



GRAVEL POINT

Bandon, OR

 **DLR**GROUP | **PERK**
23 JUNE 2023 DEVELOPMENT

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DESIGN INTENT

This project is to construct a 110 room hotel and 32 associated suites on a 24.8 acre site along Beach Loop Drive in the City of Bandon, Oregon. Our proposal will enhance the hospitality offering and highlight the natural beauty of Bandon to build upon it's position as a coastal destination.

The design has been developed by delivering on a few guiding principles.

RESTORE THE OREGON COAST

Use native species and remove invasive species to restore the pre-development environment.

Concentrate and touch lightly - make room for wildlife by leaving much of the site as habitat.

“BUILDINGS SHOULD BE GOOD NEIGHBORS”
- Paul Thiry

Respect the privacy of all residents, existing and proposed, by sinking into the undulating land, screening with the existing trees and supplementing with new native bushes.

Invite the neighbors in - share the amenities and natural landscape with walking paths and two new restaurants.

GRACIOUS HOSPITALITY

Attract visitors to Bandon with a high quality hotel with a resort atmosphere that serves the golfers, birdwatchers, and beach-goers that love this stretch of the Oregon Coast.

SITE CONTEXT



PROJECT SUMMARY:

SITE AREA	1,080,455 Sq. Ft.
HABITABLE AREA	198,096 Sq. Ft.
BELOW GRADE PARKING AREA	49,869 Sq. Ft.
BUILDING FOOTPRINT:	
MEADOW LODGE:	42,004 Sq. Ft.
DUNE LODGE:	13, 605 Sq. Ft.
MEADOW SUITES:	1,250 Sq. Ft. x 22 = 27,500 Sq. Ft.
RIDGELINE SUITES:	935 Sq. Ft. x 10 = 9,350 Sq. Ft.
TOTAL:	92,459 Sq. Ft.
SITE COVERAGE	22.1%
RESTAURANT SEATING AREA	5,870 Sq. Ft.
MEETING ROOM	2,500 Sq. Ft.

RENTAL ROOMS:

HOTEL ROOMS	110
SUITES	32

MAX BUILDING HEIGHT	35'-0"
PARKING PROVIDED	164 STALLS (Including 8 ADA stalls)
BICYCLE PARKING PROVIDED	16 STALLS
RV PARKING	2 SPACES

HABITABLE AREAS

Meadow Lodge:	112,996 sf.
Dune Lodge:	18,555 sf.
Meadow Suites:	49,500 sf.
Ridgeline Suites:	17,050 sf.
Total:	198,096 sf.

BUILDING FOOTPRINT SUMMARY

Meadow Lodge:	42,004 sf.
Dune Lodge:	13,605 sf.
Meadow Suites:	1,250 sf. x 22 = 27,500 sf.
Ridgeline Suites:	935 sf. x 10 = 9,350 sf.
Total:	92,459 sf.

PARKING SUMMARY

Meadow Lodge:	74 spaces
Valet:	17 spaces
Dune Lodge:	15 spaces
Overflow/Flex Parking:	58 spaces
Total:	164 spaces

SITE/LOT COVERAGE SUMMARY

Buildings Footprint Area:	92,459 sf. (8.5%)
Roads/Infrastructure:	147,668 sf. (13.6%)
<small>(impervious surface)</small>	
Open Space:	840,328 sf. (77.9%)
Total:	1,080,455 sf. (24.8 Acre)

LEGEND

01	WETLANDS LANDSCAPE
02	22 MEADOW SUITES
03	SCENIC PEDESTRIAN PATH
04	10 RIDGELINE SUITES
05	WETLANDS LANDSCAPE
06	HOTEL SPA
07	MEADOW LODGE HOTEL ROOMS W/ PARKING UNDER
08	HOTEL DROP OFF
09	9 MEADOW SUITES
10	DUNE LODGE RESTAURANT, BAR, AND OCEAN VIEW TERRACES
11	WETLANDS LANDSCAPE
12	8 MEADOW SUITES
13	SIGNAGE
14	RV PARKING



COASTAL INTEGRATION

The site plan has been designed to use and enhance the natural coastal landscape.

Landform

The site has two distinct zones, with a dune landscape on the west “half” of the site and a wooded meadow with interspersed wetlands on the east “half” of the site.

Flora

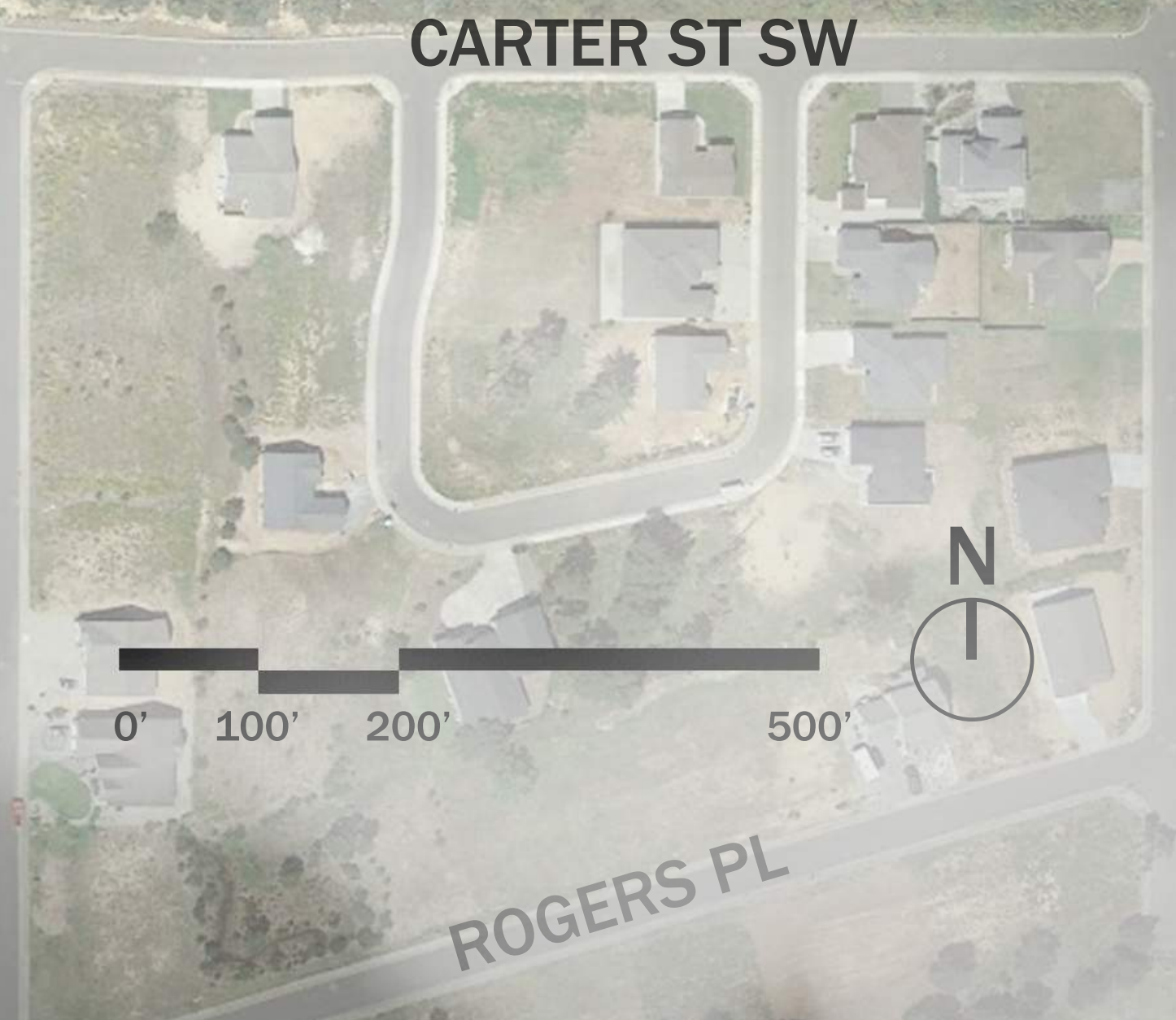
In the wooded meadow, the buildings have been placed to minimize removal of existing trees, and to use these trees to screen the buildings from view and create privacy between the buildings on site and with the neighbors. In the dunes the gorse problem will be addressed and the dunes will be restored to a more native state.

Fauna

The wetlands are being used as focal points for the site planning and visual amenities for people on site. These will be maintained and enhanced to improve the habitat potential of these as a connected network. This will be a tangible “amenity” for local wildlife.

There are two types of buildings on site as a response to the two distinct landform zones of the site.

There are Meadow buildings and Dunes buildings. The dunes buildings are dug into the site to create a dynamic relationship with the undulating ground level. The meadow buildings are set atop the relatively flat ground level. The hotel rooms building, the Meadow Lodge, is the site’s only three story building, and so has been set deep into the site and behind the ridge of dunes to separate it from the neighbors.





COASTAL DUNES

Coastal Dunes include beaches, foredunes, sand spits, and active to stabilizing back dunes. The vegetation varies from sparse to forested, as influenced by sand scour, deposition, movement, and erosion. Species composition is also influenced by salt spray, storm tidal surges, wind abrasion, and substrate stability.

MARINE TERRACE

Over time, marine terraces become uplifted by tectonic movement, and as they get further away from the shore, the tendency is for grass covered areas and Shore Pine to begin to grow due to this coastal uplift. Herb-dominated areas would be interspersed in uplands and wetlands harboring native grasses and forbs. composition to historic conditions. Shore pine dominate the overstory now, but selective harvest of timber likely has suppressed other conifers. Restoration opportunities include wetland creation in areas filled or drained by ditches, as well as control of gorse followed by native plant improvement projects.

LEGEND

- COASTAL DUNES
- MARINE TERRACE
- WETLANDS



VEHICLE CIRCULATION

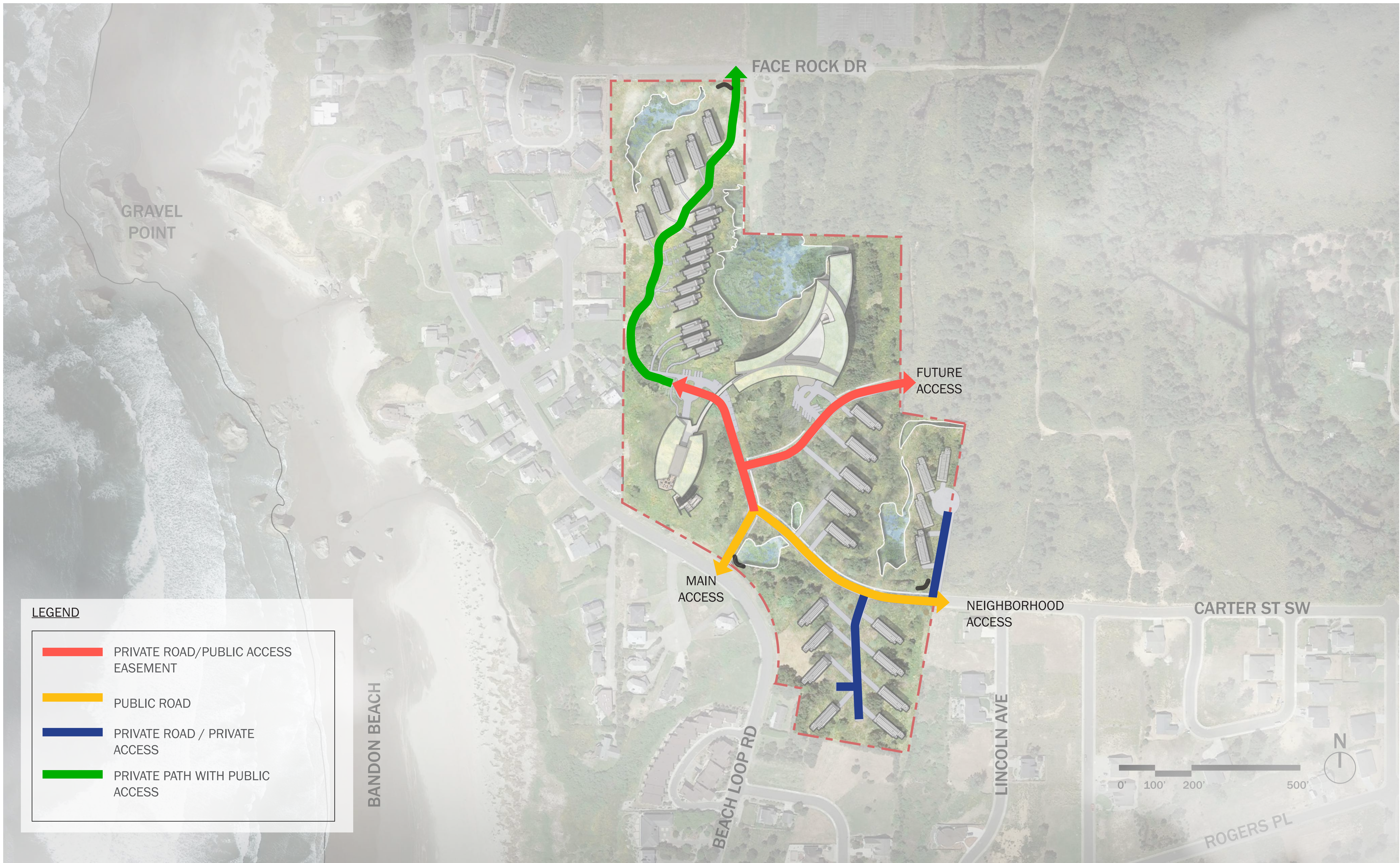
The current right of ways will be reconfigured to deliver the promised east - west connection from Beach Loop Rd to Carter St SW, and to add a new connection from Beach Loop Rd to the lands to the northeast of the site.

PEDESTRIAN CIRCULATION

Pathways will accompany all of the roadways, and will create a new north - south route for local residents to experience the dunes landscape that is currently private. This can tie to existing pathways that lead to the beach at Face Rock Park.

LEGEND

- NEW WALKING PATH
- EXISTING WALKING PATH
- EXISTING ROAD
- NEW ROAD



LEGEND

- PRIVATE ROAD/PUBLIC ACCESS EASEMENT
- PUBLIC ROAD
- PRIVATE ROAD / PRIVATE ACCESS
- PRIVATE PATH WITH PUBLIC ACCESS



VEHICLE PARKING

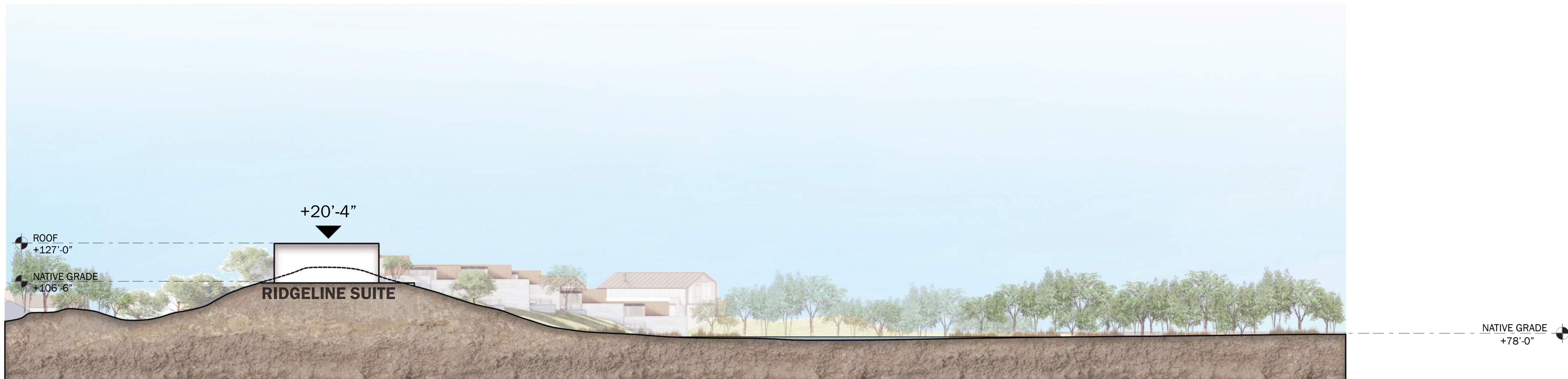
Most parking is beneath the Meadow Lodge, with additional parking below the Dune Lodge. These basements are fully ADA accessible and can be also used for much of the servicing. The Meadow Cabins have two uncovered spaces adjacent to each of them in the southeast area of the site. The cabins to the northwest park at the Meadow Lodge and use golf carts or walking for access. When the conference facilities are in use, or the restaurants have a special event, there is grass parking along the main access drive.

FENCING AND SCREENING

The site is envisaged as an open and accessible place for wildlife to move about, and so fencing the site is not intended. Along the western property line and in the southwest corner there are homes directly adjacent to the site, so in these locations a fence and landscape screening are planned.

LEGEND

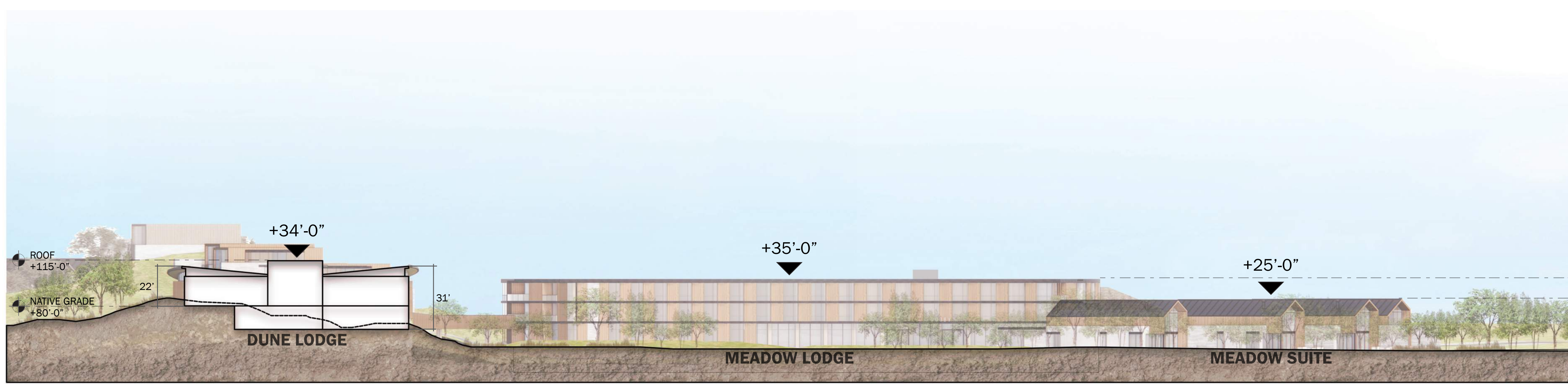
- 6' HIGH LANDSCAPE BUFFER
- STABILIZED LANDSCAPE PARKING



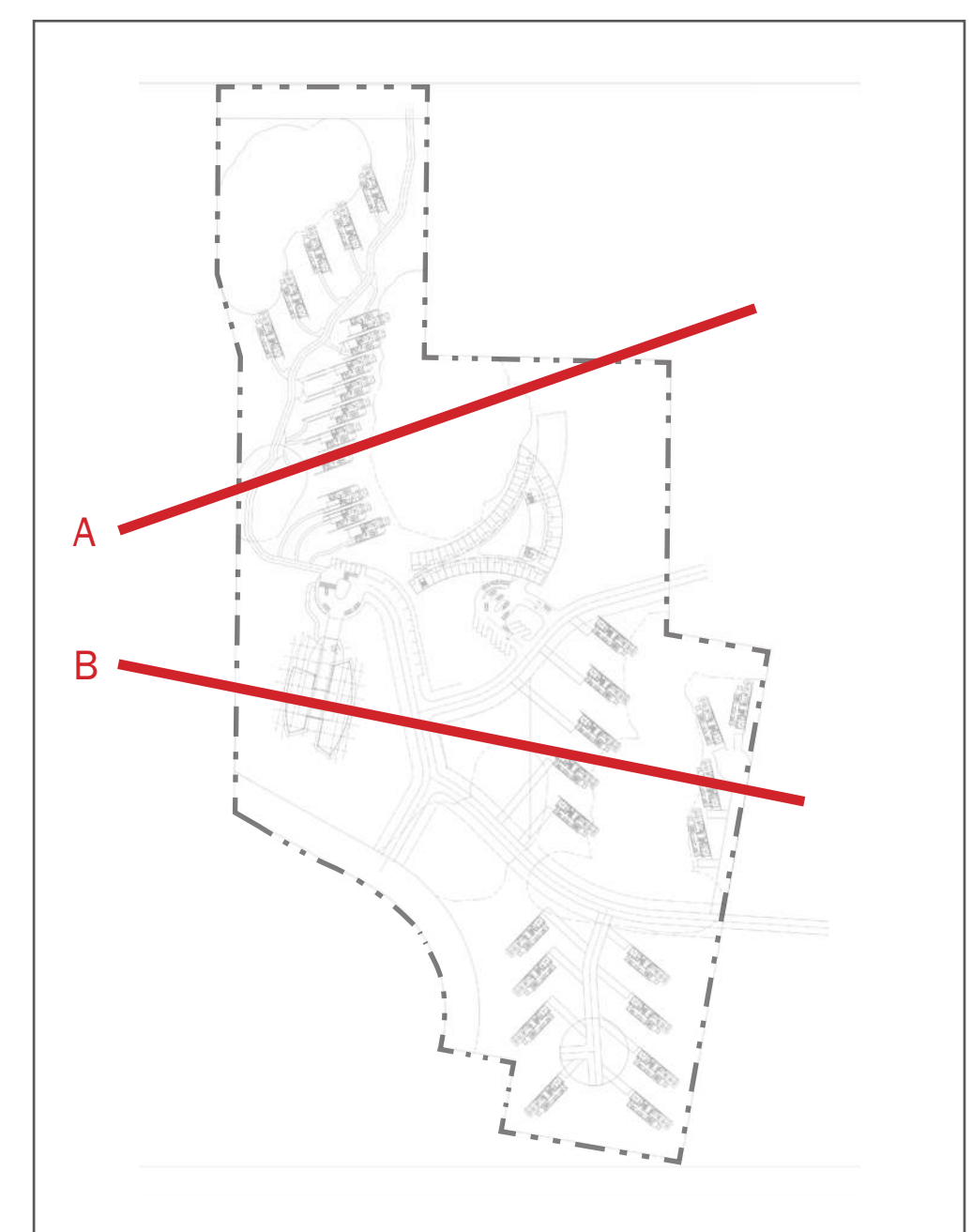
SECTION A
SCALE: 1/16" = 1'-0"

SITE HIGHLIGHTS
There are two types of buildings on site as a response to the two distinct landform zones of the site.

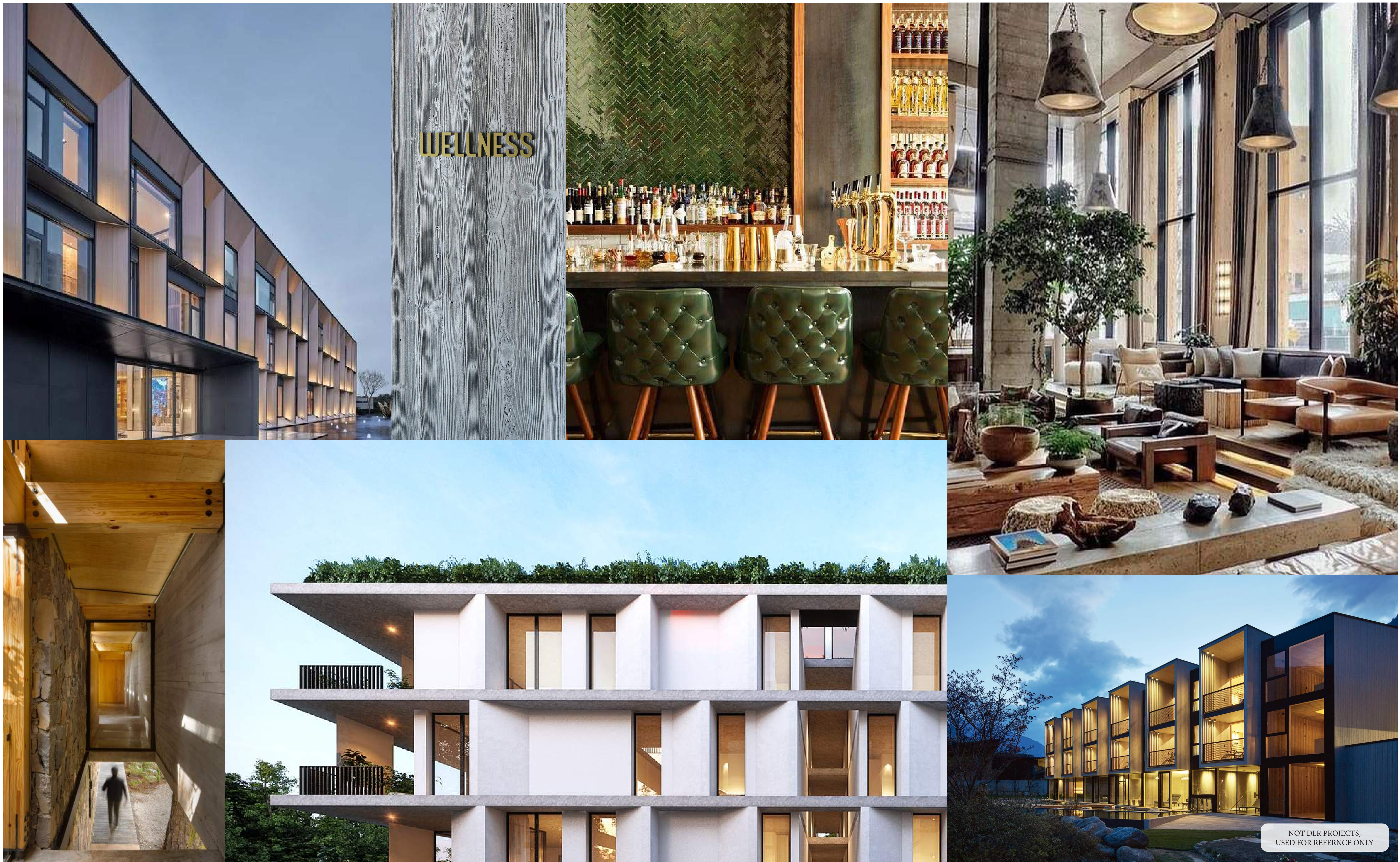
There are Meadow buildings and Dunes buildings. The dunes buildings are dug into the site to create a dynamic relationship with the undulating ground level. The meadow buildings are set atop the relatively flat ground level. The hotel rooms building, the Meadow Lodge, is the site's only three story building, and so has been set deep into the site and behind the ridge of dunes to separate it from the neighbors.



