City of Coos Bay

Police Department

500 Central Avenue, Coos Bay, Oregon 97420-8914
***Phone** (541) 269- 8911 Fax (541) 269-5788*
http//:www.coosbay.org

June 5, 2013

TO: PLANNING COMMISSION
FROM: Laura Barron, Planning Administrator
RE: Site Plan and Architectural Review: Preapplication

According to Coos Bay Municipal Code Chapter 17.345, Site Plan and Architectural Review, Section 17.345.020, Preapplication, an applicant may submit a sketch plan to be reviewed by the Commission before the formal application is filed in order to discuss the general design of the project in relation to the site and surroundings and to property development requirements.

Enclosed for your review are information and site maps for a development proposed by Ocean Grove Development Group, LLC. The development lies near the south end of Lindy Lane off of Ocean Boulevard and west of Kmart. More specifically, the project is described as follows:

T. 25, R. 13, S. 21C, Tax Lots 700 (2.7 acres), 900 (28.5 acres) and 903 (3.4 acres), and,
T. 25, R. 13, S. 28, Tax Lot 600 (40 acres)

REQUIREMENT FOR SITE PLAN AND ARCHITECTURAL REVIEW (SPAR)

In 2006, the 28-acre parcel, Tax Lot 900, was rezoned from "Residential Certified Factory-built Home Park (R-5)" to "Qualified Multiple Residential (Q R-3)". The "qualified" indicates that a SPAR must be approved prior to development. Note that the SPAR is only required for this particular parcel.

MASTER PLAN

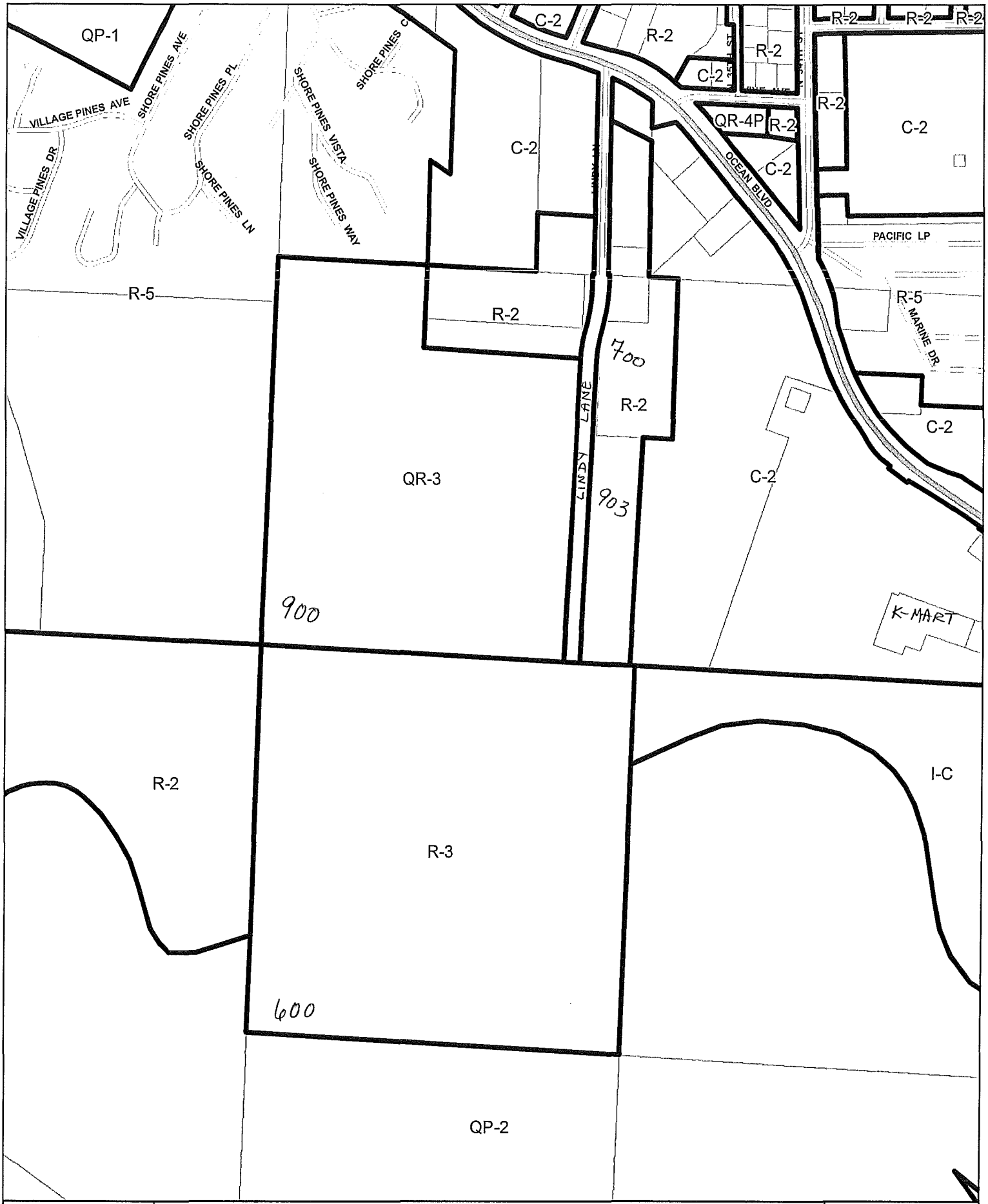
The Master Plan for the project includes all of the parcels described above. This is important in order to insure the project will function as a unit. Tax Lots 700 and 903 are zoned "Single-family and Duplex Residential (R-2)". Tax Lot 600 is zoned "Multiple Residential (R-3)".

"DUAL LIFE CYCLE DEVELOPMENT"

The information enclosed describes a "dual life cycle development" intended to reduce or eliminate the normal boom and bust cycle that may result from a large construction project. The project is intended to coincide with major construction projects related to the Jordan Cove energy project.

The Planning Commission is scheduled to review this preapplication material at the meeting on June 11, 2013.

Enclosures
////



Disclaimer:
This document is produced using a Geographic Information System (GIS). The data contained herein is intended to be a graphical representation only and is by no means an official survey or legal interpretation thereof. The City of Coos Bay provides this data in good faith and makes no warranties, guarantees or representations of any kind, either expressed or implied, as to the content, accuracy, completeness or reliability of this data.

Date: 6/4/2013

N
W E
S

1 inch = 424 feet

Disclaimer:
This document is produced using a Geographic Information System (GIS). The data contained herein is intended to be a graphical representation only and is by no means an official survey or legal interpretation thereof. The City of Coos Bay provides this data in good faith and makes no warranties, guarantees or representations of any kind, either expressed or implied, as to the content, accuracy, completeness or reliability of this data.

Date: 6/4/2013

N
W E
S

1 inch = 493 feet

Ocean Grove Development Group, LLC

Pre-SPAR review meeting

Project Overview 5-31-13

Dual Life Cycle Development

The Ocean Grove Homes (OGH) plan uses a dual cycle development model to create a long-term, community based, economic development legacy. OGH believes this model can reduce or eliminate the normal boom and bust cycles that are often left in the wake of large construction projects.

During the first 24-60 months, OGH will offer high quality work-force housing with higher density occupancy designed for easy and efficient conversion to permanent, lower density, "market housing" after the peak of work-force housing demand.

The first development period will be referred to as Life Cycle One. The primary goal of the project during this cycle is to provide an adequate number of beds and logistical services for temporary workers (known as work-force housing).

Starting about 30 months after initial completion, OGH will start modifying the interior living spaces of the existing buildings to provide market housing for longer term residents. This conversion process will result in lower density, development compliant housing for the entire development.

The second development period will be referred to as Life Cycle Two. The primary goal of the project during this cycle is to provide high quality, entry level, market housing that can provide a ready inventory of housing and rental incentives to employers who wish to relocate to the South Coast Bay Area.

Dual Life Cycle Table	
Life Cycle	Description
Life Cycle One	Worker housing up to 60 months after completion on some units.
Life Cycle Two	Long-term housing starting at about 30 months after completion on some units.

Project Goal

The goal of OGH is to cooperate with city officials, community leaders and business stakeholders to create the optimum long-term housing solution and maximize the economic benefits for the South Coast Region, while also meeting the demand for short-term worker accommodations for the proposed Jordan Cove LNG , energy plant and gas pipeline connector.

Project Goals	
Life Cycle	Goal
Life Cycle One	Provide attractive, spacious, comfortable and safe short-term worker housing. Organize local businesses to provide all food and hospitality support services.
Life Cycle Two	Provide attractive, newly remodeled, long-term housing. Create local jobs by offering housing incentives to relocating employers.

Economic Development

Based on preliminary discussions with interested employers, OGH believes that rental housing incentives can help create local jobs and improve access to higher education at institutions like Southwestern Oregon Community College.

Ocean Grove Homes has pledged to structure our project in a way which assures that the South Coast Region will benefit from future rental housing incentives.

Significant rental housing incentives will be made available to employers who are relocating to the region, as well as, families that are enrolled in locally administered higher education and vocational training programs.

West Coast Gateway, LLC is a separate economic development company whose stated mission is the recruitment of new businesses to the South Coast Bay Area. These recruiting efforts are an integral part of the OGH plan to create a surplus rental and/or sales demand for the *Life Cycle Two* long-term housing inventory.

OGH believes this program will allow it and West Coast Gateway, LLC to make a large contribution to the economic development and educational expansion efforts already underway by many other organizations in the South Coast Region.

Economic Development	
Life Cycle	Activities
Life Cycle One	Create construction and hospitality opportunities for local businesses and workers. Use housing incentives to create local jobs. Use housing incentives to increase participation in local higher education.
Life Cycle Two	Use housing incentives to create local jobs. Use housing incentives to increase participation in local higher education.

Project Scope

The SPAR application is for tax lot 900 only. The Master Site Plan includes tax lots 600, 900, 903 and 700, and is included for overall development information.

- SPAR: Tax Lot 900 Zoned R-Q-3, Total Size 28.46 Acres,
- Master Site Plan: TL 600 Zoned R-3, TL 900 Zoned R-Q-3, TL 903 Zoned R-2, and TL 700 Zoned C-2 & R2, Total Size 74.57 Acres

Development Process

OGH plans to complete all SPAR, partition, conditional use and subdivision applications during Life Cycle One in the following order:

1. SPAR: Tax Lot 900
2. Conditional use permit for duplexes on Tax Lot 600
3. Partition I on Tax Lot 600 and Tax Lot 900 into 3 parcels per tax lot.
4. Subdivision on Partition 2A-Tax Lot 600, Partition 3B-Tax Lot 900, and Tax Lot 903. (See Partition Plan)

All applications are based on the long-term *Life Cycle Two* density. Variations of the development code requested under the short-term *Life Cycle One* density will be discussed later in this overview.

Development Process	
Life Cycle	Application
Life Cycle One	SPAR on Tax Lot 900 Partition I on Tax Lot 900 & Tax Lot 600 Conditional use permit for duplexes on Tax Lot 600 Subdivision on duplex and 4-plex lots (Partitions 2A,3B,C)
Life Cycle Two	All permits required for interior remodel to lower density.

SPAR Housing Mix-Tax Lot 900

The following table shows the housing mix on Tax Lot 900 in *Life Cycle One* and *Life Cycle Two*. This is the only parcel that is included in the SPAR application.

SPAR Housing Mix						
Life Cycle	Unit #	Type	Description	# Units/Bldg.	# Buildings	Total Units
Life Cycle One	4	3 Story Multiplex	Studio Apartments	30	8	240
	2	2 Story Group Residential	6 Dormitory rooms/unit	4	8	32
	1	2 Story Multiplex	8-plex with detached garage/carport	8	19	152
				Total	**35**	**424**
Life Cycle Two	4	3 Story Multiplex	2 Bdr. And Studio Apartments	18	8	144
	2	2 Story Multiplex O.G.	1 Bdr. Apartments	8	8	64
	1	2 Story Multiplex	4-plex with detached garage/carport	4	19	76
				Total	**35**	**284**

Master Plan Housing Mix

The following table shows the total housing mix in the Master Plan which includes Tax Lots 900, 600, 903 & 700 in *Life Cycle One* and *Life Cycle Two*.

