

SITE & PROJECT DATA:

ZONING: R-3

TOTAL SITE AREA: 237,402 S.F. (5.45 ACRES) TAX LOTS 5100 & 5200

DENSITY ALLOWED: MINIMUM DENSITY FOR PHASE 1 & 2 = 61 UNITS
 MAXIMUM DENSITY FOR PHASE 1 & 2 = 123 UNITS
 PHASE 1 HAS (34) UNITS CONSTRUCTED.
 THE MINIMUM DENSITY FOR PHASE 2 = 27 UNITS
 THE MAXIMUM DENSITY FOR PHASE 2 = 89 UNITS
 (69) UNITS ARE PROPOSED IN PHASE 2 THEREFORE MEETING THE DENSITY REQUIREMENT.

PROJECT TYPE: MARKET RATE APARTMENTS - (69) UNITS

OCCUPANCY GROUP: R2- APARTMENT UNITS

MAXIMUM HEIGHT ALLOWED: 35' TO HIGHEST GABLE AVERAGE MEASURED FROM LOWEST ADJACENT GRADE ON THE HIGH SIDE OF THE BUILDING.
 34'-6" MAXIMUM HEIGHT PROPOSED.

BLDG. SETBACKS REQUIRED: 10'-0" MIN. FRONT & SIDE YARD; 20'-0" MIN. SETBACK FROM RUBEN LANE, 10'-0" MIN. REAR YARD, 25'-0" SETBACK TO SINGLE FAMILY TO WEST.

PROPOSED SETBACKS: 145' TO RUBEN LANE; 25'-0" TO SINGLE FAMILY LOTS TO WEST, 25'-0" SLOPE SETBACK TO STEEP SLOPE TO SOUTH, THEREFORE O.K.

CONSTRUCTION TYPE:
 TYPE V-B "NONRATED" W/ 1 HR UNIT SEPARATION WALLS & FLOOR/CEILING SEPARATION. 100% FIRE SPRINKLERED.

UNIT TYPES: (21) TYPE 1 UNITS (1BR./1BA.) 741 S.F. + 31 S.F. STOR. = 772 S.F. = 16,212 S.F.
 (47) TYPE 2 UNITS (2BR./2BA.) 976 S.F. + 44 S.F. STOR. = 1,020 S.F. = 47,940 S.F.
 (1) TYPE 3 UNIT (2BR./2BA.) 972 S.F. + 44 S.F. STOR. = 1,016 S.F. = 1,016 S.F.
 (69) UNITS TOTAL: 65,168 S.F.

RENTAL OFFICE & MAINTENANCE/ STORAGE = 400 S.F.

TOTAL BUILDING SQUARE FOOTAGE: 65,568 S.F.

PARKING REQUIRED:
 13 STALLS PER 1 BR. UNIT X (21) UNITS = 31.5 STALLS
 2.0 STALLS PER 2 BR. UNIT X (48) UNITS = 96.0 STALLS
 OFFICE = 1 STALL PER 200 S.F. X 1 STALL/ 400 S.F. = 1.0 STALLS PER
 (EMPLOYEES LIVE ON-SITE)
 TOTAL MIN. PARKING REQUIRED = 129 STALLS.

PARKING PROVIDED:
 STANDARD STALLS: 79 STALLS
 COMPACT STALLS: 45 STALLS (34.8% OF STALLS < 35% ALLOWED)
 HANDICAP STALLS: 5 STALLS
 TOTAL PARKING PROVIDED = 129 STALLS; THEREFORE O.K.

PARKING RATIO = 1.87 STALLS PER UNIT

BICYCLE PARKING REQUIRED: (30) BIKE STALL TOTAL PER STAFF REPORT.

BICYCLE PARKING PROVIDED:
 (6) 5-BIKE STALL RACKS = (30) BIKE STALLS PROVIDED.

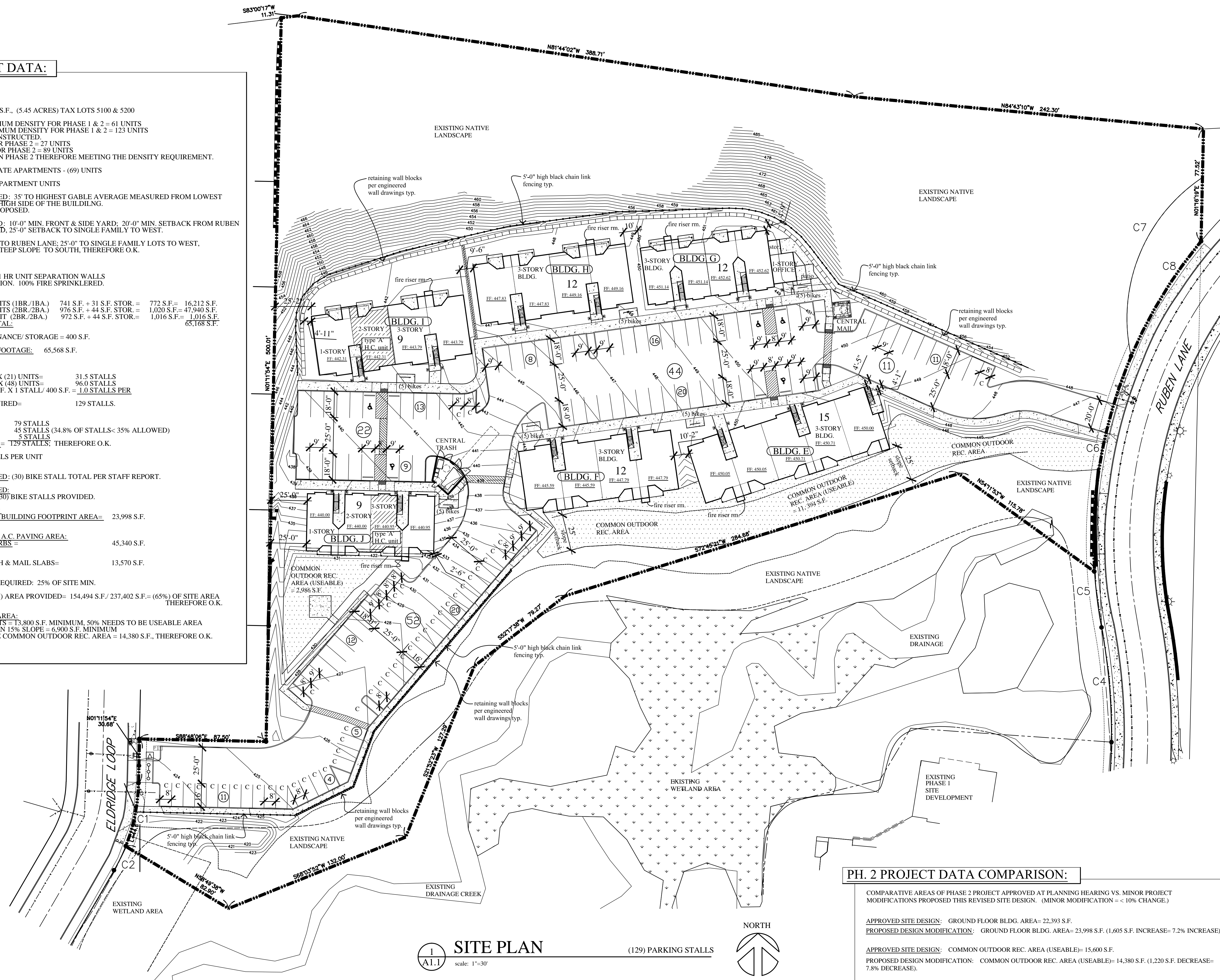
LOT COVERAGE BY BLDGS:
PROPOSED GROUND FLOOR BUILDING FOOTPRINT AREA = 23,998 S.F.

PARKING & MANEUVERING A.C. PAVING AREA:
INCLUDING PERIMETER CURBS = 45,340 S.F.

CONCRETE AREAS:
WALKWAYS, PATIOS, TRASH & MAIL SLABS = 13,570 S.F.

LANDSCAPE AREA:
TOTAL LANDSCAPE AREA REQUIRED: 25% OF SITE MIN.
TOTAL LANDSCAPE (GREEN) AREA PROVIDED = 154,494 S.F./ 237,402 S.F. = (65%) OF SITE AREA THEREFORE O.K.

