

BANDON BEACH HOTEL

1090 Portland Ave SW, Bandon, OR 97411

PLAN REVIEW PERMIT

OCTOBER 14, 2020

SCOPE OF WORK

1. DEMOLITION OF EXISTING STRUCTURES
2. CONSTRUCTION OF NEW HOTEL (R1), RESTAURANT(A2) & PARKING

APPLICABLE CODES BY JURISDICTION

2014 OREGON STRUCTURAL SPECIALTY CODE
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE

NOTE: RENDERING IS CONCEPTUAL AND FOR REFERENCE ONLY. ACTUAL CONDITIONS, LANDSCAPING & MATERIALS MAY VARY.



PROJECT TEAM MEMBERS

BANDON BEACH HOTEL
1090 Portland Ave SW
Bandon, OR 97411

NORTHWORKS ARCHITECTS & PLANNERS
1512 N. Throop Street
Chicago, IL 60642

ARCHITECT OF RECORD

CASCADIA GEOSERVICES, INC.
190 6th Street, PO Box 1026
Port Orford, OR 97465
541-655-0021 (Phone)

GEOTECHNICAL ENGINEER

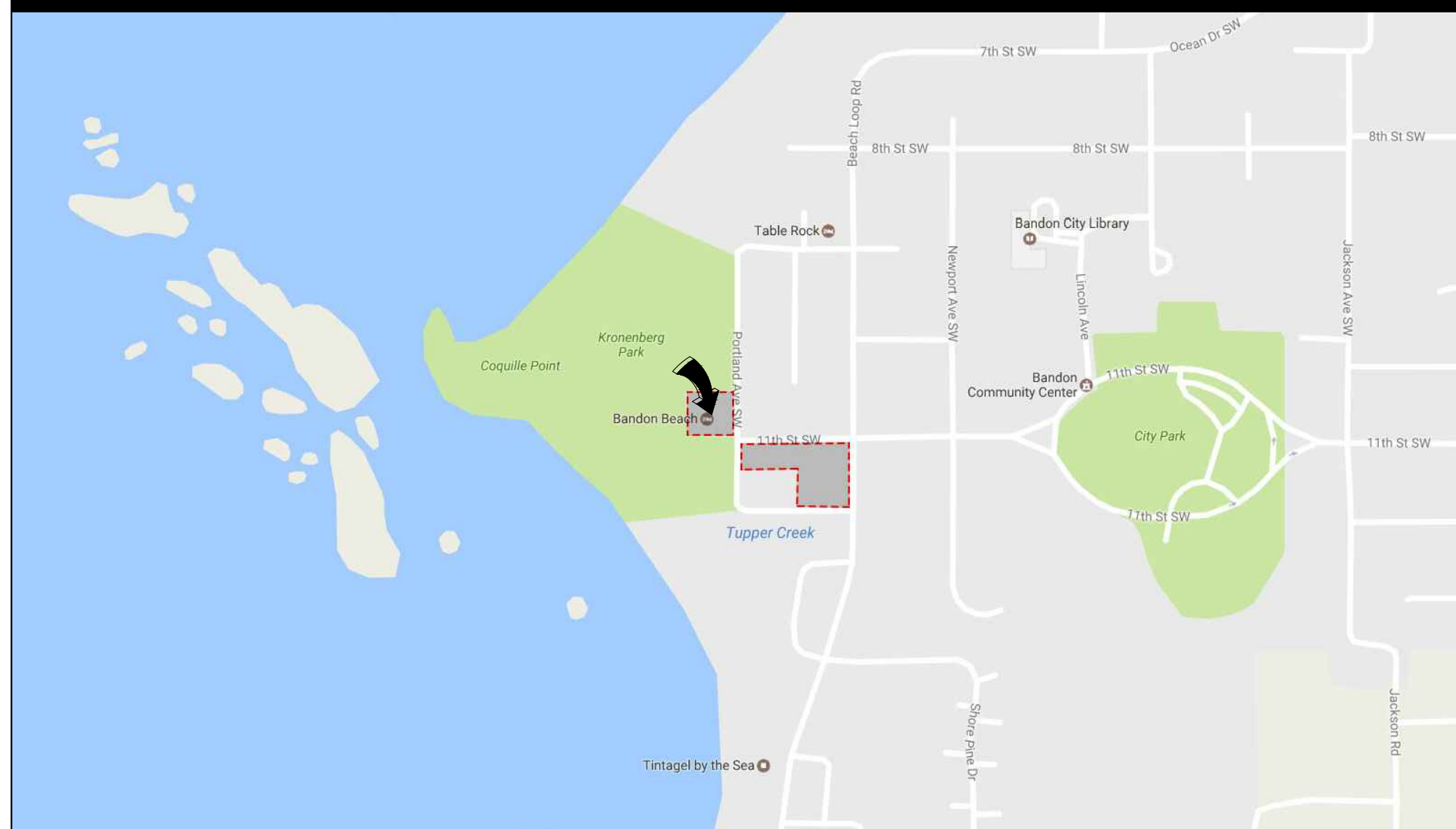
STUNTZNER ENGINEERING
705 S 4th Street
Coos Bay, OR 97420
541-267-2872 (Phone)

CIVIL ENGINEER

SPIRO LANDSCAPES
3822 NE Megginson St
Newport, OR 97365-1537

LANDSCAPE DESIGN

AREA MAP



DRAWING SHEET INDEX

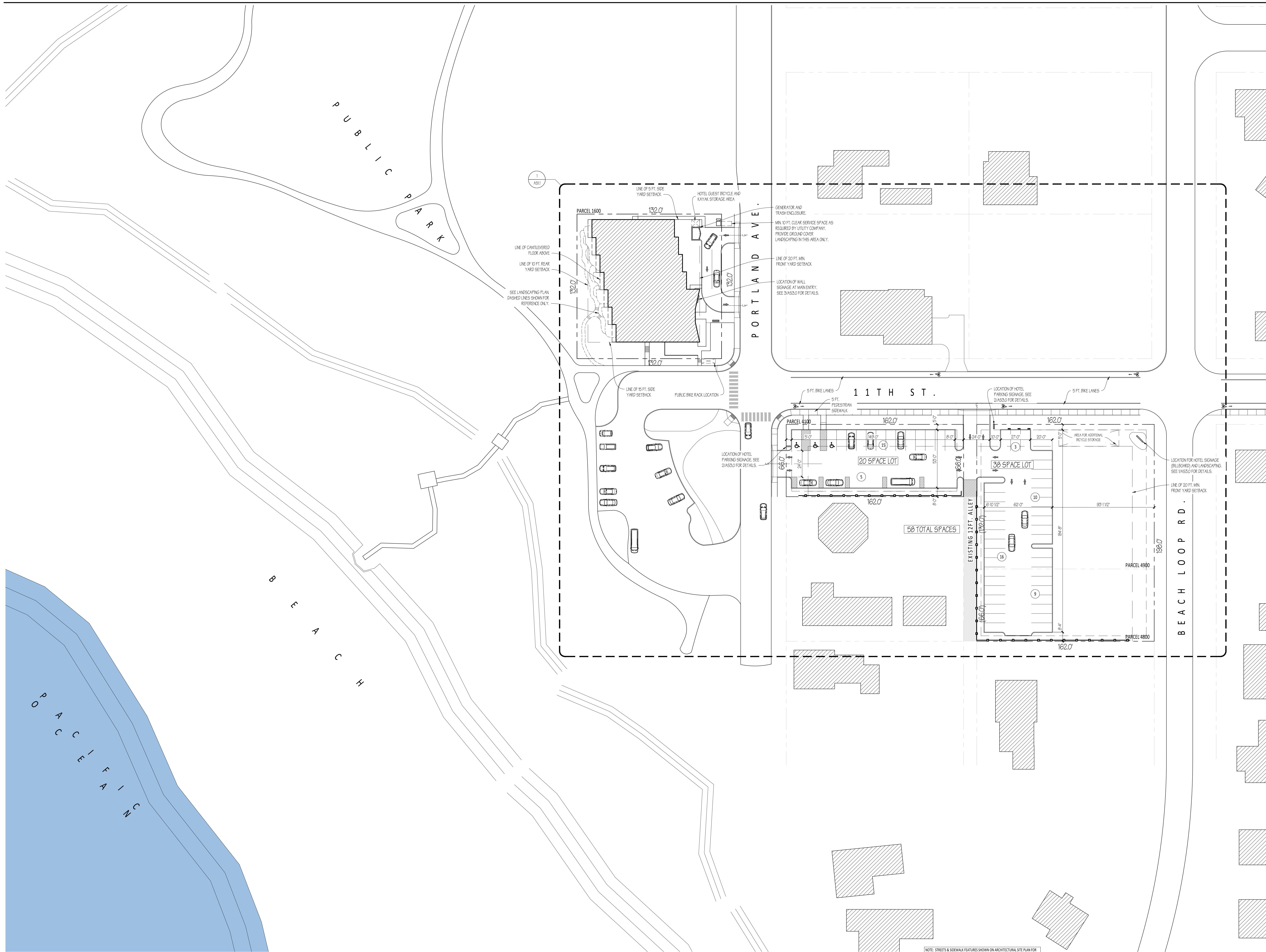
- COVER SHEET, PROJECT DIRECTORY
- AS1.0 ARCHITECTURAL SITE PLAN - CONTEXT VIEW
- AS1.1 ARCHITECTURAL SITE PLAN & PARKING LAYOUTS
- AS1.2 CORNER VISIBILITY & PEDESTRIAN WALKWAY DIAGRAMS
- AS1.3 EXTERIOR LIGHTING PLAN
- AS1.4 EXTERIOR LIGHT FIXTURE SPECS
- AS2.0 EQUIPMENT & MATERIALS STAGING PLAN
- AS3.0 EXTERIOR SIGNAGE & TRASH ENCLOSURE DETAILS
- LS1.0 PROPOSED LANDSCAPING PLAN & PLANTINGS SCHEDULE
- A0.0 FOOTING & FOUNDATION PLAN
- A1.0 GARDEN LEVEL FLOOR PLAN
- A1.1 GRADE LEVEL FLOOR PLAN
- A1.2 SECOND LEVEL FLOOR PLAN
- A1.3 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A8.0 EXTERIOR GLAZING SCHEDULE

PROFESSIONAL CERTIFICATIONS

ARCHITECT'S STATEMENT

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL APPLICABLE BUILDING CODE REQUIREMENTS.

NORTHWORKS
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PROFESSIONAL SEAL

PROJECT
BANDON BEACH HOTEL
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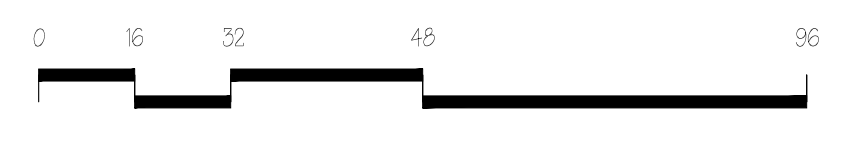
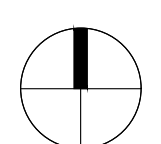
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Discipline	Drawing No.

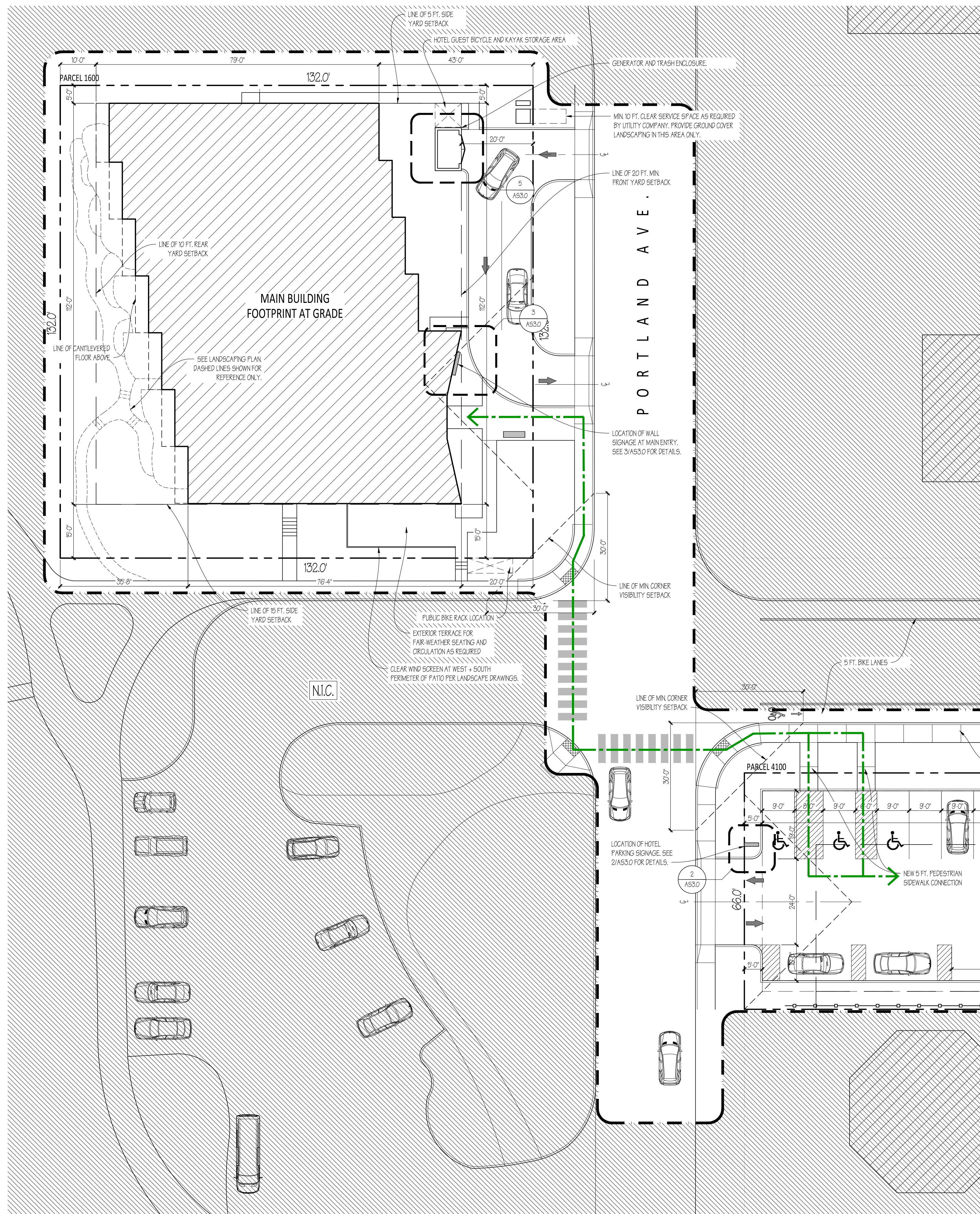
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Drawing Name
ARCHITECTURAL SITE PLAN

1 ARCHITECTURAL SITE PLAN - CONTEXT VIEW
 1/32" = 1'-0"

NOTE: STREETS & SIDEWALK FEATURES SHOWN ON ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL STREET, CURB & SIDEWALK DETAILS INCLUDING STS, STREET SIGNAGE, ADA RAMPS AND OTHER ACCESSIBILITY FEATURES.





Bandon Beach Hotel

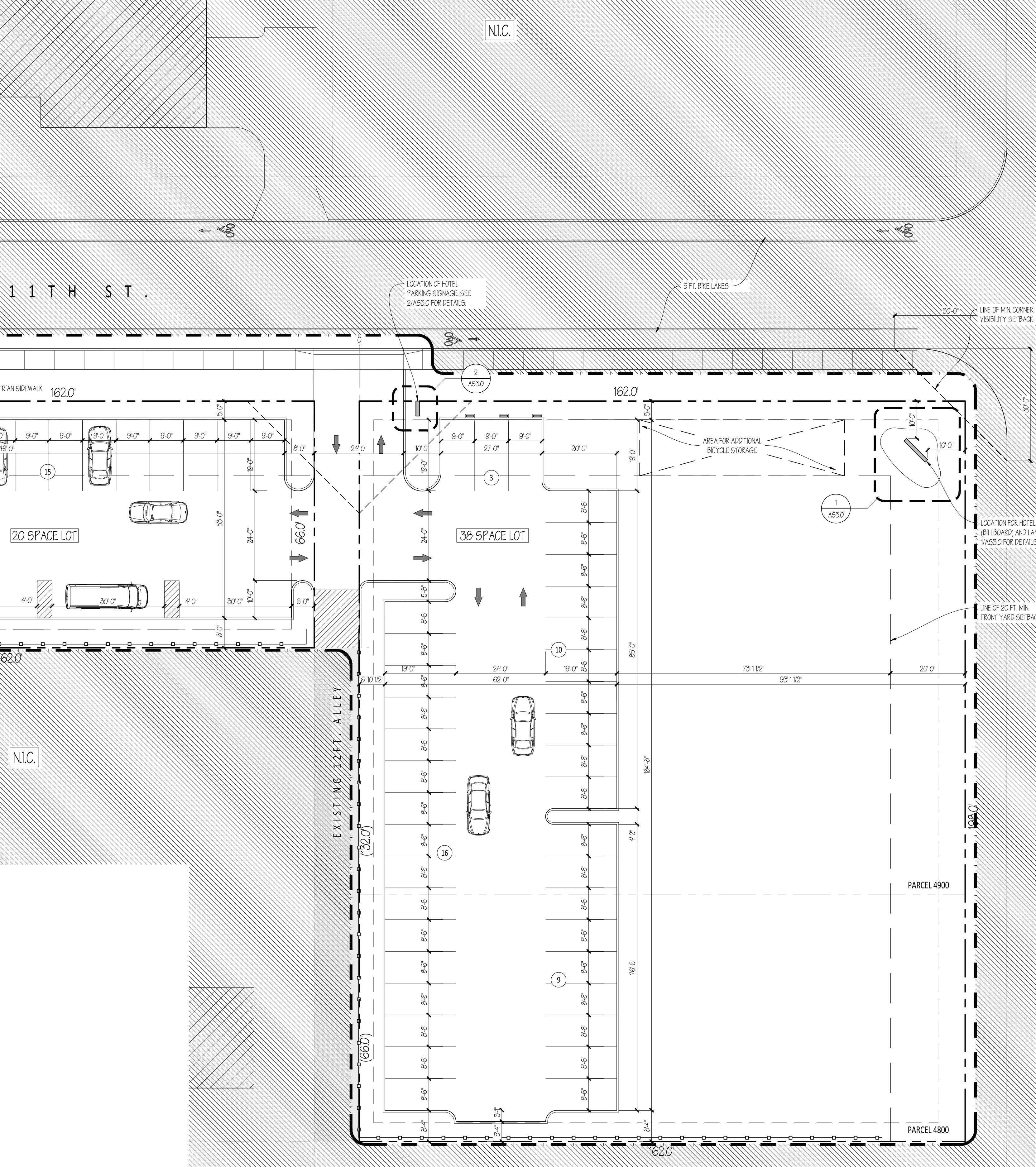
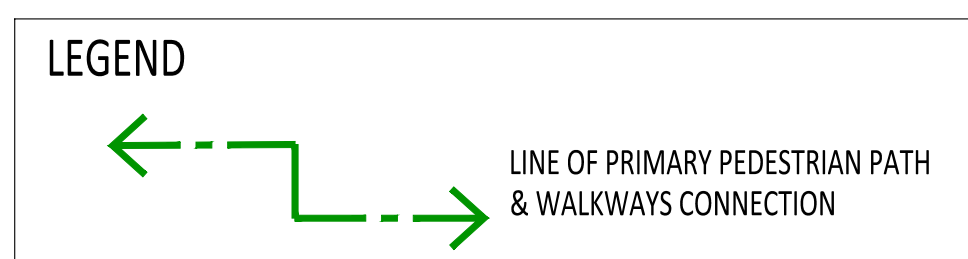
Parking Assessment

Requirements by Occupancy / Usage

Building Usage	Requirement	Applicable Code	Scalar	x Qty.	= Req.	Adj. Amt.	Notes	
Commercial, Hotel	1 space per 2 rooms	BMC Chapter 17.96.020 (B) (1)	0.500	32.00	Sleeping Units*	16.0	*Includes 7 Garden-level, 11 Ground Floor, and 14 Second Floor sleeping units	
	1 space per 2 employees	BMC Chapter 17.96.020 (B) (1)	0.500	12.00	Employees**	6.0		
Commercial, Restaurant	1 space per 200 sq. ft. of floor area	BMC Chapter 17.96.020 (F) (5)	0.005	1,080.00	Square Feet	5.4	**Estimated at peak activity / service hours	
Minimum Required							28.0	

Specialty & Accessibility Requirements

Type	Requirement	Applicable Code	Min. Required	Provided	Notes
Accessible Spaces	3 for 51 - 75 Spaces Provided	ADAAG Section 208.2	3	3.0	Includes 1 van accessible space
RV / Bus Parking	5% of total spaces for Restaurant Use	BMC Chapter 17.96.040 (C), BMC Chapter 17.96.050 (L)	1	2.0	Per BMC Chapter 17.96.050 (L), For parking lots for motels, restaurants or retail businesses of more than twenty (20) spaces, five percent of the total number of spaces will be R.V. spaces at least ten (10) feet wide by thirty (30) feet long.
Standard Parking Spaces (8.5' x 19')			28.0	53.0	
				58.0	Total Provided Spaces



Lot Coverage - Parcel 1600 (Hotel)

Description	Size(SF)	% Lot Area
Lot Area	17,424.0	100.0%
Main Building & Structures		
Building Footprint at Grade	8,535.1	49.0%
Trash Enclosure	88.0	0.5%
Total Building Coverage	8,623.1	49.5%
Impervious Lot Coverage		
Front Drive	1,303.6	7.5%
North Walkway	238.6	1.4%
Service Walkway	36.3	0.2%
Entry Walkway	251.1	1.4%
South Terrace & Walkways	578.5	3.3%
West Room Entry Stoops	190.0	1.1%
Total Paving	2,598.1	14.9%
Grand Total		
Total Lot Coverage	11,221.2	64.4%
Max. Lot Coverage	11,325.6	65.0%

Lot Coverage - Parcels 4100, 4800 & 4900 (Parking)

Description	Size(SF)	% Lot Area
Lot Area	42,768.0	100.0%
Impermeable Surface Coverage		
Parking, Curbs & Sidewalks	19,429.7	45.4%
Max. Lot Coverage	27,799.2	65.0%

Parking Landscaping Areas

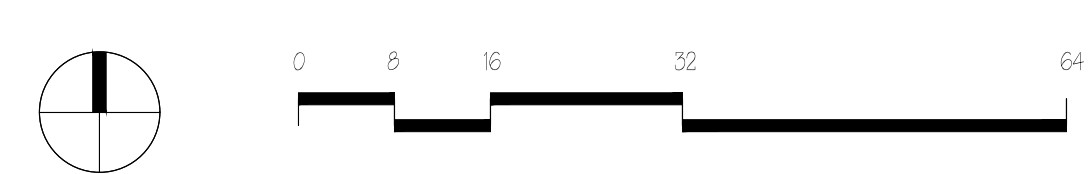
Description	Min. Required	Total Provided
20 sq. ft. x 58 Spaces	1,160.0	
1 Tree per 250 sq. ft.	5.0	
Total Provided		1,516.8
Parking Islands & Areas Within 5ft. Min. Buffer		5+

SEE SHEET LS1.0 FOR LANDSCAPING DETAILS

2 LOT COVERAGE CALCULATIONS
N.T.S.

1 ARCHITECTURAL SITE PLAN & PARKING LAYOUTS
1/16" = 1'-0"

NOTE: STREETS & SIDEWALK FEATURES SHOWN ON ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL STREET, CURB & SIDEWALK DETAILS INCLUDING STD. STREET SIGNAGE, ADA RAMPS AND OTHER ACCESSIBILITY FEATURES.



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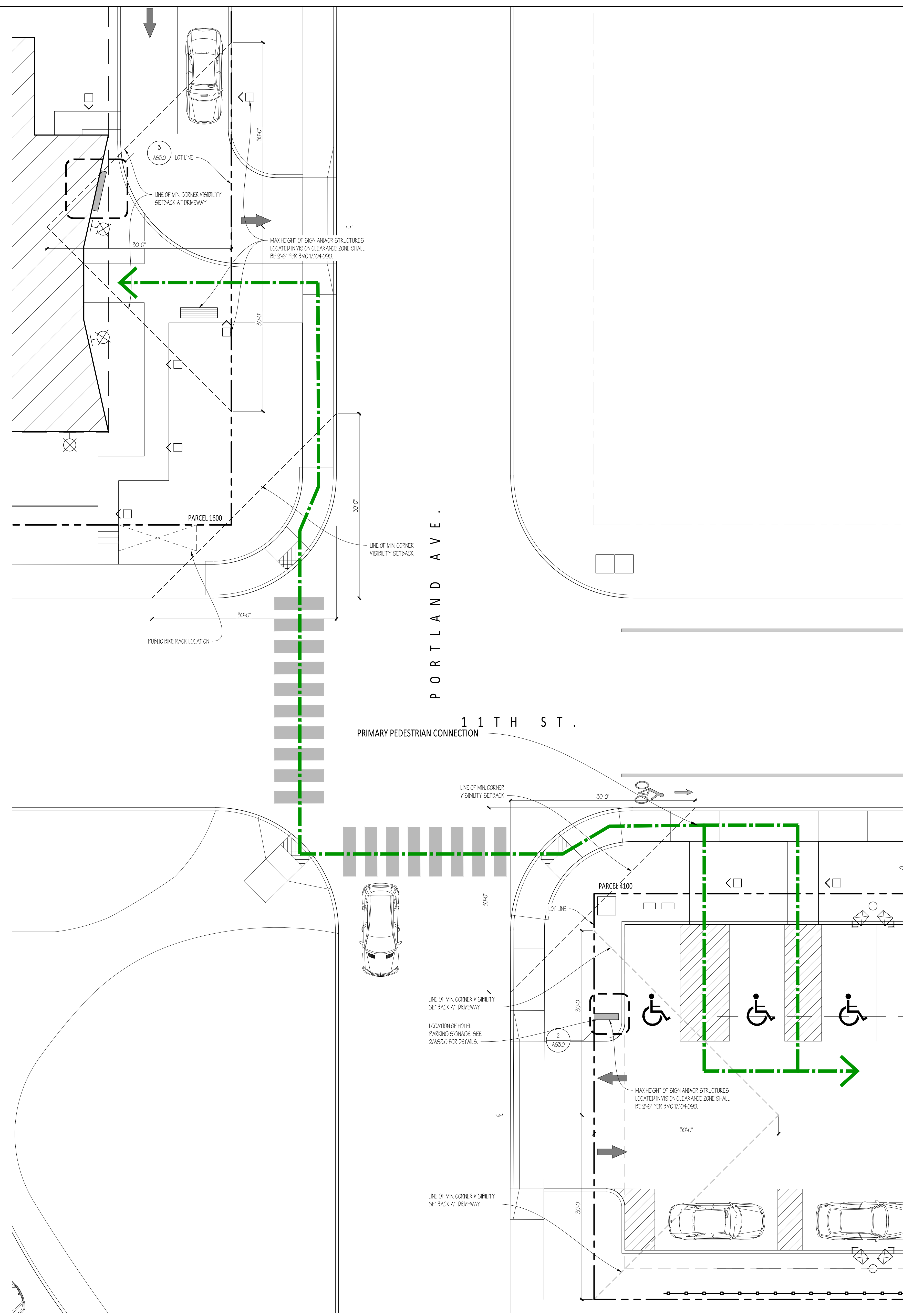
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Drawing Name

SITE PLANS

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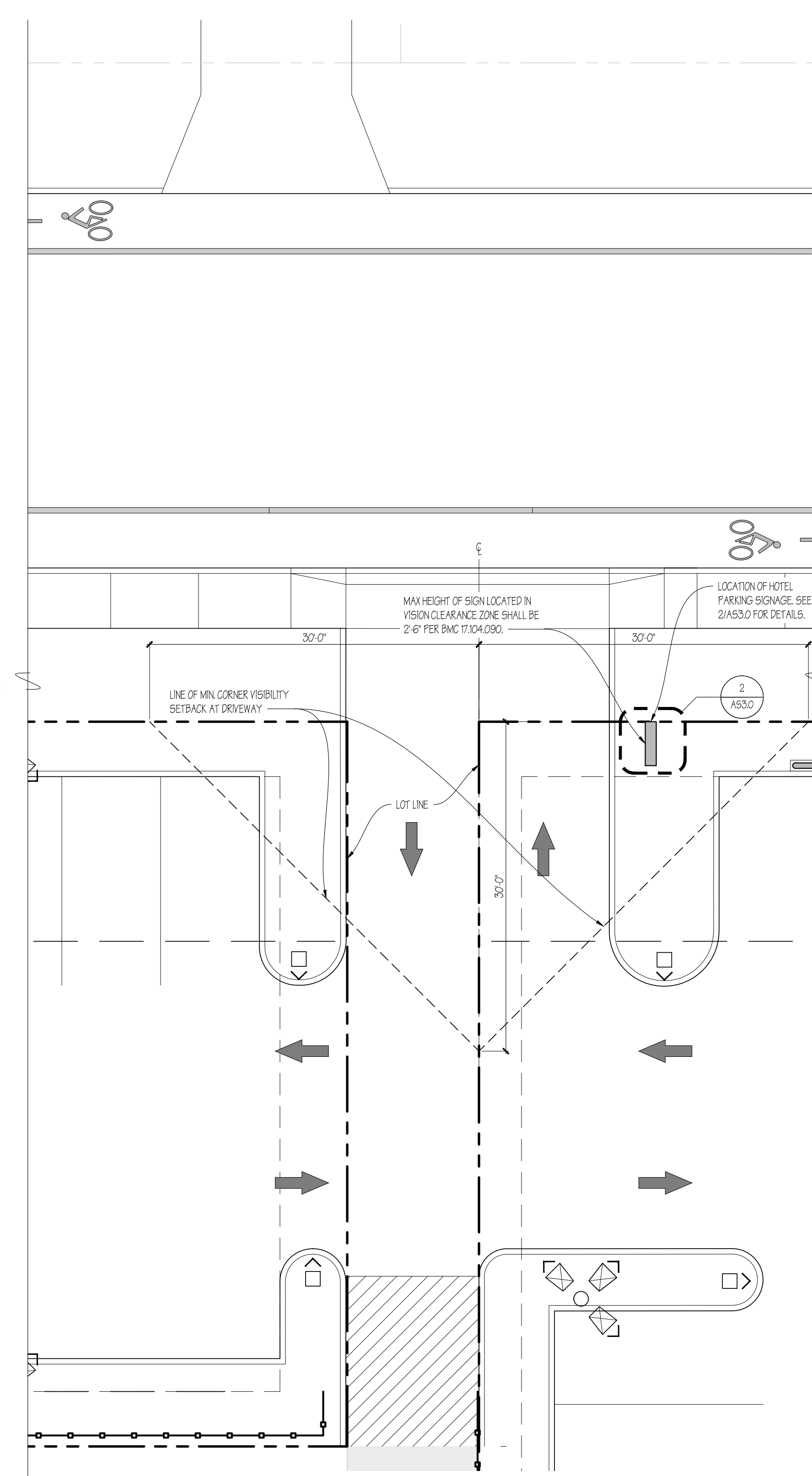
1 CORNER VISIBILITY DIAGRAM - PORTLAND & 11TH
1/8" = 1'-0"

NOTES:

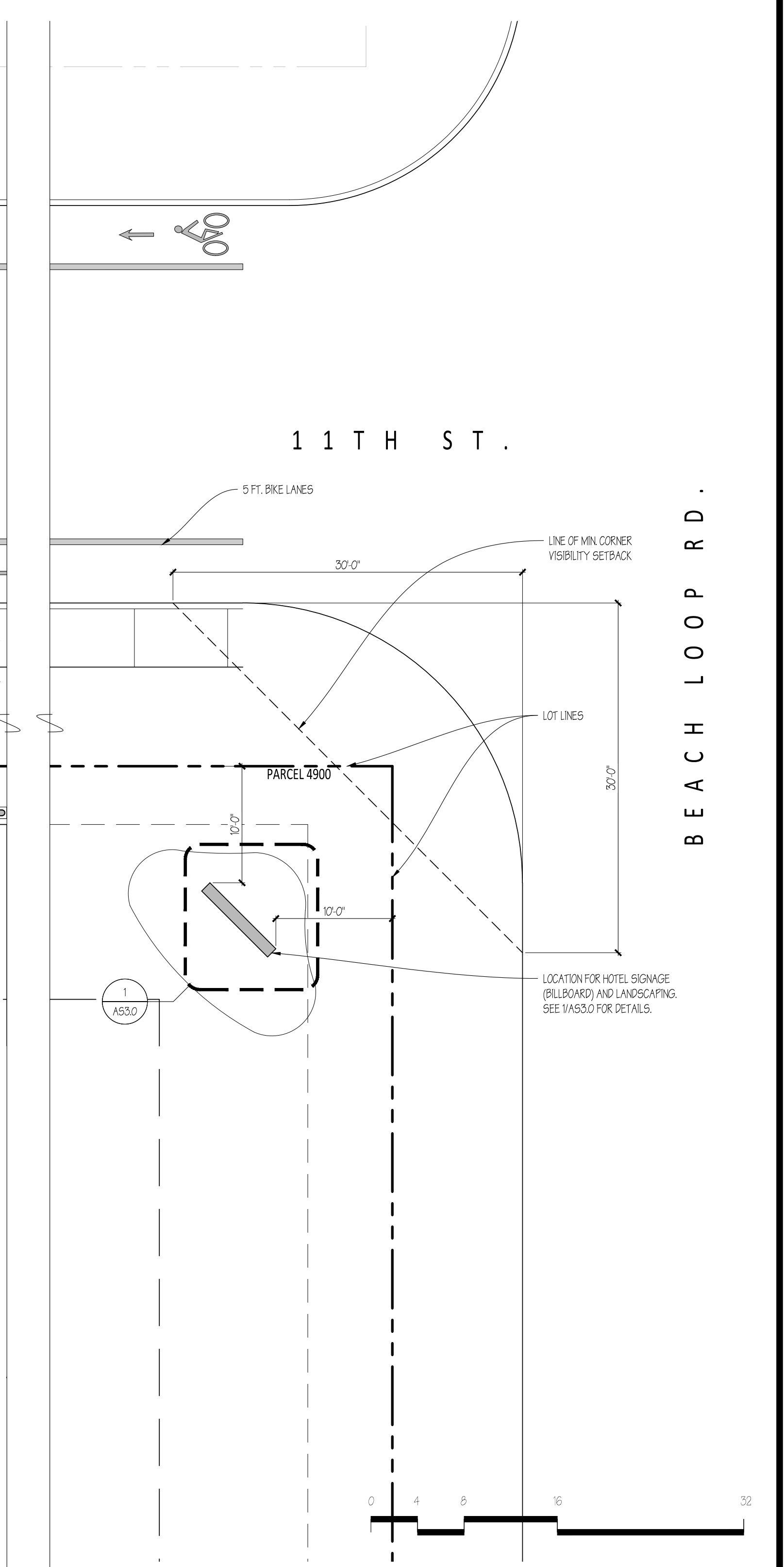
- NO VISION CLEARANCE AREA SHALL CONTAIN PLANTING, WALLS, STRUCTURES OR TEMPORARY OR PERMANENT OBSTRUCTIONS EXCEEDING TWO AND ONE-HALF FEET IN HEIGHT MEASURED FROM THE TOP OF THE CURB OR, WHERE NO CURB EXISTS, GRADE AT THE PROPERTY LINE. (BMC 17.104.090)
- COMMERCIAL DRIVEWAYS SHALL HAVE A MINIMUM VISION CLEARANCE AREA FORMED BY THE INTERSECTION OF THE DRIVEWAY CENTER LINE, THE STREET RIGHT-OF-WAY LINE AND A STRAIGHT LINE JOINING SAID LINES THROUGH POINTS THIRTY (30) FEET FROM THEIR INTERSECTION. THIS MEASUREMENT WILL FORM A TRIANGLE WHICH WILL BE USED TO CALCULATE THE VISION CLEARANCE AREA.
- STREET INTERSECTIONS SHALL HAVE A MINIMUM VISION CLEARANCE AREA FORMED BY THE INTERSECTING STREETS MEASURING A LINE ALONG EACH PAVEMENT EDGE AND A STRAIGHT LINE JOINING SAID LINES THROUGH POINTS THIRTY (30) FEET FROM THEIR INTERSECTION. THIS MEASUREMENT WILL FORM A TRIANGLE WHICH WILL BE USED TO CALCULATE THE VISION CLEARANCE AREA.
- TREES SHALL BE ALLOWED WITHIN THE VISION CLEARANCE AREA, PROVIDED NO PORTION OF A TREE EXCEPT THE MAIN TRUNK SHALL BE LOCATED BETWEEN A HEIGHT OF TWO AND ONE-HALF AND A HEIGHT OF EIGHT FEET.

LINE OF PRIMARY PEDESTRIAN PATH & WALKWAYS CONNECTION

NOTE: STREETS & SIDEWALK FEATURES SHOWN ON ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL STREET, CURB & SIDEWALK DETAILS INCLUDING STD. STREET SIGNAGE, ADA RAMPS AND OTHER ACCESSIBILITY FEATURES.



2 CORNER VISIBILITY DIAGRAMS - DRIVEWAY TO 11TH
1/8" = 1'-0"



3 CORNER VISIBILITY DIAGRAMS - BEACH LOOP & 11TH
1/8" = 1'-0"

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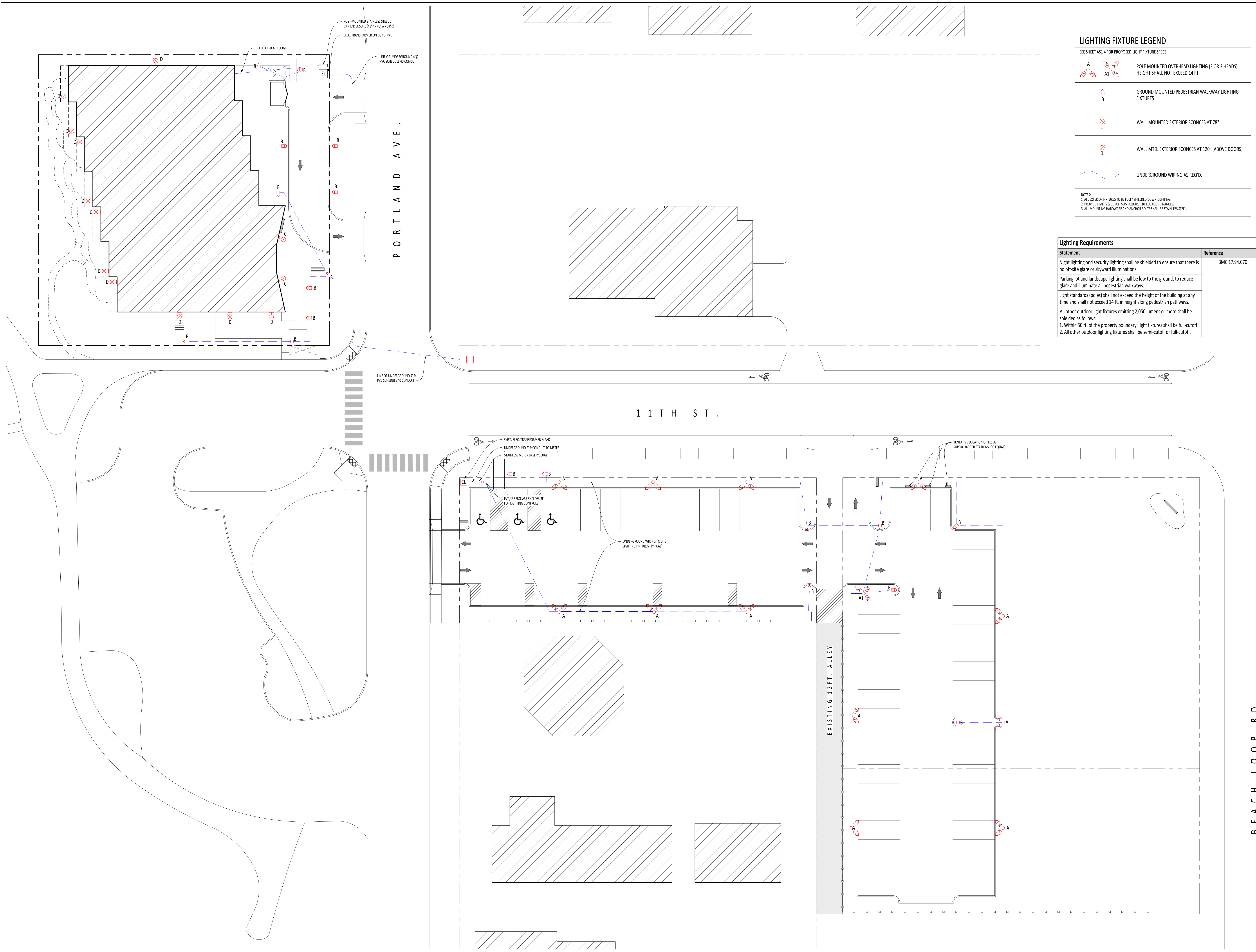
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Drawing Name
CORNER VISIBILITY & PEDESTRIAN WALKWAY DIAGRAMS

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LIGHTING FIXTURE LEGEND	
SEE SHEET AS1.4 FOR PROPOSED LIGHT FIXTURE SPECS	
A A1	POLE MOUNTED OVERHEAD LIGHTING (2 OR 3 HEADS), HEIGHT SHALL NOT EXCEED 14 FT.
B	GROUND MOUNTED PEDESTRIAN WALKWAY LIGHTING FIXTURES
C	WALL MOUNTED EXTERIOR SCONCES AT 78"
D	WALL MTD. EXTERIOR SCONCES AT 120" (ABOVE DOORS)
UNDERGROUND WIRING AS REQ'D.	

NOTES:
 1. ALL EXTERIOR FIXTURES TO BE FULLY SHIELDED DOWN LIGHTING.
 2. PROVIDE TRIMERS & CUTOFFS AS REQUIRED BY LOCAL ORDINANCES.
 3. ALL MOUNTING HARDWARE AND ANCHOR BOLTS SHALL BE STAINLESS STEEL.

Lighting Requirements	
Statement	Reference
Night lighting and security lighting shall be shielded to ensure that there is no off-site glare or skyward illuminations.	BMC 17.94.070
Parking lot and landscape lighting shall be low to the ground, to reduce glare and illuminate all pedestrian walkways.	
Light standards (poles) shall not exceed the height of the building at any time and shall not exceed 14 ft. in height along pedestrian pathways.	
All other outdoor light fixtures emitting 2,050 lumens or more shall be shielded as follows: 1. Within 50 ft. of the property boundary, light fixtures shall be full-cutoff. 2. All other outdoor lighting fixtures shall be semi-cutoff or full-cutoff.	

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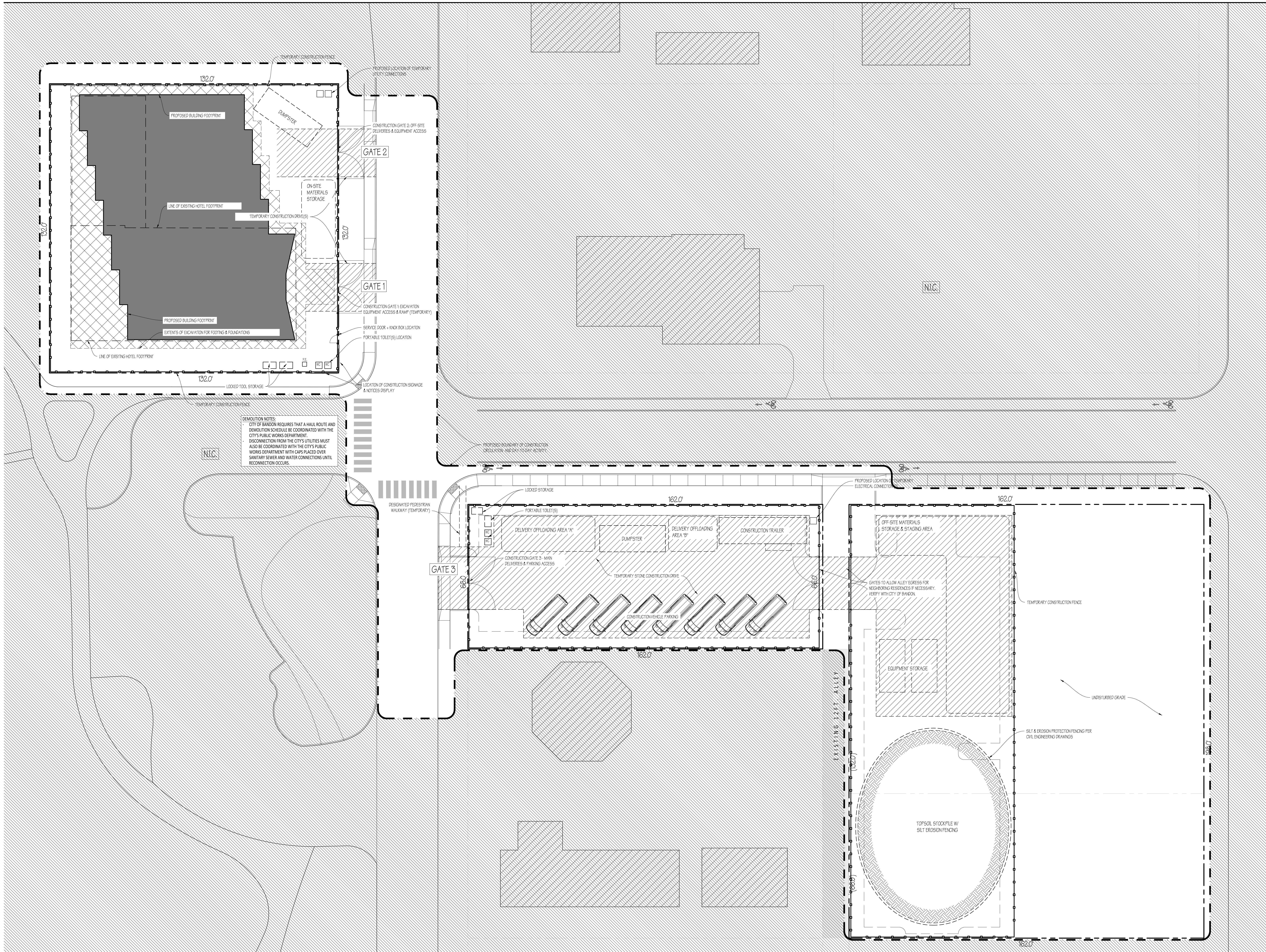
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Drawing Name

EXTERIOR LTG. PLANS





DEMOLITION NOTES:
 CITY OF BANDON REQUIRES THAT A HAUL ROUTE AND DEMOLITION SCHEDULE BE COORDINATED WITH THE CITY'S PUBLIC WORKS DEPARTMENT.
 DISCONNECTION FROM THE CITY'S UTILITIES MUST ALSO BE COORDINATED WITH THE CITY'S PUBLIC WORKS DEPARTMENT WITH CAPS PLACED OVER SANITARY SEWER AND WATER CONNECTIONS UNTIL RECONNECTION OCCURS.