Master Plan Housing Mix						
Life Cycle	Unit #	Type	Description	# Units/Bldg.	# Buildings	Total Units
Life Cycle One	4	3 Story Multiplex	Studio Apartments	30	8	240
	2	2 Story Group Residential	6 Dormitory rooms/unit	4	16	64
	1	2 Story Multiplex	8-plex with detached garage/carport	8	54	432
	3A-3B	Single Level Multiplex	4-plex with detached garage/carport	4	52	208
	5A-5B	Single Level Duplex	Duplex with attached garage.	2	43	86
				Total	**173**	**1030**
Life Cycle Two	4	3 Story Multiplex	2 Bdr. And Studio Apartments	18	8	144
	2	2 Story Multiplex O.G.	1 Bdr. Apartments	8	16	128
	1	2 Story Multiplex	4-plex with detached garage/carport	4	54	216
	3A-3B	Single Level Duplex	Duplex with detached garage/carport	2	52	104
	5A-5B	Single Level Duplex	Duplex with attached garage	2	43	86
				Total	**173**	**678**

General Development Items

1. **Access:** Primary road access is through the Kmart property located directly east of the proposed development. Secondary road access is via Lindy Lane. Both will be improved to City and ODOT standards. A traffic circle at the intersection of Lindy Lane and the Kmart access road, along with an emergency only outlet at the end of Tax lot 903 will provide emergency access.
2. **Utilities:** Utilities will be improved to city standards and accessed through the Kmart easement.
3. **Wetlands:** All wetlands have been flagged and are shown on the SPAR site plan and the Master Plan. Many wetlands are preserved as open spaces. A plan is being created by wetlands professionals that will mitigate the wetlands impacted by development.
4. **Fire Protection:** All buildings exceeding two living units will have sprinkler systems.
5. **Roads:** All roads will be designed to meet city requirements, except the 20 ft. road on the east side of Lindy Lane. OGH is requesting to dedicate all roads once the roads and infrastructure are completed.
6. **Minimum Lot Sizes: SPAR**-The Lot size tables below show the minimum lot size for each dwelling type *in Life Cycle One* and *Life Cycle Two* for Tax Lot 900 only.

   It shows that Tax Lot 900 exceeds the total minimum combined lot sizes required for a subdivision in both *Life Cycle One* and *Life Cycle Two*, prior to adding the additional open space.

   At the time of the subdivision application, Unit #1 (2 Story Multiplex) lots would not meet the minimum subdivision lot size requirements in *Life Cycle One* when it is used as an 8-Plex. OGH will request a temporary density offset for the Life Cycle One subdivision application.

SPAR Plan Life Cycle One- Density Tax Lot 900							
Unit #	Product Type	# of Units	Lot Size	Total SQ. FT.	Min Lot	Min SQ. FT.	Over/under
1	2 Story Multiplex (8-Plex)	19	9,000	171,000	12,200	231,800	(60,800)
2	2 Story Multiplex O.G. (4-Plex)	8	128,564	128,564	7,400	59,200	69,364
4	3 Story Multiplex (30 units)	8	333,471	333,471	38,600	308,800	24,671
Total SQ. FT. Over/Under Minimum lot size						**599,800**	**33,235**
				Total SPAR Plan		1,085,247	485,447

The Table below shows that once the 8-Plex is converted to a 4-Plex in *Life Cycle Two*, all minimum lot sizes will meet development code standards for a subdivision, with an additional 691K sq. ft. of open space.

SPAR Plan Life Cycle Two- Density Tax Lot 900							
Unit #	Product Type	# of Units	Lot Size	Total SQ.	Min Lot	Min SQ. FT.	Over/under
1	2 Story Multiplex (4-Plex)	19	9,000	171,000	7,400	140,600	30,400
2	2 Story Multiplex O.G. (4-Plex)	8	128,564	128,564	7,400	59,200	69,364
4	3 Story Multiplex (18 units)	8	333,471	333,471	24,200	193,600	139,871
Total SQ. FT. Over/Under Minimum lot size						**393,400**	**239,635**
				Total SPAR plan		1,085,247	691,847

7. **Minimum Lot Sizes: MASTER PLAN**-The Lot size tables below show the minimum lot size for each dwelling type required for a subdivision in *Life Cycle One* and *Life Cycle Two* from The Master Site Plan.

   The Table shows the combined lot sizes, plus open spaces in the Master Plan, exceed the total minimum lot sizes required for a subdivision in *Life Cycle One* by more than 840K sq. ft. and in *Life Cycle Two* by more than 1.2 Million sq. ft.

   The Master Plan *Life Cycle One* Table shows the Two Story Multiplex lots (Partition 2A, 3B, Unit #1) do not meet the minimum lot size requirements for a subdivision in *Life Cycle One.*

   OGH will request a temporary density offset allowance for these lots based on the 840K sq. ft. excess open space in the *Life Cycle One* subdivision.

Master Plan Life Cycle One- Density							
Unit #	Product Type	# of Bldgs.	Lot Size	Total SQ. FT.	Min Lot	Min SQ. FT.	Over/under
1	2 Story Multiplex (8-Plex)	54	9,000	486,000	12,200	658,800	(172,800)
2	2 Story Multiplex O.G. (4-Plex)	16	307,554	307,554	7,400	118,400	189,154
3A	Single Level Multiplex (4-Plex)	19	9,000	171,000	7,400	140,600	30,400
3B	Single Level Multiplex 55+ (4-Plex)	33	5,750	289,077	7,400	244,200	44,877
4	3 Story Multiplex (30 units)	8	333,471	333,471	38,600	308,800	24,671
5A	Single Level Duplex (b)	14	7,875	110,250	7,000	98,000	12,250
5B	Single Level Duplex (a)	29	7,875	228,375	7,000	203,000	25,375
Total SQ. FT. Over/Under Minimum lot size		**173**				**1,771,800**	**153,927**
				Total Master Plan		2,612,160	840,360

The Master Plan *Life Cycle Two* Table shows that all subdivided and partitioned lots meet minimum lot size requirements for Life Cycle Two with an extra 1.2 million sq. ft.

Master Plan Life Cycle Two- Density							
Unit #	Product Type	# of Bldgs.	Lot Size	Total SQ.	Min Lot	Min SQ. FT.	Over/under
1	2 Story Multiplex (4-Plex)	54	9,000	486,000	7,400	399,600	86,400
2	2 Story Multiplex O.G. (4-Plex)	16	307,554	307,554	7,400	118,400	189,154
3A	Single Level Multiplex (Duplex)	19	9,000	171,000	7,000	133,000	38,000
3B	Single Level Multiplex 55+ (Duplex)	33	5,750	289,077	7,000	231,000	58,077
4	3 Story Multiplex (18 units)	8	333,471	333,471	24,200	193,600	139,871
5A	Single Level Duplex (b)	14	7,875	110,250	7,000	98,000	12,250
5B	Single Level Duplex (a)	29	7,875	228,375	7,000	203,000	25,375
Total SQ. FT. Over/Under Minimum lot size		**173**				**1,376,600**	**549,127**
					Total Master Plan	2,612,160	1,235,560

8. **Parking:** All on-site parking development code requirements are met with *Life Cycle Two* Densities.

   During *Life Cycle One*, the 3 story multiplex (Unit #4) will have a 1.0 parking space per unit ratio and the 2 story multiplex (Unit #1) will have a 1.0 ratio.

   During *Life Cycle Two*, the lower density modifications allow all parking space requirements to be satisfied. The 3 story multiplex (Unit #4) will have a 1.7 parking space per unit ratio and the 2 story multiplex (Unit #1) will have a 2.0 parking space per unit ratio.

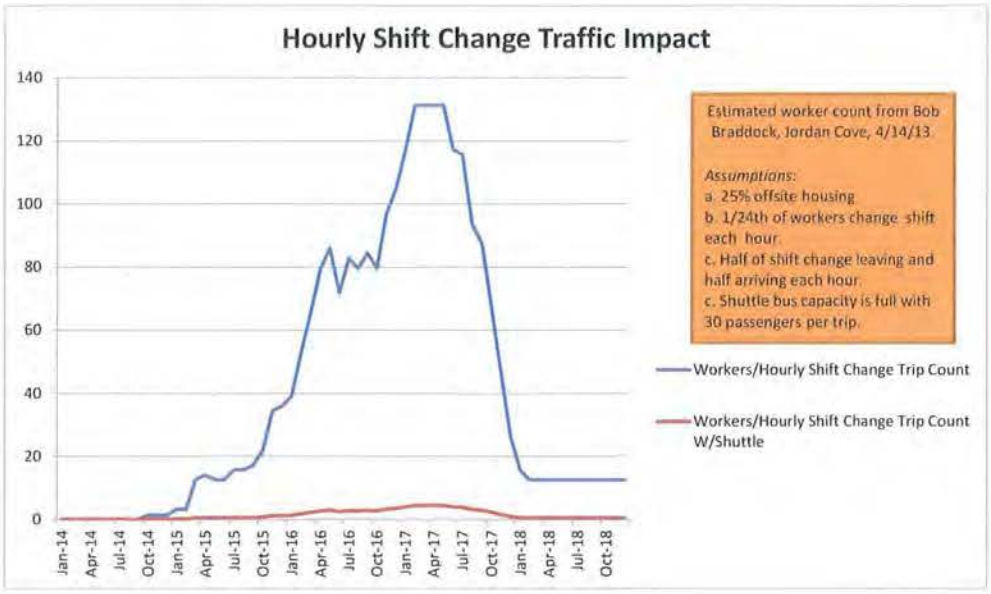
   Due to the following facts, OGH is requesting a temporary *Life Cycle One* exemption to the requirement of having 1.5 parking spaces per multi-family unit.

   - The parking spaces in *Life Cycle One* are allocated to dorm style, duplex and studio units.
   - The higher density is temporary.
   - More than 100 overflow parking spaces are provided on Tax Lot 700.
   - Shuttle transportation will be provided for workers to and from the job site.

9. **Traffic:** A traffic study has been commissioned and a report is due soon. OGH plans to provide transportation to and from the job site for workers living in the development via a private shuttle service. We expect that a large number of the workers will not have a private vehicle during their tenure at Jordan Cove.

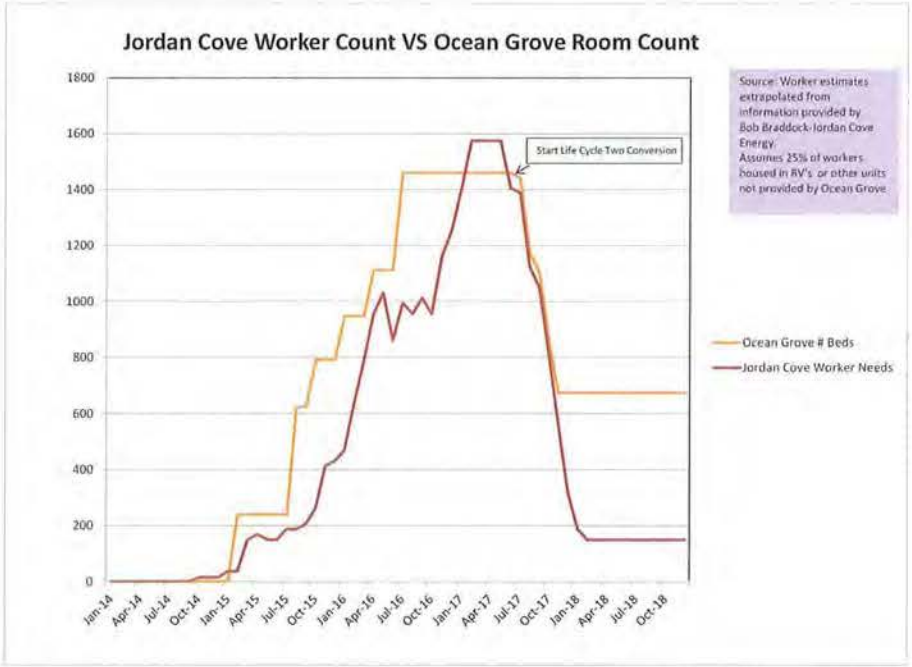
   Traffic flow will be partially determined by the shift rotation schedule at Jordan Cove. The following chart represents the traffic impacts during the projected *Life Cycle One* period using a 24 hour shift rotation on every hour.

