

Cascadia Geoservices, Inc.

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November 1, 2022

Mr. David Reed
Wayward Studios
59049 Seven Devils Road
Bandon, Oregon 97411
Sent via e-mail: info@waywardstudio.com

2nd Addendum to Geotechnical Report
Conan Property/Beach Loop Road
Bandon, Oregon 97411
T29S, R15W, Sec 01BB, Tax Lot 02000
CGS Project No: 21126

Dear Mr. Reed,

Cascadia Geoservices, Inc. (CGS) is pleased to provide you with this Second Addendum to our Geotechnical Site Evaluation report for the above-described property located on Beach Loop Road in Bandon, Oregon 97411.

We understand that the City of Bandon, as part of their permit review process, has asked CGS to amend their report and to extend the period for which the report covers from 2 years to 5 years.

This Report, as supplemented, will remain valid for five years from the date of this supplement provided: (1) The dwelling is constructed with the footprint shown on the attached two Site Plan Sheets; and (2) there is no change in the mapped flood plain of Johnson Creek.

We appreciate the opportunity to provide our services and trust that this report meets your requirements at this time. Please contact us at 541-655-0021 so we can further assist in any way.

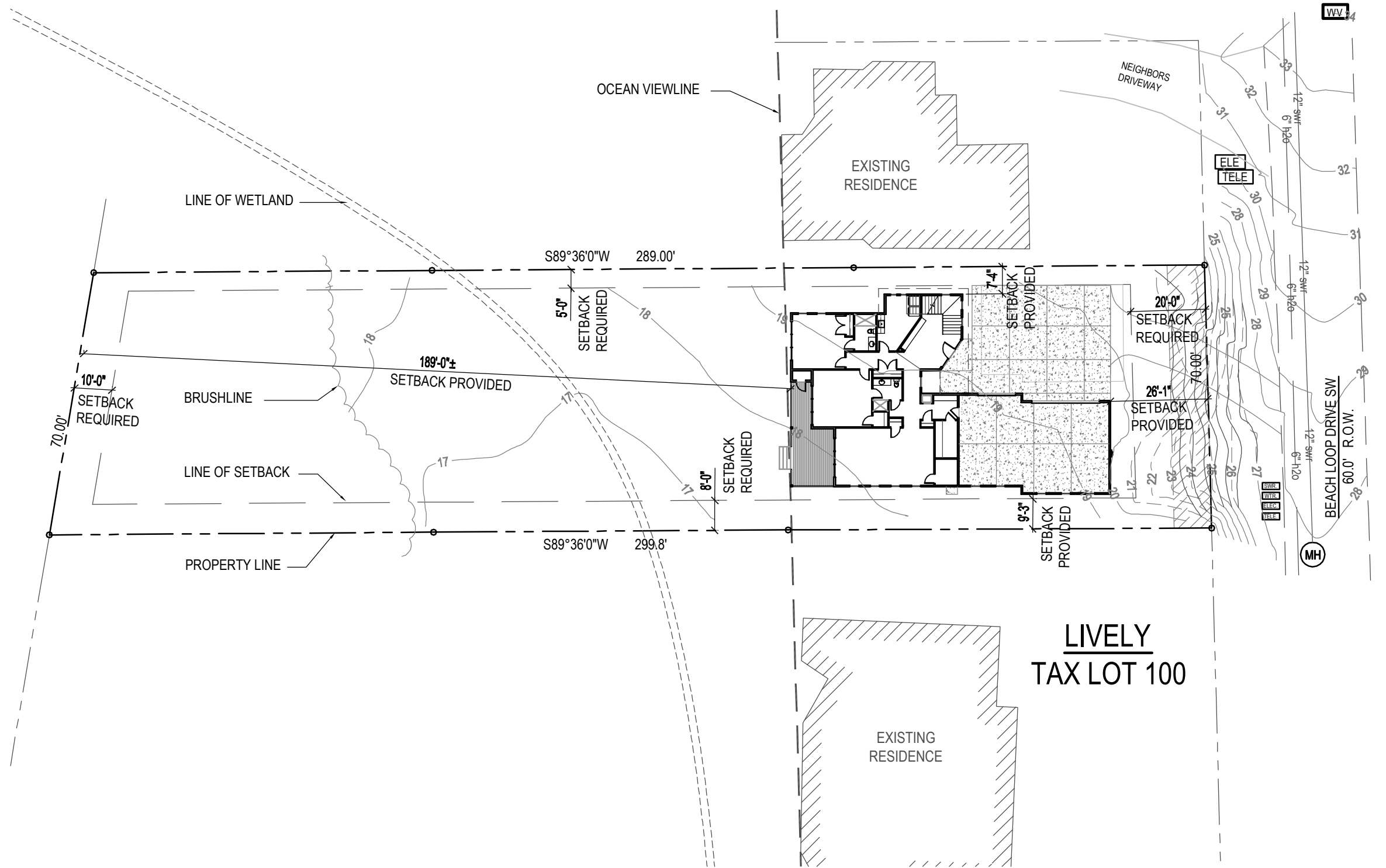
Cascadia Geoservices, Inc.