COMMON OUTDOOR REC. AREA:
 200 S.F. PER UNIT X (69) UNITS = 13,800 S.F. MINIMUM. 50% NEEDS TO BE USEABLE AREA WHERE GRADE IS LESS THAN 15% SLOPE = 6,900 S.F. MINIMUM
TOTAL PROPOSED USEABLE COMMON OUTDOOR REC. AREA = 14,380 S.F., THEREFORE O.K.



1 SITE PLAN
 scale: 1"=30'
 (129) PARKING STALLS

PH. 2 PROJECT DATA COMPARISON:

COMPARATIVE AREAS OF PHASE 2 PROJECT APPROVED AT PLANNING HEARING VS. MINOR PROJECT MODIFICATIONS PROPOSED THIS REVISED SITE DESIGN. (MINOR MODIFICATION = < 10% CHANGE)
APPROVED SITE DESIGN: GROUND FLOOR BLDG. AREA = 22,393 S.F.
PROPOSED DESIGN MODIFICATION: GROUND FLOOR BLDG. AREA = 23,998 S.F. (1,605 S.F. INCREASE = 7.2% INCREASE)
APPROVED SITE DESIGN: COMMON OUTDOOR REC. AREA (USEABLE) = 15,600 S.F.
PROPOSED DESIGN MODIFICATION: COMMON OUTDOOR REC. AREA (USEABLE) = 14,380 S.F. (1,220 S.F. DECREASE = 7.8% DECREASE)

PRELIMINARY NOT FOR CONSTRUCTION

SCOTT BECK ARCHITECT, LLC
 361 N.E. Third Avenue
 Canby, Oregon 97013
 (503) 266-9270

TRICKLE CREEK APARTMENTS MULTIFAMILY HOUSING
 RUBEN LANE & DUBARKO DRIVE
 SANDY, OR 97055

OWNER-DEVELOPER:
 SANDY MULTI LLC
 2837 22nd St SE Suite 155
 SALEM, OR 97302
 (503) 581-0048

SITE PLAN

revisions:

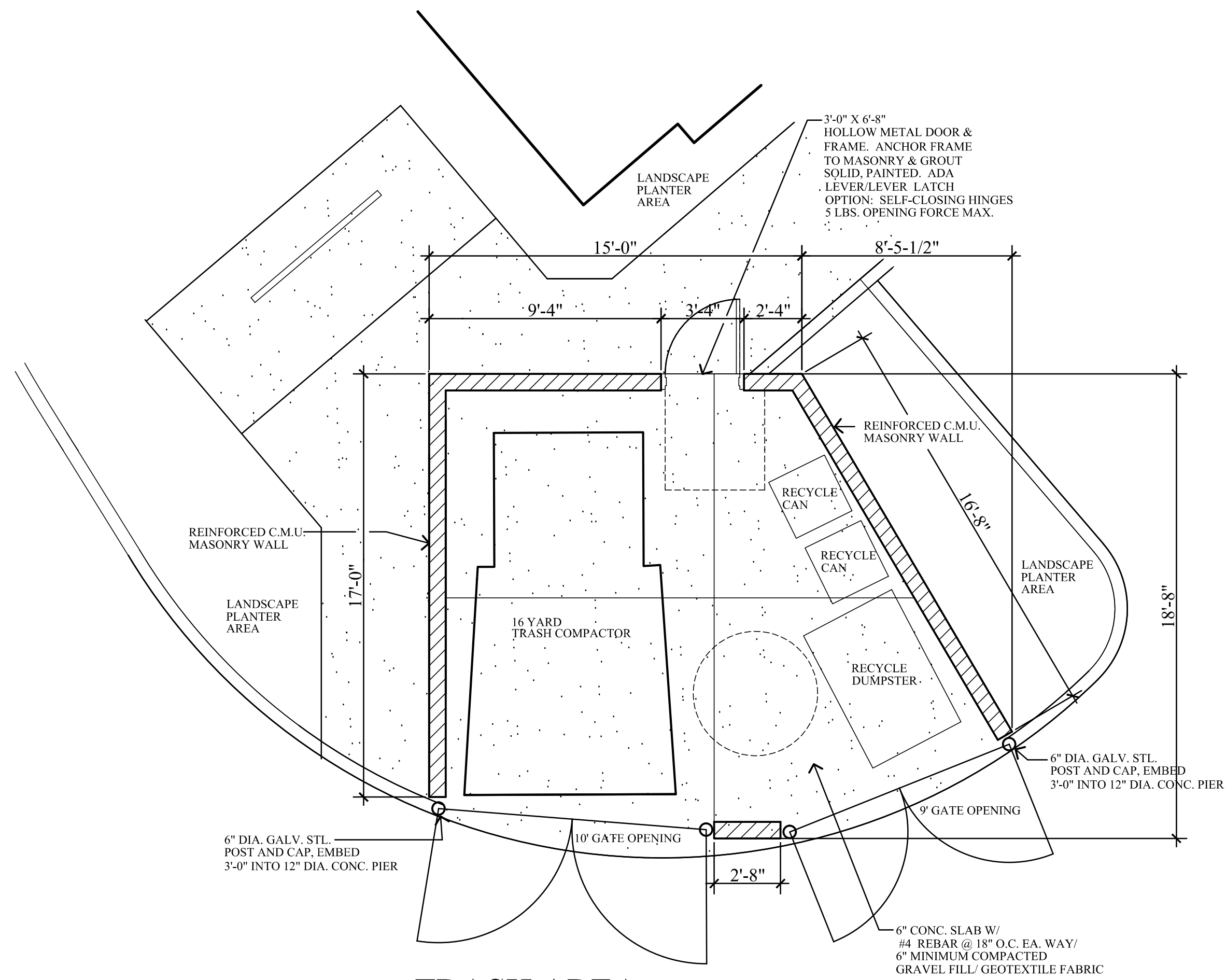
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drawn: S.R.B.

