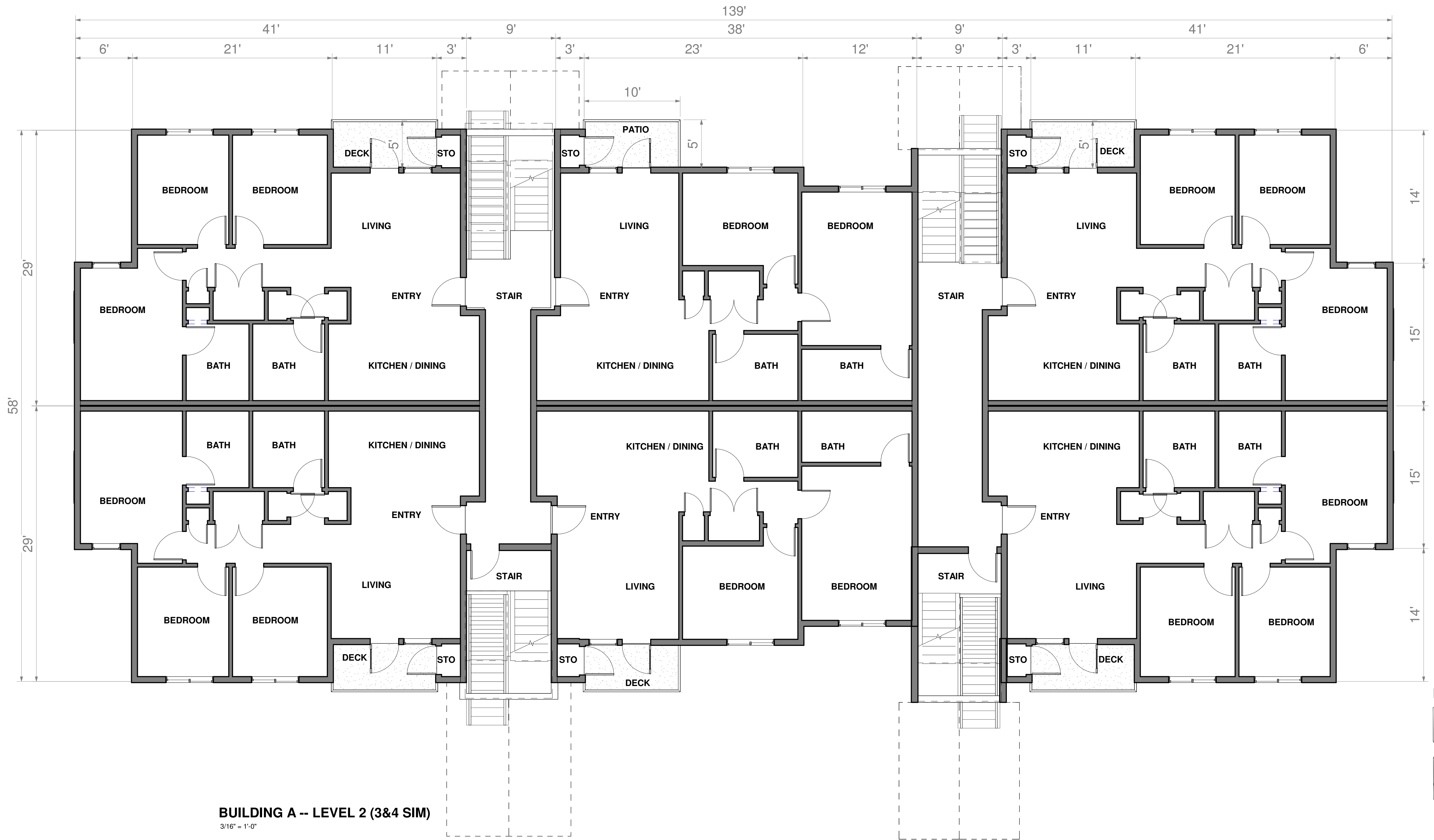
PR-201.1

R D + A

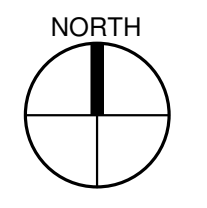
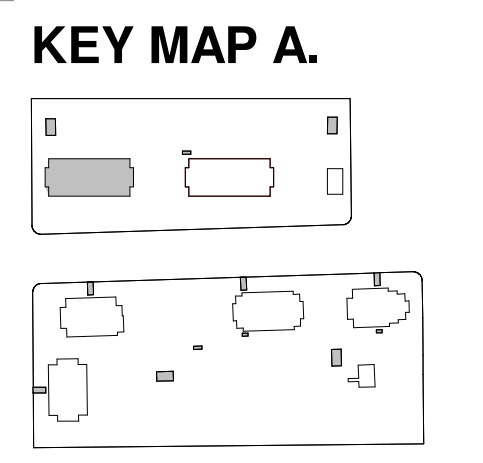
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BUILDING A -- LEVEL 2 (3&4 SIM)
3/16" = 1'-0"



CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

PLAN A

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PR-201.2



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FENESTRATION CALCULATION

WALL AREA	FENESTRATION AREA	GLAZING AREA %
BUILDING A - SOUTH ELEVATION 1,112 SF	372 SF	33.45%
BUILDING A - WEST ELEVATION 464 SF	120 SF	25.86%
BUILDING B - SOUTH ELEVATION 1,112 SF	372 SF	33.45%

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

ELEVATIONS B

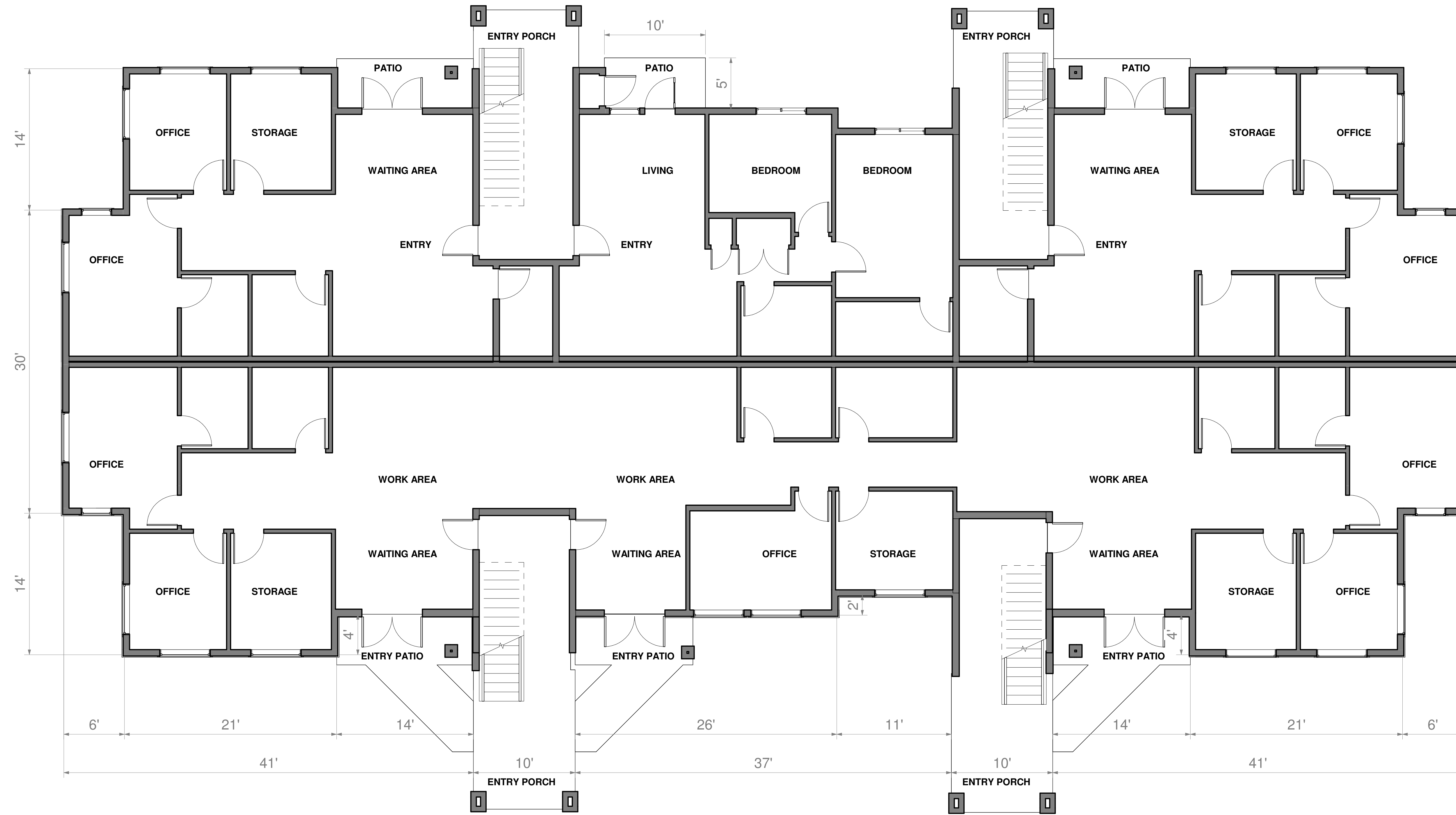
VAUGHAN BAY CONSTRUCTION

PR-202

R D + A

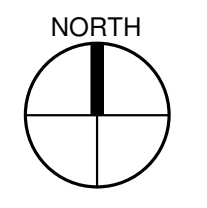
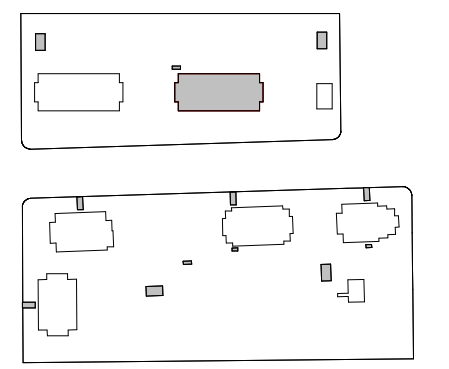
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BUILDING B -- LEVEL 1
3/16" = 1'-0"

