

# LINCOLN SANDS CENTER BUILDING

515 NW INLET AVE  
LINCOLN CITY, OR 97367

LINCOLN CITY APPROVAL



NOT FOR CONSTRUCTION

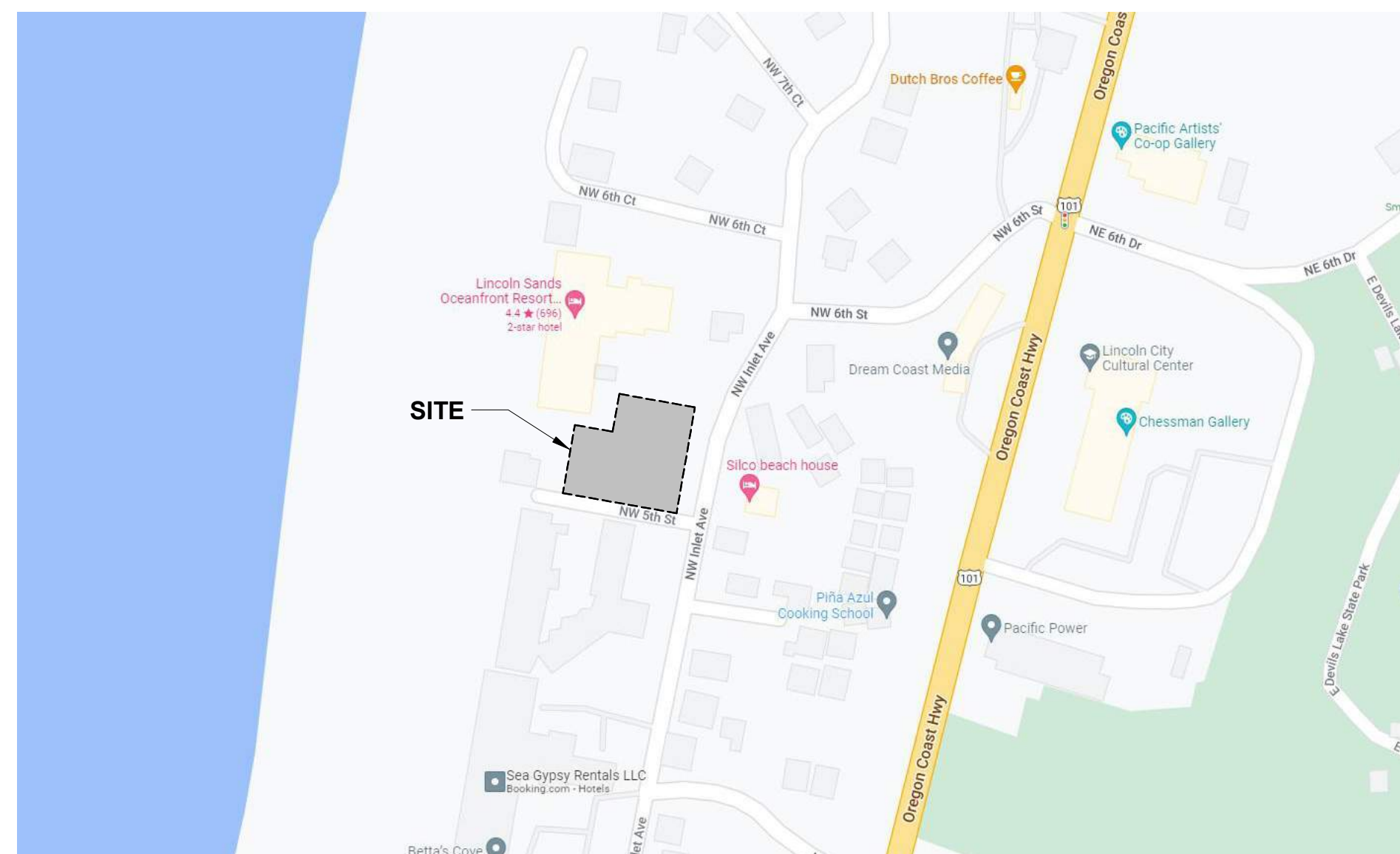


LINCOLN SANDS CENTER BUILDING

515 NW Inlet Ave, Lincoln City, OR 97367

LINCOLN ASSET MANAGEMENT

### SITE - BUILDING LOCATION



### PROJECT DIRECTORY

**OWNER**  
LINCOLN ASSET MANAGEMENT

**CONTRACTOR**  
O'BRIEN & COMPANY DESIGN-BUILD  
208 NW 21ST AVENUE  
PORTLAND, OR 97209  
CCB#195235

**ARCHITECT**  
OPEN CONCEPT ARCHITECTURE  
208 NW 21ST AVENUE  
PORTLAND, OR 97209

**STRUCTURAL ENGINEER**  
ECLIPSE ENGINEERING  
ATTN: SCOTT RATTERMAN, PE  
2140 SW JEFFERSON ST, SUITE 200  
PORTLAND, OR 97201

**CIVIL ENGINEER**  
HUMBER DESIGN GROUP, INC  
110 SE MAIN STREET SUITE 200  
PORTLAND, OR 97214

**MECHANICAL**  
TBD

**ELECTRICAL**  
TBD

**PLUMBING**  
TBD

**FIRE PROTECTION**  
TBD

### SITE INFORMATION

**PROJECT ADDRESS :**  
515 NW INLET AVE LINCOLN  
CITY, OR 97367

KEY PLAN

REVISION LIST

#	DATE	ISSUE

DATE : 07/15/22

DRAWN : Author

CHECKED : Checker

PROJECT # : 20-055

# G0.00

COVER SHEET




**GENERAL NOTES:**  
 RENDERINGS FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

**LINCOLN SANDS CENTER BUILDING**  
 515 NW Inlet Ave, Lincoln City, OR 97367  
 LINCOLN ASSET MANAGEMENT

KEY PLAN

REVISION LIST 

#	DATE	ISSUE

DATE : 07/15/22  
 DRAWN :  
 CHECKED :  
 PROJECT # : 20-055

**DR001**  
 RENDERINGS  
 DEVELOPMENT REVIEW

GENERAL NOTES:  
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NOT FOR CONSTRUCTION



LINCOLN SANDS CENTER BUILDING

515 NW Inlet Ave., Lincoln City, OR 97367

LINCOLN ASSET MANAGEMENT

KEY PLAN

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CHECKED:

PROJECT #: 20-055

DR002

RENDERINGS

DEVELOPMENT REVIEW



GENERAL NOTES:  
RENDERINGS FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

LINCOLN SANDS CENTER BUILDING  
515 NW Inlet Ave, Lincoln City, OR 97367  
LINCOLN ASSET MANAGEMENT

KEY PLAN

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CHECKED:

PROJECT #: 20-055

DR003

RENDERINGS

KEY PLAN  
REVISION LIST

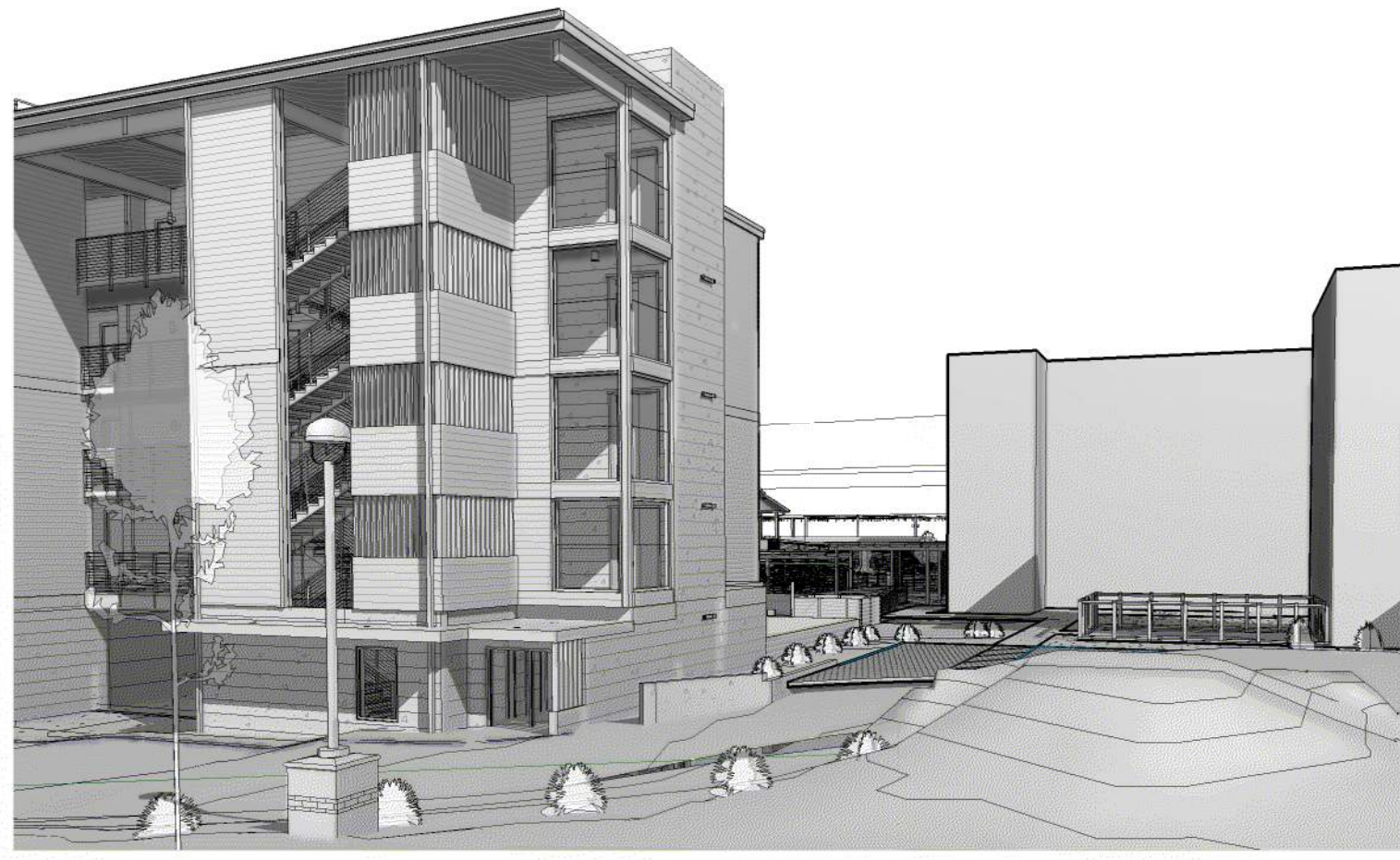
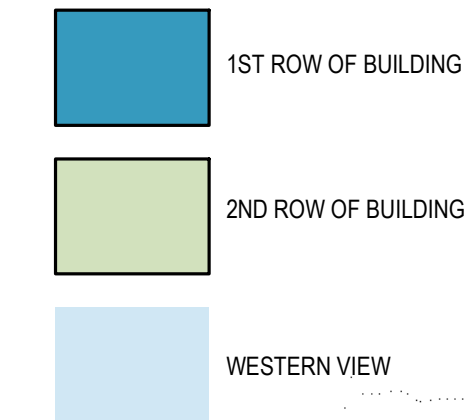
#	DATE	ISSUE

DATE: 11/09/22  
DRAWN:  
CHECKED:  
PROJECT #: 22-055

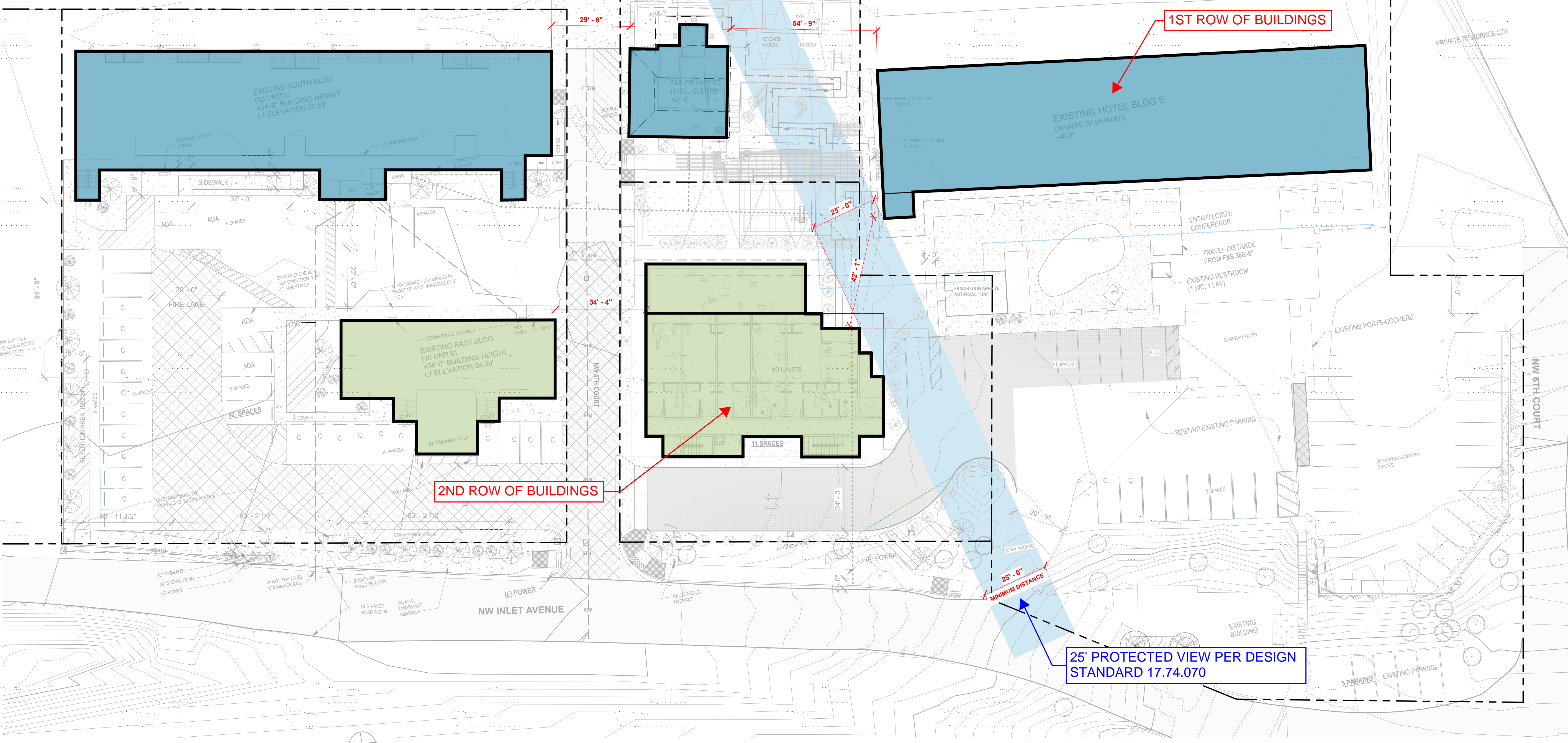
SHEET NOTES

- SITE GRADING IS FOR REFERENCE ONLY
- DROUGHT TOLERANT PLANTS TO UTILIZED WITH SOAKER HOSES AND TEMPORARY IRRIGATION DURING ESTABLISHMENT PERIOD.
- LANDSCAPING TO INCLUDE THE FOLLOWING:
  - A. ONE LARGE TREE OR TWO SMALL TREES PER 20 FEET OF LOT PERIMETER; AND
  - B. ONE DECIDUOUS OR EVERGREEN SHRUB PER FIVE FEET OF LOT PERIMETER.
  - C. PLANTINGS SHALL NOT BE HIGHER THAN FIVE FEET IF THEY WOULD BLOCK THE VIEW OF ANY SHORELINE OF THE PACIFIC OCEAN.

SITE DIAGRAM LEGEND



2 PROTECTED VIEW



1 SITE DIAGRAM  
1" = 20'-0"

SHEET SIZE: 22" x 34"

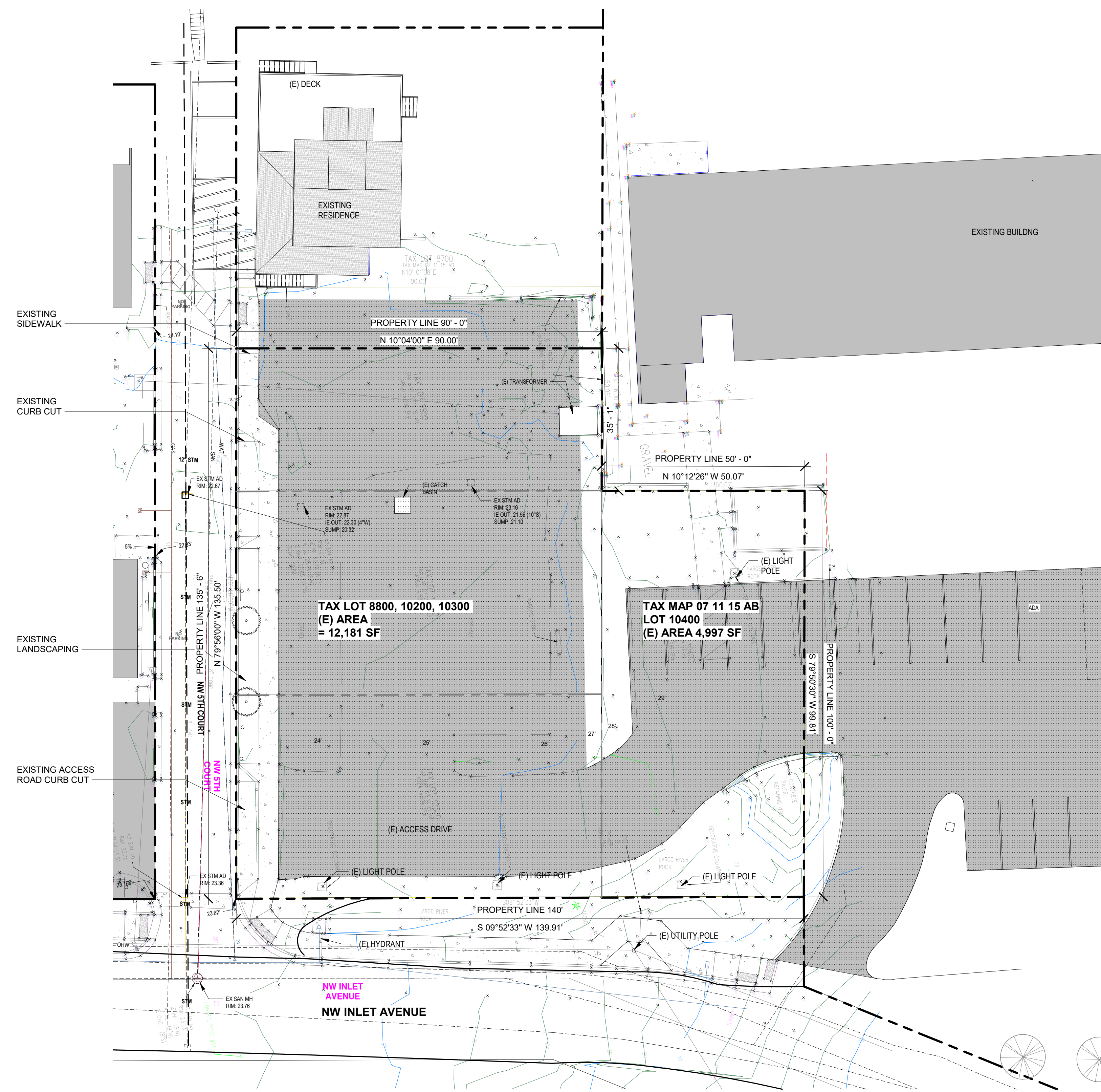
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NOT FOR CONSTRUCTION

