

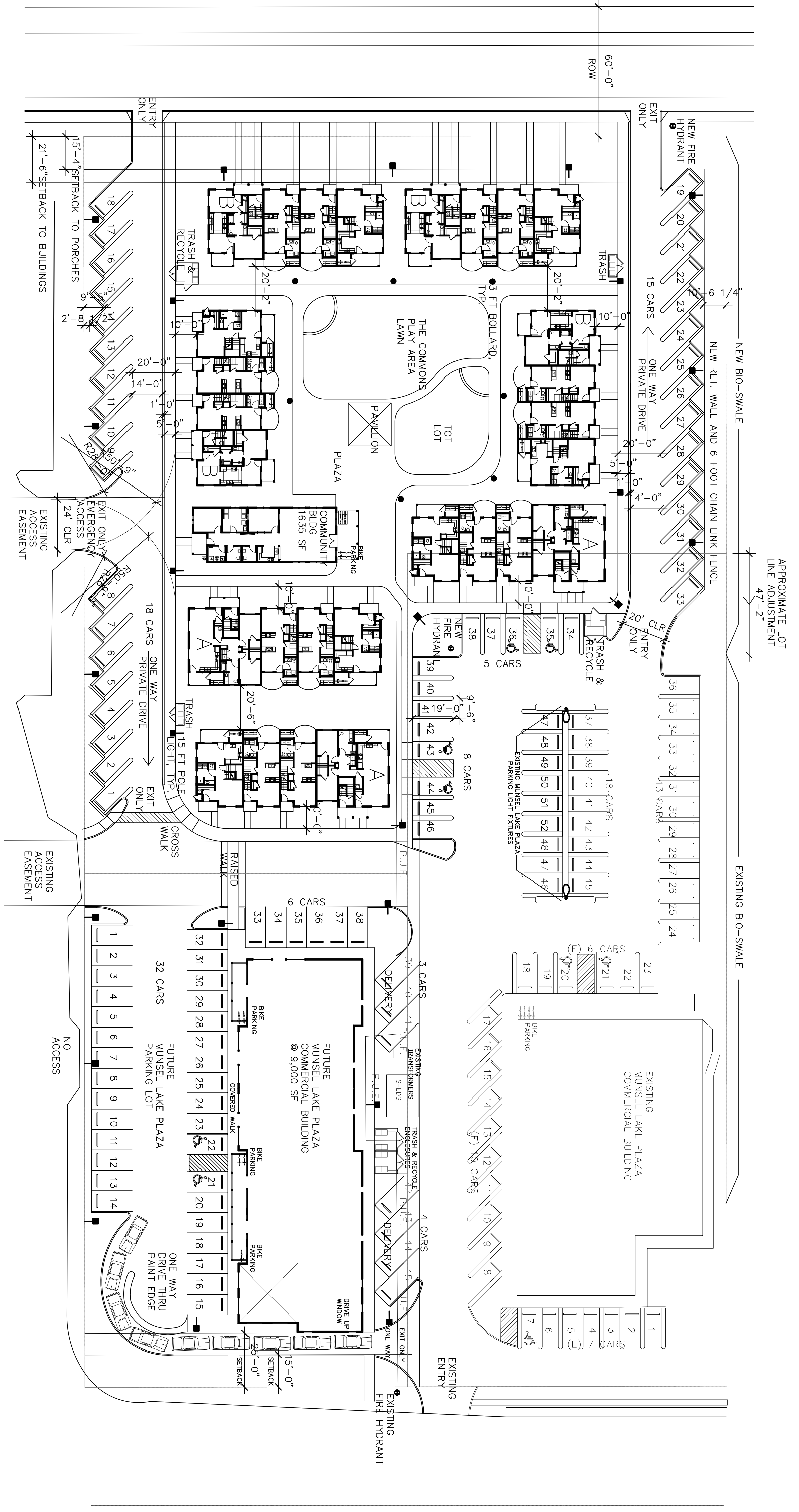
REVISIONS
1
2
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4
5

**MUNSEL LAKE VILLAGE**  
FLORENCE, OREGON  
CASCADE HOUSING GROUP

SITE PLAN  
with Oak Street  
SCHEMATIC  
DESIGN

date 03-30-12  
file 0875 A1  
d.b. SGB

A1-B



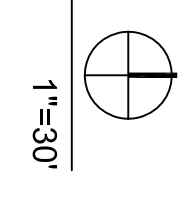
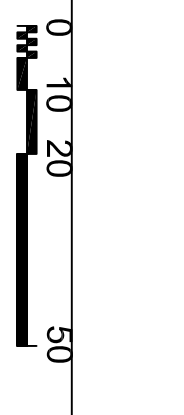
**CONCEPTUAL SITE PLAN**  
CONNECTION TO OAK STREET

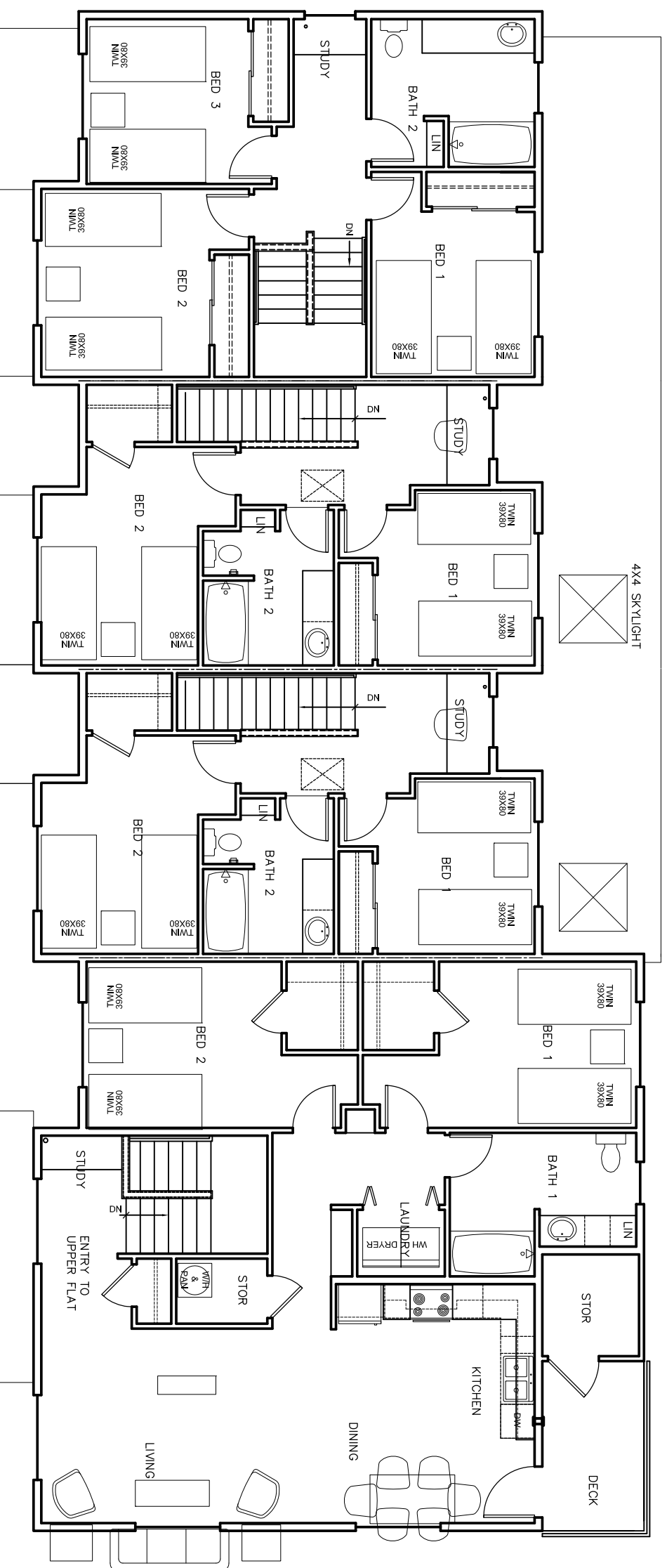
- MUNSEL LAKE VILLAGE - RESIDENTIAL**  
1 COMMUNITY BUILDING AND  
7 RESIDENTIAL BUILDINGS.  
EACH RESIDENTIAL BUILDING  
HAS 5 DWELLING UNITS.
- 8) 1-BEDROOM FLAT  
6) 2-BEDROOM TOWNHOUSES  
7) 3-BEDROOM TOWNHOUSE  
TOTAL: 35 DWELLINGS FOR  
FAMILIES AND SENIORS
- MUNSEL LAKE VILLAGE - COMMERCIAL**  
1 COMMERCIAL BUILDING
- AUTOMOBILE PARKING**  
STANDARD: 136  
ACCESSIBLE: 9  
(van accessible per ORS 447.233)  
TOTAL: 145  
(includes residential and commercial sites)
- BICYCLE PARKING**  
2 - COMMUNITY BUILDING  
5 - NEW COMMERCIAL BUILDING  
4 - EXISTING COMMERCIAL BUILDING
- Size per FCC 10-3  
2x6 with 5' aisle
- ☐ LUMINAIRE: 12' POLE  
○ LUMINAIRE: 36" BOLLARD  
◡ LUMINAIRE: EXISTING

