

## PROJECT TEAM

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# MANZANITA PINES

## SHEET INDEX

### CIVIL

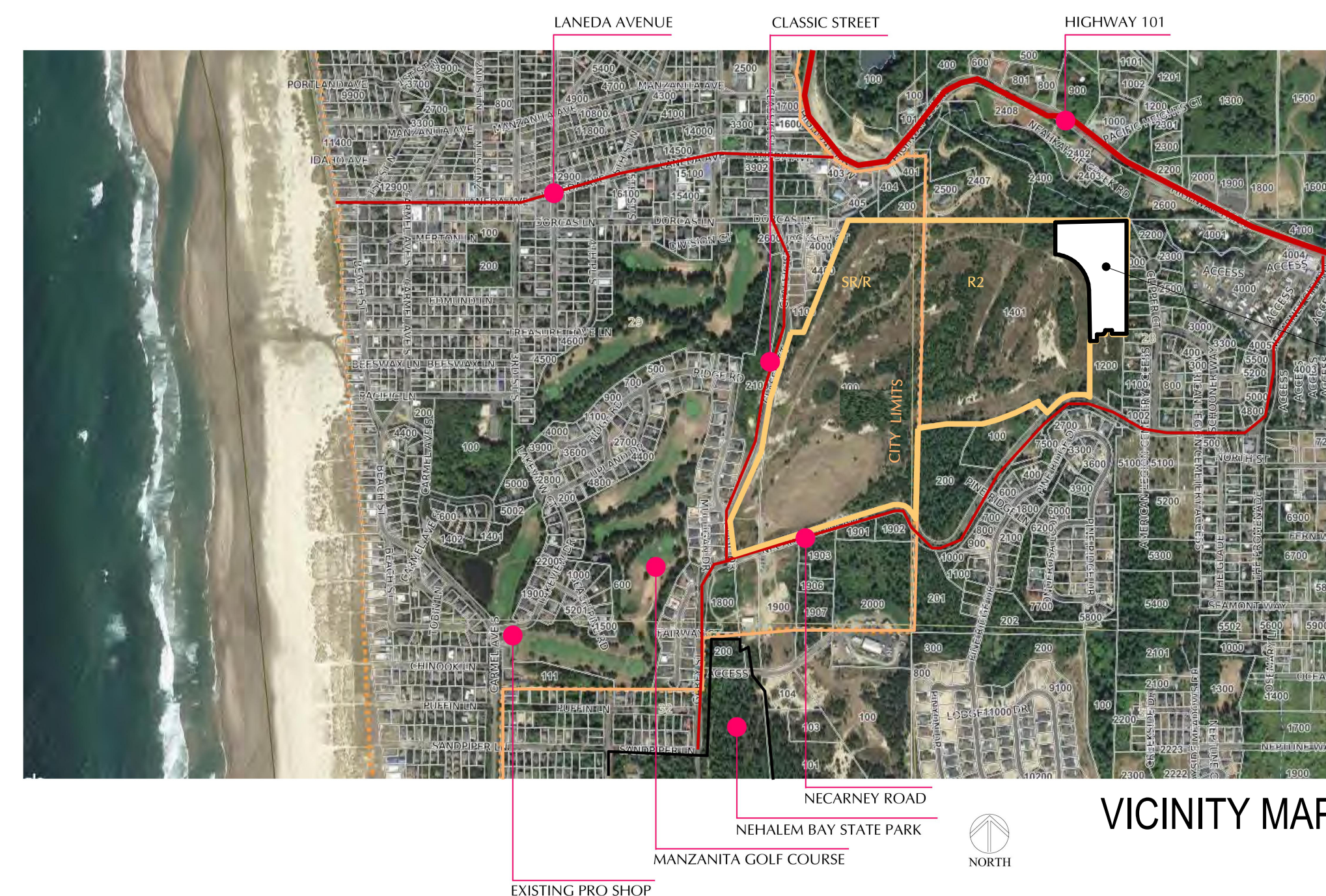
C1.01 EXISTING CONDITIONS PLAN  
 C1.20 GRADING PLAN  
 C1.30 UTILITY PLAN

### LANDSCAPE

.L00 COVER SHEET  
 .L10 PLANTING PLAN  
 .L11 PLANTING PLAN

### ARCHITECTURAL

.A01 PROJECT SUMMARY & ZONING REVIEW  
 .A10 SITE PLAN W/ LIGHTING  
 .A20 CLUBHOUSE ELEVATIONS  
 .A21 BUILDING A ELEVATIONS  
 .A22 BUILDING B ELEVATIONS  
 .A23 BUILDING C ELEVATIONS  
 .A24 BUILDING D ELEVATIONS  
 .A25 BUILDING E ELEVATIONS  
 .A26 BUILDING E ELEVATIONS  
 .A30 RENDERINGS

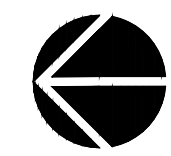


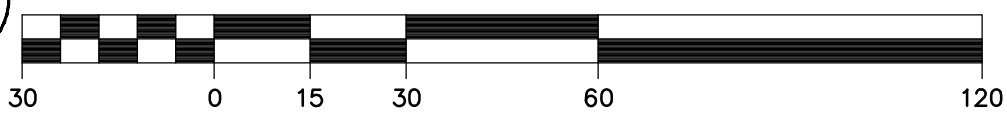
PROJECT SITE

LAND USE REVIEW SET  
 01/03/25

VICINITY MAP




**1** EXISTING CONDITIONS PLAN  
**C1.01**

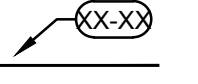

  
 ( IN FEET )  
 1 inch = 30 ft.

**KEYNOTES**

**NOTES**

1. INSERT NOTE
2. INSERT NOTE

**KEYNOTES**

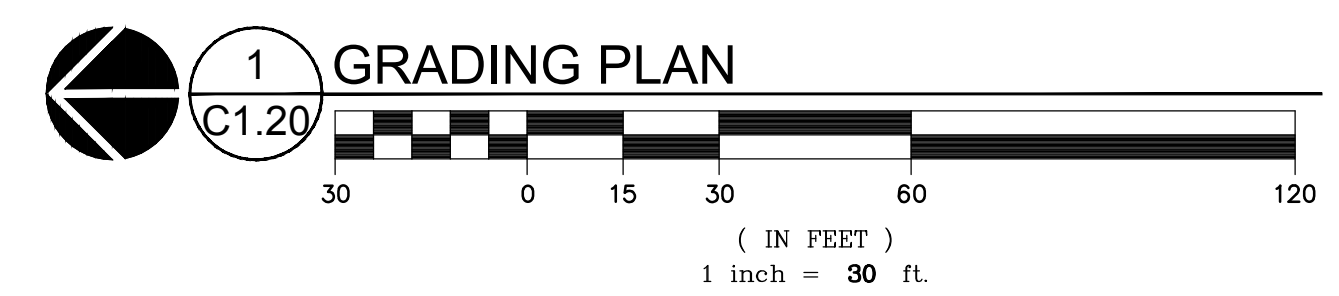
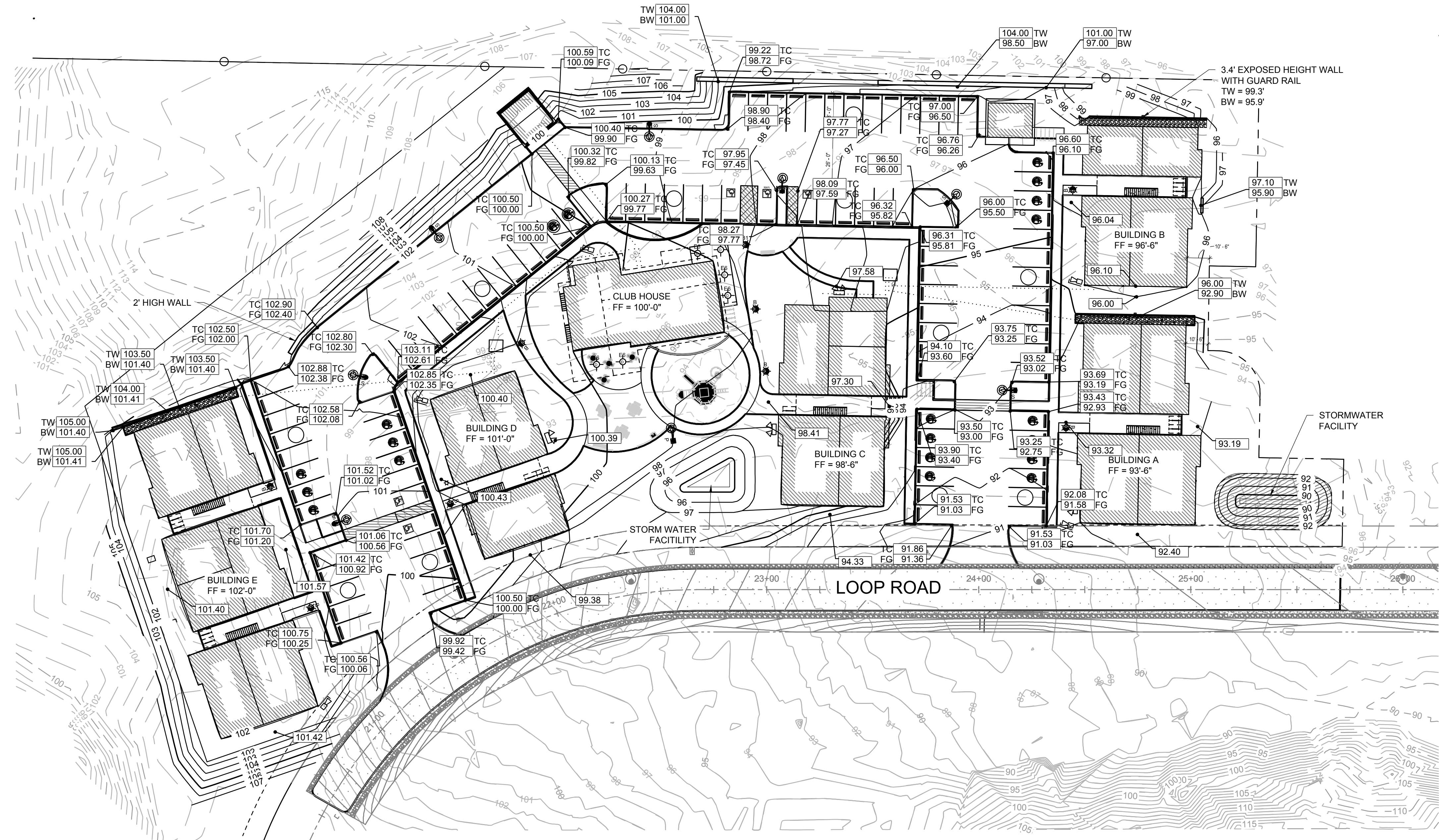


**NOTES**

TO DETERMINE AVERAGE FINISHED GRADE, SPOT ELEVATIONS ARE PROVIDED ADJACENT TO THE MID POINT OF EACH BUILDING ELEVATION, 5' OFF THE EXTERIOR WALL. AVERAGE FINISHED GRADE IS NOTED AT EACH BUILDING ELEVATION FOR THE PURPOSE OF CALCULATING BUILDING HEIGHT. REFER TO THE ARCHITECTURAL SITE PLAN, A0.1 AND EXTERIOR BUILDING ELEVATIONS FOR RIDGE AND BUILDING HEIGHT CALCULATIONS RELATIVE TO THE AVERAGE FINISHED GRADES NOTED HERE.

**AVERAGE FINISHED GRADES**

- BUILDING A - NORTH ELEVATION = 93.32
- BUILDING A - EAST ELEVATION = 96.00
- BUILDING A - SOUTH ELEVATION = 93.19
- BUILDING A - WEST ELEVATION = 92.40
- BUILDING B - NORTH ELEVATION = 96.04
- BUILDING B - EAST ELEVATION = 99.3
- BUILDING B - SOUTH ELEVATION = 97.10
- BUILDING B - WEST ELEVATION = 96.00
- BUILDING C - NORTH ELEVATION = 98.41
- BUILDING C - EAST ELEVATION = 97.58
- BUILDING C - SOUTH ELEVATION = 97.30
- BUILDING C - WEST ELEVATION = 94.33
- BUILDING D - NORTH ELEVATION = 100.43
- BUILDING D - EAST ELEVATION = 100.40
- BUILDING D - SOUTH ELEVATION = 100.39
- BUILDING D - WEST ELEVATION = 99.38
- BUILDING E - NORTH ELEVATION = 101.42
- BUILDING E - EAST ELEVATION = 103.50
- BUILDING E - SOUTH ELEVATION = 101.57
- BUILDING E - WEST ELEVATION = 101.42



