

SHERWIN WILLIAMS AT LINCOLN CITY

SINGERMAN REAL ESTATE

PROJECT DIRECTORY

PERMIT APPLICANT: SERA ARCHITECTURE AND DESIGN ON BEHALF OF SINGERMAN REAL ESTATE

ATTN: KARL SVEINSSON, PROJECT MANAGER
EMAIL: kars@seradesign.com
TEL: (510) 480-4888

OWNER:

SINGERMAN REAL ESTATE
690 N. MICHIGAN AVE, SUITE 1700
CHICAGO, IL 60611

ATTN: ADAM GREENEMAUW, VP ASSET MANAGEMENT
EMAIL: agreenema@singermre.com
TEL: (312) 566-5855

PROJECT CONTACT:

SHARYN JASMER
1500 SE EAST DEVILS LAKE RD
LINCOLN CITY, OR 97367
EMAIL: sharyn.jasmer@visionyoung.com
TEL: (541) 996-5000

CIVIL ENGINEER:

WESTLAKE CONSULTANTS, INC.
15115 SW SEQUOIA PARKWAY, SUITE 150
TIGARD, OR 97224

ATTN: JEFF HINTON, PROJECT MANAGER
EMAIL: jhinton@westlakeconsultants.com
TEL: (503) 548-0190

LANDSCAPE ARCHITECT:

SERA DESIGN AND ARCHITECTURE, INC.
338 NW FIFTH AVE
PORTLAND, OR 97209
TEL: (503) 445-7372

ATTN: DAN JENKINS
EMAIL: danj@seradesign.com
TEL: (503) 445-7365

DEVELOPMENT ADVISOR:

DEVELOPMENT MANAGEMENT ASSOCIATES, LLC.
410 N. MICHIGAN AVE, SUITE 1000
CHICAGO, IL 60611
TEL: (312) 640-2000

ATTN: JON RUDA, PRINCIPAL
EMAIL: jrn@dmassociates.com
TEL: (312) 504-5203

PROJECT NARRATIVE

AT THE SOUTHWEST CORNER OF THE LINCOLN CITY OUTLETS, A NEW FREESTANDING RETAIL BUILDING IS BEING PROPOSED TO REPLACE A PORTION OF THE EXISTING MALL. THE NEW BUILDING, ASSOCIATED SURFACE PARKING LOT AND NEW PEDESTRIAN PROMENADE CREATES NEW ENTRY POINTS FOR PEDESTRIANS AND VEHICLES, OPENING THE MALL TO THE HIGHWAY 101 CORRIDOR. THE NEW BUILDING UTILISES CONTEMPORARY ARCHITECTURE WITH STRONG, HONEST MATERIALS TYPICAL OF THE OREGON COAST SUCH AS STAINED WOOD, METAL ROOFING AND CONCRETE. ANIMATED FRONTAGES ON THE EAST, WEST AND NORTH FACADES, AND NEW LANDSCAPING CREATE A VIBRANT AND ENGAGING PLACE, ATTRACTING PASSERS-BY TO THIS NEW PORTAL INTO THE LINCOLN CITY OUTLETS.

DUE TO THE EXISTING TOPOGRAPHY, UTILITIES AND OREGON DOT EASEMENTS, LOCATING THE BUILDING AT THE CORNER OF HIGHWAY 101 AND SE 14TH STREET IS NOT POSSIBLE. HOWEVER, THE APPLICANT ACKNOWLEDGES THAT CREATING A VISUALLY INTERESTING, CONTINUOUS PEDESTRIAN-SCALED BUILDING EDGE ALONG THE HIGHWAY 101 CORRIDOR IS A MAJOR GOAL FOR THE CITY. AS AN ALTERNATIVE, THE PROJECT PROPOSES A SERIES OF IMPROVEMENTS THAT IMPROVE THE EXISTING PEDESTRIAN ENVIRONMENT, INCLUDING:

- A NEW PROMINENT PEDESTRIAN CONNECTION FROM THE MALL INTERIOR DIRECTLY TO THE HIGHWAY 101 SIDEWALK FEATURING WIDE, WELCOMING STAIRS AND A NEW ADA-ACCESSIBLE RAMP

- NEW LANDSCAPING FEATURING OREGON NATIVES AND HIGH PERFORMING PLANT SPECIES AS IDENTIFIED BY THE CITY

- VISUALLY INTERESTING WEST BUILDING ELEVATION FEATURING A RICH MIX OF GLAZING, STAINED WOOD AND VERTICAL SUPPORTS PLANTED WITH VINES TO ENLIVEN THE FACADE FACING HIGHWAY 101

- USE OF SUSTAINABLE MATERIALS INCLUDING RECYCLABLE METAL ROOFING, NATURAL WOOD SIDING AND ORIENTING THE BUILDING ROOF TO OPTIMIZE EXPOSURE FOR PHOTOVOLTAICS OR VEGETATION

SHERWIN WILLIAMS AT LINCOLN CITY WILL BE A POSITIVE ADDITION TO THE HIGHWAY 101 CORRIDOR AND ENHANCE AND ENLIVEN ONE OF THE MAJOR VISITOR ATTRACTIONS FOR LINCOLN CITY. THE COMBINATION OF UNIQUE ARCHITECTURE, HARDY AND NAIVE LANDSCAPE PLANTINGS CELEBRATING THE COASTAL LOCATION, AND SIGNIFICANT IMPROVEMENTS TO PEDESTRIAN CONNECTIVITY AND OPENNESS TO THE MALL BENEFIT BOTH THE APPLICANT, VISITORS AND RESIDENTS OF LINCOLN CITY, CREATING A NEW PERSPECTIVE TO EXPERIENCE A FAMILIAR PLACE.

ZONING INFORMATION:

PROJECT ADDRESS: 1500 SE EAST DEVILS LAKE RD
LINCOLN CITY, OR 97367

PARCEL NUMBER: 07-11-15-DD-04900-00

ZONING DESIGNATION: GENERAL COMMERCIAL

BUILDING TYPE: SINGLE-STORY RETAIL/COMMERCIAL

FAR/DENSITY: .18 (BASED ON 4,000 SF NEW BUILDING, 6,200 SF EXISTING BUILDING AREA, AND 1.31 AC SITE)

NEW FLOOR AREA: 4,000 SF

MAX BUILDING HEIGHT: 45 FEET

LOT AREA: 1.31 AC

REQUIRED PARKING: 10 STALLS (1 STALL PER 400 SF FLOOR AREA)

APPLICABLE CODES AND REGULATIONS

LINCOLN CITY MUNICIPAL CODE

2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2012 INTERNATIONAL BUILDING CODE WITH OREGON STATE AMENDMENTS

AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AS PUBLISHED IN THE FEDERAL REGISTER JULY 23, 2004 AND AMENDED MARCH 15, 2012.

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

2015 ADA ACCESSIBILITY GUIDELINES (AMENDED)

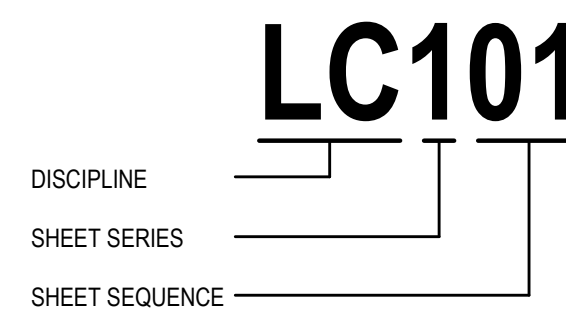
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

GENERAL NOTES

- WHEN WRITTEN SPECIFICATIONS ARE PART OF THE CONSTRUCTION DOCUMENT PACKAGE, CONTRACTOR IS TO BE FAMILIAR WITH SPECIFICATIONS.
- ALL PROPERTY, EASEMENT AND LIMIT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL CONDUCT A SITE WALK OR WALKS PRIOR TO COMMENCEMENT OF DEMOLITION WORK TO REVIEW AND CONFIRM SCOPE AND EXTENT OF WORK. THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT SHALL ATTEND THE SITE WALK.
- IT IS THE GENERAL INTENT, THAT ALL EXISTING UTILITY STRUCTURES SHALL REMAIN IN PLACE (WITH VERTICAL ADJUSTMENTS), SELECTED STORM DRAIN, AND SITE ELECTRICAL UTILITIES WILL BE REMOVED ACCORDING TO IMPROVEMENT PLANS. FOR PURPOSES OF DEMOLITION ALL SITE UTILITIES INCLUDING BUT NOT LIMITED TO VALVE BOXES, SEWER AND STORM MANHOLES AND INLETS; ELECTRICAL, WATER, GAS, TELEPHONE AND COMMUNICATIONS BOXES AND VAULTS SHALL BE PROTECTED IN PLACE EXCEPT THOSE NOTED INDICATED, OR AS APPROVED BY OWNER AND ENGINEER BASED UPON FIELD REVIEW.
- EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH. NEITHER THE UTILITY OWNER NOR THE ENGINEER OR LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY THAT THE UNDERGROUND UTILITIES INDICATED ARE COMPLETE AND ACCURATE.
- EXISTING UTILITY INFORMATION IS BASED ON SITE SURVEY AND LIMITED RECORD DRAWINGS AND IS NOT A COMPLETE INVENTORY OF EXISTING UTILITIES ON SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING THEIR OWN REVIEW AND VERIFYING EXISTING UTILITY CONDITIONS PRIOR TO EXCAVATION AND DEMOLITION. CONTRACTOR TO PROVIDE UNDERGROUND LOCATING SERVICE TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AMPLE COVER FOR THE PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
- CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY EXISTING SURVEY MONUMENTS AND ANY MONUMENTS OBLITERATED OR DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS DISRUPTED BY DEMOLITION OR CONSTRUCTION WORK, INCLUDING PLANTING AND IRRIGATION. EVEN WHEN PLANTING AND IRRIGATION IS REMOTE FROM THE AREA WHERE WORK IS BEING PERFORMED, IRRIGATION SYSTEM IS TO BE MODIFIED AS REQUIRED TO MAINTAIN EXISTING PLANTS.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COSTS, CONSTRUCTION DELAYS, OR REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- THE CONTRACTOR SHALL REVIEW THE PLANS AND MAKE THEIR OWN ASSESSMENT OF EARTHWORK EXCESS OR SHORTAGE, AND PROVIDE A PLAN INDICATING ACCESS, ROUTES, STAGING, AND STORAGE AREAS FOR REVIEW AND APPROVAL. THE BID SHALL INCLUDE OFF HAUL AND DISPOSAL OF ANY EXCESS. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL FOR REUSE ON-SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY A LOCATION FOR STORAGE OF TOPSOIL STRIPPING FOR REUSE IN THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STOCKPILE LOCATION TO ADDRESS CONSTRUCTION SEQUENCING REQUIREMENTS.
- THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM PARKING AREAS AND TRAVEL WAYS THAT ARE ATTRIBUTABLE TO THE CONSTRUCTION ACTIVITIES. THE STREET CLEANING CONTRACTOR IS TO HAVE THE CAPABILITY TO SWEEPING WITH BOTH A BROOM-TYPE SWEEPER AND A REGENERATIVE AIR VACUUM SWEEPER.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATE (DUST).
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGN, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND IN ACCORDANCE WITH (FHWA). SIGNS INCLUDE, BUT ARE NOT LIMITED TO, TRAFFIC SIGNS, PEDESTRIAN DETOUR SIGNS, CONSTRUCTION SIGNS AND SAFETY SIGNS. THE CONTRACTOR SHALL SUBMIT AN APPROVED PLAN TO THE OWNER PRIOR TO BEGINNING DEMOLITION WORK.
- THE CONTRACTOR SHALL SCHEDULE THE OWNERS ARBORIST TO BE ON-SITE DURING EXCAVATION NEAR TREE DRIP-LINES. REFER TO THE TREE PROTECTION GUIDELINES.
- CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY THE CONTRACTORS OPERATIONS AND DISPOSE OF ALL MATERIAL IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS. CONSTRUCTION SITE SHALL BE MAINTAINED AT ALL TIMES SO THAT NO OBSTRUCTION, CONSTRUCTION EQUIPMENT, OR CONSTRUCTION PROCESS CAUSES POTENTIAL HARM OR DANGER TO THE PUBLIC OR THE CONSTRUCTION SITE.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OR REPAIR TO ANY EXISTING STRUCTURES, SITE FEATURES, OR MATERIALS INDICATED TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS, AS REQUIRED TO COMPLETE THE WORK.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE CONSTRUCTION DRAWINGS OR SPECIFICATIONS OR WHERE ANY CONFLICTS OCCUR BETWEEN THE DOCUMENTS AND EXISTING CONDITIONS.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE/SHE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS/HER OWN EXPENSE. WHERE THE EXCAVATION FOR TRENCHING AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECTS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR LANDSCAPE ARCHITECT.
- ALL TESTING ASSOCIATED TO LANDSCAPE OPERATIONS TO PROJECT ARE INCLUDED IN SCOPE OF WORK. THESE INCLUDE SOIL TESTING FOR HORTICULTURAL SUITABILITY AND IF DEEMED NECESSARY SITE LANDSCAPE CONCRETE WALL AND STAIRS. (REFER TO SITE LANDSCAPE CONCRETE NOTES AND SPEC.) ALL COSTS ASSOCIATED FOR ALL TESTS ARE COVERED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- OBTAIN PLAN REVISION FROM THE CITY PRIOR TO PERFORMING CONSTRUCTION CHANGES TO THE APPROVED PLANS.

