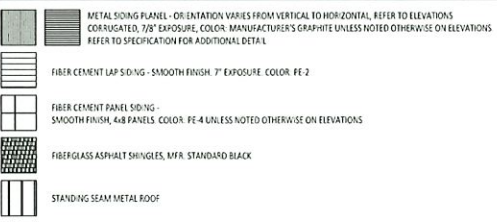


COLOR PALETTE



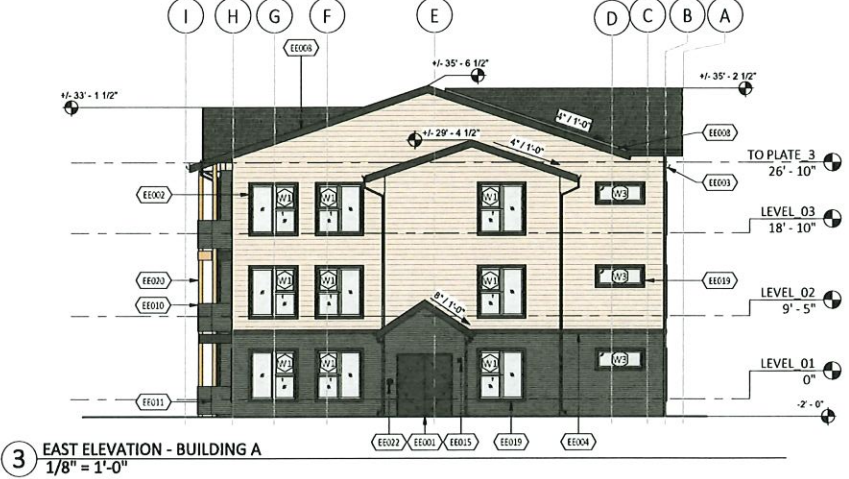
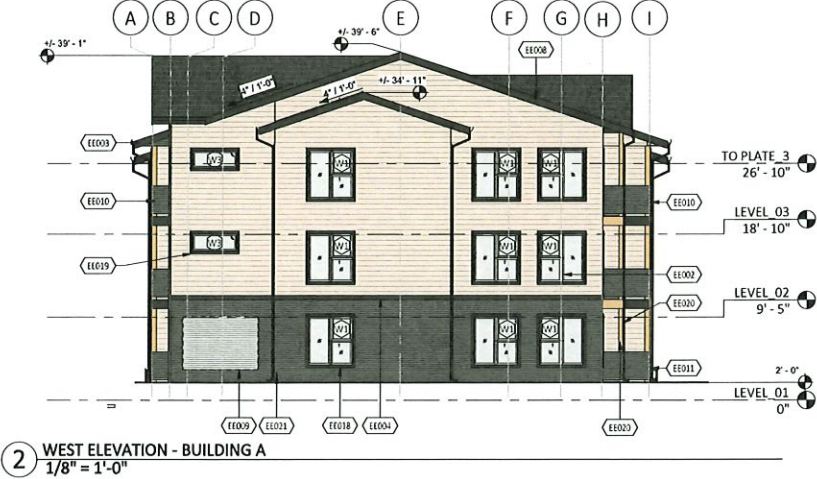
EXTERIOR ELEVATIONS LEGEND



