

CITY OF BANDON SUBMITTAL  
**BEACH LOOP RESIDENCE**  
 1190 BEACH LOOP ROAD  
 BANDON, OREGON 97411  
 TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602



vine maple design

1130 Baltimore Ave.  
 Suite A-86  
 Bandon, Oregon 97411  
 (415) 545-8463  
 matt@vinemapledesign.com

DATE:  
 February 27, 2025  
 Planning/DPW Submittal

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

BEACH LOOP RESIDENCE  
 1190 BEACH LOOP ROAD  
 BANDON, OREGON 97411  
 TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602

Title Sheet

A0.1

**PROJECT INFO**

MAP NO. 28S15W25 CC  
 TAX LOTS 4600, 4601, 4601  
 LOT AREA 0.66 AC. (30,276 S.F.)  
 ZONING CD-1  
 FIRE DISTRICT: BANDON R.F.P.D.

**SETBACKS:**  
 FRONT 20'  
 REAR 10'  
 SIDE 13' TOTAL, 5' MIN.

LOT COVERAGE (50% MAX.) 10% (3038 S.F.)  
 TOTAL IMPERVIOUS (65% MAX.) 14.8% (4486 S.F.)

**HOUSE (5 BEDROOMS)**  
 UPPER FLOOR AREA 2549 S.F.  
 MAIN FLOOR AREA 2365 S.F.  
 TOTAL HOUSE AREA 4914 S.F.  
 GARAGE AREA 665 S.F.  
 PARKING SPACES (2 REQ'D) 5 SPACES  
 & 2 CAR GARAGE

**SCOPE OF WORK**

NEW SINGLE-FAMILY RESIDENCE, SITE WALLS,  
 WALKWAYS & LANDSCAPING

**DESIGN FEATURES**

PER BANDON ZONING CODE 17.20.040.E

All homes in the CD-1 zone, including but not limited to conventionally constructed homes and manufactured homes, shall utilize at least eight of the following design features (at least 4 of these features shall be integrated into a face of the dwelling):

- ✓ 1. Garage constructed with finish materials matching the residence;
- ✓ 2. Hip Roof
- ✓ 3. Roof with a pitch at or greater than 3/12;
- 4. Hip Roof;
- 5. Gables;
- ✓ 6. Mullioned Windows
- ✓ 7. Eaves with a minimum projection of six inches;
- 8. Tile or architectural grade shingles;
- 9. Dormers;
- ✓ 10. Offsets on the building face or roof of at least twelve (12) inches;
- 11. Cupolas;
- ✓ 12. Covered porch - a minimum of 25 square feet;
- ✓ 13. Recessed entry area a minimum of three feet
- ✓ 14. Pillars or posts;
- 15. Bay windows;
- 16. Window shutters;
- ✓ 17. Clerestory windows;
- ✓ 18. Horizontal lap siding on 100% of the exterior, cedar shake of shingle or shingle siding on 100% of the exterior, or combination of cedar shake or shingle siding or lap siding with stone.

Total: 10 Design Features Provided



East Perspective



West Perspective

**PROJECT TEAM**

**OWNER**  
 Rick & Julie Johnson  
 8427 High Dr  
 Leawood, KS 66206  
 (816) 510-2570

**HOME & SITE DESIGN**  
 VINE MAPLE DESIGN  
 Matt Reilly  
 1130 Baltimore Ave. Suite A-86  
 Bandon, OR 97411  
 (415) 545-8463  
 matt@vinemapledesign.com  
 www.vinemapledesign.com

**SURVEYOR**  
 DODGE SURVEYING  
 Russ Dodge  
 656 S 12th Court Ste. 1  
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 rdodgesurvey@gmail.com

**GENERAL CONTRACTOR**  
 ANE CONSTRUCTION, LLC  
 Nathan Koths  
 1433 Myrtle Ave.  
 Coos Bay, OR 97420  
 (541) 707-7660  
 aneconstllc@outlook.com

**GEOTECH & CIVIL ENGINEER**  
 PINNACLE ENGINEERING, INC.  
 Matt Keller  
 4276 Old Hwy. 99 South  
 Roseburg, OR 97471  
 (541) 440-4871  
 matt@pinnacleengineeringinc.com

**STRUCTURAL ENGINEER**  
 VALAR ENGINEERING  
 Norm Faris  
 12042 SE Sunnyside Rd #357  
 Clackamas, OR 97015  
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 norm.faris@valarengineering.com

**KITCHEN & BATHS**  
 KITCHENS BY KLEWENO  
 Randy Sisk  
 4034 Broadway Blvd.  
 Kansas City, MO 64111  
 (816) 531-3968

**INTERIOR DESIGN**  
 TBD

**INDEX OF DRAWINGS**

- A0.1 TITLE SHEET (This Sheet)
- A0.2 NATURAL HAZARDS
- EC-1 EXISTING CONDITIONS MAP SURVEY
- NG-1 NATIVE GRADE EXHIBIT PLANS
- NG-2 NATIVE GRADE EXHIBIT PHOTOS
- NG-3 NATIVE GRADE EXHIBIT BIRDSEYE VIEWS
- NG-4 NATIVE GRADE EXHIBIT AERIALS
- A1.1 SITE PLAN
- A1.2 GRADING & DRAINAGE PLAN
- A2.1 FOUNDATION PLAN
- A2.2 MAIN FLOOR PLAN
- A2.3 UPPER FLOOR PLAN
- A2.4 ROOF PLAN
- A3.1 FINISHES & MATERIALS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR VIEWS
- A4.2 INTERIOR VIEWS
- A4.3 INTERIOR VIEWS

**LANDSLIDE SUSCEPTIBILITY**

- LOW - LANDSLIDING UNLIKELY
- MODERATE - LANDSLIDING POSSIBLE
- HIGH - LANDSLIDING LIKELY
- VERY HIGH - EXISTING LANDSLIDE



**TSUNAMI**

- SMALL TSUNAMI
- MEDIUM TSUNAMI
- LARGE TSUNAMI
- X-LARGE TSUNAMI
- XX-LARGE TSUNAMI



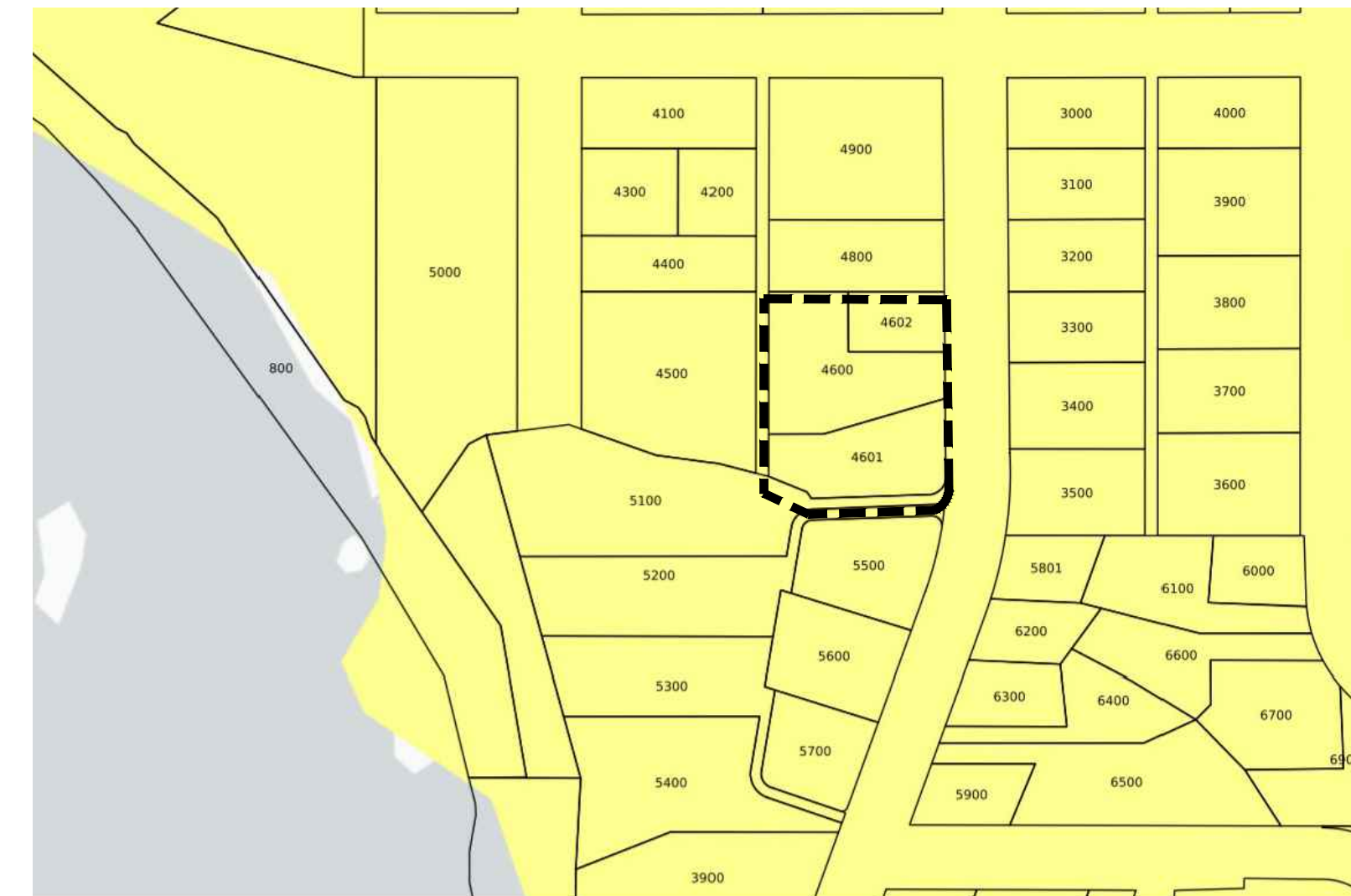
**FEMA FLOOD MAPS**

- BASE FLOOD ELEVATION
- FLOODWAY
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN



**LIQUEFACTION**

- NONE
- VERY LOW
- LOW
- MODERATE
- HIGH
- VERY HIGH



**NOTES**

INFORMATION IS FROM COOS COUNTY COASTAL ATLAS HAZARD MAP: <https://www.coastalatlant.net/coos-all-hazards/map/>

No sea level rise or flood risk is shown for the property.

Per BMC 17.78.020, lands with "high" or "very high" liquefaction potential or landslide susceptibility shall require a Geologic Assessment Review. This site has low liquefaction susceptibility & moderate to low landslide susceptibility, therefore a Geologic Assessment Review is not required.



NOT TO SCALE



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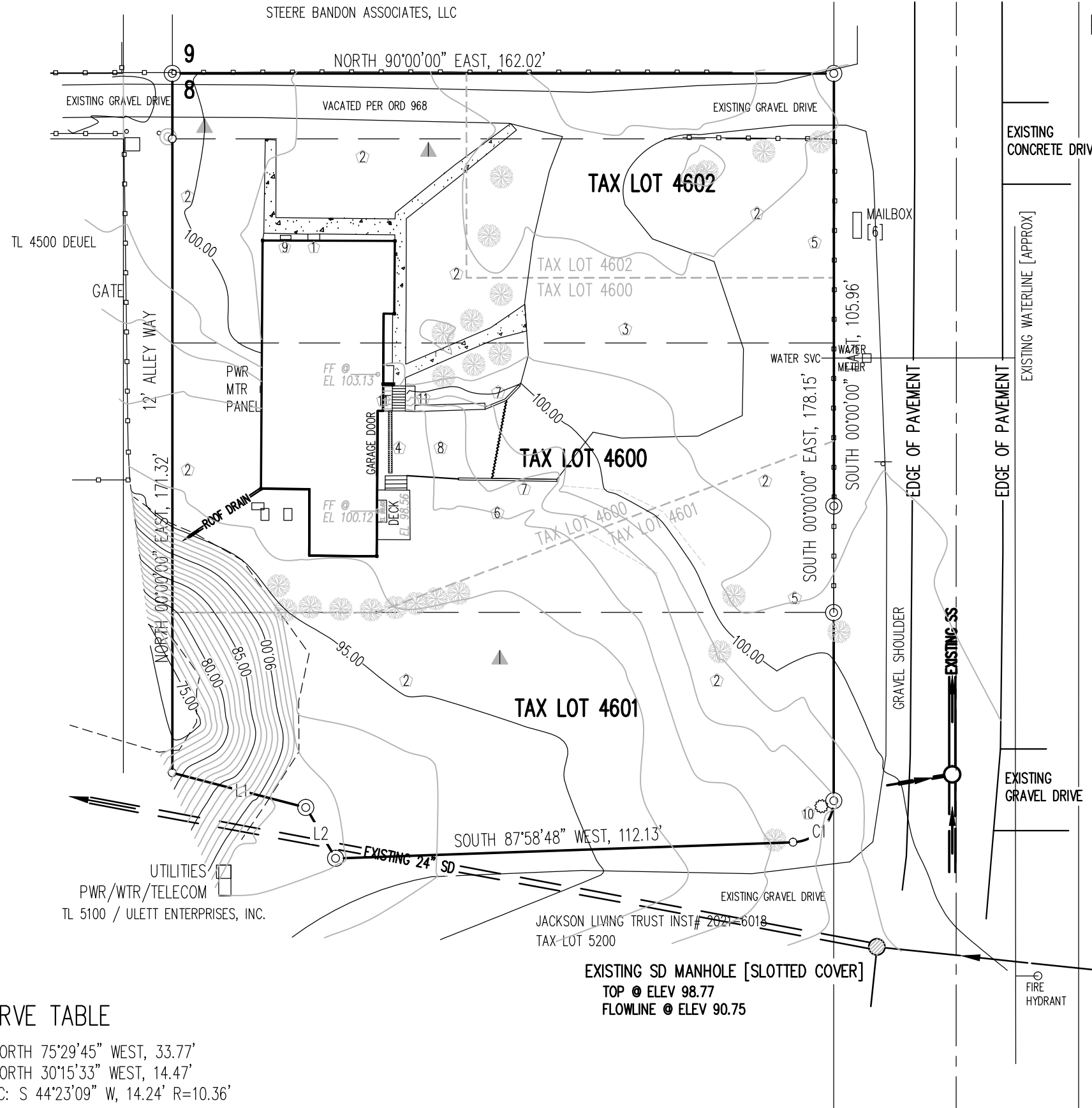
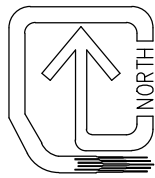
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TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602

NATURAL  
HAZARDS

A0.2



**PROPERTY INFO**

TAX MAP 28 15 25CC – TAX LOT 4601  
 JULIA A. JOHNSON REVOCABLE TRUST  
 INST# 2024-3774 / ZONING: CD-1

TAX MAP 28 15 25CC – TAX LOT 4600  
 JULIA A. JOHNSON REVOCABLE TRUST  
 INSTRUMENT# 2024-3774  
 ZONING: CD-1 SITUS: 1190 BEACH LOOP DR.