LINCOLN SANDS CENTER BUILDING

515 NW Inlet Ave, Lincoln City, OR 97367

LINCOLN ASSET MANAGEMENT

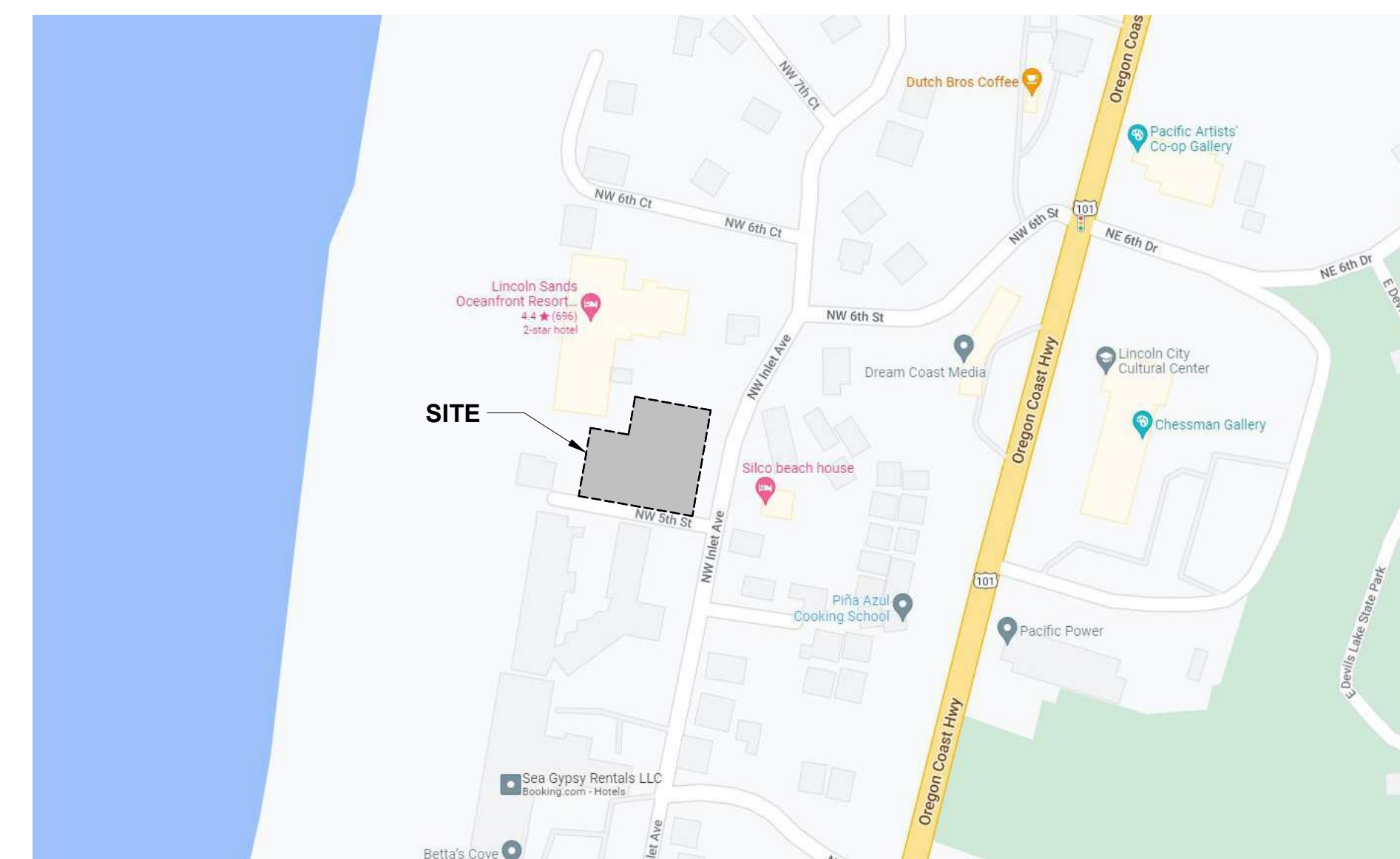


EXISTING CONDITION LEGEND

- EXISTING LANDSCAPED
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONTOUR LINE
- PROPERTY LINE
- EXISTING TREE
- EXISTING STREET LIGHT

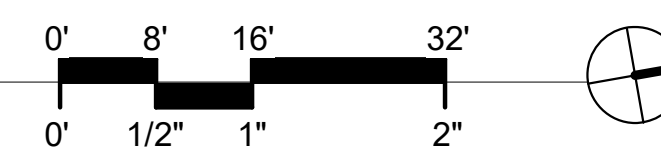
NOTE

THE FLOOD ZONE, SIGNIFICANT RIPARIAN, SIGNIFICANT WETLANDS, BLUFF EROSION HAZARD, AESTHETIC RESOURCE ARE NOT APPLICABLE TO THIS SITE.



VICINITY MAP

1 EXISTING PLAN  
1/16" = 1'-0"



KEY PLAN

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DRAWN: MO, XM

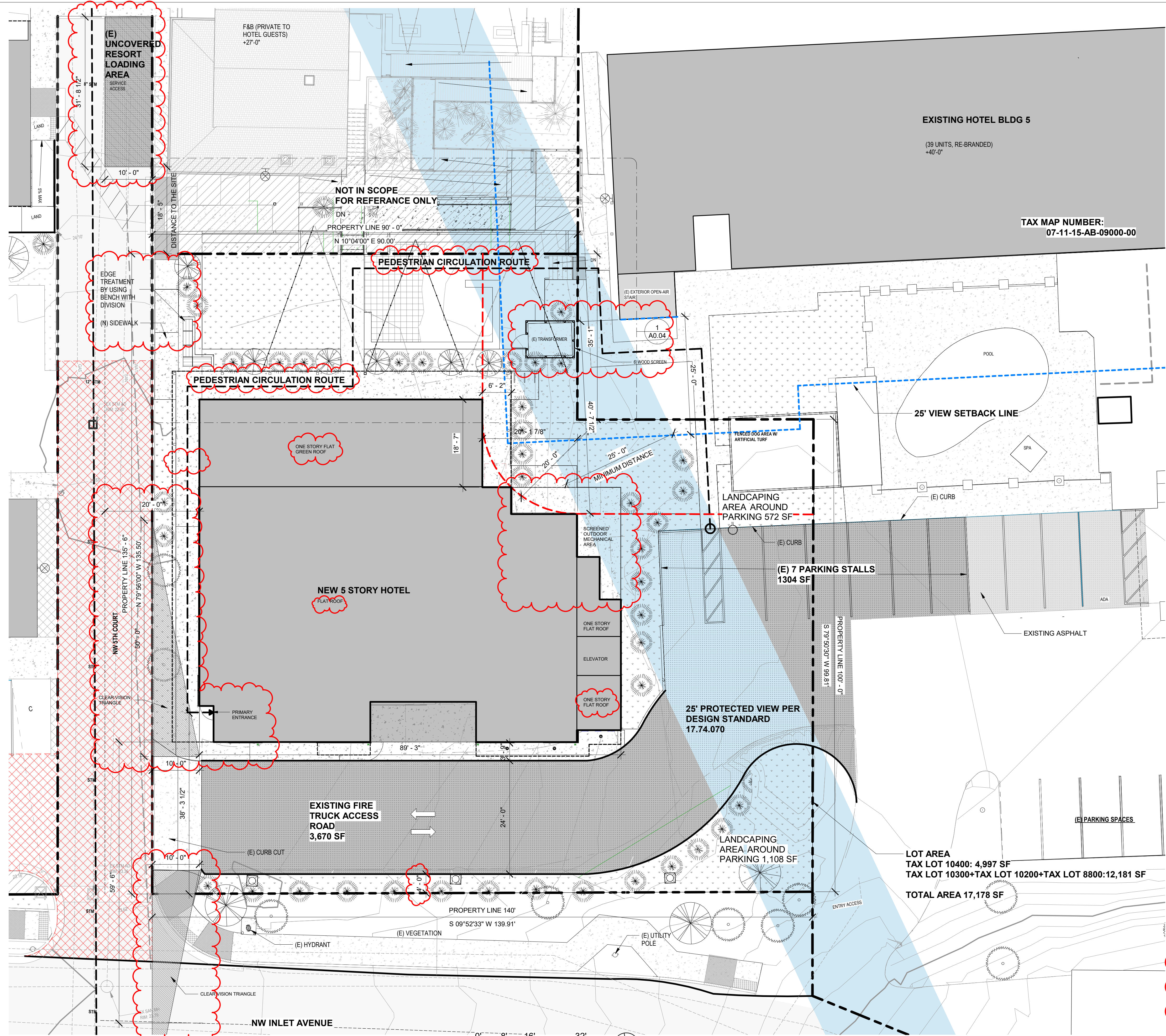
CHECKED: JC

PROJECT #: 20-055

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EXISTING CONDITIONS  
PLAN

LINCOLN CITY APPROVAL



**SHEET NOTES**

1. SITE GRADING IS FOR REFERENCE ONLY.
2. IRRIGATION SYSTEM IN THE FORM OF SOAKER HOSES 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.
3. LANDSCAPING TO INCLUDE THE FOLLOWING:  
A. ONE TREE PER 20 FEET OF TOTAL LOT PERIMETER; AND  
B. ONE SHRUB PER 10 FEET OF TOTAL LOT PERIMETER; AND  
C. LIVING GROUND COVER.  
NOTE: 550 LF OF LOT PERIMETER REQUIRES 27.5 TREES (28 PROVIDED) AND 55 SHRUBS (55 PROVIDED).
4. THE FLOOD ZONE, SIGNIFICANT RIPARIAN, SIGNIFICANT WETLANDS, BLUFF EROSION HAZARD, AESTHETIC RESOURCE ARE NOT APPLICABLE TO THIS SITE.
5. CLEAR-VISION TRIANGLES SHALL BE FREE OF OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO PLANTINGS, FENCING, OR OTHER TEMPORARY OR PERMANENT OBSTRUCTION) FROM TWO-AND-ONE-HALF FEET TO EIGHT FEET ABOVE THE GRADE OF THE STREET.
6. NO ROOFTOP MECHANICAL UNITS SHALL EXCEED THE 45' MAXIMUM BUILDING HEIGHT.
7. ALL STANDPIPES, METERS, VAULTS, AND SIMILAR EQUIPMENT SHALL BE PLACED ON THE SIDES OR REAR OF THE BUILDING.
8. ALL GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE LIMITED TO THE SIDES OR REAR OF THE BUILDING AND SHALL BE SCREENED FROM VIEW FROM THE ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.
9. NO LIVING LANDSCAPING IS BEING USED AS SCREENING.
10. ALL OFF-STREET PARKING AND LOADING SPACES SHALL BE PERMANENTLY AND CLEARLY MARKED, AND SUCH MARKING SHALL BE REPLACED REGULARLY, SO AS TO REMAIN CLEARLY VISIBLE AT ALL TIMES.

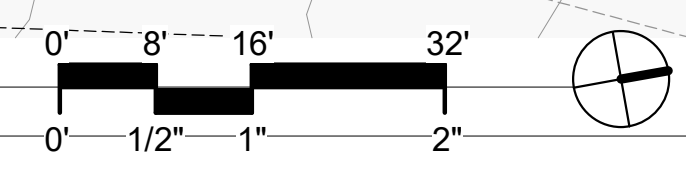
**GRAPHIC LEGEND**

	NEW INFILTRATION SWALE WITH NATIVE BEACH GRASSES (1 PLANT PER 9 SF)		EXISTING STREET
	NEW LANDSCAPED AREA		EXISTING CONCRETE
	NEW CONCRETE		RESEALED OR RESTRIPEXISTING ASPHALT
	NEW ASPHALT		FIRE ACCESS PATH

	EXISTING CONTOUR LINE
	PROPERTY LINE
	EXISTING TREE
	NEW SHORE PINE WITH 1" CALIPER / 6'-0" TALL MIN.
	NEW GREENSPHERE MAZANITA (3 GAL POT MIN.)
	EXISTING STREET LIGHT

EXTERIOR PARKING AREA 1,304 SF + 3,670 = 4,974SF  
 LANDSCAPING AREA 1,646 SF > 10% OF THE EXTERIOR PARKING

1 PROPOSED SITE PLAN  
3/32" = 1'-0"



KEY PLAN

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#	DATE	ISSUE
1	11/23/22	DR Revision 1

DATE: 07/15/22  
 DRAWN: MO, XM  
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PROPOSED SITE PLAN

NOT FOR CONSTRUCTION

LINCOLN SANDS CENTER BUILDING  
 515 NW Inlet Ave, Lincoln City, OR 97367  
 LINCOLN ASSET MANAGEMENT

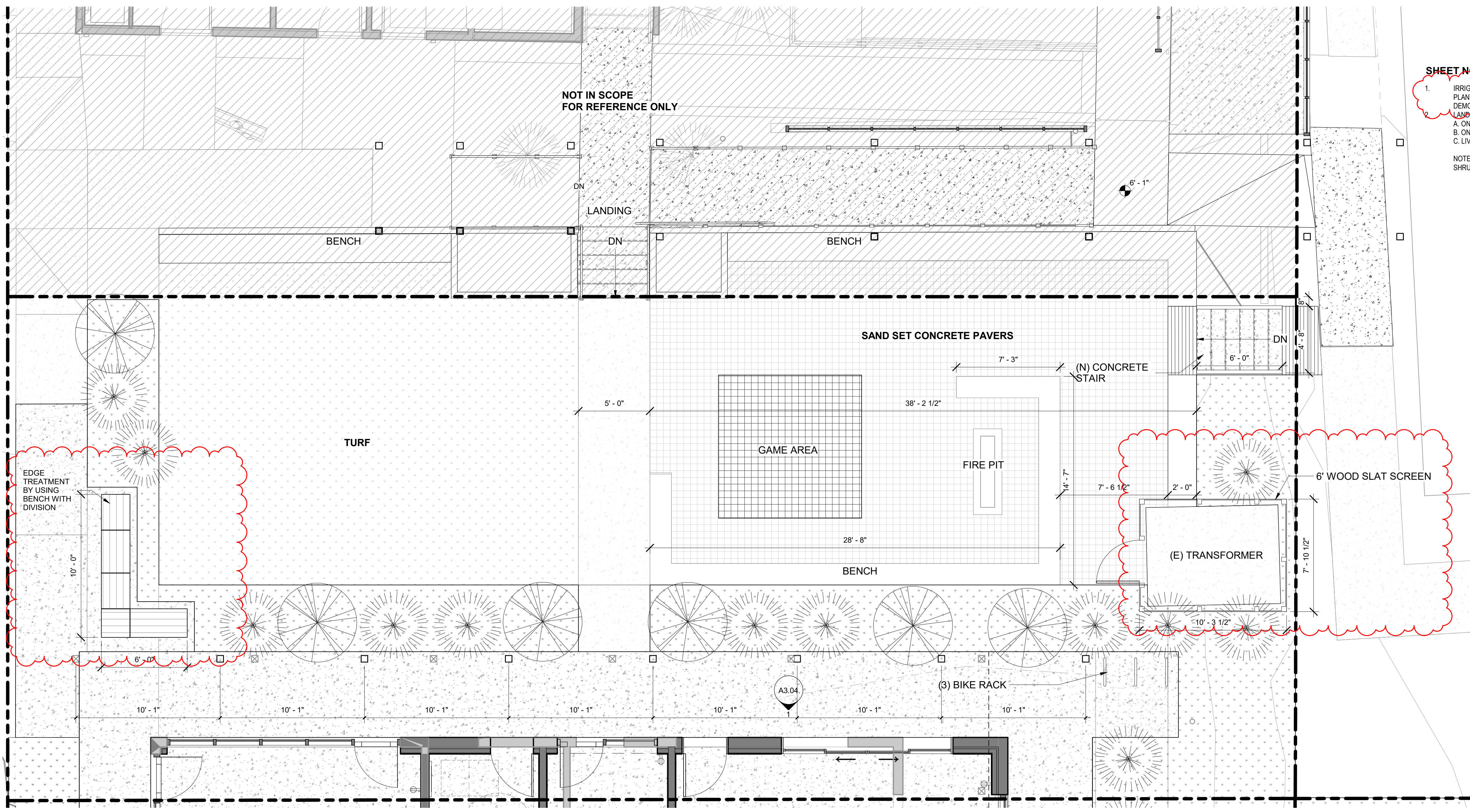
LINCOLN CITY APPROVAL

**SHEET NOTES**

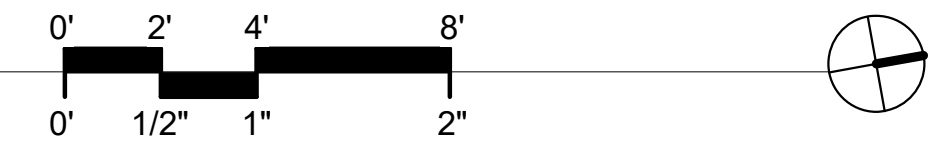
- IRRIGATION SYSTEM IN THE FORM OF SOAKER HOSES SHALL BE PROVIDED FOR ALL PLANTED AREAS FOR A PERIOD OF AT LEAST TWO YEARS, OR UNTIL IT IS DEMONSTRATED THAT NEW PLANTS HAVE BECOME NATURALIZED.
- LANDSCAPING TO INCLUDE THE FOLLOWING:
  - ONE TREE PER 20 FEET OF TOTAL LOT PERIMETER; AND
  - ONE SHRUB PER 10 FEET OF TOTAL LOT PERIMETER; AND
  - LIVING GROUND COVER.

NOTE: 550 LF OF LOT PERIMETER REQUIRES 27.5 TREES (28 PROVIDED) AND 55 SHRUBS/GRASSES (55 PROVIDED).

- NEW CONSTRUCTION LEGEND**
- NEW LANDSCAPED AREA WITH NATIVE DUNE GRASSES (1 PLANT PER 3 SF)
  - NEW INFILTRATION SWALE WITH NATIVE BEACH GRASSES
  - NEW CONCRETE
  - NEW ASPHALT OR RESEALED OR RESTRIPTED EXISTING ASPHALT
  - EXISTING CONTOUR LINE
  - PROPERTY LINE
  - EXISTING TREE TO BE REMAINED
  - NEW SHORE PINE WITH 1 1/2" CALIPER / 6'-0" TALL MIN.
  - NEW GREENSPHERE MAZANITA (3 GAL POT MIN.)
  - EXISTING STREET LIGHT
  - NEW RECESSED LIGHT
  - STRING LIGHTS
  - BENCH LIGHTING



1 ENLARGED SITE PLAN - COURTYARD.  
 1/4" = 1'-0"



KEY PLAN

REVISION LIST

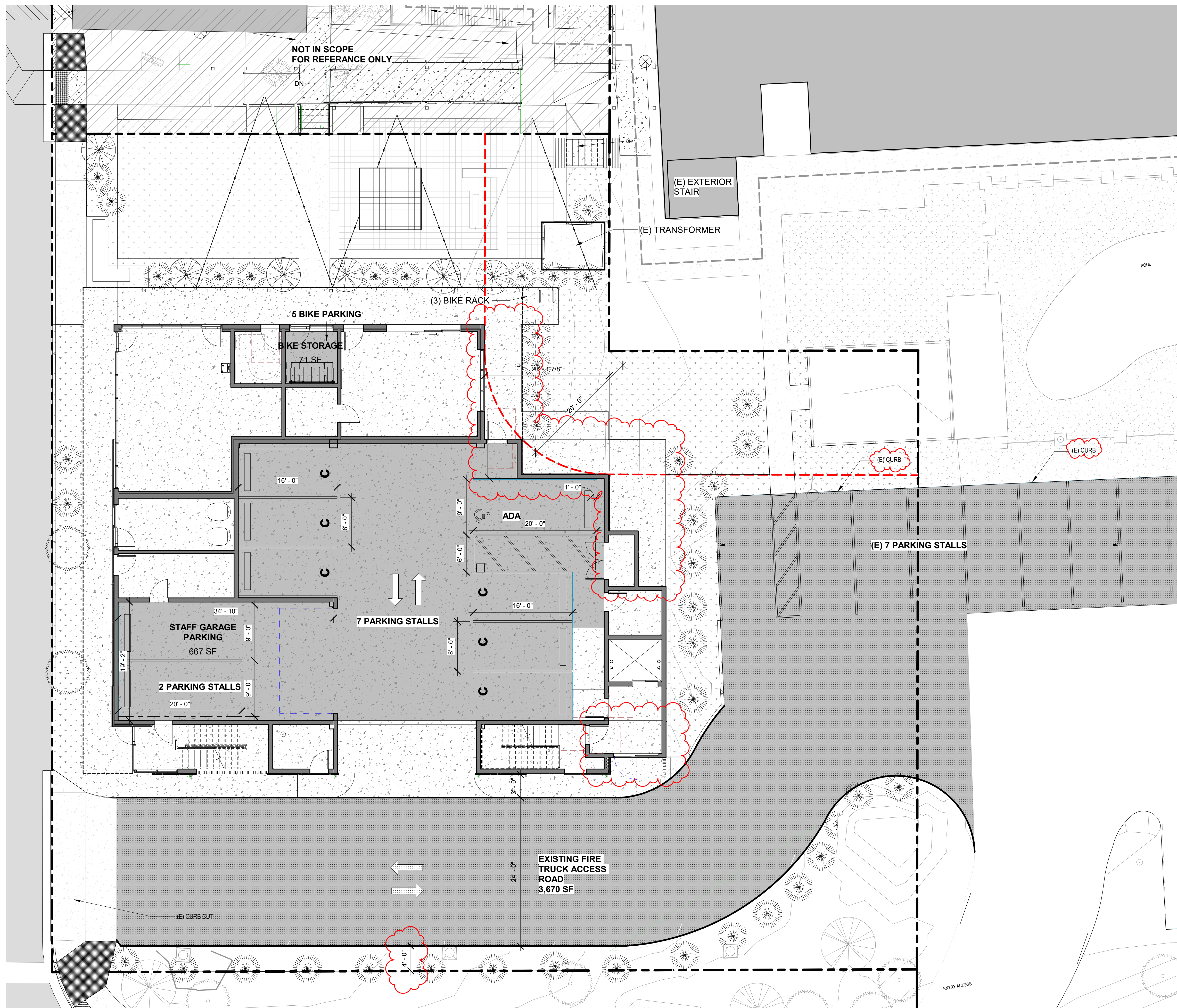
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SHEET SIZE: 22" x 34"

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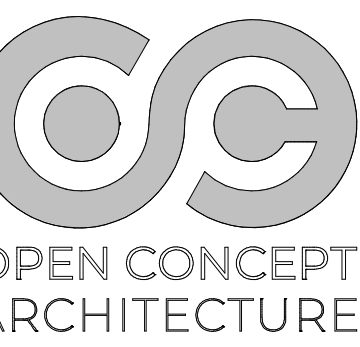


**SHEET NOTES**

- IRRIGATION SYSTEM IN THE FORM OF SOAKER HOSES 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.
  - LANDSCAPING TO INCLUDE THE FOLLOWING:
    - A. ONE TREE PER 20 FEET OF TOTAL LOT PERIMETER; AND
    - B. ONE SHRUB PER 10 FEET OF TOTAL LOT PERIMETER; AND
    - C. LIVING GROUND COVER.
- NOTE: 550 LF OF LOT PERIMETER REQUIRES 27.5 TREES (28 PROVIDED) AND 55 SHRUBS/GRASSES (55 PROVIDED).

