



Real Estate & Construction Company



THE STAFFORD PROJECT SCHEMATIC SITE IDEAS

COTTAGE CLUSTERS = 15

TOWNHOUSE A = 11

TOWNHOUSE B = 8

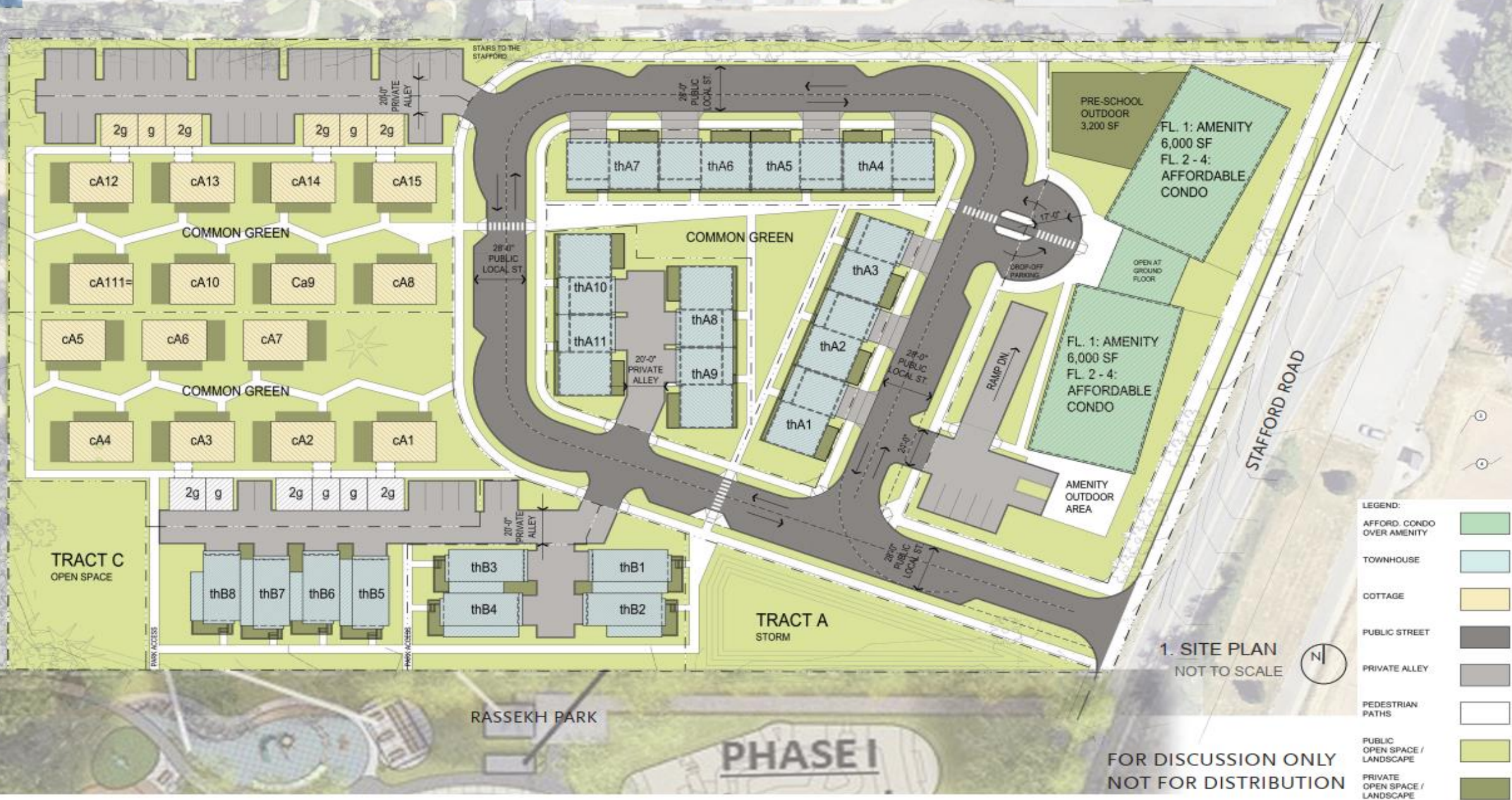
TTL. 34

AFFORDABLE CONDO BLDG:

FL.1 PRE-SCHOOL = 6,000 SF + FL.1 AMENITY = 6,000 SF

FL.2 - 4 AFFORDABLE CONDOS = APPROX. 6,000 SF PER FL.