SECTION B
SCALE: 1/16" = 1'-0"



KEY PLAN



WELLNESS

NOT DLR PROJECTS,
USED FOR REFERENCE ONLY

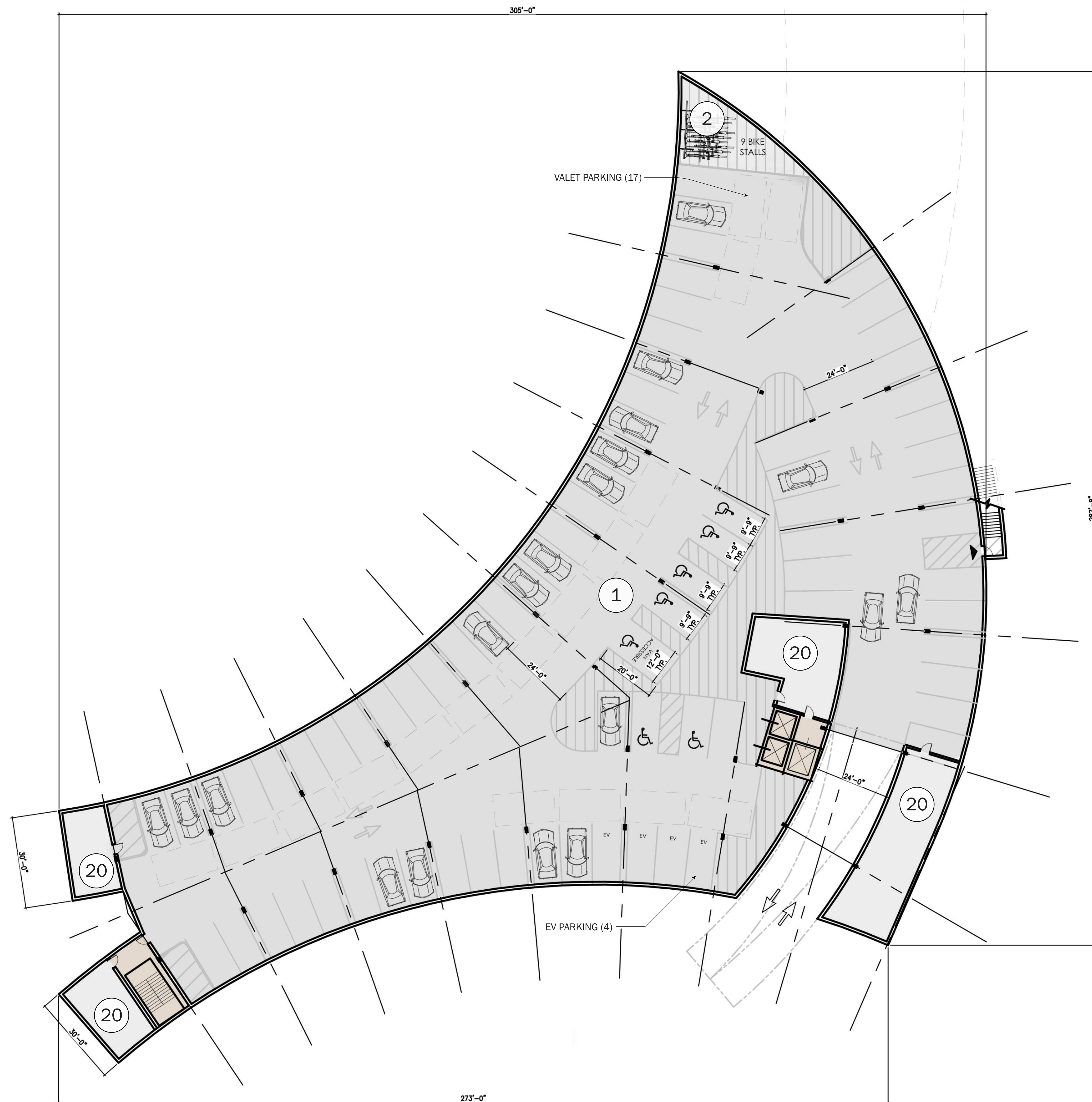
MEADOW LODGE

The rooms are arranged in arcs to frame the landscapes they enjoy views of.

The cars on site are hidden from view by being parked in a basement below the lodge.

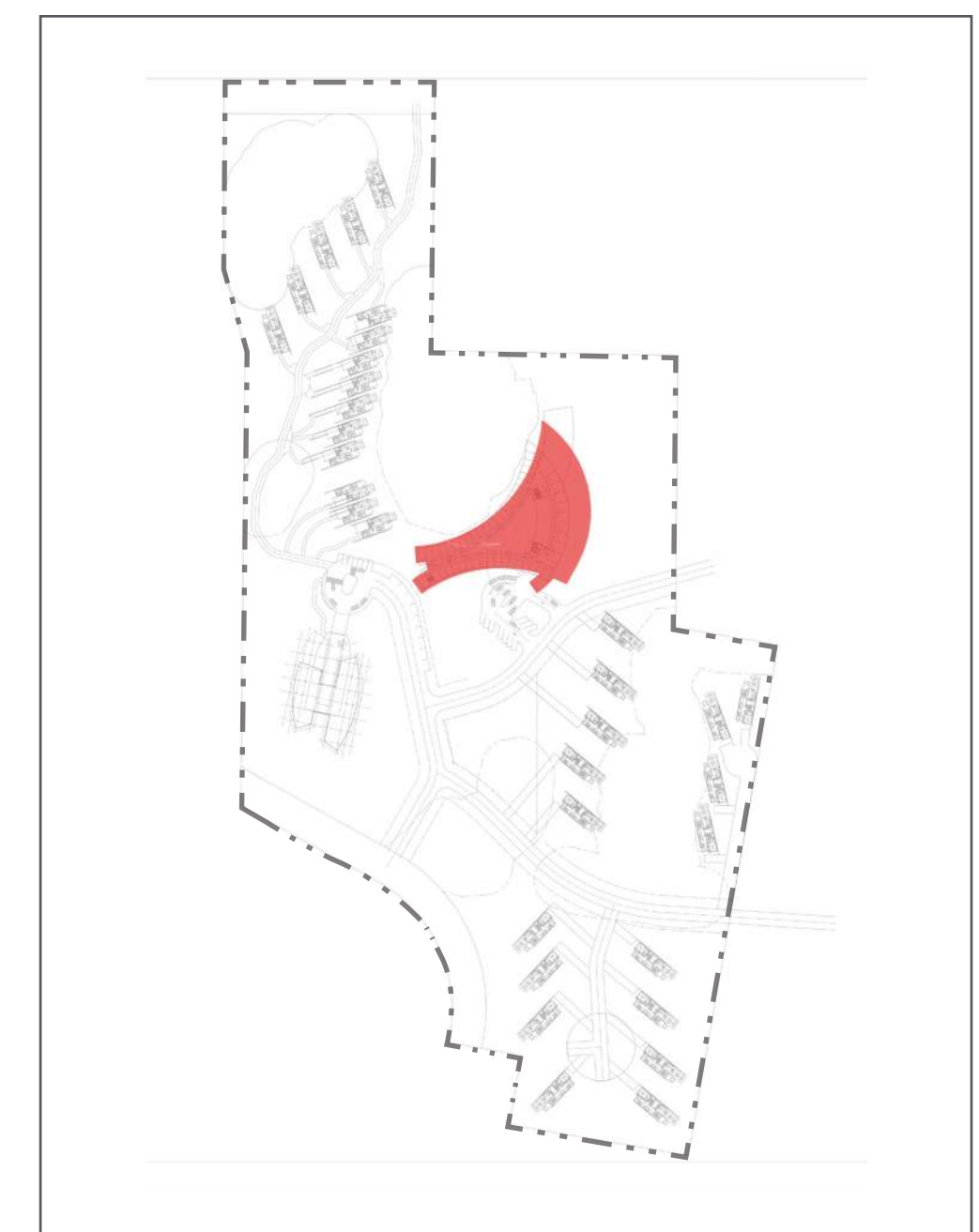
The spa sits in the quiet corner to encourage relaxation and enjoy unpopulated landscape.

Arriving at the hotel there are sight lines through into the courtyard, and a check in area with bar and breakfast lounge area.



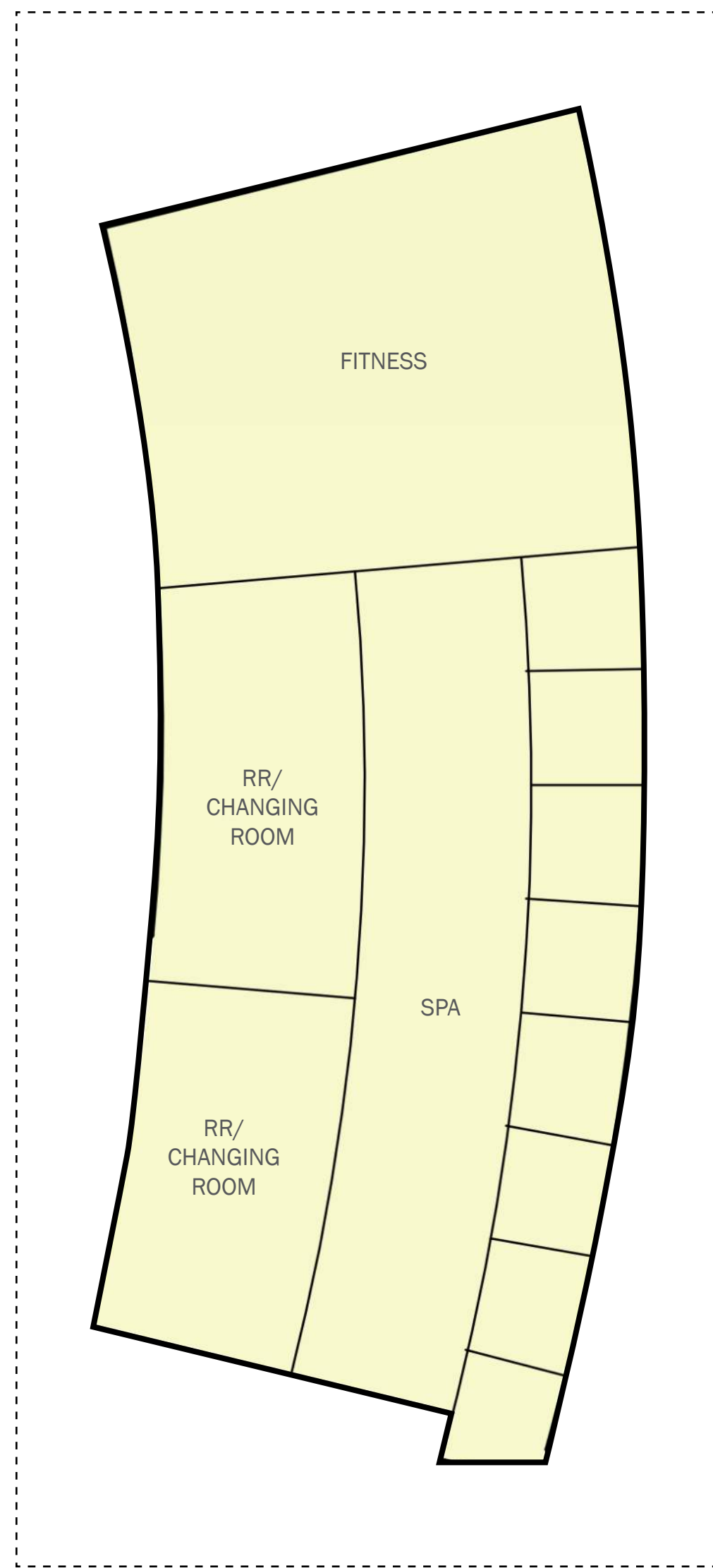
LEGEND

01	PARKING
02	BIKE PARKING
03	ENTRANCE / ARRIVAL
04	LOBBY
05	LOUNGE / BAR
06	OUTDOOR COURTYARD
07	BREAKFAST
08	F&B SUPPORT
09	REGISTRATION
10	VALET BELL
11	LUGGAGE
12	SPA LOBBY
13	SUPPORT
14	EMPLOYEE FACILITIES
15	MAINTENANCE STORAGE
16	BOH / SERVICE
17	RECEIVING / SERVICE
18	LAUNDRY
19	ROOMS
20	ELEC / MECH
21	HOUSEKEEPING
22	ADMIN
23	ROOF GARDEN



KEY PLAN

BASEMENT
SCALE: 1/16" = 1'-0"



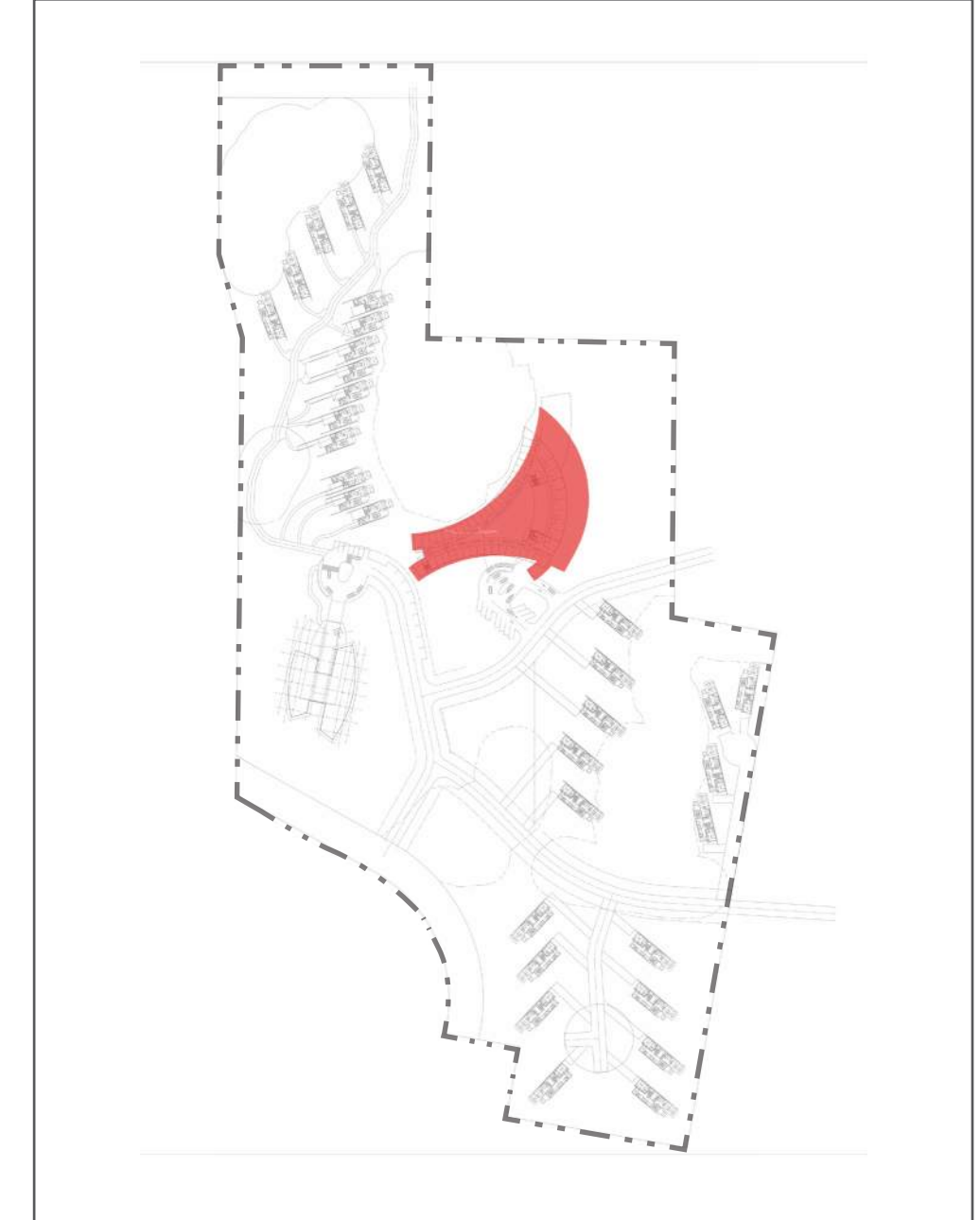
DETAIL 1 - SPA



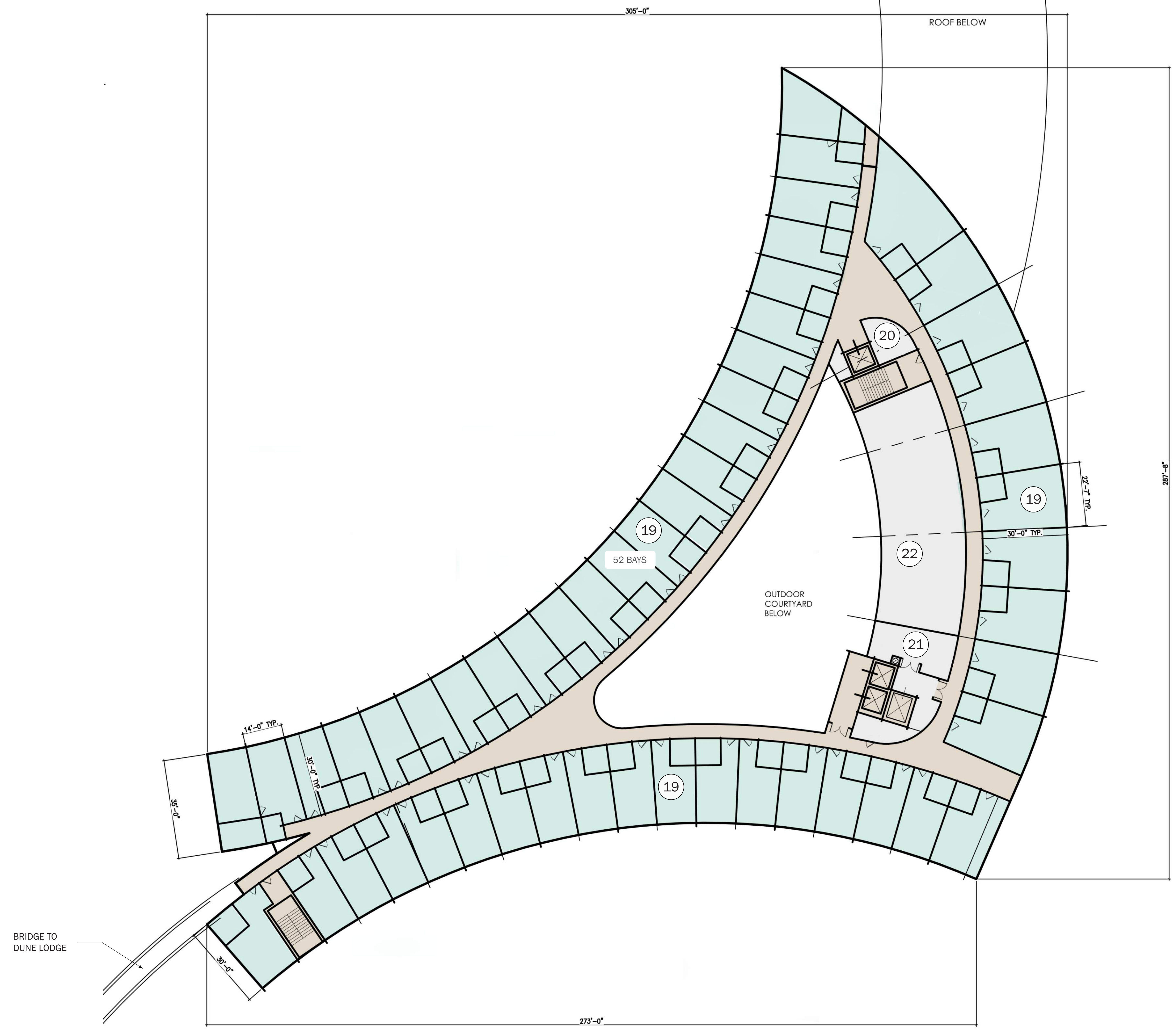
LEGEND

01	PARKING
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03	ENTRANCE / ARRIVAL
04	LOBBY
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11	LUGGAGE
12	SPA LOBBY
13	SUPPORT
14	EMPLOYEE FACILITIES
15	MAINTENANCE STORAGE
16	BOH / SERVICE
17	RECEIVING / SERVICE
18	LAUNDRY
19	ROOMS
20	ELEC / MECH

LEVEL 1
SCALE: 1/16" = 1'-0"



KEY PLAN



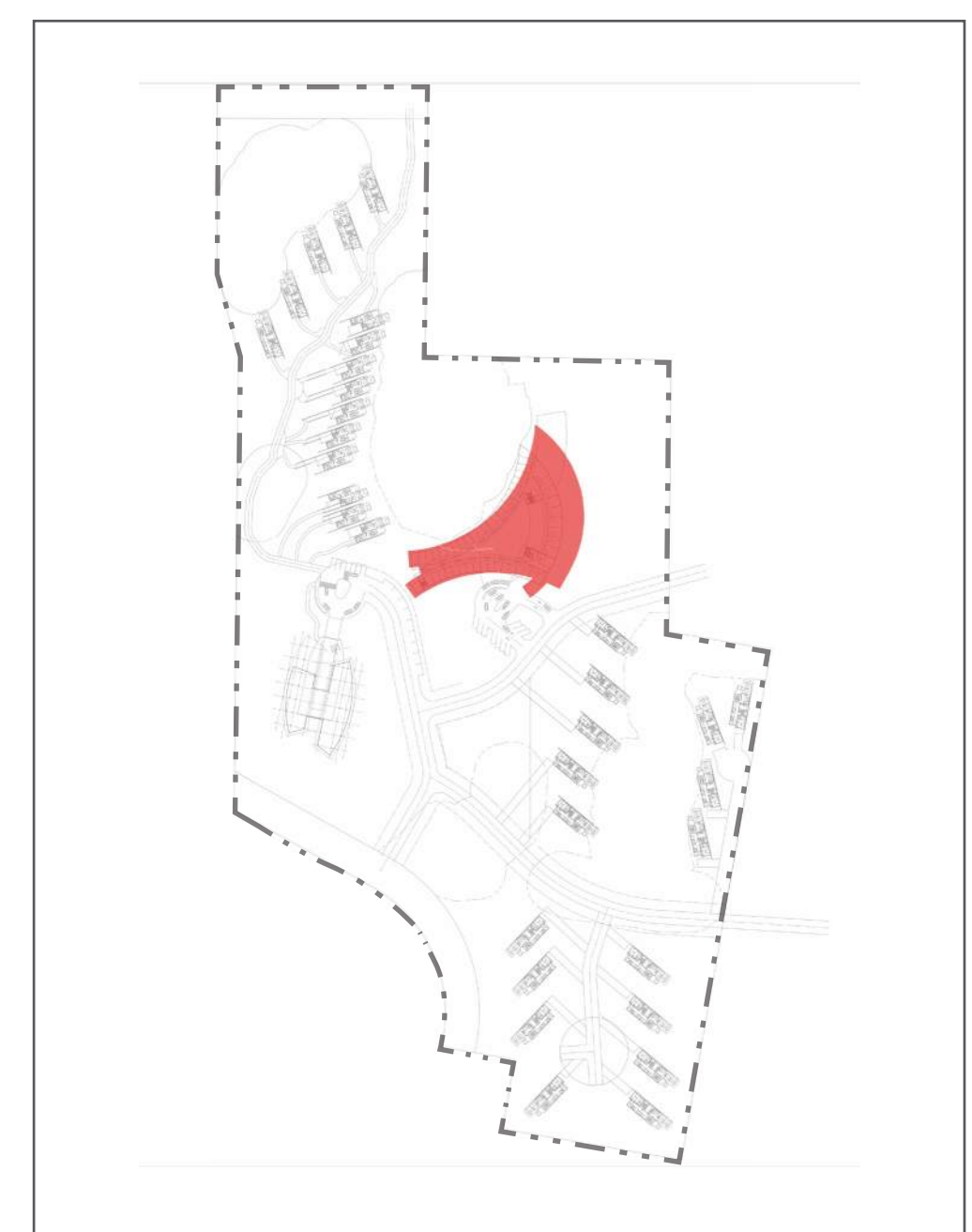
LEVEL 2
SCALE: 1/16" = 1'-0"

LEGEND

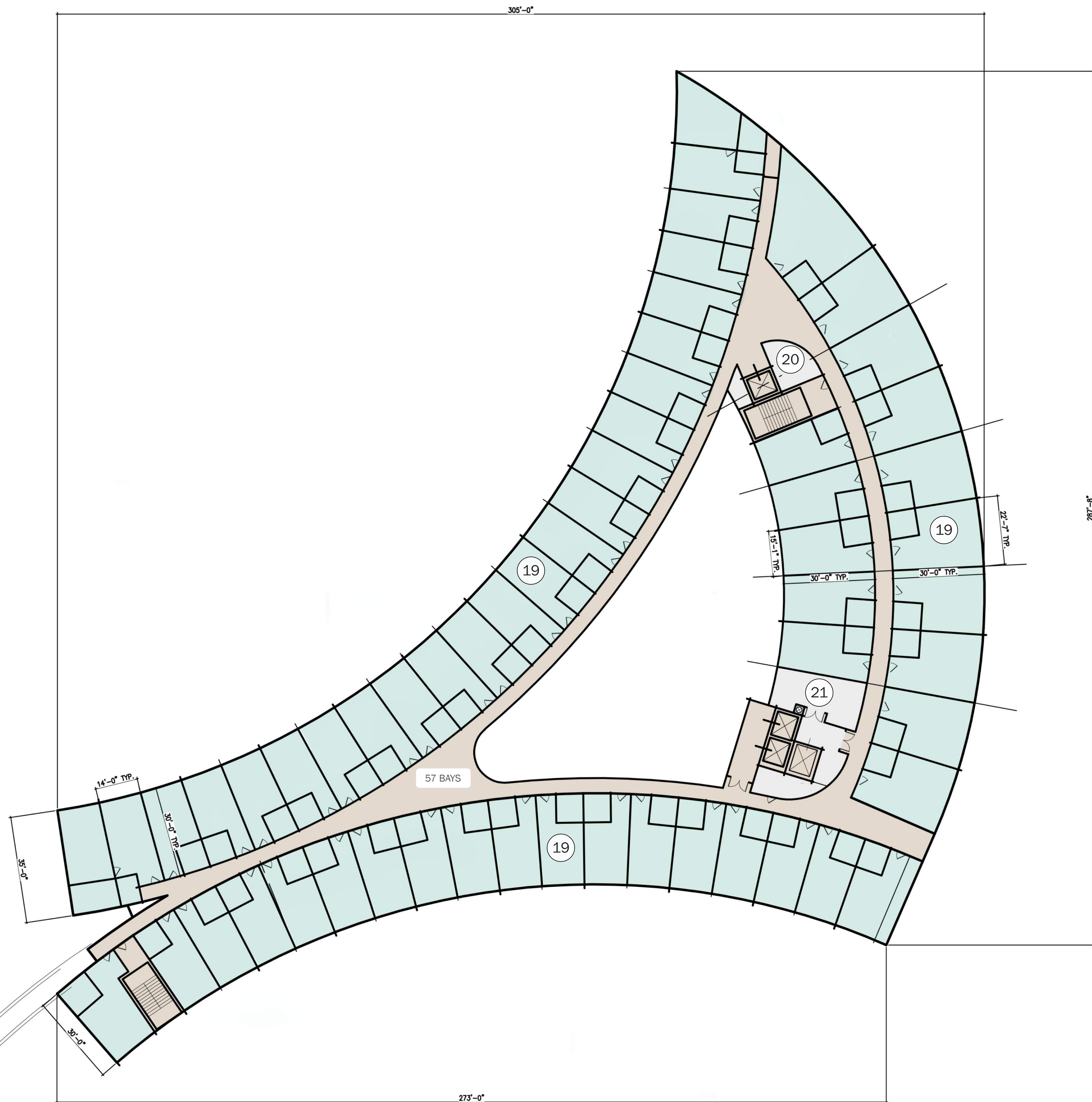
19	ROOMS
20	ELEC / MECH
21	HOUSEKEEPING
22	ADMIN

