Tillamook County

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
(503) 842-3408

Land of Cheese, Trees and Ocean Breeze

Floodway Development Permit #851-24-000518-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

NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: February 26, 2025

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

851-24-000531-PLNG: A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River. The subject property is accessed from Airport Way, a County 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. The property is located in the Pacific City/Woods Medium Density Residential (PCW-R2) Zone. The applicant is Ian Spath and the property owners are Howard and Mary Selby.

Written comments received by the Department of Community Development prior to 4:00p.m. on March 12, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, March 13, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

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.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 Ext. 3315 or lynn.tone@tillamookcounty.gov.

Sincerely,

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, Director
Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

ARTICLE III – ZONE REGULATIONS

TCLUO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE

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

(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.

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

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

(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,

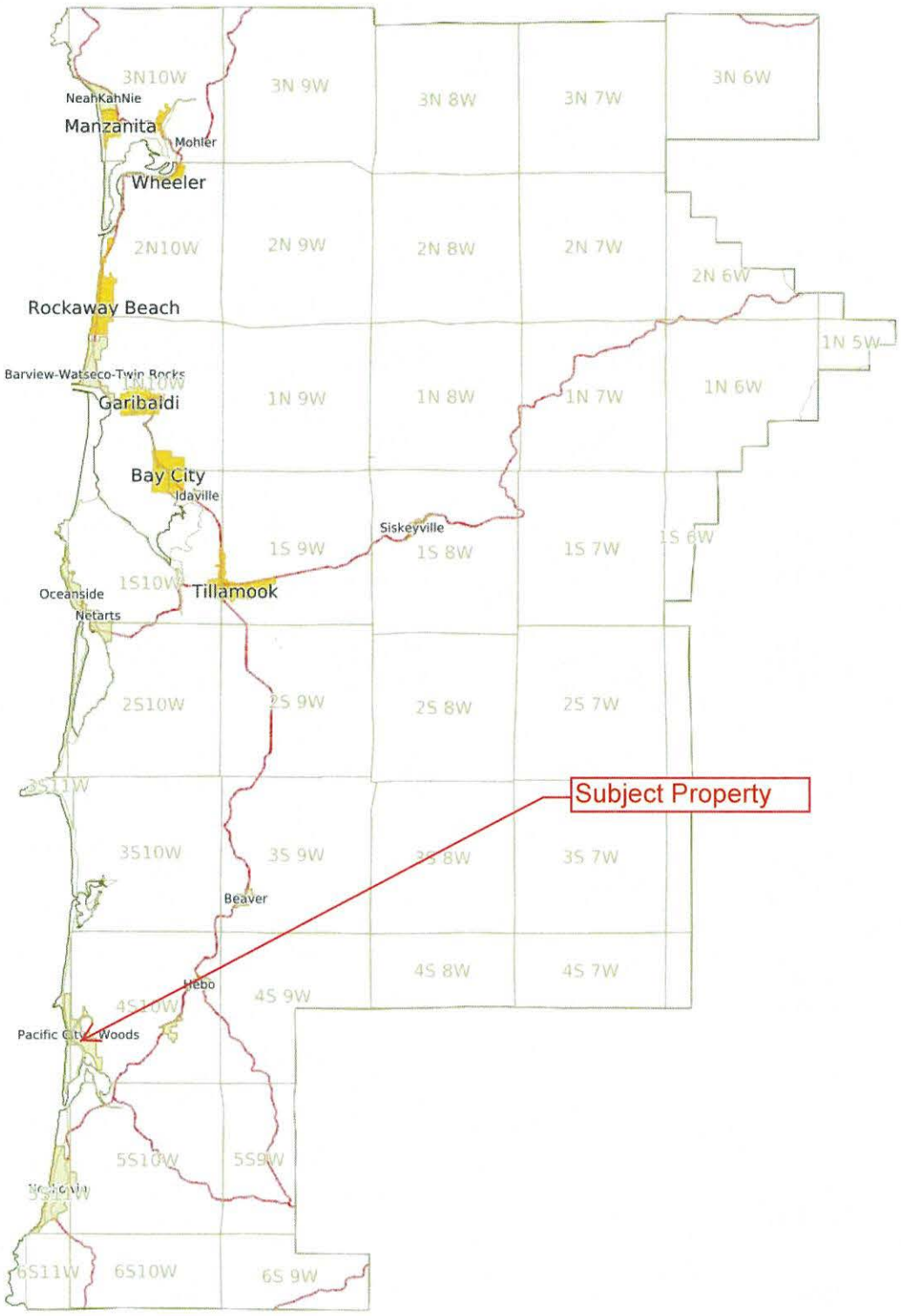
v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical,

vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion.

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.

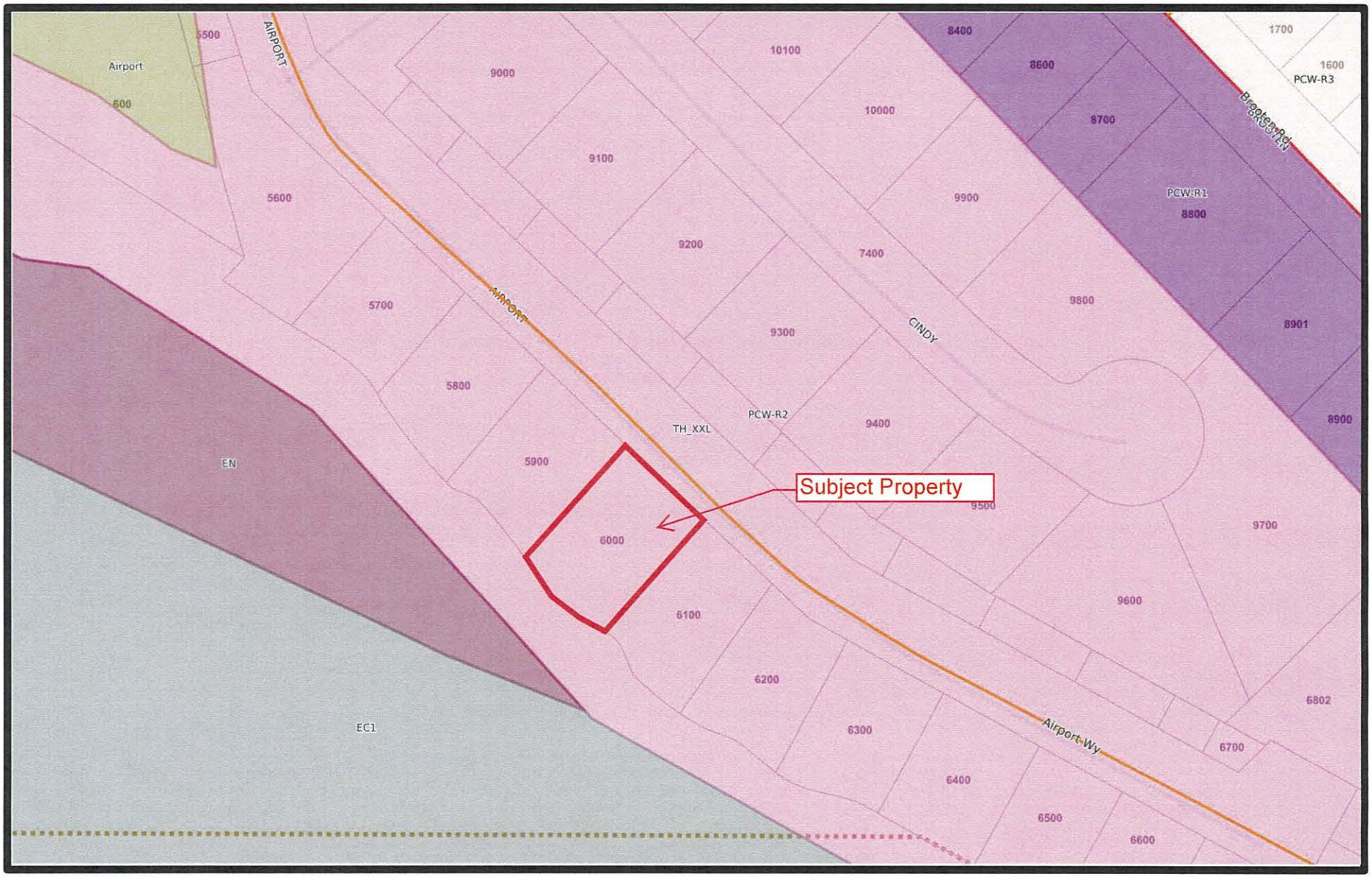
EXHIBIT A

Vicinity Map

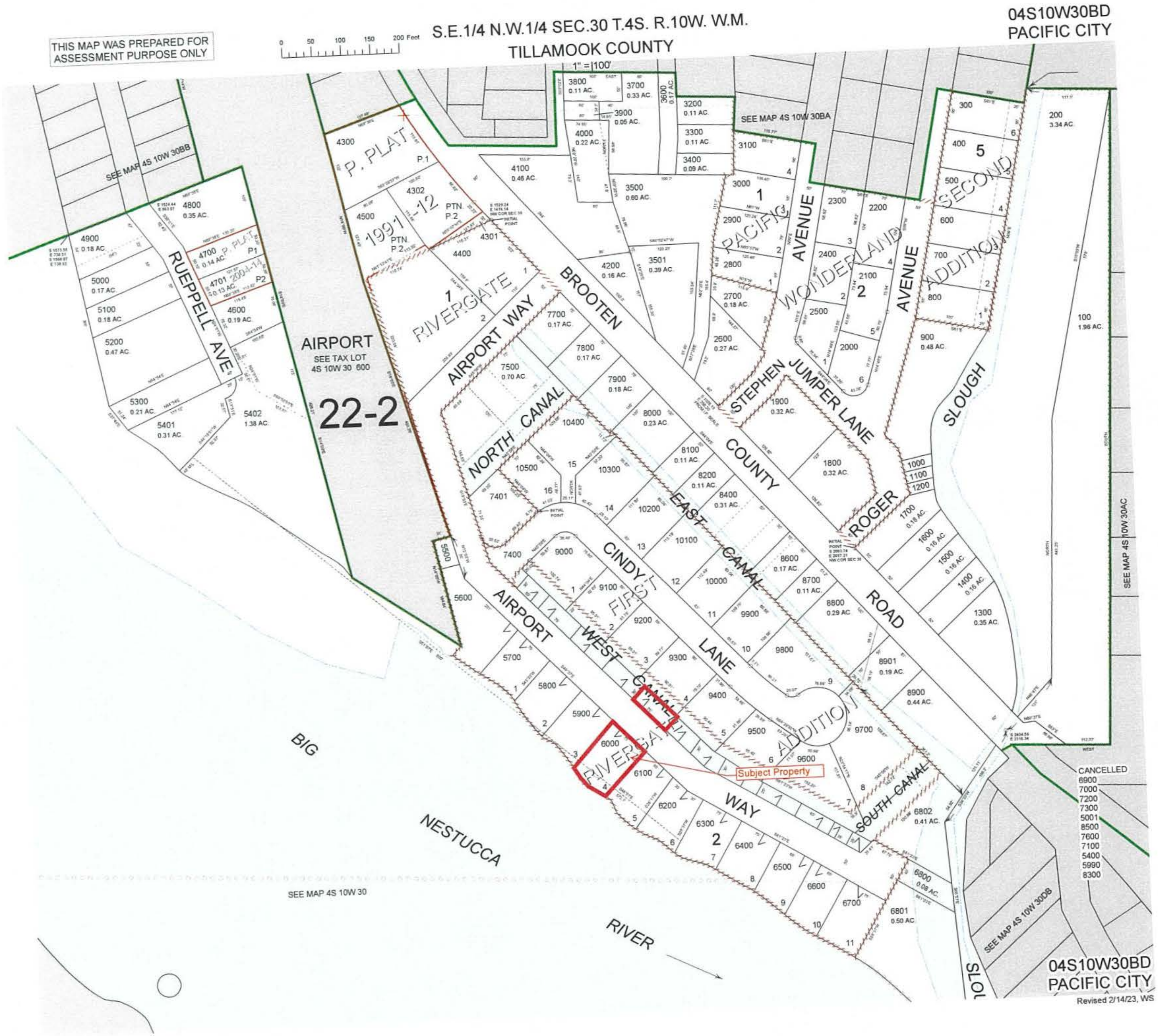


Generated with the GeoMOOSE Printing Utilities

Zoning Map



Generated with the GeoMOOSE Printing Utilities


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
1" = 100'
04S10W30BD
PACIFIC CITY
SEE MAP 4S 10W 30BB
SEE MAP 4S 10W 30BA
SEE MAP 4S 10W 30AC
SEE MAP 4S 10W 30
SEE MAP 4S 10W 30DB
