

SITE & PROJECT DATA:

ZONING: R-2		
TOTAL SITE AREA: 133,681 S.F., (3.07 ACRES)		
MINIMUM DENSITY REQUIRED: 14 UNITS PER ACRE, 19.5 PROVIDED		
PROJECT TYPE: MARKET RATE APARTMENTS		
OCCUPANCY GROUP: R2-UNITS, , B- OFFICE		
MAXIMUM HEIGHT ALLOWED: 35' TO AVG. ROOF HT.		
CONSTRUCTION TYPE: TYPE V-B "NONRATED" W/ 1 HR UNIT SEPARATION WALLS & FLOOR/CEILING SEPARATION. 100% FIRE SPRINKLERED.		
UNIT TYPES: (18) TYPE 1 UNITS (1BR./1BA.)	722 S.F. + 24 S.F. STOR. =	746 S.F.
UNIT TYPES: (30) TYPE 2 UNITS (2BR./2BA.)	965 S.F. + 24 S.F. STOR. =	989 S.F.
(12) TYPE 3 UNITS (3BR./2BA.)	1,194 S.F. + 24 S.F. STOR. =	1,218 S.F.
(60) UNITS TOTAL:	58,086 S.F.	
COMMUNITY BLDG. / OFFICE:	1,224 S.F.	
TENANT STORAGE BLDG.:	2,400 S.F.	
TOTAL BUILDING SQUARE FOOTAGE:	61,710 S.F.	

PARKING REQUIRED:		
APARTMENT DWELLINGS:		
1 BR UNIT X 1.0 STALL/UNIT:	18 X 1.0=	18 STALLS
2 & 3 B.R. UNITS X 2.0 STALLS/UNIT:	42 X 2.0 =	84 STALLS
VISITORS= 0.2 STALLS / UNIT:	60 X 0.2=	12 STALLS
TENANT STORAGE BLDG. 2,400 S.F.		
PARKING REQ'D. = 2 STALL PER 1,000 S.F. OF OFFICE = 2 STALLS REQUIRED		
TOTAL PARKING REQUIRED:	116 STALLS MINIMUM	

PARKING PROVIDED:		
STANDARD STALLS:	86 STALLS	
COMPACT STALLS: -	26 STALLS (22.0% OF STALLS< 30% ALLOWED)	
HANDICAP STALLS: -	6 STALLS	
TOTAL PARKING PROVIDED= 118 STALLS		
PARKING RATIO = 1.9% STALLS PER UNIT		

BICYCLE PARKING REQUIRED: 1 BIKE STALL PER UNIT= 60 STALLS REQ'D.

BICYCLE PARKING PROVIDED:
(2) STALLS PER COVERED STAIRWELL X (10) = 20 BIKE STALLS PROVIDED,
PLUS 40 BIKE STALLS ELSEWHERE ON SITE THEREFORE O.K.

REQUIRED OUTDOOR RECREATION AREA:
150 S.F. PER DWELLING UNIT X 60 UNITS = 9,000 S.F. REQUIRED

PROVIDED OUTDOOR RECREATION AREA: 10,301 S.F., EXCLUDES 15' R-1 BUFFER
THEREFORE O.K.

PARKING & MANEUVERING:
INCLUDES WALKWAYS, & PATIOS = 53,365 S.F.
MAXIMUM ALLOWED PARKING COVERAGE = 70%, THEREFORE O.K.

PROPOSED GROUND FLOOR BUILDING FOOTPRINT AREA= 22,862 S.F.
MAXIMUM ALLOWED LOT COVERAGE= NONE
PROPOSED BUILDING LOT COVERAGE = 22,862 S.F. /133,681 S.F.=17.1%, THEREFORE O.K.