KEY MAP B



CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

PLAN B

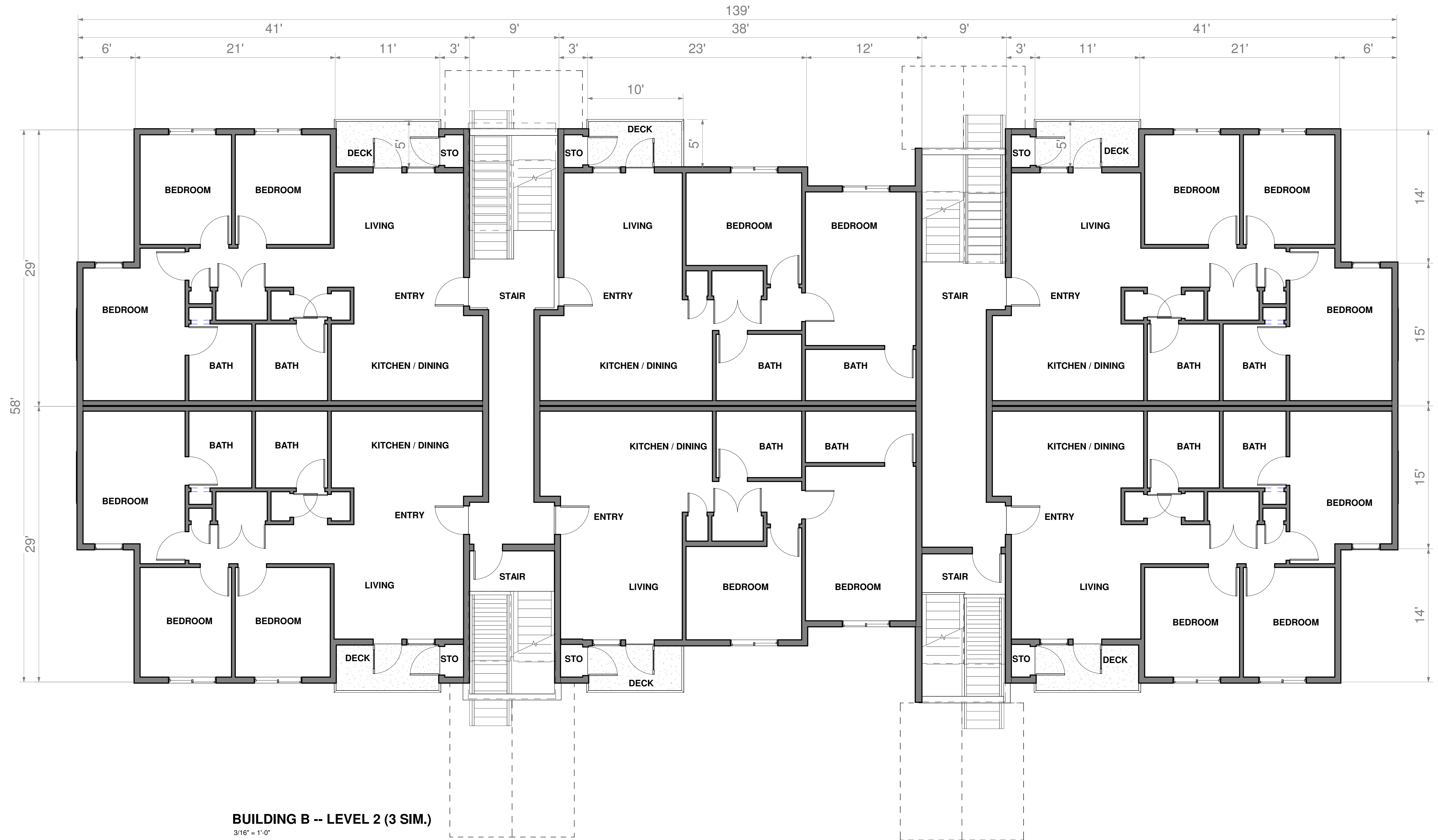
VAUGHAN BAY CONSTRUCTION

PR-202.1

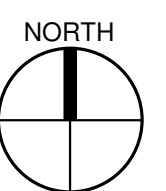
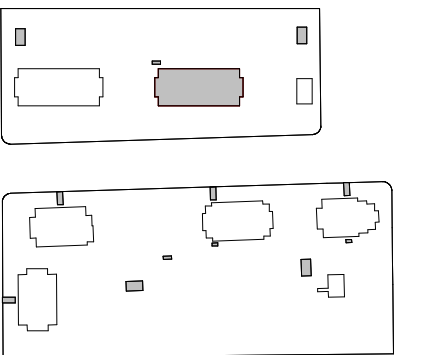
R D + A

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KEY MAP B.



CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

PLAN B

VAUGHAN BAY CONSTRUCTION

PR-202.2

R D + A

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Building C East Elevation-Entry Drive Aisle

1/8" = 1'-0"



Building C North Elevation-Along Cascadia Village Dr

1/8" = 1'-0"



Building C West Elevation-Along Village Boulevard

1/8" = 1'-0"



Building C South Elevation-Parking

1/8" = 1'-0"