MEADOW LODGE GUESTROOM SUMMARY

	Bays	Rooms
GROUND LEVEL	28	24
LEVEL 2	52	40
LEVEL 3	57	46
TOTALS	+/- 137	+/- 110



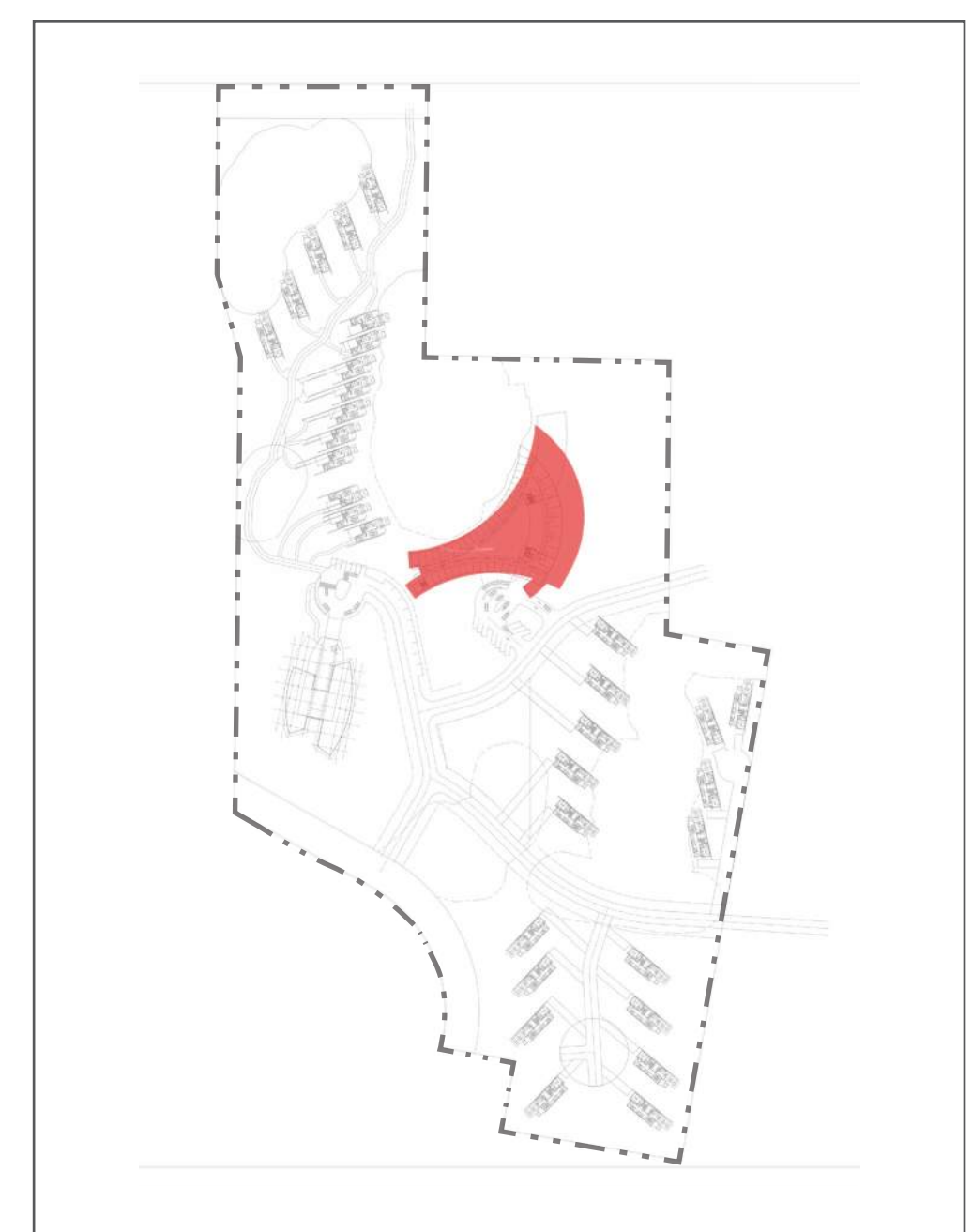
KEY PLAN



LEGEND

19	ROOMS
20	ELEC / MECH
21	HOUSEKEEPING

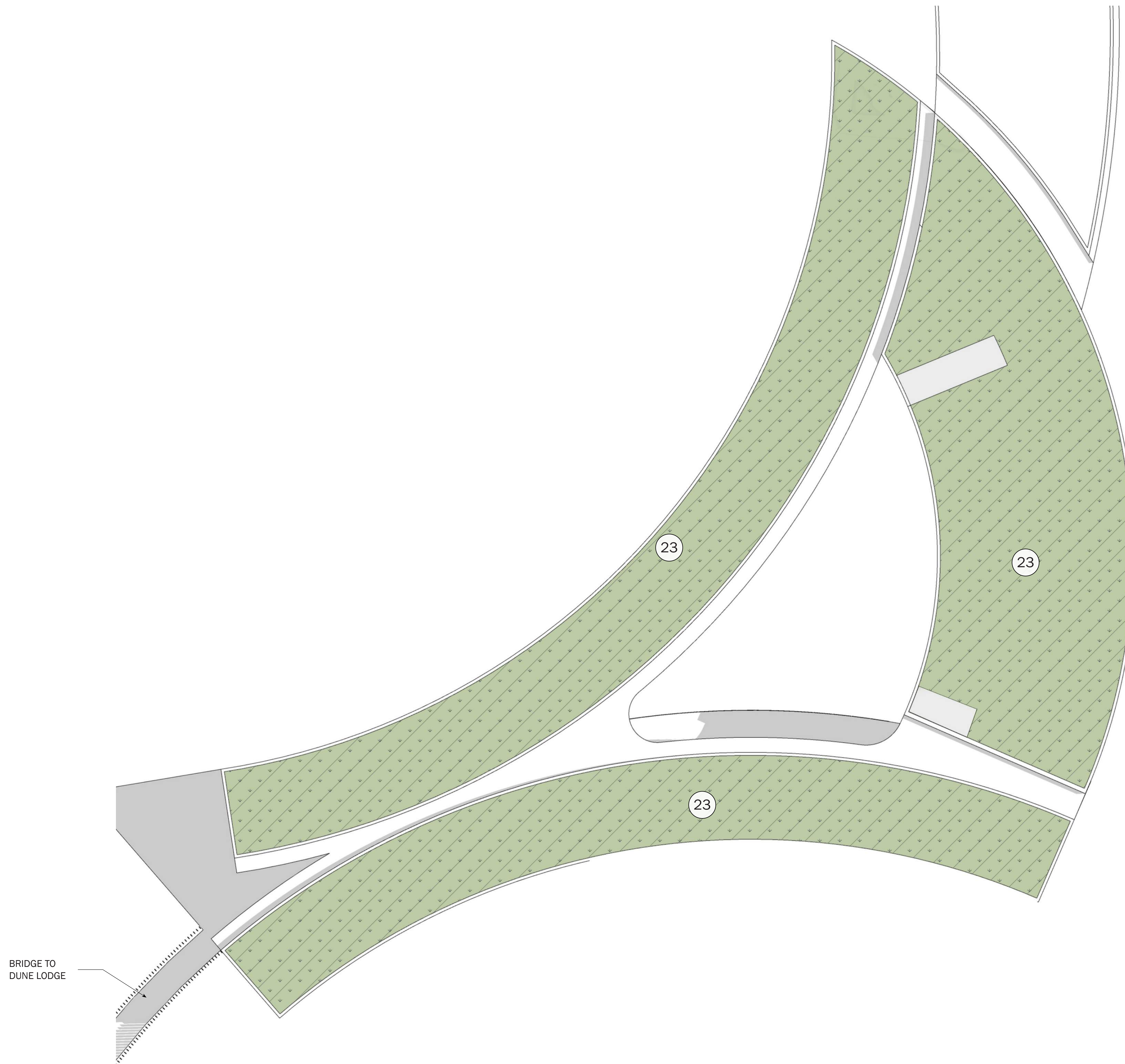
LEVEL 3
SCALE: 1/16" = 1'-0"



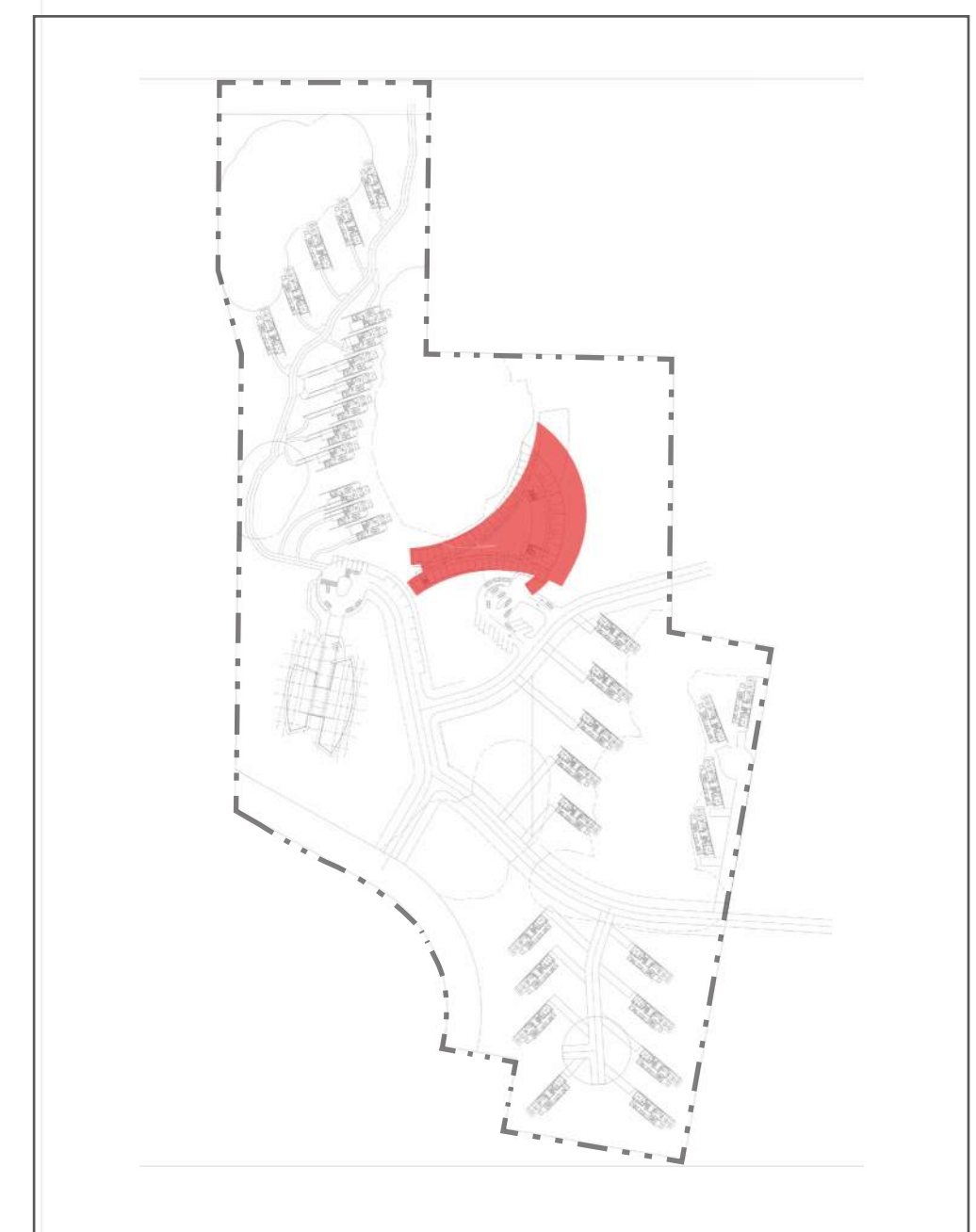
KEY PLAN

LEGEND

23 ROOF GARDEN



ROOF PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN

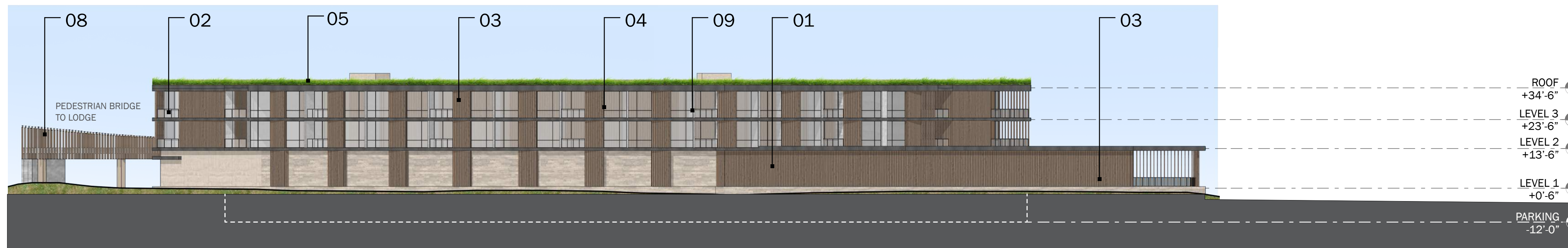
MATERIAL LEGEND

01	BOARD FORM CONCRETE
02	GLASS RAILING
03	WOOD SIDING
04	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
05	GREEN ROOF
06	METAL - DARK GRAY
07	BALCONY RAILING
08	WOOD
09	DARK GRAY MULLION



ELEVATION A

SCALE: 1/16" = 1'-0"



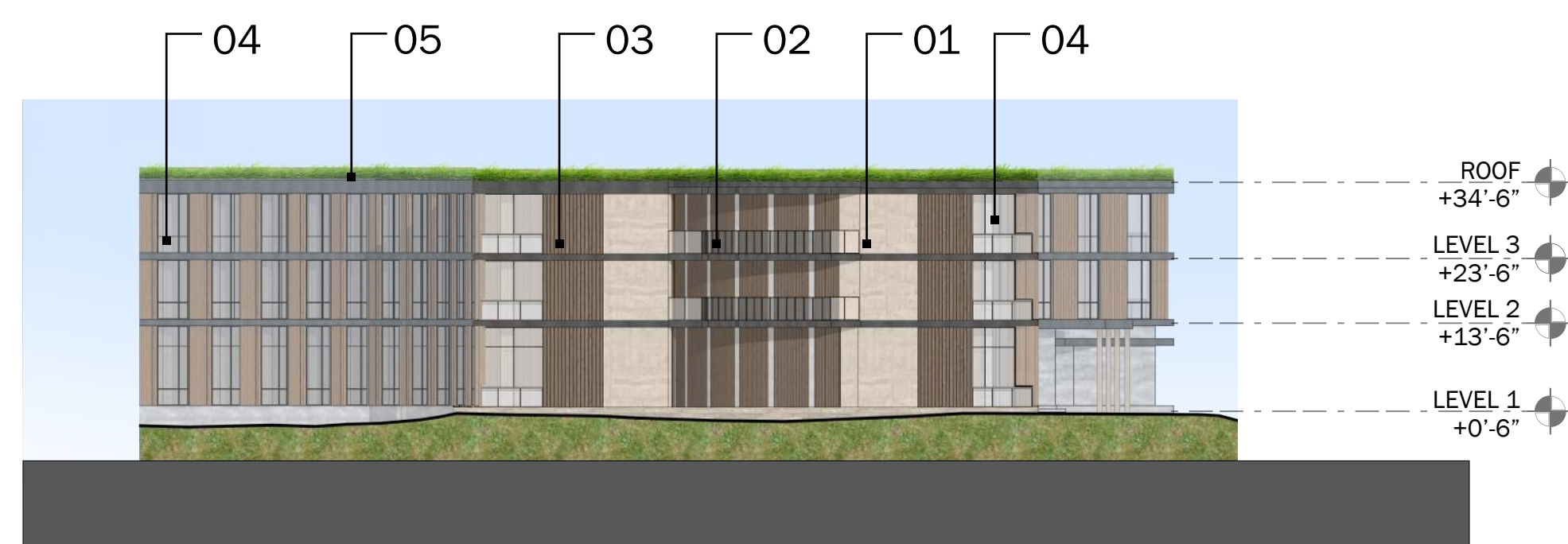
ELEVATION B

SCALE: 1/16" = 1'-0"



ELEVATION C

SCALE: 1/16" = 1'-0"



ELEVATION D

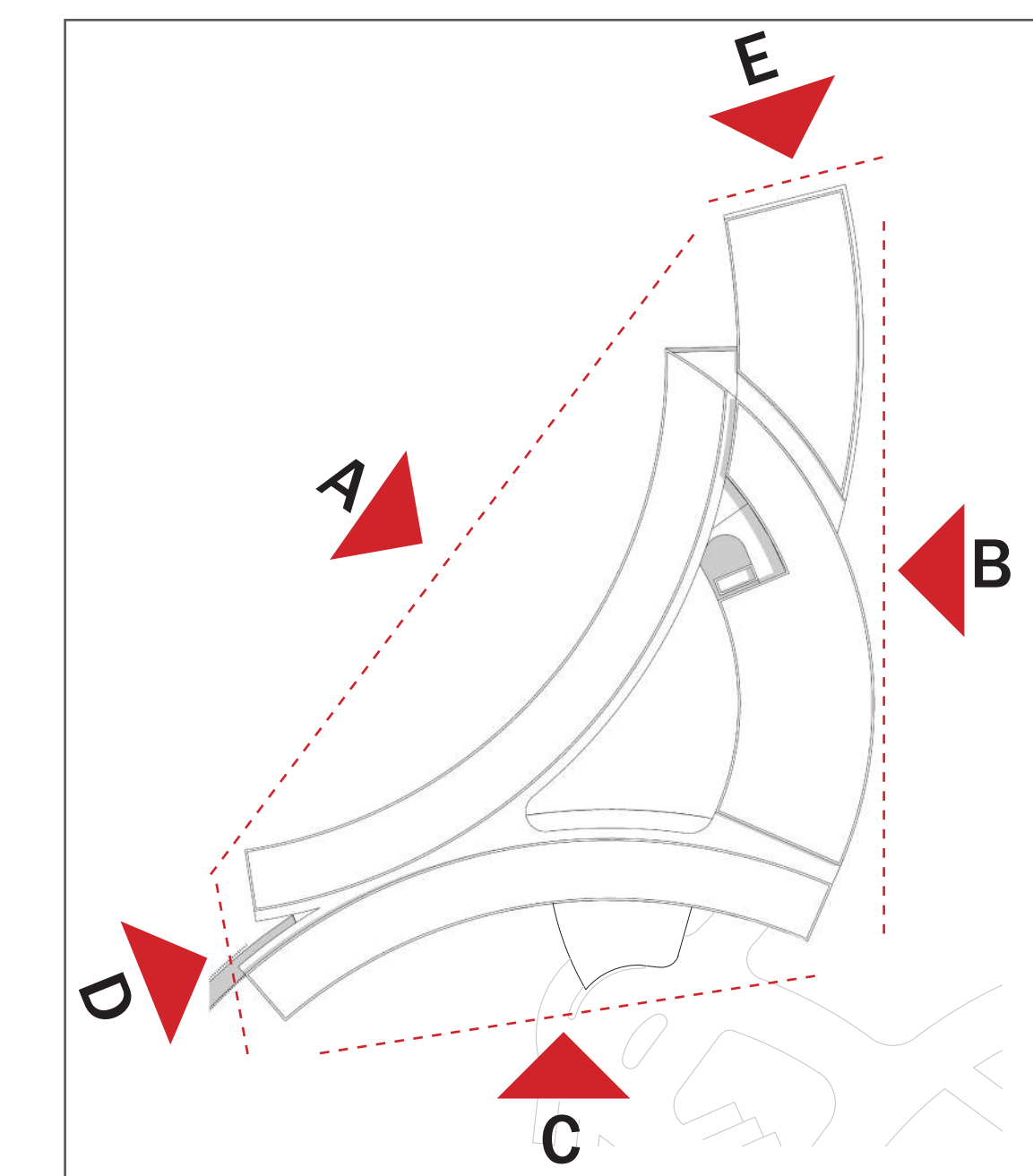
SCALE: 1/16" = 1'-0"



ELEVATION E

SCALE: 1/16" = 1'-0"

"WITH THE SPECIFIC APPROVAL OF THE PLANNING COMMISSION, A BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF TWENTY-EIGHT (28) FEET, UP TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET."



KEY PLAN



NOT DLR PROJECTS,
USED FOR REFERENCE ONLY

DUNE LODGE

This is the amenity hub of the site and the surrounding neighborhood. There are two food and beverage offerings and a small conference center.

The upper level restaurant has a dining terrace on-grade that sits in a recess of the building form to protect it from the wind and create a more comfortable micro-climate for more of the year.

The lower level is a more casual dining and drinking experience. It opens out onto the landscape of the site and sits behind the dunes to separate it from the neighbors and provide protection from the wind.



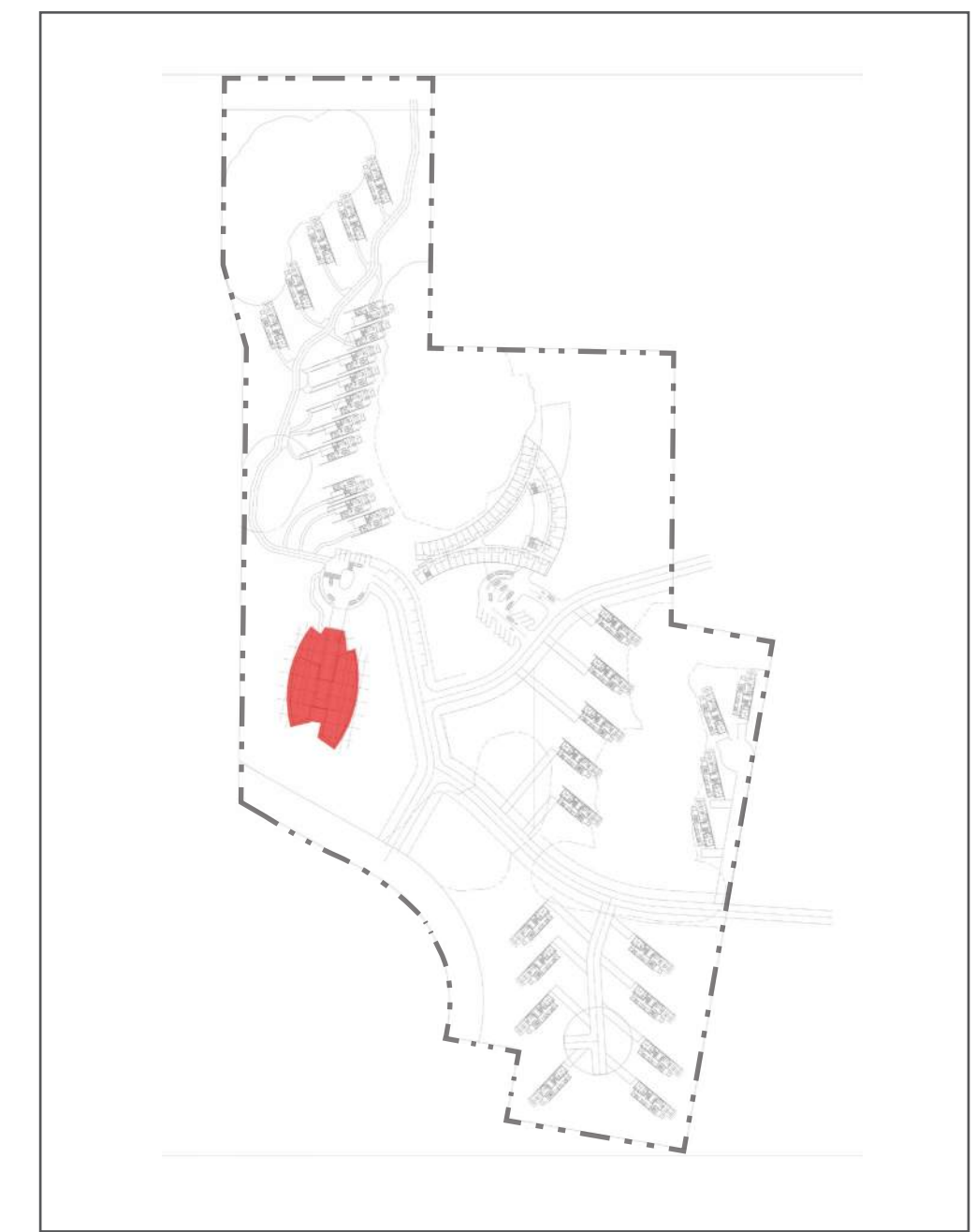
LOWER LEVEL
SCALE: 1/16" = 1'-0"



UPPER LEVEL
SCALE: 1/16" = 1'-0"

LEGEND

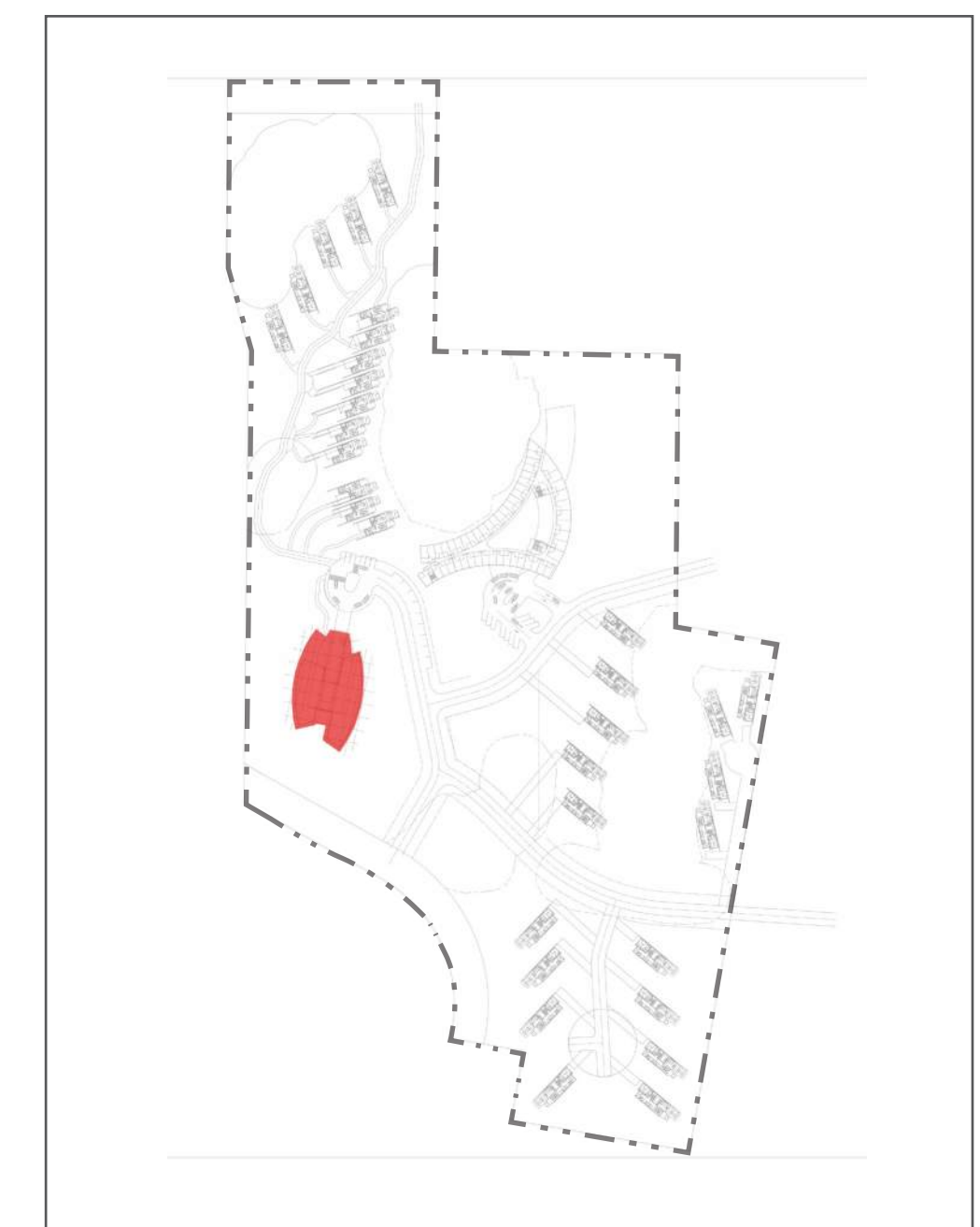
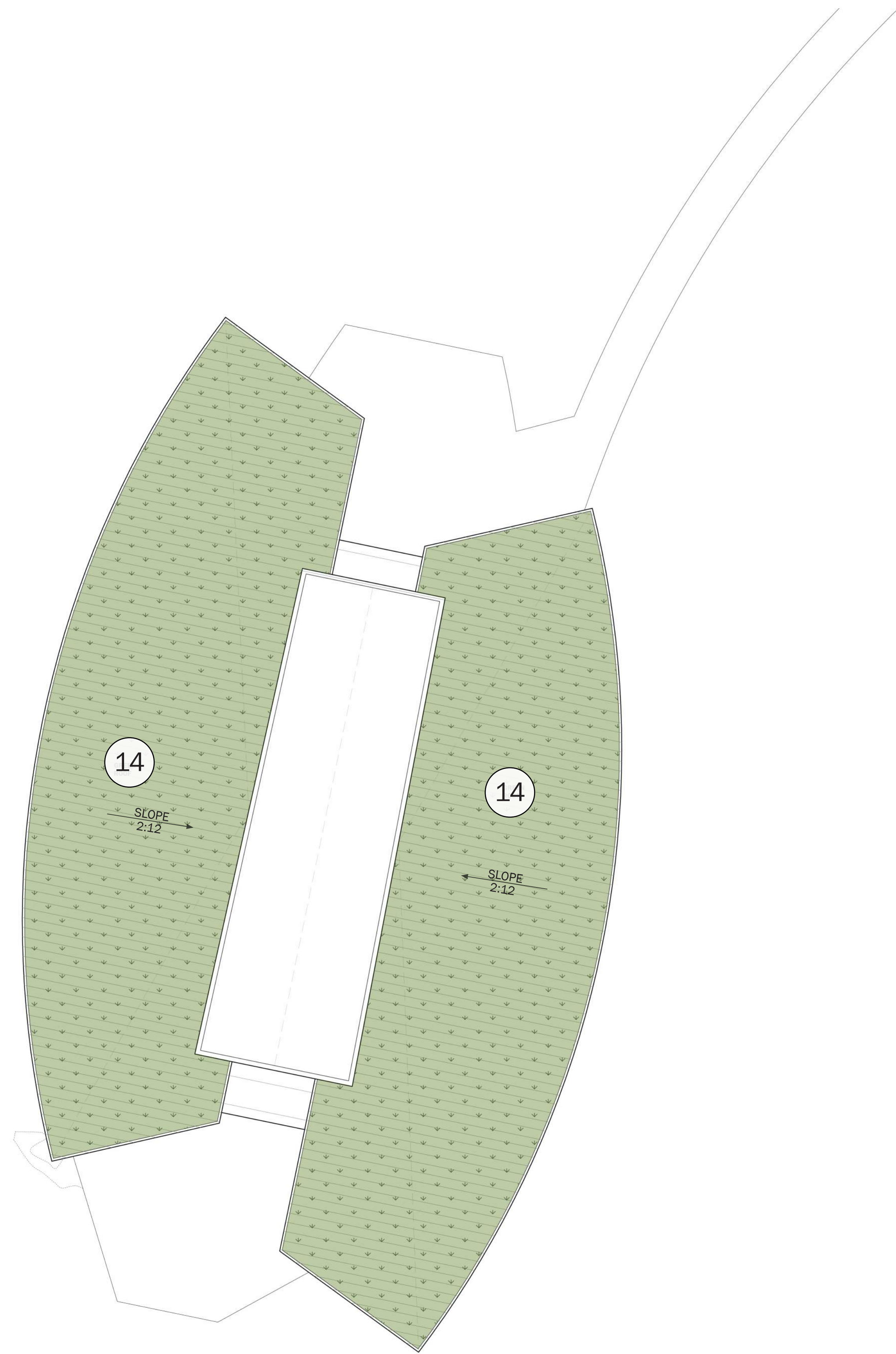
01	ENTRANCE / ARRIVAL
02	HOST
03	PRIVATE DINING
04	LOUNGE
05	KITCHEN
06	MEETING ROOM
07	BATHROOM
08	STORAGE
09	BAR
10	PARKING
11	BIKE PARKING
12	FIRE PIT
13	ELEC/MECH
14	ROOF GARDEN



