

March 20, 2023

City of Lincoln City – Planning and Community Development
Attn: Anne Marie Skinner
801 SW Hwy 101
Lincoln City, OR 97367

Subject: Design Standard Adjustment for Building A

Dear Anne Marie Skinner,

Livermore Architecture & Engineering is requesting a Design Standard Adjustment for the new façade at the southwest building of the Lincoln City Outlet Mall, located at 7S11W15DD tax lot 4900, also referred to as Building A. The southwest portion of the existing building will be demolished and a new 90'-0" long west facing exterior wall will be added. We would like to request that the new wall not follow the LCMC 17.74.100(C)(4) standards for building articulation.

LCMC 17.74.100(C)(4) states that a maximum wall plan size must be 800 sqft, recesses/projections must be 3 feet, and the maximum length of an individual wall plan can be 12 feet. We request that the new wall be designed to match the existing building articulation features of the building. The existing building has 20 inch projections with a false gable every 45 feet. The eave height of the existing building is 12 feet high. At the new wall, we are proposing two 20 inch projections with false gables to match the existing. These will occur 30 feet apart from each other and will have an eave height to match the existing. There will be a brick wrap at the corner to mimic other corner conditions on the neighboring outlet mall buildings. This design allows for the new wall to match the existing building's style making the alteration less noticeable and more in line with the style of the outlet mall.

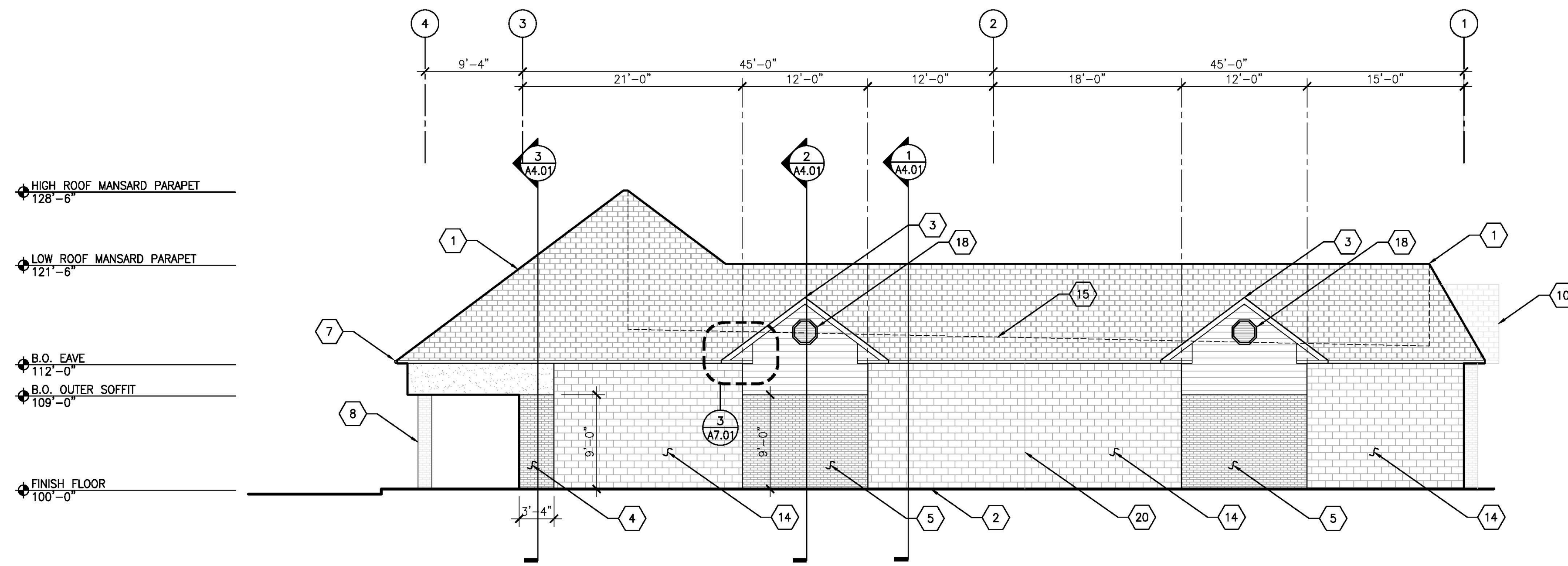
We have attached the new west elevation at the existing building.