**LOT COVERAGE**

TOTAL SITE AREA (INCLUDES HWY 101 SETBACK)	123,925 SF
TOTAL BUILDING FOOTPRINTS (INCLUDES PATIOS & PORCHES)	33,555 SF = 27%
TOTAL PARKING (INCLUDES DRIVES & PUBLIC SIDEWALKS)	50,875 SF = 41%
TOTAL LANDSCAPE (INCLUDES RESIDENTIAL PEDESTRIAN PATHS)	42,545 SF = 32%
25' SETBACK AT HWY 101 TOTAL AREA IN SET BACK AREA LANDSCAPED IN SETBACK	3,885 SF 2,191 SF = 56 %
RESIDENTIAL SITE (THREE LOTS) 2.03 ACRE TOTAL AREA BUILDING FOOTPRINT AREA PARKING AREA LANDSCAPE AREA (INCLUDES PEDESTRIAN PATHS)	88,427 SF 24,175 SF = 27% 29,910 SF = 34% 34,342 SF = 39%
COMMERCIAL SITE (ONE LOT) TOTAL AREA BUILDING AREA PARKING AREA LANDSCAPE AREA	36,352 SF 9,380 SF = 26% 20,983 SF = 57% 6,009 SF = 17%

EXISTING GAS STATION

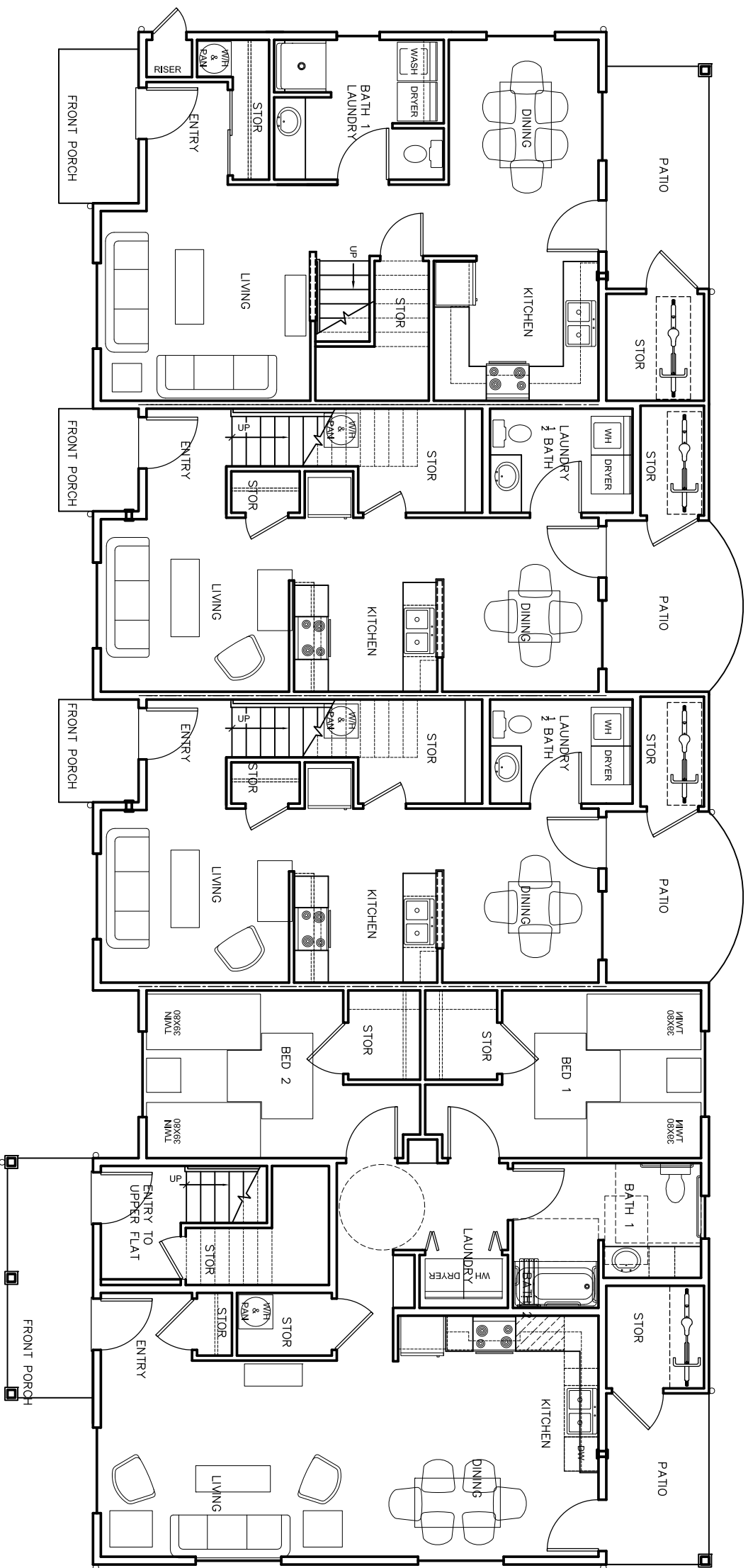




Three Bedroom  
Townhouse  
2nd level

Two Bedroom  
Townhouse  
2nd level

Two Bedroom  
Townhouse  
2nd level

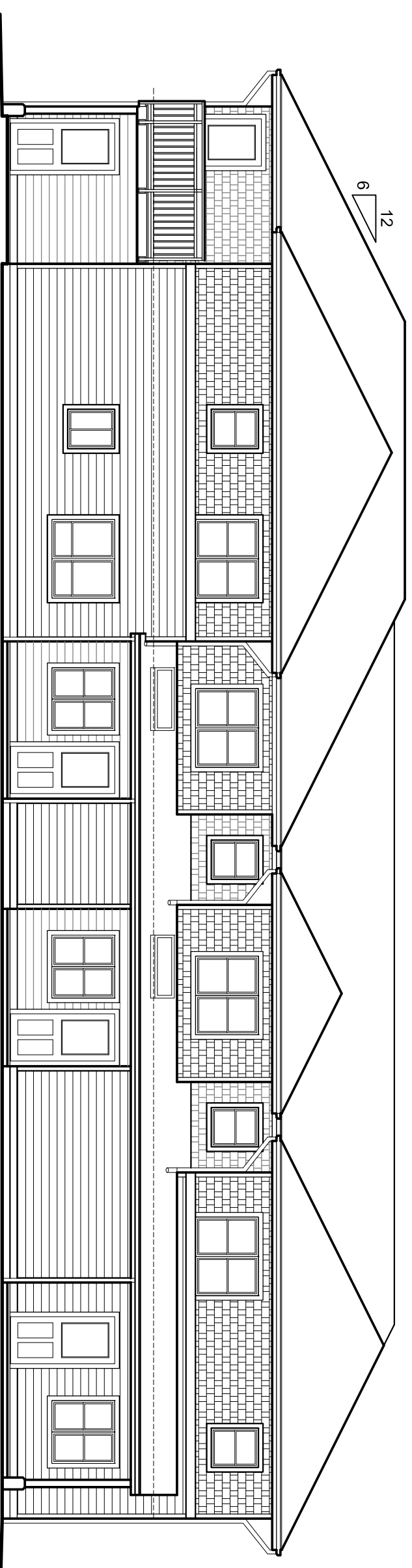


Three Bedroom  
Townhouse  
First level

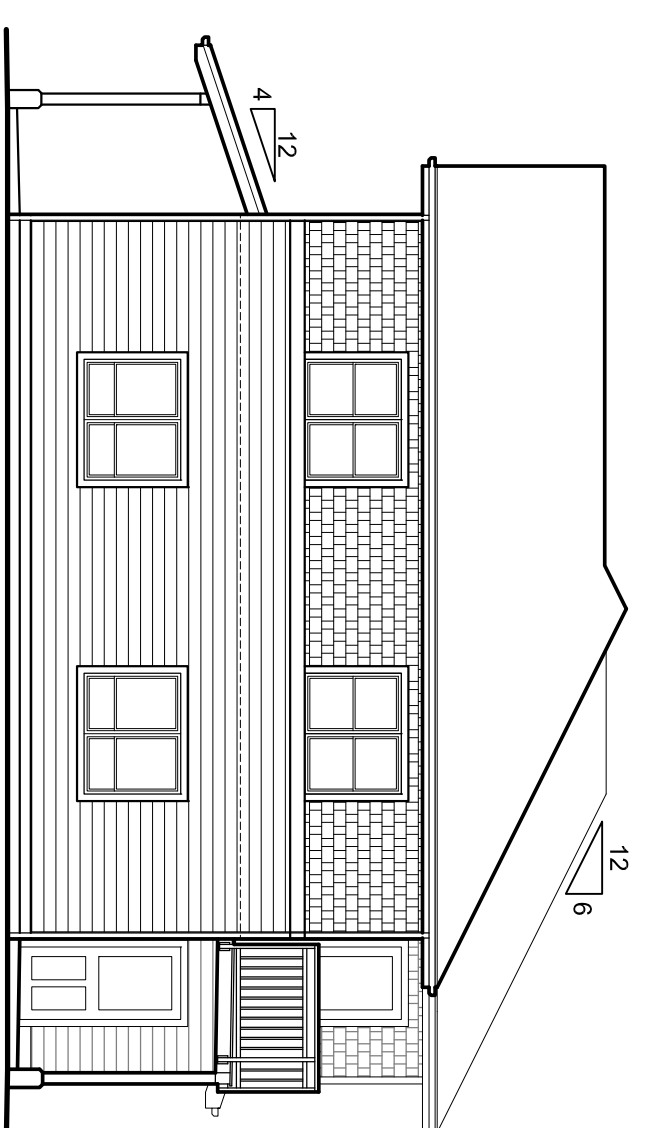
Two Bedroom  
Townhouse  
First level

Two Bedroom  
Townhouse  
First level

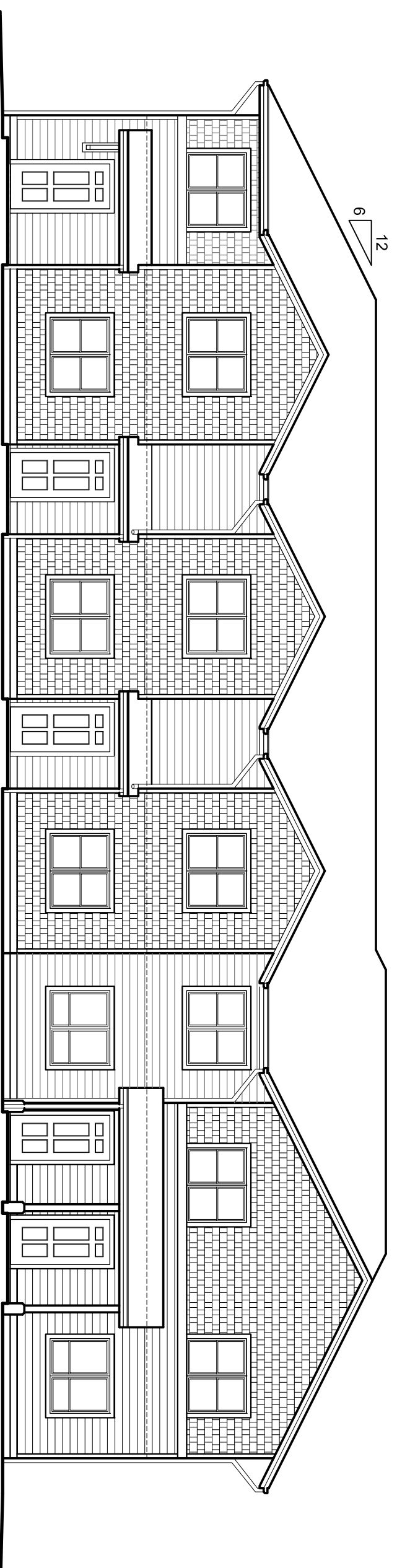
Two Bedroom Flat  
accessible or adaptable



BACK ELEVATION



SIDE ELEVATION



FRONT ELEVATION

# Residential Building TYPE A

1  
A2

Scale: 1/8"=1'-0"