TTL. CONDO COUNT RANGE = 35 TO 45

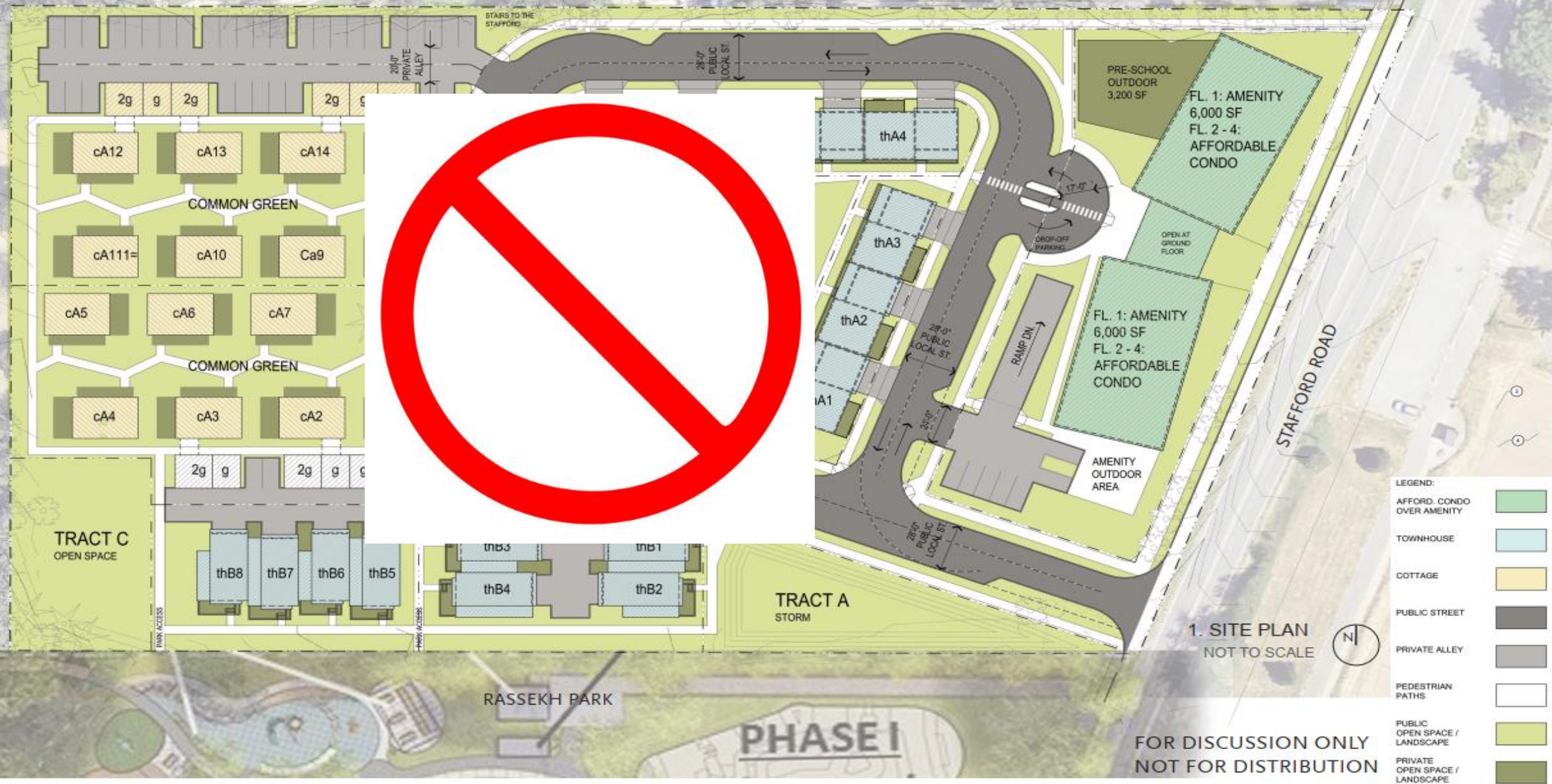


TTL. 34

TTL. CONDO COUNT RANGE = 35 TO 45

THE STAFFORD PROJECT

SCHEMATIC SITE IDEAS










Hazelia Living Community



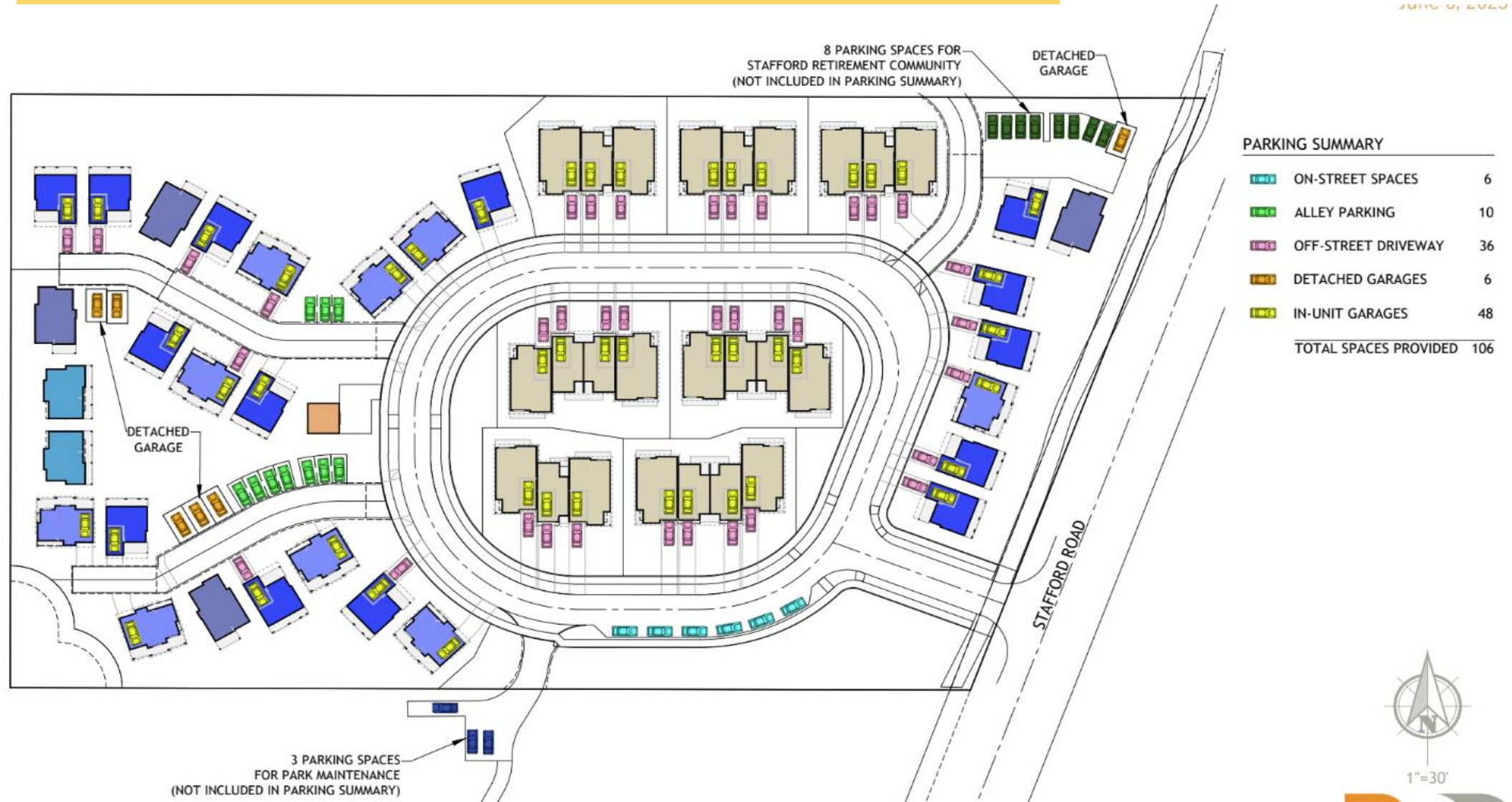
COMMUNITY MEETINGS
YIELDED LESS DENSITY
AND 1-2 LEVEL
COTTAGES ON STAFFORD



DEVELOPMENT SUMMARY		
	TRIPLEX / QUADPLEX	24
	COTTAGE TYPE 1	9
	COTTAGE TYPE 2	14
	COTTAGE TYPE 3	2
	COTTAGE TYPE 4	4
TOTAL UNITS		53
	COMMUNITY BUILDING	
	DETACHED GARAGE	6

DEDICATED PARKING FOR EVERY HOME

APPROX 2 PER UNIT





OPEN SPACE PLAN
HORIZ SCALE: 1" = 30'



GROSS SITE AREA	6.01 AC.
STREET RIGHT OF WAY AND ACCESS EASEMENTS	1.47 AC.
NET SITE AREA	4.54 AC.

COURTYARD AREA	1.04 AC.
LINEAR GREEN AREA	0.13 AC.
STORMWATER FACILITY	0.27 AC.
RESOURCE PROTECTION AREA	0.09 AC.
TOTAL PROVIDED OPEN SPACE AREA	1.53 AC.

COURTYARD AREA	# OF COTTAGES	REQUIRED COURTYARD AREA (150 SF /COTTAGE)	PROVIDED COURTYARD AREA (SF)	PROVIDED COURTYARD AREA (AC)
1	8	1,200	20,221	0.46
2	8	1,200	10,623	0.24