At the peak period covering 4-6 months, this chart shows about 131 passengers per hour or 4-5 shuttle trips per hour.



10. **Market Rental/Sale Demand:** The timing of this development is planned to coincide with major construction projects related to the Jordan Cove Energy Project.

    The Graph below shows how the OGH planned development time-line will anticipate the housing needs for the estimated number of workers needed for the project at that time.



Unlike most developments where additional units are planned for future phases, this development plans to reduce the future density.

After Jordan Cove Energy worker demand peaks, smaller units will be modified into larger living units that are more attractive to longer term rental residents. The total number of housing units is reduced from 1030 to 678.

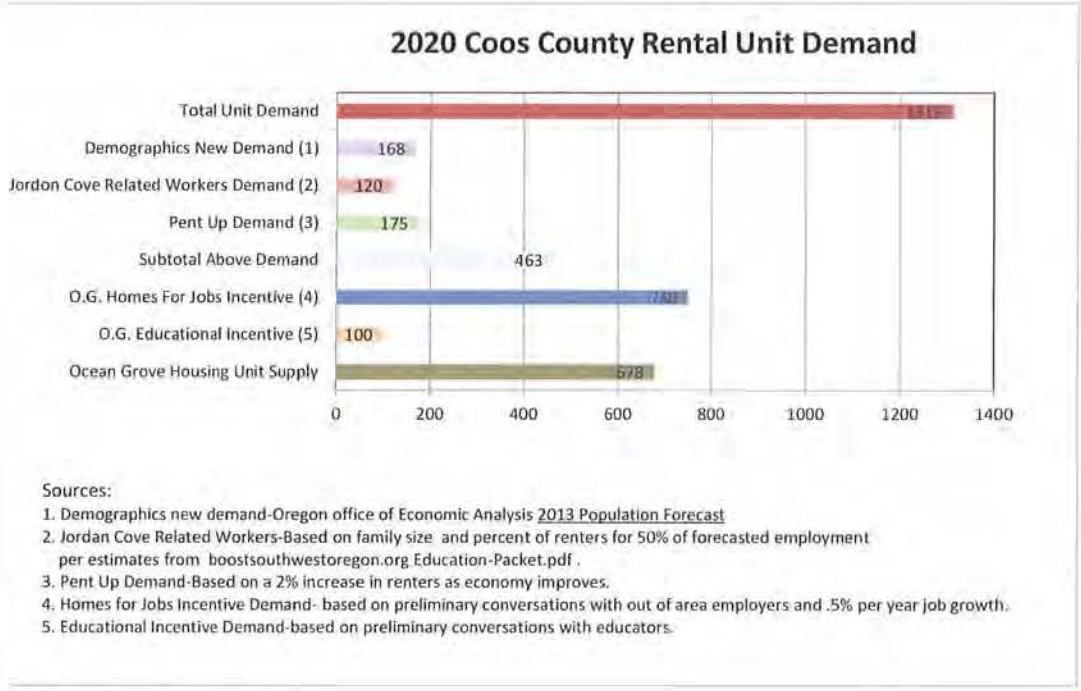
How does OGH plan to fill these units as they are vacated by workers?

In addition to natural demand growth, OGH plans to initiate two rental incentive programs which are designed to attract new renters from out of the area and to encourage local residents to increase their level of education and training.

The first program offers employers rental rebates or incentives to relocate workers and/or add jobs to the South Coast Region.

The second program offers degree-seeking students, job training participants, or vocational training students a rental incentive for pursuing their education in the South Coast Region with institutions of higher education like Southwestern Oregon Community College.

The Graph below shows how the OGH vacated units will be filled as the development's density is reduced in *Life Cycle Two*. By 2020, the development's rental unit supply would only be able to absorb 51% of the projected growth in rental unit demand.



Sources:

1. Demographics new demand-Oregon office of Economic Analysis 2013 Population Forecast
2. Jordan Cove Related Workers-Based on family size and percent of renters for 50% of forecasted employment per estimates from boostsouthwestoregon.org Education-Packet.pdf .
3. Pent Up Demand-Based on a 2% increase in renters as economy improves.
4. Homes for Jobs Incentive Demand- based on preliminary conversations with out of area employers and .5% per year job growth.
5. Educational Incentive Demand-based on preliminary conversations with educators.

Summary of Life Cycle One Planned Exception Requests

SPAR:

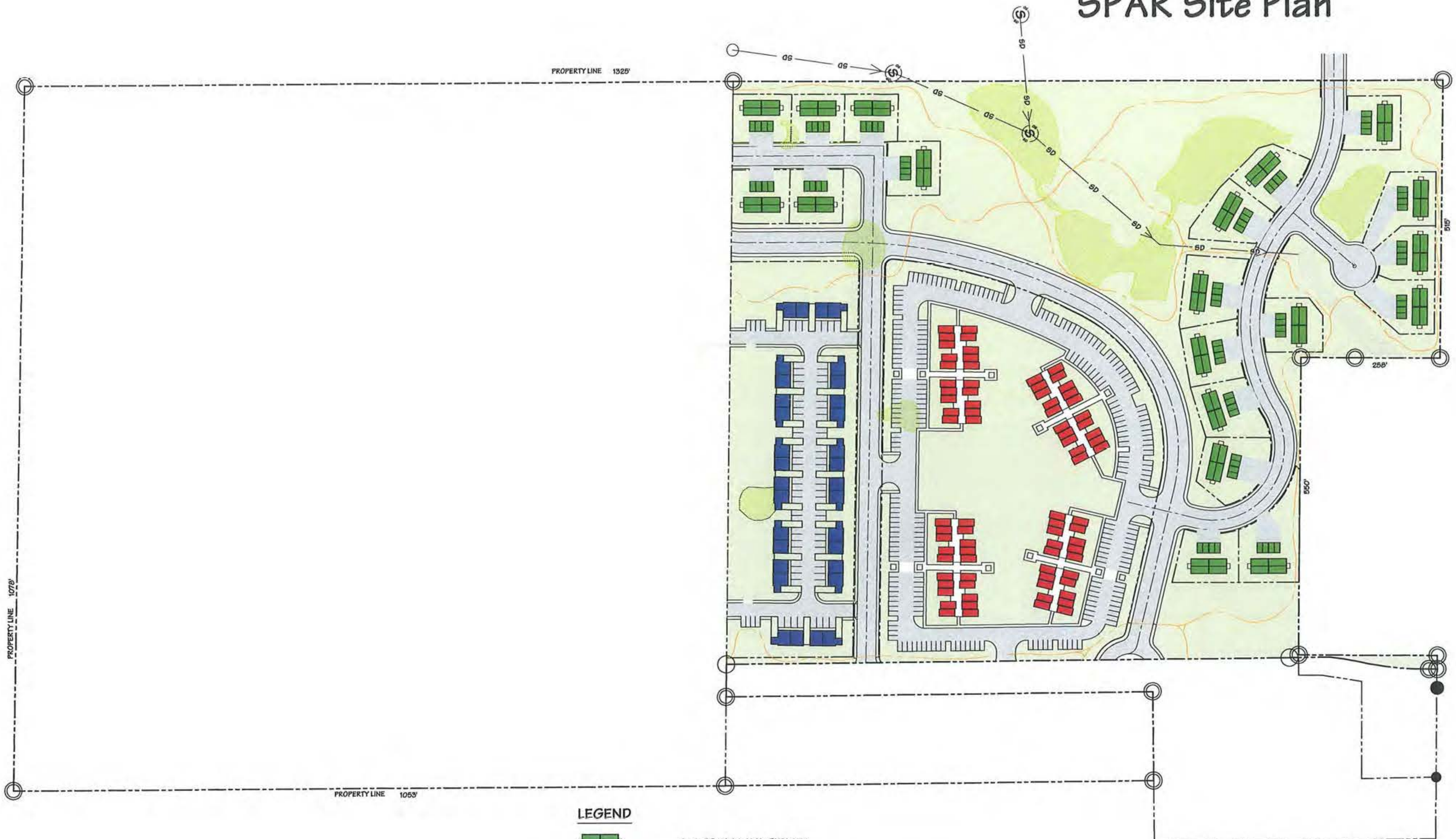
1. During *Life Cycle One*, Unit #4 (the 3 story multiplex) will have a 1.0 parking space per unit ratio and Unit #2 (the 2 story multiplex) will have a 1.0 ratio. During *Life Cycle Two*, the lower density modifications allow all parking space requirements to be satisfied. OGH requests a temporary exception to the parking requirements for the development of Tax Lot 900 in *Life Cycle One*.

SUBDIVISION-PLANNED EXCEPTIONS:

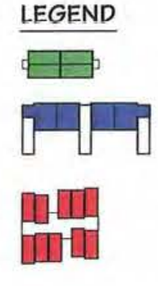
1. OGH requests that the city accept the dedication of the 20 ft. road on the east side of Lindy Lane, which serves as entry access to the row of single level duplexes.

2. During *Life Cycle One*, Unit #1 (the 2 Story Multiplexes) on Tax Lot 600 and Tax Lot 900 do not meet the minimum subdivision lot size requirements when they are used as 8-Plexes. During Life Cycle Two, when they are converted to 4-Plexes, all minimum lot sizes required by the development code for subdivision are met. OGH requests a temporary exception to the minimum lot size requirements for the subdivision of Partition 2A and 3B, in *Life Cycle One*.