TAX MAP 28 15 25CC – TAX LOT 4602  
 JULIA A. JOHNSON REVOCABLE TRUST  
 INST# 2024-3774 / ZONING: CD-1

**SURVEY FOR:**

RICKARD & JULIA JOHNSON  
 8427 HIGH DRIVE  
 LEAKWOOD, KS 66206  
 &  
 VINE MAPLE DESIGN  
 MATT REILLY  
 (415) 250-6076

**SURVEY NOTES:**

- 1.) ELEVATIONS SHOWN HAVE BEEN BASED ON AN ASSUMED VALUE.
- 2.) CONTOURS HAVE BEEN SHOWN AT A 1' VERTICAL INTERVAL.

- ① EXISTING ACCESS [LOWER LEVEL]
- ② TYPICAL GRASS YARD AREAS
- ③ GRAVEL AREAS
- ④ SLOTTED TRENCH DRAIN
- ⑤ AREA CONTAINING 20 TREES – MAJOR LOCATIONS SHOWN
- ⑥ AREA CONTAINING 16 TREES – MAJOR LOCATIONS SHOWN
- ⑦ EXISTING CURBLINE [GROUND LEVEL]
- ⑧ PAVED AREA
- ⑨ EXISTING HEAT/AIR UNIT
- ⑩ EXISTING CONCRETE/ROCK PILLAR (ORNAMENTAL)
- ⑪ EXISTING BRICK PLANTERS

**LEGEND / ABBREVIATIONS**

- SIGN POST
- TREE
- SPOT ELEVATION
- DS&P CONTROL POINT
- FOUND EXISTING PROPERTY CORNER

**LINE & CURVE TABLE**

L1	NORTH 75°29'45" WEST, 33.77'
L2	NORTH 30°15'33" WEST, 14.47'
C1	LC: S 44°23'09" W, 14.24' R=10.36'

EXISTING SD MANHOLE [SLOTTED COVER]  
 TOP @ ELEV 98.77  
 FLOWLINE @ ELEV 90.75

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

**RUSS S. DODGE**

**OREGON**  
FEBRUARY 14, 1985  
**RUSS S. DODGE**

2128  
 EXPIRES 12/31/25

dodge surveying & planning  
 (541) 404-3789 | rdodgesurvey@gmail.com  
  
 SIX FIVE SIX S. 12TH CT  
 COOS BAY, OREGON 97420

**EXISTING CONDITIONS MAP**  
 PORTIONS OF BLOCK 40 – PLAT OF WEST BANDON  
 SW 1/4 OF THE SW 1/4 OF SECTION 25 – T. 28 S. – R. 15 W., W.M. / BANDON, OREGON

DATE: 8/10/2024  
 JULY 22, 2024  
 SCALE: 1"=30'  
 PROJECT 24-27  
 SHEET NO. 1

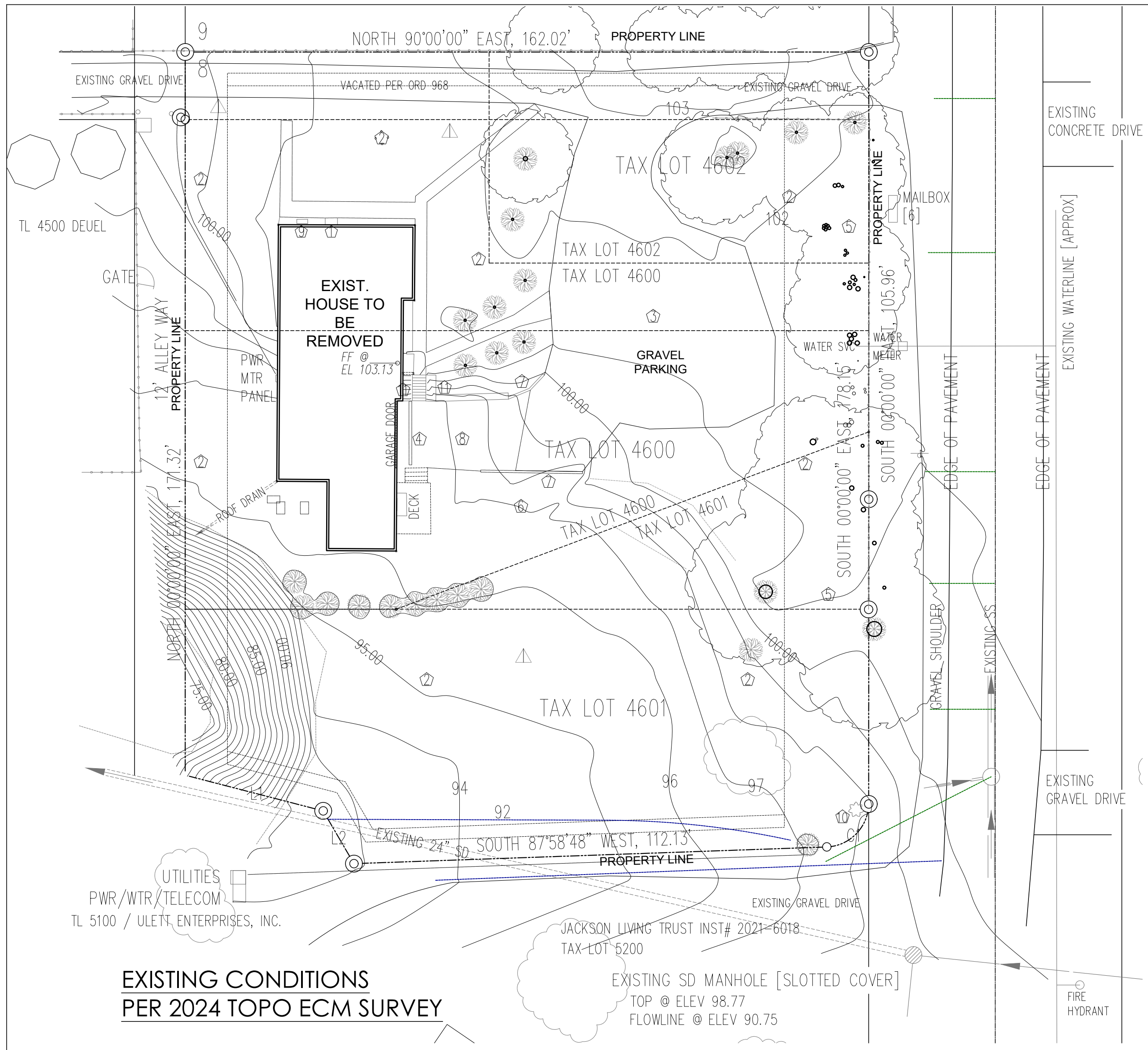
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PLANS  
 NATIVE GRADE  
 EXHIBIT

NG-1



**EXISTING CONDITIONS  
 PER 2024 TOPO ECM SURVEY**

**NARRATIVE**

THE NATIVE GRADE AT THE SOUTHERN PORTION OF THE SITE WAS ALTERED BETWEEN 1974 AND 1977. TUPPER CREEK WAS FILLED & CULVERTED, REQUIRING APPROXIMATELY 398 CUBIC YARDS OF FILL MATERIAL. HISTORIC PHOTOS SHOW THAT THE GRADE AT QUEEN ANNE COURT IS UNCHANGED, AND THAT NATIVE GRADE OF THE AREA DIRECTLY NORTH OF THE FILLED VALLEY WAS HIGHER THAN ITS CURRENT LEVEL. TREES IN THE AREA ARE YOUNG; A 1977 AERIAL SHOWS NO TREES OR OTHER VEGETATION IN THE AREA. WE HAVE RECONSTRUCTED THE NATIVE GRADE TO MATCH THE FILL QUANTITY BASED ON THE PHOTO EVIDENCE, CURRENT & PREVIOUS SURVEYS, AND HISTORIC MAPS.

**METHODOLOGY**

- CURRENT DATA IS FROM AN ECM TOPO SURVEY DATED AUG. 10, 2024 BY RUSS DODGE SURVEYING.
- THE GRADING OF THE VALLEY WAS CREATED USING AERIAL PHOTOS AND A 1974 SURVEY DELINEATING THE VALLEY OUTLINE AND THE CREEK FLOWLINE, USING SIMILAR 1.5:1 SIDE SLOPES AS THE EXISTING VALLEY TO THE WEST
- TUPPER CREEK FILL EARTHWORK WAS DETERMINED BY INTERSECTING THE 2024 SURVEY WITH THE PREVIOUS VALLEY GRADES USING 3D SOLID ANALYSIS (SEE DIAGRAM AT RIGHT)
- HIGHER NATIVE GRADE NORTH OF THE VALLEY WAS DETERMINED BY USING THE VALLEY FILL AMOUNT, HISTORIC PHOTOS, AND ON-SITE OBSERVATIONS OF UNDISTURBED 'LUMPY' NATIVE GRADE VS. THE SMOOTH, SCOOPED OUT AREA ADJACENT TO THE FILLED VALLEY.

**CODE SUMMARY  
 BMC 17.02:**

"NATIVE GRADE" MEANS THE LEVEL OF THE GROUND PRIOR TO ALTERATION.  
 "HEIGHT OF BUILDING OR STRUCTURE" MEANS THE VERTICAL DISTANCE FROM THE NATIVE GRADE TO THE HIGHEST POINT OF THE ROOF. ON SLOPES, THE HEIGHT OF THE STRUCTURE SHALL BE DETERMINED BY TAKING THE HEIGHT OF EACH SIDE OF THE BUILDING MEASURED FROM GRADE AT THE CENTER OF THE WALL TO THE HIGHEST POINT OF THE ROOF AND DIVIDED BY THE NUMBER OF MEASURED SIDES.

BMC 17.20.090.A: WEST OF BEACH LOOP DR. ... NO PORTION OF ANY BUILDING ... SHALL EXCEED TWENTY-FOUR FEET IN HEIGHT  
 BMC 17.20.100 EXCEPTIONS TO HEIGHT LIMITATIONS:  
 A. CHIMNEYS, PROVIDED THEY DO NOT EXTEND MORE THAN 5' ABOVE THE HIGHEST POINT OF THE PROPOSED STRUCTURE

**BUILDING HEIGHT CALCULATIONS**

NOTE:  
 WALL JOGS 4 FEET OR LESS WERE NOT COUNTED;  
 EAST-FACING WALL #3 WAS COUNTED AS ONE WALL

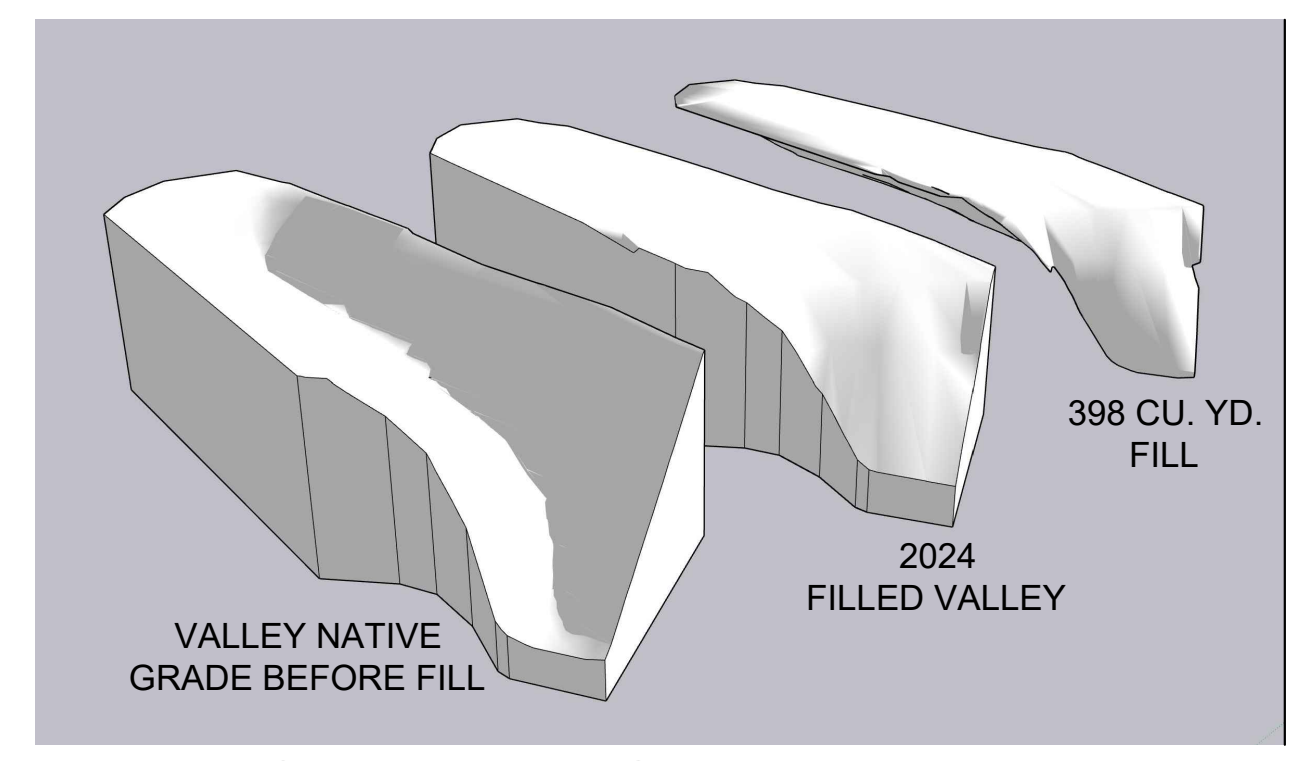
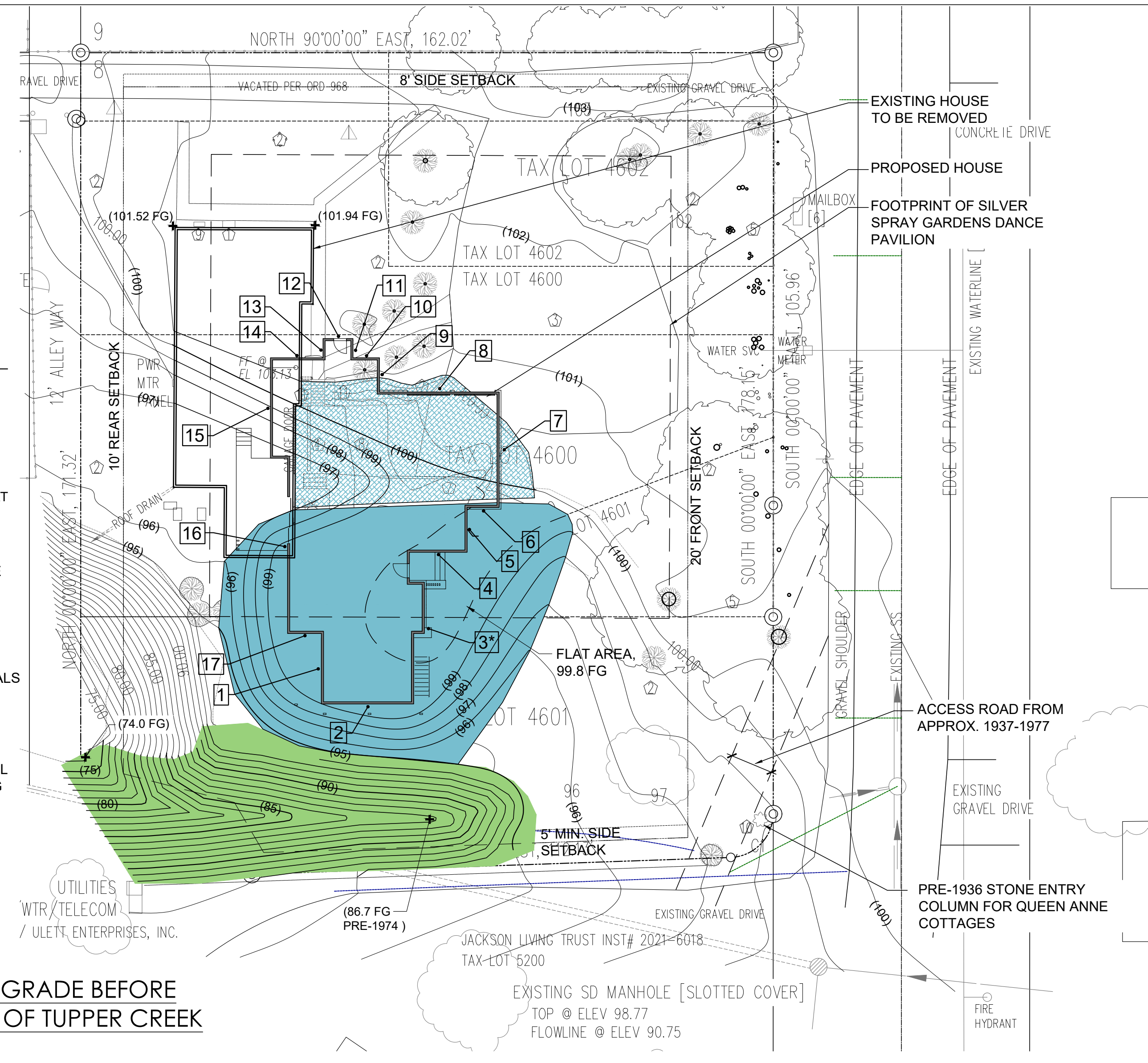
WALL NO.	NATIVE GRADE AT WALL CENTER (FT.)	HIGHEST ROOF HEIGHT ABOVE NATIVE GRADE
1	99.3	25.03
2	99.5	24.83
3	99.7	24.63
4	99.7	24.63
5	99.7	24.63
6	99.7	24.63
7	100.2	24.13
8	100.7	23.63
9	100.5	23.83
10	101.9	22.43
11	101.9	22.43
12	101.9	22.43
13	101.9	22.43
14	101.9	22.43
15	98.6	25.73
16	99.1	25.23
17	99.4	24.93
AVERAGE	99.8'	24.00

