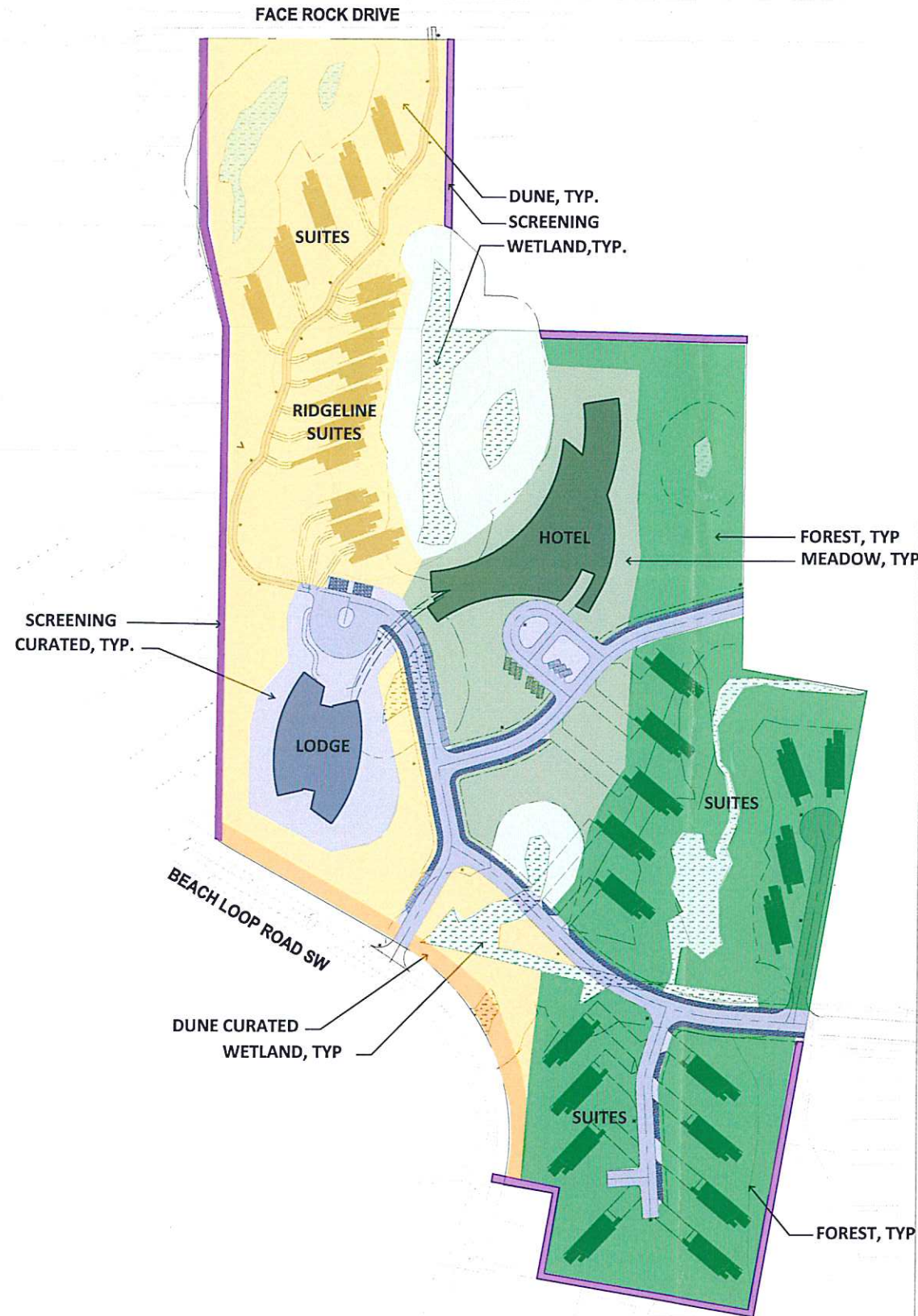


RECEIVED

AUG 21 2023

BY: *H. Hinojosa*



Conceptual Plant Palette

	Common Name	Horticultural Name	Container Size
Wetland & Wetland Buffer 114271 SF	Sedge Horsetail Douglas iris Coastal Rush Western Lily Lance Self Heal Blue Salvia Western Spirea	<i>Carex spp.</i> <i>Equisetum</i> <i>Iris douglasiana</i> <i>Juncus spp.</i> <i>Lilum occidentale</i> <i>Prunella vulgaris spp.</i> <i>Salvia azurea</i> <i>Spiraea douglasii</i>	4" pots @ 24" o.c.
Meadow 91716 SF	Coyote Bush Blueblossom Red Osier Dogwood Oceanspray Purple Loosetrife Mock Orange Nootka Rose Blackcap Raspberry	<i>Baccharis pilularis</i> <i>Ceanothus thrysiflorus</i> <i>Cornus sericea</i> <i>Holodiscus discolor</i> <i>Lythrum Salicaria</i> <i>Philadelphus lewisii</i> <i>Rosa nutkana</i> <i>Rubus leucodermis</i>	1 gal @ 36" o.c.
Dune 282467 SF	Beach Strawberry American Dune Grass Yellow Sand Verbena Pink Sand Verbena	<i>Fragaris chiloensis</i> <i>Leymus mollis spp. Mollis</i> <i>Abronia latifolia</i> <i>Abronia umbellata</i>	4" pots & plugs @ 24" o.c.
Forest 344691 SF	Vine Maple Lady Fern Deer Fern Carpet Moss Shore Pine Sitka Spruce Western Sword Fern Western Hemlock Evergreen Huckleberry	<i>Acer circinatum</i> <i>Athyrium filix-femina</i> <i>Belchnum spicant</i> <i>Hypnum</i> <i>Pinus contorta</i> <i>Piscea sitchensis</i> <i>Polystichum munitum</i> <i>Tsuga heterophylla</i> <i>Vaccinium ovatum</i>	Trees: BB @ 30' o.c. Understory: 1 gal @ 48" o.c.