SPAR Site Plan



LEGEND

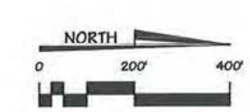


2 STORY MULTIPLEX

2 STORY GROUP RESIDENTIAL O/ GARAGE

3 STORY MULTIPLEX

TRAIL



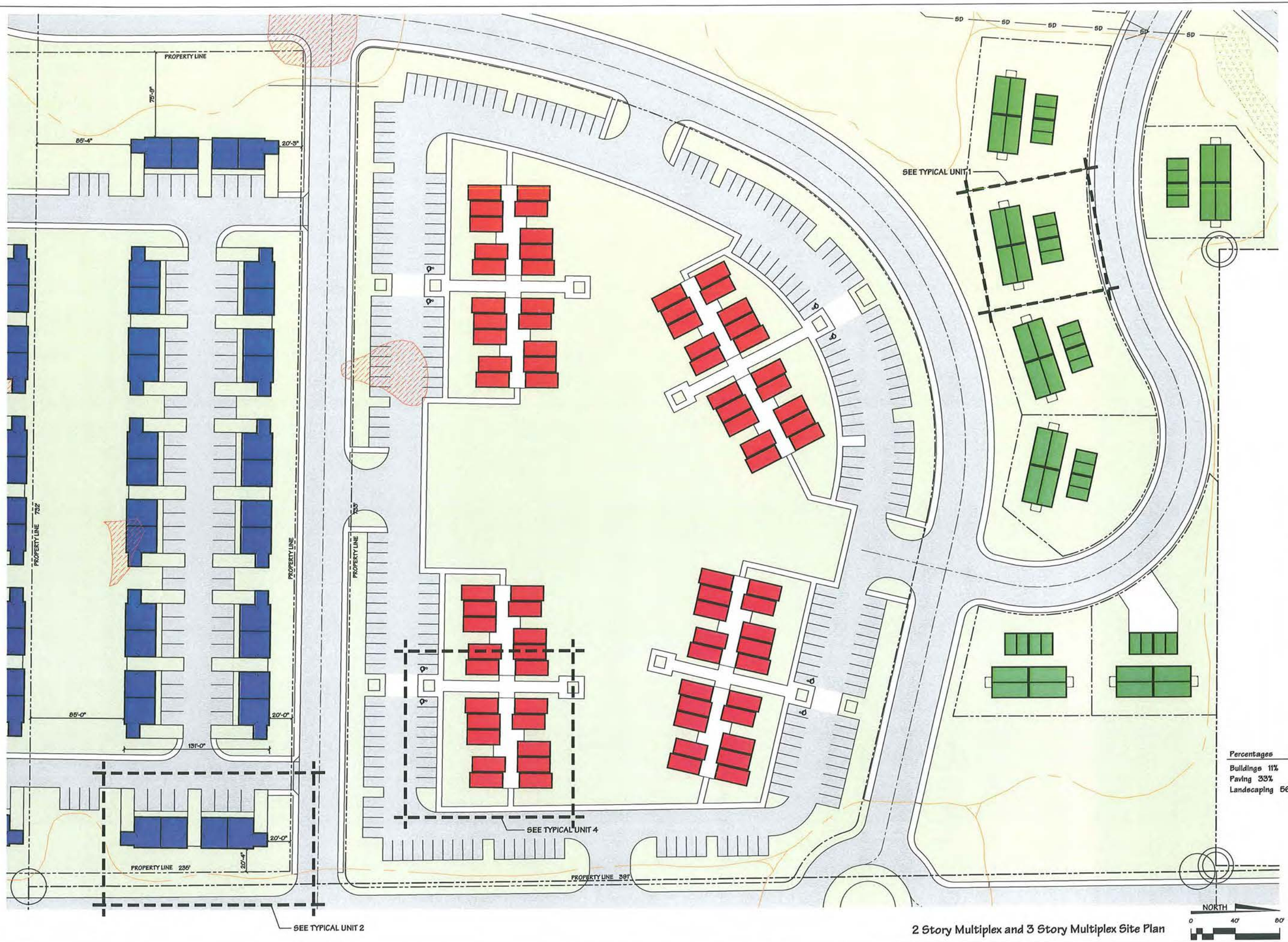
STRAUS & SEIBERT
ARCHITECTS LLP
1175 EAST MAIN STREET, SUITE 2E
MEDFORD, OREGON 97504
VOICE 541 779 4363
FAX 541 779 3891
We're@SSSarchitects.com

Ocean Grove Development Group, LLC

ARCHITECTURAL DESIGN REVIEW

DATES	
PLOT	5.28.2013
ISSUE	

DRAWN:
REVIEWED:
JOB NO.:



2 Story Multiplex and 3 Story Multiplex Site Plan

Percentages

Buildings 11%
Paving 33%
Landscaping 56%

STRAUS & SEIBERT

ARCHITECTS LLP

1175 EAST MAIN STREET, SUITE 2E
MEDFORD, OREGON 97504
VOICE 541 779 4363
FAX 541 779 3891
Www@SSforchtects.com

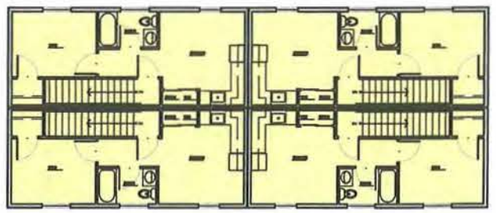
Ocean Grove
Development Group, LLC

ARCHITECTURAL DESIGN REVIEW

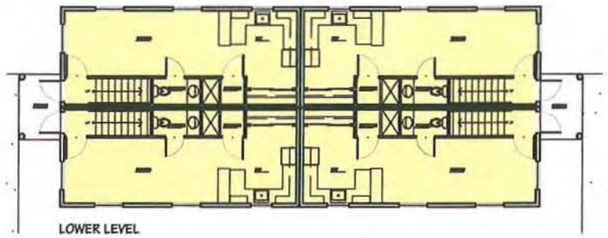
DATES
PLOT 5.31.2013
ISSUE -

DRAWN:
REVIEWED:
JOB NO.: 0388

Cycle 2

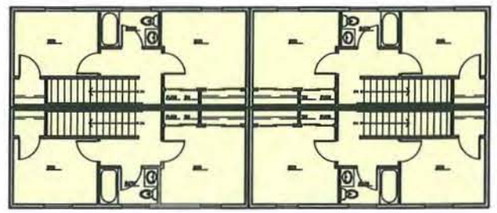


UPPER LEVEL

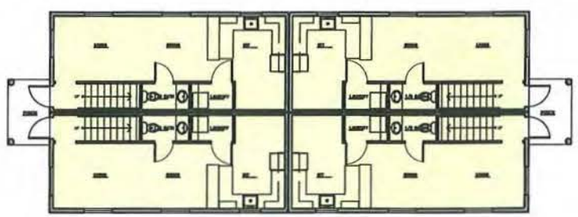


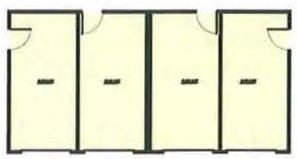
LOWER LEVEL

Floor Plans - LifeCycle One



UPPER LEVEL





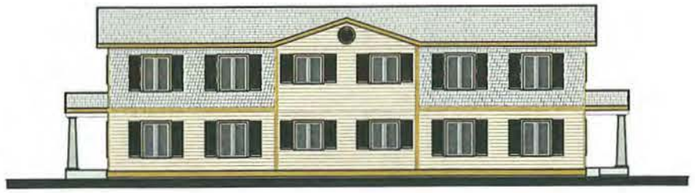
LOWER LEVEL

Floor Plans - LifeCycle Two

Side Elevation

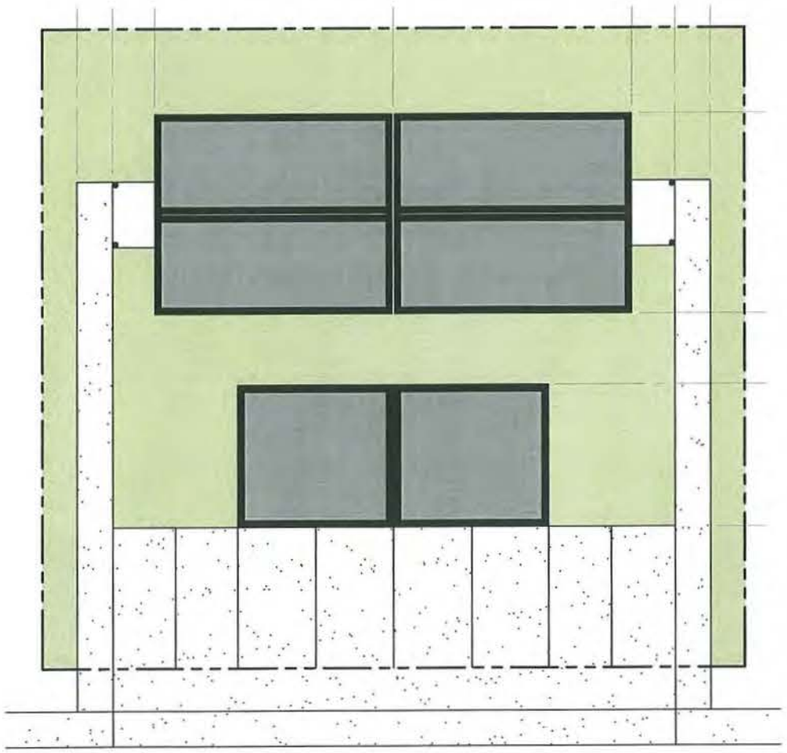
Side Elevation

Front Elevation



Back Elevation

Perspective



Landscape Plan

2 Story Multiplex

0 4' 8' 16'

STRAUS & SEIBERT

ARCHITECTS LLP

1175 EAST MAIN STREET, SUITE 2E
MEDFORD, OREGON 97504
VOICE 541 779 4363
FAX 541 779 3891
Ware@SSArchitects.com

Ocean Grove
Development Group, LLC

ARCHITECTURAL DESIGN REVIEW

DRAWN:

REVIEWED:

1

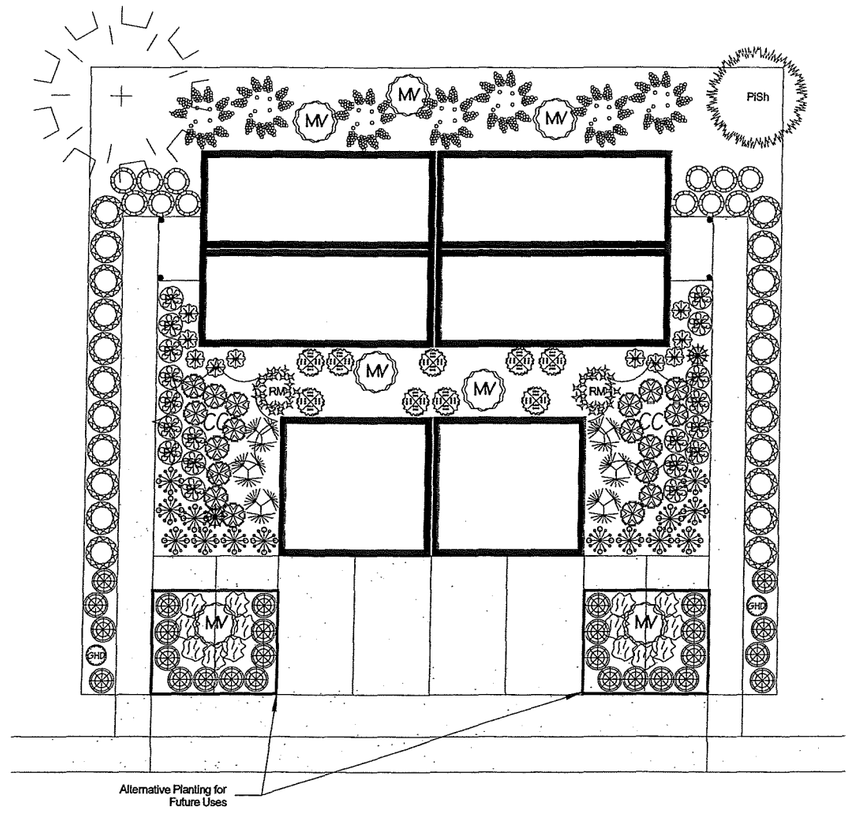
IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 20 gpm and 40 psi. Confirm on-site before proceeding depending on the available water source..
2. All materials are to be new and in original condition.
3. No zone shall exceed 8gpm.
4. Place manual drain valves as needed at low points in mainline
5. Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation
6. Rain Bird 1804 series heads in lawn areas with Hunter MP Rotator nozzles of the appropriate radius for the area being watered. Heads are to be located 2-3" from any concrete, hard surface or transitional area between lawns and shrubs. Heads are to be 6-10" from any building or structure.
7. All drip zones to use PVC laterals to locate a point of connection in each individual planting bed.
8. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to buried a minimum of 3-5" and held down every 5' with J-stakes.
   B. Rain Bird XB-10 Emitters to be placed at the edge of root zones of plants at the following rate
      1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
      3-5g. plants 3- 1GPH emitters placed on opposite sides of root ball
      Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
   C. All Drip zones to include a 200 mesh filter and 30psi pressure regulator
9. All trenching to be a minimum of 12" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
10. All lateral pipe shall be PVC sch40 and 1" minimum.
11. Electronic control clock located outside structure on far side of garage..
12. Control wires are to be a minimum of 18ga and spliced with water proof connections only.
13. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
14. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
15. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
16. Provide owner with preliminary watering schedule for the established landscape.
17. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
18. Walk owner through the entire system describing the operating instructions.

