Moon-Shell Cottage

Request for Variance

Our goal is to hold on to as much of the structure, character and history of the cottage as possible, while upgrading the living spaces to today's standards. The current cottage siting is not in conformance with today's setbacks so we request that the current siting be allowed with no new modifications in the setback area. We also intend the new second story be set back 30' from the property line so that it impacts the neighbors western view as little as possible.

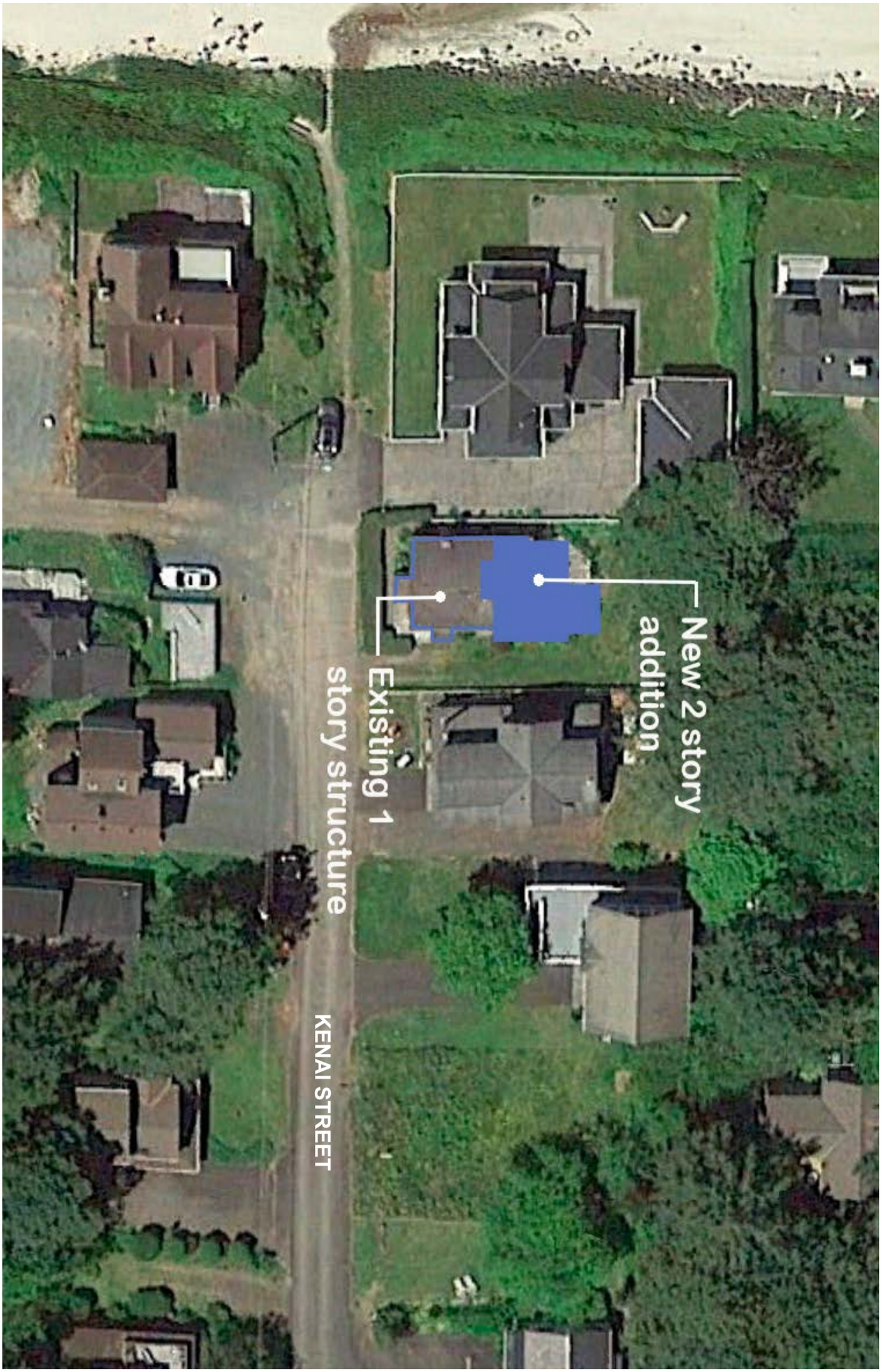
Sheet No.	Title
2	Variance Request Application
3	Arial View
4	Site Survey
5	Proposed Site Plan
6	Existing Plan & Proposed 1st Fl. Plan
7	Proposed 2nd Fl. Plan & Roof Plan
8	Elevations
9	Rendering View from Kenai St.
10	Rendering View from Backyard
11	View Study from Adjacent 2nd Story
12	FAR & Lot Coverage Worksheets

DESIGNED BY: 5 CREATIVE

PROJECT:
MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

SHEET NO. 1
December 29, 2017

PROJECT INTRODUCTION



SHEET NO. 3
December 29, 2017

ARIAL VIEW

PROJECT:

MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

DESIGNED BY:

5 CREATIVE

BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS (202) AND (203) BEARS NORTH 26°32'17" WEST, THE CALCULATED RECORD VALUE PER MAP B-10484, TILLAMOOK COUNTY SURVEY RECORDS.

NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF THE EXISTING BUILDINGS RELATIVE TO THE SUBJECT BOUNDARIES.
THE BOUNDARIES SHOWN HEREON WERE LAID OUT AT RECORD VALUES FROM MONUMENT (202). PER MAP B-10484, CLATSOP COUNTY SURVEY RECORDS.

MONUMENT NOTES

(201) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB INC" FLUSH IN GROUND, IN CALCULATED POSITION. SEE MAP B-10484, CLATSOP COUNTY SURVEY RECORDS.