Curated 127893 SF	Karl Foerster Grass Point Reyes Ceanothus White Rockrose Tufted Hairgrass Pink Escallonia California Fescue Hardy Cranesbill Coastal Gem Gervillea Hebe Sun Rose Monterey Cypress Big Leaf Hydrangea Bar Harbor Juniper Lavender Phormium Rosemary Lavender Cotton Sedum Coast Redwood Purple Carpet Creeping Thyme Early Blue Violet	<i>Calamagrostis acutiflora</i> <i>Ceanothus gloriosus</i> <i>Cistus hybridus</i> <i>Deschampsia cespitosa</i> <i>Escallonia leavis</i> <i>Festuca californica</i> <i>Geranium spp.</i> <i>Grevillea lanigera 'Coastal Gem'</i> <i>Hebe glaucophylla</i> <i>Helianthemum</i> <i>Hesperocyparis macrocarpa</i> <i>Hydrangea macrophylla</i> <i>Juniperus horizontalis</i> <i>Lavandula</i> <i>Phormium hybrids</i> <i>Rosemarinus officinalis</i> <i>Santolina</i> <i>Sedum spp.</i> <i>Sequoia sempervirens</i> <i>Thymum serpyllum</i> <i>Viola sororia</i>	1 gal @ 36" o.c.
Dune Curated 18114 SF	Beach Strawberry American Dune Grass Yellow Sand Verbena Pink Sand Verbena Karl Foerster Grass Pink Escallonia Point Reyes Ceanothus White Rockrose	<i>Fragaris chiloensis</i> <i>Leymus mollis spp. Mollis</i> <i>Abronia latifolia</i> <i>Abronia umbellata</i> <i>Calamagrostis acutiflora</i> <i>Escallonia leavis</i> <i>Ceanothus gloriosus</i> <i>Cistus hybridus</i>	4" pots & plugs @ 24" o.c.
Screening 32827 SF	Coyote Bush Oceanspray Star Jasmine Wax Myrtle Mock Orange	<i>Baccharis pilularis</i> <i>Holodiscus discolor</i> <i>Inconfederate Jasmine</i> <i>Myrica californica</i> <i>Philadelphus lewisii</i>	5 gal @ 48" o.c.

LAYOUT: BANDON COMPOSITE PATH: U:\P50\Projects\Clients\BANDON Beach Ventures\17-8837-003 Final Civil & Landscape\955\ex\101601.dwg PLOTTED BY: petrus DATE: Friday, June 16, 2023 10:15:17 AM

** NOTE: REQUIRED SCREENING FROM ADJACENT PROPERTIES WILL BE A COMBINATION OF FENCING AND VEGETATION. REPRESENTATIVE EXAMPLES WILL BE PROVIDED TO CITY FOR REVIEW.

