



City of Manzanita

P.O. Box 129
Manzanita, OR 97130-0129
Phone (503) 368-5343
Fax (503) 368-4145
building@ci.manzanita.or.us

LAND USE APPLICATION DEPARTMENT USE ONLY

Permit No:

Date Issued:

By:

SITE LOCATION:

ADDRESS:	
MAP AND TAX LOT:	
LOTS 3 AND 4, BLOCK 14, Manzanita Beach SE 1/4, NW 1/4, SECTION 29, T3N R10W	
ZONE:	
R-2 C-1	R-3 LC
R-4 RMD	SR-R
TYPE OF WORK:	
Accessory Structure House or Mobile Home Multi-family dwellings Commercial, Industrial Tree Removal: No Charge	
TYPE OF APPLICATION:	BASE FEE:
Administrative Review	\$75.00
Accessory Structure, Minor Review	\$100.00
House or Mobile Home	\$250.00
Multi-Family Dwelling	\$250 + \$25/Unit
Commercial, Industrial, Other Projects	\$650.00
Variance	\$450.00
Partitions	\$500.00
Planned Unit Development	\$1,400.00
Subdivision	\$1,200.00
Lot Line Adjustment	\$125.00
Signs	\$75 + \$2 SQ/ FT
Conditional Use	\$625.00
Site Plan Review	\$625.00
Zone Change	\$625.00
Comprehensive Plan Amendment	\$1,000.00
Vacations	\$600.00
Temporary Permit	\$300.00
Annexation	\$1,000.00
Amendment to Urban Growth Boundary	\$1,000.00
Pre-Application Conference	\$225.00
Total:	\$650
+ 5% Tech. Fee:	\$32.50
Total Due:	\$682.50

REQUIRED INFORMATION:

APPLICANT:		
Name:		
Full Mailing Address:		
City:	State:	Zip:
Phone:		
Email:		
PROPERTY OWNER:		
Same as applicant? Yes No		
Name:		
Full Mailing Address:		
City:	State:	Zip:
Phone:		
Email:		
LICENSED PROFESSIONAL:		
Same as applicant? Yes No		
Business Name:		
Address:		
City/State/Zip:		
Phone:	Fax:	
E-mail:		
license no.:	City Lic. No.:	
Contact Name:	Phone #:	
REQUIRED DOCUMENTS FOR APPLICATION		
Required documentation to be determined by Staff.		

INTRODUCTORY NARRATIVE 220 LANEDA AVE – EAST LOT

Date: 07/07/2022
To: City of Manzanita
From: Bob Carbaugh, AIA (Scott Edwards Architecture)
Job: Steeplejack Manzanita - East Lot (220 Laneda Ave, Manzanita, OR)
Re: Land Use Review – Introductory Narrative

Harder Holdings Coastal, LLC (Owner) is developing this site with Steeplejack Brewing Company as the anchor tenant of the restaurant space. This location will be restaurant operations only with no brewing functions on site. The design focuses dining functions at the street level with a second story dining and roof deck seating that can be operated during busy seasons. The existing steep slope of the site is utilized for a daylight basement serving the kitchen and utility back of house storage needs. The sloping site is also used to conceal utility functions from the view of Laneda Ave such as propane tanks and the electrical transformer.

A driveway straddling the property line is dedicated by easement for maintenance access to the utility services at the rear of the lot and for reaching the dedicated Lodging parking spaces. The parking lot located on this site is dedicated by easement for the adjacent lot and is not provided for restaurant or retail use. Full code analysis is provided on the architectural site plans.

Both this site and the adjacent lot are being designed at the same time and by the same design and construction teams. To streamline this process for our internal coordination purposes and to facilitate easy distinction within our document sets, the lots are differentiated by means of an alphabet character suffix: West Lot “A” and East Lot “B”. This suffix is attached to certain drawing sheets and referenced throughout the Land Use and upcoming Permit documentation.



Stormwater Calculations

Steeplejack Manzanita

220 Laneda Avenue

Manzanita, OR 97130

DCI Job Number 21032-0039

June 29, 2022





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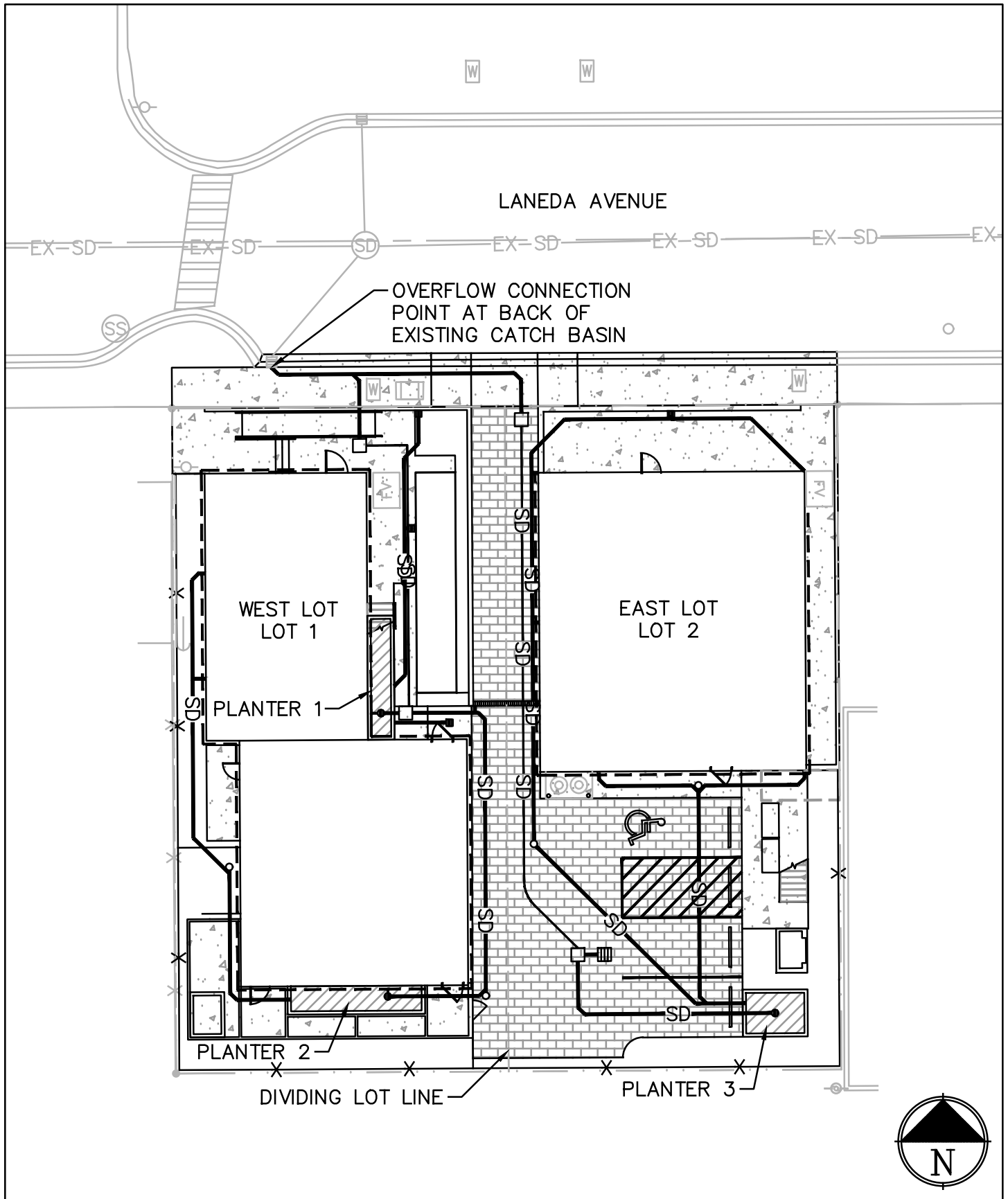
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Section I: Background Information

- 1. Vicinity Map..... 1
- 2. Site Map..... 2
- 3. Project Information 3
- 4. Stormwater Narrative..... 4 - 6

Map of Manzanita, Oregon, showing the proposed site at 220 Laneda Ave. The map includes various landmarks such as Neakahnie-Manzanita State Park, Manzanita Public Works, Oregon Coast Trailhead, and several businesses like Manzanita Fresh Foods and Adventist Health. A red pin marks the proposed site, and a white box with an arrow points to it from the text "Proposed Site".



SECTION 1-2
SITE MAP
SCALE: 1"=20'



Section I-3: Project Information

The Steeplejack Manzanita project is located in Manzanita, Oregon and borders Laneda Avenue to the north, and a mix of commercial and residential areas to the west, south, and east. This report contains information for the onsite stormwater improvements, including stormwater quality and quantity control systems. The proposed development will consist of two lots that are being constructed simultaneously.

The two proposed lots being developed are divided evenly and in this report are referenced as a western lot and an eastern lot. The western lot is proposed to be an ice cream store with air bnb units connected to the south of the storefront. The western lot building is also designed to have sidewalks, ramps, patios, a bocce ball court, and part of a permeable pavement area. The eastern lot is proposed to be a restaurant for Steeplejack Brewing. The lot is also designed to have sidewalks, a patio, and a permeable pavement parking area. Stormwater for the site is designed to capture, treat, and retain within the boundaries of the separate lots.

The existing condition of the site was a residential house with an asphalt driveway. The site had low vegetation and a couple trees, as well. The site development is not planning to retain any of the existing structures or vegetation within the lot boundary. The elevation of the site varies, with the street frontage at the northeast corner being a high point and the grassy area at the southwest being a low point.

The City of Manzanita has a Stormwater Master Plan, dated December 2020, that is used for these calculations. In addition, the City has provided standards for stormwater treatment during the preliminary stages of design that emphasized the retention of stormwater on site. The sizing of the infiltration basins in these calculations are based upon the City standards.

For retention of stormwater, the site utilizes stormwater planters, with above ground storage to assist in detaining runoff prior to infiltration. The site has been tested and found to have high groundwater table, so aboveground infiltration planters were designed.



Section I-4: Stormwater Narrative

The proposed project is divided into two lots with separate stormwater facilities. Stormwater design and analysis has been performed for each individual basin within the separate sites. Stormwater facilities for both lots are comprised of stormwater planters.

West Lot

The west lot is divided into two separate basins, with two stormwater planters (planters 1 and 2). The northern planter, planter 1, captures the northern ice cream store roof, the ice cream patio, and the entirety of the central driveway between the two lots. The southern planter, planter 2, captures the remaining roof for the air bnb units and the southern patio.



Both planters have overflow catch basins, with rim elevations designed above the detention requirement elevation for the facility. The overflow catch basins are designed as a safety overflow to prevent the building from receiving any flooded waters for larger storm events or clogging. Each overflow catch basin is designed to capture overflow stormwater only and discharge to a sump pump, which pumps the overflow discharge to the northern Street, Laneda Avenue, for public street connection.

East Lot

The east lot is comprised of a single stormwater planter (planter 3). The east lot planter, planter 3, captures the entirety of the Steeplejack Brewery Restaurant, the front patio area, and the back sidewalk area. Most of the parking field is also in the eastern lot, but is comprised of permeable pavers, which act as a pervious surface.

Planter 3 also has an overflow catch basin, similar to planters 1 and 2, and acts in a similar way as a safety overflow.

There is also a portion of the drivable area within both the western and eastern lots. The pavement is designed to be made of permeable pavers, which allow stormwater to flow through to the native soil beneath the pavement directly. Due to the pervious nature of the permeable pavers, the stormwater runoff is not captured for this area directly, but there is an overflow catch basin in the parking field to allow stormwater to be captured and discharged from the site during higher level storm events.



The site soil is comprised of mostly sandy silts with few fines, per the geotechnical report. These soil conditions are ideal for drainage. High groundwater on the site is the primary reason for not adding in drywells, as a drywell would be within the Department of Environmental Quality (DEQ) minimum requirements for separation between an underground injection control (UIC) drywell and the groundwater level.

Conveyance

The site is designed to capture and retain stormwater runoff per the City of Manzanita Standards. The lines around the site are at a 2% slope, minimum, or are a pressurized 2" line with pump structures. The pressure lines are designed to limit the number of cycles to a reasonable rate. The building gravity roof runoff lines meet the Oregon Plumbing Specialty Code requirements for size and slope.

Stormwater Quality Control

The site does not have any pollution-generating surfaces; only impervious surfaces such as roofs and sidewalks. The only potential pollution-generating surfaces on site are the drivable areas with permeable pavers, so water quality requirements are not needed for these areas. In the case of a spill or other chemical or dangerous hazard, an immediate maintenance response shall be performed by the Owner or designated maintenance party.

Stormwater Quantity Control (Retention)

The stormwater infiltration planters for both the west and eastern lots are designed to retain stormwater and infiltrate it into the ground. Volumetric design for the stormwater infiltration planters are based on the City of Manzanita requirements (see appendix B). For design, the stormwater storage capacity required is equal to 1 cubic foot for every 44 square feet of impervious surface. Design calculations below show the respective basins 1, 2, and 3 with impervious areas, required volumes, and provided volumes in each infiltration planter.

Site Basin Summary

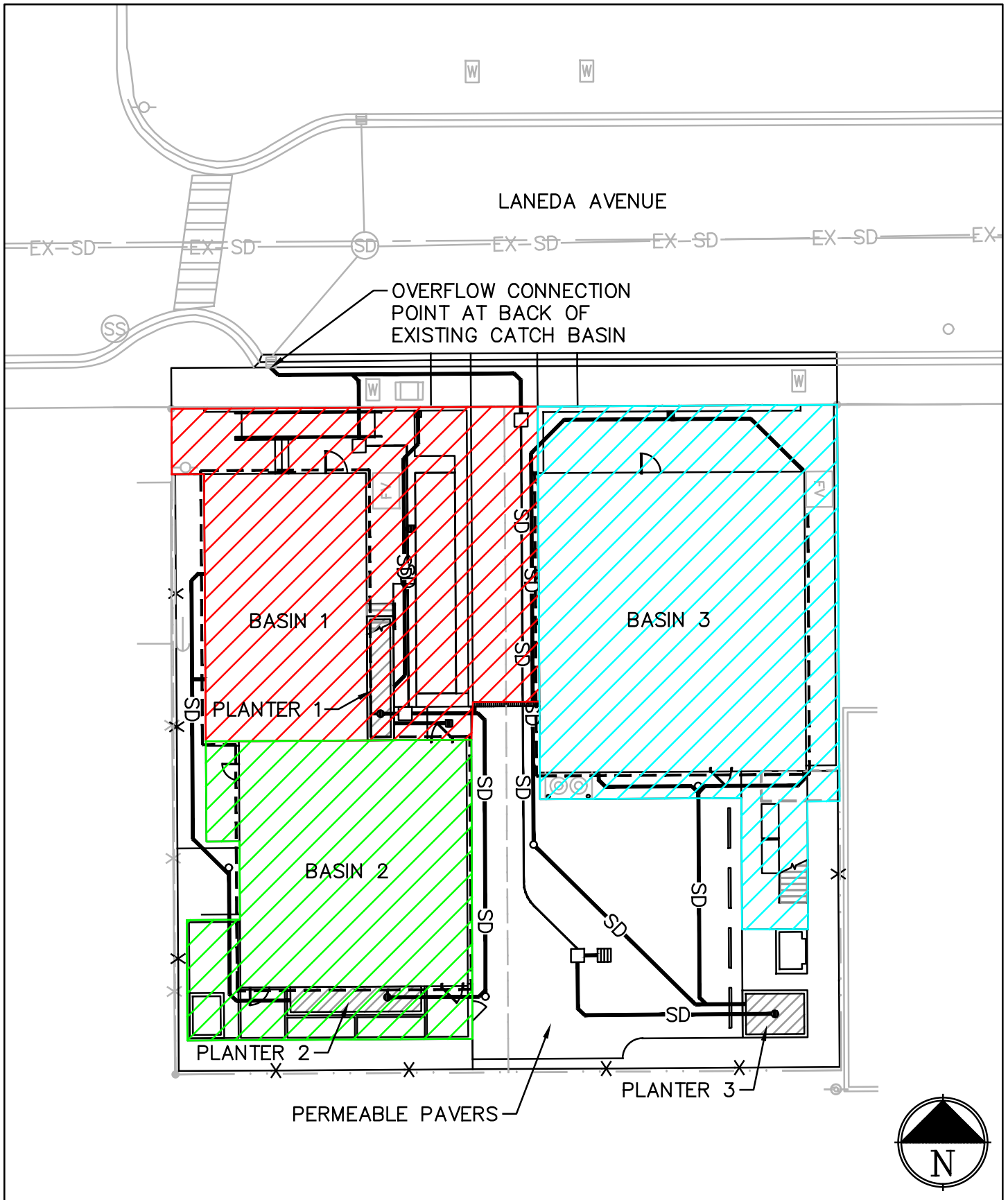
Stormwater Basin	Contributing Impervious Area (sf)	Volume Required (cf)	Volume Provided (cf)
Basin 1 (Planter 1)	1,661	37.75	53 cf (3' x 17' x 1' deep facility)
Basin 2 (Planter 2)	1,764	40.09	73 cf (3.75' x 19.6' x 1' deep facility)
Basin 3 (Planter 3)	2,796	63.55	65 cf (8.75' x 6' x 1.25' deep facility)



Section II: Stormwater Design Information

1. Street Drainage Basin Map	1
2. Planter Sizing.....	2

21032-0039_STRM-BASN.DWG



STORMWATER BASIN MAP

SCALE: 1"=20'

Sizing Stormwater Planter Facilities in Manzanita

City requirement (from document labeled "reference documents")
1 cubic foot required for every 44 sf of impervious surface.

Areas			
West side - North Building		West side - South Building	
Building	1078	Building	1288
Sidewalk	583	Sidewalk	476
Pavement	Assumed 0 sf	Pavement	Assumed 0 sf
Total	1661	Total	1764
Required Volume	37.8	Required Volume	40.1

East side	
Building	1800
Sidewalk	996
Pavement	Assumed 0 sf
Total	2796
Required Volume	63.6

Stormwater Planter Provided Dimensions			
West Side		East Side	
Assume 1' depth		Assume 1' depth	
Width	3	Width	3.75
Length	17.67	Length	19.6
Provided Volume	53.01	Provided Volume	73.5

East Side	
Assume 1.25' depth	
Width	8.75
Length	6
Provided Volume	65.6



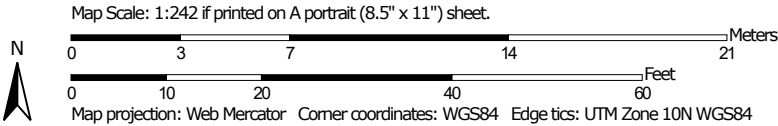
Appendix

A. Soil Survey and Hydrologic Classification.....	A1 – A4
B. City of Manzanita Stormwater Requirements.....	B1 – B7

Hydrologic Soil Group—Tillamook County, Oregon



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tillamook County, Oregon
 Survey Area Data: Version 14, Oct 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 28, 2020—Jun 22, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11D	Netarts fine sandy loam, 5 to 30 percent slopes	A	0.3	100.0%
Totals for Area of Interest			0.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Drywell & Infiltration System Standards

for the
City of Manzanita,
Tillamook County, Oregon

Prepared 11/30/01
by the
City of Manzanita & HLB & Associates, Inc.

Revised 6/04/04

OVERVIEW

The intent of this standard is to prevent/minimize water runoff from an owner's developed or manipulated property onto adjoining properties.

Manzanita Zoning Ordinance – Section 4.155

The grading and contouring of the site, and on site drainage facilities, shall be designed so there is no adverse affect on neighboring properties or public rights-of-way.

Manzanita Comp Plan – Page 27, #4

All roof drains will be required to flow into properly constructed drywells, except in areas where it can be shown that the water table is too high for this to be done effectively, in which case other methods shall be employed. Lot coverage may be reduced and roof drains may be piped into adequate culverts. Roof drains are not to be connected to sanitary sewer lined.

Any combination of approved procedures is acceptable.

See Standard Details attached hereto for installation requirements.

Stormwater storage capacity required - 1 cubic foot for every 44 square feet of impervious surface.

A simplified formula for calculating amount of pipe is needed, if using a perforated pipe system. Length of pipe needed to equal 1 cubic ft. of retention.

$$144 \div 3.14 (\text{radius in inches})^2$$

Any system used shall be installed below native/unfilled ground, when constructed on downhill side of sloping lots.

INDEX

<u>Sheet No.</u>	<u>Subject</u>
1	Procedure
2	Retention pond detail
3	Example of drywell system
4	Sediment basin & barrel details
5	Infiltrator chamber for driveways - detail
6	Permit and procedure for construction

PROCEDURE FOR INSTALLATION AND ACCEPTANCE OF STORMWATER SYSTEM

New Construction:

1. Include drywell/stormwater detail in building plans during plan review.
2. Obtain appropriate permits before commencing work.
3. Utility Locate required by law – before digging call 1-800-332-2344
4. The City of Manzanita shall inspect and approve the installed system prior to backfill.
Notify the City of Manzanita 24 hours in advance for required inspection.
5. Deviation from Standard requires written approval from Manzanita Public Works.

*** Retention ponds are an acceptable method and are encouraged.**

Additions / Remodels:

1. During plan review, include documentation of current system with regards to capacity and ability to accommodate increased load.
2. If unable to document current system capacity, provide new system for increased load.
3. Obtain appropriate permits before commencing work.
4. Utility Locate required by law – before digging call 1-800-332-2344
5. The City of Manzanita shall inspect and approve the installed system prior to backfill.
Notify the City of Manzanita 24 hours in advance for required inspection.
6. Deviation from Standard requires written approval from Manzanita Public Works.

*** Retention ponds are an acceptable method and are encouraged.**

Retention Ponds

Retention ponds are an accepted form of stormwater control and are encouraged.

If above surface retention ponds are used, clean out boxes are not required.

Ponds may be planted and manipulated as long as the drainage aspect of the pond is not compromised.

Pond volume is calculated from the bottom of the inlet pipe.

As with the barrel system, edge of ponds shall be at least 5' from the property line.

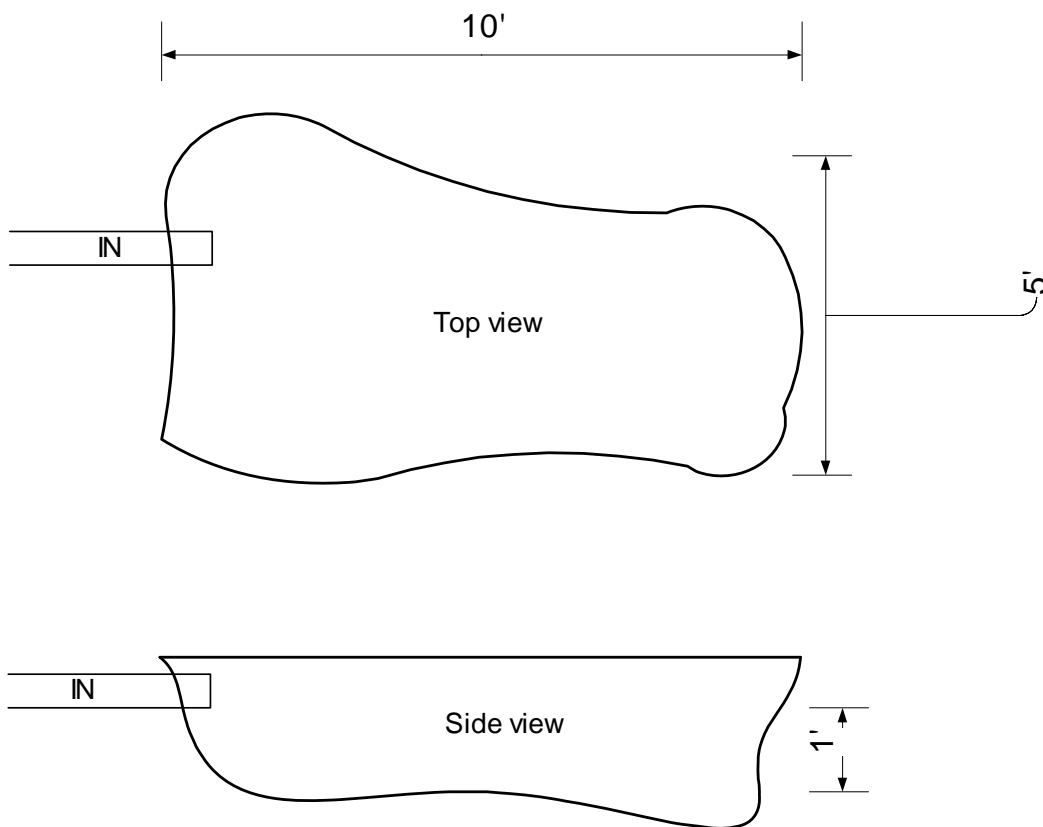
Pond construction does not need to be exactly as drawn provided it is as large or larger than the plan states.

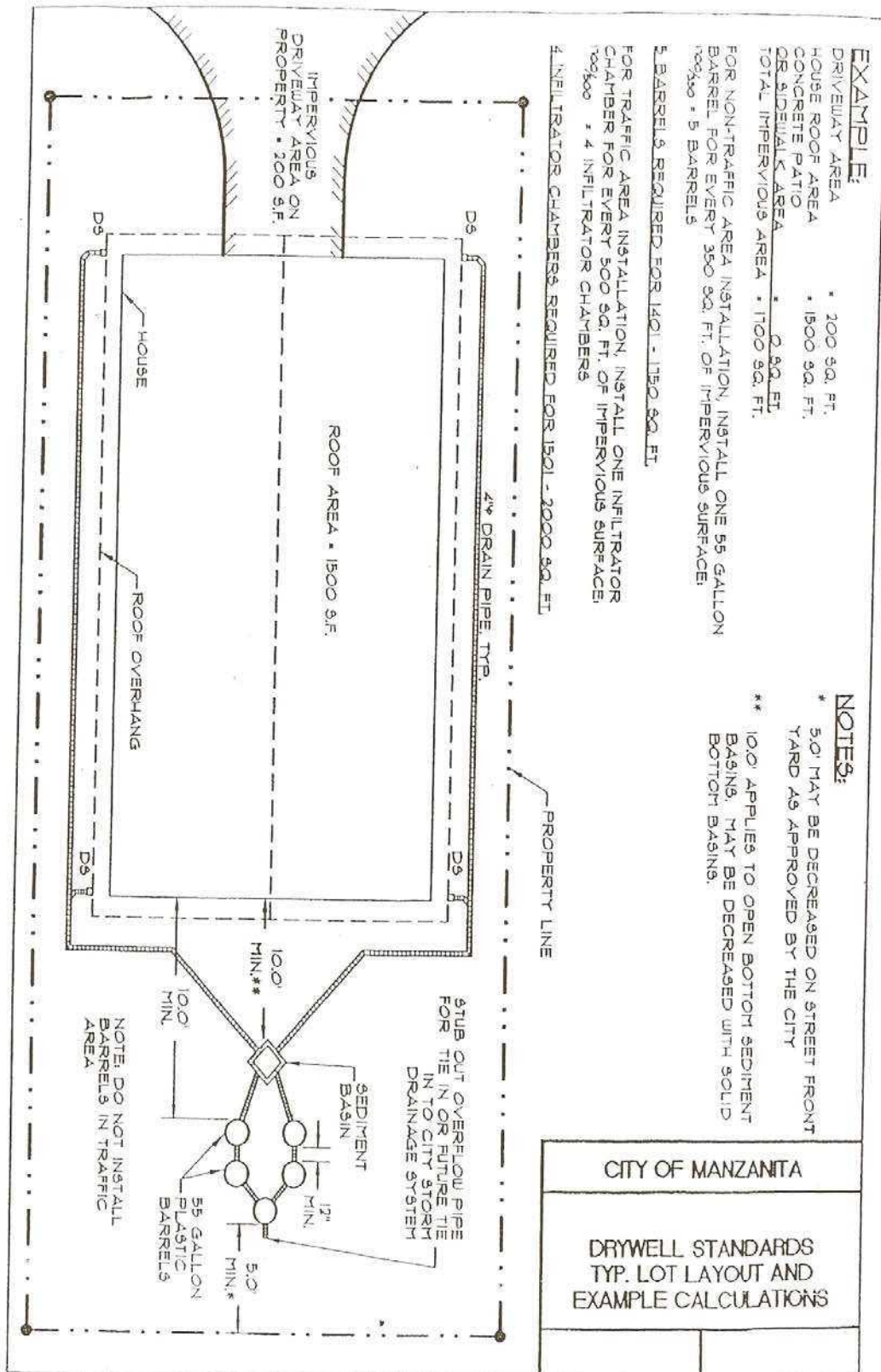
Example pond - The pond below is approximately 10' x 5' x 1' (50 cubic feet).

This size pond would service a structure with 2,187 square feet of impervious surface.

