



Community Development Department
PO Box 2460
16345 Sixth Street
La Pine, Oregon 97739
Phone: (541) 536-1432, Fax: (541) 536-1462
Email: info@ci.la-pine.or.us

Site Plan Application

File Number # _____

| | |
|-----------------------------|------------------|
| Fee: Less than 1,000 sq ft | Fee: \$ 1,100.00 |
| Fee: 1,001 to 5,000 sq ft | Fee: \$ 2,000.00 |
| Fee: 5,001 to 10,000 sq ft | Fee: \$ 3,500.00 |
| Fee: More than 10,000 sq ft | Fee: \$ 4,000.00 |

PROPERTY OWNER AND APPLICANT INFORMATION

Applicant Name William & Foss LLC Phone 541-647-8012 Fax _____
Address PO Box 449 City Lincoln City State OR Zip Code 97367
Email Paul.b@halliedevelopment.com
Property Owner William & Foss LLC Phone 541-647-8012 Fax _____
Address PO Box 449 City Lincoln City State OR Zip Code 97367
Email Paul.b@halliedevelopment.com

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) _____
16545 William Foss Rd, La Pine, OR 97739
Tax lot number: T-15 R-13 Section _____ Tax Lot(s) 221014BD00700
Zoning C Total Land Area 27,445 (Square Ft.) 0.63 (Acres)
Present Land Use Existing house to be removed
Describe Project (i.e. type of use, hours of operation, other project characteristics):

PROJECT DESCRIPTION

Please give a brief description of the project: _____
18 unit three story apartment building and associated improvements



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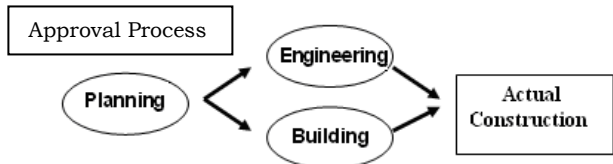
PROFESSIONAL SERVICES

Architect/Designer/Engineer BECON, Trevor Munro Phone 541 /668-6280 Fax /
Address 549 SW Mill View Way, Suite 100 City Bend State OR Zip Code 97702
Email tmunro@beconeng.com

FOR OFFICE USE ONLY

Date Received: _____

Rec'd By: _____



CHECKLIST

REQUIRED ITEMS TO BE SUBMITTED FOR SITE AND DESIGN REVIEW.

Note: additional information may be required depending on the actual project.

- Complete Application. The application *must be signed by the property owner and the applicant.*
- Burden of proof statement, three (3) copies addressing approval criteria.
- Title Report or Subdivision Guarantee verifying ownership, *including legal description of land.*
- Fee Schedule (please see attached).
- Site and Landscape plan; Building Elevations; seven (7) full sized copies of each which must be folded individually, or in sets to 8 ½" X 11" in size and 1 reduced (8 ½ by 11 or 11 by 17) copy.
- Floor plans, three copies for each building which must be folded individually, or in sets to 8 ½" X 11" in size, plus 1 reduced (8 ½ by 11 or 11 by 17). Include the class of construction.
- Vicinity map.
- Trip Generation statement prepared by a professional transportation planner or equivalent. 5 copies, Note: if more than 200 ADT result (or at the discretion of the City Engineer), a Traffic Impact Study may be required.
- Preliminary Grading and Storm Drainage Plan. 3 copies (11" x 17")
- Fire Flow Analysis
- CD or electronic version of submittal items (Word, Jpeg or PDF)



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SITE PLAN

- Project name, scale (not to exceed 1" = 50'), north arrow.
- Date the site plan is prepared.
- Street names and locations of all existing and proposed streets, curbs, and sidewalks within or adjacent to the proposed development. Show distance to centerline of street.
- Zoning of each adjacent property.
- Square footages by use – existing and proposed (storage, office, meeting, etc.)
- Percentage of lot coverage and square footage by;
 - a) structures
 - b) recreation areas
 - c) landscaping
 - d) non-permeable surfaces (including parking areas, access aisles)
- Total number of parking spaces (existing and proposed).
- Total landscaped area square footage (existing and proposed).
- All vehicle and pedestrian access points and paths.
- Location of all proposed and existing buildings, fences and structures within the project area. Indicate which ones are to remain and which are to be removed.
- Location and size of all public utilities in and adjacent to the site, including:
 - a) Water lines and meter sizes.
 - b) Sewers, manholes and cleanouts.
 - c) Storm drains and catch basins.
- The proposed location of:
 - a) Connection to the City water system.
 - b) Connection to the City sewer system.
 - c) The proposed method of drainage of the site.
 - d) Postal box locations, if more than 7 units are proposed.
- Location of existing canals and laterals.
- Retention of on-site drainage.
- Existing easements on the property.
- Location and size of any public areas within the development.
- All fire hydrants, existing and proposed, within 500 feet of the site.
- A topographic map of the site if the slope of the site exceeds 5%.
- Locations of all existing natural features including trees, natural drainage ways, rock outcroppings, et cetera.

BUILDING ELEVATIONS

- Drawings or sketches of all four views of each new structure.
- Building materials, colors (fascia, doors, trim, etc.), pitch of roof, shape and other design features of the building(s).
- All exterior mechanical devices.

LANDSCAPE PLAN (may be included on the site plan for smaller projects)

- Tree and plant species.



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- Tree and plant sizes (new only).
- All trees having a six-inch trunk diameter 3' above grade or greater shall be shown on the landscape plan.
- Location/placement of existing and proposed vegetation to be retained, planted or removed.
- Approximate location of irrigation lines, and type of irrigation system to be used.

FLOOR PLAN

- All significant rooms within each structure; label or number rooms, including square footage for each room.
- Electrical / mechanical equipment areas.

LIGHTING PLAN

- All exterior light locations.
- Brochure, illustration, cut sheet or photo for each light fixture type to be used.

By signing this application, the undersigned certifies that he / she has read and understands the submittal requirements stated above. Note: if the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision, the City may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Owner: by Jordan Grant Date: 6/28/23
Signature

Applicant: PBurger Date: 6/22/2023
Signature



BECON, LLC
Civil Engineering and Land Surveying
549 SW Mill View Way, Suite 100 • Bend OR, 97702 • 541.633.3140

Burden of Proof Statement
Site Plan Application
William Foss Multifamily Development
William & Foss LLC

Applicant: William & Foss LLC
PO Box 449
Lincoln City, OR 97367

Owner: William & Foss LLC
PO Box 449
Lincoln City, OR 97367

Engineer: BECON Civil Engineering & Land Surveying
549 SW Mill View Way, Suite 100
Bend, OR 97702

Location: Taxlot: 221014BD00700
16545 William Foss Rd
Zoned: C – Traditional Commercial

Request: Site Plan approval for an 18-unit three-story apartment building and associated improvements

I. Applicable Criteria, Standards, and Procedures

City of La Pine Development Code (LPDC) Ordinance No. 2018-08

- Article 3 – Zoning Districts
- Article 5 – Development Standards
- Article 6 – Special Use Standards
- Article 7 – Procedures
- Article 8 – Applications and Reviews

2019 Oregon Fire Code

- Section 503
- Section 507
- Appendix B
- Appendix D

II. General

1. LOCATION: The subject property is located on the south side of William Foss Road and east of the intersection of Evans Way.



2. EXISTING ZONING AND GENERAL PLAN DESIGNATIONS: The subject property is zoned C (Traditional Commercial). The properties north of William Foss Rd and to the east are also zoned C. The properties west of Evans Way are zoned CRMX (Commercial/Residential Mixed-Use). The properties to the south are zoned RSF (Residential Single-Family).

3. SITE DESCRIPTION & SURROUNDING USES: The subject property is 0.63 acres and rectangular in shape. The property has an existing older house with several other detached structures, and is vegetated with trees and grass.

Soils consist of NRCS 115A Soil—Shanahan loamy coarse sand. The property is generally level and located outside any FEMA designated floodway or floodplain.

4. PROPOSAL: The proposal includes Site Plan approval for an 18 unit three-story apartment building. The proposal includes right of way improvements, water, and sewer facilities needed to serve the proposed use.

5. EXHIBITS: In addition to this burden of proof statement, the applicant submits the following Exhibits in support of this proposal:

- Application Form
- Title Report

- Trip Generation Statement
- Engineering Plans
 - Cover Sheet
 - Existing Conditions and Demo Plan
 - Site and Utility Plan
 - Grading and Drainage Plan
- Architectural Plans
 - Elevations
 - Floorplans

7. APPLICATION ACCEPTANCE DATE: A Site Plan Application is submitted with this document. City Staff will review the materials and provide the applicant with a list documenting any items determined to be incomplete. The applicant anticipates that the application will be deemed complete when the applicant responds to any incomplete items and pays all required application fees.

III. Conformance with the Applicable Approval Criteria

Conformance with City of La Pine Use Regulations (15.22.300)

Table 15.22-1 — Use Regulations in the Commercial and Mixed-Use Zones

| Use Category | C | CRMX | CMX | CN | Special Use Standards |
|-----------------------------------|----|------|-----|----|-----------------------|
| Residential Use Categories | | | | | |
| Household Living | -- | -- | -- | | -- |
| - Single-family dwelling | CU | P | P | P | -- |
| - Cottage cluster development | P | P | P | P | Section 15.104.050 |
| - Townhome | CU | P | P | P | Section 15.104.020 |
| - Duplex | P | P | P | P | Section 15.104.030 |
| - Multi-family development | P | P | P | P | Section 15.104.040 |
| - Manufactured dwelling | CU | P | P | P | -- |

Applicant Response: The proposed development is a multi-family building and multi-family development is a permitted use in the C zone.

Development Standards (15.22.400)

Table 15.22-2 – Development Standards in the Commercial and Mixed-Use Zones

| <i>Standard</i> | <i>C</i> | <i>CRMX</i> | <i>CMX</i> | <i>CN</i> |
|-----------------------------|--|-----------------------------|-----------------------------|-----------------------------|
| Minimum lot width | None | None | None | 25 feet |
| Minimum setbacks | — | — | — | — |
| - Front or street-side yard | 20 feet | 20 feet | 20 feet | 20 feet |
| - Side yard | None | 10 feet; None for townhomes | 10 feet; None for townhomes | 10 feet; None for townhomes |
| - Rear yard | None | 10 feet | 10 feet | 15 feet |
| Maximum building height | 70 feet | 45 feet | 45 feet | 45 feet |
| Maximum lot coverage | 80% | 60% | 60% | 50% |
| Minimum landscaped area | See 15.18.500 and chapter 15.82 | | | |
| Minimum and maximum density | Residential and mixed-use developments are subject to the minimum and maximum density standards of the RMF zone (see section 15.18.500). | | | |

Applicant Response: The proposed building is outside of all minimum setback areas and is proposed to be less than 70 feet in height. The lot area after right-of-way dedications is 24,150 square feet (0.55 acres) and the footprint of the proposed building is approximately 5,360 sf. The total coverage proposed is 66.4%. The application is in compliance with this criteria.

Standards for Multi-Family Development: (15.104.040)

1. Articulation. Plans for multi-family structures shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations (see Figure 15.104-1). Such elements shall occur at a minimum interval of 30 feet, and each floor shall contain at least two elements from the following options:

- a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of four feet;
- b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; or
- c. Offsets or breaks in roof elevation of two feet or greater in height.

Applicant Response: Articulation will be met by offsetting covered front entry porches and using window reveals. The building also steps back and forth with the façade to help further break up the elevations into smaller planes. A mix of exterior finish materials and varying overhangs help in achieving this goal. The mix of sloping roofs also add character.

2. Detailed Design. All structures shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least two (2) of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front

elevations):

- a. **Covered front porch: not less than six feet in depth and not less than 30 percent of the width of dwelling, excluding the landing for dwelling entrance.**
- b. **Dormers: must be a functional part of the structure, for example, providing light into a living space.**
- c. **Recessed entrance: not less than three feet deep.**
- d. **Windows: not less than 30 percent of surface area of all street-facing elevation(s).**
- e. **Window trim: minimum four-inch width (all elevations).**
- f. **Eaves: overhang of not less than 12 inches.**
- g. **Offset: offset in facade or roof (see subsection 1, "Articulation").**
- h. **Bay window: projects from front elevation by 12 inches.**
- i. **Balcony: one per dwelling unit facing street.**
- j. **Decorative top: e.g., cornice or pediment with flat roof or brackets with pitched roof.**
- k. **Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-j, as approved by the Planning Official through a Type II procedure.**

Applicant Response: The proposed elevations incorporate the following design elements:

F: Typical roof overhangs are shown at 24".

G: The building has an offset of 5'-0" between the inner and outer units (from east to west). The roof design is comprised of alternating pitches that gives the façade rhythm and emphasizes the living area of each unit.

3. Common Open Space and Landscaping. A minimum of 15 percent of the site area in residential zones shall be designated and permanently reserved as common area or open space, in accordance with all of the following criteria:

- a. **"Site area" for the purposes of this section is defined as the subject lot or lots after subtracting any required dedication of street right-of-way.**
- b. **The common area or open space shall contain one or more of the following: outdoor recreation area, tree grove (e.g., existing mature trees), turf play fields or playgrounds, sports courts, swim pool, walking fitness course, natural area with picnic benches, or similar open space amenities as appropriate for the intended residents.**
- c. **In order to be counted as eligible toward the minimum open space area, such areas shall have dimensions of not less than 20 feet.**
- d. **Open space and common areas not otherwise developed with recreational facilities shall be landscaped; alternatively, the City may approve a tree preservation plan (retain mature tree groves) in lieu of landscaping.**

Applicant Response: The proposed project provides approximately 8,118 square feet of landscaped area, which is 33.6% of the lot area. This exceeds the 20% required by code.

- 4. Private Open Space.** Private open space areas shall be required for dwelling units based on the following criteria:
- a. A minimum of 40 percent of all ground-floor dwelling units shall have front or rear patios or decks containing at least 48 square feet of usable area. Ground floor housing means the housing unit entrance (front or rear) is within five feet of the finished ground elevation (i.e., after grading and landscaping).
 - b. A minimum of 40 percent of all upper-floor housing units shall have balconies or porches containing at least 48 square feet of usable area. Upper-floor housing means housing units that are more than five feet above the finished grade.

Applicant Response: All units include private open space. All units provide a minimum 58 sf of space.

- 5. Landscaping, Fences, Parking and Loading, Public Facilities.** The standards of Article 5 shall be met.

Applicant Response: The proposal meets all requirements found in Article 5 for landscaping, fences, parking and loading, public facilities.

- 6. Trash Storage.** Trash receptacles, recycling, and storage facilities shall be oriented away from building entrances, setback at least 10 feet from any public right-of-way and adjacent residences, and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be accessible to trash pick-up trucks

Applicant Response: There is one proposed trash enclosure for the site located in the southeast portion of the parking lot near the street entrance.

Site Plan Approval Criteria (15.312.050)

To ensure that the stated purposes of the site plan review process are met, the review authority shall be governed by the criteria below as they evaluate and render a decision on a proposal.

A. Statement of intent.

- 1. The site plan review criteria are intended to provide a frame of reference for the applicant in the development of a site, building and landscape plans, as well as providing the City with a means of reviewing proposed plans.
- 2. These criteria provide a clear and objective means of evaluating residential development (and the residential components of a mixed use development) in accordance with ORS 197.
- 3. The review authority is not authorized as a part of the site plan review process to approve projects which exceed specific development standards set forth by

the applicable zone unless the exceptions are approved in accordance with specific variance or other provisions set forth in this Code.

B. Site Plan Evaluation Criteria. The following criteria shall be used in evaluating all site development plans.

1. The application is complete, in accordance with the applicable procedures in Article 7.

Applicant Response: The application has been completed in accordance with Article 7 for a Type II procedure.

2. The application complies with all applicable provisions of the underlying Zoning District in Article 3, including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.

Applicant Response: The proposal meets all applicable provisions in Article 3 for the C zone including setbacks, lot dimensions, density, lot coverage, and building height.

3. The application complies with the provisions of the any applicable Overlay Zones in Article 4.

Applicant Response: The proposal does not lie within any of the Overlay Zones found in Article 4.

4. The proposal complies with all applicable Development and Design Standards of Article 5.

Applicant Response: The proposal complies with all applicable development and design standards found in Article 5.

5. The application complies with all applicable Special Use standards in Article 6.

Applicant Response: The proposal complies with all applicable special use standards for a Multi-Family Development found in Article 6 Section 15.104.040.

6. Adequate public facilities and utilities are available or can be made prior to occupancy to serve the proposed development.

Applicant Response: The proposal includes adequately sized utility services (water, sewer, and franchise utilities (power, cable, etc.)) to the proposed building.

7. The proposed Site Plan conforms to the standards within the adopted La Pine Transportation System Plan (TSP), as may be amended from time to time, unless other design standards are specifically approved by the City.

Applicant Response: To meet City of La Pine TSP requirements, the proposal includes 6-

foot wide property tight sidewalks to be constructed within the ROW along William Foss Road and Evans Way.

- 8. The proposed Site Plan conforms to the La Pine sewer and water standards, as may be amended from time to time, unless other design standards are specifically approved by the City. All sewer improvements must comply with Oregon Administrative Rules Chapter 340 Division 52 requirements, including Appendix A - Sewer Pipelines.**

Applicant Response: The proposal includes a 2" water service along with a meter and backflow device installed per City of La Pine Standards. A 4" fire service with backflow device is proposed. A 6" sewer service with onsite septic tanks is proposed for the multifamily building. The proposed utility services conform to City of La Pine design standards.

- 9. The proposed Site Plan conforms to the Central Oregon Stormwater Manual (COSM), as may be amended from time to time, unless other design standards are specifically approved by the City.**

Applicant Response: On-site stormwater will be conveyed to drain rock swales near the north and south property lines. Stormwater design and calculations will be in accordance with the Central Oregon Stormwater Manual.

- 10. All utilities shall be installed underground, unless otherwise specifically approved by the City.**

Applicant Response: The proposal includes underground installation of utilities including water, sewer, and franchise utilities (power, cable, etc.).

- 11. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.**

Applicant Response: The proposal meets all existing conditions of use for all applicable prior land use decisions.

Landscaping and Buffering Requirements (15.82.010)

The following minimum landscape requirements are established for all developments subject to site plan approval, unless approved otherwise by the reviewing authority.

- A. Exemption. The provisions of this section may be exempted for uses existing on or before the effective date of this Code that are a permitted use in a specific zone in an existing building or buildings on a lot or parcel of land of the scale that there is no remaining room for landscaping; this exemption shall also apply to the exterior remodeling and/or expansion of not more than 25% of the total square footage of all enclosed structures on a lot or parcel existing under a unit ownership on or before the effective date of this Code.**

Applicant Response: The proposal is not requesting any exemption for landscaping requirements with this application.

- B. Area required. Except as approved otherwise by the City, the following minimum percent of a parcel area shall be landscaped for the following uses.**
- 1. Duplexes and triplexes: 25%.**
 - 2. Multi-family dwelling complexes containing four or more units and commercial residential mixed uses (CRMX): 20%.**
 - 3. Commercial uses including mixed use commercial (CMX): 15%.**
 - 4. Industrial uses. A minimum five-foot landscaped buffer along any adjoining public right-of-way of a collector or arterial street or highway, which may be computed toward an overall requirement of 10%.**
 - 5. Minimum area requirements may include landscaping around buildings, in parking and loading areas, outdoor recreational use areas, screening and buffering areas, and surface water drainage areas.**

Applicant Response: The proposed multifamily development includes 8,118 square feet of landscaped area, accounting for 33.6% of the property area (after ROW dedication).

- C. Landscaping defined. Required landscaping may include, but is not limited to, a combination of any of the following materials: living plant material such as trees, shrubs, groundcover, flowers and lawn (including native vegetation); and nonliving materials such as benches, walkways and courtyards, consisting of brick, decorative rock or other decorative materials. The total amount of nonliving materials (including bark dust, chips, aggregate, or other non-plant ground covers) shall not exceed more than 50 percent of the required landscape area**

Applicant Response: The proposed landscaping will be primarily grass and new trees, with some shrubs. Non-living materials will be less than 50% of the landscaped area, if used at all.

- D. Existing vegetation. Existing site vegetation may be utilized to the maximum extent possible consistent with building placement and the applicable proposed landscape plan.**

Applicant Response: Existing trees will be removed unless specifically requested by the developer to remain.

- E. Parking lots. Parking lots with space for ten or more vehicles must be landscaped in accordance with the following minimum requirements.**
- 1. In commercial and residential developments, parking areas shall be divided into bays, and between or at the end of each parking bay a curbed planter containing at least 16 square feet may be required.**
 - 2. If required, each planter shall contain at least one tree or shrub and ground cover.**
 - 3. The areas shall be designed to be protected from being damaged by vehicles using the parking area.**
 - 4. Unless sidewalks are provided adjacent to a structure, customer or resident parking areas should be separated from the exterior wall of a commercial or residential structure by a minimum five-foot strip of landscaping.**

5. **Where a parking, loading or driveway area serving a multi-family, commercial, industrial or government use abuts a public right-of-way of a collector or arterial street or a local street across from a residential zone, or abuts a residential zone, a screen planting or other approved landscaped planter strip may be required between the parking area and the right-of-way without encroaching into a clear vision area or sidewalk.**

Applicant Response: The proposal includes twenty-nine paved parking spots, two of which are ADA stalls.

F. Buffering and screening.

1. **Purpose.** The purpose of buffering and screening requirements are to reduce the impacts of a proposed use on adjacent uses and zones which provide for different types of uses. The City may waive or reduce the requirements where existing topography or vegetation is appropriate or otherwise negates the effectiveness or intended purpose or benefits of the buffering and screening.
2. **Where any permitted principal and/or accessory use in a Commercial or Industrial zone abuts any land zoned RSF, RMF, RMP, or TA the following buffer and screening shall be required.** These requirements shall apply in instances where such use is being newly developed on vacant land, expanded in floor area by 50% or greater, or removed and a new use developed.
3. **Within Commercial Zones.** A buffer strip at least 10 feet wide shall be provided and maintained along the entire length of a side or rear yard where it abuts an RSF, RMF, RMP, or TA zone. Buffer strips shall not be used for parking, storage of vehicles, equipment, or materials, nor for any other use incompatible with their purpose as a visual, noise, dust, and pollution barrier. The buffer strip shall contain suitable screening, defined as either of the following:
 - a. **A solid fence or wall, architecturally compatible with existing structures in the area, no less than 5 feet nor more than 8 feet in height; or**
 - b. **A sight-obscuring planting of evergreens, not less than 4 feet in height at the time of planting and of a variety that will maintain full, dense growth from the ground up to a height of not less than 6 feet upon maturity, planted at a spacing of the lesser of 8 feet or the diameter of a mature specimen of the species being planted.**
 - c. **Areas of the buffer strip not covered with a fence, wall, or screening plantings, shall be planted with appropriate ground cover vegetation, including native species. Xeriscape methods are highly encouraged.**
 - d. **Installation and maintenance of the buffer and screening shall be the responsibility of the owner of the property on which the “C” type zone permitted use is located. Installation must be completed prior to issuance of a Certificate of Use and Occupancy by the City. Fences or walls must be maintained in safe and structurally sound condition. Dead or diseased plants shall be removed and replaced in a timely manner. Grass shall be kept neatly mowed.**

Applicant Response: The proposed project is in C (Traditional Commercial) zone, and the

property to the south is zoned RSF (Residential Single-Family). A 10' buffer strip is shown between the parking lot curb and the south property line. A drain rock swale will be within the buffer strip. A 6' tall fence is proposed along the south and east property boundaries.

- 4. Within Industrial Zones. A buffer strip at least 30 feet wide shall be provided and maintained along the entire length of a side or rear yard where it abuts any RSF, RMF, RMP, or TA zoned land. Buffer strips shall not be used for parking, storage of vehicles, equipment, or materials, nor for any other use incompatible with their purpose as a visual, noise, dust, and pollution barrier. The buffer shall meet the following standards.**
 - a. The buffer shall be planted with evergreens capable of obtaining and maintaining a dense growth to a full height and a full canopy diameter of no less than 12 feet. The minimum height at the time of planting shall be 6 feet. Plants shall be situated in two rows within the buffer strip, each row being located at least 10 feet from the edge of the buffer strip. Plants in each row shall be spaced no more than 20 feet center-to-center and the two rows shall be situated in an alternating pattern so that the trees in one row are located centrally between the trees in the other row. Plants shall be allowed to obtain a minimum height of 12 feet and shall not be trimmed below that height thereafter.**
 - b. Installation and maintenance of the buffer and screening shall be the responsibility of the owner of the property on which the industrial use is located. Installation must be completed prior to issuance of a Certificate of Use and Occupancy by the City. Dead or diseased plants shall be removed and replaced in a timely manner. Xeriscape methods and use of native species is highly encouraged.**
 - c. A property owner may not sell, lease, or otherwise transfer property if such action results in a reduction of a separation distance for a commercial or light manufacturing use below the minimum required in this section. Likewise, a property owner may not remove or alter natural vegetation or landforms serving upon a waiver from the City as buffer and screening for a commercial or light manufacturing use if such action results in the natural buffer and screening being less effective that as required in this and other sections of this Code.**
- 5. A buffer or screening area may only be occupied by screening utilities and landscaping materials, but the same may be located within the required yard or setback requirements provided vision clearance requirements are complied with.**
- 6. In lieu of the foregoing requirements, an applicant may provide for landscaping and screening, including plantings, fences, walls, walks and other features designed to afford the same degree of buffering as the standards above. A plan and specifications for an alternative shall be reviewed and approved by the review authority.**
- G. Plant material installation standards. Except as otherwise approved by the city, the following standards shall apply to plant materials and the installation thereof as provided in accordance with the provisions of this section.**

1. Landscape plant materials shall be properly guyed and staked, and shall not interfere with vehicular or pedestrian traffic or parking and loading.
2. Trees shall be a minimum size of six feet in height and be fully branched at the time of planting.
3. Shrubs shall be supplied in one-gallon containers or six-inch burlap balls with a minimum spread of 12 inches.
4. Rows of plants should be staggered to provide for more effective coverage.

Applicant Response: The proposed project will comply with all plant material installation standards.

H. Maintenance and plant survival. All landscaping approved or required as a part of a development plan shall be continuously maintained, including necessary watering, weeding, pruning and replacement of plant materials. Except where the applicant proposes landscaping consisting of drought-resistant plantings and materials that can be maintained and can survive without irrigation, landscaped areas shall be irrigated. If plantings fail to survive, it is the responsibility of the property owner to replace them.

Applicant Response: The proposed project will maintain all landscaping as necessary.

Fences and Walls (15.82.020)

The yard and setback requirements of this Code shall not be deemed to restrict any otherwise lawful fence, wall, or sign, provided that no fence, wall, or sign shall be located on any right of way of a public road.

A. Materials. Fences and walls shall not be constructed of nor contain any material that could cause bodily harm, such as barbed wire, broken glass, spikes, or any other hazardous or dangerous materials, except as provided below.

1. Barbed wire fences intended to contain or restrict cattle, sheep, horses or other livestock, are permitted in any zone where the keeping of livestock is permitted.
2. Electric fences are permitted in any zone where the keeping of livestock is permitted provided the following standards are met:
 - a. The fence product shall be listed by a State of Oregon approved testing laboratory.
 - b. The fence shall be installed and used in accordance with the testing laboratory listing.
 - c. Electrical permits and inspections shall be required for the installation.
 - d. Warning signs which notify individuals of a dangerous fence shall be posted on the fence, at intervals not to exceed 50 feet. The statement, **DANGER - Electrified Fence**, or an equivalent statement, shall be on the warning signs.
 - e. The fence must be located outside any front yard setback and required landscaping, buffering or screening areas.

Applicant Response: A 6' tall fence is proposed along the south and east property boundaries. Fence material is to be determined at the time of building permit submittal. No walls are proposed.

B. Standards

- 1. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair including noticeable leaning, missing sections, broken supports, non-uniform height, and uncontrolled growth of vegetation.**
- 2. All required swimming pool and hot tub fencing shall be a minimum of four (4) feet in height and be equipped with a self-locking gate that closes automatically.**
- 3. Fences within a front or street side yard shall also conform to the clear vision requirements at intersections, which further restrict the use or height of sight-obscuring fences;**

Applicant Response: A 6' tall fence is proposed along the south and east property boundaries. Fence material is to be determined at the time of building permit submittal. No walls are proposed.

Parking and Loading (15.86)

15.86.010 Applicability

Off-street loading and vehicle and bicycle parking spaces shall be provided in accordance with the specifications of this Chapter in all zones whenever any new use is established, an existing use is enlarged, or an existing use of land or structure is changed to a new use. Such new, enlarged, or changed use shall fully comply with the specifications of this Chapter prior to being given a certificate of use and occupancy.

15.86.020 Off-Street Loading

- A. Every commercial and industrial use which requires the receipt or distribution of material or merchandise by trucks with a 40-foot or longer wheelbase at a frequency of one or more vehicles per week shall provide off- street loading spaces in sufficient number to adequately serve the number and frequency of vehicle shipping and receiving projected for the use. The applicant shall provide supporting evidence of the projected shipping and receiving and how the number of spaces to be provided will be adequate.**
- B. Where an off-street loading space is required, it shall be large enough to accommodate the largest vehicle that is expected to serve the use without obstructing vehicles or pedestrian traffic on adjacent streets and driveways. Each off-street loading space shall not be less than 12 feet wide by 55 feet long unless otherwise approved by the City through Site Design Review.**
- C. Off-street loading space(s) shall also have adequate adjacent area for vehicle maneuvering so that vehicles using the space(s) are not required to back-up onto or back-up from a public street or alley to use the space. Where parking areas are prohibited between a building and the street, loading areas are also prohibited.**
- D. Exceptions and Adjustments. The City, through Site Design Review, may approve a loading area adjacent to or within a street right-of-way where it finds that loading and unloading operations are short in duration (i.e., less than one hour), infrequent, do not obstruct traffic during peak traffic hours, do not interfere with**

emergency response services, and are acceptable to the applicable roadway authority.

Applicant Response: The proposal is for a multi-family residential building. There will be no receipt or distribution of material or merchandise. Therefore, this criteria does not apply.

15.86.030 Off-Street Parking - Required

- A. Location of off-street loading and parking spaces. Except as otherwise permitted by this Code, required off- street loading and parking spaces shall be located on the same lot with the principal use they are intended to serve. In no case shall a required loading space be part of the area used to satisfy the parking requirements and vice versa. Also, in no case shall the required loading or parking space(s) of one use be used to satisfy the loading or parking space requirements of another use.**
- B. Encroachment or reduction. A required loading or parking space shall not be encroached upon by a structure, storage, or other use, nor shall the number of spaces be reduced without replacement of a commensurate number of spaces in accordance with this section unless a special exception or variance has been approved.**
- C. Calculations of Amounts of Required and Allowed Parking.**
 - 1. When computing parking spaces based on floor area, parking structures and non-leasable floor spaces, such as storage closets, mechanical equipment rooms, and similar spaces, are not counted.**
 - 2. The number of parking spaces is computed based on the primary uses on the site except as stated in subsection 3, below. When there are two or more separate primary uses on a site, the minimum and maximum parking for the site is the sum of the required or allowed parking for the individual primary uses. For shared parking, see subsection (I) below.**
 - 3. When more than 20 percent of the floor area on a site is in an accessory use, the required or allowed parking is calculated separately for the accessory use. An example would be a 10,000 square foot building with a 7,000 square foot warehouse and a 3,000 square foot accessory retail area. The minimum and maximum parking would be computed separately for the retail and warehouse uses.**
- D. Use of Required Parking Spaces. Except as otherwise provided by this section, required parking spaces must be available for residents, customers, or employees of the use. Fees may be charged for the use of required parking spaces. Required parking spaces may not be assigned in any way to a use on another site, except for shared parking pursuant to subsection (I).**
- E. Improvement of Parking Areas. Motorized vehicle parking is allowed only on streets with an improved shoulder of sufficient width; within garages, carports, and other approved structures; and on driveways or parking lots that have been developed in conformance with this Code.**
- F. Minimum Number of Off-Street Automobile Parking Spaces. Except as required for Americans with Disabilities Act compliance under subsection (L), off-street parking shall be provided pursuant to one of the following three standards:**

1. The standards in Table 15.86-1;
2. A standard from Table 15.86-1 for a use that the Planning Official determines is similar to the proposed use. For uses not specified in the table, the City shall determine parking based on submission of technical data from applicant or City sources; or
3. Subsection (H), Parking Exceptions, which includes a Parking Demand Analysis option.

