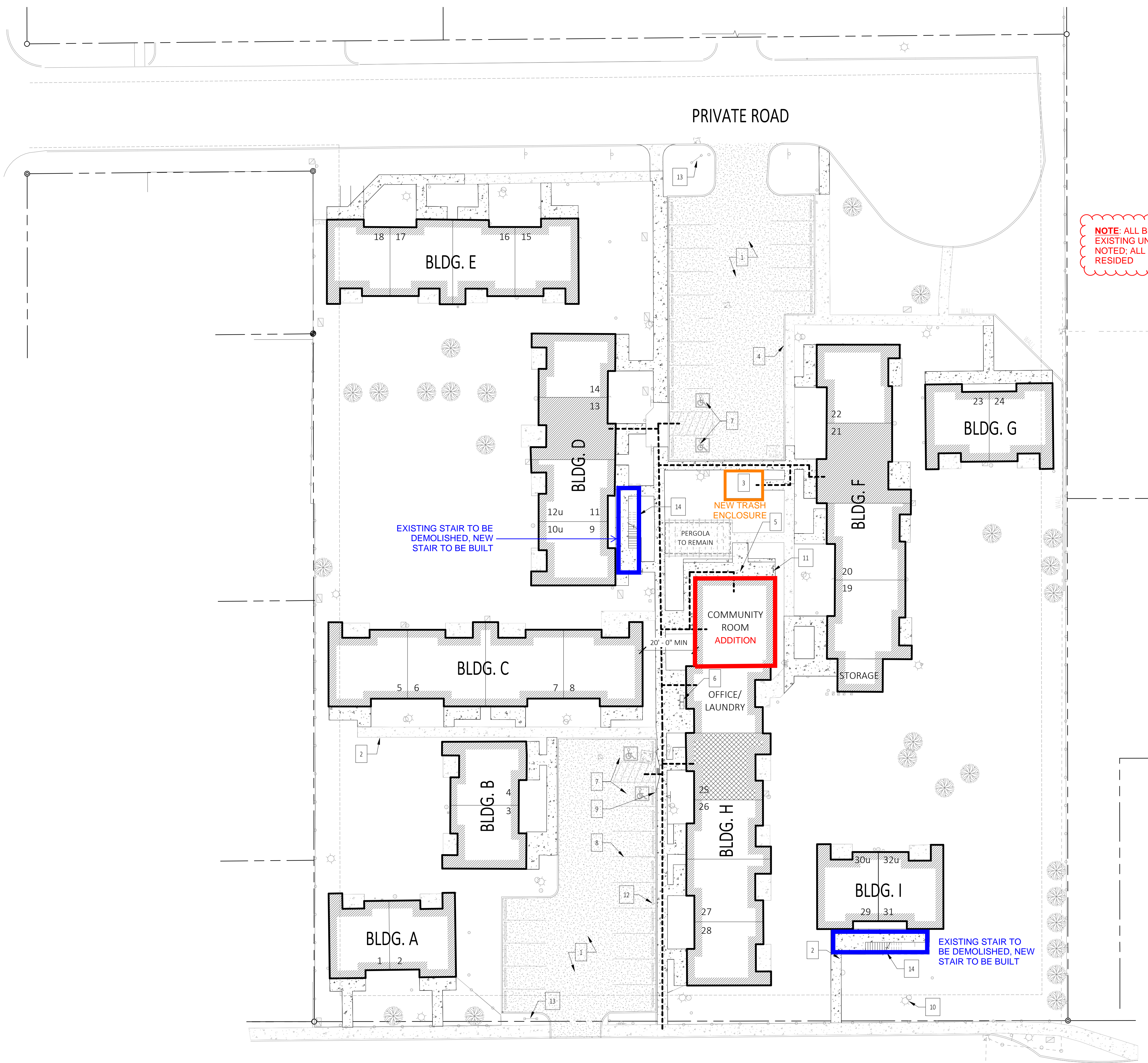


RIDINGS AVENUE

PRIVATE ROAD



NOTE: ALL BUILDINGS ARE EXISTING UNLESS OTHERWISE NOTED; ALL BUILDINGS TO BE RESIDED

EXISTING STAIR TO BE DEMOLISHED, NEW STAIR TO BE BUILT

EXISTING STAIR TO BE DEMOLISHED, NEW STAIR TO BE BUILT

HEINTZ STREET



1 SITE PLAN
1" = 20'-0"

GENERAL SITE PLAN NOTES

- NOT ALL LEGEND AND HATCH SYMBOLS MAY APPLY TO THIS PROJECT.
- SEE CIVIL PLANS FOR FULL EXTENT OF SCOPE OF WORK.
- ALL (E) TREES ARE TO BE REMOVED; THE SAME AMOUNT OF TREES ARE TO BE REPLANTED, QUANTITY TO BE (26).