EXTERIOR ELEVATIONS LIGHT FIXTURES LEGEND



KEYNOTES	
Key Value	Keynote Text
EE001	HOLLOW METAL DOOR AND FRAME, PAINT PE-1
EE002	WIND WINDOWS, COLOR, MFR. STANDARD WHITE, TYP. UNLESS NOTED OTHERWISE
EE003	GLITTER AND DOWNPOUT, PAINT COLOR, PE-1, TYP.
EE004	5/4 X 6 HORIZONTAL TRIM BAND, PAINT COLOR, PE-1
EE005	SNOW BREAKS, INSTALL PER MFR. INSTRUCTIONS
EE006	FIBERGLASS DOOR AT BALCONIES, REFER TO DOOR SCHEDULE, TYP. COLOR, MFR. STANDARD BLACK
EE007	TUBE STEEL POST WITH CONCRETE BASE AT MAIN ENTRANCE CANOPIES
EE008	5/4 X 10 ROOF FASCIA, PAINT COLOR PE-1, TYP.
EE009	RESERVED AREA FOR PROPOSED ELECTRICAL METER AREA AND SERVICE GEAR, SHOWN DASHED
EE010	WOOD FRAMED BALCONIES WITH COMPOSITE DECKING AND PARTIAL HEIGHT GUARD RAIL WALL AT UPPER LEVELS (2 & 3) TYP.
EE011	EXTERIOR CONCRETE PATIO W/ PARTIAL HEIGHT WALL, TYP. AT LEVEL 01
EE012	ALUMINUM STOREFRONT DOOR SYSTEM, TYP. COLOR, ANODIZED BLACK
EE013	ALUMINUM STOREFRONT WINDOW SYSTEM, COLOR, ANODIZED BLACK
EE014	METAL WRAPPED FASCIA, COLOR TO MATCH STANDING SEAM METAL ROOF
EE015	EXTERIOR WALL SCONCE, TYP. REFER TO RCP.
EE016	WOOD FRAMED CANOPY W/ STANDING SEAM ROOF FINISH
EE017	PE-3 AT VERTICAL CORRUGATED METAL ORIENTATION
EE018	METAL TRIM AT METAL SIDING, REFER TO EXTERIOR OPENING DETAILS
EE019	5/4 X 4 SMOOTH FIBER CEMENT WINDOW TRIM, COLOR, PE-1, TYP. AT FIBER CEMENT FINISHES
EE020	WOOD POST PER STRUCTURAL, PAINT PE-1
EE021	FROST FREE HOSE BIB
EE022	APPROXIMATE LOCATION OF KNOX BOX, CONTRACTOR TO CONFIRM FINAL LOCATION WITH AHI



SITE PLAN LEGEND

- TOPOGRAPHY LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- ASPHALT AREA
- CONCRETE SIDEWALK
- DECOMPOSED GRANITE
- EXISTING TREE TO REMAIN
- 6FT PRIVACY FENCE (CHAIN LINK WITH BLACK VINYL SLATS)
- WATER LINE
- SANITARY LINE
- STORM WATER LINE
- POWER
- EXISTING FIRE HYDRANT
- DESIGNATES COMPACT STALL
- PATH TO ROW
- ADA STALL DESIGNATION
- APPROXIMATE LOCATION OF PROPOSED BOLLARD POST TOP SITE LIGHT, REFER TO PHOTO METRICS SHEET FOR ADDITIONAL DETAIL
- APPROXIMATE LOCATION OF PROPOSED PARKING LOT AREA LIGHTING, REFER TO PHOTO METRICS SHEET FOR ADDITIONAL DETAIL
- BUILDING EXIT
- BUILDING ORIGIN POINT

ZONING INFORMATION

LEGAL DESCRIPTION:
TAX LOT: 181206000100

ZONING:
RM - RESIDENTIAL MEDIUM DENSITY - BEND UG3

LOT SIZE:
TOTAL = 3.91 ACRES (PER PLP0420200202)

ZONE & USE (DOC 2.1.1.200): RM - MULTI UNIT RESIDENTIAL

SETBACKS (DOC 2.1.3.00):
BUILDING FRONT: 10'
BUILDING SIDE: 5'
BUILDING REAR: 5'

RM MEDIUM DENSITY REQUIREMENTS (DOC 2.1.6.00):
MINIMUM: 3.91 X 7.3 = 28 UNITS
MAXIMUM: 3.91 X 21.7 = 85 UNITS
UNITS PROVIDED: 59 UNITS