Sincerely,

LIVERMORE ARCHITECTURE & ENGINEERING, INC.

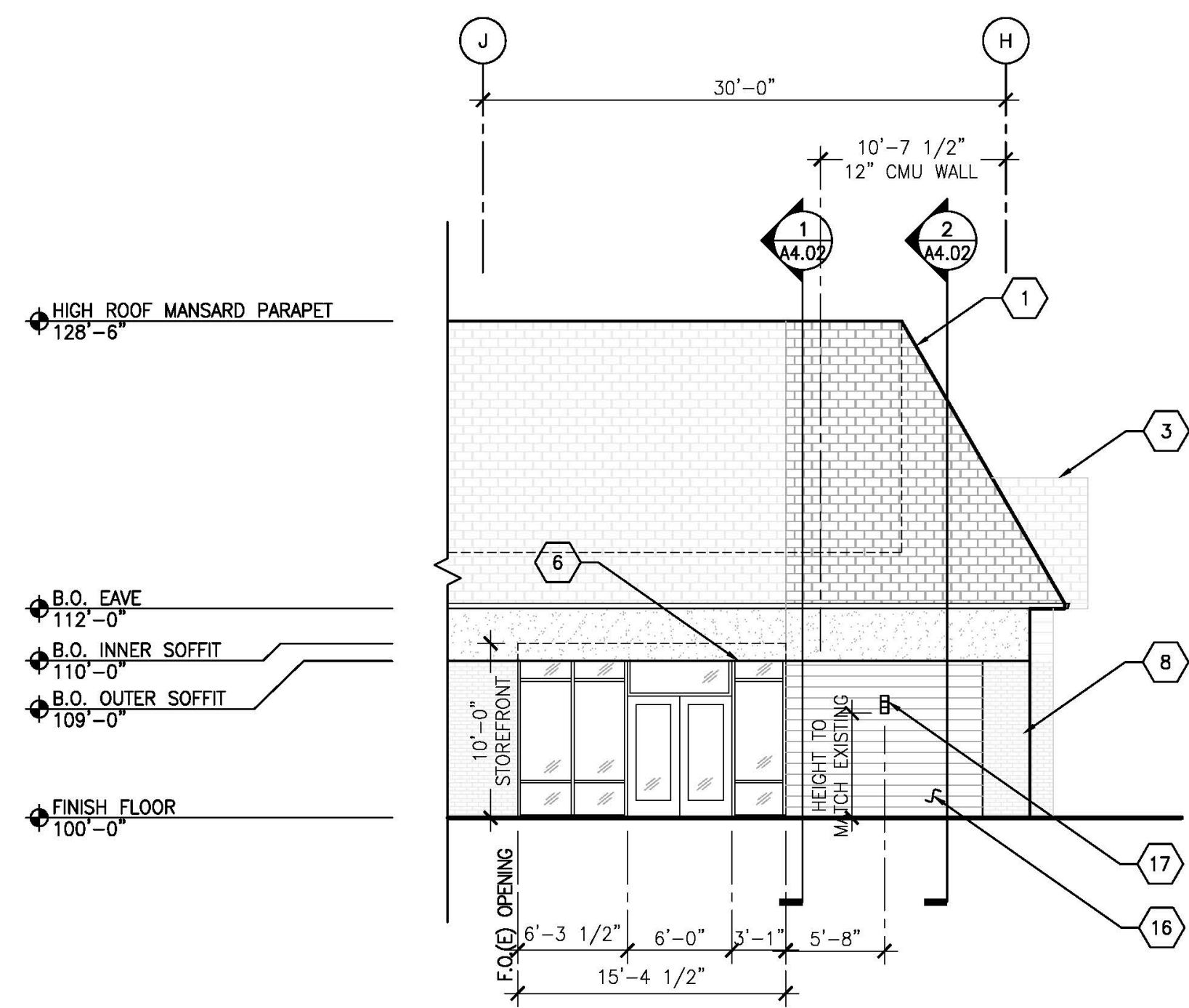
Katharine Gilbert
Project Manager