Eric Oberbeck, RG/CEG
Expires June 1, 2023

Attachment 2

COAN RESIDENCE
 29S15W01BB #2000
 BANDON OR. 97411



FLOODPLAIN DATA	
FIRST FLOOR ELEVATION	22.0'
BASE FLOOD ELEVATION	21.0'
AVERAGE NATIVE GRADE	19.5'
WEST	20', 19', 19', 18'
NORTH	20', 20', 20', 20'
EAST	20', 20', 20', 20'
SOUTH	20', 18', 19'

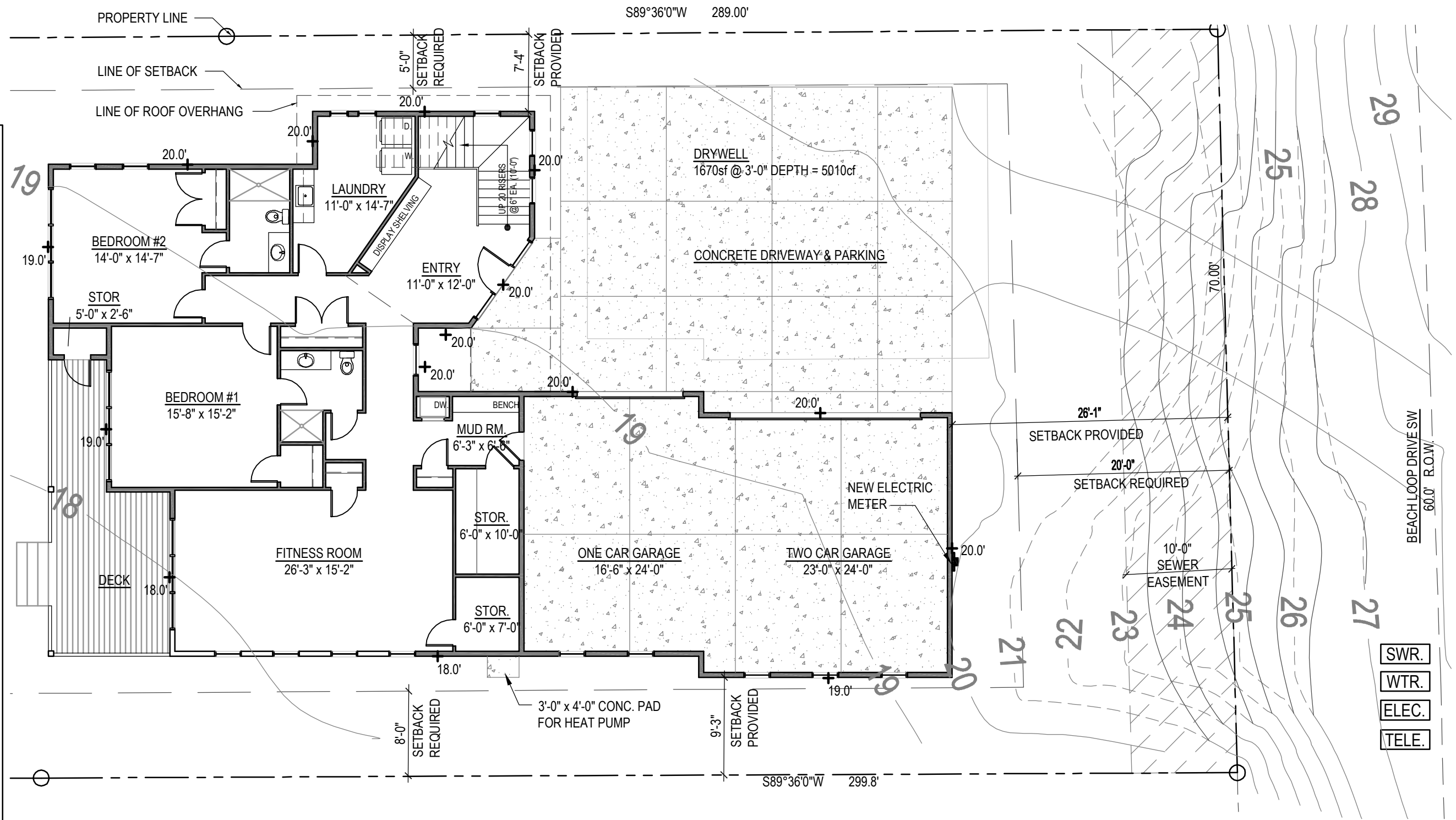
OVERALL SITE PLAN

SCALE: 1" = 30'-0"



COAN RESIDENCE
 29S15W01BB #2000
 BANDON OR. 97411

SITE DATA	
MAP AND TAX LOT:	29S15W01BB LOT 2000
ZONING DISTRICT:	CD-1 CONTROLLED DEVELOPMENT 1
LOT SIZE:	21,344sf
SETBACK	REQUIRED PROVIDED
FRONT	20'-0" 26'-1"
SIDE	8'-0" 9'-3"
SIDE MINIMUM	5'-0" 7'-4"
REAR	10'-0" 189'-0"±
BUILDING HEIGHT	
ALLOWED	24'-0"
PROVIDED	24'-0"
NEW CONSTRUCTION	
FIRST FLOOR	1879sf
GARAGE	1015sf
SECOND FLOOR	2106sf
TOTAL	5000sf
BUILDING LOT COVERAGE	
PROVIDED	2894sf
COVERED DECK	338sf
TOTAL	3232sf
ALLOWED < 50%	21,344sf / 2 = 10,672sf
IMPERVIOUS SURFACE	
FIRST FLOOR	2026sf
PAVING & CONCRETE	4920sf
TOTAL	6946sf
ALLOWED < 65%	21,344 sf x .65 = 13,873 sf
DESIGN FEATURES PROVIDED	
COVERED PORCH	
OFFSET BUILDING FACE	
RECESSED ENTRY	
GARAGE WITH MATCHING EXTERIOR FINISH	
LAP SIDING W/ STONE	
PILLARS OR POSTS	
MULLIONED WINDOWS	
CLERESTORY WINDOWS	



SITE PLAN

SCALE: 1"=10'-0"