AIRPORT
SEE TAX LOT 4S 10W 30 600
22-2
P. PLAT 1991-12
P. PLAT 2004-14
RUEPPELL AVE
RIVERGATE
AIRPORT WAY
BROOTEN COUNTY ROAD
NORTH CANAL
EAST CANAL
CINDY LANE
FIRST ADDITION
AIRPORT WEST CANAL
RIVERGATE WAY
SOUTH CANAL
STEPHEN JUMPER LANE
ROGER
PACIFIC WONDERLAND
SECOND ADDITION
AVENUE
SLOUGH
BIG NESTUCCA RIVER
Subject Property
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	**Tax Status**	Assessable
Code - Tax ID	2202 - 240812	**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	☑		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

- 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 FIRMette

FEMA

123°57'53"W 45°11'58"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

123°57'15"W 45°11'32"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 drainag 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
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 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

N

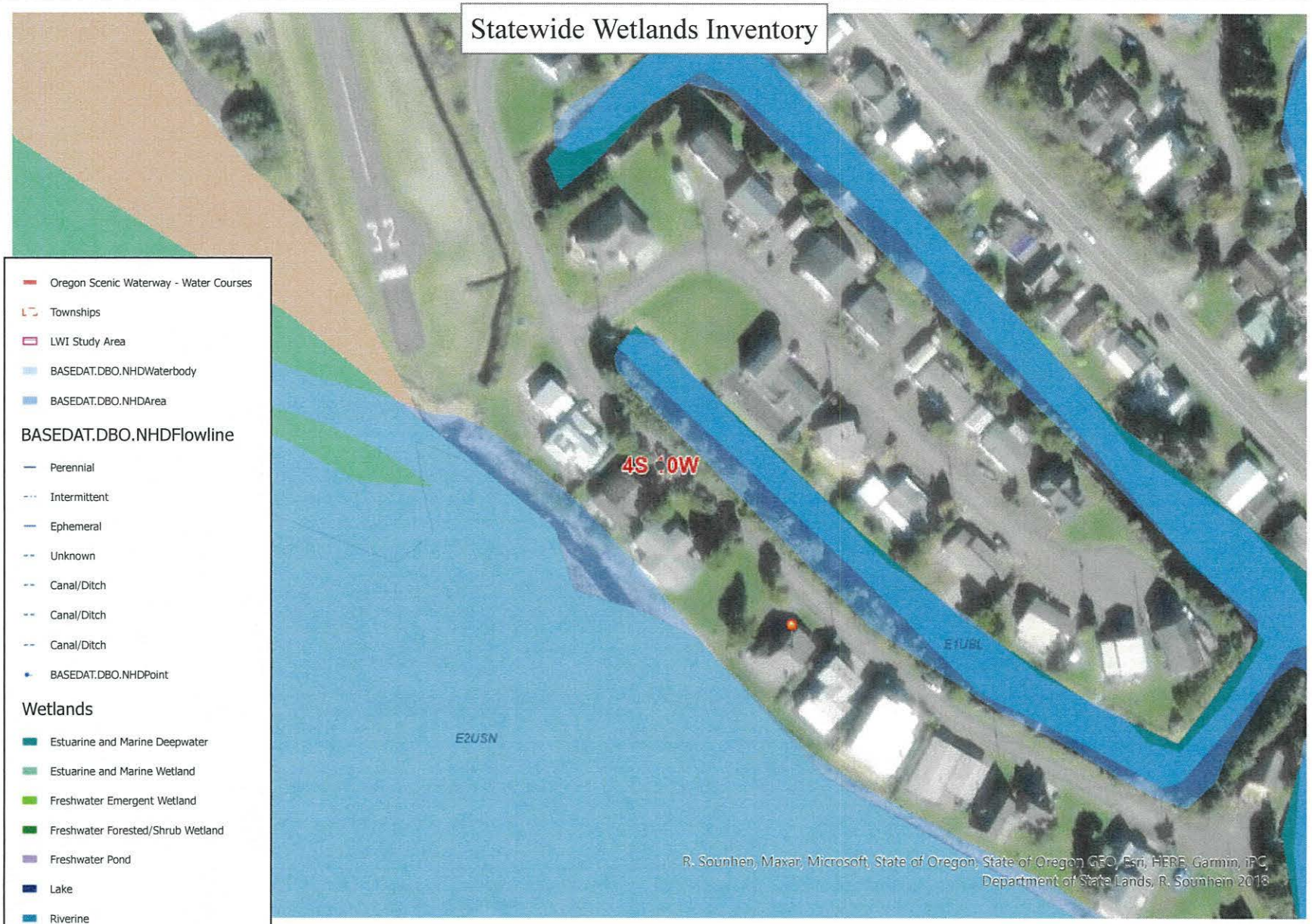
The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

