

LIGHTHOUSE VILLAGE SUPPORTIVE HOUSING

4225 US HWY 101, LINCOLN CITY, OR. 97367



PROJECT SUMMARY

NEW CONSTRUCTION OF A 28 UNIT (24,860 SQ. FT.) 3-STORY AFFORDABLE HOUSING DEVELOPMENT IN LINCOLN CITY, OREGON. THE PROPOSED HOUSING DEVELOPMENT WILL HAVE COMMUNITY SPACES AND OFFICES ON THE GROUND FLOOR, TO SERVE THE TENANTS. THE SITE IS PROPOSED TO BE LANDSCAPED TO INCLUDE A COMMON PARK AREA, A COMMON PATIO AREA, AN ENTRY GARDEN, & COVERED BICYCLE PARKING. VEHICULAR PARKING ON THE SITE IS COMPOSED OF 17 STANDARD SPACES & 1 ADA PARKING SPACE.

THE DEVELOPMENT IS A SUPPORTIVE AFFORDABLE HOUSING FACILITY THAT IS CAREFULLY PLANNED TO ACHIEVE BETTER LIVING CONDITIONS FOR THE INTENDED TENANTS. THEREFORE, THE DESIGN INCORPORATES MANY BUILDING FEATURES AND ELEMENTS THAT PROMOTE AND SUPPORT BETTER MENTAL HEALTH, A SENSE OF COMMUNITY, AND A HIGHER QUALITY OF LIFE. THE DEVELOPMENT WILL CONSIST PRIMARILY OF ONE-BEDROOMS, WITH A FEW TWO-BEDROOMS.

SITE INFORMATION

PROJECT ADDRESS: 4225 U.S. HWY 101 LINCOLN CITY, OR 97367
SITE AREA: 30,217 SQ. FT (0.69 ACRES)
CURRENT USE: RESIDENTIAL - SINGLE FAMILY DETACHED
TAX LOT NUMBER: 07-11-02-B0-01000

PROJECT DIRECTORY

OWNER
 HOUSING AUTHORITY OF LINCOLN COUNTY
 1039 NW NYE STREET
 NEWPORT, OREGON 97365

ARCHITECT
 OPEN CONCEPT ARCHITECTURE
 CONTACT : JEREMY COGDILL
 208 NW 21ST AVENUE, STE 201
 PORTLAND, OR 97209

LANDSCAPE ARCHITECT:
 AKANA ENGINEERING CONSULTANTS
 6400 SE LAKE ROAD, SUITE 270
 PORTLAND, OREGON 97222

FIRE PROTECTION
 TBD

LOW VOLTAGE / AUDIO VIDEO
 TBD

MECHANICAL
 TBD

ELECTRICAL
 TBD

PLUMBING
 TBD

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

STRUCTURAL ENGINEER
 AKANA ENGINEERING CONSULTANTS
 6400 SE LAKE ROAD, SUITE 270
 PORTLAND, OREGON 97222

CIVIL ENGINEER
 AKANA ENGINEERING CONSULTANTS
 6400 SE LAKE ROAD, SUITE 270
 PORTLAND, OREGON 97222

ZONING INFORMATION

ZONING DESIGNATION: GENERAL COMMERCIAL (GC); MULTIPLE-UNIT RESIDENTIAL (RM)

BUILDING LOT COVERAGE: 9,360 SF. (31%) (65% MAX COVERAGE PER DEVELOPMENT CODE 17.20.050)

TRASH/RECYCLING AREA: ONE (1) ENCLOSURE; SIZE 10' X 18'; MASONRY & GATED

PROPOSED HEIGHT: 40 FEET (PROPOSED AVERAGE HEIGHT)

BICYCLE PARKING: 02 REQUIRED / TWELVE (12) PROPOSED

PARKING REQUIREMENT: 28 SPACES PER CODE (1:1)
 28 REQUIRED - 20% REDUCTION (BIKE) = 5.6 (6)
 28 REQUIRED - 20% REDUCTION (AFFORDABLE HOUSING) = 5.6 (6)
 28 REQUIRED - 12 REDUCTION = 16 ALLOWED

PROPOSED PARKING: SEVEN (7) STANDARD; ONE (1) ADA; ONE (1) VAN EIGHT (8) COMPACT
 PROPOSED SEVENTEEN (17) TOTAL PARKING SPACES

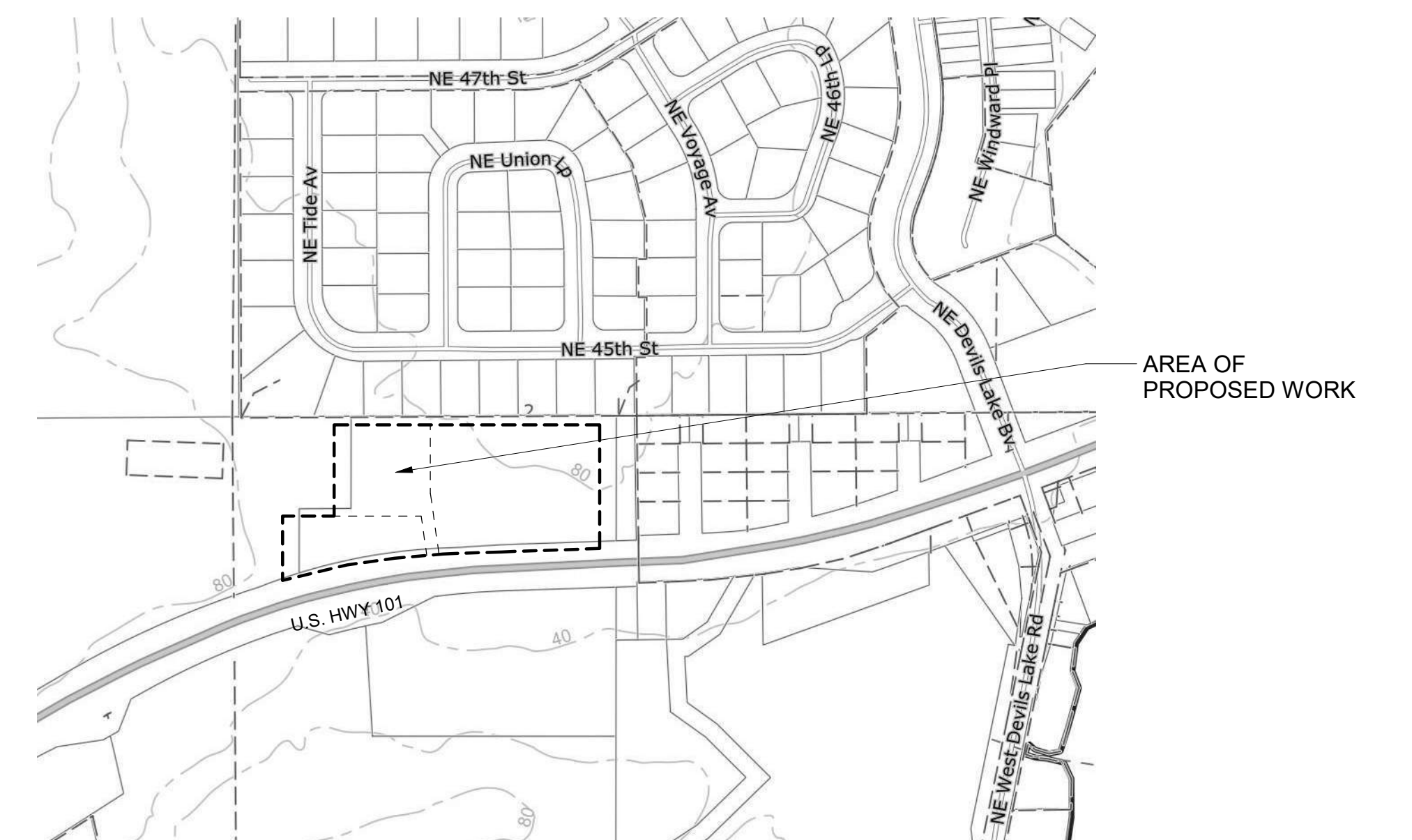
SHEET INDEX

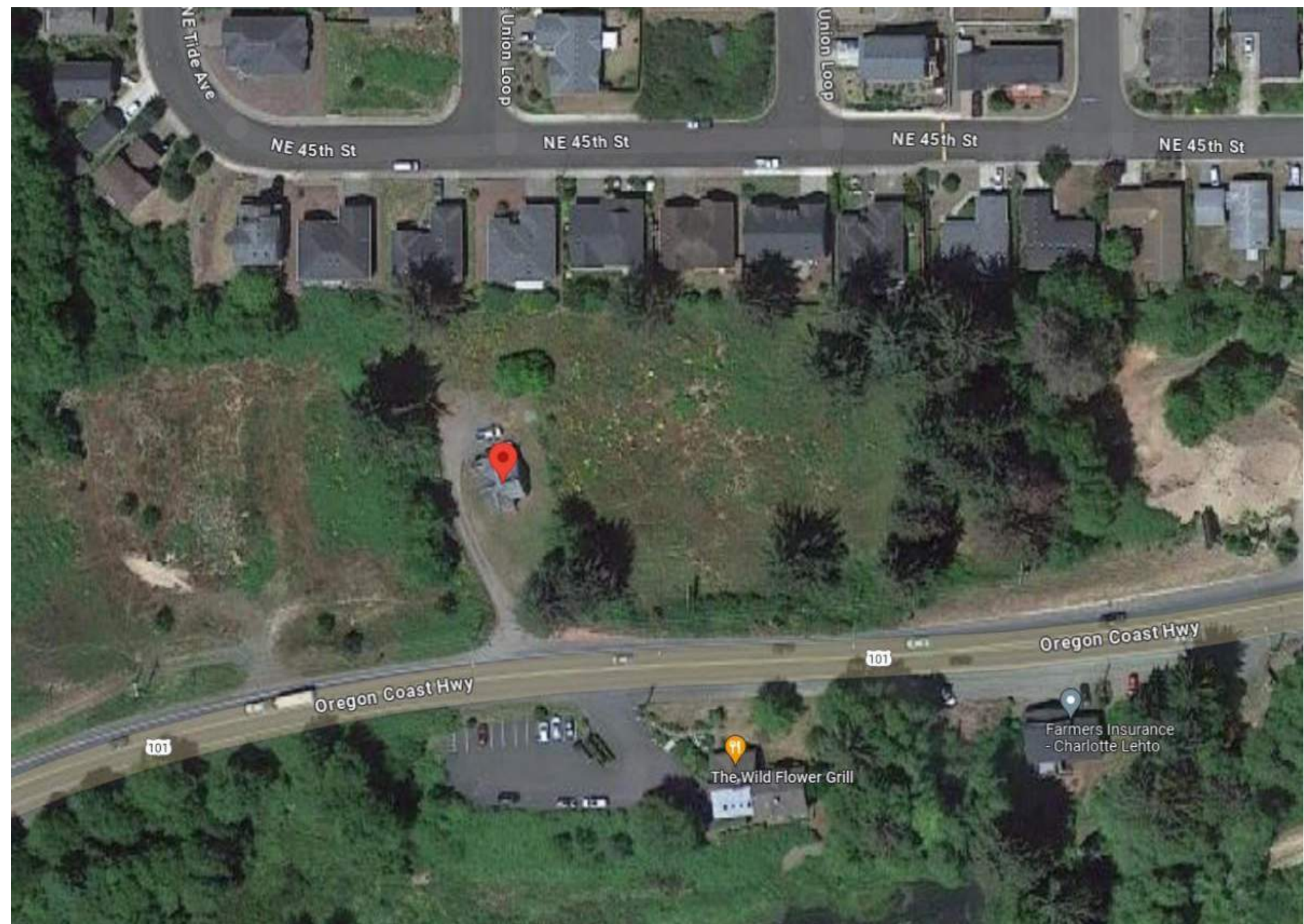
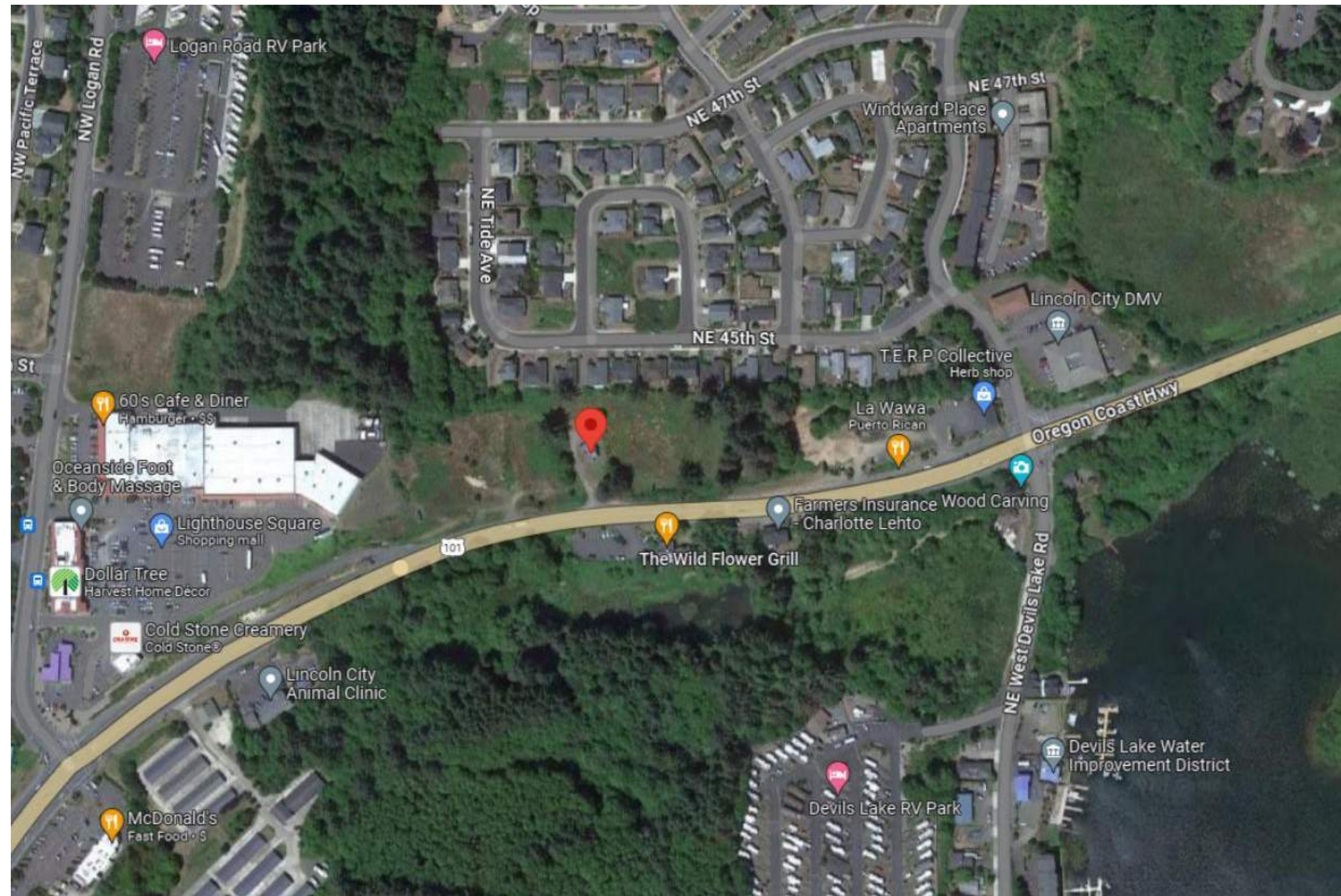
LU00	TITLE SHEET
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LU03	EXISTING + DEMO
LU04	SITE PLAN - PROPOSED
LU05	SITE PLAN - ENLARGED PROPOSED
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LU15	OFF-STREET PARKING, LOADING, & CIRCULATION PLAN
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LU18	PRELIMINARY UTILITY PLAN
LU19	TREE REMOVAL AND EROSION CONTROL PLAN
LU20	LANDSCAPE PLAN
LU21	SITE DETAILS - TRASH ENCLOSURE
LU22	SITE DETAILS - BIKE ENCLOSURE & PERGOLA

ATTACHMENTS

1. ZONING MAP
2. WRITTEN PROJECT NARRATIVE
3. GEOTECHNICAL REPORT
4. TRAFFIC IMPACT STUDY (TIS)
5. PARTITION REPORT 2023-03
6. LIGHTING CUT SHEETS
7. PROPERTY'S CLOSING STATEMENT

VICINITY MAP - NTS





AERIAL MAP



TAX LOT MAP

TENATIVE PARTITION PLAT

4225 HIGHWAY 101

A PORTION OF THE NW 1/4 OF SECTION 2,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, W.M.,
LINCOLN CITY, LINCOLN COUNTY, OREGON

PREPARED FOR
KEMWOOD ACQUISITION COMPANY LLC
AUGUST 4, 2023



1"=30'

BASIS OF BEARINGS
OREGON STATE PLANE SOUTH ZONE 3602
NAD 83(2011)(EPOCH: 2010.0000)
CONVERGE -2.4825444
POINT SCALE 0.99989903
COMBINED FACTOR 0.99989941
GRID COORDINATES IN DRAWING

LEGEND

- FOUND LOT CORNER
- ⊙ SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ UTILITY POLE
- GUY WIRE
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- OVERHEAD POWER LINE
- S— UNDERGROUND SEWER LINE
- SS— UNDERGROUND STORM LINE
- V— UNDERGROUND WATER LINE

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 11, IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 101; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 550 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID LOT 11 A DISTANCE OF 100 FEET; THENCE AT RIGHT ANGLES, EAST A DISTANCE OF 90 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 160 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 460 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL BEING SITUATED IN THE COUNTY OF LINCOLN, STATE OF OREGON.

TOTAL LAND AREA IS 114,662 SQUARE FEET (2.632 ACRES).

EXISTING EASEMENTS

THE FOLLOWING EASEMENTS ARE LISTED IN WESTERN TITLE AND ESCROW, ORDER W0246131 DATED AS OF JULY 10, 2023:

A EXISTING SANITARY SEWER EASEMENT TO THE CITY OF LINCOLN CITY, RECORDED OCTOBER 12, 1981 IN BOOK 127, PAGE 2259 AND DEPICTED HEREON.