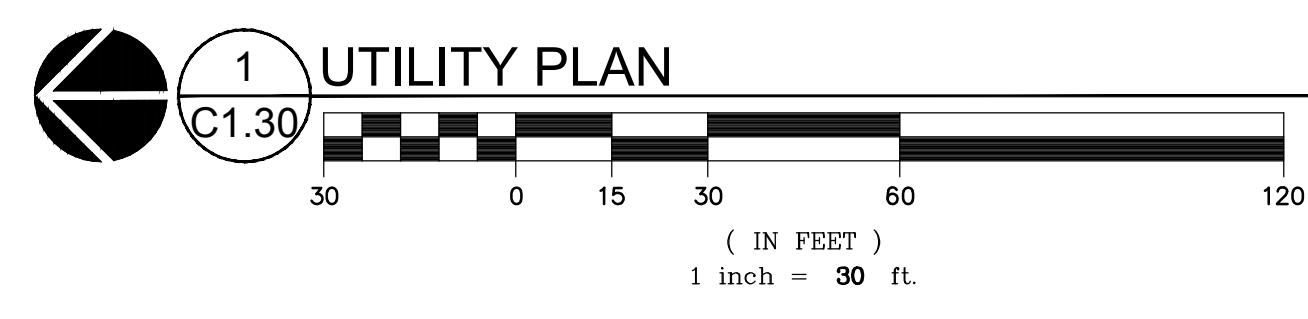
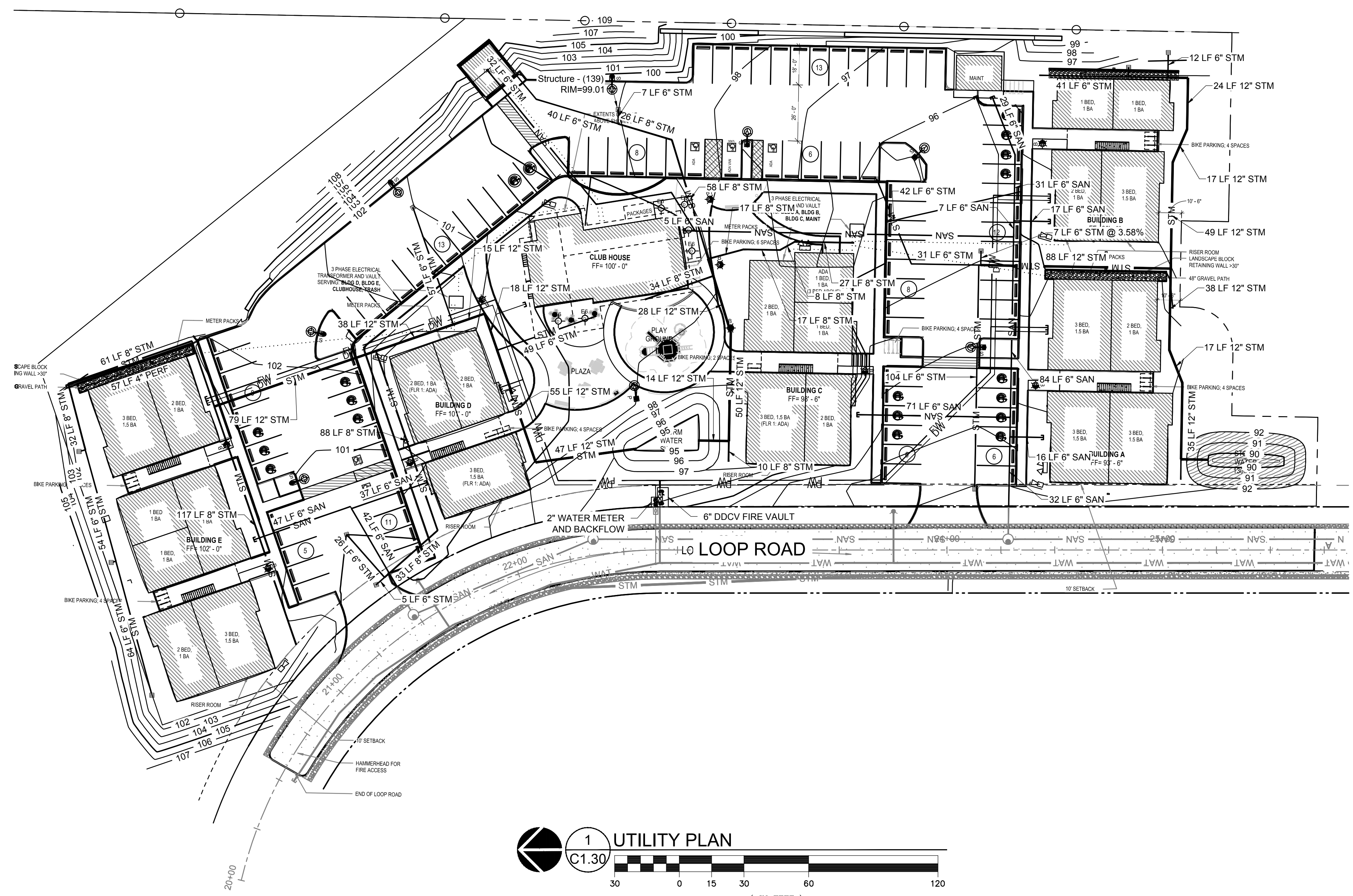
**KEYNOTES**

**NOTES**

1. INSERT NOTE
2. INSERT NOTE

**STORM STRUCTURES TABLE**

**SEWER STRUCTURES TABLE**



**MECHANICAL JOINT RESTRAINTS**

PIPE SIZE	PIPE FITTING	MINIMUM MECHANICAL JOINT RESTRAINT LENGTH

# MANZANITA PINES APARTMENTS

LOOP ROAD  
MANZANITA, OREGON

## DRAWINGS FOR:

HOME FIRST DEVELOPMENT  
4351 SE HAWTHORNE BLVD.  
PORTLAND, OREGON 97215

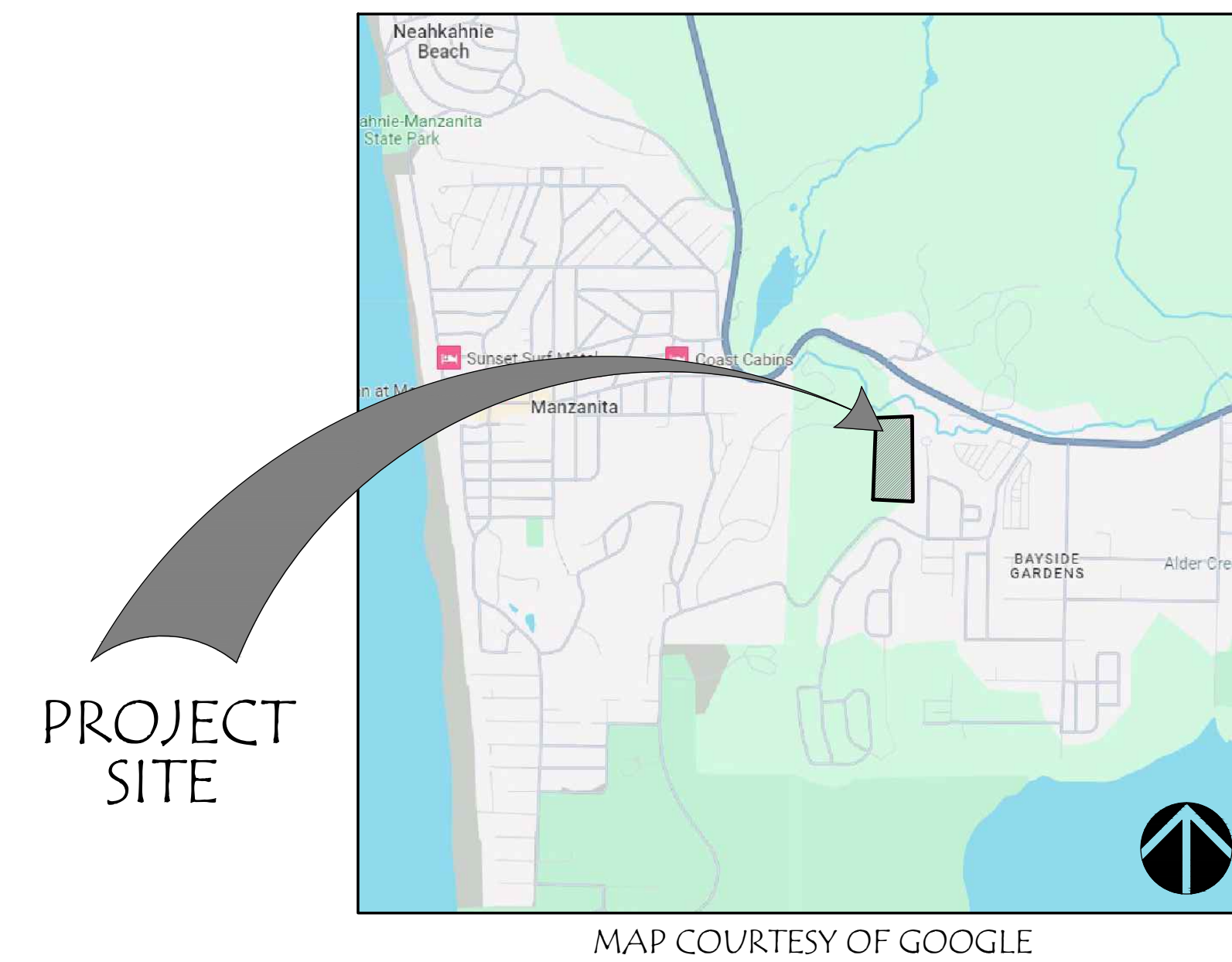
## LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC  
LAURA ANTONSON, RLA, ASLA  
1012 PINE STREET  
SILVERTON, OREGON 97381  
503 . 784 . 6494  
LAURA@LAURUSDESIGNS.COM

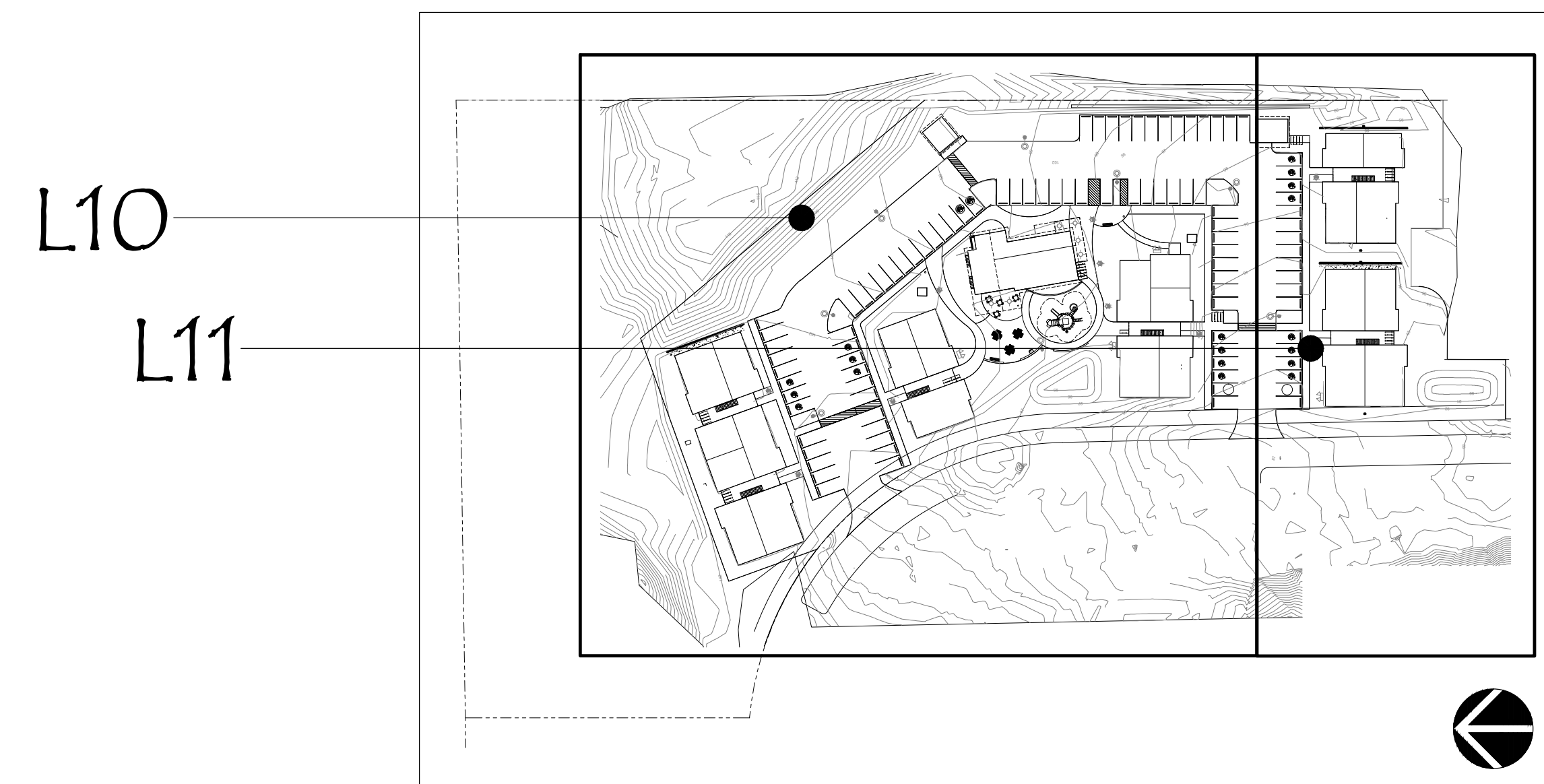
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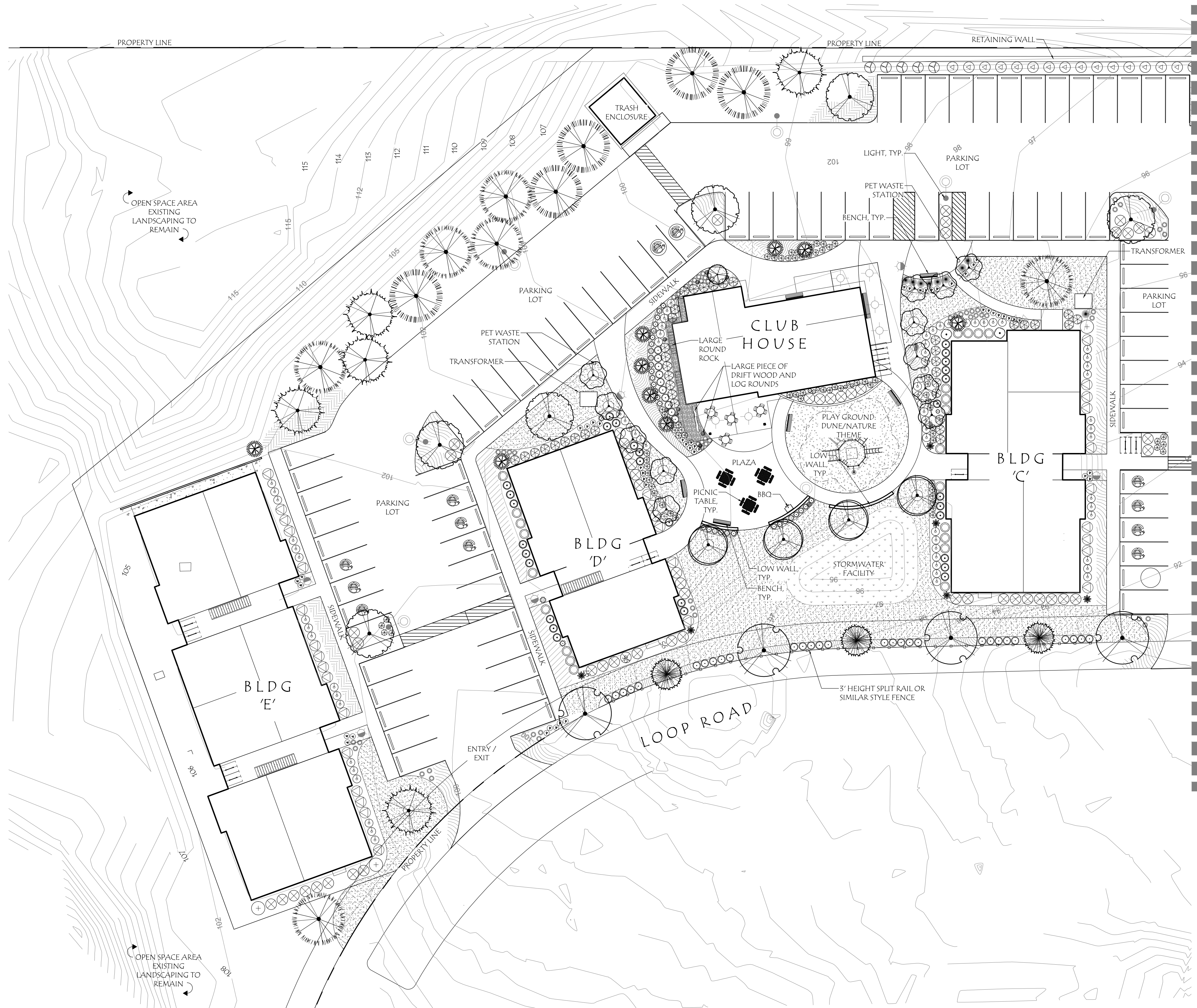
- LOO COVER SHEET
- L10 PRELIMINARY PLANTING PLAN
- L11 PRELIMINARY PLANTING PLAN

