



# AGENDA

## DESIGN REVIEW COMMITTEE

March 7, 2019

5:30 p.m.

2<sup>nd</sup> Floor Council Chambers  
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL (welcome new Committee Members)
3. ELECTION OF OFFICERS
  - a. In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the DRC needs to elect officers for 2019. The 2018 officers were: President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Tiffany Taylor.
4. MINUTES
  - a) January 3, 2019
5. PUBLIC HEARINGS
  - 1) Design Review Request (DR18-02) by Thomas Buckingham to construct a two-story, 3,908 square foot single family residence at 2880 Mill Pond Lane (Map T8N R9W Section 9CB WM, Tax Lot 6822, Mill Pond Village #3) within the Gateway Area in the AH-MP, Attached Housing-Mill Pond Zone and within the Gateway/Civil Greenway Overlay Zone. \* At the request of the applicant, the public hearing was continued from the January 3<sup>rd</sup>, 2019 meeting to March 7, 2019  
  
Design Review Request (DR18-03) by Daren Doss, on behalf of Ryan Blum and Britta Herwig, to construct a two-story, 1,860 square foot single family residence at 2800 Mill Pond Lane (Map T8N R9W Section 9CB WM, Tax Lots 6832 and 6833) within the Gateway Area in the AH-MP, Attached Housing-Mill Pond Zone and within the Gateway/Civil Greenway Overlay Zone.
6. REPORT OF OFFICERS
7. STAFF UPDATES / STATUS REPORTS
  - a) Save the date: next meeting scheduled for Thursday, April 4, 2019 @ 5:30pm
8. PUBLIC COMMENTS (Non-Agenda Items)
9. ADJOURNMENT

**AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED  
UNDER THE TERMS OF ORS 192.630 BY CONTACTING THE COMMUNITY  
DEVELOPMENT DEPARTMENT, 503-338-5183.**

## DESIGN REVIEW COMMITTEE

Astoria City Hall

January 3, 2019

### CALL TO ORDER:

President Rickenbach called the meeting to order at 5:30 p.m.

### ROLL CALL – ITEM 2:

Commissioners Present: President Jared Rickenbach via telephone, Hilarie Phelps, and Sarah Jane Bardy.

Commissioners Excused: Vice President LJ Gunderson, Leanne Hensley

Staff Present: Planner Nancy Ferber. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

### APPROVAL OF MINUTES – ITEM 3:

President Rickenbach called for approval of the minutes of the November 1, 2018 meetings.

Commissioner Bardy moved to approve the November 1, 2018 minutes as presented; seconded by Commissioner Phelps. Motion passed unanimously.

### PUBLIC HEARINGS:

President Rickenbach explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

### ITEM 4(a):

DR18-02 Design Review Request DR18-02 by Thomas Buckingham to construct a two-story, 3,908 square foot single family residence at 2880 Mill Pond Lane (Map T8N R9W Section 9CB WM, Mill Pond Village #3) within the Gateway Area in the AH-MP, Attached Housing-Mill Pond Zone and within the Gateway/Civil Greenway Overlay Zone.

President Rickenbach announced the Applicant had requested that the public hearing be continued to a future date to March 7, 2019. He confirmed with Staff that no one in the audience wished to testify on the application.

Commissioner Bardy moved to continue Design Review DR18-02 by Thomas Buckingham to March 7, 2019 at 5:30 pm date and time certain; seconded by Commissioner Phelps. Motion passed unanimously. Ayes: President Rickenbach, Commissioners Phelps and Bardy. Nays: None.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: There were none.

### STAFF UPDATES/STATUS REPORTS – ITEM 6:

Item 6(a): Land Use Training: Thursday, Jan. 10, 2019 @ 6:00pm/City Hall Council Chambers

Item 6(b): Save the date: next meeting scheduled for Thursday, Feb. 7, 2019 @ 5:30 pm

Nancy Ferber reviewed the upcoming meetings, noting the certainty of a meeting also in March.

### PUBLIC COMMENTS (Non-Agenda Items) – ITEM 7

### ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:35 p.m.

### APPROVED:

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Community Development Director



## STAFF REPORT AND FINDINGS OF FACT

February 26, 2019

TO: Design Review Committee

FROM: Robin Scholetsky, AICP, Contract Planner, City of Astoria

SUBJECT: Design Review Request (DR 18-02) by Thomas Buckingham, Buckingham Resources, to construct a single-family dwelling at 2880 Mill Pond Lane

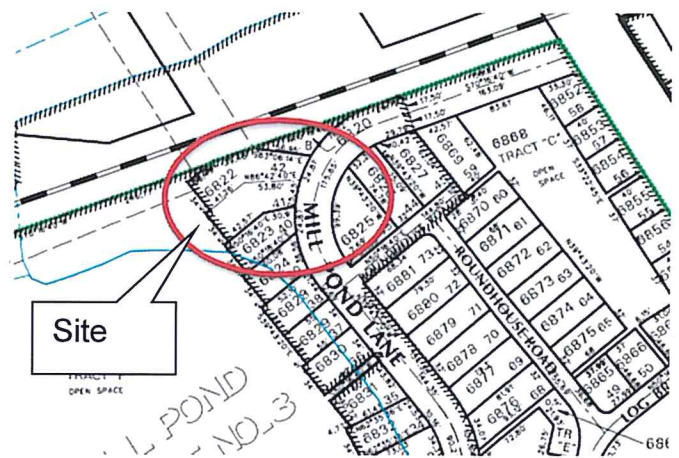
### I. BACKGROUND SUMMARY

- A. Applicant/Designer: Thomas Buckingham  
PO Box 1666  
Beaverton, Oregon 97075
- B. Owner: Ray and Brenda Grubbs  
14370 Uplands Drive  
Lake Oswego, Oregon 97034
- C. Location: 2880 Mill Pond Lane; Map T8N-R9W Section 9CB WM, Tax Lot 6822; Lots 41 and 42, Mill Pond Village 3
- D. Zone: AH-MP (Attached Housing-Mill Pond) Civic Gateway and Greenway Overlay Zones
- E. Proposal: To construct an approximate 3,903 square foot, single-family dwelling and detached garage.
- F. Prior Approval: A previous application was approved for construction of a two-story, single family dwelling in 2010 via DR 10-03. This building was never constructed.

### II. BACKGROUND

Site: The site is located on the east side of Mill Pond and is composed of two platted lots, Lot #41 and #42. The site is irregular in shape and angles to the south. The property owner received approval in January 2019 for a Lot Line Adjustment (LLA 19-01) for 2880 Mill Pond Village to combine the two platted lots into one.

The back of the site to the west abuts the open space area of Mill Pond Park. To the north, the site is adjacent to an unused railroad line with the



Astoria Riverfront Trolley. This portion of site contains a railroad easement with a width of 5 feet. The east edge (front) of the site includes a 20' wide public utility easement for the City of Astoria. The Site Plan notes proposed access via Mill Pond Lane with a driveway that extends over the public easement.

As per Astoria Development Code Section 14.065.A.1, this project is required to complete a Type III Design Review as the project does not meet the administrative review standards noted in Article 9. This project is located in an area with both the Civic Gateway and Greenway Overlay zones and therefore, both sections of the code apply for this review.

As per Section 1.030. Interpretation, if the conditions imposed by a provision of this Code are less restrictive than comparable conditions imposed by another provision of this Code or of any other Ordinance of the City, the provision which is more restrictive shall govern. Therefore, for the purposes of this Design Review, the sections of the Greenway Overlay Zone which are more restrictive are noted throughout the report as part of this review.

Proposed Construction:

Style: 2 story, single family dwelling with detached garage

Roof: Gabled; composition shingle; 5:12 pitch

Siding: First floor: Cedar exposed lap siding with 6 inch exposure; second floor board and batten; attic with cedar shingles.

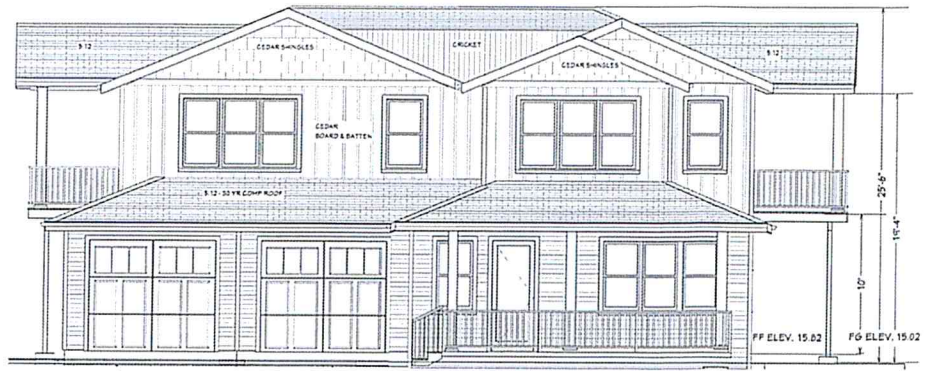
Windows: Double-hung vertical windows are primary style on all elevations. Two groups of single-pane windows on North and South elevations. Windows to be Montecito Milgard vinyl.

Doors: Front and side doors: Paint-grade, 3 panel door with rainwater glass. Front door to be painted red and side door to be painted white.

Other Design Elements: Boxed eaves; a belly band of 2 by 8 to separate second floor from gables. Porch on front elevation of approximate 5' 9" deep by 21 feet wide with straight support columns and railings; ground level mechanical equipment to be screened with a low fence.

Garage: East, front facing  
two car garage;  
garage door detail  
noted in staff report.

Light Fixtures: Front  
entryway, garage  
area and decks:  
Stonnington  
collection in a  
bronze finish.



EAST ELEVATION

### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on December 12, 2018. A notice of public hearing was published in the *Daily Astorian* on December 27, 2018. The site was noticed on December 12, 2018. See photo of site posting below.

The application was complete on November 22, 2018. Prior to the scheduled January 3, 2019 hearing, the applicant requested a delay and provided a 120-day extension; extending the 120-day limit until May 21, 2019. At the January 3, 2019 DRC public hearing, the public hearing for this permit was continued to the March 7, 2019 hearing date.



For reference, the applicant has obtained approval of the design from the Mill Pond Village Architectural Review Committee with conditions of approval on February 7, 2019. (copy attached)

Any comments received will be made available at the DRC meeting.

### IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. **Section 14.015(A)** states that in addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030. 1) Maritime Heritage; 2) Family Activities; 3) Attached Housing-Health Care; 4) Health Care; 5) Education/Research/ Health Care Campus; 6) Hospitality/Recreation; 7) Local Service; and 8) Attached Housing-Mill Pond.



**Finding:** The site of the proposed single-family dwelling is located in the Attached Housing-Mill Pond Zone (AH-MP) and shall conform to Sections 14.005 through 14.030 of the Development Code.

- B. Section 14.015(B)** requires that each public or private development proposal within the Gateway Overlay Zone will be reviewed for consistency with the Design Review Guidelines in Sections 14.020 through 14.030.

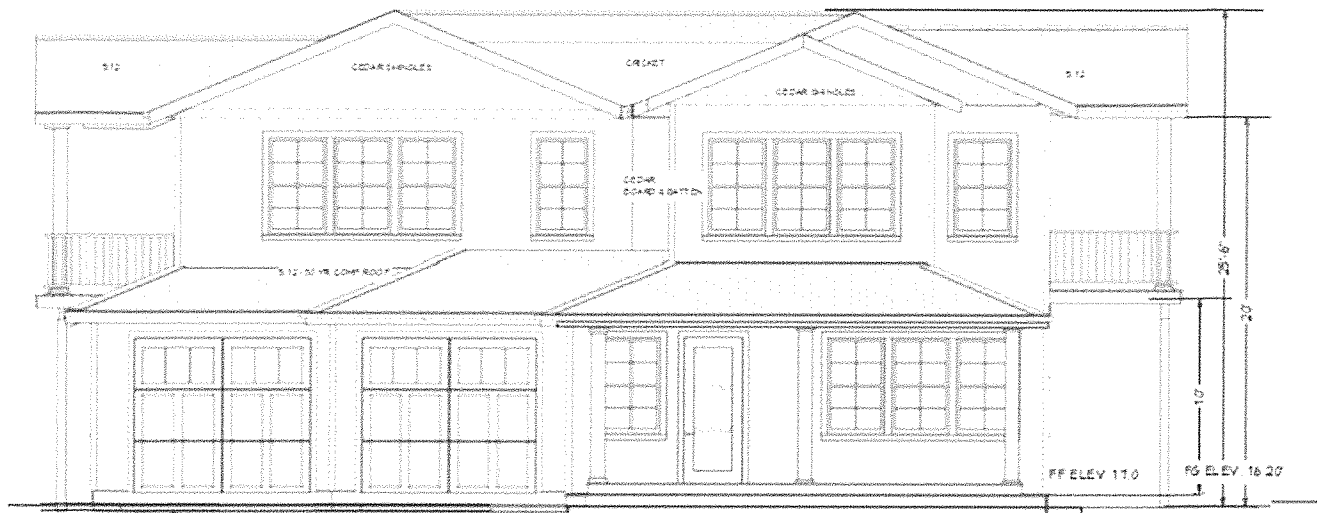
**Finding:** The proposed single-family dwelling is a private development to be constructed within the Gateway Overlay Zone and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

- C. Section 14.020** states that the Design Review Guidelines shall apply to all new construction or major renovation. The guidelines are intended to provide fundamental principles that will assist in the review of the proposed development. The principles identify both “encouraged” and “discouraged” architectural elements. They are broad design objectives and are not to be construed as prescriptive standards.

**Finding:** The structure is “new construction” and as such is subject to the Design Review Guidelines. This criteria is met.

- D. Section 14.025(A)** describes the purpose of the Design Review Guidelines and states that the Gateway Plan encourages new construction to reflect building types found in the Uppertown area. Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

**Finding:** The structure reflects residential types found in the Gateway area. It has a gable roof with front porch. The structure will have a variety of vertical board and batten siding on the upper elevation and horizontal lap siding on the ground floor. The attic level will be finished in cedar shingles. All will be in a cedar wood material. There will be a column supported porch with a balustrade. The roof is a 5/12 pitch gabled roof. As noted on Plan A-3, the roof is clear of the 20' wide public sewer easement.



## EAST ELEVATION

Front  
Elevation

- E. Section 14.025(B)** identifies the building forms encouraged.
1. **All Building Types:** a) Simple designs without extraneous details; b) Rectangular in plan; c) Square in plan.
  2. **Waterfront Industrial:** a) Low in form; b) Cubic in form.
  3. **Commercial:** a) Low in form.
  4. **Residential:** a) Vertical in form; b) Cubic in form; c) Full front porch or front porch large enough to accommodate several seated persons.
- F. Section 14.025(C)** identifies the building forms discouraged.
1. **All Building Types:** a) Complex building footprints; b) Sprawling structures.
- G. Section 14.065.A.1** identifies that the building forms for the Greenway Overlay Zone for single-family and two family units that dwellings must have a have a front porch, at least six (6) feet deep and 60 square feet in area.
- Finding:** The house will be generally rectangular in plan. The building footprint is not complex, nor is it sprawling. The building has a ground front porch with a railing that is capable of accommodating several persons. The front porch dimension is approximately 132 square feet in area (six feet in depth/22 feet in length). The upper story contains a deck on the south and north sides. These guidelines are met.
- H. Section 14.025(D)** identifies the windows encouraged.

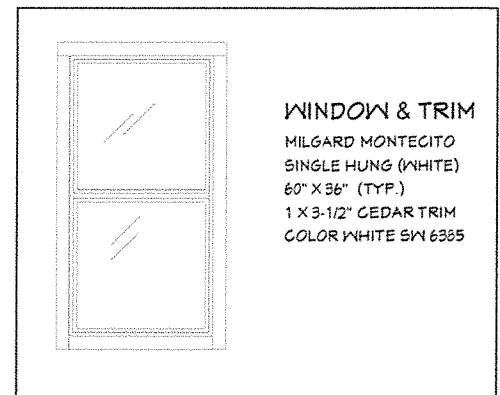
1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f) Double or single-hung windows; g) Casement windows; h) Windows should be spaced and sized so that wall area is not exceeded by window area, with the exception of commercial storefronts.
2. Waterfront Industrial: a) Square or rectangular windows with multiple lights.
3. Commercial: a) Storefronts: 1) Plate glass windows with multiple-light transom windows above; 2) Recessed entries; 3) Window to wall surface proportions may be exceeded; b) Upper Stories: 1) Window area should not exceed wall area.
4. Residential: a) Vertical rectangle or square windows; b) Combination of single and multiple-light windows; c) Single windows, paired windows, or windows grouped in threes; d) Bay windows; e) Arched or decorative shaped windows used sparingly; f) Windows should use casings and crown moldings.

**Section 14.065.A.2. Window Design** for the Greenway Overlay Zone includes that all facades facing a right of way or RiverTrail or common open space shall have windows and that windows shall cover a minimum of 30% of all street-facing facade areas and shall not exceed 50% of street-facing facade areas. It includes that windows shall be fixed or open in single or double hung configurations and windows shall be shaped as either vertical rectangle or square or arched or decorative. The windows shall be detailed casings/trim, sills, and crown moldings.

**Section 14.025(E)** identifies windows discouraged.

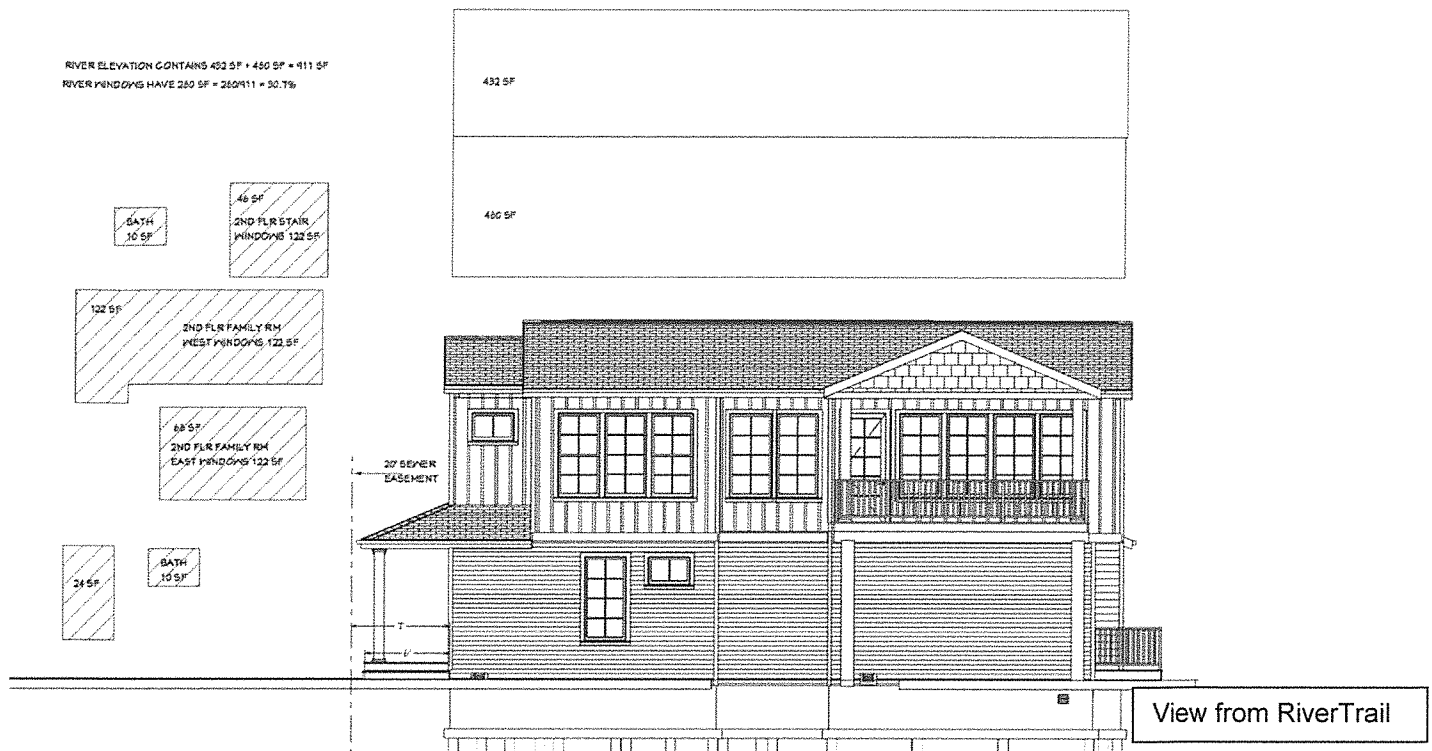
1. All Building Types: a) Applied muntins which have no profile; b) Smoked glass; c) Mirrored glass; d) Horizontal sliding windows; e) Walls predominated by large expanses of glass, except in commercial storefronts; f) Windowless walls. Large expanses of blank walls should only be located in areas which are not visible to the public; g) Aluminum frame windows, except in commercial storefronts.

Section 14.065.A.2.g.2 notes window designs that are prohibited as those with 1) Applied muntins that have no profile. 2) Smoked, tinted, or frosted glass, except for bathroom windows not on the street-facing facade. 3) Mirrored glass. 4) Horizontal sliding windows. 5) Aluminum frame windows.



The RiverView elevation window percentage is calculated at approximately 31%. Both of these percentages meet the minimum standard and do not exceed the maximum.





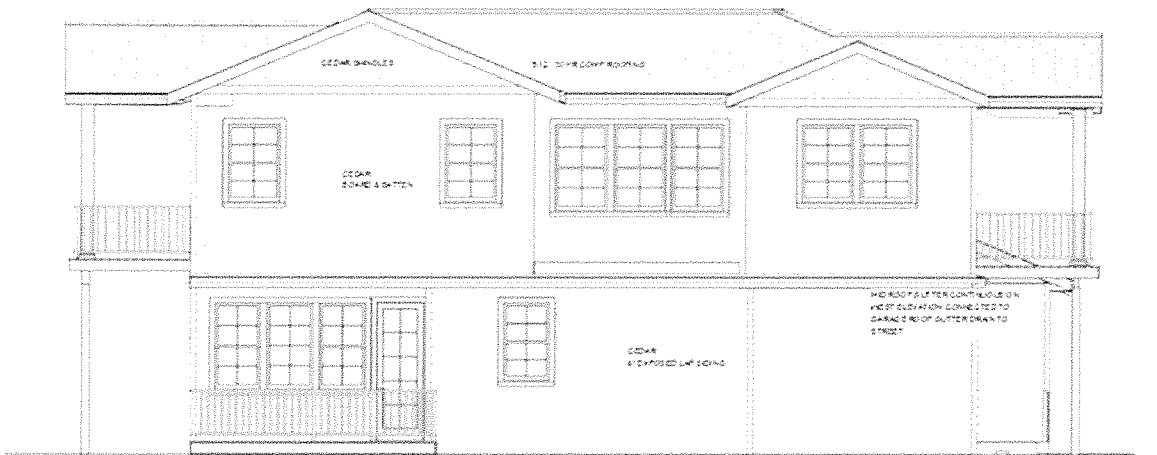
All windows are of vinyl with no muntins and are a mixture of single hung and double hung. They are mostly vertical windows on all elevations. They are in combination of single and triple windows. Window and door exterior casings proposed to be 1 X 3-1/2" cedar trim. A bathroom window on the West elevation that does not face the street or the RiverTrail will include textured rainglass. None of the windows will use smoked, tinted or frosted glass.





NORTH ELEVATION

View from RiverTrail



WEST ELEVATION

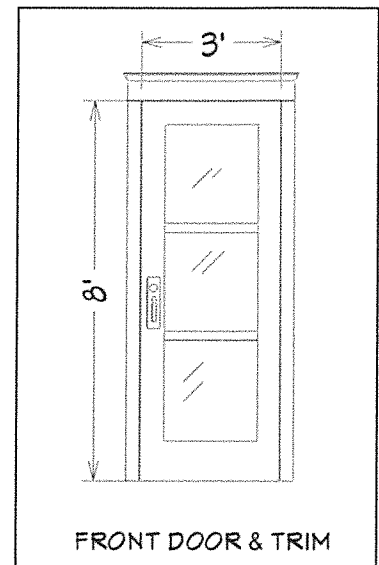


**SOUTH ELEVATION**

In the past, the DRC has required that the lower sill of first floor windows be a minimum of 18 inches to 24 inches from the floor to the bottom sill. It appears that the windows exceeds this requirement on all elevations with an approximate height of 48" to 66". Overall, window area does not exceed wall area. See above-noted window percentages and elevations for reference.

**I. Section 14.025(F)** identifies exterior wall treatments encouraged.

1. All Building Types: a) Drop siding; b) Weatherboard siding; c) Horizontal siding with six inches or less exposure.
2. Waterfront Industrial: a) Board and batten style; b) Galvanized corrugated metal.
3. Commercial: a) Finished concrete; b) Brick veneer.
4. Residential: a) Clapboard; b) Wood shingle (rectangular); c) Decorative wood shingle.



**Section 14.065.A.3** identifies exterior wall treatment and material quantities within the Greenway Overlay Zone and that a minimum of 80% of exterior walls shall be constructed of Drop siding; or Weatherboard siding; or Clapboard; or Rectangular wood shingle; or Decorative wood shingle; or Board and batten and that horizontal siding shall have six inches or less exposure. Vertical board and batten shall have true battens. Paneled material shall be applied in a manner which avoids the

occurrence of seams along the wall plane. Where seams cannot be avoided, they shall be located in a manner that relates logically to windows and other architectural features of the façade. Horizontal seams shall be covered by a trim board or cornice piece.

**Section 14.025(G)** identifies exterior wall treatments discouraged.

1. All Building Types: a) Exposed textured, concrete block; b) Flagstone or other applied stone products; c) Precast concrete or decorative concrete panels; d) Wood shakes; e) Plywood paneling.

**Finding:** As noted in the Elevations, the exterior elevations are clad in at least 80% of the above-noted siding types: The first floor will be clad with eight inch cedar lap siding with a six inch reveal and the second floor clad in a combination of cedar board and batten and cedar shingles. These guidelines are met.

**H. Section 14.025(H)** identifies the roof elements encouraged.

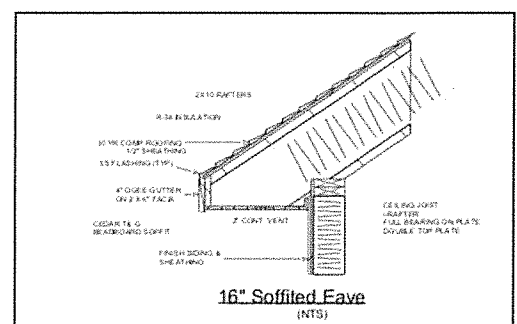
1. Waterfront Industrial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves; d) Small shed roof dormers; e) Monitor roof on ridge line; f) Flat panel skylights or roof window.
2. Commercial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves behind parapet wall; d) Flat or gable roof behind parapet wall; e) Structural skylights.
3. Residential: a) Steep gable with broad eaves; b) Steep hip with broad eaves; c) Dormers with gable, hip, or shed roofs; d) Flat panel skylights or roof window on secondary elevations; e) Turrets or large projecting window bays used sparingly.

**Section 14.065.A.4. Roof Elements** indicates that for the Greenway Overlay Zone, roof types may include a gabled roof with steep pitch or a hip roof with a steep pitch (minimum of 5:12 pitch) and may include flat roof sections. Dormers are allowed, as are flat panel skylights or roof windows on secondary elevations. Roofing materials include wood or composition shingles or metal with no profile seams. Roofing material color shall be gray, brown, dark green, black, or deep red.

**Section 14.025 (I)** identifies the roofing elements discouraged.

1. All Building Types: a) False mansard or other applied forms; b) Dome skylights.

**Finding:** Roof elements include eaves at all elevations of the house including substantial eaves at 16" and 6" at gable ends. The roof



will be a 5:12 pitched design. The roof is gabled including a front gable porch. No false mansard or dome skylights have been proposed. The roof color proposed is Driftwood. These guidelines are met.

**I. Section 14.025(J)** identifies roofing materials encouraged.

1. All Building Types: a) Cedar shingle; b) Composition roofing; c) Roofing material in gray, brown, black, deep red, or other subdued colors.
2. Waterfront Industrial: a) Galvanized corrugated metal; b) Low profile standing seam, metal roof; c) Roll down.
3. Commercial: a) Built-up.

**Section 14.025(K)** identifies roofing materials discouraged.

1. All Building Types: a) High profile standing seam, metal roof; b) Brightly colored roofing material.

**Finding:** The roofing material proposed is architectural composition roof shingles. The color will be 'Driftwood'. This guideline is met.

**J. Section 14.025(L)** identifies signs encouraged.

1. All Building Types: a) Hanging blade signs; b) Signs painted on building facade; c) Signs applied to building facade; d) Front lit; e) Graphics historic in character.
2. Commercial: a) Exterior neon.

**Section 14.025(M)** identifies signs discouraged.

1. All Building Types: a) Pole mounted freestanding signs; b) Plastic or internal and back lit plastic.

**Finding:** No signs are proposed for the site. Address signage will be provided per homeowners association approval. This guideline does not apply.

**K. Section 14.025(N)** identifies exterior lighting encouraged.

1. All Building Types: a) Decorative lighting integrated with architecture; b) Metal halide or incandescent; c) Pedestrian and traffic signals combined with street lamps; d) Light fixtures that direct light downward and eliminate glare.

2. Waterfront Industrial: a) Industrial pan light with goose neck; b) Low bollard lighting.
3. Commercial: a) Historic street lamps along walks and parking lots.

**Section 14.070 A.2** identifies that the exterior lighting in the Civic Gateway Overlay Zone shall be designed and placed so as not to cast glare into adjacent properties and that light fixtures shall be designed to direct light downward and minimize the amount of light.

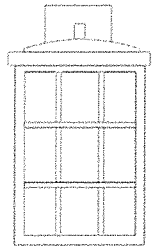
**Section 14.025(O)** identifies exterior lighting discouraged.

1. All Building Types: a) Sodium vapor (amber); b) Fluorescent tube; c) Cobra head street lamps or other contemporary fixtures; d) Fixtures with undiffused, undirected light that do not focus the light to the ground and that will potentially destroy the night sky view.

**Finding:** "Coastal" style wall sconces in a bronze finish with downcast lighting are proposed. They are proposed to be located at entryways near the front porch and garage and in other limited locations. The project light fixtures do not include any of the discouraged exterior lighting types and will focus the light downward. These guidelines are met.

#### EXTERIOR LIGHT FIXTURES:

STONINGTON COLLECTION  
MODEL SNN84PN (BRONZE)  
15.5"H, 9.5"W, 10.5" EXT.



WALL SCONCE

**L. Section 14.025(P)** identifies other design elements encouraged.

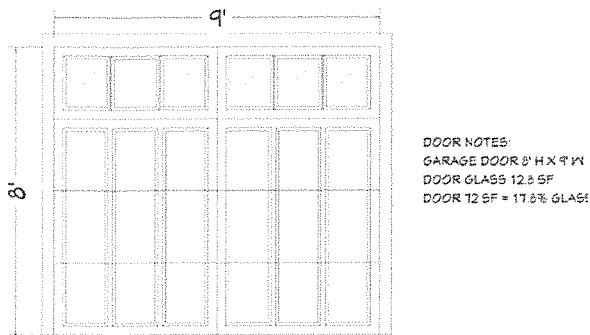
1. Commercial: a) Canvas awnings or fixed canopies for rain protection.

**Section 14.025(Q)** identifies other design elements discouraged.

2. Commercial: a) Vinyl awnings; b) Back lit awnings.

**Section 14.070.3** includes that within the Civic Greenway Overlay Zone, that fencing located between the RiverTrail and the Columbia River shall not exceed a height of three feet.

**Finding:** No awnings or canopies are proposed for this structure. No fencing has been proposed between the RiverTrail and the Columbia River. These guidelines does not apply.



**Section 14.065.A.7 Doors** indicates the design standards for doors within the Greenway Overlay Zone and that doors shall have at least one light (glass) panel and sliding doors are not permitted on the ground floor of the front façade with all other materials permitted and that metal or metal-clad doors shall be painted.

**Section 14.065.A.8 Garage Doors** indicates the design standards for garage doors within the Civic Greenway Overlay Zone and that the standards apply to both attached and detached garages with each garage door shall be a maximum of ten (10) feet in width and seven (7) feet in height and a minimum of 10% of each garage door shall be window panels, raised trim, or other architectural details.

**Finding.** A Milgard multi-lite panel door with is proposed on the front elevation with a Dutch door on the west elevation kitchen side. Glass in the front door is noted as rainglass with a texture, however, it is not smoked, tinted or frosted. The garage doors will be insulated metal panel with single panes of glass. Each garage door is 9 feet in width and 8 feet in height and include an area of approximately 18% with window panels, trim or other details. These guidelines are met.

- M. Section 14.030(A)(1)** concerning building orientation states that development projects should form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street. Exceptions to this requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements.

**Finding:** The proposed project fronts onto Mill Pond Lane which is the only public right of way. The front porch provides a pedestrian-orientated streetscape for the home and surrounding development. Additionally, there are two upper-level outdoor spaces, one facing the City's RiverTrail. The site includes a 20 foot wide utility easement and no construction may occur in the easement area, limiting the ability of the building to be any closer to the sidewalk than is proposed. The applicant has maximized the site and brought the front of the house as close to the sidewalk as physically possible.

Although the garage and driveway are also part of the front façade, the garage is stepped back from the front plane, allowing the substantial porch to provide the more prominent portion of the facade. This criteria is met.

- N. Section 14.030(A)(2)** concerning building orientation states that new uses should be sited to take advantage of the Columbia River and hillside views.

O. **Section 14.030(A)(3)** concerning building orientation states that if the proposed project is large or situated so as to become an entrance or major focus of the City, the design should recognize the project's prominence and should be both compatible with its surroundings and complementary to the City as a whole.

The west and north sides of the structure will be visible from the City River Trail and will have a variety of form and texture similar to other structures in the residential areas of Astoria. The proposed project will be compatible with its surroundings. This criteria is met.

Section 14.070(A)(1) notes that for the Civic Greenway Overlay Zone, the floor area ratio and height standards in Section 14.030(B)(1) and Section 14.030(B)(2) of the Gateway Overlay Zone do not apply to on-land development in the Civic Greenway Overlay Zone. Other use standards in Section 14.030 apply.

**Q. Section 14.030(B)(2)** concerning building massing states that buildings should be a minimum of 24 feet in height from grade to highest point of the structure, excluding those features exempt from building height as identified in Development Code Section 3.075.



Section 14.335 concerning height of structures in the Attached Housing - Mill Pond Zone states  
*"No structure will exceed a height of 35 feet above grade"*

**Finding:** The proposed structure measures 25 feet, 6 inches in height, measured from finished grade to the highest ridge of the structure. Although this measurement results in a higher measurement than would be determined using the calculation found in the Astoria Development Code, this criteria is met as the height is still lower than the maximum of 35 feet.

**R. Section 14.030(B)(3)** concerning building massing states that the height, mass, and scale of buildings should be compatible with the site and adjacent buildings. Use of materials should promote harmony with surrounding historic structures and the character of the waterfront.

**Finding:** Buildings in Mill Pond Village include one, two, and 2.5 story structures. The proposed structure is two stories. New residences in Mill Pond have a mixture of materials including wood and wood siding. As noted in response to criteria in Section 14.065.3, the use of a mix of wood cladding including siding and cedar panels is characteristic of and harmonious to the buildings in the surrounding area and the character of the waterfront.

The house doors are proposed to be wood and the garage door is proposed to be a metal panel door with windows in the upper section. This criteria is met.

**S. Section 14.075 Landscaping.**

**Finding:** Although staff has not received a formal Landscaping Plan as part of this application, based on the project's site area and the proposed building footprint, staff believes that it is reasonable that this project will be able to meet the required landscaping percentages without adjusting the overall building footprint. Therefore, this standard can be met as part of a future review at the at the time of building permit. See condition #5.



## **V. CONCLUSION AND NOTES FOR DEVELOPMENT**

The request meets the design objectives of the Design Review Guidelines. The applicant should be aware of the following:

- The applicant shall obtain all necessary City and building code permits including a Grading and Erosion Control Plan.
- Any grading activity or stormwater discharge within the floodplain or floodway or into the water will need to comply with City, state and federal requirements.
- Due to the proximity of the 20' wide sewer easement, provisions may need to be taken to protect the infrastructure within the easement. Landscaping within this easement is limited to groundcover and shrubs and will be reviewed during building permit phase. See condition #5.
- The Lot Line Adjustment, LLA 19-01 decision for this site references that the lots shall be combined on the deed and a copy provided to the Community Development Department at the time of the building permit application.

## **VI. RECOMMENDATION**

Staff recommends the Design Review Committee approve the proposal with the following conditions:

1. Any change in design or materials from the Architectural Plan set provided on February 13, 2019 shall be submitted to the Community Development Department for review.
2. Any multi-lite windows shall be either true divided or have exterior muntins.
3. First floor windows shall be a minimum 18" from the floor to the lower sill.
4. No building's roofline shall overhang into the 20' wide sewer easement at the front of the lot.
5. A formal landscaping plan meeting the requirements of 14.075 and applicable sections of Article 3 shall be submitted to the Community Development Department for review and approval prior to building permit.

## **ATTACHMENTS**

Mill Pond HOA Architectural Review Board approval letter  
Site Plan/Topographic  
Architectural Plan Set, February 13, 2019  
Applicant's 120-day waiver  
Applicant's Application



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

☒ Fee Paid Date 10/23/18 By NF <sup>Check 1320</sup>  
Fee: \$750.00

DR 18-02

DESIGN REVIEW >25,000 Project Value

Property Address: 2880 MILL POND LANE, ASTORIA, OR  
Lot 41 & 42 Block          Subdivision MILL POND VILLAGE #2  
Map 80909CB06822 Tax Lot 6822 Zone         

Applicant Name: THOMAS BUCKINGHAM CCB# 10484  
BUCKINGHAM RESOURCES LTD  
Mailing Address: PO BOX 1066  
BEAVERTON, OR 97005  
Phone (503) 936-1320 Email: thomas@buckinghamresources.com

Property Owner's Name: RAY & BRENDA GRUBBS  
Mailing Address: 14370 UPLANDS DR. LAKE OSWEGO, OR 97034

Phone: (503) 997-3460 Email: Raymond.Grubbs@RaymondJames.com

Signature of Applicant: [Signature] Date: 10/23/18

Signature of Property Owner: [Signature] Date: 10/23/18

Proposed Construction: 2 STORY HOME WITH ATTACHED GARAGE  
PRELIMINARY APPROVAL BY MILLPOND VILLAGE HOA  
Site Dimensions & Square Footage: 5738SF  
Building Square Footage: 1st Floor: 1548 2nd & 3rd Floor: 1779 Garage: 501  
Accessory Building Information: N/A

**FILING INFORMATION:** The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Complete applications must be received by the 1<sup>st</sup> of the previous month. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Design Review Committee meeting is recommended.

