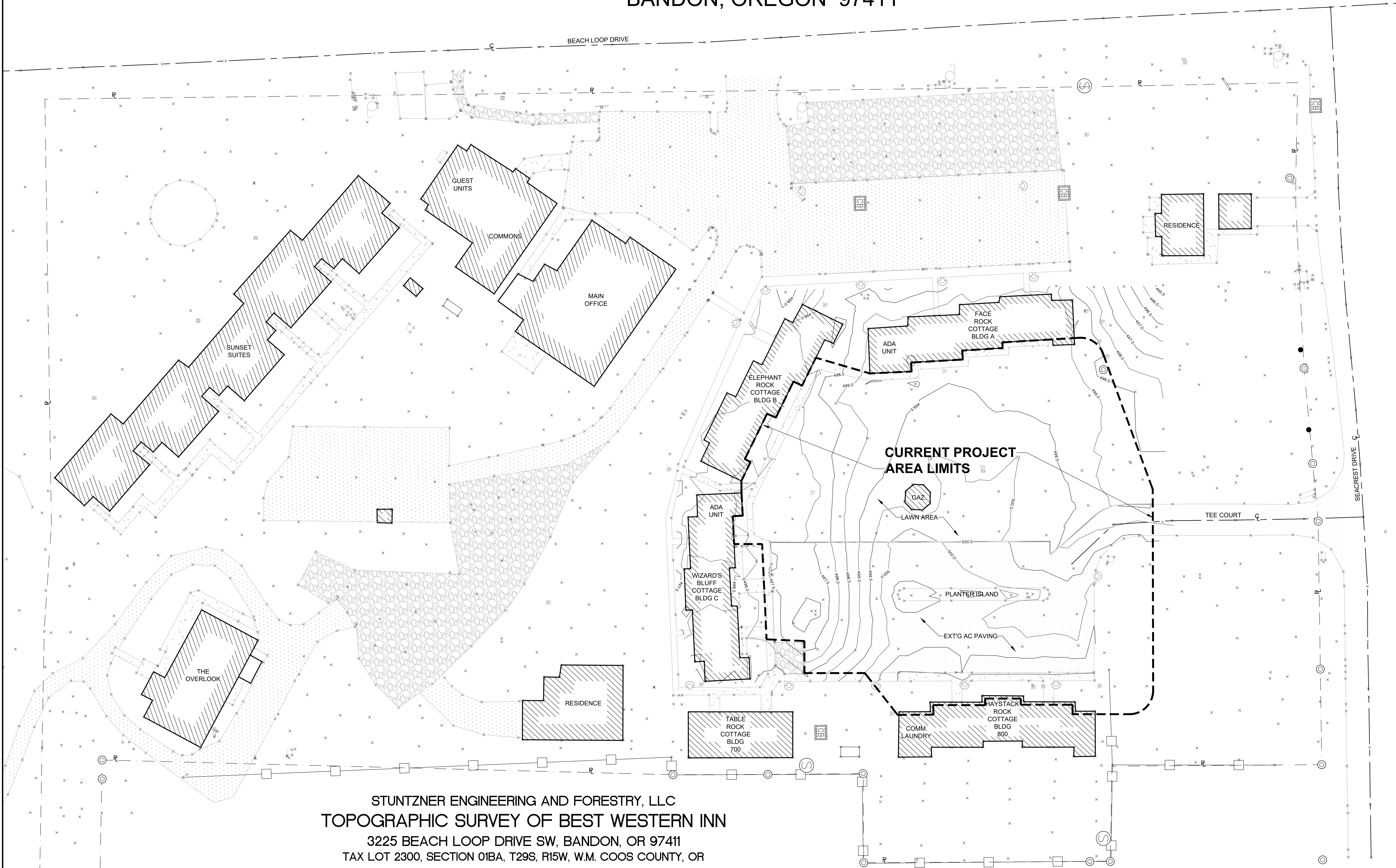


BEST WESTERN INN AT FACE ROCK
EAST PARKING LOT EXPANSION

3225 BEACH LOOP DRIVE
BANDON, OREGON 97411

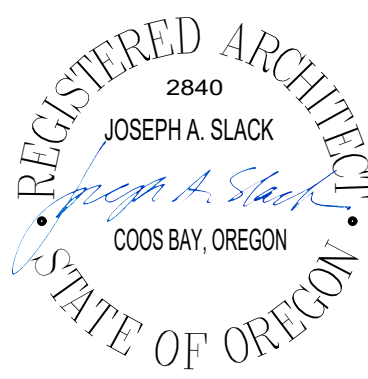


STUNTZNER ENGINEERING AND FORESTRY, LLC
TOPOGRAPHIC SURVEY OF BEST WESTERN INN
3225 BEACH LOOP DRIVE SW, BANDON, OR 97411
TAX LOT 2300, SECTION 01BA, T29S, R15W, W.M. COOS COUNTY, OR