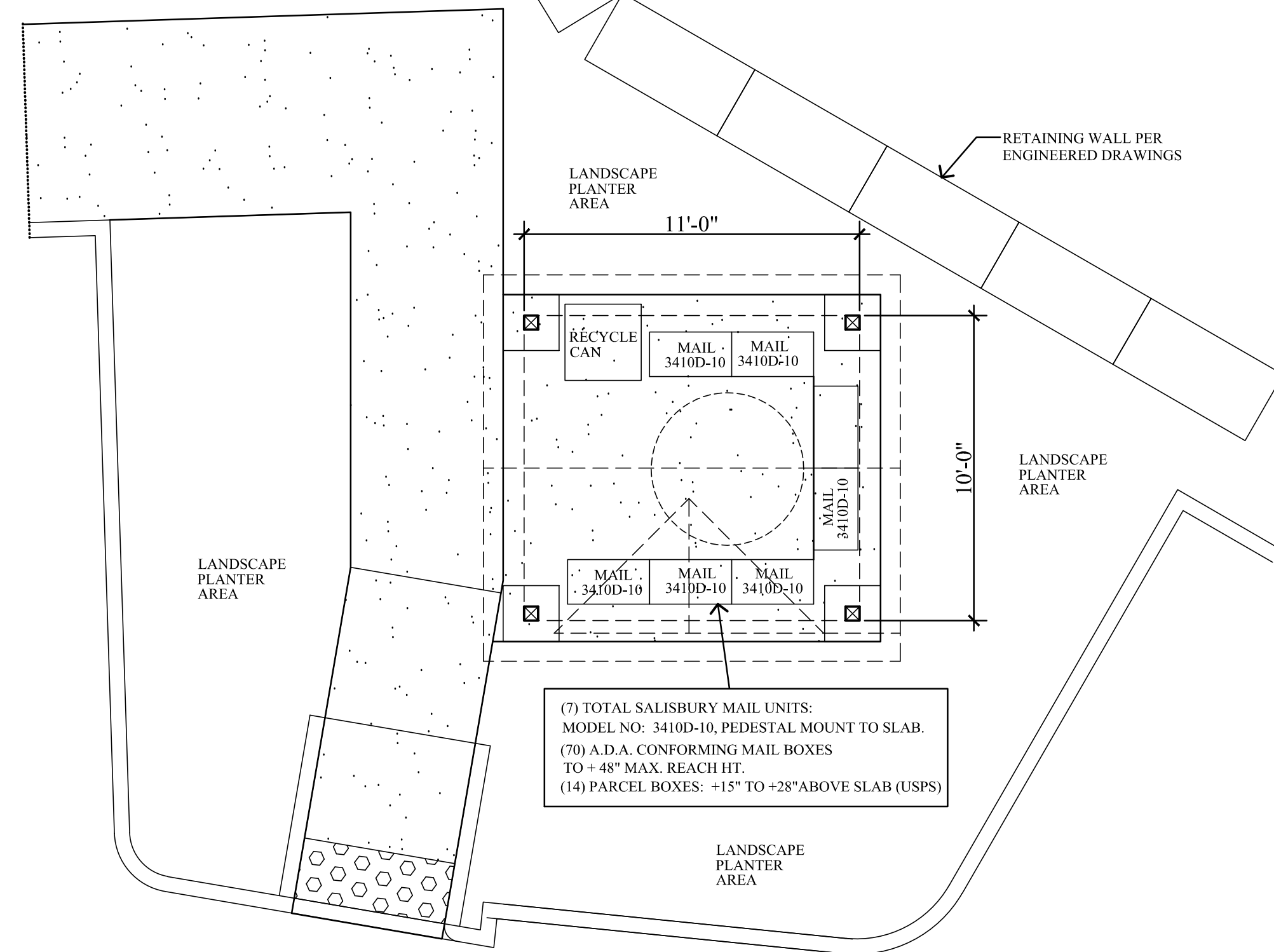
job no: 2022

A1.1



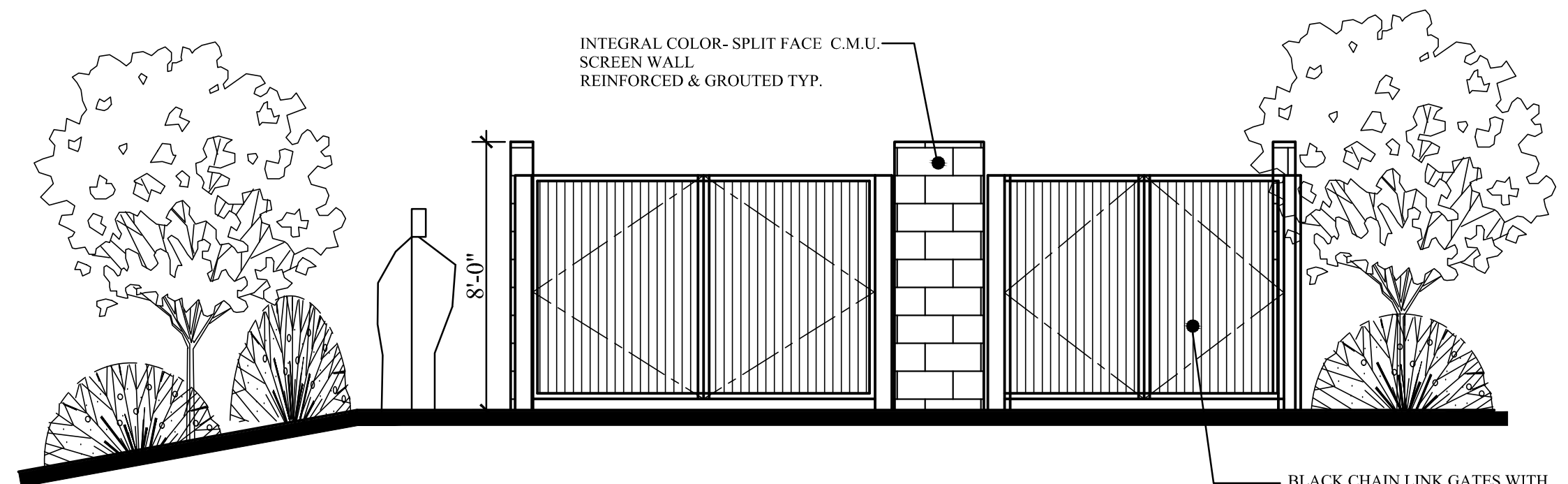
TRASH AREA FLOOR PLAN

1/4" = 1'-0"



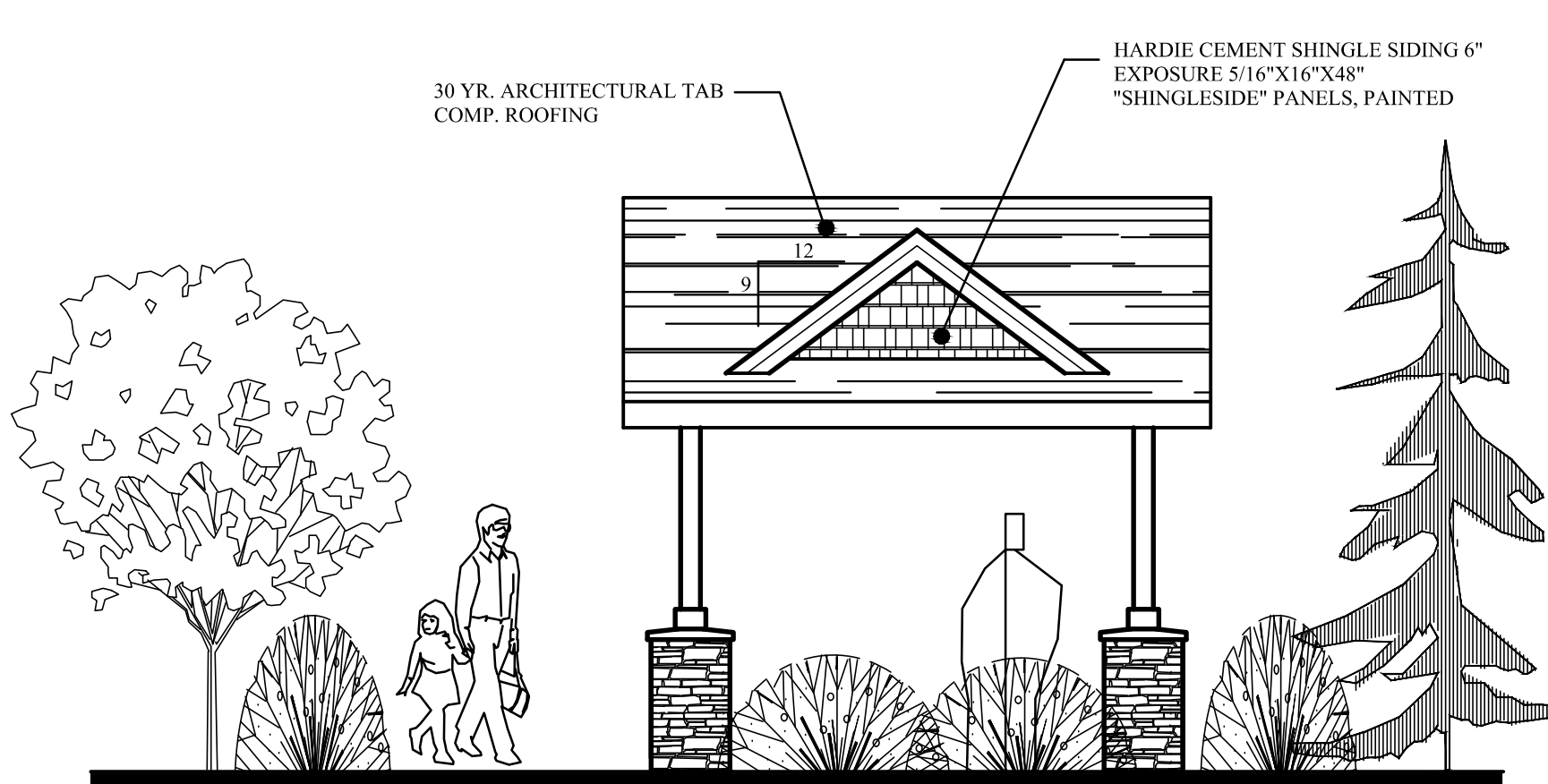
MAIL HUT FLOOR PLAN

1/4" = 1'-0"