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Drawing Name
EQUIPMENT & MATERIALS STAGING PLAN

1 ARCHITECTURAL SITE PLAN - EQUIPMENT & MATERIALS STAGING
 1/16" = 1'-0"

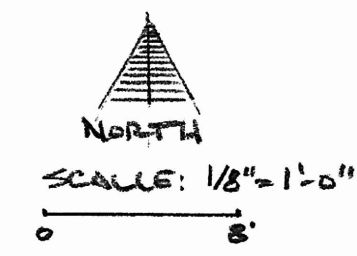
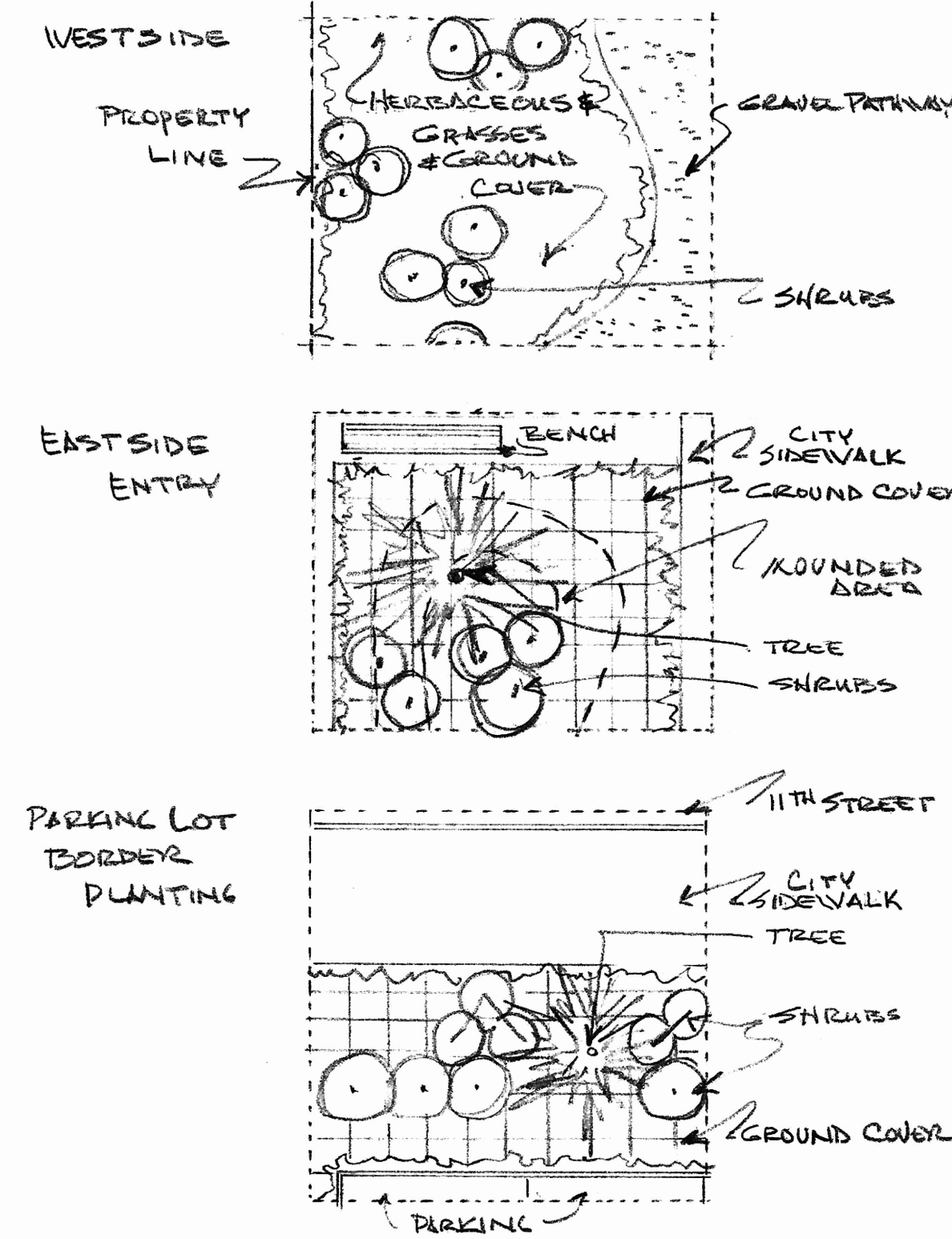
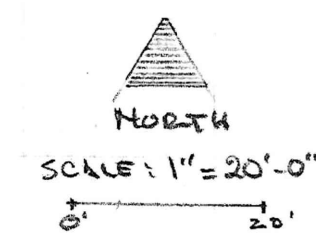
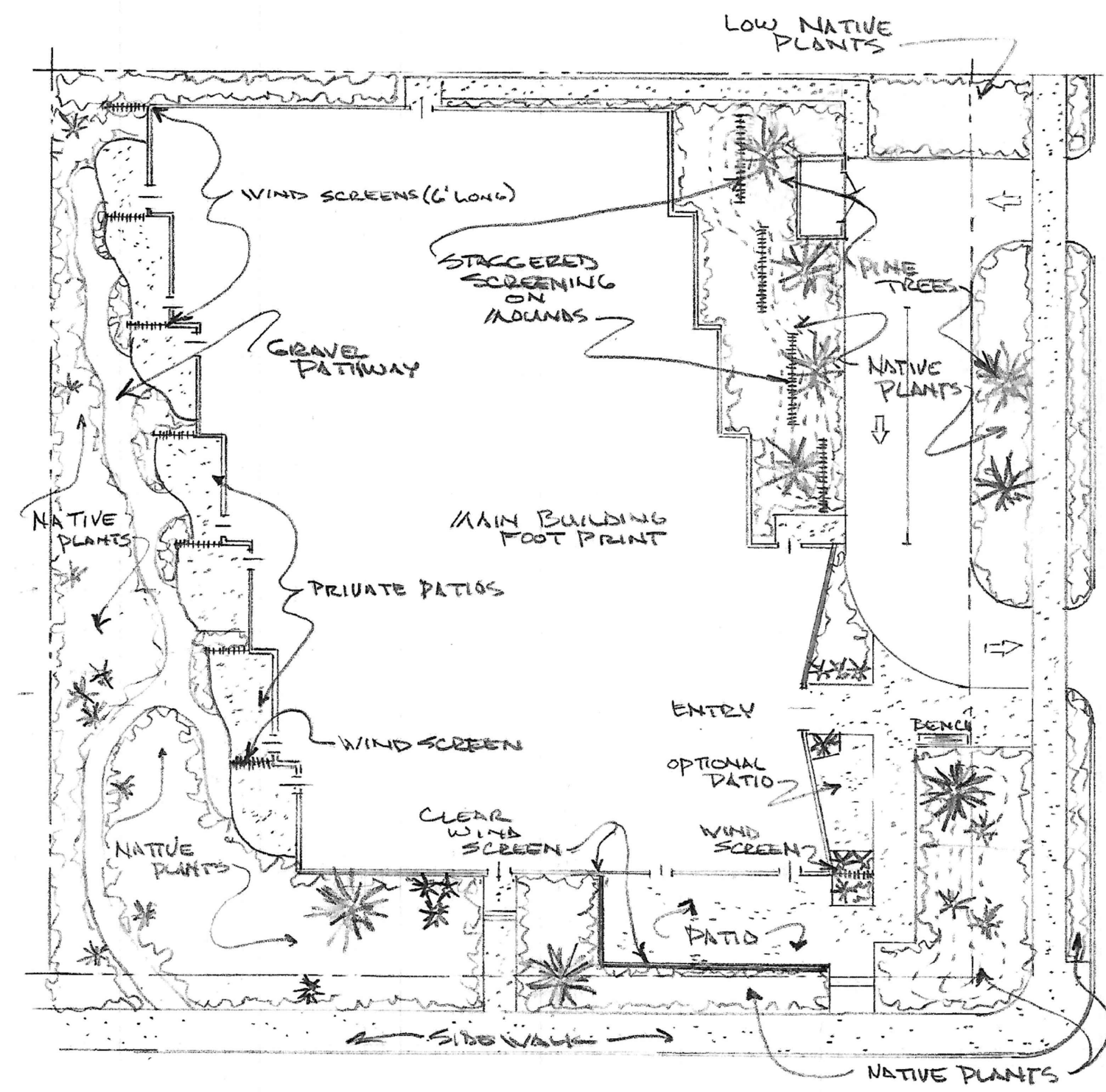
LANDSCAPE DESIGN OBJECTIVES

Our commitment is to meet all city requirements, to restore/enhance the native plants/habitats/ecosystems, and to harmonize with the nature/spirit of the place.

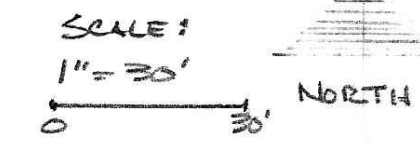
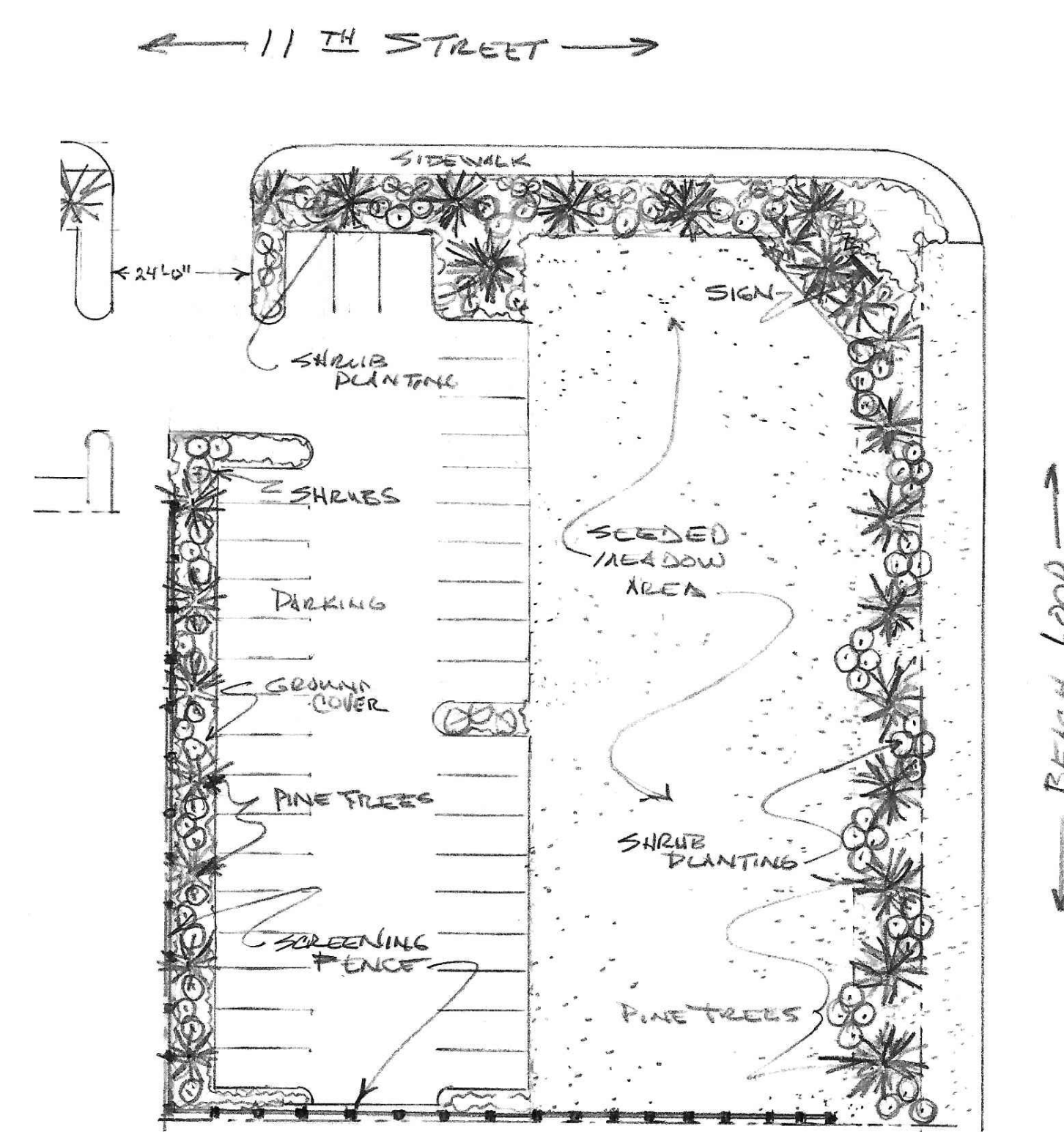
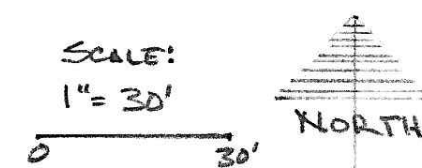
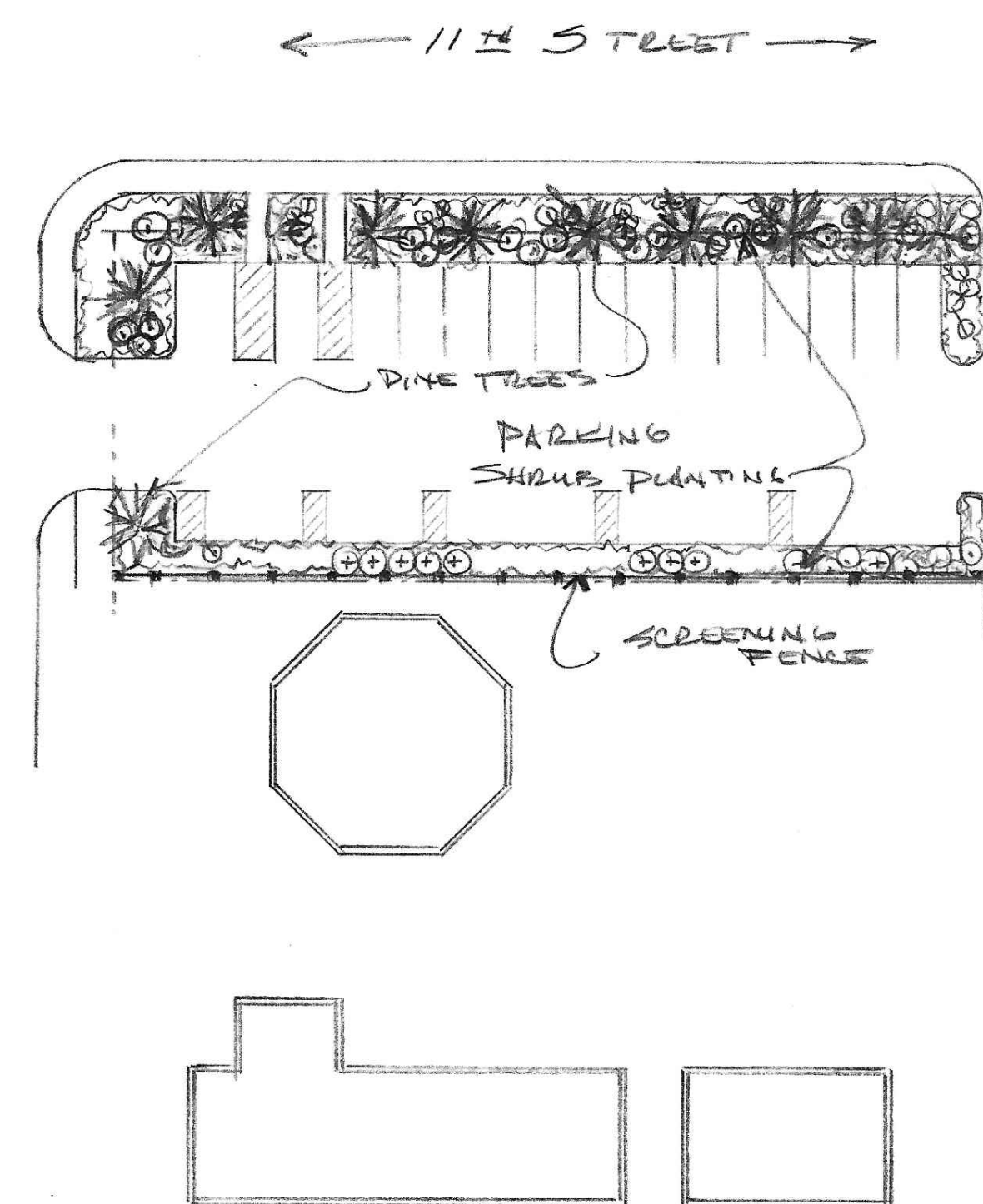
Priorities for plant selection:
 wind-tolerant, native, naturalize, well adapted, non-invasive, good pollinators & habitat, local coastal genotype preference, attractive, good erosion control, low-input maintenance.

- to meet the requirements of The City of Bandon and addressing the "Restated Conditions of Approval";
- to extend the character and the function of the existing ecosystem,
- to insure cover of ground to prevent erosion with the ground coverage requirement met
- to provide "successful growth in the localized micro-climate of Coquille Point area"

We reviewed habitat/plant communities/plant varieties with Sherri Laier, (naturalist with Oregon State Parks) and with Kate Iaquinto (director of Bandon Marsh National Wildlife Refuge which includes Coquille Point). They have provided feedback which is incorporated in this preliminary plant list.



Parking Landscaping Areas	
	Min. Required
20 sq. ft. x 58 Spaces	1,160.0
1 Tree per 250 sq. ft.	5.0
Total Provided	
Parking Islands & Areas Within 5ft. Min. Buffer	1,516.8
Trees	5+



Statement	Reference
All landscaping plans shall be approved by the approving authority and installed and subsequently maintained in good condition and in perpetuity by the owner of the property. Maintenance shall include, but not be limited to, watering, pruning, trimming, mowing, debris and weed removal, and if necessary replanting or replacement of failed landscape elements. Failure to maintain the landscaping in good condition shall be considered a nuisance and subject to citation to Municipal Court under Section 8.08 of the Bandon Municipal Code.	BMC 17.94.060(A)
Building facades which face a street or sidewalk shall have a four foot wide landscaping strip separating the building from the street or sidewalk. This section shall not apply to building facades separated from a street or sidewalk by a parking lot.	
Landscape density shall be uniform throughout the site and include site amenities such as focal points, public trash receptacles, low wattage lighting, and water features, for areas around a building over 2,500 square feet.	
Trees and shrubs used shall be selected from varieties compatible with the Southern Oregon Coast climate and which do not have destructive root systems which could damage either buildings or paved surfaces.	
Trees shall be planted landscaped areas such that the tree trunk is at least 3 ft. from any curb or paved area.	
The landscaped area shall be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% coverage within 5 years. (Landscaped area is either covered with low lying plants or overhanging by the branches of shrubbery).	
All bare earth shall be covered with bark, mulch, landscape rock, or other similar landscaping material to prevent dust and soil erosion.	
Landscaping shall conform to the vision clearance standards of the underlying zone.	
Dense landscaping and/or architectural treatment shall be provided to screen features such as storage areas, trash enclosures, transformers, generators, propane tanks, and other appurtenant structures.	BMC 17.94.060(B)
Features used to screen electrical equipment shall be approved by the electric department.	
Perimeter landscape strips, not less than five feet in width, shall be required for all parking lots in order to screen and/or buffer the parking lot from abutting streets or residential areas. Perimeter landscaping shall consist of plants, a minimum of two feet in height and/or trees a minimum of five feet in height and spaced no more than 20 feet apart.	BMC 17.94.080(A)

PLANTINGS LIST BY TYPE

Botanical Name	Common Name
Groundcover	
<i>Gaiotheria siliatica</i>	Solar
<i>Sedum spathulifidum</i>	Cape Blanco Stonecrop
<i>Arctostaphylos uva-ursi</i>	Kinnickinnick
<i>Armeria maritima</i>	Sea Thrift
<i>Fragaria chilensis</i>	Beach Strawberry
<i>Carex ssp. Douglasiana</i>	Sedge
<i>Ceanothus glaucus</i>	Pi Reyes Ceanothus
<i>Polystichum munitum</i>	Western Sword Fern
Shrubs	
<i>Lonicera involucrata</i>	Twinberry
<i>Vaccinium ovatum</i>	Evergreen Huckleberry
<i>Baccharis pilularis</i>	Coyote Bush
<i>Myrica californica</i>	Wax Myrtle
<i>Salix hookeriana</i>	Hooker's Willow
<i>Ceanothus thyrsiflorus</i>	Wild Lilac
<i>Rosa nutkana</i>	Nootka Rose
Trees	
<i>Picea sitchensis</i>	Sitka Spruce
<i>Pinus contorta</i> var. <i>contorta</i>	Shore Pine
<i>Pinus nigra</i> 'Oregon Green'	Oregon Green Pine
<i>Cupressus macrocarpa</i>	Monterey Cypress
<i>Pinus thunbergii</i> 'Thunderhead'	Thunderhead Pine
Herbaceous & Grasses	
<i>Sidacea malviflora</i>	Checker Bloom
<i>Achillea millefolium</i>	Common Yarrow
<i>Erigeron glaucus</i>	Beach Aster
<i>Eriogonum latifolium</i>	Seaside Buckwheat
<i>Castilleja affinis</i> ssp. <i>Littoralis</i>	Oregon Coast Paintbrush
<i>Phacelia argentea</i>	Silvery Phacelia
<i>Lupinus littoralis</i>	Seashore Lupine
<i>Festuca</i>	Fescue
<i>Calamagrostis nutkaensis</i>	Pacific Reedgrass
<i>Trifolium wormskoldii</i>	Spring Bank/Coast Clover
<i>Elymus glaucus</i>	Blue Wild Rye

Note: The pine species recommended (especially for around the parking) is the Thunderhead, which provides the most screening without growing over 15 ft. tall.

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02.04.20	PLAN REVIEW PERMIT - UPDATES
03.16.20	PLAN REVIEW PERMIT - DRAFT
08.14.20	PLAN REVIEW PERMIT
10.14.20	PLAN REVIEW PERMIT ISSUANCE

PROFESSIONAL SEAL

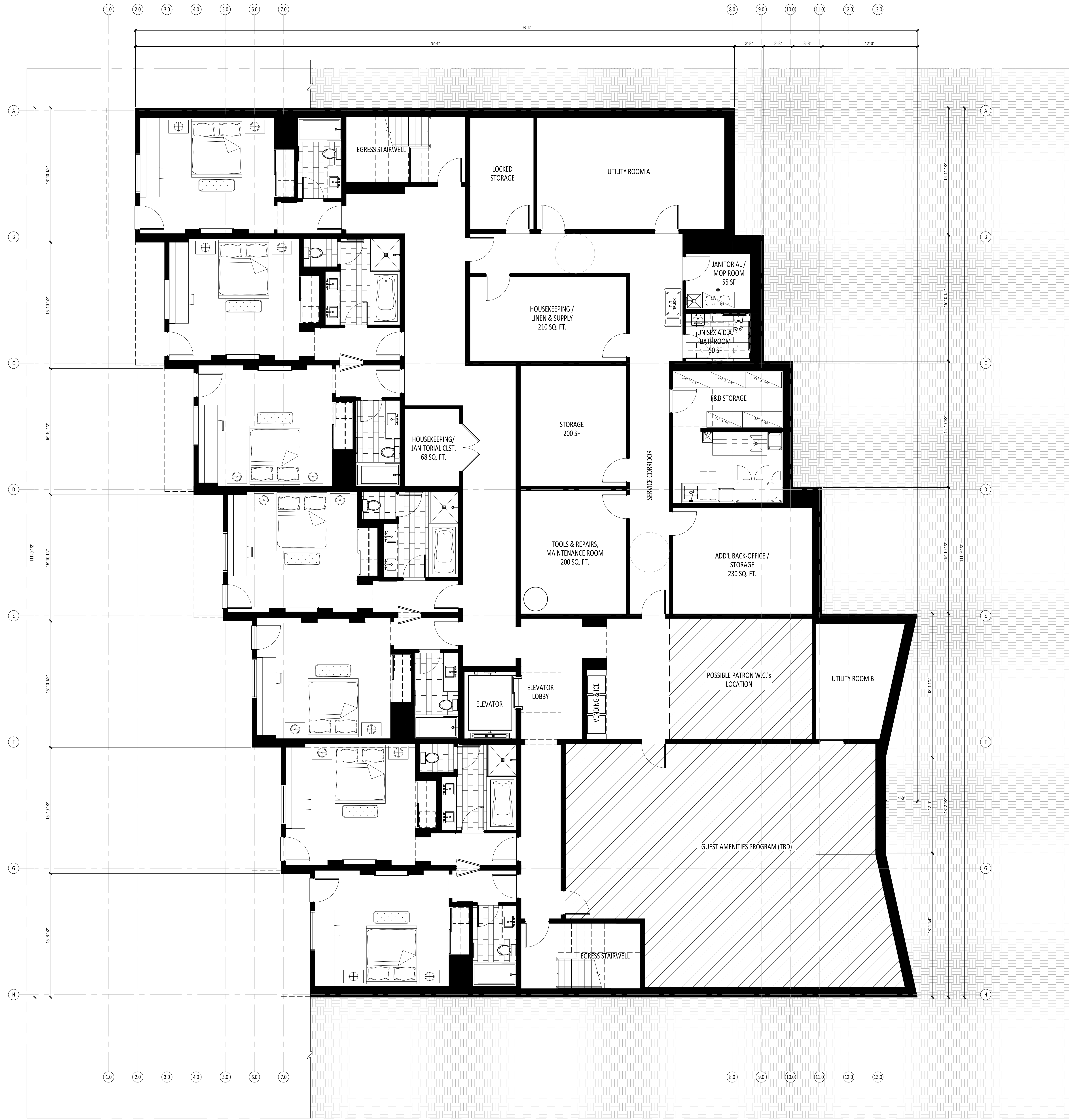
PROJECT
BANDOM BEACH HOTEL
 1090 PORTLAND AVE SW
 BANDOM, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

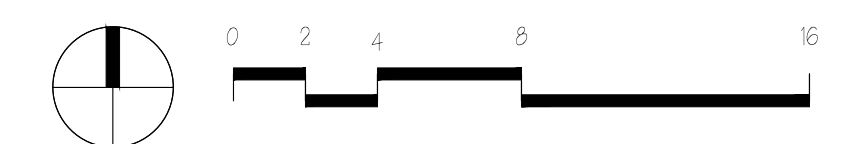
LS 1.0

Drawing Name
LANDSCAPE PLAN

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1 GARDEN LEVEL FLOOR PLAN
3/16" = 1'-0"



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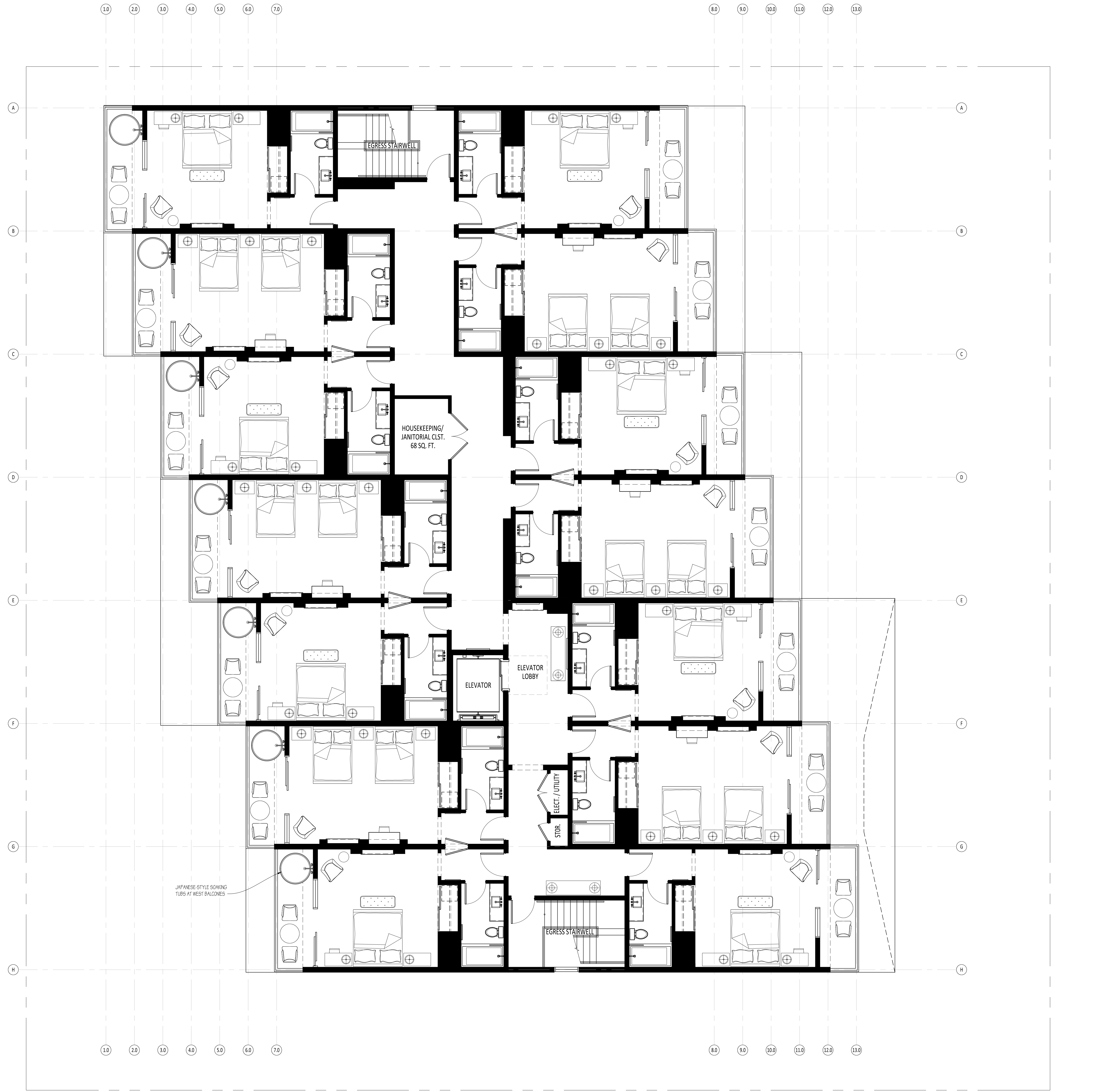
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1090 PORTLAND AVE SW
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Drawing Name
GARDEN LEVEL FLOOR PLAN



1 SECOND FLOOR PLAN
3/16" = 1'-0"

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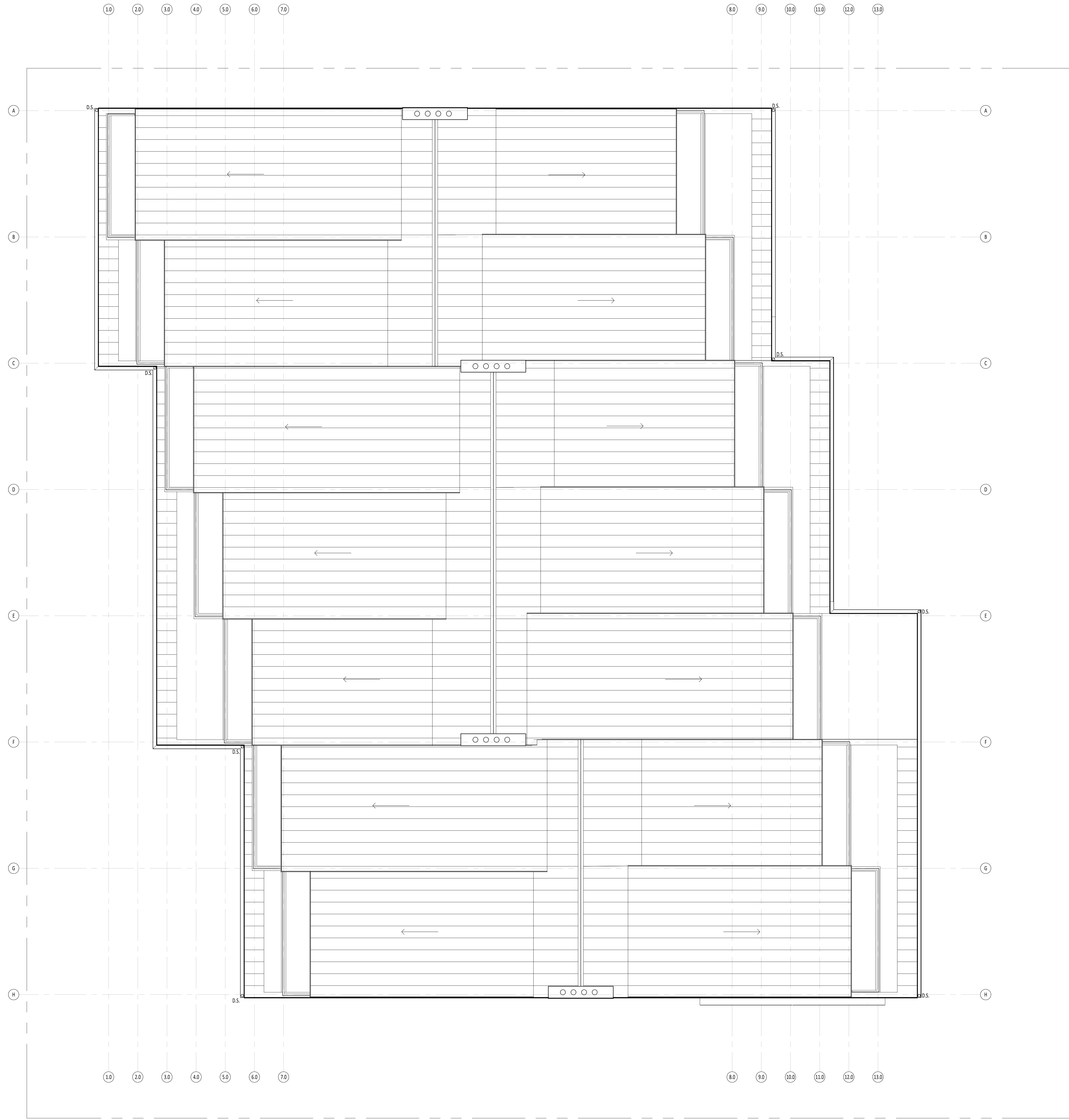
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PROJECT
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1090 PORTLAND AVE SW
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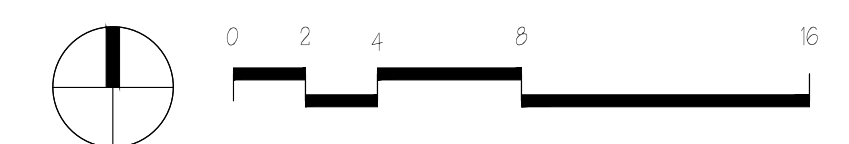
1701	Project No.
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BR	Checked By
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A 1.2

Drawing Name
SECOND FLOOR PLAN



1 ROOF PLAN
3/16" = 1'-0"



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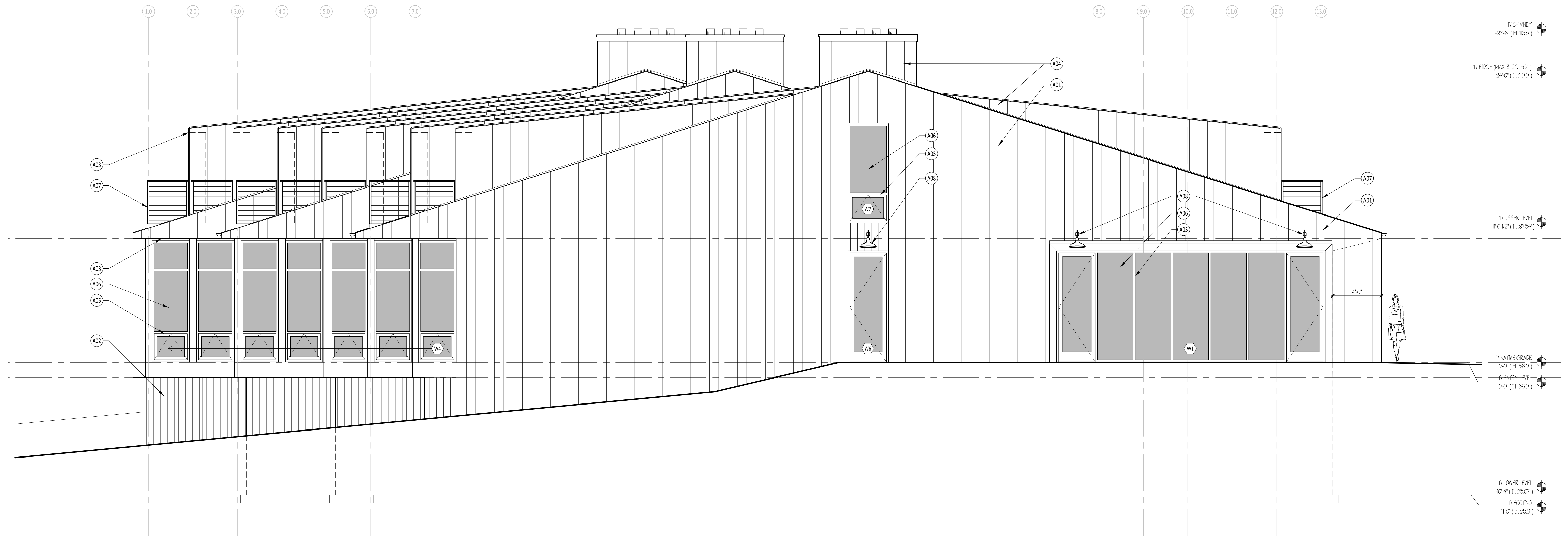
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PROJECT
BANDON BEACH HOTEL
 1090 PORTLAND AVE SW
 BANDON, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

A 1.3

Drawing Name
ROOF PLAN



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

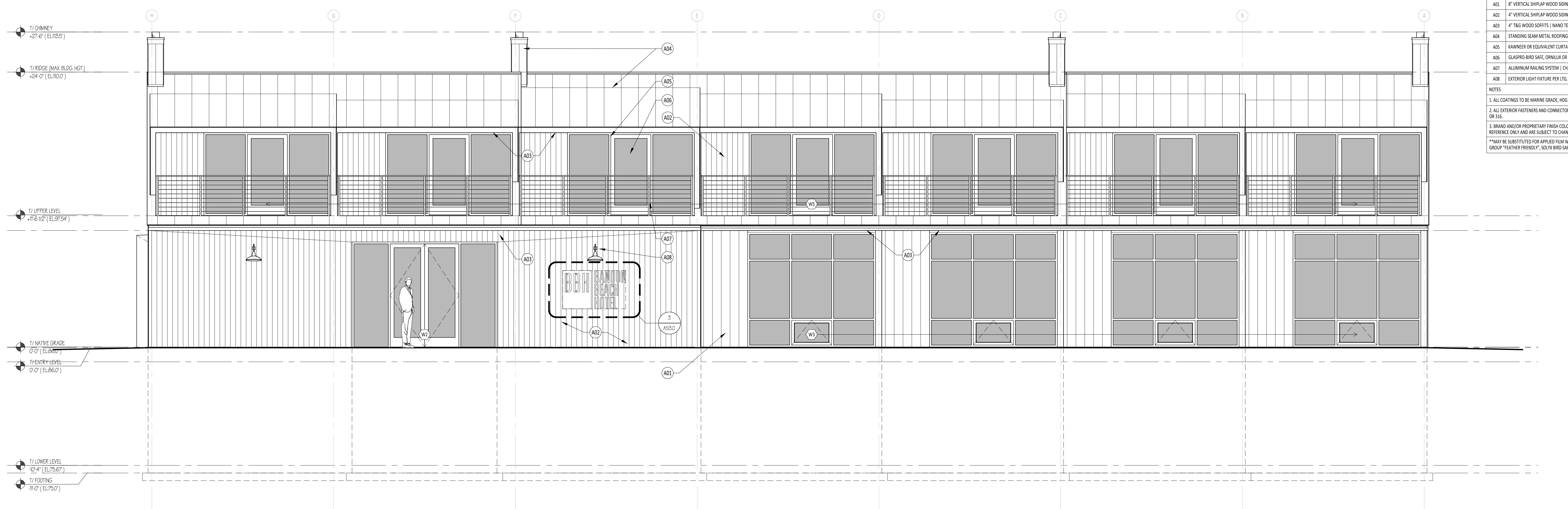
KEYNOTE LEGEND

NO.	MATERIAL COLOR
A01	8" VERTICAL SHIP LAP WOOD SIDING BARN GREY
A02	4" VERTICAL SHIP LAP WOOD SIDING FLINT ROCK
A03	4" T&G WOOD SOFFITS NANO TEAK
A04	STANDING SEAM METAL ROOFING & CLADDING MUSKET GREY
A05	KAWNEER OR EQUIVALENT CURTAIN WALL SYSTEM LIGHT SQUIN
A06	GLASPRO-BIRD SAFE, ORINLIX OR EQ. GLAZING**
A07	ALUMINUM BALING SYSTEM CHARCOAL
A08	EXTENDER LIGHT FIXTURE PER LTG. PLANS

NOTES

1. ALL COATINGS TO BE MARINE GRADE, HDG (030), OR APPROVED ALTERNATE
2. ALL EXTERIOR FASTENERS AND CONNECTORS TO BE STAINLESS STEEL, GRADE 304 OR 316.
3. BRAND AND/OR PROPRIETARY FINISH COLORS PROVIDED FOR QUALITATIVE REFERENCE ONLY AND ARE SUBJECT TO CHANGE

**MAY BE SUBSTITUTED FOR APPLIED FILM WHERE APPROPRIATE. CONVENIENCE GROUP "FEATHER FRIENDLY", SOUTH BIRD-SAFETY FILMS, OR EQUIVALENT



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

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PROFESSIONAL SEAL

PROJECT
BANDON BEACH HOTEL
 1090 PORTLAND AVE SW
 BANDON, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.
A	2.0

Drawing Name
EXTERIOR ELEVATIONS

KEYNOTE LEGEND	
NO.	MATERIAL COLOR
A01	8" VERTICAL SHIPLAP WOOD SIDING BARN GREY
A02	4" VERTICAL SHIPLAP WOOD SIDING FLINT ROCK
A03	4" T&G WOOD SOFFITS NAVO TEAK
A04	STANDING SEAM METAL ROOFING & CLADDING MUSKET GREY
A05	KAWNEER OR EQUIVALENT CURTAIN WALL SYSTEM LIGHT SEQUIN
A06	GLASPOD BIRD SAFE ORNLK OR EQ. GLAZING**
A07	ALUMINUM FINISH SYSTEM CHARCOAL
A08	EXTERIOR LIGHT FIXTURE PER LTO PLANS

NOTES

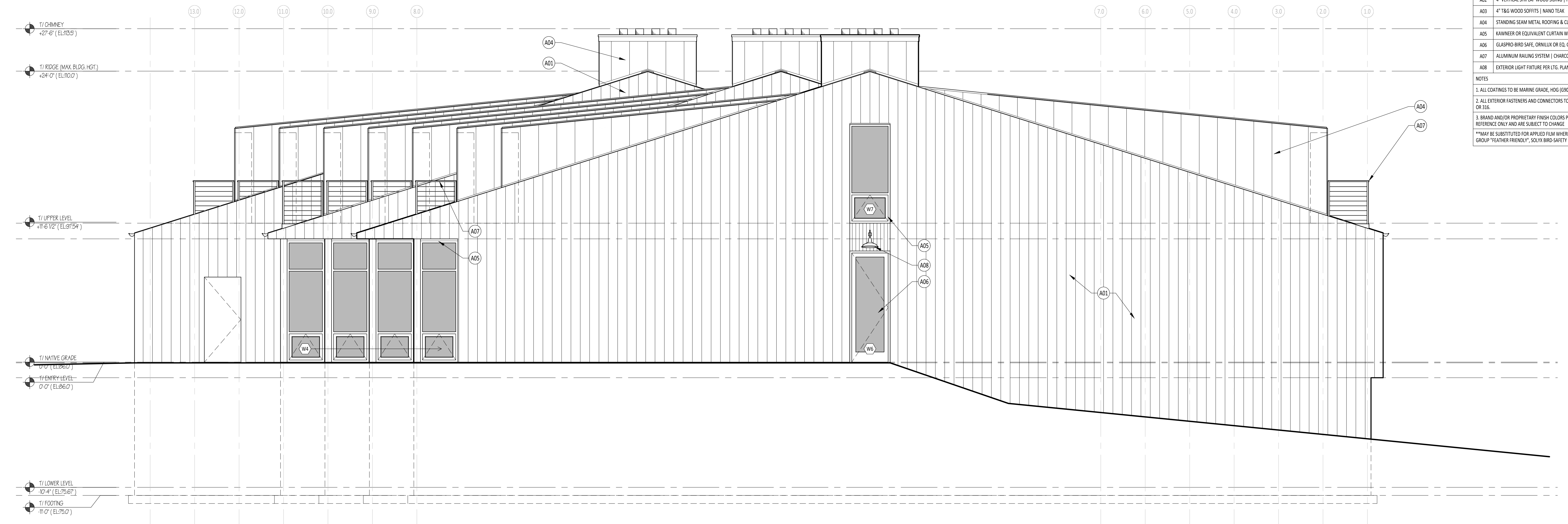
- ALL COATINGS TO BE MARINE GRADE, HDG (G90), OR APPROVED ALTERNATE
- ALL EXTERIOR FASTENERS AND CONNECTORS TO BE STAINLESS STEEL GRADE 304 OR 316
- BRAND AND/OR PROPRIETARY FINISH COLORS PROVIDED FOR QUALITATIVE REFERENCE ONLY AND ARE SUBJECT TO CHANGE

**MAY BE SUBSTITUTED FOR APPLIED FILM WHERE APPROPRIATE. CONVENIENCE GROUP "FEATHER FRIENDLY", SOLIX BIRD-SAFETY FILMS, OR EQUIVALENT

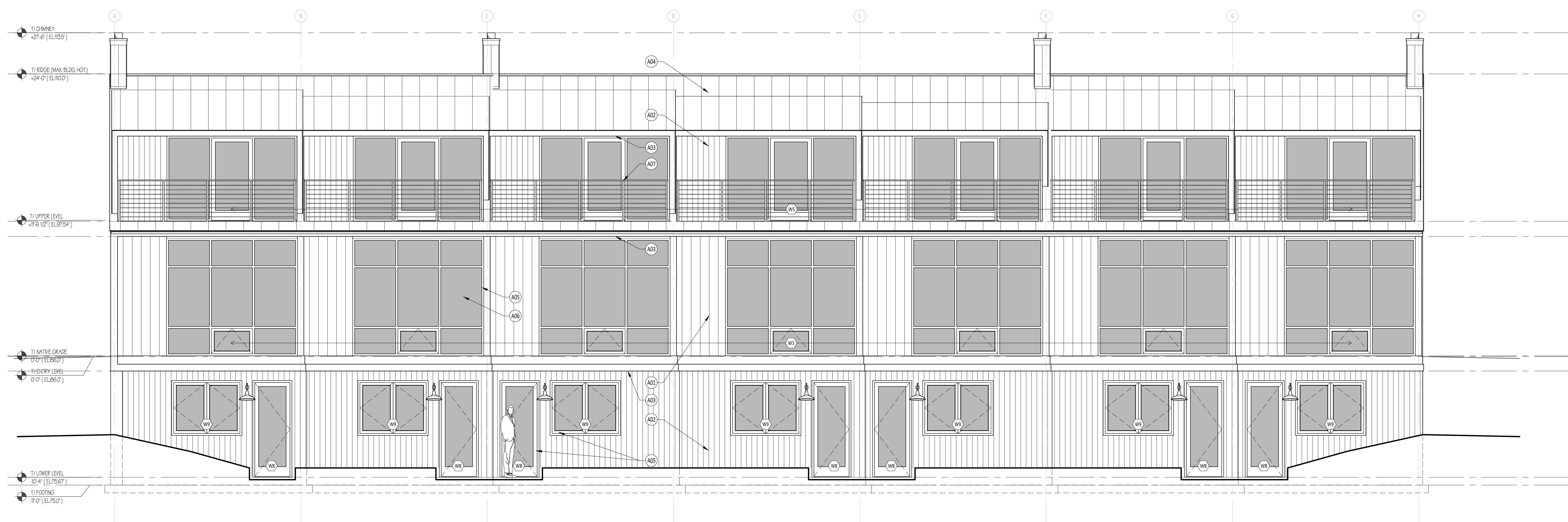
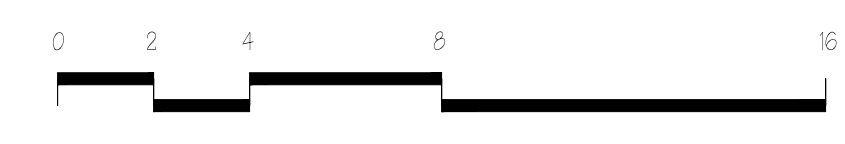
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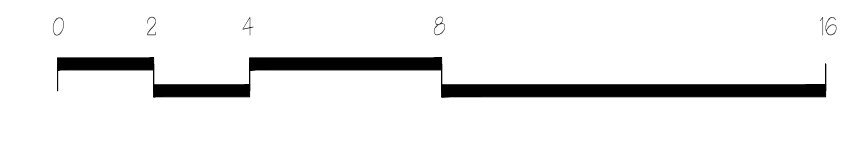
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1 NORTH ELEVATION
 1/4" = 1'-0"



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



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PROFESSIONAL SEAL

PROJECT
 BANDON BEACH HOTEL
 1090 PORTLAND AVE SW
 BANDON, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

A 2.1

Drawing Name
 EXTERIOR ELEVATIONS

BANDON BEACH HOTEL

1090 Portland Ave SW, Bandon, OR 97411

PLAN REVIEW PERMIT

OCTOBER 14, 2020

SCOPE OF WORK

1. DEMOLITION OF EXISTING STRUCTURES
2. CONSTRUCTION OF NEW HOTEL (R1), RESTAURANT(A2) & PARKING

NOTE: RENDERING IS CONCEPTUAL AND FOR REFERENCE ONLY. ACTUAL CONDITIONS, LANDSCAPING & MATERIALS MAY VARY.