(202) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB ASSOC INC" FLUSH IN GROUND, HELD FOR CONTROL AND BASIS OF BEARING. SEE MAP B-10484, CLATSOP COUNTY SURVEY RECORDS.

(203) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB INC" FLUSH IN GROUND. HELD FOR BASIS OF BEARING. SEE MAP B-10085, CLATSOP COUNTY SURVEY RECORDS.

(204) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB ASSOC INC" FLUSH IN GROUND. POSITION NOT MEASURED ON THIS SURVEY DUE TO FENCE AND TREE LOCATION. SEE MAP B-10484, CLATSOP COUNTY SURVEY RECORDS.

LEGEND

◉ INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.

● INDICATES MONUMENT FOUND AS NOTED HEREON.

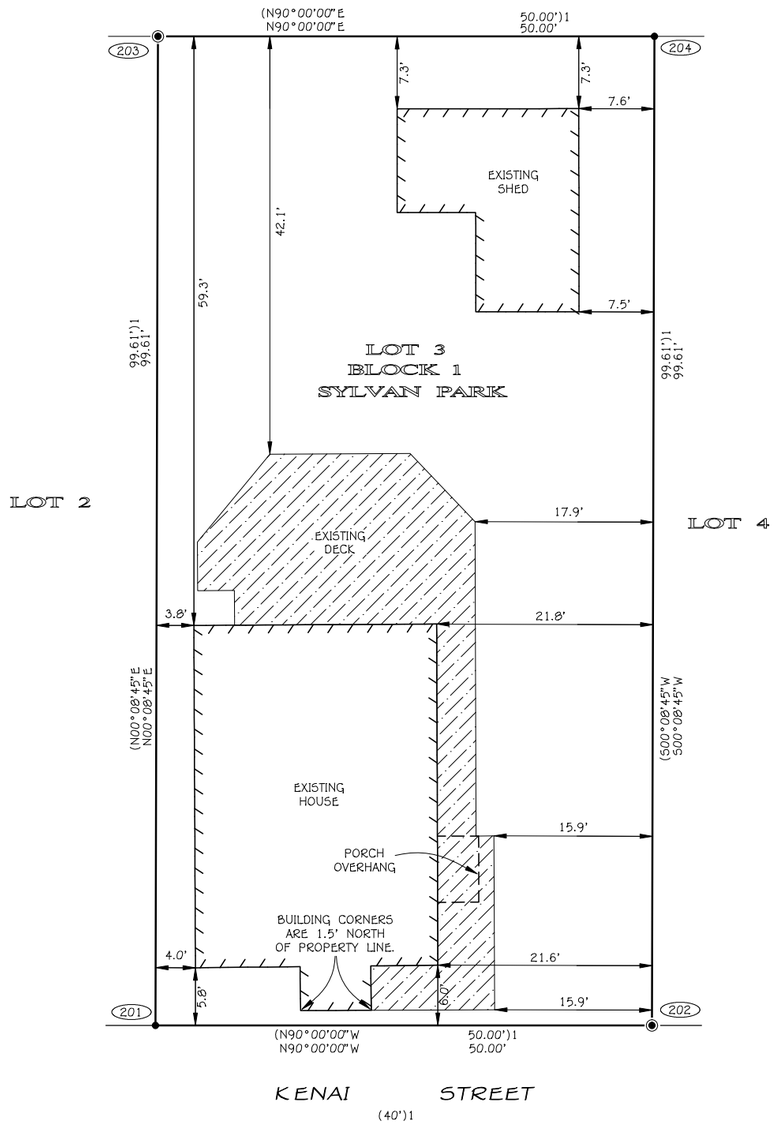
( )1 INDICATES RECORD VALUE PER MAP B-10484, CLATSOP COUNTY SURVEY RECORDS.

NO ( ) INDICATES MEASURED VALUE.

ONION PEAK DESIGN
PO BOX 326
NEHALEM, OR 97131
(503) 368-6102
FAX (503) 368-6102

"KENAI" #A2017
ADAM517110-EX.DWG

N



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Enick M White
OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWS 6/30/2018

BUILDING LOCATION MAP FOR:

JAMES D. ADAMS

LOT 3
BLOCK 1
SYLVAN PARK
NW 1/4, SECTION 6, T4N, R10W, W.M.
CLATSOP COUNTY
OCTOBER 31, 2017

DESIGNED BY:

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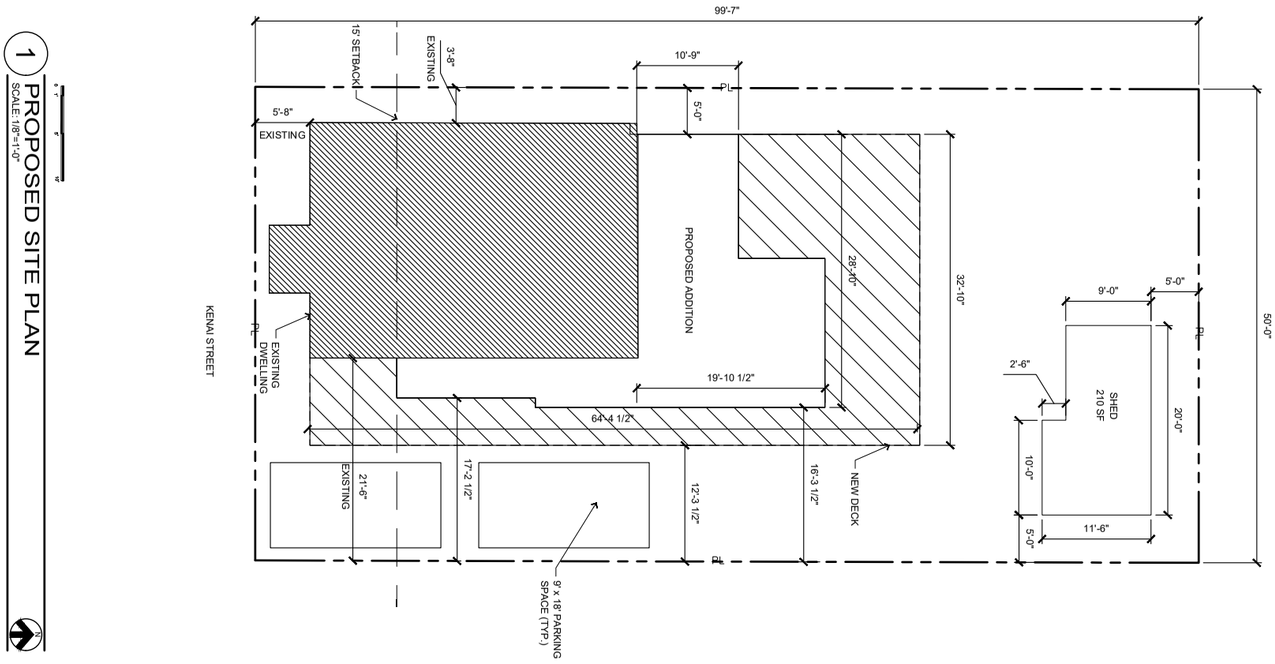
PROJECT:
MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

SHEET NO. 4
December 29, 2017

SITE SURVEY



SHEET NO. 5
December 29, 2017

PROPOSED SITE PLAN