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

ELEVATIONS C

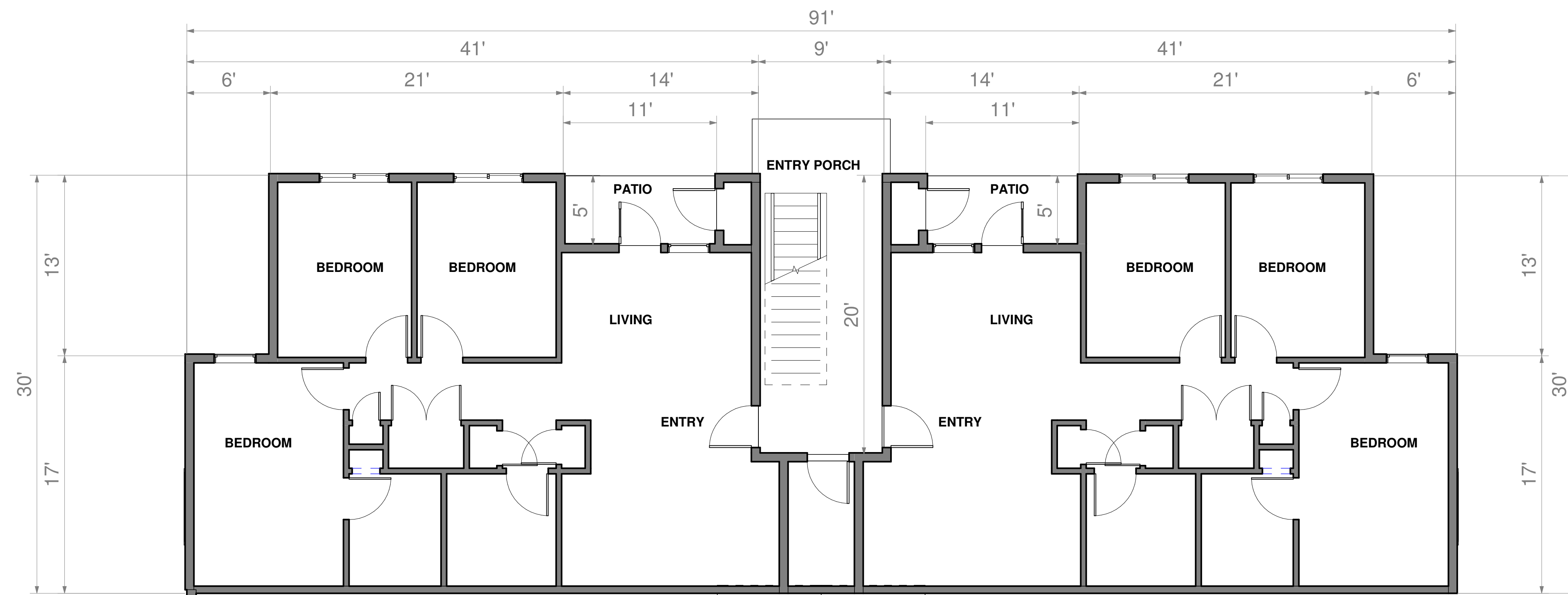
VAUGHAN BAY CONSTRUCTION

PR-203

R D + A

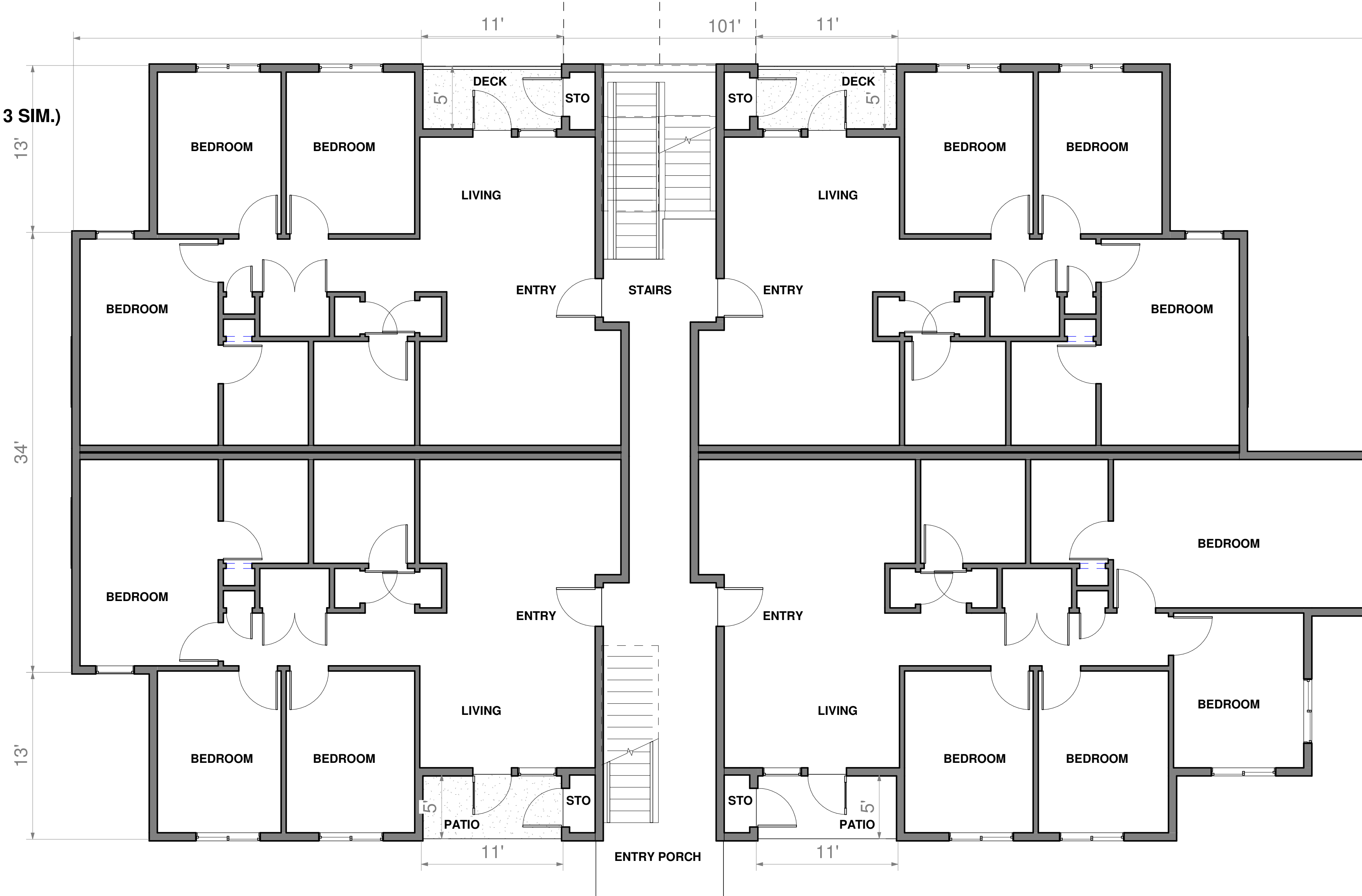
ROSS DECKMAN & ASSOCIATES INC.

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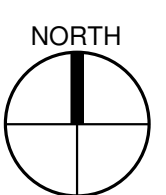
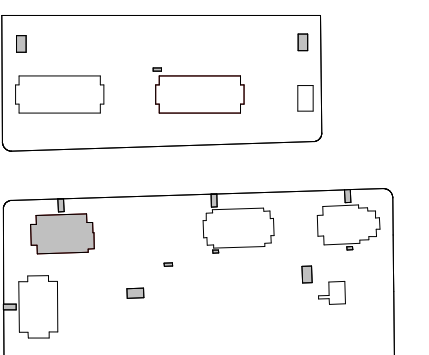


BUILDING C -- LEVEL 0
3/16" = 1'-0"

BUILDING C -- LEVEL 1 (2 & 3 SIM.)
3/16" = 1'-0"