Table 15.86-1. Automobile Parking Spaces by Use

| Use Categories | Minimum Parking per Land Use (Fractions are rounded down to the closest whole number.) |
|--|---|
| Residential Categories | |
| Single-Family Dwelling, including manufactured dwellings on lots or in parks | One space per dwelling |
| Duplex | Two spaces per duplex (one space per dwelling unit) |
| Accessory Dwelling (second dwelling on a single-family lot) | Two spaces total for primary dwelling and accessory dwelling |
| Multi-family | One space per dwelling unit |
| Group Living, such as nursing or convalescent homes, rest homes, assisted living, congregate care, and similar special needs housing | 0.5 space per four bedrooms |

Applicant Response: The project proposes twenty-nine off-street parking spaces, which equates to one off-street parking space per dwelling plus eleven additional parking spaces. This criteria has been met.

G. Maximum Number of Off-Street Automobile Parking Spaces. The following standards for maximum number of automobile parking spaces promote efficient use of land and compact development patterns.

1. **Applicability.** Developments subject to Site Plan Review must conform to the maximum parking standards.
2. **Standards.** Unless otherwise approved by the City through Site Plan Review, the maximum number of off-street automobile parking spaces allowed per for a commercial development equals the minimum number of required spaces, pursuant to Table 15.86-1 times a factor of 2.0. Parking spaces that are located in snow storage areas do not count toward the maximum parking space requirements.

Applicant Response: The project proposes 1.6 off-street parking spaces per dwelling. This section allows for a maximum of 2 off-street parking spaces per dwelling. This criteria has been met.

H. Exceptions and Reductions to Off-Street Parking. An applicant may propose a parking standard that is different than the standards under subsections (F) or (G), for review and action by the Planning Official through a Type II procedure. The applicant’s proposal shall consist of a written request and a parking analysis prepared by a qualified professional. The parking analysis, at a minimum, shall assess the average parking demand and available supply for existing and

proposed uses on the subject site; opportunities for shared parking with other uses in the vicinity; existing public parking in the vicinity; transportation options existing or planned near the site, such as frequent bus service, carpools, or private shuttles; and other relevant factors. The number of required off-street parking spaces may also be reduced through the provision of shared parking, pursuant to subsection (l).

Applicant Response: The proposal is not requesting any exception or reduction to off-street parking requirements.

- I. **Shared parking.** Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through Site Plan Review.

Applicant Response: The proposed project has a shared parking lot that will be owned and maintained by the owner of the multifamily building.

- J. **Parking Stall Design and Minimum Dimensions.** Where a new off-street parking area is proposed, or an existing off-street parking area is proposed for expansion, the entire parking area shall be improved in conformance with this Code. At a minimum the parking spaces and drive aisles shall be paved with asphalt, concrete, or other City-approved materials, provided the Americans with Disabilities Act requirements are met, and shall conform to the minimum dimensions in Table 15-86-2 and the figures below. All off-street parking areas shall contain wheel stops, perimeter curbing, bollards, or other edging as required to prevent vehicles from damaging buildings or encroaching into walkways, landscapes, or the public right-of-way. Parking areas shall also provide for surface water management

Table 15.86-2 – Parking Stall Dimensions

| <i>Parking Angle</i> | <i>Stall Width</i> | <i>20' Stall</i> | <i>Aisle Width (*one way)</i> | <i>Curb Length</i> | <i>Bay Width</i> |
|----------------------|--------------------|------------------|-------------------------------|--------------------|------------------|
| 90° | 9'-0" | 20.0 | 24.0 | 9.0 | 64.0 |
| | 9'-6" | 20.0 | 24.0 | 9.5 | 64.0 |
| | 10'-0" | 20.0 | 24.0 | 10.0 | 64.0 |

Applicant Response: The proposed parking spaces are 9'x20' and constructed of asphalt surface. The parking area will be surrounded by concrete curbing. The drive aisle is 24' wide.

15.86.050 Bicycle Parking

- A. **Exemptions.** This section does not apply to single-family and duplex housing, home occupations, and agricultural uses. The Planning Official may exempt other uses upon finding that, due to the nature of the use or its location, it is unlikely to have any patrons or employees arriving by bicycle.

Applicant Response: The proposal is not requesting any exemption to bicycle parking requirements.

- B. Standards.** Bicycle parking spaces shall be provided with new development and, where a change of use occurs, at a minimum, shall follow the standards in Table 15.86-3. Where an application is subject to Conditional Use Permit approval or the applicant has requested a reduction to an automobile-parking standard, the City may require bicycle parking spaces in addition to those in Table 15.86-3.

Table 15.86 -3 Minimum Required Bicycle Parking Spaces

| Use | Minimum Number of Spaces |
|---|------------------------------------|
| Multi-Family Residential (not required for parcels with fewer than 4 dwelling units) | 2 bike spaces per 4 dwelling units |

Applicant Response: The project includes ten bicycle parking spaces located at the front building entrance. This criteria has been met.

- C. Design.** Bicycle parking shall consist of staple-design steel racks or other City-approved racks, lockers, or storage lids providing a safe and secure means of storing a bicycle. At a minimum, bicycle parking facilities shall be consistent with the following design guidelines:
 1. All bicycle parking shall be within one hundred (100) feet from a building entrance and located within a well-lit and clearly visible area;
 2. Bicycle parking shall be convenient and easy to find. Where necessary, a sign shall be used to direct users to the parking facility;
 3. Each bicycle parking space shall be at least two (2) feet by six (6) feet with a vertical clearance of six (6) feet;
 4. An access aisle of at least five (5) feet shall be provided in each bicycle parking facility;
 5. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object, i.e., a "rack," upon which the bicycle can be locked. Structures that require a user-supplied lock shall accommodate both cables and U-shaped locks and shall permit the frame and both wheels to be secured (removing the front wheel may be necessary.) **Note: businesses may provide long-term, employee parking by allowing access to a secure room within a building.**

Applicant Response: The proposed project will comply with all bike parking standards.

- D. Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians or vehicles, and shall be located so as to not conflict with the vision clearance standards of Section 15.88.04

Applicant Response: The proposed bicycle parking standards do not conflict with clear vision areas.

15.86.060 Snow Storage Areas

- A. Purpose.** The purpose of these standards is to ensure that adequate space is provided within a development for storage of snow in winter months in order to accommodate space needed for access, circulation, and off-street parking.
- B. Applicability.** Snow storage standards apply to all subdivisions and to developments subject to Site Plan review.
- C. Standards.**
 - 1. Minimum Area.** Snow storage areas must be designated on a site plan. The areas must total a minimum of 15% of the area to be cleared, including all access drives, parking areas, and walkways.

Applicant Response: The proposal has areas needing snow removal totaling approximately 10,672 square feet. The two drain rock swales landscaped areas surrounding them will be utilized for snow storage and have a total area of approximately 2,477 square feet, 23% of snow removal areas.

- 2. Location.** Snow storage is not permitted on landscaped areas, except where these areas are limited to grass or rock cover. Snow storage may be permitted in parking areas provided that the site can still accommodate enough parking spaces to meet minimum off-street parking requirements in winter months. Parking spaces that are located in snow storage areas do not count toward the maximum parking space requirements. It is encouraged that snow storage areas be located away from public view and that additional impervious surface areas are not created for the sole purpose of snow storage.

Applicant Response: The proposal includes snow storage areas that are rock and grass.

- 3. Exceptions and Adjustments.** The City may reduce or eliminate the required snow storage areas if a snow removal plan is presented which provides a continuous guarantee of removal.

Applicant Response: The proposal is not requesting an exemption for snow removal areas.

Access and Circulation (15.88)

15.88.010 Purpose

Chapter 15.88 contains standards for vehicular and pedestrian access, circulation, and connectivity. The standards promote safe, reasonably direct, and convenient options for walking and bicycling, while accommodating vehicle access to individual properties, as needed.

15.88.020 Applicability

Chapter 15.88 applies to new development and changes in land use necessitating a new or modified street or highway connection. Except where the standards of a roadway authority other than the City supersede City standards, Chapter 15.88

applies to all connections to a street or highway, and to driveways and walkways.

15.88.030 Vehicular Access and Circulation

- A. Purpose and Intent.** Section 15.88.030 implements the street access guidelines of the City of La Pine Transportation System Plan. It is intended to promote safe vehicle access and egress to properties, while maintaining traffic operations in conformance with adopted standards. “Safety,” for the purposes of this chapter, extends to all modes of transportation.
- B. Permit Required.** Vehicular access to a public street (e.g., a new or modified driveway connection to a street or highway) requires an approach permit approved by the applicable roadway authority.

Applicant Response: The proposal will apply for an approach permit with City of La Pine or Deschutes County Roads Division.

- C. Traffic Study Requirements.** The City, in reviewing a development proposal or other action requiring an approach permit, may require a traffic impact analysis, pursuant to Section 15.90.080, to determine compliance with this Code.

Applicant Response: The proposal includes a traffic trip generation letter with supporting calculations for not requiring a Traffic Impact Analysis (TIA).

- D. Approach and Driveway Development Standards.** Access management restrictions and limitations consist of provisions managing the number of access points and/or providing traffic and facility improvements that are designed to maximize the intended function of a particular street, road or highway. The intent is to achieve a balanced, comprehensive program which provides reasonable access as new development occurs while maintaining the safety and efficiency of traffic movement. Intersections, approaches and driveways shall conform to access spacing guidelines in the City of La Pine Transportation System Plan and the roadway authority’s engineering standards. In the review of all new development, the reviewing authority shall consider the following techniques or considerations in providing for or restricting access to certain transportation facilities.

1. Access points to arterials and collectors may be restricted through the use of the following techniques.
 - a. Restricting spacing between access points based on the type of development and the speed along the serving collector or arterial.
 - b. Sharing of access points between adjacent properties and developments.
 - c. Providing access via a local order of street; for example, using a collector for access to an arterial, and using a local street for access to a collector.
 - d. Constructing frontage or marginal access roads to separate local traffic from through traffic.
 - e. Providing service drives to prevent overflow of vehicle queues onto adjoining roadways.
2. Consideration of the following traffic and facility improvements for access management.
 - a. Providing of acceleration, deceleration and right-turn-only lanes.

- b. **Offsetting driveways to produce T-intersections to minimize the number of conflict points between traffic using the driveways and through traffic.**
- c. **Installation of median barriers to control conflicts associated with left turn movements.**
- d. **Installing side barriers to the property along the serving arterial or collector to restrict access width to a minimum.**

Applicant Response: The proposal includes constructing a new driveway connecting to Evans Way per all applicable City of La Pine Standards.

- E. **ODOT Approval. Where a new approach onto a state highway or a change of use adjacent to a state highway requires ODOT approval, the applicant is responsible for obtaining ODOT approval. The City may approve a development conditionally, requiring the applicant first obtain required ODOT permit(s) before commencing development, in which case the City will work cooperatively with the applicant and ODOT to avoid unnecessary delays.**

Applicant Response: The proposal does not have any approach to a state highway and is not adjacent to any state highway therefore, not requiring any ODOT approval.

- F. **Other Agency Approval. Where an approach or driveway crosses a drainage ditch, canal, railroad, or other feature that is under the jurisdiction of another agency, the applicant is responsible for obtaining all required approvals and permits from that agency prior to commencing development.**

Applicant Response: The proposal does not have any approach or driveway crossing that requires approval from any other agencies.

- G. **Exceptions and Adjustments. The City may approve adjustments to the spacing standards of subsections above, where an existing connection to a City street does not meet the standards of the roadway authority and the proposed development moves in the direction of code compliance.**

Applicant Response: The proposal does not request any exception or adjustment.

- H. **Joint Use Access Easement and Maintenance Agreement. Where the City approves a joint use driveway, the property owners shall record an easement with the deed allowing joint use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the City for its records, but the City is not responsible for maintaining the driveway or resolving any dispute between property owners.**

Applicant Response: The proposal does not include any joint access easement or maintenance.

15.88.040 Clear Vision Areas (Visibility at Intersections)

- A. **In all zones, a clear vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad. A clear vision area shall contain no planting, wall, structure, private signage, or temporary or permanent obstruction exceeding three and one-half feet in height, measured from the top of**

the curb or, where no curb exists, from the established street centerline grade, except that trees exceeding this height may be located in this area provided all branches and foliage are removed to a height of eight feet above the grade.

B. A clear vision area shall consist of a triangular area on the corner of a lot at the intersection of two streets or a street and a railroad (see Figure 18.88-1). Where lot lines have rounded corners, the specified distance is measured from a point determined by the extension of the lot lines to a point of intersection. The third side of the triangle is the line connecting the ends of the measured sections of the street lot lines. The following measurements shall establish clear vision areas within the City.

- 1. In an agricultural, forestry or industrial zone, the minimum distance shall be 30 feet; or at intersections including an alley, 10 feet.**
- 2. In all other zones, the minimum distance shall be in relationship to street and road right of way widths as follows:**

| Right of way Width | Clear vision |
|---------------------------|---------------------|
| 80 feet or more | 20 feet |
| Less than 80 feet | 30 feet |

Applicant Response: The proposal includes adequate clear vision of 30ft at the driveway to Evans Way.

15.88.050 Pedestrian Access and Circulation

- A. Purpose and Intent. This section implements the pedestrian access and connectivity policies of City of La Pine Transportation System Plan and the requirements of the Transportation Planning Rule (OAR 660-012). It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.**
- B. Standards. New subdivisions, multi-family developments, planned developments, commercial developments and institutional developments shall conform to all of the following standards for pedestrian access and circulation:**
 - 1. Continuous Walkway System. A pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable.**
 - 2. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:**
 - a. The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not deviate unnecessarily from a straight line or it does not involve a significant amount of out-of- direction travel.**
 - b. The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The City may require landscape buffering between walkways**

- and adjacent parking lots or driveways to mitigate safety concerns.
- c. **Vehicle/Walkway Separation.** Except as required for crosswalks, per subsection 4, below, where a walkway abuts a driveway or street it shall be raised six inches and curbed along the edge of the driveway or street. Alternatively, the City may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.
 - d. **Crosswalks.** Where a walkway crosses a parking area or driveway (“crosswalk”), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver- visibility of pedestrians.
 - e. **Walkway Construction.** Walkway surfaces may be concrete, asphalt, brick or masonry pavers, or other City-approved durable surface meeting ADA requirements. Walkways shall be not less than four feet in width, except that the City may require five- foot wide, or wider, sidewalks in developments where pedestrian traffic warrants walkways wider than four feet.
 - f. **Multi-Use Pathways.** Multi-use pathways, where approved, shall be 10 feet wide and constructed of asphalt, concrete or other City-approved durable surface meeting ADA requirements consistent with the applicable City engineering standards.

Applicant Response: The proposal includes 6-ft wide pedestrian sidewalks within the ROW on William Foss Road and Evans Way, and also onsite along the building frontage to the ADA parking stalls. Sidewalks will be designed to meet all applicable City of La Pine Standards.

Public Facilities (15.90)

15.90.010 Public Facilities Improvement

Minor betterment, improvements, replacement or reconstruction of existing public facilities such as sewer and water lines, storm water drainage facilities, sidewalks and other pedestrian ways or facilities, bikeways and similar public facilities within rights-of-ways and easements for the purposes existing on or before the effective date of this ordinance, or on contiguous publicly-owned property designated, intended or utilized to support the facilities, or the facilities that are set forth within an adopted public facilities plan or other capital improvement plan duly adopted on or before the effective date of this ordinance, are exempt from permit requirements, unless specifically set forth otherwise.

15.90.020 Developer Responsibility for Streets and Other Public Facilities

- A. **Duties of developer.** It shall be the responsibility of the developer to construct all streets, curbs, sidewalks, sanitary sewers, storm sewers, water mains, electric, telephone and cable television lines necessary to serve the use or development in accordance with the specifications of the city and/or the serving entity.
- B. **Over-Sizing.** The City may require as a condition of development approval that sewer, water, or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable facility master plan, and the City may authorize other cost-recovery or cost-sharing methods as provided under state law.

- C. Inadequate existing streets. Whenever existing streets, adjacent to, within a tract or providing access to and/or from a tract, are of inadequate width and/or improvement standards, additional right-of-way and/or improvements to the existing streets may be required.**
- D. Half streets. Half streets, while generally not acceptable, may be approved where essential to the reasonable development of a proposed land development, and when the City finds it will be practical to require dedication and improvement of the other half of the street when the adjoining property is developed. Whenever a half street exists adjacent to a tract of land proposed for development, the other half of the street shall be dedicated and improved.**

Applicant Response: The proposal includes all applicable Public Facility improvements required by City of La Pine Development Code and designed to City standards.

15.90.030 Sewer and Water

- A. Sewer and Water Plan Approval. Development permits for sewer and water improvements shall not be issued until the Public Works Director has approved all sanitary sewer and water plans in conformance with City standards.**

Applicant Response: The proposal includes water and sewer service to the site, but does not include any improvements to public utilities.

- B. Inadequate Facilities. Development permits may be restricted or rationed by the City where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which, if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. The City may require water booster pumps, sanitary sewer lift stations, and other critical facilities be installed with backup power.**

Applicant Response: The existing water and sewer services have been examined and determined to be adequate for the proposed development.

15.90.040 Stormwater

- A. Accommodation of Upstream Drainage. Culverts and other drainage facilities shall be large enough to accommodate existing and potential future runoff from the entire upstream drainage area, whether inside or outside the development. Such facilities shall be subject to review and approval by the City Engineer.**
- B. Effect on Downstream Drainage. Where it is anticipated by the City Engineer that the additional runoff resulting from the development will overload an existing drainage facility, the City shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development in accordance with City standards.**

Applicant Response: Stormwater runoff from the site will be contained and treated on-site. The only increase in public runoff will occur from the proposed sidewalks and driveway entrances. The increase in runoff has been examined and determined it will not overload the existing drainage facilities.

15.90.050 Utilities

- A. General Provision.** The developer of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.
- B. Underground Utilities.** All new electrical, telephone or other utility lines shall be underground unless otherwise approved by the city.
- C. Subdivisions.** In order to facilitate underground placement of utilities, the following additional standards apply to all new subdivisions:
 - 1.** The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that no above ground equipment obstructs vision clearance areas for vehicular traffic.
 - 2.** The City reserves the right to approve the location of all surface-mounted facilities.
 - 3.** All underground utilities installed in streets must be constructed and approved by the applicable utility provider prior to the surfacing of the streets.
 - 4.** Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.
- D. Exception to Undergrounding Requirement.** The City may grant exceptions to the undergrounding standard where existing physical constraints, such as geologic conditions, streams, or existing development conditions make underground placement impractical.

Applicant Response: The proposal includes underground utilities only and the developer will coordinate with all necessary utility service providers.

15.90.060 Public Street/Highway Improvement

The following public streets and highway improvement activities are permitted outright in all zones and are exempt from the permit requirements of this Code.

- A.** Installation of additional and/or passing lanes, including pedestrian ways and/or bikeways, within a public street or highway right-of-way existing as of the effective date of this chapter, unless such adversely impacts on-street parking capacities and patterns.
- B.** Reconstruction or modification of public roads and highways, not including the addition of travel lanes, where no removal or displacement of buildings would occur, and/or no new land parcels result.
- C.** Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time when no longer needed.
- D.** Minor betterment of existing public roads and highway related facilities such as maintenance yards, weigh stations, waysides, and, rest areas within a right-of-way existing as of the effective date of this Code. In addition, also exempt are contiguous public-owned property utilized to support the operation and maintenance of public roads and highways provided such is not located within a

duly designated Residential Zone, or adjacent to or across the street from a lot or parcel within such a zone.

- E. The construction, reconstruction, or modification of a public street or highway that is identified as a priority project in a transportation system plan (TSP) or the State Transportation Improvement Plan (STIP) that was duly adopted on or before the effective date of this chapter.
- F. The design, construction, operation, and maintenance of a tourist-oriented or public wayside.

Applicant Response: The proposal includes sidewalks, a new driveway entrance, and ADA ramps within the ROW on William Foss Road and Evans Way. These improvements are required by City of La Pine Development Code and will contribute to the betterment of the public roadway.

IV. Compliance with 2019 Oregon Fire Code

Section 503 Fire Apparatus Access Roads

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 5.3.1.3. See Appendix D.

Applicant Response: The proposal does not require a fire access road since the existing roadways provide access by fire apparatus to each unit.

Section 507 Fire Protection Water Supplies

507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Applicant Response: There are two existing fire hydrants on the north side of the William Foss Rd frontage. The existing fire hydrants meets the maximum distance of 400' from any portion of the proposed building. There is also a sprinkler system to be installed within the building. Fire flow test results will be provided by the City of La Pine.

V. Summary and Conclusion

The preceding sections document that the proposed land division conforms to the applicable standards found in the City of La Pine Development Code Ordinance 2018-08 and the 2019 Oregon Fire Code. Because the proposal conforms to all applicable criteria and standards, the applicant requests that the City approve the Site Plan application as proposed.



June 22, 2023

City of La Pine, Engineering Department
16345 Sixth Street
La Pine, OR 97739

Re: Multi-Family Development Trip Generation Statement, Tax Lot 221014BD00700

To whom it may concern,

We respectfully provide the following information to address the required Trip Generation Statement for a Site Plan Review for the proposed multi-family development at 16545 William Foss Road. We have analyzed trip generation for the site using the trip generation rates found in the 10th version of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Weekday ADT

Proposed number of Dwelling Units = 18

Daily Trip Rate for Code 220 (low rise multi-family) = 6.31 per dwelling (see attached)

Proposed ADT = 18 X 6.31 = 113.6 = 114

Weekday PM Peak Hour

Proposed number of Dwelling Units = 18

PM Peak Hour Rate for Code 240 = 0.52 per dwelling (see attached)

Proposed PM Peak Hour Trips = 18 X 0.52 = 9.36 = 9

The proposed development will provide access to the site from Evans Way, which is a local street, and will add 18 dwelling units. The anticipated increase in peak hour trips is less than 20 percent, and proposed ADT is less than 300. A Traffic Impact Analysis (TIA) will not be required.

Please contact me if you have any questions.

Sincerely,

Trevor Munro, PE
(541) 633-3140
tmunro@beconeng.com



RENEWS: DECEMBER 31, 2024

Multifamily Housing (Low-Rise) (220)

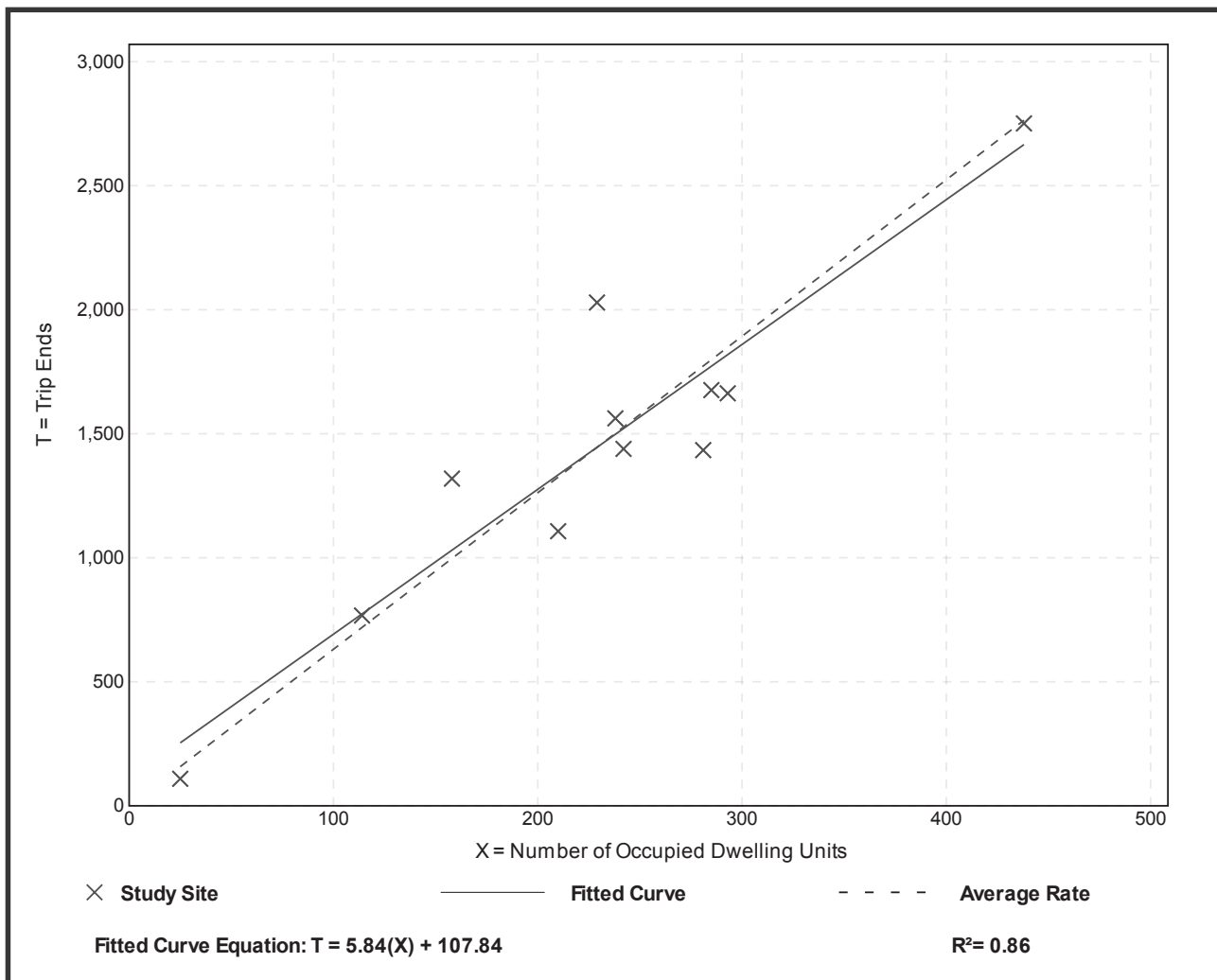
Vehicle Trip Ends vs: Occupied Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Occupied Dwelling Units: 228
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.31 | 4.36 - 8.86 | 1.17 |

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Occupied Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

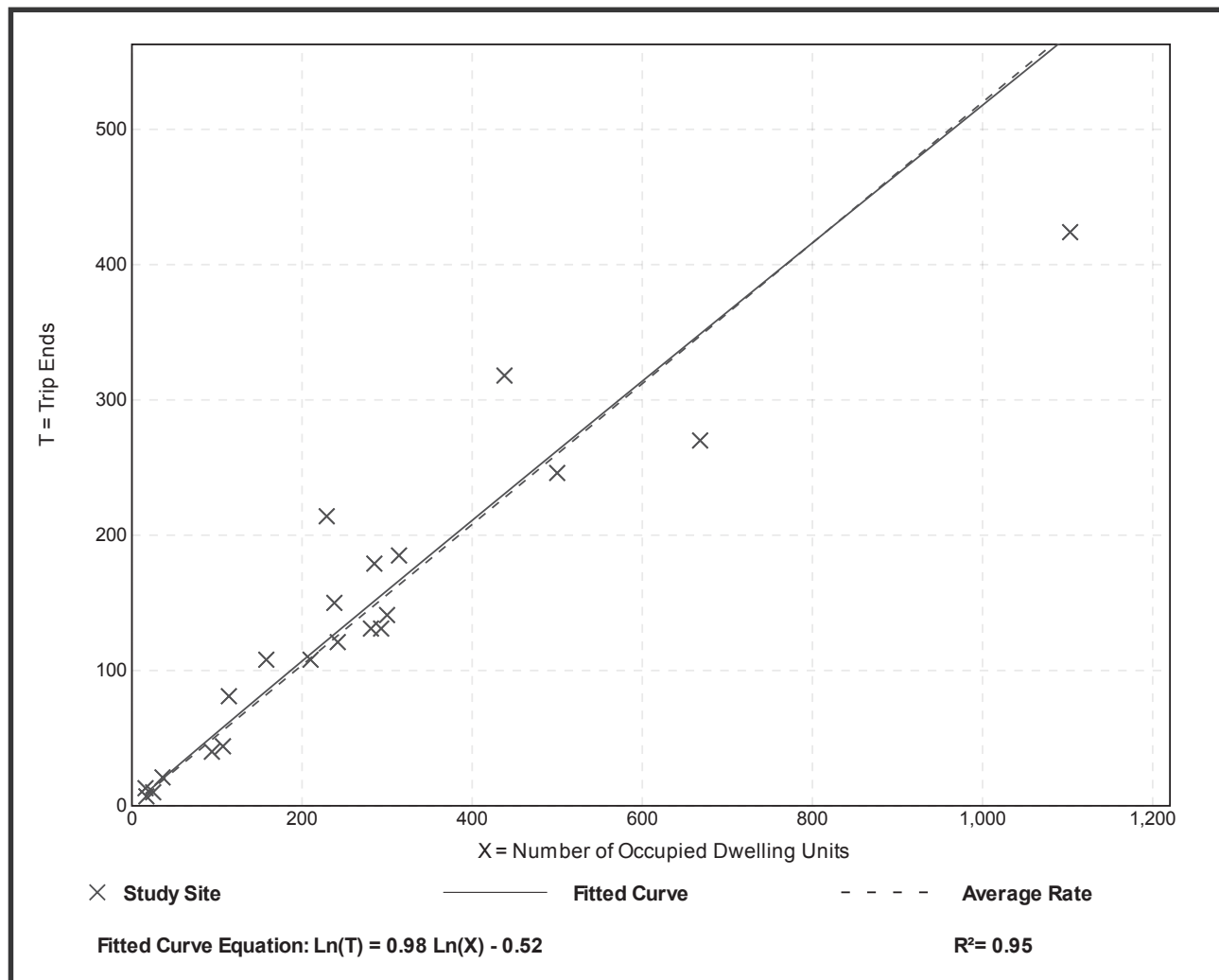
Avg. Num. of Occupied Dwelling Units: 270

Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Occupied Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.52 | 0.38 - 0.93 | 0.14 |

Data Plot and Equation





**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Hallie Development
Phone No.: (541)647-8012

Date Prepared: June 19, 2023
Effective Date: June 12, 2023 / 05:00 PM
Charge: \$300.00
Order No.: WT0252380
Reference: William & Foss LLC

The information contained in this report is furnished to the Customer by Western Title & Escrow Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Deschutes, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0252380

EXHIBIT "A"
(Land Description)

Lot 66, Section 14, Township 22 South, Range 10, East of the Willamette Meridian, Deschutes County, Oregon.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0252380

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 114962 as well as Tax/Map ID(s) 221014BD00700

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0252380

EXHIBIT "C"
(Vesting)

William & Foss LLC

EXHIBIT "D"
(Liens and Encumbrances)

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2022-2023
Amount: \$846.97
Levy Code: 1109
Account No.: 114962
Map No.: 221014BD00700

Please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. City Liens, if any, of the City of LaPine.
3. The rights of the public in and to that portion of the herein Described property lying within the limits of roads, streets or highways.
4. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.
5. Reservations contained in the Patent

From: The United States of America
To: Julius Johnson and Elsie Johnson
Recording Date: September 16, 1966
Recording No: 150-301

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

6. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Patent Number 1180539
Recording Date: September 16, 1966
Recording No: 150-301

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Patent Number 1180539
In favor of: The United States of America
Purpose: Right of way for roadway and public utilities
Recording Date: September 16, 1966
Recording No: 150-301
Affects: West 16-1/2 feet

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lapine Special Sewer District
Purpose: See document
Recording Date: July 19, 2001
Recording No: 2001-34929

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0252380

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

NEW MULTIFAMILY DEV.