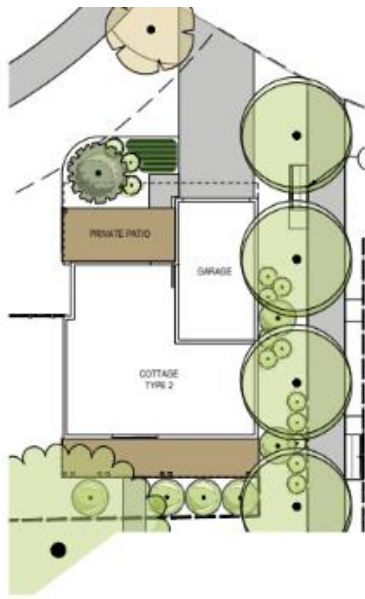
**OPEN SPACE
PROPOSED AT
34%**

**CITY
REQUIREMENT
IS ONLY 20%**









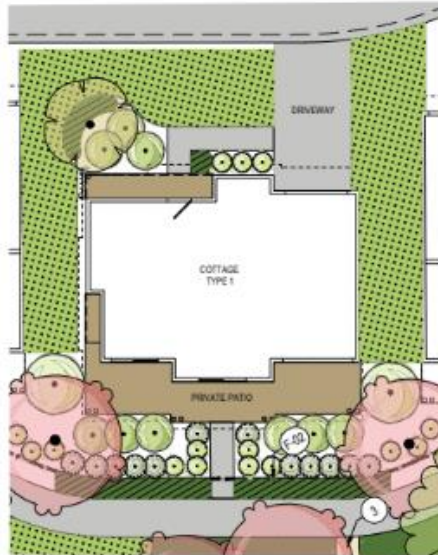
02 ENLARGED CONCEPTUAL PLANTING PLAN - COTTAGE TYPE 2



04 ENLARGED CONCEPTUAL PLANTING PLAN - COTTAGE TYPE 4

CONCEPT PLANT SCHEDULE PLANTING PALETTE

	LARGE SHRUB (DECIDUOUS) CONTAINER SIZE: 3 GAL SPACING: 8' O.C.		VINE (FLOWERING) CONTAINER SIZE: 3 GAL SPACING: 8' O.C.
	MEDIUM SHRUB (DECIDUOUS) CONTAINER SIZE: 2 GAL SPACING: 8' O.C.		SCREENING SHRUB CONTAINER SIZE: 3 GAL HEIGHT AT MATURITY: 30' HEIGHT AT PARKING LOTS, 6' HEIGHT AT SCREENING OR BUFFER. SPACING: TO BE PLANTED IN A SINGLE ROW ON CENTERS EQUAL TO 1.5 MATURE WIDTH OF THE PLANT CENTERS EQUAL TO 1.5 MATURE WIDTH OF THE PLANT MATERIAL OR STAGGERED IN MULTIPLE ROWS.
	SMALL SHRUB (DECIDUOUS) CONTAINER SIZE: 1 GAL SPACING: 8' O.C.		PERENNIAL AND GROUNDCOVER MIX CONTAINER SIZE: 1 GAL SPACING: 12" TO 36" O.C.
	LARGE SHRUB (EVERGREEN) CONTAINER SIZE: 3 GAL SPACING: 8' O.C.		LAWN SUNMARK SEEDS NORTHWEST SUPREME MIX BLR PER 1,000 SF
	MEDIUM SHRUB (EVERGREEN) CONTAINER SIZE: 2 GAL SPACING: 8' O.C.		
	SMALL SHRUB (EVERGREEN) CONTAINER SIZE: 1 GAL SPACING: 8' O.C.		