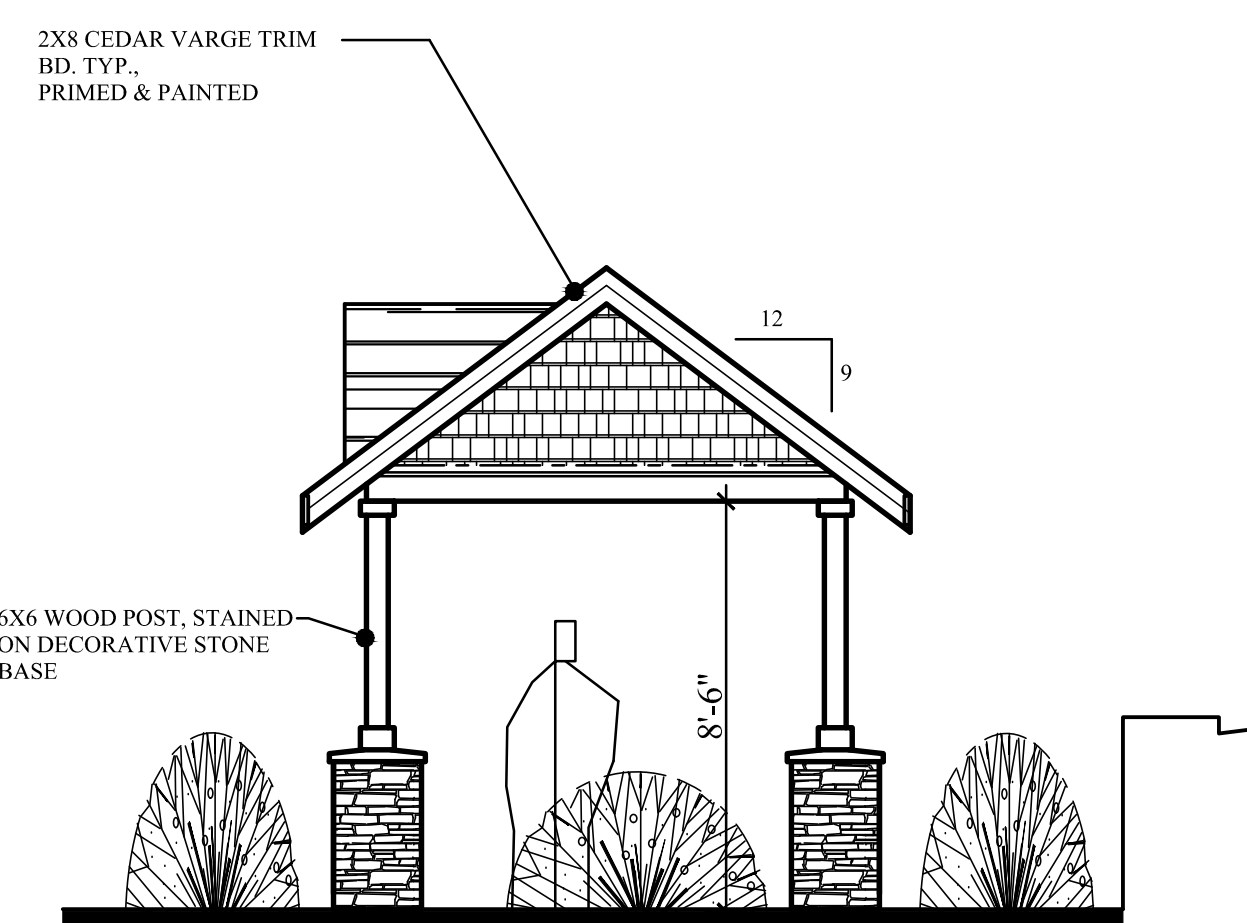
TRASH ENCLOSURE FRONT ELEVATION

1/4" = 1'-0"



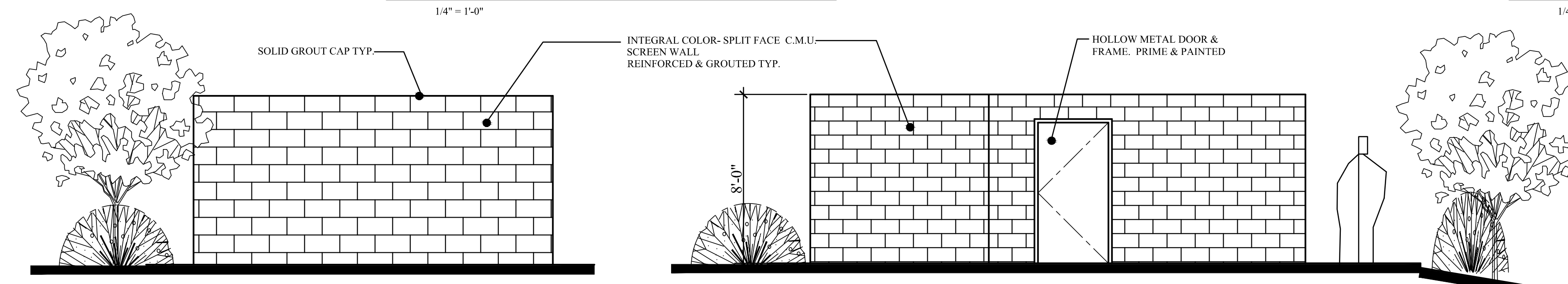
MAIL HUT FRONT ELEVATION

1/4" = 1'-0"



MAIL HUT END ELEVATION

1/4" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATION

1/4" = 1'-0"

TRASH ENCLOSURE REAR ELEVATION

1/4" = 1'-0"

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MAIL HUT & TRASH ENCLOSURE

revisions:

date: 12/21/2020
scale: 1/4"=1'-0"
drawn: S.R.B.
job no: 2022

A1.2

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12-PLEX
BLDG. TYPE I
EXTERIOR
ELEVATIONS

revisions:

date: 12/21/2020
scale: 5/32"=1'-0"
drawn: S.R.B.
job no: 2022

A5.1



NORTH ELEVATION

BLDG. E



EAST ELEVATION



WEST ELEVATION



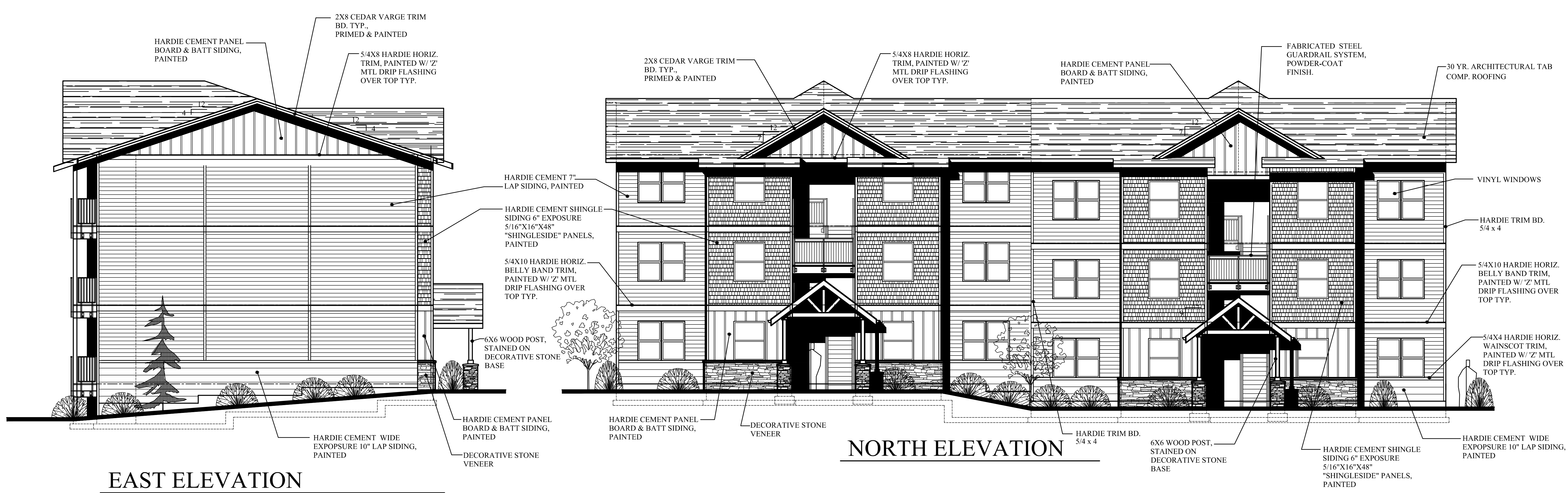
SOUTH ELEVATION

PRELIMINARY
NOT FOR
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12-PLEX
BLDG. TYPE II
EXTERIOR
ELEVATIONS
revisions:
date: 12/21/2020
scale: 5/32"=1'-0"
drawn: S.R.B.
job no: 2022
A5.2