LOT COVERAGE AND FLOOR AREA RATIO (DOC 2.1.7.00):
MAXIMUM LOT COVERAGE: 60%
FAR: NONE
PROVIDED: 32.4%

HEIGHT REQUIREMENTS (DOC 2.1.8.00):
BUILDING HEIGHT ALLOWED: 40'
PROPOSED BUILDING HEIGHT: 39' - 5 1/2"

LANDSCAPE REQUIREMENTS (DOC 3.2.3.00):
SITE MINIMUM: 15%
PROVIDED: 49.2%
PARKING TREES: 1 PER 8 STALLS = 104/8 = 13
PROVIDED: 15

RM STANDARDS (DOC 2.1.1.00):
1. COMMON SPACE MINIMUM: 10 PERCENT
PROVIDED: 13.9%
2. PRIVATE OPEN SPACE:
A. 480 SF PER UNIT MIN
B. 50% OF UPPER UNIT MUST HAVE BALCONES
PROVIDED: COMPLEXES, ALL UNITS HAVE BALCONES + 49 SF AND 7 FT IN DEPTH

PARKING (DOC 3.3.3.00):
REQUIRED PARKING:
1.5 SPACES / 1 BED MAX = 1.5 X 11 = 17
2.25 SPACES / 2 BED MAX = 2.25 X 36 = 81
2.5 SPACES / 3 BED MAX = 2.5 X 22 = 55
134 MAXIMUM ALLOWED
5 ADA MIN + 1 WHEEL CHAIR ONLY
52 MAXIMUM ALLOWED

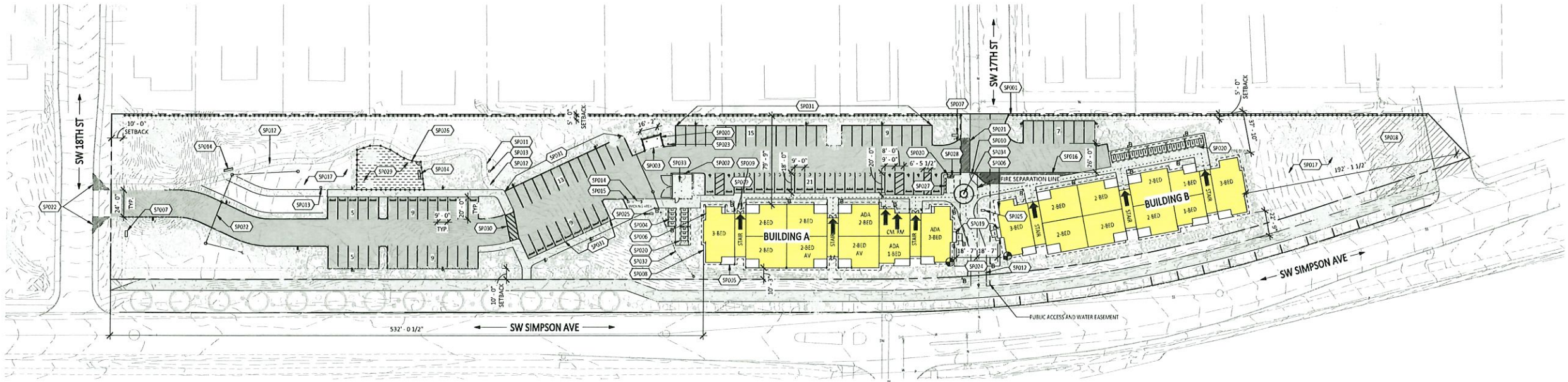
STANDARD PARKING PROVIDED: 81
COMPACT PARKING PROVIDED: 15
ADA PARKING PROVIDED: 6 (1 WHEEL CHAIR ONLY)
TOTAL PROVIDED: 102