SHEET INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G001	COVER SHEET
G101	ILLUSTRATIVE SITE PLAN
G102	ARCHITECTURAL ELEVATIONS
G103	ARCHITECTURAL ELEVATIONS
G104	ARCHITECTURAL ELEVATIONS
G201	DESIGN STANDARD ADJUSTMENTS
CIVIL	
P100	COVER SHEET
P200	EXISTING CONDITIONS
P300	DEMOLITION PLAN
P400	GRADING PLAN
P500	SITE PLAN
P600	COMPOSITE UTILITY PLAN
LANDSCAPE	
LD101	TREE PROTECTION AND REPLACEMENT PLAN
LP101	LANDSCAPE PLAN

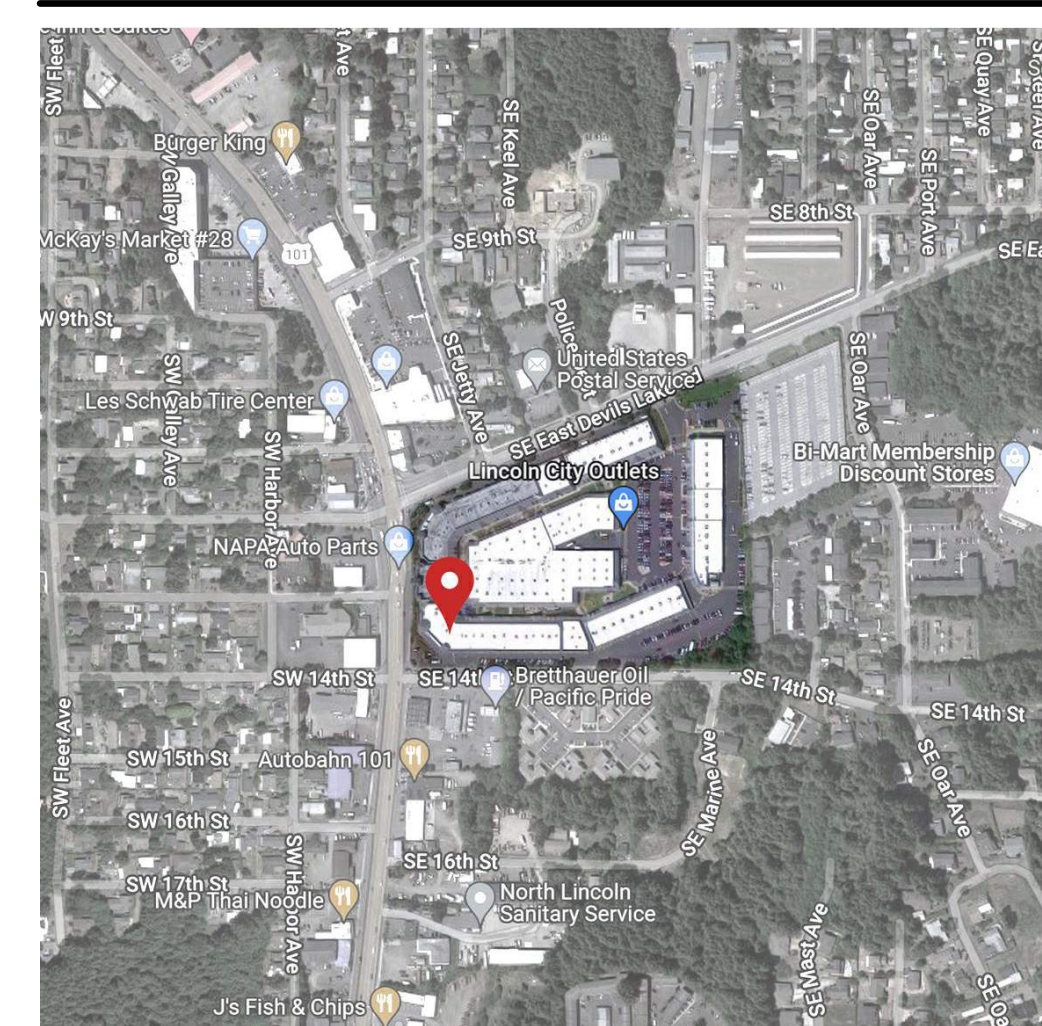
SHEET NUMBER - KEY



ABBREVIATIONS

---	NONE
&	AND
@	AT
≈	APPROXIMATELY
CL	CENTERLINE
Ø	DIAMETER
#	NUMBER
'	INCH(ES)
'	FOOT (FEET)
ADJ	ADJACENT
BT	BOTTOM OF
BLDG	BUILDING
BOT	BOTTOM
CODE	APPLICABLE REGULATIONS GOVERNING CONTRACT SCOPE OF WORK. SEE CODE COMPLIANCE SUMMARY SHEETS
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
DWG	DIMENSIONS
DWG	DRAWING
(E)	EXISTING
EQ	EQUAL
FI	FACE OF
MAX	MAXIMUM
MH	MANHOLE
MN	MINIMUM
MTL	MATERIAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
O.C.	ON CENTER
P/MT	PAVEMENT
ROW	RIGHT OF WAY
SF	SQUARE FOOT (FEET)
SIM	SIMILAR
T/	TOP OF
TOW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD
W/	WITH

VICINITY MAP



SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND | OAKLAND
SERADESIGN.COM

SINGERMAN
REAL ESTATE

WESTLAKE
CONSULTANTS

Planning | Engineering | Surveying

PRELIMINARY
NOT FOR CONSTRUCTION

SHERWIN WILLIAMS AT LINCOLN CITY

SINGERMAN REAL ESTATE
1500 SE EAST DEVILS LAKE RD
LINCOLN CITY, OR 97367

REVISIONS

CHECKED BY: CR, KS, DJ
ISSUE DATE: 08 APR 2022
PROJECT NO: 2001539

COVER SHEET
G001

DEVELOPMENT REVIEW APPLICATION



1 ILLUSTRATIVE SITE PLAN
1" = 20'-0"



ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND | OAKLAND
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PRELIMINARY
NOT FOR CONSTRUCTION

SHERWIN WILLIAMS AT LINCOLN CITY

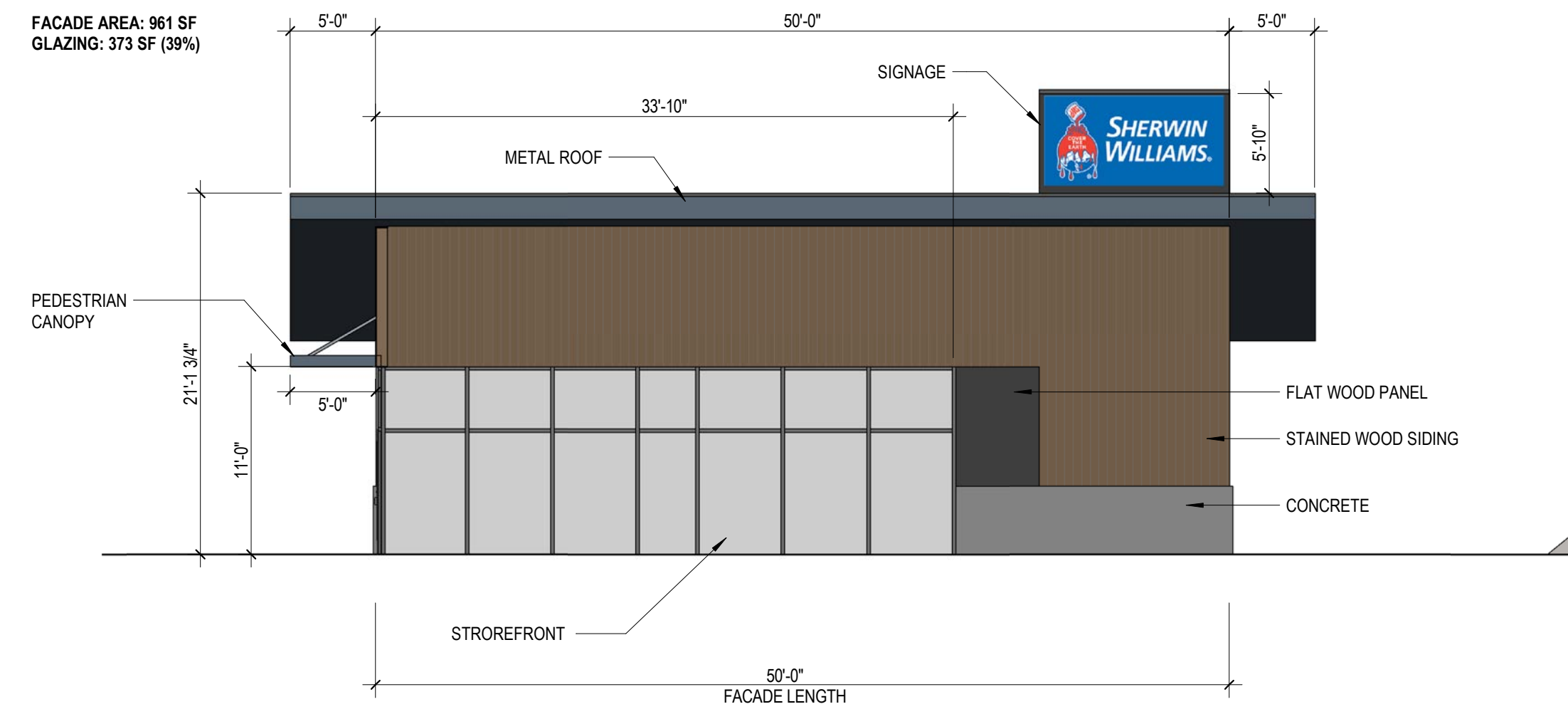
SINGERMAN REAL ESTATE
1500 SE EAST DEVILS LAKE RD
LINCOLN CITY, OR 97137

REVISIONS

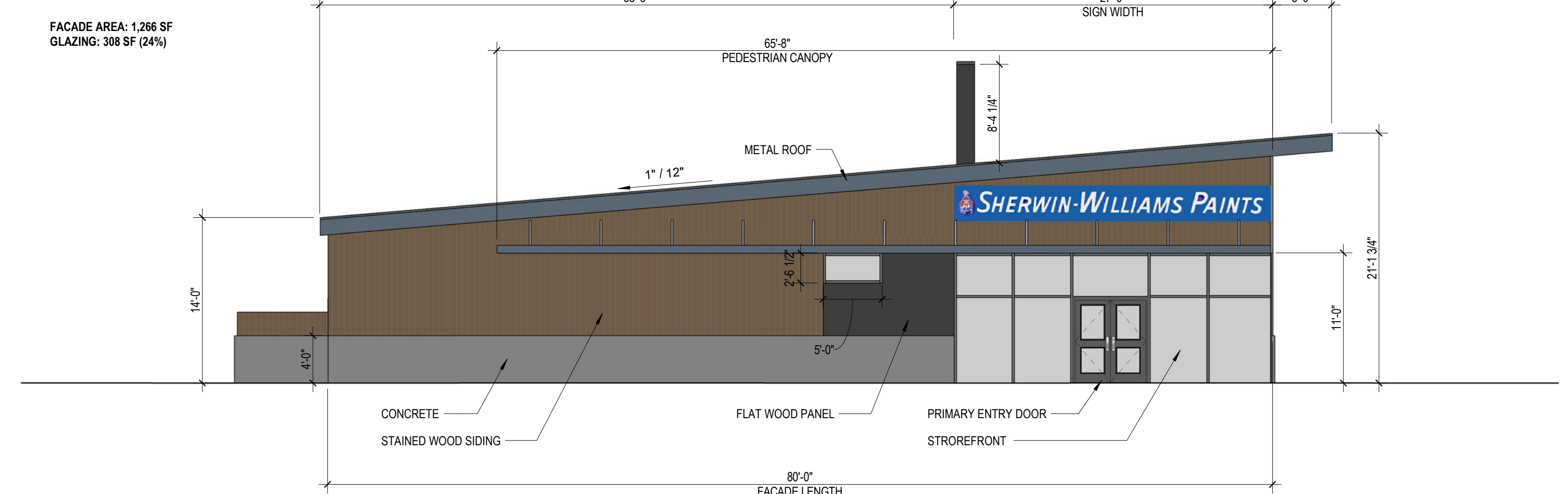
CHECKED BY: KS, DJ, CR
ISSUE DATE: 08 APR 2022
PROJECT NO: 2001538

ILLUSTRATIVE
SITE PLAN
G101

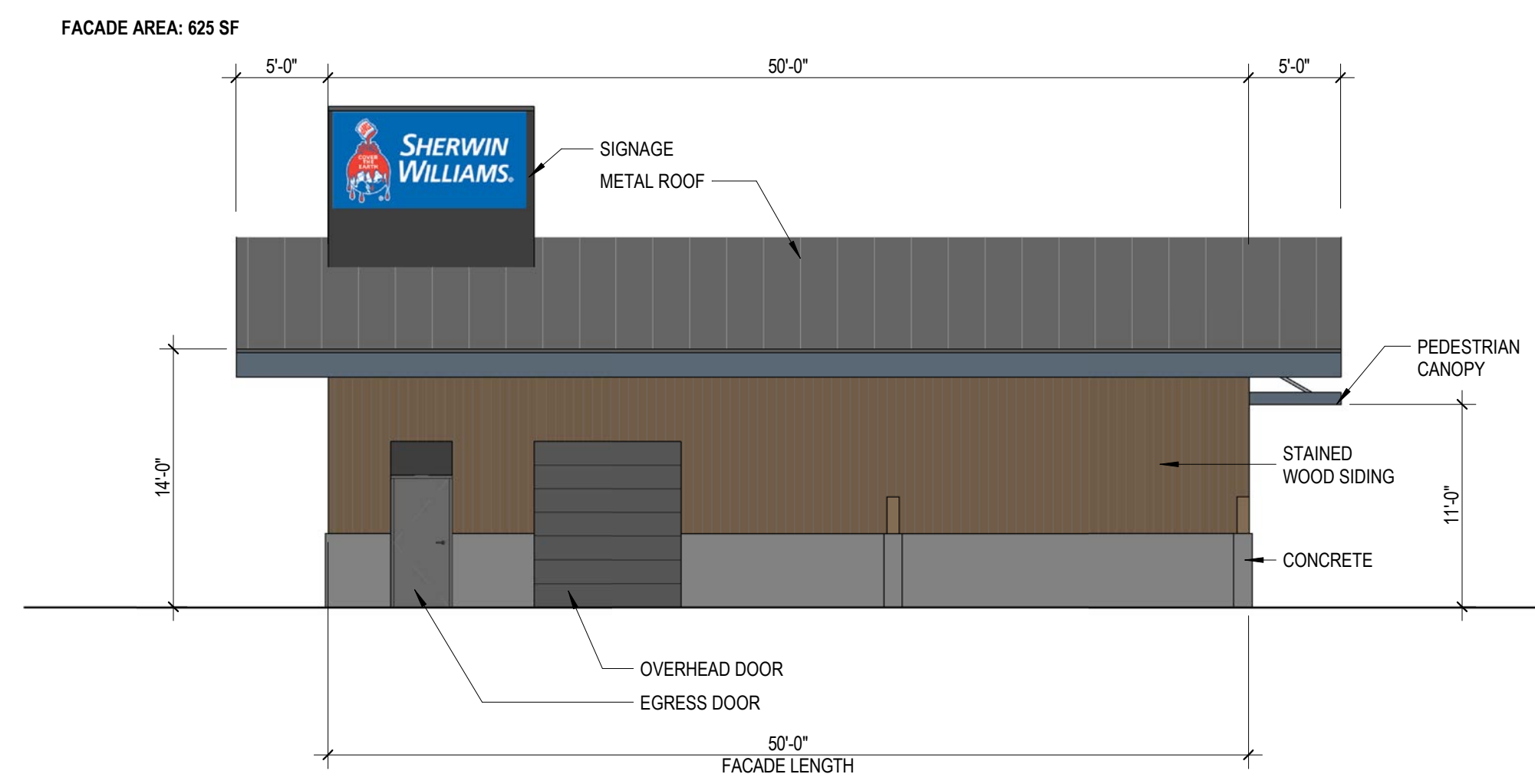
DEVELOPMENT REVIEW APPLICATION



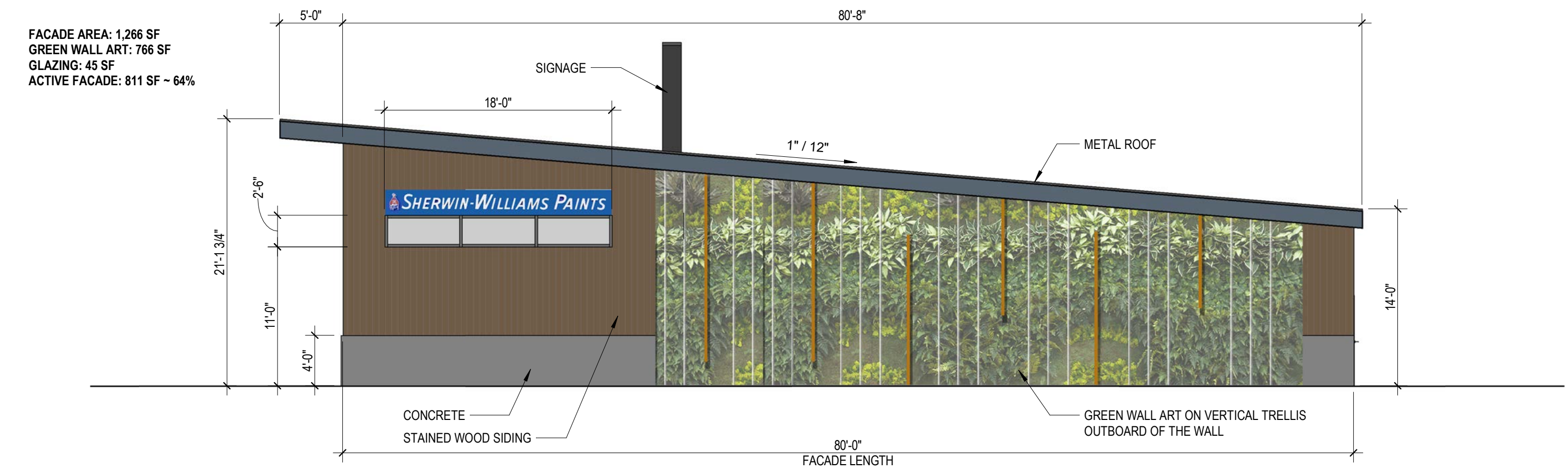
1 SIDE NORTH ELEVATION
1/8" = 1'-0"



