CITY OF BANDON SUBMITTAL

BEACH LOOP RESIDENCE

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

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	2274 S.F.
MAIN FLOOR AREA	2195 S.F.
BASEMENT AREA	1410 S.F.
TOTAL HOUSE AREA	5879 S.F.
GARAGE AREA	668 S.F.
PARKING SPACES (2 REQ'D)	5 SPACES + 2 CAR GARAGE

1

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
- ✓ 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;

1
- ✓ 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
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rdodgesurvey@gmail.com

GENERAL CONTRACTOR
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Nathan Koths
1433 Myrtle Ave.
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(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
(503) 758-8092
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

1

1

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

REVISIONS:
1 April 21, 2025
Plancheck revisions

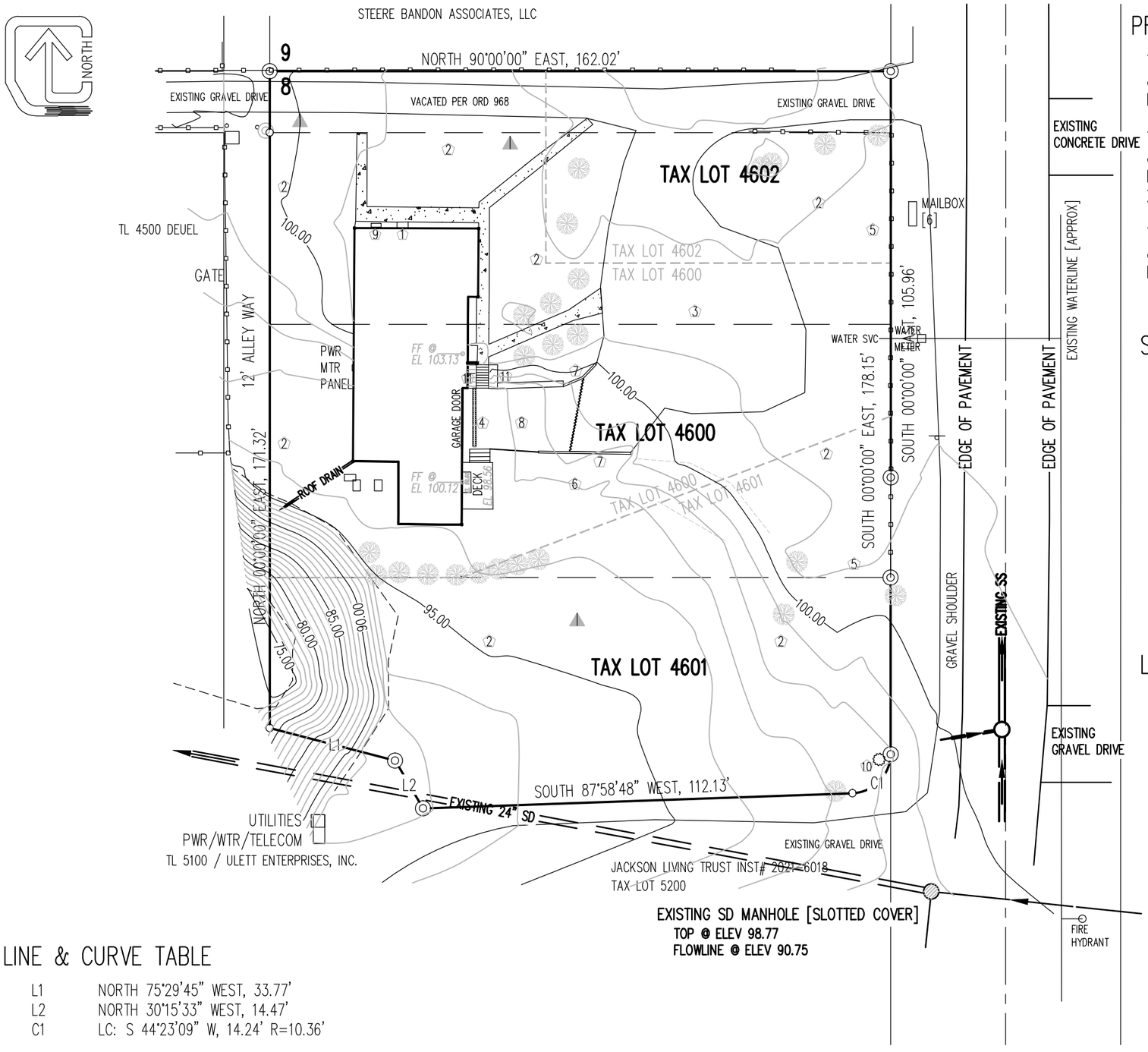
PRELIMINARY
NOT FOR CONSTRUCTION

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

Title Sheet

A0.1

PLOT DATE: 4/21/2025 2:24 PM



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'

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 TRENCE 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
- EL XX.XX — SPOT ELEVATION
- DS&P CONTROL POINT
- FOUND EXISTING PROPERTY CORNER

REGISTERED PROFESSIONAL LAND SURVEYOR

RUSS S. DODGE

OREGON
FEBRUARY 14, 1985
RUSS S. DODGE
2128
EXPIRES 12/31/25

dodge surveying & planning
(541) 404-3799 | 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

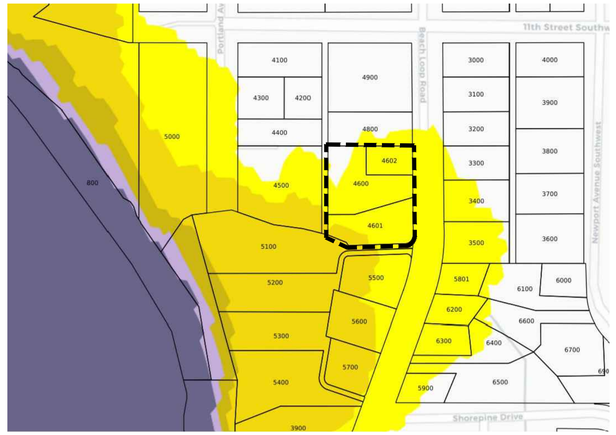
DATE: 8/10/2024
JULY 22, 2024
SCALE: 1"=30'
PROJECT 24-27
SHEET NO. 1

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

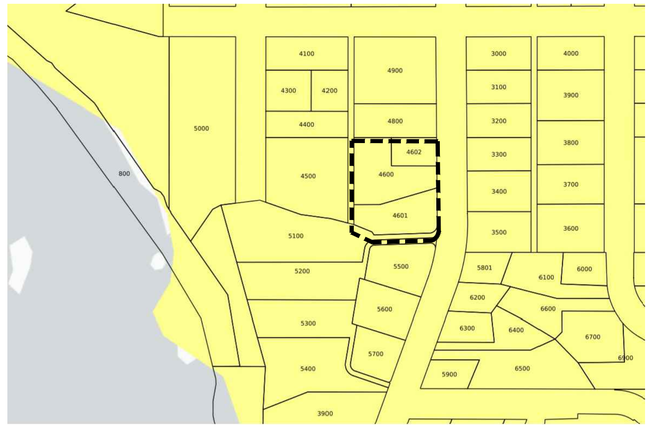


FEMA FLOOD MAPS

- 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.coastalatlas.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

vine maple design
1130 Bellmore Ave.
Suite A86
Bandon, Oregon 97411
(415) 545-8463
matt@vinemapledesign.com

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PRELIMINARY
NOT FOR CONSTRUCTION

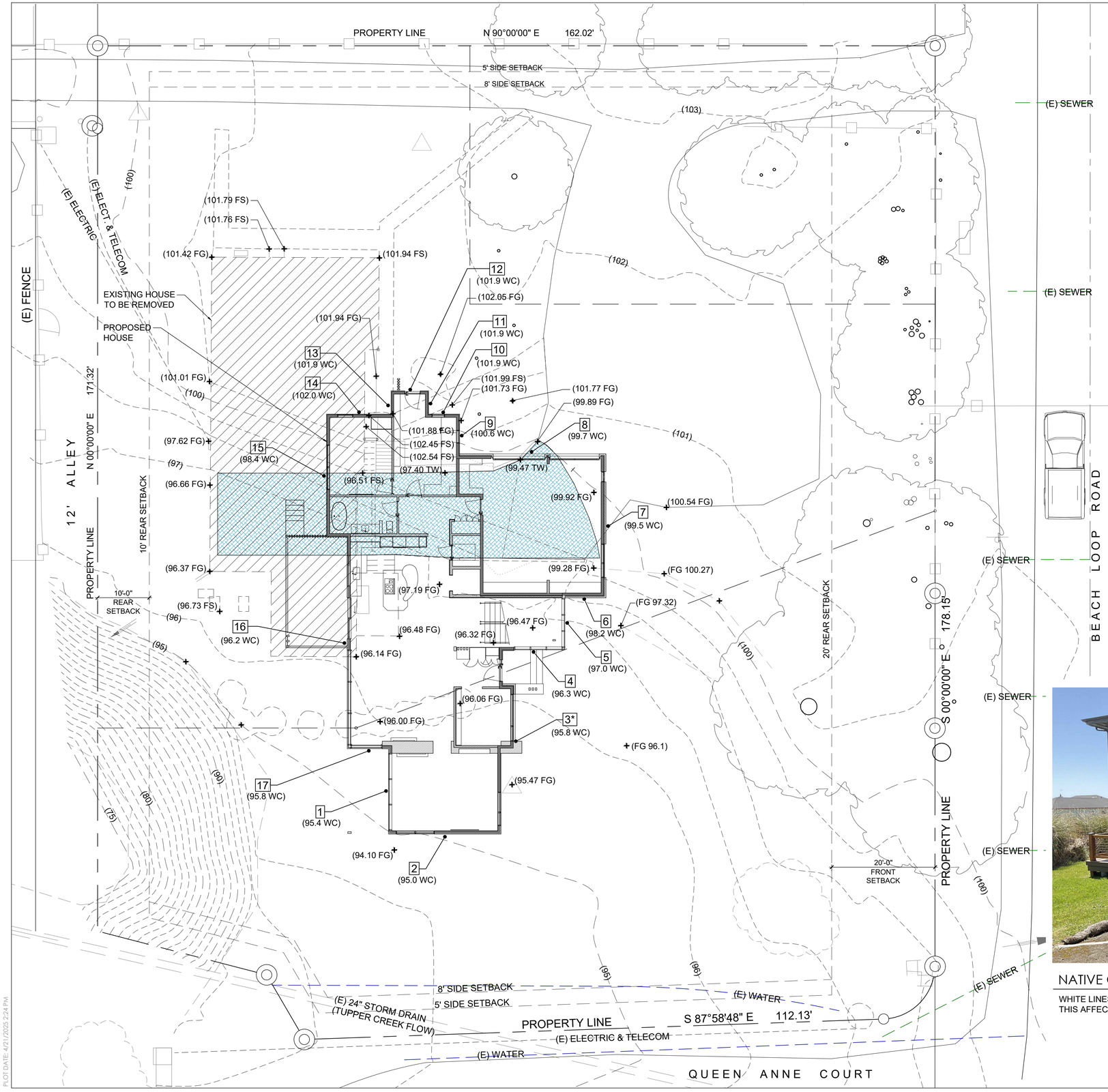
BEACH LOOP RESIDENCE

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

NATURAL HAZARDS

A0.2

PLOT DATE: 4/21/2025 2:24 PM



BUILDING HEIGHT CALCULATIONS

MAX. ALLOWED BLDG. ELEVATION: **122.68'**

PROPOSED HIGHEST POINT OF BUILDING 0.23' BELOW MAX. ALLOWED (2.75") **122.45'**

A. WALL NUMBER, SEE PLAN
B. NATIVE GRADE AT WALL CENTER
C. MAX. ALLOWED HEIGHT AT WALL CENTER FROM NATIVE GRADE TO HIGHEST ROOF

A	B	C
1	95.4	27.28
2	95.0	27.68
3* SEE NOTE	95.8	26.88
4	96.3	26.38
5	97.0	25.68
6	98.2	24.48
7	99.5	23.18
8	99.7	22.98
9	100.6	22.08
10	101.9	20.78
11	101.9	20.78
12	101.9	20.78
13	101.9	20.78
14	102.0	20.68
15	98.4	24.28
16	96.2	26.48
17	95.8	26.88
AVERAGE	98.7	24.00

NOTE: 122.68' - C = B

LEGEND & ABBREVIATIONS

(TW 94.23)	EXISTING SPOT ELEVATION
TW 94.23	PROPOSED SPOT ELEVATION
8	PROPOSED HOUSE WALL NUMBER, SEE 'BUILDING HEIGHT CALCULATIONS'
	DOT INDICATES WALL CENTER POINT
	NATIVE GRADE HIGHER THAN CURRENT GRADE DUE TO DRIVEWAY CUT AT GARAGE
(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
SF / SQ. FT.	SQUARE FEET
TC	TOP OF CURB
TOP	TOP OF SLOPE
TW	TOP OF WALL
WC	GRADE AT PROPOSED WALL CENTER

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

NOTES

1. EXISTING CONDITIONS AND GRADES ARE FROM "EXISTING CONDITIONS MAP" TOPO SURVEY DATED AUG. 10, 2024 BY DODGE SURVEYING.
2. EXCEPT AT WALL CENTER (WC), EXISTING SPOT GRADES SHOWN ARE FROM THE TOPO SURVEY POINTS
3. GRADES AT WALL CENTERS WERE CALCULATED BY INTERPOLATING BETWEEN CONTOURS AND / OR SPOT GRADES
4. WALL JOGS 4' OR LESS WERE NOT COUNTED. WALL #3 WAS COUNTED AS ONE WALL
5. HIGHEST POINTS SHOWN HERE DO NOT INCLUDE CHIMNEY, SEE ELEVATIONS

NATIVE GRADE AT GARAGE

WHITE LINES SHOW APPROX. NATIVE GRADE PRIOR TO DRIVEWAY & GARAGE CUT.
THIS AFFECTS ONLY WALL #15

0 2' 5' 10' 20'
SCALE: 1" = 10'-0"
Reduced to 11x17: 1" = 20'-0"

vine maple design
1130 Bellmore Ave.
Suite A86
Bandon, Oregon 97411
(415) 545-8443
matt@vinemapledesign.com

DATE:
February 27, 2025
Planning/DPW Submittal

REVISIONS:
1 April 21, 2025
Plancheck Revisions
(Sheet Added)

PRELIMINARY
NOT FOR CONSTRUCTION

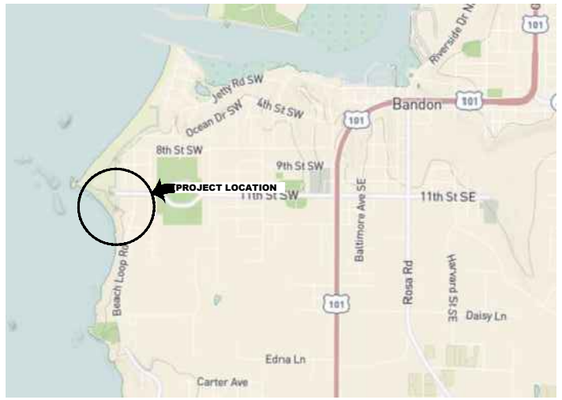
BEACH LOOP RESIDENCE

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

Building Height Plan

A0.3

PLOT DATE: 4/21/2025 2:24 PM



LOCATION MAP

SCALE: NTS

SITE MAP

SCALE: NTS

RESIDENTIAL CIVIL CONSTRUCTION PLANS

FOR

VINE MAPLE DESIGN

1190 BEACH LOOP ROAD
COOS COUNTY, OREGON

PINNACLE
ENGINEERING, INC.