Square footage of impervious surface divided by 44 = required cubic feet of storage

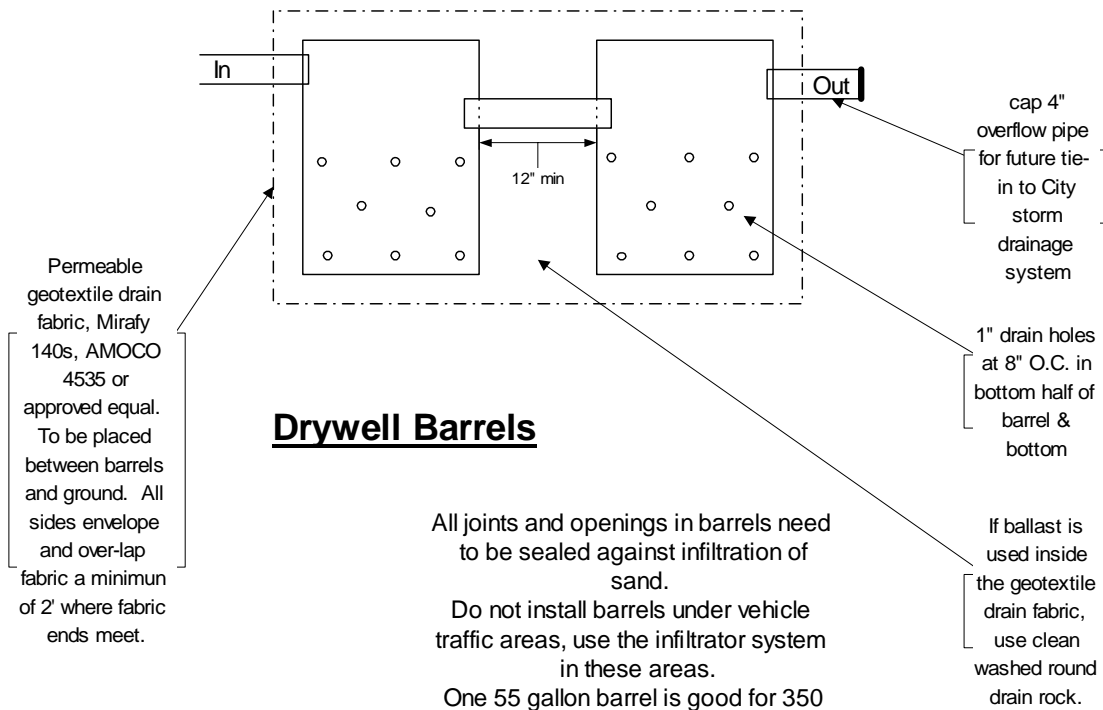
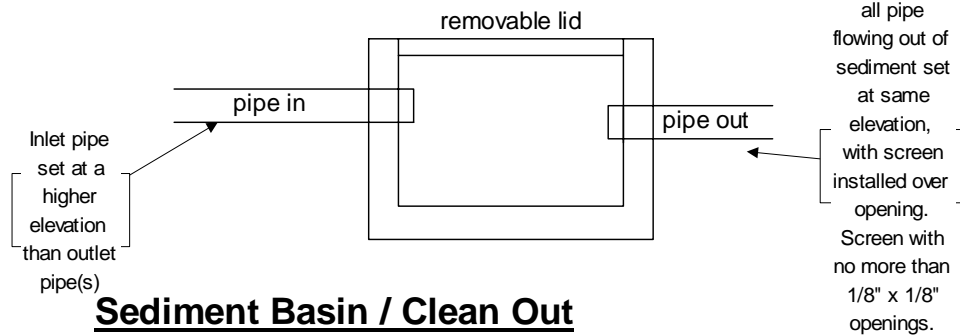
$$2,187 / 44 = 49.70$$

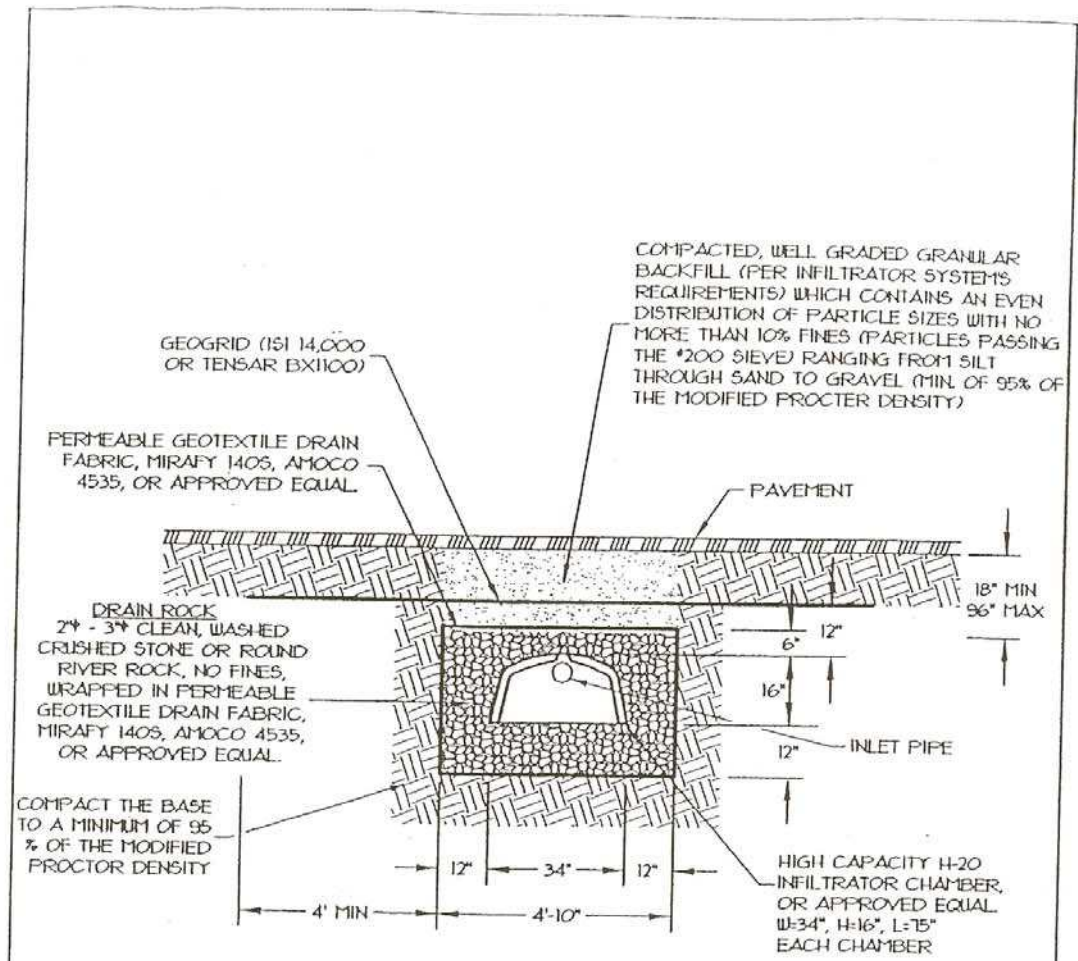




Sediment basin

Inside dimensions approximately 12" x 12" or larger.
Installed with removable lid flush with or higher than surrounding ground.
Bottom is optional





NOTE: GEOGRID MUST OVERLAP ON ITSELF AT LEAST 2' WHEN USING MORE THAN ONE ROLL.

1
3

INFILTRATOR CHAMBER DETAIL

NO SCALE

CITY OF MANZANITA

DRYWELL STANDARDS
TYP. INFILTRATOR CHAMBER



PROJECT SITE (EAST LOT)



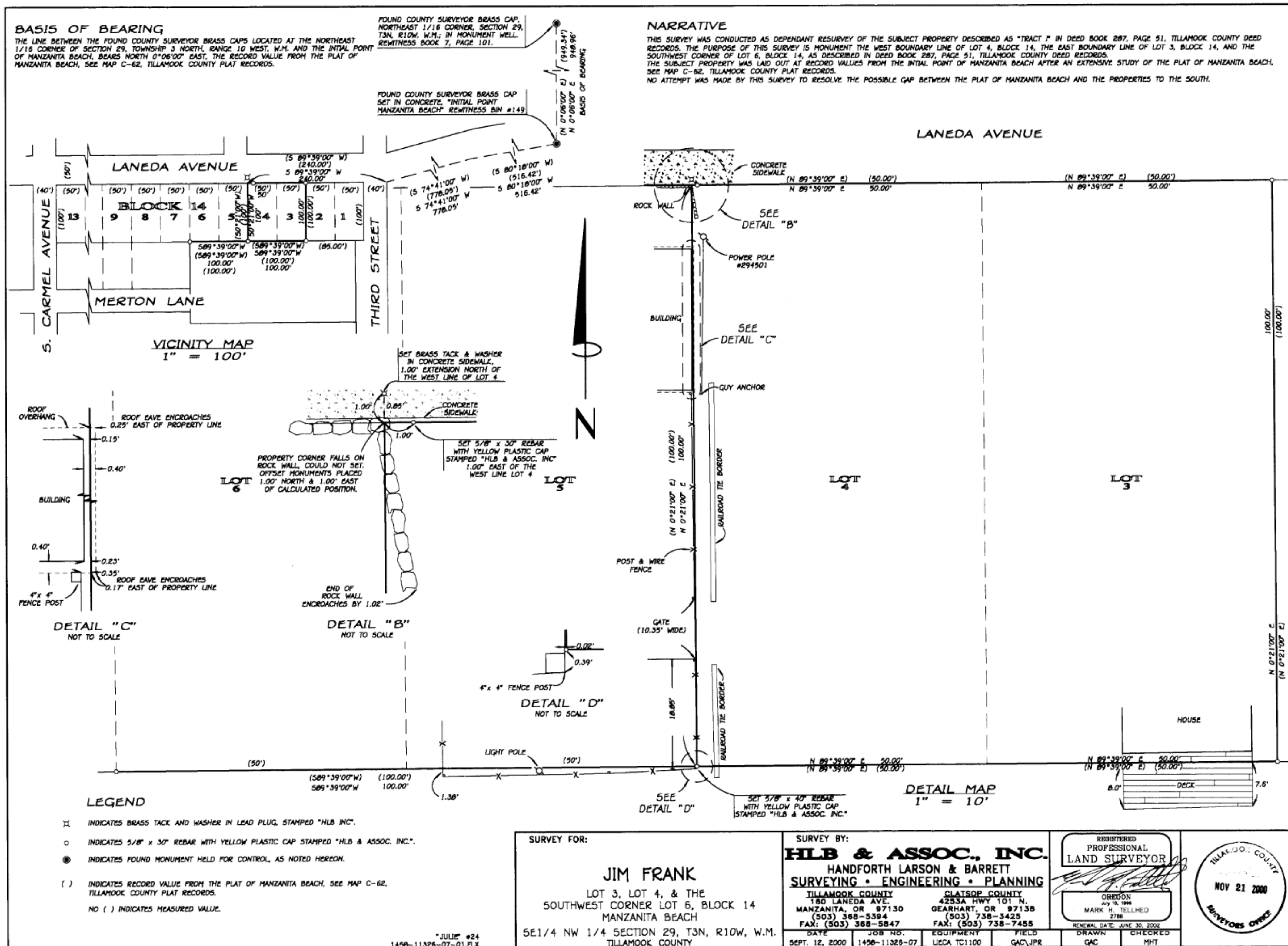
ADJACENT LOT UNDER SEPARATE LAND USE REVIEW AND PERMIT.

FILE PATH: C:\Revit_Local\21119 Steeplejack Manzanita_2022_DESIGN
REVIEW_ewertzel@seallp.com.rvt

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK
OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DocuSign Envelope ID: 04DC0842-0AB5-40CC-9024-AE609C3015EE

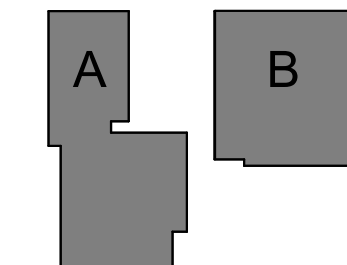
2022-8



1 SURVEY INCLUDED FOR REFERENCE

12" = 1'-0"

8-2407



KEY PLAN

STEEPLEJACK MANZANITA

Job Number: 21119

220 LANEDA AVE
MANZANITA, OR, 97130

Issue Date

Drawing:

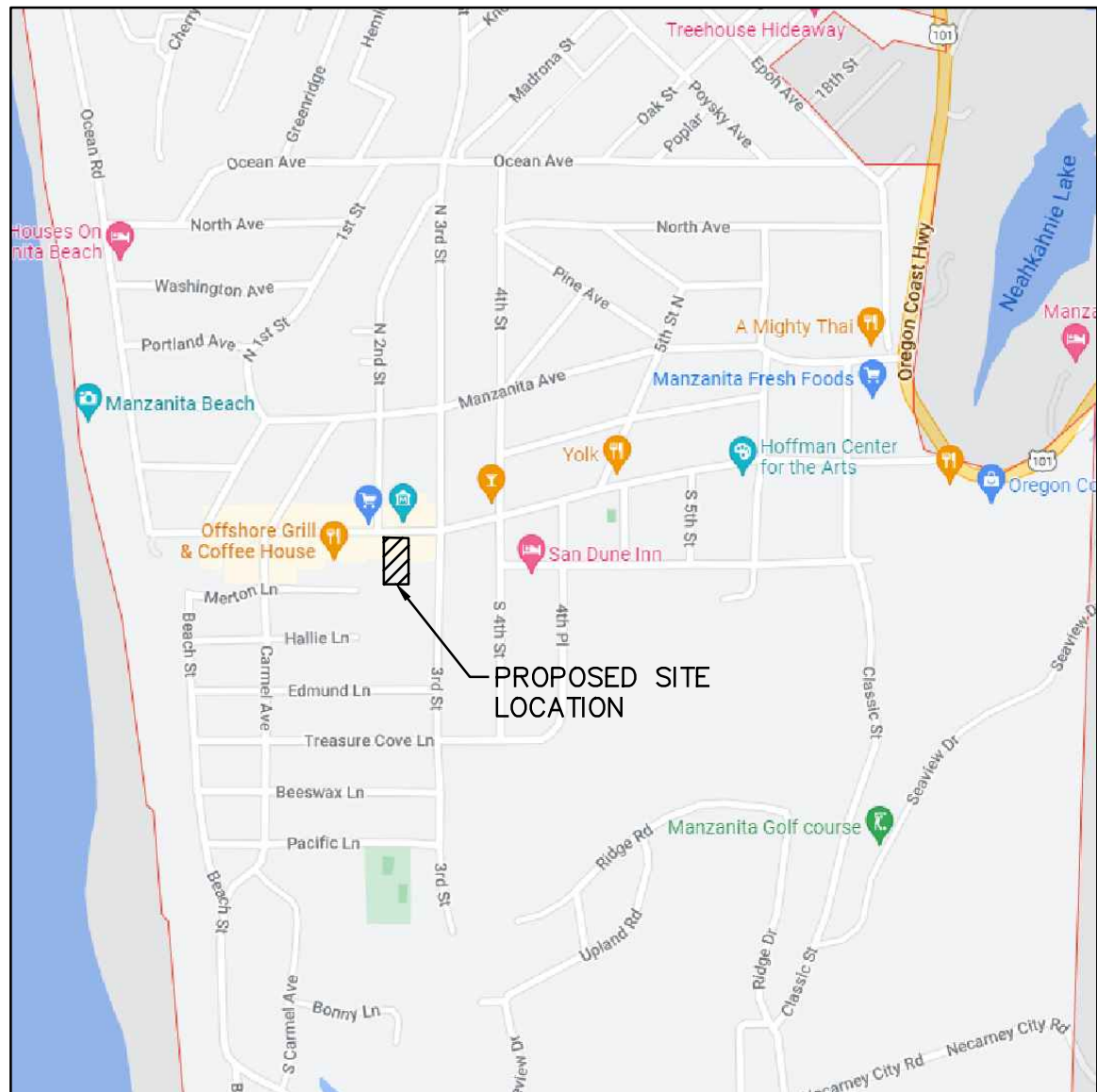
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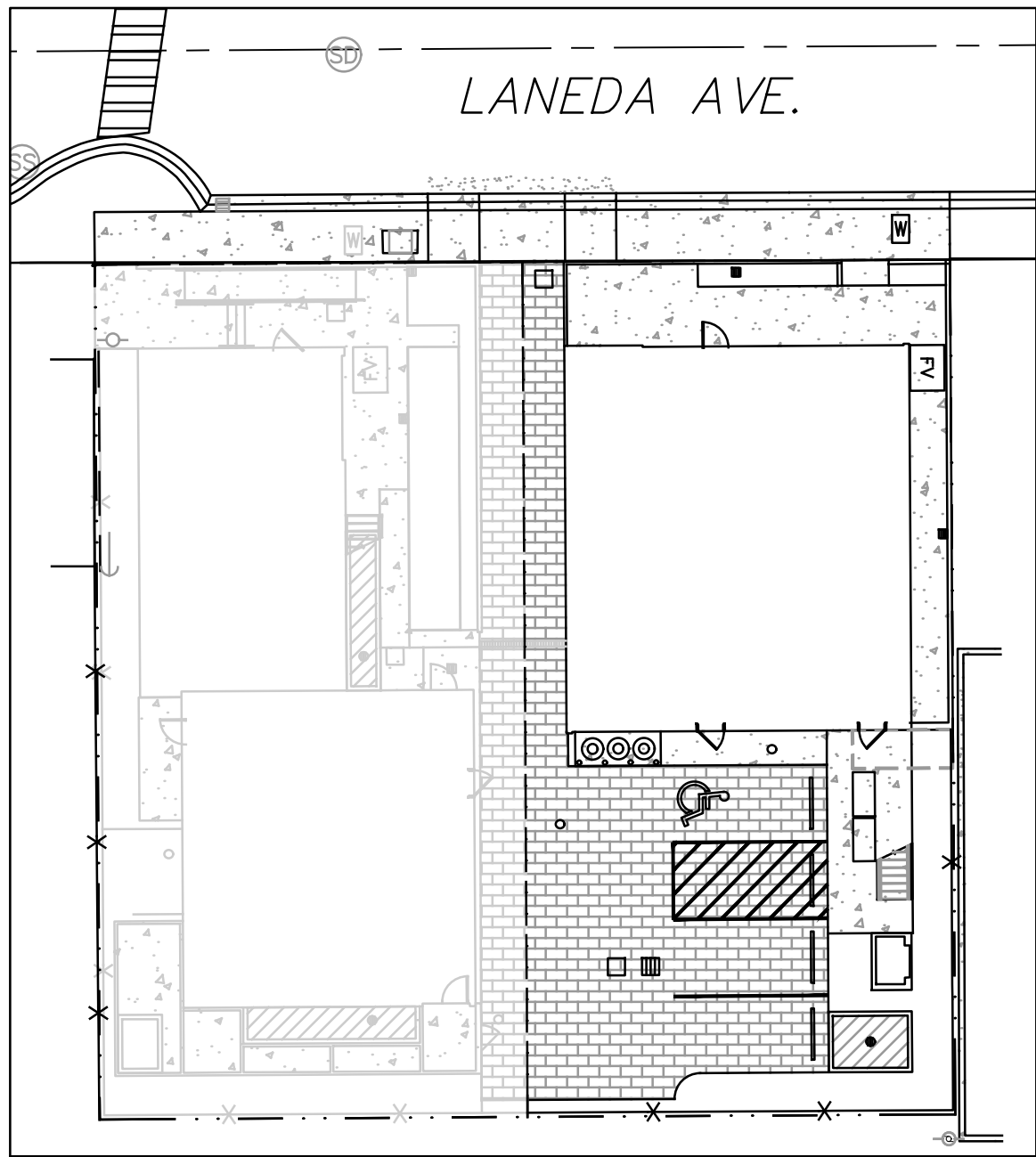
SURV

STEEPLEJACK AT MANZANITA

MANZANITA, OR



VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 20'



GENERAL CONSTRUCTION NOTES:

- UNLESS SPECIFICALLY EXCEPTED IN THE PLANS OR CONTRACT DOCUMENTS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND PLANS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION PROMULGATED BY THE OREGON STATE DEPARTMENT OF TRANSPORTATION AND THE CITY OF MANZANITA MUNICIPAL CODE.
- THE PLANS ARE SCHEMATIC AND ARE NOT INTENDED TO DEPICT ALL DETAILS OF THE WORK REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF WITH ACTUAL SITE CONDITIONS, REQUIREMENTS AND FACTORS AFFECTING THE WORK. WHERE LACK OF DETAIL OR CONFLICT EXISTS BETWEEN THESE AND OTHER PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER TO RESOLVE THE ISSUE PRIOR TO PROCEEDING. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- THIS PLAN MAY NOT SHOW ALL EXISTING UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT (811) BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION. IN THE CASE WHERE RELOCATION IS REQUIRED, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED AND ANY COST REQUIRED FOR RELOCATION OR ADJUSTMENTS SHALL BE AGREED UPON.
- THE ENGINEER HAS ATTEMPTED TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES. APPEARANCE ON THESE PLANS, HOWEVER, DOES NOT GUARANTEE THE ACCURACY AND COMPLETENESS OF THE LOCATION OR EXISTENCE OF THESE UTILITIES AND/OR SUBSTRUCTURES. THE CONTRACTOR IS REQUIRED TO TAKE ALL REQUIRED PRECAUTIONARY MEANS TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SUBSTRUCTURES WHETHER SHOWN OR NOT, PRIOR TO EXCAVATION IN ANY AREA. THE CONTRACTOR SHALL MEET AT THE JOB SITE WITH REPRESENTATIVES OF THE UTILITY DISTRICTS, COMPANIES, AND OTHER OWNERS THAT MAY HAVE EXISTING FACILITIES AT THE SITE, AND DISCUSS THEIR PROTECTION.
- THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO HAS THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, AT THE JOB SITE DURING ALL WORKING HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS FROM THE CITY OF MANZANITA, AND OTHER JURISDICTIONS PRIOR TO THE START OF CONSTRUCTION. ABSENCE OF THE PERMIT MAY RESULT IN IMMEDIATE SHUT DOWN OF WORK AND POSSIBLE REMOVAL OF THE ITEMS CONSTRUCTED WITHOUT A PERMIT.
- THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH RECORD DRAWINGS PRIOR TO FINAL APPROVAL. ALL DEVIATIONS FROM THE ORIGINAL PLANS MADE DURING THE COURSE OF THE CONSTRUCTION INCLUDING LOCATION, INVERTS, AND DEPTHS OF UTILITIES SHALL BE CLEARLY MARKED ON THE RECORD DRAWINGS. THE ENGINEER SHALL PROVIDE THE CITY ENGINEER WITH "RECORD DRAWINGS" AS REQUIRED.
- THE SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATIONS ARE EXPRESSED OR IMPLIED. THE SURVEY WAS PROVIDED BY HHPR.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER, THE DESIGN SHOWN, AS DETAILED OR CALLED OUT IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE STANDARD SPECIFICATIONS.
- IF CONSTRUCTION IS TO TAKE PLACE IN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE GOVERNING MUNICIPALITY (CITY OF MANZANITA OR ODOT) AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED. PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC PLAN SHALL BE PREPARED AND SUBMITTED TO THE GOVERNING MUNICIPALITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF MANZANITA PRIOR TO THE START OF CONSTRUCTION.
- ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF MANZANITA.
- ALL TESTING SHALL BE IN ACCORDANCE WITH THE ODOT STANDARD SPECIFICATIONS (LATEST EDITION).
- THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL IN A SAFE AND APPROVED MANNER.
- REFER TO THE REPORT OF GEOTECHNICAL ENGINEERING SERVICES FOR STEEPLEJACK BREWING - MANZANITA, BY NVS, DATED 01-20-2022.

SHEET INDEX

SHEET #	SHEET TITLE
C0.00B	CIVIL COVER SHEET - EAST
C1.00B	EXISTING CONDITIONS AND DEMOLITION PLAN - EAST
C2.00B	SITE LAYOUT PLAN - EAST
C2.10B	SITE LAYOUT DETAILS - EAST
C3.00B	GRADING PLAN - EAST
C4.00B	UTILITY PLAN - EAST
C4.10B	UTILITY DETAILS - EAST
C5.00B	STORMWATER PLAN - EAST
C5.10B	STORMWATER DETAILS - EAST
C9.00B	EROSION CONTROL PLAN - EAST
C9.10B	EROSION CONTROL DETAILS - EAST

LEGEND

EX. STORM LINE	—EX-SD—	FIRE HYDRANT	
EX. SANITARY SEWER LINE	—EX-SS—	FIRE DEPT. CONNECTION	
EX. WATER LINE	—EX-W—	WATER METER	
EX. FIRE WATER LINE	—EX-FW—	WATER VALVE	
EX. GAS LINE	—EX-G—	GAS METER	
EX. COMMUNICATIONS LINE	—EX-COMM—	POWER POLE	
EX. OVERHEAD POWER LINE	—EX-OHP—	SIGN	
NEW STORM LINE	—SD—	CEMENT CONCRETE AREA	
NEW SANITARY SEWER LINE	—SS—	ASPHALT CONCRETE AREA	
NEW WATER LINE	—W—	DRAINAGE SWALE	
NEW FIRE WATER LINE	—FW—	PROPERTY LINE	
NEW GAS LINE	—G—	CENTER LINE	
NEW COMMUNICATIONS LINE	—COMM—	SAWCUT LINE	
NEW OVERHEAD POWER LINE	—OHP—	GRADE BREAK	
EXISTING CONTOUR	—457—	FENCE	
NEW CONTOUR	—457—	EXISTING SURFACE ELEV.	
STORM DRAIN MANHOLE		FINISHED SURFACE ELEV.	
SANITARY SEWER MANHOLE		EXISTING TOP OF CURB/ BOTTOM OF CURB	
COMMUNICATIONS MANHOLE		FINISHED TOP OF CURB/ BOTTOM OF CURB	
CATCH BASIN			
CURB INLET			
DRY WELL			
CLEANOUT			
ROOF DOWNSPOUT			

ISSUE DATE

Drawing:

**CIVIL COVER SHEET -
EAST**

Sheet No:

C0.00B

STEEPLEJACK MANZANITA

Job Number: 21032-0039

220 LANEDA AVE
MANZANITA, OR, 97130

UTILITIES STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATION PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKING PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE IF NO LOCATION PAINT MARKINGS WERE PROVIDED. AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED.

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL BE REQUIRED TO VISIT SITE PRIOR TO PREBID MEETING TO FAMILIARIZE THEMSELVES WITH DEMOLITION, GRADING, ETC., AND IMPROVEMENTS TO REMAIN.
2. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY AND ALL ITEMS NOT OTHERWISE LISTED HEREIN THAT CONFLICT WITH THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE IF ANY ITEMS NOT SHOWN ON THE PLANS MUST BE REMOVED. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY AND COST FOR REMOVING ITEMS REQUIRED.
3. CONTRACTOR IS RESPONSIBLE FOR REVIEWING (IF APPLICABLE) ALL KNOWN ENVIRONMENTAL INVESTIGATION STUDIES AND REPORTS PRIOR TO BIDDING. REPORTS ARE INCLUDED IN THE PROJECTS SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH THE ENVIRONMENTAL ENGINEER ON EXACT AREAS OF CONTAMINATION, IF ANY.
4. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF ANY AIRBORNE DUST NUISANCE, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM FAILURE TO FOLLOW 1200CN / EROSION & SEDIMENT CONTROL GUIDELINES.
5. ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY AND THE ENGINEER AT THE CONTRACTOR'S SOLE EXPENSE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DOCUMENT PRIOR DAMAGES.
6. DO NOT CUT ANY ROOTS OVER 3". ROOTS THAT ARE CUT SHALL RESULT IN A FLAT SURFACE WITH ADJACENT BARK FIRMLY ATTACHED. DO NOT TEAR OR CRUSH ROOTS. ALL ROOTS SHALL BE CUT AT A 90° ANGLE.

(X) DEMOLITION NOTES:

1. PRESERVE EXISTING CONCRETE SIDEWALK IN PUBLIC RIGHT-OF-WAY.
2. PRESERVE AND PROTECT EXISTING ASPHALT CONCRETE PAVEMENT AREA IN PUBLIC RIGHT-OF-WAY.
3. PRESERVE AND PROTECT EXISTING POWER POLE, GUY WIRE, AND OVERHEAD POWER LINES.
4. SAWCUT EXISTING ASPHALT PAVEMENT IN PUBLIC RIGHT-OF-WAY. SAWCUT LINE SHALL PROVIDE A NEAT VERTICAL CUT AND SAWCUT DEBRIS SHALL BE VACUUMED. DISCHARGING SAWCUT DEBRIS TO PUBLIC STORM DRAINAGE SYSTEMS IS PROHIBITED.
5. COORDINATE REMOVAL OF EXISTING BUILDING WITH OWNER AND PROJECT TEAM. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY DEMOLITION OF THE EXISTING STRUCTURES.
6. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT AREA.
7. REMOVE EXISTING VEGETATION, INCLUDING ROOT SYSTEMS.
8. REMOVE EXISTING WOOD FENCE, INCLUDING POST FOOTINGS.
9. REMOVE EXISTING ROCK PILLARS, INCLUDING FOOTINGS.
10. REMOVE EXISTING OVERHEAD POWER SERVICE. COORDINATE REMOVAL WITH LOCAL JURISDICTION.
11. REMOVE EXISTING OVERHEAD CABLE SERVICE. COORDINATE REMOVAL WITH LOCAL JURISDICTION.
12. REMOVE EXISTING ROCK WALL, INCLUDING ANY FOOTINGS.

