

VICINITY MAP

3 SITE PLAN
1" = 30'-0" @ FULL SIZE

PROJECT AREAS

PROPERTY: 4.803 ACRES (209,231 SF)

COM./ GREEN SPACE MIN (15%): 31,385 SF
25% REDUCTION PER SB = (11.25%): 23,538 SF
COM./ GREEN SPACE TOTAL (11.95%): 20,750 SF

ASPHALT: 31,220 SF
SIDEWALKS / DRIVEWAYS / PATIOS: 25,090 SF

DENSITY

DENSITY MAXIMUM: 14.5 UNITS/ ACRE

NET DENSITY SHOWN (60 / 4.31): 13.92 UNITS/ ACRE

UNIT MATRIX

UNIT TYPE COUNT		BEDROOMS:	207
1 STORY - COTTAGE - 2 BD:	5	UNITS:	60
2 STORY - COTTAGE - 3 BD:	5		
1 STORY - 2 BD:	4		
1 STORY - 3 BD:	4		
2 STORY - 3 BD:	6		
2 STORY - 4-BD:	36		

MULTI FAMILY PARKING REQUIREMENTS

1 PER 10 UNITS (60):	6
1.75 PER 2 BED (9):	15.75
2 PER 3+ BED (51):	102
TOTAL REQUIRED:	**124**
GARAGE PARKING:	60
DRIVEWAY PARKING:	50
DRIVE AISLE PARKING:	20
TOTAL PARKING:	**130**

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WESTCLIFF HOMES

ARCHITECTURAL SITE PLAN

Bend and Portland, Oregon | saj-architecture.com

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