1
A1.0
EXISTING CONDITIONS PLAN
SCALE: 1" = 30'-0"



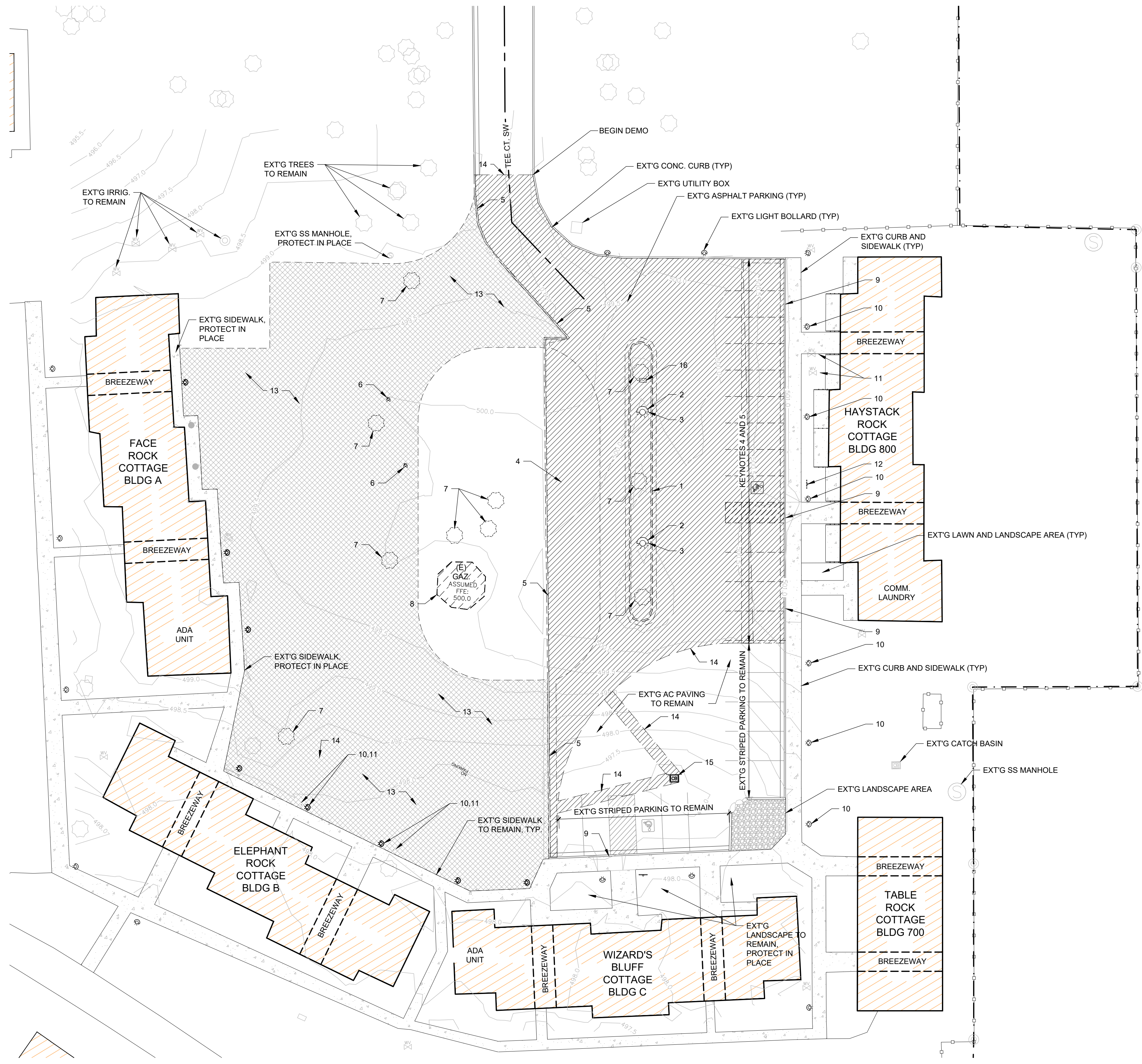
DRAWING INDEX	
A1.0	COVER SHEET EXT'G CONDITIONS PLAN
A1.1	SITE DEMO PLAN
A1.2	SITE IMPROVEMENTS
A1.3	GRADING PLAN
A1.4	SITE DETAILS
A1.5	SITE DETAILS - STORM



PROJECT NO.: 24-014
BEST WESTERN INN AT FACE ROCK
EAST PARKING EXPANSION
3225 BEACH LOOP ROAD
BANDON, OREGON 97411

CONSTRUCTION		
REVISIONS:		
#	DATE	DESCRIPTION
DATE: AUGUST 2026		
SHEET TITLE:		
COVER SHEET		
EXISTING CONDITIONS PLAN		

A1.0
Copyright © 2026
HGE ARCHITECTS, INC.