NO.	REVISIONS	DATE	BY	DESIGNED
				RLP
				DRAWN
				RLP
				CHECKED
				DCS
				APPROVED
				DCS

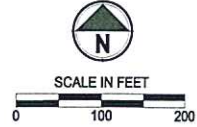
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 JOB NO: 2178837002
 DATE: 08 / 21 / 23



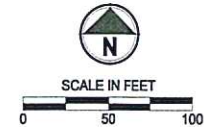
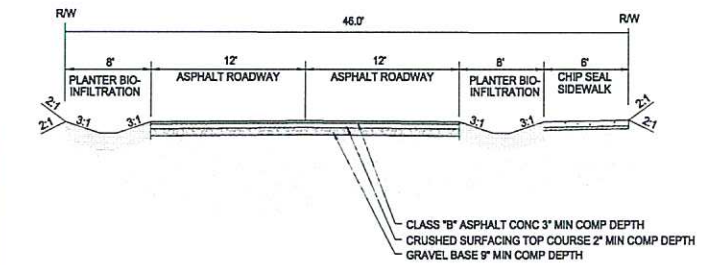
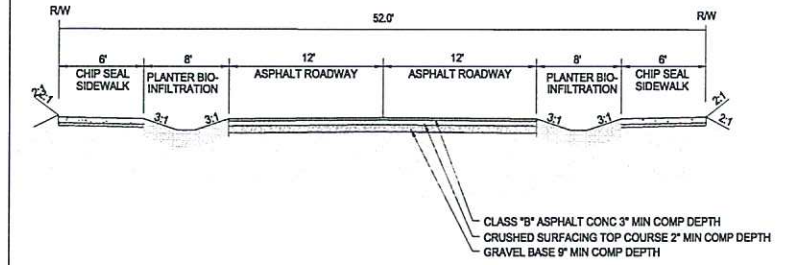
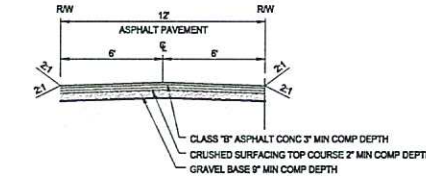
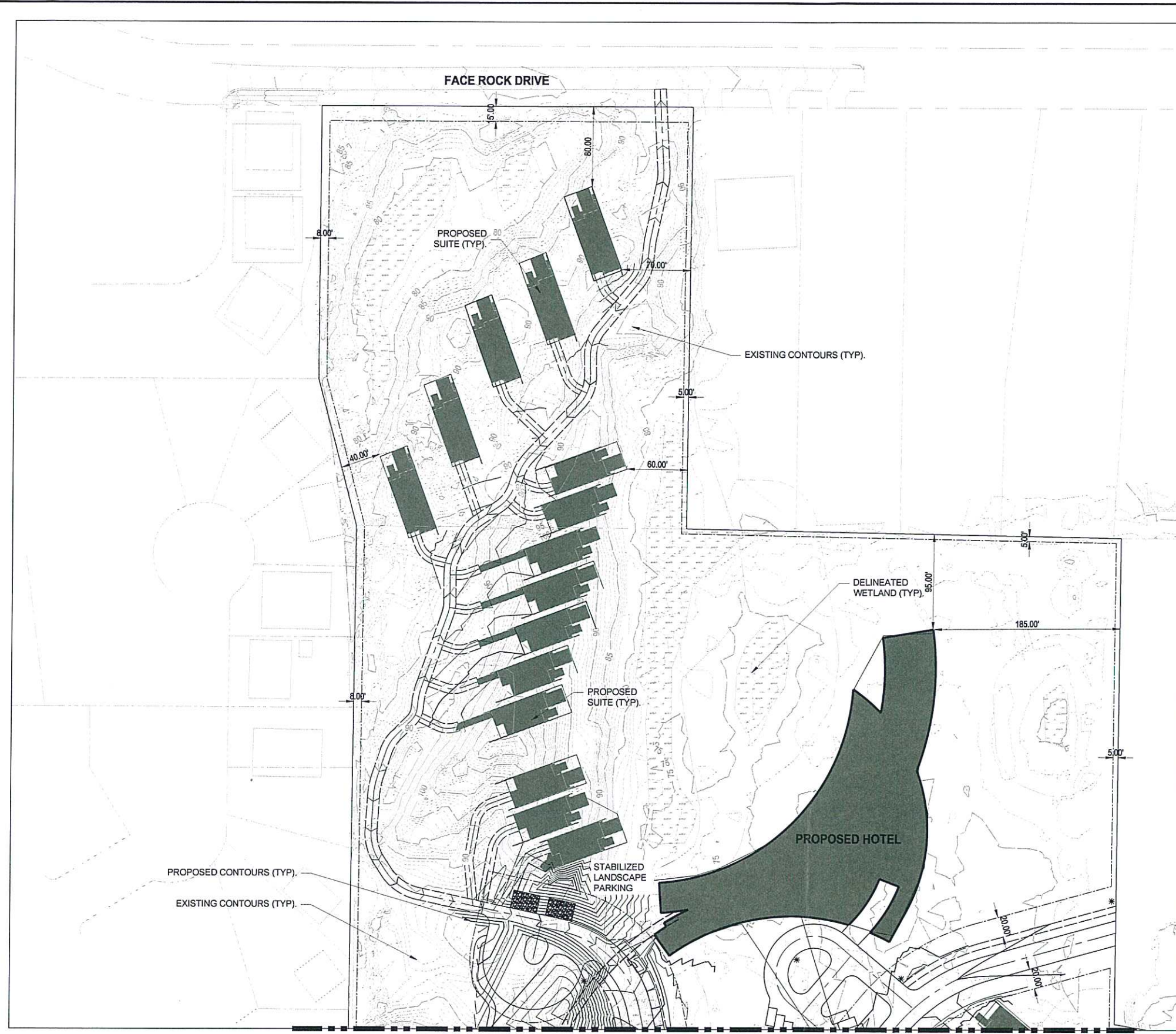
PROJECT NAME
GRAVEL POINT
BANDON BEACH VENTURES, LLC
 Bandon, Oregon