01 ENLARGED CONCEPTUAL PLANTING PLAN - COTTAGE TYPE 1



03 ENLARGED CONCEPTUAL PLANTING PLAN - COTTAGE TYPE 3



05 SECTION - 5 LAYERS OF PERSONAL SPACE

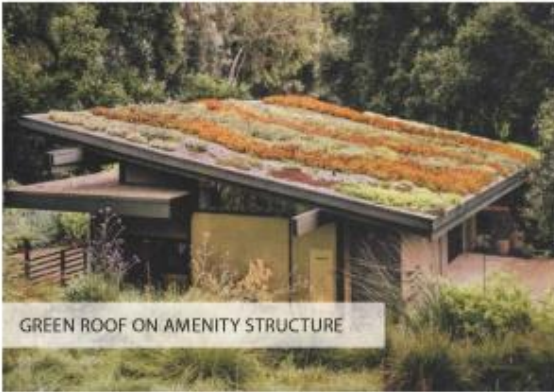
The Stafford Retirement Landscape Areas



Enhanced Landscaped Areas



Stafford Retirement Common Space



GREEN ROOF ON AMENITY STRUCTURE



ENHANCE STORMWATER FACILITY WITH PLANTINGS & ROCKSCAPING



FLOWER GARDEN



TERRACE CONCEPT



FENCING CONCEPT



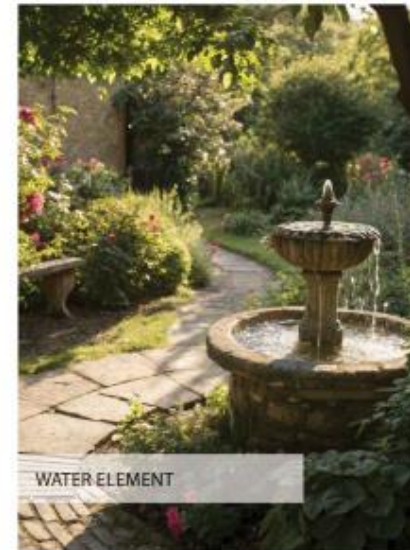
FENCING CONCEPT



STONE WALL



INDOOR/OUTDOOR CONNECTION



WATER ELEMENT

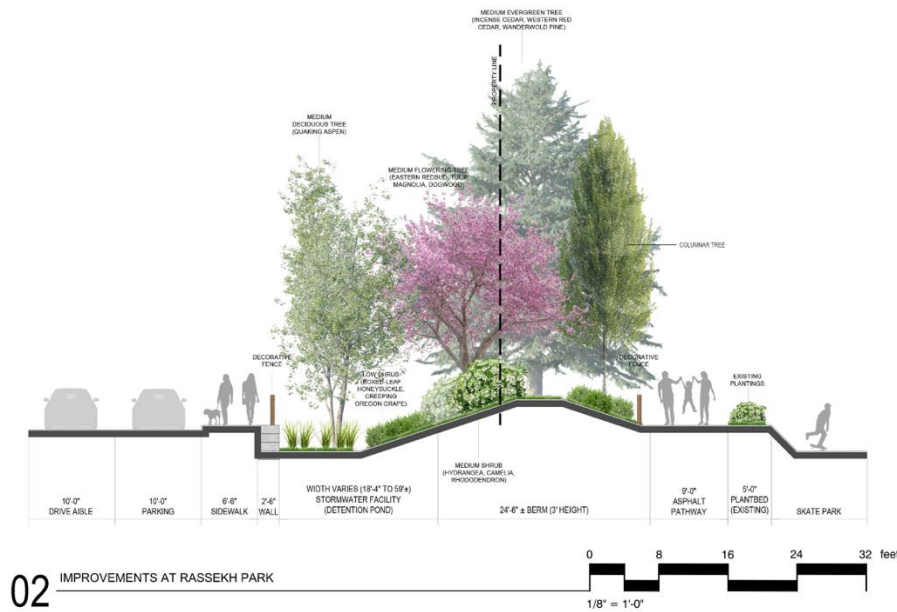
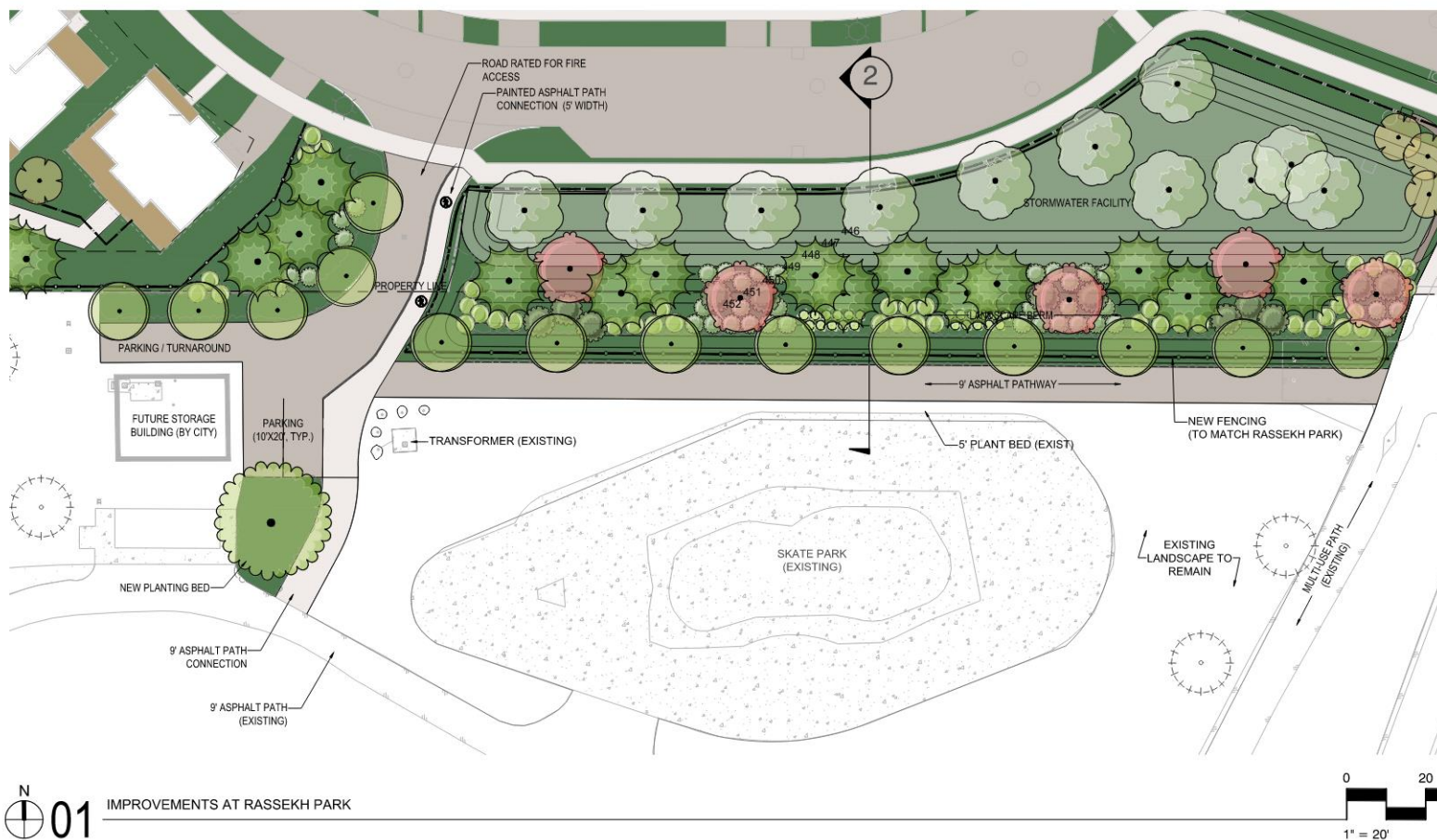