UTILITY COMPANIES & JURISDICTION

COMPANY	PHONE
Bandon Electric Department 55 Highway 101 Bandon, OR 97411	541-347-2437
Douglas Fast Net 2350 NW Aviation Dr Roseburg, OR 97470	541-673-4242
NW Natural 250 SW Taylor St. Portland, OR 97204	503-226-4211
City of Bandon 555 Highway 101, Bandon, OR 97411	541-347-2437

PROJECT CONTACTS

COMPANY	PROJECT ROLE	PHONE
Vine Maple Design 1130 Baltimore Ave., Suite A-86 Bandon, OR 97411	(Architect)	541-545-8463
Pinnacle Engineering, INC. 4276 Old Hwy 99 S Roseburg, OR 97471	(Civil/Geotechnical)	541-440-4871
Julia A Johnson Revocable Trust 1190 Beach Loop Rd Bandon, OR 97411	(Owner)	

CONDITIONS

SHOULD A DISCREPANCY OCCUR IN THE NOTES OR DRAWINGS WHICH REQUIRES CLARIFICATION, OR IN WORK BY OTHERS AFFECTING THIS WORK, THE CONTRACTOR SHALL AT ONCE NOTIFY THE ENGINEER OF RECORD WHO WILL ISSUE INSTRUCTIONS ON HOW TO PROCEED. IF PROCEEDING WITH THE WORK SO AFFECTED WITHOUT INSTRUCTIONS FROM THE ENGINEER OF RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES SPECIFICATION, TYPOGRAPHICAL DISCREPANCY, AND DRAWING NOTATIONAL DISCREPANCY WHERE INTENT IS UNCLEAR. DIMENSIONS ON SCALED DRAWINGS AND ON FULL SIZED DRAWINGS SHALL GOVERN.

GENERAL NOTES

1. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED DEVELOPMENT. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE DEVELOPMENT AND PUBLIC DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ECT. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES FOR CORRECTION OR VERIFICATION PRIOR TO CONSTRUCTION OF THE AFFECTED WORK. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
3. OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION SHALL BE BORNE BY THE CONTRACTOR.
4. PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS. CONTRACTOR SHALL HAVE ALL SHORING EQUIPMENT ON SITE.
5. DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO STANDARD PRACTICE IN THE AREA.
7. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM AT THE TIME OF PLAN ISSUANCE.
8. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE IN RESPECT TO THIS SPECIFIC PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER. OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER FROM ANY AND ALL CLAIMS, DAMAGES LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM UNAUTHORIZED REUSE.
9. NO CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
10. ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN OREGON.
11. USE OF THESE PLANS BY THE CONTRACTOR CONSTITUTES ACCEPTANCE OF THESE NOTES AND CONDITIONS.

SPECIAL INSPECTIONS / CONSTRUCTION OBSERVATION

- INSPECTIONS SHALL BE BE PROVIDED BY THE CONTRACTOR AS SPECIFIED BY THE CITY OF BANDON.

PROPERTY INFROMATION

1190 BEACH LOOP ROAD

TRACT:	2024-3774
TAX ACCOUNT NO.:	3120700
TAX ID:	28S15W25CCTL0460000
ZONE:	CD-1 CONTROLLED DEVELOPMENT 1
WATER:	CITY OF BANDON
SEWER:	CITY OF BANDON
FIRE:	BANDON RURAL FIRE DISTRICT

HORIZONTAL AND VERTICAL DATUM:

EXISTING SURVEY WAS PROVIDED BY DODGE SURVEYING AND PLANNING. SURVEY WAS CONDUCTED AUGUST 10, 2024

VERTICAL DATUM
ASSUMED

HORIZONTAL DATUM
ASSUMED

DRAWING INDEX

ISSUE DATE: 3/6/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

REVISIONS	DATE	BY
△ REVISED		

VINE MAPLE DESIGN
1190 BEACH LOOP DR - BANDON, OR
COVER SHEET

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: AJH

DRAWN BY: AJH
DATE: 2/17/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30725

SHEET NO T1.0

PLOT DATE: 3/6/2025 3:23:19 PM BY: PW-CADD2-PC06

GENERAL CIVIL NOTES:

1. Contractor shall procure and conform to all construction permits required by the City of Bandon and Coos County hearforth referred to as jurisdiction having authority (JHA), and conform to all conditions and requirements of said permits. Issuance of a JHA Public Works street/site/utility construction permit does not relieve the contractor from obtaining any and all reviews and permits required under building, plumbing or electrical codes that any portions of the work may be subject to (including a site plumbing permit if required), or from any requirements under permits which may be required for the project by other agencies with jurisdiction.
2. Contractor shall procure a right-of-entry permit from ODOT State Highway Division for all work within the State right-of-way and conform to all conditions of the permit.
3. A copy of final approved construction drawings and any required permits shall be kept on-site at all times, for review by inspectors upon request.
4. Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction.
5. All grading, rocking, paving, utility, and related work shall conform to Oregon Standard Specifications for Construction - OSSC (ODOT), 2024 edition, or local jurisdiction standards, whichever is more stringent.
6. All materials and workmanship for facilities in street right-of-way or easements shall conform to approving agencies' construction specifications wherein each has jurisdiction, including but not limited to the JHA, County, Oregon Health Authority - Drinking Water Services (OHA-DWS) and the Oregon Department of Environmental Quality (DEQ).
7. Unless otherwise approved by the Public Works Director, construction of all public facilities shall be done between 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 9:00 a.m. and 6:00 p.m. Saturday. No work my be performed on Sundays.
8. The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such incidentals as may be necessary to meet applicable agency requirements and provide a completed project.
9. Contractor to notify JHA, ODOT and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction, and comply with all other requirements of ORS 757.541 to 757.571.
10. Any inspection by the JHA or other agencies shall not, in any way, relieve the Contractor from any obligation to perform the work in strict compliance with the applicable codes and agency requirements.
11. All traffic control plans & measures shall be approved by the agency with jurisdiction and in place prior to any construction activity. Contractor shall erect and maintain barricades, warning signs, traffic cones (and all other traffic control devices required) per JHA, County and ODOT requirements in accordance with the current MUTCD (including Oregon amendments). Access to driveways and buildings shall be maintained at all times for residential, business, fire and emergency vehicles. Contractor shall maintain current traffic patterns during all periods of construction, unless otherwise approved in writing by the JHA and all agencies with jurisdiction.
12. Unless authorized in writing by the JHA prior to the start of the work, no work within any existing public roadway shall disrupt traffic flow for more than 14 consecutive days (timeframe applies independently and separately to each block or intersection where traffic control work is required).
13. Upon completion of construction of public facilities, Contractor shall submit a clean set of field record drawings containing all as-built information to the Design Engineer for use in the preparation of As-Built drawings which must be submitted to the JHA prior to the first final walkthrough inspection.
14. Contractor is solely responsible for assuring that any site, street or utility work within the jurisdiction of the JHA, meets or exceeds any and all legal requirements and any and all industry best practices in the design, construction and/or performance of such site, street or utility work. Contractor is solely responsible for payment of any assessment, fine, penalty, claim, damages or costs that result from Contractor's (a) performing site, street or utility work or (b) failing to perform site, street utility work that meets or exceeds any and all legal requirements and industry best practices.
15. The JHA may require and Contractor shall provide the JHA with confined space entry plans conforming with the requirements of OR-OSHA, traffic control plans, or other plans or performance descriptions necessary or desirable for the Public Works Director to assure that these requirements can be met in performing the work. The JHA's acceptance, review, or comments on or about the adequacy of any such plan shall not remove or reduce Contractor's sole responsibility to meet any and all legal requirements, administrative requirements, or industry best practices. The Contractor will indemnify the JHA against any claims, liability, damages, fines, fees or assessments related in any manner to Contractor's site, street or utility work.
16. All construction water must be obtained through an approved hydrant meter or bulk water meter, at a location approved by Public Works.
17. No work that will impact or interrupt water/sewer/storm drainage utility service or interrupt vehicular or pedestrian access to any public or private property shall be performed unless reviving approval in advance by AHJ. Additionally the contractor shall notify all the affected parties prior to the anticipated impact a minimum of 24 hours (and a maximum of 48 hours) before such interruption of utility service (or vehicular/pedestrian access) to all residences, structures or businesses impacted by the work (Contractor is responsible to coordinate with the JHA staff a minimum of 1 week prior in order to verify area of impact or interruption). In addition to the written notice, a representative of the Contractor shall knock on the front door of all affected residences or businesses on the morning that the work will commence, and attempt to notify the residents or businesses regarding the start of the work.
18. Contactor shall provide a minimum of 48 hours (2 work days) notice to police, fire department and Post Office prior to any work that will impact vehicular traffic, and ensure that alternate emergency access is available. Provide a minimum 1 week (5 work days) notice to any transit district or school district of any traffic impacts on streets which are on bus routes *(Contractor to verify routes),* and verify that arrangements are made for alternate routes.
19. Contractor shall provide a minimum 1 week advance notice for the garbage/recycle collector, and make arrangements for the garbage and/or recycle receptacles at all properties to be placed at a location where they can be collected on the appropriate day(s).

GENERAL SANITARY SEWER NOTES:

The following notes shall apply unless noted elsewhere in the drawing: (in case of conflict the plans shall supersede)

1. Sanitary sewer pipe shall be PVC in conformance with ASTM D3034, SDR 35. All other appurtenances and installation to conform to the JHA specifications.
2. Sanitary sewer laterals for single family residential & each side of duplexes shall be a minimum of 4-inches in diameter (6-inch minimum for other laterals), and shall include toning wire and warning tape per standard details.
3. Couplings for new PVC sewer pipe connecting to other PVC or solid wall HDPE pipe shall be gasketed solid sleeve PVC slip couplings. Couplings for connection of PVC to concrete pipe shall be MaxAdaptor Coupling (by Gripper Gasket LLC) for sizes up to and including 12-inch diameter.
4. Sanitary Sewer pipe and appurtenances shall be tested for leakage. Leakage tests shall include an air test of all sewer mains and laterals prior to paving, and a separate air test of all sewer mains and laterals following excavation and backfilling of any franchise utility trenches or other utility work that crosses sanitary sewer laterals. All testing shall conform to requirements as outlined on JHA testing forms contained in the PWDS. Unless otherwise approved in writing by the Public Works Director, Public Works staff shall be present for all sewer leakage testing.
5. Prior to or concurrent with connection to a sanitary sewer lateral, it shall be demonstrated to the JHA that the lateral is not obstructed. This shall be accomplished by "snaking" the service lateral downstream of the connection point to the mainline, or similar method acceptable to the JHA. JHA personnel or authorized agent shall be present during the "snaking" or other demonstration method.

SITE GRADING, PAVING & DRAINAGE NOTES:

The following notes shall apply unless noted elsewhere in the drawing: (in case of conflict the plans shall supersede)

1. Contractor to review project geotechnical report prepared by PEI dated (1/18/25), and conform to all recommendations listed in the report or requirements shown on these plans, in case of conflict the report shall supersede.
2. All site preparation shall be performed in accordance with the above referenced geotechnical report.
3. The Contractor shall be responsible for managing construction activities to ensure that public streets and right-of-ways are kept clean of mud, dust, or debris. Dust abatement shall be maintained by adequate watering of the site by the Contractor.
4. All grading, rocking and paving to conform to OSSC (ODOT) Specifications.
5. Clearing & stripping areas near water bodies or on sloped terrain shall follow best management practices to prevent erosion or runoff at all times.
6. Unless otherwise shown on the drawings, straight grades shall be run between all finish grade elevations and/or finish contour lines shown. Finish pavement grades at transition to existing pavement shall match existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.
7. If the subgrade is disturbed after the subgrade proof roll, or if inclement weather (ie. significant precipitation) occurs between the time any proof roll is performed and baserock placement, curb placement or paving, another proof roll may be required by the JHA.
8. Crushed granular baserock shall conform to the requirement of the above referenced geotechnical report.
9. Compact granular baserock to 90% of the maximum dry density per ASTM D1557 test method (Modified Proctor). Prior to placing AC pavement, written compaction test results for baserock and trench backfill must be received by the JHA, and a finished rock grade proof-roll (witnessed by the JHA) must be performed.
10. Unless otherwise shown on the drawings, no cut or fill slopes shall be constructed steeper than 2.5H:1V maximum.
11. All planter areas shall be backfilled with approved top soil minimum 8" thick. Stripped materials shall not be used for planter backfill without approval of project engineer.
12. Contractor shall seed and mulch all exposed slopes and disturbed areas which are not scheduled to be landscaped, including trench restoration areas. Mulch shall be either hydromulch or finely chopped fescue or rygrass mulch conforming with OSSC (ODOT) Section 01030.15
13. Grading shown on the drawings is critical to functioning of stormwater conveyance and shall be strictly followed.

EXISTING UTILITIES AND FACILITIES NOTES:

1. ATTENTION: 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 the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503)232-1987).
2. The location and descriptions of existing utilities shown on the drawings are compiled from available records and/or field surveys. The engineer or utility companies do not guarantee the accuracy or the completeness of such records. Contractor shall field verify sizes and locations of all existing utilities prior to construction.
3. The Contractor or developer shall retain a surveyor to research, locate and mark all existing property and street monuments within or adjacent to the work areas prior to construction. Any survey monuments that will be disturbed during construction of the project shall be referenced (prior to construction) and replaced (following construction) by a Registered Land Surveyor at the Contractor's expense. The monuments shall be replaced within a maximum of 90 days, and the County Surveyor shall be notified in writing and/or a survey document recorded as required by ORS 209 140, ORS 209.150 and/or ORS 209.155 as applicable.
4. Contractor shall field verify location and depth of all existing utilities where new facilities cross or are closely parallel to the existing facilities. All utility crossings marked or shown on the drawings shall be potholed using hand tools or other non-destructive methods prior to excavating or boring. Contractor shall be responsible for exposing potential utility conflicts far enough ahead of construction to determine necessary grade, alignment or depth modifications without delaying the work or requiring otherwise unnecessary materials, fittings or structures. If grade, alignment or depth modification is necessary, Contractor shall notify the Design Engineer, and the Design Engineer shall obtain approval from the JHA Engineer prior to construction.
5. All existing facilities shall be maintained in-place by the Contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain, or otherwise protect existing utilities and other facilities at all times during construction. Contractor to leave existing facilities in an equal or better-than-original condition and to the satisfaction of the JHA Engineer.
6. Except where otherwise shown on the drawings and explicitly approved in writing by the JHA, existing JHA utilities crossed, intercepted by or in the vicinity of new utility or facilities (of the same system) shall be connected to the new JHA utility system at locations as required by the JHA Engineer and Public Works Director. Existing JHA utility lines which are parallel with, or which are replaced or superseded by the new utility lines (as determined by the JHA), shall be abandoned or removed as part of the project (and existing facilities or structures served by the abandoned lines shall be connected to the new system as applicable), as required by the JHA Engineer and Public Works Director.
7. Utilities that are abandoned in place, or interfering portions of utilities, shall be removed by the Contractor to the extent necessary to accomplish the work. The Contractor shall plug the remaining exposed ends of abandoned utilities (grout or concrete plugs, if used, shall be installed to fill the full pipe diameter for a distance of two times the pipe diameter back from the pipe end).
8. Unless otherwise approved by the JHA, all springs, field tiles or drain lines intercepted or exposed during construction shall be connected to catch basins or new storm lines, except for field tiles or drain lines which are removed completely during construction, or are located and plugged at 50 foot maximum intervals uphill of the location intercepted (grout plugs, if used, shall have a length of two times the pipe diameter). Any abandoned drain tiles downstream of the intercepting trenches shall be plugged with grout for a distance of two times the pipe diameter back from the pipe end.
9. Contractor shall remove all existing signs, mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition prior to project completion.
10. Any septic tanks encountered during construction shall be pumped out. Contractor shall break bottom of tank out and backfill with pea gravel unless otherwise required by public agencies having jurisdiction. Septic tank removal to be in accordance with County Sanitarian requirements.
11. Any wells encountered shall be abandoned per the Oregon Water Resources Department (WRD) requirements, and notice provided to the Public Works Director and the JHA Engineer. Locations of abandoned wells shall be noted and clearly shown on the as-built drawings.
12. Any fuel tanks encountered shall be removed and disposed of per State of Oregon DEQ requirements, and notice provided to the Public Works Director and the JHA Engineer. Locations of abandoned fuel tanks shall be noted and clearly shown on the as-built drawings. Backfill with compacted granular material.