PROPOSED EASEMENTS

PROPOSED ACCESS EASEMENTS ARE AS DEPICTED HEREON. PROPOSED EASEMENTS FOR WATER AND SEWER CONNECTIONS TO BE RECIPROCAL, BLANKET IN NATURE, OVER THE FUTURE DESIGNED AND AS-CONSTRUCTED STRUCTURES.

OWNERS

RIEDEL-KAUFFMAN FAMILY TRUST DATED 12/2/2003
PO BOX 13
OTIS, OREGON 97368

ADDRESS

4225 HIGHWAY 101, LINCOLN CITY, OREGON 97367

MAP AND TAX LOT NUMBER
07-11-02-B0-01000

LAND AREA
114,662 SQUARE FEET (2.632 ACRES).

FLOOD ZONE DESIGNATION

THE LOT SURVEYED HEREON IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE FLOOD HAZARD AREA PURSUANT TO THAT FEMA MAP KNOWN AS 41041C0107E, LAST UPDATED OCTOBER 18, 2019.

DEED REFERENCE

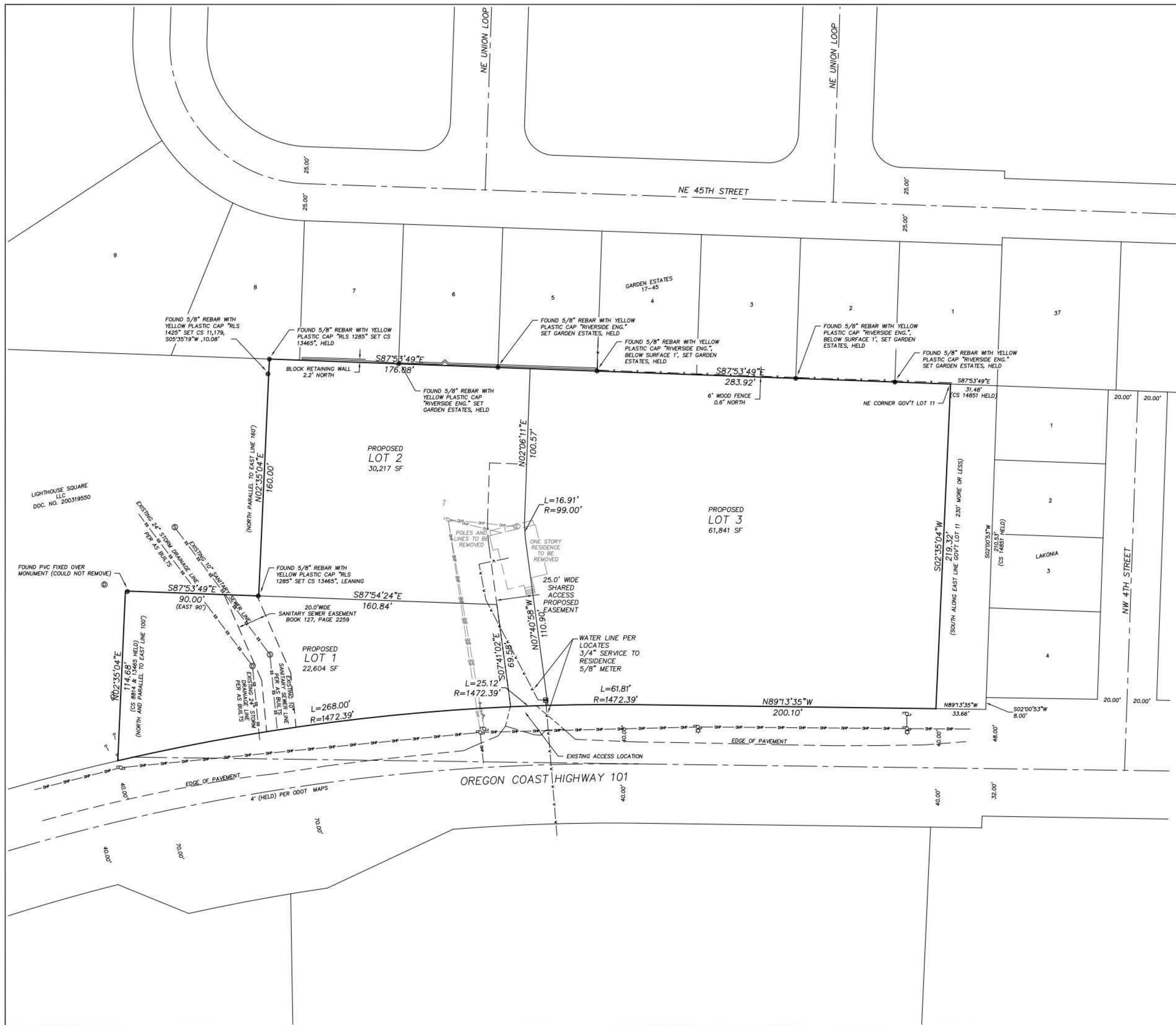
RIEDEL-KAUFFMAN FAMILY TRUST
DOCUMENT NUMBER 2022-03750

ZONING

THE SUBJECT LOT IS ZONED "G-C" - GENERAL COMMERCIAL.



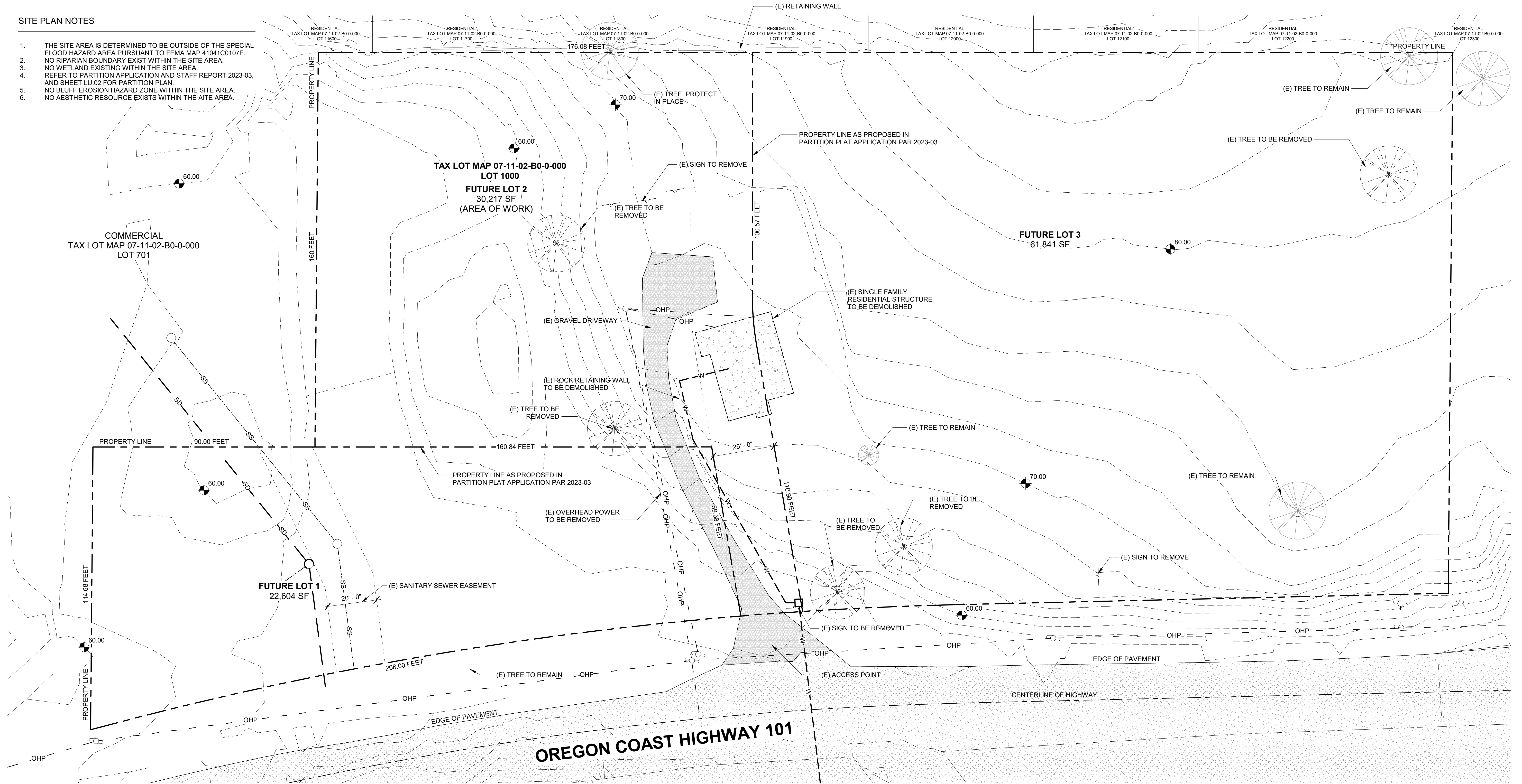
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1293.23
SHEET NO.
1
OF
1



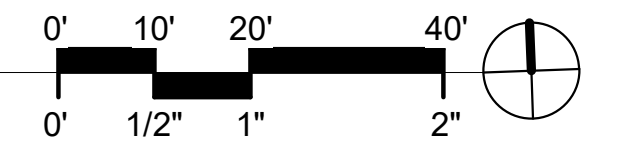
SURVEY REFERENCE

SITE PLAN NOTES

1. THE SITE AREA IS DETERMINED TO BE OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA PURSUANT TO FEMA MAP 41041C0107E.
2. NO RIPARIAN BOUNDARY EXIST WITHIN THE SITE AREA.
3. NO WETLAND EXISTING WITHIN THE SITE AREA.
4. REFER TO PARTITION APPLICATION AND STAFF REPORT 2023-03, AND SHEET LU.02 FOR PARTITION PLAN.
5. NO BLUFF EROSION HAZARD ZONE WITHIN THE SITE AREA.
6. NO AESTHETIC RESOURCE EXISTS WITHIN THE AITE AREA.



① SITE PLAN - DEMO - LAND USE
1" = 20'-0"

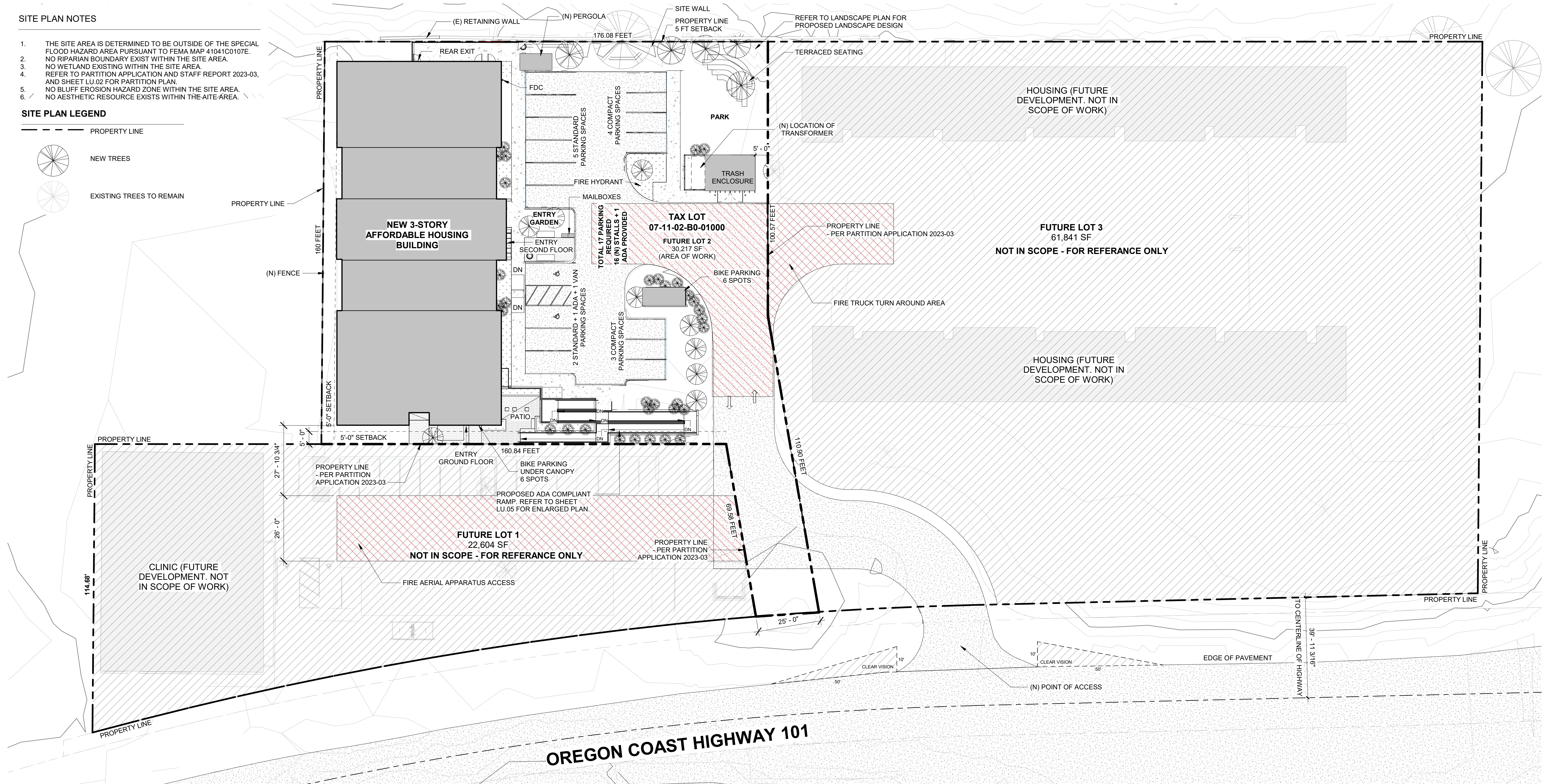


SITE PLAN NOTES

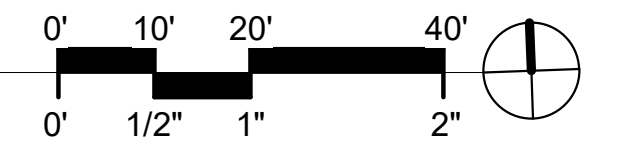
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2. NO RIPARIAN BOUNDARY EXIST WITHIN THE SITE AREA.
3. NO WETLAND EXISTING WITHIN THE SITE AREA.
4. REFER TO PARTITION APPLICATION AND STAFF REPORT 2023-03, AND SHEET LU.02 FOR PARTITION PLAN.
5. NO BLUFF EROSION HAZARD ZONE WITHIN THE SITE AREA.
6. NO AESTHETIC RESOURCE EXISTS WITHIN THE SITE AREA.

SITE PLAN LEGEND

- PROPERTY LINE
- ⊙ NEW TREES
- ⊙ EXISTING TREES TO REMAIN



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



SITE PLAN LEGEND

- PROPERTY LINE
-  NEW TREES
-  EXISTING TREES TO REMAIN

PARKING CALCULATIONS

NUMBER OF SPACES REQUIRED - TABLE 17.56.030-1

A. RESIDENTIAL

2. MULTI-UNIT DWELLING CONTAINING 3 OR MORE DWELLING UNITS
- 1 SPACE PER DWELLING UNIT REQUIRED

28 DWELLING UNITS PROPOSED
- 28 SPACES REQUIRED

B. EXCEPTIONS

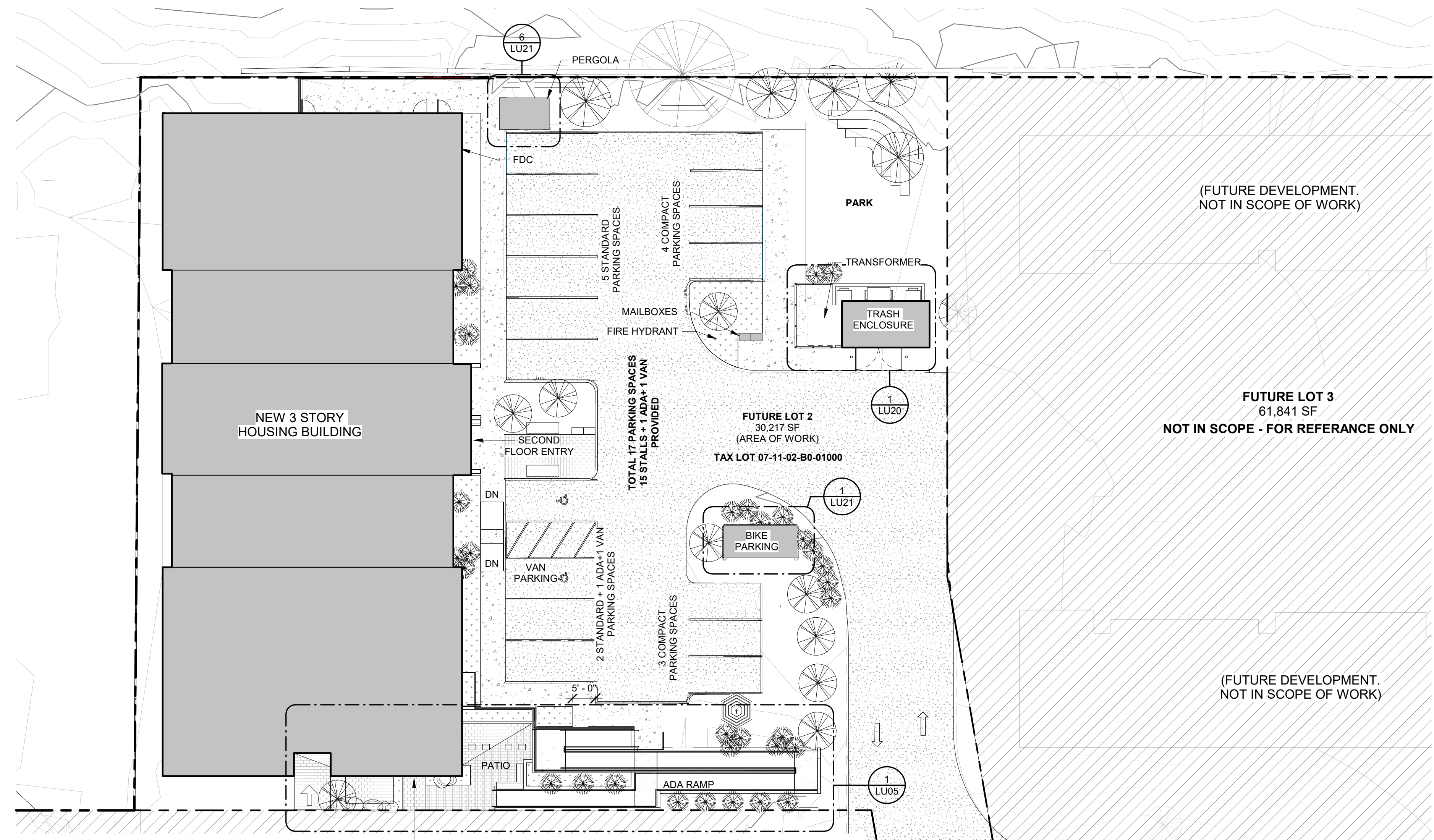
2. THE NUMBER OF SPACES MAY BE REDUCED BY 20 PERCENT FOR EVERY 10 BICYCLE PARKING SPACES PROVIDED OVER THE NUMBER REQUIRED.