For office use only:			
Application Complete:	<u>11/22/18</u>	Permit Info Into D-Base:	<u>N/A</u>
Labels Prepared:		Tentative DRC Meeting Date:	<u>12/7 PM 11/9</u>
120 Days:	<u>Extended 5-21-19</u>		

All information concerning construction materials, design, dimensions, etc. is REQUIRED. If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.

City Hall • 1095 Duane Street • Astoria OR 97103 • Phone 503-338-5183 • Fax 503-338-6538  
[planning@astoria.or.us](mailto:planning@astoria.or.us) • [www.astoria.or.us](http://www.astoria.or.us)

Briefly address each of the Design Review Guidelines and state whether the project complies with the guideline, if applicable, and why this request should be approved. Please provide manufacturer information and/or detailed information for use of any material or design not selected from the "Encouraged" list in the Design Guidelines. (Use additional sheets if necessary.):

1. **Building Form.**  
 Basic Shape: 2 STORY HOME ON PILING W/CRAWLSPACE  
FRONT PORCH 6'x 24'-7"; MASTER DECK 6'x 14'-9"  
 Porches & Balustrade - Design, Dimension, Features, Materials: SECOND FLOOR  
NORTH DECK 7' x 18'-10" SOUTH DECK 6'6" x 17'-6"  
 Balconies & Balustrade - Design, Dimension, Features, Materials:  
CEDAR RAILING 3 1/2" RAIL & POST, 2" BALUSTER @ 4" OC  
 Other: COLOR SW 6385 (DOVER WHITE) DECK IPE WOOD  
W/NATURAL FINISH
2. **Windows.**  
 Material: MILGARD MONTECITO (WHITE)  
 Divided Windows (true divided, external muntins, etc):  
DOUBLE HUNG  
 Operation (casement, single hung, etc.):  
3/4 x 4" EXTERIOR CASINGS  
 Size & Material of Exterior Casings (minimum 5/4" x 4"; provide detail diagram):  
 Other: CORNER BOARDS 3/4 x 4 WHITE
3. **Exterior Wall Treatments.**  
 Material & Dimensions of Siding (note if material is smooth or textured):  
FIRST FLOOR - CEDAR 6" EXPOSED LAP SIDING SW 2820  
 Decorative Features: SECOND FLOOR - BOARD & BATTEN CEDAR SW 2820  
ATLIC - CEDAR SHINGLES SW 2820 (DOWNINGEARTH)  
 Other: SEPARATION WITH 2x8 FIRST FLOOR, 2x6 SECOND SW 6385  
(DOVER WHITE)
4. **Doors.**  
 Material & Design: PAINT GRADE 3 PANEL SW 6385 96"  
 Other:
5. **Roof Elements.**  
 Style and Pitch of Roof: 5:12 GABLED  
 Material: OWENS CORNING DRIFTWOOD  
 Color: DRIFTWOOD  
 Decorative Features (eave brackets, etc):  
BOXED EAVES WITH 1x4 T&G CEDAR  
 Other: 2x6 PLUMB EAVE BOARD W/ OGEE GUTTER  
SW 6385 (DOVER WHITE)

6. Garage.

Garage Door Material & Design: WHITE VINYL WITH WINDOWS IN  
Window Material & Design: TOP PANEL TO BE APPROVED BY  
HOA

Roof Style & Material: N/A

Other: \_\_\_\_\_

7. Signs.

Dimension & Square footage: \_\_\_\_\_

Location: \_\_\_\_\_

Type, Material & Design: ADDRESS SIGNS PER HOA APPROVAL

Other: \_\_\_\_\_

8. Exterior Lighting.

Fixture & Lamp Design: DESIGN TO BE APPROVED BY HOA

Location: FRONT PORCH, GARAGE, UPPER DECKS

Other: \_\_\_\_\_

9. Other Design Elements.

(Fences, out buildings, corner boards, belt course, etc. with dimensions): LOW FENCE  
AROUND HVAC, 5/4x4 CORNER BOARDS, 2x8 BELLY BAND  
2x6 BAND TO SEPARATE 2ND & GABLES (ALL WHITE)

10. Building Orientation.

ORIENTED TO ADDRESS 20' SEWER EASEMENT  
LIVING AREA FACES WEST / EAST & NORTH (RIVER)

11. Building Massing.

Building to Lot Ratio: LOT 5938 SF, 151 1548, SECOND 1779

Other: GARAGE, 581 DECKS 314 SF, MAX HEIGHT 25'-6"

12. Access and Parking Design.

Number of Off-street Spaces: N/A

Other: LONG DRIVE DUE TO 20' STORM EASEMENT

13. Landscaping.

LOW MAINTENANCE. DESIGN BY Edgewater Landscape  
Construction, Inc

14. Underground Utilities.

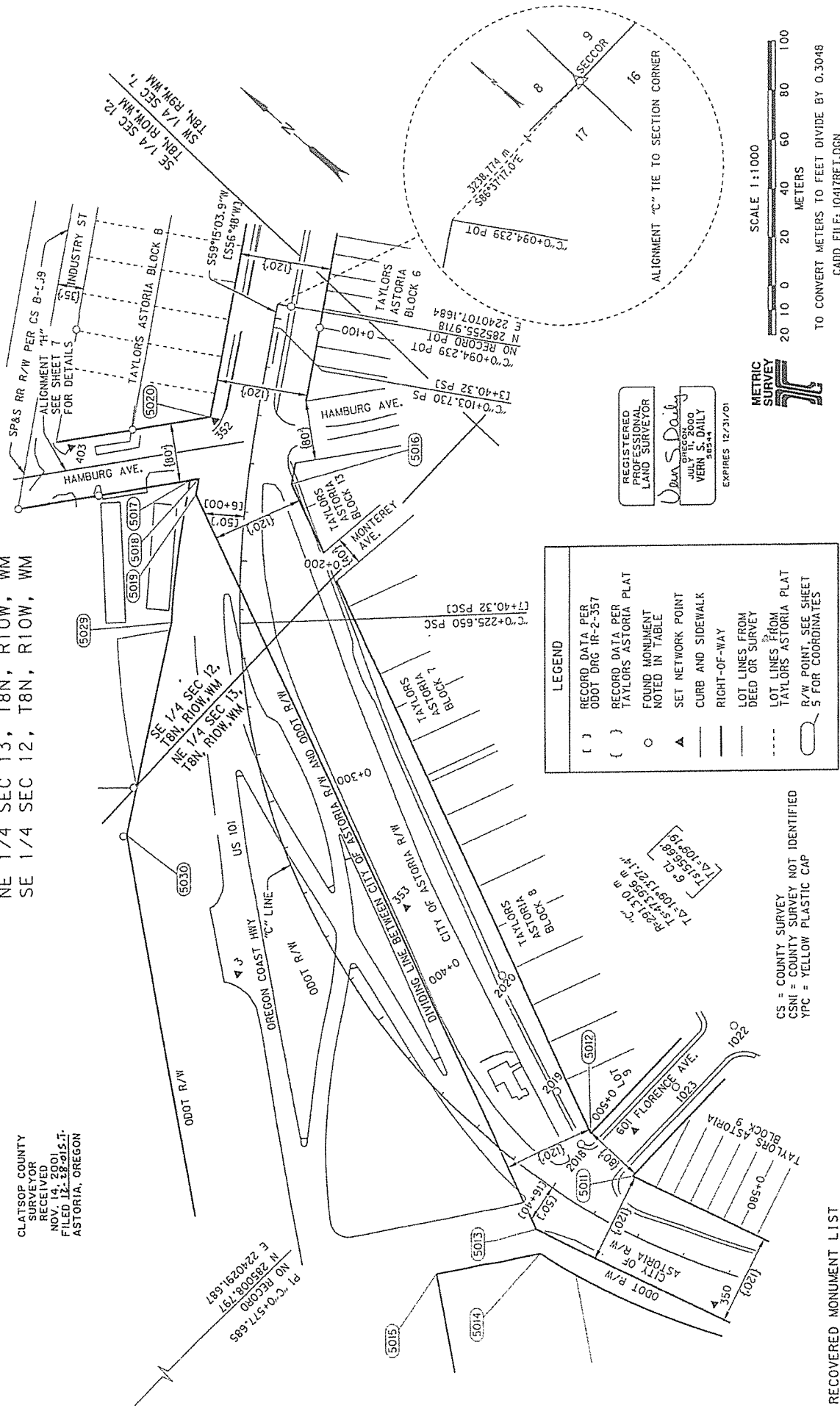
SEWER, POWER, WATER, CABLE

**PLANS:** A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used are required. Scaled free-hand drawings are acceptable. The City may be able to provide some technical assistance on your proposal if it is adjacent to a historic structure and will require additional review by the Historic Landmarks Commission.

If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.

NE 1/4 SEC 13, T8N, R10W, WM  
SE 1/4 SEC 12, T8N, R10W, WM

CLATSOP COUNTY  
SURVEYOR  
NOV. 14, 2001  
FILED 12-18-01  
ASTORIA, OREGON



**LEGEND**

- [ ] RECORD DATA PER ODOT DRG IR-2-357
- { } RECORD DATA PER TAYLORS ASTORIA PLAT
- FOUND MONUMENT NOTED IN TABLE
- ▲ SET NETWORK POINT
- CURB AND SIDEWALK
- RIGHT-OF-WAY
- LOT LINES FROM DEED OR SURVEY
- LOT LINES FROM TAYLORS ASTORIA PLAT
- R/W POINT, SEE SHEET 5 FOR COORDINATES

CS = COUNTY SURVEY  
CSNI = COUNTY SURVEY NOT IDENTIFIED  
YPC = YELLOW PLASTIC CAP

RECOVERED MONUMENT LIST

PT. NO.	LDP	NORTHING	EASTING	STATION	OFFSET	DATE	DESCRIPTION & REFERENCE DOCUMENTS
1007	285236.914	2240710.902	"C"0+100.714	"C"0+100.714	18.288 m LT	10-12-00	FND 1/2" IP BENT, CS A-916
1022	284921.590	2240605.436	"C"0+535.014	"C"0+535.014	94.516 m LT	10-11-00	FND MONUMENT BOLT, REF CS AA-3394
1023	284922.929	2240571.211	"C"0+523.177	"C"0+523.177	61.373 m LT	10-11-00	FND IRON BOLT, REF CS AA-5715
1034	285170.527	2240520.107	"C"0+281.713	"C"0+281.713	51.631 m RT	10-11-00	FND BENT REBAR NO YELLOW CAP, CS B-8938
1035	285160.706	2240502.199	"C"0+297.032	"C"0+297.032	60.757 m RT	10-11-00	FND 5/8" REBAR W/ YPC "K" FOESTE LS 849", CS B-8938
2018	284936.782	2240328.595	"C"0+499.510	"C"0+499.510	21.391 m LT	10-11-00	FND TACK IN LEAD PLUG, CSNI
2019	284958.341	2240338.435	"C"0+476.623	"C"0+476.623	32.847 m LT	10-11-00	FND RAIL ROAD SPIKE WITH PUNCH MARK, CSNI
2020	285006.787	2240559.430	"C"0+418.523	"C"0+418.523	50.837 m LT	10-11-00	FND 5/8" REBAR, CSNI
2021	285251.225	2240709.993	N/A	N/A	N/A	10-12-00	FND 2-1/2" BRASS DISK STAMPED "RP/EOU 352+50.22 = 0+00 AHD 34.24 LT", ODOT DRG 8B-24-17

OREGON DEPARTMENT OF TRANSPORTATION

RIGHT-OF-WAY RESOLUTION SURVEY AND  
MONUMENT RECOVERY AND CONTROL MAP

US 101 / HWY 202 INTERSECTION IMPROVEMENTS  
OREGON COAST HWY US 101 / NEHALEM HWY OR 202

CLATSOP COUNTY

DECEMBER 17, 2001 FOR ODOT REGION 2  
455 AIRPORT ROAD, SALEM, OR 97301-5397

SCALE: 1 mm = 1 m  
KEY NO 10417 SHEET 11 OF 16





**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A  
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA  
NOTICE OF PUBLIC HEARING**

Mail	12-12-18
Email	12-12-18
Web	12-12-18
Pub	12-27-18

The City of Astoria Design Review Committee will hold a public hearing on Thursday, January 3, 2019 at 5:30 p.m., at Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Design Review Request (DR18-02) by Thomas Buckingham to construct a two-story, 3,908 square foot single family residence at 2880 Mill Pond Lane (Map T8N R9W Section 9CB WM, Tax Lot 6822, Mill Pond Village #3) within the Gateway Area in the AH-MP, Attached Housing-Mill Pond Zone and within the Gateway/Civil Greenway Overlay Zone. Development Code Standards specified in Sections 14.005-14.030, 14.300-14.340, Article 9, and Comprehensive Plan Sections CP.005-CP.025, CP.057-CP.058 are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact Community Development, at 503-338-5183 for additional information.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Design Review Committee, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Design Review Committee and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Design Review Committee's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Design Review Committee's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15 day period, the decision of the Design Review Committee shall be final.

The public hearing, as conducted by the Design Review Committee, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Design Review Committee. The Design Review Committee reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

MAIL: December 12, 2018



Tiffany Taylor  
Administrative Assistant





CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

WAIVER OR EXTENSION OF 120 DAY RULE AT APPLICANT'S REQUEST

Applicant: Thomas Buckingham, Buckingham Resources\_\_\_\_\_

Application Request No.: DR 18-02\_\_\_\_\_

Date of Original Request: Application completed on November 22, 2018; 120 days expires on March 22, 2019

Pursuant to ORS 227.178\*, the Applicant:

\_\_\_\_\_ Waives its rights to a decision on the above application within 120 days of the date the application is deemed complete.

X \_\_\_\_\_ Extends the 120 day time period for a reasonable period of time of 60 days [ORS 227.178(4)] to May 21, 2019 Total period may not exceed 245 days.

TC B. Pres.  
Applicant signature

1/6/19  
Date

Name: Thomas W. Buckingham Pres.

Address: 10 Box 1666  
Beaverton, OR 97075

Phone: 503-936-1326 email: tom@buckinghamresources.com

**\* 227.178 Final action on certain applications required within 120 days; procedure; exceptions; refund of fees.** (1) Except as provided in subsections (3) and (4) of this section, the governing body of a city or its designee shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals under ORS 227.180, within 120 days after the application is deemed complete.

(4) The 120-day period set in subsection (1) of this section may be extended for a reasonable period of time at the request of the applicant.

(9) A city may not compel an applicant to waive the 120-day period set in subsection (1) of this section or to waive the provisions of subsection (7) of this section or ORS 227.179 as a condition for taking any action on an application for a permit, limited land use decision or zone change except when such applications are filed concurrently and considered jointly with a plan amendment.



RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
MILL POND VILLAGE  
ASTORIA, OREGON 97103

SCOPE OF WORK:

GRADE THE SITE TO DRAIN PER AN ENGINEERS SITE DRAINAGE PLAN. STABILIZE THE SITE WITH PILING TO MEET SOILS ENGINEERS RECOMMENDATIONS AND STRUCTURAL ENGINEERS DESIGN. CONSTRUCT A TWO STORY HOME WITH 3,145 SF OF LIVING AREA. PROVIDE EXTERIOR DESIGN AND MATERIALS. TO MEET THE MILL POND COMMUNITY STANDARDS. MAINTAIN ROOF SLOPES OF 5:12. ROOF PEAKS UNDER 25'-6". FINISH FLOOR LEVEL SET AT 11" ABOVE FG ELEVATION OF 16.20'. CRAWL SPACE TO BE ABOVE FLOOD LEVEL.

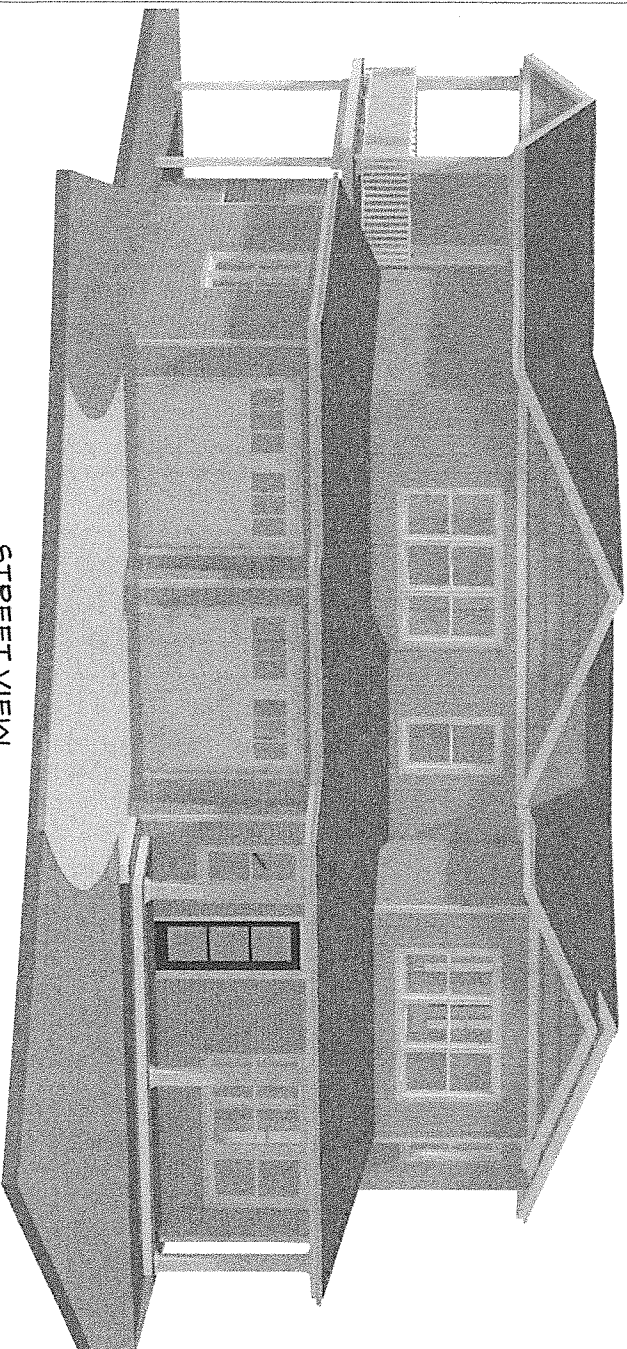
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- C3 GENERAL NOTES
- SP1 GRADING, SITE PLAN AND EROSION CONTROL
- SP2 SITE SURVEY
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 ROOF PLAN
- A4 FOUNDATION PLAN
- A5 ELEVATIONS
- A6 SECTIONS
- A7 STAIR, RAILING, & COLUMN DETAILS
- A8 WALL SECTION @ VAULTED CEILING
- A9 WINDOW AND DOOR SCHEDULES
- ST1-ST8 STRUCTURAL DRAWINGS
- CABINET ELEVATION AND PLANS BY CABINET SUPPLIER
- ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS BY SUBCONTRACTORS
- SPRINKLER PLANS AND PERMIT BY FIRE SPRINKLER CONTRACTOR
- LANDSCAPING PLAN BY OTHERS TO BE APPROVED BY HOA

OWNER:

RAY & BRENDA GRUBBS  
raymond\_grubbs@raymondjames.com  
raybrenda@earthlink.net  
(503) 997-3452 Brenda's Cell  
(503) 697-4271 Ray's work

STREET VIEW



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION
R1	10/22/2018	TON H	
R2	12/22/2018	TON H	

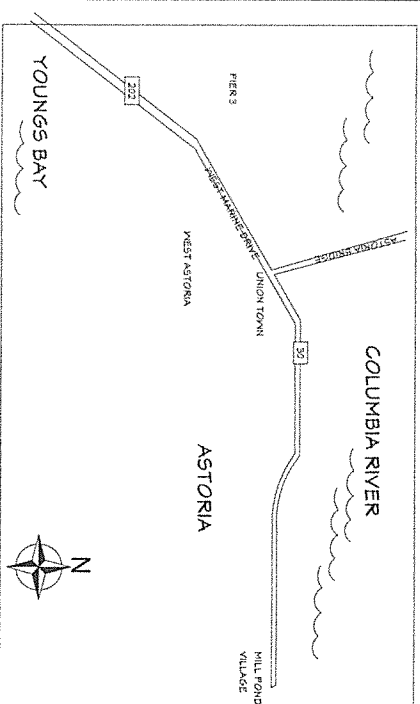
RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

DRAWINGS PROVIDED BY:  
TOM HAGEMAN  
HAGEMAN DEVELOPMENT  
(503) 307-3080 CELL

DATE:	2/13/19
SCALE:	
SHEET:	C1

# RAY & BRENDA GRUBBS MILL POND VILLAGE ASTORIA OREGON

## LOCATION MAP



## ELEVATIONS & SETBACKS

FINISH GRADE AVER. ELEV. 16.20'  
FINISH FLOOR ELEV. 17.0'  
ROOF PEAK: 25'-6" ABOVE FG  
EAVE HEIGHT: 20' ABOVE FG  
FRONT YARD SETBACK: 38'-10"  
WEST SIDEYARD SETBACK (0' MIN.)  
NORTH SIDE 5' (0' MIN.)  
SOUTH SIDE 6'-6" (6' MIN.)  
FRONT PORCH 6' DEEP AND 45% OF FRONT FACADE  
20' STORM SEWER EASEMENT

## HOME & LOT SIZE

LOT SIZE	5,938 SF
FIRST FLOOR	1,417 SF
SECOND FLOOR	1,728 SF
TOTAL SF	3,145 SF
GARAGE	558 SF
FRONT PORCH	159 SF
DECKS	314 SF
LOT COVERAGE INCL. EAVES	47.96%

## MATERIALS

WINDOWS:  
MFGR: MILGARD  
STYLE: MONTECITO DOUBLE HUNG  
COLOR: WHITE  
SKYLIGHT BRONZE VELUX  
SIDING AND DECKING:  
CEDAR 8" LAP SIDING SW 2820 (6" EXP.)  
CEDAR BOARD & BATTEN SW 2820 (DOWNING EARTH)  
CEDAR SHINGLE SW 2820  
FRONT DOOR SW 7702 (SPICED CIDER)  
TRIM COLOR SW 6385 (DOVER WHITE)  
FACIA BOARDS CEDAR SW 6385  
EAVES CEDAR SW 6385  
GARAGE DOORS INSULATED METAL PANEL  
WITH PLAIN WINDOW SW 6385  
BELLY BAND SW 6385  
DECKING 1" X 6" LPE WOOD (NATURAL FINISH)  
ROOFING:  
MFGR: OMENS CORNING  
PATTERN: DURATION  
COLOR: DRIFTWOOD  
GUTTERS: OGEE  
DOWN SPOUTS: 4" SQUARE  
DRIVEWAY AND FRONT WALK:  
PERMIABLE PAVERS BY BELGARD OR EQUAL

## HQA Architectural Committee

JOHN RYAN

[ryanrcat@earthlink.net](mailto:ryanrcat@earthlink.net)

(503) 717-2883 (Cell)

## DESIGNER:

TOM HAGEMAN

HAGEMAN DEVELOPMENT

[hagaboom@mac.com](mailto:hagaboom@mac.com)

(503) 307-3080 (Cell)

## CONTRACTOR:

THOMAS BUCKINGHAM

BUCKINGHAM RESOURCES, LTD

[thomas@buckinghamresources.com](mailto:thomas@buckinghamresources.com)

(503) 436-1326

CCB#60484

## STRUCTURAL ENGINEER:

TIM COVERT

[timcovertese@yahoo.com](mailto:timcovertese@yahoo.com)

(503) 228-0426

## SOILS ENGINEER:

BEN ANDERSON P.E.

GEO-PACIFIC ENGINEERING

14835 SW 12ND AVE

PORTLAND, OR

(503) 548-8445

## SURVEY:

S & F SERVICES

SEASIDE, OR

(503) 738-3425

## SITE CIVIL ENGINEER:

ADAM DAILEY

[adam@amengr.com](mailto:adam@amengr.com)

AM ENGINEERING

1 (503) 466-8600

DRAWINGS PROVIDED BY:  
TOM HAGEMAN  
HAGEMAN DEVELOPMENT  
(503) 307-3080 CELL

RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	10/22/2011	TOM H	
R2	10/22/2011	TOM H	

DATE:  
2/13/19  
SCALE:  
SHEET:  
C2

GENERAL NOTES:

BUILDING CODE COMPLIANCE:

ALL CONSTRUCTION SHALL COMPLY WITH THE OREGON STATE BUILDING CODE AND CITY OF ASTORIA DEVELOPMENT CODE. THE SPRINKLER SYSTEM MUST BE APPROVED BY THE CITY OF ASTORIA.

EROSION AND SITE CONTROL NOTES:

- 1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
- 4. PROVIDE TEMPORARY FENCING TO CONTROL ACCESS TO THE SITE.
- 5. KEEP THE CONSTRUCTION SITE CLEAR OF DEBRIS AND WASTE

LUMBER SPECIES:

- 1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
- 2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
- 3. SILL, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- 4. ALL STUDS TO BE DF-#2 OR BETTER.
- 5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
- 6. ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR #32 OSB, 7/16" OSB.
- 7. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
- 8. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

DESIGN LOADS:

- 1. ROOF TL = 40 PSF (20 SNOW)
- 2. FLOOR TL = 55 PSF (40 LL)
- 3. FIRE SPRINKLERS - 3 PSF
- 4. WIND: 135 MPH EXPOSURE D (ASCE 7-10)
- 5. SEISMIC: S8 = 1.308 Sds = 0.763
- 6. FOUNDATION SUPPORTED ON STEEL PILING
- 7. SEE SOILS REPORT

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1.34" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 3 AIR EXCHANGES PER HOUR.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC WALLS	R-49
FIRST FLOORS	R-30 +
VAULTED	R-30 +

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND /OR SHOWER AND IN LAUNDRY ROOMS. PROVIDE CONVENIENT WALL TIMERS FOR BATHROOM FANS.

GARAGE CRAWL SPACE TO BE VENTED.

PROVIDE RADON RESISTANT SUB-MEMBRANE DEPRESSURIZATION SYSTEM FOR CRAWL SPACE PER APPENDIX "F" 2011 ORSC WHERE SHOWN ON THE DRAWING. PROVIDE MIN. 3" ASS PIPE WITH "T" FITTING IN THE CRAWL SPACE UNDER THE 6 MIL COVER AND TERMINATE 12" ABOVE THE ROOF. PROVIDE DEDICATED 110V ELECTRICAL CIRCUIT FOR FUTURE IN-LINE FAN AT AN ACCESSIBLE ATTIC OR CRAWL SPACE LOCATION. SEAL 3" ASS VERTICAL PIPE AT PENETRATION OF POLYETHYLENE. ALL FLOOR PENETRATIONS ARE TO BE SEALED.

THE UNDER FLOOR SPACE AREA SHALL BE COVERED BY A 6-MIL BLCK POYETHYLENE SHEETING OR OTHER APPROVED MATERIALS. WITH JOINTS LAPPED 12" AT SEAMS AND EXTENDING UP THE FOUNDATION WALLS 12". THE MINIMUM NET AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1 SF FOR EACH 1,500 SF. VENTS ON THE EAST SIDE OF THE HOUSE ARE OMITTED (GARAGE DOORS AND FRONT PORCH). 6 X 6 VENTS WILL BE PLACED WITHIN 3' OF EACH CORNER OF THE HOUSE.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL EAVE OVERHANGS 16" GABLE OVERHANGS 6"

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

GENERAL PLUMBING & HVAC NOTES:

- 1. HVAC SHALL HAVE TWO ZONES, ONE FOR EACH FLOOR.
- 2. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
- 3. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
- 4. ALL GAS LINES SHALL BE SIZED FOR APPLANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING. "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
- 5. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
- 6. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
- 7. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
- 8. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM TO ABOVE SHOWER DRAINS.
- 9. INSULATE WASTE LINES FOR SOUND CUTOFF.
- 10. INSTALL CENTRAL VACUUM SYSTEM & PIPING. CONFIRM WITH HOMEOWNER.

ELECTRICAL DATA & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

- 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- 3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
- 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- 5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

- 1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED BY OWNER. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL, SPECIFIED BY FLOOR.
- 2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
- 3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL, SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED BY HOME OWNER.

REVISION TABLE			
NUMBER	DATE	REVISD BY	DESCRIPTION
R1	10/22/2014	TOH H	
R2	10/22/2014	TOH H	

RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

DRAWINGS PROVIDED BY:  
TOM HAGEMAN  
HAGEMAN DEVELOPMENT  
(503) 307-3080 CELL

DATE:  
2/13/19

SCALE:

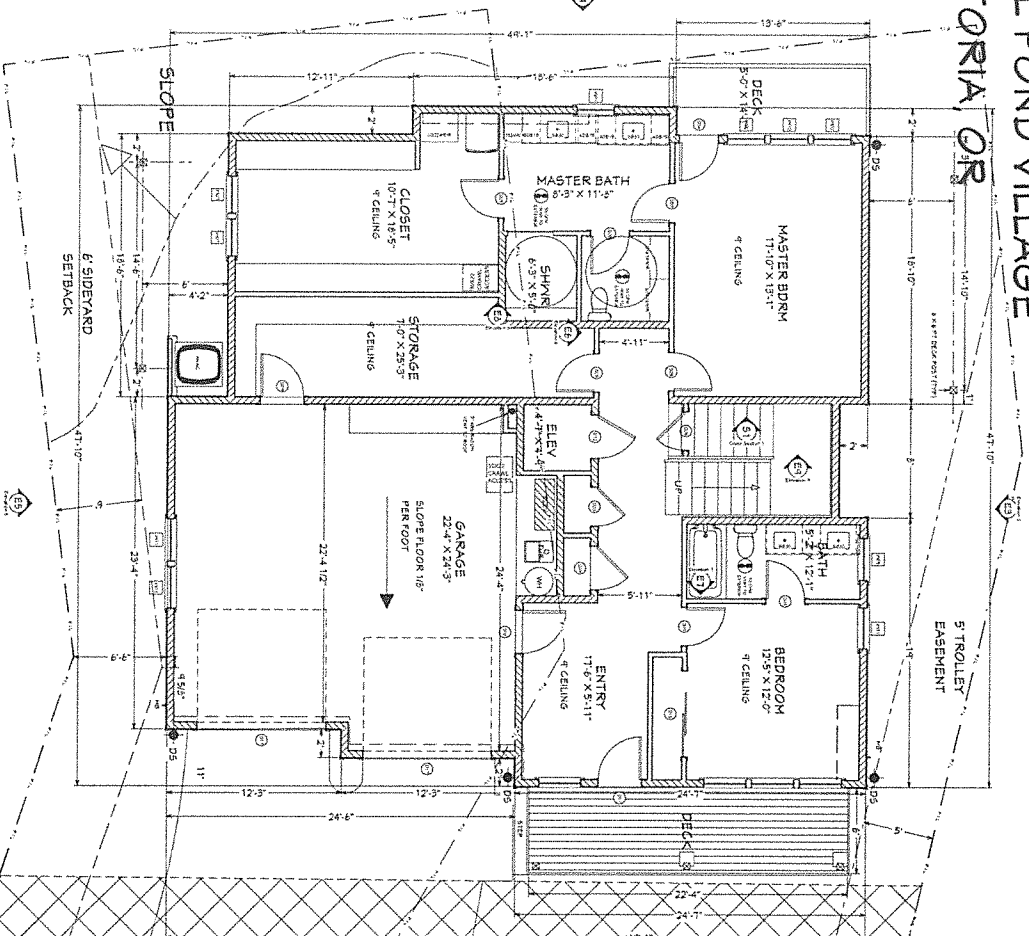
SHEET:

3

LOT 41 & 42

MILL POND VILLAGE

ASTORIA, OR



GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. (SHOWN HATCHED)
2. ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C.
3. INTERIOR WALLS WITH PLEB TO BE 2 X 6 STUDS @ 16" O.C. (SHOWN HATCHED)
4. TYPICAL DOOR HEADERS TO BE 4 X 6 D.F.L. NO. 2 UNLESS SHOWN OTHERWISE ON STRUCTURAL
5. ALL WINDOWS AND GLASS DOORS ARE VINYL WARGON GAS FILLED U-35 BY MILGARD
6. SEE STRUCTURAL FOR SHEARWALL SCHEDULE
7. ALL LIGHTING FIXTURES TO HAVE SCREWMIN LED LAMPS.
8. HOUSE TO BE SPRINKLERED PER CODE
9. VERIFY LOCATION OF SEWER EASEMENT, HOUSE PARALLEL TO THE EASEMENT & 6'-6" OFF THE SOUTH PROPERTY LINE
10. PROVIDE 3" ABS RADON PIPE WITH "T" FROM CRAWL SPACE TO 18" ABOVE ROOF PER CODE



VACATE WATER AND SEWER  
EASEMENTS NOT USED PER  
CITY STANDARDS

NOTES:

1. FINISH FLOOR ELEV. 11.0'
2. SITE GRADE AVERAGE ELEV. 16.20
3. ROOF PEAK ELEV. 41.10'
4. GARAGE SETBACK 2' FROM HOME FRONT
5. SECOND GARAGE SETBACK 4' FROM HOME FRONT
6. FRONT PORCH 45% OF FRONT ELEVATION
7. 10' SETBACK ON WEST AND NORTH PROPERTIES PER HOA
8. CEILING HEIGHT TO BE 9'-0"
9. FRONT OF HOUSE PARALLEL TO 20' SEWER EASEMENT
10. ABANDON SEWER, WATER, AND GAS CONNECTIONS NOT USED PER CITY STANDARDS.