The EJ

Tax lot 221014BD00700

16545 William Foss Road, La Pine, Oregon

STUDIO

3

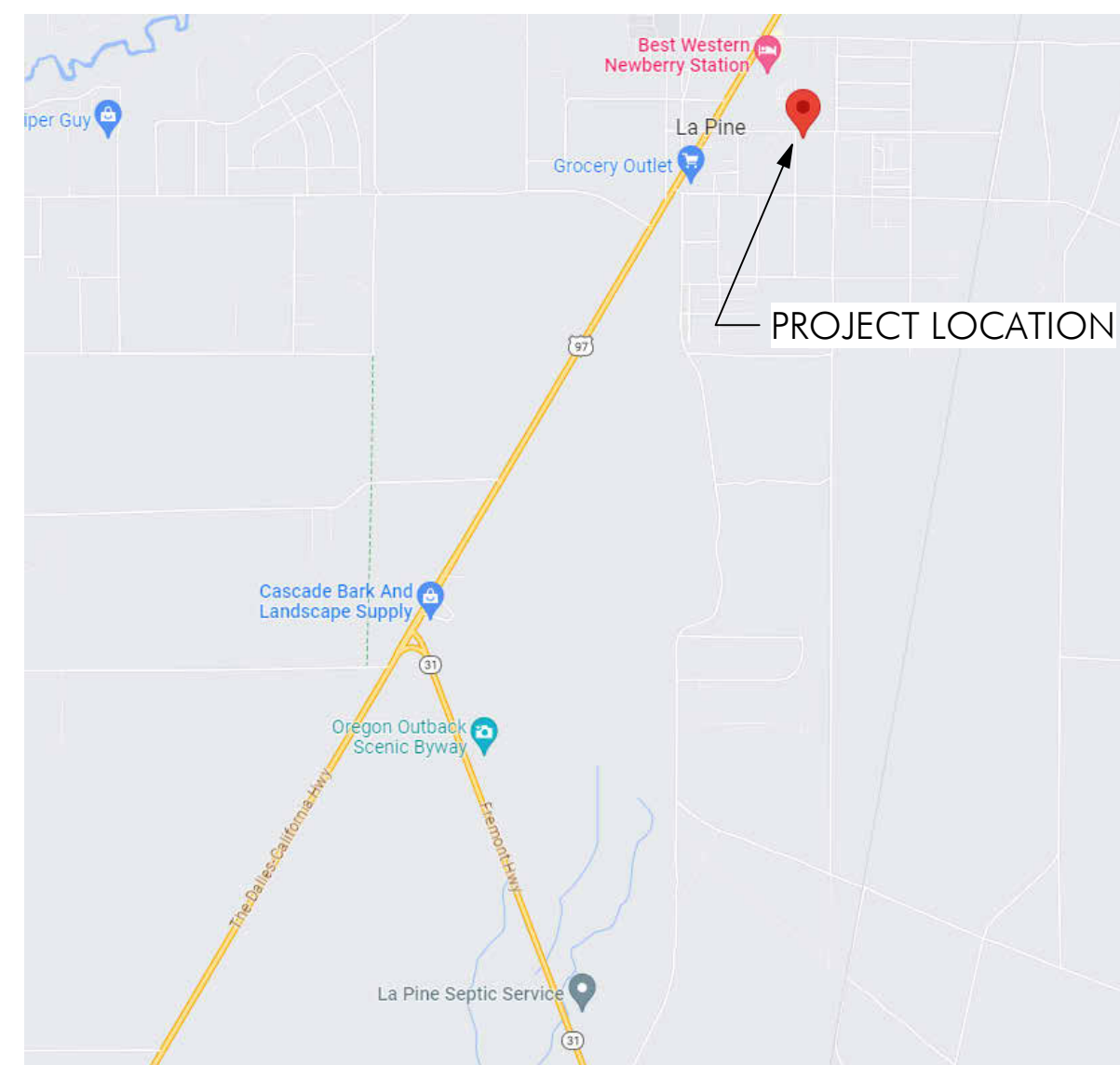
ARCHITECTURE
INCORPORATED

275 COURT ST. NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com

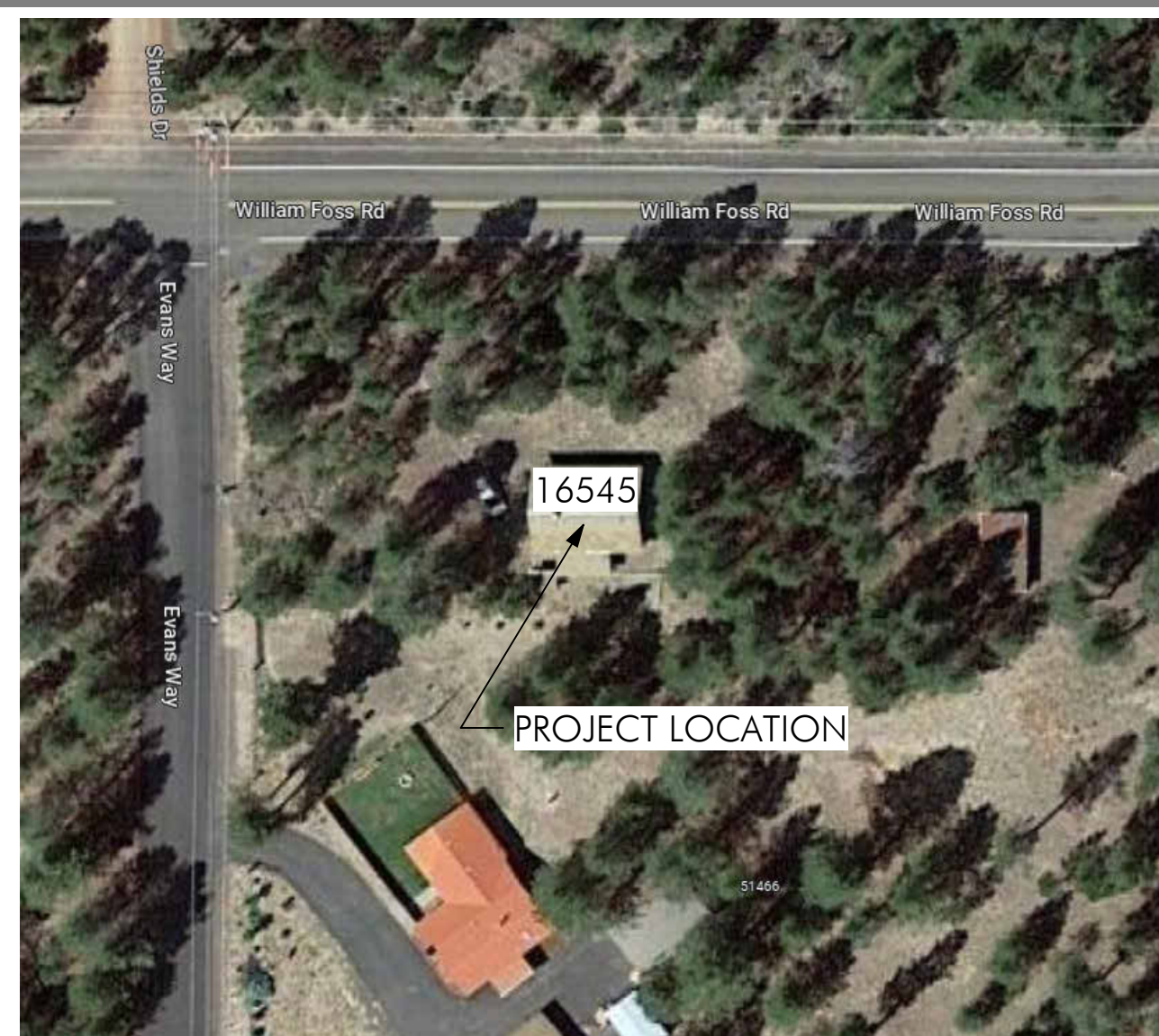
IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2022-047
DATE: 6/12/2023
REVISIONS

VICINITY MAP:



SITE MAP:



DRAWINGS LIST:

| Sheet Number | Sheet Name | Current Revision | Revision Description |
|-------------------------------|---------------------------------|------------------|----------------------|
| A5.44 | Unnamed | | |
| GENERAL DRAWINGS | | | |
| G0.01 | COVER SHEET | | |
| G0.02 | GENERAL NOTES | | |
| G1.01 | CODE REVIEW PLANS | | |
| G2.01 | ACCESSIBILITY REQUIREMENTS | | |
| G2.02 | ACCESSIBILITY REQUIREMENTS | | |
| CIVIL DRAWINGS | | | |
| C1.0 | COVER SHEET | | |
| C2.0 | EXISTING CONDITIONS & DEMO PLAN | | |
| C3.0 | SITE & UTILITY PLAN | | |
| C4.0 | GRADING AND DRAINAGE PLAN | | |
| ARCHITECTURAL DRAWINGS | | | |
| A0.21 | WALL TYPES | | |
| A0.22 | FLOOR / CEILING TYPES | | |
| A1.02 | SITE DETAILS | | |
| A1.21 | LEVEL 01 - FLOOR PLAN | | |
| A1.22 | LEVEL 02 - FLOOR PLAN | | |
| A1.23 | LEVEL 03 - FLOOR PLAN | | |
| A1.24 | ROOF PLAN | | |
| A2.01 | BUILDING ELEVATIONS | | |
| A2.02 | BUILDING ELEVATIONS | | |
| A2.51 | INTERIOR ELEVATIONS | | |
| A3.01 | BUILDING SECTIONS | | |
| A3.02 | BUILDING SECTIONS | | |
| A4.11 | DETAIL STAIR PLANS | | |
| A5.21 | EXTERIOR DETAILS | | |
| A5.22 | EXTERIOR DETAILS | | |
| A5.41 | INTERIOR DETAILS | | |
| A5.42 | INTERIOR DETAILS | | |
| A6.01 | SCHEDULES | | |
| STRUCTURAL DRAWINGS | | | |
| S0.10 | STRUCTURAL NOTES | | |
| S0.11 | SCHEDULES | | |
| S1.01 | FOUNDATION PLAN | | |
| S1.02 | SECOND FLOOR FRAMING PLAN | | |
| S1.03 | THIRD FLOOR FRAMING PLAN | | |
| S1.04 | ROOF FRAMING PLAN | | |
| S5.10 | FOUNDATION DETAILS | | |
| S5.11 | FOUNDATION DETAILS | | |
| S7.10 | FRAMING DETAILS | | |
| S7.11 | FRAMING DETAILS | | |
| S8.10 | ROOF FRAMING DETAILS | | |

PROJECT TEAM:

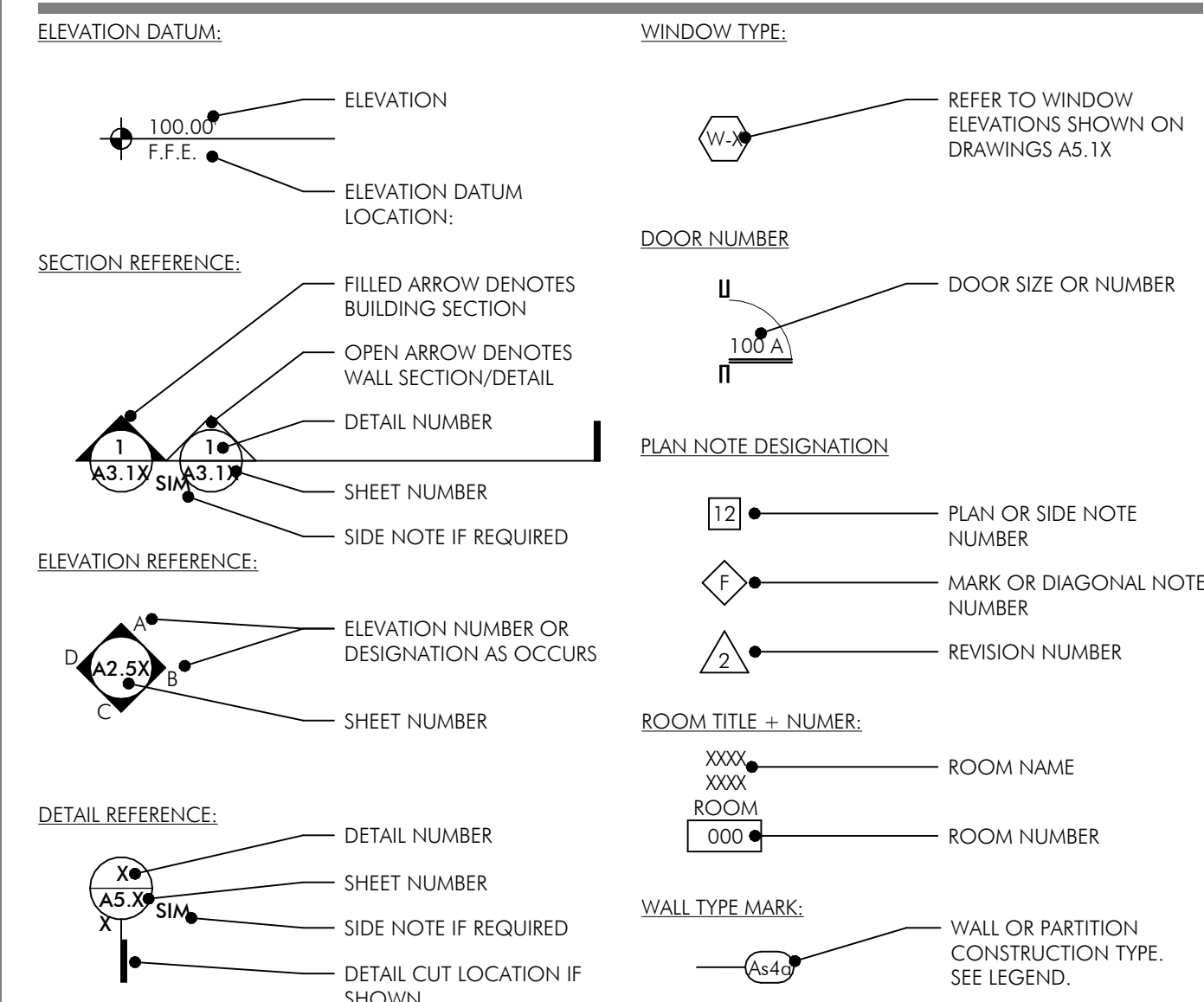
OWNER:
13 FINLEY BUTTE LLC
PO Box 449
Lincoln City, OR 97367
c/o Dirk Vandervelde
E: d.vandervelde@kaizenam.com

ARCHITECT:
STUDIO 3 ARCHITECTURE, Inc.
Gene Bolante, AIA
275 Court Street St. NE Salem OR
97301
P: 503.390.6500
E: gene@studio3architecture.com
W: www.studio3architecture.com

STRUCTURAL ENGINEER:
Lee Structural Engineers
John Lee, P.E.
PO Box 863
Albany, OR 97321
P: 541.248.8188
E: john@leestructuralengineers.com

CIVIL ENGINEER:
BECON Civil Engineering & Land Surveying
549 SW Mill View Way, Suite 100
Bend, OR 97702

SYMBOL LEGEND:



New Multifamily Dev.
The EJ
16545 William Foss Road, La Pine, Oregon

SHEET:

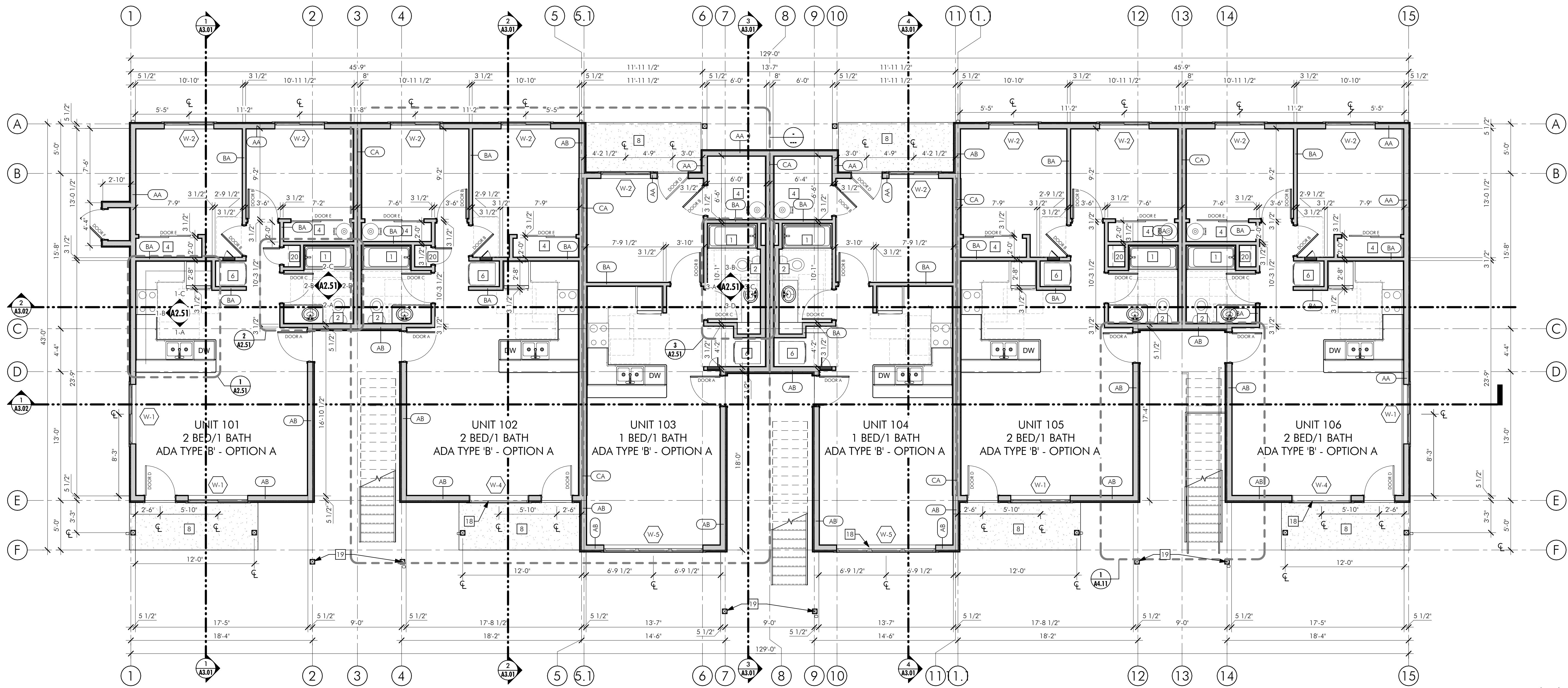
G0.01

GENERAL PLAN NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
- COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
- INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.
- SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
 - PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
- PROTECT EXISTING WORK TO REMAIN.
 - PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORINGS AND BRACING IF NECESSARY.
 - PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
 - REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
 - PATCH AS SPECIFIED FOR PATCHING NEW WORK.
- REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
- REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
- LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
- CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
- WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS; EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
 - CFCI CONTRACTOR FURNISHED - CONTRACTOR INSTALLED.
 - OFCI OWNER FURNISHED - CONTRACTOR INSTALLED.
 - OFOW OWNER FURNISHED - OWNER INSTALLED.
 - NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

FLOOR PLAN NOTES:

- PRE-FABRICATED FIBERGLASS TUB WITH SURROUND. PROVIDE BLOCKING FOR GRAB BARS PER G2.01 (ACCESSIBLE TYPE 'A') & G2.02 (ACCESSIBLE TYPE 'B') AND INTERIOR ELEVATIONS.
- TOILET. PROVIDE BLOCKING FOR GRAB BARS PER G2.01 (ACCESSIBLE TYPE 'A') & G2.02 (ACCESSIBLE TYPE 'B') AND INTERIOR ELEVATIONS.
- VANITY WITH FRAMELESS MIRROR ABOVE. SEE INTERIOR ELEVATIONS FOR SIZE.
- CLOSET ROD AND SHELF, TYP. ALL CLOSETS.
- ELECTRIC HOT WATER HEATER COMPLYING WITH OEESC TABLE 504.2.
- SIDE-BY-SIDE WASHER AND DRYER IN ACCESSIBLE TYPE 'A' UNITS; STACKED WASHER AND DRYER IN ACCESSIBLE TYPE 'B' UNITS. PROVIDE 4" VENT TO EXTERIOR.
- ELECTRICAL PANEL LOCATION.
- CONCRETE PATIO. SLOPE TO DRAIN AWAY FROM BUILDING AT 1/4" PER 12".
- WOOD DECK, 2X6 P.T. DECKING OVER P.T. JOISTS PER STRUCTURAL.
- LOW WALL UNDER COUNTER. FINISH ON EXPOSED SIDE ONLY. SEE INTERIOR ELEVATIONS FOR HEIGHT.
- DESIGNATED KITCHEN WORK SURFACE IN ACCESSIBLE TYPE 'A' UNITS. SEE INTERIOR ELEVATIONS.
- 42" H GUARDRAIL AT OPEN SIDES OF STAIRS/DECKS WHERE GRADE IS GREATER THAN 30" BELOW FEE. ENSURE NO OPENING LARGE ENOUGH TO PASS 4" SPHERE.
- AT TYPE 'A' UNITS, ENSURE THE CHANGE IN LEVEL BETWEEN INTERIOR FINISH FLOOR & EXTERIOR DECK DOES NOT EXCEED 1/2" INCLUDING THRESHOLD.
- PROVIDE CANE GUARD BENEATH STAIRS WHERE HEAD CLEARANCE IS LESS THAN 6'-8".
- PROVIDE MINIMUM 18" AT PULL SIDE, 12" AT PUSH SIDE OF ALL ENTRY DOORS ON GROUND FLOOR.
- FIRE RISER ROOM.
- 1-HOUR FIRE RESISTANCE RATED WALLS AT EXTERIOR EXIT STAIRS. SEE WALL TYPES FOR CONSTRUCTION.
- PROVIDE 3/4-HOUR FIRE-RATED WINDOW THIS LOCATION.
- COVERED ENTRY WITH EAVE & DOWNSPOUT
- CLOSET, ADD FIXED SHELVES



1 GROUND FLOOR PLAN
 0 2 4 6 8 10 16
 3/16" = 1'-0"

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2022-047
 DATE: 6/12/2023
 REVISIONS

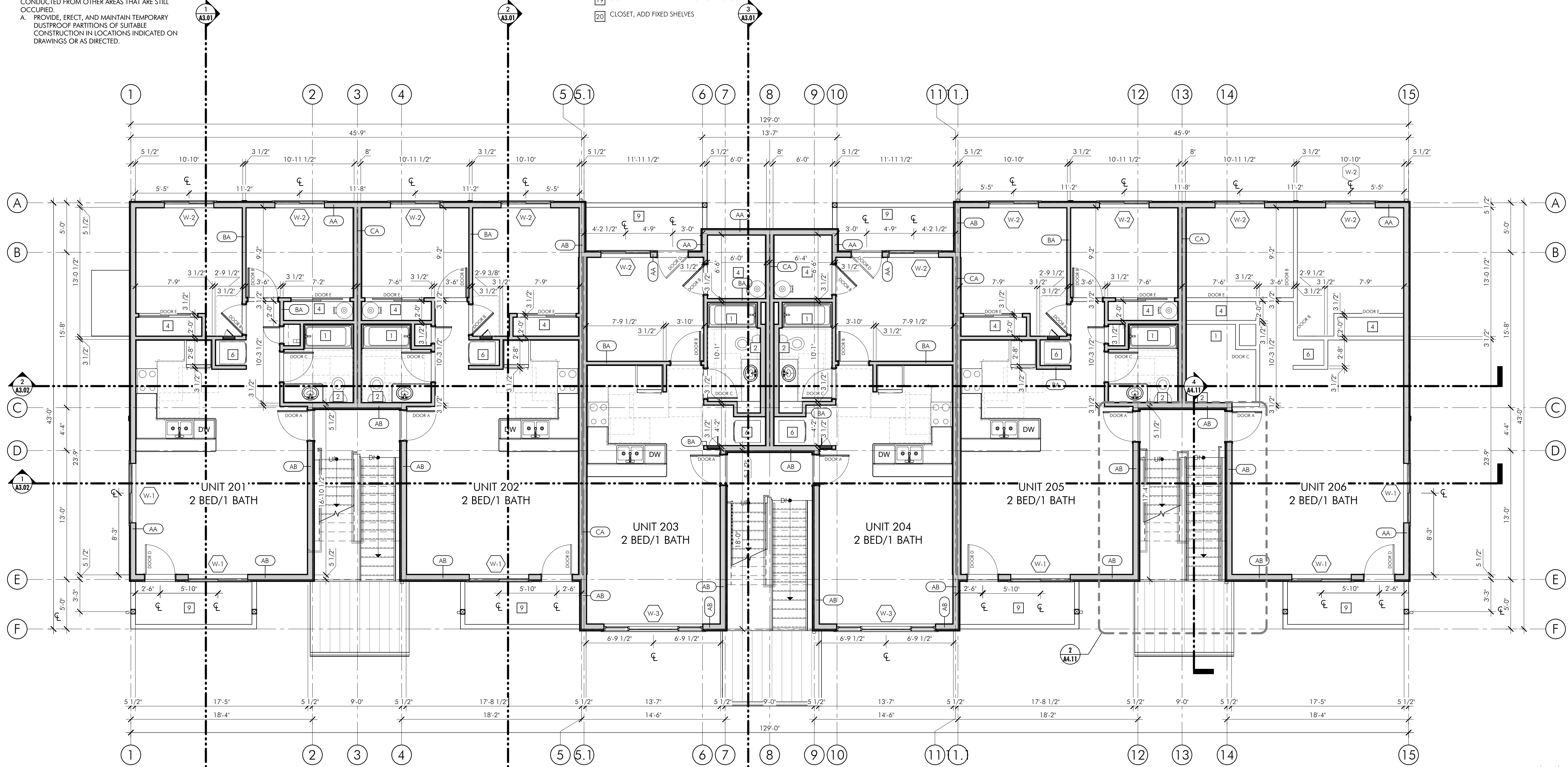
New Multifamily Dev.
The EJ
 16545 William Foss Road, La Pine, Oregon

GENERAL PLAN NOTES:

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- DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
- COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
- INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.
- SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
 - PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
- PROTECT EXISTING WORK TO REMAIN.
 - PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORINGS AND BRACING IF NECESSARY.
 - PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
 - REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
 - PATCH AS SPECIFIED FOR PATCHING NEW WORK.
- REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
- REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
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- CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
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 - CFCI CONTRACTOR FURNISHED - CONTRACTOR INSTALLED.
 - OFCI OWNER FURNISHED - CONTRACTOR INSTALLED.
 - OFOW OWNER FURNISHED - OWNER INSTALLED.
 - NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

FLOOR PLAN NOTES:

- PRE-FABRICATED FIBERGLASS TUB WITH SURROUND. PROVIDE BLOCKING FOR GRAB BARS PER G2.01 (ACCESSIBLE TYPE 'A') & G2.02 (ACCESSIBLE TYPE 'B') AND INTERIOR ELEVATIONS.
- TOILET. PROVIDE BLOCKING FOR GRAB BARS PER G2.01 (ACCESSIBLE TYPE 'A') & G2.02 (ACCESSIBLE TYPE 'B') AND INTERIOR ELEVATIONS.
- VANITY WITH FRAMELESS MIRROR ABOVE. SEE INTERIOR ELEVATIONS FOR SIZE.
- CLOSET ROD AND SHELF, TYP. ALL CLOSETS.
- ELECTRIC HOT WATER HEATER COMPLYING WITH OEESC TABLE 504.2.
- SIDE-BY-SIDE WASHER AND DRYER IN ACCESSIBLE TYPE 'A' UNITS; STACKED WASHER AND DRYER IN ACCESSIBLE TYPE 'B' UNITS. PROVIDE 4" VENT TO EXTERIOR.
- ELECTRICAL PANEL LOCATION.
- CONCRETE PATIO. SLOPE TO DRAIN AWAY FROM BUILDING AT 1/4" PER 12".
- WOOD DECK, 2X6 P.T. DECKING OVER P.T. JOISTS PER STRUCTURAL.
- LOW WALL UNDER COUNTER. FINISH ON EXPOSED SIDE ONLY. SEE INTERIOR ELEVATIONS FOR HEIGHT.
- DESIGNATED KITCHEN WORK SURFACE IN ACCESSIBLE TYPE 'A' UNITS. SEE INTERIOR ELEVATIONS.
- 42" H GUARDRAIL AT OPEN SIDES OF STAIRS/DECKS WHERE GRADE IS GREATER THAN 30" BELOW FEE. ENSURE NO OPENING LARGE ENOUGH TO PASS 4" Ø SPHERE.
- AT TYPE 'A' UNITS, ENSURE THE CHANGE IN LEVEL BETWEEN INTERIOR FINISH FLOOR & EXTERIOR DECK DOES NOT EXCEED 1/2" INCLUDING THRESHOLD.
- PROVIDE CANE GUARD BENEATH STAIRS WHERE HEAD CLEARANCE IS LESS THAN 6'-8".
- PROVIDE MINIMUM 18" AT PULL SIDE, 12" AT PUSH SIDE OF ALL ENTRY DOORS ON GROUND FLOOR.
- FIRE RISER ROOM.
- 1-HOUR FIRE RESISTANCE RATED WALLS AT EXTERIOR EXIT STAIRS. SEE WALL TYPES FOR CONSTRUCTION.
- PROVIDE 3/4-HOUR FIRE-RATED WINDOW THIS LOCATION.
- COVERED ENTRY WITH EAVE & DOWNSPOUT
- CLOSET, ADD FIXED SHELVES



1 LEVEL 02
0 2 4 6 8 10 12 14 16
= 1/8" = 1'-0"

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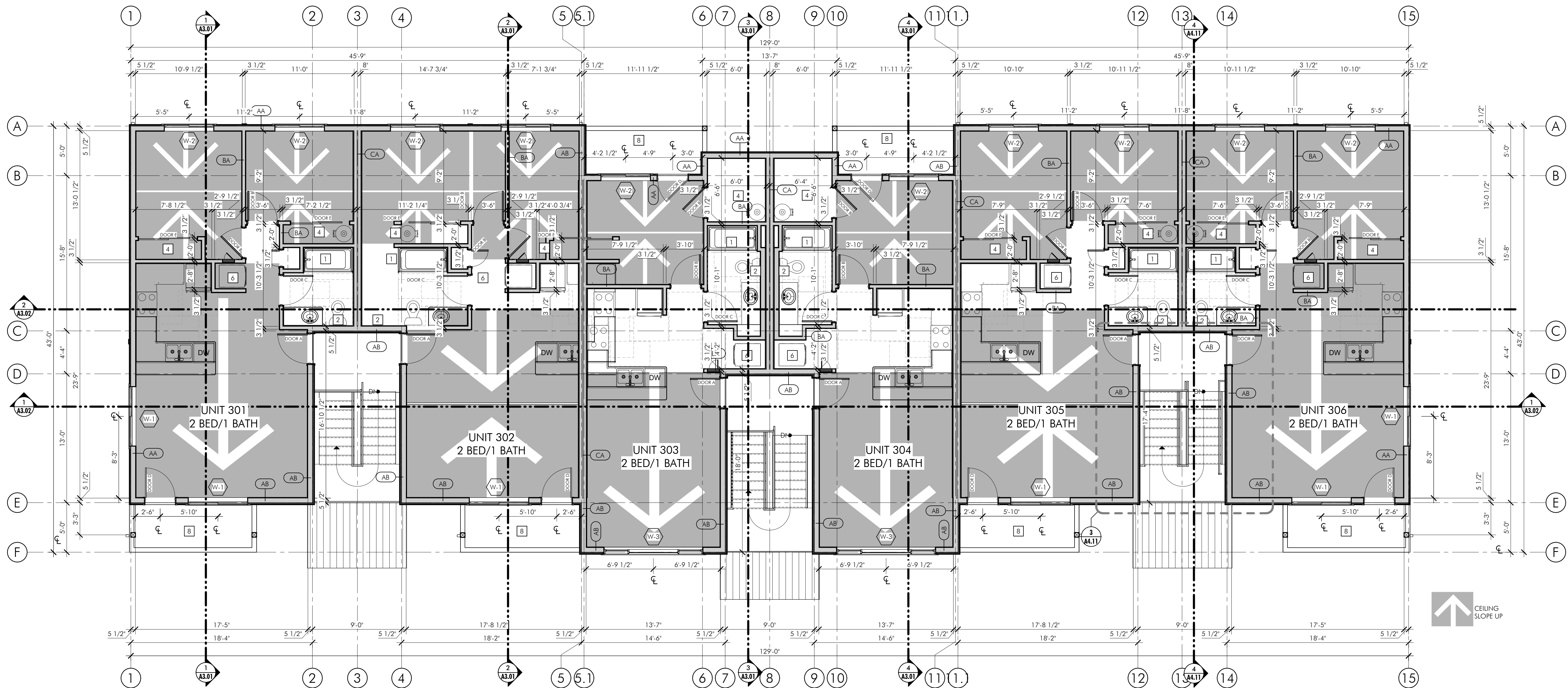
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GENERAL PLAN NOTES:

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2. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
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17. 1-HOUR FIRE RESISTANCE RATED WALLS AT EXTERIOR EXIT STAIRS. SEE WALL TYPES FOR CONSTRUCTION.
18. PROVIDE 3/4-HOUR FIRE-RATED WINDOW THIS LOCATION.
19. COVERED ENTRY WITH EAVE & DOWNSPOUT
20. CLOSET, ADD FIXED SHELVES



1 LEVEL 03
0 2 4 6 8 10 16
3/16" = 1'-0"

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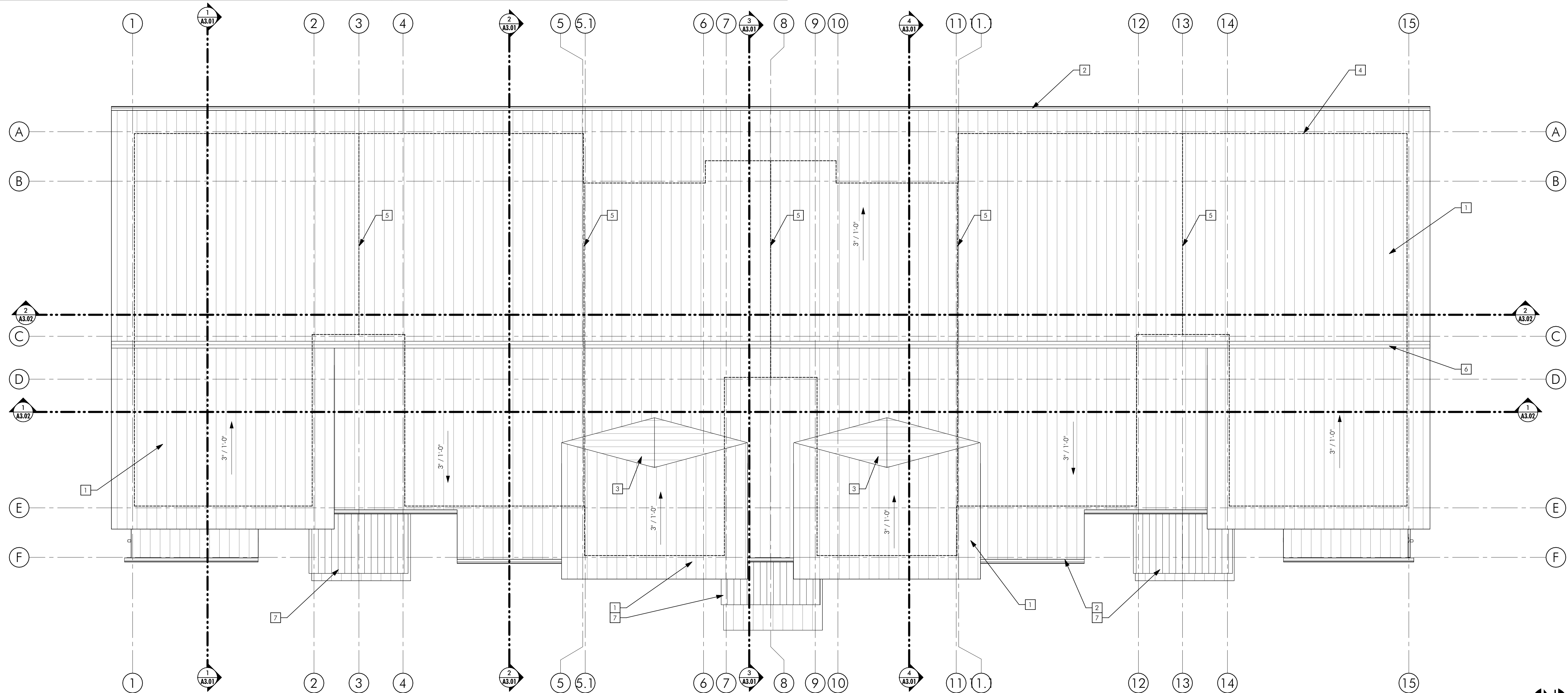
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GENERAL PLAN NOTES:

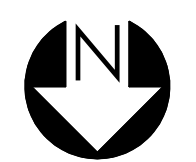
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ROOF PLAN NOTES:

1. PREFINISHED STANDING SEAM METAL ROOF.
2. PREFINISHED METAL GUTTER AT LOW SIDE OF ROOF, TYP.
3. OVERFRAMED ROOF CRICKET, SLOPE AT 1:12 MINIMUM.
4. DASHED LINE REPRESENTS EXTERIOR/DEMISING WALL BELOW.
5. DRAFTSTOP AT DEMISING WALLS. GYPSUM WALLBOARD TO TERMINATE AT UNDERSIDE OF ROOF SHEATHING.
6. CONTINUOUS ROOF VENT TO MATCH ROOFING.
7. SHOW CLEATS AT ROOF OVER PEDESTRIAN ENTRIES, TYP.