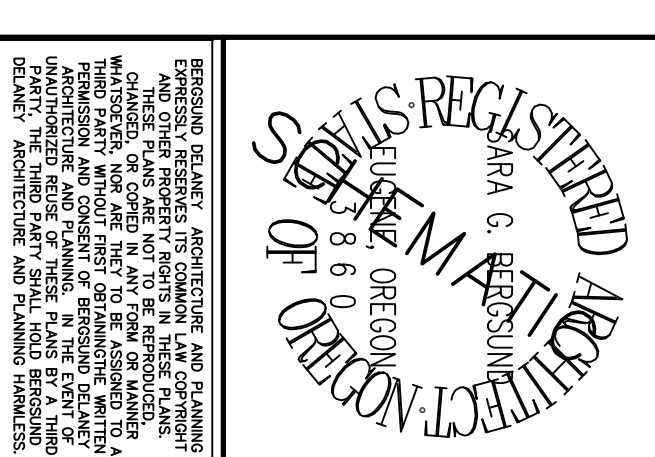


MUNSEL LAKE VILLAGE  
FLORENCE, OREGON  
CASCADE HOUSING GROUP

Residential Building A  
SCHEMATIC  
DESIGN

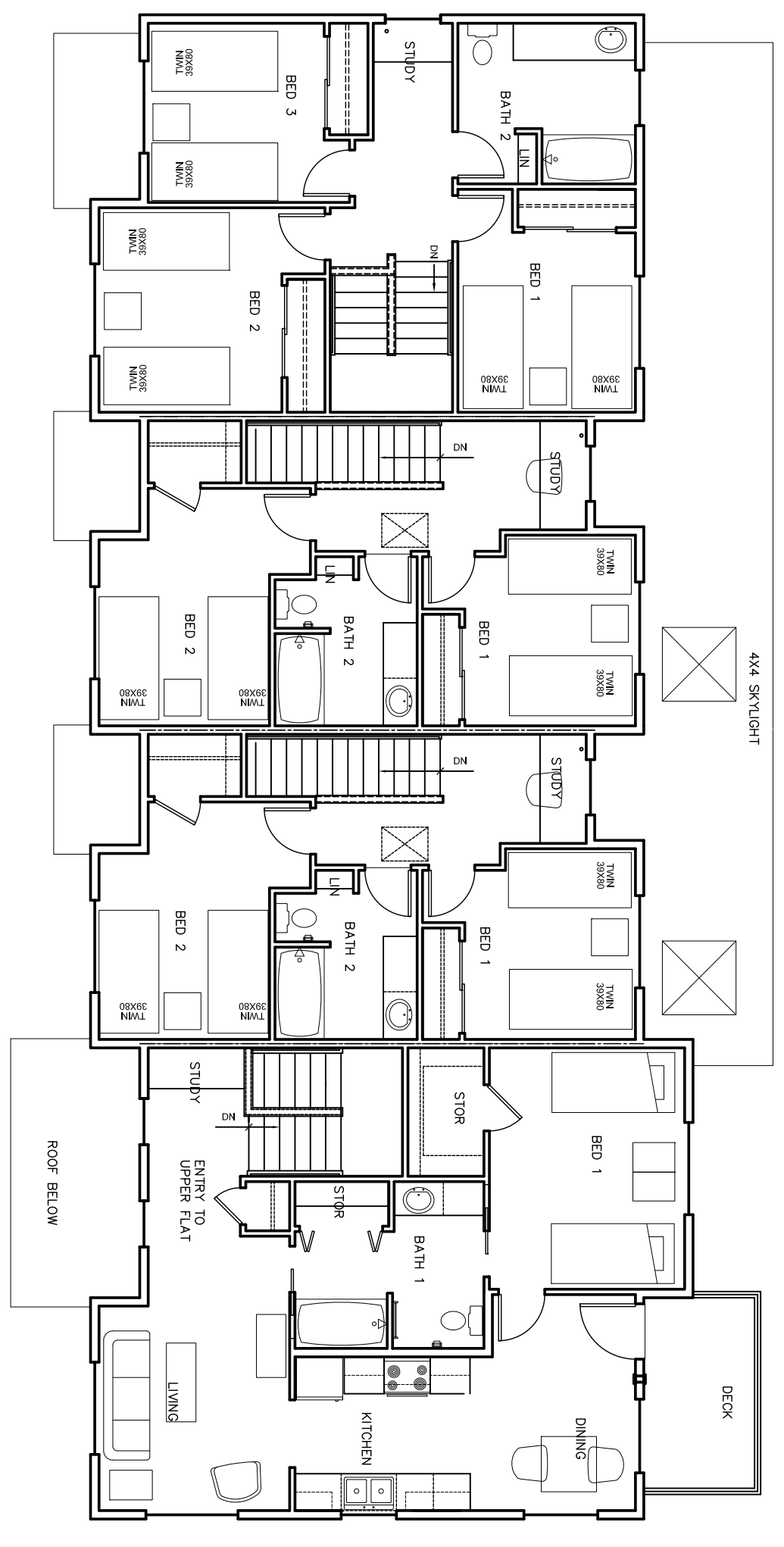
date 03-30-12  
file 0875 site  
d.b. SGB

A2

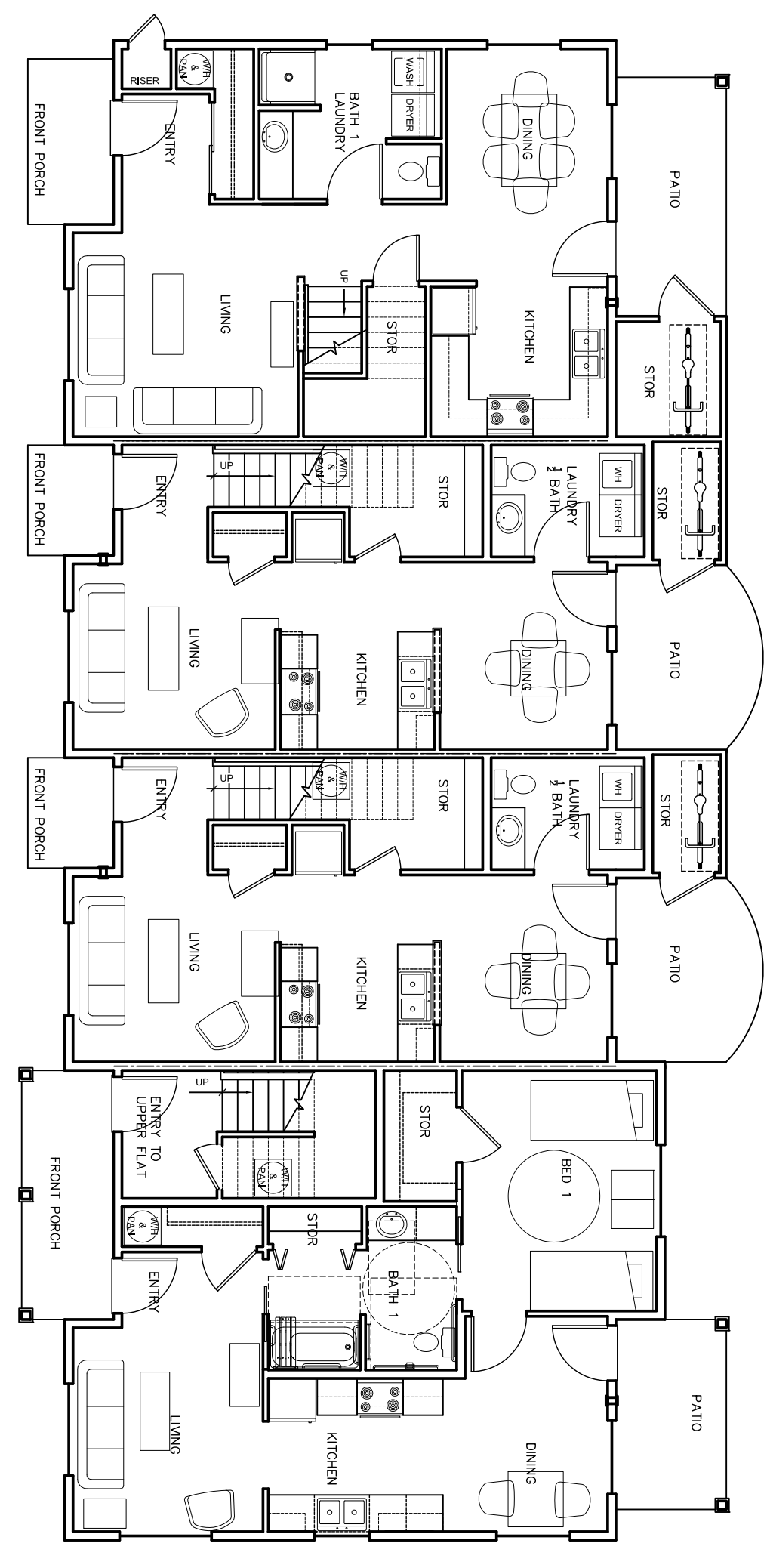


■ BERGSUND  
■ DELANEY  
■ Architecture & Planning, P.C.