COMPOSITE LANDSCAPE PLAN

DRAWING NO.
 03 OF 03
LS-01



PATH: U:\P50\Projects\Clients\B37-Bandon Beach Ventures\217-8837-003 Final Civil & Landscape\995\scen\CAD00\DWG PLOTTED BY: smtender DATE: Monday, August 21, 2023 8:57:18 AM LAYOUT: MASS GRADING



PRELIMINARY

REVISIONS	DATE	BY	DESIGNED

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 FILE NAME: XPS08837003C-DE
 JOB NO: 2178837002
 DATE: 08/18/23

Parametrix
 ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

PROJECT NAME
GRAVEL POINT
 BANDON BEACH VENTURES, LLC
 Bandon, Oregon

MASS GRADING & SETBACKS

DRAWING NO.
 01 OF 03
GR-01

MATCH LINE SEE SHEET GR-01

MATCH LINE SEE SHEET GR-01

EXISTING CONTOURS (TYP.)
PROPOSED CONTOURS (TYP.)

PROPOSED LODGE

ROADSIDE STORM WATER SWALE (TYP.)

DELINEATED WETLAND (TYP.)

PATHWAY (TYP.)

ROADSIDE STORM WATER SWALE (TYP.)

ROADSIDE STORM WATER SWALE (TYP.)

BEACH LOOP ROAD SW

PATHWAY (TYP.)

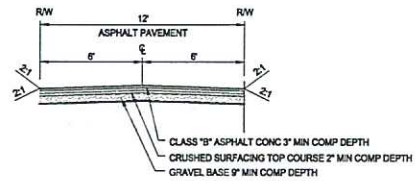
ROADSIDE STORM WATER SWALE (TYP.)

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

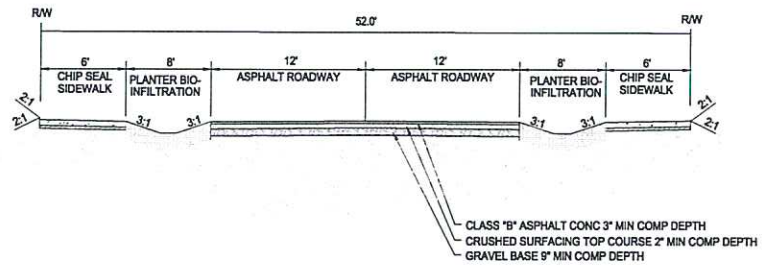
PROPOSED SUITE, TYP.

BEACH LOOP ROAD SW

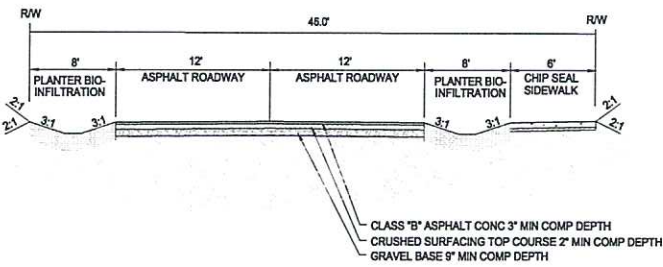
ROAD ARM MOUNT FIXTURE WITH 25 FT MOUNTING HEIGHT. POLES ARE SPACED AT APPROX. 150 FT, WITH ONE POLE AT EACH INTERSECTION AND CUL-DE-SAC (TYP.)



TYPICAL 12' ASPHALT LANE SECTION
NO SCALE



ASPHALT ROAD SECTION 1
NO SCALE



ASPHALT ROAD SECTION 2
NO SCALE



PRELIMINARY

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DATE: Monday, August 21, 2023 8:58:06 AM
PLOTTED BY: sonstader

REVISIONS	DATE	BY	DESIGNED R/LP

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY.