NO PORTION OF BUILDING SHALL EXCEED 124.33' ELEVATION EXCEPT CHIMNEYS

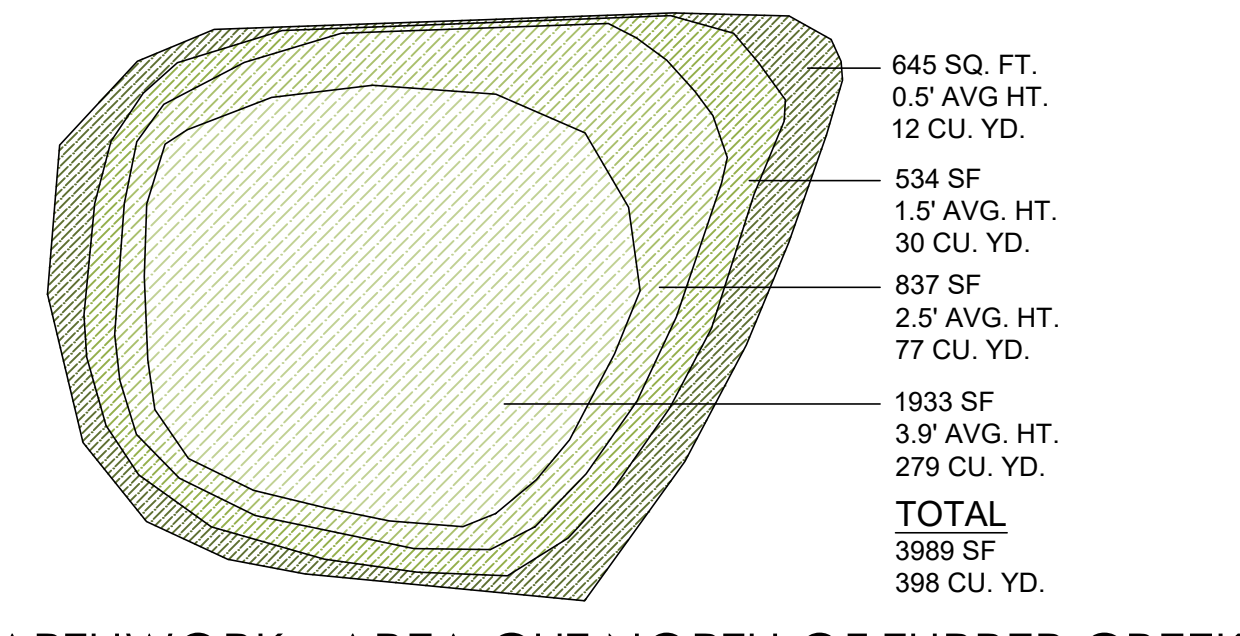
**LEGEND**

- (FG 94.2) EXISTING OR PRE-1974 SPOT ELEVATION
- FG FINISHED GRADE
- NATIVE GRADE HIGHER THAN CURRENT GRADE DUE TO DRIVEWAY CUT AT GARAGE
- NATIVE GRADE HIGHER PRIOR TO 1974, BEFORE 398 CU. YD. WAS REMOVED TO FILL IN TUPPER CREEK VALLEY
- TUPPER CREEK VALLEY FROM 1939 & 1967 AERIALS AND 1974 SURVEY (398 CU. YD. ADDED TO FILL VALLEY)
- PROPOSED HOUSE WALL NUMBER, SEE 'BUILDING HEIGHT CALCULATIONS'
- DOT INDICATES WALL CENTER POINT

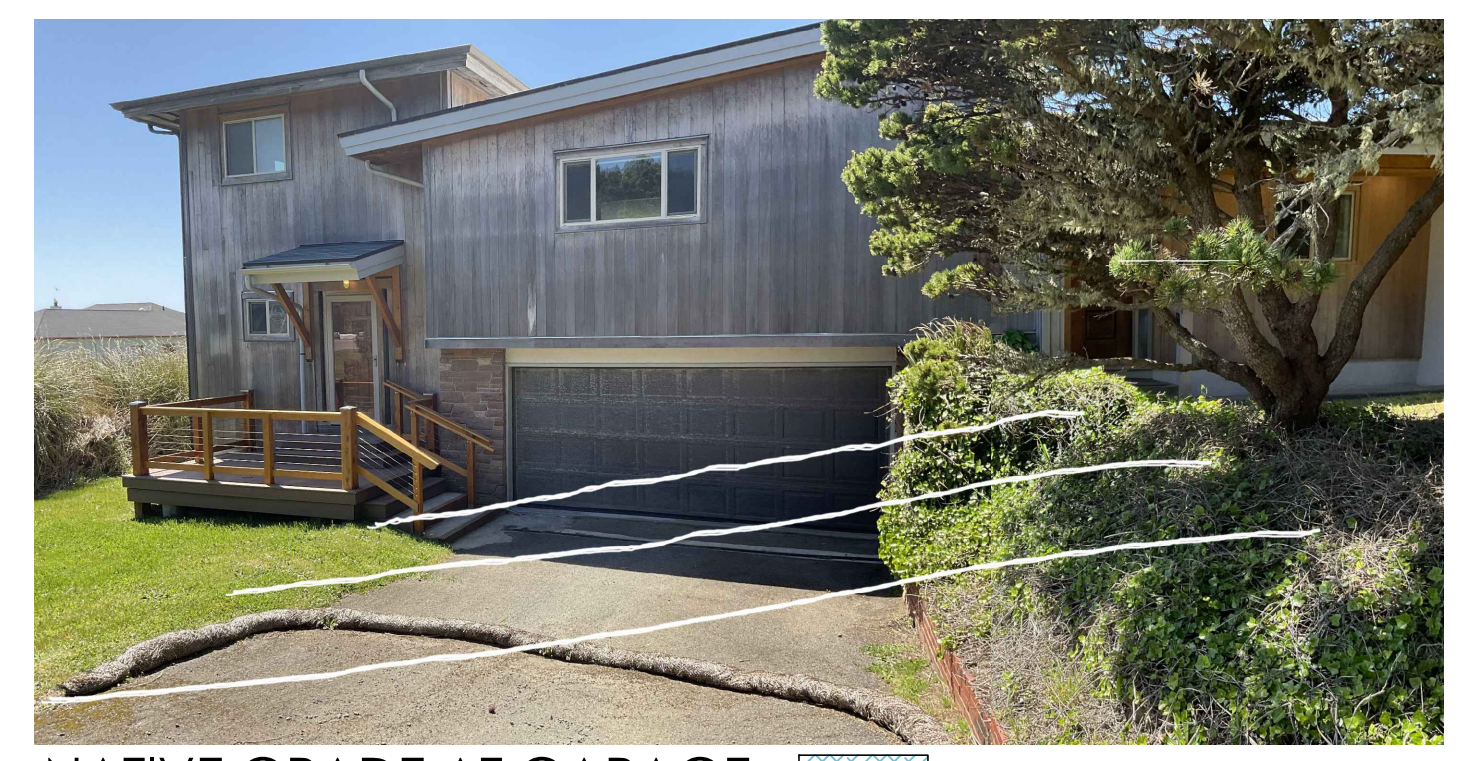
**NATIVE GRADE BEFORE  
 FILLING OF TUPPER CREEK**



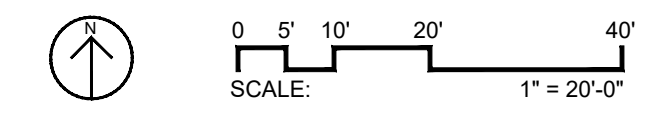
**EARTHWORK - TUPPER CREEK FILL**  
 METHOD: 3D SOLID ANALYSIS OF DIFFERENCE BETWEEN 2024 SURVEY & PRE-1974 VALLEY



**EARTHWORK - AREA CUT NORTH OF TUPPER CREEK**

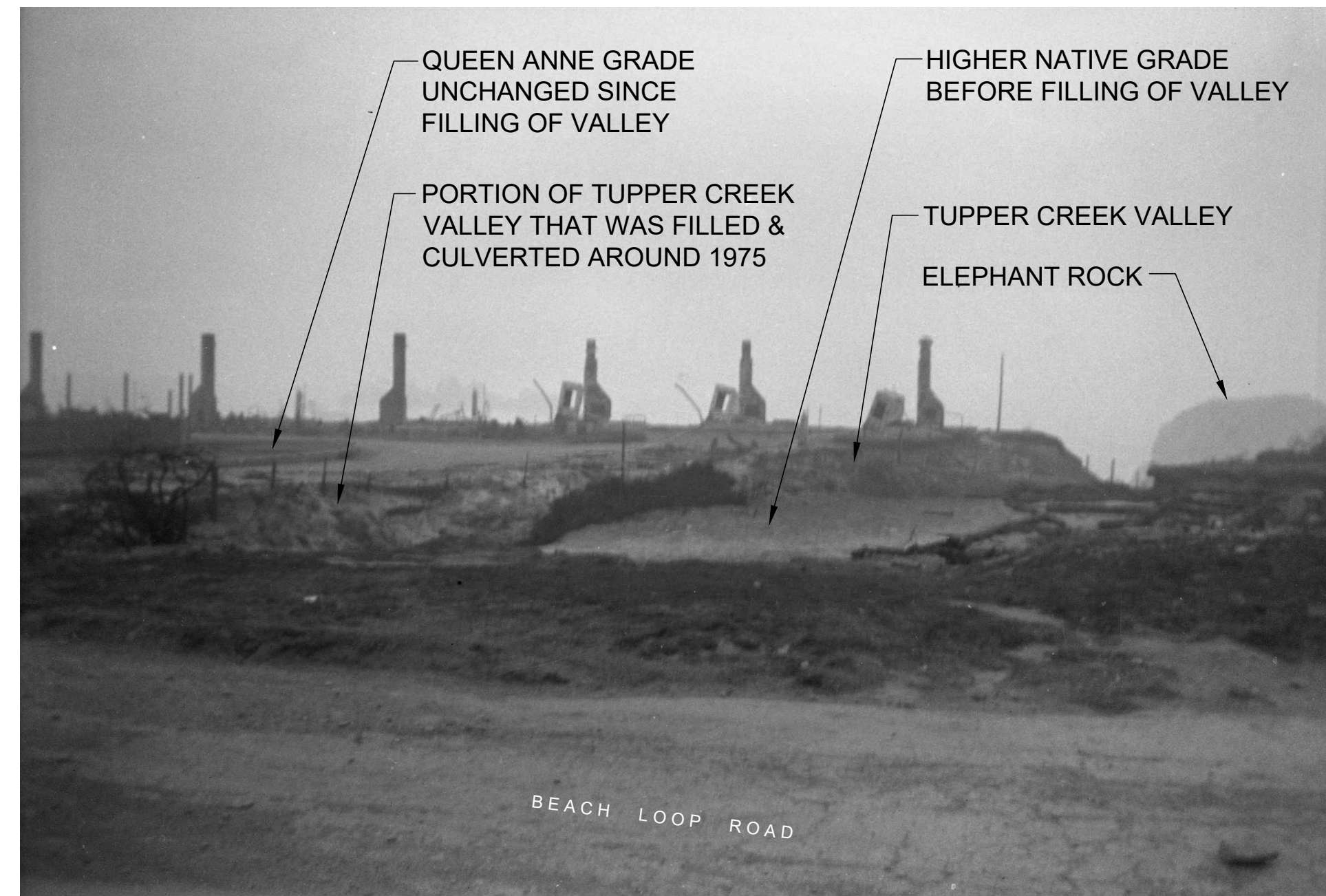


**NATIVE GRADE AT GARAGE**  
 WHITE LINES SHOW APPROX. NATIVE GRADE PRIOR TO DRIVEWAY CUT





**A** QUEEN ANNE COURT AFTER 1936 FIRE  
EXISTING SOUTHERN STONE COLUMN & TOP OF TUPPER CREEK VALLEY IS VISIBLE  
GRADE AT QUEEN ANNE IS HAS NOT CHANGED SINCE THIS PHOTO