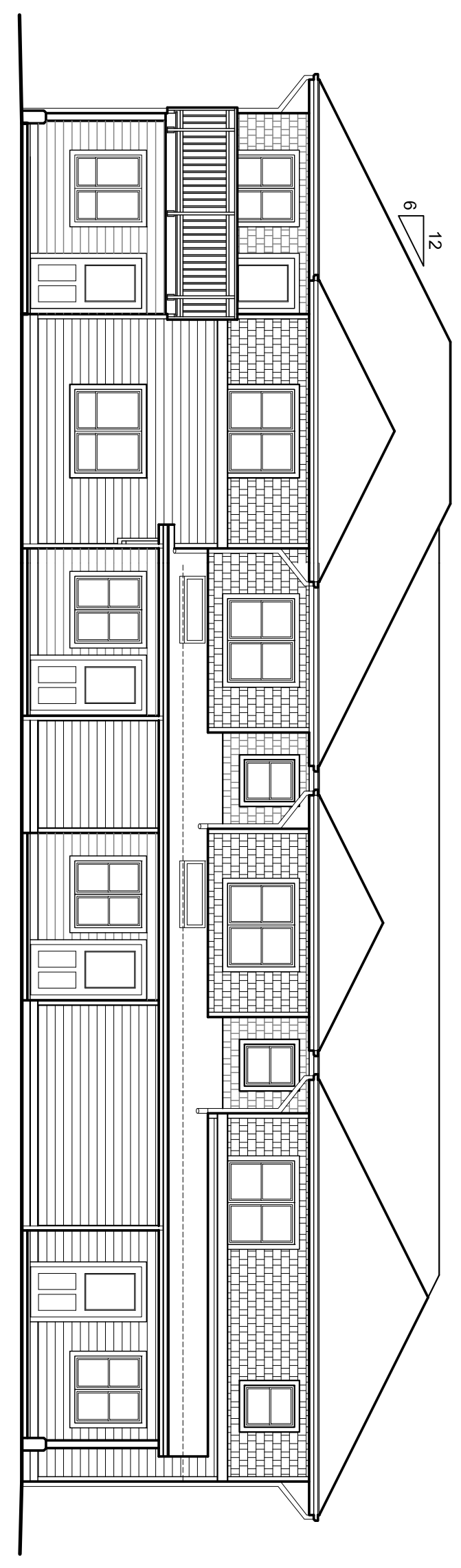
1369 Olive Street Eugene OR 97401 Tel: 541.683.8661



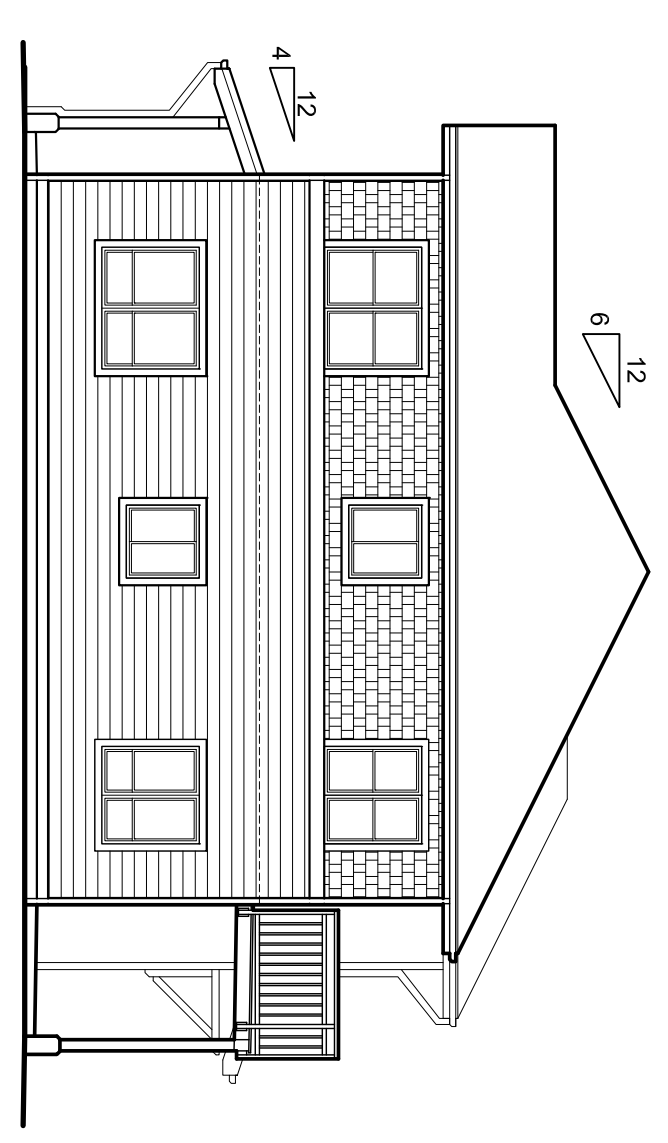
Three Bedroom Townhouse 2nd level    Two Bedroom Townhouse 2nd level    Two Bedroom Townhouse 2nd level    One Bedroom Flat



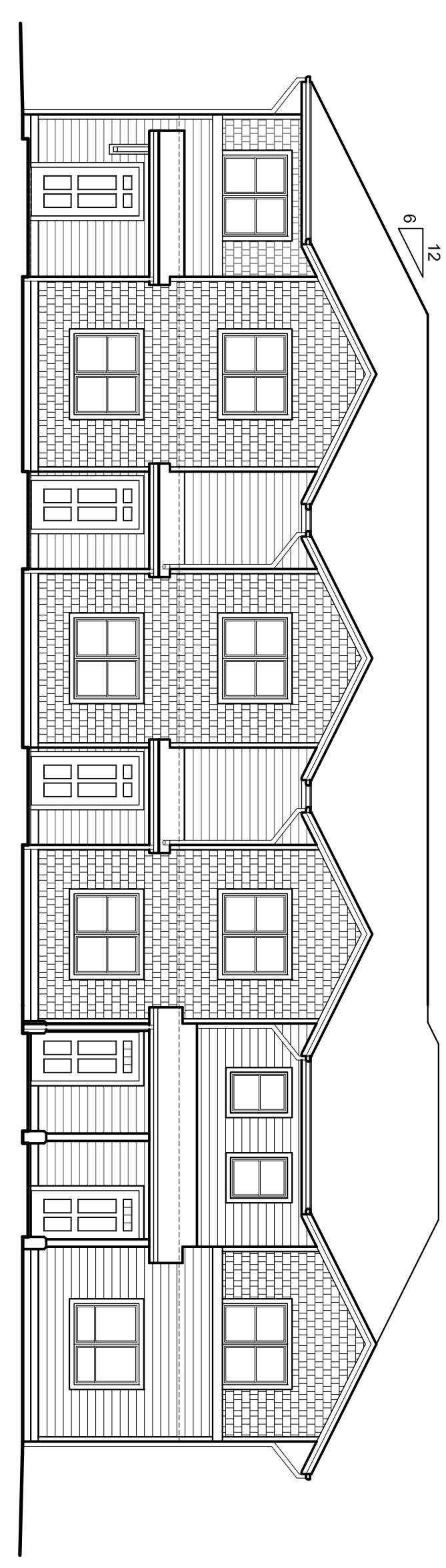
Three Bedroom Townhouse First level    Two Bedroom Townhouse First level    Two Bedroom Townhouse First level    One Bedroom Flat accessible or adaptable



