BUILDING PERMIT APPLICATION

Date:	07/07/2020	Project:	Nenana Ave. House #2400
Construction Bid	$1,341,513.24	OR - Estimated Cost of Project	

JOB SITE INFORMATION		OWNER INFORMATION			
St. Address		Name:	Stanley and Rebecca Roberts		
City/St/Zip:	Cannon Beach, OR 97110	Address:	925 Lake Street South, Apt. 201		
Directions to Job Site:	Below the Hemlock Street S-Curves	City/St/Zip:	Kirkland, WA 98057		
5N 10W 31AA Tax Lot 600		Phone:	425-307-1442	Fax:	stan.milliman@gmail.com

[ ]	I AM THE PROPERTY OWNER HIRING A CONSTRUCTION CONTRACTOR	LICENSE #:		EXPIRES:	
[X]	I AM LICENSED WITH THE BUILDING CODES DIVISION	LICENSE #:	37077	EXPIRES:	
[ ]	I AM REGISTERED WITH THE CONSTRUCTION CONTRACTOR'S BOARD	REGISTRATION#:		EXPIRES:	
[ ]	CONTRACTOR'S CANNON BEACH BUSINESS LICENSE	LICENSE #:		EXPIRES:	
[ ]	I AM THE PROPERTY OWNER DOING MY OWN WORK				

CONTRACTOR INFORMATION

CONTRACTOR'S NAME: Rich Elstrom Construction, Inc. rec@opusnet.com

STREET ADDRESS: PO Box 2795 CITY/STATE/ZIP: Gearhart, OR 97138-2795

TELEPHONE: 503-738-0274 CELL PHONE: 503-440-0122 FAX: 503-738-4050

Applicant's Signature **Date Signed** 7-9-2020

Print Name Richard Elstrom

SUBMITTED PLANS TO INCLUDE

	YES	NO	N/A	ITEM
1.	X			**Please circle one of the Additional Energy Measures from each category (Envelope Enhancement 1 thru 6 & Conservation A thru G) from the enclosed Table N1101.1(2) for 1 & 2 Family Dwellings.**
2.	X			**Please check one of the boxes on the new code requirement for exterior wall envelope and how you will comply with R703.2. See enclosed form.**
3.	X			**Three sets of legible plans** drawn to scale, showing conformance to the applicable local and state building codes, late attached to the plans with cross-reference between plan location and details.
4			X	Design Review Board approval required? Any exterior modification requires pre-approval from DRB (SFR exempt).

	YES	NO	N/A	SUBMITTED PLANS TO INCLUDE
5.	X			**Site/Plot plan drawn to scale.** The plans must show: Lot and building setback dimensions; property corner elevations (if there is more than 4-ft. elevation differential, the site plan must show contour lines at 2-ft. intervals), location of easements and driveway, footprint of structure (including decks), utility locations, any known fill sites, landslide hazard areas or wetlands, wetlands or stream corridors, north point, scale, lot area, impervious area, existing structures on site, grading, drainage, and erosion control measures.
6.	X			**Elevation Views:** Provide elevations for new construction; minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade on site.
7.	X			**Foundation plan and Cross Section:** Show footing and foundation dimensions, anchor bolts, any hold downs and reinforcing steel, connection detail, foundation vent size and location, and soil type.
8.	X			**Floor Plans:** Show all dimensions, room identification, door and window sizes and location of smoke and carbon monoxide detectors, water heater, HVAC equipment, ventilation fans, plumbing fixtures, balconies and decks more than 30-inches or higher above grade, etc.
9.	X			**Wall bracing (prescriptive path) and/or lateral analysis plans.** Building plans must show construction details and locations of lateral brace panels, for non-prescribing path analysis, provide specifications and calculations to engineering standards.
10.	X			**Floor/roof framing plans** are required for all floors/roof assemblies indicating member sizing, spacing and bearing locations, nailing and connection details. Show location of attic ventilation.

11.	X			**Basement and retaining wall cross section details showing placement of reinforcing steel, drains** and waterproofing shall be provided. Engineered plans are required for retaining walls that support a surcharge or exceed 4-feet in height and basement walls not complying with the prescriptive requirements
12.	X			**Beam calculations.** Provide two sets of calculations using current code design values for all beams and multiple joists exceeding prescriptive code requirements, and/or beam/joist carrying a non-uniform load.
13.	X			**Manufactured floor/roof truss design details.**
14.	X			**Energy code compliance.** Identify the prescriptive path or provide calculations.
15.	X			**Engineer's calculations** when required (lateral designs, retaining walls or when determined by the Building Official)
16.	X			**Copy of property boundary survey done after January 1, 1986,** or letter from licensed surveyor reviewing survey done prior to January 1, 1986, concurring with work and monuments used and verifying proper pin placements.
17.	X			**Site plan showing location, size, and species of any tree to be removed with attached City tree removal application.**
18.			X	**Construction in flood plains** must show elevations and design details compatible with required construction for the flood zone the project is located in. Wetland and stream corridors must be shown.
19.	X			**Sites located in potential geologic hazards** as required by Chapter 17 of the City's Municipal Code, shall be accompanied by a site specific geologic investigation report prepared by registered geologist or engineering geologist.
20.			X	**Sites abutting the ocean shore** shall provide an Oceanfront setback line prepared by a registered surveyor using City standards.

COMMERCIAL PLANS MUST ALSO INCLUDE THE FOLLOWING

21.				**Architect/Engineer Stamp.** Required when structure is over 4,000 s.f. or 20-feet in height, or when required by the Building Official.
22.				**Structural Calculations.** Required for structures over 4,000 s.f., building not permitted to be prescriptive or when required by the Building Official.
23.				**Energy Documentation.** To be provided on Comcheck energy forms
24.				**Mechanical Plans.** Equipment location, size, type and layout, fan capacity/air change in habitable areas and bathrooms.
25.				**Accessibility.** Indicate compliance measures (parking and throughout structure).

