PROJECT TITLE:

Nenana House, Cannon Beach, OR

Project Location:
Tolovana Park, Block 1, Lot 13. Plat Date: May 7, 1908.
Clatsop County Assessor Map: 5N 10W 31AA Tax Lot 600
Site Access: Nenana Avenue to the Property.
Street Frontages: Nenana Avenue. Ocean Avenue.

Property Owners:
Stanley "Stan" and Rebecca "Becca" Roberts. (425) 307-1442. Cell (206) 465-4220.
Mail: 925 Lake Street #201, Kirkland, WA. 98057. stan.milliman@gmail.com

PROJECT TEAM CONTACT INFORMATION:

COORDINATION

Property Owners:
Stan and Becca Roberts (425) 307-1442. Cell (206) 465-4220.
stan.milliman@gmail.com

Property Owners' Advisor:
Objective Advisors, LLC.
Kevin Patrick, Principal. Cell: (206) 947-1110.
kevin@objectiveadvisorsllc.com

Project Planner:
Plan Development, LLC. plandevelopment@msn.com
Sabrina Pearson, CFM, BS, MS, Ed.M., PSM and Ph.D. Candidate.
Cell: (503) 440-3015.

SUBMITTAL FORMAT

Volume 1: Application Documents 132 pages
Volume 2: Analysis Reports 190 pages
Plan Sets: (1) ROW Staging Area 11" x 17" (9 p.);
(2) Architect Plans 24" x 36" (11 p.)
(3) Civil Plans 24" x 36" (10 p.)
(4) Structural Plans (23 p.);
(5) Nenana Avenue 24" x 36" (17 p.)
Structural Engineering Calculations: 4 volumes (682 total p.)

Proposed Development.

This project proposes a Single-Family Dwelling and the development of Nenana Avenue consistent with City Standards. The house is designed by Architect Jay Raskin. Jay Raskin and Civil Engineer Jason Morgan provide site plans to address CB 17.62 and 17.90.

The professional design team worked closely with the licensed construction team throughout the design of this project. They propose a construction schedule that projects that dry weather work, recommended by the project Geotechnical Engineers to occur from June to October, will take 30 days.

Subject Property.

The subject property, Tolovana Park, Block 1, Lot 13, is 5,394 square feet in area. Subdivision Platted in this configuration in 1908, this property has been continuously maintained without the ownership of additional adjacent property.

Originally, this site was the home of the architect who designed the original adjacent log cabin. The owners of the original log cabin gave this lot to their architect for his own home. The original architect's home was removed in 1972 by this project's excavation contractor Mike McEwan using the driveway that served the previous architect's home, which generally follows the Nenana Avenue right-of-way.

Consistent with CB 17.82.020 Nonconforming Lots, although this lot is less than the 10,000 square foot minimum established for the RL Zone, since this lot was held in single ownership as recorded in the office of the county clerk on or before June 19, 1979, it may be occupied by a use permitted in the zone, wherein residential use is limited to single family dwelling.

Survey.

In 1974, the first known corner monuments of the lot were filed with the county (AA-5641). The corner monuments re-established by survey records AA-5641 (1974), B-10100 (1995), and Survey Record B-13578 (2019). The driveway that served the original architect's home on the site is shown on survey records AA-5641 (1974) and B-10100 (1995). A topographic survey (January 22, 2020) and a tree survey (June 20, 2020) were prepared by project surveyor Jack L. White II, S&F Land Services, Inc.

Development Characteristics.

The Architect depicts that, consistent with Section 17.10.040.A. Setbacks: The front yard setback from Nenana Avenue is 15-feet, the side yard setback is five feet, the street side yard setback from Ocean Avenue is 15 feet and further limited by the geotechnical engineering professionals. The corner lot rear yard setback is five feet.