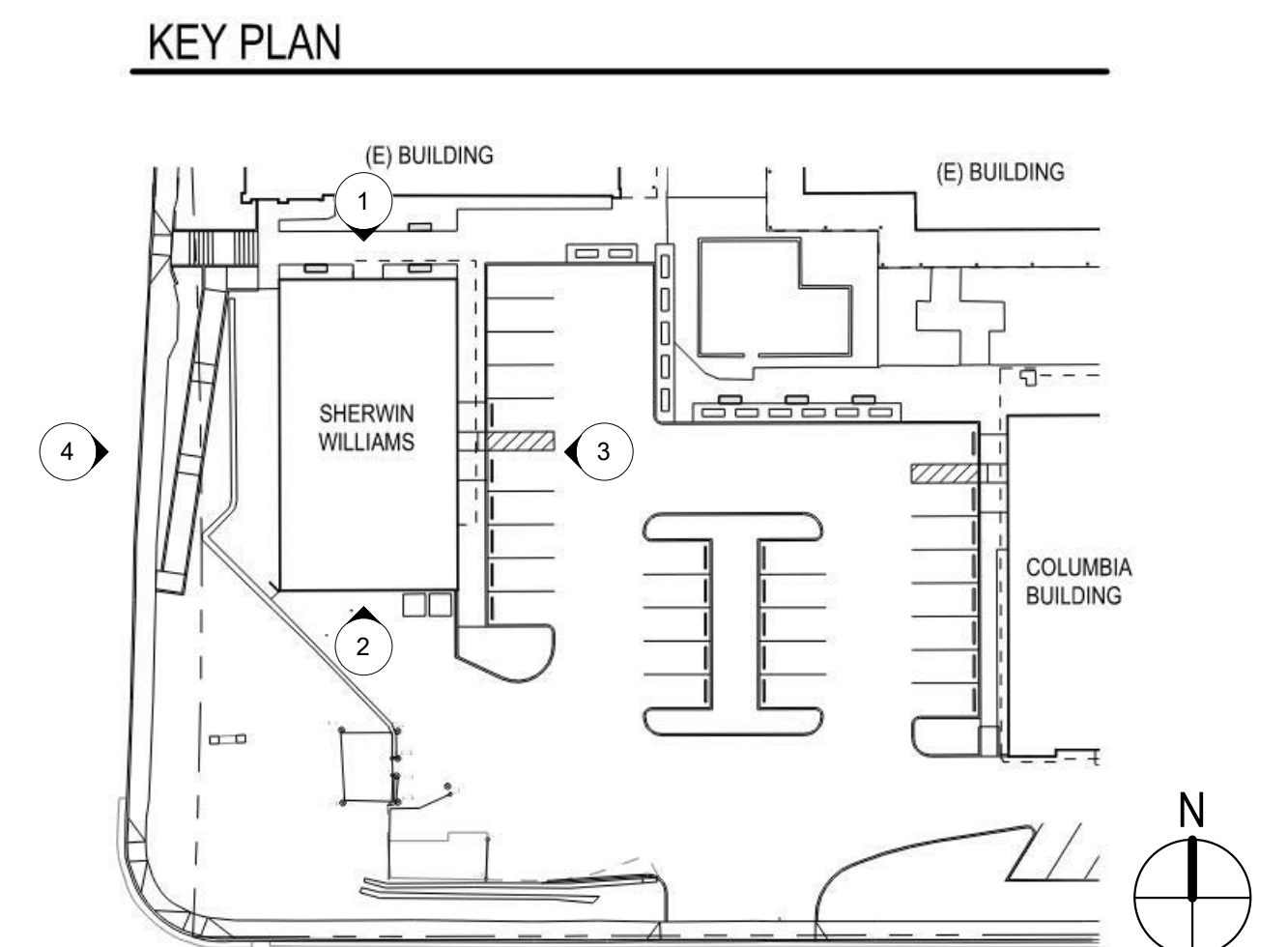
3 FRONT EAST ELEVATION
1/8" = 1'-0"

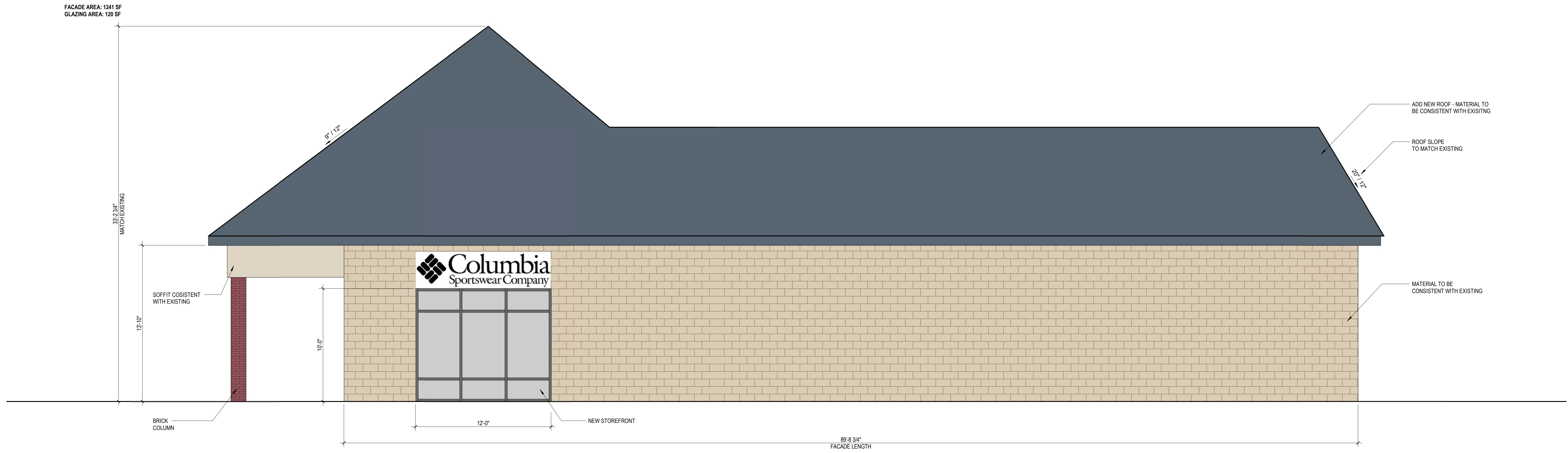


2 REAR SOUTH ELEVATION
1/8" = 1'-0"



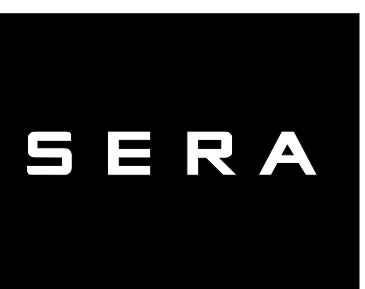
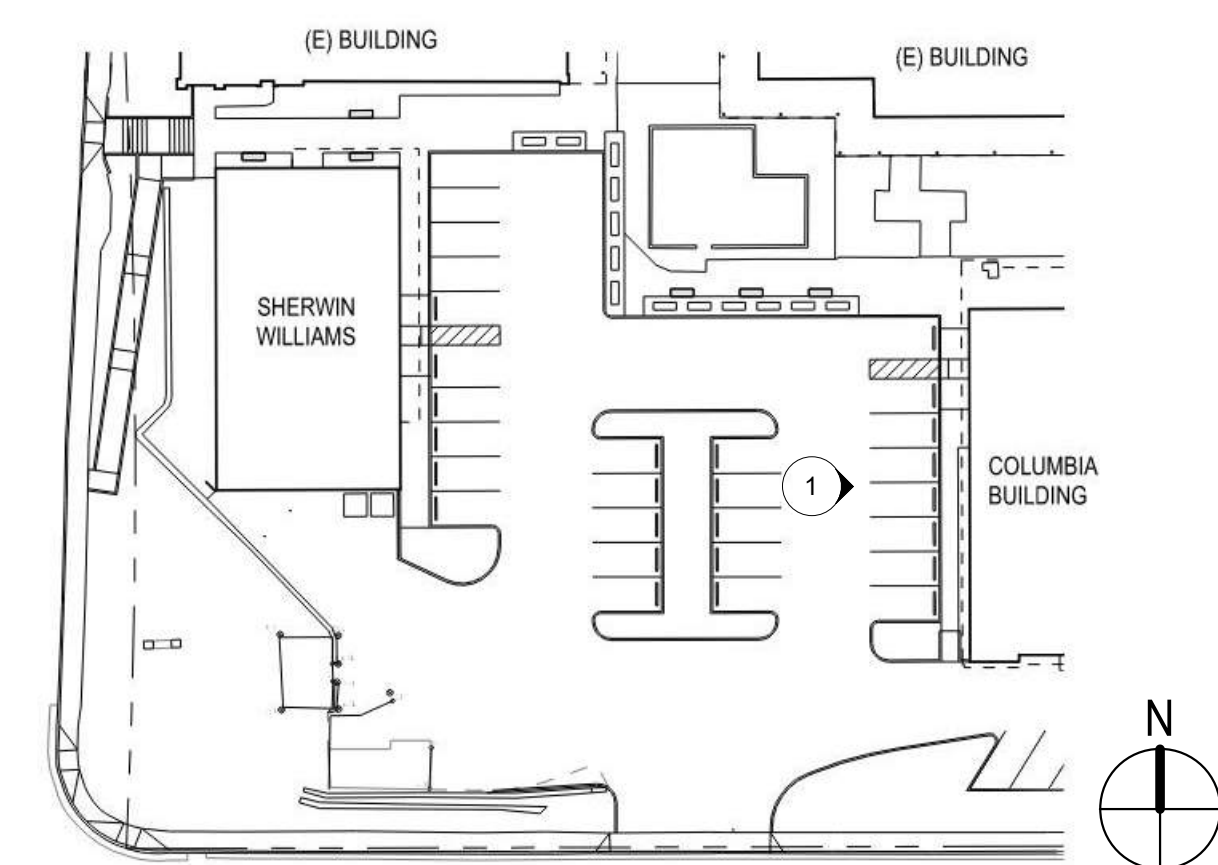
4 RIGHT-OF-WAY - WEST ELEVATION
1/8" = 1'-0"





1 WEST FACADE - COLUMBIA SPORTS
1/4" = 1'-0"

KEY PLAN



ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND | OAKLAND
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REAL ESTATE

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SHERWIN WILLIAMS AT LINCOLN CITY
SINGERMAN REAL ESTATE
1500 SE EAST DEVILS LAKE RD
LINCOLN CITY, OR 97387

REVISIONS

CHECKED BY: KS, D.J., CR
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ARCHITECTURAL
ELEVATIONS
G103

DEVELOPMENT REVIEW APPLICATION



1 SECTION ELEVATION - EAST
1" = 10'-0"

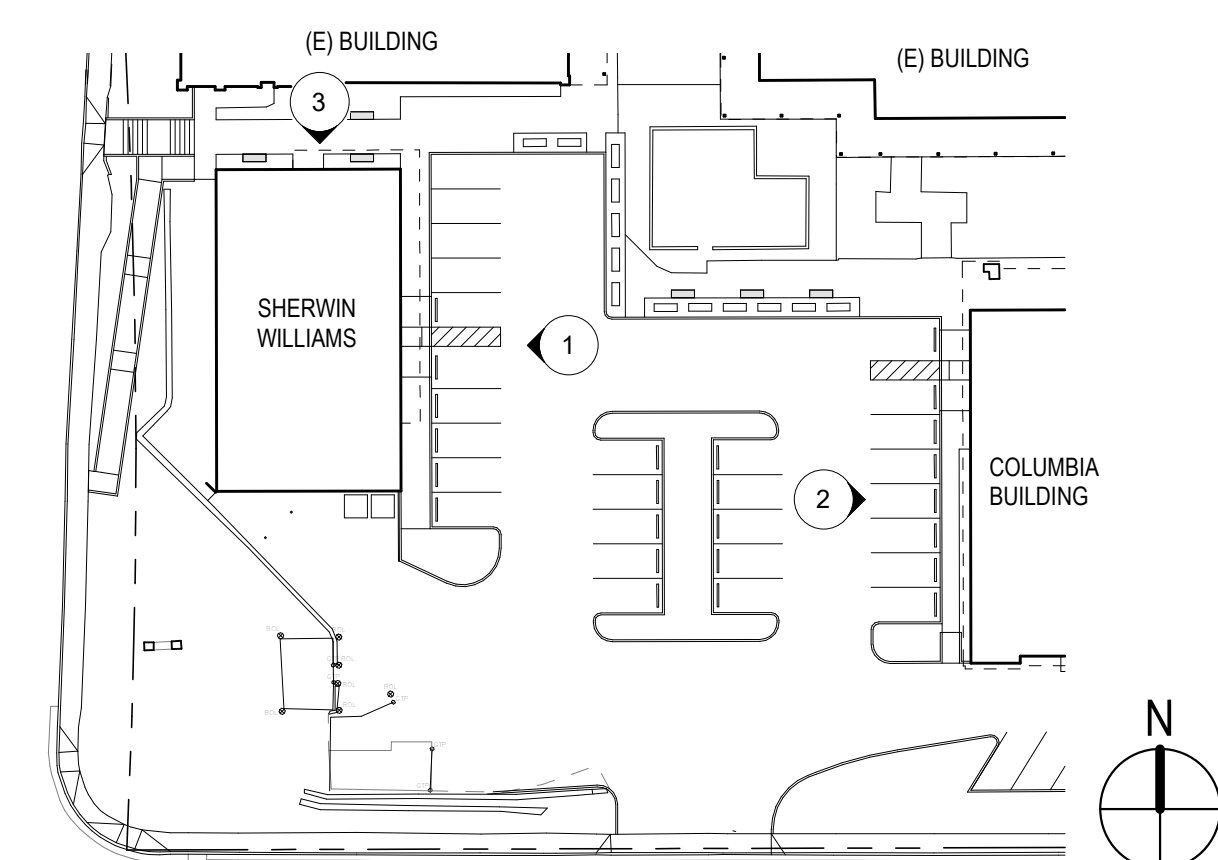


2 SECTION ELEVATION - WEST
1" = 10'-0"



3 SECTION ELEVATION - NORTH
1" = 10'-0"

KEY PLAN



ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN
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SHERWIN WILLIAMS AT LINCOLN CITY