PROJECT:

MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

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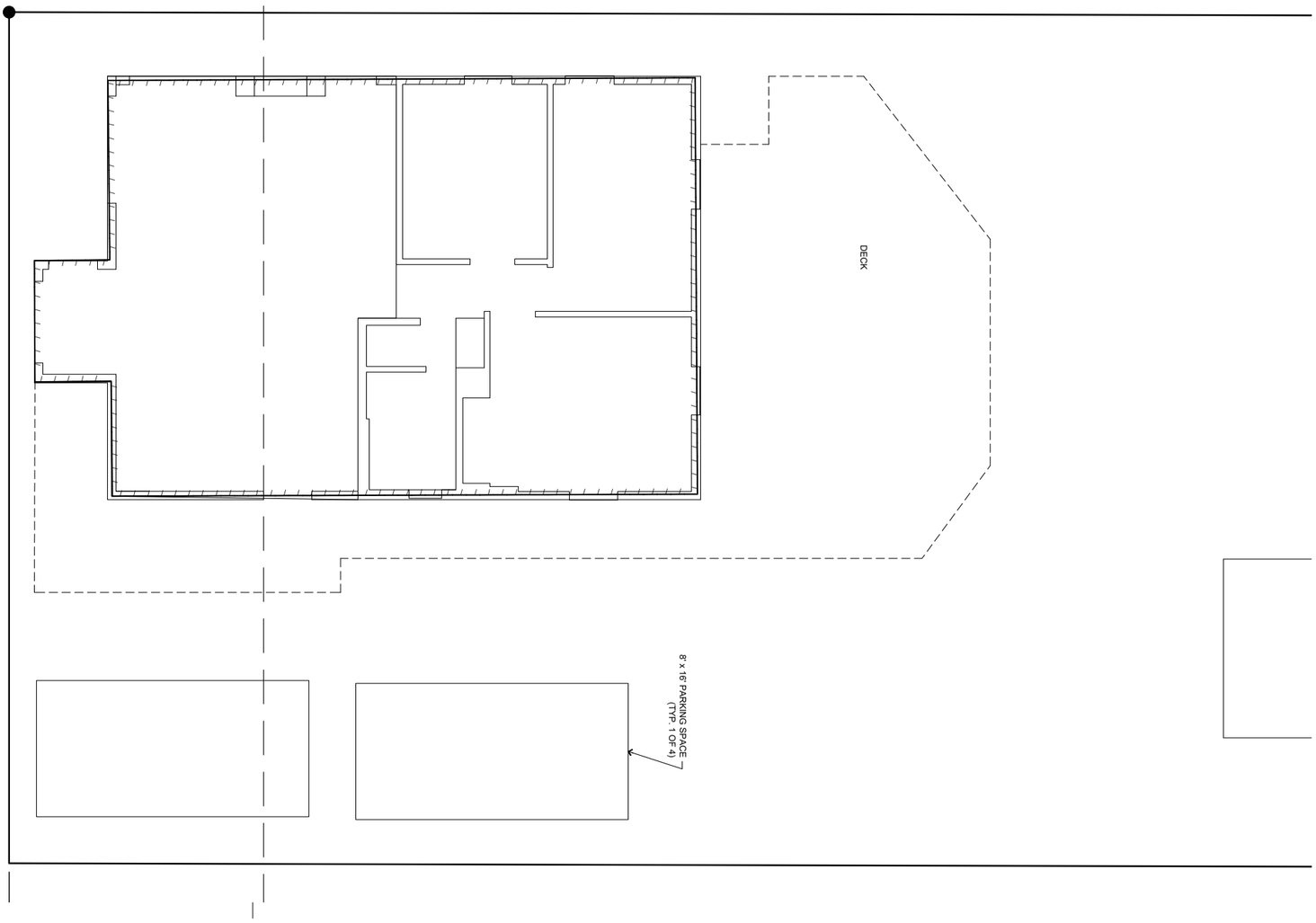
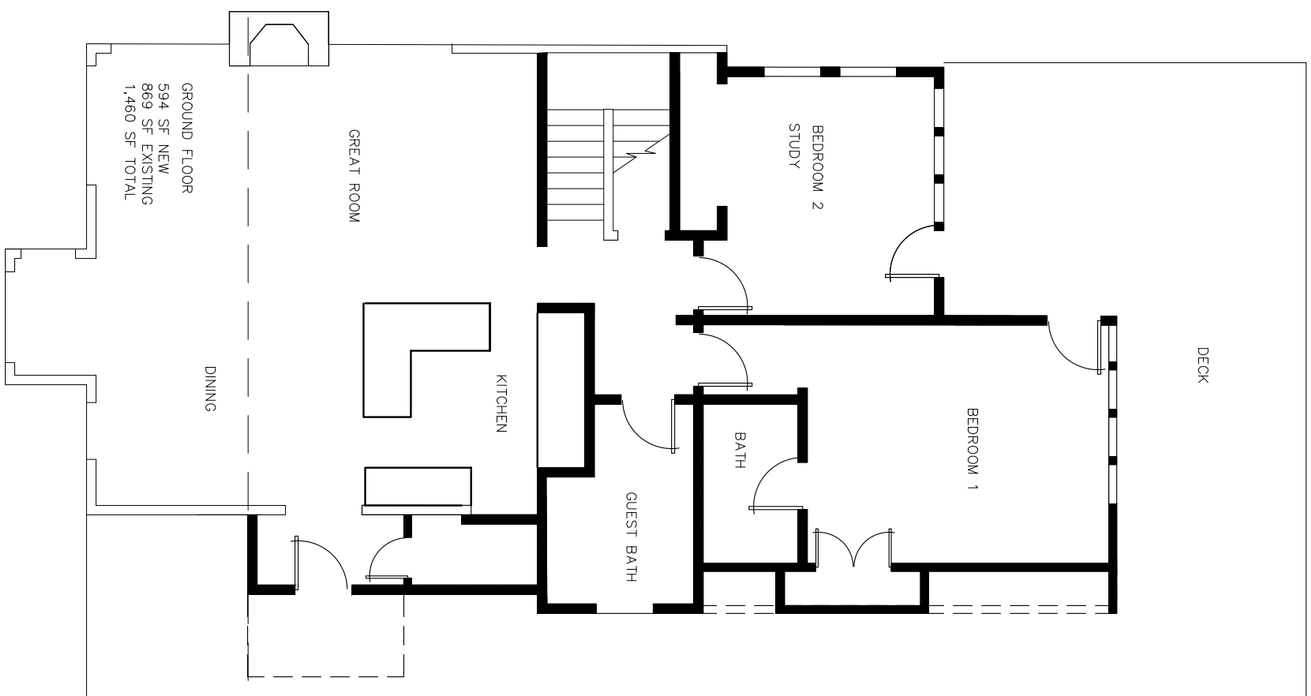
XX CURRENT PLAN
SCALE: 1/4"=1'-0"