4. PROJECTS PROVIDING AFFORDABLE HOUSING MAY REDUCE THE PARKING REQUIREMENT BY 20%

- 2 BICYCLE SPACES REQUIRED - 12 SPACES PROVIDED
- 28 * 20% = 5.6 ~ 6
- 28 - 6(BICYCLE) - 6(A.H.) = 16 REQUIRED SPACES

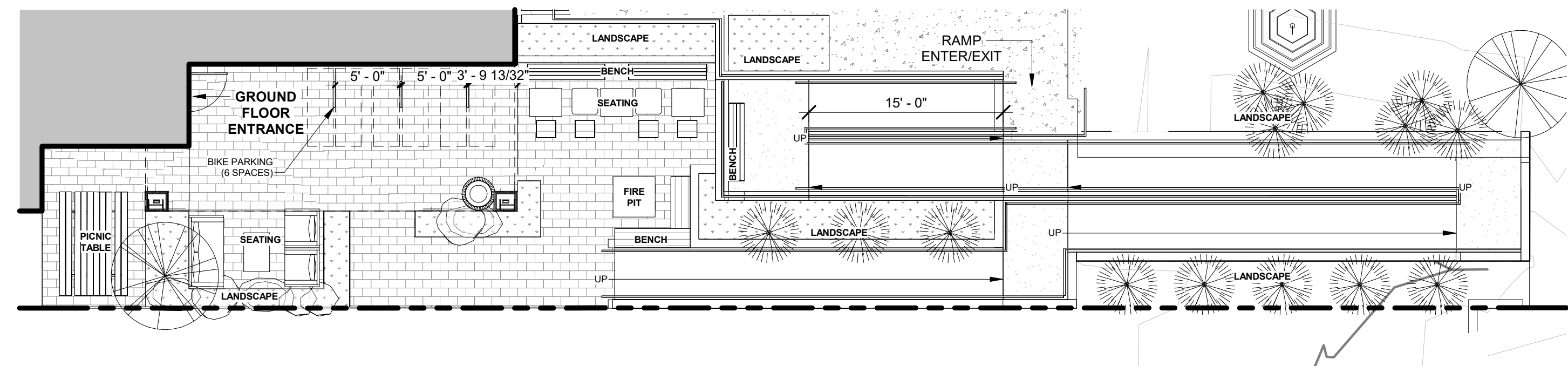
BICYCLE PARKING 17.56.090

A. NUMBER OF BICYCLE PARKING SPACES REQUIRED, IS 1 FOR EVERY 20 VEHICLE PARKING SPACES REQUIRED
- 28 VEHICLE SPACES REQUIRED
- 2 BICYCLE SPACES REQUIRED - 12 SPACES PROVIDED



2 ENLARGED SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32'
0' 1/2" 1" 2"

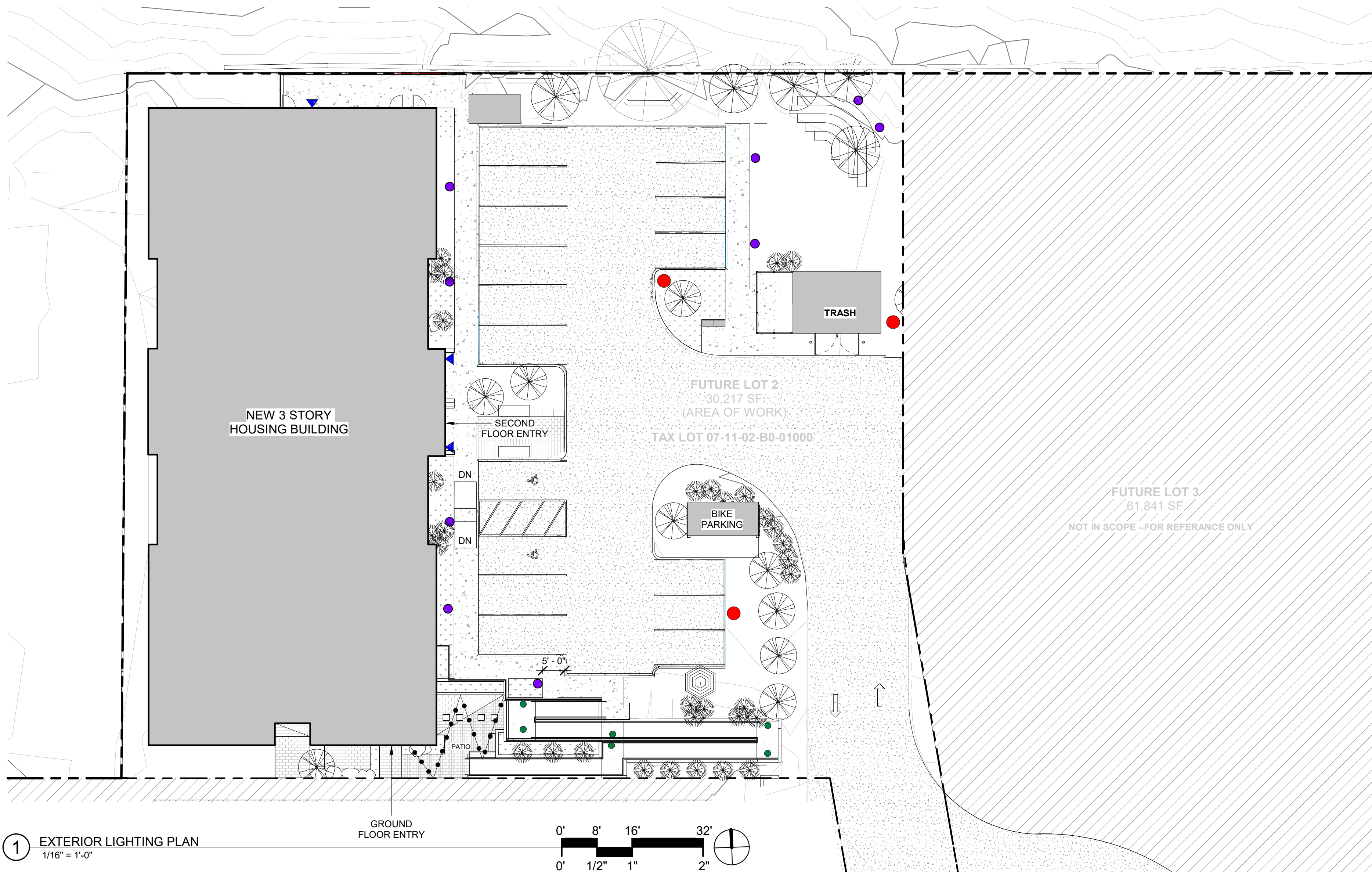


1 ENLARGED SITE PLAN - PATIO & RAMP
1/8" = 1'-0"

LIGHTING PLAN LEGEND

- LIGHTING - SHORT BOLLARD
- LIGHTING - TALL LAMP POST
- ▼ WALL SCONE - ENTRY LIGHTING
- PATIO STRING LIGHTS
- RAMP WALKWAY LIGHTING

NOTE: LOCATION AND COUNT ARE APPROXIMATE. LIGHTING TYPES SHOWN IN A GENERAL MANNER FOR DESIGN INTENT. FINAL SPEC TBD TO BE IN COMPLIANCE WITH LINCOLN CITY STANDARDS.
REFER TO ATTACHED CUT SHEETS OF LIGHTING SELECTIONS.



1 EXTERIOR LIGHTING PLAN
1/16" = 1'-0"



SITE LIGHTING - TALL LAMP POST
MANUFACTURER: HINKLEY
COLLECTION: FORGE 12071BK
COLOR: BLACK



ENTRY LIGHTING - WALL SCONCE
MANUFACTURER: HINKLEY
COLLECTION: SILO 13595BK-LL
COLOR: BLACK



PATH LIGHTING - SHORT BOLLARD
MANUFACTURER: HINKLEY
COLLECTION: SPRINGFIELD 16022BK-LL
COLOR: BLACK



RAMP WALKWAY LIGHTING - WALL MOUNTED SCONCE
MANUFACTURER: HINKLEY
COLLECTION: TAPER 1557BZ
COLOR: BLACK



PATIO LIGHTING - STRING LIGHTS
MANUFACTURER: PRIMUS
COLLECTION: DECOSTRING
COLOR: BLACK W SHIELD COVER

LIGHTHOUSE VILLAGE SUPPORTIVE HOUSING

DESIGN DEVELOPMENT
05/24/24



Existing Home SEC Facing NW



Central Site Facing SEC



Facing East Site SWC



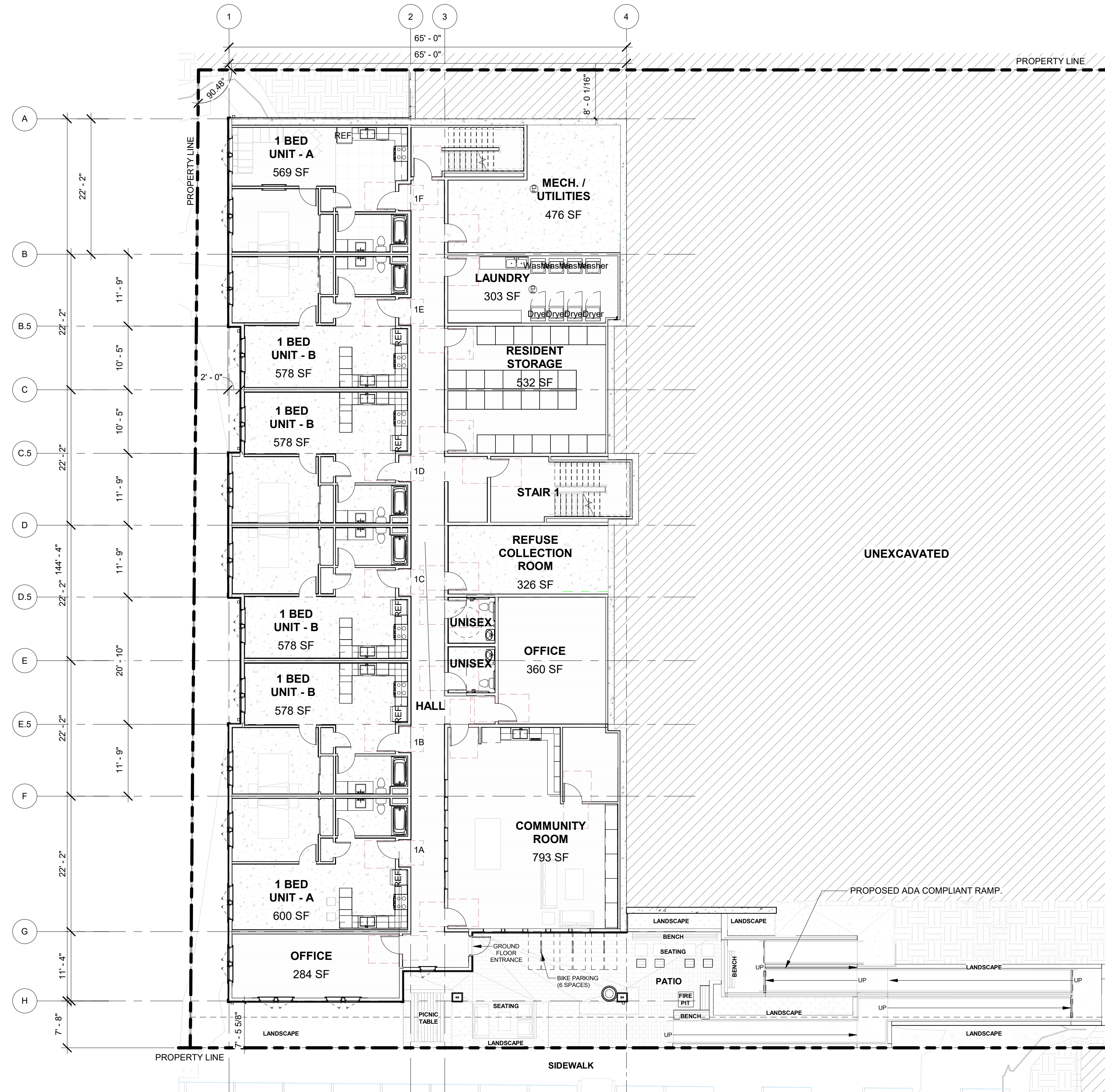
Facing North at Existing Driveway/Street



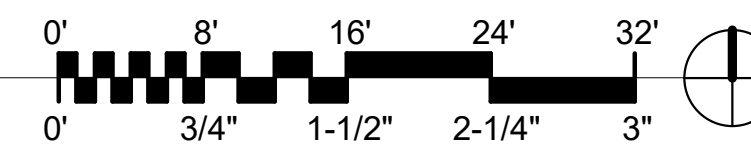
Facing Northeast at Existing Driveway/Street



Existing Home Parking Facing South

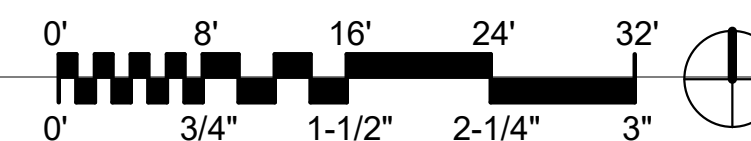


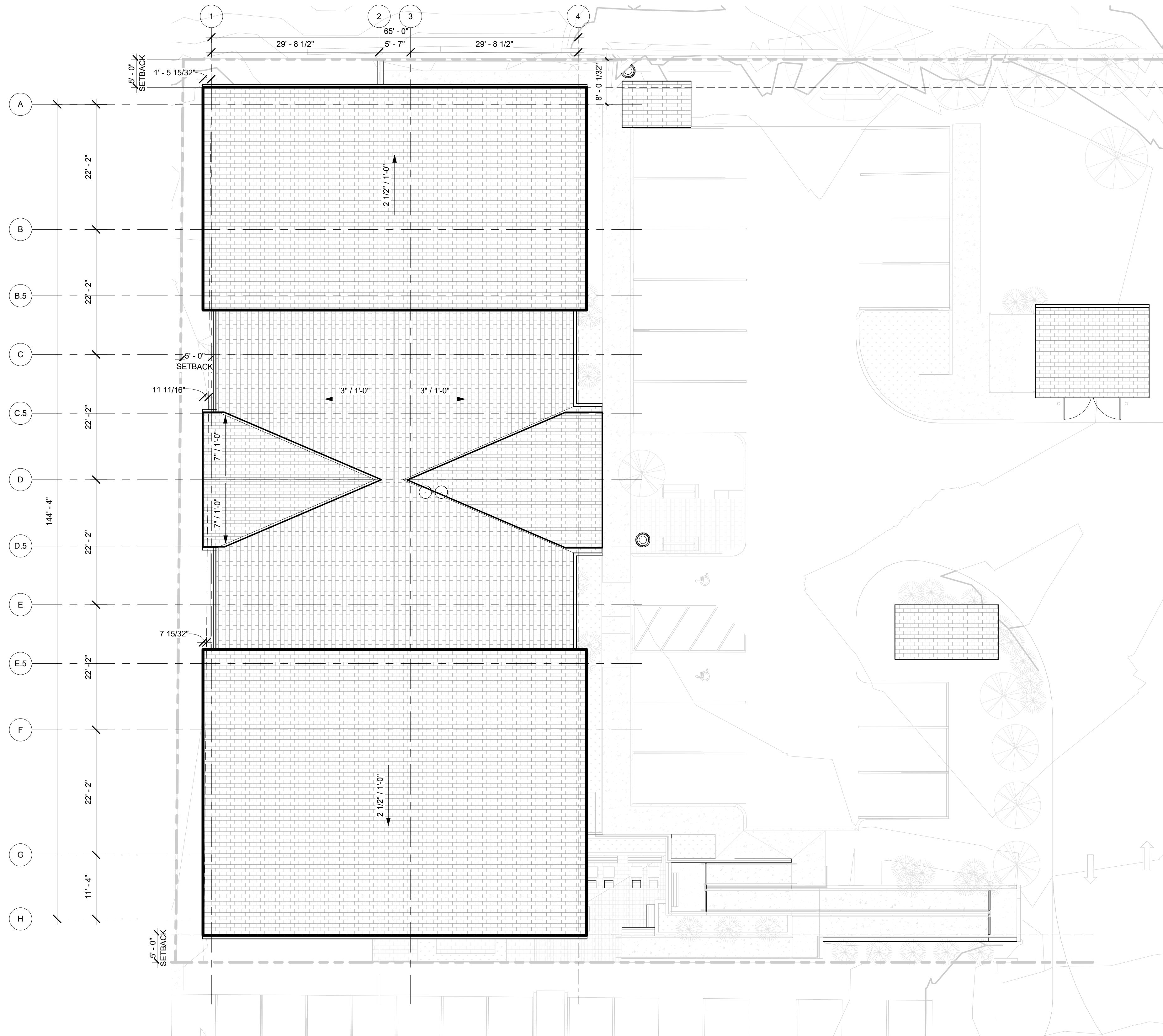
1 LEVEL 01 - FLOOR PLAN
3/32" = 1'-0"