BFP -Febco 850XL 3/4" Double Check Valve

GENERAL CONSTRUCTION NOTES

1. SITE OBSERVATION VISITS
   A. The Landscape Architect shall be notified by the Landscape Contractor 48 hours in advance of all site observation visits required by this document or requested by the Landscape Contractor.
   B. The Landscape Contractor shall be present at each site observation visit.
   C. All work that is to be viewed by the Landscape Architect shall be ready and in place. The Landscape Architect has the right to have changes made to any or all of the work.
   D. Site observation visits by the Landscape Architect are required for:
      1. Pre-construction site meeting
      2.Sub grading
      3. Preliminary irrigation layout, trench locations, P.O.C and vault sizes.
      5. Finish grading and soil preparation
      6. Placement of plant materials prior to planting
      7. Final installation checklist
      8. Periodic review of completed job during maintenance period.
      9. Final checklist.
   E. Landscape Architect may comment and report on any other work being performed as part of any visit.
   F. Additional site observation visits may be required by the Landscape Architect at any time. If more than one site observation visit is required for a particular portion of work because of excessive deficiencies (as determined by Landscape Architect), the Landscape Contractor shall be charged for additional observations.
2. General prepartion of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock in planting beds.
3. All shrub beds to be finish raked to a smooth condition prior to mulching.
4. Medium dark mulch to be placed in all shrub beds to a depth of 3".
5. Hydro-seed to be Oregon Rye Grass Blend or equal.
6. Hydro-seed preparation:
   A. Bring areas to an even, smooth grade removing hard or soft areas that might impede drainage or cause puddling.
   B. Install as per growers recommendations.
7. Plan is diagramtic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.
8. INCLUDE 180 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Mow
   A. Maintain planting area in a healthy, weed free condition through a minimum of weekly visits.
   B. Replace any material showing signs of stress.
   C. Monitor irrigation for correct timing.
   D. Provide owner with complete list of instructions for continued care at the end of the maintenance period.



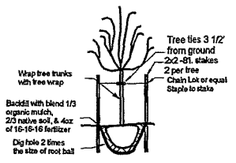
PLANT LIST

GRADING

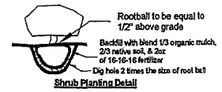
1. Landscape contractor to include removal of debris 1 1/2" or larger and the removal of compacted rock and gravel in all planting areas in order to achieve planting areas where the subgrade consists 12" of viable soil.(see General Notes for additional conditions). Viable soil may include existing soil when it is consists of soil that will promote the healthy growth of plant materials and that is devoid of deleterious content.
2. Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
3. Landscape contractor responsible to provide a finish grade within 3" of surrounding hardscapes. All graded material to be adequately firm without being overly compacted.
4. Landscaper to place sufficent compacted clean topsoil to achieve finish grade in shrub areas. Additional soil may be necessary depending on available existing soil.
5. Finish grade in shrub areas to be a smooth even grade mounded 2" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
6. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with owners representative .

PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions based on list provided may be made as applicable. Remaining substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 native soil, micorrhizae suppliment and 16-16-16 fertilizer as follows.
   1gal 1oz
   3-5gal 2oz
   larger 4oz
4. Plant upright and face to give best appearance or relationship to plants, structures and predominant veiwing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
5. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibitting a root bound conditon, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
8. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.



Deciduous Tree Planting Detail



Shrub Planting Detail

Typical Unit 1 Landscape Plan

0 5 10 20 30 40

Scale 1" = 10'

NOTE: IF THIS SHEET IS LESS THAN 22" x 34" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

STAMP:

REGISTERED LANDSCAPE ARCHITECT
528
Thomas A Madara
OREGON
05/09/03

Madara Design Inc
Landscape Architecture, Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

OCEAN GROVE DEVELOPMENT GROUP LLC
UNIT 1 TYPICAL
OCEAN BLVD. SE
COOS BAY, OREGON 97420

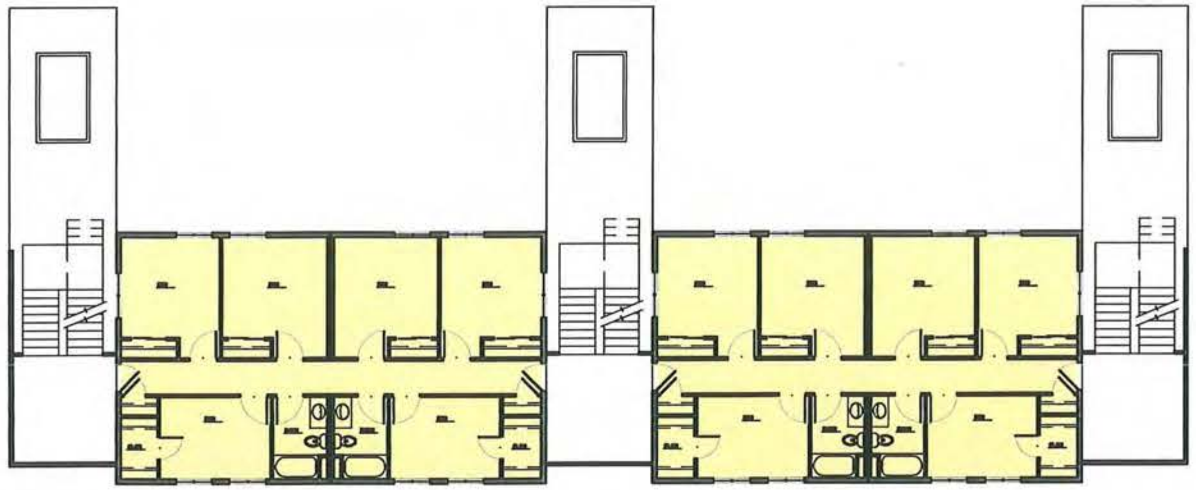
MARKER	DATE	DESCRIPTION

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 05-15-13

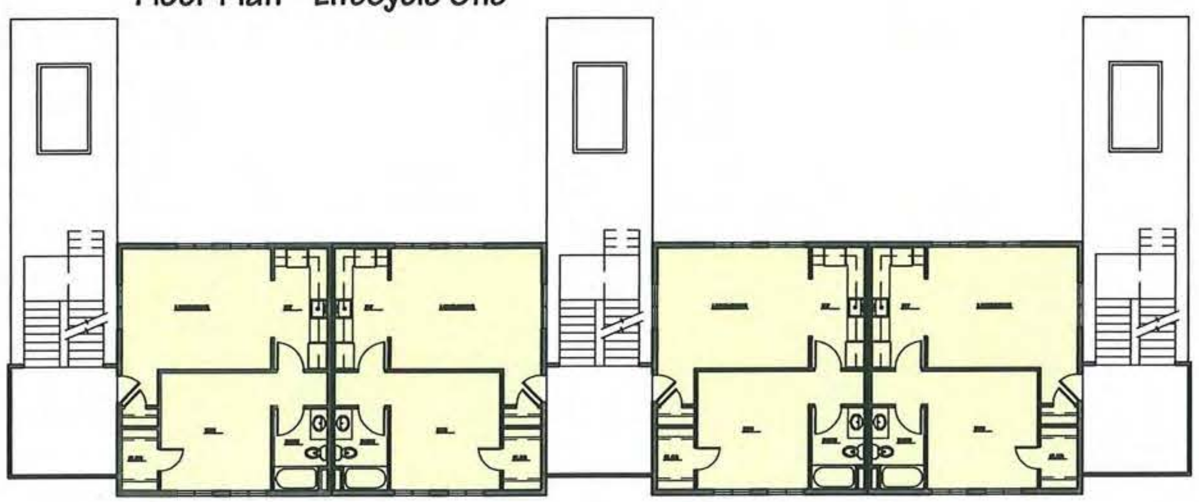
PROJECT:
OCEAN GROVE DEVELOPMENT GROUP LLC
OCEAN BLVD. SE
COOS BAY, OREGON 97420