FILE NAME: XPS08837003C-DE
JOB NO: 2178837002
DATE: 08/18/23

Parametrix
ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

PROJECT NAME
GRAVEL POINT
BANDON BEACH VENTURES, LLC
Bandon, Oregon

MASS GRADING & SETBACKS

DRAWING NO.
02 OF 03
GR-02

CONTACT

OWNER

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Senior Landscape Architect
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STRUCTURAL ENGINEER

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Los Angeles, CA 90017

Contact: Deepansh Kathuria
Direct: 213-572-0671
Cell: 213-505-6341

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 its 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:

LOCATION

Main frontage on Beach Loop Road, with further frontage on Face Rock Drive and connection to Carter Street SW

USES

Proposed Uses: Food and beverage service (commercial retail sales and services) as part of a full service hotel (motel, hotel) These are listed as conditional uses under 17.20.030 .

BUILDING AREAS

The total habitable area is proposed to be 200,000 square feet, there is a further 50,000 square feet of basement for parking and services. There are 110 rooms in the Meadow Lodge and a further 32 freestanding suites, for a total of 142 keys. Approximately 7,000 square feet of the habitable area is food and beverage front of house. A further 2,500 square feet is meeting rooms.

LOT SIZE

The site area is 1,080,455 sq ft. No minimum area requirement is listed for the requested use, per 17.20.060.A. The lot has more than 700 feet of frontage on Beach Loop Road and more than 300 feet of frontage on Face Rock Drive. Forty (40) feet of physically accessible street frontage is the minimum requirement per 17.20.060.B The lot is more than 350 feet deep. Ninety (90) feet is the minimum requirement, per 17.20.060.C

SETBACKS

- The setback along Beach Loop Drive will be in excess of fifty (50) feet. The minimum front yard setback is twenty (20) feet per 17.20.070.A. Some portion of this boundary could be considered a rear yard (17.20.070.E), but the side yard abutting residential definition is more stringent and will be adhered to.
- The setback along Face Rock Road will be in excess of fifty (50) feet. The minimum front yard setback is twenty (20) feet per 17.20.070.A. The western boundary will have a setback in excess of forty (40) feet. The minimum side yard setback adjacent to residential uses is fifteen (15) feet per 17.20.070.D.
- The eastern boundary will have a setback in excess of forty (40) feet where it abuts residential use. The minimum side yard setback adjacent to residential uses is fifteen (15) feet per 17.20.070.D. Some portion of this boundary could be considered a rear yard (17.20.070.C), but the side yard abutting residential definition is more stringent and will be adhered to.
- The eastern boundary will have a setback in excess of five (5) feet where it does not abut residential use. The minimum side yard setback is five (5) feet per 17.20.070.B

LOT COVERAGE

The buildings occupy less than 10% of the site area. The maximum building coverage is 50% per 17.20.080. The total impervious coverage is less than 25%. The maximum allowed is 65% per 17.20.080.

Building Footprints:	
Meadow Lodge (hotel rooms)	50,000 sq.ft.
Dune Lodge (food and beverage and meeting rooms)	16,000 sq.ft.
Meadow Suites	27,500 sq.ft. (22@1,250 sq.ft.)
Ridgeline Suites	10,000 sq. ft. (10@1,000 sq.ft)
Total	103,500 sq.ft.

Coverage: 103,500 sq.ft. / 1,080,455 sq.ft. (site area) = 9.6%

HEIGHTS

All but one of the structures on site will be less than 28 feet high. The maximum height is (28) twenty-eight feet per 17.20.090.B. The main hotel rooms building is the building that will be in excess of (28) twenty-eight feet, although it will be less than (35) thirty-five feet high. The maximum height of a structure is (35) thirty-five feet with planning commission approval per 17.20.090.B.1. There are a series of considerations for the (35) thirty-five foot height limit. There are no neighbors to the east of the building and no neighbors that view across this portion of the site due to the height of the trees on site and the height of the dunes on site. The building is set deep into the site to avoid overshadowing of the neighboring properties, per 17.20.090.B.1.a.2 This setback also puts the building within the existing grove of trees, that will be maintained, and for many neighbors, behind an undulating "dune" landscape that reaches more than (40) forty feet above the grade of this building to avoid visual, or aesthetic, impact on the neighborhood per 17.20.090.B.1.a.3.

The (35) thirty-five foot height will require a minimum setback of (22) twenty-two feet from any side yard property line. The standard setback is (15) fifteen feet, plus an additional foot per foot of height above (28) twenty-eight feet. (17.20.090.B.5) It will also require a setback of (27) twenty-seven feet from Beach Loop Drive of the same reason. The building is more than (50) fifty feet from any property line.