**B** SITE & QUEEN ANNE COURT AFTER 1936 FIRE



**B** SITE & QUEEN ANNE COURT - AUGUST, 2024



**C** QUEEN ANNE COURT - DATE UNKNOWN



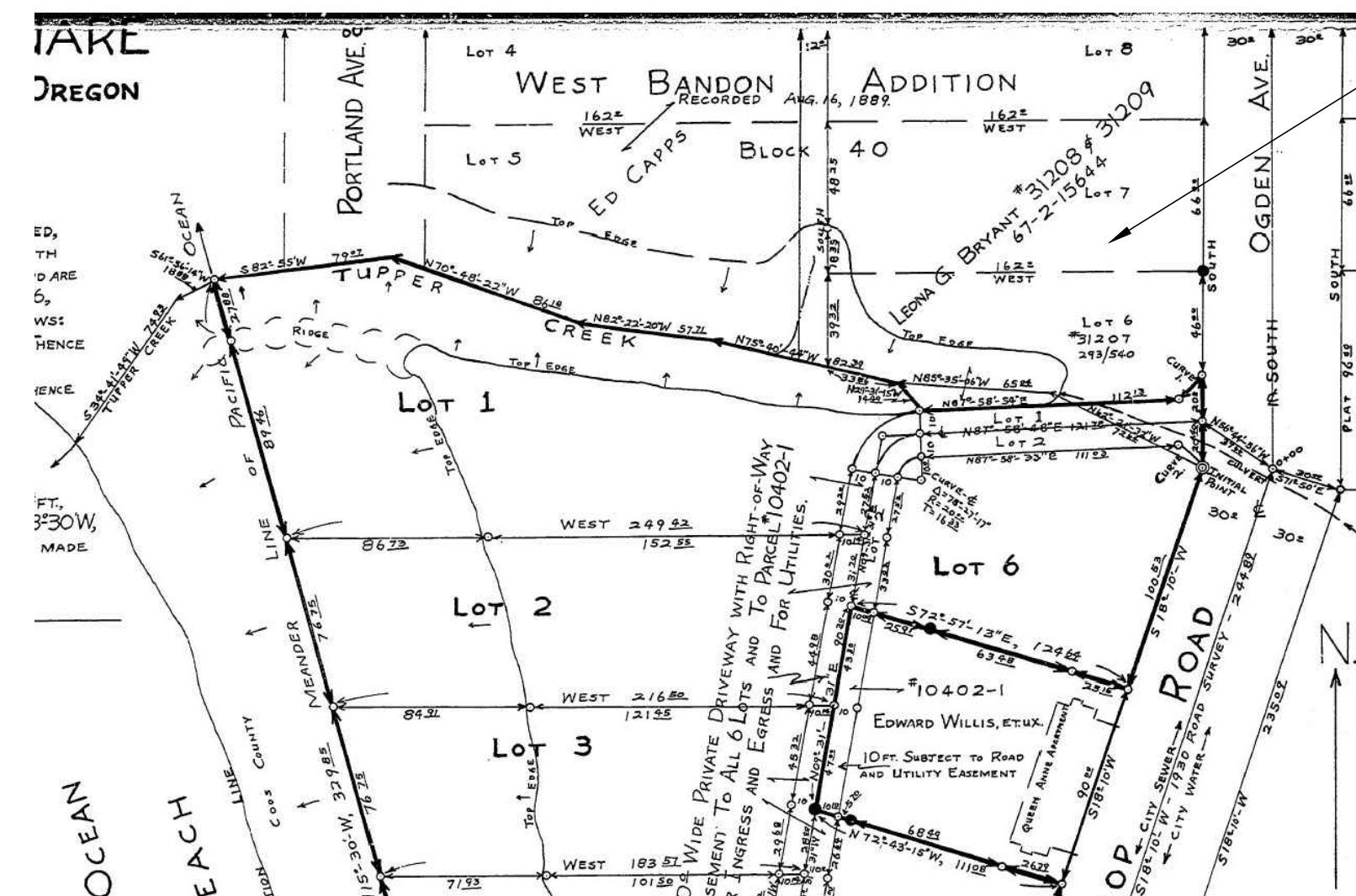
**D** SITE & QUEEN ANNE COURT FROM COQUILLE POINT AFTER 1936 FIRE



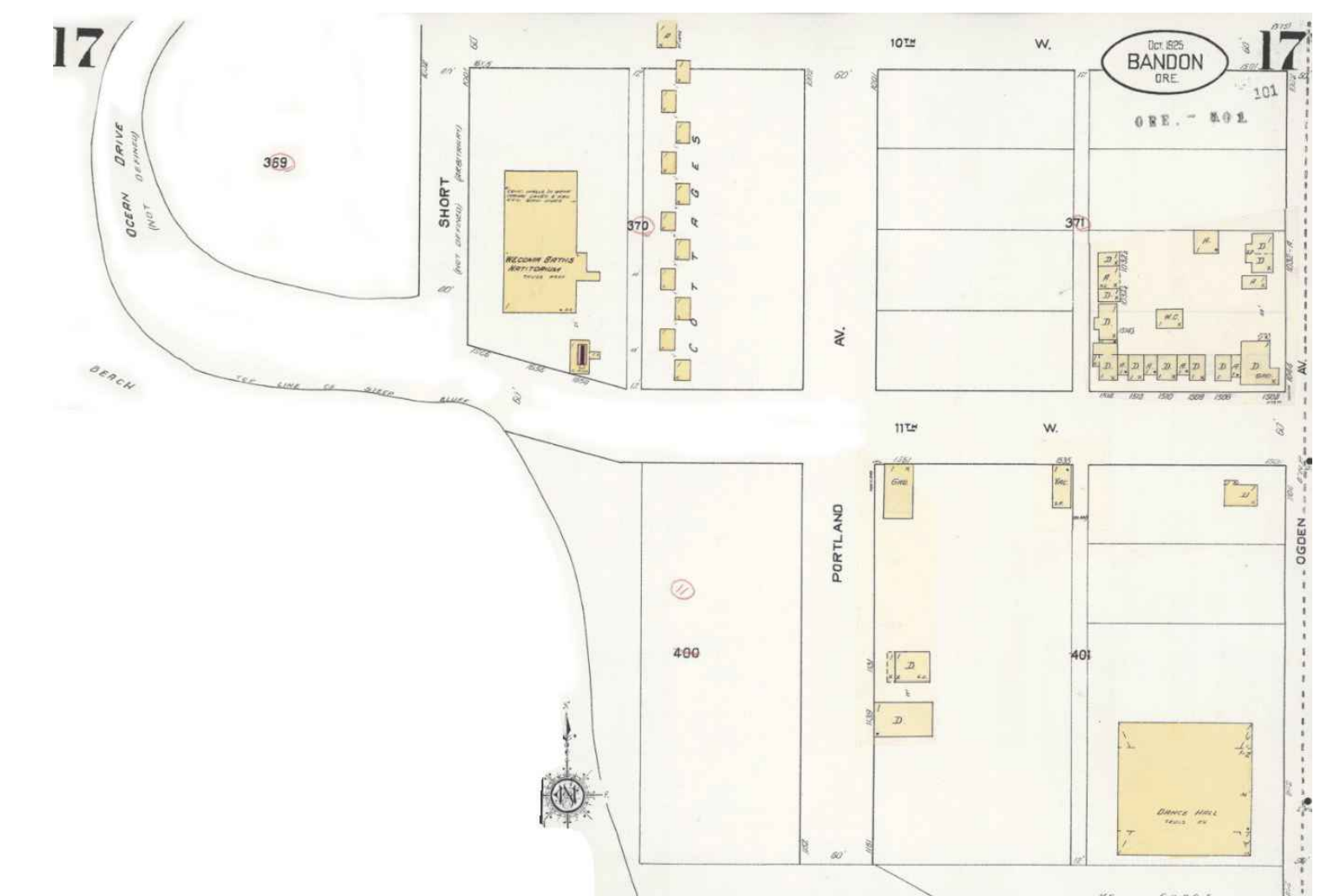
**E** SILVER SPRAY GARDENS DANCE PAVILION  
VIEW FROM THE NORTHWEST



1967 AERIAL PHOTO W/ KEY TO PHOTOS



1974 SURVEY SHOWING TUPPER CREEK VALLEY



1925 SANBORN INSURANCE MAP  
DANCE PAVILION AT BOTTOM RIGHT



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PHOTOS  
NATIVE GRADE  
EXHIBIT

NG-2



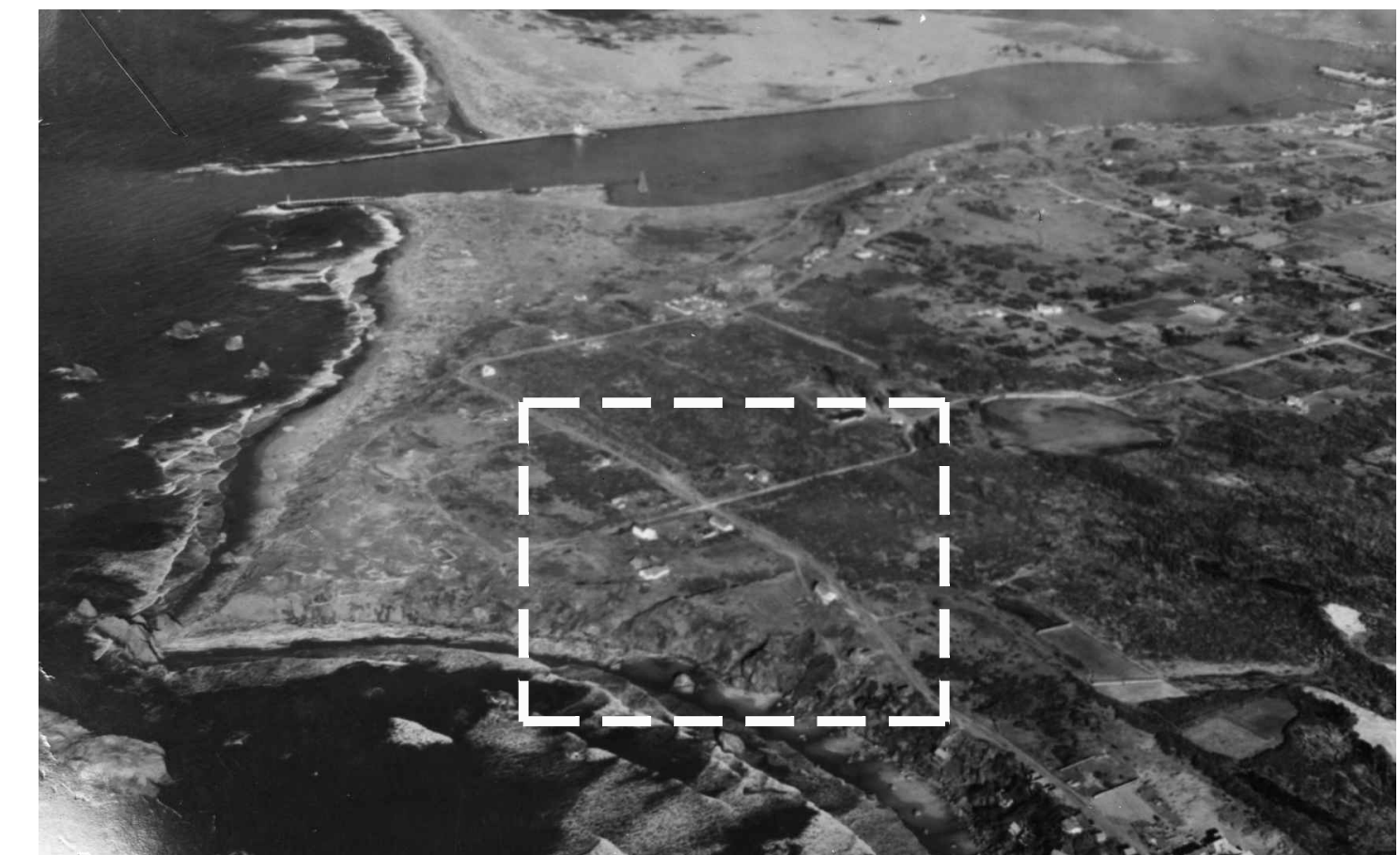
ENLARGEMENT - 1940 BIRDSEYE AERIAL



ENLARGEMENT - 1950 BIRDSEYE AERIAL



1940 BIRDSEYE AERIAL  
SEE ENLARGEMENT ABOVE



1950 BIRDSEYE AERIAL  
SEE ENLARGEMENT ABOVE



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BIRDSEYE  
VIEWS  
NATIVE GRADE  
EXHIBIT

NG-3



WORN AREA

TREE REMOVED IN 1977 AERIAL

TREE EXISTS IN 1977 AERIAL, LEANING STUMP IN 2025

EXTANT QUEEN ANNE MARKER

**ENLARGEMENT - 1967 AERIAL PHOTO**

- AERIAL WAS FLOWN AROUND 8 YEARS BEFORE THE VALLEY WAS FILLED.
- WORN AREA AROUND TWO TREES INDICATES DRIVING ON THIS AREA, INDICATING THAT A SLOPE DOWN DID NOT EXIST AT THE TIME OF THIS PHOTO.
- A TREE IN THE AREA WHERE NATIVE GRADE WAS LOWERED DOES NOT EXIST IN THE 1977 AERIAL.



1967 AERIAL PHOTO  
SEE ENLARGEMENT ABOVE



SLOPE

NEW TREES THAT DIDN'T EXIST IN 1967

EXTANT QUEEN ANNE MARKER

TREE EXISTS IN 1977 AERIAL, LEANING STUMP IN 2025

**ENLARGEMENT - 1977 AERIAL PHOTO**

- THIS AERIAL IS FROM JUST AFTER THE VALLEY WAS FILLED.
- A SLOPE DUE TO REMOVED THE VALLEY FILL IS VISIBLE AS A LIGHTER-COLORED ARC LIT BY THE MIDDAY SUN. THIS SLOPE EXISTS PRESENTLY.
- LIGHT-COLORED TRAFFIC AREAS ARE NORTH OF THE TREES AND SLOPE, SIMILIAR TO THE CURRENT DRIVE CONFIGURATION.
- THE WESTERNMOST OF TWO TREES IN THE 1967 AERIAL DOESN'T EXIST IN THIS IMAGE, INDICATING REMOVAL DUE TO THE LOWERING OF GRADE IN THAT AREA.