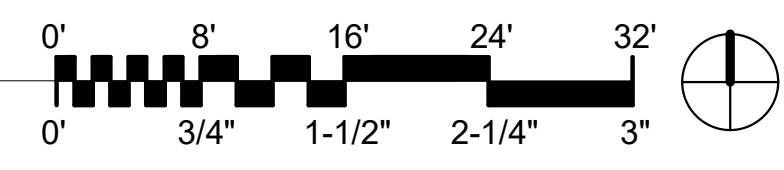


1 LEVEL 03
3/32" = 1'-0"

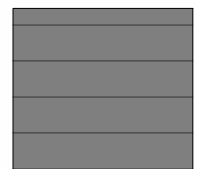
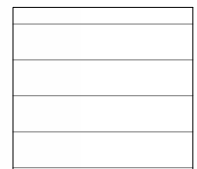
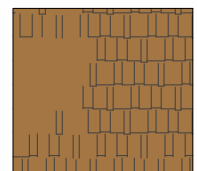
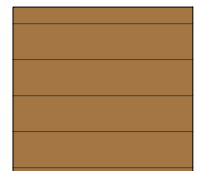
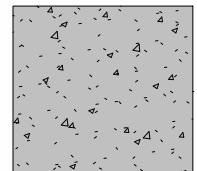






1 ROOF - FLOOR PLAN
3/32" = 1'-0"



MATERIAL LEGEND

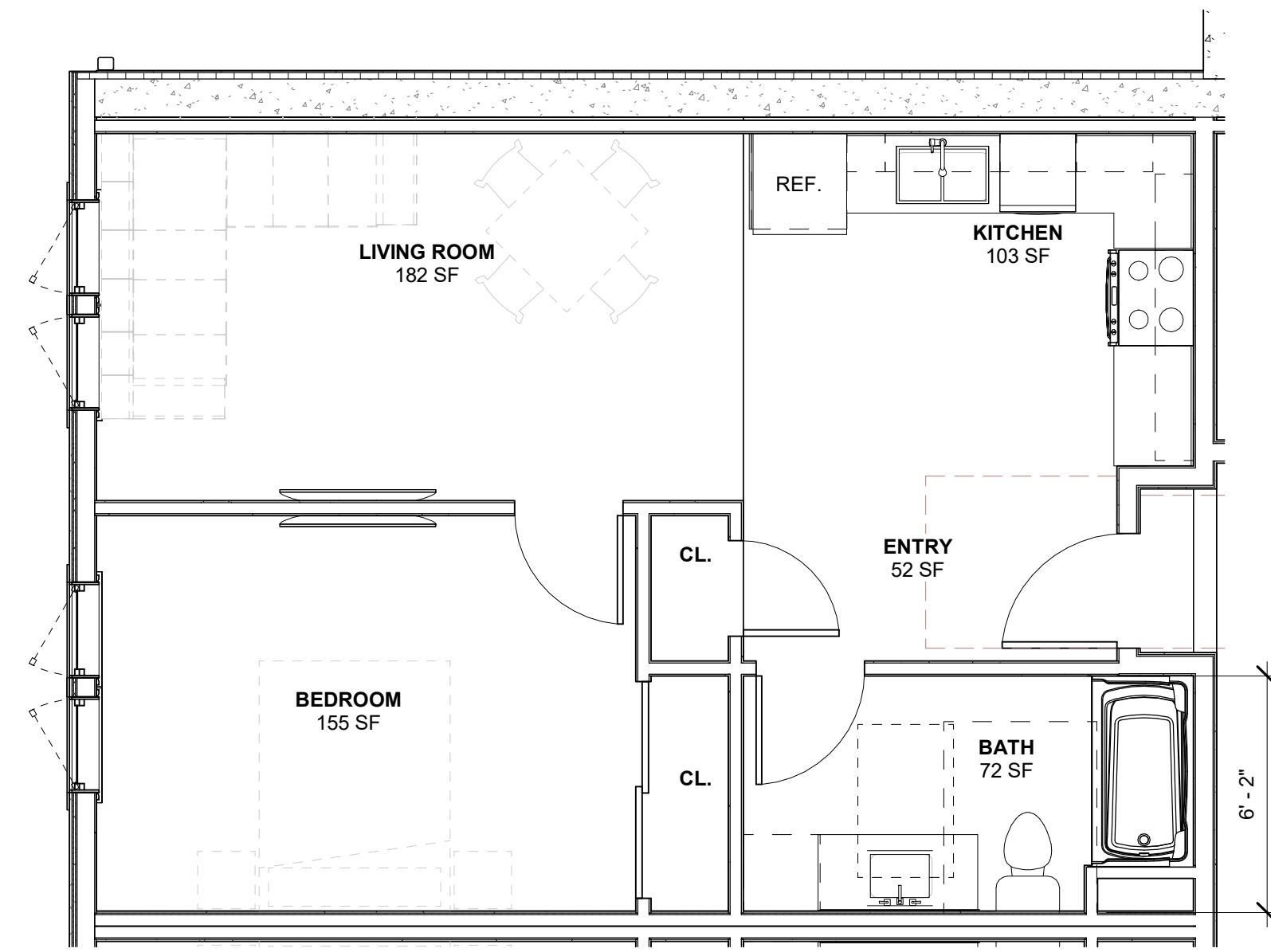
-  FIBER CEMENT LAP SIDING; GRAY; SMALL SCALE; HORIZONTAL
-  FIBER CEMENT LAP SIDING; WHITE; SMALL SCALE; HORIZONTAL
-  FIBER CEMENT SHAKE SIDING; WOOD TONE
-  FIBER CEMENT LAP SIDING; WOOD TONE; LARGE SCALE; HORIZONTAL
-  CAST-IN-PLACE CONCRETE; SMOOTH
-  ROOF FASCIA BOARD; DARK GRAY
-  ROOF - ASPHALT COMPOSITE MATERIAL ; GRAY



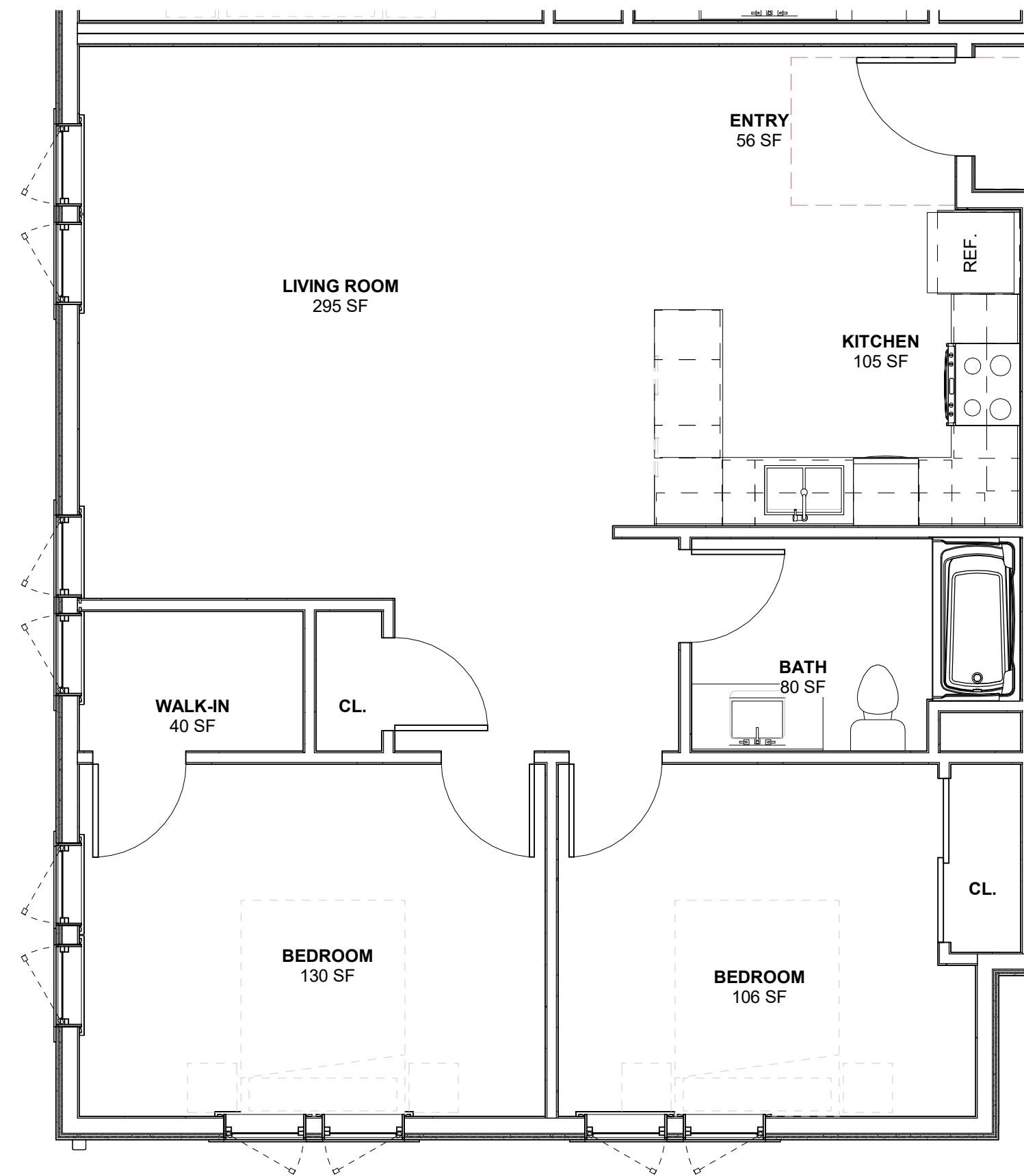
1 EXTERIOR FRONT EAST ELEVATION
1/8" = 1'-0"



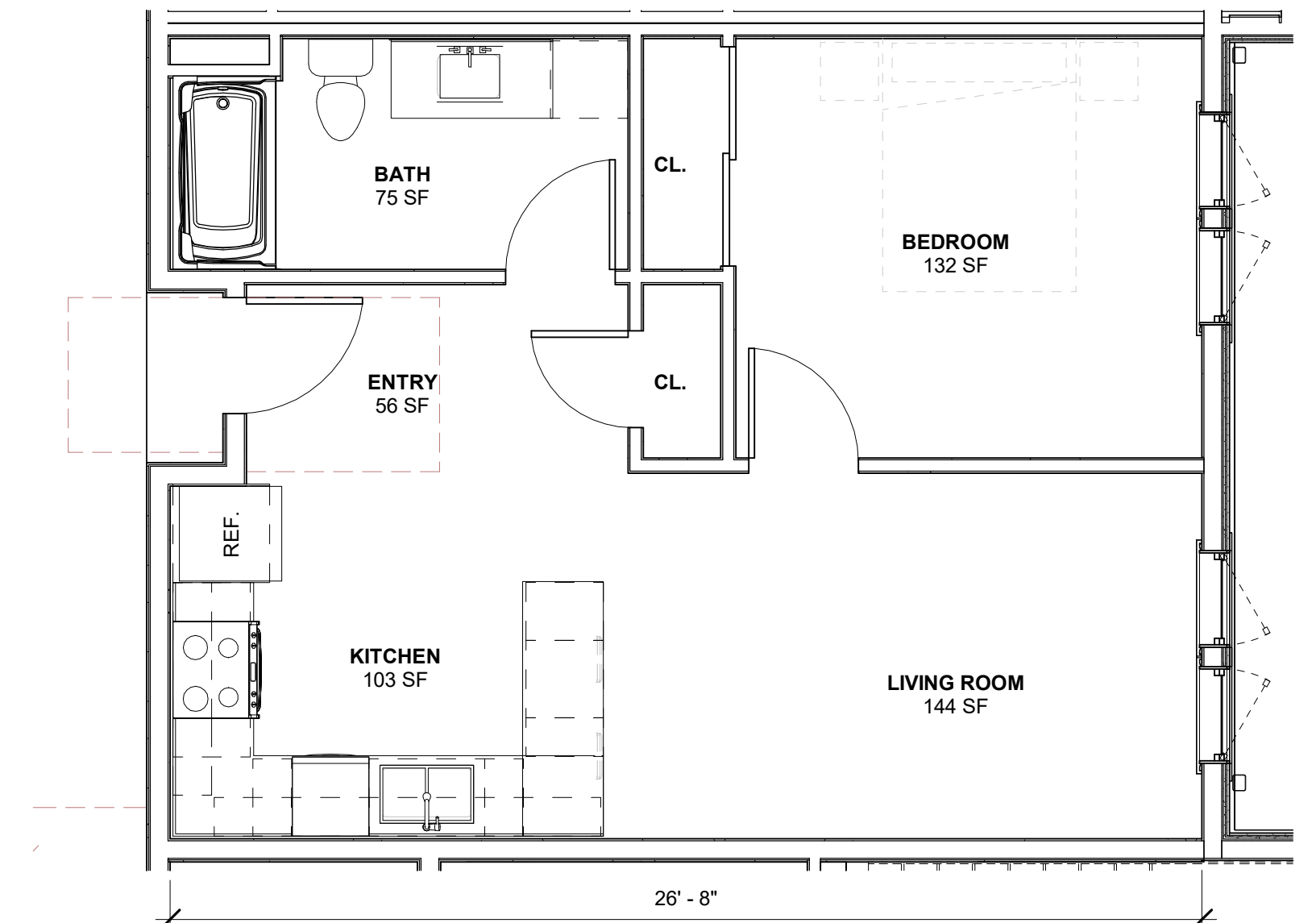
2 EXTERIOR - REAR WEST ELEVATION
1/8" = 1'-0"



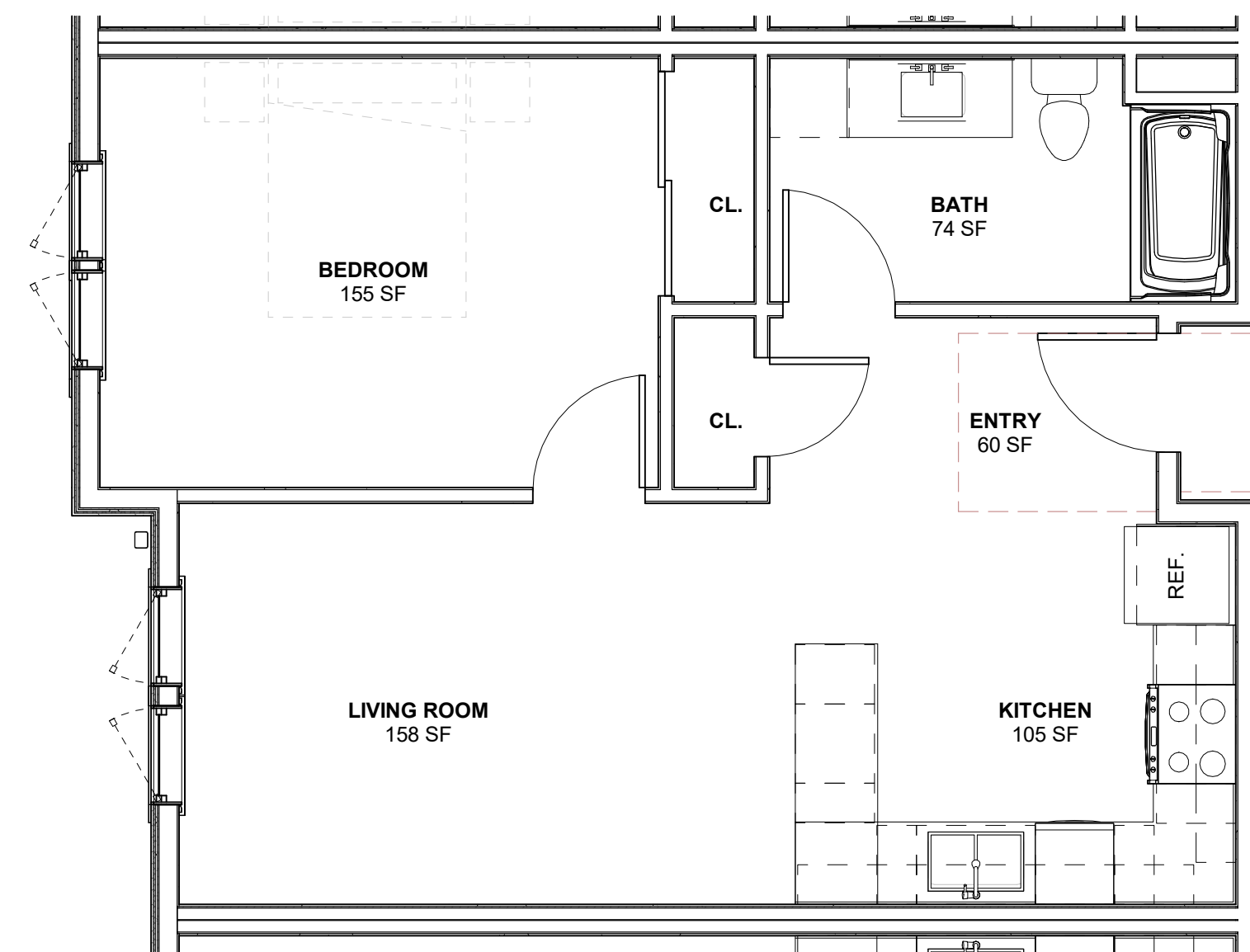
1 UNIT TYPE A - STANDARD 1 BEDROOM (565 SF)
1/4" = 1'-0"