Back Elevation



Side Elevation

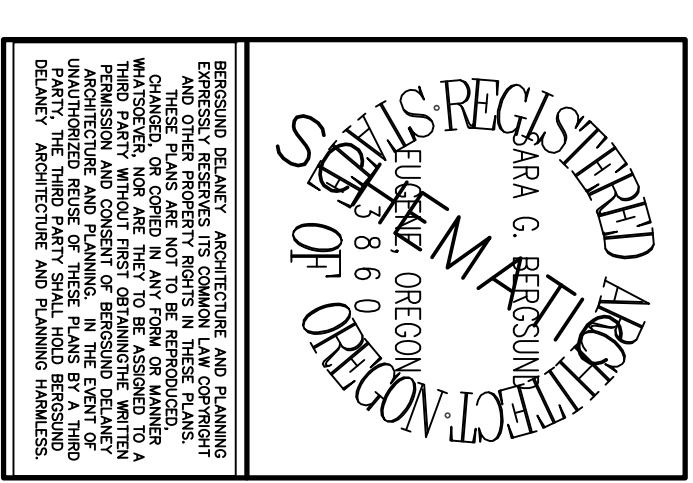


Front Elevation

date	03-30-12
file	0875_Site
d.b.	SGB

Residential Building B  
SCHEMATIC DESIGN

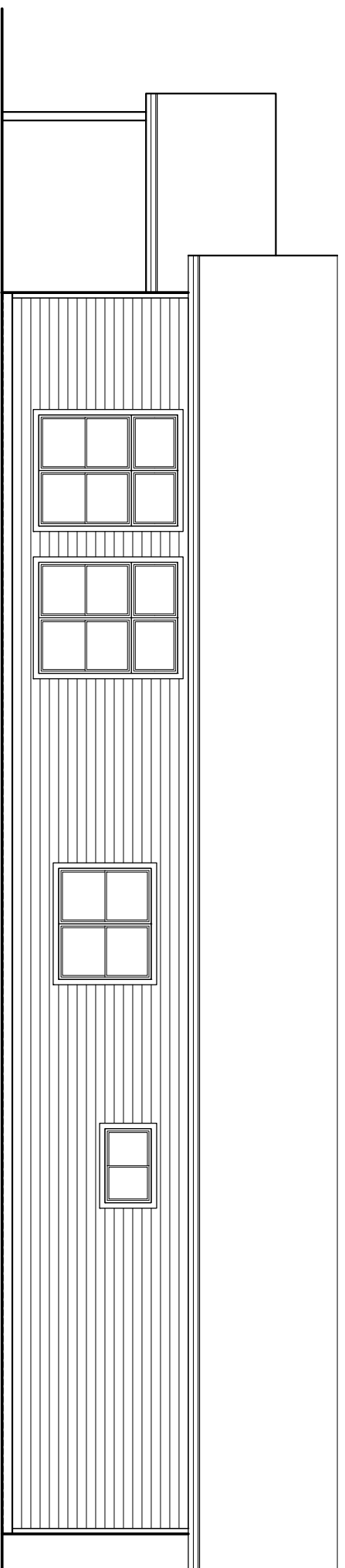
MUNSEL LAKE VILLAGE  
FLORENCE, OREGON  
CASCADE HOUSING GROUP



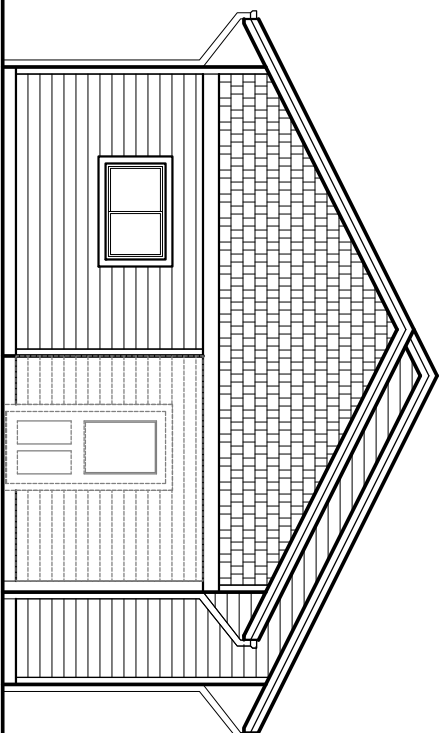
■ BERGSUND  
■ DELANEY  
■ Architecture & Planning, P.C.

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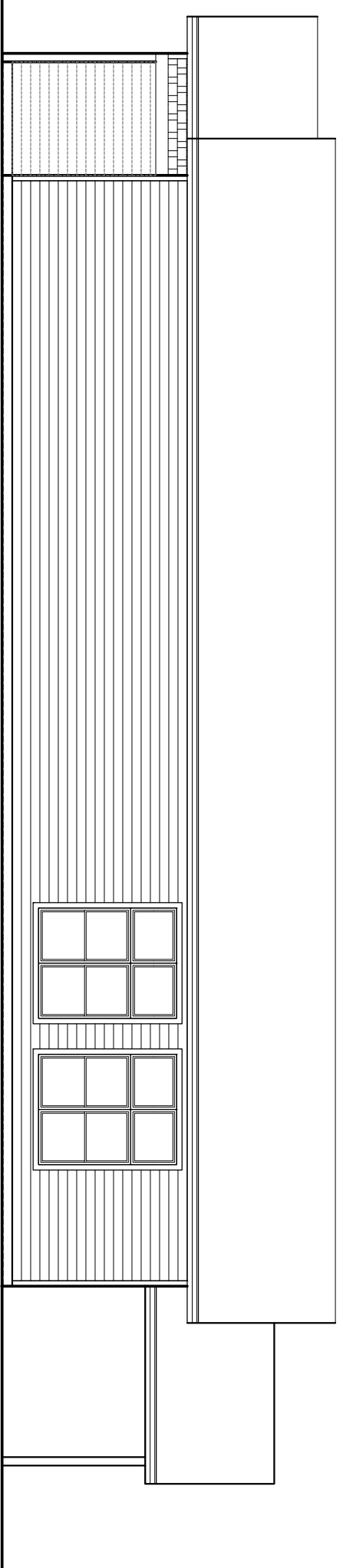




