



Land of Cheese, Trees and Ocean Breeze

**FLOODWAY DEVELOPMENT PERMIT #851-24-00518-PLNG
SELBY/SPATH**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

March 19, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited requests on March, 19, 2025. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00pm on March 31, 2025**. This decision will become final on March 31, 2025 after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

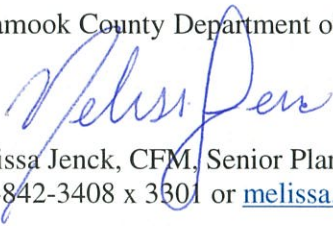
- Request:** A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River.
- Location:** The subject property is accessed from Airport Way, a local access road, and is designated as Tax Lot 6000, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Pacific City/Woods Medium Density Residential (PCW-R2) Zone
- Applicant:** Ian Spath, 34635 Hill Street, Pacific City, OR 97135
- Property Owner:** Howard & Mary Selby, 8714 NW Lakeshore Ave, Vancouver, WA 98665

CONDITIONS OF APPROVAL

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. A minimum 50-foot riparian setback from the Nestucca River, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the proposed improvement. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization. The riparian setback may be reduced, if a Riparian Exception, such as that contained in permit #851-25-000087-PLNG, is approved.
4. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
9. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
10. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
11. This approval shall be void on March 19, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,

Tillamook County Department of Community Development



Melissa Jenck, CFM, Senior Planner
503-842-3408 x 3301 or melissa.jenck@tillamookcounty.gov

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor's and Zoning maps



FLOODWAY DEVELOPMENT PERMIT #851-24-000518-PLNG
SPATH/SELBY

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: March 19, 2025

Decision: **APPROVED WITH CONDITIONS**
(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

- Request:** A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River.
- Location:** The subject property is accessed from Airport Way, a local access road, and is designated as Tax Lot 6000, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Pacific City/Woods Medium Density Residential (PCW-R2) Zone
- Applicant:** Ian Spath, 34635 Hill Street, Pacific City, OR 97135
- Property Owner:** Howard & Mary Selby, 8714 NW Lakeshore Ave, Vancouver, WA 98665

Proposal Description: The subject property encompasses 0.24 acres, is currently improved with an existing single-family dwelling, abuts the Nestucca River to the southwest, and is accessed via Airport Way, a local access road, to the northwest (Exhibit A). The topography at the location is fairly flat with a slope change as the property approaches the Nestucca River according to County LIDAR data (Exhibits A and B). The Nestucca River is zoned Estuary Conservation 1 (EC1) up to the more landward of Mean Higher High Water or the Line of Non-Aquatic Vegetation (Exhibit A). No wetlands or geologic hazards are mapped on the subject property within the proposed development (Exhibit B).

As indicated on FEMA FIRM 41057C0855F dated September 28, 2018, the subject property is located entirely in an 'AE' Area of Special Flood Hazard and entirely in the Floodway of the Nestucca River (Exhibit A). Staff finds that the proposed dwelling is subject to the standards and criteria of TCLUO Section 3.510, Flood Hazard Overlay' which are addressed below.

Currently, the application is a Floodplain Development Permit approval for the replacement of a dwelling, due to extensive fire damage from a neighboring fire, adjacent to the Nestucca River (Exhibit B). The criteria and standards for each of these reviews are addressed below in this Staff Report.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone'
- B. TCLUO Section 3.106, 'Estuary Conservation 1(EC1) Zone'
- C. TCLUO Section 3.510, 'Flood Hazard Overlay (FH) Zone'
- D. TCLUO Section 3.545, 'Shoreland Overlay'
- E. TCLUO Section 4.140, 'Requirements for Protection of Water Quality and Streambank Stabilization'

III. ANALYSIS

The subject project is located within the regulatory floodway and is subject to a Type II review per TCLUO Article X: Development Approval Procedures. TCLUO Section 10.070 requires notification of Type II applications to be mailed to landowners within 250 feet of the subject properties, to allow at least 14 days for written comment and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners and agencies on February 26, 2025. Staff finds that notification requirements have been met. Comments were received from the Oregon Department of Fish and Wildlife (ODFW) and Tillamook County Public Works and are included as "Exhibit C".

A. TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone'

PURPOSE: The purpose of the PCW-R2 zone is to designate areas for medium density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the R-2 zone has public sewer service available, and has relatively few limitations to development.

TCLUO Section 3.333(2)(a), 'Uses Permitted Outright', lists *One or two-family* dwelling as a use permitted outright in the PCW-R2 zone subject to applicable supplementary regulations contained in ordinance.

Findings: Applicant is proposing to site a single-family dwelling in the Pacific City/Woods Medium Density Residential (PCW-R2) zone (Exhibit B). Staff finds that the proposed use is allowed outright in the Pacific City/Woods Medium Density Residential (PCW-R2) zone subject to applicable standards. Staff finds that Applicant will be required to demonstrate compliance with other applicable standards, such as parking, height, and yard setback requirements, at the time of applying for consolidated zoning/building permit approval.

B. TCLUO Section 3.106, ‘Estuary Conservation 1 (EC1) Zone’

The estuary boundary and zones are defined in TCLUO Section 3.100 as “*ESTUARY ZONES shall be applied to all estuarine waters, intertidal areas, submerged and submersible lands and tidal wetlands up to the line of non-aquatic vegetation or the Mean Higher High Water (MHHW) line, whichever is most landward.*”

Findings: Applicant is proposing to construct a single-family dwelling (Exhibit B). A site plan was included in ‘Exhibit B’, which demonstrates that the proposed siting location exceeds the 50-foot setback requirement of TCLUO Section 4.140. A comment was received from Robert Bradley, Oregon Department of Fish and Wildlife, detailing the proposed dwelling would not comply with the 50-ft riparian setback (Exhibit C). The site plan indicates that the proposed siting location of the dwelling is landward of the Mean Higher High water (MHHW) and the line of non-aquatic vegetation.

Staff finds that the proposed development is located outside the Estuary Conservation 1 (EC1) zone, as it is located landward of the estuary boundary. Staff find the Applicant will be required to demonstrate compliance with such standards for any future development on the site subject to the EC1 boundary at time of consolidated zoning/building permit approval.

C. TCLUO Section 3.510 ‘Flood Hazard (FH) Overlay’

(5) *GENERAL STANDARDS: In all areas of special flood hazards the following standards are required:*

...

ANCHORING

(b) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

(c) All manufactured dwellings must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (See FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for techniques). A certificate signed by a registered architect or engineer which certifies that the anchoring system is in conformance with FEMA regulations shall be submitted prior to final inspection approval.

CONSTRUCTION MATERIALS AND METHODS

(d) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(e) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

(f) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be elevated to prevent water from entering or accumulating within the components during conditions of flooding. In Flood Zones A, A1-A30, AE, V, V1-V30 or VE, such facilities shall be elevated three feet above base flood elevation. In Flood Zone AO, such facilities shall be elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the FIRM (at least two feet above the highest adjacent grade if no depth number is specified).

UTILITIES

(g) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood water into the system.

(h) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

(i) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding, consistent with Oregon Department of Environmental Quality (DEQ) standards.

Findings: Applicant has provided a site plan and building plans which indicate foundation design improvements to site structure to prevent flotation and lateral movement, along with a floor plan indicating the utilization of space subject to flood waters (Exhibit B). An Elevation Certificate prepared by Doug Kellow of Kellow Land Surveying dated September 29, 2024, details the location of the lowest machinery or equipment of the building, including proposed lowest floor heights (Exhibit B). Floor plans and foundation design provided confirm improvements, living space, utilities and machinery located on the next higher floor of the proposed dwelling (Exhibit B). Staff finds that these standards can be met through compliance with Conditions of Approval.

...

(6) SPECIFIC STANDARDS FOR A ZONES (A, AE or A1-A30): In all areas of special flood hazards where base flood data has been provided as set forth in Section 3.510(2) or other base flood data are utilized, the following provisions are required:

RESIDENTIAL CONSTRUCTION

(a) New construction and substantial improvement of any residential structure, including manufactured dwellings, shall have the lowest floor, including basement, at a minimum of three feet above base flood elevation.

(b) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or must meet or exceed the following minimum criteria:

(1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(2) The bottom of all openings shall be no higher than one foot above grade.

(3) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Findings: The proposed area of development is located in an AE Area of Special Flood Hazard as indicated on FEMA FIRM 41057C0855F dated September 28, 2018 (Exhibit A). Applicant is proposing to develop a dwelling with an attached deck and garage (Exhibit B).

Applicant provided a pre-construction elevation certificate prepared by Doug Kellow of Kellow Land Surveying, a licensed professional surveyor, for the proposed residential development. The proposed design includes a main floor level at 24.5-feet (Exhibit B). Doug Kellow stated Base Flood Elevation (BFE) for the subject property is 16.1-feet (Exhibit A). The bottom floor of the proposed dwelling is to be maintained as a garage and is proposed to be located at 15.5-feet NAVD 88 (Exhibit B). The next higher floor, which is indicated to maintain the proposed living space of the dwelling, is located at 24.5-feet NAVD 88, which exceeds 3-feet above BFE (Exhibit B). Applicant has provided foundation plans which indicate the location of multiple vents, with the Elevation Certificate confirming adequate net area of openings provided by the vents for the enclosed bottom floor (Exhibit B). Staff finds that the proposed development complies with the standards of TCLUO 3.510(6).

(9) SPECIFIC STANDARDS FOR FLOODWAYS: Located within areas of special flood hazard established in Section 3.510(2) are areas designated as regulatory floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

(a) Encroachments in the regulatory floodway including fill, new construction, substantial improvements and other development are prohibited unless certification is provided by a professional registered civil engineer demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(b) If Subsection 8(a) is satisfied, all new construction and substantial improvement shall comply with all applicable flood hazard reduction provisions of Section 3.510(5) and (6).

(c) If hydrologic and hydraulic analysis indicates an increase in flood levels, the Applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA before any encroachment, including fill, new construction, substantial improvement, or other development, in the regulatory floodway is permitted. Upon completion of the project, but no later than six months after project completion, a Letter of Map Revision (LOMR) shall be submitted to FEMA to reflect the changes on the FIRM and/or Flood Insurance Study. A LOMR is required only when the CLOMR documents an increase in flood levels during the occurrence of the base flood or where post-development conditions do not reflect what was proposed on the CLOMR.

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis was performed for the dwelling and the attached deck (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels (Exhibit B). Joshua Crowley, FEMA Region X Service Center, was provided a copy of the Floodway modeling data, to conclude that the proposed development as demonstrated in Waterways Consulting, Inc.'s report result in a zero rise in BFE.

Staff finds that these standards have been met.

(14) DEVELOPMENT PERMIT PROCEDURES: A development permit shall be obtained before construction or development begins within any area of special flood hazard zone. The permit shall be for all structures including manufactured dwellings, and for all development including fill and other development activities, as set forth in the Definitions contained in this Section of the Land Use Ordinance.

(a) Application for a development permit shall be made on forms furnished by the Community Development Director and shall include but not necessarily be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information in 3.510(14)(a)(1)–(4) is required and Development Permits required under this Section are subject to the Review Criteria put forth in Section 3.510(14)(b):

(1) Elevation in relation to a specific datum of the lowest floor, including basement, of all structures as documented on an Elevation Certificate;

(2) Elevation in relation to a specific datum to which any proposed structure will be floodproofed as documented on an Elevation Certificate;

- (3) If applicable, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Subsection (6)(c)(3) of this Section; and*
- (4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.*

(b) Development Permit Review Criteria

- (1) The fill is not within a Coastal High Hazard Area.*

Findings: Staff finds the proposed location is within a FEMA ‘AE’ Flood zone and is therefore not located within a Coastal High Hazard Area (Exhibit B). Staff find this criterion is met.

- (2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge.*
- (3) The fill is necessary for an approved use on the property.*
- (4) The fill is the minimum amount necessary to achieve the approved use.*

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels (Exhibit B). The proposed activity is for the placement of a dwelling on the subject property (Exhibit B). No additional fill outside the proposed structure has been designated on the application submittal (Exhibit B). Staff find these criteria are met.

- (5) No feasible alternative upland locations exist on the property.*

Findings: The subject property is entirely located within the FEMA ‘AE’ Flood zone boundary and entirely within the Floodway (Exhibit A). No upland location exists on the subject property which would remove future development from the regulatory floodplain (Exhibit B). Staff find this criterion is met.

- (6) The fill does not impede or alter drainage or the flow of floodwaters.*

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels or surface elevations anywhere in the model (Exhibit B). Staff find this criterion is met.

- (7) If the proposal is for a new critical facility, no feasible alternative site is available.*
- (8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):*
 - i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.*
 - ii. The property is actively used for livestock and/or farm purposes,*
 - iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform,*
 - iv. Platform surface shall be at least 1 ft above base flood elevation,*
 - v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical,*
 - vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion.*

Findings: The Applicant has proposed the siting of a single-family residential structure on the subject property (Exhibit B). Staff find the proposed improvement is neither a critical facility as defined in TCLUO Section 3.510(4) or a Flood Refuge Platform. Staff find these criteria are met.

Conditions of approval may require that if the fill is found to not meet criterion (5), the fill shall be removed or, where reasonable and practical, appropriate mitigation measures shall be required of the property owner. Such measures shall be verified by a certified engineer or hydrologist that the mitigation measures will not result in a net rise in floodwaters and be in coordination with applicable state, federal and local agencies, including the Oregon Department of Fish and Wildlife.

Findings: Applicant submitted the required information on forms provided by the Community Development Department and as attachments thereto (Exhibit B). The entire property is located in an AE Area of Special Flood Hazard and in the Floodway of the Nestucca River and no alternative upland location exists (Exhibits A and B). Waterways Consulting, Inc. provided a no-rise analysis certifying that the proposed dwelling will not create a rise in flood levels (Exhibit B). Staff finds that these criteria are met.

D. TCLUO Section 3.545 ‘Shoreland Overlay’

In the vicinity of the proposed project, the Goal 17 element of the Tillamook County Comprehensive Plan identifies all areas within 1,000 feet of estuaries and 500 feet of coastal lakes as within the Shorelands Boundary which may be subject to the provisions of TCLUO Section 3.545, ‘SH Shoreland Overlay’. TCLUO Section 3.545 defines those areas within the Shorelands Boundary included within the Shoreland Overlay Zone. Relevant to the proposed development, TCLUO Section 3.545(2) identifies areas within 50 feet of estuaries as areas included in the Shorelands Overlay zone.

Findings: Staff finds that portions of the proposed dwelling are located within the Shorelands Boundary as identified in the Goal 17 element of the Tillamook County Comprehensive Plan. Staff have reviewed the proposed development and determined that shoreland areas on the subject property are categorized as ‘Rural Shorelands’ as described in TCLUO 3.545(3) and are subject to the use limitations identified in TCLUO 3.545(4)(a)(1) and the standards identified in TCLUO 3.545(6). Staff have reviewed the significant shoreland inventory contained in the Goal 17 element of the Comprehensive Plan and has verified that there are no inventoried shorelands near the subject property.

TCLUO Section 3.545(4) USES PERMITTED: Uses authorized by the underlying zone as outright or conditional uses are permitted, except at locations identified in (3) above.

(a) Rural Shorelands in General:

(1) Rural Shorelands uses are limited to:

(a) Farm uses

(b) Propagation and harvesting of forest products consistent with the Oregon Forest Practices Act,

(c) Aquaculture,

(d) Water-dependent recreational, industrial and commercial uses,

(e) Replacement, repair or improvement of existing state park facilities,

(f) Other uses are allowed only upon a finding by the County that such uses satisfy a need which cannot be accommodated at any alternative upland location, except in the following cases:

(1) In built and committed exception shoreland areas, where all uses permitted in the underlying zone are permitted, and

...

Findings: Staff finds that the subject property is in a built and committed exception area and the proposed residential use is allowed in the underlying Pacific City/Woods Medium Density Residential (PCW-R2) zone.

TCLUO Section 3.545(6) STANDARDS: Uses within the SHORELAND OVERLAY ZONE are subject to the provisions and standards of the underlying zone and of this section. Where the standards of the SHORELANDS OVERLAY ZONE and the underlying zone conflict, the more restrictive provisions shall apply.

(a) Riparian vegetation shall be protected and retained according to the provisions outlined in Section 4.140, REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION.

(b) Development in flood hazard areas shall meet the requirements of Section 3.510, FLOOD HAZARD OVERLAY ZONE.

...

Findings: The requirements of TCLUO Section 4.140 and 3.510 are addressed in the body of this Report. Staff find these standards are met.

E. TCLUO Section 4.140, ‘Requirements for Protection of Water Quality and Streambank Stabilization’

(1) The following areas of riparian vegetation are defined:

(a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

...

For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.

Findings: The subject property abuts the Nestucca River, which defines the riparian area as 50-feet. Applicant is proposing to setback the proposed dwelling to be sited at a 20-foot riparian setback, as identified on the attached site plan (Exhibit B). Robert Bradley, ODFW, provided comments contained in ‘Exhibit C’ detailing their prior measurements made on the property, and that a land use request was not found in this application for a reduced riparian setback (Exhibit C).

Staff find that the Applicants have prepared a separate land use application, #851-25-000087-PLNG, for a Riparian Exception, to reduce the required 50-ft setback to 20-feet.

Staff finds that these requirements can be met through compliance with Conditions of Approval.

V. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the Applicant has satisfied the review criteria, and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves Floodplain Development Permit 851-24-000518-PLNG subject to the Conditions of Approval in section VI of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on March 31, 2025.**

VI. CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. A minimum 50-foot riparian setback from the Nestucca River, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the proposed improvement. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization. The riparian setback may be reduced, if a Riparian Exception, such as that contained in permit #851-25-000087-PLNG, is approved.
4. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
9. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
10. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
11. This approval shall be void on March 19, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

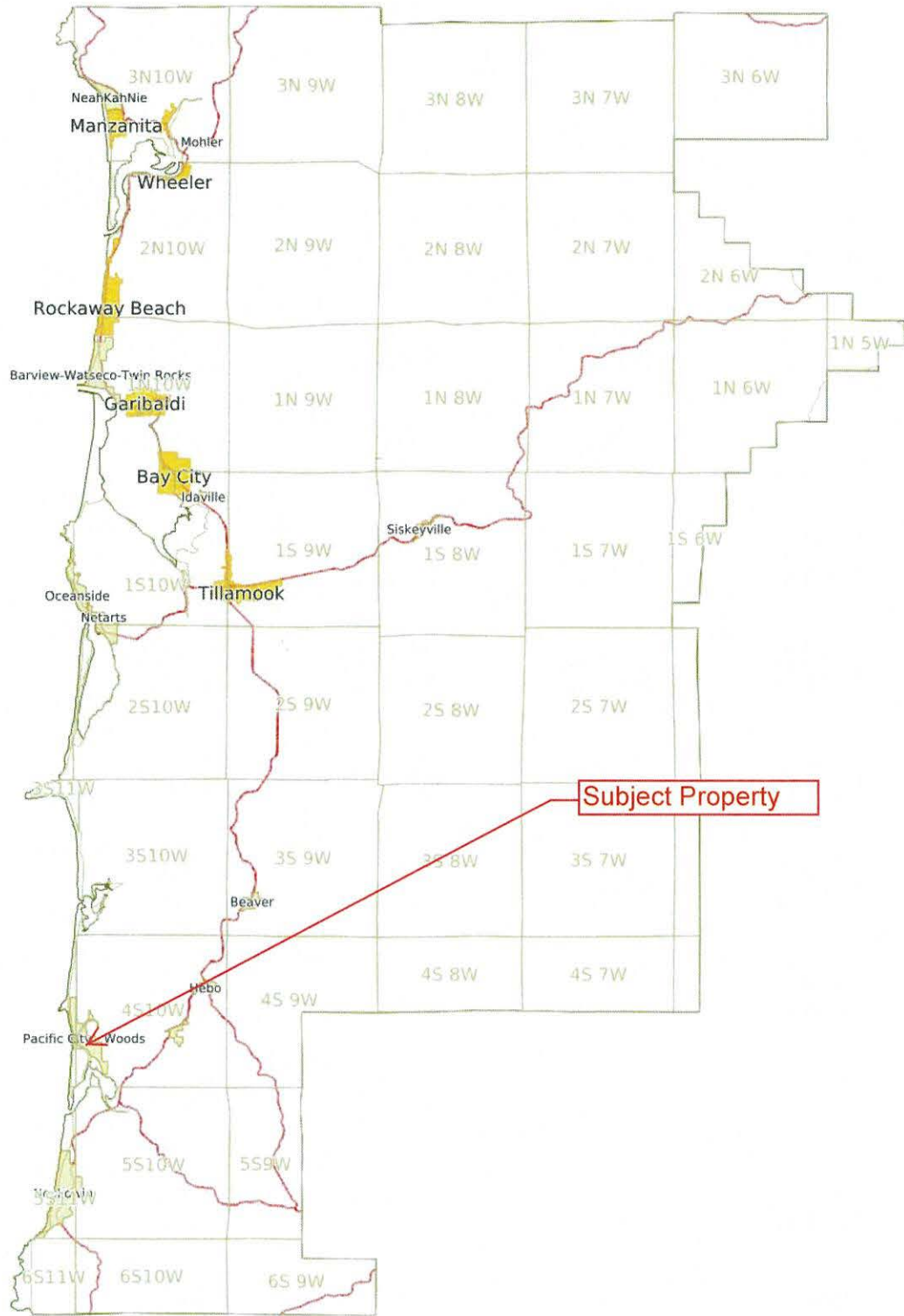
VII. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

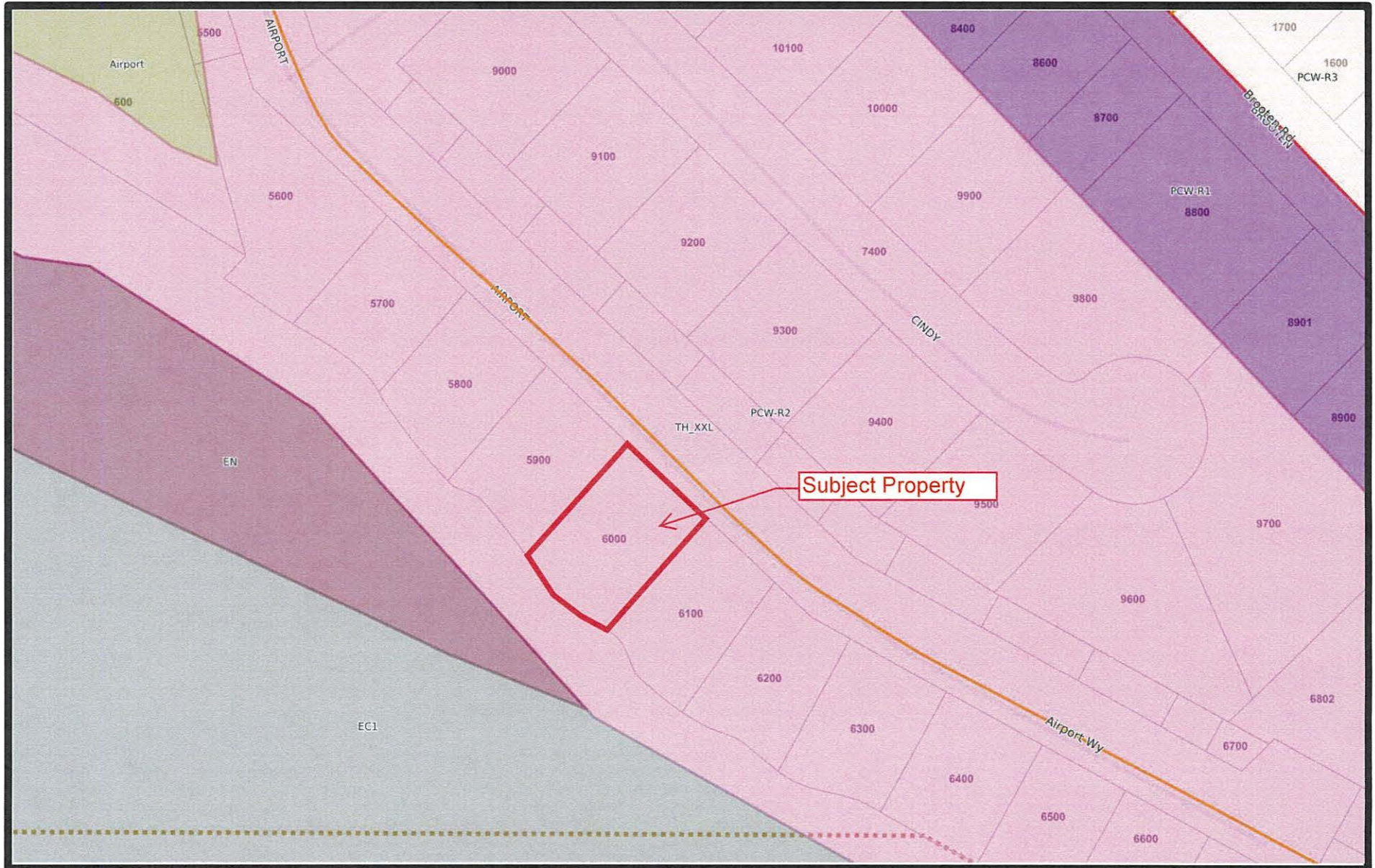
- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicant's submittal
- C. Public Comments

EXHIBIT A

Vicinity Map



Zoning Map



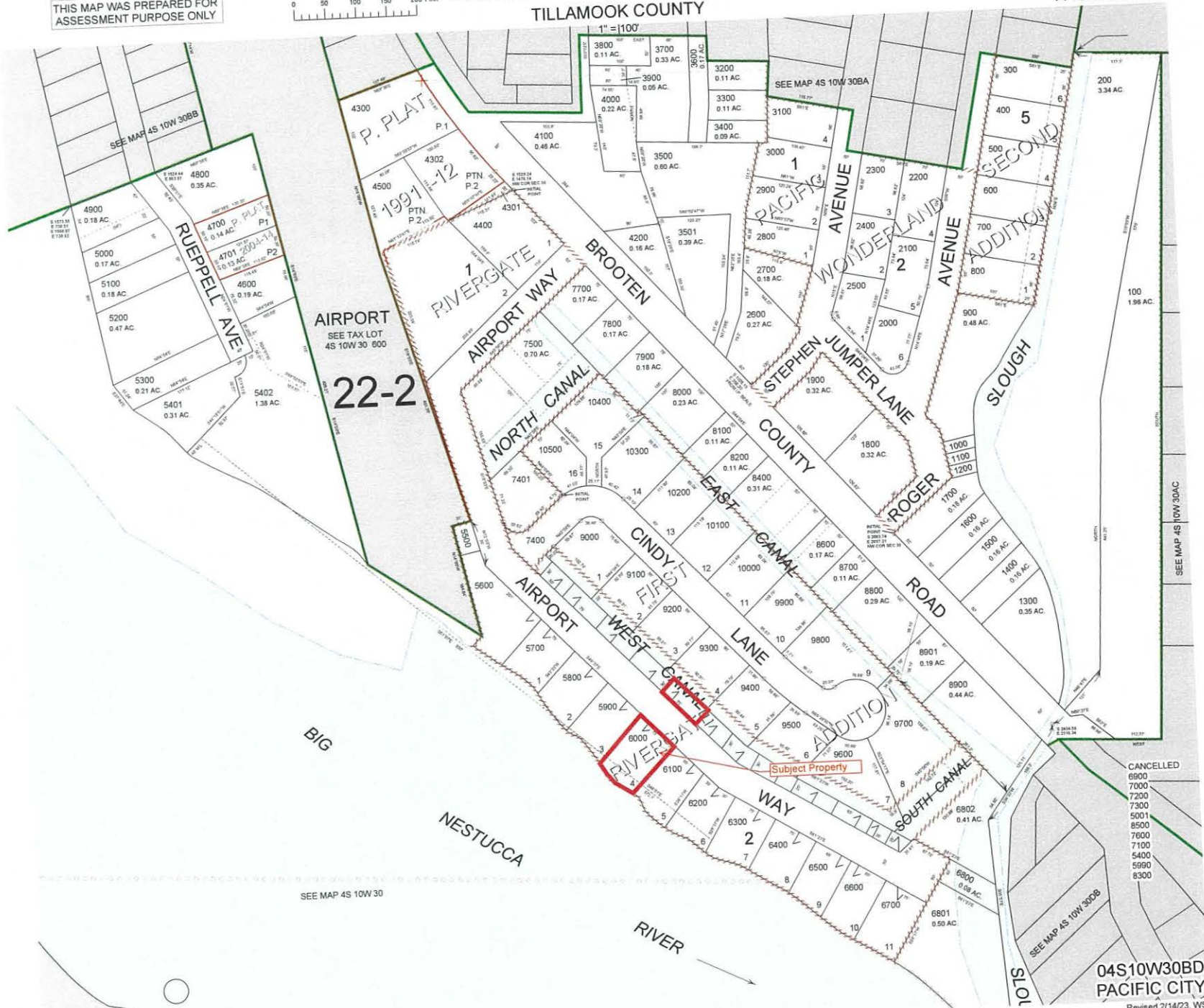
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.E. 1/4 N.W. 1/4 SEC. 30 T.4S. R.10W. W.M.

TILLAMOOK COUNTY

04S10W30BD
PACIFIC CITY



SEE MAP 4S 10W 30

SEE MAP 4S 10W 30AC

- CANCELLED
- 6900
- 7000
- 7200
- 7300
- 5001
- 8500
- 7600
- 7100
- 5400
- 5990
- 8300

04S10W30BD
PACIFIC CITY

Revised 2/14/23, WS

Tillamook County
2024 Real Property Assessment Report
 Account 240812

Map 4S1030BD06000
Code - Tax ID 2202 - 240812

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr RIVERGATE
 Block - 2 Lot - 4

Mailing SELBY, HOWARD P & MARY D
 8714 NW LAKESHORE AVE
 VANCOUVER WA 98665

Deed Reference # 2021-7419
Sales Date/Price 08-31-2021 / \$726,000
Appraiser LORRIE MCKIBBIN

Property Class 101 MA SA NH
RMV Class 101 09 WF 903

Site	Situs Address	City
1	35670 AIRPORT WAY	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2202	Land	217,700		Land	0	
	Impr	56,660		Impr	0	
Code Area Total		274,360	112,350	112,350	0	
Grand Total		274,360	112,350	112,350	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		PCW-R2	Market	117	0.24 AC		187,200
					OSD - AVERAGE	100			30,000
Code Area Total							0.24 AC		217,700

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	1992	154	One and 1/2 story w/basement	122	1,476			56,660
Code Area Total						1,476			56,660

Exemptions / Special Assessments / Notations
Notations
<ul style="list-style-type: none"> ■ ACT OF GOD PRORATED 308.425 ADDED 2023 ■ ACT OF GOD RMV & MAV ADJUSTED 308.146 ADDED 2024 ■ DESTROYED OR DAMAGED PROPERTY, JULY 1 ASMT DATE 308.146(6) ADDED 2024

Comments 10/19/06 input inventory. gb 12/6/06 Added acreage. dv 01/29/14 Reappraised land; tabled values. RBB 7/8/24 Owner applied for July 1 reassessment. Severe fire damage occurred due to neighboring fire. Left 10% interim use until tear down is complete, adjusted RMV and MAV. Proration processed for 2023-24 tax year. LM

National Flood Hazard Layer FIRMMette



123°57'53"W 45°11'58"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

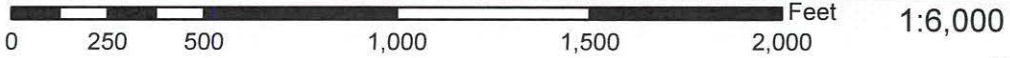
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/26/2025 at 7:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



123°57'15"W 45°11'32"N

Statewide Wetlands Inventory

- Oregon Scenic Waterway - Water Courses
 - Townships
 - LWI Study Area
 - BASEDAT.DBO.NHDWaterbody
 - BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDFlowline**
- Perennial
 - Intermittent
 - Ephemeral
 - Unknown
 - Canal/Ditch
 - Canal/Ditch
 - Canal/Ditch
 - BASEDAT.DBO.NHDPPoint
- Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine
 - SWI Agate-Winlo Soils
 - SWI Predominantly Hydric Soil Map Units



R. Sounhein, Maxar, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, IPC, Department of State Lands, R. Sounhein 2018



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 2/26/2025



State of Oregon
Department of State Lands
775 Summer Street, NE, Ste 100
Salem, OR 97301-1279

Hazard Map

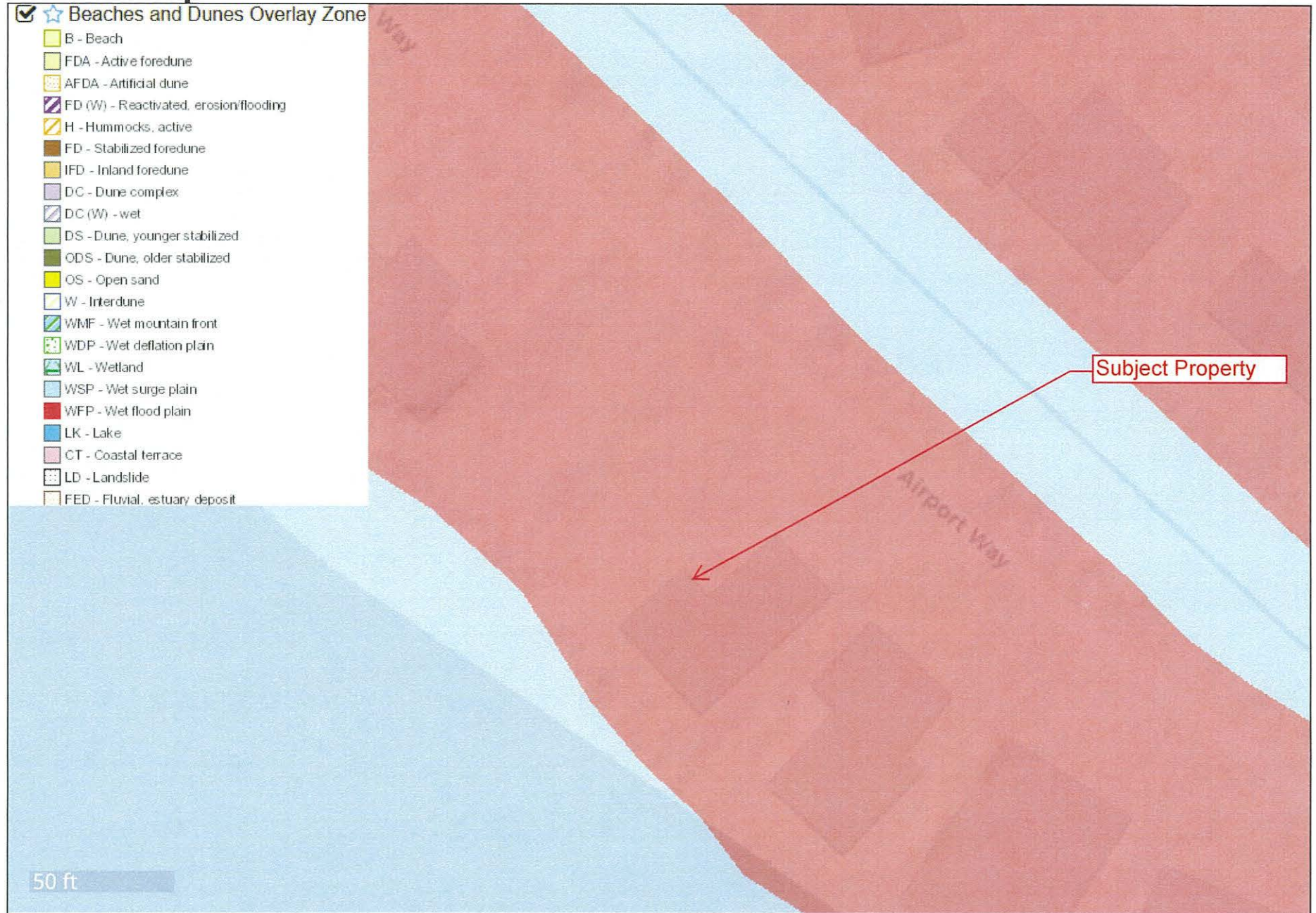


EXHIBIT B



DEVELOPMENT PERMIT

OFFICE USE ONLY	
Date Stamp	RECEIVED
	OCT 16 2024
	BY: Carter
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	AC
Receipt #:	
Fees:	
Permit No:	518
	851-24 - 000-PLNG

Applicant (Check Box if Same as Property Owner)

Name: IAN SPATHI Phone: 503 758 3124
 Address: 34635 Hill St / PO Box 1087
 City: Pacific City State: OR Zip: 97135
 Email: ian@pacificcityhomes.com

Property Owner

Name: Joel Mary Selby Phone: 360-772-2708
 Address: 8714 NW Lakeshore Ave
 City: Vancouver State: WA Zip: 98665
 Email: JSelby3419@msn.com

Description of Work: Replace Home that Burned Down.

Location:

Site Address: 35670 Airport Way Pacific City 97135
 Map Number: 45 16 30 BD 06000
Township Range Section Tax Lot(s)

Complete all applicable fields:

Regulatory Floodway:	Estuary:	Floodplain:
New:	Addition:	Replacement:
Remodel:	Demolish:	
Dwelling:	Accessory Structure:	
Culvert Diameter:	Bridge Length:	
Length:	Width:	
Fence Height:	Retaining Wall Height:	
Streambank Stabilization:	Other:	
Fill/Removal/Grading: CY	Vegetation Removal: CY	

Flood Insurance Rate Map (FIRM) Panel Info

Tillamook County	Panel Number: 41057C
Effective Date:	Property Flood Zone(s):
Floodway: Y N	Project Flood Zone(s):
Stream/Waterbody Name:	

Elevation Data (NAVD 88)

Base Flood Elevation:	First Habitable Floor:
Lowest Floor/Horizontal Member:	
Enclosed Area:	Flood Vent Area:

Structure/Damage \$:	5 Year Construction \$:
<i>Substantial improvement/damage threshold 50% cost vs. value</i>	

Other Required Permits

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required): Mary O. Selby Date: 10/10/2024
 Applicant Signature: [Signature] Date: 10/10/2024



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	OCT 03 2024
ET:	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	SS
Receipt #:	139844
Fees:	1680.00
Permit No:	851-24-000518-PLNG

Applicant (Check Box if Same as Property Owner)
 Name: IAN SPATHI Phone: 503 758 3124
 Address: 34635 Hill St
 City: Pacific City State: OR Zip: 97135
 Email: IAN@pacificcityhomes.com

Property Owner
 Name: Joe + Mary Selby Phone: _____
 Address: 35670 Airport Way
 City: Pacific City State: OR Zip: 97135
 Email: _____

Request: _____

- | Type II | Type III | Type IV |
|--|---|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Ordinance Amendment | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Goal Exception | |
| <input checked="" type="checkbox"/> Development Permit Review for <u>Estuary</u> Development <u>Floodway</u> | <input type="checkbox"/> Nonconforming Review (As deemed by Director) | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Variance (As deemed by Director) | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:
 Site Address: _____
 Map Number: 45 10 30BD 28 6000
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

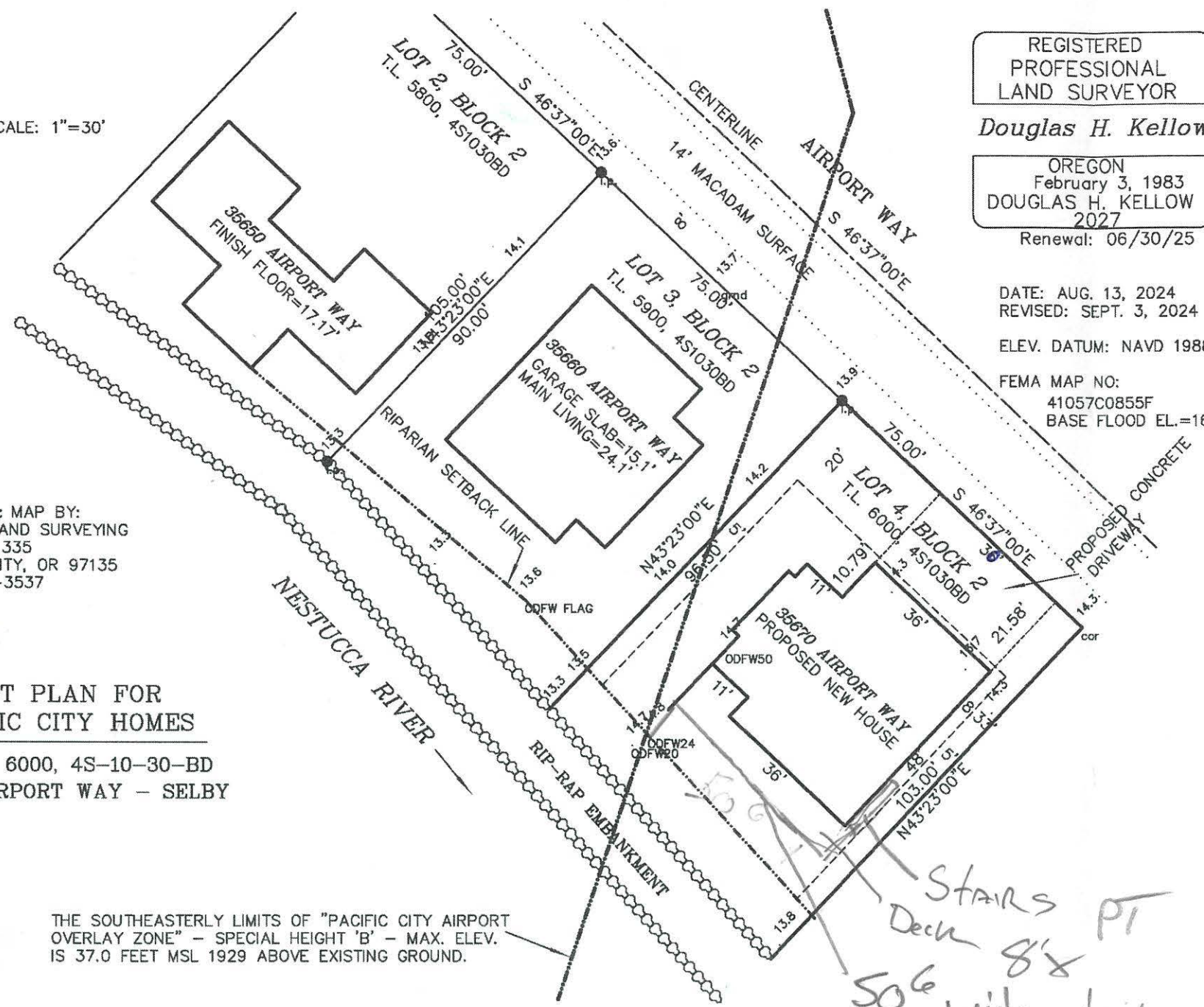
Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required) _____ Date 10-3-24
 Applicant Signature Mary O Selby _____ Date 10-3-24



SCALE: 1"=30'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas H. Kellow

OREGON
February 3, 1983
DOUGLAS H. KELLOW
2027
Renewal: 06/30/25

DATE: AUG. 13, 2024
REVISED: SEPT. 3, 2024

ELEV. DATUM: NAVD 1988

FEMA MAP NO:
41057C0855F
BASE FLOOD EL.=16.1'

SURVEY & MAP BY:
KELLOW LAND SURVEYING
P.O. BOX 335
PACIFIC CITY, OR 97135
503-801-3537

**PLOT PLAN FOR
PACIFIC CITY HOMES**

TAX LOT 6000, 4S-10-30-BD
35670 AIRPORT WAY - SELBY

THE SOUTHEASTERLY LIMITS OF "PACIFIC CITY AIRPORT
OVERLAY ZONE" - SPECIAL HEIGHT 'B' - MAX. ELEV.
IS 37.0 FEET MSL 1929 ABOVE EXISTING GROUND.

*Stairs PT
Deck 8'x
50' wide deck*

TILLAMOOK COUNTY
Real Legal Descriptions

Selby

Account # 240812
Map 4S1030BD 06000
Effective Date 01-Sep-2001 12:00 AM

Disclaimer This information is maintained for assessment and taxation purposes only. The county is not responsible for possible errors, omissions, misuse, or misinterpretation. The legal description shown will not show any changes and/or modifications thereto subsequent to the EFFECTIVE DATE.

Subdivision	Block	Lot	Direction	Part	Part Type
RIVERGATE	2	4			

Legal Notes (09/01/2001 12:00:00 AM)
NEW LEGAL DESCRIPTION

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>SELBY, HOWARD P. & MARY D.</u> A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>35670 AIRPORT WAY</u>	Policy Number: _____ Company NAIC Number: _____
City: <u>PACIFIC CITY</u> State: <u>OR</u> ZIP Code: <u>97135</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>BLOCK 2, LOT 4, RIVERGATE - 4S-10-30-BD, TAX LOT 6000, TILLAMOOK COUNTY, OREGON</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>45.19583</u> Long. <u>123.95944</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>7</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>1,888</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: <u>10</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>2000</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>2000</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: _____ sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____	
d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>TILLAMOOK COUNTY</u> B1.b. NFIP Community Identification Number: <u>410196</u>	
B2. County Name: <u>TILLAMOOK</u> B3. State: <u>OR</u> B4. Map/Panel No.: <u>41057C0855</u> B5. Suffix: <u>F</u>	
B6. FIRM Index Date: <u>09/28/2018</u> B7. FIRM Panel Effective/Revised Date: <u>09/28/2018</u>	
B8. Flood Zone(s): <u>AE</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>16.1</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input checked="" type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
35670 AIRPORT WAY

City: PACIFIC CITY State: OR ZIP Code: 97135

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: TILL.CO. SURVEY PC#4 Vertical Datum: NAVD1988

Indicate elevation datum used for the elevations in items a) through h) below.

 NGVD 1929 NAVD 1988 Other: _____Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- | | | | |
|--|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | 15.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | 24.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building
(describe type of M&E and location in Section D Comments area): | 19.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | 13.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | 14.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | 14.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments and describe in the Comments area.

Certifier's Name: DOUGLAS H. KELLOW License Number: OR PLS 2027

Title: PROFESSIONAL LAND SURVEYOR

Company Name: KELLOW LAND SURVEYING

Address: P.O. BOX 335

City: PACIFIC CITY State: OR ZIP Code: 97135

Telephone: (503) 801-3537 Ext.: _____ Email: dkellow@aol.com

Signature: Douglas H. Kellow Date: 09/29/2024REGISTERED
PROFESSIONAL
LAND SURVEYORDouglas H. KellowOREGON
February 3, 1983
DOUGLAS H. KELLOW
2027

Renewal: 06/30/25

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
A8e.) THE FLOOD VENTS ARE ENGINEERED "SMARTVENTS" CAPABLE OF HANDLING 200 SQUARE FEET OF FLOOR SPACE PER EACH VENT. 9X200=1800 SQ FT OR SQ IN – See attached ICC-ES Report for Smartvents.



ICC
EVALUATION
SERVICE

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ICC-ES | (800) 423-6587 | (562) 699-0543 | www.icc-es.org

ESR-2074

Reissued 02/2023

This report is subject to renewal 02/2025.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520;
#1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**



"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

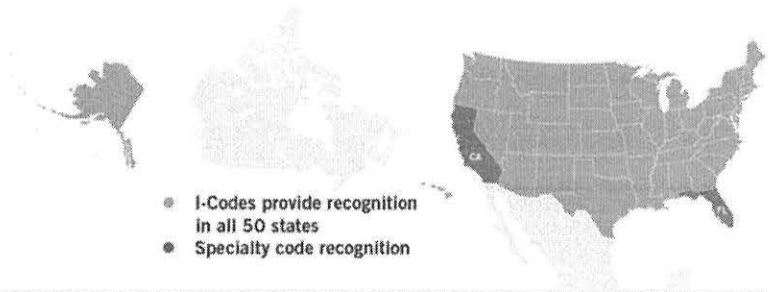


A Subsidiary of

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ICC-ES Evaluation Report

ESR-2074

Reissued February 2023

This report is subject to renewal February 2025.

DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS;
MODELS #1540-520; #1540-521; #1540-510; #1540-511;
#1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2021 and 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing

the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer’s instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.



- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the

manufacturer’s installation instructions. In the event of a conflict, the instructions in this report govern.