CC: Name, Company



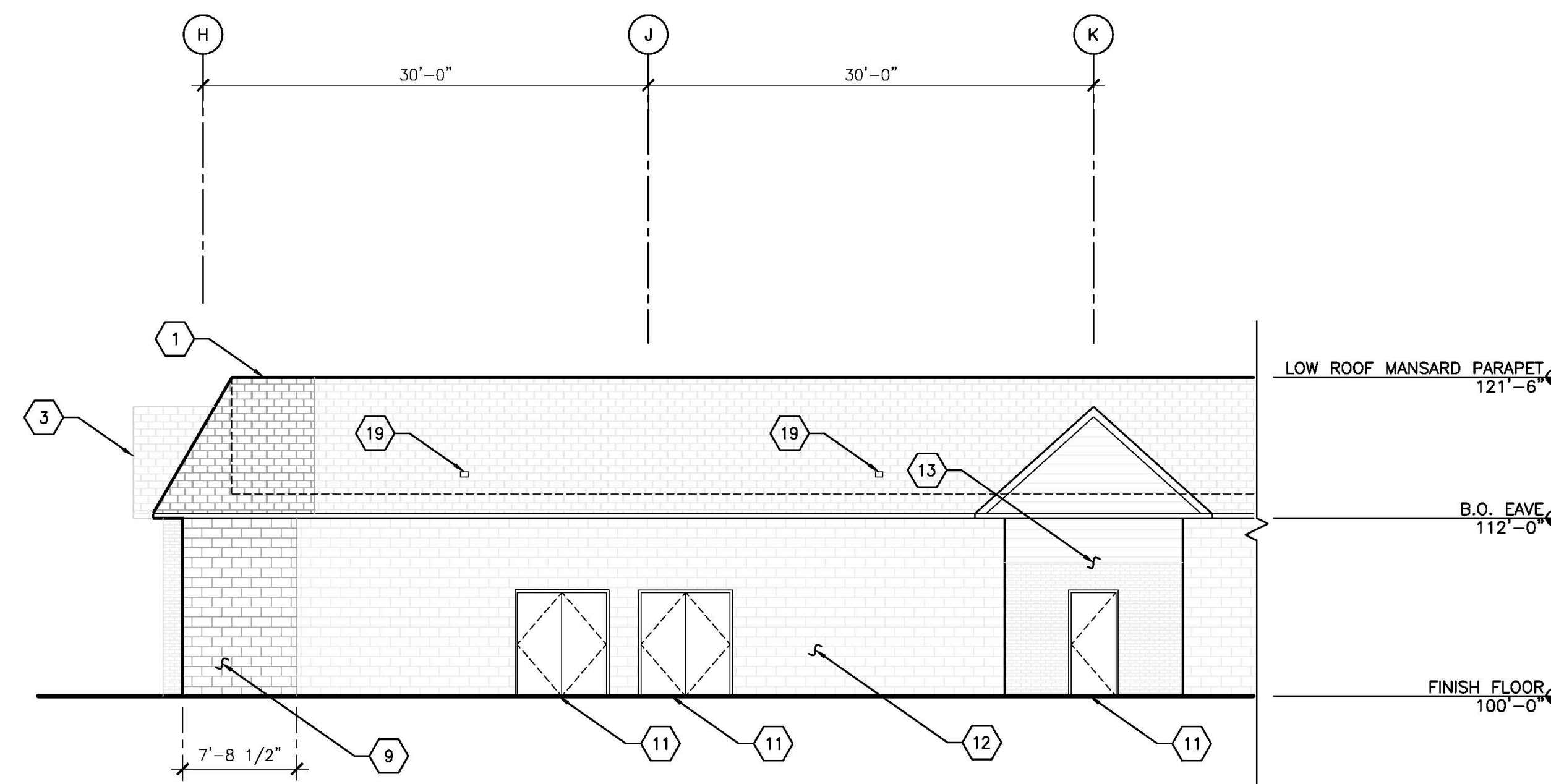
1 WEST ELEVATION

A3.01 1/8" = 1'-0"



2 NORTH PARTIAL ELEVATION

A3.01 1/8" = 1'-0"