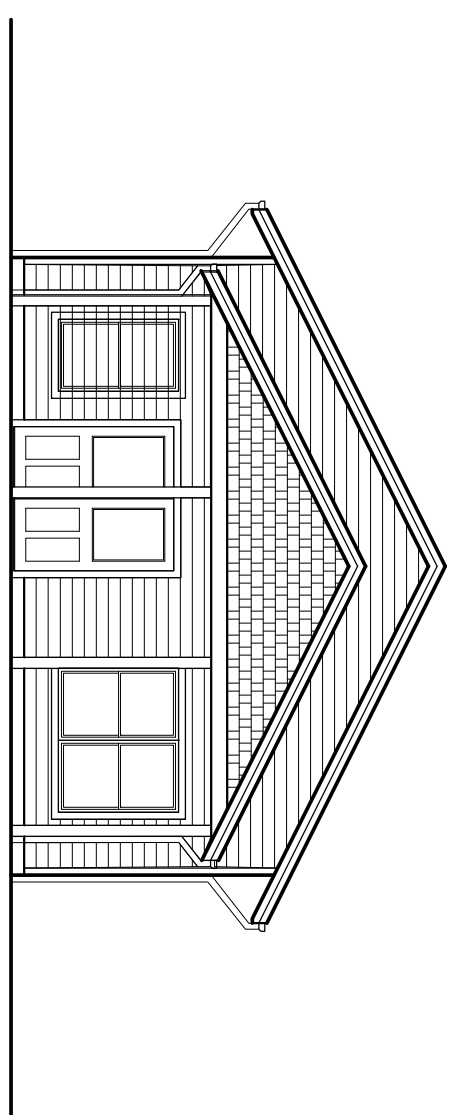
WEST ELEVATION



SOUTH ELEVATION



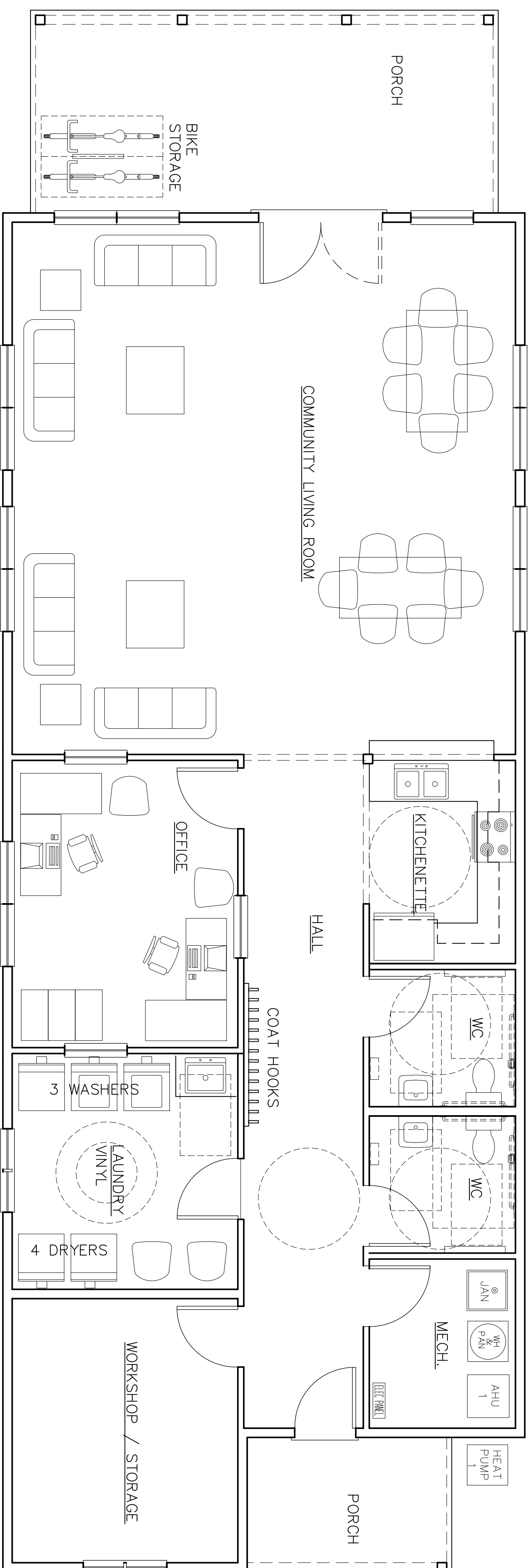
EAST ELEVATION



NORTH ELEVATION

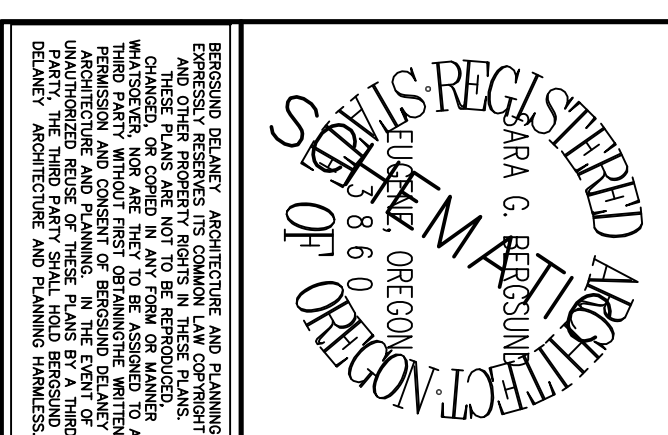
1  
A4  
**Community Building**

Scale: 1/8"=1'-0"



1  
A4  
**Community Building**

Scale: 1/4"=1'-0"



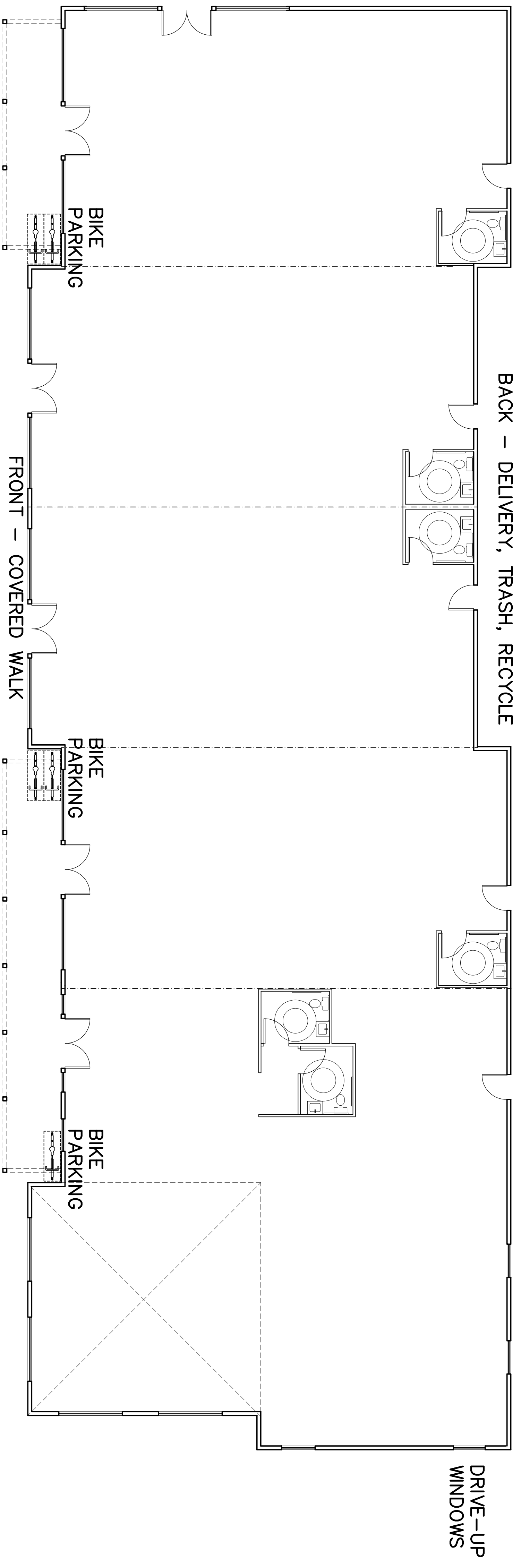
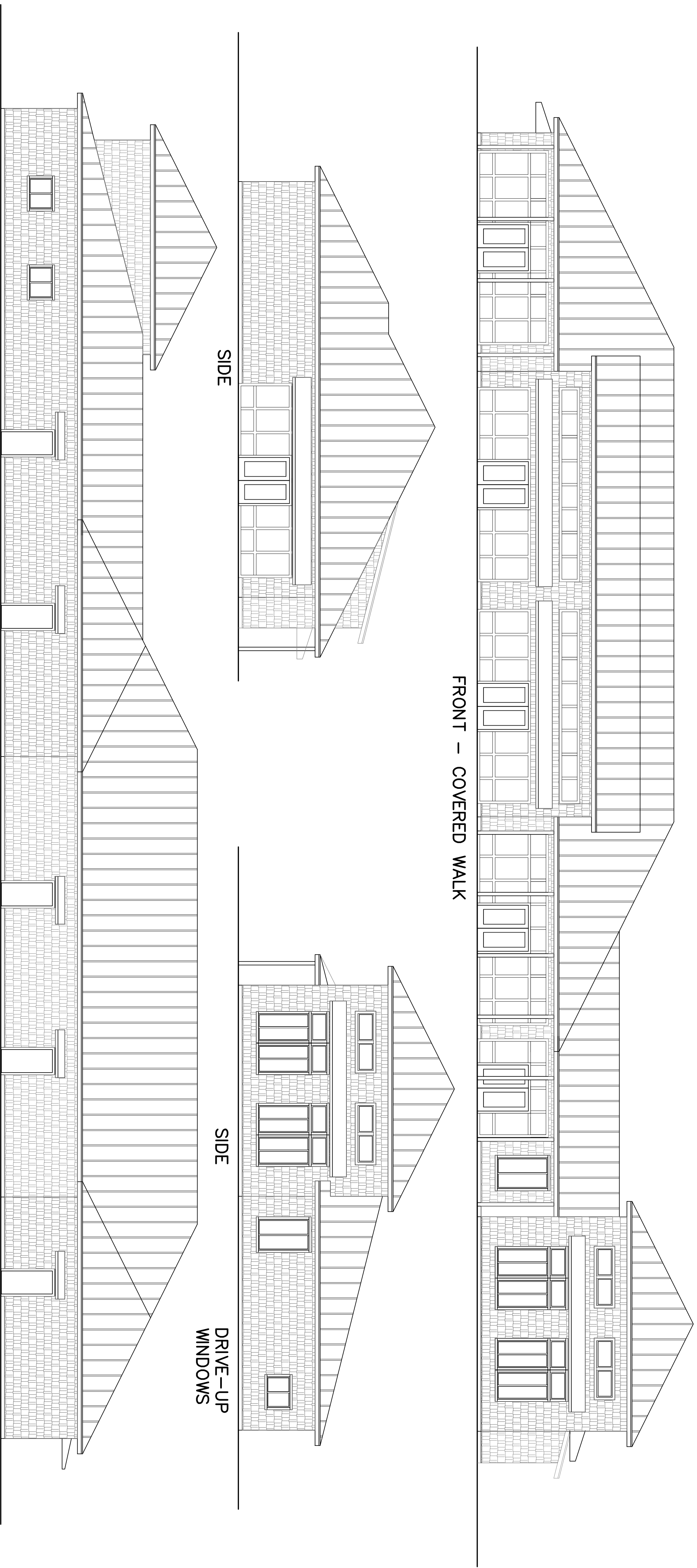
**BERGSUND  
DELANEY**  
Architecture & Planning, P.C.  
1369 Olive Street Eugene OR 97401 Tel: 541.683.8661

