

# LINCOLN CITY AFFORDABLE HOUSING

2510 NE HWY 101  
LINCOLN CITY, OR 97367

TYPE II APPLICATION - 02/25/2022

PRELIMINARY  
NOT FOR  
CONSTRUCTION



### EXHIBIT INDEX

Sheet Number	Sheet Name
Architectural	
G000	COVER SHEET
A001	ARCHITECTURAL SITE PLAN
DR002	N-S SITE SECTION
DR501A	BUILDING A - BUILDING ELEVATIONS
DR502A	BUILDING A - ARTICULATION, COLORS AND WINDOW PERCENT
DR501B	BUILDING B - BUILDING ELEVATIONS
DR502B	BUILDING B - EXTERIOR COLOR OPTIONS
DR501C	BUILDING C - BUILDING ELEVATIONS
DR501E	BUILDING E - BUILDING ELEVATIONS
DR501F	BUILDING F - BUILDING ELEVATIONS
DR501G	BUILDINGS G&H - BUILDING ELEVATIONS
DR501I	BUILDING I - BUILDING ELEVATIONS

### PROJECT DIRECTORY

#### OWNER

IHI  
219 NW 2nd Ave  
Portland, OR 97209

**CONTACT PERSON:**  
Julie Garver  
jgarver@innovativehousinginc.com  
www.innovativehousinginc.com  
T: 503.226.4368  
F: 503.226.2509

#### CIVIL

FROELICH ENGINEERS  
17799 SW Up. Boones Ferry Rd.  
Portland, OR 97224

**CONTACT PERSON:**  
Evan Eykelbosch  
eeykelbosch@froelich-engineers.com  
www.froelich-engineers.com  
T: 503.624.7005  
F:

#### CONTRACTOR

GBC CONSTRUCTION  
1925 NW 9th Street  
Corvallis, OR 97330

**CONTACT PERSON:**  
Tim Housley  
tim@gbcconstruct.com  
www.gbcconstruct.com  
T: 541.752.0381  
F: 541.752.0472

#### LANDSCAPE

MACDONALD  
ENVIRONMENTAL PLANNING  
7412 SW BEAVERTON HILLSIDE  
HWY, SUITE 207 PORTLAND,  
OR 97225

**CONTACT PERSON:**  
Skyler Flood  
sflood@mep-pc.com  
www.mep-pc.com  
T: 503.224.1225  
F: 000.000.0000

#### ARCHITECT

LRS ARCHITECTS  
720 NW DAVIS ST. STE 300  
PORTLAND, OR 97209

**CONTACT PERSON:**  
Spencer Deinard  
sdeinard@lrsarchitects.com  
WWW.LRSARCHITECTS.COM  
T: 971.242.8171  
F: 503.221.2077

#### STRUCTURAL

FROELICH ENGINEERS  
17799 SW Up. Boones Ferry Rd.  
Portland, OR 97224

**CONTACT PERSON:**  
Timothy T. Terich  
tterich@froelich-engineers.com  
www.froelich-engineers.com  
T: 503.624.7005  
F: 000.000.0000

### VICINITY MAP



### PROJECT SUMMARY

**STREET ADDRESS:** 2510 NE HWY 101, LINCOLN CITY, OR 97367

**PROJECT DESCRIPTION:** NEW AFFORDABLE APARTMENT COMPLEX CONSISTING OF 107 LIVING UNITS IN EIGHT GARDEN STYLE BUILDINGS AND STAND-ALONE COMMUNITY/APARTMENT COMPLEX MANAGEMENT BUILDING. UNIT MIX INCLUDES 1, 2, AND 3 BRs.

**GROSS FLOOR AREA:**

BUILDING A:	12,841 S.F.
BUILDING B:	12,085 S.F.
BUILDING C:	20,323 S.F.
BUILDING D:	NOT USED
BUILDING E:	16,459 S.F.
BUILDING F:	8,432 S.F.
BUILDING G:	7,734 S.F.
BUILDING H:	7,734 S.F.
BUILDING I:	2,271 S.F.

**TOTAL GSF:** 87,879 S.F.

### ZONING INFORMATION

**ZONE:** R-M, G-C

**SITE AREA:** 192,704 S.F.

**BUILDING LOT COVERAGE AREA:** 35,115 S.F. (PER 17.20.050 DEVELOPMENT STANDARDS - MAXIMUM COVERAGE = 65%, COVERAGE PROVIDED = 18%)

**TRASH / RECYCLING AREA:** ENCLOSURE #1: 9'-4" x 19'-8", ENCLOSURE #2: 17'-4" x 19'-6", ENCLOSURE #3: 15'-4" x 15'-6", ENCLOSURE #4: 8'-4" x 19'-6"

**HEIGHT LIMITATIONS:** (PER 17.20.050 DEVELOPMENT STANDARDS - MAXIMUM HEIGHT ALLOWED: 40'-0" MAXIMUM HEIGHT PROVIDED: 39'-4")

**BICYCLE PARKING:** 7 SPACES REQUIRED, 20 SPACES PROVIDED

**PARKING STANDARD:** 64 STANDARD SPACES  
**PARKING ADA:** 4 ADA SPACES, 1 VAN SPACE  
**PARKING COMPACT:** 65 COMPACT SPACES

**PARKING TOTAL:** 134 TOTAL SPACES

SHEET TITLE:

**COVER SHEET**

DRAWN BY: *Author*

SHEET:  
**G000**  
TYPE II APPLICATION  
02/25/2022



UNIT BREAKDOWN	
BUILDING A:	(18) 1-BEDROOM UNITS
BUILDING B:	(12) 2-BEDROOM UNITS
BUILDING C:	(21) 2-BEDROOM UNITS
BUILDING D:	NOT USED
BUILDING E:	(17) 2-BEDROOM UNITS
BUILDING F:	(4) 3-BEDROOM UNITS
BUILDING G:	(11) 1-BEDROOM UNITS
BUILDING H:	(6) 3-BEDROOM UNITS
BUILDING I:	(6) 3-BEDROOM UNITS
BUILDING J:	(6) 1-BEDROOM UNITS
<b>TOTAL: 107 LIVING UNITS</b>	

PARKING REQUIRED: 140 SPACES (RESIDENTIAL) 9 SPACES (OFFICE)	
EXCEPTIONS TO THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED:	
17.56.030 B.2. - 20% (28 SPACES)	
17.56.030 B.3. - 10% (14 SPACES)	
<b>PARKING REQUIRED AFTER EXCEPTIONS: 105 SPACES</b>	
<b>PARKING PROVIDED: 134 SPACES</b>	
65 COMPACT SPACES	
64 STANDARD, 4 ADA, 1 VAN	
(69 TOTAL STANDARD SPACES)	
<b>BICYCLE PARKING (LONG TERM)</b>	
REQUIRED: 7 SPACES	
PROVIDED: 20 SPACES	

**GENERAL NOTES**

- A. SITE INFORMATION IS BASED ON OWNERS SURVEY DATED 04/10/2020 BY EMERIO DESIGN, SEE SHEETS C102 AND C103.
- B. ALL SURVEY INFORMATION INDICATING ALL EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY. SEE A1001 FOR STANDARD ACCESSIBILITY REQUIREMENTS.
- C. ALL PARKING SPACE DIMENSIONS ARE TO ASPHALT SIDE OF CURB. PARKING SPACES ARE 9'-0" OC UNO.
- D. STREET, PARKING, DRIVE CUTS, AND/OR PUBLIC RIGHT OF WAY INFORMATION ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR DETAILED INFORMATION.
- E. DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL LAYOUT OF THE BUILDINGS AND SITE ELEMENTS.
- F. REFER TO THE LEGAL SURVEY (PROVIDED BY OTHERS) FOR PROPERTY LINE DIMENSIONS AND EXACT LOCATIONS OF EXISTING SITE ELEMENTS.
- G. SEE CIVIL FOR TYPICAL DIMENSIONS UNO.
- H. TYPICAL CURB RADIUS IS 3'-0" AT ASPHALT SIDE OF CURB UNO.

**KEYNOTES**

- 001 ACCESSIBLE PARKING STALLS W/ SIGNAGE. SIGNAGE PER STATE STANDARDS.
- 003 BICYCLE RACK, LONG TERM. SEE DETAIL.
- 012 CURB RAMP WITH DETECTABLE WARNINGS
- 015 TRASH ENCLOSURE
- 024 FIRE HYDRANT, SEE CIVIL
- 029 LINE OF ROOF ABOVE, TYP.
- 034 PARKING AISLE STRIPING, TYPICAL 4 WHITE WITH PAINTED 4W X 8H HELVETICA LETTERING WHERE SHOWN
- 036 RETAINING WALL.
- 040 WHEEL STOPS, TYP. - SEE CIVIL
- 041 SPRINKLER RISER CLOSET, TYP
- 042 COVERED MAIL BOXES (80 MB, 24 PB); EITHER FACE OF CMU WALL
- 043 COVERED MAIL BOXES (27 MB, 6 PB); ONE FACE OF CMU WALL
- 044 OPEN PLAYGROUND W/ PLAYGROUND STRUCTURE (NIC)
- 045 COVERED PLAY AREA
- 046 MAINTENANCE/STORAGE
- 047 COVERED BICYCLE PARKING
- 048 LAUNDRY ROOM
- 050 NATURE PATH, DESIGN BUILD BY OTHERS
- 052 ADA COMPLIANT SITE RAMP

**LEGEND**

- SITE EASEMENTS
- SITE SETBACKS
- SITE PROPERTY BOUNDARY
- INTERNAL 20' ROAD CENTERLINE
- ▭ PROPOSED BUILDING
- ↓ TRAFFIC ARROW
- ▲ ENTRY TO UNIT, OFFICE, LAUNDRY, MAINTENANCE/STORAGE
- ▲ ENTRY TO UNIT, LAUNDRY, MAINTENANCE/STORAGE ON LEVEL BELOW

**CIRCULATION LEGEND**

- Pedestrian Circulation
- Primary Vehicular Circulation
- Secondary Vehicular Circulation
- Tertiary Vehicular Circulation
- Service Circulation
- Long-term Bicycle Parking



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:

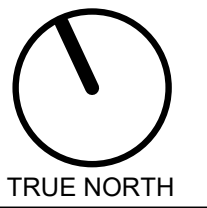
PROJECT NUMBER: 220102

**LINCOLN CITY AFFORDABLE HOUSING**

2510 NE HWY 101  
LINCOLN CITY, OR  
97367



KEY PLAN:



SHEET TITLE:

**ARCHITECTURAL SITE PLAN**

DRAWN BY:

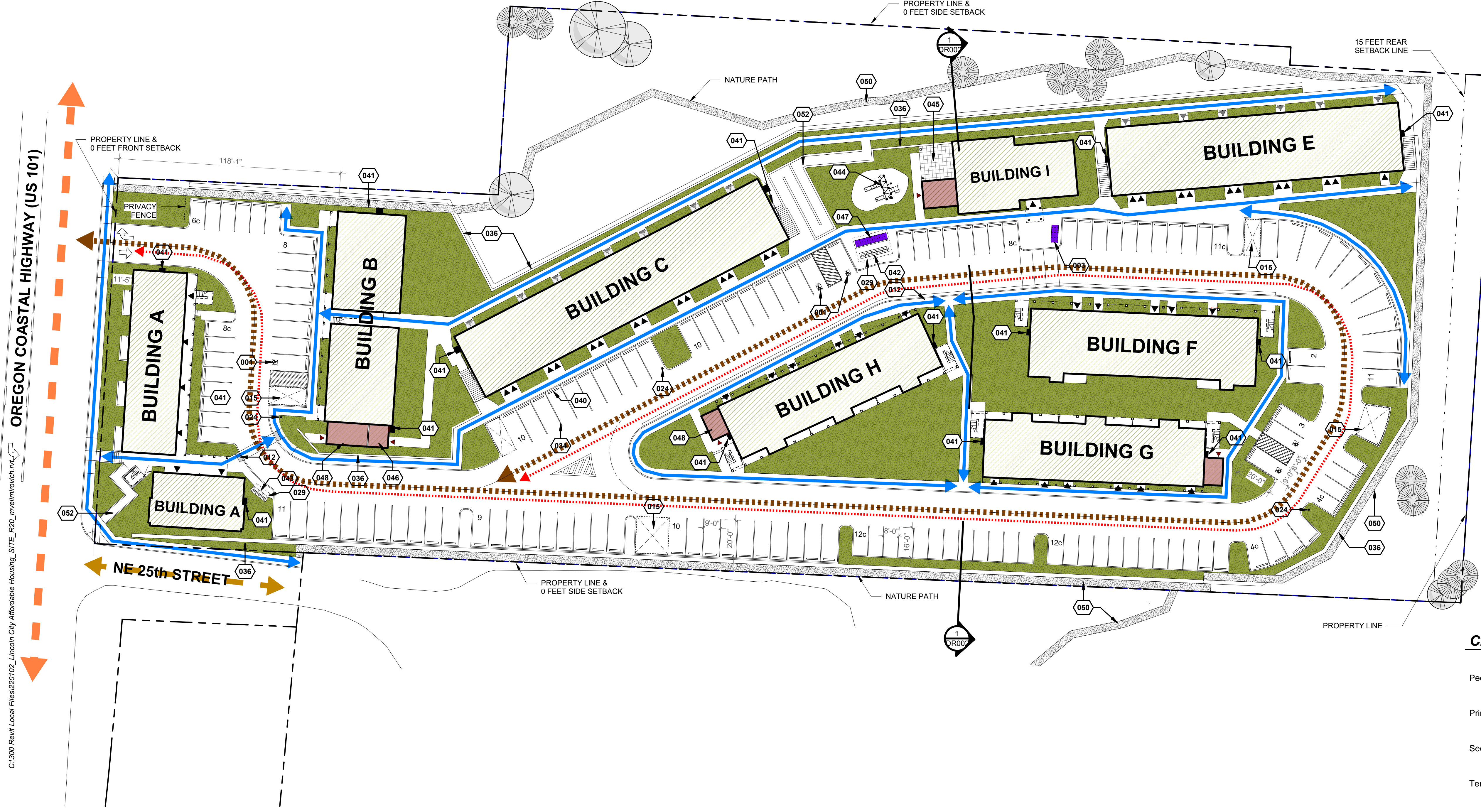
Author

SHEET:

**A001**

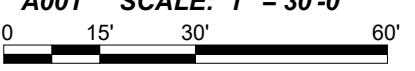
TYPE II APPLICATION  
02/25/2022

LRS Architects, Inc. © 2022



**1. OVERALL SITE PLAN**

A001 SCALE: 1" = 30'-0"

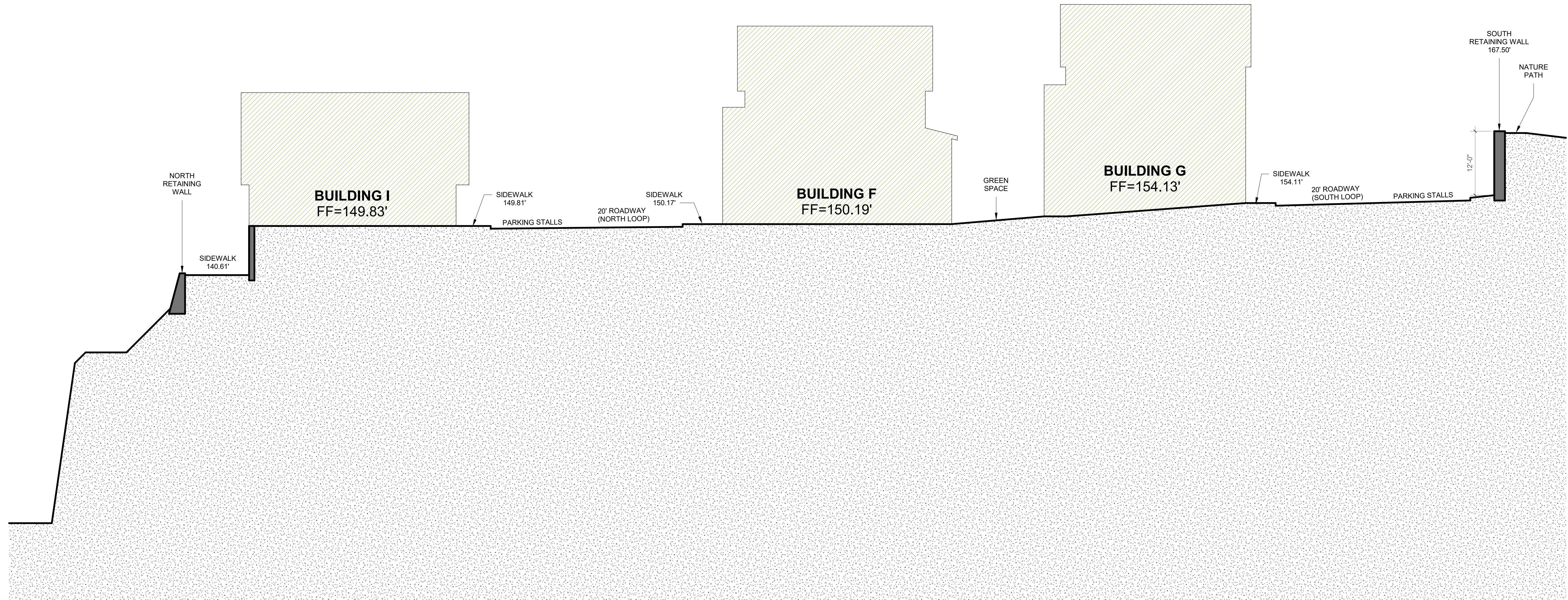


2/25/2022 11:23:03 PM



# N-S SITE SECTION

DR002



Scale: 1" = 10'-0"

