

DEZ Development LLC

RE: Design Narrative for Proposed 6-Plex Residential Building with On-Site Parking at 305 SE Jetty Avenue, Lincoln City, OR.

Project Description:

The proposed building will be a 6-Plex Development consisting of 6 residential units. The site is located in Lincoln City at the Oregon coast approximately a ¼ mile to the shoreline. The attractive location with potential views of the Pacific Ocean inspired the design to accommodate long or short term living. The units offer comfortable living with the main floor dedicated for daily activities while the Dining area extends to the outside deck and backyard to give a sense of 'Alfresco' style living. The second floor has been designed as the rest area with two bedrooms overlooking surrounding streets and backyards. The overall layout consists of 2 Bedrooms and 2.5 Bathrooms per Unit.

Street Improvements:

The property in question is a corner Lot (SE Jetty Ave & SE 3rd Ave) which provides elevation frontages as Unit 1 faces SE 3rd Street and the remaining units (2-6) face SE Jetty Avenue. Neither of the streets are improved, However, SE 3rd requires a 5' wide ROW dedication to accommodate a potential 5' wide sidewalk. SE Jetty street does not require a ROW dedication.

At the intersection, a mid-block crossing with a corner-type curb ramp is required to meet ADA standards.

Orientation:

The building will be situated on the eastern portion of the property along SE Jetty Avenue with the front unit facing SE 3rd Street and the other five units facing SE Jetty Avenue. The western portion of the site will be dedicated for On-Site parking with the driveway entrance on the west side of the SE 3rd Street lot line, providing six standard parking spots.

Design:

The building will be two stories tall with a 2 foot stepped foundation at every second unit. The site is ascending from the north-west corner at 86' to the south-east corner at 100 (Units 5-6 F.F.E = 99.66', Units 4-3 F.F.E = 97.66', Units 1-2 F.F.E 95.66').

Multiple small retaining walls have been proposed in order to minimize the grade differences from the street to front entrance especially along SE Jetty Ave. The on-site parking area is situated on the lower/rear part of the lot.

Materials:

The proposed materials have been designed to match the existing surrounding area with the use of cedar shake on the exterior walls and composite shingles for the roofing material. The additional use of Hardie's lap siding, Vertical T&G cedar at Porches and Vertical Board and Batt at the exterior walls adds additional design value to the Elevations.

The construction will be 2x6 stud framed walls at 16" O.C with an 8" Concrete stem wall Foundation providing a minimum 18" crawl space per Unit. The roof construction will be Manufactured Engineered Trusses.

Elevation Style:

With a proposed 4/12 pitched roof, we feel the Elevation design provided fits into the existing landscape while adding some modern flare with the use of the additional materials listed above.

Zoning: (17.20.020-040)

The site is part of the Multiple Unit-Residential (R-M) Zone. The development has been proposed as one of the Permitted uses: Multi-Unit Dwellings without any accessory or conditional uses.

The building is respecting min setbacks, height restriction and the lot coverage:

Development information: (17.20.050)

Average height: 30' 10-7/8"

Front wall setback (SE 3rd Street): 5'4"

Front porch setback (SE 3rd Street): 5'4"

Side street setback (SE Jetty Ave): 6'

Side interior setback: 51'

Rear setback: 5'

Building coverage: 37% (3,717 SF)

Landscaping: (17.20.070/ 17.55.040)

No existing trees and significant shrubs have been found on the lot. The landscaping has been proposed to increase aesthetic value, provide environmental benefits and provide natural balance to built areas.

Four trees (1x tree per 100' of lot perimeter) and 13x shrubs (1x tree per 30' of lot perimeter) have been proposed for the site. All plant species have been selected from the Guide to Landscape Selection for Lincoln City. The remainder of the site that is not covered by buildings, structures, or impervious areas have been proposed to be covered with a combination of living and nonliving ground cover to meet landscaping standards in section 17.55.

Supplementary regulations: (17.20.080/ 17.52)

At the uncontrolled intersection of SE Jetty Ave and SE 3rd Street, a Clear vision triangle has been proposed according to figure 17.52.060-2. In this area no structure or extensive landscaping has been proposed which meets the requirements.

Simplified proposal of exterior lightning has been presented. The detailed exterior lightning and a photometric plan will be submitted with the permit application.

A trash enclosure has been proposed on the side to serve for garbage disposal for dwelling units on the lot. The enclosure has been screened from right-of-way and the building with easy access from the 3rd street, parking area and dwelling units)

The ductless heat pumps have been proposed for heating, placed under or next to the raised rear decks of the unit. All are screened by a 6' high 100% obscured wooden fence. The minisplit is situated on the main floor providing heating for the main living area including kitchen. The bathrooms and bedrooms are equipped with wall cadet heaters.

Conclusion:

We believe we have provided a design which will integrate nicely into the surrounding area while providing much needed short or long term living options close to the Ocean.