1 ROOF PLAN
 0 2 4 6 8 10 16
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ELEVATION NOTES:

- 1 FIBER CEMENT LAP SIDING W/ 10' EXPOSURE.
- 2 FIBER CEMENT LAP SIDING W/ 6' EXPOSURE.
- 3 FIBER CEMENT BOARD AND BATTEN SIDING W/ 12" O.C. SPACING.
- 4 5/4 x 12 FIBER CEMENT BELLY BAND.
- 5 PREFINISHED STANDING SEAM METAL ROOF.
- 6 WOOD-FRAMED BALCONY.
- 7 VINYL WINDOW ASSEMBLY, TYP.
- 8 5/4 x 6 FIBER CEMENT TRIM AT SIDING MATERIAL CHANGE, TYP.
- 9 T&G SOFFIT AT UNDERSIDE OF ROOF/FLOOR OVERHANG.
- 10 42" H GUARDRAIL AT UPPER FLOORS. ENSURE NO OPENING LARGE ENOUGH TO PASS 4" Ø SPHERE.
- 11 FIBERGLASS-CLAD WOOD PATIO DOOR.
- 12 PREFINISHED METAL GUTTER AND DOWNSPOUT.
- 13 FIRE RISER ROOM.
- 14 PROVIDE 3/4-HOUR FIRE-RATED WINDOW THIS LOCATION.
- 15 COVERED ENTRY WITH EAVE & DOWNSPOUT



1 NORTH ELEVATION (FACING WILLIAM FOSS ROAD)

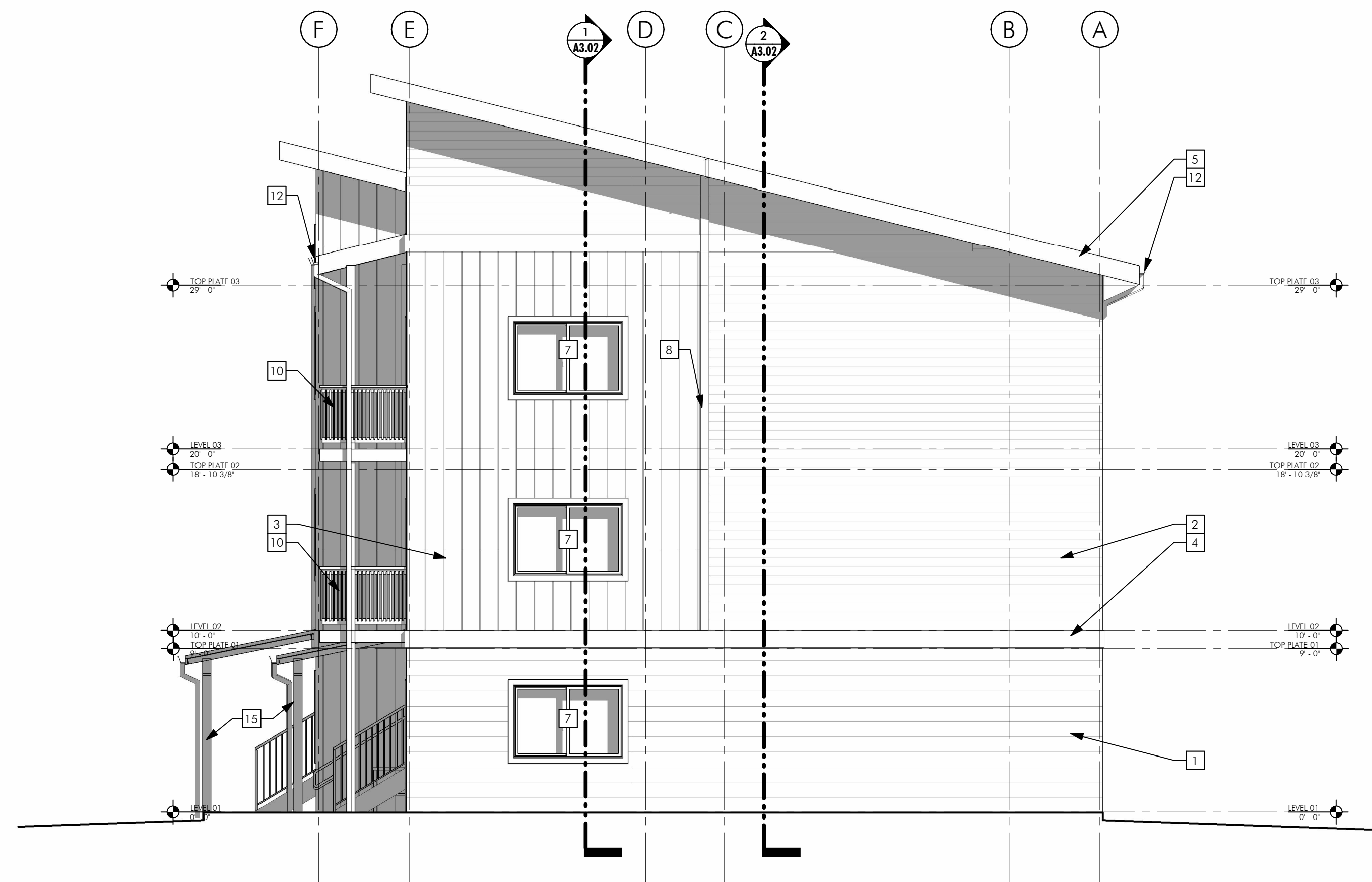


2 SOUTH ELEVATION

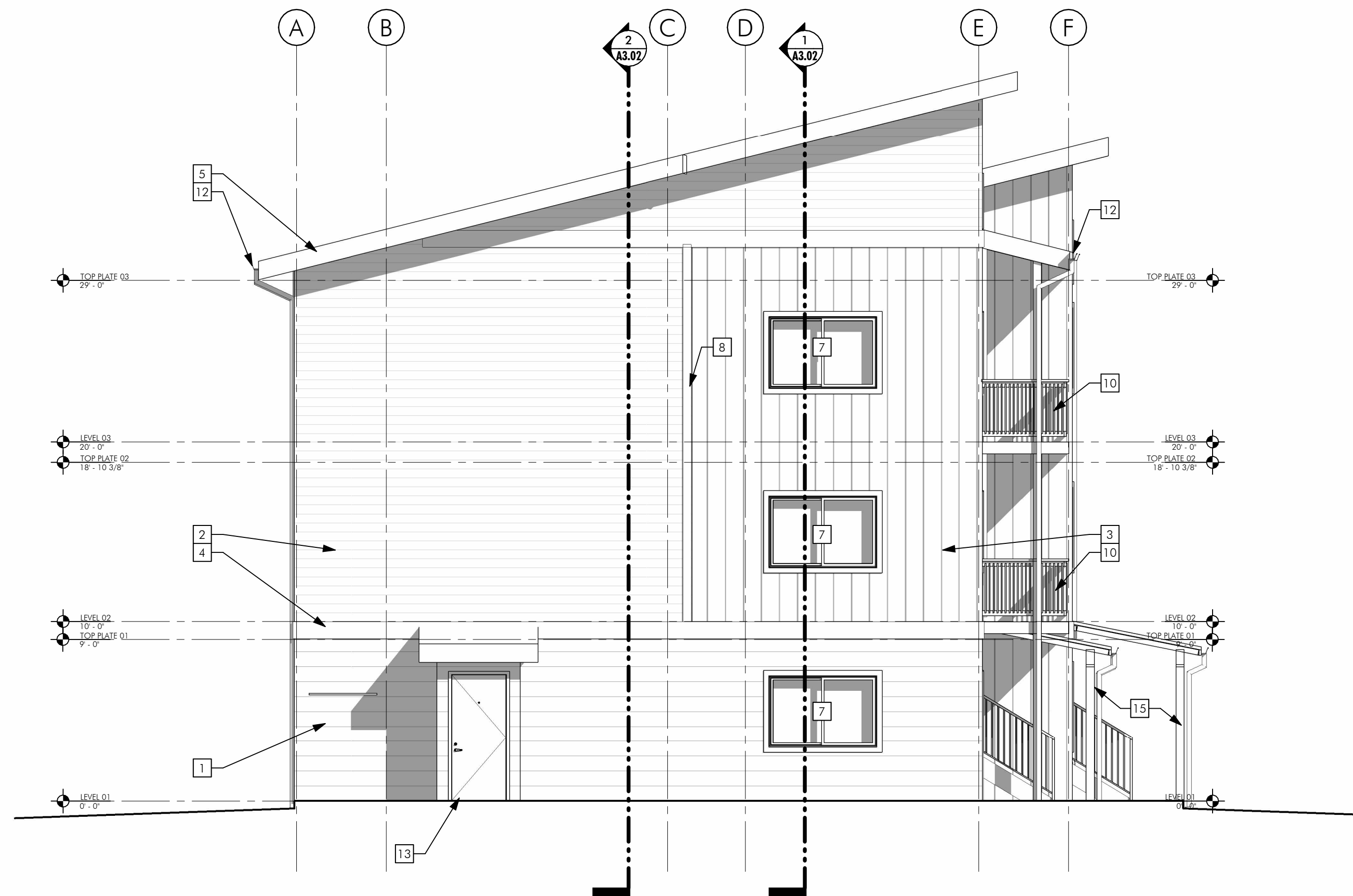
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- 6 WOOD-FRAMED BALCONY.
- 7 VINYL WINDOW ASSEMBLY, TYP.
- 8 5/4 x 6 FIBER CEMENT TRIM AT SIDING MATERIAL CHANGE, TYP.
- 9 T&G SOFFIT AT UNDERSIDE OF ROOF/FLOOR OVERHANG.
- 10 42" H GUARDRAIL AT UPPER FLOORS. ENSURE NO OPENING LARGE ENOUGH TO PASS 4" Ø SPHERE.
- 11 FIBERGLASS-CLAD WOOD PATIO DOOR.
- 12 PREFINISHED METAL GUTTER AND DOWNSPOUT.
- 13 FIRE RISER ROOM.
- 14 PROVIDE 3/4-HOUR FIRE-RATED WINDOW THIS LOCATION.
- 15 COVERED ENTRY WITH EAVE & DOWNSPOUT



1 WEST ELEVATION



2 EAST ELEVATION



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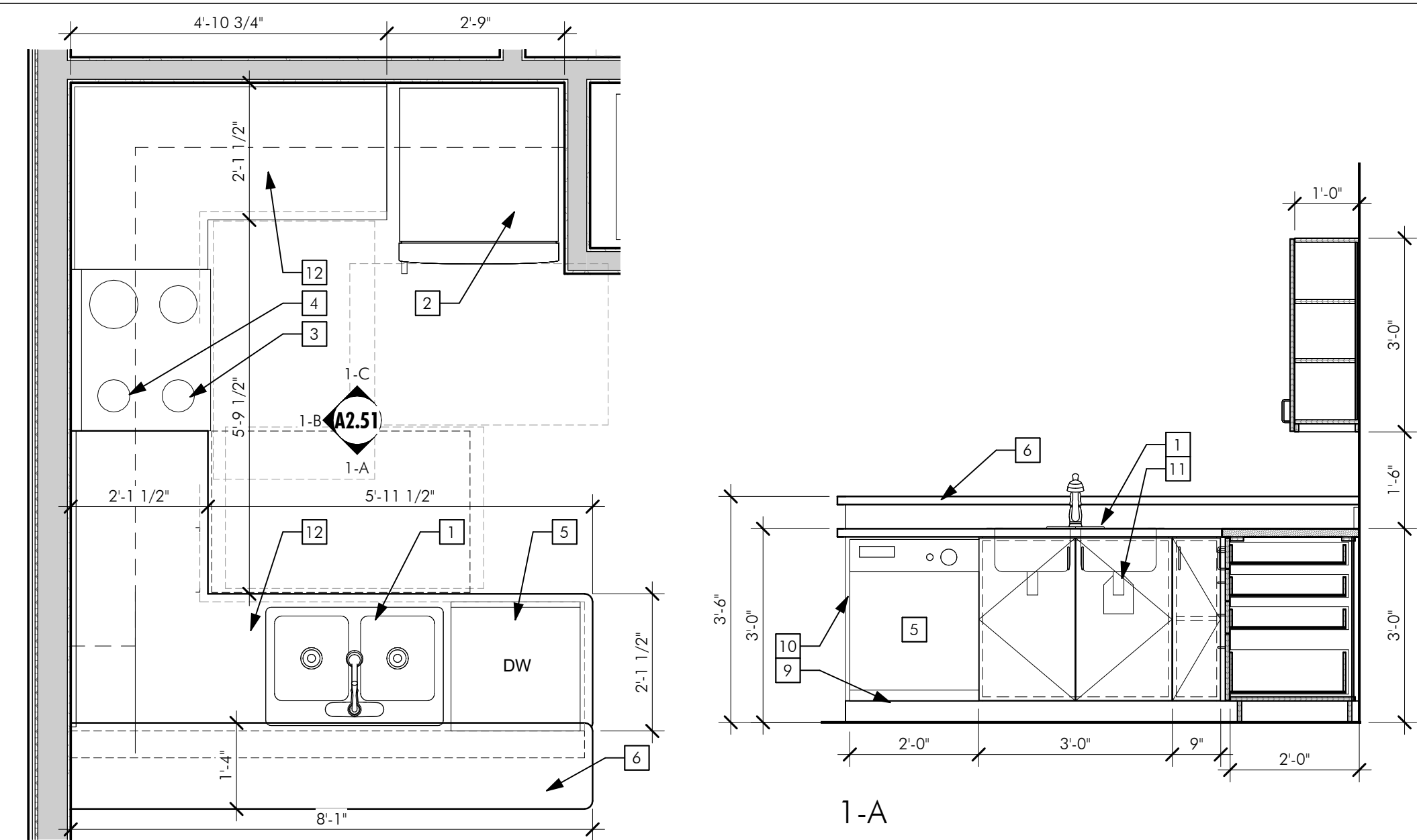
SHEET:
A2.51

KITCHEN NOTES:

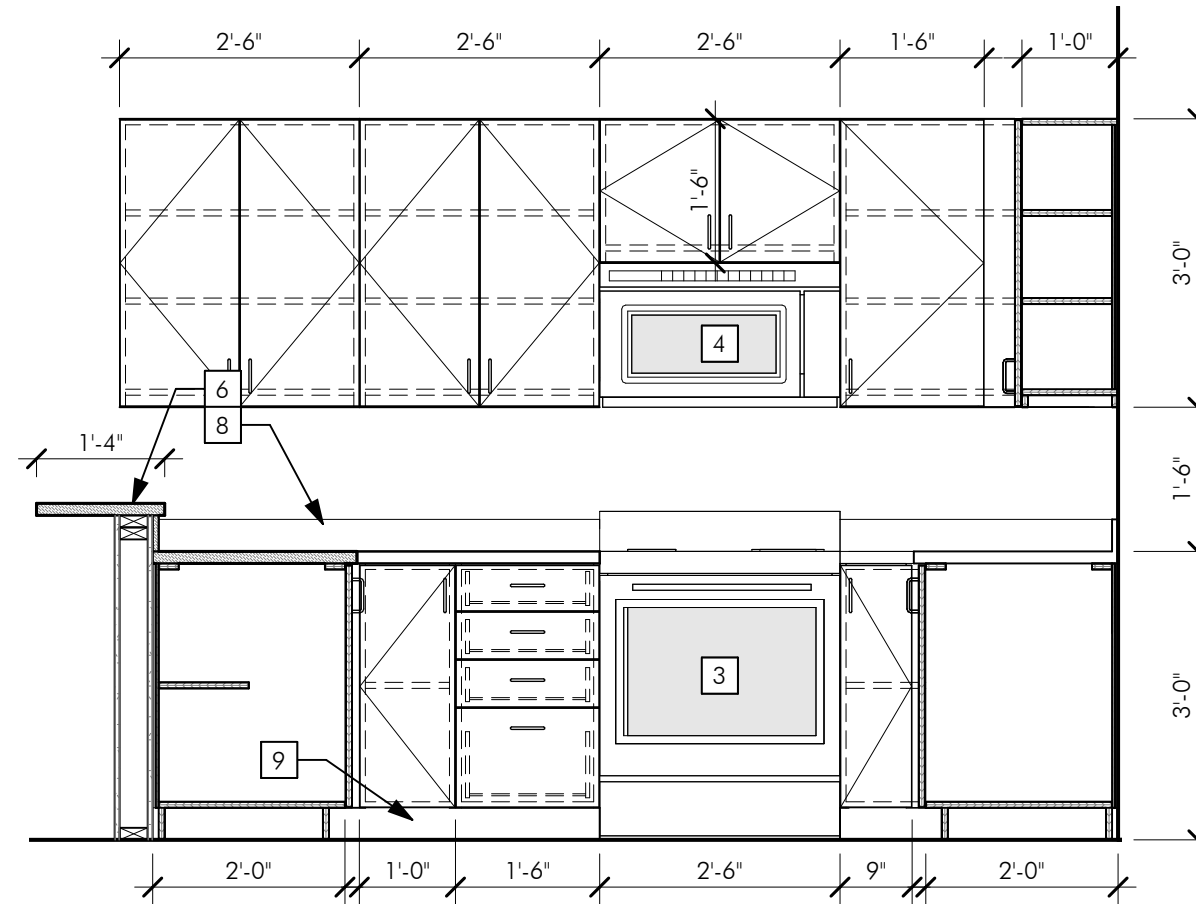
- 1 STAINLESS STEEL SINK UNIT. VERIFY MAKE AND MODEL WITH OWNER.
- 2 REFRIGERATOR. VERIFY MAKE AND MODEL WITH OWNER.
- 3 ELECTRIC RANGE. VERIFY MAKE AND MODEL WITH OWNER.
- 4 OVER-THE-RANGE MICROWAVE WITH INTEGRAL EXHAUST FAN.
- 5 DISHWASHER. VERIFY MAKE AND MODEL WITH OWNER.
- 6 BAR TOP SUPPORTED BY 2X4 PONY WALL. PROVIDE GWB FINISH AT EXPOSED FACES.
- 7 COUNTERTOP, OVERHANG FRONT EDGE BY 1-1/2" UNLESS NOTED OTHERWISE. SIDES AT APPLIANCES TO OVERHANG BY PLAM THICKNESS ONLY.
- 8 BACKSPASH.
- 9 CONTINUOUS TOE KICK.
- 10 3/4" GABLE END PANEL ADJACENT TO DISHWASHER SPACE.
- 11 UNDER-SINK DISPOSAL UNIT.
- 12 MAXIMUM COUNTER DEPTH = 25.5" PER ANSI A117.1-2009 SECTION 1004.9 EXCEPTION 10.

BATHROOM NOTES:

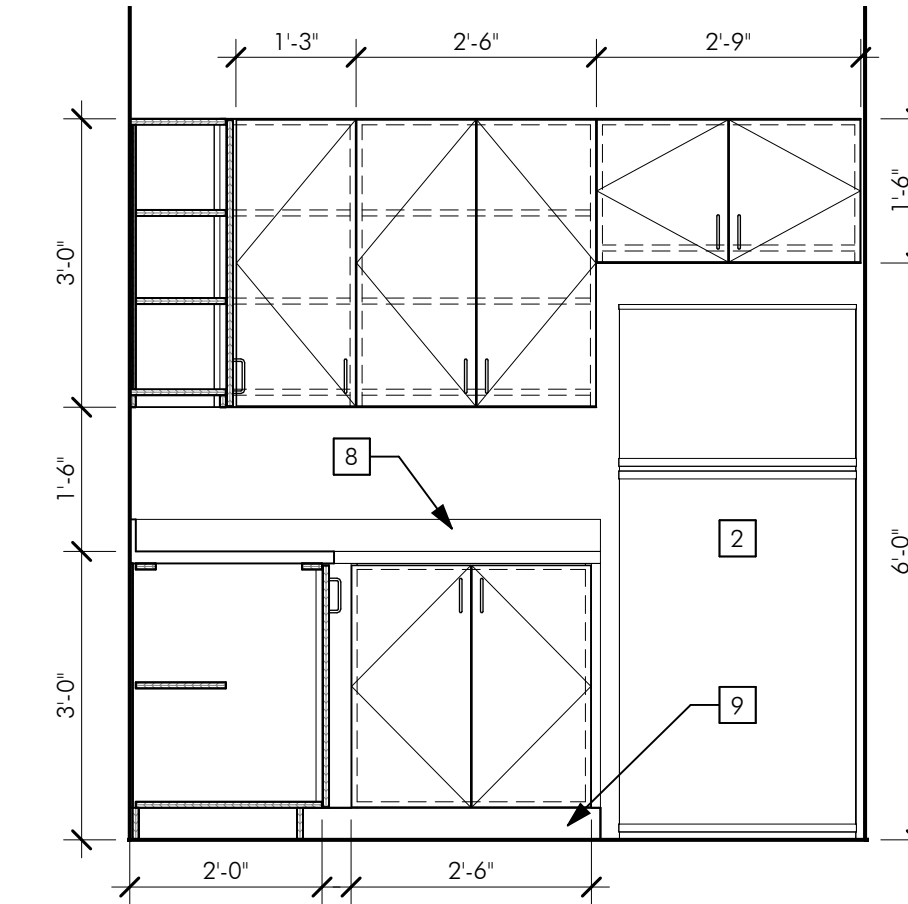
- 1 PRE-FABRICATED TUB ASSEMBLY.
- 2 TOILET, ACCESSIBLE.
- 3 BATHROOM SINK WITH FAUCET (LEVER TYPE HANDLES), 2'-10" MAXIMUM HEIGHT FROM FLOOR TO TOP OF RIM OF SINK IN ADA TYPE 'B' UNITS. SEE SHEETS G2.01 AND G2.02 FOR ADA REQUIREMENTS.
- 4 FRAMELESS MIRROR. SIZE AS SHOWN IN ELEVATIONS. VERIFY IN FIELD.
- 5 SHOWER CURTAIN ROD. PROVIDE SOLID BACKING.
- 6 1X4 BASE TRIM.
- 7 PROVIDE SOLID BLOCKING AT GRAB BAR AND SEAT LOCATIONS IN ADA TYPE 'B' UNITS PER G2.01 AND G2.02. (GRAB BAR/SEAT INSTALLATION IS NOT REQUIRED.)
- 8 VANITY CASEWORK IN ADA TYPE 'B' UNITS TO BE REMOVABLE. EXTEND FLOOR AND WALL FINISHES BEHIND CASEWORK.
- 9 ENLARGED SOLID BLOCKING TO ALLOW FOR TILT-UP GRAB BAR (ADA TYPE 'B' UNITS ONLY).
- 10 OPEN SHELVING WITH CLEATS EACH SIDE, EQUALLY SPACED.
- 11 30" X 48" CLEAR FLOOR SPACE OUTSIDE OF DOOR SWING.



1-A

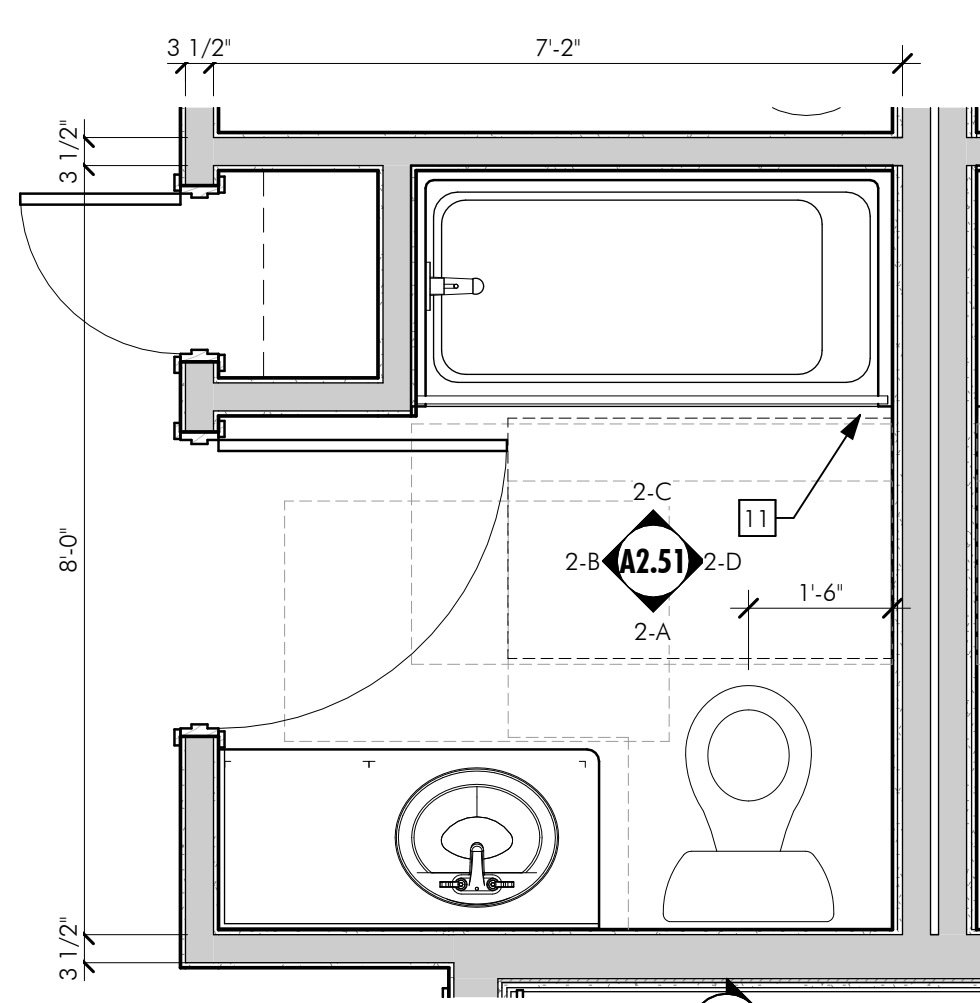


1-B

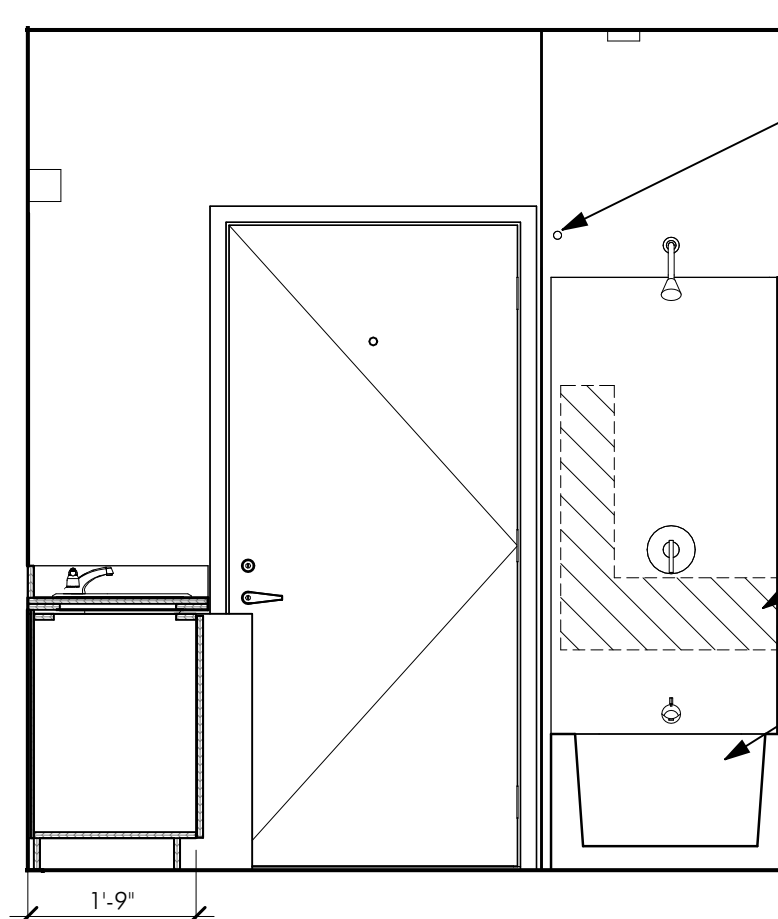
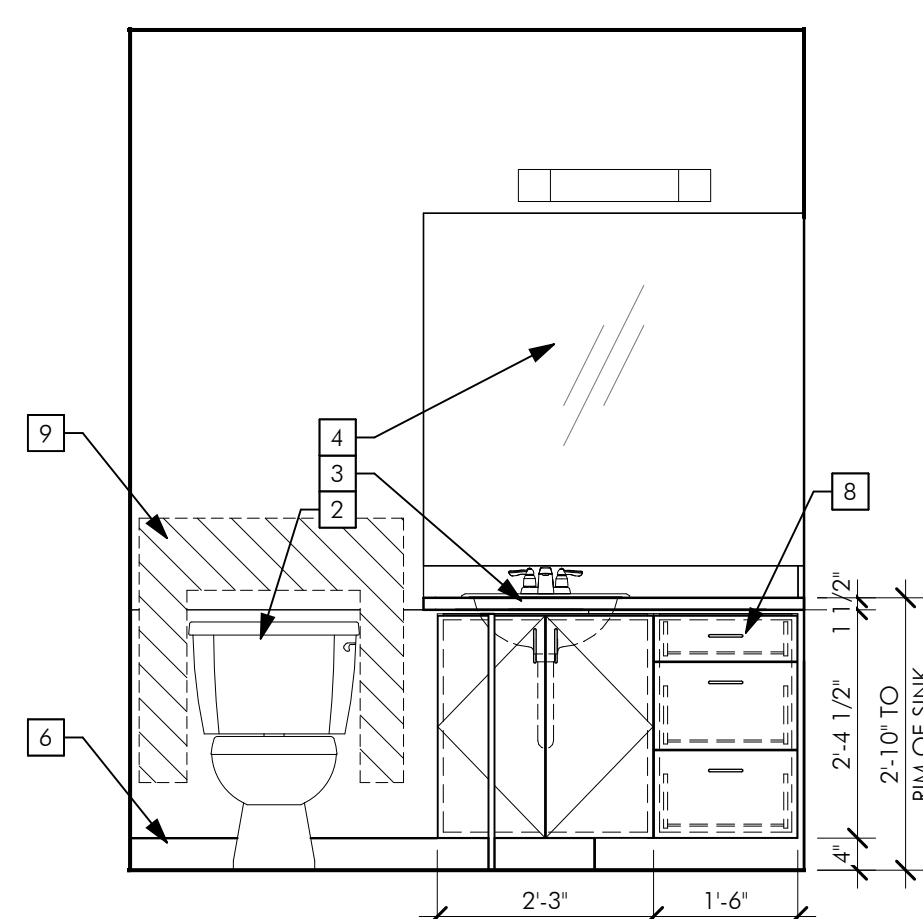