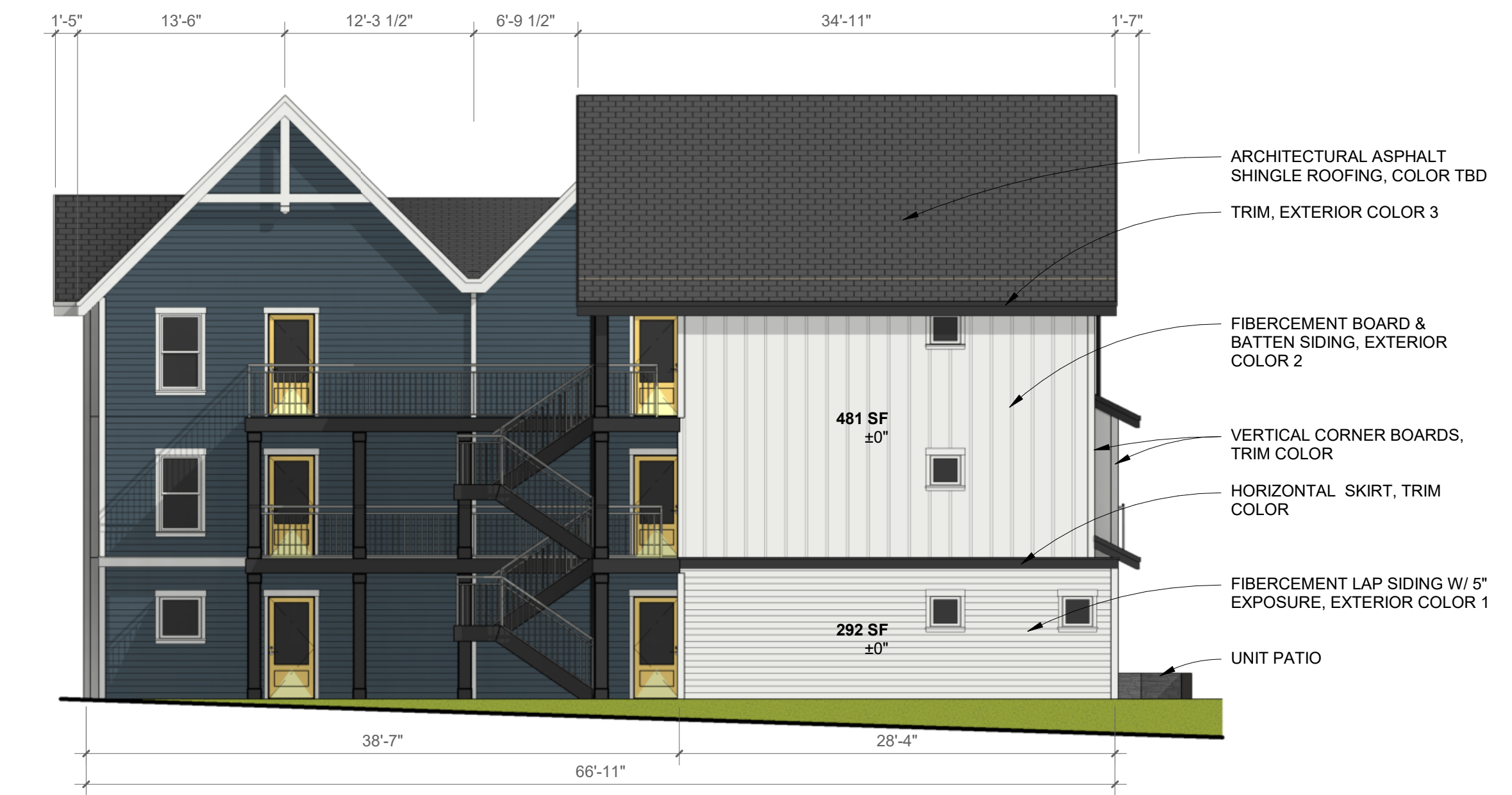


# BUILDING A - BUILDING ELEVATIONS

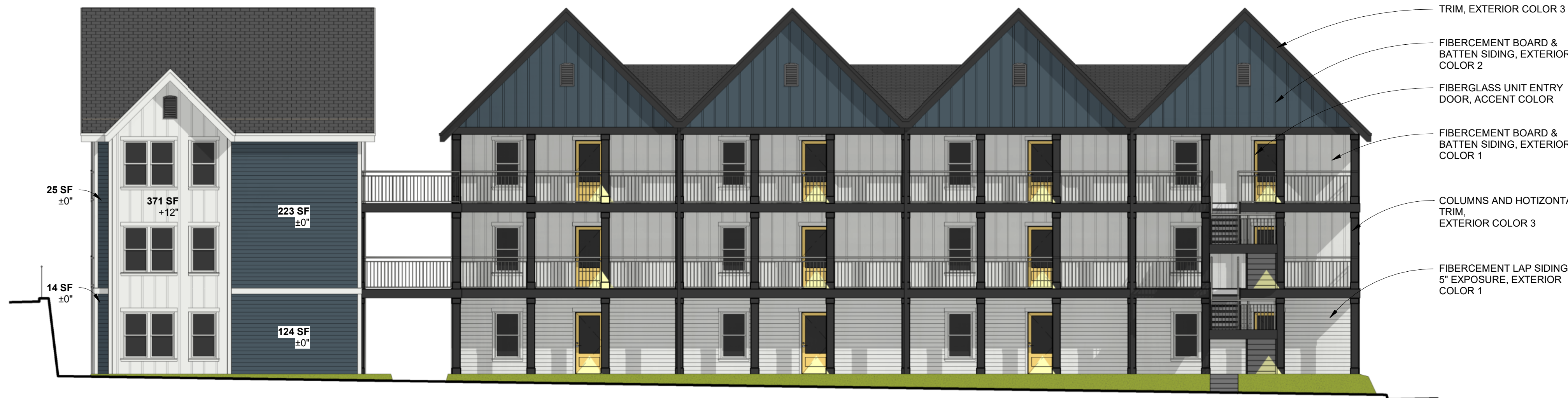
DR501A



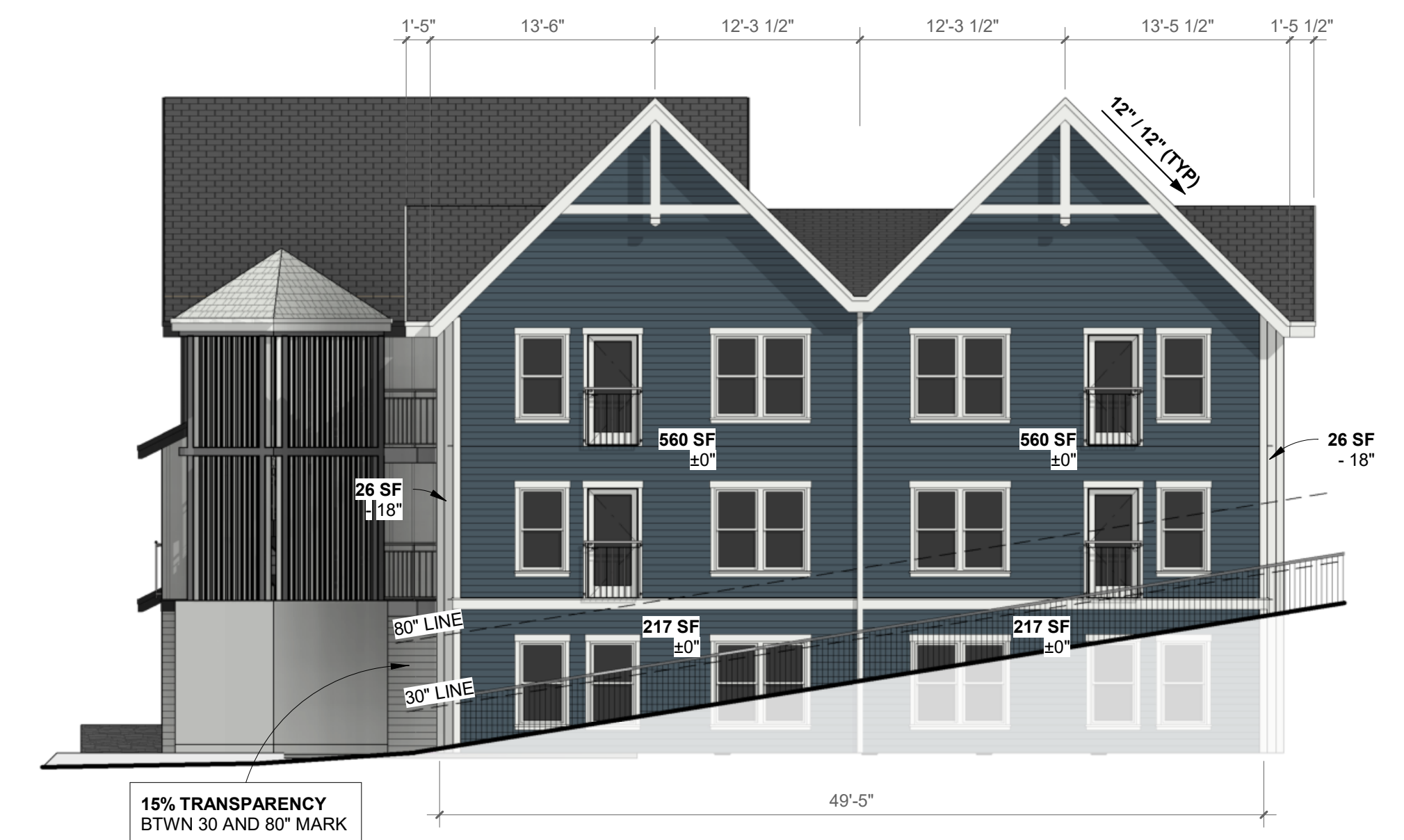
**FRONT WEST ELEVATION**



**SIDE NORTH ELEVATION**



**REAR EAST ELEVATION**



**SIDE SOUTH ELEVATION**

Scale: 1/8" = 1'-0"

**LEGEND**

- ▲ - UNIT ENTRY
- ▲ - LAUNDRY ENTRY
- ▲ - STORAGE ENTRY



# BUILDING A - ARTICULATION, COLORS AND WINDOW PERCENT

DR502A



**BUILDING A ARTICULATION - PERSPECTIVE 1**

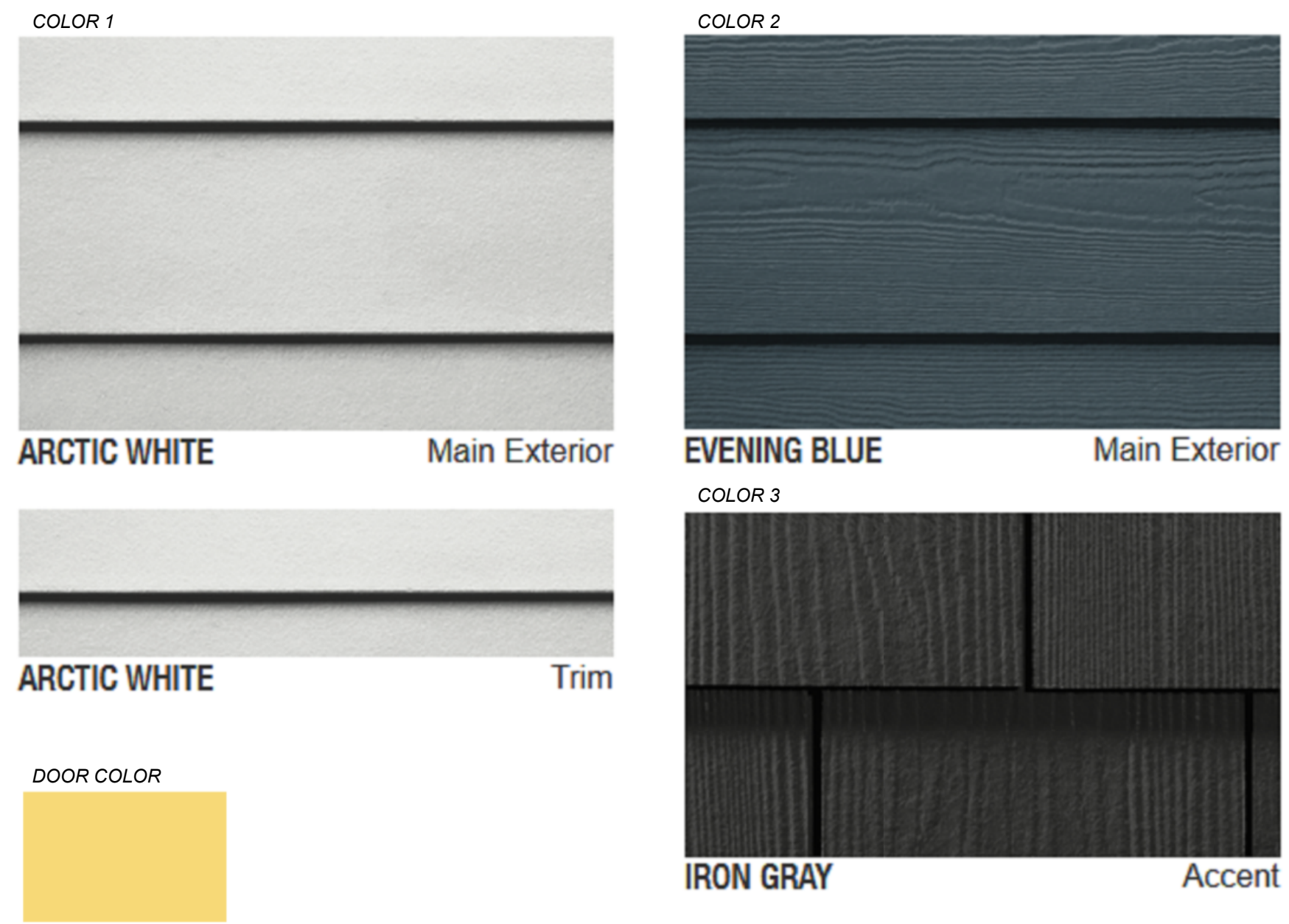


**BUILDING A ARTICULATION - PERSPECTIVE 2**

**BUILDING A - TRANSPARENT WINDOWS FACING PUBLIC ROW**  
 FACADE FACING US 101  
 FACADE AREA: 3,854 SF  
 GLAZING AREA: 568 SF (15%) - MEETS LCMC 17.74.130-F.1  
 FACADE FACING 25TH STREET  
 FACADE AREA: 1,605 SF  
 GLAZING AREA: 241 SF (15%) - MEETS LCMC 17.74.130-F.1