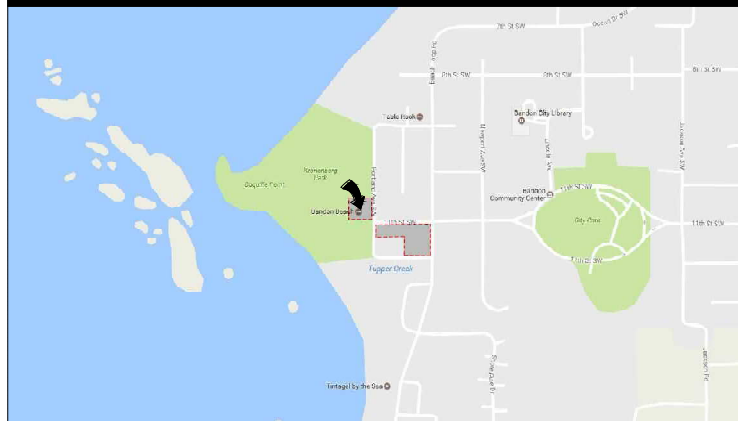
APPLICABLE CODES BY JURISDICTION

- 2014 OREGON STRUCTURAL SPECIALTY CODE
- 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE

PROJECT TEAM MEMBERS

BANDON BEACH HOTEL 1090 Portland Ave SW Bandon, OR 97411	
NORTHWORKS ARCHITECTS & PLANNERS 1512 N. Throop Street Chicago, IL 60642	ARCHITECT OF RECORD
CASCADIA GEOSERVICES, INC. 190 6th Street, PO Box 1026 Port Orford, OR 97465 541-655-0021 (Phone)	GEOTECHNICAL ENGINEER
STUNTZNER ENGINEERING 705 S 4th Street Coos Bay, OR 97420 541-267-2872 (Phone)	CIVIL ENGINEER
SPIRO LANDSCAPES 3822 NE Megginson St Newport, OR 97365-1537	LANDSCAPE DESIGN

AREA MAP



DRAWING SHEET INDEX

- COVER SHEET, PROJECT DIRECTORY
- AS1.0 ARCHITECTURAL SITE PLAN - CONTEXT VIEW
- AS1.1 ARCHITECTURAL SITE PLAN & PARKING LAYOUTS
- AS1.2 CORNER VISIBILITY & PEDESTRIAN WALKWAY DIAGRAMS
- AS1.3 EXTERIOR LIGHTING PLAN
- AS1.4 EXTERIOR LIGHT FIXTURE SPECS
- AS2.0 EQUIPMENT & MATERIALS STAGING PLAN
- AS3.0 EXTERIOR SIGNAGE & TRASH ENCLOSURE DETAILS
- LS1.0 PROPOSED LANDSCAPING PLAN & PLANTINGS SCHEDULE
- A0.0 FOOTING & FOUNDATION PLAN
- A1.0 GARDEN LEVEL FLOOR PLAN
- A1.1 GRADE LEVEL FLOOR PLAN
- A1.2 SECOND LEVEL FLOOR PLAN
- A1.3 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A8.0 EXTERIOR GLAZING SCHEDULE

PROFESSIONAL CERTIFICATIONS

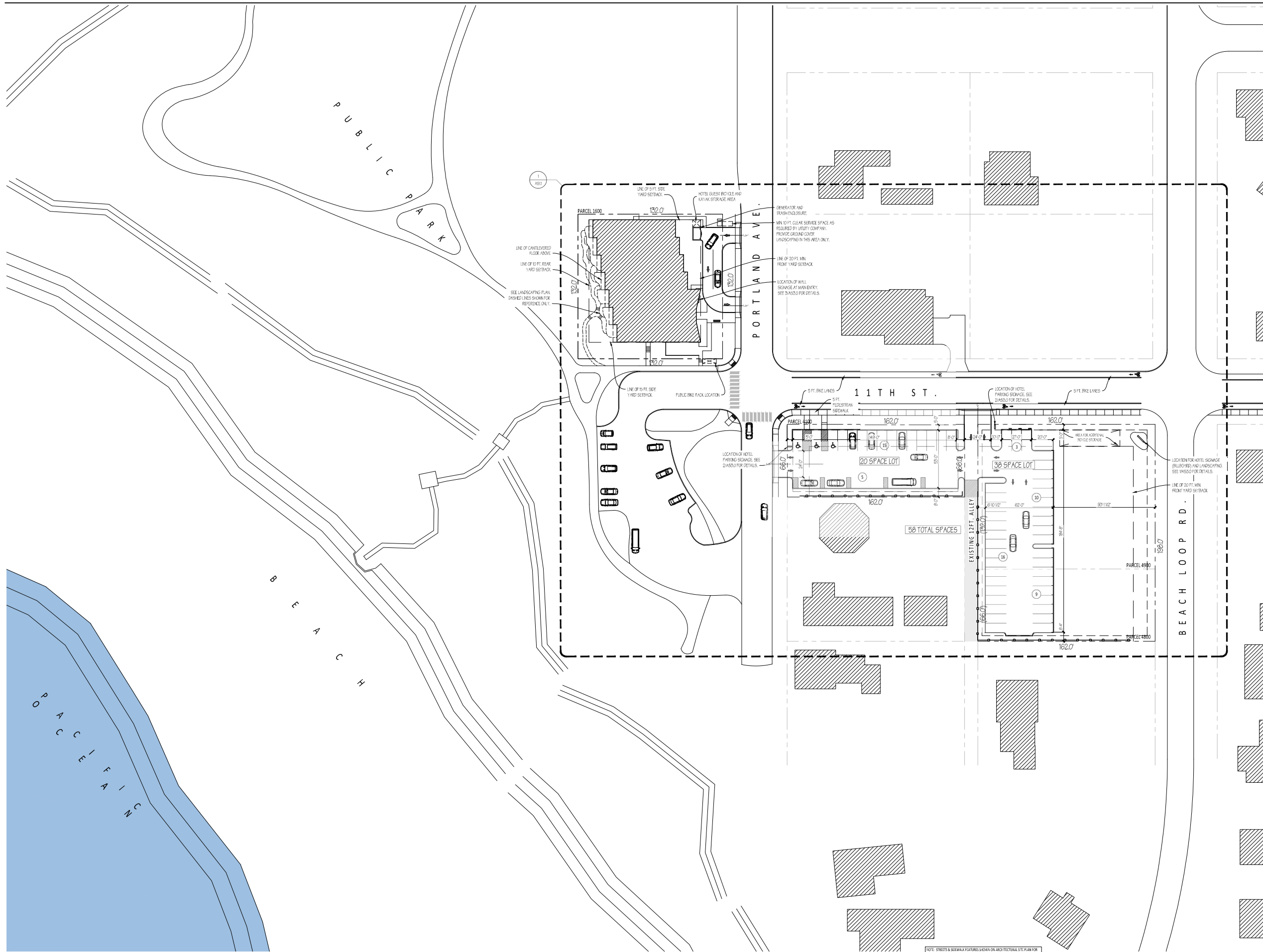
ARCHITECT'S STATEMENT

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL APPLICABLE BUILDING CODE REQUIREMENTS.

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1701 BANDON BEACH HOTEL PLAN REVIEW PERMIT 2020.10.14



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PROFESSIONAL SEAL

PROJECT
BANDON BEACH HOTEL
 1090 PORTLAND AVE SW
 BANDON, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
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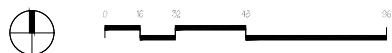
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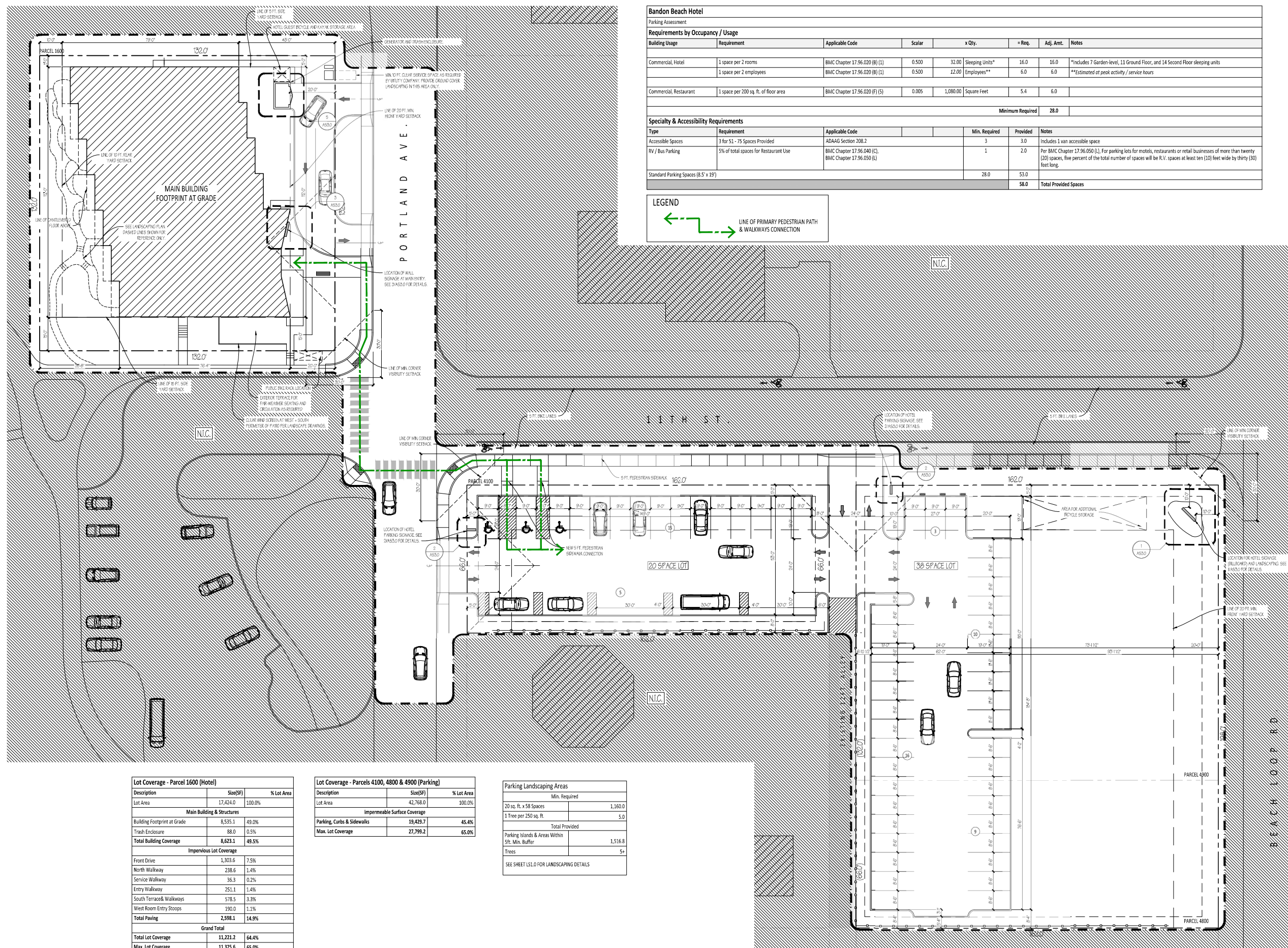
Drawing Name

ARCHITECTURAL SITE PLAN

1 ARCHITECTURAL SITE PLAN - CONTEXT VIEW
 1/32" = 1'-0"

NOTE: STREETS & SIDEWALK FEATURES SHOWN ON ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. SEE CIVIL DRAWING FOR ALL STREET, CURB & SIDEWALK DETAILS INCLUDING STD. STREET SIGNAGE, ADA RAMP AND OTHER ACCESSIBILITY FEATURES.





Bandon Beach Hotel

Parking Assessment

Requirements by Occupancy / Usage

Building Usage	Requirement	Applicable Code	Scalar	x Qty.	= Req.	Adj. Amt.	Notes	
Commercial, Hotel	1 space per 2 rooms	BMC Chapter 17.96.020 (B) (1)	0.500	32.00 Sleeping Units*	16.0	16.0	*Includes 7 Garden-level, 11 Ground Floor, and 14 Second Floor sleeping units	
	1 space per 2 employees	BMC Chapter 17.96.020 (B) (1)	0.500	12.00 Employees**	6.0	6.0	**Estimated at peak activity / service hours	
Commercial, Restaurant	1 space per 200 sq. ft. of floor area	BMC Chapter 17.96.020 (F) (5)	0.005	1,080.00 Square Feet	5.4	6.0		
							Minimum Required	28.0

Specialty & Accessibility Requirements

Type	Requirement	Applicable Code	Min. Required	Provided	Notes	
Accessible Spaces	3 for 51 - 75 Spaces Provided	ADAAG Section 208.2	3	3.0	Includes 1 van accessible space	
RV / Bus Parking	5% of total spaces for Restaurant Use	BMC Chapter 17.96.040 (C), BMC Chapter 17.96.050 (L)	1	2.0	Per BMC Chapter 17.96.050 (L), for parking lots for motels, restaurants or retail businesses of more than twenty (20) spaces, five percent of the total number of spaces will be R.V. spaces at least ten (10) feet wide by thirty (30) feet long.	
Standard Parking Spaces (8.5' x 19')			28.0	53.0		
					Total Provided Spaces	58.0



Lot Coverage - Parcel 1600 (Hotel)

Description	Size(SF)	% Lot Area
Lot Area	17,424.0	100.0%
Main Building & Structures		
Building Footprint at Grade	8,535.1	49.0%
Trash Enclosure	88.0	0.5%
Total Building Coverage	8,623.1	49.5%
Impervious Lot Coverage		
Front Drive	1,303.6	7.5%
North Walkway	238.6	1.4%
Service Walkway	36.3	0.2%
Entry Walkway	251.1	1.4%
South Terrace & Walkways	578.5	3.3%
West Room Entry Stoops	190.0	1.1%
Total Paving	2,598.1	14.9%
Grand Total		
Total Lot Coverage	11,221.2	64.4%
Max. Lot Coverage	11,325.6	65.0%

Lot Coverage - Parcels 4100, 4800 & 4900 (Parking)

Description	Size(SF)	% Lot Area
Lot Area	42,768.0	100.0%
Impermeable Surface Coverage		
Parking, Curbs & Sidewalks	19,429.7	45.4%
Max. Lot Coverage	27,799.2	65.0%

Parking Landscaping Areas

Description	Min. Required	Total Provided
20 sq. ft. x 58 Spaces	1,160.0	
1 Tree per 250 sq. ft.	5.0	
Total Provided		1,516.8
Parking Islands & Areas Within 5ft. Min. Buffer		5+

SEE SHEET LSL.D FOR LANDSCAPING DETAILS

2 LOT COVERAGE CALCULATIONS
N.T.S.

1 ARCHITECTURAL SITE PLAN & PARKING LAYOUTS
1/8" = 1'-0"

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PROFESSIONAL SEAL

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1090 PORTLAND AVE SW
BANDON, OREGON 97411

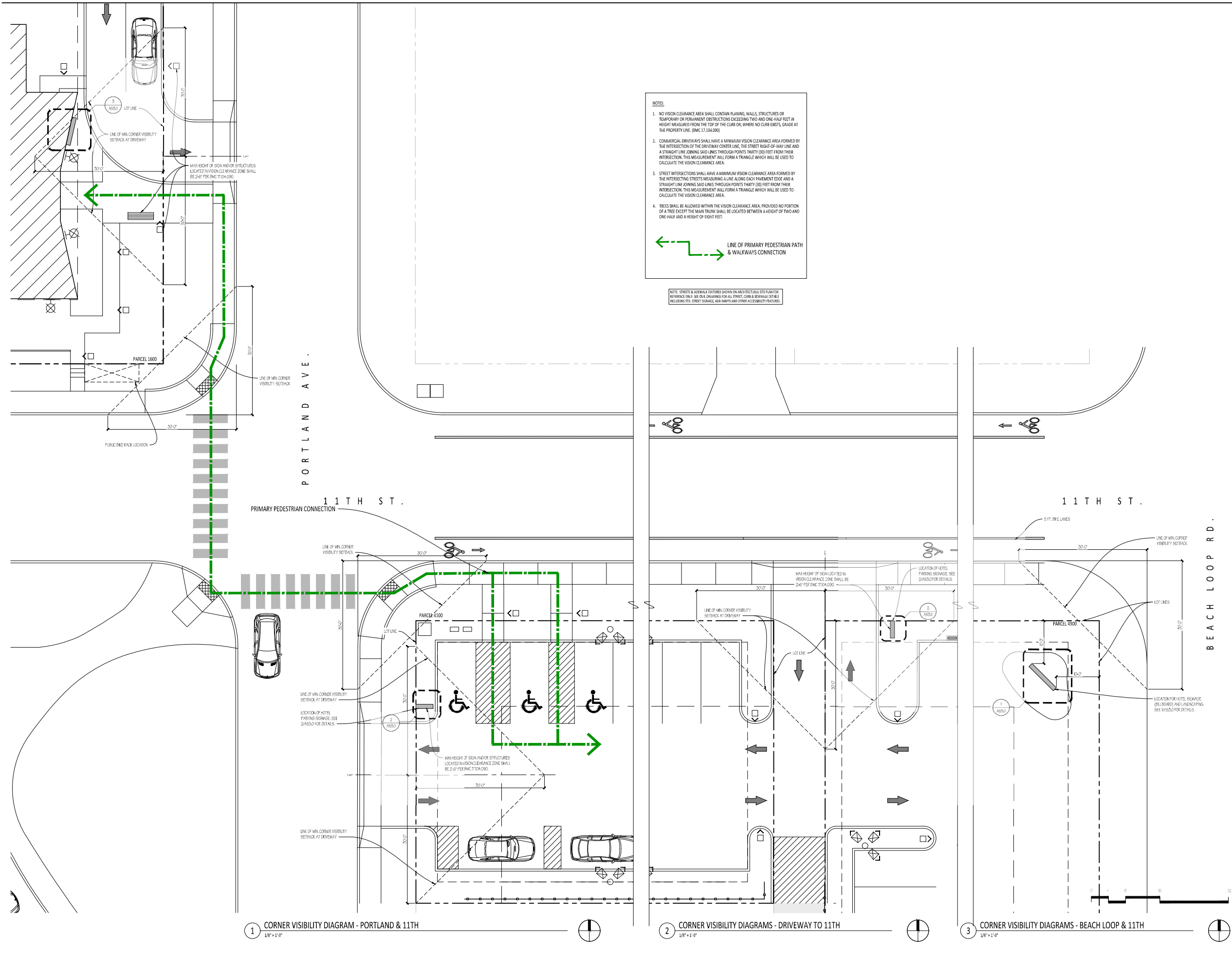
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BR	Checked By
Discipline	Drawing No.

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Drawing Name

SITE PLANS

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NOTES:

1. NO VISION CLEARANCE AREA SHALL CONTAIN PLANNING, WALLS, STRUCTURES OR TEMPORARY OR PERMANENT OBSTRUCTIONS EXCEEDING TWO AND ONE-HALF FEET IN HEIGHT MEASURED FROM THE TOP OF THE CURB OR, WHERE NO CURB EXISTS, GRADE AT THE PROPERTY LINE. (B.M.C. 17.04.090)
2. COMMERCIAL DRIVEWAYS SHALL HAVE A MINIMUM VISION CLEARANCE AREA FORMED BY THE INTERSECTION OF THE DRIVEWAY CENTER LINE, THE STREET RIGHT-OF-WAY LINE AND A STRAIGHT LINE JOINING SAID LINES THROUGH POINTS THIRTY (30) FEET FROM THEIR INTERSECTION. THIS MEASUREMENT WILL FORM A TRIANGLE WHICH WILL BE USED TO CALCULATE THE VISION CLEARANCE AREA.
3. STREET INTERSECTIONS SHALL HAVE A MINIMUM VISION CLEARANCE AREA FORMED BY THE INTERSECTING STREETS MEASURING A LINE ALONG EACH PAVEMENT EDGE AND A STRAIGHT LINE JOINING SAID LINES THROUGH POINTS THIRTY (30) FEET FROM THEIR INTERSECTION. THIS MEASUREMENT WILL FORM A TRIANGLE WHICH WILL BE USED TO CALCULATE THE VISION CLEARANCE AREA.
4. TREES SHALL BE ALLOWED WITHIN THE VISION CLEARANCE AREA, PROVIDED NO PORTION OF A TREE EXCEPT THE MAIN TRUNK SHALL BE LOCATED BETWEEN A HEIGHT OF TWO AND ONE-HALF AND A HEIGHT OF EIGHT FEET.

LINE OF PRIMARY PEDESTRIAN PATH & WALKWAYS CONNECTION

NOTE: STREETS & SIDEWALK FEATURES SHOWN ON THIS PLAN SHALL BE FOR GENERAL REFERENCE ONLY. SEE ALL DRAWINGS FOR ALL STREET, CURB & SIDEWALK DETAILS INCLUDING STD. STREET SIGNAGE, ADA RAMPS AND OTHER ACCESSIBILITY FEATURES.

1 CORNER VISIBILITY DIAGRAM - PORTLAND & 11TH
 1/8" = 1'-0"

2 CORNER VISIBILITY DIAGRAMS - DRIVEWAY TO 11TH
 1/8" = 1'-0"

3 CORNER VISIBILITY DIAGRAMS - BEACH LOOP & 11TH
 3/8" = 1'-0"

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Discipline	Drawing No.

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 Drawing Name
CORNER VISIBILITY & PEDESTRIAN WALKWAY DIAGRAMS

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Ordering Information

Accessories

- 1. 120V line voltage only (see page 102 for 277V)
- 2. Minimum 10' (3.05m) cable length
- 3. 120V line voltage only (see page 102 for 277V)
- 4. 120V line voltage only (see page 102 for 277V)
- 5. 120V line voltage only (see page 102 for 277V)
- 6. 120V line voltage only (see page 102 for 277V)
- 7. 120V line voltage only (see page 102 for 277V)
- 8. 120V line voltage only (see page 102 for 277V)
- 9. 120V line voltage only (see page 102 for 277V)
- 10. 120V line voltage only (see page 102 for 277V)
- 11. 120V line voltage only (see page 102 for 277V)
- 12. 120V line voltage only (see page 102 for 277V)

Ordering

Handible Orientation

Photometric Diagrams

See page 102 for photometric diagrams and beam spread information.

Accessories

- 1. 120V line voltage only (see page 102 for 277V)
- 2. Minimum 10' (3.05m) cable length
- 3. 120V line voltage only (see page 102 for 277V)
- 4. 120V line voltage only (see page 102 for 277V)
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- 11. 120V line voltage only (see page 102 for 277V)
- 12. 120V line voltage only (see page 102 for 277V)

KAX LED Size 1 LED Area Luminaire

Specifications

Height: 8.7" (221mm)
 Length: 23" (584mm)
 Width: 13.14" (333mm)
 Depth: 7.5" (190mm)
 Weight: 26 lbs (11.8kg)

Ordering Information

EXAMPLE: KAX1 LED F4 40K R3 MVOLT SPA DDBXD

Part	Quantity	Description	Notes
KAX1	1	LED Area Luminaire	
SP	1	Spot Mounting Bracket	
BR	1	Bracket	
MT	1	Mounting Bracket	
CA	1	Canopy	
DL	1	Downrod	
ST	1	Stem	
SC	1	Scissors	
SA	1	Scissors	
SB	1	Scissors	
SD	1	Scissors	
SE	1	Scissors	
SF	1	Scissors	
SG	1	Scissors	
SH	1	Scissors	
SI	1	Scissors	
SJ	1	Scissors	
SK	1	Scissors	
SL	1	Scissors	
SM	1	Scissors	
SN	1	Scissors	
SO	1	Scissors	
SP	1	Spot Mounting Bracket	
BR	1	Bracket	
MT	1	Mounting Bracket	
CA	1	Canopy	
DL	1	Downrod	
ST	1	Stem	
SC	1	Scissors	
SA	1	Scissors	
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SH	1	Scissors	
SI	1	Scissors	
SJ	1	Scissors	
SK	1	Scissors	
SL	1	Scissors	
SM	1	Scissors	
SN	1	Scissors	
SO	1	Scissors	

Performance Data

Lumen Ambient Temperature (LAT) Multiplier

LAT	F1	F2	F3	F4
10	1.00	1.00	1.00	1.00
20	0.95	0.95	0.95	0.95
30	0.90	0.90	0.90	0.90
40	0.85	0.85	0.85	0.85
50	0.80	0.80	0.80	0.80
60	0.75	0.75	0.75	0.75
70	0.70	0.70	0.70	0.70
80	0.65	0.65	0.65	0.65
90	0.60	0.60	0.60	0.60
100	0.55	0.55	0.55	0.55

Electrical Load

Part	Quantity	Description	Notes
KAX1	1	LED Area Luminaire	
SP	1	Spot Mounting Bracket	
BR	1	Bracket	
MT	1	Mounting Bracket	
CA	1	Canopy	
DL	1	Downrod	
ST	1	Stem	
SC	1	Scissors	
SA	1	Scissors	
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SH	1	Scissors	
SI	1	Scissors	
SJ	1	Scissors	
SK	1	Scissors	
SL	1	Scissors	
SM	1	Scissors	
SN	1	Scissors	
SO	1	Scissors	

Projected LED Lumen Maintenance

Part	Quantity	Description	Notes
KAX1	1	LED Area Luminaire	
SP	1	Spot Mounting Bracket	
BR	1	Bracket	
MT	1	Mounting Bracket	
CA	1	Canopy	
DL	1	Downrod	
ST	1	Stem	
SC	1	Scissors	
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SK	1	Scissors	
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1 FIXTURE A & A1 DETAILS

Fundamentals 2700K LED Path Light BBR 16120BBR27 (Bronzed Brass)

Specifications

Height: 9.12" (231mm)
 Width: 13" (330mm)
 Depth: 10.37" (264mm)
 Weight: 20 lbs (9.07kg)

Ordering Information

EXAMPLE: 16120BBR27

Dimensions

Weight: 4.00 LBS

Photometrics

Color Rendering Index: 80

Electrical

Voltage: 12V
 Operating Voltage Range: 9-15V

Qualifications

Safety Rated: Wet
 Warranty: www.kichler.com/warranty

Primary Lamping

Light Source: LED
 Lamp Included: Integrated
 Delivered Lumens: 294
 Lamp Type: LED

Dimensions

Height: 21.00"
 Width: 6.00"

KICHLER

7711 Shaw Pasture Valley Road
 Cleveland, Ohio 44130-0513
 Toll free: 888.888.3788 or kichler.com

Notes:

- Information provided is subject to change without notice.
- Fixtures are designed to operate within their maximum ambient temperature conditions. The maximum ambient temperature is indicated by the temperature rating and is for reference only.

2 FIXTURE B DETAILS

WST LED Architectural Wall Sconce

Specifications

Height: 9.12" (231mm)
 Width: 13" (330mm)
 Depth: 10.37" (264mm)
 Weight: 20 lbs (9.07kg)

Ordering Information

EXAMPLE: WST LED F1 40K VP MVOLT DDBXD

Dimensions

Weight: 4.00 LBS

Photometrics

Color Rendering Index: 80

Electrical

Voltage: 12V
 Operating Voltage Range: 9-15V

Qualifications

Safety Rated: Wet
 Warranty: www.kichler.com/warranty

Primary Lamping

Light Source: LED
 Lamp Included: Integrated
 Delivered Lumens: 294
 Lamp Type: LED

Dimensions

Height: 21.00"
 Width: 6.00"

3 FIXTURE C & D DETAILS

Performance Data

Lumen Ambient Temperature (LAT) Multiplier

LAT	F1	F2	F3	F4
10	1.00	1.00	1.00	1.00
20	0.95	0.95	0.95	0.95
30	0.90	0.90	0.90	0.90
40	0.85	0.85	0.85	0.85
50	0.80	0.80	0.80	0.80
60	0.75	0.75	0.75	0.75
70	0.70	0.70	0.70	0.70
80	0.65	0.65	0.65	0.65
90	0.60	0.60	0.60	0.60
100	0.55	0.55	0.55	0.55

Electrical Load

Part	Quantity	Description	Notes
WST	1	LED Wall Sconce	
SP	1	Spot Mounting Bracket	
BR	1	Bracket	
MT	1	Mounting Bracket	
CA	1	Canopy	
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Projected LED Lumen Maintenance

Part	Quantity	Description	Notes
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CA	1	Canopy	
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Electrical Load

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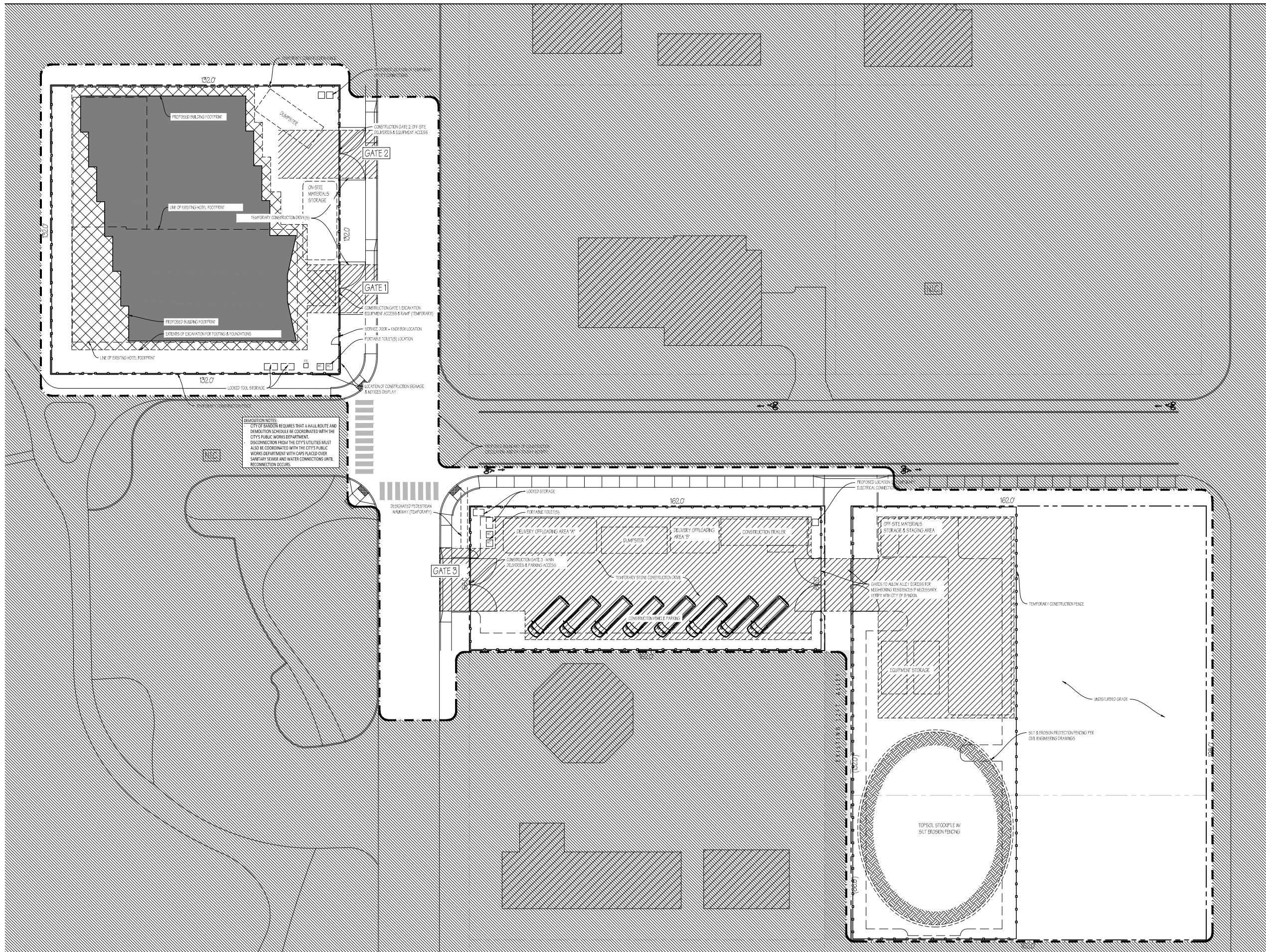
WARRANTY

Lighting Fixture Legend

SEE SHEET AS-4 FOR PROPOSED LIGHT FIXTURE SPECS

Symbol	Description
A	POLE MOUNTED OVERHEAD LIGHTING (2 OR 3 HEADS). HEIGHT SHALL NOT EXCEED 14 FT.
B	GROUND MOUNTED PEDESTAL WALKWAY LIGHTING FIXTURES
C	WALL MOUNTED EXTERIOR SCONCES AT 78"
D	WALL MTD. EXTERIOR SCONCES AT 120" (ABOVE DOORS)
E	UNDERGROUND WIRING AS REQ'D.

NOTES:



DEMO/UTION NOTES:
 CITY OF Bandon REQUIRES THAT A HAUL ROUTE AND DEMO/UTION SCHEDULE BE COORDINATED WITH THE CITY'S PUBLIC WORKS DEPARTMENT. DISCONNECTION FROM THE CITY'S UTILITIES MUST ALSO BE COORDINATED WITH THE CITY'S PUBLIC WORKS DEPARTMENT WITH CAPS PLACED OVER SANITARY SEWER AND WATER CONNECTIONS UNTIL RECONNECTION OCCURS.

ISSUED DATE	ISSUED FOR
10.17.19	PLAN REVIEW PERMIT - DRAFT
11.15.19	PLAN REVIEW PERMIT - UPDATES
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03.16.20	PLAN REVIEW PERMIT - DRAFT
08.14.20	PLAN REVIEW PERMIT
10.14.20	PLAN REVIEW PERMIT ISSUANCE

PROFESSIONAL SEAL

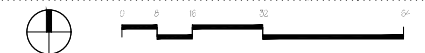
PROJECT
 Bandon Beach Hotel
 1090 PORTLAND AVE SW
 Bandon, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

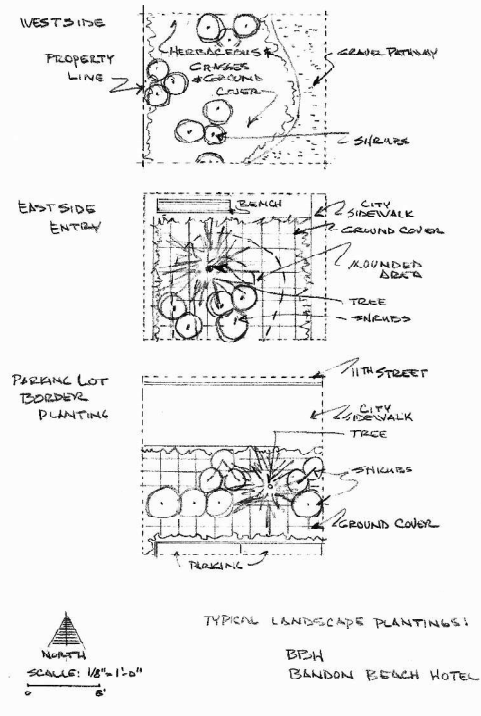
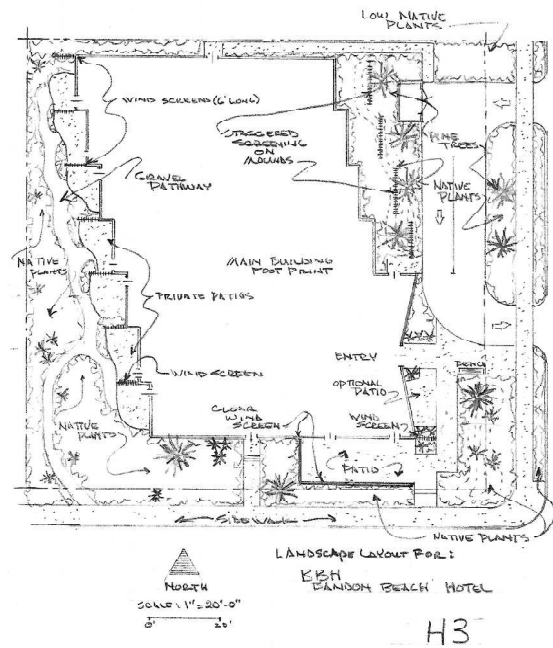
AS 2.0

Drawing Name
EQUIPMENT & MATERIALS STAGING PLAN

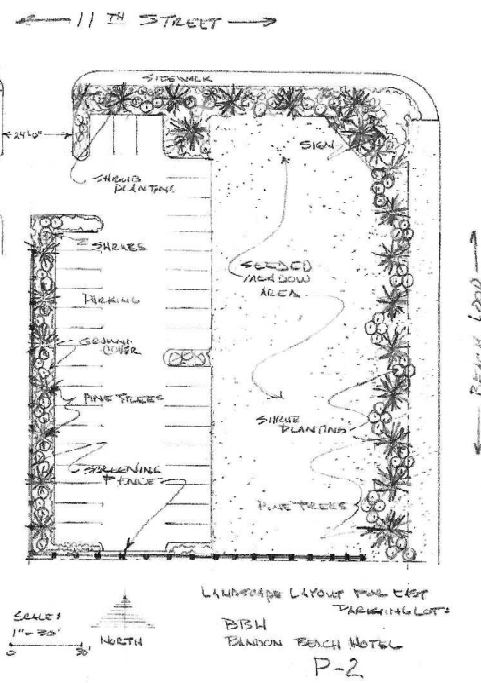
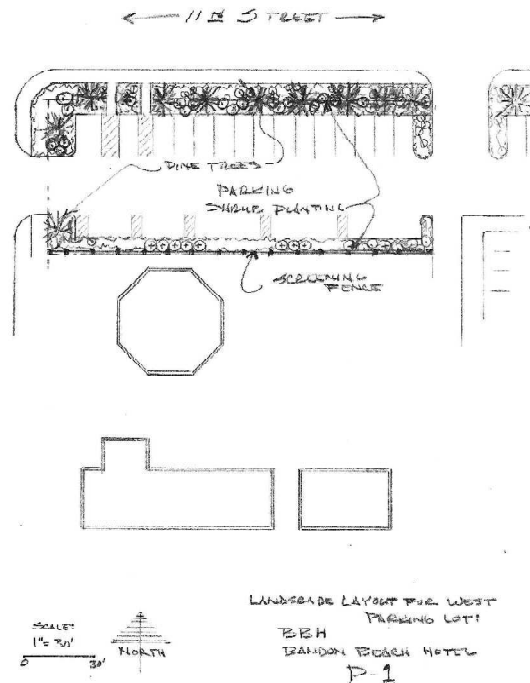
1 ARCHITECTURAL SITE PLAN - EQUIPMENT & MATERIALS STAGING
 1/8" = 1'-0"



NOT FOR CONSTRUCTION / FOR COORDINATION ONLY



Parking Landscaping Areas	
	Min. Required
20 sq. ft. x 58 Spaces	1,160.0
1 Tree per 250 sq. ft.	5.0
Total Provided	
Parking Islands & Areas Within 5ft. Min. Buffer	1,516.8
Trees	5+



LANDSCAPE DESIGN OBJECTIVES

Our commitment is to meet all city requirements, to restore/enhance the native plants/habitats/ecosystems, and to harmonize with the nature/spirit of the place.

Priorities for plant selection:
 wind-tolerant, native, naturalize, well adapted, non-invasive, good pollinators & habitat, local coastal genotype preference, attractive, good erosion control, low-input maintenance.

- to meet the requirements of The City of Bandon and addressing the "Restated Conditions of Approval";
- to extend the character and function of the existing ecosystem,
- to insure cover of ground to prevent erosion with the ground coverage requirement met
- to provide "successful growth in the localized micro-climate of Coquille Point area"

We reviewed habitat/plant communities/plant varieties with Sherri Laier, (naturalist with Oregon State Parks) and with Kate Iaquinto (director of Bandon Marsh National Wildlife Refuge which includes Coquille Point). They have provided feedback which is incorporated in this preliminary plant list.

Statement	Reference
All landscaping plans shall be approved by the approving authority and installed and subsequently maintained in good condition and in perpetuity by the owner of the property. Maintenance shall include, but not be limited to, watering, pruning, trimming, mowing, debris and weed removal, and if necessary replanting or replacement of failed landscape elements. Failure to maintain the landscaping in good condition shall be considered a nuisance and subject to citation to Municipal Court under Section 8.08 of the Bandon Municipal Code.	BMC 17.94.060(A)
Building facades which face a street or sidewalk shall have a four foot wide landscaping strip separating the building from the street or sidewalk. This section shall not apply to building facades separated from a street or sidewalk by a parking lot.	
Landscape density shall be uniform throughout the site and include site amenities such as focal points, public trash receptacles, low wattage lighting, and water features, for areas around a building over 2,500 square feet.	
Trees and shrubs used shall be selected from varieties compatible with the Southern Oregon Coast climate and which do not have destructive root systems which could damage either buildings or paved surfaces.	
Trees shall be planted landscaped areas such that the tree trunk is at least 3 ft. from any curb or paved area.	
The landscaped area shall be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% coverage within 5 years. (Landscaped area is either covered with low lying plants or overtopping by the branches of shrubbery).	
All bare earth shall be covered with bark, mulch, landscape rock, or other similar landscaping material to prevent dust and soil erosion.	
Landscaping shall conform to the vision clearance standards of the underlying zone.	
Dense landscaping and/or architectural treatment shall be provided to screen features such as storage areas, trash enclosures, transformers, generators, propane tanks, and other appurtenant structures.	BMC 17.94.060(B)
Features used to screen electrical equipment shall be approved by the electric department.	
Perimeter landscape strips, not less than five feet in width, shall be required for all parking lots in order to screen and/or buffer the parking lot from abutting streets or residential areas. Perimeter landscaping shall consist of plants, a minimum of two feet in height and/or trees a minimum of five feet in height and spaced no more than 20 feet apart.	BMC 17.94.080(A)

PLANTINGS LIST BY TYPE

Botanical Name	Common Name
Groundcover	
<i>Gaultheria silticola</i>	Sisal
<i>Sedum spathulifolium</i>	Cape Blanco Stonecrop
<i>Arctostaphylos uva-ursi</i>	Knapweed
<i>Asteris maritima</i>	Sea Thrift
<i>Fragaria chiloensis</i>	Beach Strawberry
<i>Carex spp. Douglasiana</i>	Sedge
<i>Ceanothus glaucus</i>	Pt Reyes Ceanothus
<i>Polystichum munitum</i>	Western Sword Fern
Shrubs	
<i>Lonicera involucrata</i>	Twainberry
<i>Vaccinium ovatum</i>	Evergreen Huckleberry
<i>Baccharis pilularis</i>	Coyote Bush
<i>Myrica californica</i>	Wax Myrtle
<i>Solid hookeriana</i>	Hooker's Willow
<i>Ceanothus thyrsiflorus</i>	Wild Lilac
<i>Rosa nutkana</i>	Nootka Rose
Trees	
<i>Picea sitchensis</i>	Sitka Spruce
<i>Pinus contorta var. contorta</i>	Shore Pine
<i>Pinus nigra 'Oregon Green'</i>	Oregon Green Pine
<i>Cupressus macrocarpa</i>	Monterey Cypress
<i>Pinus thurbergi 'Thunderhead'</i>	Thunderhead Pine
Herbaceous & Grasses	
<i>Silene alyssiflora</i>	Checker Bloom
<i>Achillea millefolium</i>	Common Yarrow
<i>Eriogonum glaucus</i>	Beach Aster
<i>Eriogonum latifolium</i>	Seaside Buckwheat
<i>Caulophila affinis ssp. littoralis</i>	Oregon Coast Paintbrush
<i>Phacelia argentea</i>	Silvery phacelia
<i>Lupinus littoralis</i>	Seashore Lupine
<i>Festuca</i>	Fescue
<i>Calamagrostis nutkanensis</i>	Pacific Redgrass
<i>Typhium wormskoldii</i>	Spring Bells/Coast Clover
<i>Elymus glaucus</i>	Blue Wild Rye

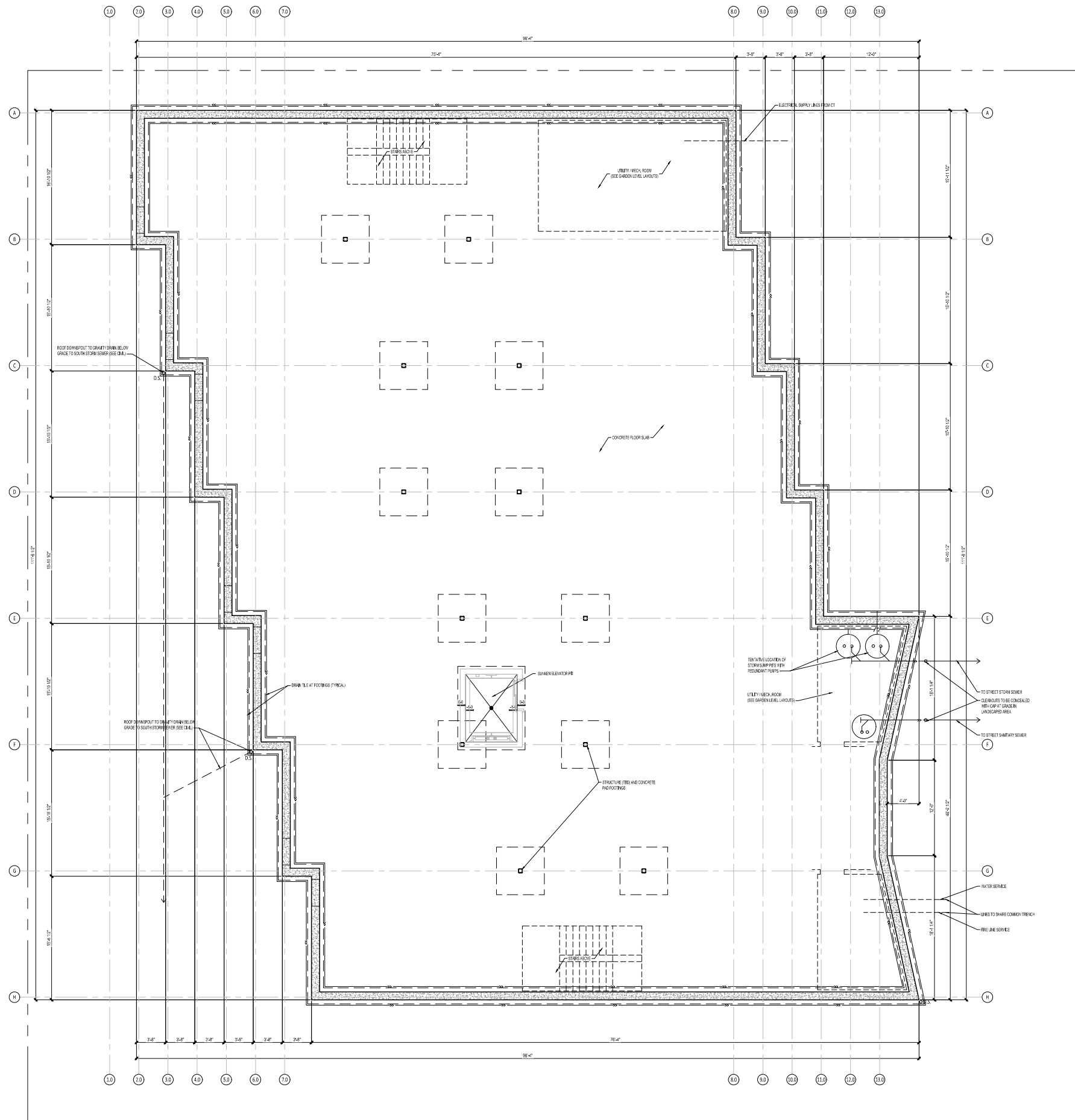
Note: The pine species recommended (especially for around the parking) is the Thunderhead, which provides the most screening without growing over 15 ft. tall.