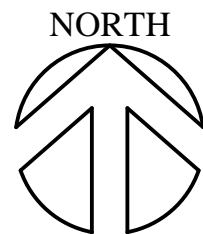
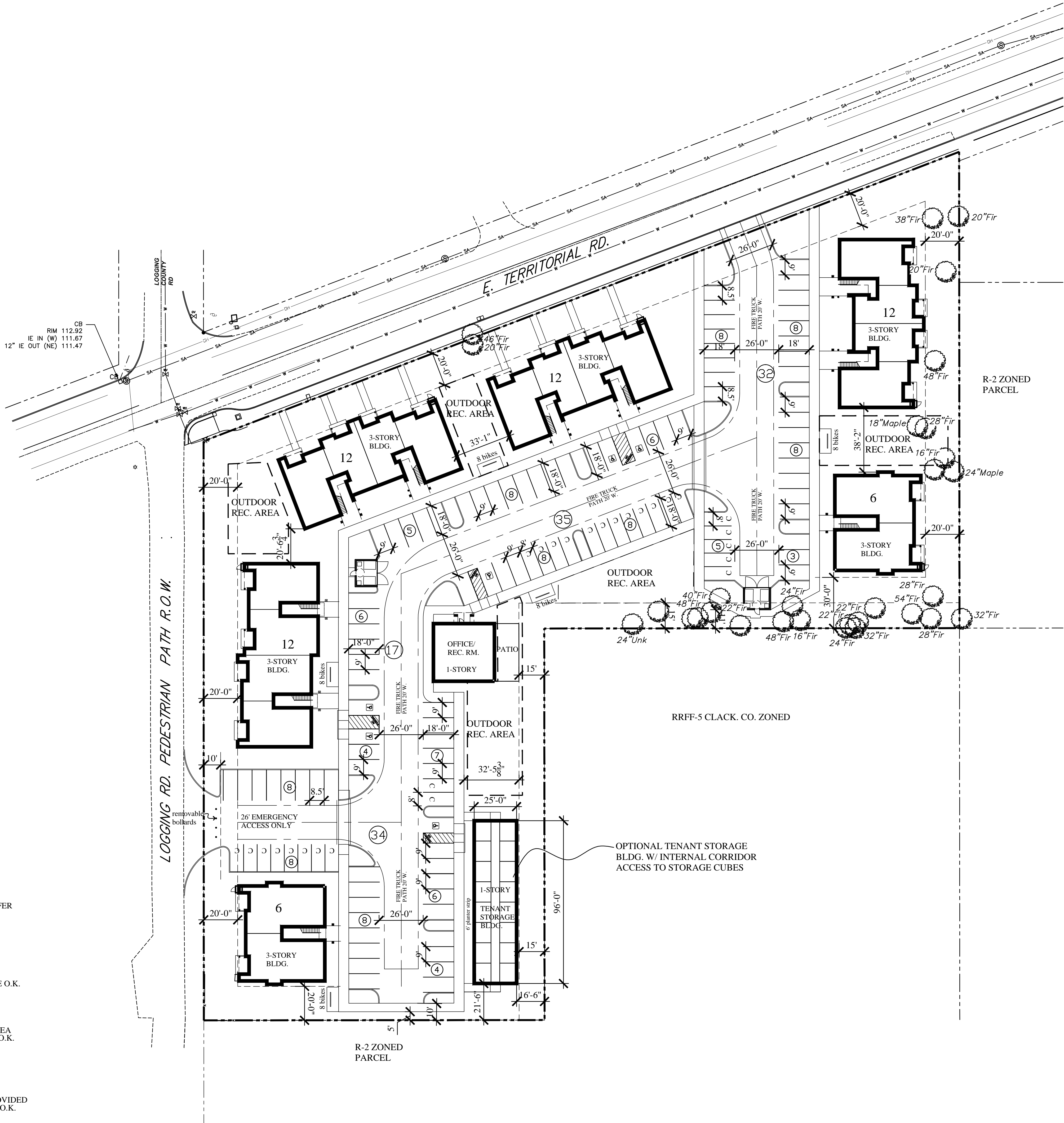
LANDSCAPE AREA:
TOTAL LANDSCAPE AREA REQUIRED: 30% OF SITE MIN.

TOTAL LANDSCAPE AREA PROVIDED= 59,071 S.F./ 133,681 S.F.= (44.2%) OF SITE AREA
THEREFORE O.K.

PARKING AREA LANDSCAPE:
PARKING & MANEUVERING AREA PLUS AREA WITHIN
10 FT. OFFSET= 59,016 S.F.

REQUIRED PARKING LOT LANDSCAPE = 15% X 59,016 S.F. = 8,853 S.F. MIN. REQ'D.

PROPOSED PARKING AREA LANDSCAPE = 9,538 S.F. = 16.16% PROVIDED
THEREFORE O.K.



PRELIMINARY
NOT FOR
CONSTRUCTION

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

TRAIL CROSSING APARTMENTS PH. II

1003 N.E. TERRITORIAL RD.
CANBY, OREGON 97013

DEVELOPER:

SCOTT INVESTMENT COMPANIES - S.T.J. I, LLC
130 S.W. Second Avenue, Suite 102
Canby, Oregon 97013
(503) 266-5488

SITE PLAN

revisions:

date: 5/12/2022

scale: 1"=30'

drawn: S.R.B.

job no: 1525

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