**BUILDING A - COLORS**



Scale:



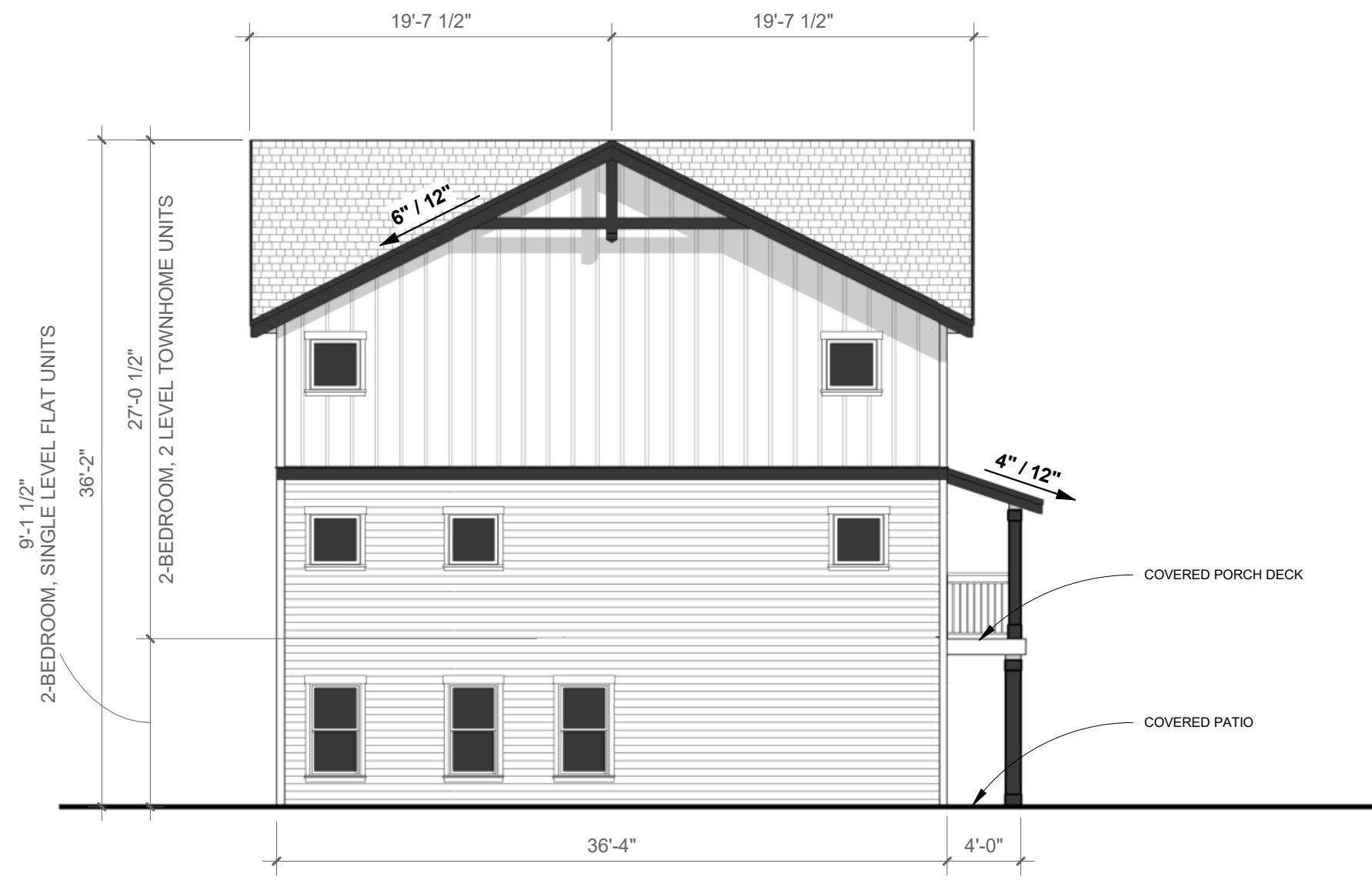
# BUILDING B - BUILDING ELEVATIONS

DR501B



**FRONT WEST ELEVATION**

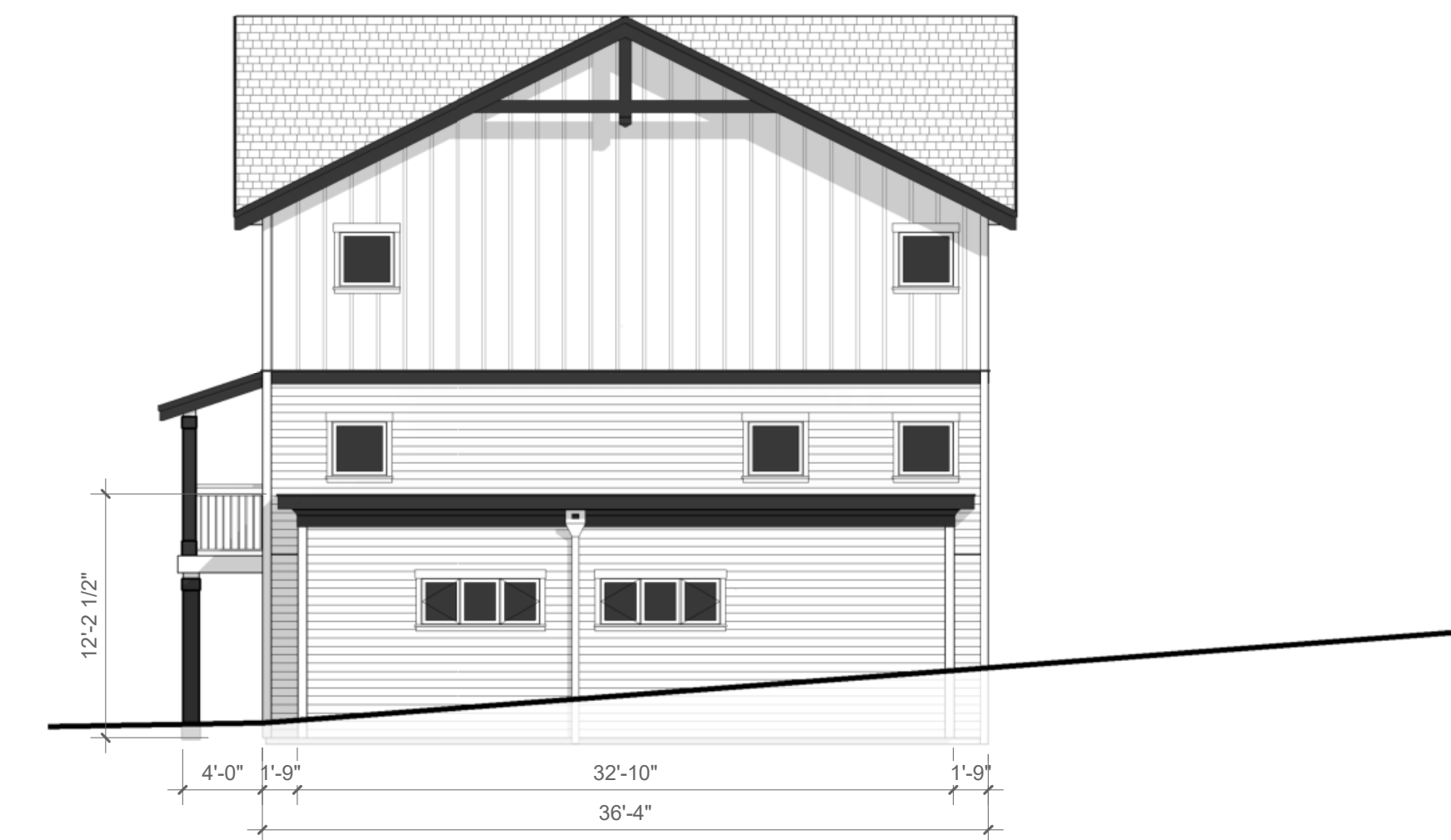
**BUILDING B - TRANSPARENT WINDOWS FACING PUBLIC ROW**  
 FACADE FACING US 101  
 FACADE AREA: 1,106 SF  
 GLAZING AREA: 165 SF (15%) - MEETS LCMC 17.74.130-F.1



**SIDE NORTH ELEVATION**



**REAR EAST ELEVATION**



**SIDE SOUTH ELEVATION**

**LEGEND**

- ▲ - UNIT ENTRY
- ▲ - LAUNDRY ENTRY
- ▲ - STORAGE ENTRY

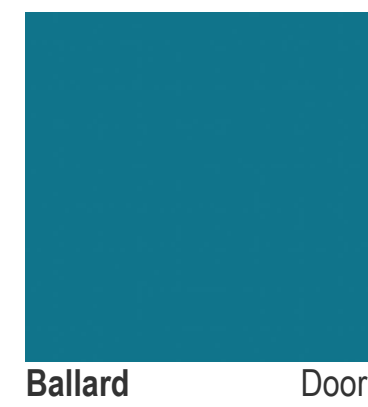
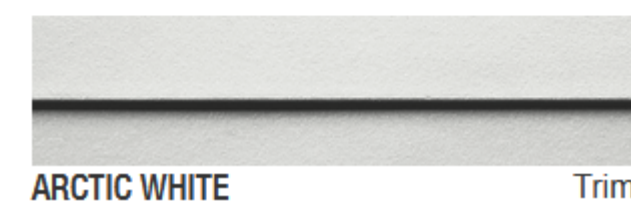
Scale: 1/8" = 1'-0"