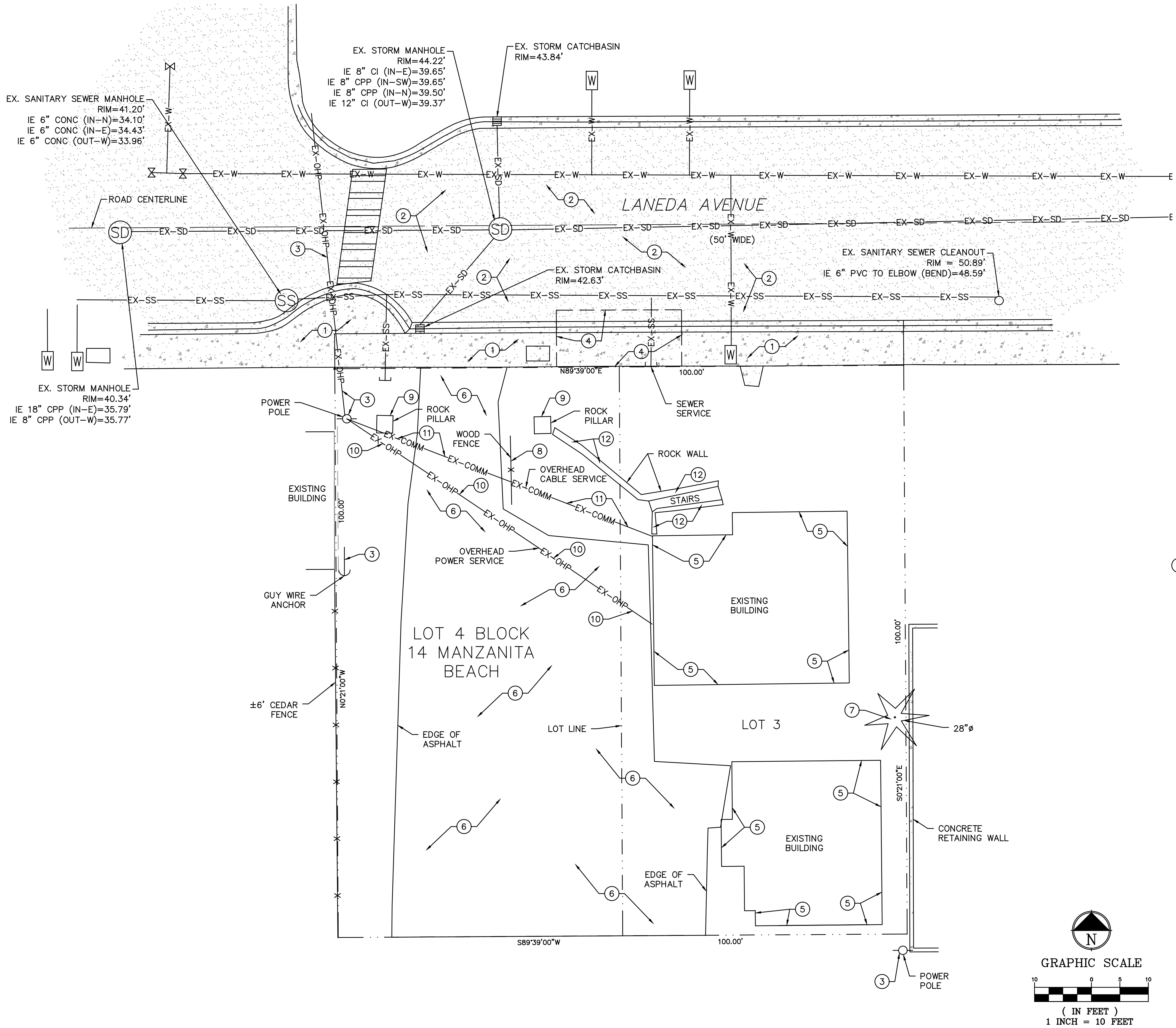
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**EXISTING CONDITIONS
AND DEMOLITION
PLAN - EAST**

Sheet No:

C1.00B



FILE: C:\0320-PORTLAND\DCI-CIVIL\2021\21032-0039 STEEPLEJACK MANZANITA\0-DRAWINGS\SHEETS\21032-0039_EXST-COND-PLAN-EAST
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**STEEPLEJACK
MANZANITA**

Job Number: 21032-0039

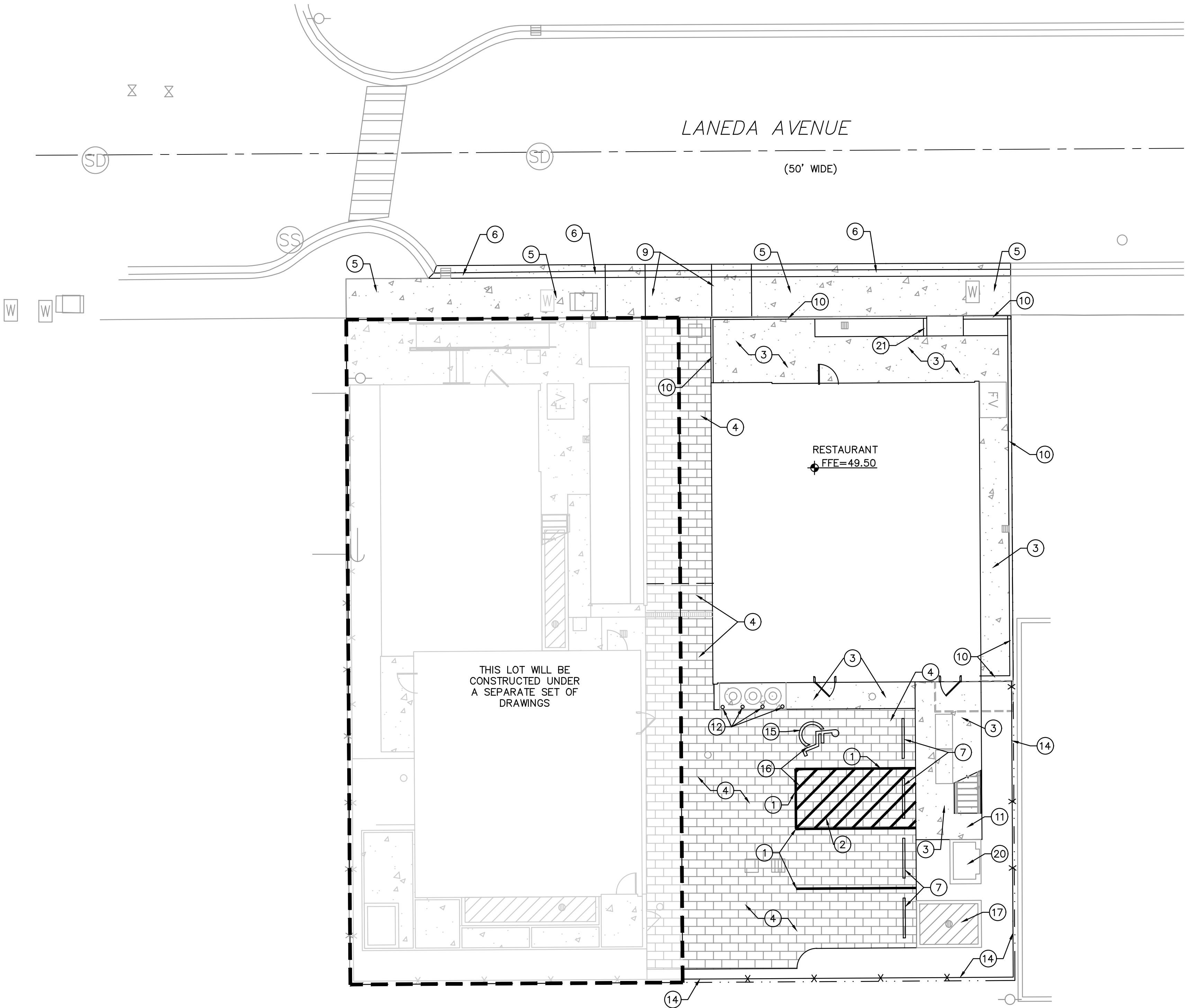
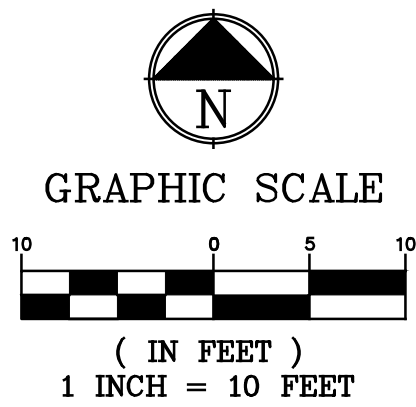
220 LANEDA AVE
MANZANITA, OR, 97130

GENERAL SITE LAYOUT NOTES:

1. PAVEMENT REMOVAL AND PATCHING FOR UTILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY OF MANZANITA PUBLIC WORKS DEPARTMENT AND ODOT DRAWINGS.
2. TRAFFIC CONTROL FOR THE SITE SHALL FOLLOW THE PROVISIONS IN THE MOST CURRENT VERSION OF THE MUTCD.
3. REFER TO LANDSCAPING PLANS FOR LANDSCAPE REQUIREMENTS AND FIRE GRADING NOT SHOWN ON THE CIVIL SHEETS.
4. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5% MAXIMUM, TOWARDS THE PARKING FIELD.

(X) SITE LAYOUT KEYNOTES:

1. PAINT 4" WIDE, WHITE STRIPE.
2. PAINT 4" WIDE, WHITE STRIPE AT A 45° ANGLE, SPACED 2' ON CENTER.
3. CONSTRUCT NEW CONCRETE AREA PER DETAIL 2/C2.10B. COORDINATE LAYOUT AND SURROUNDING AREAS WITH LANDSCAPE PLANS.
4. CONSTRUCT NEW PERVIOUS PAVER AREA PER DETAIL 4/C2.10B.
5. CONSTRUCT NEW CONCRETE SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY PER DETAIL 2/C2.10B.
6. CONSTRUCT NEW CONCRETE ROLLED CURB AND GUTTER PER CITY OF MANZANITA PUBLIC WORKS STANDARDS.
7. INSTALL NEW CONCRETE PARKING BUMPER, 6' LONG, 8" WIDE. SECURE TO PAVEMENT.
8. NOT USED.
9. CONSTRUCT NEW CONCRETE DRIVEWAY PER CITY OF MANZANITA PUBLIC WORKS STANDARDS. CONSTRUCT WITH #4 REBAR @ 18" O.C., EACH WAY.
10. CONSTRUCT NEW WALL PER STRUCTURAL AND LANDSCAPE PLANS AND DETAILS.
11. CONSTRUCT LANDING AT BASE OF STAIRS. LANDING SHALL NOT EXCEED 1.8% IN ANY DIRECTION.
12. CONSTRUCT NEW BOLLARDS PER DETAIL 5/C2.10B.
13. NOT USED.
14. CONSTRUCT NEW FENCE PER ARCHITECTURAL DETAILS.
15. PAINT NEW ADA WHEELCHAIR SYMBOL PER DETAIL 1/C2.10B.
16. CONSTRUCT NEW VAN-ACCESSIBLE PARKING AREA PER DETAIL 1/C2.10B. AREA SHALL NOT EXCEED 1.8% SLOPE IN ANY DIRECTION.
17. CONSTRUCT STORMWATER PLANTER WALL. SEE STORMWATER PLAN AND DETAILS FOR FURTHER INFORMATION.
18. NOT USED.
19. NOT USED.
20. INSTALL TRANSFORMER PER ELECTRICAL PLANS.
21. INSTALL NEW 6" WIDE CONCRETE TRANSITION CURB. ELEVATION OF TOP OF CURB SHALL REMAIN LEVEL, WHILE ENTRY WALKWAY SHALL BE SLOPED PER SHEET C3.00.



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Drawing:

**SITE LAYOUT PLAN -
EAST**

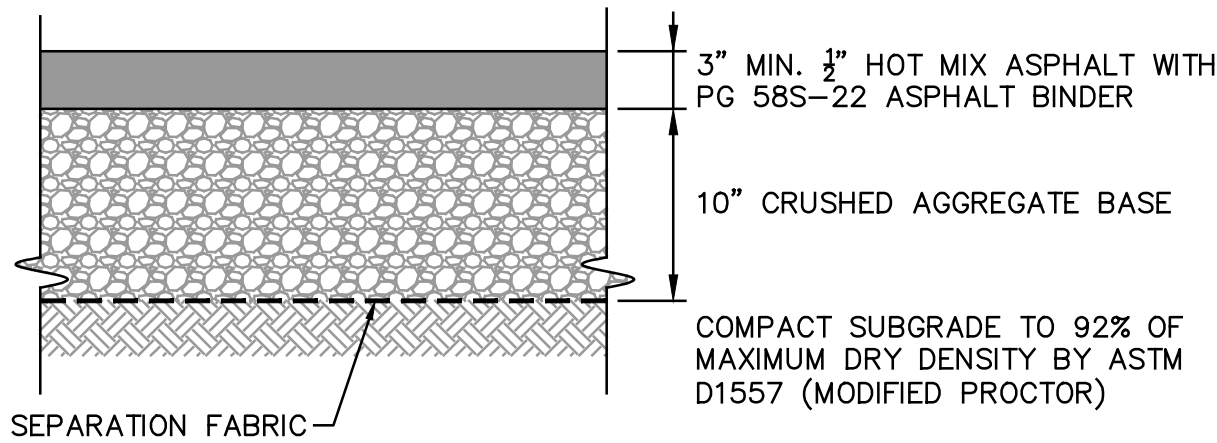
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**STEEPLEJACK
MANZANITA**

Job Number: 21032-0039

220 LANEDA AVE
MANZANITA, OR, 97130



FOR FURTHER PAVEMENT REQUIREMENTS, REFER TO SECTION 4.6 OF THE
REPORT OF GEOTECHNICAL ENGINEERING SERVICES FOR STEEPLEJACK BREWING
– MANZANITA, DATED JANUARY 20, 2022, PREPARED BY NVS.

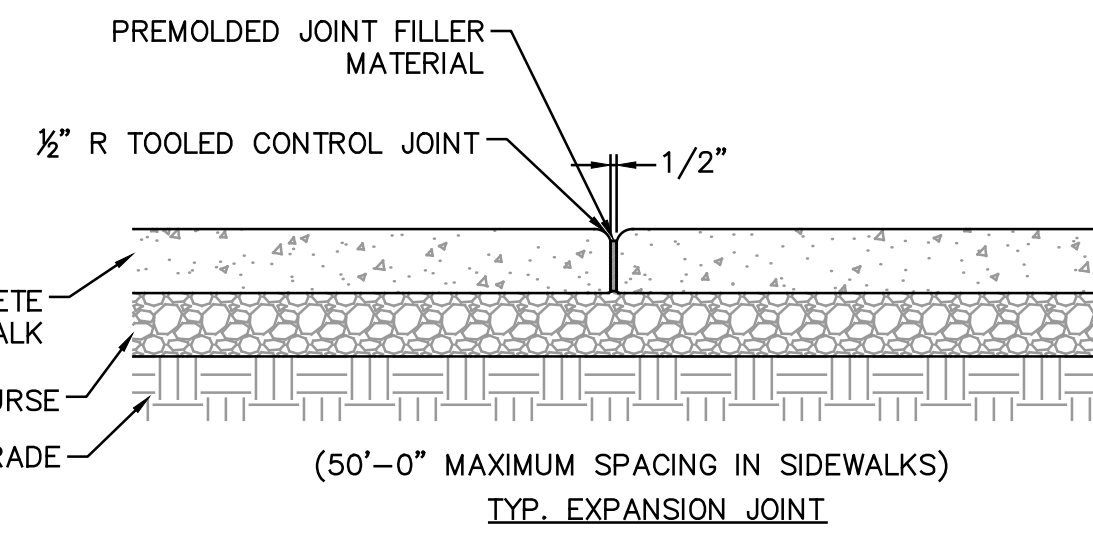
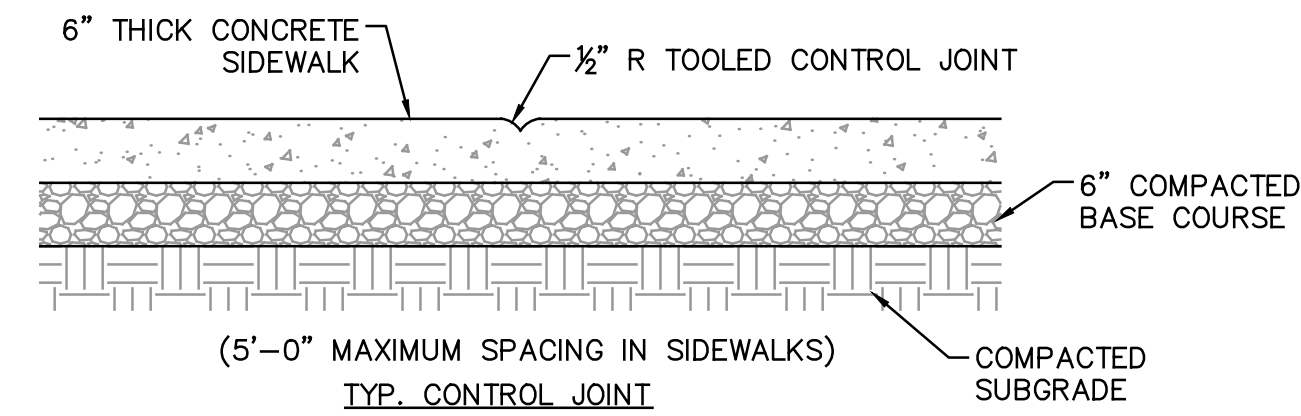
WOVEN SEPARATION FABRIC SHALL MEET THE SPECIFICATIONS PROVIDED IN
ODOT SPECIFICATION SECTION 00350 AND 02320 – TABLE 02320–4
GEOTEXTILE PROPERTY VALUES.

ASPHALT CEMENT BINDER SHALL BE PG 64–22 ASPHALT CEMENT IN LEVEL 2.

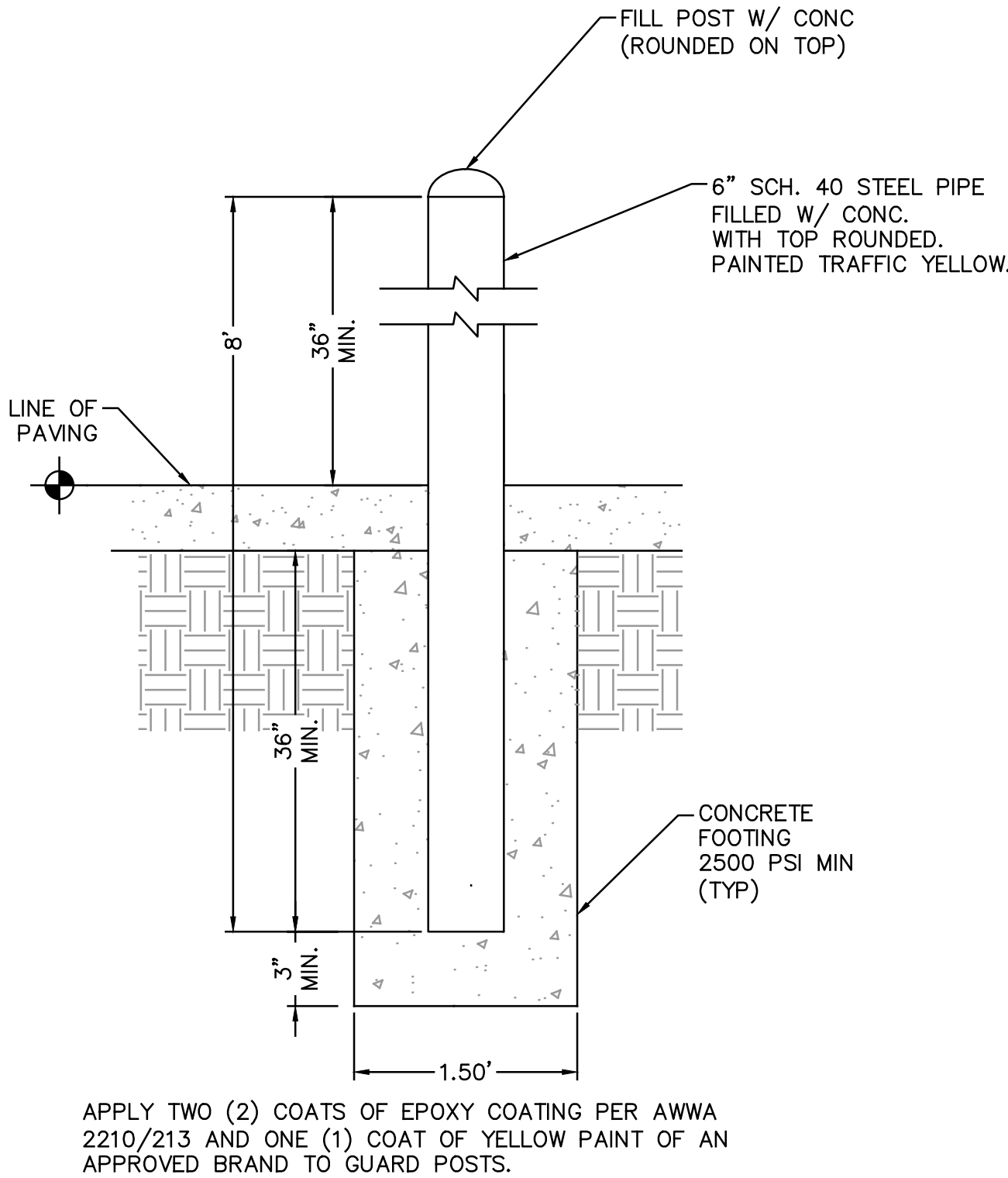
ASPHALT CONSTRUCTION SHALL FOLLOW ODOT SPECIFICATION SPECIAL
PROVISION 00745. PLACE THE AC SECTION USING A MINIMUM LIFT THICKNESS
OF 2-INCHES AND A MAXIMUM LIFT THICKNESS OF 3-INCHES. LIME OR LATEX
TREATMENT OF AGGREGATE IS NOT REQUIRED.

AGGREGATE BASE SHALL FOLLOW ODOT SPECIFICATION 00641 ($\frac{3}{4}$ "–0 OR 1"–0)

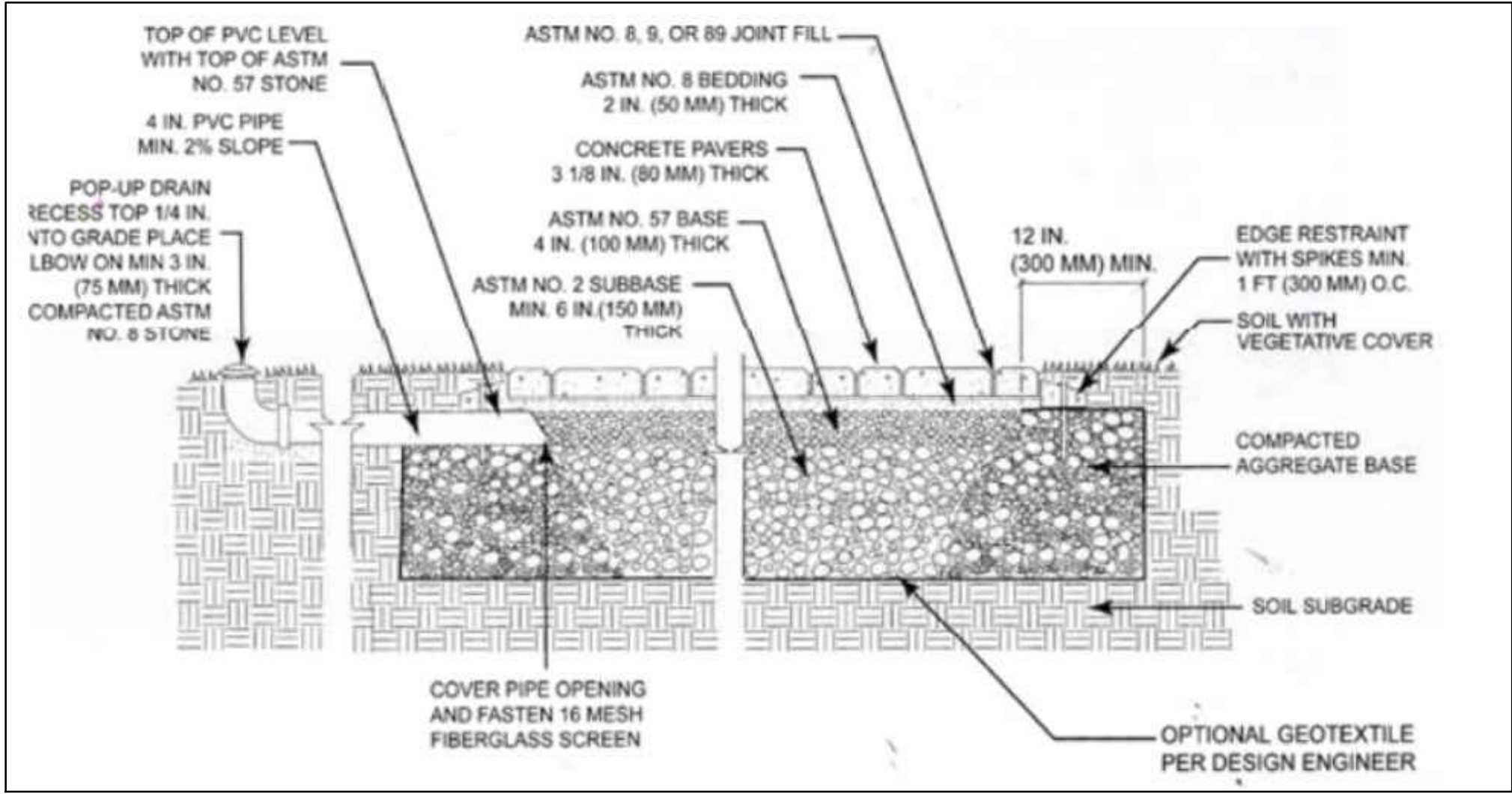
ASPHALT PAVEMENT SECTION 3
SCALE: NTS C2.10B



SIDEWALK DETAIL 2
SCALE: NTS C2.10B

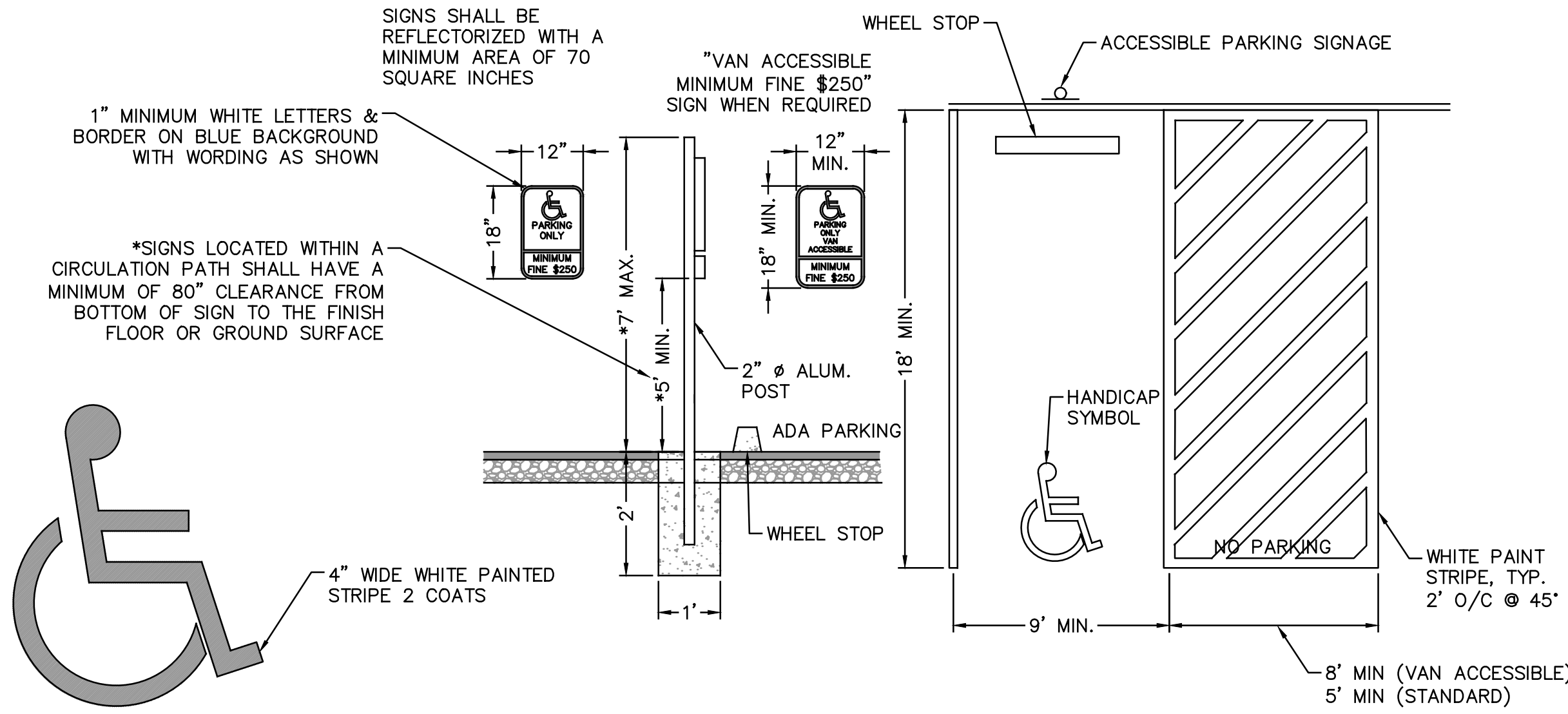


BOLLARD DETAIL 5
SCALE: NTS C2.10B



PAVERS ARE DESIGNED TO BE ECO–PRIORA 8"x8" PAVERS, INSTALLED IN A "RUNNING BOND (8X8) PATTERN.
REFER TO LANDSCAPE DRAWINGS FOR FURTHER INFORMATION.