SHEET TITLE:
LANDSCAPE PLAN

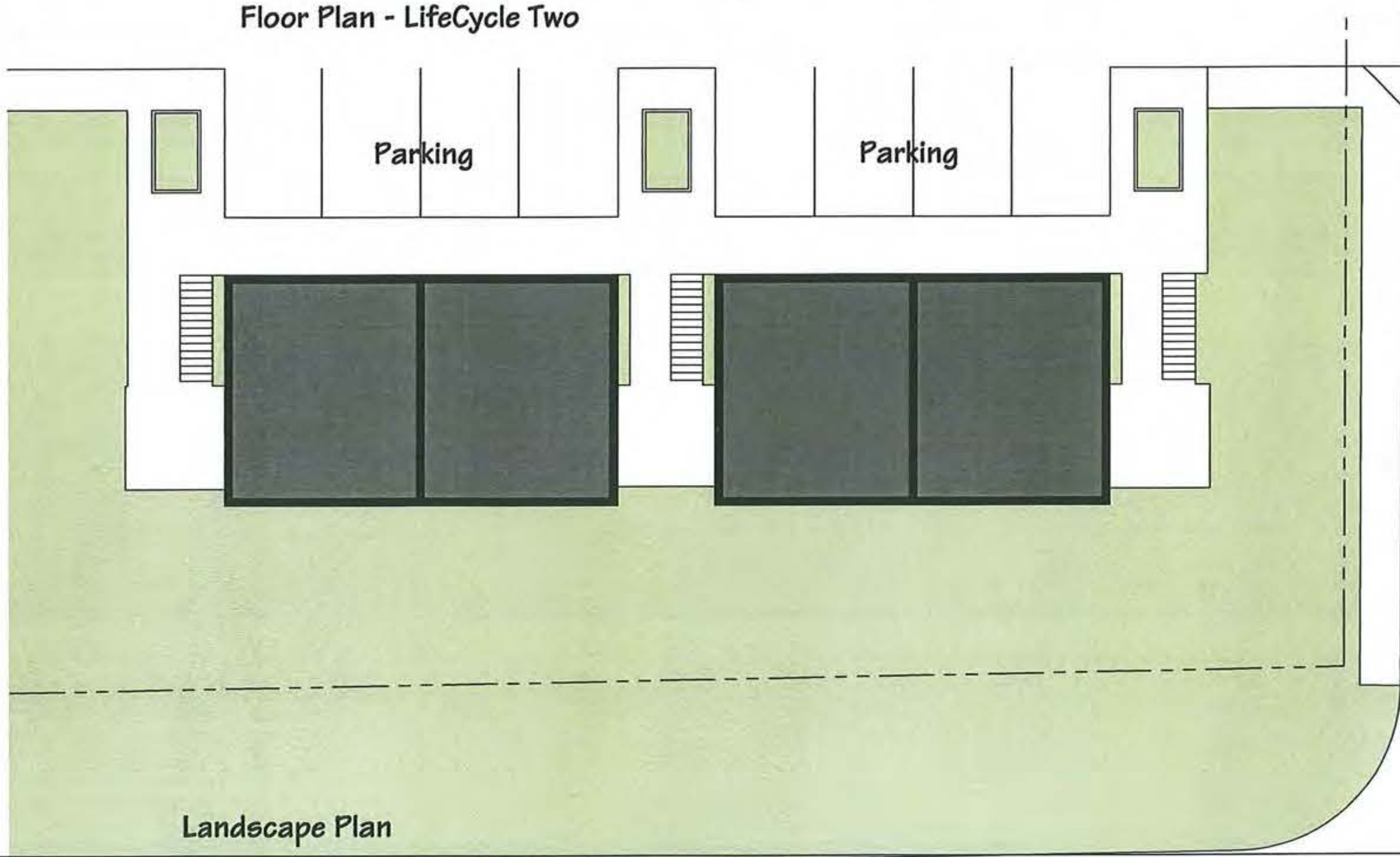
SHEET NO:
L-101



Floor Plan - LifeCycle One



Floor Plan - LifeCycle Two



Landscape Plan

Front Elevation

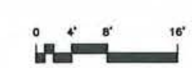
Back Elevation

Side Elevation

Side Elevation

Perspective

2 Story Multiplex
over Garage



STRAUS
&
SEIBERT

ARCHITECTS LLP

1175 EAST MAIN STREET, SUITE 2E
MEDFORD, OREGON 97504
VOICE 541 779 4363
FAX 541 779 3891
Wene@SSSarchitects.com

Ocean Grove Development Group, LLC

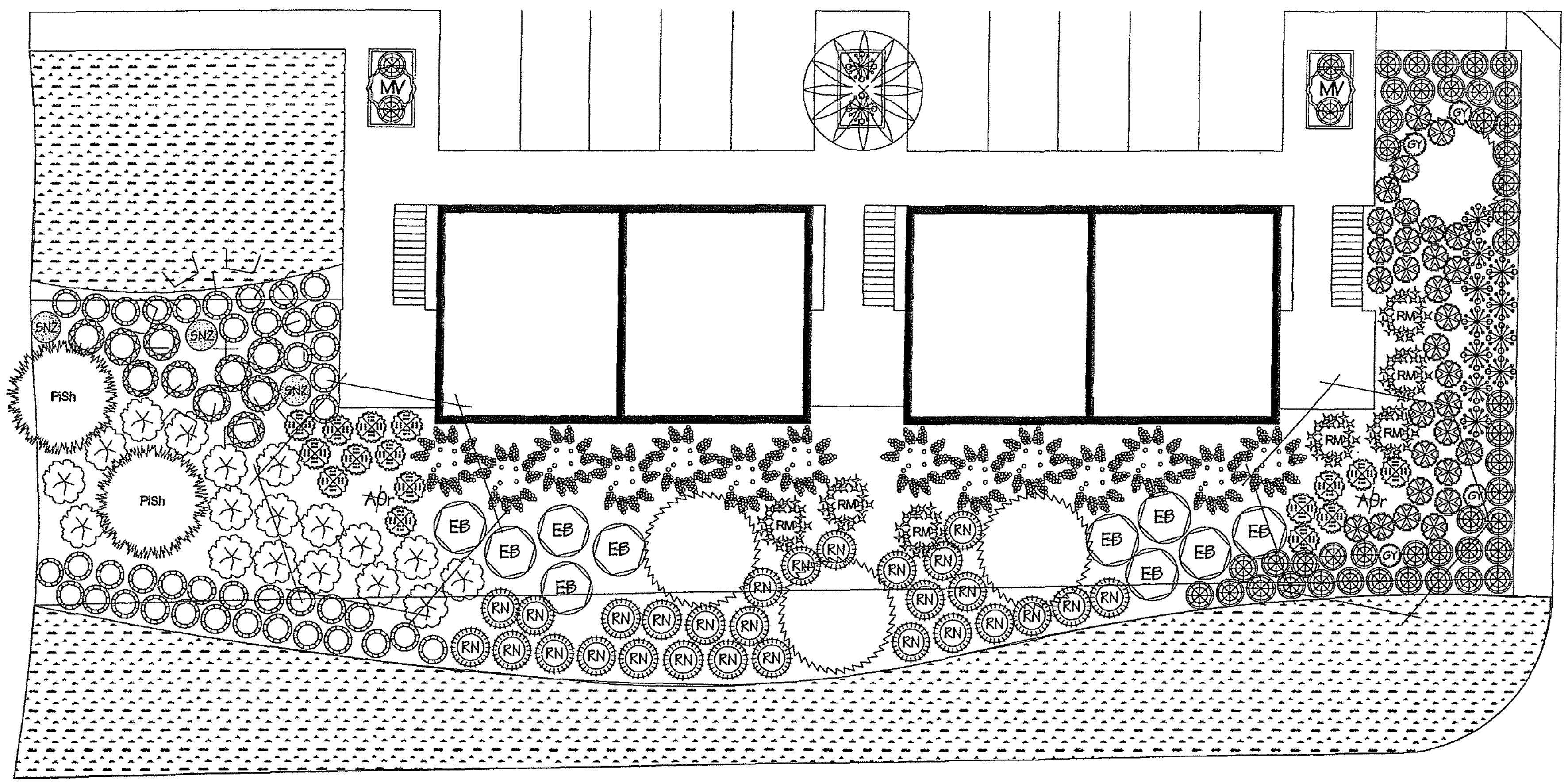
ARCHITECTURAL DESIGN REVIEW

DATES	
PLOT	5.28.2013
ISSUE	

△
△
△
△

DRAWN:
REVIEWED:
JOB NO.:

2



GENERAL CONSTRUCTION NOTES

1. SITE OBSERVATION VISITS
   A. The Landscape Architect shall be notified by the Landscape Contractor 48 hours in advance of all site observation visits required by this document or requested by the Landscape Contractor.
   B. The Landscape Contractor shall be present at each site observation visit.
   C. All work that is to be viewed by the Landscape Architect shall be ready and in place. The Landscape Architect has the right to have changes made to any or all of the work.
   D. Site observation visits by the Landscape Architect are required for:
      1. Pre-construction site meeting
      2.Sub grading
      3. Preliminary irrigation layout, trench locations, P.O.C and vault sizes.
      5. Finish grading and soil preparation
      6. Placement of plant materials prior to planting
      7. Final installation checklist
      8. Periodic review of completed job during maintenance period.
      9. Final checklist.
   E. Landscape Architect may comment and report on any other work being performed as part of any visit.
   F. Additional site observation visits may be required by the Landscape Architect at any time. If more than one site observation visit is required for a particular portion of work because of excessive deficiencies (as determined by Landscape Architect), the Landscape Contractor shall be charged for additional observations.
2. General prepartion of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock in planting beds.
3. All shrub beds to be finish raked to a smooth condition prior to mulching.
4. Medium dark mulch to be placed in all shrub beds to a depth of 3".
5. Hydro-seed to be Oregon Rye Grass Blend or equal.
6. Hydro-seed preparation:
   A. Bring areas to an even, smooth grade removing hard or soft areas that might impede drainage or cause pudding.
   B. Install as per growers recommendations.
7. Plan is diagramtic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.
8. INCLUDE 180 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Mow
   A. Maintain planting area in a healthy, weed free condition through a minimum of weekly visits.
   B. Replace any material showing signs of stress.
   C. Monitor irrigation for correct timing.
   D. Provide owner with complete list of instructions for continued care at the end of the maintenance period.

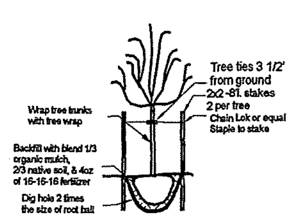
IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 20 gpm and 40 psi. Confirm on-site before proceeding depending on the available water source..
2. All materials are to be new and in original condition.
3. No zone shall exceed 8gpm.
4. Place manual drain valves as needed at low points in mainline
5. Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation
6. Rain Bird 1804 series heads in lawn areas with Hunter MP Rotator nozzles of the appropriate radius for the area being watered. Heads are to be located 2-3" from any concrete, hard surface or transistional area between lawns and shrubs. Heads are to be 8-10" from any building or structure.
7. All drip zones to use PVC laterals to locate a point of connection in each individual planting bed.
8. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to buried a minimum of 3-5" and held down every 5' with J-stakes.
   B. Rain Bird XB-10 Emitters to be placed at the edge of root zones of plants at the following rate
      1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
      3-5g. plants 3- 1GPH emitters placed on opposite sides of root ball
      Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
   C. All Drip zones to include a 200 mesh filter and 30psi pressure regulator
9. All trenching to be a minimum of 12" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
10. All lateral pipe shall be PVC sc40 and 1" minimum.
11. Electronic control clock located outside structure on far side of garage..
12. Control wires are to be a minimum of 18ga and spliced with water proof connections only.
13. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
14. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
15. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
16. Provide owner with preliminary watering schedule for the established landscape.
17. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
18. Walk owner through the entire system describing the operating instructions.

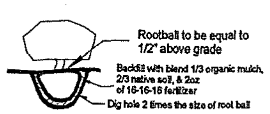
BFP -Febco 850XL 3/4" Double Check Valve

GRADING

1. Landscape contractor to include removal of debris 1 1/2" or larger and the removal of compacted rock and gravel in all planting areas in order to achieve planting areas where the subgrade consists 12" of viable soil.(see General Notes for additional conditions). Viable soil may include existing soil when it is consists of soil that will promote the healthy growth of plant materials and that is devoid of deleterious content.
2. Placement of any soil to be done in coordination with sutable weather condition so as to prevent damage to soil structure.
3. Landscape contractor responsible to provide a finish grade within 3" of surrounding hardscapes. All graded material to be adequately firm without being overly compacted.
4. Landscaper to place sufficent compacted clean topsoil to achieve finish grade in shrub areas. Additional soil may be necessary depending on available existing soil.
5. Finish grade in shrub areas to be a smooth even grade mounded 2" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
6. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with owners representative .



Deciduous Tree Planting Detail



Shrub Planting Detail

PLANT LIST

PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions based on list provided may be made as applicable. Remaining substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 native soil, micorrhizae suppliment and 16-16-16 fertilizer as follows.
   1gal 1oz
   3-5gal 2oz
   larger 4oz
4. Plant upright and face to give best appearance or relationship to plants, structures and predominant veiwing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
5. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibititng a root bound conditon, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
8. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.

Typical Unit 2 Landscape Plan

0 5 10 20 30 40
Scale 1" = 10'

NOTE: IF THIS SHEET IS LESS THAN 22" x 34" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

STAMP: REGISTERED LANDSCAPE ARCHITECT 528 Thomas A Madara OREGON 05/09/03

Madara Design Inc
Landscape Architecture, Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

OCEAN GROVE DEVELOPMENT GROUP LLC
UNIT 2 TYPICAL
OCEAN BLVD. SE
COOS BAY, OREGON 97420

MARKER	DATE	DESCRIPTION

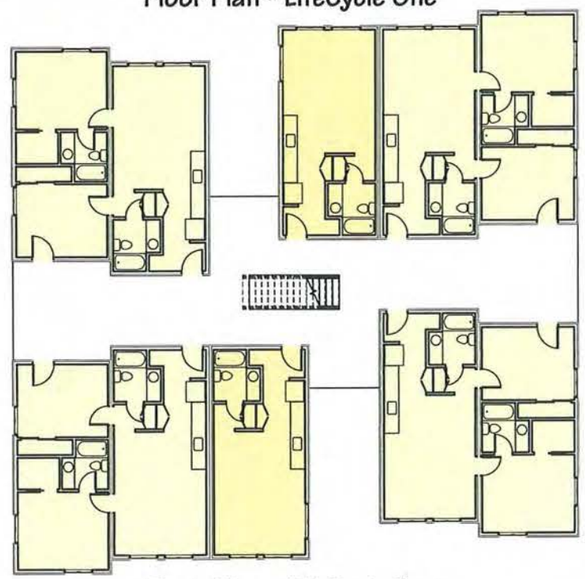
DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 05-15-13

PROJECT: OCEAN GROVE DEVELOPMENT GROUP LLC
OCEAN BLVD. SE
COOS BAY, OREGON 97420

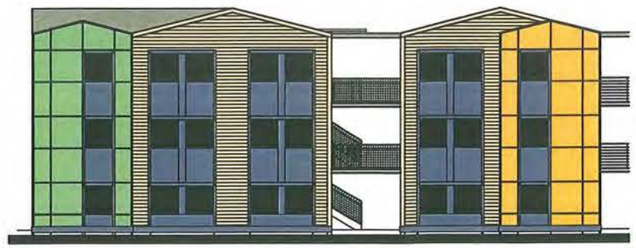
SHEET TITLE: LANDSCAPE PLAN

SHEET NO.: L-101

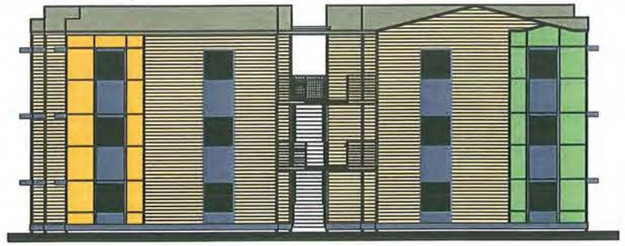
Floor Plan - LifeCycle One



Floor Plan - LifeCycle Two



Front & Back Elevation



Side Elevations

Landscape Plan

3 Story Multiplex

0 4' 8' 16'