1977 AERIAL PHOTO  
SEE ENLARGEMENT ABOVE



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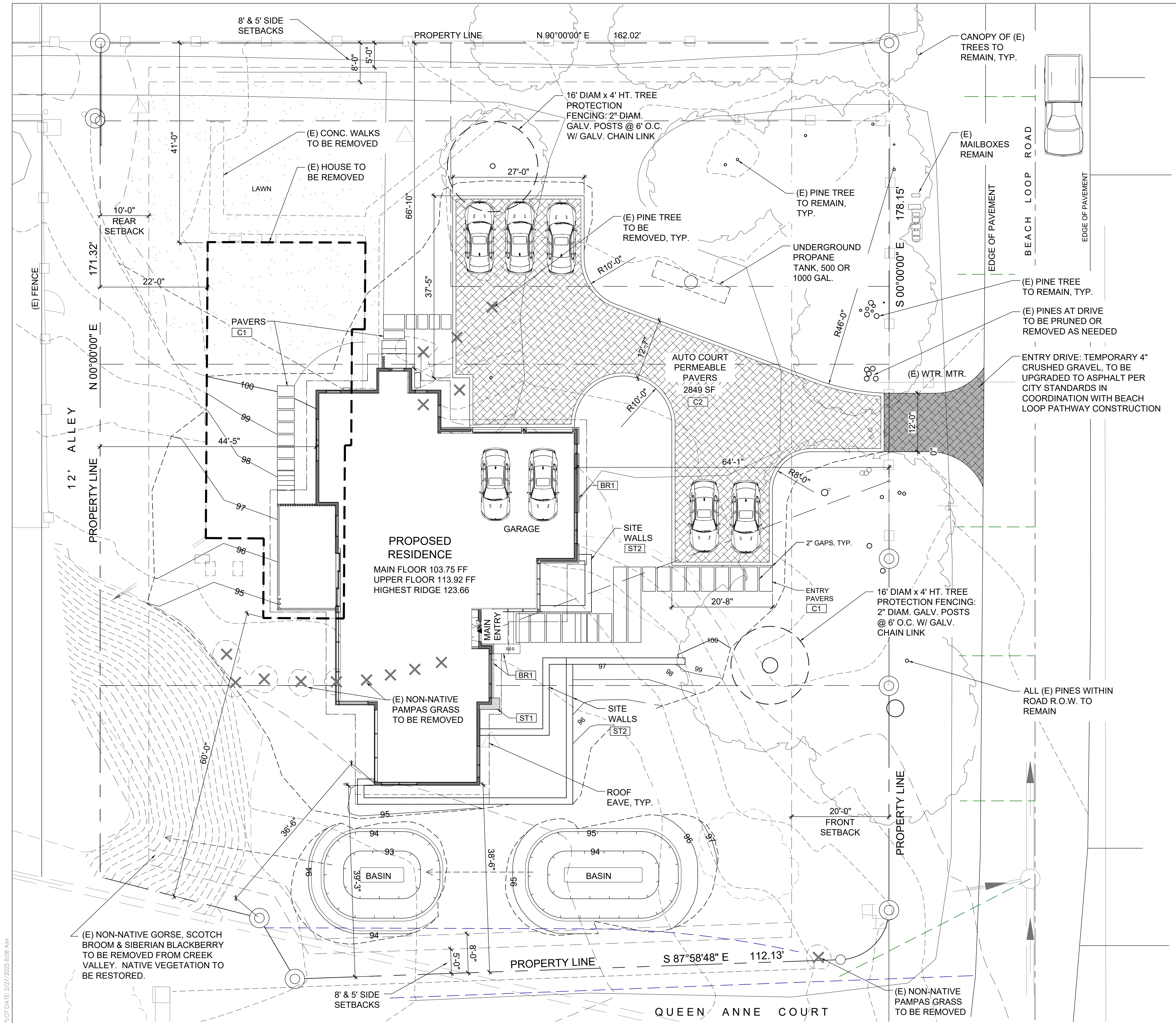
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AERIAL  
PHOTOS  
NATIVE GRADE  
EXHIBIT

NG-4



**SITE DATA**

LOT AREA:	0.66 AC (30,275 S.F.)
IMPERVIOUS SURFACES	
ROOF:	4019 S.F.
WALKWAYS:	467 S.F.
TOTAL IMPERVIOUS:	4486 S.F.
PERCENT IMPERVIOUS:	14.8%
AUTO COURT PERMEABLE PAVERS:	2849 S.F.
PROPOSED BUILDING FOOTPRINT:	3038 S.F.
LOT COVERAGE:	10.0%

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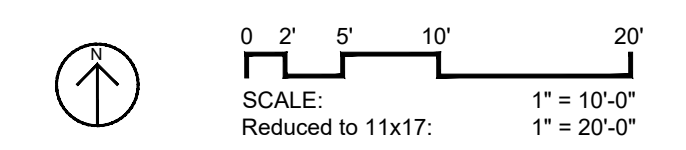
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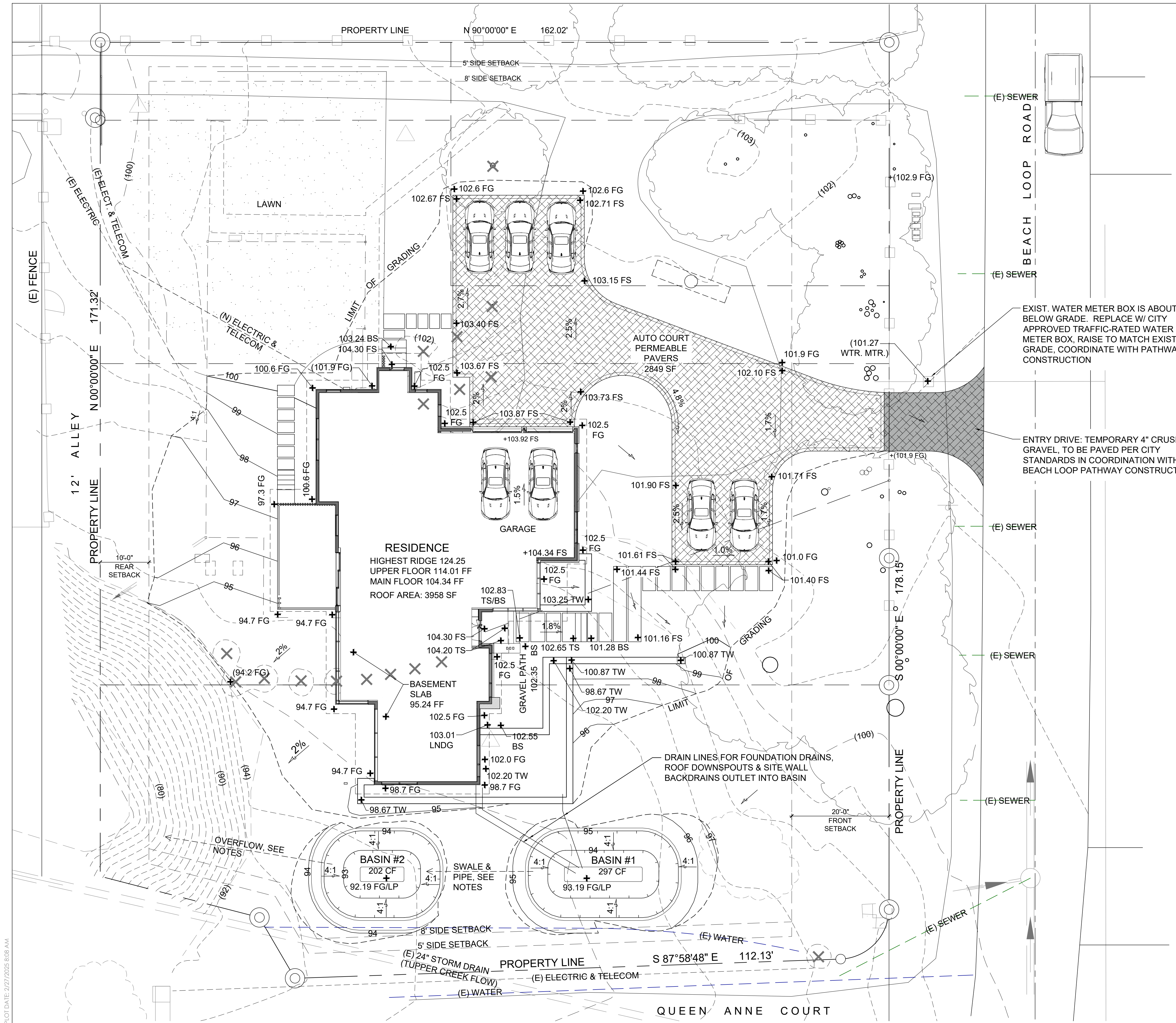
Site Plan

A1.1

PLOT DATE: 2/27/2025 8:08 AM







**LEGEND**

	DIRECTION OF DRAINAGE FLOW
	(TW 94.23) EXISTING SPOT ELEVATION
	(TW 94.23) PROPOSED SPOT ELEVATION
	EXISTING TREE OR SHRUB TO BE REMOVED
(E)	EXISTING
(N)	NEW / PROPOSED
FF / FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE (OF SWALE, GUTTER, ETC.)
FG	FINISHED GRADE
FS	FINISHED SURFACE (TOP OF PAVING)
HP	HIGH POINT
LP	LOW POINT
RIM	DRAIN RIM ELEVATION
SF / SQ. FT.	SQUARE FEET
TC	TOP OF CURB
TOP	TOP OF SLOPE
TW	TOP OF WALL

- NOTES**
- GRADES SHOWN ARE BASED ON "EXISTING CONDITIONS MAP" TOPO SURVEY DATED AUG. 10, 2024 BY DODGE SURVEYING.
  - VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
  - SEE "STORMWATER DRAINAGE CALCULATIONS - 1190 BEACH LOOP DRIVE, BANDON, OREGON" BY PINNACLE ENGINEERING DATED FEBRUARY 12, 2025 FOR CALCULATIONS COMPLYING WITH APWA & ODOT STANDARDS.
  - BASINS SHALL DETAIN, THEN SLOWLY RELEASE WATER. THIS WILL INCREASE CAPACITY DURING LARGE STORM EVENTS AND MINIMIZE LONG-TERM PONDING, PREVENTING MOSQUITO AND OTHER PROBLEMS.
  - OVERFLOW PIPE SIZING TO VALLEY SHALL BE PER DRAINAGE CALCULATIONS; DISCHARGE SHALL BE DISSIPATED TO PREVENT EROSION. SURFACE OVERFLOW SHALL BE CONSTRUCTED TO PREVENT EROSION.
  - BASINS TO BE PLANTED WITH NATIVE & NON-INVASIVE SPECIES APPROPRIATE FOR CONDITIONS (IE: MOISTURE-LOVING PLANTING IN WET BASIN BOTTOMS) SEE EXTERIOR VIEWS, SHEET A4.1

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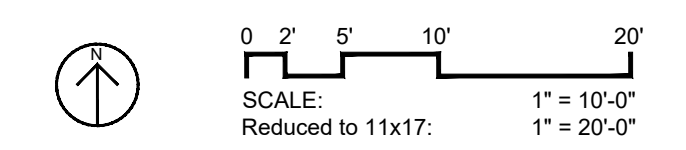
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**BEACH LOOP RESIDENCE**  
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 BANDON, OREGON 97411  
 TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602

**Grading &  
 Drainage  
 Plan**

**A1.2**



PLOT DATE: 2/27/2025 8:08 AM

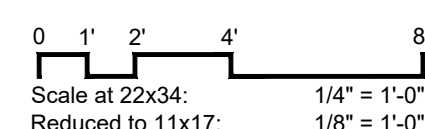
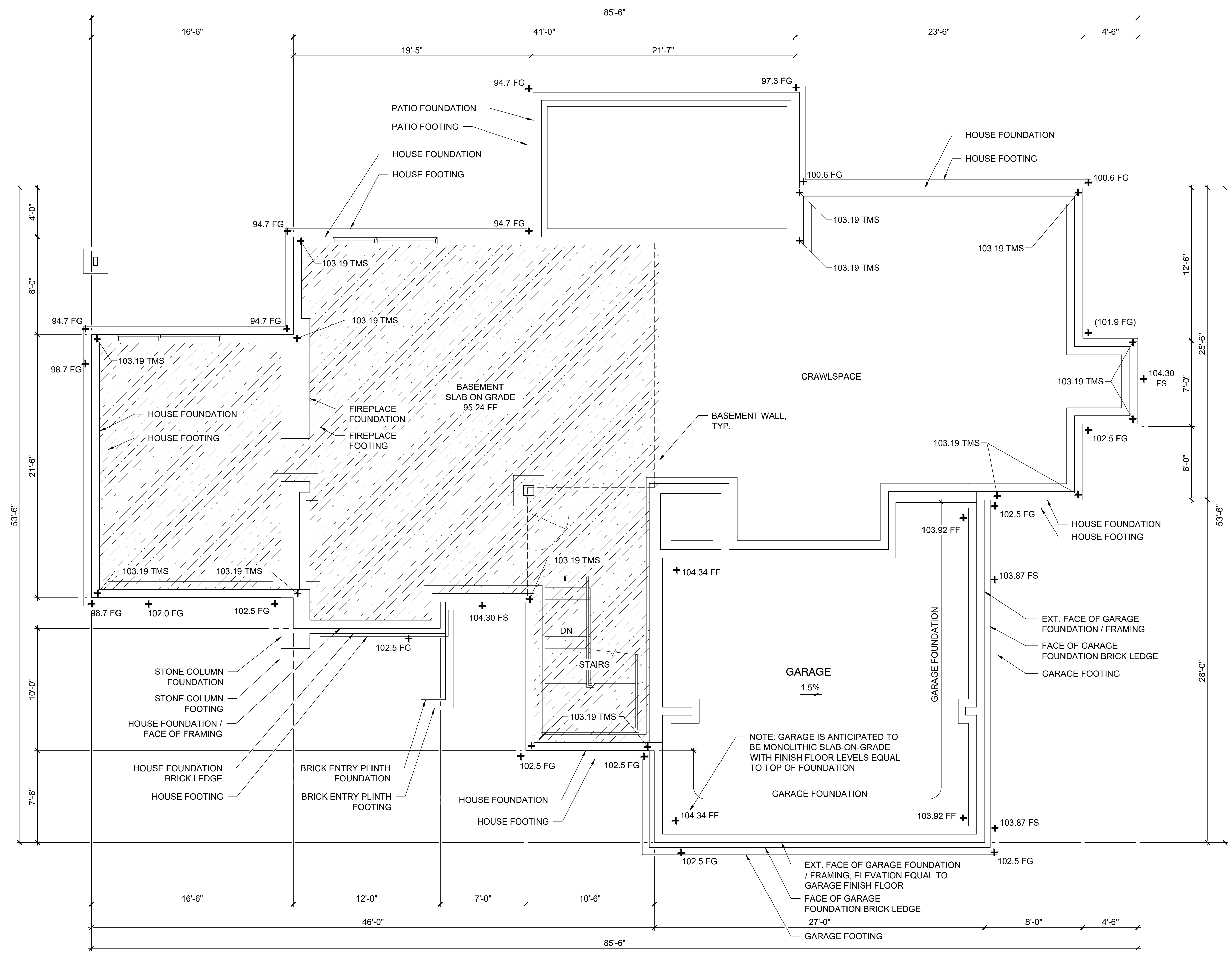


### LEGEND

FF / FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE (TOP OF PAVING)
TMS	TOP OF MUD SILL OR PONY WALL (BOTTOM OF FLOOR JOISTS)

### NOTES

- GRADES SHOWN ARE BASED ON "EXISTING CONDITIONS MAP" TOPO SURVEY DATED AUG. 10, 2024 BY DODGE SURVEYING.
- VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
- THIS PLAN IS FOR THE PURPOSE OF ESTABLISHING FOUNDATION ELEVATION PER TOWN OF BANDON REQUIREMENTS. SURVEYOR TO CERTIFY FOUNDATION (TMS) GRADES PRIOR TO CONSTRUCTION OF REMAINDER OF HOUSE.
- FINAL LAYOUT & FOUNDATION DESIGN, FOOTING DIMENSIONS & PLACEMENT, FOUNDATION WALL THICKNESS, REINFORCING, ETC. TO BE PROVIDED BY STRUCTURAL ENGINEER FOR BUILDING DEPARTMENT SUBMITTAL.