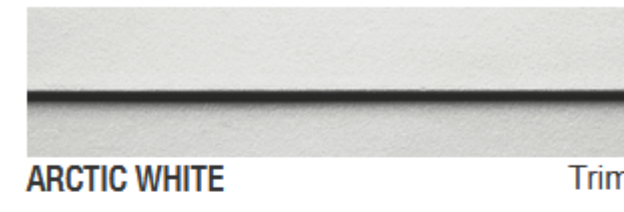
# BUILDING B - EXTERIOR COLOR OPTIONS

DR502B

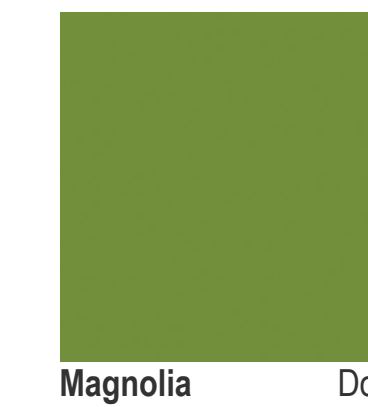
**Option 1**



**Option 2**



**Option 3**



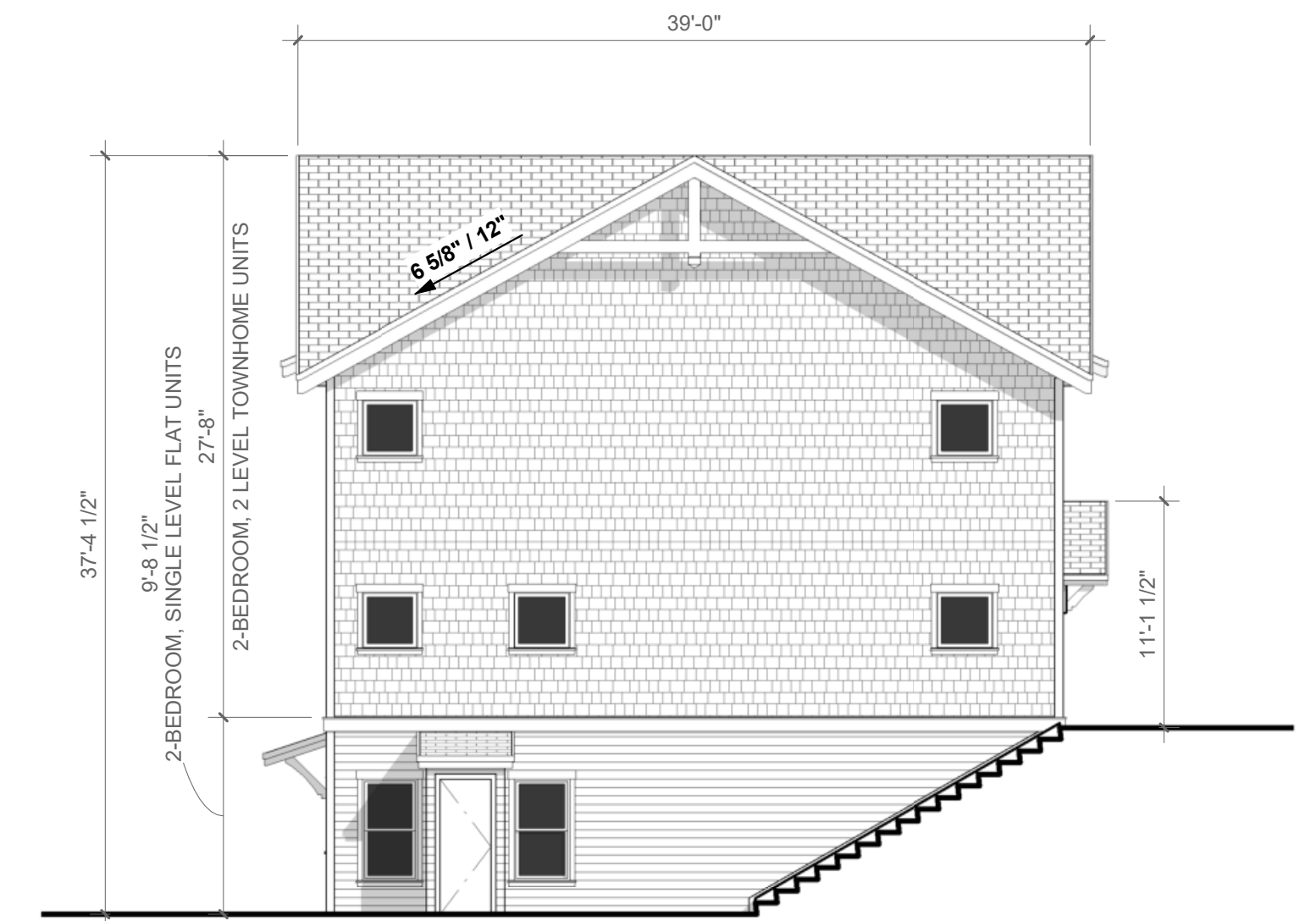


# BUILDING C - BUILDING ELEVATIONS

DR501C



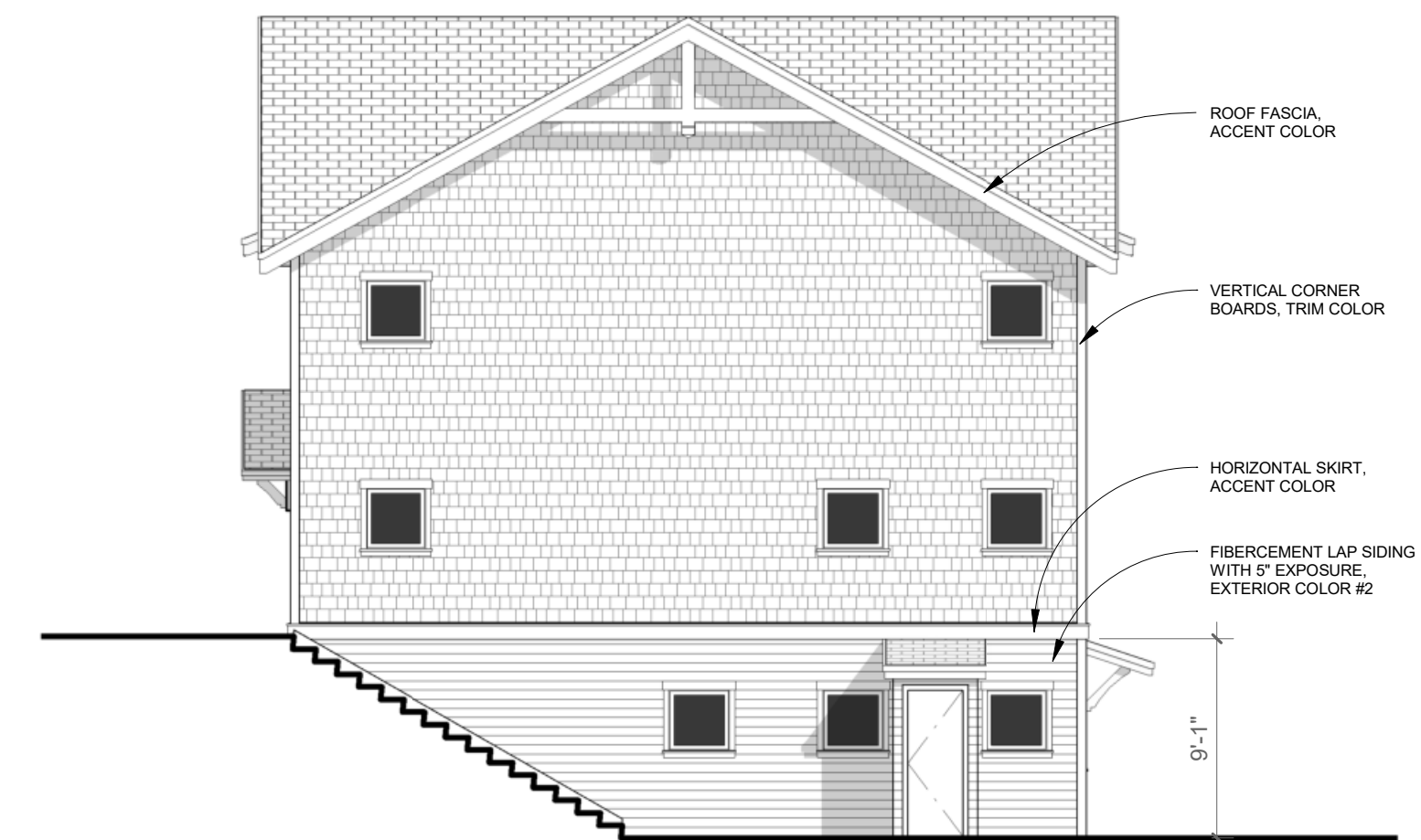
**FRONT SOUTH EAST ELEVATION**



**SIDE SOUTH WEST ELEVATION**



**REAR NORTH WEST ELEVATION**



**SIDE NORTH EAST ELEVATION**

Scale: 1/8" = 1'-0"