22' WIDE DRIVEWAY  
(PAVING STONE) TO BE  
APPROVED BY HOA WITH  
LANDSCAPE PLAN)

MILL POND LANE

# FIRST FLOOR PLAN

LIVING AREA 1,417 SF SCALE 1/4" = 1'-0"

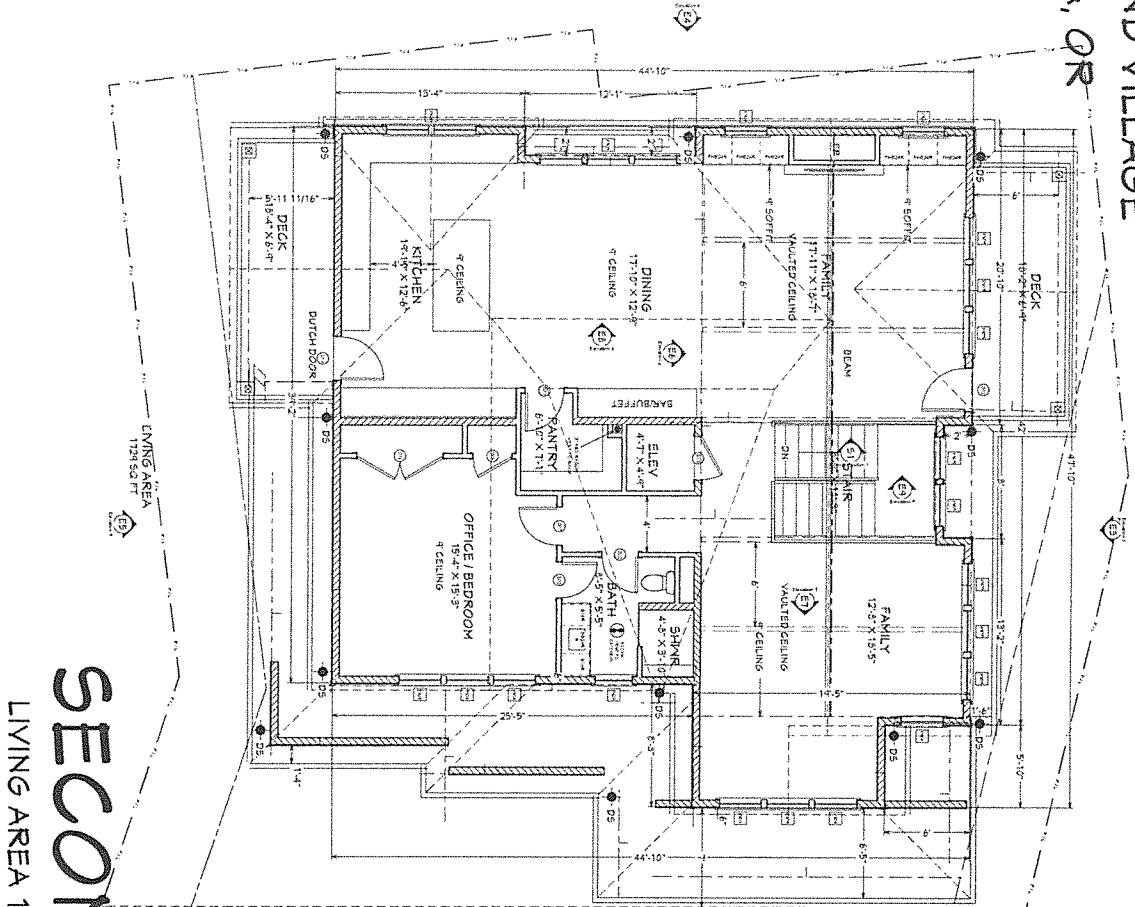
REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION
R1	10/22/2019	TOM H	
R2	10/23/2019	TOM H	

RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

DRAWINGS PROVIDED BY:  
TOM HAGEMAN  
HAGEMAN DEVELOPMENT  
(503) 307-3080 CELL

DATE: 2/13/19  
SCALE: 1/4" = 1'-0"  
SHEET: A1

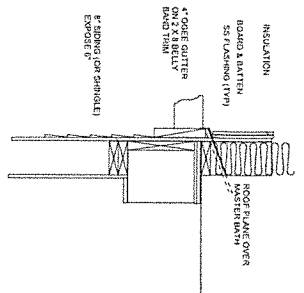
LOT 41 & 42  
MILL POND VILLAGE  
ASTORIA, OR



SECOND FLOOR PLAN  
LIVING AREA 1,728 SF  
SCALE 1/4" = 1'-0"



HORIZONTAL ROOF DRAIN  
AT WEST ELEVATION  
(NTS)

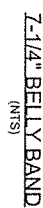
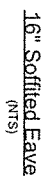
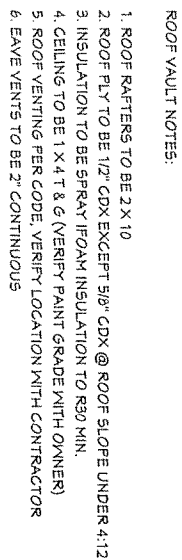


- ROOF DRAIN NOTES:
1. ALL ROOF DRAIN TO STREET
  2. WEST ELEVATION ROOF DRAIN TRANSFER WATER AT BELLY BAND (SEE DETAIL) AND CONNECT TO SOUTH GARAGE GUTTER
  3. ROOF DRAIN TRAVEL TO DRIVEWAY DRAIN AT NORTH SIDE OF DRIVE
  4. ROOF DRAIN TO BE 4" DGE
  5. ROOF DRAINSPOUTS TO BE 3" ROUND
  6. WEST ELEVATION DOWNSPOUTS TIE INTO GARAGE GUTTER AT SW CORNER OF GARAGE ROOF

20' SEWER  
EASEMENT

MILL POND LANE

SHEET: <b>A2</b>	SCALE:	DATE: 2/13/19	DRAWINGS PROVIDED BY: <b>TOM HAGEMAN</b>  HAGEMAN DEVELOPMENT (503) 307-3080 CELL	<b>RAY &amp; BRENDA GRUBBS</b>  2880 MILL POND LANE  ASTORIA, OREGON 97103		REVISION TABLE			
						NUMBER	DATE	REVISION BY	DESCRIPTION
						R1	10/22/2014	TOM H	
						R2	10/22/2014	TOM H	



SCALE 1/4" = 1'-0"

- ROOFING NOTES:
1. ROOFING TO BE 30 YEAR OWENS CORNING DRIFTWOOD COMP. ROOFING
  2. ALL GABLE SLOPES ARE 5:12
  3. FINISH GRADE AVER. ELEV. 16.20'
  4. BOXED ROOF EAVES AT 1'-4" ABOVE FINISH GRADE
  5. EAVE OVERHANG AT 16" GABLE OVERHANG AT 6"
  6. HIGHEST ROOF PEAK IS 25'-6" ABOVE 16.20' FG (CONTRACTOR TO VERIFY PRIOR TO ROOF FRAMING)
  9. GUTTERS TO BE 4" OGEE, DOWNSPOUTS TO BE 3" ROUND, PREFINISHED WHITE
  10. ALL EXTERIOR GABLE TRIM (5'-1/2"), GUTTER (5'-1/2"), WINDOW TRIM (1 x 3-1/2") AND BELLY BALT TRIM (1-1/4") ALL CEDAR 5M COLOR DOVER WHITE
  11. ALL VALLEY FLASHING "2" METAL AND WALL MOUNTED FIRE PLACE VENT TO BE 55
  12. SLIDING SEPARATION BETWEEN SHINGLES AND BOARD AND BATTEN 2 X 6
  13. ROOF CAN'T MATERIAL 20 YEAR 60 MIL BLACK EPDM RUBBER ROOFING WITH SLOPE
  14. ROOF SHEETING UNDER CAN'T TO BE 5/8" CDX
  14. EXTEND 3" ABS RADON PIPE TO 16" ABOVE ROOF FROM CRAWL SPACE PER CODE
  15. NO ROOF OVERHANG IS ALLOWED INTO THE 20' SEWER EASEMENT
  16. ROOF VENTS PER CODE BY ROOFER
  17. ROOF JACKS BY MECHANICAL INSTALLED BY ROOFER
  18. ROOF DRAINS TO FLOW TO THE DRIVEWAY THEN TO STREET

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	10/20/2019	TQM.H	
R2	10/20/2019	TQM.H	

RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

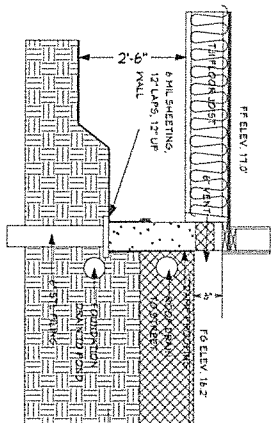
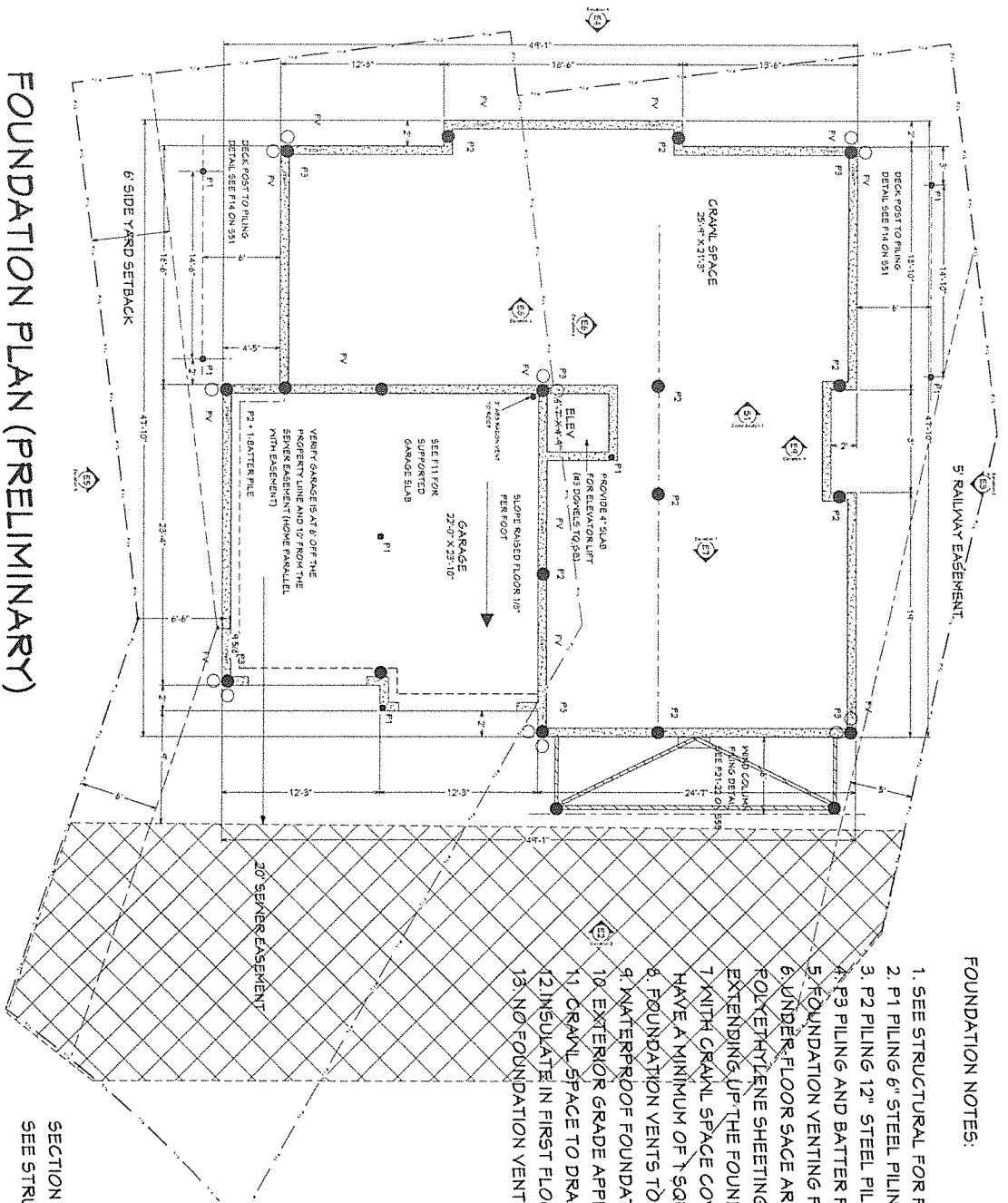
DRAWINGS PROVIDED BY:  
TOM HAGEMAN  
HAGEMAN DEVELOPMENT  
(503) 307-3080 CELL

DATE: 2/13/19

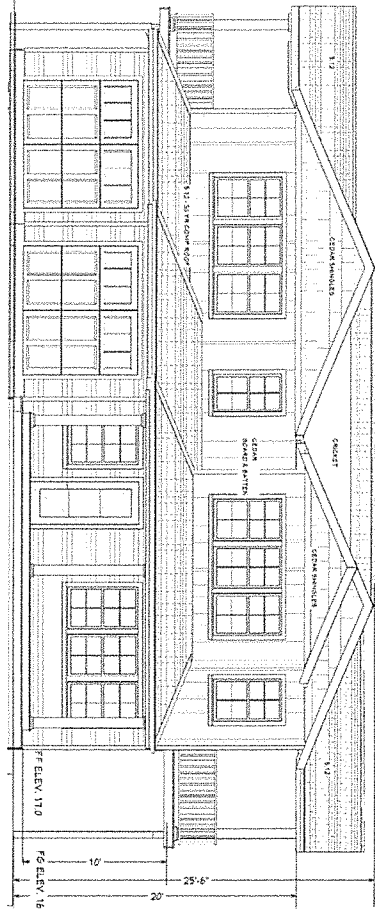
**SCALE:**

**SHEET:**

3A

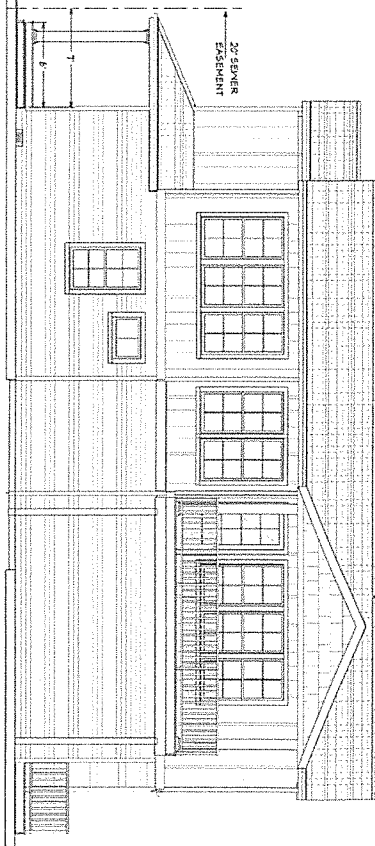






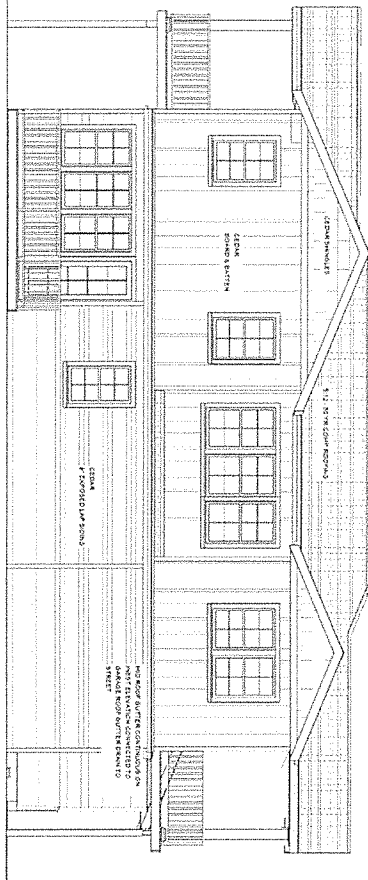
EAST ELEVATION

Elevation 2



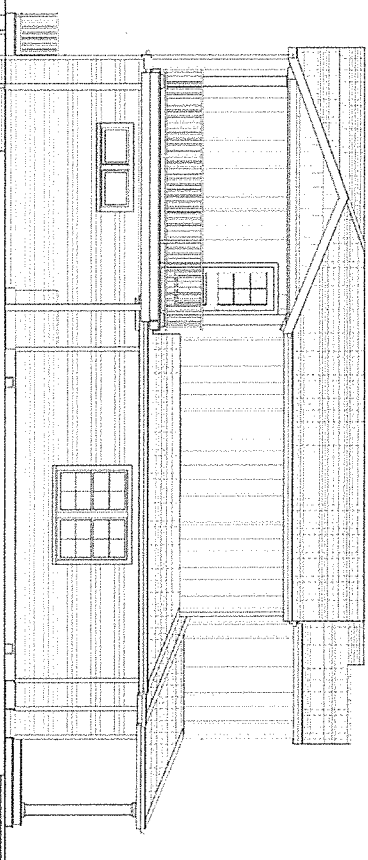
NORTH ELEVATION

Elevation 3



WEST ELEVATION

Elevation 4



SOUTH ELEVATION

Elevation 5

NOTES:

1. ALL GABLES ARE 5:12 SLOPE
2. ROOF PEAK BELOW 25'-6" ABOVE FINISH GRADE
3. ALL SIDING MATERIAL TO BE CEDAR
4. ALL WINDOWS TO BE DOUBLE HUNG MILGARD
5. LAP SIDING TO BE EXPOSED 6"
6. ROOFING MATERIAL TO BE 30 YR OWENS CORNING DURATION COLOR "DRIFTWOOD"

7. ROOF EAVES < 20' ABOVE FG
8. FIRST FLOOR CEILINGS AT 9'-0"
9. SECOND FLOOR CEILINGS AT 9'-0"
10. ALL WINDOWS TO BE DOUBLE HUNG MILGARD
11. EXTERIOR COLOR TO BE SW 2820 (DOWNING EARTH)
12. EXTERIOR TRIM COLOR TO BE SW 6385 (DOVER WHITE)

# ELEVATIONS

SCALE 1/4" = 1'-0"

RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

DRAWINGS PROVIDED BY:  
TOM HAGEMAN  
HAGEMAN DEVELOPMENT  
(503) 307-3080 CELL

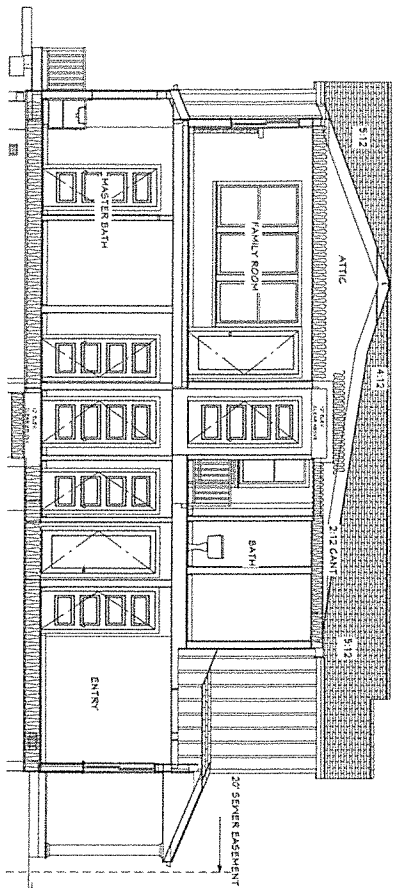
REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION
R1	12/20/2018	TOM H
R2	10/22/2019	TOM H

SHEET:  
**A5**

DATE:  
2/13/19

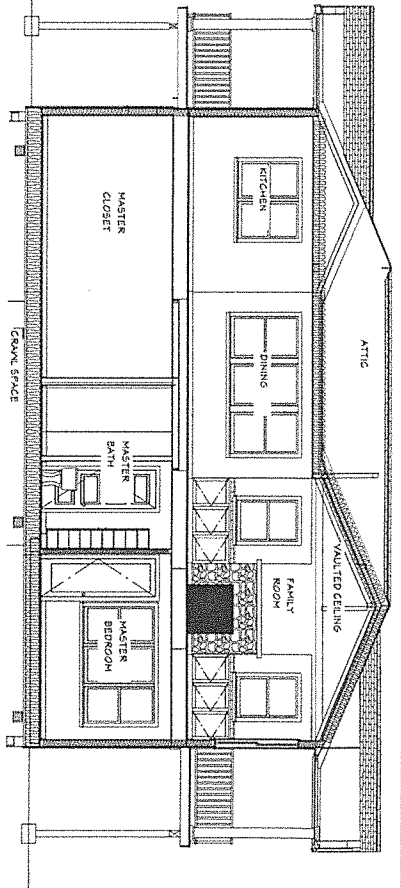
SCALE:





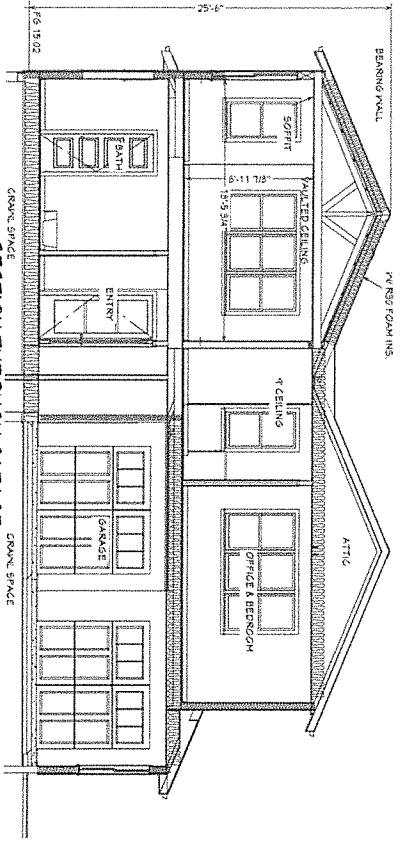
SECTION THROUGH ELEVATOR

Elevation 6



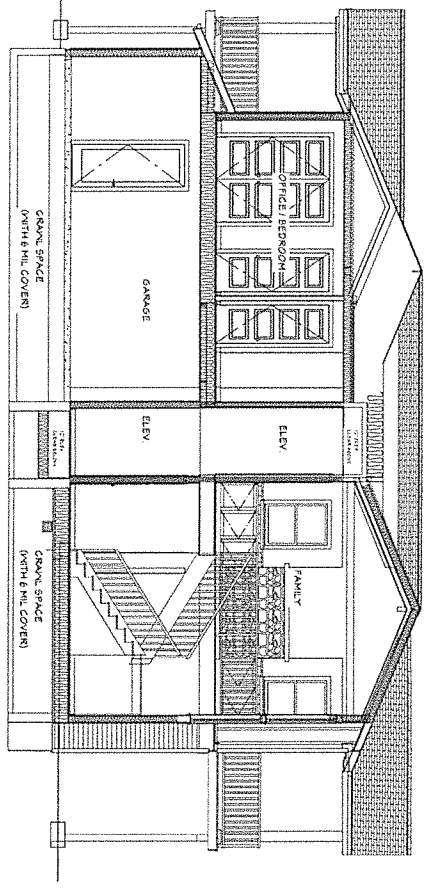
SECTION THROUGH DINING

Elevation 8



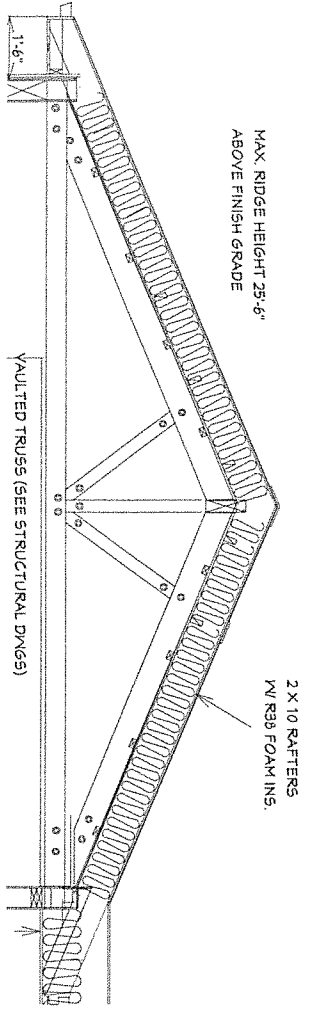
SECTION THROUGH GARAGE

Elevation 7



SECTION THROUGH STAIR

Elevation 4



# SECTIONS

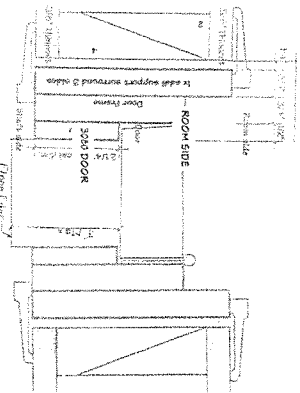
SCALE 1/4" = 1'-0"

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	10/20/2013	TGM H	
R2	10/22/2013	TGM H	

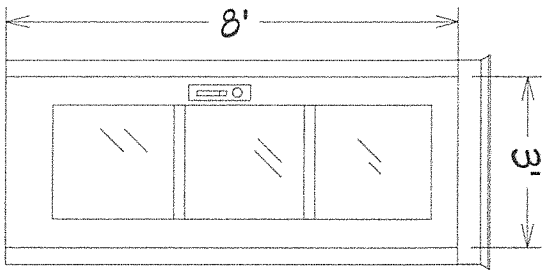
RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

DRAWINGS PROVIDED BY:  
TOM HAGEMAN  
HAGEMAN DEVELOPMENT  
(503) 307-3080 CELL

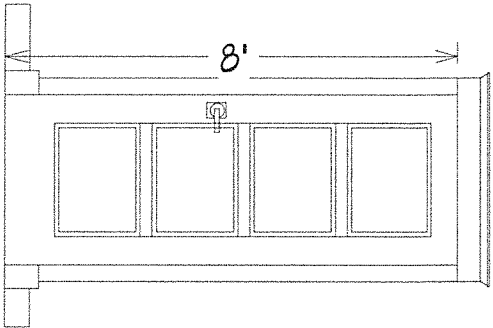
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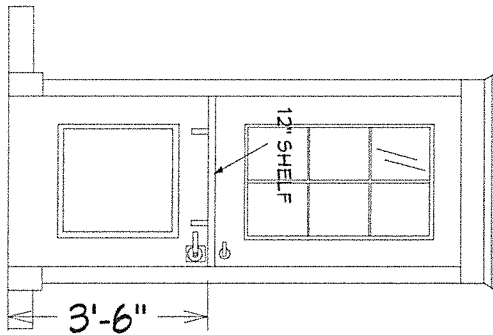
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2/13/19	
SCALE:	
SHEET:	A7



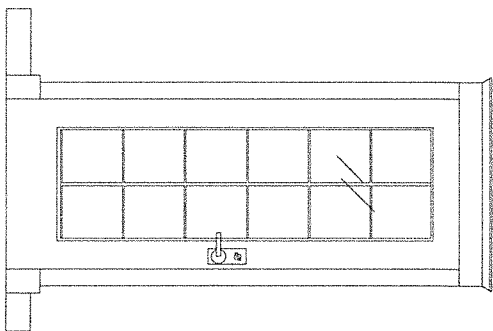
**FRONT DOOR & TRIM**  
(RAINWATER GLASS)  
TRIM WHITE SM 6385  
DOOR SPICED CEDAR SM 7702



**INTERIOR DOOR & TRIM**  
(FOUR PANEL DOOR)  
CASING 1 X 3-1/2" PAINTED  
BASE 1 X 5-1/4"  
DOOR 1-3/4" 8' X VARIES



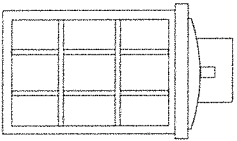
**EXT. DOOR TO DECK  
DUTCH DOOR @ KITCHEN**  
(VIEWED FROM INTERIOR)  
MILGARD VINYL (WHITE)  
EXT. TRIM SIM. TO WINDOWS



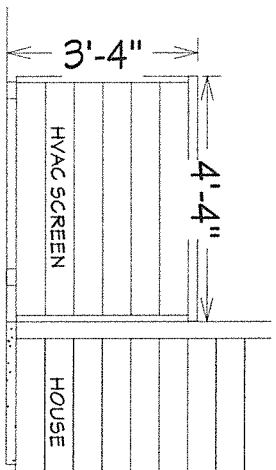
**EXT. DOORS TO DECKS (2)**  
(VIEWED FROM INTERIOR)  
MILGARD VINYL (WHITE)  
EXT. TRIM SIM. TO WINDOWS

**EXTERIOR LIGHT FIXTURES:**

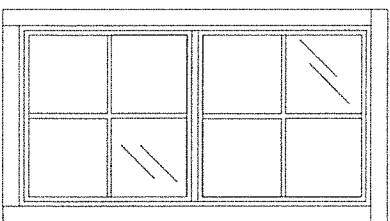
**STONINGTON COLLECTION**  
**MODEL SNN84PN (BRONZE)**  
**15.5"H, 9.5"W, 10.5" EXT.**



**WALL SCONCE**



**HVAC SCREEN**  
**BOARD & BATTEN SIDING**  
**COLOR TO MATCH HOUSE**  
**SM 2820 DOWNING EARTH**  
**(SEE A1 FOR SM LOCATION)**



**WINDOW & TRIM**  
**MILGARD MONTECITO**  
**SINGLE HUNG (WHITE)**  
**DIVIDED LITE GRILL ON INT.**  
**60" X 36" (TYP.)**  
**1 X 3-1/2" CEDAR TRIM**  
**COLOR WHITE SM 6385**

**DETAILS**

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	10/22/2011	TOM H.	
R2	10/23/2011	TOM H.	

**RAY & BRENDA GRUBBS**  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

**DRAWINGS PROVIDED BY:**  
**TOM HAGEMAN**  
**HAGEMAN DEVELOPMENT**  
**(503) 307-3080 CELL**

**DATE:** 2/13/19  
**SCALE:**  
**SHEET:** A8

# DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D02	2680	2	2	2680 L IN	30"	96"	32"x96 1/2"	HINGED-DOOR P10	2X6X35" (2)	1 3/4"			
D03	2680	5	1	2680 L IN	32"	96"	34"x96 1/2"	HINGED-DOOR P10	2X6X37" (2)	1 3/4"			
D04	2680	1	1	2680 R EX	32"	96"	34"x96"	EXT. HINGED-GLASS	2X6X37" (2)	1 3/4"			
D05	2680	4	1	2680 R IN	32"	96"	34"x96 1/2"	HINGED-DOOR P10	2X6X37" (2)	1 3/4"			
D06	2680	1	2	2680 L IN	32"	96"	34"x96 1/2"	HINGED-DOOR P10	2X6X37" (2)	1 3/4"			
D07	2680	2	2	2680 R IN	32"	96"	34"x96 1/2"	HINGED-DOOR P10	2X6X37" (2)	1 3/4"			
D08	3066	1	1	3066 L EX	36"	80"	36"x96"	EXT. HINGED-GLASS	2X6X41" (2)	1 3/4"			
D09	3066	2	1	3066 L IN	36"	96"	36"x96 1/2"	HINGED-DOOR P10	2X6X41" (2)	1 3/4"			
D10	3080	1	1	3080 R EX	36"	96"	36"x96"	EXT. HINGED-GLASS	2X6X41" (2)	1 3/4"			
D11	3080	1	2	3080 L IN	36"	96"	36"x96 1/2"	HINGED-DOOR P10	2X6X41" (2)	1 3/4"			
D12	3080	1	2	3080 R EX	36"	96"	36"x96 1/2"	HINGED-DOOR P10	2X6X41" (2)	1 3/4"			
D13	3080	1	2	3080 L IN	36"	96"	36"x96 1/2"	HINGED-DOOR P10	2X6X41" (2)	1 3/4"			
D14	3080	1	2	3080 R EX	36"	96"	36"x96 1/2"	HINGED-DOOR P10	2X6X41" (2)	1 3/4"			
D15	6080	1	1	6080 R IN	72"	96"	74"x96 1/2"	SLIDER-DOOR P04	2X10X77" (2)	1 3/8"		HALF GLASS DUTCH DOOR	
D16	6080	1	2	6080 L/R IN	72"	96"	74"x96 1/2"	DOUBLE HINGED-DOOR P10	2X10X77" (2)	1 3/4"			
D17	9080	2	1	9080	108"	96"	110"x96"	GARAGE-GARAGE DOOR CHD08	2X12X116" (2)	1 3/4"			

# WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	2646DH	1	1	2646DH	32"	54"	33"x55"		DOUBLE HUNG	2X6X36" (2)			
W02	2650DH	2	1	2650DH	32"	60"	33"x61"		DOUBLE HUNG	2X6X36" (2)			
W03	2650DH	1	2	2650DH	32"	60"	33"x61"		DOUBLE HUNG	2X6X36" (2)			
W04	3050DH	10	2	3050DH	36"	60"	37"x61"		DOUBLE HUNG	2X6X40" (2)			
W05	3020FX	1	1	3020FX	36"	24"	37"x25"		FIXED GLASS	2X6X40" (2)			
W06	3046DH	2	2	3046DH	36"	54"	37"x55"		DOUBLE HUNG	2X6X40" (2)			
W07	2620FX	2	1	2620FX	32"	24"	33"x25"		FIXED GLASS	2X6X36" (2)			
W08	6446MU	1	2	6446	76"	54"	77"x55"		MULLED UNIT	2X10X80" (2)			
W09	3060DH	8	2	3060DH	36"	72"	37"x73"		DOUBLE HUNG	2X6X40" (2)			
W10	2650FX	1	1	2650FX	32"	60"	33"x61"		FIXED GLASS	2X6X36" (2)			
W11	3050DH	7	1	3050DH	36"	60"	37"x61"		DOUBLE HUNG	2X6X40" (2)			

LOT 41 & 42  
MILL POND VILLAGE  
ASTORIA, OR

WINDOW NOTES:  
WINDOWS TO BE MILGUARD VINYL  
DOUBLE HUNG OR FIXED  
WINDOW HEIGHT ON FIRST FLOOR IS 96"  
WINDOW HEIGHT ON SECOND IS 96"

# SCHEDULES

A9

DRAWINGS PROVIDED BY:  
TOM HAGEMAN  
HAGEMAN DEVELOPMENT  
(503) 307-3080 CELL

RAY & BRENDA GRUBBS  
2880 MILL POND LANE  
ASTORIA, OREGON 97103

NUMBER	DATE	REVISION	DESCRIPTION
R1	10/22/2019	TOM H	
R2	10/22/2019	TOM H	

February 7 2019

Ray and Tom,

The architectural review committee is approving your complete submittal on the design for the home to be built on lots 41 and 42 with the following conditions and requirements. The conditions and requirements must be satisfied by the committee prior to construction. The conditions and requirements are as follows;

1. The four windows at the north elevation must be changed to a double window the same size as the bedroom window or smaller.
2. All windows must have at least one row of muttins (grids) must be on all windows.
3. The front porch deck roof must not extend onto the utility easement.
4. Soils report must be submitted within 2 weeks.
5. Master bedroom deck must be sheeted, underside, with similar siding material.
6. Crawl space must be vented mechanically or with vent wells.
7. Structure height must be limited to 25 feet 6 inches from site grade. Any fill must be continuous through the site to accomplish drainage to meet city requirements.
8. Adjacent windows must be separated by 4 inch painted trim.
9. Landscape drawing must be submitted prior to construction showing hardscape materials and samples.
10. Submit front door color.

Thanks again for your revised plan. The committee was pleased and excited to see your new home.

John Ryan

Chair Architectural committee

## STAFF REPORT AND FINDINGS OF FACT

February 27, 2019

TO: Design Review Committee

FROM: Mike Morgan, Planner

SUBJECT: Design Review Request (DR18-03) by Daren Doss for Ryan Blum and Britta Herwig to construct a single-family dwelling at 2880 Mill Pond Lane

### I. BACKGROUND SUMMARY

- A. Applicant: Daren Doss  
Chadburne Doss Architects  
1469 22<sup>nd</sup> Avenue  
Seattle, WA 98122
- B. Owner: Ryan Blum and Britta Herwig  
10668 41<sup>st</sup> Avenue  
Portland, OR 97219
- C. Location: 2880 Mill Pond Lane; Map T8N-R9W Section 9CB, Tax Lots 6823 and 6833; Lots 33 and 34, Mill Pond Village
- D. Zone: AH-MP (Attached Housing-Mill Pond)
- E. Proposal: To construct an approximate 1,837 square foot, 2 story, single-family dwelling with 339 s.f. attached garage

### II. BACKGROUND

#### Site:

The site, which is partially over water, is located on the southeast side of Mill Pond Lane north of Waterfront Street. Lot 33 is 2472 s.f., and Lot 34 is 2374 s.f. for a total of 4846 s.f., 37' wide by 90' deep (3,200 square feet).

The Mill Pond Subdivision development was approved with special conditions concerning the required setbacks relative to Building Codes. The requirement is that one side could have a zero setback while the other side yard has a mandatory 6' setback with no



encroachments. Because this structure occupies two lots, there are no setback encroachments on either side.

Proposed Construction:

The applicant has submitted plans for review and approval of the design to the Mill Pond Village Architectural Review Committee. At this time the HOA and the owners have gone to mediation to resolve differences.

Style: 2 story, single family-dwelling with garage.

Roof: Gable main roof with side gable, 12:12 and 9:12 pitch. 1' eave overhang on the sides; Standing seam metal roof, "storm gray" in color.

Siding: Horizontal, smooth fiber cement boards with 4" reveal on first and second floor, 3.5" x 3/4" corner boards and 12" belly bands.

Windows: Mostly narrow vertical 1 over 1 aluminum, mixture of casement and fixed; windows vary on each elevation; large fixed window set on northwest corner over water.

Front/east: Large vertical 1 over 1 windows above entry on second floor, 1 over 1 windows next to front door, casement windows above garage next to front door, lights in garage door. Meets 30% glazing requirement.

Rear/West: 1/1 vertical windows on all two floors; frosted bathroom casement windows.

North Side: paired 1/1 windows on 1st and 2nd floors; 2 casement windows

South: casement windows (one obscured glass in bathroom) Glass door onto decks

Window and door exterior casings proposed to be 5.5" x 4/4" or larger and have lower sills and crown molding.

Doors: One front door with upper lite on 1st floor; single glass door on south side deck on second floor.

Other Design Elements:  
corner boards of 3.5" x 3/4" or larger; 12" belt course (belly band)



between floors; metal spiral staircase on south side connecting upper and lower decks.

Garage: South door with glazing onto deck.

Light Fixtures: Lights proposed on porches, at doors on east and south elevations. proposed fixtures to have diffused and downcast lighting which meet City and HOA requirements.

### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on February 13, 2019. A notice of public hearing was published in the *Daily Astorian* on February 28, 2019. Any comments received will be made available at the Design Review Committee (DRC) meeting.

### IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 14.015(A) states that in addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030. 1) Maritime Heritage; 2) Family Activities; 3) Attached Housing-Health Care; 4) Health Care; 5) Education/Research/ Health Care Campus; 6) Hospitality/Recreation; 7) Local Service; and 8) Attached Housing-Mill Pond.

Finding: The site of the proposed single-family dwelling is located in the Attached Housing-Mill Pond Zone (AH-MP) and shall conform to Sections 14.005 through 14.030 of the Development Code. This criteria is met.

- B. Section 14.015(B) requires that each public or private development proposal within the Gateway Overlay Zone will be reviewed for consistency with the Design Review Guidelines in Sections 14.020 through 14.030.

Finding: The proposed single-family dwelling is a private development to be constructed within the Gateway Overlay and Civic Greenway Zones and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

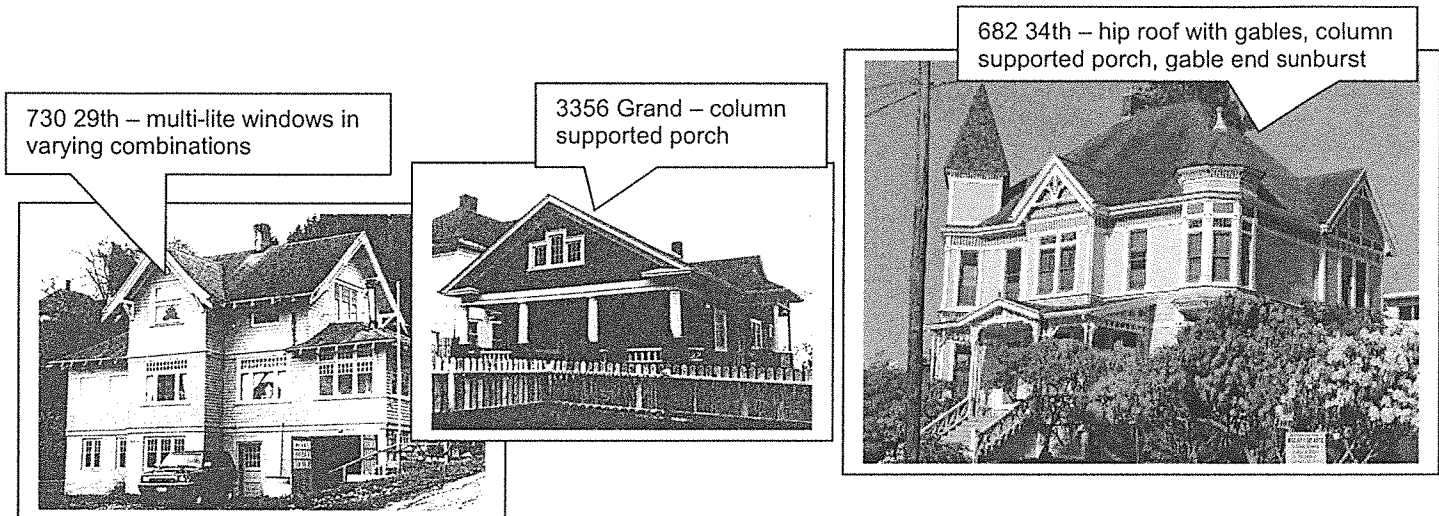
- C. Section 14.020 states that the Design Review Guidelines shall apply to all new construction or major renovation. The guidelines are intended to provide fundamental principles that will assist in the review of the proposed development. The principles identify both "encouraged" and "discouraged" architectural elements. They are broad design objectives and are not to be construed as prescriptive standards.



Finding: The structure is “new construction” and as such is subject to the Design Review Guidelines. This criteria is met.

- D. Section 14.025(A) describes the purpose of the Design Review Guidelines and states that the Gateway Plan encourages new construction to reflect building types found in the Uppertown area. Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

Finding: The structure reflects residential types found in the Uppertown area. It has a 12:12 pitch on main gable and a 9:12 gable on the south side, vertical 1:1 windows, and front porch with column supported second story. The horizontal siding with a four inch reveal is typically found in Astoria. This criteria is met.



- E. Section 14.025(B) identifies the building forms encouraged.

1. All Building Types: a) Simple designs without extraneous details; b) Rectangular in plan; c) Square in plan.
2. Waterfront Industrial: a) Low in form; b) Cubic in form.
3. Commercial: a) Low in form.
4. Residential: a) Vertical in form; b) Cubic in form; c) Full front porch or front porch large enough to accommodate several seated persons.

Section 14.025(C) identifies the building forms discouraged.