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Suite A-86  
Bandon, Oregon 97411  
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mat@vinemaple.com

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February 27, 2025  
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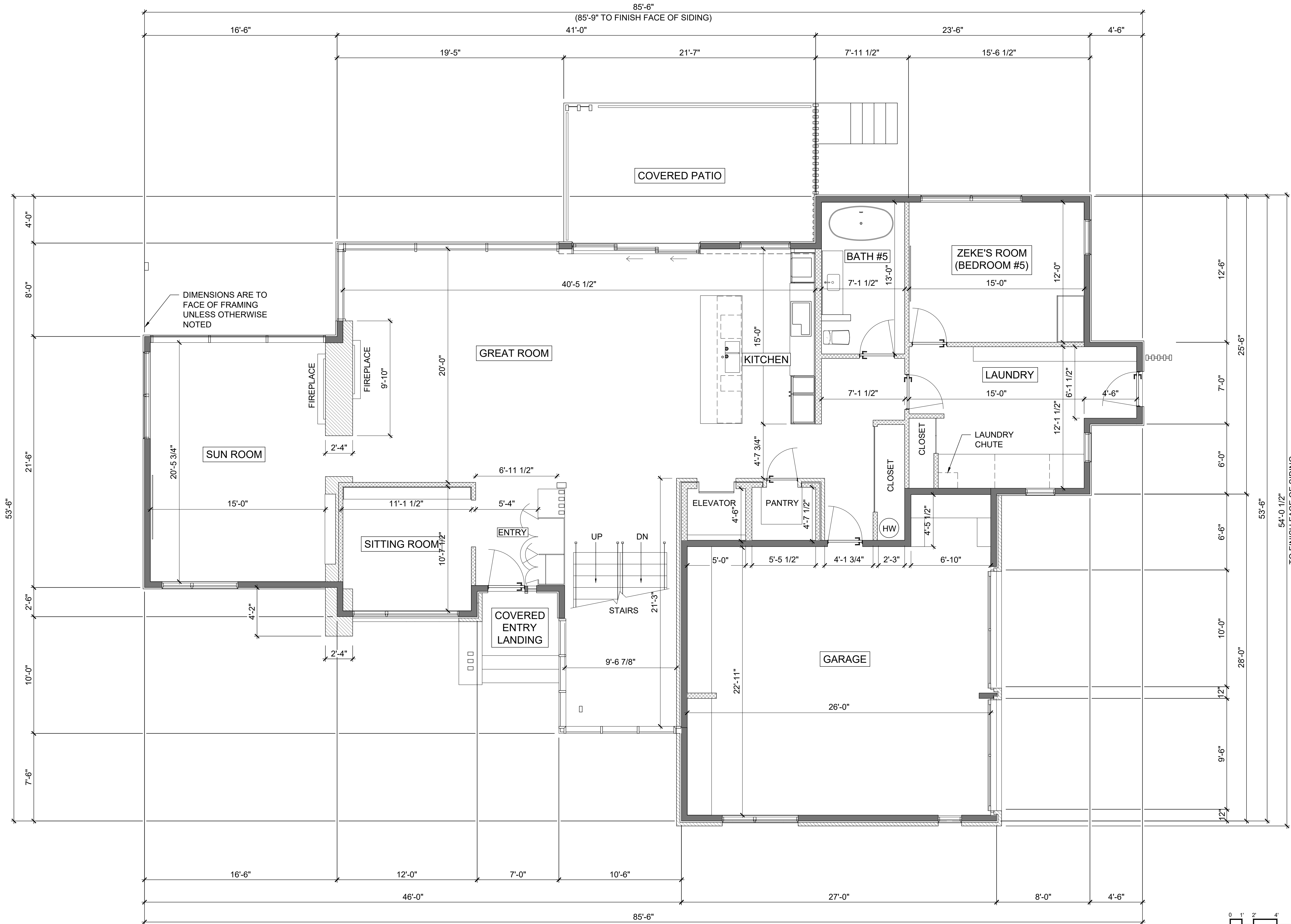
PRELIMINARY  
NOT FOR  
CONSTRUCTION

BEACH LOOP RESIDENCE

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BANDON, OREGON 97411  
TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602

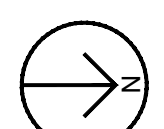
Main Floor  
Plan

A2.2



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SCALE:  
Reduced to 11x17:  
1/4" = 1'-0"  
1/8" = 1'-0"





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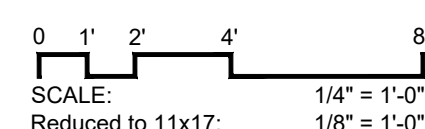
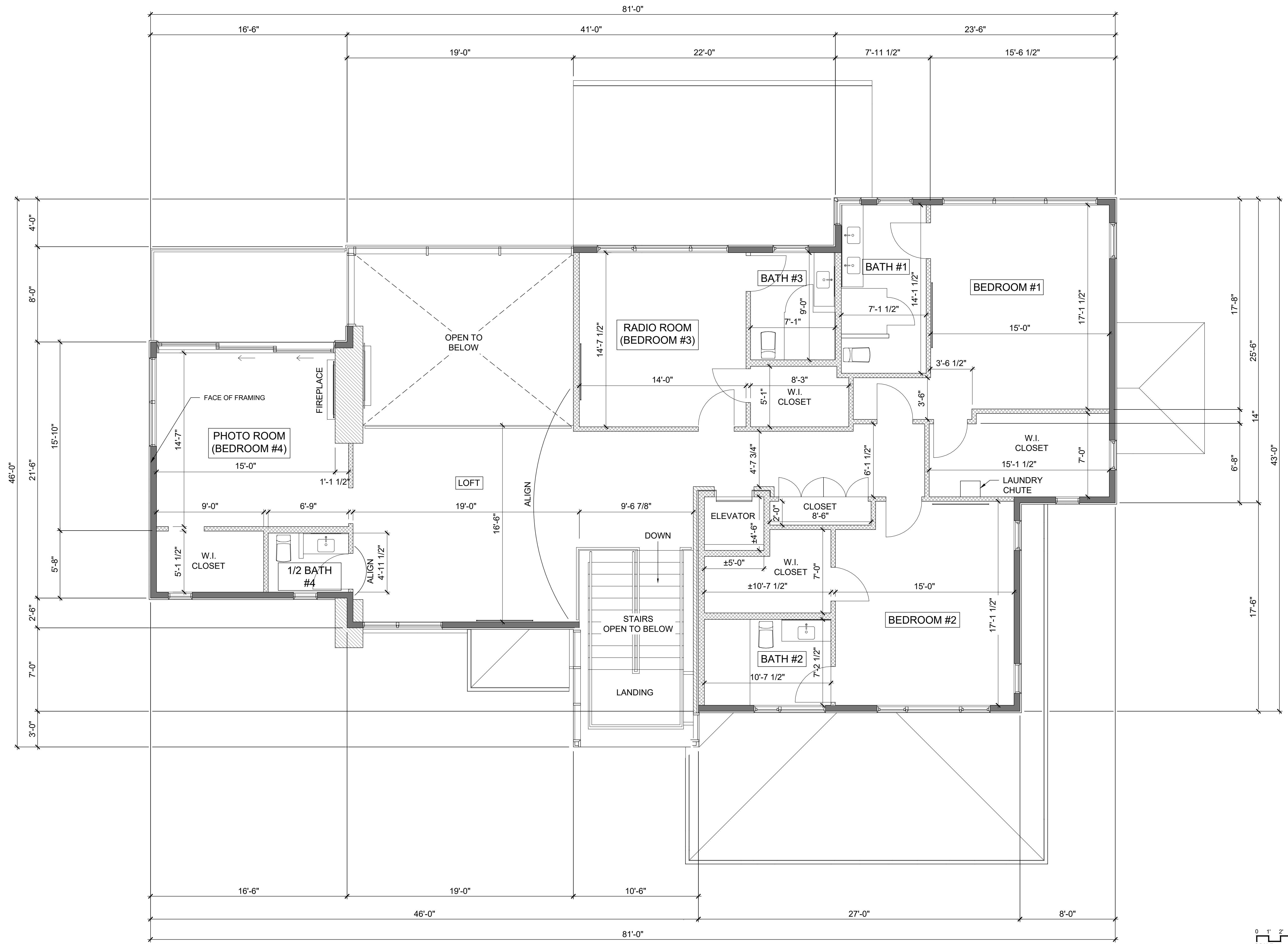
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BEACH LOOP RESIDENCE  
1190 BEACH LOOP ROAD  
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Upper Floor  
Plan

A2.3



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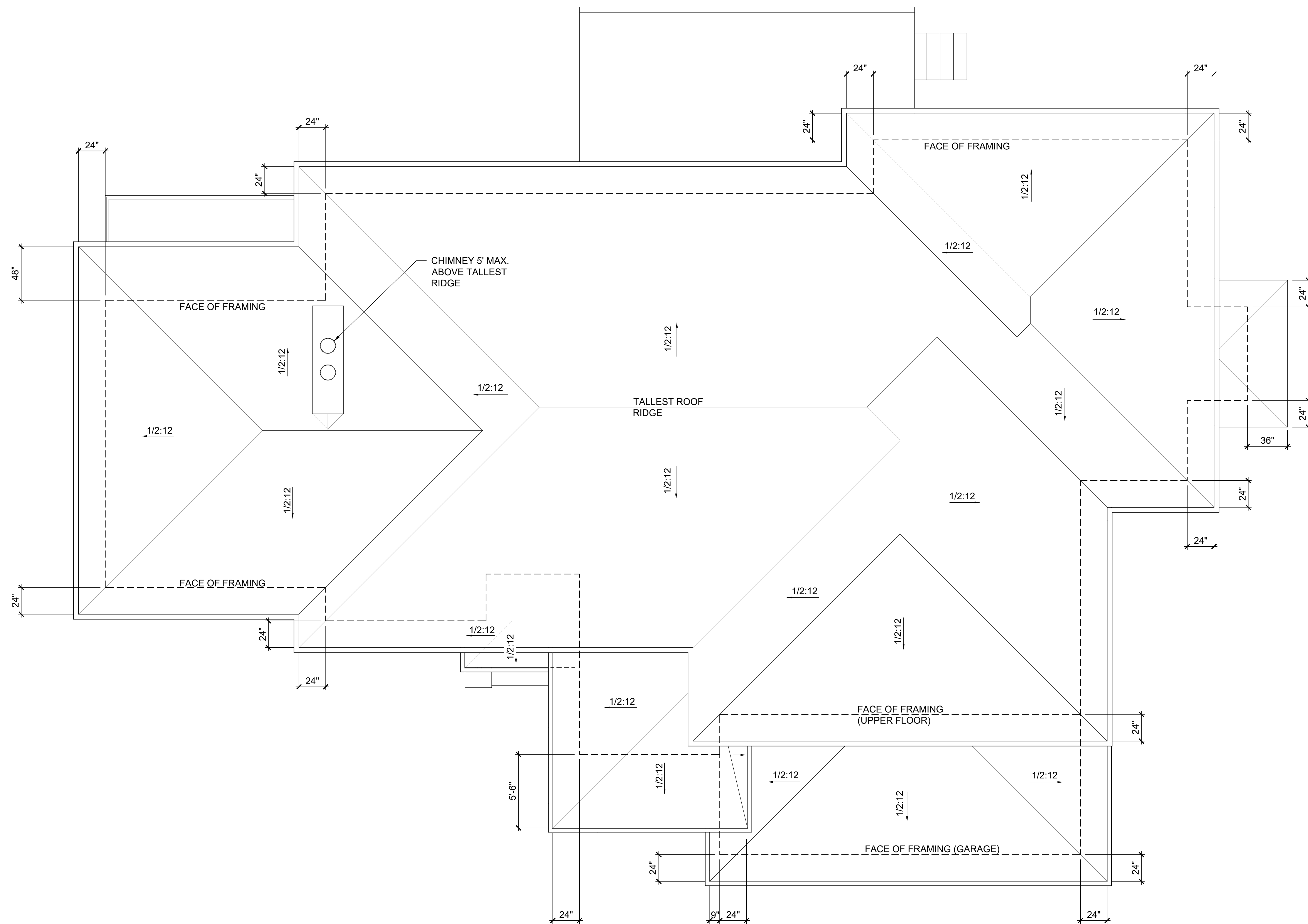
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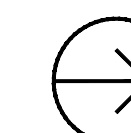
BEACH LOOP RESIDENCE  
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TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602

Roof Plan

A2.4

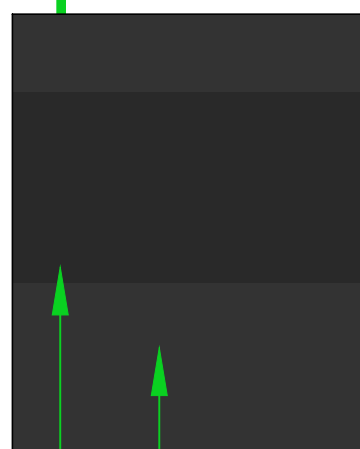


0 1' 2' 4' 8'  
SCALE:  
Reduced to 11x17: 1/4" = 1'-0"  
1/8" = 1'-0"

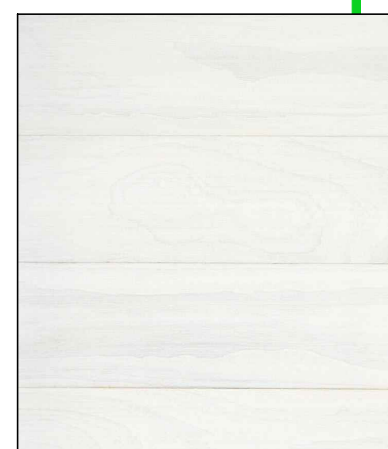




[ST2] Stone Site Walls



[M1] [P1] Dark Metal Gutters, Dark Gray Fascia



[S1] Horizontal Nickel Gap Shiplap Siding, White, Cementitious or Wood



[ST1] Stone Columns & Fireplace



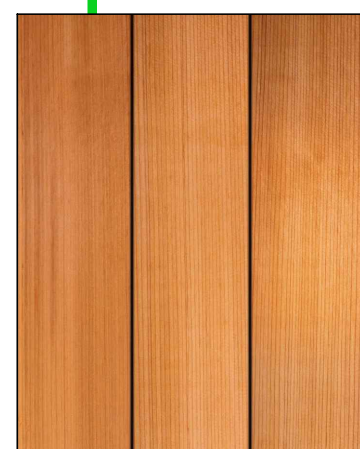
[C1] Precast Concrete or Flamed Stone Walk & Steps w/ Natural Mulch Joints



[W1] Natural Wood Accents & Main Entry Door



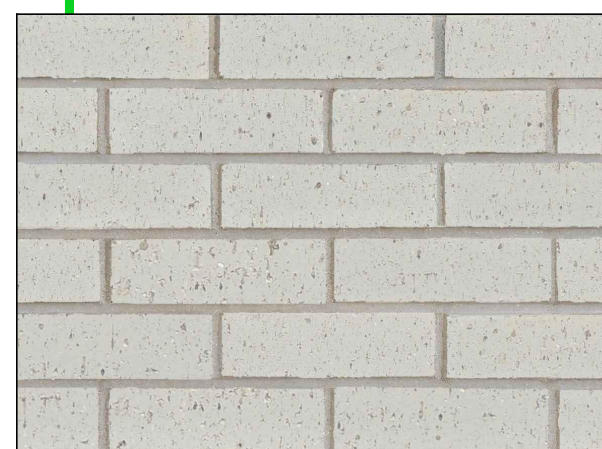
◇ Timber Curtain Wall System w/ Dark Aluminum Exterior Cladding