1-C

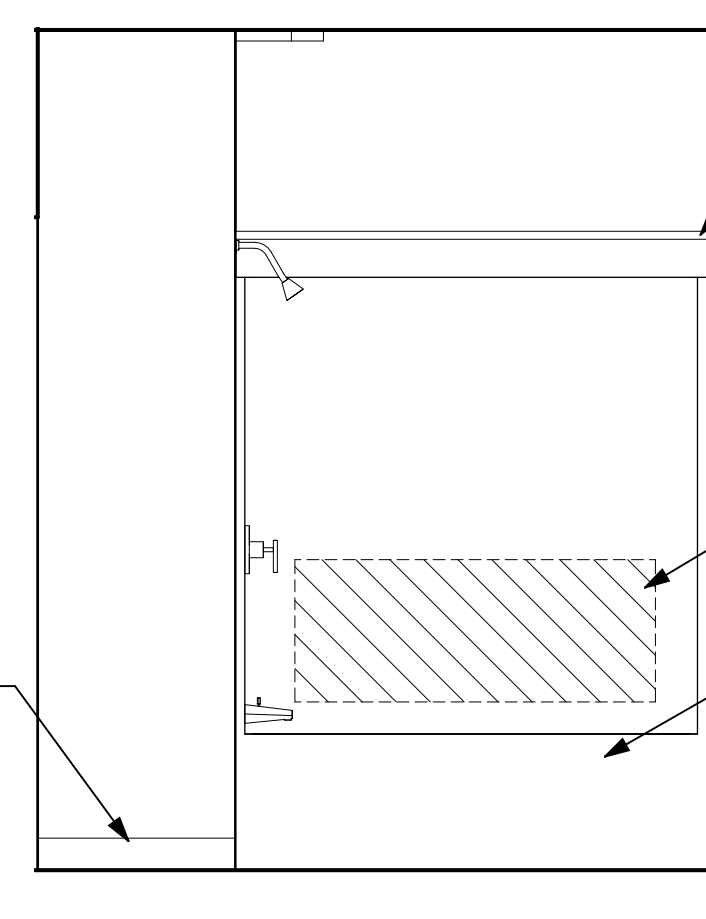
1 KITCHEN PLAN/ELEVATIONS - (TYPE 'B' ON GROUND FLOOR)



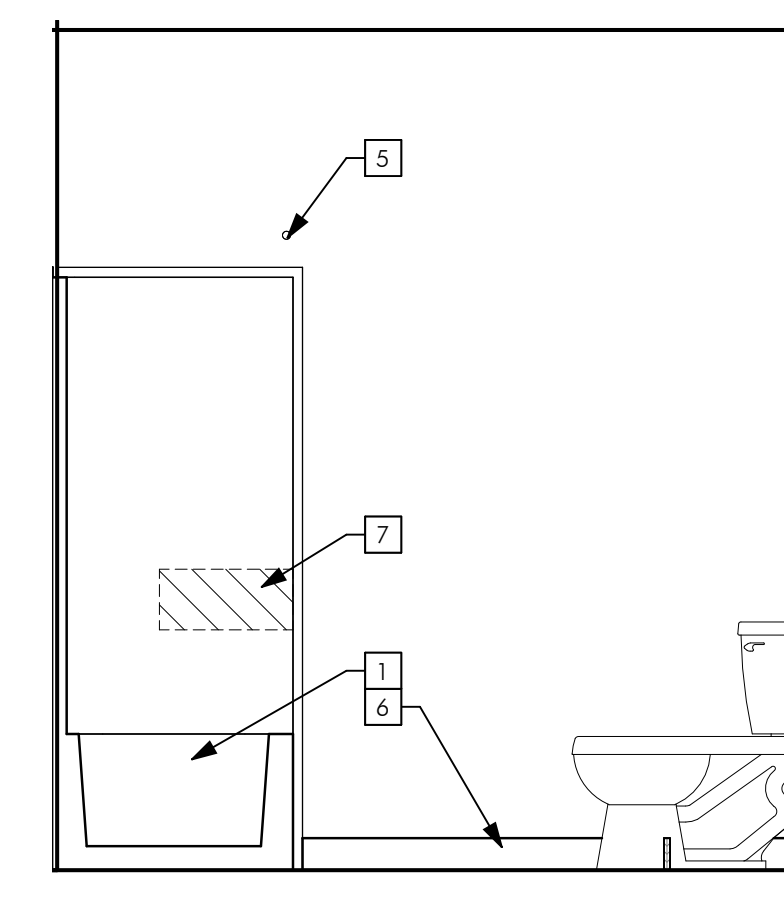
2-A



2-B

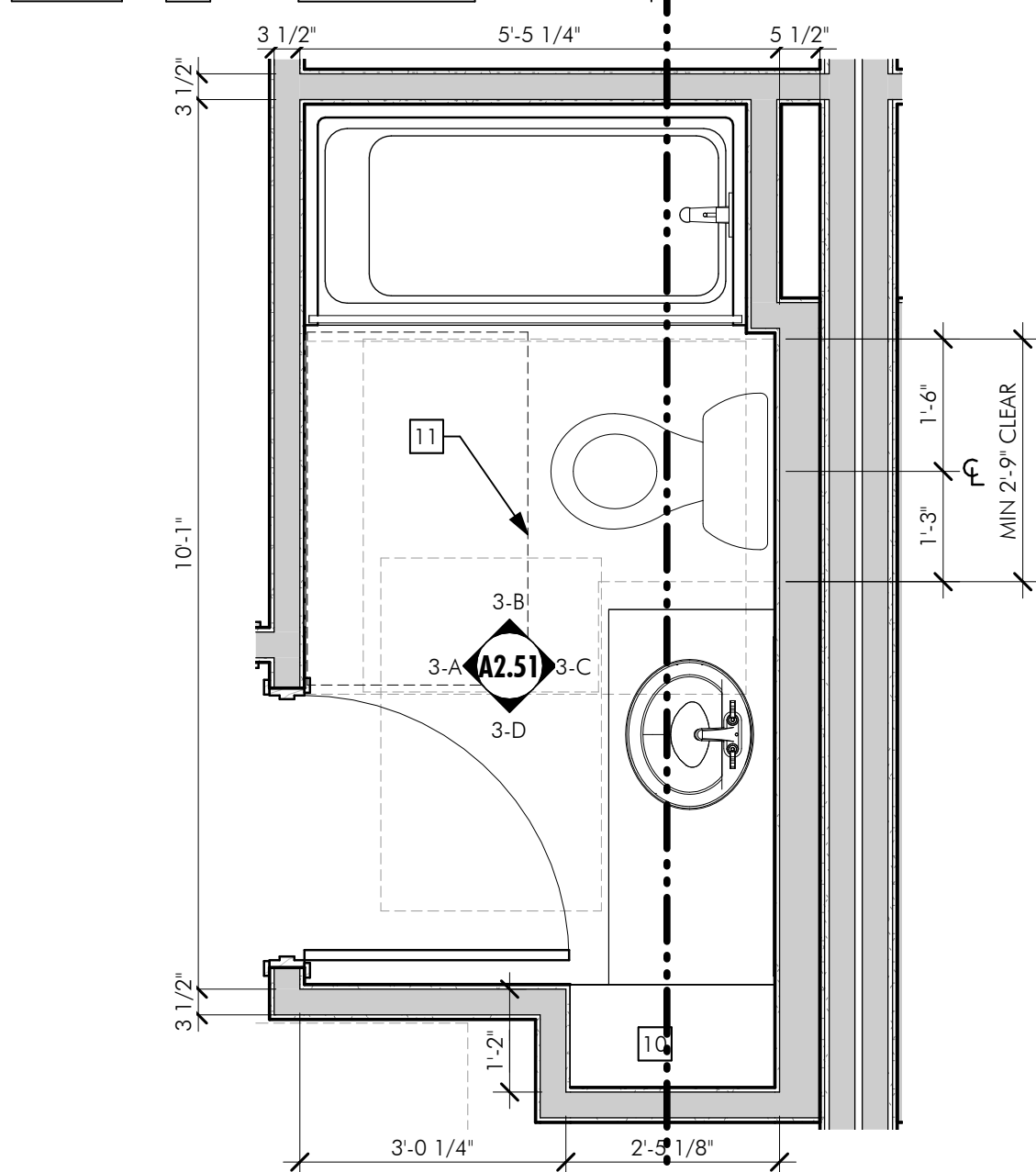


2-C

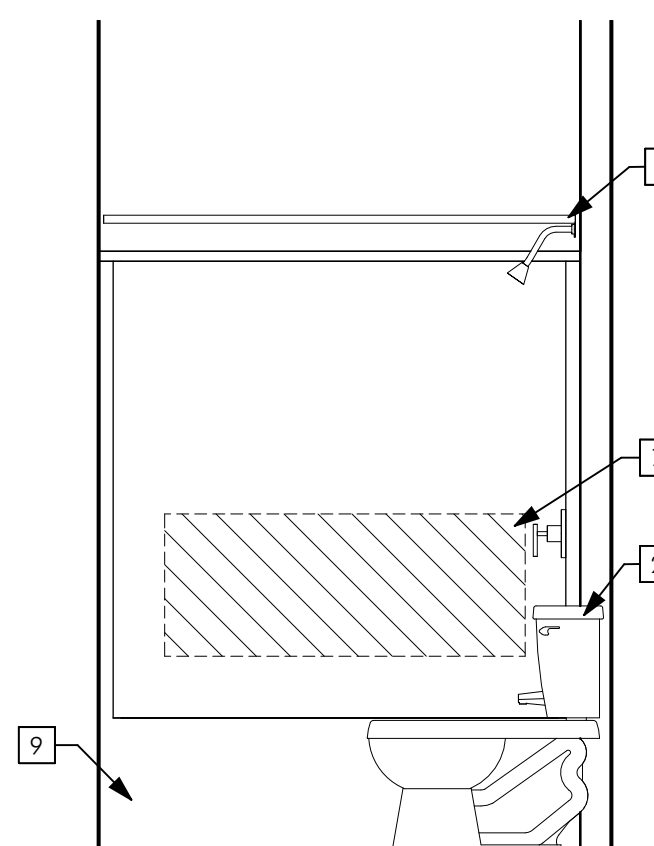
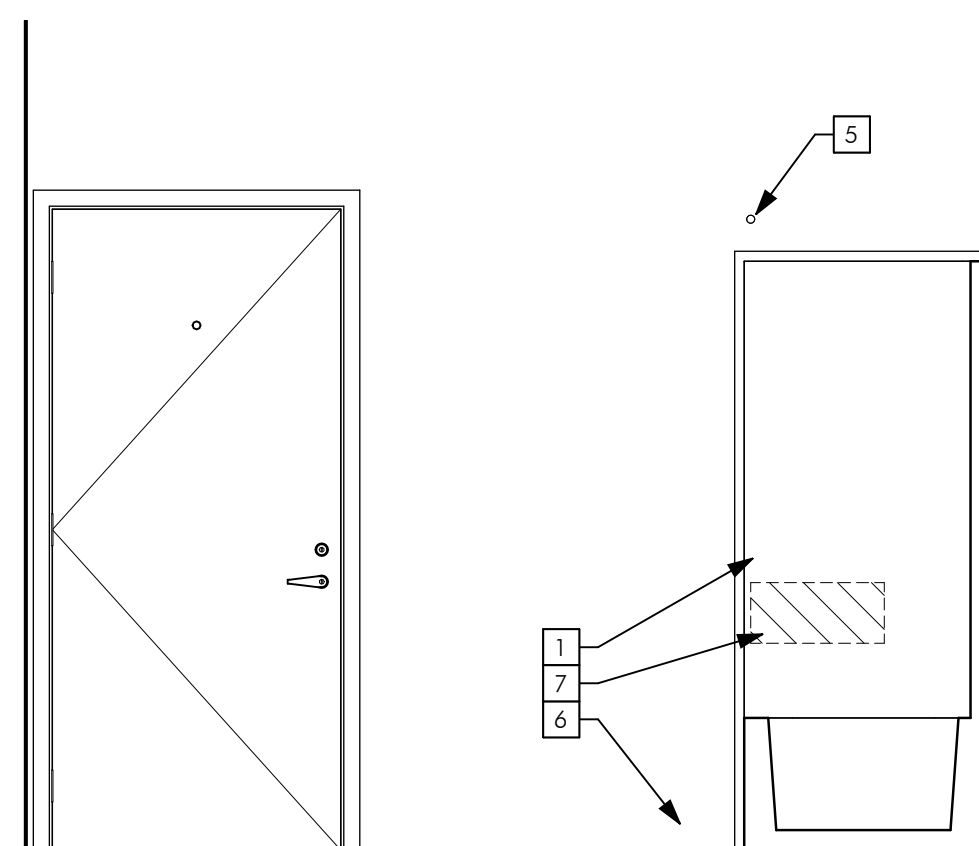


2-D

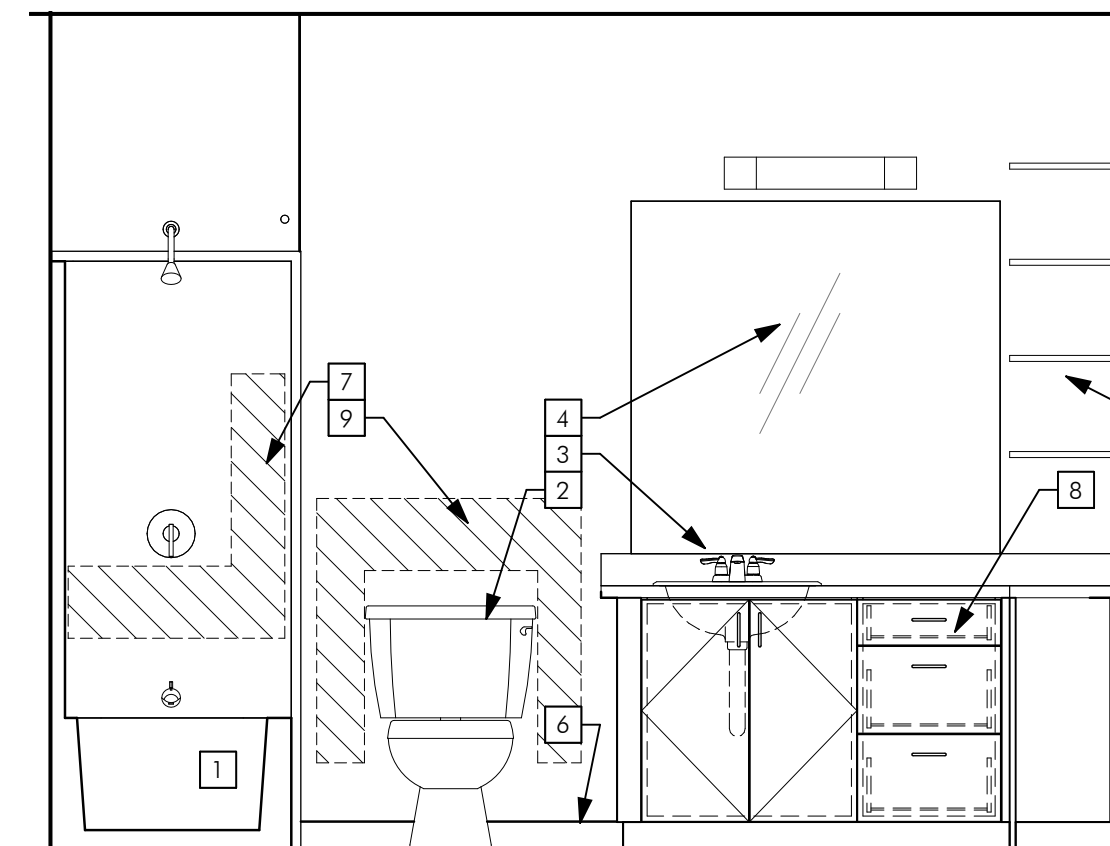
2 BATH PLAN/ELEVATIONS - (TYPE 'B' ON GROUND FLOOR) - 2-BEDROOM UNITS



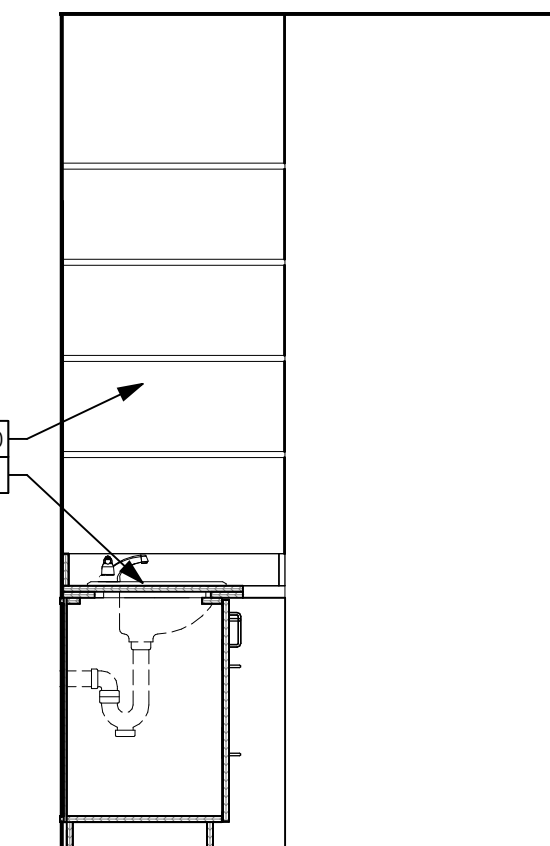
3-A



3-B



3-C

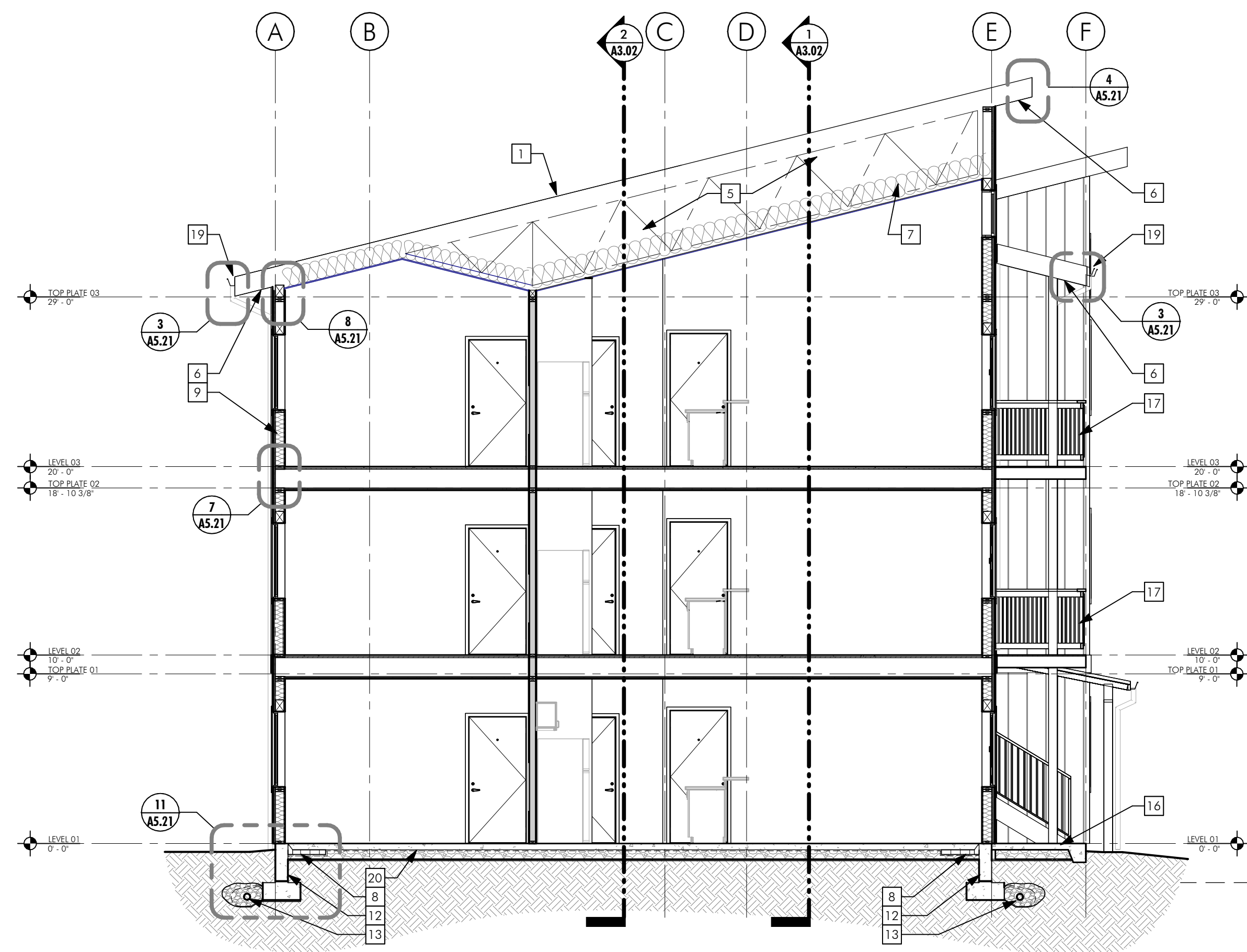


3-D

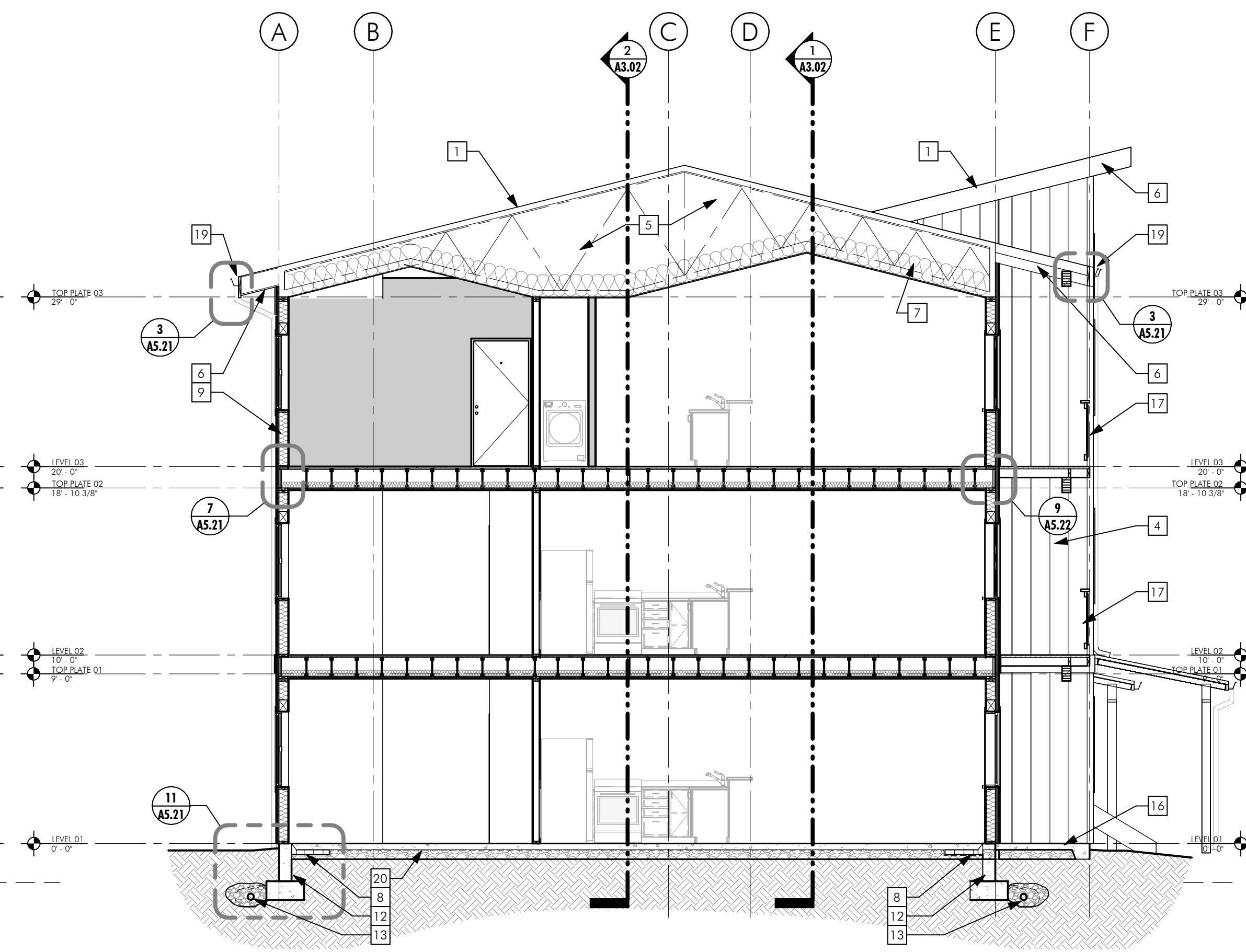
3 BATH PLAN/ELEVATIONS - (TYPE 'B' ON GROUND FLOOR) - 1-BEDROOM UNITS

SECTION NOTES:

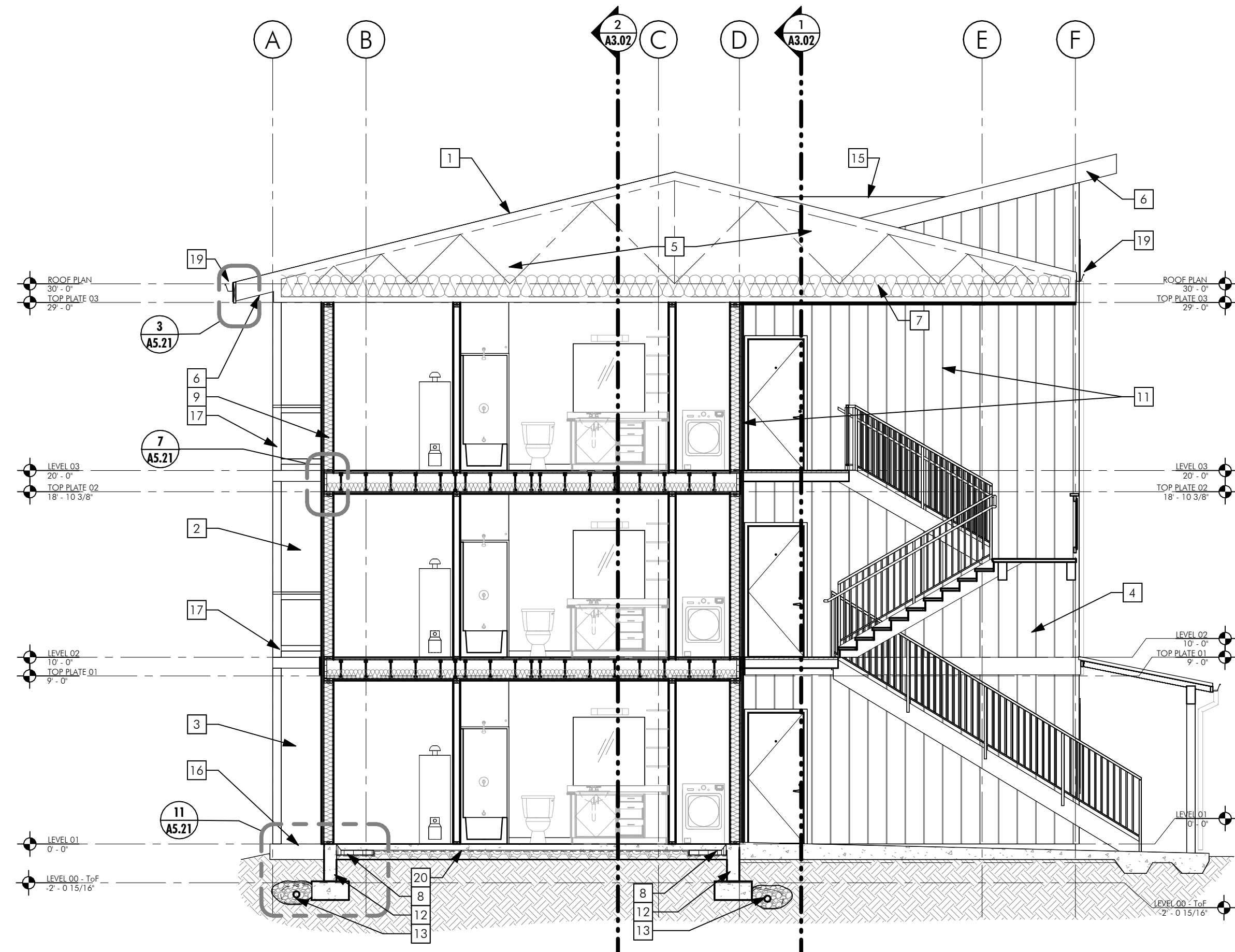
- 1 PREFINISHED STANDING SEAM METAL ROOF OVER SYNTHETIC UNDERLAYMENT OVER ROOF SHEATHING PER STRUCTURAL.
- 2 FIBER CEMENT LAP SIDING W/ 6" EXPOSURE.
- 3 FIBER CEMENT LAP SIDING W/ 10" EXPOSURE.
- 4 FIBER CEMENT BOARD AND BATTEN SIDING @ 12" O.C.
- 5 PRE-ENGINEERED TRUSSES BY OTHERS.
- 6 T&G CEDAR DECKING AT UNDERSIDE OF SOFFITS.
- 7 MINIMUM R-58 BLOWN-IN INSULATION IN ATTIC.
- 8 R-20 RIGID INSULATION, 24" WIDE ENTIRE PERIMETER OF SLAB.
- 9 MINIMUM R-23 INSULATION BATTS EACH STUD BAY, ALL EXTERIOR WALLS.
- 10 CONCRETE WALKWAY, SLOPE AWAY FROM BUILDING AT 1/4" PER FOOT. PROVIDE LEVEL LANDINGS AT DOORS AND STAIR.
- 11 1-HOUR FIRE RESISTANCE RATED WALLS ALL SIDES OF EXTERIOR EXIT STAIR. EXTEND 5/8" GYPSUM WALLBOARD EACH SIDE UP TO UNDERSIDE OF ROOF SHEATHING.
- 12 CONCRETE FOOTING/STEMWALL PER STRUCTURAL.
- 13 4" Ø PERFORATED FOUNDATION DRAIN WITH MINIMUM 6" DRAIN ROCK COVER ALL AROUND. CONNECT TO STORM SEWER.
- 14 NOT USED.
- 15 OVERFRAMED ROOF CRICKET, SEE ROOF PLAN.
- 16 CONCRETE PATIO, SLOPE AWAY FROM BUILDING AT 1/4" PER FOOT.
- 17 WOOD-FRAMED BALCONY W/ 42" H GUARDRAIL AT OPEN SIDES. ENSURE NO OPENINGS LARGE ENOUGH TO PASS 4" Ø SPHERE.
- 18 EXTEND GYPSUM WALLBOARD UP TO UNDERSIDE OF ROOF SHEATHING AT DEMISING WALLS.
- 19 PREFINISHED METAL GUTTER/DOWNSPOUT.
- 20 10 MIL VAPOR BARRIER BENEATH CONCRETE SLAB.