SINGERMAN REAL ESTATE
1800 SE EAST DEVILS LAKE RD
LINCOLN CITY, OR 97387

REVISIONS

CHECKED BY: KS, D.J., CR
ISSUE DATE: 08 APR 2022
PROJECT NO: 2001538

ARCHITECTURAL
ELEVATIONS
G104

DEVELOPMENT REVIEW APPLICATION

Lincoln City Outlets - Sherwin Williams		
Applicant Response to 17.74		
Date issued: April 8, 2022		
Code	Code Summary	Response
17.52.060	Alleys and Driveways in Commercial Zones. Property owners shall maintain a clear-vision triangle on each side of a commercial driveway. One side of the triangle shall be along the edge of the commercial driveway extending 10 feet from the point of intersection with the right-of-way line. A second side along the right-of-way line shall extend from the point of intersection with the edge of the commercial driveway 50 feet. The third side shall connect the endpoints of the other two sides. (Figure 17.52.060-4.)	The existing driveway connects a parking lot below street level and while the project incorporates the required clear-vision triangles, the grade change has some impact on visibility.
17.55.040	Landscaping requirements for all development other than detached single-unit dwellings, attached single-unit dwellings, manufactured dwellings, and duplexes. A. Landscaping is required on all portions of the site not covered by buildings, structures, or impervious surfaces. B. Fifteen percent of the total gross area of the site shall be landscaped with live vegetation according to the standards contained within this chapter. Existing plants and trees that are healthy and noninvasive count towards the 15 percent live vegetation requirement, provided they will be protected during development adequately enough to ensure future preservation. 1. At a minimum, the site shall contain three distinct and separate landscape areas, containing an overall total of the following spaced and/or grouped according to best planting practices and aesthetics: a. One tree per 20 feet of total lot perimeter; and b. One shrub per 10 feet of total lot perimeter; and	Note that the applicant is using the project scope of work as an equivalent to the 'total lot perimeter.'
17.74.050	Guiding Principles A. Enhance Lincoln City's historic qualities and facilitate compact, walkable, mixed use development. B. Orient buildings and their primary entrances to public or private streets or to pedestrian spaces abutting the public or private streets. C. Create vibrant pedestrian spaces that, where possible, take advantage of western and southern exposures. D. Provide aesthetically pleasing visual interest along the public right-of-way and private streets, retaining the historic pattern of small buildings or at least the impression of small buildings. E. Treat corner lots as focal points by prominent placement of the building and with vertical building elements, public art, seating, or other design features. F. Allow for flexibility to accommodate a wide variety of site conditions, while maintaining basic standards and common themes. G. Enhance the street front by providing visual interest through site design and building articulation. H. Sustainable building practices are encouraged, as is energy conservation in construction. I. Permeable surfaces for driveways, walkways, and parking areas are encouraged.	
17.74.060.B.5	Building Entries. Create clearly identifiable building entries from the street, unless restricted by unique site conditions.	Unique site conditions, specifically the 7-foot grade change and associated slope, and significant existing utilities and easements requires locating the building and entries away from street. The project includes new stair and ramp connection from sidewalk to the existing pedestrian promenade, creating a continuation of the NE 13th Street corridor into the Mall.
17.74.060.B.11.a	Building must extend along at least 50% of lot street frontage/ frontages at the back of a public sidewalk/ ROW	Due to the existing grade change and slope, the proposed building is located approximately 30-feet from the Highway 101 sidewalk. The project includes a new stair and ramp connection from the sidewalk to existing pedestrian promenade within the Mall.
17.74.060.B.11.b	Primary Entrance (i) at corner must be within 10' of ROW - if this is not possible then within 40' of the corner	The corner of Highway 101 and SE 14th Street is approximately 8-feet above the existing parking lot and proposed building pad. The corner also contains several utilities and a drainage easement for the highway that would be prohibitively expensive and time consuming to move. The project will replace the existing landscaping to enhance the visual appeal of project at the corner.
17.74.060.B.11.b	Primary Entrance (ii) internal must be w/i 10' of ROW	Unique site conditions, specifically the grade change and associated slope, requires locating entries away from street. The project includes new stair and ramp connection from the Highway 101 sidewalk to the Mall's pedestrian promenade from which access to the primary store entrance is provided.
17.74.080.B.4	Access - connected to and visible from ROW. The change from ROW must be different paving	The project includes new stair and ramp connection from the Highway 101 sidewalk (ROW) to existing pedestrian promenade.
17.74.080.B.6	Coherent finishes for site features	New site features will coordinate with existing features at the Lincoln City Outlets to create a cohesive visual environment.
17.74.080.B.7	Pedestrian amenities required	The project proposes new benches, planters, plaza spaces, and site lighting to enhance the new and existing pedestrian spaces within the limit of work.
17.74.080.B.8	Edge Treatment. Pedestrian space should have an articulated edge where feasible to provide visual interest and additional seating along the edges of the pedestrian space where people may linger out of the traffic flow. The articulated edge should be defined without impeding traffic flow.	The project proposes articulated edges where people may linger out of the traffic flow.
17.74.100.B.3	Specific Design Elements for "String of Pearls": DeLake - Break up scale of the building facade to bring it to human scale with architectural detail visible along the ROW	The proposed building includes glazing, wood siding, signage and vertical supports to allow vines to grow. Additionally, the landscape area between the sidewalk and building will be replanted with a mix of trees, shrubs and groundcovers.
17.74.100.C.1.a	Building Height - min along ROW 15'	Featuring a sloped roof that is solar-ready, the building height ranges from 12'-6" to approximately 22'. Due to the site being approximately 7 to 8-feet below the existing sidewalk grade, the building will appear low relative to the sidewalk. New plantings between the sidewalk and building will create a sense of verticality and visual interest. Additionally, an enlivened building facade facing Highway 101 is proposed to compensate for the building location and finished floor elevation.
17.74.100.C.2.a	Min percentage of the transparent windows along ROW - 60%	The elevation facing the Highway 101 ROW is the back of the store. Primary facades facing the new pedestrian promenade to the north and the new surface parking lot to the east. Glazing is prioritized on the primary facades; however, the west-facing facade is enlivened with glazing, stained wood siding and vertical supports planted with vines.
17.74.100.C.3.a	One entrance and additional entrance for every 40' of the building frontage along ROW; if this is not possible then at least one in 90'	The long building elevation (east and west) is approximately 83' and includes one primary entrance facing the new surface parking lot. The project includes a new stair and ramp connection from the Highway 101 sidewalk to the new pedestrian promenade connection to the Mall interior.
17.74.100.C.4.a	Maximum individual wall plane 800 sf	The wall plane of the long building elevation (east and west) is approximately 1,400 SF and is broken up by a rich mix of glazing, stained wood siding and vertical supports planted with vines to reduce the perceived scale of the elevation.
17.74.100.C.4.b	Minimum recess of projection of each wall plane - 3' for facades less than 100'	The proposed wall planes use strong, horizontal forms for the building base contrasted with vertical wood siding to exaggerate height to create a visually interesting building. Additionally, contrasting the wall planes with a mix of solid and transparent forms creates a sense of depth similar to offset wall planes.
17.74.100.C.4.c	Max length of individual wall plane 12'	The proposed wall planes do not include projections, but include a rich mix of glazing, stained wood siding and vertical supports planted with vines enlivening the west facade.
17.74.100.C.5	Pedestrian shelter - 75% min along the building frontage	Pedestrian shelter extends for 66' of the 83' entry (east) facade, which is 80% of the primary entry frontage.
17.74.100.D.2	Street facing facades - Architectural designs addresses all facades along ROW	The facade facing Highway 101 ROW includes glazing, wood siding, signage and vertical supports to allow vines to grow. The facade facing SE 14th Street ROW is the loading zone for the building and will be clad with stained wood siding and screening for the trash/ recycling area. Additionally, the landscape area between the sidewalk and building will be replanted with a mix of trees, shrubs and groundcovers.
17.74.100.D.7	Corner buildings along HWY 101 must have two step hierarchy in the building with the tallest portion of the building at the corner and must include two features	Portion of building facing the corner of Hwy 101 and SE 14th Street is the service side of the building and is intentionally designed to be low to reduce visibility from the public ROW. The high point of the building faces the new pedestrian promenade, creating a more inviting experience.
17.74.100.F.1	Changes in plane	The building includes a generous 5' roof overhang and an additional 5' overhang at the primary entry.
17.74.100.F.4	Blank wall treatments - wall longer than 30' that face public ROW must incorporate 2 of the following: Vegetation to cover min 50% of the wall surface; art work; seating area; or masonry materials with architectural detailing	The west facade facing Highway 101 includes limited glazing, stained wood siding and vertical supports planted with vines enlivening the west facade covering over 60% of the facade.
17.74.100.G.3	Corner entrance exemption with public space provided as a corner plaza	Existing grading and utilities make providing a public space at the corner of Hwy 101 and SE 14th difficult. Instead, the project proposes a new stair, ramp and extension of the mall's promenade linking the Highway 101 sidewalk to the mall interior.
17.74.100.H.1.a	No blank walls. Each facade must contain partial transparency in form of windows	All facades include doors and/ or windows, with higher transparency for facades facing publicly accessible spaces (north and east).
17.74.100.J.3.a	Change in material must articulate base middle and top	base concrete; middle wood and top - shed roof with overhang



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INTERIOR DESIGN

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SHERWIN WILLIAMS AT LINCOLN CITY

SINGERMAN REAL ESTATE
1500 SE EAST DEVILS LAKE RD
LINCOLN CITY, OR 97137

REVISIONS

CHECKED BY: [Signature]
ISSUE DATE: 08 APR 2022
PROJECT NO: 2001539

DESIGN
STANDARD
ADJUSTMENTS

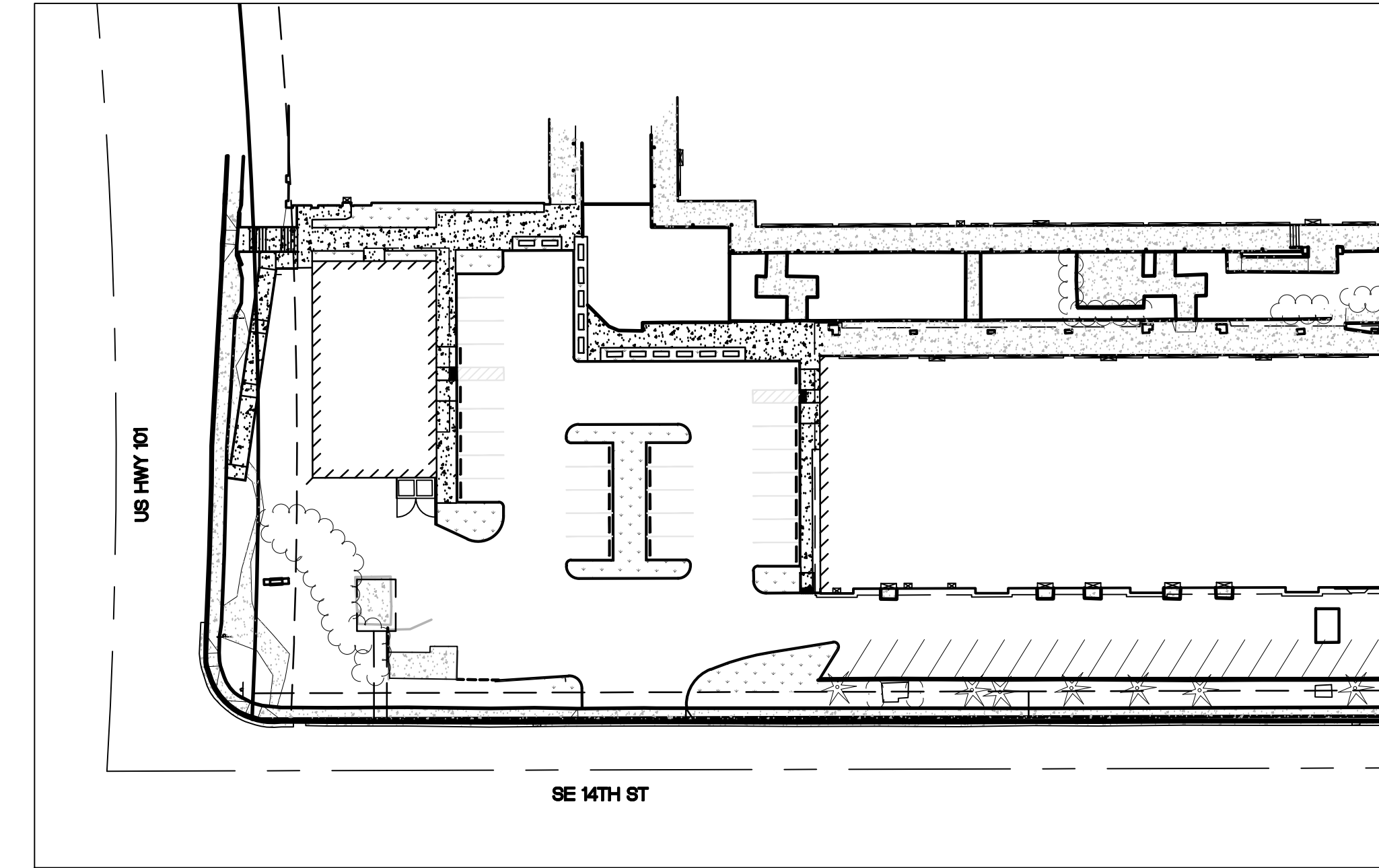
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DEVELOPMENT REVIEW APPLICATION

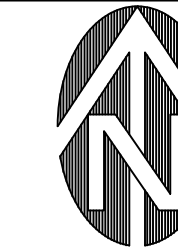
PRELIMINARY PLANS FOR SHERWIN WILLIAMS AT LINCOLN CITY LINCOLN CITY, OREGON



VICINITY MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1"=50'



SHEET INDEX

COVER SHEET	P100
EXISTING CONDITIONS	P200
DEMOLITION PLAN	P300
GRADING PLAN	P400
SITE PLAN	P500
COMPOSITE UTILITY PLAN	P600

PROPERTY DESCRIPTION

TAX MAP: 7S11W15DD TAX LOT 4900
AND 7S11W15DD TAX LOT 4901

BENCHMARK

VERTICAL CONTROL IS BASED ON:
ELEVATION BASED ON NATIONAL GEODETIC
SURVEY DESIGNATION POINT F661, PID QE1409.