STAFF SHELTER



FLOWERS/LUSH LANDSCAPING

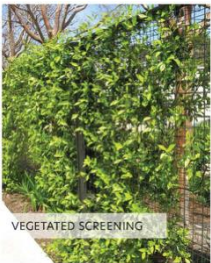
Enhanced Landscape LO Parks



Landscape Inspiration's



VIBRANT BLOOMS



VEGETATED SCREENING

Scales of Sociability

Plantings



LAYERED LANDSCAPING TO
PRIVATE SPACE



FILTERED VIEWS BETWEEN
PUBLIC/PRIVATE SPACE



5 LAYERS OF PERSONAL SPACE



RAILING PLANTERS



SEMI-PUBLIC / SEMI-PRIVATE SPACE



SEMI-PUBLIC / SEMI-PRIVATE
SPACE

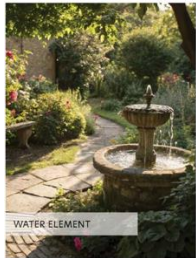


PORCH FRAME

Strong Sence of Community

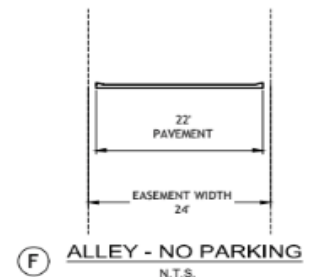
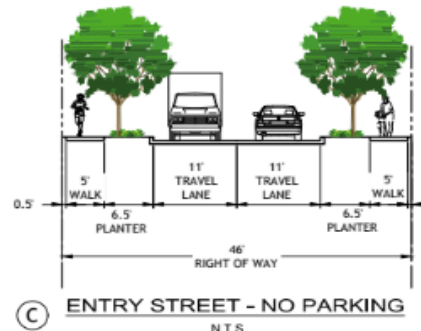
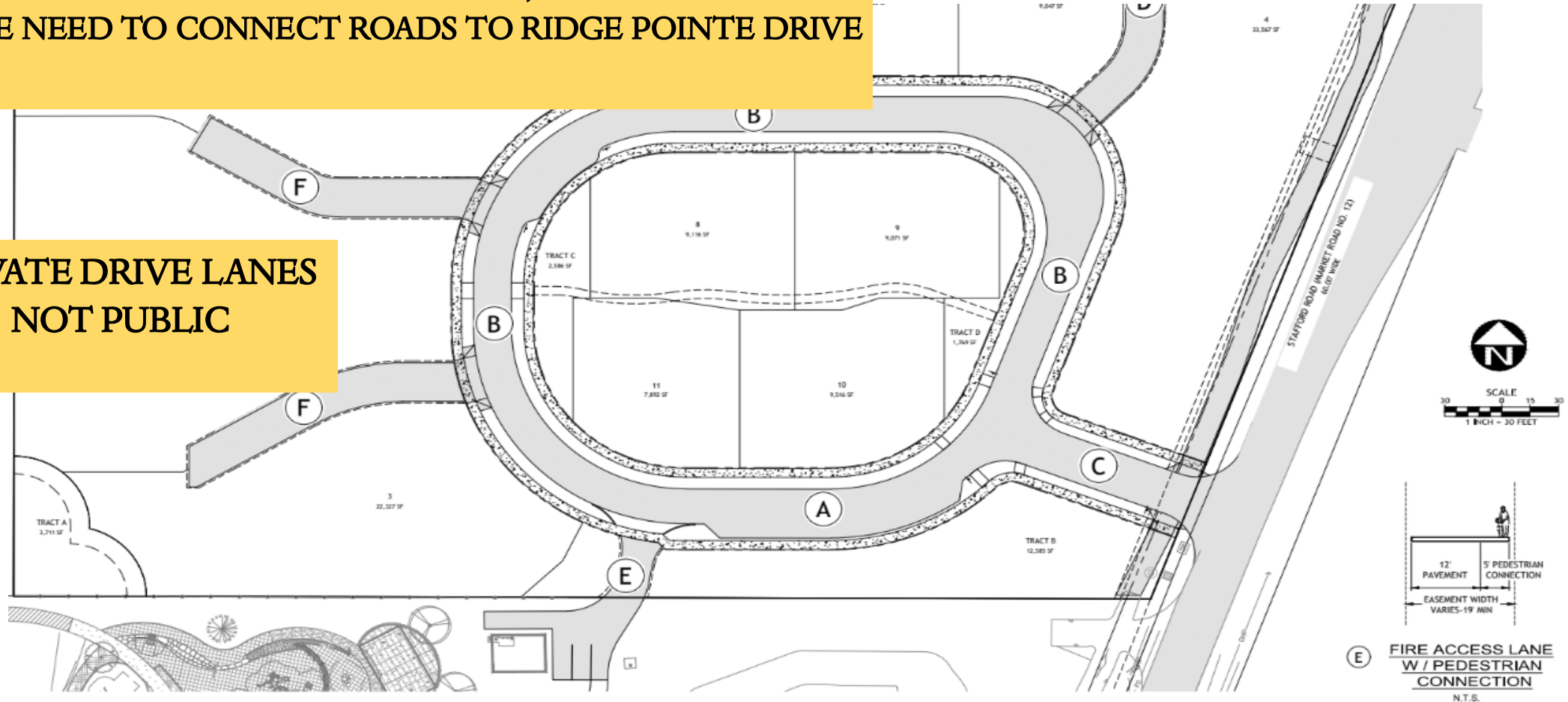


