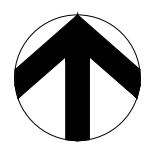
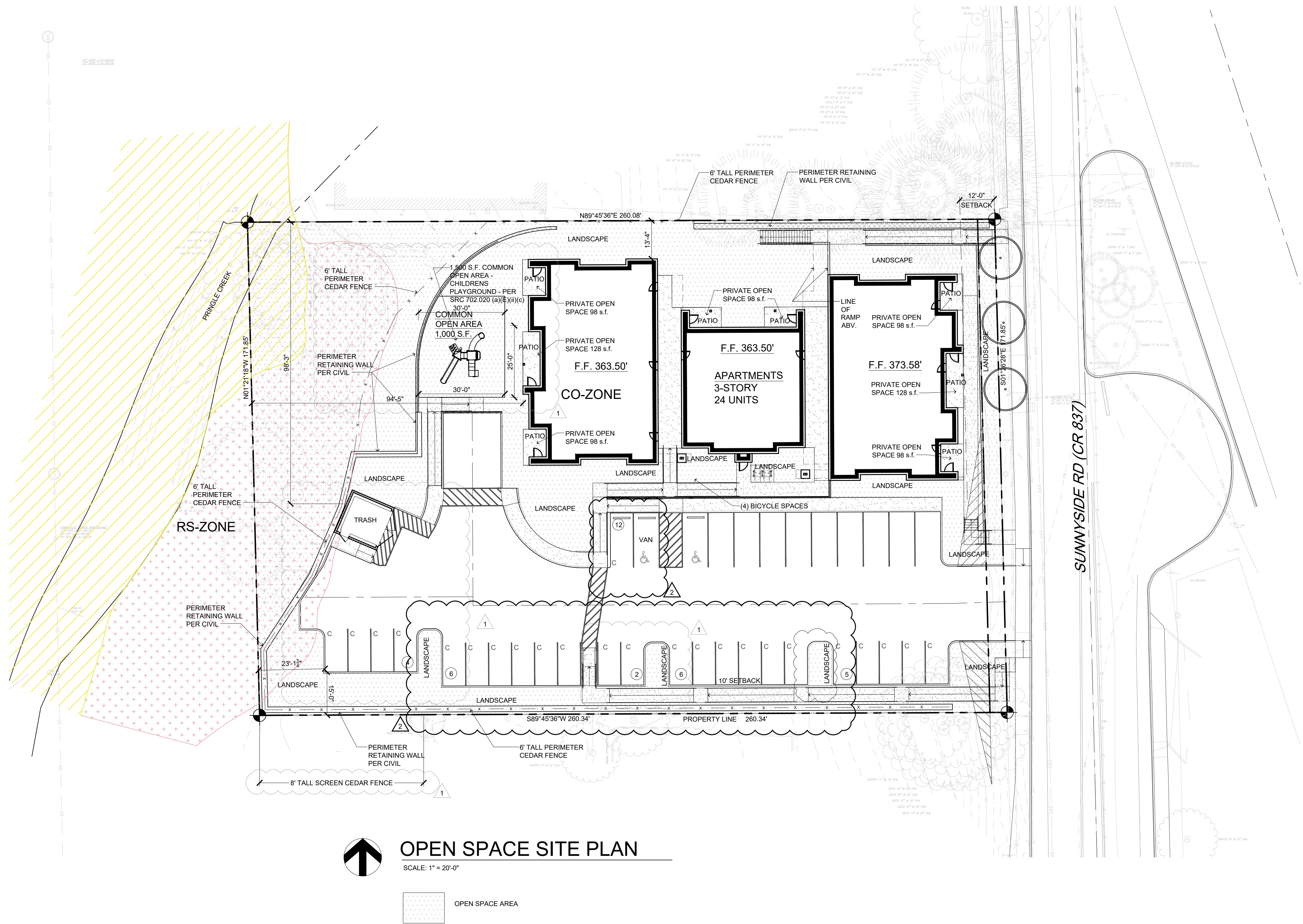


www.4/12/2021 5:43 PM map_pos12172021 3:16 PM sam thomas -img q:\lake budendorf-cenax integrity\rs45 sunnyside rs -salem apartments\openit_Lake plan review-design review\1 2 openareas plan.dwg A1.2