KEYED NOTES

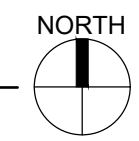
1. REMOVE EXT'G CURB AND PLANTER.
2. REMOVE EXT'G SITE LIGHT POLE FIXTURE. RELOCATE WHERE INDICATED.
3. DEMO EXT'G CONC. SITE LIGHT POLE PEDESTAL IN ENTIRETY, TYP.
4. REMOVE EXT'G ASPHALT AND GRAVEL BASE AS REQ'D TO ALLOW CONSTRUCTION OF CONC. CURB, SIDEWALK AND PLANTER.
5. REMOVE EXT'G CURB AND GUTTER.
6. REMOVE/ RELOCATE EXT'G IRRIGATION VALVES TO CENTER LANDSCAPE AREA, TYP.
7. EXT'G TREE TO BE REMOVED.
8. GAZEBO AND SLAB TO BE REMOVED IN ENTIRETY.
9. EXT'G CURB CUT TO REMAIN. PROTECT IN PLACE.
10. EXT'G LIGHTED BOLLARD TO REMAIN TYP. PROTECT IN PLACE, TYP.
11. EXT'G WATER OR UTILITY TO REMAIN, TYP. PROTECT IN PLACE, TYP.
12. EXT'G ADA SIGN TO BE RELOCATED.
13. EXT'G LANDSCAPE / LAWN AREA TO BE REMOVED AND PREPPED FOR SITE IMPROVEMENTS.
14. SAWCUT, REMOVE AND PATCH BACK AC FOR GRADING AND STORM LINE INSTALLATION
15. EXT'G CATCH BASIN TO REMAIN, PROTECT IN PLACE. PROVIDE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION ACTIVITIES.
16. RELOCATE EXT'G ELECT. VAULT NEAR RELOCATED SITE LIGHT POLE FIXTURE.

LEGEND

	EXT'G BUILDING
	EXT'G SIDEWALK
	EXT'G LANDSCAPE OR LAWN AREA
	EXT'G CURB AND GUTTER TO BE REMOVED
	EXT'G ASPHALT TO BE REMOVED
	EXT'G LANDSCAPE AREA TO BE REMOVED

DEMOLITION KEYNOTE

1 SITE DEMO PLAN
 A1.1 SCALE: 1" = 20'-0"



333 S. 4TH STREET
 COOS BAY, OR 97420
 P: 541.269.1166
 general@hge1.com
 www.hge1.com

PROJECT NO.: 24-014

**BEST WESTERN INN AT FACE ROCK
 EAST PARKING EXPANSION**

3225 BEACH LOOP ROAD
 BANDON, OREGON 97411

CONSTRUCTION		
REVISIONS:		
#	DATE	DESCRIPTION

DATE: AUGUST 2026

SHEET TITLE:
 SITE DEMO PLAN

A1.1

Copyright © 2026
 HGE ARCHITECTS, Inc.

KEYED NOTES

- 101 CONCRETE CURB AND 5' SIDEWALK
- 102 LAWN AREA
- 103 CONC. CURB w/ GUTTER.
- 104 EXT'G IRRIGATION VALVE TO BE RELOCATED, TYP. OF (2).
- 105 GAZEBO TO REMAIN
- 106 EXT'G CURB CUT
- 107 PROVIDE CURB CUT TO ALLOW SIDEWALK TO MEET UP WITH EXIST. CURB CUT.
- 108 PROVIDE GRAVEL BASE TO ALLOW ASPHALT PATCH OF EXISTING PARKING
- 109 5' SIDEWALK
- 110 TIE IN TO EXT'G CURB & GUTTER
- 111 GUTTER LINE
- 112 COORDINATE LOCATION OF CURB TO NOT INTERFERE WITH EXIST. SAN. SEWER.
- 113 CURB CUT FOR STORMWATER
- 114 RELOCATED OR NEW LIGHT POLE FIXTURE. PROVIDE 18" Ø CONC. PEDESTAL (24" MIN. ABOVE GROUND) POLE. DESIGN OF CONC. LIGHT POLE BASE BY LIGHT MANUF.
- 115 LANDSCAPE PLANTER AREA
- 116 PATCH BACK DISTURBED LANDSCAPE AREA. MATCH EXT'G
- 117 EXT'G TREE TO REMAIN, TYP.
- 118 18" x 18" x 2" PAVER STEPPING STONES. EXTEND TO FROM WALK TO UNIT PATIO, TYP.
- 119 WHEELSTOP, TYP. AT ADA PARKING AREA
- 120 12" X 12" NDS PLASTIC AREA DRAINS, TYP. OF (4).
- 121 RELOCATED IRRIGATION VALVES, TYP. OF (2)