1. All Building Types: a) Complex building footprints; b) Sprawling structures.

Finding: The house will generally be a rectangle in plan. The building footprint is not complex, nor is it sprawling. The building has an adequate front porch. There is a bridge connecting the main structure to the street on the northeast corner. (See attachment A)

There are ample setbacks on the north and south sides. The house is set back from the street to provide adequate parking. The street side is heavily landscaped. This requirement is met. (See attachment B)

F. Section 14.025(D) identifies the windows encouraged.

1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f) Double or single-hung windows; g) Casement windows; h) Windows should be spaced and sized so that wall area is not exceeded by window area, with the exception of commercial storefronts.
2. Waterfront Industrial: a) Square or rectangular windows with multiple lights.
3. Commercial: a) Storefronts: 1) Plate glass windows with multiple-light transom windows above; 2) Recessed entries; 3) Window to wall surface proportions may be exceeded; b) Upper Stories: 1) Window area should not exceed wall area.
4. Residential: a) Vertical rectangle or square windows; b) Combination of single and multiple-light windows; c) Single windows, paired windows, or windows grouped in threes; d) Bay windows; e) Arched or decorative shaped windows used sparingly; f) Windows should use casings and crown moldings.

Section 14.025(E) identifies windows discouraged.

1. All Building Types: a) Applied muntins which have no profile; b) Smoked glass; c) Mirrored glass; d) Horizontal sliding windows; e) Walls predominated by large expanses of glass, except in commercial storefronts; f) Windowless walls. Large expanses of blank walls should only be located in areas which are not visible to the public; g) Aluminum frame windows, except in commercial storefronts.

Finding: All windows are wood clad painted aluminum and are 1 over 1 double hung, fixed or casement. The windows are mostly vertical, single and paired. Windows are inset from the plane of the façade. There are no blank walls.

This criteria is met. (See attachment C)

G. Section 14.025(F) identifies exterior wall treatments encouraged.

1. All Building Types: a) Drop siding; b) Weatherboard siding; c) Horizontal siding with six inches or less exposure.
2. Waterfront Industrial: a) Board and batten style; b) Galvanized corrugated metal.
3. Commercial: a) Finished concrete; b) Brick veneer.
4. Residential: a) Clapboard; b) Wood shingle (rectangular); c) Decorative wood shingle.

Section 14.025(G) identifies exterior wall treatments discouraged.

1. All Building Types: a) Exposed textured, concrete block; b) Flagstone or other applied stone products; c) Precast concrete or decorative concrete panels; d) Wood shakes; e) Plywood paneling.

Finding: The structure is proposed to be clad in horizontal fiber cement board with a 4" reveal on 1st and 2nd floors, painted black. Fiber cement siding shall be smooth, not textured. The corner boards and trim will be 3.5" x 3/4". This guideline is met.

H. Section 14.025(H) identifies the roof elements encouraged.

1. Waterfront Industrial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves; d) Small shed roof dormers; e) Monitor roof on ridge line; f) Flat panel skylights or roof window.
2. Commercial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves behind parapet wall; d) Flat or gable roof behind parapet wall; e) Structural skylights.
3. Residential: a) Steep gable with broad eaves; b) Steep hip with broad eaves; c) Dormers with gable, hip, or shed roofs; d) Flat panel skylights or roof window on secondary elevations; e) Turrets or large projecting window bays used sparingly.

Section 14.025 (I) identifies the roofing elements discouraged.

1. All Building Types: a) False mansard or other applied forms; b) Dome skylights.

Finding: Eaves including gutters are proposed on all elevations of the house with an approximate 1' eave overhang. The roof would be a 12:12 pitch. The residential design guidelines generally call for a deeper eave, but shallower eaves have been approved. An easement at the site limits the size of eaves at the site, which should not encroach into the easement. This guideline is met.

I. Section 14.025(J) identifies roofing materials encouraged.

1. All Building Types: a) Cedar shingle; b) Composition roofing; c) Roofing material in gray, brown, black, deep red, or other subdued colors.
2. Waterfront Industrial: a) Galvanized corrugated metal; b) Low profile standing seam, metal roof; c) Roll down.
3. Commercial: a) Built-up.

Section 14.025(K) identifies roofing materials discouraged.

1. All Building Types: a) High profile standing seam, metal roof; b) Brightly colored roofing material.

Finding: The roofing material proposed is low profile standing seam metal roofing, gray in color. This guideline is met.

J. Section 14.025(L) identifies signs encouraged.

1. All Building Types: a) Hanging blade signs; b) Signs painted on building facade; c) Signs applied to building facade; d) Front lit; e) Graphics historic in character.
2. Commercial: a) Exterior neon.

Section 14.025(M) identifies signs discouraged.

1. All Building Types: a) Pole mounted freestanding signs; b) Plastic or internal and back lit plastic.

Finding: No signs are proposed for the site. This guideline does not apply.

K. Section 14.025(N) identifies exterior lighting encouraged.

1. All Building Types: a) Decorative lighting integrated with architecture; b) Metal halide or incandescent; c) Pedestrian and traffic signals combined with street lamps; d) Light fixtures that direct light downward and eliminate glare.

2. Waterfront Industrial: a) Industrial pan light with goose neck; b) Low bollard lighting.
3. Commercial: a) Historic street lamps along walks and parking lots.

Section 14.025(O) identifies exterior lighting discouraged.

1. All Building Types: a) Sodium vapor (amber); b) Fluorescent tube; c) Cobra head street lamps or other contemporary fixtures; d) Fixtures with undiffused, undirected light that do not focus the light to the ground and that will potentially destroy the night sky view.

Finding: Exterior light fixtures are proposed on porches and decks. The project light fixtures shall be chosen from the approved Mill Pond Village lighting list and shall not include any of the discouraged exterior lighting types. This guideline is met. (See attachment D)

L. Section 14.025(P) identifies other design elements encouraged.

1. Commercial: a) Canvas awnings or fixed canopies for rain protection.

Section 14.025(Q) identifies other design elements discouraged.

2. Commercial: a) Vinyl awnings; b) Back lit awnings.

Finding: No awnings or canopies are proposed for this structure. This guideline does not apply.

M. Section 14.030(A)(1) concerning building orientation states that development projects should form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street. Exceptions to this requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements.

Finding: The proposed project fronts onto Mill Pond Lane, although the bulk of the building is on pilings over water. The residential building is placed close to the sidewalk which creates an intimate relationship to the streetscape and surrounding development. There is a covered front porch at the entry, and extensive landscaping. This criteria is met. (See attachment E)

N. Section 14.030(A)(2) concerning building orientation states that new uses should be sited to take advantage of the Columbia River and hillside views.

Finding: The siting and design of the proposed project primarily takes advantage of the Columbia River view. This criteria is met.

- O. Section 14.030(A)(3) concerning building orientation states that if the proposed project is large or situated so as to become an entrance or major focus of the City, the design should recognize the project's prominence and should be both compatible with its surroundings and complementary to the City as a whole.

Finding: The proposed project is similar to many of the craftsman style houses in Uppertown and throughout the City. It is smaller than many of the houses in the Mill Pond, although it will be prominent in its location. The structure will be visible from the City River Trail and will have a variety of form and texture similar to other structures in the residential areas of Astoria. The proposed project will be compatible with its surroundings. This criteria is met.

- P. Section 14.030(B)(1) concerning building massing states that buildings should have a floor area ratio on their lots of at least 1:1 (One square foot of building area for one square foot of lot area), in order to maximize use of the land.

Finding: The lot area is approximately 4,600 square feet. The total square footage of the house including garage is approximately 1,860 square feet. This standard does not apply to residential structures in the Mill Pond. This criteria is met.

- Q. Section 14.030(B)(2) concerning building massing states that *"Buildings should be a minimum of 24 feet in height from grade to highest point of the structure, excluding those features exempt from building height as identified in Development Code Section 3.075."*

Section 14.335 concerning height in the AH-MP Zone states that *"No structure will exceed a height of 35 feet above grade, with exception of structures on lots with frontage on Marine Drive and on Lot 47 in Mill Pond Village Subdivision, having frontage on 29th and Waterfront Streets, which are limited to a maximum height of 45 feet above grade."*

Finding: The structure measures approximately 25' in height, measured from grade to the highest ridge of the structure. The Development Code calculates height to the midpoint between the eave and ridge of the highest roof and therefore the building is well within the code. This criteria is met.

- R. Section 14.030(B)(3) concerning building massing states that the height, mass, and scale of buildings should be compatible with the site and adjacent buildings. Use of materials should promote harmony with surrounding historic structures and the character of the waterfront.

Finding: There are one, two, and three story residential buildings in the Uppertown area and in the Mill Pond Village. The proposed structure is 2 stories. Structures in the Uppertown area have a mixture of wood, cement, and fiber cement siding. New residences in Mill Pond have a mixture of wood and



fiber cement siding. The use of fiber cement horizontal, shingle, and board and batten siding materials is characteristic of and harmonious with the buildings in the surrounding area and the character of the waterfront. This criteria is met.

S. Section 14.065: Civic Greenway Overlay Residential Design Standards:

1. Building Forms:
2. a. All dwelling unit buildings shall be based on a rectangular or square form.  
b. Single-family and two-family dwelling units must have a front porch, at least six (6) feet deep and 60 square feet in area.
3. 14.070. OTHER DEVELOPMENT STANDARDS. A. The following development standards are applicable within the Civic Greenway Overlay Zone.
4.
  1. Floor area ratios. Floor area ratio and height standards in Section 14.030(B)(1) and Section 14.030(B)(2) of the Gateway Overlay Zone do not apply to on-land development in the Civic Greenway Overlay Zone. Other use standards in Section 14.030 apply. (Refer to P.above)
  2. Exterior lighting. Outdoor lighting shall be designed and placed so as not to cast glare into adjacent properties. Light fixtures shall be designed to direct light downward and minimize the amount of light directed upward. (See attachment D)

Finding: These standards are met.

It should be noted by the DRC that the applicant has provided an extensive response (February 22, 2019 attached) to testimony submitted by Mr. John Ryan (February 8, 2019 attached). Mr. Ryan's concerns appear to be about the black color of the building, but also addresses the design in contrast with Mill Pond Village standards. Also attached is a review of the Blum-Herwig residence by Michael Prothe, (November 13, 2018) an architect retained by the homeowners association to evaluate proposed designs. This review is generally positive, and touches many of the common requirements of both the City and the MPVHOA. It must be noted that the City does not enforce Mill Pond architectural standards. Any disagreement between an applicant and the HOA is a civil matter, and must be resolved privately either through arbitration or the courts.

V. CONCLUSION AND RECOMMENDATION

The request meets the design objectives of the Design Review Guidelines. The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building codes permits.

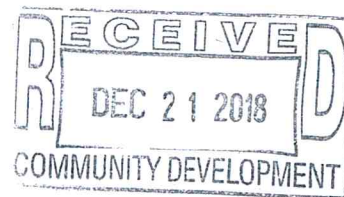
Any change in design or material shall be submitted to the Community Development Department for review.

Staff recommends the Design Review Committee approve the proposal with the following conditions:

1. There shall be no encroachments into the required City easement in front of the building.
2. Windows and casings shall be installed so that the windows do not protrude beyond the casing; and so that the casing protrudes beyond the plane of the siding.
3. Exterior light fixtures shall have diffused and downcast lighting.



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856  
COMMUNITY DEVELOPMENT



DR 18-03

☒ Fee Paid Date 12-21-18 By Check 1377 <sup>NP</sup>

Fee: \$750.00

**DESIGN REVIEW >25,000 Project Value**

Property Address: 2800 Mill Pond Lane, Astoria, OR 97103

Lot 33 and 34 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Map \_\_\_\_\_ Tax Lot Lot 33 - 80909CB06832 Zone GO, AH-MP

Lot 34 - 80909CB06833

Applicant Name: Daren Doss

Mailing Address: 1469 22nd Avenue, Seattle, WA 98122

Phone (206) 860-1975

Email: daren@chadbournedoss.com

Property Owner's Name: Ryan Blum & Britta Herwig

Mailing Address: 10668 41st Avenue, Portland, OR 97219

Phone: (303) 668-5758

Email: rhblum@gmail.com

Signature of Applicant: \_\_\_\_\_

Date: 12/18/2018

Signature of Property Owner \_\_\_\_\_

Date: 12/18/2018

Proposed Construction: Construction of a new 2-story 3-bed, 2-bath single family residence and attached single-car garage within the Mill Pond Village development.

Site Dimensions & Square Footage: Lot 33: 2,374 SF; Lot 34: 2,472 SF; Total: 4,846 SF

Building Square Footage: 1st Floor: 805 SF 2nd & 3rd Floor: 1055 SF Garage: 338 SF

Accessory Building Information: N/A

**FILING INFORMATION:** The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Complete applications must be received by the 1<sup>st</sup> of the previous month. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Design Review Committee meeting is recommended.

**For office use only:**

Application Complete:	<u>2-8-19</u>	Permit Info Into D-Base:	
Labels Prepared:		Tentative DRC Meeting Date:	<u>Pre App 1-2-19 w/M.M.</u>
120 Days:	<u>6-8-19</u>		



**All information concerning construction materials, design, dimensions, etc. is REQUIRED. If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.**

Briefly address each of the Design Review Guidelines and state whether the project complies with the guideline, if applicable, and why this request should be approved. **Please provide manufacturer information and/or detailed information for use of any material or design not selected from the "Encouraged" list in the Design Guidelines.** (Use additional sheets if necessary.):

**1. Building Form.**

Basic Shape: A simple T-shaped footprint capped by a main gable facing the street and a smaller, perpendicular, cross-gable.  
The footprint is extruded vertically with no major projections.

Porches & Balustrade - Design, Dimension, Features, Materials: A covered 158 SF front porch (6'-0"X17'-7 1/2") with natural kebonny decking, smooth concrete bench, painted wood posts, and a painted beadboard soffit.

Balconies & Balustrade - Design, Dimension, Features, Materials: N/A

Other: This project proposes a first floor deck (499 SF) and a second floor roof deck (186 SF), both uncovered, with natural Kebony decking and galvanized metal guardrails.

**2. Windows.**

Material: Aluminum windows, 'Balsa White', to match Sherwin Williams 'Macadamia' (#6142), per MPVAC reqs.

Divided Windows (true divided, external muntins, etc): Single-lite and double-hung (1/1) windows.

Operation (casement, single hung, etc.): This project proposes a combination of single-lite fixed, casement, and double-hung windows.

Size & Material of Exterior Casings (minimum 5/4" x 4"; provide detail diagram): 1"x3" exterior wood casings at all windows and doors. Casings will be painted Sherwin Williams 'Pure White' (#7005), per MPVAC reqs.

Other: \_\_\_\_\_

**3. Exterior Wall Treatments.**

Material & Dimensions of Siding (note if material is smooth or textured): The exterior wall material will be James Hardie 'Artisan Lap' smooth texture fiber-cement siding with a 4" exposure, painted Sherwin Williams 'Caviar' (#6990).

Decorative Features: 1"x4" wood corner trim and a 11.5" horizontal belly band, painted Sherwin Williams 'Caviar' (#6990).

Other: \_\_\_\_\_

**4. Doors.**

Material & Design: Exterior swing doors to be half-lite; pet door to be installed at the exterior garage swing door. The entry door to be painted Sherwin Williams 'Resolute Blue' (#6507); remaining swing doors to be Sherwin Williams 'Caviar' (#6990).

Other: \_\_\_\_\_

**5. Roof Elements.**

Style and Pitch of Roof: The main roof gable is symmetrical with a 10:12 slope; the cross gable is symmetrical with a 11:12 slope. The eaves have a 12" overhang.

Material: This project proposes Titan Snap Lock low-profile standing seam metal roofing in 12"-wide panels.

Color: 'Storm Grey'

Decorative Features (eave brackets, etc): Ogee K-style aluminum gutters, 1"x6" wood fascia, and exposed roof rafters, all painted Sherwin Williams 'Pure White' (#7005).

Other: Three flat-panel skylights along northern roof exposure (see roof plan).

6. **Garage.**  
Garage Door Material & Design: Sectional garage door with vertical 1x4 T&G boards, painted to match siding.  
Window Material & Design: See window descriptions above.  
Roof Style & Material: See roofing descriptions above.  
Other: N/A
7. **Signs.**  
Dimension & Square footage: N/A  
Location: N/A  
Type, Material & Design: N/A  
Other: N/A
8. **Exterior Lighting.**  
Fixture & Lamp Design: Recessed can lights and 'Bega' surface-mount down lights - see attached material palette.  
Location: Recessed can lights located in soffit at front porch; down lights at all exterior doors.  
Other: Two 'Volt' landscape lights - see landscape plan for locations and material palette for specs.
9. **Other Design Elements.**  
(Fences, out buildings, corner boards, belt course, etc. with dimensions): Galvanized metal at exterior spiral staircase, beams, posts, and guardrails; smooth concrete site walls and driveway.
10. **Building Orientation.**  
The residence is sited to allow visual connection from the street to Mill Pond and beyond. The facade maximizes privacy by placing smaller windows facing the street and neighbors. Larger windows to the northwest take advantage of views from the main living spaces and bring light indoors.
11. **Building Massing.**  
Building to Lot Ratio: .45  
Other: \_\_\_\_\_
12. **Access and Parking Design.**  
Number of Off-street Spaces: 1 - located in attached garage.  
Other: \_\_\_\_\_
13. **Landscaping.**  
All landscaping to be focused on native plant species, slope stabilization, and beautification (see landscape plan).  
Plant species chosen per Mill Pond Village's list of Sustainable Landscapes.
14. **Underground Utilities.**  
All newly constructed utilities will be installed underground, including power, water, sewer, and storm water.

**PLANS:** A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used are required. Scaled free-hand drawings are acceptable. The City may be able to provide some technical assistance on your proposal if it is adjacent to a historic structure and will require additional review by the Historic Landmarks Commission.

**If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.**

## LIST OF ATTACHMENTS

### Application form

- A West perspective
- B East perspective
- C Southeast perspective
- D Details including lighting
- E Landscape plan
- F-I Elevations
- J-N Plan views
- O Details, siding etc

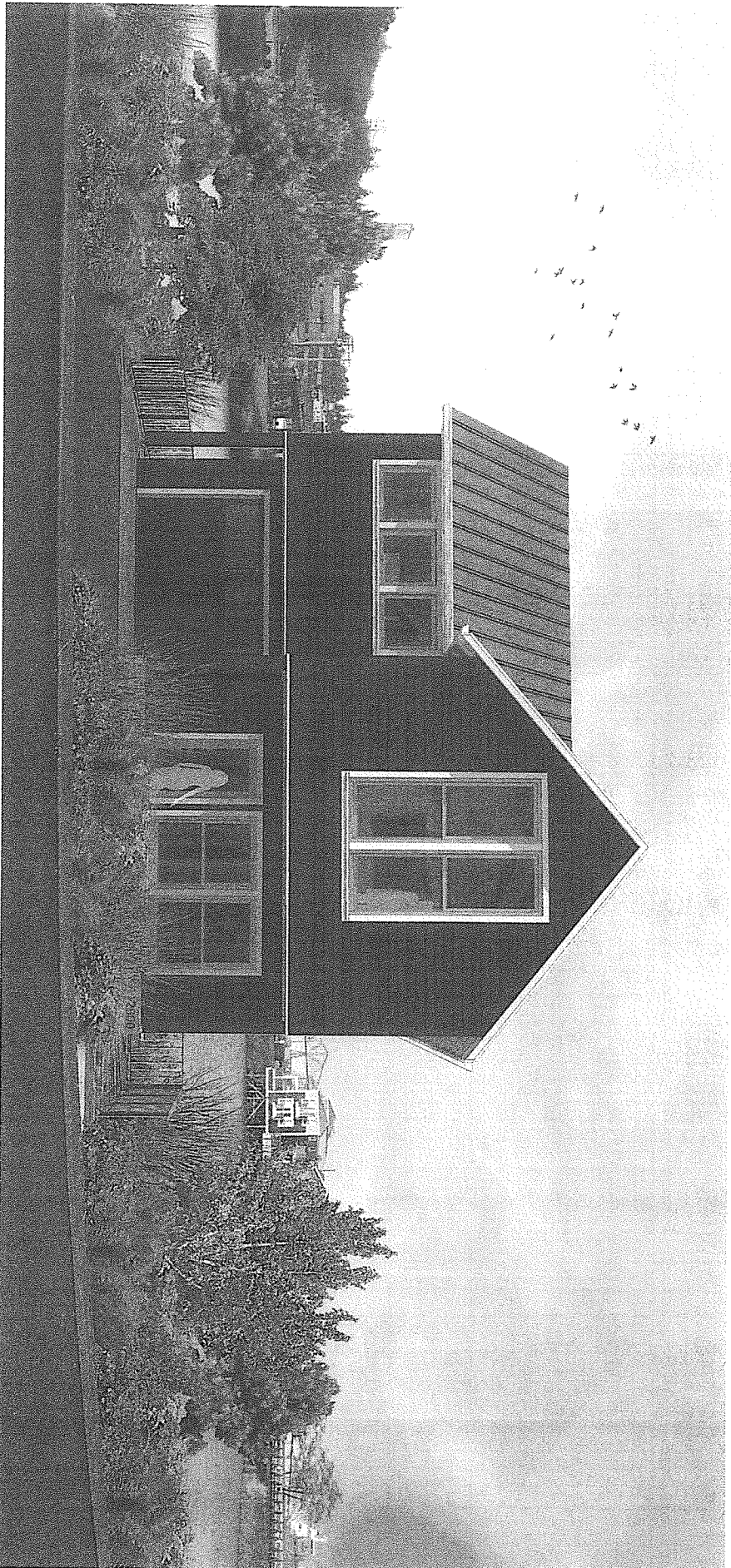
### Other submittals

Feb. 8, 2019 letter from John Ryan  
Feb. 22, 2019 letter from Daren Doss, applicant  
Dec. 20, 2018 letter from Daren Doss, applicant  
Nov. 11, 2018 review for MPOHA by Michael Prothe, architect  
Public notice





VIEW LOOKING SOUTHEAST

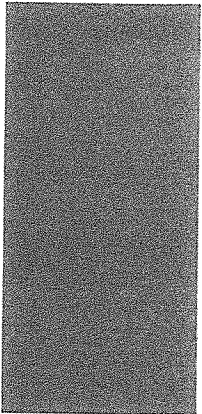


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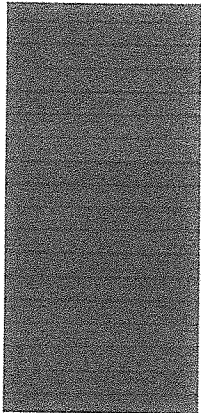


VIEW LOOKING NORTHWEST





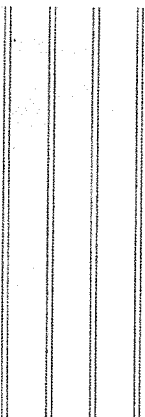
EXTERIOR SIDE DOORS  
HALF-LITE EXTERIOR DOOR, PAINTED  
SHERWIN WILLIAMS CAVIAR #6990  
NORTHERN SHORES & SEAPORTS PALETTE



EXTERIOR DOOR - GARAGE  
NORTHWEST DOOR, HERSTAGE CLASSIC C-SERIES C200  
SHERWIN WILLIAMS CAVIAR #6990  
NORTHERN SHORES & SEAPORTS PALETTE



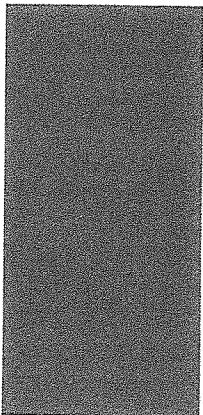
DECKING  
"KEBONY"  
NATURAL & GRAYED



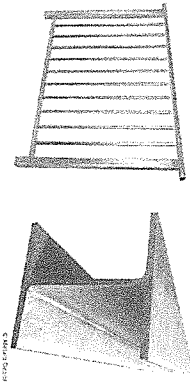
SOFFIT @ PORCH  
BEADBOARD, PAINTED  
SHERWIN WILLIAMS PURE WHITE #7005  
NORTHERN SHORES & SEAPORTS PALETTE



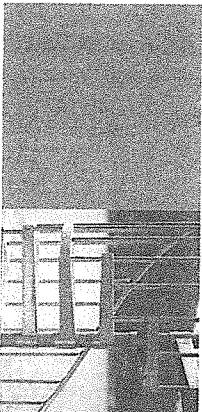
GUTTERS  
ALUMINUM, PAINTED  
SHERWIN WILLIAMS PURE WHITE #7005  
NORTHERN SHORES & SEAPORTS PALETTE  
OGEE K-STYLE



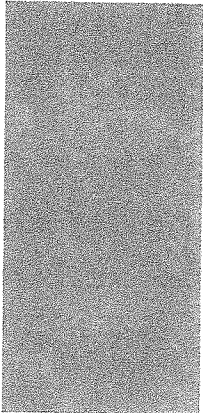
DOWNSPOUTS  
ALUMINUM, PAINTED  
SHERWIN WILLIAMS CAVIAR #6990  
NORTHERN SHORES & SEAPORTS PALETTE



EXTERIOR METAL WORK (RAILINGS, BEAMS, POSTS)  
GALVANIZED METAL



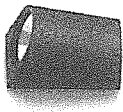
SPIRAL STAIR  
SALTER SPIRAL STAIR  
GALVANIZED METAL  
5 DIA.



SITE WALLS & DRIVEWAY  
CONCRETE  
SMOOTH FINISH



OUTDOOR HVAC UNIT  
TATSUBISHI MULTIZONE MX2-8C48VA



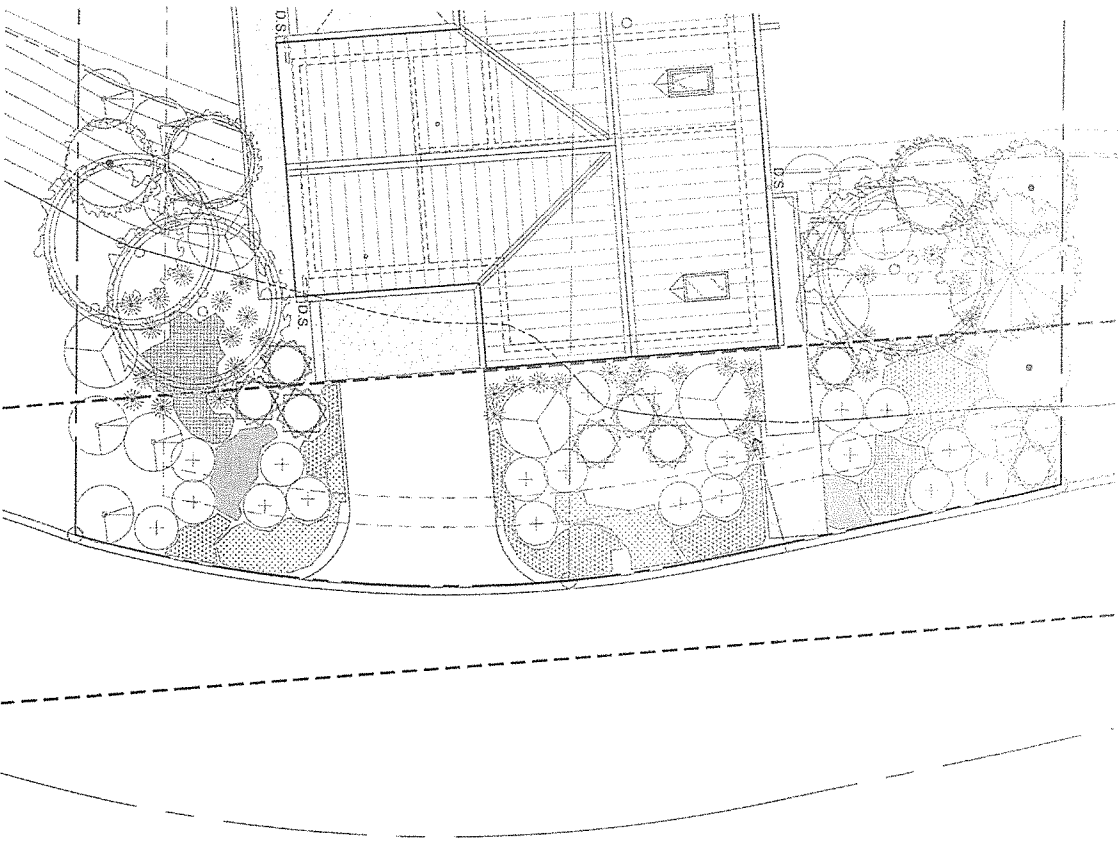
EXTERIOR LIGHTING - BUILDING - DOWN CAST LIGHT  
"BEGA" EXTERIOR WALL SCONCE #3542  
GRAPHITE



EXTERIOR LIGHTING - LANDSCAPE - SHIELDED  
"VOLT" TOP DOG MINI  
CAST BRONZE FINISH

## MATERIALS PALETTE

BASED ON MPVAC-APPROVED  
SHERWIN WILLIAMS' NORTHERN  
SHORES & SEAPORT PALETTE THAT  
INCLUDES:  
1. CAVIAR #6990 - SIDING  
2. PURE WHITE #7005 - TRIM & SOFFITS  
3. MACADAMIA #6142 - WINDOWS



# LANDSCAPE PLAN

1/8"=1'-0"  
© chadbourne + dross architects 4003 northwest astoria rd #27103 p 503.322.6939 e chad@chadbourneanddross.com w www.chadbourneanddross.com

## 2 PLANT LIST

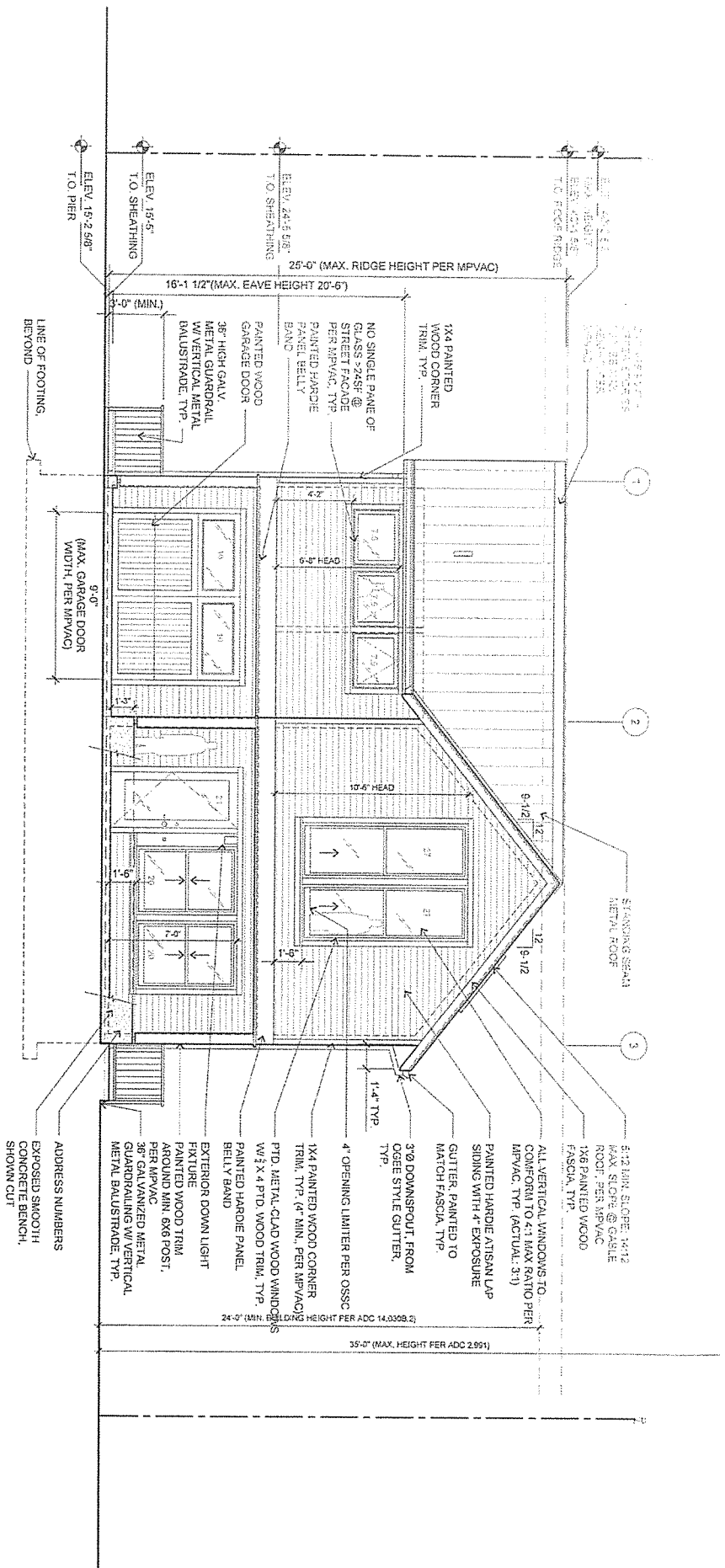
BLUM HERWIG RESIDENCE ASTORIA DESIGN REVIEW 02.13.2019 A.15

tree symbol	tree	mature height	container size	description	requirements
TREES					
	1 Pinus contorta ssp. contorta dwarf fire pine	10 - 15 ft	15 gal	Evergreen, native to NW coast from Alaska to Northern California, open growth, wildlife value for food and nesting	tolerant of dry conditions, variable soil
	3 Acer circinatum vine maple	10 - 15 ft	15 gal	Deciduous, NW native, multi-stemmed open form, fall color, wildlife value for food and habitat	tolerant of dry conditions
SHRUBS					
	3 Physocarpus capitatus Pacific ninebark	6 - 12 ft	5 gal	Deciduous, NW native, arching shrub	prefers moisture
	2 Rosa nutkana Noctua rose	6 - 8 ft.	5 gal	Deciduous, NW native, good for erosion control, fragrant flowers, wildlife value for food and nesting	tolerant of dry conditions
	5 Cornus sericea Red Osier dogwood	6 - 10 ft	5 gal	Deciduous, NW native, open multi-stemmed, can spread, red branches, wildlife value for food and cover	tolerant of dry conditions, variable soil
	10 Symphoricarpos albus snowberry	3 - 6 ft	5 gal	Deciduous, low growing, good erosion control,	tolerant of dry conditions, variable soil
	10 Spiraea douglasii Rose spirea	3 - 6 ft	1 gal	Deciduous, spreading	prefers moisture
	20 Gaultheria shallon Salal	3 - 6 ft	1 gal	Evergreen, NW native, tall groundcover, wildlife value for food and cover	prefers some moisture
FERNS					
	38 Athyrium filix-femina Lady fern	3 - 6 ft	1 gal	NW native	prefers shade and moisture
GROUNDCOVERS					
	Festuca occidentalis fescue	1 ft	plug	Evergreen, NW native,	tolerant of dry conditions
	Iris tenax Oregon iris	1 - 2 ft	bare root	NW native	part shade, some moisture
	Arctostaphylos uva-ursi Kalmick	6 inches	plug	Evergreen NW native, groundcover	tolerant of dry conditions
	Phlox diffusa spreading phlox	6 inches	plug	NW native groundcover	tolerant of dry conditions

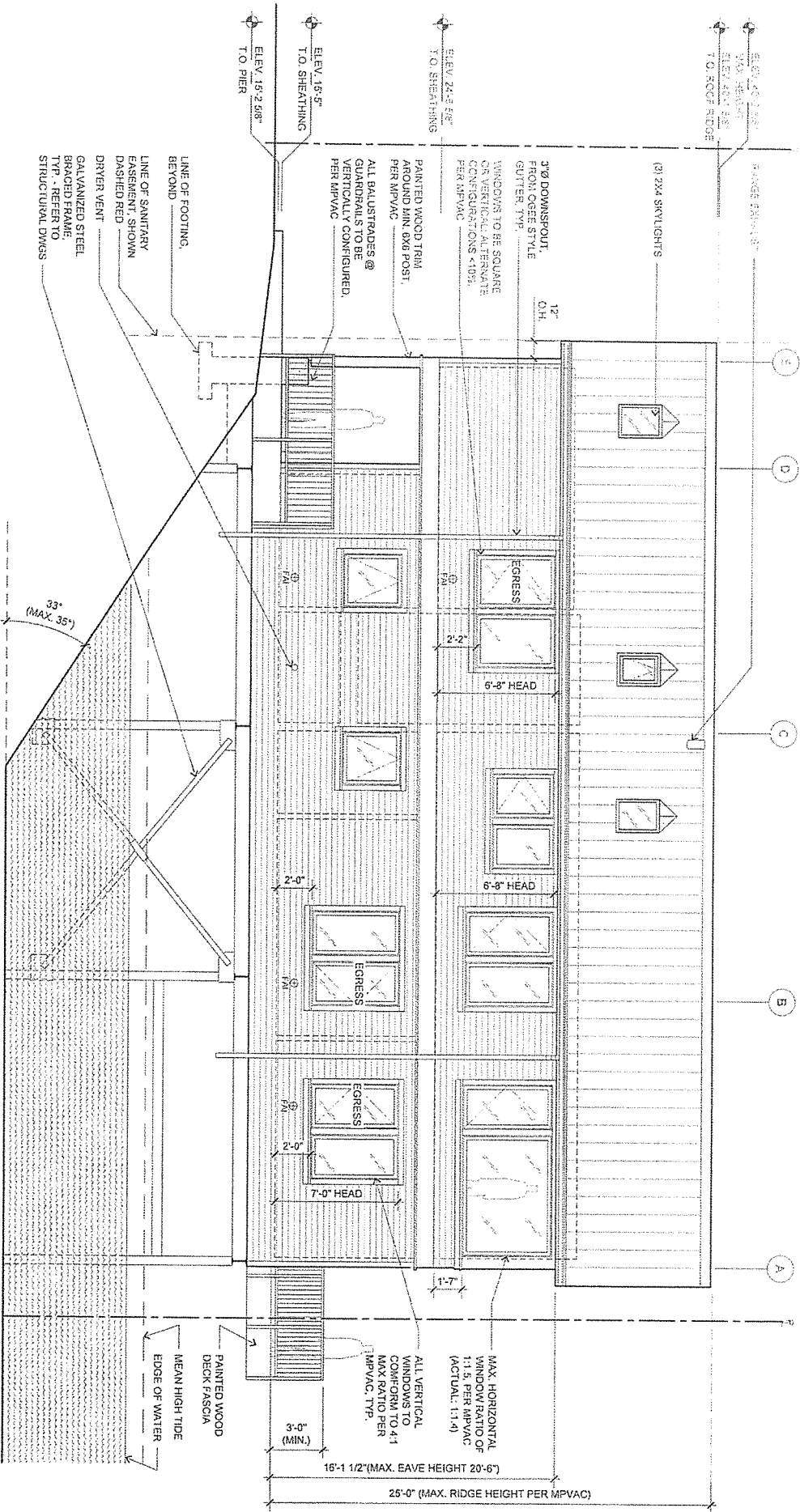
# 1 EAST EXTERIOR ELEVATION with vaulted ceiling & 2 taller windows (28% glazing)