**NEW CONSTRUCTION LEGEND**

- NEW LANDSCAPED AREA WITH NATIVE DUNE GRASSES (1 PLANT PER 3 SF)
- NEW INFILTRATION SWALE WITH NATIVE BEACH GRASSES
- NEW CONCRETE
- NEW ASPHALT OR RESEALED OR RESTRIPED EXISTING ASPHALT
- EXISTING CONTOUR LINE
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- NEW SHORE PINE WITH 1 1/2" CALIPER / 6'-0" TALL MIN.
- NEW GREENSPHERE MAZANITA (3 GAL POT MIN.)
- EXISTING STREET LIGHT
- NEW RECESSED LIGHT
- STRING LIGHTS
- BENCH LIGHTING



OPEN CONCEPT ARCHITECTURE

201 NW 21ST STREET  
PORTLAND, OREGON 97209

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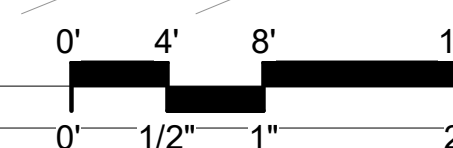
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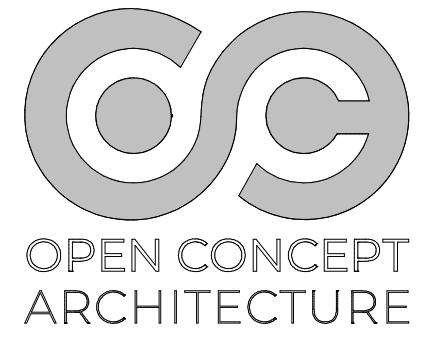
OFF-STREET PARKING, LOADING, AND CIRCULATION PLAN

DEVELOPMENT REVIEW

1 OFF-STREET PARKING, LOADING, AND CIRCULATION PLAN  
1/8" = 1'-0"



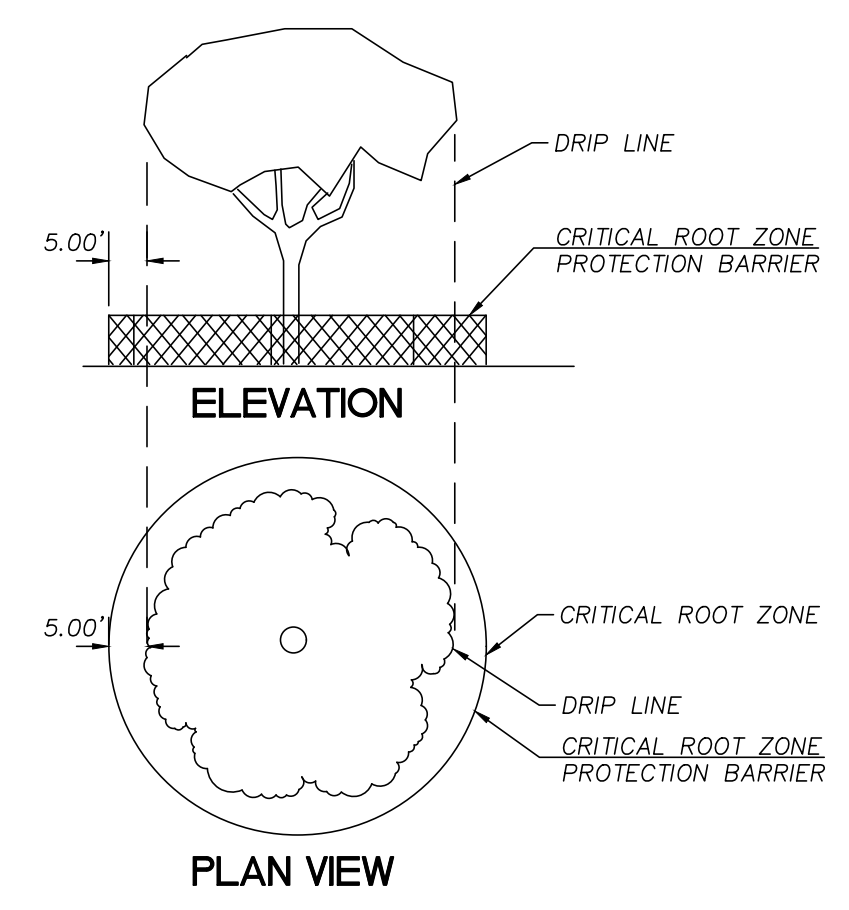
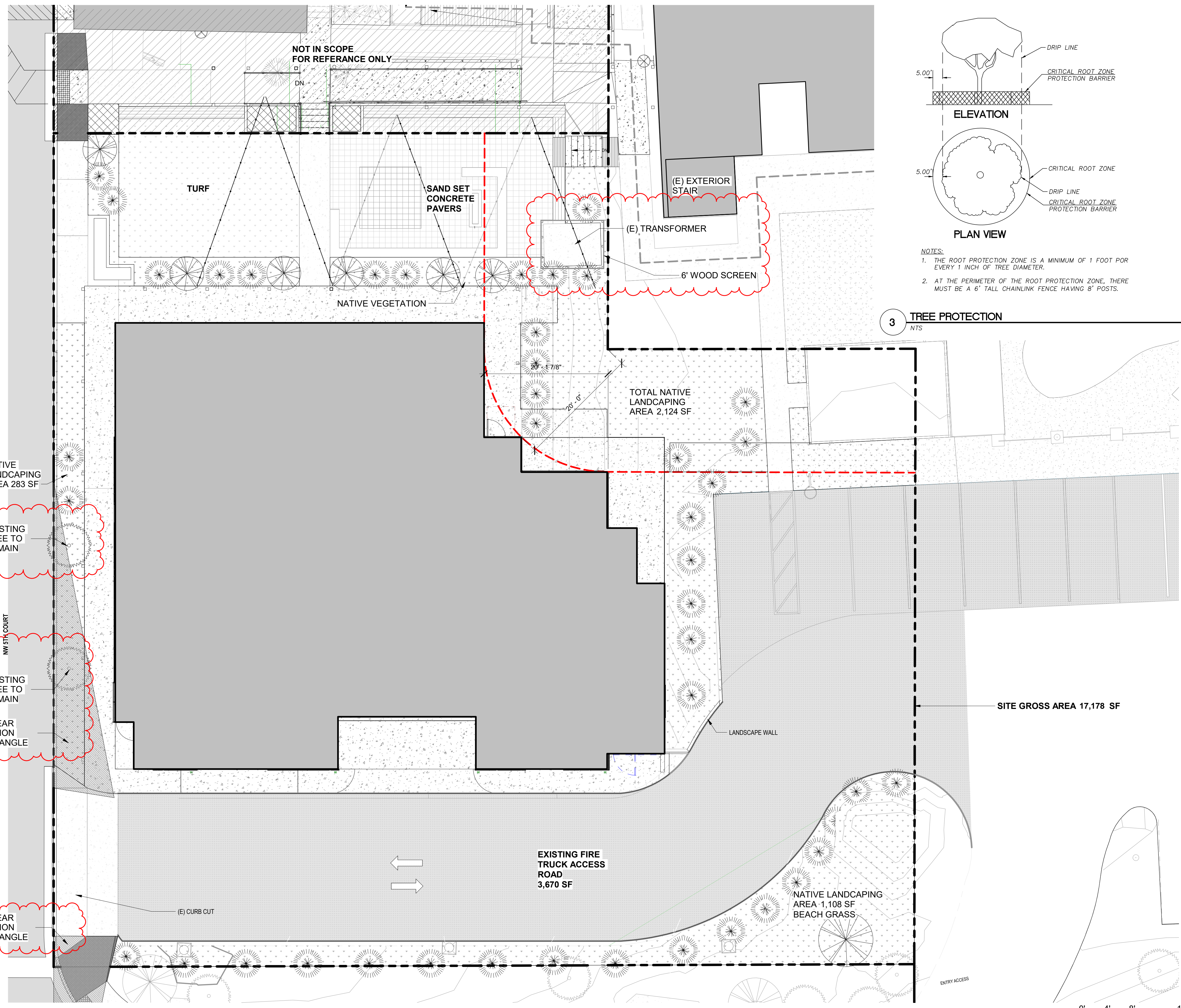
SHEET SIZE: 22" x 34"



OPEN CONCEPT ARCHITECTURE  
201 NW 21ST STREET  
PORTLAND, OREGON 97209

NOT FOR CONSTRUCTION

LINCOLN SANDS CENTER BUILDING  
515 NW Inlet Ave., Lincoln City, OR 97367  
LINCOLN ASSET MANAGEMENT



- NOTES:**
1. THE ROOT PROTECTION ZONE IS A MINIMUM OF 1 FOOT PER EVERY 1 INCH OF TREE DIAMETER.
  2. AT THE PERIMETER OF THE ROOT PROTECTION ZONE, THERE MUST BE A 6' TALL CHAINLINK FENCE HAVING 8' POSTS.

**3 TREE PROTECTION**  
NTS

**LANDSCAPE PLAN NOTES**

TOTAL SITE AREA	17,178 SF
HARDSCAPE AREA	13,946 SF
LANDSCAPE AREA	3,232 SF (19% OF SITE AREA)
PEDESTRIAN SPACE AREA	2,097 SF (>3% OF SITE AREA)

1. IRRIGATION SYSTEM IN THE FORM OF SOAKER HOSES 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. LANDSCAPING TO INCLUDE THE FOLLOWING:
  - A. ONE TREE PER 100 FEET OF TOTAL LOT PERIMETER; AND
  - B. ONE SHRUB PER 30 FEET OF TOTAL LOT PERIMETER; AND
  - C. LIVING GROUND COVER.
- NOTE: 550 LF OF LOT PERIMETER REQUIRES 27.5 TREES (28 PROVIDED) AND 55 SHRUBS/GRASSES (55 PROVIDED).
3. CLEAR-VISION TRIANGLES SHALL BE FREE OF OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO PLANTINGS, FENCING, OR OTHER TEMPORARY OR PERMANENT OBSTRUCTION) FROM TWO-AND-ONE-HALF FEET TO EIGHT FEET ABOVE THE GRADE OF THE STREET.
4. ALL PLANTING SELECTIONS MUST BE HEALTHY AND DISEASE-FREE AT THE TIME OF PLANTING.
5. GROUND COVER USED AS MULCH BETWEEN PLANTINGS SHALL BE PLACED AT A MINIMUM TWO- TO THREE-INCH-THICK LAYER TO ENSURE EFFECTIVE EROSION CONTROL AND TO AVOID LEACHING OF EXCESSIVE NUTRIENTS.
6. ACCEPTABLE MULCH MATERIALS ARE STRAW, WELL-AGED COMPOST AND LEAVES, WOOD MULCH OR BARK DUST, OR WOOD NUGGETS THAT ARE A MINIMUM DIAMETER OF ONE INCH. MULCHING WITH MANURE THAT HAS NOT BEEN COMPOSTED OR AGED IS PROHIBITED.
7. NONLIVING GROUND COVER MATERIALS SUCH AS NONCOMPACTED PEA GRAVEL, RIVER ROCK, PLUMICE, STONES, BOULDERS, BARK DUST, CEDAR CHIPS, OR SIMILAR, ARE ACCEPTABLE NONLIVING GROUND COVER.
8. STANDARDS FOR LIVING GROUND COVER ARE THOSE SET OUT IN LCMC 17.55.050.
9. NOXIOUS VEGETATION AS DEFINED IN LCMC 8.12.010 OR BY THE OREGON DEPARTMENT OF AGRICULTURE IS PROHIBITED. NOXIOUS WEEDS AS DEFINED IN LCMC 8.10.020 ARE PROHIBITED.
10. ALL THE EXISTING TREES ARE TO BE REMAINED.

**NEW CONSTRUCTION LEGEND**

- NEW LANDSCAPED AREA WITH NATIVE DUNE GRASSES (1 PLANT PER 3 SF)
- NEW INFILTRATION SWALE WITH NATIVE BEACH GRASSES
- NEW CONCRETE
- NEW ASPHALT OR RESEALED OR RESTRIPTED EXISTING ASPHALT
- EXISTING CONTOUR LINE
- PROPERTY LINE
- EXISTING TREE TO BE REMAINED
- NEW SHORE PINE WITH 1 1/2" CALIPER / 6'-0" TALL MIN.
- NEW GREENSPHERE MAZANITA (3 GAL POT MIN.)
- EXISTING STREET LIGHT
- NEW RECESSED LIGHT
- STRING LIGHTS
- BENCH LIGHTING

KEY PLAN

REVISION LIST

#	DATE	ISSUE
1	11/23/22	DR Revision 1

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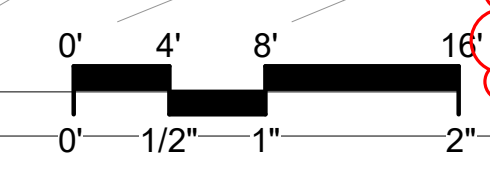
PROJECT #: 20-055

**PLANTING SCHEDULE**

NAME	NUMBER	SIZE AT TIME OF PLANTING
EXISTING SHORE PINE	2	1 1/2" CALIPER / 6'-0" TALL MIN.
GREENSPHERE MAZANITA	45	3 GAL MIN.
SHORE PINE	7	1 1/2" CALIPER / 6'-0" TALL MIN.

5 TREES AND 20 SHRUBS  
9 TREES (2 EXISTING INCLUDED) AND 45 SHRUBS  
TOTAL AREA OF LANDSCAPING

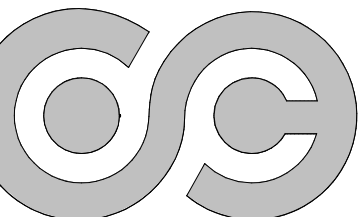
REQUIRED PROVIDED  
3,232 SF



**1 LANDSCAPE PLAN**  
1/8" = 1'-0"

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A0.06  
LANDSCAPE PLAN  
DEVELOPMENT REVIEW



OPEN CONCEPT ARCHITECTURE

201 NW 21ST STREET  
PORTLAND, OREGON 97209

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LINCOLN SANDS CENTER BUILDING

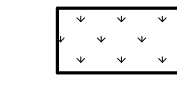
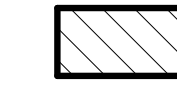

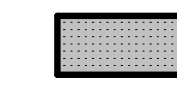


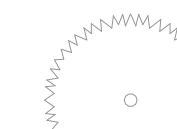
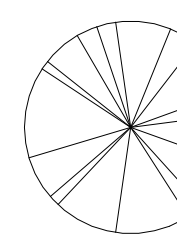





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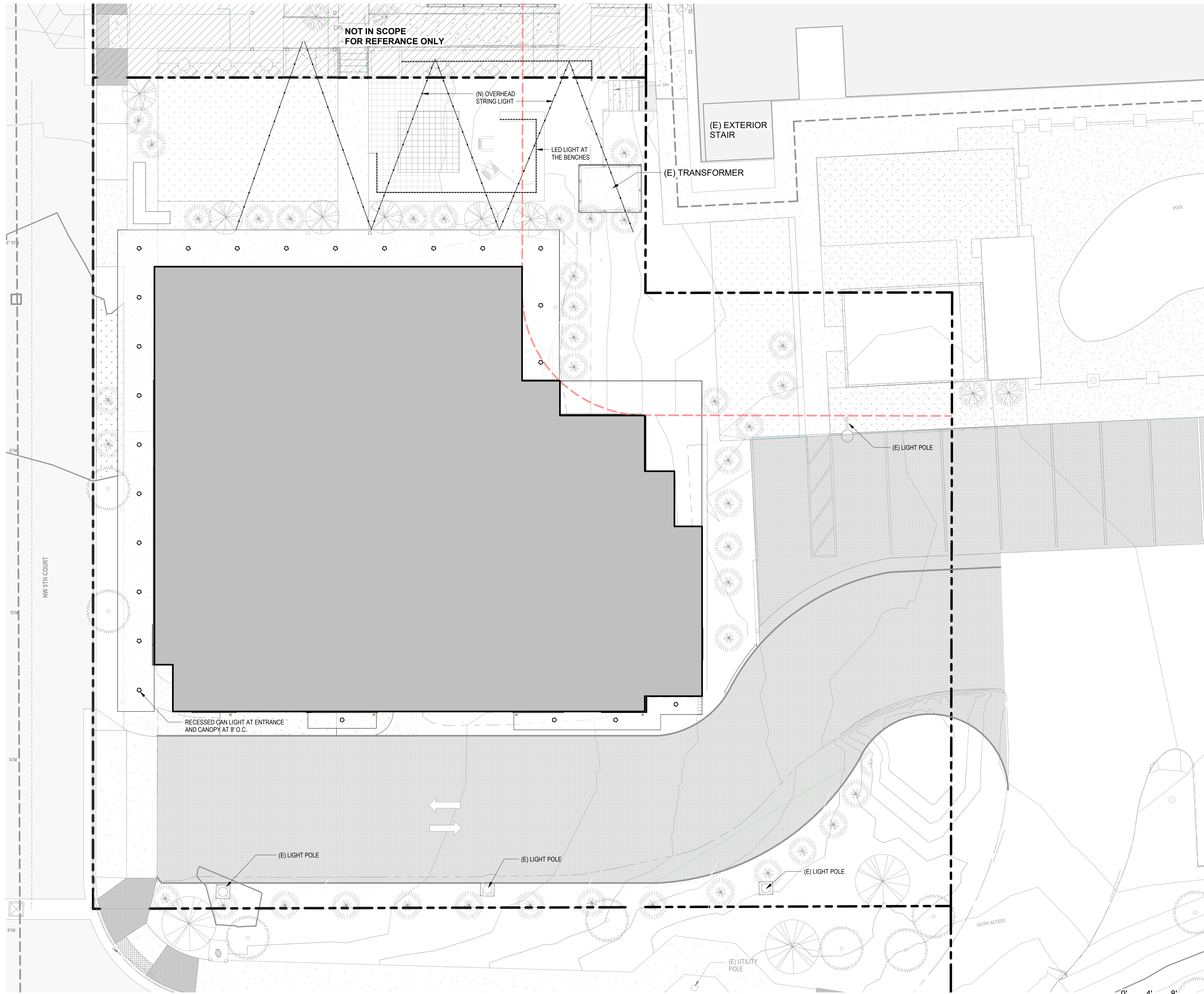
LINCOLN ASSET MANAGEMENT

**SHEET NOTES**

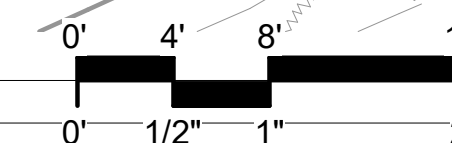
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  - LANDSCAPING TO INCLUDE THE FOLLOWING:
    - ONE TREE PER 20 FEET OF TOTAL LOT PERIMETER; AND
    - ONE SHRUB PER 10 FEET OF TOTAL LOT PERIMETER; AND
    - LIVING GROUND COVER.
- NOTE: 550 LF OF LOT PERIMETER REQUIRES 27.5 TREES (28 PROVIDED) AND 55 SHRUBS/GRASSES (55 PROVIDED).