FOR CITY USE ONLY: DO NOT WRITE BELOW THIS LINE

Tax Map:		Subdivision:		Flood Zone:		Occupancy:	
Tax Lot:		Bldg. Count:		Req.Elevation		Construction Type:	
Date Submitted:		Block:		Res./Comm (R/C):		Geo Hazard:	

Living Space			Basement Space			Garage/Storage			Deck & Patio		
Sqft.	Rate	Value	Sqft.	Rate	Value	Sqft.	Rate	Value	Sqft.	Rate	Value

Residential Sprinkler System - Includes Plan Review	Square Footage		0 to 2,000 = $		
			2,001 to 3,600 = $		
			3,601 to 7,200 = $		
			7,201 and greater = $		

Building Permit Fee		12% S.C.		Plan Rev.		F.L.S. Rev.	
Local Planning Fees							
Amt. Paid		Receipt #		Date:			

ADDITIONAL DEPARTMENTAL AND AGENCY SIGNOFFS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMET

PLEASE SEE THE FOLLOWING PAGES FOR FORMS, DIAGRAMS AND EXAMPLES.

Worksheet – Floor Area Ratio

Note: The F.A.R. and Lot Coverage forms must be completed on all additions or new single family dwellings prior to submitting packet for Building Permit.

I. The maximum FAR in the R1, R2, RAM, R3 and RM zones is .6.
The maximum FAR in the RVL zone is .5.
The maximum FAR in the RL zone for a lot 5,000 square feet or less is .6.
The maximum FAR in the RL zone for a lot 5,000 square feet or more is .5.

II. Calculation of FAR

Per CB Code 17.10.040 RL Zone Standards (C) Floor Area Ratio (FAR): "The maximum gross floor area for a permitted use on a lot of more than 5,000 square feet but less than 6,000 square feet shall not exceed [3,000] square feet."

A. Lot Size: 5,394 sq. ft. (A)

A. Gross Floor Area: (see definition below)

1. Basement _____ sq. ft.
2. 1st Story 1,364 sq. ft.
3. 2nd Story 1,364 sq. ft. 2nd Story includes 312 sq. foot garage.
4. Loft _____ sq. ft.
5. Garage or Carport _____ sq. ft.
6. Habitable Accessory Structures _____ sq. ft.
(e.g. accessory dwelling)

TOTAL 2,712 sq. ft. (B)

C. Divide Total (B) by (A) = 2,712 sf FAR

FAR: CB 17.10.040.C Maximum FAR allowed: 3,000 square feet.

Definition of Gross Floor Area

Gross Floor Area is the sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls of a building, including supporting columns and unsupported wall projections (except eaves, uncovered balconies, fireplaces and similar architectural features), or if appropriate, from the center line of a dividing wall between buildings.

Gross floor area includes:

- Garages and carports
- Entirely enclosed porches
- Basement or attic areas determined to be habitable by the City's Building Official, based on the definitions in the building code.
- Uninhabitable basement areas where the finished floor level of the first floor above the basement is more than three feet above the average existing grade around the perimeter of the buildings foundation.
- All portions of the floor area of a story where the distance between the finished floor and the average of the top of the framed walls that support the roof system measures more than 15 feet shall be counted as 200% of that floor area.

Worksheet – Lot Coverage

Lot Coverage: (Allowable lot coverage = lot size x .50)

D. Lot size: 5,394 sq. ft. (D)

E. Lot Coverage:

1. Building Footprint Area:

House	1,364	sq. ft.
Detached Garage:		sq. ft.
Accessory Structures:		sq. ft.
Total of Buildings:	1,364	sq. ft. (E1)

2. Areas of structures over 30" above existing grade:

Porches:		sq. ft.
Decks:	150	sq. ft.
Stairways:	153	sq. ft.
Other:		sq. ft.
Total over 30":	303	sq. ft. (E2)

3. Paved or graveled area for required off-street parking: 346 sq. ft. (E3)

4a. Areas of improvements less than 30" above existing grade and graveled or paved areas other than required parking in 3 above.

Decks:		sq. ft.	
Patios:		sq. ft.	
Walks:		sq. ft.	
Graveled/Paved:	63	sq. ft.	
Other:		sq. ft.	
Total under 30":		sq. ft.	(E4a)

4b. Lot size (from D above): _____ sq. ft.
x .50 x .25 = _____ sq. ft. (E4b)

4c. If E4a is greater than E4b, then the remainder is counted:

E4a _____ - E4b _____ = _____ (E4c)

F. Add lines E1, E2, E3, and E4c and divide the total by line D.
If answer if .50 (50%) or less, the standard is met:

E1:	1,364	sq. ft.
E2:	303	sq. ft.
E3:	346	sq. ft.
E4c:		sq. ft.
Total:	2,076	sq. ft.
(D):	5,394	sq. ft. = 39 % Lot Coverage

TABLE 401.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS[a]

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equivalent Value[b]	Required Performance	Equivalent Value[b]
Wall insulation—above grade	U-0.060	R-21[c]	Note d	Note d
Wall insulation—below grade[e]	F-0.565	R-15	F-0.565	R-15
Flat ceilings[f]	U-0.031	R-38	U-0.025	R-49
Vaulted ceilings[g]	U-0.042	R-38[g]	U-0.027	R-38A[h]
Underfloors	U-0.028	R-30	U-0.028	R-30
Slab edge perimeter	F-0.520	R-15	F-0.520	R-15
Heated slab interior[i]	n/a	R-10	n/a	R-10
Windows[j]	U-0.35	U-0.35	U-0.35	U-0.35
Window area limitation[k]	n/a	n/a	n/a	n/a
Skylights[l]	U-0.60	U-0.60	U-0.60	U-0.60
Exterior doors[m]	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors w/ > 2.5 ft^2 glazing[n]	U-0.40	U-0.40	U-0.40	U-0.40
Forced air duct insulation	n/a	R-8	n/a	R-8

For SI: 1 square foot = 0.0929m^2.

a. As allowed in Section 404.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required *U*-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved *U*-values contained in Table 404.1(1).

b. *R*-values used in this table are nominal, for the insulation only in standard wood framed construction and not for the entire assembly.

c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls and rim joist areas. R-19 Advanced Frame or 2 x 4 wall with rigid insulation may be substituted if total nominal insulation *R*-value is 18.5 or greater.