KEY MAP C



CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

PLAN C

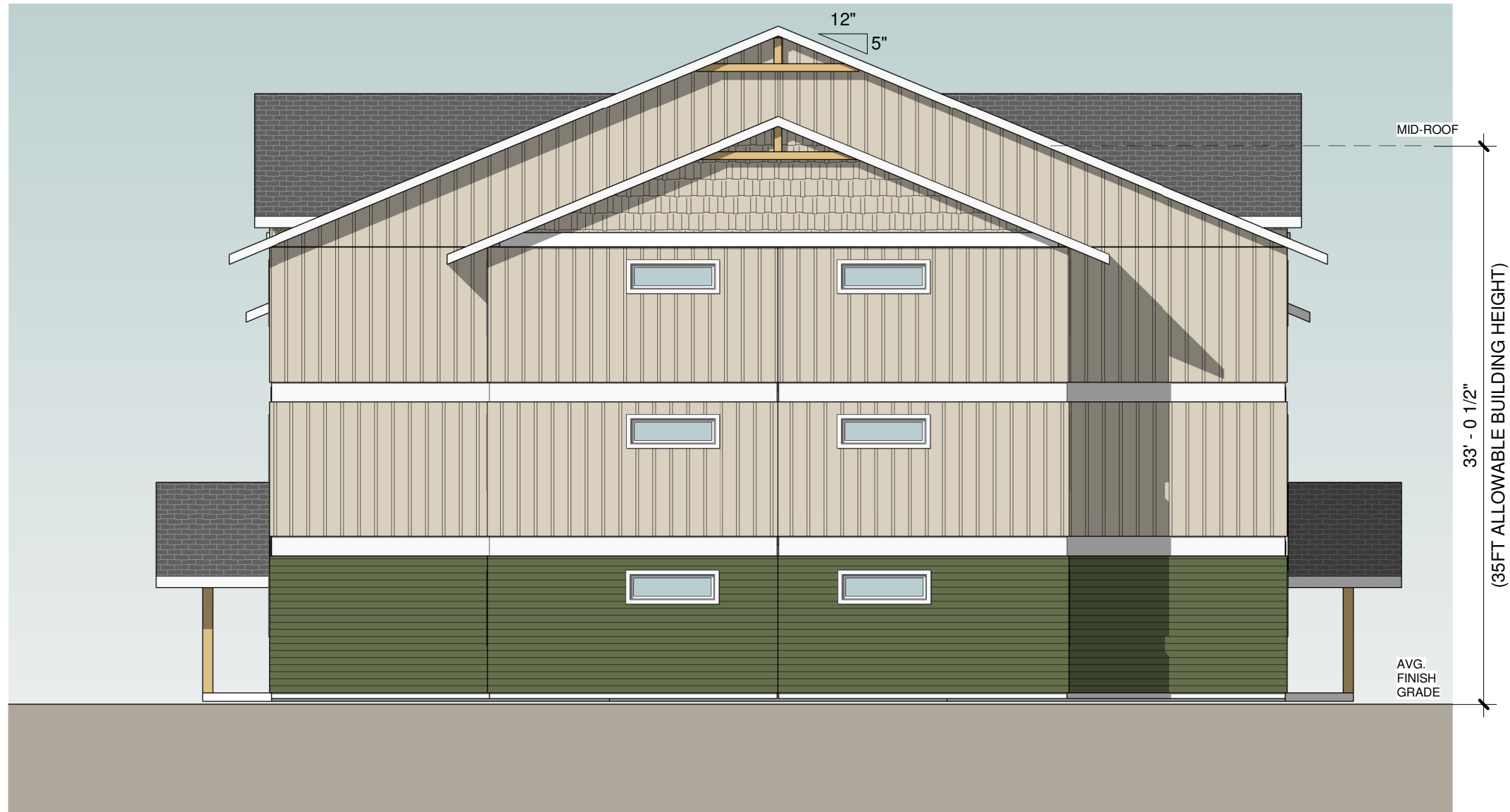
VAUGHAN BAY CONSTRUCTION

PR-203.1

R D + A

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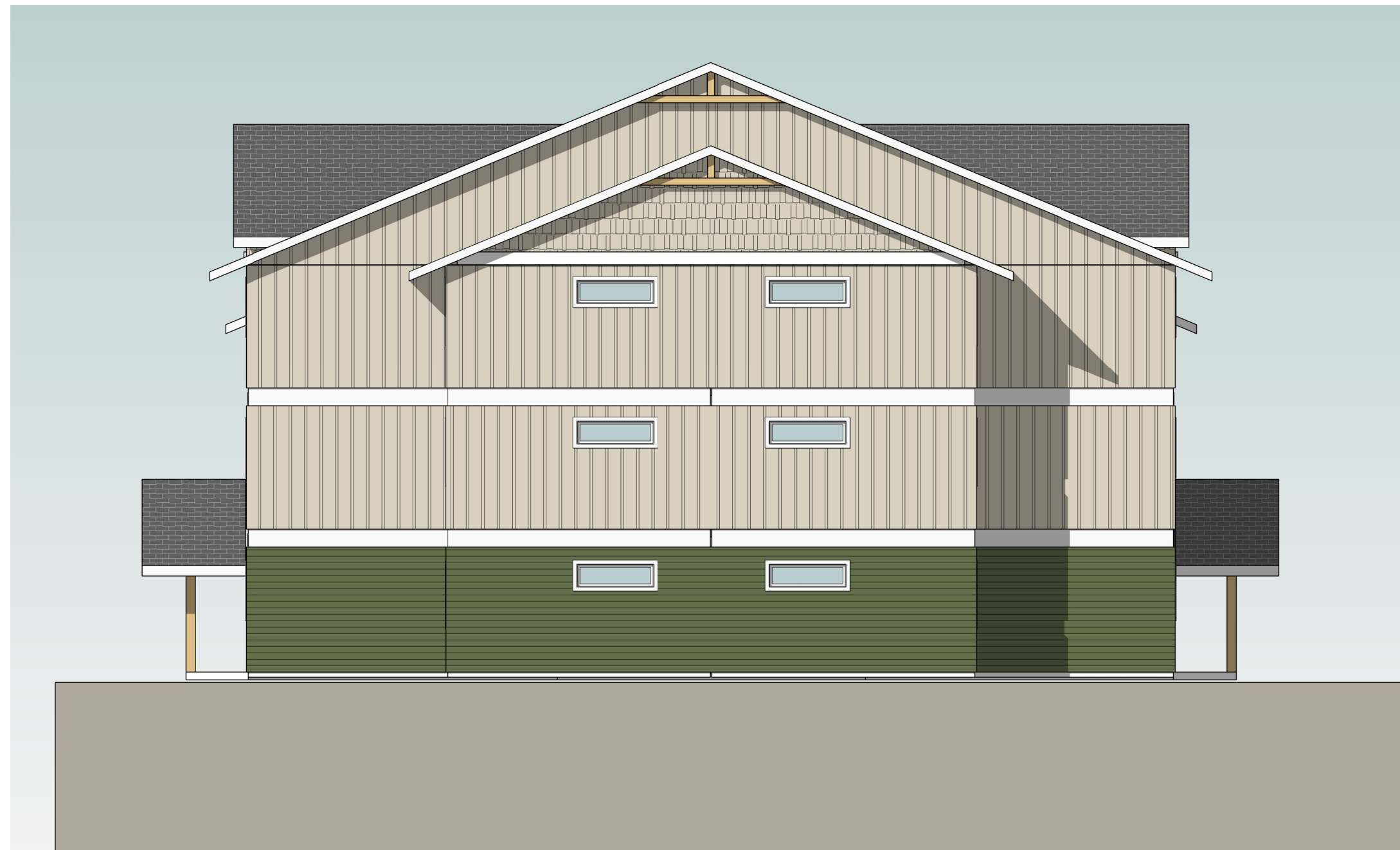
Building D North Elevation-Facing Building C

1/8" = 1'-0"



Building D West Elevation-Along Village Boulevard

1/8" = 1'-0"



Building D South Elevation-Along Bornstedt Park

1/8" = 1'-0"



Building D East Elevation-Parking

1/8" = 1'-0"

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

ELEVATIONS D

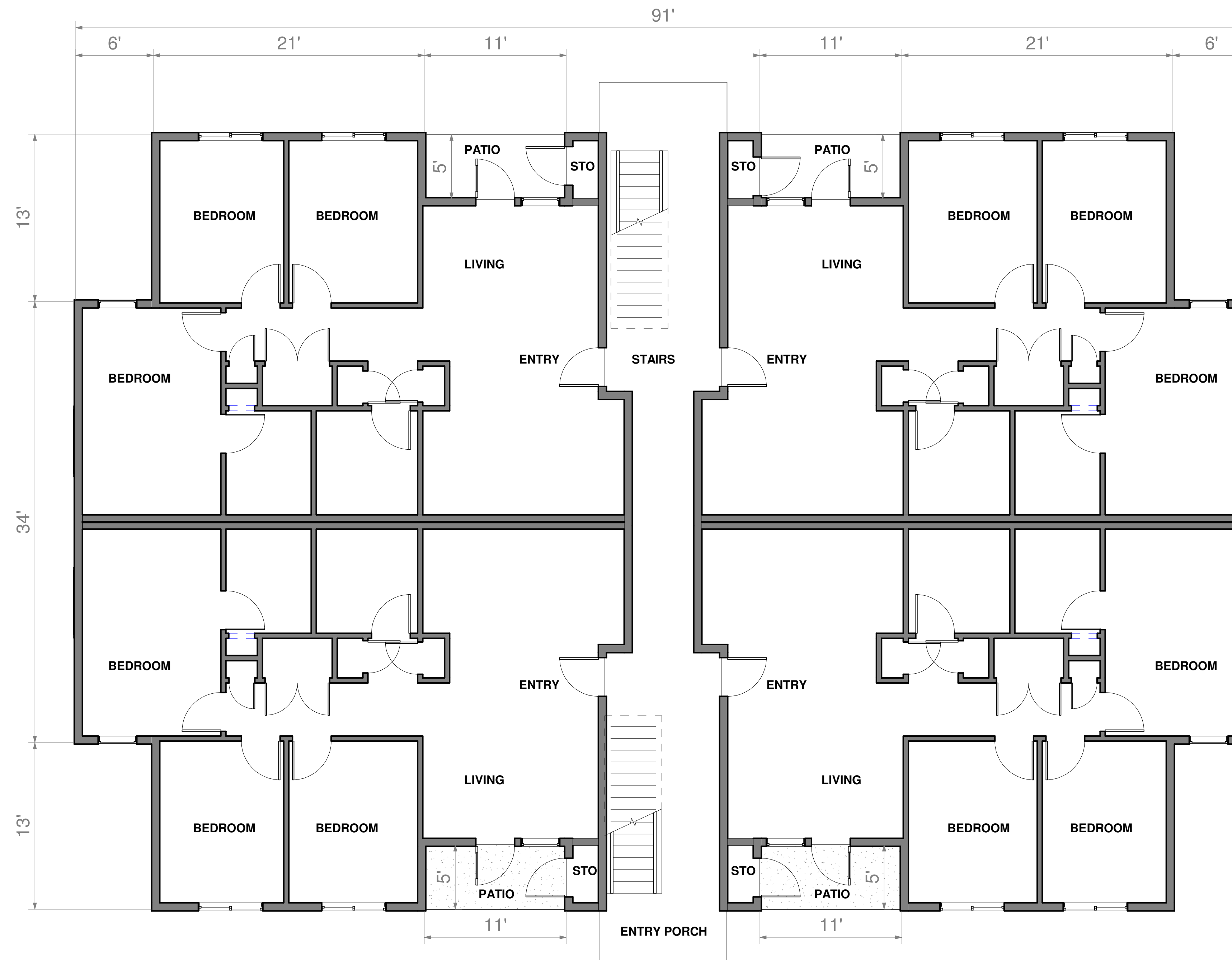
VAUGHAN BAY CONSTRUCTION

PR-204

R D + A

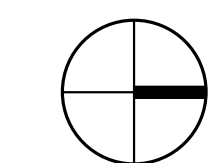
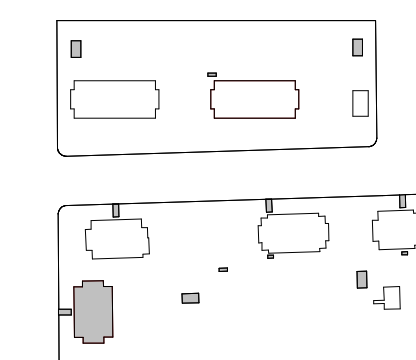
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BUILDING D -- LEVEL 1 (2 & 3 SIM.)
 3/16" = 1'-0"

KEY MAP D



CASCADE CREEK

CASCADIA VILLAGE DR.
 SANDY, OREGON

3.8.2023

PLAN D



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PR-204.1



Building E-West
1/8" = 1'-0"



Building E-South
1/8" = 1'-0"



Building E-East
1/8" = 1'-0"



Building E-North
1/8" = 1'-0"