PERVIOUS CONCRETE PAVERS DETAIL 4
SCALE: NTS C2.10B



ACCESSIBLE PARKING SPACE 1
SCALE: NTS C2.10B

ISSUE DATE

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**SITE LAYOUT
DETAILS - EAST**

Sheet No:

C2.10B

FILE: O:\0320-PORTLAND\DCI-CIVIL\2021\21032-0039 STEEPLEJACK MANZANITA\0-DRAWINGS\SHEETS\21032-0039_LAYOUT-DET-LEAST
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STEEPLEJACK MANZANITA


Job Number: 21032-0039


220 LANEDA AVE
MANZANITA, OR, 97130

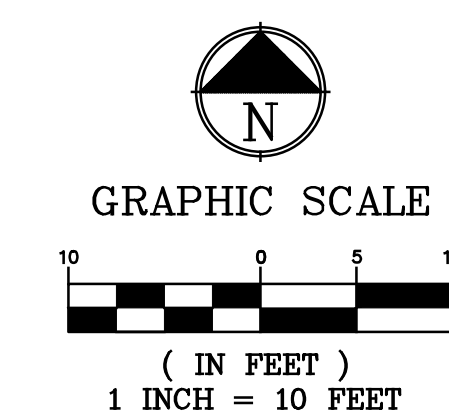
- GENERAL SITE LAYOUT NOTES:

1. PAVEMENT REMOVAL AND PATCHING FOR UTILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY OF MANZANITA PUBLIC WORKS DEPARTMENT AND ODOT DRAWINGS.
2. TRAFFIC CONTROL FOR THE SITE SHALL FOLLOW THE PROVISIONS IN THE MOST CURRENT VERSION OF THE MUTCD.
3. REFER TO LANDSCAPING PLANS FOR LANDSCAPE REQUIREMENTS AND FIRE GRADING NOT SHOWN ON THE CIVIL SHEETS.
4. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5% MAXIMUM, TOWARDS THE PARKING FIELD.

HATCH LEGEND:

 PORTLAND CEMENT CONCRETE

 PERMEABLE PAVERS. REFERENCE
LANDSCAPE PLANS AND
SPECIFICATIONS FOR MATERIALS.



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GRADING PLAN - EAST

Sheet No:

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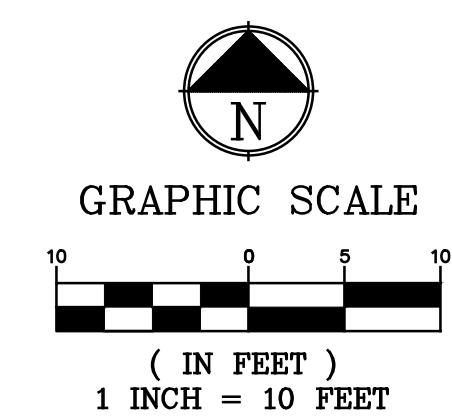
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Job Number: 21032-0039

220 LANEDA AVE
MANZANITA, OR, 97130

1. ALL PLUMBING ON PUBLIC AND PRIVATE PROPERTY SHALL BE REVIEWED AND INSPECTED BY CITY OF MANZANITA BUILDING DIVISION
2. COORDINATE EXISTING UTILITY REMOVALS AND RECONNECTIONS WITHIN RIGHT-OF-WAY WITH RELEVANT UTILITY STANDARDS AND INSPECTORS.
3. COORDINATE LIGHT FIXTURES AND LOCATIONS WITH ELECTRICAL SITE DRAWINGS.
4. ALL SANITARY SEWER PIPES DESIGNED WITH GRADES LESS THAN 2% SHALL HAVE INVERT ELEVATIONS VERIFIED PRIOR TO BACKFILLING.
5. PAVEMENT CUTTING, PATCHING, AND BACKFILLING RELATED TO UTILITY TRENCHING WITHIN THE PAVED AREAS SHALL BE PER DETAIL 3/C4.10B.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION.

1. TAP NEW 6" WATER SERVICE LINE TO EXISTING 10" LINE IN STREET PER CITY OF MANZANITA PUBLIC WORKS STANDARDS. SEE DETAIL 4/C4.10B.
2. CONSTRUCT NEW 2" CL-52, DUCTILE IRON WATER LINE.
3. CONSTRUCT NEW 6" CL-52, DUCTILE IRON COMBINATION WATER AND FIRE LINE.
4. CONSTRUCT NEW 6" FIRE SERVICE CONNECTION AND DDCA VAULT PER DETAIL 1/C4.10B. VAULT RIM SHALL BE SET TO MATCH FINISH GRADE.
- 4.1. PROVIDE SUMP PUMP PER DDCA DETAIL. PROVIDE PIPING TO APPROVED DISCHARGE LOCATION.
- 4.2. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE SERVICE TO SUMP PUMP.
- 4.3. PROVIDE (2) 1/2" DIAMETER CONDUITS FROM FIRE VAULT TO ELECTRICAL ROOM LOCATION.
- 4.4. PROVIDE TAMPER SWITCH.
5. COORDINATE CONNECTION TO BUILDING WITH PLUMBING AND MECHANICAL DRAWINGS.
6. INSTALL NEW 2" WATER METER PER CITY OF MANZANITA STANDARDS. SEE DETAIL 4/C4.10B.
7. CONSTRUCT NEW 6" SDR35 PVC SANITARY SEWER PIPE. SLOPE SHALL BE 2.00% MIN., UNLESS ELEVATIONS SHOWN OTHERWISE.
8. TAP NEW 6" SANITARY SEWER LINE TO EXISTING " LINE IN STREET PER CITY OF MANZANITA PUBLIC WORKS STANDARDS. SEE DETAIL 2/C4.10B.
9. INSTALL NEW GAS TANKS PER MEP PLANS.

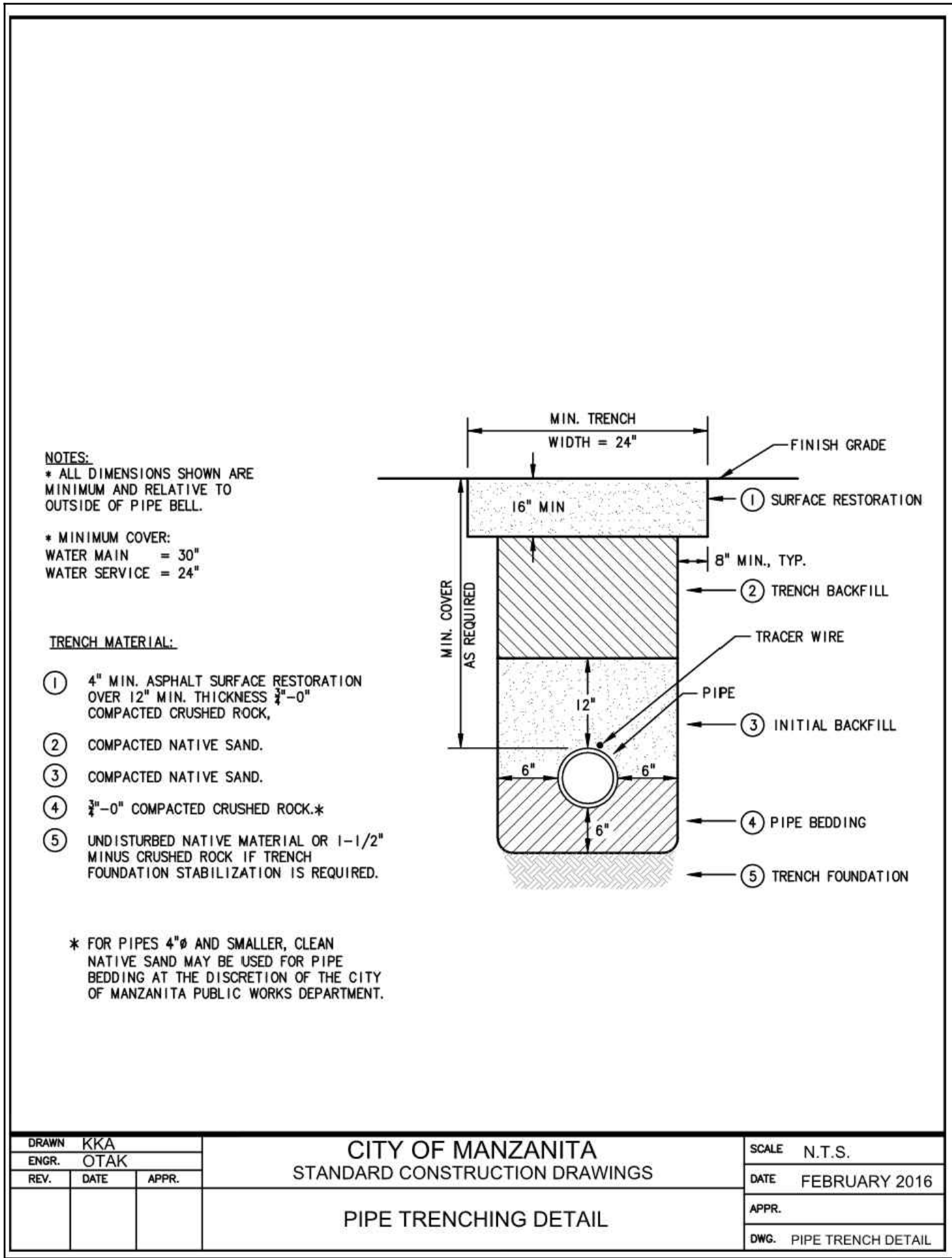


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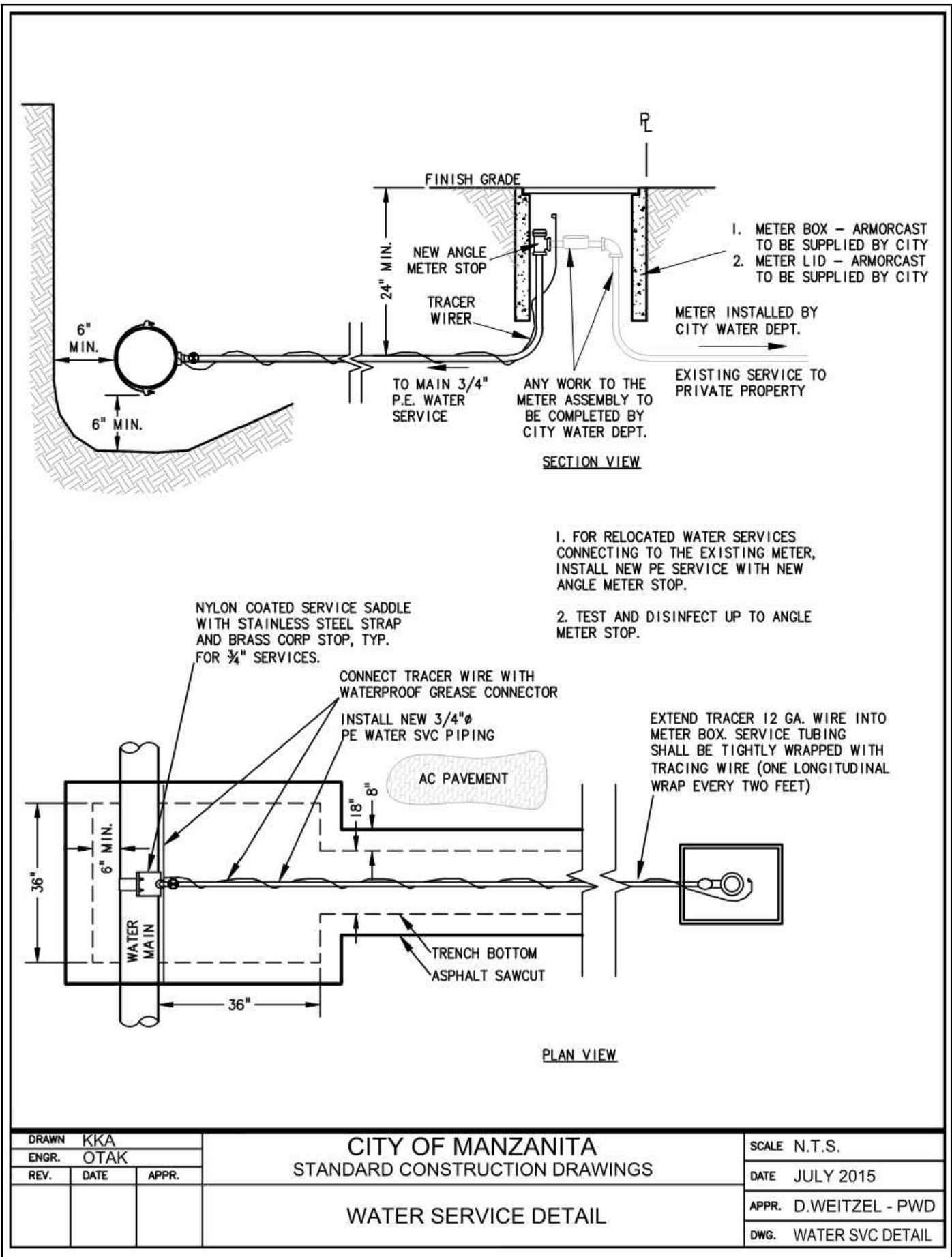
UTILITY PLAN - EAST

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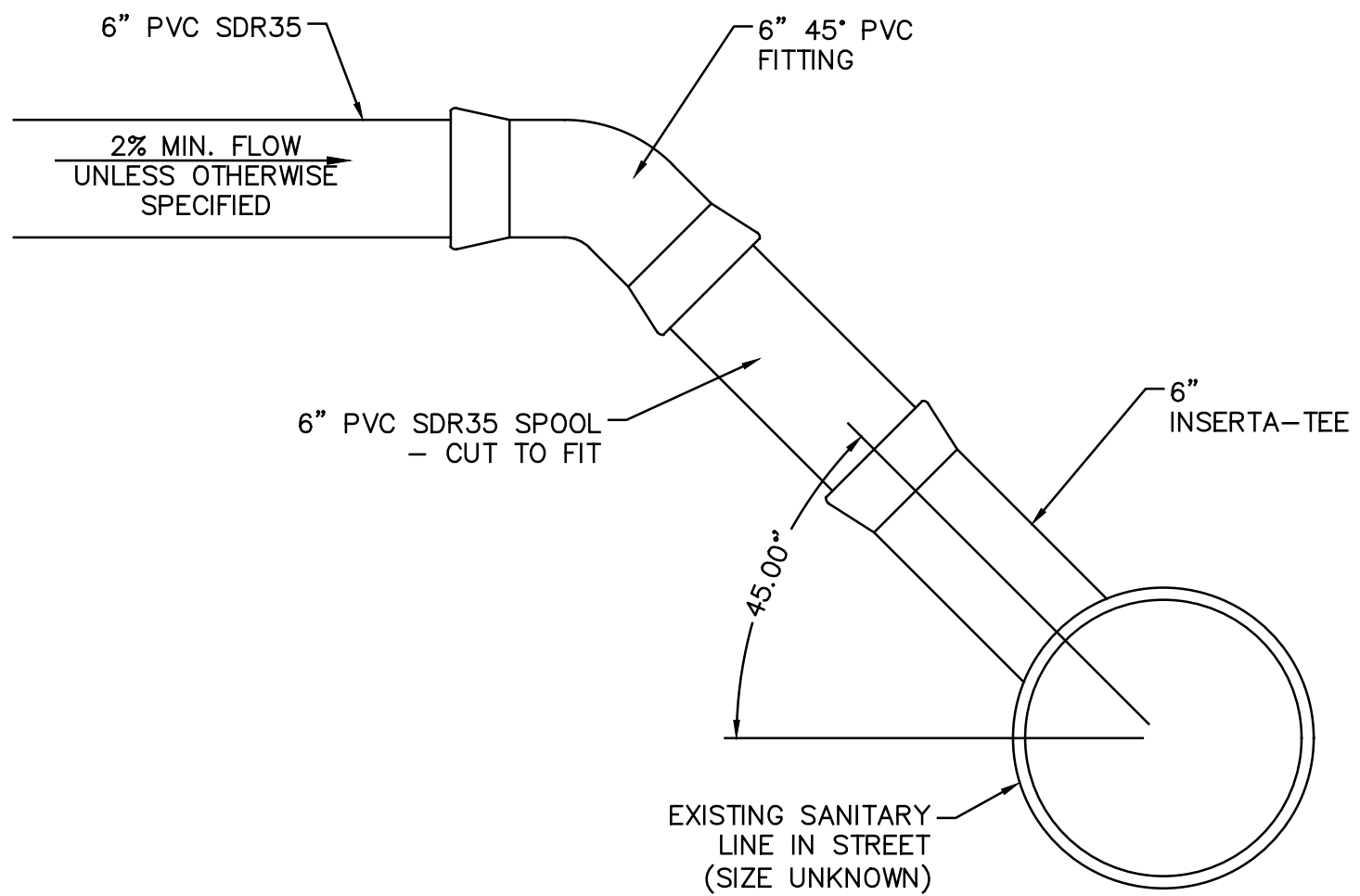
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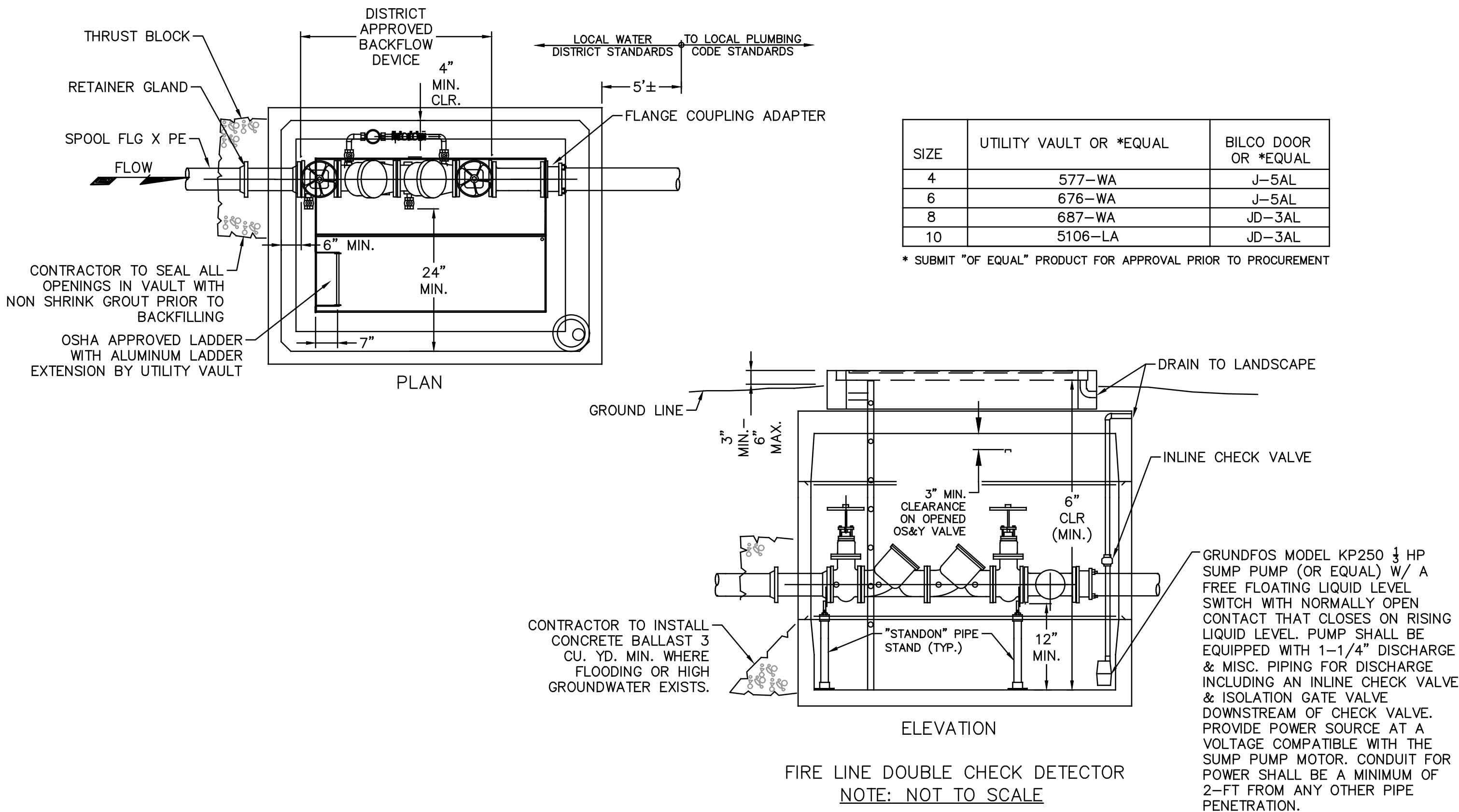
PIPE TRENCH DETAIL
SCALE: NTS



WATER SERVICE DETAIL
SCALE: NTS



SANITARY LATERAL TAP
SCALE: NTS



DCDA FIRE VAULT DETAIL
SCALE: NTS

1
C4.10B

**STEEPLEJACK
MANZANITA**

Job Number: 21032-0039

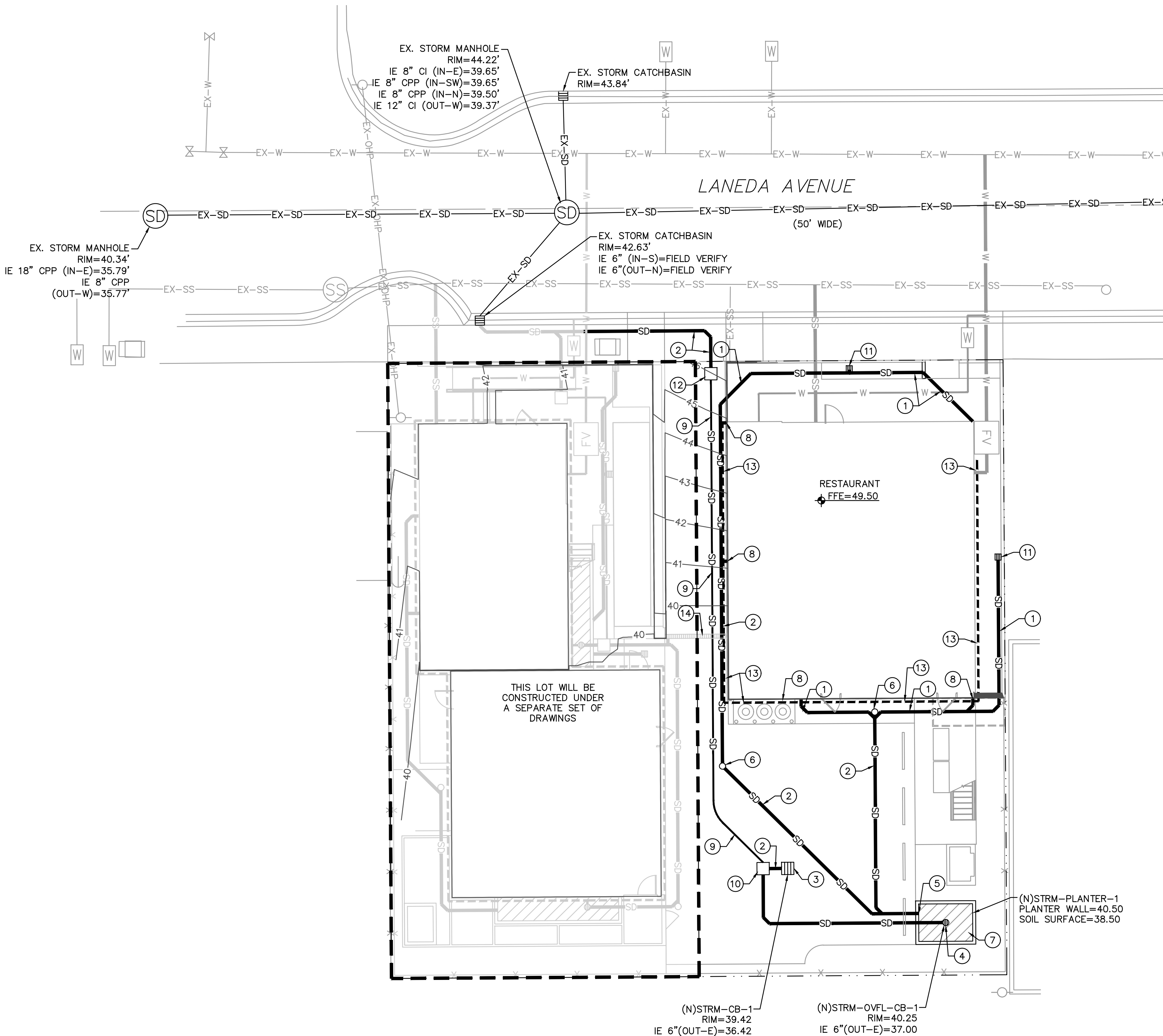
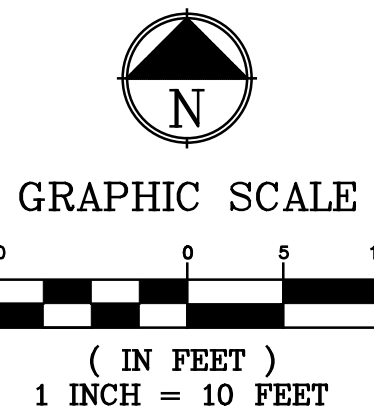
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MANZANITA, OR, 97130

GENERAL NOTES:

1. IN PAVEMENT AREAS WHERE COVER OVER STORMWATER LINES IS LESS THAN 24", THE LINE SHALL BE COMPRISED OF PVC C900 PIPING.
2. ROOF CONNECTIONS SHALL BE COORDINATED WITH ARCHITECTURAL ROOF AND PLUMBING DRAWINGS.
3. REFER TO LANDSCAPE PLANS FOR PLANTINGS WITHIN STORMWATER FACILITIES.
4. COORDINATE UTILITY CONSTRUCTION WITH WALL CONSTRUCTION. UTILITY CONSTRUCTION SHALL NOT INTERFERE WITH CONSTRUCTED WALL.
5. UTILITY TRENCHING SHALL BE CONSTRUCTED PER DETAIL 3/C4.10B.
6. REFER TO LANDSCAPE PLANS FOR DITCH RENOVATIONS AND CONSTRUCTION.

STORMWATER UTILITY KEYNOTES:

1. CONSTRUCT NEW 6" SDR35 PVC STORM DRAINAGE PIPE. SLOPE AND LENGTH PER PLAN.
2. CONSTRUCT NEW 6" DUCTILE IRON STORM DRAINAGE PIPE. SLOPE AND LENGTH PER PLAN.
3. CONSTRUCT NEW STORMWATER CATCH BASIN PER DETAIL 2/C5.10B.
4. CONSTRUCT NEW 12" OVERFLOW DRAIN STRUCTURE PER DETAILS 4 AND 5/C5.10B.
5. DAYLIGHT PIPE IN PLANTER WALL. PROVIDE 2' X 2' WIDE AND 6" THICK RIPRAP PAD AT OUTLET.
6. CONSTRUCT NEW CLEANOUT TO GRADE PER DETAIL 1/C5.10B.
7. CONSTRUCT UNLINED STORMWATER PLANTER PER DETAIL 4/C5.10B. AREAS WITHIN INFILTRATION BASINS SHALL BE PROTECTED FROM USE AS CONSTRUCTION STORAGE AREAS AND OVER-COMPACTION BY EQUIPMENT THROUGHOUT THE CONSTRUCTION PERIOD. SEE PLANS FOR DIMENSION DESCRIPTIONS FOR EACH FACILITY.
8. CONNECT TO BUILDING ROOF DRAIN LOCATION. LOCATION OF ALL ROOF DRAINS SHALL BE PER THE ARCHITECTURAL ROOF AND PLUMBING DRAWINGS. COORDINATE INVERT ELEVATIONS WITH STRUCTURAL PLANS TO AVOID FOOTING. SEE DETAIL 3/C5.10B.
9. CONSTRUCT NEW 2" PRESSURIZED STORMWATER LINE. TRENCHING MAY BE SHARED WITH NEW STORMWATER LINES WHERE PROXIMITY ALLOWS.
10. CONSTRUCT NEW STORMWATER PUMP STATION.
11. CONSTRUCT NEW 12" LANDSCAPE AREA DRAIN PER DETAIL 5/C5.10B. COORDINATE FINAL DESIGN WITH LANDSCAPE PLANS.
12. CONSTRUCT NEW STORMWATER DISCHARGE STRUCTURE FROM A PRESSURIZED LINE TO A GRAVITY LINE. STRUCTURE SHALL BE CONSTRUCTED FROM A 24" ROUND REINFORCED CONCRETE PIPE WITH METAL LID.
13. CONSTRUCT NEW 4" PERFORATED FOUNDATION DRAIN AROUND BUILDING. SEE DETAIL 6/C5.10B. CONNECT TO ADJACENT ROOF DRAIN STORMWATER LINES THROUGH A BACKFLOW DEVICE (RECTORSEAL "CLEAN CHECK" EXTENDABLE BACKWATER VALVE OR APPROVED EQUAL).
14. CONSTRUCT NEW TRENCH DRAIN. STYLE AND MATERIAL SHALL BE PER ARCHITECTURAL AND LANDSCAPE DESIGN.