KEY PLAN

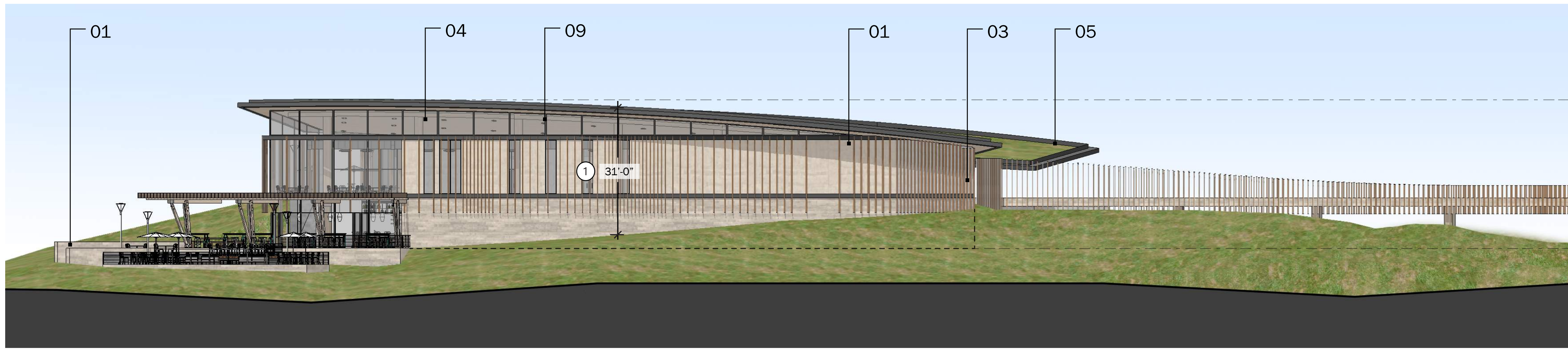
LEGEND

14 | ROOF GARDEN



KEY PLAN

1 ROOF PLAN
SCALE: 1/16" = 1'-0"

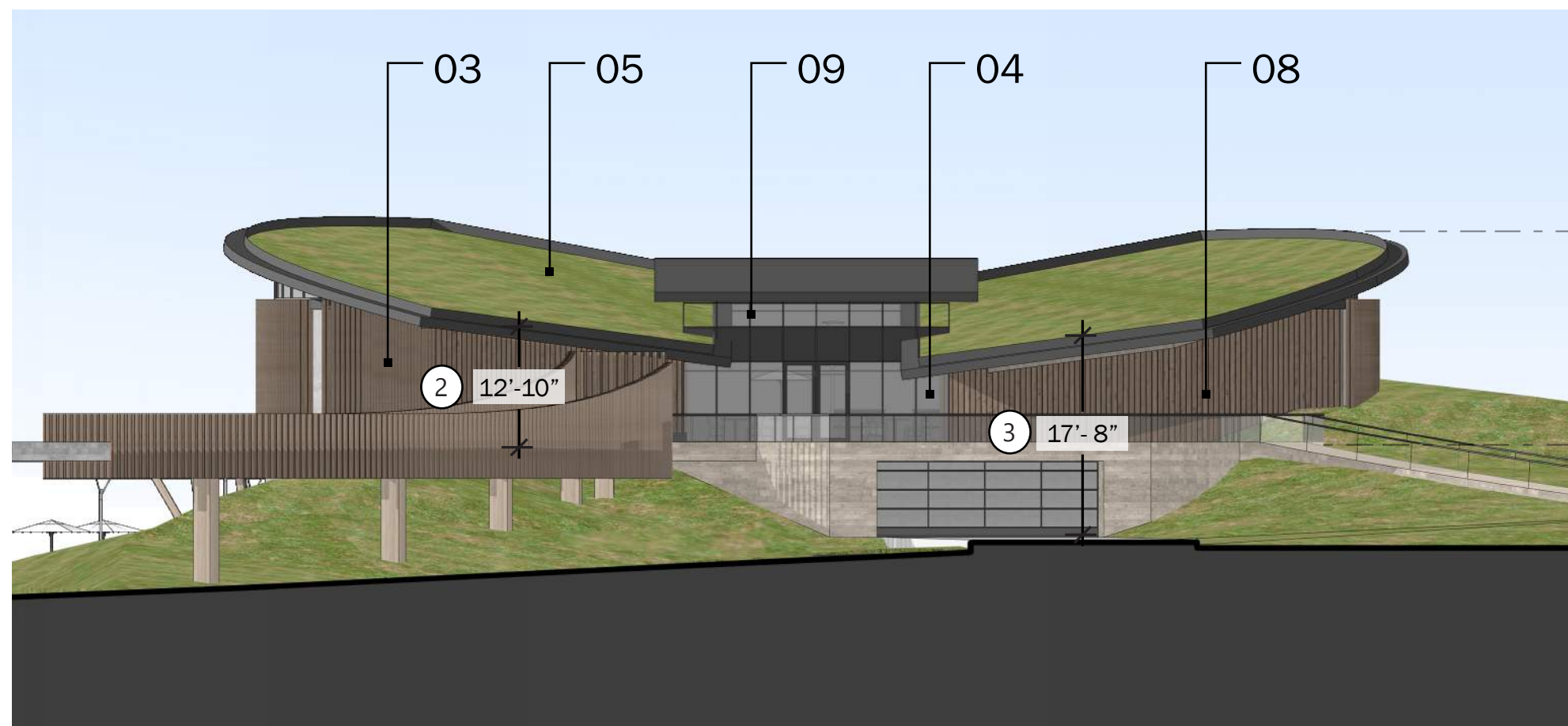


ELEVATION A

SCALE: 1/16 = 1'-0"

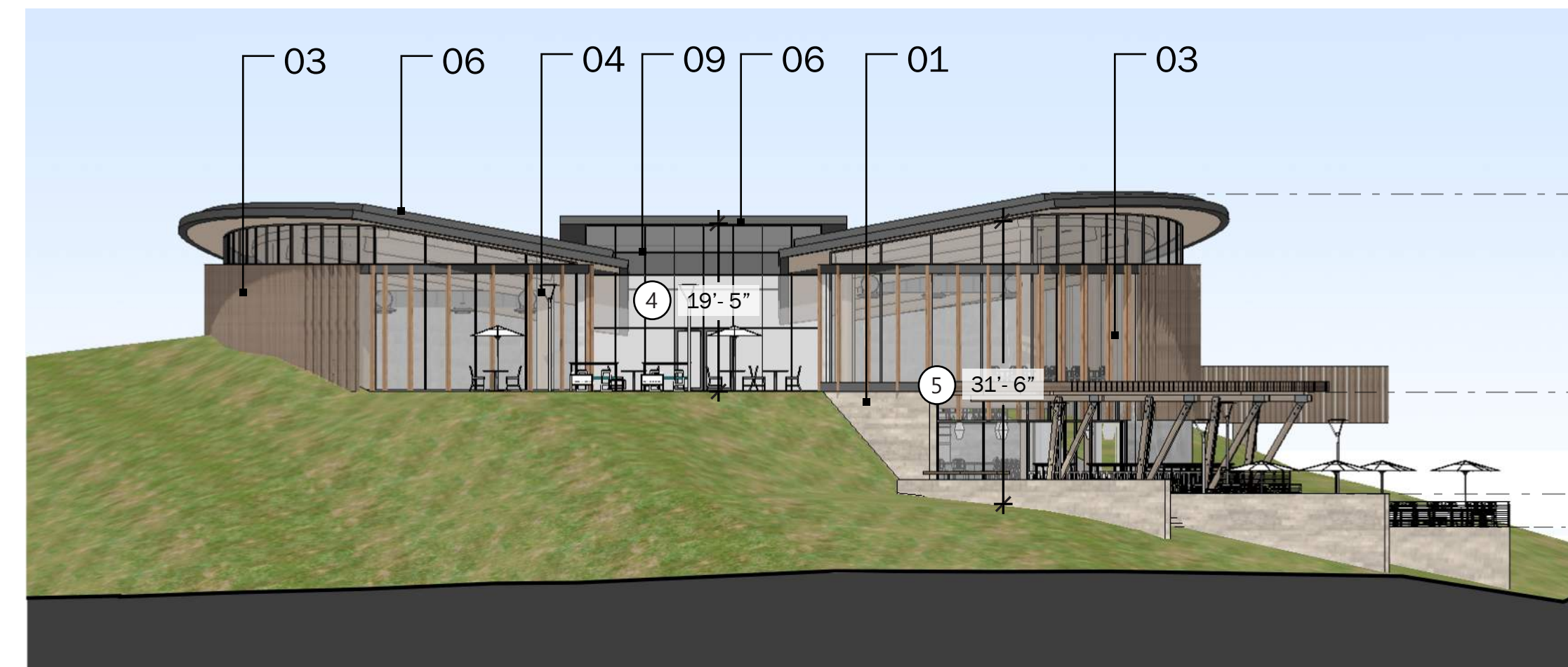
MATERIAL LEGEND

01	BOARD FORM CONCRETE
02	GLASS RAILING
03	WOOD SIDING
04	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
05	GREEN ROOF
06	METAL - DARK GRAY
07	BALCONY RAILING
08	WOOD
09	DARK GRAY MULLION



ELEVATION B

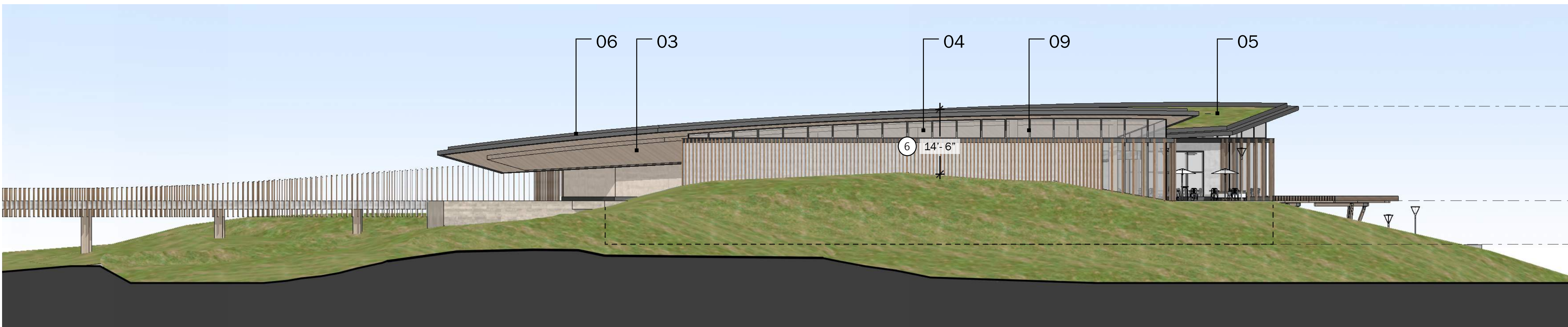
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ELEVATION C

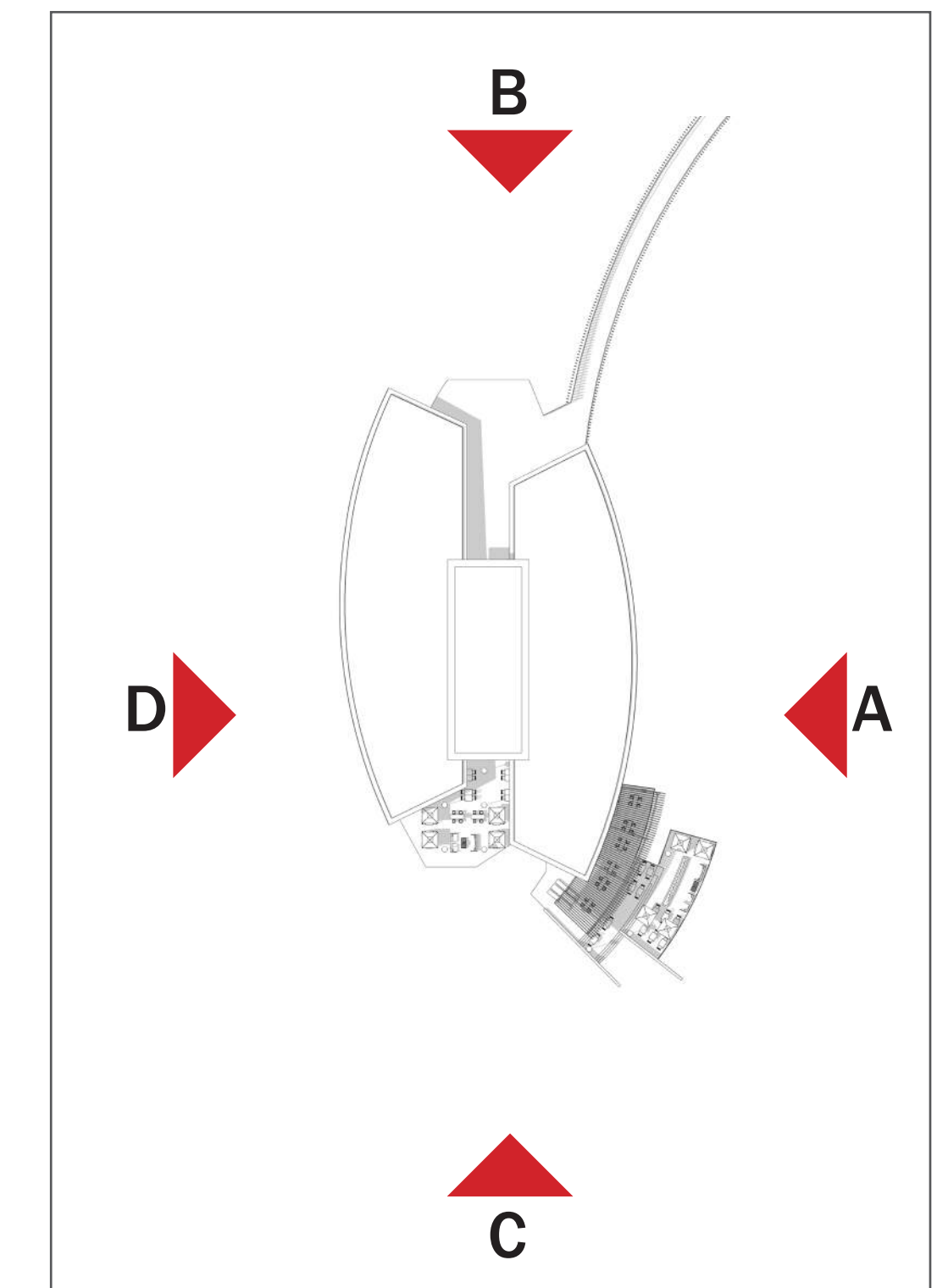
SCALE: 1/16 = 1'-0"

1	31'	31.00'
2	12'-10"	12.83'
3	17'-8"	17.67'
4	19'-5"	19.41'
5	31'-6"	31.50'
6	14'-6"	14.50'
TOTAL:		126.91'
AVG. HEIGHT		21.15'



ELEVATION D

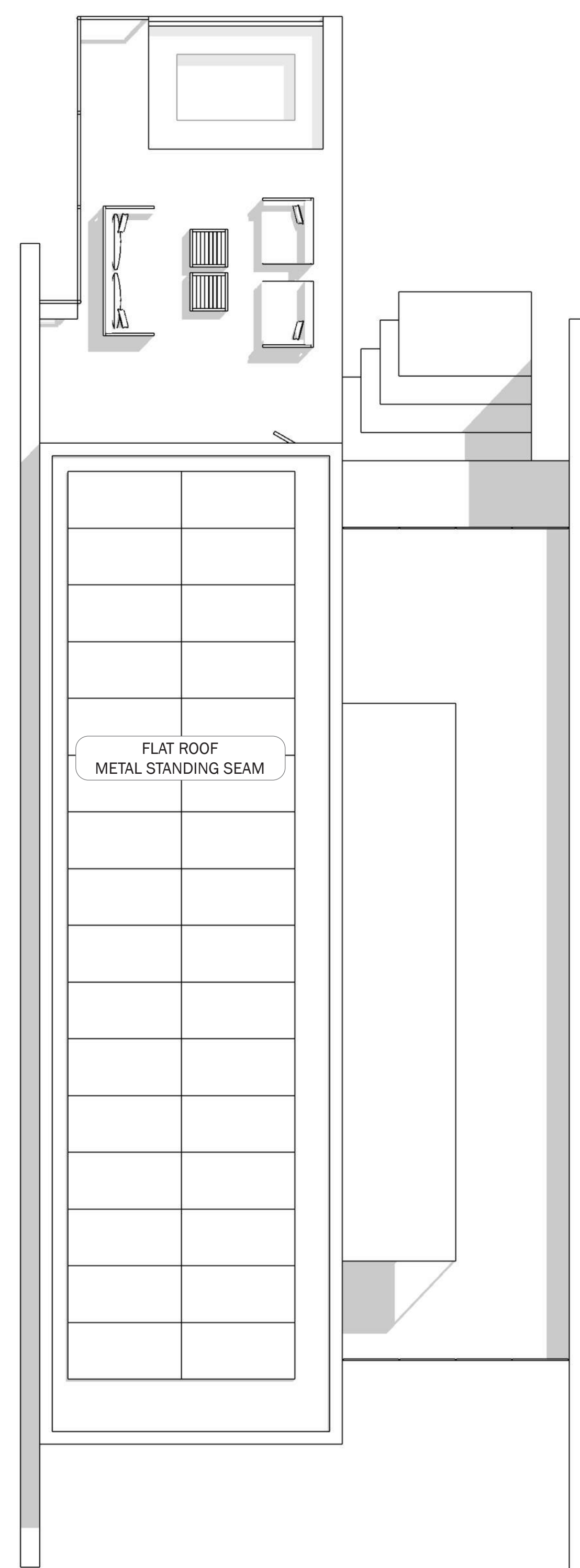
SCALE: 1/16 = 1'-0"



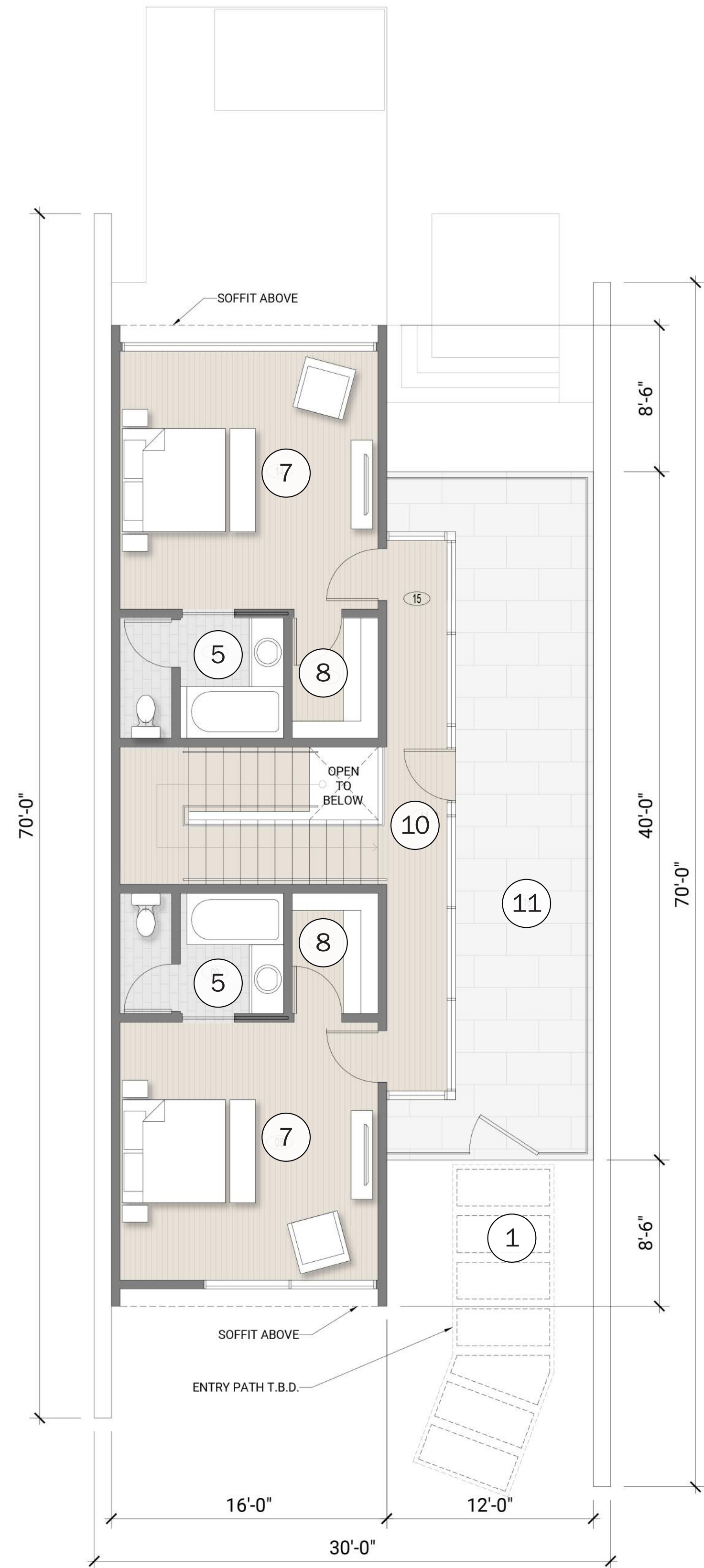
KEY PLAN



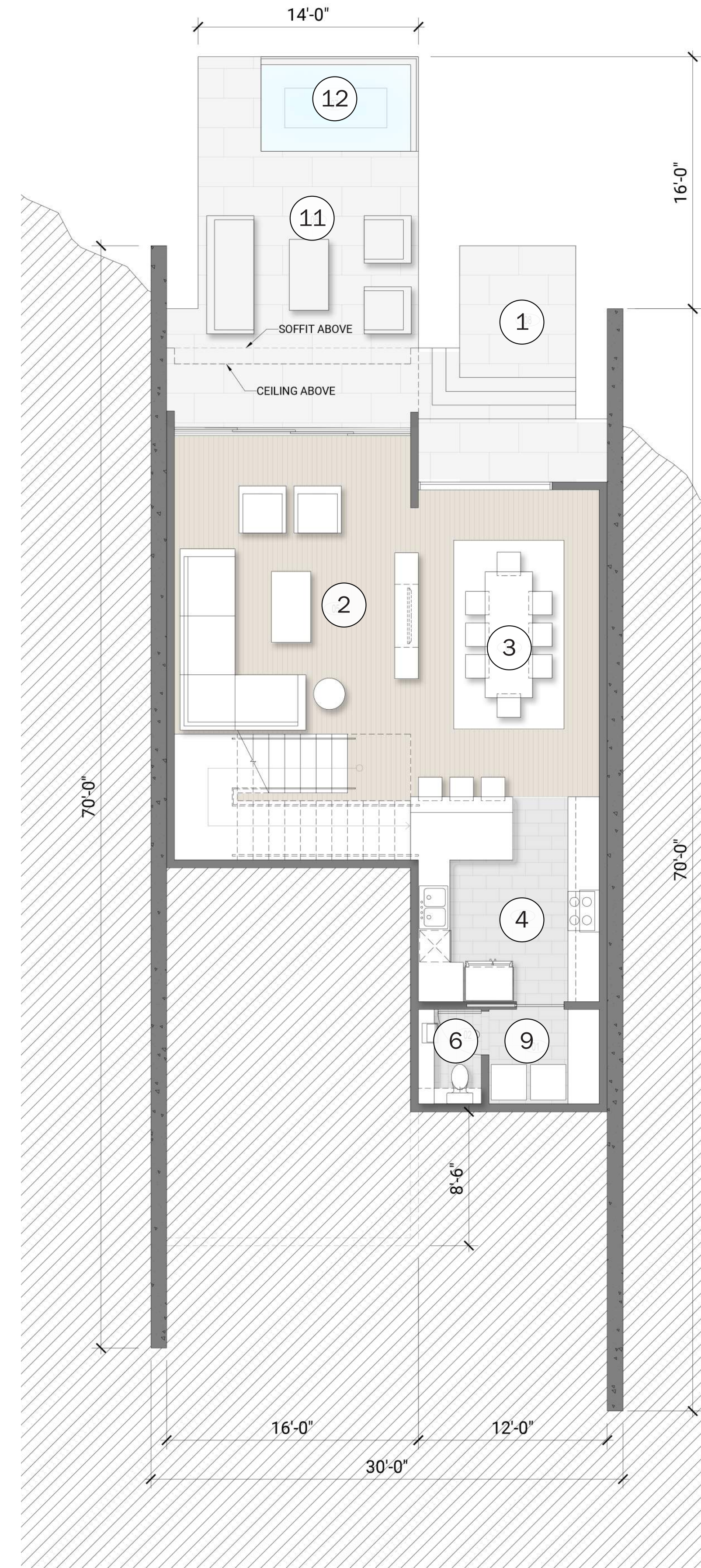
NOT DLR PROJECTS,
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ROOF PLAN
SCALE: 1/8 = 1'-0"



GROUND LEVEL
SCALE: 1/8 = 1'-0"



SECOND LEVEL
SCALE: 1/8 = 1'-0"

LEGEND

01	ENTRANCE
02	LIVING
03	DINING
04	KITCHEN
05	BATHROOM
06	POWDER ROOM
07	BEDROOM
08	CLOSET
09	LAUNDRY / UTILITIES
10	HALL
11	PATIO
12	SPA

AREA SUMMARY

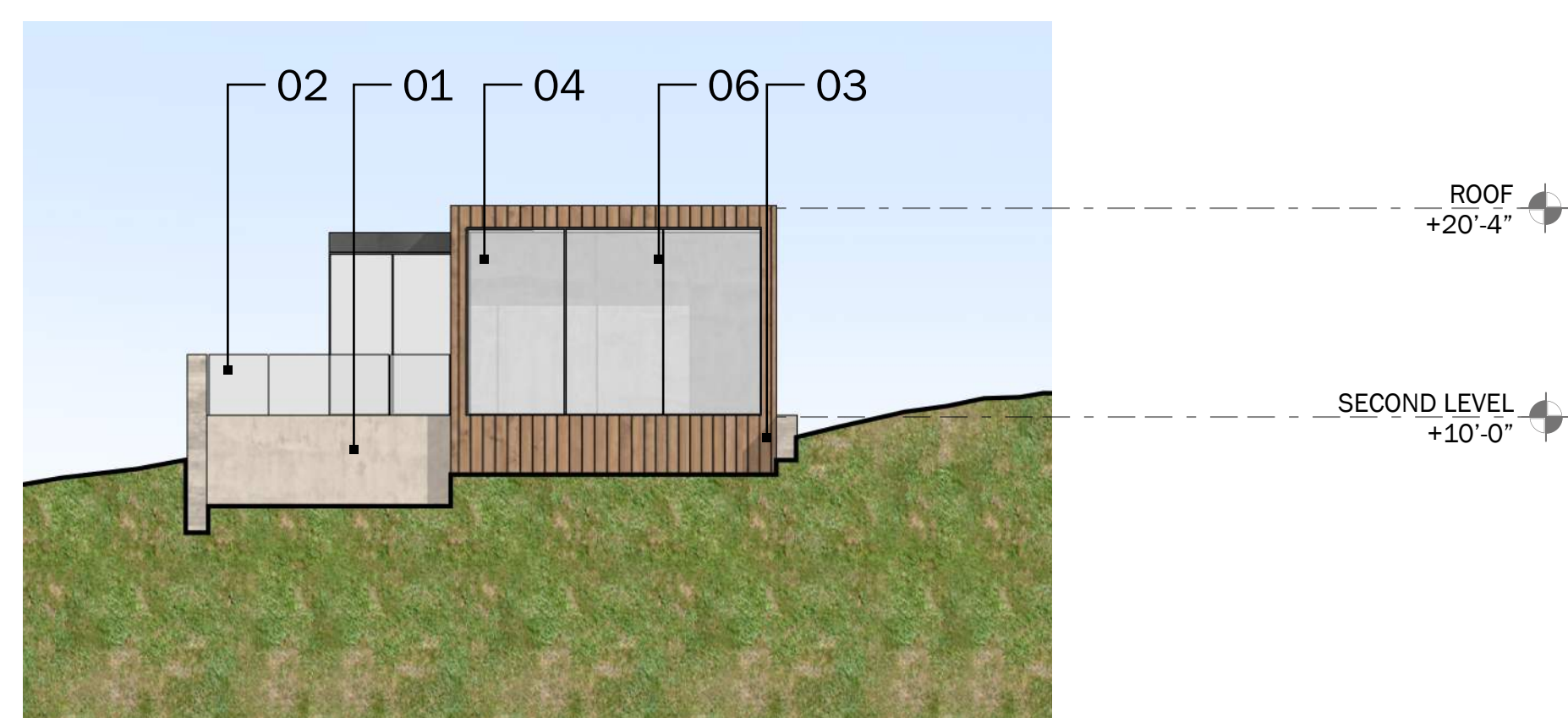
GROUND LEVEL	935 SQ. FT.
SECOND LEVEL	770 SQ. FT.
TOTAL	1,705 SQ. FT.