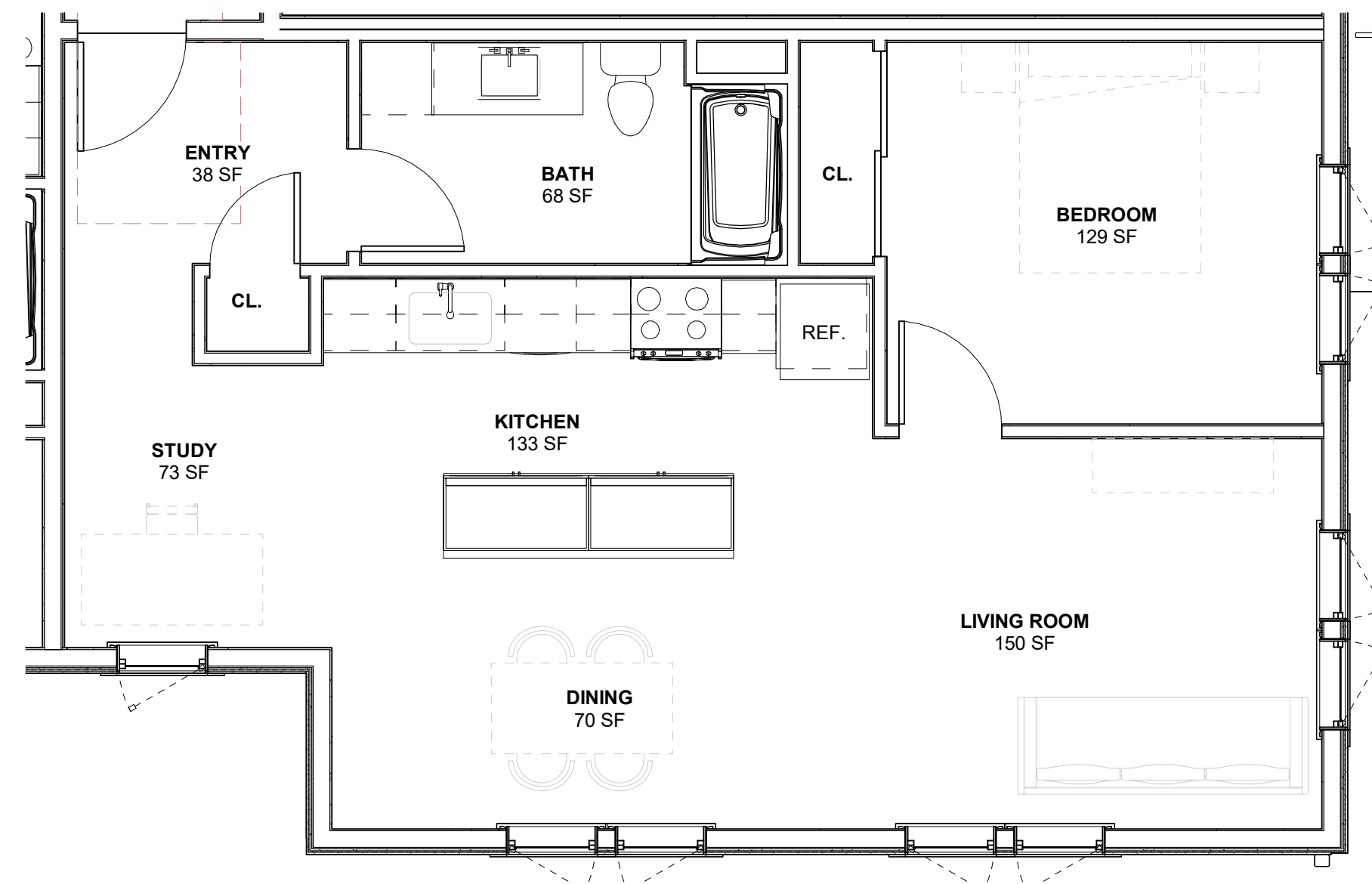
2 UNIT TYPE C - STANDARD 2 BEDROOM (550 SF)
1/4" = 1'-0"



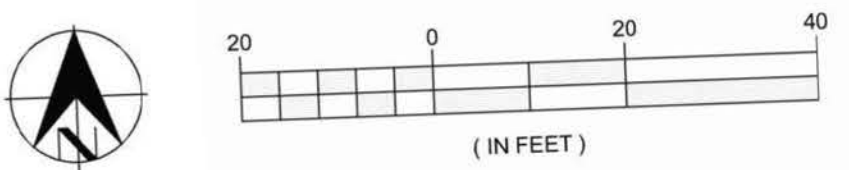
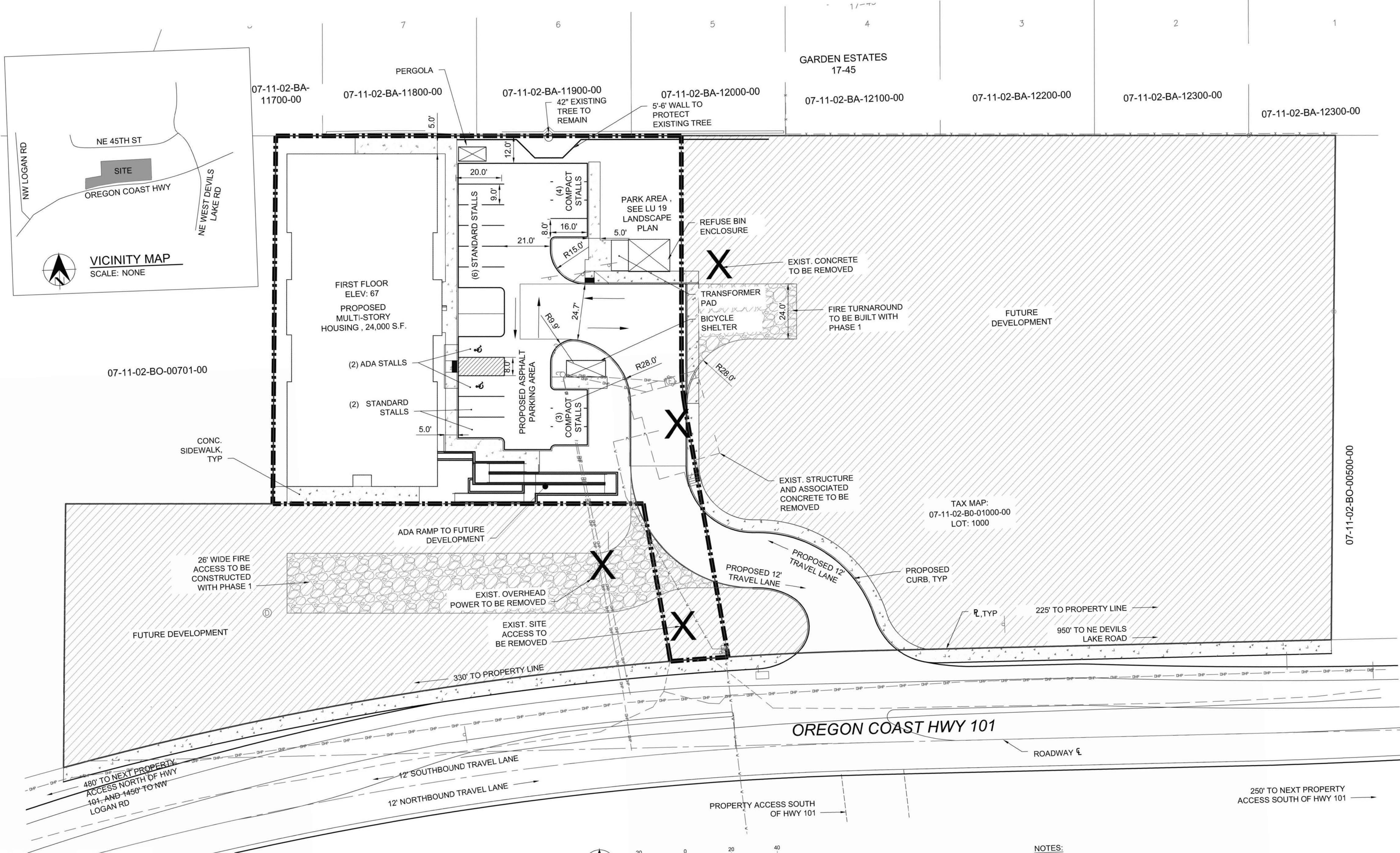
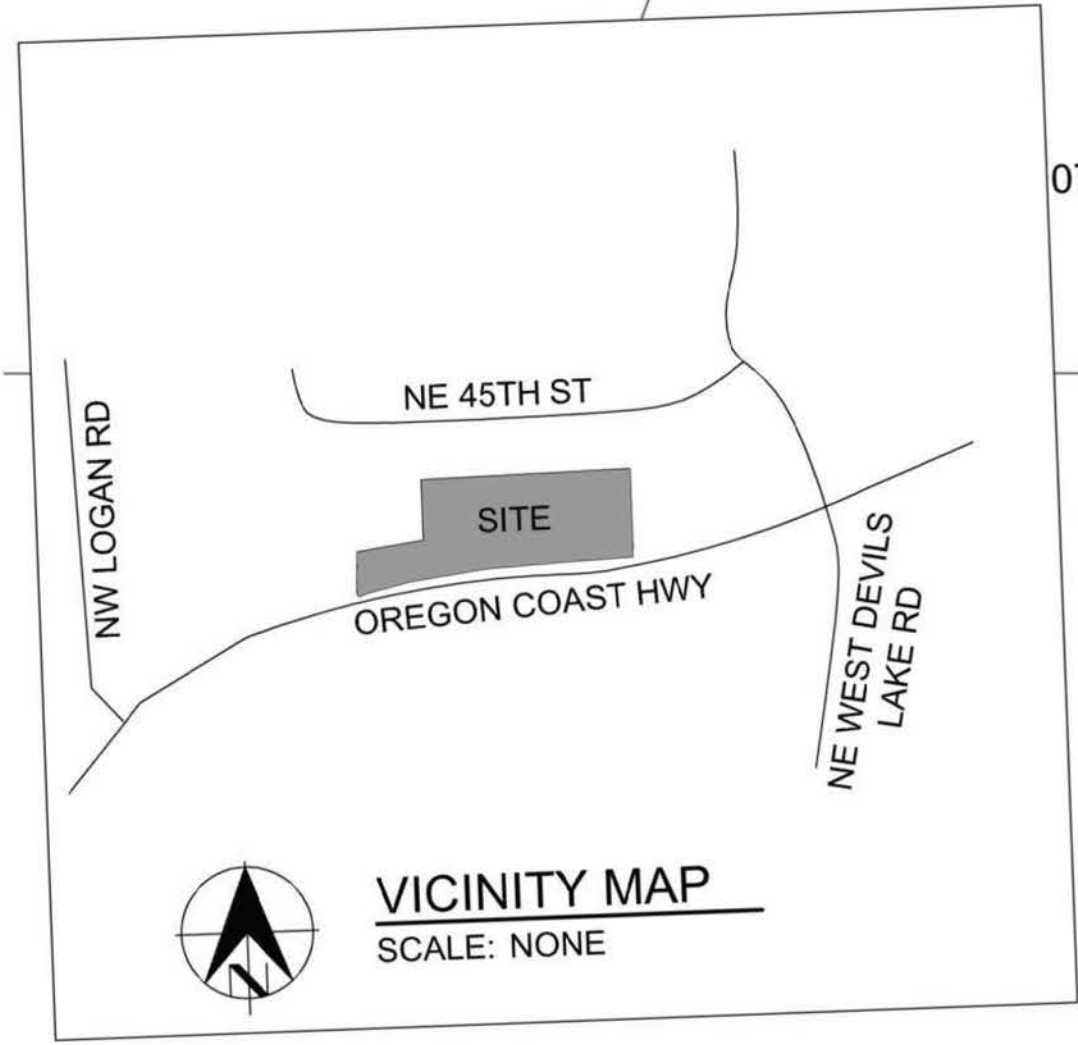
3 UNIT TYPE E - 1 BEDROOM (550 SF)
1/4" = 1'-0"



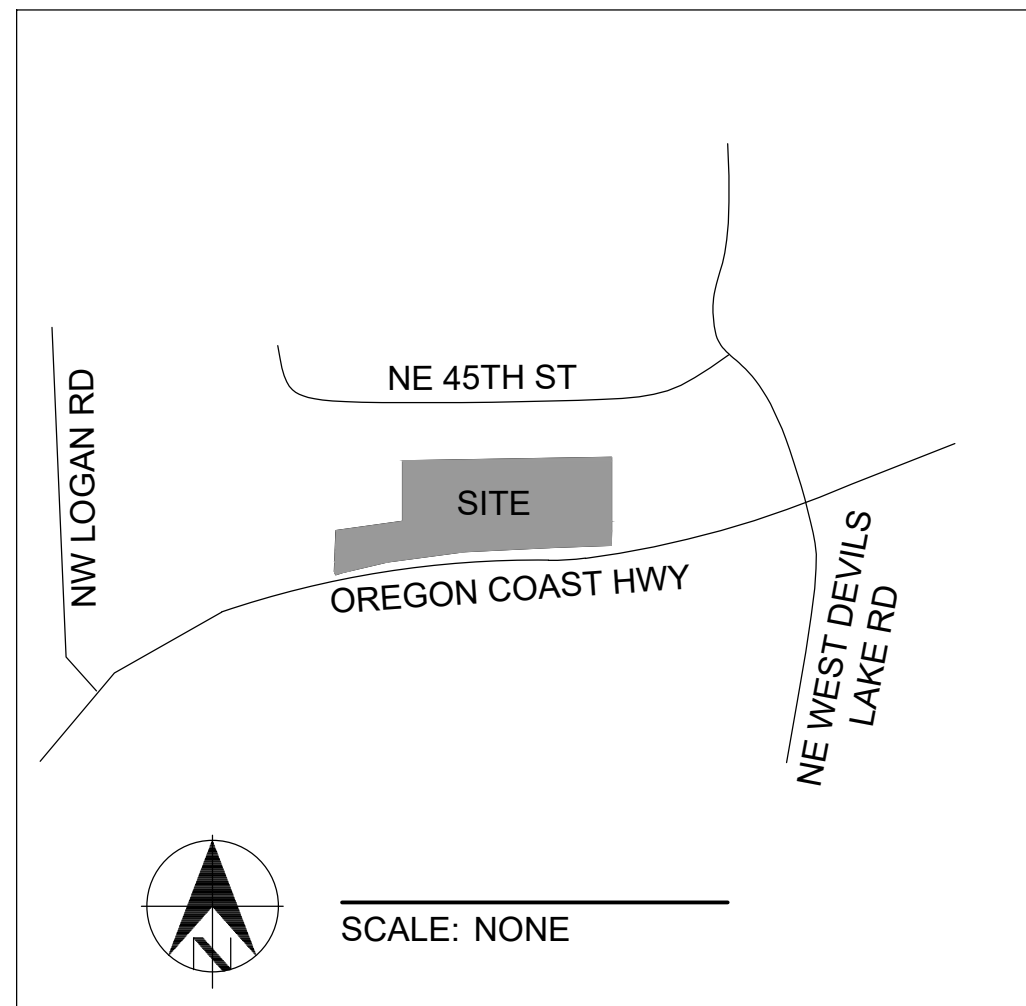
4 UNIT TYPE B - 1 BEDROOM (550 SF)
1/4" = 1'-0"



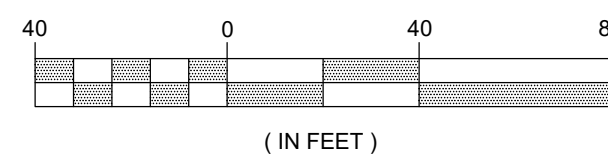
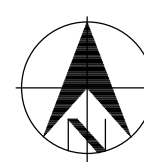
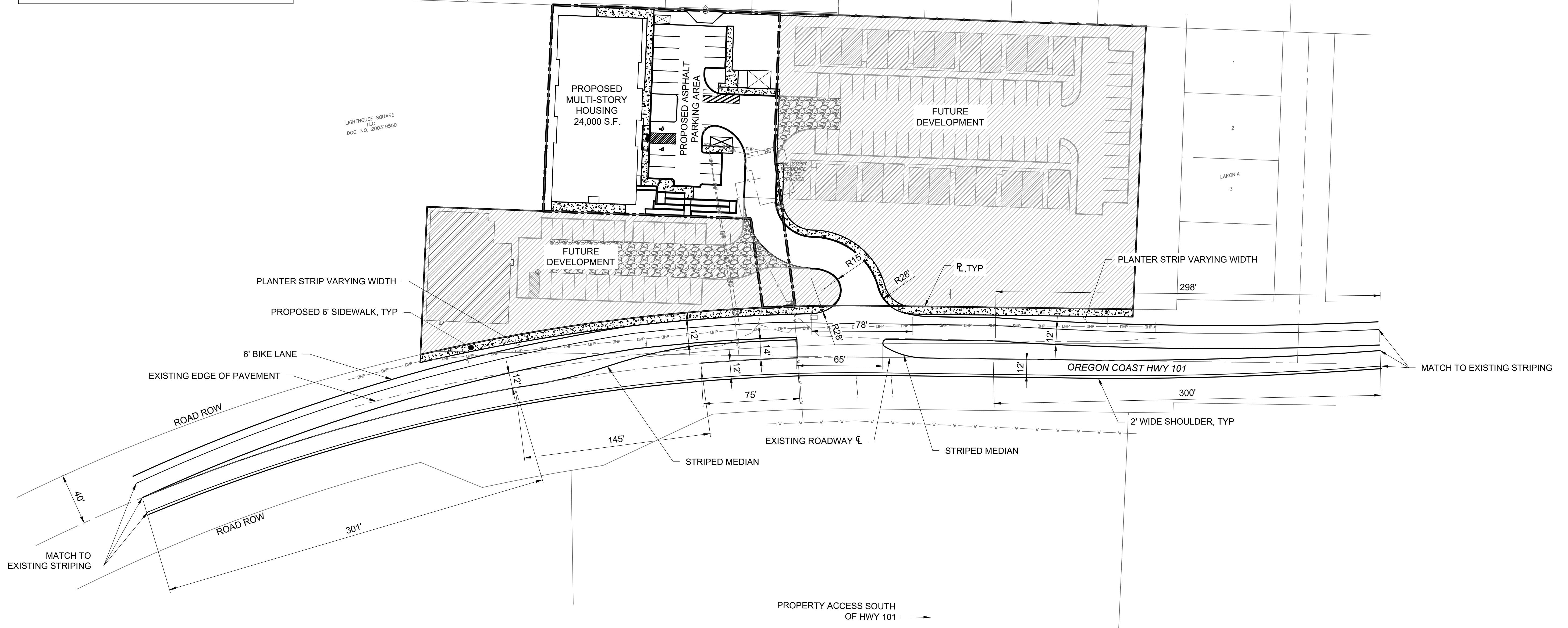
5 UNIT TYPE D - 1 BEDROOM (640 SF)
1/4" = 1'-0"



- NOTES:**
1. NO EXISTING STRUCTURES TO REMAIN
 2. DISTANCES TO PROPERTY LINES, NEARBY ACCESS POINTS AND INTERSECTIONS ARE RELATIVE TO CENTERLINE PROPOSED SITE ACCESS.
 3. DISTANCES TO NEARBY ACCESS POINTS AND INTERSECTIONS TAKEN FROM GOOGLE EARTH AND ARE APPROXIMATE.