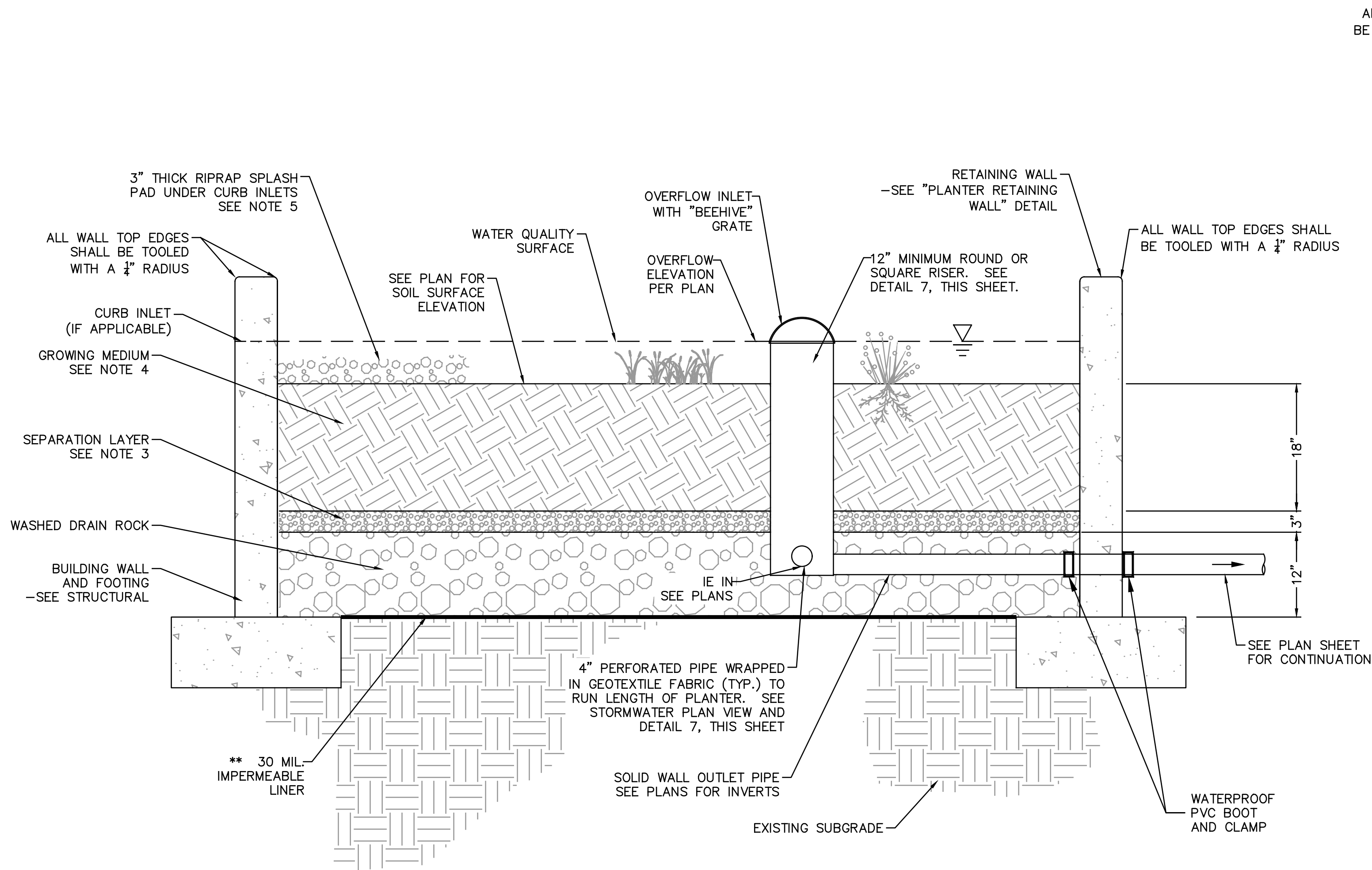
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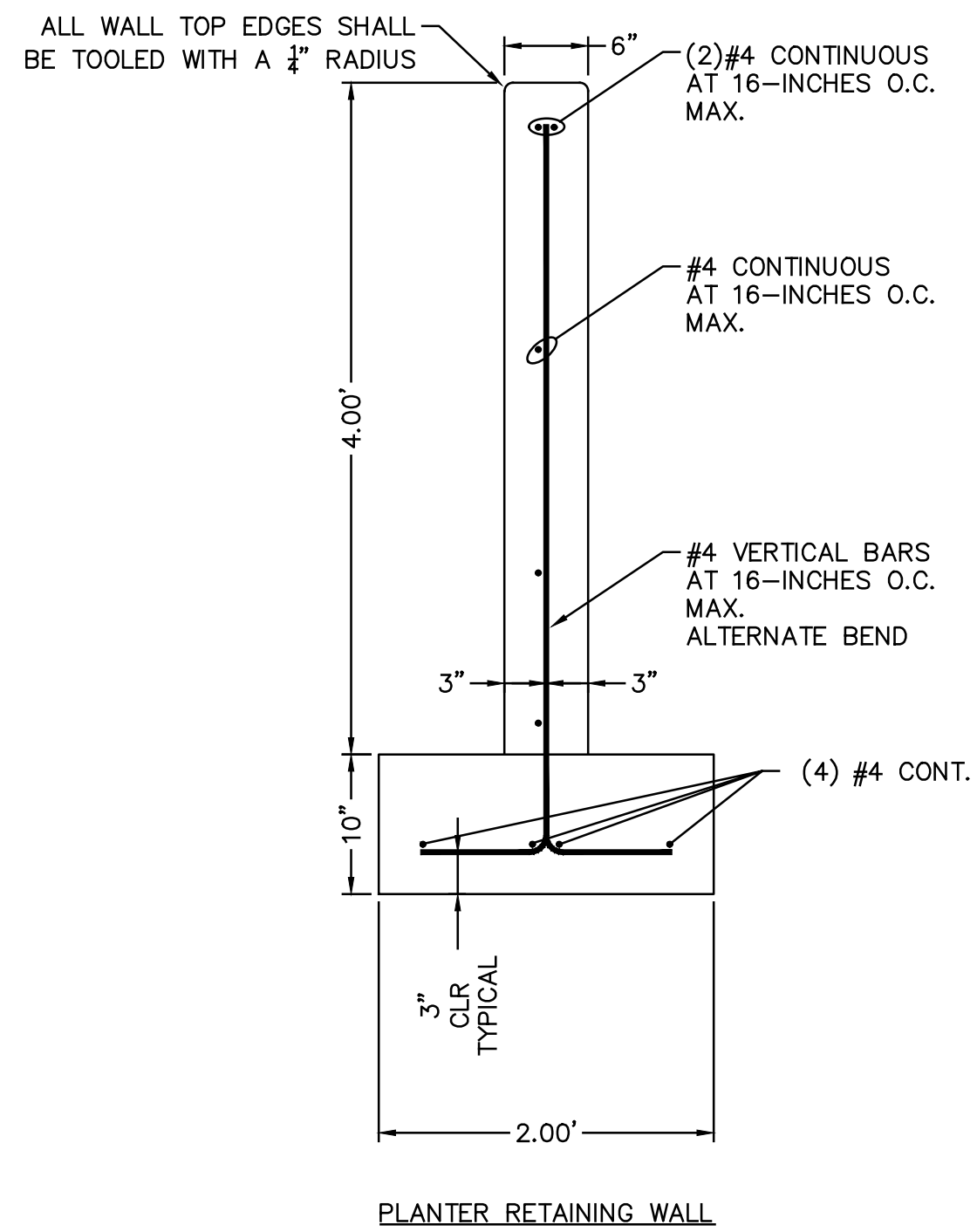
**STORMWATER PLAN
- EAST**

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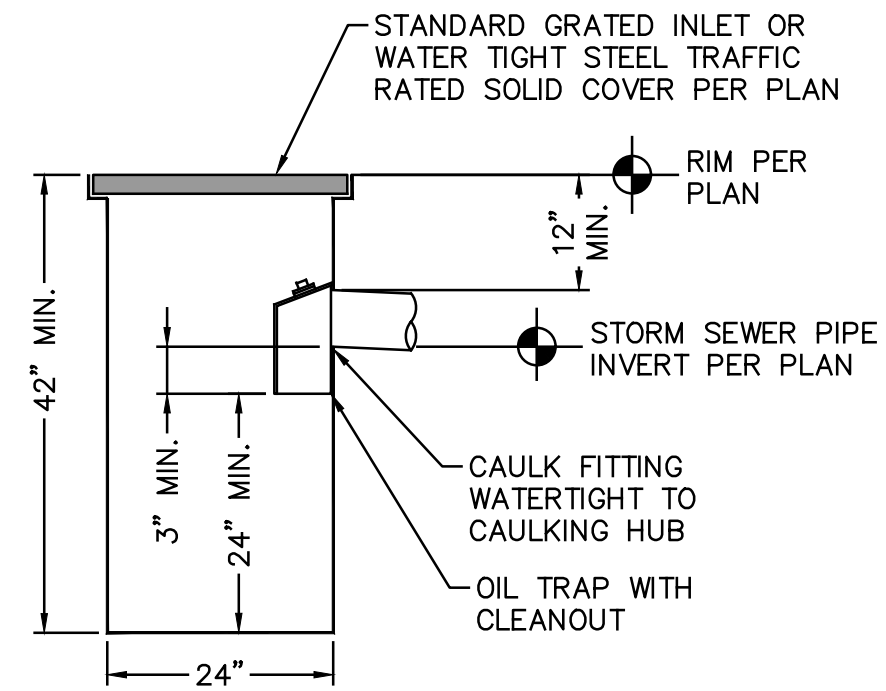
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STORMWATER FILTRATION BASIN WITH WALLS
SCALE: NTS

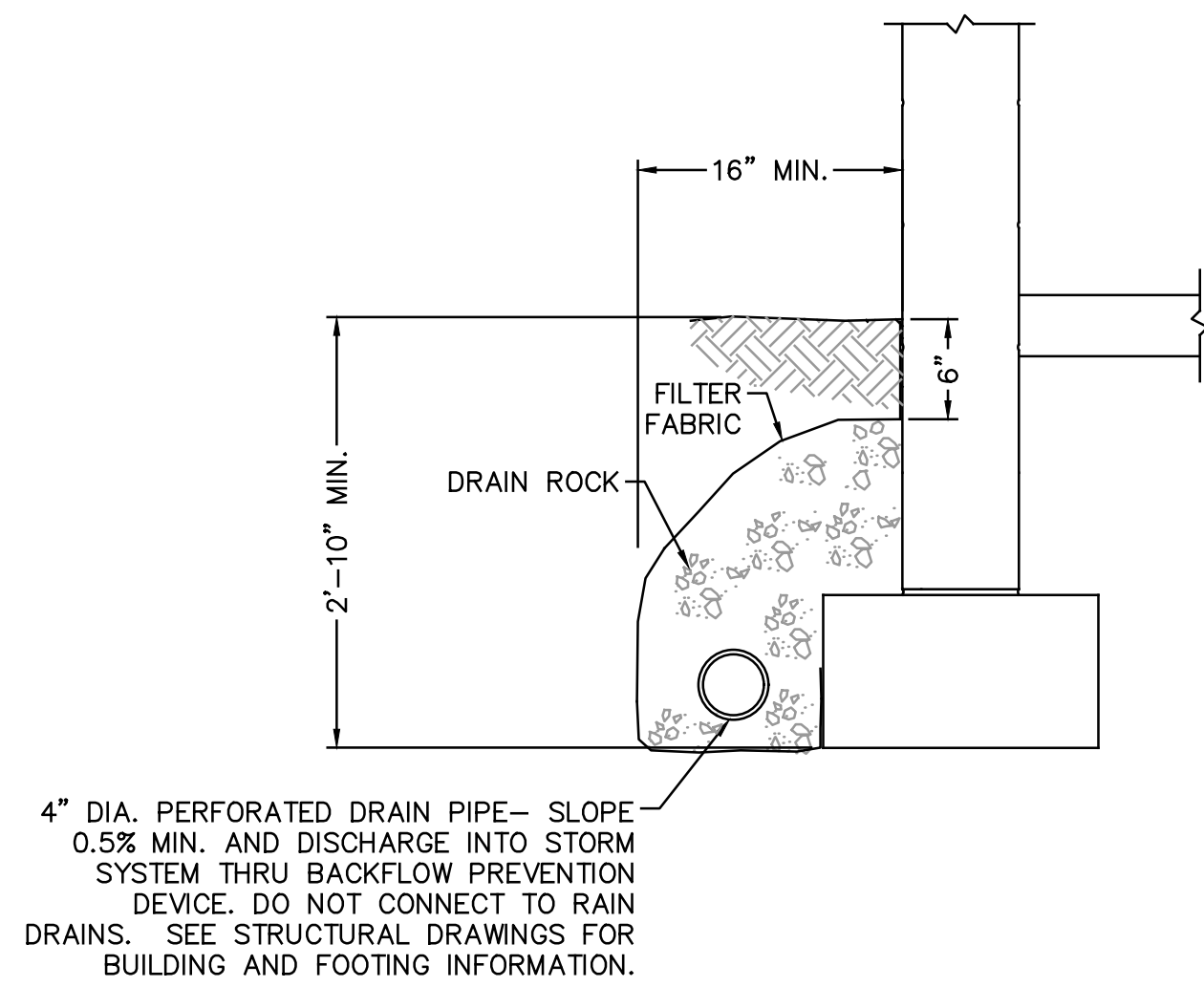


- FILTRATION PLANTER GENERAL NOTES:
1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED STORMWATER AREAS PRIOR TO, DURING, AND AFTER CONSTRUCTION.
 2. DRAIN ROCK:
 - 2.1. SIZE FOR FLOW-THROUGH PLANTER: 2" TO 3/4" CLEAN WASHED
 - 2.2. 12" DEPTH
 3. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM:
 - 3.1. USE FILTER FABRIC OR A GRAVEL LENS (3/4" - 1/4" INCH WASHED, CRUSHED ROCK 2 TO 3 INCHES DEEP).
 4. GROWING MEDIUM WITH 10% MAX. FINES (PASSING #200):
 - 4.1. 18" MINIMUM
 - 4.2. VEGETATION: PER LANDSCAPING PLANS.
 5. PLANTER WALLS:
 - 5.1. SEE PLANTER RETAINING WALL DETAIL THIS SHEET.
 - 5.2. INSTALL RIVER ROCK OR SPLASH PAD TO TRANSITION FROM INLET TO GROWING MEDIUM.

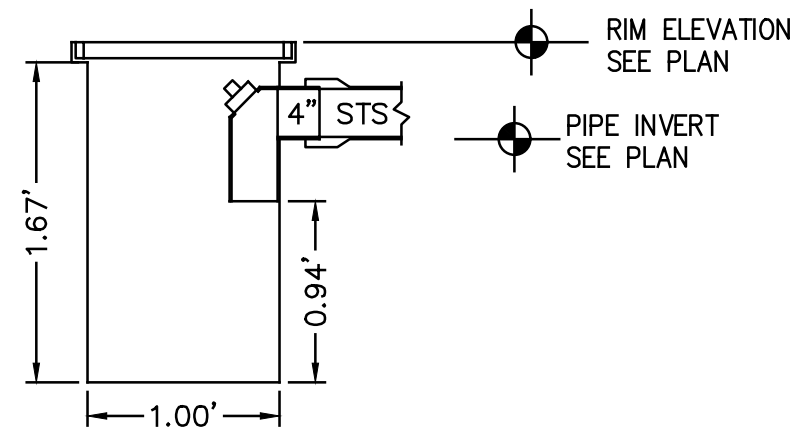


- NOTES
1. CATCH BASIN TO BE CONSTRUCTED OF 10 GAUGE (MINIMUM) STEEL WITH ALL JOINTS WELDED.
 2. STEEL OIL TRAP CLEANOUT TO BE PLUGGED OR HINGED ACCESS.
 3. CAULK PIPE TO CAULKING HUB.
 4. SET CATCH BASIN ON 6" THICK COMPACTED CRUSHED ROCK BASE.
 5. BACKFILL AROUND CATCH BASIN WITH COMPACTED CRUSHED ROCK.

STANDARD CATCH BASIN
SCALE: NTS

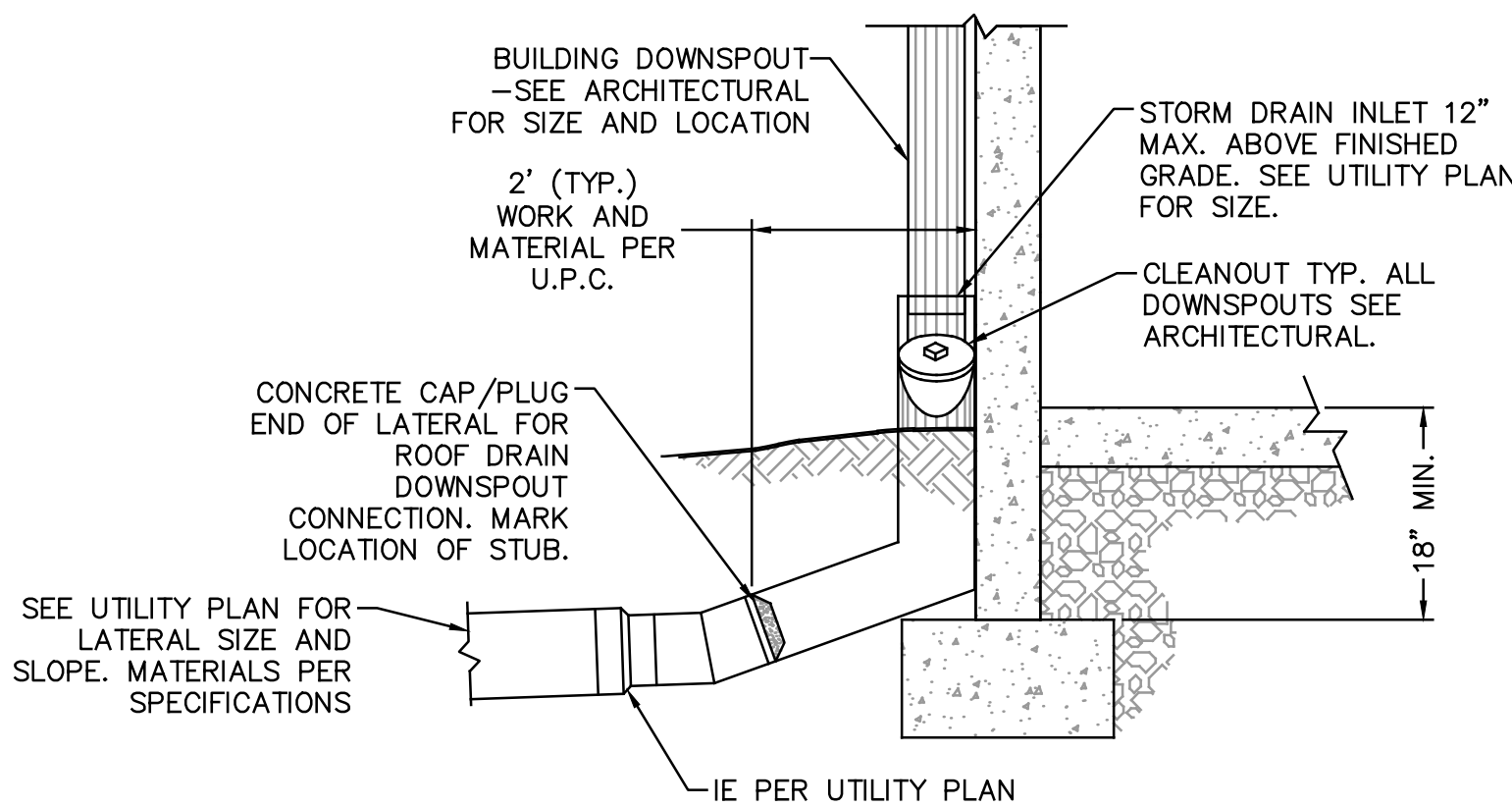


FOUNDATION DRAIN DETAIL
SCALE: NTS

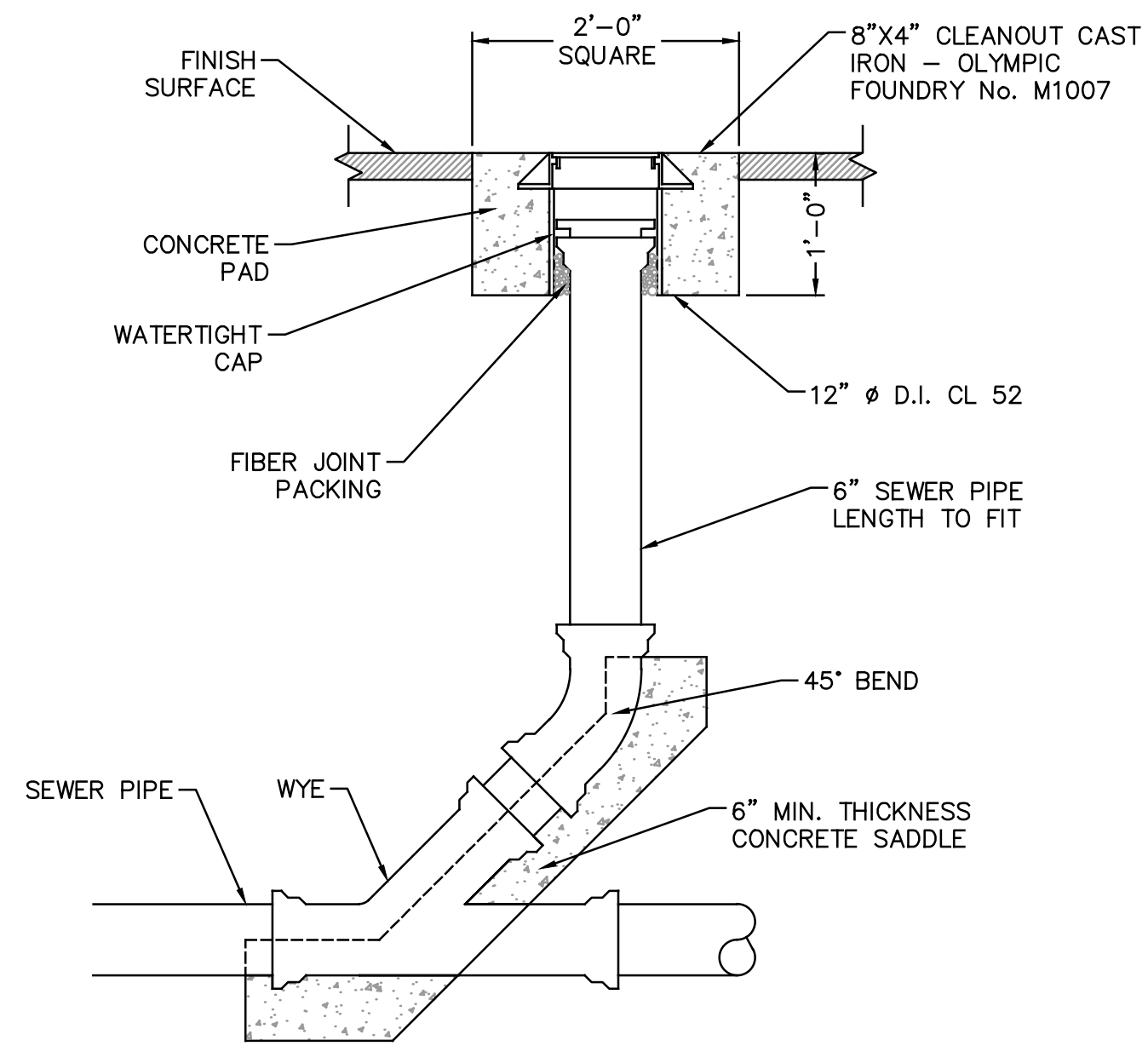


- NOTES:
1. (MINIMUM) STEEL WITH ALL JOINTS WELDED. CATCH BASIN CAN BE ROUND OR SQUARE. NYLOPLAST BASINS WITH ENVIROHOOD STRUCTURE MAY BE SUBSTITUTED. CAULK PIPE TO CAULKING HUB.
 2. SET CATCH BASIN ON 6" THICK COMPACTED CRUSHED ROCK BASE.
 3. BACKFILL AROUND CATCH BASIN WITH COMPACTED CRUSHED ROCK.

AREA CATCH BASIN DETAIL
SCALE: NTS



DOWNSPOUT CONNECTION DETAIL
SCALE: NTS



TYPICAL CLEANOUT
SCALE: NTS

ISSUE DATE

Drawing:

**STORMWATER
DETAILS - EAST**

Sheet No:

C5.10B

FILE: O:\0320-PORTLAND\DCI-CIVIL\2021\12\1032-0039 STEEPLEJACK MANZANITA\0-DRAWINGS\SHEETS\21032-0039_STRM-DET-EAST
PLOT STAMP: 7/7/2022 11:36 AM

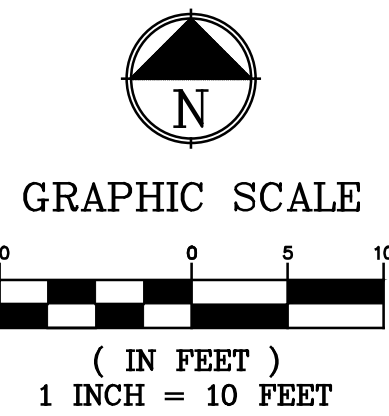
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**GRADING, STREET, AND UTILITY EROSION AND SEDIMENT
CONSTRUCTION NOTES:**

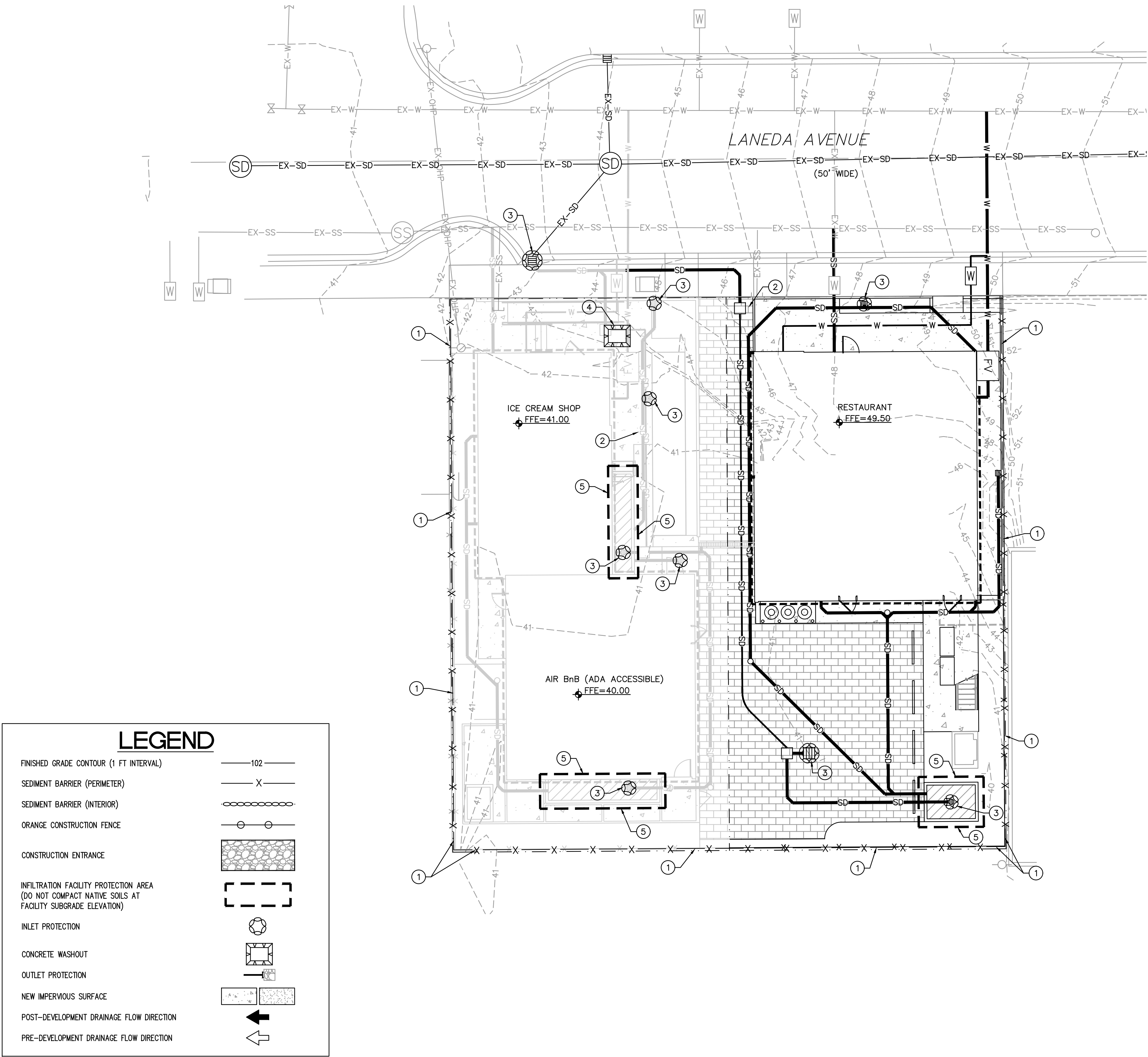
- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COORDINATED WITH LANDSCAPING PLANS.
- SLOPES TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES AND RE-ESTABLISHMENT OF DISTURBED SLOPES STEEPER THAN 3H:1V SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA HYDROSEEDING WITH APPROVED MIX AND APPLICATION RATE AND HIGH DENSITY JUTE MATTING. SEE LANDSCAPE PLANS FOR FURTHER INFORMATION IN LONG TERM SLOPE STABILIZATION AREAS.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

EROSION AND SEDIMENT CONTROL NOTES:

- INSTALL SEDIMENT FENCE PER DETAIL 3/C9.10.
- INSTALL AND MAINTAIN 20' X 50' STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1/C9.10. REUSABLE TRACKOUT CONTROL MATS MAY BE USED IN LIEU OF A QUARRY SPALL ENTRANCE, IF APPROVED BY THE PROJECT'S CITY EROSION CONTROL INSPECTOR.
- INSTALL STORM DRAIN INLET PROTECTION PER DETAIL 2/C9.10.
- INSTALL CONCRETE WASHOUT. PORTABLE CONCRETE WASHOUT BINS MAY BE USED IN LIEU IF APPROVED BY THE PROJECT'S CITY EROSION CONTROL INSPECTOR.
- PROTECT INFILTRATION FACILITY AREA. DO NOT COMPACT SOILS IN STORMWATER BASIN AREAS. STORMWATER BASIN AREAS SHALL PRESERVE EXISTING SOIL DENSITY BY LIMITING HEAVY MACHINERY AND VEHICLE TRACKING.