Common Spaces

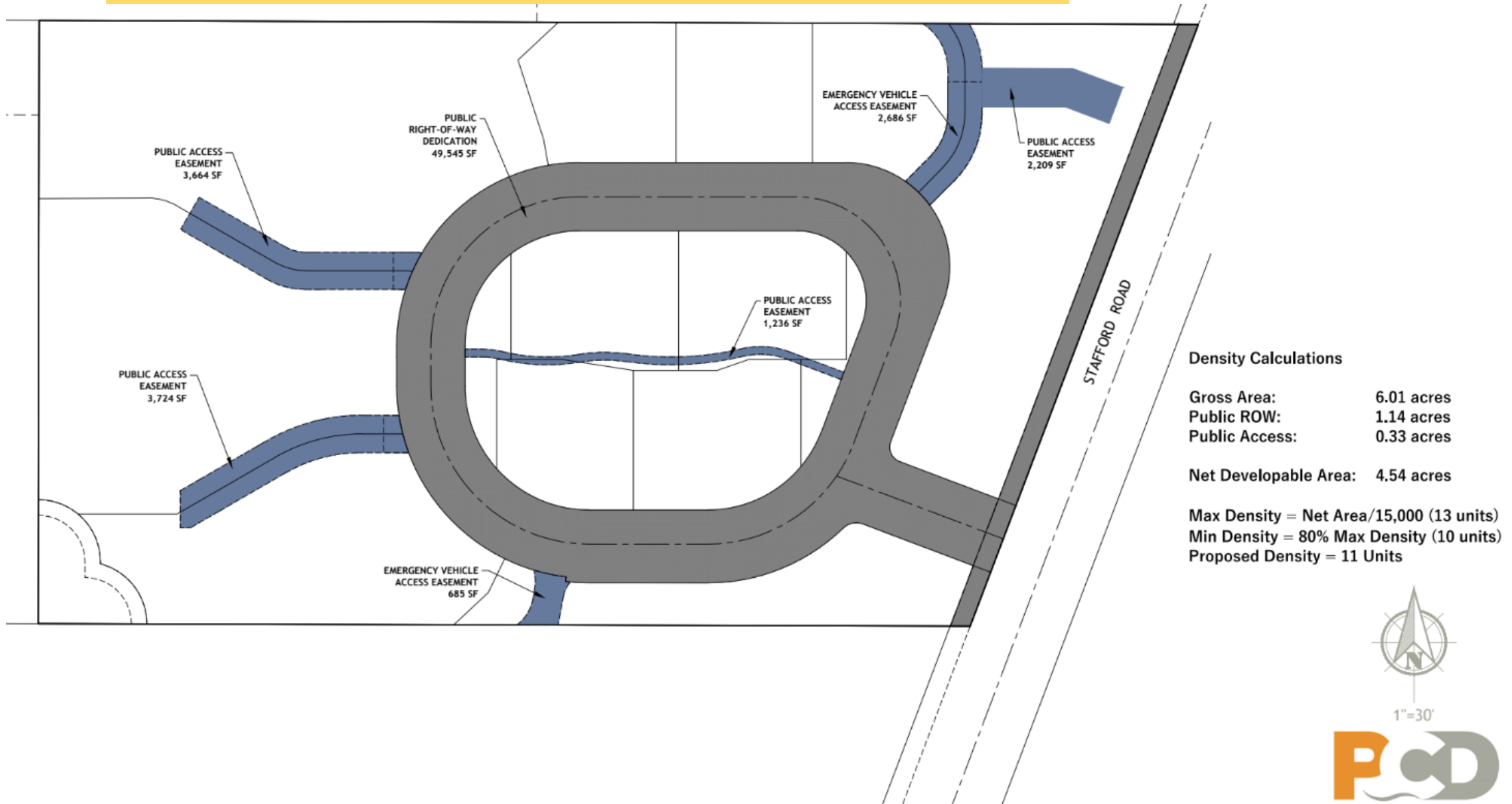


THROUGH COMMUNITY OUTREACH, WE ELIMINATED
THE NEED TO CONNECT ROADS TO RIDGE POINTE DRIVE

PRIVATE DRIVE LANES
NOT PUBLIC



REDUCTION OF AREA TRAFFIC, BY REMOVING PRESCHOOL FROM OUR ORIGINAL PLANS



Upcoming Dates



6/10/2025

7/17/2025

8/2025

10/2025

Spring 2026

Fall 2026

PD & Subdivision Application Submittal

City Design Consultation Meetings

Middle Housing Land Division Submittal

Subdivision Approval

Site Construction Starts

Home Building Starts

Nearby Amenities:

Skate Park



Rassekh Park



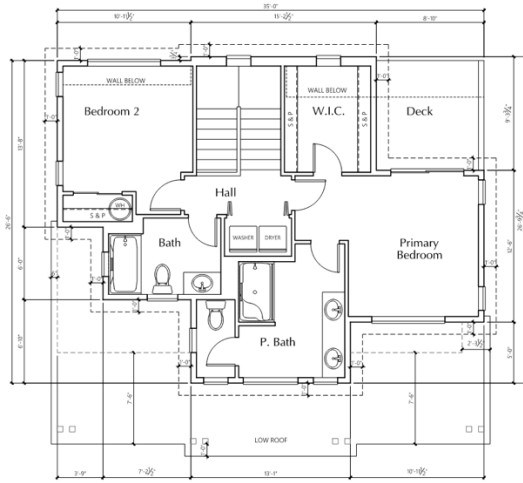
Lake Oswego Recreation and Aquatic Center



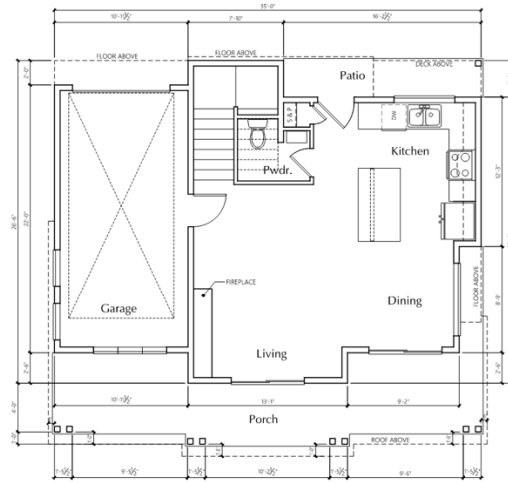
Proposed Architectural Plans



C1 Preliminary Floor Plans & Elevations 6/10/2025



COTTAGE C1
1/4" = 1'-0"
SECOND FLOOR PLAN
GARAGE OPTION



COTTAGE C1
1/4" = 1'-0"
FIRST FLOOR PLAN

AREA SUMMARY			
Heated SF	Unheated SF	Outside Floor	Outside Floor
First Floor	486	231	0
Second Floor	700	0	231
Total SF	1186	231	231