DATUM

DATUM: BASIS OF BEARINGS FOR THIS SURVEY
IS S.N. 11,024, LINCOLN COUNTY SURVEY
RECORDS.

STREET ADDRESS

1500 SE EAST DEVILS LAKE RD
LINCOLN CITY, OREGON 97367

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. WESTLAKE MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. WESTLAKE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER

SINGERMAN REAL ESTATES, LLC
980 N MICHIGAN AVE., SUITE 1660
CHICAGO, IL 60611
PHONE: (312) 267-2281
CONTACT: ADAM GREENBAUM

APPLICANT

SERA ARCHITECTURE
338 NW 5TH AVE.
PORTLAND, OR 97209
PHONE: (503) 445-7372
CONTACT: KARL SVEINSSON

ENGINEER / SURVEYOR

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: JEFF HINTON, P.E.

PROJECT DESCRIPTION

PROPOSED: 1 COMMERCIAL/RETAIL STORE
SITE SIZE: 1.31 ACRES
ZONING: C (COMMERCIAL)

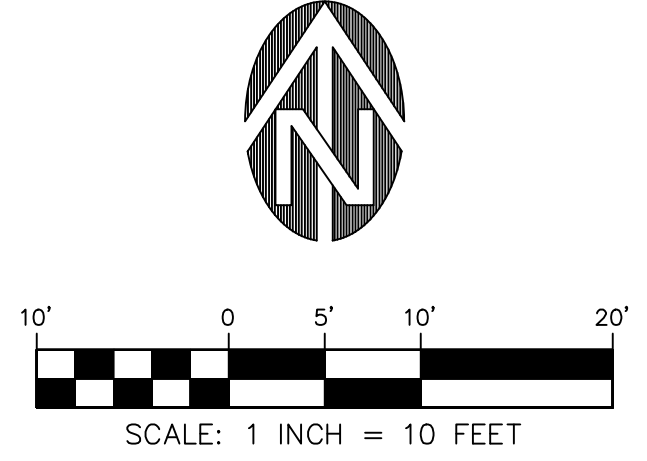
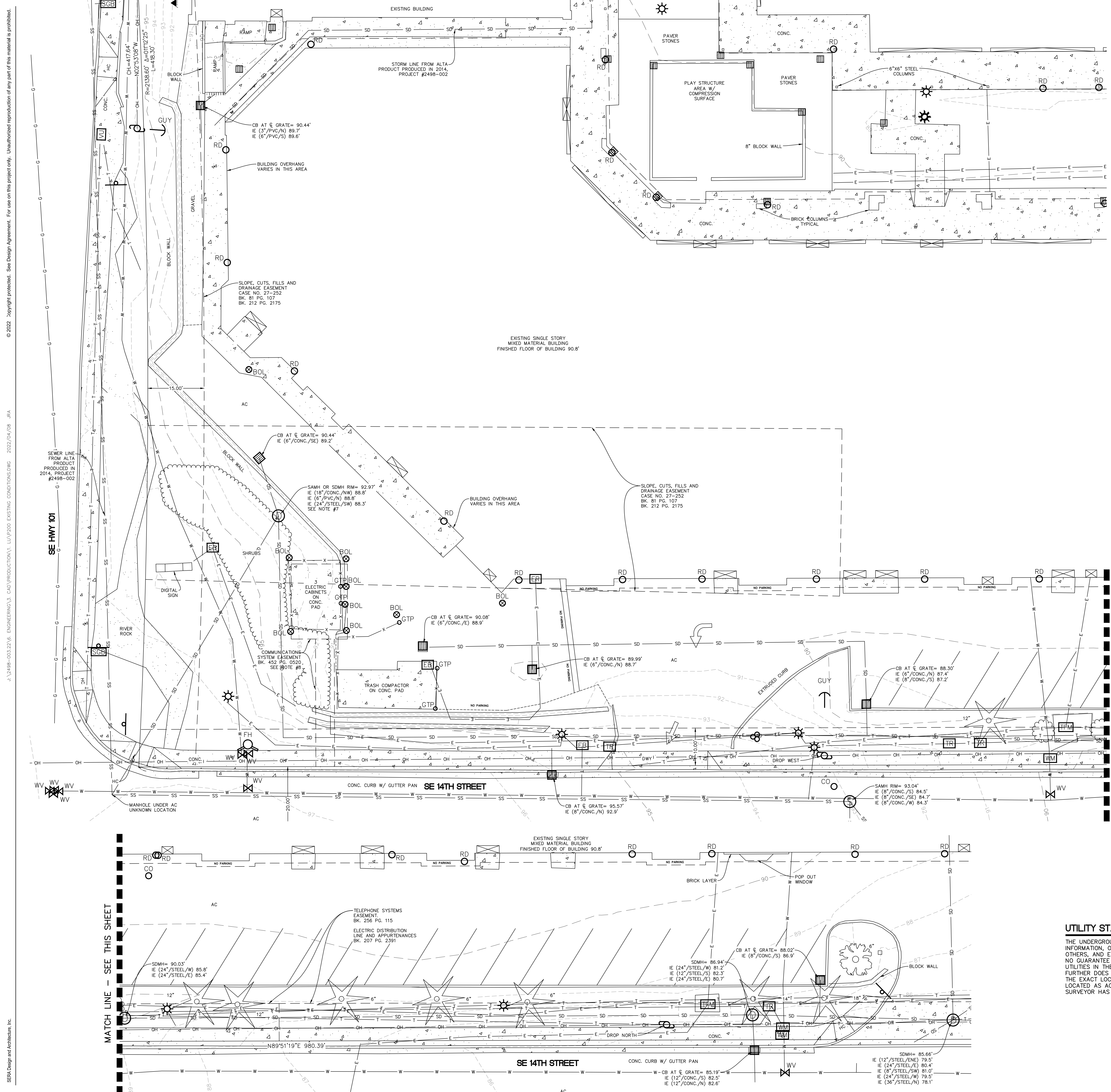
NOTE:

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION: CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.



GENERAL NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS S.N. 11,024, LINCOLN COUNTY SURVEY RECORDS.
2. ELEVATION BASED ON NATIONAL GEODETIC SURVEY DESIGNATION POINT F661, RID QE1409.
3. FIELD SURVEYED JANUARY 31 AND FEBRUARY 18, 2022.
4. STANDARD PRIVATE LOCATES WERE REQUESTED FOR THIS PROJECT. IF THERE ARE UTILITIES SHOWN ON THE MAP THAT HAVE NO LOCATE INFORMATION, THOSE UTILITIES WERE UN-LOCATABLE DUE TO NO TRACER WIRE OR NO SIGNAL.
5. BUILDING LINES SHOWN REPRESENT THE GENERAL EXTERIOR PERIMETER OF THE BUILDING OUTLINE AND DO NOT DIFFERENTIATE MATERIAL TYPE AND MINUTE LINE CHANGES.
6. PARCEL BOUNDARY AND ASSOCIATED ENCUMBRANCES AS SUPPLIED PER THE WESTERN TITLE & ESCROW COMPANY OWNER AND ENCUMBRANCES REPORT (OAE) ORDER NUMBER WTO234242, DATED FEBRUARY 11TH, 2022 HAVE BEEN REVIEWED AND ADDRESSED HEREIN. ALL NOTED EASEMENTS AND ENCUMBRANCES THAT POTENTIALLY AFFECT THE SUBJECT PARCEL ARE DEPICTED ACCORDINGLY.
7. MANHOLE IS SHALLOW AND DIFFICULT TO OBSERVE. DUE TO O.S.H.A. STANDARDS FOR CONFINED SPACES, NON-CERTIFIED INDIVIDUALS CANNOT ENTER MANHOLES. THERE IS POTENTIALLY A 4TH PIPE IN THIS MANHOLE HEADING WESTERLY BUT COULD NOT BE CONFIRMED.
8. THE COMMUNICATIONS SYSTEM EASEMENT DOCUMENT BK. 452 PG. 0520, FROM THE TITLE REPORT MENTIONED ABOVE, WAS FILED USING A NORTH RIGHT OF WAY LINE S.E. 14TH AS 23.50 FEET FROM CENTERLINE. NO DOCUMENTS WERE FOUND TO HAVE DEDICATED 3.5 FEET AS SHOWN IN LINCOLN COUNTY SURVEY 15994. SINCE THE INTENT OF THE EASEMENT WAS "GRANTING A 15 X 10 FOOT SITE EASEMENT FOR ELECTRONIC COMMUNICATIONS CABINETS AND ASSOCIATED JUMPER WIRE AND POWER METER PEDESTAL" WE HAVE KEPT THE EASEMENT AS DRAFTED FROM THE 23.50 FOOT RIGHT OF WAY, AND EXTENDED THE 5 FOOT EXTENSION HEADING SOUTH TO THE CURRENT 20.00 FOOT RIGHT OF WAY.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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 SINGERMAN REAL ESTATE
 1600 SE EAST DEVILS LAKE RD
 LINCOLN, OY, OR 97387

REVISIONS

CHECKED BY: JMH
 ISSUE DATE: 08 APR 2022
 PROJECT NO: 2498-003

EXISTING
CONDITIONS

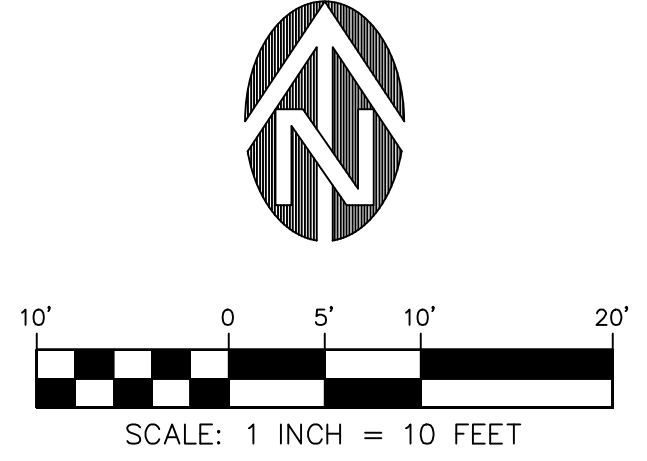
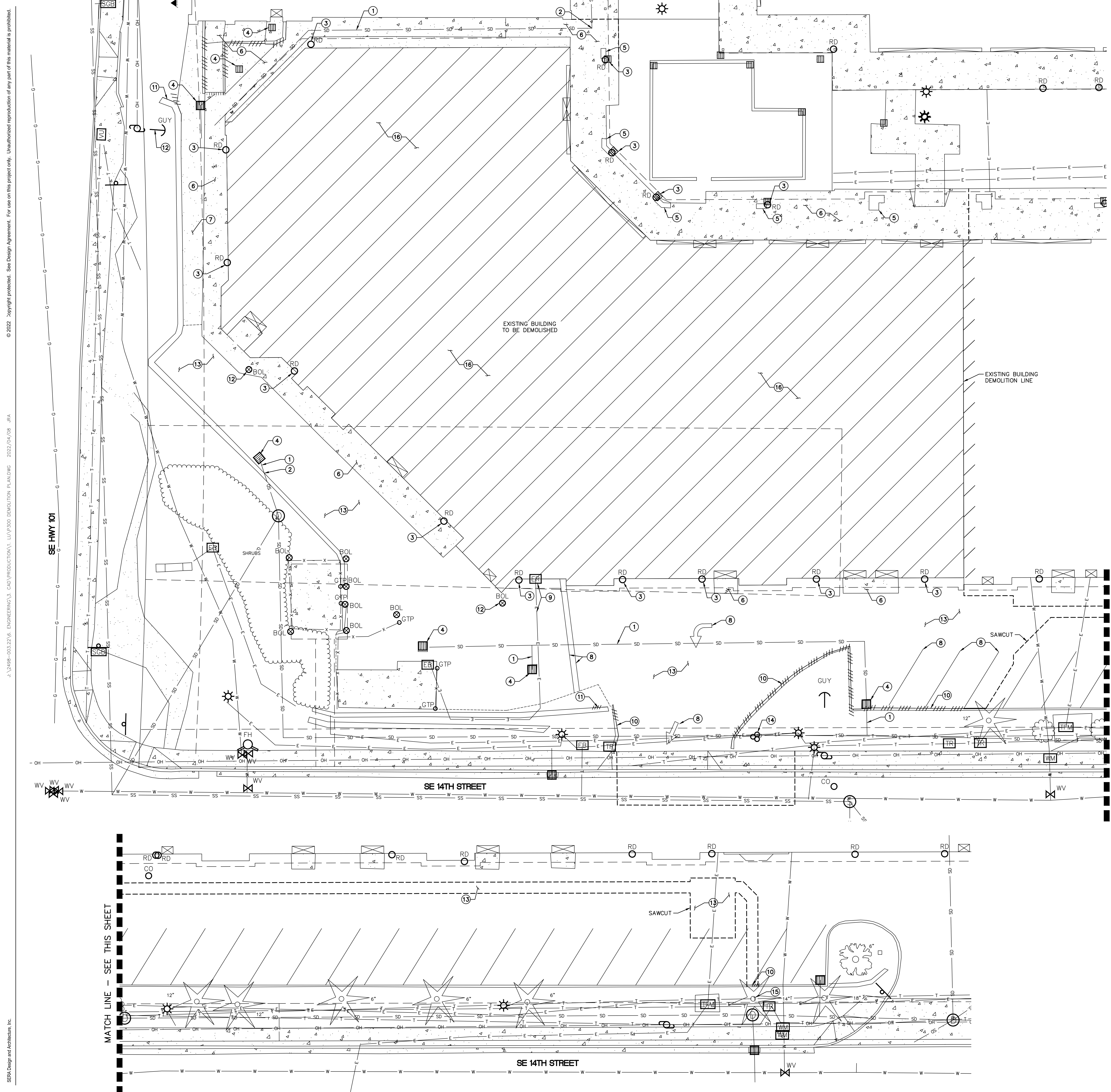
P200

DEVELOPMENT REVIEW APPLICATION

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2498-003.22.V6. ENGINEERING.CAD/PRODUCTION: LVP/P200 EXISTING CONDITIONS.DWG. 2022/04/08 JFA

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DEMOLITION KEYNOTES:

- ① REMOVE EXISTING STORM LINE.
- ② CAP PARTIALLY REMOVED STORM LINE AT LOCATION SHOWN.
- ③ REMOVE EXISTING ROOF DRAIN DOWNSPOUT.
- ④ REMOVE EXISTING STORM STRUCTURE.
- ⑤ REMOVE EXISTING BRICK COLUMN.
- ⑥ REMOVE EXISTING CONCRETE.
- ⑦ REMOVE EXISTING GRAVEL.
- ⑧ REMOVE EXISTING STRIPING.
- ⑨ REMOVE EXISTING ELECTRIC BOX, RELOCATE OR DEMOLISH EXISTING UNDERGROUND ELECTRIC.
- ⑩ REMOVE EXISTING CURB.
- ⑪ REMOVE A PORTION OF EXISTING RETAINING WALL.
- ⑫ REMOVE EXISTING BOLLARD.
- ⑬ REMOVE OR RELOCATE EXISTING GUY WIRE. COORDINATE WITH APPROPRIATE UTILITY PROVIDER.
- ⑭ REMOVE EXISTING AC. REFERENCE SAWCUT LINES FOR AC REMOVAL LIMITS.
- ⑮ REMOVE OR RELOCATE EXISTING COMMUNICATION UTILITY STUB. COORDINATE WITH APPROPRIATE UTILITY PROVIDER.
- ⑯ REMOVE EXISTING TREE.
- ⑰ DEMOLISH EXISTING BUILDING AS SHOWN.