SITE DATA

TOTAL PROJECT AREA: 138,075 SF
3.17 ac

TOTAL EXISTING IMPERVIOUS SURFACES:
BUILDINGS: 16,092 SF
CONC. SIDEWALK 6,818 SF
ASPHALT SURFACES 19,391 SF
TOTAL 42,301 SF

TOTAL NEW IMPERVIOUS SURFACES:
BUILDINGS: 0 SF
CONC. SIDEWALK 2,886 SF
ASPHALT SURFACES 10,477 SF
TOTAL 13,363 SF

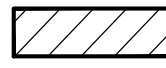
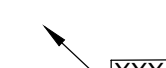
PROPOSED IMPERVIOUS SURFACES:
TOTAL: 55,664 SF

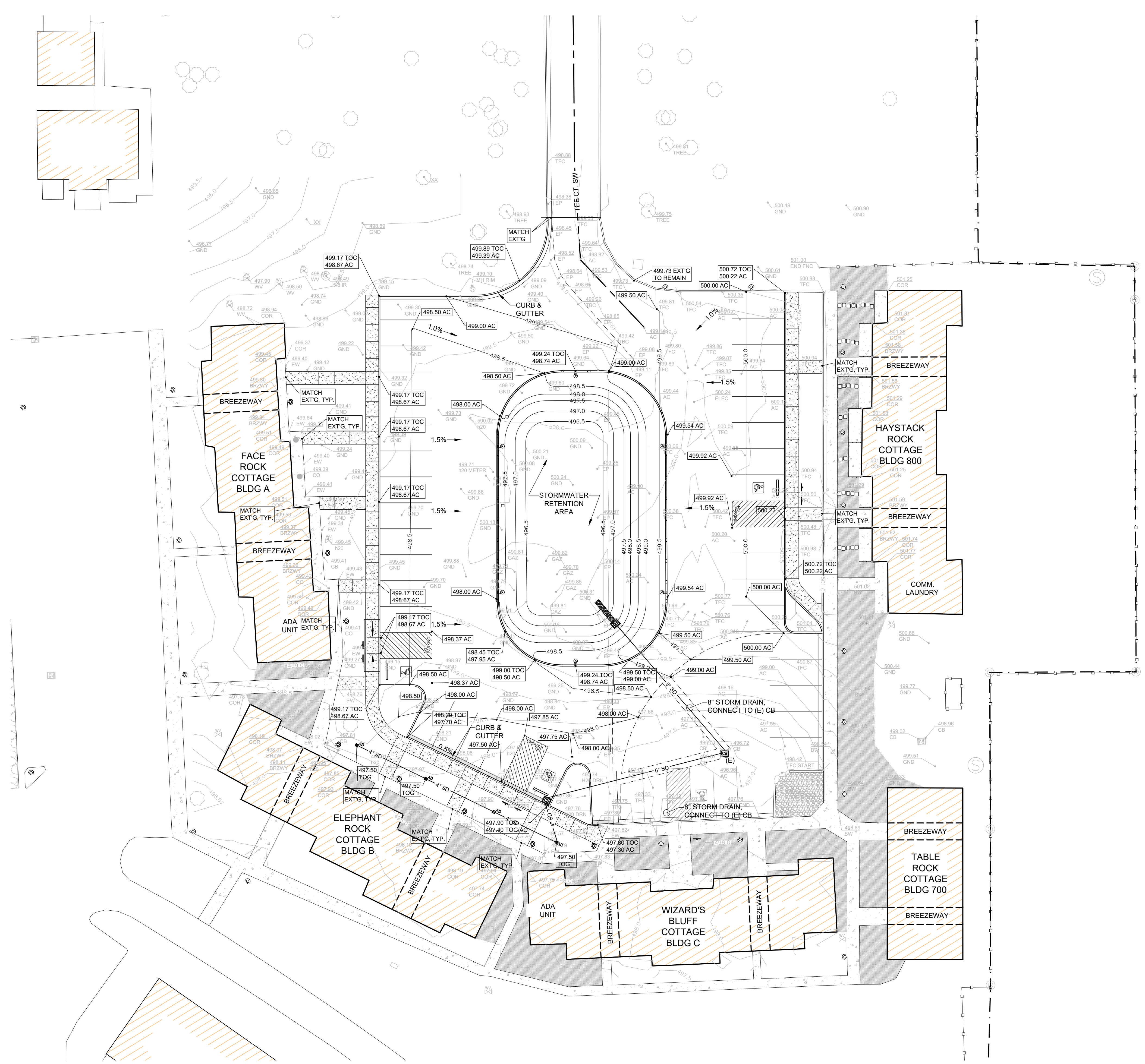
TOTAL IMP. SURFACE / TOTAL PROJ. AREA
55,664 SF / 138,075 SF = 40% OF LOT
ALLOWABLE = 65%