REVISIONS	
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**MUNSEL LAKE VILLAGE**  
FLORENCE, OREGON  
CASCADE HOUSING GROUP

Community Building  
SCHEMATIC  
DESIGN

date 03-30-12  
file 0875\_Site  
d.b. SGB

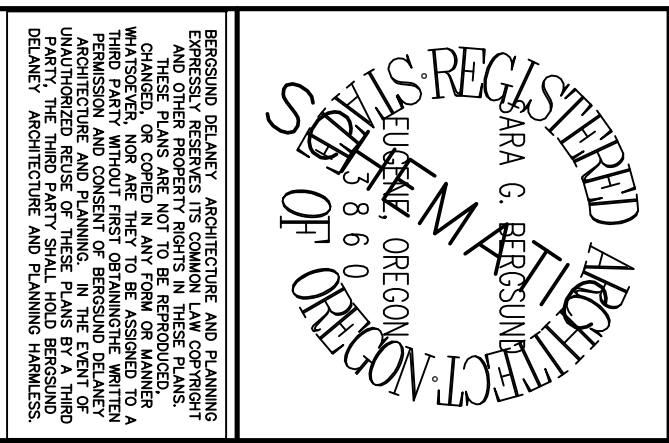


# Commercial Building

A5

Scale: 1/8"=1'-0"

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 1369 Olive Street Eugene OR 97401 Tel: 541.683.8661



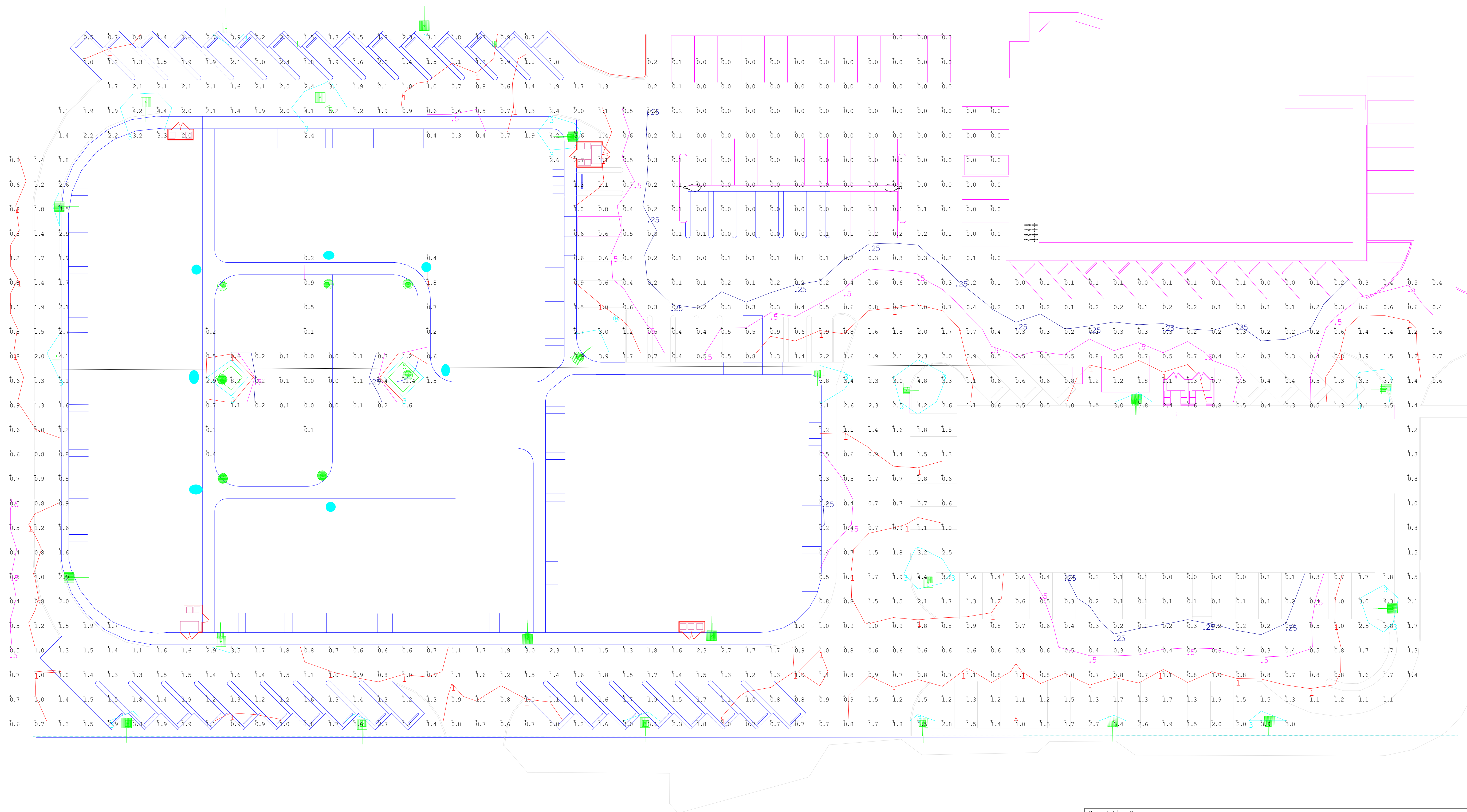
REVISIONS	
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MUNSEL LAKE VILLAGE  
 FLORENCE, OREGON  
 CASCADE HOUSING GROUP

SCHEMATIC  
 DESIGN

date 03-30-12  
 file 0875\_A5  
 d.b.

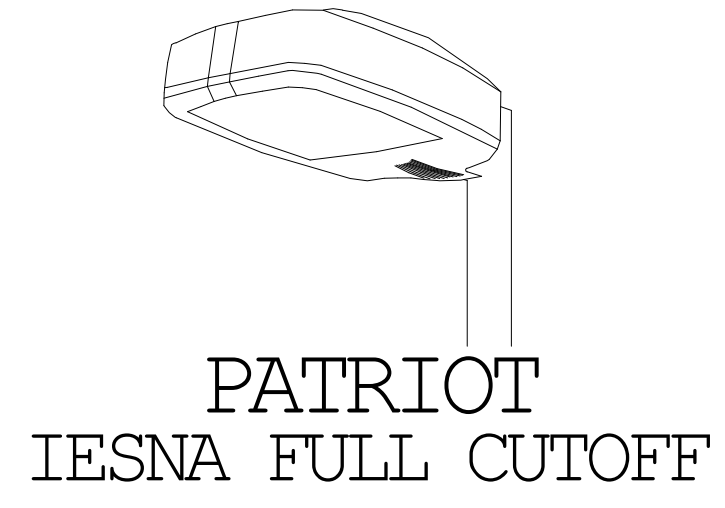
A5



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.03	11.4	0.0	N.A.	N.A.

Total Project Watts  
Total Watts = 3968

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	No. Lamps	Lumens	Total Lumens	LLF	Description	Total Watts
	24	A	SINGLE	1	9500	9500	0.900	PHS-3-100-HPS-F 15' POLE 3' BASE	3072
	7	B	SINGLE	1	8800	8800	0.900	BR-ID-100-HPS-CP	896



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

**lei INDUSTRIES™**  
1000 WILLIAMS AVE. FPO BOX 6070 CHESAPEAKE, VIRGINIA 23041-0607  
 LIGHTING PROPOSAL FOR  
 MANSEL LAKE VILLAGE  
 FIGUENEA, CR.  
 SCALE: 1/4"=1'-0"  
 DATE: 3/19/12  
 BY: S.W.W.

IO-93741-2  
 SHEET DF 1