KEY PLAN

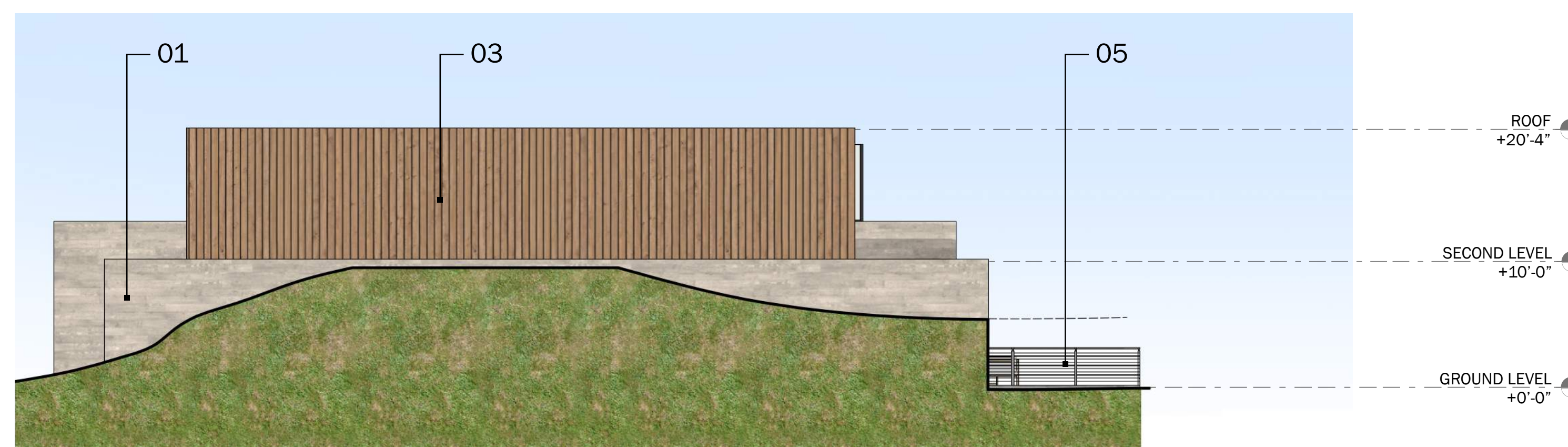
MATERIAL LEGEND

01	BOARD FORM CONCRETE
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03	WOOD SIDING
04	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
05	BALCONY RAILING
06	DARK GRAY MULLION



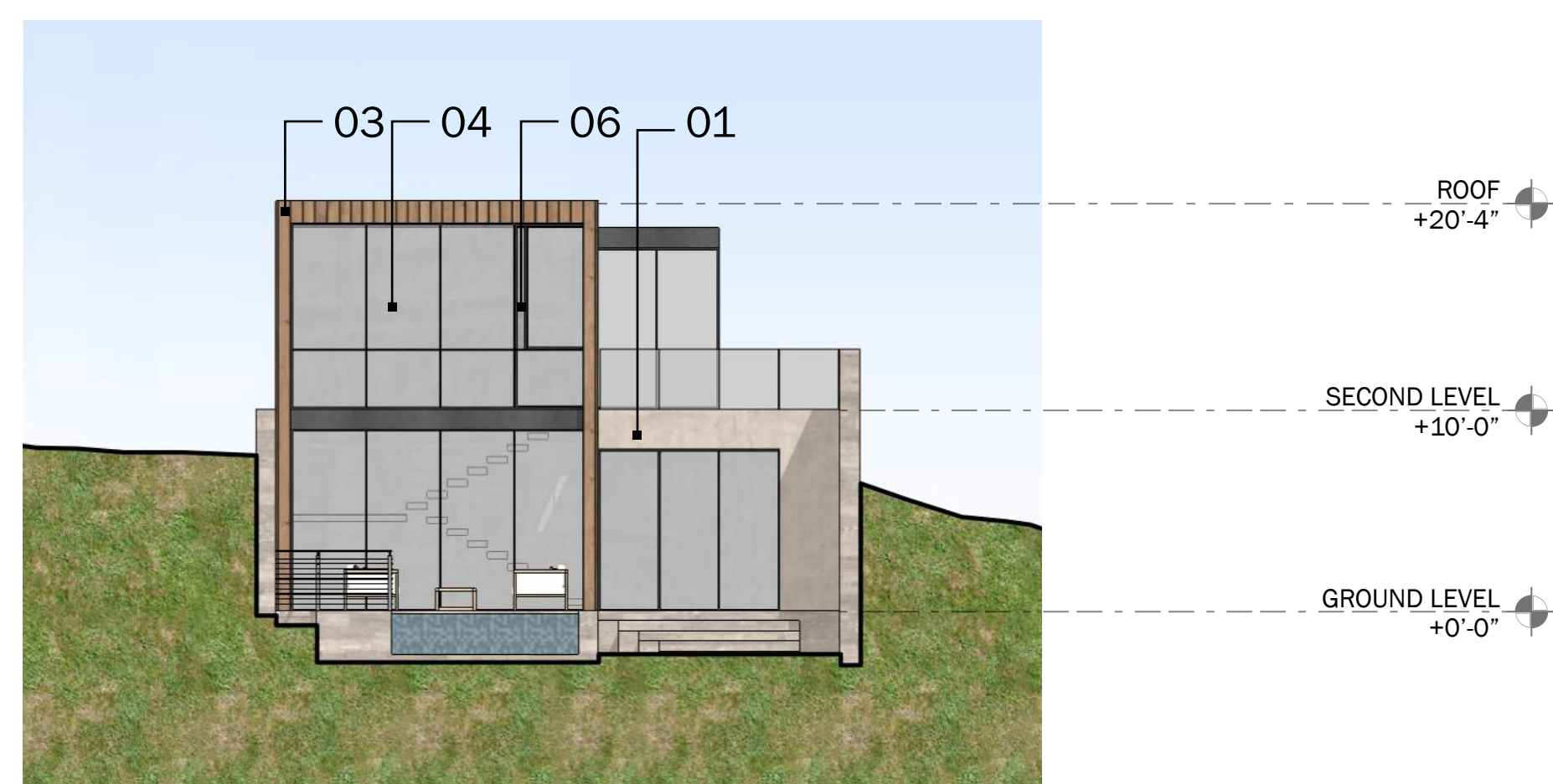
ELEVATION A

SCALE: 1/8" = 1'-0"



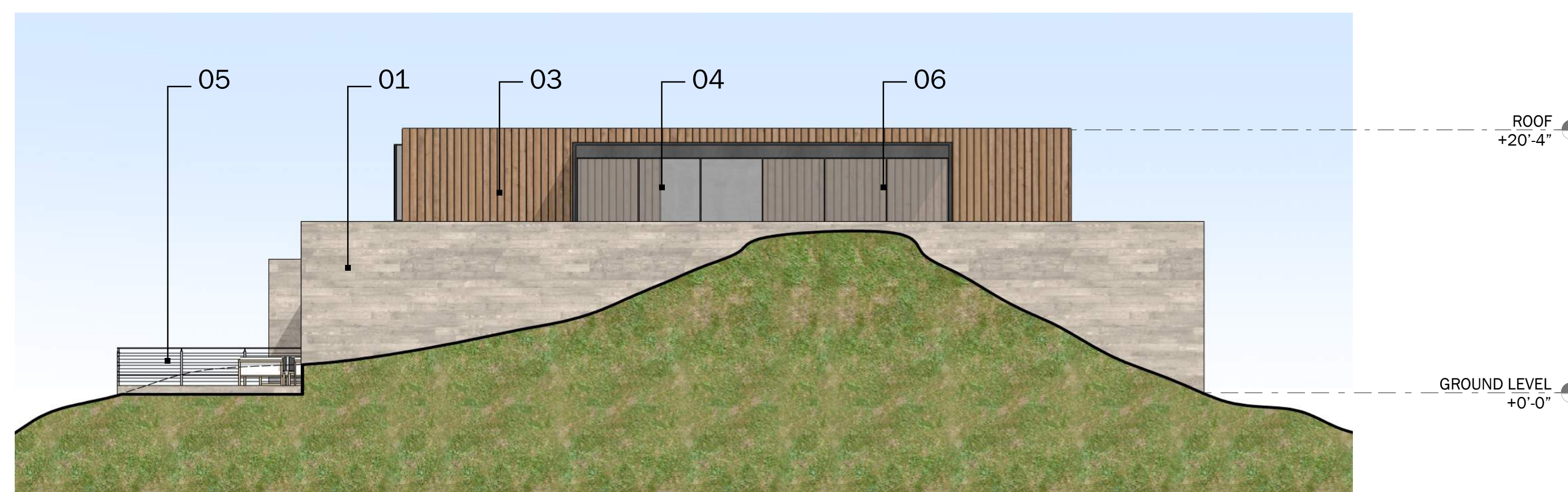
ELEVATION B

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ELEVATION C

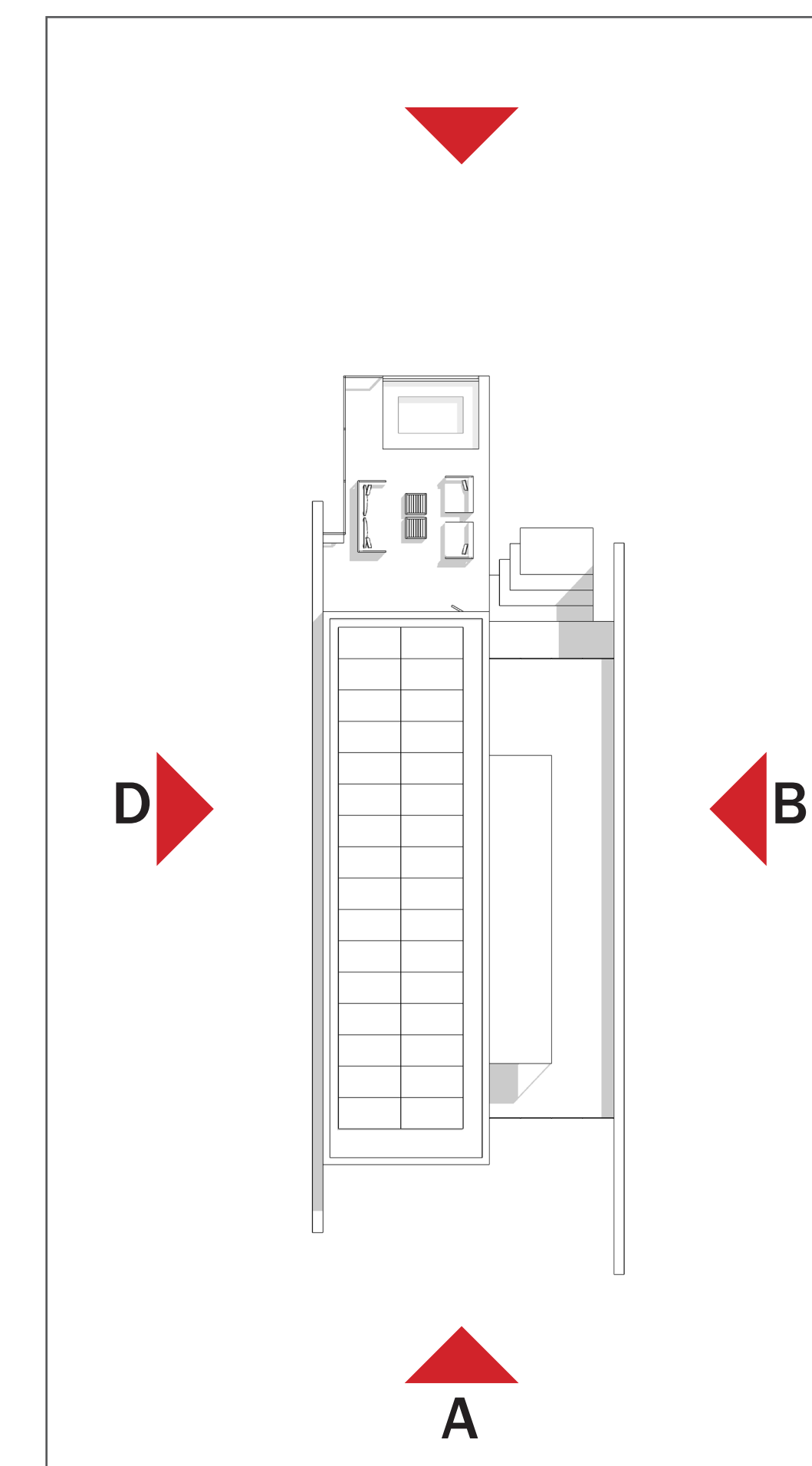
SCALE: 1/8" = 1'-0"



ELEVATION D

SCALE: 1/8" = 1'-0"

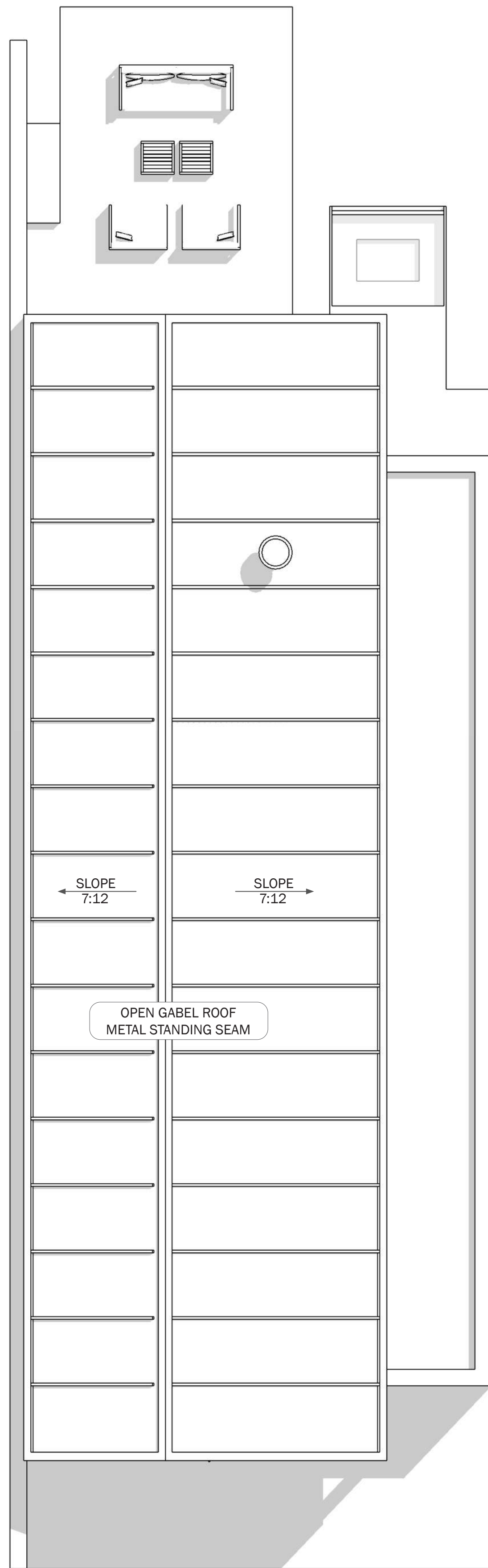
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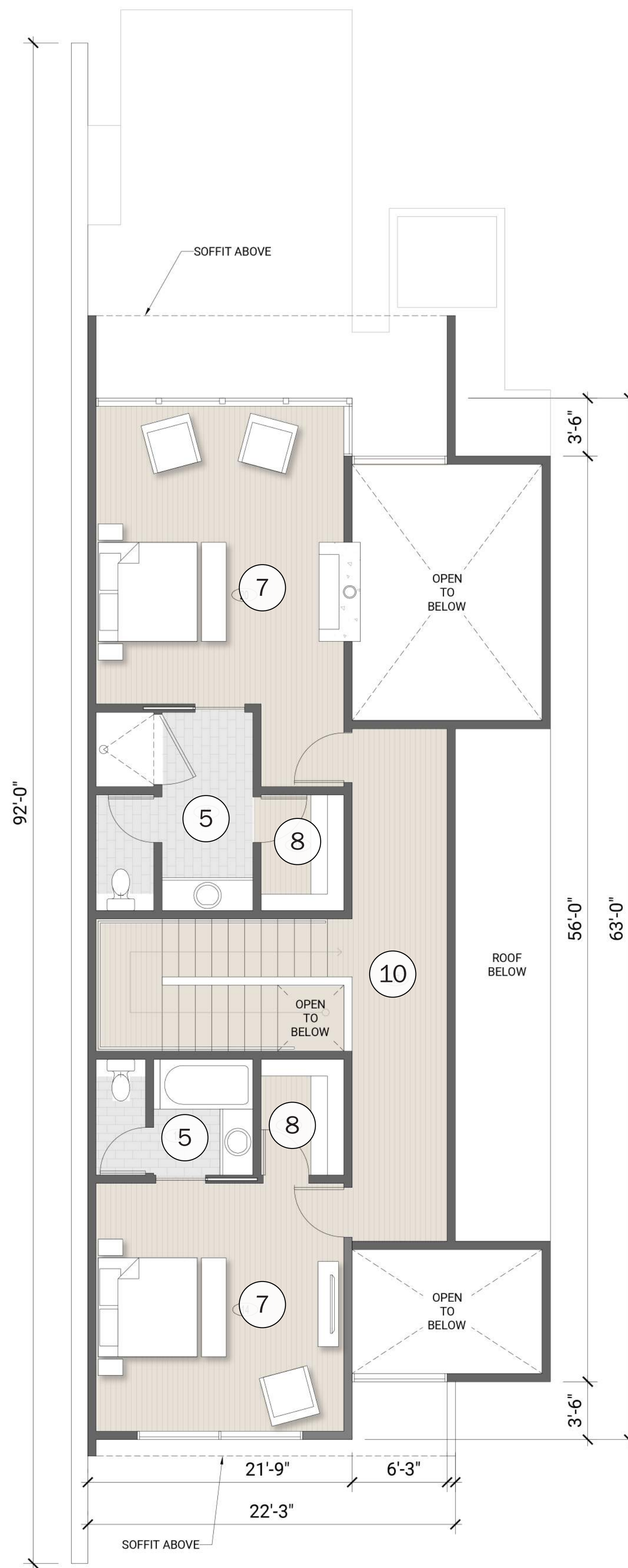
KEY PLAN



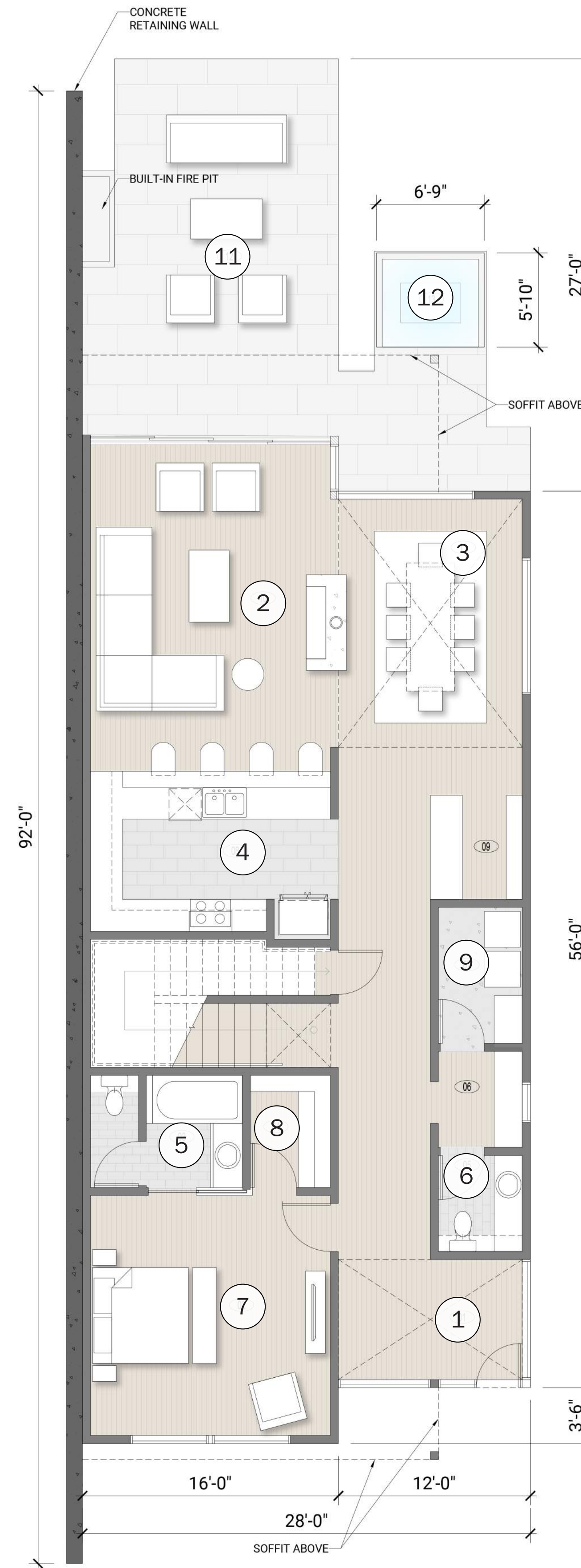
NOT DLR PROJECTS,
USED FOR REFERENCE ONLY



ROOF PLAN
SCALE: 1/8 = 1'-0"



GROUND LEVEL
SCALE: 1/8 = 1'-0"



SECOND LEVEL
SCALE: 1/8 = 1'-0"

LEGEND

01	ENTRANCE
02	LIVING
03	DINING
04	KITCHEN
05	BATHROOM
06	POWDER ROOM
07	BEDROOM
08	CLOSET
09	LAUNDRY / UTILITIES
10	HALL
11	PATIO
12	SPA

AREA SUMMARY

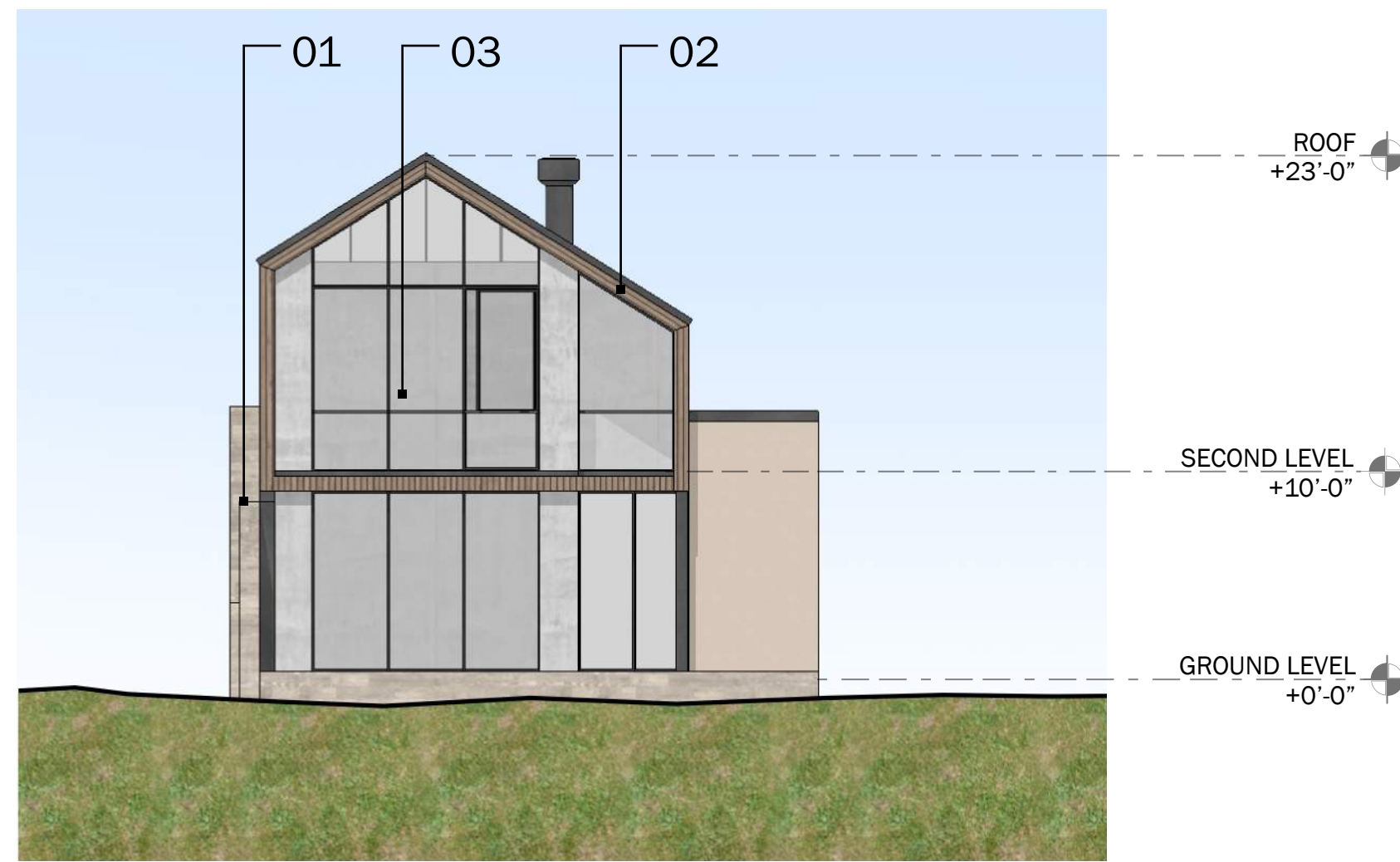
GROUND LEVEL	1,250 SF
SECOND LEVEL	1,000 SF
TOTAL	2,250 SF