d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches (90 mm).

e. Below-grade wood, concrete or masonry walls include all walls that are below grade and does not include those portions of such wall that extend more than 24 inches above grade.

f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet (13.9 m^2) in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces).

g. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless area has a *U*-factor no greater than U-0.031. The *U*-factor of 0.042 is representative of a vaulted scissor truss. A 10-inch (254 mm) deep rafter vaulted ceiling with R-30 insulation is U-0.033 and complies with this requirement, not to exceed 50 percent of the total heated space floor area.

h. A = advanced frame construction, which shall provide full required insulating value to the outside of exterior walls.

i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section 411.2, Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less.

k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component.

l. Skylight area installed at 2 percent or less of total heated space floor area shall be deemed to satisfy this requirement with vinyl, wood, or thermally broken aluminum frames and double-pane glazing with low-emissivity coatings. Skylight *U*-factor is tested in the 20 degree (0.35 rad) overhead plane per NFRC standards.

m. A maximum of 28 square feet (2.6 m^2) of exterior door area per dwelling unit can have a *U*-factor of 0.54 or less.

n. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this U-0.40 requirement.

TABLE N1101.1(2)
ADDITIONAL MEASURES

Envelope Enhancement Measure (Select One)	1	High efficiency walls & windows: Exterior walls—U-0.047/R-19+5 (insulation sheathing)/SIPS, and one of the following options: Windows—Max 15 percent of conditioned area; or Windows—U-0.30
	2	**High efficiency envelope:** Exterior walls—U-0.058/R-21 Intermediate framing, and Vaulted ceilings—U-0.033/R-30A[d,e], and Flat ceilings—U-0.025/R-49, and Framed floors—U-0.025/R-38, and Windows—U-0.30; and Doors—All doors U-0.20, or Additional 15 percent of permanently installed lighting fixtures as high-efficacy lamps or Conservation Measure D and E
	3	**High efficiency ceiling, windows & duct sealing:** (Cannot be used with Conservation Measure E) Vaulted ceilings—U-0.033/R-30A[d,e], and Flat ceilings—U-0.025/R-49, and Windows—U-0.30, and Performance tested duct systems[b]
	4	**High efficiency thermal envelope UA:** Proposed UA is 15% lower than the Code UA when calculated in Table N1 104.1(1)
	5	**Building tightness testing, ventilation & duct sealing:** (Cannot be used with Conservation Measure E) A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and The dwelling shall be tested with a blower door and found to exhibit no more than: 1. 6.0 air changes per hour[f], ~~or~~ and ~~2. 5.0 air changes per hour[f] when used with Conservation Measure E, and~~ 2. Performance tested duct systems[b]
	6	**Ducted HVAC systems within conditioned space:** (Cannot be used with Conservation Measure B or C) All ducts and air handler are contained within building envelope[i]
Conservation Measure (Select One)	A	**High efficiency HVAC system:** Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0
	B	**Ducted HVAC systems within conditioned space:** All ducts and air handler are contained within building envelope[i]
	C	**Ductless heat pump:** Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistant heat is allowed in a PTHP
	D	**High efficiency water heating & lighting:** Natural gas/propane, on-demand water heating with min EF of 0.80, or heat pump water heater with min EF of 1.8 (northern climate) and a minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N1107.2[c]
	E	**Energy management device & duct sealing:** Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systems[b], and A minimum 75 percent of permanently installed lighting fixtures as high-efficacy lamps.
	F	**Solar photovoltaic:** Minimum 1 watt/sq ft conditioned floor space[g]
	G	**Solar water heating:** Minimum of 40 ft^2 of gross collector area[h]

For SI: 1 square foot = 0.093 m^2, 1 watt per square foot = 10.8 W/m^2.

a. Furnaces located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. Documentation of Performance Tested Ductwork shall be submitted to the building official upon completion of work. This work shall be performed by a ~~contractor~~ technician certified by the ~~Oregon Department of Energy's (ODOE) Residential Energy Tax Credit program and~~ Performance Tested Comfort Systems (PTCS) program administered by the Bonneville Power Administration (BPA) ,documentation shall be provided that work demonstrates conformance to ~~ODOE~~ PTCS duct performance standards.

c. Section N1 107.2requires 50 percent of permanently installed lighting fixtures to contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N1 107.2 requirement.

d. A = advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.

e. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

f. Building tightness test shall be conducted with a blower door depressurizing the dwelling 50 Pascal's from ambient conditions. Documentation of blower door test shall be submitted to the Building Official upon completion of work.

g. Solar electric system size shall include documentation indicating that Total Solar Resource Fraction is not less than 75 percent.

h. Solar water heating panels shall be Solar Rating and Certification Corporation (SRCC) Standard OG-300 certified and labeled. with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.

i. A total of 5 percent of an HVAC systems ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code.

NEW CODE REQUIREMENT FOR EXTERIOR WALL ENVELOPE

☒ To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier (wrb) as required in R703.2, a minimum 1/8" (3mm) space between the wrb and the exterior veneer, and integrated flashings as required in R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board.

The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a mean of draining water that enters the assembly to the exterior.

In lieu of providing the 1/8" space between your exterior veneer and the (wrb), you may use one of the following exceptions.

☐ 1.) A space is not required where the exterior veneer is installed over a water-resistive barrier complying with section R703.2 which is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards.

☐ 2.) A space is not required where window sills are equipped with pan flashings which drain to the exterior surface of the veneer in a through wall fashion. All pan flashings shall be detailed within the construction documents and shall be of either a self-adhering membrane complying with AAMA 711-07 o of an approved corrosion-resistant material or a combination thereof.

☐ 3.) A space is not required where the exterior veneer is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards and is installed over a water resistive barrier complying with section R703.2.

☐ 4.) A space is not required where the exterior veneer is matching an existing exterior finish as in additions, alterations or repairs.

If you choose item #2, additional details of the pan flashing must be provided for review.