Lot Coverage is 39%, less than the 50% allowed by 17.10.040.C. Floor Area Ratio (FAR) 2,716 square feet is less than the 3,000 square feet allowed by CB 17.10.040.D. for a lot of more than 5,000 square feet but less than 6,000 square feet. Building height which includes a roof pitch of 5:12 is less than permitted by CB 17.10.040.E. It is less than 24-feet to the mean height level between the eaves and the ridge, and the ridge does not exceed 28-feet. Two off-street parking spaces 9-feet x 18-feet in size, one within a garage, are provided consistent with 17.78.

Geologic Analysis

Certified Engineering Geologist R. Warren Krager, CEG, provided a CB 17.50.040.1 pre-development report April 5, 2019 and a CB 17.50.040.3.b report July 16, 2020.

Geotechnical Engineer Don Rondema, MS, PE, Geotech Solutions, GE, provided a pre-development report July 2, 2019, a House Design Preliminary Report April 5, 2020, and a House Design Final Report on June 6, 2020. Rondema provided Plan Review Reports for all development plans to meet CB 17.50.040.2 and 3.b.

Geotechnical Engineer, Troy Hull, PE, GE, Earth Engineers, Inc. provided Geotechnical Borings Evaluation (February 17, 2020), Preliminary Road and Driveway recommendations (April 12, 2020) Road and Driveway Final Report (June 30, 2020) and Road and Driveway Monitoring recommendations (July 9, 2020) and the Construction Staging Area design (June 30, 2020) to meet CB 17.50.040.2 and 3.b.

Miller Consulting Engineers Inc, Structural Engineer, Eric Watson, provided the structural engineering plans July 1, 2020 and calculations for the House, Road and Driveway June 10, 2020 and July 1, 2020. Morgan Civil Engineering, Inc. Jason Morgan, PE, provided Civil Engineering for the project utilities, grading plan, stormwater drainage and the road design profile July 8, 2020 to meet CB 17.50.040.2.

Construction

A construction schedule for dry weather work and right-of-way work coordinated with the construction and design teams is provided by PLI Systems, Inc. Jorge Castaneda.

APPLICATION CRITERIA ADDRESSED

Cannon Beach Comprehensive Plan (Ordinance #17-03)

- Procedural Policies, Policy 4.
- General Development Policies, Policy 16.
- Area Policies, Recommendations and Guidelines
- Tolovana Park Policies, Policy 1.
- Housing Policies, Policy 11.
- Area Specific Hazards Policies, Policy 1, The Curves Area. Tolovana Hill.
- Geologic Hazards Policies. Policy 2 (a-e).
- Economy Policies, Policy 2.

Cannon Beach Municipal Code
Title 12 Streets.
Chapter 12.08 Property Entrances (Driveways).
Chapter 12.16 Underground Utilities.
Chapter 12.34 Road Standards.
Chapter 12.36 Public Rights-of-Way.
Chapter 12.40 Reimbursement Districts.

Title 13 Utility Code.
Chapter 13.04 Water System.
Chapter 13.08 Sewer System.
Chapter 13.16 Stormwater Utility.

Title 15 Buildings and Construction.
Chapter 15.04 Building Codes.

Title 17 Zoning
Chapter 17.10 RL Zone. Residential Low Density.
Chapter 17.50 Development Requirements for Geologic Hazard Areas.
Chapter 17.62 Grading, Erosion and Sedimentation Control.
Chapter 17.70 Tree Removal and Protection.
Chapter 17.78 Off-Street Parking.
Chapter 17.82. Nonconforming Lots.
Chapter 17.90 General Regulations and Standards.
Chapter 17.92 Administrative Provisions.

Cannon Beach Public Works Facilities criteria refer to the ODOT Standards and Specifications, the Asphalt Institute, and the AASHTO Standards.

PROJECT PROFESSIONAL DESIGN TEAM

Certified Engineering Geologist: Plan Review. CB Zoning Code Section 17.50.030.1:
R. Warren Krager, CEG #E957. Cell: (360) 903-4861. warrenkrager@gmail.com
Mail: 10655 S.W. Park Street, Tigard, OR 97223

Civil Engineer: Grading Plans. Stormwater Drainage. Utilities:
Morgan Civil Engineering, Inc. Jason Morgan, PE #63055,
Cell / Office: (503) 801-6016. jason@morgancivil.com
Mail: PO Box 358, Manzanita, OR 97130.