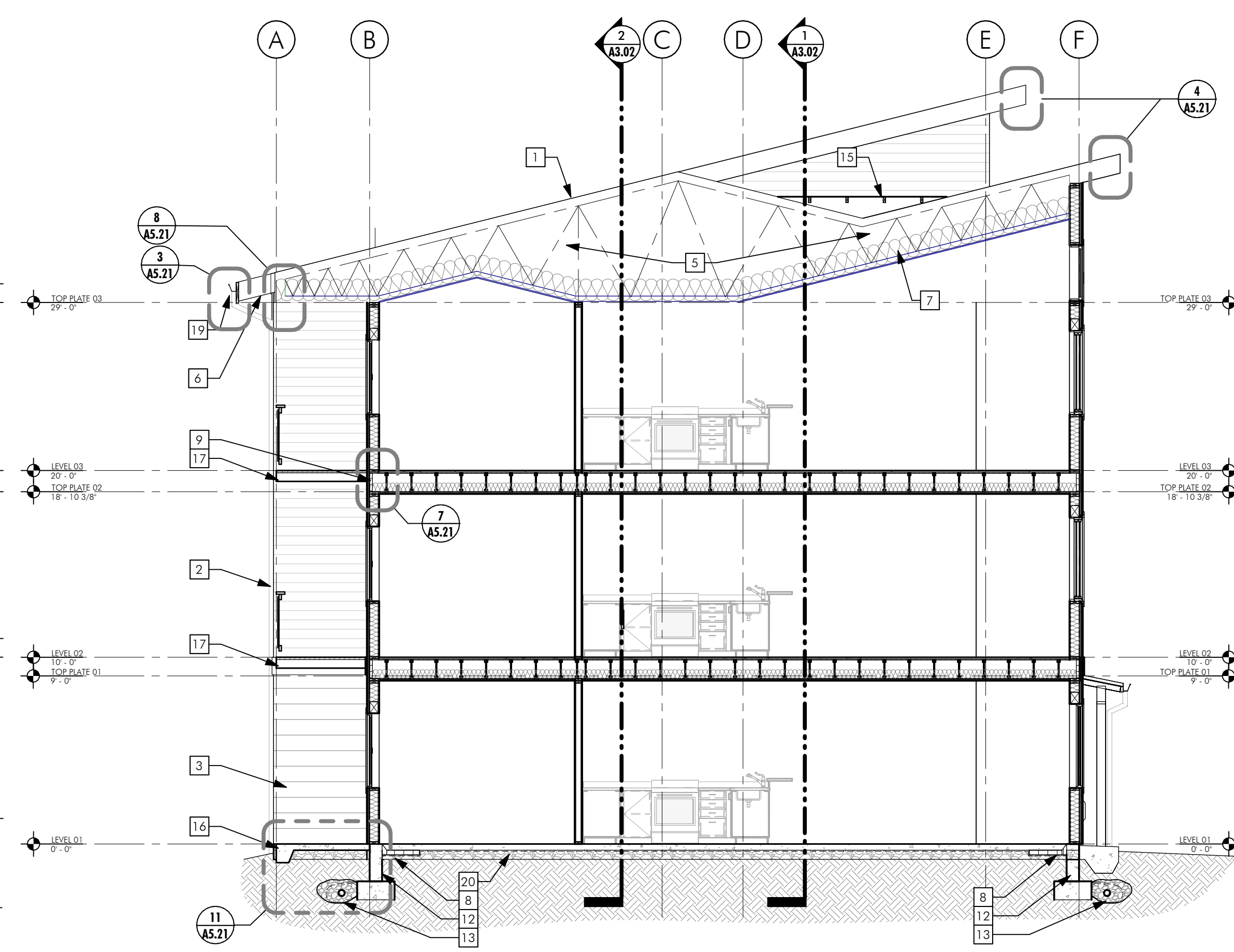
1 SECTION A
0 2 4 6 8 10 16 3/16" = 1'-0"



2 SECTION B
0 2 4 6 8 10 16 3/16" = 1'-0"



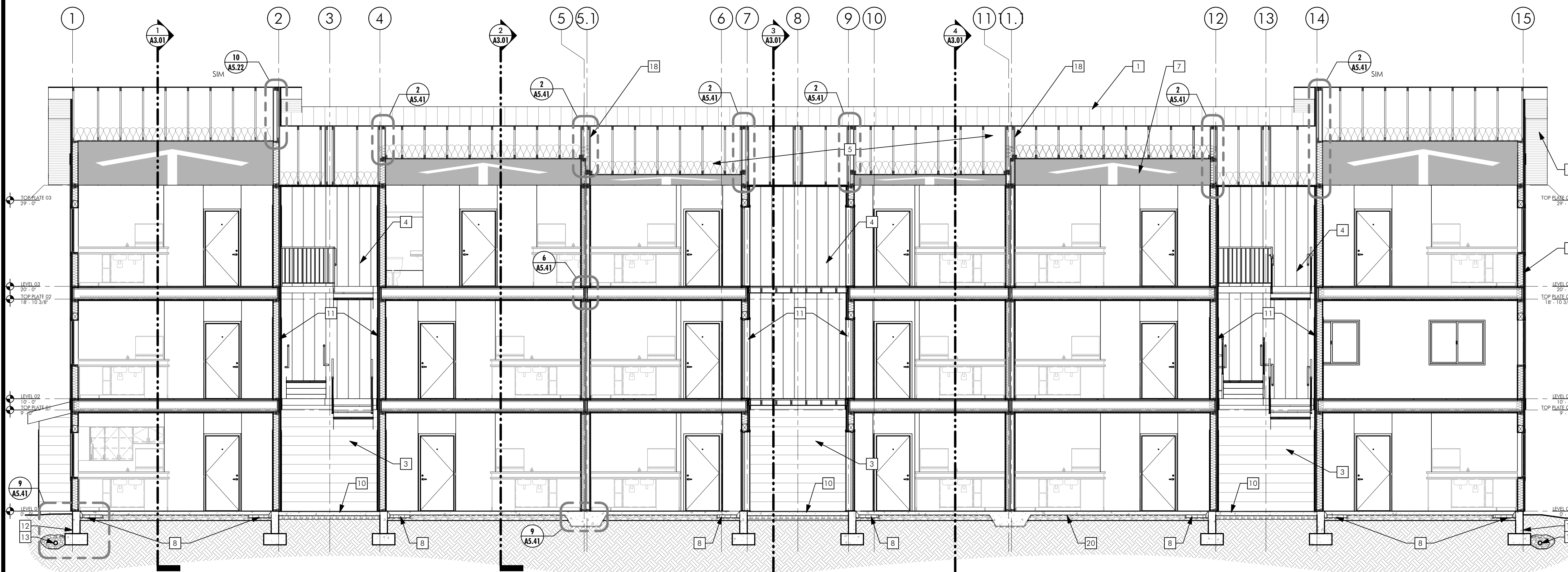
3 SECTION C
0 2 4 6 8 10 16 3/16" = 1'-0"



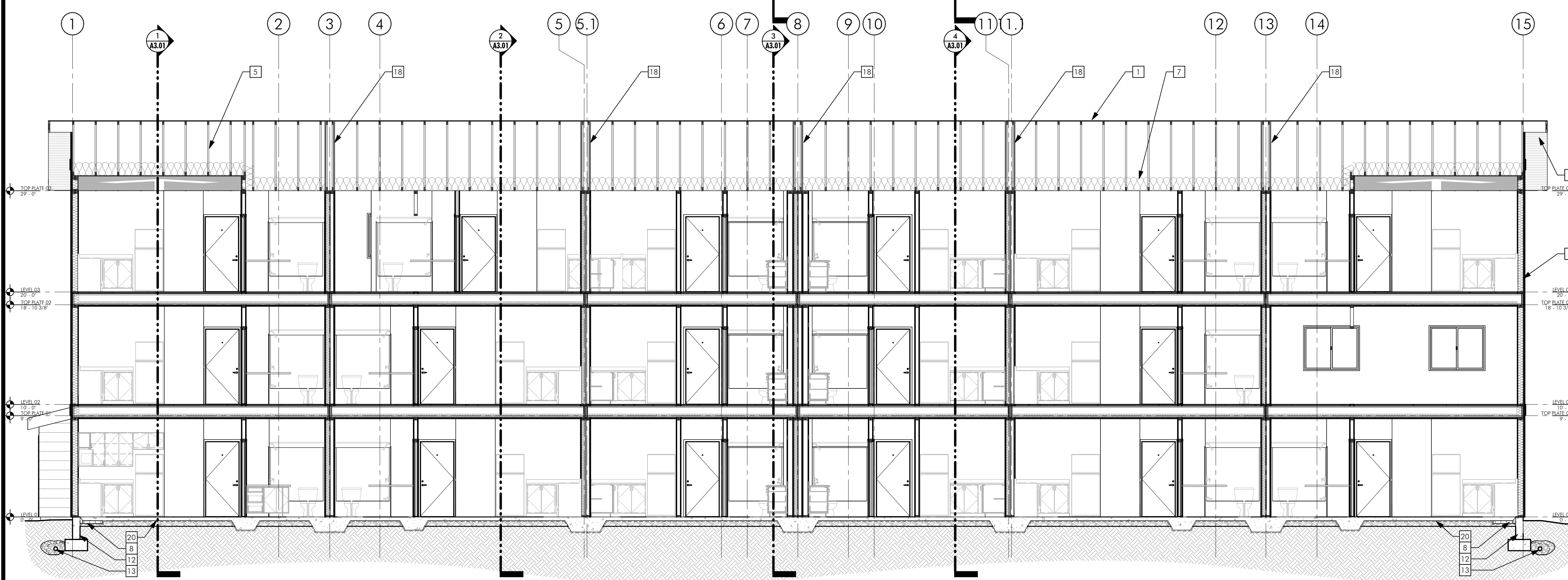
4 SECTION D
0 2 4 6 8 10 16 3/16" = 1'-0"

SECTION NOTES:

- 1 PREFINISHED STANDING SEAM METAL ROOF OVER SYNTHETIC UNDERLAYMENT OVER ROOF SHEATHING PER STRUCTURAL.
- 2 FIBER CEMENT LAP SIDING W/ 6" EXPOSURE.
- 3 FIBER CEMENT LAP SIDING W/ 10" EXPOSURE.
- 4 FIBER CEMENT BOARD AND BATTEN SIDING @ 12" O.C.
- 5 PRE-ENGINEERED TRUSSES BY OTHERS.
- 6 T&G CEDAR DECKING AT UNDERSIDE OF SOFFITS.
- 7 MINIMUM R-58 BLOW-IN INSULATION IN ATTIC.
- 8 R-20 RIGID INSULATION, 24" WIDE ENTIRE PERIMETER OF SLAB.
- 9 MINIMUM R-23 INSULATION BATTS EACH STUD BAY, ALL EXTERIOR WALLS.
- 10 CONCRETE WALKWAY, SLOPE AWAY FROM BUILDING AT 1/4" PER FOOT. PROVIDE LEVEL LANDINGS AT DOORS AND STAIR.
- 11 1-HOUR FIRE RESISTANCE RATED WALLS ALL SIDES OF EXTERIOR EXIT STAIR. EXTEND 5/8" GYPSUM WALLBOARD EACH SIDE UP TO UNDERSIDE OF ROOF SHEATHING.
- 12 CONCRETE FOOTING/STEMWALL PER STRUCTURAL.
- 13 4" Ø PERFORATED FOUNDATION DRAIN WITH MINIMUM 6" DRAIN ROCK COVER ALL AROUND. CONNECT TO STORM SEWER.
- 14 NOT USED.
- 15 OVERFRAMED ROOF CRICKET, SEE ROOF PLAN.
- 16 CONCRETE PATIO, SLOPE AWAY FROM BUILDING AT 1/4" PER FOOT.
- 17 WOOD-FRAMED BALCONY W/ 42" H GUARDRAIL AT OPEN SIDES. ENSURE NO OPENINGS LARGE ENOUGH TO PASS 4" Ø SPHERE.
- 18 EXTEND GYPSUM WALLBOARD UP TO UNDERSIDE OF ROOF SHEATHING AT DEMISING WALLS.
- 19 PREFINISHED METAL GUTTER/DOWNSPOUT.
- 20 10 MIL VAPOR BARRIER BENEATH CONCRETE SLAB.



1 SECTION E
0 2 4 6 8 10 16 3/16" = 1'-0"



2 SECTION F
0 2 4 6 8 10 16 3/16" = 1'-0"

IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL PREVAIL.

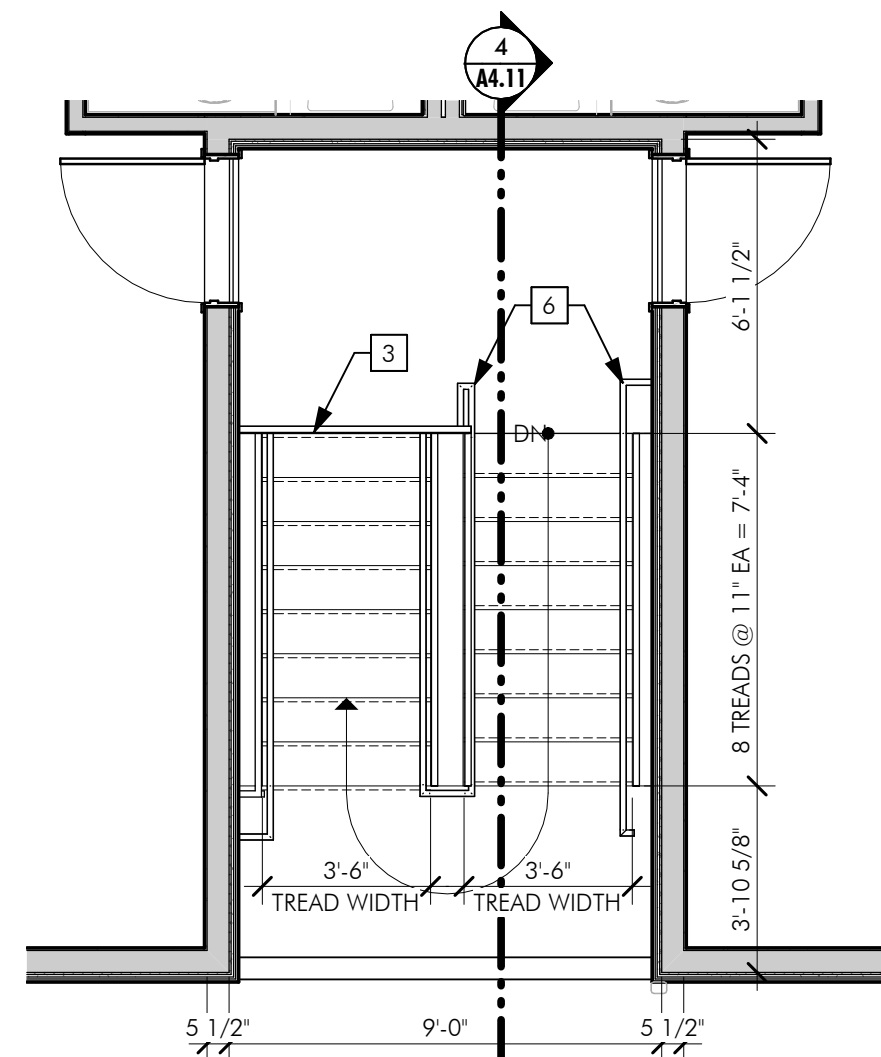
PROJECT # 2022-047
DATE: 6/12/2023
REVISIONS

New Multifamily Dev.
The EJ
16545 William Foss Road, La Pine, Oregon

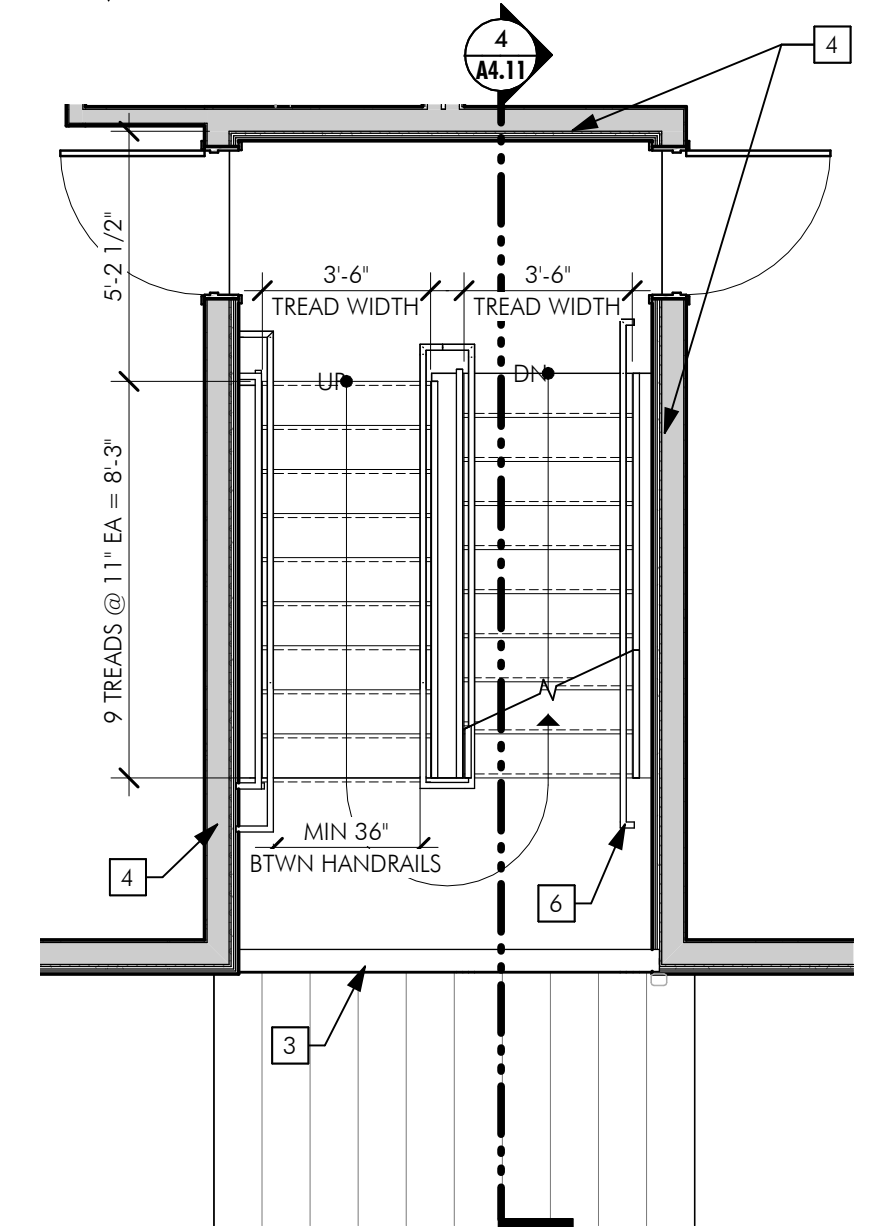
SHEET:
A4.11

STAIR NOTES:

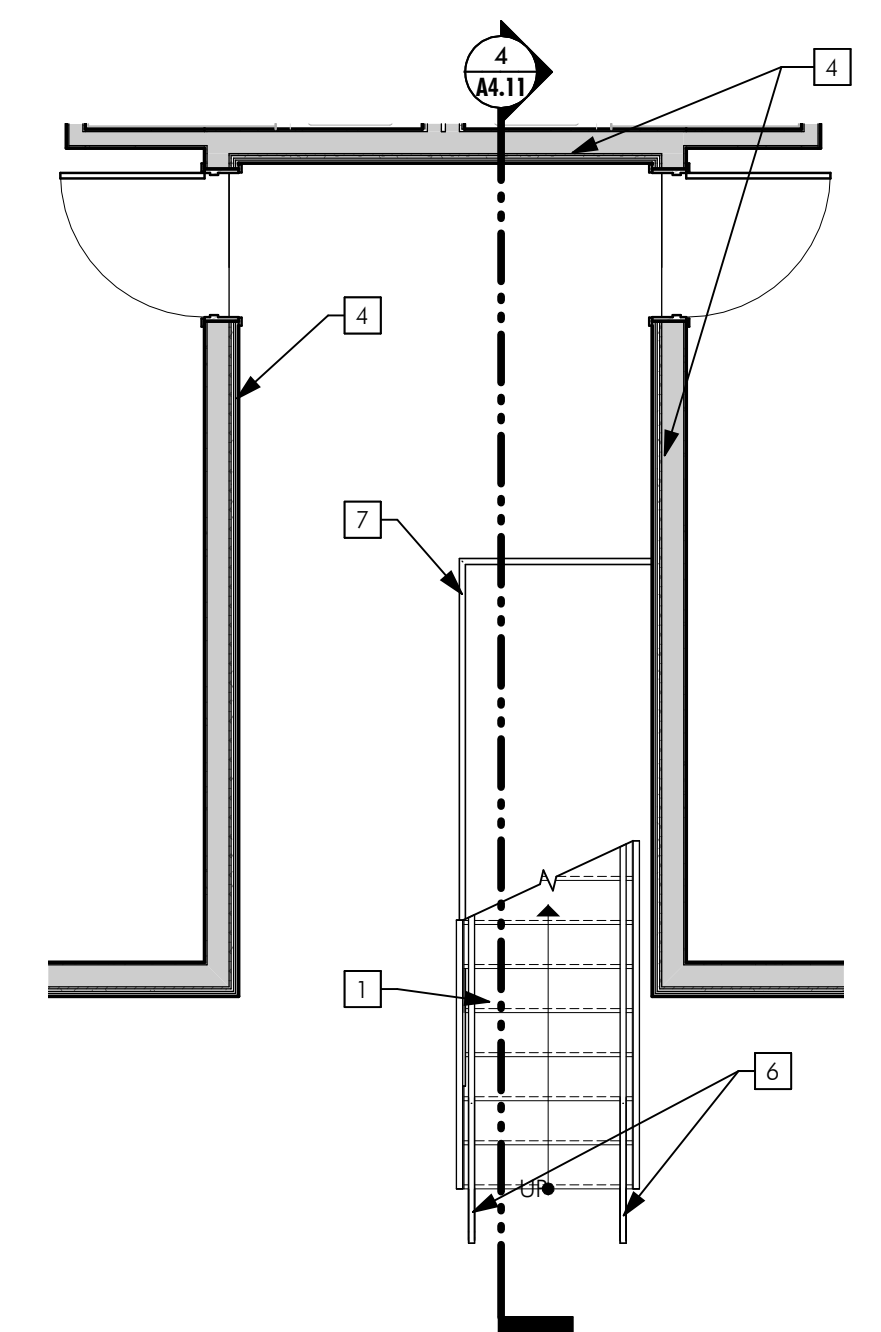
- 1 PRECAST CONCRETE TREADS W/ STEEL CLOSURE, ATTACHED TO PLATE STEEL STRINGERS, TYP.
- 2 1-1/2" Ø STEEL HANDRAIL, MOUNTED AT 34-38" ABOVE NOSING.
- 3 42" H STEEL GUARDRAIL AT OPEN SIDES OF STAIRS/LANDINGS. ENSURE NO OPENING LARGE ENOUGH TO PASS 4" Ø SPHERE.
- 4 1-HOUR FIRE RESISTANCE RATED WALLS ALL SIDES OF EXTERIOR EXIT STAIR. EXTEND 5/8" GYPSUM WALLBOARD EACH SIDE UP TO UNDERSIDE OF ROOF SHEATHING.
- 5 NOT USED.
- 6 12" HANDRAIL EXTENSION AT TOP/BOTTOM OF STAIR AS SHOWN.
- 7 CANE DETECTION, 27" H 1-1/2" Ø STEEL RAIL WHERE HEAD CLEARANCE IS LESS THAN 6'-8", TYPICAL ALL STAIRS.
- 8 6x6" HT POST SET ON ELEVATED POST BASE
- 9 2x6" @ 16" ROOF JOISTS WITH 5/8" ROOF SHEATHING ROOF UNDERLAYMENT & STANDING SEAM METAL ROOF
- 10 1-1/4x6" FACIA BOARD
- 11 6x12" HT BEAM



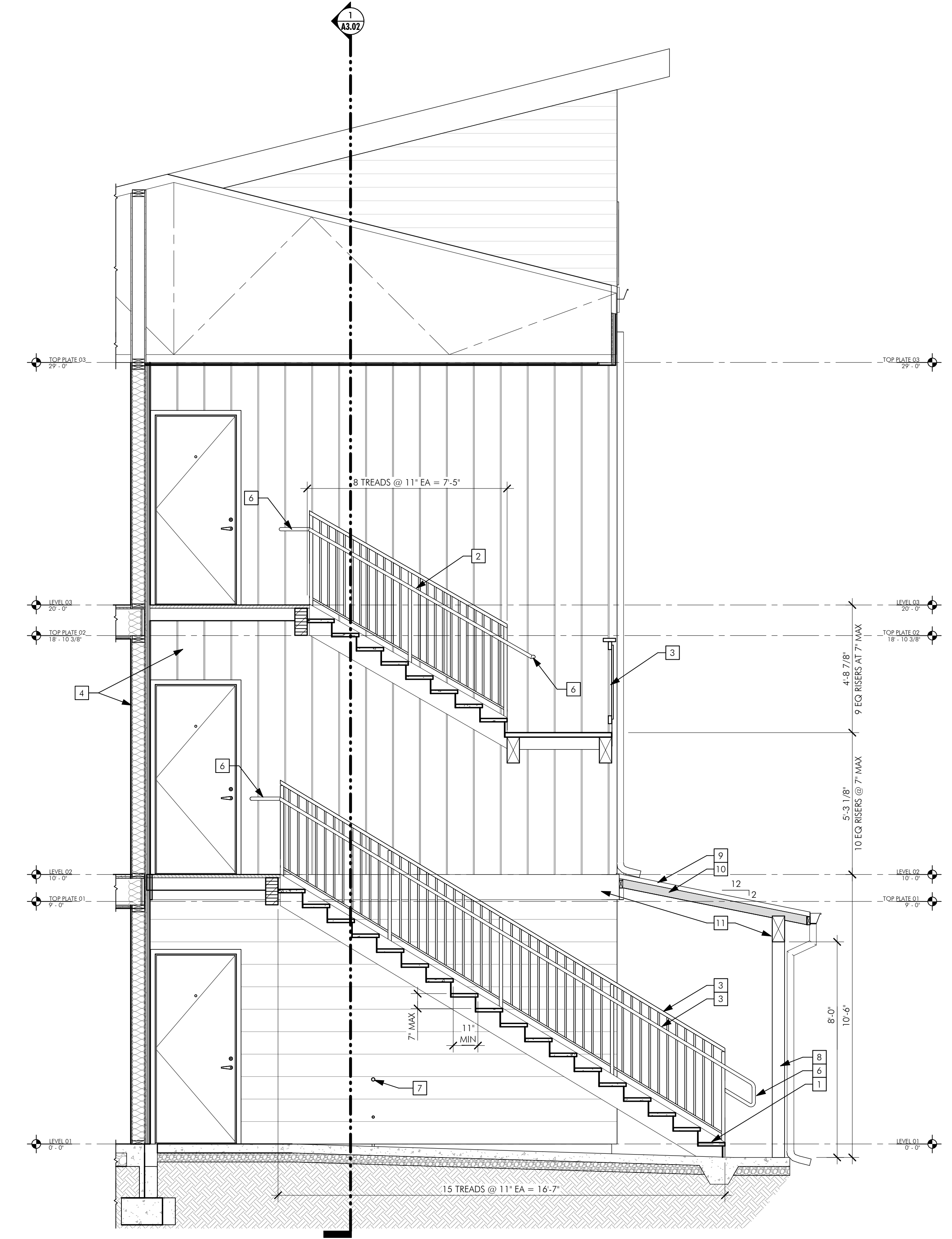
3 STAIR DETAIL PLAN - THIRD FLOOR
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



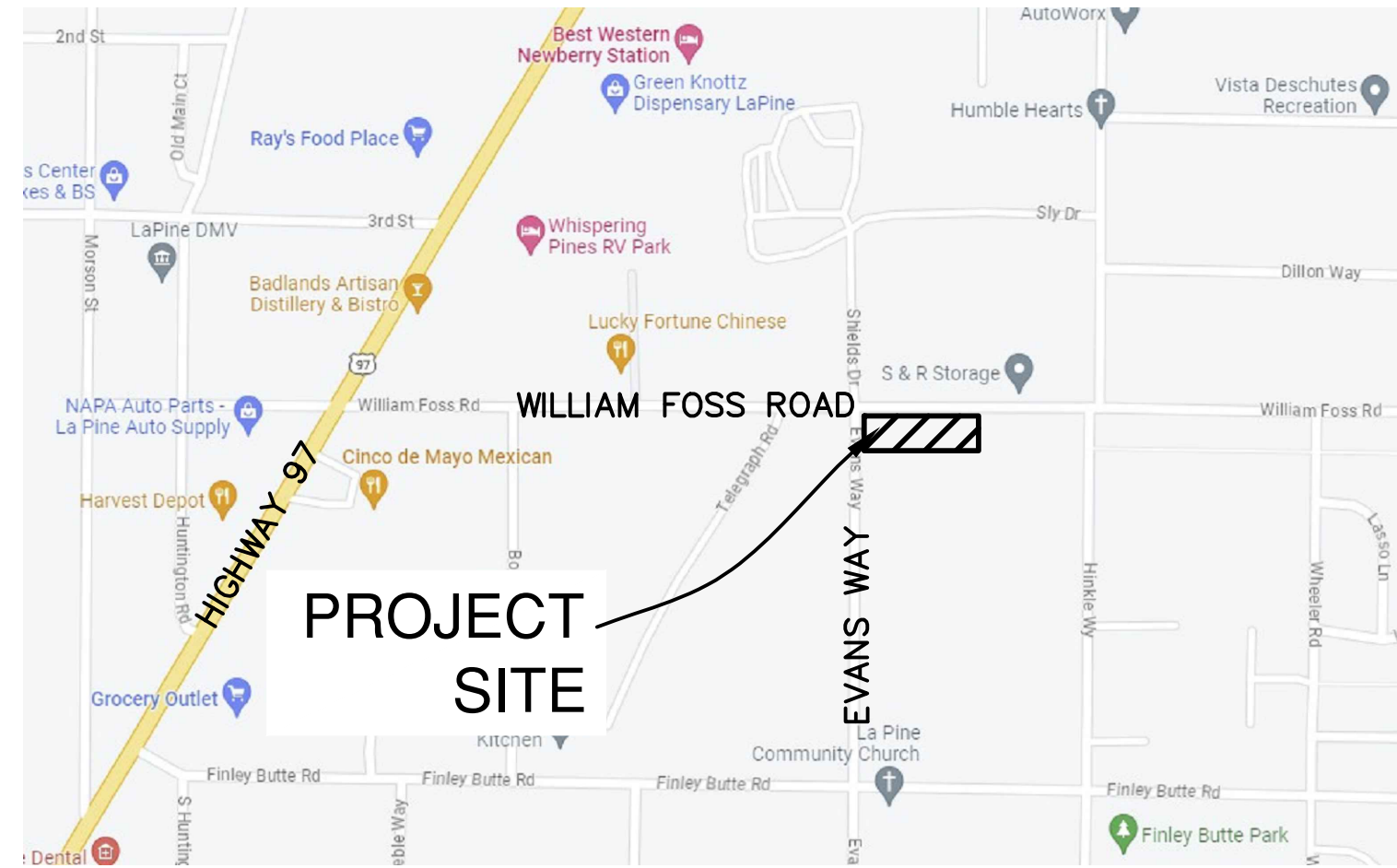
2 STAIR DETAIL PLAN - SECOND FLOOR
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



1 STAIR DETAIL PLAN - GROUND FLOOR
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



4 STAIR SECTION
0' 1' 2' 4' 8' 3/8" = 1'-0"



VICINITY MAP
NOT TO SCALE

WILLIAM FOSS APARTMENTS

TAXLOT 221014BD00700

CITY OF LA PINE

DESCHUTES COUNTY, OREGON

JUNE 2023

PROPERTY OWNER/ DEVELOPER:

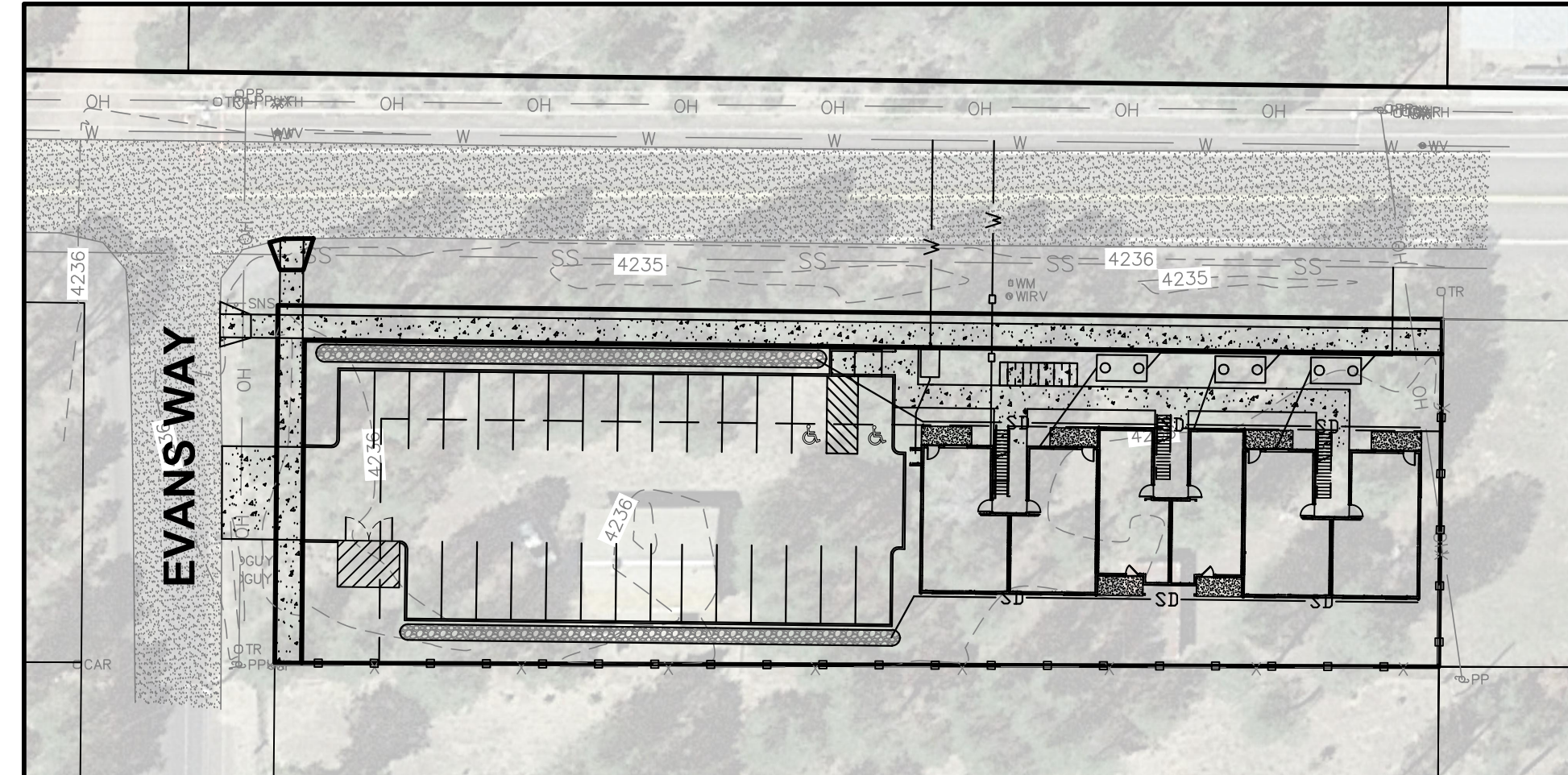
WILLIAM & FOSS LLC
PO BOX 449
LINCOLN CITY, OR 97367

CIVIL ENGINEER & LAND SURVEYOR:

BECON CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY, SUITE 100
BEND, OREGON 97702

SITE DATA

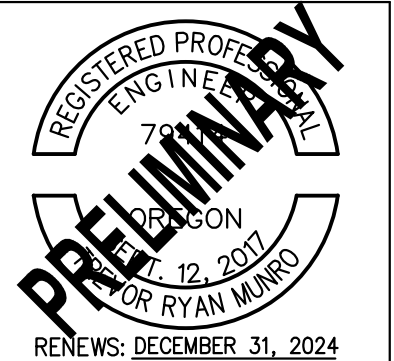
ADDRESS: 16545 WILLIAM FOSS ROAD
PROPERTY AREA: 0.73 ACRES
ZONING: C - TRADITIONAL COMMERCIAL
EXISTING LAND USE: EXISTING HOUSE TO BE REMOVED
PROPOSED LAND USE: 18-UNIT APARTMENT BUILDING




SITE MAP
 SCALE: NTS

SHEET INDEX:

- C1.0 COVER SHEET
- C2.0 EXISTING CONDITIONS & DEMO PLAN
- C3.0 SITE & UTILITY PLAN
- C3.1 LANDSCAPE PLAN
- C4.0 GRADING & DRAINAGE PLAN



WILLIAM FOSS APARTMENTS
 16545 WILLIAM FOSS RD
 COVER SHEET
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



REVISIONS:

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| 1. | |
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| 3. | |


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 SUITE 100
 BEND, OREGON 97702
 (541) 633-3140
 www.beconeg.com

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 DRAWN BY: BECON
 SCALE: NTS
 FILE: 22120
 DATE: 06/21/2023

VERIFY SCALES
 0 1"
 BAR EQUALS ONE INCH
 ON ORIGINAL DRAWING

SHEET: **C1.0**

1 OF 5

PERMIT# TBD



WILLIAM FOSS APARTMENTS
16545 WILLIAM FOSS RD
EX. CONDITIONS & DEMO PLAN
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



REVISIONS:

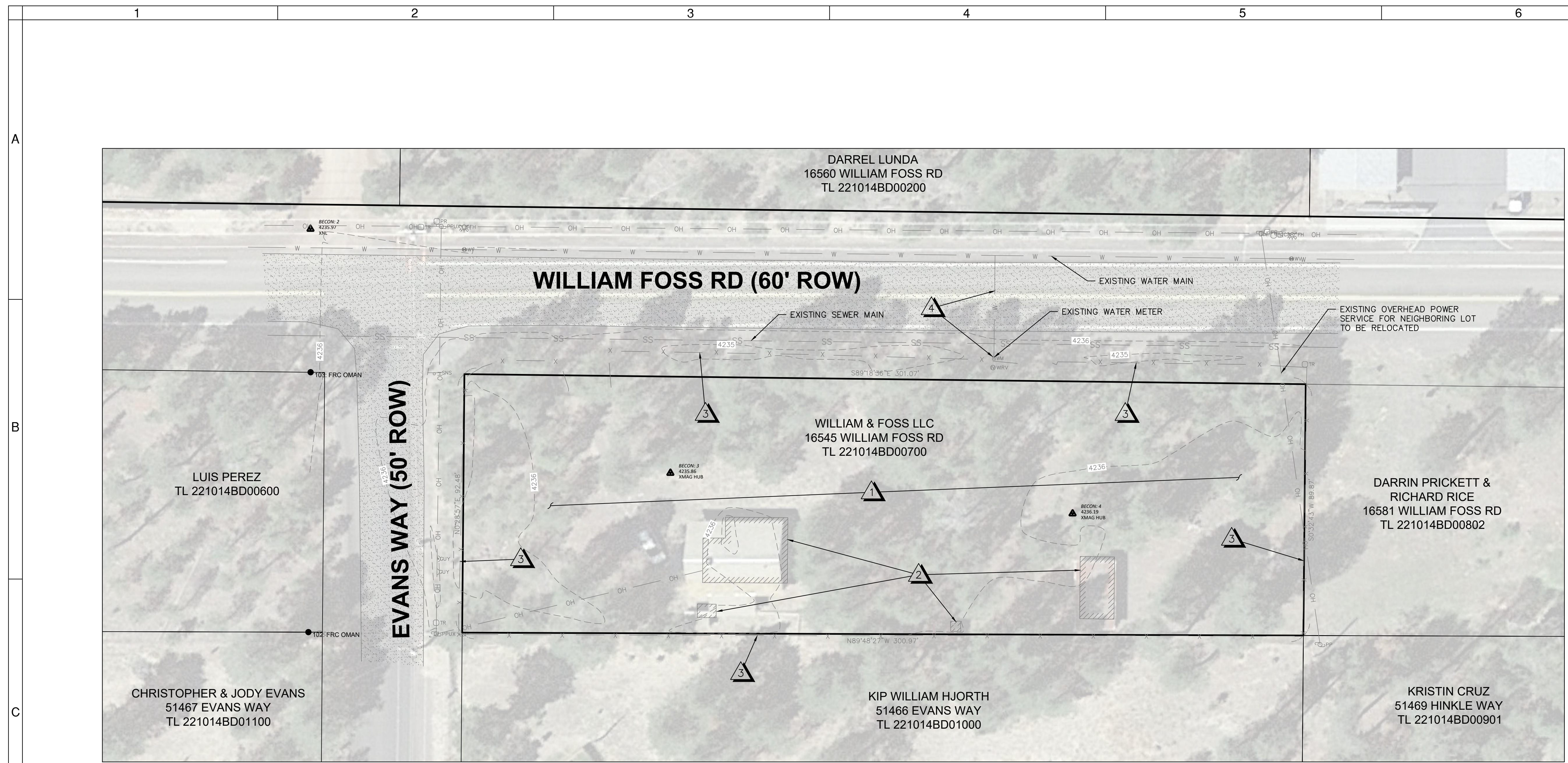
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DESIGNED BY: TRM
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 SCALE: 1"=20'
 FILE: 22120
 DATE: 06/21/2023

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VERIFY SCALES
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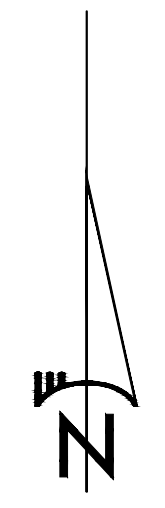
SHEET: **C2.0**
2 OF 5
 PERMIT# TBD



LEGEND

| | | | |
|---------------------------|--|---------------------------|--|
| PROPERTY BOUNDARY | | EXISTING WATER METER | |
| TAXLOT | | EXISTING IRRIGATION VALVE | |
| EXISTING MAJOR CONTOURS | | EXISTING UTILITY POLE | |
| EXISTING MINOR CONTOURS | | EXISTING UTILITY PEDESTAL | |
| EXISTING WATER LINE | | EXISTING SEWER CLEAN OUT | |
| EXISTING SEWER LINE | | EXISTING UTILITY STUB | |
| EXISTING OVERHEAD POWER | | EXISTING SEPTIC MANHOLE | |
| EXISTING FENCE | | | |
| EXISTING CONCRETE | | | |
| EXISTING ASPHALT PAVEMENT | | | |
| EXISTING WATER VALVE | | | |
| EXISTING HYDRANT | | | |

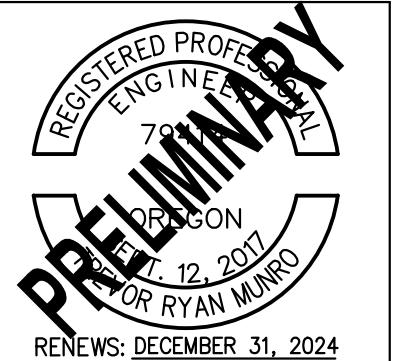
- DEMOLITION NOTES**
- 1** CLEAR AND GRUB ENTIRE SITE. ALL TREES TO BE REMOVED UNLESS SPECIFICALLY REQUESTED BY DEVELOPER TO REMAIN.
 - 2** EXISTING BUILDING/STRUCTURE TO BE REMOVED
 - 3** EXISTING FENCE TO BE REMOVED. TO BE COORDINATED WITH NEIGHBORING PROPERTY OWNERS.
 - 4** EXISTING WATER SERVICE AND METER TO BE REMOVED



EXISTING CONDITIONS & DEMO PLAN

SCALE: 1"=20'

PLANNING SET



WILLIAM FOSS APARTMENTS
16545 WILLIAM FOSS RD
SITE & UTILITY PLAN
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



REVISIONS:
 1. _____
 2. _____
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 (541) 633-3140
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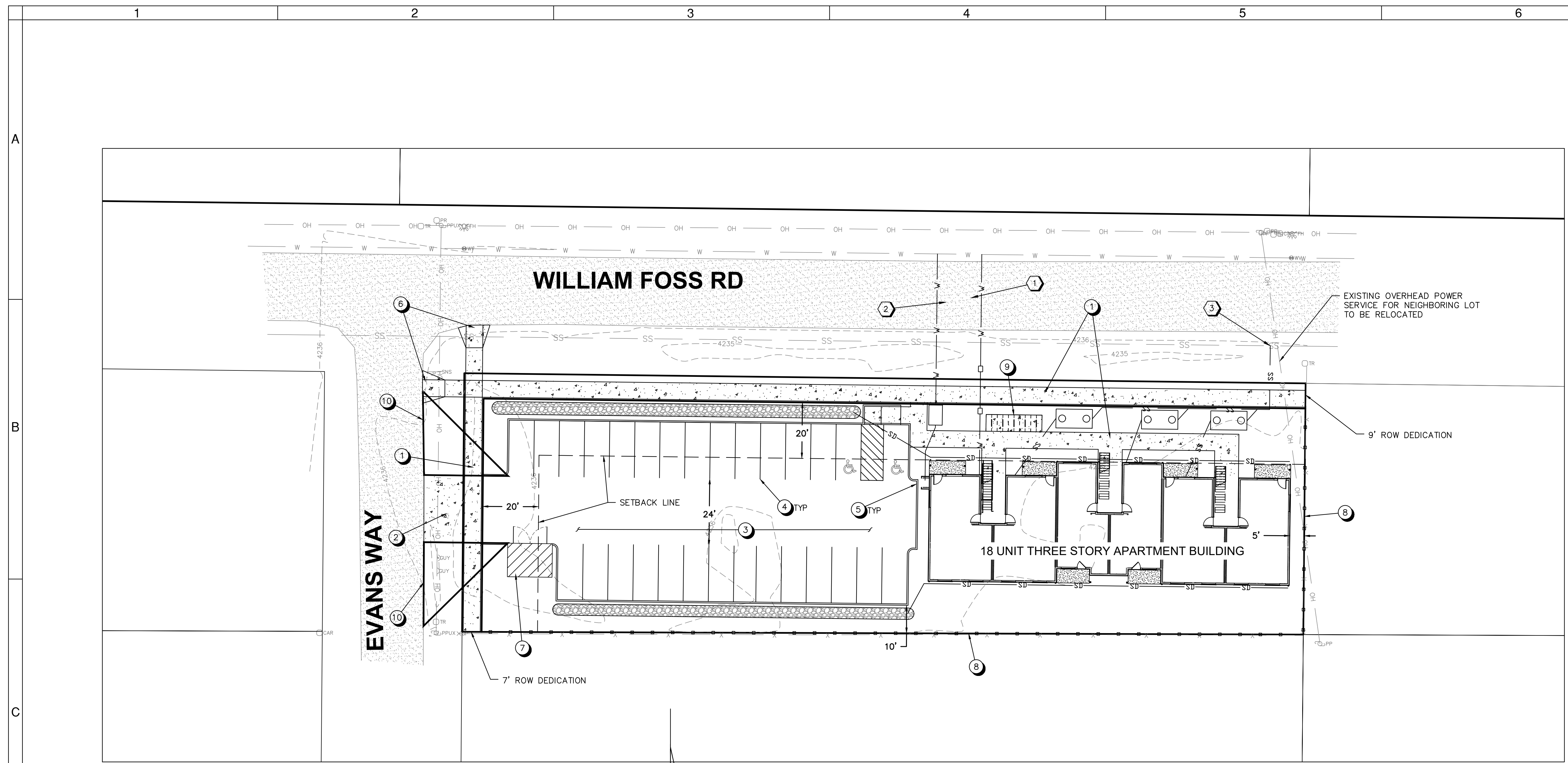
DESIGNED BY: TRM
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 SCALE: 1"=20'
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VERIFY SCALES
 0 1"
 BAR EQUALS ONE INCH
 ON ORIGINAL DRAWING

SHEET: **C3.0**

3 OF 5

PERMIT# TBD



SITE & UTILITY PLAN
 1" = 20'



LEGEND

| | |
|---------------------------|--------|
| PROPOSED WATER LINE | — w — |
| PROPOSED SEWER LINE | — ss — |
| PROPOSED CONCRETE | |
| PROPOSED ASPHALT PAVEMENT | |
| EXISTING WATER | — w — |
| EXISTING SEWER | — ss — |
| EXISTING OVERHEAD LINE | — oh — |
| EXISTING HYDRANT | |
| EXISTING WATER VALVE | |

SITE NOTES

- ① CONSTRUCT 6' WIDE CONCRETE SIDEWALK WITHIN ROW AND ONSITE PER ODOT/LP STANDARDS
- ② CONSTRUCT 24' WIDE DRIVEWAY PER ODOT/LP STANDARDS
- ③ CONSTRUCT ASPHALT PAVEMENT PARKING LOT
- ④ 9' X 20' STRIPED PARKING SPACE. 27 STANDARD SPACES, AND 2 ADA SPACES.
- ⑤ STANDARD CURB
- ⑥ ADA RAMP PER ODOT/LP STANDARDS
- ⑦ CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- ⑧ 6' TALL FENCE ALONG SOUTHERN AND EASTERN PROPERTY LINES
- ⑨ FIVE INVERTED U DOUBLE BIKE RACKS. 10 BIKE PARKING SPACES.
- ⑩ 30' CLEAR VISION TRIANGLE

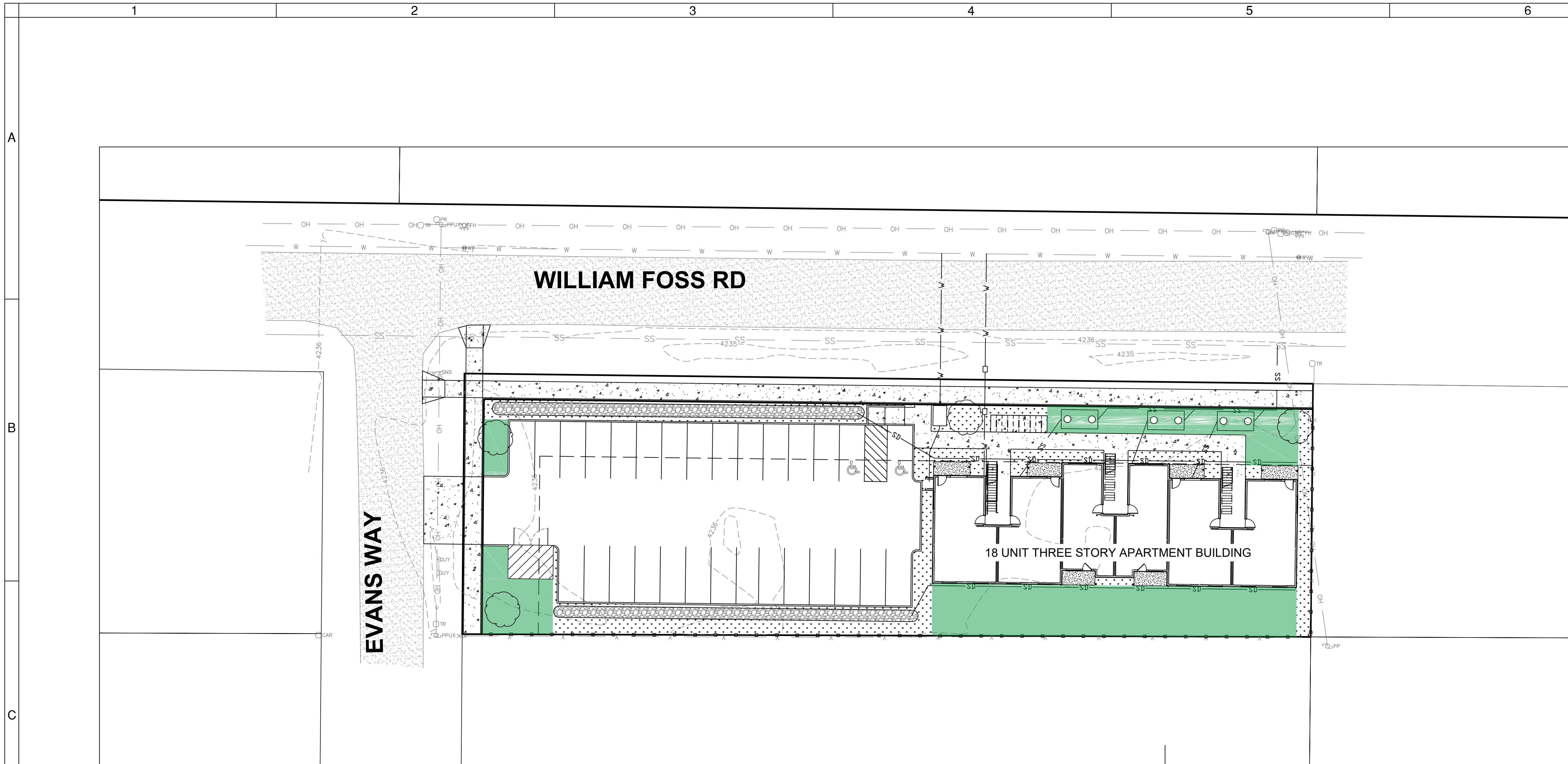
UTILITY NOTES

- ① INSTALL 2" WATER LINE WITH METER AND BACKFLOW PER LP STANDARDS
- ② INSTALL 4" FIRE LINE AND BACKFLOW VAULT PER LP STANDARDS
- ③ 6" SANITARY SEWER SERVICE @ 1% MIN SLOPE TO CONNECTION TO MAIN. SERVICE LINE AND SEWER TAP TO BE INSTALLED AND TESTED PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS. SEPTIC TANKS ARE SHOWN FOR REFERENCE ONLY. TO BE SIZED AND INSTALLED UNDER BUILDING PERMIT.



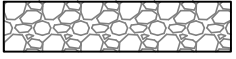

PROJECT DATA

LOT AREA = 0.63 ACRES/ 27,445 SF (BEFORE ROW DEDICATION)
 LOT AREA = 0.55 ACRES/ 24,150 SF (AFTER ROW DEDICATION)
 LOT BUILDING COVERAGE = 5,360 SF (22.2%)
 ASPHALT/CONCRETE COVERAGE = 10,672 SF (44.2%)
 TOTAL IMPERVIOUS AREA = 16,032 SF (66.4%)
 LANDSCAPE AREA REQUIRED = 20% OF LOT = 4,830 SF
 LANDSCAPE AREA PROVIDED = 8,118 SF (33.6%)
 TOTAL UNITS = 18

PLANNING SET



LEGEND

- PROPOSED GRASS 
- NONLIVING MATERIAL AND SHRUBS 
- PROPOSED DRAIN ROCK 
- PROPOSED LANDSCAPE TREE 

LANDSCAPE AREA CALCULATIONS

- LOT AREA = 0.63 ACRES/ 27,445 SF (BEFORE ROW DEDICATION)
- LOT AREA = 0.55 ACRES/ 24,150 SF (AFTER ROW DEDICATION)
- LOT BUILDING COVERAGE = 5,360 SF (22.2%)
- ASPHALT/CONCRETE COVERAGE = 10,672 SF (44.2%)
- TOTAL IMPERVIOUS AREA = 16,032 SF (66.4%)
- LANDSCAPE AREA REQUIRED = 20% OF LOT = 4,830 SF
- LANDSCAPE AREA PROVIDED = 8,118 SF (33.6%)
- LANDSCAPE GRASS AREA = 4,126 SF (17.1%)
- LANDSCAPE DRAIN ROCK AREA = 1,109 SF (4.6%)
- LANDSCAPE NONLIVING MATERIAL/SHRUBS AREA = 2,883 (11.9%)



LANDSCAPE PLAN

1" = 20'

PLANNING SET



WILLIAM FOSS APARTMENTS
16545 WILLIAM FOSS RD
LANDSCAPE PLAN
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



REVISIONS:

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| 1. | |
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 (541) 633-3140
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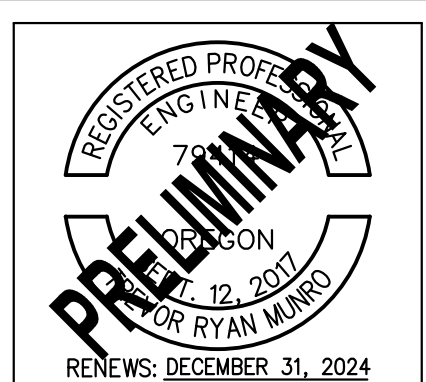
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 DRAWN BY: BECON
 SCALE: 1"=20'
 FILE: 22120
 DATE: 06/21/2023

VERIFY SCALES
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 BAR EQUALS ONE INCH
 ON ORIGINAL DRAWING

SHEET:
C3.1

4 OF 5

PERMIT# TBD



PRELIMINARY

WILLIAM FOSS APARTMENTS
 16545 WILLIAM FOSS RD
 GRADING & DRAINAGE PLAN
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



REVISIONS:

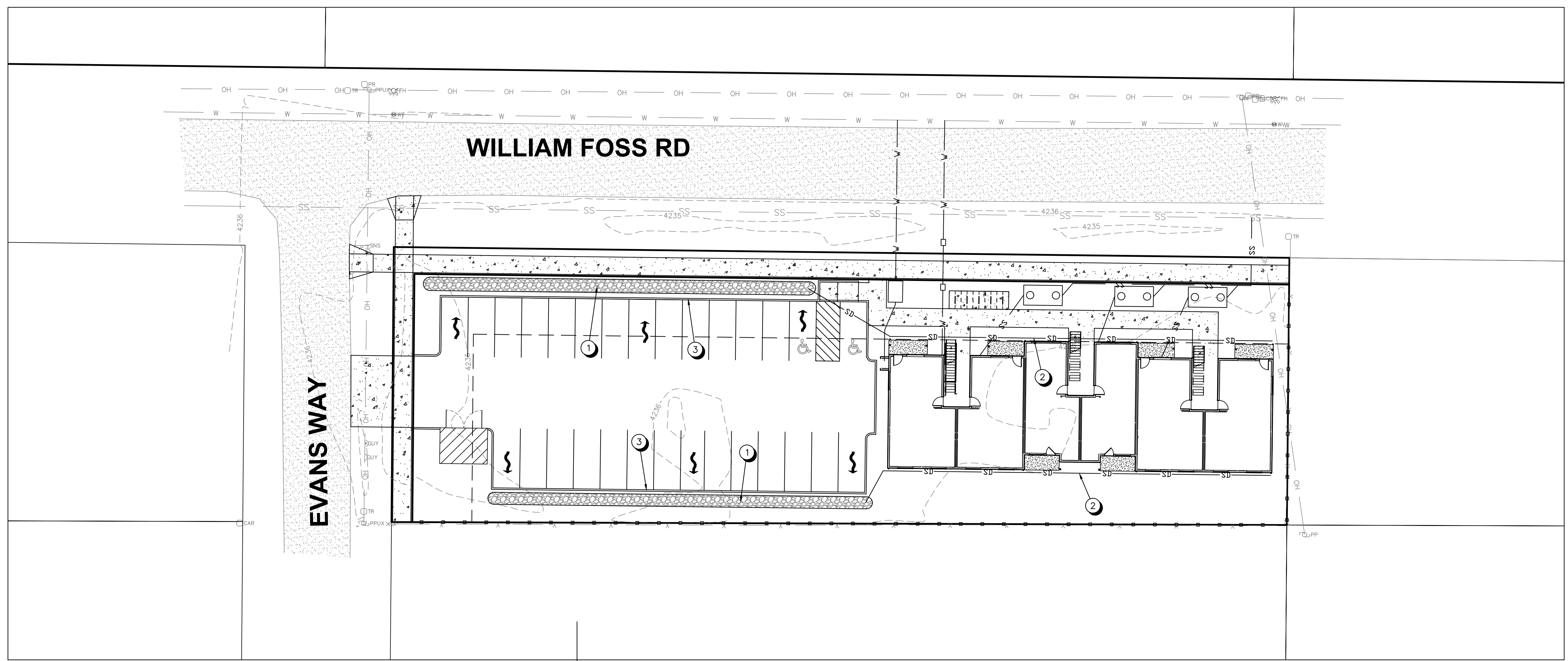
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DESIGNED BY: TRM
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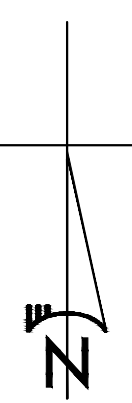
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SHEET: **C4.0**
5 OF 5
 PERMIT# TBD



GRADING AND DRAINAGE PLAN
 1"=20'

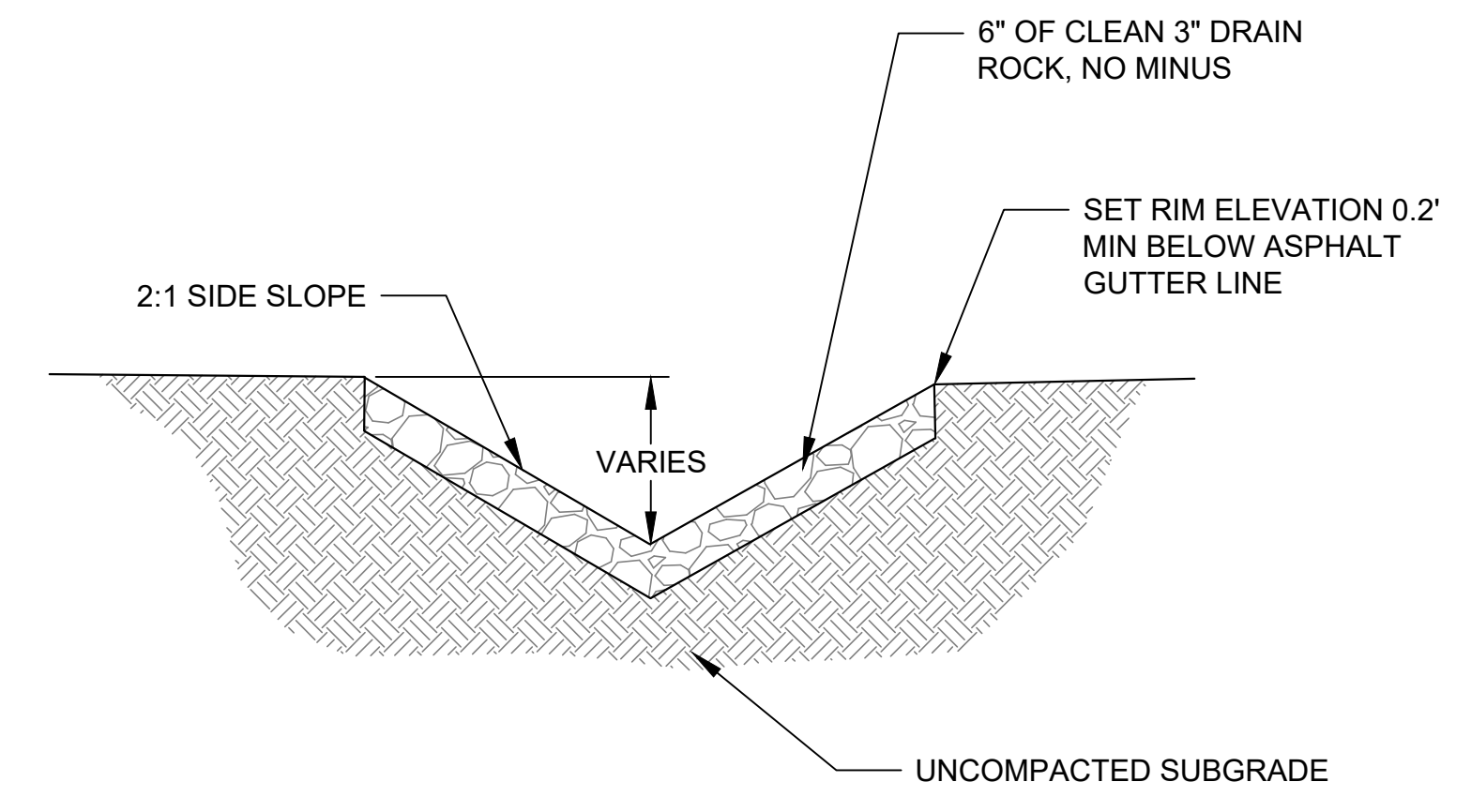


LEGEND

| | |
|---------------------------|------------------|
| PROPOSED DRAIN PIPE | SD |
| DRAINAGE FLOW ARROW | ↗ |
| PROPOSED DRAIN ROCK | |
| PROPOSED CONCRETE | |
| PROPOSED ASPHALT PAVEMENT | |
| MAJOR CONTOURS | ----- 3500 ----- |
| MINOR CONTOURS | ----- 3504 ----- |