Building Department
City of Cannon Beach
PO Box 368, Cannon Beach, OR 97110
(503) 436-2045

Contractor's Certification – Moisture Content

NOTE: This form is to be kept by the Contractor and must be completed prior to the insulation inspection. The form may be left on site for the Building Inspector or submitted to the Building Department prior to scheduling a framing inspection.

Building Permit No: _____

Project Address: _____

In accordance with ORSC Section R109.1.4.1, the general contractor must notify the Building Official, in writing, that the moisture content does not exceed 19 percent.

ORSC R109.1.4.1 Moisture Content. After the framing inspection and prior to the installation of interior finishes, the building official shall be notified in writing by the general contractor that all moisture-sensitive wood framing members used in construction have a moisture content of not more than 19 percent of the weight of dry wood framing members.

I certify that the referenced project is in full compliance with the code requirement(s) specified.

Signed: _____ Date: _____
General Contractor

Print Name: _____ Phone: _____

Address: _____ CCB No.: _____

Building Department
City of Cannon Beach
PO Box 368, Cannon Beach, OR 97110
(503) 436-2045

Contractor's Certification of High-Efficiency Interior Lighting Systems

NOTE: This form is to be kept by the Contractor and must be completed prior to the issuance of a Certificate of Occupancy. The form may be left on site for the Building Inspector or submitted to the Building Department prior to scheduling a final inspection.

Building Permit No: _____

Project Address: _____

In accordance with ORSC Section N1107.2 and/or Table N1101.1(2), the owner, owner's authorized agent, or the general contractor must notify the Building Official, in writing, that one of the code requirements specified below have been met.

ORSC N1107.2 High-Efficiency Interior Lighting Systems. A minimum of fifty (50) percent of the permanently installed lighting fixtures shall be installed with compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt. Screw-in compact fluorescent lamps comply with this requirement.

This project was equipped with minimum 50% high-efficiency lighting systems.

☐ Additional Measure Item {#4 #5 #7} was utilized in accordance with Table N1101.1(2); therefore, 75% high efficiency lighting systems were mandated and appropriately installed. (Please circle one).

☐ *I certify that the referenced project is in full compliance with the code requirement(s) specified.*