GENERAL STORM DRAINAGE NOTES:

The following notes shall apply unless noted elsewhere in the drawing: (in case of conflict the plans shall supersede)

1. Storm drain pipe materials shall conform to the construction drawings and JHA requirements. Contractor shall use uniform pipe material on each pipe run between structures unless otherwise directed or approved. Jointed HDPE pipe shall not be used for slopes exceeding ten percent (10%).
2. Catch basins and junction boxes shall be set square with buildings or with the edge of the parking lot or street wherein they lie. Storm drain inlet structures and paving shall be adjusted so water flows into the structure without ponding water.
3. Unless otherwise approved by the Engineer, all storm drain connections shall be by manufactured tee or wye fittings.
4. Sweep (deflect) storm drain pipe into catch basins and manholes as required. Maximum joint deflection shall not exceed 5 degrees or manufacturers recommendations, whichever is less.
5. All joints, penetrations & any exposed lifting holes shall be made smooth, so as not to retain debris. Base/sump shall be smooth to facilitate cleaning.
6. Unless otherwise specified or directed, install storm drain pipe in accordance with manufacturer's installation guidelines.
7. After manhole installation the contractor shall flush and clean the storm network. All foreign material from pipes, manholes and catch basins shall be removed prior to project completion. Failure to clean all dirt, rock and debris will result in the poor performance of the network which could result in the system failing.
8. Tracer wire shall be installed on storm lines, and shall be stubbed into manholes, catch basins and cleanouts. All storm drain laterals shall have tracer wire installed from the mainline to the property line *(insulated 12 gauge solid core copper, green for storm)*. Tracer wire shall be extended up into all storm lateral cleanout boxes, and shall be extended to the property line to allow the private storm service trace wire to be connected.

PIPED UTILITIES:

1. Contractor shall coordinate and pay all costs associated with connecting to existing water, sanitary sewer and storm sewer facilities.
2. Unless otherwise noted, materials and workmanship for water, sanitary sewer and storm sewer shall conform to 2024 OSSC (ODOT).
3. The contractor shall have appropriate equipment on site to produce a firm, smooth, undisturbed subgrade at the trench bottom, true to grade. The bottom of the trench excavation shall be smooth, free of loose materials or tooth grooves for the entire width of the trench prior to placing the granular bedding material.
4. Unless noted elsewhere, all pipe shall be bedded with minimum 6-inches of ¾" minus granular crushed rock bedding and backfilled with compacted ¾" minus crushed rock in the pipe zone (granular backfill shall extend a minimum of 12-inches over the top of the pipe in all cases). Granular trench backfill shall be used under all improved areas, including sidewalks. Granular trench backfill shall be compacted to 92% of the maximum dry density per AASHTO T-180 test method (modified Proctor).
5. Unless noted elsewhere, granular backfill shall be ¾"-0 conforming to 2024 OSSC (ODOT) 02630.10 (Dense Graded Base Aggregate), with no more than 10% passing the #40 sieve and no more than 5% passing the #200 sieve.
6. If trenches are over-excavated for any reason, over-excavation shall be filled to the design trench subgrade (ie. to the bottom of the 6" thick pipe bedding layer) with compacted, well-graded granular backfill as specified (the use of open graded rock for trench foundation stabilization is prohibited unless it is completely encapsulated in geotextile fabric & approved in writing by the Engineer).
7. Contractor shall arrange for and pay all costs to abandon existing sewer and water services not scheduled to remain in service.
8. All piped utilities abandoned in place shall have all openings closed with concrete plugs with a minimum length equal to 2 times the diameter of the abandoned pipe.
9. The end of all utility stubs shall be marked with a painted 2 x 4, extending 2 feet minimum above finish grade (painted white for sanitary sewer, green for storm), and wired to pipe stub. Tracer wire shall be extended (and attached) to the top of the 2 x 4 post. Type of utility (ie. sewer, storm, etc.) and depth below grade to pipe invert shall be clearly & permanently labeled on the marker post.
10. Contractor shall provide all materials, equipment and facilities required for testing all utility piping in accordance with JHA construction specifications.
11. Unless noted elsewhere, all water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge solid core copper tracer wire the full length of the installed pipe using blue wire for water and green for storm and sanitary piping. Tracer wire shall be taped to the top of the pipe at 10 foot maximum intervals and shall be extended up into all valve boxes, manholes and catch basins and accessible from the surface. All tracer wire splices shall be made with corrosion resistant waterproof wire nuts (select from the ODOT QPL consistent with the intended use). Tracer wire penetrations into manholes shall be within 18 inches of the rim elevation and adjacent to manhole steps. The tracer wire shall be tied to the top manhole step or otherwise supported to allow retrieval from the outside of the manhole or catch basin.
12. Unless authorized in writing by the JHA prior to the start of the work: trenching within existing paved streets shall be backfilled and repaved with asphalt pavement; trenches within each block or intersection shall be permanently repaved within 21 days of the start of excavation (including completion of all inspections, testing & corrective work required by JHA standards prior to paving). These time frames apply independently and separately to each block or intersection where trenching work occurs.

ISSUE DATE: 3/6/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

REVISIONS		
DATE	BY	△ REVISED

VINE MAPLE DESIGN
1190 BEACH LOOP DR - BANDON, OR
GENERAL NOTES

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: AJH

DRAWN BY: AJH
DATE: 2/17/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30725

SHEET NO C0.1

PLOT DATE: 3/6/25 12:34:1 PM BY: PW-CADD2-PC06

NOTES:

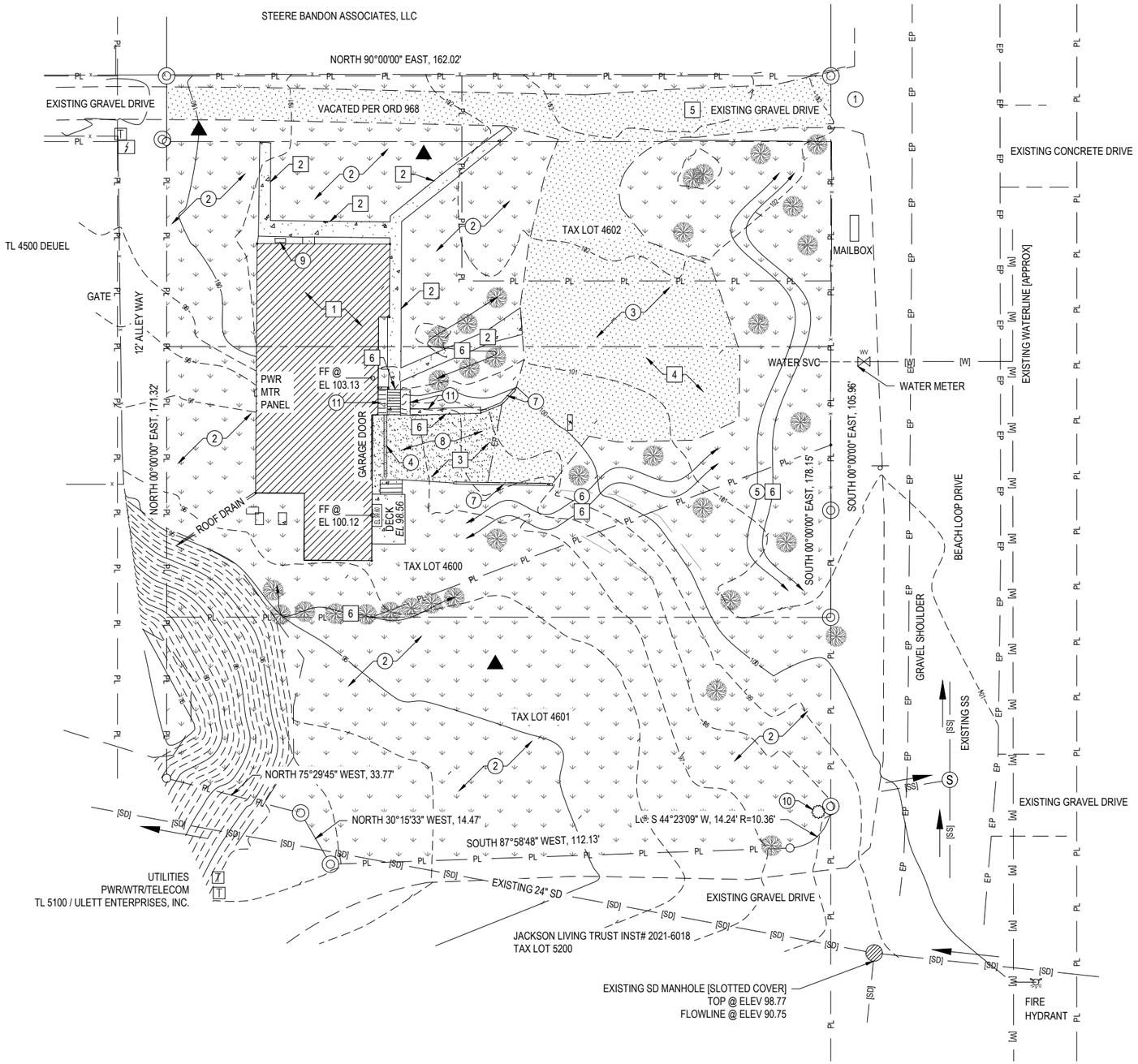
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE LOCATION OF UTILITIES ON THIS SURVEY ARE BASED ON VISIBLE EVIDENCE OF FACILITIES AND A LOCATE REQUEST. PEI ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.
- THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. EXISTING PROPERTY CORNER MONUMENTS WERE TIED AND RECORD INFORMATION WAS USED TO DEPICT THE BOUNDARY.
- EXISTING EASEMENTS, ENCUMBRANCES AND EXCEPTIONS HAVE NOT BEEN RESEARCHED.
- EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
- THE SITE SHALL BE CLEARED, GRUBBED, AND PREPARED PER THE PROJECT GEOTECHNICAL STUDY AND REPORT DATED 1/18/24.
- EXISTING SUBGRADE SHALL BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF FILL MATERIAL.

(#) KEYED NOTE:

1. EXISTING ACCESS
2. TYPICAL GRASS YARD AREAS
3. GRAVEL PARKING AREAS
4. EXISTING SLOTTED TRENCH DRAIN
5. AREA CONTAINING 20 TREES - APPROXIMATE LOCATION SHOWN
6. AREA CONTAINING 16 TREES - APPROXIMATE LOCATION SHOWN
7. EXISTING CURBLINE [GROUND LEVEL]
8. PAVED AREA
9. EXITING HVAC UNIT
10. EXISTING CONCRETE/ROCK PILLAR (ORNAMENTAL)
11. EXISTING BRICK PLANTERS

[#] KEYED DEMO NOTE:

1. EXISTING BUILDING TO BE REMOVED AND DISPOSED OF OFFSITE.
2. EXISTING CONCRETE WALKWAY TO BE REMOVED AND DISPOSED OF OFFSITE.
3. EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE.
4. EXISTING GRAVEL TO BE REMOVED.
5. EXISTING GRAVEL ACCESS TO BE RELOCATED PER C2.0.
6. EXISTING LANDSCAPING FEATURES TO BE REMOVED AND DISPOSED OF OFFSITE.



1 / C1.0 EXISTING SITE / DEMO PLAN

SCALE: 1" = 15'

HATCH LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING SITE CONCRETE
- EXISTING SITE GRAVEL
- EXISTING LANDSCAPING

LINE TYPE LEGEND:

- [W] [W] EXISTING WATER LINE
- [SD] [SD] EXISTING STORM SEWER
- [SS] [SS] EXISTING SANITARY SEWER
- x EXISTING FENCE
- EXISTING GRADE BRAKE
- EP EP EDGE OF ASPHALT
- EDGE OF GRAVEL
- PL PL PROPERTY LINE
- PROPERTY LINE (PROTRACTED)

SYMBOLS LEGEND:

- SIGN POST
- TREE
- EL XX.XX SPOT ELEVATION
- DS&P CONTROL POINT
- PROPERTY CORNER (FOUND)
- FIRE HYDRANT
- SIGN
- (S) SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRICAL TRANSFORMER
- [T] TECHNOLOGY RISER
- WV WATER VAULT

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

ISSUE DATE: 3/6/25

DATE	BY	REVISED
REVISIONS		

VINE MAPLE DESIGN
1190 BEACH LOOP DR - BANDON, OR
EXISTING SITE / DEMEO PLAN

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: AJH

DRAWN BY: AJH
DATE: 2/17/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30725