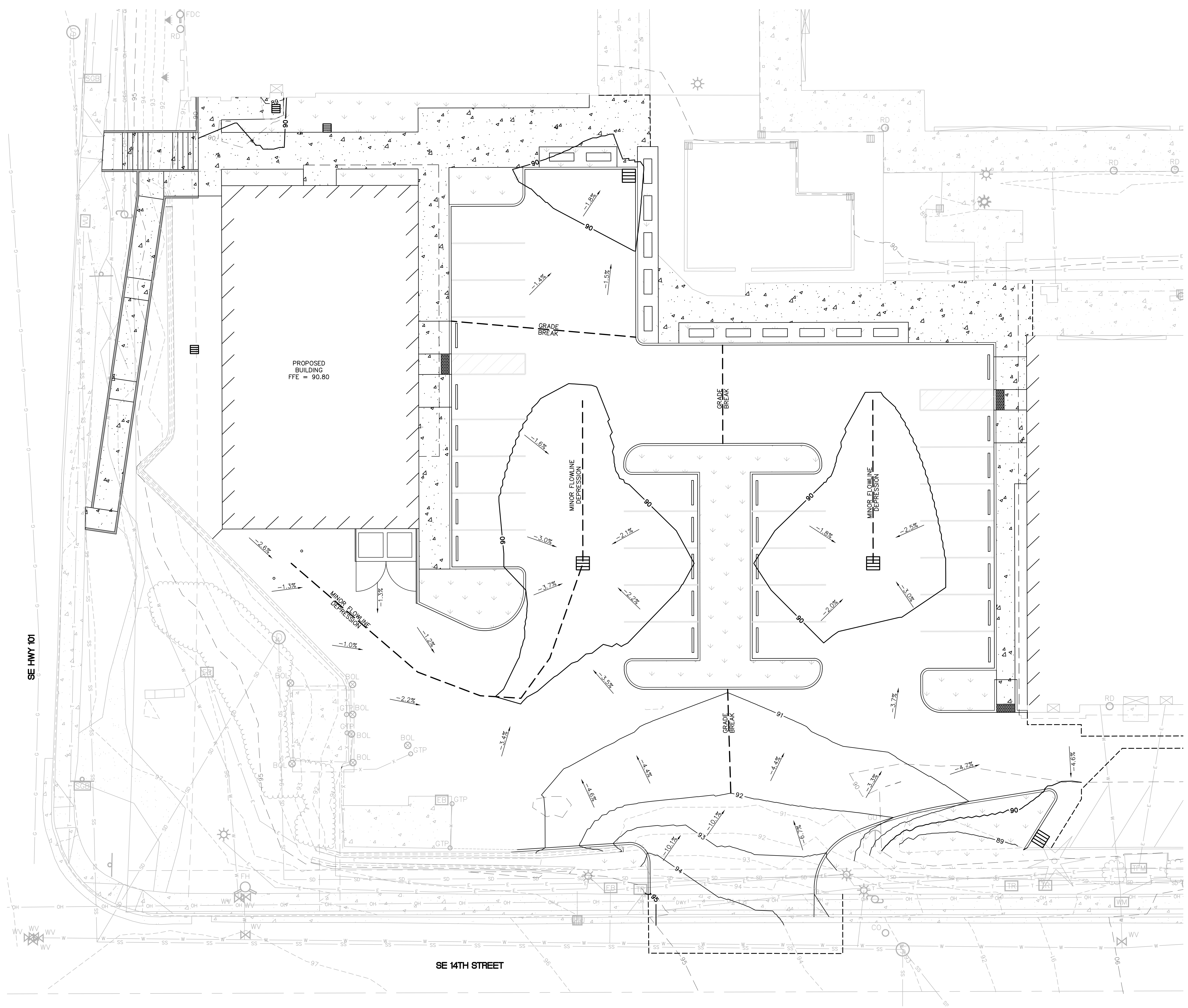
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NO.	DESCRIPTION	DATE



LEGEND

--- 89	EXISTING CONTOUR - 1' INTERVAL
--- 90	EXISTING CONTOUR - 5' INTERVAL
--- 89	PROPOSED CONTOUR - 1' INTERVAL
--- 90	PROPOSED CONTOUR - 5' INTERVAL
--- 4.3%	DOWNWARD GRADE

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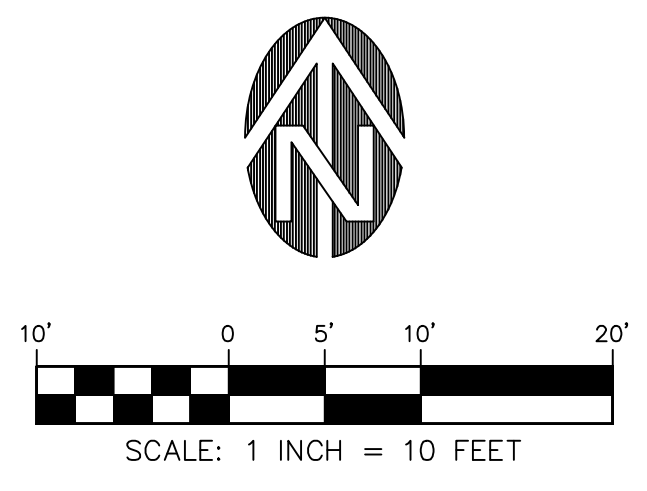
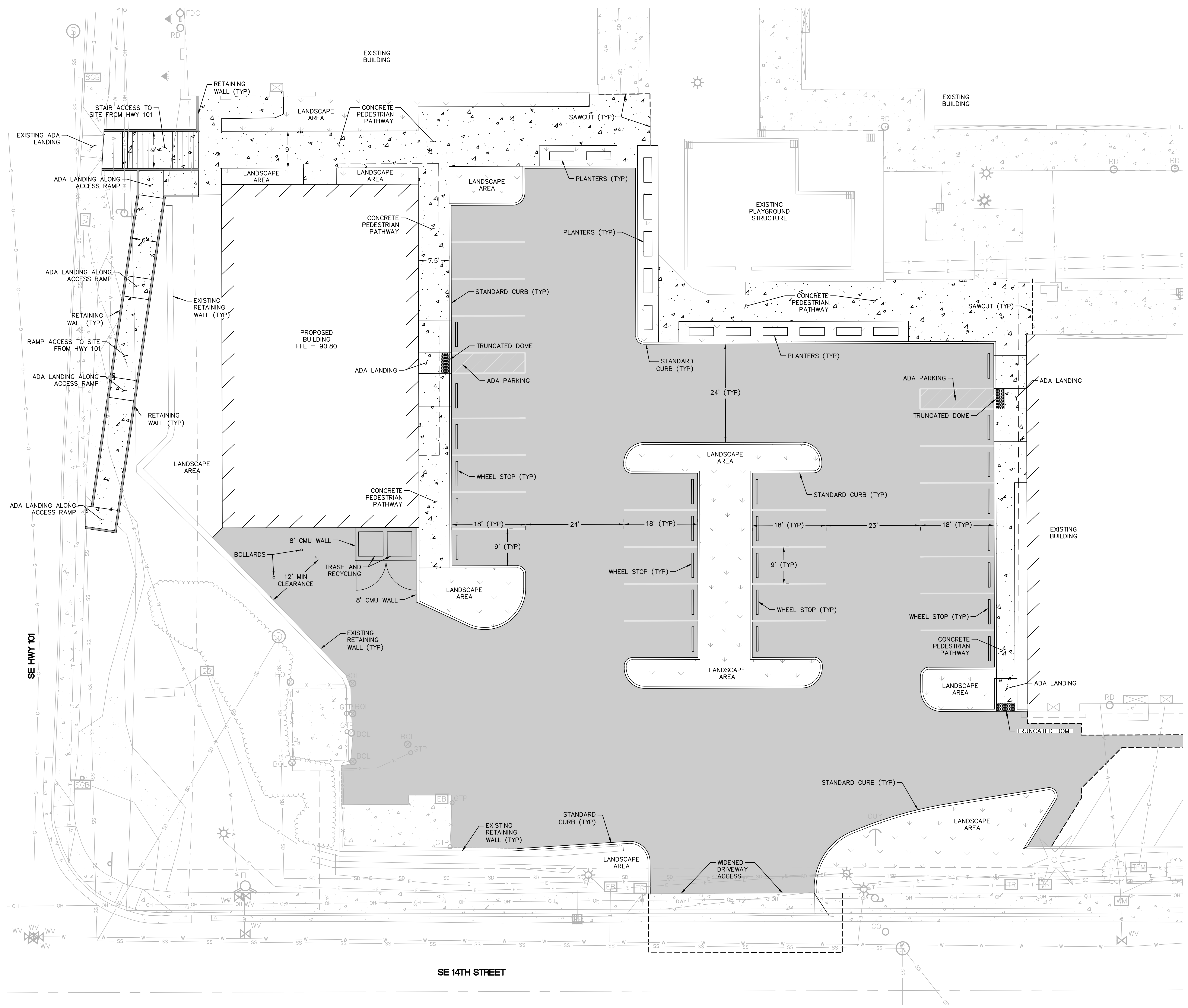
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GRADING PLAN

P400

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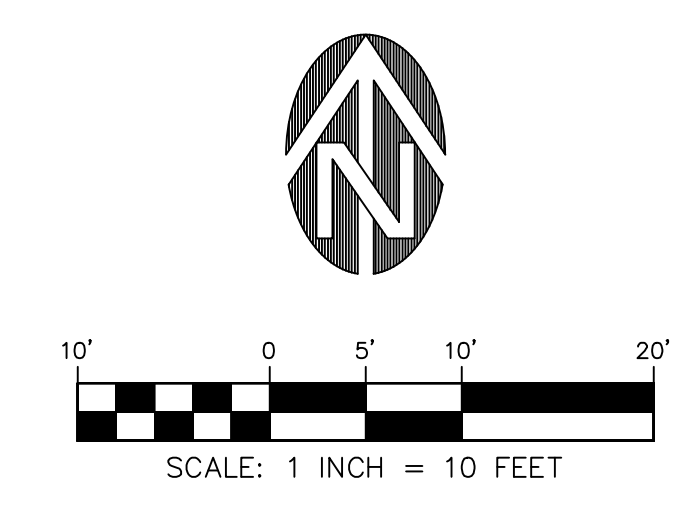
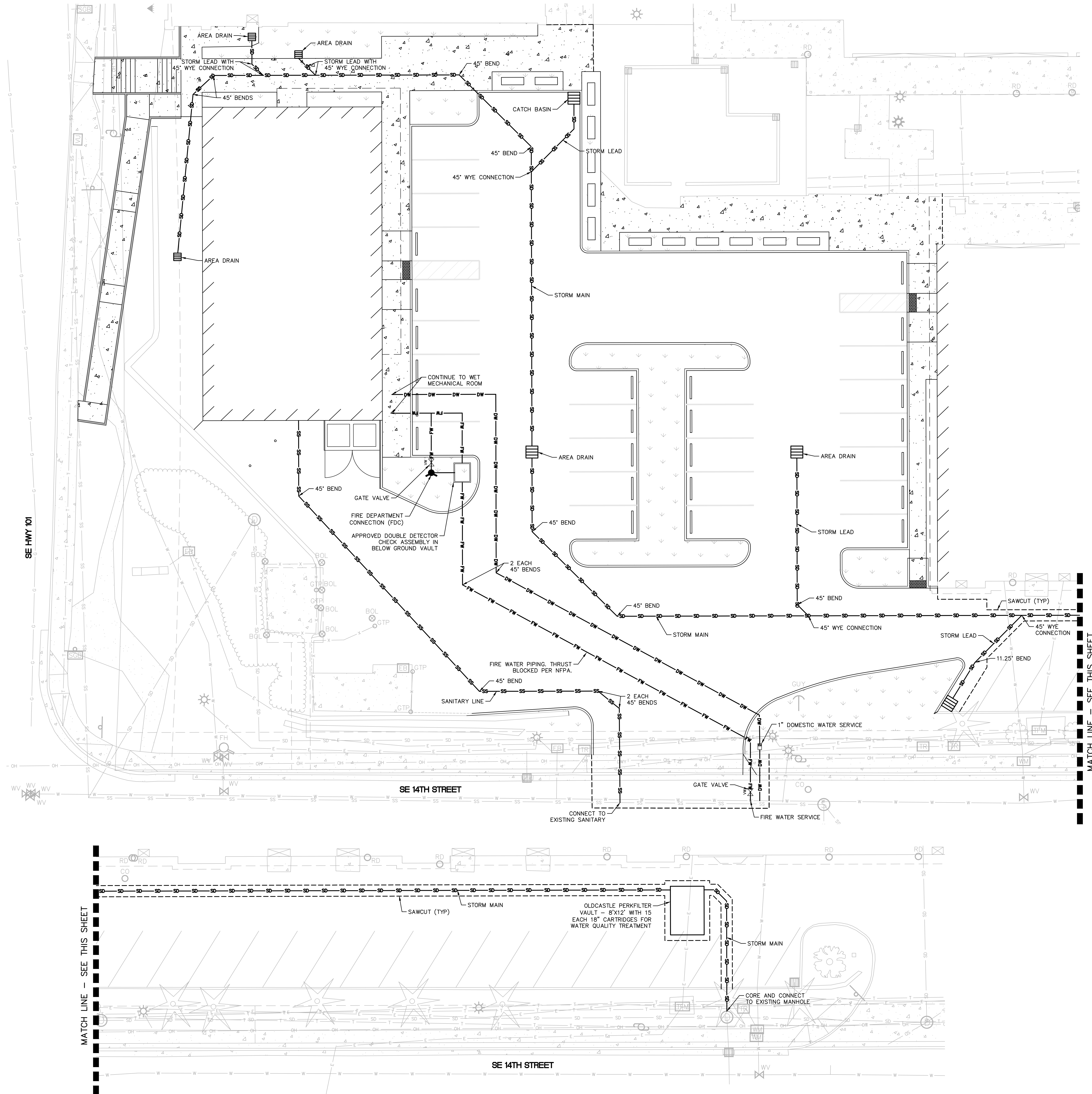
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SITE PLAN

P500

DEVELOPMENT REVIEW APPLICATION



GENERAL NOTES

- IRRIGATION SERVICE FOR NEW LANDSCAPED AREAS IS ASSUMED TO BE DRAWN FROM EXISTING IRRIGATION SUPPLY LINES ON-SITE. NO NEW METER IS PROPOSED AT THIS TIME.