Signed: _____ Date: _____
Owner General Contractor Authorized Agent

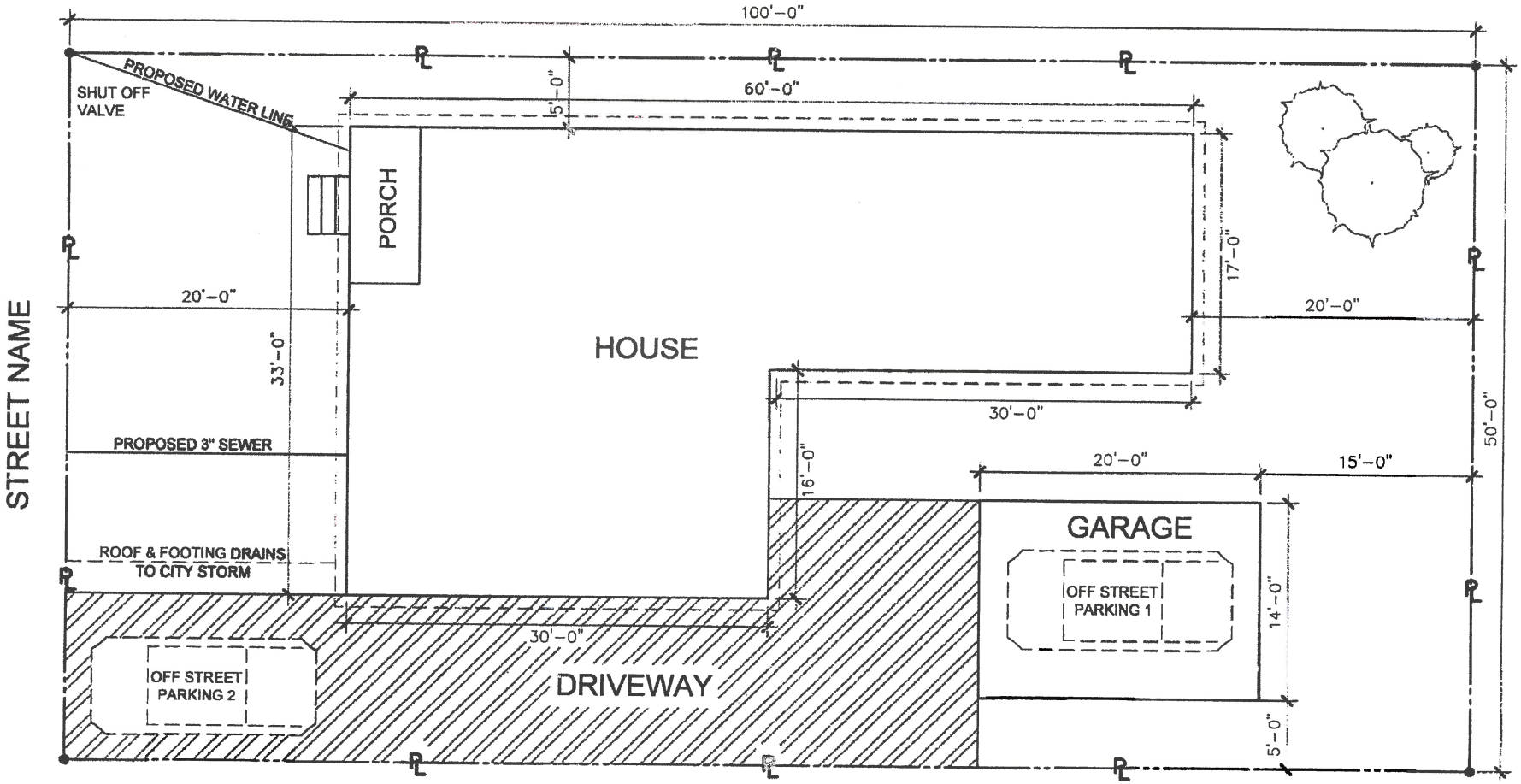
Print Name: _____ Phone: _____

Address: _____ CCB No.: _____

CITY OF CANNON BEACH

PLOT PLAN TO INCLUDE

1 SUBMIT COPY OF CURRENT SURVEY 1/1/1986 OR LETTER TO VERIFY VALIDITY
2. DIMENSIONS BASED UPON RECORDED SURVEY
3. SCALE USED AND NORTH ARROW
4. FOOTPRINT OF EXISTING AND PROPOSED STRUCTURES (INCLUDING DECKS AND PORCHES)
5. SETBACKS FROM ALL PROPERTY LINES AND STRUCTURES
6. LOT SIZE / DIMENSIONS
7. WETLANDS AND STREAM LOCATIONS
8. LOT COVERAGE & F.A.R. SEE ATTACHED WORKSHEETS (INCLUDING ALL STRUCTURES, DRIVEWAYS, DECKS, PORCHES, SIDE WALKS, PAVED AREA AND GRAVELED AREA ETC...) MAX 50%
9. DRIVEWAY ACCESS
10. OFF STREET PARKING LOCATIONS MIN. (2) PER DWELLING UNIT 9'-0" X 18'-0"REQUIRED FOR 1 AND 2 FAMILY DWELLINGS
11. EASEMENT, SHOW EXISTING AND PROPOSED
12. SHOW AND LABEL ALL ABUTTING STREETS TO PROPERTY
13. ROOF AND FOOTING DRAINAGE LOCATIONS (I.E. CITY STORM DRAIN, STREAM, DRYWELL, PERCOLATION SYSTEM ETC...)
14. WATER SERVICE, EXISTING AND PROPOSED LOCATION
15. SEWER, EXISTING AND PROPOSED LOCATION
16. EROSION CONTROL METHOD
17. CONTOUR ELEVATIONS LINES @ 2'-0" INTERVALS
18. SHOW LOCATION OF TREES PROPOSED FOR REMOVAL



SAMPLE PLOT PLAN

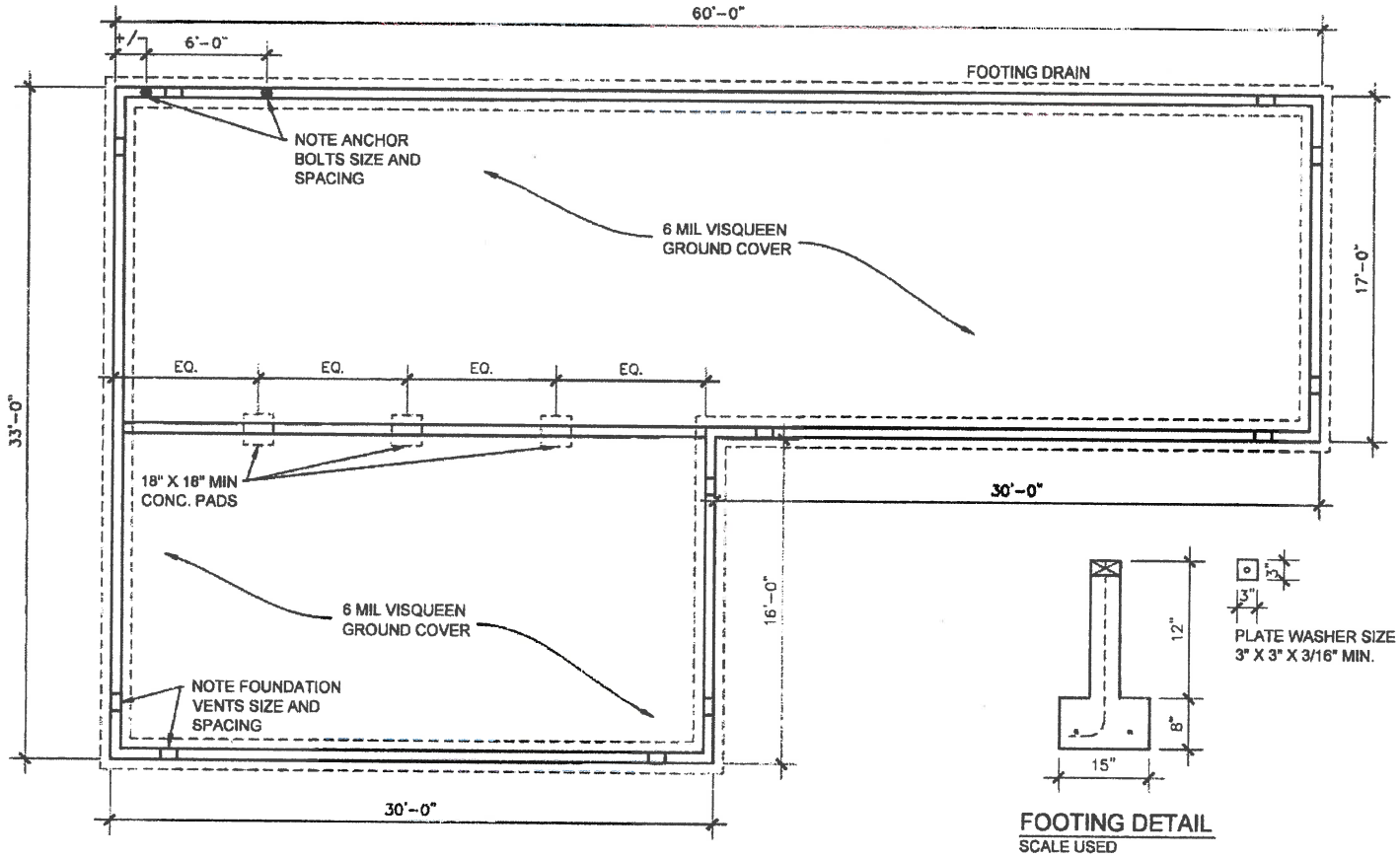
NOTE:
DRAWINGS ARE FOR INFORMATIONAL USE ONLY. ADDITIONAL REQUIREMENTS MAY APPLY. DRAWINGS DO

CITY OF CANNON BEACH

BUILDING FOUNDATION PLAN TO INCLUDE

1. SCALE USED
2. EXISTING AND PROPOSED STRUCTURES
3. INDICATE LOCATION AND SIZE OF FOOTINGS OR PADS
4. SHOW LOCATION AND SIZE OF POSTS, GIRDERS, AND CONNECTORS
5. SHOW ACCESS LOCATION
6. INDICATE FOOTING DRAIN LOCATION
7. SHOW VERTICAL AND HORIZONTAL REBAR REINFORCEMENT CROSS SECTION
8. INDICATE SIZE AND SPACING OF ANCHOR BOLTS. 1 AND 2 STORY: 6'-0" O.C. 3 STORY: 4'-0" O.C.