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PROFESSIONAL SEAL

PROJECT BANDON BEACH HOTEL 1090 PORTLAND AVE SW BANDON, OREGON 97411	
1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.
LS	1.0
Drawing Name LANDSCAPE PLAN	

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1 FOOTING & FOUNDATION PLAN
3/16" = 1'-0"



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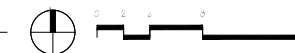
1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

A 0.0

Drawing Name
FOOTING & FOUNDATION PLAN



1 GARDEN LEVEL FLOOR PLAN
3/16" = 1'-0"



NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA
1512 N. Throop Street Chicago, Illinois 60642
T 312-440-9850 F 312-440-9851 www.nwks.com

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PROFESSIONAL SEAL

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1090 PORTLAND AVE SW
BANDON, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

A 1.0

Drawing Name
GARDEN LEVEL FLOOR PLAN



1 ENTRY LEVEL FLOOR PLAN
3/16" = 1'-0"



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12.06.19	PLAN REVIEW PERMIT - UPDATES
12.19.19	PLAN REVIEW PERMIT - UPDATES
02.04.20	PLAN REVIEW PERMIT - UPDATES
03.16.20	PLAN REVIEW PERMIT - DRAFT
08.14.20	PLAN REVIEW PERMIT
10.14.20	PLAN REVIEW PERMIT ISSUANCE

PROFESSIONAL SEAL

PROJECT
BANDON BEACH HOTEL
1090 PORTLAND AVE SW
BANDON, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

A 1.1

Drawing Name
ENTRY LEVEL FLOOR PLAN



1 SECOND FLOOR PLAN
3/16" = 1'-0"

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA
1512 N. Throop Street Chicago, Illinois 60642
T 312-440-9850 F 312-440-9851 www.nwks.com

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Architect before proceeding. Only figured dimensions should
be used. Contractors and fabricators to verify all dimensions
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ISSUED DATE	ISSUED FOR
10.17.19	PLAN REVIEW PERMIT - DRAFT
11.15.19	PLAN REVIEW PERMIT - UPDATES
11.25.19	PLAN REVIEW PERMIT - 2ND DRAFT
12.06.19	PLAN REVIEW PERMIT - UPDATES
12.19.19	PLAN REVIEW PERMIT - UPDATES
02.04.20	PLAN REVIEW PERMIT - UPDATES
03.16.20	PLAN REVIEW PERMIT - DRAFT
08.14.20	PLAN REVIEW PERMIT
10.14.20	PLAN REVIEW PERMIT ISSUANCE

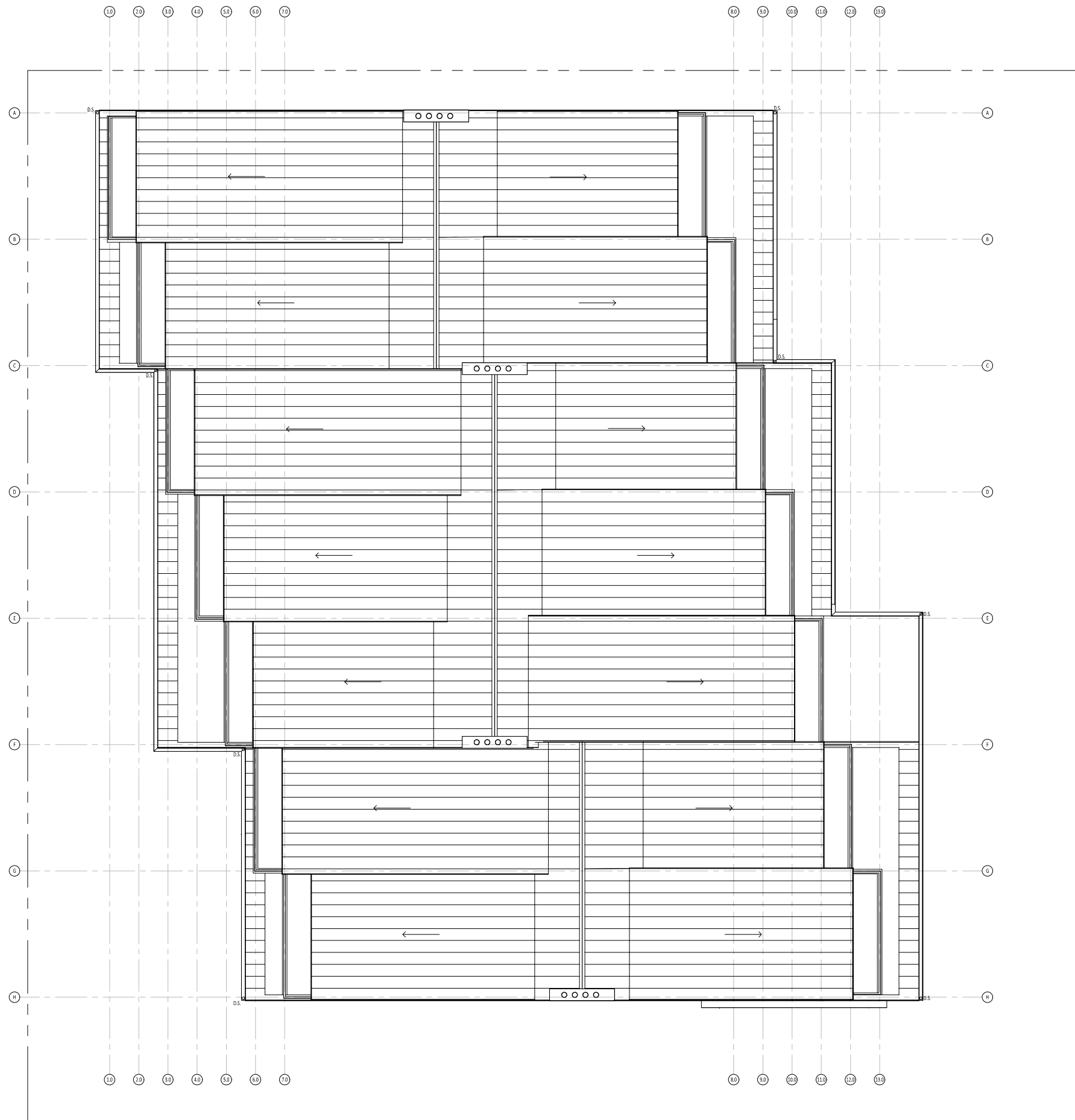
PROFESSIONAL SEAL

PROJECT
BANDON BEACH HOTEL
1090 PORTLAND AVE SW
BANDON, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

A 1.2

Drawing Name
SECOND FLOOR PLAN



1 ROOF PLAN
3/16" = 1'-0"



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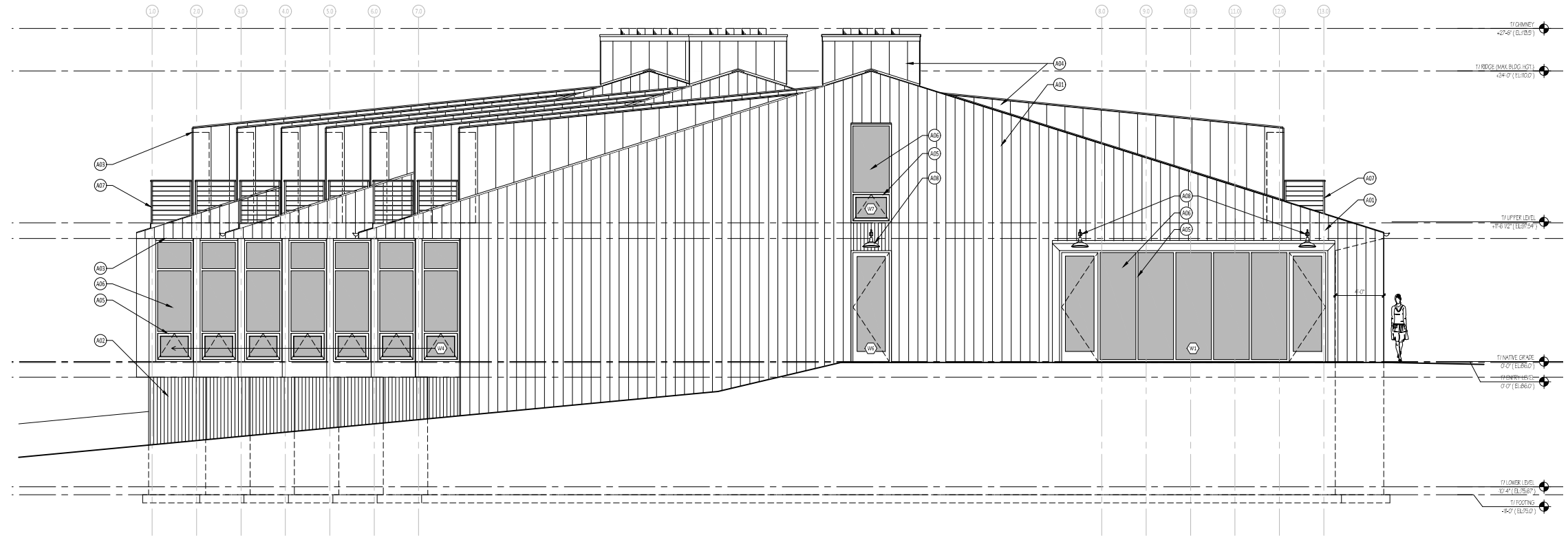
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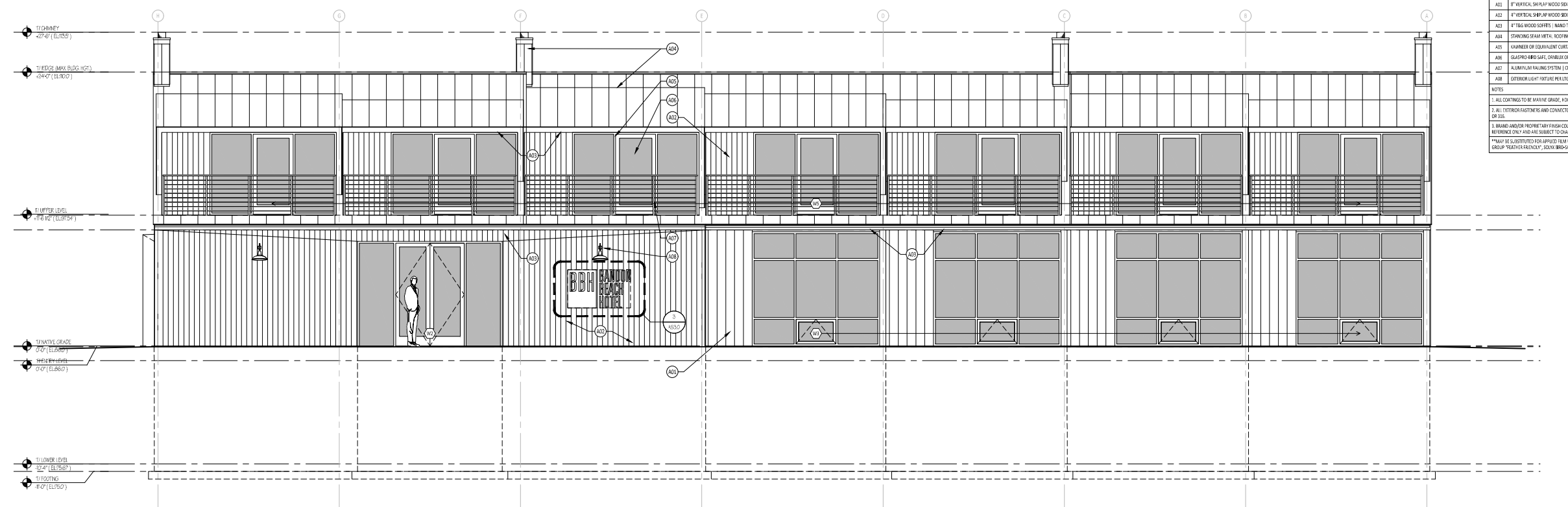
ISSUED DATE	ISSUED FOR
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11.15.19	PLAN REVIEW PERMIT - UPDATES
11.25.19	PLAN REVIEW PERMIT - 2ND DRAFT
12.06.19	PLAN REVIEW PERMIT - UPDATES
12.19.19	PLAN REVIEW PERMIT - UPDATES
02.04.20	PLAN REVIEW PERMIT - UPDATES
03.16.20	PLAN REVIEW PERMIT - DRAFT
08.14.20	PLAN REVIEW PERMIT
10.14.20	PLAN REVIEW PERMIT ISSUANCE

PROFESSIONAL SEAL

PROJECT BANDON BEACH HOTEL 1090 PORTLAND AVE SW BANDON, OREGON 97411	
1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.
A	1.3
Drawing Name ROOF PLAN	



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



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

KEYNOTE LEGEND

NO.	MATERIAL COLOR
A01	8" VERTICAL SHIP-LAP WOOD SIDING BARN CRY
A02	8" VERTICAL SHIP-LAP WOOD SIDING TANT ROCK
A03	8" T&G WOOD SIDING MANDY T&M
A04	STAINLESS STEEL METAL ROOFING & CLADDING MINKET GRAY
A05	STAINLESS STEEL CURTAIN WALL SYSTEM LIGHT SQUIN
A06	GLASS DOOR/SAFE, DOUBLE OR T&G GLAZING**
A07	ALUMINUM RAILING SYSTEM CHARCOAL
A08	EXTERNAL LIGHT FIXTURE PER L&L PLANS

NOTES:

- ALL COATINGS TO BE FINISH GRADE, F&S (F&S) OR APPROVED ALTERNATE
- ALL EXTERIOR FASTENERS AND CONNECTORS TO BE STAINLESS STEEL GRADE 304 OR 316
- BRAND AND/OR HORIZONTAL FINISH COLORS PROVIDED FOR QUALITATIVE REFERENCE ONLY AND ARE SUBJECT TO CHANGE
- **MAY BE SUBSTITUTED FOR APPLIED FILM IN HERE APPROPRIATE. CONVENIENCE GROUP "WEATHER FRIENDLY", SOLAR BR-SAFETY FILMS, OR EQUVALENT

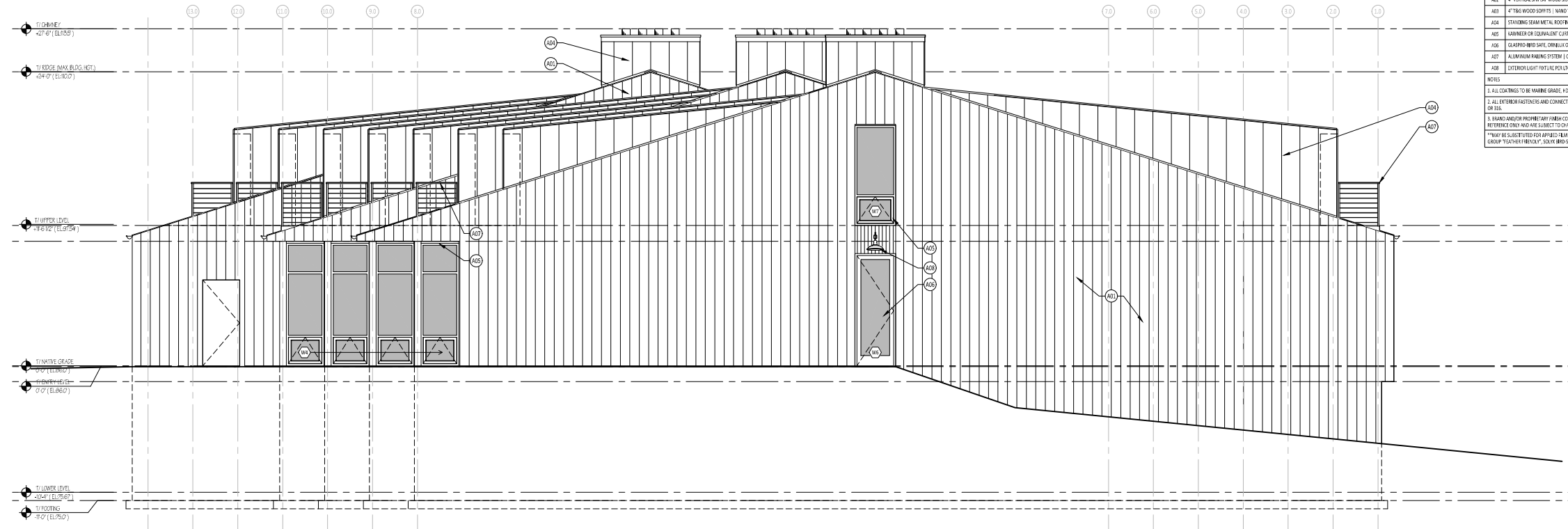
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PROFESSIONAL SEAL

PROJECT
BANDON BEACH HOTEL
 1090 PORTLAND AVE SW
 BANDON, OREGON 97411

1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.
A	2.0
Drawing Name	
EXTERIOR ELEVATIONS	

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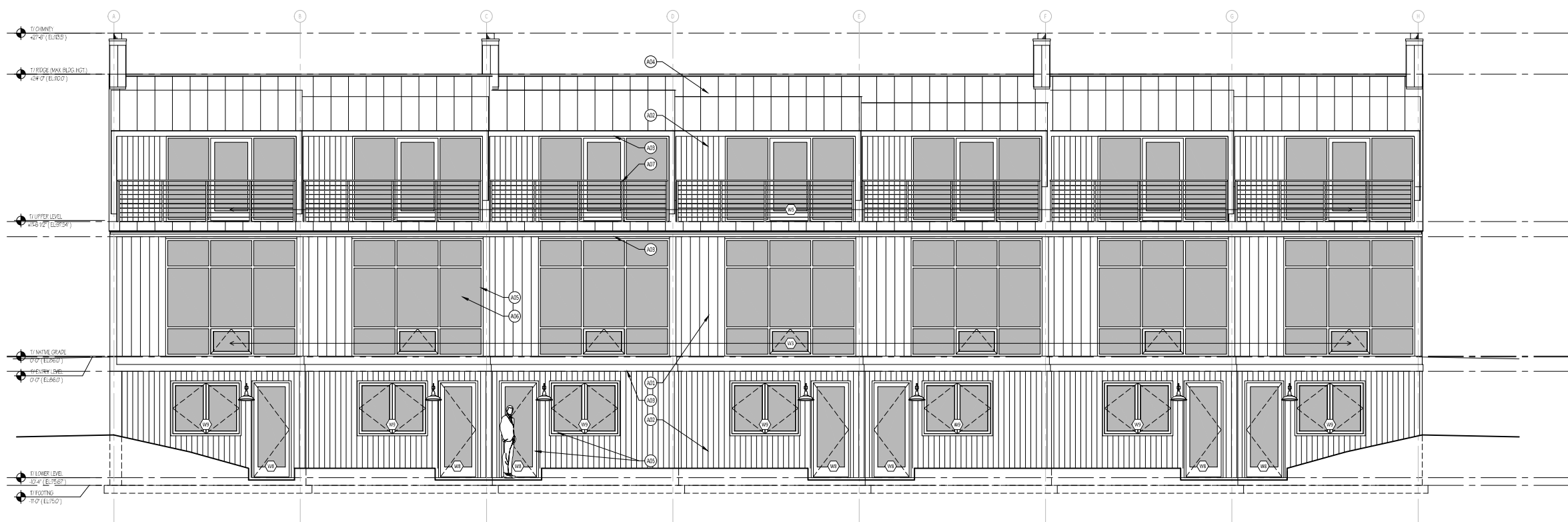


KEYNOTE LEGEND	
NO.	MATERIAL COLOR
A01	8" VERTICAL SHIP-LAP WOOD SIDING BURN GREY
A02	4" VERTICAL SHIP-LAP WOOD SIDING FLINT ROCK
A03	4" T&G WOOD SIDING WINDY BEAK
A04	STANDING SEAM METAL ROOFING & CLADDING MUSHNET GREY
A05	SLATTER OR EQUIVALENT CURTAIN WALL SYSTEM LIGHT SLOAN
A06	GLASS-ROBOT SAFE CORNELL OR EQL GLAZING**
A07	ALUMINUM FINISH SYSTEM CHARCOAL
A08	EXTERIOR LIGHT FIXTURE PER LOTS PLANS

NOTES:

1. ALL COATINGS TO BE MAINE GRADE, POSE (GSI), OR APPROVED ALTERNATE
2. ALL EXTERIOR FASTENERS AND CONNECTORS TO BE STAINLESS STEEL GRADE 304 OR 316
3. BRAND AND/OR PROPRIETARY FINISH COLORS PROVIDED FOR QUALITATIVE REFERENCE ONLY AND ARE SUBJECT TO CHANGE
- **MAY BE SUBSTITUTED FOR APPROVED FINISH WHERE APPROPRIATE. COMPLIANCE GROUP "LEATHER FRIENDLY", SOLIX BRD SAFETY FILMS, OR EQUIVALENT

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



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



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PROFESSIONAL SEAL

PROJECT
BANDON BEACH HOTEL
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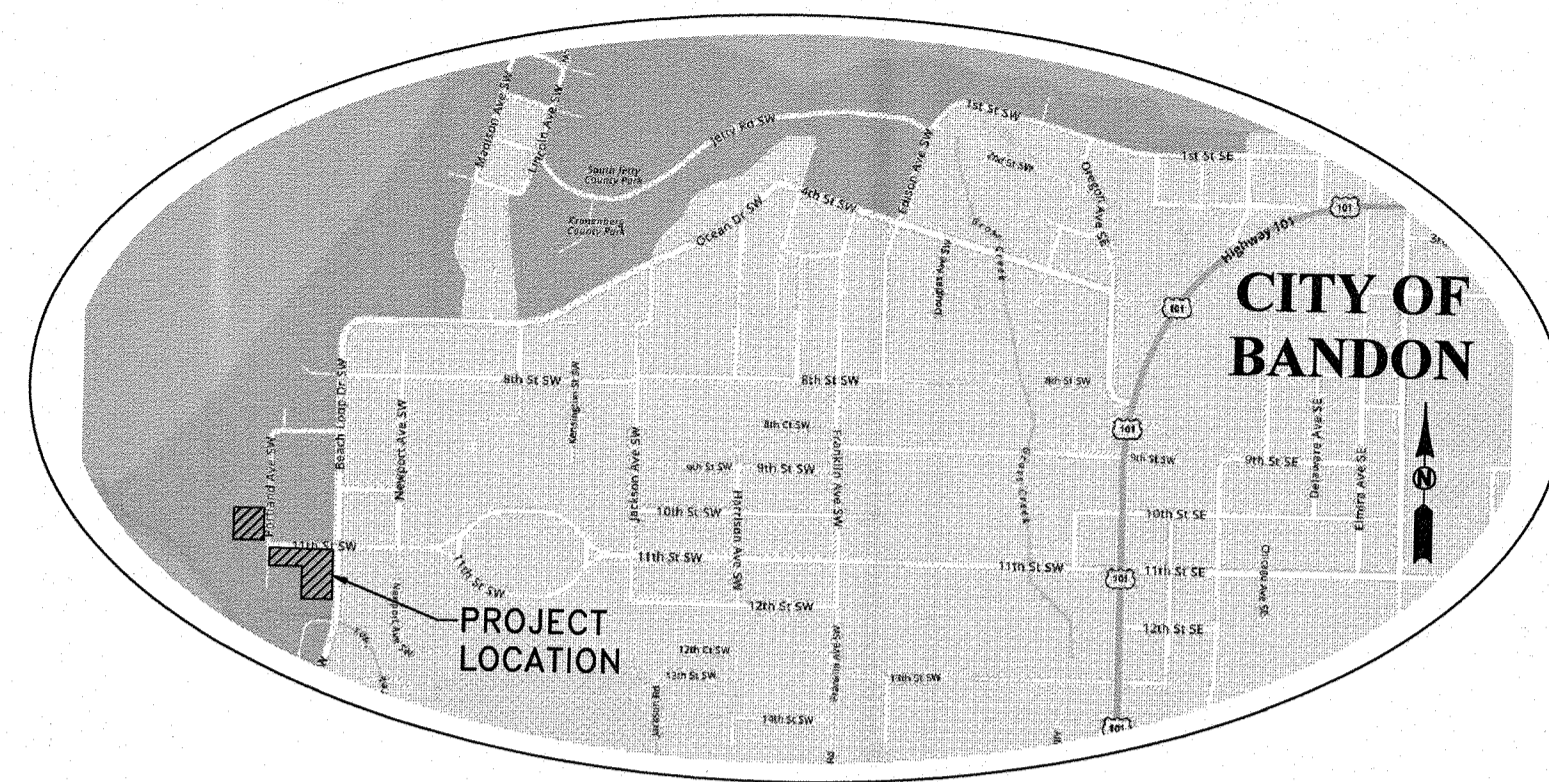
1701	Project No.
GH, BR, GS	Drawn By
BR	Checked By
Discipline	Drawing No.

A 2.1

Drawing Name
EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

BANDON BEACH HOTEL



VICINITY MAP
NTS

SHEET INDEX:

- C1 COVER SHEET
- C2 DEMOLITION & EROSION CONTROL PLAN
- C3 PAVING & STRIPING PLAN
- C4 GRADING & DRAINAGE PLAN
- C5 GRADING & DRAINAGE PLAN
- C6 GRADING & DRAINAGE PLAN
- C7 UTILITY PLAN
- SD1 STANDARD DETAILS
- SD2 STANDARD DETAILS
- SD3 STANDARD DETAILS
- SD4 STANDARD DETAILS
- SD5 EROSION CONTROL DETAILS

GENERAL NOTES:

1. THE 2018 EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION PREPARED BY THE OREGON DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION OREGON CHAPTER WILL BE CONSIDERED THE STANDARD SPECIFICATIONS.
2. REFER TO THE CITY OF BANDON ENGINEERING DESIGN STANDARDS FOR SPECIFICATION SUPPLEMENTAL TO THESE DRAWINGS.
3. TRENCH BACKFILL SHALL BE CLASS B (3/4"-0" CRUSHED ROCK) WITHIN ALL STREET RIGHT OF WAYS AND UNDER ALL PARKING LOTS, AND CLASS A (SUITABLE EXCAVATED MATERIAL) ELSEWHERE, UNLESS SHOWN DIFFERENT ON TRENCH DETAIL OR IN SPECIFICATIONS. ALL TRENCHES WILL BE COMPACTED WITH HAND-OPERATED PNEUMATIC COMPACTOR.
4. THE CONTRACTOR SHALL REPLACE ANY AND ALL SURVEY MONUMENTS WHICH ARE AFFECTED BY THE CONSTRUCTION. ALL MONUMENTS WILL BE RESET BY A LICENSED LAND SURVEYOR.
5. LOCATIONS SHOWN ON ENGINEERING DRAWINGS ARE APPROXIMATE. THE EXACT LOCATION WILL BE STAKED IN THE FIELD BY THE CONTRACTOR.
6. INSULATED COPPER TONING WIRE APPROVED FOR DIRECT BURY SHALL BE PLACED IN ALL TRENCHES WHERE PIPE HAS BEEN LAID. ALL TONE WIRE SHALL BE TESTED PRIOR TO ACCEPTANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES FOR LOCATIONS OF MAINLINE AND SERVICE LINE LOCATIONS PRIOR TO DIGGING. CONTRACTOR TO CONTACT ONE-CALL AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-332-2344.
ATTENTION:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN THE OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE ADMINISTRATIVE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).
8. ENGINEER AND CITY TO BE NOTIFIED FOR INSPECTION AS SHOWN ON SCHEDULE OR AS SPECIFIED IN "GENERAL NOTES" FOR THAT SPECIFIC CONSTRUCTION ITEM.
9. CONTRACTOR TO FIELD VERIFY TYPE, LOCATION, AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW PIPING AND ALERT ENGINEER OF DISCREPANCIES IMMEDIATELY IF FOUND.
10. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR WORKING IN PUBLIC RIGHT OF WAYS. (i.e. ODOT, CITY, COUNTY).
11. STANDARD DRAWINGS SHOWN ON PLANS ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION. CONTRACTOR TO VERIFY WITH AGENCY PRIOR TO CONSTRUCTION.
12. A PRE CONSTRUCTION CONFERENCE WITH THE CITY AND ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION.
13. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS DURING THE PROJECT CONSTRUCTION, AND COORDINATE WITH EXISTING TENANTS IN RELATION TO SUCH ACCESS, AS CAN SAFELY BE ALLOWED. WORK SHALL GENERALLY BE SCHEDULED TO PROVIDE ACCESS TO TENANTS AND CUSTOMERS AS MUCH AS REASONABLY ALLOWED DURING BUSINESS HOURS. CONTRACTOR SHALL COORDINATE AND FACILITATE ACCESS FOR OTHER TRADES, UTILITIES AND REGULATING AGENCIES. ACCESS TO COQUILLE POINT SHALL BE MAINTAINED. ALL PARTIAL OR TEMPORARY ROAD CLOSURES SHALL BE APPROVED BY THE CITY OF BANDON.
14. THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT REQUIRED PERMITS (CITY OF BANDON, OREGON BUILDING CODES, DEQ AND ETC.) ARE IN PLACE OR OBTAIN PERMITS PRIOR TO STARTING CONSTRUCTION, AND SHALL CALL FOR INSPECTIONS IN ACCORDANCE WITH SAID PERMITS AS REQUIRED BY THE PERMITS.

GENERAL STREET IMPROVEMENT NOTES:

1. ALL ASPHALT PAVEMENT SHALL MEET OREGON STATE HIGHWAY DEPARTMENT STANDARDS.
2. CONTRACTOR TO RELOCATE OR INSTALL MAIL BOXES, GROUPED MAIL BOXES, OR LOCK BOXES AS SHOWN ON PLANS. ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR.
3. CONTRACTOR TO ADJUST ALL MANHOLES, VALVE BOXES, AND OTHER INCIDENTAL STRUCTURES TO FINAL GRADE.
4. CONCRETE FOR DRIVEWAYS AND SIDEWALKS IN PUBLIC R/W SHALL MEET ODOT/APWA SPECIFICATIONS. DRIVEWAYS SHALL BE 4,000 PSI WITH FIBERMESH OR REBAR, SIDEWALKS SHALL BE 3,300 PSI STRENGTH.

GEOTECHNICAL NOTES:

1. THE "GEOTECHNICAL SITE EVALUATION - COMMERCIAL DEVELOPMENT" PREPARED BY CASCADIA GEOSERVICES, INC., DATED JULY 31, 2017, AND ANY SUBSEQUENT UPDATES, SHALL BE CONSIDERED PART OF THESE PLANS AND REFERENCED FOR ALL SITE CONSTRUCTION.
2. EXCAVATION, GRADING, TESTING AND EMBANKMENT PLACEMENT SHALL BE COMPLETED AS PER RECOMMENDATIONS OF THE REPORT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER AND TESTING FIRM DURING ALL STAGES OF GRADING TO ALLOW FOR SCHEDULING ON SITE VISITS, TESTING, AND SPECIAL INSPECTION.
4. ALL SITE CLEARING AND GRUBBING OF TOPSOIL/ORGANIC MATERIAL SHALL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION REPORT.

CIVIL ENGINEER:

ALEX PALM PE# 58073
i.e. ENGINEERING, INC.
809 SE PINE STREET
ROSEBURG, OR 97470
(541) 673-0166
palm@ieengineering.com

DEVELOPER:

NORTHWORKS
1512 N. THROOP STREET
CHICAGO, IL 60642
(312) 440-9850
FAX: (312) 440-9851

PLUMBING NOTE:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A PLUMBING PERMIT FROM THE LOCAL BUILDING DEPARTMENT FOR THE INSTALLATION AND INSPECTION OF ALL ONSITE PRIVATE STORM DRAINAGE RELATED INFRASTRUCTURE AT NO ADDITIONAL COST TO THE OWNER.

LEGEND	
---	(ELEV.) EXISTING CONTOUR ELEV.
---	NEW CONTOUR ELEV.
---	EXISTING EDGE OF AC OR GRAVEL
---	SAW CUT
R/W	EXISTING RIGHT-OF-WAY
R/W	NEW RIGHT-OF-WAY
SS	EXISTING SANITARY SEWER (SS)
SS	NEW SANITARY SEWER (SS)
PS	EXISTING PRESSURE SEWER (PS)
PS	NEW PRESSURE SEWER (PS)
STS	EXISTING STORM SEWER (STS)
STS	NEW STORM SEWER (STS)
W	EXISTING WATER
W	NEW WATER
PUG	EXISTING POWER (UNDERGROUND)
POH	EXISTING POWER (OVERHEAD)
UGU	NEW UNDERGROUND (TV, POWER, PHONE)
C	NEW ELECTRICAL CONDUIT
GAS	EXISTING GAS
TV	EXISTING CABLE TV
X	EXISTING FENCE
S-F	NEW FENCE
S-F	SILT FENCE (S-F)
TFC	TOP FACE OF CURB
BFC	BOTTOM FACE OF CURB
AC	ASPHALT
CONC	CONCRETE
FF	FINISH FLOOR
FG	FINISH GRADE
OG	ORIGINAL GROUND

○	MANHOLE (MH)
□	CURB INLET (CI)
■	CATCH BASIN (CB)
•	CLEANOUT
⊕	FIRE HYDRANT
⊙	VALVE
⊞	WATER METER
•	BLOWOFF
⊕	POWER POLE
⊖	LIGHT POLE
⊗	GUY WIRE
⊞	POWER PEDESTAL
⊞	TELEPHONE PEDESTAL
⊞	GAS METER
⊞	CABLE TV PEDESTAL
⊞	MAIL BOX
➔	FLOW DIRECTION ARROW
●	TREE (EVERGREEN)
●	TREE (DECIDUOUS)
⊕	DETAIL #
⊕	SHEET #
⊕	DETAIL REFERENCE

LEGEND

□	EXISTING CONCRETE
□	NEW CONCRETE
□	EXISTING ROCK
□	EXISTING ASPHALT
□	NEW ASPHALT

ASBESTOS SPECIAL NOTE:

MATERIALS CONTAINING ASBESTOS MAY BE PRESENT IN UNDERGROUND PIPE SYSTEMS. ALL APPROPRIATE FEDERAL, STATE, COUNTY AND MUNICIPAL RULES, REGULATIONS AND GUIDELINES MUST BE FOLLOWED WHEN WORKING WITH ASBESTOS-CONTAINING MATERIAL. NONFRIABLE MATERIAL MUST BE HANDLED, TRANSPORTED AND DISPOSED OF IN A WAY THAT PREVENTS IT FROM BECOMING FRIABLE AND RELEASING ASBESTOS FIBERS. IF AC PIPE IS SHATTERED, DAMAGED OR BADLY WEATHERED, IT IS CONSIDERED TO BE FRIABLE AND WILL LIKELY RELEASE ASBESTOS FIBERS. DEQ LICENSED ASBESTOS ABATEMENT CONTRACTOR USING DEQ CERTIFIED WORKERS MUST REMOVE ALL FRIABLE ASBESTOS MATERIAL. ANY AND ALL PERMITS AND FEES THAT ARE REQUIRED BY THE DEQ, DOUGLAS, COUNTY AND ANY OTHER REGULATORY AGENCY MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO DISPOSING OF THE ASBESTOS CONTAINING MATERIAL. FOR INFORMATION ABOUT ASBESTOS RULES, CONTACT THE DEQ WESTERN REGION OFFICE IN MEDFORD, OREGON.

DISCLAIMER:

LOCATIONS FOR THE GAS, POWER, PHONE, AND CABLE TV UTILITIES WERE DESIGNED AND PROVIDED BY OTHERS. I.E. ENGINEERING DID NOT DESIGN OR OBSERVE THE INSTALLATION OF THESE UTILITIES AND DOES NOT WARRANT THE "AS-BUILT" CONDITION, LOCATION, OR MAPPING ACCURACY REGARDING SUCH UTILITIES.

ATTENTION EXCAVATORS:

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 FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 800-332-2344.

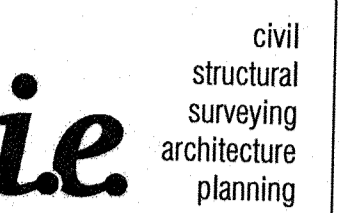
HORIZONTAL DATUM:

HORIZONTAL COORDINATES ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM (O.C.R.S.) UTILIZING OREGON DEPARTMENT OF TRANSPORTATION'S OREGON REAL-TIME GNSS NETWORK (O.R.G.N.)

ZONE: OREGON COAST
PROJECTION: OBLIQUE MERCATOR
REFERENCE DATUM: NAD 83 (2011) (EPOCH 2010.00)
ELLIPSOID: GRS 1980

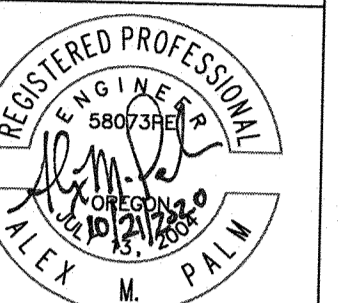
VERTICAL DATUM:

NAVD 88 PER GPS OBSERVATIONS UTILIZING GEOID MODEL G2012BU0 PER MAGNET FIELD SURVEY SOFTWARE



i.e. Engineering, Inc.
809 SE Pine St
Roseburg, OR

ieengineering.com



EXPIRES: 12/31/2020

Rev.	Date	Dwg	Description

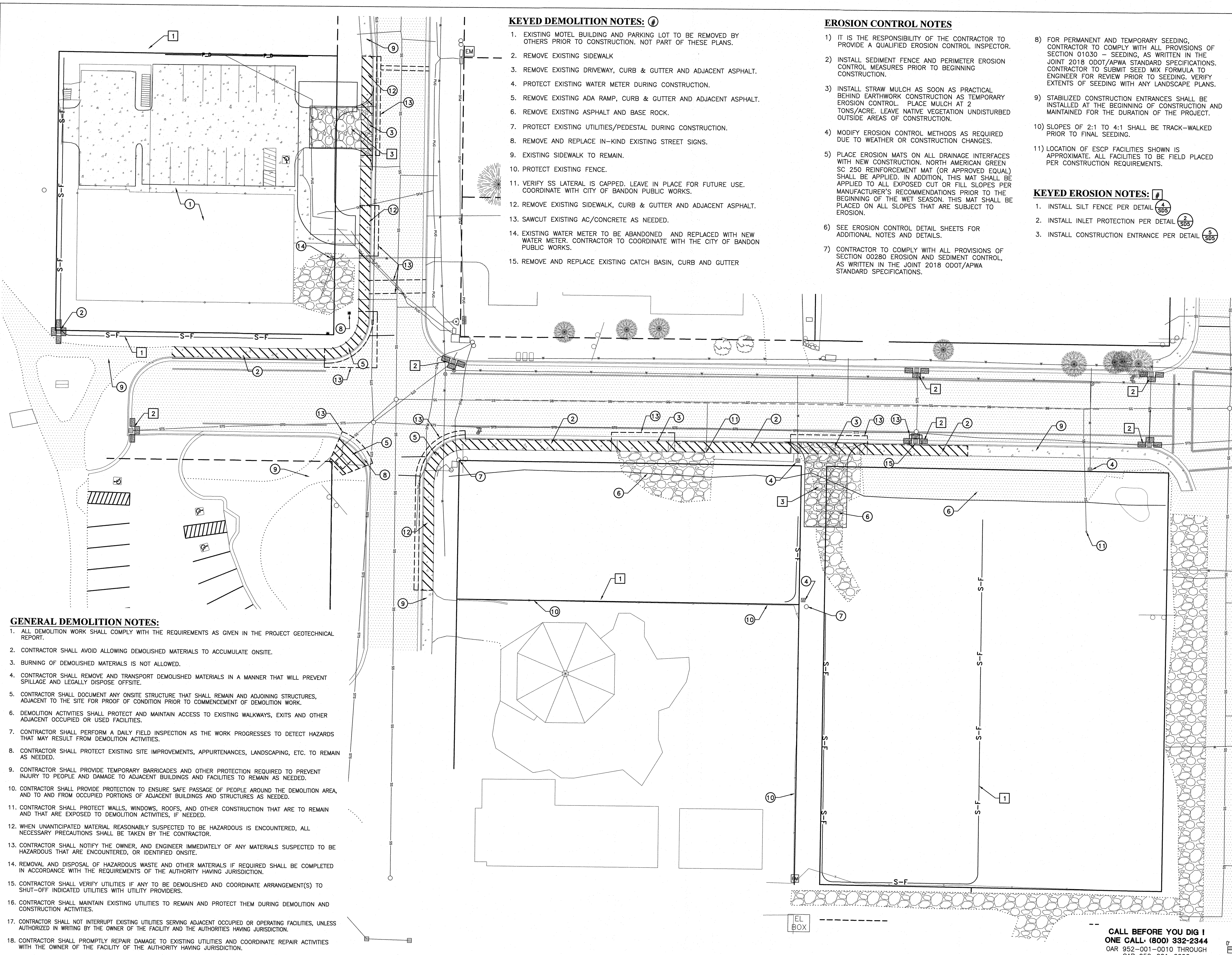
BANDON BEACH HOTEL

STREET ADDRESS
CITY, STATE, ZIP CODE
COVER SHEET
NO SCALE
AUGUST 19, 2020
ISSUE STATUS

PROJECT NO. 2040-01
DRW. ANY
CHK. AMP

C1
Oct 21, 2020

CALL BEFORE YOU DIG I
ONE CALL. (800) 332-2344
OAR 952-001-0010 THROUGH
OAR 952-001-0090



KEYED DEMOLITION NOTES: #

1. EXISTING MOTEL BUILDING AND PARKING LOT TO BE REMOVED BY OTHERS PRIOR TO CONSTRUCTION. NOT PART OF THESE PLANS.
2. REMOVE EXISTING SIDEWALK
3. REMOVE EXISTING DRIVEWAY, CURB & GUTTER AND ADJACENT ASPHALT.
4. PROTECT EXISTING WATER METER DURING CONSTRUCTION.
5. REMOVE EXISTING ADA RAMP, CURB & GUTTER AND ADJACENT ASPHALT.
6. REMOVE EXISTING ASPHALT AND BASE ROCK.
7. PROTECT EXISTING UTILITIES/PEDESTAL DURING CONSTRUCTION.
8. REMOVE AND REPLACE IN-KIND EXISTING STREET SIGNS.
9. EXISTING SIDEWALK TO REMAIN.
10. PROTECT EXISTING FENCE.
11. VERIFY SS LATERAL IS CAPPED. LEAVE IN PLACE FOR FUTURE USE. COORDINATE WITH CITY OF BANDON PUBLIC WORKS.
12. REMOVE EXISTING SIDEWALK, CURB & GUTTER AND ADJACENT ASPHALT.
13. SAWCUT EXISTING AC/CONCRETE AS NEEDED.
14. EXISTING WATER METER TO BE ABANDONED AND REPLACED WITH NEW WATER METER. CONTRACTOR TO COORDINATE WITH THE CITY OF BANDON PUBLIC WORKS.
15. REMOVE AND REPLACE EXISTING CATCH BASIN, CURB AND GUTTER

EROSION CONTROL NOTES

- 1) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A QUALIFIED EROSION CONTROL INSPECTOR.
- 2) INSTALL SEDIMENT FENCE AND PERIMETER EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
- 3) INSTALL STRAW MULCH AS SOON AS PRACTICAL BEHIND EARTHWORK CONSTRUCTION AS TEMPORARY EROSION CONTROL. PLACE MULCH AT 2 TONS/ACRE. LEAVE NATIVE VEGETATION UNDISTURBED OUTSIDE AREAS OF CONSTRUCTION.
- 4) MODIFY EROSION CONTROL METHODS AS REQUIRED DUE TO WEATHER OR CONSTRUCTION CHANGES.
- 5) PLACE EROSION MATS ON ALL DRAINAGE INTERFACES WITH NEW CONSTRUCTION. NORTH AMERICAN GREEN SC 250 REINFORCEMENT MAT (OR APPROVED EQUAL) SHALL BE APPLIED. IN ADDITION, THIS MAT SHALL BE APPLIED TO ALL EXPOSED CUT OR FILL SLOPES PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO THE BEGINNING OF THE WET SEASON. THIS MAT SHALL BE PLACED ON ALL SLOPES THAT ARE SUBJECT TO EROSION.
- 6) SEE EROSION CONTROL DETAIL SHEETS FOR ADDITIONAL NOTES AND DETAILS.
- 7) CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF SECTION G0280 EROSION AND SEDIMENT CONTROL, AS WRITTEN IN THE JOINT 2018 ODOT/APWA STANDARD SPECIFICATIONS.

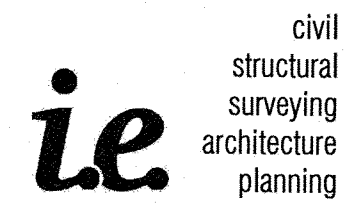
- 8) FOR PERMANENT AND TEMPORARY SEEDING, CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF SECTION 01030 - SEEDING, AS WRITTEN IN THE JOINT 2018 ODOT/APWA STANDARD SPECIFICATIONS. CONTRACTOR TO SUBMIT SEED MIX FORMULA TO ENGINEER FOR REVIEW PRIOR TO SEEDING. VERIFY EXTENTS OF SEEDING WITH ANY LANDSCAPE PLANS.
- 9) STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- 10) SLOPES OF 2:1 TO 4:1 SHALL BE TRACK-WALKED PRIOR TO FINAL SEEDING.
- 11) LOCATION OF ESCP FACILITIES SHOWN IS APPROXIMATE. ALL FACILITIES TO BE FIELD PLACED PER CONSTRUCTION REQUIREMENTS.

KEYED EROSION NOTES: #

1. INSTALL SILT FENCE PER DETAIL **4** **5B5**
2. INSTALL INLET PROTECTION PER DETAIL **2** **5B5**
3. INSTALL CONSTRUCTION ENTRANCE PER DETAIL **3** **5B5**

GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS AS GIVEN IN THE PROJECT GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL AVOID ALLOWING DEMOLISHED MATERIALS TO ACCUMULATE ONSITE.
3. BURNING OF DEMOLISHED MATERIALS IS NOT ALLOWED.
4. CONTRACTOR SHALL REMOVE AND TRANSPORT DEMOLISHED MATERIALS IN A MANNER THAT WILL PREVENT SPILLAGE AND LEGALLY DISPOSE OFFSITE.
5. CONTRACTOR SHALL DOCUMENT ANY ONSITE STRUCTURE THAT SHALL REMAIN AND ADJOINING STRUCTURES, ADJACENT TO THE SITE FOR PROOF OF CONDITION PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
6. DEMOLITION ACTIVITIES SHALL PROTECT AND MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
7. CONTRACTOR SHALL PERFORM A DAILY FIELD INSPECTION AS THE WORK PROGRESSES TO DETECT HAZARDS THAT MAY RESULT FROM DEMOLITION ACTIVITIES.
8. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, LANDSCAPING, ETC. TO REMAIN AS NEEDED.
9. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN AS NEEDED.
10. CONTRACTOR SHALL PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND THE DEMOLITION AREA, AND TO AND FROM OCCUPIED PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES AS NEEDED.
11. CONTRACTOR SHALL PROTECT WALLS, WINDOWS, ROOFS, AND OTHER CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO DEMOLITION ACTIVITIES, IF NEEDED.
12. WHEN UNANTICIPATED MATERIAL REASONABLY SUSPECTED TO BE HAZARDOUS IS ENCOUNTERED, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR.
13. CONTRACTOR SHALL NOTIFY THE OWNER, AND ENGINEER IMMEDIATELY OF ANY MATERIALS SUSPECTED TO BE HAZARDOUS THAT ARE ENCOUNTERED, OR IDENTIFIED ONSITE.
14. REMOVAL AND DISPOSAL OF HAZARDOUS WASTE AND OTHER MATERIALS IF REQUIRED SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
15. CONTRACTOR SHALL VERIFY UTILITIES IF ANY TO BE DEMOLISHED AND COORDINATE ARRANGEMENT(S) TO SHUT-OFF INDICATED UTILITIES WITH UTILITY PROVIDERS.
16. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN AND PROTECT THEM DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
17. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES, UNLESS AUTHORIZED IN WRITING BY THE OWNER OF THE FACILITY AND THE AUTHORITIES HAVING JURISDICTION.
18. CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE TO EXISTING UTILITIES AND COORDINATE REPAIR ACTIVITIES WITH THE OWNER OF THE FACILITY OF THE AUTHORITY HAVING JURISDICTION.



