

FOR PLAN
REVIEW ONLY

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 # 2021-146
DATE: 02/08/2023

REVISIONS

NEW MULTI-FAMILY DEVELOPMENT

SANDY

38015 Hwy 26, Sandy, OR

SHEET:

A1.01

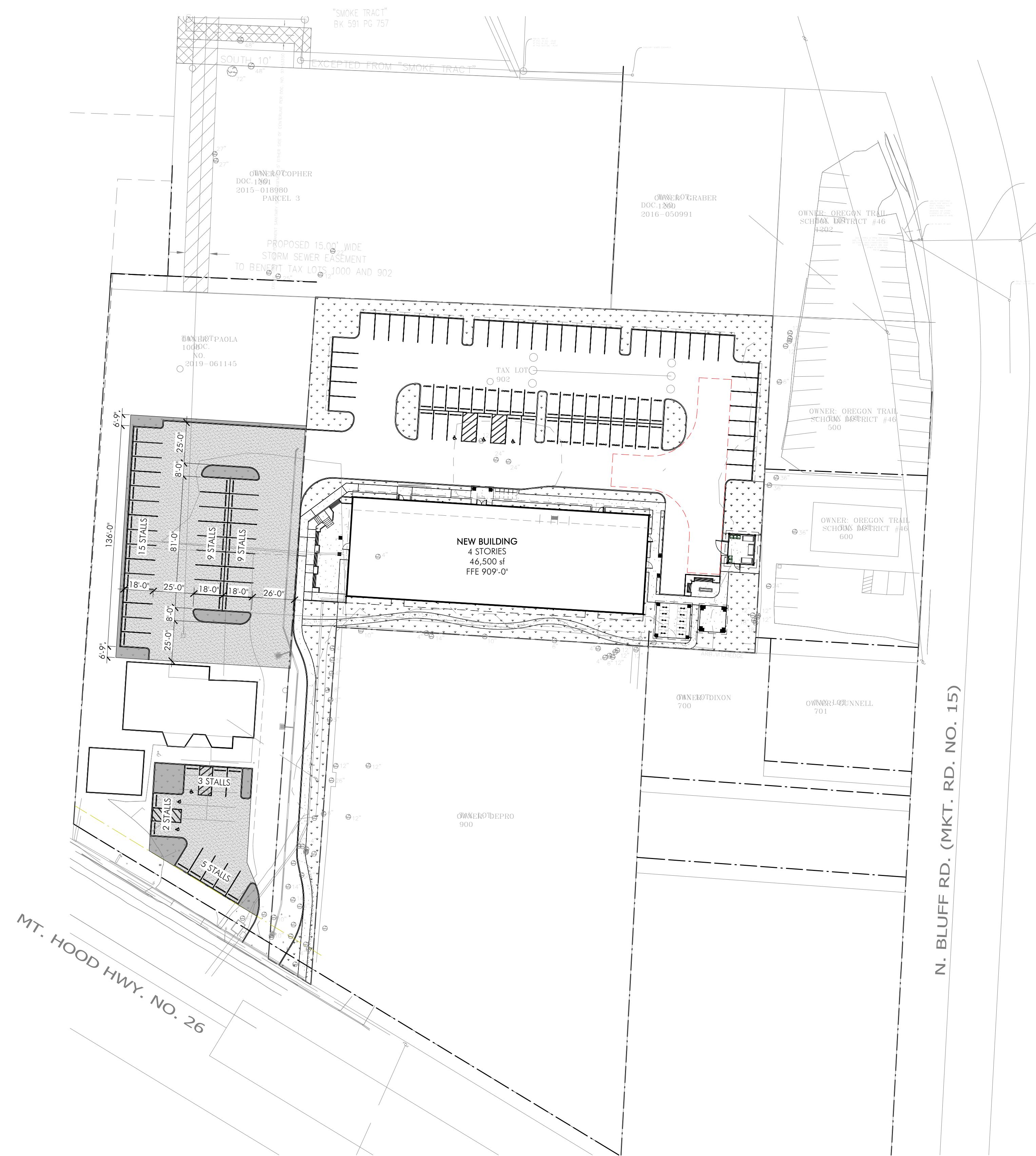
SITE PLAN

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

- PARKING:
- EATING ESTABLISHMENT: 1 SPACE PER 250 SF (4,421 SF) = 17 SPACES RQ'D
 - BIKE PARKING: 5% OF RQ'D PARKING, OR 2 SPACES = 2 SPACES
 - EATING ESTABLISHMENT: 1 SPACE PER 2 EMPLOYEES (10) = 23 SPACES RQ'D
 - BIKE PARKING: 5% OF RQ'D PARKING, OR 2 SPACES = 2 SPACES
 - EXISTING PARKING: 44 SPACES
 - PROVIDED = 43 SPACES
 - 0.00% COMPACT
- REQUIRED PARKING LANDSCAPE: 10% OF PARKING LOT
- LOWER PARKING (3,445 SF) = 345 SF
 - UPPER PARKING (15,221 SF) = 1,522 SF
 - PROVIDED = 1,867 SF
 - 1,960 SF
 - MINIMUM 5'-0" PLANTERS AT ENDS OF EACH BAY



SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 63,711 sf = 1.46 ac
 ZONING: C-2 General Commercial
 SETBACKS: FRONT YARD - 10'-0" SIDE/REAR YARD - NONE
 BUILDING HEIGHT: 55 FT.
PROPOSED: 3 LEVELS OF RES. OVER 1 LEVEL OF STORAGE

CIVIC SPACE RQMT: 3% BUILDING AREA = 1,911 sf
PROVIDED = 1,544 sf

OUTDOOR REC AREA: 200 sf PER UNIT = 8,400 sf
 OUTDOOR DOG PARK = 786 SF
 COVERED GAZEBO (256 ft x 1.25) = 320 SF
 OUTDOOR SEATING/FIRE PIT = 285 SF
 NORTHERN OPEN LAWN = 1,785 SF
 EASTERN OPEN LAWN = 958 SF
 LANDSCAPED NATURE PATH = 2,860 SF
 LANDSCAPED NATURE SIDEWALK = 2,087 SF
PROVIDED = 9,081 SF

PARKING:
 • STORAGE: 1 SPACE PER 2 EMPLOYEES
 1.5 SPACES PER 1 BD
 2 SPACES PER 2 BD
 = 70 SPACES ROYD
PROVIDED = 70 SPACES 38.6% COMPACT
 • MULTIFAMILY:
 REQUIRED PARKING LANDSCAPE:
 10% OF PARKING LOT = 2,662 SF
PROVIDED = 2,858 SF
 • MINIMUM 5'-0" PLANTERS AT ENDS OF EACH BAY