Geotechnical Engineer: House; Plan Review: Geotech Solutions, Inc.
Don Rondema, MS, PE, GE #16073, GE don@geotechsolutonsinc.com
Mail: 20978 S. Springwater Road, Estacada, OR 97023. Cell: (503) 657-3487.

Geotechnical Engineer: Road, Driveway, Staging Area: Earth Engineers, Inc.
(Office): (360) 567-1806. Mail: 2411 SE 8th Avenue. Camas, WA 98607
Troy Hull, PE, GE #19206, (Cell): (360) 903-2784. troy@earth-engineers.com
Anita Bauer, PE. (360) 314-5207 (Cell): (360) 903-2784

Structural Engineer: House, Road, Driveway: Eric Watson, PE, SE, Principal.
Eric@miller-se.com Cell: (503) 860-3855. Website: www.miller-se.com
Miller Consulting Engineers Office: (503) 246-1250. Extension 2020.
Mail: 9600 SW Oak S. Suite 400, Portland, OR 97223.

Architect: House; Site Plan: Jay Raskin, FAIA, Jay Raskin Architect, #3274.
Cell: (503) 440-0436. jay@jayraskinarchitect.com
Mail: 2418 SW Troy St. Portland, OR 97219.
Site Modeling: Patrick May, 4dProof. (510) 205-0880. patrick@4dproof.com

Project Surveyor: Topographic Survey. Tree Survey: S&F Land Services, Inc.
Jack L. White II, PLS #91987 Cell: (503) 683-7872. Jack.white@sflands.com
Office: (503) 738-3425 Mail: 1725 N. Roosevelt, OR Suite B. Seaside, OR 97138.

Arborist. Ecologic Tree, LLC. David Sip, ISA Certified Arborist #PN-1672A.
CCB#163947. LCB# 8675. Cell: (503) 349-9984. djscontracting@hotmail.com
Mail: 16055 SW Walker Rd. #417, Beaverton, OR 97006

Attorney: Kellington Law Group. (503) 636-0102. PO Box 159, Lake Oswego, OR 97034. Wendie Kellington. Attorney. (503) 804-0535. wk@klgpc.com.

PROJECT CONSTRUCTION TEAM

Lead General Contractor: Rich Elstrom Construction, Inc. CCB #37077
Rich Elstrom, General Contractor. Cell (503) 440-0122. Rec@opusnet.com
Chris White, Project Manager. Cell (503) 440-2423. chris@richelstromconstruction.com
Office: Diane Nussbaumer (503) 738-0274 diane@richelstromconstruction.com
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Excavation Contractor: Bob McEwan Construction, Inc. Office: (503) 738-3569.
Mike McEwan, CCB #48302. Cell: (503) 440-0223. mmcewan3569@gmail.com.
Mail: PO Box 2845, Gearhart, OR 97138.

Lead Road and Utility Contractor: PLI Systems, Inc. Office: (503) 649-8111
Jorge Castaneda, Project Manager: Cell (503) 758-4151 jorge@plisystems.com
David Mujica, Supervisor: Cell (503) 545-9625. david@plisystems.com
Mail: 3045 SE 61st Ct. Hillsboro, OR 97123.

Pier and Pile Concrete Sub-Contractor: Concrete Structures, Inc.
Todd Grunewald, Owner: Cell (503) 949-2091. Concretestructures@comcast.com
Mail: 8536 SW St. Helens Dr. Ste. E. Wilsonville, OR 97070

ACS Testing: Lea Kallimanis. (503) 443-3799. acsoffice@acstesting.com
Mail: 7409 SW Tech Center Dr. #145, Tigard, OR 97223

Underground Locating Service / Tracer Cable Contractor:
Locates Down Under, Inc. (503) 654-2637.
Cody: (503) 314-8781. Phillip: (971) 404-5034.