The project is seeking relief from the 3:12 sloped roof requirement for roofs above (28) twenty-eight feet as specified in 17.20.090.B.1.a.4. The project proposes a "flat" green roof solution that minimizes heat gain and provides habitat potential for avian wildlife.

There is also an elevator overrun that would exceed the (35) thirty-five foot limit to satisfy the safety requirements of elevator maintenance. The elevator shafts are a small footprint vertical structure not covered by the code, so the project would propose these are considered in the same light as a chimney, since this is mentioned in the code. This would allow a five foot overrun above the (35) thirty-five foot high structure per 17.20.100.A.

HABITABLE AREAS

Meadow Lodge:	113,000 sf.
Dune Lodge:	19,000 sf.
Meadow Suites:	50,000 sf.
Ridgeline Suites:	18,000 sf.
Total:	200,000 sf.

LOT COVERAGE

Building Footprint:	103,500 sf.
Meadow Lodge:	50,000 sf.
Dune Lodge:	16,000 sf.
Meadow Suites:	27,500 sf. (22 @1,250 sf.)
Ridgeline Suites:	10,000 sf. (10 @1,000 sf.)

Building Coverage
103,500 sf / 1,080,455 sf (site area) = **9.6%** (<50%)

Impermeable Surface: 253,500 sf.

Building Footprints:	103,000 sf.
Roads/Infrastructure:	150,000 sf.

Impermeable Coverage
253,500 sf / 1,080,455 sf. (site area) = **23.5%** (<65%)

PARKING

Required Parking (table 17.96.020)

Hotel:	One space per two guest rooms: 142 x 0.5 = 71 spaces One space per two employees: 40 x 0.5 = 20 spaces
Eating/Drinking:	One space per 200sq.ft 7,000 sf. / 200sf. = 35 spaces
Meeting Rooms:	One space per four seats 40+40+60=140 seats/4 = 35 spaces

Total Required Parking: 161 spaces

Parking Provided

Basement Parking	
Meadow Lodge:	74 spaces
Valet:	17 spaces
Dune Lodge:	15 spaces
Surface Parking	
Flex Parking:	58 spaces
Total Provided Parking:	164 spaces

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

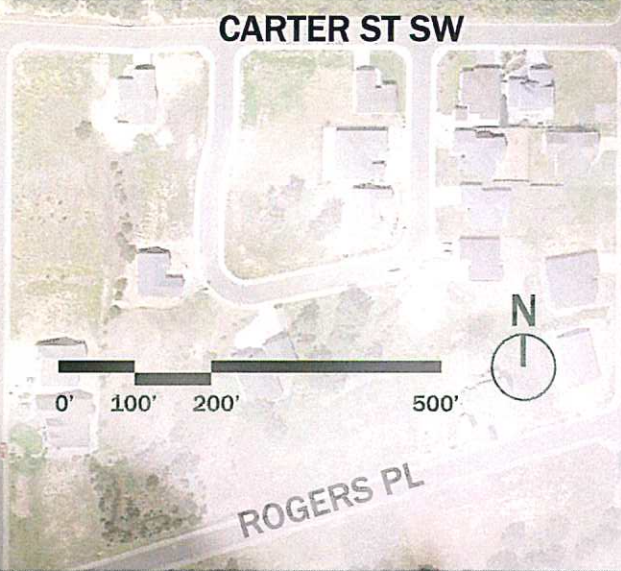
In the wooded meadow, the buildings have been placed to minimize removal of existing trees, and to use these trees to screen the buildings from view and create privacy between the buildings on site and with the neighbors. In the dunes the gorse problem will be addressed and the dunes will be restored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