## VICINITY MAP:

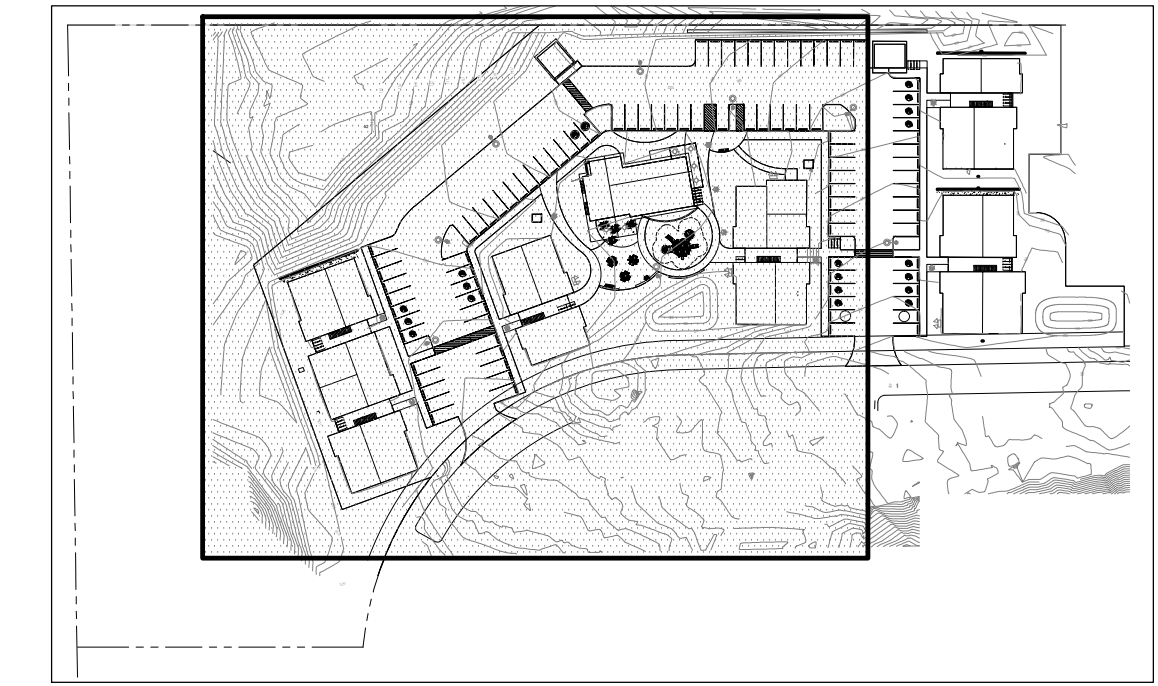


## KEY MAP:





KEY MAP:



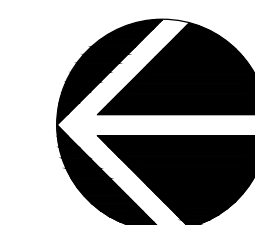
LEGEND:

- 6" ROUND ROCK, GRAY, 6" DEPTH
- PLAY AREA SURFACE, SEE NOTES FOR SAFETY INFORMATION
- DRIFTWOOD LOG AND TREE ROUNDS

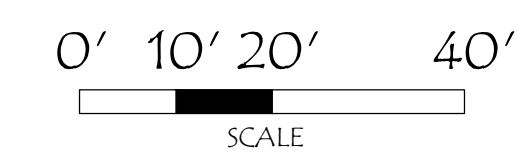
GENERAL NOTES:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO MANZANITA REQUIREMENTS FOR GENERAL PLANTING.
5. STORMWATER FACILITY PLANTINGS TO BE SEEDED PER MANZANITA STANDARDS.
6. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
7. PRELIMINARY PLANT SCHEDULE SEE SHEET L11.
8. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.

MATCHLINE: SEE SHEET L11



SCALE: 1" = 20' - 0"



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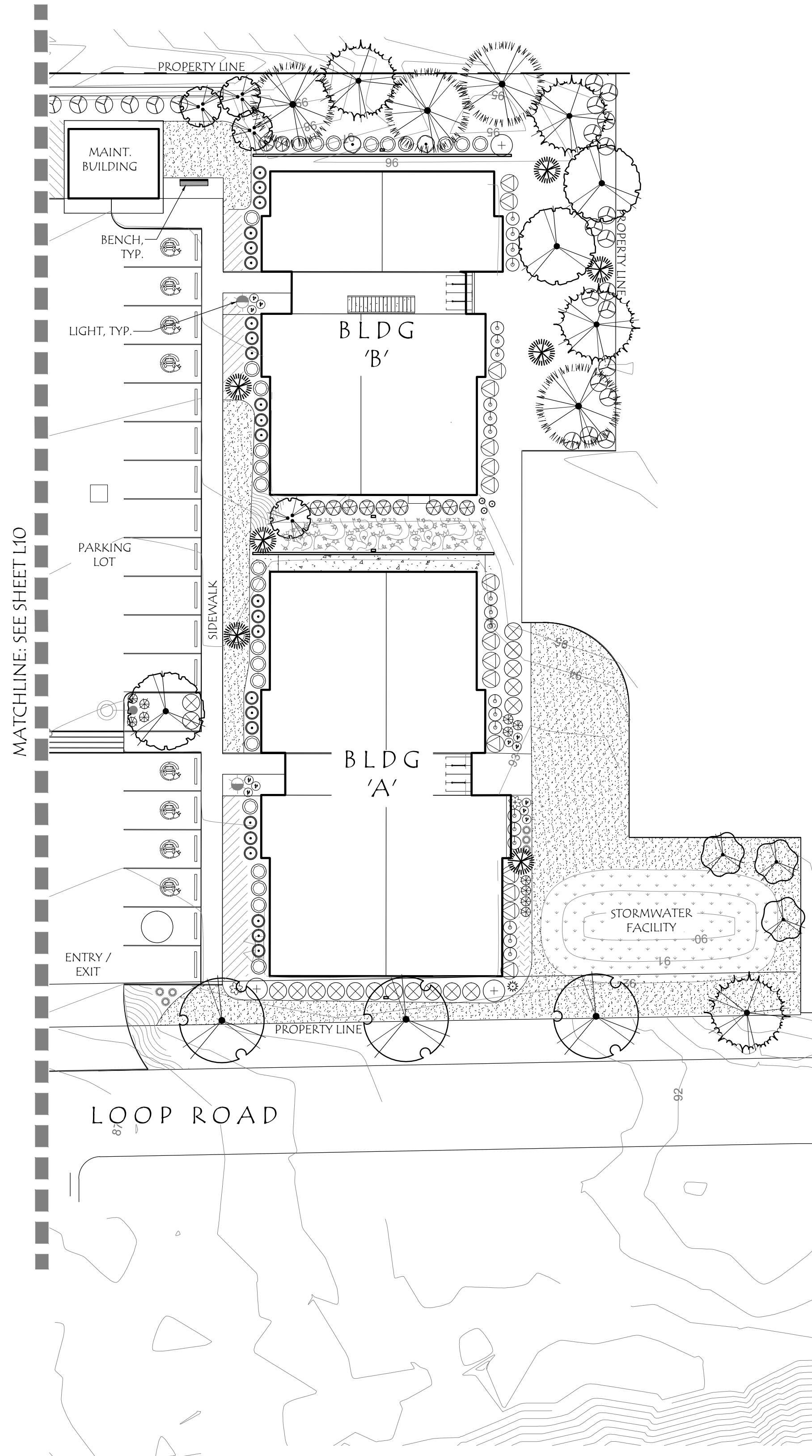
PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	ACER CIRCINATUM 'PACIFIC FIRE' / PACIFIC FIRE VINE MAPLE	1 1/2" CAL., B&B
	4	ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY NORWAY MAPLE	1 1/2" CAL., B&B
	16	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA PENDULA' / BLUE WEEPING NOOTKA CYPRESS	6'-8" HT., B&B
	7	GINKGO BILOBA / MAIDENHAIR TREE	1 1/2" CAL., B&B
	5	PICEA SITCHENSIS / SITKA SPRUCE	6'-8" HT., B&B
	10	PINUS CONTORTA CONTORTA / SHORE PINE	6'-8" HT., B&B
	9	PINUS NIGRA / AUSTRIAN PINE	6'-8" HT., B&B
	1	PINUS NIGRA 'ARNOLD SENTINEL' / ARNOLD SENTINEL AUSTRIAN PINE	6'-8" HT., B&B
	3	PINUS NIGRA 'OREGON GREEN' / OREGON GREEN AUSTRIAN PINE	6'-8" HT., B&B
	15	PRUNUS SERRULATA 'AMANOGAWA' / JAPANESE FLOWERING CHERRY	1 1/2" CAL., B&B
	9	SORBUS AUCCUPARIA / EUROPEAN MOUNTAIN ASH	1 1/2" CAL., B&B

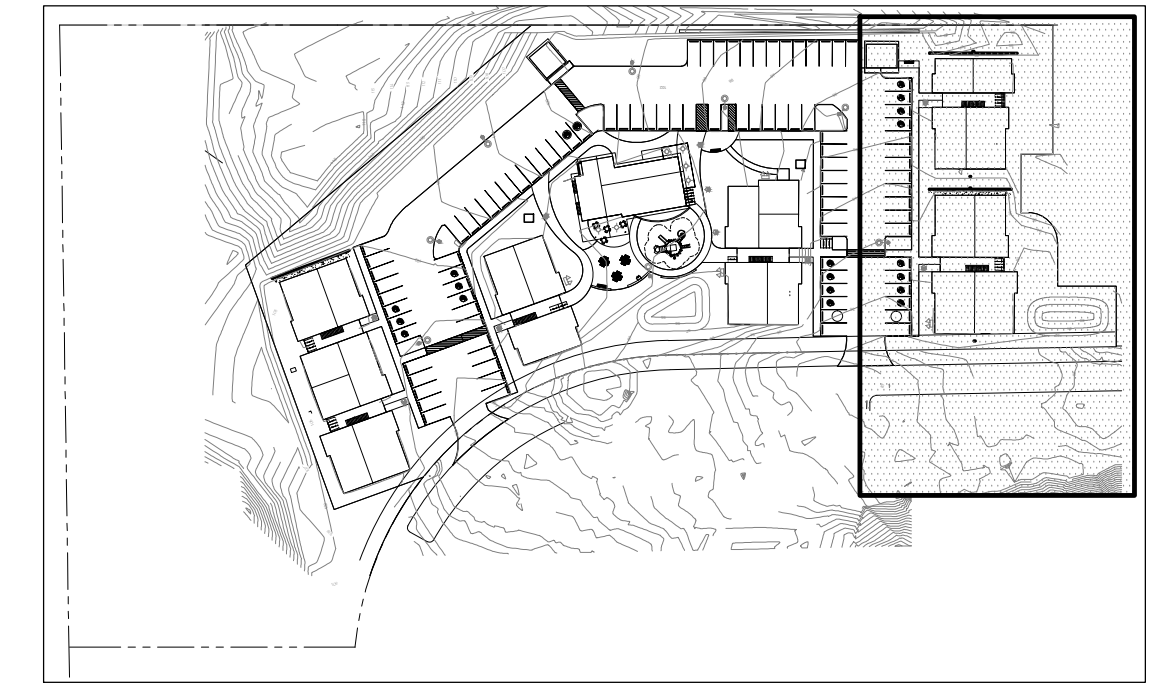
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	6	CHOISYA TERNATA 'SUNDANCE' / SUNDANCE MEXICAN MOCK ORANGE	5 GAL.
	15	ELAEAGNUS X EBBINGEI 'GILT EDGE' / EBBING SILVERBERRY	5 GAL.
	74	ESCALLONIA X 'COMPACT PINK' / COMPACT PINK ESCALLONIA	2 GAL.
	95	HEBE BUxFOLIA 'PATTY'S PURPLE' / PATTY'S PURPLE BOXLEAF HERE	2 GAL.
	4	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	2 GAL.
	46	ILEX CRENATA 'DROPS OF GOLD' / DROPS OF GOLD JAPANESE HOLLY	2 GAL.
	3	PHORMIUM TENAX 'WINGS OF GOLD' / WINGS OF GOLD NEW ZEALAND FLAX	2 GAL.
	6	PHORMIUM TENAX 'SHIRAZ' / SHIRAZ NEW ZEALAND FLAX	2 GAL.
	48	PIERIS JAPONICA 'PURITY' / PURITY JAPANESE PIERIS	2 GAL.
	54	SPIRAEA JAPONICA 'GOLDFLAME' / SPIRAEA	2 GAL.
	29	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL.
	50	VIBURNUM DAVIDII / DAVID VIBURNUM	2 GAL.

GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.
	62	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / SAPPHIRE BLUE OAT GRASS	1 GAL.
	59	HEMEROCALLIS X 'STELLA IN RED' / STELLA IN RED DAYLILY	1 GAL.
	82	MISCANTHUS SINENSIS 'LITTLE KITTEN' / LITTLE KITTEN EULALIA GRASS	1 GAL.
	34	MISCANTHUS SINENSIS 'LITTLE MISS' / LITTLE MISS EULALIA GRASS	1 GAL.
	39	MISCANTHUS SINENSIS 'YAKUSHIMA' / YAKUSHIMA DWARF EULALIA GRASS	1 GAL.
	9	PANICUM VIRGATUM 'HALF PINT' / HALF PINT SWITCH GRASS	1 GAL.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	102	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	36" O.C.
	54	CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS	1 GAL.	48" O.C.
	175	ERICA CARNEA 'SPRINGWOOD PINK' / SPRINGWOOD PINK WINTER HEATH	1 GAL.	42" O.C.
	89	FRAGARIA VESCA / WOODLAND STRAWBERRY	1 GAL.	24" O.C.
	95	PHLOX SUBULATA / CREEPING PHLOX	4" POT	18" O.C.
	11,087 SF	PRO TIME 305 SUN/SHADE (COASTAL)	SEED OR SOD	
	2,656 SF	RAIN GARDEN MIX	SEED	



KEY MAP:

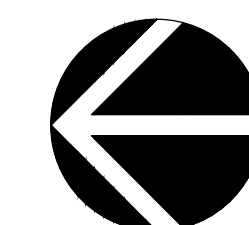


LEGEND:

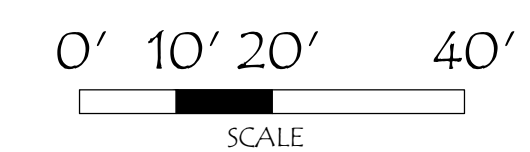
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SCALE: 1" = 20' - 0"



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**SITE INFORMATION**

ZONING: SR/R  
 PROPOSED AREA: 4.62 ACRES (201,340 SF)  
 UNITS ALLOWED:  
 6.5 UNITS PER ACRE BY RIGHT  
 13 UNITS PER ACRE W/ 40% OPEN SPACE  
 UNITS PROPOSED:  
 60 UNITS  
 (60 UNITS / 13 PER ACRE = 4.6 ACRES)  
 OPEN SPACE REQUIRED: 1.85 ACRES (80,536 SF)  
 OPEN SPACE PROPOSED: 1.88 ACRES (81,704 SF)  
 MOTOR VEHICLE PARKING SPACES:  
 TOTAL: 96 (1.6 PER DWELLING UNIT)  
 EV SPACES: 20 (20% OF TOTAL SPACES)  
 BICYCLE PARKING: 30 REQUIRED  
 32 PROVIDED

**ADJUSTMENTS REQUESTED**

1. MINIMUM FRONT YARD SETBACK  
 REQUIRED: 20' - 0"  
 REQUESTED: 10' - 0"  
 2. MAXIMUM BUILDING HEIGHT  
 REQUIRED (W/ STATE SENATE BILL 1537):  
 34' - 2"  
 REQUESTED: 37' - 2"  
 3. MOTOR VEHICLE PARKING  
 REQUIRED: 2 SPACES / 1 DWELLING UNIT  
 REQUESTED: 1.6 SPACES / 1 DWELLING UNIT

**BUILDING AREAS / HEIGHTS**

BUILDING A: 13,296 SF / 3 STORIES  
 BUILDING B: 10,077 SF / 3 STORIES  
 BUILDING C: 8,468 SF / 2 STORIES  
 BUILDING D: 6,096 SF / 2 STORIES  
 BUILDING E: 19,296 SF / 3 STORIES  
 CLUBHOUSE: 2,580 SF / 1 STORY

**IMPERVIOUS AREAS**

DRIVE AISLE: 34,117 SF  
 BUILDINGS: 24,140 SF  
 PED PATHS: 9,770 SF  
 ACCESSORY STRUCTURES: 738 SF  
 TOTAL IMPERVIOUS: 68,765 SF

**OVERALL UNIT MIX**

1-BED / 1 BATH (558 SF): 14  
 2-BED / 1 BATH (882 SF): 23  
 3-BED / 1.5 BATH (1134 SF): 23

TOTAL UNITS: 60

**UNITS BY BUILDING**

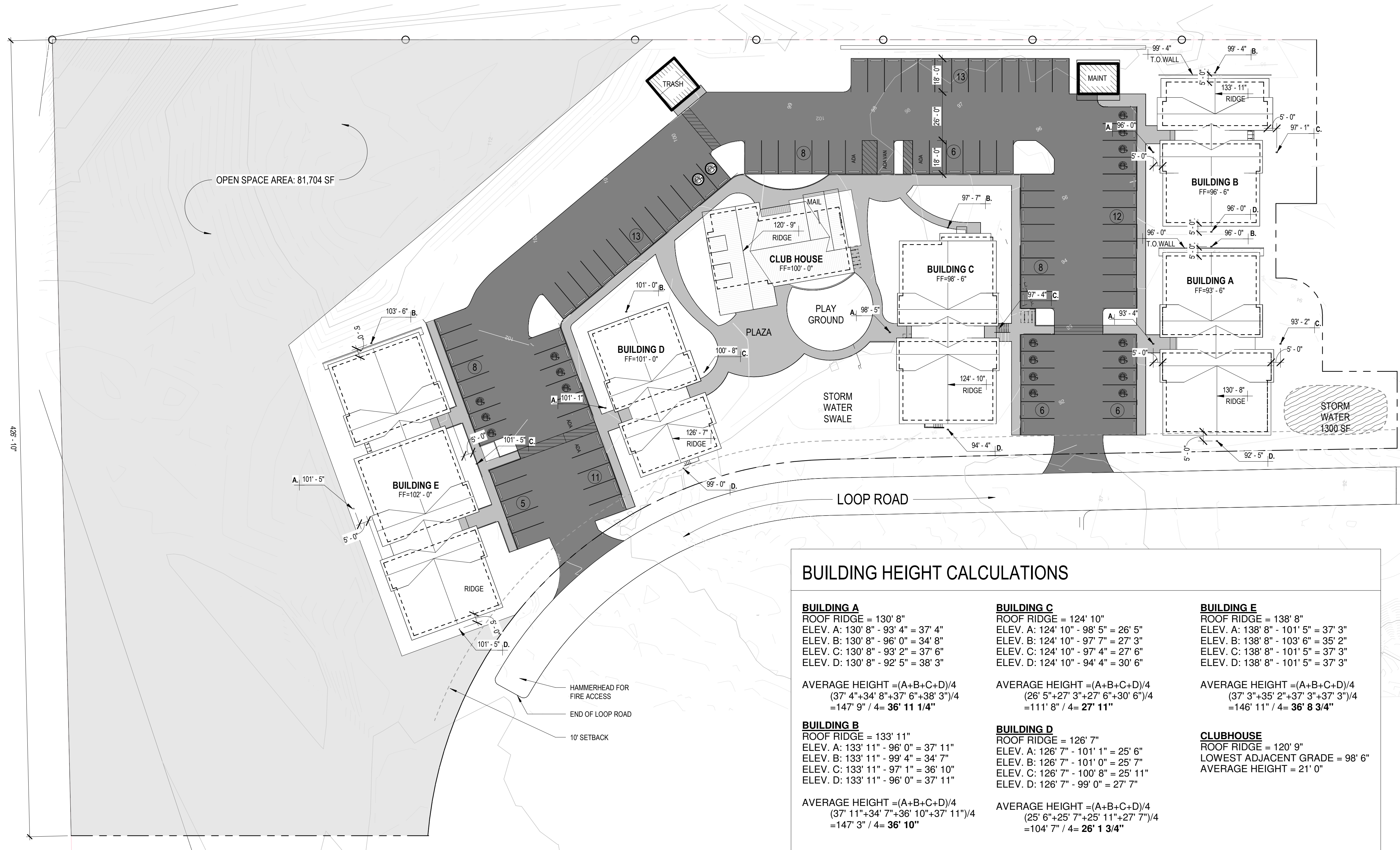
**BUILDING A - 12 UNITS**  
 LEVEL 1:  
 2 BED / 1 BATH: 1  
 3 BED / 1.5 BATH: 3  
 LEVEL 2:  
 2 BED / 1 BATH: 1  
 3 BED / 1.5 BATH: 3  
 LEVEL 3:  
 2 BED / 1 BATH: 1  
 3 BED / 1.5 BATH: 3

**BUILDING B - 12 UNITS**  
 LEVEL 1:  
 1 BED / 1 BATH: 2  
 2 BED / 1 BATH: 1  
 3 BED / 1.5 BATH: 1  
 LEVEL 2:  
 1 BED / 1 BATH: 2  
 2 BED / 1 BATH: 1  
 3 BED / 1.5 BATH: 1  
 LEVEL 3:  
 1 BED / 1 BATH: 2  
 2 BED / 1 BATH: 1  
 3 BED / 1.5 BATH: 1

**BUILDING C - 9 UNITS**  
 LEVEL 1:  
 1 BED / 1 BATH: 2 (1=ADA)  
 2 BED / 1 BATH: 2  
 3 BED / 1.5 BATH: 1  
 LEVEL 2:  
 2 BED / 1 BATH: 2  
 3 BED / 1.5 BATH: 2

**BUILDING D - 6 UNITS**  
 LEVEL 1:  
 2 BED / 1 BATH: 2 (1=ADA)  
 3 BED / 1.5 BATH: 1 (ADA)  
 LEVEL 2:  
 2 BED / 1 BATH: 2  
 3 BED / 1.5 BATH: 1

**BUILDING E - 21 UNITS**  
 LEVEL 1:  
 1 BED / 1 BATH: 2  
 2 BED / 1 BATH: 3  
 3 BED / 1.5 BATH: 2  
 LEVEL 2:  
 1 BED / 1 BATH: 2  
 2 BED / 1 BATH: 3  
 3 BED / 1.5 BATH: 2  
 LEVEL 3:  
 1 BED / 1 BATH: 2  
 2 BED / 1 BATH: 3  
 3 BED / 1.5 BATH: 2

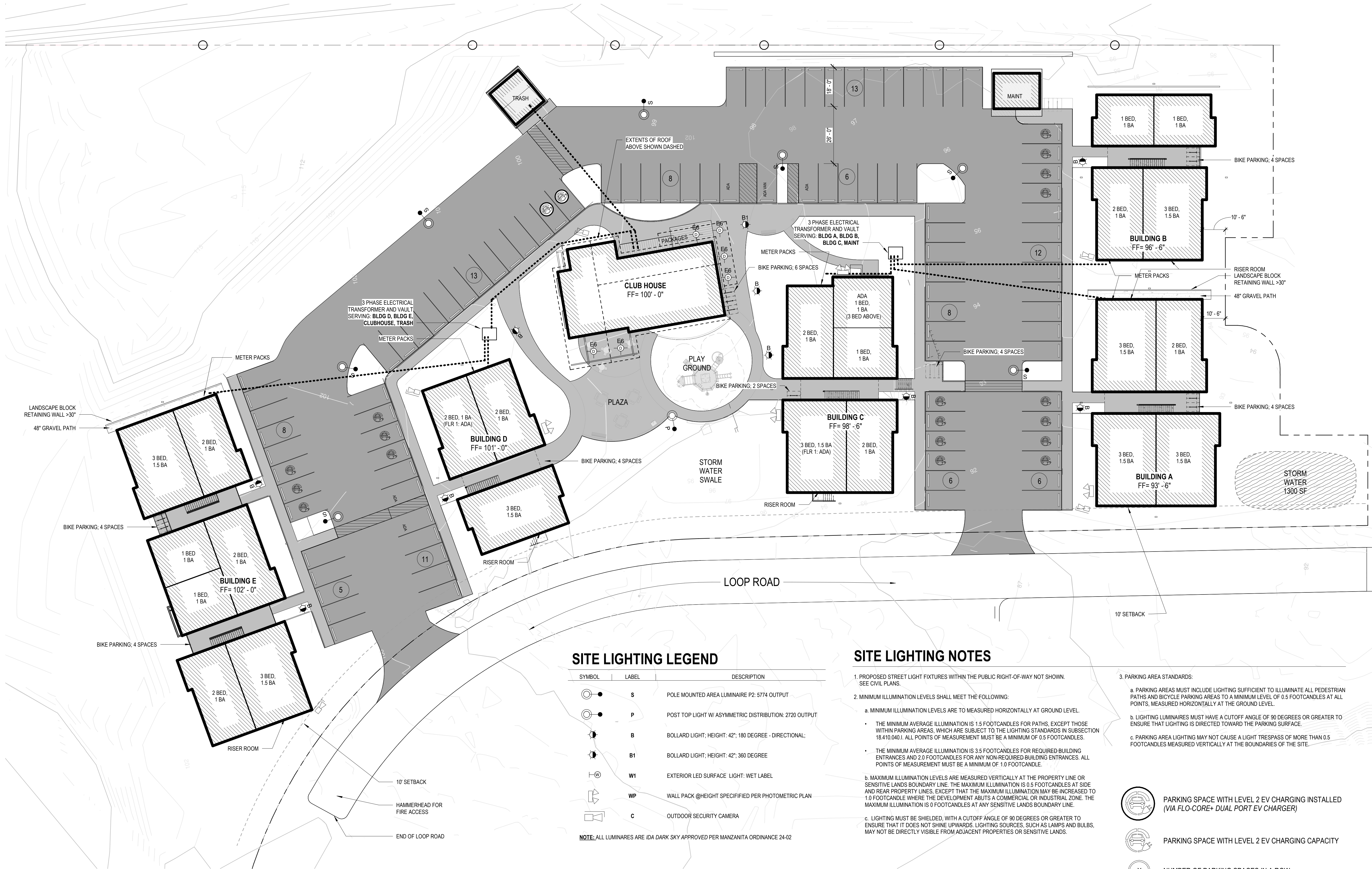


**BUILDING HEIGHT CALCULATIONS**

<p><b>BUILDING A</b>                  ROOF RIDGE = 130' 8"                  ELEV. A: 130' 8" - 93' 4" = 37' 4"                  ELEV. B: 130' 8" - 96' 0" = 34' 8"                  ELEV. C: 130' 8" - 93' 2" = 37' 6"                  ELEV. D: 130' 8" - 92' 5" = 38' 3"                  AVERAGE HEIGHT = (A+B+C+D)/4                  (37' 4"+34' 8"+37' 6"+38' 3")/4                  =147' 9" / 4 = <b>36' 11 1/4"</b></p>	<p><b>BUILDING C</b>                  ROOF RIDGE = 124' 10"                  ELEV. A: 124' 10" - 98' 5" = 26' 5"                  ELEV. B: 124' 10" - 97' 7" = 27' 3"                  ELEV. C: 124' 10" - 97' 4" = 27' 6"                  ELEV. D: 124' 10" - 94' 4" = 30' 6"                  AVERAGE HEIGHT = (A+B+C+D)/4                  (26' 5"+27' 3"+27' 6"+30' 6")/4                  =111' 8" / 4 = <b>27' 11"</b></p>	<p><b>BUILDING E</b>                  ROOF RIDGE = 138' 8"                  ELEV. A: 138' 8" - 101' 5" = 37' 3"                  ELEV. B: 138' 8" - 103' 6" = 35' 2"                  ELEV. C: 138' 8" - 101' 5" = 37' 3"                  ELEV. D: 138' 8" - 101' 5" = 37' 3"                  AVERAGE HEIGHT = (A+B+C+D)/4                  (37' 3"+35' 2"+37' 3"+37' 3")/4                  =146' 11" / 4 = <b>36' 8 3/4"</b></p>
<p><b>BUILDING B</b>                  ROOF RIDGE = 133' 11"                  ELEV. A: 133' 11" - 96' 0" = 37' 11"                  ELEV. B: 133' 11" - 99' 4" = 34' 7"                  ELEV. C: 133' 11" - 97' 1" = 36' 10"                  ELEV. D: 133' 11" - 96' 0" = 37' 11"                  AVERAGE HEIGHT = (A+B+C+D)/4                  (37' 11"+34' 7"+36' 10"+37' 11")/4                  =147' 3" / 4 = <b>36' 10"</b></p>	<p><b>BUILDING D</b>                  ROOF RIDGE = 126' 7"                  ELEV. A: 126' 7" - 101' 1" = 25' 6"                  ELEV. B: 126' 7" - 101' 0" = 25' 7"                  ELEV. C: 126' 7" - 100' 8" = 25' 11"                  ELEV. D: 126' 7" - 99' 0" = 27' 7"                  AVERAGE HEIGHT = (A+B+C+D)/4                  (25' 6"+25' 7"+25' 11"+27' 7")/4                  =104' 7" / 4 = <b>26' 1 3/4"</b></p>	<p><b>CLUBHOUSE</b>                  ROOF RIDGE = 120' 9"                  LOWEST ADJACENT GRADE = 98' 6"                  AVERAGE HEIGHT = 21' 0"</p>