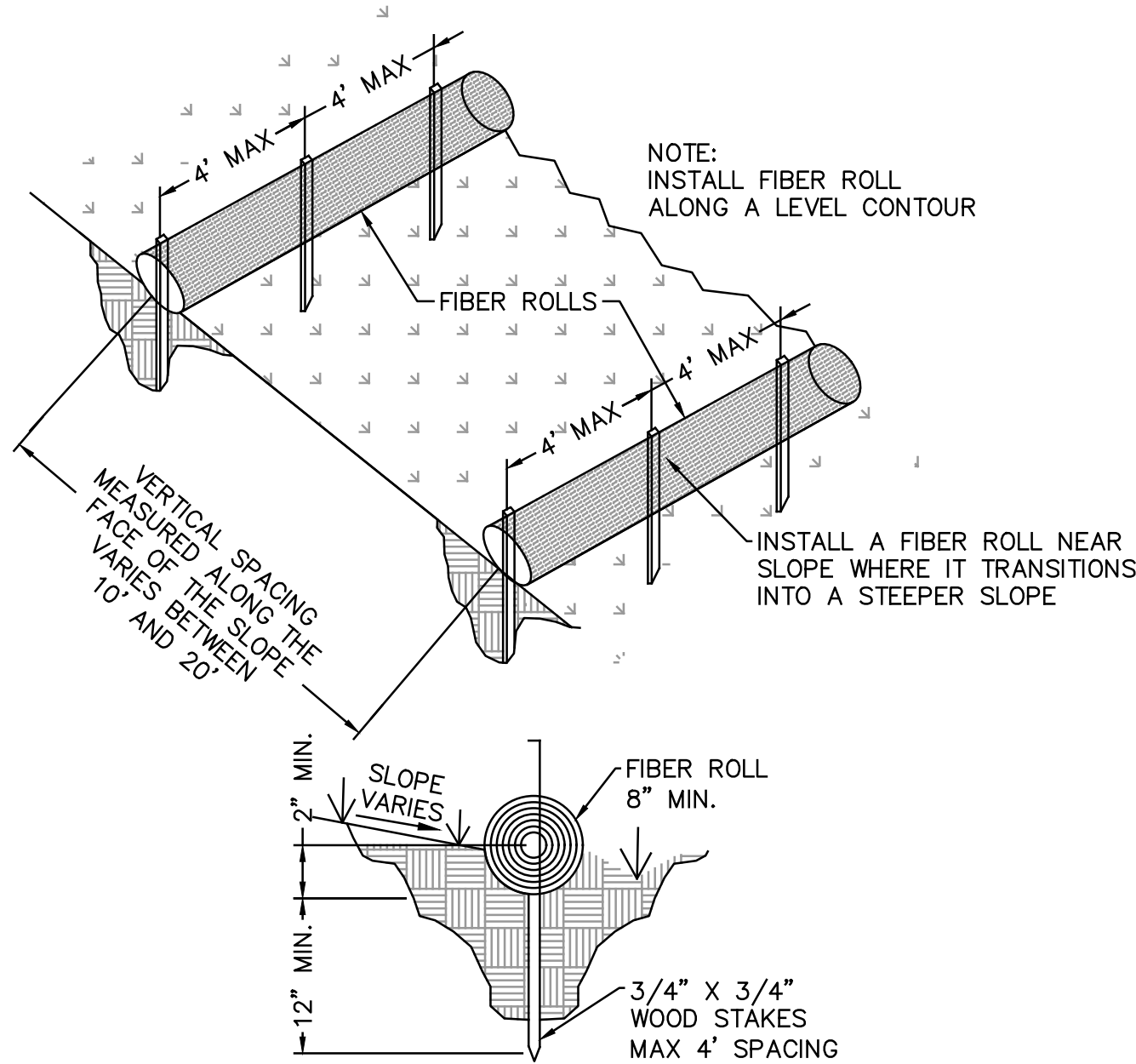
SPECIAL NOTE:
SITE SOILS ARE SANDY AND MOISTURE SENSITIVE. CONTRACTORS SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND SITE-SPECIFIC GEOLOGIC HAZARDS EVALUATION STEEPLEJACK BREWING - MANZANITA, DATED JANUARY 20, 2022 BY NV5.



**STEEPLEJACK
MANZANITA**

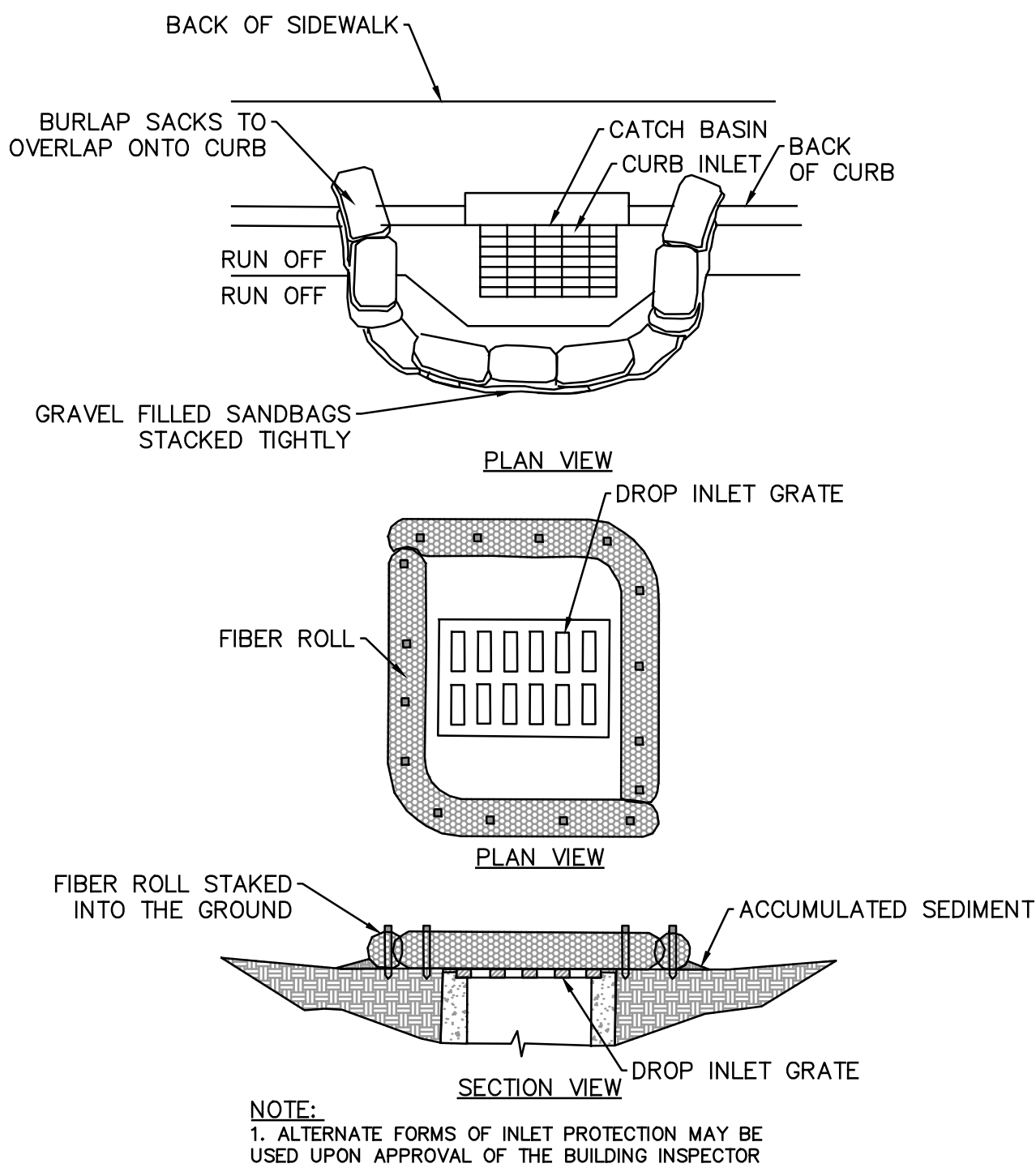
Job Number: 21032-0039

220 LANEDA AVE
MANZANITA, OR, 97130



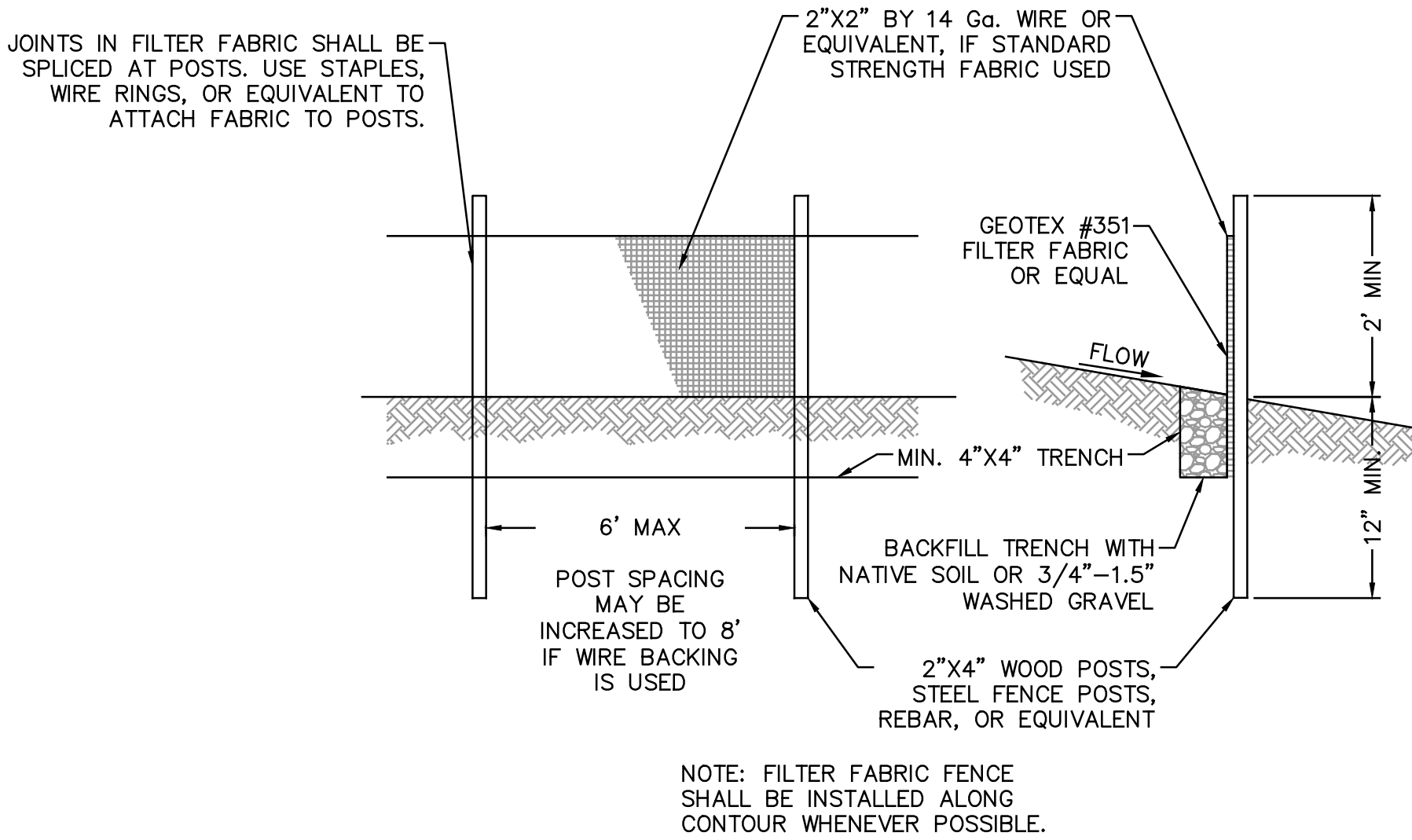
WATTLES/FIBER ROLLS DETAIL
SCALE: N.T.S.

4
C9.10



INLET PROTECTION DETAIL
SCALE: N.T.S.

2
C9.10

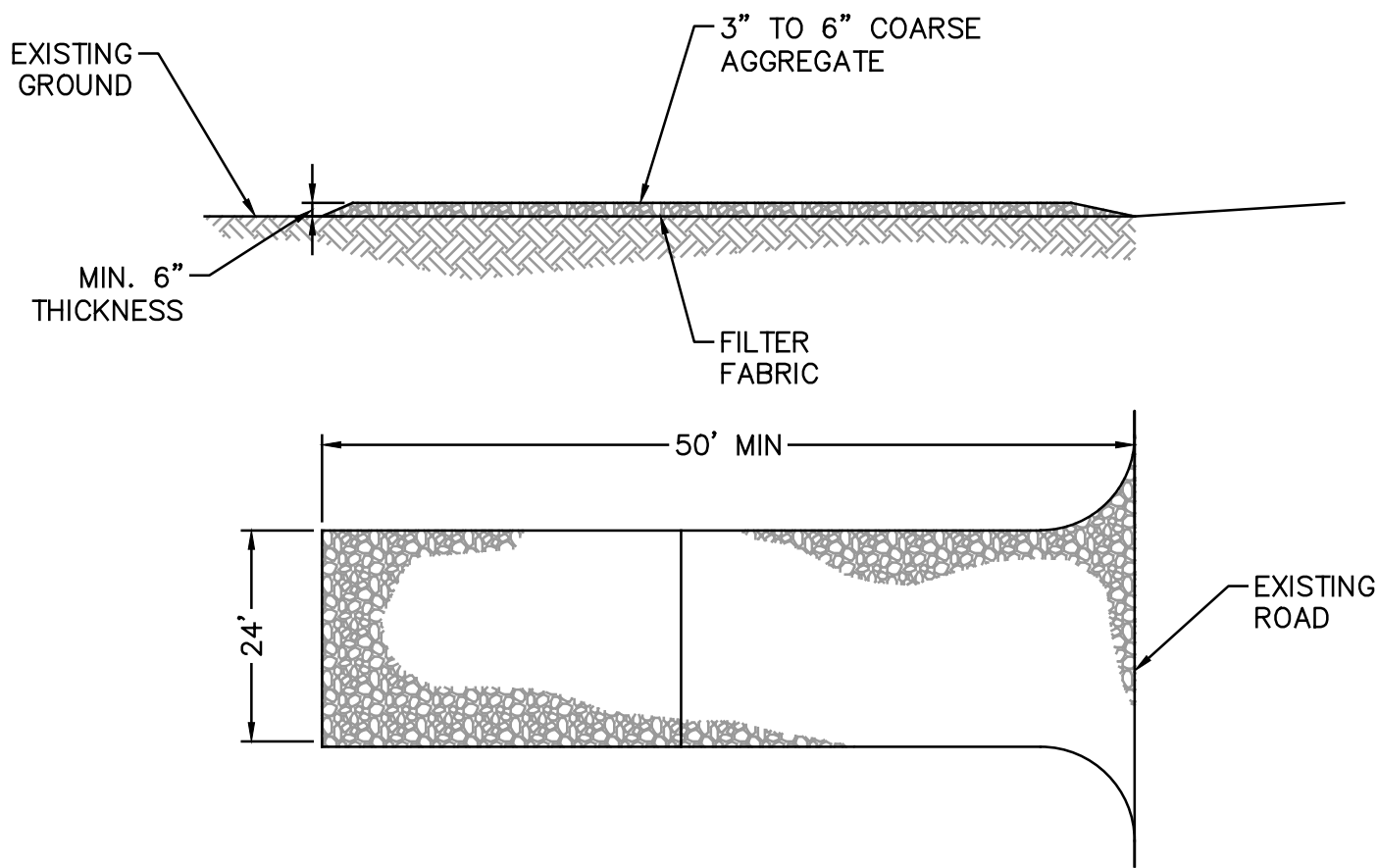


SEDIMENT FENCE DETAIL
SCALE: N.T.S.

3
C9.10

MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 1/3 THE HEIGHT OF THE FENCE.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.



NOTES:

1. USE 3" TO 6" COARSE AGGREGATE. MATERIAL WITH "FINES" IS NOT ACCEPTABLE.
2. THE 50' MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO INSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: N.T.S.

1
C9.10

ISSUE DATE

Drawing:

**EROSION CONTROL
DETAILS - EAST**

Sheet No:

C9.10B

STEEPLEJACK
MANZANITA

Job Number:21119

220 LANEDA AVE
MANZANITA, OR, 97130



LAND-USE REVIEW06/03/2022

IssueDate

Drawing:

KEY PLAN

Sheet No:

L1.01B

GENERAL NOTES

1.

INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DOCUMENTS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
2.

SHOULD THERE BE ANY DISCREPANCIES BETWEEN LANDSCAPE ARCHITECTURAL, ARCHITECTURAL, OR ENGINEERING DRAWINGS, THE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT TO REVIEW AND COORDINATE BEFORE PROCEEDING WITH WORK. THE LANDSCAPE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
3.

THE CONTRACTOR SHALL ENSURE THAT ALL WORK MEETS ALL APPLICABLE LOCAL AND NATIONAL BUILDING AND SAFETY CODES THAT PERTAIN TO THE PROJECT WORK. IF THERE IS A DISCREPANCY BETWEEN A CODE AND THE CONTENT OF THE PLANS, THE CONTRACTOR IS TO CONSULT LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4.

PARKING, EQUIPMENT AND MATERIAL STORAGE IS PERMITTED ONLY IN THE AREA PROVIDED ON THIS PLAN. PARKING FOR MATERIAL STORAGE OUTSIDE THIS AREA, EVEN TEMPORARILY, WILL NOT BE PERMITTED.
5.

LANDSCAPE/PLANTING CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW PLANS BEFORE COMMENCING WORK IN ORDER TO ASSURE CLOSE COORDINATION.
6.

PRIOR TO PROJECT COMPLETION, THE SITE IS TO BE THOROUGHLY CLEANED OF ALL CONSTRUCTION DEBRIS, SIGNS, ETC. AND REVIEWED BY LANDSCAPE ARCHITECT AND OTHER RELEVANT CONSULTANTS.
7.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO GROUND AND BOND ALL EXPOSED METAL OBJECTS IN LANDSCAPE AS REQUIRED BY CODE.
8.

CONTRACTOR MUST CLEAN UP ALL TRASH AND DEBRIS ON THE CONSTRUCTION SITE AT THE END OF EACH DAY. LIGHTWEIGHT MATERIAL, PACKING, AND OTHER ITEMS MUST BE COVERED OR WEIGHTED DOWN TO PREVENT WIND FROM BLOWING SUCH MATERIALS OFF THE CONSTRUCTION SITE. CONTRACTORS ARE PROHIBITED FROM DUMPING, BURRYING, OR BURNING TRASH ANYWHERE ON THE SITE. DURING THE CONSTRUCTION PERIOD, THE CONSTRUCTION SITE MUST BE KEPT NEAT AND TIDY TO PREVENT IT FROM BECOMING AN EYESORE FOR SURROUNDING PROPERTY OWNERS. DIRT, MUD, OR OTHER DEBRIS RESULTING FROM ACTIVITY ON THE SITE MUST BE PROMPTLY REMOVED FROM SURROUNDING ROADS.
9.

CONTRACTOR IS TO CREATE A WORK SCHEDULE AND DISTRIBUTE TO OWNER, LANDSCAPE ARCHITECT, AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE SCHEDULE IS TO CLEARLY OUTLINE DATES FOR:

9.1.

PRE-CONSTRUCTION MEETING TO REVIEW CONSTRUCTION FENCE, EROSION & SEDIMENT CONTROL MEASURES AND TREE PROTECTION MEASURES.

9.2.

REVIEW OF MATERIAL MOCKUPS (SEE MATERIAL NOTES).

9.3.

REVIEW OF SITE AND ARCHITECTURAL LAYOUTS.

9.4.

ALL RELEVANT ARCHITECTURAL, STRUCTURAL, POOL AND MEP REVIEWS.

9.5.

CONCRETE FOUNDATION AND SLAB REVIEW DATES.

9.6.

MASONRY REVIEW DATES.

9.7.

LANDSCAPE PLANTING TREE LAYOUTS (WITH FLAGS) AND PLANT QUANTITY REVIEW (BEFORE PLANTING).

9.8.

FINAL PLANTING AND HARDSCAPE REVIEW.

9.9.

PROJECT COMPLETION.

UTILITY NOTES

1.

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2.

VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN LAYOUT/GRADING AND UTILITIES PRIOR TO CONSTRUCTION.
3.

TRENCHING FOR UTILITIES WILL BE PERMITTED IN APPROVED LOCATIONS ONLY. CONTRACTOR MUST ALERT LANDSCAPE ARCHITECT PRIOR TO TRENCHING FOR LOCATION REVIEW AND APPROVAL.

LANDSCAPE LEGEND

- PROPERTY LINE
- PROPOSED TREE
- CONCRETE PAVING (1,816 SF)
- PLANTING AREA (460 SF)
- STORMWATER PLANTING AREA (55 SF)

LANDSCAPE CALCS - EAST LOT

PLANTING AREA (537 SF)

OPEN SPACE - LEVEL 1 (361 SF)

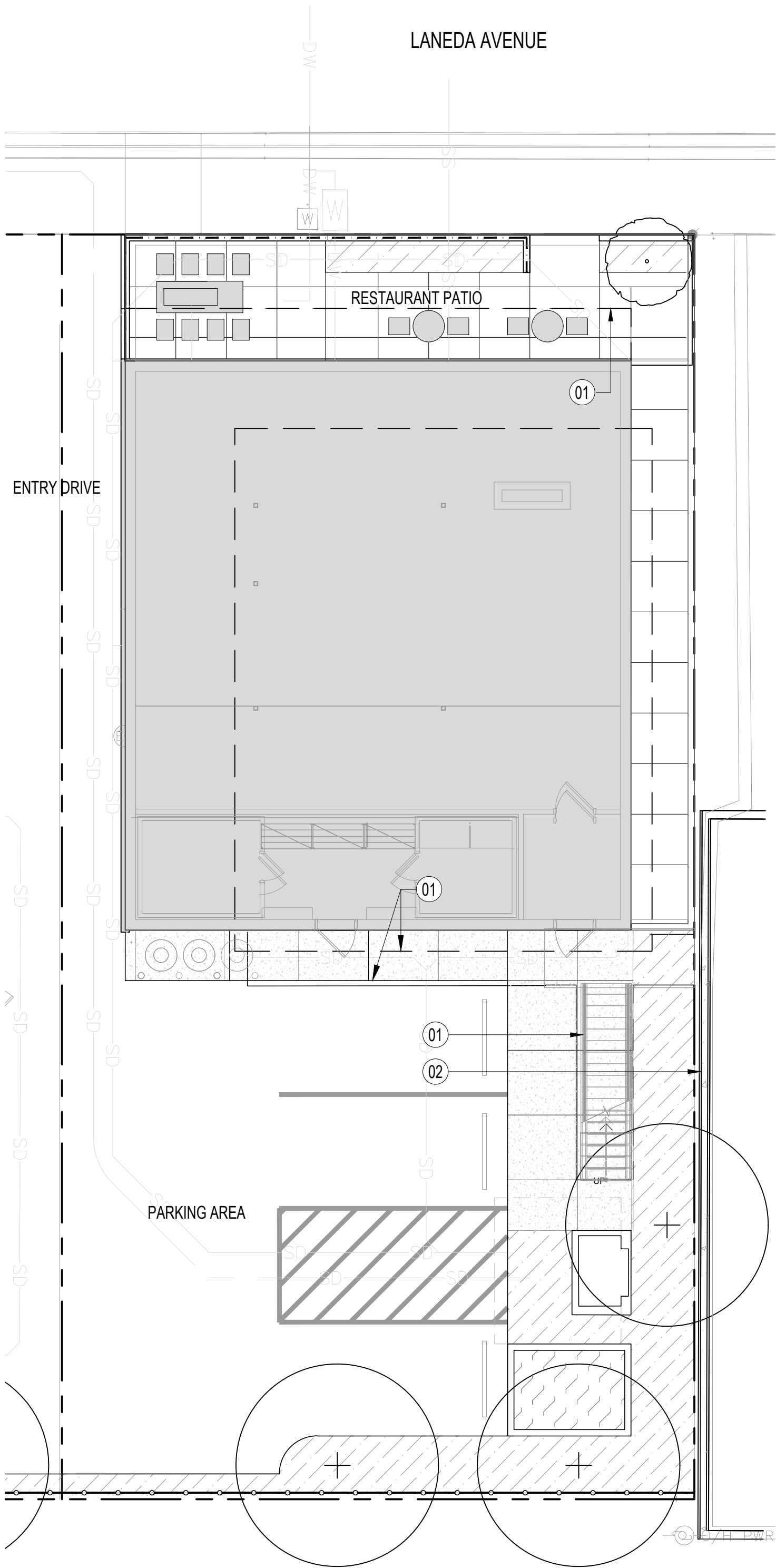
OPEN SPACE - LEVEL 2 (756 SF)

KEYNOTES

- 01

STRUCTURE OVERHEAD, PER ARCHITECT
- 02

RETAINING WALL, OFFSITE



0482440FT

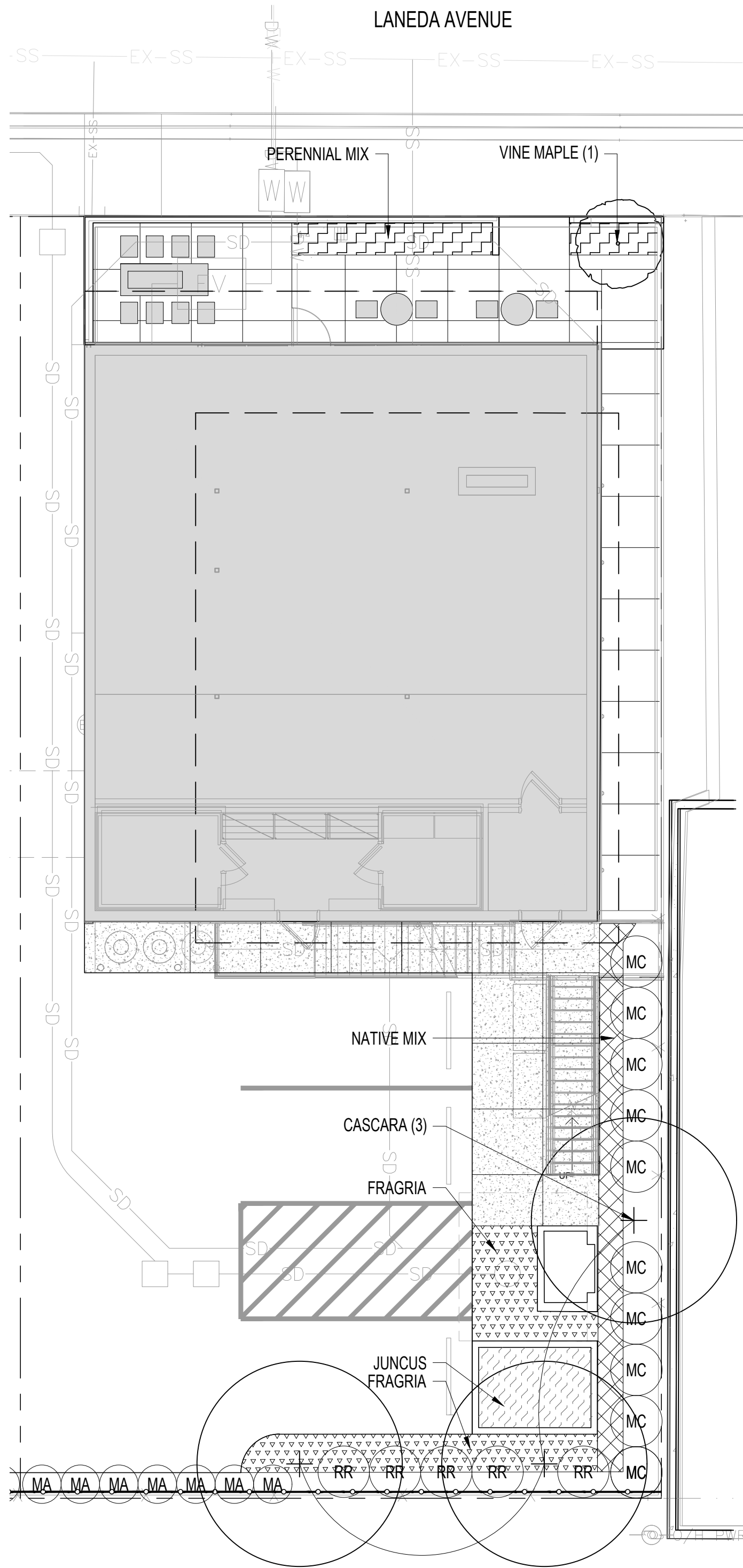
SCALE 1/8"=1'

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LANDSCAPE LEGEND

PROPERTY LINE

PLANTING SCHEDULE

TREES		
SYM.	BOTANICAL NAME / COMMON NAME	SIZE
AC	ACER CIRCINATUM VINE MAPLE	2" CAL.
RP	RHAMNUS PURSHIANA CASCARA TREE	2" CAL
SHRUBS		
SYM.	BOTANICAL NAME / COMMON NAME	SIZE
MA	MAHONIA REPENS CREEPING OREGON GRAPE	2 GAL.
MC	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.
RR	RHODODENDRON X RAMAPO RAMAPO RHODODENDRON	2 GAL.
GROUNDCOVERS		
SYM.	BOTANICAL NAME / COMMON NAME	SIZE
	PERENNIAL MIX (EVEN BLEND) VERBENA BONARIENSIS / LOLLIPOP VERBENA NASSELLA TENUISSIMA / NEEDLE GRASS ACHILLEA MILLEFOLIUM 'NEW VINTAGE WHITE' / BALVINWITE YARROW	1 GAL.
	FRAGARIA CHILOENSIS COASTAL STRAWBERRY	4 INCH
	NATIVE MIX CORNUS CANADENSIS/BUNCHBERRY DOGWOOD BLECHUM SPICANT/DEER FERN	2 GAL.
	STORMWATER PLANTER JUNCUS TENUIS/SOFT RUSH,	2 GAL.

PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT PLANT QUANTITIES REQUIRED BASED ON THIS PLAN. QUANTITIES SHOWN IN PLANT CALLOUTS ARE FOR CONTRACTOR'S CONVENIENCE ONLY AND THE NUMBER OF ACTUAL PLANT SYMBOLS SHOWN SHALL TAKE PRECEDENCE IN THE CASE OF DISCREPANCIES.
- ALL PLANTING AREAS TO BE FULLY IRRIGATED UNLESS OTHERWISE NOTED.
- ALL PLANTS TO BE LAID OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CLEAR PROPOSED PLANTING AREAS OF ALL INVASIVE PLANTS PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT IF THERE ARE PLANTS THAT ARE QUESTIONABLE TO BE REMOVED.



STEEPLEJACK MANZANITA

Job Number: 21119

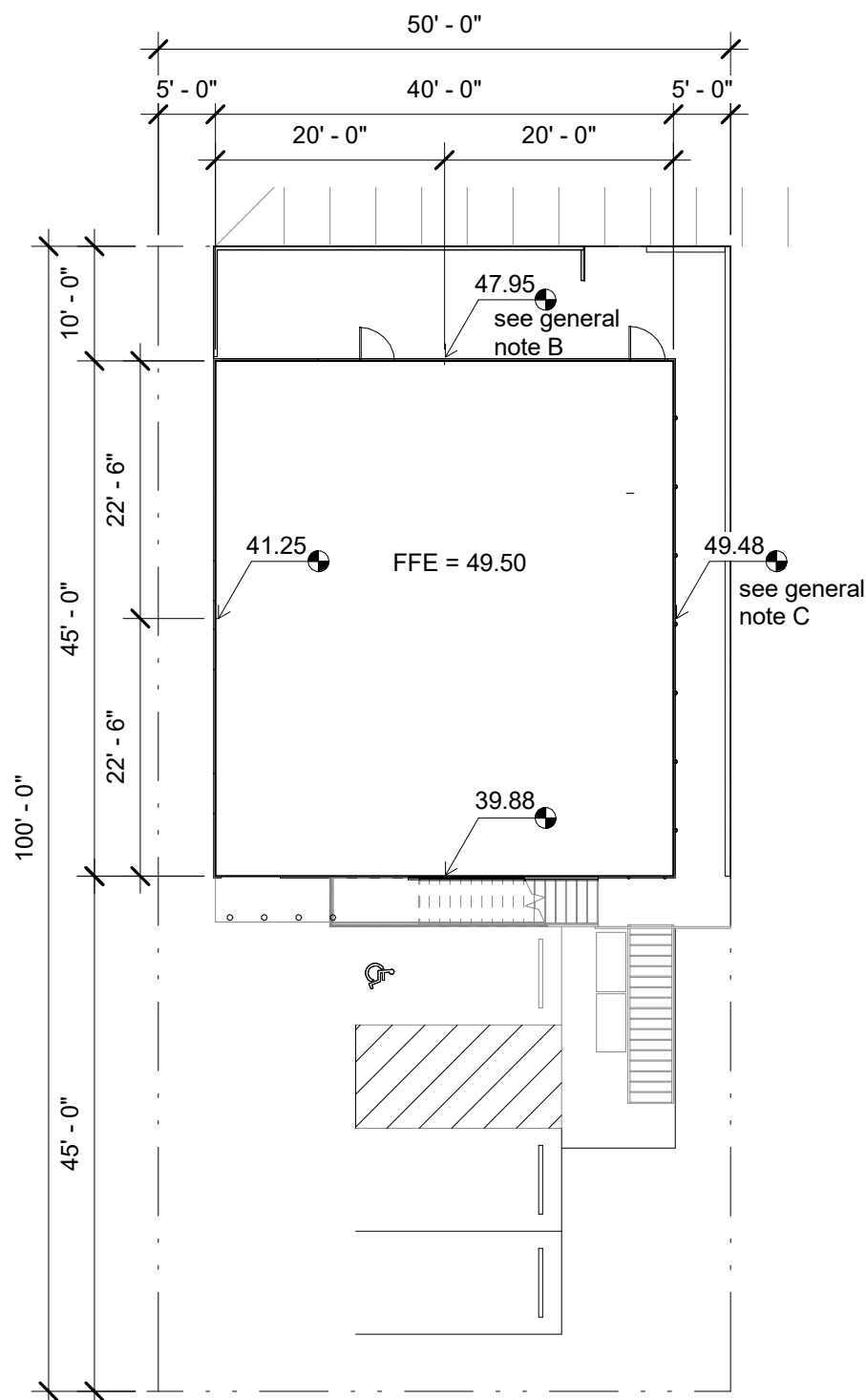
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REVIEW_ewertze@sealp.com.rvt



1 LOT B SECTION @ SIDEWALK

1/4" = 1'-0"



2 OT A - FINISH GRADE PLANE

1/16" = 1'-0"



GENERAL NOTES AVG. FINISHED GRADE

- GRADES REFERENCED FROM C3.0 GRADING PLAN.
- GRADE ELEVATION TAKEN FROM SIDEWALK ADJACENT TO MID-POINT OF BUILDING PER DEFINITION OF **AVERAGE FINISHED GRADE** IN MANZANITA ZONING CODE.
- FILL REQUIRED TO BRING EGRESS COURT TO STREET GRADE. SEE SECTION 4.138 FILLING OF LOTS OF THE MANZANITA CODE

AVG. FINISHED GRADE CALCULATION

PER CITY OF MANZANITA ZONING CODE, THE AVERAGE FINISHED GROUND OR SIDEWALK ADJACENT TO THE MID-POINTS OF ALL EXTERIOR WALLS OF THE BUILDING WALL.

$$47.95 + 41.25 + 39.88 + 49.48 = 178.56 / 4 = 44.64$$

BASEMENT CALCULATION

REFER TO OSSC 2019 CHAPTER 2 DEFINITION OF "STORY ABOVE GRADE PLANE"

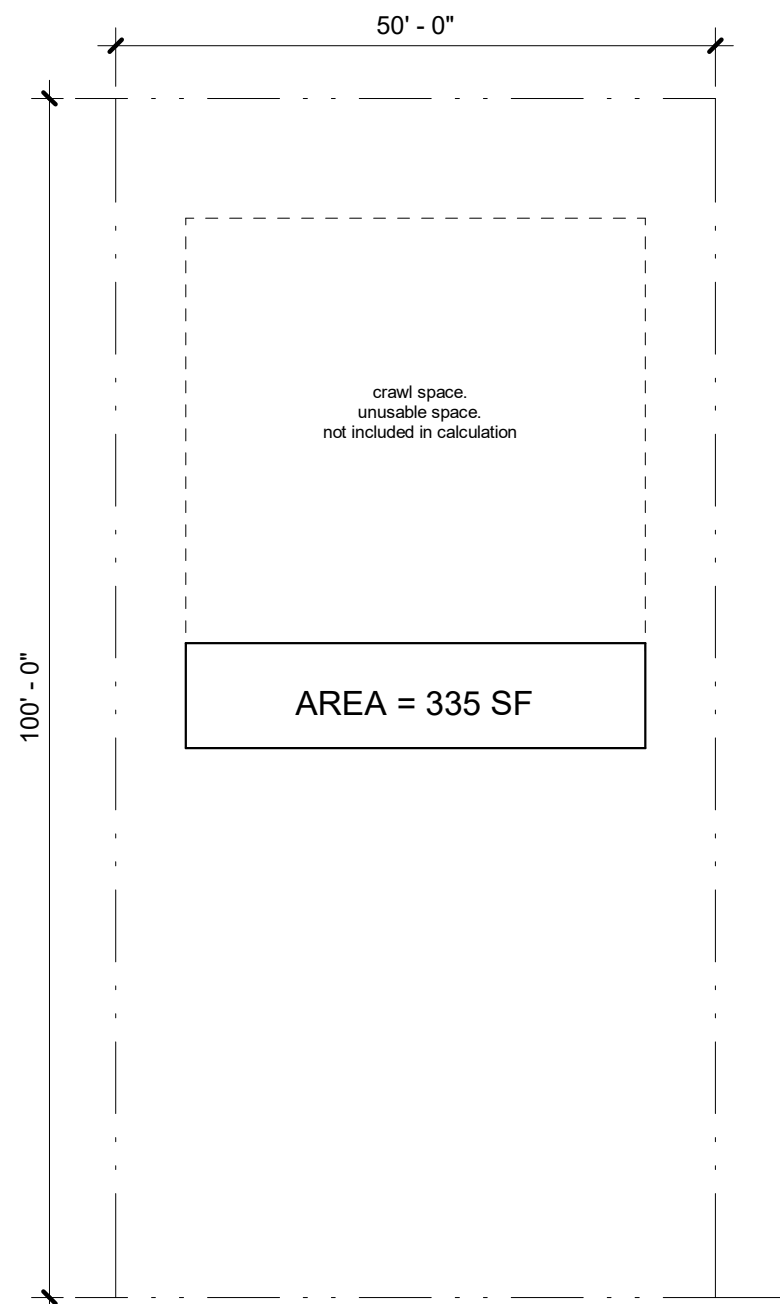
ELEVATION OF LEVEL IN QUESTION (BASEMENT): 40.00
ELEVATION OF LEVEL ABOVE: 49.50
AVERAGE FINISH GRADE: 44.64

IS THE FLOOR SURFACE OF THE STORY IN QUESTION (BASEMENT) LOCATED ENTIRELY ABOVE THE FINISH GRADE ELEVATION? **NO** **44.64 > 40**

IS THE FLOOR SURFACE OF THE FLOOR ABOVE THE STORY IN QUESTION (BASEMENT) LOCATED MORE THAN 6 FEET ABOVE THE FINISHED GRADE ELEVATION? **NO** **49.5 - 44.64 < 6**

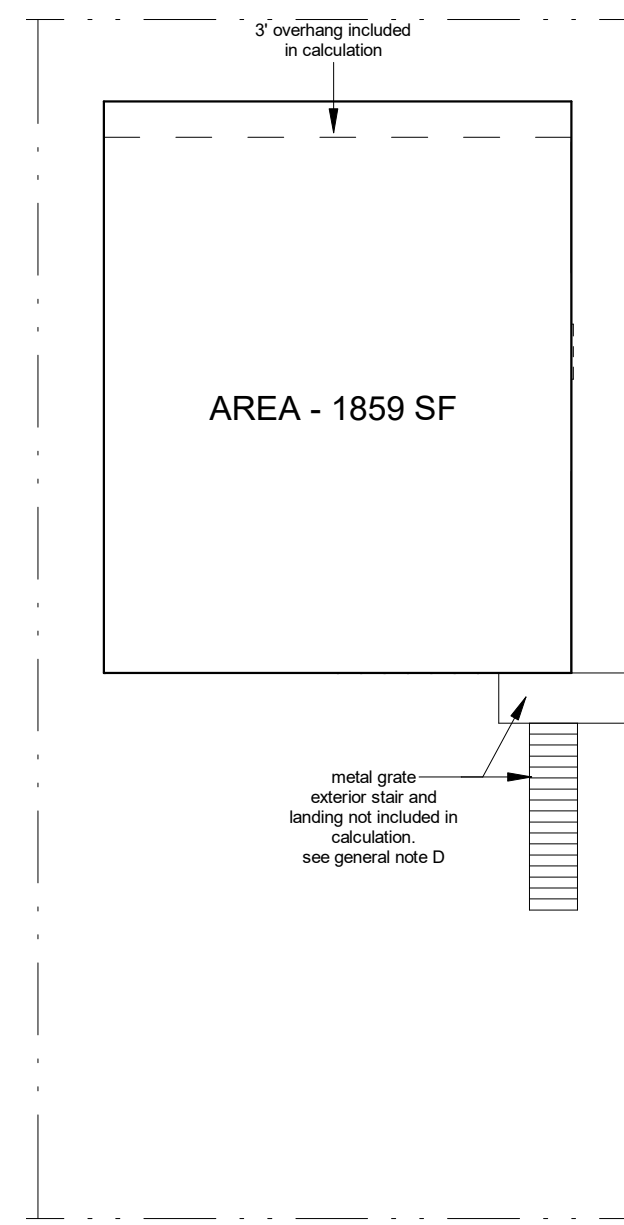
IS THE FLOOR SURFACE OF THE FLOOR ABOVE THE STORY IN QUESTION (BASEMENT) LOCATED MORE THAN 12 FEET ABOVE ANY OF THE GRADE MEASUREMENTS AT ANY POINT ALONG THE BUILDING EXTERIOR WALLS? **NO** **49.5 - 39.88 < 12**

THE LEVEL IN QUESTION (BASEMENT) IS NOT A STORY ABOVE FINISHED GRADE



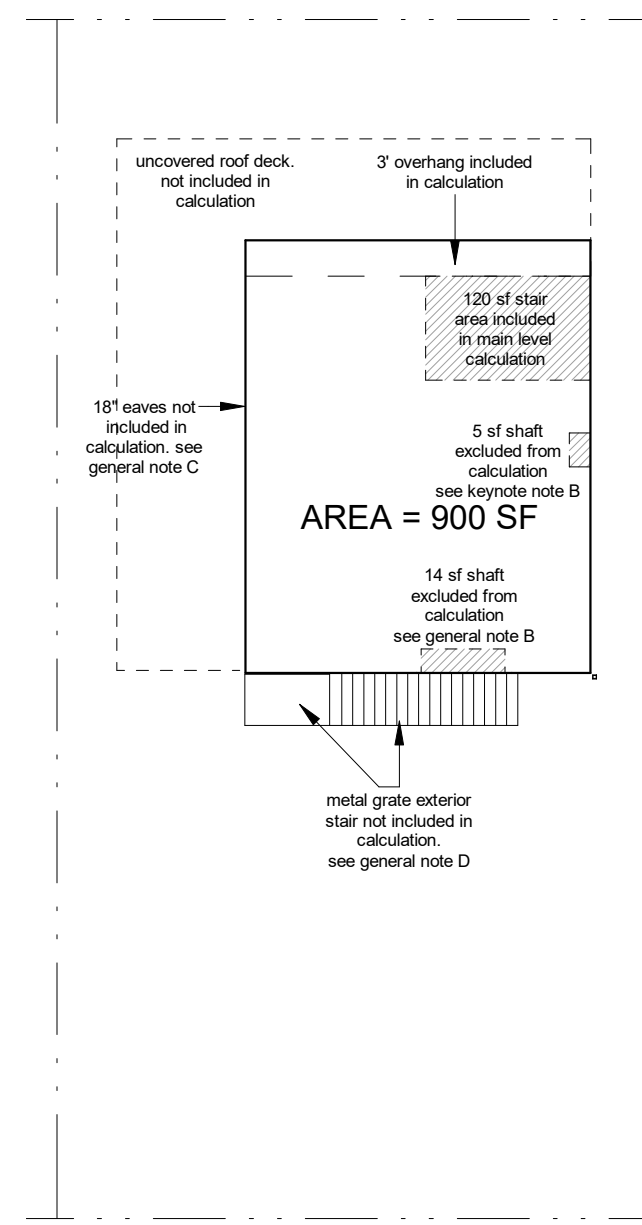
3 LOT B LOWER LEVEL FAR

1/16" = 1'-0"



4 LOT B MAIN LEVEL FAR

1/16" = 1'-0"



5 LOT B UPPER LEVEL FAR

1/16" = 1'-0"

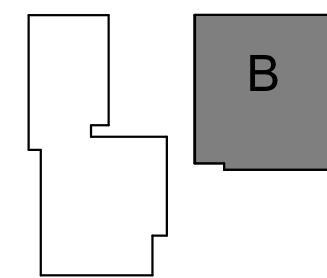


GENERAL NOTES FAR

- FLOOR AREA MEASURED WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING PER DEFINITION OF **FLOOR AREA, GROSS** IN MANZANITA ZONING CODE.
- GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS PER DEFINITION OF **FLOOR AREA, GROSS** IN MANZANITA ZONING CODE.
- 18" BUILDINGS EAVES ARE BEST PRACTICE MEANS OF PROTECTING THE BUILDING FROM NATURAL ELEMENTS AND ARE NOT INCLUDED IN CALCULATION SINCE THEY ARE NOT USABLE AREA. EAVES ALLOWED TO PROJECT INTO REQUIRED YARD MAX 18" PER SECTION 6.040.
- METAL GRATE STAIRS NOT COUNTED TOWARDS FAR CALCULATION AS THEY DON'T CREATE USABLE AREA DUE TO BEING EXPOSED TO NATURAL ELEMENTS

LOT B FAR CALCULATION

TOTAL LOT SIZE:	5,000 SF
FAR ALLOWANCE:	.65 (3,250 SF ALLOWANCE)
FAR CALCULATION:	
LOWER LEVEL	335 SF
MAIN LEVEL	1,859 SF
UPPER LEVEL	900 SF
TOTAL:	3,094 SF
FAR:	.618



KEY PLAN

Issue Date

Drawing:

ZONING AND HEIGHT
ANALYSIS

Sheet No:

G1.00B

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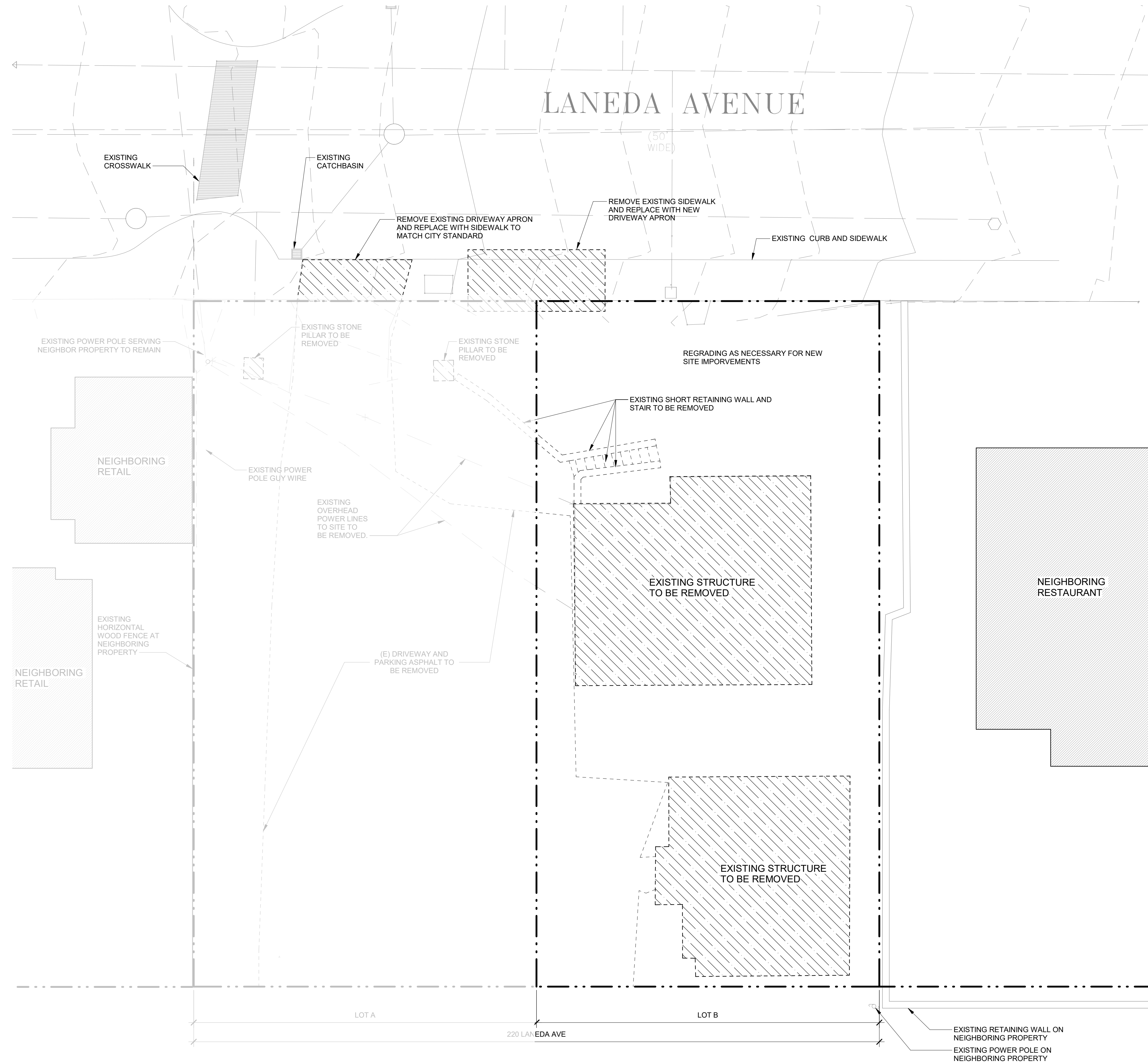
**STEEPLEJACK
MANZANITA**

Job Number: 21119

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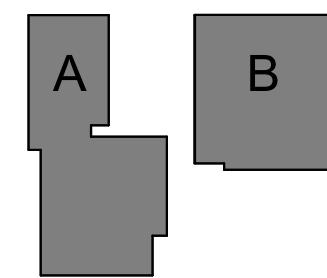
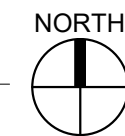
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1 EXISTING CONDITIONS

1/8" = 1'-0"



KEY PLAN

Issue Date

Drawing:

**EXISTING
CONDITIONS**

Sheet No:

AD.01B

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KEY PLAN



Scott
Edwards
Architecture

2525 E Burnside St.
Portland, OR 97214

503.226.3617
seallp.com

Job Number: 21119

220 LANEDA AVE
MANZANITA, OR, 97130

Issue	Date
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Drawing:

SITE PLAN- LOWER LEVEL

Sheet No:

A1.00B

GENERAL SHEET NOTES

A. SEE LANDSCAPE PLANS FOR SITE FINISHES, TABULATED LANDSCAPE AREAS AND PLANTING LOCATIONS.

LEGEND

- PROPERTY LINE
- EXISTING BUILDINGS
- EARTH FILL
- LANDSCAPE AREA
- PERMEABLE PAVERS



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STEEPLEJACK
MANZANITA

Job Number: 21119

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LANEDA AVENUE

LANEDA AVE.

(50'
WIDE)

CAST IN PLACE
CONCRETE RETAINING
WALL WITH GLASS
GUARDRAIL

"LOT B" SITE ACCESS POINT,
MEETS SIDEWALK GRADE

SCORED CONCRETE
SLAB ON GRADE

RESTAURANT
ENTRY

RESTAURANT
EXIT

DASHED LINE INDICATES
PERIMETER OF UPPER STORY
RESTAURANT WALLS

TYPE V-B (SPRINKLERED)
A-2 OCCUPANCY
2-STORY RESTAURANT
WITH CRAWL SPACE
AND PARTIAL BASEMENT STORAGE

LOW 'STEP LIGHT'
DOWNLIGHT WALL
SCONCES FOR
EGRESS COURT
ILLUMINATION

RESTAURANT
(ADJACENT PROPERTY, NOT IN SCOPE)

KITCHEN
EXIT

EGRESS
COURT

PAINTED GRAY EXTERIOR
STEEL EGRESS STAIR ABOVE

PAINTED GRAY STEEL ACCESS
STAIR FOR KITCHEN

PARKING LOT
BELOW

WEST LOT NOT IN PROJECT SCOPE
TO BE PERMITTED AND UNDER
SEPARATE LAND USE REVIEW AND
SEPARATE PERMIT

DRIVEWAY ACCESS UNDER SHARED EASEMENT
DRIVEWAY DEDICATED FOR USE BY EASEMENT
AGREEMENT BETWEEN PROPERTIES

WEST LOT (LOT A)
NOT IN PROJECT SCOPE

EAST LOT (LOT B)

MINIMUM PARKING STALL REQUIREMENTS (PER MZO #95-4 4.090 OFF-STREET PARKING REQUIREMENTS)

RESTAURANT, AS DEFINED BY MZO #95-4 4.090(2)
"Development of no more than two (2) retail, restaurant or office spaces on lots of 5,000 square feet or less in the C-1 or L-C zones will require no parking spaces in excess of that required by the Americans with Disabilities Act (ADA) or required by Section 4.090(3)(b) below.

(1) RESTAURANT, LOT LESS THAN 5,000 SQ FT = 0 PARKING SPACES REQUIRED
TOTAL: = 0 REQUIRED

AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PARKING REQUIREMENTS
REQUIRES 1 STALL OF PROVIDED PARKING LOT TO BE ACCESSIBLE WHEN 1-25 STALLS ARE PROVIDED.

FUNCTION	QTY OF STALLS PROVIDED	NO. OF PROVIDED STALLS REQUIRED TO BE ACCESSIBLE
RESTAURANT*	0*	0* = 0 ACCESSIBLE*
TOTAL	0	0 = 0 ACCESSIBLE

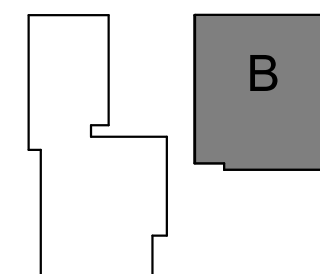
*NOTE: NO PARKING IS REQUIRED FOR RESTAURANT FUNCTION, AND NO PARKING IS PROVIDED FOR RESTAURANT.
SIGNAGE WILL BE PROVIDED FOR PARKING SPACES NOTING THAT PARKING IS FOR HOTEL GUESTS OF ADJACENT PROPERTY ONLY.

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1 DESIGN REVIEW SITE PLAN - MAIN LEVEL

1/8" = 1'-0"



KEY PLAN

Issue Date

Drawing:

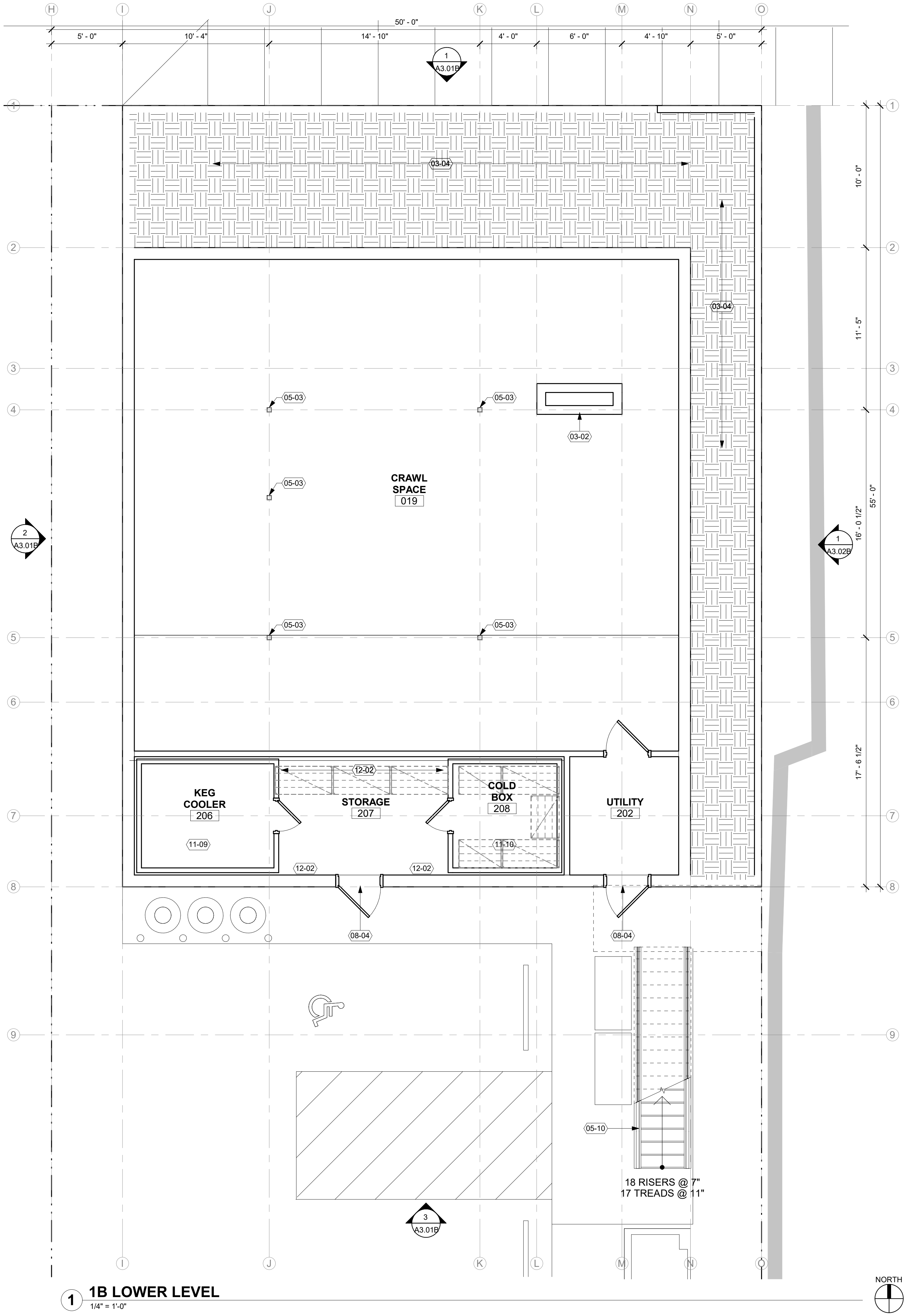
SITE PLAN - MAIN
LEVEL

Sheet No:

A1.01B

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1 1B LOWER LEVEL
1/4" = 1'-0"

GENERAL SHEET NOTES

- A. ALL INTERIOR WALLS TO BE TYPE IW-01, UNLESS NOTED OTHERWISE.
- B. ALL GRIDS TO F.O. CONCRETE STEM WALL, F.O STUD AND CENTERLINE OF COLUMN.