## LEGEND

- ▲ - UNIT ENTRY
- ▲ - LAUNDRY ENTRY
- ▲ - STORAGE ENTRY

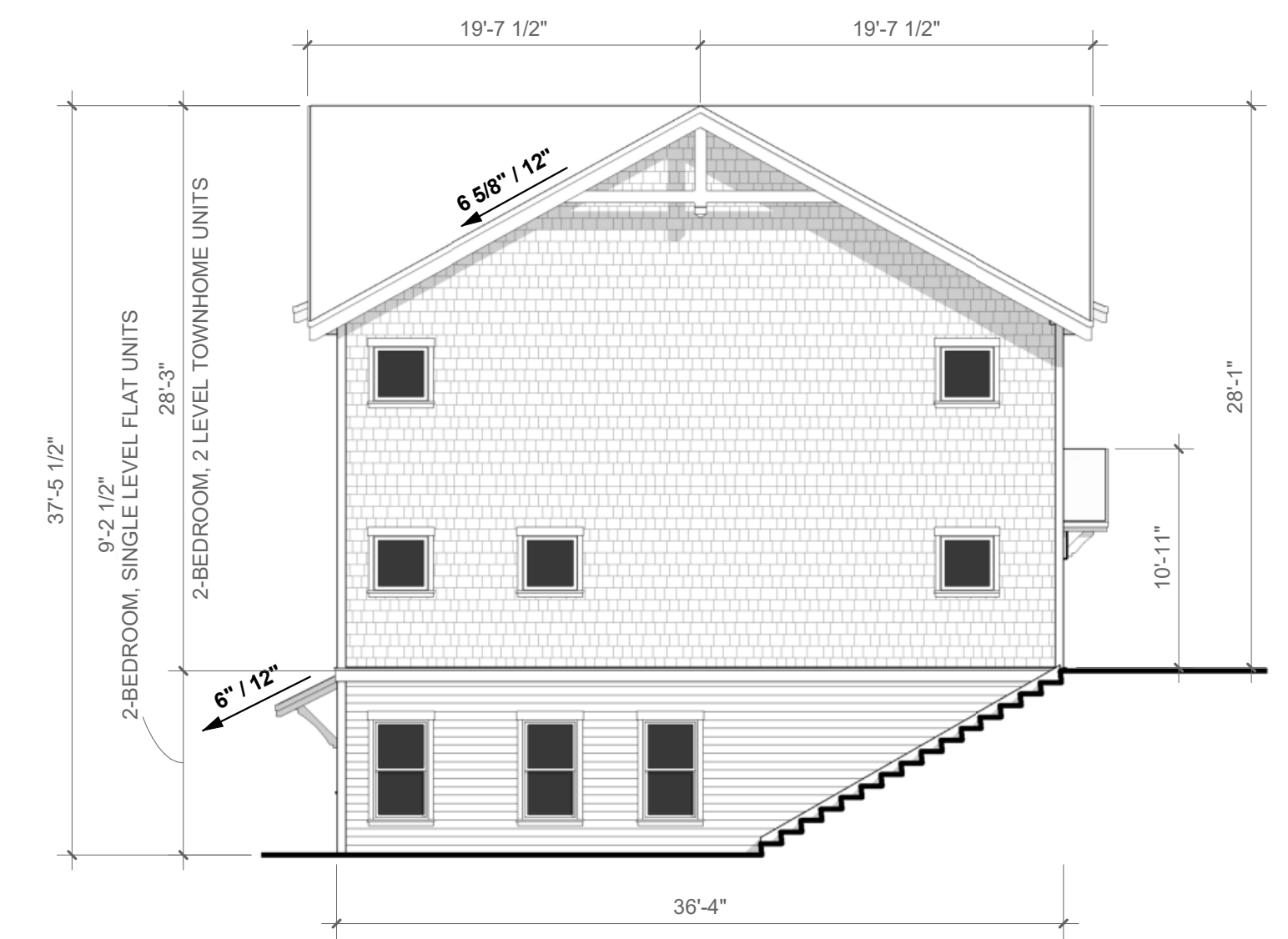


# BUILDING E - BUILDING ELEVATIONS

DR501E



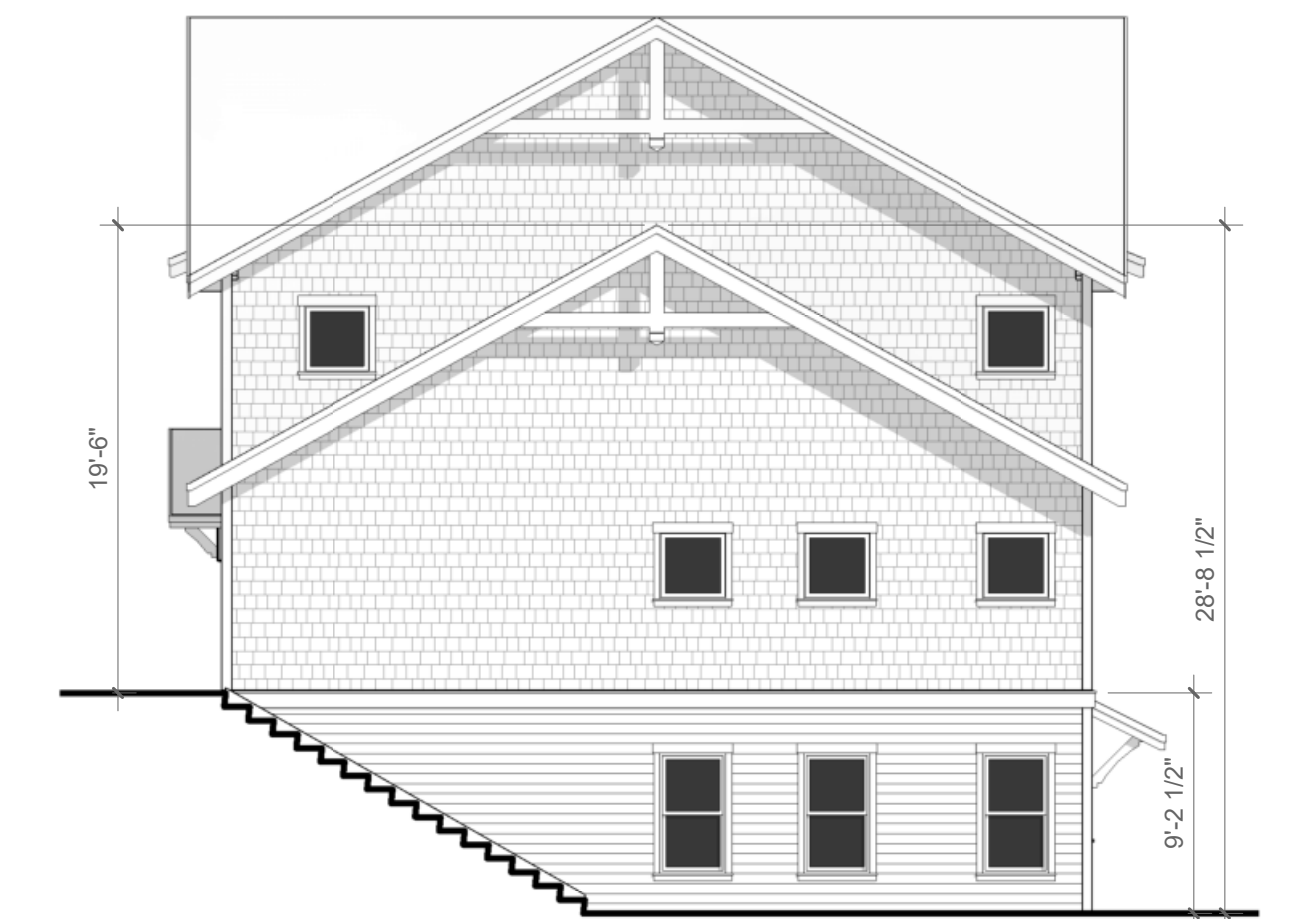
**FRONT SOUTH ELEVATION**



**SIDE WEST ELEVATION**

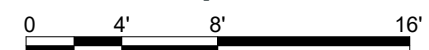


**REAR NORTH ELEVATION**



**SIDE EAST ELEVATION**

Scale: 1/8" = 1'-0"