BLDG. F



WEST ELEVATION

SOUTH ELEVATION

PRELIMINARY
NOT FOR
CONSTRUCTION

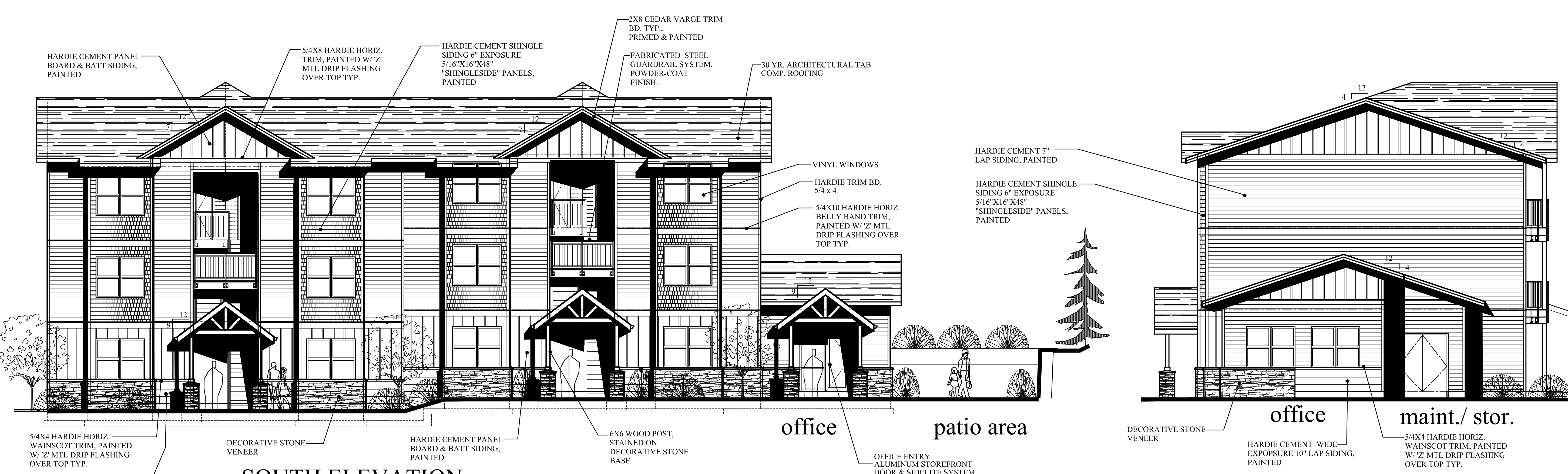
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12-PLEX
BLDG. TYPE III
EXTERIOR
ELEVATIONS
revisions:

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scale: 5/32"=1'-0"
drawn: S.R.B.
job no: 2022

A5.3



SOUTH ELEVATION

EAST ELEVATION

BLDG. G



NORTH ELEVATION

WEST ELEVATION

PRELIMINARY
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CONSTRUCTION

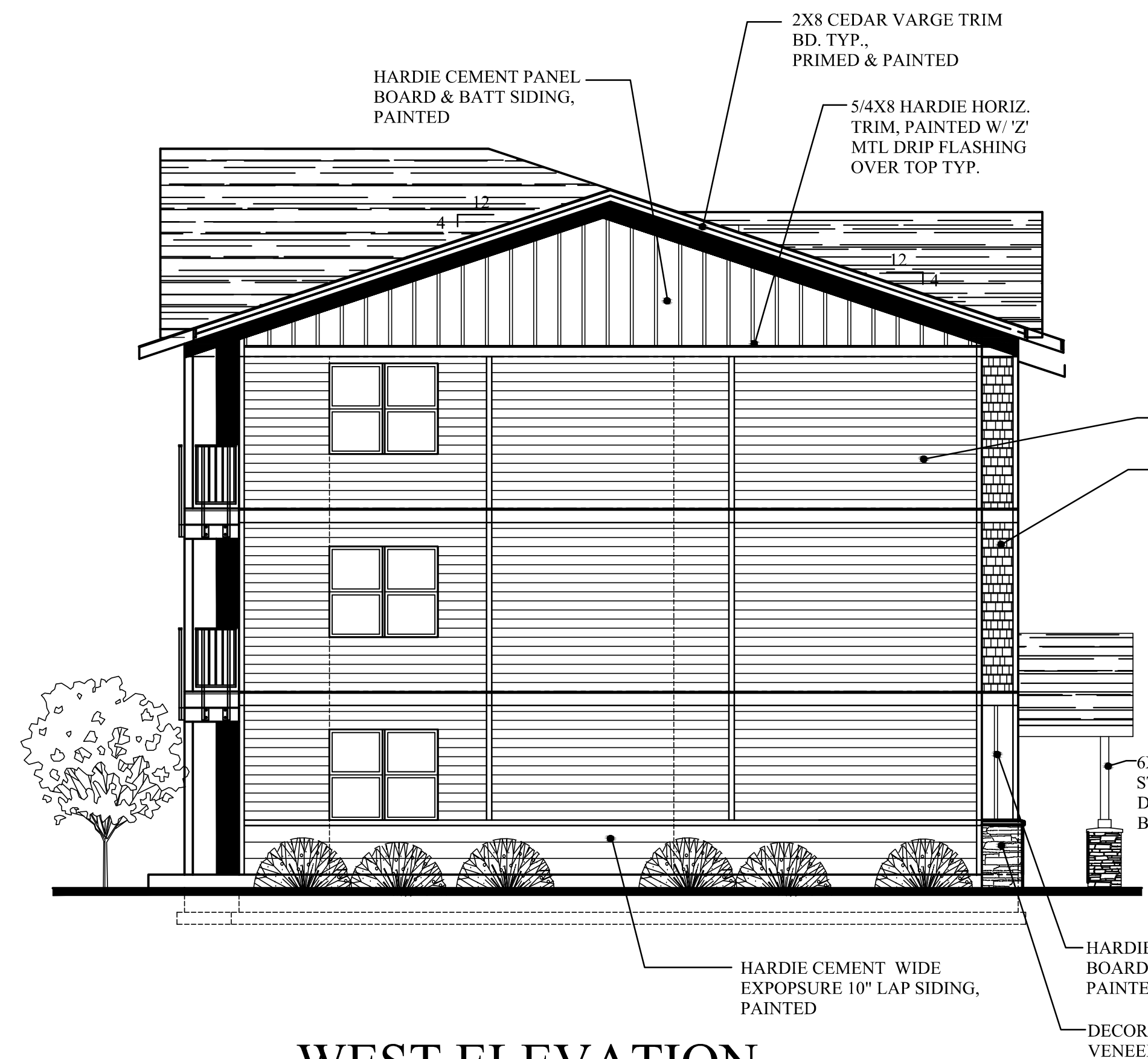
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12-PLEX
BLDG. TYPE IV
EXTERIOR
ELEVATIONS
revisions:

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job no: 2022

A5.4

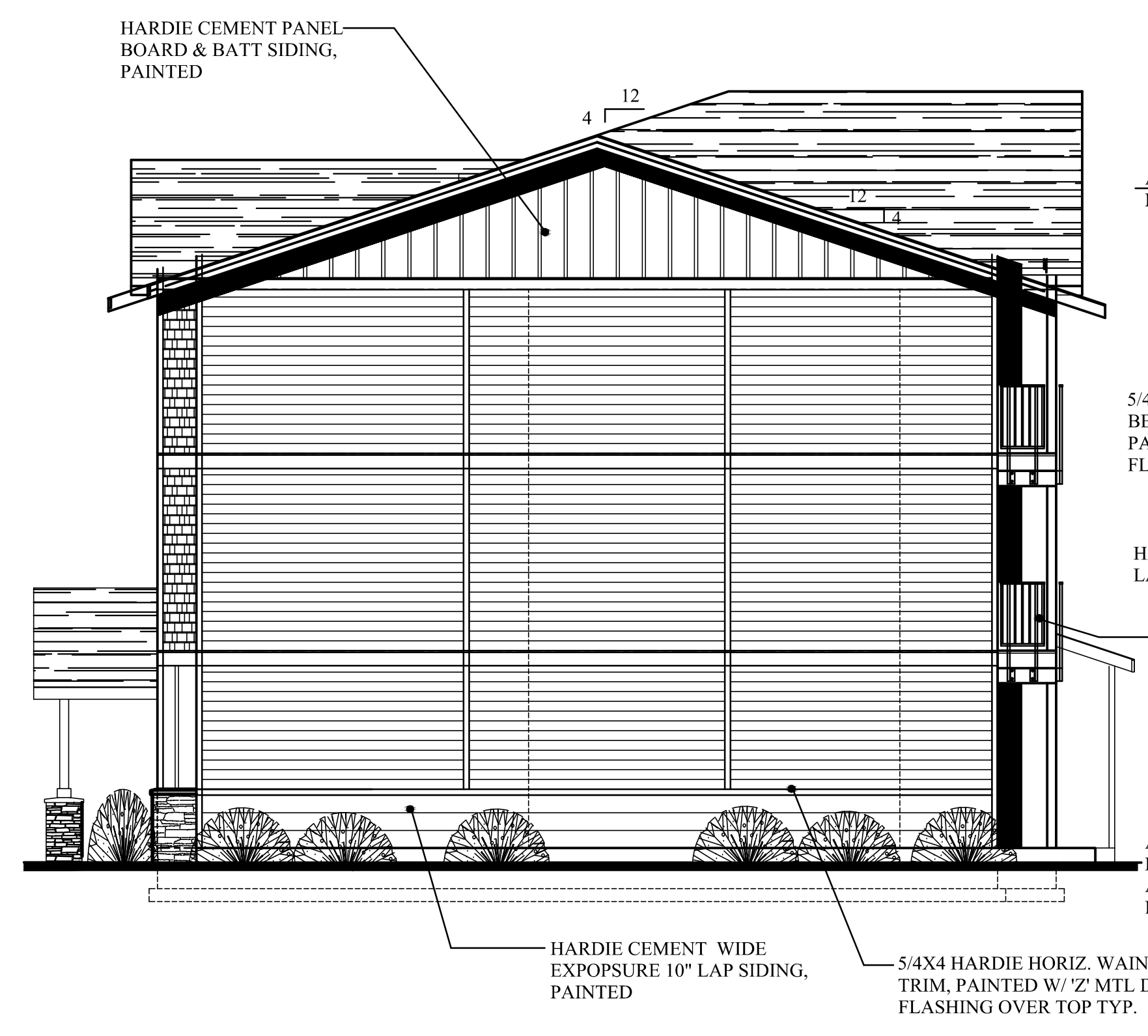


WEST ELEVATION



SOUTH ELEVATION

BLDG. H

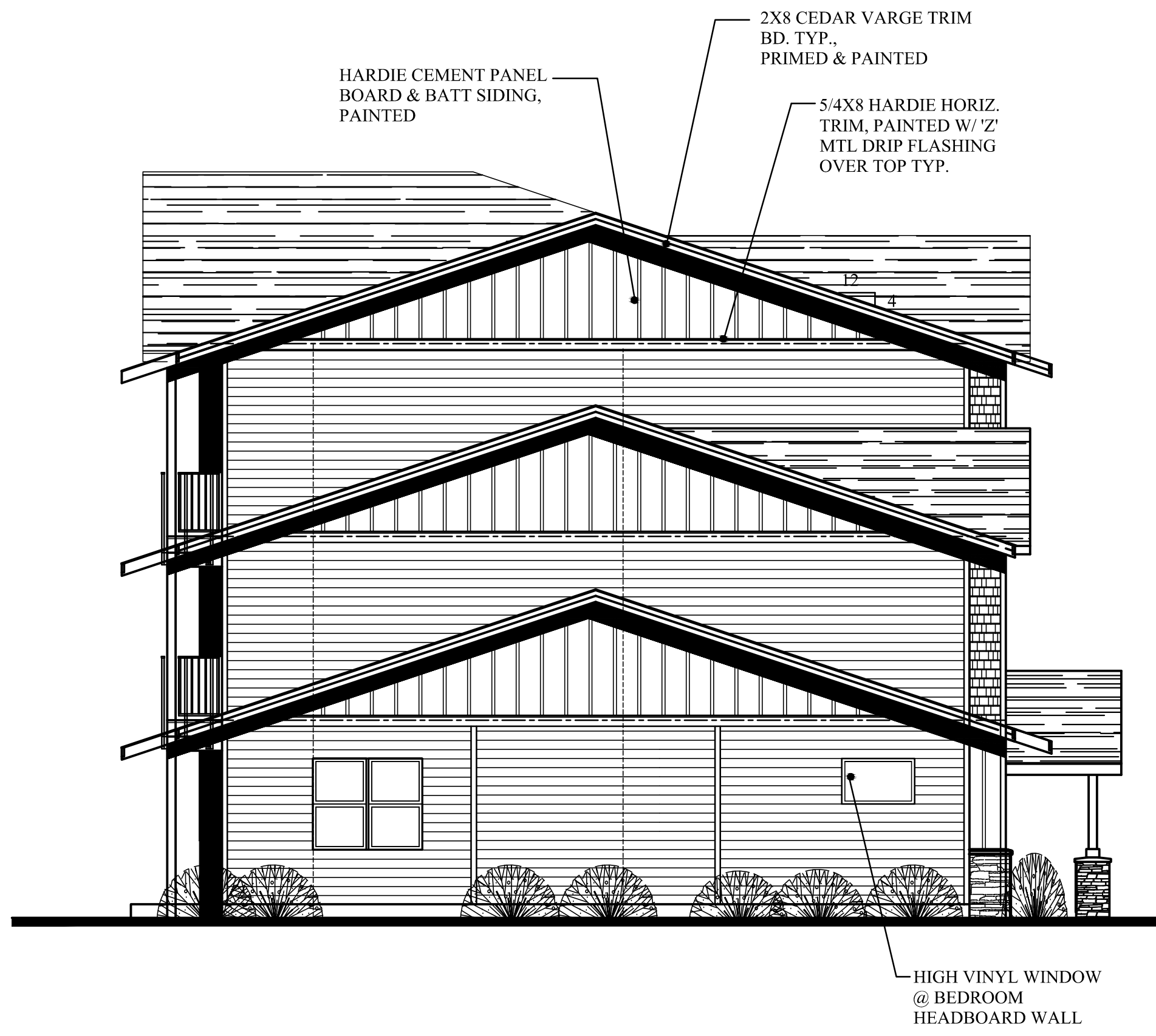


EAST ELEVATION

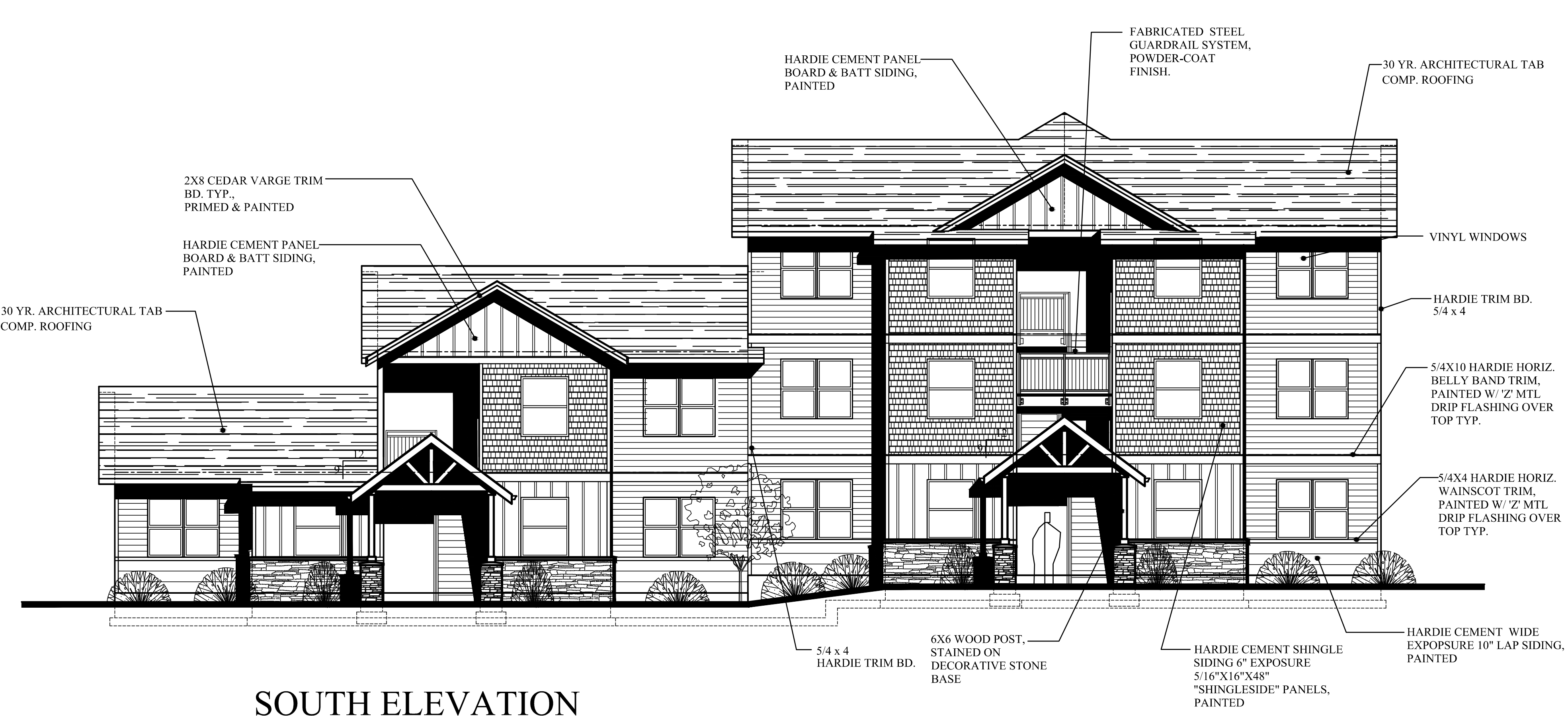


NORTH ELEVATION