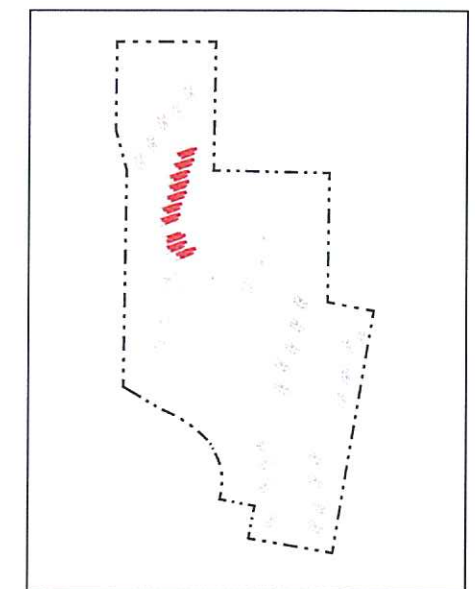


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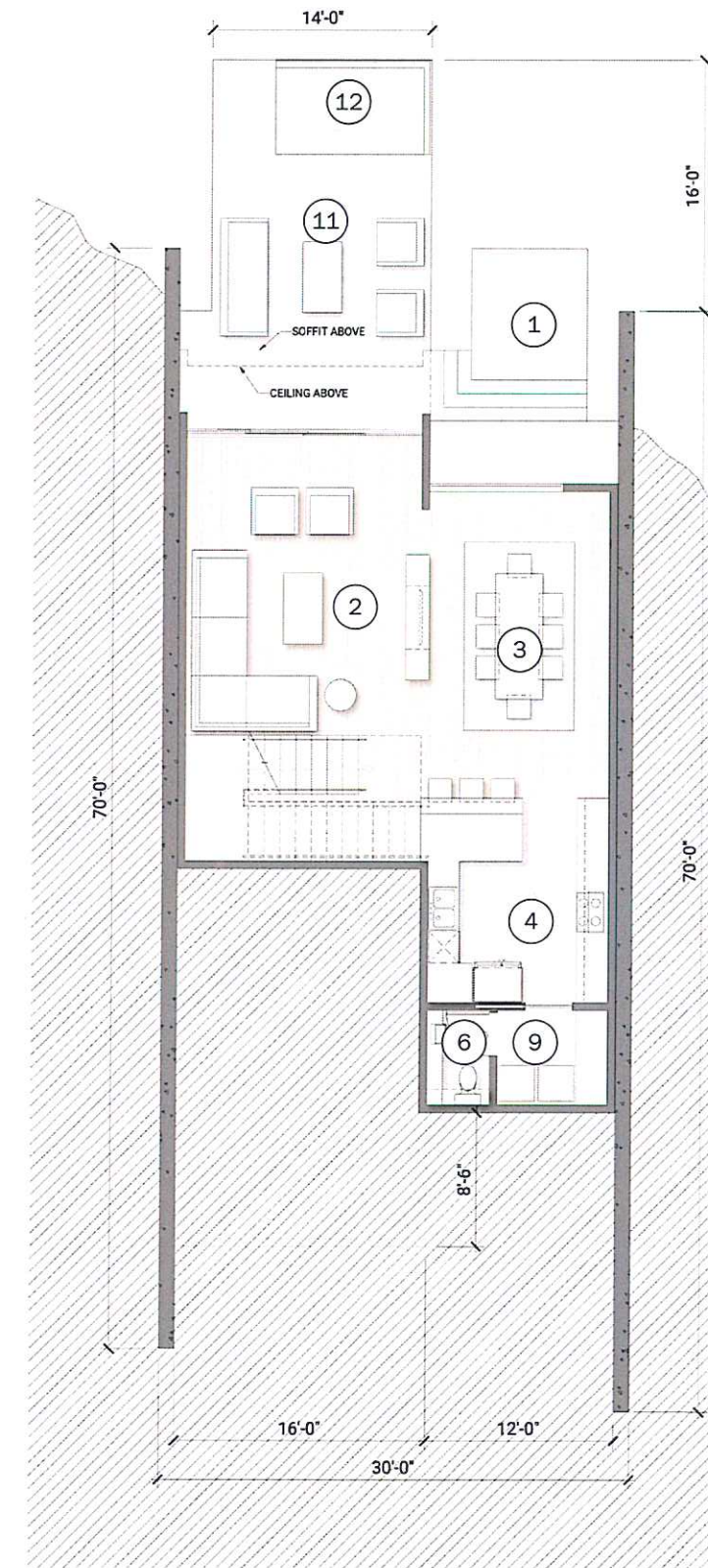
01	ENTRANCE
02	LIVING
03	DINING
04	KITCHEN
05	BATHROOM
06	POWDER ROOM
07	BEDROOM
08	CLOSET
09	LAUNDRY / UTILITIES
10	HALL
11	PATIO
12	SPA