NOTE:
DRAWINGS ARE FOR INFORMATIONAL USE ONLY. ADDITIONAL REQUIREMENTS MAY APPLY. DRAWINGS DO NOT SPECIFY OR VERIFY DIRECT CODE COMPLIANCE



FOOTING DETAIL
SCALE USED

SAMPLE FOUNDATION FLOOR PLAN

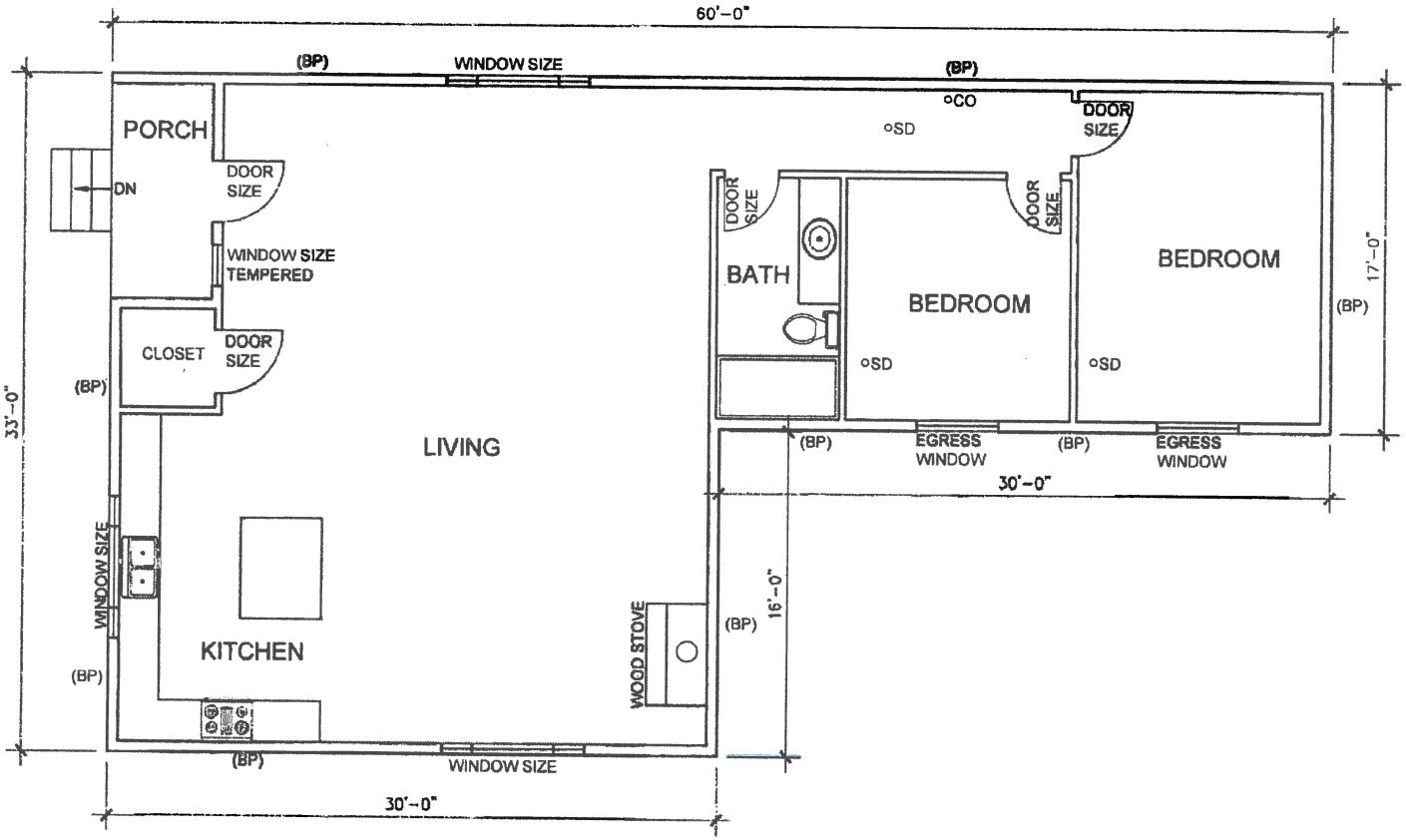
SCALE USED

CITY OF CANNON BEACH

BUILDING FLOOR PLAN TO INCLUDE

1. SCALE USED
2. EXISTING AND PROPOSED STRUCTURES
3. SHOW FLOOR PLAN OF EACH LEVEL, INCLUDING LOFTS, BASEMENTS OR MEZZANINES
4. INDICATE SIZE OF ROOMS AND TOTAL BUILDING AREA
5. LABEL ROOMS
6. SHOW AND LABEL ALL DOOR, WINDOW AND SKYLIGHT SIZES
7. INDICATE STAIRS
8. INDICATE LOCATION OF HEATING SYSTEMS, FIREPLACES, PLUMBING FIXTURES AND HOUSEHOLD APPLIANCES
9. SHOW ATTIC AND CRAWL SPACE LOCATIONS
10. SHOW CONSTRUCTION DETAILS AND BRACE PANELS: BRACE PANELS (BP) ALTERNATIVE BRACE PANELS (ABP) PORTAL FRAMES (PF) MUST START WITHIN 8'-0" OF BUILDING CORNERS AND AT 25'-0" MAX. O.C. UNLESS ENGINEER PLANS ARE SUBMITTED FOR NON-PRESCRIPTED PATHS
11. INDICATE ALL WINDOWS TO BE TEMPERED
12. INDICATE LOCATIONS OF SMOKE AND CARBON MONOXIDE DETECTORS