**NEW CONSTRUCTION LEGEND**

-  NEW LANDSCAPED AREA WITH NATIVE DUNE GRASSES (1 PLANT PER 3 SF)
-  NEW INFILTRATION SWALE WITH NATIVE BEACH GRASSES
-  NEW CONCRETE
-  NEW ASPHALT OR RESEALED OR RESTRIPEDED EXISTING ASPHALT
-  EXISTING CONTOUR LINE
-  PROPERTY LINE
-  EXISTING TREE TO BE REMAINED
-  NEW SHORE PINE WITH 1 1/2" CALIPER / 6'-0" TALL MIN.
-  NEW GREENSPHERE MAZANITA (3 GAL POT MIN.)
-  EXISTING STREET LIGHT
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-  STRING LIGHTS
-  BENCH LIGHTING



1 EXTERIOR LIGHTING PLAN  
1/8" = 1'-0"



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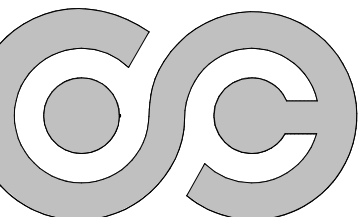
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EXTERIOR LIGHTING PLAN

DEVELOPMENT REVIEW

SHEET SIZE : 22" x 34"

11/22/2022 4:54:01 PM



OPEN CONCEPT ARCHITECTURE

201 NW 21ST STREET  
PORTLAND, OREGON 97209

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A0.09

PRELIMINARY UTILITY PLAN

DEVELOPMENT REVIEW

SHEET NOTES

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- LANDSCAPING TO INCLUDE THE FOLLOWING:  
A. ONE TREE PER 20 FEET OF TOTAL LOT PERIMETER; AND  
B. ONE SHRUB PER 10 FEET OF TOTAL LOT PERIMETER; AND  
C. LIVING GROUND COVER.

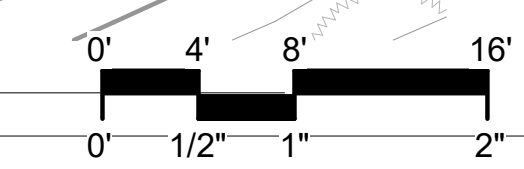
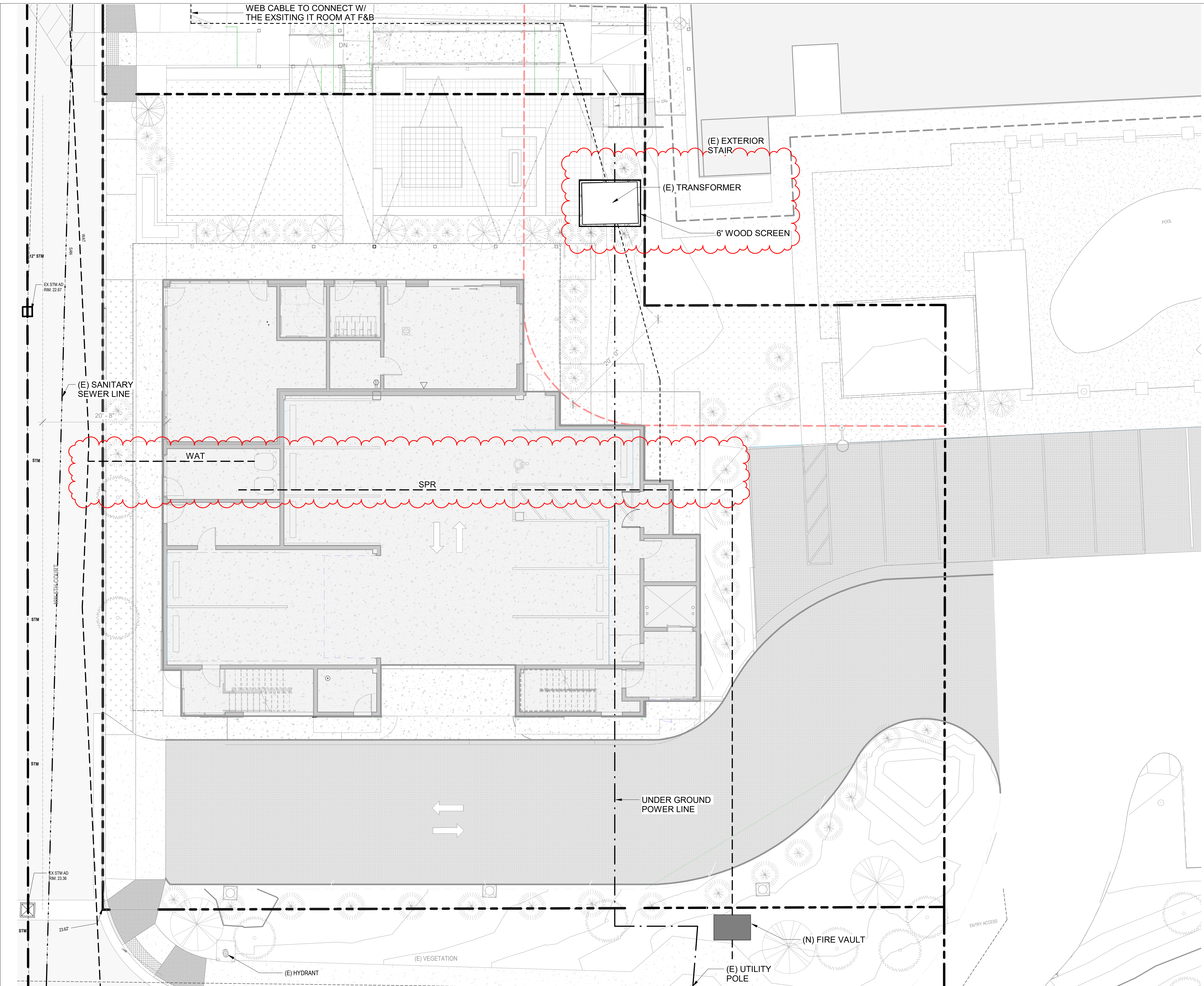
NOTE: 550 LF OF LOT PERIMETER REQUIRES 27.5 TREES (28 PROVIDED) AND 55 SHRUBS/GRAASSES (65 PROVIDED).

- ALL ELECTRICAL, TELEPHONE, AND CABLE TELEVISION UTILITY SERVICE INSTALLATIONS OR CONNECTIONS MADE AS PART OF THE NEW CONSTRUCTION OF THE BUILDING SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY STANDARDS.

UTILITY PLAN LEGEND

- SANITARY SEWER LINE
- WATER LINE
- POWER LINE
- STORM LINE
- WEB CABLE LINE
- PROPERTY LINE

SHEET SIZE: 22" x 34"



1 PRELIMINARY UTILITY PLAN  
1/8" = 1'-0"

11/22/2022 4:54:06 PM

**SHEET NOTES**

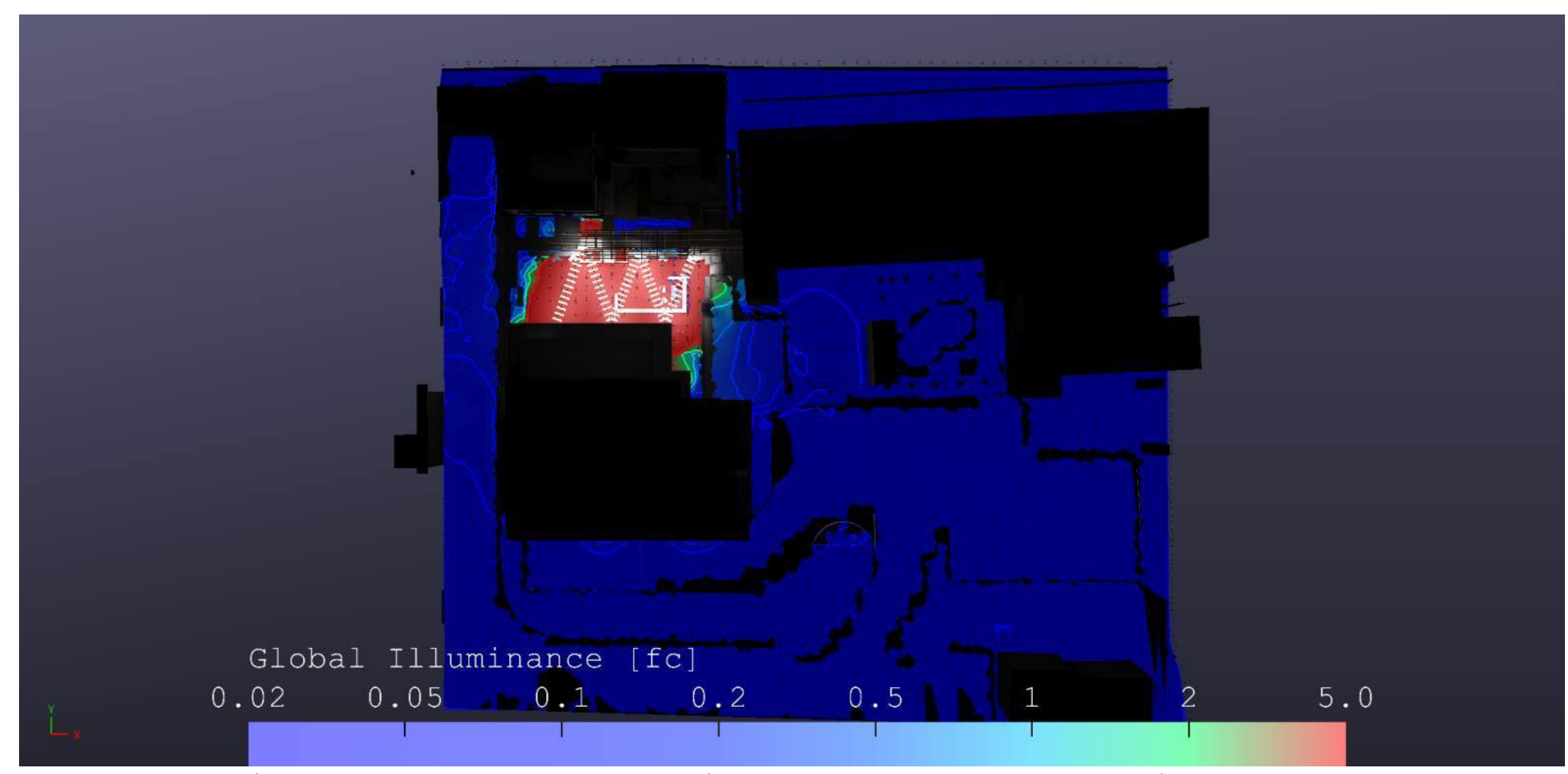
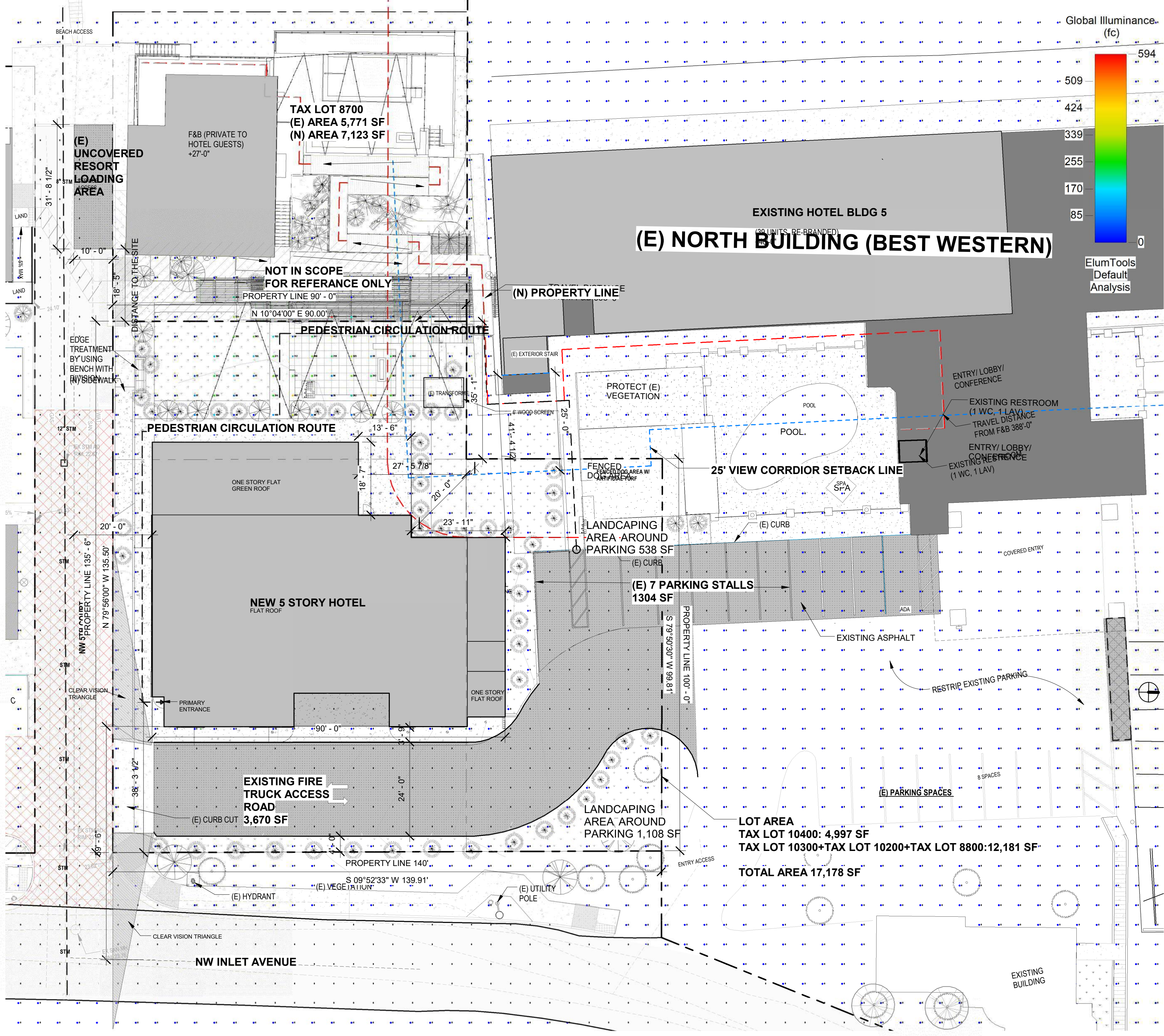
1. SITE GRADING IS FOR REFERENCE ONLY
2. DROUGHT TOLERANT PLANTS TO UTILIZED WITH SOAKER HOSES AND TEMPORARY IRRIGATION DURING ESTABLISHMENT PERIOD.
3. LANDSCAPING TO INCLUDE THE FOLLOWING:  
 A. ONE LARGE TREE OR TWO SMALL TREES PER 20 FEET OF LOT PERIMETER; AND  
 B. ONE DECIDUOUS OR EVERGREEN SHRUB PER FIVE FEET OF LOT PERIMETER.  
 C. PLANTINGS SHALL NOT BE HIGHER THAN FIVE FEET IF THEY WOULD BLOCK THE VIEW OF ANY SHORELINE OF THE PACIFIC OCEAN.

**GRAPHIC LEGEND**

	NEW INFILTRATION SWALE WITH NATIVE BEACH GRASSES (1 PLANT PER 9 SF)		EXISTING STREET		EXISTING CONTOUR LINE
	NEW LANDSCAPED AREA		EXISTING CONCRETE		EXISTING TREE
	NEW CONCRETE		RESEALED OR RESTRIPEDED EXISTING ASPHALT		(N) SHORE PINE WITH 1" CALIPER / 6'-0" TALL MIN.
	NEW ASPHALT		FIRE ACCESS PATH		DWARF WAX MYRTLE (1 GAL POT MIN.)
					ROSEMARY (ROSMARINUS (SALVIA) OFFICINALIS)
					EXISTING STREET LIGHT

NOT FOR CONSTRUCTION

Lincoln Sands  
 515 NW Inlet Ave., Lincoln City, OR 97367  
 LINCOLN ASSET MANAGEMENT



**KEY PLAN**

**REVISION LIST**

#	DATE	ISSUE

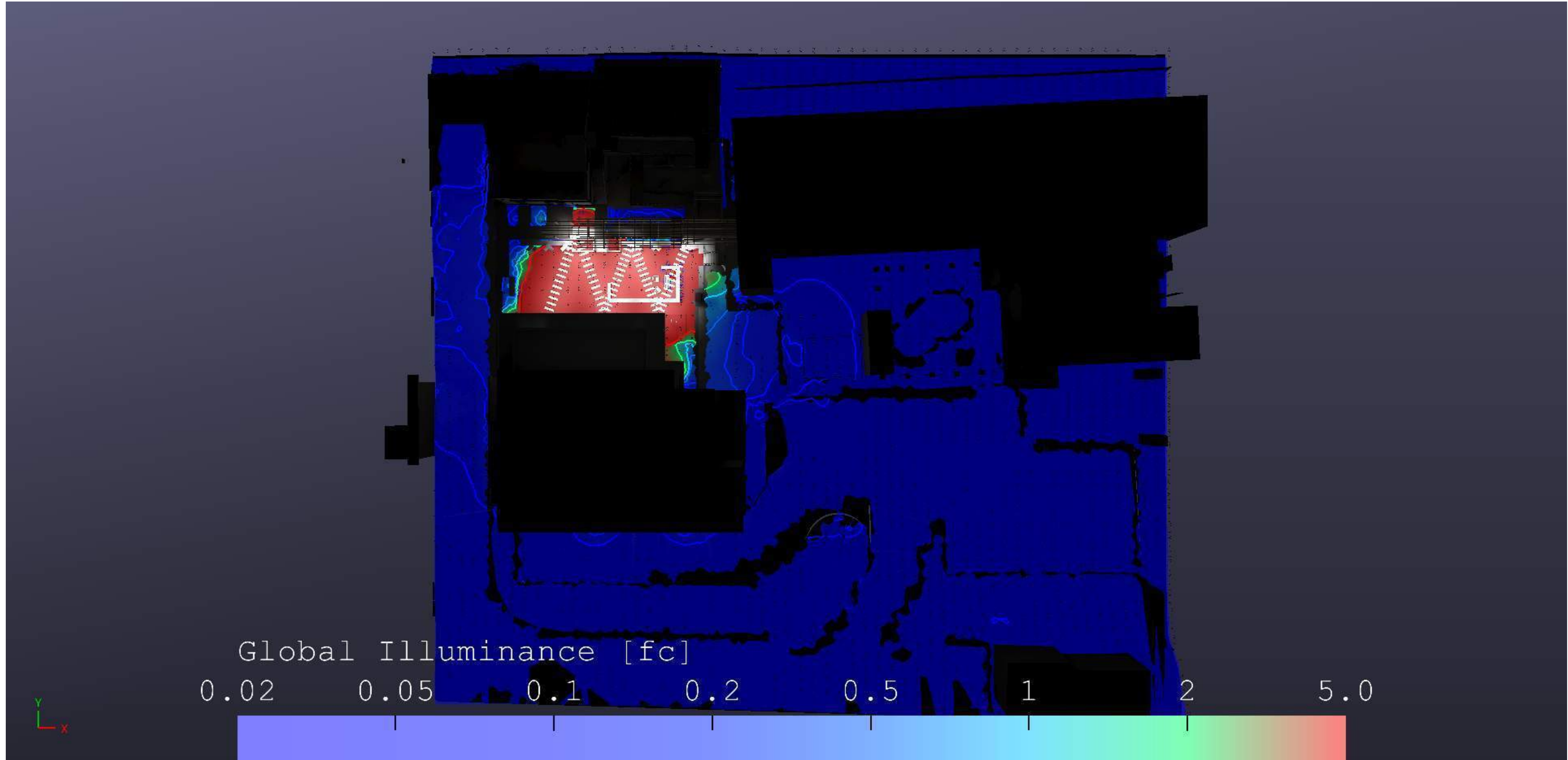
DATE: 11.01.2022  
 DRAWN: IH  
 CHECKED: JC  
 PROJECT #: 22-055

11/2/2022 10:22:15 AM  
 1 SITE PLAN - PHOTOMETRIC STUDY POINTS  
 1/16" = 1'-0"

NOT FOR CONSTRUCTION

**Lincoln Sands**
  
 515 NW Inlet Ave, Lincoln City, OR 97367

LINCOLN ASSET MANAGEMENT



KEY PLAN

REVISION LIST 

#	DATE	ISSUE

DATE: 11.01.2022

DRAWN: IH

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PROJECT #: 22-055

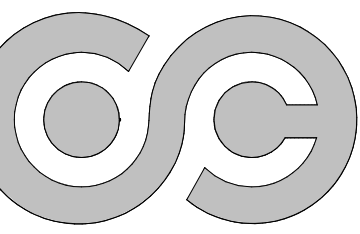
**A0.12**

PHOTOMETRIC STUDY

DESIGN DEVELOPMENT

SHEET SIZE: 22" x 34"

11/1/2022 11:29:56 AM



OPEN CONCEPT  
ARCHITECTURE

201 NW 21ST STREET  
PORTLAND, OREGON 97209

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Lincoln Sands  
515 NW Inlet Ave, Lincoln City, OR 97367