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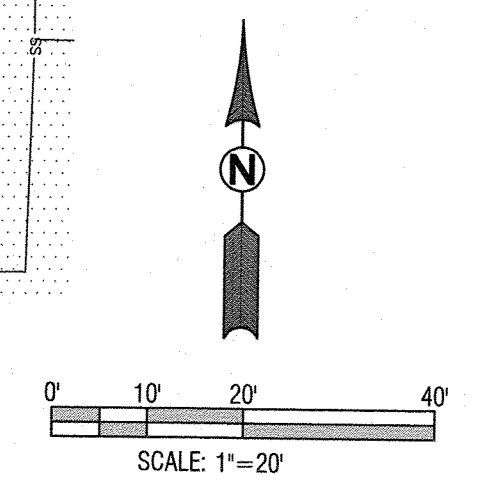
Rev.	Date	Dwg	Description

BANDON BEACH HOTEL

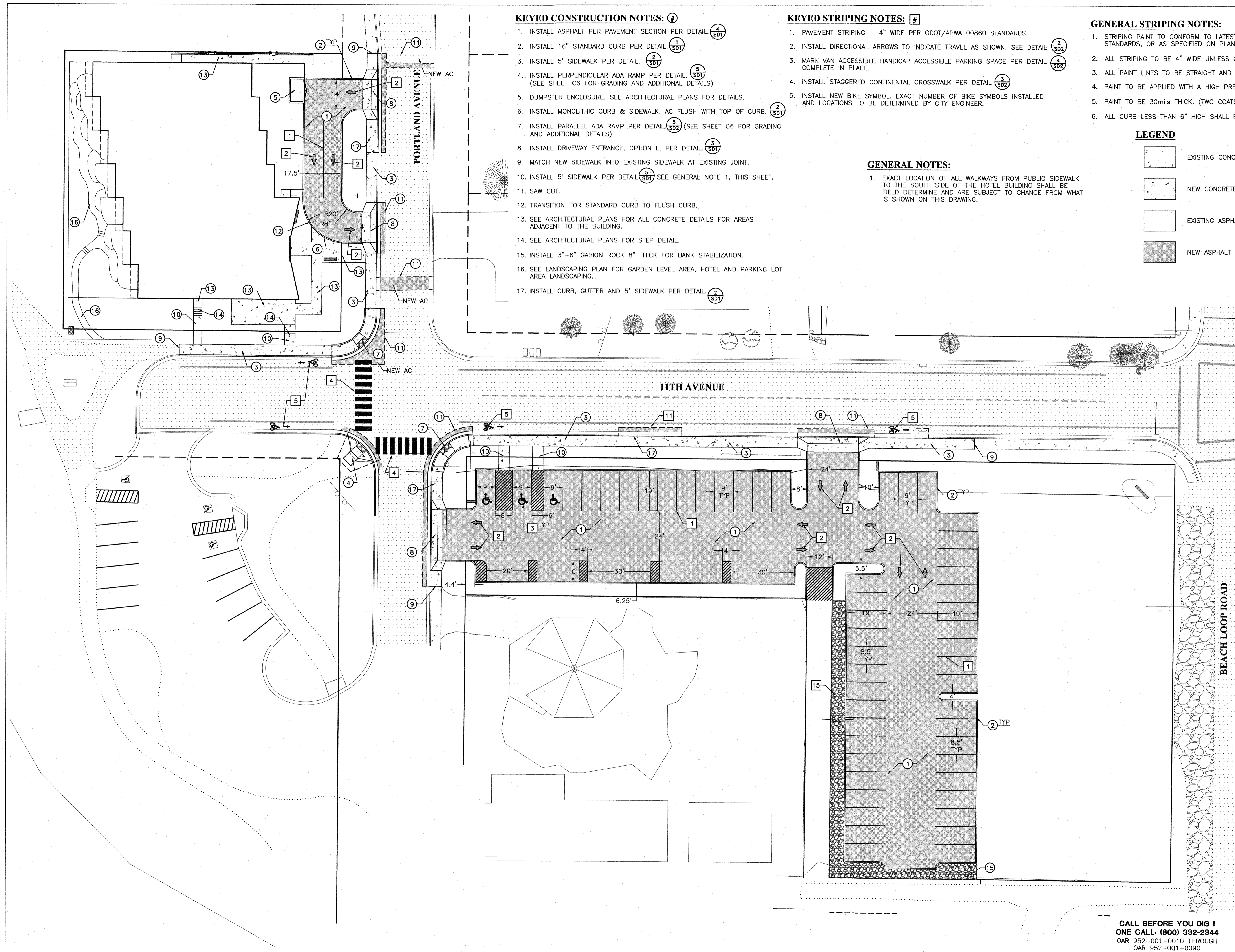
STREET ADDRESS
CITY, STATE, ZIP CODE
DEMOLITION AND EROSION CONTROL PLAN
PROJECT NO. 3040-01
DRAWN BY
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Z:_3035_3040-Chtr_Kesler_3040-01_Bandon Beach Hotel\DESIGN\CADD\3040-01_C.dwg Oct 21, 2020 Kristin



KEYED CONSTRUCTION NOTES: #

1. INSTALL ASPHALT PER PAVEMENT SECTION PER DETAIL. (4 SBT)
2. INSTALL 16" STANDARD CURB PER DETAIL. (1 SBT)
3. INSTALL 5' SIDEWALK PER DETAIL. (2 SBT)
4. INSTALL PERPENDICULAR ADA RAMP PER DETAIL. (5 SBT) (SEE SHEET C6 FOR GRADING AND ADDITIONAL DETAILS)
5. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. INSTALL MONOLITHIC CURB & SIDEWALK. AC FLUSH WITH TOP OF CURB. (2 SBT)
7. INSTALL PARALLEL ADA RAMP PER DETAIL. (5 SBT) (SEE SHEET C6 FOR GRADING AND ADDITIONAL DETAILS).
8. INSTALL DRIVEWAY ENTRANCE, OPTION L, PER DETAIL. (3 SBT)
9. MATCH NEW SIDEWALK INTO EXISTING SIDEWALK AT EXISTING JOINT.
10. INSTALL 5' SIDEWALK PER DETAIL. (5 SBT) SEE GENERAL NOTE 1, THIS SHEET.
11. SAW CUT.
12. TRANSITION FOR STANDARD CURB TO FLUSH CURB.
13. SEE ARCHITECTURAL PLANS FOR ALL CONCRETE DETAILS FOR AREAS ADJACENT TO THE BUILDING.
14. SEE ARCHITECTURAL PLANS FOR STEP DETAIL.
15. INSTALL 3"-6" GABION ROCK 8" THICK FOR BANK STABILIZATION.
16. SEE LANDSCAPING PLAN FOR GARDEN LEVEL AREA, HOTEL AND PARKING LOT AREA LANDSCAPING.
17. INSTALL CURB, GUTTER AND 5' SIDEWALK PER DETAIL. (2 SBT)

KEYED STRIPING NOTES: #

1. PAVEMENT STRIPING - 4" WIDE PER ODOT/APWA 00860 STANDARDS.
2. INSTALL DIRECTIONAL ARROWS TO INDICATE TRAVEL AS SHOWN. SEE DETAIL. (2 SBT)
3. MARK VAN ACCESSIBLE HANDICAP ACCESSIBLE PARKING SPACE PER DETAIL COMPLETE IN PLACE. (4 SBT)
4. INSTALL STAGGERED CONTINENTAL CROSSWALK PER DETAIL. (3 SBT)
5. INSTALL NEW BIKE SYMBOL. EXACT NUMBER OF BIKE SYMBOLS INSTALLED AND LOCATIONS TO BE DETERMINED BY CITY ENGINEER.

GENERAL NOTES:

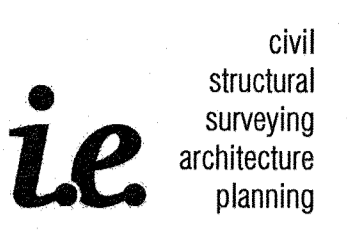
1. EXACT LOCATION OF ALL WALKWAYS FROM PUBLIC SIDEWALK TO THE SOUTH SIDE OF THE HOTEL BUILDING SHALL BE FIELD DETERMINE AND ARE SUBJECT TO CHANGE FROM WHAT IS SHOWN ON THIS DRAWING.

GENERAL STRIPING NOTES:

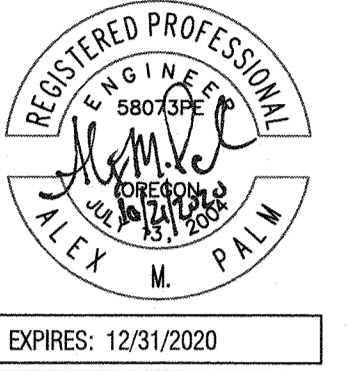
1. STRIPING PAINT TO CONFORM TO LATEST ODOT/APWA AND OTC STANDARDS, OR AS SPECIFIED ON PLANS.
2. ALL STRIPING TO BE 4" WIDE UNLESS OTHERWISE NOTED.
3. ALL PAINT LINES TO BE STRAIGHT AND UNIFORM WITH ZERO OVER SPRAY.
4. PAINT TO BE APPLIED WITH A HIGH PRESSURE AIRLESS SYSTEM.
5. PAINT TO BE 30mils THICK. (TWO COATS)
6. ALL CURB LESS THAN 6" HIGH SHALL BE PAINTED YELLOW

LEGEND

- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT



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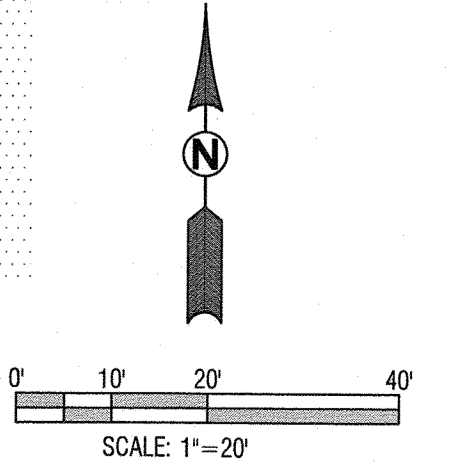


Rev.	Date	Dwg	Description

BANDON BEACH HOTEL
STREET ADDRESS
CITY, STATE, ZIP CODE
PAVING & STRIPING PLAN
PROJECT NO. 3040-01
DRN: ANV
CHK: AMP
1"=20'
AUGUST 24, 2020
ISSUE STATUS

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Oct 21, 2020
KRF:tw

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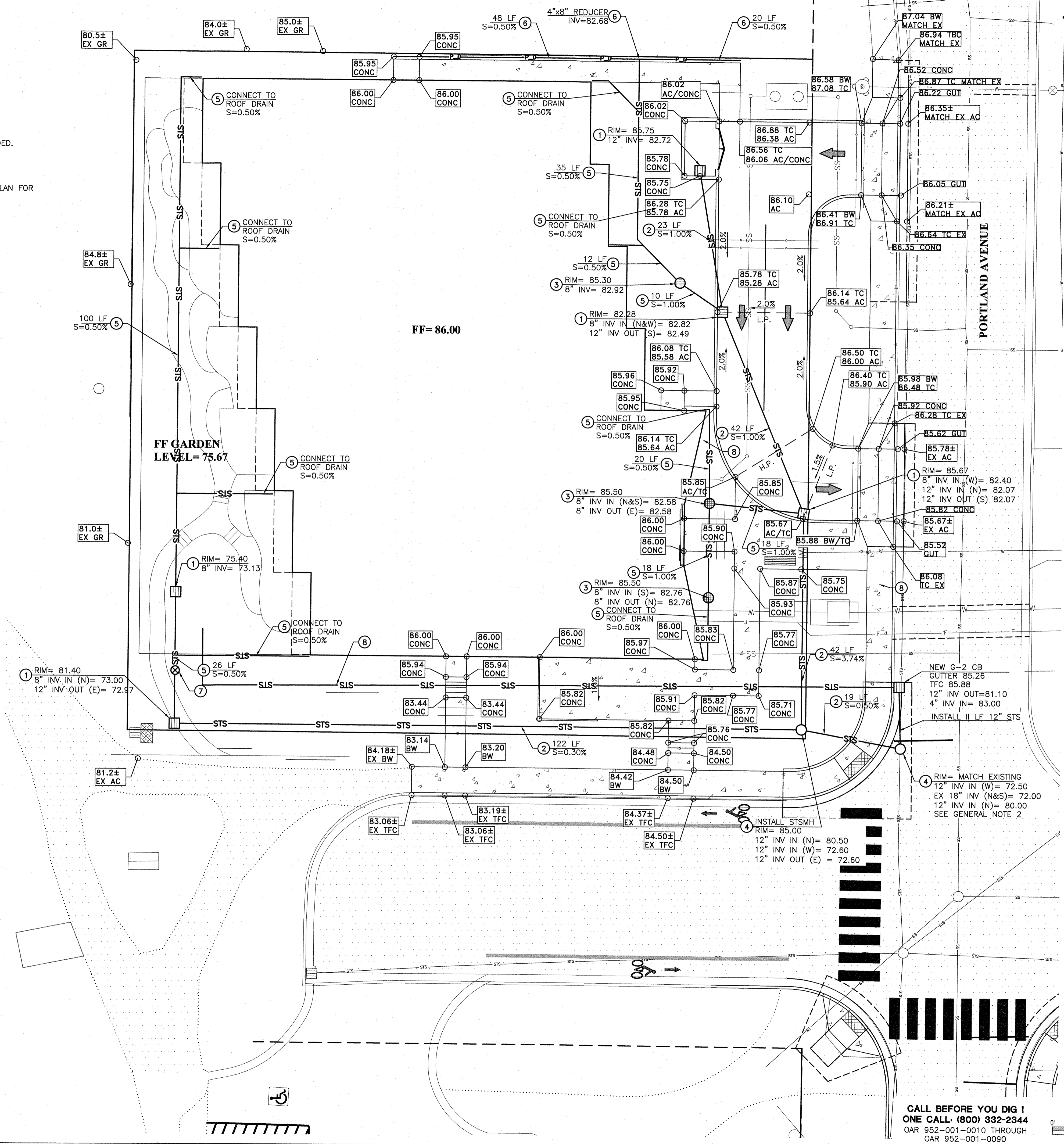


KEYED DRAINAGE NOTES:

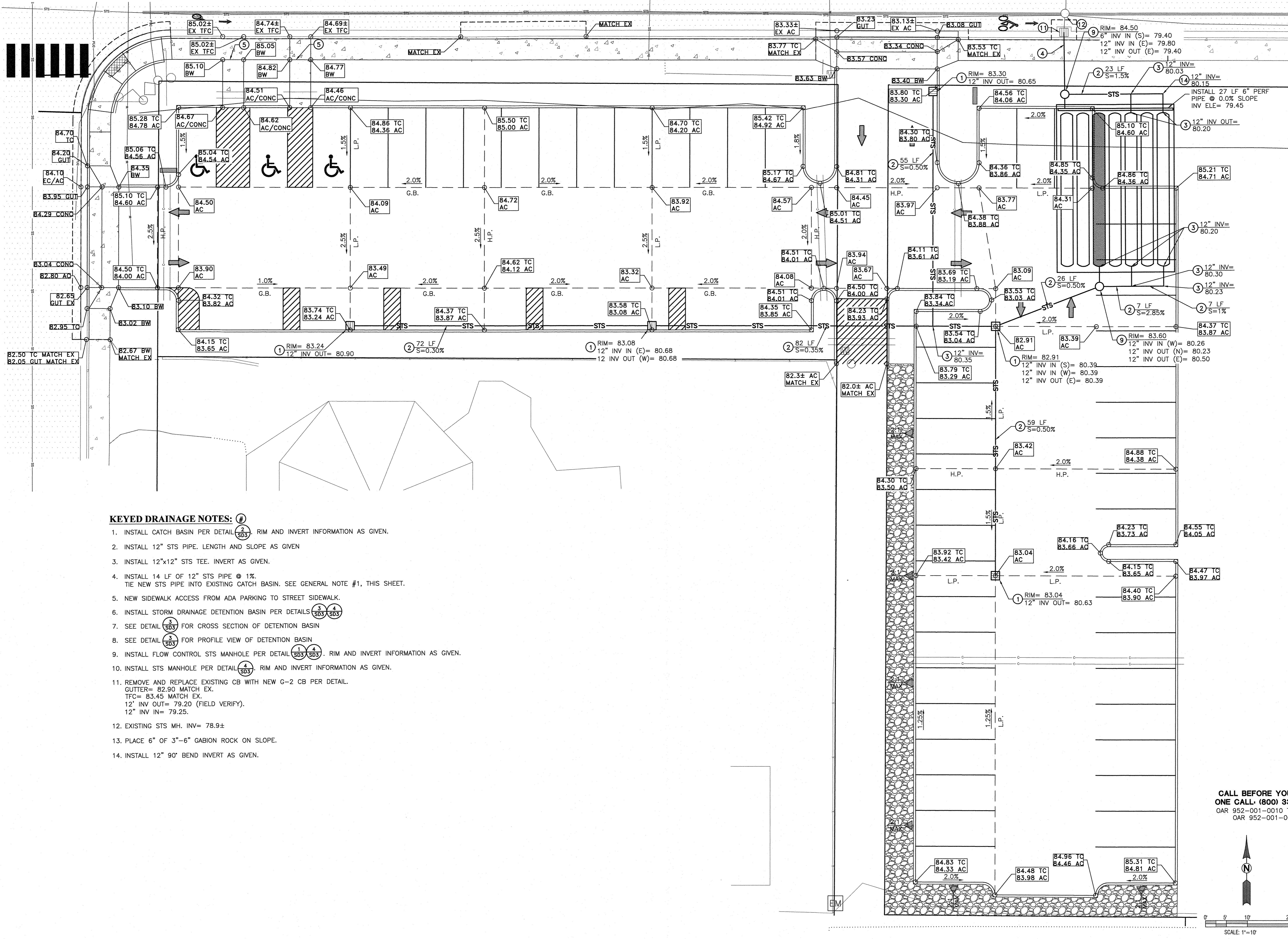
1. INSTALL CATCH BASIN PER DETAIL (2) RIM AND INVERT INFORMATION AS GIVEN.
2. INSTALL 12" STS PIPE. LENGTH AND SLOPE AS GIVEN.
3. INSTALL 12" ROUND ADS NYLOPLAST AREA DRAIN. RIM AND INVERT INFORMATION AS GIVEN.
4. INSTALL STS MANHOLE PER DETAIL (1) RIM AND INVERT INFORMATION AS GIVEN.
5. INSTALL 8" STS PIPE. LENGTH AND SLOPE AS GIVEN.
6. INSTALL 4" PERF PIPE FRENCH DRAIN PER DETAIL (5) CONNECT TO NEW 8" STS PIPE AS NEEDED.
7. INSTALL 8" MECHANICAL BACKFLOW VALVE IN VAULT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION AND TYPE.
8. INSTALL 145 LF OF 4" SCH 40 PVC FORCE MAIN FROM BUILDING SUMP. SEE ARCHITECTURAL PLAN FOR SUMP LOCATION AND DESIGN.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL APPURTENANCES AS NEEDED TO TIE INTO THE EXISTING STORM DRAINAGE SYSTEM AND NO ADDITIONAL COST TO THE OWNER.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH AND INVERT OF EXISTING STS PIPE. CONTACT ENGINEER IF DISCREPANCIES EXIST IMMEDIATELY.
3. GARDEN AREA PLANS ARE CONCEPTUAL. SEE ARCHITECTURAL PLAN FOR DESIGN.



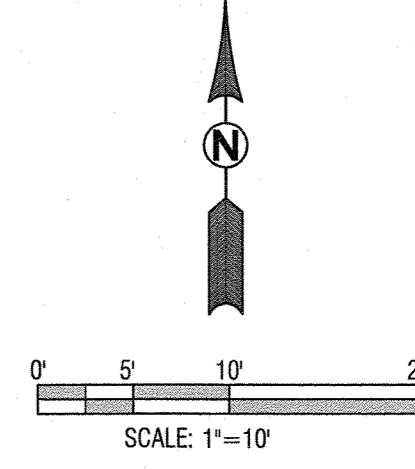
Rev.	Date	Dwg	Description



KEYED DRAINAGE NOTES: #

1. INSTALL CATCH BASIN PER DETAIL ²/_{SD3}. RIM AND INVERT INFORMATION AS GIVEN.
2. INSTALL 12" STS PIPE. LENGTH AND SLOPE AS GIVEN
3. INSTALL 12"x12" STS TEE. INVERT AS GIVEN.
4. INSTALL 14 LF OF 12" STS PIPE @ 1%. TIE NEW STS PIPE INTO EXISTING CATCH BASIN. SEE GENERAL NOTE #1, THIS SHEET.
5. NEW SIDEWALK ACCESS FROM ADA PARKING TO STREET SIDEWALK.
6. INSTALL STORM DRAINAGE DETENTION BASIN PER DETAILS ³/_{SD3} & ⁴/_{SD3}
7. SEE DETAIL ³/_{SD3} FOR CROSS SECTION OF DETENTION BASIN
8. SEE DETAIL ³/_{SD3} FOR PROFILE VIEW OF DETENTION BASIN
9. INSTALL FLOW CONTROL STS MANHOLE PER DETAIL ¹/_{SD3} & ⁴/_{SD3}. RIM AND INVERT INFORMATION AS GIVEN.
10. INSTALL STS MANHOLE PER DETAIL ⁴/_{SD3}. RIM AND INVERT INFORMATION AS GIVEN.
11. REMOVE AND REPLACE EXISTING CB WITH NEW G-2 CB PER DETAIL. GUTTER= 82.90 MATCH EX. TFC= 83.45 MATCH EX. 12" INV OUT= 79.20 (FIELD VERIFY). 12" INV IN= 79.25.
12. EXISTING STS MH. INV= 78.9±
13. PLACE 6" OF 3"-6" GABION ROCK ON SLOPE.
14. INSTALL 12" 90° BEND INVERT AS GIVEN.

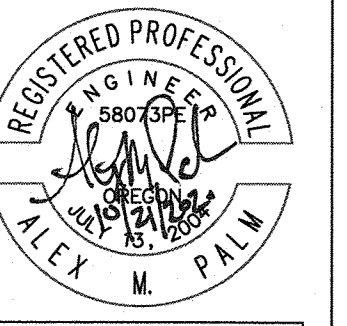
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Rev.	Date	Dwg	Description

BANDON BEACH HOTEL
STREET ADDRESS
CITY, STATE, ZIP CODE
GRADING & DRAINAGE PLAN
PROJECT NO. 3040-01
1"=10'
AUGUST 24, 2020
ISSUE STATUS
DRW: ANV
CHK: AMP

C5



EXPRES: 12/31/2020

KEYED WATER NOTES: #

1. INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL ²SD4
SAWCUT EXISTING AC AND REPLACE PER DETAIL ⁴SD1
2. INSTALL 3" WATER METER VAULT PER DETAIL ⁵SD4
3. INSTALL 4" WATER SERVICE LINE
4. INSTALL 4" FIRE LINE INTO BUILDING. (BACK FLOW DEVICE TO BE LOCATED IN BUILDING. FDC TO BE LOCATED PER FIRE DEPARTMENT).
5. HOT TAP EXISTING 6" PVC WATERLINE W/ 6X4 ROMAC SST TAPPING SADDLE & 4" GATE VALVE WITH THRUST BLOCK. COORDINATE TAP W/ CITY OF BANDON PUBLIC WORKS.
6. CUT IN 6X6 TEE W/ 6" GATE VALVE AND THRUST BLOCK. COORDINATE W/ CITY OF BANDON PUBLIC WORKS. SEE DETAIL ³SD4
SEE GENERAL NOTE 4, THIS SHEET.
7. INSTALL 4" DOUBLE CHECK ASSEMBLY IN VAULT. COORDINATE WITH BANDON PUBLIC WORKS.

KEYED SANITARY NOTES: #

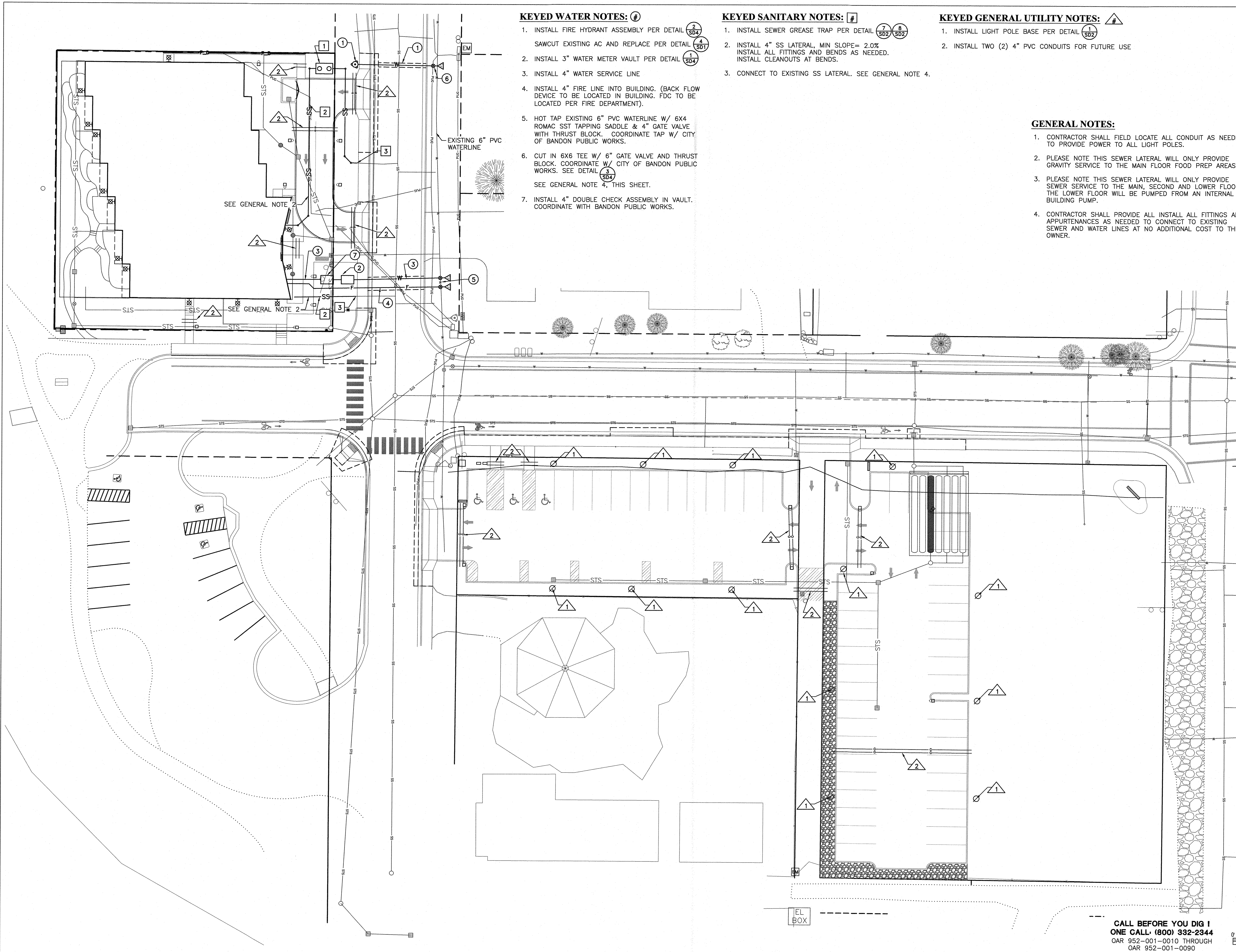
1. INSTALL SEWER GREASE TRAP PER DETAIL ⁷SD2 ⁸SD2
2. INSTALL 4" SS LATERAL, MIN SLOPE= 2.0%
INSTALL ALL FITTINGS AND BENDS AS NEEDED.
INSTALL CLEANOUTS AT BENDS.
3. CONNECT TO EXISTING SS LATERAL. SEE GENERAL NOTE 4.

KEYED GENERAL UTILITY NOTES: #

1. INSTALL LIGHT POLE BASE PER DETAIL ¹SD2
2. INSTALL TWO (2) 4" PVC CONDUITS FOR FUTURE USE

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD LOCATE ALL CONDUIT AS NEEDED TO PROVIDE POWER TO ALL LIGHT POLES.
2. PLEASE NOTE THIS SEWER LATERAL WILL ONLY PROVIDE GRAVITY SERVICE TO THE MAIN FLOOR FOOD PREP AREAS.
3. PLEASE NOTE THIS SEWER LATERAL WILL ONLY PROVIDE SEWER SERVICE TO THE MAIN, SECOND AND LOWER FLOOR. THE LOWER FLOOR WILL BE PUMPED FROM AN INTERNAL BUILDING PUMP.
4. CONTRACTOR SHALL PROVIDE ALL INSTALL ALL FITTINGS AND APPURTENANCES AS NEEDED TO CONNECT TO EXISTING SEWER AND WATER LINES AT NO ADDITIONAL COST TO THE OWNER.



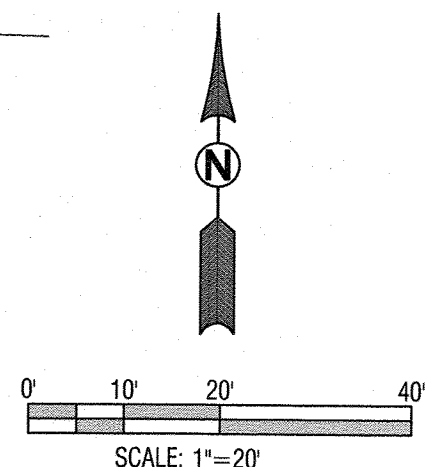
Rev.	Date	Dwg	Description

BANDON BEACH HOTEL
STREET ADDRESS
CITY, STATE, ZIP CODE
UTILITY PLAN
1"=20'
AUGUST 24, 2020
ISSUE STATUS

PROJECT NO. 3040-01
DRW: ANV
CHK: AMP

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O.D.O.T. & City of Portland Standard "H"=16"
(See general note 11)

MOUNTABLE CURB
(See general note 11)

CURB ENDING DETAIL

CURB AND GUTTER

MOUNTABLE CURB AND GUTTER

LOW PROFILE MOUNTABLE CURB AND GUTTER
(Where shown on plans)

VALLEY GUTTER

LOW PROFILE MOUNTABLE CURB
(See general note 11)

MODIFICATION FOR KEYWAY
(Where shown on plans)

WEEP HOLE DETAIL
(Where shown on plans, and allowed by jurisdiction)

GUTTER PAN NOTES:
Slope 5.0% normal.
Slope 4.0% max. at curb ramps.
Vary slope as req'd. for drainage.
Vary where shown on plans, and allowed by jurisdiction.

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Curb exposure "E" = 6" to 9", as measured vertically from flowline to highest point on curb. Vary as shown on plans or as directed. O.D.O.T. standard "E" = 7".
- Const. curb expansion joints at 200' maximum spacing, and at points of tangency, and at ends of each driveway.
- Const. curb contraction joints at 15' maximum spacing, and at ends of each inlet and curb ramp.
- Transitions shall be used to connect curbs of different exposures "E". ("E" is the total vertical dimension of those curb surfaces having a slope of 1% or steeper). Minimum desirable transition length shall be 20' for each 1" difference in "E".
- Tops of all curbs shall slope toward the roadway at 1.5% max. (Max. 2.0% finished surface slope), unless otherwise shown, or as directed.
- Dimensions are nominal, vary to conform with curb machine approved by the engineer.
- Dimensions adjacent to radii are measured to the point of intersection of curb surfaces.
- For sidewalk details, and monolithic curb & sidewalk, see Std. Dwg. RD720 & RD721.
- For drainage curbs, see Std. Dwg. RD701.
- For curb ramp details, see Std. Dwg. RD755.
- On or along state highways, curb and gutter is required at curb ramp.

NOTE: The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

OREGON STANDARD DRAWINGS
CURBS
2018

Effective Date: June 1, 2020 - November 30, 2020

TYPICAL PLAN VIEW - CURB LINE SIDEWALK

TYPICAL CURB SIDEWALK CROSS SECTION

TYPICAL MONOLITHIC CURB & SIDEWALK CROSS SECTION

CLEAR CIRCULATION PATH

REQUIRED SIDEWALK WIDENING AROUND OBSTRUCTIONS

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Include additional paved or unpaved 2' shy distance to vertical faces higher than 5' such as retaining walls, sound walls, fences and buildings.
- Curb type and sidewalk width as shown on plans or as directed.
- On sidewalks 8' and wider, provide a longitudinal joint at the midpoint.
- Place contraction joint over top of pipe. See Std. Dwg. RD700 for weep hole details.
- Provide expansion joints around poles, posts, boxes, at ends of each driveway, and other fixtures which protrude through or against the structures.
- For sidewalk, monolithic curb & sidewalk, const. expansion joints at 45' maximum spacing. See Std. Dwg. RD722 for expansion joints details.
- Const. contraction joints at 15' maximum spacing, and at ends of each curb ramp. See Std. Dwg. RD722 for contraction joints details.
- For curb details, see Std. Dwg. RD700 & RD701. ODOT standard E=7".
- Sidewalk details are based on ODOT applicable standards.
- Fully lowered sidewalk shown; see project plans for the driveway design specified. For driveway details not shown, see Std. Dwg. RD725, RD730, RD735, RD740, RD745 & RD750.
- See project plans for details not shown.

LEGEND:

- Sidewalk pay limit.
- Driveway pay limit, varies by option. (See general note 8).
- Slope 1.5% max. (Max. 2.0% finished surface slope).

NOTE: The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

OREGON STANDARD DRAWINGS
CURB LINE SIDEWALKS
2018

Effective Date: June 1, 2020 - November 30, 2020

OPTION K DRIVEWAY IN WIDE (8' OR GREATER) SIDEWALK

OPTION L SIDEWALK WRAPPED AROUND DRIVEWAY

SECTION A-A

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Details are based on applicable ODOT Standards.
- Only use details allowed by jurisdiction.
- The following dimensions are as shown on plans, or as directed: driveway width, driveway slope, sidewalk width, curb exposure, driveway lip exposure, landing area length and width. See project plans for details not shown.
- Curb, gutter, and sidewalk types varies, see plans. See Std. Dwg. RD700 & RD701 for curb details. See Std. Dwg. RD720 for sidewalk details. See Std. Dwg. RD722 for joint details.
- A greater than or equal 4' unobstructed clear passage with cross slope 1.5% max. (Max. 2.0% finished surface slope) is required behind driveway apron.
- Where existing driveway is in good condition, and meets slope requirements, construct only as much landing area as required for satisfactory connection with new work.
- Check the gutter flow depth at driveway locations to assure that the design flood does not overlap the back of sidewalk at driveway. If overtopping occurs place an inlet at upstream side of driveway or perform other approved design mitigation.
- Construct a full depth expansion joints with 1#2" (m) preformed joint filler at ends of each driveway. Tooled joints are required at all driveway slope break lines.
- 15' min. of the driveway behind the sidewalk should be surfaced to prevent tracking of gravel onto the sidewalk.
- Monolithic curb & sidewalk shall retain thickened edge through lowered profile, to accommodate driveway use. See Std. Dwg. RD720 for details.
- Any dimensions except those of general note 5 may be amended by local agencies for their use.

LEGEND:

- Sidewalk
- Driveway pay limit (If monolithic, include adjacent curb) (See project plans for details not shown)
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- W Width of driveway
- E Curb exposure

NOTE: This drawing is to be used by local agencies to assist them in the design of driveways on their facilities.

OREGON STANDARD DRAWINGS
CURB LINE SIDEWALK DRIVEWAYS OR ALLEYS (OPTIONS K & L)
LOCAL JURISDICTIONS
2021

Effective Date: December 1, 2020 - May 31, 2021

ASPHALT PAVEMENT SECTION DETAIL

CONCRETE WALK SECTION DETAIL

KEYED NOTES:

- LEVEL 2, 1/2" DENSE HMAC; 4" THICK (INSTALL IN 2-2" LIFTS)
- 12" THICK; 3/4"-0, OR 1"-0, CRUSHED ROCK (4" THICK MIN. IN PARKING AREAS)
- WOVEN GEOTEXTILE SUPPORT FABRIC (GEOTEX 250ST OR EQUAL)
- COMPACTED SUBGRADE TO BE PREPPED AND PREPARED PER GEOTECHNICAL REPORT

GENERAL NOTES:

- PROVIDE 1/4" TOOLED CONTROL JOINTS EVERY 5'
- PROVIDE 1/2" EXPANSION JOINTS EVERY 20' MINIMUM THROUGH FULL HEIGHT. FILL WITH SEALANT AND 1/2" PRE-MOLDED JOINT FILLER.

KEYED NOTES:

- 4" THICK CONCRETE
- 6" THICK COMPACTED 3/4"-0 BASE ROCK, OR 1"-0 CRUSHED ROCK
- COMPACTED SUBGRADE

NOTE: The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

OREGON STANDARD DRAWINGS
CURB LINE SIDEWALK DRIVEWAYS OR ALLEYS (OPTIONS K & L)
LOCAL JURISDICTIONS
2021

Effective Date: December 1, 2020 - May 31, 2021

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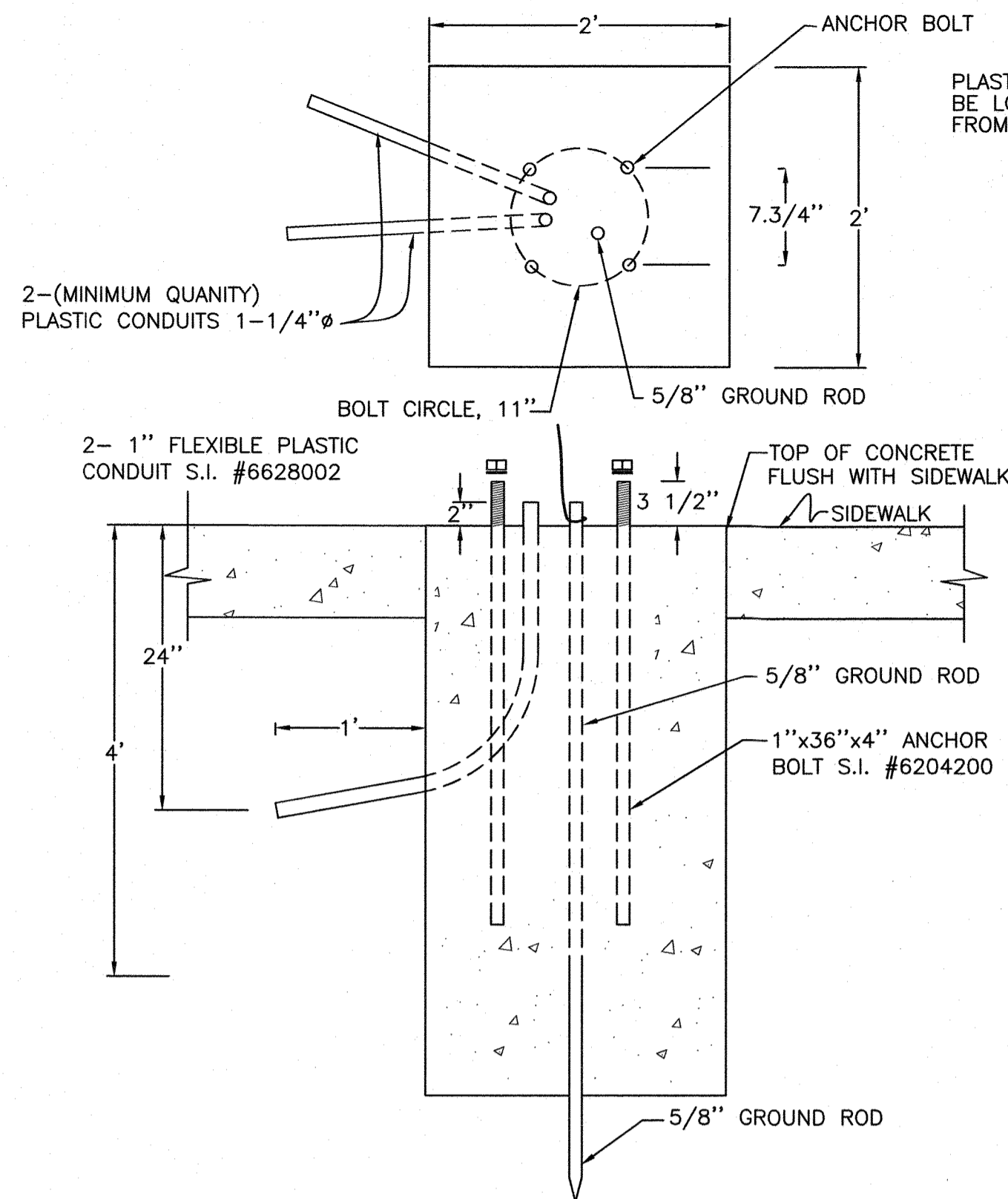
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REGISTERED PROFESSIONAL ENGINEER
ALEX M. PALM
EXPIRES: 12/31/2020

BANDON BEACH HOTEL
STREET ADDRESS: _____
CITY, STATE, ZIP CODE: _____
PROJECT NO. 3040-01
NO SCALE
AUGUST 19, 2020
ISSUE STATUS: _____
CHK: AMP

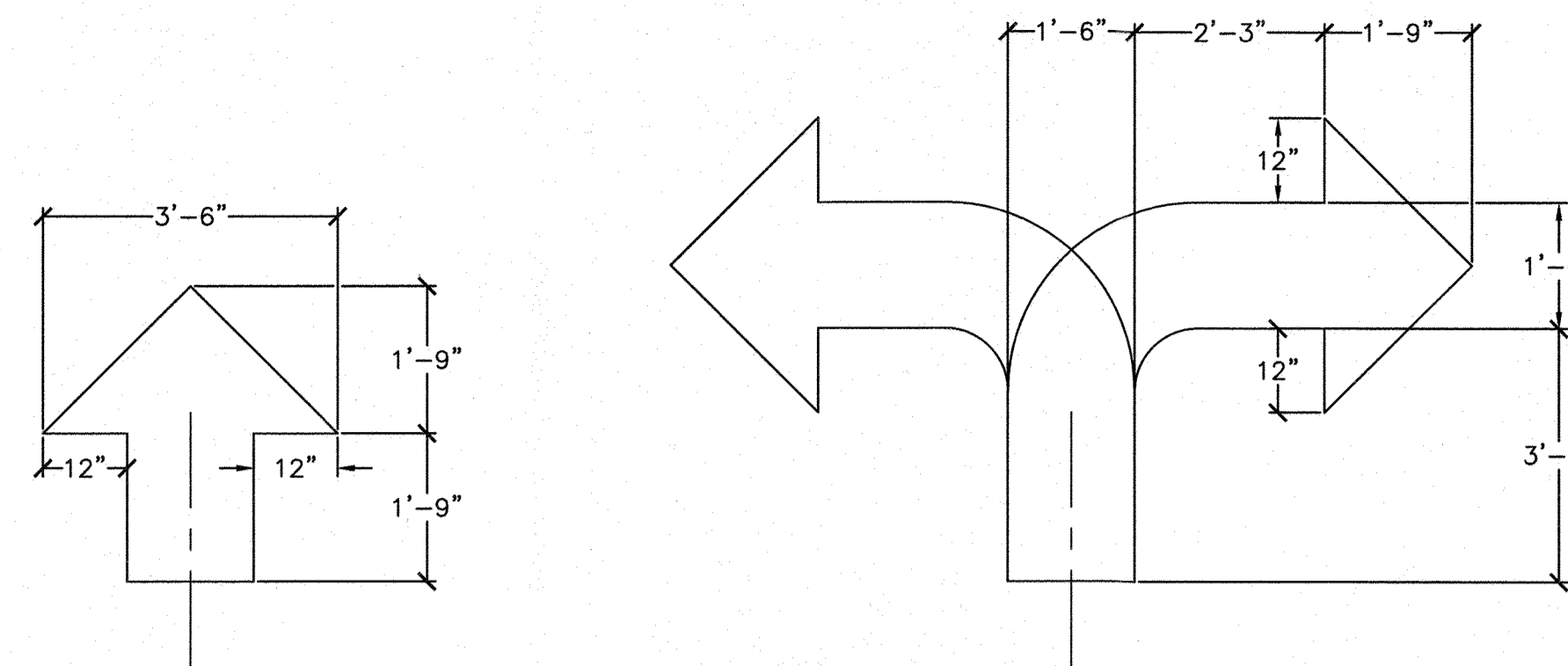
Rev.	Date	Dwg	Description

SD1



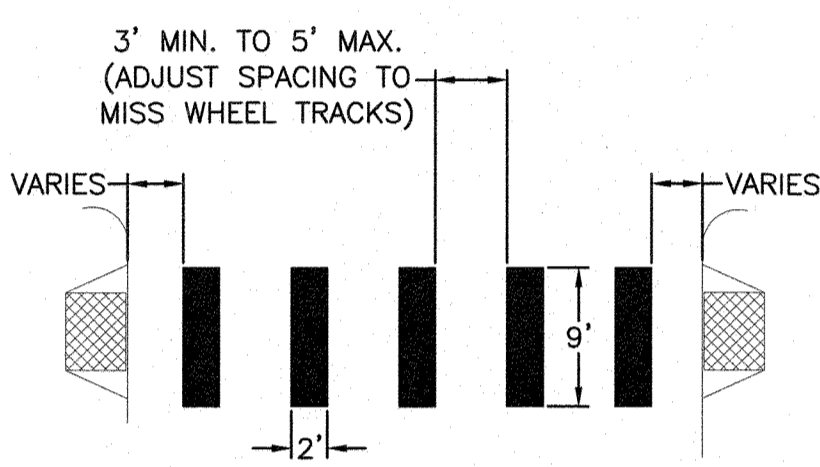
- PLASTIC CONDUITS AND GROUND ROD SHOULD BE LOCATED WITHIN A 3-INCH RADIUS FROM CENTER OF THE BOLT CIRCLE
- NOTES:**
1. CONCRETE FOOTINGS WILL GENERALLY BE INSTALLED BY A CONTRACTOR. FOOTINGS SHOULD BE LOCATED WITH THE VERTICAL CENTER LINE APPROX. 12" FROM THE BACK OF SIDEWALK EDGE.
 2. PACIFICORP WILL FURNISH, FOR EACH FOOTING, FOUR ANCHOR BOLTS AND ONE GROUND ROD.
 3. NUMBER AND ORIENTATION OF THE PLASTIC CONDUITS ARE INFLUENCED BY THE UNDERGROUND CIRCUIT ROUTE AND SHOULD BE DETERMINED IN EACH INDIVIDUAL LOCATION FOR THE MOST PRACTICAL SOLUTION.
 4. ANCHOR BOLTS SHOULD BE FURNISHED WITH 6" MINIMUM THREAD LENGTH AND SHOULD BE HOT DIP GALVANIZED.
 5. FOOTING AS SPECIFIED ON THIS STANDARD IS DESIGNED FOR USE WITH THE STANDARD 11 GAUGE (OR 10 GA). METAL STREET LIGHT POLES FOR MOUNTING HEIGHTS UP TO 32 FEET. IT SHOULD NOT BE APPLIED IN LOCATIONS WHICH REQUIRE A POLE OF HIGHER STRENGTH (DEAD-END POLE; COMBINATION STREET LIGHT/TRAFFIC SIGNAL POLES, ETC).

