

SITE SUMMARY*	
ZONING:	MU
LOT COVERAGE REQD:	NA
SITE AREA:	54,787 SF
BUILDING FOOTPRINT:	26,537 SF RESIDENTIAL 1,650 SF COMMERCIAL
PARKING REQD:	129 RESIDENTIAL SPACES

**PARKING PROVIDED (APARTMENT BUILDING)**

<b>INSIDE:</b>	
LEVEL 1	63 SPACES (INCL. 1 VAN ACCESSIBLE SPACE AND 2 ADA SPACES)
LEVEL 2	59 SPACES (INCL. 2 ADA SPACES)
<b>TOTAL:</b>	<b>122 SPACES</b>

<b>OUTSIDE:</b>	
LEVEL 2	22 SPACES
STREET	0 SPACES
<b>TOTAL:</b>	<b>22 SPACES</b>

**TOTAL 144 SPACES**

**PARKING PROVIDED (COMMERCIAL BUILDING)**

5 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)

**BICYCLE PARKING (APARTMENT BUILDING)**

1 BIKE PER UNIT =	129 BIKES REQUIRED
BIKE STORAGE ROOM	120 BIKE SPACES
ADDITIONAL BIKE PARKING	8 BIKE SPACES EXTERIOR UNDER CANOPY AND 3 INSIDE
<b>TOTAL:</b>	<b>131 BIKE SPACES PROVIDED</b>

**BICYCLE PARKING (COMMERCIAL BUILDING)**

REQUIRED: 1 SPACE  
PROVIDED: 1 SPACE UNDER EXTERIOR CANOPY

**GENERAL NOTES**

- SITE INFORMATION IS BASED ON OWNERS SURVEY DATED JUNE 9TH, 2021 BY HICKMAN, WILLIAMS & ASSOCIATES.
- ALL SURVEY INFORMATION INDICATING ALL EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY.
- ALL PARKING SPACE DIMENSIONS ARE TO ASPHALT SIDE OF CURB. PARKING SPACES ARE 9'-0" OC UNO.
- STREET, PARKING, DRIVE CUTS, AND/OR PUBLIC RIGHT OF WAY INFORMATION ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR DETAILED INFORMATION.
- DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL LAYOUT OF THE BUILDINGS AND SITE ELEMENTS.
- REFER TO THE LEGAL SURVEY (PROVIDED BY OTHERS) FOR PROPERTY LINE DIMENSIONS AND EXACT LOCATIONS OF EXISTING SITE ELEMENTS.
- SEE CIVIL FOR TYPICAL DIMENSIONS UNO.
- TYPICAL CURB RADIUS IS 3'-0" AT ASPHALT SIDE OF CURB UNO.
- SEE SHEET A1000R FOR FIRE SEPERATION DISTANCES
- SEE CIVIL GRADING PLAN
- SIDEWALKS TO HAVE 2% MAX CROSS SLOPE AND 5% MAX SLOPE IN DIRECTION OF TRAVEL
- SEE ELECTRICAL SITE PLAN

**KEYNOTES**

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|------|--|
| 0001 | WHEEL STOP, TYP  |
| 0003 | SEE CIVIL DRAWINGS AND TRAFFIC FACILITIES REPORT FOR MODIFICATION REQUEST TO MEET CITY OF BEND CORNER CLEARANCE REQUIREMENTS |
| 0004 | DASHED LINES INDICATE CANOPIES ABOVE WITH SURFACE MOUNTED LIGHT FIXTURES   |
| 0006 | VISION CLEARANCE TRIANGLE, TYP.  |
| 0007 | OVERHEAD SECTIONAL GARAGE DOOR   |
| 0008 | TRENCH DRAIN, PER CIVIL  |
| 0009 | CONCRETE STAGING PAD   |
| 0010 | DOOR INTO GARAGE ON LEVEL 2  |
| 0011 | ADA SIGN AND POST  |
| 0013 | BIKE RACKS PER COB DEVELOPMENT CODE SECTION 3.3.6.0  |
| 0014 | CONCRETE PAVING WITH SNOW MELT (HYDRONIC LOOP) COORD. W/ PLUMBING  |
| 0015 | 4'-0" CHAIN LINK FENCE; BLACK VINYL  |
| 0016 | 6'-0" CHAIN LINK FENCE; BLACK VINYL  |
| 0017 | ELECTRIC TRANSFORMER PER ELECTRICAL, PROVIDE CONCRETE PAD  |
| 0019 | EMERGENCY GENERATOR PER ELECTRICAL, PROVIDE CONCRETE PAD   |
| 0020 | PRE-FINISHED GUTTER & DOWNSPOUT, BLACK   |
| 0021 | ROOF DRAIN OVERFLOW, TYP. SEE EXTERIOR ELEVATIONS FOR TOTAL NUMBER AND LOCATION  |
| 0022 | GUY POLE COORDINATE WITH PUBLIC UTILITY COMPANY  |
| 0023 | UTILITY VAULTS COORDINATE WITH CIVIL AND MEP DRAWINGS  |
| 0024 | FIRE GRATE TYP. COORDINATE WITH LANDSCAPE DRAWINGS   |
| 0025 | WALL MOUNTED MAILBOX   |
| 0027 | STREET LIGHT, SEE CIVIL DRAWINGS   |
| 0028 | FIRE HYDRANT, SEE CIVIL DRAWINGS   |
| 0029 | AREA DRAIN, SEE CIVIL DRAWINGS   |
| 0030 | GAS METERS COORDINATE WITH UTILITY COMPANY   |
| 0031 | CUSTOM WOOD BENCH  |
| 0032 | ROCKERY WALL, SEE LANDSCAPE DRAWINGS   |
| 0033 | RAMPED TRANSITION CURB, WITH PAVEMENT MARKING DELINEATING THE ACCESSIBLE ROUTE   |