LINCOLN ASSET MANAGEMENT

KEY PLAN

REVISION LIST

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DATE: 11.01.2022

DRAWN: IH

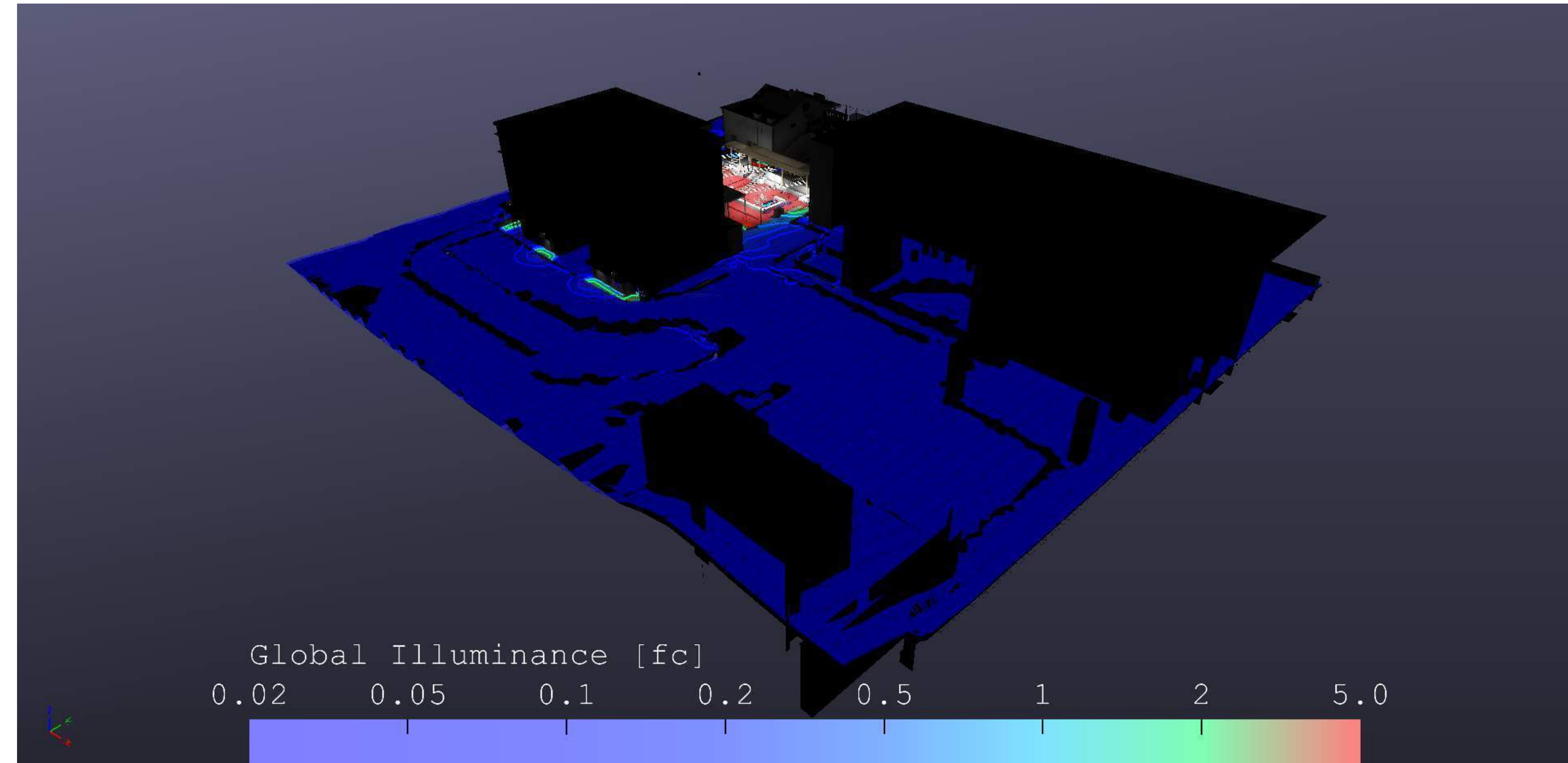
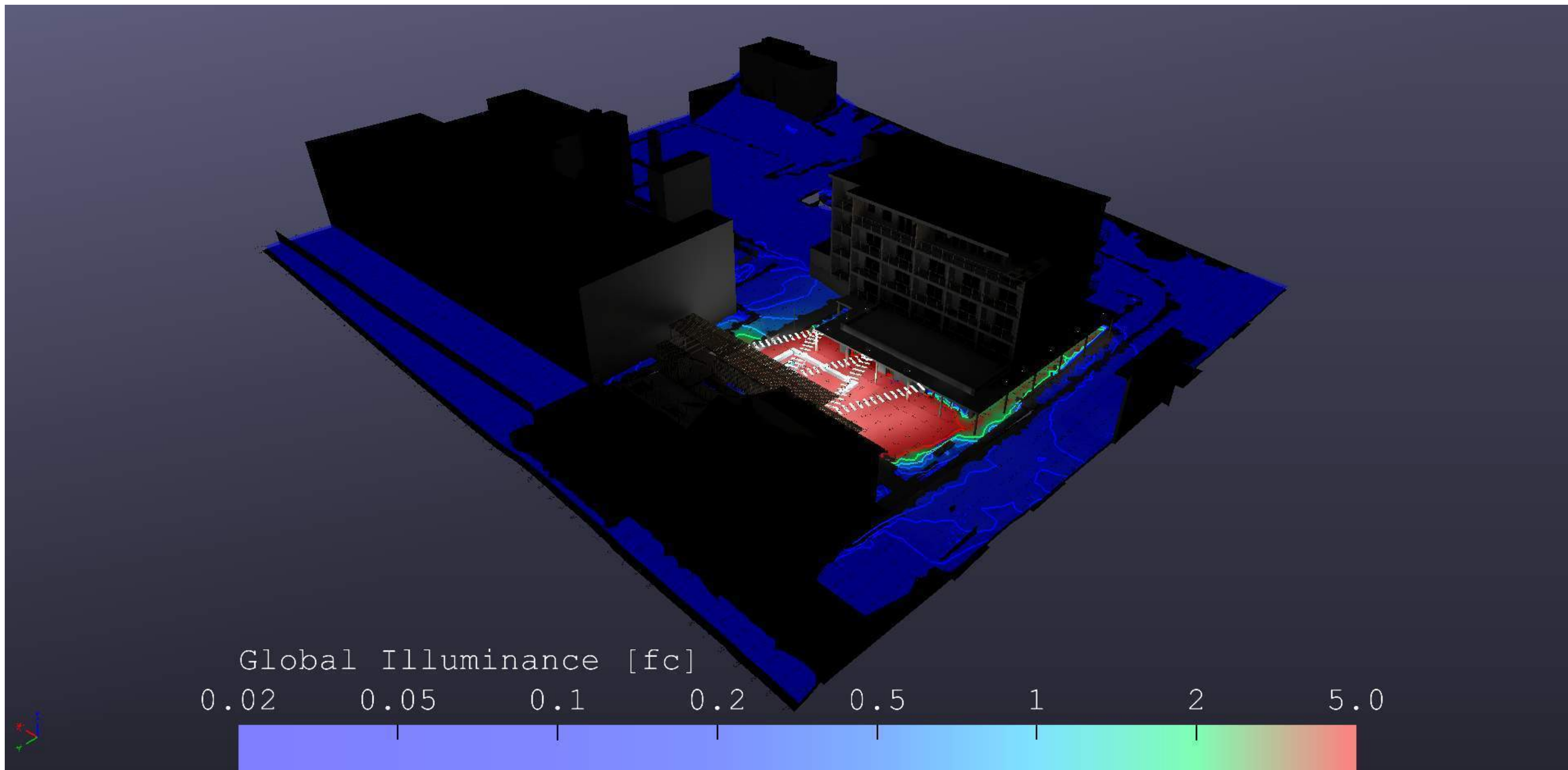
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PROJECT #: 22-055

A0.13

PHOTOMETRIC STUDY

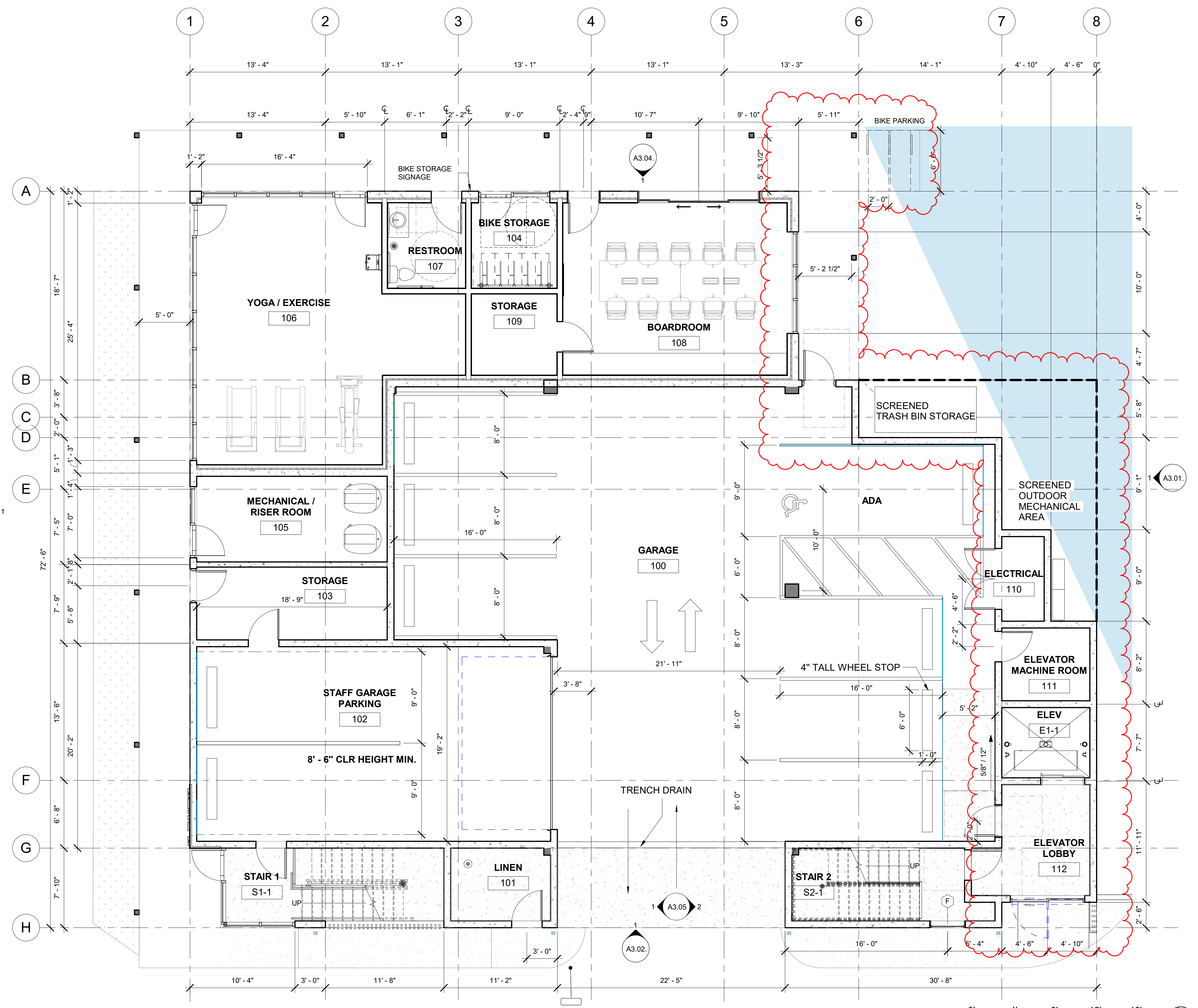
DESIGN DEVELOPMENT



SHEET SIZE: 22" x 34"

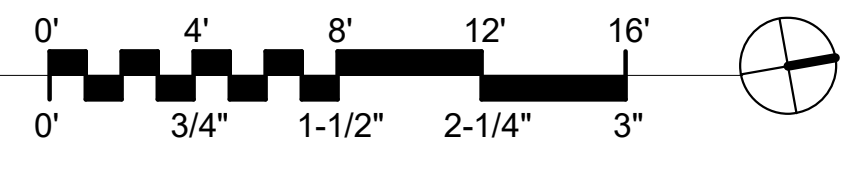
11/1/2022 11:29:56 AM

LINCOLN CITY APPROVAL



- GENERAL PLAN NOTES:**
- REFER TO SHEET G0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
  - PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH.
  - REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
  - SEE SHEET G0.04 FOR WALL ASSEMBLIES.
  - SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON G0.21 FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
  - SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

1 LEVEL 01.  
3/16" = 1'-0"



**LINCOLN SANDS CENTER BUILDING**  
 515 NW Inlet Ave, Lincoln City, OR 97367  
**LINCOLN ASSET MANAGEMENT**

KEY PLAN

REVISION LIST

#	DATE	ISSUE
1	11/23/22	DR Revision 1

DATE: 07/15/22  
DRAWN: MO, XM  
CHECKED:  
PROJECT #: 20-055

A1.01.

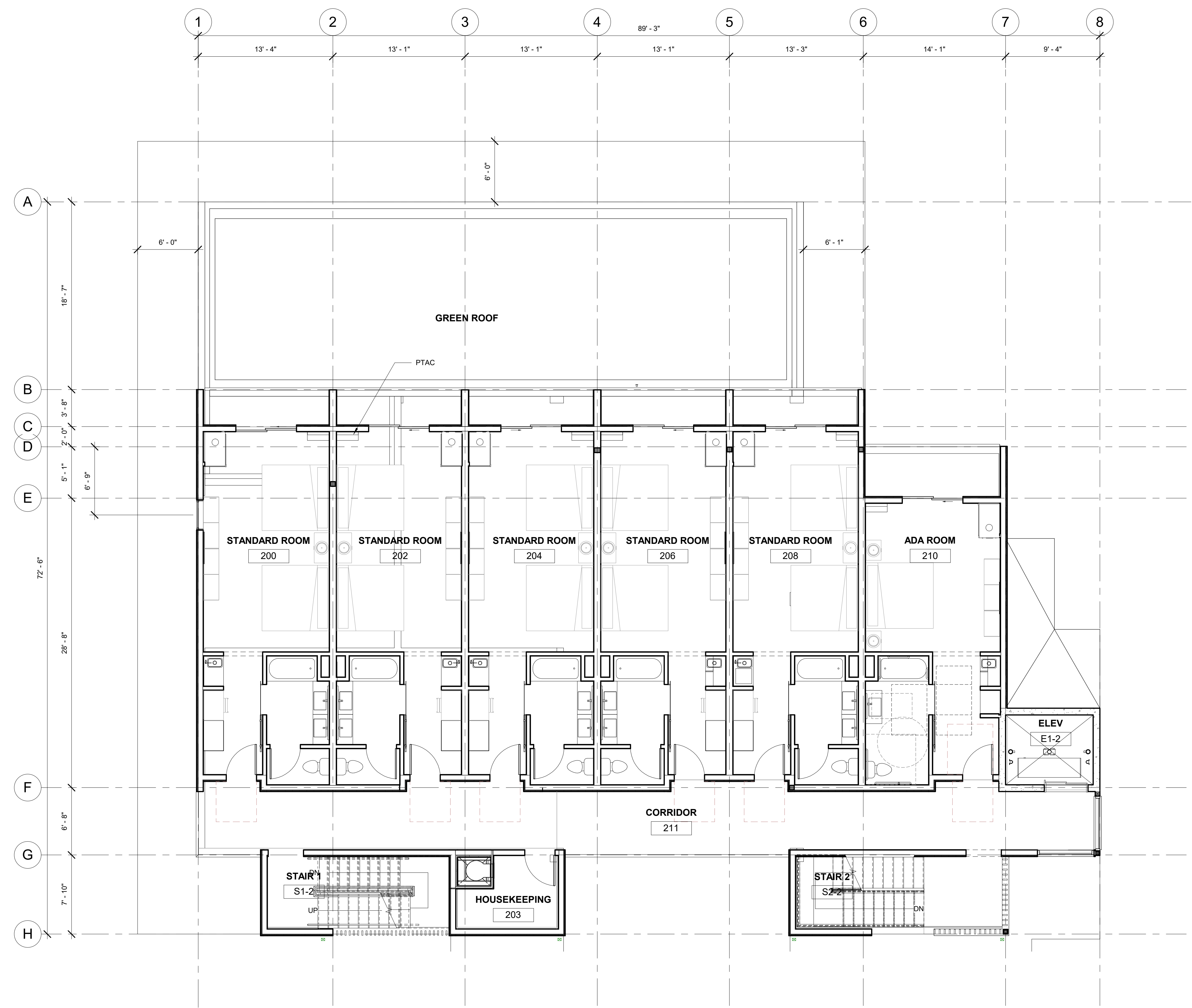
FLOOR PLAN - LEVEL 01

DEVELOPMENT REVIEW



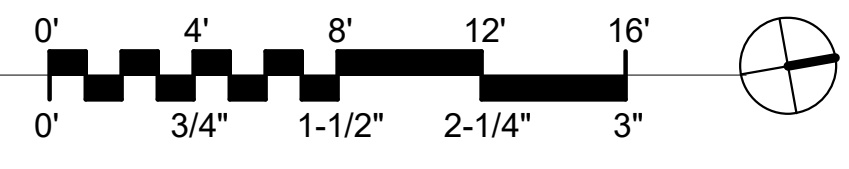
NOT FOR CONSTRUCTION

LINCOLN CITY APPROVAL



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1 LEVEL 02  
3/16" = 1'-0"



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KEY PLAN

REVISION LIST

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DRAWN : MO, XM  
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PROJECT # : 20-055

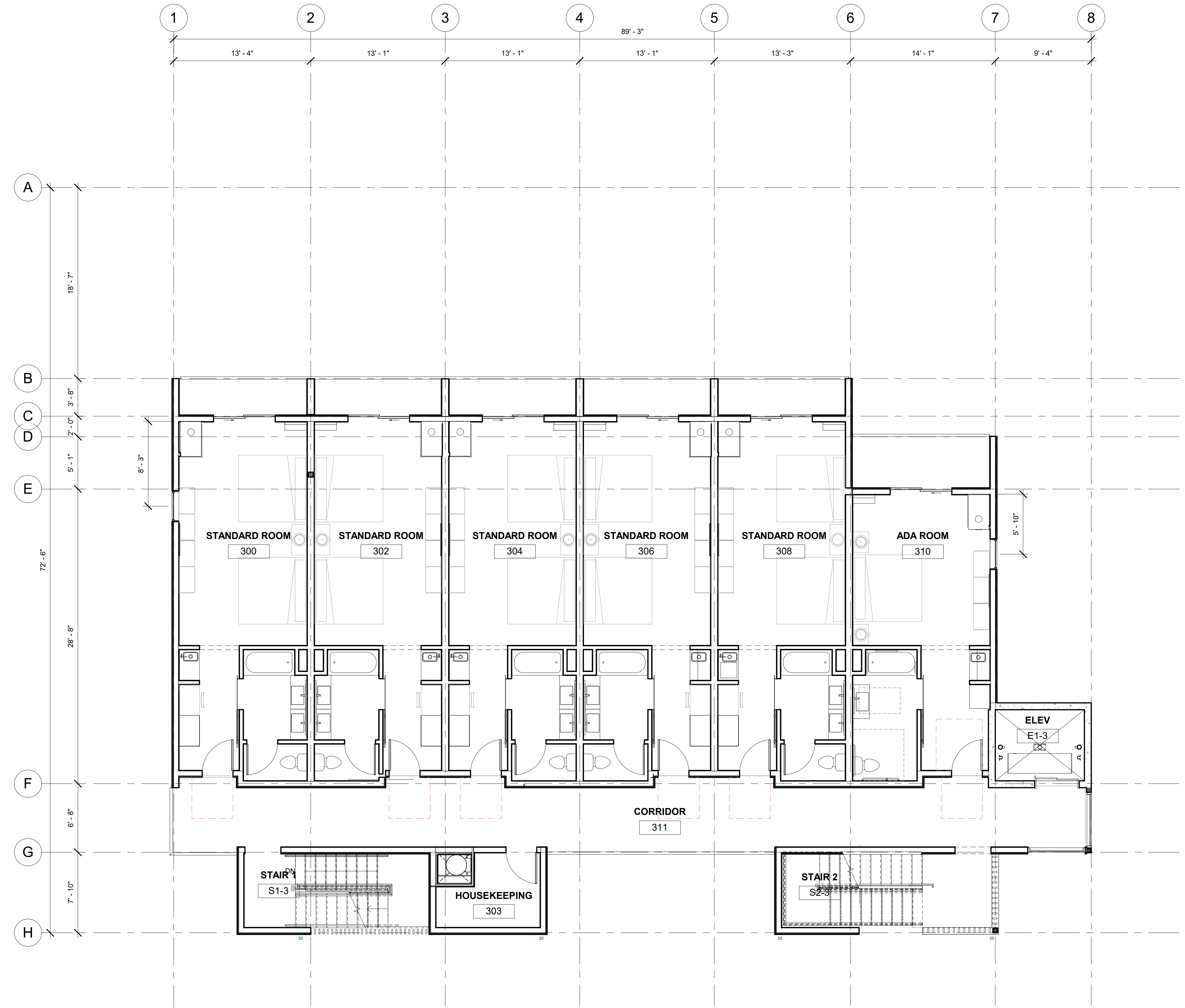
A1.03.