3/16" = 1'-0"

STREET FACING GLAZING CALCUS:  
 FACADE AREA = 695 SF  
 FACADE AREA X 20 MIN. = 1390 SF  
 PROVIDED GLAZING AREA = 197.5 SF  
 \* TOTAL WALL AREA GLAZING ON STREET FACADE TO BE 28% (201.4 SF)  
 ASTORIA CITY CODE (CCO 14.055.A.2.b)



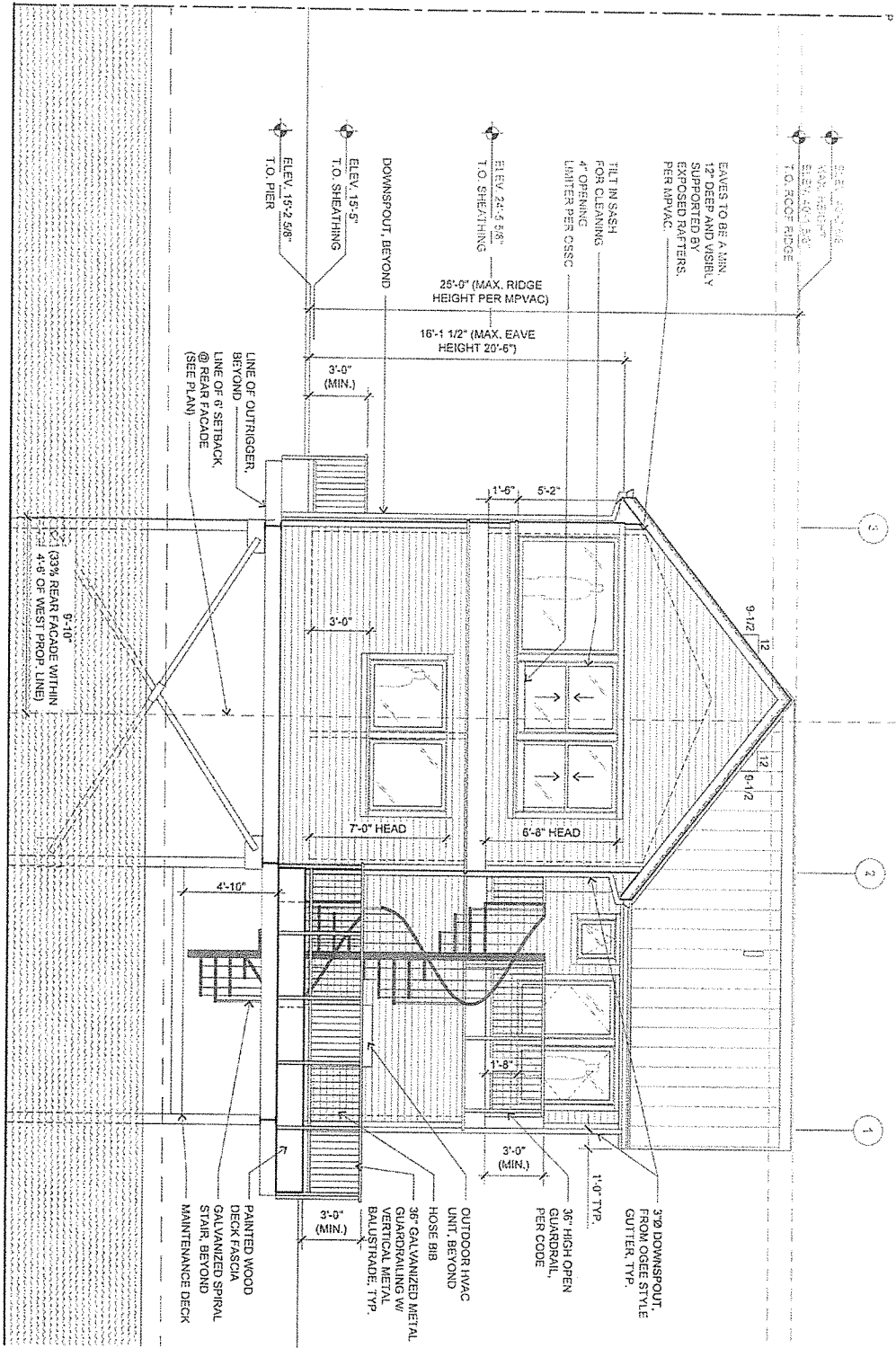




**1 NORTH EXTERIOR ELEVATION**  
3/16"=1'-0"

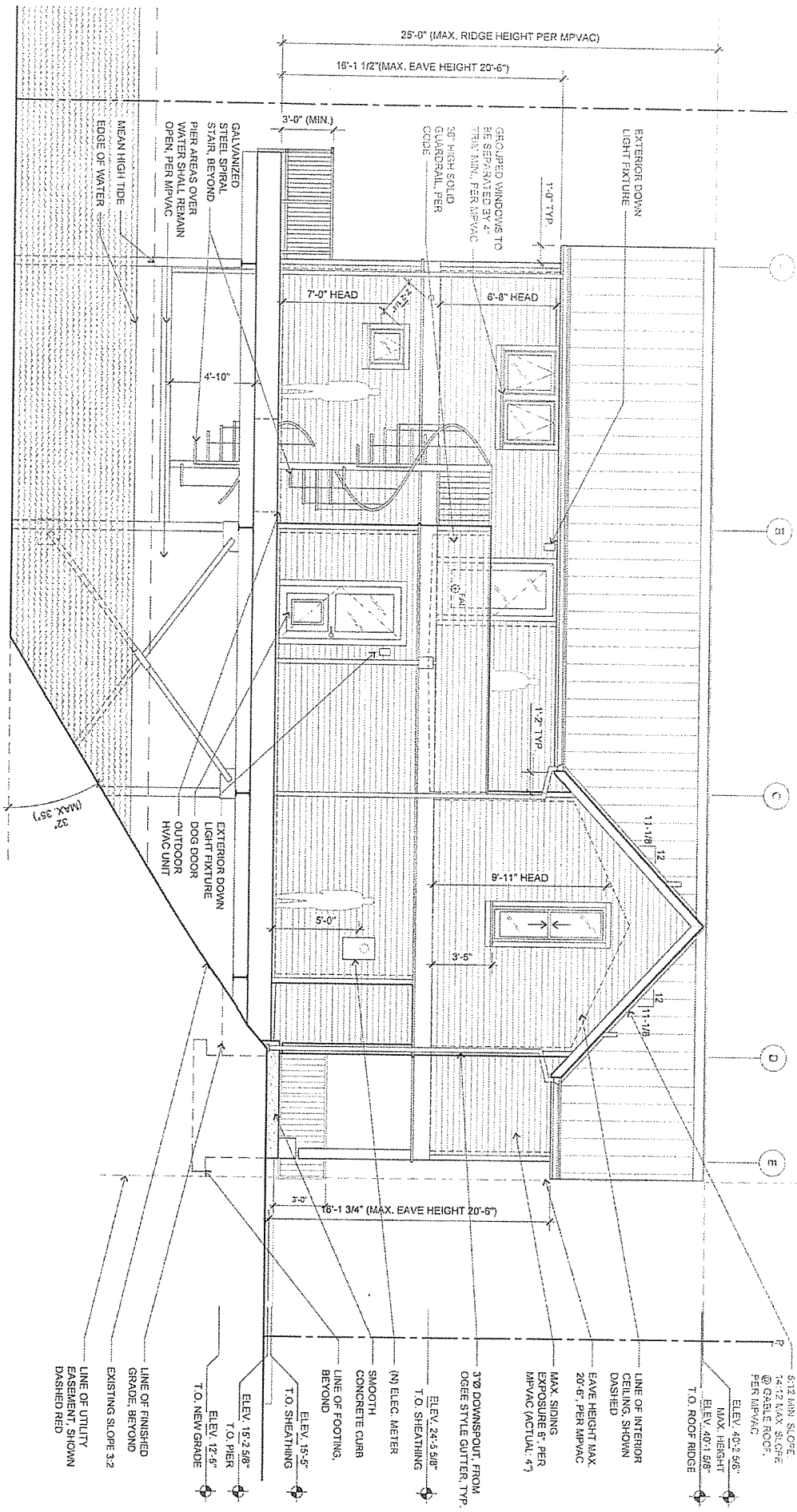
# WEST EXTERIOR ELEVATION

3/18"-1'-0"



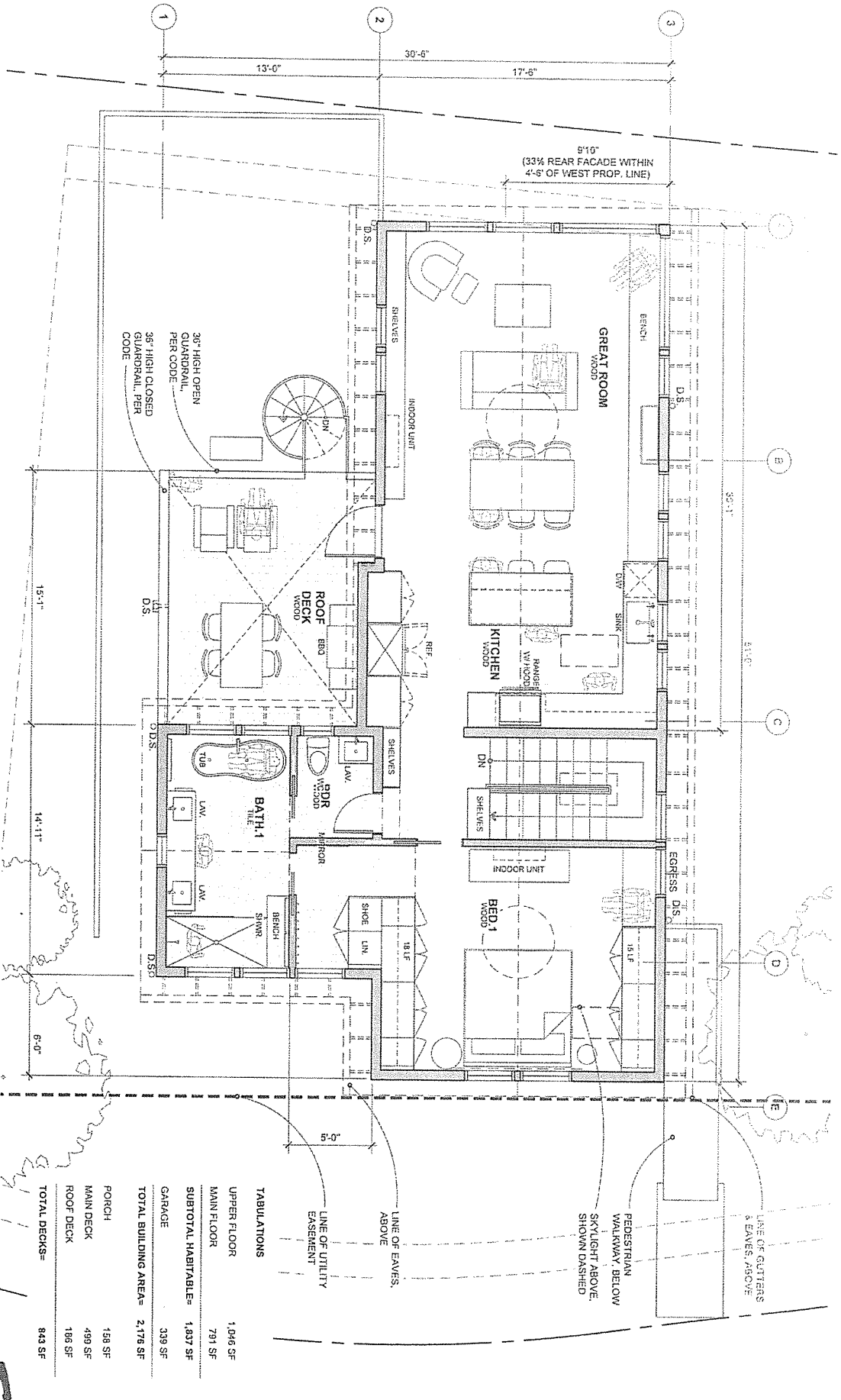
4

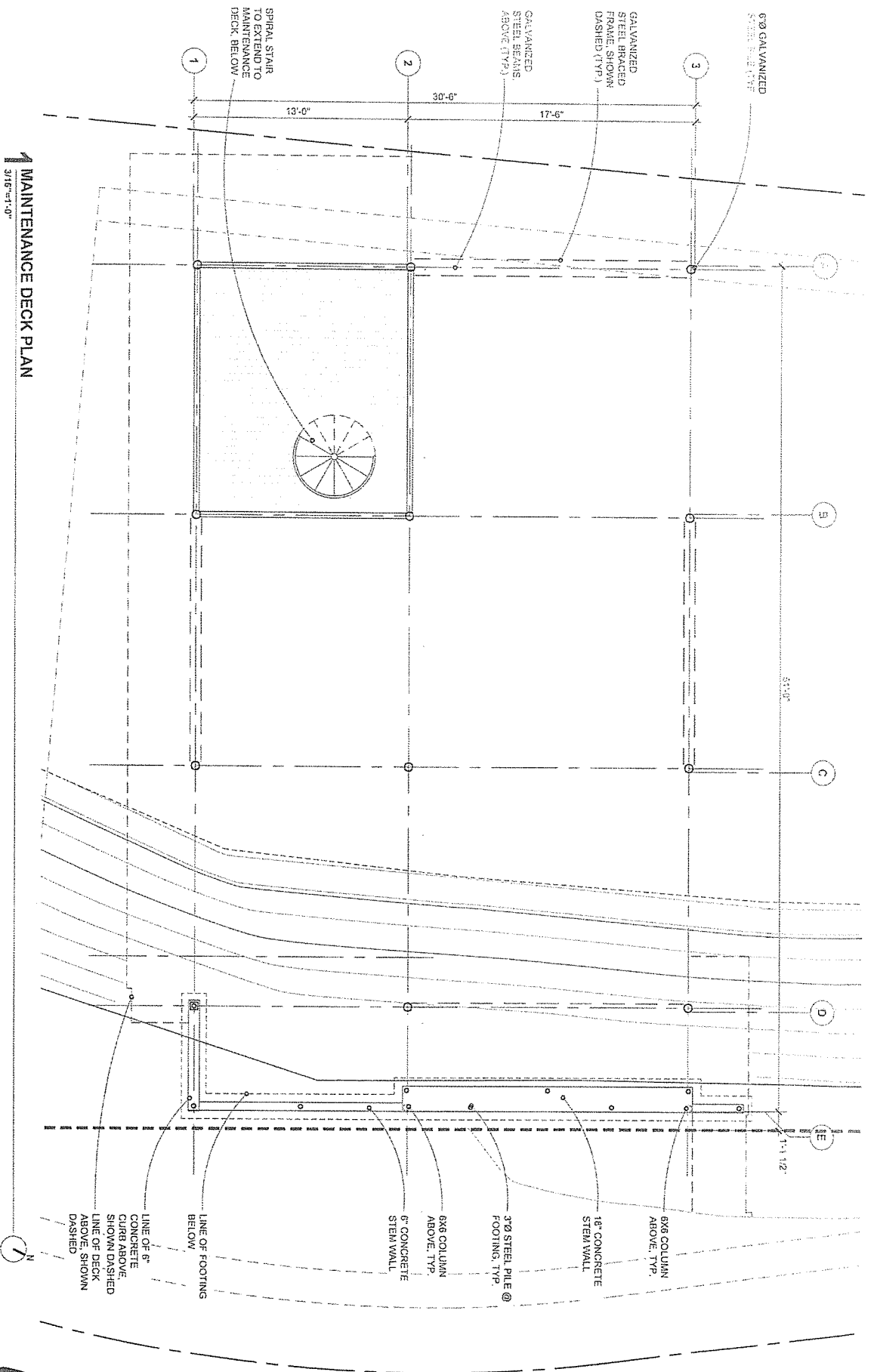
**1 SOUTH EXTERIOR ELEVATION**  
3/16"=1'-0"



# UPPER FLOOR PLAN

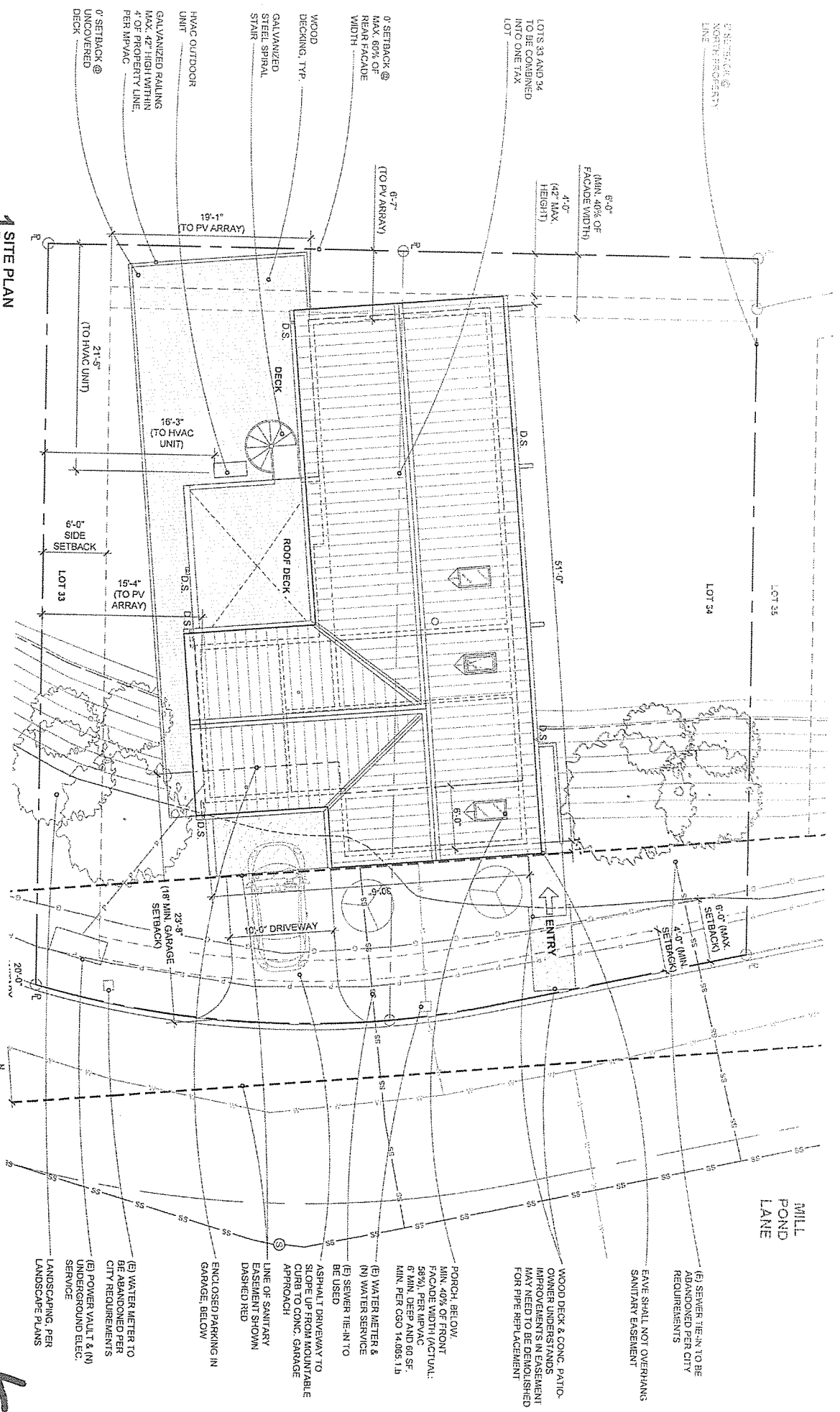
3/16"=1'-0"





1 SITE PLAN

108'-1"-0"



(E) WATER METER TO BE ABANDONED PER CITY REQUIREMENTS  
(E) POWER VALVE T & (N) UNDERGROUND ELEC. SERVICE  
LANDSCAPING, PER LANDSCAPE PLANS

ENCLOSED PARKING IN GARAGE, BELOW

LINE OF SANITARY EASEMENT SHOWN DASHED RED

ASPHALT DRIVEWAY TO SLOPE UP FROM ADJUTABLE CURB TO CONC. GARAGE APPROACH

(E) WATER METER & (N) WATER SERVICE TO BE USED

(E) SEWER TIE-IN TO

PORCH, BELOW MIN. 40% OF FRONT FACADE WIDTH (ACTUAL: 36%), PER MPVAC 6 MIN. DEEP AND 60 SF. MIN. PER CSD 14.065.1.b

WOOD DECK & CONC. PATIO- OWNER UNDERSTANDS IMPROVEMENTS IN EASEMENT MAY NEED TO BE DEMOLISHED FOR PIPE REPLACEMENT

EAVE SHALL NOT OVERHANG SANITARY EASEMENT

(E) SEWER TIE-IN TO BE ABANDONED PER CITY REQUIREMENTS

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

8'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

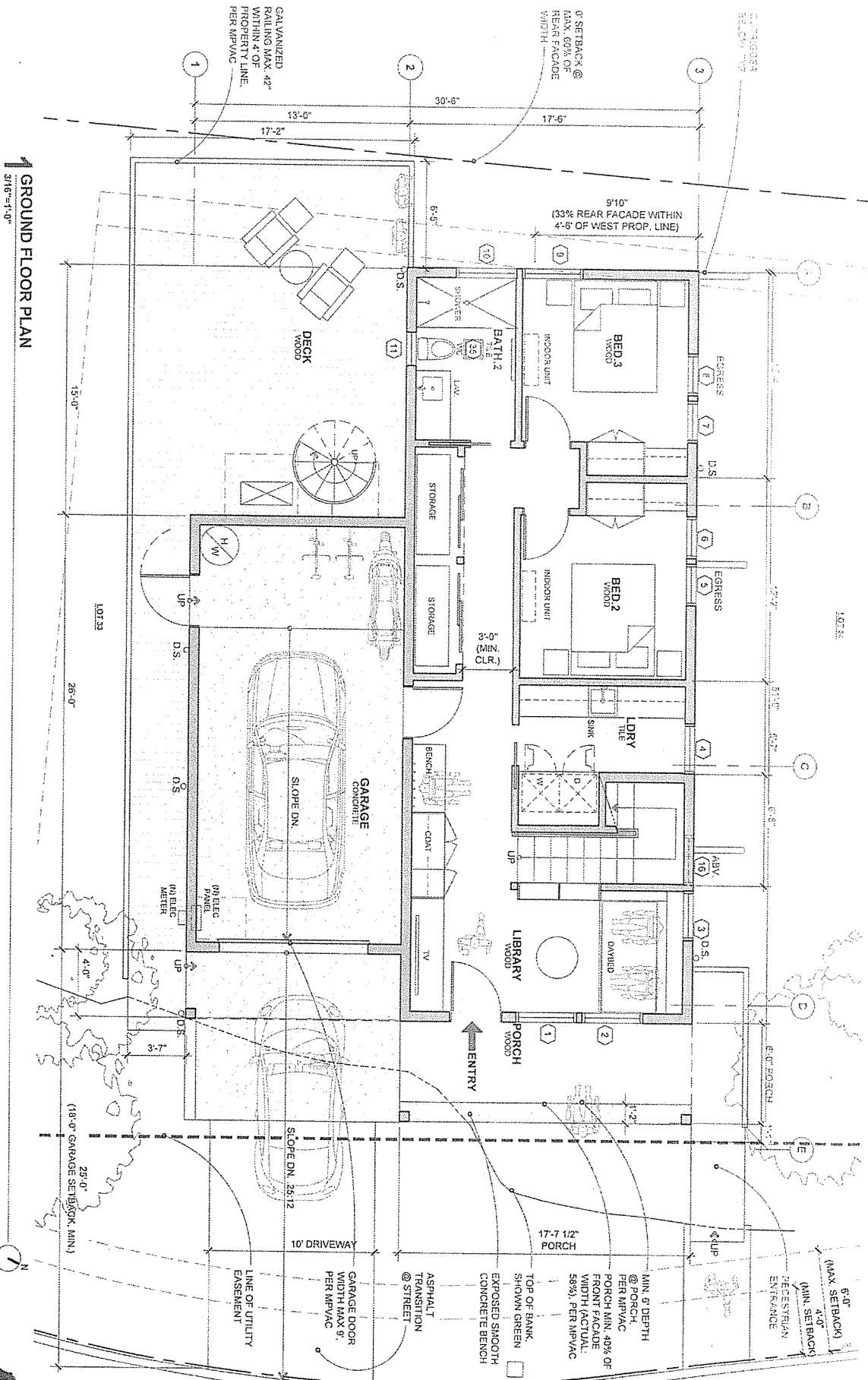
6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

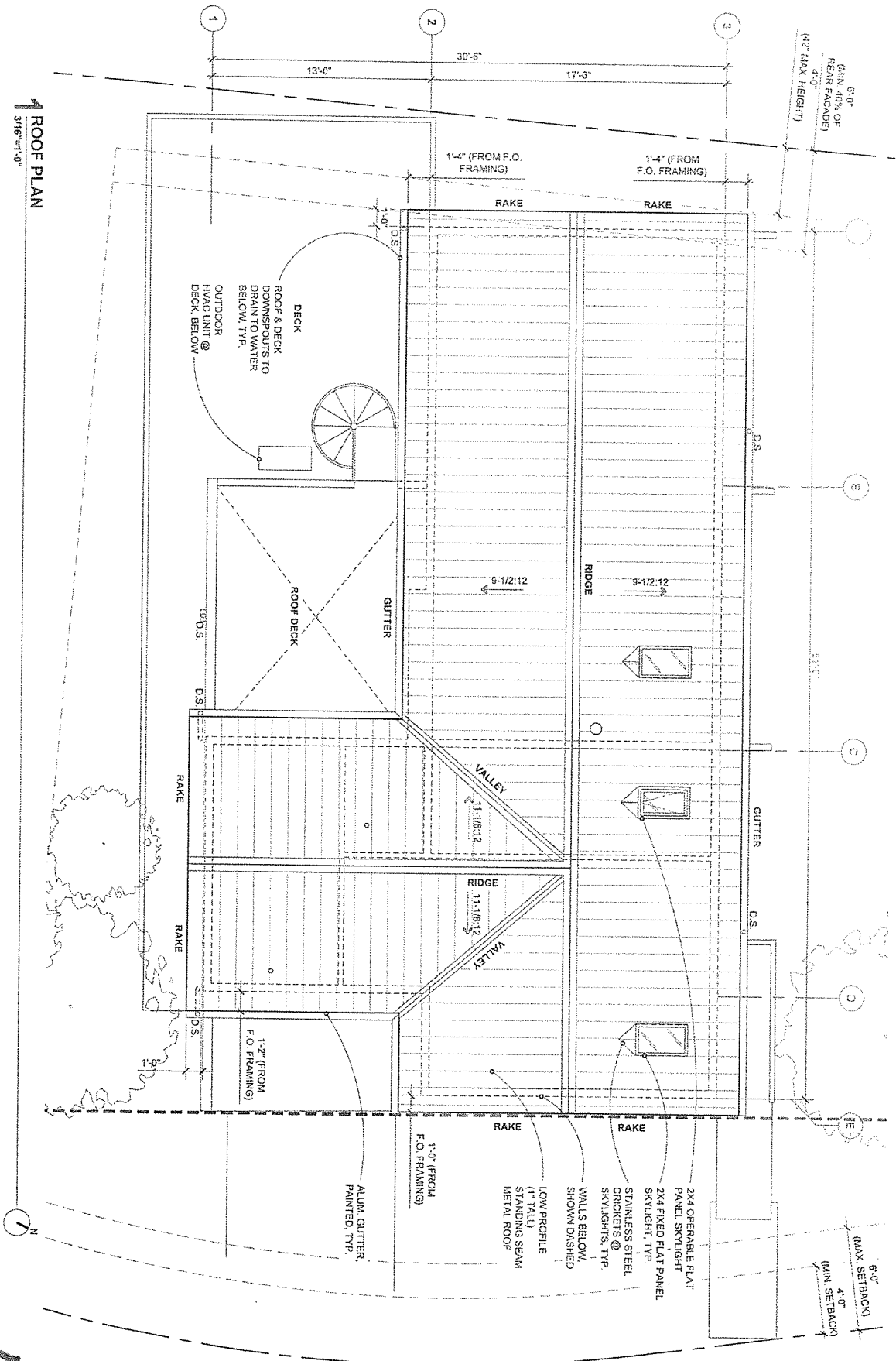
6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)

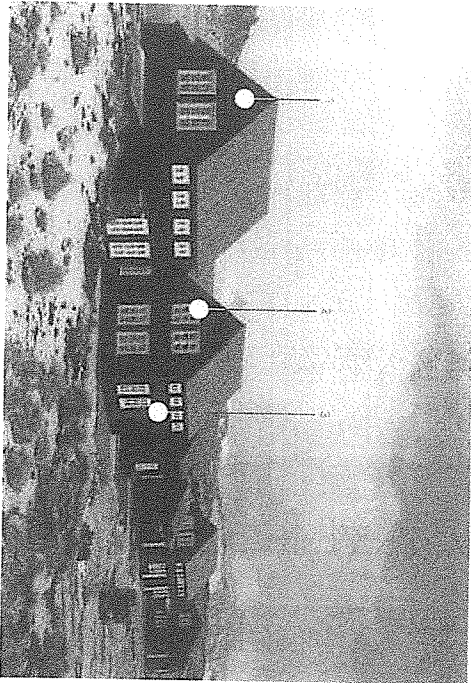
6'-0" (MAX. SETBACK) 4'-0" (MIN. SETBACK)



**1 GROUND FLOOR PLAN**  
3/16"=1'-0"







ABOVE: SCANDINAVIAN FISHING VILLAGE PRECEDENT MATERIAL PALETTE -  
1) BLACK SIDING, 2) WHITE TRIM, 3) COLORFUL ENTRY DOOR

RIGHT: PROJECT MATERIAL PALETTE - BASED ON MPVAC-APPROVED SHERWIN WILLIAMS NORTHERN SHORES & SEAPORT PALETTE INCLUDING: CAVIAR #6990 (SIDING), PURE WHITE #7005 (TRIMS/OFFITS), MACADAMIA #6142 (WINDOWS), AND RESOLUTE BLUE #6607 (FRONT DOOR).

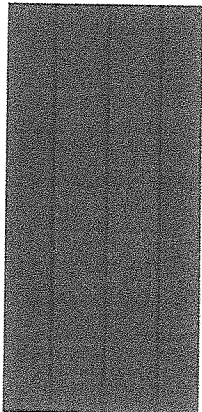
#### ARCHITECTURAL NARRATIVE

LOCATED ON LOTS 33 AND 34 OF MILL POND VILLAGE, THE SITE OVERHANGS MILL POND. THIS PROJECT PROPOSES A NEW PIER BUILT ACROSS THE TWO LOTS PROVIDING THE FOUNDATION FOR A NEW SINGLE-FAMILY THREE-BEDROOM, TWO BATH RESIDENCE. THE GROUND FLOOR ACCOMMODATES A SINGLE CAR GARAGE TO THE SOUTH, TWO GUEST BEDROOMS, A GUEST BATHROOM, UTILITY AREAS, AND A SMALL ENTRY AND LIBRARY IMMEDIATELY OFF THE FRONT PORCH. THE UPPER FLOOR HOLDS THE MASTER SUITE AND AN OPEN PLAN KITCHEN, LIVING, AND DINING AREA FLANKING A ROOF DECK.

EXISTING DESIGN PRECEDENTS IN THE PACIFIC NORTHWEST ARE WIDE AND VARIED. HOWEVER, SCANDINAVIAN VERMACULAR ARCHITECTURE, MADE OF SIMPLE, BOLD FORMS AND MINIMAL MATERIAL EXPRESSION, IS RELEVANT TO THE UNUSUALLY SUITED TO THE PACIFIC NORTH AND OF CLIMATE TERMS OF LOCAL, SCANDINAVIAN HISTORY AND OF CLIMATE IN WHICH BUILDINGS MUST BE ABLE TO WITHSTAND HIGH WINDS AND SALTY SEA SPRAY WITH LITTLE MAINTENANCE.

IN KEEPING WITH THIS PRECEDENT, AS WELL AS THE LANGUAGE OF MILL POND VILLAGE, THIS RESIDENCE HAS A RESTRAINED COMPOSITION CAPPED BY ONE MAIN, SLIGHTLY VELVETED BLACK WITH CLEAN WHITE TRIM. THE STRUCTURE MAINTAINS A STRONG ARCHITECTURAL PRESENCE WHILE CONCEALING VISUAL DOMINANCE TO THE LANDSCAPE AND BRIDGE BEYOND. IN A CONTINUED NOD TO ITS CONTEXT, TALL, SLENDER WINDOWS AT THE STREET MAINTAIN A WELL-PROPORTIONED FACADE. LET IN VALUABLE MORNING LIGHT TO THE MASTER BEDROOM AND SMALL LIBRARY, AND MAINTAIN PRIVACY FOR THE INHABITANTS AND NEIGHBORS ALIKE. TO THE NORTHWEST, LARGE WINDOWS BRING IN SOFT AFTERNOON LIGHT AND VIEWS OF THE WATER TO THE MAIN LIVING SPACES.

NATIVE PLANT SPECIES, IDEAL FOR THE CLIMATE, SLOPE STABILIZATION, AND AESTHETIC, WILL POPULATE THE SITE.

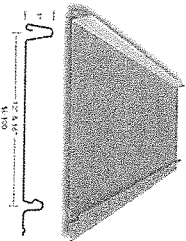


EXTERIOR SIDING  
JAMES HARDIE ARTISAN LAP  
SHERWIN WILLIAMS CAVIAR #6990  
NORTHERN SHORES & SEAPORTS PALETTE  
4' EXPOSURE

EXPOSED RAFTERS  
WOOD, PAINTED  
SHERWIN WILLIAMS PURE WHITE #7005  
NORTHERN SHORES & SEAPORTS PALETTE

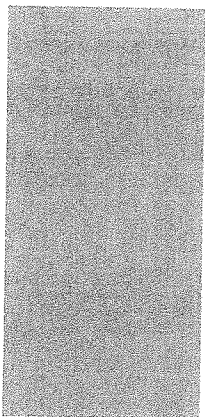


WINDOWS  
YANDERSON E-SERIES  
BALSA WHITE  
TO MATCH SHERWIN WILLIAMS MACADAMIA #6142  
ALUMINUM-CLAD WOOD FRAMED WINDOWS, PAINTED



EXTERIOR DOOR/ WINDOW TRIM AND FASCIA  
WOOD, PAINTED  
SHERWIN WILLIAMS PURE WHITE #7005  
NORTHERN SHORES & SEAPORTS PALETTE

ROOFING  
CUSTOM BUILT METALS TITAN SNAP LOCKSLS-100  
STORM GRAY  
12' PANELS



EXTERIOR DOOR - ENTRY  
HAL-FLITE EXTERIOR DOOR, PAINTED  
SHERWIN WILLIAMS RESOLUTE BLUE #6607  
AMERICA'S HERITAGE PALETTE

City of Astoria  
Design Review Committee  
Review of House design for lots 33 and 34 Mill Pond Lane  
Meeting scheduled for the Blum Property on 7 March 2019

February 8, 2019  
CITY OF ASTORIA

FEB - 8 2019

BUILDING CODES

Members,

Millpond is a planned community of homes representing a historical northwest coastal fishing village. The homes all have a similar character in design and exterior finishes. The HOA was established with an Architectural Committee to oversee the development and provide for this consistency. The homes are painted with pastel color and some gray and cedar, natural and stained, with a generous amount of white trim at the roof fascia, the belly band, corners, windows and expansive decking painted white. The Blum house design has none of this, that is the color selection of total black with minimal white trim. These issues along with other nonconforming design issues have been brought up with owner and the response to the HOA has been the threat of legal action and subsequent mediation on the 5<sup>th</sup> of March. Not only has the owner refused to identify with the exterior architecture of the community there is a complete disregard to comply with Mill Pond guideline criteria. The list of nonconforming items will be noted as an attachment.

My focus and request for a design determination is in the color and trim selection by the owner. The owner used an accent color for the body of the house, never intended by the color palate authorize by the ARC committee. A mistake by the committee, now corrected by a guideline revision, that was intent to give a homeowner options to mix trim and body colors. In an attempt to get some cooperation from the owner it was suggested to include a white belly band and white painted garage door to lighten up the box like building, matching a little more with the surrounding homes, (should have included wider white window trim and corner trim larger than the minimum by the guidelines). A fit within the community is required by guidelines, not a stand alone, one color, non harmonious home with its neighbors. The Owner is insisting on keeping this design inspiration in our northwest fishing village. The HOA request to change was met with a flat no. The community as far as I know has not seen this type of defiance from an owner wanting to be part of the Mill Pond community.

The community has been overseeing the development through the CC&Rs, the Architectural Guidelines and the Green Development Guidelines. The CC&Rs require a high standard of quality and to assure harmony of design. Also the color shape and design are criteria the committee has the discretion to deny approval on the bases of inappropriate for the lot or incompatible with the desired design standards. This submittal does not meet the design standards for the Mill Pond community. I have attached a color view of the project as submitted, plan A-16 attachment 2, to illustrate the deficiencies described previously, ie basically design of a box, contrasting color with adjacent homes and lack of white trim as a standard architectural feature.

My request to the the DRC is; deny approval of the application on grounds of incompatibility to the intent of the Mill Pond Village and the design be revised to meet this intent and meet the guidelines of the HOA. When HOA approval is accomplished a new hearing will be scheduled.