KEY PLAN

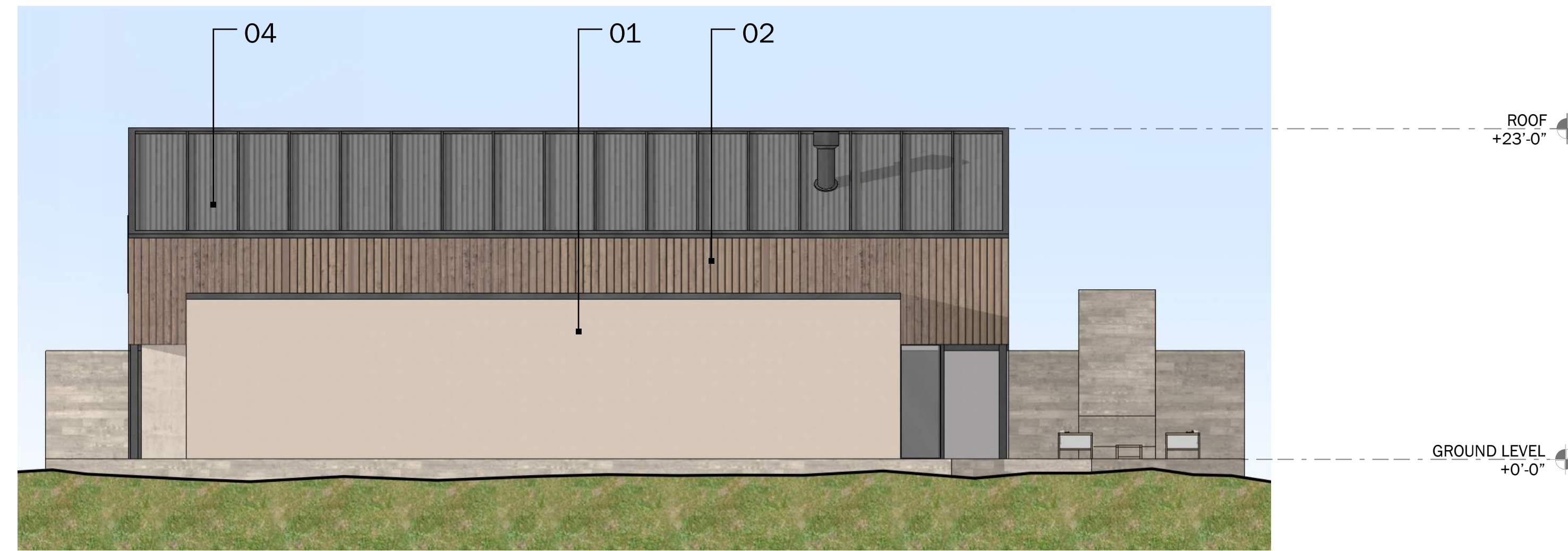
MATERIAL LEGEND

01	BOARD FORM CONCRETE
02	WOOD SIDING
03	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
04	OPEN GABLE ROOF - METAL STANDING SEAM
05	DARK GRAY MULLION



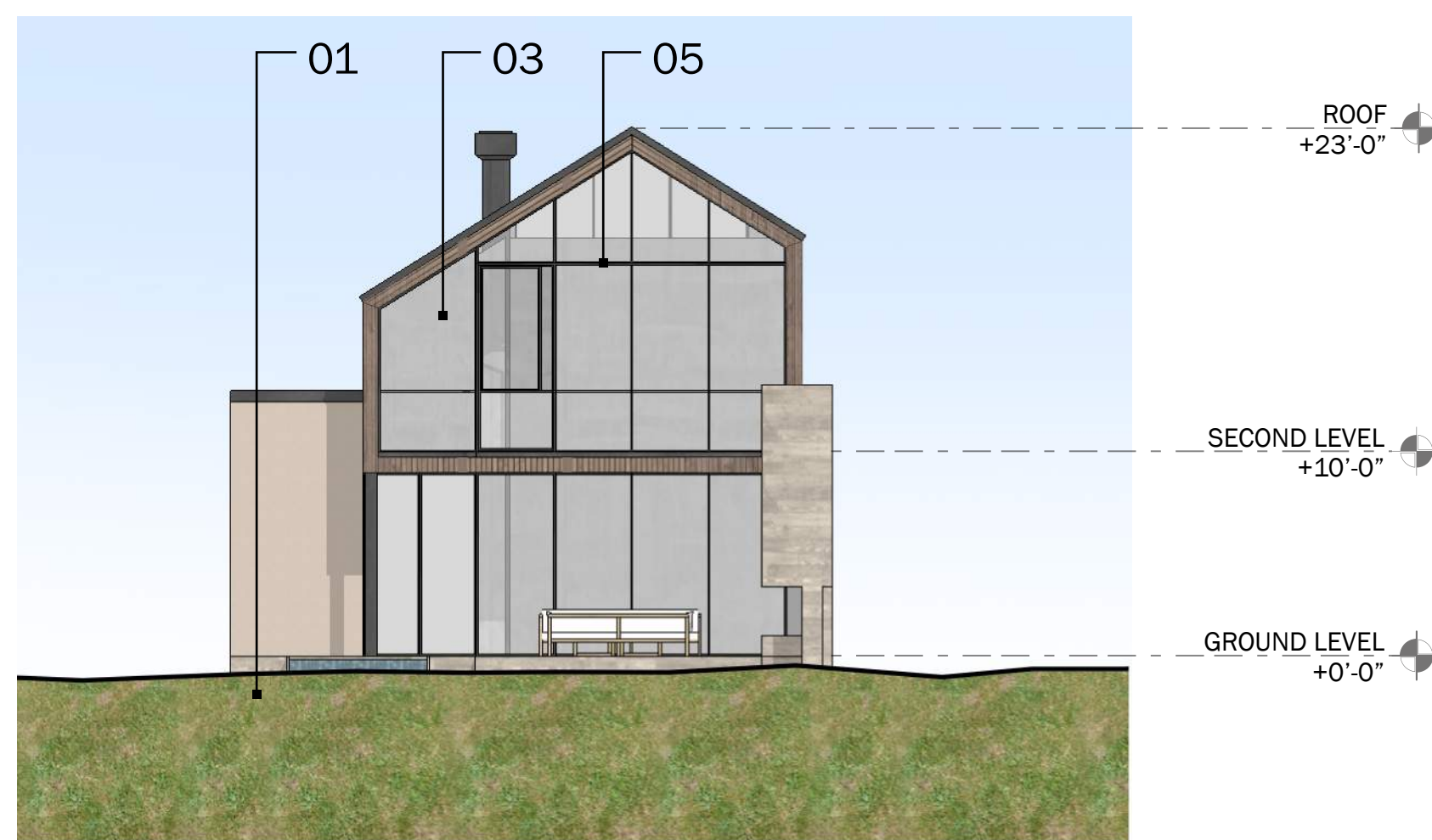
ELEVATION A

SCALE: 1/8" = 1'-0"



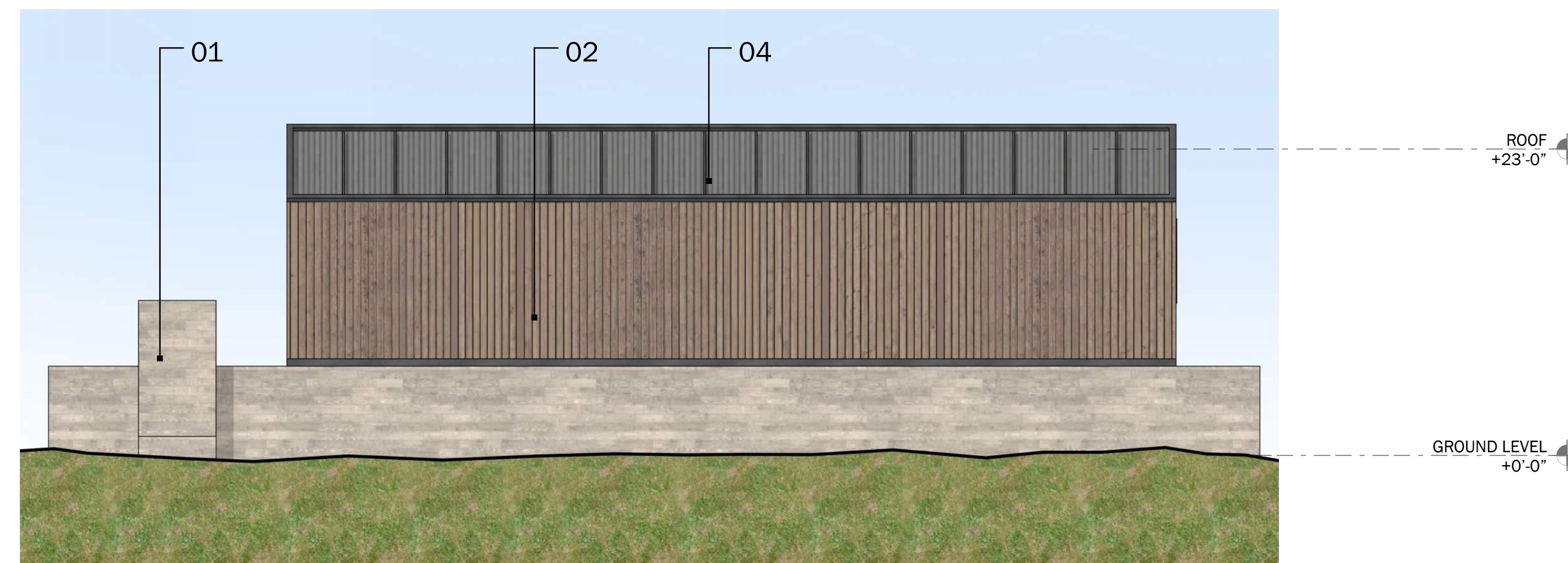
ELEVATION B

SCALE: 1/8" = 1'-0"



ELEVATION C

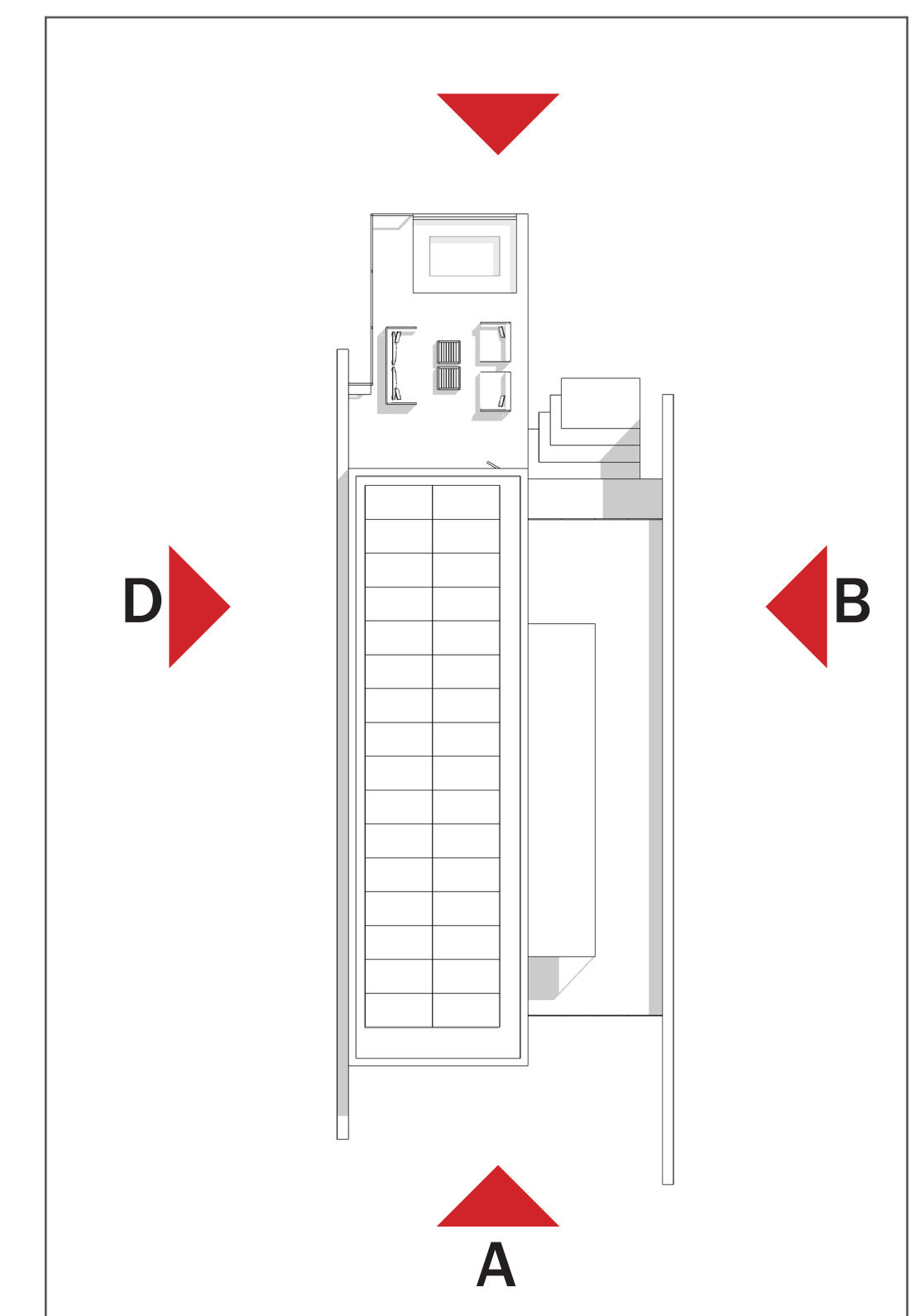
SCALE: 1/8" = 1'-0"



ELEVATION D

SCALE: 1/8" = 1'-0"

"WITH THE SPECIFIC APPROVAL OF THE PLANNING COMMISSION, A BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF TWENTY-EIGHT (28) FEET, UP TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET."



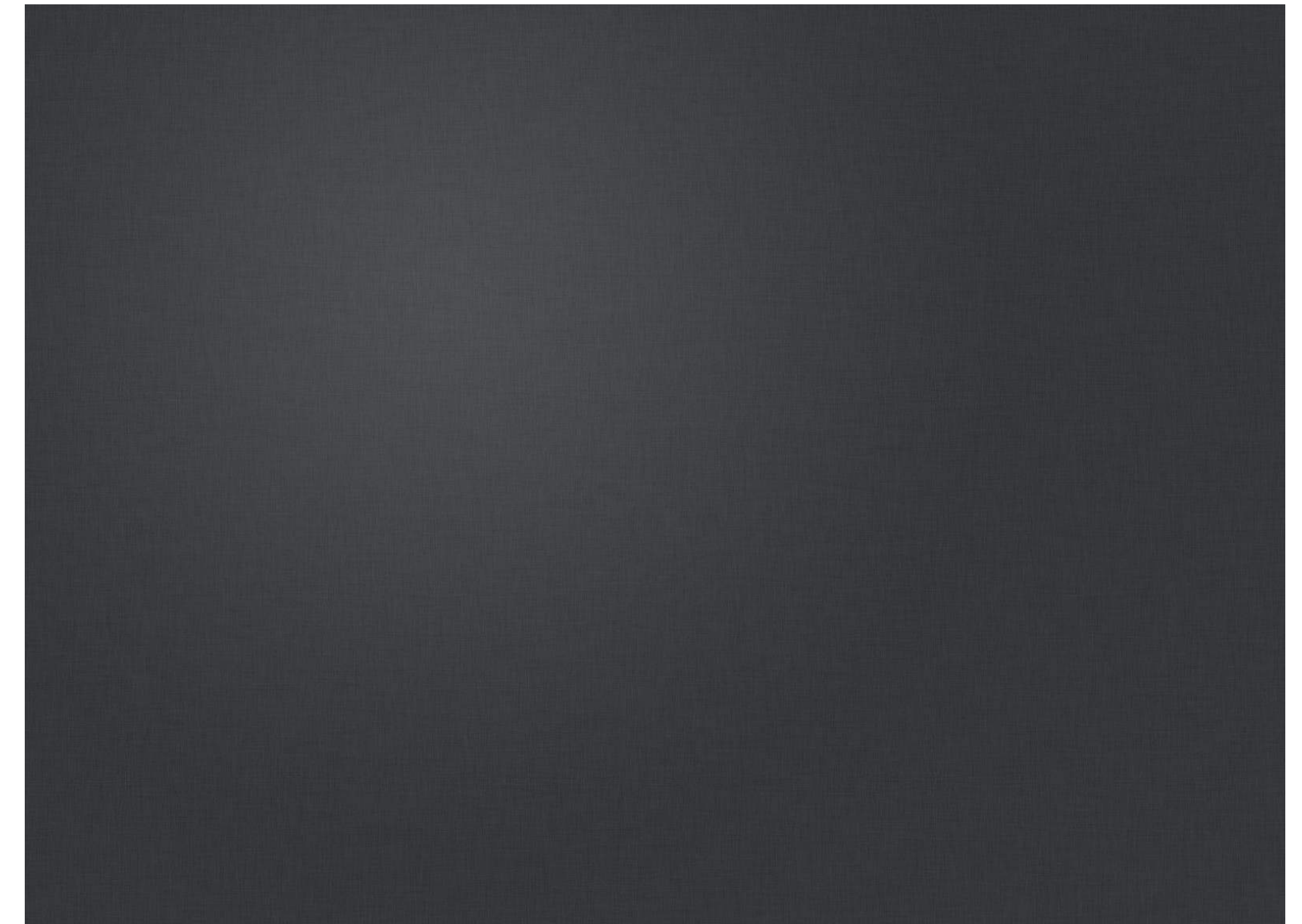
KEY PLAN



WOOD SIDING



BOARD FORM CONCRETE



METAL - DARK GREY



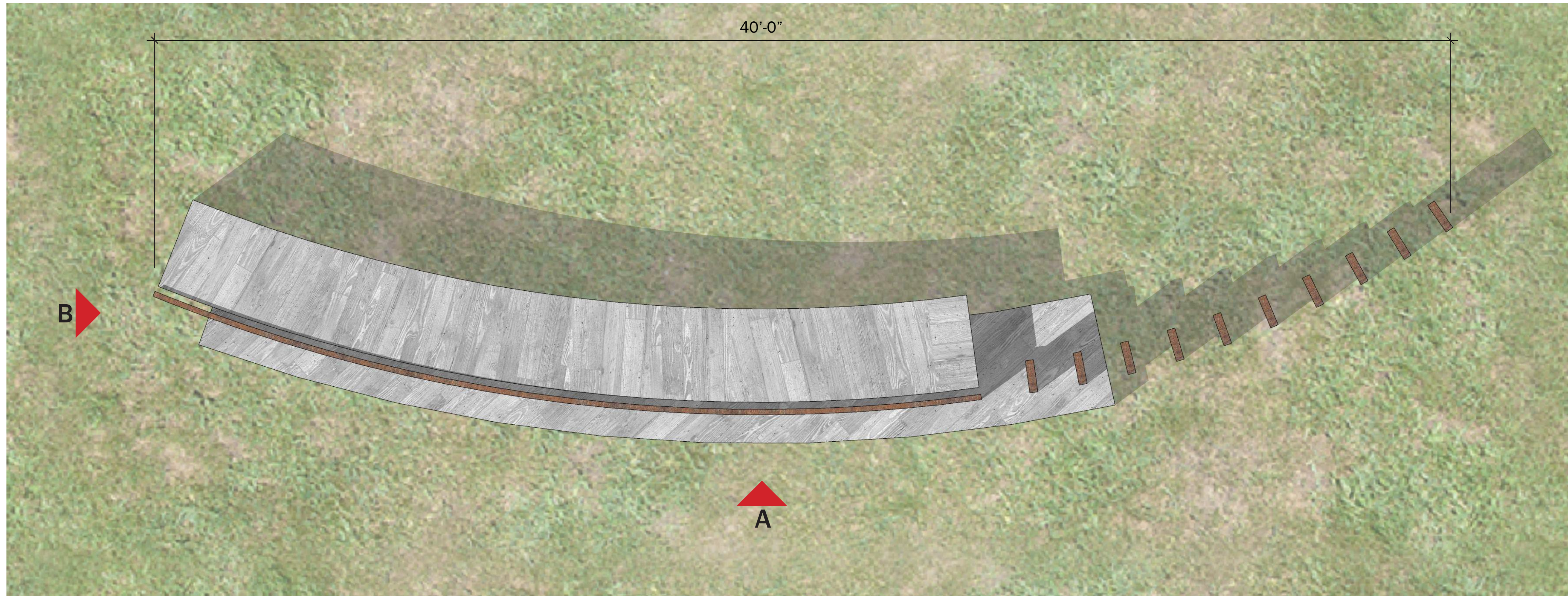
ALUMINUM CLAD WINDOWS WITH BIRD PROOF GLAZING



GLASS RAILING



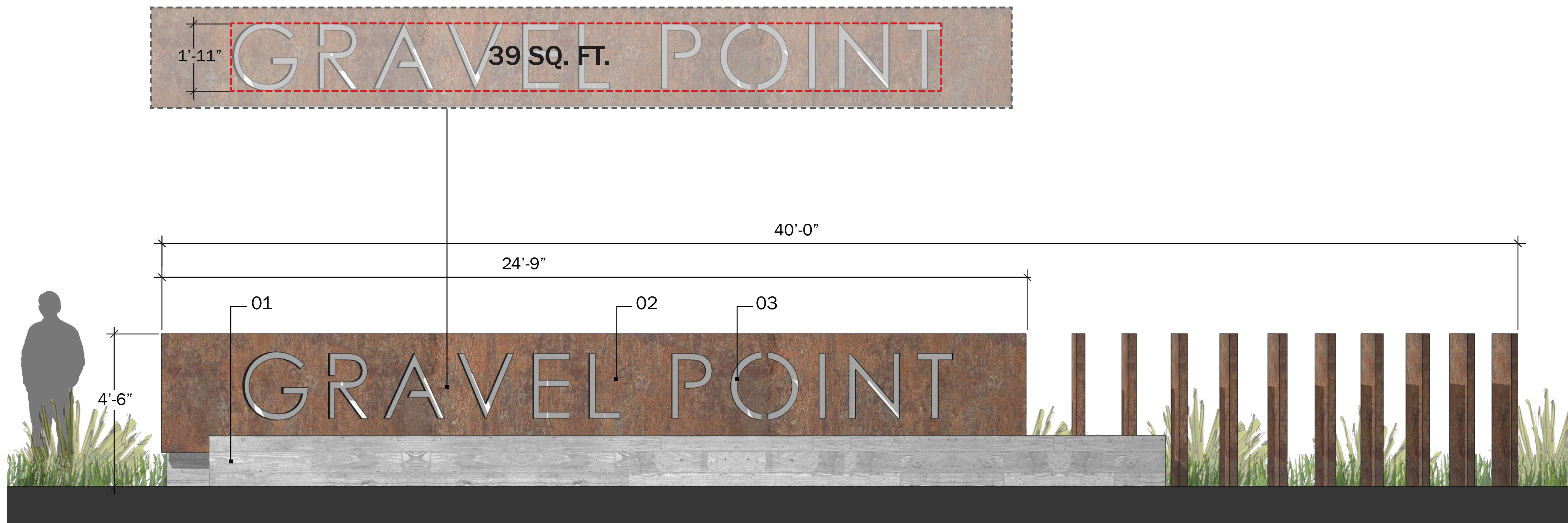
CORTEN STEEL



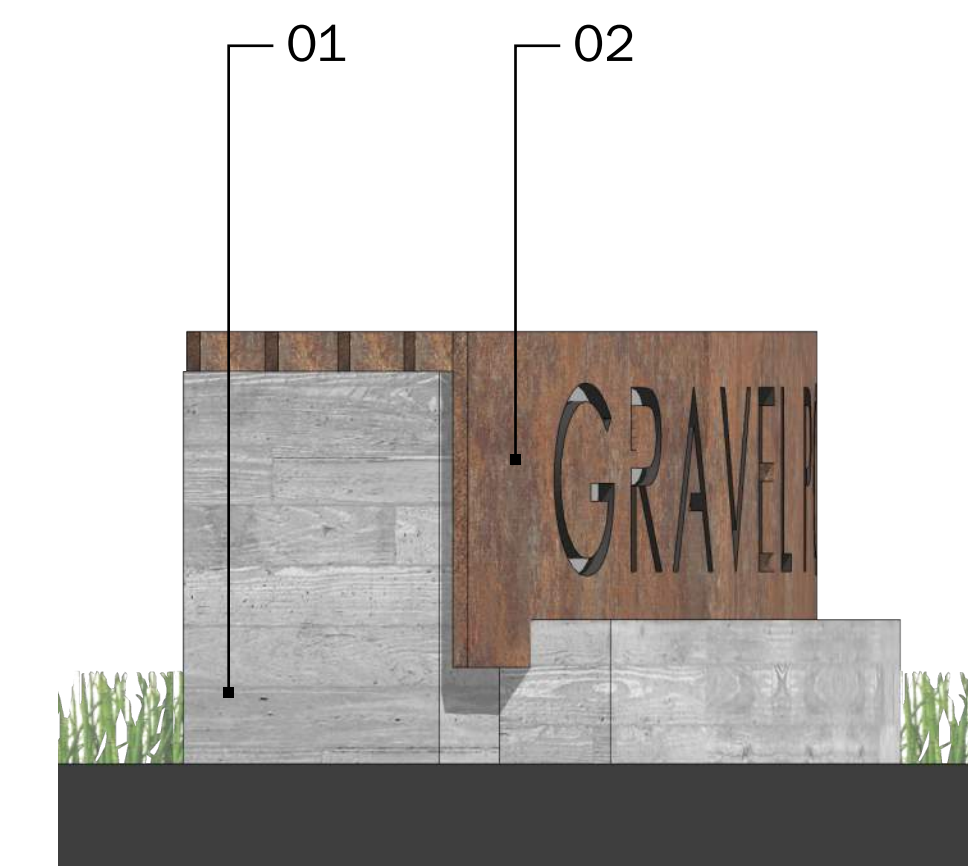
PLAN
SCALE: 1/2" = 1'-0"

MATERIAL LEGEND

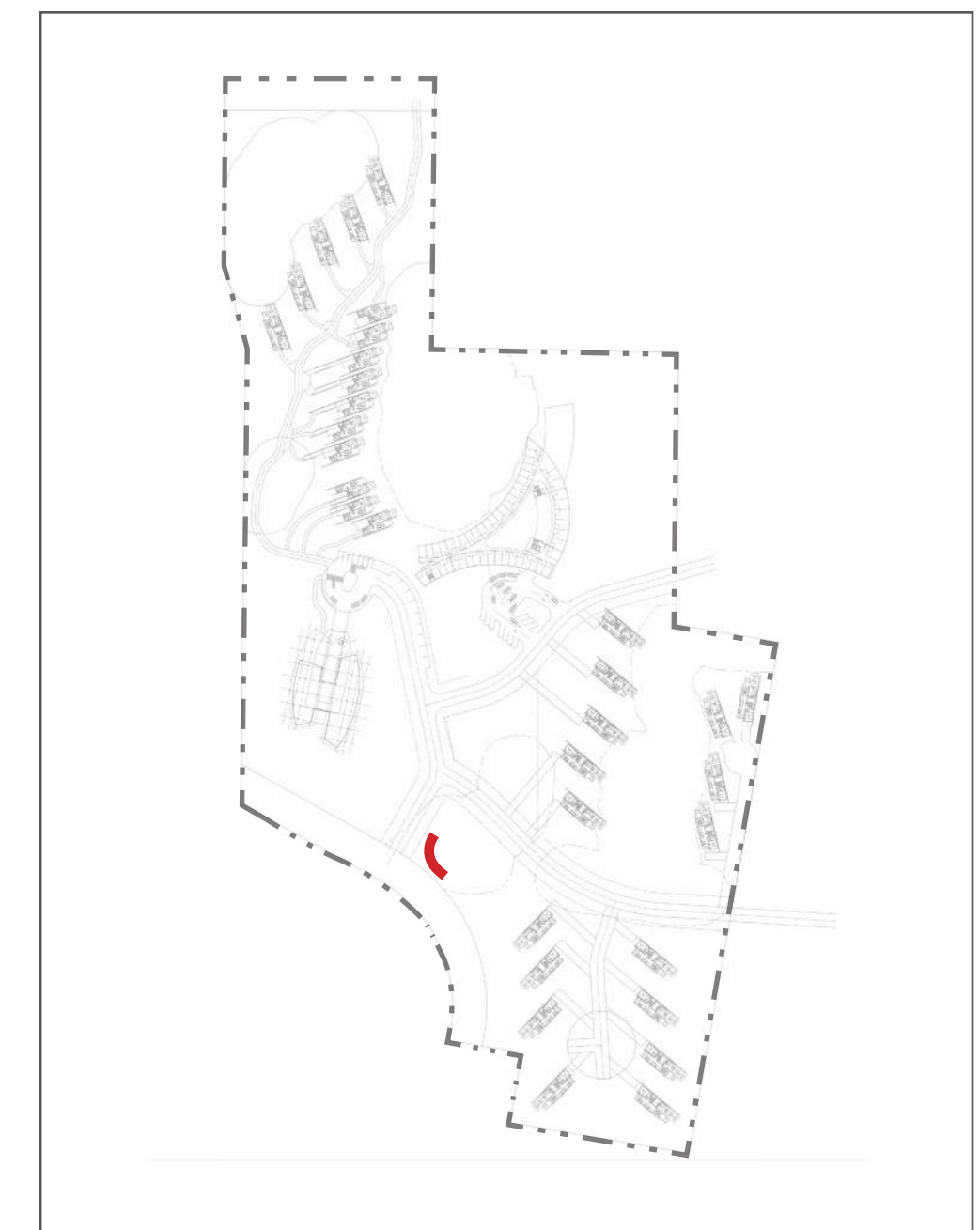
01	BOARD FORM CONCRETE
02	CORTEN STEEL
03	BACKLIT WATER-JET CUT LETTERS



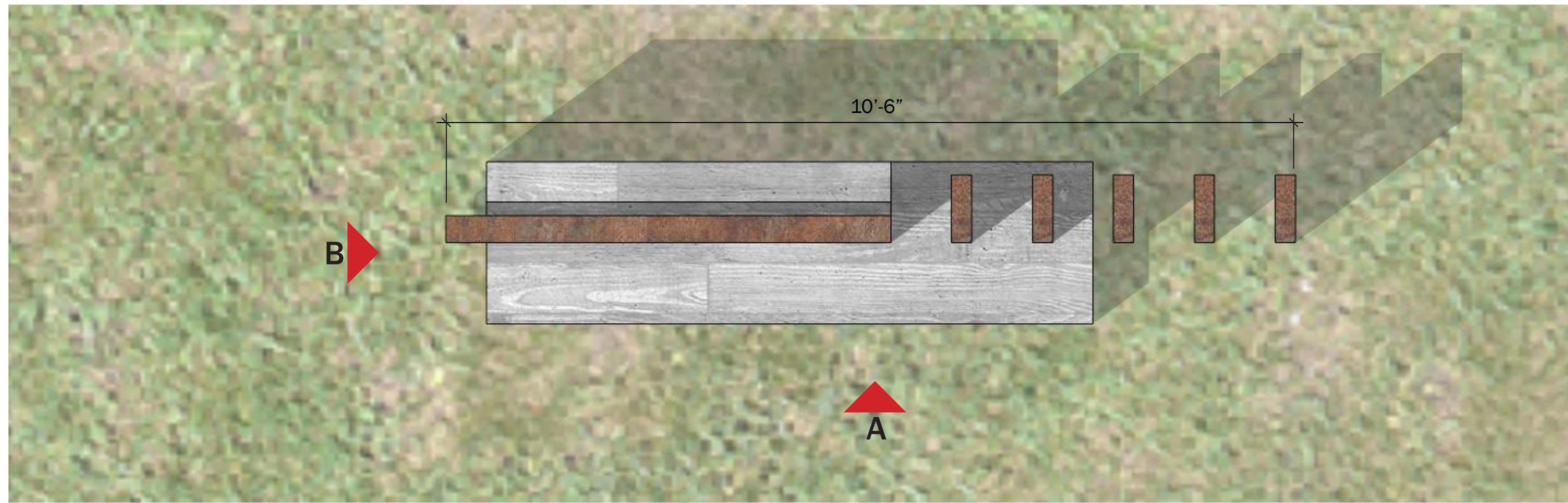
ELEVATION A
SCALE: 1/2" = 1'-0"