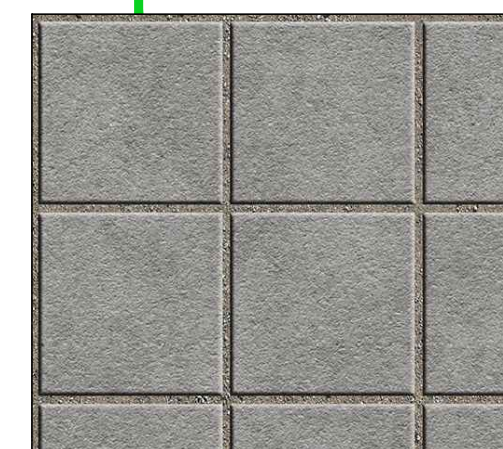
[W2] Clear Red Cedar Soffits



◇ Wood Windows & Sliding Doors w/ Dark Aluminum Exterior Cladding



[BR1] Light Colored Brick



[C2] Permeable Pavers w/ Concrete Border



Native & Drought Tolerant Landscape



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Finishes & Materials

A3.1



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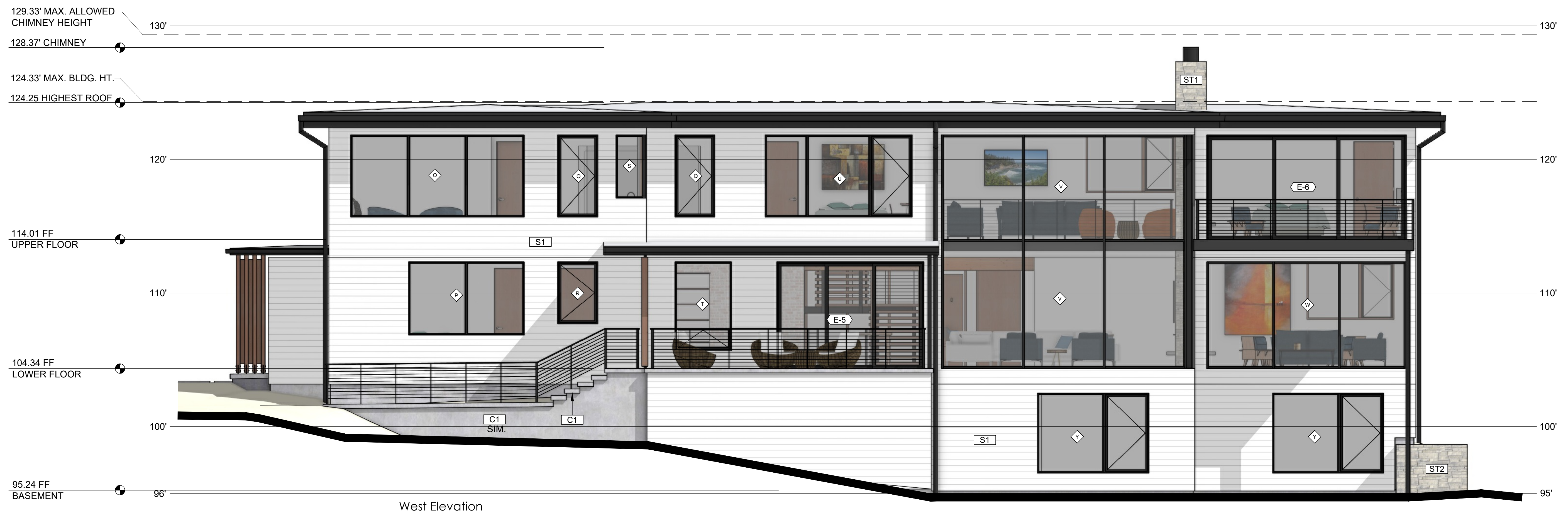
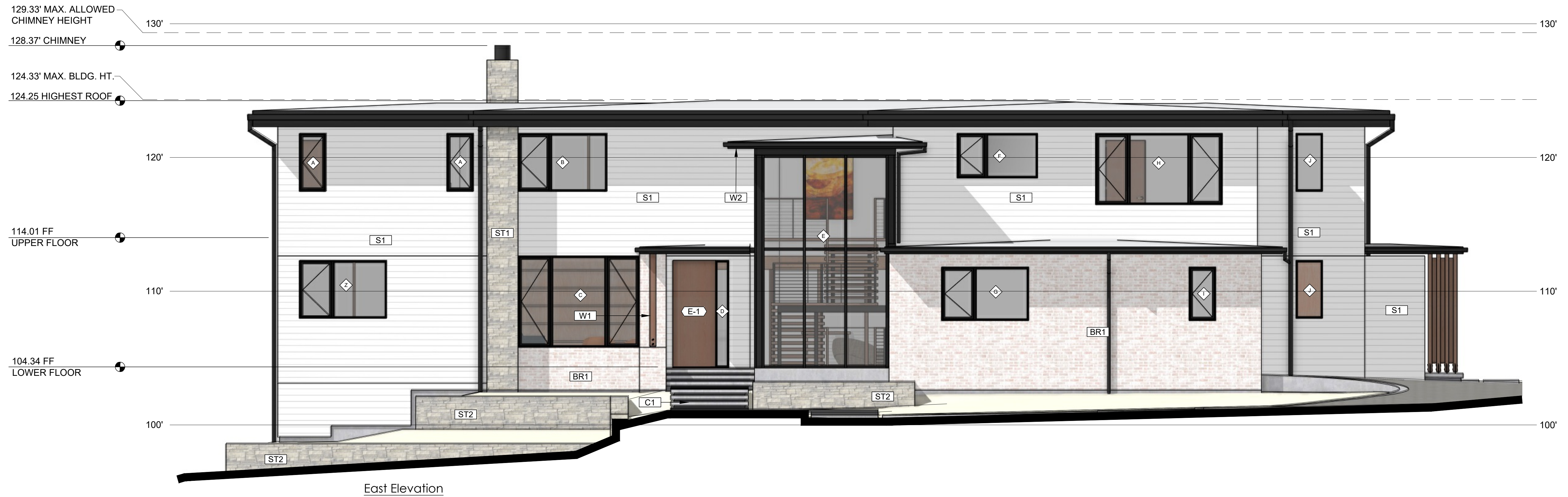
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BEACH LOOP RESIDENCE

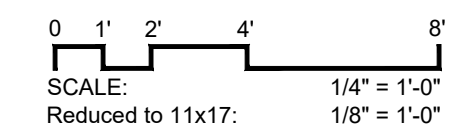
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TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602

Exterior  
Elevations

A3.2

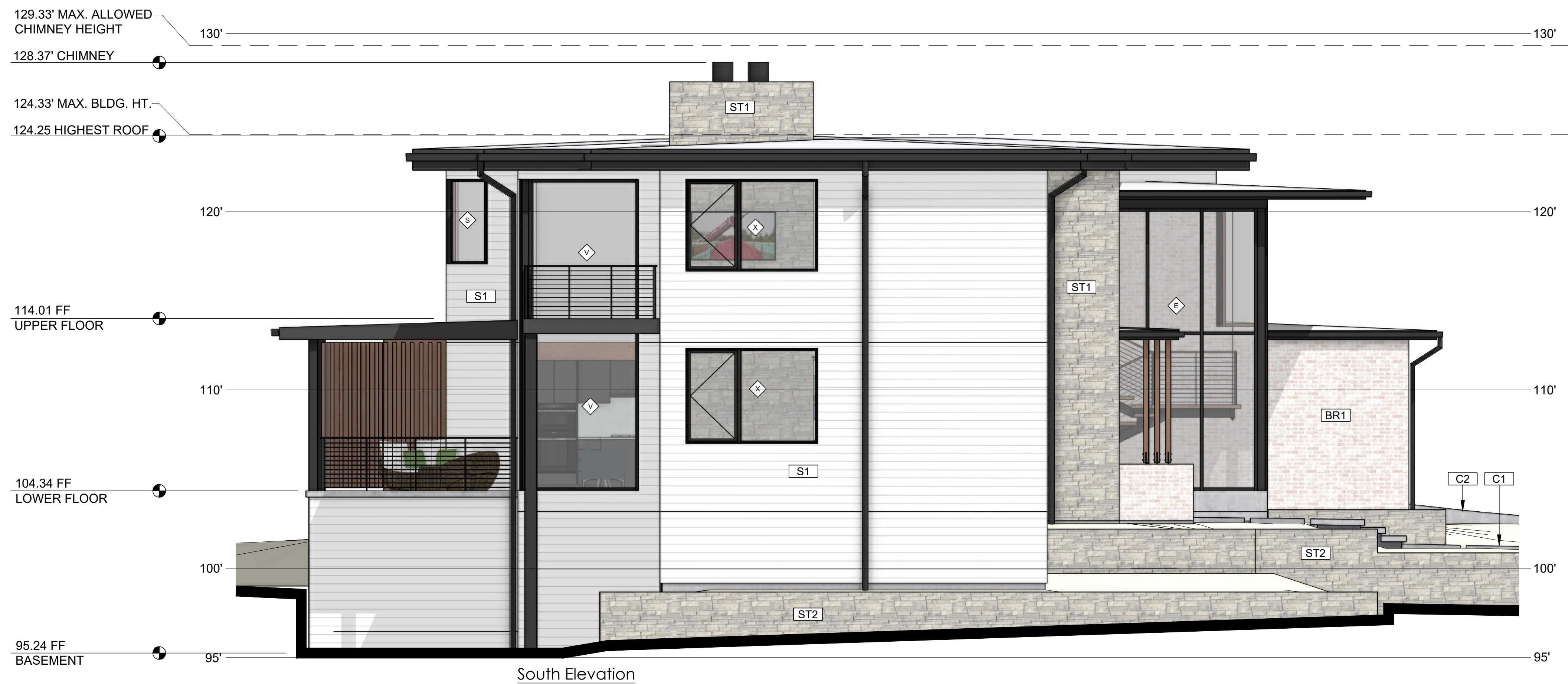


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SURVEY DATED AUG. 10, 2024 BY DODGE SURVEYING



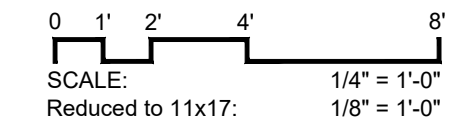


North Elevation



South Elevation

Note:  
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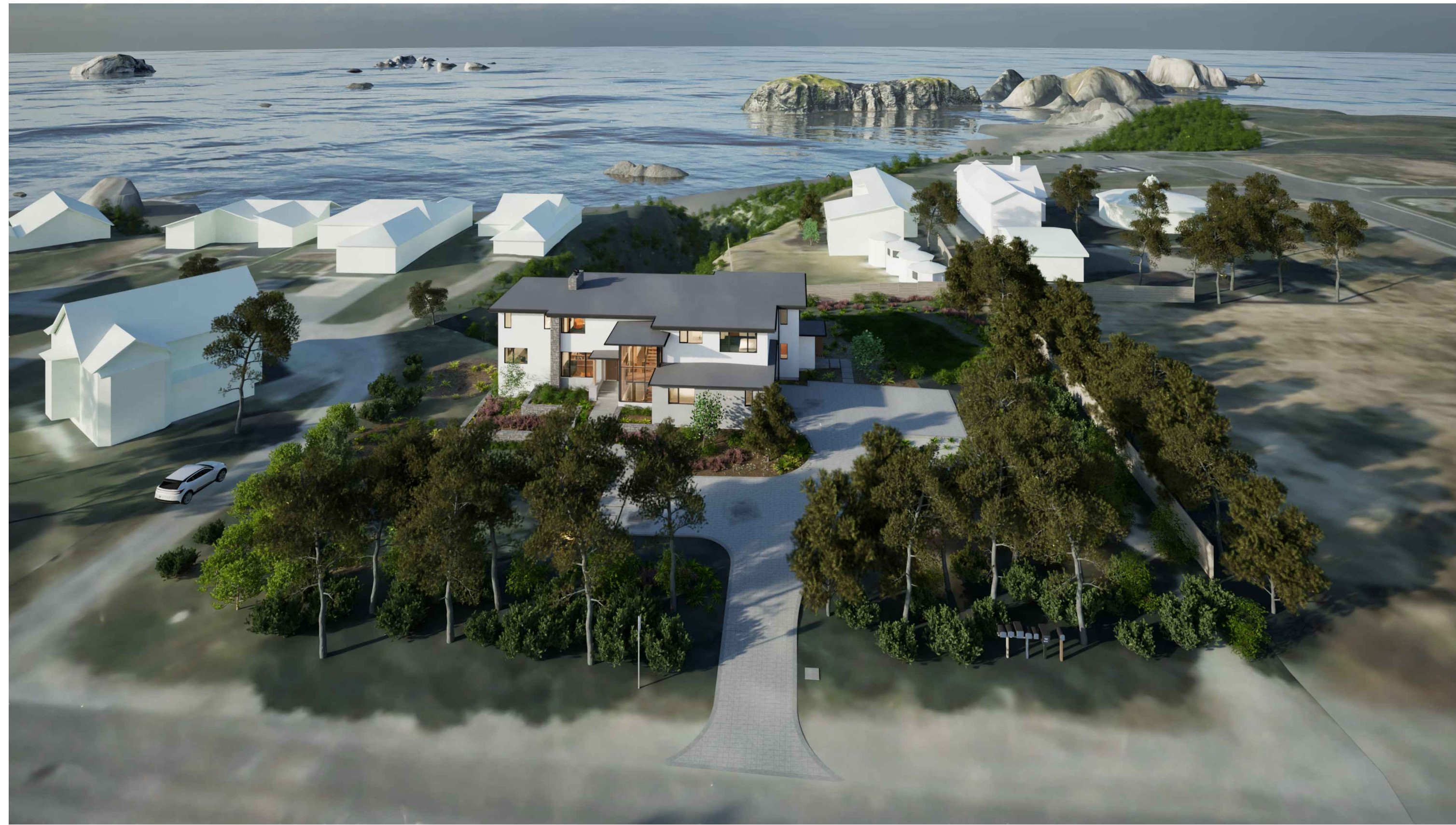
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Exterior  
Elevations

A3.3





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TAX MAP 285 15W 25CC, LOTS 4600, 4601, 4602