**LEGEND**

- ▲ - UNIT ENTRY
- ▲ - LAUNDRY ENTRY
- ▲ - STORAGE ENTRY

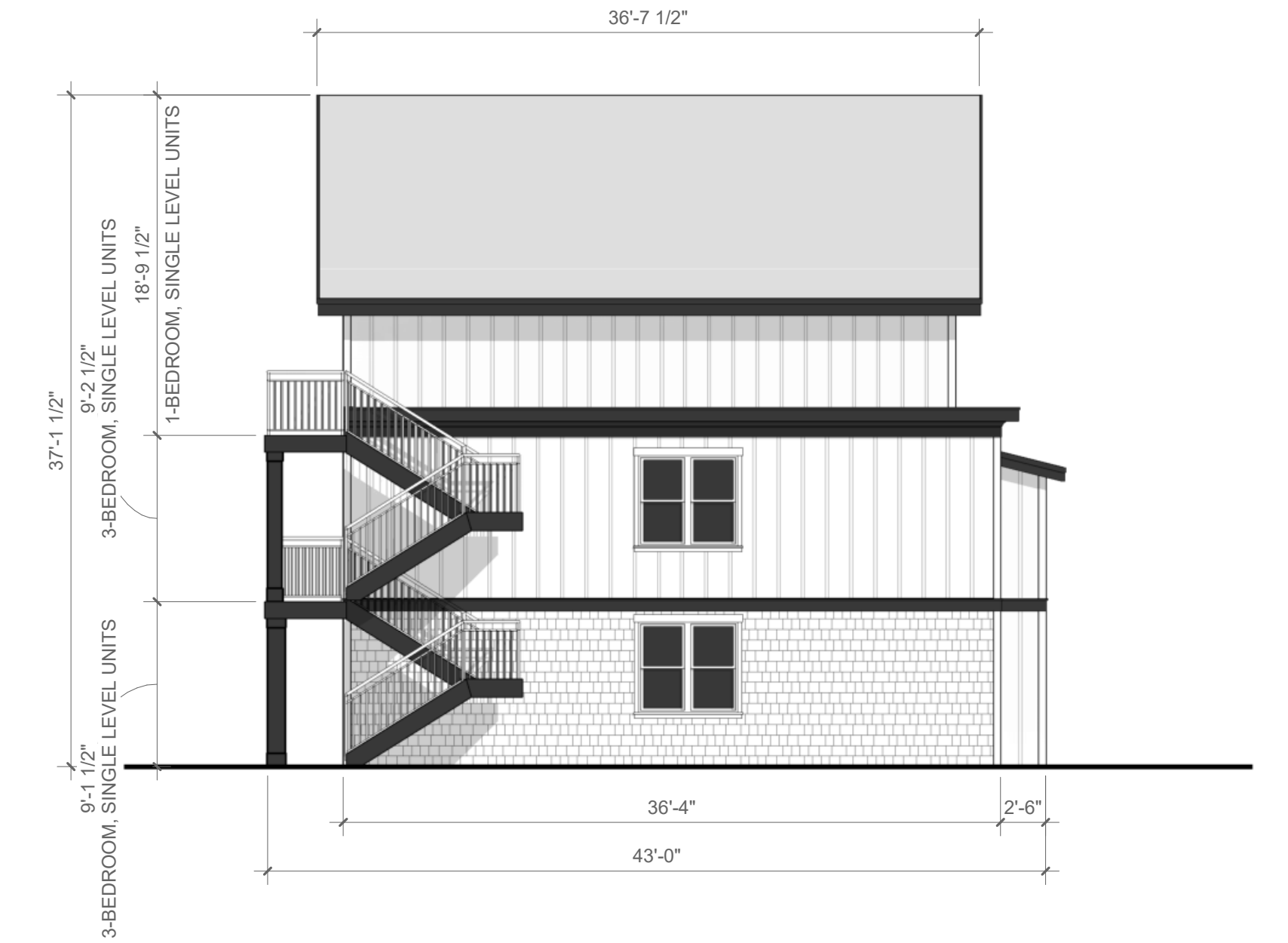


# BUILDING F - BUILDING ELEVATIONS

DR501F



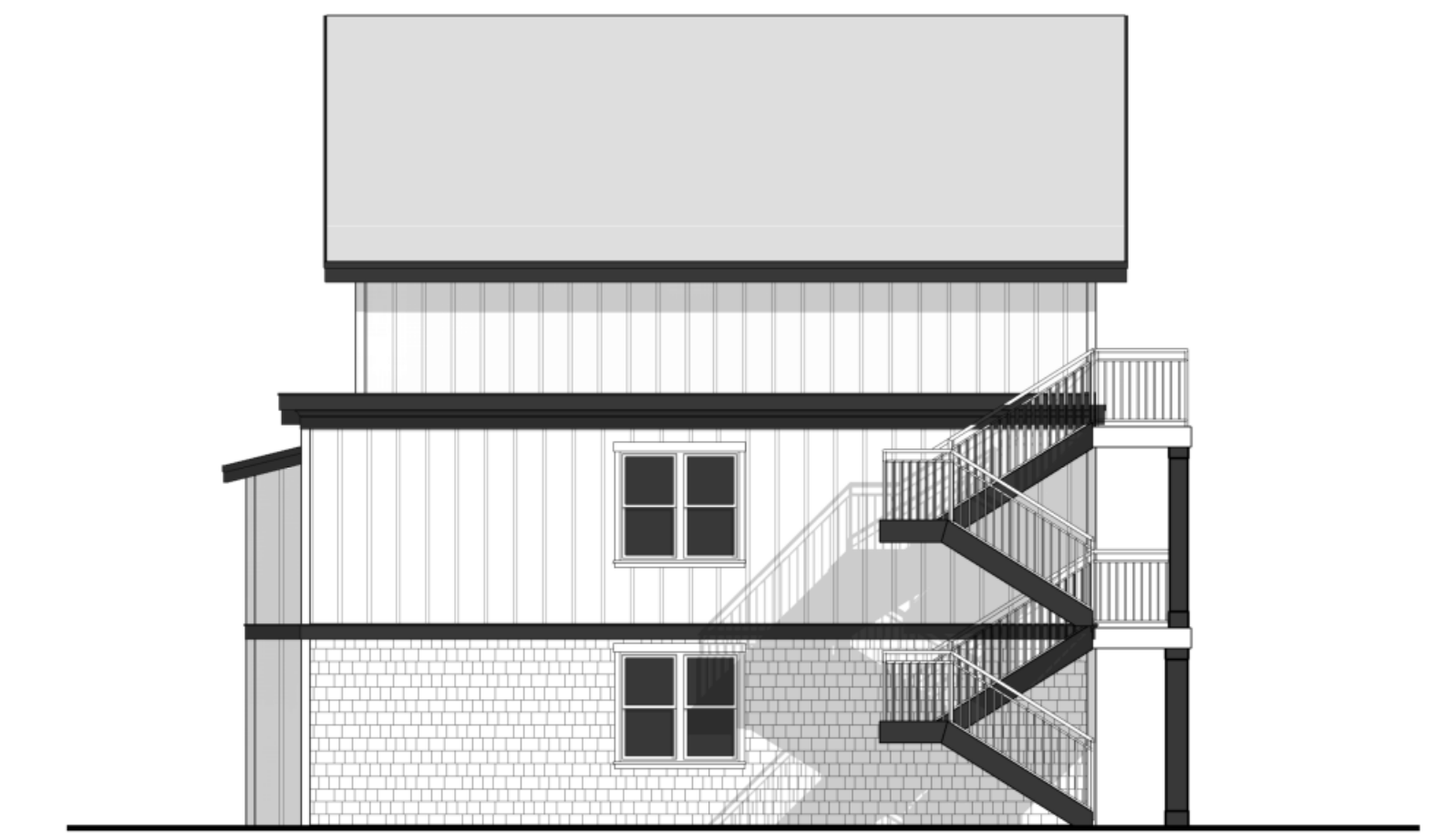
**FRONT NORTH ELEVATION**



**SIDE WEST ELEVATION**



**BACK SOUTH ELEVATION**



**SIDE EAST ELEVATION**

Scale: 1/8" = 1'-0"