STRAUS & SEIBERT
ARCHITECTS LLP
1176 EAST MAIN STREET, SUITE 2E
MEDFORD, OREGON 97504
VOICE 541 779 4363
FAX 541 779 3891
Were@SSArchitects.com

Ocean Grove
Development Group, LLC

ARCHITECTURAL DESIGN REVIEW

DATES PLOT 5.28.2013
ISSUE
△
△
△
△

DRAWN:
REVIEWED:
JOB NO.:

4

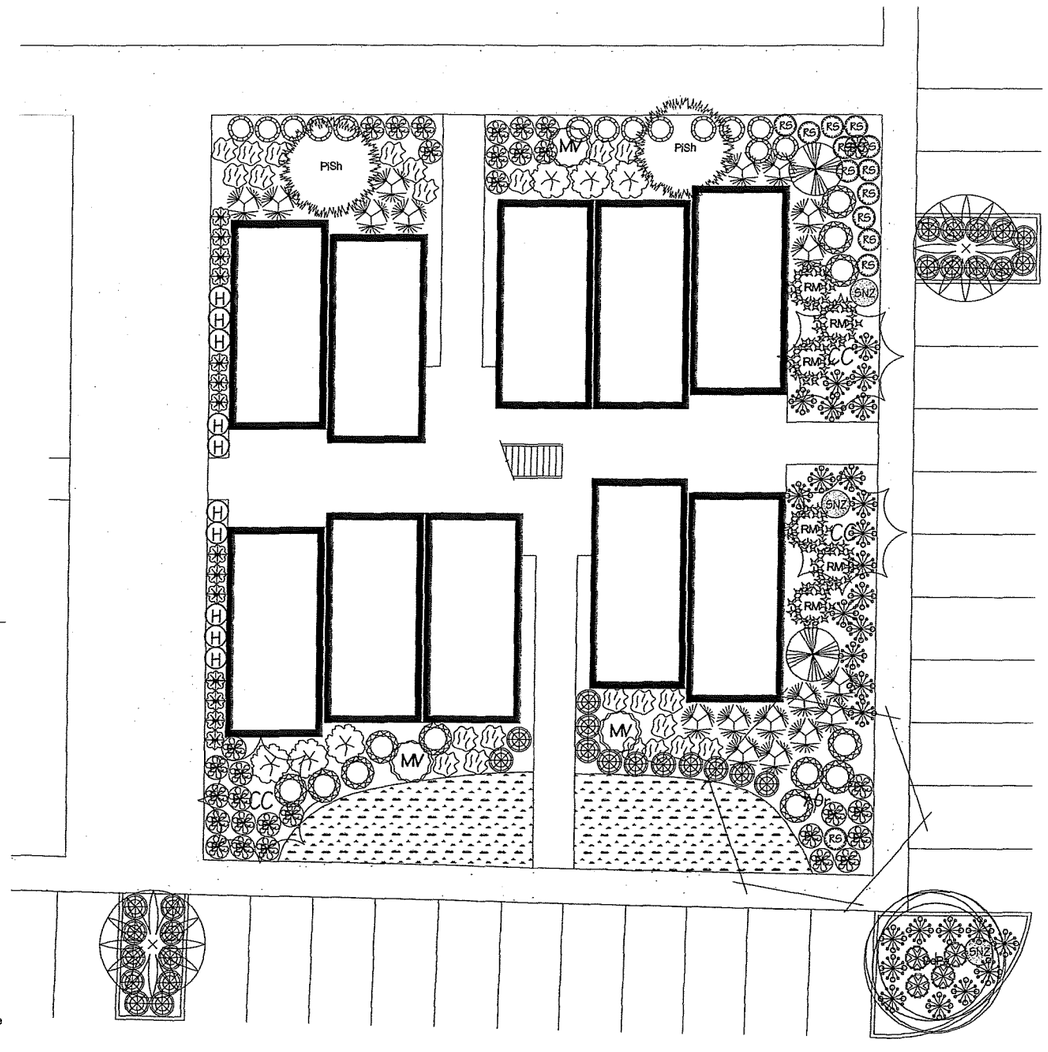
IRRIGATION DETAILS

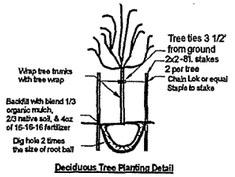
1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 20 gpm and 40 psi. Confirm on-site before proceeding depending on the available water source..
2. All materials are to be new and in original condition.
3. No zone shall exceed 8gpm.
4. Place manual drain valves as needed at low points in mainline
5. Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation
6. Rain Bird 1804 series heads in lawn areas with Hunter MP Rotator nozzles of the appropriate radius for the area being watered. Heads are to be located 2-3" from any concrete, hard surface or transitional area between lawns and shrubs. Heads are to be 8-10" from any building or structure.
7. All drip zones to use PVC laterals to locate a point of connection in each individual planting bed.
8. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to buried a minimum of 3-5" and held down every 5' with J-stakes.
   B. Rain Bird XB-10 Emitters to be placed at the edge of root zones of plants at the following rate
      1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
      3-5g plants 3- 1GPH emitters placed on opposite sides of root ball
      Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
   C. All Drip zones to include a 200 mesh filter and 30psi pressure regulator
9. All trenching to be a minimum of 12" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
10. All lateral pipe shall be PVC sch40 and 1" minimum.
11. Electronic control clock located outside structure on far side of garage..
12. Control wires are to be a minimum of 18ga and spliced with water proof connections only.
13. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
14. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
15. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
16. Provide owner with preliminary watering schedule for the established landscape.
17. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
18. Walk owner through the entire system describing the operating instructions.

BFP -Febco 850XL 3/4" Double Check Valve

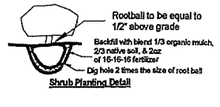
GENERAL CONSTRUCTION NOTES

1. SITE OBSERVATION VISITS
   A. The Landscape Architect shall be notified by the Landscape Contractor 48 hours in advance of all site observation visits required by this document or requested by the Landscape Contractor.
   B. The Landscape Contractor shall be present at each site observation visit.
   C. All work that is to be viewed by the Landscape Architect shall be ready and in place. The Landscape Architect has the right to have changes made to any or all of the work.
   D. Site observation visits by the Landscape Architect are required for:
      1. Pre-construction site meeting
      2.Sub grading
      3. Preliminary irrigation layout, trench locations, P.O.C and vault sizes.
      5. Finish grading and soil preparation
      6. Placement of plant materials prior to planting
      7. Final installation checklist
      8. Periodic review of completed job during maintenance period.
      9. Final checklist.
   E. Landscape Architect may comment and report on any other work being performed as part of any visit.
   F. Additional site observation visits may be required by the Landscape Architect at any time. If more than one site observation visit is required for a particular portion of work because of excessive deficiencies (as determined by Landscape Architect), the Landscape Contractor shall be charged for additional observations.
2. General prepartion of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock in planting beds.
3. All shrub beds to be finish raked to a smooth condition prior to mulching.
4. Medium dark mulch to be placed in all shrub beds to a depth of 3".
5. Hydro-seed to be Oregon Rye Grass Blend or equal.
6. Hydro-seed preparation:
   A. Bring areas to an even, smooth grade removing hard or soft areas that might impede drainage or cause puddling.
   B. Install as per growers recommendations.
7. Plan is diagramtic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.
8. INCLUDE 180 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Mow
   A. Maintain planting area in a healthy, weed free condition through a minimum of weekly visits.
   B. Replace any material showing signs of stress.
   C. Monitor irrigation for correct timing.
   D. Provide owner with complete list of instructions for continued care at the end of the maintenance period.





Deciduous Tree Planting Detail



Shrub Planting Detail

GRADING

1. Landscape contractor to include removal of debris 1 1/2" or larger and the removal of compacted rock and gravel in all planting areas in order to achieve planting areas where the subgrade consists 12" of viable soil.(see General Notes for additional conditions). Viable soil may include existing soil when it is consists of soil that will promote the healthy growth of plant materials and that is devoid of deleterious content.
2. Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
3. Landscape contractor responsible to provide a finish grade within 3" of surrounding hardscapes. All graded material to be adequately firm without being overly compacted.
4. Landscaper to place sufficent compacted clean topsoil to achieve finish grade in shrub areas. Additional soil may be necessary depending on available existing soil.
5. Finish grade in shrub areas to be a smooth even grade mounded 2" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
6. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with owners representative .

PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions based on list provided may be made as applicable. Remaining substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 native soil, micorrhizae suppliment and 16-16-16 fertilizer as follows.
   1gal 1oz
   3-5gal 2oz
   larger 4oz
4. Plant upright and face to give best appearance or relationship to plants, structures and predominant veiwing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
5. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibiting a root bound conditon, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
8. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.

PLANT LIST

Typical Unit 4 Landscape Plan

0 5 10 20 30 40

Scale 1" = 10'

NOTE: IF THIS SHEET IS LESS THAN 22" x 34" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

STAMP:

REGISTERED LANDSCAPE ARCHITECT
528
Thomas A Madara
OREGON
05/09/03

Madara Design Inc
Landscape Architecture, Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

OCEAN GROVE DEVELOPMENT GROUP LLC
UNIT 4 TYPICAL
OCEAN BLVD. SE
COOS BAY, OREGON 97420

MARK	DATE	DESCRIPTION

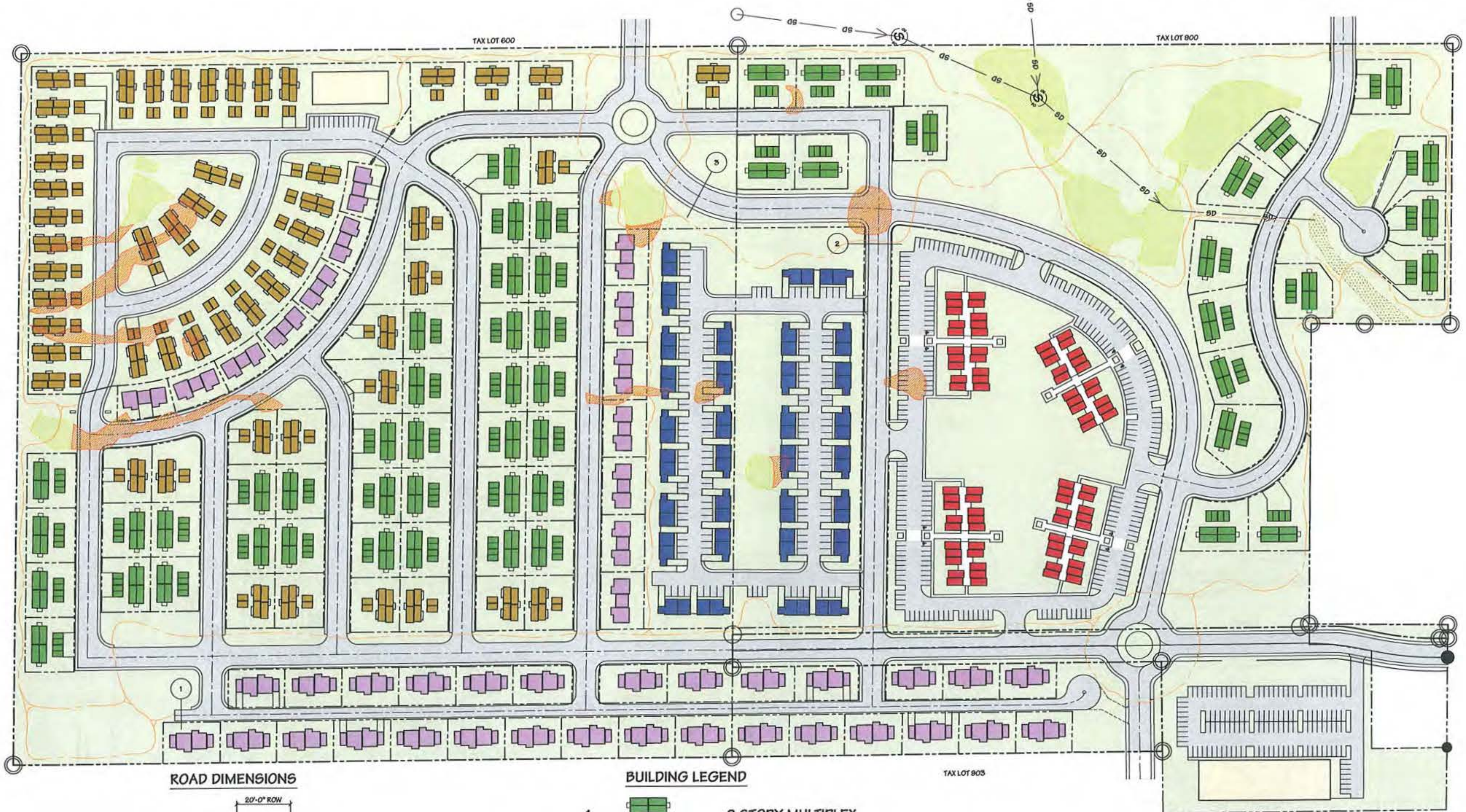
DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 05-15-13