**SITE LIGHTING LEGEND**

SYMBOL	LABEL	DESCRIPTION
	S	POLE MOUNTED AREA LUMINAIRE P2: 5774 OUTPUT
	P	POST TOP LIGHT W/ ASYMMETRIC DISTRIBUTION: 2720 OUTPUT
	B	BOLLARD LIGHT; HEIGHT: 42"; 180 DEGREE - DIRECTIONAL;
	B1	BOLLARD LIGHT; HEIGHT: 42"; 360 DEGREE
	W1	EXTERIOR LED SURFACE LIGHT: WET LABEL
	WP	WALL PACK @HEIGHT SPECIFIED PER PHOTOMETRIC PLAN
	C	OUTDOOR SECURITY CAMERA

**NOTE:** ALL LUMINAIRES ARE ADA DARK SKY APPROVED PER MANZANITA ORDINANCE 24-02

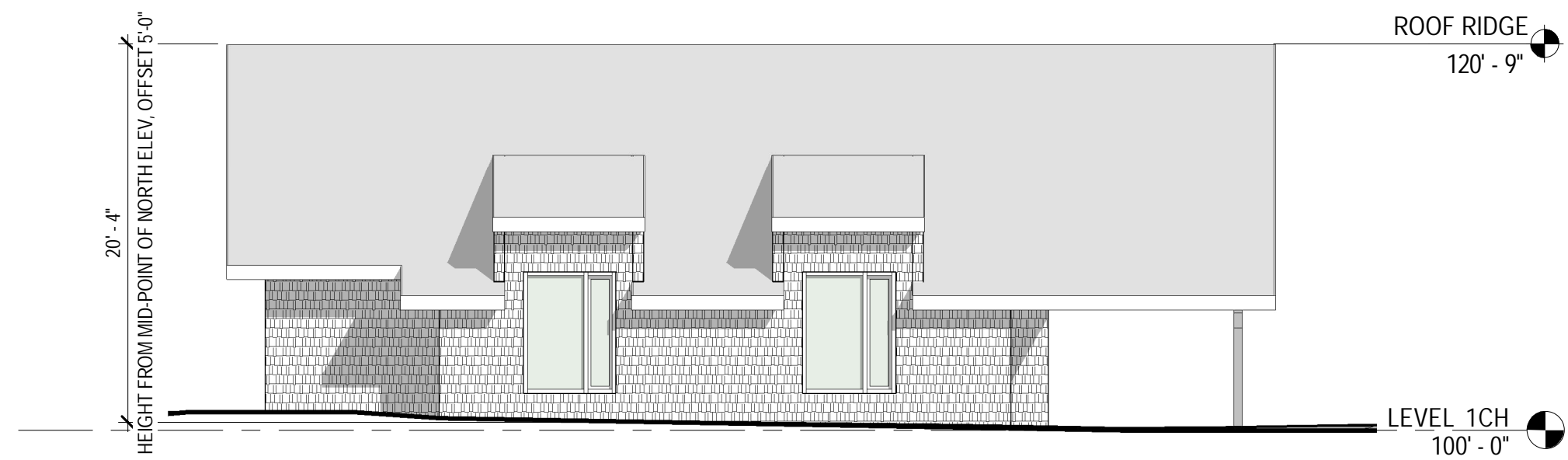
**SITE LIGHTING NOTES**

- PROPOSED STREET LIGHT FIXTURES WITHIN THE PUBLIC RIGHT-OF-WAY NOT SHOWN. SEE CIVIL PLANS.
- MINIMUM ILLUMINATION LEVELS SHALL MEET THE FOLLOWING:
  - a. MINIMUM ILLUMINATION LEVELS ARE TO MEASURED HORIZONTALLY AT GROUND LEVEL.
    - THE MINIMUM AVERAGE ILLUMINATION IS 1.5 FOOTCANDLES FOR PATHS, EXCEPT THOSE WITHIN PARKING AREAS, WHICH ARE SUBJECT TO THE LIGHTING STANDARDS IN SUBSECTION 18.410.040.I. ALL POINTS OF MEASUREMENT MUST BE A MINIMUM OF 0.5 FOOTCANDLES.
    - THE MINIMUM AVERAGE ILLUMINATION IS 3.5 FOOTCANDLES FOR REQUIRED BUILDING ENTRANCES AND 2.0 FOOTCANDLES FOR ANY NON-REQUIRED BUILDING ENTRANCES. ALL POINTS OF MEASUREMENT MUST BE A MINIMUM OF 1.0 FOOTCANDLE.
  - b. MAXIMUM ILLUMINATION LEVELS ARE MEASURED VERTICALLY AT THE PROPERTY LINE OR SENSITIVE LANDS BOUNDARY LINE. THE MAXIMUM ILLUMINATION IS 0.5 FOOTCANDLES AT SIDE AND REAR PROPERTY LINES, EXCEPT THAT THE MAXIMUM ILLUMINATION MAY BE INCREASED TO 1.0 FOOTCANDLE WHERE THE DEVELOPMENT ABUTS A COMMERCIAL OR INDUSTRIAL ZONE. THE MAXIMUM ILLUMINATION IS 0 FOOTCANDLES AT ANY SENSITIVE LANDS BOUNDARY LINE.
  - c. LIGHTING MUST BE SHIELDED, WITH A CUTOFF ANGLE OF 90 DEGREES OR GREATER TO ENSURE THAT IT DOES NOT SHINE UPWARDS. LIGHTING SOURCES, SUCH AS LAMPS AND BULBS, MAY NOT BE DIRECTLY VISIBLE FROM ADJACENT PROPERTIES OR SENSITIVE LANDS.

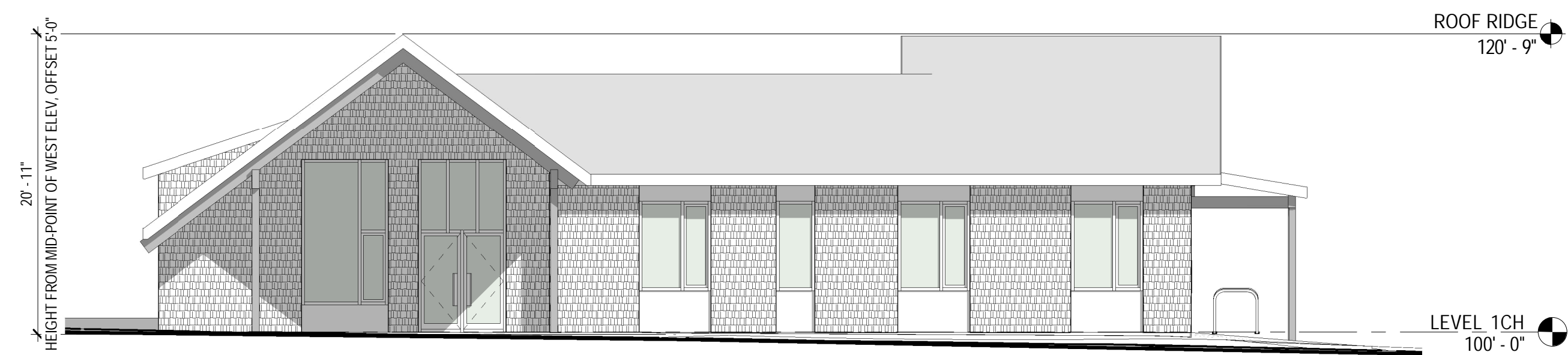
- PARKING AREA STANDARDS:
  - a. PARKING AREAS MUST INCLUDE LIGHTING SUFFICIENT TO ILLUMINATE ALL PEDESTRIAN PATHS AND BICYCLE PARKING AREAS TO A MINIMUM LEVEL OF 0.5 FOOTCANDLES AT ALL POINTS, MEASURED HORIZONTALLY AT THE GROUND LEVEL.
  - b. LIGHTING LUMINAIRES MUST HAVE A CUTOFF ANGLE OF 90 DEGREES OR GREATER TO ENSURE THAT LIGHTING IS DIRECTED TOWARD THE PARKING SURFACE.
  - c. PARKING AREA LIGHTING MAY NOT CAUSE A LIGHT TRESPASS OF MORE THAN 0.5 FOOTCANDLES MEASURED VERTICALLY AT THE BOUNDARIES OF THE SITE.

- PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED (VIA FLO-CORE+ DUAL PORT EV CHARGER)
- PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY
- NUMBER OF PARKING SPACES IN A ROW (A "c" SUFFIX DENOTES 'COMPACT' SPACES)

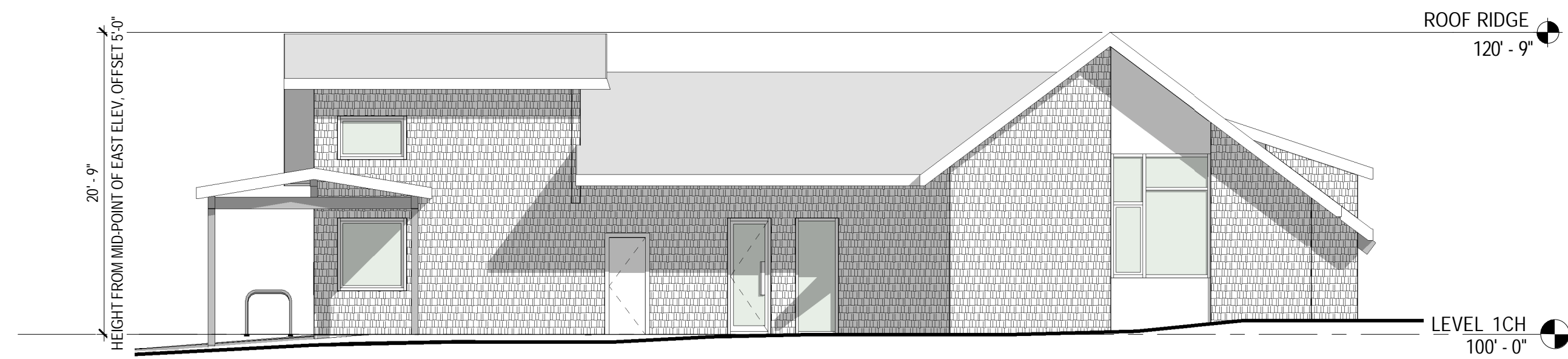
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 GREEN LIGHT  
 DEVELOPMENT;  
 ENCORE  
 INVESTMENTS



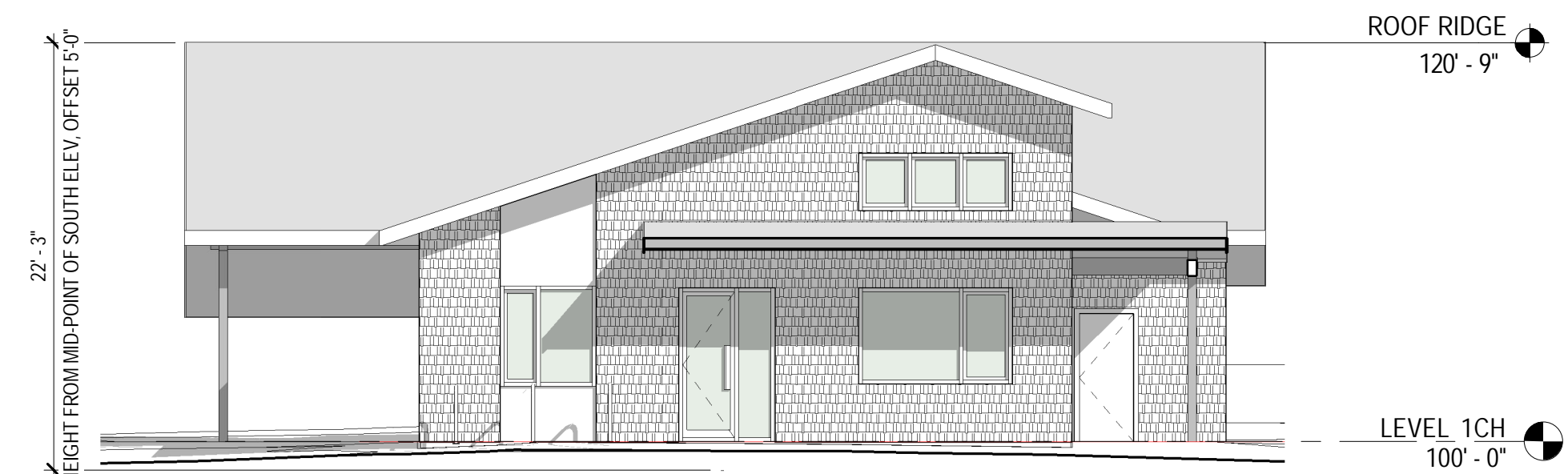
**A20**  
**4** CLUBHOUSE - NORTH ELEVATION - LUR  
 SCALE: 1/8" = 1'-0"