- 5.2 The Smart Vent® FVs must not be used in the place of “breakaway walls” in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2021).
- 6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

- 7.1 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer’s name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).
- 7.2 The report holder’s contact information is the following:

SMART VENT PRODUCTS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT®	1540-510	15 ³ / ₄ " X 7 ³ / ₄ "	200
FloodVENT® Overhead Door	1540-524	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT® Overhead Door	1540-514	15 ³ / ₄ " X 7 ³ / ₄ "	200
Wood Wall FloodVENT®	1540-570	14" X 8 ³ / ₄ "	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 ³ / ₄ "	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For SI: 1 inch = 25.4 mm; 1 square foot = m²

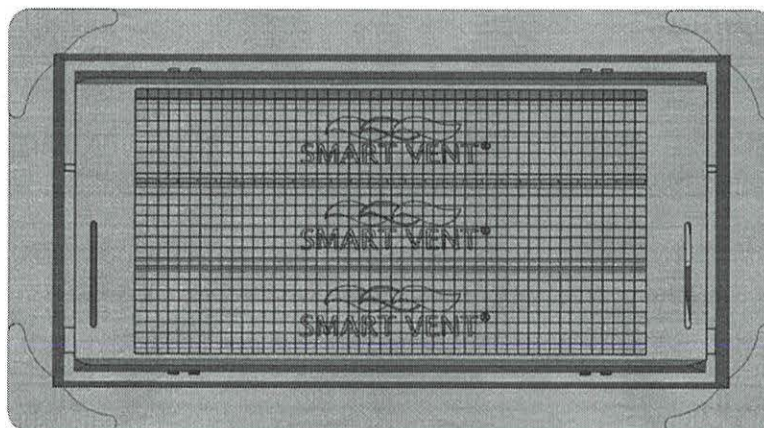


FIGURE 1—SMART VENT: MODEL 1540-510

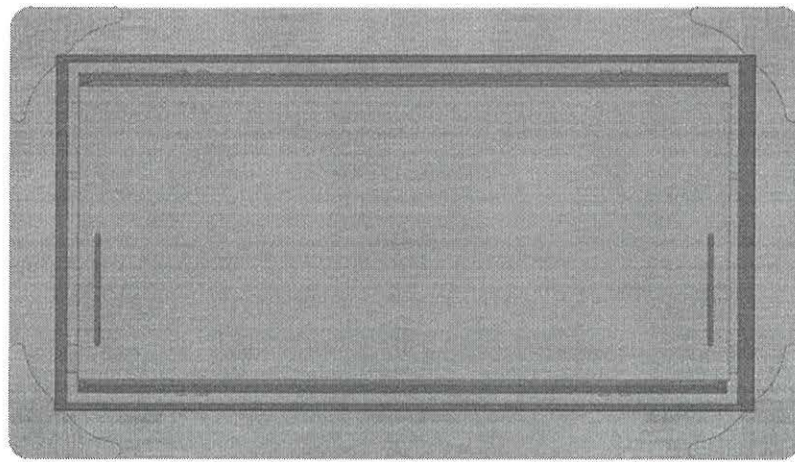


FIGURE 2—SMART VENT MODEL 1640-520

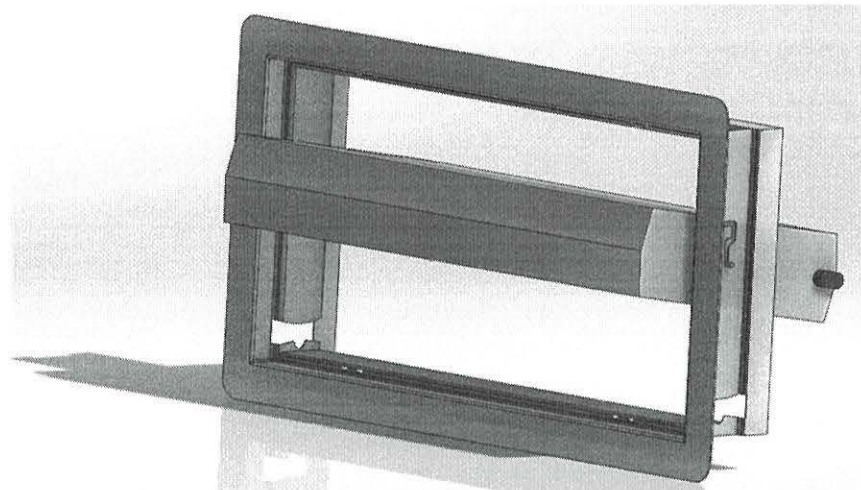


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

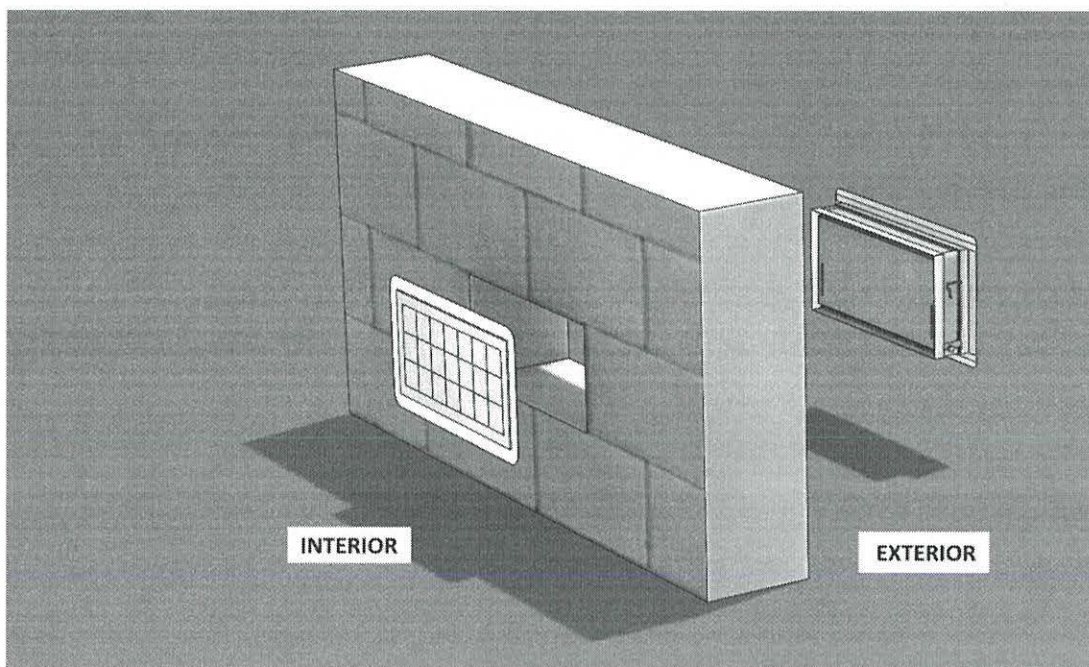


FIGURE 4—FLOOD VENT SEALING KIT

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2019 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with 2019 CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2023.

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2020 Florida Building Code—Building
- 2020 Florida Building Code—Residential

2.0 CONCLUSIONS

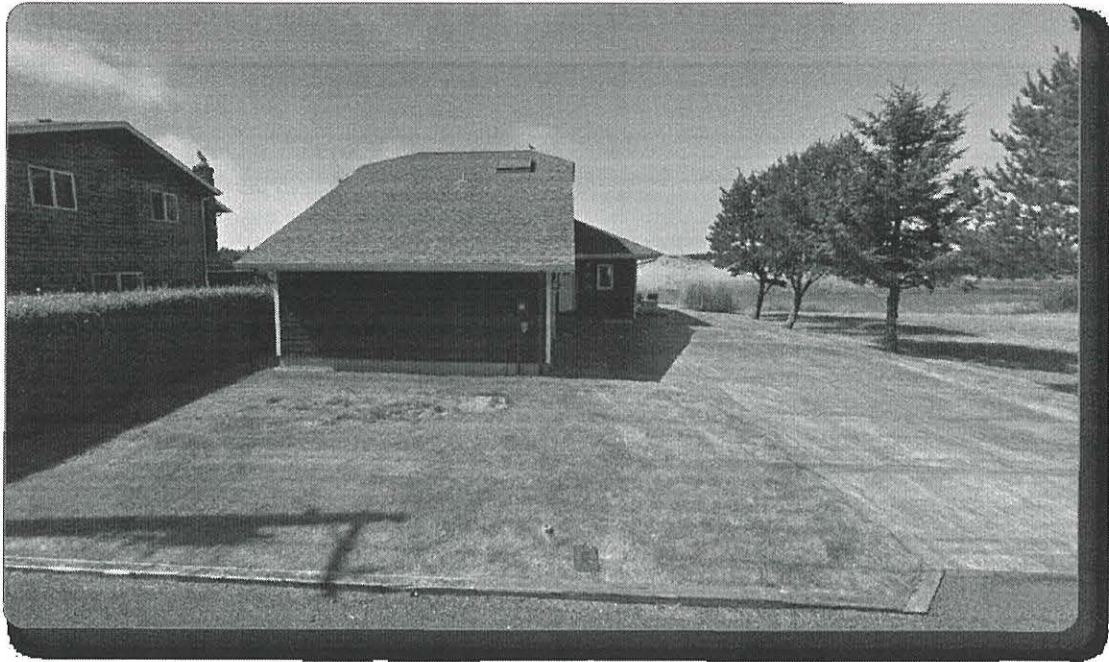
The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements are determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2018 *International Building Code*® meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued February 2023.

35670 AIRPORT WAY HYDRAULIC ANALYSIS REPORT



prepared for

Ian Spath, Pacific City Homes

prepared by

Jake Hofeld, P.E.

Digitally signed by Jake
Hofeld
Date: 2024.08.26 10:42:06
-07'00'



WATERWAYS
CONSULTING, INC.

August 26, 2024

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Existing Conditions Model	3
Proposed Conditions Model	3
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INTRODUCTION

Waterways Consulting Inc. (Waterways) has been retained by Ian Spath from Pacific City Homes to evaluate the hydraulic effects on the Nestucca River during a 100-year base flood discharge from an existing residential structure to a proposed residential structure. The project is located on the east (left) bank floodplain of the Nestucca River at 35670 Airport Way in Pacific City, Or (**Figure 1**). The existing property currently includes a two-story residential building with an approximate 1520 square foot footprint. The proposed residential structure will replace the existing building and will include an 2220 square foot footprint house in approximately the same location within the property as the existing house. The new structure includes an exterior stairway leading to an overhanging balcony on the river side of the second story. The entire property is located within the FEMA designated floodway, effective September 28, 2018 (**Figure 2**).

The following report has been prepared to support floodplain development permitting with Tillamook County for the proposed project and presents our hydraulic analysis of existing and proposed conditions for the 100-year flood event along the Nestucca River within the vicinity of the proposed residential structure . This report is based on the guidance outlined in Section 3.510(9)(a) of the Tillamook County Land Use Ordinance which requires, "...certification is provided by a professional registered civil engineer demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the based flood discharge."

HYDRAULIC MODELING METHODOLOGY

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) has mapped Nestucca River at the project area as a Special Flood Hazard Area (SFHA) within the regulatory floodway Zone AE (**Figure 2**). Tillamook County provided Waterways with a hydraulic model of the Nestucca River covering the project area for a Letter of Map Revision (LOMR), effective September 24, 2015 (Case. Number 14-10-1727P). The LOMR and corresponding hydraulic model conducted in the United States Army Corps of Engineers (USACE) Hydraulic Engineering Center River Analysis Software (HEC-RAS) by West Consultants updated the previous modeling and FIRM Panels dated August 1, 1978. All elevations are referenced to a NAVD 88 vertical datum. This model was used as the basis for all hydraulic modeling.

Waterways updated the hydraulic analysis using HEC-RAS, version 6.4.1. A one-dimensional hydraulic model was completed to characterize the existing and proposed conditions at the project site during the 100-year recurrence interval peak flow at the Nestucca River. Additional cross sections were added to the provided model in the vicinity of the project area. The two modeling scenarios include the Existing Conditions Model ("Ex. Cond." is the plan identifier in the model) and the Proposed Conditions Model ("Prop. Cond." is the plan identifier in the model). **Figure 5** shows the proposed project location, cross section locations used in the hydraulic analysis, and the effective FEMA floodplain and floodway boundaries (FEMA 2018).

Existing Conditions Model

Additional cross sections added to the LOMR model were sampled from a terrain surface derived from LiDAR data from the Department of Geology and Mineral Industries (DOGAMI) North Coast collected by Watershed Sciences Inc. in 2009. Bathymetry for the additional cross sections were interpolated from upstream and downstream cross sections of the LOMR model. The existing house was modeled as a blocked obstruction in the existing conditions model. **Figure 3** shows the property survey with both the existing and proposed house locations.

The downstream model boundary extends approximately 0.85 miles downstream of the project area and the upstream model boundary extends approximately 3.0 miles upstream of the project area (**Figure 5**). The bridge crossing geometry at Ferry Street and at Pacific Avenue upstream of the project area were included in the model from drawings provided by Oregon Department of Transportation (ODOT) and Tillamook County. Hydraulic roughness values for the additional cross sections were based on values published in the provided model. Hydraulic roughness values, known as Manning's Roughness, for the additional cross sections are outlined in **Table 1**.

Table 1. Manning's Roughness for Different Land Use Types

Land Use Type	Manning's 'n'
Channel	0.031
Open Pervious Areas (grassed)	0.04
Residential Area	0.08
Open Pervious Areas (trees)	0.10

Proposed Conditions Model

The proposed conditions model included the additional cross sections created in the existing conditions model. The existing conditions terrain was updated with the proposed residential structure footprint provided by design drawings supplied from the client (**Figure 4**). The proposed residential structure was modeled as a blocked obstruction at cross sections located at the upstream and downstream sides of the proposed structure. The blocked obstruction is limited to the footprint of the structure at ground level. The posts associated with the second story overhang and the stairs are omitted from the model as these are considered negligible features in terms of ability to obstruct water during a flood event. The proposed conditions model did not update the existing topography of the site surrounding the proposed structure.

Boundary Conditions

The downstream boundary condition used in the two models was set to a known water surface elevation of 14.15 feet (NAVD 88) per the provided model. The downstream boundary condition is located downstream of FEMA Cross Section A near where Nestucca River meets the Nestucca Bay.

Peak Flow Hydrology

According to the FEMA FIS report and the provided model, the 100-year peak flow event for this portion of the Nestucca River is 49,700 cubic feet per second (cfs). Therefore, 49,700 cfs was assumed for the 100-year peak flow (i.e. base flood discharge) in all models.

RESULTS

Results of the hydraulic modeling are presented in **Attachment A**. These results show that the proposed structure will not result in a rise to the water surface elevations at any cross sections in the model. No change between the Existing Conditions Model and Proposed Conditions Model can likely be attributed to the relatively small change in building footprints as compared to a much larger, wider floodplain area.

CONCLUSIONS

The results of this hydraulic analysis indicate no rise in the 100-year water surface elevations for the Proposed Conditions Model when compared to the Existing Conditions Model. Based on this, the proposed project satisfies the requirement of Section 3.510(9)(a) of the Tillamook County Land Use Ordinance.

REFERENCES

- Federal Emergency Management Agency. 2018. Flood Insurance Rate Maps (FIRMs) for Tillamook County (panel 0855), Oregon and Incorporated Areas. September 28, 2018.
- Federal Emergency Management Agency. 2018. Flood Insurance Study (FIS) for Tillamook County, Oregon and Incorporated Areas. September 8, 2018.
- U.S. Army Corps of Engineers. Hydrologic Engineering Center. Computer Program HEC-RAS Version 6.4.1 Davis, California. March 2019.
- U.S. Army Corps of Engineers. Hydrologic Engineering Center. Hydraulic Reference Manual. Version 5.0 Davis, California. February 2016.
- Watershed Sciences. LiDAR Remote Sensing Data Collection Oregon North Coast. Prepared for Department of Geology and Mineral Industries (DOGAMI). December 21, 2009.
- West Consultants. Hydraulic Engineering Center River Analysis Software (HEC-RAS) Model of the Nestucca River. 2014.

Figures

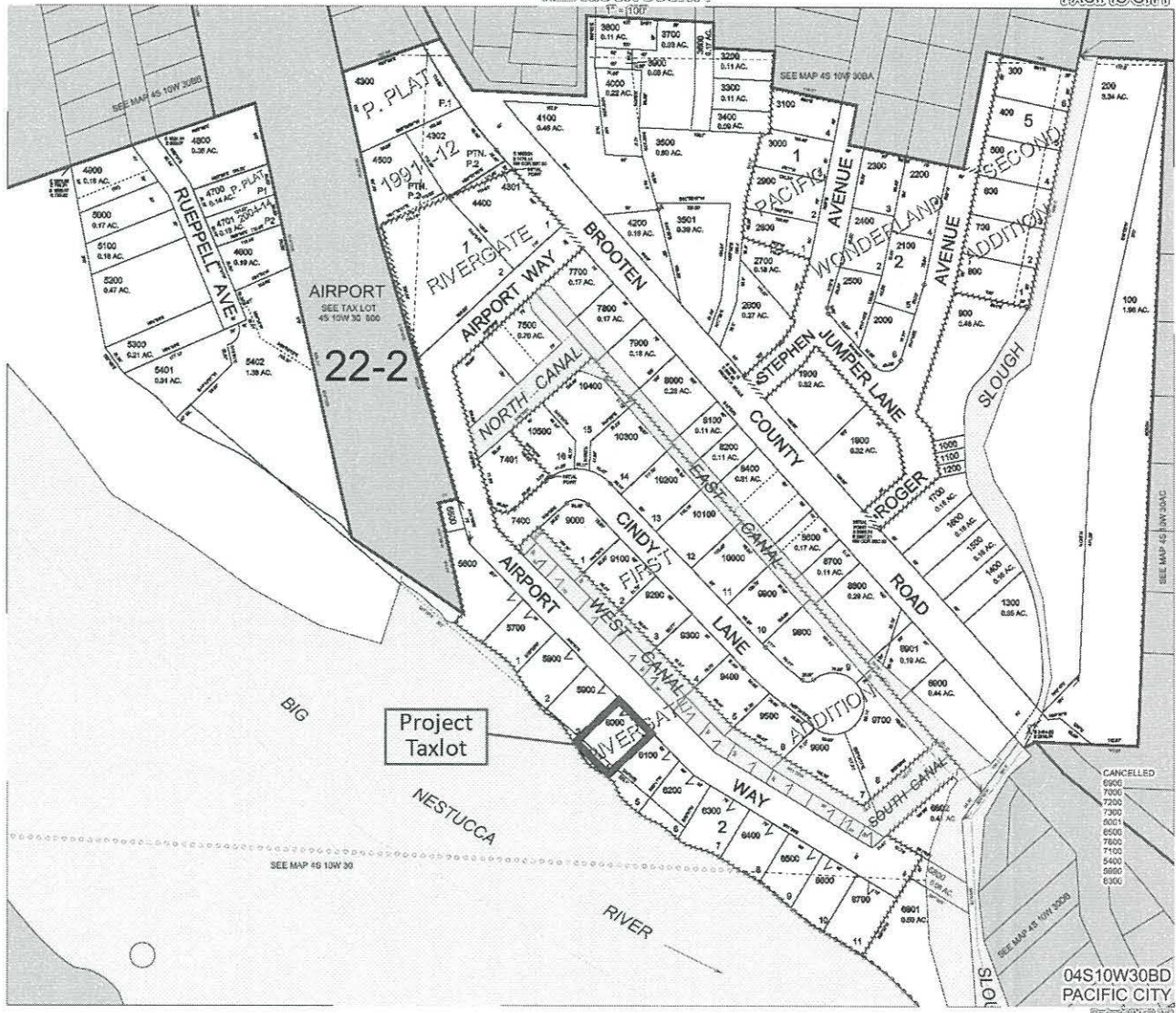
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 50 100 150 200 Feet

SE 1/4 NW 1/4 SEC 30 T4S. R.10W. W.M.

TILLAMOOK COUNTY

04S10W30BD
PACIFIC CITY



FIGURE

1

Tax Lot Location

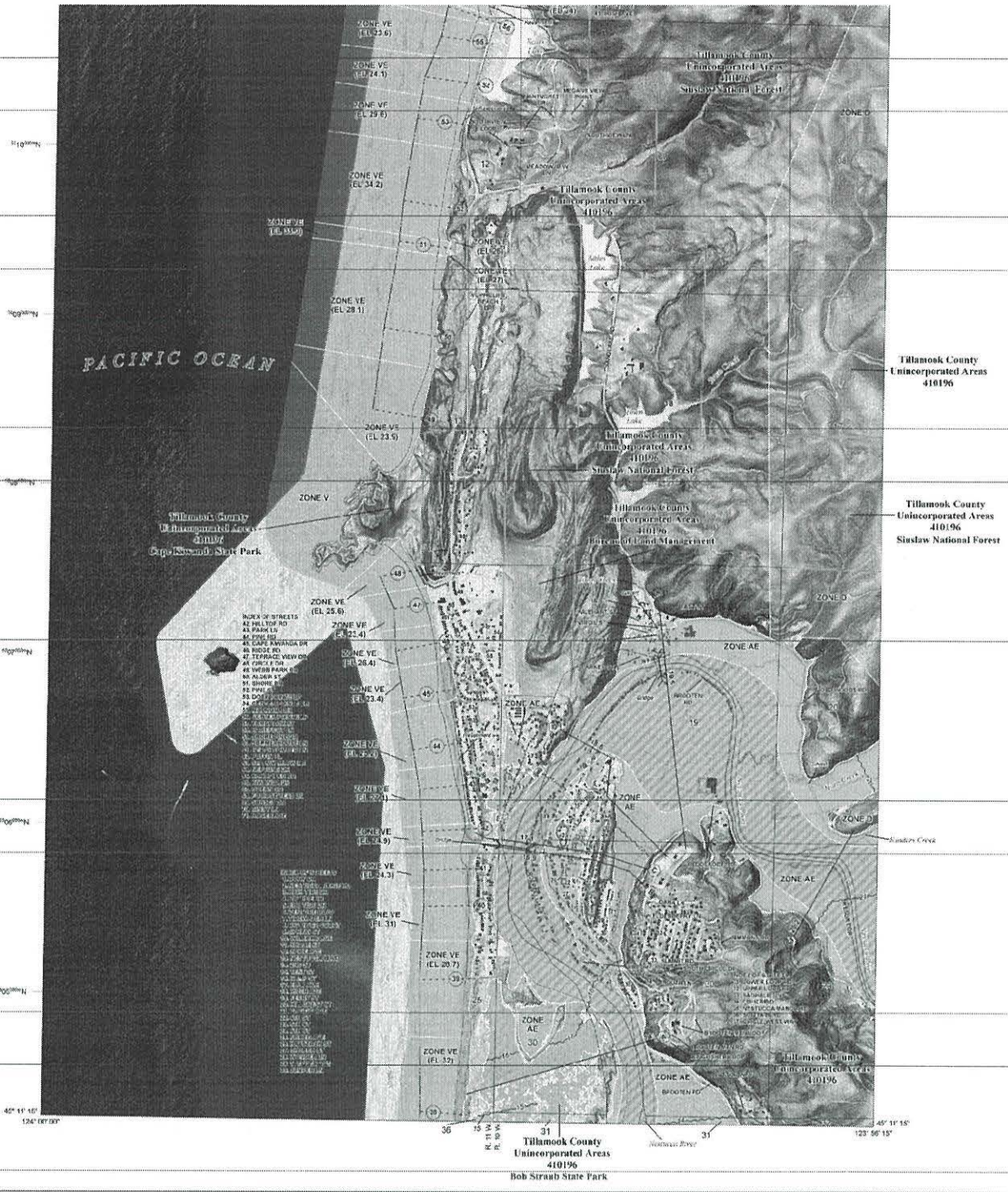
(Map Sourced from Tillamook County Assessment and Taxation Website)

35670 Airport Way
Hydraulic Analysis Report



WATERWAYS
CONSULTING, INC.

Santa Cruz, CA waterways.com Portland, OR



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR ZONE LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

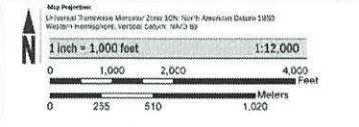
SPECIAL FLOOD HAZARD AREAS	
[Symbol]	Without Base Flood Elevation (BFE)
[Symbol]	With BFE or Depth (Zone AE, AO, AH, VE, AV)
[Symbol]	Regulatory Floodway
[Symbol]	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
[Symbol]	Future Conditions 1% Annual Chance Flood Hazard (Zone X)
[Symbol]	Area with Reduced Flood Risk due to Levee See Notes, Zone X
[Symbol]	Area with Flood Risk due to Levee (Zone D)
[Symbol]	Area of Minimal Flood Hazard (Zone X)
[Symbol]	Area of Undetermined Flood Hazard (Zone D)
OTHER AREAS OF FLOOD HAZARD	
[Symbol]	Channel, Culvert, or Storm Sewer
[Symbol]	Levee, Dike, or Floodwall
OTHER AREAS	
[Symbol]	Channel, Culvert, or Storm Sewer
[Symbol]	Levee, Dike, or Floodwall
GENERAL STRUCTURES	

NOTES TO USERS

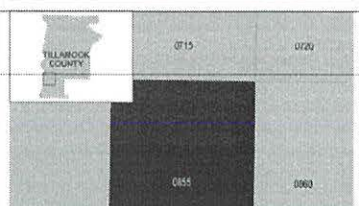
For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-366-2277) or visit the FEMA Map Service Center website at www.fema.gov. Available products may include: electronic copies of Map Changes, a Flood Insurance Study Report, and/or digital elevation or flow maps. Many of these products may be ordered or obtained directly from the website. Users may determine the correct map for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange. Customers receiving hard copy FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Map Service Center at the number listed above. For currency and availability map dates refer to the Flood Insurance Study reports in this jurisdiction. It is the user's responsibility to determine if the information is current. For more information, call the National Flood Insurance Program at 1-800-438-4999.

This geographic base map for this FIRM revision is derived from aerial data surveys conducted between 2007 and 2011. Orthorectification acquired in 2007 was used where base coverage was unavailable for portions of Tillamook County.

SCALE



PANEL LOCATOR



FEMA

National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP**

TILLAMOOK COUNTY, OREGON
 An incorporated Area

PANEL 855 of 1075

Panel Contents			
COMMUNITY	NUMBER	PANEL	SUFFIX
TILLAMOOK COUNTY	43259	0855	F



SCALE: 1"=30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas H. Kellow

OREGON
February 3, 1983
DOUGLAS H. KELLOW
2027
Renewal: 06/30/25

DATE: JUNE 24, 2024
REVISED: JULY 18, 2024
(EDGE FOOTPRINT & ODFW50)

ELEV. DATUM: NAVD 1988

FEMA MAP NO:
41057C0855F
BASE FLOOD EL.=16.1'

SURVEY & MAP BY:
KELLOW LAND SURVEYING
P.O. BOX 335
PACIFIC CITY, OR 97135
503-801-3537

SITE PLAN FOR
PACIFIC CITY HOMES

TAX LOT 6000, 4S-10-30-BD
35670 AIRPORT WAY - SELBY

THE SOUTHWESTERLY LIMITS OF "PACIFIC CITY AIRPORT
OVERLAY ZONE" - SPECIAL HEIGHT 'B' - MAX. ELEV.
IS 37.0 FEET MSL 1929 ABOVE EXISTING GROUND.

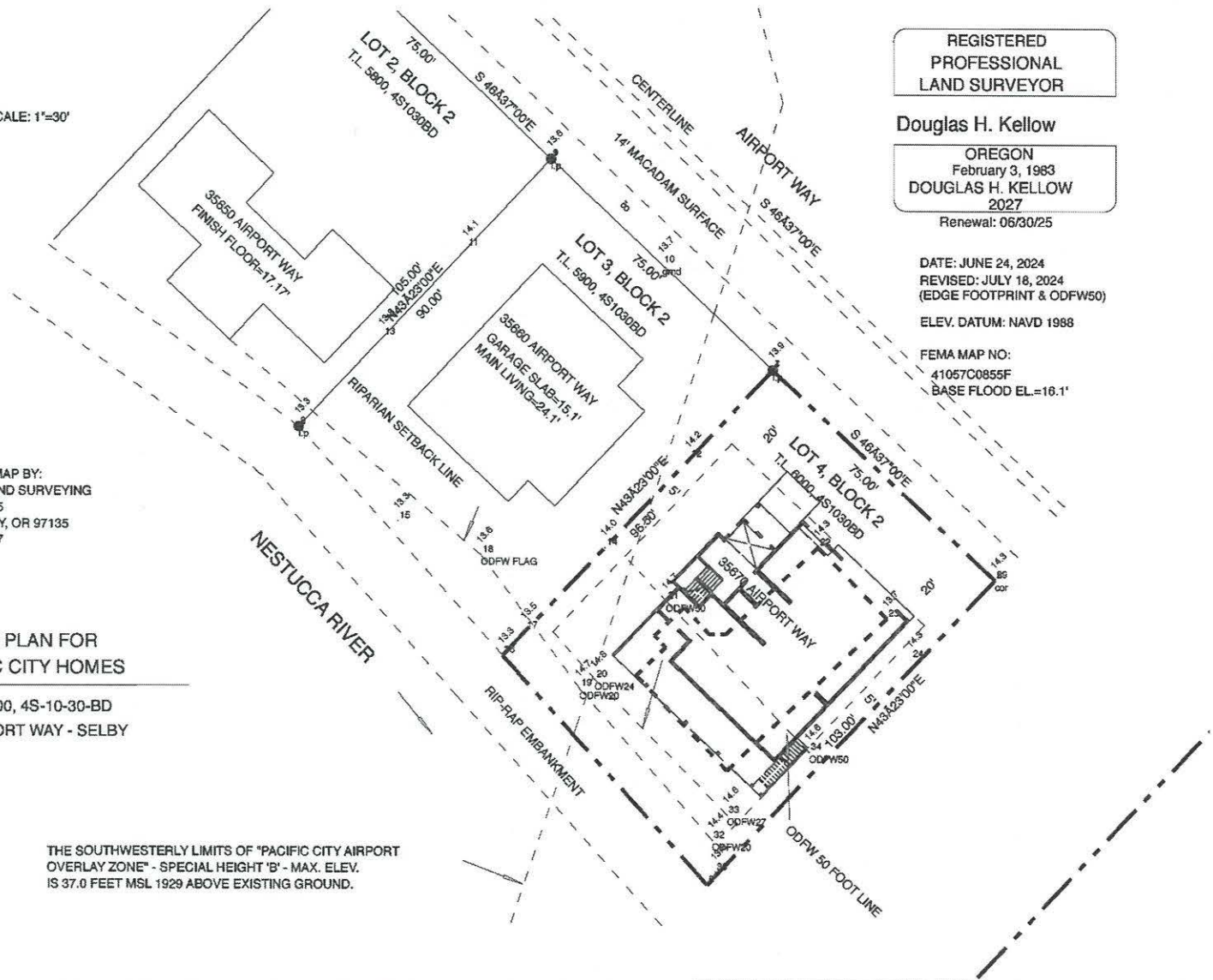


FIGURE
3

Property Survey and Site Plan

35670 Airport Way
Hydraulic Analysis Report

WATERWAYS
CONSULTING, INC.
Santa Cruz, CA | waterways.com | Portland, OR

SHEET

PROJECT NO.
2124

ORIGIN DATE
07.11.24

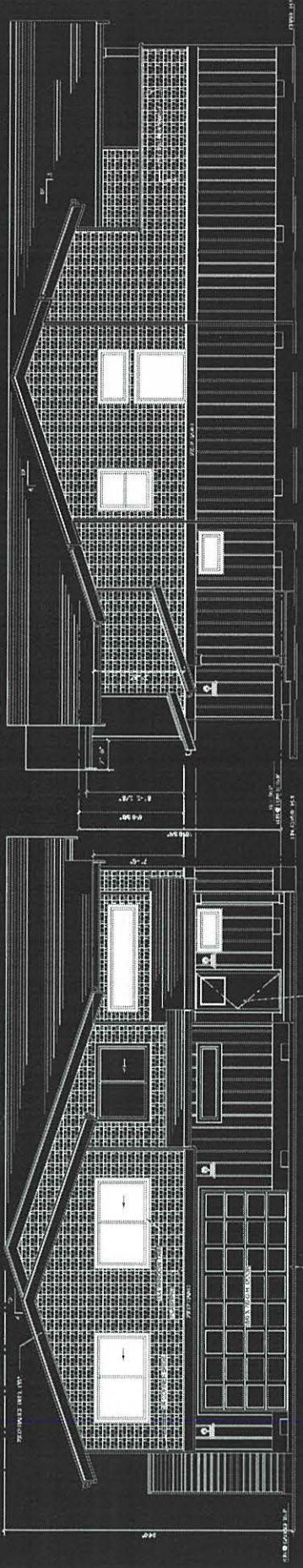
REVISIONS
07/23/24

EXHIBIT DESCRIPTION

Custom Home Plan for:
Mary & Joe Sealy
Pacific City, Oregon

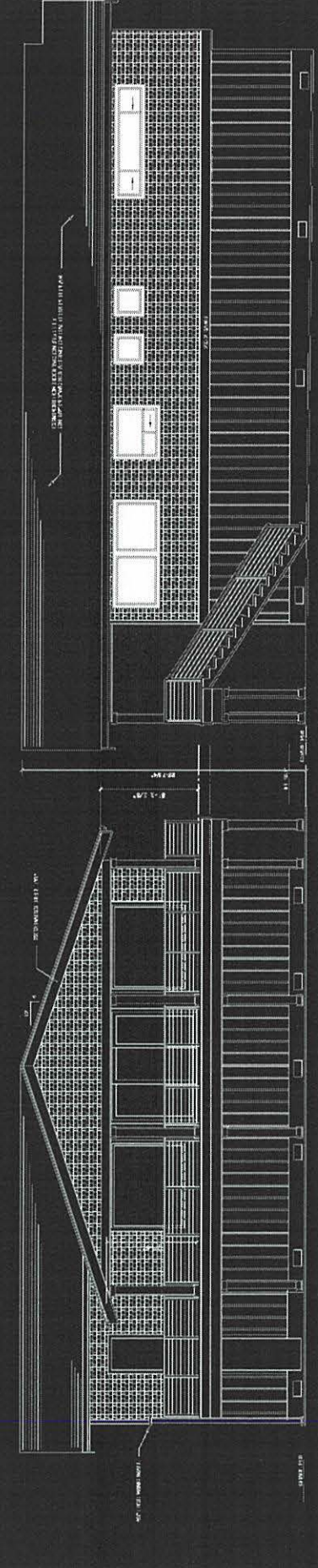
The Design Department, Inc.
Creating Your Perfect Space
1523 Boca Faten Dr.
Lake Oswego, Oregon 97034
(503) 332-3796

NOTE:
Contractor shall verify all dimensions, materials, etc.
pertaining to work before proceeding.
The Owner shall be notified on these drawings. Any
dimensions and/or notes on these drawings. Any
such notation shall be resolved by the Owner prior to proceeding
with the work. It is the Contractor's responsibility
for cost to rectify errors.



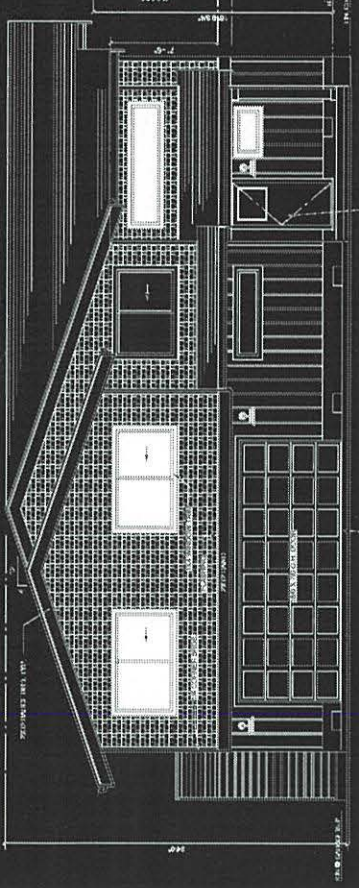
NORTH ELEVATION

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



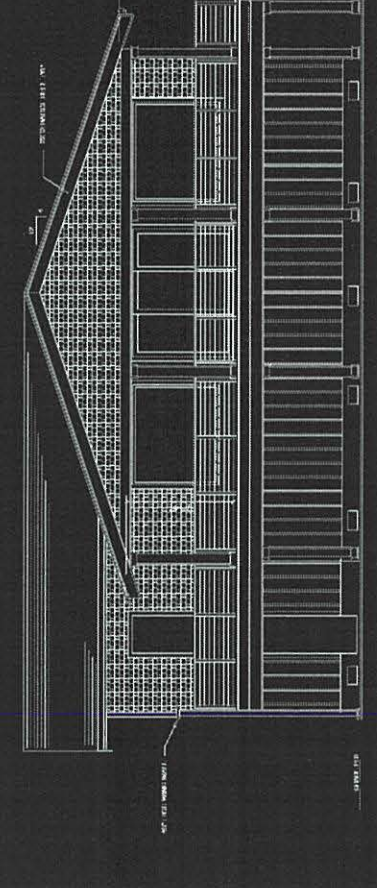
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

SHEET

PROJECT NO
2124

ISSUE DATE
07.11.24

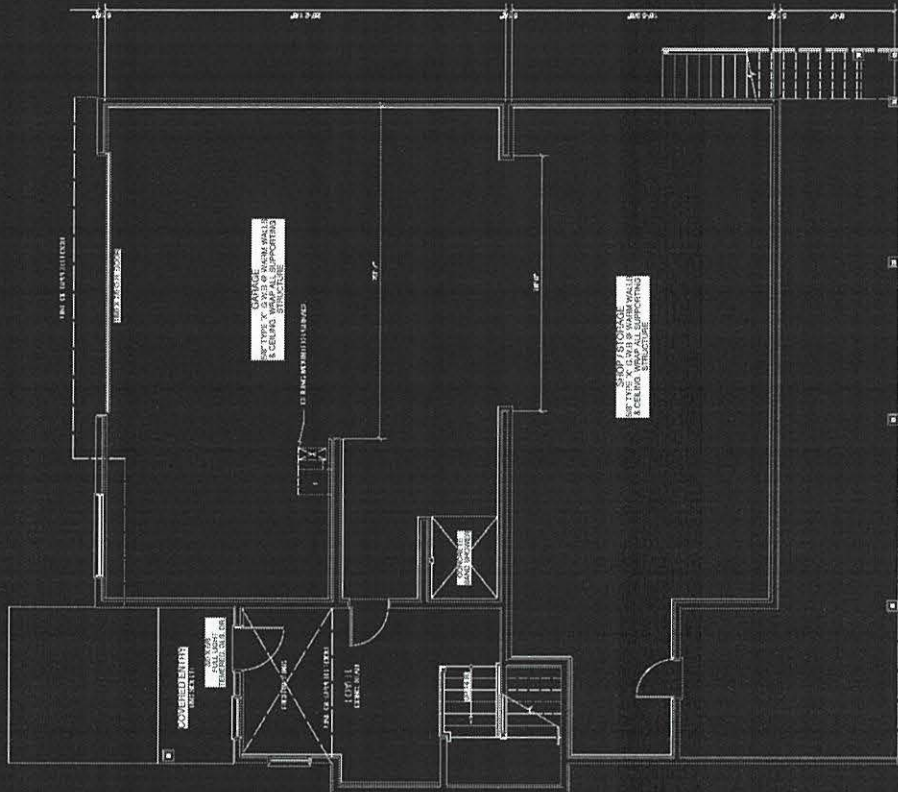
NO.	REVISIONS
01	07.22.24

Garage Floor Plan

Custom Home Plan for:
Mary & Joe Salby
Pacific City, Oregon

The Design Department, Inc.
Creating Your Perfect Space
1523 Boca Raton Dr.
Lake Oswego, Oregon 97034
(503) 332-3796

NOTE:
Verify dimensions on this drawing that take precedence over
contract and work at drawings, conditions, etc.
Contractor shall be held responsible for any
discrepancies and/or omissions shown on these drawings. Any
such matters shall be resolved by the Owner prior to proceeding
with the work or the Contractor shall accept full responsibility
for cost to rectify same.



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET

PROJECT NO
2124

ISSUE DATE
07.10.24

REVISIONS

MAIN FLOOR PLAN

Custom Home Plan for:
Mary & Joe Seiby
Pacific City, Oregon

The Design Department, Inc.
Creating Your Perfect Space
1523 Boca Raton Dr.
Lake Oswego, Oregon 97034
(503) 332-5796

NOTE:
When dimensions on the drawing shall take precedence over
notations on the drawing, the Contractor shall accept full responsibility
for cost to rectify same.
The Contractor shall be responsible for the Owner prior to proceeding
with the work. All dimensions are shown on these drawings. Any
dimensions not shown on these drawings shall be the responsibility
of the Contractor.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET

PROJECT NO.
2124

ORIGIN DATE
07/10/24

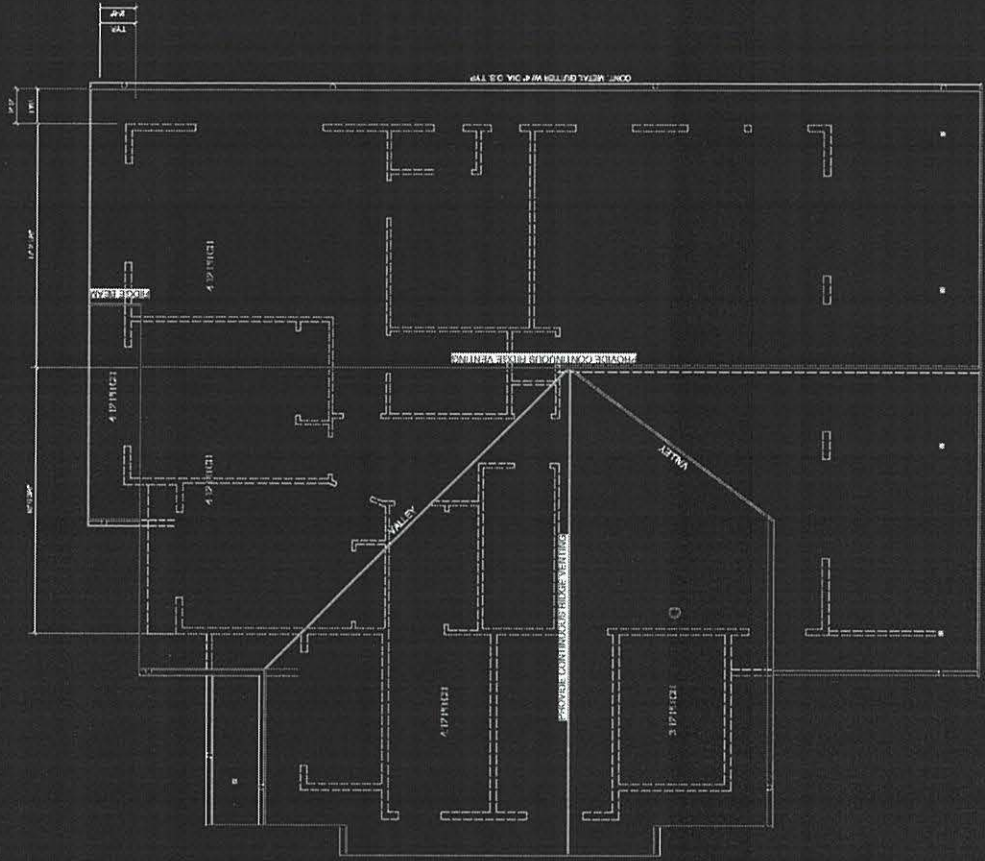
REVISIONS

Roof Framing Plan

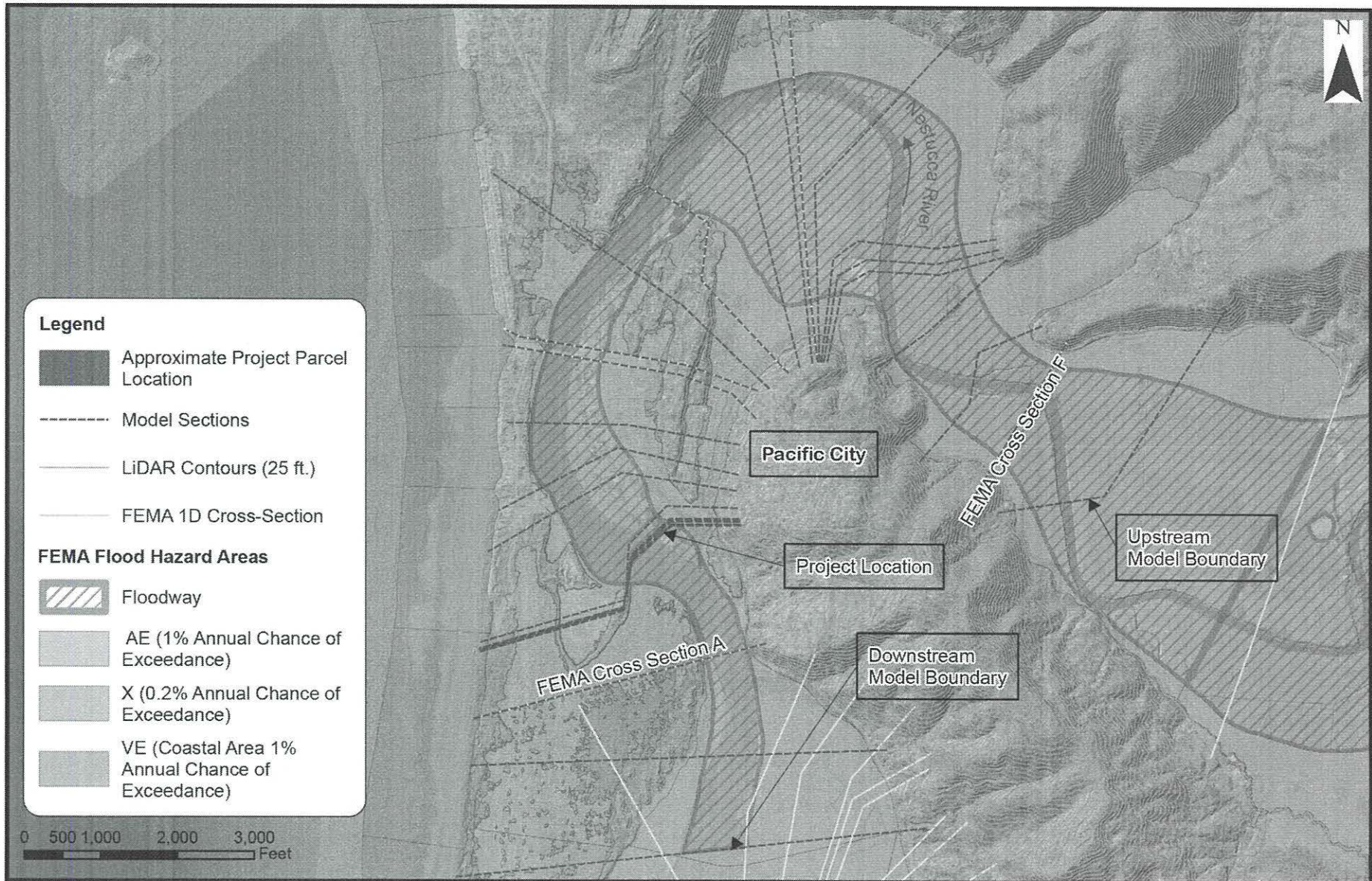
Custom Home Plan for:
Mary & Joe Saly
Pacific City, Oregon

The Design Department, Inc.
Creating Your Filled Space
1523 Boca Raton Dr.
Lake Oswego, Oregon 97034
(503) 332-3795

NOTE:
When dimensions on this drawing take precedence over
Schedule quantities.
Contract shall carry all dimensions, conditions, etc.
pertaining to work shown on any drawings from the
Contractor. The Contractor shall accept full responsibility
for cost to rectify same.