EV READY PARKING REQ. (ORS 455.437): 40% MIN = 102 X .4 = 41
PROVIDED: 41

BICYCLE PARKING (DOC 3.3.6.00):
1 COVERED SPACE REQUIRED PER UNIT
REQUIRED: 59
PROVIDED: 64

SITE PLAN KEYNOTES

Key Value	Keynote Text
SP001	APPROXIMATE LOCATION OF FIRE HYDRANT, SEE CIVIL DRAWINGS
SP002	TRASH ENCLOSURE WITH PAINTED METAL GATES
SP003	CONCRETE MAINTENANCE PAD WITH PRE-MANUFACTURED COVER
SP004	STEEL U-SHAPED BIKE RACK, POWDER COAT COLOR: BLACK, TYP.
SP005	CONCRETE PATIOS AT FIRST LEVEL, BALCONIES ABOVE, TYP.
SP006	PROPOSED ELECTRICAL METER LOCATION
SP007	APPROXIMATE LOCATION OF NONADJUVENT SIGN, UNDER SEPARATE PERMIT BY OWNER
SP008	LINE OF FOOT ASIDE, SHOWN DASHED, TYP.
SP009	LINE OF CANOPY ABOVE, TYP. AT BUILDING ENTRIES
SP010	APPROXIMATE LOCATION OF FDC, SEE CIVIL DRAWINGS
SP011	NATURAL WALKING PATH, SEE LANDSCAPE PLAN ADDITIONAL DETAIL
SP012	PEDESTRIAN ACCESS PATH, SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL DETAIL
SP013	INTEGRATED DOG WASTE STATION W/ ROLL BAG SYSTEM
SP014	OUTDOOR BENCH, OWNER FURNISHED, OWNER INSTALLED
SP015	ASH & TRASH RECEPTACLE, CONTRACTOR TO COORDINATE FINAL LOCATION WITH OWNER
SP016	STRIPED PASSENGER LOADING ZONE
SP017	NATURAL RECREATION AREA, REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAIL
SP018	DRAINAGE SWALE, SEE CIVIL DRAWINGS
SP019	APPROXIMATE LOCATION OF KNOX BOX
SP020	LINE OF PREMANUFACTURED COVER, BASIS OF DESIGN, PALRAM ARIZONA 5000 - WAIVE CPO
SP021	RAISED CROSSING AREA, SEE CIVIL DRAWINGS FOR SIGNAGE AND STR-PAV REQUIREMENTS
SP022	CLEAR VISION AREA PER CITY STANDARD, NO OBSTRUCTIONS
SP023	QUICK COUPLER CONNECTION
SP024	FIRE RISER & FIRE ALARM CONTROL PANEL
SP025	APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER, SEE CIVIL DRAWINGS
SP026	FENCE AT PLAY AREA TO BE 4FT HIGH MAX, OMIT VINYL SLATS
SP027	(H) USPS APPROVED CLUSTER MAILBOX, SEE SPECIFICATIONS
SP028	(H) USPS APPROVED PARCEL LOCKERS, SEE SPECIFICATIONS
SP029	PROVIDE ENGINEERED PLAYGROUND SURFACING MATERIAL TESTED TO ASTM F1292, REFER TO HANDBOOK OF PUBLIC PLAYGROUND SAFETY FOR REQUIREMENTS
SP030	STRIPED CROSSING
SP031	EV PAD STALLS (TYP. OF 42)
SP032	PUMPICE FIT BOUNDARY
SP033	CONCRETE PAD, SEE CIVIL DRAWINGS
SP034	LANDSCAPED AREA WITH WANDERING SIGNAGE IN REMOVABLE SLEEVE



1 SITE PLAN (FOR KEITH)
1" = 40'-0"



COLLEGE VIEW APARTMENTS
SW SIMPSON
BEND, OR

ARCHITECTURAL SITE PLAN



ENHANCING LIVES AND COMMUNITIES
INTIMITY • COLLABORATION • MODALITY RESPONSIBILITY

12/13/2023

P1.01