**LEGEND**

- |  |   |
|--|---|
|  | EXISTING PROPERTY BOUNDARY                              |
|  | SITE PROPERTY BOUNDARY                                  |
|  | SITE PHASING LINE                                       |
|  | PROPOSED LANDSCAPING                                    |
|  | PROPOSED CONCRETE SIDEWALK                              |
|  | SITE EGRESS PATH TO RIGHT OF WAY                        |
|  | ENTRY/EXIT ACCESS TO ACCESSIBLE MEANS OF EGRESS         |
|  | PUBLIC ENTRY ON ACCESSIBLE ROUTE                        |
|  | SITE POLE LIGHTING                                      |
|  | NO. OF PARKING SPACES IN GROUP                          |
|  | FIRE HYDRANT  |
|  | FIRE DEPARTMENT CONNECTION                              |
|  | SPOT GRADE ELEVATION                                    |
|  | FINISH FLOOR ELEVATION                                  |
|  | ACCESSIBLE EXIT DISCHARGE ACCESS TO PUBLIC RIGHT OF WAY |
|  | 4'-0" CHAIN LINK FENCE; BLACK VINYL                     |
|  | 6'-0" CHAIN LINK FENCE; BLACK VINYL                     |



CONSULTANT:

PROJECT NUMBER: 521021  
**515 Century Drive - APT BLDG**

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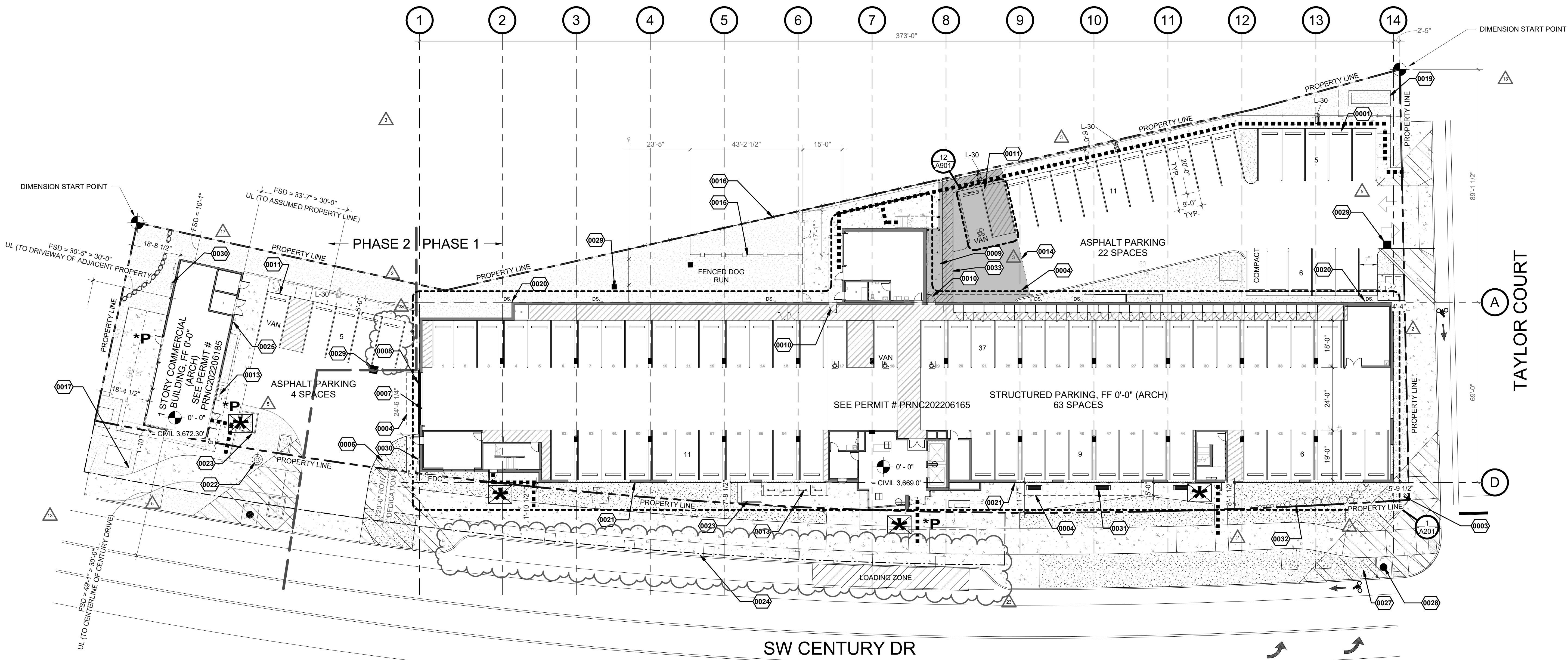
SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

DRAWN BY: Author

1	CD CHANGES	10/12/22
2	ADDENDUM 1	10/27/22
3	PLAN CHECK COMM 01	2/14/23
5	PLAN CHECK ENGS 01	1/19/23
6	PLAN CHECK APT 01	2/24/23
13	CD CHANGES	6/9/23
17	PR 07	8/22/23
23	PR 11	TBD

SHEET:  
**A001**  
IFC  
06.09.2023

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**1. OVERALL SITE PLAN**

A001 SCALE: 1" = 20'-0"