ROOF PLAN
SCALE: 1/8" = 1'-0"



FIGURE

5

Hydraulic Analysis Overview Map of Proposed Project

35670 Airport Way
Hydraulic Analysis Report





Attachment A

HEC-RAS Output Files

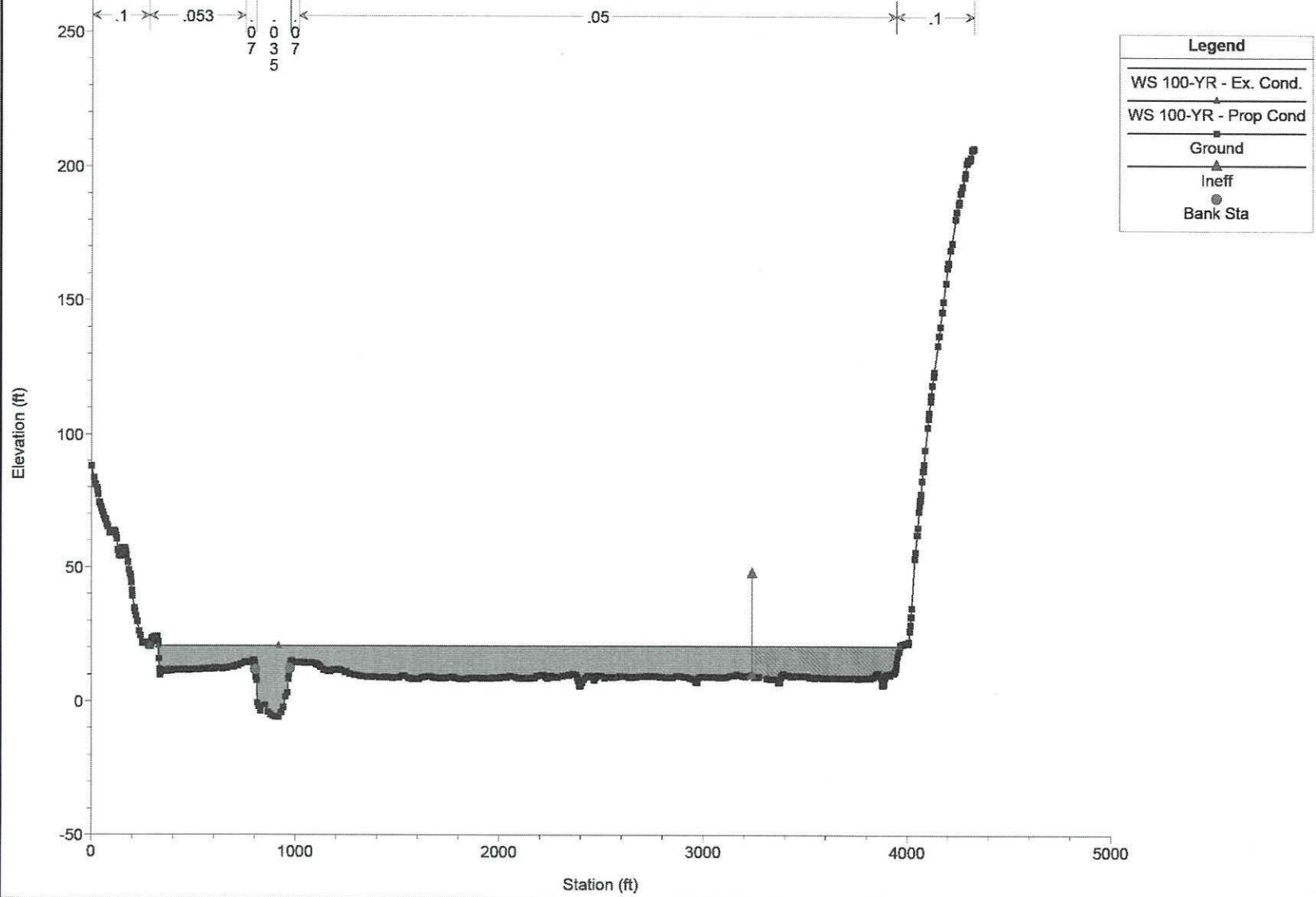
HEC-RAS River: Nestuona River Reach: Lower Profile: 100-YR

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Lower	22553.94	100-YR	Ex. Cond.	49700.00	-5.99	20.48	12.22	20.53	0.000091	3.07	32188.93	3643.58	0.11
Lower	22553.94	100-YR	Prop Cond	49700.00	-5.99	20.48	12.22	20.53	0.000091	3.07	32188.93	3643.58	0.11
Lower	21098.6	100-YR	Ex. Cond.	49700.00	-8.92	20.07		20.29	0.000260	5.20	17826.75	1743.64	0.20
Lower	21098.6	100-YR	Prop Cond	49700.00	-8.92	20.07		20.29	0.000260	5.20	17826.75	1743.64	0.20
Lower	20157.05	100-YR	Ex. Cond.	49700.00	-9.15	19.92	12.36	20.08	0.000213	4.44	19970.82	2301.99	0.17
Lower	20157.05	100-YR	Prop Cond	49700.00	-9.15	19.92	12.36	20.08	0.000213	4.44	19970.82	2301.99	0.17
Lower	19079.89	100-YR	Ex. Cond.	49700.00	-11.85	19.68		19.86	0.000230	5.04	20248.70	1888.69	0.18
Lower	19079.89	100-YR	Prop Cond	49700.00	-11.85	19.68		19.86	0.000230	5.04	20248.70	1888.69	0.18
Lower	18019.8	100-YR	Ex. Cond.	49700.00	-7.69	19.52	11.35	19.66	0.000188	4.33	22137.09	2667.97	0.16
Lower	18019.8	100-YR	Prop Cond	49700.00	-7.69	19.52	11.35	19.66	0.000188	4.33	22137.09	2667.97	0.16
Lower	17875.97	100-YR	Ex. Cond.	49700.00	-7.60	19.50	11.05	19.63	0.000169	4.14	23009.21	2676.78	0.16
Lower	17875.97	100-YR	Prop Cond	49700.00	-7.60	19.50	11.05	19.63	0.000169	4.14	23009.21	2676.78	0.16
Lower	17853.2	100-YR	Ex. Cond.	49700.00	-4.67	19.51	11.28	19.58	0.000098	3.22	29212.36	3181.51	0.12
Lower	17853.2	100-YR	Prop Cond	49700.00	-4.67	19.51	11.28	19.58	0.000098	3.22	29212.36	3181.51	0.12
Lower	15949.74	100-YR	Ex. Cond.	49700.00	-7.67	19.47	9.86	19.49	0.000032	1.91	46644.26	4377.56	0.07
Lower	15949.74	100-YR	Prop Cond	49700.00	-7.67	19.47	9.86	19.49	0.000032	1.91	46644.26	4377.56	0.07
Lower	14728.64	100-YR	Ex. Cond.	49700.00	-9.90	19.41	10.23	19.45	0.000044	2.47	37238.64	3855.33	0.09
Lower	14728.64	100-YR	Prop Cond	49700.00	-9.90	19.41	10.23	19.45	0.000044	2.47	37238.64	3855.33	0.09
Lower	14621.23		Bridge										
Lower	14544.91	100-YR	Ex. Cond.	49700.00	-8.62	19.39	10.32	19.44	0.000045	2.54	36822.33	3870.66	0.10
Lower	14544.91	100-YR	Prop Cond	49700.00	-8.62	19.39	10.32	19.44	0.000045	2.54	36822.33	3870.66	0.10
Lower	13541.26	100-YR	Ex. Cond.	49700.00	-7.81	19.35	10.21	19.40	0.000052	2.50	32721.48	3280.29	0.10
Lower	13541.26	100-YR	Prop Cond	49700.00	-7.81	19.35	10.21	19.40	0.000052	2.50	32721.48	3280.29	0.10
Lower	12398	100-YR	Ex. Cond.	49700.00	-3.59	18.48		19.20	0.000465	7.08	9075.72	2048.69	0.30
Lower	12398	100-YR	Prop Cond	49700.00	-3.59	18.48		19.20	0.000465	7.08	9075.72	2048.69	0.30
Lower	11367.2	100-YR	Ex. Cond.	49700.00	-3.05	17.70	9.51	18.62	0.000624	7.85	7511.99	2011.23	0.34
Lower	11367.2	100-YR	Prop Cond	49700.00	-3.05	17.70	9.51	18.62	0.000624	7.85	7511.99	2011.23	0.34
Lower	10048.77	100-YR	Ex. Cond.	49700.00	-3.49	16.94	9.18	17.78	0.000624	7.55	8634.75	2058.33	0.34
Lower	10048.77	100-YR	Prop Cond	49700.00	-3.49	16.94	9.18	17.78	0.000624	7.55	8634.75	2058.33	0.34
Lower	9942.323		Bridge										
Lower	9904.361	100-YR	Ex. Cond.	49700.00	-8.44	16.79	8.05	17.48	0.000547	6.96	9979.84	2093.71	0.31
Lower	9904.361	100-YR	Prop Cond	49700.00	-8.44	16.79	8.05	17.48	0.000547	6.96	9979.84	2093.71	0.31
Lower	8988.11	100-YR	Ex. Cond.	49700.00	-4.80	16.57	8.14	16.93	0.000333	5.38	12881.96	1981.85	0.24
Lower	8988.11	100-YR	Prop Cond	49700.00	-4.80	16.57	8.14	16.93	0.000333	5.38	12881.96	1981.85	0.24
Lower	8192.259	100-YR	Ex. Cond.	49700.00	-18.19	16.31	6.30	16.68	0.000312	5.49	12846.43	2037.32	0.23
Lower	8192.259	100-YR	Prop Cond	49700.00	-18.19	16.31	6.30	16.68	0.000312	5.49	12846.43	2037.32	0.23
Lower	7839.108	100-YR	Ex. Cond.	49700.00	-6.96	16.20	6.76	16.57	0.000313	5.18	12391.79	1876.33	0.23
Lower	7839.108	100-YR	Prop Cond	49700.00	-6.96	16.20	6.76	16.57	0.000313	5.18	12391.79	1876.33	0.23
Lower	6628.945	100-YR	Ex. Cond.	49700.00	-1.36	15.99	6.84	16.22	0.000211	3.93	14137.21	3169.90	0.19
Lower	6628.945	100-YR	Prop Cond	49700.00	-1.36	15.99	6.84	16.22	0.000211	3.93	14137.21	3169.90	0.19
Lower	6474.95	100-YR	Ex. Cond.	49700.00	-2.21	15.97	6.39	16.19	0.000193	3.90	14939.07	3026.16	0.18
Lower	6474.95	100-YR	Prop Cond	49700.00	-2.21	15.97	6.39	16.19	0.000193	3.90	14939.07	3026.16	0.18
Lower	6451.95	100-YR	Ex. Cond.	49700.00	-2.34	15.95	6.38	16.19	0.000199	3.96	14551.33	2942.60	0.19
Lower	6451.95	100-YR	Prop Cond	49700.00	-2.34	15.95	6.38	16.19	0.000199	3.97	14477.93	2896.02	0.19
Lower	6437.95	100-YR	Ex. Cond.	49700.00	-2.42	15.95	6.35	16.18	0.000199	3.98	14383.83	2852.41	0.19
Lower	6437.95	100-YR	Prop Cond	49700.00	-2.42	15.95	6.35	16.18	0.000199	3.98	14384.29	2853.91	0.19
Lower	6402.95	100-YR	Ex. Cond.	49700.00	-2.61	15.94	6.26	16.17	0.000200	4.01	14311.70	2824.34	0.19
Lower	6402.95	100-YR	Prop Cond	49700.00	-2.61	15.94	6.26	16.17	0.000200	4.01	14312.21	2824.84	0.19
Lower	6395.95	100-YR	Ex. Cond.	49700.00	-2.65	15.93	6.25	16.17	0.000201	4.01	14430.35	2873.74	0.19
Lower	6395.95	100-YR	Prop Cond	49700.00	-2.65	15.93	6.25	16.17	0.000202	4.02	14347.73	2826.71	0.19
Lower	6382.95	100-YR	Ex. Cond.	49700.00	-2.72	15.93	6.22	16.17	0.000200	4.02	14420.56	2859.32	0.19
Lower	6382.95	100-YR	Prop Cond	49700.00	-2.72	15.93	6.22	16.17	0.000200	4.02	14420.56	2859.32	0.19
Lower	4746.314	100-YR	Ex. Cond.	49700.00	-11.72	14.76	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	4746.314	100-YR	Prop Cond	49700.00	-11.72	14.76	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	3370.732	100-YR	Ex. Cond.	49700.00	-3.40	14.28	6.83	14.73	0.000430	5.53	9803.55	3594.57	0.27
Lower	3370.732	100-YR	Prop Cond	49700.00	-3.40	14.28	6.83	14.73	0.000430	5.53	9803.55	3594.57	0.27

HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR (Continued)

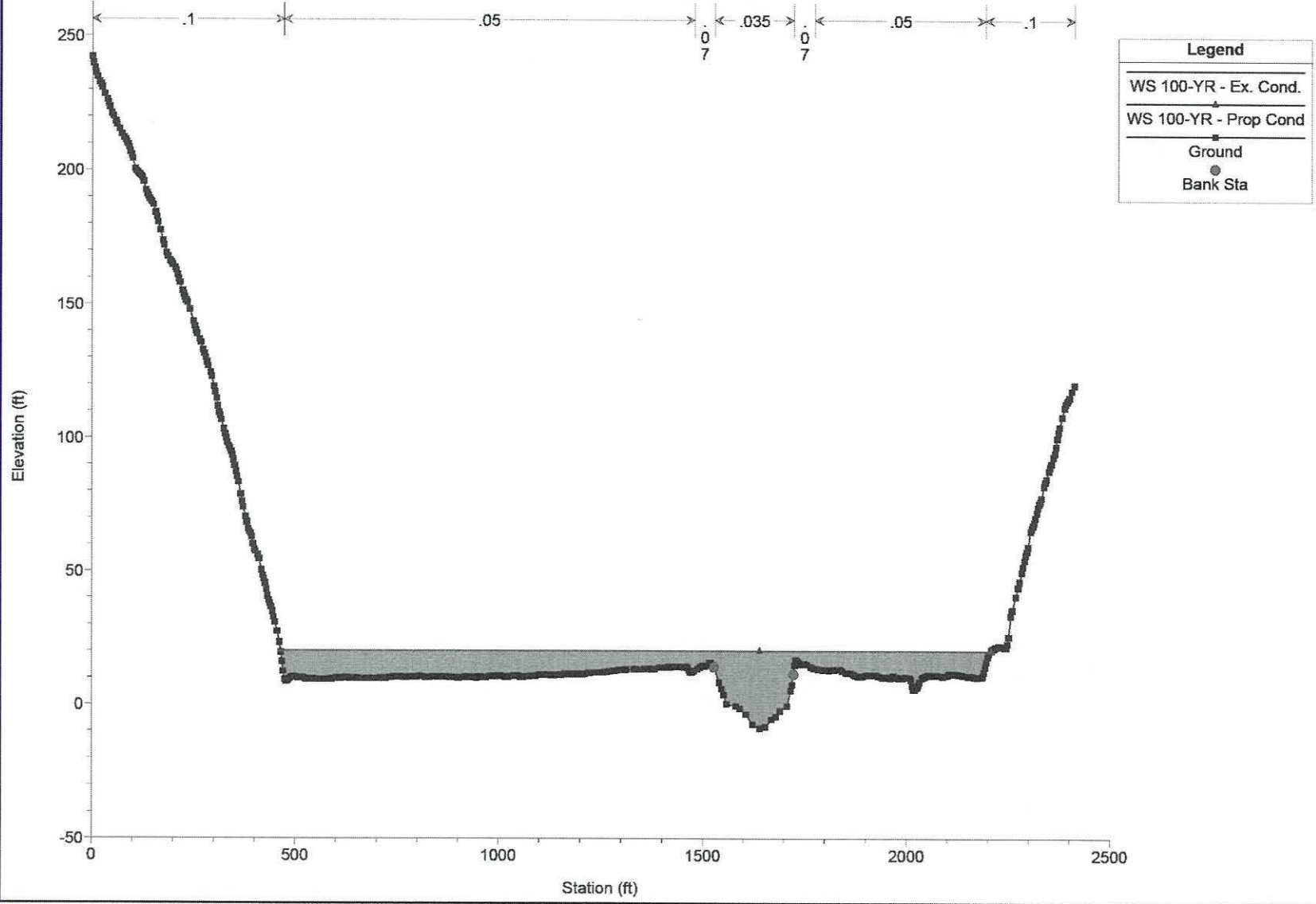
Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Lower	2099.855	100-YR	Ex. Cond.	49700.00	-3.90	14.15	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17
Lower	2099.855	100-YR	Prop Cond	49700.00	-3.90	14.15	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17

24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
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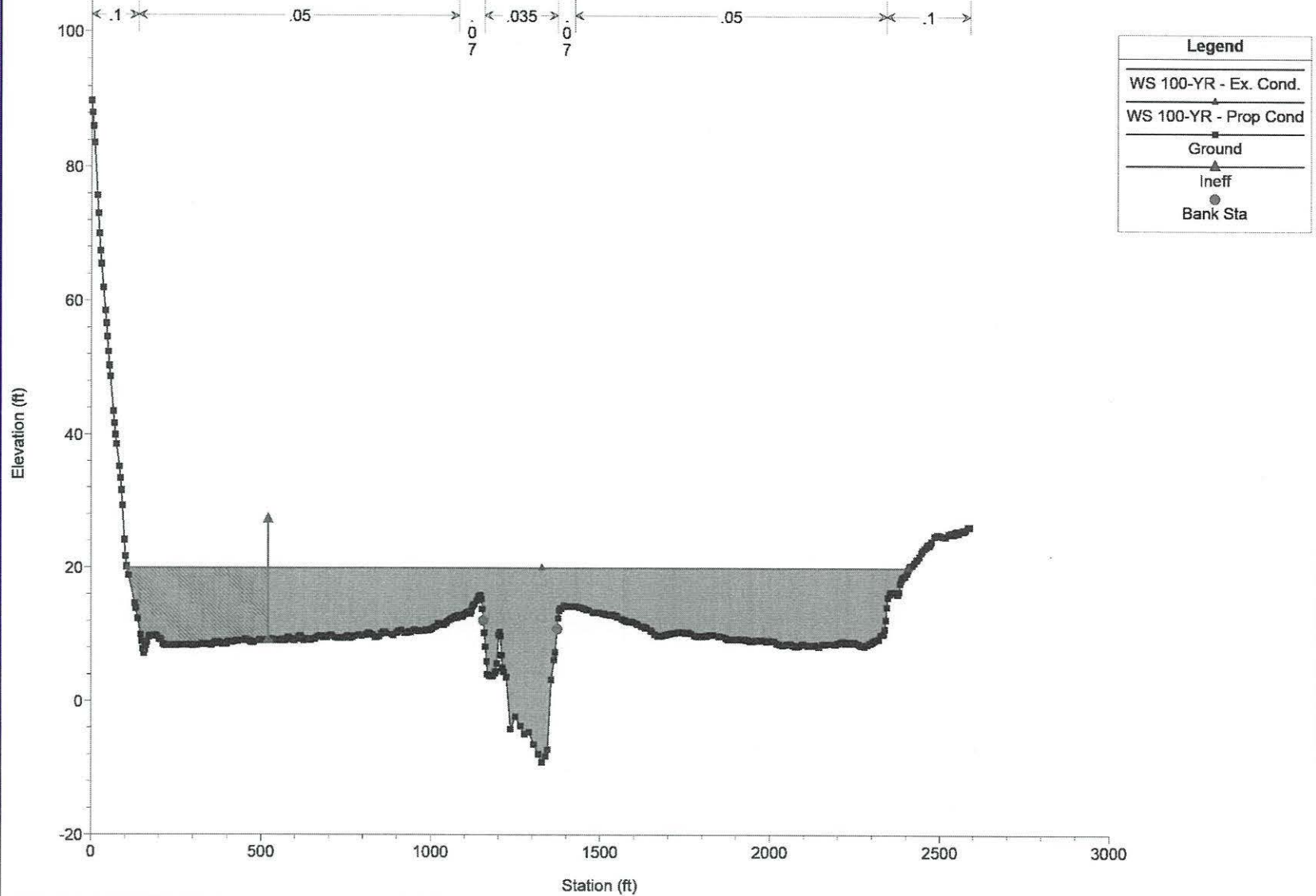


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RS = 21008.6 Cross Section F

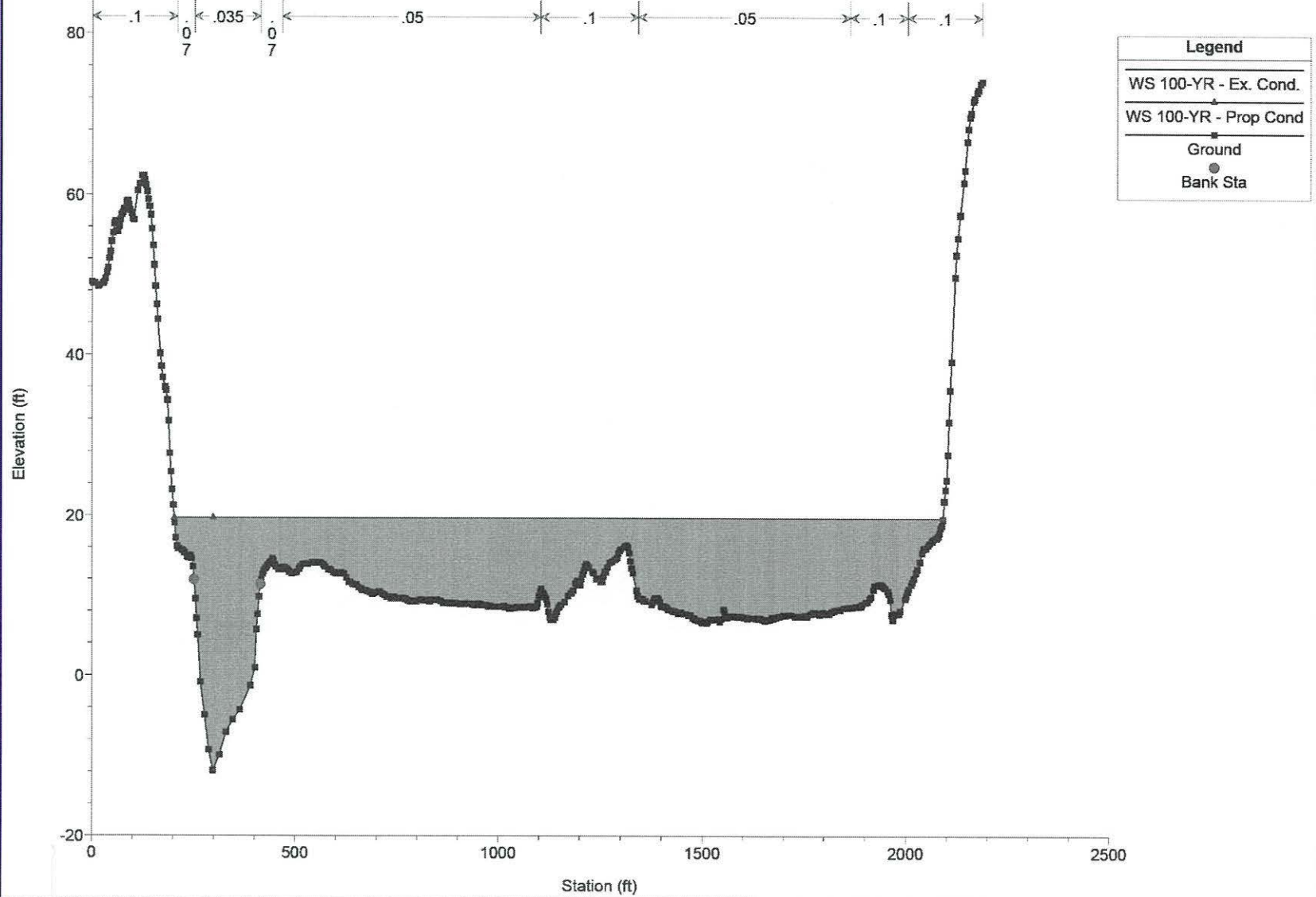


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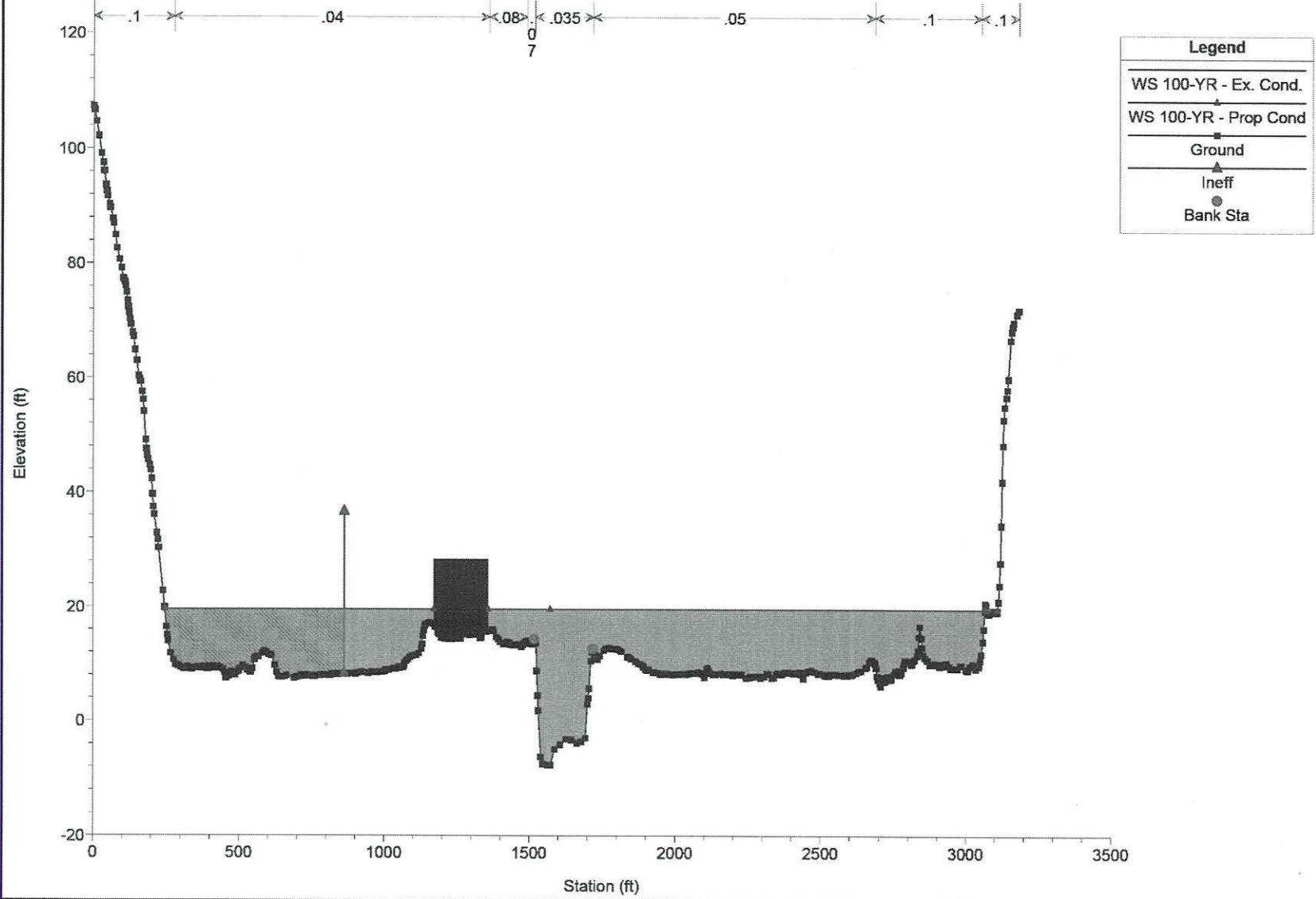
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RS = 19079.89

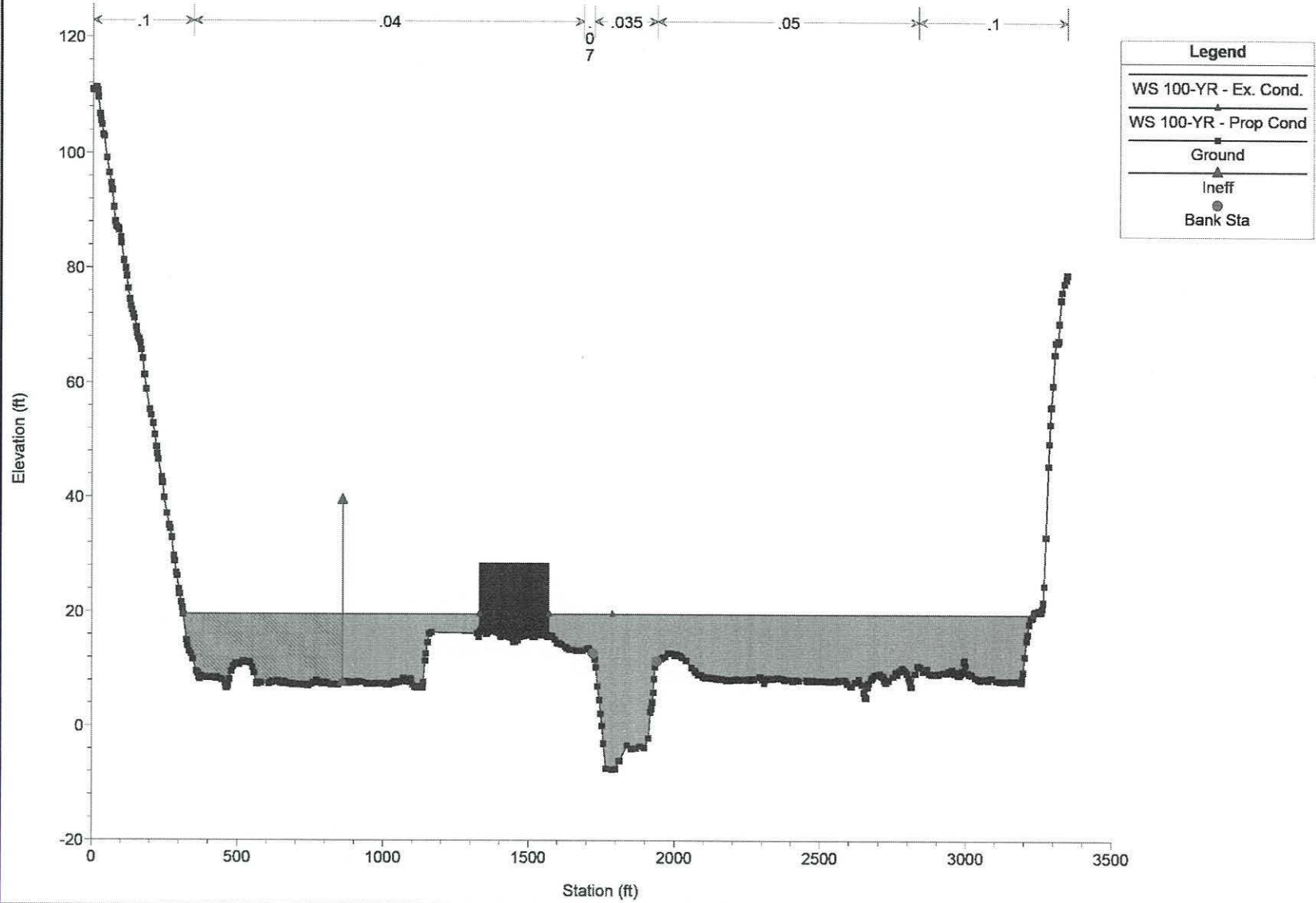


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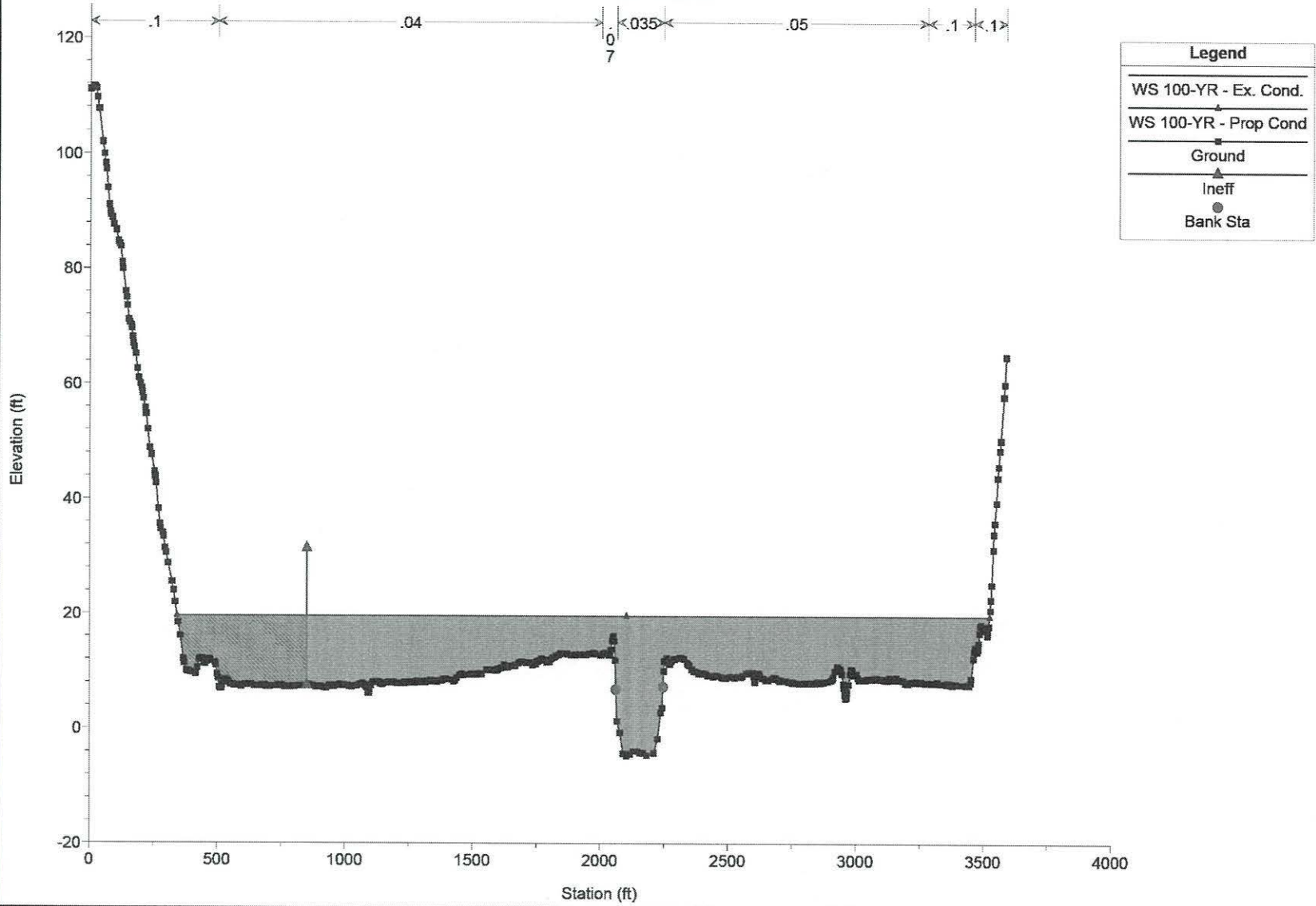


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RS = 17875.97



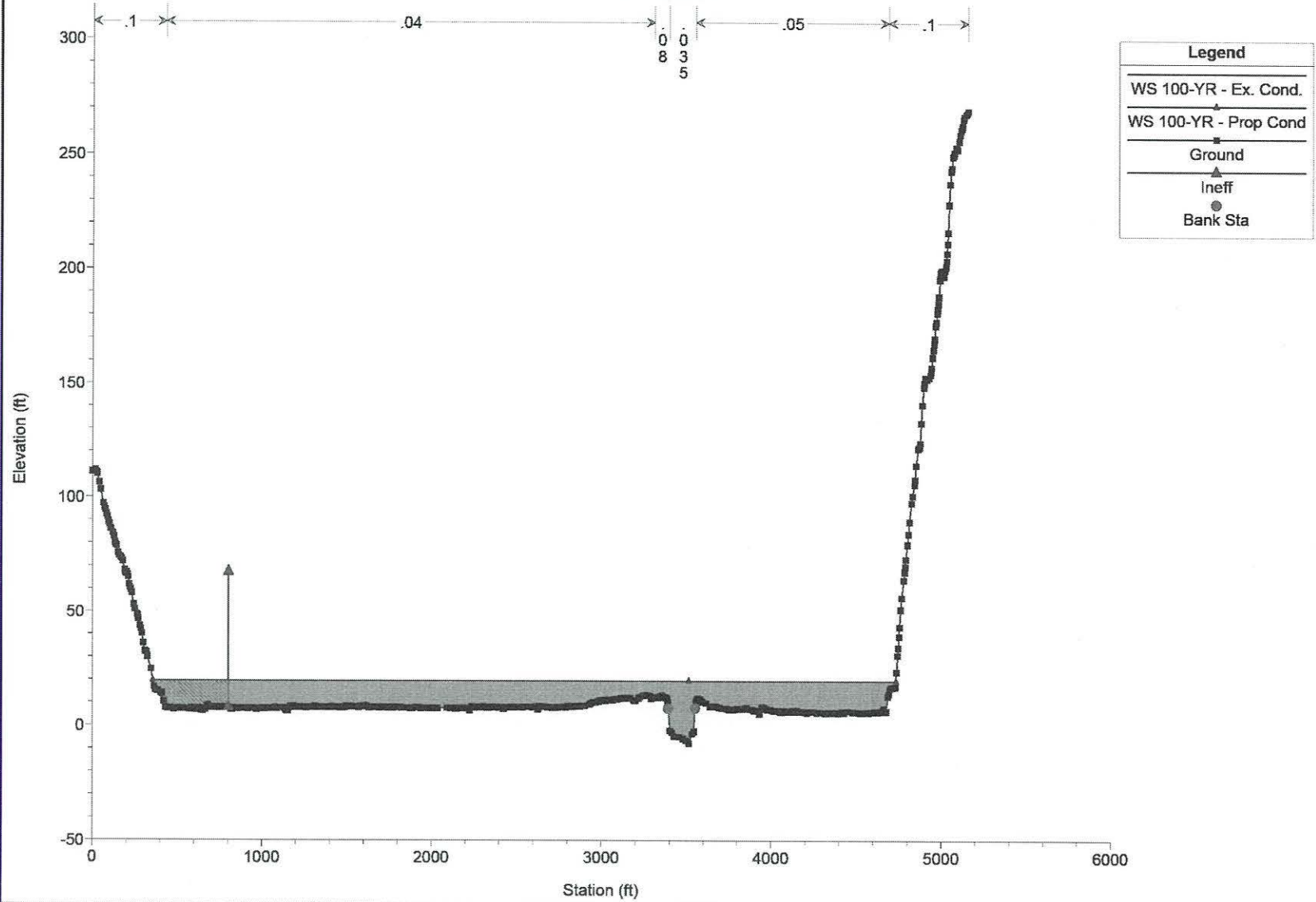
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RS = 17653.2

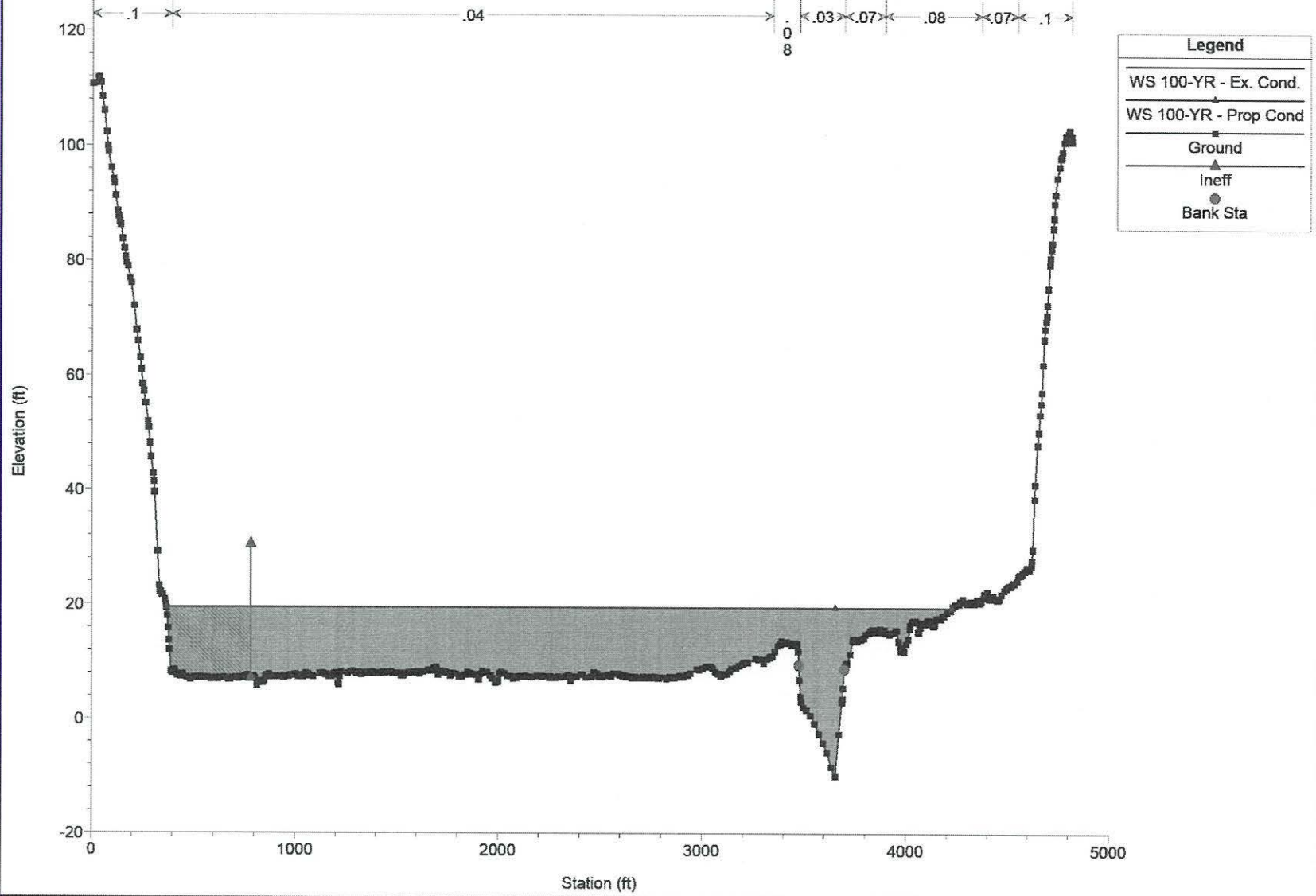


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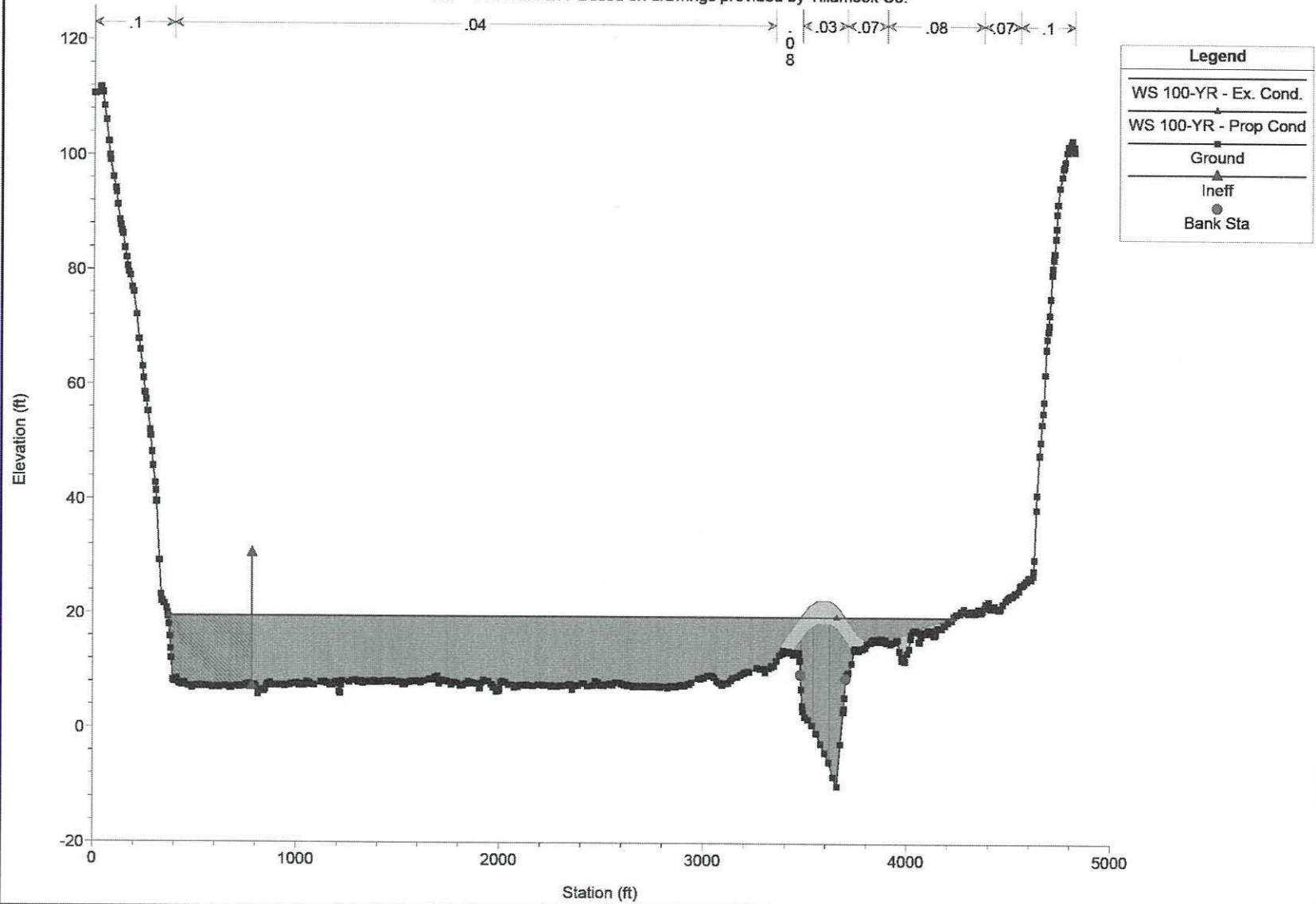


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RS = 14728.64 Cross Section E

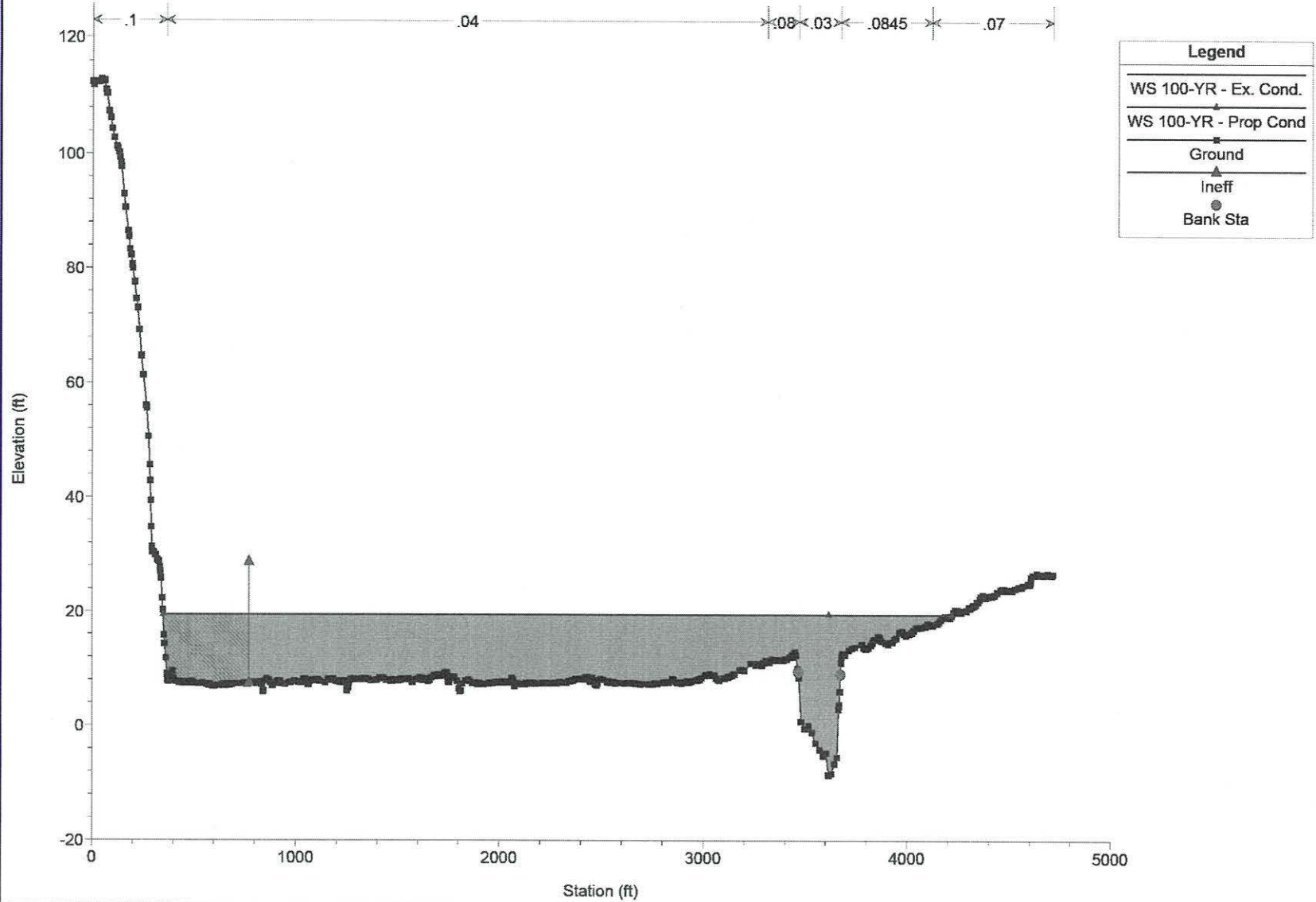


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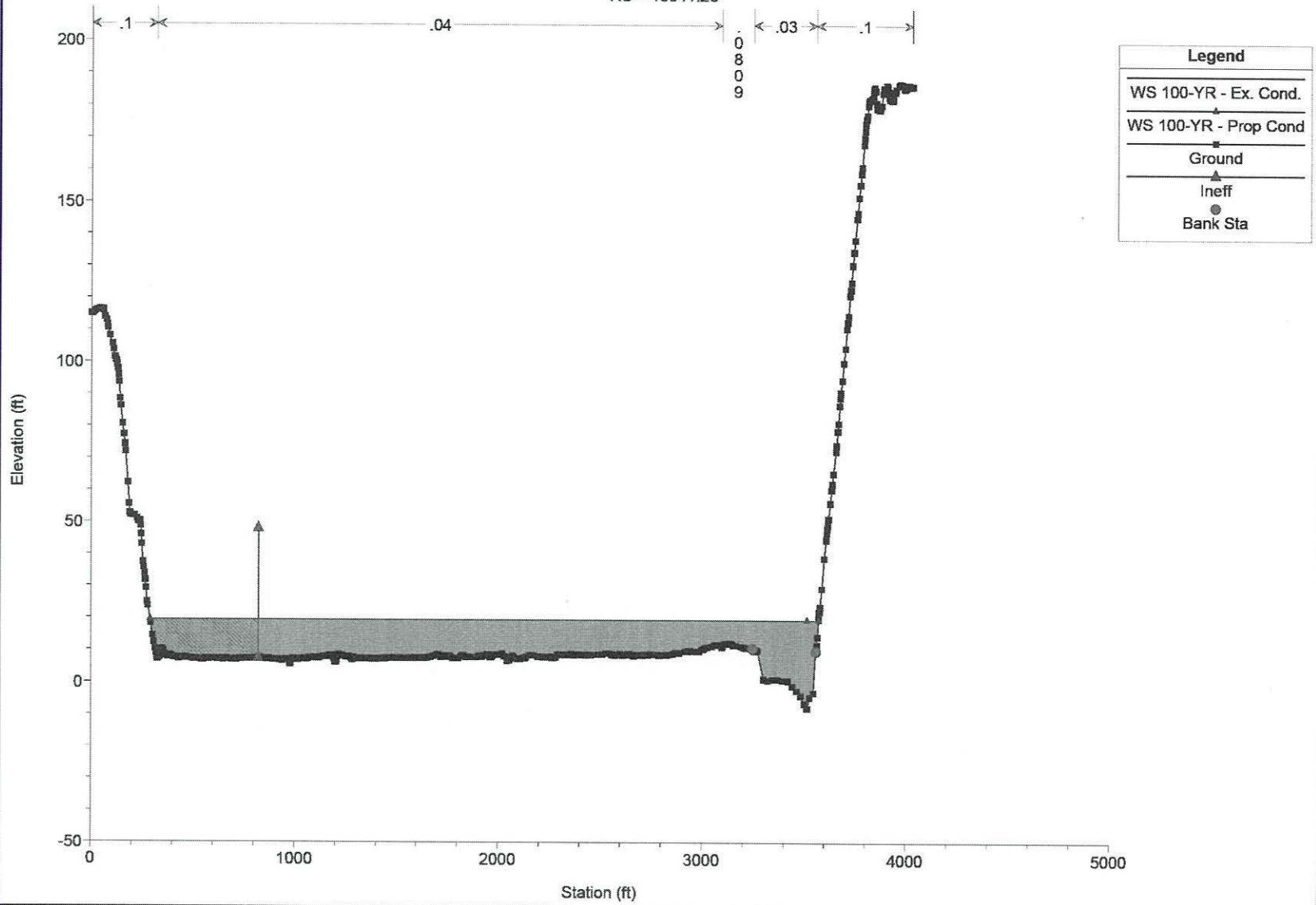
RS = 14621.23 BR Based on drawings provided by Tillamook Co.