LIGHTHOUSE SQUARE
LLC
DOC. NO. 200319550



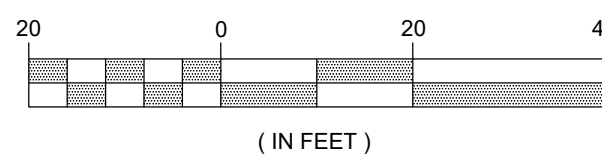
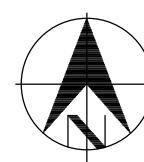
LEGEND

- ⊙ STORM DRAIN MANHOLE
- SD— STORM DRAIN LINE
- ▤ CATCH BASIN
- - - - - PROPERTY BOUNDARY
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- — — — — PROPOSED MAJOR CONTOUR
- — — — — PROPOSED MINOR CONTOUR



NOTES

1. ANY WORK DONE WITHIN THE CRITICAL ROOT ZONE (CRZ) OF, OR RELATED TO THE PRESERVATION OF, EXISTING TREES ON SITE TO BE PERFORMED PER ARBORIST'S RECOMMENDATIONS. REFER TO ARBORIST REPORT - VISUAL TREE ASSESSMENT, DATED MARCH 25, 2024 BY JOHN WHITE (ISA #PN-8208A) COAST TREE SERVICE.
2. ARBORIST TO BE PRESENT ON SITE DURING ANY WORK PERFORMED WITHIN THE CRZ OF EXISTING TREES. ARBORIST TO IDENTIFY ANY CONFLICTS OF TREE PRESERVATION WITH SITE DESIGN ELEMENTS, AND ADVISE ACCORDINGLY. ***NOTE*** PER ISA STANDARDS, THE CRZ IS DEFINED AS "AN AREA EQUAL TO 1-FOOT RADIUS FROM THE BASE OF THE TREE'S TRUNK FOR EACH 1 INCH OF THE TREE'S DIAMETER AT 4.5' ABOVE GRADE."
3. CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OR HEALTH OF EXISTING TREES ON SITE.



LIGHTHOUSE VILLAGE SUPPORTIVE HOUSING

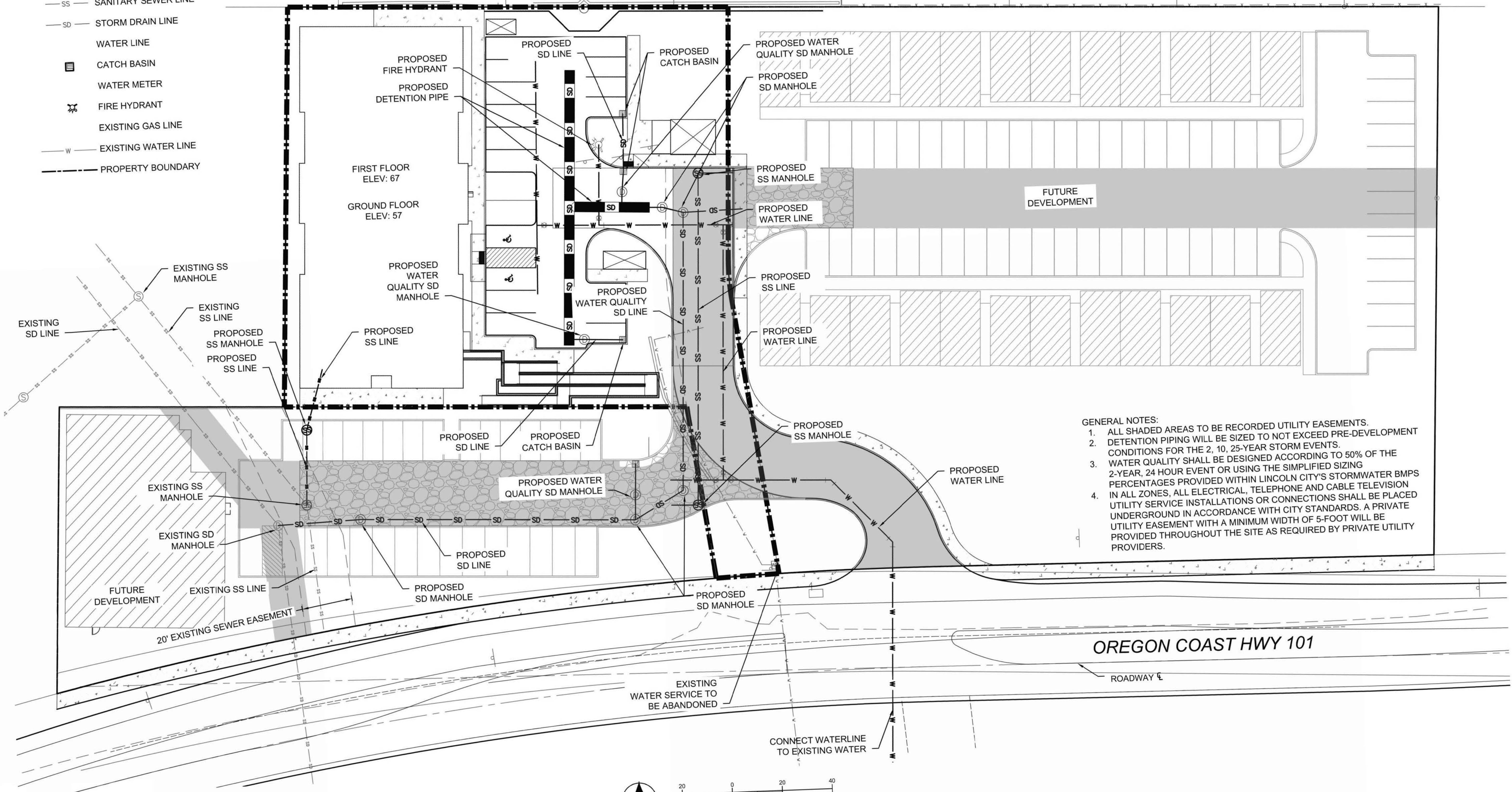
4225 HIGHWAY 101, LINCOLN CITY, OR 97367
 DATE: 05/24/2024
 LAND USE DEVELOPMENT APPLICATION

LU17

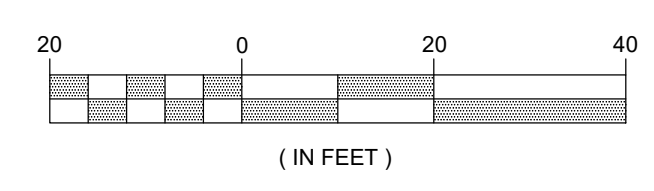
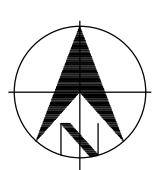
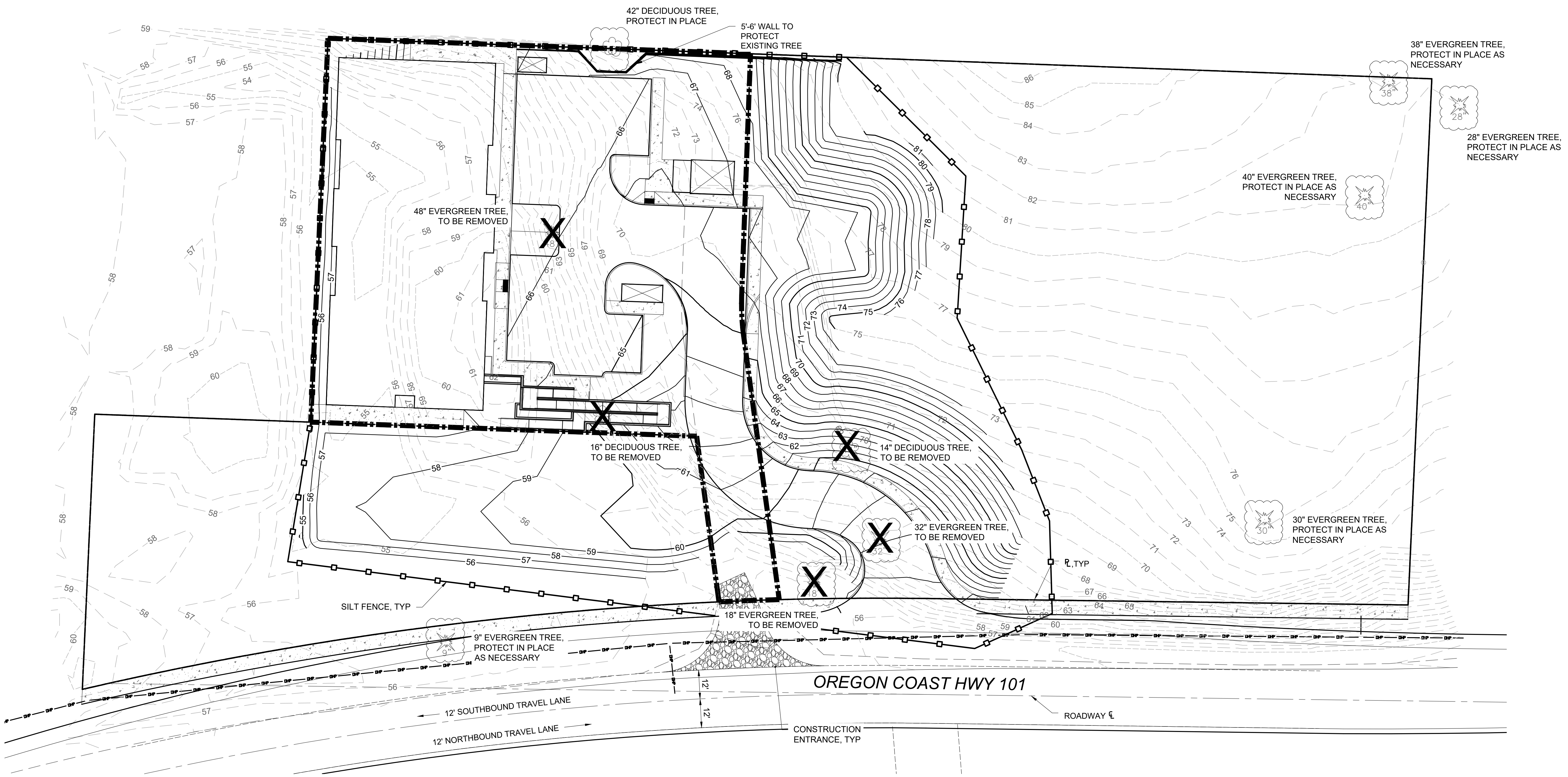
PRELIMINARY GRADING PLAN

LEGEND

- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY MANHOLE
- SS— SANITARY SEWER LINE
- SD— STORM DRAIN LINE
- WATER LINE
- ▣ CATCH BASIN
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- EXISTING GAS LINE
- W— EXISTING WATER LINE
- - - PROPERTY BOUNDARY



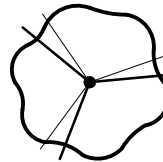
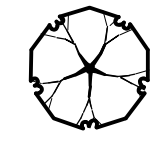
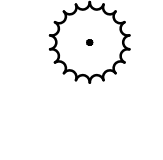
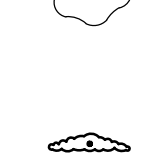
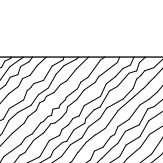
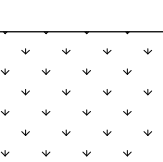

- GENERAL NOTES:**
1. ALL SHADED AREAS TO BE RECORDED UTILITY EASEMENTS.
 2. DETENTION PIPING WILL BE SIZED TO NOT EXCEED PRE-DEVELOPMENT CONDITIONS FOR THE 2, 10, 25-YEAR STORM EVENTS.
 3. WATER QUALITY SHALL BE DESIGNED ACCORDING TO 50% OF THE 2-YEAR, 24 HOUR EVENT OR USING THE SIMPLIFIED SIZING PERCENTAGES PROVIDED WITHIN LINCOLN CITY'S STORMWATER BMPS IN ALL ZONES, ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION UTILITY SERVICE INSTALLATIONS OR CONNECTIONS SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY STANDARDS. A PRIVATE UTILITY EASEMENT WITH A MINIMUM WIDTH OF 5-FOOT WILL BE PROVIDED THROUGHOUT THE SITE AS REQUIRED BY PRIVATE UTILITY PROVIDERS.
 - 4.




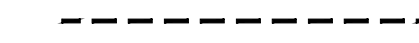




NOTES:

1. ANY WORK DONE WITHIN THE CRITICAL ROOT ZONE (CRZ) OF, OR RELATED TO THE PRESERVATION OF, EXISTING TREES ON SITE TO BE PERFORMED PER ARBORIST'S RECOMMENDATIONS. REFER TO ARBORIST REPORT - VISUAL TREE ASSESSMENT, DATED MARCH 25, 2024 BY JOHN WHITE (ISA #PN-8208A) COAST TREE SERVICE.
2. ARBORIST TO BE PRESENT ON SITE DURING ANY WORK PERFORMED WITHIN THE CRZ OF EXISTING TREES. ARBORIST TO IDENTIFY ANY CONFLICTS OF TREE PRESERVATION WITH SITE DESIGN ELEMENTS, AND ADVISE ACCORDINGLY.
3. ****NOTE**** PER ISA STANDARDS, THE CRZ IS DEFINED AS "AN AREA EQUAL TO 1-FOOT RADIUS FROM THE BASE OF THE TREE'S TRUNK FOR EACH 1 INCH OF THE TREE'S DIAMETER AT 4.5' ABOVE GRADE."
4. CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OR HEALTH OF EXISTING TREES ON SITE.

CONCEPT PLANT SCHEDULE

	QTY	SIZE	CONTAINER
 MEDIUM TREE ASH OR SIMILAR	13	3" CAL.	B&B
 SMALL TREE VINE MAPLE OR SIMILAR	21	1" CAL.	POT / B&B
 SMALL UPRIGHT CONIFER	20	4' HT.	POT / B&B
 SMALL NATIVE SHRUB OREGON GRAPE (OR SIMILAR)	76	1 GAL.	POT
 WYSTERIA VINE	4	1 GAL.	POT
 LOW NATIVE SHRUB MIX SWORD FERN KINNIKINNICK	2,587 SF	4"	POT
 TURF GRASS HYDROSEED - PERENNIAL RYGRASS BLEND	1,010 SF	-	

LEGEND

	PROPERTY LINE
	STRUCTURE ABOVE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)
	PROPOSED CONTOUR (MINOR)

LANDSCAPE CODE COMPLIANCE:

LOT PERIMETER (LINEAR FEET): 820
LOT AREA (SQUARE FEET): 30,217

TOTAL NUMBER OF TREES REQUIRED: 9
TOTAL NUMBER OF TREES PROPOSED: 34

TOTAL NUMBER OF SHRUBS REQUIRED: 28
TOTAL NUMBER OF SHRUBS PROPOSED: 104

SQUARE FOOTAGE OF LANDSCAPE REQUIRED: N/A
SQUARE FOOTAGE OF LANDSCAPE PROPOSED: 5,997 (20% OF TOTAL)

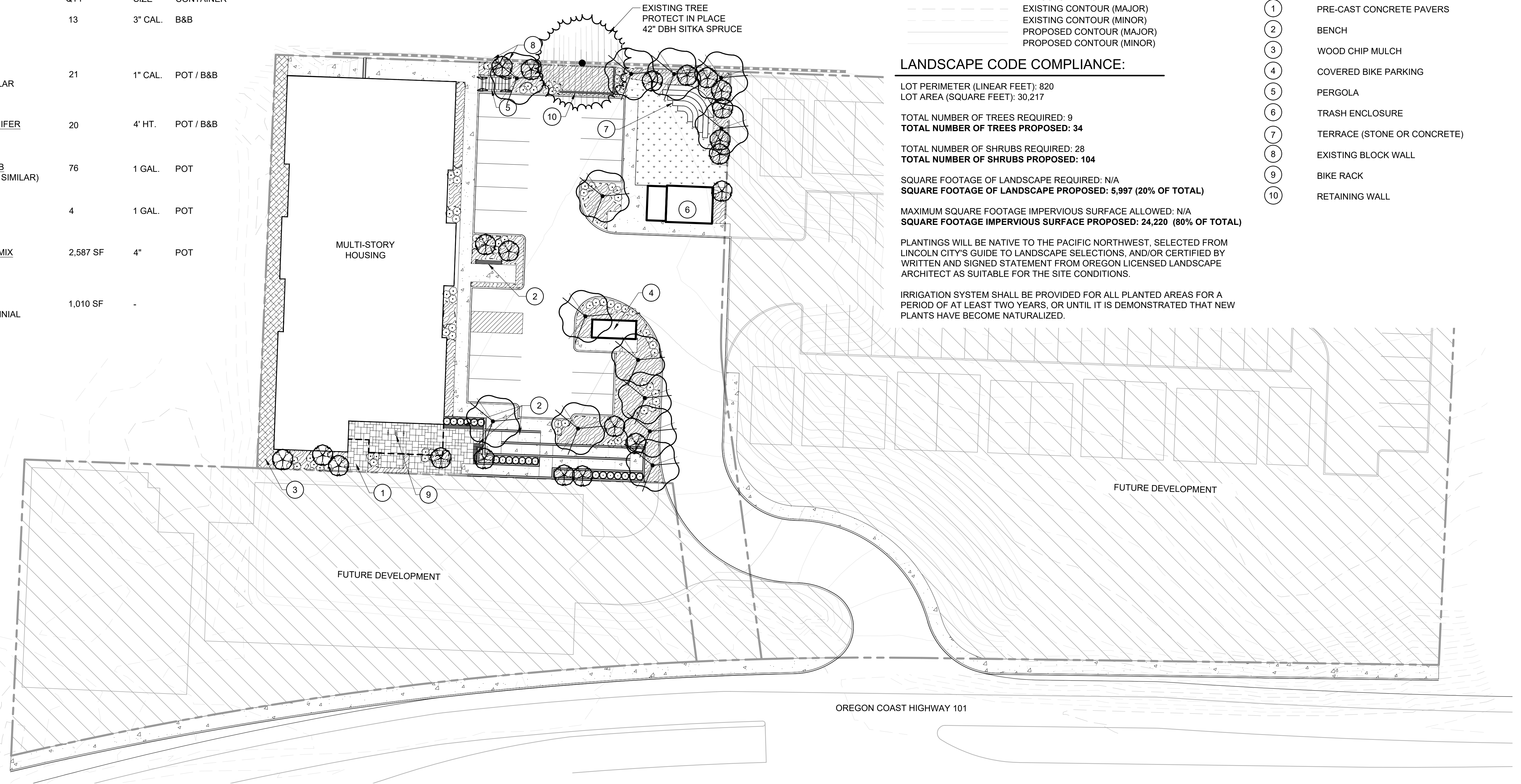
MAXIMUM SQUARE FOOTAGE IMPERVIOUS SURFACE ALLOWED: N/A
SQUARE FOOTAGE IMPERVIOUS SURFACE PROPOSED: 24,220 (80% OF TOTAL)

PLANTINGS WILL BE NATIVE TO THE PACIFIC NORTHWEST, SELECTED FROM LINCOLN CITY'S GUIDE TO LANDSCAPE SELECTIONS, AND/OR CERTIFIED BY WRITTEN AND SIGNED STATEMENT FROM OREGON LICENSED LANDSCAPE ARCHITECT AS SUITABLE FOR THE SITE CONDITIONS.