SHEET NO C1.0

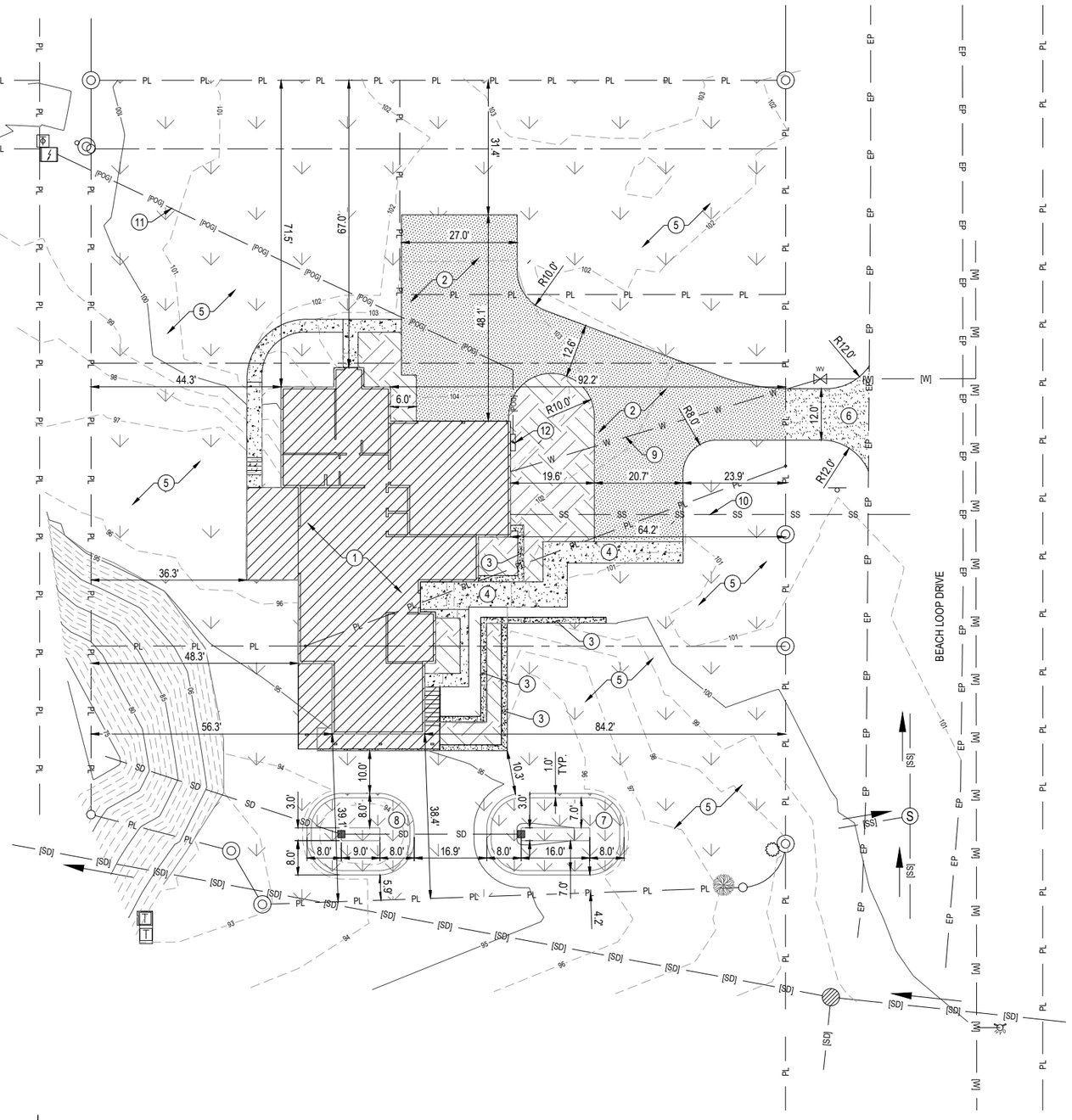
PLOT DATE: 3/6/2025 3:23:36 PM BY: JPW-CADD-PC06

NOTES:

- THE LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE LOCATION OF UTILITIES ON THIS SURVEY ARE BASED ON VISIBLE EVIDENCE OF FACILITIES AND A LOCATE REQUEST. PEI ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.
- THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. EXISTING PROPERTY CORNER MONUMENTS WERE TIED AND RECORD INFORMATION WAS USED TO DEPICT THE BOUNDARY.
- EXISTING EASEMENTS, ENCUMBRANCES AND EXCEPTIONS HAVE NOT BEEN RESEARCHED.
- EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
- THE SITE SHALL BE CLEARED, GRUBBED, AND PREPARED PER THE PROJECT GEOTECHNICAL STUDY AND REPORT DATED 1/18/25.
- EXISTING SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF FILL MATERIAL.
- ELEVATIONS SHOWN ARE BASED ON SURVEY PROVIDED BY DODGE SURVEYING AND PLANNING AND MAY NOT REFLECT THE ACTUAL GROUND ELEVATION.

(#) KEYED NOTE:

1. PROPOSED RESIDENTIAL BUILDING, SEE ARCHITECTURAL PLANS BY OTHERS FOR DETAILS.
2. AUTO COURT PERMEABLE PAVERS PER MANUFACTURED RECOMMENDATION. SUBGRADE SHALL BE PREPARED PER GEOTECHNICAL REPORT. GRADE TO MATCH C3.0.
3. RETAINING WALL PER STRUCTURAL. GRADE TO MATCH C3.0.
4. CONCRETE PERMEABLE PAVER WALKWAY PER OWNERS REQUIREMENTS. SUBGRADE SHALL BE PREPARED PER GEOTECHNICAL REPORT. GRADE TO MATCH C3.0.
5. PROPOSED LANDSCAPING PER OWNERS SPECIFICATION.
6. PROPOSED ENTRY DRIVE PER CITY OF BANDON STANDARDS.
7. PROPOSED 32' x 17' x 0.75' DEEP STORM WATER RETENTION POND PER 1/C4.0. RETENTION POND SHALL HAVE A MINIMUM OF 105 ft^3 OF CAPACITY. GRADE TO MATCH C3.0. INSTALL POND DRAIN AND OVERFLOW PER C3.0.
8. PROPOSED 25' x 19' x 0.75' DEEP STORM WATER RETENTION POND PER 1/C4.0. RETENTION POND SHALL HAVE A MINIMUM OF 105 ft^3 OF CAPACITY. GRADE TO MATCH C3.0. INSTALL POND DRAIN AND OVERFLOW PER C3.0.
9. PROPOSED DOMESTIC WATER SERVICE TO MATCH EXISTING SERVICE. CONTRACTOR TO INSTALL SERVICE PER MEANS DEEMED ACCEPTABLE BY THE OREGON PLUMBING CODE. CONTRACTOR TO CONNECT TO EXISTING WATER METER PER CITY OF BANDON REQUIREMENTS.
10. PROPOSED SANITARY SEWER LATERAL TO MATCH EXISTING SERVICE. CONTRACTOR TO INSTALL SERVICE PER MEANS DEEMED ACCEPTABLE BY THE OREGON PLUMBING CODE. CONTRACTOR TO CONNECT TO EXISTING SEWER MAIN PER CITY OF BANDON REQUIREMENTS.
11. PROPOSED UNDERGROUND ELECTRICAL SERVICE LOCATION. CONTRACTOR TO INSTALL SERVICE PER SERVICE PROVIDERS REQUIREMENT.
12. PROPOSED ELECTRICAL METER LOCATION.



1 / C2.0 PROPOSED SITE PLAN

SCALE: 1" = 15'

HATCH LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCERT PAVER WALKWAY
- PROPOSED PERMEABLE PAVER
- PROPOSED LANDSCAPING
- PROPOSED RETENTION POND

LINE TYPE LEGEND:

- [W] [W] EXISTING WATER LINE
- [SD] [SD] EXISTING STORM SEWER
- [SS] [SS] EXISTING SANITARY SEWER
- x EXISTING FENCE
- EXISTING GRADE BRAKE
- EP EP EDGE OF ASPHALT
- EDGE OF GRAVEL
- PL PL PROPERTY LINE
- PROPERTY LINE (PROTRACTED)
- W W PROPOSED WATER SERVICE
- SS SS PROPOSED SEWER SERVICE
- [POG] [POG] PROPOSED POWER SERVICE

SYMBOLS LEGEND:

- SIGN POST
- TREE
- PROPERTY CORNER (FOUND)
- FIRE HYDRANT
- SIGN
- (S) SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRICAL TRANSFORMER
- (T) TECHNOLOGY RISER
- WV WATER VAULT

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

ISSUE DATE: 3/6/25

REVISIONS	DATE	BY
△ REVISED		

VINE MAPLE DESIGN
1190 BEACH LOOP DR - BANDON, OR
PROPOSED SITE PLAN

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: AJH

DRAWN BY: AJH
DATE: 2/17/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30725

SHEET NO. C2.0

PLOT DATE: 3/6/2025 3:23:23 PM BY: JPW-CADD-PC06

NOTES:

- THE LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE LOCATION OF UTILITIES ON THIS SURVEY ARE BASED ON VISIBLE EVIDENCE OF FACILITIES AND A LOCATE REQUEST. PEI ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.
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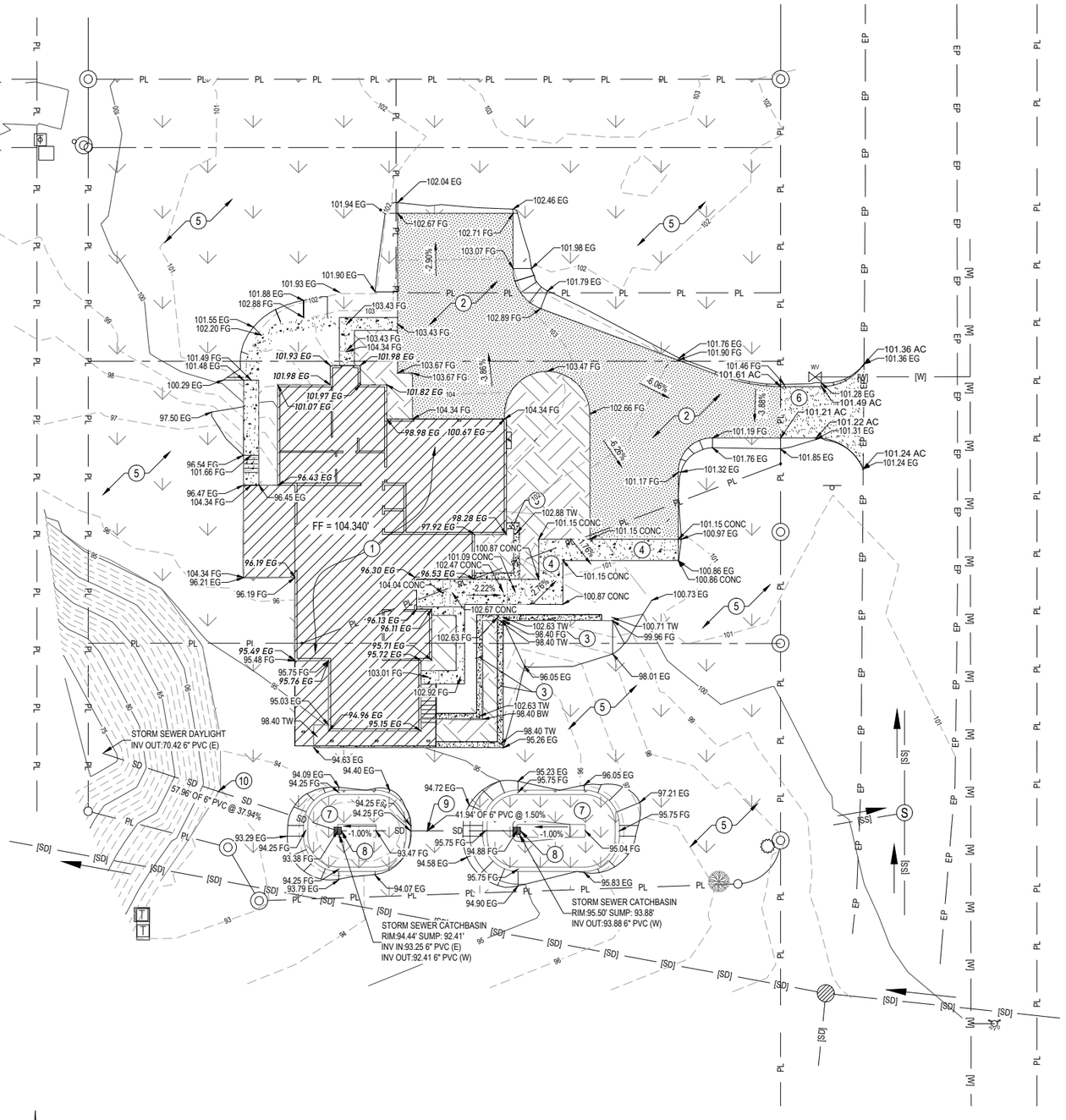
- EXISTING EASEMENTS, ENCUMBRANCES AND EXCEPTIONS HAVE NOT BEEN RESEARCHED.
- EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
- THE SITE SHALL BE CLEARED, GRUBBED, AND PREPARED PER THE PROJECT GEOTECHNICAL STUDY AND REPORT DATED 8/4/23.
- EXISTING SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF FILL MATERIAL.
- ELEVATIONS SHOWN ARE BASED ON SURVEY PROVIDED BY DODGE SURVEYING AND PLANNING AND MAY NOT REFLECT THE ACTUAL GROUND ELEVATION.

(#) KEYED NOTE:

1. PROPOSED RESIDENTIAL BUILDING, SEE ARCHITECTURAL PLANS BY OTHERS FOR DETAILS.
2. AUTO COURT PERMEABLE PAVERS PER MANUFACTURED RECOMMENDATION. SUBGRADE SHALL BE PREPARED PER GEOTECHNICAL REPORT. GRADE AS SHOWN.
3. RETAINING WALL PER STRUCTURAL. GRADE AS SHOWN.
4. CONCRETE PERMEABLE PAVER WALKWAY PER OWNERS REQUIREMENTS. SUBGRADE SHALL BE PREPARED PER GEOTECHNICAL REPORT. GRADE AS SHOWN.
5. PROPOSED LANDSCAPING PER OWNERS SPECIFICATION.
6. PROPOSED ENTRY DRIVE PER RD715/C4.0.
7. PROPOSED STORM WATER RETENTION POUND PER 1/C4.0.
8. PROPOSED RETENTION POND OVERFLOW STRUCTURE PER 1/C4.0.
9. PROPOSED OVERFLOW PIPE. LENGTH, SLOPE AND SIZE AS SHOWN.
10. PROPOSED DAYLIGHT PIPE. CONTRACTOR TO DAYLIGHT OVERFLOW TO TUPPER CREEK LENGTH, SLOPE AND SIZE AS SHOWN. OVERFLOW PIPING SHALL EXTENT TO THE BOTTOM OF THE RAVINE SUCH THAT NO BANK EROSION IS POSSIBLE. INSTALL ENERGY DISSIPATER STRUCTURE AT THE DISCHARGE LOCATION PER 2/C4.0.



1 C3.0 PROPOSED GRADING AND DRAINAGE PLAN

SCALE: 1" = 15'

HATCH LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCERT PAVER WALKWAY
- PROPOSED PERMEABLE PAVER
- PROPOSED LANDSCAPING
- PROPOSED RETENTION POND

LINE TYPE LEGEND:

- [W] [W] EXISTING WATER LINE
- [SD] [SD] EXISTING STORM SEWER
- [SS] [SS] EXISTING SANITARY SEWER
- x EXISTING FENCE
- EXISTING GRADE BRAKE
- EP EP EDGE OF ASPHALT
- EDGE OF GRAVEL
- PL PL PROPERTY LINE
- PROPERTY LINE (PROTRACTED)

SYMBOLS LEGEND:

- SIGN POST
- TREE
- PROPERTY CORNER (FOUND)
- FIRE HYDRANT
- SIGN
- (S) SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRICAL TRANSFORMER
- T TECHNOLOGY RISER
- WV WATER VAULT

SURFACE ELEVATION LABEL:

- XXX.XX' EG — EXISTING GRADE
- XXX.XX' AC — TOP OF ASPHALT
- XXX.XX' CONC — TOP OF CONCRETE
- XXX.XX' FG — FINISHED GRADE
- XXX.XX' TW — TOP OF WALL
- XXX.XX' BW — BOTOM OF WALL
- *XXX.XX' EG* — EXISTING GRADE AT BUILDING CORNER

ISSUE DATE: 3/6/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

DATE	BY	REVISED

REVISIONS

VINE MAPLE DESIGN
1190 BEACH LOOP DR - BANDON, OR
PROPOSD SITE PLAN

PINNACLE ENGINEERING, INC.