NOTE:
DRAWINGS ARE FOR INFORMATIONAL USE ONLY. ADDITIONAL REQUIREMENTS MAY APPLY. DRAWINGS DO NOT SPECIFY OR VERIFY DIRECT CODE COMPLIANCE



SAMPLE BUILDING FLOOR PLAN

SCALE USED

CITY OF CANNON BEACH

BUILDING CROSS SECTIONS TO INCLUDE

1. SCALE USED
2. EXISTING AND PROPOSED STRUCTURES
3. SHOW SIZE AND SPACING OF ALL FRAMING MEMBERS
4. INDICATE TYPE AND THICKNESS OF ALL FLOOR, WALL, ROOF PITCH, AND ROOF SHEATHING.
5. INDICATE FINISH MATERIALS.
6. SHOW BEARING PARTITIONS AND FOUNDATION FOOTING AND/OR PIER PADS
7. INDICATE FINISH GRADE
8. INDICATE FINISH FLOOR, CEILING AND ROOF HEIGHT
9. INDICATE ROOF SLOPE
9. INDICATE AREAS TO BE EXCAVATED
10. SPECIFY REINFORCING STEEL IN FOUNDATION OR RETAINING WALLS
11. INDICATE FINISH FLOOR IN RELATION TO RETAINING WALLS
12. INDICATE SLOPES AND FILL SLOPES AND SPECIFY HEIGHT OR DEPTH OF EACH

NOTE:
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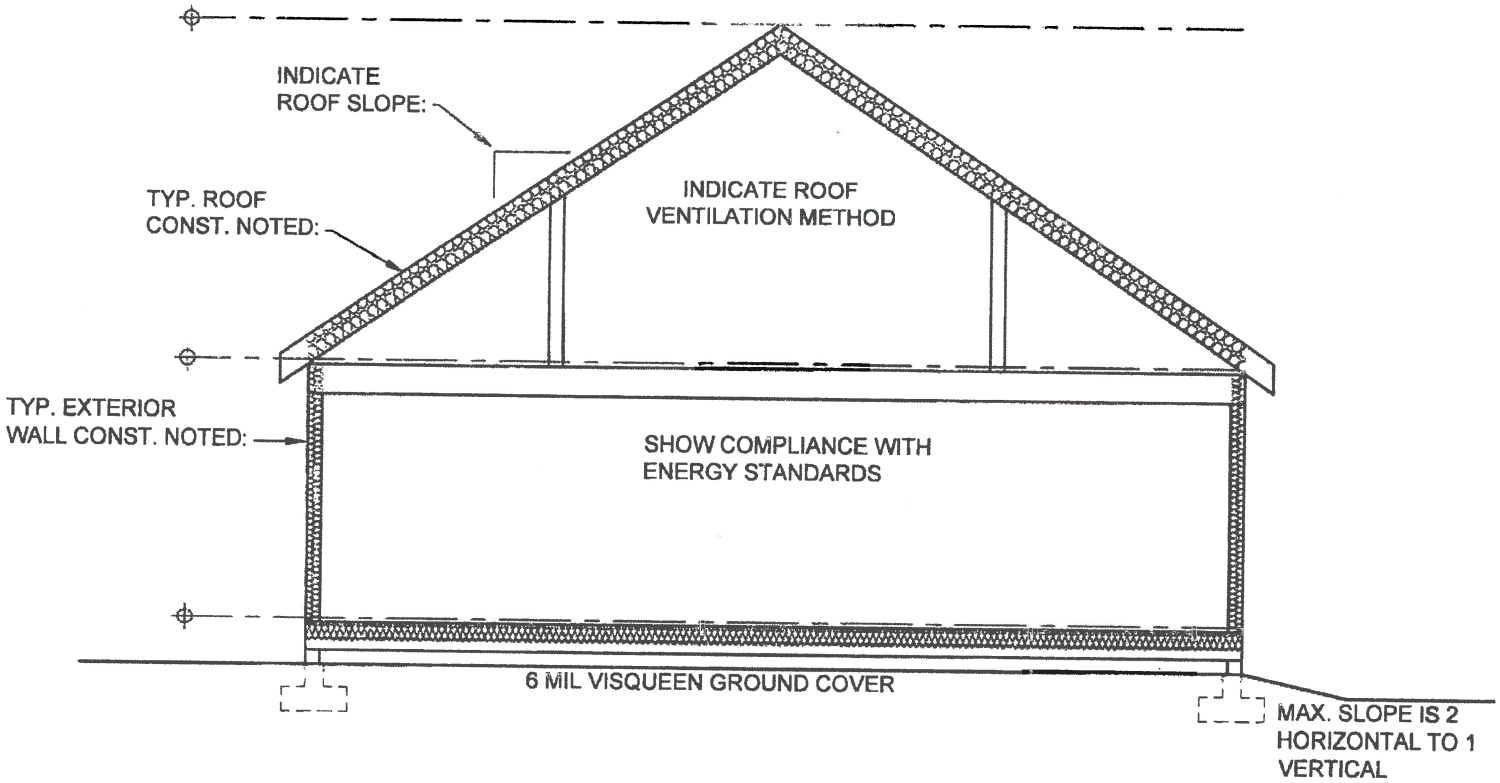

SAMPLE BUILDING CROSS SECTION

SCALE USED

CITY OF CANNON BEACH

EXTERIOR ELEVATION TO INCLUDE

1. SCALE USED
2. EXISTING AND PROPOSED STRUCTURES
3. INDICATE FLOOR, CEILING AND OVERALL HEIGHT
4. INDICATE ROOF SLOPE
5. SHOW FINISH MATERIAL
6. INDICATE DOOR AND WINDOW SIZES
7. MAX HEIGHTS: SEE ZONING CODE TITLE 17