PARKING:
EXISTING: 23 SPACES
PROPOSED: 42 SPACES
(NET GAIN: 19 SPACES)

REQUIRED NUMBER OF ACCESSIBLE SPACES (OSSC TABLE 1106.2):
(2) SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE

LEGEND

-  EXT'G BUILDING
-  EXT'G SIDEWALK
-  EXT'G LANDSCAPE OR LAWN AREA
-  CONCRETE SIDEWALK
-  LANDSCAPE OR LAWN AREA
-  3" A.C. PAVING UNLESS NOTED OTHERWISE
-  KEYNOTE SYMBOL



ABBREVIATIONS

5/8 Ir	5/8" IRON ROD
AC	ASPHALT CONCRETE
BW	
CB	CATCH BASIN
CO	CLEAN OUT
COR	CORNER OF BUILDING
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
GAZ	GAZEBO
GND	GROUND
h20	WATER DRAIN
SPK	SPIKE, TEMPORARY CONTROL
TOC	TOP OF CURB
WV	WATER VALVE

LEGEND

	EXT'G BUILDING
	EXT'G SIDEWALK
	EXT'G LANDSCAPE OR LAWN AREA
	CONCRETE SIDEWALK
	LANDSCAPE OR LAWN AREA
	3" A.C. PAVING UNLESS NOTED OTHERWISE
	NEW ELEVATION NOTE
	SLOPE DIRECTION

1 GRADING PLAN
A1.3 SCALE: 1" = 20'-0" NORTH

HGE ARCHITECTS.

333 S. 4TH STREET
COOS BAY, OR 97420
P: 541.269.1166
general@hge1.com
www.hge1.com

REGISTERED ARCHITECT
2840
JOSEPH A. SLACK
COOS BAY, OREGON
STATE OF OREGON

PROJECT NO.: 24-014

BEST WESTERN INN AT FACE ROCK
EAST PARKING EXPANSION

3225 BEACH LOOP ROAD
BANDON, OREGON 97411

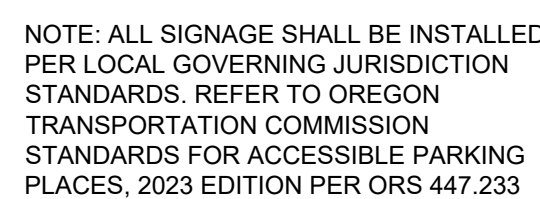
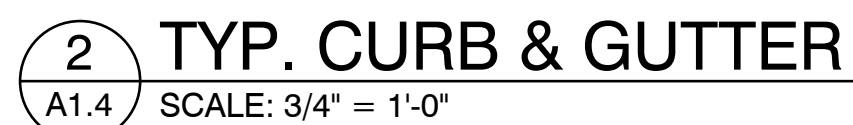
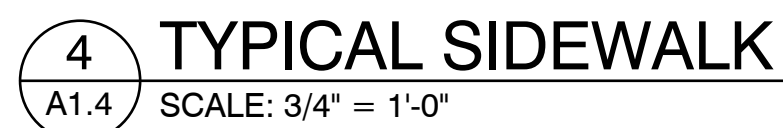
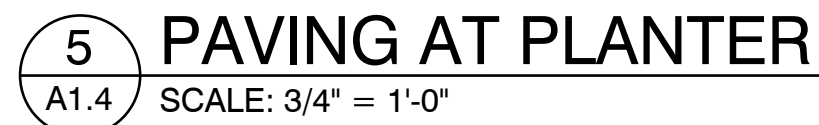
CONSTRUCTION		
REVISIONS:		
#	DATE	DESCRIPTION

DATE: AUGUST 2026

SHEET TITLE: GRADING PLAN

A1.3

Copyright © 2026
HGE ARCHITECTS, Inc.