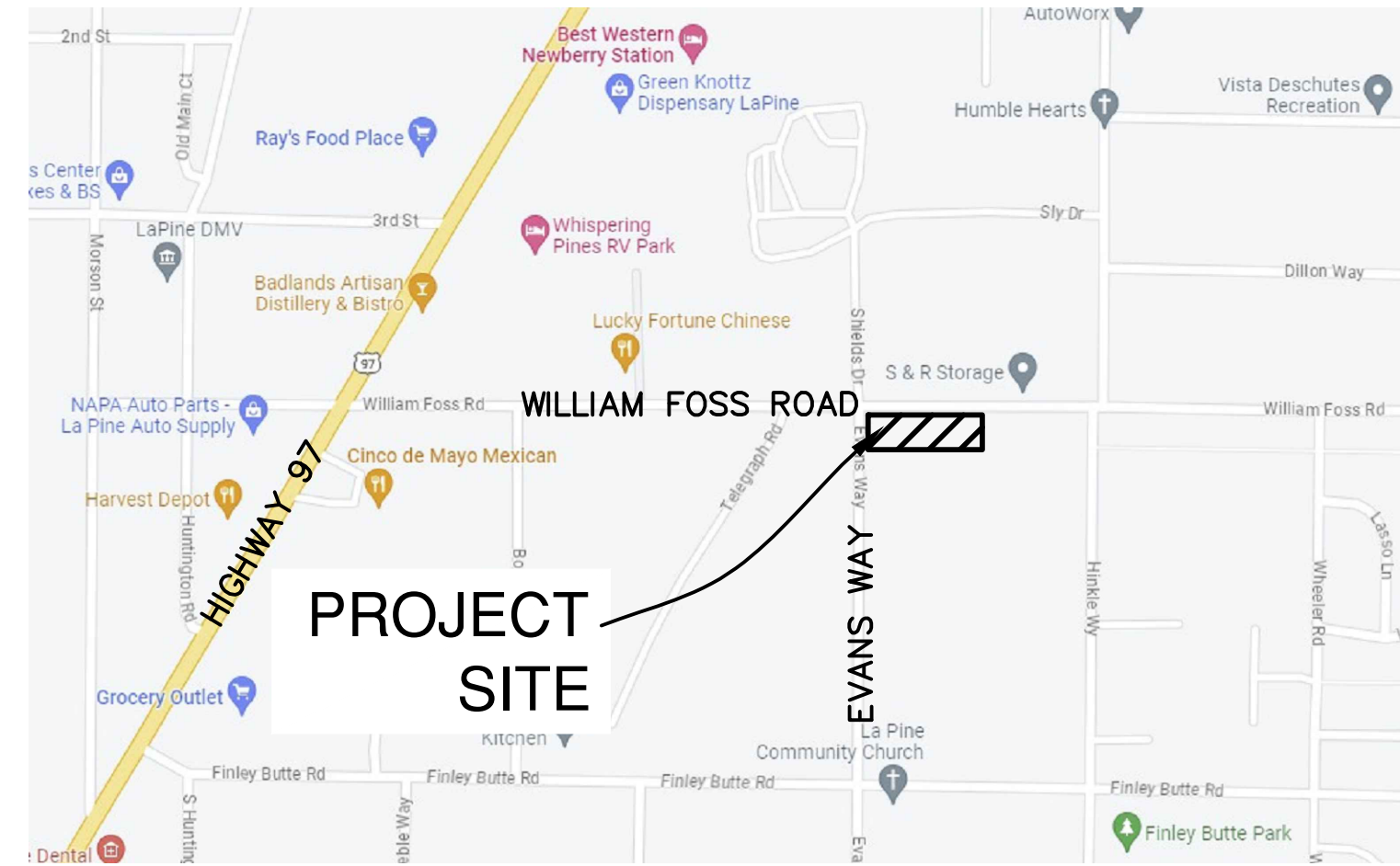
GRADING & DRAINAGE NOTES

- 1 PROPOSED DRAINAGE ROCK PER DETAIL THIS SHEET. TO BE SIZED UNDER BUILDING PERMIT PLANS.
- 2 INSTALL 6" PVC STORM PIPE TO COLLECT ROOF RUNOFF. TIE TO DOWNSPOUTS AND ROUTE TO DRAIN ROCK.
- 3 CURB CUTS TO BE DESIGNED UNDER BUILDING PERMIT PLANS



DRAINAGE ROCK DETAIL
 N.T.S. 1 C4.0

PLANNING SET



VICINITY MAP
NOT TO SCALE

WILLIAM FOSS APARTMENTS

TAXLOT 221014BD00700

CITY OF LA PINE

DESCHUTES COUNTY, OREGON

JUNE 2023

PROPERTY OWNER/ DEVELOPER:

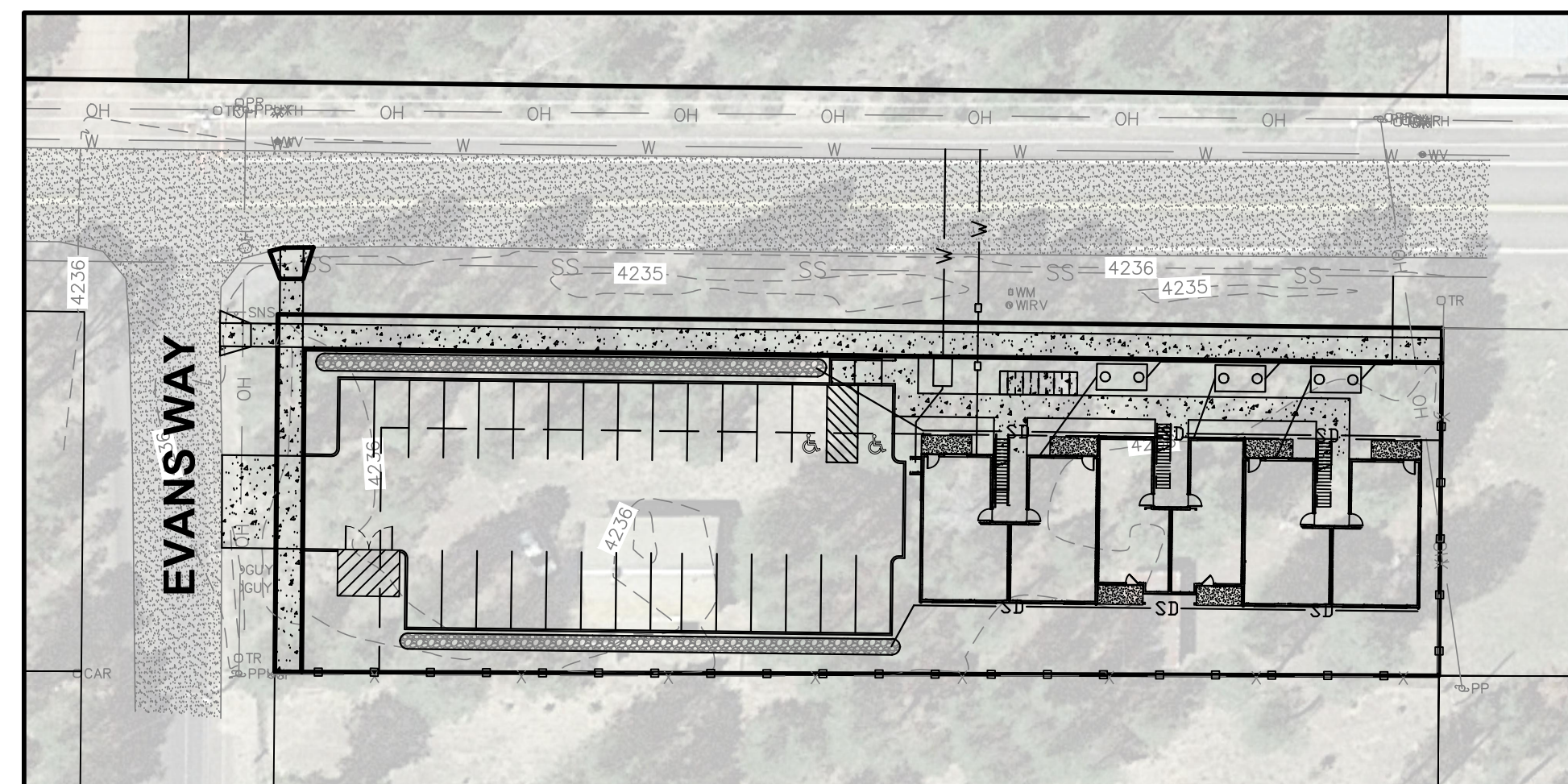
WILLIAM & FOSS LLC
PO BOX 449
LINCOLN CITY, OR 97367

CIVIL ENGINEER & LAND SURVEYOR:

BECON CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY, SUITE 100
BEND, OREGON 97702

SITE DATA

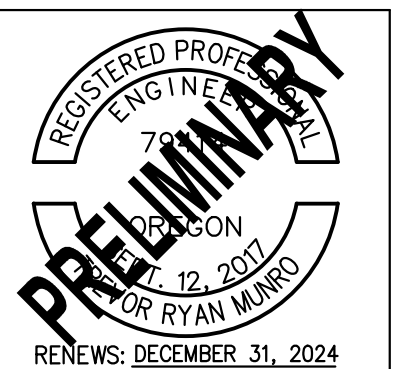
ADDRESS: 16545 WILLIAM FOSS ROAD
PROPERTY AREA: 0.73 ACRES
ZONING: C - TRADITIONAL COMMERCIAL
EXISTING LAND USE: EXISTING HOUSE TO BE REMOVED
PROPOSED LAND USE: 18-UNIT APARTMENT BUILDING




SITE MAP
 SCALE: NTS

SHEET INDEX:

- C1.0 COVER SHEET
- C2.0 EXISTING CONDITIONS & DEMO PLAN
- C3.0 SITE & UTILITY PLAN
- C4.0 GRADING & DRAINAGE PLAN



WILLIAM FOSS APARTMENTS
 16545 WILLIAM FOSS RD
 COVER SHEET
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



| REVISIONS: |
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| 1. _____ |
| 2. _____ |
| 3. _____ |

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 SUITE 100
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 CIVIL ENGINEERING
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 FILE: 22120
 DATE: 06/21/2023

VERIFY SCALES
 0 1"
 BAR EQUALS ONE INCH
 ON ORIGINAL DRAWING

SHEET: **C1.0**

1 OF 4

PERMIT# TBD



RENEWS: DECEMBER 31, 2024

WILLIAM FOSS APARTMENTS
16545 WILLIAM FOSS RD
EX. CONDITIONS & DEMO PLAN
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



REVISIONS:

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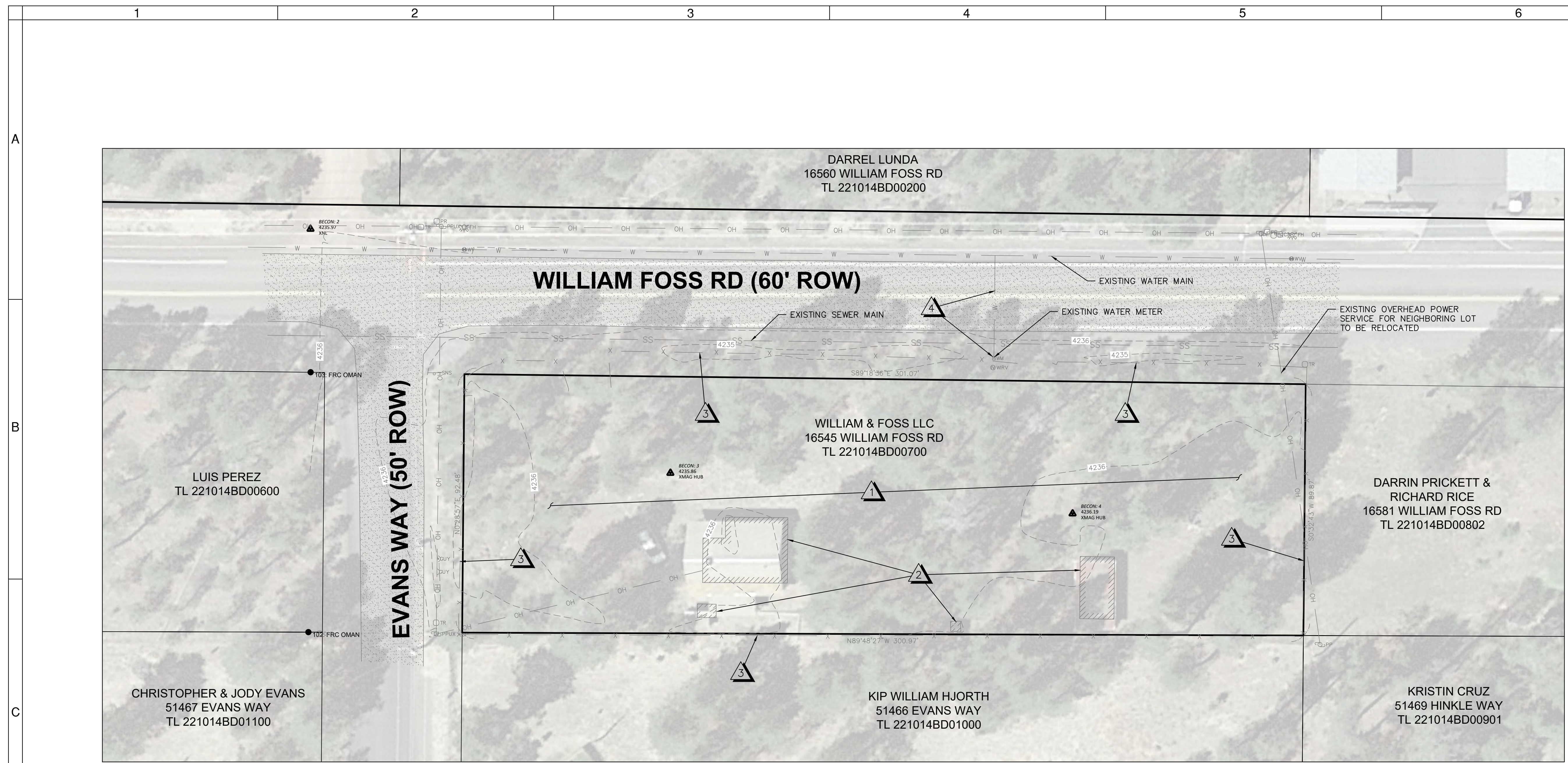
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BECON
 CIVIL ENGINEERING & LAND SURVEYING

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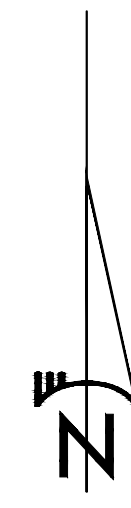
SHEET: **C2.0**
2 OF 4
 PERMIT# TBD



LEGEND

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| PROPERTY BOUNDARY | | EXISTING WATER METER | |
| TAXLOT | | EXISTING IRRIGATION VALVE | |
| EXISTING MAJOR CONTOURS | | EXISTING UTILITY POLE | |
| EXISTING MINOR CONTOURS | | EXISTING UTILITY PEDESTAL | |
| EXISTING WATER LINE | | EXISTING SEWER CLEAN OUT | |
| EXISTING SEWER LINE | | EXISTING UTILITY STUB | |
| EXISTING OVERHEAD POWER | | EXISTING SEPTIC MANHOLE | |
| EXISTING FENCE | | | |
| EXISTING CONCRETE | | | |
| EXISTING ASPHALT PAVEMENT | | | |
| EXISTING WATER VALVE | | | |
| EXISTING HYDRANT | | | |

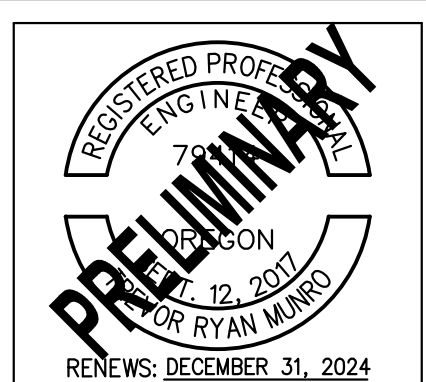
- DEMOLITION NOTES**
- 1** CLEAR AND GRUB ENTIRE SITE. ALL TREES TO BE REMOVED UNLESS SPECIFICALLY REQUESTED BY DEVELOPER TO REMAIN.
 - 2** EXISTING BUILDING/STRUCTURE TO BE REMOVED
 - 3** EXISTING FENCE TO BE REMOVED. TO BE COORDINATED WITH NEIGHBORING PROPERTY OWNERS.
 - 4** EXISTING WATER SERVICE AND METER TO BE REMOVED



EXISTING CONDITIONS & DEMO PLAN

SCALE: 1"=20'

PLANNING SET



WILLIAM FOSS APARTMENTS
16545 WILLIAM FOSS RD
SITE & UTILITY PLAN
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



REVISIONS:
 1. _____
 2. _____
 3. _____

BECON
 CIVIL ENGINEERING & LAND SURVEYING
 549 SW MILL VIEW WAY
 SUITE 100
 BEND, OREGON 97702
 (541) 633-3140
 www.beconeg.com

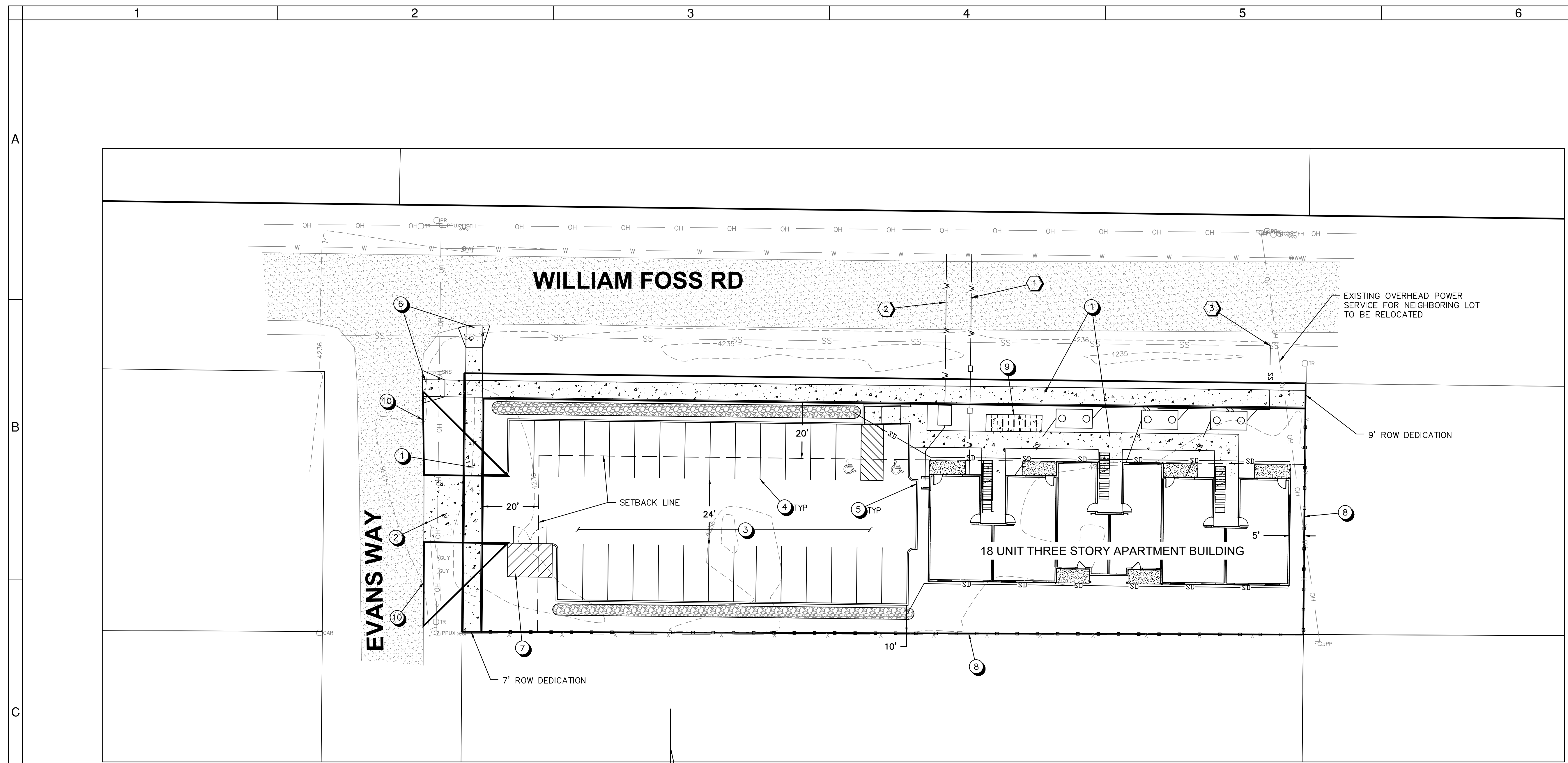
DESIGNED BY: TRM
 DRAWN BY: BECON
 SCALE: 1"=20'
 FILE: 22120
 DATE: 06/21/2023

VERIFY SCALES
 0 1"
 BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: **C3.0**

3 OF 4

PERMIT# TBD



SITE & UTILITY PLAN
 1" = 20'



LEGEND

| | |
|---------------------------|--------|
| PROPOSED WATER LINE | — w — |
| PROPOSED SEWER LINE | — ss — |
| PROPOSED CONCRETE | |
| PROPOSED ASPHALT PAVEMENT | |
| EXISTING WATER | — w — |
| EXISTING SEWER | — ss — |
| EXISTING OVERHEAD LINE | — OH — |
| EXISTING HYDRANT | |
| EXISTING WATER VALVE | |

- SITE NOTES**
- ① CONSTRUCT 6' WIDE CONCRETE SIDEWALK WITHIN ROW AND ONSITE PER ODOT/LP STANDARDS
 - ② CONSTRUCT 24' WIDE DRIVEWAY PER ODOT/LP STANDARDS
 - ③ CONSTRUCT ASPHALT PAVEMENT PARKING LOT
 - ④ 9' X 20' STRIPED PARKING SPACE. 27 STANDARD SPACES, AND 2 ADA SPACES.
 - ⑤ STANDARD CURB
 - ⑥ ADA RAMP PER ODOT/LP STANDARDS
 - ⑦ CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
 - ⑧ 6' TALL FENCE ALONG SOUTHERN AND EASTERN PROPERTY LINES
 - ⑨ FIVE INVERTED U DOUBLE BIKE RACKS. 10 BIKE PARKING SPACES.
 - ⑩ 30' CLEAR VISION TRIANGLE

- UTILITY NOTES**
- ① INSTALL 2" WATER LINE WITH METER AND BACKFLOW PER LP STANDARDS
 - ② INSTALL 4" FIRE LINE AND BACKFLOW VAULT PER LP STANDARDS
 - ③ 6" SANITARY SEWER SERVICE @ 1% MIN SLOPE TO CONNECTION TO MAIN. SERVICE LINE AND SEWER TAP TO BE INSTALLED AND TESTED PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS. SEPTIC TANKS ARE SHOWN FOR REFERENCE ONLY. TO BE SIZED AND INSTALLED UNDER BUILDING PERMIT.

PROJECT DATA

LOT AREA = 0.63 ACRES/ 27,445 SF (BEFORE ROW DEDICATION)
 LOT AREA = 0.55 ACRES/ 24,150 SF (AFTER ROW DEDICATION)
 LOT BUILDING COVERAGE = 5,360 SF (22.2%)
 ASPHALT/CONCRETE COVERAGE = 10,672 SF (44.2%)
 TOTAL IMPERVIOUS AREA = 16,032 SF (66.4%)
 LANDSCAPE AREA REQUIRED = 20% OF LOT = 4,830 SF
 LANDSCAPE AREA PROVIDED = 8,118 SF (33.6%)
 TOTAL UNITS = 18

PLANNING SET



WILLIAM FOSS APARTMENTS
16545 WILLIAM FOSS RD
GRADING & DRAINAGE PLAN
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON



REVISIONS:

| | |
|----|--|
| 1. | |
| 2. | |
| 3. | |

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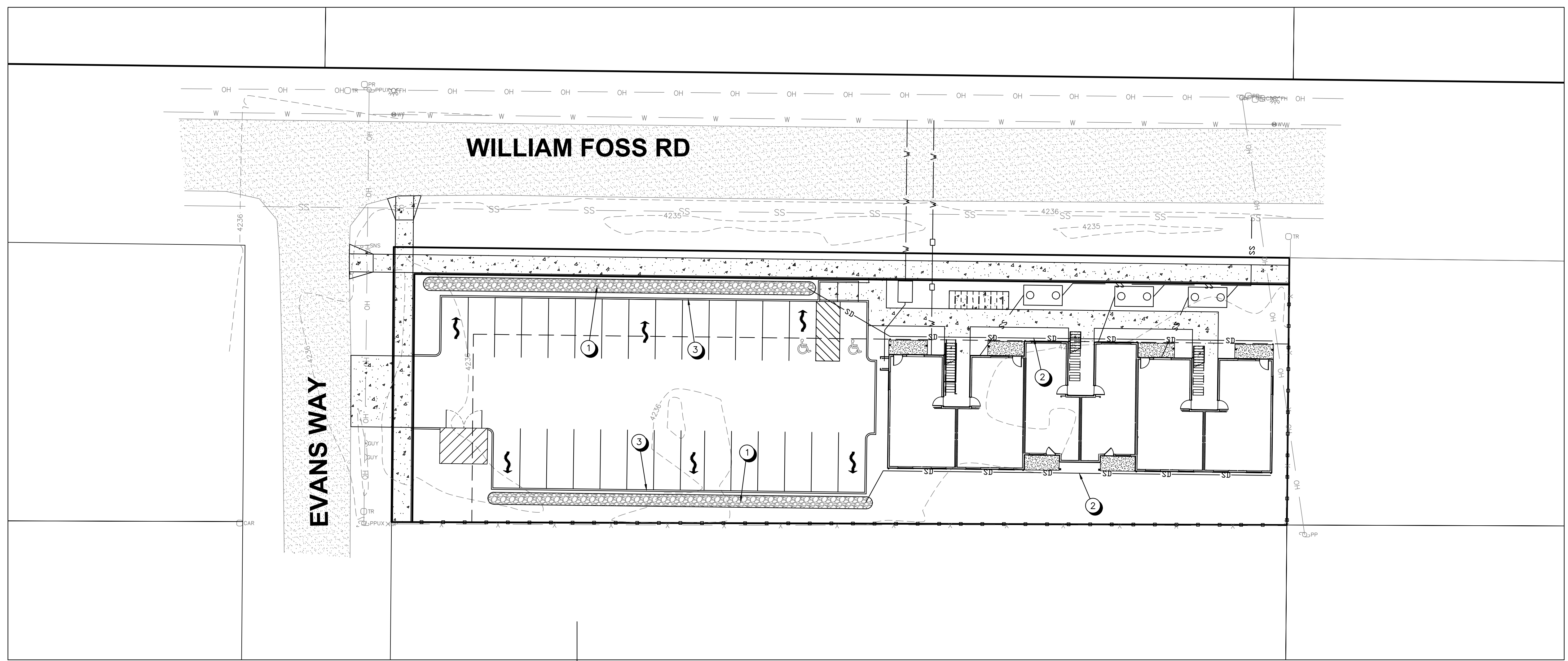
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VERIFY SCALES
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 BAR EQUALS ONE INCH
 ON ORIGINAL DRAWING

SHEET: **C4.0**

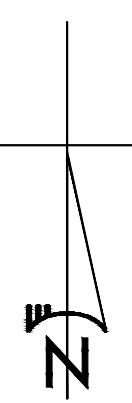
4 OF 4

PERMIT# TBD



GRADING AND DRAINAGE PLAN

1"=20'

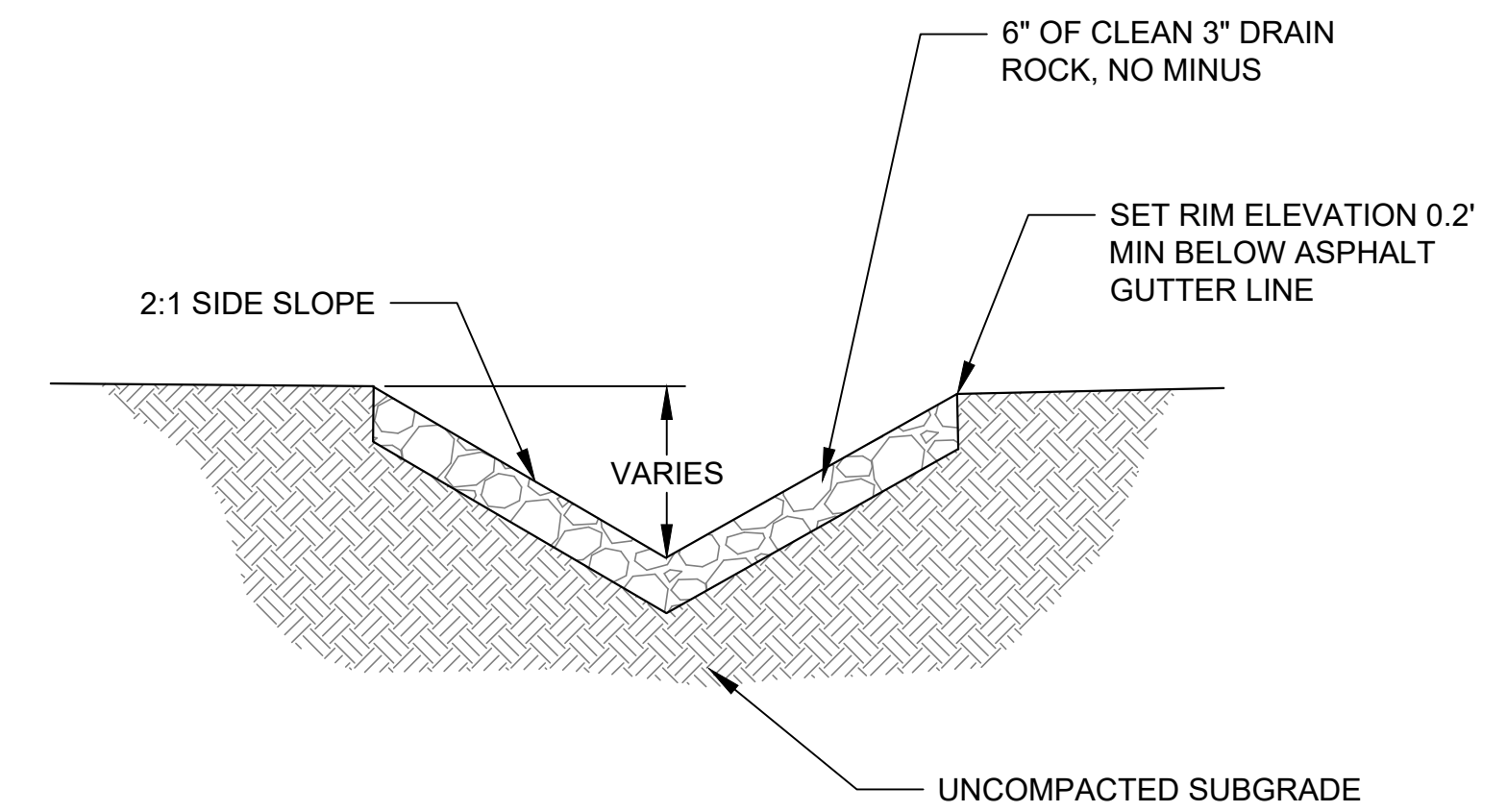


LEGEND

| | |
|---------------------------|------------------|
| PROPOSED DRAIN PIPE | SD |
| DRAINAGE FLOW ARROW | ↗ |
| PROPOSED DRAIN ROCK | [Pattern] |
| PROPOSED CONCRETE | [Pattern] |
| PROPOSED ASPHALT PAVEMENT | [Pattern] |
| MAJOR CONTOURS | ----- 3500 ----- |
| MINOR CONTOURS | ----- 3504 ----- |

GRADING & DRAINAGE NOTES

- ① PROPOSED DRAINAGE ROCK PER DETAIL THIS SHEET. TO BE SIZED UNDER BUILDING PERMIT PLANS.
- ② INSTALL 6" PVC STORM PIPE TO COLLECT ROOF RUNOFF. TIE TO DOWNSPOUTS AND ROUTE TO DRAIN ROCK.
- ③ CURB CUTS TO BE DESIGNED UNDER BUILDING PERMIT PLANS



DRAINAGE ROCK DETAIL
 N.T.S. ① C4.0

PLANNING SET