1 SDZ TYPICAL CONCRETE FOOTING 11-INCH BOLT CIRCLE STREET LIGHT BASE

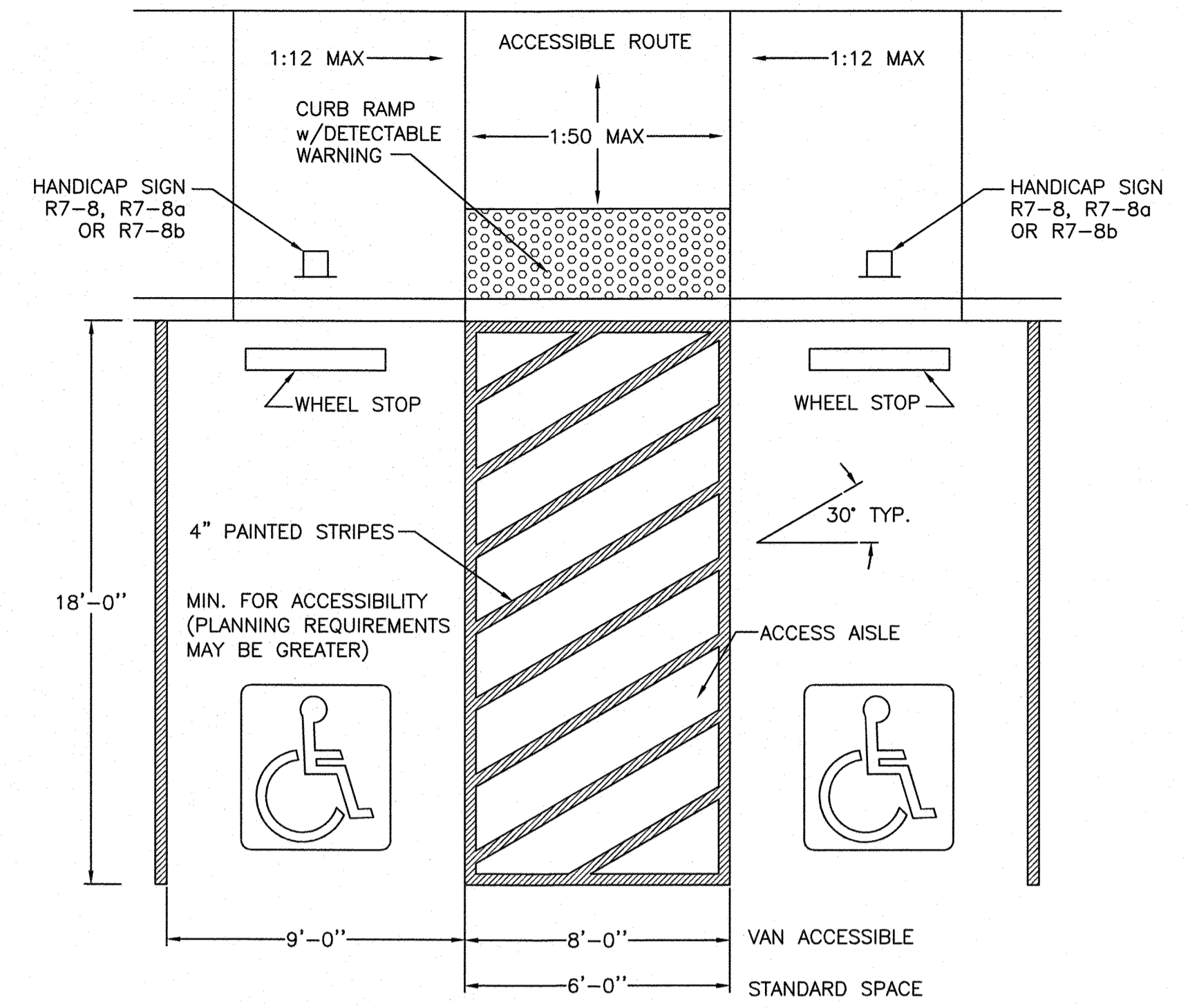


1. INSTALL MARKINGS PER ODOT/APWA 00860 EXCEPT FOR PROVIDE PAINT TYPE AND COLOR OF SHERWIN WILLIAMS PRO MAR TRAFFIC PAINT YELLOW TM5495.
2. APPLY MARKINGS AS SHOWN ON SHEET 4

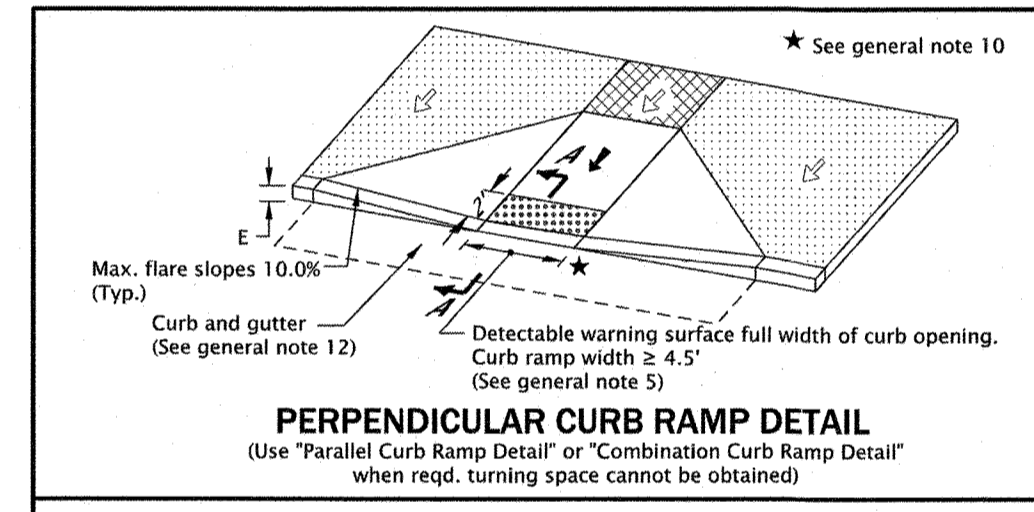
2 SDZ PAVEMENT MARKINGS NTS



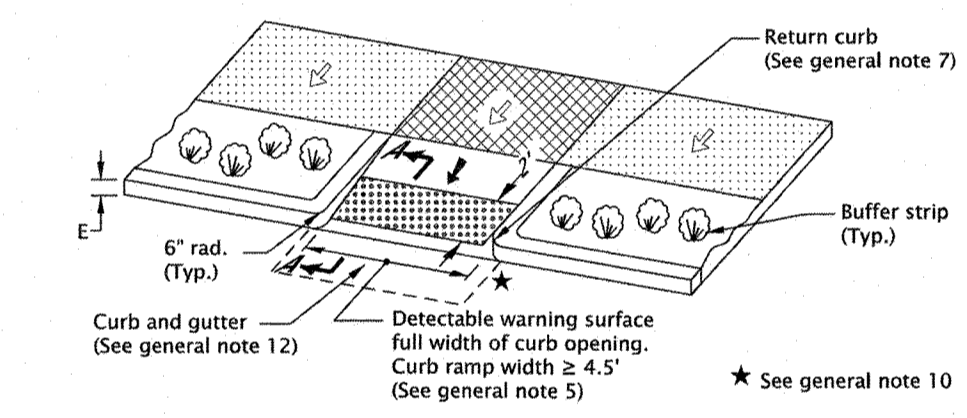
3 SDZ STAGGERED CONTINENTAL CROSSWALK 2' WHITE BARS NTS



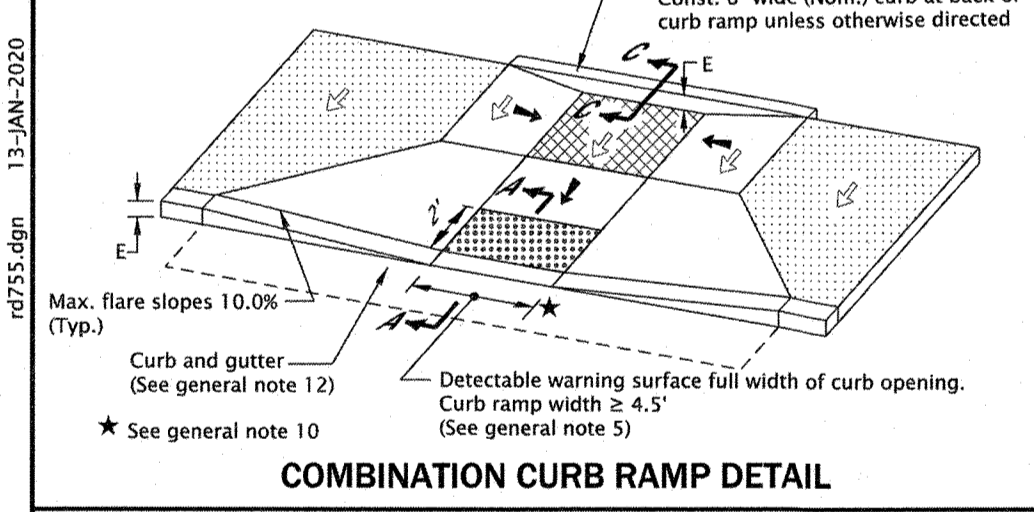
4 SDZ DOUBLE ACCESSIBLE PARKING SPACE N.T.S.



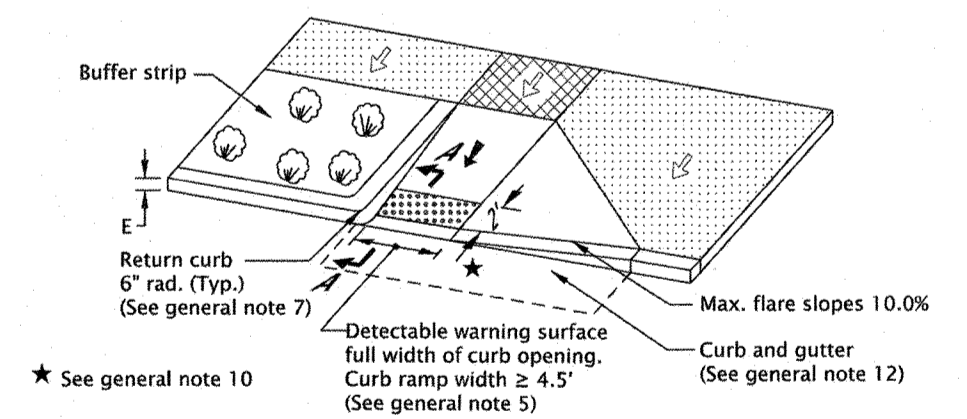
PERPENDICULAR CURB RAMP DETAIL (Use "Parallel Curb Ramp Detail" or "Combination Curb Ramp Detail" when req'd. turning space cannot be obtained)



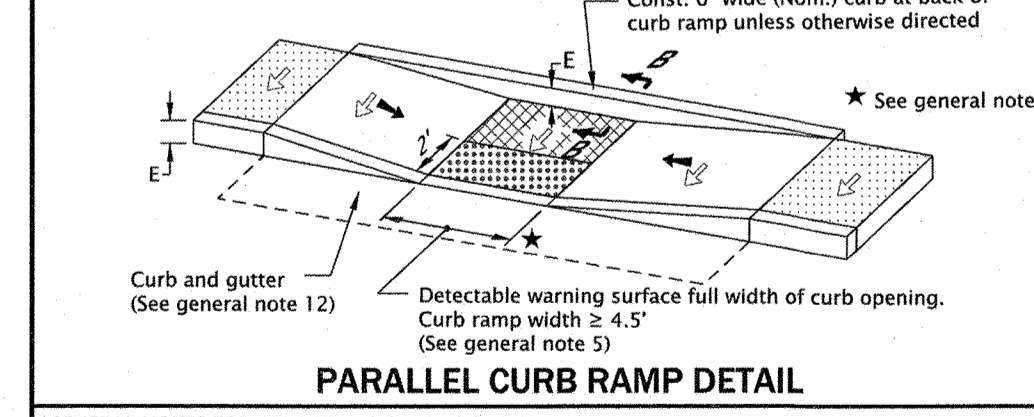
PERPENDICULAR CURB RAMP DETAIL (THROUGH BUFFER STRIP)



COMBINATION CURB RAMP DETAIL



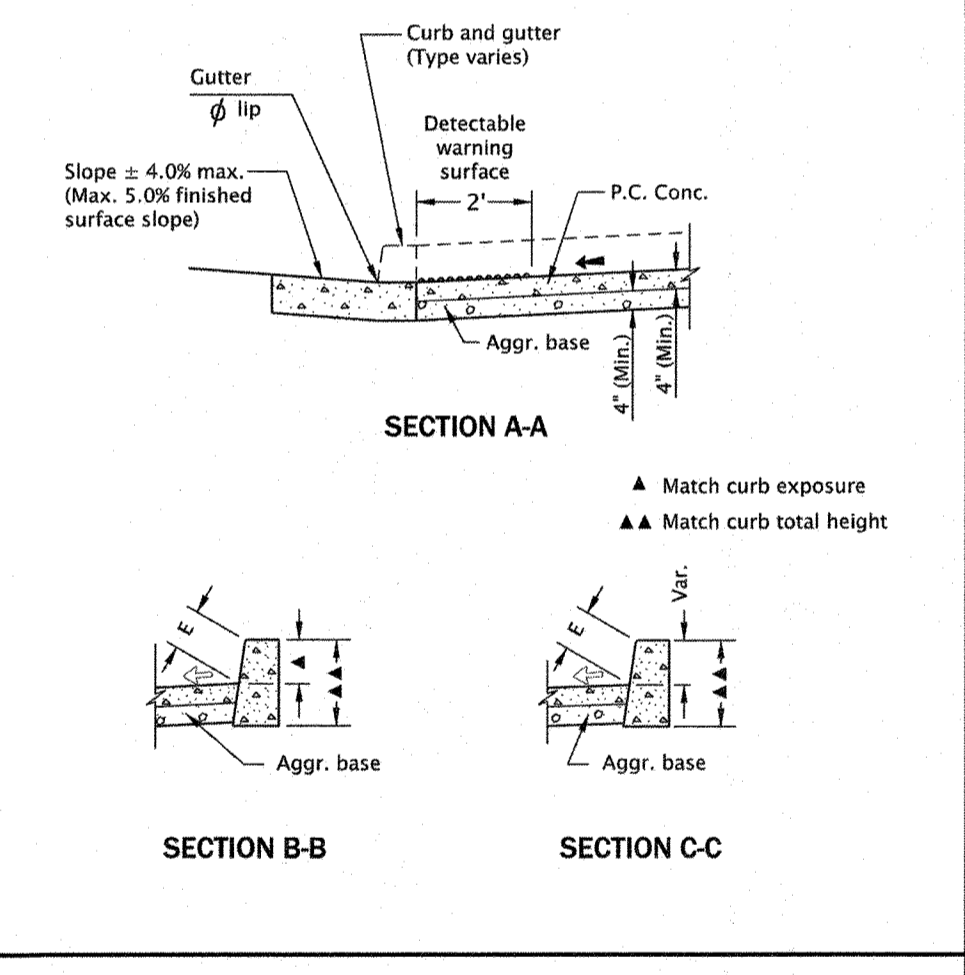
PERPENDICULAR CURB RAMP DETAIL (WITH SINGLE FLARE) (Use "Parallel Curb Ramp Detail" or "Combination Curb Ramp Detail" when req'd. turning space cannot be obtained)



PARALLEL CURB RAMP DETAIL

- GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:
1. Curb ramp details are based on ODOT applicable standards.
 2. See Std. Dwg. RD700 & RD701 for curbs. See Std. Dwg. RD720 & RD721 for sidewalks.
 3. See Std. Dwg. TM503 & TM530 for crosswalk markings, widths, etc.
 4. Tooled dummy joints are required at all curb ramp grade break lines.
 5. Curb ramp slopes shown are relative to the true level horizon (Zero bubble).
 6. Place detectable warning surface at the back of curb for a minimum depth of 2' at curb ramp that is adjacent to traffic. For details not shown, see Std. Dwg. RD758 & RD759.
 7. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush.
 8. Return curb may be provided in lieu of flared slope only if protected from traverse travel by landscaping. Return curb shall not reduce width of approaching sidewalk.

8. Curb ramps for paths intersecting a roadway should be full width of path, excluding flares. When a curb ramp is used to provide bicycle access from a roadway to a sidewalk, the curb ramp should be 8' wide.
9. For curb ramp placement options, see Std. Dwg. RD756 & RD757.
10. Check the gutter flow depth at curb ramp locations to assure that the design flood does not overtop the back of sidewalk at curb ramp. Place an inlet at upstream side of curb ramp or perform other approved design mitigation.
11. Site conditions normally require a project specific design. See project plans for details not shown.
12. On or along state highways, curb and gutter is required at curb ramps.



- LEGEND:
- Sidewalk
 - Turning space
 - Detectable warning surface
- Slope 1.5% max. (Max. 2.0% finished surface slope)
(Normal sidewalk cross slope)
- Slope 7.5% max. (Max. 8.3% finished surface slope)

Calc. Book No. N/A

BASELINE REPORT DATE: 13-JAN-2020

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications

OREGON STANDARD DRAWINGS

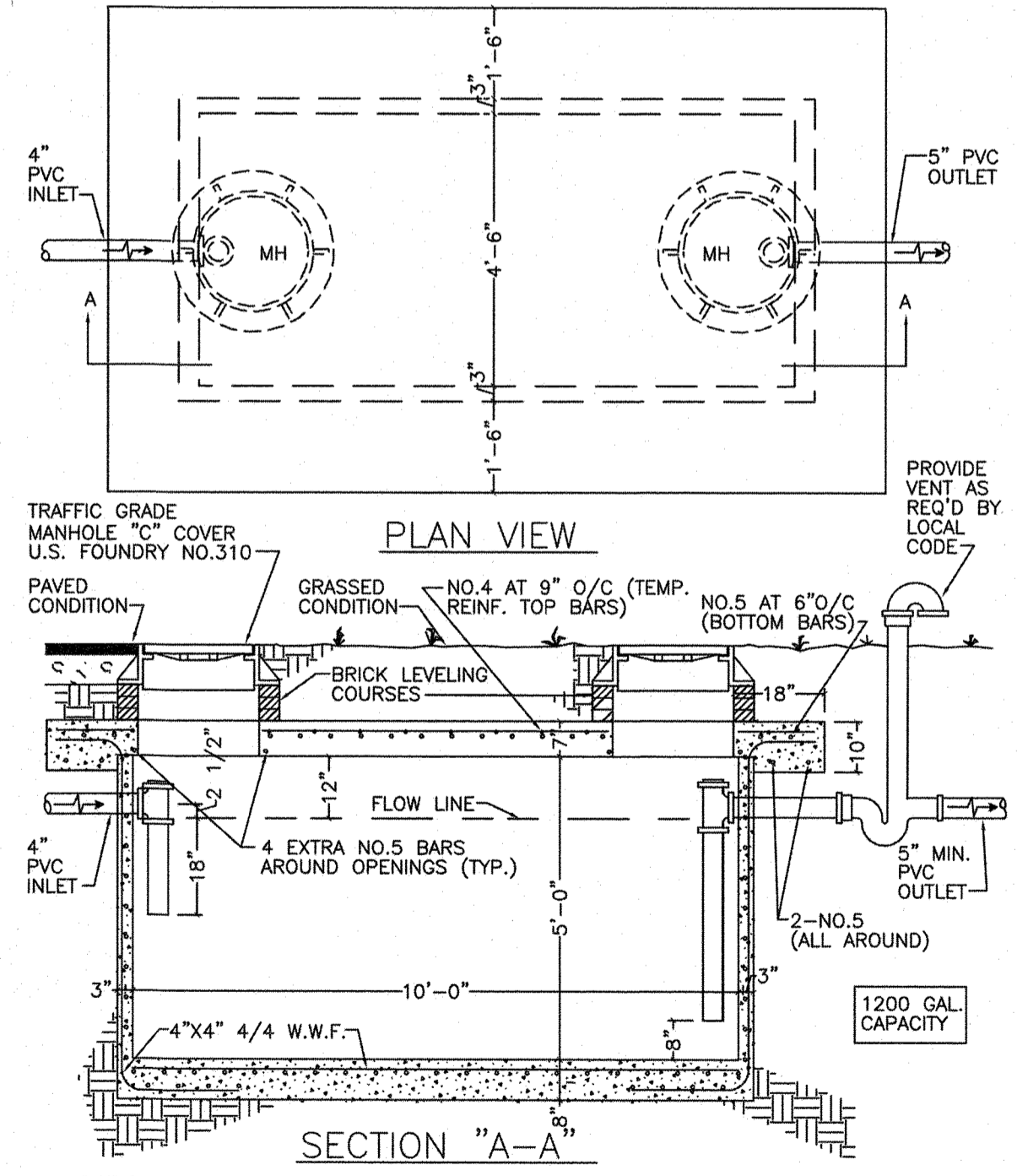
CURB RAMP DETAILS

DATE: 2018

REVISION DESCRIPTION

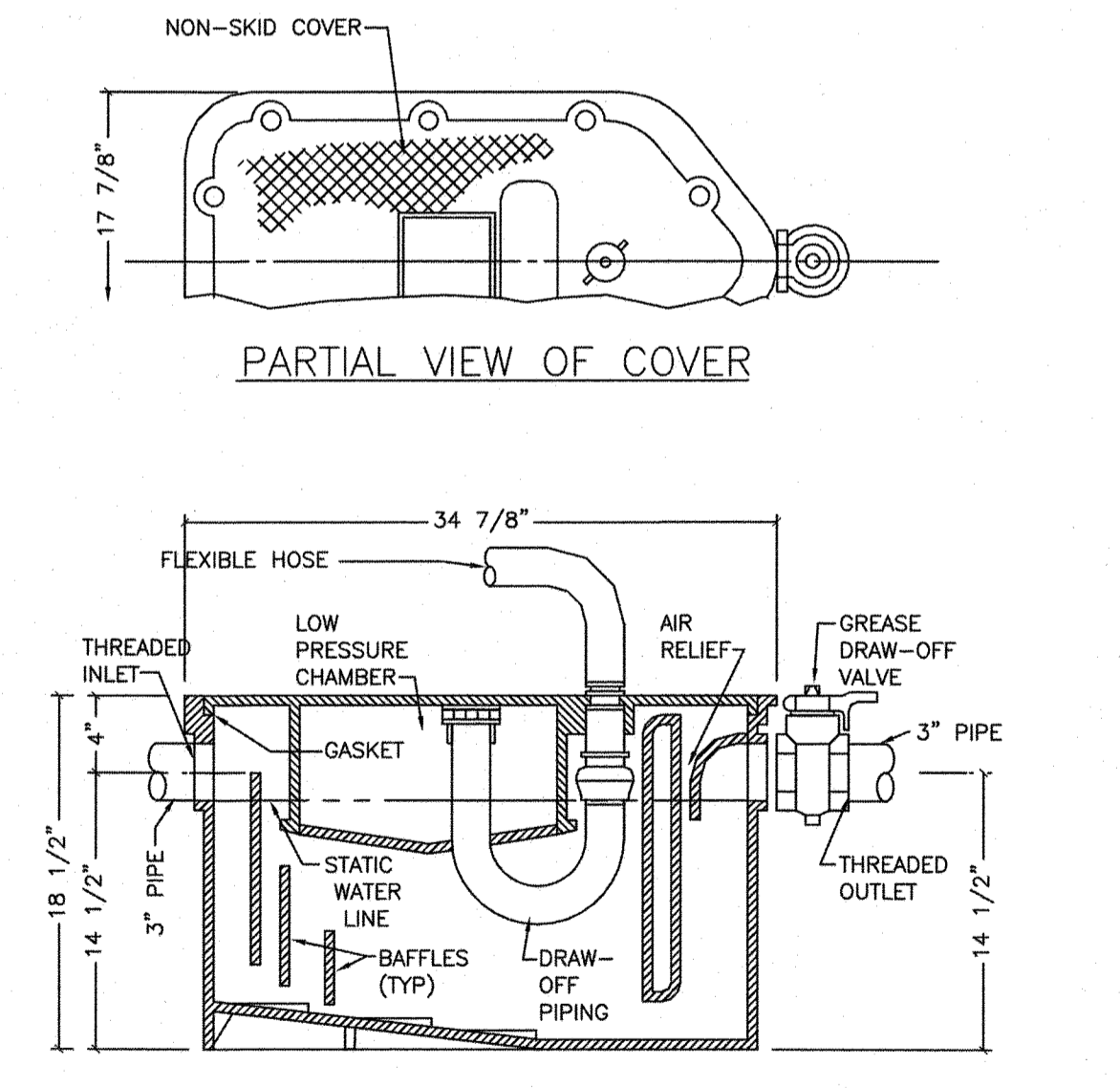
01-2018	REVISED DETAIL, REVISED & ADDED NOTES
02-2018	REVISED DETAIL, REVISED & ADDED NOTES
01-2019	REVISED DETAIL & ADDED DIMENSIONS
02-2019	REVISED DETAIL & NOTES
01-2020	REVISED DETAIL & NOTES

Effective Date: June 1, 2020 - November 30, 2020 5 SDZ RD755



- NOTES:
1. PRECAST UNITS ARE APPROVED FOR USE PER ABOVE DESIGN AND DIMENSIONS.
 2. BITUMASTIC COATING ON BOTTOM AND ALL SIDES (EXTERIOR ONLY).
 3. LOCAL STANDARD CODE SHALL APPLY IF REQUIREMENTS EXCEED THIS STANDARD DETAIL.

7 SDZ TYPICAL GREASE INTERCEPTOR NOT TO SCALE APRIL 21, 2008 23



- NOTES:
1. CAP CHAINED TO COVER IS SCREWED TO DRAW-OFF PIPE WHEN HOSE IS NOT USED FOR DRAWING OFF GREASE.
 2. MINIMUM HEIGHT OF 13" REQUIRED FROM TOP OF INTERCEPTOR TO BOTTOM OF FIXTURE TO ASSURE PROPER CHAMBER EVACUATION.
 3. JOSAM JHX-5 SERIES COATED CAST IRON RECESSED TYPE WITH 35 GPM RATING AND 70 LBS. GREASE CAPACITY.

8 SDZ INTERIOR GREASE TRAP NOT TO SCALE APRIL 21, 2008 23A

Rev.	Date	Description

BANDON BEACH HOTEL

STREET ADDRESS: PROJECT NO. 3040-01

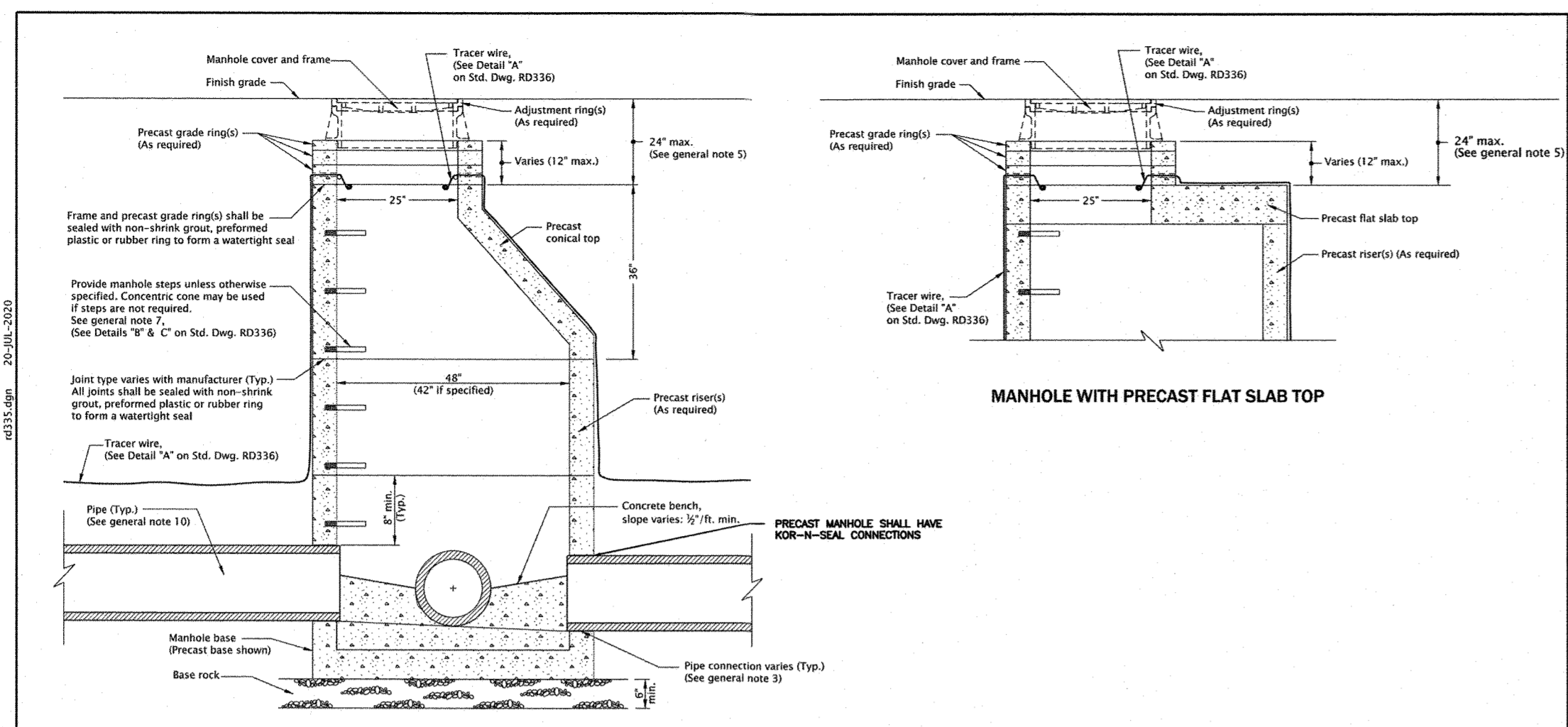
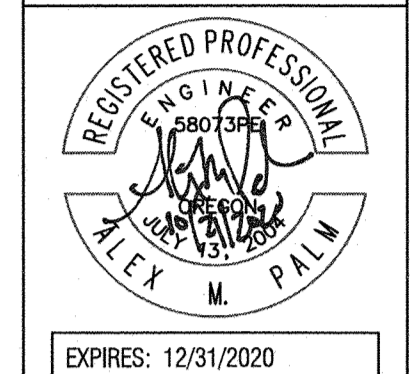
CITY, STATE, ZIP CODE: DRW. AM

STANDARD DETAILS: ISSUE STATUS: CHG. AMP

NO SCALE: AUGUST 19, 2020

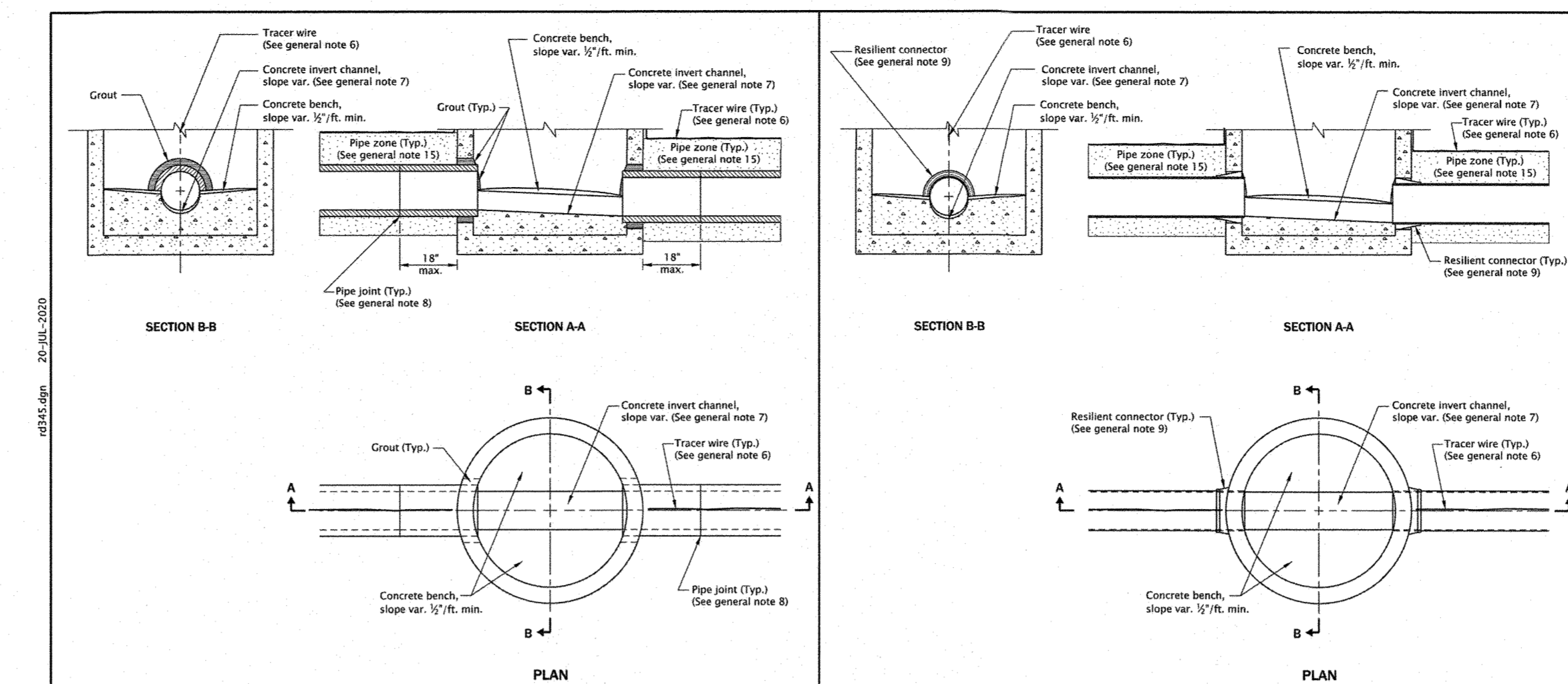
DATE: 08-19-2020

PROJECT: Bandon Beach Hotel (DESIGN) CAD: 3040-01_C-REV.am



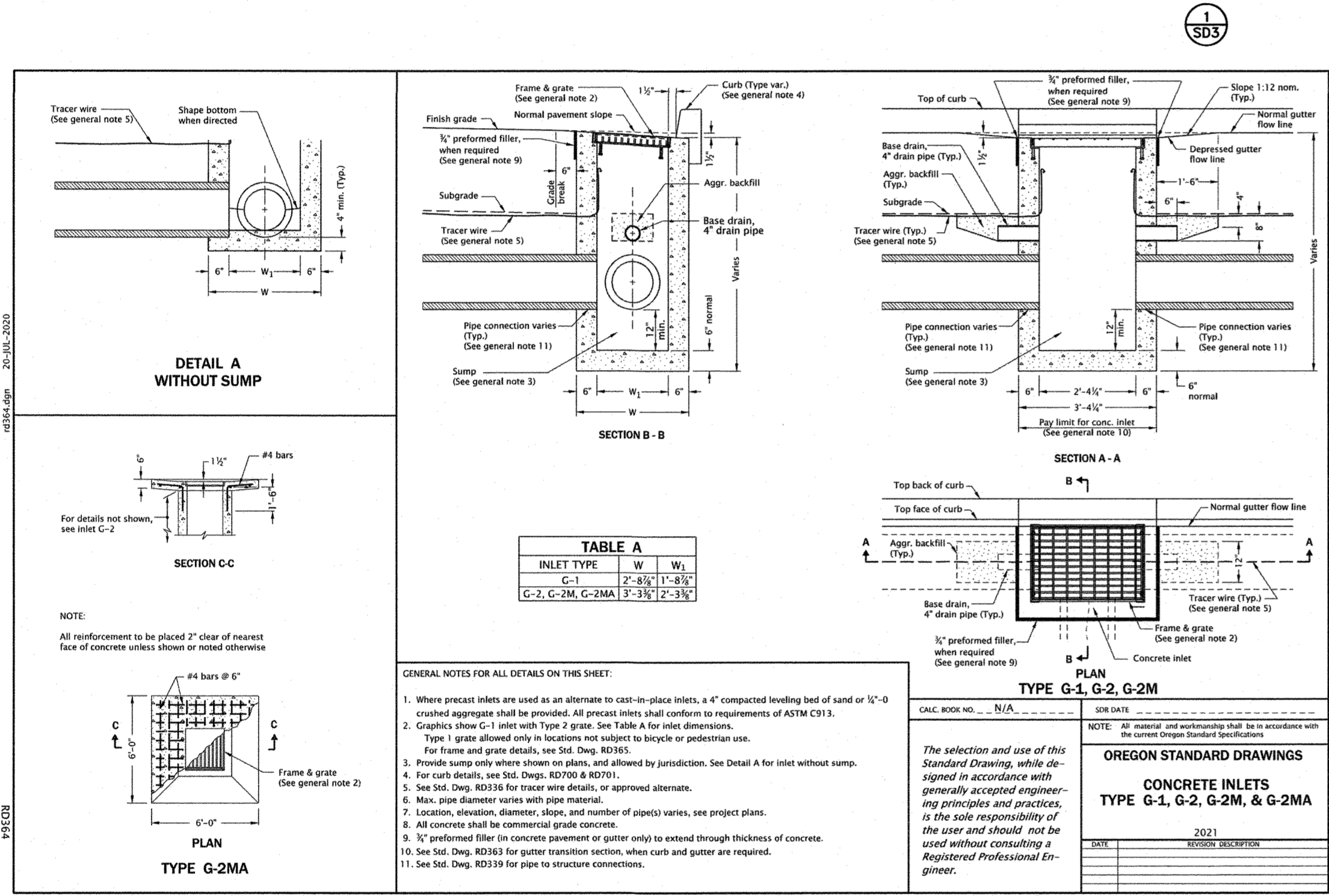
GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:
 1. All precast products shall conform to requirements of ASTM C478.
 2. Standard precast manhole section diameter shall be 48". Use 42" if specified by the Engineer.
 3. See Std. Dwg. RD341 for pipe to manhole connections.
 4. See Std. Dwg. RD344 for manhole base section.
 5. Adjust 2" maximum.
 6. All connecting pipes shall have a tracer wire, or approved alternate.
 7. See Std. Dwg. RD336 for manhole steps.
 8. See Std. Dwg. RD336 for details not shown.
 9. See Std. Dwg. RD356 for manhole covers and frames, manhole adjustment rings, etc.
 10. Max. pipe diameter varies with pipe material.
 11. See Std. Dwg. RD342 for shallow manholes.
 12. Location, elevation, diameter, slope, and number of pipes varies, see project plans.

Effective Date: December 1, 2020 – May 31, 2021



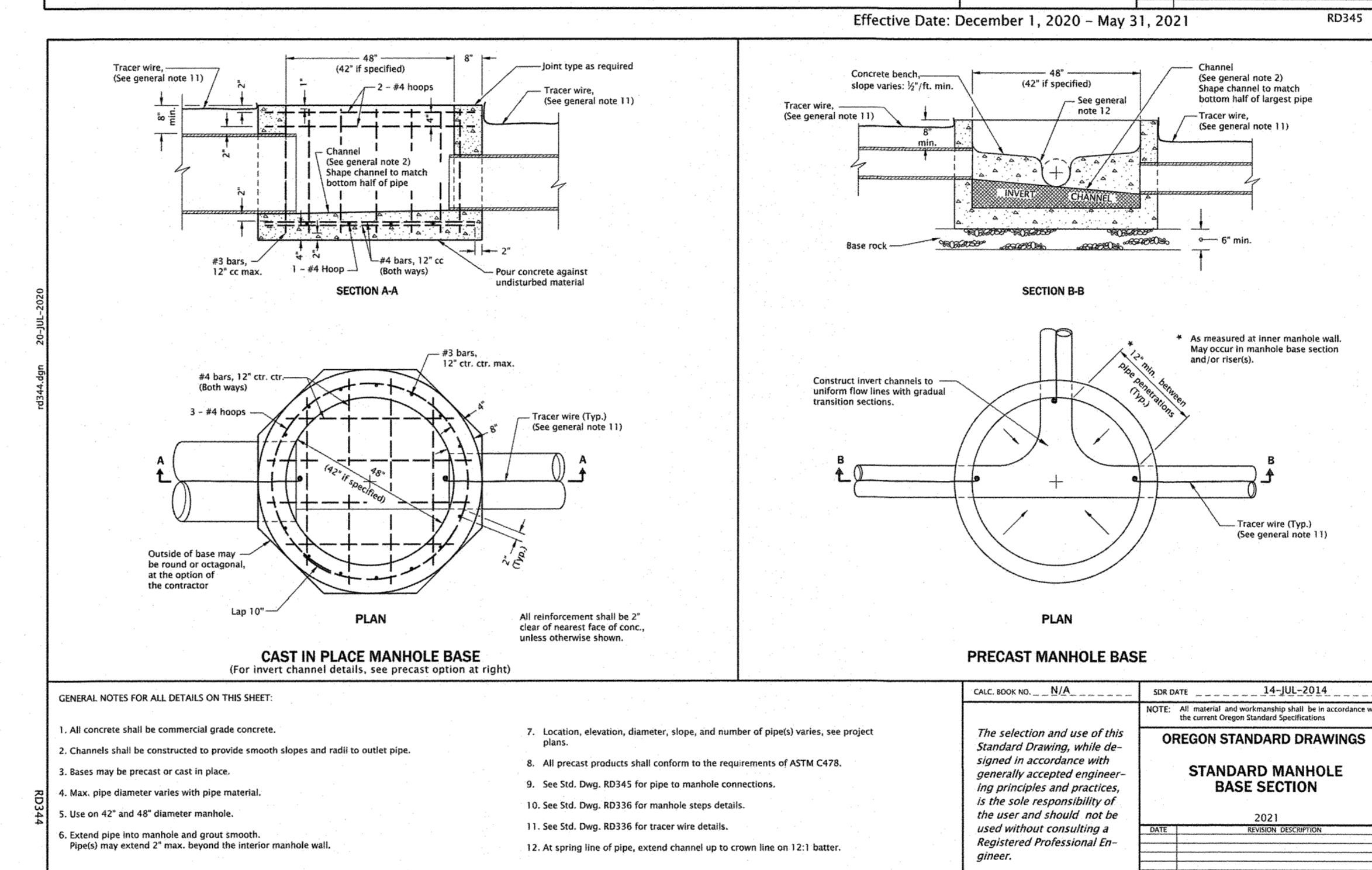
GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:
 1. All precast sections shall conform to requirements of ASTM C478.
 2. Manhole base sections may be precast or cast-in-place.
 3. All concrete shall be commercial grade concrete.
 4. Location, elevation, diameter, slope, and number of pipes varies, see project plans.
 5. Max. pipe diameter varies with pipe material.
 6. All connecting pipes shall have a tracer wire, or approved alternate.
 7. Invert channels shall be constructed to provide smooth slopes and radii to outlet pipe.
 8. When rigid pipe is used, the connecting pipe shall have a flexible, gasketed and unreinforced joint within 18" of manhole wall. Joint type varies with manufacturer.
 9. When flexible pipe is used, install resilient connectors conforming to requirements of ASTM C523.
 10. See Std. Dwg. RD335, RD336, and RD338 for details not shown.
 11. See Std. Dwg. RD336 for manhole steps details.
 12. See Std. Dwg. RD342 for shallow manholes.
 13. See Std. Dwg. RD344 for manhole base section.
 14. See Std. Dwg. RD356 for manhole covers and frames, manhole adjustment rings, etc.
 15. Pipe zone varies, see Std. Dwg. RD300.

Effective Date: December 1, 2020 – May 31, 2021



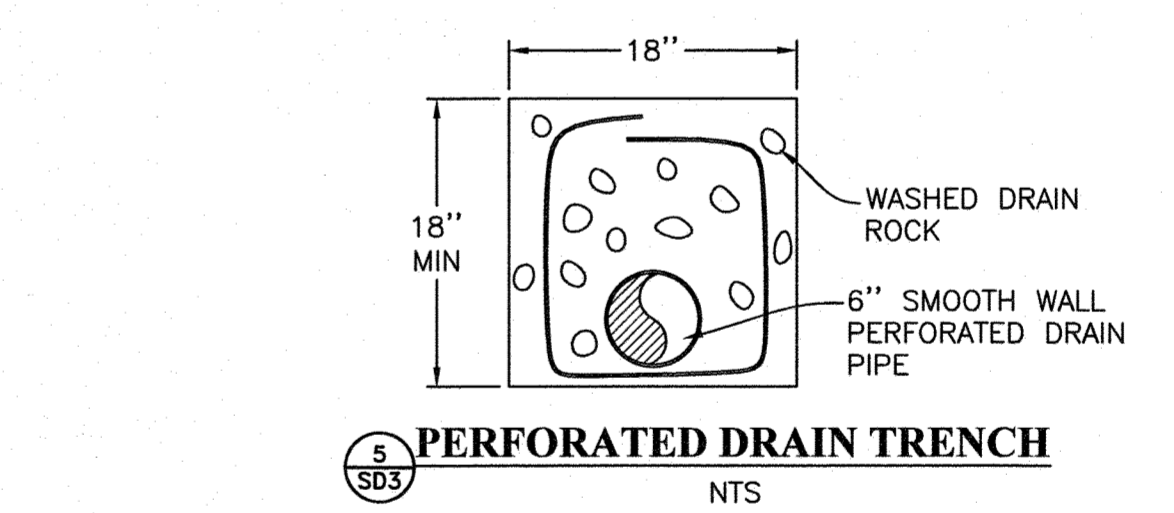
GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:
 1. Where precast inlets are used as an alternate to cast-in-place inlets, a 4" compacted leveling bed of sand or 1/2" crushed aggregate shall be provided. All precast inlets shall conform to requirements of ASTM C913.
 2. Grates shall be G-1 inlets with Type 2 grate. See Table A for inlet dimensions.
 3. Type 1 grate allowed only in locations not subject to bicycle or pedestrian use.
 4. For frame and grate details, see Std. Dwg. RD700 & RD701.
 5. Provide bump only when shown on plans, and allowed by jurisdiction. See Detail A for inlet without sump.
 6. For curb details, see Std. Dwg. RD700 & RD701.
 7. See Std. Dwg. RD336 for tracer wire details, or approved alternate.
 8. Max. pipe diameter varies with pipe material.
 9. Location, elevation, diameter, slope, and number of pipes varies, see project plans.
 10. All concrete shall be commercial grade concrete.
 11. See Std. Dwg. RD336 for gutter transition section, when curb and gutter are required.
 12. See Std. Dwg. RD339 for pipe to structure connections.

Effective Date: December 1, 2020 – May 31, 2021

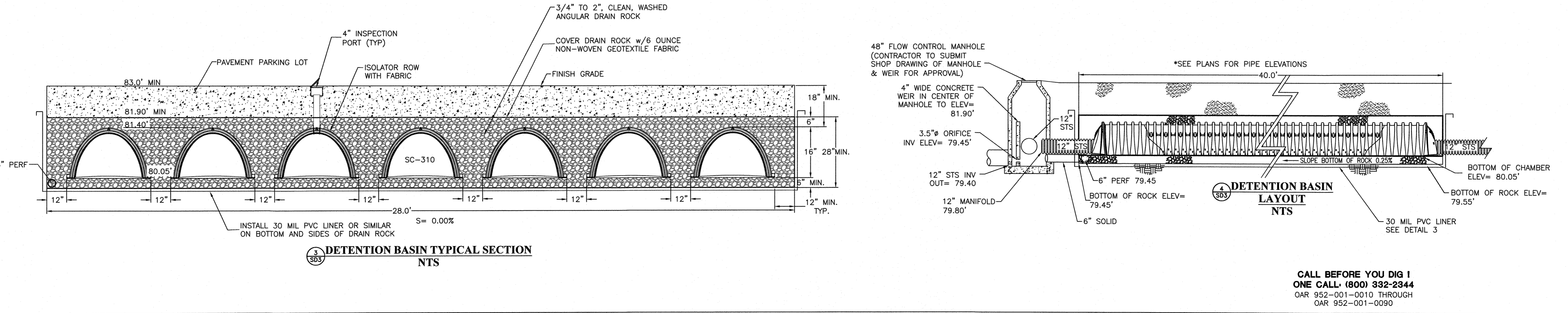


GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:
 1. All concrete shall be commercial grade concrete.
 2. Channels shall be constructed to provide smooth slopes and radii to outlet pipe.
 3. Bases may be precast or cast in place.
 4. Max. pipe diameter varies with pipe material.
 5. Use on 12" and 48" diameter manhole.
 6. Extend pipe into manhole and grate smooth. Pipe(s) may extend 2" max. beyond the interior manhole wall.
 7. Location, elevation, diameter, slope, and number of pipes varies, see project plans.
 8. All precast products shall conform to the requirements of ASTM C478.
 9. See Std. Dwg. RD345 for pipe to manhole connections.
 10. See Std. Dwg. RD336 for manhole steps details.
 11. See Std. Dwg. RD336 for tracer wire details.
 12. At spring line of pipe, extend channel up to crown line on 12:1 batter.