Tree Removal Contractor: Bob McEwan Construction, Inc. Office: (503) 738-3569.
Mike McEwan, CCB #48302. Cell: (503) 440-0223. mmcewan3569@gmail.com.
Mail: PO Box 2845, Gearhart, OR 97138.

Air Spade Trench and Root Clean Cuts: Ecologic Tree, LLC, David Sip, ISA Arborist, PN-1672A. CCB 163947. LCB 8675. Cell: (503) 349-9984. djscontracting@hotmail.com
Mail: 16055 SW Walker Rd. #417, Beaverton, OR 97006

Flagging: Aangels Traffic Control: (503) 842-5595. aangelstraffic@charter.net
Mail: 5700 Idaville, Tillamook, OR 97141

BIBLIOGRAPHY: APPLICATION DOCUMENTATION

Volume 1: Applications, Surveys, Site Plan. 132 p.

(PD) Plan Development, LLC. Sabrina Pearson, Project Planner. (58 p.)
1. PD Project Findings of Fact Report. July 16, 2020. 9 p.
2. PD Application Criteria Report. March 19, 2020. 49 p.

(OA) Financial Advisor: Objective Advisors, LLC. Kevin Patrick. (1 p.).
3. OA Verification of Funds. July 15, 2020. 1 p.

(PLI) PLI, Systems, Inc. Right-of-Way Lead Contractor. (13 p.)
4. PLI Schedule. 40-day Dry Weather Work 1 p.
5. PLI License, Bond and Insurance Verification. Type 2. $2,000,000. 12 p.

(CB) Private Property Development Applications. (20 p.)
6. CB Building Permit Application. Signed by Rich Elstrom. 15 p.
7. CB Private Property Tree Removal Permit Application. Signed by Stan Roberts. 4 p.
8. CB Grading Permit Application. Signed by Jorge Castaneda. 1 p.

(PW) Right-of-Way Development Applications: Cannon Beach Public Works (6 p.)
9. PW ROW Permit Application Road Driveway. Signed by Jorge Castaneda. 1 p.
10. PW ROW Permit Application Tree Removal. Signed by Stan Roberts. 4 p.
11. PW ROW Grading Permit Application. Signed by Jorge Castaneda. 1 p.

(S) Surveys Records. (5 p.)
12. S Tax Assessor Map 5N 10W 31AA Tax Lot 600. 1 p.
13. S Tolovana Park Subdivision Plat (May 1, 1908) County Book 3 Page 70. 1 p.
14. S Survey Record AA-5641 (September 1974 Corner Monuments Set). 1 p.
15. S Survey Record B-10100 (June 22, 1995) Re-established monuments. 1 p.
16. S Survey Record B-13578 (February 22, 2019). Re-established monuments. 1 p.

(AIA) Jay Raskin, Architect, FAIA #3274. (29 p.)
17. AIA Architect Raskin House Site Plan. July 8, 2020. 1 p.
18. AIA Architect Raskin House Specifications. June 14, 2020. 28 p.

(AM) All Metals Fabrication & Machine Corporation. (2 p.)
19. AM Steel Stairs Elevation. June 27, 2020. 1 p.
20. AM Steel Stairs Site Plan. June 27, 2020. 1 p.

Volume 2: Professional Analysis Reports. 190 p.

(ET) Arborist. Ecologic Tree, LLC. David Sip, ISA Certified Arborist #PN-1672A (6 p.)

21. ET Arborist CB 17.70 Development Recommendations. June 14, 2020. 4 p.
22. ET Arborist CB 17.70 Final Plan Review. July 9, 2020. 2 p.

(PLS) Survey Analysis. Jack L. White II, PLS, S&F Land Services, Inc. (1 p.)

23. PLS White Tree Survey. June 20, 2020. 11" x 17". 1 p.

(CE) Morgan Civil Engineering, Inc. Jason Morgan, PE. 60167. (8 p.)

24. CE Morgan Civil Engineer 17.62 Grading Narrative. July 8, 2020. 8 p.

(CEG) Certified Engineering Geologist R. Warren Krager CEG E957. (9 p.)