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

ELEVATIONS E

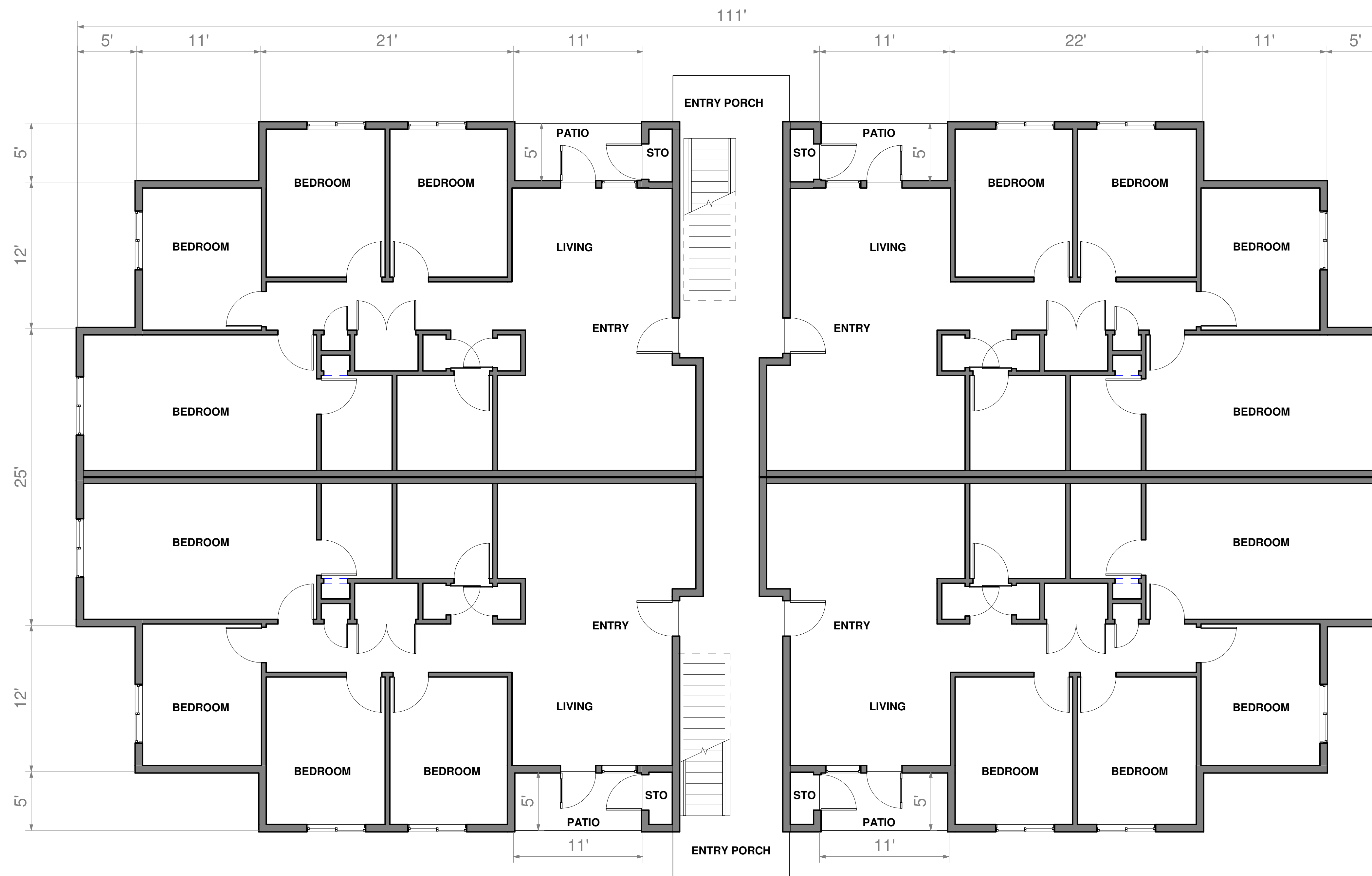
VAUGHAN BAY CONSTRUCTION

PR-205

R D + A

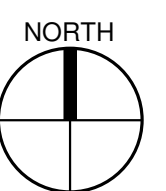
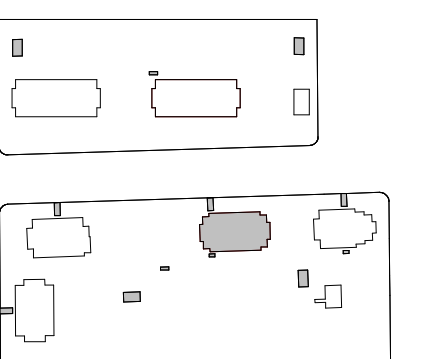
ROSS DECKMAN & ASSOCIATES INC.

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BUILDING E -- LEVEL 1 (2 & 3 SIM.)
 3/16" = 1'-0"

KEY MAP E



CASCADE CREEK

CASCADIA VILLAGE DR.
 SANDY, OREGON

3.8.2023

PLAN E



VAUGHAN BAY CONSTRUCTION

ROSS DECKMAN & ASSOCIATES INC.

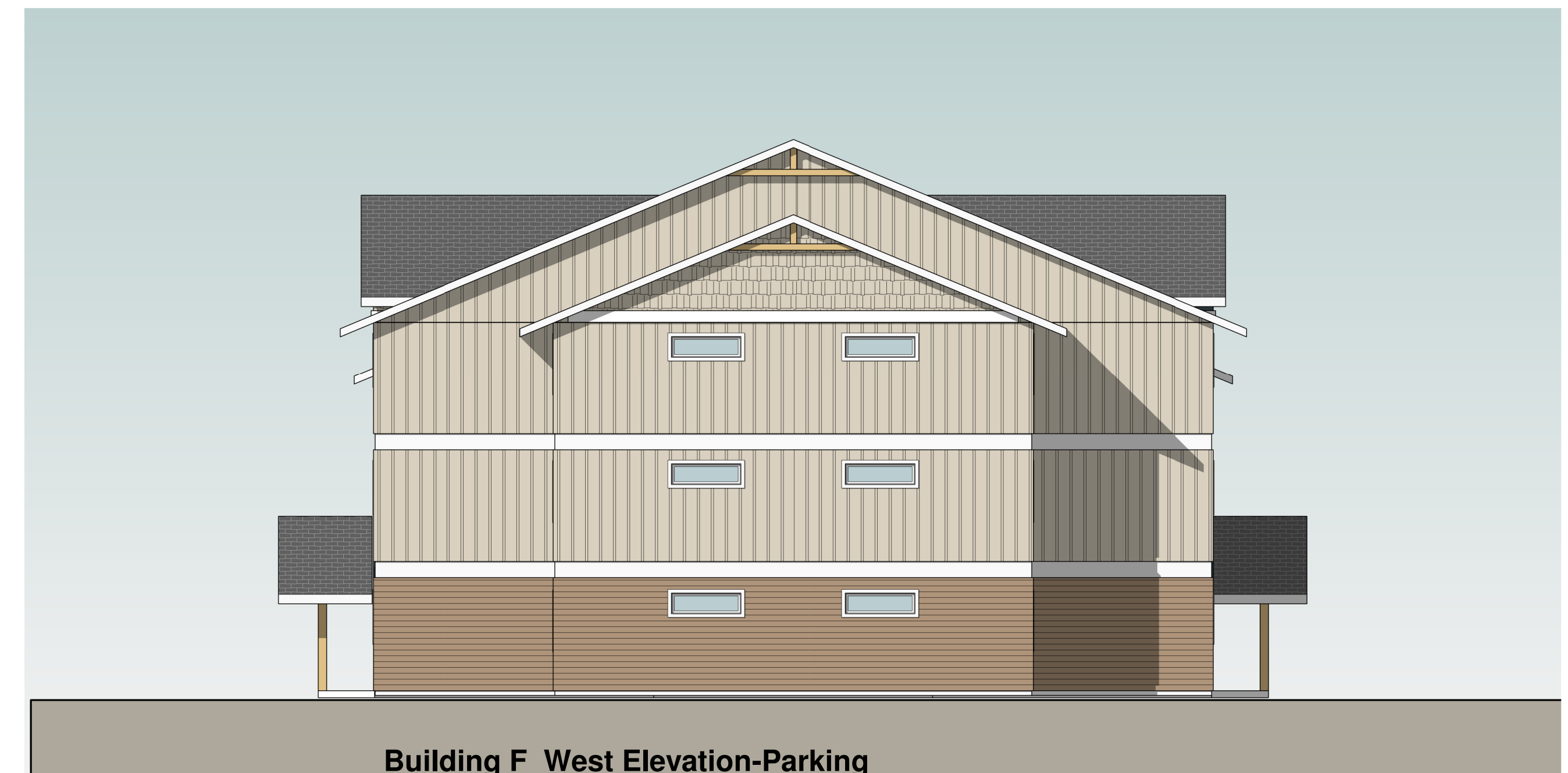
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 F. 253.840.9503

PR-205.1



Building F North Elevation-Along Cascadia Village Dr

1/8" = 1'-0"



Building F West Elevation-Parking

1/8" = 1'-0"



Building F East Elevation-Along Pine Street

1/8" = 1'-0"



Building F South Elevation-Facing Bornstedt Park

1/8" = 1'-0"