IRRIGATION SYSTEM 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.

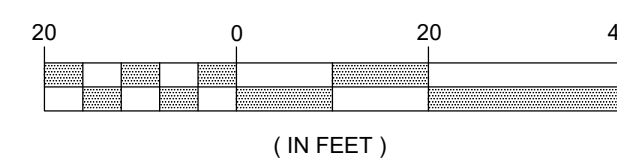
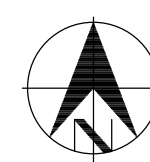
REFERENCE NOTES SCHEDULE

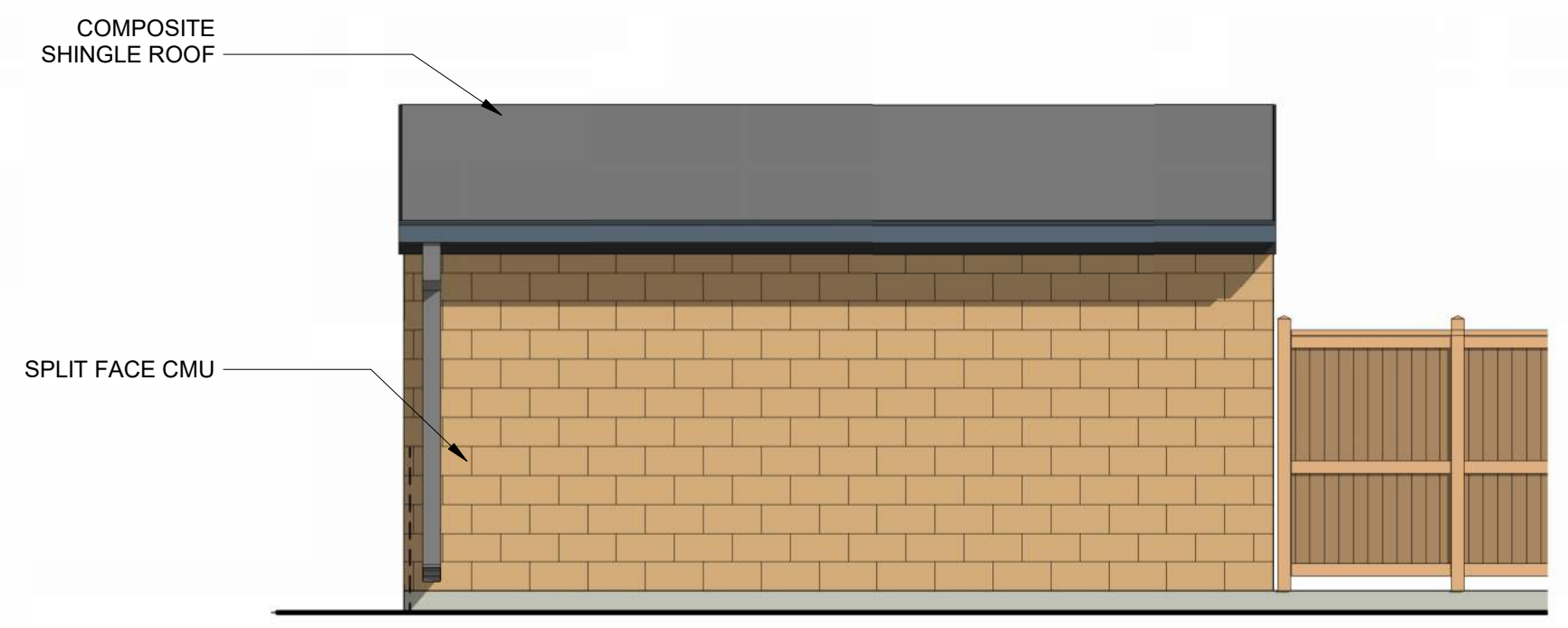
SYMBOL	DESCRIPTION
①	PRE-CAST CONCRETE PAVERS
②	BENCH
③	WOOD CHIP MULCH
④	COVERED BIKE PARKING
⑤	PERGOLA
⑥	TRASH ENCLOSURE
⑦	TERRACE (STONE OR CONCRETE)
⑧	EXISTING BLOCK WALL
⑨	BIKE RACK
⑩	RETAINING WALL



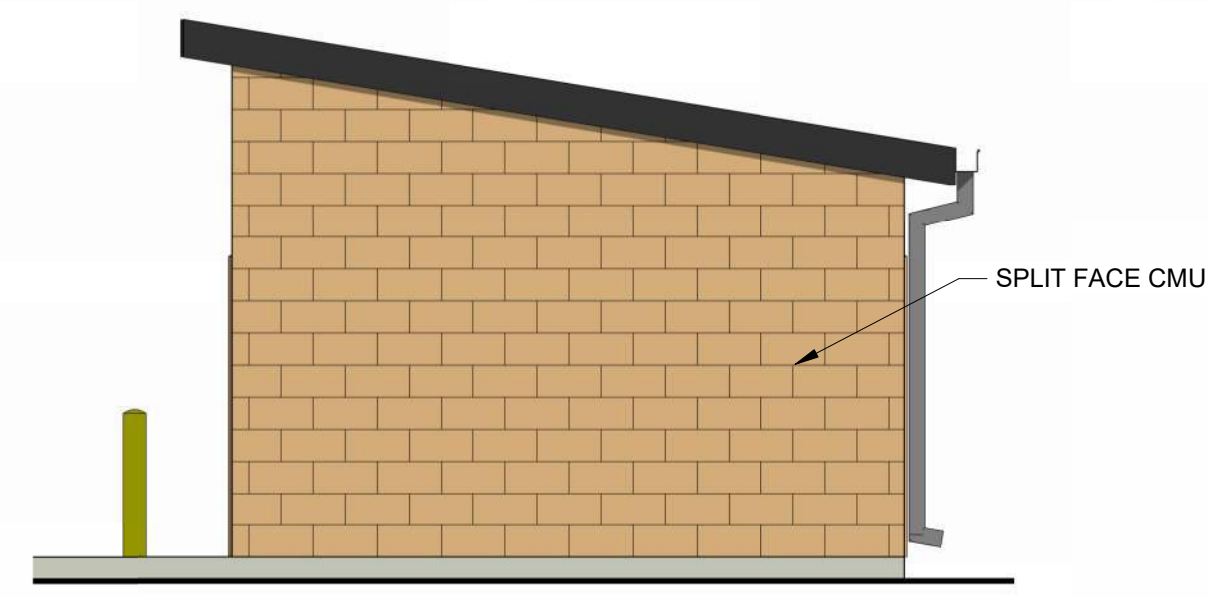
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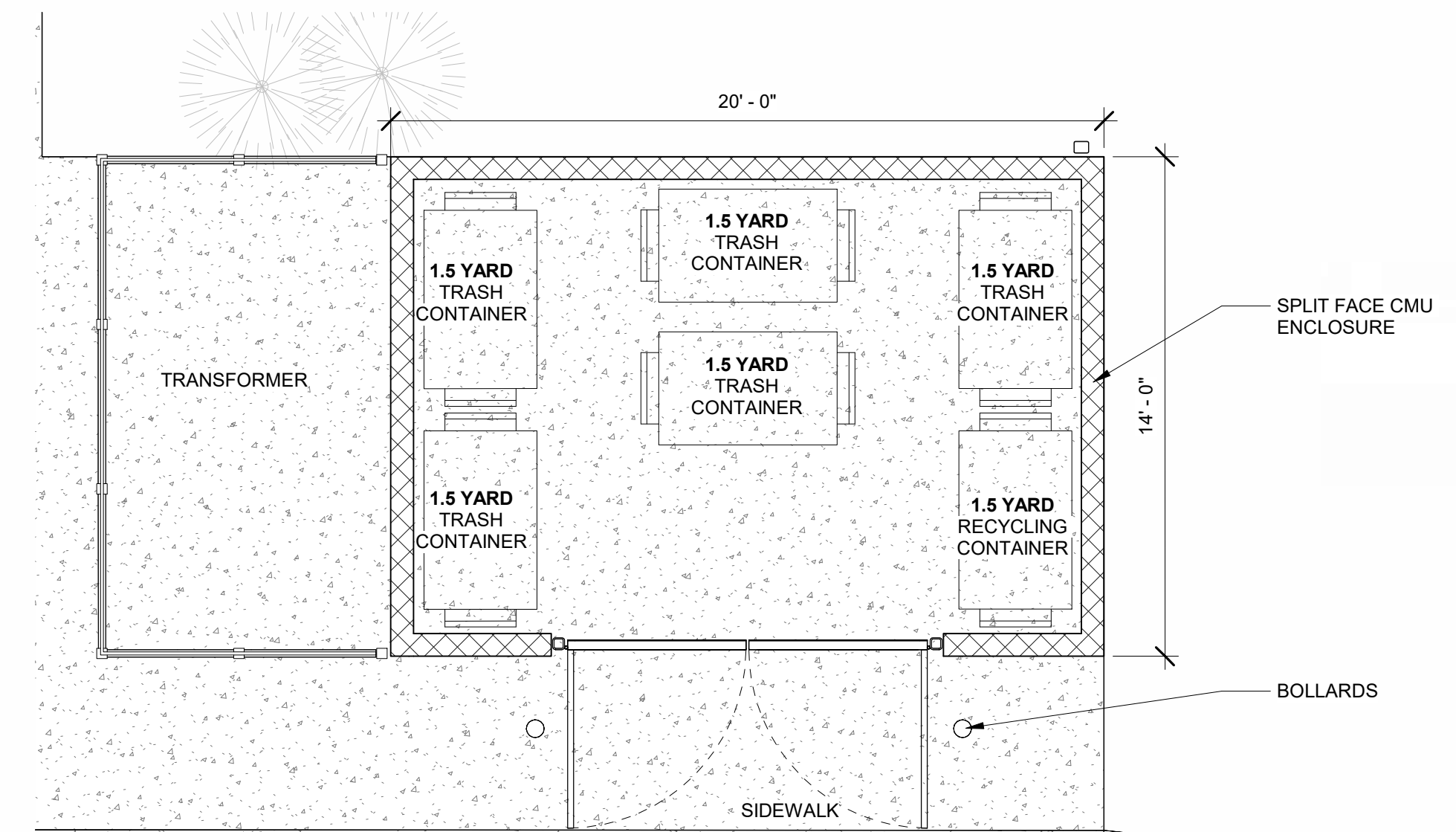




2 EXTERIOR ELEVATION - TRASH ENCLOSURE NORTH
1/4" = 1'-0"



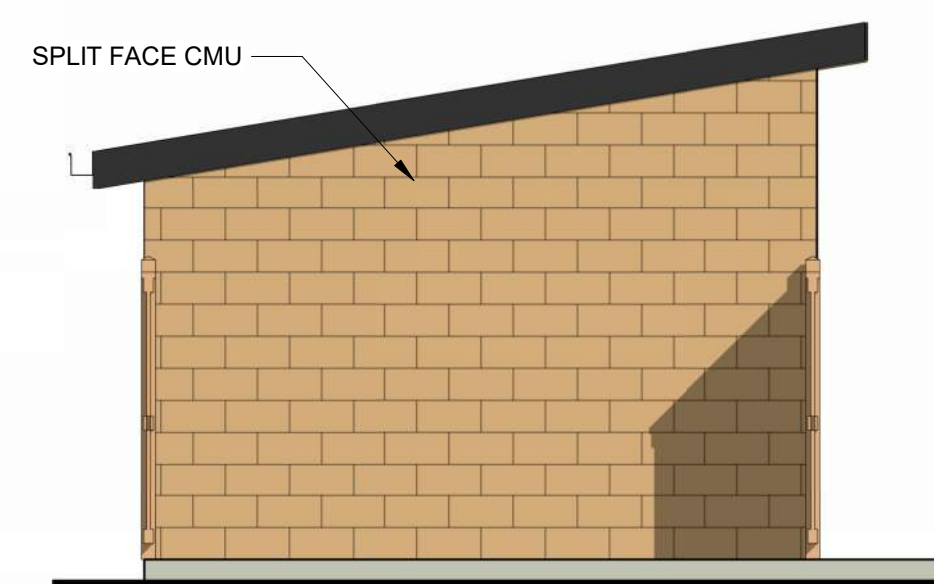
3 EXTERIOR ELEVATION - TRASH ENCLOSURE EAST
1/4" = 1'-0"



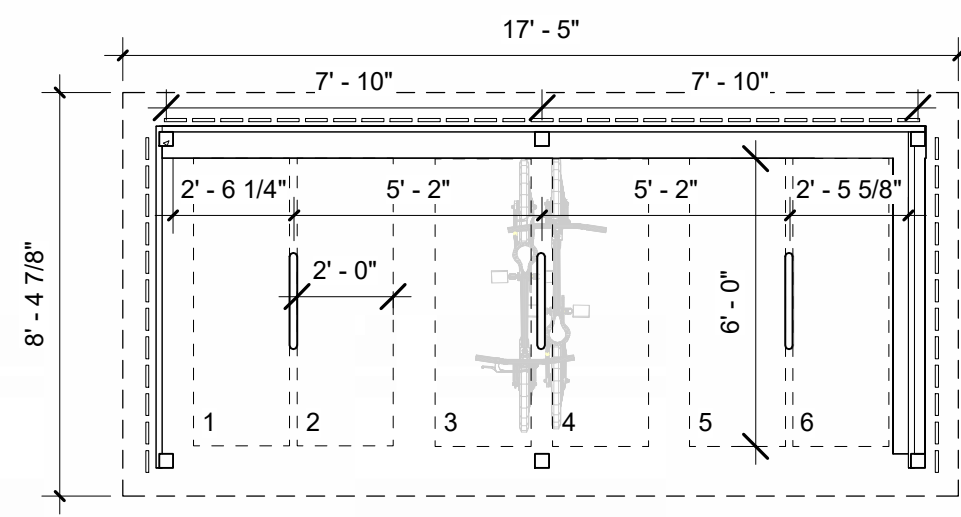
1 ENLARGED SITE PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



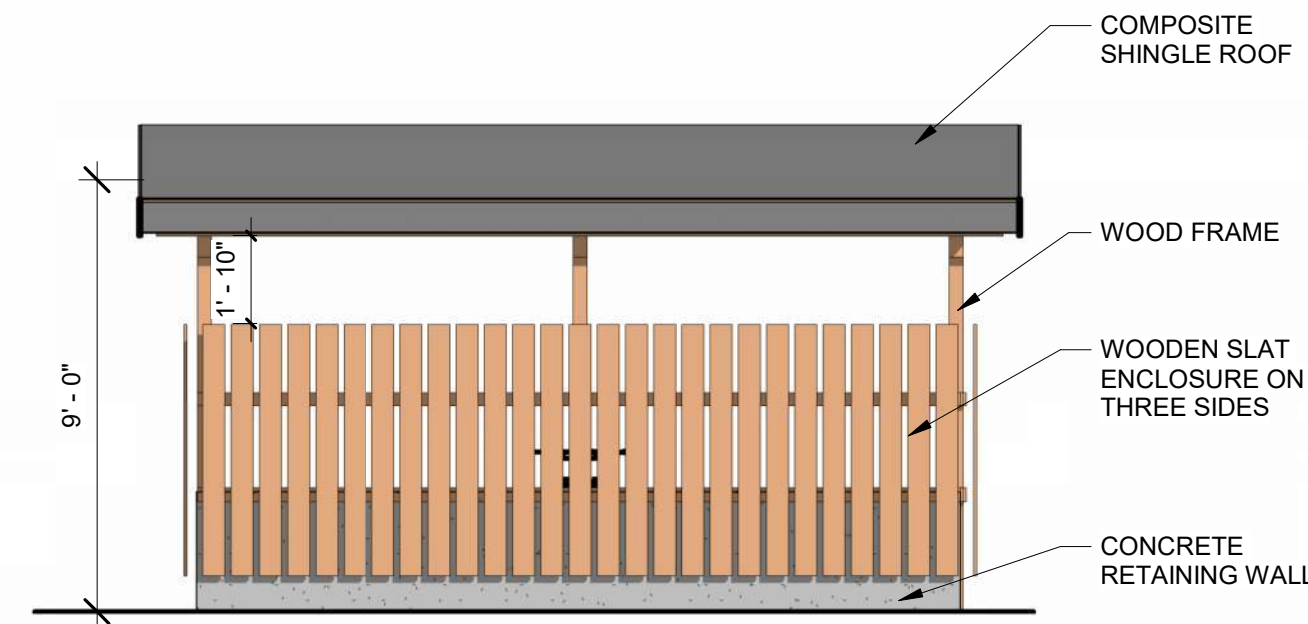
4 EXTERIOR ELEVATION - TRASH ENCLOSURE SOUTH
1/4" = 1'-0"