4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: AJH

DRAWN BY: AJH
DATE: 2/17/25

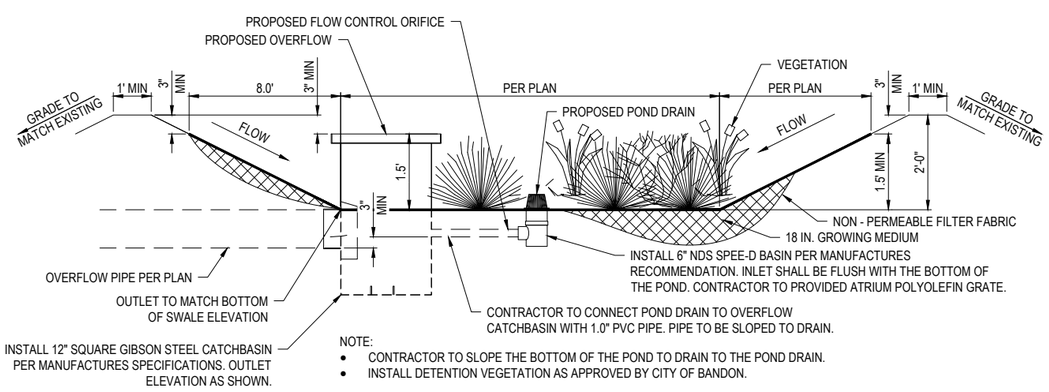
SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30725

SHEET NO C3.0

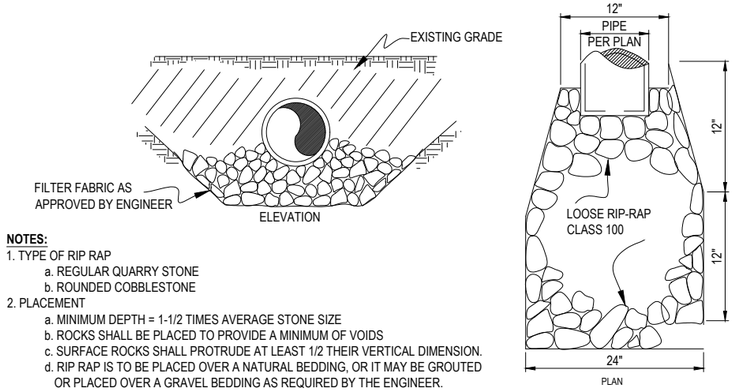
PLOT DATE: 3/6/2025 3:23:48 PM BY: PW-CADD-PC06



NOTE:
- CONTRACTOR TO SLOPE THE BOTTOM OF THE POND TO DRAIN TO THE POND DRAIN.
- INSTALL DETENTION VEGETATION AS APPROVED BY CITY OF BANDON.

1 C4.0 RETENTION POND SECTION

SCALE: N.T.S



NOTES:

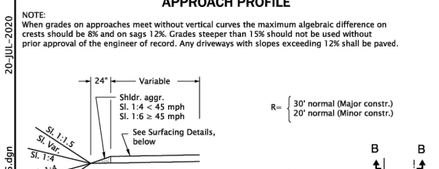
1. TYPE OF RIP RAP
   a. REGULAR QUARRY STONE
   b. ROUNDED COBBLESTONE
2. PLACEMENT
   a. MINIMUM DEPTH = 1-1/2 TIMES AVERAGE STONE SIZE
   b. ROCKS SHALL BE PLACED TO PROVIDE A MINIMUM OF VOIDS
   c. SURFACE ROCKS SHALL PROTRUDE AT LEAST 1/2 THEIR VERTICAL DIMENSION.
   d. RIP RAP IS TO BE PLACED OVER A NATURAL BEDDING, OR IT MAY BE GROUTED OR PLACED OVER A GRAVEL BEDDING AS REQUIRED BY THE ENGINEER.

2 C4.0 RIP RAP ENERGY DISSIPATOR

SCALE: N.T.S

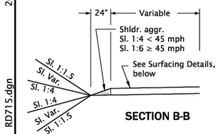
20-JUL-2020

RD715.dgn

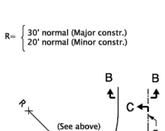


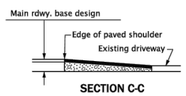
APPROACH PROFILE

NOTE:
When grades on approaches meet without vertical curves the maximum algebraic difference on crests should be 8% and on sags 12%. Grades steeper than 15% should not be used without prior approval of the engineer of record. Any driveways with slopes exceeding 12% shall be paved.



SECTION B-B



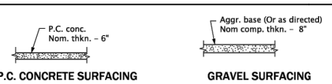


SECTION C-C

HALF PLAN

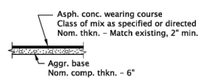
NOTE:
Normal paving limits to extend 20' (30' for public road connections) from the edge of pavement or to the right of way line, whichever is less. Approach surfacing and width to then match existing approach.

APPROACH



P.C. CONCRETE SURFACING

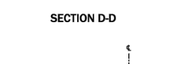
GRAVEL SURFACING



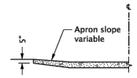
ASPHALT CONCRETE SURFACING

APPROACH AND DRIVEWAY CONNECTION SURFACING DETAILS

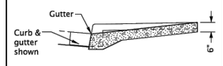
TYPE A PORTLAND CEMENT CONCRETE



SECTION D-D



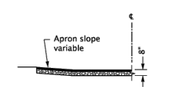
SECTION E-E



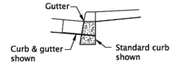
SECTION A-A FOR MONOLITHIC DRIVEWAYS

TYPE A-1 ASPHALT CONCRETE

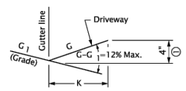
SECTION D-D



SECTION E-E

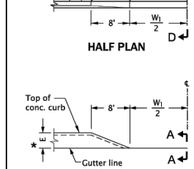


SECTION A-A FOR DRIVEWAYS



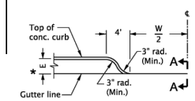
INSERT A

① Minimum allowable for drainage control on negatively sloped driveways.



HALF PLAN

HALF ELEVATION



HALF ELEVATION (ALTERNATE APRON SLOPE)

(See General Note 5)

★ Curb exposure E = 7" normal. Vary as shown on plans or as directed.

TABLE A

W (ft)	X (ft)	K (ft) 5	6	8	10
		W1 (ft)			
12	3	15	15	15	15
14		17	17	17	17
16		19	19	19	19
18		21	21	21	21
20		23	23	23	23
22	4	27	28	29	30
24		29	30	31	32
26		31	32	33	34
28		33	34	35	36
30		35	36	37	38
32	5	41	42	44	46
34		43	44	46	48
36		45	46	48	50

Where a travel lane is constructed adjacent to the curb line, use 16' W min. for residence and 30' W min. for light commercial, add 5' to W_1 for both. Do not add the 5' to W_1 when 4' min. shldr. or bikeway is included in the typical.

NON-SIDEWALK DRIVEWAYS

NOTE: This driveway type shall not be used along a pedestrian route. See "Table A" for dimensions not shown.

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Driveway details shown on this drawing are to be used on roadways where there are no existing or planned sidewalks in driveway vicinity. For driveways located in a sidewalk see Std. Dwgs. RD720, RD721, RD725 and/or RD730, RD735, RD740, RD745, RD750.
2. Width of driveway (W) as shown on plans or as directed.
3. K is the distance from back of curb to back of driveway (10' max.).
4. Where existing driveway is in good condition, construct only as much as required for satisfactory connection with new work.
5. "Alternate Apron Slope" used only where plans designate. Alternate Apron Slope may also be used at local jurisdiction's request when approved by the Project Manager.
6. Increase thickness of asphalt concrete and stone base where shown on plans.
7. For curb details, see Std. Dwgs. RD700 & RD701.
8. For expansion and contraction joint requirements, see applicable curb and sidewalk standard drawings.

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 first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

APPROACHES AND NON-SIDEWALK DRIVEWAYS

2024

DATE	REVISION DESCRIPTION

CALC BOOK NO. – – – N/A – – – SDR DATE: ~~14-JAN-2022~~

RD715

Effective Date: June 1, 2025 – November 30, 2025

ISSUE DATE: 3/6/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

PLOT DATE: 3/6/2025 3:23:30 PM BY: PW-CADD-PC06

DATE	BY	REVISED

REVISIONS

VINE MAPLE DESIGN
1190 BEACH LOOP DR - BANDON, OR
STORM WATER DRAINAGE DETAILS

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: AJH

DRAWN BY: AJH
DATE: 2/17/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30725

SHEET NO C4.0

8' & 5' SIDE SETBACKS
8'-0"
5'-0"
PROPERTY LINE
N 90°00'00" E 162.02'
CANOPY OF (E) TREES TO REMAIN, TYP.
16' DIAM x 4' HT. TREE PROTECTION FENCING: 2" DIAM. GALV. POSTS @ 6' O.C. W/ GALV. CHAIN LINK
(E) MAILBOXES REMAIN
BEACH LOOP ROAD
EDGE OF PAVEMENT
(E) CONC. WALKS TO BE REMOVED
(E) HOUSE TO BE REMOVED
LAWN
41'-0"
27'-0"
66'-10"
(E) PINE TREE TO REMAIN, TYP.
178.15'
S 00°00'00" E
EDGE OF PAVEMENT
10'-0" REAR SETBACK
(E) PINE TREE TO BE REMOVED, TYP.
UNDERGROUND PROPANE TANK, 500 OR 1000 GAL.
R10'-0"
171.32'
22'-0"
37'-5"
(E) FENCE
PAVERS C1
R46'-0"
(E) PINE TREE TO REMAIN, TYP.
(E) PINES AT DRIVE TO BE PRUNED OR REMOVED AS NEEDED
12'-7"
AUTO COURT PERMEABLE PAVERS 2849 SF C2
R10'-0"
(E) WTR. MTR.
ENTRY DRIVE: TEMPORARY 4" CRUSHED GRAVEL, TO BE UPGRADED TO ASPHALT PER CITY STANDARDS IN COORDINATION WITH BEACH LOOP PATHWAY CONSTRUCTION
N 00°00'00" E
12' ALLEY
PROPERTY LINE
44'-5"
12'-0"
0"
64'-1"
R8'-0"
100
BR1
GARAGE
SITE WALLS ST2
2" GAPS, TYP.
PROPOSED RESIDENCE
MAIN FLOOR 103.75 FF
UPPER FLOOR 113.92 FF
HIGHEST RIDGE 123.66
95
ENTRY PAVERS C1
20'-8"
16' DIAM x 4' HT. TREE PROTECTION FENCING: 2" DIAM. GALV. POSTS @ 6' O.C. W/ GALV. CHAIN LINK
MAIN ENTRY
100
99
98
97
96
BR1
ST1
SITE WALLS ST2
(E) NON-NATIVE PAMPAS GRASS TO BE REMOVED
ALL (E) PINES WITHIN ROAD R.O.W. TO REMAIN
60'-0"
ROOF EAVE, TYP.
20'-0" FRONT SETBACK
PROPERTY LINE
36'-6"
38'-6"
39'-3"
BASIN
BASIN
(E) NON-NATIVE GORSE, SCOTCH BROOM & SIBERIAN BLACKBERRY TO BE REMOVED FROM CREEK VALLEY. NATIVE VEGETATION TO BE RESTORED.
8'-0"
5'-0"
PROPERTY LINE S 87°58'48" E 112.13'
8' & 5' SIDE SETBACKS
(E) NON-NATIVE PAMPAS GRASS TO BE REMOVED
QUEEN ANNE COURT

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%

vine maple design
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(415) 545-8443
matt@vinemapledesign.com

DATE:
February 27, 2025
Planning/DPW Submittal

REVISIONS:
1 April 21, 2025
Plancheck Revisions

PRELIMINARY
NOT FOR CONSTRUCTION

BEACH LOOP RESIDENCE

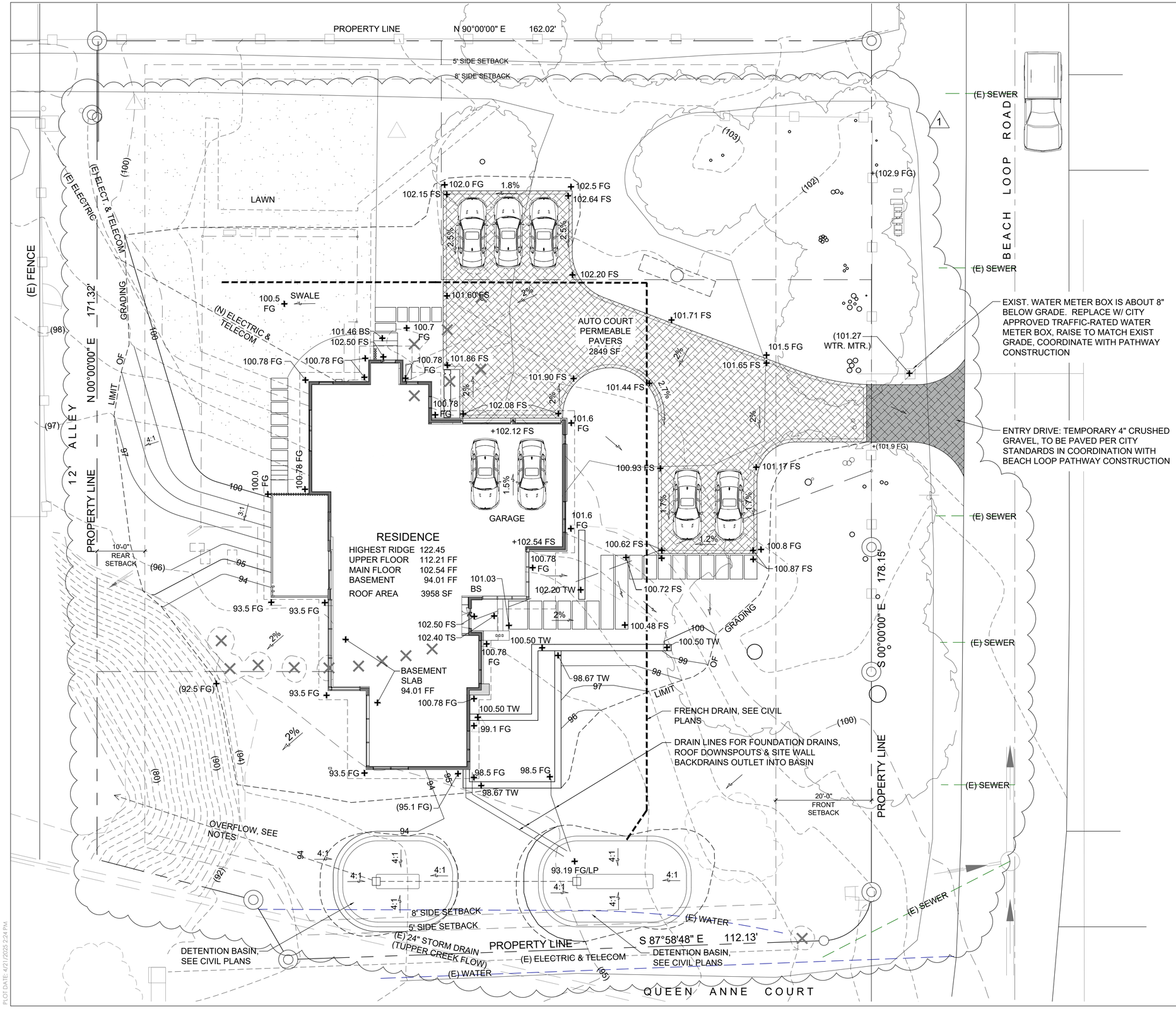
1190 BEACH LOOP ROAD
BANDON, OREGON 97411
TAX MAP 28S 15W 25CC; LOTS 4600, 4601, 4602

Site Plan

A1.1

0 2' 5' 10' 20'
SCALE: 1" = 10'-0"
Reduced to 11x17: 1" = 20'-0"