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RS = 14544.91

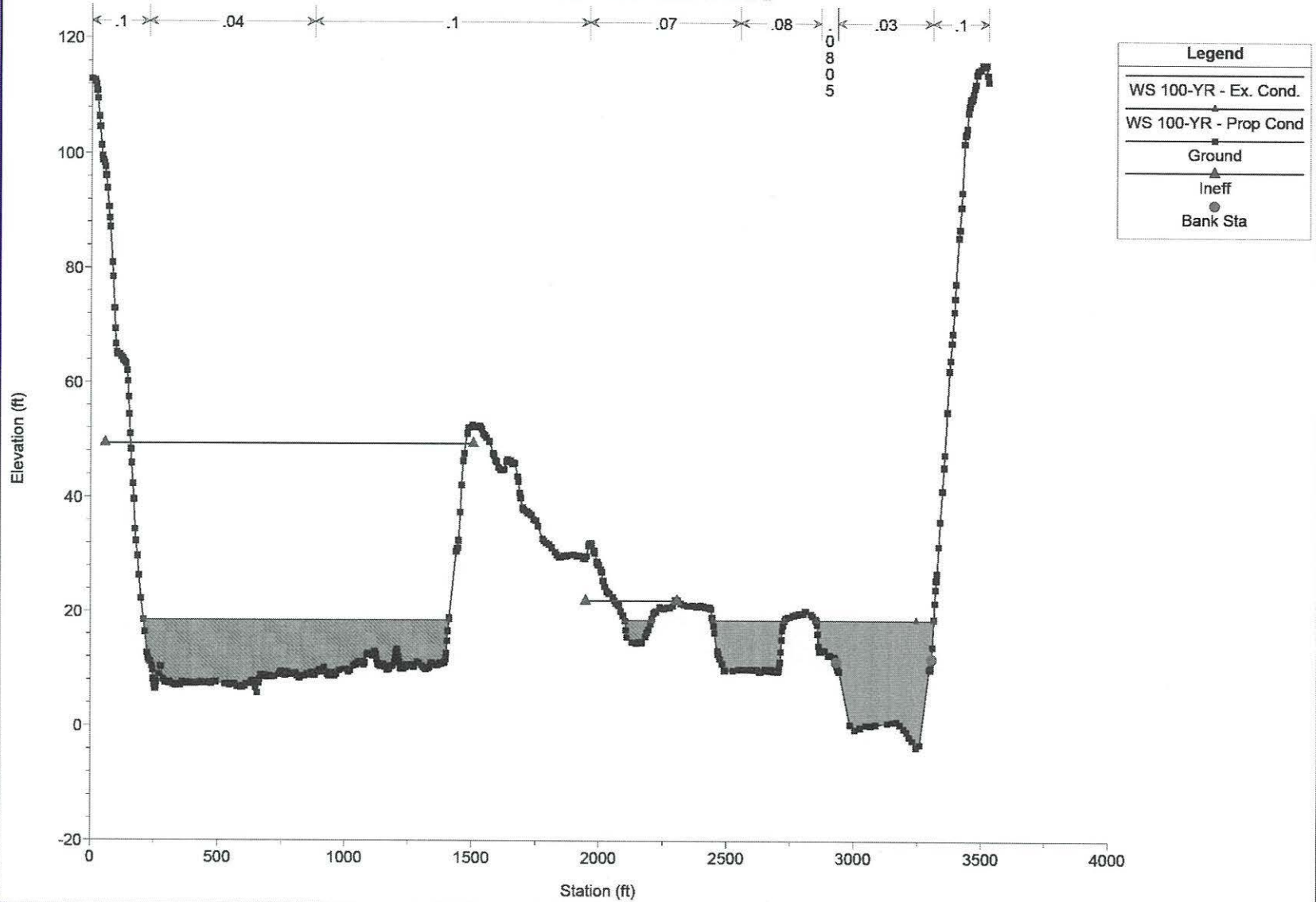


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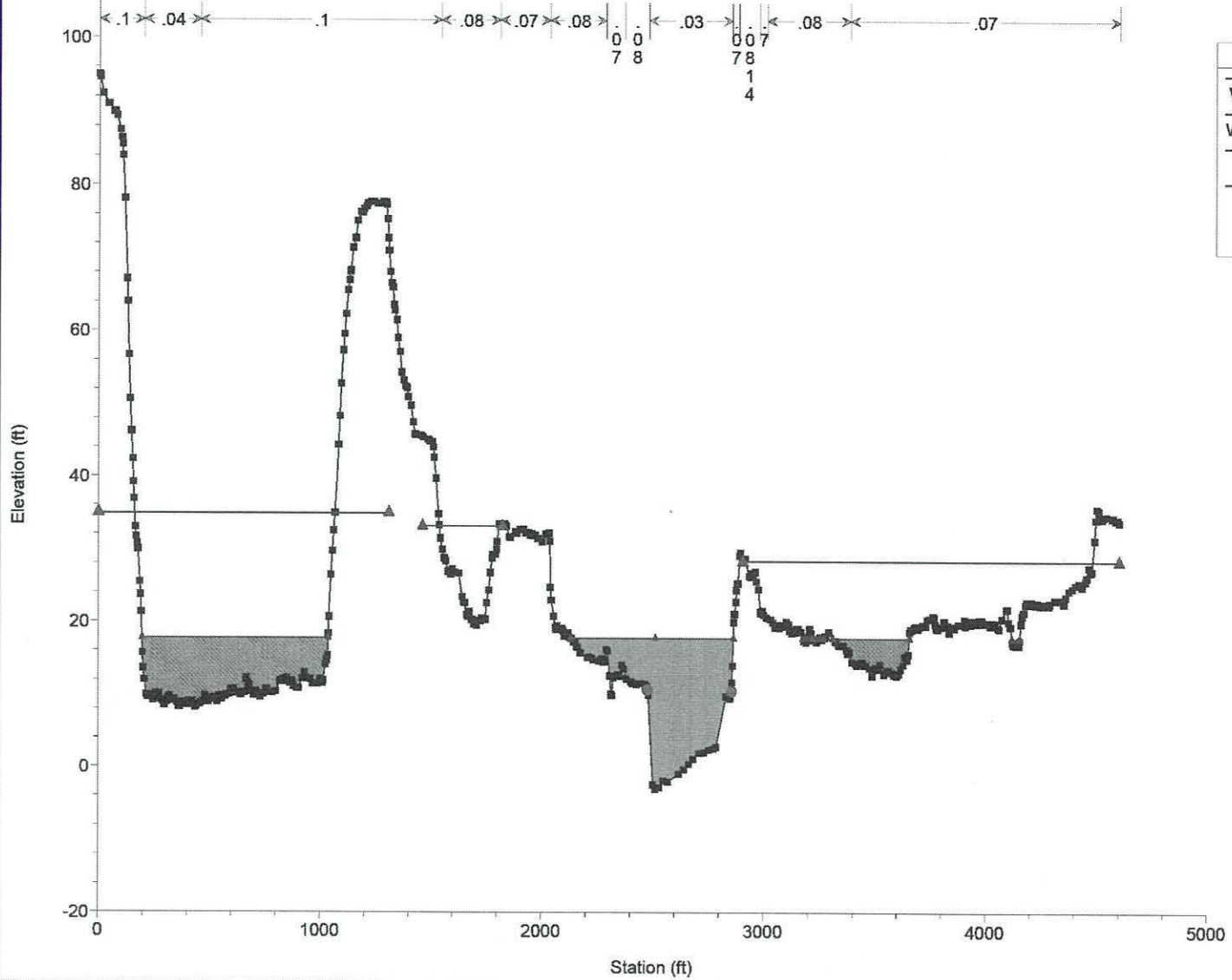
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RS = 12396 Cross Section D

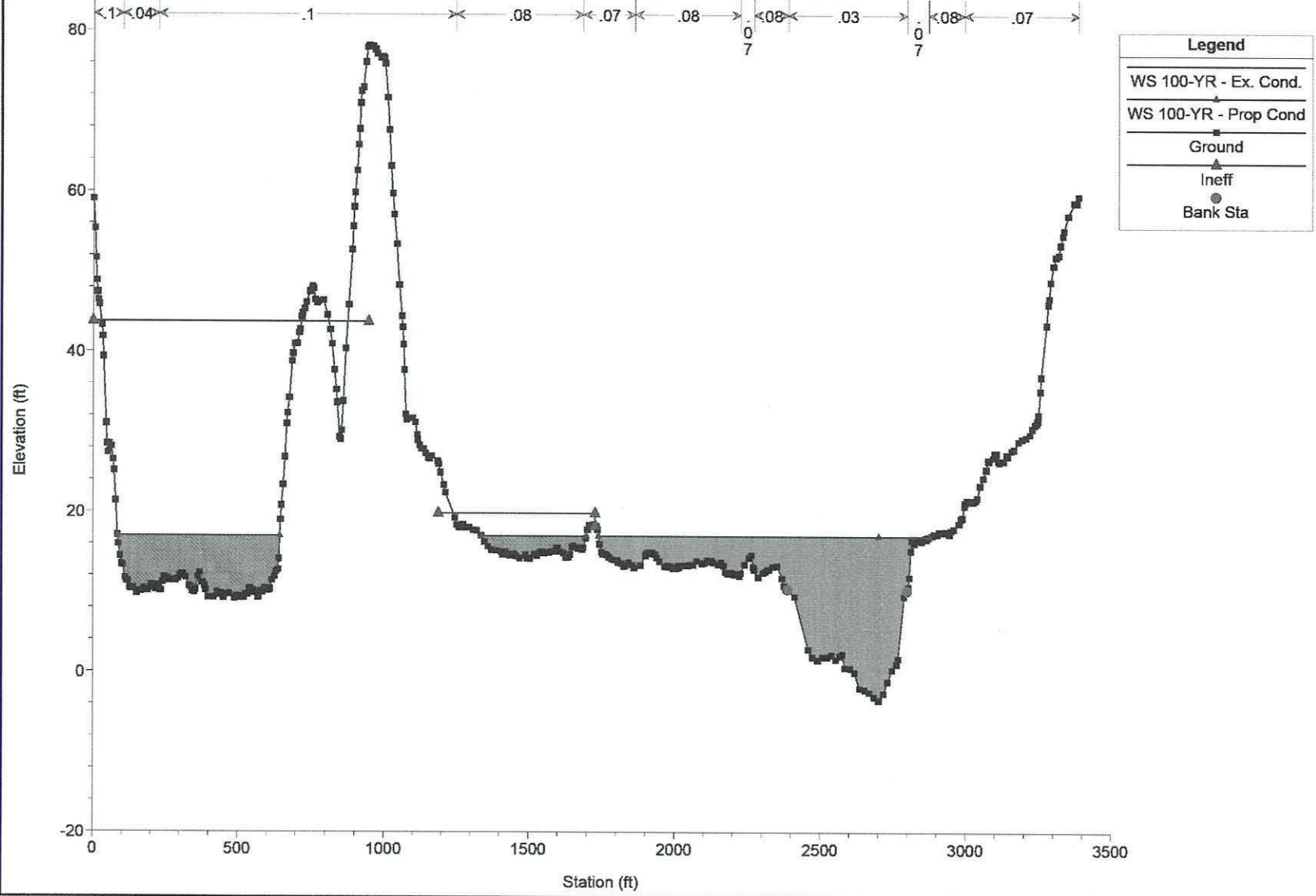


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RS = 11367.2

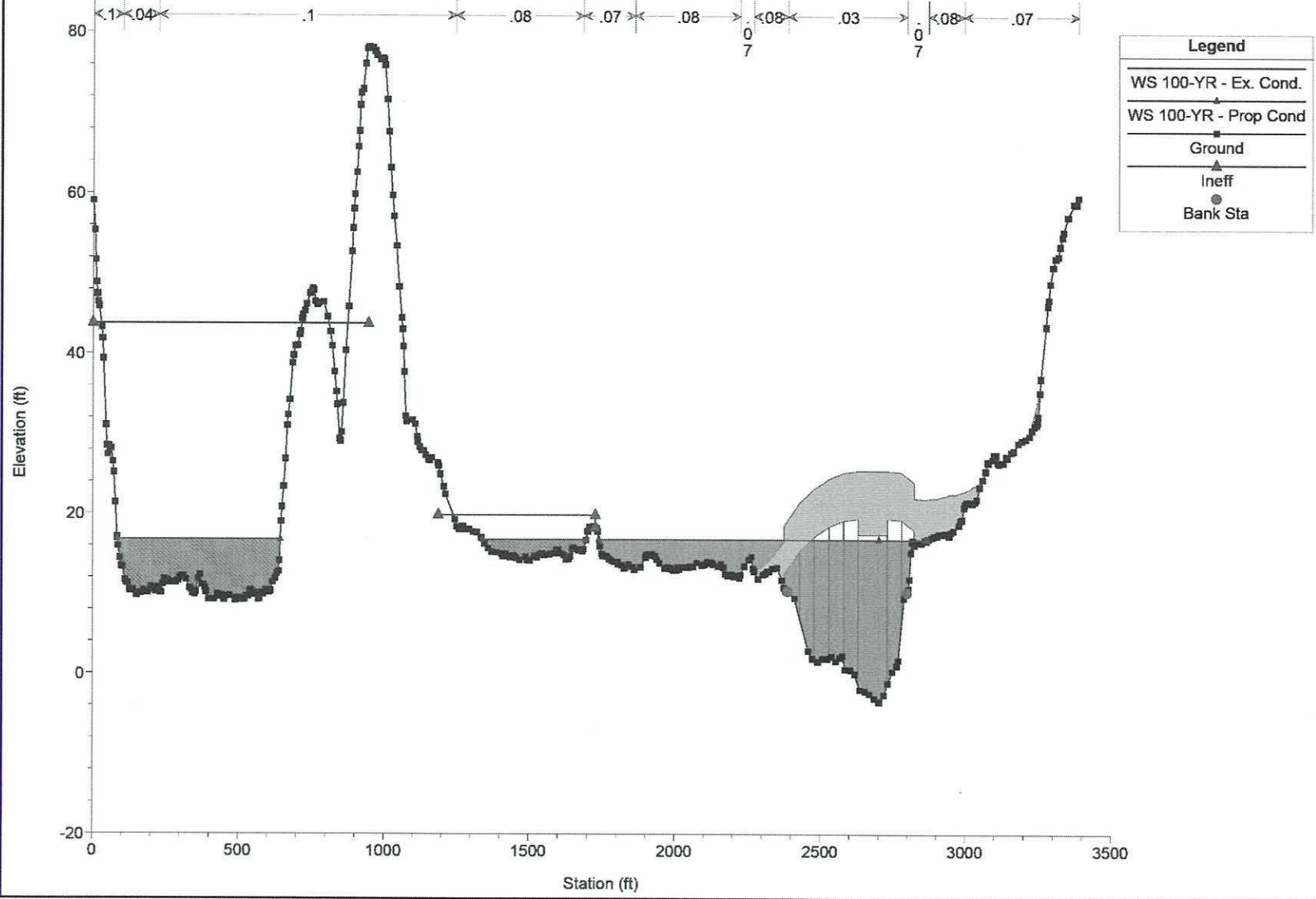


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RS = 10048.77



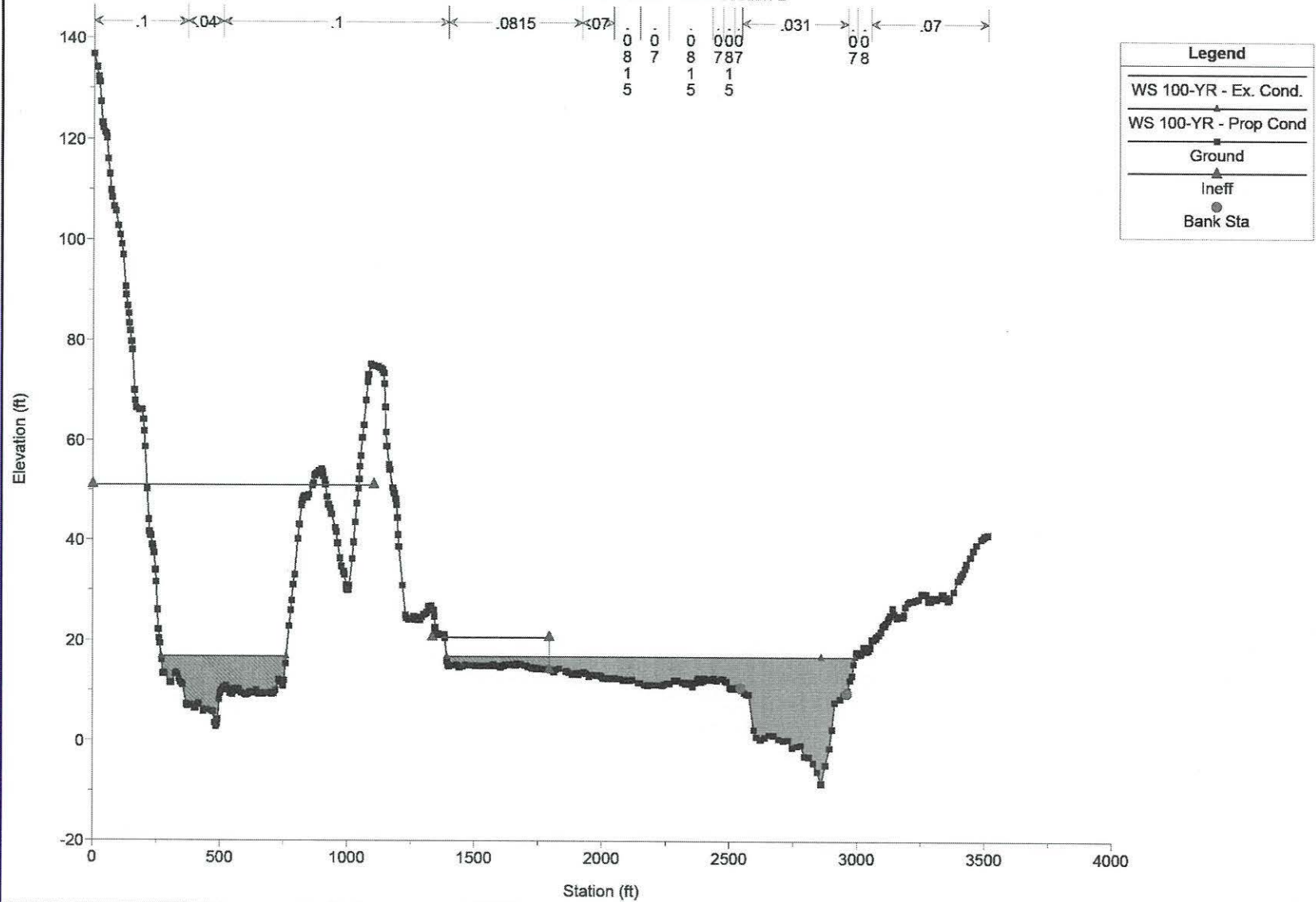
24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024

RS = 9942.323 BR From Drawings provided by the ODOT and Tillmook Co.



24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024

RS = 9904.361 Cross Section B

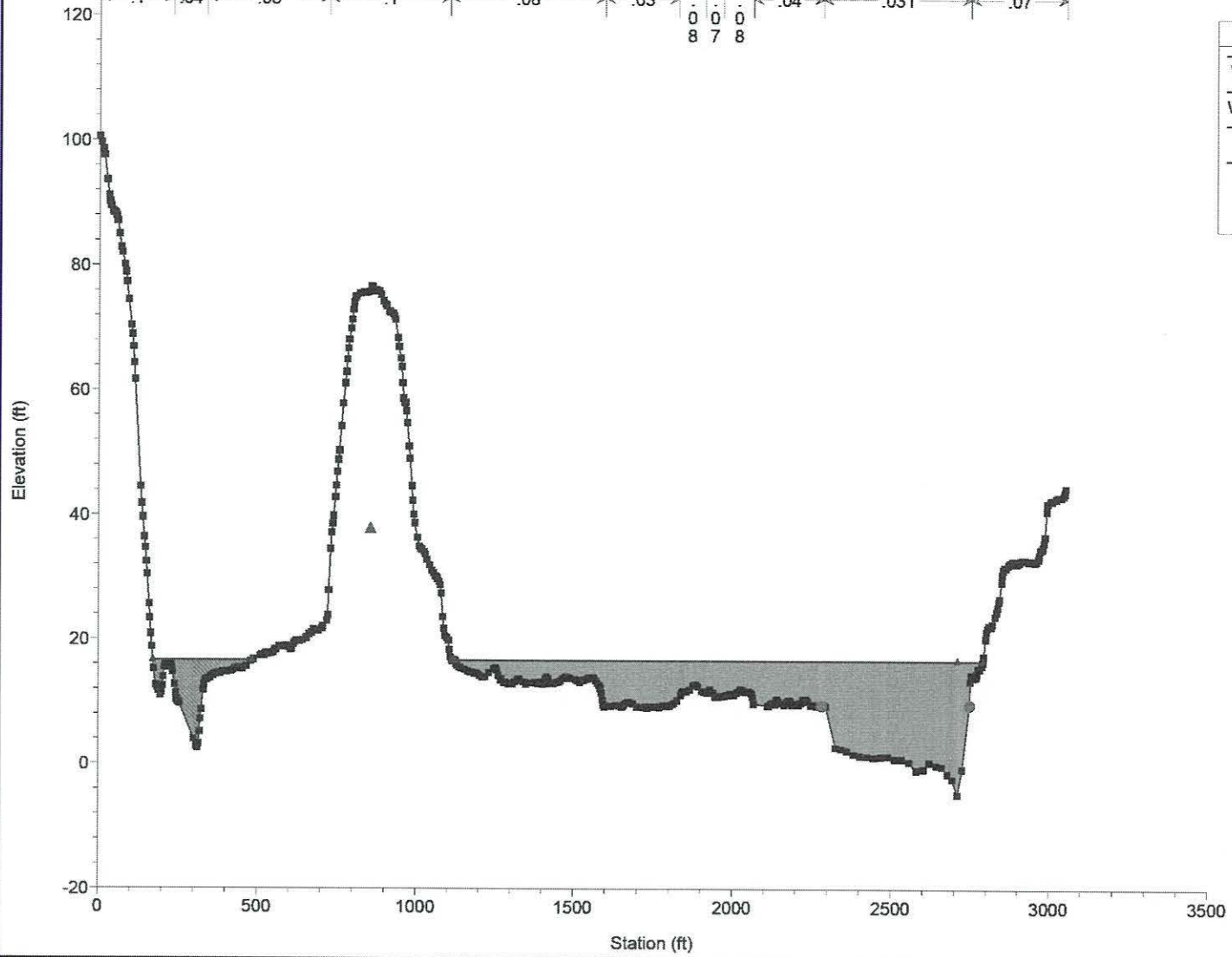


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RS = 8988.11

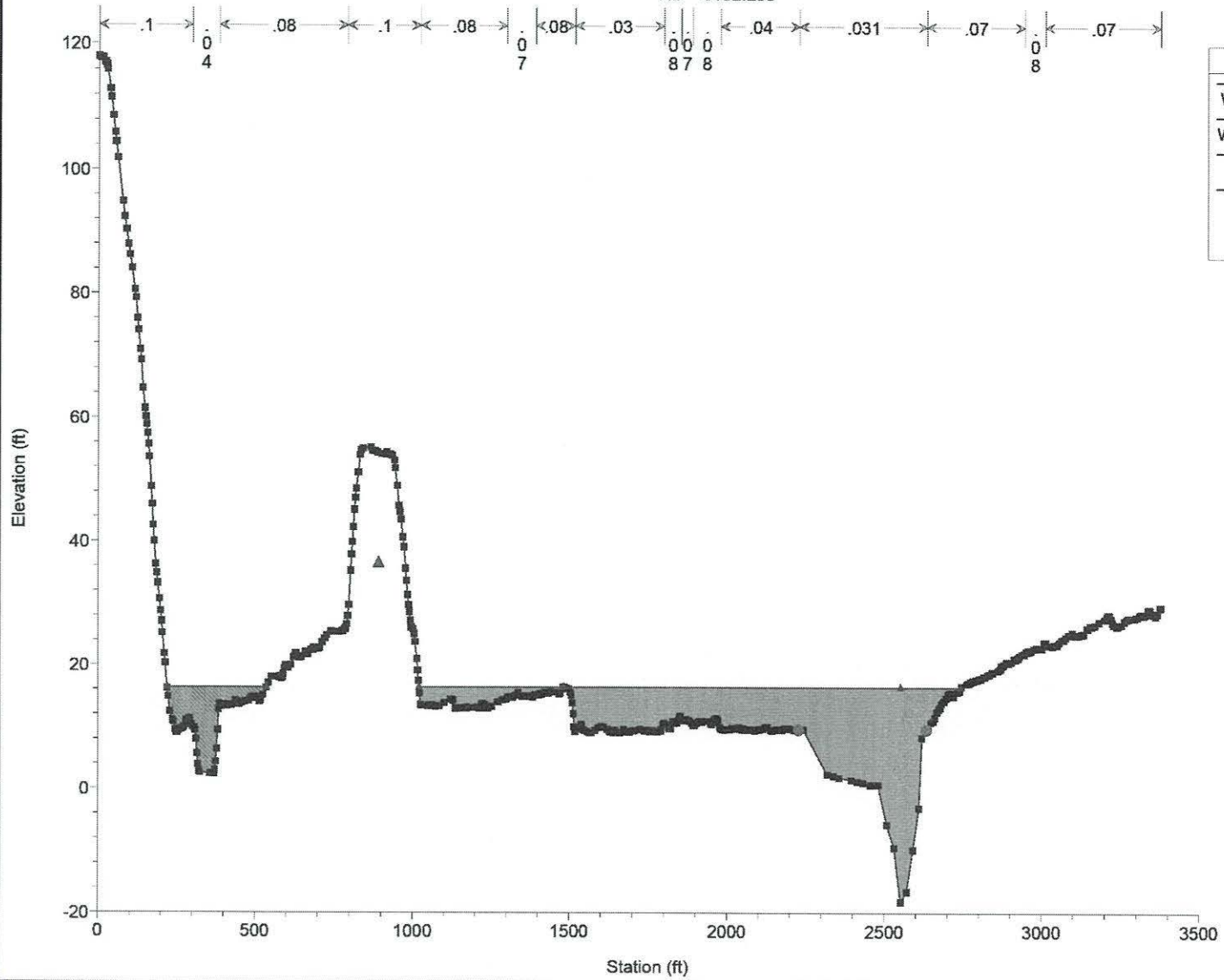
← .1 → ← .04 → ← .08 → ← .1 → ← .08 → ← .03 → | | | ← .04 → ← .031 → ← .07 →
0 0 0
8 7 8

Legend	
WS 100-YR - Ex. Cond.	▲
WS 100-YR - Prop Cond	■
Ground	—
Ineff	▲
Bank Sta	●



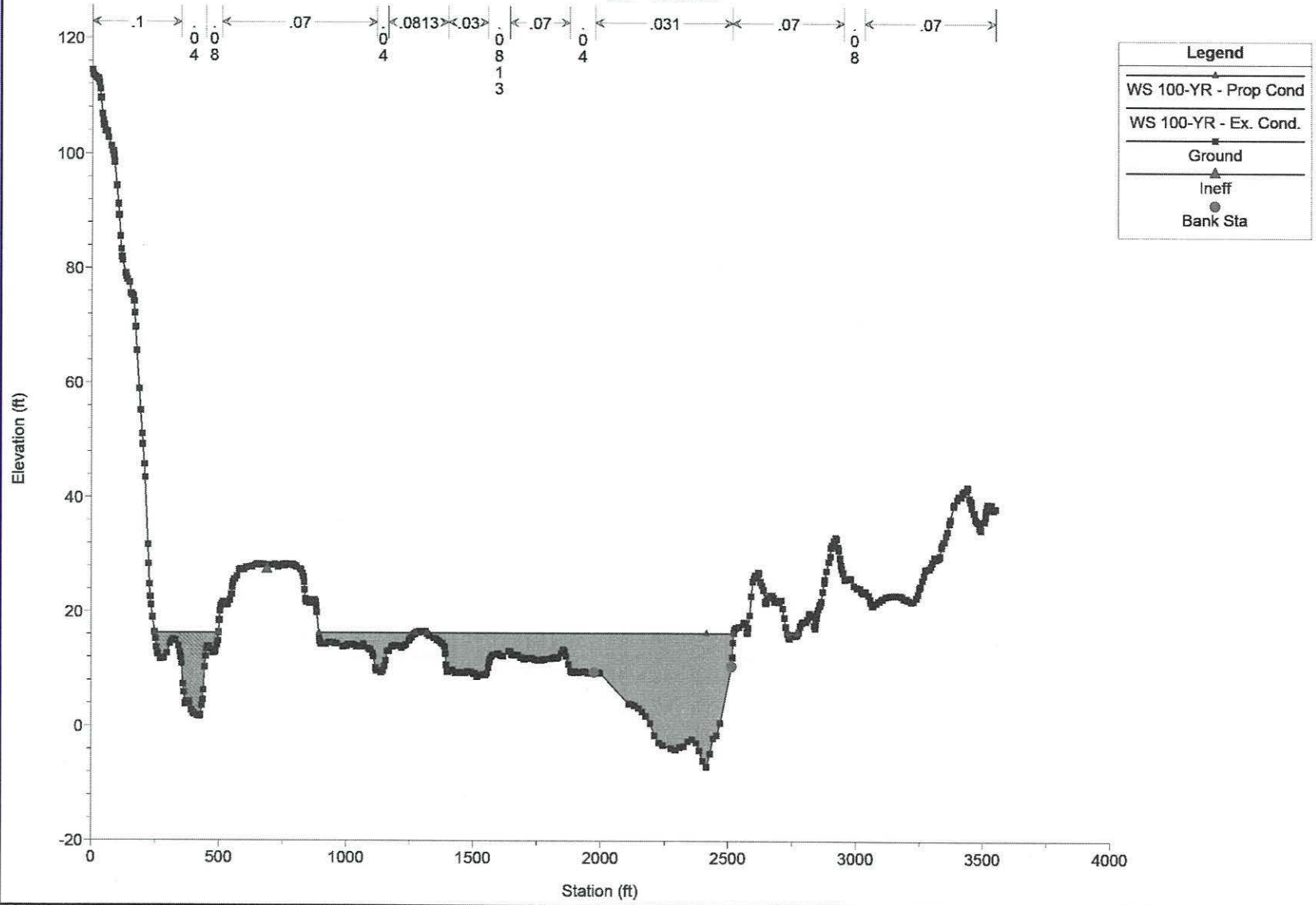
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RS = 8192.259

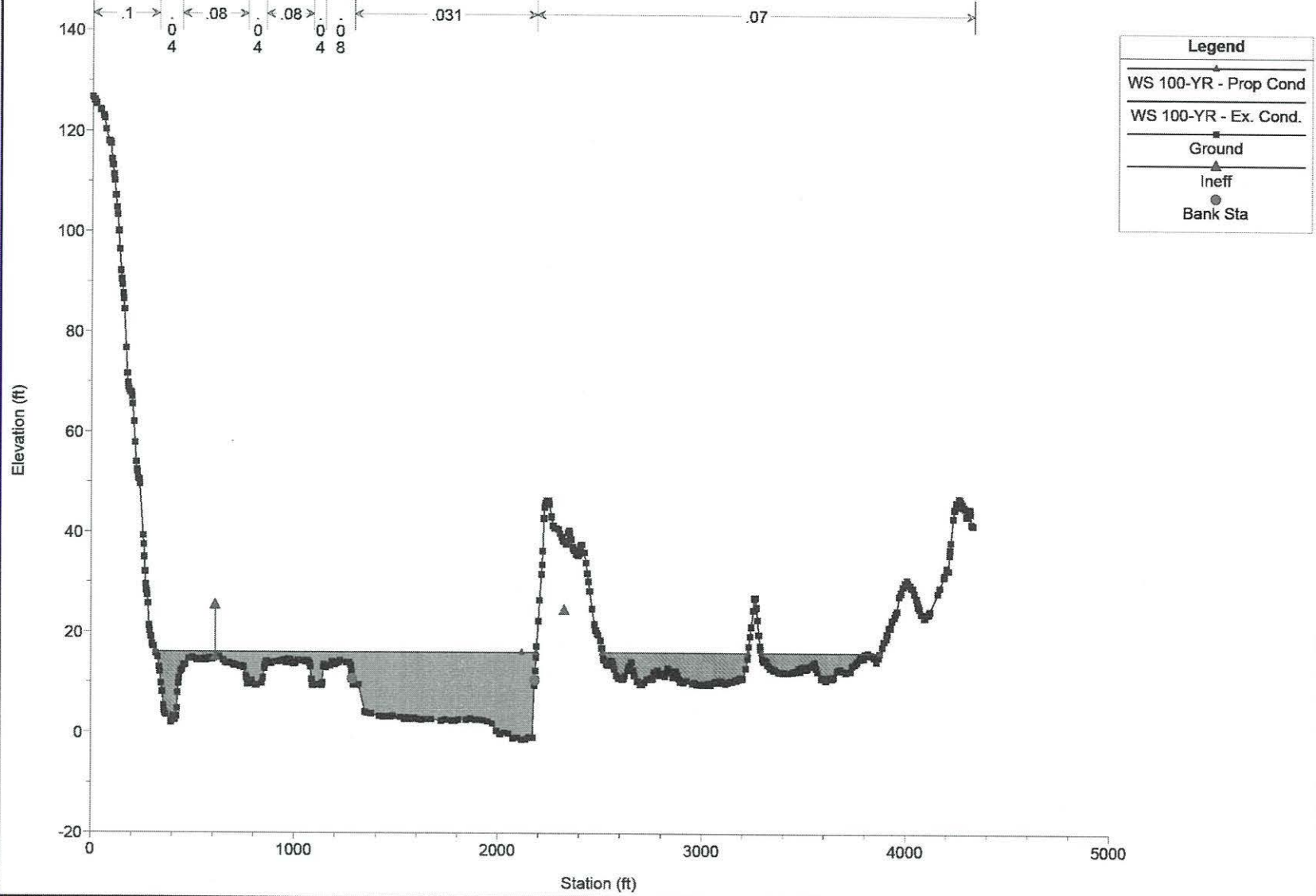


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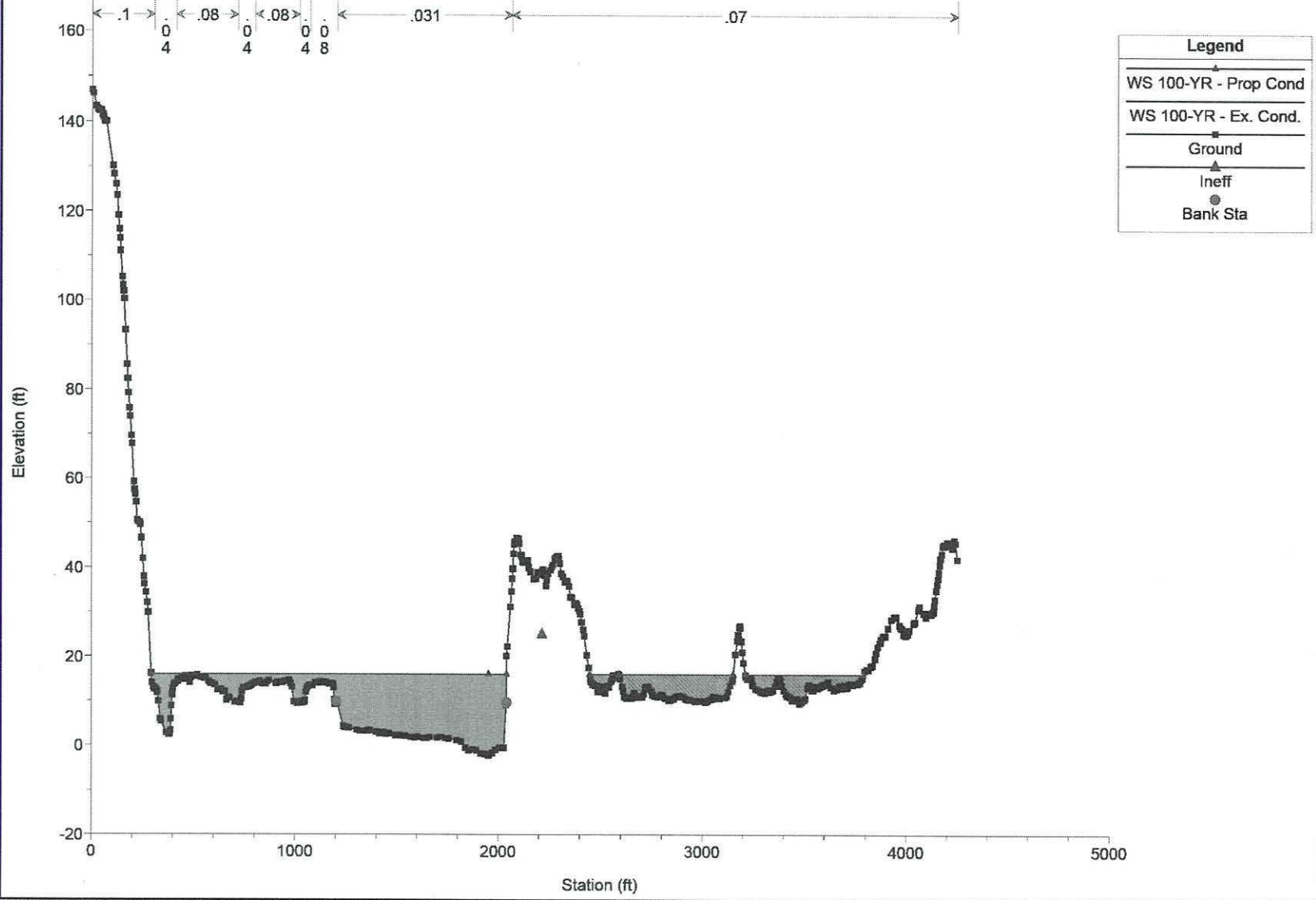
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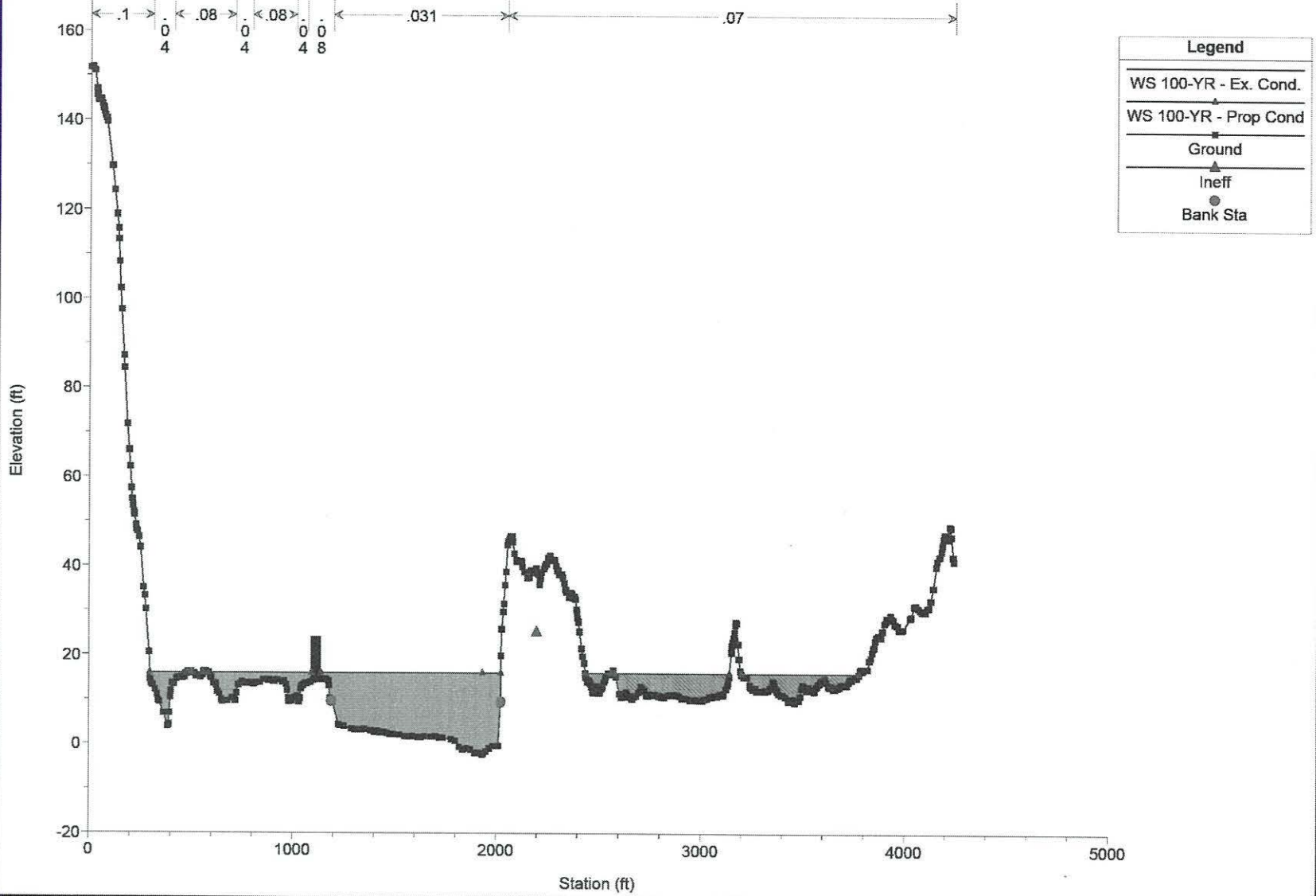
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RS = 6628.945



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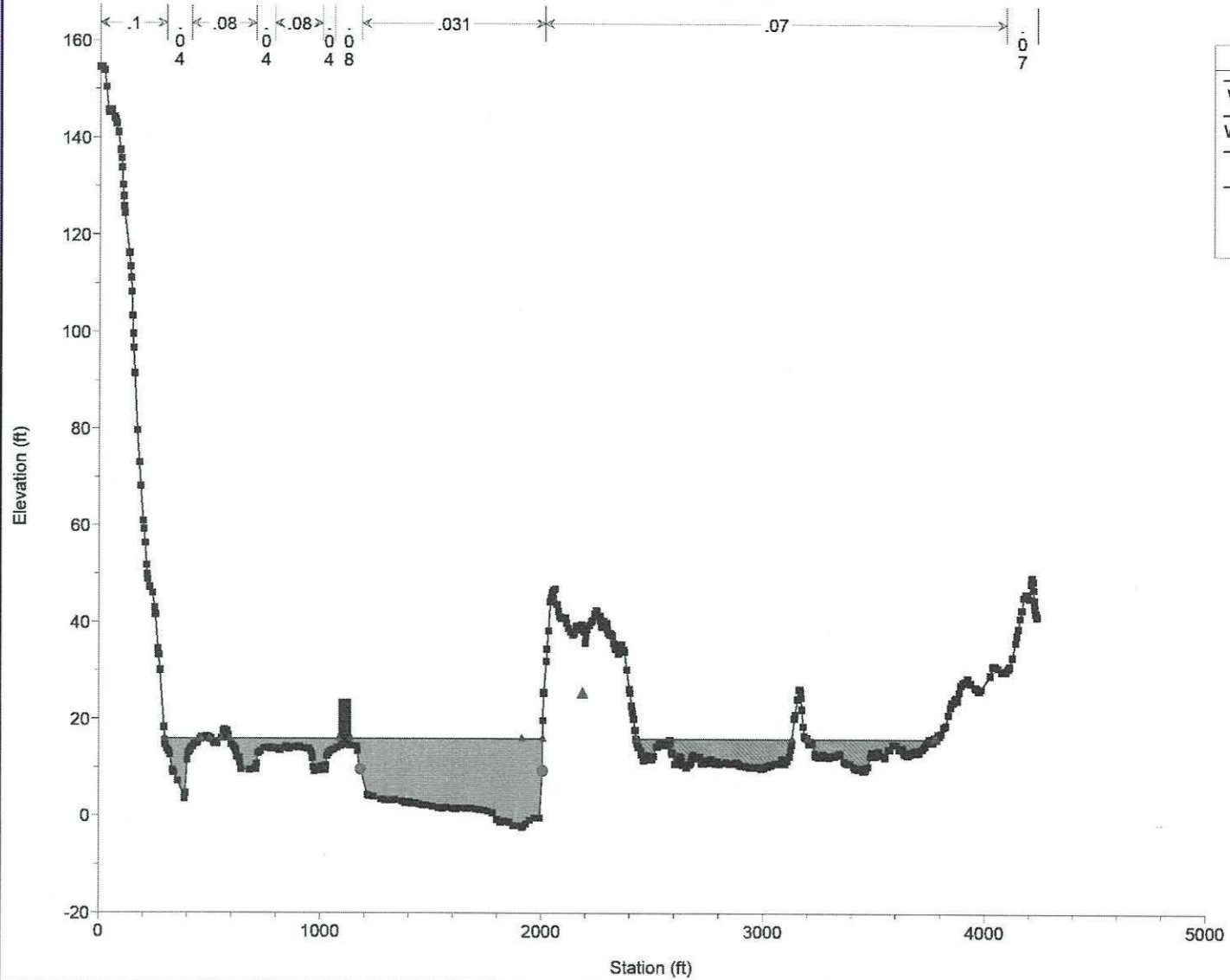


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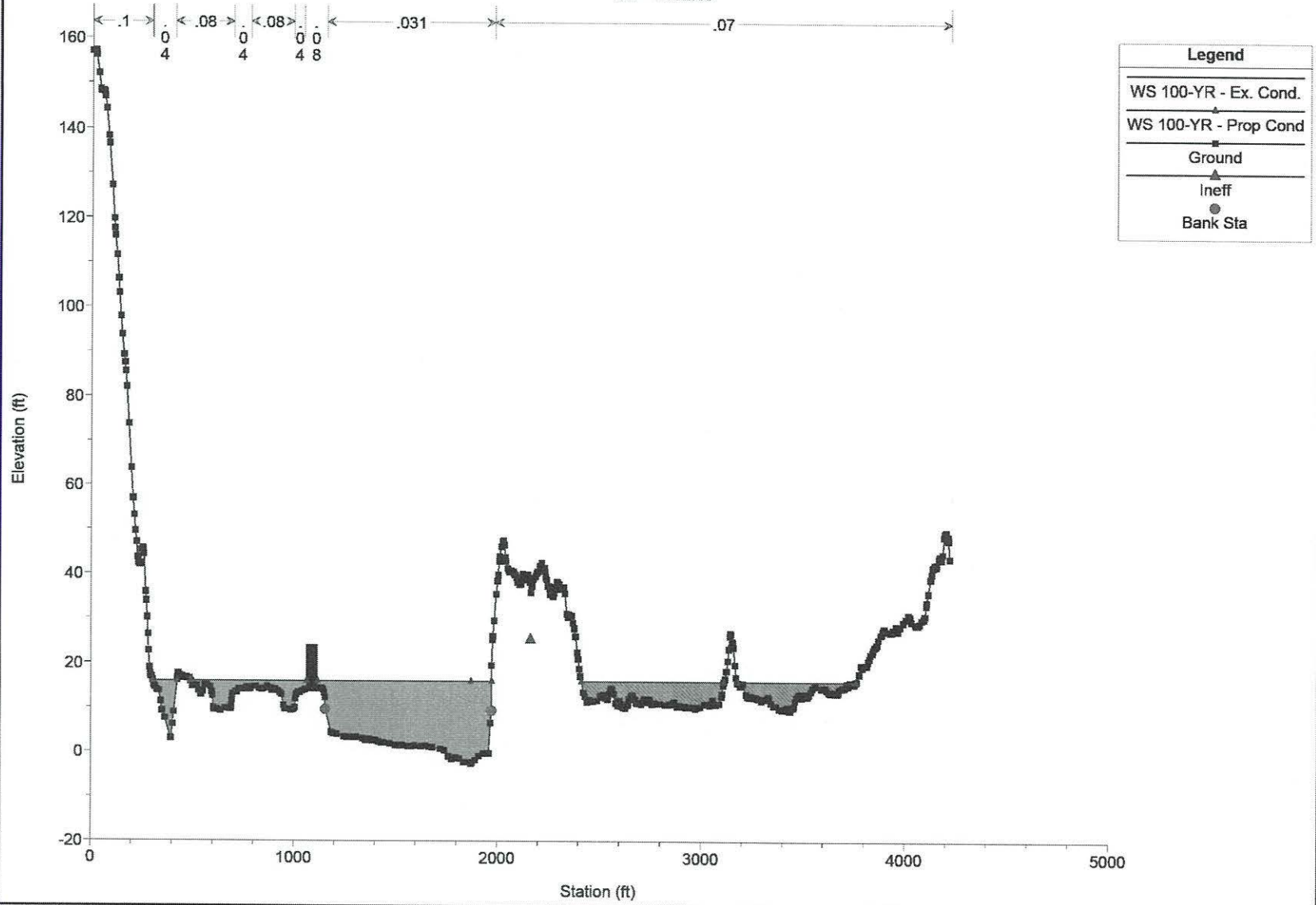