25. CEG Krager Geologist Pre-Development Report. April 10, 2019. 2 p.
26. CEG Krager Geologist Final Plan Review Report. July 16, 2020. 7 p.

(GE) Geotechnical Engineer Don Rondema, MS, GE, PE 16073. (99 p.)

27. GE GS-Rondema Geotech Site Planning Report. July 2, 2019. 9 p.
28. GE GS-Rondema Geotech House Preliminary Design Report. April 5, 2020. 39 p.
29. GE GS-Rondema Geotech House Final Design Report. June 6, 2020. 39 p.
30. GE GS-Rondema Geotech House Monitoring Recommendations. July 9, 2020. 2 p.
31. GE GS-Rondema Geotech Plan Review. GE-EEI Borings. February 13, 2020. 1 p.
32. GE GS-Rondema Geotech Plan Review: GE-EEI Staging Area. June 30, 2020. 1 p.
33. GE GS-Rondema Geotech Plan Review: SE ROW Plans. July 1, 2020. 6 p.
34. GE GS-Rondema Geotech Plan Review: CE Civil Engineering. July 8, 2020. 1 p.

(GE) Geotechnical Engineer. Earth Engineers, Inc. Troy Hull, GE, PE 19206. (67 p.)

35. GE EEI-Hull Geotech Boring Plan. February 17, 2020. 3 p.
36. GE EEI-Hull Geotech ROW Preliminary Design Report. April 12, 2020. 27 p.
37. GE EEI-Hull Geotech ROW Final Design Report. June 30, 2020. 31 p.
38. GE EEI-Hull Geotech ROW Staging Area Report. June 30, 2020. 4 p.
39. GE EEI-Hull Geotech ROW Monitoring Recommendations. July 9, 2020. 2 p.
40. GE EEI-Hull Geotech Plan Review: SE and CE ROW Plans. July 8, 2020. 1 p.

Stamped Plan Sets: 71 p.

(GE) Geotechnical Engineer. Earth Engineers, Inc. Troy Hull, GE, PE 19206. (9 p.)
41. GE EEI-Hull Geotech ROW Staging Area Plans. June 30, 2020. 9 p. 11" x 17"

TOPOGRAPHY. 1 p.

(PLS) Survey Analysis. Jack L. White II, PLS, S&F Land Services, Inc.
42. PLS White Topography Survey. January 22, 2020. 1 p. 24" x 36"

ARCHITECTURAL PLAN SET: HOUSE AND DRIVEWAY. 44 p.

(AIA) Jay Raskin, Architect, FAIA #3274.
43. AIA Raskin- Architect House Plan Set. July 8, 2020. 11 p. 24" x 36"

(SE-P) Miller Consulting Engineers, Inc., Eric Watson, Structural Engineer, PE 51043
44. SE-P Watson House-Driveway Engineered Plans. July 1, 2020. 23 p. 24" x 36"

(CE) Morgan Civil Engineering, Inc., Jason Morgan Civil Engineer PE 63055:
45. CE Civil Engineer-Morgan Grading Utility Plans. July 9, 2020. 10 p. 24" x 36"

NENANA AVENUE ENGINEERING DRAWINGS. 17 p.

(SE-P) Miller Consulting Engineers, Inc., Eric Watson, Structural Engineer, PE 51043
46. SE-P Watson Nenana Avenue Engineered Plans. July 1, 2020. 17 p.

(SE-C) Structural Engineering Calculations. 682 p.

(SE-C) Miller Consulting Engineers, Inc., Eric Watson, Structural Engineer, PE 51043
47. SE-C Watson House Engineering Calculations Volume 1 of 2. June 10, 2020. 137 p.
48. SE-C Watson House Engineering Calculations Volume 2 of 2. June 10, 2020. 63 p.
49. SE-C Watson House-Driveway Engineering Calculations. July 1, 2020. 143 p.
50. SE-C Watson Nenana Avenue Engineering Calculations. July 1, 2020. 339 p.