FLOOR PLAN - LEVEL 02

DEVELOPMENT REVIEW

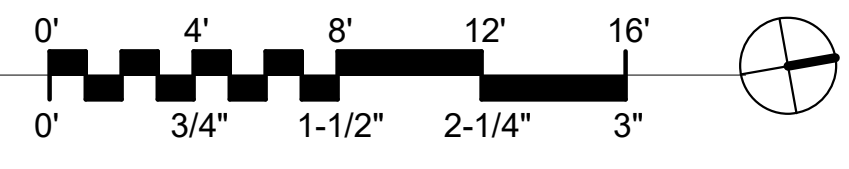
LINCOLN CITY APPROVAL

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1 LEVEL 03.  
3/16" = 1'-0"



LINCOLN SANDS CENTER BUILDING  
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LINCOLN ASSET MANAGEMENT

KEY PLAN  
REVISION LIST

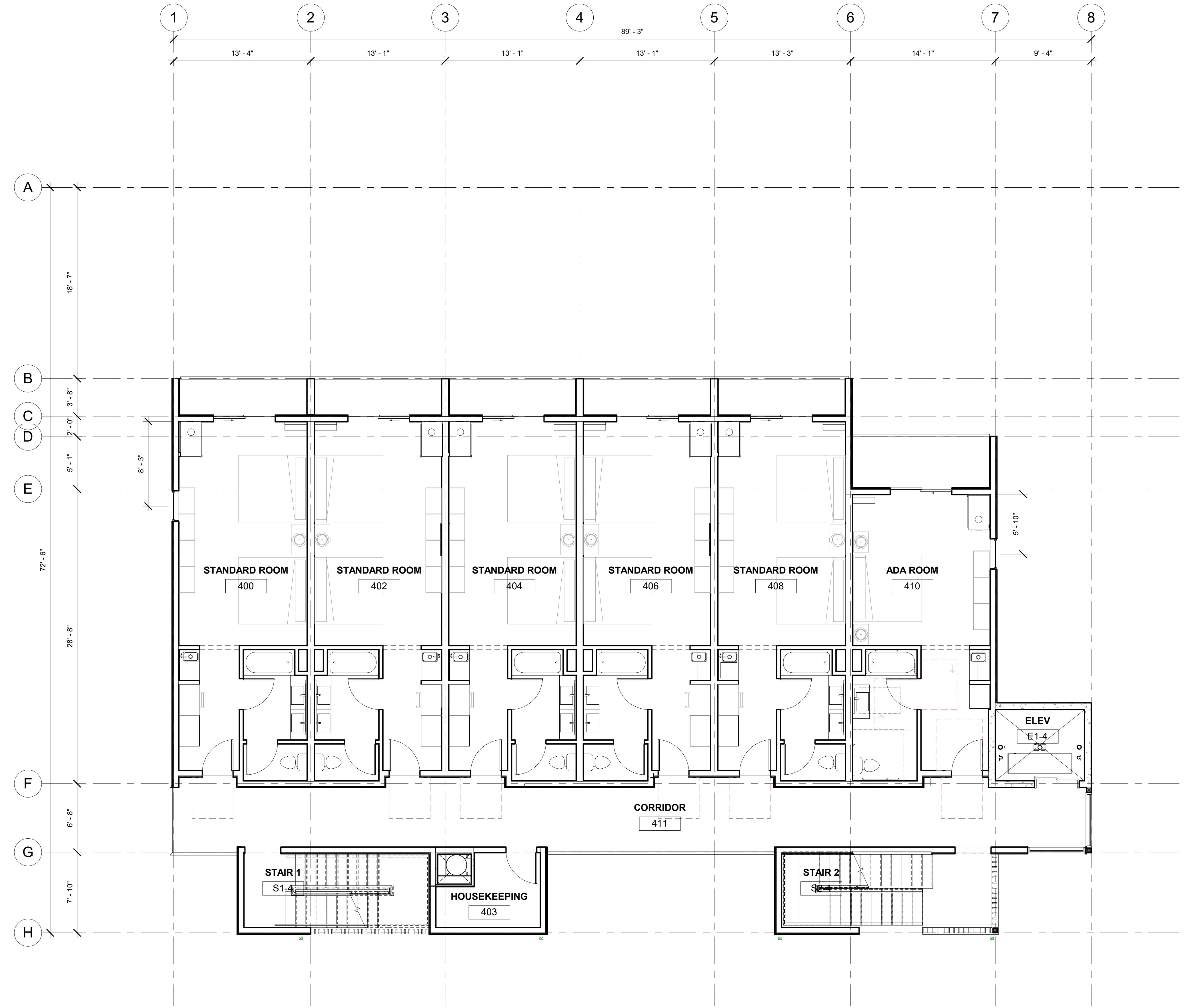
#	DATE	ISSUE

DATE: 07/15/22  
DRAWN: MO, XM  
CHECKED:  
PROJECT #: 20-055

**A1.04.**  
FLOOR PLAN - LEVEL 03  
DEVELOPMENT REVIEW

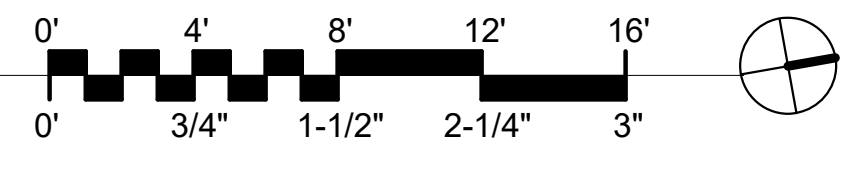
LINCOLN CITY APPROVAL

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1 LEVEL 04.  
3/16" = 1'-0"



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KEY PLAN

REVISION LIST

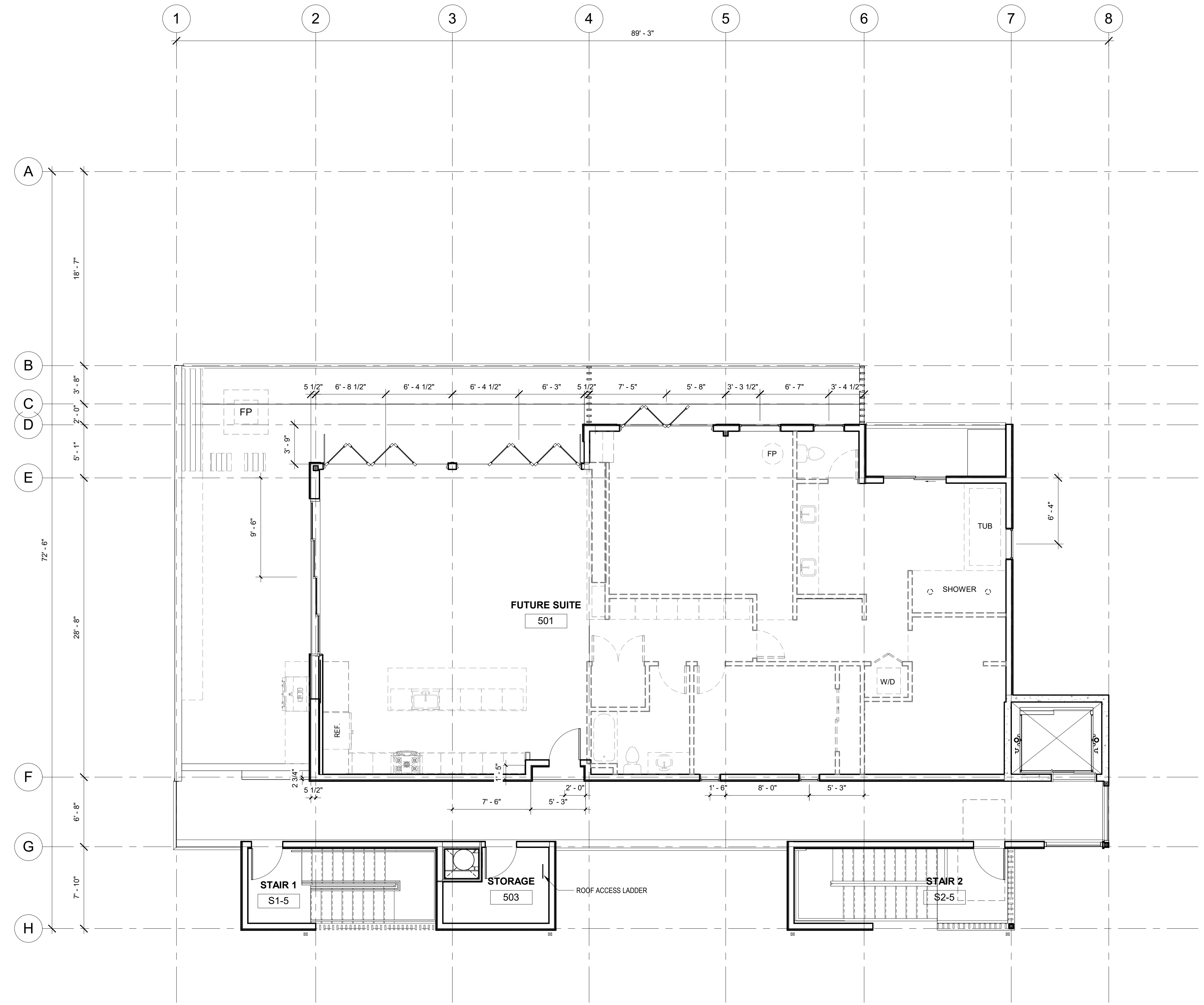
#	DATE	ISSUE

DATE: 07/15/22  
 DRAWN: MO, XM  
 CHECKED: \_\_\_\_\_  
 PROJECT #: 20-055

**A1.05.**  
FLOOR PLAN - LEVEL 04

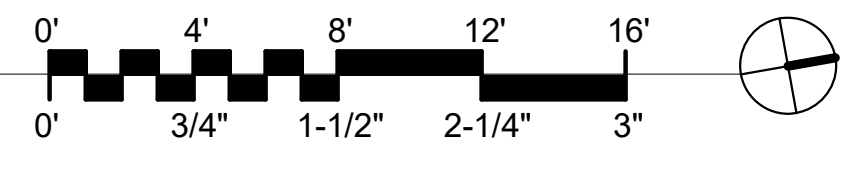
LINCOLN CITY APPROVAL

NOT FOR CONSTRUCTION



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1 LEVEL 05  
3/16" = 1'-0"



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 515 NW Inlet Ave, Lincoln City, OR 97367  
 LINCOLN ASSET MANAGEMENT

KEY PLAN

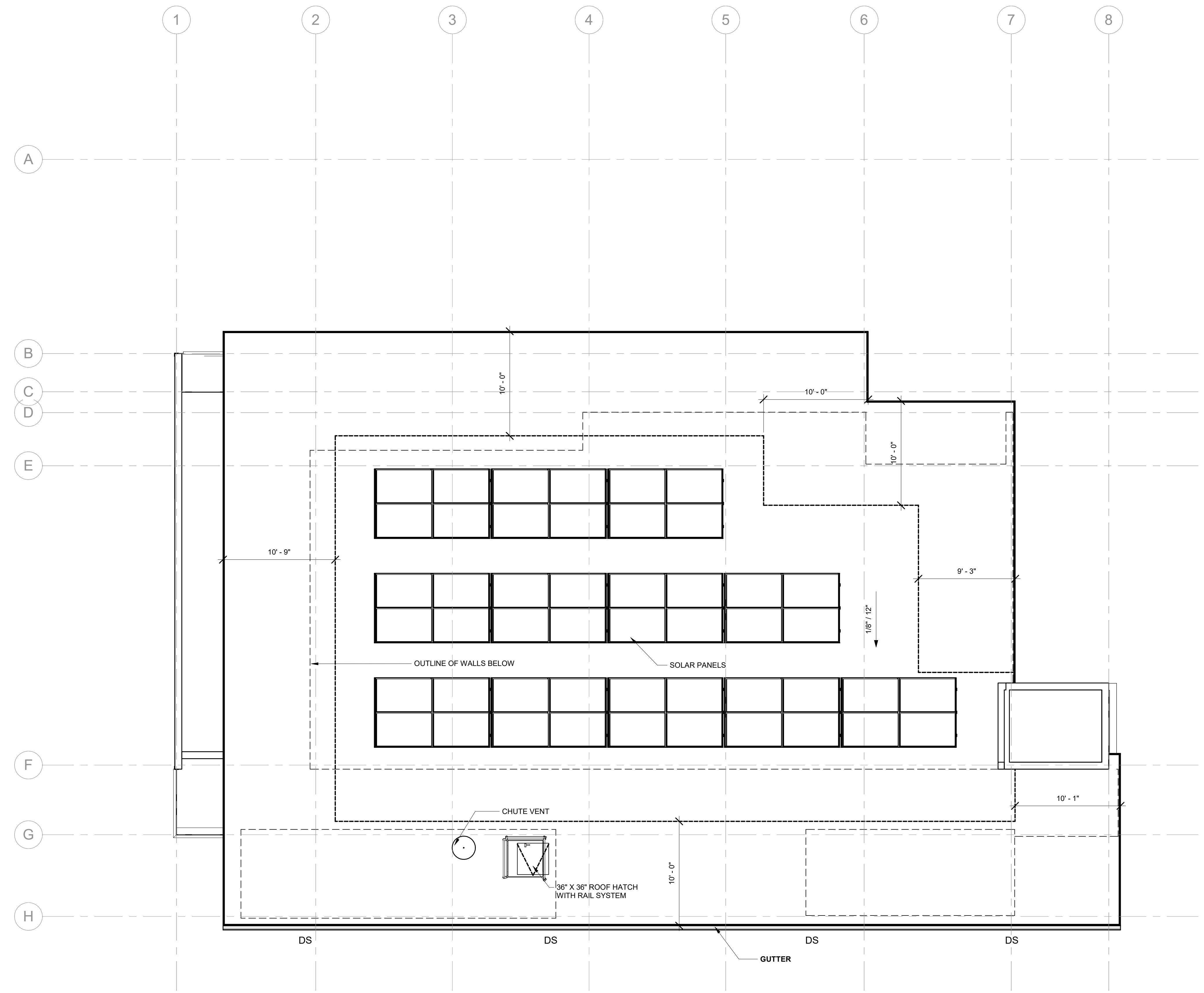
REVISION LIST

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PROJECT # : 20-055

LINCOLN CITY APPROVAL

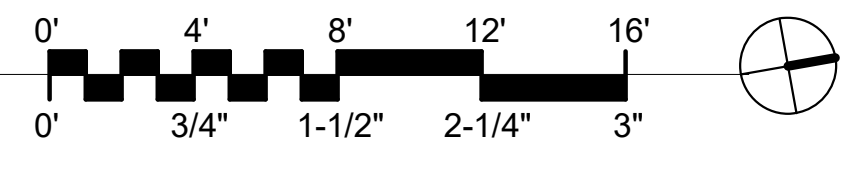
NOT FOR CONSTRUCTION



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KEYNOTES	
Key Value	Keynote Text

1 ROOF - CTR.  
3/16" = 1'-0"



LINCOLN SANDS CENTER BUILDING  
 515 NW Inlet Ave, Lincoln City, OR 97367  
 LINCOLN ASSET MANAGEMENT

KEY PLAN

REVISION LIST

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DATE : 07/15/22  
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CHECKED :  
PROJECT #: 20-055

A1.07.

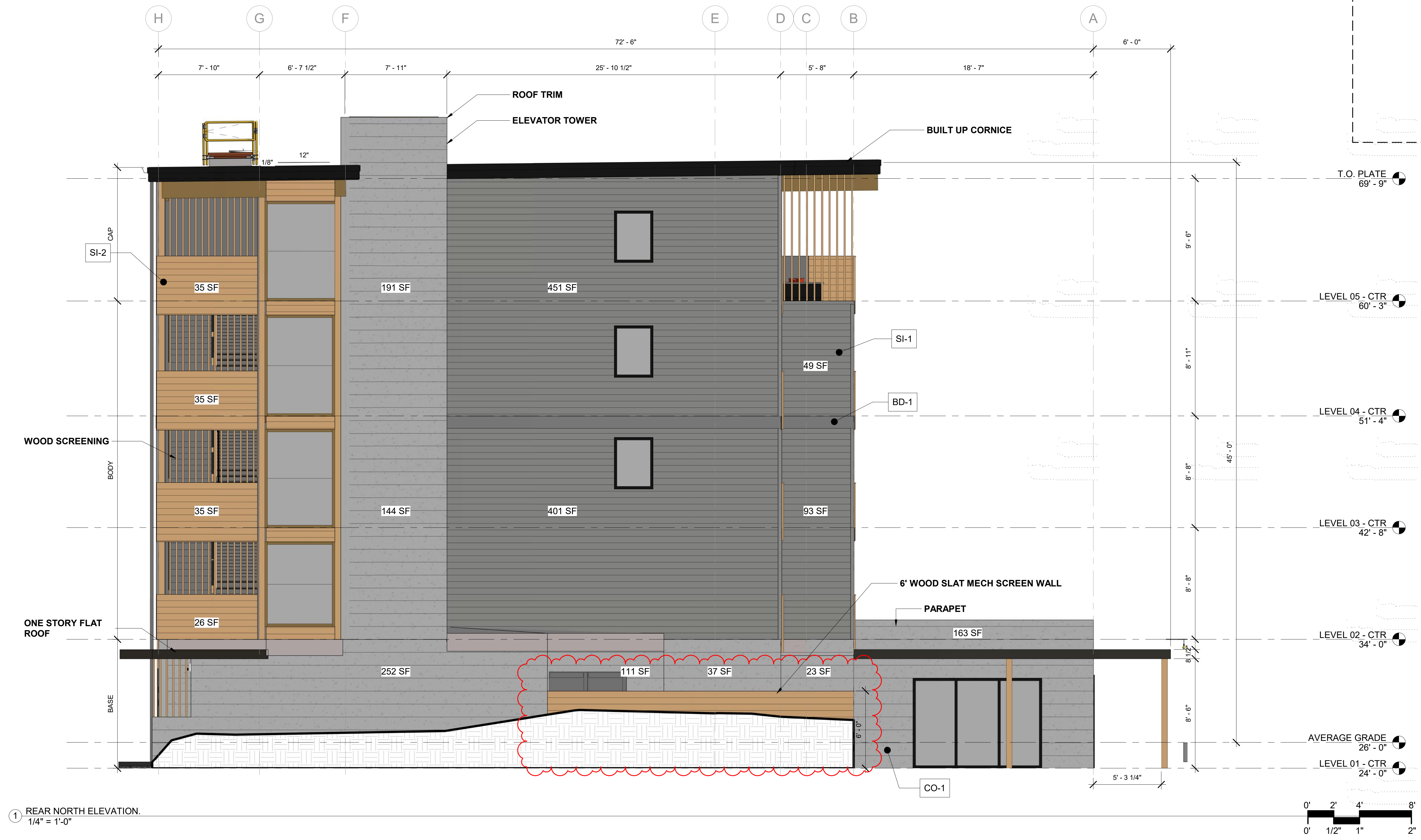
ROOF PLAN

DEVELOPMENT REVIEW

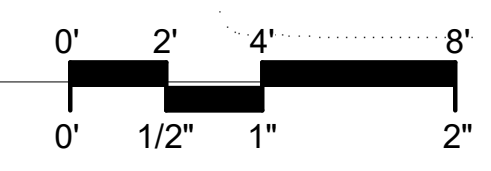
SHEET SIZE: 22" x 34"

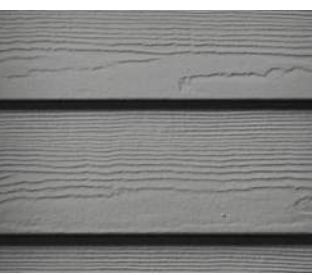
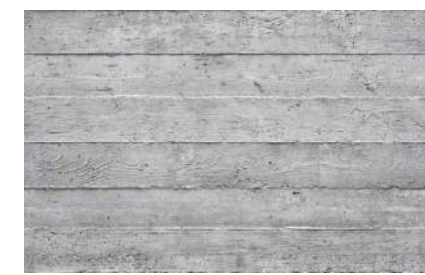

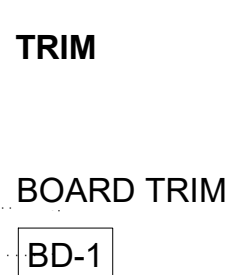
LINCOLN CITY APPROVAL

NOT FOR CONSTRUCTION



① REAR NORTH ELEVATION.  
 1/4" = 1'-0"