**LEGEND**

- ▲ - UNIT ENTRY
- ▲ - LAUNDRY ENTRY
- ▲ - STORAGE ENTRY

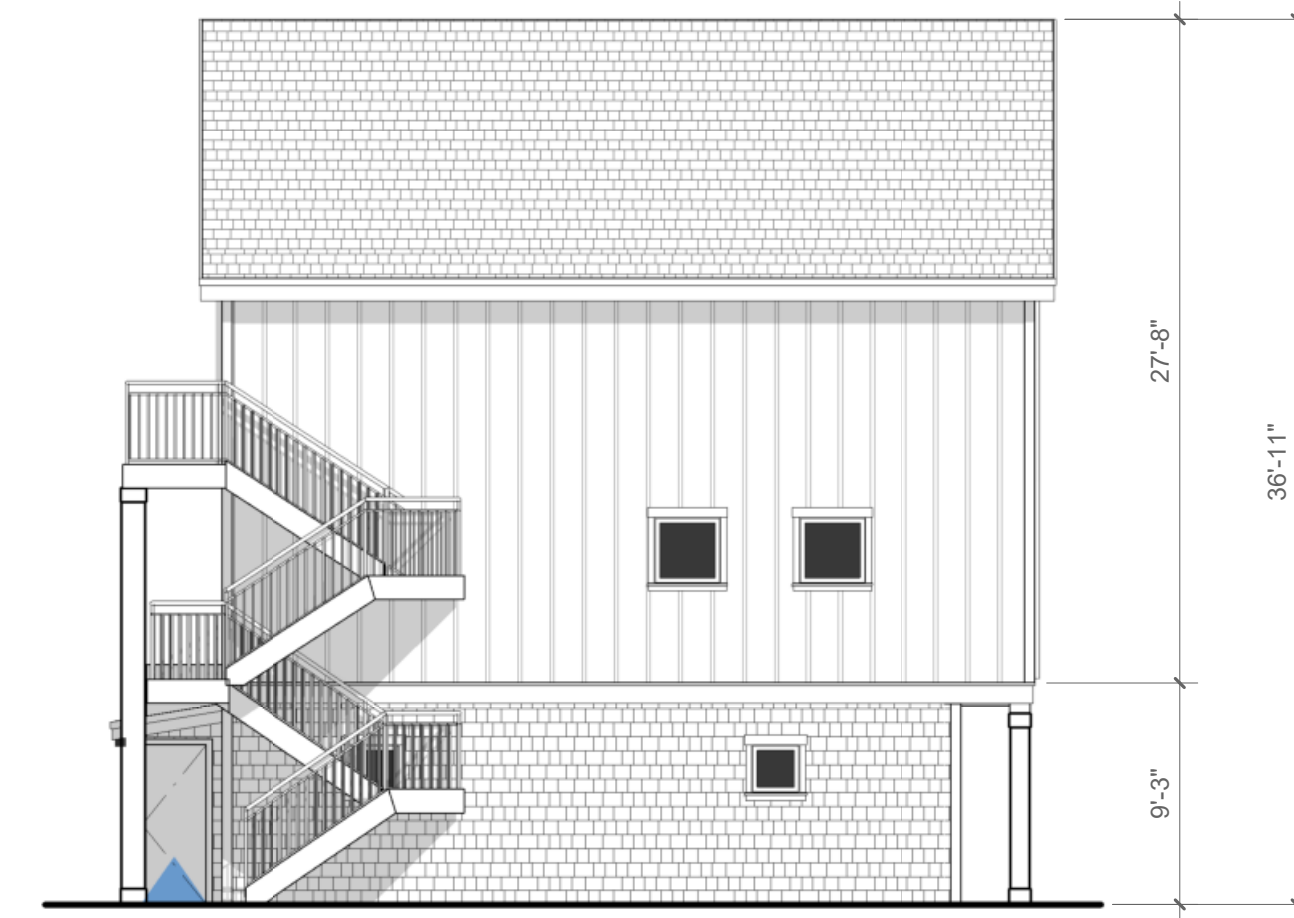


# BUILDINGS G&H - BUILDING ELEVATIONS

DR501G



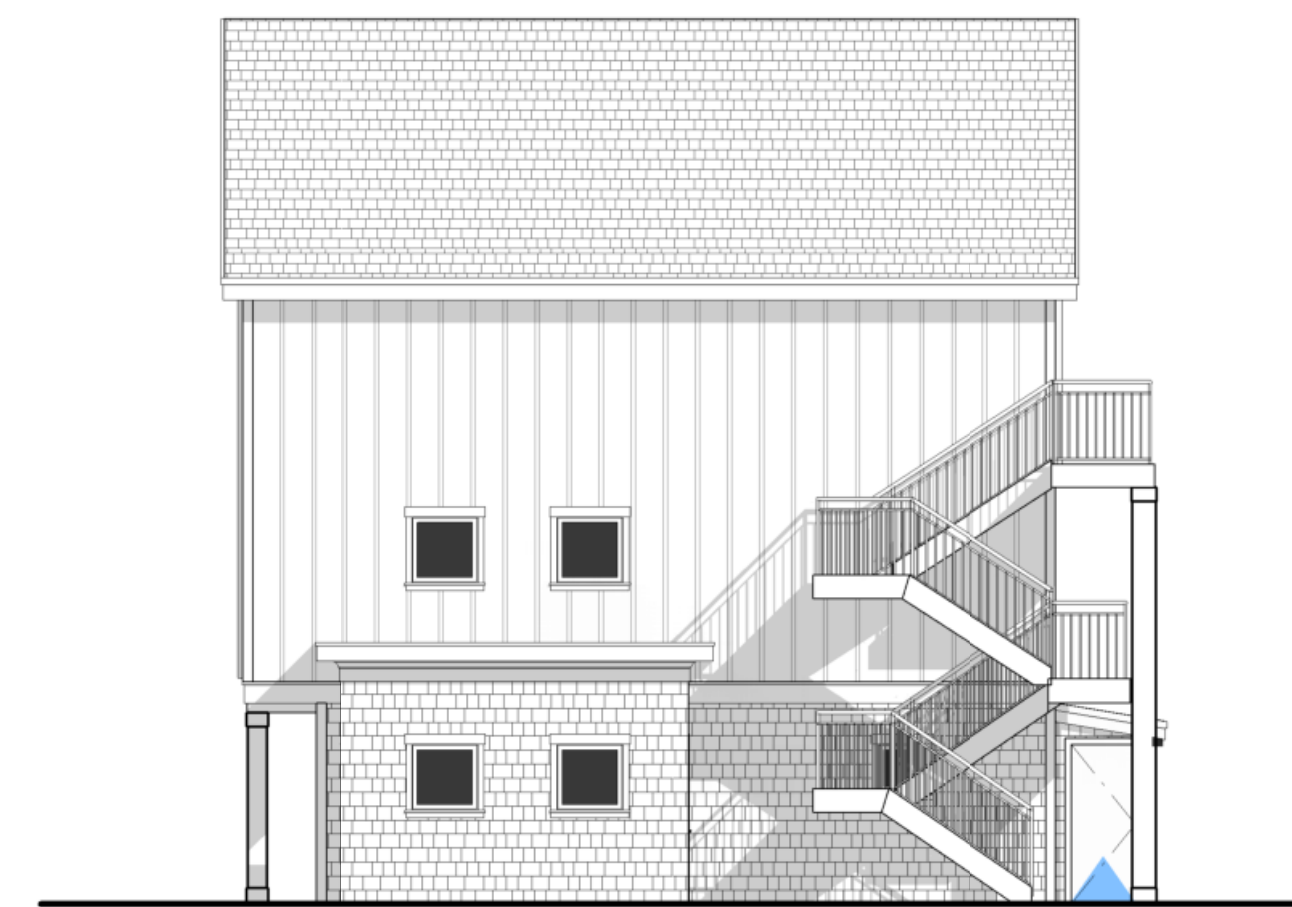
**FRONT NORTH ELEVATION**



**SIDE EAST ELEVATION**



**BACK SOUTH ELEVATION**



**SIDE WEST ELEVATION**

Scale: 1/8" = 1'-0"

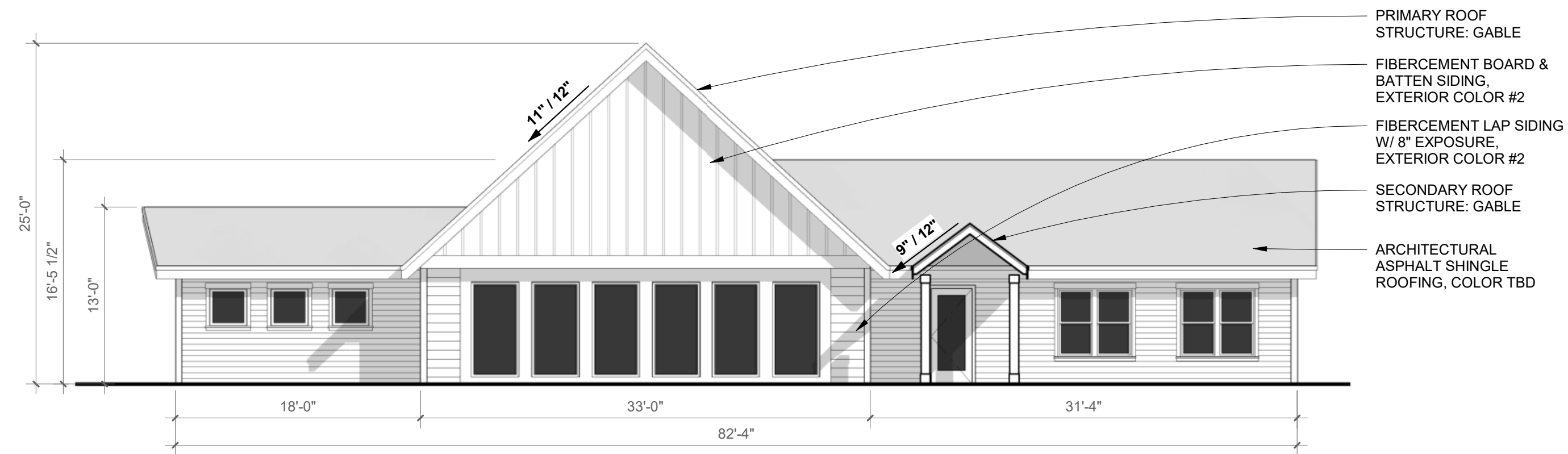
**LEGEND**

- ▲ - UNIT ENTRY
- ▲ - LAUNDRY ENTRY
- ▲ - STORAGE ENTRY

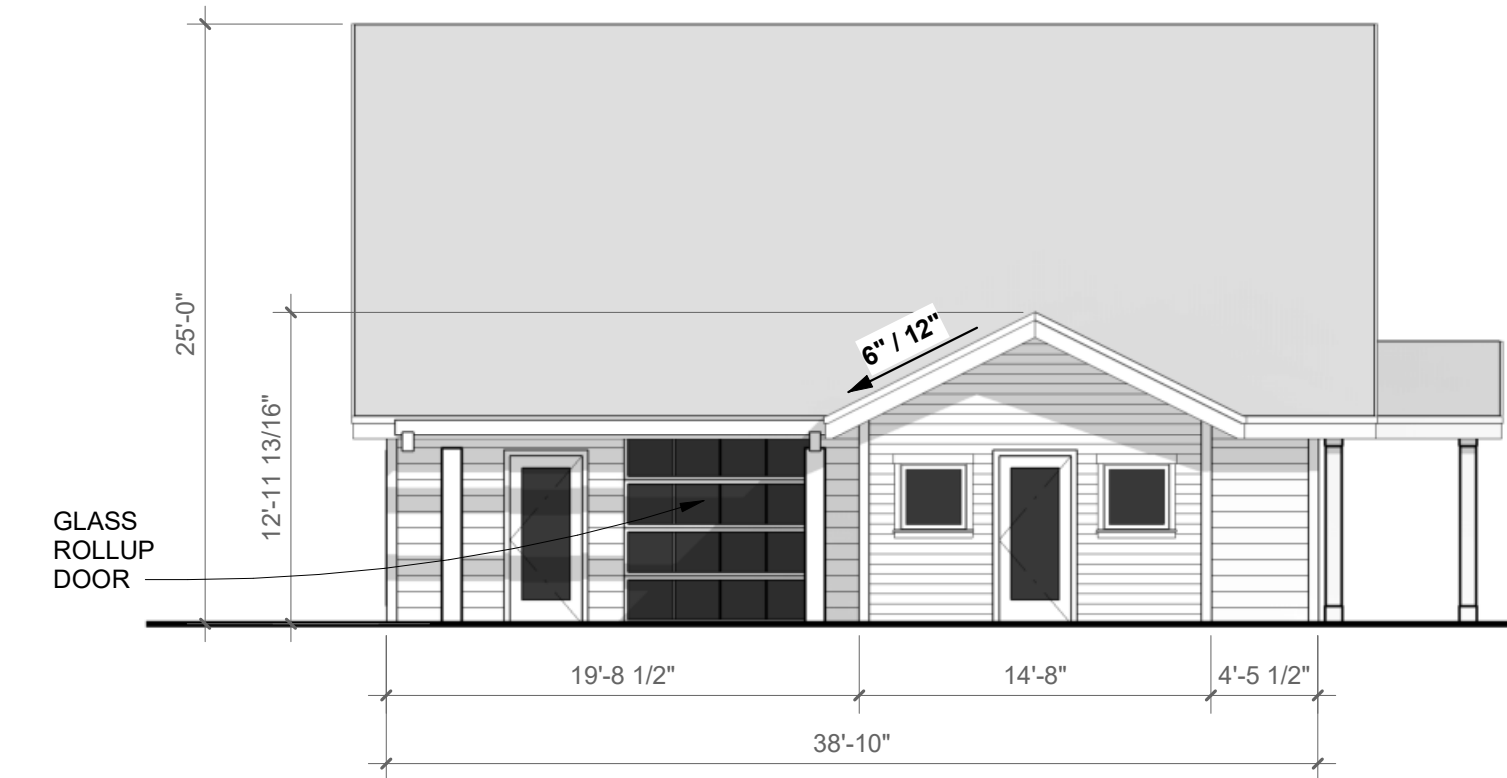


# BUILDING I - BUILDING ELEVATIONS

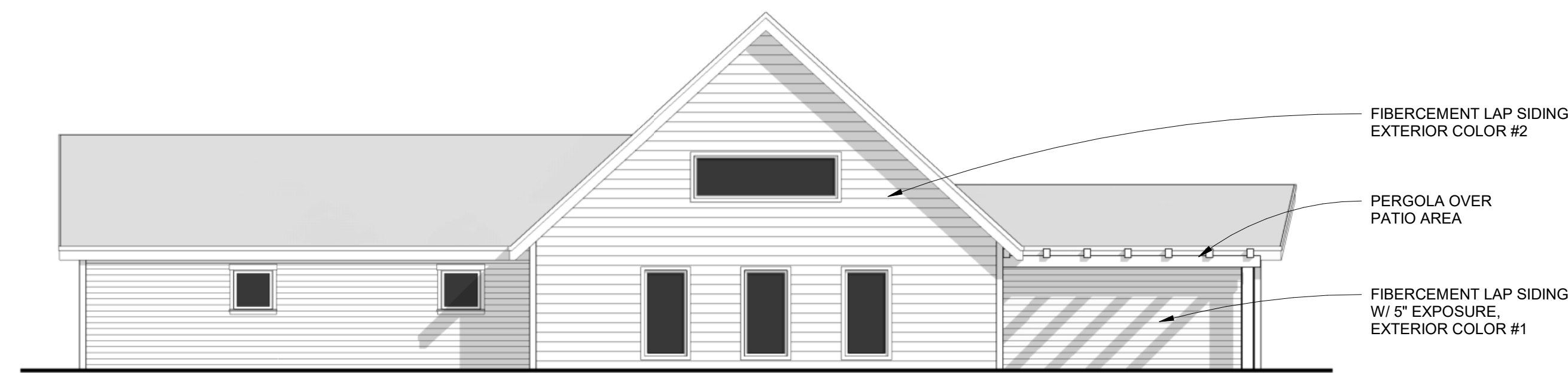
DR5011



**FRONT SOUTH ELEVATION**



**SIDE WEST ELEVATION**



**REAR NORTH ELEVATION**



**SIDE EAST ELEVATION**

Scale: 1/8" = 1'-0"