3 SOUTH PARTIAL ELEVATION

A3.01 1/8" = 1'-0"

ELEVATION GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
- FINISH GRADE VARIES, SEE CIVIL DRAWINGS
- FOR ROOFTOP ELEVATIONS, SEE ARCHITECTURAL ROOF PLAN.
- PENETRATIONS ARE DIAGRAMATIC AND MAY NOT DEPICT THE ACTUAL NUMBER, SIZE OR LOCATION. SEE MECHANICAL/PLUMBING/EQUIPMENT DRAWINGS FOR INFORMATION REGARDING DUCT, PIPING, LOUVER, ETC... PENETRATIONS.

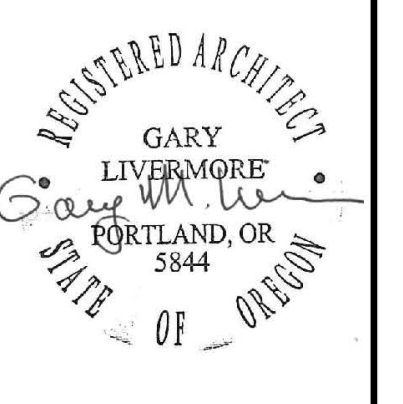
LEGEND

- MANSARD ROOF
--COMPOSITE SHINGLES TO MATCH EXISTING
- STUCCO
--PAINTED STUCCO, PAINT TO MATCH EXISTING
- BRICK
--RUSTIC BRICK, SIZE, COLOR AND PATTERN TO MATCH EXISTING
- CONCRETE MASONRY UNIT
--ROUGH FINISH STAGGERED CMU BLOCK, PAINT TO MATCH EXISTING
- SIDING
--FIBER CEMENT SIDING, FLAT SMOOTH FINISH, PAINT TO MATCH EXISTING

ELEVATION KEYNOTES

- ROOF LINE
- FLOOR LINE
- FALSE GABLE --- SEE ROOF PLAN A2.01
- CMU WALL WITH BRICK VENEER TO WRAP CORNER AND STUCCO TO MATCH EXISTING --- SEE FLOOR PLAN A1.01 FOR WALL TYPE
- CMU WALL WITH BRICK VENEER AND WOOD STUD WALL WITH FIBER CEMENT SIDING TO MATCH EXISTING --- SEE FLOOR PLAN A1.01 FOR WALL TYPE
- INSULATED ALUMINUM STOREFRONT SYSTEM --- SEE STOREFRONT SCHEDULE A5.01
- PREFINISHED METAL GUTTER
- EXISTING COLUMN TO REMAIN
- PAINT AND WATERPROOF EXISTING 8" SPLIT FACE CMU WALL TO MATCH EXISTING
- EXISTING ROOF AND WALL BEYOND
- EXISTING DOOR
- EXISTING PAINTED CMU WALL
- EXISTING CMU AND WOOD FRAME WALL WITH BRICK VENEER AND SIDING
- CMU WALL WITH WATERPROOF COATING AND PAINTED TO MATCH EXISTING --- SEE FLOOR PLAN A1.01 FOR WALL TYPE
- TOP OF ROOF BEHIND --- SEE ROOF PLAN A2.01
- CMU WALL WITH FIBER CEMENT SIDING AND BRICK TO MATCH EXISTING --- SEE FLOOR PLAN A1.01 FOR WALL TYPE
- EXTERIOR SCENCE TO MATCH EXISTING --- HEIGHT TO MATCH EXISTING
- 2'-0"x2'-0" PAINTED WOOD OCTAGONAL VENT --- TO MATCH EXISTING
- EXISTING OVERFLOW DRAIN TO REMAIN
- CONTROL JOINT

#	DATE	DESC.
1	10/20/23	DESIGN EXEMPTION



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 Portland, Oregon 97201
 Phone: 503-882-3002
 www.livermore.com

Livermore
 JOB NO: 222025.00

BUILDING ALTERATION FOR
BUILDING A
 1500 SE EAST DEVILS LAKE ROAD
 LINCOLN CITY, OR 97367

DRAWING TITLE:
 EXTERIOR ELEVATIONS
 DRAWN BY: KG
 CHECKED BY: GML

A3.01