MATERIAL LIST	
	<b>TIGHT KNOT CEDAR TO MATCH EXISTING HOTELS</b> SIDING SI-1 BRAND: COLOR: STYLE:
	<b>BOARD FORMED CONCRETE</b> CONCRETE CO-1 BRAND: COLOR: STYLE:
	<b>CEDAR SIDING</b> SIDING SI-2 BRAND: COLOR: STYLE:
	<b>TRIM</b> BOARD TRIM BD-1 BRAND: COLOR: STYLE:

- ELEVATION NOTES**
- PERCENT OF TRANSPARENT WINDOWS ADJACENT TO PUBLIC RIGHT-OF-WAY: 60% PROVIDED, 60% REQUIRED
  - PRIMARY ROOF FORM: LOW SLOPE SHED ROOF

LINCOLN SANDS CENTER BUILDING  
 515 NW Inlet Ave, Lincoln City, OR 97367  
 LINCOLN ASSET MANAGEMENT

KEY PLAN

REVISION LIST

#	DATE	ISSUE
1	11/23/22	DR Revision 1

DATE: 07/15/22  
 DRAWN: MO, XM  
 CHECKED: Checker  
 PROJECT #: 20-055

11/22/2022 4:54:13 PM

SHEET SIZE: 22" x 34"

LINCOLN CITY APPROVAL

NOT FOR CONSTRUCTION



① SIDE EAST ELEVATION.  
 1/4" = 1'-0"

LINCOLN SANDS CENTER BUILDING  
 515 NW Inlet Ave, Lincoln City, OR 97367  
 LINCOLN ASSET MANAGEMENT

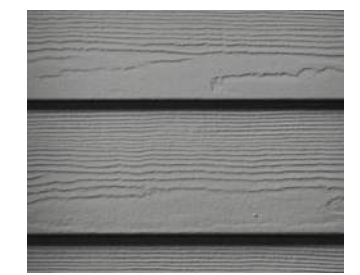
KEY PLAN

REVISION LIST

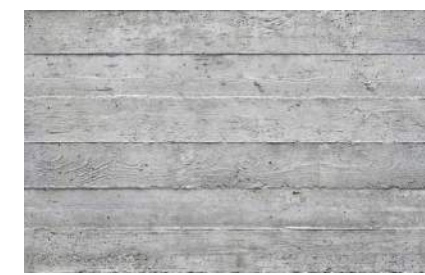
#	DATE	ISSUE
1	11/23/22	DR Revision 1

DATE: 07/15/22  
 DRAWN: MO, XM  
 CHECKED: Checker  
 PROJECT #: 20-055

**MATERIAL LIST**



**TIGHT KNOT CEDAR TO MATCH EXISTING HOTELS**  
 SIDING  
 SI-1  
 BRAND:  
 COLOR:  
 STYLE:



**BOARD FORMED CONCRETE**  
 CONCRETE  
 CO-1  
 BRAND:  
 COLOR:  
 STYLE:



**CEDAR SIDING**  
 SIDING  
 SI-2  
 BRAND:  
 COLOR:  
 STYLE:

**TRIM**

BOARD TRIM  
 BD-1  
 BRAND:  
 COLOR:  
 STYLE:

**ELEVATION NOTES**

- PERCENT OF TRANSPARENT WINDOWS ADJACENT TO PUBLIC RIGHT-OF-WAY: 60% PROVIDED, 60% REQUIRED
- PRIMARY ROOF FORM: LOW SLOPE SHED ROOF

**A3.02.**

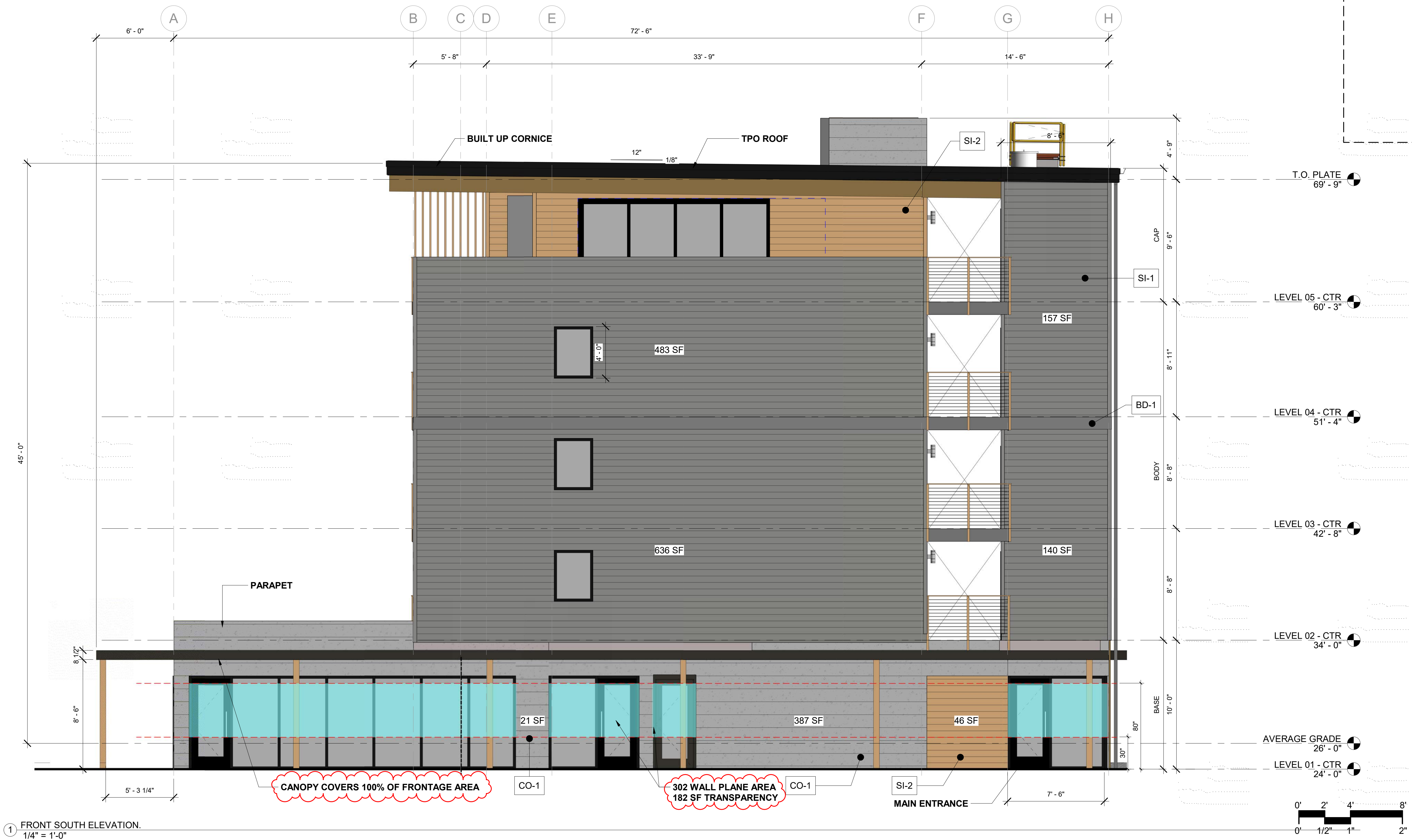
EXTERIOR ELEVATIONS

DEVELOPMENT REVIEW

11/22/2022 4:54:16 PM

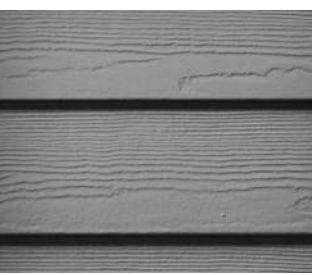
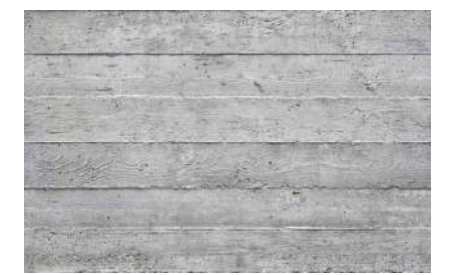

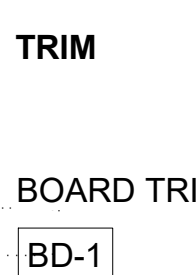
LINCOLN CITY APPROVAL

NOT FOR CONSTRUCTION



1 FRONT SOUTH ELEVATION.  
1/4" = 1'-0"

**LINCOLN SANDS CENTER BUILDING**  
515 NW Inlet Ave, Lincoln City, OR 97367  
LINCOLN ASSET MANAGEMENT

MATERIAL LIST	
	<b>TIGHT KNOT CEDAR TO MATCH EXISTING HOTELS</b> SIDING SI-1 BRAND: COLOR: STYLE:
	<b>BOARD FORMED CONCRETE</b> CONCRETE CO-1 BRAND: COLOR: STYLE:
	<b>CEDAR SIDING</b> SIDING SI-2 BRAND: COLOR: STYLE:
	<b>TRIM</b> BOARD TRIM BD-1 BRAND: COLOR: STYLE:

- ELEVATION NOTES**
- PERCENT OF TRANSPARENT WINDOWS ADJACENT TO PUBLIC RIGHT-OF-WAY: 60% PROVIDED, 60% REQUIRED
  - PRIMARY ROOF FORM: LOW SLOPE SHED ROOF

KEY PLAN

REVISION LIST		
#	DATE	ISSUE
1	11/23/22	DR Revision 1

DATE: 07/15/22  
DRAWN: MO, XM  
CHECKED: Checker  
PROJECT #: 20-055



SHEET SIZE: 22" x 34"

LINCOLN CITY APPROVAL

NOT FOR CONSTRUCTION



① SIDE WEST ELEVATION.  
1/4" = 1'-0"

LINCOLN SANDS CENTER BUILDING  
515 NW Inlet Ave, Lincoln City, OR 97367  
LINCOLN ASSET MANAGEMENT

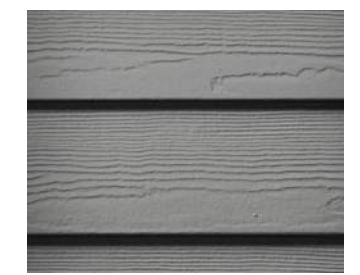
KEY PLAN

REVISION LIST

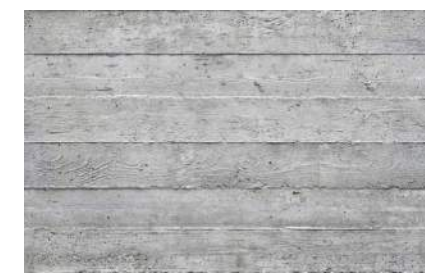
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DATE: 07/15/22  
DRAWN: MO, XM  
CHECKED: Checker  
PROJECT #: 20-055

**MATERIAL LIST**



**TIGHT KNOT CEDAR TO MATCH EXISTING HOTELS**  
SIDING  
SI-1  
BRAND:  
COLOR:  
STYLE:



**BOARD FORMED CONCRETE**  
CONCRETE  
CO-1  
BRAND:  
COLOR:  
STYLE:



**CEDAR SIDING**  
SIDING  
SI-2  
BRAND:  
COLOR:  
STYLE:

**TRIM**



**BOARD TRIM**  
BD-1  
BRAND:  
COLOR:  
STYLE:

**ELEVATION NOTES**

- PERCENT OF TRANSPARENT WINDOWS ADJACENT TO PUBLIC RIGHT-OF-WAY: 60% PROVIDED, 60% REQUIRED
- PRIMARY ROOF FORM: LOW SLOPE SHED ROOF

11/22/2022 4:54:18 PM

NOT FOR CONSTRUCTION

**LINCOLN SANDS CENTER BUILDING**  
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 LINCOLN ASSET MANAGEMENT

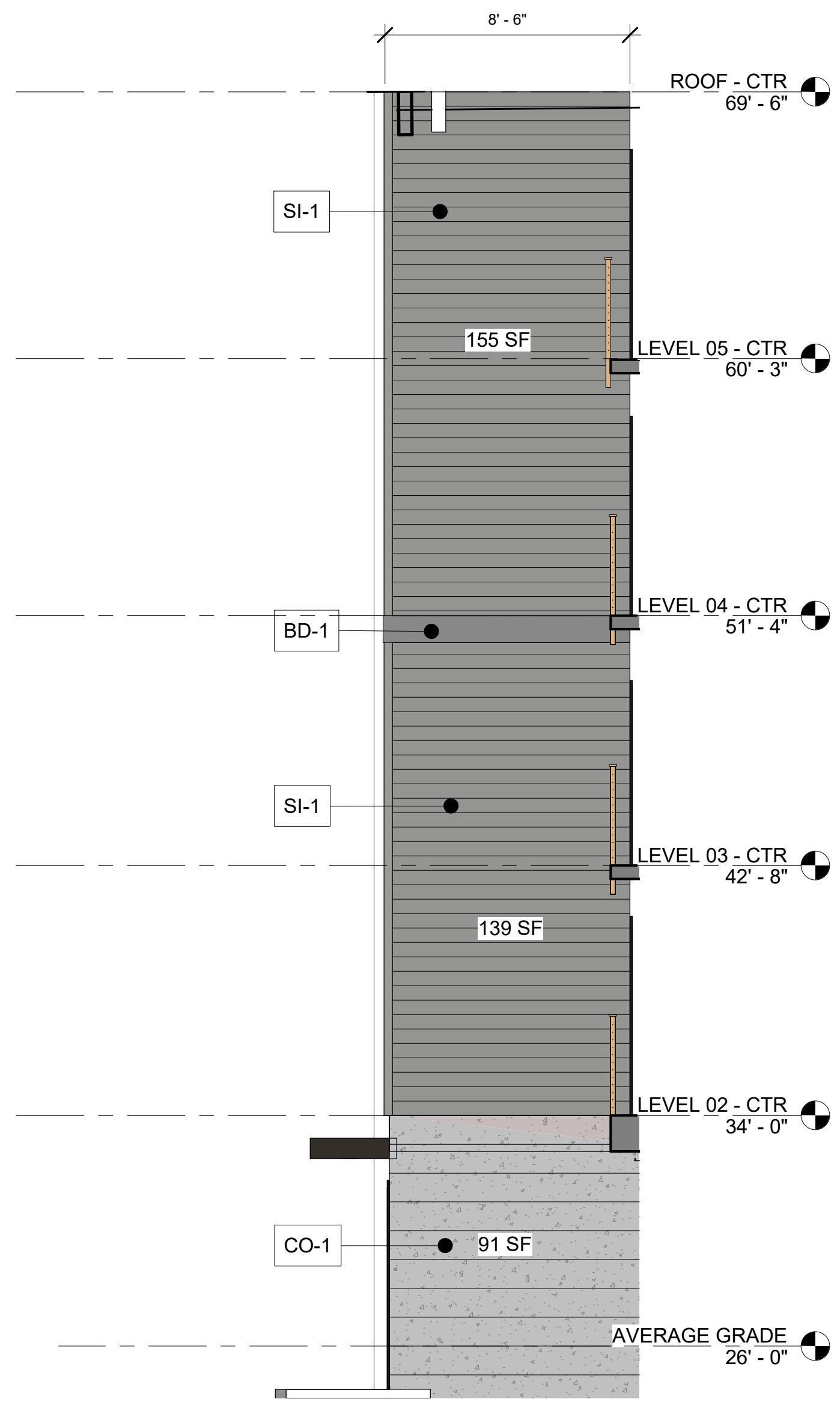
KEY PLAN

REVISION LIST

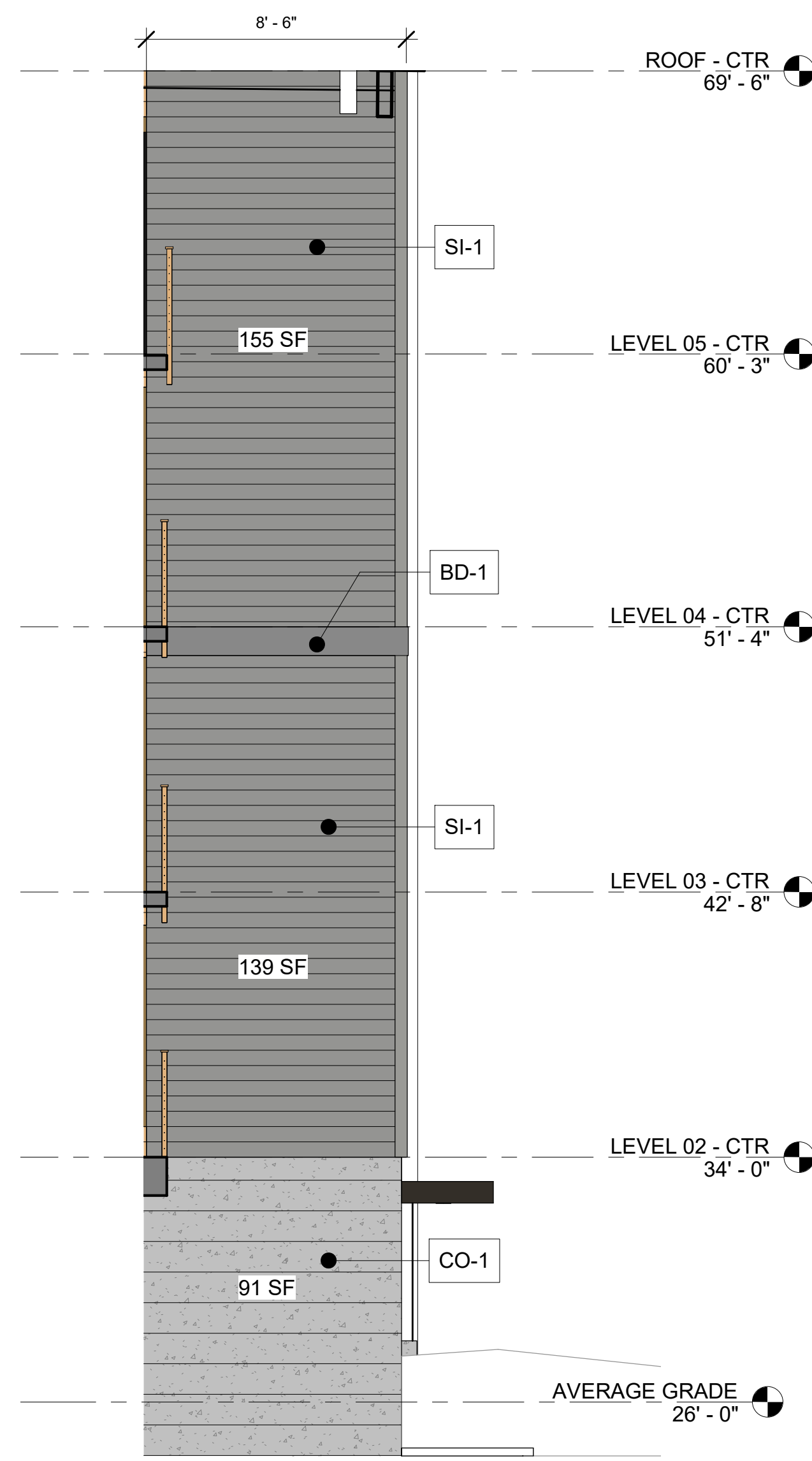
#	DATE	ISSUE

DATE : 07/15/22  
 DRAWN : Author  
 CHECKED : Checker  
 PROJECT # : 20-055

**A3.05**  
 EXTERIOR ELEVATIONS  
 DEVELOPMENT REVIEW



1 ELEVATION - STAIR 1  
 1/4" = 1'-0"



2 ELEVATION - STAIR 2  
 1/4" = 1'-0"

**MATERIAL LIST**



**TIGHT KNOT CEDAR TO MATCH EXISTING HOTELS**

SIDING  
 SI-1

BRAND:  
 COLOR:  
 STYLE:



**BOARD FORMED CONCRETE**

CONCRETE  
 CO-1

BRAND:  
 COLOR:  
 STYLE:



**CEDAR SIDING**

SIDING  
 SI-2

BRAND:  
 COLOR:  
 STYLE:

**TRIM**

BOARD TRIM  
 BD-1

BRAND:  
 COLOR:  
 STYLE:



# DECOSTRING

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS

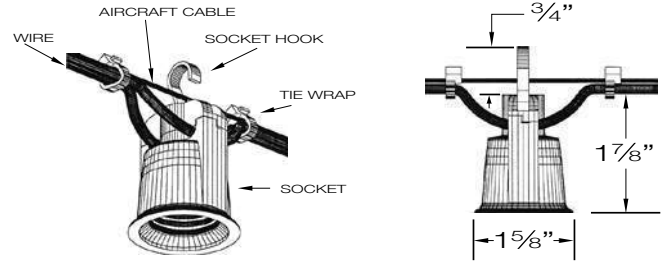
[WWW.PRIMUSLIGHTING.COM](http://WWW.PRIMUSLIGHTING.COM)



## SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS



PROJECT:
TYPE:



SOCKET, WIRE & CABLE DETAILS

*Decostrings* are a perfect accent lighting solution to add a personal ambience to patios, courtyards, atriums, restaurants, amusement parks and any open area. The “festoon” lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either symmetrically spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

### SPECIFICATIONS

LAMPHOLDER	Black phenolic, medium base UL weatherproof with hook for optional mounting.
POWER CORD	12/2 G. Black flexible duplex cable, UV rated for extended outdoor use.
SUPPORT CABLE	3/32" SS aircraft catenary cable supports the system, 980# test. Heavier cable available.
TERMINATION KITS	Heavy duty stainless steel hardware available.
LAMPS	Wet location rated LED and incandescent medium base A, G or S style lamps.
DIMMING	Dimmable to 10% with ELV trailing edge type dimmers.
VOLTAGE	120V system (1920 watts max load). No driver or transformer required.
ACCESSORIES	Optional brass, aluminum and acrylic shades. Consult factory for custom shades.
PHOTOMETRY	Bare lamp and shielded “BUG” rated .IES files available.
CERTIFICATION	ETL listed for permanent damp or wet installations.  2001431  MADE IN THE USA

### PART NUMBER

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	TERMINATION KIT	LENGTH
DSD DAMP	12 12"O/C	120 120V	SELECT	<u>OPTIONAL</u>	<u>OPTIONAL</u>	SPECIFY
DSW WET	18 18"O/C		FROM	SELECT FROM	<b>STK</b>	
	24 24"O/C		LAMP	PAGE 4 & 5	STANDARD	
	36 36"O/C		PAGE 3	OR	TERMINATION KIT	
	48 48"O/C			LEAVE BLANK	<b>LTK</b>	
	(OTHER, SPECIFY)				LIGHTWEIGHT	
					TERMINATION KIT	
					<b>TBK</b>	
					TURNBUCKLE KIT	
					(SEE PAGE 6)	

## LED FILAMENT STYLE LAMPS



**S14**

S14-24/150 – 24K, 1.5W, 150L, CLEAR  
 S14-27/150 – 27K, 1.5W, 150L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



**G16.5**

G16.5F-24/325 – 24K, 3.5W, 325L, CLEAR  
 G16.5F-27/325 – 27K, 3.5W, 325L, CLEAR

G16.5F-24/200 – 24K, 2W, 200L, CLEAR  
 G16.5F-27/200 – 27K, 2W, 200L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



VINTAGE LED LAMPS  
 CONSULT FACTORY



**A15 & A19**

CONSULT FACTORY



S14 VARIOUS COLORS  
 CONSULT FACTORY



**G25**

CONSULT FACTORY

\* ADD "SC" SUFFIX FOR SILICONE COATING (FOOD SERVICE)

\* SEE INDIVIDUAL DATA SHEETS FOR COMPLETE LAMP SPECIFICATIONS

\* LED LAMPS SPECIFICALLY WET RATED AND DIM DOWN TO 10% WITH A TRAILING EDGE (ELV) DIMMER.