Respectfully,



John Ryan 2495 Mill Pond Lane Astoria, Or 97103

Attachment 1 and 2

## Attachment 1

### Nonconforming items:

1. Color and trim not approved
2. Metal roofing not approved
3. Solar panels not approved
4. Light fixture not approved
5. HVAC equipment to be screened
6. Soils report not included to complete submittal requirements
7. Height of building to be measured from top of pier, exceeds height limits
8. Owner to request exception to set-back requirements at front.
9. Green Development Guideline checklist not submitted, required for a complete a submittal
10. Max eave height over garage is 12ft. (not 15ft)
11. No cap at concrete wall on porch
12. 1st and 2<sup>nd</sup> deck to be supported per 5b and 5c page 20.
13. Driveway to garage to be concrete
14. Wood lattice to be provided at perimeter when deck over land
15. Front gable roof eave overhangs the utility easement
16. All windows to have muttins (grids) with exterior profile from glass at least one row.
17. Concrete curb to remain
18. Uplights in landscape are not approved for any reason

MILL POND DESIGN REVIEW PUBLIC COMMENTS RESPONSE

project **Blum Herwig Residence**

address 28XX Mill Pond Ln  
Astoria, OR 97103

owner Ryan Blum & Britta Herwig

parcel #6832 - Lot 34 / #6833 - Lot 33

date February 22, 2019

attached - Initial MPVAC Review letter from Michael Prothe dated November 13, 2018  
- Response letter to the MPVAC dated December 20, 2018

to Astoria Design Review Commission

Commissioners,

We were surprised to see the comment letter to our Astoria Design Review Application for our Blum Herwig Residence from Mr. John Ryan. Our firm, chadbourn + doss architects, had previously addressed his concerns through a response letter to the Mill Pond Village Architectural Committee (MPVAC) on December 20, 2018. Please see attached. We also want to point out that a favorable review by Michael Prothe was provided by the MPVAC, that is also attached. Not only is Mr. Ryan raising the same MPVAC issues, he has added several more that were never part of a formal comment document to us or the Owner.

As applicants to the City's Design Review process, we believe the City Design Review Committee should focus on how the presented design meets the City's Guidelines and Land Use Code in this Public Hearing, and not be burdened with having to interpret Mr. Ryan's grievances or the MPVAC Design Guidelines. However, with these public comments Mr. Ryan has presented false claims and information, and though we are confident the Owner will work out these disagreements directly with the MPVAC, we want to go on the record by formally responding to Mr. Ryan's list of "non-conforming" items as follows:

### 1. Color and trim not approved

Mill Pond Design Guidelines require that the color of the home be selected from approved Sherwin Williams paint palettes. In the Architectural Narrative submitted with our Design Review Presentation to MPVAC, we pointed out that the color of the house was "a color scheme offered by Sherwin Williams under the MPVAC permitted Northern Shores & Seaports Palette." We also included a color printout of the selected palette scheme from the Sherwin Williams website with our submission. The MPVAC Architecture Guidelines specifically state that "It is permissible, however, to flip body, trim and accent colors within a scheme; if this approach is taken, it must be clearly documented as to which color will serve which function prior to approval." In an email to Cheryl Storey, dated November 17, 2018, Michael Prothe noted: "Cheryl, the Caviar (ebony) comes from the allowed Northern Shores & Seaports colors palettes." Cheryl wrote back to acknowledge the following: "Michael, Jim & I discussed, the way our color palettes are written up, the Blum's picked colors from the palette and used in the manner that was indicated in the guidelines."

We have noticed that the ability to flip paint trims has since been removed from the recently revised Architecture Guidelines. Because it was allowed in the version of the MPVAC Guidelines document that the project was submitted under, we don't believe it is reasonable or legal to be retroactively penalized. Please note that our color design conforms with City Design Code.

### 2. Metal roofing not approved

Mr. Prothe told Ms. Storey the following in an email to her from November 17, 2018 - "Although the roofs, awnings and exposed roofing components do not list metal standing seam, it very much is within the context of the Mill Pond history, the proposed residence style, and the historic designs of the community. A standing seam also has a significant lifecycle, is easy to maintain, and is fire rated." We informed Mr. Ryan on December 20, 2018, that "Per a conversation held December 8, 2017 with Brad Kobielusz, former Architecture Committee Chair, a metal roof would be permissible so long as it was painted a muted, neutral color (i.e. gray). Because we were given this information, we proceeded to design the residence with a metal roof, which is more sustainable and less maintenance than an



asphalt shingle roof (both important considerations with the Owner and MPVAC and Mill Pond Green Guidelines). There is also an existing metal roofed home in the Mill Pond that sets a precedence. Please note that the proposed low profile standing-seam metal roof in Storm Grey was approved by Michael Prothe and also complies with City Design Codes.

### **3. Solar panels not approved**

Our original plans showed pre-wiring underneath the roof for future solar panels, but we never submitted plans for solar panels. If the Owners chose to add panels in coming years, we included the pre-wiring because it is less expensive and more concealed to install at the time of construction. As page two of our extended architectural narrative pointed out to the Committee, "the metal roof will allow solar panels to be attached in the future if so approved by the Architecture Committee." In our response to Mr. Ryan on December 20, 2018, we noted the following: "The Mill Pond Village Green Guidelines (approved November, 1998) promote environmental stewardship, resource conservation, and economic benefits to the community through sustainable building practices and technologies. The MPVGG does not prohibit the use of any unspecified "green" measures. Thus, roof-mounted solar panels, with their improved efficacy, availability, and affordability, offer an excellent response to Mill Pond Village's sustainability directive.

However, per the MPVAC "all roof-mounted communications and other equipment, except for roof bents, flues, and other code-required components, shall not be visible from any public right-of-way, from across the Pond or from the River bank." This statement does not implicitly define low profile roof-mounted solar panels as equipment. Interpreting this guideline to include solar panels leaves no acceptable location for roof-mounted solar panels within Mill Pond Village. We should point out that the Guidelines do list solar heating as something the Committee could approve; from page 4: "The application of these Architectural Guidelines shall be subject to the approval of the Mill Pond Village Architectural Committee (MPVAC), which shall also review the installation of exposed solar heating..."

### **4. Light fixture not approved**

Examples of light fixtures for consideration were included on page A.18 of our submission plans. This disapproval was never mentioned in the Committee's response from December 13, 2018 or Mr. Prothe's review from November 13, 2018. The guidelines dictate bulb type, encourage efficiency, and preventing the over-illumination of neighboring lots. Our specified exterior wall mounted light fixture complies with all stated requirements. Note that our light fixture also complies with Astoria Design requirements.

### **5. HVAC equipment to be screened**

This is a misinterpretation of the MPVAC Guidelines. On page 22 of said Guidelines (both previous and currently revised) the text reads, "Trash and recyclable receptacles, containers and mechanical equipment such as riding mowers, compressors and other stationary and movable devices shall be placed a minimum of 4' behind the front of house and/or public right-of-way and shall be enclosed or screened by a fence or wall." Our HVAC unit is 21'-6" from the street and is screened by the front of the house, the garage, and the deck railing which is akin to a fence. We addressed this point with Mr. Ryan on December 20, 2018 when we wrote, "Please see sheet A.3 (Ground Floor Plan), indicating that the outdoor unit, located on the back deck, is already screened from the street and public right-of-way by the building itself. A screen, in this instance, would be redundant. Furthermore, the wording does not implicitly state that mechanical equipment must be screened from distant viewing across Mill Pond or the Riverwalk." Note that our design conforms with City Design Code.

### **6. Soils report not included to complete submittal requirements**

This is an untrue statement and is not consistent with the MPVAC Guidelines. Page 4 of the Architectural Guidelines states, "Due to the nature of the soil in the subdivision, a geotechnical study is recommended for each lot before design and construction takes place." In other words, a soils report is not required. This "concern" was never mentioned in the Committee's response from December 13, 2018 or Mr. Prothe's review from November 13, 2018. This information is the same in the recently revised guidelines, and both versions do not list a Geotech Report as a requirement in their design review checklist. Note that we will be providing a Geotech Report to the City with the Building Permit application, as is typical.

### **7. Height of building to be measured from top of pier, exceeds height limits**

On December 20, 2018, we directed Mr. Ryan to the requirement that "Building height guidelines for Mill Pond Cottages are as follows: "25' maximum ridge height measured from the pier. 20'-6" maximum eave height. First floor height maximum 18" above the pier...Garages with upper stories may be the maximum height as the primary structure" (pg. 9). Please see sheet A.10 (Building Section B-B), indicating that height of the building is measured from the top of pier (also labelled "Finish Grade"). The primary building height is 24'-10"; the top of the first floor is 3" above pier height. All heights comply with the MPVAC." Note that our design also conforms with City Design Code.



**8. Owner to request exception to set-back requirements at front.**

We noted the following in our original submission narrative: "this house has been designed in accordance with the Architectural Guidelines. In fact, the only exemption required is due to the existing storm sewer easement, for which the City Code requires a deeper front building setback." This is supported by Mr. Prothe's original review of November 13th: "The maximum front setback of 6 feet is exceeded. However, it is also identified on the plans that a Utility Easement of 20 feet is overriding the architectural criteria. As proposed, the space between the curb and the front porch is being well addressed with a layered landscape." A specific concern regarding the setback was not mentioned in the Committee's response from December 13, 2018 or Mr. Prothe's review from November 13, 2018. Please note that other developed lots in the Mill Pond Village adjacent to the easement have also had to increase their setbacks into their plans, and our design conforms with City Design Code.

**9. Green Development Guideline checklist not submitted, required for a complete a [sic] submittal.**

This is not correct. In early October the Owner asked Mr. Ryan to clarify exactly what was to be put in the submission packet. Ms. Storey responded to him on Mr. Ryan's behalf in an email on October 6, 2018 and wrote the following, "In looking at the list, I think you can bypass completion of the Green Development Guidelines checklist." The Owners double checked with Jim Wolcott via email on October 30, 2018 and asked the following: "Cheryl Storey (also copied on this message) was kind enough to advise that we need not include a copy of the Green Development Checklist, but we have completed one just in case. Would you like me to attach these guidelines along with the other submission materials?" Mr. Wolcott's response read as follows: "Include your longer narrative and any materials that might help guide the committee's deliberations." This "concern" was never mentioned in the Committee's response from December 13, 2018.

**10. Max eave height over garage is 12ft (not 15 ft)**

It appears that Mr. Ryan has misinterpreted the Guidelines, which note, "Garages without upper stories shall have a maximum ridge height 2/3rd of the maximum ridge height of the primary structure. Garages with upper stories may be the maximum height as the primary structure." The house have another story above the garage that houses the master bathroom, hence full height is permitted (our eaves are clearly labeled on page A7). This "concern" was never mentioned in the Committee's response from December 13, 2018 or Mr. Prothe's review letter from November 13, 2018. Note that our design conforms with City Design Code.

**11. No cap at concrete wall on porch**

On page 21 of the Design Guidelines the text reads, "Freestanding concrete and masonry walls shall be minimum 8" nominal thickness with a finished top course, cap or other compatible termination." This wall is not freestanding, as it is a platform for the structural supports for the second floor of the house and forms a deep bench seat at the front of the porch. Moreover, this detail was never mentioned in the Committee's response from December 13, 2018 or Mr. Prothe's review from November 13, 2018.

**12. 1<sup>st</sup> and 2<sup>nd</sup> deck to be supported per 5b and 5c page 20.**

This is a misreading of the architectural plans by Mr. Ryan. Our ground floor decking is supported by metal pilings and details can be found on pages A2, A7-A13, and A16. The second story deck sits atop the roof of the garage, so no deck support is needed. This concern was never raised in the Committee's delayed response from December 13, 2018 or Mr. Prothe's review from November 13, 2018. Note that our design conforms with City Design Code.

**13. Driveway and garage to be concrete**

Under the Guideline's details concerning Driveways and Sidewalks (page 17) the text reads, "Driveways: asphalt concrete or concrete." Incidentally, this concern was not raised in the Committee's response dated December 13, 2018 or Mr. Prothe's review from November 13, 2018.

**14. Wood lattice to be provided at perimeter when deck over land**

This concern was never raised in the Committee's response from December 13, 2018 or Mr. Prothe's review from November 13, 2018. Both sets of MPVAC Guidelines read, "As a perimeter screen at pier or pilings foundations: wood lattice of the same material as shingles or siding above. Pier areas over the Pond water shall be open." At issue here that it would be very impractical to make a lattice structure out of the home's siding material, which is a cementitious lap siding, an approved building material. Also note that none of the other overwater houses on the Pond have installed screening under their decks to the water. We have carefully considered a landscape plan to provide screening where possible, and we believe the MPVAC should not require us to do more than that or what has been required of others.

**15. Front gable roof eave overhangs the utility easement**

This was not raised in the Committee's response from December 13, 2018 or Mr. Prothe's review from November 13, 2018. In addition, this is not a MPVAC requirement and contradicts Item #8 above. Even though we were given contradictory info from the City initially, we have since revised the design to be compliant with the Easement Setback requirements. This is now a non-issue.

**16. All windows to have muntins (grids) with exterior profile from glass at least one row**

We responded to Mr. Ryan about this issue on December 20, 2018 wherein we noted, "Figures 4a and 4b (shown above) diagram allowable versus unallowable shutter dimensions. A caption, placed directly below the diagram, states: 'door and window shutters shall be sized to cover the complete opening (Figures 4a and 4b)'. Figure 4a is solely used to indicate that any shutters, when closed, must completely cover the window. Figure 4b indicates shutters too small to cover the window. Window configuration is not at issue in either diagram.

Bullet point #2 on page 20 of the MPVAC states: 'no single lite or pane of glass visible from the street shall be greater than 24 square feet in area'. This rule does not prohibit single lite-windows (windows without muntins). Rather, it explicitly allows the use of single-lite windows provided that they comply with square footage requirements along the street facade. Documents provided to the Design Review Board have noted that all street-facing single-lite windows comply with this rule (see sheet A.6)." Note that our design conforms with City Design Code.

**17. Concrete curb to remain**

This issue was not raised in the MPVAC's response from December 13, 2018 or Michael Prothe's review from November 13, 2018. Per the City Public Works Department's request, we have revised our driveway approach to a "mountable curb," so this is a non-issue.

**18. Up-lights in landscape are not approved for any reason**

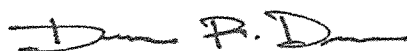
This is a misreading of the Guidelines and our design plans. Under Exterior Lighting requirements found on page 21 of said Guidelines, one notes that "Exterior lighting shall be selected and installed to prevent excessive or intrusive illumination of, on or over adjacent building, lots and/or site areas outside the source building or lot." As noted on page A.19 of our design plan, our one landscape light is shielded and laterally illuminates the low address number on the wall facing the street and does not contradict the guidelines that state, "Lighting that significantly illuminates beyond the source lot or building shall be controlled by shielding photocell, time clocks and/or light paging systems." Again, this concern was never raised in the Committee's response from December 13, 2018 or Mr. Prothe's review from November 13, 2018. Our exterior lighting plan conforms with City Design Code.

As the Architects, we would like to note that it is somewhat understandable that many of Mr. Ryan's comments are inaccurate because the MPVAC Guidelines are poorly written and very difficult to interpret. Despite the MPVAC Guidelines' shortfalls, we confidently stand behind our interpretation and the proposed design. Every elevation, material, and detail has been carefully considered, and strives for excellence within the constraints of the Mill Pond Village and Astoria Design Guidelines. The house we have designed has the appropriate size, scale, and texture to properly represent an exemplary over-water home in the spirit of a "Northwest fishing village" that the Mill Pond community aspires to be. It is also expressive of the Owners' unique personalities and desires.

In conclusion, we believe that Mr. Ryan's Public Comments are irrelevant to this City Design Review hearing. Because most of Mr. Ryan's items were not included in the formal MPVAC's response, and do not correctly represent Mill Pond or City of Astoria Design Guidelines, we find it extremely unreasonable for Mr. Ryan to request the City's denial of approval based on his own personal issues with the design. We trust the Astoria Design Review Commission can look beyond the local politics, and they will review the project within the framework of City Guidelines.

We look forward to working with the City, and getting this house built for the Owners.

Regards,



Daren Reid Doss, AIA, NCARB, LEED Green Associate  
project architect  
**chadbourn + doss architects**

**project** Blum Herwig Residence

**address** 28XX Mill Pond Ln  
Astoria, OR 97103

**owner** Ryan Blum & Britta Herwig

**parcel #** 6832 - Lot 34 / 6833 - Lot 33

**date** December 20, 2018

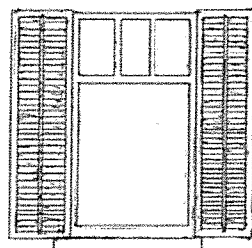
**to** John Ryan, Architecture Committee Chair

**Comment 1#: Solar panels cannot be used if they are in view.**

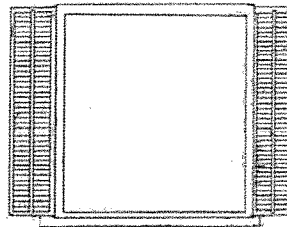
The Mill Pond Village Green Guidelines (approved November, 1998) promote environmental stewardship, resource conservation, and economic benefits to the community through sustainable building practices and technologies. The MPVGG does not prohibit the use of any unspecified “green” measures. Thus, roof-mounted solar panels, with their improved efficacy, availability, and affordability, offer an excellent response to Mill Pond Village’s sustainability directive.

However, per the MPVAC “all roof-mounted communications and other equipment, except for roof bents, flues, and other code-required components, shall not be visible from any public right-of-way, from across the Pond or from the River bank.” This statement does not implicitly define flat roof-mounted solar panels as equipment. Interpreting this guideline to include solar panels leaves no acceptable location for roof-mounted solar panels within Mill Pond Village.

**Comment #2: Windows need muntin grids, per drawing 4a on page 20 of the MPVAC.**



*Figure 4a: Allowed*



*Figure 4b: Not allowed*

Figures 4a and 4b (shown above) diagram allowable versus unallowable shutter dimensions. A caption, placed directly below the diagram, states: “door and window shutters shall be sized to cover the complete opening (Figures 4a and 4b)”. Figure 4a is solely used to indicate that any shutters, when closed, must completely cover the window. Figure 4b indicates shutters too small to cover the window.

Window configuration is not at issue in either diagram. Bulletpoint #2 on page 20 of the MPVAC states: “no single lite or pane of glass visible from the street shall be greater than 24 square feet in area”. This rule does not prohibit single lite-windows (windows without muntins). Rather, it explicitly allows the use of single-lite windows provided that they comply with square footage requirements along the street facade. Documents provided to the Design Review Board have noted that all street-facing single-lite windows comply with this rule (see sheet A.6).

Additionally, any windows located on other facades and close to the street comply with all applicable rules. The large windows positioned to the northwest (over Mill Pond) are not directly visible from Mill Pond Lane and therefore not subject to the maximum square footage rule. The guidelines do not imply that every window – no matter how distantly-viewed – visible from any street within the development must comply with maximum square footage rule.

**Comment #3: Maximum ridge height should be measured from the pier height, not from the first floor height.**

Building height guidelines for Mill Pond Cottages are as follows: "25' maximum ridge height measured from the pier. 20'-6" maximum eave height. First floor height maximum 18" above the pier... Garages with upper stories may be the maximum height as the primary structure" (pg. 9).

Please see sheet A.10 (Building Section B-B), indicating that height of the building is measured from the top of pier (also labelled "Finish Grade"). The primary building height is 24'-10"; the top of the first floor is 3" above pier height. All heights comply with the MPVAC.

**Comment #4: HVAC equipment needs screening.**

The MPVAC states: "trash and recyclable receptacles, containers and mechanical equipment such as riding mowers, compressors and other stationary and movable devices shall be placed a minimum of 4' behind the front of house and/or public right-of-way and shall be enclosed or screened by a fence or wall" (pg. 22).

Please see sheet A.3 (Ground Floor Plan), indicating that the outdoor unit, located on the back deck, is already screened from the street and public right-of-way by the building itself. A screen, in this instance, would be redundant. Furthermore, the wording does not implicitly state that mechanical equipment must be screened from distant viewing across Mill Pond or the Riverwalk.

**Comment #5: As the vision of mill pond is to represent a *fishing village*, the committee recommended lightening up the house by painting the garage white, and expanding the white belly band around the house to 16" to soften the color scheme.**

The MPVAC states: "Given the Mill Pond Village architectural design philosophy, that of an historical coastal fishing village, an appropriate, approvable color palette serves to support and enhance visual characteristics consistent with that philosophy" (pg. 15). As stated in the project submittal, Scandinavian vernacular architecture is perhaps most uniquely suited to the Pacific Northwest. Though many examples exist of brightly painted Scandinavian fishing villages, there are many with neutral palettes. The image below shows a fishing village full of black houses in Hellnar, Iceland.



In keeping with our Scandinavian fishing village precedent, we chose the MPVAC-approved Sherwin Williams *Northern Shores and Seaports* palette of 'Caviar', 'Macadamia', and 'Pure White'. The palette was rearranged to use 'Caviar' as the main body color, 'Pure White' as trim, and 'Macadamia' as the window frame color. This shuffle conforms with the MPVAC, which stipulates that: "...It is permissible, however, to flip body, trim and accent colors within a scheme; if this approach is taken it must be clearly documented as to which color will serve which function prior to approval" (pg. 18).

The design and color scheme selected adheres to the guidelines of the MPVAC and does not need to be altered. By painting the garage white and expanding the white belly band, the simplicity of the design would be compromised and is not warranted.

## 6. Metal roofing is not allowed, per MPVAC Guidelines

Per a conversation held December 8, 2017 with Brad Kobielski, former Architecture Committee Chair, a metal roof would be permissible so long as it was painted a muted, neutral color (i.e. gray). Since we were given this information, we proceeded to design the residence with a metal roof, which is more sustainable and less maintenance than an asphalt shingle roof (both important considerations with the Owner and MPVAC). Please note that the proposed low profile standing-seam metal roof in Storm Grey also complies with City Design Codes.

Furthermore, Mr. Kobielski did not give us any additional information that would substantiate any of the other comments listed above. While he did say that horizontal windows should be avoided, he stressed that good well-proportioned design that reinforces an appropriate coastal architectural aesthetic will be strongly favored. We have worked diligently to design a home for our clients that meets these guidelines with a sophisticated approach, achieve some sustainability goals, and reduce maintenance with high quality materials.

In conclusion, we believe that your comments are not aligned with the Design Guidelines provided to us, nor do they reflect information we were initially given.

Please let us know if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read "Daren P. Doss".

Daren Reid Doss, AIA  
project architect

11/13/2018

TO: Mill Pond Homeowners Association  
Astoria, Oregon

RE: LOT 33 & 34 for Blum-Herwig Proposed 2  
Story Residence

## To Mill Pond Homeowners Association Architectural Committee

The overall design parameters of the residence for lots 33 & 34 take into account much of the Mill Pond Architectural Guidelines. For the most part, this design represents a significant contribution to the Mill Pond community. The residence takes its cues from the guidelines, and the Astoria history. The following is a summary of corrective actions, suggested changes, and requests for further clarification which will be necessary to finalize any approval of this plan.

#	Required Criteria	Summary Conclusion	Owner Response:
1	Deck Color Item 11	Although the deck color does not utilize the guideline Sherwin Williams Super Deck Colors, the wood proposed is a superior quality wood with hardness and durability comparable to Teak. It is dense and will weather well in the Astoria Climate. The natural graying of the wood compliments the proposed color scheme.	
2	Lap Siding Exposure	Proposed lap siding exposure is well within the allowed range at 4"	
3	Front Door	Although the front door color proposed, is not from the same palette, the color is a good compliment to the ebony of the residence.	
4	Roofing	The Storm Gray selected does work within the color palette. The gray may blend into the sky much of the time, and pick up some of the reflections from clouds and sky when it is blue. The gray works well with the white toned trim.	
5	Deck Railing	The drawings represent the deck railing with posts matching the siding ebony color while the railings and cap are light and industrial. This works for the style.	



#	Required Criteria	Summary Conclusion	Owner Response:
6	Front Setback	The maximum front setback of 6 feet is exceeded. However, it is also identified on the plans that a Utility Easement of 20 feet is overriding the architectural criteria. As proposed, the space between the curb and the front porch is being well addressed with a layered landscape.	
7	Garage	The setback for the garage is appropriate. The easement is allowing an additional small car to park in the driveway.	
8	Geotechnical	<p>The required Geotechnical report was not provided. It requires review of the proposed design and means for construction required to address actual site conditions. This includes, but is not limited to:</p> <ol style="list-style-type: none"> <li>1. Method(s) of Piling installation, such as ram jacks, drilling, and impacts to neighboring sites.</li> <li>2. Verification of reinforcement for spread footings and walls.</li> <li>3. Coordination between Structural Engineer, Geotechnical Engineer, and General Contractor will be required.</li> <li>4. Coordination of pile footings including schedule of installation and work is to be provided to the HOA Architectural Committee and adjacent homeowners to address any vibrations impacting adjacent structures.</li> <li>5. As designed, the residence first floor is near the grade level. There are no stairs to the front door. Over time, front landscape may obscure the front porch and entry. Also, this finish elevation places the floor much closer to the pond. Although it remains above high tide, flood events may impact this low elevation.</li> </ol>	
9	Fence Enclosure	No fencing is noted.	

10	Further Detailing	<p>Most other detailing is identified in the drawings. The design is very representative of Northern European / Scandinavian with minimalist features. The columns are simple, and there is no excessive trim. Due to the contrast, the glazing becomes well highlighted due to the Ebony siding. Some areas in need of further delineation include:</p> <ol style="list-style-type: none"> <li>1. Driveway pavement</li> <li>2. Soffit finish, drip edge detail</li> <li>3. Roof and Eave ventilation</li> <li>4. Railing Cap details</li> </ol>	
11	Green Development Checklist	The Green Development Checklist was not available for review.	
#	Recommendations	Comments	Owner Response:
1	Insulation and finish over pond	Due to exposure over the water, increasing the floor insulation to at least R-38 is recommended. Further, the finish material and finish coating should work to address moisture and mold.	
2	Stairs	Although optional in Oregon, but required in the International Residential Code, including the state of Washington, it is recommended that stair risers do not exceed 7 ¾" and treads of 10 ½". If stair travel is difficult, modifying the stairways to 7" rise and 11" run or 6" rise and 12" run may be more suitable for specific users or guests.	

If you have any questions or clarifications, please do not hesitate to contact me.

Respectfully submitted,



Michael D Prothe, AIA, CSI, NCARB

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A  
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA  
NOTICE OF PUBLIC HEARING**

Mail 2-13-2019  
Email 2-13-2019  
Web 2-13-2019  
Pub \_\_\_\_\_

The City of Astoria Design Review Committee will hold a public hearing on Thursday, March 7, 2019 at 5:30 p.m., at Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Design Review Request (DR18-03) by Daren Doss, on behalf of Ryan Blum and Britta Herwig, to construct a two-story, 1,860 square foot single family residence at 2800 Mill Pond Lane (Map T8N R9W Section 9CB WM, Tax Lots 6832 and 6833) within the Gateway Area in the AH-MP, Attached Housing-Mill Pond Zone and within the Gateway/Civil Greenway Overlay Zone. Development Code Standards specified in Sections 14.005-14.030, 14.300-14.340, Article 9, and Comprehensive Plan Sections CP.005-CP.025, CP.057-CP.058 are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact Community Development, at 503-338-5183 for additional information.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Design Review Committee, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Design Review Committee and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Design Review Committee's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Design Review Committee's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15 day period, the decision of the Design Review Committee shall be final.

The public hearing, as conducted by the Design Review Committee, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Design Review Committee. The Design Review Committee reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

MAIL: February 13, 2019



Tiffany Taylor  
Administrative Assistant





VIEW LOOKING SOUTHEAST







VIEW LOOKING WEST

**B**

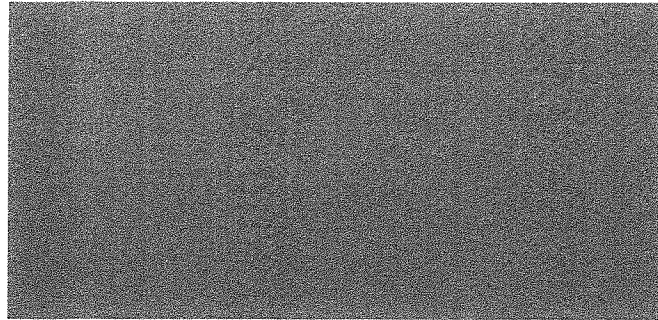




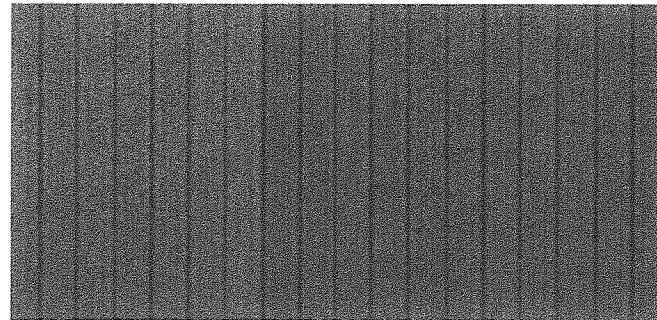
VIEW LOOKING NORTHWEST







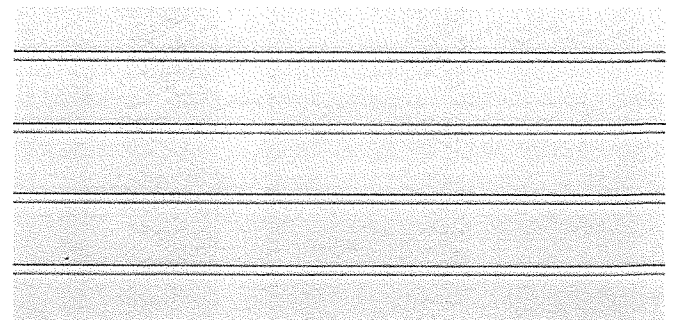
**EXTERIOR SIDE DOORS**  
 HALF-LITE EXTERIOR DOOR, PAINTED  
 SHERWIN WILLIAMS CAVIAR #6990  
 NORTHERN SHORES & SEAPORTS PALETTE



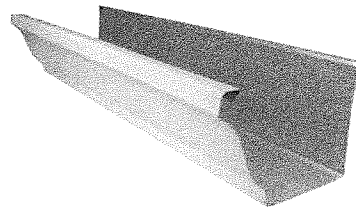
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 'NORTHWEST DOOR' HERITAGE CLASSIC C-SERIES C000  
 SHERWIN WILLIAMS CAVIAR #6990  
 NORTHERN SHORES & SEAPORTS PALETTE



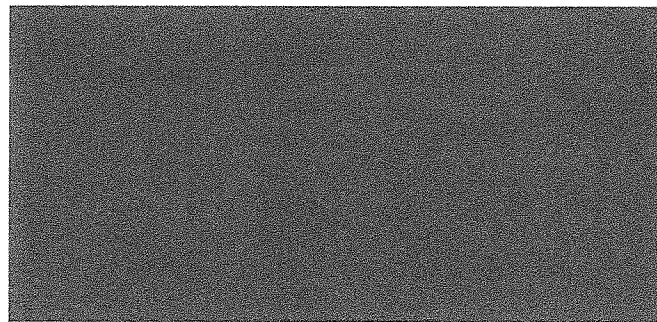
**DECKING**  
 'KEBONY'  
 NATURAL & GRAYED



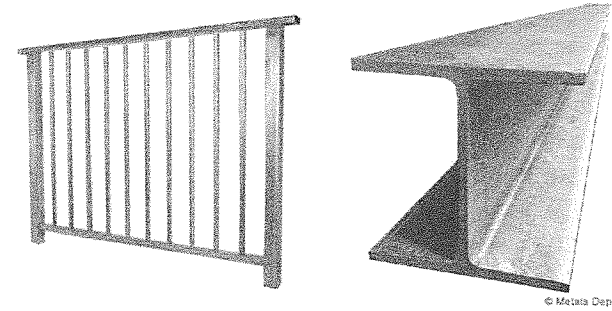
**SOFFIT @ PORCH**  
 BEADBOARD, PAINTED  
 SHERWIN WILLIAMS PURE WHITE #7005  
 NORTHERN SHORES & SEAPORTS PALETTE



**GUTTERS**  
 ALUMINUM, PAINTED  
 SHERWIN WILLIAMS PURE WHITE #7005  
 NORTHERN SHORES & SEAPORTS PALETTE  
 OGEE K-STYLE



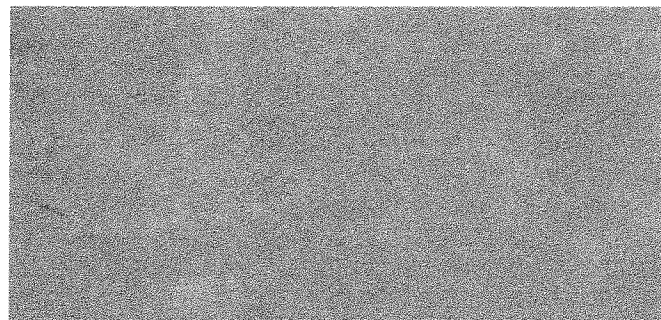
**DOWNSPOUTS**  
 ALUMINUM, PAINTED  
 SHERWIN WILLIAMS CAVIAR #6990  
 NORTHERN SHORES & SEAPORTS PALETTE



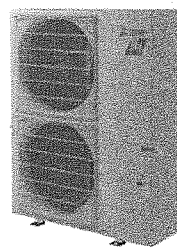
**EXTERIOR METAL WORK (RAILINGS, BEAMS, POSTS)**  
 GALVANIZED METAL



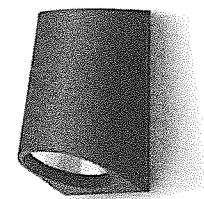
**SPIRAL STAIR**  
 'SALTER' SPIRAL STAIR  
 GALVANIZED METAL  
 5' DIA.