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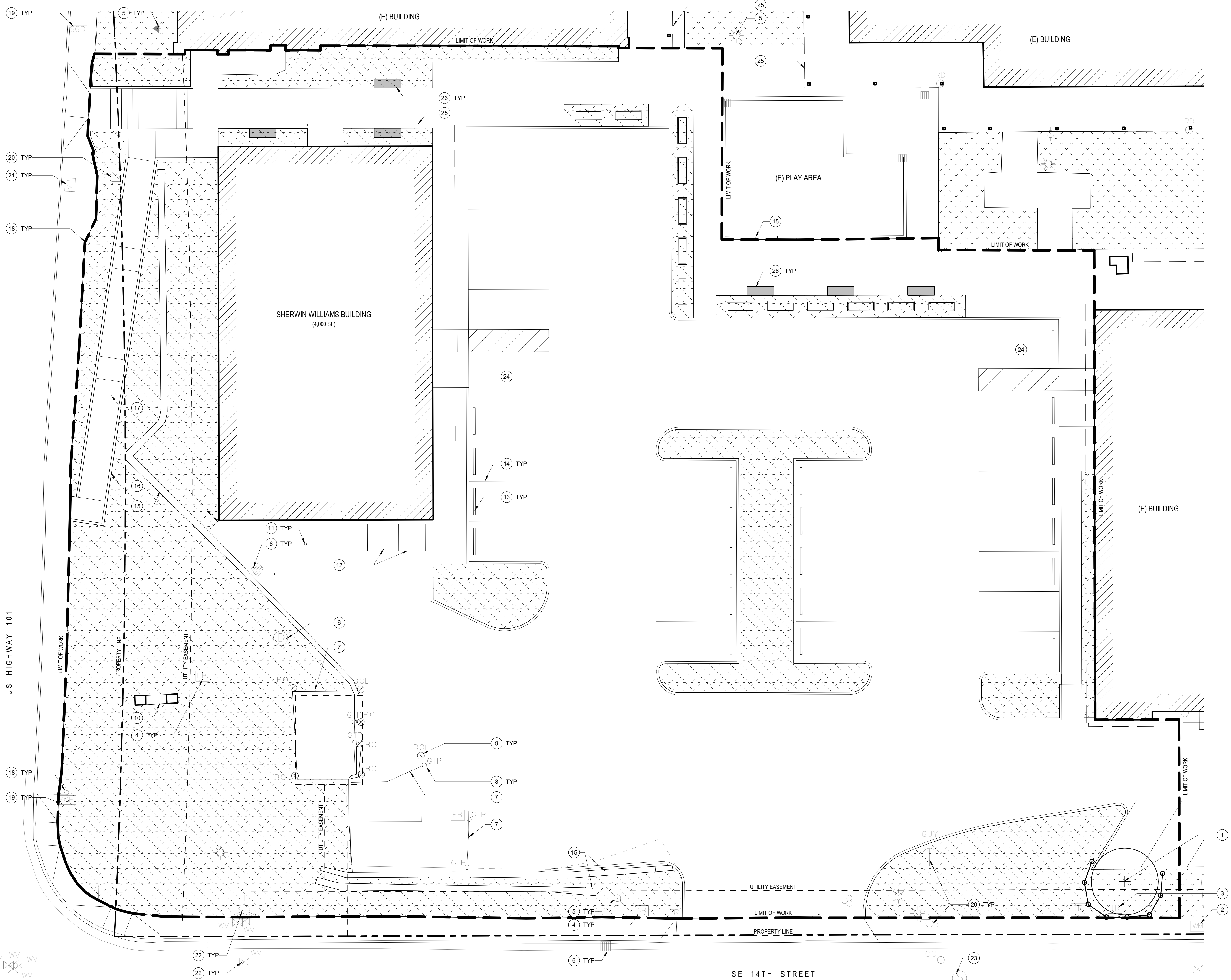
COMPOSITE
UTILITY PLAN

P600

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1 TREE PROTECTION AND REPLACEMENT PLAN
1" = 10'-0"

GENERAL NOTES - TREE PROTECTION

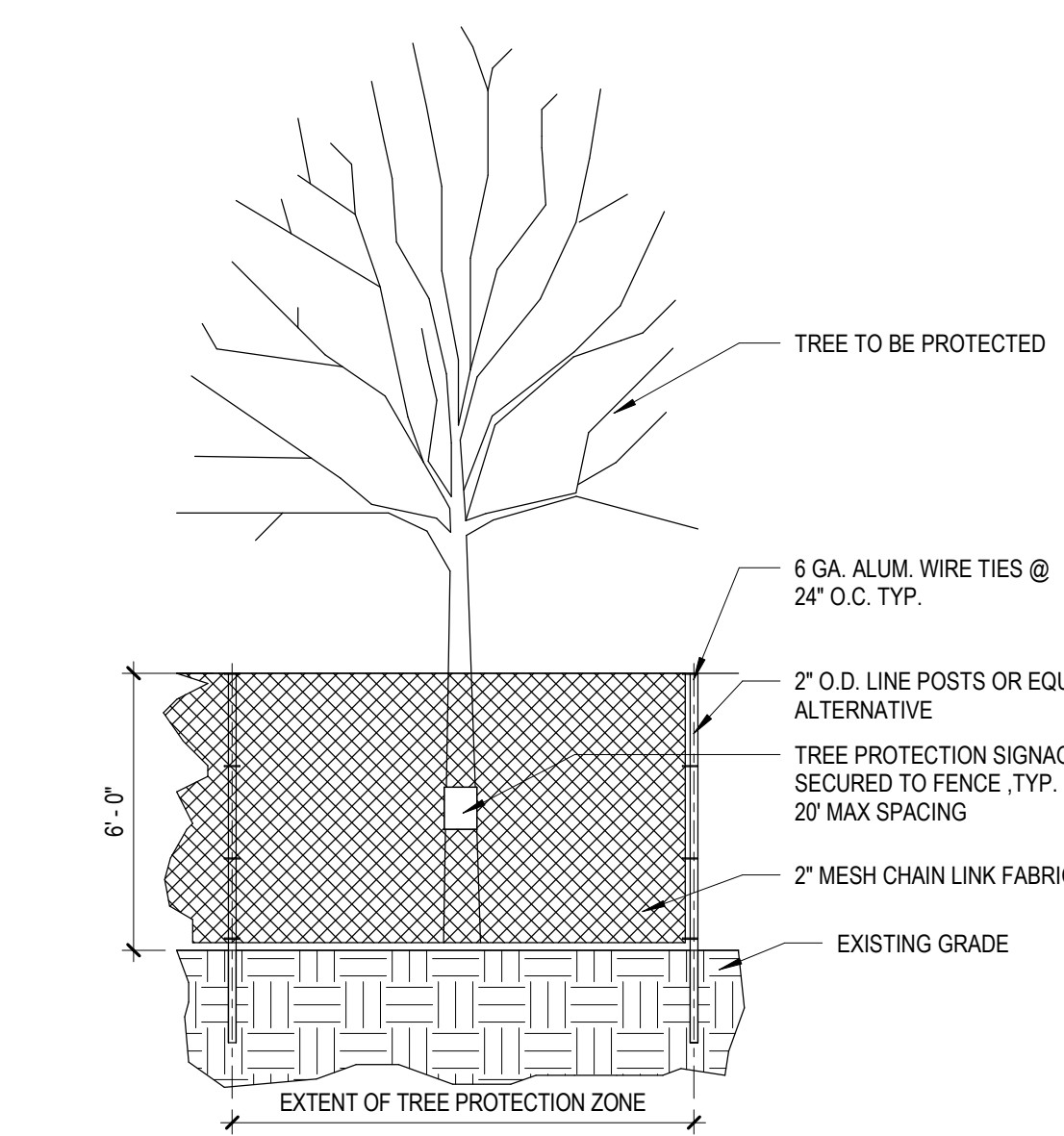
- A. PRIOR TO ANY GRUBBING, CLEARING, GRADING, PARKING, PREPARATION OR STORAGE OF MATERIALS OR MACHINERY, OR OTHER CONSTRUCTION ACTIVITY ON THE SITE, ALL TREES TO BE PROTECTED ON THE PROJECT SITE AND ADJACENT TO THE SITE SHALL BE CLEARLY IDENTIFIED AND TEMPORARY FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE TREE PROTECTION ZONE. PROTECTIVE FENCING SHALL BE OF A MATERIAL THAT CANNOT EASILY BE MOVED, REMOVED, OR BROKEN DURING CONSTRUCTION ACTIVITIES. PROTECTIVE FENCING SHALL BE A MINIMUM OF 4 FEET IN HEIGHT SECURED TO POSTS AT A SPACING OF 4 FEET ON CENTER MINIMUM AROUND THE TREE PROTECTION ZONE.
- B. THE AREA OF PROTECTION SHALL BE LOCATED A MINIMUM OF ONE FOOT OFFSET FROM THE TREE CANOPY.
- C. NO SOIL COMPACTION OR REMOVAL OF VEGETATION OR TREE BRANCHES WITHIN THE TREE PROTECTION ZONE SHALL BE ALLOWED DURING CONSTRUCTION, EXCEPT AS OUTLINED BY A CERTIFIED ARBORIST IN A SUBMITTED TREE PROTECTION PLAN.
- D. NO MACHINERY REPAIR OR CLEANING SHALL BE PERFORMED WITHIN 10 FEET OF THE TREE PROTECTION ZONE OF ANY TREE IDENTIFIED FOR PROTECTION.
- E. DIGGING A TRENCH FOR PLACEMENT OF PUBLIC OR PRIVATE UTILITIES OR OTHER STRUCTURE WITHIN THE TREE PROTECTION ZONE OF A TREE TO BE PROTECTED IS PROHIBITED.
- F. NO WORK IS TO BE DONE WITHIN THE TREE PROTECTION ZONE WITHOUT AUTHORIZATION FROM BOTH THE CITY OF MOUNTAINVIEW AND A CERTIFIED ARBORIST.
- G. WORKING WITHIN OR NEAR THE TREE PROTECTION ZONE REQUIRES THE PRESENCE OF A CERTIFIED ARBORIST OR FOLLOWING THE WRITTEN INSTRUCTIONS OF A CERTIFIED ARBORIST.
- H. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.
- I. USE OF MACHINERY IN CLEARING OR GRUBBING IS PROHIBITED. ALL AREAS TO BE HAND CLEARED AND GRUBBED.
- J. CONTRACTOR TO SALVAGE AND RELOCATE ANY EXISTING PLANTINGS DEEMED HEALTHY AND VIABLE AS PART OF THIS PROJECT OR INCORPORATED ELSEWHERE ON-SITE INTO GENERAL CAMPUS LANDSCAPE UPKEEP.
- K. TREE PROTECTION IS SHOWN SCHEMATICALLY IN PLAN VIEW. EVERY EFFORT HAS BEEN MADE TO FULLY ENCLOSE EXISTING TREE CANOPY DRIP LINES THAT OCCUR OVER PERMEABLE ZONES. IN SOME CASES, THE PLAN WILL SHOW TREE PROTECTION FENCING CUTTING THROUGH A TREE CANOPY. THIS OCCURS WHEN THE TREE CANOPY IS OVERHANGING AN EXISTING IMPERVIOUS ZONE AND TREE ROOTS WILL NOT BE IMPACTED.
- L. ANY TREES PROPOSED FOR REMOVAL WILL BE IDENTIFIED BY A METHOD OBVIOUS TO CITY STAFF SUCH AS TAGGING, PAINTING, OR FLAGGING, IN ADDITION TO CLEAR IDENTIFICATION ON CONSTRUCTION PLANS.

KEYED NOTES - TREE PROTECTION AND REPLACEMENT

- 1 EXISTING PINE TREE TO REMAIN, 18' TALL, GOOD HEALTH
- 2 EXISTING WATER METER, SEE CIVIL SHEETS
- 3 EXISTING COMMUNICATIONS UTILITY, SEE CIVIL SHEETS
- 4 EXISTING ELECTRICAL BOX, SEE CIVIL SHEETS
- 5 EXISTING LIGHT POLE, SEE CIVIL SHEETS
- 6 EXISTING STORM DRAIN INLET, SEE CIVIL SHEETS
- 7 EXISTING CHAIN LINK FENCE
- 8 EXISTING FENCE POST
- 9 EXISTING CHAIN LINK FENCE
- 10 EXISTING MOVEMENT SIGN TO REMAIN
- 11 METAL BOLLARD
- 12 TRASH BIN
- 13 WHEEL STOP, SEE CIVIL SHEETS
- 14 PARKING STALL, SEE CIVIL SHEETS
- 15 EXISTING RETAINING WALL, SEE CIVIL SHEETS
- 16 CAST-IN-PLACE CONCRETE WALL
- 17 ADA ACCESSIBLE RAMP
- 18 ROAD SIGNAGE, TYP.
- 19 (E) TRAFFIC SIGNAL BOX, SEE CIVIL SHEETS
- 20 (E) UTILITY POLE, SEE CIVIL
- 21 (E) UTILITY VAULT, SEE CIVIL
- 22 (E) FIRE HYDRANT, SEE CIVIL SHEETS
- 23 EXISTING MANHOLE COVER, SEE CIVIL SHEETS
- 24 ADA VAN-ACCESSIBLE PARKING STALL, SEE CIVIL SHEETS
- 25 CANOPY OUTLINE, ABOVE
- 26 BENCH, TYP.

LEGEND - TREE PROTECTION AND REPLACEMENT

- EXISTING LANDSCAPE AREA TO REMAIN
- LANDSCAPE AREA TO BE CLEARED AND GRUBBED
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN



1. THE WARNING SIGN SHALL BE DISPLAYED PROMINENTLY, BE A MINIMUM OF 8.5" X 11" AND CLEARLY STATE THE FOLLOWING: "WARNING - TREE PROTECTION ZONE"
2. FENCING MAY BE MOVED WITHIN THE TREE PROTECTION ZONE (TPZ) IF AUTHORIZED BY THE PROJECT ARBORIST AND CITY STAFF BUT NOT CLOSER THAN THE DRIP LINE FROM THE TRUNK OF ANY TREE.
3. MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR "FIXED" FENCING IF THE PROJECT ARBORIST AND CITY AGREE THAT THE FENCING WILL NEED TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. MOVING THE TPZ FENCING SHALL BE PROHIBITED WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST.