KEYNOTES

- 03-02 CONCRETE FOUNDATION WALLS FOR FIREPLACE
- 03-04 CONCRETE WALKWAYS ABOVE STEEL POST. SEE STRUCTURAL
- 05-03 STEEL STRINGER STAIR WITH METAL GRATE TREADS AND LANDINGS, STEEL CABLE GUARDRAIL AND STEEL HANDRAIL
- 05-10
- 08-04 3'-0" x 7'-0" PAINTED HM DOOR
- 11-09 6'-0" x 8'-0" x 8'-0" WALK IN COOLER
- 11-10 8'-0" x 8'-0" x 8'-0" WALK IN COOLER
- 12-02 STORAGE SHELVING BY OWNERS

LEGEND

- EXISTING
- NEW CONSTRUCTION
- 1 HOUR RATED ASSEMBLY
- ASSEMBLY TAG



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STEEPLEJACK MANZANITA

Job Number: 21119

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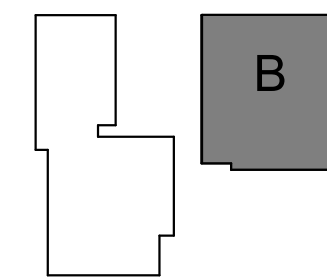
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LOWER LEVEL PLAN

Sheet No:

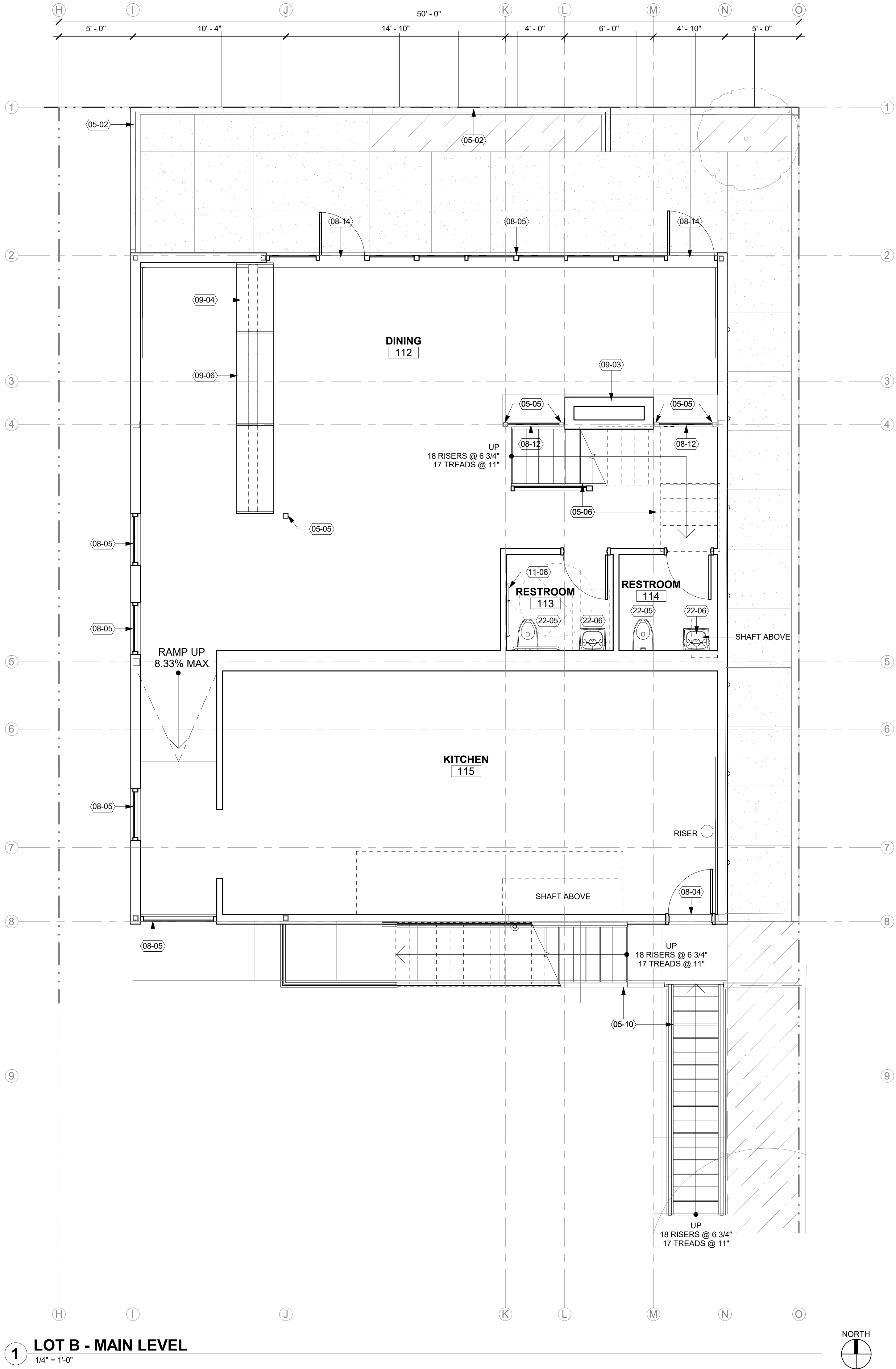
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KEY PLAN

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1 LOT B - MAIN LEVEL
1/4" = 1'-0"

GENERAL SHEET NOTES

- A. ALL INTERIOR WALLS TO BE TYPE IW-01, UNLESS NOTED OTHERWISE.
- B. ALL GRIDS TO F.O. CONCRETE STEM WALL, F.O STUD AND CENTERLINE OF COLUMN.

KEYNOTES 07-02

- 05-02 42" GLASS GUARDRAIL SYSTEM. ALUMINUM RAIL
- 05-05 PAINTED STEEL POST. SEE STRUCTURAL
- 05-06 STEEL STRINGER, GLASS GUARDRAILS, STEEL HANDRAILS, WOOD TREADS & WOOD LANDING
- 05-10 STEEL STRINGER STAIR WITH METAL GRATE TREADS AND LANDINGS. STEEL CABLE GUARDRAIL AND STEEL HANDRAIL
- 08-04 3'-0" x 7'-0" PAINTED HM DOOR
- 08-05 ALUMINUM STOREFRONT SYSTEM
- 08-12 3'-4"x 5'-10" CUSTOM STAINED GLASS PANEL
- 08-14 3'-0"x7'-8" ALUMINUM STOREFRONT DOOR
- 09-03 FIREPLACE, FACED WITH LARGE FORMAT TILE. ALL SIDES TYP
- 09-04 48" HIGH BAR. SOLID SURFACE BAR TOP. FACED WITH TILE.
- 09-06 36" HIGH BAR ACCESSIBLE SECTION. SOLID SURFACE BAR TOP. FACED WITH TILE.
- 11-08 GRAB BARS
- 22-05 FLOOR MOUNTED FLUSHOMETER TYPE TOILET
- 22-06 WALL MOUNTED LAVATORY

LEGEND

- EXISTING
- NEW CONSTRUCTION
- 1 HOUR RATED ASSEMBLY
- EW-01 ASSEMBLY TAG

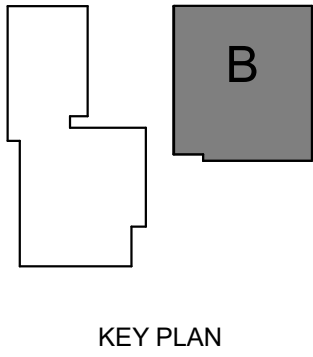
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Drawing:

MAIN LEVEL PLAN

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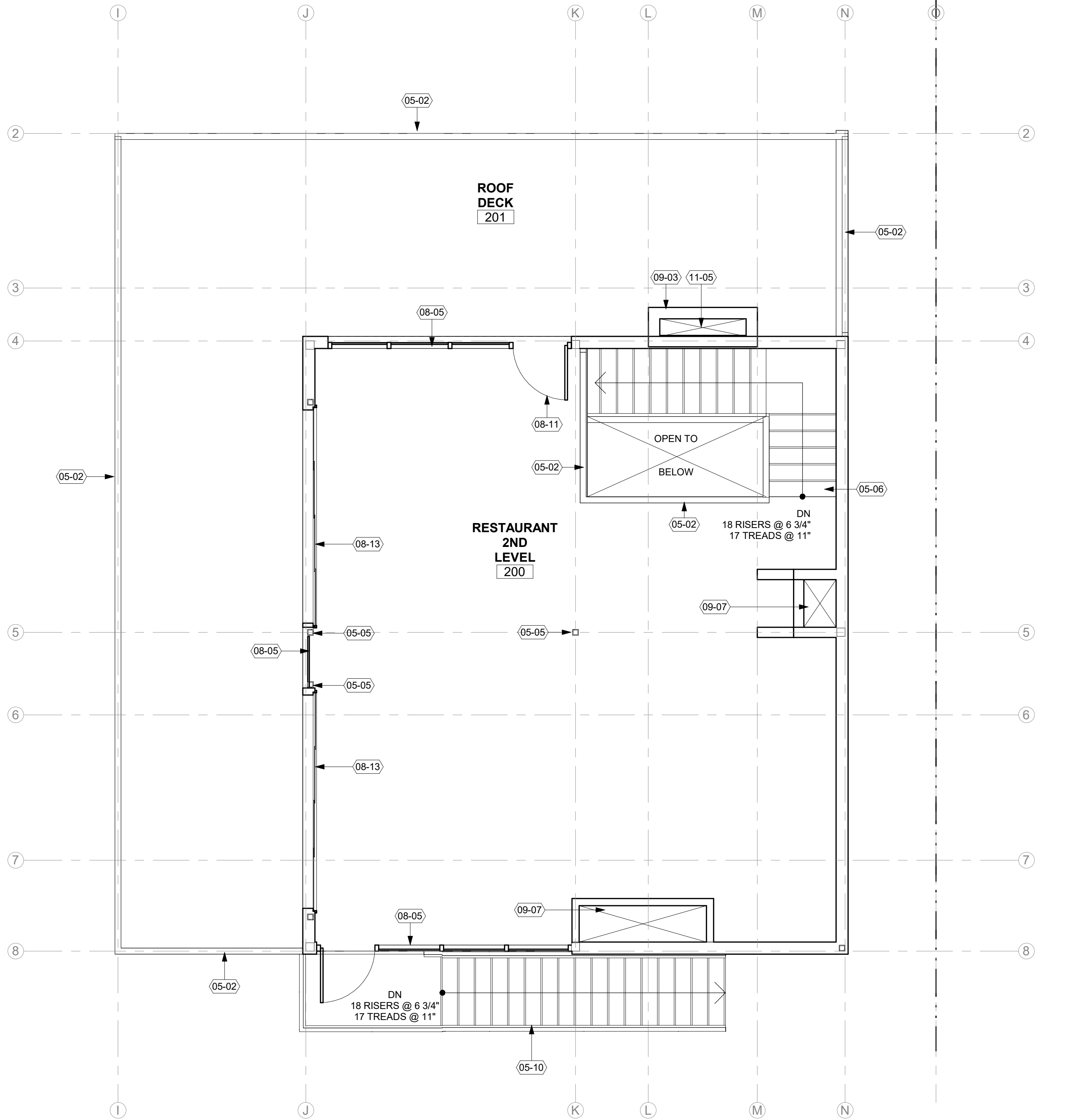
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KEY PLAN

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1 LOT B - UPPER LEVEL
1/4" = 1'-0"



GENERAL SHEET NOTES

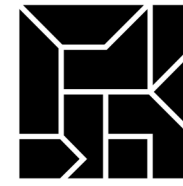
- A. ALL INTERIOR WALLS TO BE TYPE IW-01, UNLESS NOTED OTHERWISE.
- B. ALL GRIDS TO F.O. CONCRETE STEM WALL, F.O STUD AND CENTERLINE OF COLUMN.

KEYNOTES

- 05-02 42" GLASS GUARDRAIL SYSTEM. ALUMINUM RAIL
- 05-05 PAINTED STEEL POST. SEE STRUCTURAL
- 05-06 STEEL STRINGER, GLASS GUARDRAILS, STEEL HANDRAILS, WOOD TREADS & WOOD LANDING
- 05-10 STEEL STRINGER STAIR WITH METAL GRATE TREADS AND LANDINGS, STEEL CABLE GUARDRAIL AND STEEL HANDRAIL
- 08-05 ALUMINUM STOREFRONT SYSTEM
- 08-11 3'-0"x7'-0" ALUMINUM STOREFRONT FULL LITE DOOR
- 08-13 7'-0"x12'-0" FOLDING ALUMINUM DOOR (4 PANELS)
- 09-03 FIREPLACE. FACED WITH LARGE FORMAT TILE. ALL SIDES TYP.
- 09-07 1 HR RATED SHAFT
- 11-05 PROPANE FIREPLACE

LEGEND

- EXISTING
- NEW CONSTRUCTION
- 1 HOUR RATED ASSEMBLY
- EW-01 ASSEMBLY TAG



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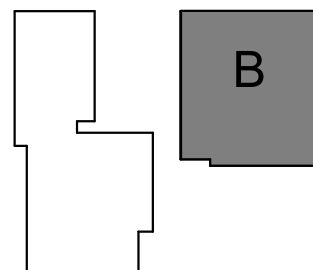
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Drawing:

UPPER LEVEL PLAN

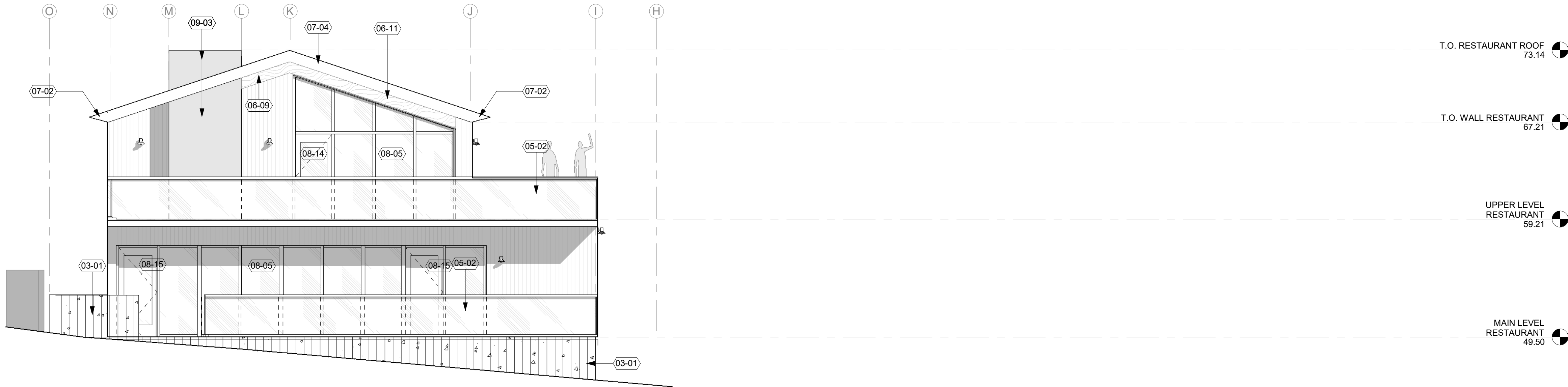
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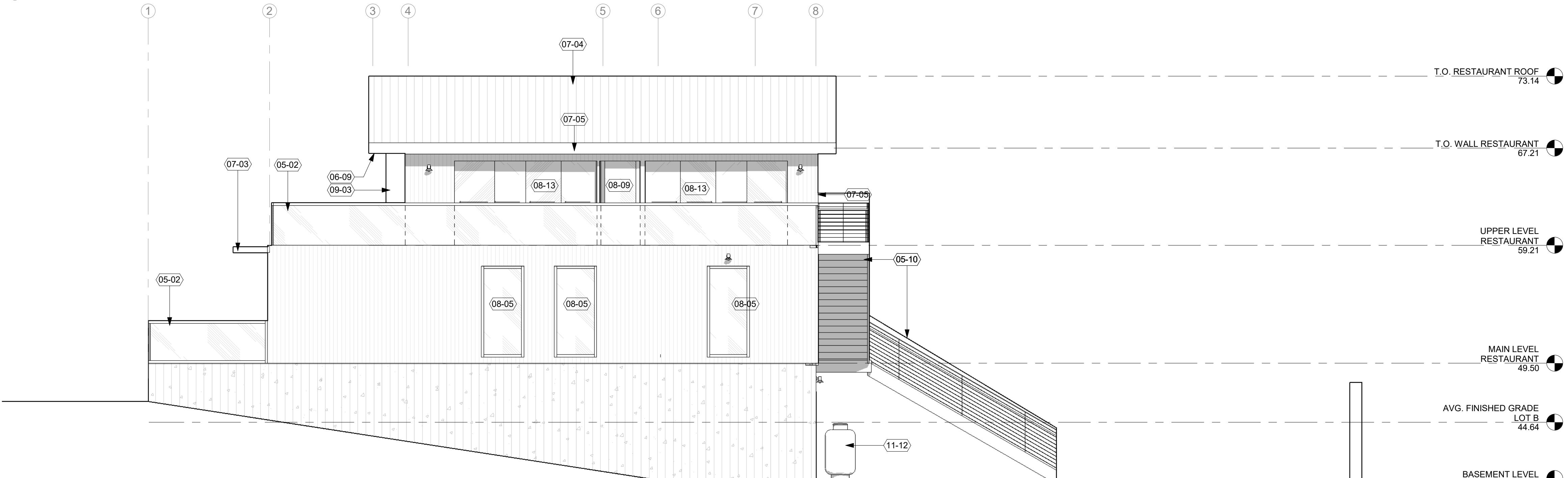


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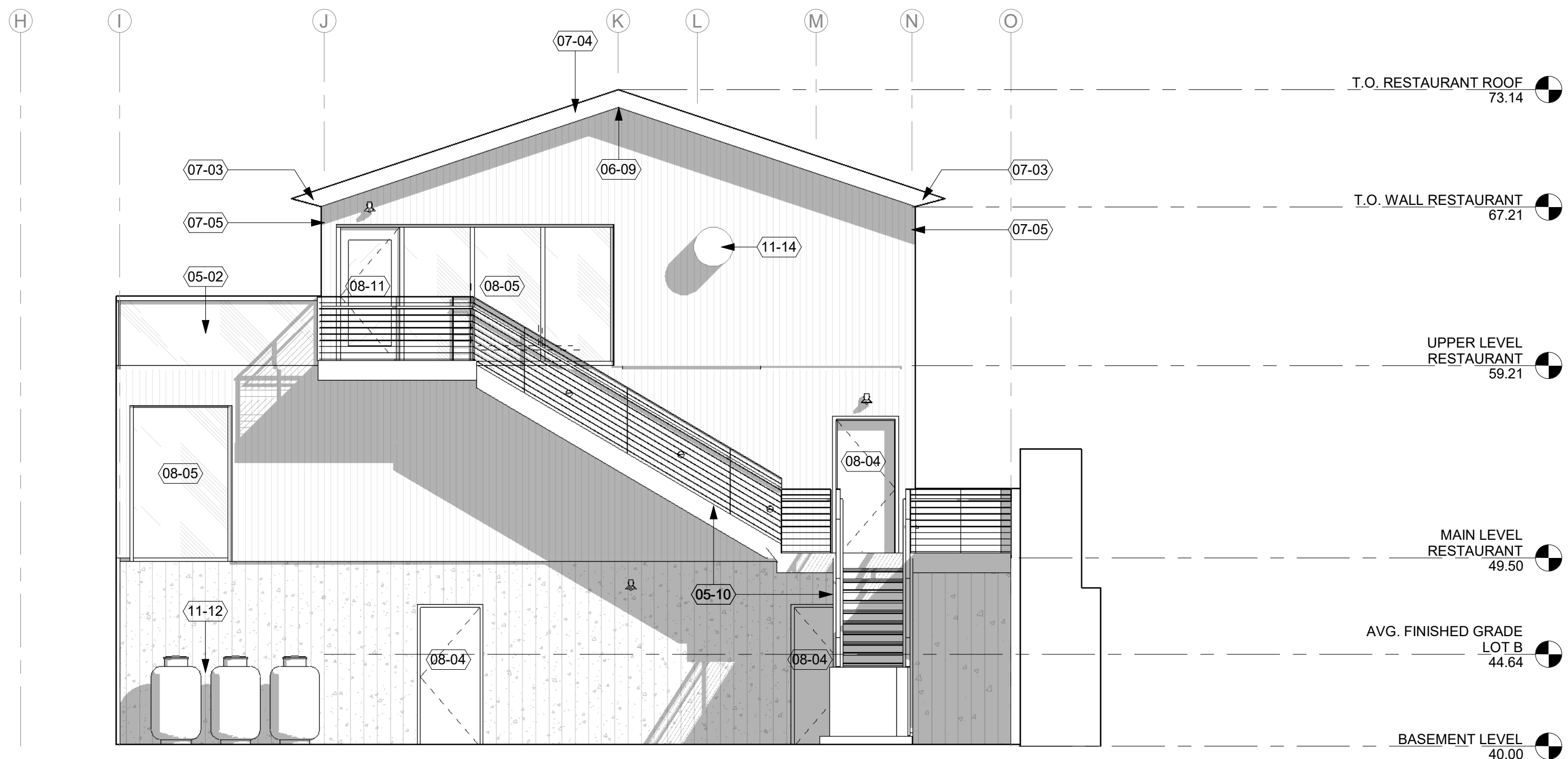
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1 NORTH ELEVATION B
3/16" = 1'-0"



2 WEST ELEVATION B
3/16" = 1'-0"



3 SOUTH ELEVATION B
3/16" = 1'-0"

KEYNOTES 07-02

03-01	CONCRETE SITE WALL. BOARDFORM
05-02	42" GLASS GUARDRAIL SYSTEM. ALUMINUM RAIL
05-10	STEEL STRINGER STAIR WITH METAL GRATE TREADS AND LANDINGS. STEEL CABLE GUARDRAIL AND STEEL HANDRAIL
06-09	EXPOSED CLT CANTILEVER WITH EXTERIOR GRADE FINISH.
06-11	EXPOSED GLULAM BEAM WITH EXTERIOR GRADE FINISH
07-02	SHEET METAL GUTTER.
07-03	SHEET METAL CANOPY.
07-04	STANDING SEAM ROOF.
07-05	SHEET METAL DOWNSPOUT
08-04	3'-0" x 7'-0" PAINTED HM DOOR
08-05	ALUMINUM STOREFRONT SYSTEM
08-09	STAINED GLASS PANEL
08-11	3'-0"x7'-0" ALUMINUM STOREFRONT FULL LITE DOOR
08-13	7'-0"x12'-0" FOLDING ALUMINUM DOOR (4 PANELS)
08-14	3'-0"x7'-8" ALUMINUM STOREFRONT DOOR
08-15	3'-0"x7'-2" ALUMINUM STOREFRONT DOOR
09-03	FIREPLACE. FACED WITH LARGE FORMAT TILE. ALL SIDES TYP.
11-12	PROPANE TANKS
11-14	SIDEWALL HOOD EXHAUST LOCATION

LEGEND

	1x6 VERTICAL T&G RED CEDAR WOOD SIDING
	CAST-IN PLACE BOARDFORM CONCRETE NATURAL FINISH
	STONE TILE
	STOREFRONT BLACK ANODIZED ALUMINUM

STEEPLEJACK MANZANITA

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220 LANEDA AVE
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Issue Date

Drawing:

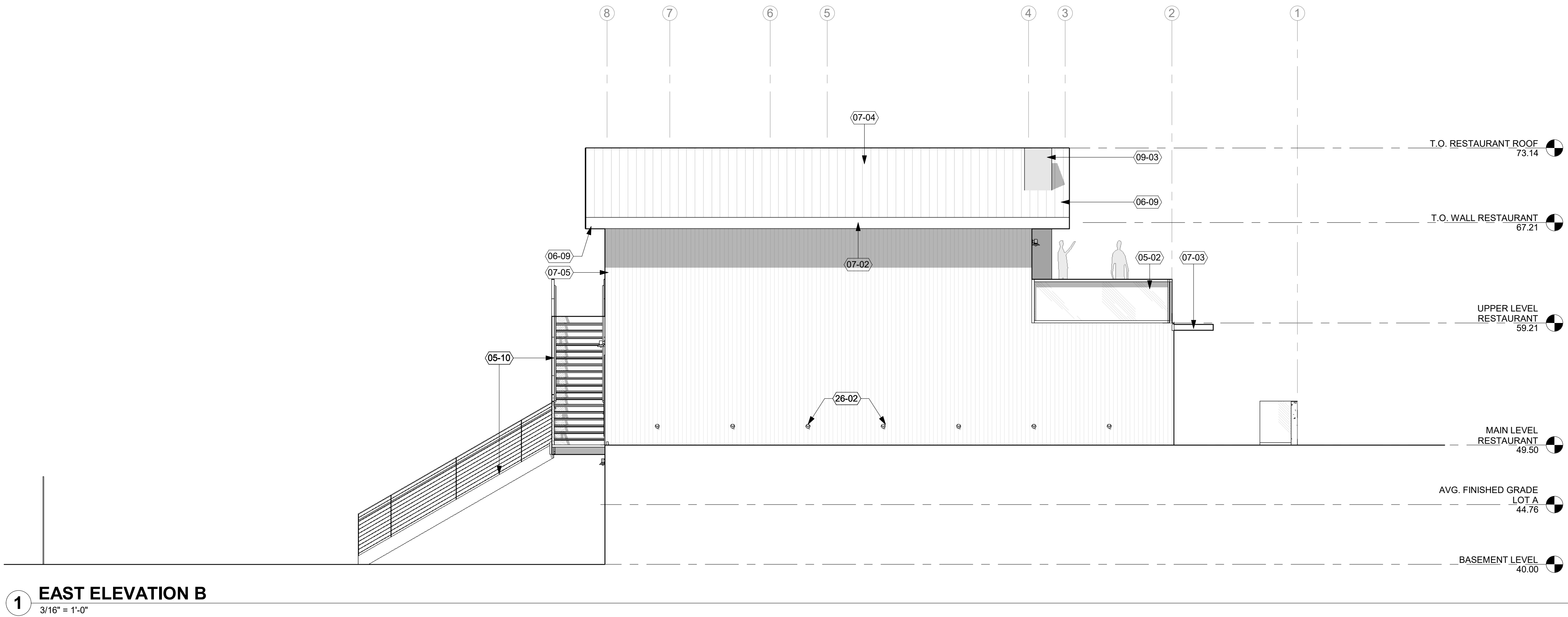
EXTERIOR
ELEVATIONS

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KEYNOTES 07-02

- 05-02 42" GLASS GUARDRAIL SYSTEM. ALUMINUM RAIL.
- 05-10 STEEL STRINGER STAIR WITH METAL GRATE TREADS AND LANDINGS, STEEL CABLE GUARDRAIL AND STEEL HANDRAIL.
- 06-09 EXPOSED CLT CANTILEVER WITH EXTERIOR GRADE FINISH.
- 07-02 SHEET METAL GUTTER.
- 07-03 SHEET METAL CANOPY.
- 07-04 STANDING SEAM ROOF.
- 07-05 SHEET METAL DOWNSPOUT.
- 09-03 FIREPLACE, FACED WITH LARGE FORMAT TILE. ALL SIDES TYP.
- 26-02 STEP LIGHTS TYP.

LEGEND

- 1x6 VERTICAL T&G RED CEDAR WOOD SIDING
- CAST-IN PLACE BOARDFORM CONCRETE NATURAL FINISH
- STONE TILE
- STOREFRONT BLACK ANODIZED ALUMINUM



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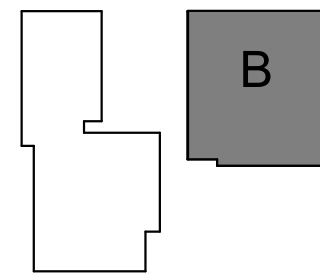
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EXTERIOR
ELEVATIONS

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KEY PLAN