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

ELEVATIONS F

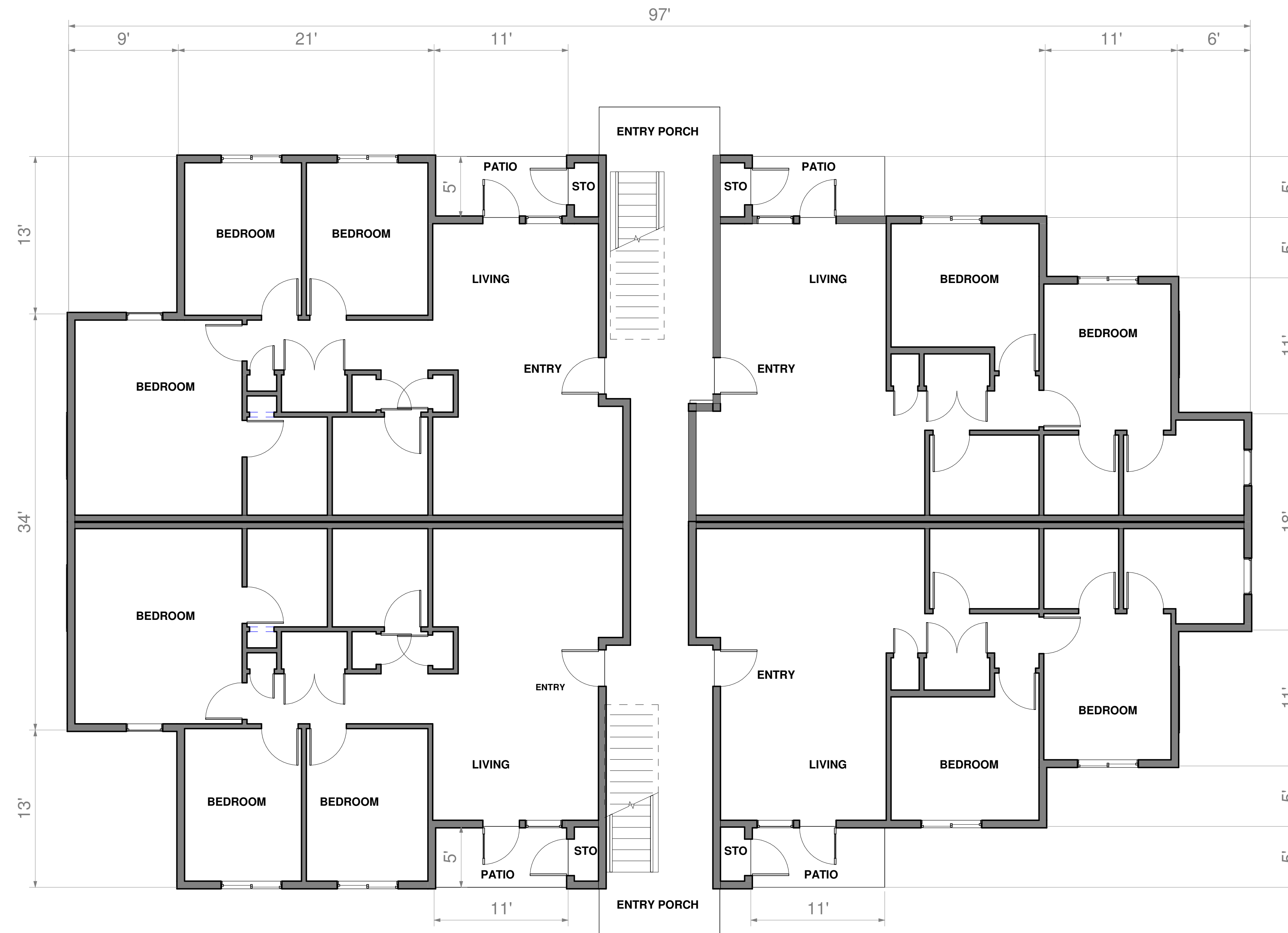
VAUGHAN BAY CONSTRUCTION

PR-206

R D + A

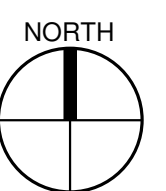
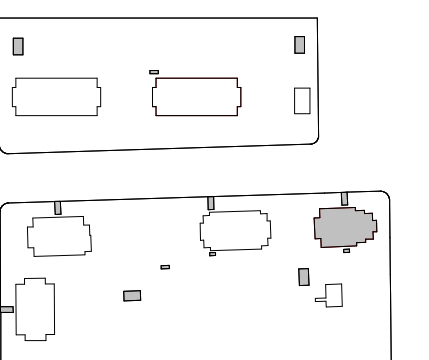
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BUILDING F -- LEVEL 1 (2 & 3 SIM.)
 3/16" = 1'-0"

KEY MAP F



CASCADE CREEK

CASCADIA VILLAGE DR.
 SANDY, OREGON

3.8.2023

PLAN F

VAUGHAN BAY CONSTRUCTION

PR-206.1



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Building C NW Perspective -- Corner of Village Boulevard & Cascadia Village Dr