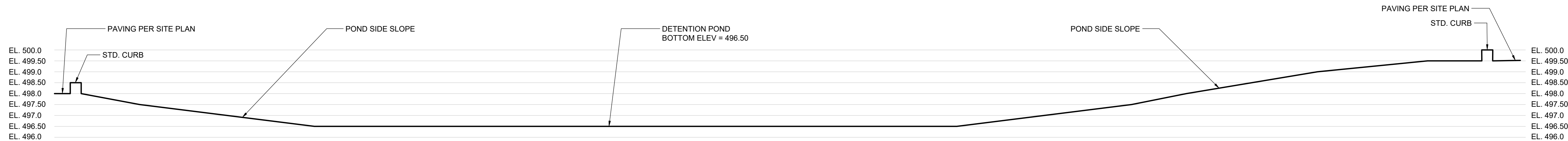
CONSTRUCTION

REVISIONS:
DATE DESCRIPTION

DATE: AUGUST 2026

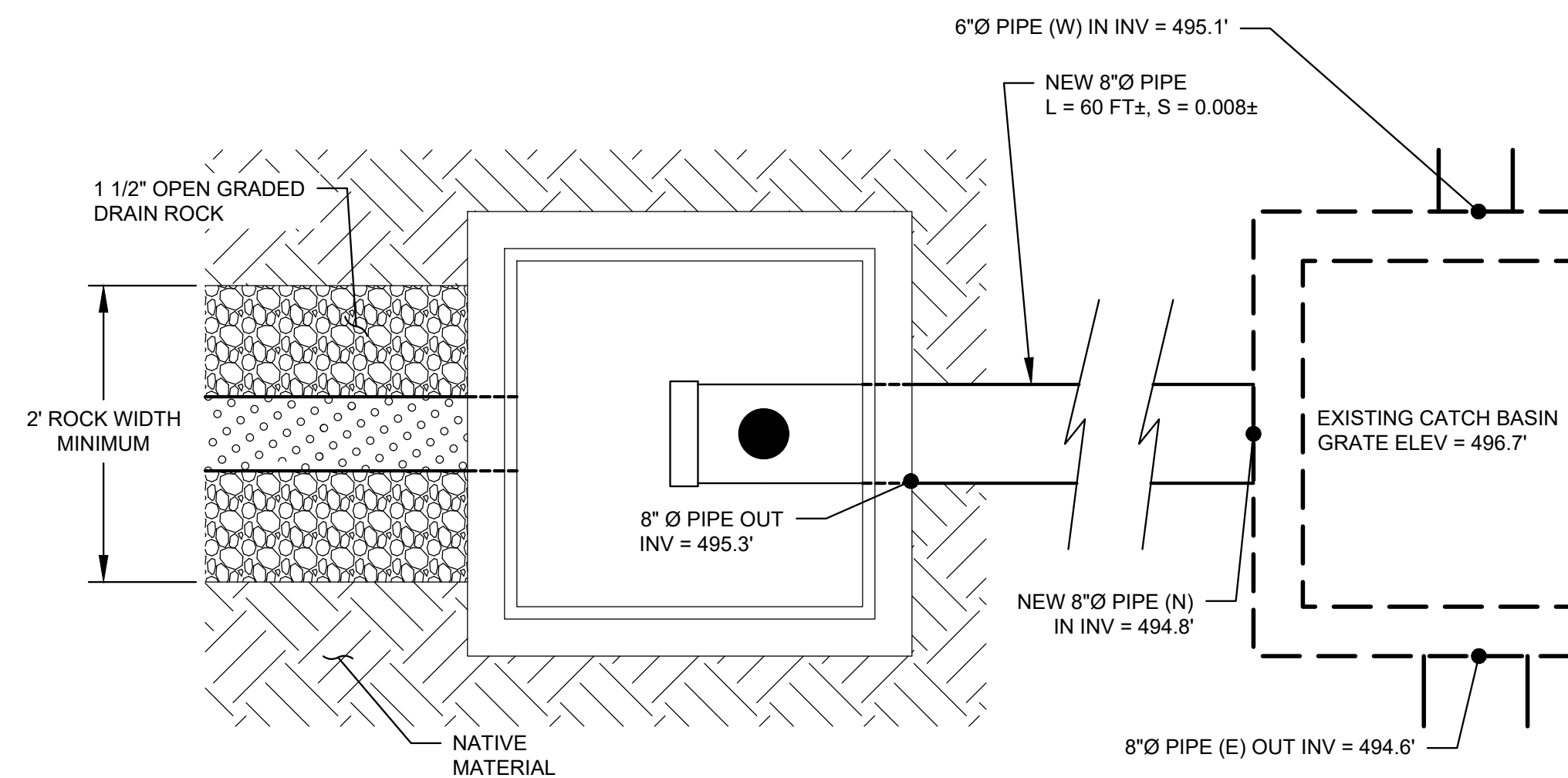
SHEET TITLE:
SITE DETAILS - STORM

A1.5



4 STORMWATER DETENTION POND - SECTION

SCALE: 3/8" = 1'-0"