XX 1ST FLOOR - PROPOSED
SCALE: 1/4"=1'-0"



KEYNOTES:
(KN-01) TEST OF THE KEYNOTE SY

SHEET NO. 6
December 29, 2017

EXISTING PLAN & PROPOSED 1ST FL. PLAN

PROJECT:

MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

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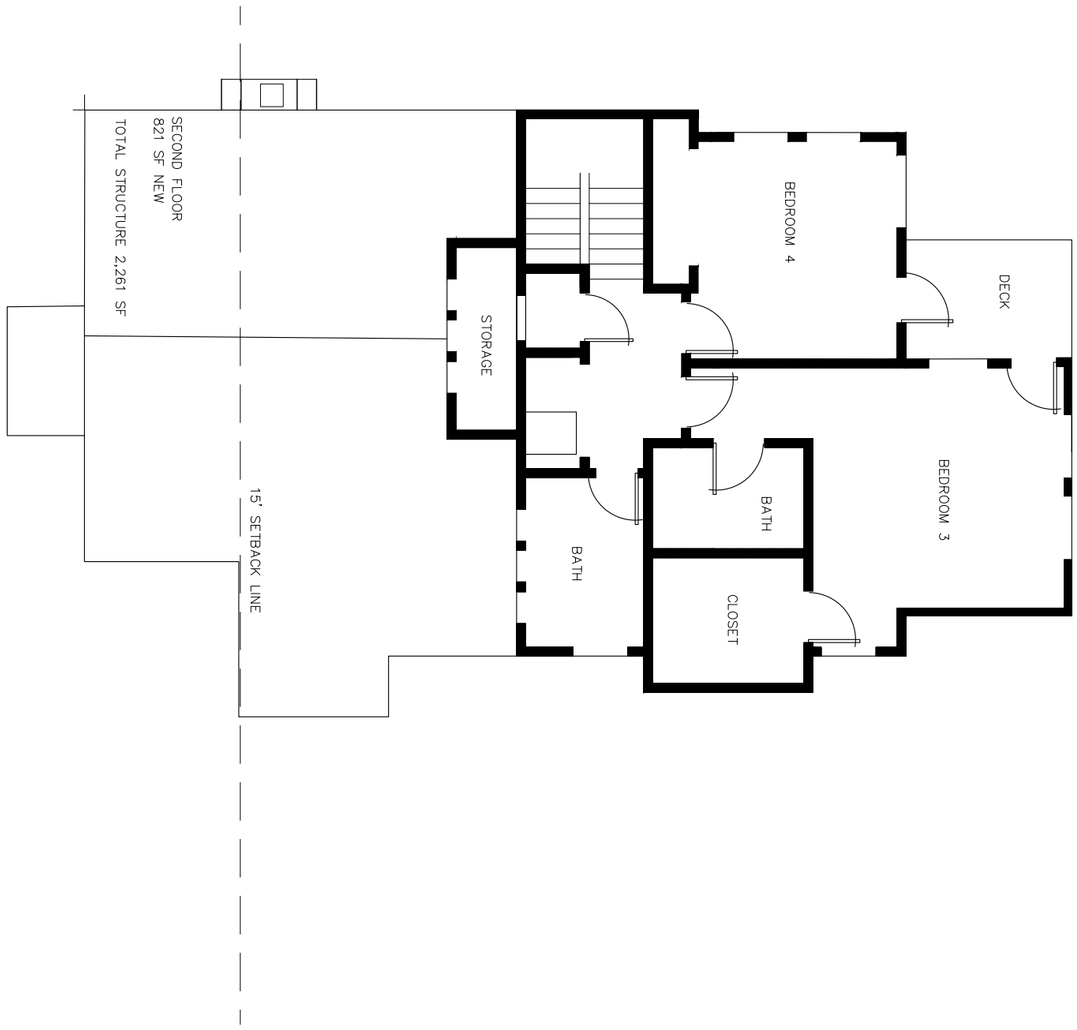
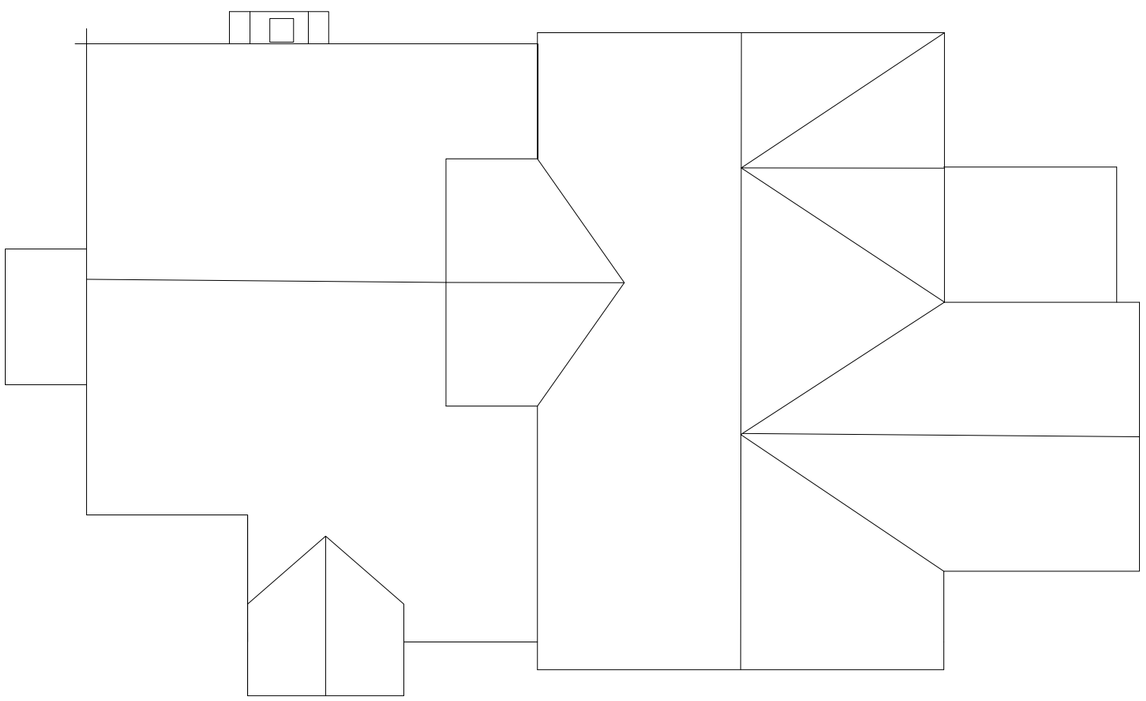
XX PROPOSED PLAN - 2ND FLOOR
SCALE: 1/4"=1'-0"



XX PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



SHEET NO. 7
December 29, 2017

PROPOSED 2ND FL. PLAN & ROOF PLAN

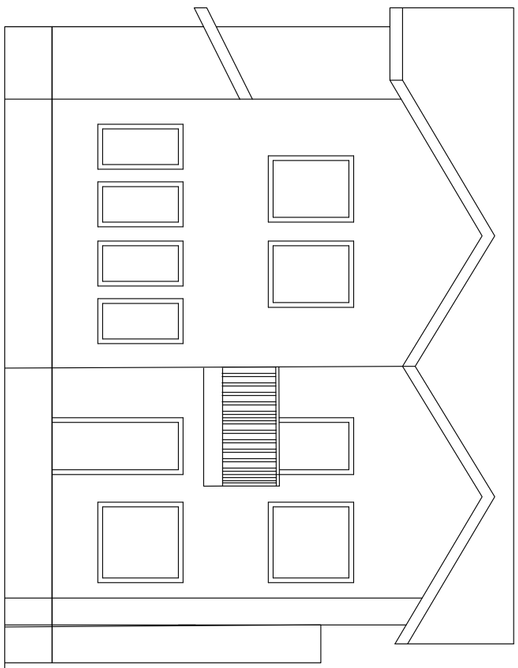
PROJECT:

MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

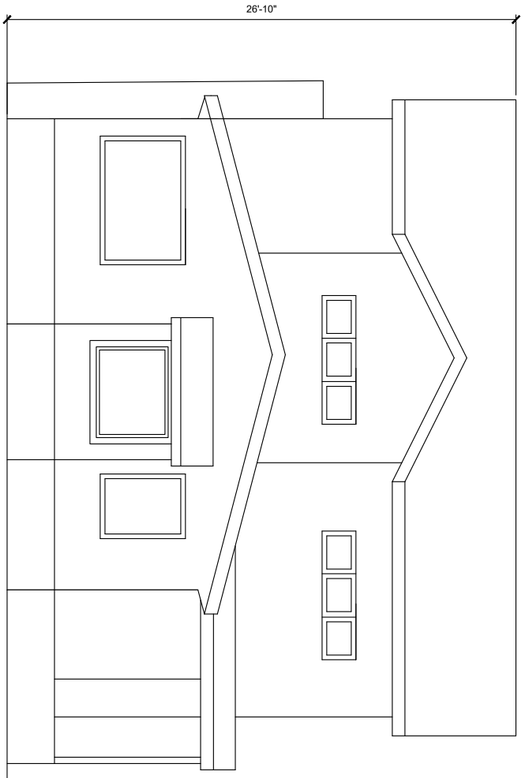
DESIGNED BY:

CREATIVE 5

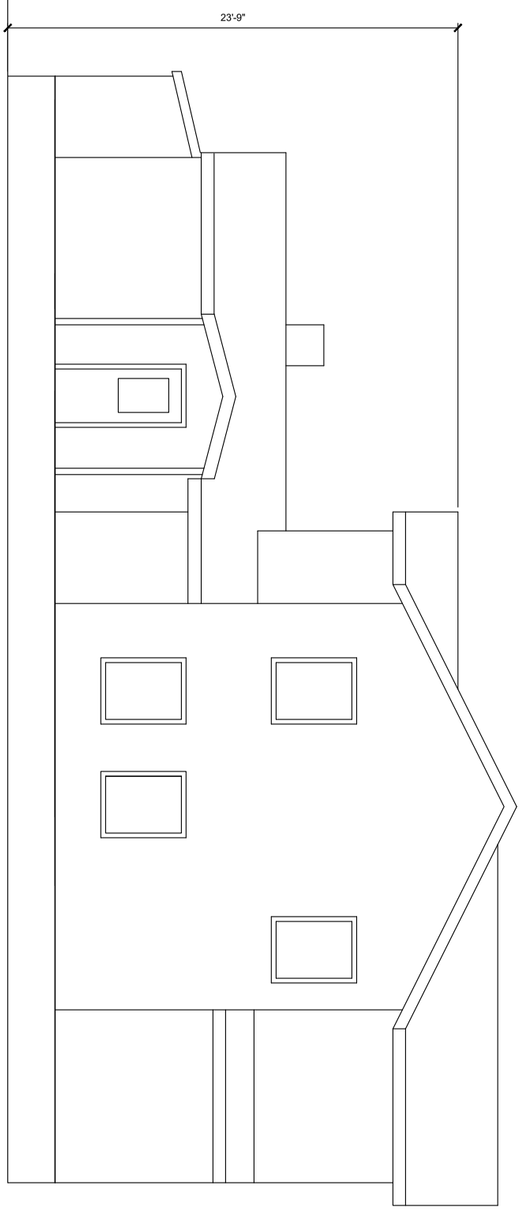
3 ELEVATION - NORTH
SCALE: 1/4"=1'-0"



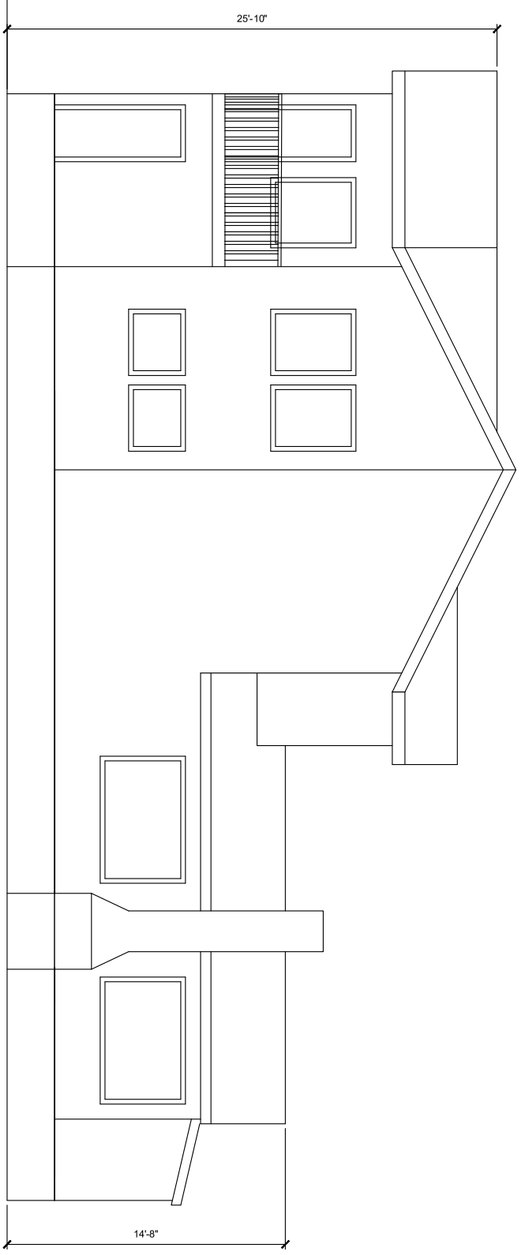
1 ELEVATION - SOUTH
SCALE: 1/4"=1'-0"



4 ELEVATION - EAST
SCALE: 1/4"=1'-0"



2 ELEVATION - WEST
SCALE: 1/4"=1'-0"



SHEET NO. 8
December 29, 2017

ELEVATIONS

PROJECT:

MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

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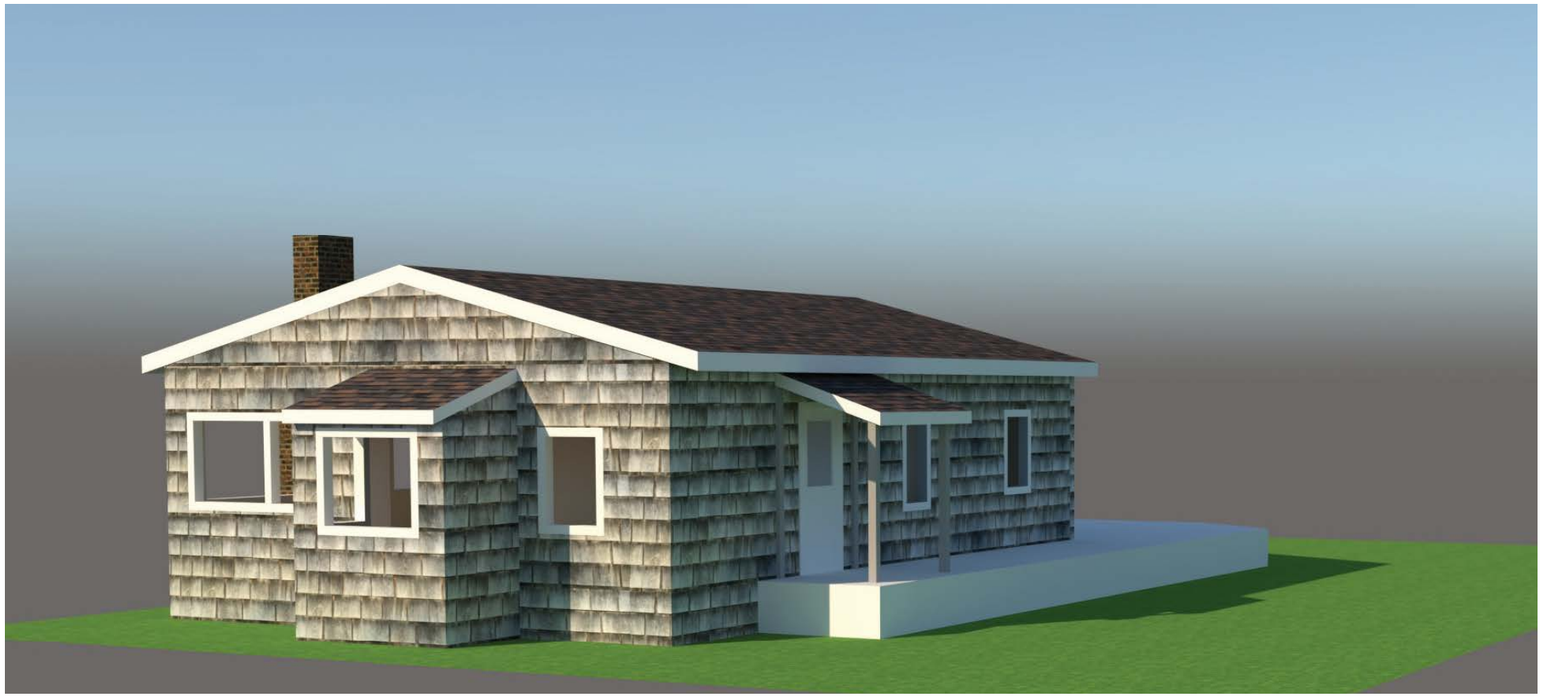


EXISTING - VIEW FROM W. KENAI ST.

PROPOSED - VIEW FROM W. KENAI ST.

DESIGNED BY:

CREATIVE

PROJECT:

MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

SHEET NO. 9
December 29, 2017

RENDERING
VIEW FROM
KENAI ST.

EXISTING - VIEW FROM BACKYARD

PROPOSED - VIEW FROM BACKYARD

DESIGNED BY:

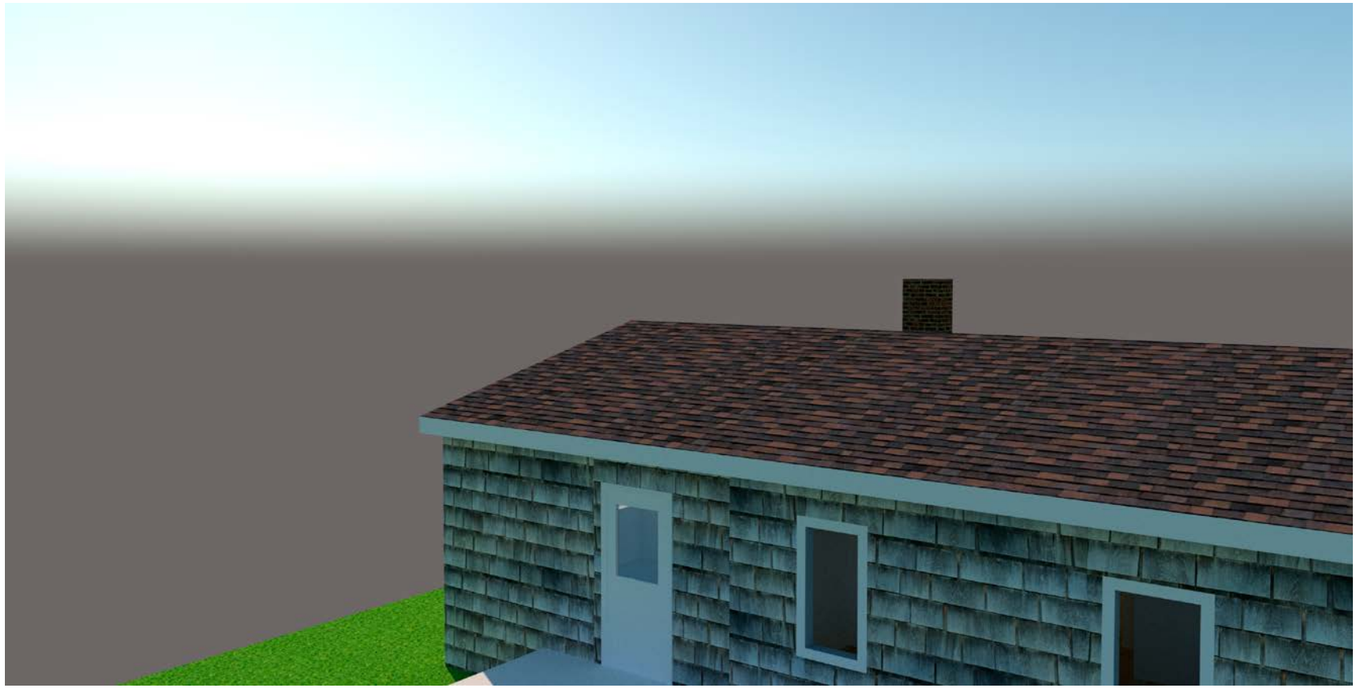
C R E A T I V E

PROJECT:

MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

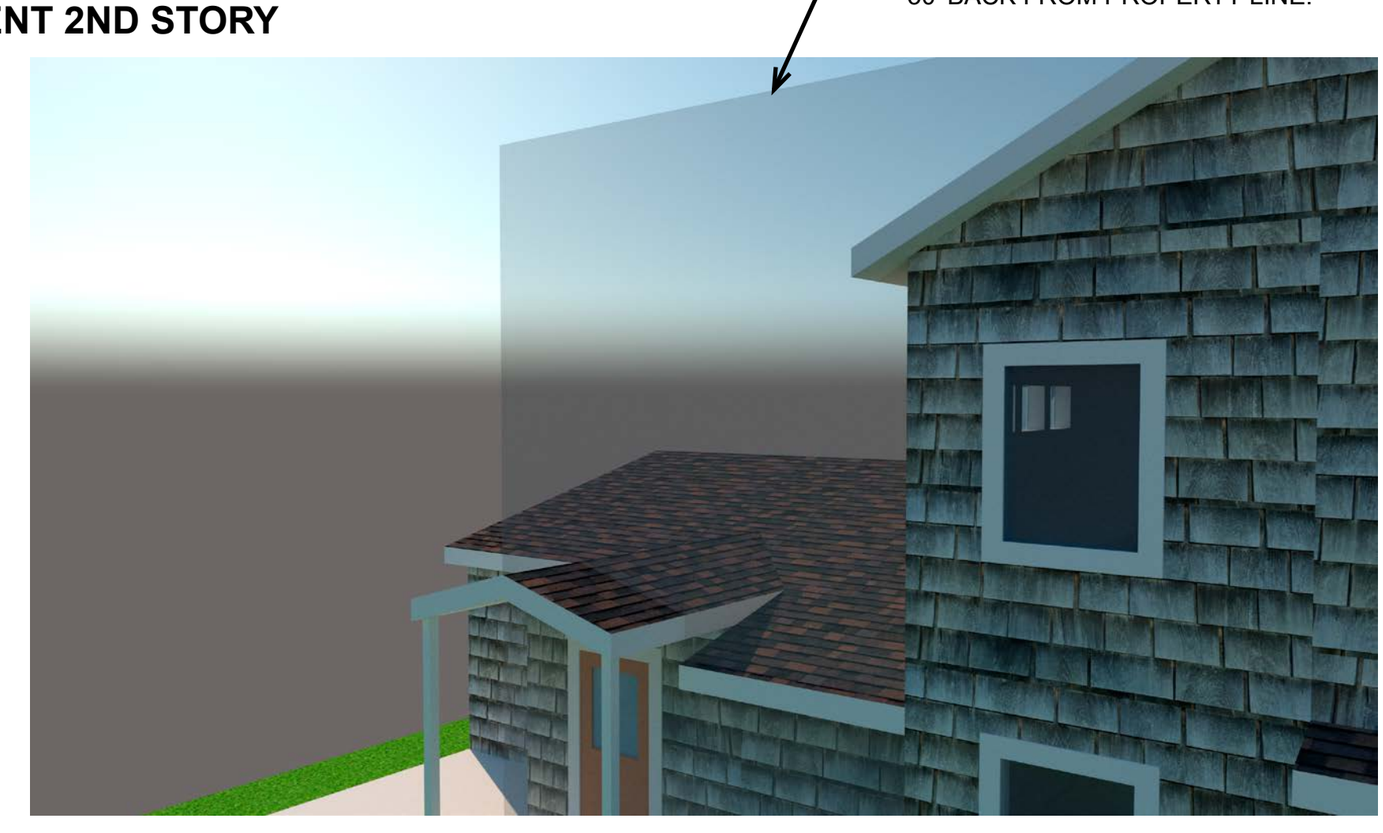
SHEET NO. 10
December 29, 2017

RENDERING
VIEW FROM BACKYARD



EXISTING - VIEW FROM ADJACENT 2ND STORY

SHADED AREA DENOTES IMPACT TO VIEW WITH CONFORMING STRUCTURE SET BACK 15' FROM PROPERTY LINE. PROPOSED ADDITION STARTS 30' BACK FROM PROPERTY LINE.



PROPOSED - VIEW FROM ADJACENT 2ND STORY

DESIGNED BY:

C R E A T I V E

PROJECT:
MOONSHELL COTTAGE ADDITION
264 W. KENAI ST.
CANNON BEACH, OREGON

SHEET NO. 11
December 29, 2017

VIEW STUDY FROM ADJACENT 2ND STORY