**A20**  
**2** CLUBHOUSE - WEST ELEVATION - LUR  
 SCALE: 1/8" = 1'-0"



**A20**  
**3** CLUBHOUSE - EAST ELEVATION - LUR  
 SCALE: 1/8" = 1'-0"



**A20**  
**1** CLUBHOUSE - SOUTH ELEVATION - LUR  
 SCALE: 1/8" = 1'-0"

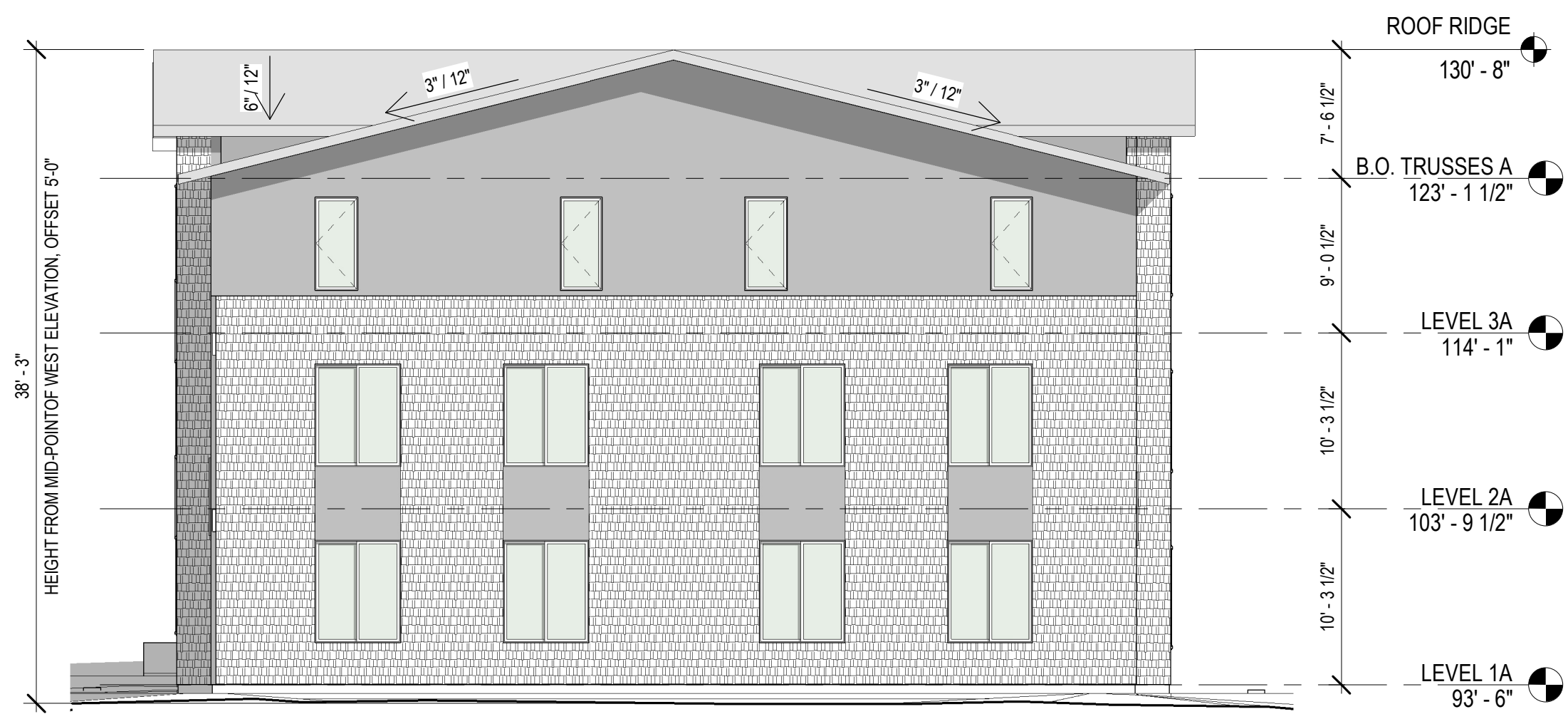
SEE SHEET A01 FOR BUILDING HEIGHT CALCULATED  
 FROM AVERAGE FINISHED GRADE PER MANZANITA  
 ZONING ORDINANCE 95-4



**A21**  
**3** BUILDING A - SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**A21**  
**1** BUILDING A - EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



**A21**  
**4** BUILDING A - WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



**A21**  
**2** BUILDING A - NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

SEE SHEET A01 FOR BUILDING HEIGHT CALCULATED FROM AVERAGE FINISHED GRADE PER MANZANITA ZONING ORDINANCE 95-4

CLIENT :  
 HOME FIRST /  
 GREEN LIGHT  
 DEVELOPMENT;  
 ENCORE  
 INVESTMENTS

ISSUE DATES:

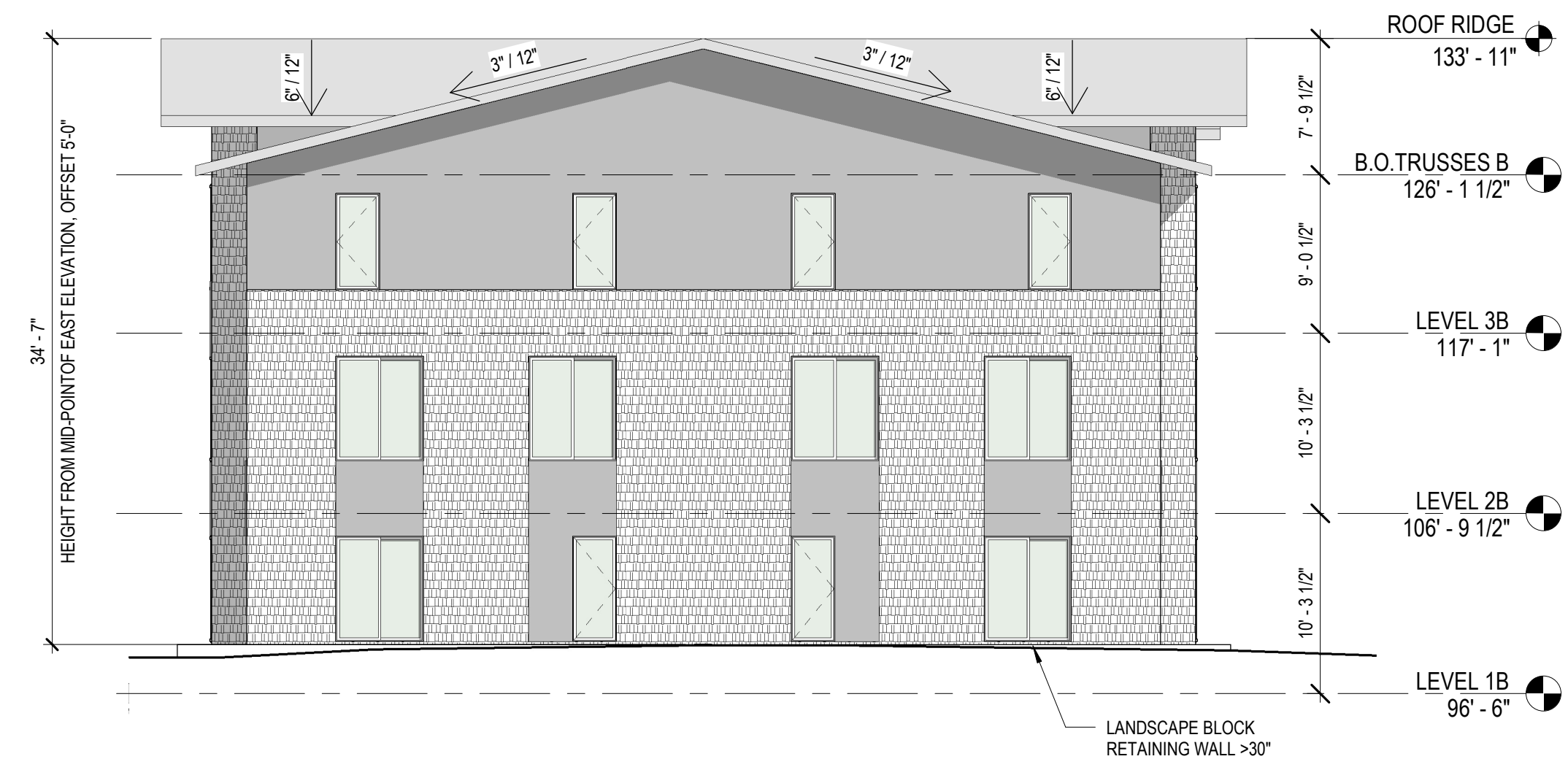

JOB #: 2301  
 STATUS : LUR  
 PRINTED :  
 1/3/2025 1:09:25 PM

**BUILDING A  
 ELEVATIONS**

**.A21**  
 ORIGINAL SHEET SIZE : 22"x34"



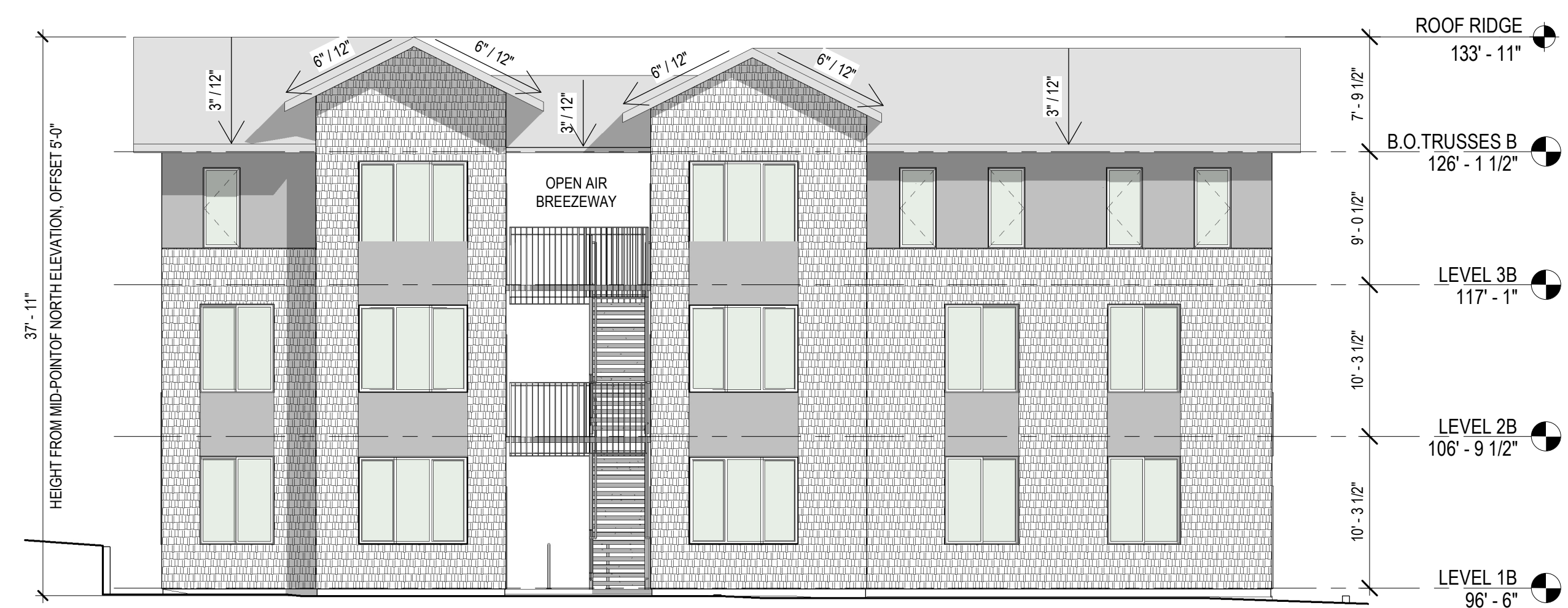
**A22**  
**3 BUILDING B - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A22**  
**1 BUILDING B - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A22**  
**4 BUILDING B - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A22**  
**2 BUILDING B - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

SEE SHEET A01 FOR BUILDING HEIGHT CALCULATED FROM AVERAGE FINISHED GRADE PER MANZANITA ZONING ORDINANCE 95-4

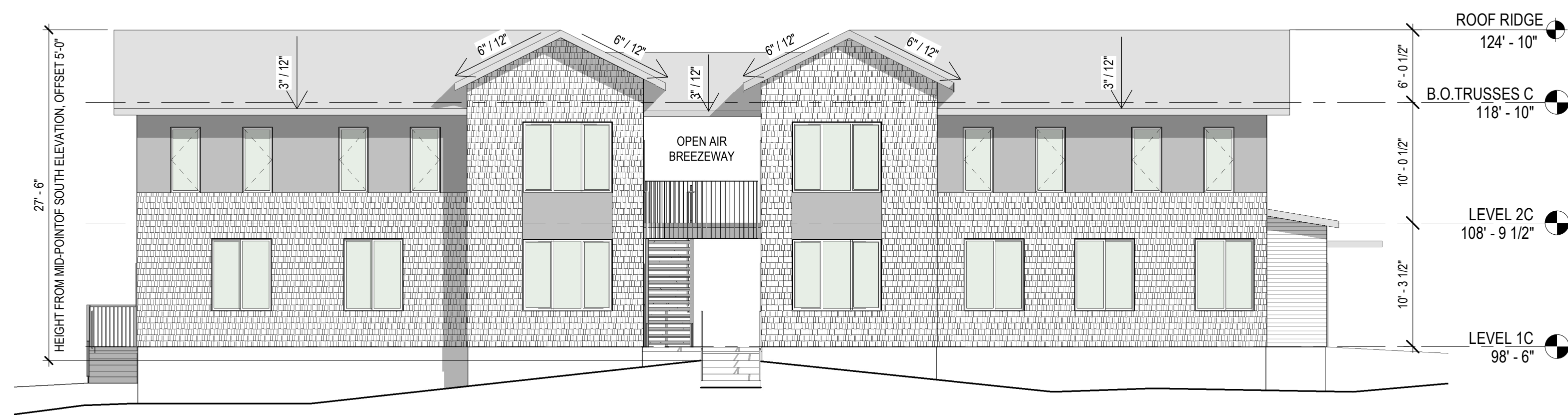
CLIENT :  
 HOME FIRST /  
 GREEN LIGHT  
 DEVELOPMENT;  
 ENCORE  
 INVESTMENTS

ISSUE DATES:

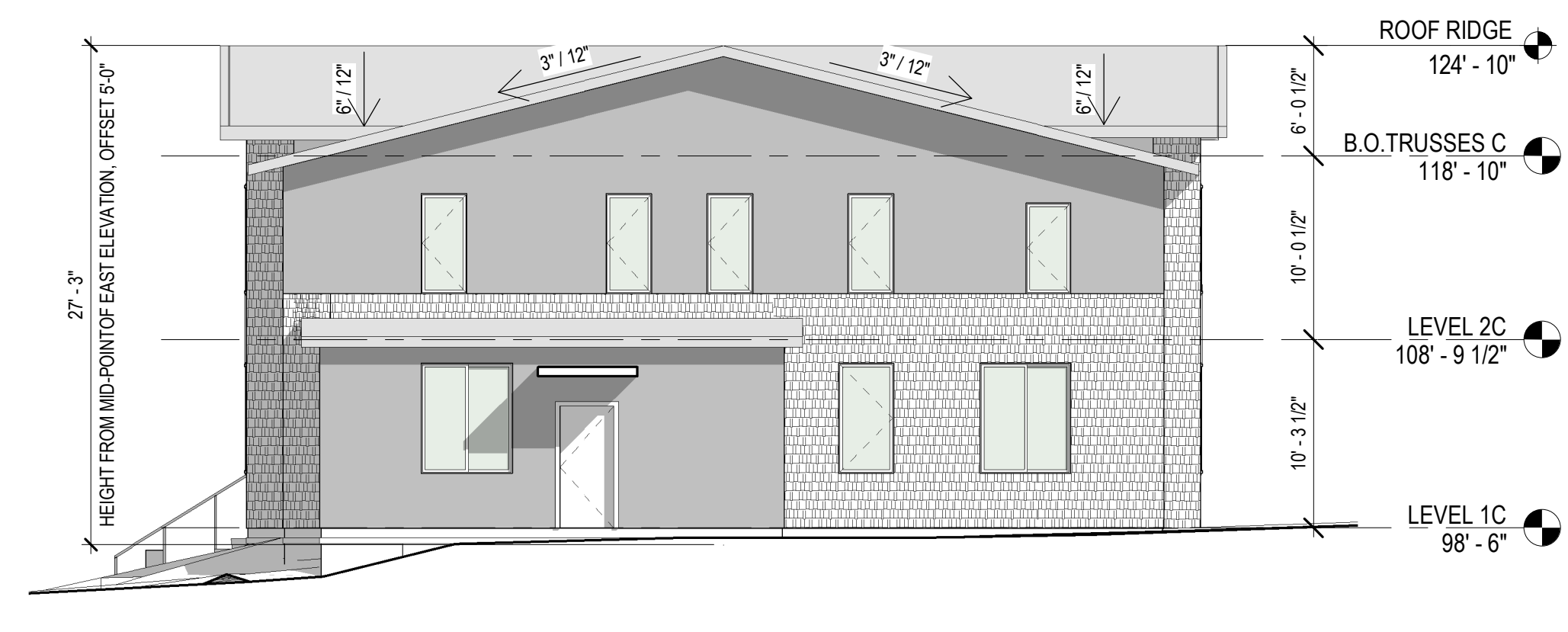

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 STATUS : LUR  
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**BUILDING B  
 ELEVATIONS**

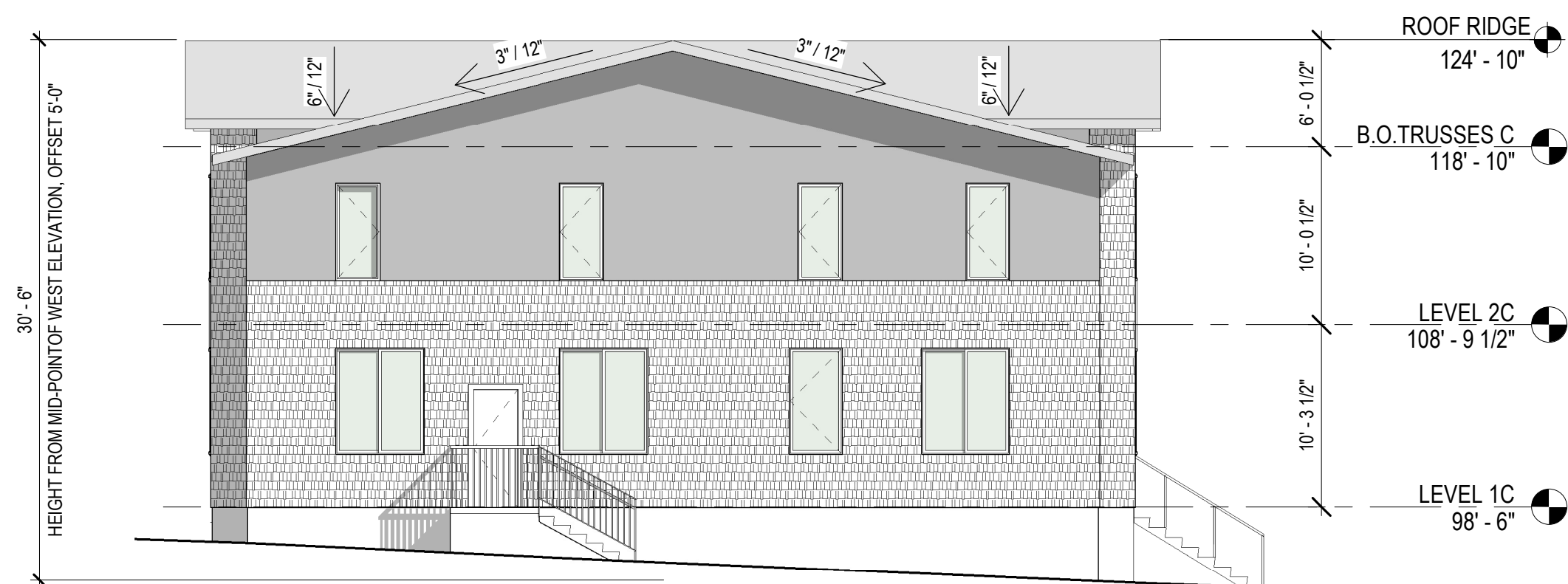
**.A22**  
 ORIGINAL SHEET SIZE : 22"x34"



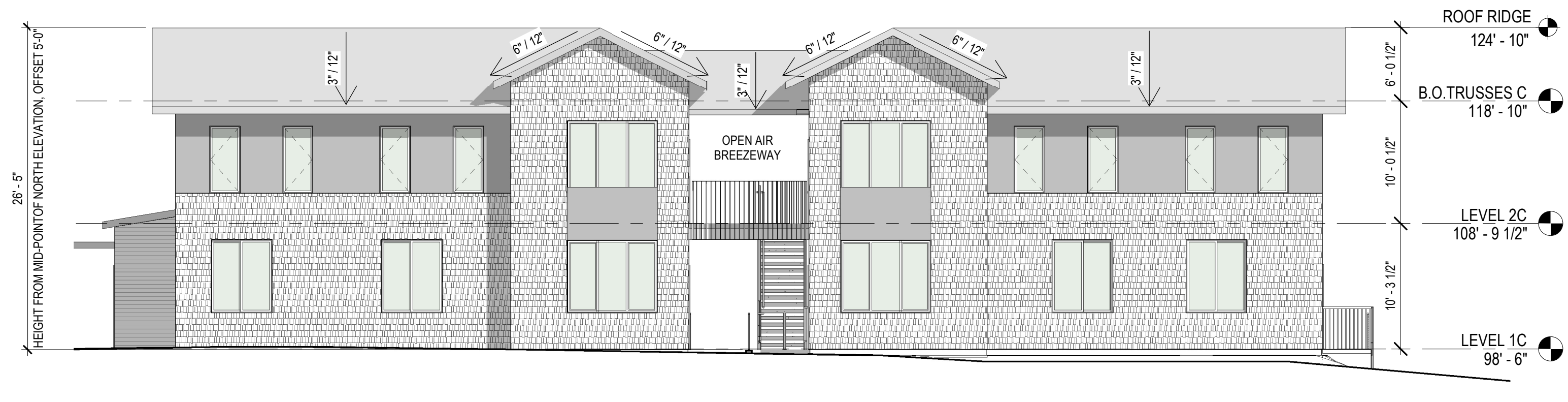
**A23 3 BUILDING C - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A23 1 BUILDING C - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A23 4 BUILDING C - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A23 2 BUILDING C - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

SEE SHEET A01 FOR BUILDING HEIGHT CALCULATED FROM AVERAGE FINISHED GRADE PER MANZANITA ZONING ORDINANCE 95-4

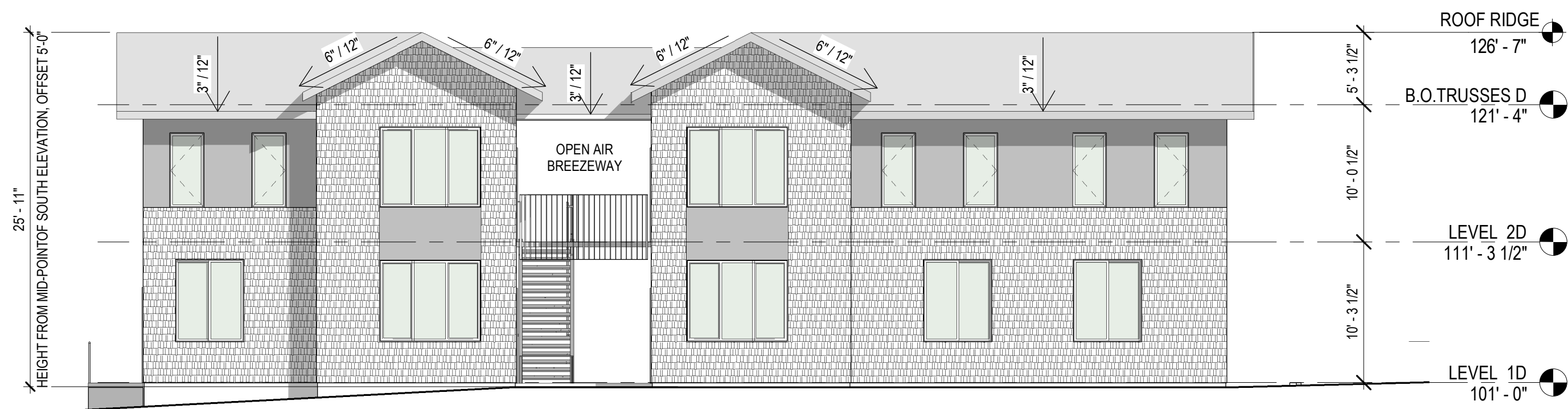
CLIENT :  
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 GREEN LIGHT  
 DEVELOPMENT;  
 ENCORE  
 INVESTMENTS

ISSUE DATES:  
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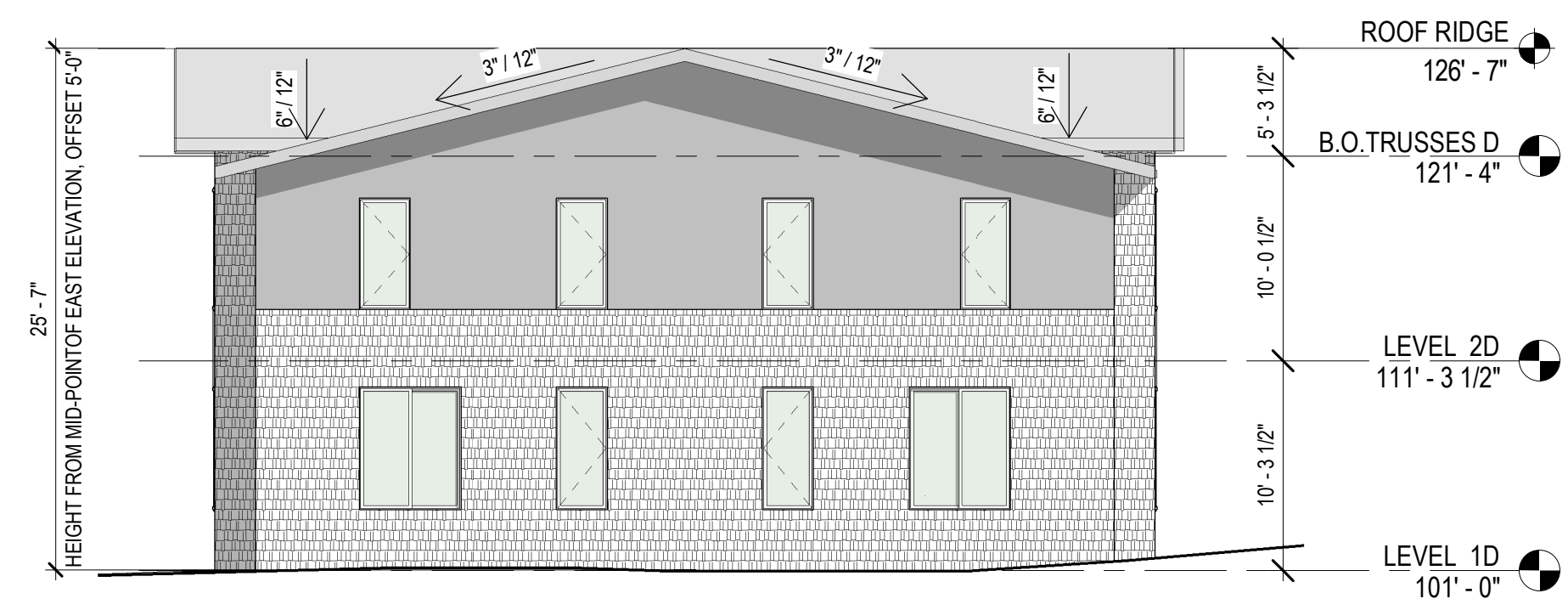
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**BUILDING C  
 ELEVATIONS**

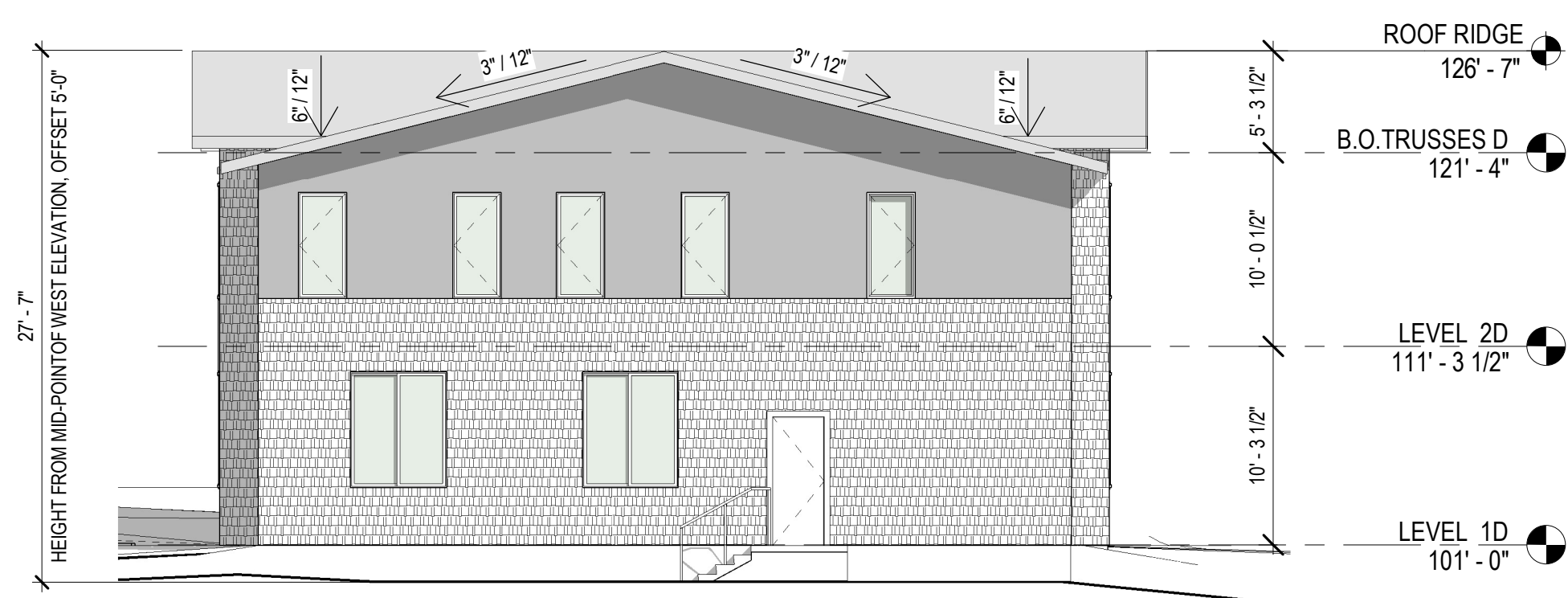
**.A23**  
 ORIGINAL SHEET SIZE : 22"x34"



