

CLASS III SITE PLAN REVIEW/ CLASS I DESIGN REVIEW

4345 SUNNYSIDE RD SE, SALEM, OR 97306

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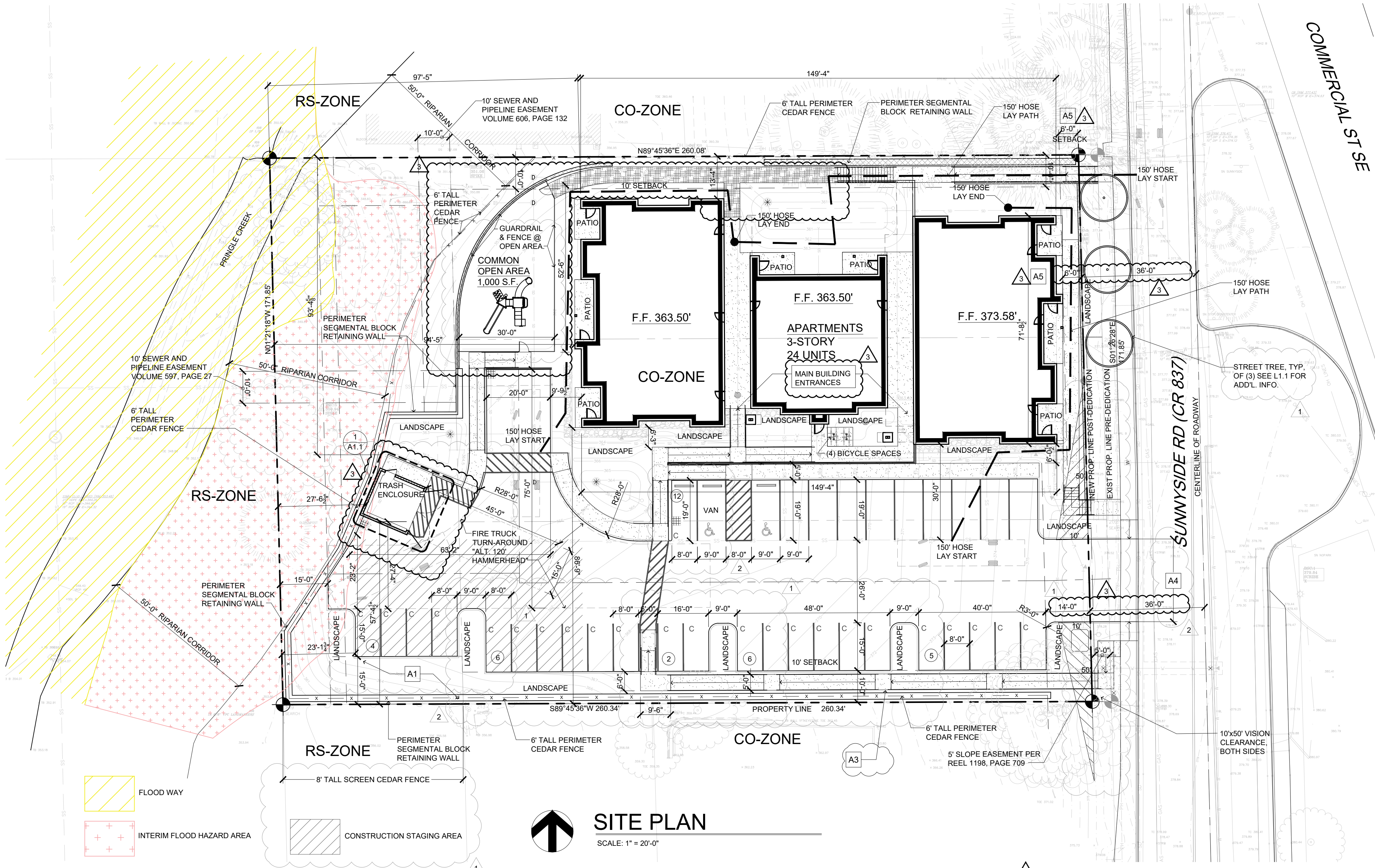
NEW 24 UNITS
APARTMENTS BUILDING
4345 SUNNYSIDE RD SE SALEM, OR 97302