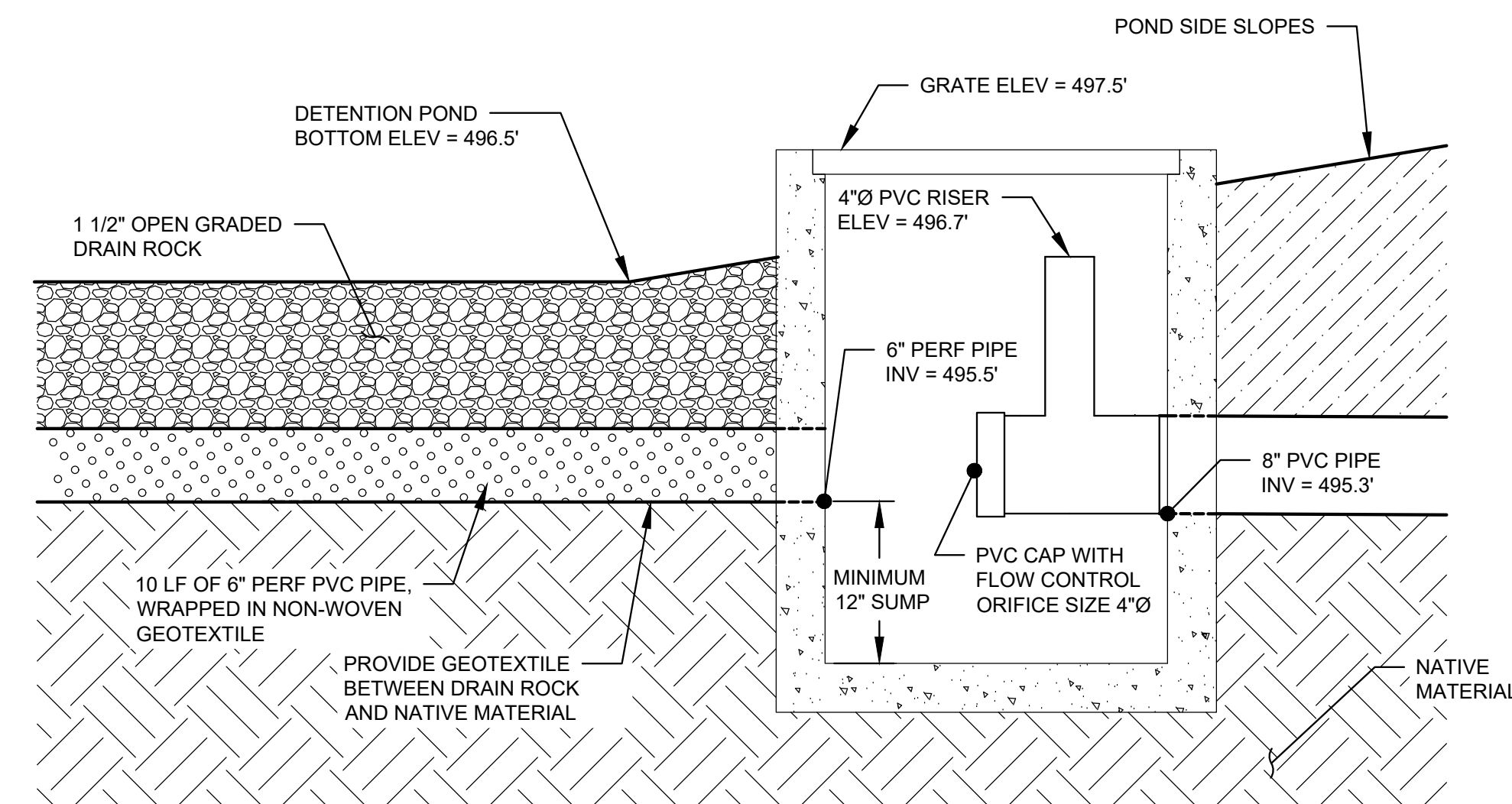
PLAN VIEW - CONNECTION TO EXISTING CATCH BASIN

PLAN VIEW NOTES:

- CONTRACTOR TO CONFIRM INVERTS OF EXISTING CATCH BASIN. NEW INVERT TO BE A MINIMUM OF 0.2' ABOVE THE OUTLET INVERT.
- CONTRACTOR TO CONNECT TO THE EXISTING CATCH BASIN WITH NON-SHRINK GROUT FOR A WATER TIGHT SEAL.

DEFINITIONS

ELEV = ELEVATION
Ø = DIAMETER
LF = LINEAL FEET
INV = INVERT
PERF = PERFORATED
L = LENGTH
S = SLOPE



CATCH BASIN SECTION VIEW

SECTION VIEW NOTES:

- CATCH BASIN SHOWN BASED ON AN ODOT TYPE G2 FLAT TOP, WITH A 1-PIECE STEEL GRATE. CONTRACTOR MAY SUBSTITUTE SIMILAR STRUCTURE AS LONG AS IDENTIFIED ELEVATIONS ARE MAINTAINED.
- CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE INSTALLATION AND INSTALL CATCH BASIN TO MANUFACTURE'S STANDARDS AND RECOMMENDATIONS.