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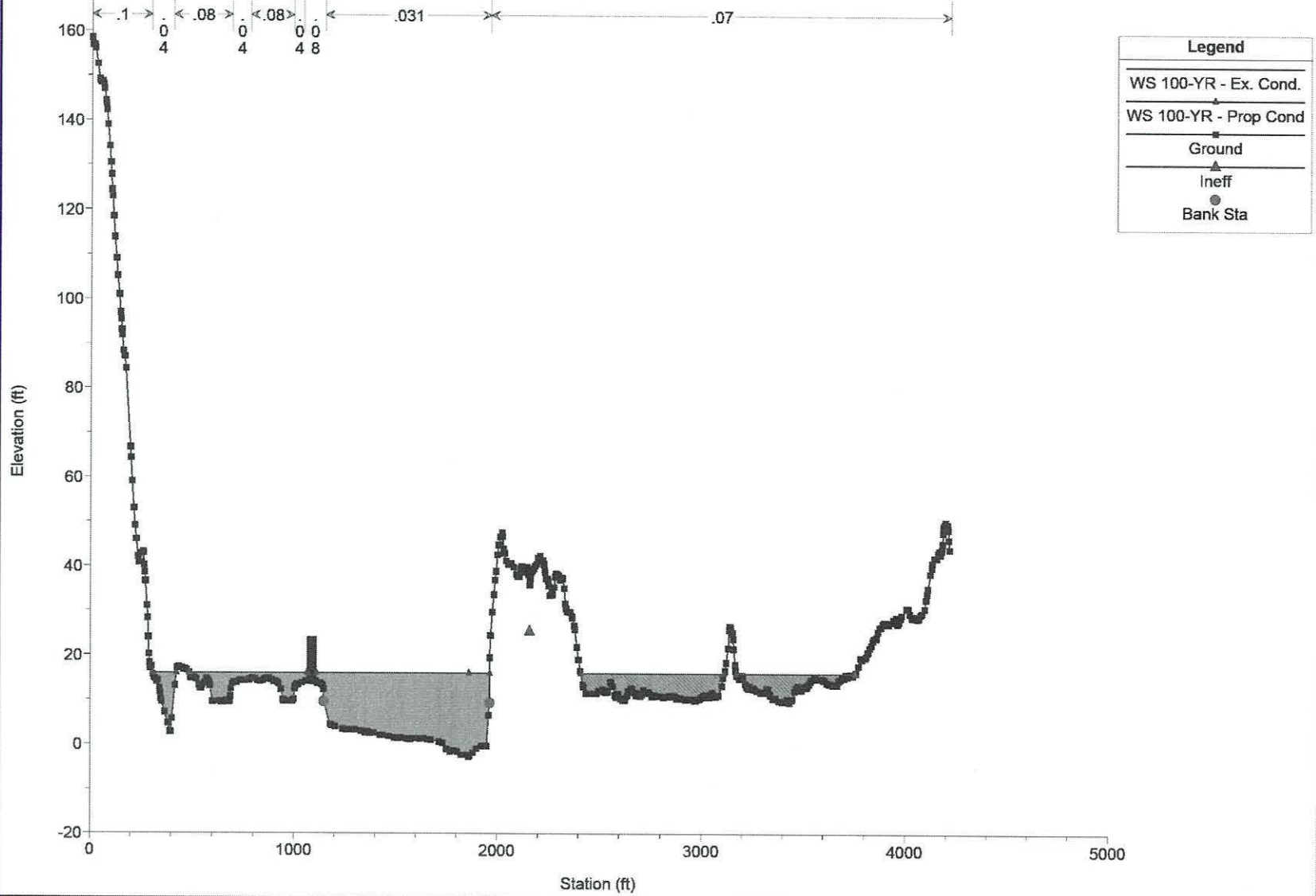
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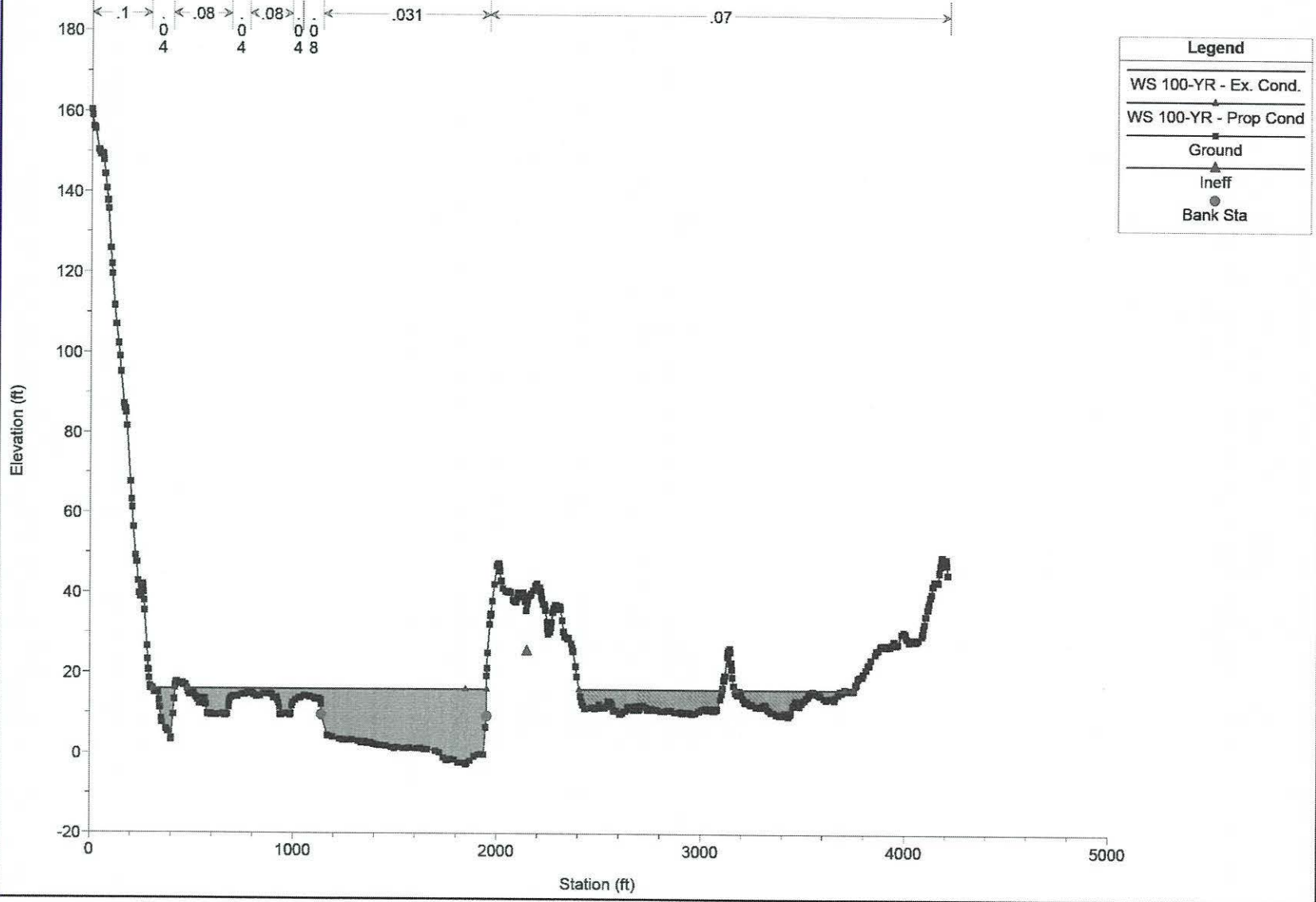
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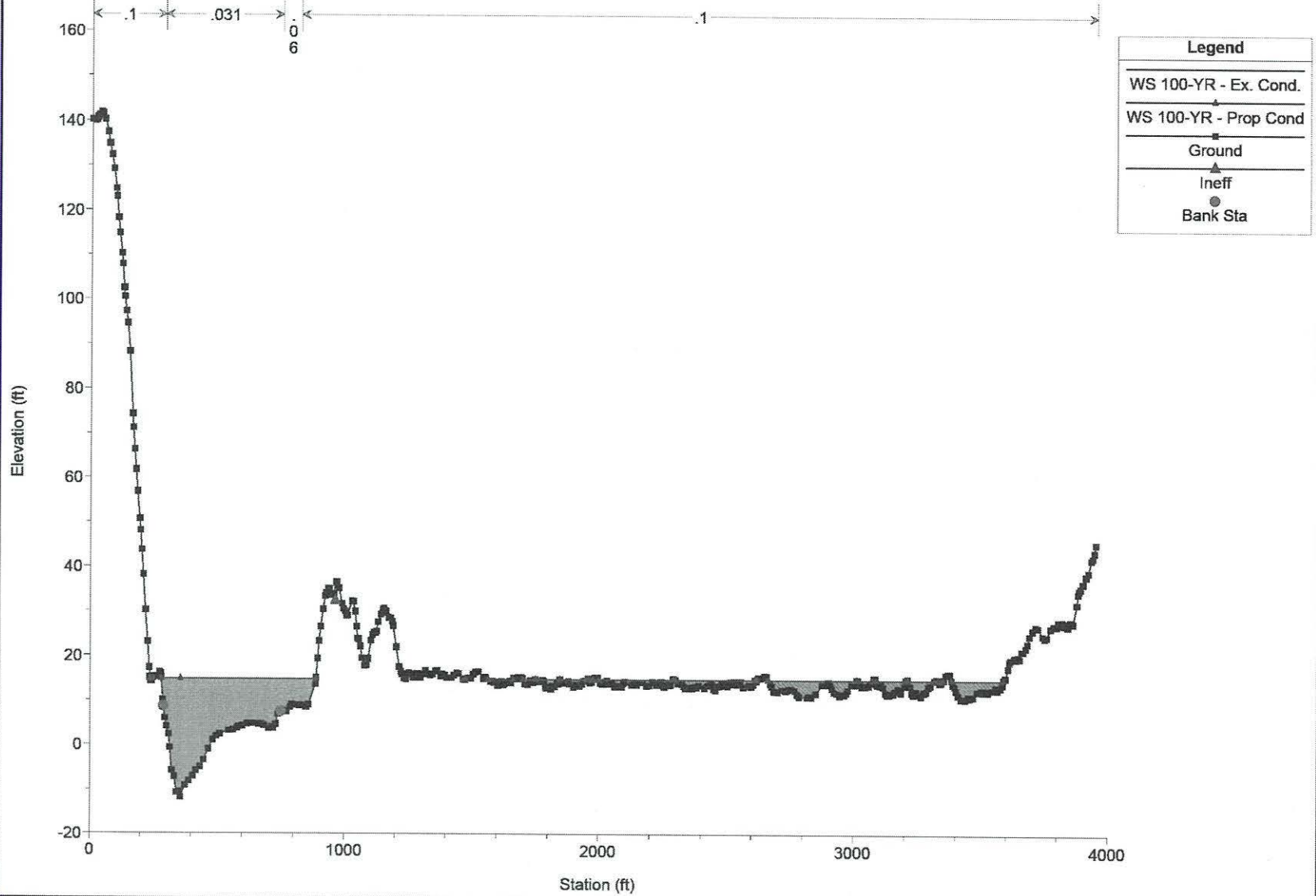
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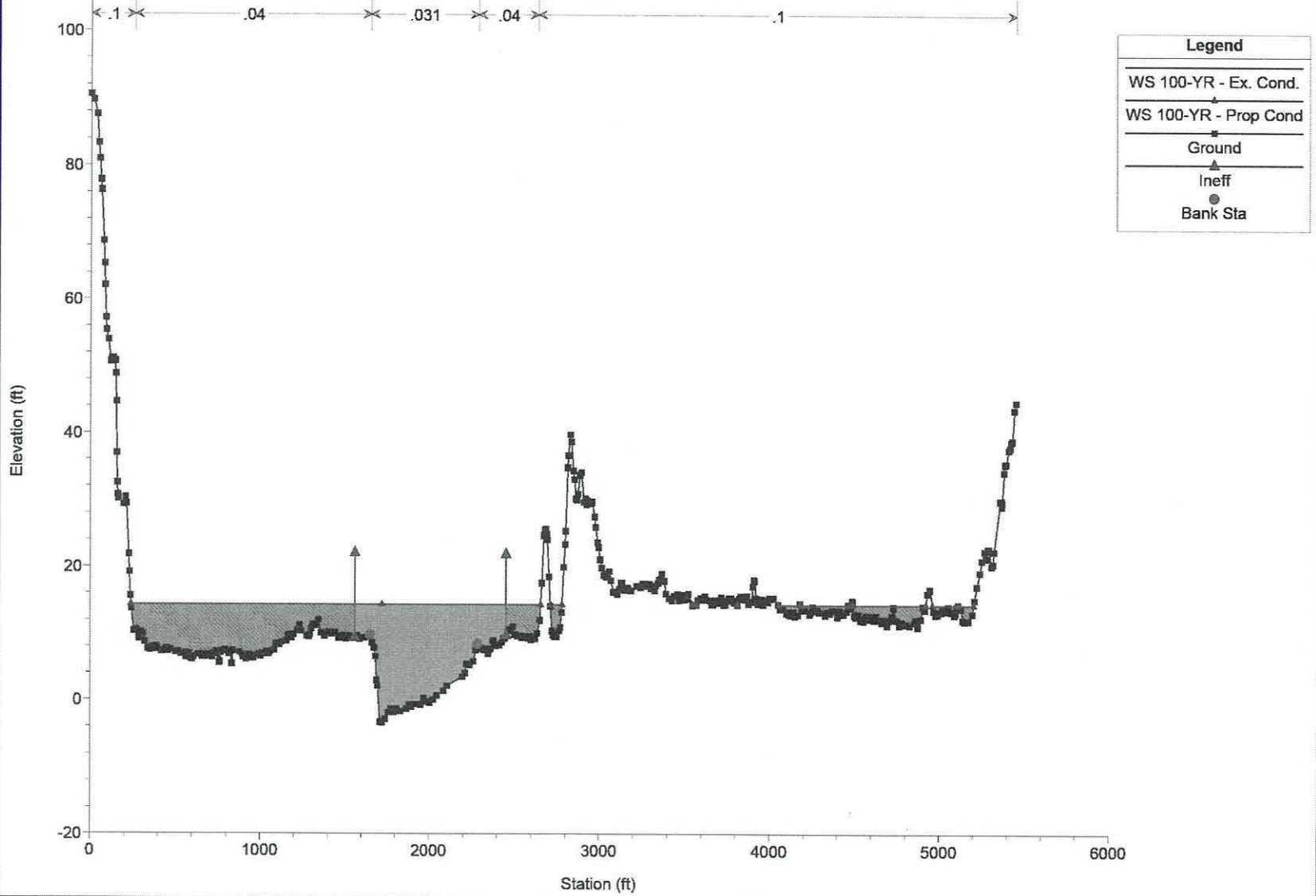
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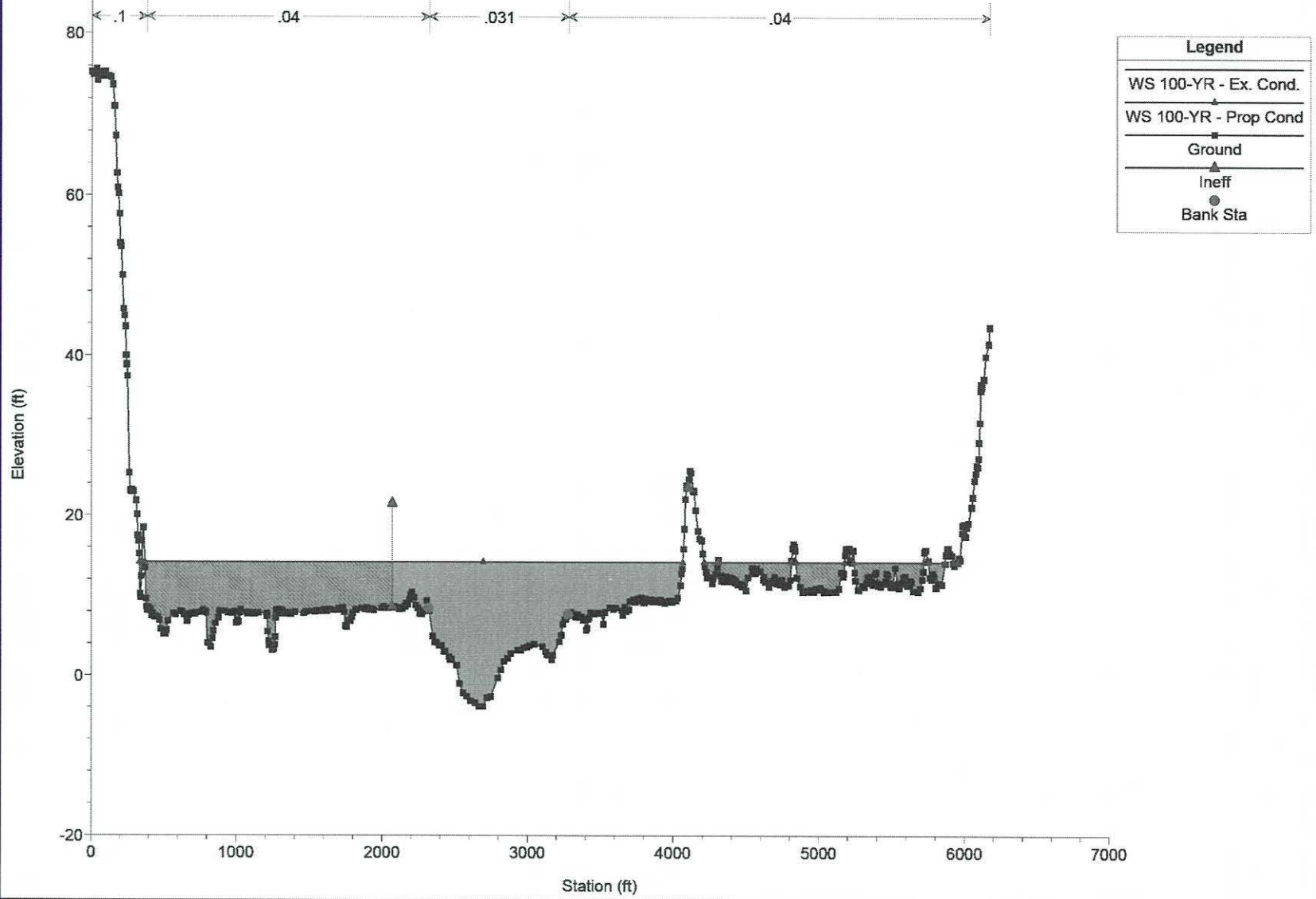
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RS = 4746.314 Cross Section A



24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 3370.732



24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 2099.855



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STRUCTURAL
INFORMATION**

The Design Department, Inc.
Creating Your Perfect Space
1523 Boca Ratan Dr.
Lake Oswego, Oregon 97034
(503) 332 - 3796

NOTE: Written dimensions on this drawing shall take precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. The Owner shall be responsible for any errors or omissions from the drawings and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work or the Contractor shall accept full responsibility for cost to rectify same.

Custom Home Plan for:
Mary & Joe Selby
Pacific City, Oregon

Index of Drawings

General Notes

REVISONS

07.23.24	
08.04.24	

ORIGIN DATE
07.11.24

PROJECT NO:
2124

SHEET

1

GENERAL NOTES

- INSULATION:
WALLS: R-21
ROOF: R-30C @ VAULTED CEILINGS ; R-49 @ FLAT CEILINGS
UNDERFLOOR: R-38
- VENTILATION:
A. ATTIC VENTILATION: R806
SHALL HAVE A MINIMUM NET FREE AREA OF 1/150 OF THE ATTIC AREA OR 1/300 NET AREA IF ONE-HALF THE AREA IS SOFFIT VENT AND ONE-HALF IS 3 FT. ABOVE PLATE LINE.
NOTE: WITH ENCLOSED RAFTER SPACES FLOW-THRU VENTING IS REQUIRED WITH 1" OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. ALSO 1" AIR SPACE @ SOFFIT VENTS ABOVE INSULATION
- WINDOWS: R308 & R310
EGRESS WINDOWS IN SLEEPING AREA SHALL NOT BE MORE THAN 44" FROM FINISHED FLOOR TO SILL AND SHALL HAVE AN OPENING WITH MINIMUM DIMENSIONS 20" WIDE, 24" HIGH WITH A MINIMUM AREA OF 5.7 SQUARE FEET. ALL GLASS OVER 18" WIDE AND WITHIN 18" OF THE FLOOR SHALL COMPLY WITH IMPACT LOADS. SLIDING GLASS DOORS SHALL BE SAFETY GLAZED WITH LAMINATED OR TEMPERED GLASS.
INFILTRATION:
ALL FACTORY-BUILT WINDOWS AND DOORS SHALL COMPLY WITH THE FOLLOWING CRITERIA FOR MAXIMUM ALLOWABLE AIR INFILTRATION RATES:

WINDOWS: U- 0.27
SKYLIGHTS: U- 0.50
EXTERIOR DOORS: U- 0.20
EXTERIOR DOORS WITH > 2.5 FT2 GLAZING: U- 0.40
A MAXIMUM OF 28 SQUARE FEET OF EXTERIOR DOOR AREA PER DWELLING UNIT CAN HAVE A U-FACTOR OF 0.54 OR LESS.

THESE RATES MUST BE SUBSTANTIATED BY TESTING TO STANDARD ASTM: E 283-73.

- TUB / SHOWERS:
SHOWERS SHALL BE EITHER ONE-PIECE FIBERGLASS STALL UNITS OR CERAMIC TILE WALL TO 6FT. ABOVE FLOOR MINIMUM AND SHALL BE PROVIDED WITH A WATER RESISTANT BACKING. ALL SHOWER DOORS SHALL BE TEMPERED OR LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC. ALL SHOWERS SHALL HAVE FLOW CONTROL DEVICES TO LIMIT TOTAL FLOW TO A MAXIMUM OF 3 G.P.M. PER SHOWER HEAD

- WHEN GYPSUM WALL BOARD IS USED AS A BASE FOR TILE IN TUB AND SHOWER AND WATER CLOSET AREAS WATER-RESISTANT GYPSUM BACKBOARD COMPLYING WITH R702.4.2

- R308.4.5 GLAZING AND WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES (1524 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

- ALL EXIT DOORS WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL AND MOUNTED AT A HEIGHT NOT EXCEEDING 48" ABOVE THE FINISH FLOOR

- A NON - REMOVABLE BACKFLOW PREVENTION DEVICE IS REQUIRED ON ALL EXTERIOR HOSE BIBBS. OPSC
- A 36" MINIMUM LANDING IS REQUIRED AT ALL EXTERIOR DOORS. R311.3. THE LANDING SHALL NOT BE MORE THAN 8 1/4" BELOW THE TOP OF THE THRESHOLD.
- ILLUMINATE BOTH INTERIOR AND EXTERIOR STAIRWAYS INCLUDING LANDINGS AND TREADS. R303.6 AND R303.7
- PROVIDE STAIRWAYS PER R311.7 (APPLIES TO INTERIOR AND EXTERIOR STAIRS) :
A. 8" MAXIMUM RISE AND 9" MINIMUM RUN IS REQUIRED.
B. A HANDRAIL IS REQUIRED AT EVERY STAIR OF 3 OR MORE RISERS. PROVIDE A 1.5" - 2 5/8" DIAMETER RAIL WITH 1.5" MIN. BETWEEN HANDRAIL AND WALL AND MOUNTED @ +30" - 38" ABOVE TREAD NOSING.
C. HANDRAILS WHICH ALSO FUNCTION AS GUARDRAILS SHALL BE 34" - 38" ABOVE TREAD NOSING.
- THE GRADE AROUND FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" IN THE FIRST 10 FEET.
- MIN. CLEARANCE OF SILL TO FINISHED GRADE : 6" R404.1.6.
- FOUNDATION BOLTS SHALL BE NOT LESS THAN 1/2" DIAMETER STEEL BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE, SPACED 72" ON CENTER MAXIMUM, WITH AT LEAST TWO BOLTS PER PLATE OR SILL AND 1 BOLT WITHIN 12" OF ENDS AND CORNERS. R403.1.8. UNLESS NOTED OTHERWISE.
- COLUMNS AND POSTS SHALL BE ADEQUATELY ANCHORED TO PREVENT LATERAL DISPLACEMNT. R407.3
- ALL WOOD, INCLUDING POSTS, WITHIN 6" OF GROUND SHALL BE PRESSURE TREATED
- A WEATHER-RESISTANT RIGID BAFFLE, EXTENDING ABOVE THE INSULATION AT EAVE OR SOFFIT VENTS IS REQ.

FOUNDATION NOTES

- FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQ. DEPTH BELOW THE FINAL GRADE.
- FOUNDATION
SEE PLAN DETAILS ON "S" SHEETS
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- ANY FILL UNDER GRADE SUPPORTED SLABS: SAND
- ALL WOOD IN CONTACT W/ CONC. TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.
- P.T. 2X6 SILL PLATES TYP.
- FLOOR STRUCTURE: 3/4" T&G PLYWD DECKING GLUED & NAILED TO TJI F.J. @ 16" O.C. INSTALLED PER MANUF. SPECS. EXTRA JOIST UNDER ALL PARALLEL WALLS.
- PROVIDE R-38 UNDERFLOOR INSULATION USE SPRING WIRES TO HOLD INSULATION TIGHT TO UNDERSIDE OF FLOOR SHEATHING SPACE WIRES PER INSTALLERS SPECS.
- SEE GENERAL NOTES

ELECTRICAL NOTES

- A GROUNDING ELECTRODE AT ELECTRICAL SERVICE IS REQUIRED, CONSISTING OF (OR CONNECTED TO) A MINIMUM 20' LENGTH OF 1/2" DIAMETER STEEL REINFORCEMENT OF FOOTINGS. R403.1.8.
ELECTRODE SHALL EXTEND 12" MINIMUM ABOVE THE PLATE LINE.
- PROVIDE RECEPTICLES AS REQUIRED BY OESC OAR 918-305-0100
A. OUTLETS ARE REQ. AT 12 FOOT O.C. MAX. SPACING.
B. OUTLETS ARE REQUIRED AT ANY WALL SPACE 2 OR MORE FEET WIDE.
C. OUTLETS ARE REQ. AT EACH COUNTER SPACE WIDER THAN 12", AT 4 FEET O.C.
D. HALLS OF 10 FEET OR MORE SHALL INCLUDE AN OUTLET.
E. PROVIDE AT LEAST ONE OUTLET IN THE GARAGE AND BASEMENT.
F. OUTLETS ARE REQ. AT 6' FOOT O.C. MAX. FROM ANY OPENING
- PROVIDE GFCI PROTECTION PER ELECTRICAL CODE
A. FOR OUTLETS IN BATHROOMS.
B. AT NON - DEDICATED OUTLETS ABOVE COUNTER TOP WITHIN 6 FEET OF KITCHEN SINK.
C. FOR ANY OUTLETS IN CRAWLSPACE OR UNFINISHED BASEMENT.
D. FOR OUTDOOR OUTLETS. (SPECIFY WATERPROOF OUTLETS)
E. FOR HYDROMASSAGE BATHTUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENTS.
- PROVIDE AT LEAST TWO SEPERATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES, AND AT LEAST ONE SEPERATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.
- LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABLE " SUITABLE FOR DAMP LOCATIONS "
- ALL SWITCHES, OUTLETS AND ENVIROMENTAL CONTROLS SHALL BE MOUNTED NOT LESS THAN 15" NOR MORE THAN 48" ABOVE FINISHED FLOOR AND SHALL BE ALIGNED VERTICALLY.

ALL EXHAUST DUCTS SHALL BE RIGID METAL, AND SHALL BE FITTED WITH A TIGHT FITTING BACKDRAFT DAMPER CAPABLE OF CLOSING WHEN THE FAN IS NOT IN USE.

DUCTS IN UNHEATED SPACES INCLUDING ATTICS SHALL BE INSULATED TO A MINIMUM OF R-4.

☉ = COMBO SMOKE DETECTOR / CO DETECTOR:
ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF A SINGLE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE HOUSE AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL THE SLEEPING AREAS. DETECTORS SHALL BE CONNECTED TO HOUSE POWER AND SHALL HAVE A BATTERY BACKUP. TYP.

☐ = EXHAUST FAN:
ALL EXHAUST DUCTS SHALL BE RIGID METAL, AND SHALL BE FITTED WITH A TIGHT FITTING BACKDRAFT DAMPER CAPABLE OF CLOSING WHEN THE FAN IS NOT IN USE.

PROVIDE "HONEYWELL" Y8150 FRESH AIR VENTILATION SYSTEM

INDEX OF DRAWINGS

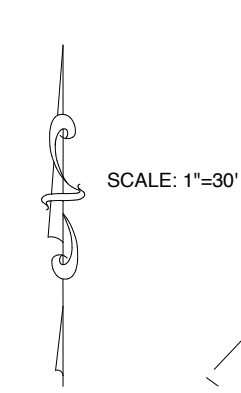
- INDEX OF DRAWINGS , GENERAL NOTES, FOUNDATION NOTES
- EXISTING CONDITIONS TOPOGRAPHICAL SURVEY, PROPOSED SITE PLAN
- FOUNDATION PLAN
- GARGE FLOOR PLAN
- MAIN FLOOR PLAN
- ROOF PLAN
- FRAMING SECTIONS
- EXTERIOR ELEVATIONS
- DETAILS
- S1 THROUGH S12 STRUCTURAL PLANS

GOVERNING CODE

2023 OREGON RESIDENTIAL SPECIALTY CODE

ENERGY CODE NOTES

ALL CONSTRUCTION SHALL CONFORM TO 2023 OREGON RESIDENTIAL ENERGY CODE PER TABLE N1101.1(1)

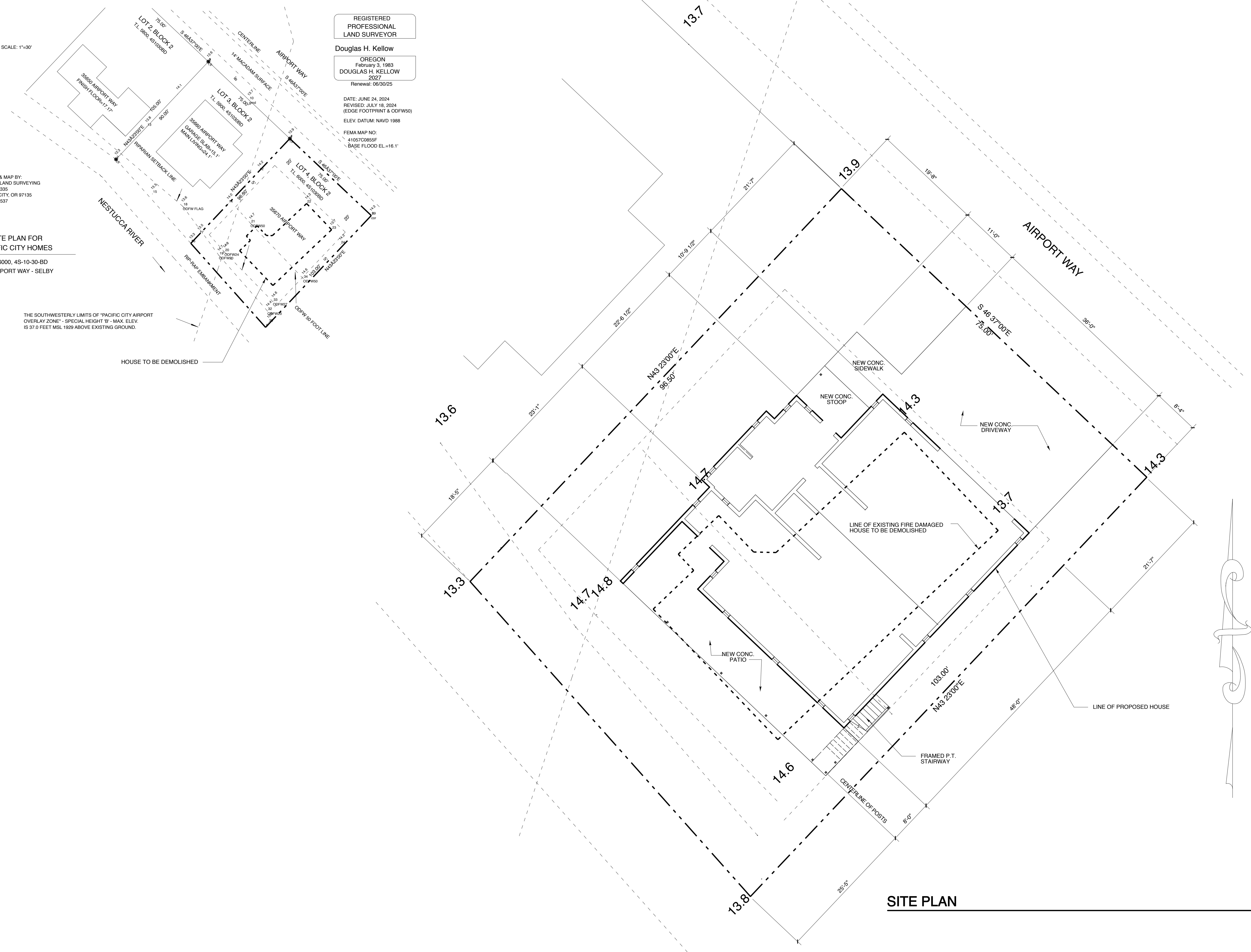


SURVEY & MAP BY:
 KELLOW LAND SURVEYING
 P.O. BOX 335
 PACIFIC CITY, OR 97135
 503-801-3537

SITE PLAN FOR
 PACIFIC CITY HOMES
 TAX LOT 6000, 4S-10-30-BD
 35670 AIRPORT WAY - SELBY

THE SOUTHWESTERLY LIMITS OF "PACIFIC CITY AIRPORT
 OVERLAY ZONE" - SPECIAL HEIGHT "B" - MAX. ELEV.
 IS 37.0 FEET MSL 1929 ABOVE EXISTING GROUND.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Douglas H. Kellow
 OREGON
 February 3, 1983
DOUGLAS H. KELLOW
 2027
 Renewal: 05/30/25
 DATE: JUNE 24, 2024
 REVISED: JULY 18, 2024
 (EDGE FOOTPRINT & ODPW50)
 ELEV. DATUM: NAVD 1988
 FEMA MAP NO:
 41057C0855F
 BASE FLOOD EL.=16.1'



SITE PLAN

SCALE: 1/8"=1'-0"

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 1523 Boca Ratan Dr.
 Lake Oswego, Oregon 97034
 (503) 332-3796

NOTE:
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 Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding.
 The Owner must be notified on any variations from the drawing. Any such variation shall be resolved by the Owner prior to proceeding with the work or the Contractor shall accept full responsibility for cost to rectify same.

Custom Home Plan for:
 Mary & Joe Selby
 Pacific City, Oregon

Exterior Elevations

REVISIONS	
07.23.24	
08.04.24	
08.08.24	
08.15.24	

ORIGIN DATE
 07.11.24

PROJECT NO:
 2124

SHEET
2

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQ. DEPTH BELOW THE FINAL GRADE.
2. FOUNDATION:
SEE SHEET S1 FOR STRUCTURAL INFORMATION
3. TOP OF ALL PERIMETER FOUNDATION WALLS @ 5'-0" ABOVE BFE.
4. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" SAND
5. ALL WOOD IN CONTACT W/ CONC. TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

**ATTENTION FRAMER!
CRITICAL!
SEE "S" SHEETS FOR
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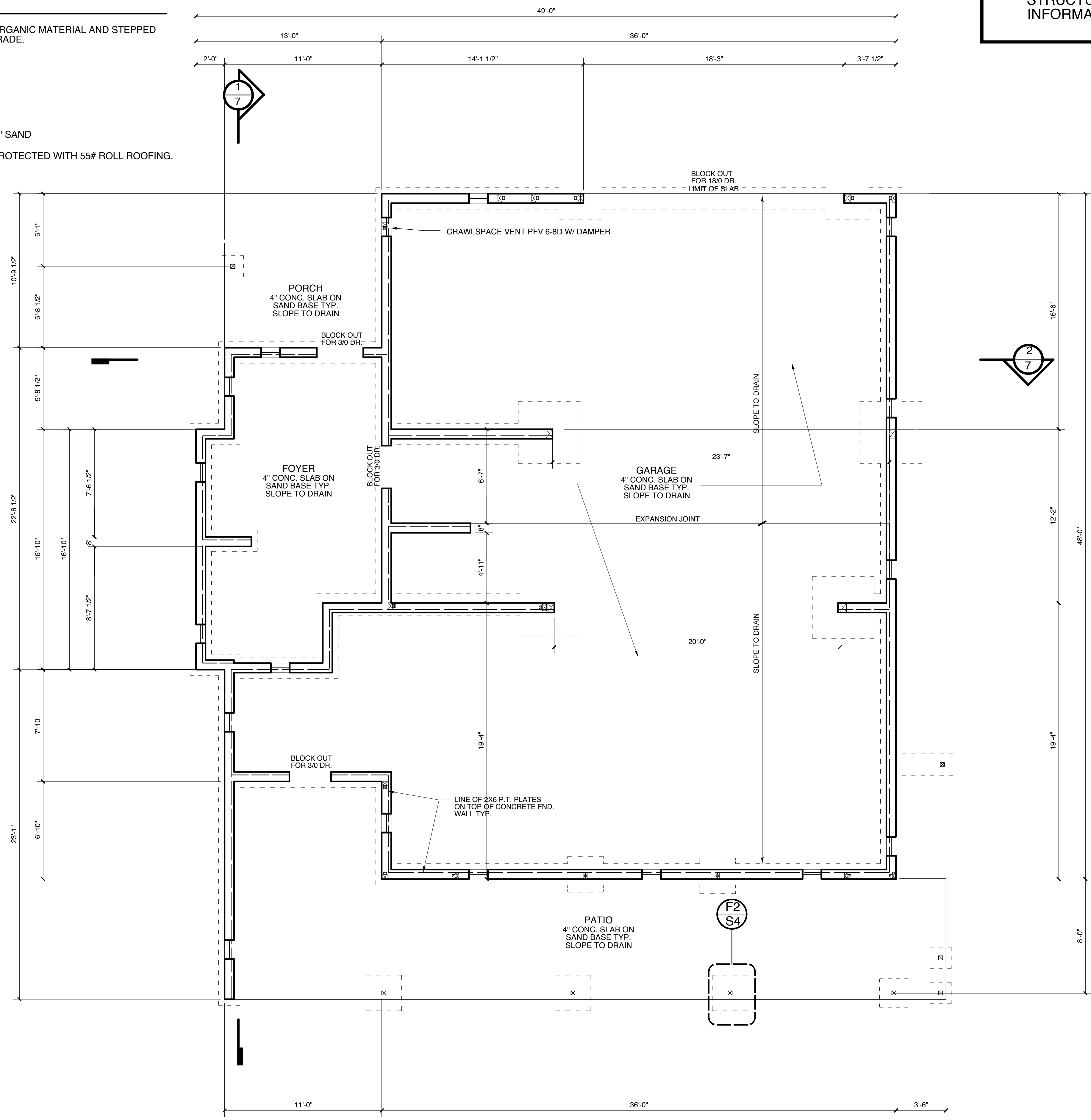
Foundation Plan

REVISIONS	
07.23.24	
08.04.24	
08.15.24	

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07.11.24

PROJECT NO:
2124

SHEET
3



FOUNDATION PLAN SEE SHEET S1

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

WALL KEY

- = INTERIOR BEARING WALL SEE SHEET S2
- = SHEARWALL LOCATION SEE SHEET S2

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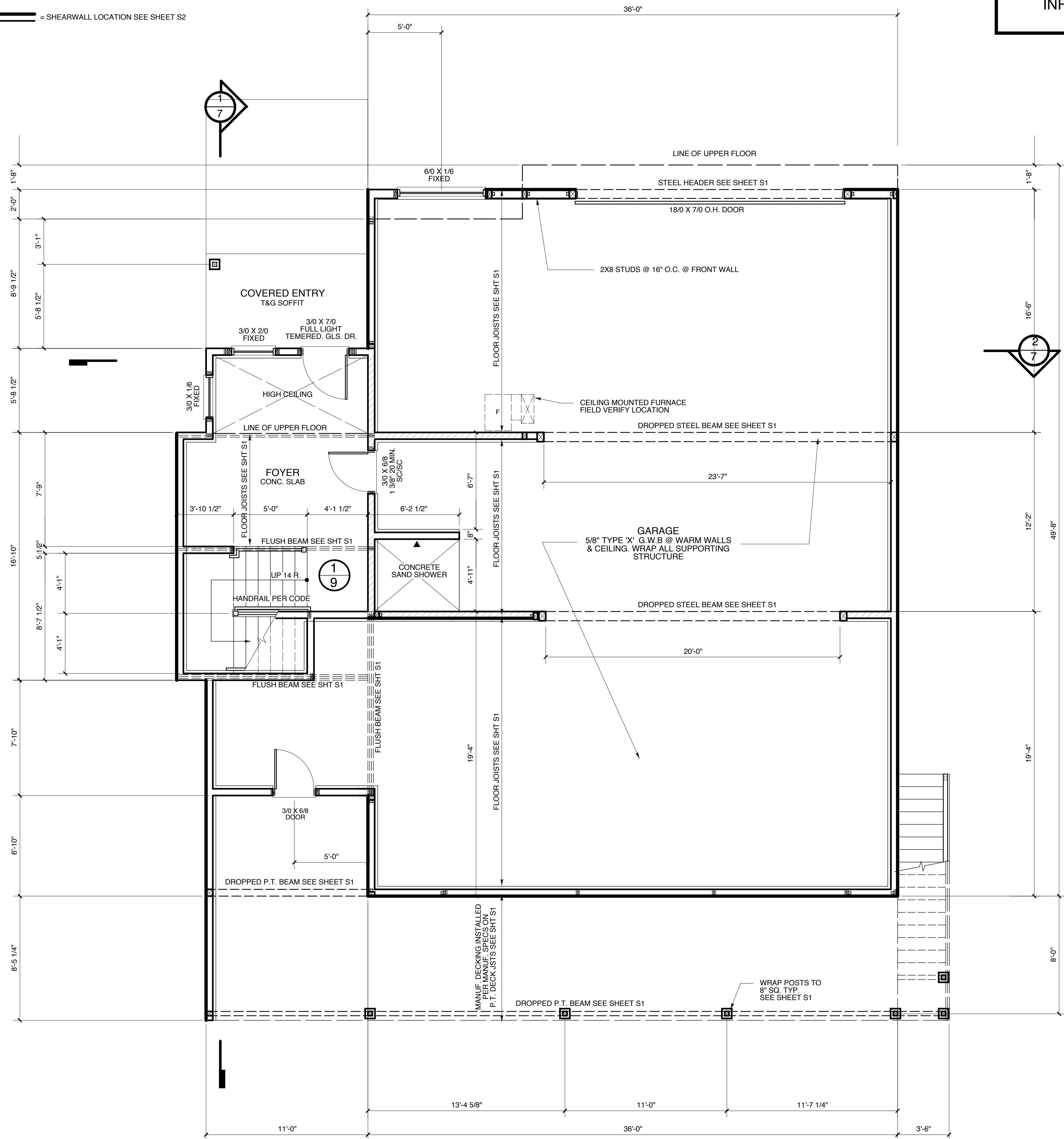
Garage Floor Plan

REVISIONS	
07.23.24	
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08.15.24	

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07.11.24

PROJECT NO:
2124

SHEET
4



GARAGE FLOOR PLAN SEE SHEET S1

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

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Custom Home Plan for:
Mary & Joe Selby
Pacific City, Oregon

Main Floor Plan

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08.15.24	

ORIGIN DATE
07.10.24

PROJECT NO:
2124

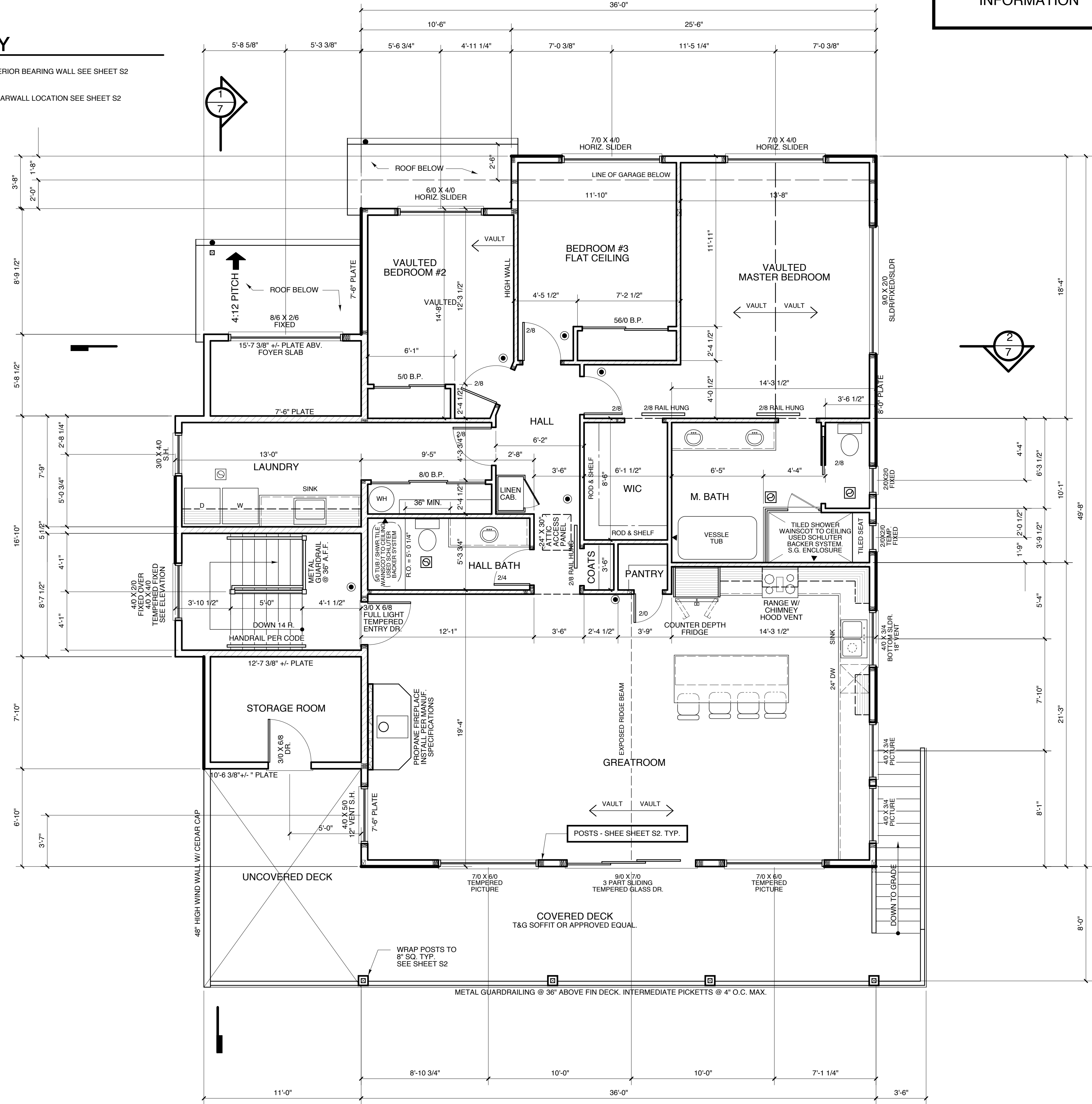
SHEET

5

WALL KEY

===== = INTERIOR BEARING WALL SEE SHEET S2

===== = SHEARWALL LOCATION SEE SHEET S2



MAIN FLOOR PLAN SEE SHEET S2
2,053 SQ. FT. LIVING AREA (INCLUDES STORAGE ROOM & STAIRHALL)
472 SQ. FT. COVERED DECK AREA

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

ROOF NOTES

COMPOSITION ROOFING ON APPROVED WEATHER BARRIER ON 1/2" PLYWOOD SHEATHING ON 2X12 RAFTERS @ 24" O.C. SEE ENGINEERING SHEET S2 FOR FRAMING INFORMATION

ALL BEAMS AND HEADERS SHALL BE SUPPORTED ON DBL. STUDS UNLESS NOTED OTHERWISE. PROVIDE (3) BUNDLED STUDS UNDER BEAMS GREATER THAN 6" WIDE & (2) BUNDLED STUDS UNDER BEAMS LESS THAN 6" WIDE. FACE NAIL BUNDLED STUDS TOGETHER W/ (2) 16d @ 12" O.C. TYPICAL

SEE GENERAL NOTES

ROOF VENTILATION CALCULATION

MAIN LEVEL ROOF AREA TO BE VENTED	2,415 S.F.
GARAGE LEVEL ROOF AREA TO BE VENTED	83 S.F.
TOTAL AREA TO BE VENTED	2,498 S.F.
ALLOWABLE S.F. PER VENT	/ 300
	= 8.3
BIRD BLOCKING	/ 2.0
	= 4.1
7" DIA. VENT S.F.	/ .35
TOTAL # VENTS REQUIRED	= 12

PROVIDE CONTINUOUS RIDGE VENTING & (2) 7" DIA. ROOF VENT @ GARAGE LEVEL ROOFS

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Custom Home Plan for:
 Mary & Joe Selby
 Pacific City, Oregon

Roof Framing Plan

REVISIONS

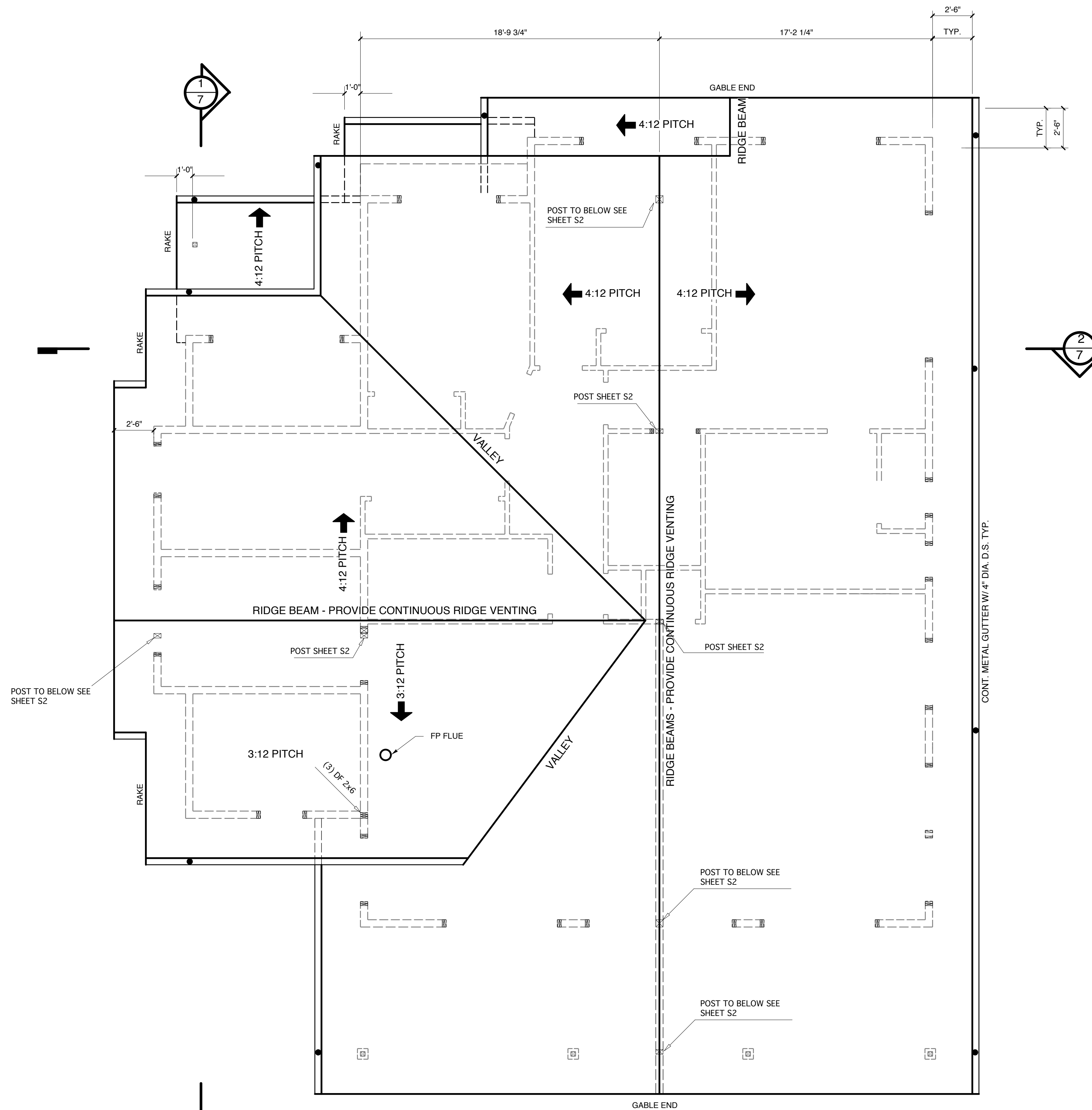
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07.10.24

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SHEET

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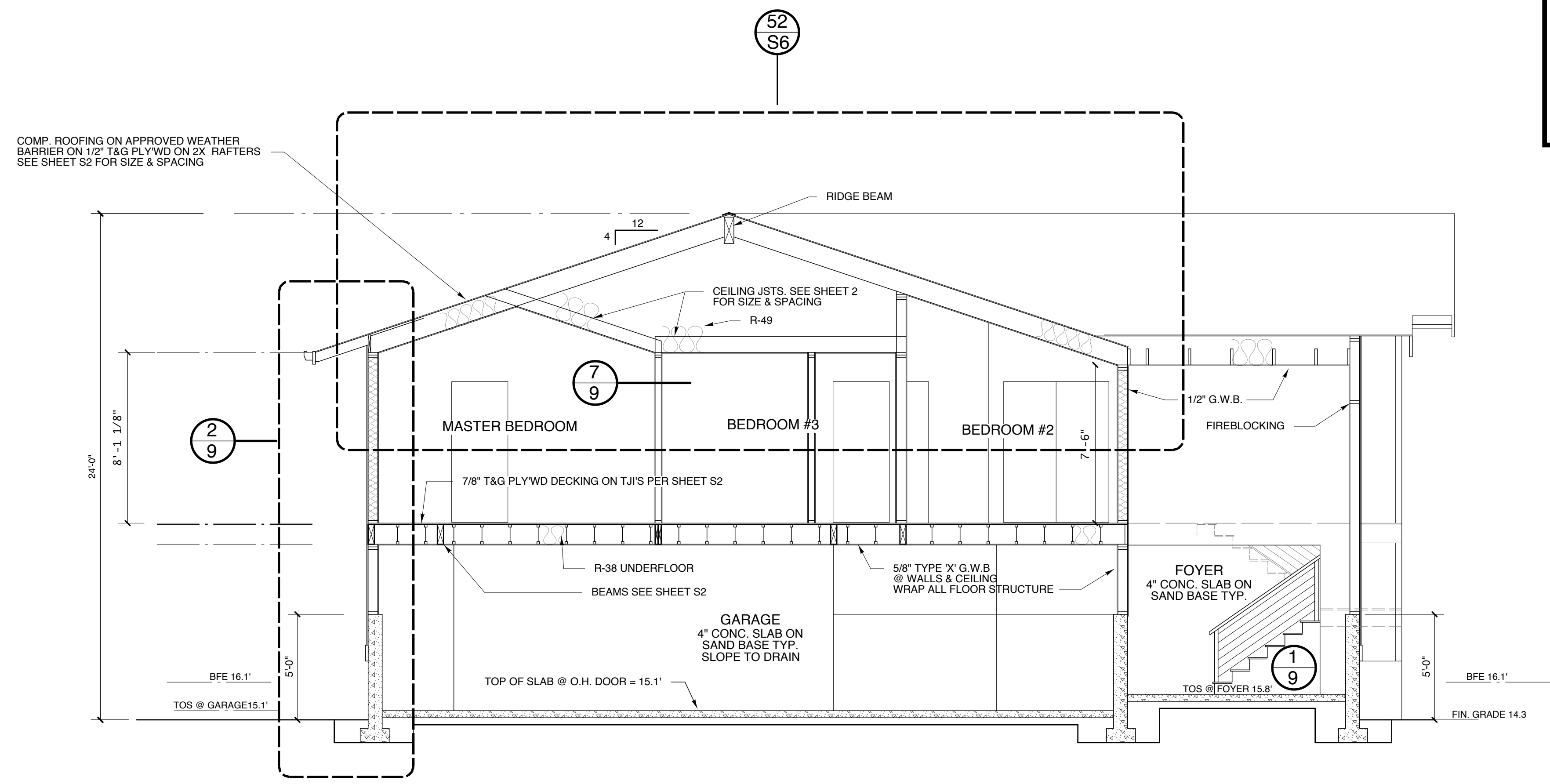
ROOF PLAN