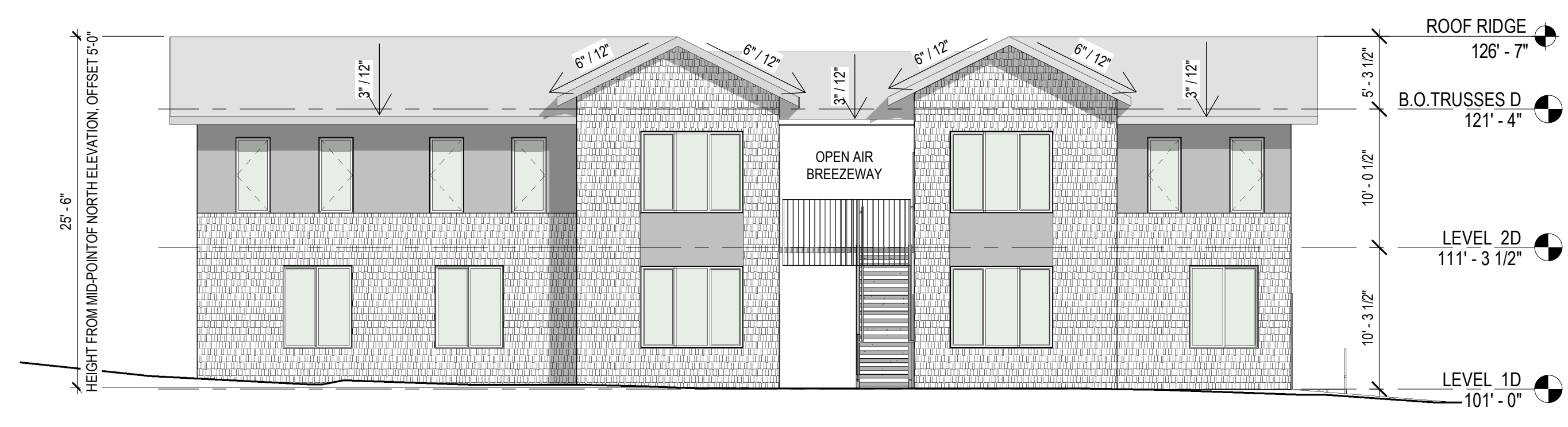
**A24**  
**3** BUILDING D - SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**A24**  
**1** BUILDING D - EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



**A24**  
**4** BUILDING D - WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



**A24**  
**2** BUILDING D - NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

SEE SHEET A01 FOR BUILDING HEIGHT CALCULATED FROM AVERAGE FINISHED GRADE PER MANZANITA ZONING ORDINANCE 95-4

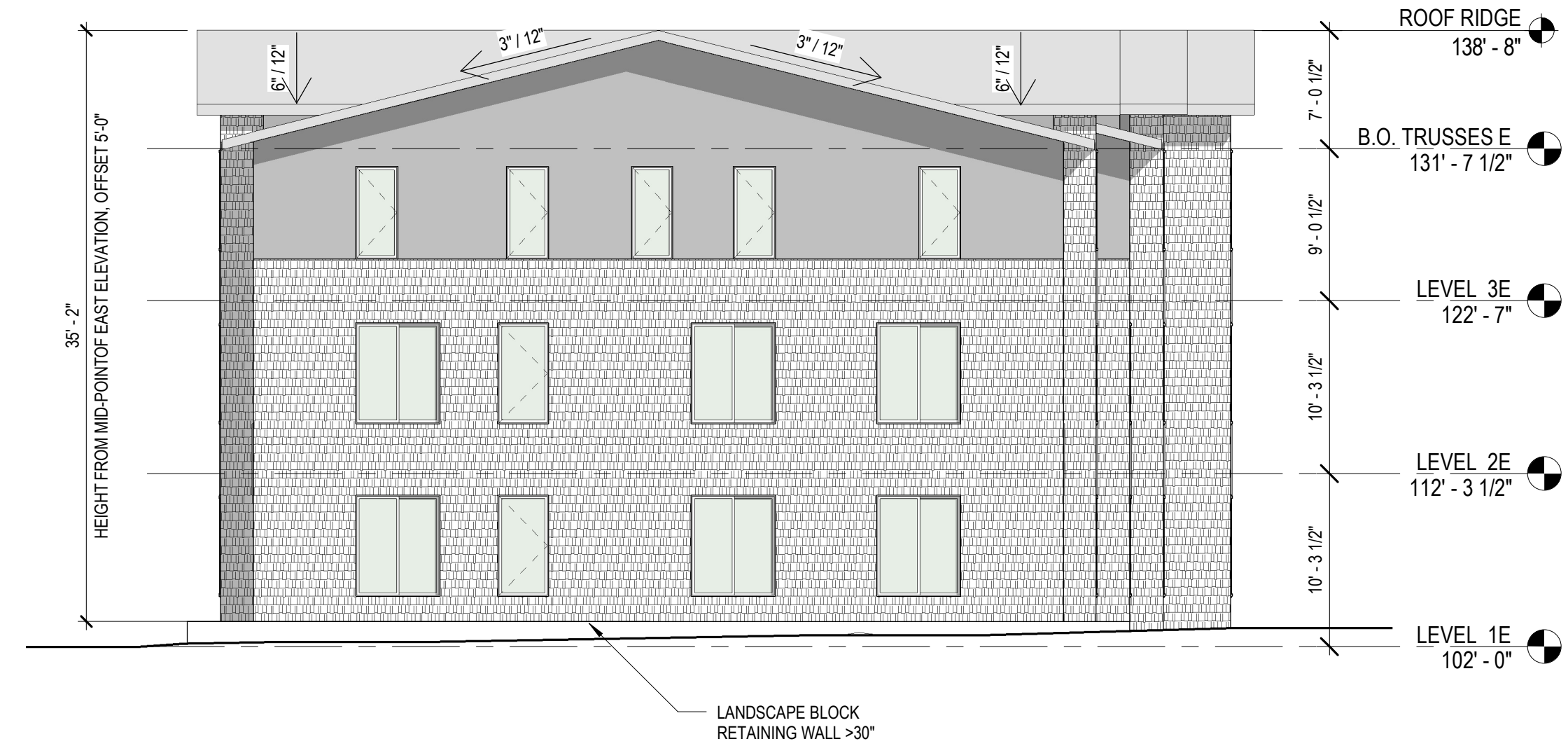
CLIENT :  
 HOME FIRST /  
 GREEN LIGHT  
 DEVELOPMENT;  
 ENCORE  
 INVESTMENTS

ISSUE DATES:


JOB #: 2301  
 STATUS : LUR  
 PRINTED :  
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**BUILDING D**  
**ELEVATIONS**

**.A24**  
 ORIGINAL SHEET SIZE : 22"x34"



**A25**  
**1 BUILDING E - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



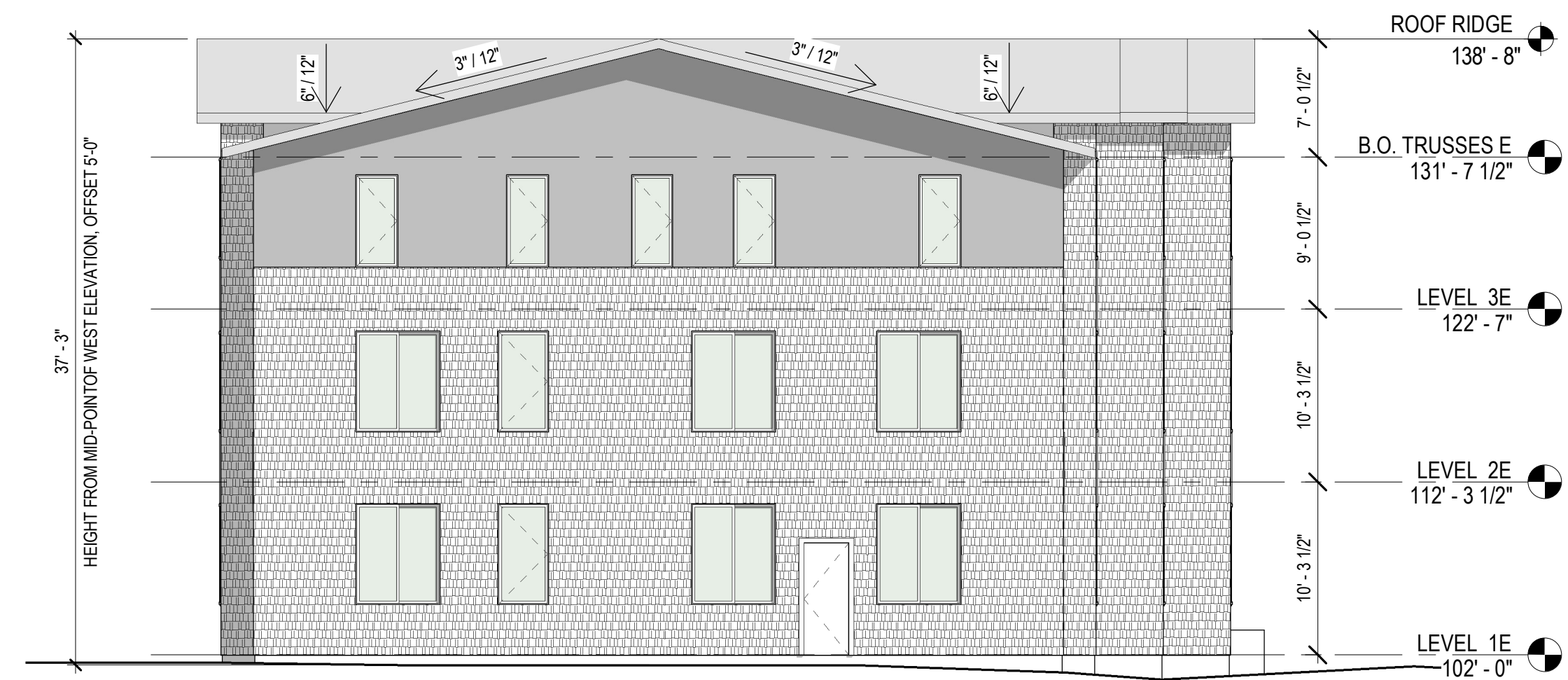
**A25**  
**2 BUILDING E - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

SEE SHEET A01 FOR BUILDING HEIGHT CALCULATED FROM AVERAGE FINISHED GRADE PER MANZANITA ZONING ORDINANCE 95-4

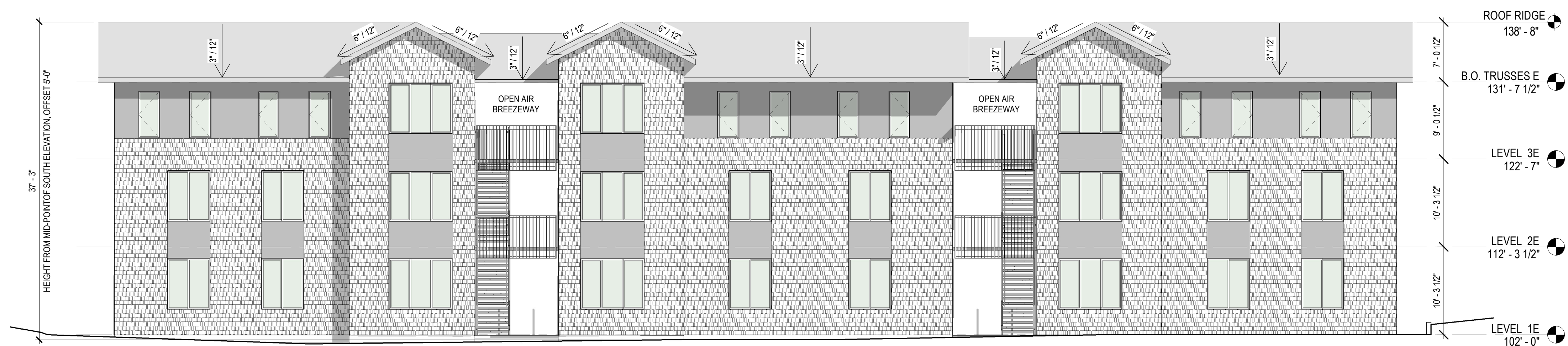
CLIENT :  
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 GREEN LIGHT  
 DEVELOPMENT;  
 ENCORE  
 INVESTMENTS

ISSUE DATES:  
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**1 BUILDING E - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 BUILDING E - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

SEE SHEET A01 FOR BUILDING HEIGHT CALCULATED FROM AVERAGE FINISHED GRADE PER MANZANITA ZONING ORDINANCE 95-4

CLIENT :  
 HOME FIRST /  
 GREEN LIGHT  
 DEVELOPMENT;  
 ENCORE  
 INVESTMENTS

ISSUE DATES:  
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JOB #: 2301  
 STATUS : LUR  
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**BUILDING E  
 ELEVATIONS**

**.A26**  
 ORIGINAL SHEET SIZE : 22"x34"





LEFT: OVERHEAD VIEW FROM WEST

ABOVE: VIEW FROM BLDG C SOUTH TO BLDG A



ABOVE: VIEW OF PLAZA AND SOUTH FACADE OF BLDG D



ABOVE: VIEW OF WEST FACADE OF CLUBHOUSE