PROJECT:
OCEAN GROVE DEVELOPMENT GROUP LLC
OCEAN BLVD. SE
COOS BAY, OREGON 97420

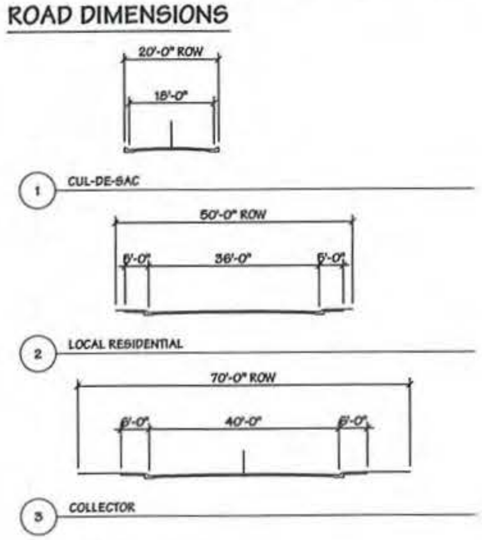
SHEET TITLE:
LANDSCAPE PLAN

SHEET NO:
L-101

Master Plan



ROAD DIMENSIONS



BUILDING LEGEND

1	2 STORY MULTIPLEX
2	2 STORY GROUP RESIDENTIAL O/ GARAGE
3A	SINGLE LEVEL MULTIPLEX
3B	SINGLE LEVEL MULTIPLEX 55+
4	3 STORY MULTIPLEX
5A	SINGLE LEVEL DUPLEX GARAGE INSIDE
5B	SINGLE LEVEL DUPLEX GARAGE OUTSIDE
	DINING HALL / CLUB HOUSE

SITE LEGEND

WETLAND AREA TO REMAIN

WETLAND AREA TO BE MITIGATED

TRAIL

NORTH

0 200' 400'

STRAUS & SEIBERT

ARCHITECTS LLP

1175 EAST MAIN STREET, SUITE 2E
MEDFORD, OREGON 97504
VOICE 541 779 4363
FAX 541 779 3891
Wete@SSarchitects.com

Ocean Grove Development Group, LLC

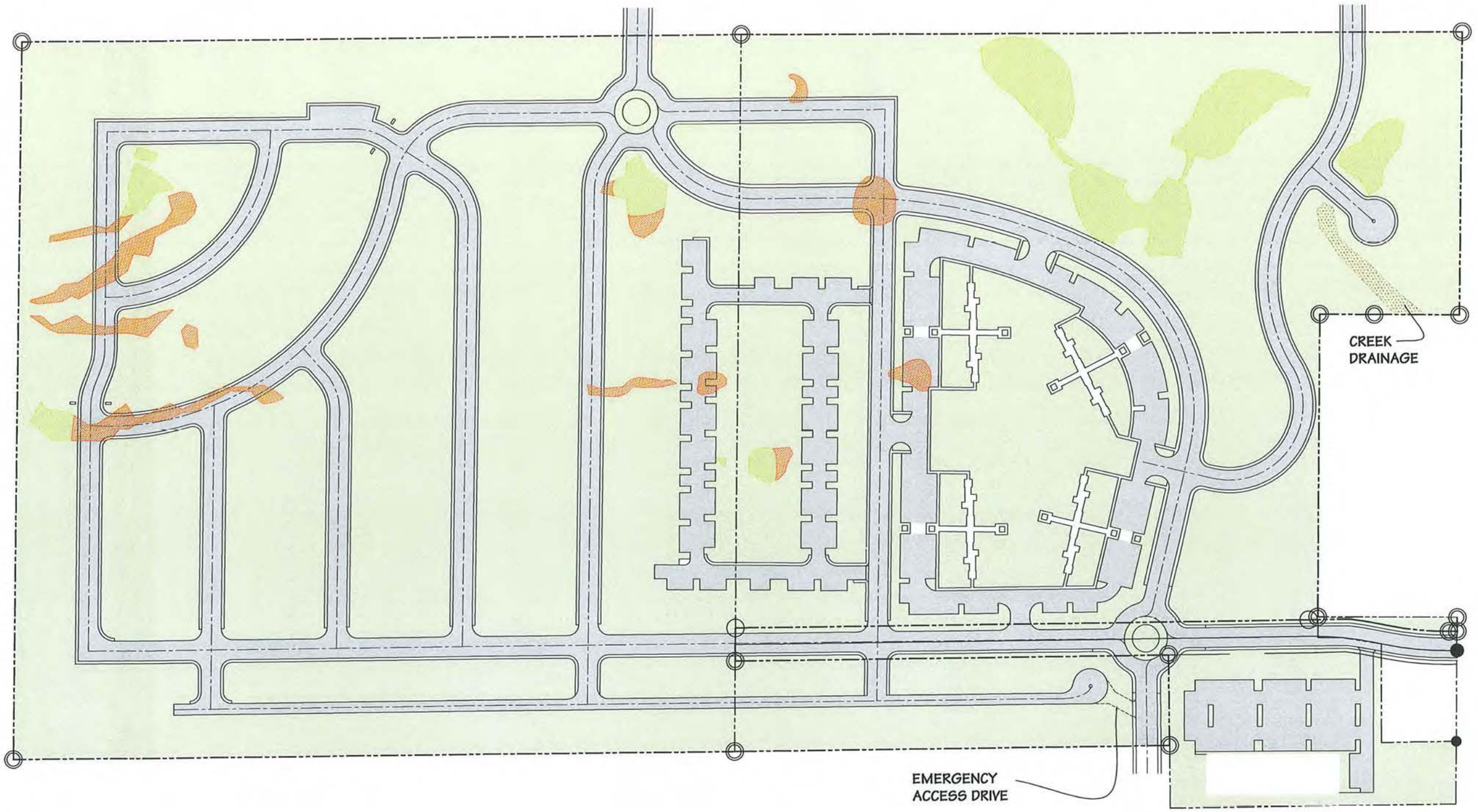
ARCHITECTURAL DESIGN REVIEW

DATES	
PLOT	5.31.2013
ISSUE	–

DRAWN:

REVIEWED:

JOB NO.: 0388



SITE LEGEND

WETLAND AREA TO REMAIN

WETLAND AREA TO BE MITIGATED

TRAIL

NORTH
0 100' 200'

Wetlands Plan

STRAUS
&
SEIBERT

ARCHITECTS LLP

1175 EAST MAIN STREET, SUITE 2E
MEDFORD, OREGON 97504
VOICE 541 779 4363
FAX 541 779 3891
We're@SSArchitects.com

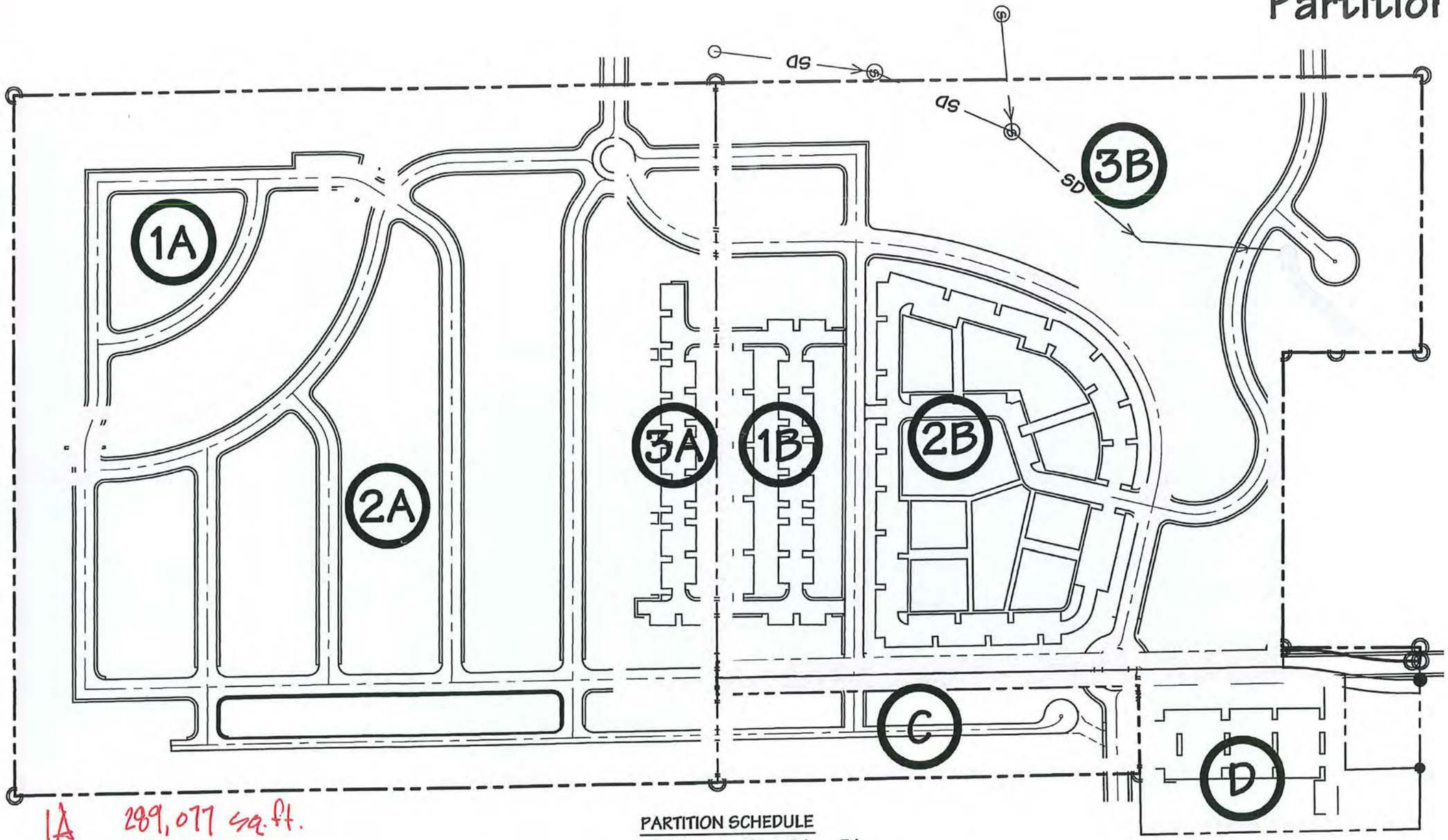
Ocean Grove
Development Group, LLC

ARCHITECTURAL
DESIGN
REVIEW

DATES		
	PLOT	5.31.2013
	ISSUE	-
△		
△		
△		
△		

DRAWN:
REVIEWED:
JOB NO.: 0388

Partitio



1A 289,077 sq.ft.
2A 880,838
3A 128,564
1B 178,990
2B 333,471
3B 572,786
C 100,846
D 127,588

PARTITION SCHEDULE

LOT A	1A	2A	3A
LOT B	1B	2B	3B
LOT C	NA		
LOT D	NA		

1 of 5