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

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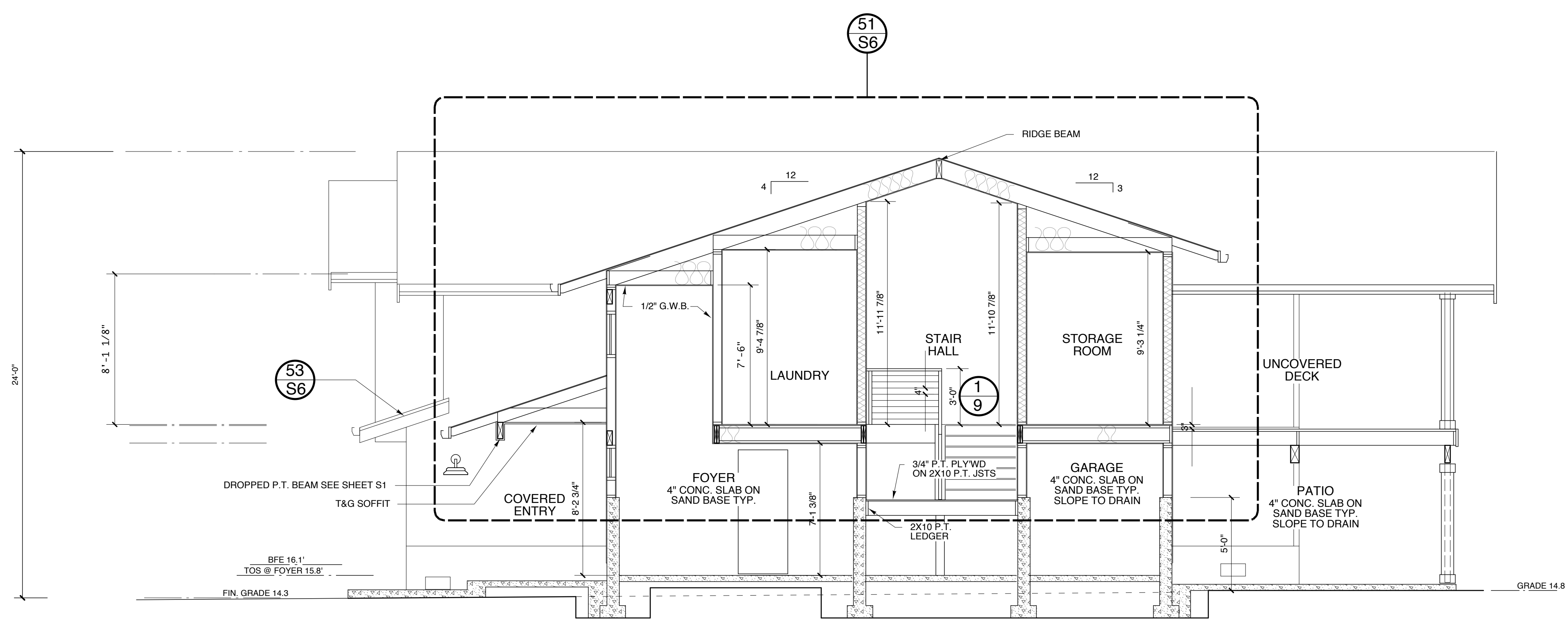
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2
7 FRAMING SECTION @ BEDROOMS, FOYER & GARAGE

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



1
7 FRAMING SECTION @ COVERED ENTRY, FOYER, STAIRHALL, GARAGE STORAGE, LAUNDRY & UNCOVERED DECK

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

Custom Home Plan for:
Mary & Joe Selby
Pacific City, Oregon

Exterior Elevations

REVISIONS	
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07.11.24

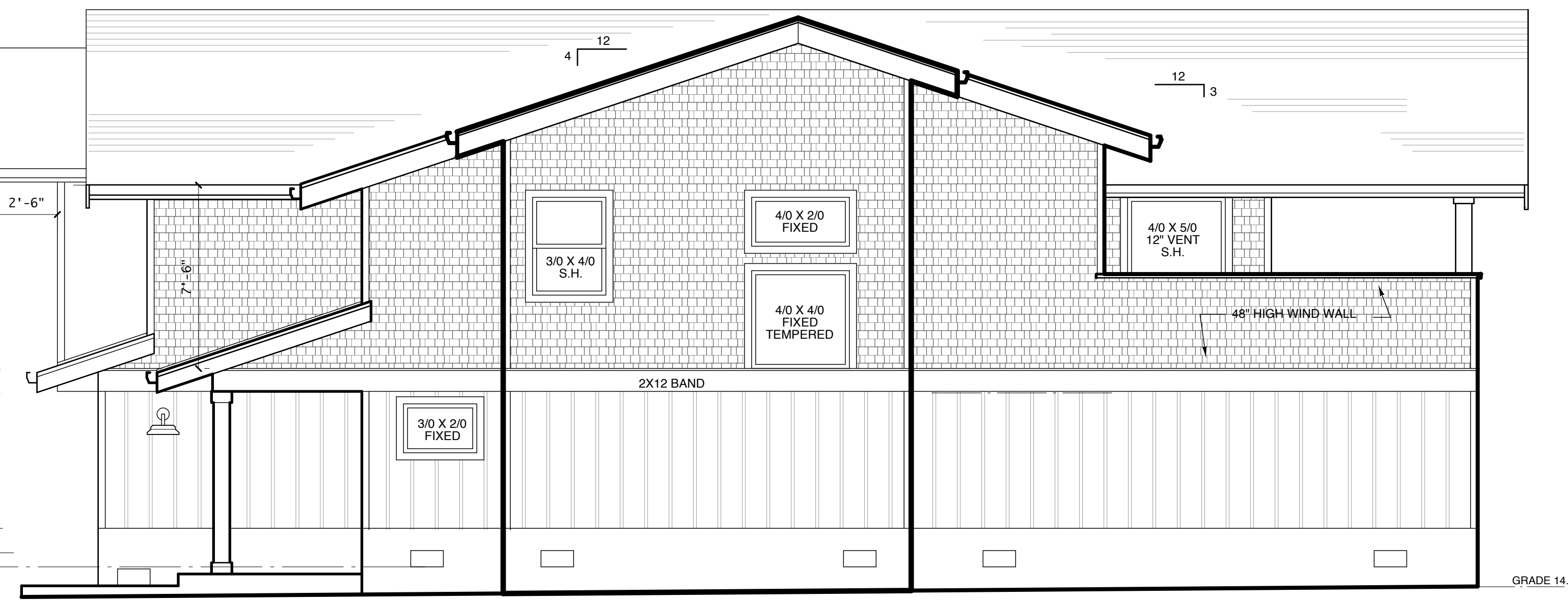
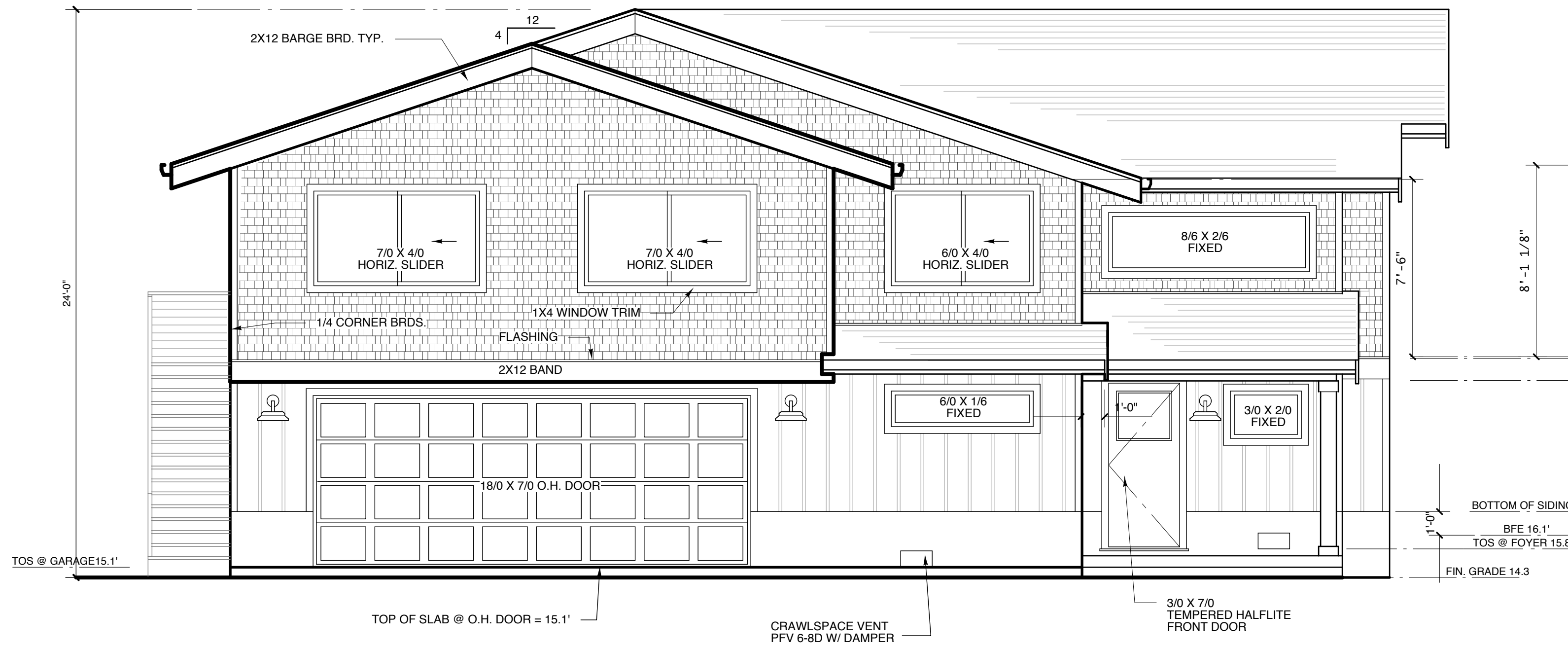
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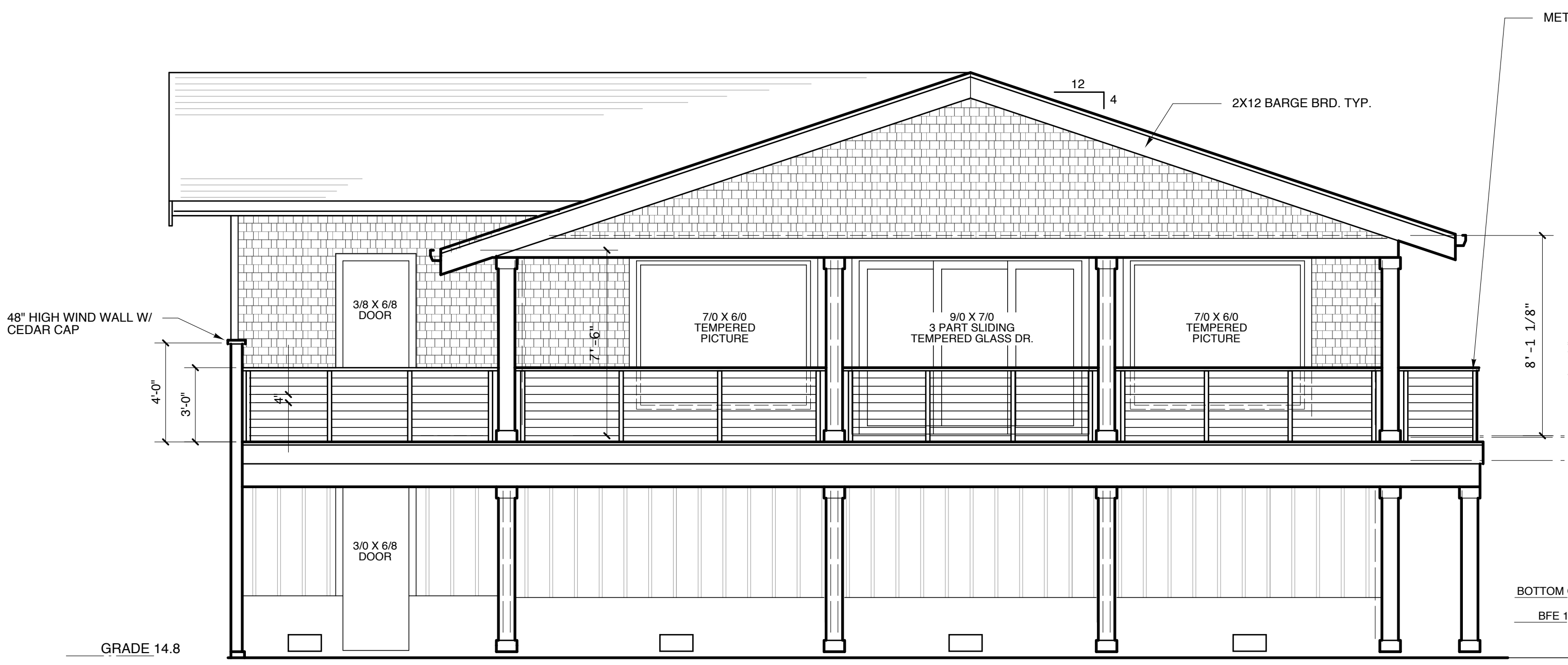


EAST ELEVATION

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

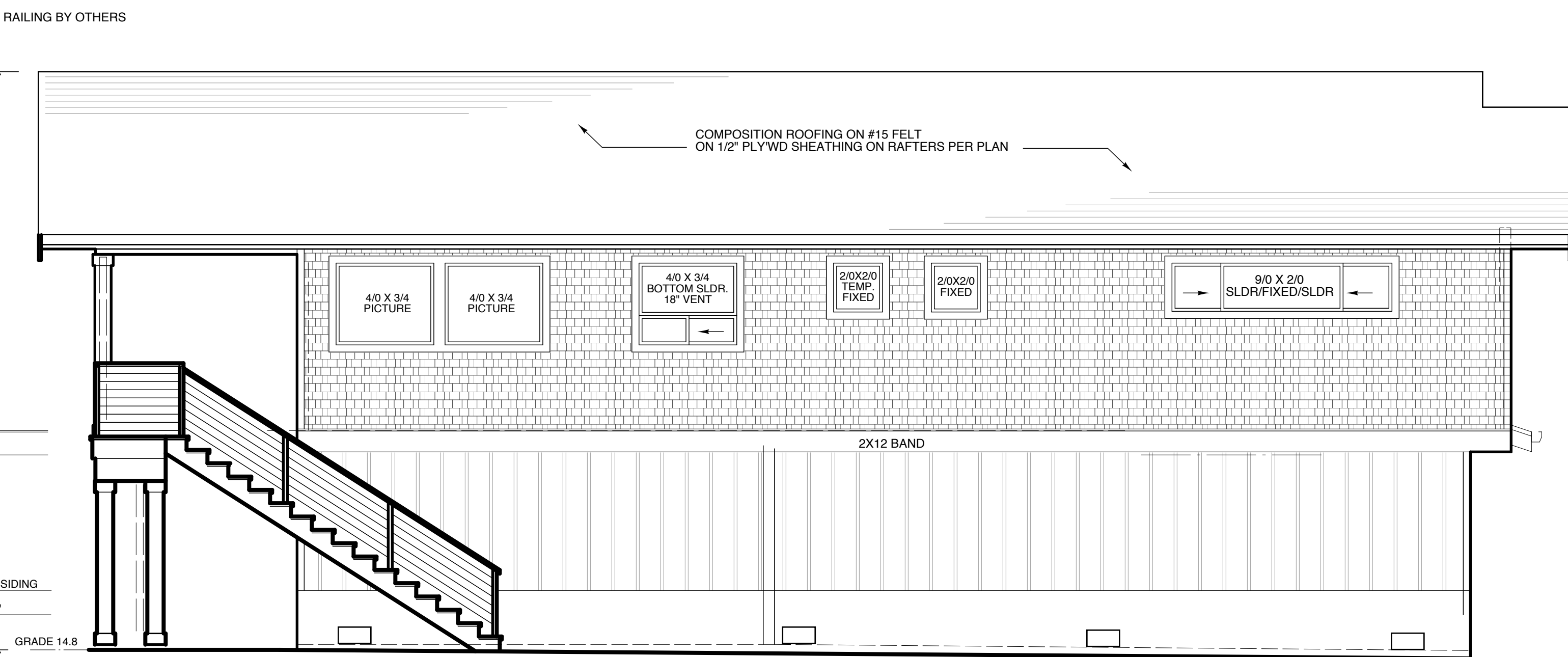
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

Custom Home Plan for:
Mary & Joe Selby
Pacific City, Oregon

Exterior Elevations

REVISIONS

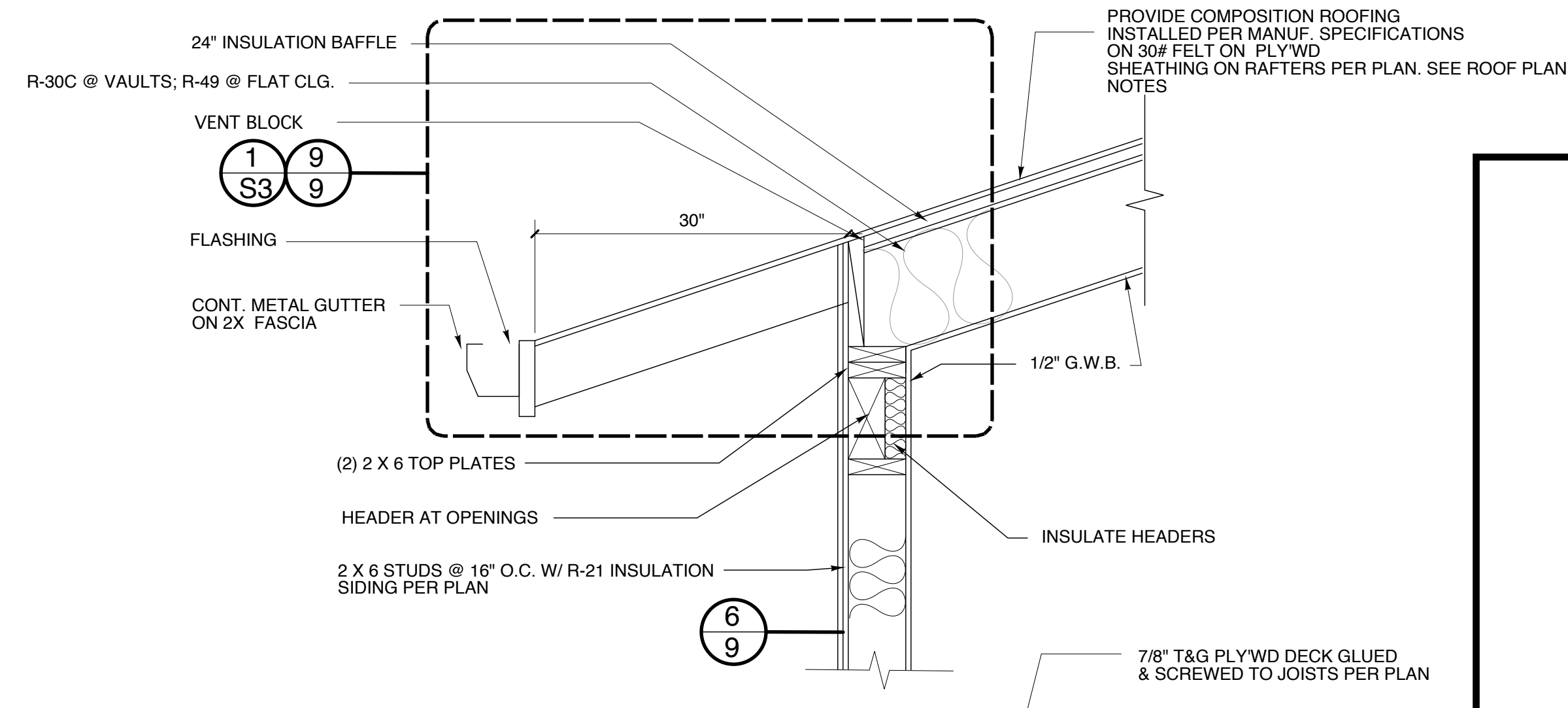
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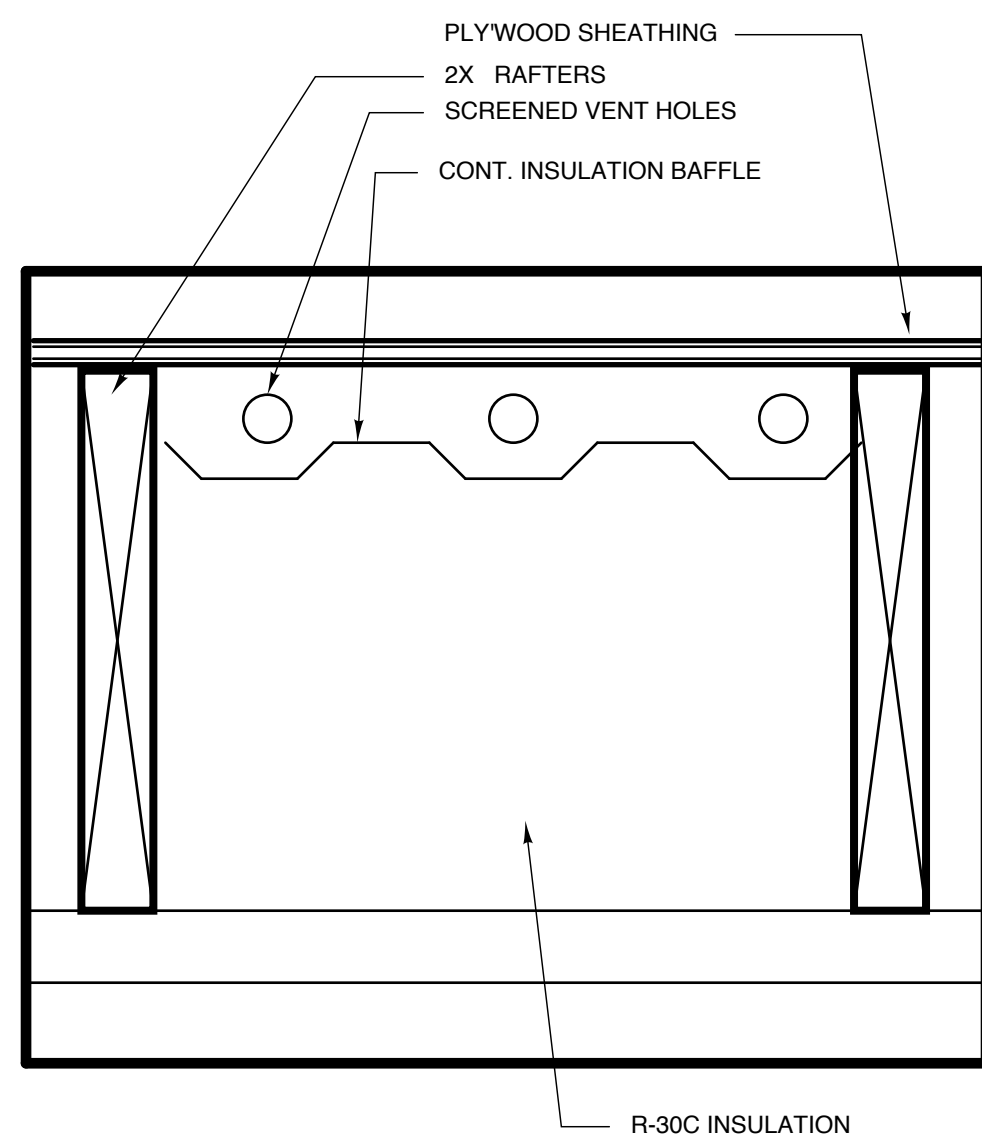
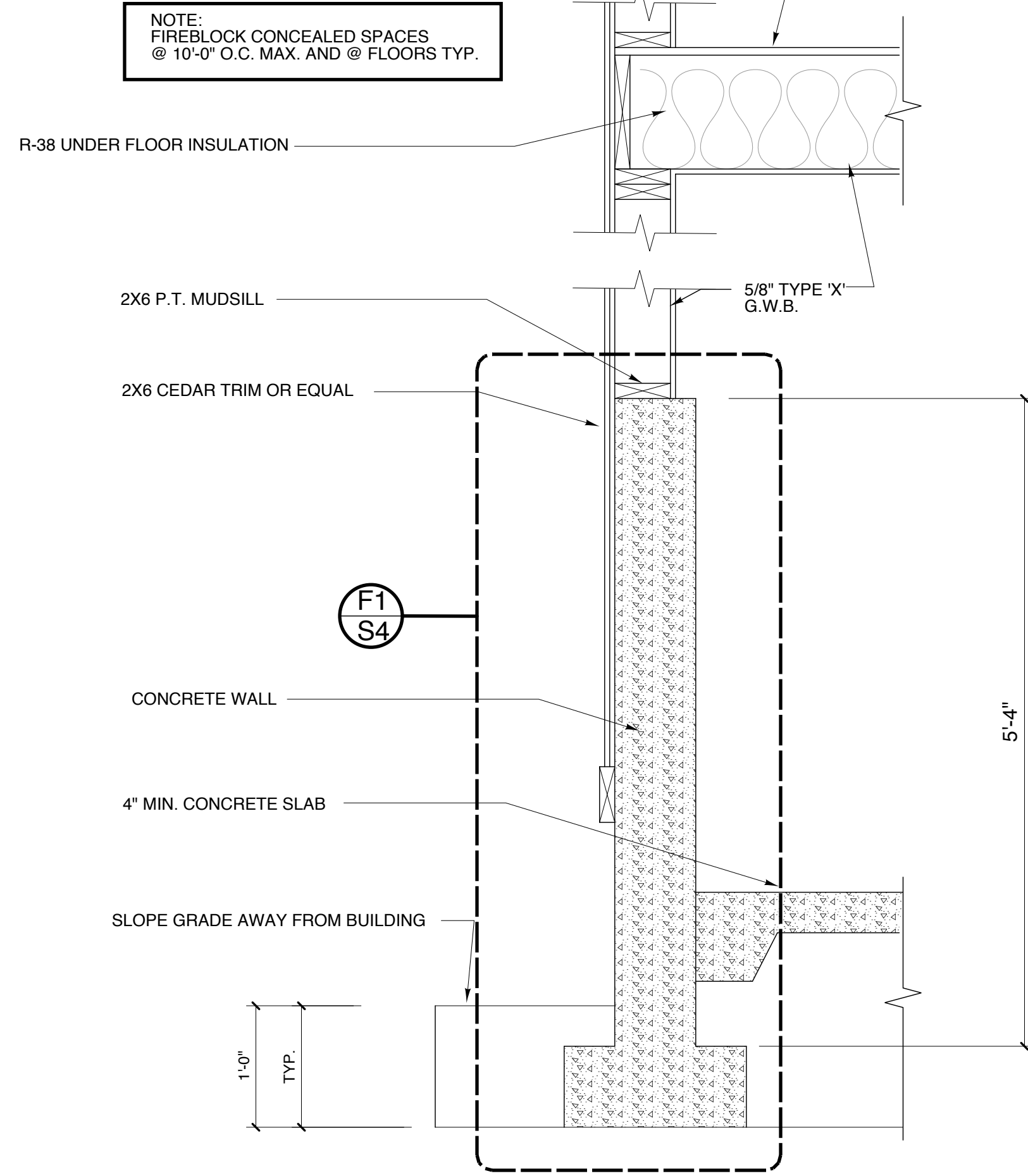
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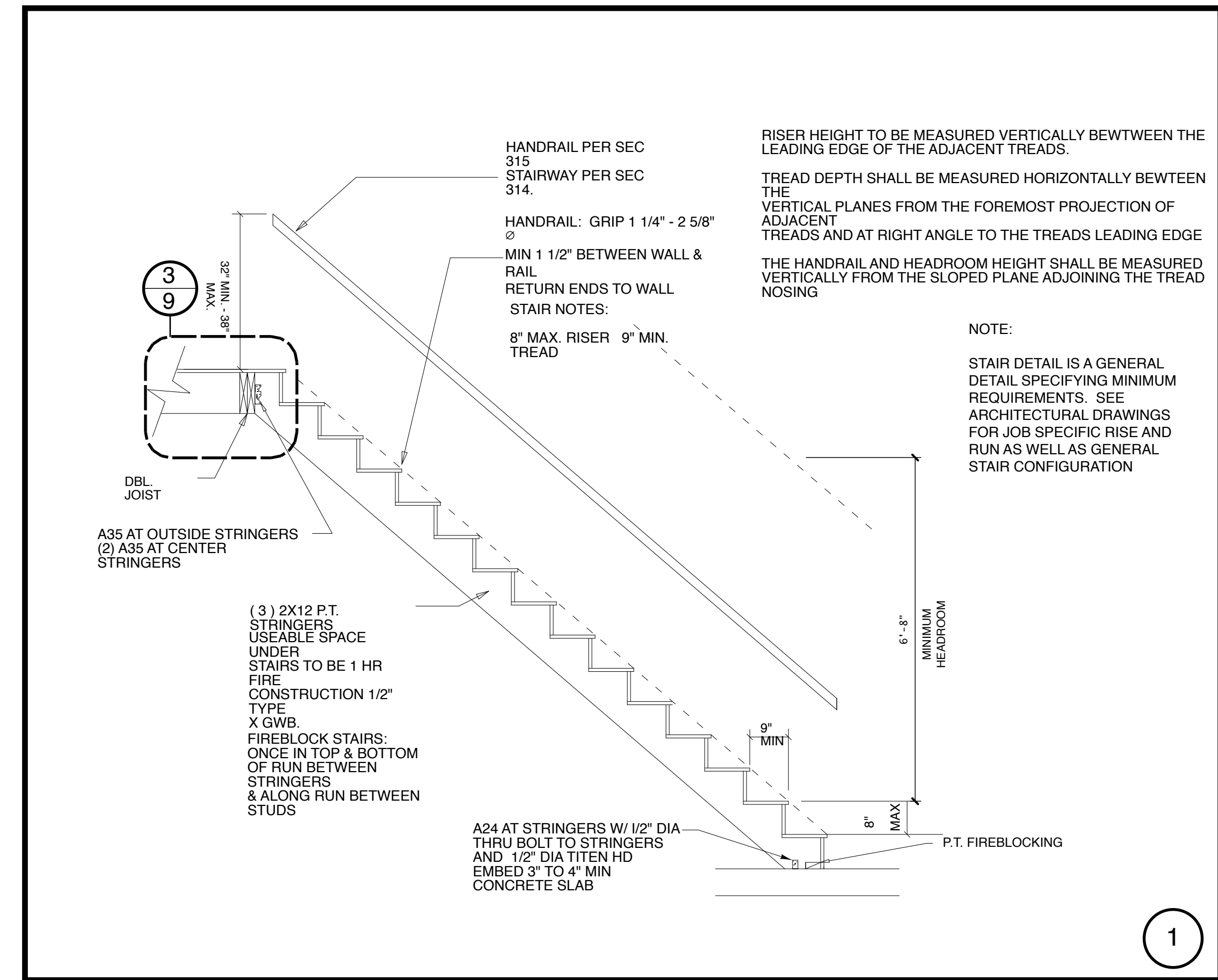


NOTE: FIREBLOCK CONCEALED SPACES @ 10'-0" O.C. MAX. AND @ FLOORS TYP.



9 TYPICAL VENT BLOCK
SCALE: 3" = 1'-0"

2 TYPICAL WALL SECTION
SEE 'S' SHEETS FOR STRUCTURAL INFORMATION
SCALE: 1" = 1'-0"

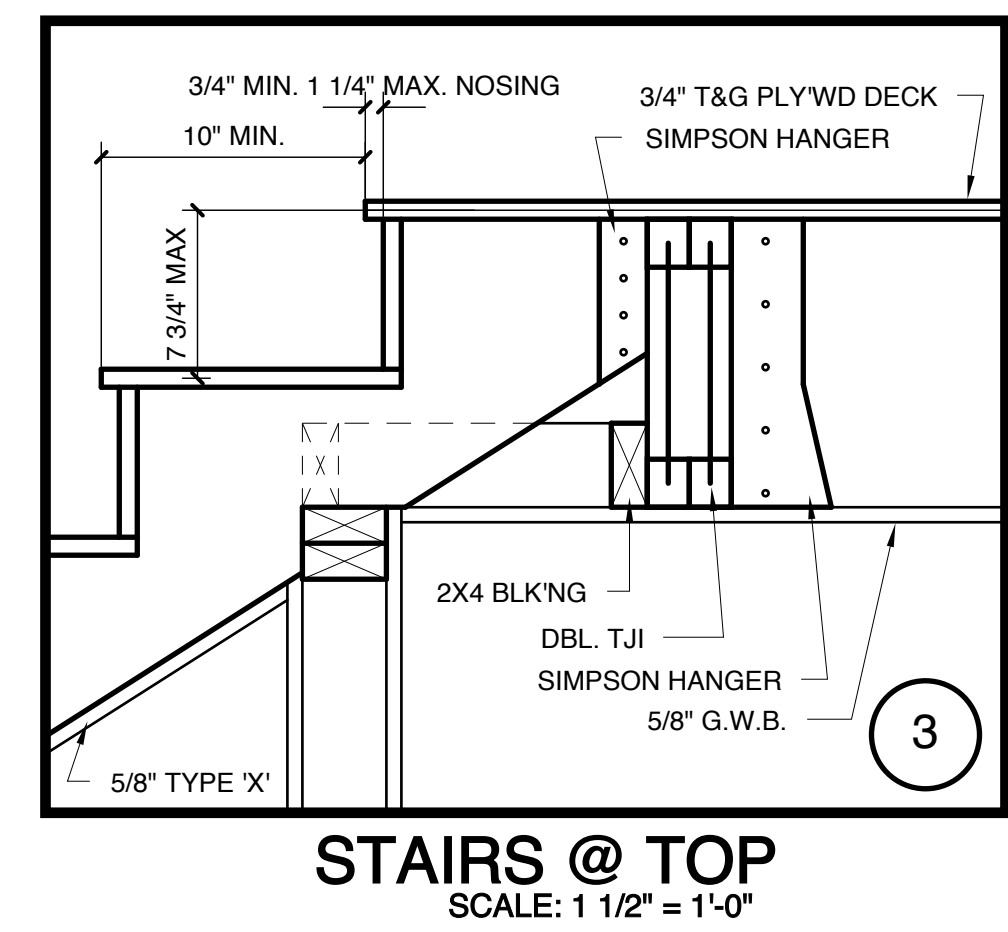


RISER HEIGHT TO BE MEASURED VERTICALLY BETWEEN THE LEADING EDGE OF THE ADJACENT TREADS.
TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES FROM THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT RIGHT ANGLE TO THE TREADS LEADING EDGE
THE HANDRAIL AND HEADROOM HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING

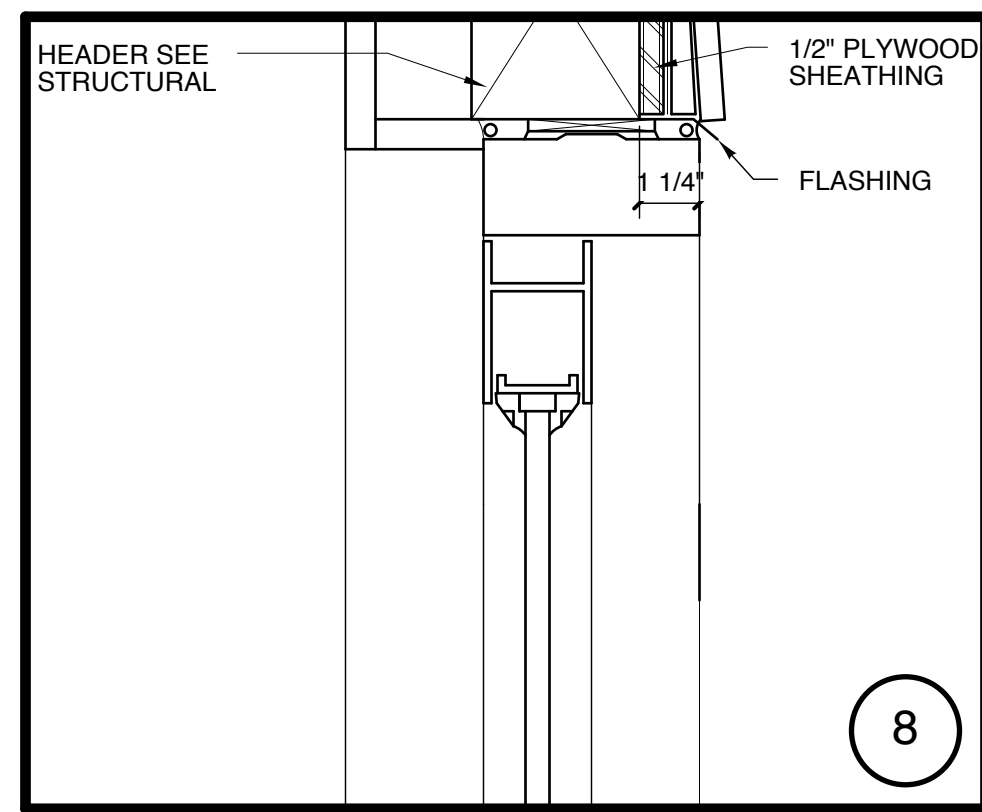
NOTE:
STAIR DETAIL IS A GENERAL DETAIL SPECIFYING MINIMUM REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS FOR JOB SPECIFIC RISE AND RUN AS WELL AS GENERAL STAIR CONFIGURATION

TYPICAL STAIR SECTION
SCALE: 1/2" = 1'-0"

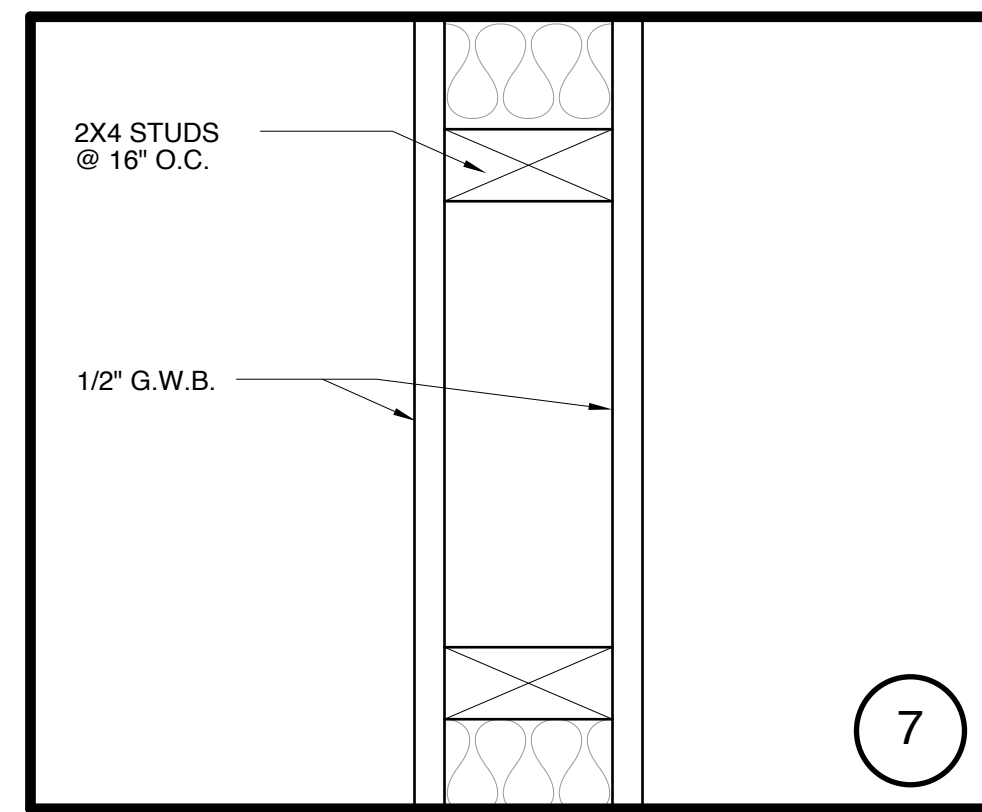
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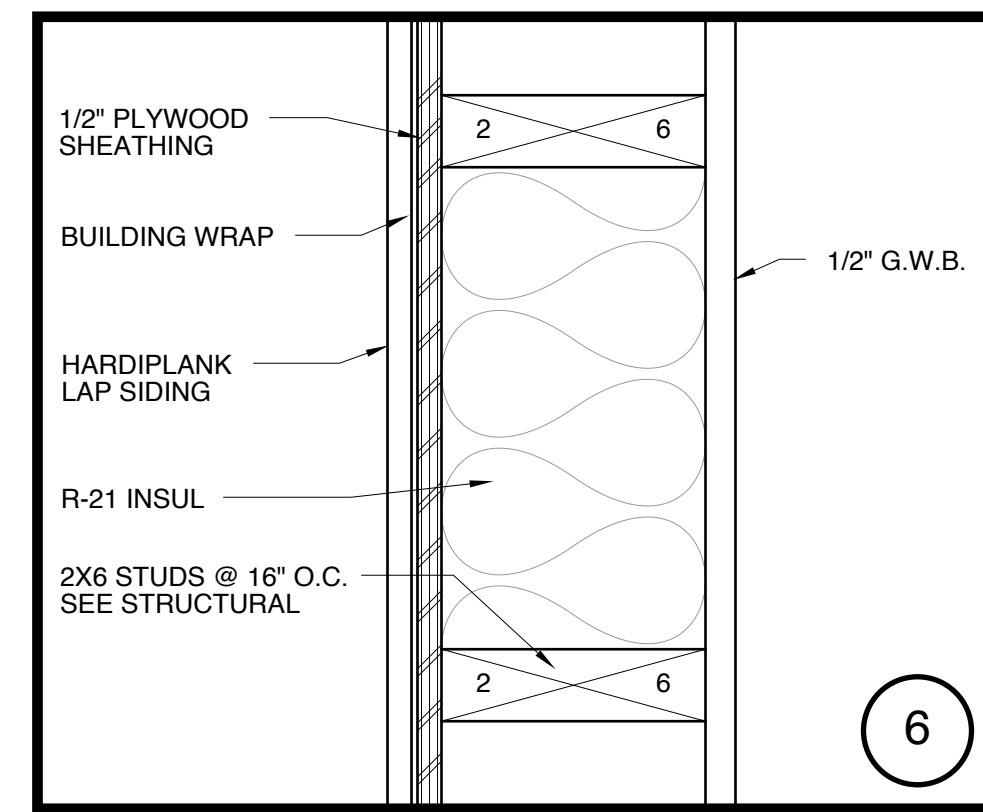
STAIRS @ TOP
SCALE: 1 1/2" = 1'-0"



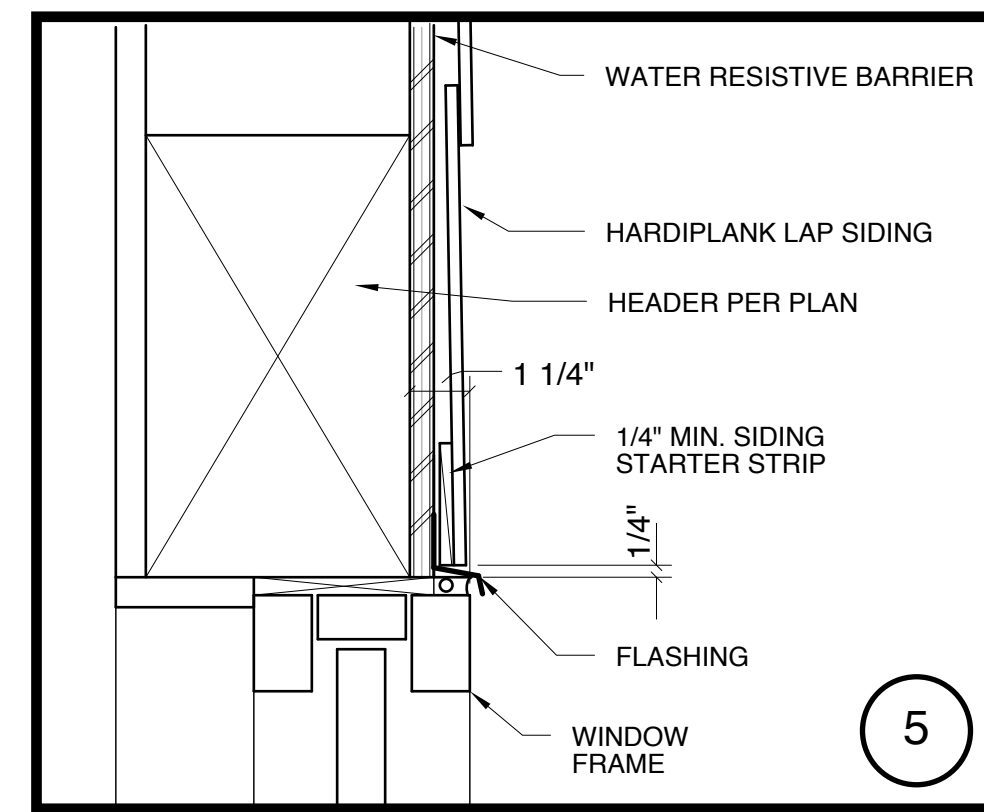
EXTERIOR DOOR HEAD
SCALE: 3" = 1'-0"



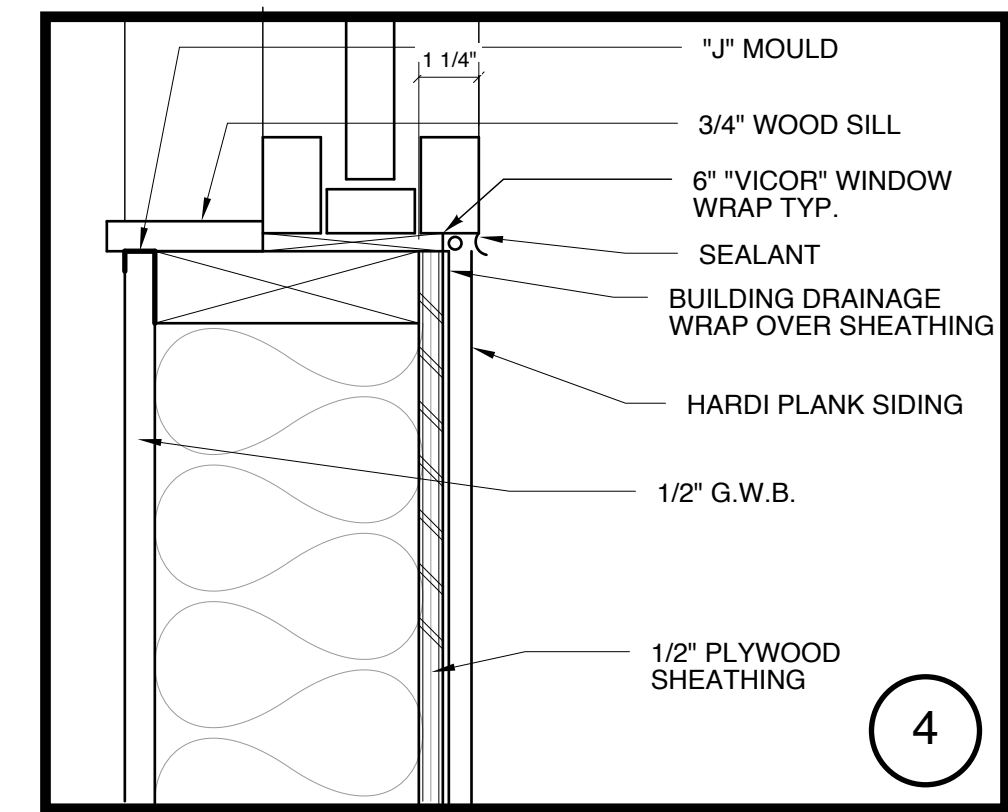
TYPICAL INTERIOR WALL
SCALE: 3" = 1'-0"



TYPICAL EXTERIOR WALL
SCALE: 3" = 1'-0"



WINDOW HEAD
SCALE: 3" = 1'-0"



TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"

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Custom Home Plan for:
Mary & Joe Selby
Pacific City, Oregon