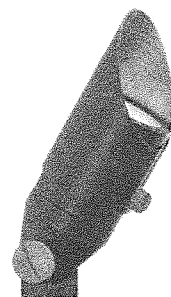
**SITE WALLS & DRIVEWAY**  
 CONCRETE  
 SMOOTH FINISH



**OUTDOOR HVAC UNIT**  
 'MITSUBISHI' MULTIZONE MXZ-8C48NA



**EXTERIOR LIGHTING - BUILDING - DOWN CAST LIGHT**  
 'BEGA' EXTERIOR WALL SCONCE #3542  
 GRAPHITE



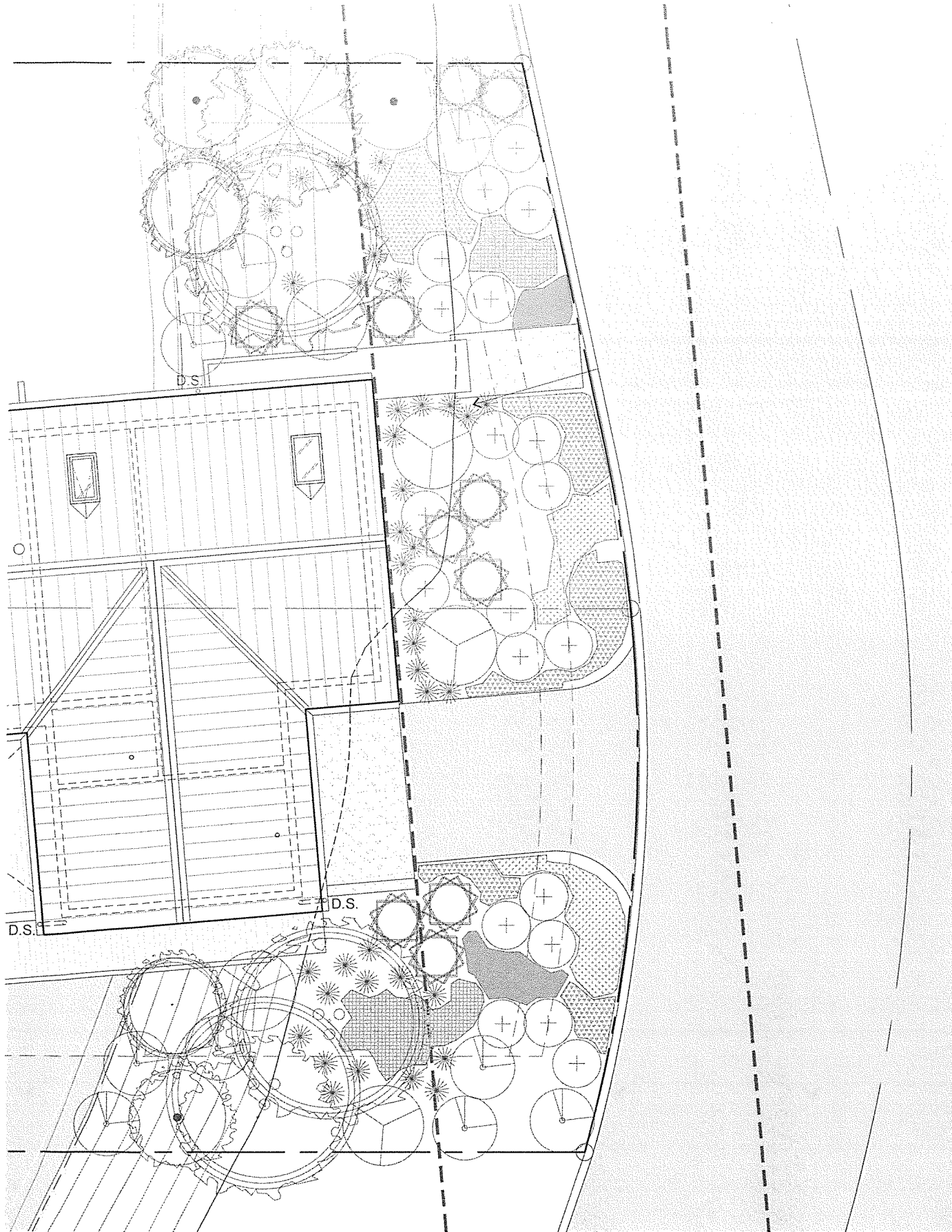
**EXTERIOR LIGHTING - LANDSCAPE - SHIELDED**  
 'VOLT' TOP DOG MINI  
 CAST BRONZE FINISH

## MATERIALS PALETTE

BASED ON MPVAC-APPROVED  
 'SHERWIN WILLIAMS' NORTHERN  
 SHORES & SEAPORT PALETTE THAT  
 INCLUDES:

1. CAVIAR #6990 - SIDING
2. PURE WHITE #7005 - TRIM & SOFFITS
3. MACADAMIA #6142 - WINDOWS





# 1 LANDSCAPE PLAN

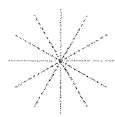







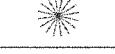


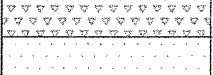
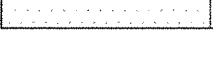
1/8"=1'-0"

© chadbourne + doss architects | 4900 ash street astoria or 97103 | p 503.325.6999 | e asteria@chadbourndoss.com | w www.chadbourndoss.com

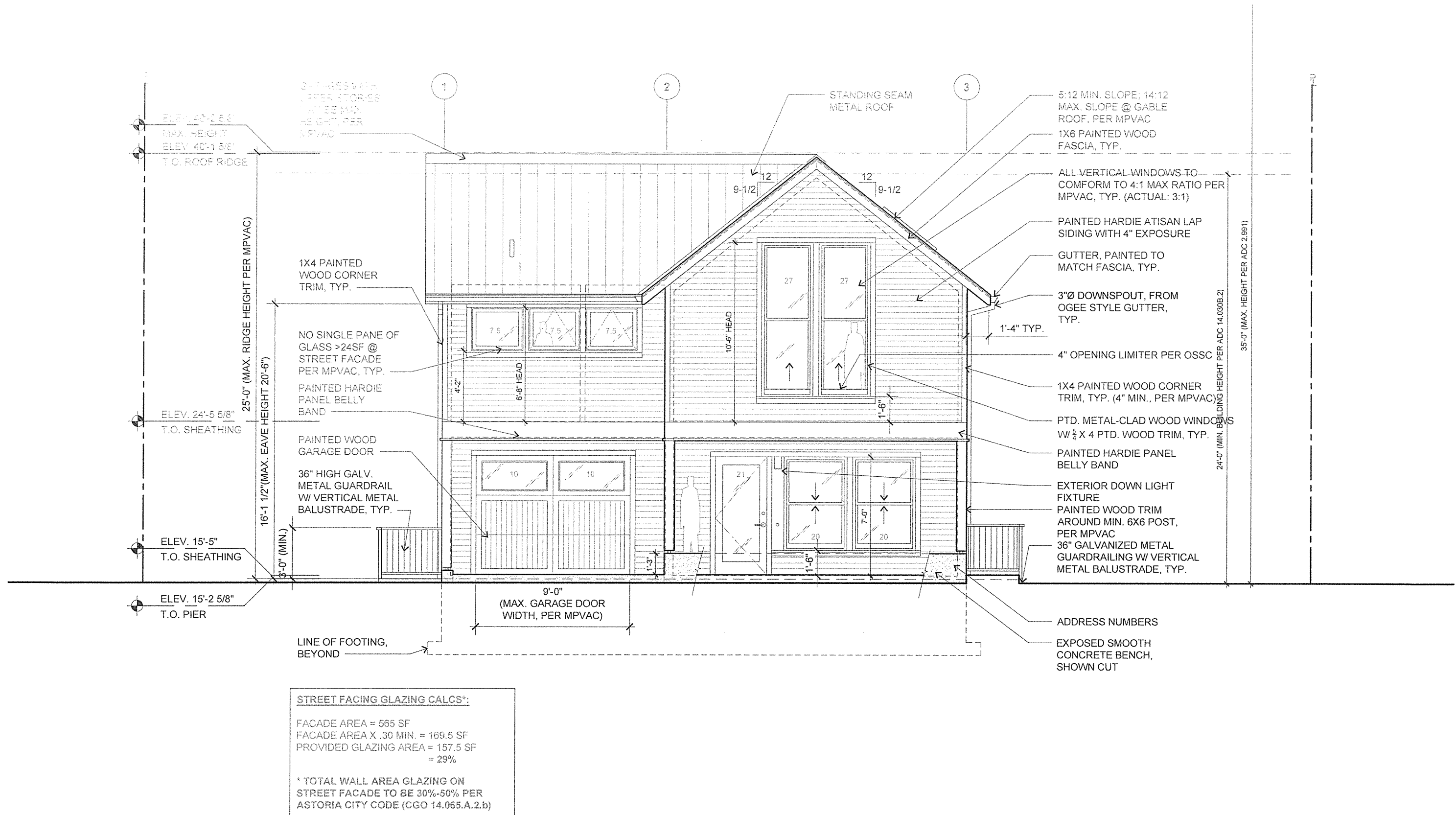


# 2 PLANT LIST

N/A

plan symbol	qty.			mature height	container size	description	requirements
TREES							
	1	Pinus contorta ssp. Contorta	dwarf shore pine	10 - 15 ft	15 gal	Evergreen, native to NW coast from Alaska to Northern California, open growth, wildlife value for food and nesting	tolerant of dry conditions, variable soil
	3	Acer circinatum	vine maple	10 - 15 ft	15 gal	Deciduous, NW native, multi-stemmed open form, fall color, wildlife value for food and habitat	tolerant of dry conditions
SHRUBS							
	3	Physocarpus capitatus	Pacific ninebark	6 -12 ft	5 gal	Deciduous, NW native, arching shrub	prefers moisture
	2	Rosa nutkana	Nootka rose	6 - 8 ft.	5 gal	Deciduous, NW native, good for erosion control, fragrant flowers, wildlife value for food and nesting	tolerant of dry conditions
	5	Cornus sericea	Res Osier dogwood	6 - 10 ft	5 gal	Deciduous, NW native, open, multi stemmed, can spread, red branches, wildlife value for food and cover	tolerant of dry conditions, variable soil
	10	Symphoricarpos albus	snowberry	3 - 6 ft	5 gal	Deciduous, low growing, good erosion control,	tolerant of dry conditions, variable soil
	10	Spirea douglasii	Rose spirea	3 - 6 ft	1 gal	Deciduous, spreading	prefers moisture
	20	Gaultheria Shallon	Salal	3 - 6 ft	1 gal	Evergreen, NW native, tall groundcover, wildlife value for food and cover	prefers some moisture
FERNS							
	38	Athyrium felix-femina	Lady fern	3 - 6 ft	1 gal	NW native	prefers shade and moisture
GROUNDCOVERS							
		Festuca occidentalis	fescue	1 ft	plug	Evergreen, NW native,	tolerant of dry conditions
		Iris tenax	Oregon iris	1 - 2 ft	bare root	NW native	part shade, some moisture
		Artotstaphylus uva ursi	Kinnikinnick	6 inches	plug	Evergreen NW native, groundcover	tolerant of dry conditions
		Phlox diffusa	spreading phlox	6 inches	plug	NW native groundcover	tolerant of dry conditions

E

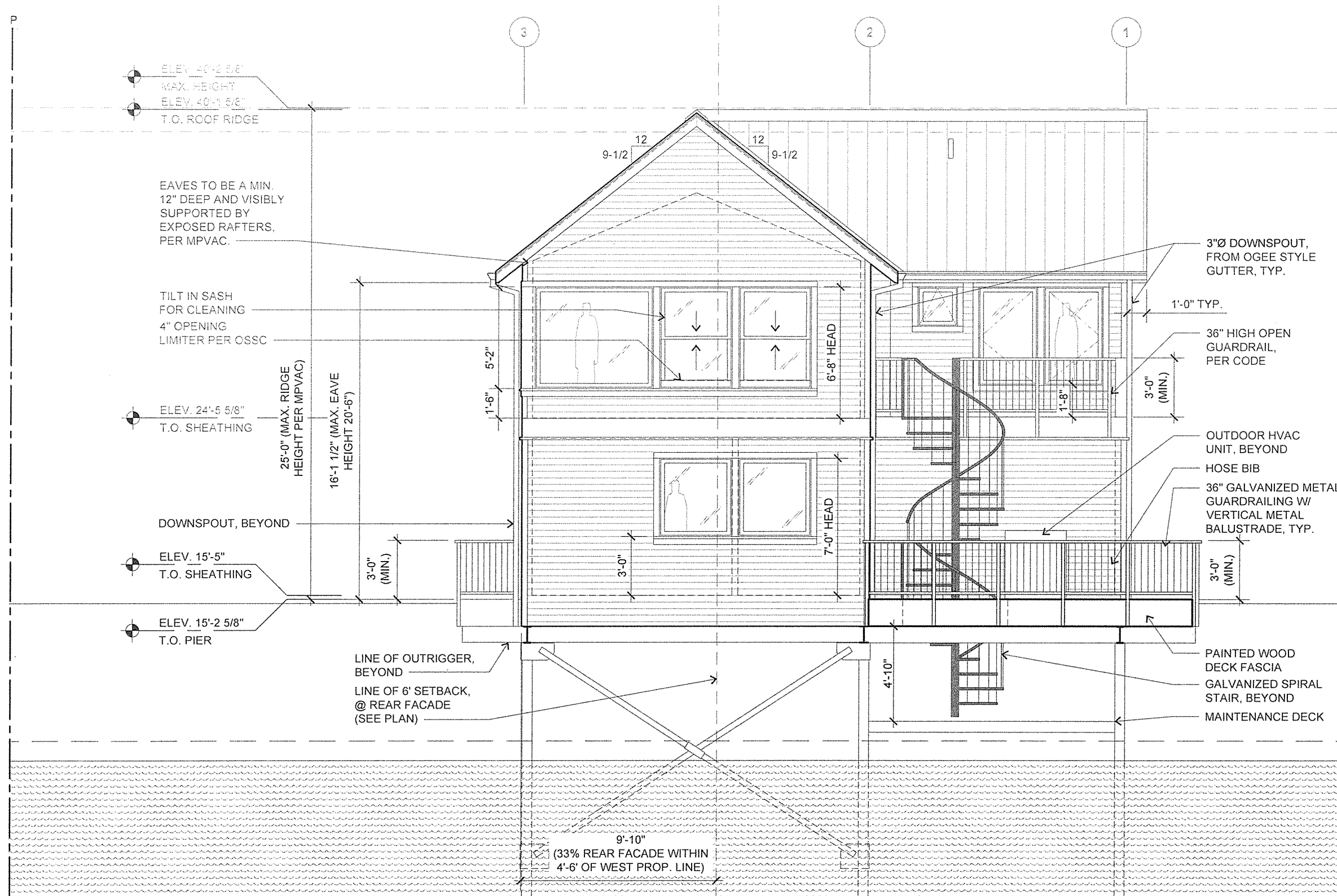


**1 EAST EXTERIOR ELEVATION with vaulted ceiling & 2 taller windows (28% glazing)**  
 3/16"=1'-0"

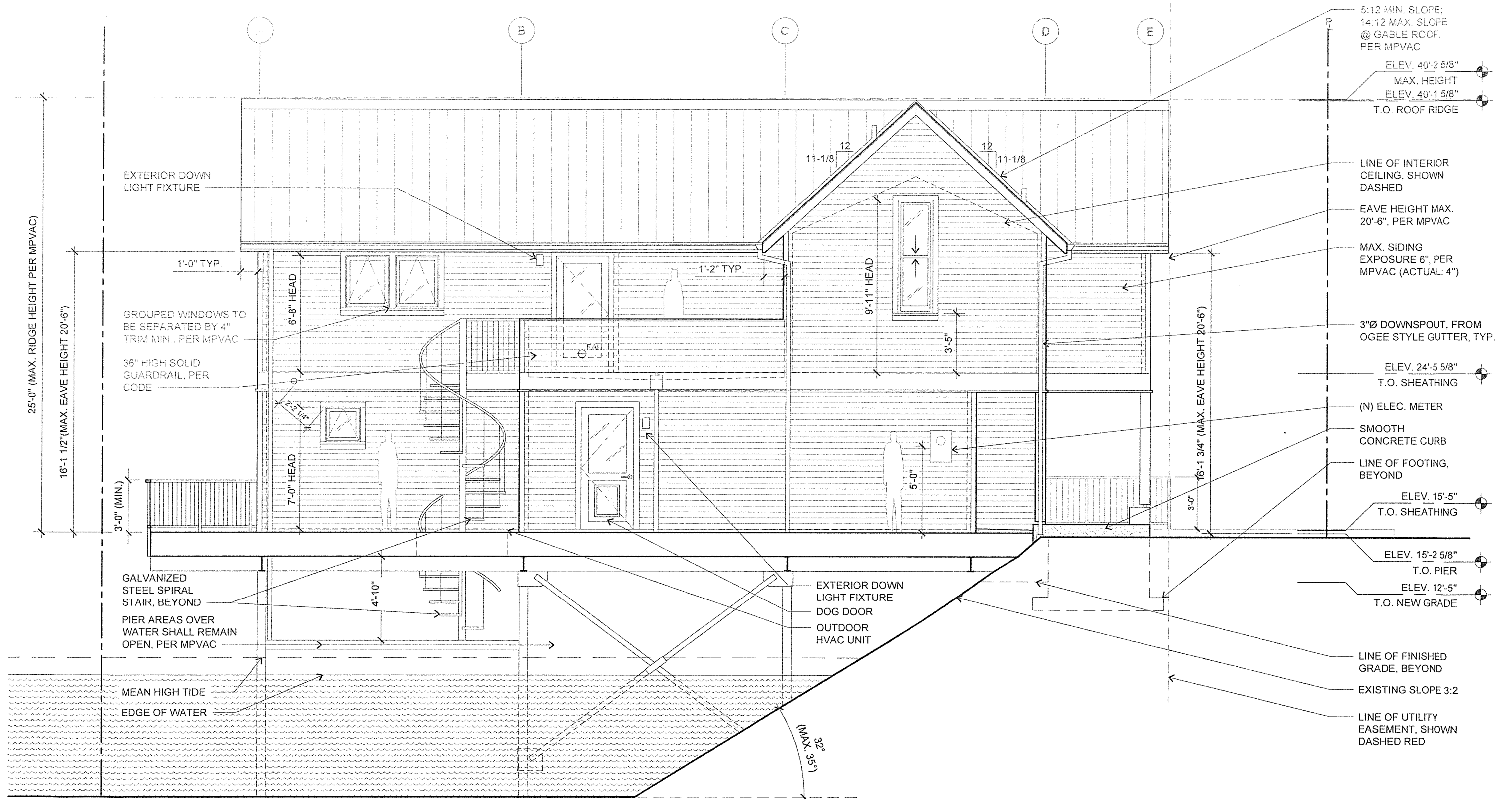
**F**





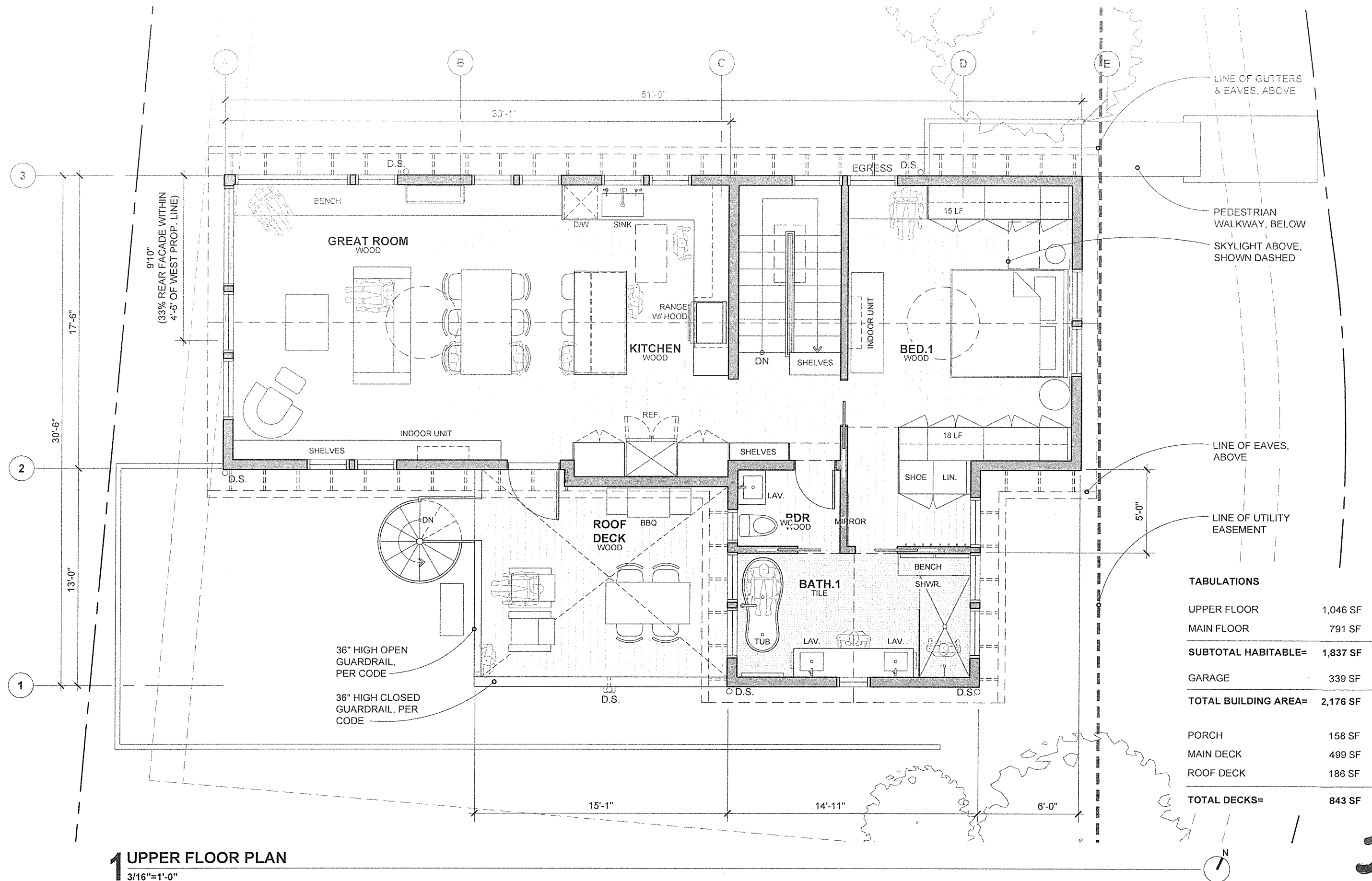


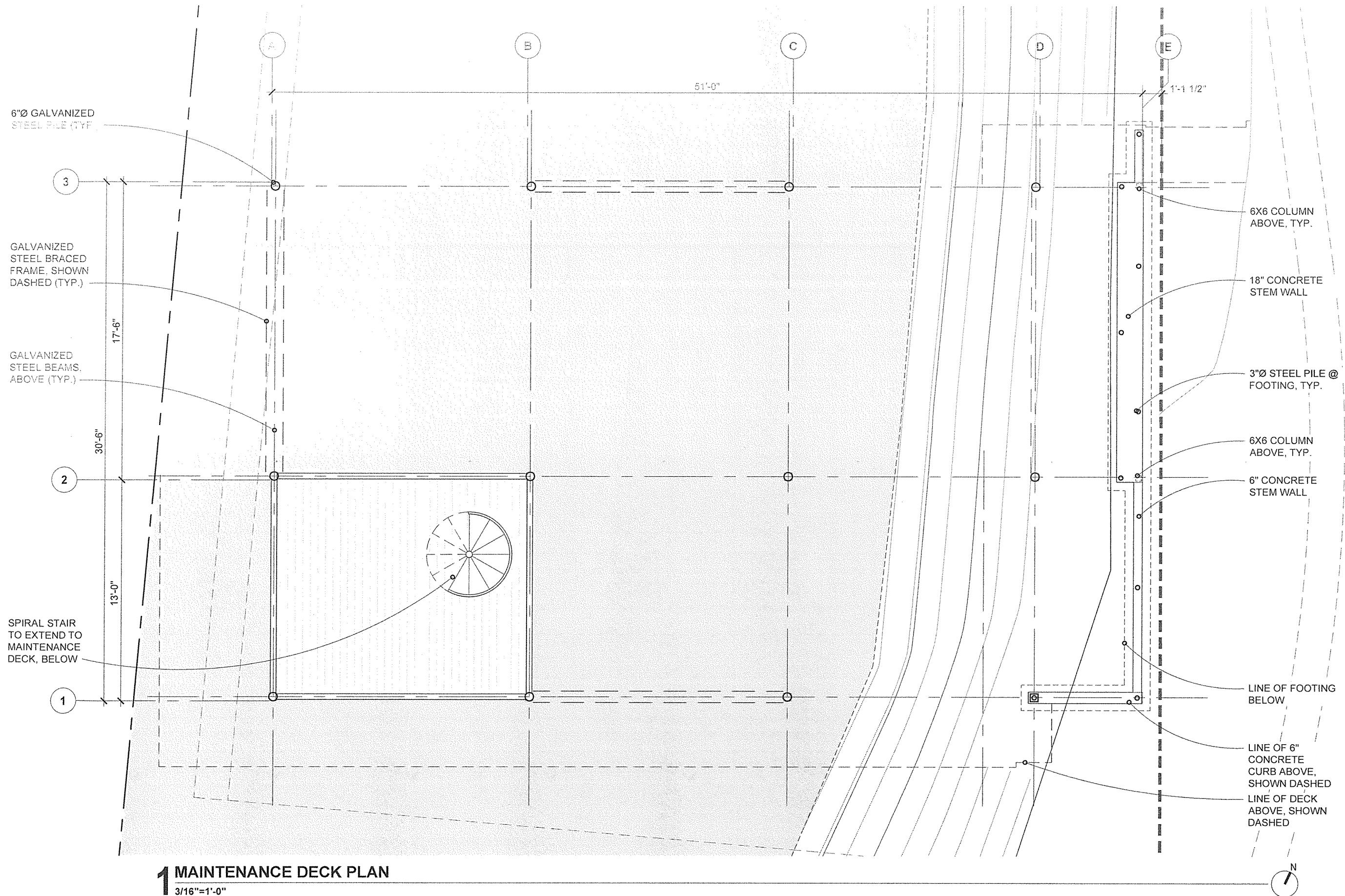
**1 WEST EXTERIOR ELEVATION**  
3/16"=1'-0"



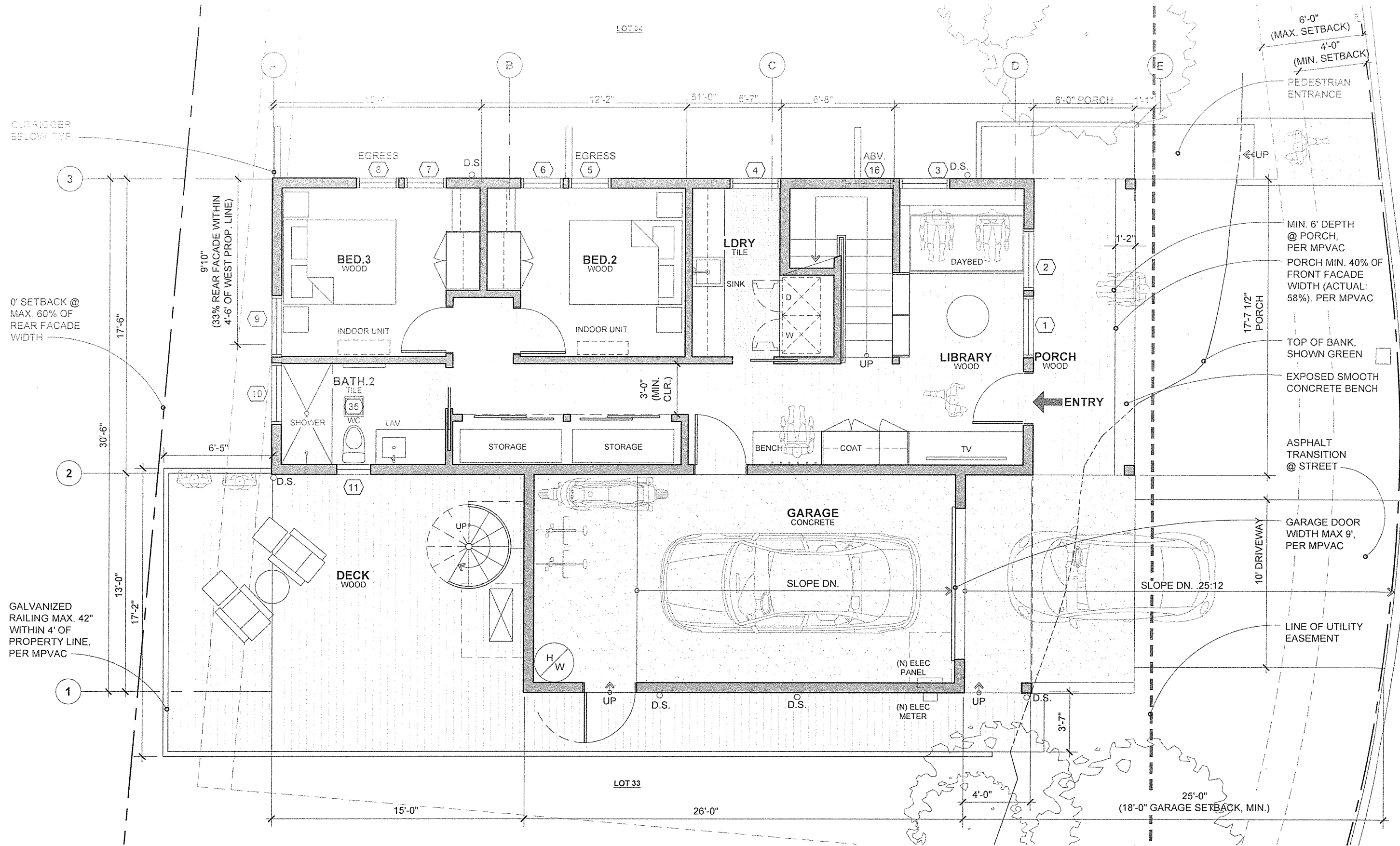
**1 SOUTH EXTERIOR ELEVATION**  
3/16"=1'-0"











**1 GROUND FLOOR PLAN**  
3/16"=1'-0"

*M*







ABOVE: SCANDINAVIA FISHING VILLAGE PRECEDENT MATERIAL PALETTE -  
1) BLACK SIDING, 2) WHITE TRIM, 3) COLORFUL ENTRY DOOR

RIGHT: PROJECT MATERIAL PALETTE - BASED ON MPVAC-APPROVED "SHERWIN WILLIAMS NORTHERN SHORES & SEAPORT PALETTE" INCLUDING: CAVIAR #6990 (SIDING), PURE WHITE #7005 (TRIM/SOFFITS), MACADAMIA #6142 (WINDOWS), AND RESOLUTE BLUE #6507 (FRONT DOOR).

#### ARCHITECTURAL NARRATIVE

LOCATED ON LOTS 33 AND 34 OF MILL POND VILLAGE, THE SITE OVERHANGS MILL POND. THIS PROJECT PROPOSES A NEW PIER BUILT ACROSS THE TWO LOTS PROVIDING THE FOUNDATION FOR A NEW SINGLE-FAMILY THREE-BEDROOM, TWO BATH RESIDENCE. THE GROUND FLOOR ACCOMMODATES A SINGLE CAR GARAGE TO THE SOUTH, TWO GUEST BEDROOMS, A GUEST BATHROOM, UTILITY AREAS, AND A SMALL ENTRY AND LIBRARY IMMEDIATELY OFF THE FRONT PORCH. THE UPPER FLOOR HOLDS THE MASTER SUITE AND AN OPEN PLAN KITCHEN, LIVING, AND DINING AREA FLANKING A ROOF DECK.

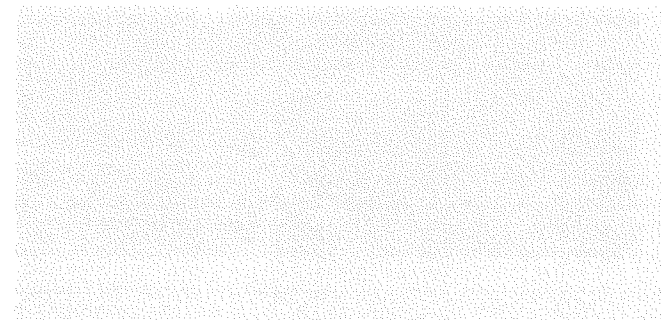
EXISTING DESIGN PRECEDENTS IN THE PACIFIC NORTHWEST ARE WIDE AND VARIED. HOWEVER, SCANDINAVIAN VERNACULAR ARCHITECTURE - ONE OF SIMPLE, BOLD FORMS AND MINIMAL MATERIAL EXPRESSION - IS PERHAPS MOST UNIQUELY SUITED TO THE PACIFIC NORTHWEST BOTH IN TERMS OF LOCAL SCANDINAVIAN HISTORY AND OF A CLIMATE IN WHICH BUILDINGS MUST BE ABLE TO WITHSTAND HIGH WINDS AND SALTY SEA SPRAY WITH LITTLE MAINTENANCE.

IN KEEPING WITH THIS PRECEDENT, AS WELL AS THE LANGUAGE OF MILL POND VILLAGE, THIS RESIDENCE HAS A RESTRAINED COMPOSITION CAPPED BY ONE MAIN GABLE AND PUNCTUATED BY A SMALLER CROSS GABLE. PAINTED VELVETY BLACK WITH CLEAN WHITE TRIM, THE STRUCTURE MAINTAINS A STRONG ARCHITECTURAL PRESENCE WHILE CONCEDING VISUAL DOMINANCE TO THE LANDSCAPE AND BRIDGE BEYOND. IN A CONTINUED NOD TO ITS CONTEXT, TALL SLENDER WINDOWS AT THE STREET MAINTAIN A WELL-PROPORTIONED FAÇADE, LET IN VALUABLE MORNING LIGHT TO THE MASTER BEDROOM AND SMALL LIBRARY, AND MAINTAIN PRIVACY FOR THE INHABITANTS AND NEIGHBORS ALIKE. TO THE NORTHWEST, LARGE WINDOWS BRING IN SOFT AFTERNOON LIGHT AND VIEWS OF THE WATER TO THE MAIN LIVING SPACES.

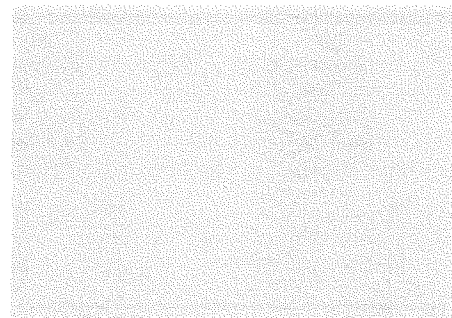
NATIVE PLANT SPECIES, IDEAL FOR THE CLIMATE, SLOPE STABILIZATION, AND AESTHETIC, WILL POPULATE THE SITE.



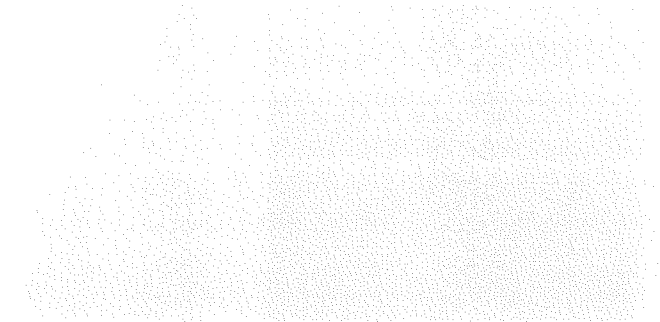
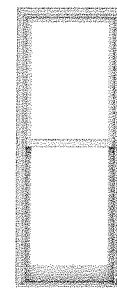
EXTERIOR SIDING  
'JAMES HARDIE' ARTISAN LAP  
SHERWIN WILLIAMS CAVIAR #6990  
NORTHERN SHORES & SEAPORTS PALETTE  
4" EXPOSURE



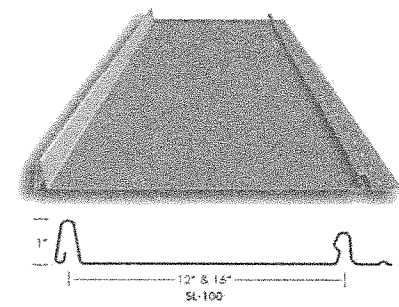
EXPOSED RAFTERS  
WOOD, PAINTED  
SHERWIN WILLIAMS PURE WHITE #7005  
NORTHERN SHORES & SEAPORTS PALETTE



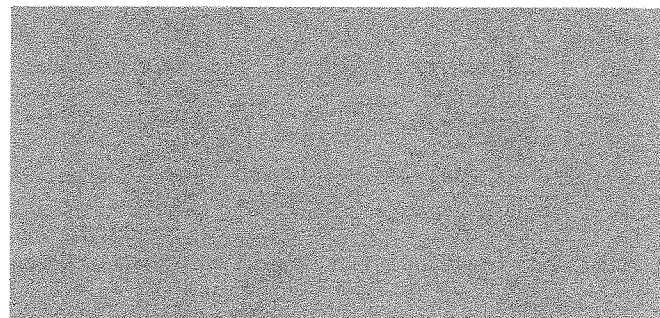
WINDOWS  
'ANDERSON' E-SERIES  
BALSA WHITE  
TO MATCH SHERWIN WILLIAMS MACADAMIA #6142  
ALUMINUM-CLAD WOOD FRAMED WINDOWS, PAINTED



EXTERIOR DOOR/ WINDOW TRIM AND FASCIA  
WOOD, PAINTED  
SHERWIN WILLIAMS PURE WHITE #7005  
NORTHERN SHORES & SEAPORTS PALETTE



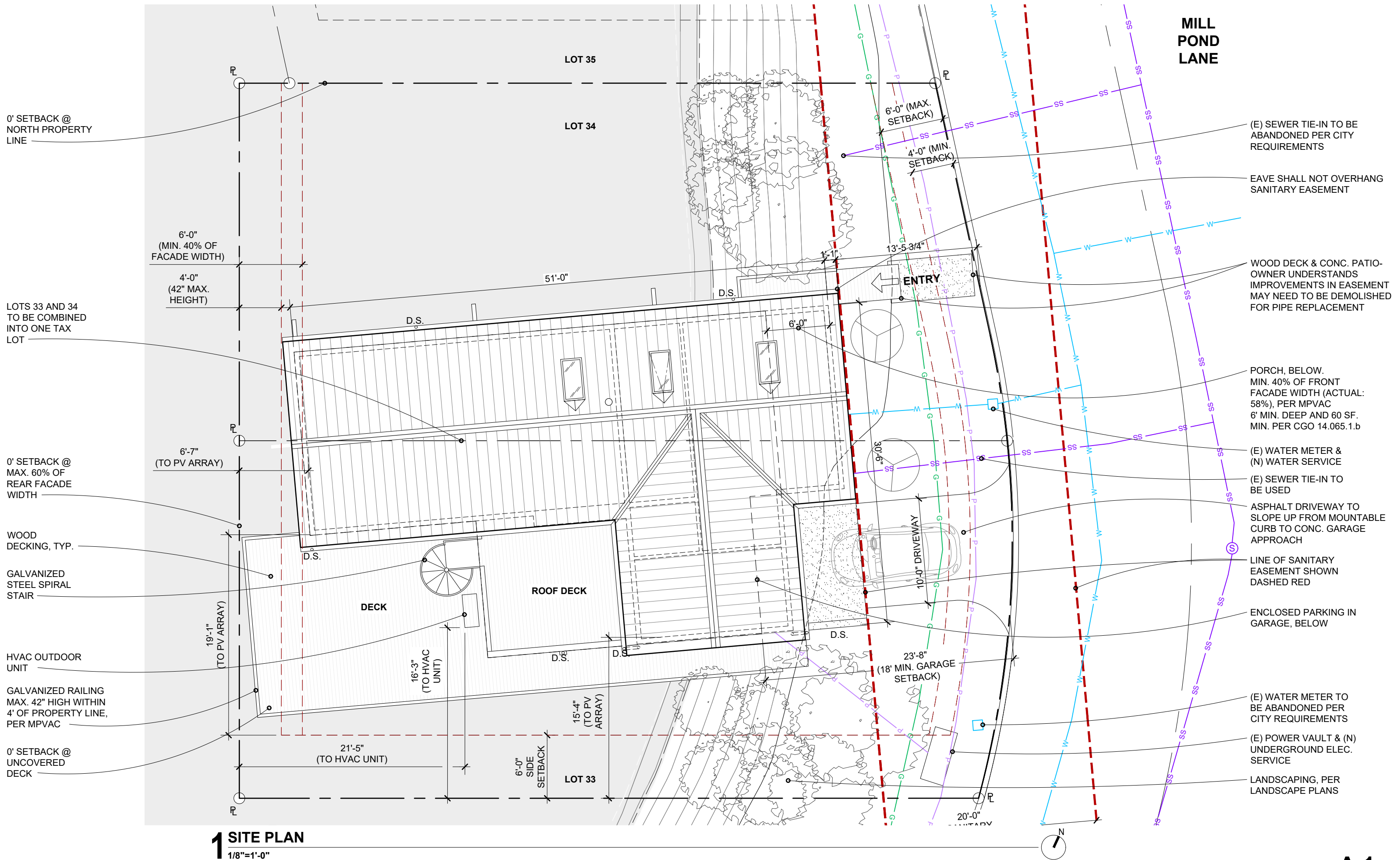
ROOFING  
'CUSTOM BILT METALS' TITAN SNAP LOCK#SL-100  
STORM GRAY  
12" PANELS

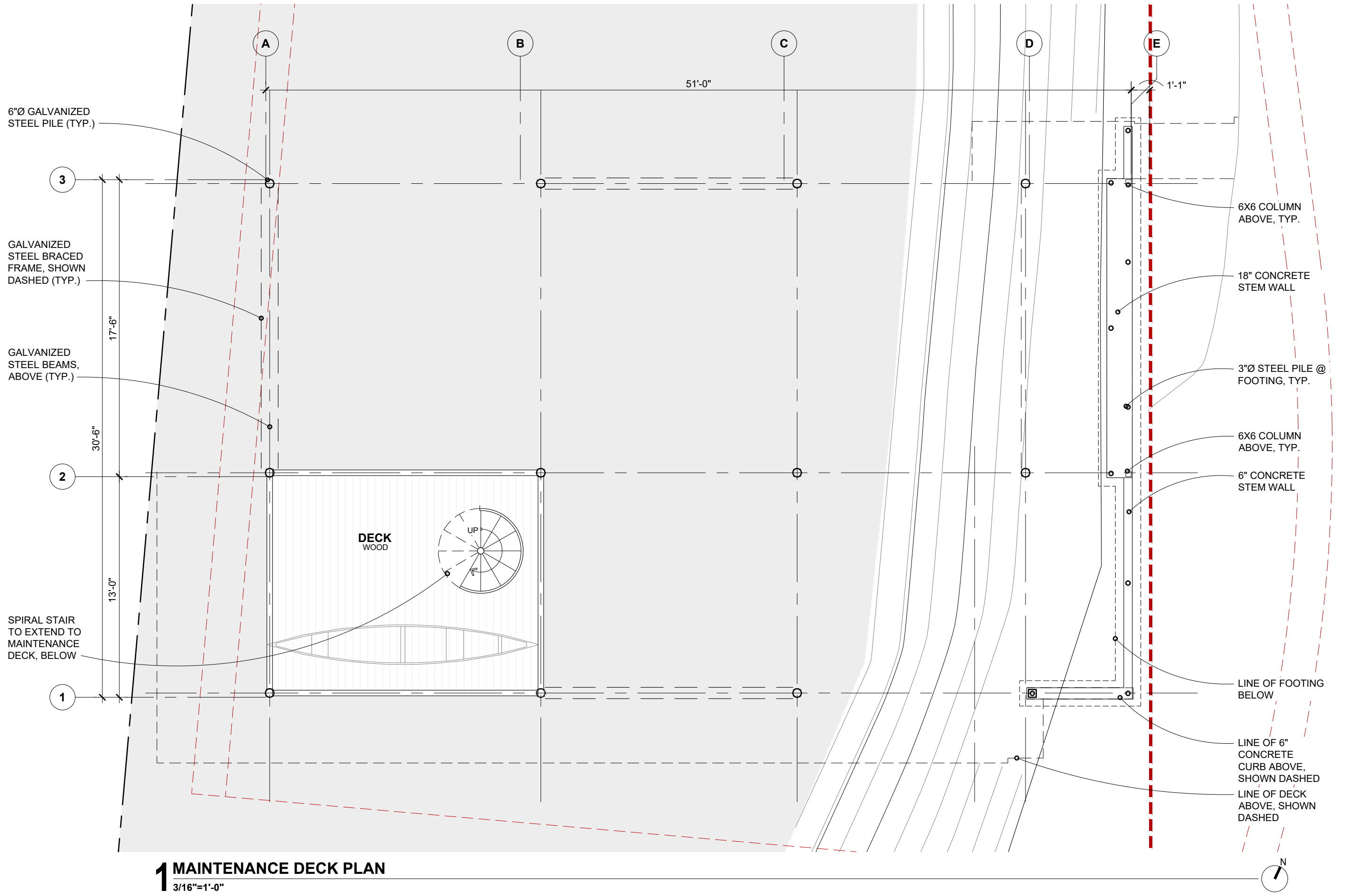


EXTERIOR DOOR - ENTRY  
HALF-LITE EXTERIOR DOOR, PAINTED  
SHERWIN WILLIAMS RESOLUTE BLUE #6507  
AMERICA'S HERITAGE PALETTE