BIKE PARKING:
 • MULTIFAMILY: 1 PER DWELLING UNIT = 42 SPACES

BUILDING AREAS:
 • LEVEL 01, STORAGE/LEASING: 11,280 sf
 • LEVEL 02-04, RESIDENTIAL: 11,736 sf
OVERALL = 46,500 sf

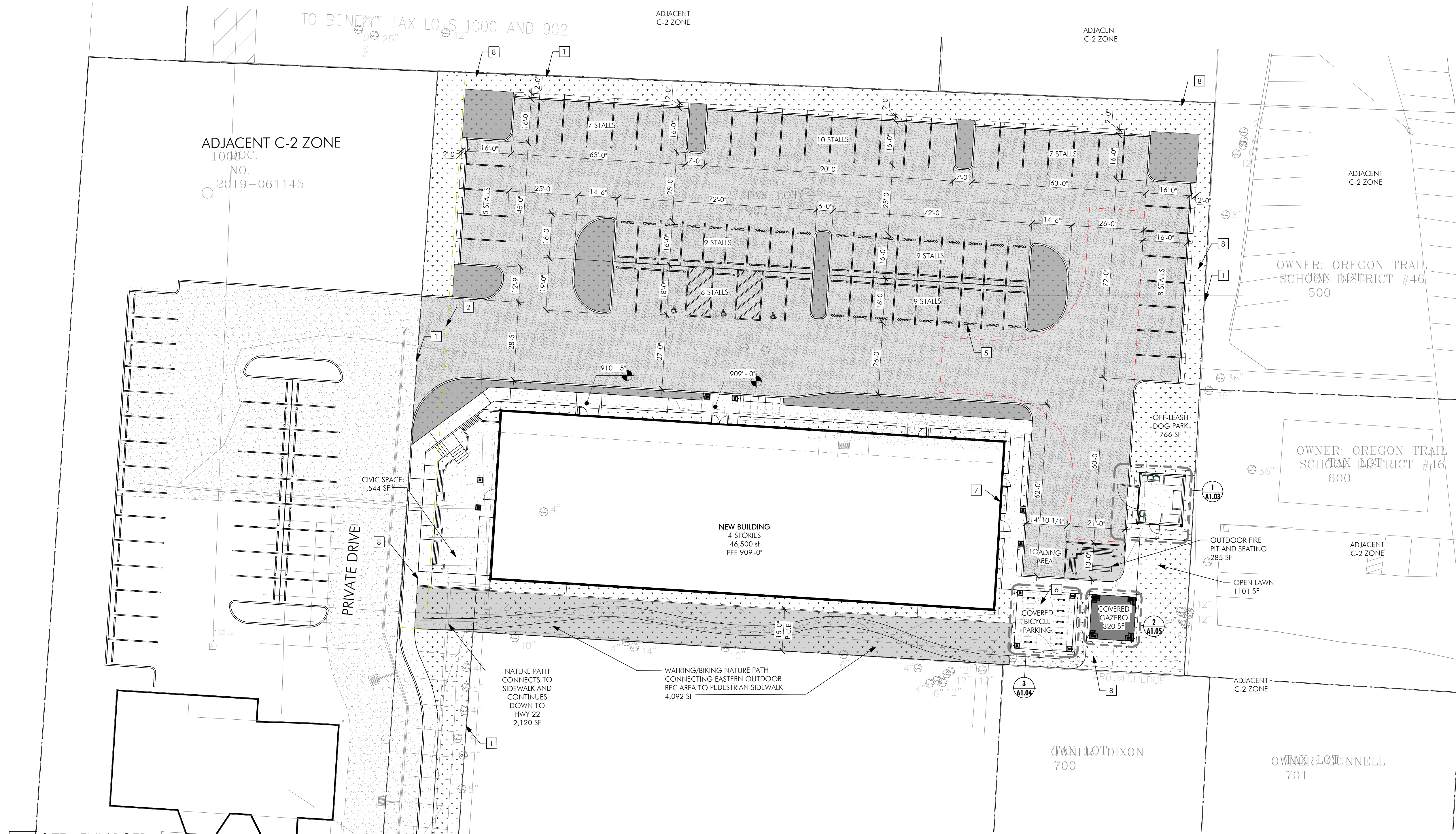
UNIT MIX:
 1 BED / 1 BATH - 32 UNITS
 2 BED / 2 BATH - 10 UNITS
TOTAL UNITS = 42 UNITS

SITE PLAN KEYNOTES:

- 1 PROPERTY LINE
- 2 FRONT SETBACK
- 3 ACCESSIBLE PARKING STALL
- 4 VAN ACCESSIBLE PARKING STALL
- 5 COMPACT PARKING SPACE, PROVIDE PAINTED LETTERING AT EACH STALL AS INDICATED
- 6 SHORT-TERM BIKE PARKING WITH GROUND MOUNTED U-RACKS
- 7 PROVIDE SIGNAGE AT DOOR INDICATING FIRE RISER ROOM
- 8 PROVIDE 3'-6" HIGH GUARDRAIL ATOP RETAINING WALL/ADJACENT TO RAMP/STAIR WHEN GREATER THAN 30" IN HEIGHT

SITE CALCULATIONS AND LEGEND:

SITE ELEMENT DESCRIPTION:	LEGEND:	AREA: (sf)	PERCENTAGE: (%)
BUILDINGS:		11,279.98 sf	17.70 %
BUILDINGS OVERHANG ABOVE:			
LANDSCAPING:		17,328.37 sf	27.21 %
ASPHALT PAVING:		28,224.39 sf	44.30 %
ACCESSORY STRUCTURES:		942.48 sf	1.48 %
CONCRETE SIDEWALKS:		3,322.09 sf	5.21 %
CONCRETE PAVING & CURBS:		2,613.72 sf	4.10 %
TOTALS:		63,711.03 sf	100.0 %



1 SITE - ENLARGED
 0' 5' 10' 20' 40' 60' 1" = 20'-0"

FOR PLAN REVIEW ONLY

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 # 2021-146
 DATE: 02/08/2023

REVISIONS

NEW MULTI-FAMILY DEVELOPMENT
SANDY
 38015 Hwy 26, Sandy, OR