SITE
OVERALL PLAN

DATE
04/12/2021
REVISED DATE

SHEET
A1.1

DESIGN REVIEW SET 04.12.21



PROJECT DATA

SITE DATA:		4345 SUNNYSIDE RD SE
ADDRESS		083W10AC00000
MAP TAX LOT:		1.03 & 44.867 SQ. FT.
PROPERTY AREA:		CO (COM. OFFICE)
ZONE:		MULTIPLE FAMILY
PROPOSED USE:		
SITE AREA BREAKDOWN:		
PROPOSED		REQUIRED/ ALLOWED
APARTMENT BUILDING		
BLDG. "A" FOOTPRINT:		24 (2) BEDROOM UNITS
BLDG. "B" FOOTPRINT:		2,978 SQ. FT.
BLDG. "C" FOOTPRINT:		1,890 SQ. FT.
BUILDING FOOTPRINT TOTAL:		2,978 SQ. FT. (17.4%)
BUILDING HEIGHT:		41 FT. 50 FT. MAX
TRASH ENCLOSURE STRUCTURE:		256 SQ. FT. (0.5%)
TRASH ENCLOSURE HEIGHT:		8 FT. 15 FT. MAX
SETBACKS:		
BUILDING SETBACK:		12 FT. 12 FT.
STREET:		N/A
INTERIOR FRONT:		13'-4"
SIDE:		10 FT. TYPE "C"
REAR:		94'-5"
ACCESSORY STR. SETBACK:		12 FT.
STREET:		N/A
INTERIOR FRONT:		52'-6"
SIDE:		10 FT. TYPE "C"
REAR:		26'-1"
VEHICLE USE SETBACK:		20'-0"
STREET:		12 FT.
INTERIOR FRONT:		N/A
SIDE:		10 FT. TYPE "C"
REAR:		20'-0"
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.)
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		(8' 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.

DRAWING INDEX

- SITE PLAN:
- A1.1 COVER SHEET/ SITE PLAN
 - A1.2 OPEN SPACE PLAN
 - A8.1 BUILDING ELEVATIONS
- CIVIL PLANS:
- C1.0 EXISTING CONDITIONS, EROSION CONTROL & DEMOLITION PLAN
 - C2.0 GRADING PLAN & DRAINAGE PLAN
 - C3.0 UTILITY PLAN
 - C7.0 INTERSECTION SIGHT DISTANCE ANALYSIS

- LANDSCAPE PLAN:
- L1.1 PLANTING PLAN

KEYNOTES SCHEDULE

- A1 ADJUSTMENT #1:
SRC SEC. 702.020(d)(3) - 20' MIN. SETBACK TO 15' SETBACK WITH 8' TALL CEDAR FENCE
- A2 ADJUSTMENT #2:
MINIMUM OF ONE CANOPY TREE SHALL BE PLANTED ALONG EVERY 50 FEET OF THE PERIMETER OF PARKING AREAS. TRUNKS OF THE TREES SHALL BE LOCATED WITHIN TEN FEET OF THE EDGE OF THE PARKING AREA (SEE FIGURE 702-3)
- A3 ADJUSTMENT #3:
SRC SEC. 521.010(b) AND T521-3 - 10' WIDE TYPE "C" LANDSCAPE REDUCTION FOR ACCESSIBLE RAMP AND RETAINING WALL WITH 6' TALL CEDAR FENCE AND CLIMBING VINES
- A4 ADJUSTMENT #4:
A CLASS 2 DRIVEWAY APPROACH PERMIT IS REQUIRED AS WELL AS A CLASS 2 ZONING ADJUSTMENT TO ADDRESS THE SPACING STANDARD FOUND IN SRC 804.035(D)
- A5 ADJUSTMENT #5:
SRC TBL 521-3 - FRONT SETBACK FROM 12' TO 6' DUE TO SITE TOPOGRAPHY CONSTRAINTS