PLOT DATE: 4/21/2025 2:24 PM



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

1. GRADES SHOWN ARE BASED ON "EXISTING CONDITIONS MAP" TOPO SURVEY DATED AUG. 10, 2024 BY DODGE SURVEYING.
2. VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
3. SEE "STORMWATER DRAINAGE CALCULATIONS - 1190 BEACH LOOP DRIVE, BANDON, OREGON" BY PINNACLE ENGINEERING DATED FEBRUARY 12, 2025 FOR CALCULATIONS COMPLYING WITH APWA & ODOT STANDARDS.
4. 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.
5. 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.
6. 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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BEACH LOOP RESIDENCE

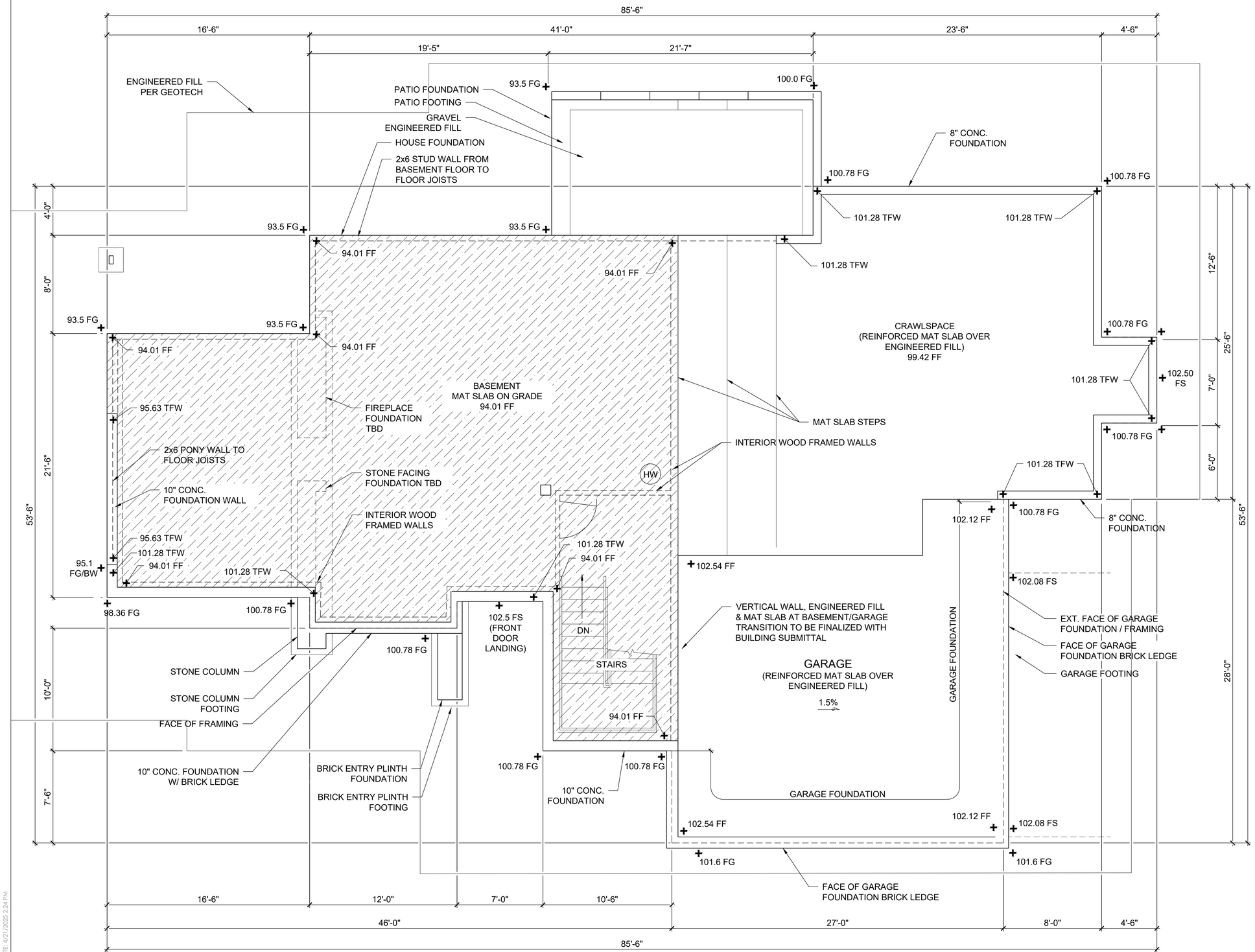
1190 BEACH LOOP ROAD
BANDON, OREGON 97411
TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602

Grading & Drainage Plan

A1.2

SCALE: 1" = 10'-0"
Reduced to 11x17: 1" = 20'-0"

PLOT DATE: 4/21/2025 2:24 PM



LEGEND

FF / FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE (TOP OF PAVING)
TFW	TOP OF FOUNDATION WALL (BOTTOM OF MUD SILL, 15" BELOW MAIN FINISHED FLOOR)

NOTES

1. GRADES SHOWN ARE BASED ON "EXISTING CONDITIONS MAP" TOPO SURVEY DATED AUG. 10, 2024 BY DODGE SURVEYING.
2. VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
3. 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.
4. 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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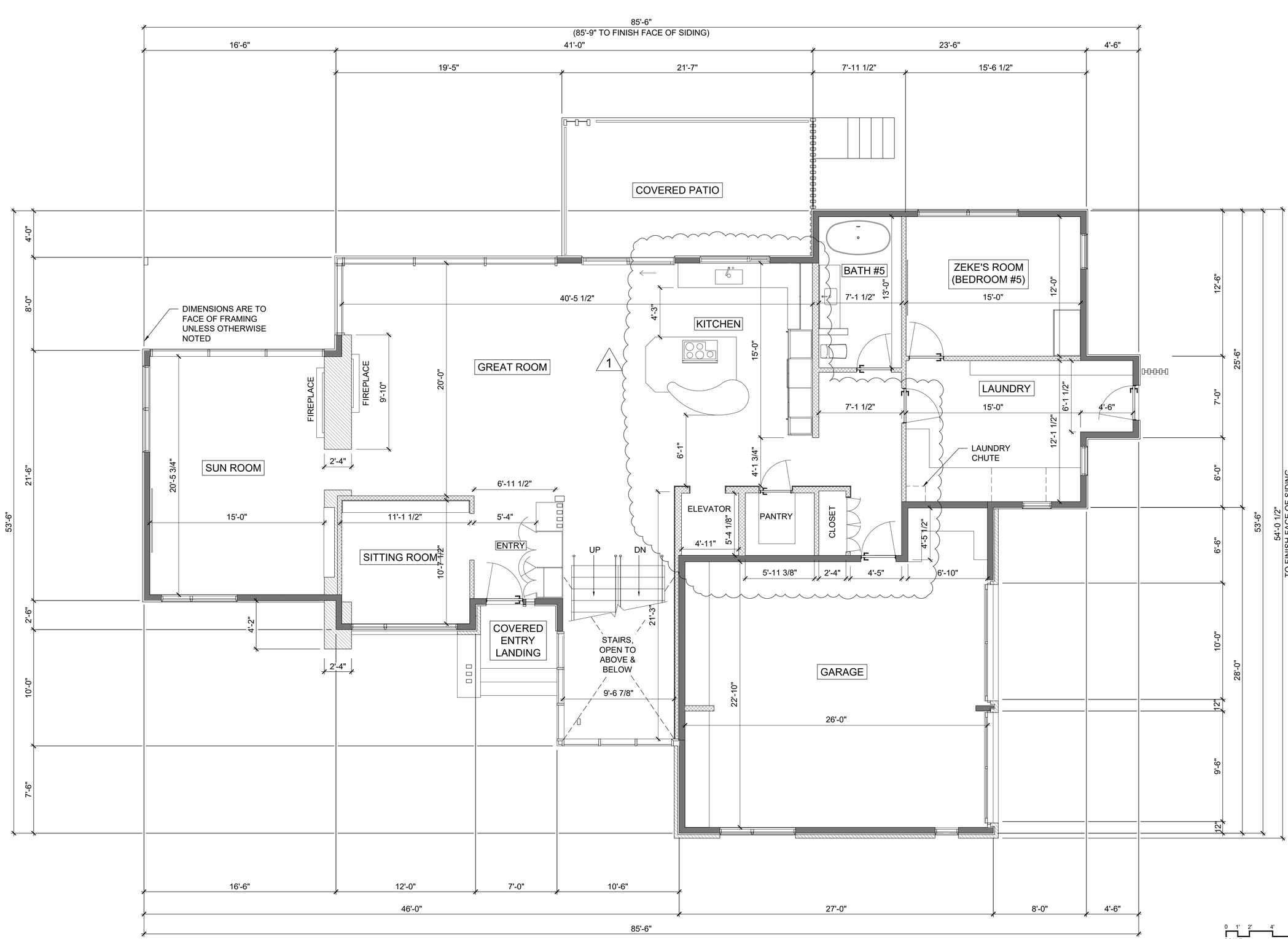
BEACH LOOP RESIDENCE
1190 BEACH LOOP ROAD
BANDON, OREGON 97411
TAX MAP 28S 15W 25CC; LOTS 4600, 4601, 4602

Foundation Plan

A2.1

Scale at 22x34: 1/4" = 1'-0"
Reduced to 11x17: 1/8" = 1'-0"

PLOT DATE: 4/21/2025 2:24 PM



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BEACH LOOP RESIDENCE

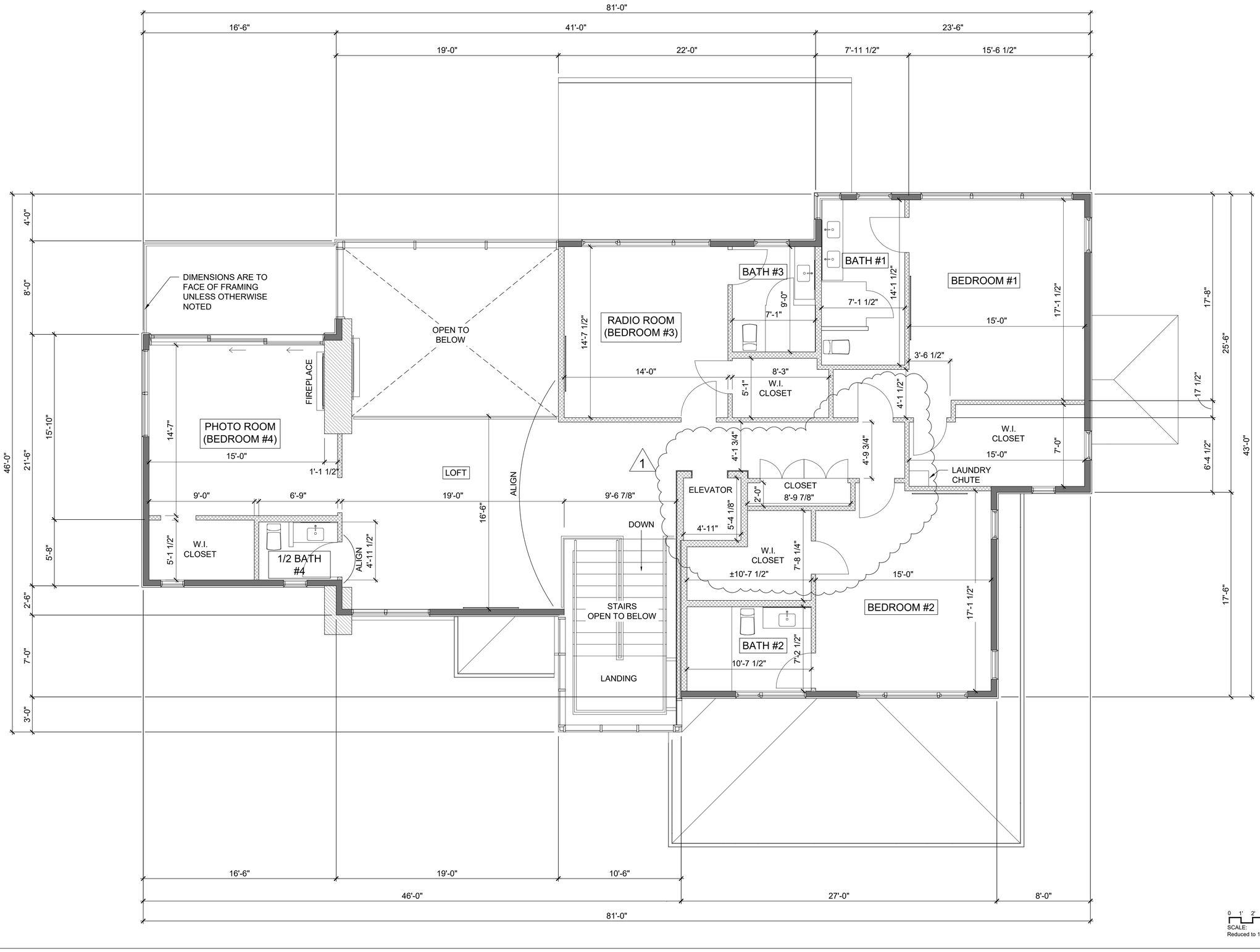
1190 BEACH LOOP ROAD
BANDON, OREGON 97411
TAX MAP 28S 15W 25CC, LOTS 4600, 4601, 4602

Main Floor Plan

A2.2

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

PLOT DATE: 4/21/2025 2:24 PM



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

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BEACH LOOP RESIDENCE

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

Upper Floor Plan

A2.3

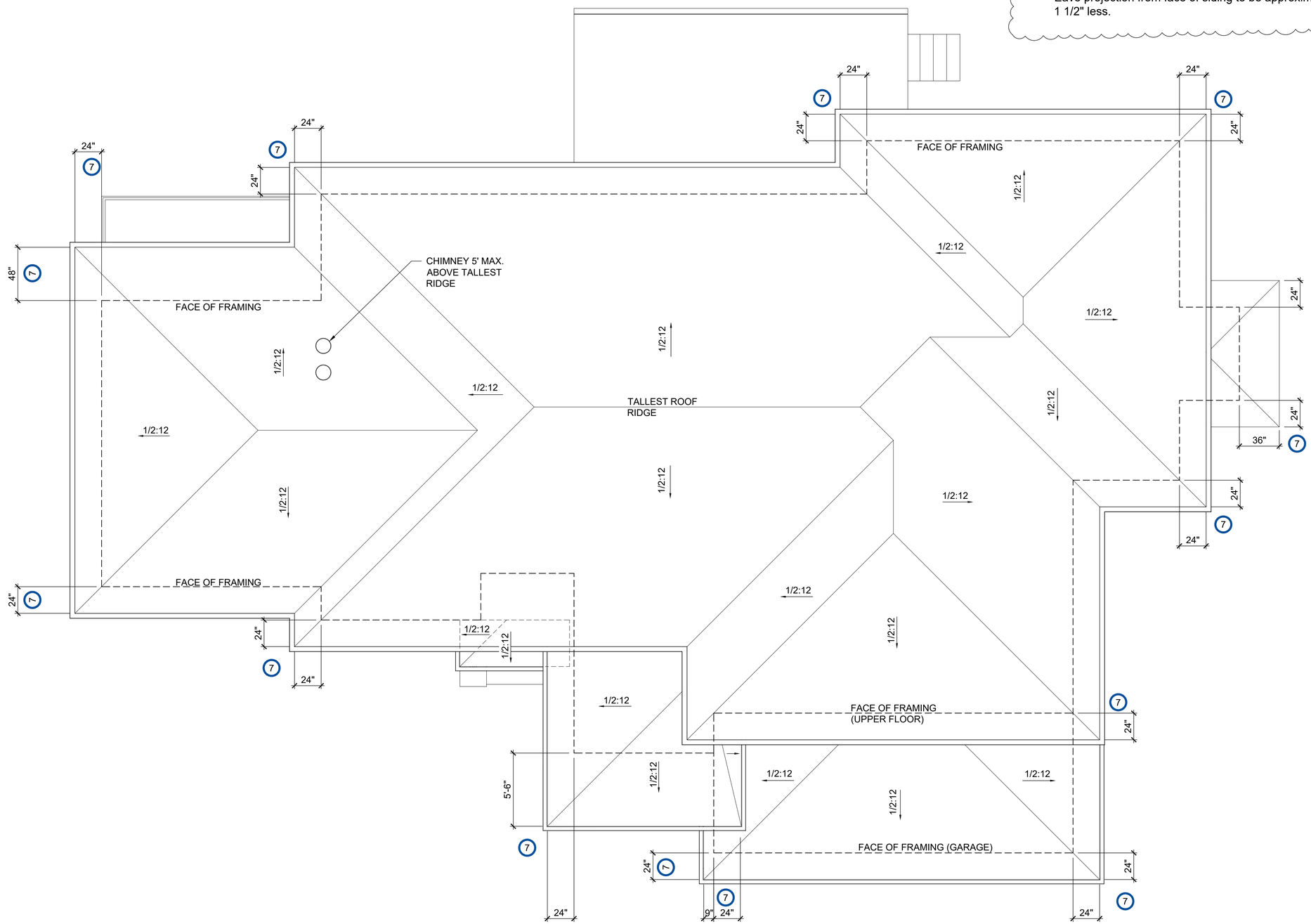
PLOT DATE: 4/21/2025 2:24 PM

(7) DESIGN FEATURE

Eaves with a minimum projection of six inches

Note: Dimensions shown here are from face-of-framing. Eave projection from face of siding to be approximately 1 1/2" less.