Effective Date: December 1, 2020 – May 31, 2021



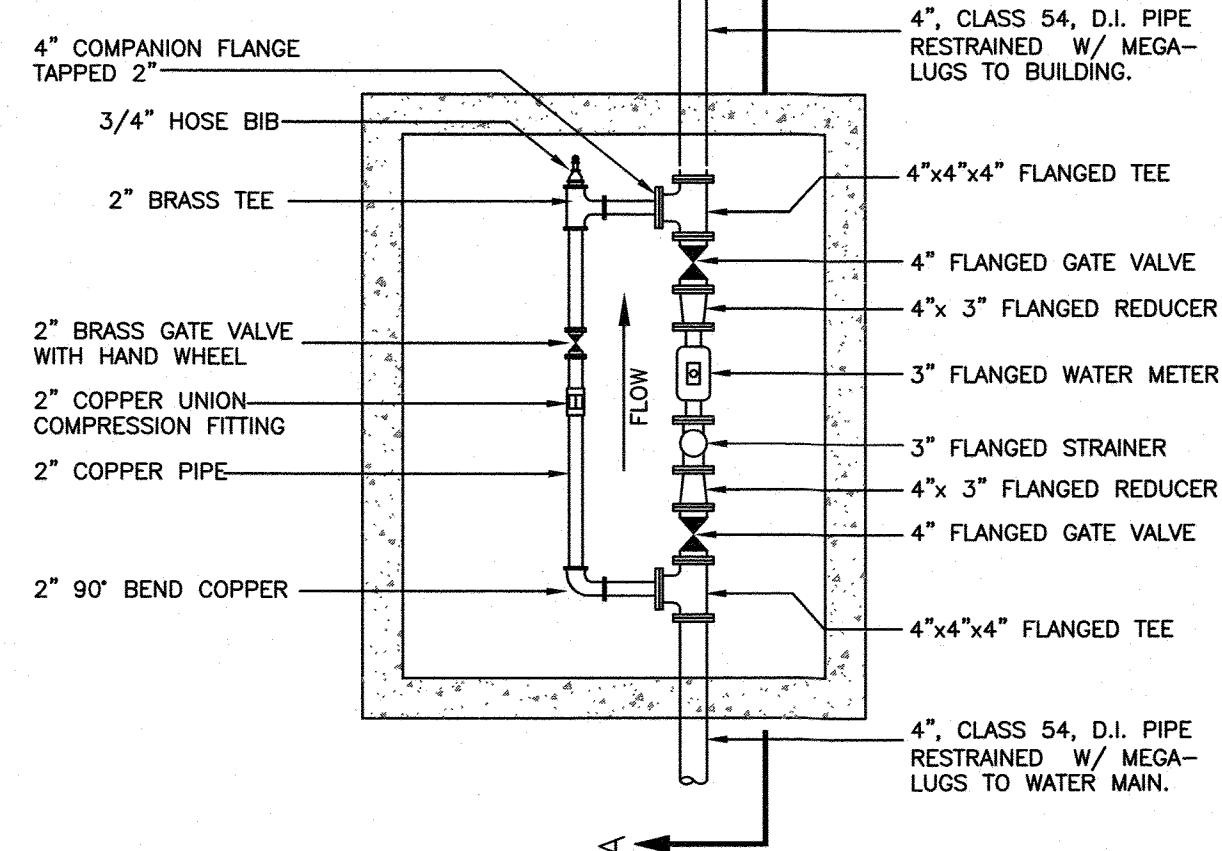
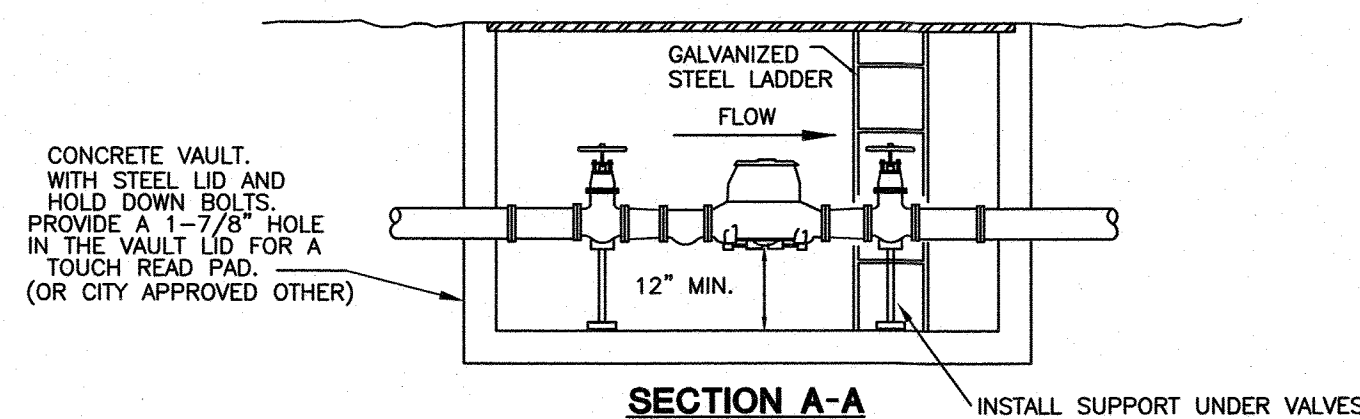
Effective Date: December 1, 2020 – May 31, 2021



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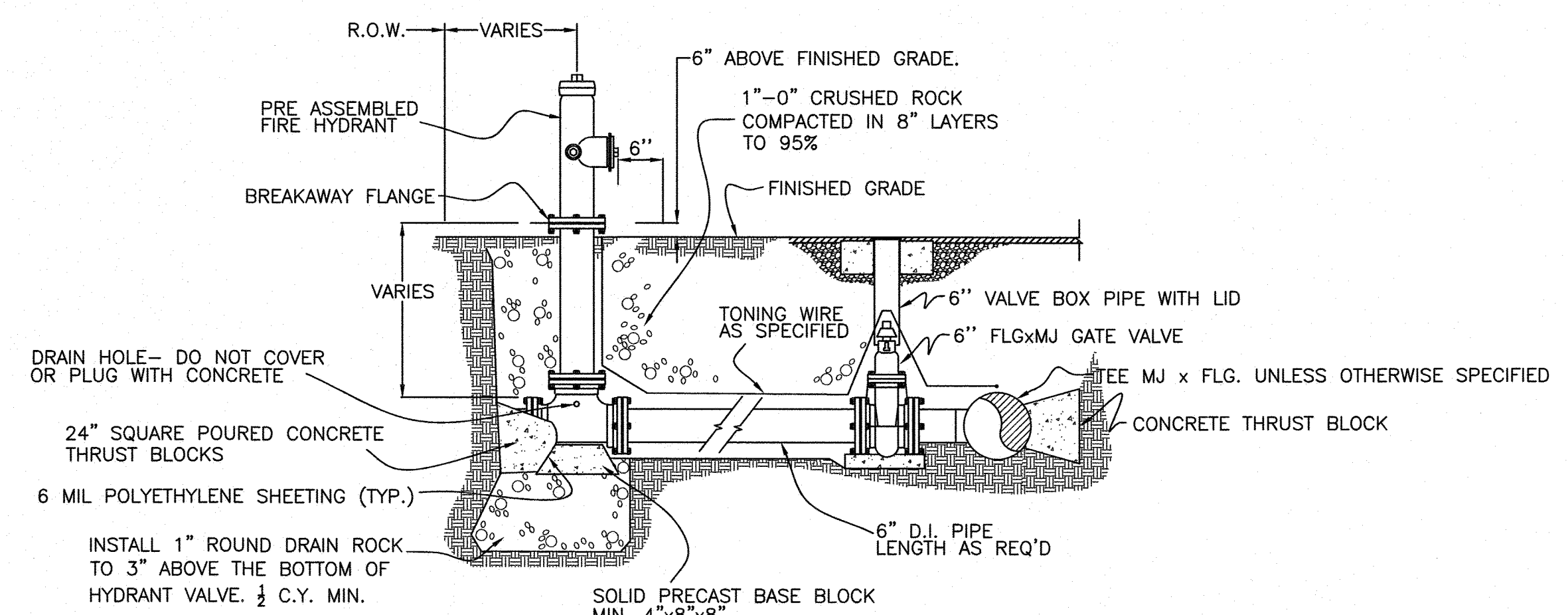
Rev.	Date	Description

BANDON BEACH HOTEL
 STREET ADDRESS
 CITY, STATE, ZIP CODE
 STANDARD DETAILS
 NO SCALE
 AUGUST 19, 2020
 ISSUE STATUS
 PROJECT NO. 3040-01
 DRAW: ANV
 CHK: AMP
 23:\085\3040-01-Chie Kiser\3040-01_Bandon Beach Hotel\DESIGN\3040-01_C-DET.dwg
 Oct 21, 2020
 Kristiv



CONTRACTOR TO VERIFY THAT ACTUAL MANUFACTURED PARTS FIT WITH THE SPACE OF THIS VAULT. IF THEY DO NOT, THEN ANOTHER VAULT MAY BE REQUIRED.

1 3\"/>



NOTES

1. RETAINER GLANDS ARE REQUIRED FOR ALL MECHANICAL JOINT FITTINGS. "MEGA LUG" OR "APPROVED EQUAL"
2. THERE SHALL BE A MINIMUM OF 18" HORIZONTAL CLEARANCE AROUND HYDRANT.
3. CONCRETE THRUST BLOCKS SHALL BE CONSTRUCTED AS PER THRUST BLOCK STANDARD DRAWING. DO NOT BLOCK DRAIN HOLES.
4. EXTENSIONS REQUIRED FOR HYDRANT SYSTEMS SHALL BE INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS.
5. FIRE HYDRANTS SHALL BE PLACED TO PROVIDE A MINIMUM OF 5' CLEARANCE FROM DRIVEWAYS, POLES, AND OTHER OBSTRUCTIONS.
6. HYDRANT PUMPER PORT SHALL FACE DIRECTION OF ACCESS.
7. NEW FIRE HYDRANT SHALL BE LOCATED IN THE FIELD BY THE OWNER OR ENGINEER.

2 TYPICAL FIRE HYDRANT INSTALLATION (THRUST BLOCKED)

THRUST BLOCKING

PIPE DIA.	Table Pressure PSI	Thrust (T) at fittings in Pounds				
		Tee & Dead Ends	90 deg Bend	45 deg Bend	22.5 deg Bend	11.25 deg Bend
4"	250	3035	4320	2315	1215	610
6"	250	6860	9735	5215	2720	1375
8"	250	12185	17310	9265	4835	2430
10"	250	19045	27045	14480	7560	3800
12"	250	27405	38940	20840	10880	5465
14"	250	37320	53010	28370	14815	7445
16"	250	48740	69245	37050	19360	9735

PIPE DIA. in.	Table Pressure PSI	Bend Angle (deg)	Concrete Volume (cy)	Cube Size (ft)	Stirrups		
					Dia. (in)	Embmnt. (in)	Bar #
4"	250	11.25	0.21	1.8			
		22.5	0.43	2.3	3/8	17	5
6"	250	11.25	0.48	2.4			
		22.5	0.95	3.0	3/8	17	5
8"	250	11.25	0.86	2.9			
		22.5	1.65	3.5	3/8	17	5
10"	250	11.25	1.39	3.3			
		22.5	2.62	4.1	3/8	17	5
12"	250	11.25	1.94	3.7			
		22.5	3.91	4.7	3/8	17	5
14"	250	11.25	2.62	4.1			
		22.5	5.26	5.2	3/8	24	7
16"	250	11.25	3.44	4.5			
		22.5	6.89	5.7	3/8	24	7
16"	250	11.25	3.44	4.5			
		22.5	6.89	5.7	1 1/8	30	9

TEE

CROSS

STRADDLE

BEND

CROSS

TEE

CONVEX VERTICAL BEND
(See Table C)

WYE

THRUST BLOCK BEARING AREA EQUATION

NOTE: WHEN THRUST BLOCK BEARING AREA IS NOT SPECIFIED ON THE PLANS OR DETERMINED BY THE ENGINEER, USE THE FOLLOWING PROCEDURE TO DETERMINE REQUIRED BEARING AREA.

1. Determine thrust (T) for type of fitting or joint and size of pipe from Table A.
2. Determine Design (Test) Pressure from Standard Specifications or Special Provisions.
3. Determine Table Pressure from Table A.
4. Determine Soil Bearing Capacity (B) of soil from Table B.
5. Determine required bearing area (A) in sq. ft. as follows:

$$\text{Thrust Block} = A = \left(\frac{T}{B} \right) \left(\frac{\text{Design (Test) Pressure}}{\text{Table Pressure}} \right)$$

Example: Design (Test) Pressure = 150 PSI From Table A, T = 37320
 Pipe = 14" From Table B, B = 2000
 Fitting = Tee
 Soil = Sand
 $A = \left(\frac{37320}{2000} \right) \left(\frac{150}{250} \right) = 11.2 \text{ sq. ft.}$

GENERAL NOTES FOR ALL DETAILS:

1. Contractor to provide blocking adequate to withstand full test pressure.
2. Pour concrete blocking against undisturbed earth.
3. All concrete shall be commercial grade concrete.
4. Wrap pipe and/or fittings with 2 layers of polyethylene film where in contact with concrete.
5. Keep concrete clear of all joints and accessories.
6. Stirrups shall be deformed galvanized cold rolled steel AASHTO M31 (ASTM A615), Grade 60. Coat with coal tar epoxy after installation.
7. See project plans for details not shown.

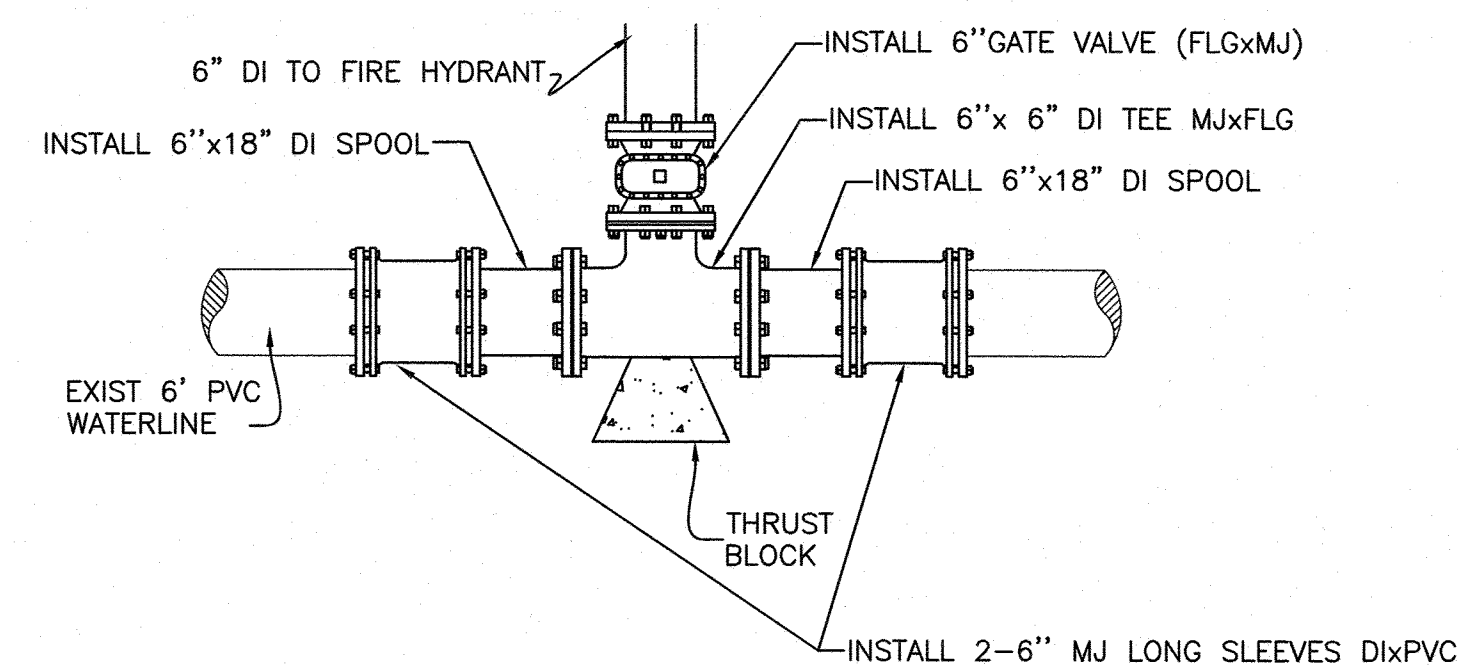
CALC. BOOK NO. N/A BASELINE REPORT DATE 25-JUL-2017

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications

OREGON STANDARD DRAWINGS

THRUST BLOCKING

2018



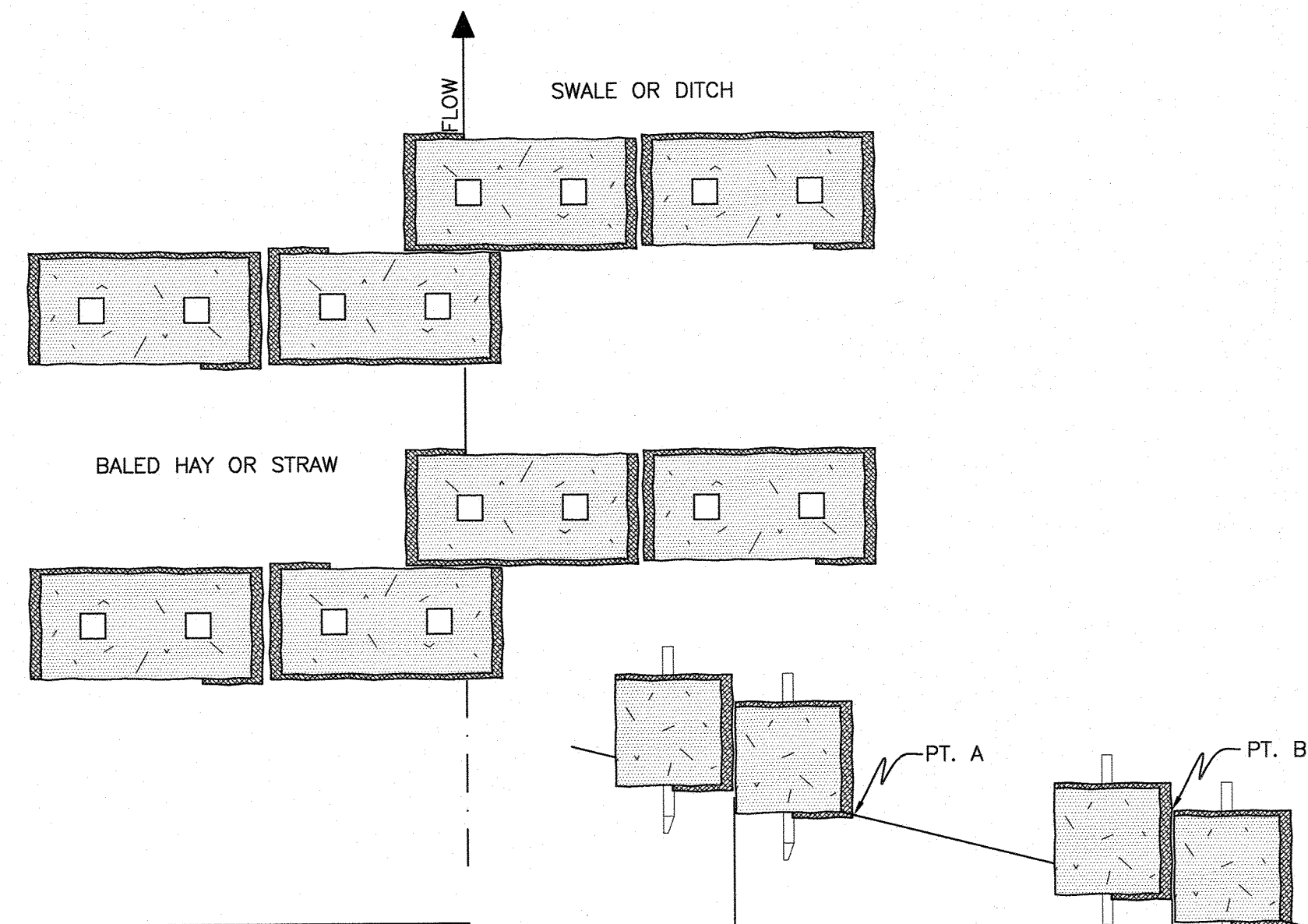
3 FIRE HYDRANT ASSEMBLY CONNECTION DETAIL

Rev.	Date	Dwg	Description

BANDON BEACH HOTEL
 STREET ADDRESS
 CITY, STATE, ZIP CODE
STANDARD DETAILS
 NO SCALE
 AUGUST 19, 2020
 ISSUE STATUS
 PROJECT NO. 3040-01
 DRAW: ANY
 CHK: AMP

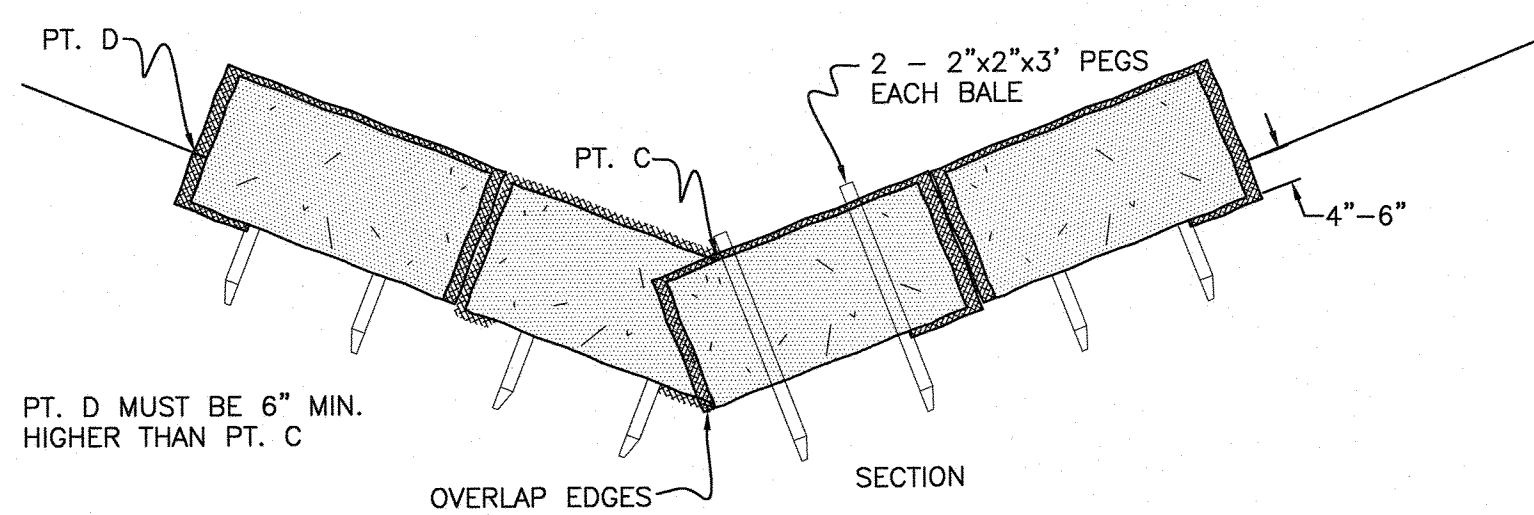
STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- Hold a pre-construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.8.c.i.(3))
- All inspections must be made in accordance with DEQ 1200-C permit requirements. (Schedule A.12.b and Schedule B.1)
- Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements. (Schedule B.1.c and B.2)
- Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. During inactive periods of greater than seven (7) consecutive calendar days, the above records must be retained by the permit registrant but do not need to be at the construction site. (Schedule B.2.c)
- All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Schedule A.8.a)
- The ESCP must be accurate and reflect site conditions. (Schedule A.12.c.i)
- Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Schedule A.12.c.iv and v)
- Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Schedule A.7.a.iii)
- Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Schedule A.8.c.i.(1) and (2))
- Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Schedule A.7.a.v)
- Maintain and delineate any existing natural buffer within the 50-foot of waters of the state. (Schedule A.7.b.i. and (2)(a)(b))
- Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Schedule A.8.c.i.(5))
- Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and stream banks. (Schedule A.7.c)
- Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Schedule A.7.d.i)
- Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Schedule A.8.c.i.(5))
- Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilization measures are not required for areas that are intended to be left un-vegetated, such as dirt access roads or utility pole pads. (Schedule A.8.c.ii.(3))
- Establish material and waste storage areas, and other non-stormwater controls. (Schedule A.8.c.i.(7))
- Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, gravelled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land disturbing activities. (Schedule A.7.d.ii and A.8.c.i.(4))
- When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Schedule A.7.d.ii.(5))
- Control prohibited discharges from leaving the construction site, i.e., concrete wash-out, wastewater from cleanout of stucco, paint and curing compounds. (Schedule A.6)
- Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations. (Schedule A.7.e.i.(2))
- Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Schedule A.7.e.iii.)
- Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Schedule A.7.a.iv)
- The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Schedule A.9.b.iii)
- If an active treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Schedule A.9.d)
- Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Schedule A.7.b)
- As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Schedule A.7.e.ii.(2))
- Construction activities must avoid or minimize excavation and bare ground activities during wet weather. (Schedule A.7.a.i)
- Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Schedule A.9.c.i)
- Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Schedule A.9.c.i)
- Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Schedule A.9.c.ii & iv)
- Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean-up of sediment shall be performed according to the Oregon Division of State Lands required timeframe. (Schedule A.9.b.i)
- The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Schedule A.9.b.ii)
- The entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method should all construction activities cease for 30 days or more. (Schedule A.7.f.i)
- Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Schedule A.7.f.ii)
- Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained soils must be removed and disposed of properly, unless doing so conflicts with local requirements. (Schedule A.8.c.iii(1) and D.3.c.ii and iii)

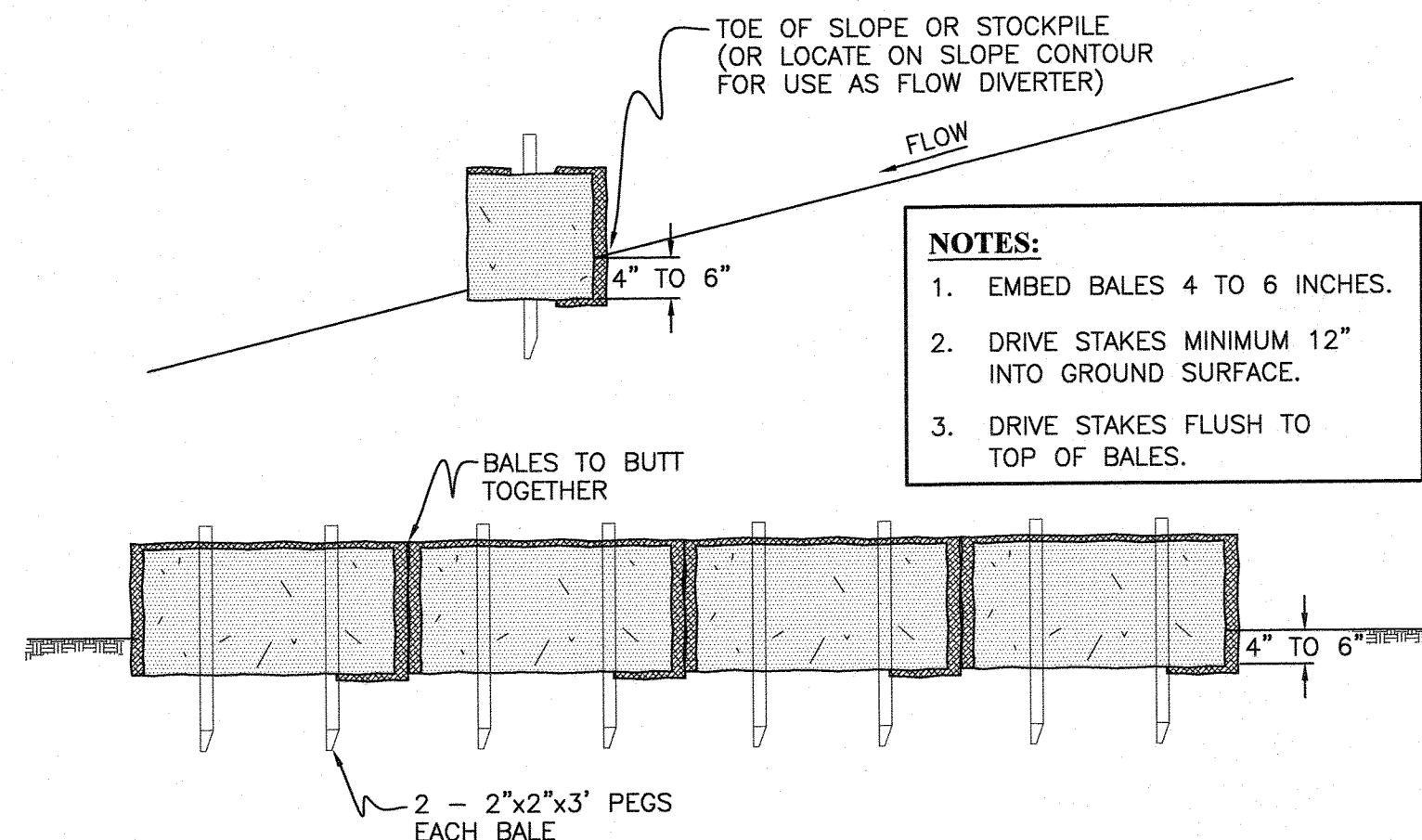


- NOTES:**
- EMBED BALES 4 TO 6 INCHES.
 - DRIVE STAKES MINIMUM 12" INTO GROUND SURFACE.

SPACING BETWEEN BARRIERS

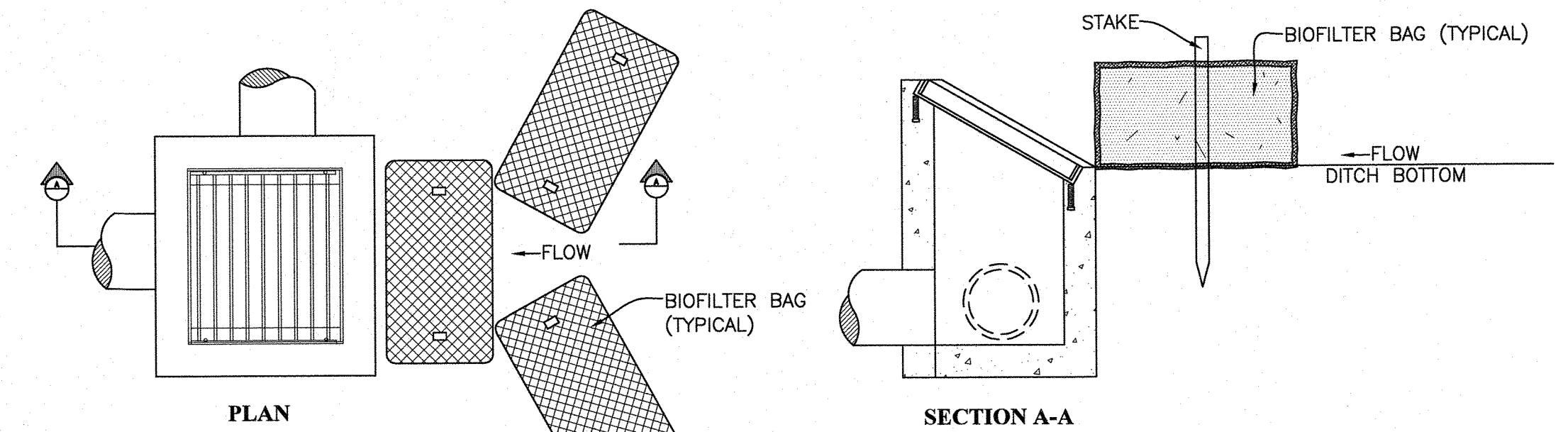


STRAW BALE SEDIMENT BARRIERS IN DITCHES OR SWALES



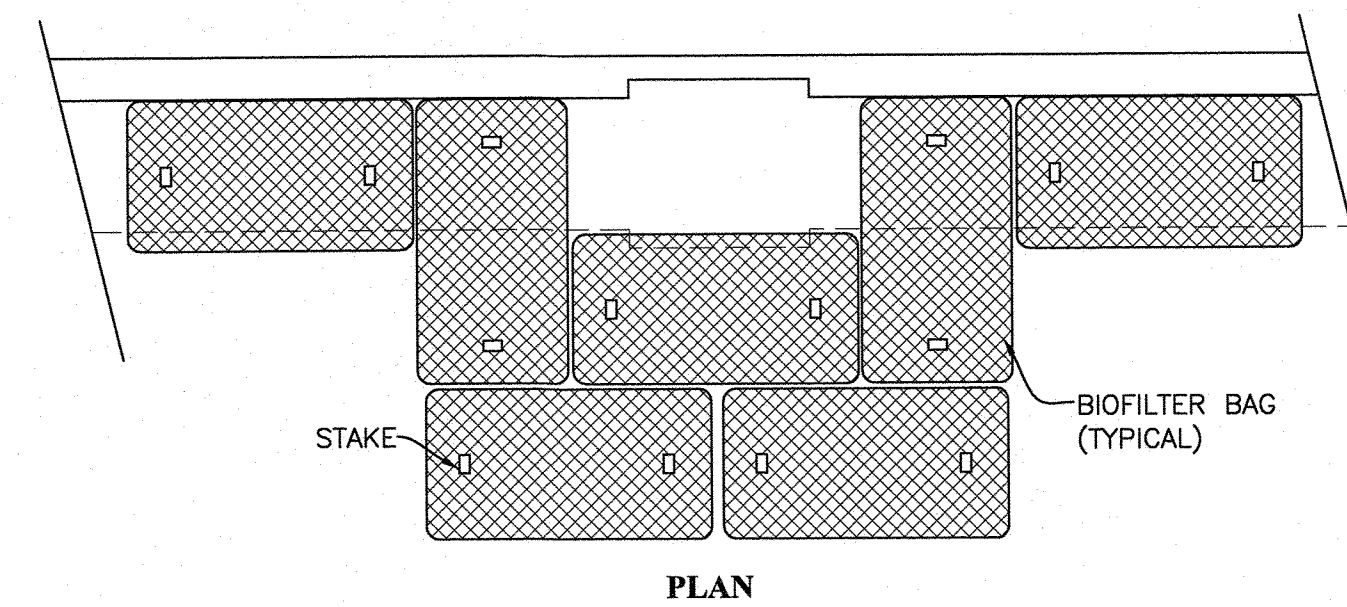
- NOTES:**
- EMBED BALES 4 TO 6 INCHES.
 - DRIVE STAKES MINIMUM 12" INTO GROUND SURFACE.
 - DRIVE STAKES FLUSH TO TOP OF BALES.

STRAW BALE SEDIMENT BARRIER



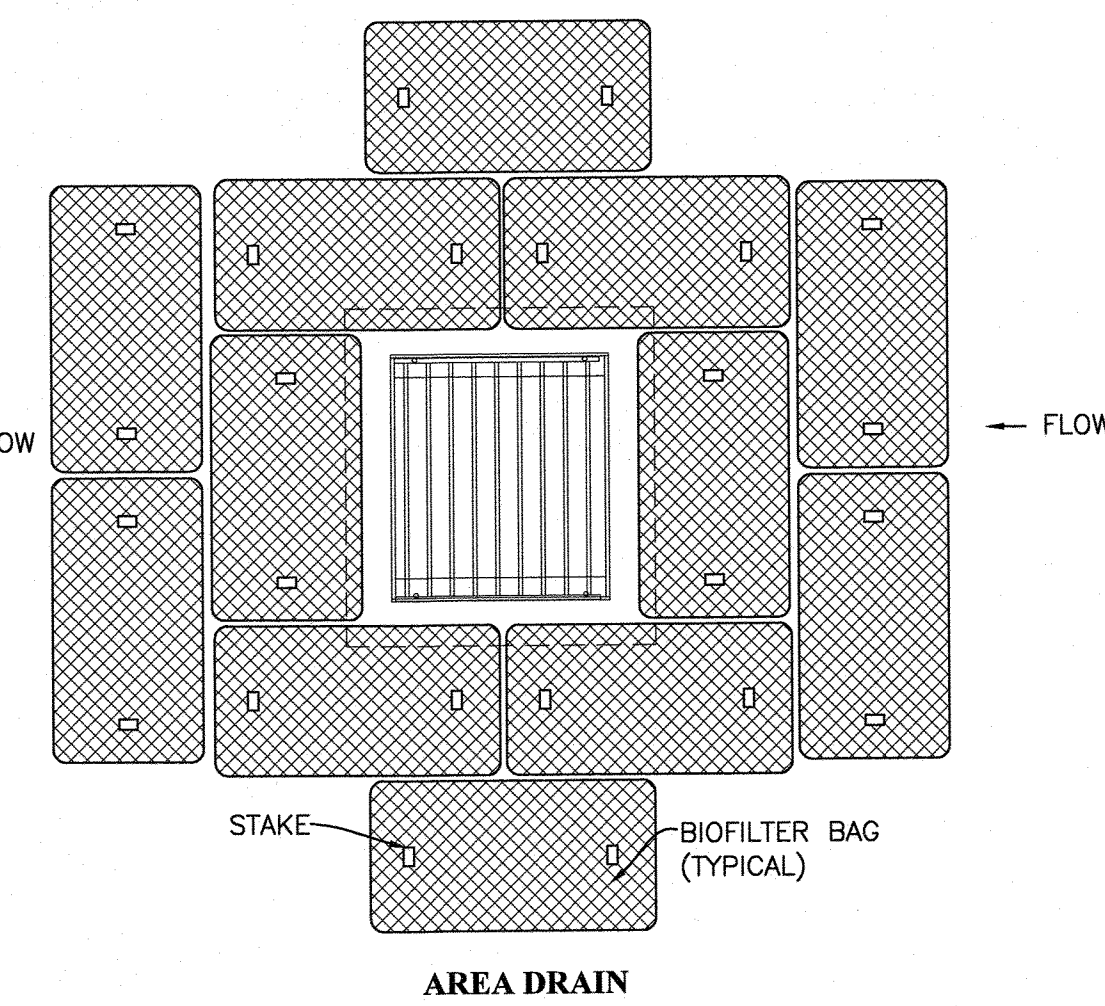
- NOTES:**
- USE 2 STAKES PER BAG. STAKES MAY BE OMITTED IF BAGS ARE PLACED ON PAVEMENT SURFACE.
 - OVERLAP ALL BAG JOINTS 6".

DITCH INLET



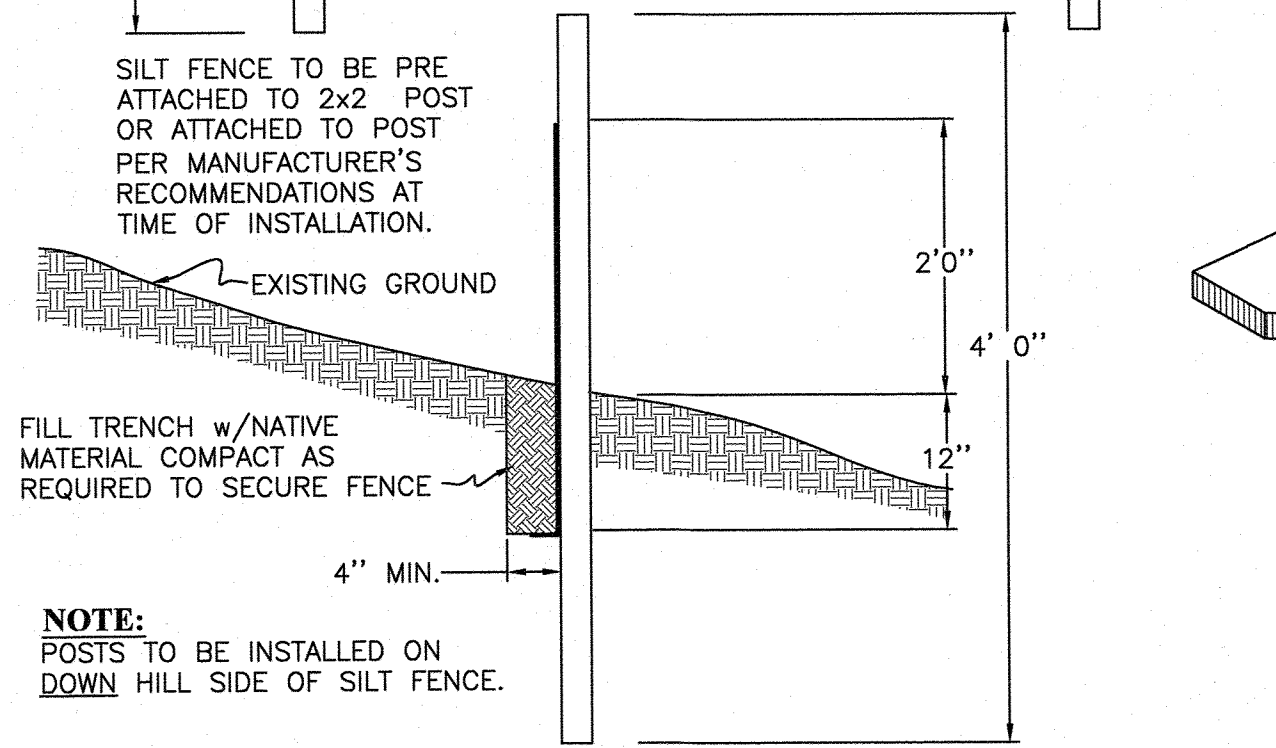
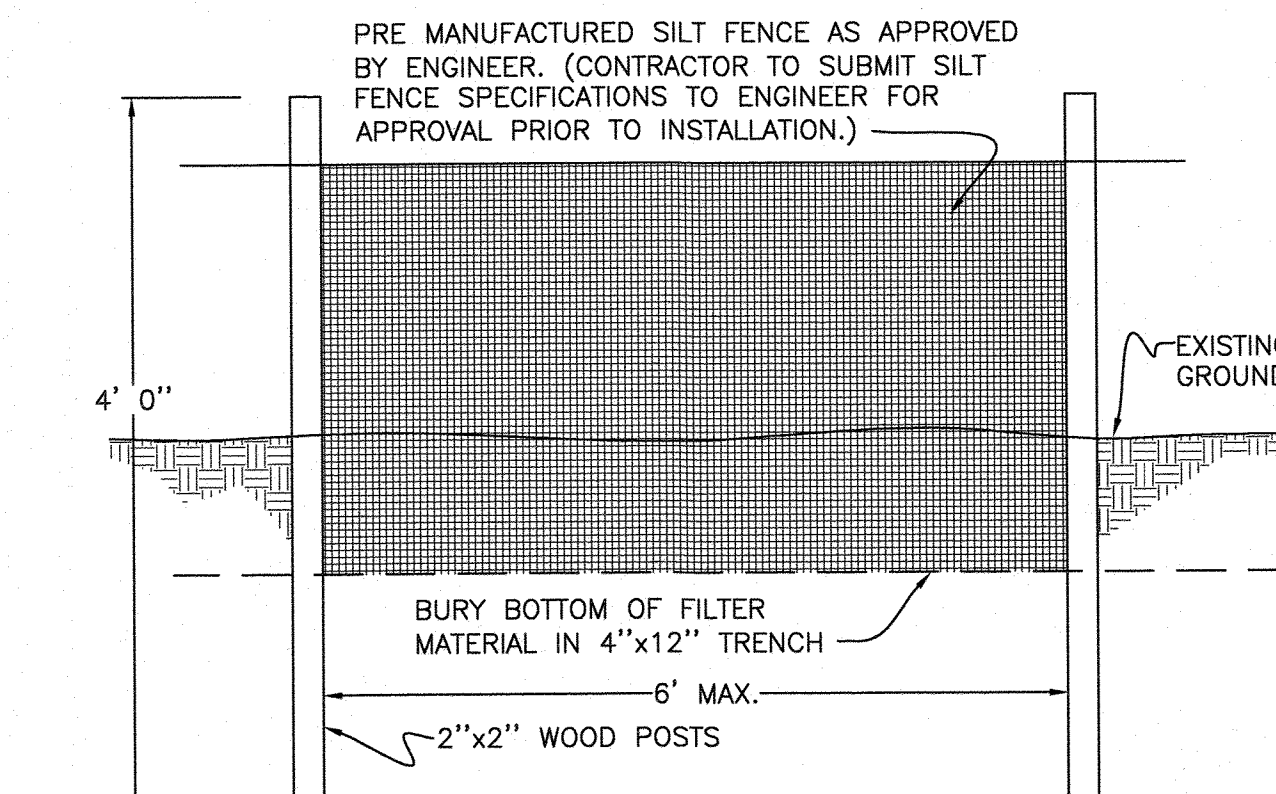
PLAN

CURB INLET

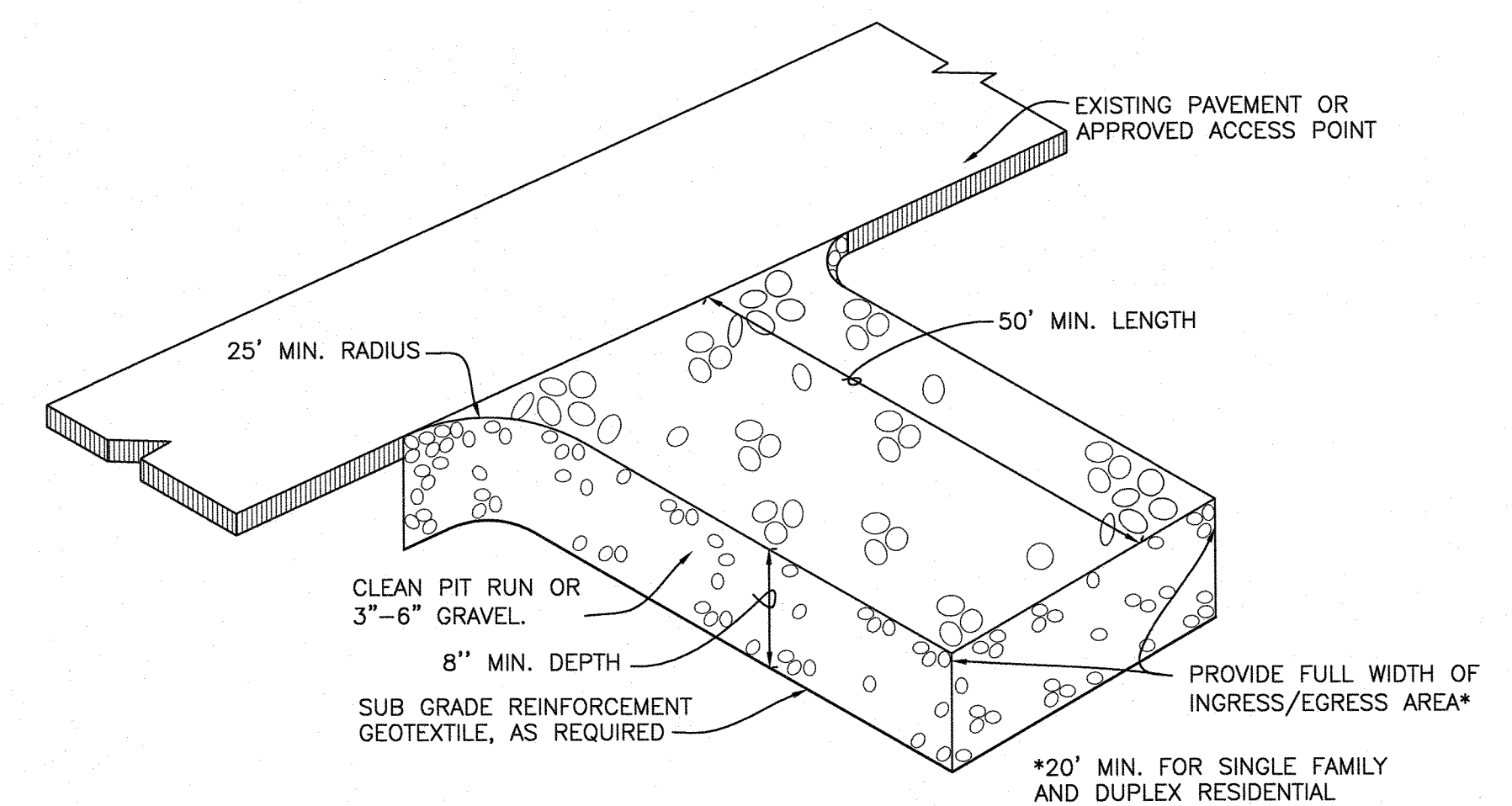


AREA DRAIN

INLET PROTECTION (TYPE 4) BIOFILTER BAGS

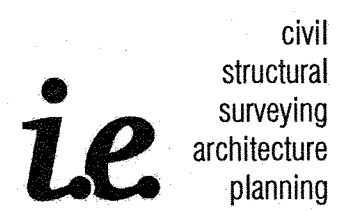


SILT FENCE INSTALLATION DETAIL



GRAVEL CONSTRUCTION ENTRANCE

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERSEDE REQUIREMENTS OF THIS PLAN.



i.e. Engineering, Inc.
809 SE Pine St
Roseburg, OR
ieengineering.com



Rev.	Date	Dwg	Description

BANDON BEACH HOTEL

PROJECT NO. 3040-01
DRW/AMF
ISSUE STATUS
OCT 21, 2020

SD5

CALL BEFORE YOU DIG I
ONE CALL (800) 332-2344
OAR 952-001-0010 THROUGH
OAR 952-001-0090



i.e. Engineering, Inc.
809 SE Pine St.
P.O. Box 1271
Roseburg, OR 97470
ieengineering.com
541.673.0166

October 13, 2020

RE: Bandon Beach Motel Parking Lot
Drainage Analysis Revised

Based on comments regarding the Drainage Analysis Report dated March 12, 2020, submitted by Stuntzner Engineering & Forestry, this memo reevaluates and addresses the necessary changes to the analysis of the Bandon Beach Motel Parking Lot (identified as Site 2 in the report) where it specifically concerns that which is mentioned in part C of the review memorandum. This memo should be reviewed in conjunction with the construction plans for layout and details.

The site containing tax lots 4100, 4800 and 4900, a total of .99 acres, are currently undeveloped with surface conditions consisting of short grassy areas of sandy-loam soils. The property generally drains from southwest to the northeast towards an existing storm catch basin on 11st SW. The proposed area will include a paved parking area of 20,904 sf (.48 ac). The 228 ft length of asphalt/concrete will drain to catch basins in the proposed parking lot and then will be conveyed into a StormTech underground detention system so the post-developed peak storm runoff from the 25-YR 24-HR storm event will mimic that of the runoff rate from the existing conditions.

Peak runoff rates were modeled using an SCS Type 1A storm distribution in the Santa Barbara Urban Hydrograph in HydroCAD 10.00-26. The existing conditions can be best described as idle lands with ground cover most similar to the pasture, grassland, range in poor hydrologic condition with less than 50% vegetation and some impervious surface. A Hydrologic Soil Group B for the area aforementioned was determined from the NRCS Web Soil Survey. A curve number of 79 for this soil group was obtained from the recommended runoff curve numbers in Tables 2.2c found in *TR-55: Urban Hydrology for Small Watersheds*. The post-developed curve number was determined to be 98 based on the asphalt/concrete of the same Hydrologic Soil Group B.

Based on the interpolation of the isopluvial maps found in the NOAA Atlas 2, Volume 10, a 25-YR, 24-HR storm event in Bandon, Oregon has a depth of 7.25 inches of water. This number was used in the HydroCAD model.

The modeled existing peak runoff rate from the 25-year storm is .45 cfs (hydrograph enclosed), while the modeled post-developed peak runoff rate from the 25-year storm event without detention is .84 cfs. With the StormTech underground detention the peak flow of the post-developed runoff rate is reduced to .45 cfs, mimicking pre-developed conditions. 12,215 cf of water is being directed into the underground detention system during the said storm event.

It is the recommendation of this office to use seven rows of five SC-310 StormTech chambers, per the calculations determined through HydroCAD, with a circular orifice of diameter 3.5-inches to control the .45 cfs flow rate and a weir plate in the flow control structure will allow overflow of extreme events. This will allow safe passage of flow during the

storm event described with adequate freeboard. The detention system will be lined with a 30 mil PVC liner to prevent infiltration into the ground.

Please note the enclosed Drainage Exhibit showing a decrease in the total drainage area to the adjoining property on the south from 26,805 sq. ft. pre development to 3,638 sq. ft. of drainage to the same property post development.