TOTAL SF=1437
TOTAL FOOTPRINTS SF= 846



COTTAGE C1
1/4" = 1'-0"
FRONT ELEVATION



COTTAGE C1
1/4" = 1'-0"
SIDE ELEVATION



COTTAGE C1
1/4" = 1'-0"
REAR ELEVATION
50.06.001.F- FACADE SF= 683.83 SF

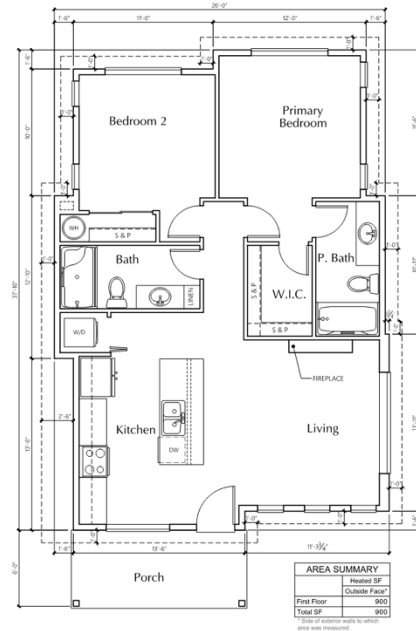


COTTAGE C1
1/4" = 1'-0"
SIDE ELEVATION

Planned Development Package



C4 Preliminary Floor Plans & Elevations 6/10/2025



COTTAGE C4
1/4" = 1'-0"
FIRST FLOOR PLAN
OPTION 1

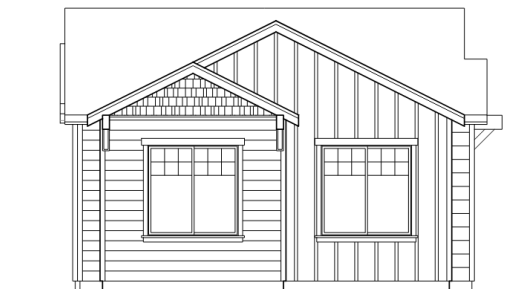
TOTAL SF=899
TOTAL FOOTPRINT SF=899



COTTAGE C4
1/4" = 1'-0"
FRONT ELEVATION



COTTAGE C4
1/4" = 1'-0"
SIDE ELEVATION



50.06.001.F- FACADE SF= 415.2 SF
COTTAGE C4
1/4" = 1'-0"
REAR ELEVATION

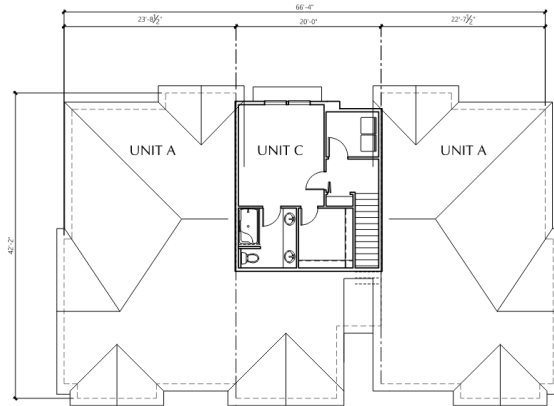


COTTAGE C4
1/4" = 1'-0"
SIDE ELEVATION

Planned Development Package

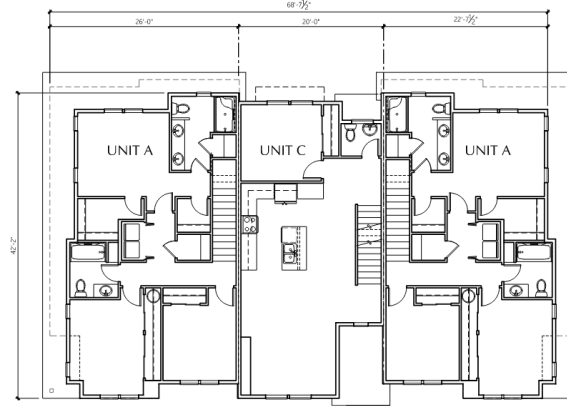


3 Plex-B2 Preliminary Floor Plans & Elevations 6/10/2025



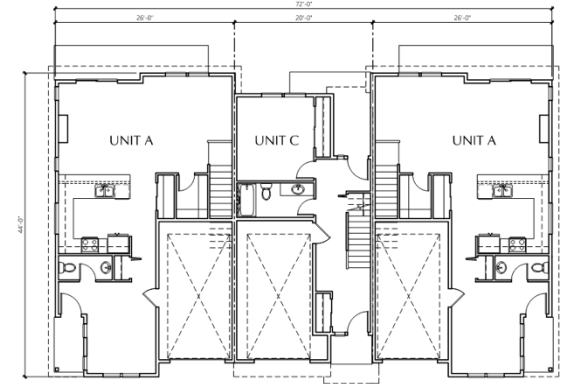
3-PLEX
1/8" = 1'-0"

THIRD FLOOR PLAN
LOT 5&7



3-PLEX
1/8" = 1'-0"

SECOND FLOOR PLAN
LOT 5&7



3-PLEX
1/8" = 1'-0"

FIRST FLOOR PLAN
LOT 5&7



3-PLEX
1/8" = 1'-0"

REAR ELEVATION



3-PLEX
1/8" = 1'-0"

SIDE ELEVATION



3-PLEX
1/8" = 1'-0"

SIDE ELEVATION



3-PLEX
1/8" = 1'-0"

FRONT ELEVATION

Contact Us



Learn More About Our Investment Opportunities

Please reach out to arrange a meeting with our Director of Development to discuss our investment offerings and explore how we might add value to your investment portfolio.

We look forward to connecting with you!

invest@summit7capital.com