SITE LEGEND

- SIGN POST
- STORM SEWER CATCH BASIN
- SANITARY SEWER CLEAN OUT
- WATER METER
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRICAL POWER PEDESTAL/VAULT
- PROPERTY LINE
- CURB
- EDGE OF PAVEMENT
- FENCE LINE
- NEW TREE; REFER TO CIVIL FOR PLANT INFORMATION
- DENOTES ACCESSIBLE UNITS & ACCESSIBLE PARKING SPACES
- ACCESSIBLE PATH
- ASPHALT
- CONCRETE
- HATCHED REGION INDICATES ACCESSIBLE UNIT FOR VISUAL/HEARING IMPAIRED PERSONS
- HATCHED REGION INDICATES ACCESSIBLE UNIT FOR MOBILITY IMPAIRED PERSONS

SITE PLAN KEYNOTES

- ASPHALT DRIVE AISLE & PARKING, TYP; REFER TO CIVIL FOR EXTENT TO BE REPLACED
- CONCRETE WALKWAYS, TYP; REFER TO CIVIL
- (N) TRASH ENCLOSURE, PER DETAIL 3 / ASS.10
- (N) CURB, TYP, PER CIVIL DRAWINGS
- (N) CONCRETE PATIO, TYP, <2% SLOPE EACH DIRECTION. MINIMUM THICKNESS 4". SEE 3 / A4.10
- RELOCATED (E) MAILBOXES - SEE 3 / A4.10
- ACCESSIBLE PARKING SPACE, PER DETAIL 5 / ASS.10
- (N) PARKING LOT PAINT, TYPICAL ALL STALLS
- (N) SIGN & BASE, SEE 1 / ASS.10 TYPICAL ALL ACCESSIBLE PARKING SPACES
- (N) LED SITE LIGHTING, HEAD ONLY, POLE TO REMAIN
- (N) BICYCLE RACK PER DETAIL 4 / ASS.10
- PROVIDE 6" TALL CONCRETE CURB WHEEL STOP, PER DETAIL 6 / ASS.10
- (E) MONUMENT SIGN TO REMAIN
- (N) STAIR ASSEMBLY; REFER TO A3.21 FOR STAIR LAYOUT

ZONING INFORMATION

CITY OF MOLALLA PLANNING DEPARTMENT
 GENERAL ZONING INFORMATION
 SITE ADDRESS: 615 HEINTZ STREET, MOLALLA, OR 97036
 ZONING DISTRICT: MULTIFAMILY RESIDENTIAL (R-2)
 USE IS PERMITTED OUTHRIGHT

DIMENSIONAL INFORMATION
 MIN LOT AREA = 2,000 SF
 LOT AREA = 115,613 SF
 MIN LOT WIDTH = 80'-0"
 LOT WIDTH = 290'-0"

FRONT YARD & STREET SIDE SETBACK = 10'-0"
 INTERIOR SIDE YARD SETBACK = 10'-0" (ELEVATION < 24'-0")
 REAR YARD SETBACK = 15'-0" (ELEVATION < 22'-0")
 (NOTE: EXISTING NON-CONFORMANCE WITH BUILDINGS A, C, G, E)

LOT COVERAGE = 80% MAX BUILDING (ELEVATION < 22'-0")
 IMPERVIOUS AREA = 43,765 SF (38%)
 GROUND FLOOR BUILDING AREA = 22,080 SF (19%)
 MINIMUM LANDSCAPE AREA = 20%
 LANDSCAPE AREA = 71,848 SF (62%)

BUILDING HEIGHT = 45'-0" MAX
 MAX BUILDING HEIGHT = 25' - 0"

PROVIDED PARKING
 EXISTING 30 PARKING STALL LAYOUT TO REMAIN; (4) OF WHICH ARE TO BE ACCESSIBLE,
 (2) OF WHICH ARE VAN ACCESSIBLE. PARKING AREA = 10,532 SF

PROGRAM MATRIX

BUILDING	QUANTITY	GROSS SF	SUBTOTAL
A / B / G	3	1,347 SF	4,041 SF
I	1	2,694 SF	2,694 SF
D	1	4,044 SF	4,044 SF
C	1	3,322 SF	3,322 SF
F	1	3,543 SF	3,543 SF
E	1	2,682 SF	2,682 SF
H	1	4,448 SF	4,448 SF
		TOTAL:	24,774 SF



"ENHANCING LIVES AND COMMUNITIES"

960 SW DISK DR, SUITE 101
 BEND OR 97702
 541.388.9897
 WWW.PINNACLEARCHITECTURE.COM



TOLIVER TERRACE APARTMENTS

PROJECT
 615 Heintz Street
 Molalla, OR 97038

APPROVED FOR	DATE	BY
SCHEMATIC DESIGN	2019/01/30	DA
DESIGN DEVELOPMENT	2019/02/28	DA
CONSTRUCTION DOCS.	2019/05/03	PB

REV	DESCRIPTION	DATE
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PROJECT NO: 1839.PEP
 DRAWN BY: MW
 CHECKED BY: PB
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ARCHITECTURAL SITE PLAN

AS1.20