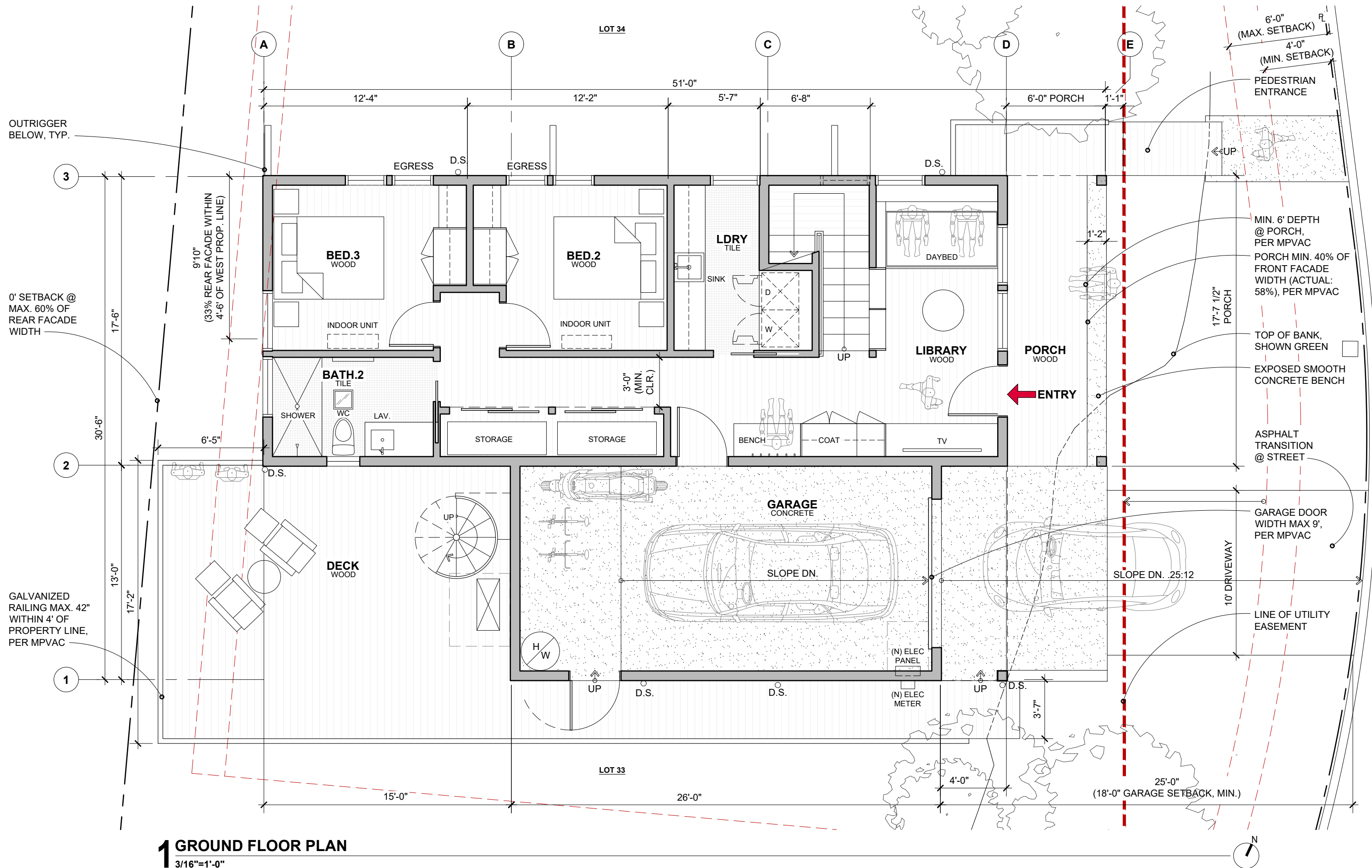






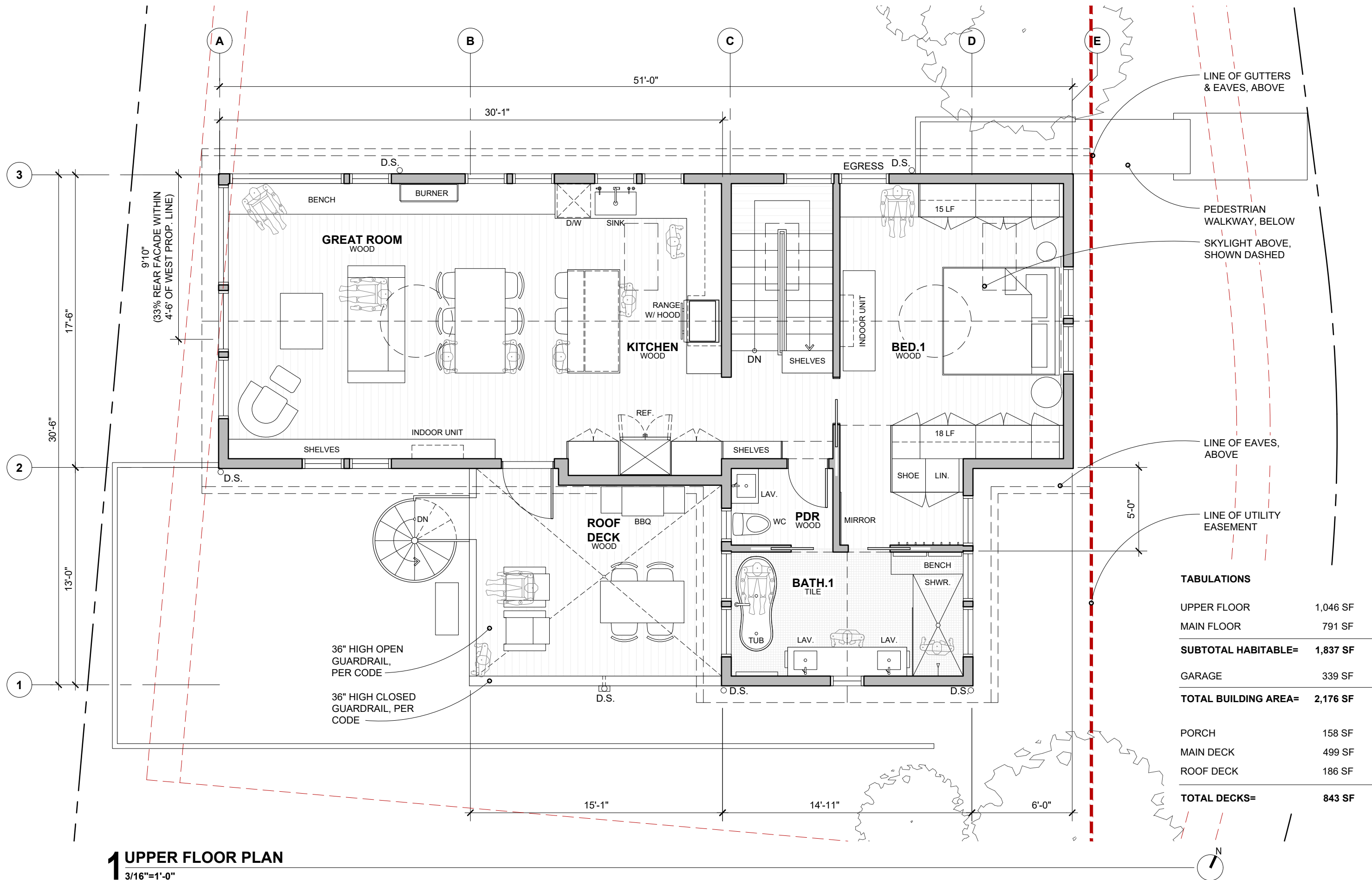


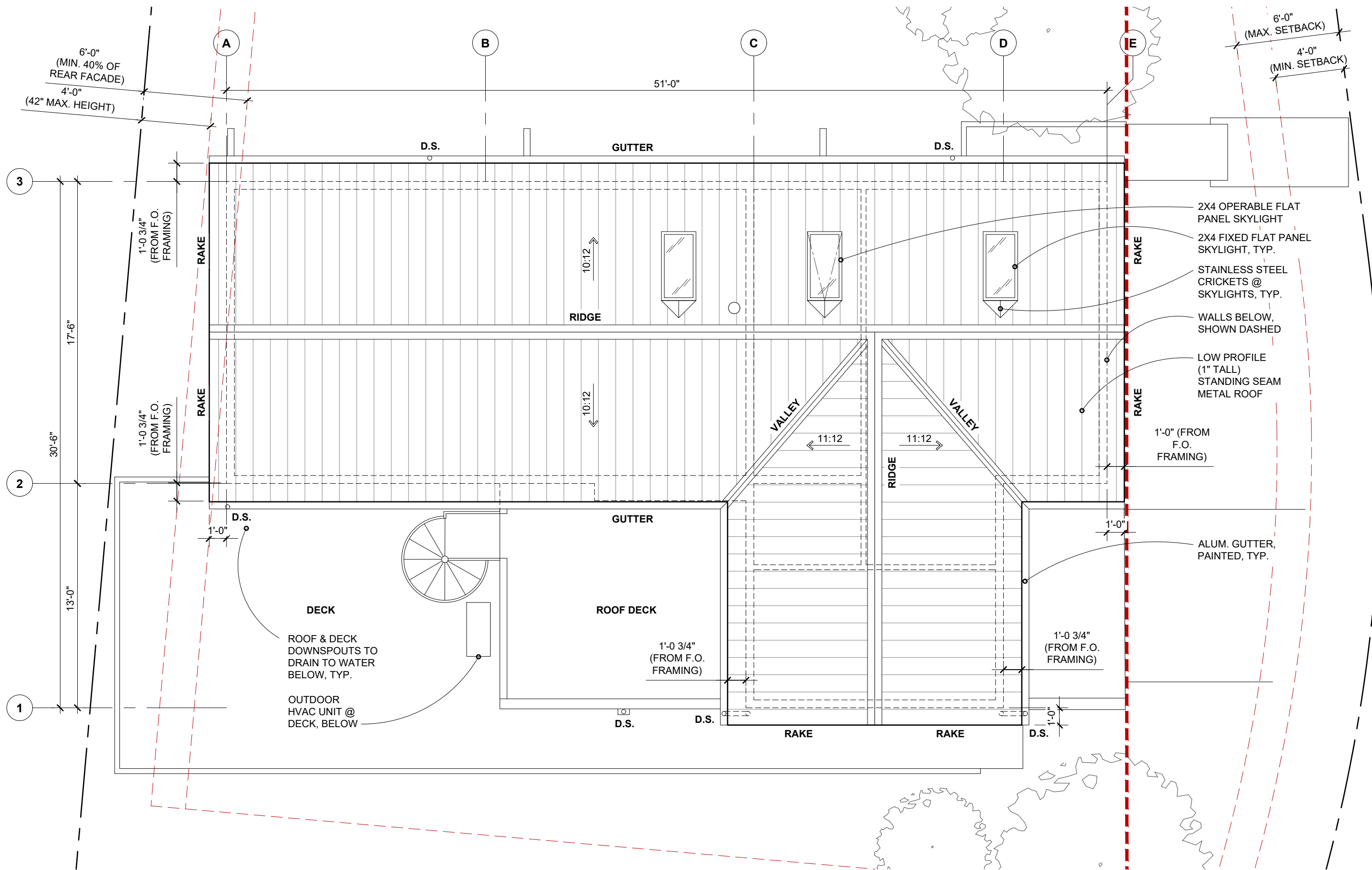
**1 MAINTENANCE DECK PLAN**  
3/16"=1'-0"



**1 GROUND FLOOR PLAN**  
3/16"=1'-0"

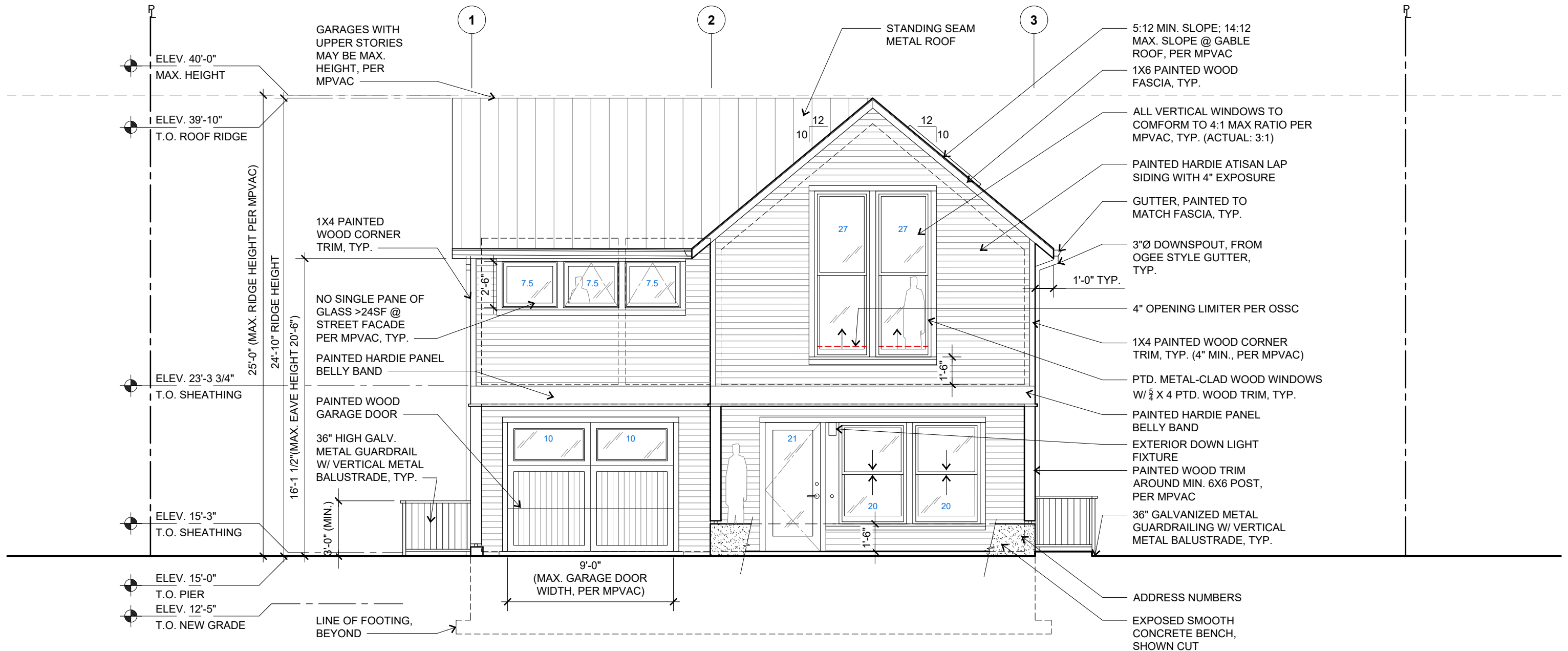






**1 ROOF PLAN**  
3/16"=1'-0"





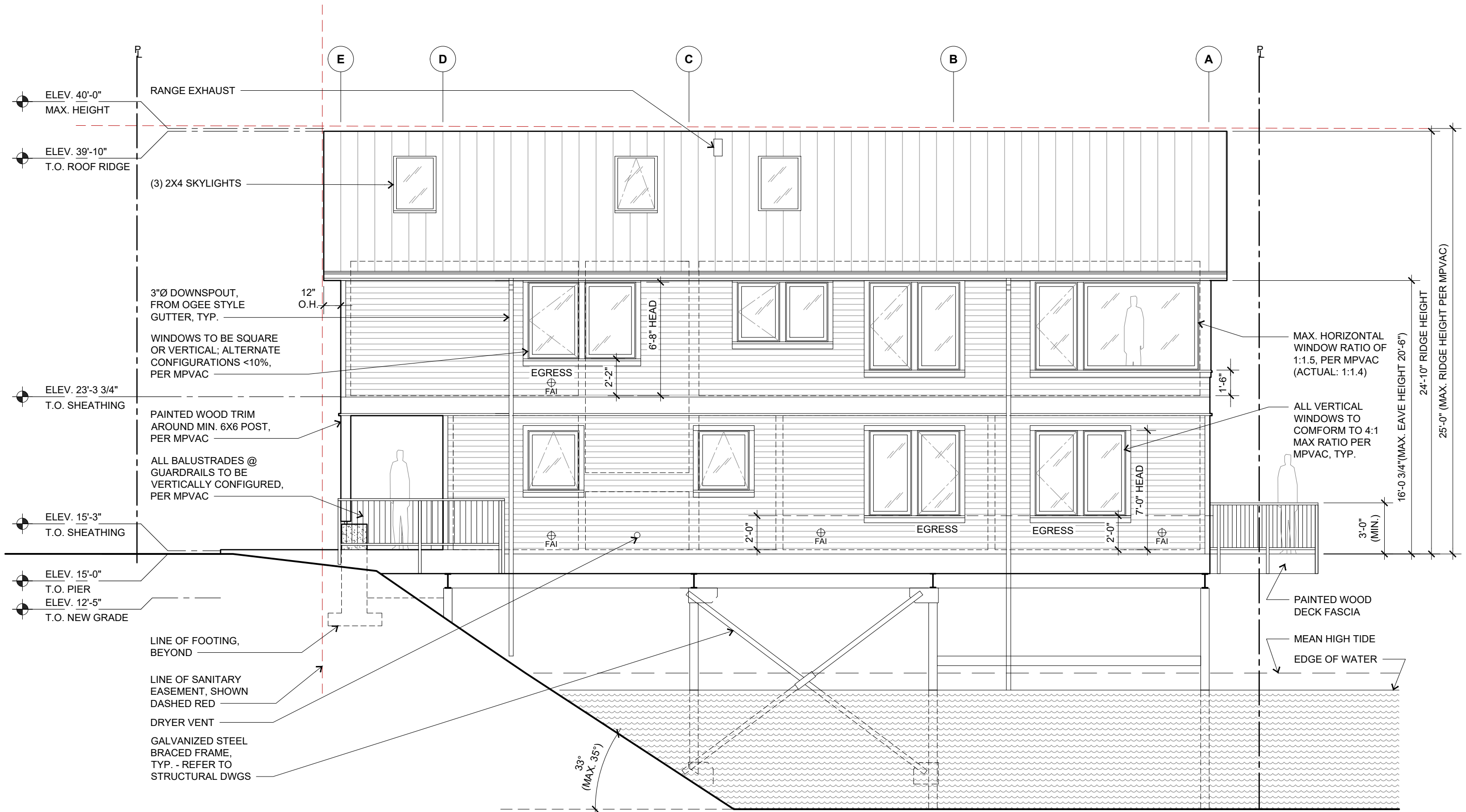
#### STREET FACING GLAZING CALCS\*:

FACADE AREA = 565 SF  
 FACADE AREA X .30 MIN. = 169.5 SF  
 PROVIDED GLAZING AREA = 157.5 SF  
 = 29%

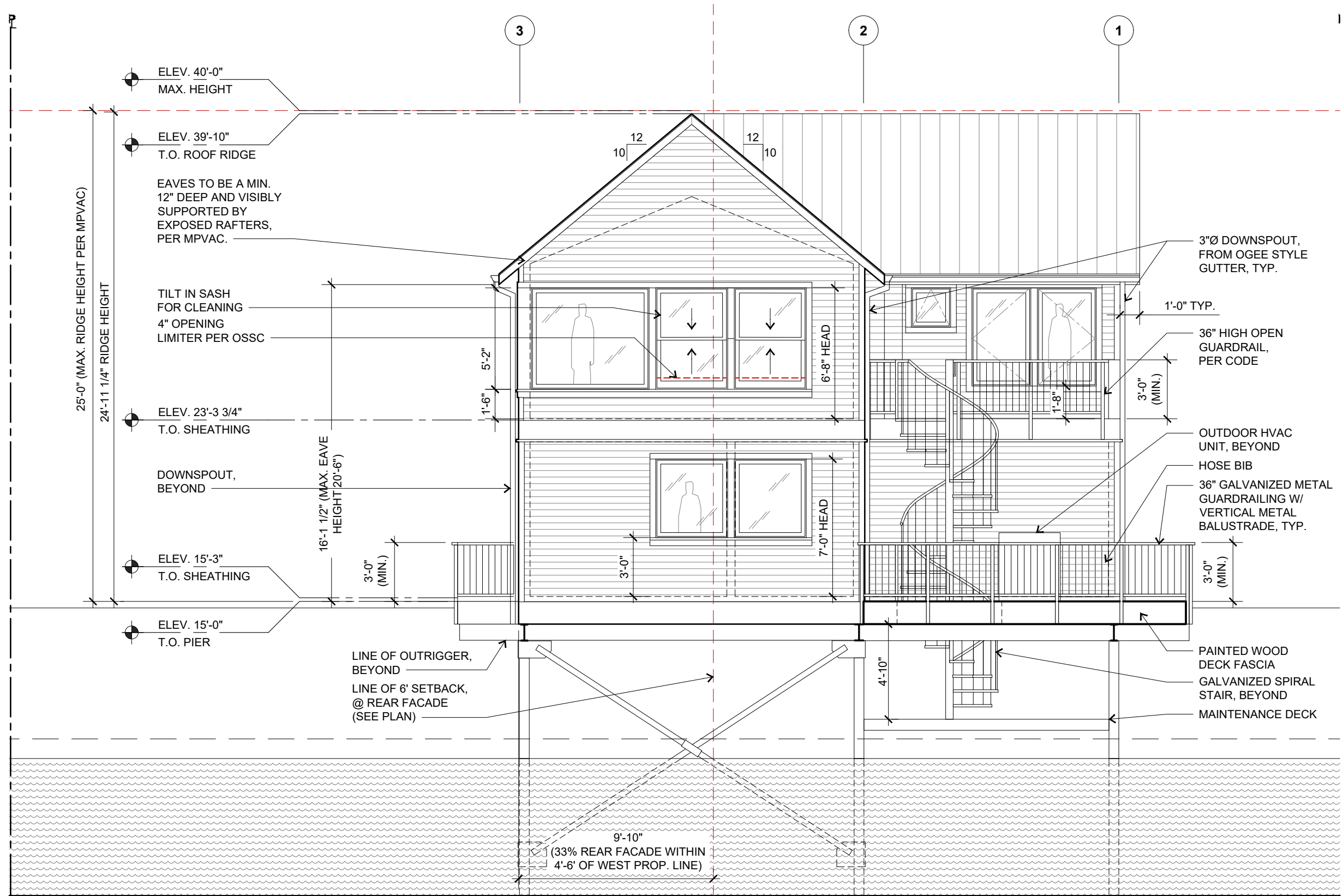
\* TOTAL WALL AREA GLAZING ON  
 STREET FACADE TO BE 30%-50% PER  
 ASTORIA CITY CODE (CGO 14.065.A.2.b)

## 1 EAST EXTERIOR ELEVATION with vaulted ceiling & 2 taller windows (28% glazing)

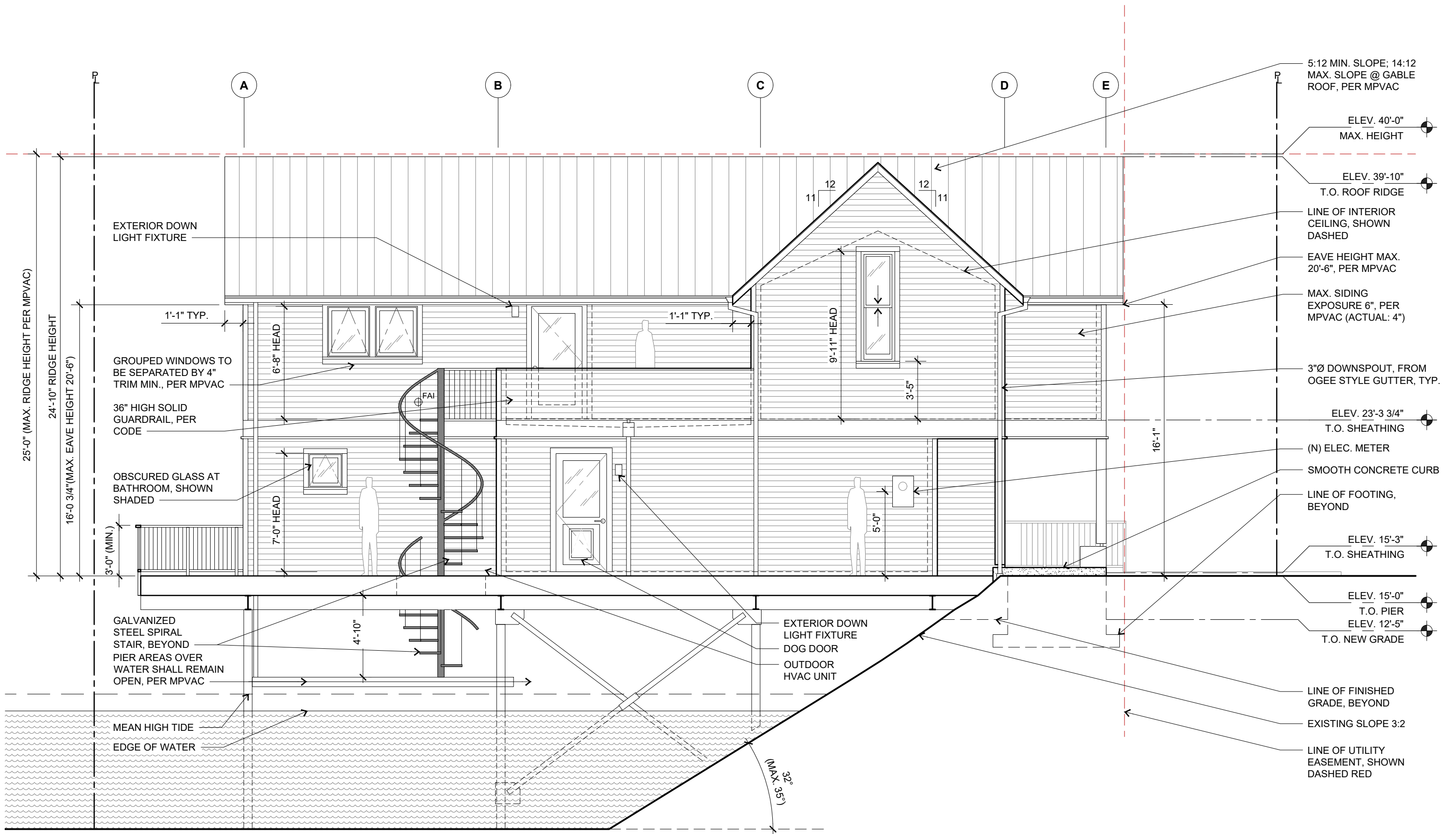
3/16"=1'-0"



**1 NORTH EXTERIOR ELEVATION**  
 3/16"=1'-0"



**1 WEST EXTERIOR ELEVATION**  
3/16"=1'-0"







VIEW LOOKING NORTHWEST





VIEW LOOKING WEST





VIEW LOOKING SOUTHEAST





ABOVE: SCANDINAVIA FISHING VILLAGE PRECEDENT MATERIAL PALETTE -  
1) BLACK SIDING, 2) WHITE TRIM, 3) COLORFUL ENTRY DOOR

RIGHT: PROJECT MATERIAL PALETTE - BASED ON MPVAC-APPROVED "SHERWIN WILLIAMS NORTHERN SHORES & SEAPORT PALETTE" INCLUDING: CAVIAR #6990 (SIDING), PURE WHITE #7005 (TRIM/SOFFITS), MACADAMIA #6142 (WINDOWS), AND RESOLUTE BLUE #6507 (FRONT DOOR).

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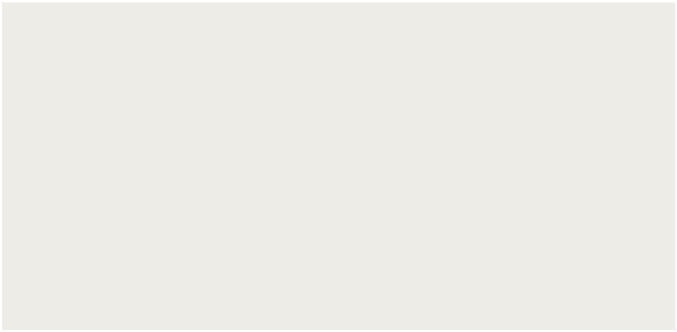
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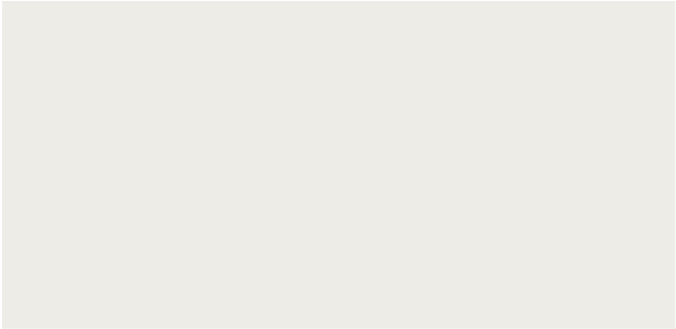
NATIVE PLANT SPECIES, IDEAL FOR THE CLIMATE, SLOPE STABILIZATION, AND AESTHETIC, WILL POPULATE THE SITE.



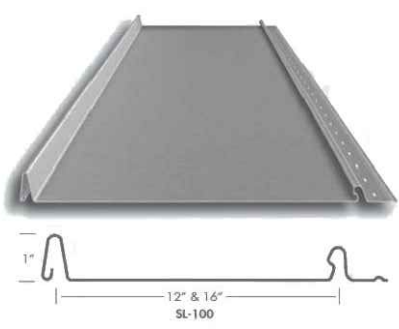
EXTERIOR SIDING  
'JAMES HARDIE' ARTISAN LAP  
SHERWIN WILLIAMS CAVIAR #6990  
NORTHERN SHORES & SEAPORTS PALETTE  
4" EXPOSURE



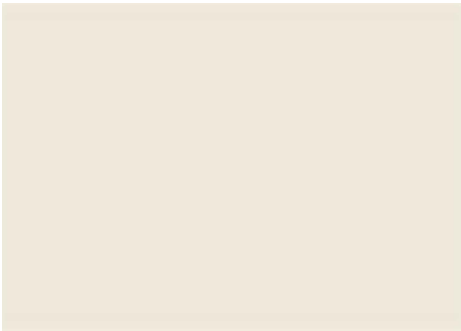
EXTERIOR DOOR/ WINDOW TRIM AND FASCIA  
WOOD, PAINTED  
SHERWIN WILLIAMS PURE WHITE #7005  
NORTHERN SHORES & SEAPORTS PALETTE



EXPOSED RAFTERS  
WOOD, PAINTED  
SHERWIN WILLIAMS PURE WHITE #7005  
NORTHERN SHORES & SEAPORTS PALETTE



ROOFING  
'CUSTOM BILT METALS' TITAN SNAP LOCK#SL-100  
STORM GRAY  
12" PANELS



WINDOWS  
'ANDERSON' E-SERIES  
BALSA WHITE  
TO MATCH SHERWIN WILLIAMS MACADAMIA #6142  
ALUMINUM-CLAD WOOD FRAMED WINDOWS, PAINTED



EXTERIOR DOOR - ENTRY  
HALF-LITE EXTERIOR DOOR, PAINTED  
SHERWIN WILLIAMS RESOLUTE BLUE #6507  
AMERICA'S HERITAGE PALETTE



**EXTERIOR SIDE DOORS**  
HALF-LITE EXTERIOR DOOR, PAINTED  
SHERWIN WILLIAMS CAVIAR #6990  
*NORTHERN SHORES & SEAPORTS PALETTE*



**EXTERIOR DOOR - GARAGE**  
'NORTHWEST DOOR' *HERITAGE CLASSIC C-SERIES C000*  
SHERWIN WILLIAMS CAVIAR #6990  
*NORTHERN SHORES & SEAPORTS PALETTE*



**DECKING**  
'KEBONY'  
NATURAL & GRAYED



**SOFFIT @ PORCH**  
BEADBOARD, PAINTED  
SHERWIN WILLIAMS *PURE WHITE #7005*  
*NORTHERN SHORES & SEAPORTS PALETTE*



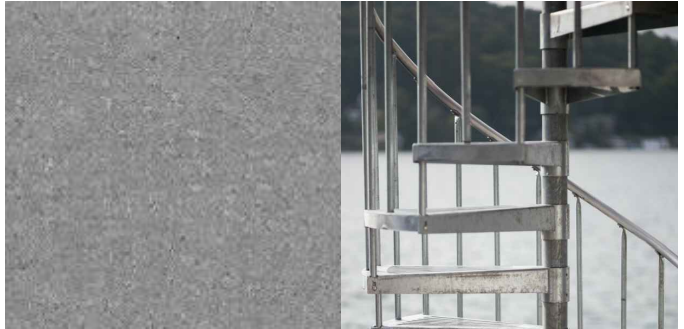
**GUTTERS**  
ALUMINUM, PAINTED  
SHERWIN WILLIAMS *PURE WHITE #7005*  
*NORTHERN SHORES & SEAPORTS PALETTE*  
OGEE K-STYLE



**DOWNSPOUTS**  
ALUMINUM, PAINTED  
SHERWIN WILLIAMS CAVIAR #6990  
*NORTHERN SHORES & SEAPORTS PALETTE*



**EXTERIOR METAL WORK (RAILINGS, BEAMS, POSTS)**  
GALVANIZED METAL



**SPIRAL STAIR**  
'SALTER' *SPIRAL STAIR*  
GALVANIZED METAL  
5' DIA.



**SITE WALLS & DRIVEWAY**  
CONCRETE  
*SMOOTH FINISH*



**OUTDOOR HVAC UNIT**  
'MITSUBISHI' *MULTIZONE MXZ-8C48NA*



**EXTERIOR LIGHTING - BUILDING - DOWN CAST LIGHT**  
'BEGA' *EXTERIOR WALL SCONCE #3542*  
GRAPHITE



**EXTERIOR LIGHTING - LANDSCAPE - SHIELDED**  
'VOLT' *TOP DOG MINI*  
CAST BRONZE FINISH

**MATERIALS PALETTE**

BASED ON MPVAC-APPROVED  
'SHERWIN WILLIAMS' NORTHERN  
SHORES & SEAPORT PALETTE THAT  
INCLUDES:

- 1. CAVIAR #6990 - SIDING
- 2. *PURE WHITE #7005* - TRIM & SOFFITS
- 3. MACADAMIA #6142 - WINDOWS





	A	B	C	D	E	F	G	H
1	plan symbol	qty.		common name	mature height	container size	description	requirements
2	TREES							
3		2	Pinus contorta	shore pine	20 - 35 ft	15 gal	Evergreen, native to NW coast from Alaska to Northern California, open growth, wildlife value for food and nesting	tolerant of dry conditions, variable soil
4		1	Acer circinatum	vine maple	10 - 15 ft	15 gal	Deciduous, NW native, multi-stemmed open form, fall color, wildlife value for food and habitat	tolerant of dry conditions
5		1	Rhamnus purshiana	Cascara	15 - 30 ft	15 gal	Deciduous, NW native, multi-stemmed, open growth	tolerant of dry conditions
6	SHRUBS							
7		3	Physocarpus capitatus	Pacific ninebark	6 -12 ft	5 gal	Deciduous, NW native, arching shrub	prefers moisture
8		2	Rosa nutkana	Nootka rose	6 - 8 ft.	5 gal	Deciduous, NW native, good for erosion control, fragrant flowers, wildlife value for food and nesting	tolerant of dry conditions
9		5	Cornus sericea	Res Osier dogwood	6 - 10 ft	5 gal	Deciduous, NW native, open, multi stemmed, can spread, red branches, wildlife value for food and cover	tolerant of dry conditions, variable soil
10		10	Symphoricarpus albus	snowberry	3 - 6 ft	5 gal	Deciduous, low growing, good erosion control	tolerant of dry conditions, variable soil
11		10	Spirea douglasii	Western spirea	3 - 6 ft	1 gal	Deciduous, spreading	prefers moisture
12		20	Gaultheria Shallon	Salal	3 - 6 ft	1 gal	Evergreen, NW native, tall groundcover, wildlife value for food and cover	prefers some moisture
13	FERNS							
14		38	Athyrium felix-femina	Lady fern	3 - 6 ft	1 gal	NW native	prefers shade and moisture
15	GROUNDCOVERS							
16			Festuca occidentalis	fescue	1 ft	plug	Evergreen, NW native	tolerant of dry conditions
17			Iris tenax	Oregon iris	1 - 2 ft	bare root	NW native	part shade, some moisture
18			Arctostaphylos uva ursi	Kinnikinnick	6 inches	plug	Evergreen NW native, groundcover	tolerant of dry conditions
19			Phlox diffusa	spreading phlox	6 inches	plug	NW native groundcover	tolerant of dry conditions

1

LANDSCAPE PLAN

2

PLANT LIST

N/A