2 TREE PROTECTION TYP.
1/4" = 1'-0"



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REVISIONS

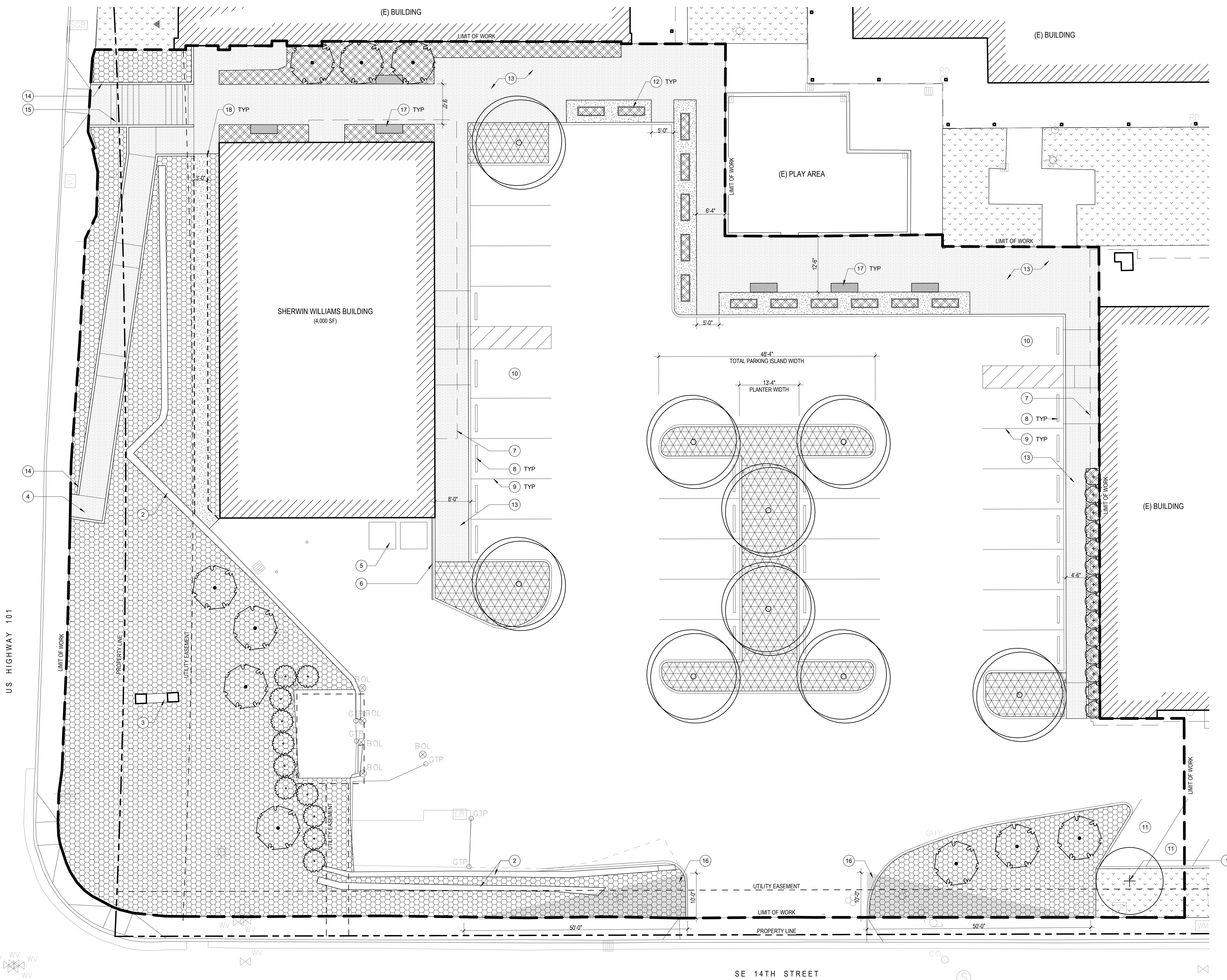
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ISSUE DATE: 08 APR 2022
PROJECT NO: 2001039

TREE PROTECTION AND REPLACEMENT PLAN
LD101

DEVELOPMENT REVIEW APPLICATION

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GENERAL NOTES - PLANTING PLAN

- A. TREE PROTECTION FENCING SHALL BE INSTALLED PER DETAIL ON LD101.
- B. IN THE EVENT THAT MODIFICATIONS NEED TO BE MADE WITHIN THE TREE PROTECTION ZONE, CONTACT LANDSCAPE ARCHITECT BEFORE MAKING MODIFICATIONS. SPECIAL PRECAUTIONS MAY BE REQUIRED IN ORDER TO MINIMIZE IMPACTS AND PROTECT TREES FROM DAMAGE DURING CONSTRUCTION.
- C. SEE PLANTING DETAILS FOR MULCH LAYER REQUIREMENTS.
- D. VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST (2) WORKING DAYS PRIOR TO COMMENCING WORK.
- E. VERIFY THAT CONDITIONS ARE SUITABLE FOR HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS ARE DETRIMENTAL TO HEALTHY PLANT GROWTH EXISTING, INCLUDING BUT NOT LIMITED TO, OVER-COMPACTION OF SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES.
- F. COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIAL.
- G. ALL NEWLY LANDSCAPED AREAS MUST BE CLEARED OF INVASIVE AND NOXIOUS PLANTS AS DEFINED IN LCMC 8.12.010 AND BY THE OREGON DEPARTMENT OF AGRICULTURE PRIOR TO INSTALLATION OF NEW LANDSCAPING.
- H. ALL NEWLY LANDSCAPED AREAS MUST BE CLEARED OF DEAD, DYING, OR DISEASED VEGETATION PRIOR TO INSTALLATION OF NEW LANDSCAPING.
- I. PLANTS TO BE INSTALLED IN 12" MIN. OF AMENDED, CLEAN SITE TOPSOIL. SEE SPECIFICATIONS FOR MORE INFORMATION.
- J. REFER TO SPECIFICATIONS REGARDING ADDITIONAL PLANTING METHODS, MATERIALS, AND REQUIREMENTS.
- K. PLANT LAYOUT AS SHOWN IS FOR REFERENCE AND CONVENIENCE TO THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY THAT PLANTS ARE INSTALLED PER LAYOUT REQUIREMENTS IN THE PLANTING DETAILS.
- L. PLANT SPACING IS RELATIVE TO THE SIZE OF THE PLANT SPECIFIED; PLANT ALTERNATES ARE TO BE REVIEWED WITH LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT TO VERIFY PROPER SPACING.
- M. ALL SIZES SHOWN ARE MINIMUM SIZES; LARGER SIZES MAY BE ALLOWED UPON APPROVAL OF LANDSCAPE ARCHITECT.
- N. IF SIZE OF PLANT SPECIFIED IS UNAVAILABLE, CONTRACTOR IS TO PROVIDE A LARGER SIZE OR DOUBLE THE COUNT SHOWN ON THE PLAN IN THE CASE OF A SMALLER SUBSTITUTED SIZE.
- O. PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- P. IRRIGATION SYSTEMS SHALL BE PROVIDED FOR ALL PLANTED AREAS FOR A PERIOD OF AT LEAST TWO YEARS, OR UNTIL IT IS DEMONSTRATED THAT NEW PLANTS HAVE BECOME NATURALIZED.
- Q. ALL TREE, SHRUB AND GROUND COVER AREAS TO BE CONNECTED/INTEGRATED WITH EXISTING PERMANENT AUTOMATED IRRIGATION SYSTEM.
- R. CONTINUOUS MAINTENANCE OF PROPERTY INCLUDES, BUT IS NOT LIMITED TO, WEEDING, PRUNING, REMOVING AND ERADICATING INVASIVE AND NOXIOUS PLANTS, REMOVING DISEASED OR DEAD VEGETATION AND REPLACING WITH HEALTHY SPECIMENS, AND REMOVING LITTER, TRASH, AND DEBRIS.

KEYED NOTES - FLOOR PLAN

- 1. EXISTING PINE TREE TO REMAIN
- 2. EXISTING RETAINING WALL. SEE CIVIL SHEETS
- 3. EXISTING MONUMENT SIGN
- 4. ADA ACCESSIBLE RAMP. SEE CIVIL SHEETS FOR SLOPE AND HORIZONTAL DIMENSIONS
- 5. TRASH BIN
- 6. FENCE
- 7. CANOPY OUTLINE, ABOVE
- 8. WHEEL STOP. SEE CIVIL SHEETS
- 9. PARKING STALL. SEE CIVIL SHEETS
- 10. ADA VAN ACCESSIBLE PARKING STALL. SEE CIVIL SHEETS
- 11. EXISTING PARKING STALL. SEE CIVIL SHEETS
- 12. RAISED PLANTER
- 13. CONCRETE WALKWAY. SEE CIVIL SHEETS
- 14. CAST-IN-PLACE CONCRETE WALL. SEE CIVIL SHEETS
- 15. CAST-IN-PLACE CONCRETE STAIRS. SEE CIVIL SHEETS
- 16. CLEAR-VISION TRIANGLE AS ESTABLISHED BY LINCOLN CITY MUNICIPAL CODE 17.52.060 AND 17.55.070
- 17. PROPOSED BENCH LOCATION, TYP.
- 18. STEEL EDGING, TYP.

DATA - LANDSCAPE PLAN

TOTAL GROSS AREA OF THE SITE: 41,675 SF
 PERCENTAGE OF TOTAL GROSS AREA LANDSCAPED WITH LIVE VEGETATION: 25.7%
 PERVIOUS LANDSCAPE AREA: 11,453 SF
 IMPERVIOUS LANDSCAPE AREA: 4,996 SF

TOTAL LANDSCAPE AREA: 16,449 SF
 NON-LIVING LANDSCAPE AREA: 710 SF
 LIVE VEGETATION LANDSCAPE AREA: 10,743 SF
 PEDESTRIAN AREA: 4,996 SF

LEGEND - LANDSCAPE MATERIALS

- EXISTING LANDSCAPE AREA TO REMAIN
- GRAVEL MULCH
- PEDESTRIAN AREA
- STEEL LANDSCAPE EDGING

1 LANDSCAPE PLAN
 1" = 10'-0"

SCHEDULE - LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/ SPACING	*LC GLS/NATIVE
EXISTING TREES					
(+)		EXISTING TREE TO REMAIN			
PARKING LOT TREES					
(O)	SPECIES SUCH AS: GINKGO BILOBA PINUS CONTORTA VAR. CONTORTA	GINKGO SHORE PINE	1-1/2" CALIPER MINIMUM	SPACING PER PLAN	YES NO YES NO
ACCENT TREES					
(*)	SPECIES SUCH AS: ARBUTUS UNEDO ACER PALMATUM CORNUS NUTTALLII	STRAWBERRY TREE JAPANESE MAPLE WESTERN DOGWOOD	1-1/2" CALIPER MINIMUM	SPACING PER PLAN	YES NO NO YES
SCREENING TREES					
(X)	SPECIES SUCH AS: CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKO! FALSE CYPRESS	6" HEIGHT MINIMUM	SPACING PER PLAN	YES NO
(+)	SPECIES SUCH AS: JUNIPERUS CHINENSIS 'HETZIT'	COLUMNAR HOLLYWOOD JUNIPER			YES NO

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/ SPACING	*LC GLS/NATIVE
PARKING LOT UNDERSTORY (1,797 SF)					
(X)	SHRUB SPECIES SUCH AS: CISTUS SP. MAHONIA REFENS VIBURNUM DAVIDII	ROCK ROSE DILL OREGON GRAPE DAVID VIBURNUM	3 GAL. MIN. 3 GAL. MIN. 3 GAL. MIN.	36" O.C. 24" O.C. 30" O.C.	YES YES YES NO
(X)	GROUND COVER SPECIES SUCH AS: ARCTOSTAPHYLOS UVA-URSI ROSMARINUS PROSTRATUS	KINKINICK TRAILING ROSEMARY	4" POT. MIN. 4" POT. MIN.	36" O.C. 36" O.C.	YES NO YES NO
PROMENADE UNDERSTORY (910 SF)					
(X)	SHRUB SPECIES SUCH AS: CEANOTHUS 'YANKEE POINT' ESCALLONIA EXONENSIS 'FRADES' MAHONIA SP. PHYLADELPHUS LEWISII RIBES SANGUINEUM	YANKEE POINT CEANOTHUS ESCALLONIA OREGON GRAPE MOCK ORANGE RED-FLOWERING CURRAINT	3 GAL. MIN. 3 GAL. MIN. 3 GAL. MIN. 3 GAL. MIN. 3 GAL. MIN.	42" O.C. 36" O.C. 36" O.C. 48" O.C. 48" O.C.	YES NO YES YES YES NO
(X)	GROUND COVER SPECIES SUCH AS: CALLUNA VULGARIS CV. LITHODORA DIFFUSA	HEATHER LITHODORA	4" POT. MIN. 4" POT. MIN.	36" O.C. 36" O.C.	YES NO YES NO

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/ SPACING	*LC GLS/NATIVE
HILLSIDE AND STREET FRONTAGE UNDERSTORY (8,046 SF)					
(X)	SHRUB SPECIES SUCH AS: CEANOTHUS THYRSIFLORUS OREGON GRAPE PINUS MUGO 'OREGON JADE' PICEA ABIES NIDIFORMIS	CALIFORNIA LILAC OREGON GRAPE DWARF MUGO PINE BIRD'S NEST SPRUCE	3 GAL. MIN. 3 GAL. MIN. 3 GAL. MIN. 3 GAL. MIN.	48" O.C. 36" O.C. 48" O.C. 36" O.C.	YES YES YES YES YES
(X)	GROUND COVER SPECIES SUCH AS: CEANOTHUS GLORIOSUS GALLTHERIA SHALLON HELICTOTRICHON SEMPERVIRENS JUNIPERUS CONFERTA	POINT REYES CALIFORNIA LILAC SALAL BLUE OAT GRASS SHORE JUNIPER	4" POT. MIN. 4" POT. MIN. 4" POT. MIN. 4" POT. MIN.	48" O.C. 36" O.C. 12" O.C. 48" O.C.	YES YES YES NO YES NO
(X)	VINE SPECIES SUCH AS: CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	3 GAL. MIN.	48" O.C.	NO YES

*LC GLS = LINCOLN CITY GUIDE TO LANDSCAPE SELECTIONS



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 SINGERMAN REAL ESTATE
 1500 SE EAST DEVILS LAKE RD
 LINCOLN CITY, OR 97387

REVISIONS

CHECKED BY: KS, DJ, CR
 ISSUE DATE: 08 APR 2022
 PROJECT NO: 2001539

LANDSCAPE
 PLAN
 LP101

DEVELOPMENT REVIEW APPLICATION