## INCANDESCENT LAMPS (OPTIONAL)



**LF**

A15 CLEAR 120V 25W



**LS**

S14 CLEAR 120V 11W  
 COLORS AVAILABLE



**LH-C**

G16.5 CLEAR 120V 25W  
**LH-W**  
 G16.5 WHITE 120V 25W



**LG**

S11 CLEAR 120V 7.5W  
 COLORS AVAILABLE

FULL SPECIFICATION SHEETS AVAILABLE AT [PRIMUSLIGHTING.COM](http://PRIMUSLIGHTING.COM).



# DECOSTRING SHADES & GUARDS

**DSC7** 7" W X 3" H CONE SHADE 6 OZ  
**DSC10** 10" W X 3" H CONE SHADE 9 OZ  
**DSC12** 12" W X 4" H CONE SHADE 18 OZ

FINISH: ACID ETCHED BRASS OR POWDER COAT

PROVIDES 0/0/0 BUG RATING



SHOWN: AGED BRASS (AB)

**DSH4** 4" W X 1 7/8" H HAT SHADE 2 OZ  
**DSH6** 6" W X 2 1/4" H HAT SHADE 4 OZ  
**DSH8** 8" W X 2 3/4" H HAT SHADE 6 OZ

FINISH: ACID ETCHED BRASS OR POWDER COAT

FACTORY INSTALLED



SHOWN: VERDE BRASS (VB)

**DSRW4** 4" W X 1 7/8" H RADIAL WAVE SHADE 2 OZ  
**DSRW6** 6" W X 2 1/4" H RADIAL WAVE SHADE 4 OZ  
**DSRW8** 8" W X 2 3/4" H RADIAL WAVE SHADE 6 OZ

FINISH: ACID ETCHED BRASS OR POWDER COAT

FACTORY INSTALLED



SHOWN: POWDER COAT BLACK (PCB)

**DST4P** 4" W X 6" H PERFORATED TUBE SHADE 11 OZ  
**DST6P** 6" W X 8" H PERFORATED TUBE SHADE 22 OZ

FINISH: ACID ETCHED BRASS OR POWDER COAT



SHOWN: RAW (RB)

**DST4C** 4" W X 6" H WIRE CAGE TUBE 9 OZ  
**DST6C** 6" W X 8" H WIRE CAGE TUBE 15 OZ

FINISH: ACID ETCHED BRASS OR POWDER COAT



SHOWN: AGED BRASS (AB)

**DSRG** 6" W X 5 1/8" H 9 OZ  
 ROUND SHADE WITH GUARD

FINISH: ACID ETCHED BRASS OR POWDER COAT

\* DELETE "G" FOR NO GUARD.

FACTORY INSTALLED



SHOWN: CUSTOM TEXTURED BRONZE

**DSWG** 3 7/8" W X 5 5/8" H 6 OZ  
 WIRE GUARD

FINISH: CAD PLATED OR POWDER COAT BLACK  
CAN BE USED WITH CONE SHADE DSC10, DSC12



SHOWN: POWDER COAT BLACK (PCB)

**DSSLG** 3 1/2" W X 4 1/2" H 3 OZ  
 ALUMINUM SQUARE LAMP GUARD  
 FINISH: POWDER COAT OR BRUSHED ALUMINIUM



SHOWN: BRUSHED ALUMINIUM (BA)

**DSRLG** 5" W X 4" H 6 OZ  
 METAL ROUND LAMP GUARD  
 FINISH: POWDER COAT ONLY



SHOWN: POWDER COAT SILVER (PCS)

**DST3A** 3" W X 6" H ACRYLIC TUBE SHADE 8 OZ  
**DST5A** 5" W X 8" H ACRYLIC TUBE SHADE 14 OZ  
 FINISH: OPAL WHITE, CLEAR OR FROSTED



SHOWN: OPAL WHITE (O)

**DSS8** 8" DIAMETER ACRYLIC SPHERE 9 OZ  
**DSS10** 10" DIAMETER ACRYLIC SPHERE 16 OZ  
**DSS12** 12" DIAMETER ACRYLIC SPHERE 22 OZ  
 FINISH: OPAL WHITE, CLEAR OR FROSTED



SHOWN: OPAL WHITE & CLEAR (O & C)

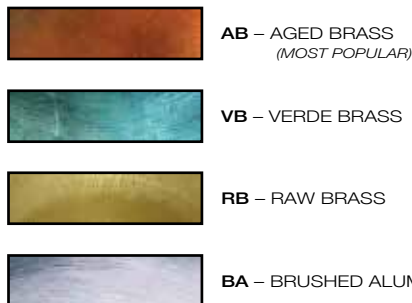
**DSQ8** 8" DIAMETER ACRYLIC SOFT CUBE SHADE 12 OZ  
**DSQ10** 10" DIAMETER ACRYLIC SOFT CUBE SHADE 20 OZ  
**DSQ12** 12" DIAMETER ACRYLIC SOFT CUBE SHADE 26 OZ  
 FINISH: OPAL WHITE, CLEAR OR FROSTED



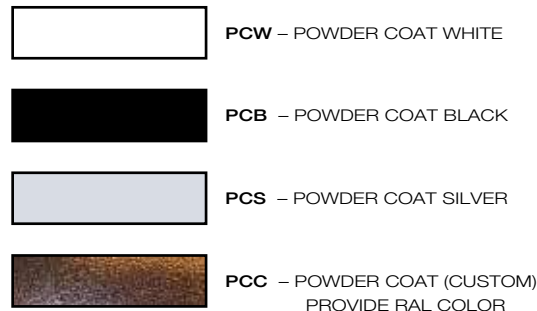
SHOWN: FROSTED (F)

## SHADES & GUARDS FINISH CODES

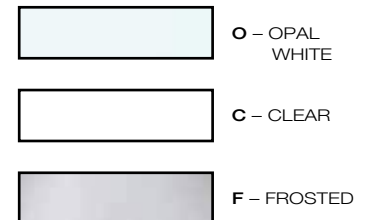
### RAW & ACID ETCHED FINISHES



### POWDER COAT FINISHES



### ACRYLIC FINISHES

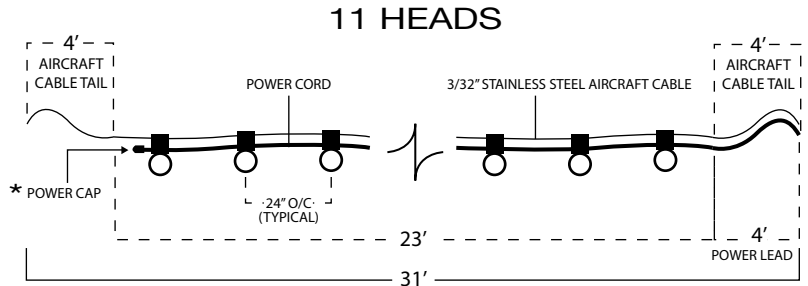
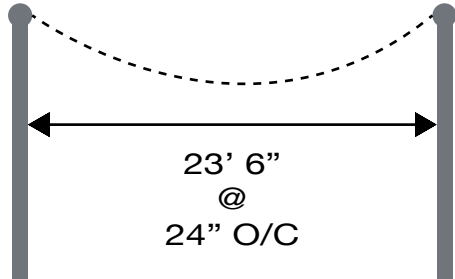


## SHADES & GUARDS FINISH NOTES

- Decostring shades are hand crafted from solid brass or aluminum and feature either chemical etched or powder coat finishes.
- Most shades are shipped separately and attached to cable system with a tool-less keeper ring.
- All shades and guards dimensions are nominal.
- Please contact us for material, finish and shape variations or custom designs.

*Decostrings* are ordered and built to specific run lengths and include 4' aircraft cable tails on each end and a 4' power lead on one end for adjustment and make-up. Order the measured length between mounting points rounded down to the nearest foot which allows for ample droop and centering adjustment. See "Installation Guide" for detailed instructions. Estimate dead weight load at 5oz/ft. for most common 24" O/C spacing. A simple straight run example is shown below resulting in a 23' run to order.

Example:



\* OPTIONAL: LEADS BOTH ENDS FOR SPLICING

## TERMINATION KITS

Commercial grade heavy duty stainless steel cable termination kits. System working load 175# using standard *Decostring* 3/32" suspension cable to attach to typically a 1/4" eye or mounting tab (by others). Complete hardware for both cable ends. Order (1) kit per run. Other components available.



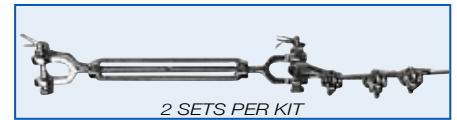
### STK

STANDARD TERMINATION KIT  
For Drooped Suspension | 5/16" Gate



### LTK

LIGHTWEIGHT TERMINATION KIT  
Maximum Working Load 30 LBS

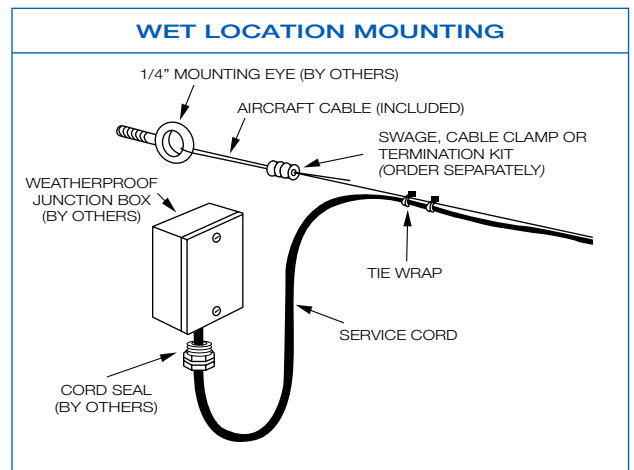
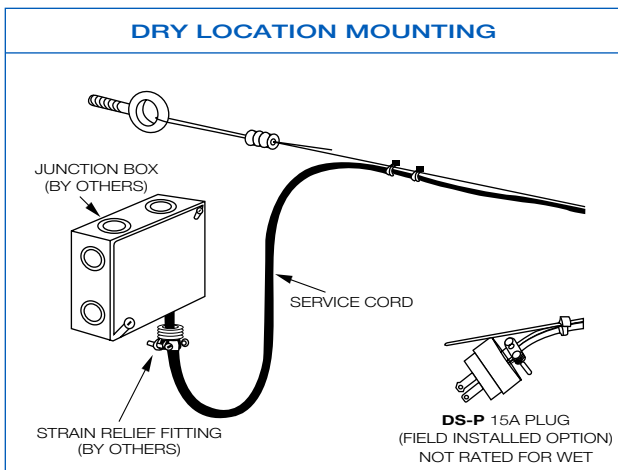


### TBK

TURNBUCKLE KIT  
Only for Tensioned Suspension | 7/16" Gate

## POWER CONNECTIONS

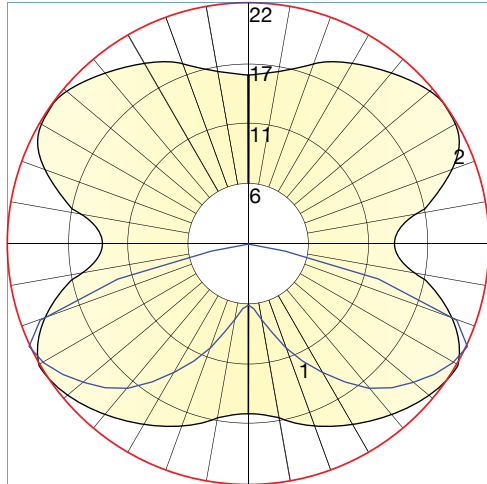
*Decostrings* are designed to be permanently installed and hard wired to a junction box. Customary wet location make-up includes a drip loop and mechanical termination to a weatherproof j-box using an appropriate nylon cord grip





## PHOTOMETRICS / CANDELA DISTRIBUTION / BUG RATING

S14-27/150 LAMP WITH 7" CONE SHADE

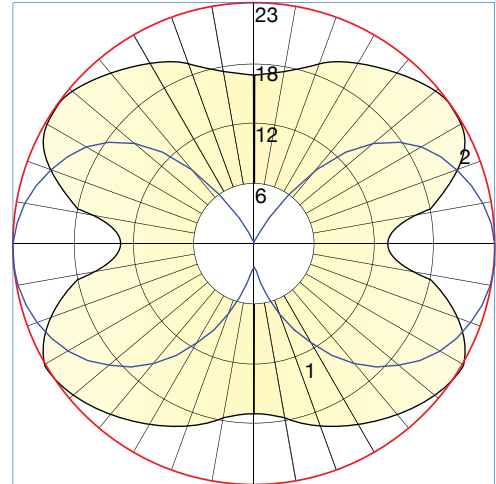


**POLAR GRAPH**

FILE NAME: L051504704.IES  
 Maximum Candela = 22.135  
 Located at Horizontal Angle = 30  
 Vertical Angle = 65

#1-Vertical Plane Through Horizontal Angles (30-120) (Through Max. Cd.)  
 #2-Horizontal Cone Through Vertical Angle (65) (Through Max. Cd.)

S14-27/150 BARE LAMP ONLY



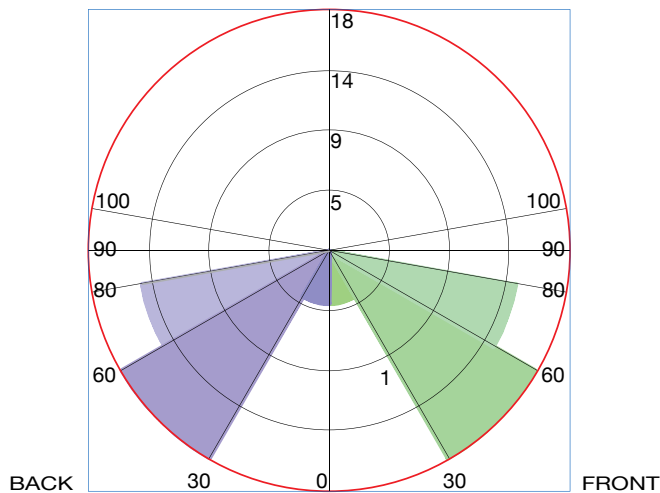
**POLAR GRAPH**

FILE NAME: L051504703.IES  
 Maximum Candela = 23.392  
 Located at Horizontal Angle = 30  
 Vertical Angle = 85

#1-Vertical Plane Through Horizontal Angles (30-120) (Through Max. Cd.)  
 #2-Horizontal Cone Through Vertical Angle (85) (Through Max. Cd.)

**LUMINAIRE LUMENS**

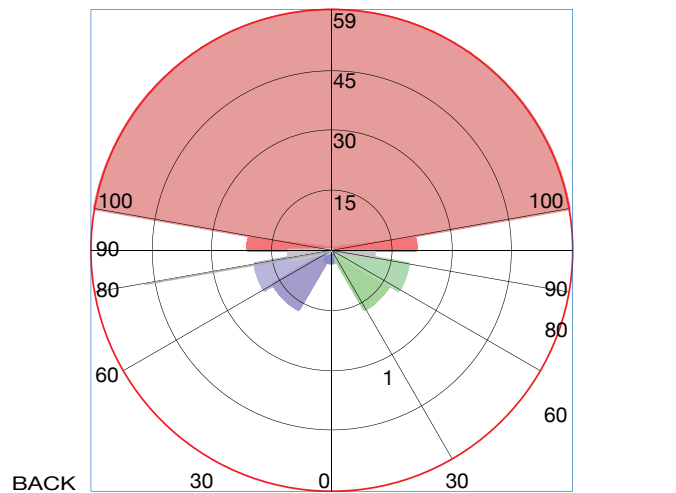
**UPLIGHT**



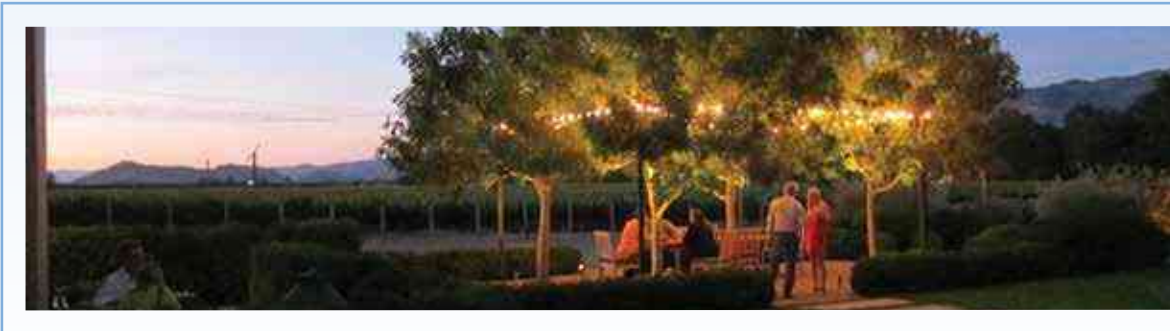
FILE NAME: L051504704.IES  
**BUG RATING: B0-U0-G0**

**LUMINAIRE LUMENS**

**UPLIGHT**



FILE NAME: L051504703.IES  
**BUG RATING: B0-U3-G1**



PRIMUSLIGHTING.COM

# Regressed Gimbal Wet, Air-Tight By Lotus LED Lights

Regressed Gimbal Wet, Air-Tight  
By Lotus LED Lights

## Product Options

Finish: Black,  
Beam Spread: Flood,  
Color Temperature: 2700

## Details

Material: Metal  
Dimmable when used with a Standard Dimmer (Not Included)  
UL Listed Wet  
Warranty: 10 Year on Residential, 5 Year on Commercial  
Applications  
Made In China

## Dimensions

Trim: Width 4.25", Height 2.5", Depth 2.5", Weight  
1.1Lbs

## Lighting

2700

Lamp Type	LED Built-in
Total Lumens	580
Total Watts	7.50
Volts	120
Color Temp	2700 (Warm)
Average Lifespan	50000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No



Notes:

Prepared  
by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

## Additional Details

Product URL:

<https://www.lumens.com/regressed-gimbal-wetand-air-tight-by-lotus-led-lights-LOT1927668.html>

Rating: UL Listed Wet

ITEM#: LOT1927668



Created July 15th, 2022