DEFINITIONS

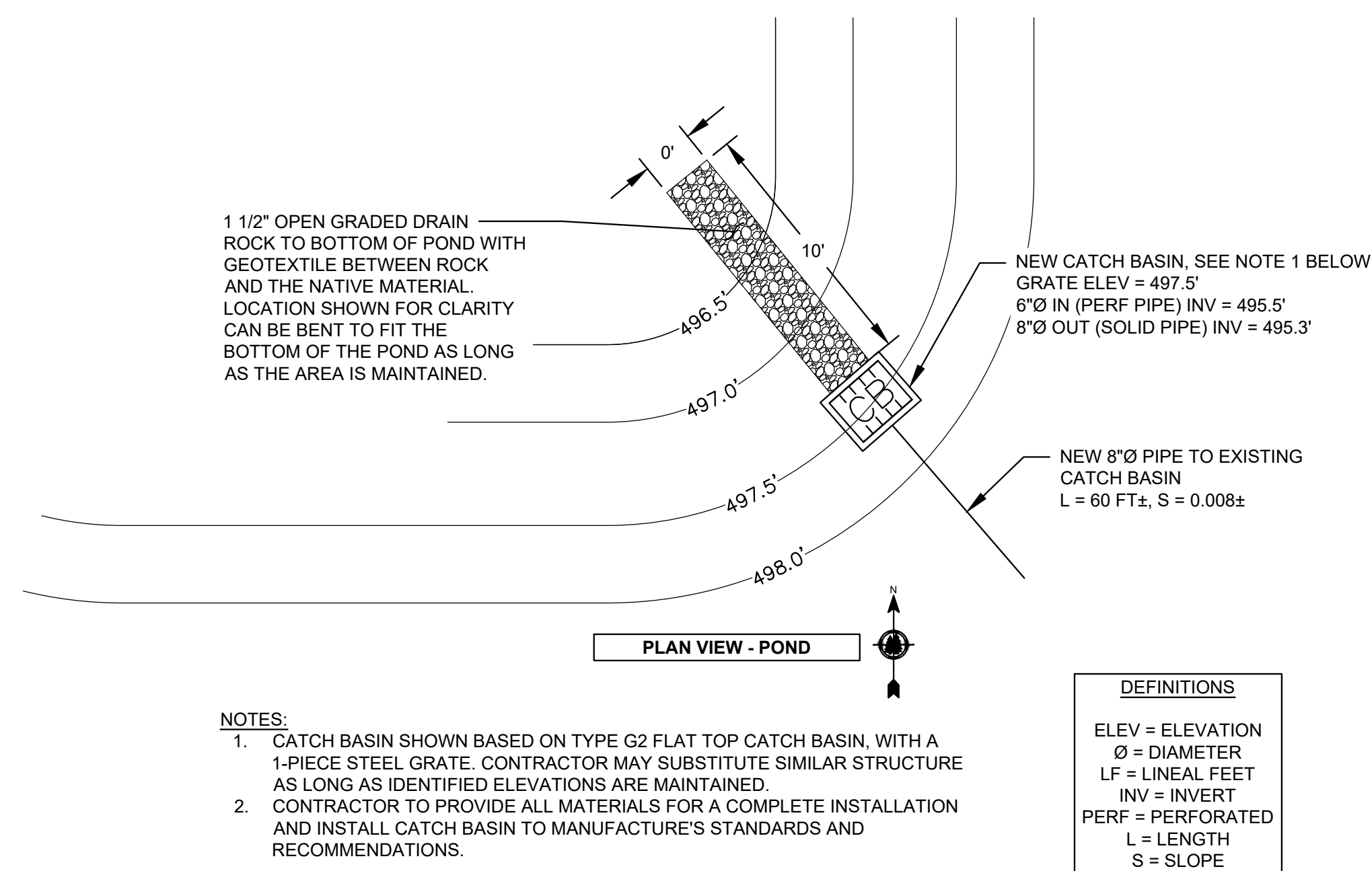
ELEV = ELEVATION
Ø = DIAMETER
LF = LINEAL FEET
INV = INVERT
PERF = PERFORATED
L = LENGTH
S = SLOPE

3 CONNECTION @ EXT'G CATCH BASIN

SCALE: NTS

2 CATCH BASIN AT STORMWATER DETENTION POND - SECTION

SCALE: NTS



NOTES:

- CATCH BASIN SHOWN BASED ON TYPE G2 FLAT TOP CATCH BASIN, WITH A 1-PIECE STEEL GRATE. CONTRACTOR MAY SUBSTITUTE SIMILAR STRUCTURE AS LONG AS IDENTIFIED ELEVATIONS ARE MAINTAINED.
- CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE INSTALLATION AND INSTALL CATCH BASIN TO MANUFACTURE'S STANDARDS AND RECOMMENDATIONS.

DEFINITIONS

ELEV = ELEVATION
Ø = DIAMETER
LF = LINEAL FEET
INV = INVERT
PERF = PERFORATED
L = LENGTH
S = SLOPE

1 CATCH BASIN AT STORMWATER DETENTION POND - PLAN

SCALE: NTS