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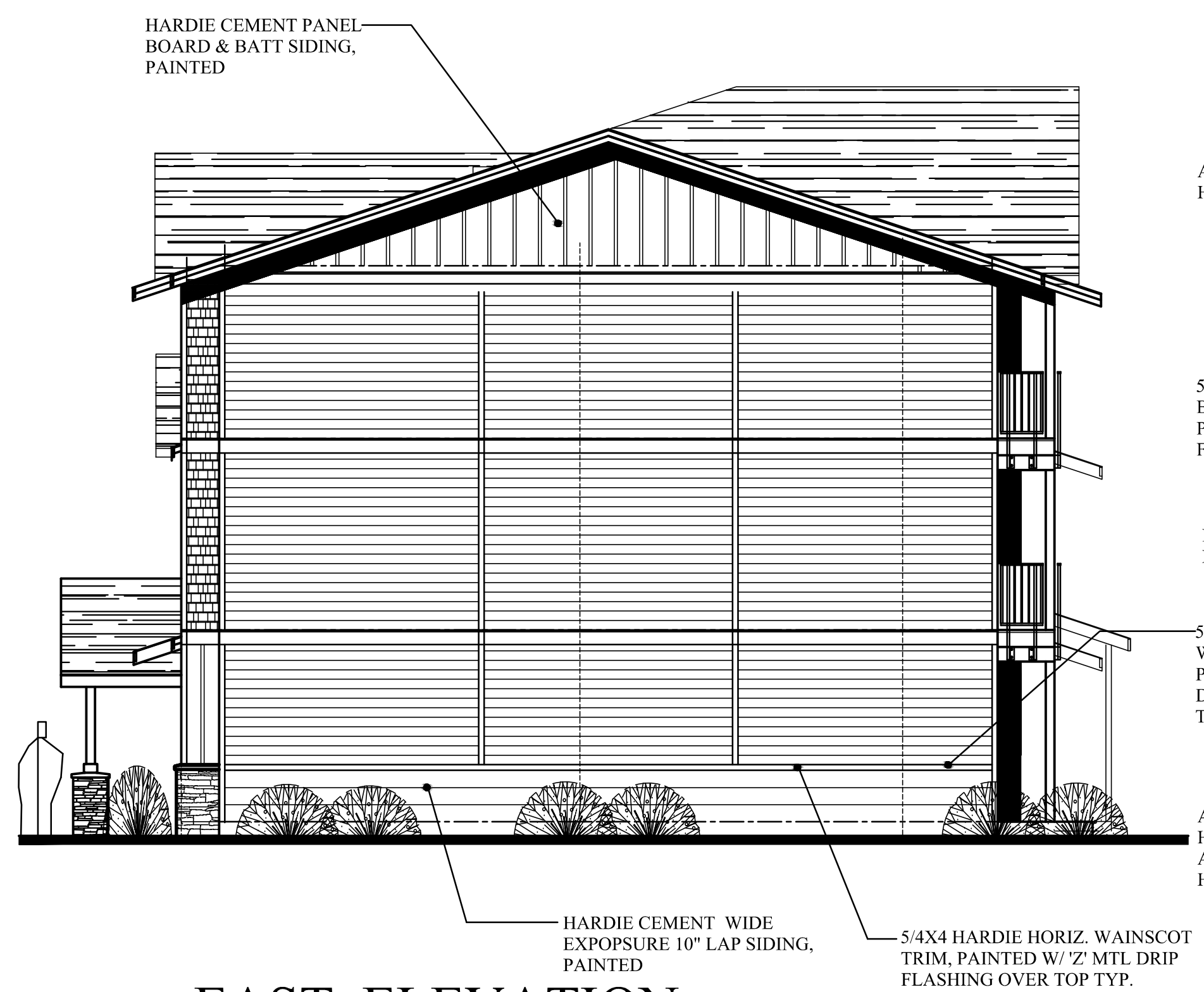


WEST ELEVATION



SOUTH ELEVATION

BLDG. I



EAST ELEVATION



NORTH ELEVATION

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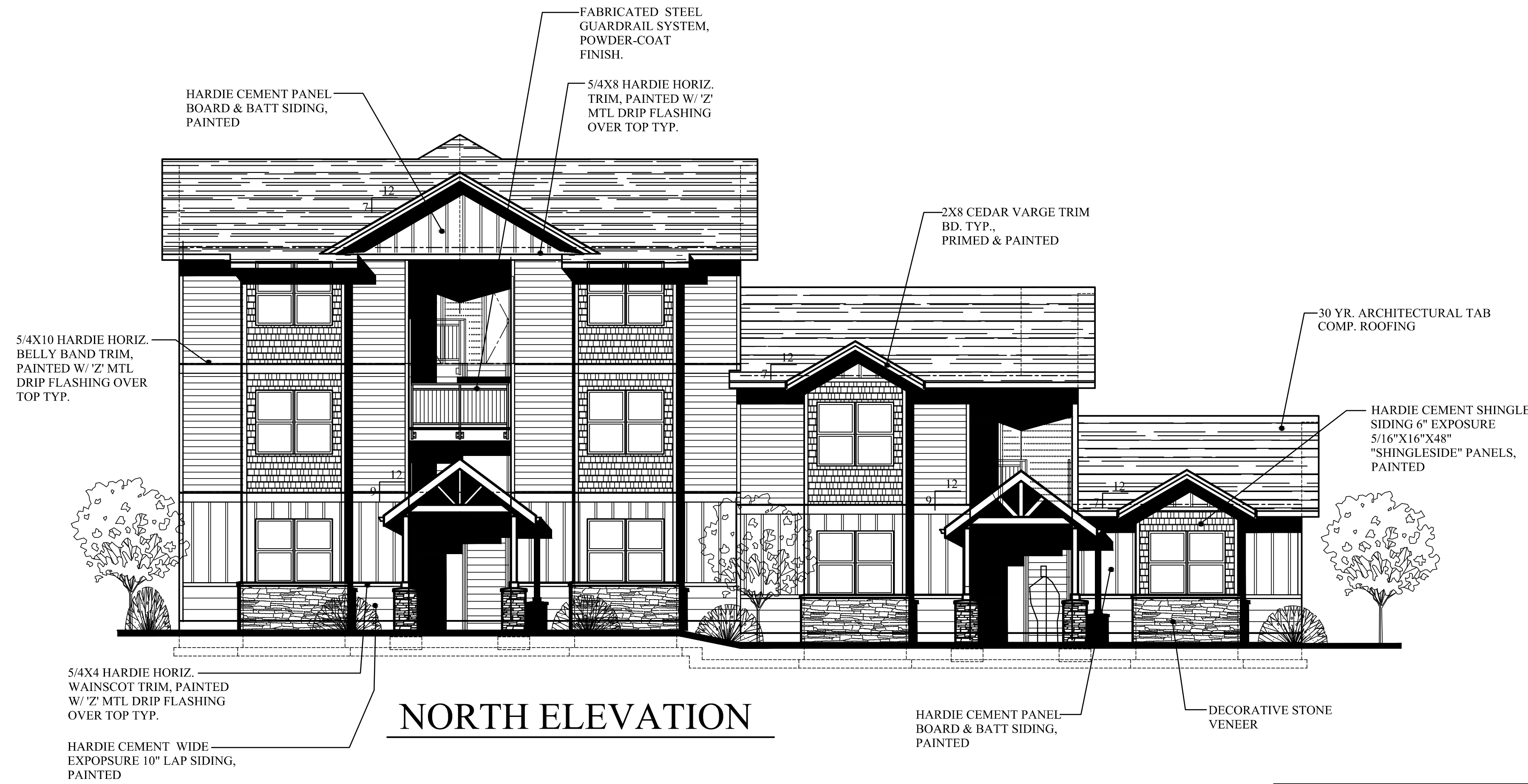
9-PLEX
BLDG. TYPE V
EXTERIOR
ELEVATIONS

revisions:

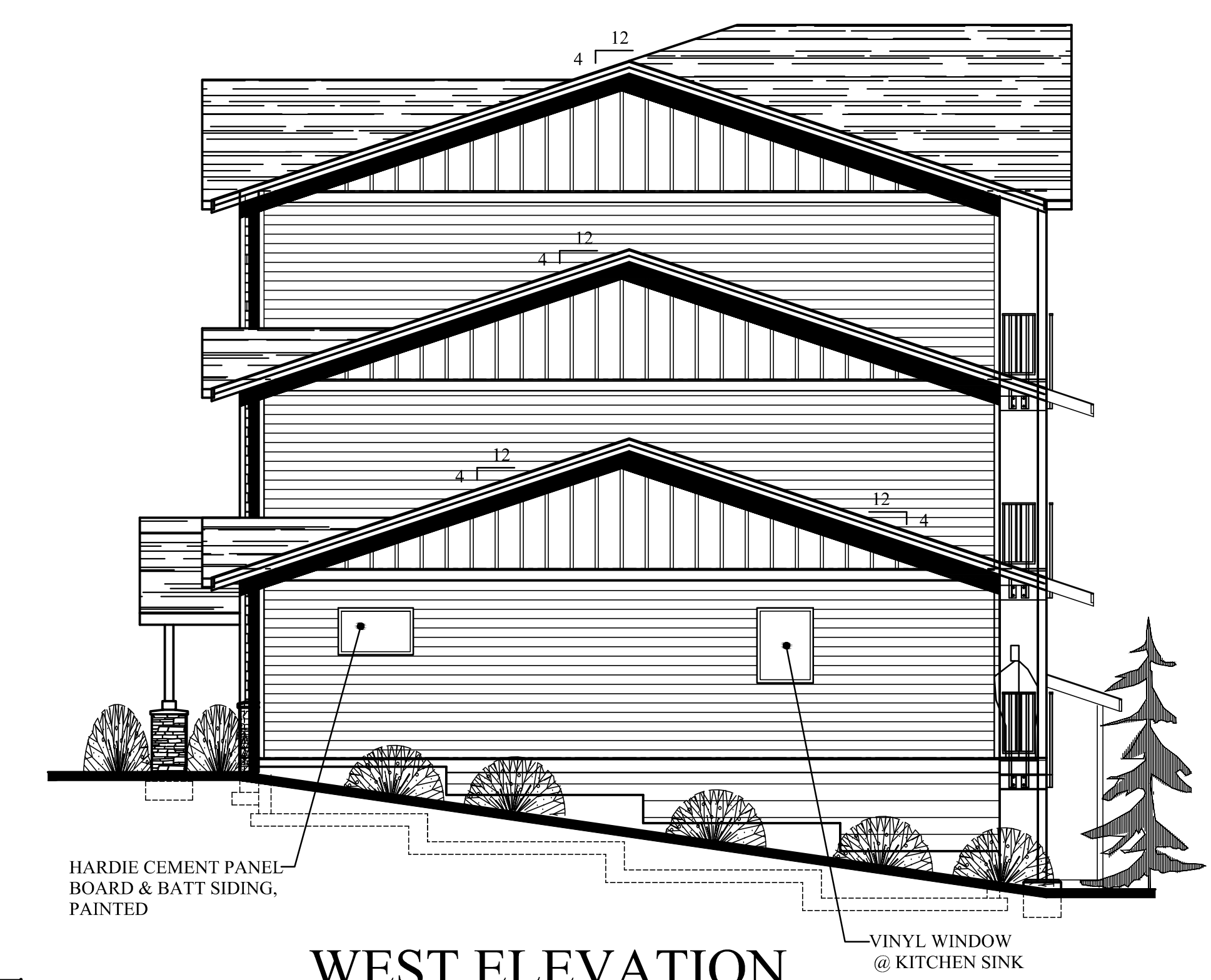
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drawn: S.R.B.
job no: 2022

A5.5

PRELIMINARY
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NORTH ELEVATION

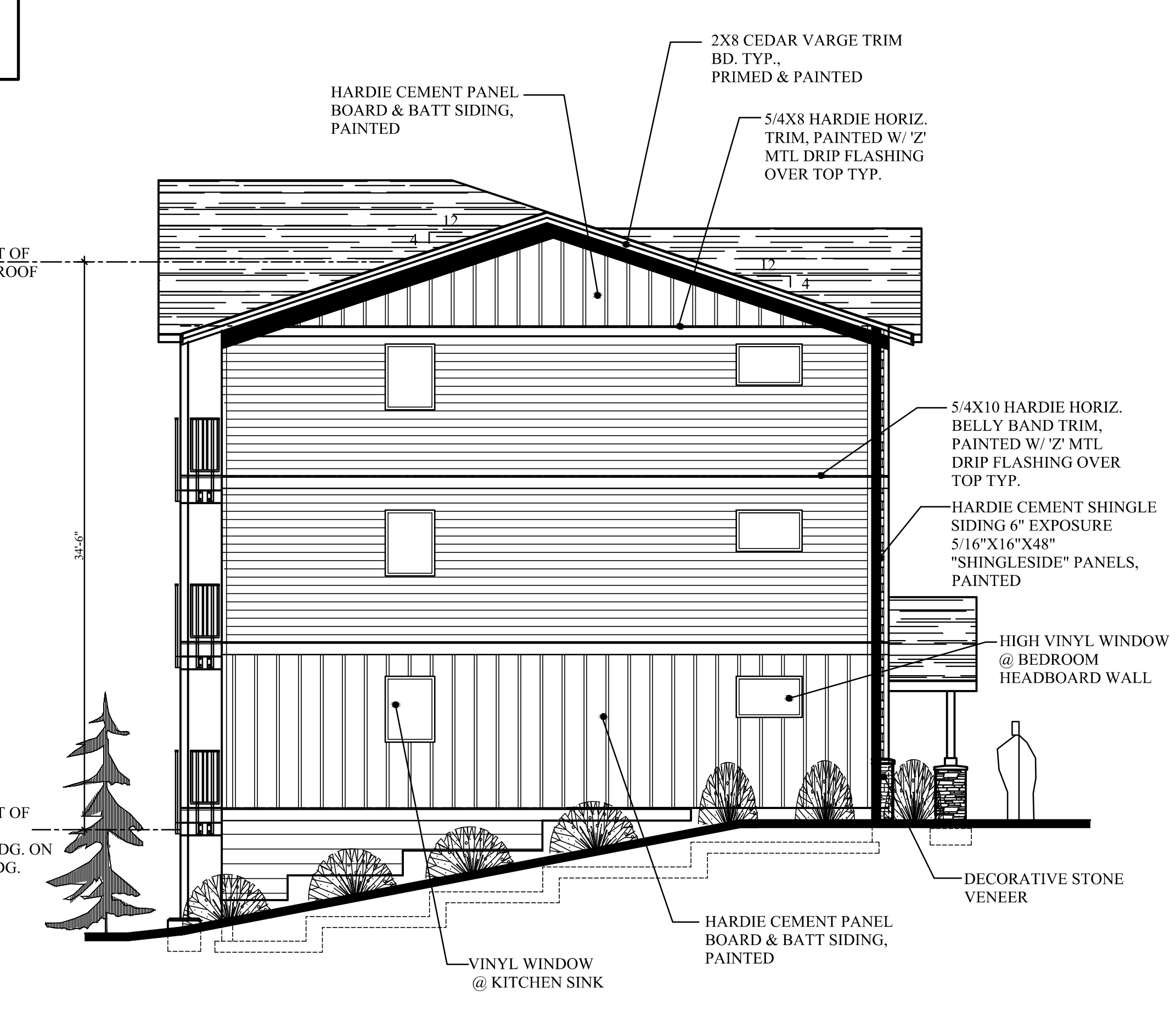


WEST ELEVATION

BLDG. J



SOUTH ELEVATION



EAST ELEVATION

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9-PLEX
BLDG. TYPE VI
EXTERIOR
ELEVATIONS

revisions:

date: 12/21/2020
scale: 5/32"=1'-0"
drawn: S.R.B.
job no: 2022

A5.6