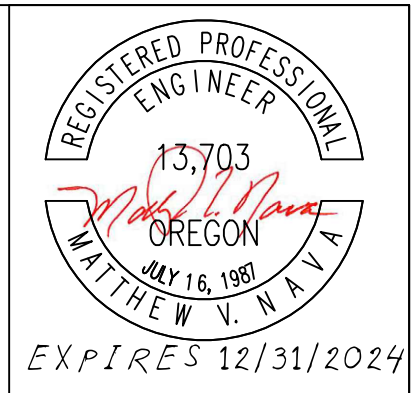
Details

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08/13/2024

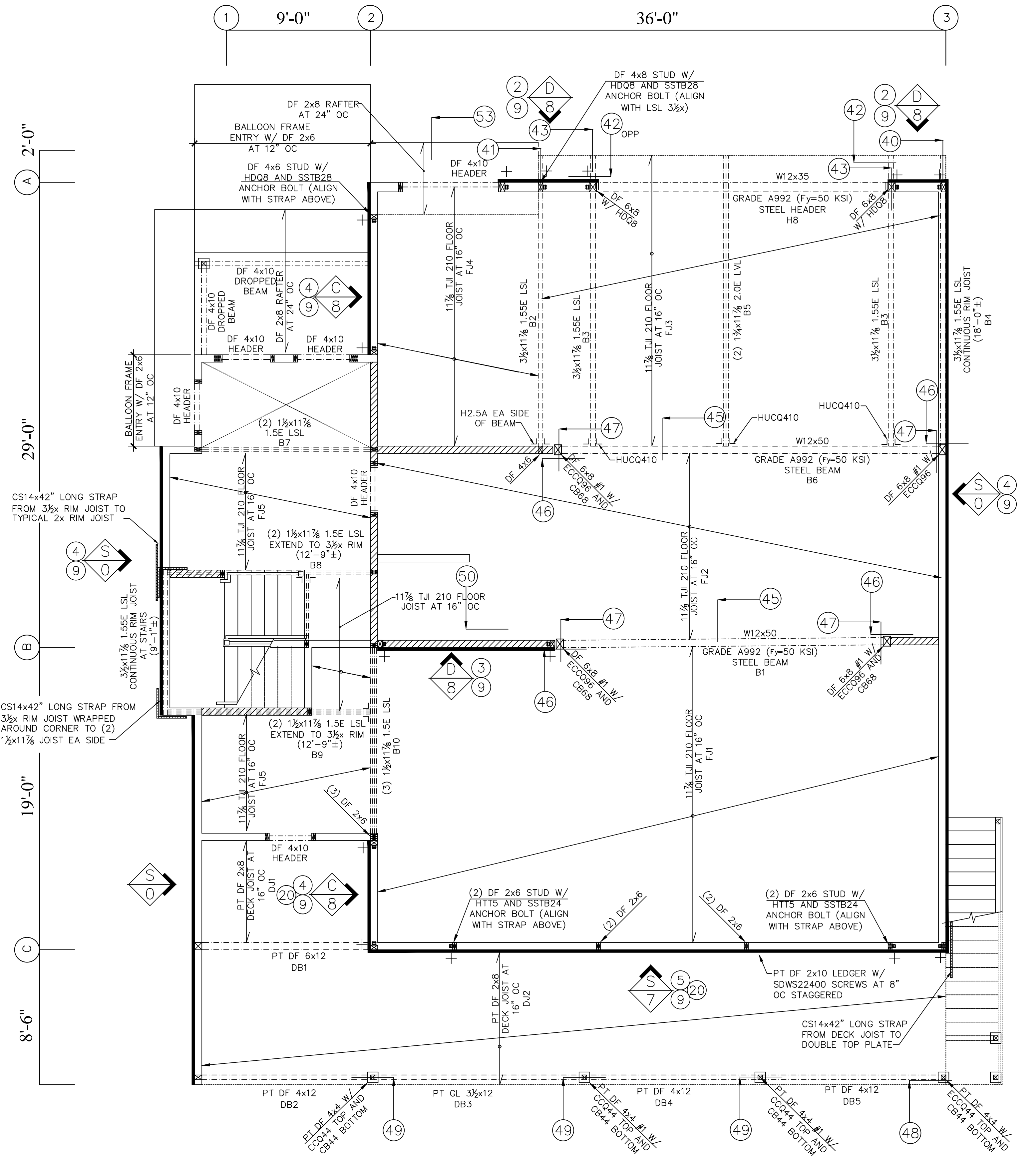
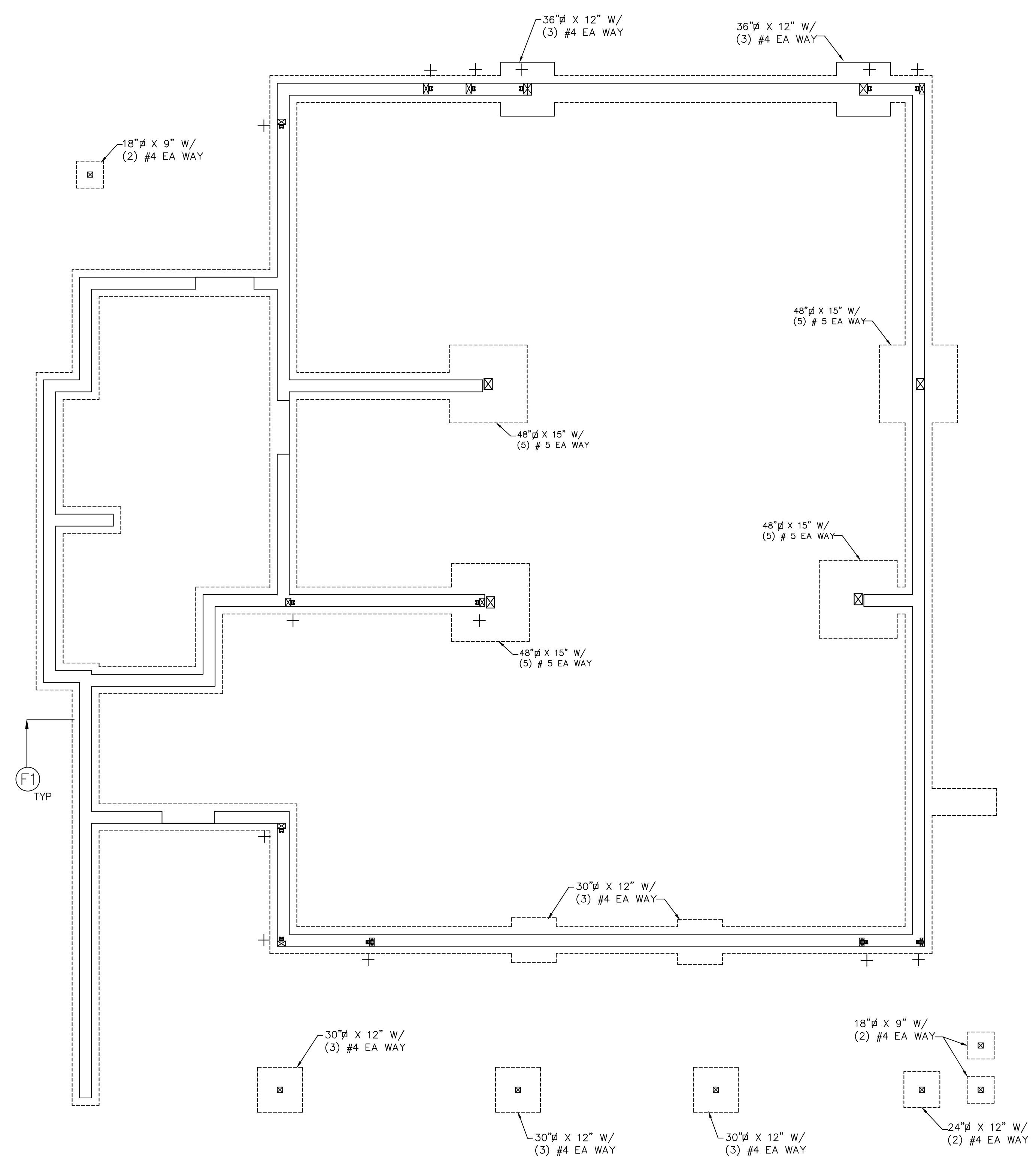
NAVA CONTRACTING and ENGINEERING, INC.
 4106 SE OAK ST
 PORTLAND, OR 97214
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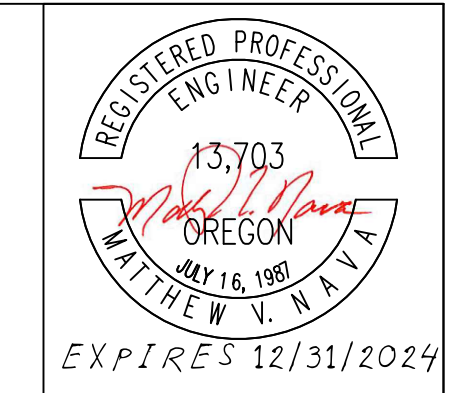
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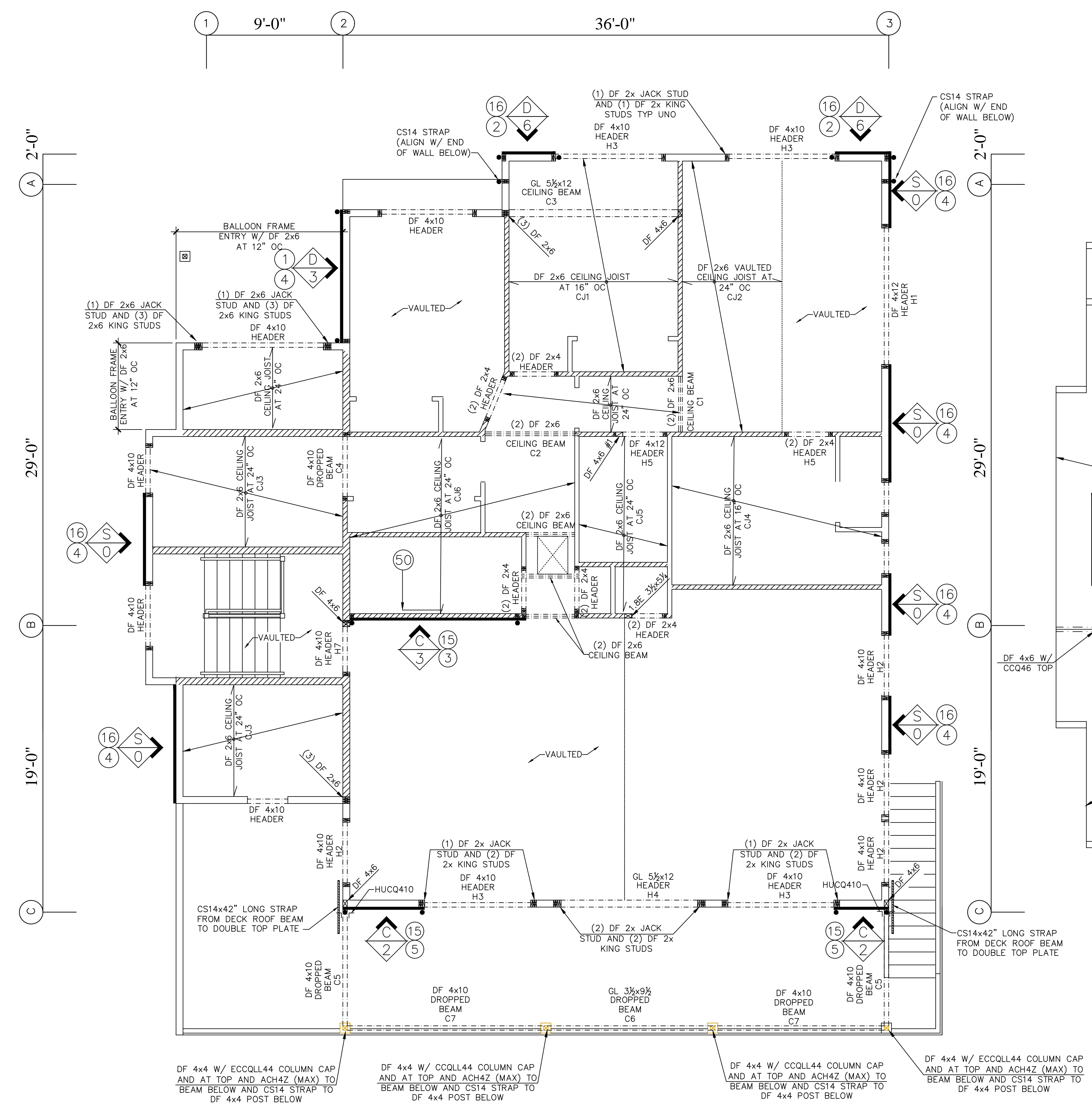
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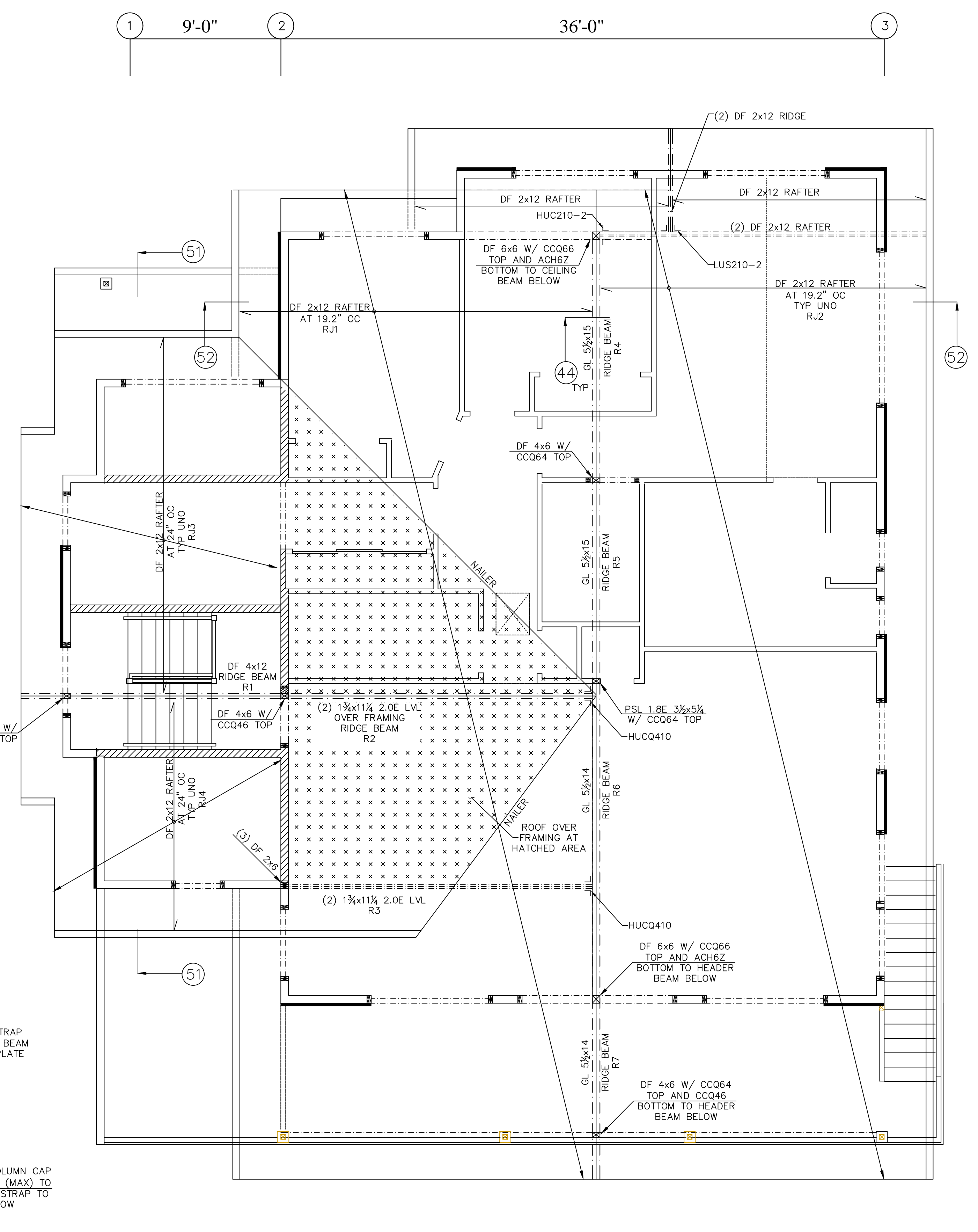
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UPPER FLOOR FRAMING W/ CEILING FRAMING
 SCALE: 1/4" = 1'-0"

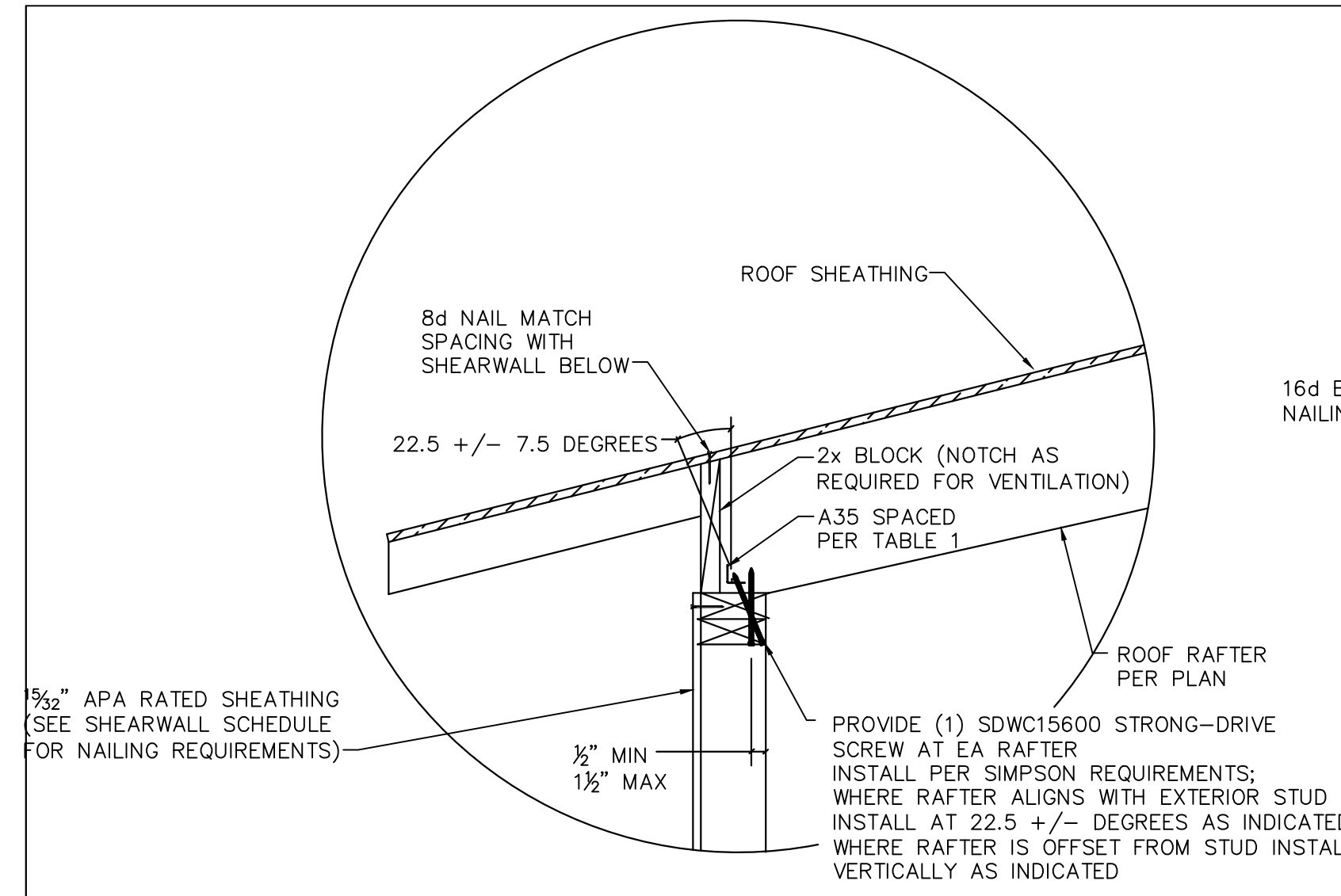


UPPER FLOOR FRAMING W/ ROOF FRAMING
 SCALE: 1/4" = 1'-0"

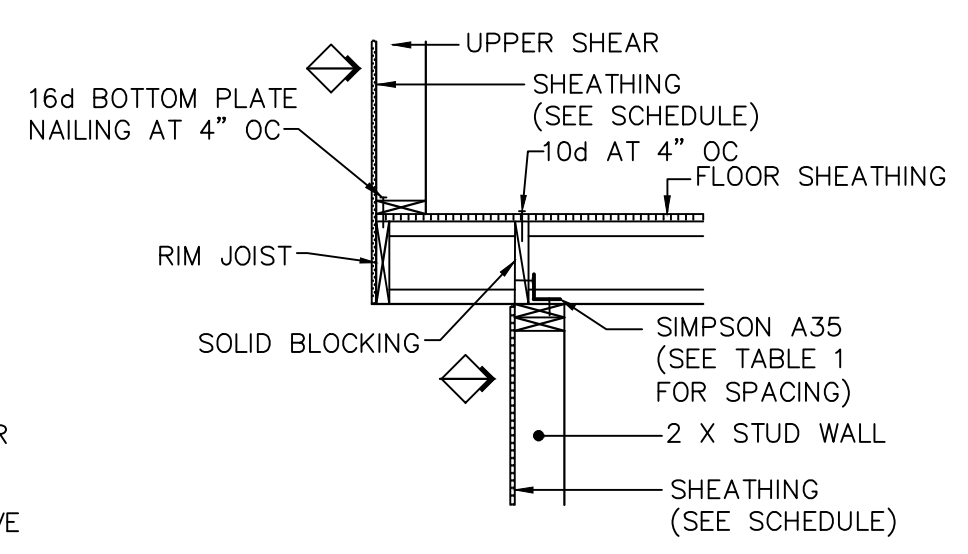


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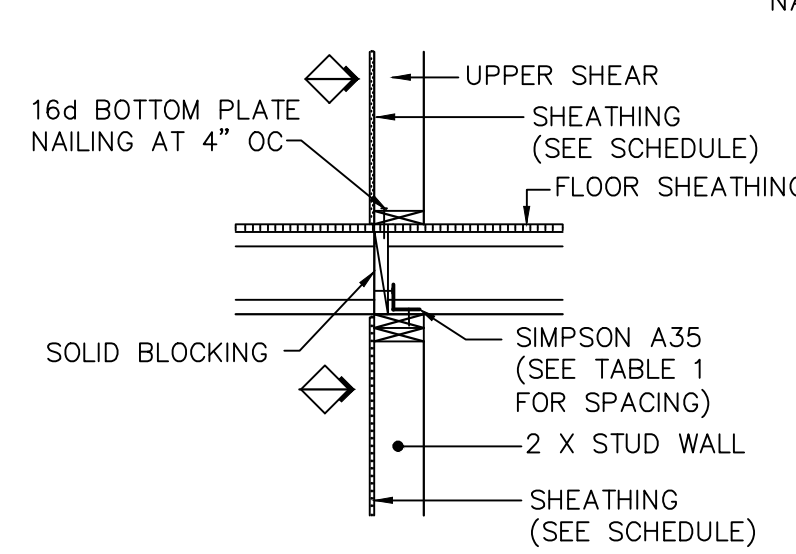
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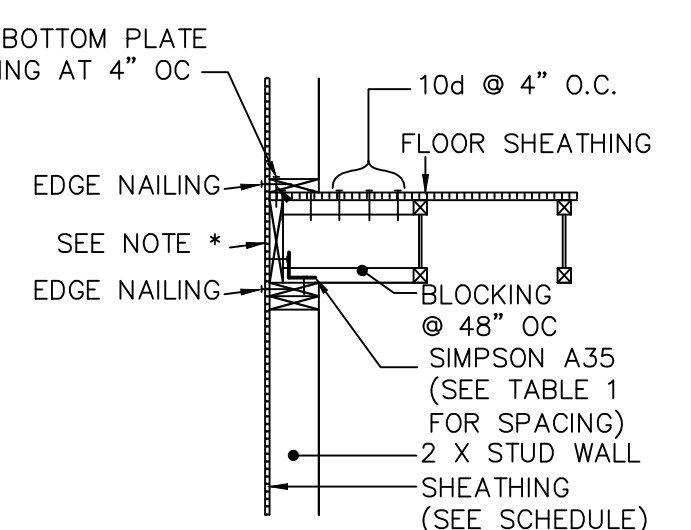
1 BIRDS MOUTH RAFTER
SCALE: 1" = 1'-0"



2 OVERHANG SHEARWALL @ SHEARWALL

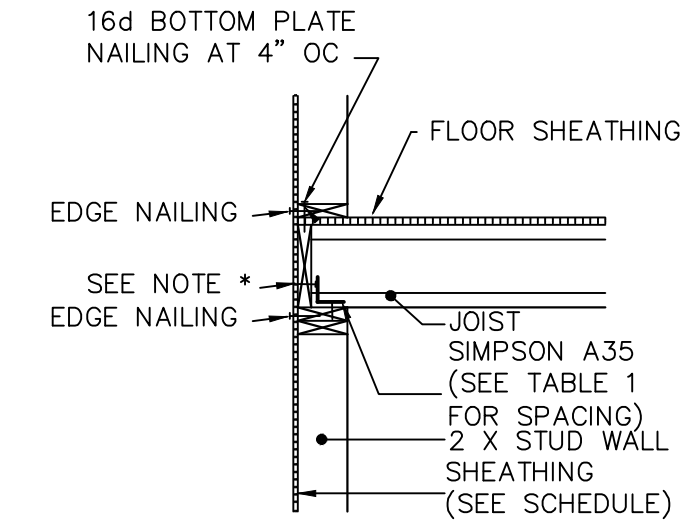


3 JOIST/SHEARWALL @ SHEARWALL



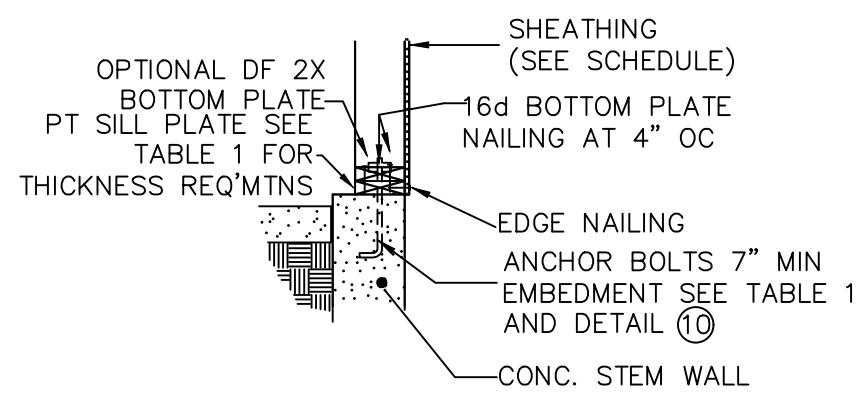
* NOTE: IF SHEATHING LAPS OVER RIM JOIST-TO-PLATE INTERFACE AND NAILED TO RIM JOIST AND PLATE PER NAILING SCHEDULE, A35 IS NOT REQUIRED

4 PARALLEL JOISTS @ SHEARWALL

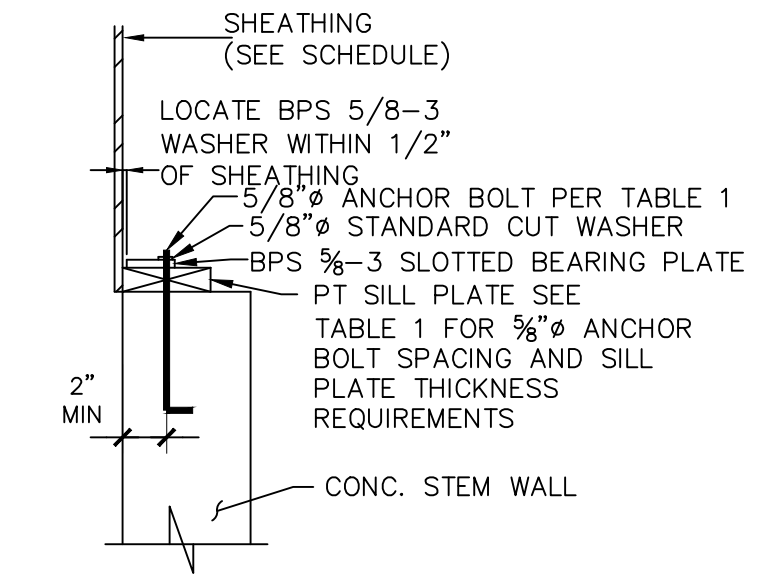


* NOTE: IF SHEATHING LAPS OVER RIM JOIST-TO-PLATE INTERFACE AND NAILED TO RIM JOIST AND PLATE PER NAILING SCHEDULE, A35 IS NOT REQUIRED

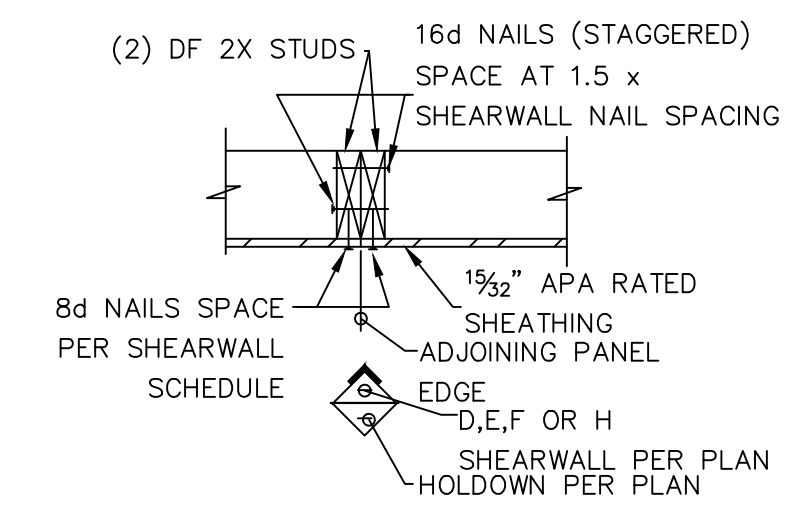
5 PERP. JOISTS @ SHEARWALL



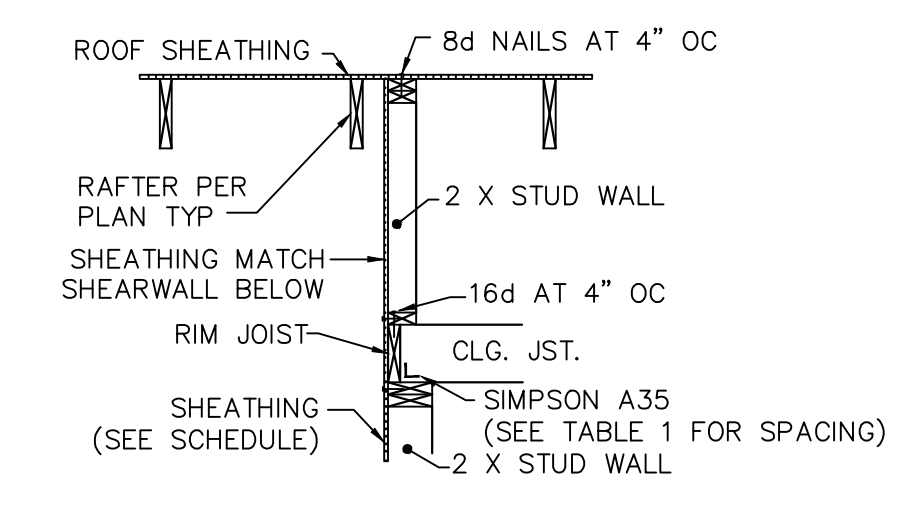
9 STEM WALL / SLAB



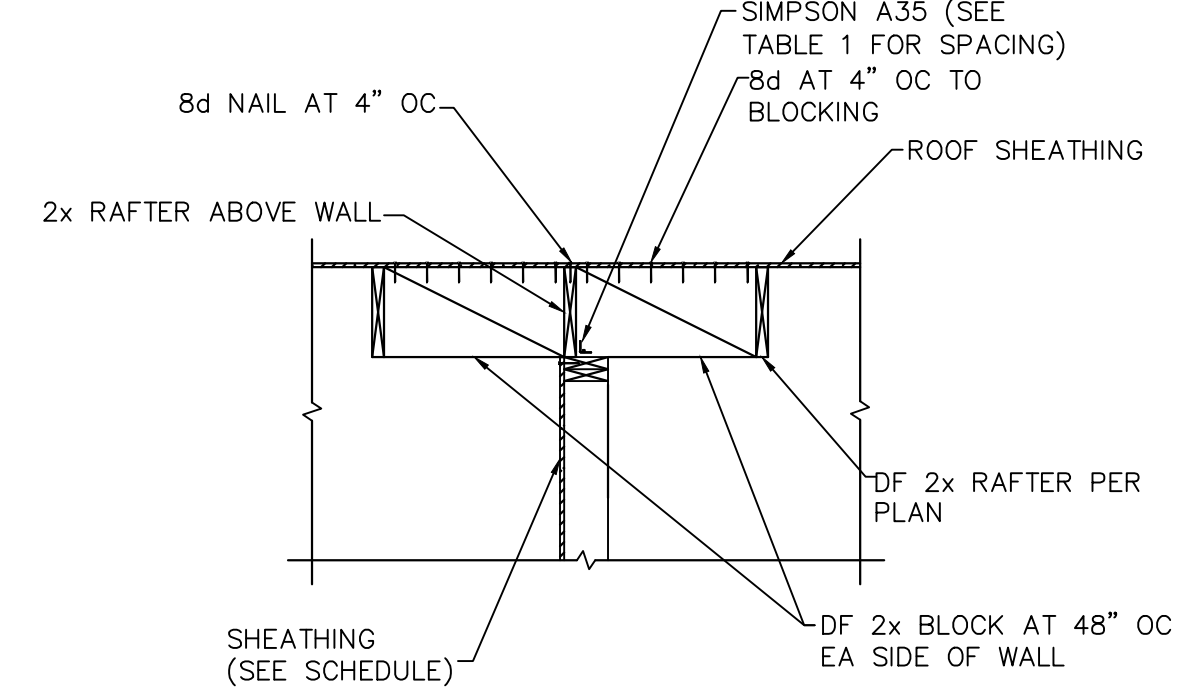
10 WASHER REQMNTS @ SILL PLATE



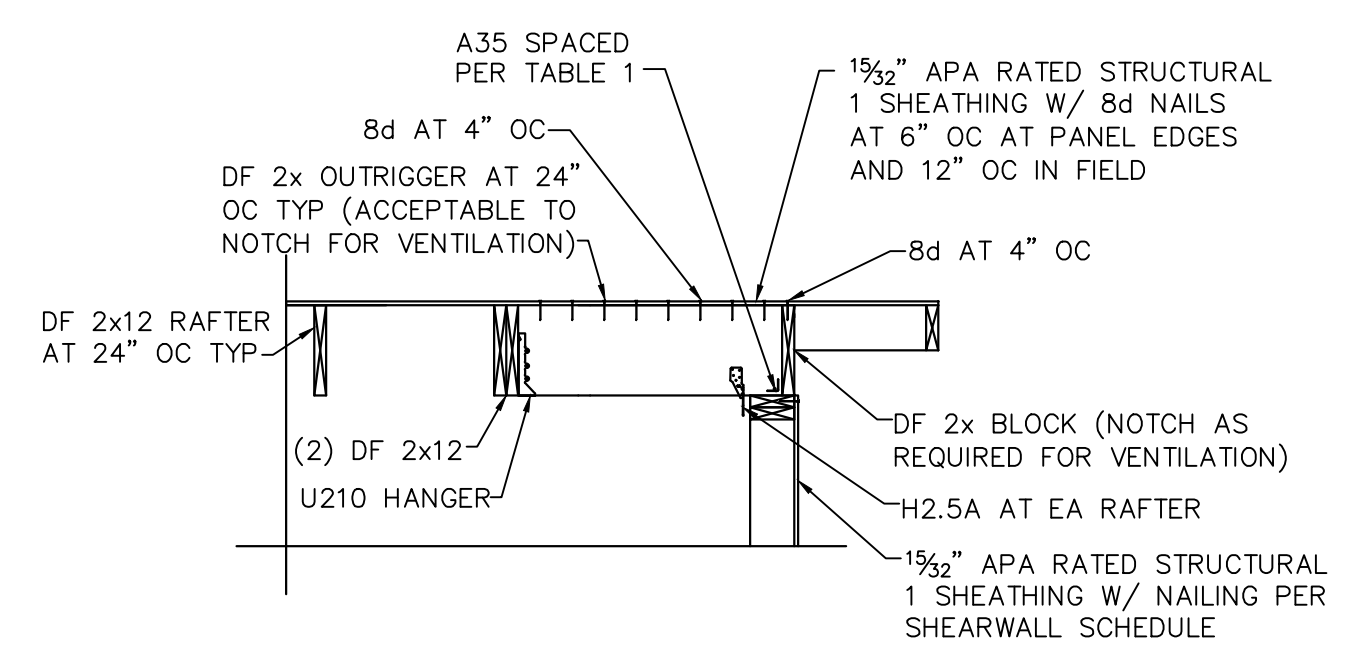
14 ALTERNATE 3X FRAMING AT ADJOINING PANEL EDGES



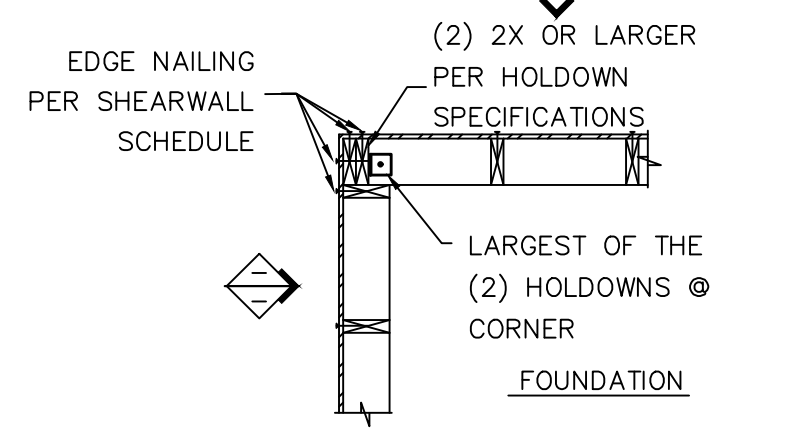
15 INT. WALL TO ROOF SECTION @ SHEARWALL



15 EXT. WALL TO ROOF SECTION
SCALE: 1/2" = 1'-0"



16 TYPICAL GABLE
SCALE: 1/2" = 1'-0"



20 COMBINED HOLDOWN/STRAP @ CORNER

SHEARWALL SCHEDULE					HOLDOWN SCHEDULE		
MARK	WALL COVER	FASTENERS	INTERM. STUDS	REMARKS	MARK	HOLDOWN	FASTENERS
S	15/32" A.P.A. RATED SH'T'G	8d COMMON	6" O.C.	12" O.C.	0	NO SPECIAL HOLDOWN REQUIRED	CONNECT BTM. TO FLR JST/BM/BLK'G W/ 16d @ 4" O.C.
C	15/32" A.P.A. RATED SH'T'G	8d COMMON	4" O.C.	12" O.C.	2	"CS14" x 48" LONG	(15) 10d COMMON NAILS AT EACH END
D	15/32" A.P.A. RATED SH'T'G	8d COMMON	3" O.C. STAGRD.	8" O.C.	3	"CMSTC16" x 60" LONG	(25) 16d SINKERS AT EACH END
S					6	"MSTC48B3"	(12) 10d NAILS TO BEAM FACE AND (4) 10d NAILS BEAM BOTTOM WITH (38) 10d TO STUDS/POST
C					7	"HTTS"	(26) 16d x 2 1/2" & SIMPSON "SSTB24" ANCHOR BOLTS
D					8	"HDQ8-SDS3"	(20) SDS 1/4"x3" & SIMPSON "SSTB28" ANCHOR BOLTS

SHEARWALL TYPE	A35 SPACING	5/8" A.B. SPACING
S	24" OC	48" OC
C	12" OC	12" OC
D	9" OC	9" OC

TABLE 1

**--USE MIN. 4X STUD EA. END SHEAR PANEL FOR HOLDOWN
 --USE MIN. (2) 2X STUD EA. END SHEAR PANEL FOR CMST(C) STRAPS
 ***--ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER RECEIVING EDGE NAILING TYPICAL AS DESIGNATED ABOVE. SEE (14) FOR 3X ALTERNATE. BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN CONNECTIONS.

NOTES

- LEGEND**
- SHADED WALLS INDICATE INTERIOR LOAD BEARING WALLS FRAMED AS DESCRIBED IN NOTE 2 OF THE FRAMING NOTES
 - ++ APPROX. HOLDOWN LOCATIONS
 - SHEAR WALL LOCATIONS
 - DETAIL REFERENCE TAG
- KEY**
- SHEAR WALL TYPE SEE SHEARWALL SCHEDULE FOR SHEATHING AND NAILING REQUIREMENTS
 - HOLDOWN TYPE SEE HOLDOWN SCHEDULE FOR HOLDOWN, ANCHOR BOLT AND POST SPECIFICATIONS
 - DETAIL APPROX HOLDOWN/STRAP LOCATION
- "F. RH. P-NAIL" - DESIGNATES A FULL ROUND-HEAD POWER NAIL.
 - ALL EXTERIOR WALLS MUST HAVE 15/32" APA RATED STRUCTURAL I SHEATHING AND 0.131" x 2" (8d) F. RH. P-NAIL (OR EQUIVALENT FASTENER) AT MINIMUM 6" OC EDGE NAILING SET FLUSH W/SURFACE OF SHEATHING. (TYPE "S" WALL IS STANDARD)
 - ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED.
 - HOLDOWNS OCCUR AT LOCATIONS INDICATED W/REQ'D STUDS. WALL SHEATHING SHALL BE EDGE NAILED TO HOLDOWN STUDS.
 - EDGE NAIL ROOF AND FLOOR SHEATHING TO RIM JOISTS/BLOCKING & FASTEN TO WALL W/SIMPSON A35 SPACING PER TABLE 1.
 - LAP TOP PLATES MINIMUM 4'-0" BETWEEN SPLICES W/(8) 16d EA. SIDE. CONNECT SHEARWALL BOTTOM PLATE TO RIM JOIST, BLOCKING, OR FLOOR JOIST BELOW W/16d @ 5" OC. SHEARWALL SHEATHING MUST EXTEND FROM BOTTOM TO TOP PLATES.
 - FASTEN PT SILL PLATE WITH 5/8" TYPICAL ANCHOR BOLTS W/3" SQR X 1/4" WASHERS @ 48" MAX. REDUCE SPACING AS REQ'D PER TABLE 1. EMBED 7" MIN.
 - SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL ABUTTING INTO SHEARWALLS.
 - BUILDER TO VERIFY ALL INSTALLATION REQ'NTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN/STRAP CONNECTIONS
 - PROVIDE 5" MIN EDGE DISTANCE FOR ALL SSTB ANCHOR BOLTS @ ALL FOUNDATION VENTS, DOOR AND WINDOW OPENINGS. COORDINATE WITH FOUNDATION DESIGNER AS REQUIRED
 - CONCRETE STRENGTH TO BE 3,000 PSI AT 28 DAYS AT
 - ALL EDGES ARE BLOCKED, AND EDGE FASTENING IS PROVIDED AT ALL SUPPORTS AND ALL PANEL EDGES.
 - HANDRAILS AND GUARDRAILS BY OTHERS.
 - ALL MANUFACTURED GUARDRAIL AND HANDRAIL SYSTEMS AND THEIR ASSOCIATED COMPONENTS INCLUDING CABLE RAILINGS ARE TO BE A DEFERRED SUBMITTALS BY OTHERS AND TO BE DESIGNED IN ACCORDANCE WITH THE MOST CURRENT ORSC AND OSSC REQUIREMENTS AND STAMPED BY A REGISTERED ENGINEER IN THE STATE OF OREGON ACCORDINGLY.
 - ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, AND UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
 - THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 - ALL ARCHITECTURAL CONSIDERATIONS, INCLUDING STAIRS AND HAND RAILINGS AND THEIR CONNECTIONS, INTERIOR AND EXTERIOR FINISHES, FIRE RATINGS, EGRESS REQUIREMENTS, FLASHING, INSULATION, SETBACKS, HEIGHT RESTRICTIONS, ETC ARE BY OTHERS.
 - DESIGN LOADS: SEISMIC: ZONE D2 WIND: 135 MPH, CATEGORY II, EXP D
 - ALL FINISHES FOR CORROSION RESISTANCE OF STEEL (SUCH AS GALVANIZATION OR STAINLESS) AND/OR DECAY PROTECTION OF TIMBER (SUCH AS PRESSURE TREATMENT OR CEDAR WRAPPING) BY OTHERS
 - ALL WOOD EMBEDDED IN CONCRETE SHALL BE APPROVED PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE
 - FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
 - IT IS THE OWNER'S AND/OR OWNER'S REPRESENTATIVE RESPONSIBILITY TO COORDINATE WITH LOCAL BUILDING JURISDICTIONS TO DETERMINE IF A GEOLOGICAL/GEO TECHNICAL INVESTIGATION AND/OR REPORT IS REQUIRED FOR THE SPECIFIC BUILDING LOCATION. THE LATERAL AND/OR FOUNDATION DESIGN AS PROVIDED BY MYSELF, MATTHEW V. NAVA, P.E., IS BASED ON STANDARD CONSTRUCTION DESIGN AND DOES NOT INCLUDE ANY ADDITIONAL DESIGN REQUIREMENTS FOR SPECIAL AND/OR UNUSUAL GEOLOGICAL CONSIDERATIONS UNLESS SPECIFICALLY NOTED.
 - ALL EXCAVATION, FILL, COMPACTION AND DRAINAGE BY OTHERS
 - FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
 - ALL STAMPED DRAWINGS AND CALCULATIONS ARE TO SUBMITTED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT PRIOR TO ANY WORK BE PERFORMED

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Selby Residence

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GENERAL NOTES:

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, AND UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
- ALL STAMPED DRAWINGS AND CALCULATIONS ARE TO BE SUBMITTED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT PRIOR TO ANY WORK PERFORMED.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- ALL ARCHITECTURAL CONSIDERATIONS, INCLUDING STAIRS AND HAND RAILINGS AND THEIR CONNECTIONS, INTERIOR AND EXTERIOR FINISHES, FIRE RATINGS, EGRESS REQUIREMENTS, FLASHING, INSULATION, SETBACKS, HEIGHT RESTRICTIONS, ETC ARE BY OTHERS.
- ALL FINISHES FOR CORROSION RESISTANCE OF STEEL (SUCH AS GALVANIZATION OR STAINLESS) AND/OR DECAY PROTECTION OF TIMBER (SUCH AS PRESSURE TREATMENT OR CEDAR WRAPPING) BY OTHERS.
- DESIGN LOADS:

ROOF (SNOW LOAD)	25 PSF
ROOF TOTAL LOAD (SHAKE/COMP)	40 PSF
ROOF TOTAL LOAD (TILE MATERIAL)	49 PSF
FLOOR	40 PSF
STAIRS	40 PSF
GARAGE FLOOR (L.L.) (3,000# POINT)	50 PSF
DECK	40 PSF
BALCONIES (EXT.)	40 PSF
ATTIC STORAGE (CLG JST)	20 PSF
SEISMIC	ZONE D2
WIND	135 MPH, CATEGORY II, EXPOSURE B

FRAMING NOTES:

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 10 HEADERS UNLESS OTHERWISE INDICATED.
- ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 X 4 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE.
- ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUIVALENT. U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH MU2.1/11 OR EQUIVALENT.
- PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.
- PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CLG AREAS, AND INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.
- PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER ALL APPLICABLE CODES. SEE GENERAL NOTES #1 ABOVE.
- HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.
- UNLESS NOTED OTHERWISE, DIRECT BEAM TO POST CONNECTIONS REQUIRE "SIMPSON" (EJCO) SERIES CAP (OR APPROVED EQUAL) CONNECTORS. POSTS BEARING DIRECTLY ON CONCRETE FOUNDATION REQUIRE CB SERIES POST BASE UNO.
- LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS	NO. 2 DOUGLAS FIR
JOISTS AND RAFTERS	
B. SILLS, PLATES, BLOCKING	NO. 3 DOUGLAS FIR
BRIDGING ETC.	
C. STUDS	STUD GRADE D.F.
D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
E. POST & BEAM DECKING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	15/32" CDX PLY, 32/16
G. GLU-LAM BEAMS	Fb=2400, DRY ADH.
(EXT. ADH @ EXT. CONDITIONS)	
H. PSL MATERIALS *	Fb = 2900 E = 2.0 Fv = 290
LVL MATERIALS **	Fb = 2800 E = 1.8 Fv = 285
* PSL INDICATES PARALLEL STRAND LUMBER	
** LVL INDICATES LAMINATED VENEER LUMBER	
I. ALL PRESSURE TREATED LUMBER TO BE LABELED "CCA" AND TO CONTAIN NO AMMONIA BASED TREATING AGENTS	

- ALL FASTENERS DRIVEN INTO PRESSURE TREATED WOOD SHALL BE PROTECTED FROM CORROSION IN ACCORDANCE WITH IBC 2304.10.5.1

11. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	3-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16" o.c.	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d OR	TOE NAIL
	2-16d	
DOUBLE STUDS	10d @ 24" o.c.	FACE NAIL
DOUBLE TOP PL.	10d @ 24" o.c.	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16" o.c.	FACE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-10d	FACE NAIL
CLG. JST. TO RAFTER	3-10d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
COLLAR TIES (EA. END)	6-10d (U.N.O.)	FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24" o.c.	FACE NAIL
PLYWOOD SUBFLOOR	10d @ 6" o.c.	EDGE NAIL
	10d @ 12" o.c.	FIELD NAIL
SOLID BLOCKING @ BEARING	3-8d	TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 6" o.c.	EDGE NAIL
	8d @ 12" o.c.	FIELD NAIL
	6" o.c.	EDGE NAIL
STAPLED ROOF SHEATHING	12" o.c.	FIELD NAIL
TOP PL. AT INTERSECTIONS	2-10d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15" o.c.	STAGGERED
MULTIPLE JOISTS (OVER 3)	1/2" BOLTS W/WASHERS	STAGGERED @ 24" o.c.
1 X 6 SPACED SHEATHING	2-8d	FACE NAIL
RAFTERS TO HIPS, VALLEY	4-16d	TOE NAIL
OR RIDGES	3-16d	FACE NAIL
RAFTER LEDGERS	3-20d	EACH STUD

12. PLYWOOD REQUIREMENTS:

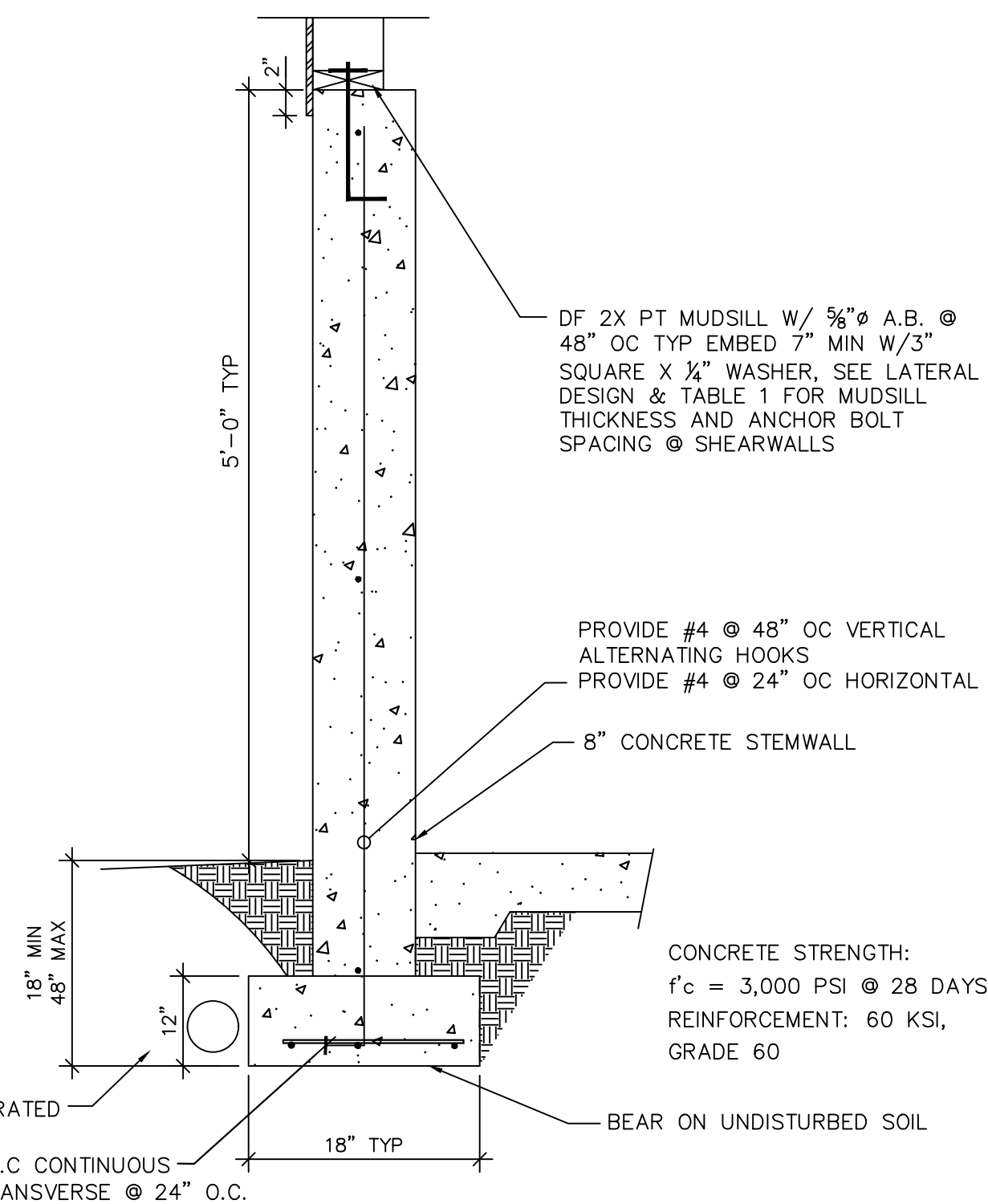
EXTERIOR WALL SHEATHING	APA RATED STRUCTURAL I	15/32"
ROOF SHEATHING	APA RATED STRUCTURAL I	15/32"
FLOOR SHEATHING	T & G GOLD EDGE	7/8"

FOUNDATION NOTES:

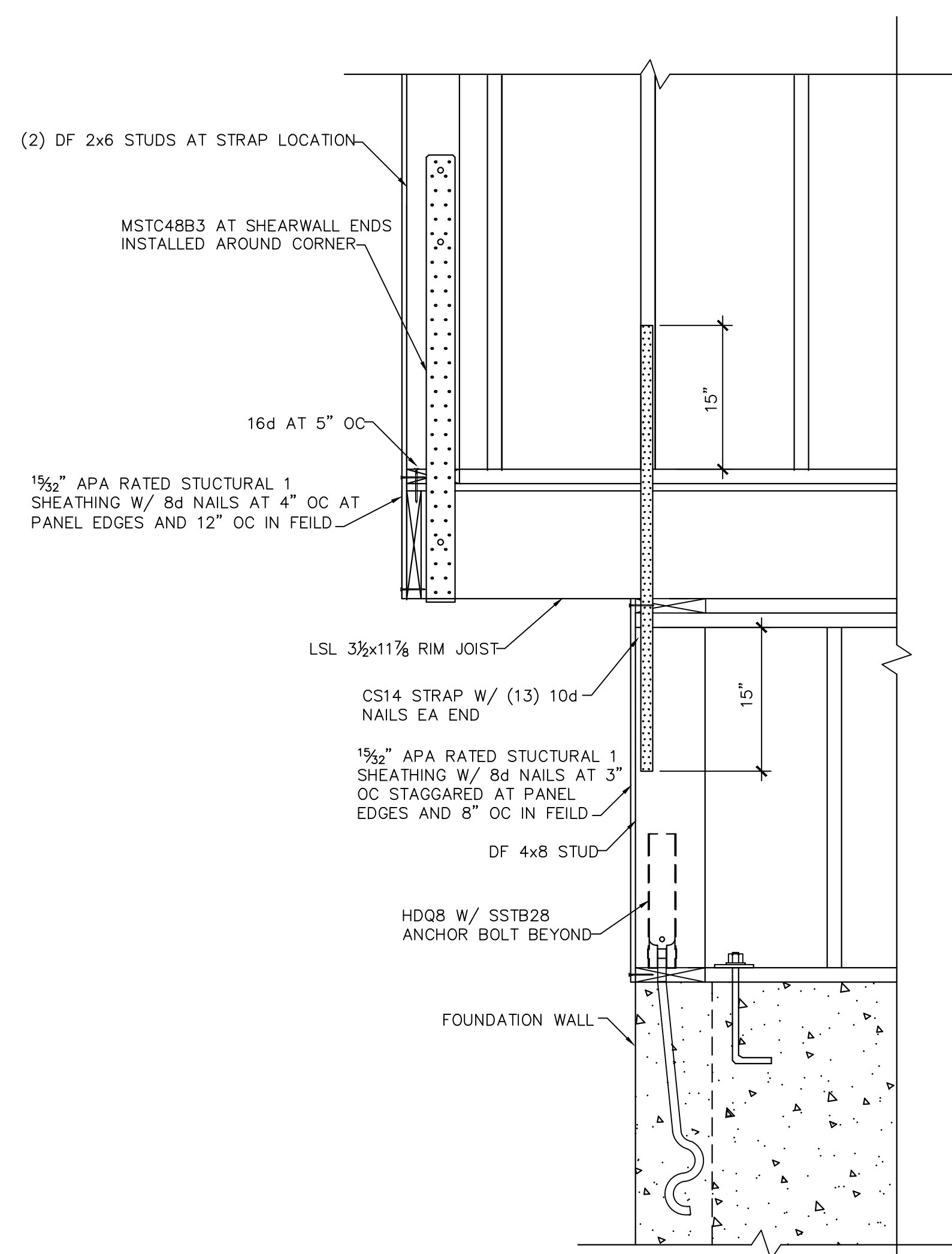
- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- REQUIRED ALLOWABLE SOIL BEARING PRESSURE SHALL BE 1500 PSF.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE: - MIX AND 28 DAY STRENGTH OF CONCRETE.