Building F NE Perspective -- Corner of Pine St & Cascadia Village Dr



Building D SW Perspective -- Along Village Boulevard



Building A SW Perspective -- Corner of Village Boulevard & Cascadia Village Dr



Building A NE Perspective

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

PERSPECTIVES

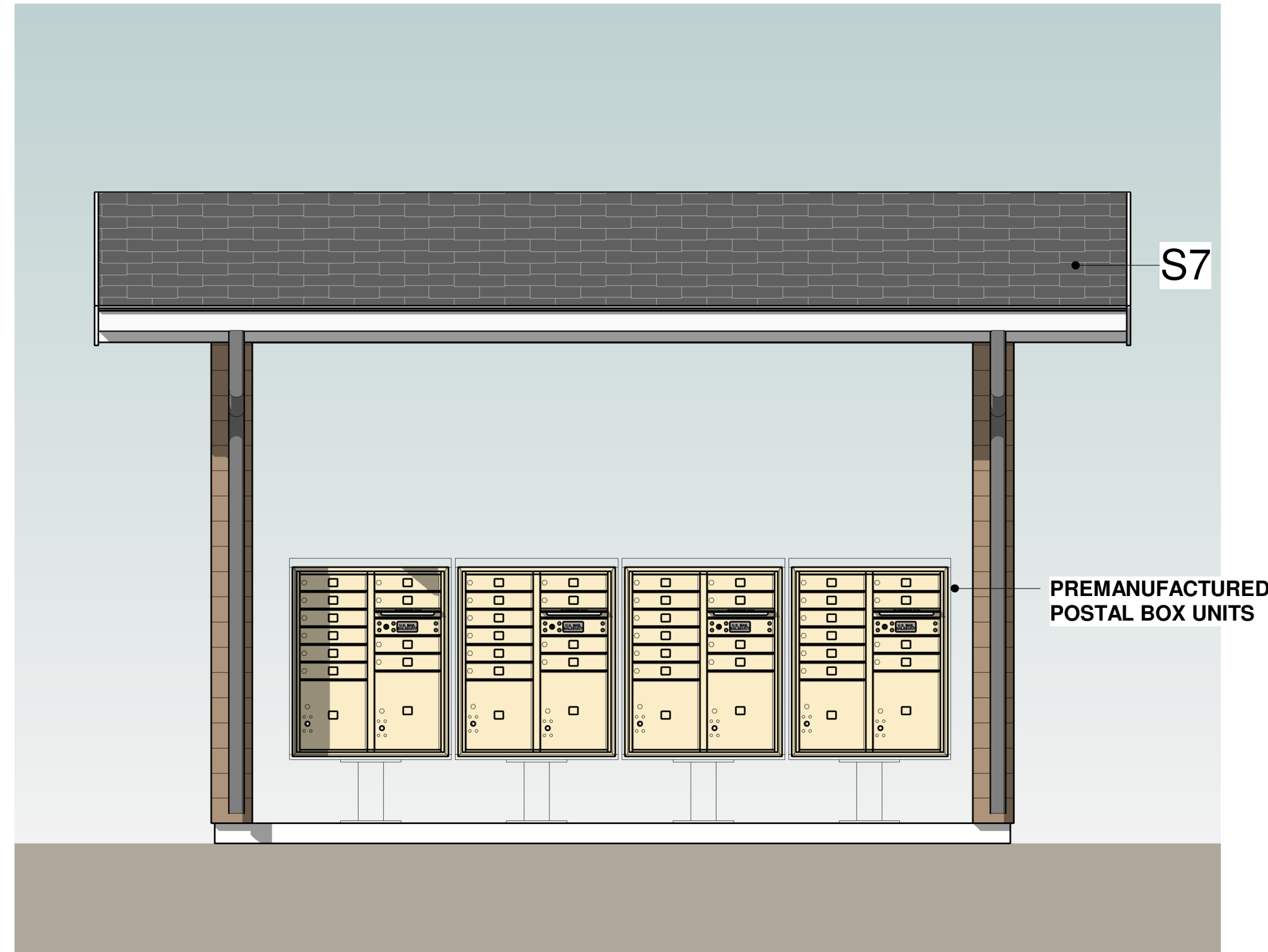
VAUGHAN BAY CONSTRUCTION

PR-210

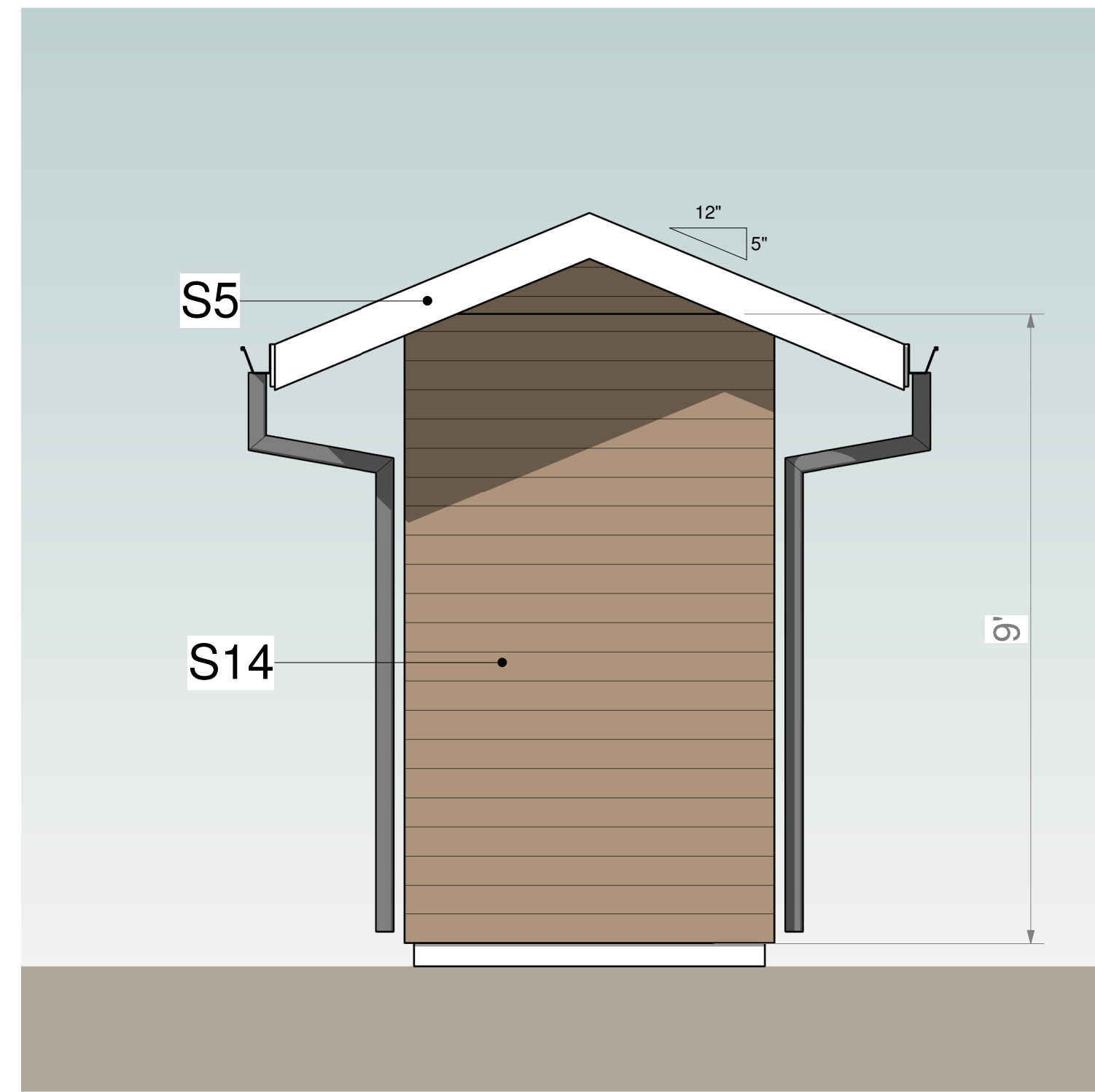
R D + A

ROSS DECKMAN & ASSOCIATES INC.

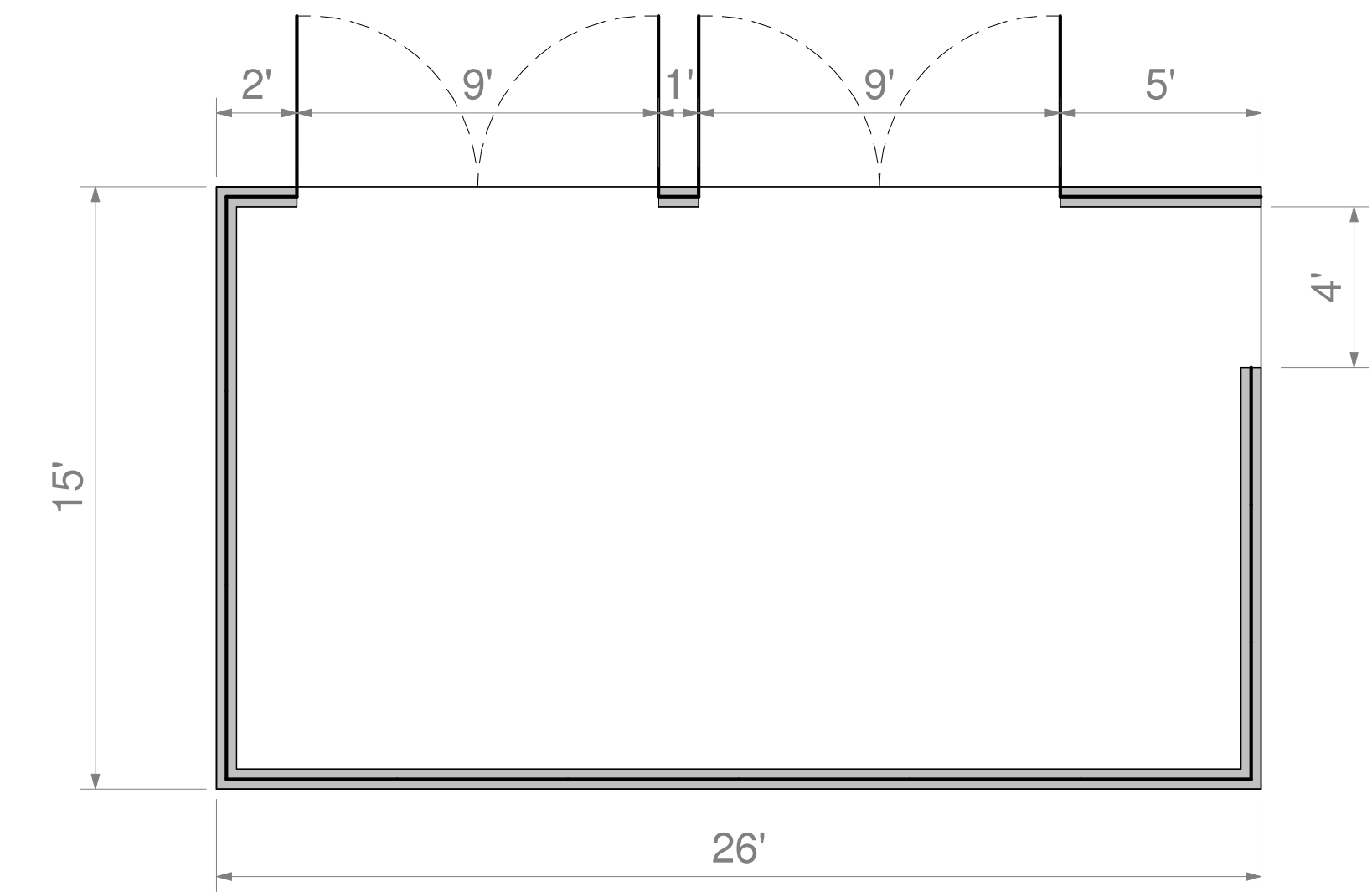
207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
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F. 253.840.9503



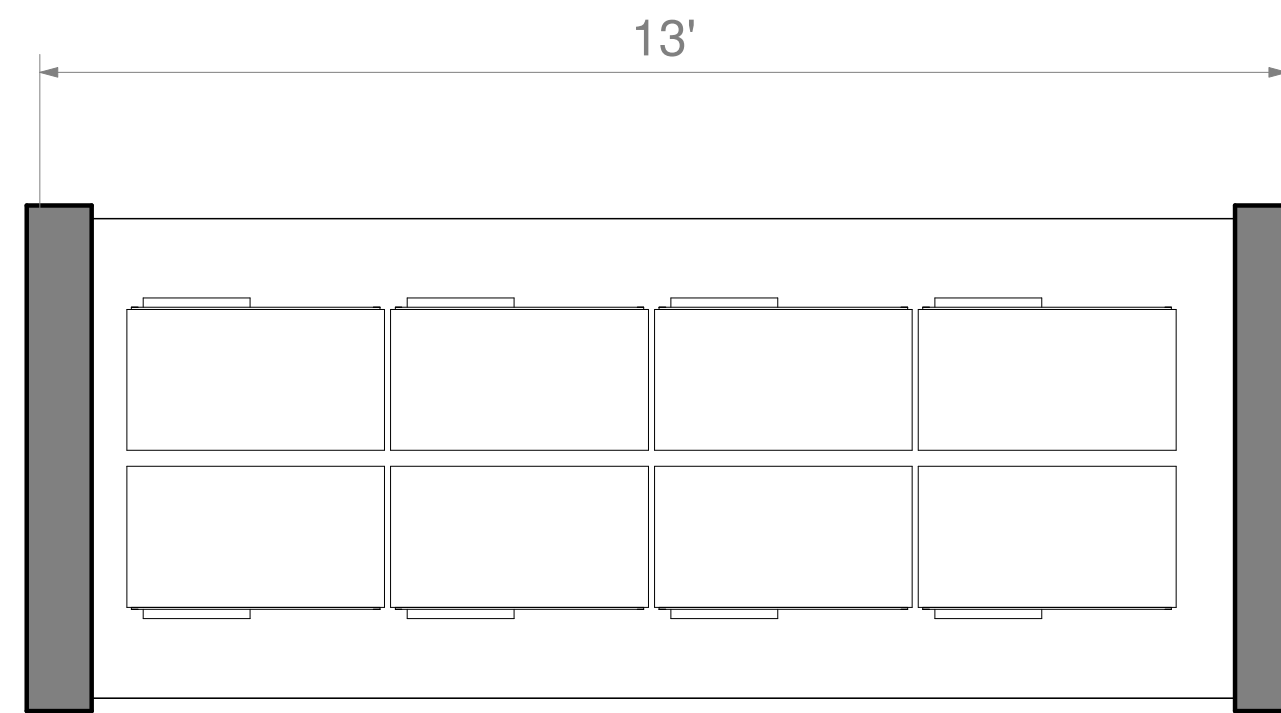
NORTH / SOUTH ELEVATION
1/2" = 1'-0"