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



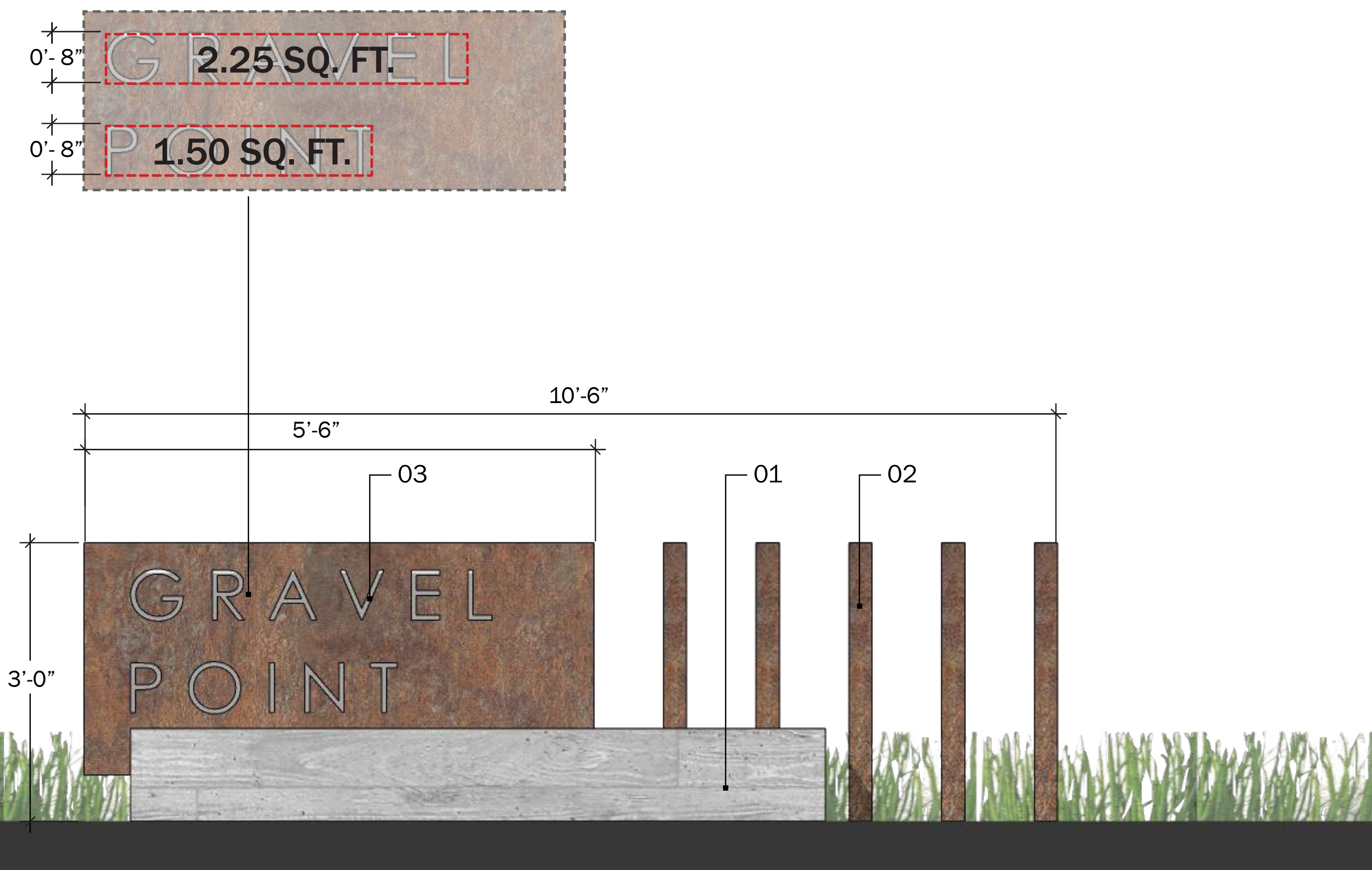
KEY PLAN



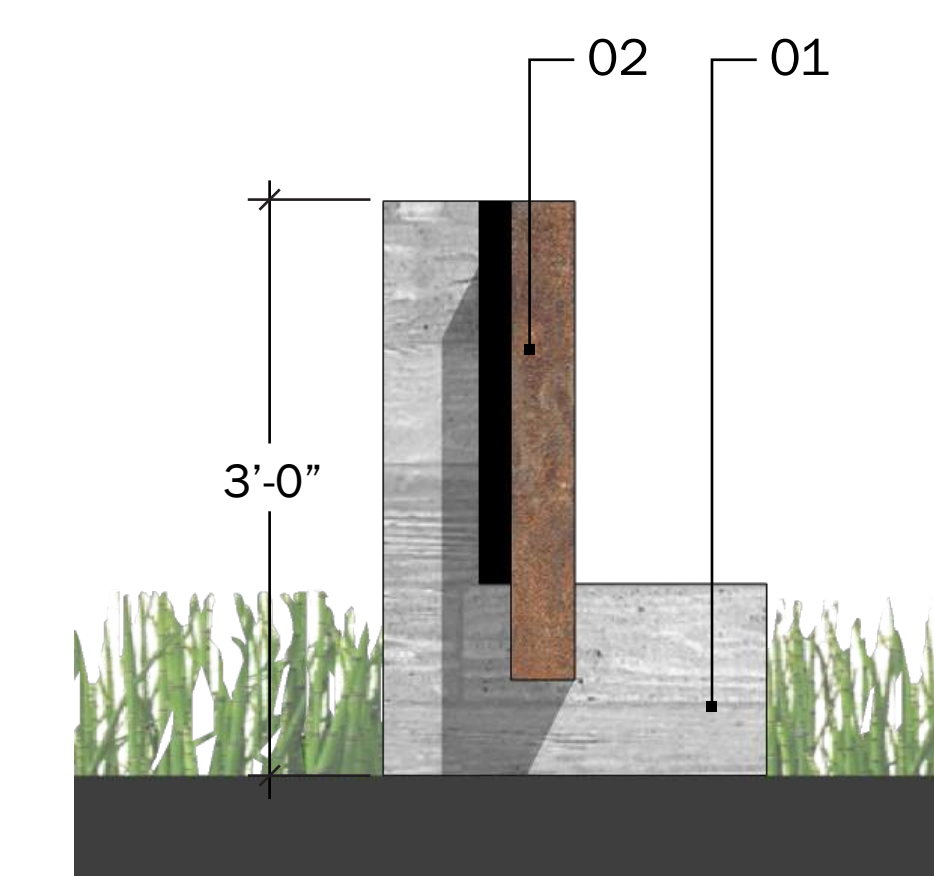
PLAN
SCALE: 1" = 1'-0"

MATERIAL LEGEND

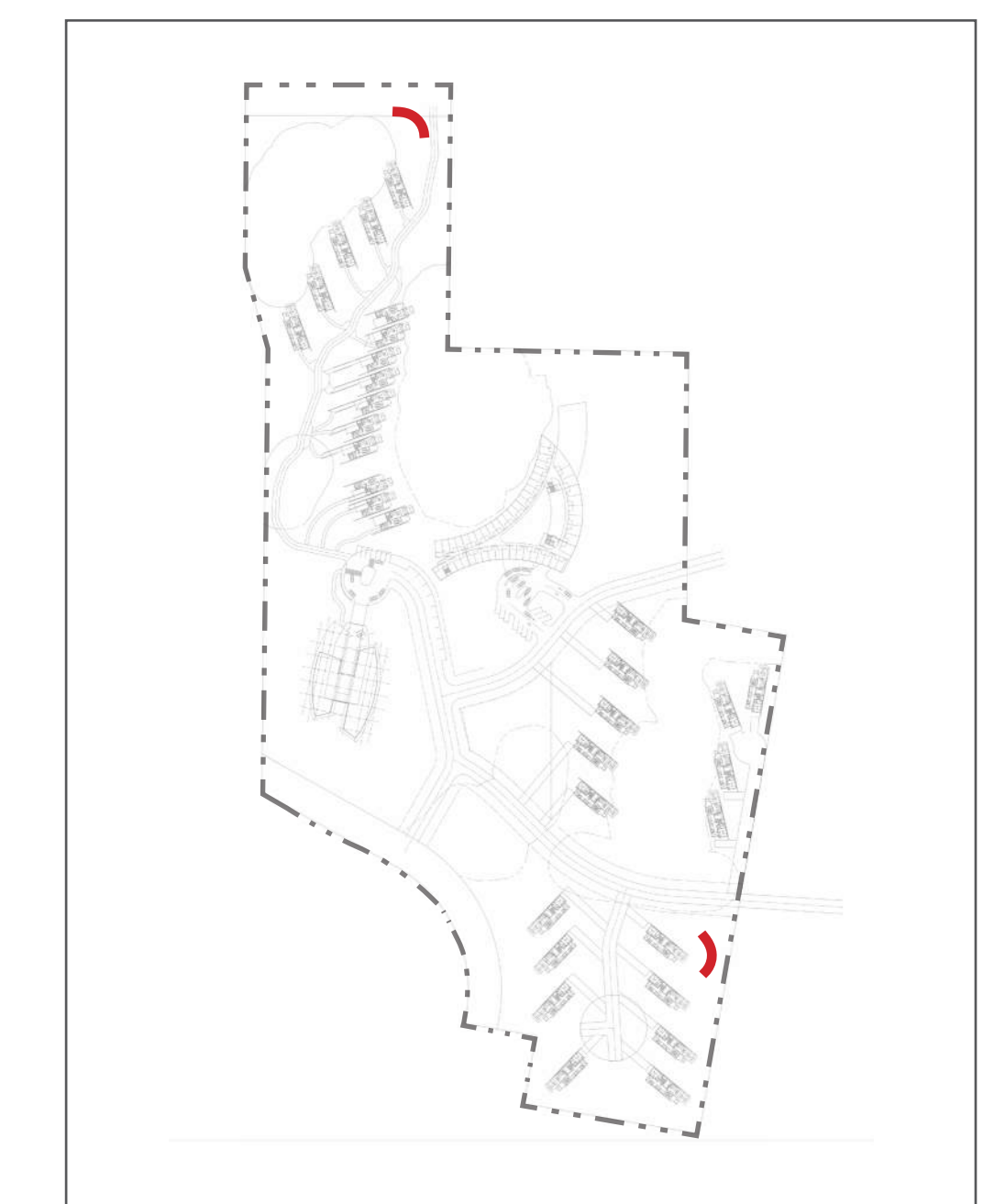
01	BOARD FORM CONCRETE
02	CORTEN STEEL
03	BACKLIT WATER-JET CUT LETTERS



ELEVATION A
SCALE: 1" = 1'-0"



ELEVATION B
SCALE: 1" = 1'-0"



KEY PLAN

DELIVERED AREAS

MEADOW LODGE	LEVEL	TOTAL	UNITS
	Level 3	35,496 sf	57 bays
	Level 2	35,496 sf	52 bays
	Ground	42,004 sf	28 bays
	Parking Level	41,994 sf	
Sub Totals		154,990 sf	137 bays

DUNE LODGE	LEVEL	TOTAL
	Level 2	13,605 sf
	Ground	12,820 sf (4,945 Building + 7,875 Parking)
Sub Totals		26,425 sf

MEADOW SUITES	EACH UNIT	TOTAL	UNITS
3 Beds			
Upper Floor	1000 sf	22,000 sf	22 units
Ground Floor	1250 sf	27,500 sf	
Sub Totals	2250 sf	49,500 sf	22 units

RIDGELINE SUITES	EACH UNIT	TOTAL	UNITS
2 Beds			
Upper Floor	770 sf	7,700 sf	10 units
Ground Floor	935 sf	9,350 sf	
Sub Totals	1705 sf	17,050 sf	10 units

Gravel Point Total	247,965 sf
---------------------------	-------------------

PARKING

REQUIRED			
Hotel	Count	Rate	Spaces
Rooms	110 keys	0.5 sp/key	55 sp
Staff	20 people	0.5 sp/person	10 sp
Food and Beverage			
	Count	Rate	Spaces
Dining Area	5870 sf	200 sp/sf	29 sp
Meeting Rooms	2500 sf	200 sp/sf	13 sp
Staff	20 people	0.5 sp/person	10 sp
Suites			
	Count	Rate	Spaces
Dunes	10 units	1 sp/unit	10 sp
Meadows	25 units	1 sp/unit	25 sp
Sub Totals			152 spaces

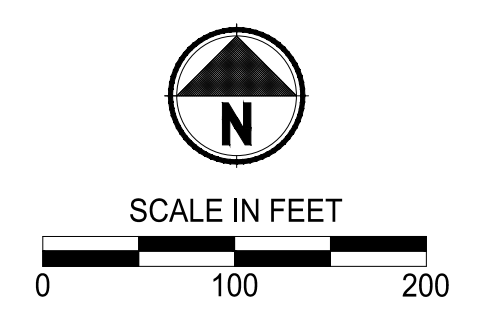
PROVIDED	
Hotel	Spaces
Basement	75 sp
Valet	17 sp
Surface	10 sp
Food and Beverage	
	Spaces
Basement	15 sp
Surface	15 sp
Suites	
	Spaces
Dunes	10 sp
Meadows	22 sp
Sub Totals	164 spaces

BIKE PARKING	
Hotel	9 sp
Food and Beverage	7 sp
Sub Totals	16 stalls

LAYOUT: BANDON COMPOSITE PATH: U:\PSO\Projects\Clients\8837-Bandon Beach Ventures\217-8837-003 Final Civil & Landscape\98Sves\CADD\DWG PLOTTED BY: petrus DATE: Friday, June 16, 2023 10:15:17 AM



PRELIMINARY



REVISIONS	DATE	BY	DESIGNED RLP

**ONE INCH AT FULL SCALE,
IF NOT, SCALE ACCORDINGLY.**
 FILE NAME
 xPS08837003C-DE
 JOB No.
 2178837002
 DATE
 06/02/23

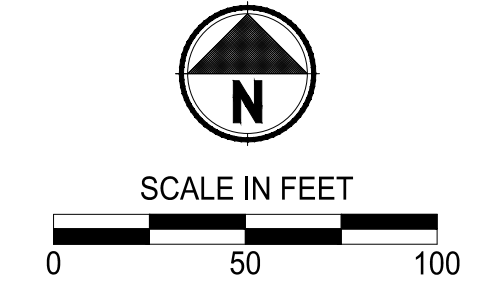
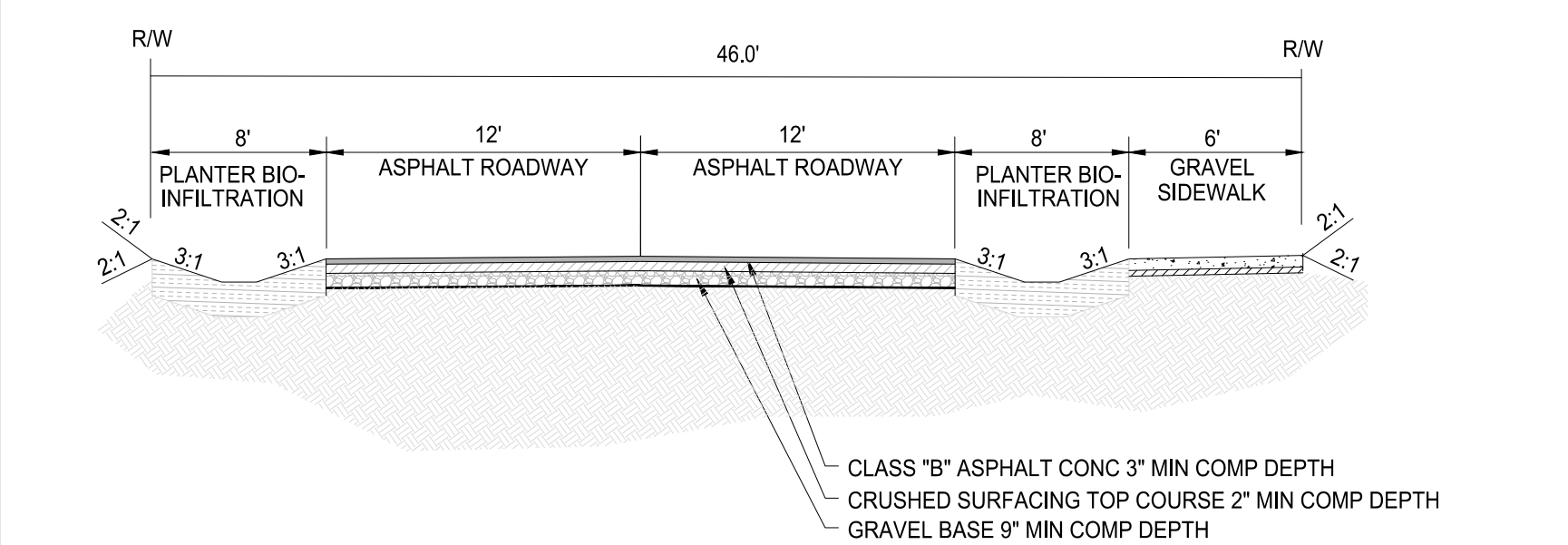
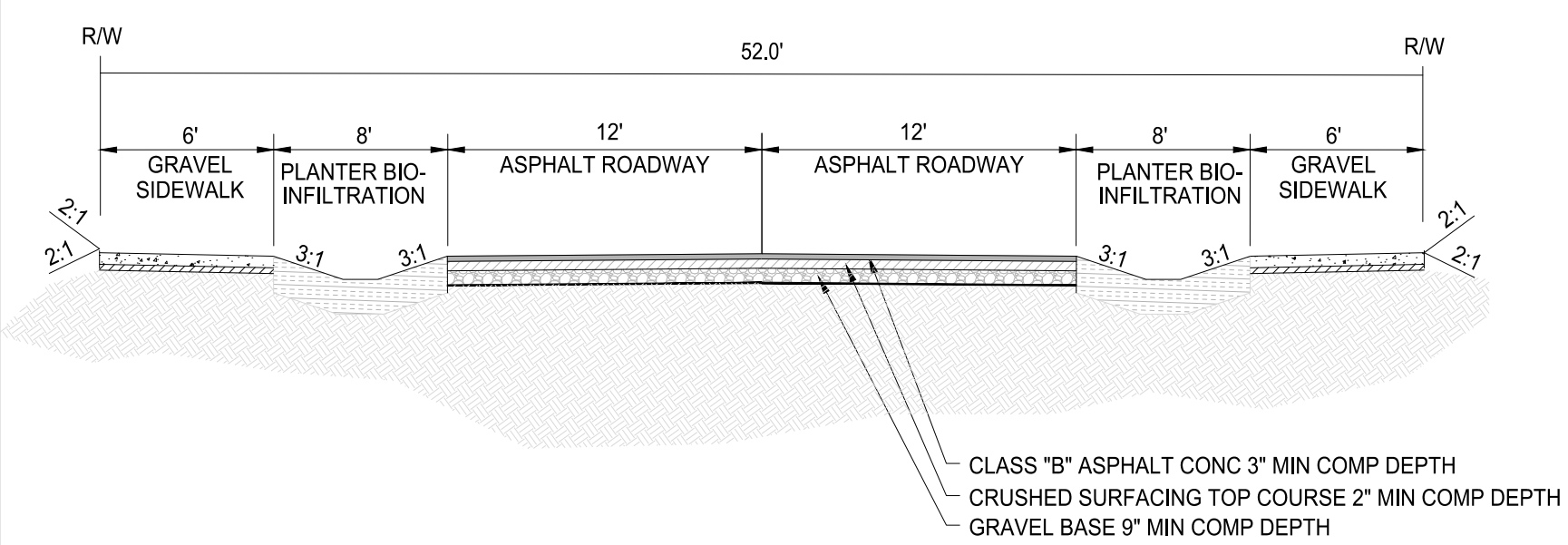
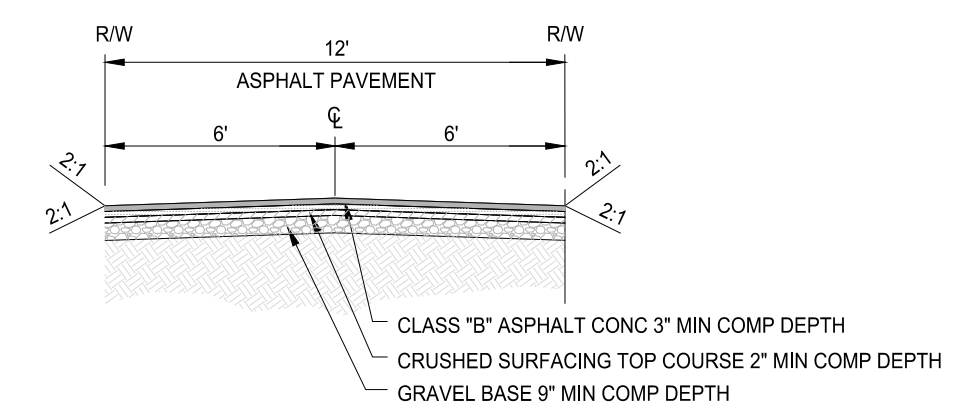
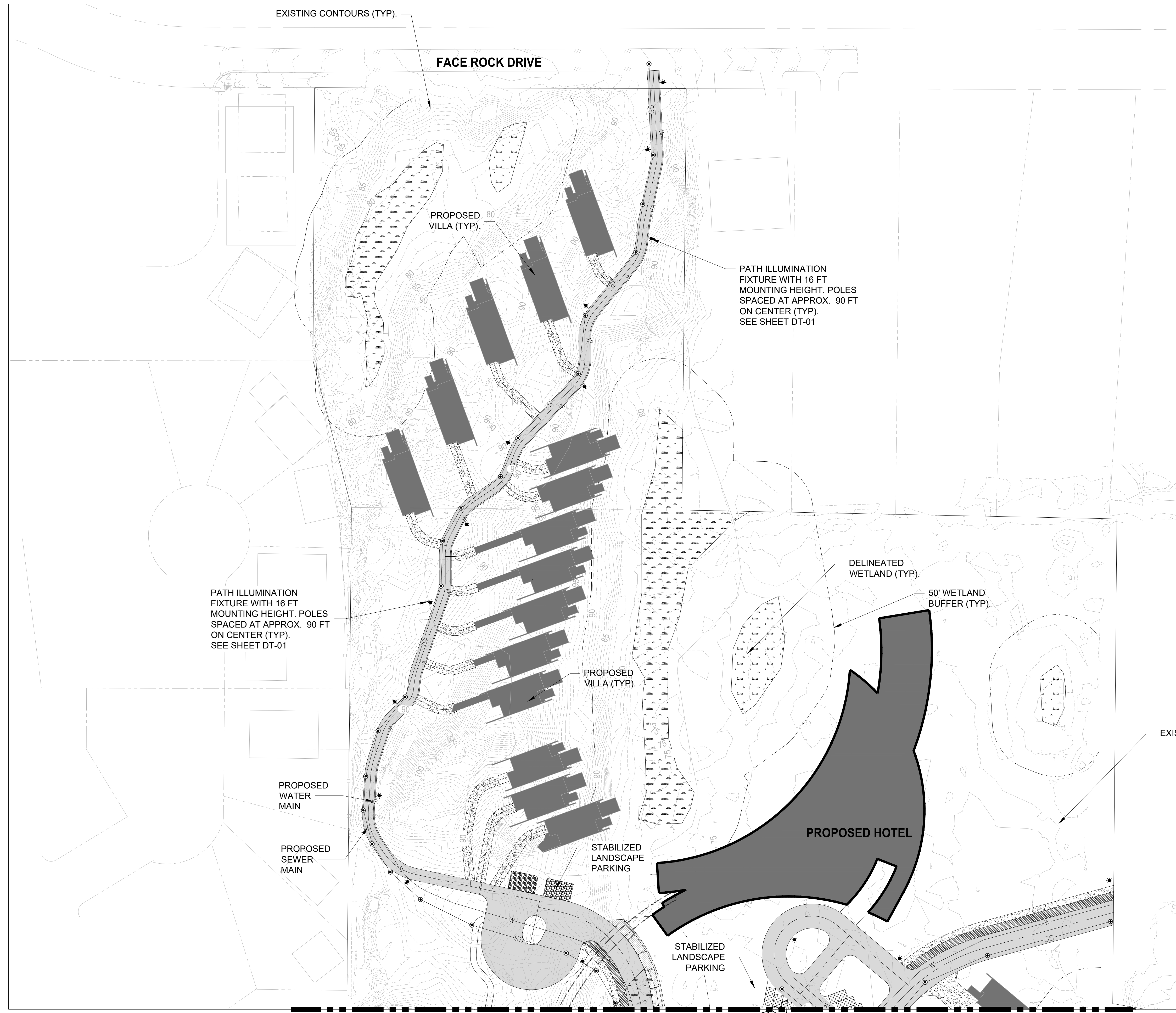


PROJECT NAME
BANDON BEACH VENTURES
0 BEACH LOOP ROAD
 Bandon, Oregon

COMPOSITE SITE PLAN

DRAWING NO.
 01 OF 04
SP-01

PATH: U:\PSO\Projects\Clients\837-Bandon Beach Ventures\217-8837-003 Final Civil & Landscape\98Sves\CADD\DWG PLOTTED BY: pattrius DATE: Friday, June 16, 2023 10:15:24 AM LAYOUT: SHEET 1