NOTE:
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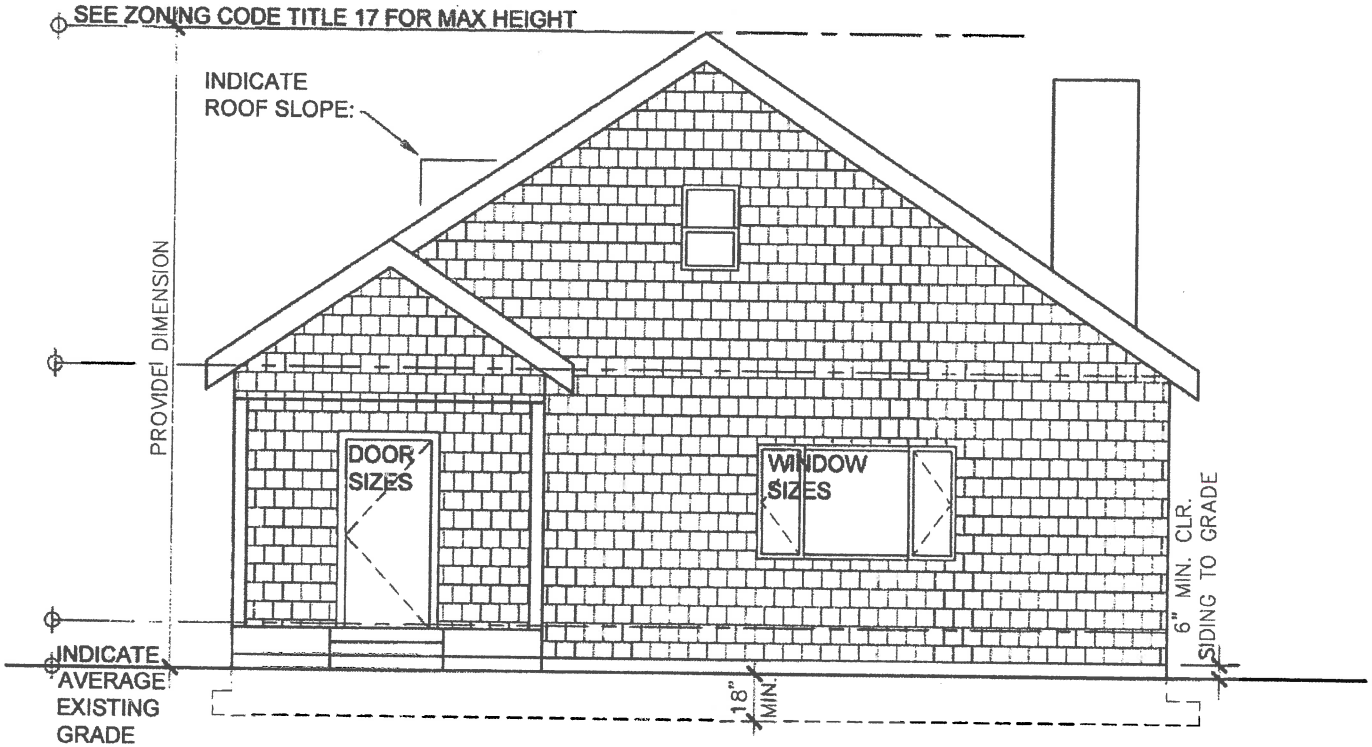
ADDITIONAL REQUIREMENTS MAY APPLY. DRAWINGS DO NOT SPECIFY OR VERIFY DIRECT CODE COMPLIANCE



SAMPLE EXTERIOR ELEVATION

SCALE USED

ADDITIONAL DEPARTMENTAL AND AGENCY PLAN REVIEW AND APPROVAL

1. Job Site Information

Job Site Address: Tolovana Park Block 1 Lot 13 Map and Tax Lot: 5N 10W 31AA 600

Owner/Agent: Stan and Rebecca Roberts Phone: 206-465-4220

Owner/Agent's Address: 925 Lake Street South, Apt. 201, Kirkland, WA 98057

Proposed Development/Construction: Single Family Dwelling, a Portion of Nenana Avenue, and a Driveway

2. Land Use/Planning Department (Phone: 503-436-8040) Zone: RL

Overlay Zones:

Flood Plain: Yes ( ) No (X)

Geologic Hazard: Yes (X) No ( ) Report: CB 17.50 Reports by: R. Warren Krager, CEG; Troy Hull, GE; Don Rondema, GE; Eric Watson, SE; Jason Morgan, CE

Wetlands: Yes ( ) No (X) Delineation: ____

Stream Corridor: Yes ( ) No (X) Delineation: ____

Oceanfront: Yes ( ) No (X) Requirements: ____

Underground Utilities Required: Yes ( ) No ( ) Requirements: ____

Land Use Approvals (Conditional Use, Variance, etc.)

Build area consistent with CB 17.10.040 setbacks. FAR 3,000 square feet for lots between 5,000 and 6,000 square feet.

Per CB Code 17.82.020.A. This lot was held in single ownership recorded in the office of the county clerk on or before June 19, 1979.

Signature: ____ Title: ____ Date: ____

3. Public Works (Phone: 503-436-8062)

See attached Department of Public Works Development Plan Review form.

Existing Services: Yes ( ) No (X)

Underground Utilities Required: Yes (X) No ( ) Requirements: ____

Comments: ____

Signature: ____ Title: ____ Date: ____

4. Fire Department Access and Water Supply Requirements (Phone: 503-436-2949)

Apparatus Access Road Requirements Met:

20' Width X Yes ___ No Comments ____

150' Length X Yes ___ No Comments ____

10% Grade X Yes ___ No Comments ____

13'6" Clear Height X Yes ___ No Comments ____

Hydrant Distance to street frontage of structure ____ Feet Comments ____

Fire Flow at Hydrant: ____ GPM Comments: ____

Fire Department Connection Location Approved: X Yes ___ No Comments (2) Dry Standpipes: (1) At the House Intersection with Nenana Avenue and; (2) at the Nenana Avenue Intersection with Hemlock Street.

Alternate to Access and/or Water Supply Not Being Met:

NFPA X Sprinkler System Required: Yes (X) No ( ) N/A ( )

Additional Fire Protection Requirements: Yes (X) No ( )

Comments: ____

Signature: ____ Title: ____ Date: ____

NOTE: The Building Official (Phone: 503-436-8046) will review and issue the building permit.