Exterior Views

A4.1



Great Room view South



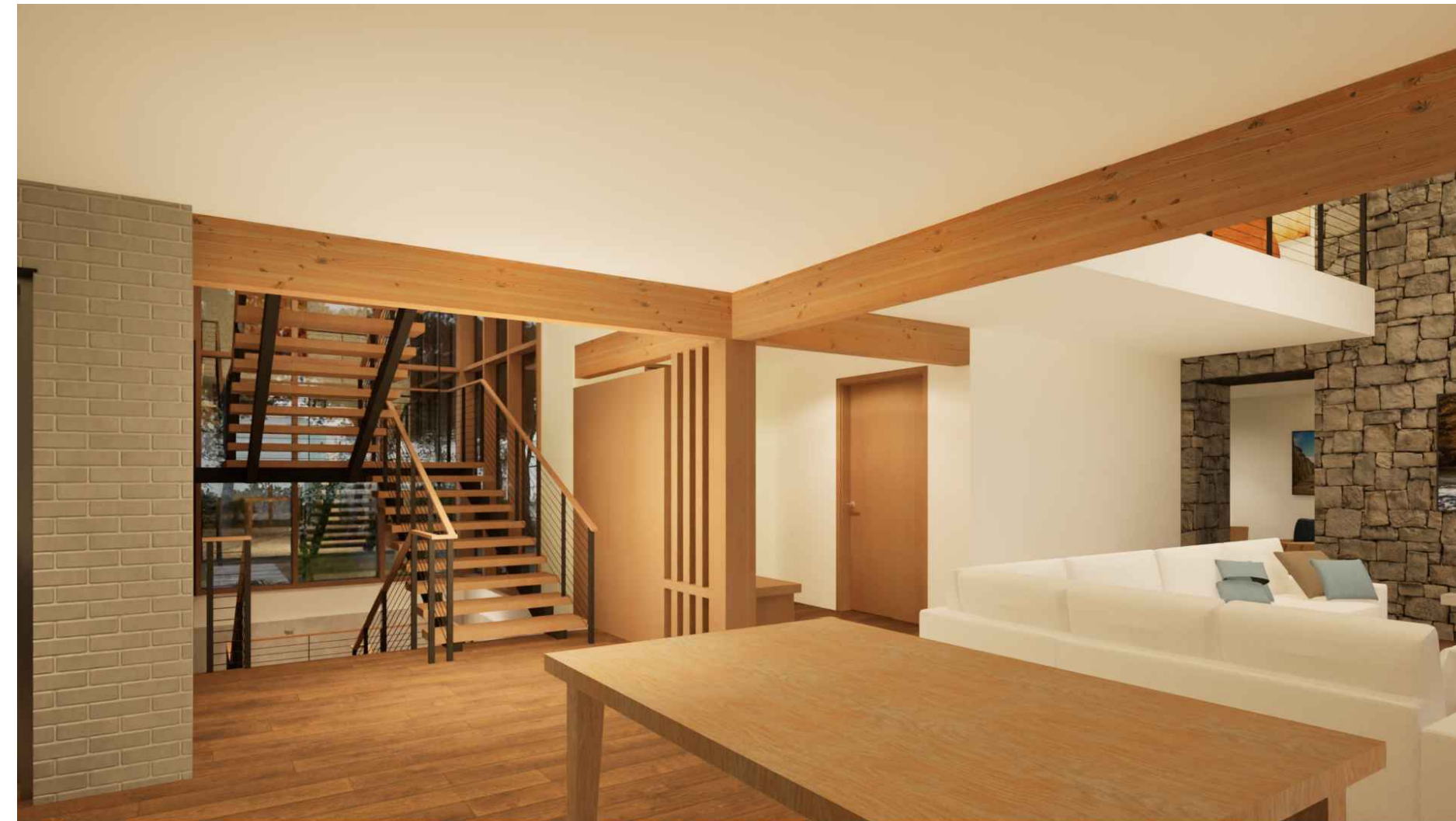
Great Room view West



Great Room view North



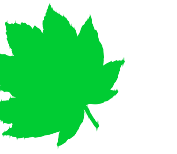
Sun Room



Entry & Stairs from Dining



Dining & Kitchen view to West



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TAX MAP 285.15W.25CC. LOTS 4600, 4601, 4602

Interior Views

A4.2



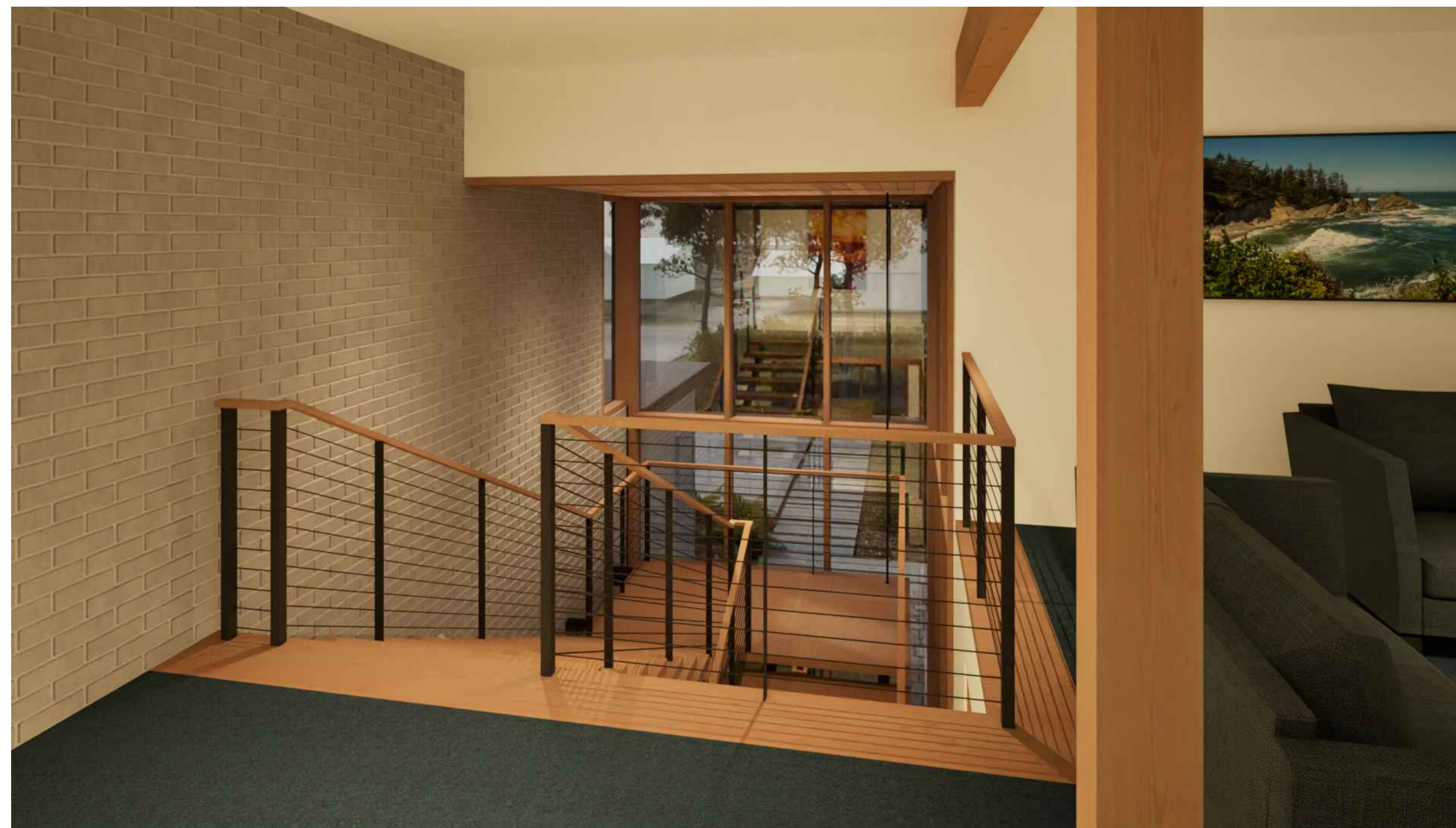
Photo Room



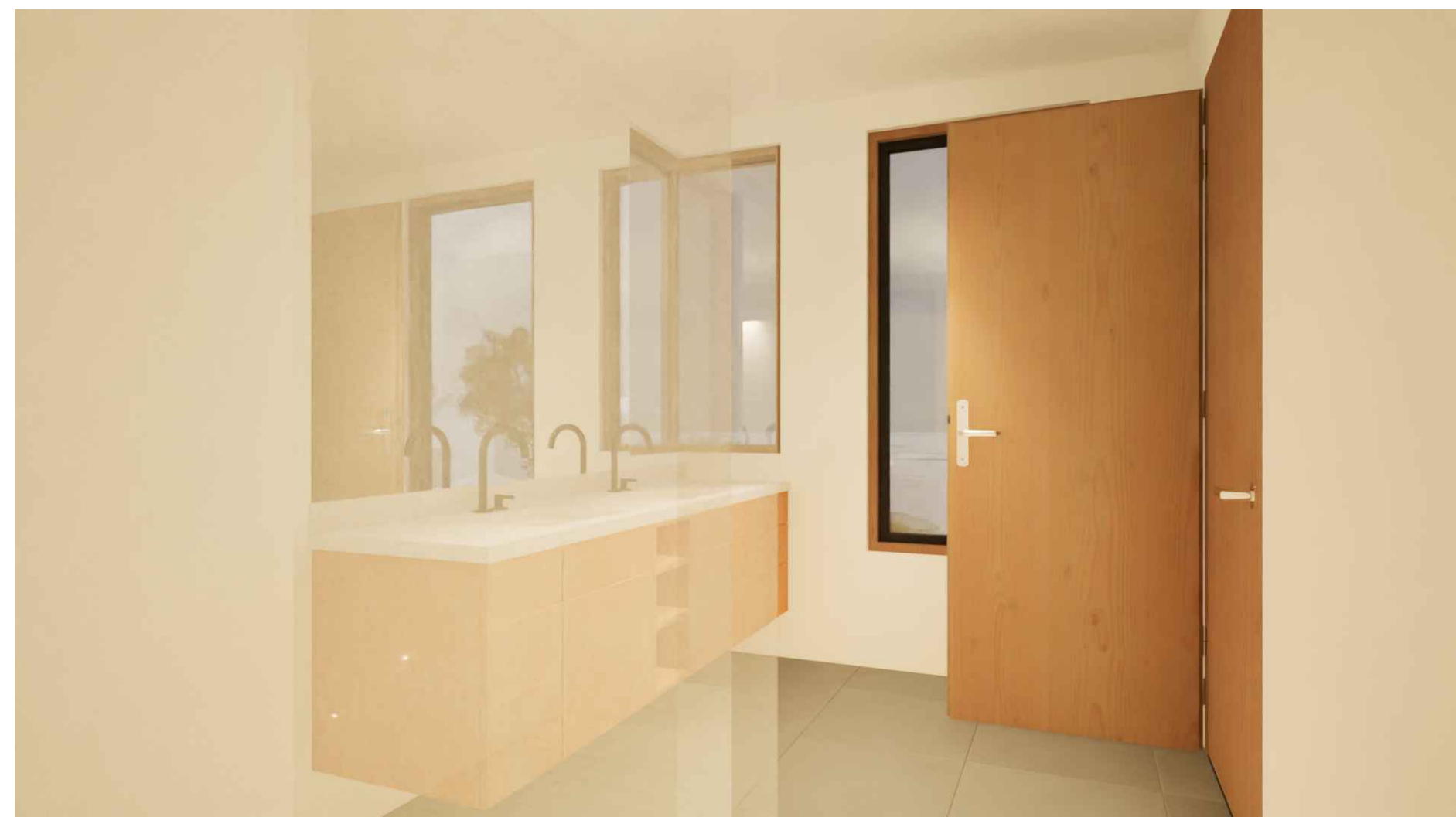
Loft



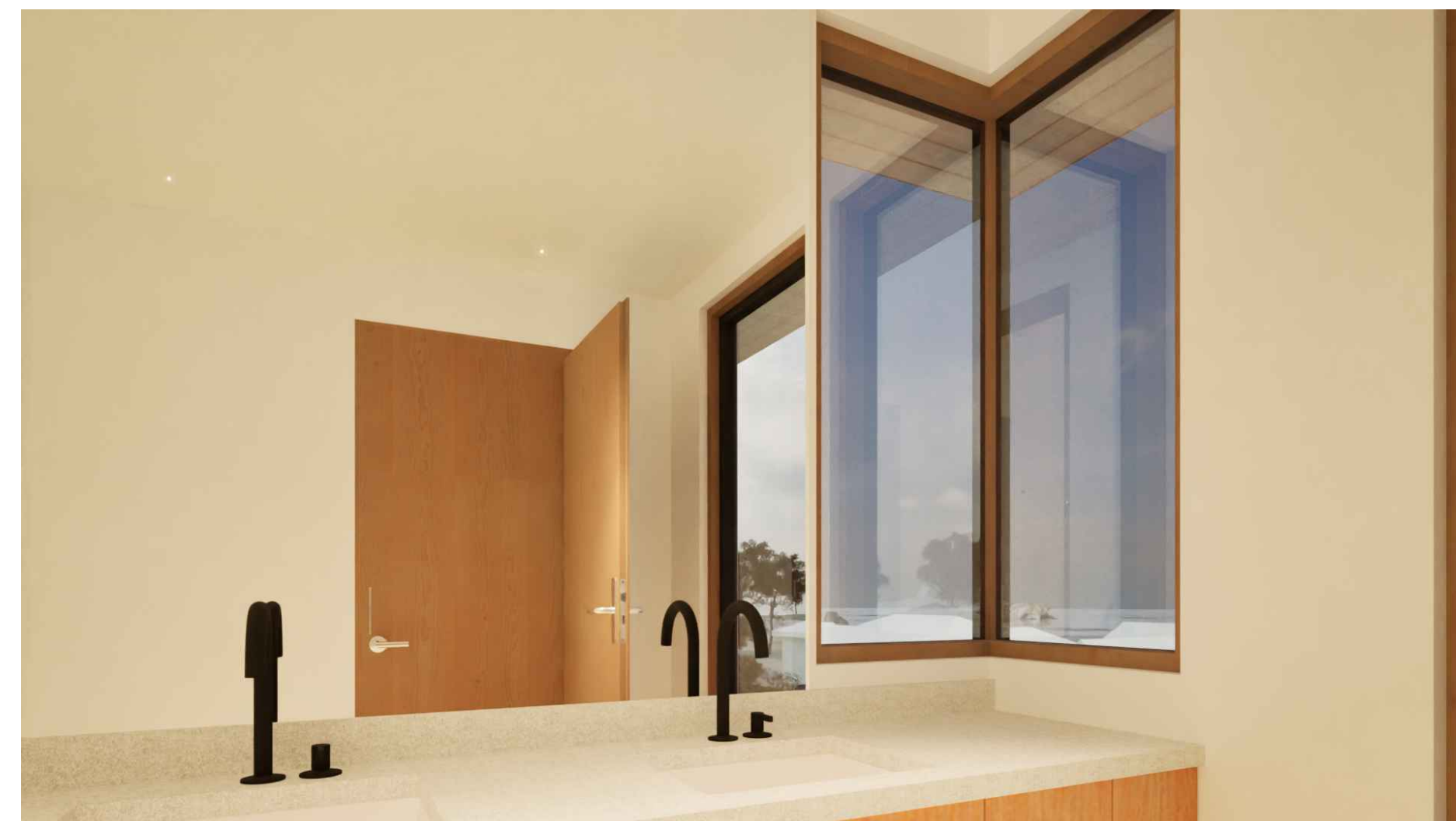
Radio Room



Stairs



Primary Bathroom



Primary Bathroom Face Rock, Cat & Kittens Views from Corner Window



Primary Bedroom



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Interior Views

A4.3