PRELIMINARY

REVISIONS	DATE	BY	DESIGNED R/LP

ONE INCH AT FULL SCALE, IF NOT SCALE ACCORDINGLY

FILE NAME: xPS08837003C-DE

JOB No: 2178837002

DATE: 06/02/23



PROJECT NAME

BANDON BEACH VENTURES
0 BEACH LOOP ROAD
Bandon, Oregon

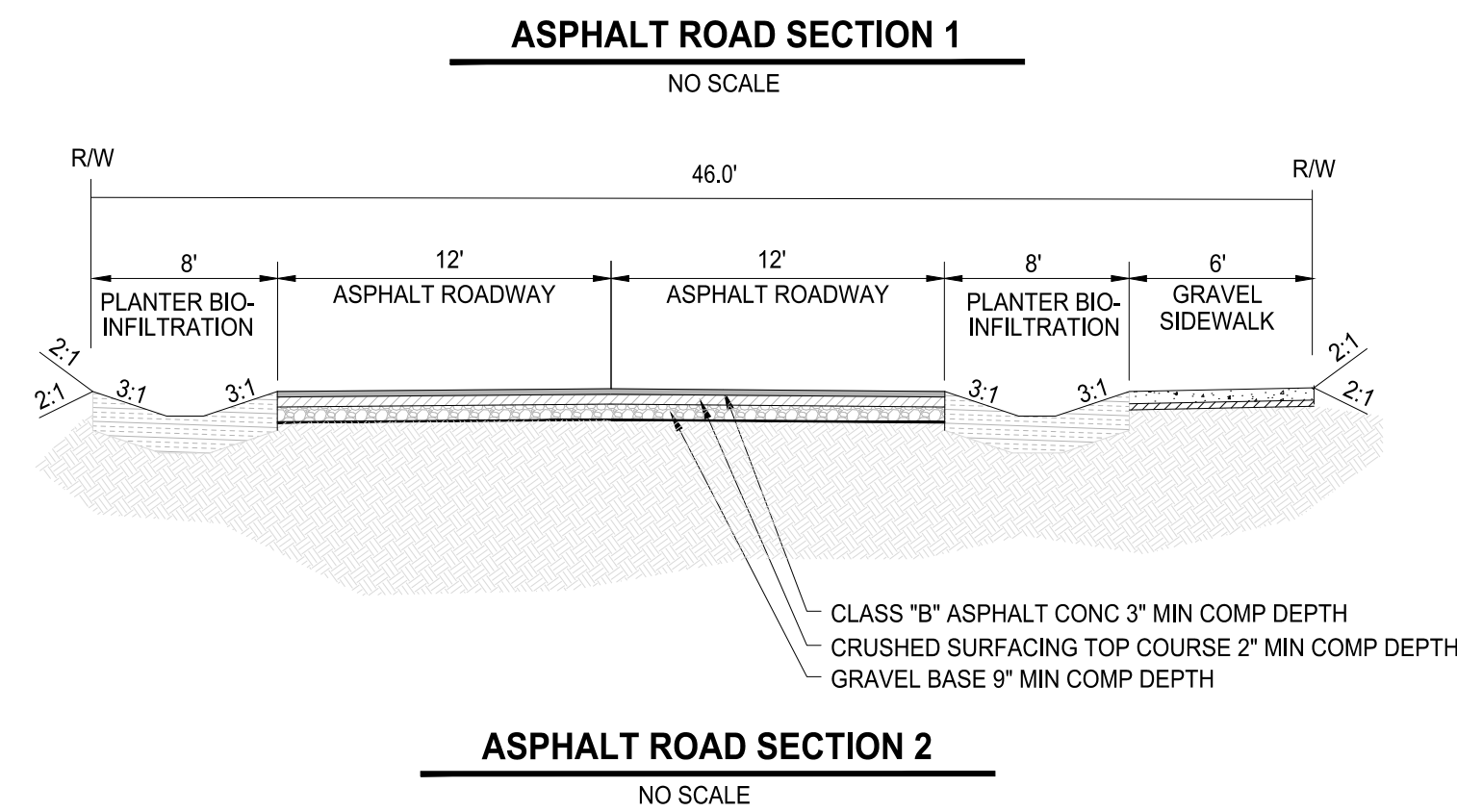
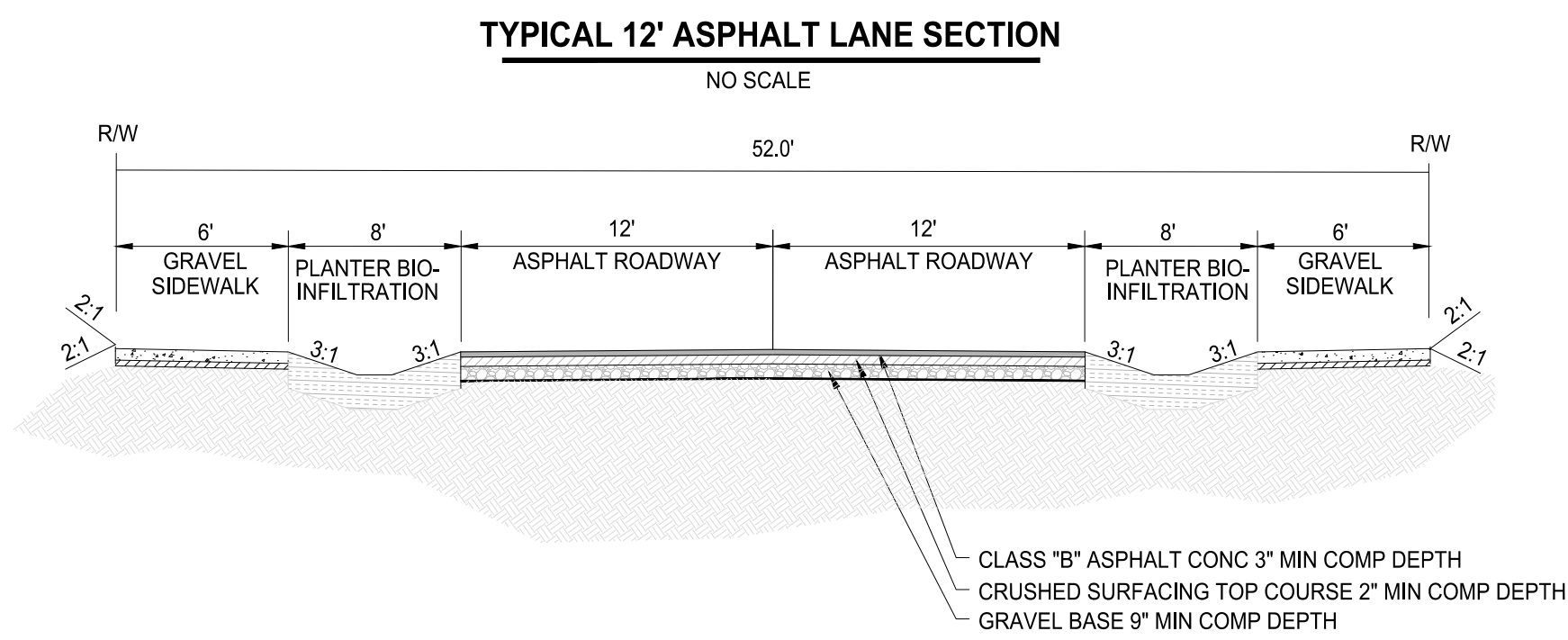
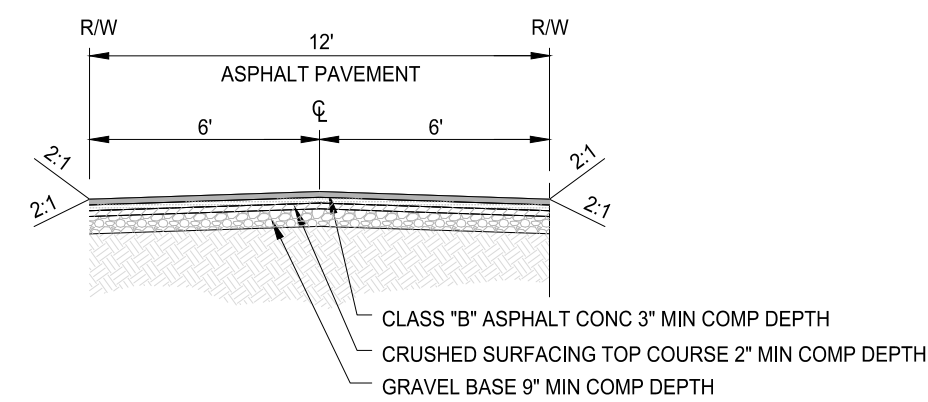
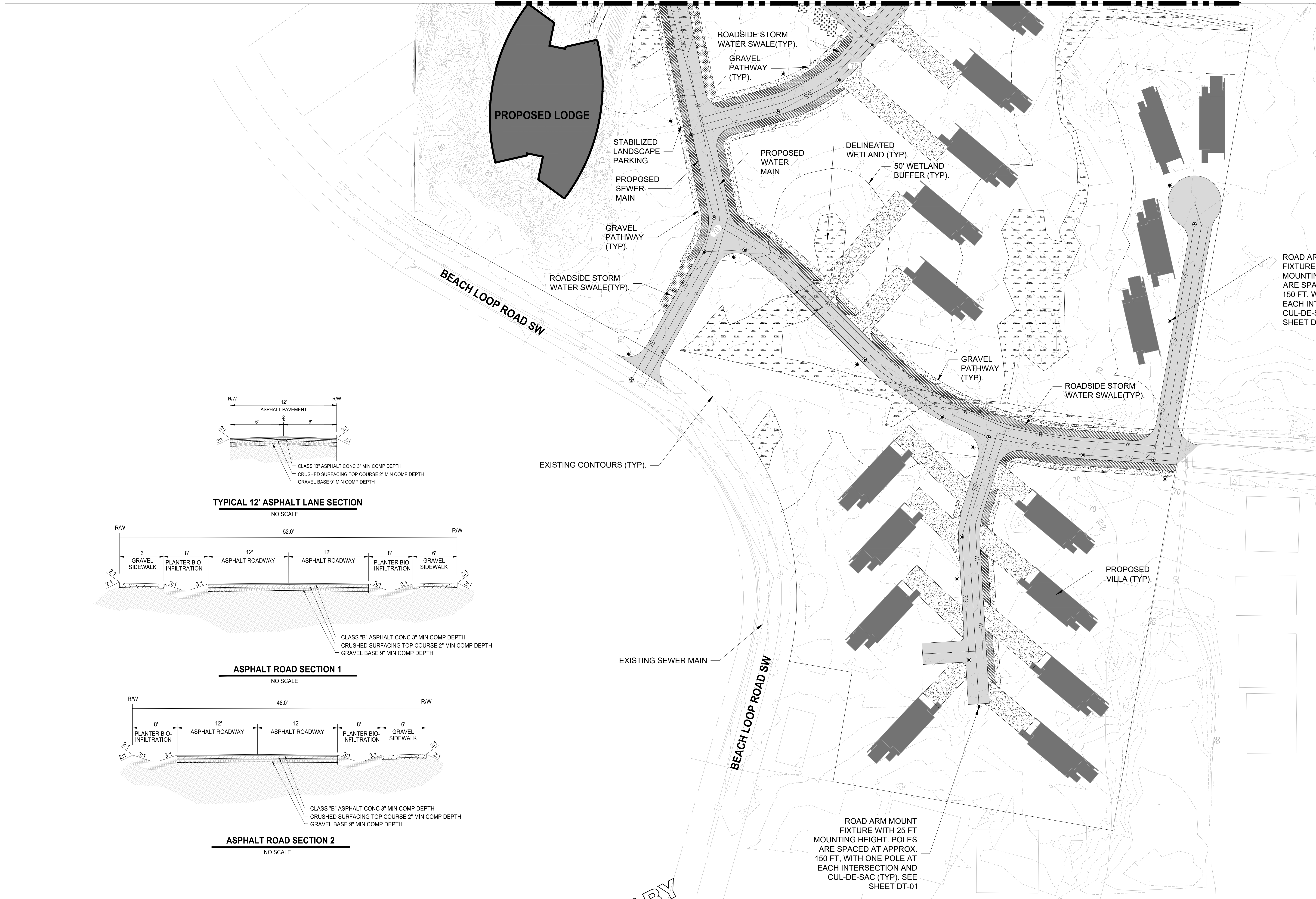
PROPOSED CIVIL SITE PLAN
NORTH

DRAWING NO.
02 OF 04

SP-02

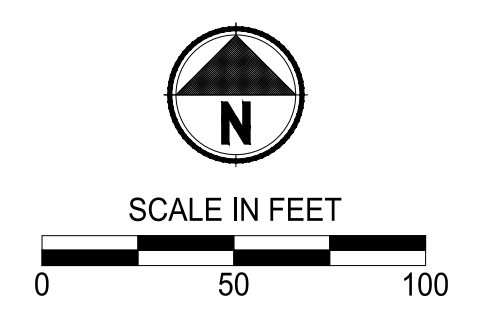
MATCH LINE SEE SHEET SP-02

MATCH LINE SEE SHEET SP-02



ROAD ARM MOUNT FIXTURE WITH 25 FT MOUNTING HEIGHT. POLES ARE SPACED AT APPROX. 150 FT, WITH ONE POLE AT EACH INTERSECTION AND CUL-DE-SAC (TYP). SEE SHEET DT-01

ROAD ARM MOUNT FIXTURE WITH 25 FT MOUNTING HEIGHT. POLES ARE SPACED AT APPROX. 150 FT, WITH ONE POLE AT EACH INTERSECTION AND CUL-DE-SAC (TYP). SEE SHEET DT-01



PRELIMINARY

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REVISIONS	DATE	BY	DESIGNED RLP

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 FILE NAME: xPS08837003C-DE
 JOB No.: 2178837002
 DATE: 06/02/23



PROJECT NAME
BANDON BEACH VENTURES
0 BEACH LOOP ROAD
 Bandon, Oregon

PROPOSED CIVIL SITE PLAN
SOUTH

DRAWING NO.
 03 OF 04
SP-03

Specification Sheet

solana™
SL635-U0x Medium Arm Mount

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



CCT - Color Temp (K)
2,700K 3,000K 3,500K 4,000K 5,000K

7 Year Warranty



IP Rating



Certifications



Description

The Solana™ Arm Mount Luminaire's stylish design is a perfect accent for urban settings. The subtle, yet sophisticated look enhances the impact of any project. The Solana's wide array of optics, lenses and distributions makes this an easy choice for a variety of commercial institutional and municipal projects.

Features

Mounting Configuration

- 1-U01S: Sweep Wrap Arm, Single
- 1-U01: Sweep Arm Side Mount, Single
- 2-U01: Sweep Arm Side Mount, Double
- 1-U02: Angle Support Arm, Single
- 2-U02: Angle Support Arm, Double
- 1-U03: Horizontal 2 Pipe Arm, Single
- 2-U03: Horizontal 2 Pipe Arm, Double
- 1-U04: Archway Arm, Single
- 2-U04: Archway Arm, Double

Optional Control Receptacle

R7: 7-Pin control receptacle only

Optional Control

- PE: Twist-Lock Photocontrol (120V-277V)
- FE4: Twist-Lock Photocontrol (347V-480V)
- SC: Shorting Cap
- PEC: Electronic Button Photocontrol (120V-277V)
- PEC4: Electronic Button Photocontrol (480V)

Optional Fuse

FHD: Double Fuse and Holder

Optional House Side Shield

HSS: 120° House Side Shield
BLOC: Back Light Optical Control

Optional Fixed Dimming Resistor Board

FDRB: Fixed Dimming Resistor Board

Physical

Arm Assembly Size

P4: 4" diameter arm assembly
P5: 5" diameter arm assembly

Fixture

SL635: Medium Solana Arm Mount

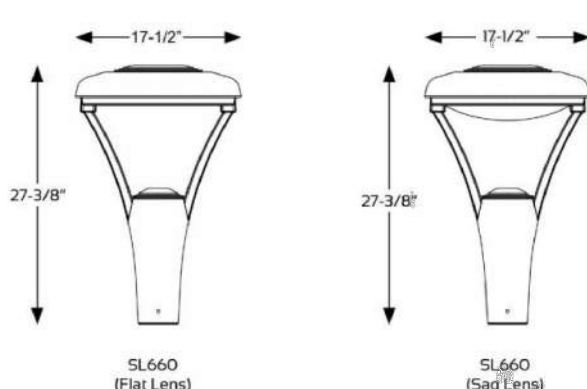
SternbergLighting 555 Lawrence Ave., Roselle, IL 60172, US T 847-588-3400
contactus@sternberglighting.com sternberglighting.com www.sternberglighting.com/products/394

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Specification Sheet

solana™
SL660 Medium Post Top

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



CCT - Color Temp (K)
2,700K 3,000K 3,500K 4,000K 5,000K

7 Year Warranty



IP Rating



Certifications



Description

The Solana™ Post Top Luminaire's modern geometric design complements a diverse assortment of contemporary architectural settings. Its urbanesque yoke design offers not only aesthetic beauty, durability and optical efficiency, but takes street, area, and medium mount lighting to another level. The Medium Solana™ SL660 is well suited for all site and pedestrian environments.
EPA: 9 (B)
WEIGHT: 29 LBS

Features

Mounting Configuration

- 1W: Wall Mount
- 1A: 1 Arm Mount
- 2A: 2 Arm Mount @ 180°
- 3A90: 3 Arms @ 90°
- 4A: 4 Arms @ 90°
- 1AM: 1 Arm Mid-Mount
- PE: Post Top
- 1APT: 1 Arm & Post Top
- 2APT: 2 Arm @ 180° & Post Top
- 3APT: 3 Arm @ 120° & Post Top
- 4APT: 4 Arm @ 90° & Post Top
- 2AM: 2 Arm Mid-Mount @ 180°

Optional Control Receptacle

R7: 7-Pin control receptacle only

Optional Control

- PE: Twist-Lock Photocontrol (120V-277V)
- FE4: Twist-Lock Photocontrol (347V-480V)
- SC: Shorting Cap
- PEC: Electronic Button Photocontrol (120V-277V)
- PEC4: Electronic Button Photocontrol (480V)

Optional Fuse

FHD: Double Fuse and Holder

Optional House Side Shield

HSS: 120° House Side Shield
BLOC: Back Light Optical Control

Optional Fixed Dimming Resistor Board

FDRB: Fixed Dimming Resistor Board

Physical

Fixture

SL660: SL660

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contactus@sternberglighting.com sternberglighting.com www.sternberglighting.com/products/14

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Specification Sheet

round poles
450, 550, LU900 & SL900

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



5 Year Warranty



Certifications



Description

These round poles are offered with with low profile base covers. The base is made of heavy wall, 356 alloy cast aluminum. It will have a 3/4" thick floor cast as an integral part of the base. It will have a cast anchor bolt cover designed with a curved relief. The shaft shall be double circumferentially welded internally and externally to the base for added strength.

Physical

Pole Model

450: 10.5" Ø x 3" Tall
LU900: 19" Ø x 9" Tall

Shafts

T4: 4"-3" Tapered Smooth
FP4: 4" Straight Fluted
TS4: 5"-4" Tapered Smooth
FP5: 5" Straight Fluted

Height (in feet)

8', 10', 12', 14', 16', 18', 20', 22', 24', 26', 28'

Wall Thickness

.125: 1/8" Wall Thickness
.188: 3/16" Wall Thickness
.250: 1/4" Wall Thickness

Optional Post Center Cap

BCC: Ball Center Cap
SCC: Spike Center Cap
SSCC: Side Spike Center Cap
PCC: Plate Center Cap, Flat

Optional Burial

DB4: Direct Burial mounting style pole, with 4" direct burial section (or advise other length)
HXB: HXB - Helix Base mounting style pole

Optional Vibration Damper

VD: Internal Vibration Damper

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contactus@sternberglighting.com sternberglighting.com www.sternberglighting.com/products/331

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100% REVIEW SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESIGNED RLP

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME: xPS08837003C-DE
JOB No.: 2178837002
DATE: 06/02/23

PRELIMINARY



PROJECT NAME
**BANDON BEACH VENTURES
0 BEACH LOOP ROAD**
Bandon, Oregon

ILLUMINATION DETAILS

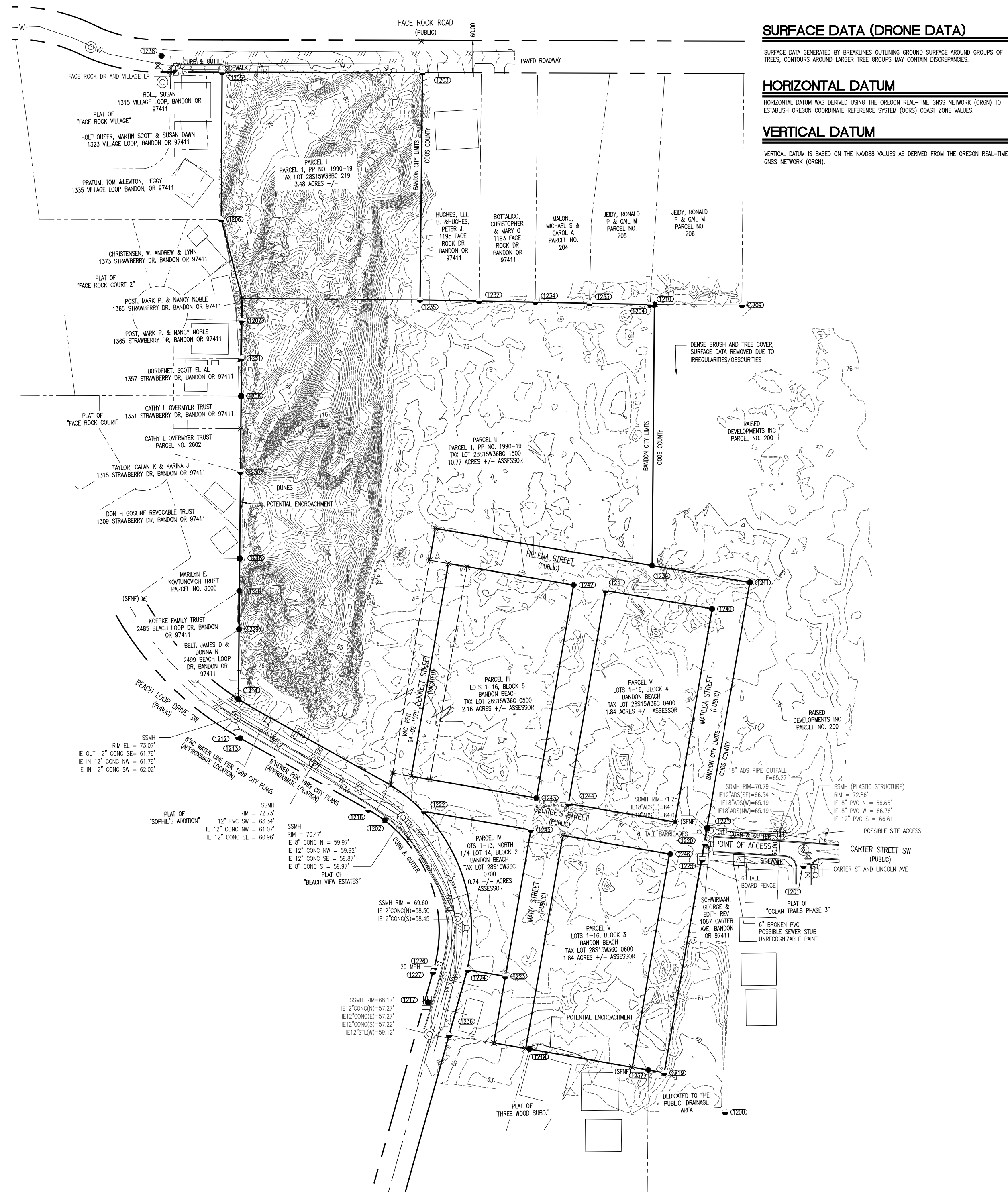
DRAWING NO.
04 OF 04
DT-01

LAYOUT: DETAILS PATH: U:\PS0\Projects\Clients\8837-Bandon Beach Ventures\217-8837-003 Final Civil & Landscape\985Vecs\CADD.DWG PLOTTED BY: petirus DATE: Friday, June 16, 2023 10:15:34 AM

ALTA / NSPS LAND TITLE SURVEY

BANDON BEACH VENTURES BEACH LOOP DRIVE

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 28 SOUTH,
RANGE 15 WEST, WILLAMETTE MERIDIAN,
CITY OF BANDON, COOS COUNTY, OREGON



SURFACE DATA (DRONE DATA)

SURFACE DATA GENERATED BY BROWLINGS OUTLINE: GROUND SURFACE AROUND GROUPS OF TREES. CONTOURS AROUND LARGER TREE GROUPS MAY CONTAIN DISCREPANCIES.

HORIZONTAL DATUM

HORIZONTAL DATUM WAS DERIVED USING THE OREGON REAL-TIME GNS NETWORK (ORGN) TO ESTABLISH OREGON COORDINATE REFERENCE SYSTEM (OCRS) COAST ZONE VULNERABILITY.

VERTICAL DATUM

VERTICAL DATUM IS BASED ON THE HIGHER VALUES AS DERIVED FROM THE OREGON REAL-TIME GNS NETWORK (ORGN).

LEGEND

	FOUND SURVEY MONUMENT AS NOTED, SEE FOUND MONUMENTS TABLE ON SHEET 1		WOODEN FENCE
	CALCULATED POINT, SEARCHED FOR AND NOT FOUND (SPM)		CABLE TV RISER
	PARCEL BOUNDARY		TELE- RISER
	EXISTING LOT LINE		SIW
	RIGHT-OF-WAY		APPROXIMATE LOCATION OF BUILDING FROM DRONE DATA
	SECTION LINES		SANITARY SEWER MANHOLE
	EASEMENT LINES		STORM MANHOLE
	EDGE OF PAVEMENT		POTENTIAL ENCROACHMENT
	CURB & GUTTER		
	1999 CITY SEWER PLANS		
	1999 CITY SEWER PLANS		
	1999 CITY WATER PLANS		
	1999 CITY STORM PLANS		
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
	IRRIGATION VALVE		
	POWER JUNCTION BOX		
	POWER TRANSFORMER		

OWNER
PER THE PROVIDED TITLE REPORT THE OWNER IS SHOWN AS: BANDON BEACH VENTURES, LLC

SURVEYOR
PARAMETRIX
700 NE MULTNOMAH SUITE 1000
PORTLAND, OR 97232
CONTACT: CHRIS ROBINSON

REGISTERED PROFESSIONAL LAND SURVEYOR
Chris Robinson

OREGON
MARCH 9, 2021
CHRIS ROBINSON
96451
RENEWS: 12-31-2022



SURVEYED: DF/K
DRAWN: CJD/NDN
CHECKED: CJD/CJR
APPROVED: CJR

ONE INCH AT FULL SCALE, IF NOT SCALE ACCORDINGLY
PS8837002V-BA-ALTA_F
JOB NO: 217-8837-002
DATE: DEC. 5, 2022

BEACH LOOP DRIVE PROPERTIES
BANDON BEACH VENTURES
BANDON, OR

DRAWING NO. 3 OF 4

ALTA / NSPS LAND TITLE SURVEY

BANDON BEACH VENTURES BEACH LOOP DRIVE

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 28 SOUTH,
RANGE 15 WEST, WILLAMETTE MERIDIAN,
CITY OF BANDON, COOS COUNTY, OREGON



LEGEND

	FOUND SURVEY MONUMENT AS NOTED, SEE FOUND MONUMENTS TABLE ON SHEET 1		WOODEN FENCE
	CALCULATED POINT, SEARCHED FOR AND NOT FOUND (SPM)		CABLE TV RISER
	PARCEL BOUNDARY		TELE- RISER
	EXISTING LOT LINE		SIW
	RIGHT-OF-WAY		APPROXIMATE LOCATION OF BUILDING FROM DRONE DATA
	SECTION LINES		SANITARY SEWER MANHOLE
	EASEMENT LINES		STORM MANHOLE
	EDGE OF PAVEMENT		POTENTIAL ENCROACHMENT
	CURB & GUTTER		
	1999 CITY SEWER PLANS		
	1999 CITY SEWER PLANS		
	1999 CITY WATER PLANS		
	1999 CITY STORM PLANS		
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
	IRRIGATION VALVE		
	POWER JUNCTION BOX		
	POWER TRANSFORMER		

OWNER
PER THE PROVIDED TITLE REPORT THE OWNER IS SHOWN AS: BANDON BEACH VENTURES, LLC

SURVEYOR
PARAMETRIX
700 NE MULTNOMAH SUITE 1000
PORTLAND, OR 97232
CONTACT: CHRIS ROBINSON

REGISTERED PROFESSIONAL LAND SURVEYOR
Chris Robinson

OREGON
MARCH 9, 2021
CHRIS ROBINSON
96451
RENEWS: 12-31-2022



SURVEYED: DF/K
DRAWN: CJD/NDN
CHECKED: CJD/CJR
APPROVED: CJR

ONE INCH AT FULL SCALE, IF NOT SCALE ACCORDINGLY
PS8837002V-BA-ALTA_F
JOB NO: 217-8837-002
DATE: DEC. 5, 2022

BEACH LOOP DRIVE PROPERTIES
BANDON BEACH VENTURES
BANDON, OR

DRAWING NO. 4 OF 4

THANK YOU

 **DLRGROUP**

PERK
DEVELOPMENT