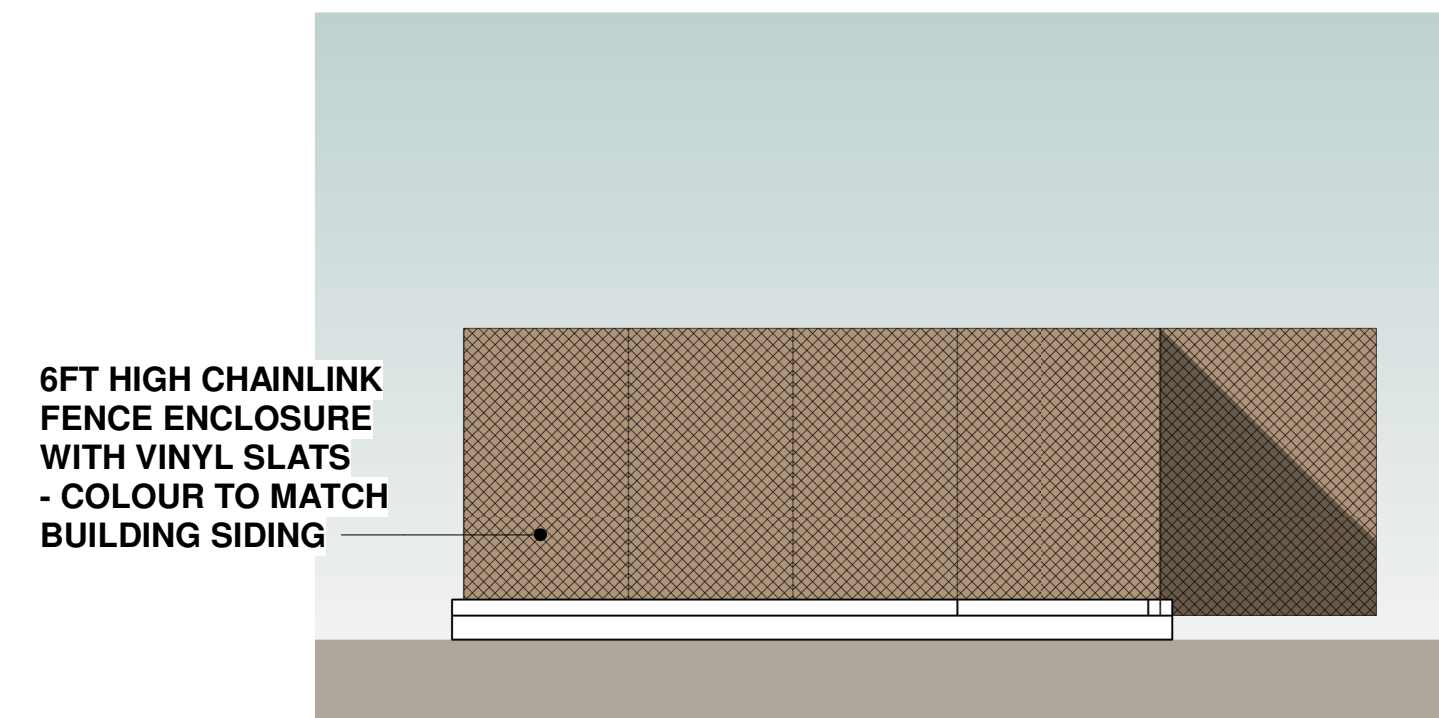
EAST / WEST ELEVATION
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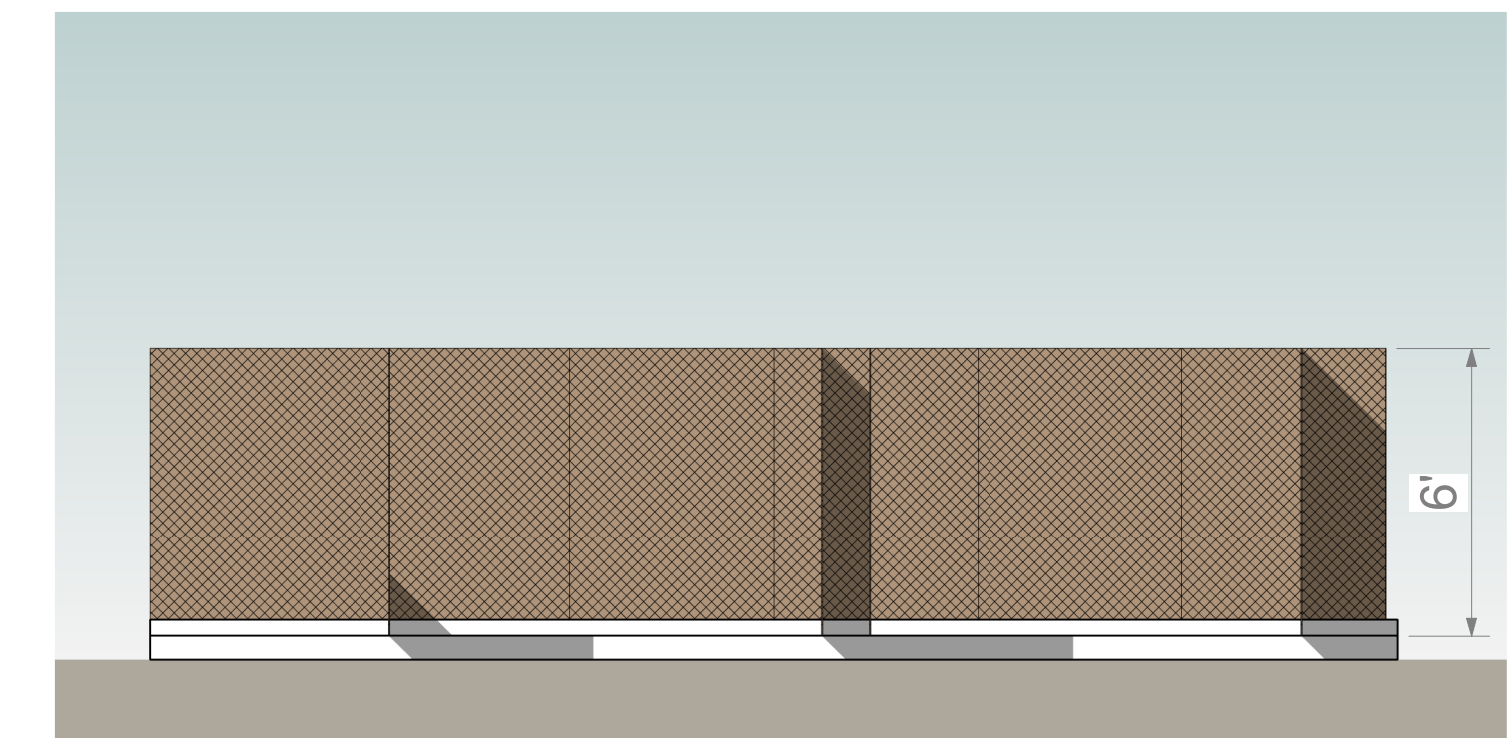
TRASH/RECYCLE
1/4" = 1'-0"



MAIL KIOSK PLAN
1/2" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



FRONT/REAR ELEVATION
1/4" = 1'-0"

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

MAIL KIOSK+TRASH+RECYCLE

VAUGHAN BAY CONSTRUCTION

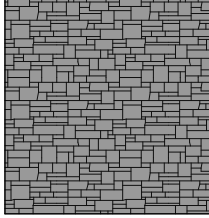




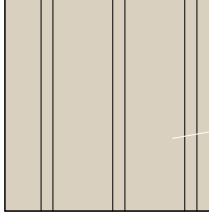
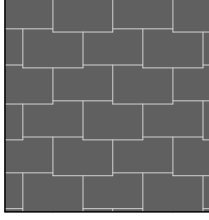
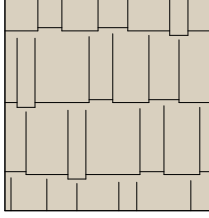


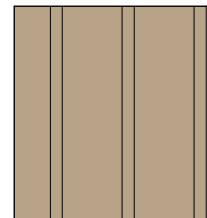

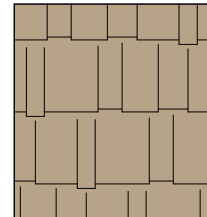
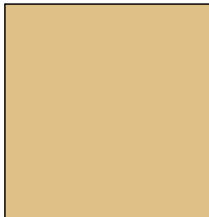


PR-211

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ROSS DECKMAN & ASSOCIATES INC.

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PUYALLUP, WASHINGTON 98372
P. 253.840.9405
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MATERIALS LEGEND

	S1 MUTUAL MATERIALS STONE VENEER ELDORADO DRYSTACK DARK RUNDLE		
	S2 MILGARD WINDOWS VINYL WHITE		
	S3 JAMES HARDIE "MOUNTAIN SAGE" LAP SIDING PLANK CEMENTITIOUS		
	S4 LOCAL SUPPLIER "NATURAL" POURED CONCRETE		
	S5 LOCAL SUPPLIER "WHITE" TRIM MDF		
	S6 JAMES HARDIE "WHITE MERINGUE" VERTICAL SIDING-CEDARMILL CEMENTITIOUS		
	S7 LOCAL SUPPLIER "DARK GREY" CLASS A COMPOSITION SHINGLES		
	S8 HARDIEPANEL "WHITE MERINGUE" SHAKE CEMENTITIOUS		
	S9 LOCAL SUPPLIER "CLEAR STAIN" FRAMING WOOD		
	S10 HARDIEPLANK "WHITE MERINGUE" LAP SIDING CEMENTITIOUS		S15 HARDIEPANEL "TALL GRASS" VERTICAL SIDING-CEDARMILL CEMENTITIOUS
	S11 LOCAL SUPPLIER "DARK GREY" MATTE RAILING ALUMINUM		S15 HARDIEPANEL "TALL GRASS" SHAKE CEMENTITIOUS
	S12 LOCAL SUPPLIER "CLEAR STAIN" FRAMING WOOD		S14 HARDIEPLANK "NUT BROWN" LAP SIDING CEMENTITIOUS
	S13 HARDIEPLANK "TALL GRASS" LAP SIDING CEMENTITIOUS		



Building A South Elevation - Enlarged

1/4" = 1'-0"

CASCADE CREEK

CASCADIA VILLAGE DR.
SANDY, OREGON

3.8.2023

FINISH MATERIALS

VAUGHAN BAY CONSTRUCTION

PR-300

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