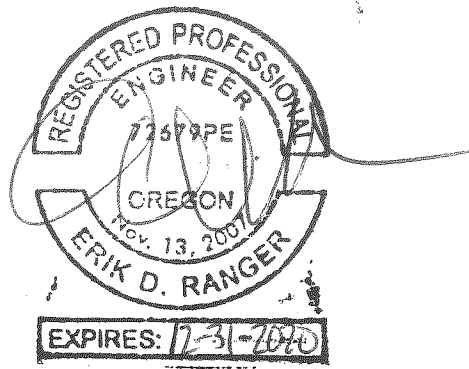
Please contact us if you have any questions.

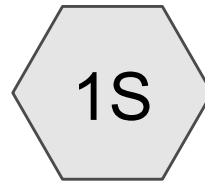
Sincerely,

Kristi Woods

Kristi Woods, EIT

ENC:
HydroCAD Printouts
25-YR 24-HR isopluvial map
Drainage Exhibit

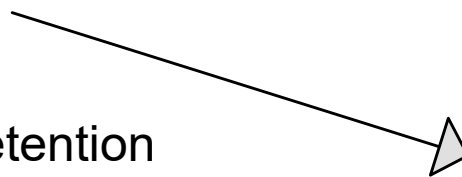




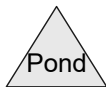
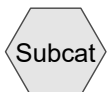
Pre-Developed
Conditions



Drains to UG Detention



Underground Detention



3040-01 Bandon Beach Storm RevA

Type IA 24-hr 25YR Rainfall=7.25"

Prepared by Microsoft

Printed 10/13/2020

HydroCAD® 10.00-26 s/n 11251 © 2020 HydroCAD Software Solutions LLC

Page 4

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Runoff Area=20,908 sf 0.00% Impervious Runoff Depth=4.81"
Flow Length=228' Slope=0.0070 '/' Tc=23.9 min CN=79/0 Runoff=0.45 cfs 8,387 cf

Subcatchment 2S1: Drains to UG Runoff Area=20,908 sf 100.00% Impervious Runoff Depth=7.01"
Flow Length=228' Slope=0.0070 '/' Tc=3.0 min CN=0/98 Runoff=0.84 cfs 12,215 cf

Pond 2UGD1: Underground Detention Peak Elev=81.84' Storage=1,336 cf Inflow=0.84 cfs 12,215 cf
Outflow=0.45 cfs 12,145 cf

Total Runoff Area = 41,816 sf Runoff Volume = 20,602 cf Average Runoff Depth = 5.91"
50.00% Pervious = 20,908 sf 50.00% Impervious = 20,908 sf

Summary for Subcatchment 1S: Pre-Developed Conditions

Runoff = 0.45 cfs @ 8.01 hrs, Volume= 8,387 cf, Depth= 4.81"

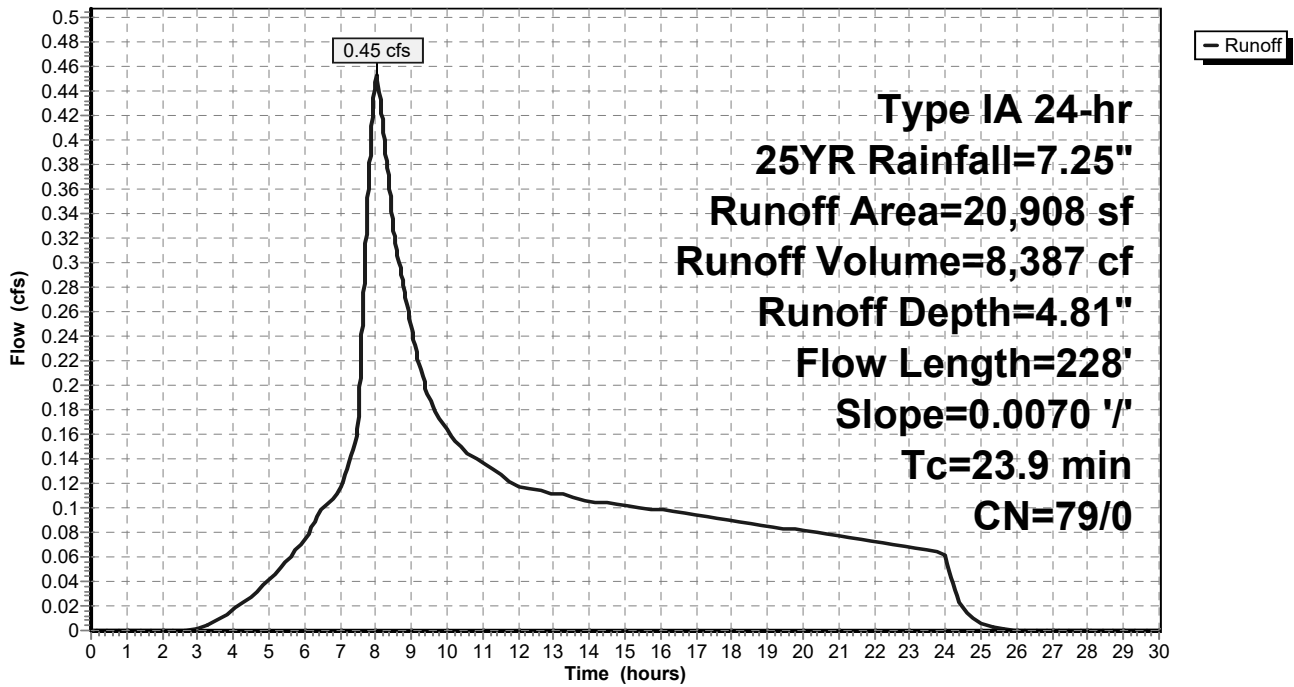
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 25YR Rainfall=7.25"

Area (sf)	CN	Description
* 20,908	79	Sandy-Loam, HSG-B
20,908	79	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.9	228	0.0070	0.16		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 4.67"

Subcatchment 1S: Pre-Developed Conditions

Hydrograph



3040-01 Bandon Beach Storm RevA

Type IA 24-hr 25YR Rainfall=7.25"

Prepared by Microsoft

Printed 10/13/2020

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Page 6

Summary for Subcatchment 2S1: Drains to UG Detention

Runoff = 0.84 cfs @ 7.83 hrs, Volume= 12,215 cf, Depth= 7.01"

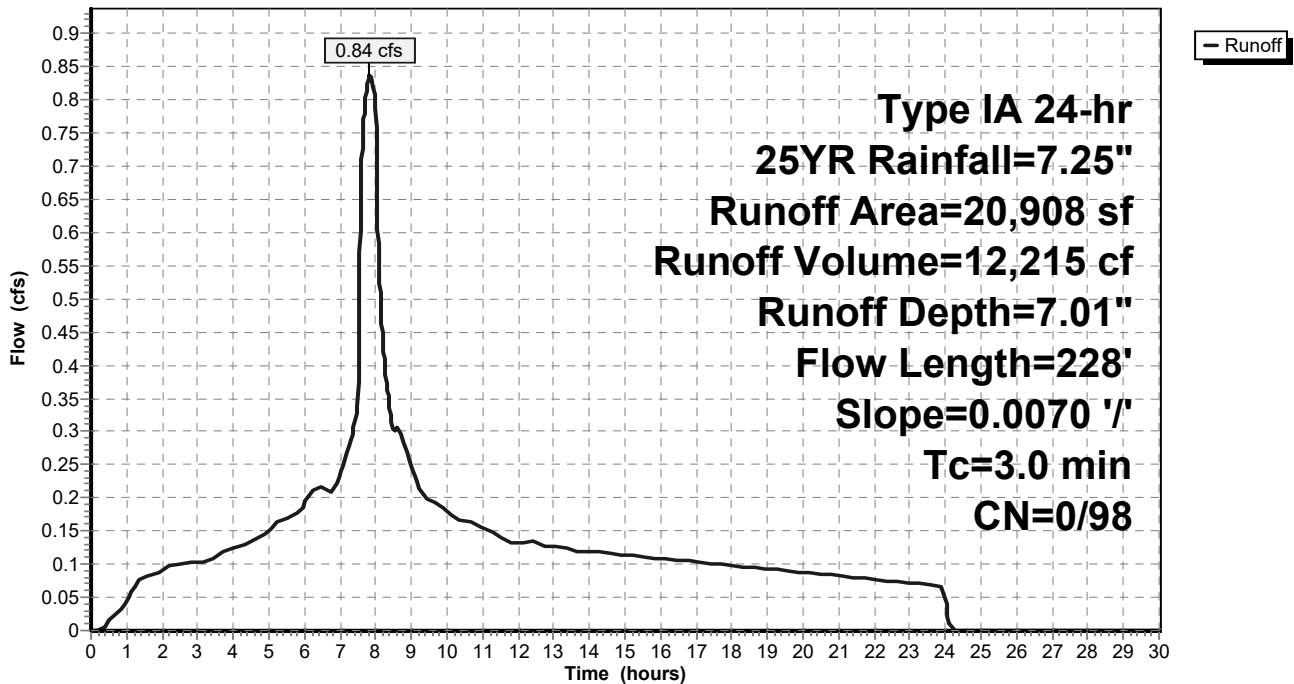
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25YR Rainfall=7.25"

Area (sf)	CN	Description
20,908	98	Paved parking, HSG B
20,908	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0	228	0.0070	1.29		Sheet Flow, Sheet Flow Smooth surfaces n= 0.011 P2= 4.67"

Subcatchment 2S1: Drains to UG Detention

Hydrograph



Summary for Pond 2UGD1: Underground Detention

Inflow Area = 20,908 sf, 100.00% Impervious, Inflow Depth = 7.01" for 25YR event
 Inflow = 0.84 cfs @ 7.83 hrs, Volume= 12,215 cf
 Outflow = 0.45 cfs @ 8.18 hrs, Volume= 12,145 cf, Atten= 46%, Lag= 20.8 min
 Primary = 0.45 cfs @ 8.18 hrs, Volume= 12,145 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 81.84' @ 8.18 hrs Surf.Area= 1,120 sf Storage= 1,336 cf

Plug-Flow detention time= 34.2 min calculated for 12,145 cf (99% of inflow)
 Center-of-Mass det. time= 29.7 min (676.0 - 646.3)

Volume	Invert	Avail.Storage	Storage Description
#1	79.55'	949 cf	Custom Stage Data (Irregular) Listed below (Recalc) 2,890 cf Overall - 516 cf Embedded = 2,374 cf x 40.0% Voids
#2	80.05'	516 cf	ADS_StormTech SC-310 +Cap x 35 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 35 Chambers in 7 Rows
		1,465 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
79.55	1,120	136.0	0	0	1,120
82.13	1,120	136.0	2,890	2,890	1,471

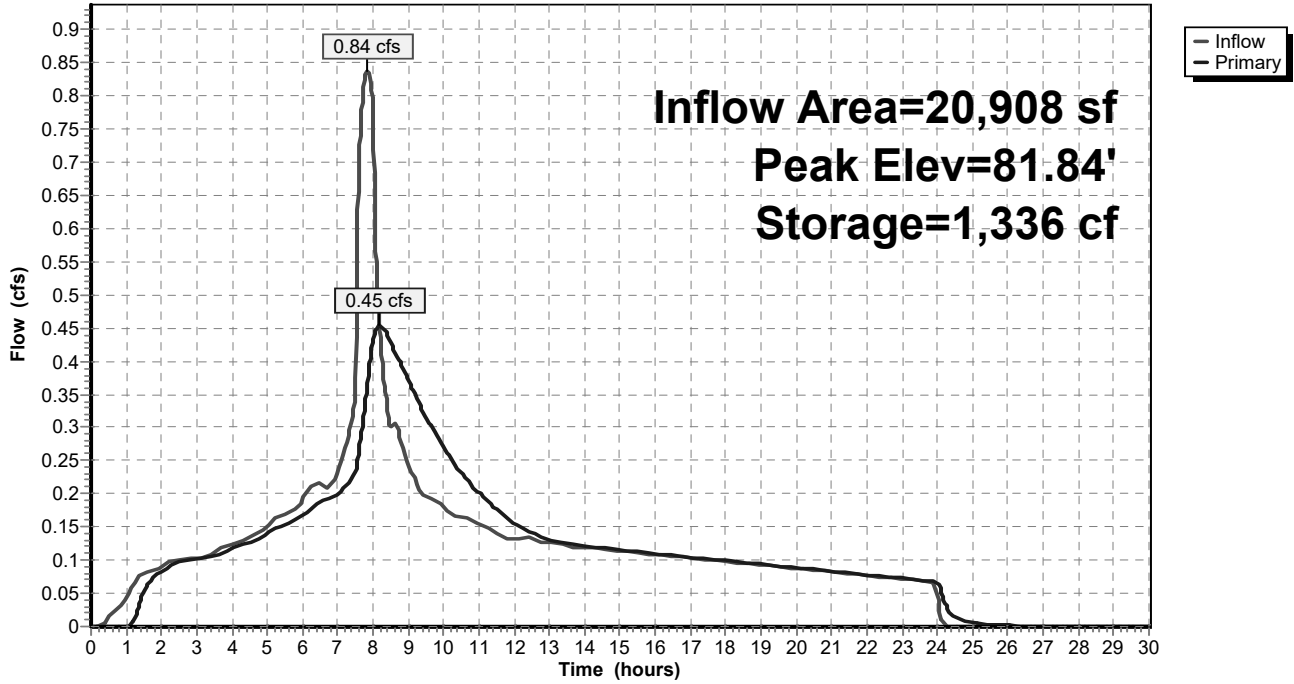
Device	Routing	Invert	Outlet Devices
#1	Primary	79.70'	3.5" Vert. Orifice/Grate C= 0.600
#2	Primary	81.90'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=0.45 cfs @ 8.18 hrs HW=81.84' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.45 cfs @ 6.80 fps)
- 2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2UGD1: Underground Detention

Hydrograph



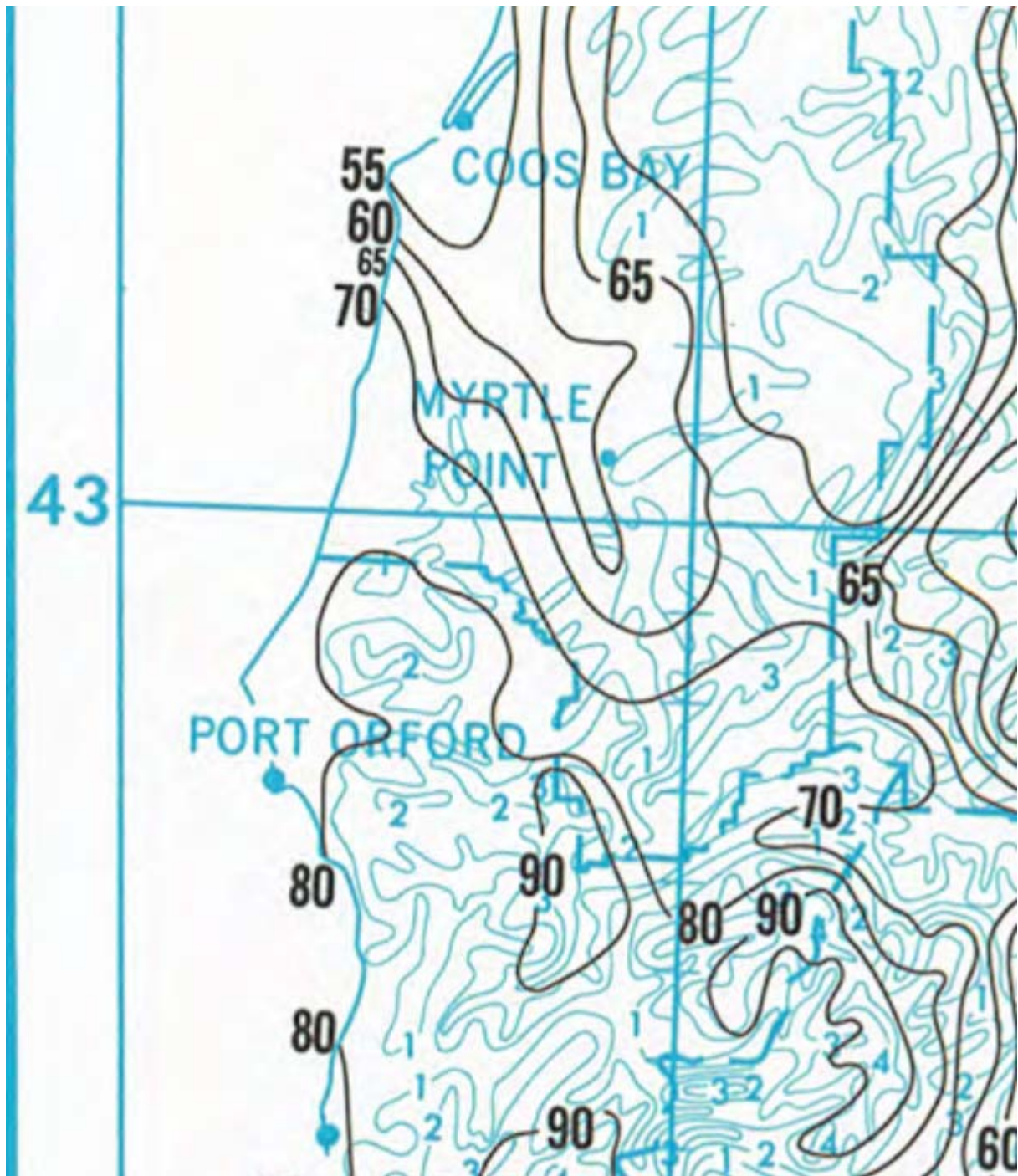
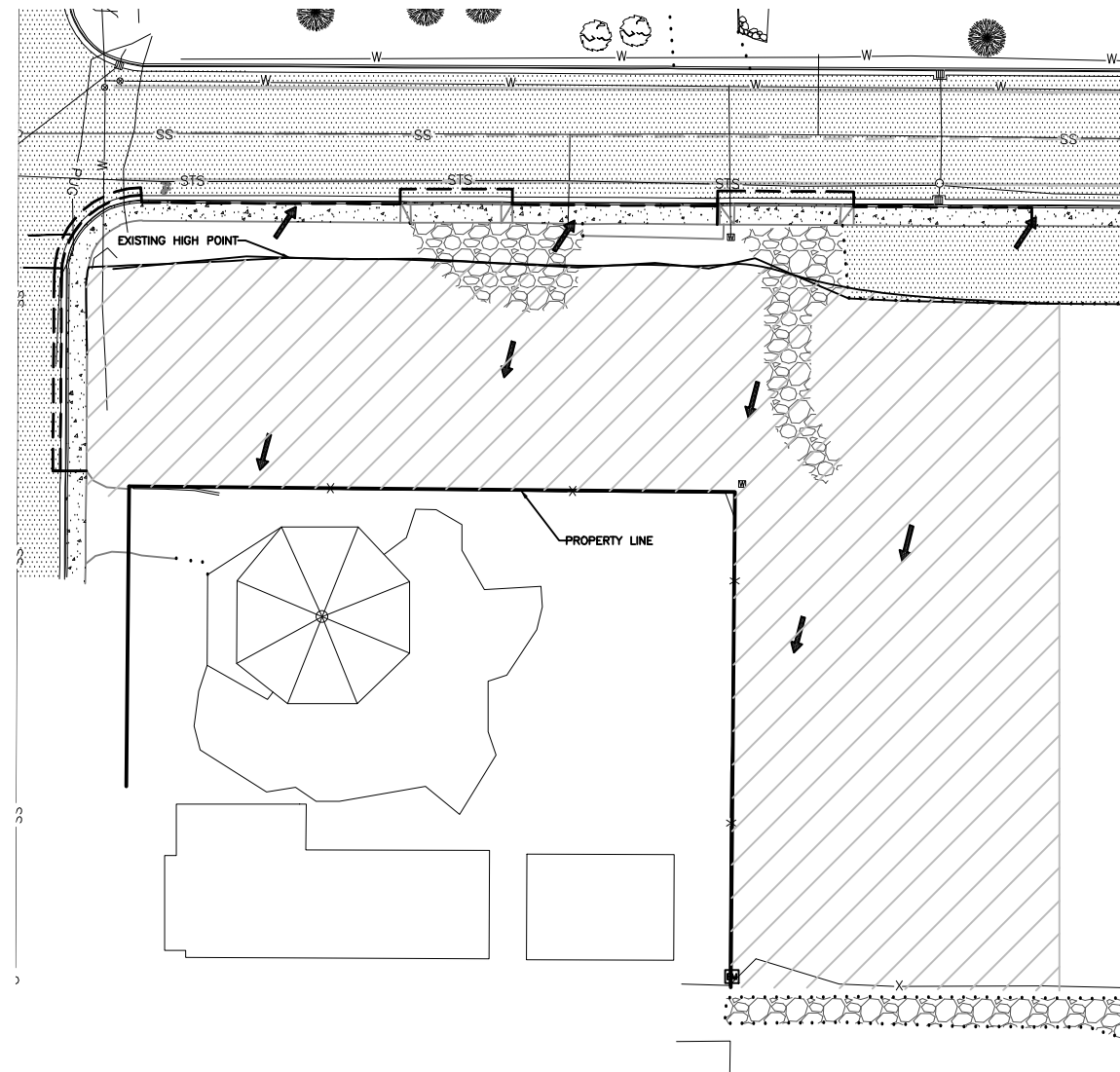


Figure 28

ISOPLUVIALS OF 25-YR 24-HR PRECIPITATION
IN TENTHS OF AN INCH

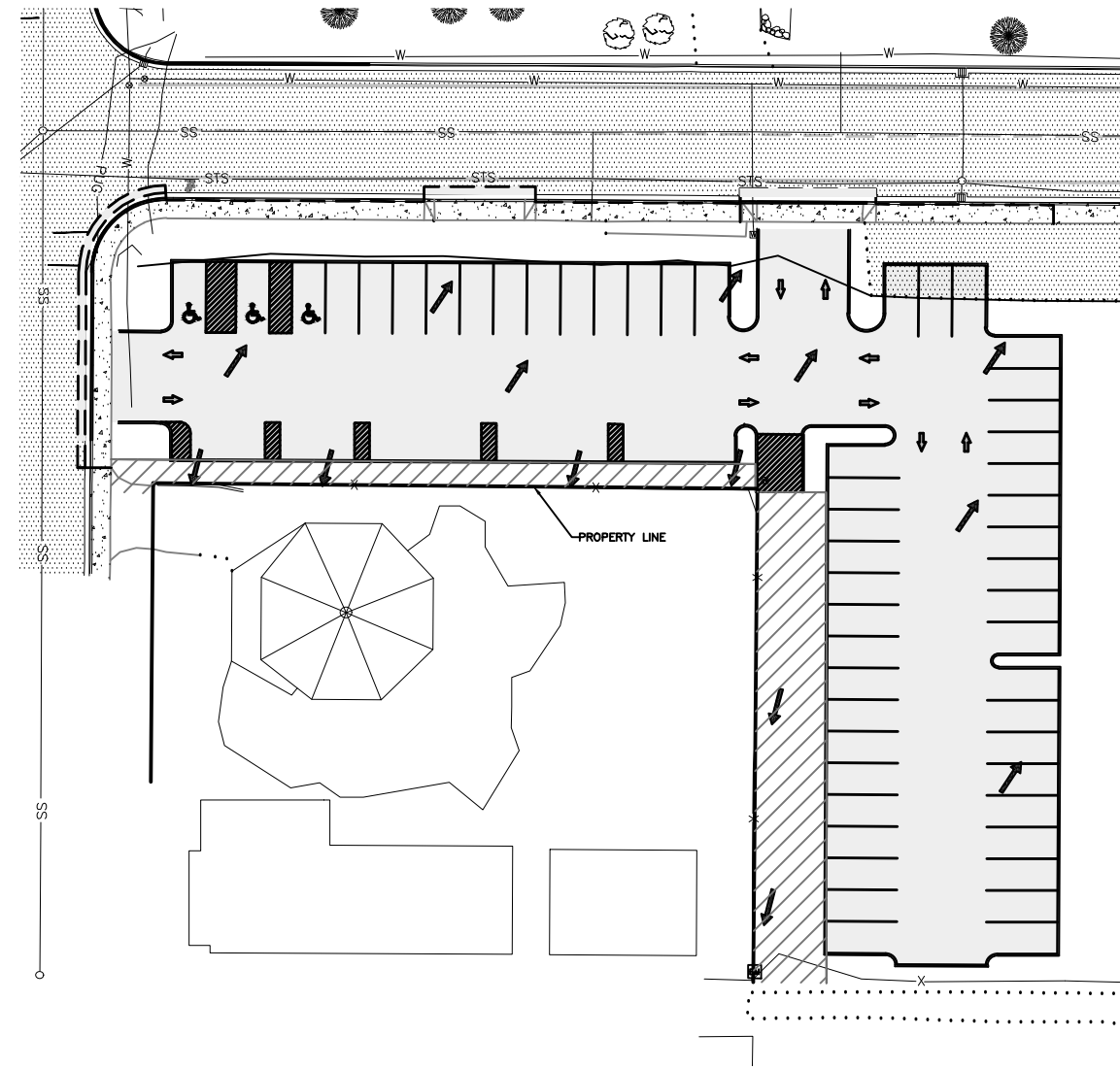
BANDON BEACH HOTEL OFFSITE PARKING LOT DRAINAGE AREA EXHIBIT

BEFORE

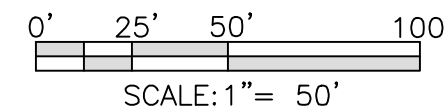


26,805 SQ FT OF DRAINAGE TO
ADJOINING PROPERTY

AFTER



3,638 SQ FT OF DRAINAGE TO
ADJOINING PROPERTY



ie
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

PROJECT NO. 3040-01
 DWG BY: KLW



From: Randy Rema <rrema@reeseelectric.com>
Sent: Thursday, November 14, 2019 10:44 AM
To: Brant Rust
Cc: 'Thomas Harmon'
Subject: Site visit
Attachments: BBH - primary.pdf

Brant,

I had a very good meeting with Jim Wickstrom of Bandon Power yesterday, they have adequate infrastructure in place to power the project.

1 – They will require a single 4” conduit from an existing vault that is located at the NE corner of the intersection of 11th St and Portland Ave.

I have marked that on a plan sheet and it is attached.

2 – Jim mentioned installing the CT can on the north side of the building about in the middle and along the walkway. As this enclosure will be quite

large (48”H x 48”W x 14”deep) I’m afraid it would be obtrusive at that location. I suggested that we post mount the CT can directly behind the

transformer, which is proposed on your drawing to be just east of the trash enclosure. Jim was fine with that idea. They do require that CT

can and meter to be stainless steel, which I concur with having seen multitudes of enclosures rust away along our salty coast.

3 – As noted on your plan, there is an existing transformer at the SE corner of 11th St and Portland Ave, which will serve nicely to power

lot lighting for the parking lot areas. This will require a 2” conduit from the transformer to a stainless steel meter base, and I would suggest that

a non-metallic (PVC or fiberglass) enclosure be used to house a small (60-100A) panel and the controls for the lot lights. This will preserve that equipment nicely.

Jim did tell me that they can provide the job site with temporary power from the existing transformer location that serves the motel. It looks like it should be in the clear for most of construction, but would have to be removed once the site is ready for sidewalks and landscaping. Another thought would be to get the 4” primary conduit in place right away, and have Bandon Power set the permanent transformer which we could use for construction power, this would be well clear of construction and might be a better option.

If I can be of further assistance please let me know,

Randy Z Rema

Consultant / Senior Estimator

Reese Electric, Inc.
1750 Sherman Ave
North Bend, OR 97459
O - 541-756-0581
F - 541-756-6613

Reese Electric, Inc.

ELECTRICAL CONTRACTORS
P.O. BOX 1068
1750 SHERMAN AVENUE
NORTH BEND, OR 97459

(541) 756-0581 • FAX: 756-6613
Oregon CCB #23563
California C-10 969623

Panel Load Calculation Worksheet

Project: Bandon Beach Hotel	Project Address (Street Address and City):
Panel ID:	Date: 3/10/2020

Load Type	Connected Loads		Code Demand Factor			Calculated Demand Load	
Lighting	70,000	VA	X	125	%	=	87,500
General Use Receptacles (1st 10kva)	10,000	VA	X	100	%	=	10,000
General Use Receptacles (Over 10kva)	9,305	VA	X	100	%	=	9,305
Motors and Compressors	10,000	VA	X	100	%	=	10,000
(Largest Motor Load)	750	VA	X	100	%	=	750
Dedicated or Specific Use Receptacles	15,000	VA	X	100	%	=	15,000
HVAC and Mechanical Equipment Loads	40,000	VA	X	100	%	=	40,000
Kitchen Equipment	35,000	VA	X	100	%	=	35,000
Miscellaneous Loads:	32,000	VA	X	100	%	=	32,000
		VA	X		%	=	-
		VA	X		%	=	-
		VA	X		%	=	-
		VA	X		%	=	-
<input type="checkbox"/> 240/120 <input checked="" type="checkbox"/> 3Ø <input checked="" type="checkbox"/> 208/120 <input type="checkbox"/> 1Ø <input type="checkbox"/> 480/277 <input type="checkbox"/> _____		222,055		239,555			
				632			
				Total Calculated Amps			

Connected Load:

- 1) The nameplate rating of all appliances that are fastened in place, permanently connected, or located to be on a specific circuit (water heaters, space heaters, ranges, refrigerators, etc.)
- 2) 180 VA for each general use receptacle.
- 3) Maximum VA of lighting fixtures.
- 4) VA of all motors based on full amps from table 430-147, 148, 149 and 150 of the NEC.

Calculated Demand Load:

- 1) The connected load after any code required adjustment factor has been applied. Load calculations shall be submitted expressed in VA and converted to amps when sizing feeders and equipment.

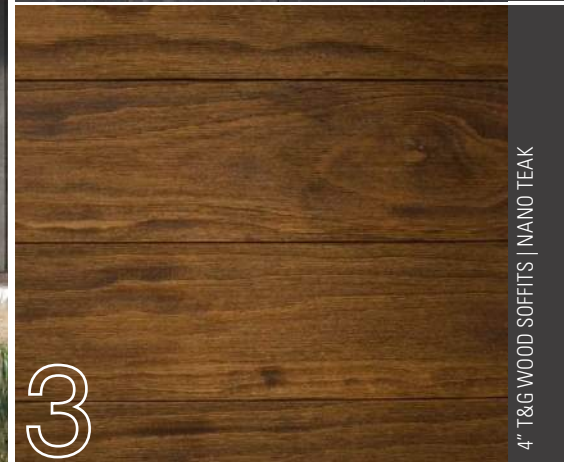
VERTICAL & HORIZONTAL SIDING



8" VERTICAL SHIPLAP WOOD SIDING | BARN GREY



4" VERTICAL SHIPLAP WOOD SIDING | FLINT ROCK



4" T&G WOOD SOFFITS | NANO TEAK

WOOD SPECIES - CEDAR, ACCOYA, KEBONY OR EQUIVALENT

STANDING SEAM ROOFING & CLADDING



STANDING SEAM MTL. ROOFING | MUSKET GREY

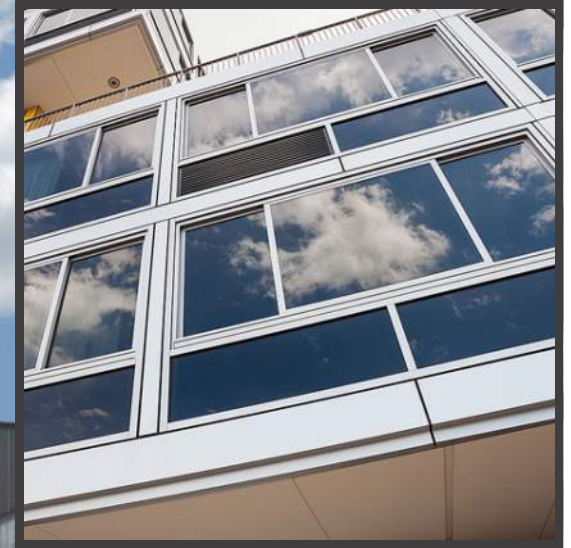
BANDON BEACH HOTEL - EXTERIOR MATERIAL SAMPLE BOARD

NOTE: BRAND NAMES PROVIDED FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

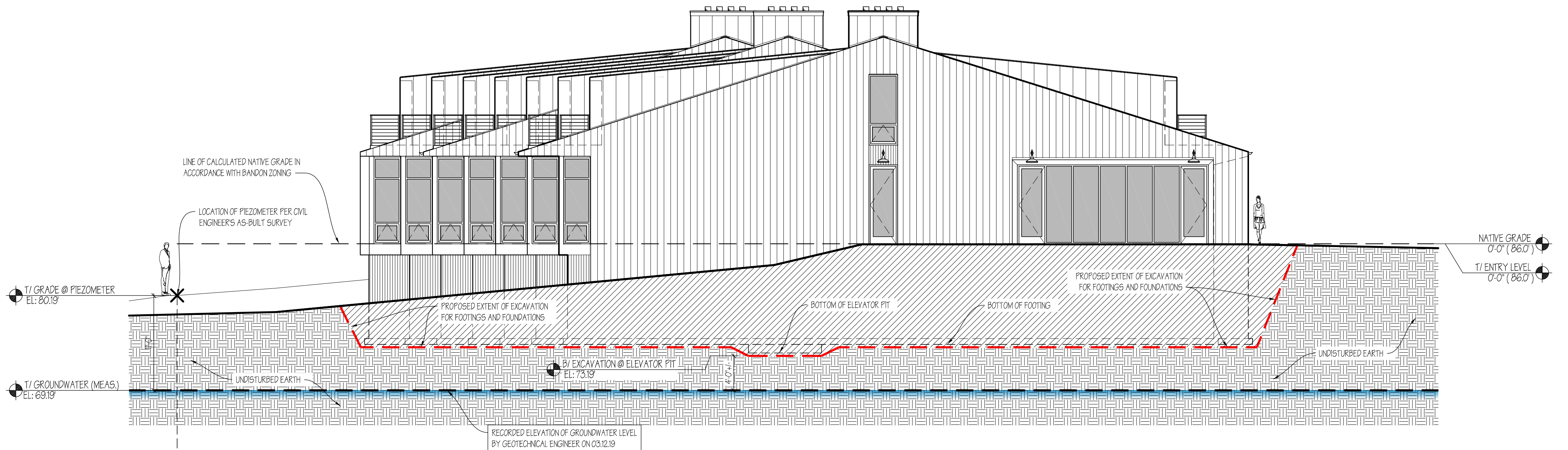
GLAZING PRECEDENTS



CURTAIN WALL SYSTEM - KAWNEER OR EQUAL

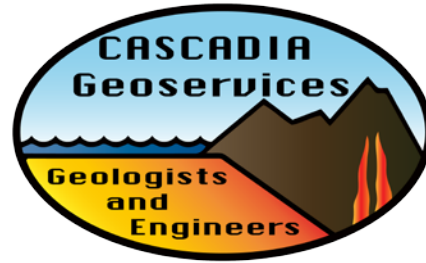
GLAZING - GLASPRO-BIRD SAFE, ORNILUX OR EQUAL

APPLIED FILM (WHERE APPLICABLE) - CONVENIENCE GROUP
"FEATHER FRIENDLY", SOLYX BIRD-SAFETY OR EQUAL



CASCADIA GEOSERVICES, INC.

PO Box 1026
Port Orford, Oregon 97465 D.
541-332-0433
C. 541-655-0021
E-mail: info@cascadiageoservices.com
www.cascadiageoservices.com



June 12, 2019

Final Groundwater Monitoring Report

Bandon Beach Motel Site
1090 Portland Ave. SW
Bandon, Oregon 97411

CGS Project No: 17050

Mr. Chris Keiser
MLK Consulting LLC
875 N. Michigan Ave. Suite 3920
Chicago, IL 60611
Sent via email: ckkeiser@gmail.com

Dear Mr. Keiser,

Cascadia Geoservices, Inc. (CGS) is pleased to submit this Final Groundwater Monitoring Report for the Bandon Beach Motel site in Bandon, Oregon. A preliminary Groundwater Monitoring Report was submitted on April 9, 2019 and is followed by this report which includes a final reading taken on May 22, 2019. Our understanding is based on our recommendations provided in our Geotechnical Site Evaluation Report (report) dated July 31, 2017 and on on-going correspondence and conversations with key design team and City of Bandon personnel.

BACKGROUND

As part of our recommendations provided in our report, CGS recommended that

.....either groundwater be monitored during the winter months or that near-surface, shallow groundwater elevations be anticipated for purposes of design.

The purpose for monitoring groundwater, as summarized in this report, is to provide the design team with approximate groundwater levels through the winter months so that they can use the data in the design and implementation of drainage systems for the new structure. This is especially important in light of the proposed basement structure which we understand will be at least 8 feet below ground surface.

In order to assess groundwater levels, a standpipe piezometer was installed in our exploratory Boring B-1 which was drilled July 1, 2017. The location of Boring B-1 is approximately 28 feet west of the northwestern portion of the existing structure and is shown here on Figure 1, Site Map. An idealized schematic of the piezometer is provided on the bore log for Boring B-1 which is included here as Attachment 1. The piezometer pipe used was 1¼ inch schedule 40 PVC which was slotted and capped. All groundwater measurements were taken using a Solinst 101 P7 Water Level Meter.

READINGS

An initial depth to Groundwater (DGW) of 13.0 feet below ground surface (bgs) was recorded on July 11, 2017. Based on our bore logs, this depth corresponds to the depth of the medium dense coarse sands encountered at the bottom of the surficial Quaternary Marine Terrace deposits 2 feet above the contact with underlying bedrock sandstone.

Additional depths to groundwater readings were taken on January 22, 2019, March 12, 2019 and May 22, 2019. These are summarized along with historic rainfall amounts (where available) and compared to the initial reading taken on July 11, 2017 in Table 1.

Table 1. Recorded Rainfall Amounts from January 22 through April 8, 2019.

Date of Measurement	Measured Depth to Groundwater in Feet	Recorded Monthly Rainfall in Inches (Average) ¹	Rise <Fall > in Groundwater from Initial Level (Feet)
July 11, 2017	13.0	.05 (1.77)	
January 22, 2019	13.0	10.1 (11.13)	0.0
March 12, 2019	11.0	16.6 (7.59)	2.0
May 22, 2019	12.55	3.52 (3.23)	0.45

CONCLUSIONS

Our groundwater data indicates that there was a 2.0-foot rise in groundwater levels for the period from January 2, 2019 to March 12, 2019. We note that the recorded rainfall amount of 16.6 inches for the month of February, 2019 is more than double the historic average. We further note that groundwater levels as measured in the piezometer are

¹ Weather Underground viewed at <https://www.wunderground.com>
 Page | 2

still below the excavation depths for the proposed basement level of the new hotel structure.

LIMITATIONS

Cascadia Geoservices, Inc.'s (CGS) professional services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted principles and practices for geologists and geotechnical engineers. No other warranty, express or implied, is made. The client acknowledges and agrees that:

1. CGS is not responsible for the conclusions, opinions, or recommendations made by others based upon our findings.
2. The scope of our services is intended to evaluate soil and groundwater (ground) conditions within the primary influence or influencing the engineered improvements. Our services do not include an evaluation of potential ground conditions beyond the depth of our explorations. Analyses and recommendations submitted in writing or verbally will be based on the data obtained from our literature review, discussions with knowledgeable persons, observations, and explorations performed at the location indicated. Regardless of the thoroughness of a geologic and geotechnical exploration, there is always a possibility that conditions in areas not specifically observed will be different from specific observations made at our discrete observation location. In addition, the construction process itself may alter soil and groundwater conditions. If any subsurface variations become evident during the course of this project, a re-evaluation of our recommendations will be necessary after Cascadia Geoservices, Inc. has had an opportunity to observe the conditions encountered.
3. Recommendations provided herein are based in part upon project information provided to CGS. Our work will apply only to the specific project and subject site. If the project information is incorrect or if additional information becomes available, the correct or additional information should be immediately conveyed to CGS for review. Cascadia Geoservices, Inc. recommends that we be retained to provide Construction Observation Services (COS) based upon our familiarity with the project, the subsurface conditions, and the geotechnical recommendations and design criteria provided.

4. The scope of services does not include evaluations regarding the presence or absence of contaminated soils or wetlands.
5. The Pacific Northwest region is subject to intense subduction zone earthquakes, tsunamis, and other less extraordinary geologic hazards, including shallow fault earthquakes, deep earthquakes, landslides, debris flows, and flooding. As such, we cannot predict nor preclude the possibility of such natural occurrences, whose magnitude cannot be anticipated or provided against by the exercise of ordinary care. By necessity, the current and future owners of this property must assume the risks associated with any such natural occurrences, and release and hold harmless Cascadia Geoservices, Inc., its owners, agents, and representatives from any liability for damages resulting therefrom.

Cascadia Geoservices, Inc. recommends that upon completion of our work, we be retained to provide review of geotechnical items in the final design documents and Construction Observation Services (COS) once construction begins.

PROFESSIONAL QUALIFICATIONS

Please refer to our website, www.cascadiageoservices.com, to review our qualifications.

Sincerely,

Cascadia Geoservices, Inc.



Eric Oberbeck, RG, CEG
Expires June 1, 2021

Figures

Figure 1, Site Map

Attachment 1

Bore Log, Boring B-1

Memorandum



To: Bandon Beach Hotel – File
From: Mark Freemott, VP KemperSports
CC: Chris Keiser, Brant Rust – Northworks
Date: Jan. 27, 2020
Re: Bandon Beach Hotel Delivery and Parking Logistics

Delivery Plan:

Plan is to limit the number of deliveries and vendors used at the Bandon Beach Hotel by deploying a strong concentrated program that utilizes Bandon Dunes Golf Resort Central Commissary as primary delivery service.

- Bandon Dunes Golf Resort Central Commissary – 4 times a week – Resort Van/Box Truck (12 or 14 foot in length) to deliver general supplies including bed linen, housekeeping supplies and food products.
- Beer & Wine Vendors – 2 times a week – Vendor box truck (12-16 foot in length).
- Food Vendors – 2 times a week to supplement the Resort Central Commissary Delivery.
- USPS, UPS and Federal Express – as needed.
- Maintenance staffers and vendors vehicles will be necessary as routine maintenance and emergency maintenance functions will be needed. Vendors/functions include but not limited to: general HVAC, electrical and plumbing – when possible Bandon Dunes Golf Resort will service the Hotel for minor and routine maintenance. The resort deploys a mixture of vehicles that range from pickup trucks, mini vans and 16 passenger cargo vans – all which fit in a normal sized parking spot.

Parking Plan:

With 58 parking spots planned for the hotel – located to the south east of the building across the street. Our plan is to ask hotel guests & staff to use the larger lot (39 spaces) and attempt to reserve the closer lot (19 spaces including 3 accessible) for use by 'tasting room' and transient guests.

- Proper signage will be present to ensure it is clear the parking lots are property of the hotel and to be used by hotel and 'tasting room' guests.
- Overnight guests will be asked to place a placard on their dash and register their vehicle upon checking into the hotel. Our team will be trained to provide a consistent message for hotel guests that the hotel parking is the best and only place for their vehicles and parking on city streets is discouraged. Furthermore, our messaging will always focus on respect for the surrounding residential homes and community land.
- A guest parking assistance program will be available for those with further needs based on mobility and weather conditions. A valet service could be implemented from time to time based on needs of our guests and volume of business.
- 32 hotel rooms – we assume 20-28 spots when 100% occupied will be used.
- 10-12 maximum staff on premise at any given time – we assume staff will use 8-10 spots on a regular basis.
- 18-20 spots are assumed to be used for 'Tasting Room' guests.

Memorandum



To: Bandon Beach Hotel – File
From: Mark Freemott, VP KemperSports
CC: Chris Keiser, Brant Rust – Northworks
Date: August 29, 2019
Re: Bandon Beach Hotel Solid Waste and Pest Control

Solid Waste:

The hotel's goal is to reduce solid waste as much as possible by using a variety of strategic waste reduction initiatives. First, we want whatever solid waste produced on property to be removed in a timely manner which will result in the selected vendor to pick up as frequently as possible. It goes without saying that a strong recycling program will be put into place so the guest (s) and staff have a convenient method to be environmentally friendly with their paper, plastic and metal waste that can be recycled. In addition, the hotel will deploy practices to limit the amount of single use plastic items in the operation wherever possible.

To list a few, below is a sample of items under consideration for the hotel to limit solid waste:

- Use 'pump' containers in rooms to dispense soaps and other bathroom amenities v. single use
- Deploy biodegradable items in food outlet, instilling a no straw program, use of biodegradable single use items and use of paper v. plastic as much as possible.
- Provide a filtered water program for the overnight guests by providing reusable glass bottles and filtered water stations versus selling plastic water bottles.

Pest Control:

A successful pest control plan includes proper securing of exterior building entrances and windows, monitoring vendor packaging, contracting a pest control professional and keeping interior and exterior surfaces clean. As a newly designed building it goes without saying that our design and materials chosen will aid to ensure the invasion of pests is limited and certainly considered as we finalize the design and specs. The hotel will leverage Bandon Dunes Golf Resort's procurement system for many purchased items which means when items are received by the hotel, they have been repackaged and inspected thus clean of pests. We will be serviced by quality food service vendor (s) that understand proper food delivery practices including assisting with following our HACCP controls and plans. In addition, it is our standard practice to remove a majority of our received supplies, including food from their original packaging to not allow pests to infiltrate our buildings, this practice alone assists in preventing infiltration and multiplication. A bi-monthly or as frequently as needed, pest control servicing will be deployed to monitor and service problem areas in a proactive but environmentally friendly manner.

THE TASTING ROOM

AT BANDON BEACH

BREAKFAST

Steel-cut oatmeal with local cranberries

Freshly made pastries

BB French toast with seasonal fruit,

Quiche of the Day

Breakfast wrap & sandwiches (*Sausage, egg, cheese or bacon, egg, cheese*),

LUNCH/ON THE GO

Assorted veggies with Hummus

Whole Fruit Pack

The Beach Go'er: Hard Boiled eggs, Wrap of the Day, Cheese Selection, Chips, Drink of Choice

Cup of chicken salad with crackers

Cheese & fruit tray

SUNSET MENU

Six rotating menu items – samples below

SPICY FIRE ROASTED SHRIMP: Calabrian Chili, Butter, Oregano, Garlic, Toasted Bread

TRIO OF BRUSCHETTA: Basil pesto & burrata; goat cheese, date & bacon; shallot jam & pickled fennel

AHI TUNA TARTARE: charred scallions, pickled shitake mushroom, Sriracha,

LOCAL CEVICHE: fresh seafood, touch of spice and heat w/ tortilla chips

CRAB DIP: crab, aged cheddar, old bay dusting, sour dough crostini's

CRAB CHOWDER: Bandon Crab, amontillado sherry, roast corn, potatoes

TRIO of SLIDERS: Crab Salad Slider, Wagyu beef, Pulled Pork

Flatbreads

Three rotating flatbreads – samples below

CHICKEN: arugula pesto, chicken, brie, parmesan, grilled pear, balsamic drizzle

MARGHERIA: classic preparation

MUSHROOM & SAUSAGE: Local mushrooms, spicy fennel sausage, mozzarella

MEXICAN: Black beans, chorizo, cheese, jalapeno, cilantro, salsa

ORGANIC MUSHROOM FLATBREAD: Triple Cream Brie, Goat Cheese, Sherry Vinegar

ON TAP

Rotating selection of local/regional beers and wine – samples below

Bandon Brewing Company Lager

7 Devils Pale Ale

Arch Rock Gold Beach Lager

THE TASTING ROOM

AT BANDON BEACH

Mission:

The Tasting Room café will serve drinks and refreshments that delight hotel guests, tourists, neighbors, and community members (all are our “customers”). The Tasting Room will offer food and drink options that expose our customers to the many excellent local and regional food vendors available and the service model will allow guests to enjoy their refreshments at the hotel or on the go, at the pace they choose.

Service Model – Fast Casual

Customers will wait in line to order their food and drink items at the counter and will check out at the counter, similar to coffee shops and cafes, likely grabbing a number to set on their table. “Runners” will bring orders to each table but otherwise there will be no formal waiters or servers. Customers will be able to use stations to grab silverware, napkins, and fill glasses with water. Customers interested in an extra drink or food item will go back to the counter to order and transact.

Breakfast Program (6AM-11AM)

From 6AM-11AM the Tasting Room will be a place where customers can grab an excellent cup of coffee, a small breakfast snack (think granola, yogurt, muffin, or breakfast sandwich) and enjoy in the hotel lobby or while “on the go.”

Lunch Program (11AM-5PM)

There will be minimal lunch “menu” items. The focus will be on allowing customers to grab a drink (coffee, juice, water, etc), a small snack, and get on their way. The focus of lunch will not be for guests to enjoy a long sit down meal.

Dinner Program (5PM-9PM)

Food Program: We will offer a rotation of small dishes, with a focus on local ingredients, as well as several flatbreads.

Drink Program: A selection of local and regional beers and wines will be available along with other popular non-alcoholic beverages.