OPEN SPACE SITE PLAN

SCALE: 1" = 20'-0"

OPEN SPACE AREA

PROJECT DATA			
SITE DATA:			
ADDRESS:	4345 SUNNYSIDE RD SE		
MAP TAX LOT:	083W10AC00600		
PROPERTY AREA:	1.03 A. 44,867 SQ. FT.		
ZONE:	CO (COM. OFFICE)		
PROPOSED USE:	MULTIPLE FAMILY		
SITE AREA BREAKDOWN:		PROPOSED	REQUIRED/ ALLOWED
APARTMENT BUILDING		24 (2) BEDROOM UNITS	
BLDG. "A" FOOTPRINT:		2,978 SQ. FT.	
BLDG. "B" FOOTPRINT:		1,890 SQ. FT.	
BLDG. "C" FOOTPRINT:		2,978 SQ. FT.	
BUILDING FOOTPRINT TOTAL:		7,846 SQ. FT. (17.4%)	
BUILDING HEIGHT:		41 FT.	50 FT. MAX
TRASH ENCLOSURE STRUCTURE:		256 SQ. FT. (0.5%)	
TRASH ENCLOSURE HEIGHT:		6 FT.	15 FT. MAX
SETBACKS:			
BUILDING SETBACK:			
STREET:		12 FT.	12 FT.
INTERIOR FRONT:		N/A	N/A
SIDE:		13'-4"	10 FT. TYPE "C"
REAR:		94'-5"	BLDG. HT. 20 FT. MIN
ACCESSORY STR. SETBACK:			
STREET:		N/A	12 FT.
INTERIOR FRONT:		N/A	N/A
SIDE:		52'-6"	10 FT. TYPE "C"
REAR:		26'-1"	10 FT. TYPE "C"
VEHICLE USE SETBACK:			
STREET:		20'-0"	12 FT.
INTERIOR FRONT:		N/A	N/A
SIDE:		10'-0"	10 FT. TYPE "C"
REAR:		20'-0"	10 FT. TYPE "C" (20' RS)
LANDSCAPING AREA:		17,138 SQ. FT. (38.0%)	6,730 SQ. FT. (15.0%)
PATIOS / WALKS:		5,307 SQ. FT. (11.8%)	
DRIVES:		2,702 SQ. FT. (6.0%)	
PARKING AREA (INC. INT. LS.):		10,924 SQ. FT. (24.3%)	
INTERIOR LANDSCAPE AREA:		990 SQ. FT. (9.0%)	546 SQ. FT. (5.0%)
OPEN SPACE:		20,627 SQ. FT. (45.9%)	13,460 SQ. FT. (30.0%)
COMMON OPEN SPACE:		750 SQ. FT. (x2=1,500 S.F.)	1,250 SQ. FT.
PRIVATE OPEN SPACE:		756 SQ. FT.	
IMPERVIOUS AREA:		27,729 SQ. FT. (62.0%)	
PERVIOUS AREA:		17,138 SQ. FT. (38.0%)	
PARKING BREAKDOWN (1.5 x UNIT):			
24 UNITS *1.5			NO MIN. REQ'D.
OPEN STANDARD SPACES		(9' x 19')	9
COMPACT SPACES		(6' x 15')	24
ACCESSIBLE SPACES		(9' x 19')	2
TOTAL SPACES			35
BICYCLE PARKING BREAKDOWN (0.1 x UNIT - 4 MIN.):			
24 UNITS *0.1		(6' x 2')	4
			(4) SPACES REQ'D.

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SITE OPEN AREAS PLAN

DATE
04/12/2021

REVISED DATE

SHEET
A1.2

NEW 24 UNITS
APARTMENTS BUILDING
4345 SUNNYSIDE RD SE SALEM, OR 97302

DESIGN REVIEW SET 04.12.21

REGISTERED ARCHITECT
LEE FRANKIE GWYN
SALEM, OREGON
STATE OF OREGON

lenity
architecture, inc.
3150 Ketta Court SE, Salem, Oregon 97301
P 503 399 1990 F 503 399 0565
w@lenityarchitecture.com