1



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REVISIONS:
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PRELIMINARY
NOT FOR CONSTRUCTION

BEACH LOOP RESIDENCE

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

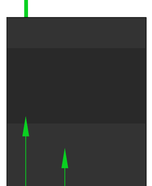
Roof Plan

A2.4

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

PLOT DATE: 4/21/2025 2:24 PM

ST2
Stone Site Walls



M1 P1
Dark Metal Gutters, Dark Gray Fascia

S1
1 White Horizontal Lap Siding, nickel gap shiplap

ST1
Stone Columns & Fireplace

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

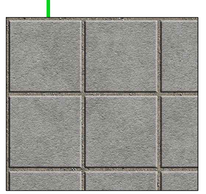
W1
Natural Wood Accents & Main Entry Door

◇
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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REVISIONS:
1 April 21, 2025
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BEACH LOOP RESIDENCE

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

Finishes & Materials

A3.1

PLOT DATE: 4/21/2025 2:25 PM

1 # WALL HEIGHTS
SEE BUILDING HEIGHT PLAN, SHEET A0.3
+ WC = NATIVE GRADE AT WALL CENTER
NATIVE GRADE AT FACE OF BUILDING

DESIGN FEATURES, SEE SHEET A3.3 FOR KEY 1

Note:
GRADES ARE BASED ON 'EXISTING CONDITIONS MAP' TOPO SURVEY DATED AUG. 10, 2024 BY DODGE SURVEYING

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

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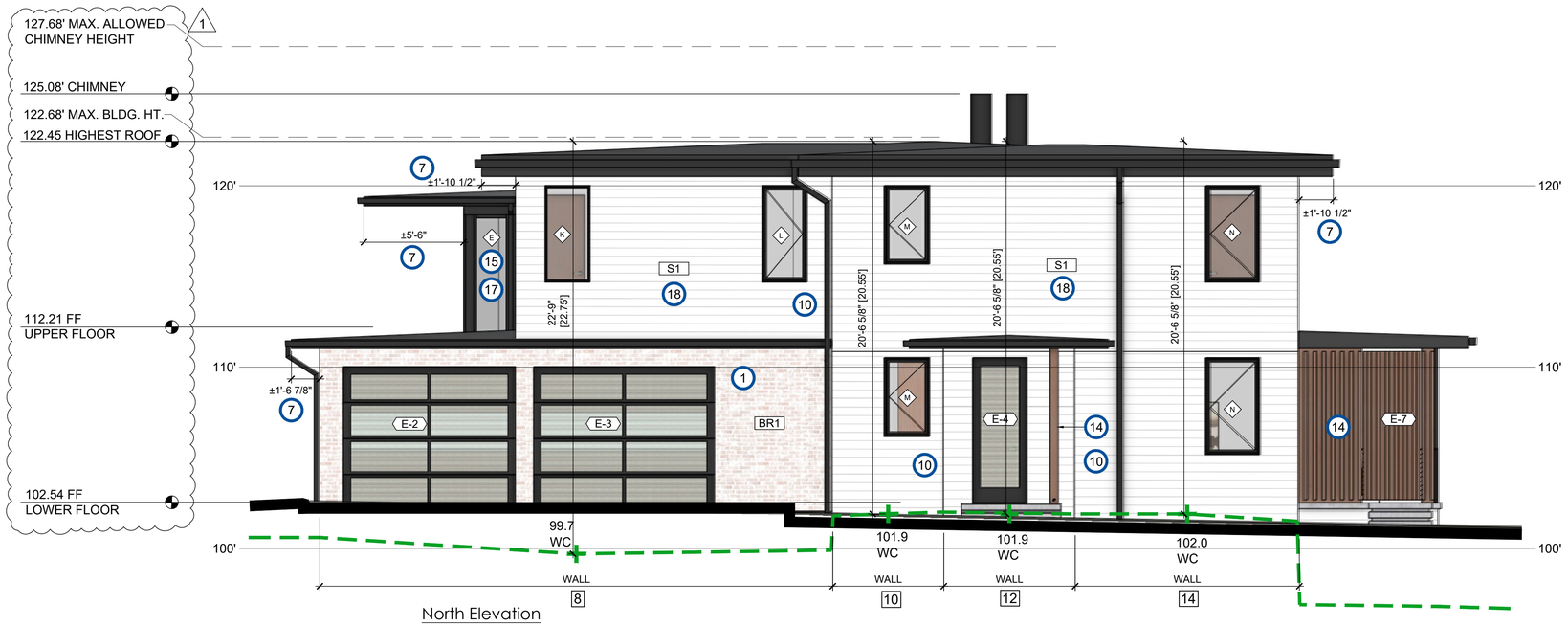
BEACH LOOP RESIDENCE
1190 BEACH LOOP ROAD
BANDON, OREGON 97411
TAX MAP 28S 15W 25CC; LOTS 4600, 4601, 4602

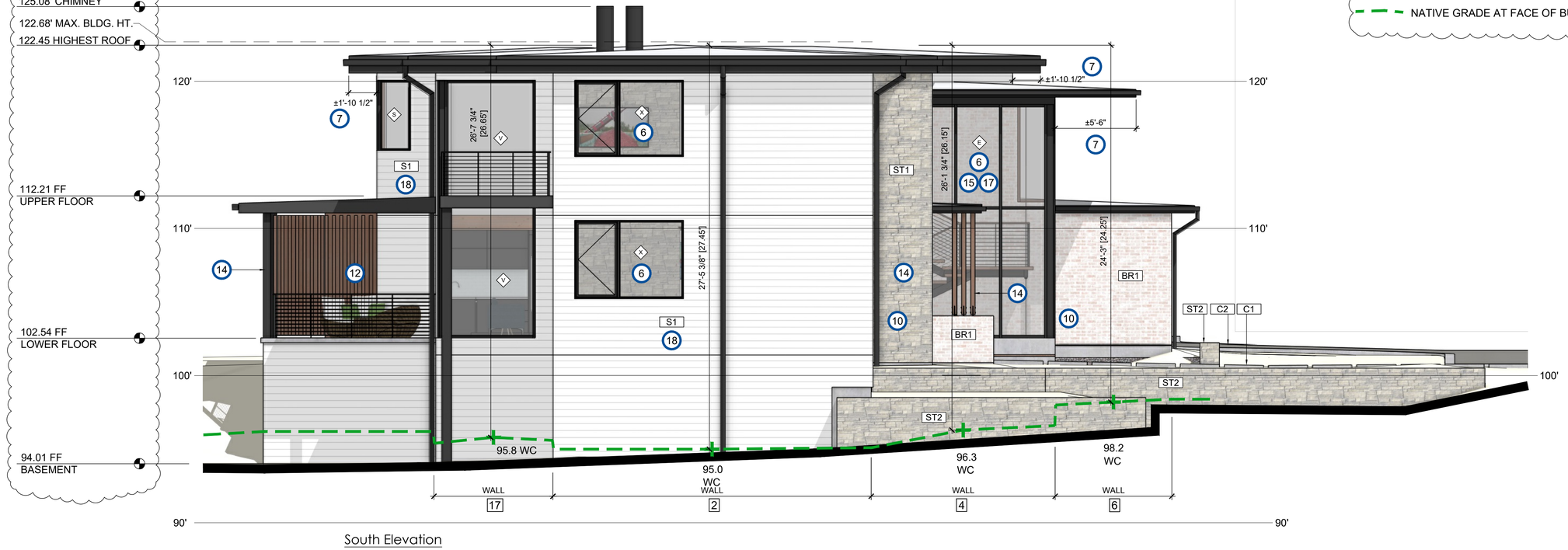
Exterior Elevations

A3.2

PLOT DATE: 4/21/2025 2:25 PM



North Elevation



South Elevation

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

WALL HEIGHTS

SEE BUILDING HEIGHT PLAN, SHEET A0.3

+ WC = NATIVE GRADE AT WALL CENTER

NATIVE GRADE AT FACE OF BUILDING

Note:
GRADES ARE BASED ON 'EXISTING CONDITIONS MAP' TOPO SURVEY DATED AUG. 10, 2024 BY DODGE SURVEYING

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

vine maple design
1130 Baltimore Ave.
Suite A-86
Bandon, Oregon 97411
(415) 545-8443
matt@vinemapledesign.com

DATE:
February 27, 2025
Planning/DPW Submittal

REVISIONS:
1 April 21, 2025
Plancheck revisions

PRELIMINARY
NOT FOR CONSTRUCTION

BEACH LOOP RESIDENCE

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

Exterior Elevations

A3.3

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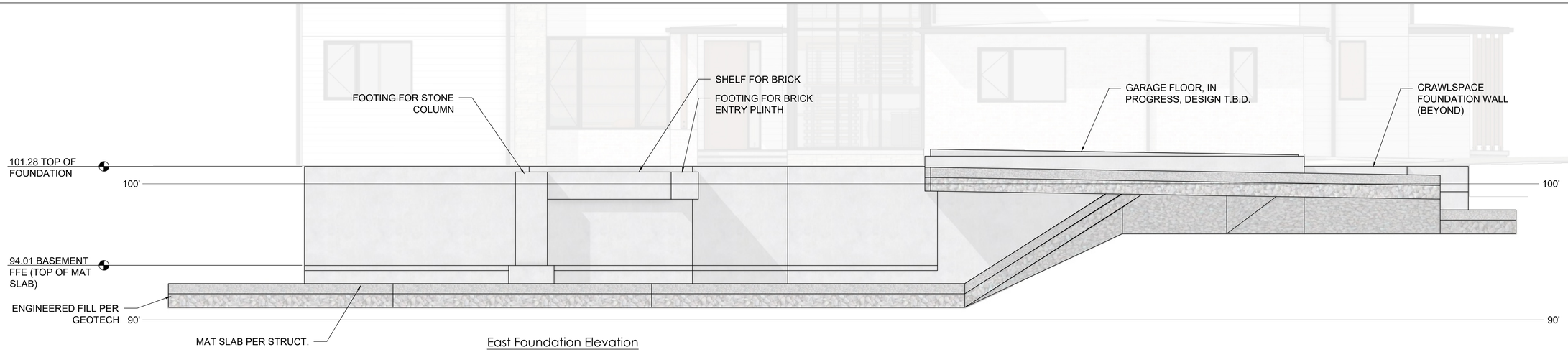
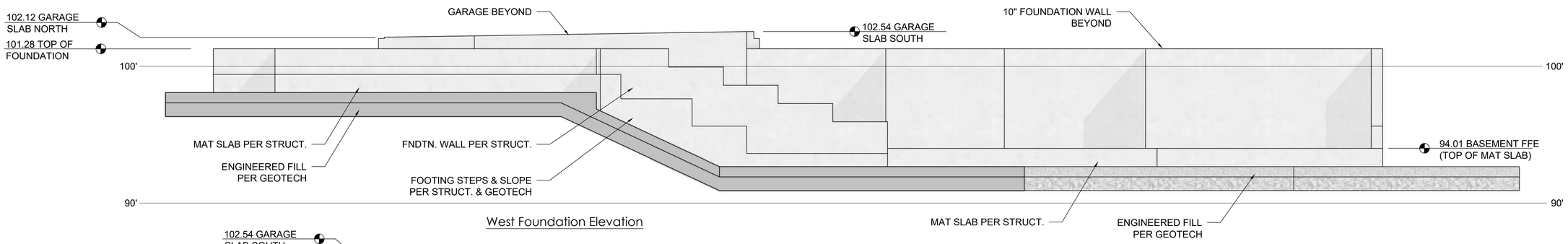
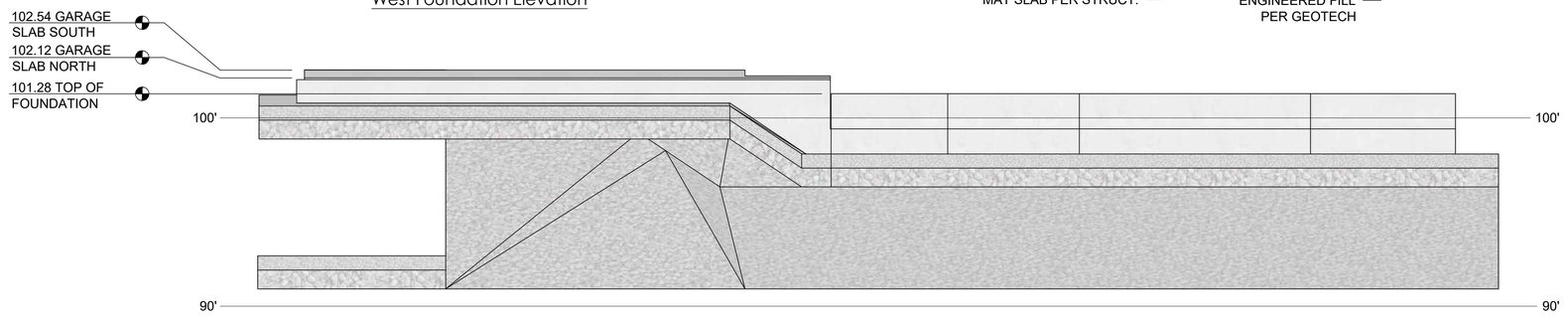


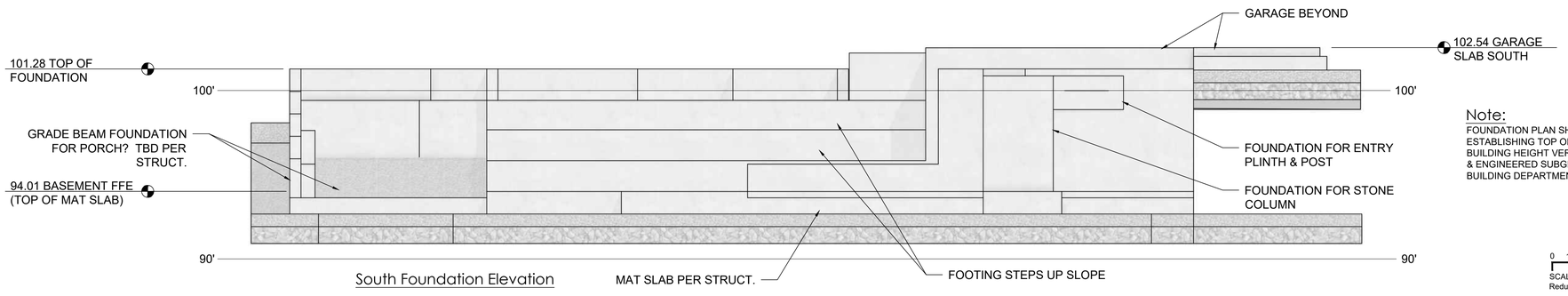
East Foundation Elevation



West Foundation Elevation



North Foundation Elevation



South Foundation Elevation

Note:
FOUNDATION PLAN SHOWN FOR THE PURPOSES OF ESTABLISHING TOP OF FOUNDATION GRADES FOR BUILDING HEIGHT VERIFICATION. FINAL FOUNDATION & ENGINEERED SUBGRADE TO BE PROVIDED WITH BUILDING DEPARTMENT SUBMITTAL.