- BASEMENT WALLS & FOUNDATIONS	3,000 PSI
- BASEMENT & INTERIOR SLABS ON GRADE:	2,500 PSI
- PORCHES, STEPS, & CARPORT	3,500 PSI

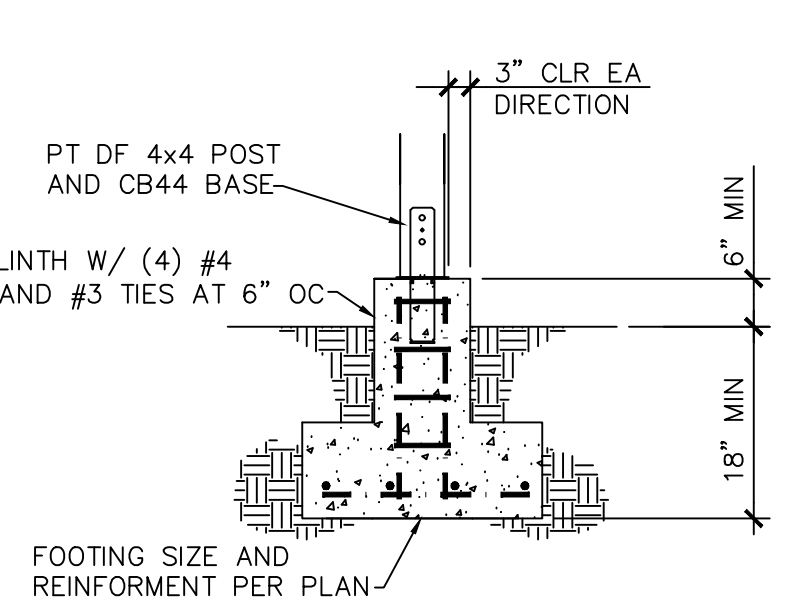
 PROVIDE PROPER CURING METHODS AND CONSTRUCTION JOINTS AS REQUIRED TO PREVENT ADVERSE CRACKING
- GARAGE FLOORS TO SLOPE 1/8" / FT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY. SLABS ARE TO BE 5-7% AIR ENTRAINED
- CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.
- REINFORCING STEEL TO BE A-615 GRADE 60.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.
- THE FLOOR BASE AND FOUNDATION PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLIES WITH THE PLUMBING CODE. WHERE A SITE IS LOCATED AND CONFIRMED, BY OTHERS, TO BE IN WELL-DRAINED GRAVEL OR SAND/GRAVEL MIXTURE SOILS, A DEDICATED DRAINAGE SYSTEM IS NOT REQUIRED.
- ALL EXCAVATION, GRADING, FILL, COMPACTION AND GENERAL SITE SLOPE STABILITY BY OTHERS.
- IT IS THE OWNER'S AND/OR OWNER'S REPRESENTATIVE RESPONSIBILITY TO COORDINATE WITH LOCAL BUILDING JURISDICTIONS TO DETERMINE IF A GEOLOGICAL/GEO TECHNICAL INVESTIGATION AND/OR REPORT IS REQUIRED FOR THE SPECIFIC BUILDING LOCATION. THE FOUNDATION AND STRUCTURAL DESIGN AS PROVIDED BY MYSELF, MATTHEW V. NAVA, P.E., IS BASED ON STANDARD CONSTRUCTION DESIGN AND DOES NOT INCLUDE ANY ADDITIONAL DESIGN REQUIREMENTS FOR SPECIAL AND/OR UNUSUAL GEOLOGICAL CONSIDERATIONS UNLESS SPECIFICALLY NOTED.
- WHERE SHALLOW FOUNDATIONS BEAR ON COMPACTED FILL MATERIAL, THE COMPACTED FILL MATERIAL SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED GEOTECHNICAL REPORT PER OSSC SECTION 1803. EXCEPTION: COMPACTED FILL LESS THAN 12" IN DEPTH OR LESS NEED NOT COMPLY WITH AN APPROVED REPORT PROVIDED THE IN-PLACE DRY DENSITY IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. THE COMPACTION SHALL BE VERIFIED BY SPECIAL INSPECTION IN ACCORDANCE WITH OSSC SECTION 1705.6



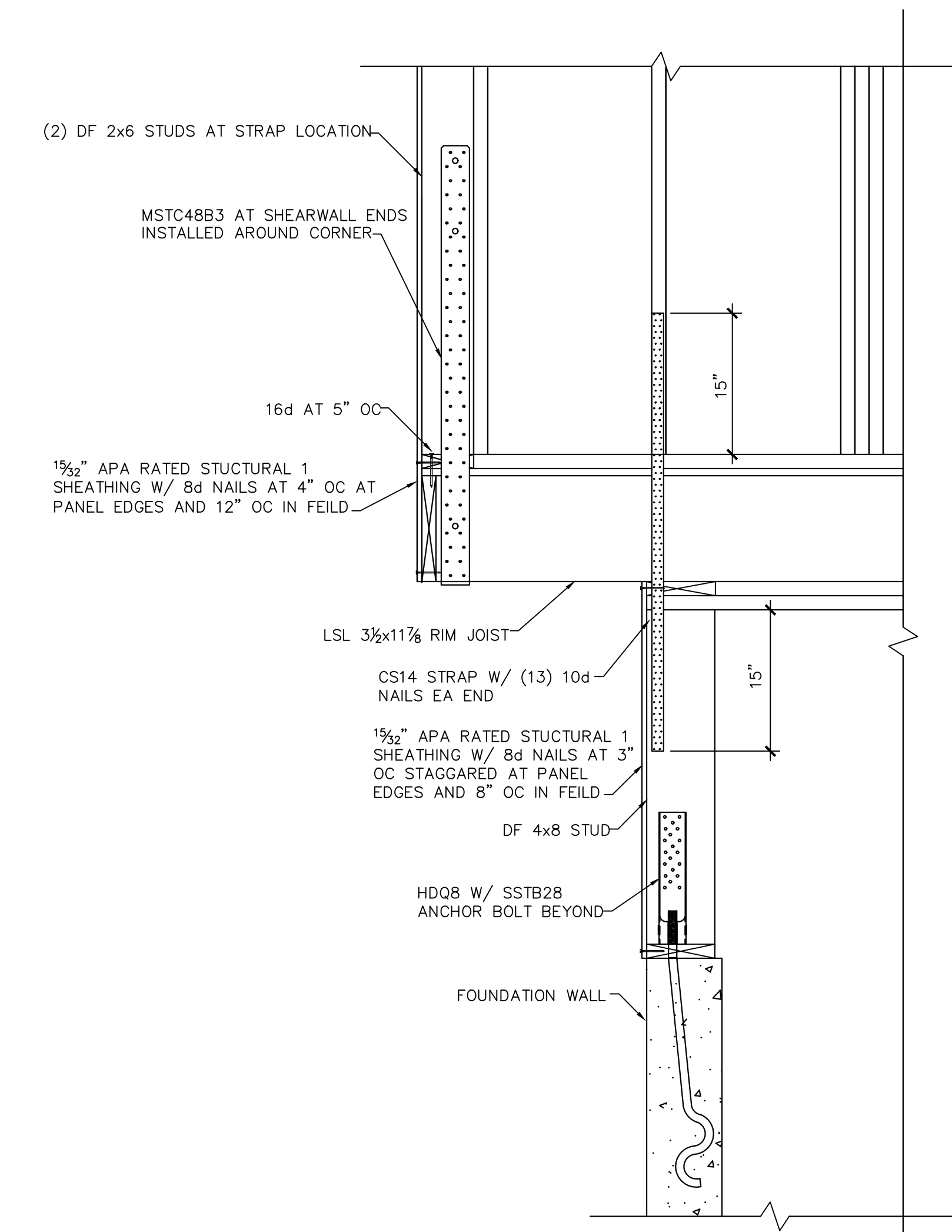
F1 SLAB ON GRADE FOUNDATION



40 LSL 3-1/2 OVERHANG SCALE: 1" = 1'-0"



F2 ISOLATED FOOTING TYP SCALE: 1/2" = 1'-0"



41 LSL 3-1/2 OVERHANG SCALE: 1" = 1'-0"



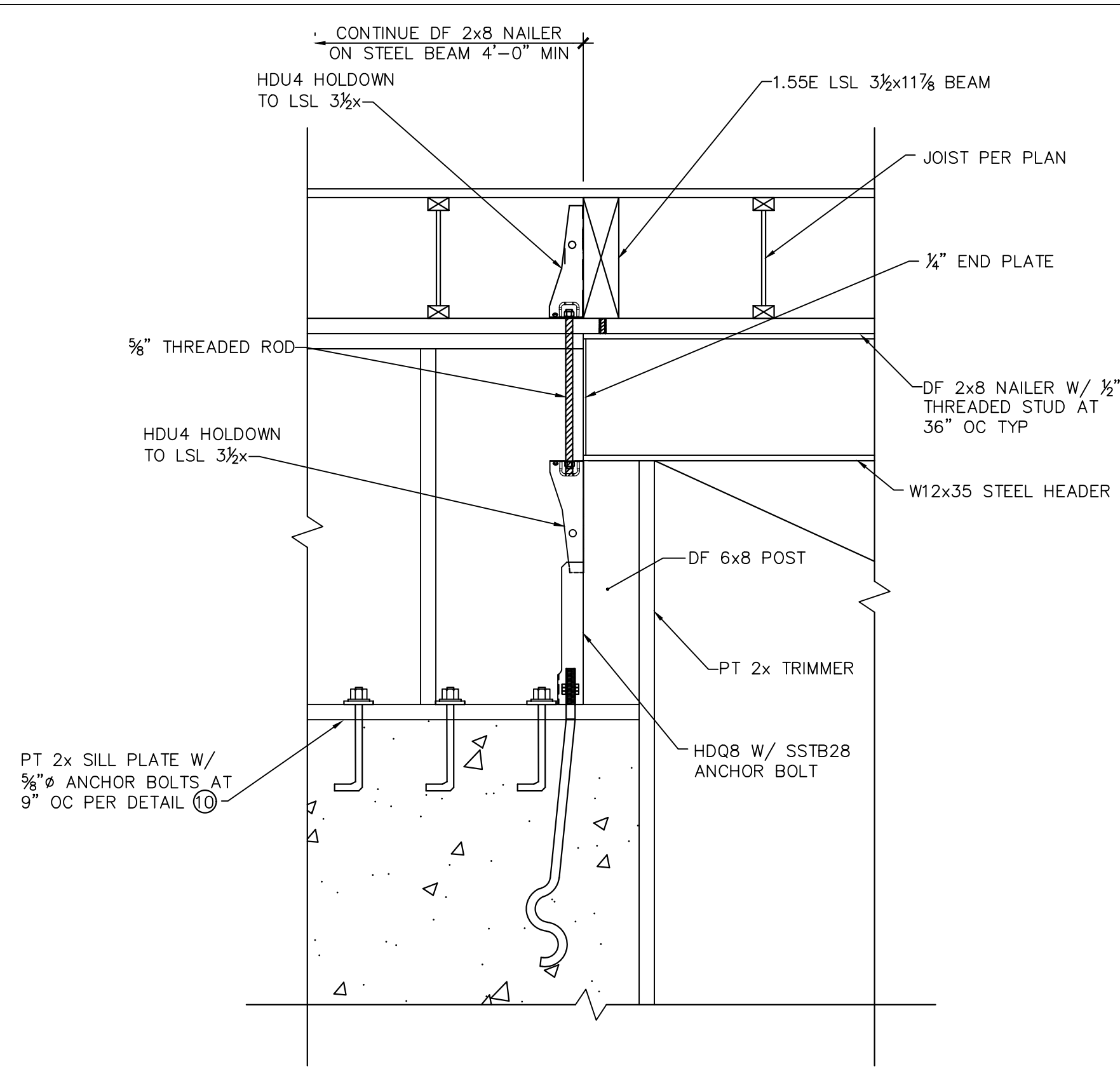
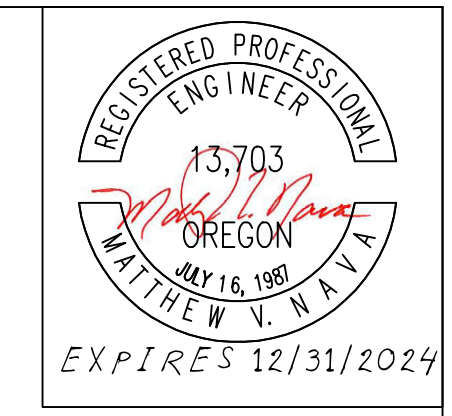
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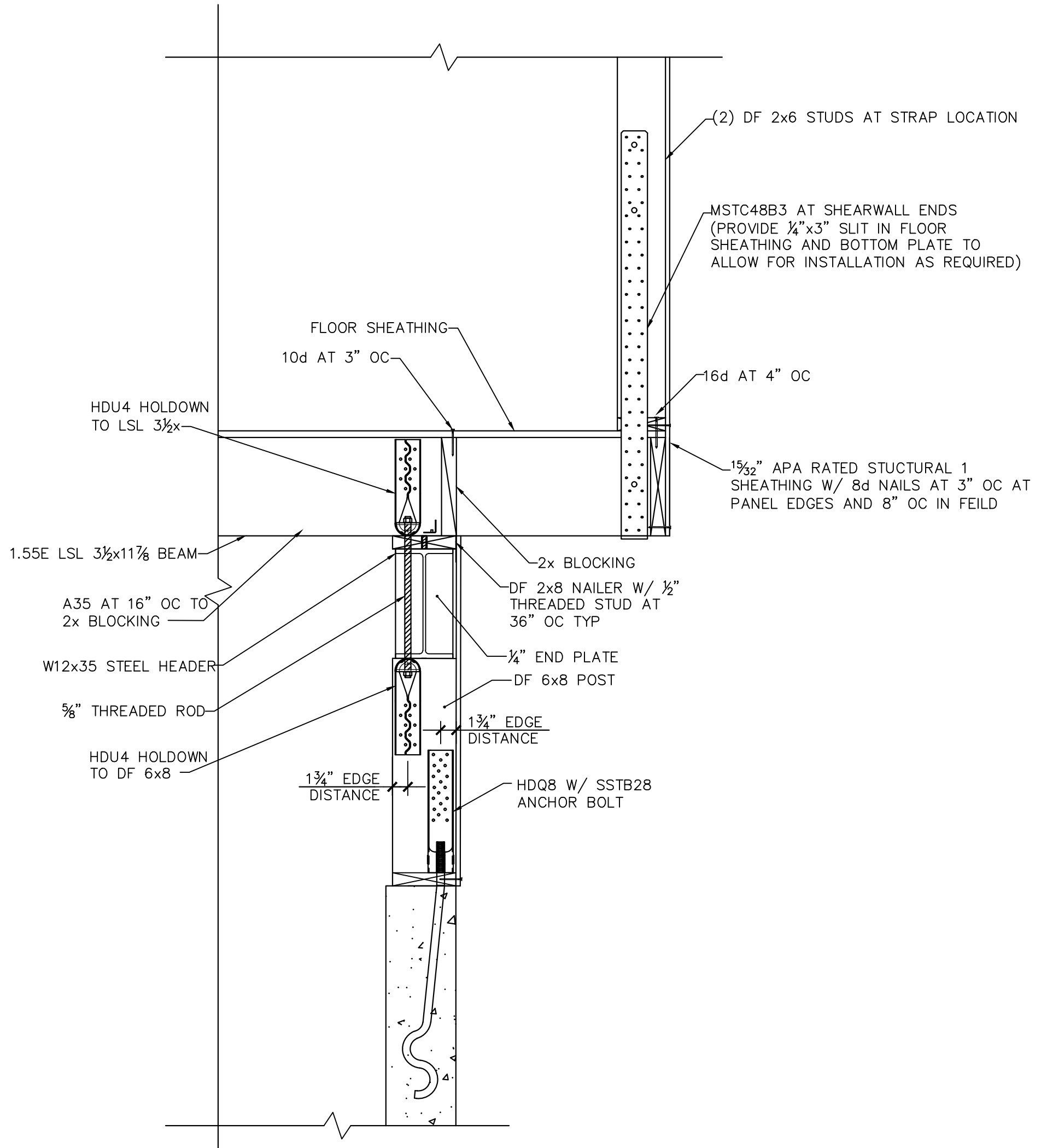
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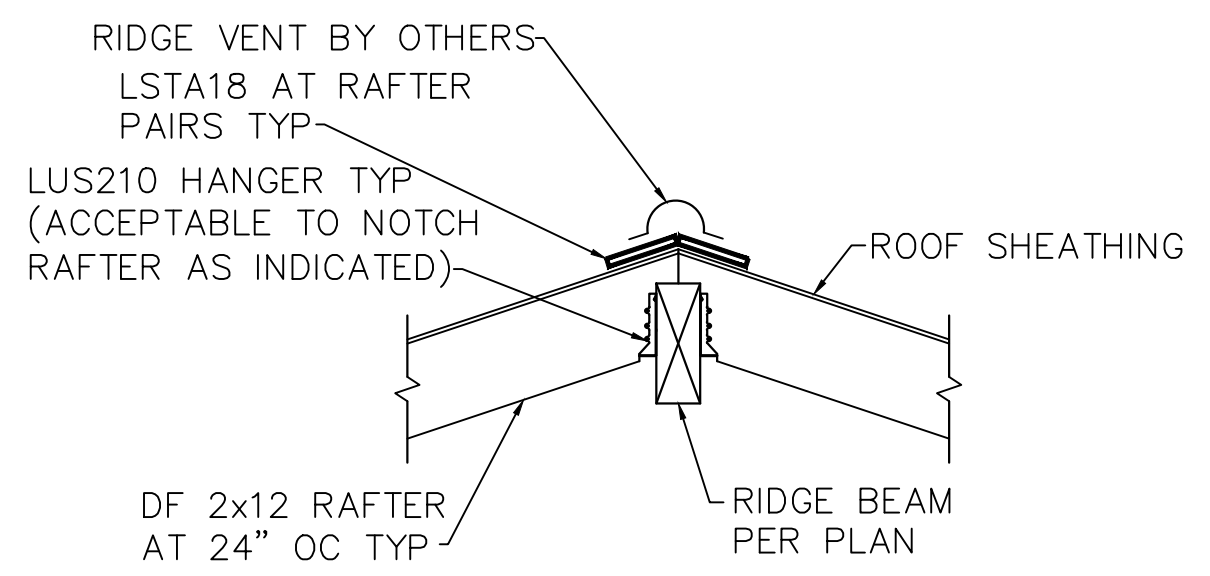
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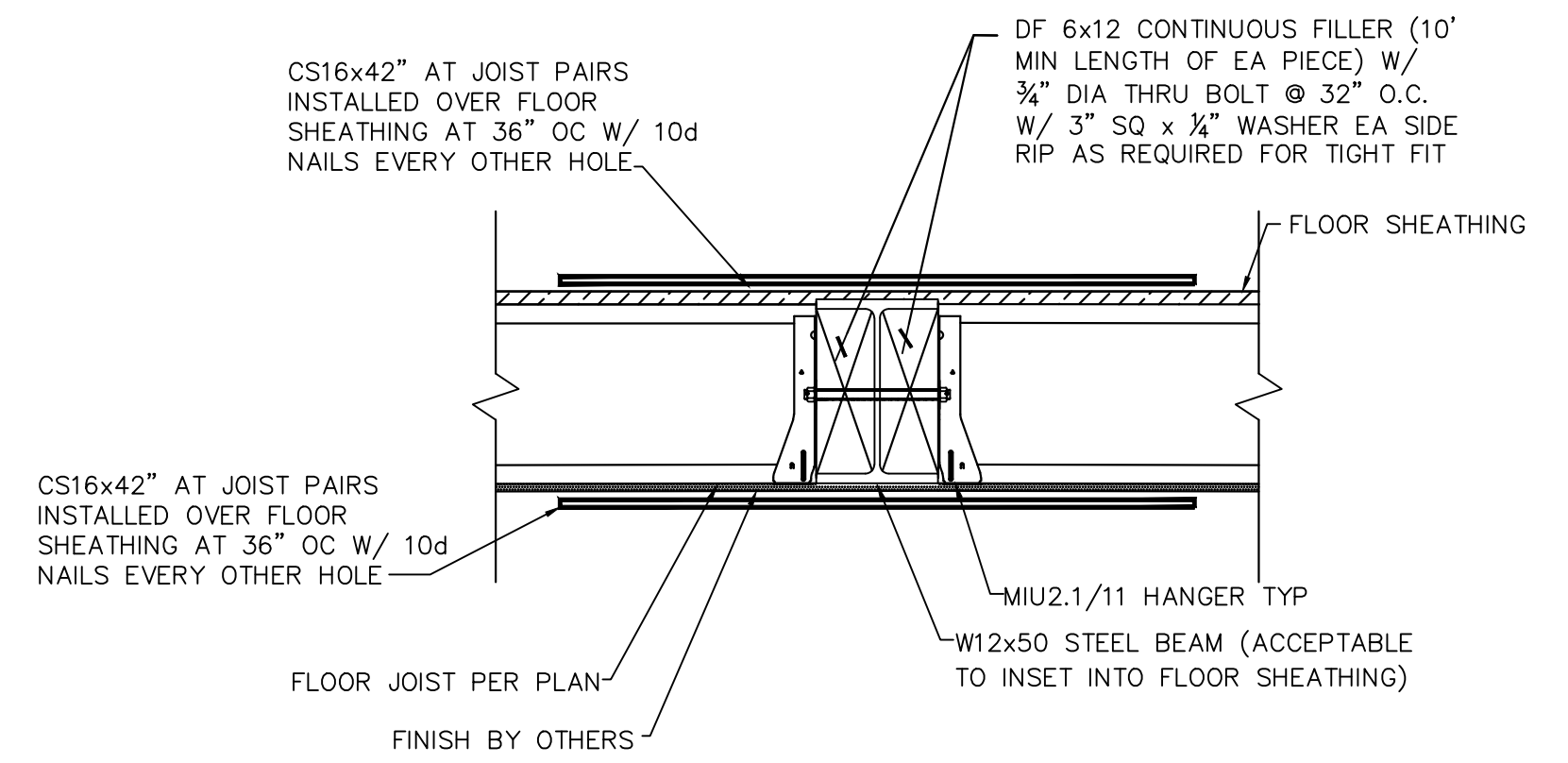
42 GARAGE HEADER POST
SCALE: 1" = 1'-0"



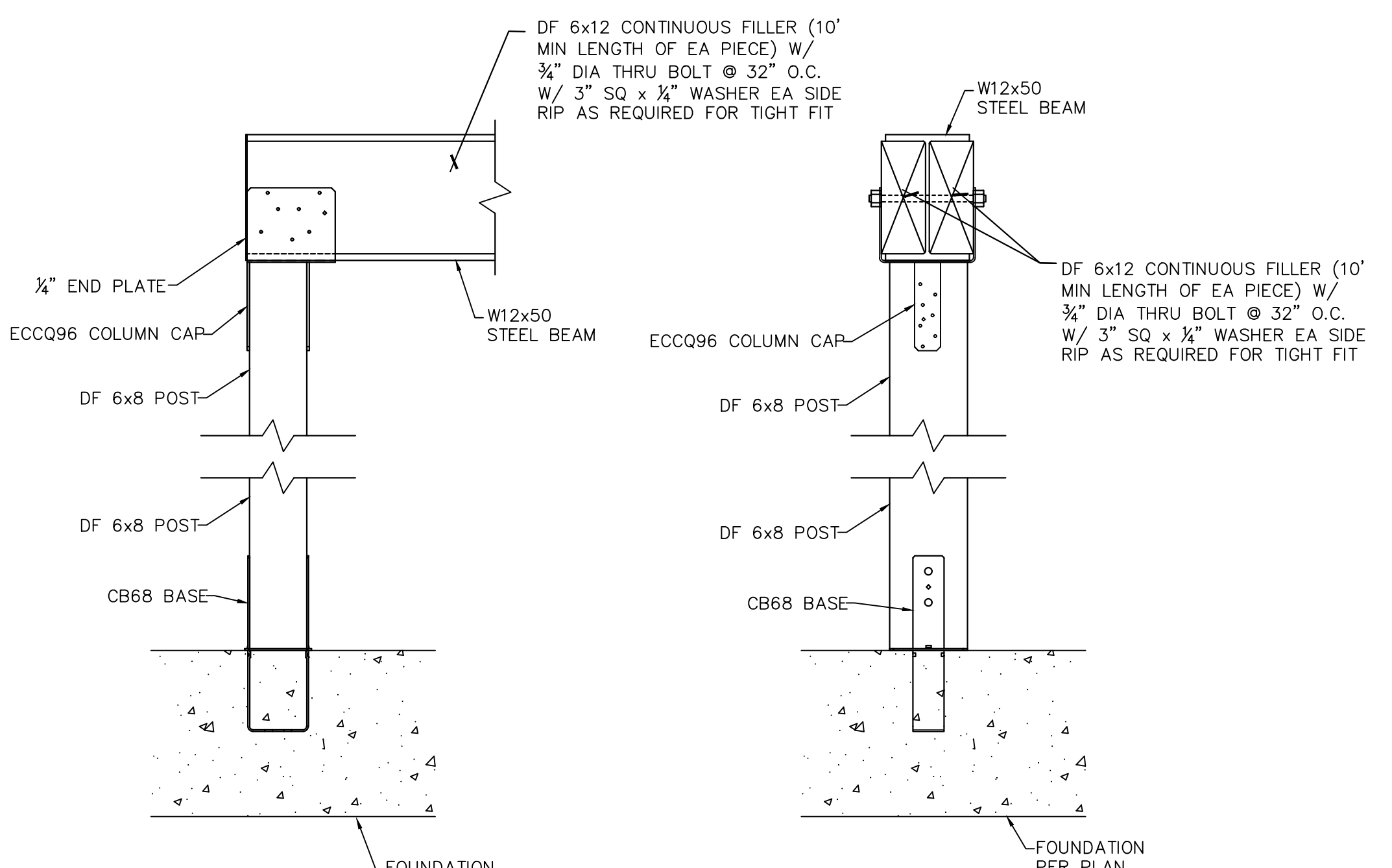
43 GARAGE HEADER POST
SCALE: 1" = 1'-0"



44 RIDGE SECTION
SCALE: 1/2" = 1'-0"

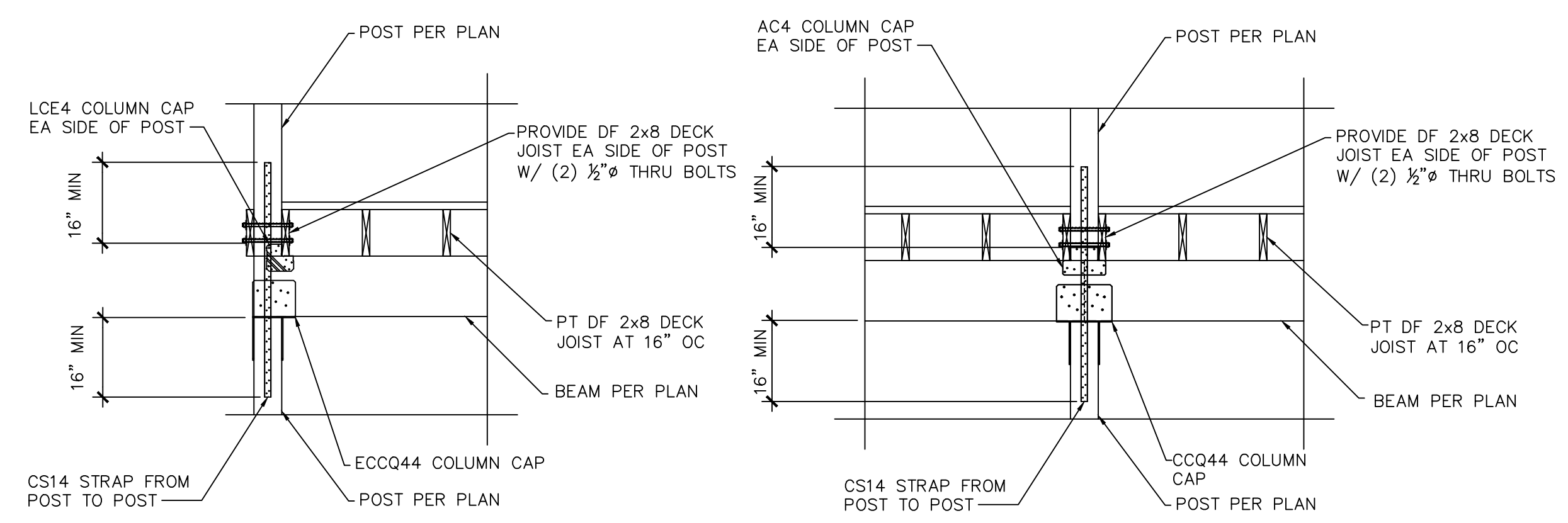


45 W12x50 SECTION
SCALE: 1" = 1'-0"



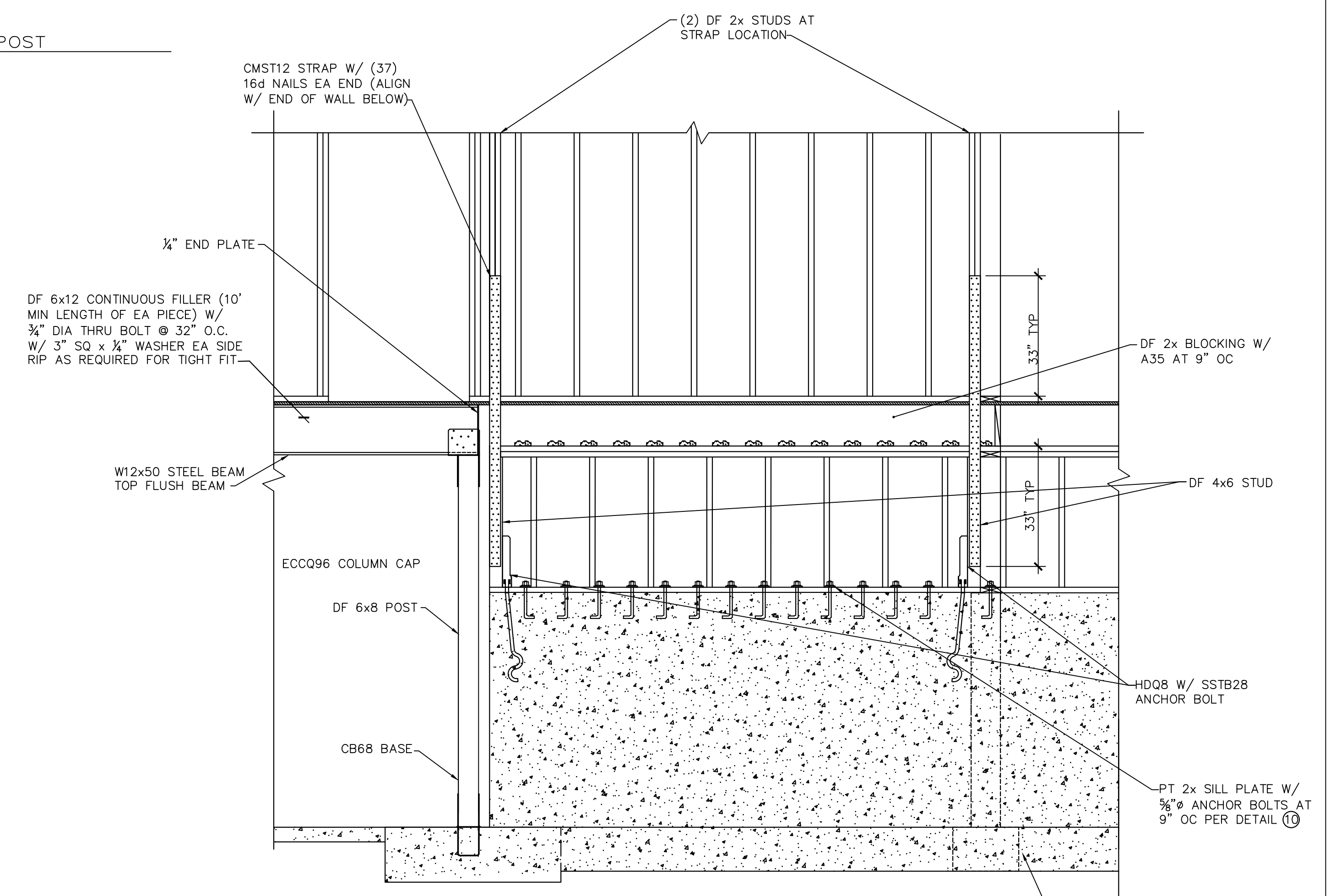
46 W12x50 END CONNECTION
SCALE: 1" = 1'-0"

47 W12x50 END CONNECTION
SCALE: 1" = 1'-0"

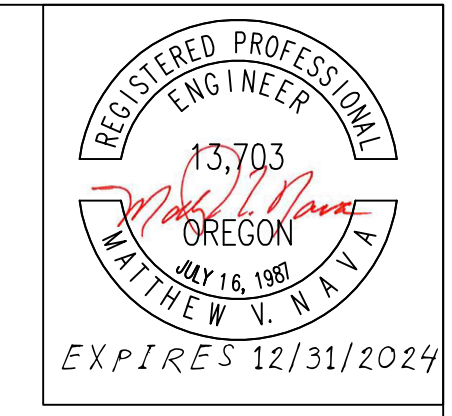


48 END POST TO POST AT DECK
SCALE: 1/2" = 1'-0"

49 POST TO POST AT DECK
SCALE: 1/2" = 1'-0"

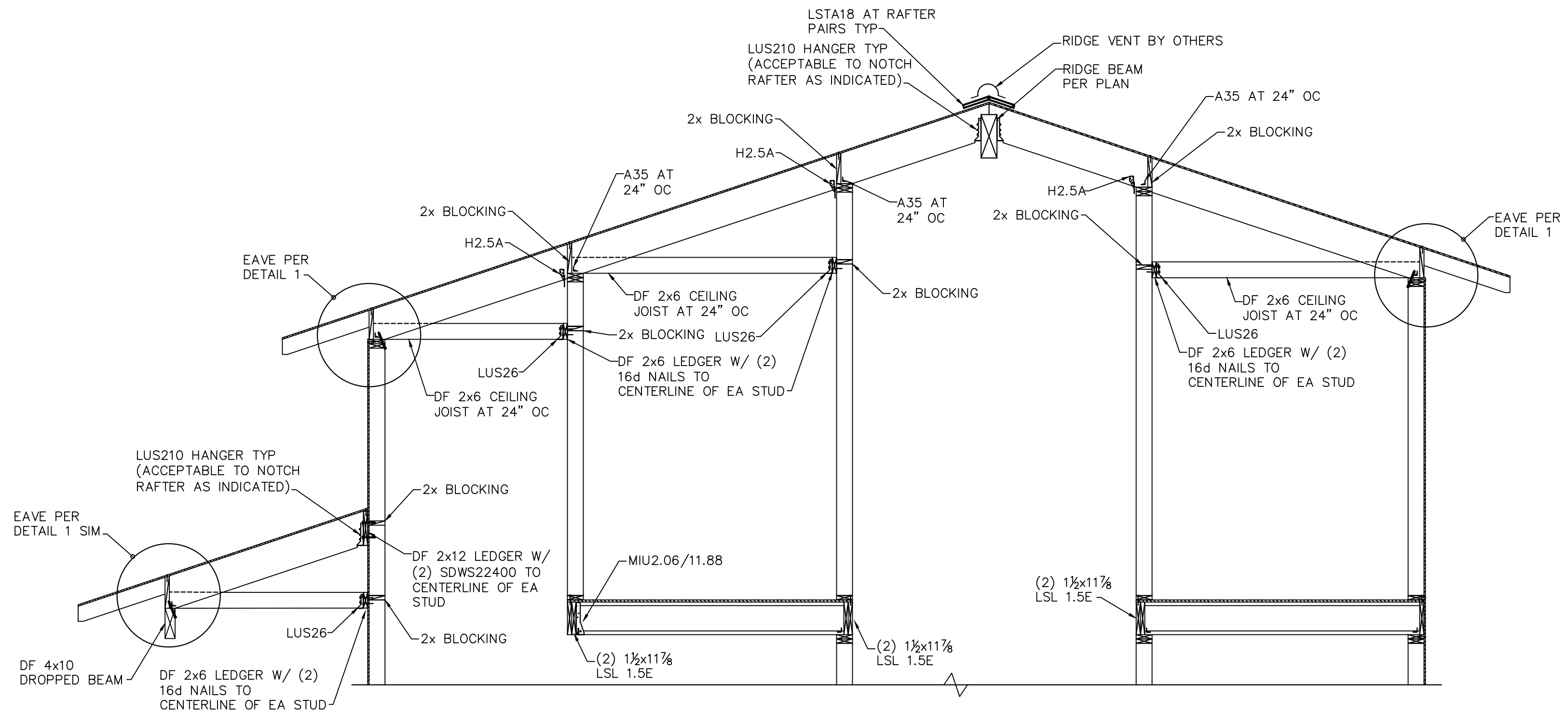


50 LOWER SHEARWALL
SCALE: 1/2" = 1'-0"

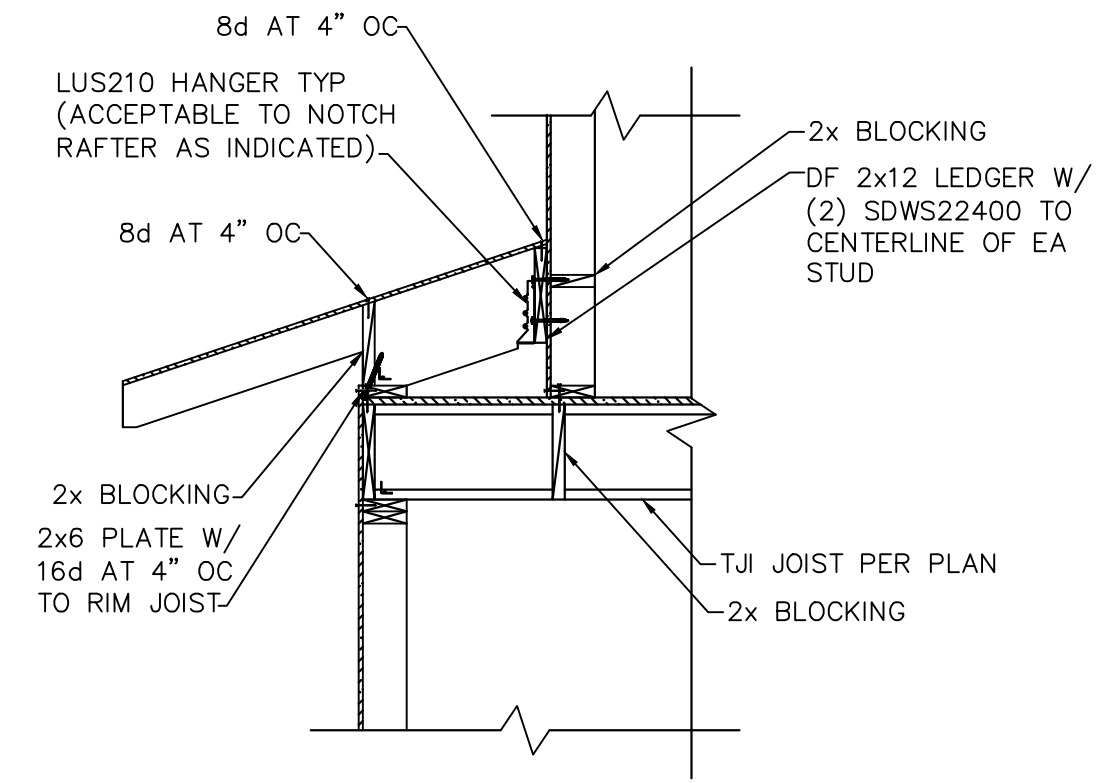


08/13/2024

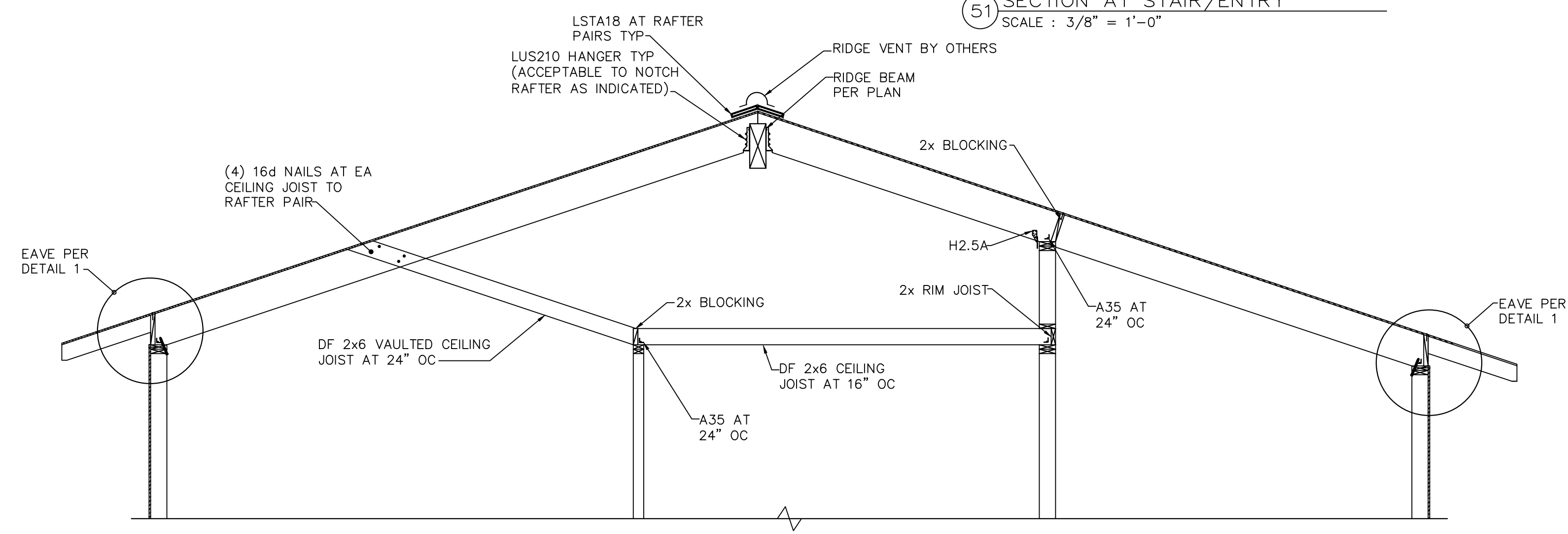
NAVA CONTRACTING and ENGINEERING, INC.
 4106 SE OAK ST
 PORTLAND, OR 97214
 PH: (503) 238-0833
 NAVAVENR@GMAIL.COM



51 SECTION AT STAIR/ENTRY
 SCALE : 3/8" = 1'-0"



53 SECTION AT LOW ROOF
 SCALE : 1/2" = 1'-0"



52 SECTION AT MASTER VAULT
 SCALE : 3/8" = 1'-0"

DRAWN 08/13/2024
 MSN

Lot 4 Block 2
 Rivergate Subdivision, Pacific City

Selby Residence

Sauer
 6

EXHIBIT C

Melissa Jenck

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Thursday, February 27, 2025 9:02 AM
To: Melissa Jenck
Cc: Sarah Absher
Subject: EXTERNAL: RE: EXTERNAL: RE: 851-24-000518-PLNG: Selby Floodway Development Permit

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Thanks Melissa.

If you look at Figure 3 of the Property Survey and Site Plan (and on Sheet 2 of the home plan in upper left corner) , it shows the 50 foot line going through the middle of the proposed house (labeled ODFW50). It also shows the existing setback (ODFW24) and the minimum setback (ODFW20).

These are pages 33 and 73 of the document online.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Thursday, February 27, 2025 8:23 AM
To: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Cc: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Subject: RE: EXTERNAL: RE: 851-24-000518-PLNG: Selby Floodway Development Permit

Robert,

I wasn't aware their application included a reduction to the 50-ft riparian setback, as they appeared to present on their site plan the boundary line, which I expected was the established 50-ft riparian setback.

I will discuss with the Applicant, as they will need to apply for a reduction to the riparian setback in consideration of their request along with their proposal. This will have to come across as a separate land use submittal.

Thank you for providing this information. Sincerely,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov Please update your contact information as needed. Thank you. ***



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
Melissa.Jenck@tillamookcounty.gov

My working hours are 7:00am to 5:30pm, Tuesday thru Friday.

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Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

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From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Wednesday, February 26, 2025 2:47 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: EXTERNAL: RE: 851-24-000518-PLNG: Selby Floodway Development Permit

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Melissa,

I don't see a formal request in this application for a reduction in the estuary setback, which I assume would be necessary. I previously sent you some measurements of the 50 foot setback (which is in the middle of the existing and proposed houses), the setback of the current footprint, and the minimum 20 foot setback. It appears from the application they are looking to build more or less in the existing footprint, which is acceptable to ODFW.

Let me know if you need me to resend the previous email with the marked setbacks.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Wednesday, February 26, 2025 2:21 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: 851-24-000518-PLNG: Selby Floodway Development Permit

Good afternoon,

Please see the link below for the Notice of Application for 851-+24-000518-PLNG for a Floodway Development Permit for 35670 Airport Way, Pacific City, OR.

<https://www.tillamookcounty.gov/commdev/project/851-24-000518-plng>

Sincerely,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov Please update your contact information as needed. Thank you. ***



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
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Melissa Jenck

From: Brian Olle
Sent: Monday, March 3, 2025 4:49 PM
To: Melissa Jenck
Cc: Sarah Thompson
Subject: RE: 851-24-000518-PLNG: Selby Floodway Development Permit

Public Works has no comments or concerns on this one. The road approach for this property was recently completed on our end.

Brian Olle, P.E. | Engineering Project Manager
TILLAMOOK COUNTY | Public Works
Cell: (503)812-6569

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Wednesday, February 26, 2025 2:21 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: 851-24-000518-PLNG: Selby Floodway Development Permit

Good afternoon,

Please see the link below for the Notice of Application for 851-+24-000518-PLNG for a Floodway Development Permit for 35670 Airport Way, Pacific City, OR.

<https://www.tillamookcounty.gov/commdev/project/851-24-000518-plng>

Sincerely,

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