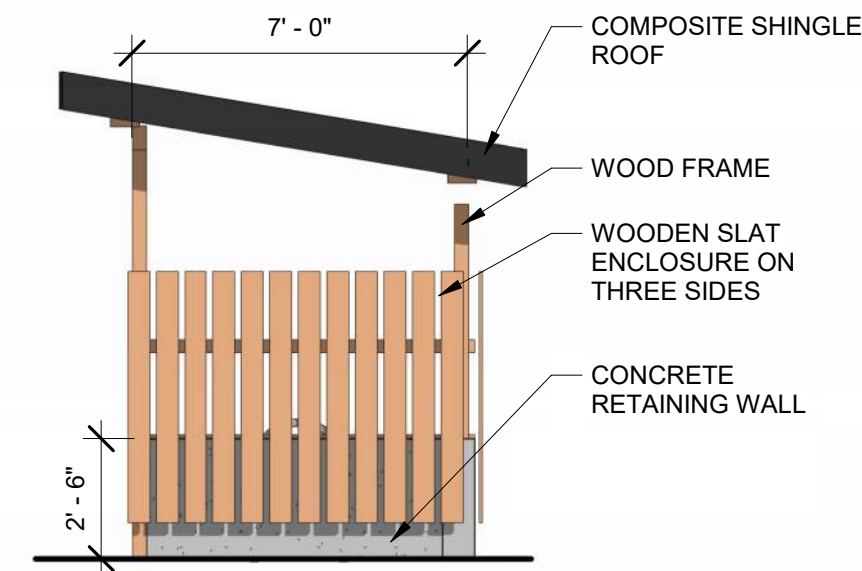
5 EXTERIOR ELEVATION - TRASH ENCLOSURE WEST
1/4" = 1'-0"



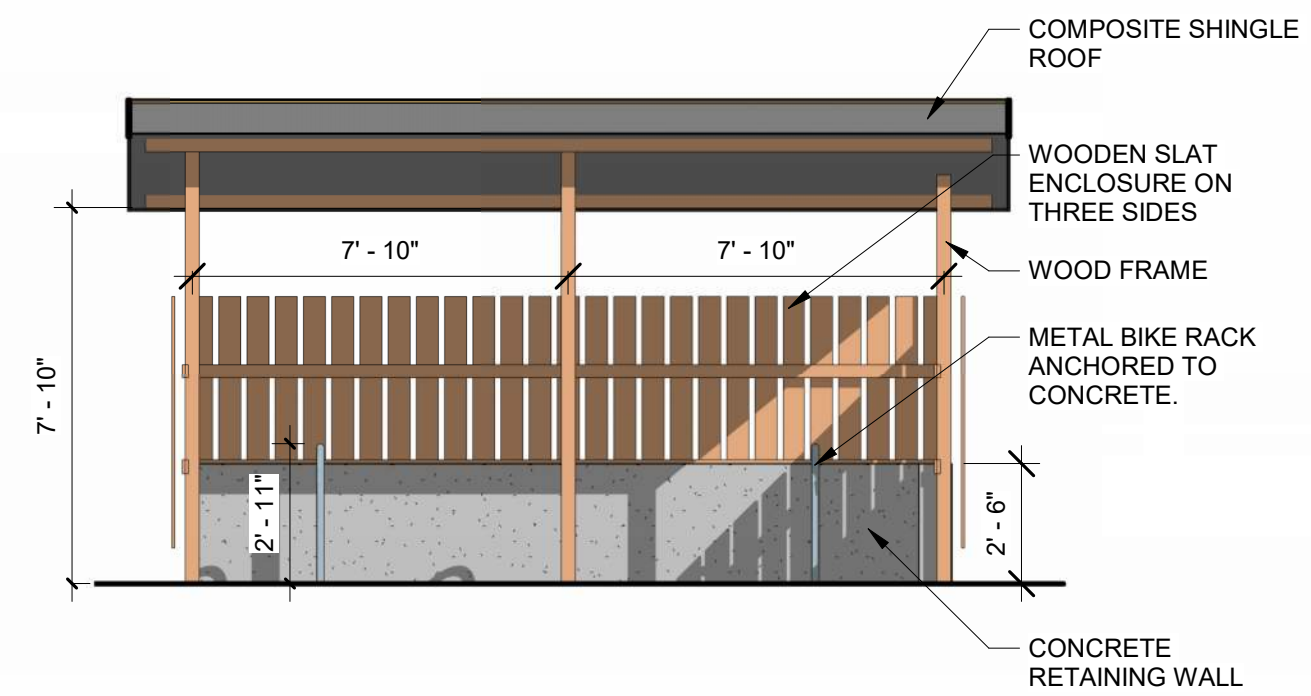
1 ENLARGED SITE PLAN - BIKE ENCLOSURE
1/4" = 1'-0"



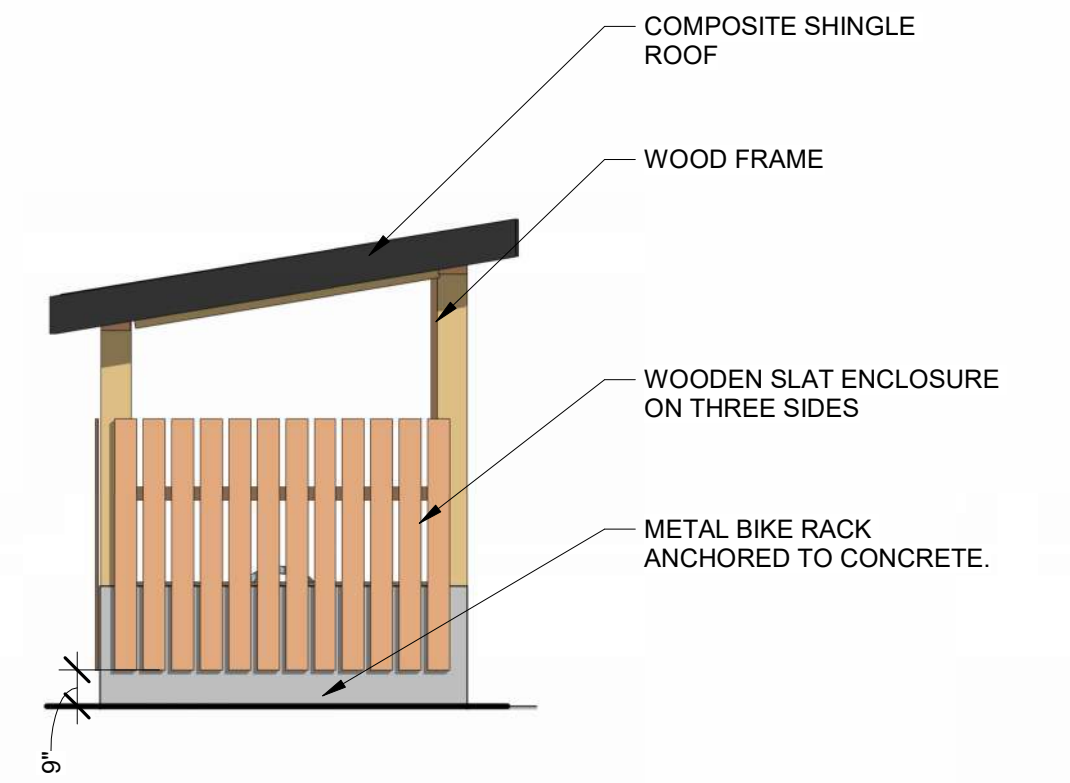
2 EXTERIOR ELEVATION - BIKE ENCLOSURE NORTH
1/4" = 1'-0"



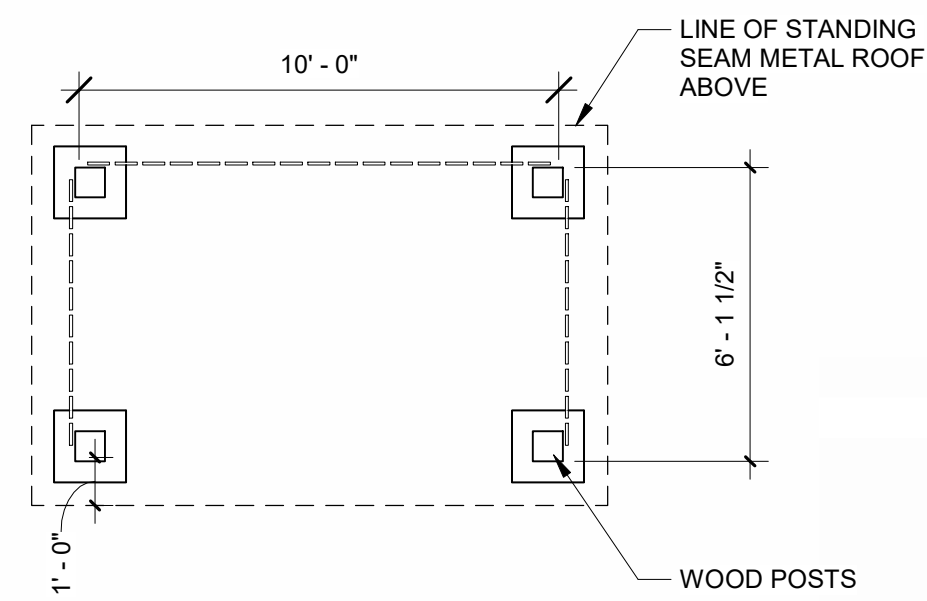
3 EXTERIOR ELEVATION - BIKE ENCLOSURE EAST
1/4" = 1'-0"



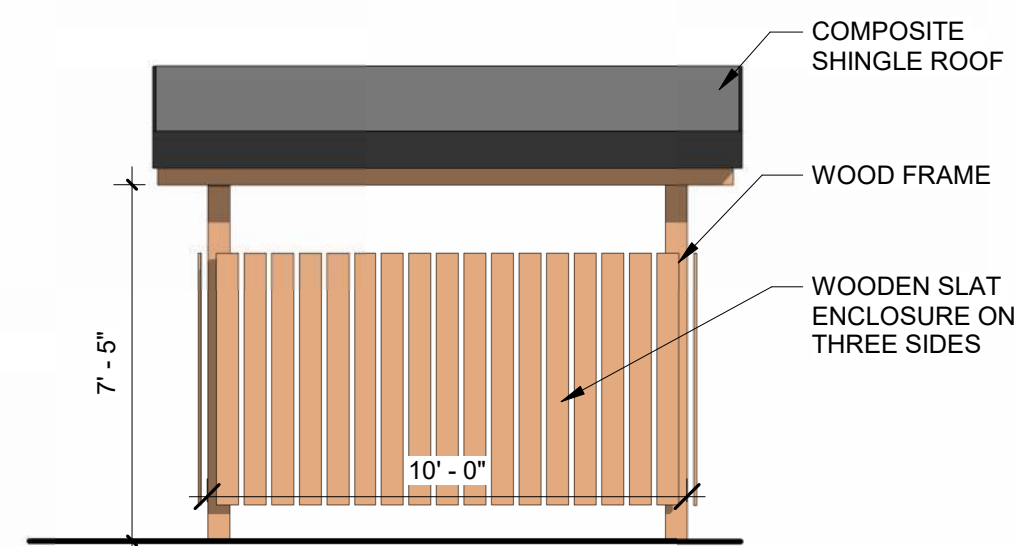
4 EXTERIOR ELEVATION - BIKE ENCLOSURE SOUTH
1/4" = 1'-0"



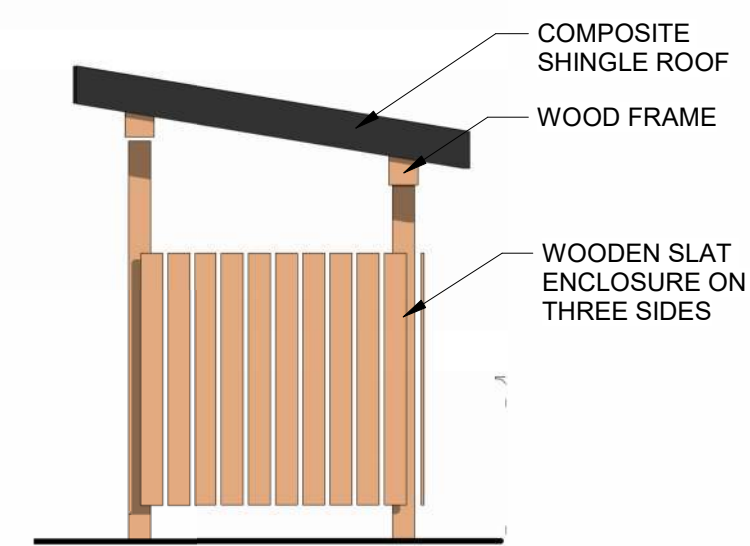
5 EXTERIOR ELEVATION - BIKE ENCLOSURE WEST
1/4" = 1'-0"



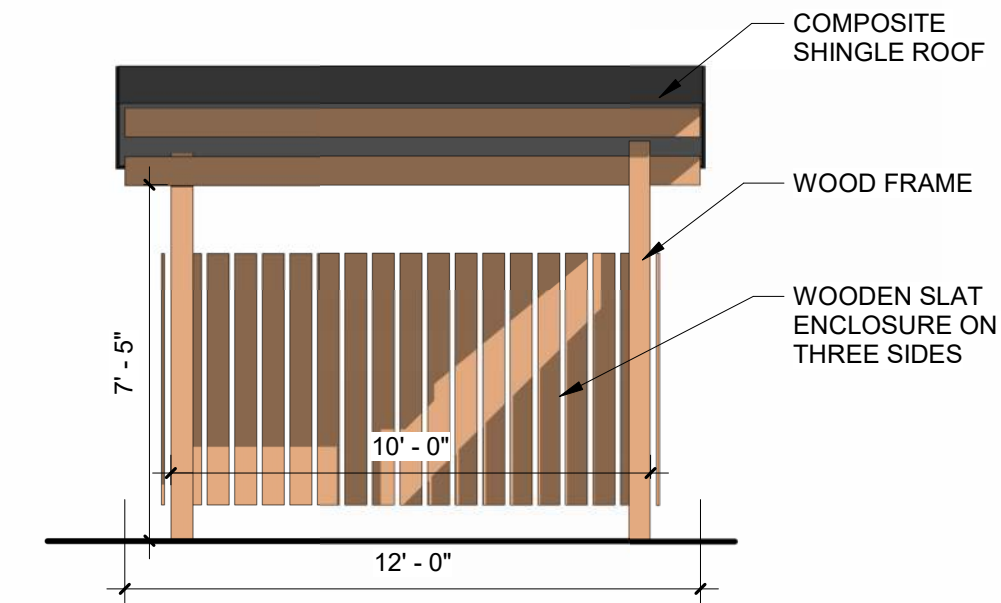
6 ENLARGED SITE PLAN - PERGOLA
1/4" = 1'-0"



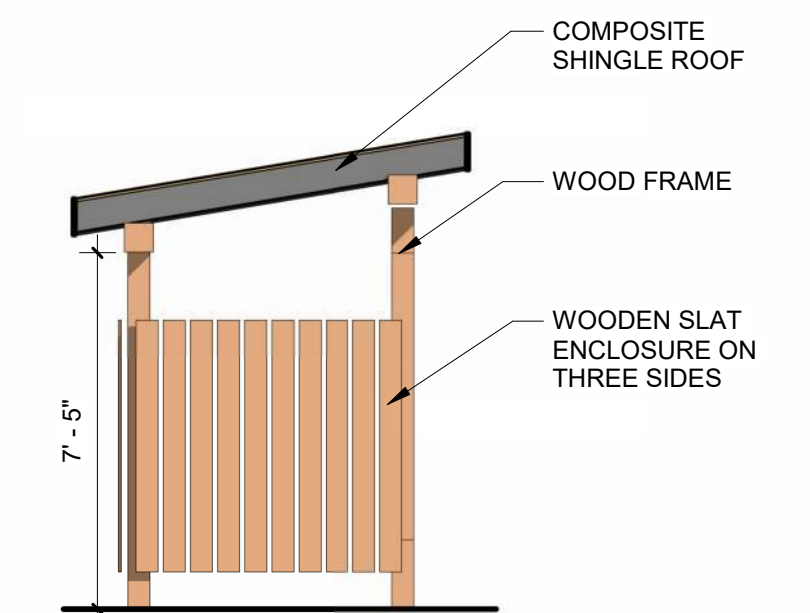
7 EXTERIOR ELEVATION - PERGOLA NORTH
1/4" = 1'-0"



8 EXTERIOR ELEVATION - PERGOLA EAST
1/4" = 1'-0"



9 EXTERIOR ELEVATION - PERGOLA SOUTH
1/4" = 1'-0"



10 EXTERIOR ELEVATION - PERGOLA WEST
1/4" = 1'-0"