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

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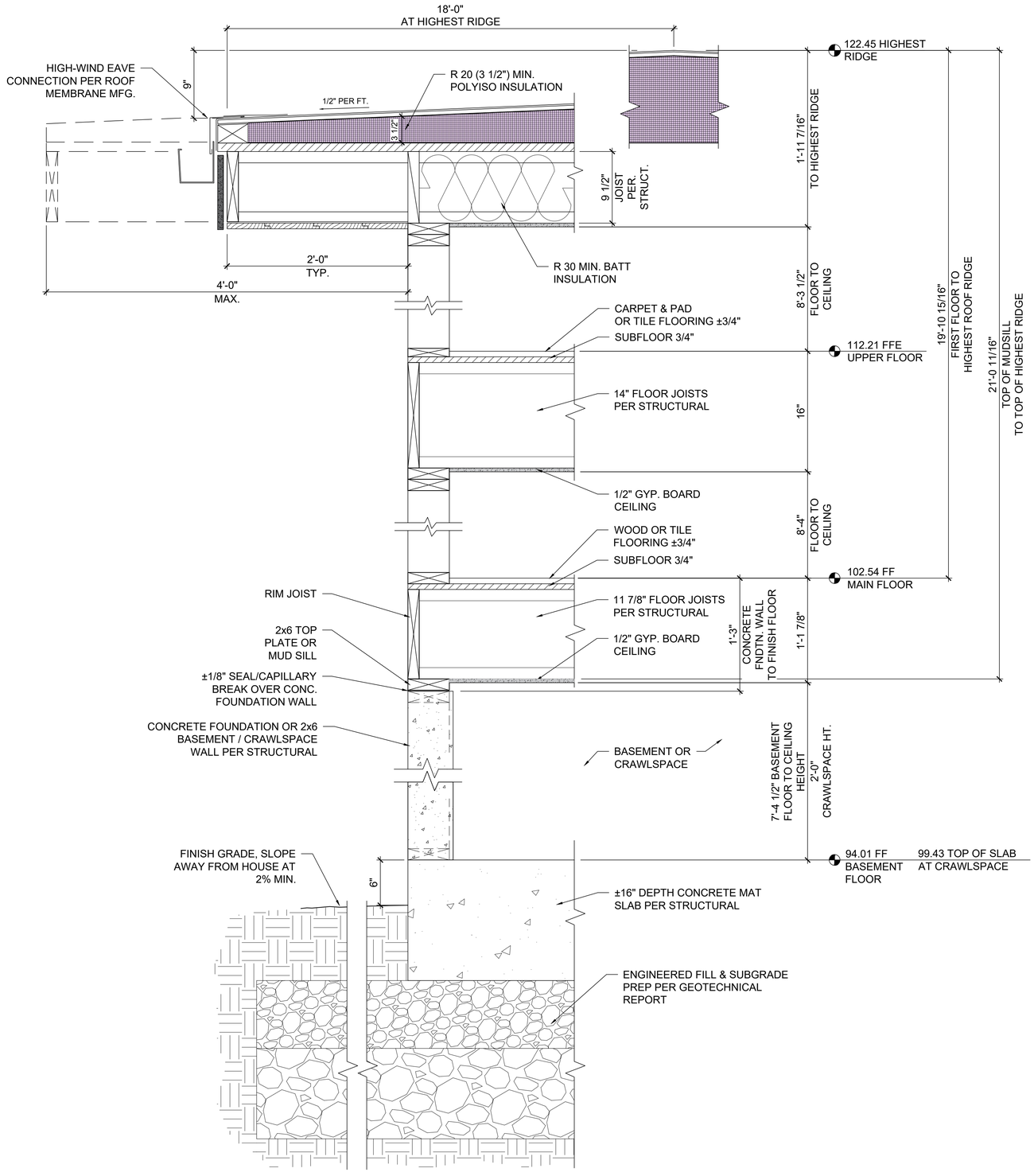
TAX MAP 28S 15W 25CC; LOTS 4600, 4601, 4602

Foundation Elevations

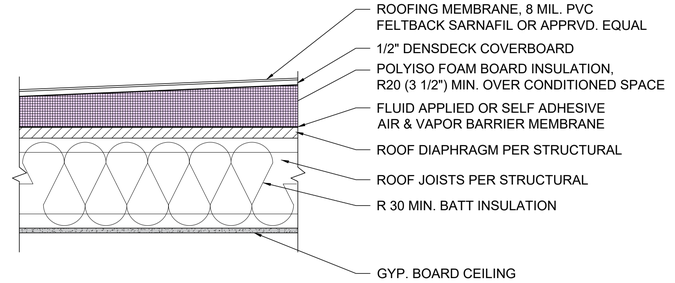
A3.4

PLOT DATE: 4/21/2025 2:25 PM



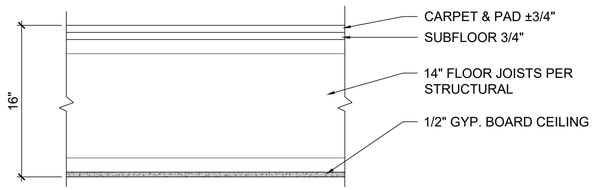
1 CONCEPTUAL SECTION AT EXTERIOR WALLS

SCALE: 1 1/2" = 1'-0"



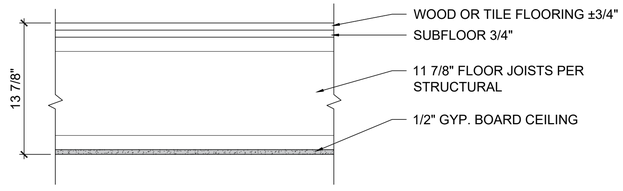
2 ROOF

SCALE: 1 1/2" = 1'-0"



3 UPPER FLOOR

SCALE: 1 1/2" = 1'-0"



4 LOWER FLOOR

SCALE: 1 1/2" = 1'-0"

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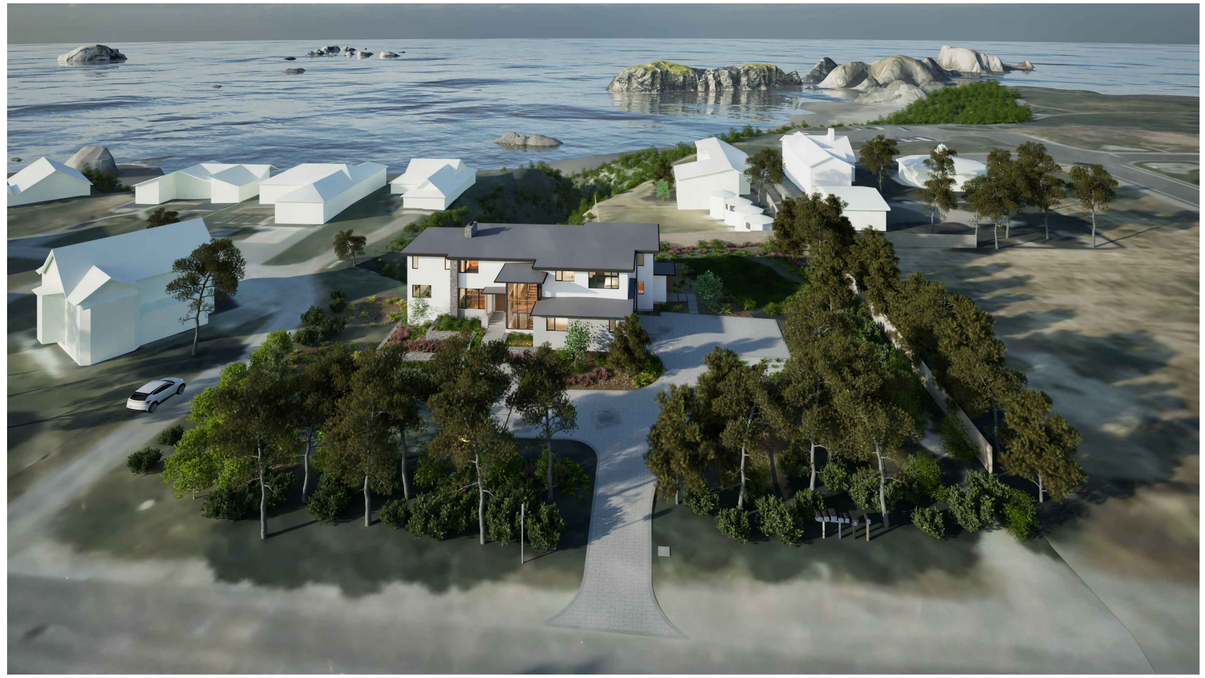
TAX MAP 28S 15W 25CC; LOTS 4600, 4601, 4602

Details

A3.5

PLOT DATE: 4/21/2025 2:25 PM



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Exterior Views

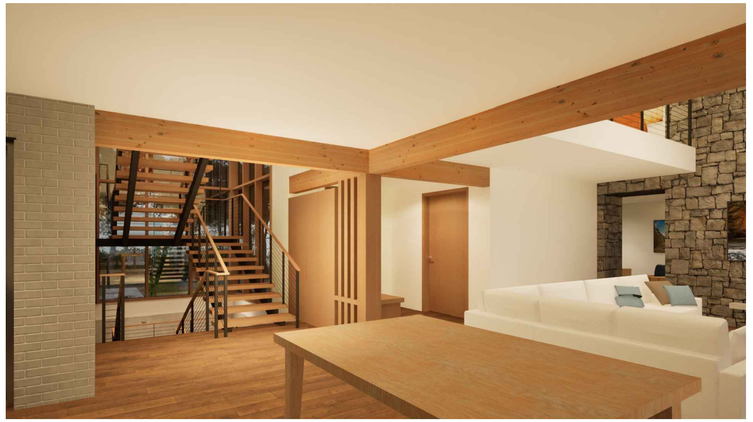
A4.1

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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Interior Views

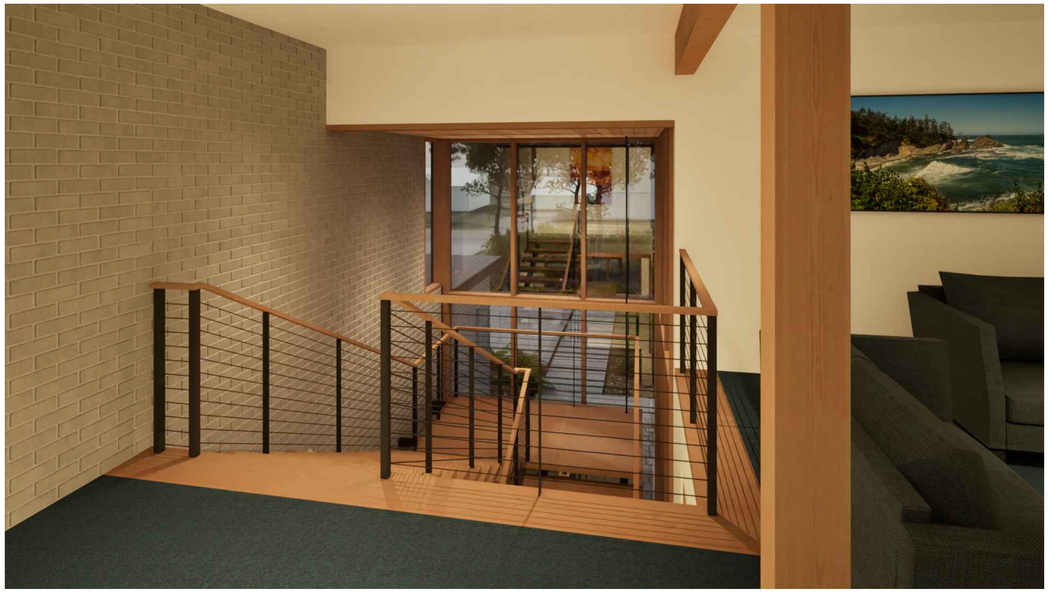
A4.2

PLOT DATE: 4/21/2025 2:25 PM

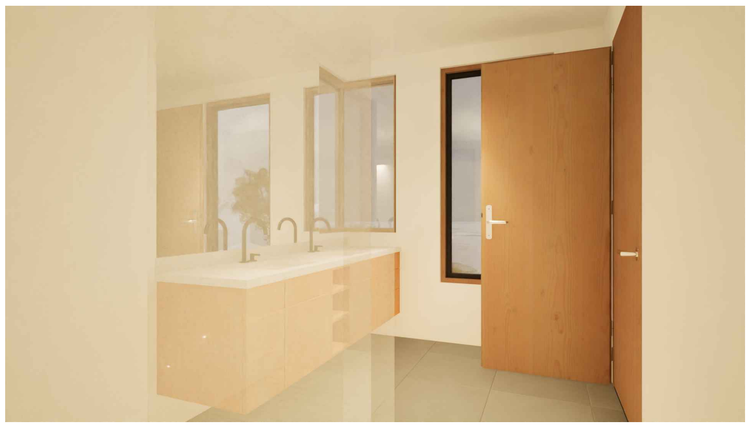
Photo Room

Loft

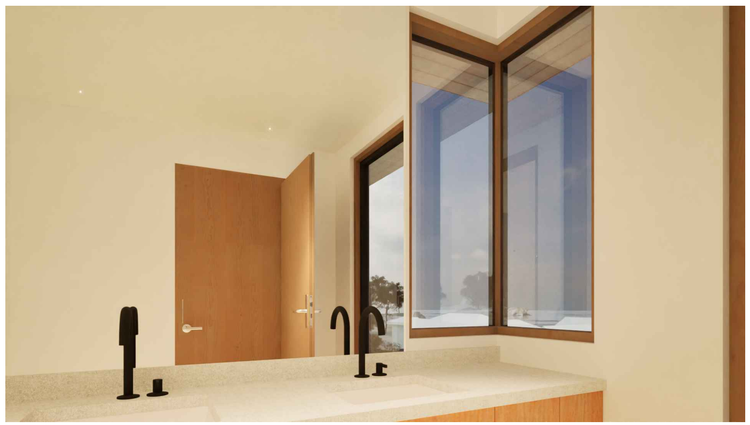
Radio Room



Stairs



Primary Bathroom



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

Primary Bedroom

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Interior Views

A4.3

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