AREA SUMMARY

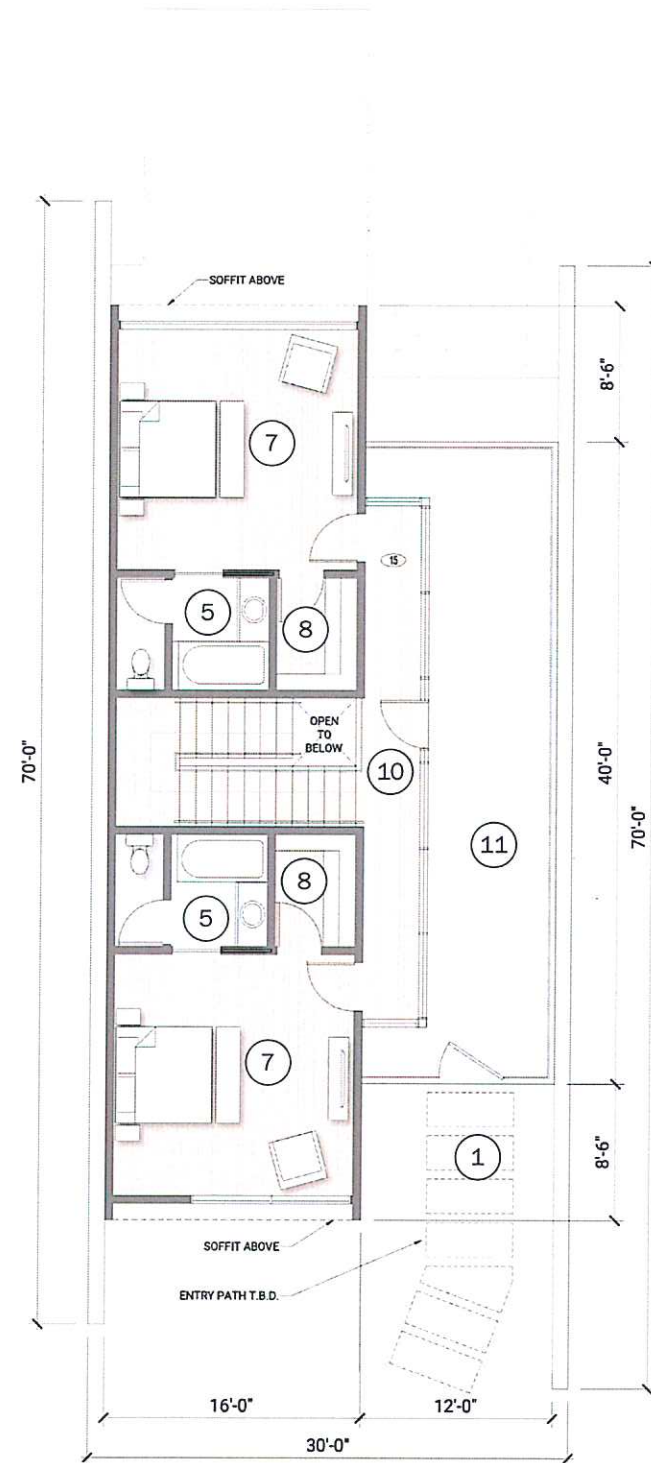
GROUND LEVEL	1,000 SQ. FT.
SECOND LEVEL	770 SQ. FT.
TOTAL	1,770 SQ. FT.



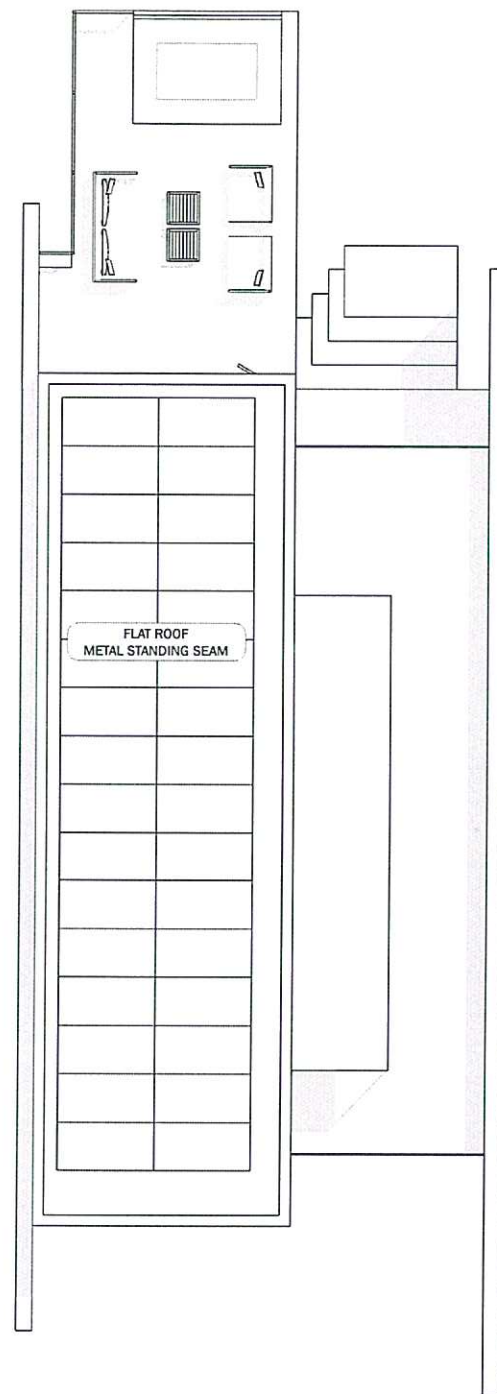
KEY PLAN



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



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



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