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.

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.NHDPoint

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

https://www.oregon.gov/dsl/WW/Pages/SWI.aspx

1:2,257

0 0.01 0.03 0.05 0.08 0.1 mi

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.

N

Date: 2/26/2025

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

Hazard Map

Printed on 2 / 26 / 2025

EXHIBIT B

Tillamook County Department of Community Development
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

DEVELOPMENT PERMIT

OFFICE USE ONLY
Date Stamp: RECEIVED OCT 16 2024 BY: Counter

☐Approved ☐Denied
Received by: AC
Receipt #:
Fees:
Permit No: 518
851-24 - 00058-PLNG

Applicant ☐ *(Check Box if Same as Property Owner)*
Name: IAN Spath 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: 4S 10 30BD 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: Length:	Bridge Length: Width:
Fence Height:	Retaining Wall Height:
Streambank Stabilization:	Other:
Fill/Removal/Grading: CY	Vegetation Removal: CY

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

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:

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.

Mary O Selby — 10/10/2024
Property Owner Signature (Required) — Date

Ian Spath — 10/10/2024
Applicant Signature — Date

Tillamook County Department of Community Development
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

OFFICE USE ONLY
Date Stamp
OCT 03 2024
BY:

☐Approved ☐Denied
Received by: SS
Receipt #: 139844
Fees: 1680.00
Permit No:
851-24-000578-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
☐ Farm/Forest Review	☐ Detailed Hazard Report	☐ Ordinance Amendment
☐ Conditional Use Review	☐ Conditional Use (As deemed by Director)	☐ Large-Scale Zoning Map Amendment
☐ Variance	☐ Ordinance Amendment	☐ Plan and/or Code Text Amendment
☐ Exception to Resource or Riparian Setback	☐ Map Amendment	
☐ Nonconforming Review (Major or Minor)	☐ Goal Exception	
☒ Development Permit Review for ~~Estuary~~ Floodway Development	☐ Nonconforming Review (As deemed by Director)	
☐ Non-farm dwelling in Farm Zone	☐ Variance (As deemed by Director)	
☐ Foredune Grading Permit Review		
☐ Neskowin Coastal Hazards Area		

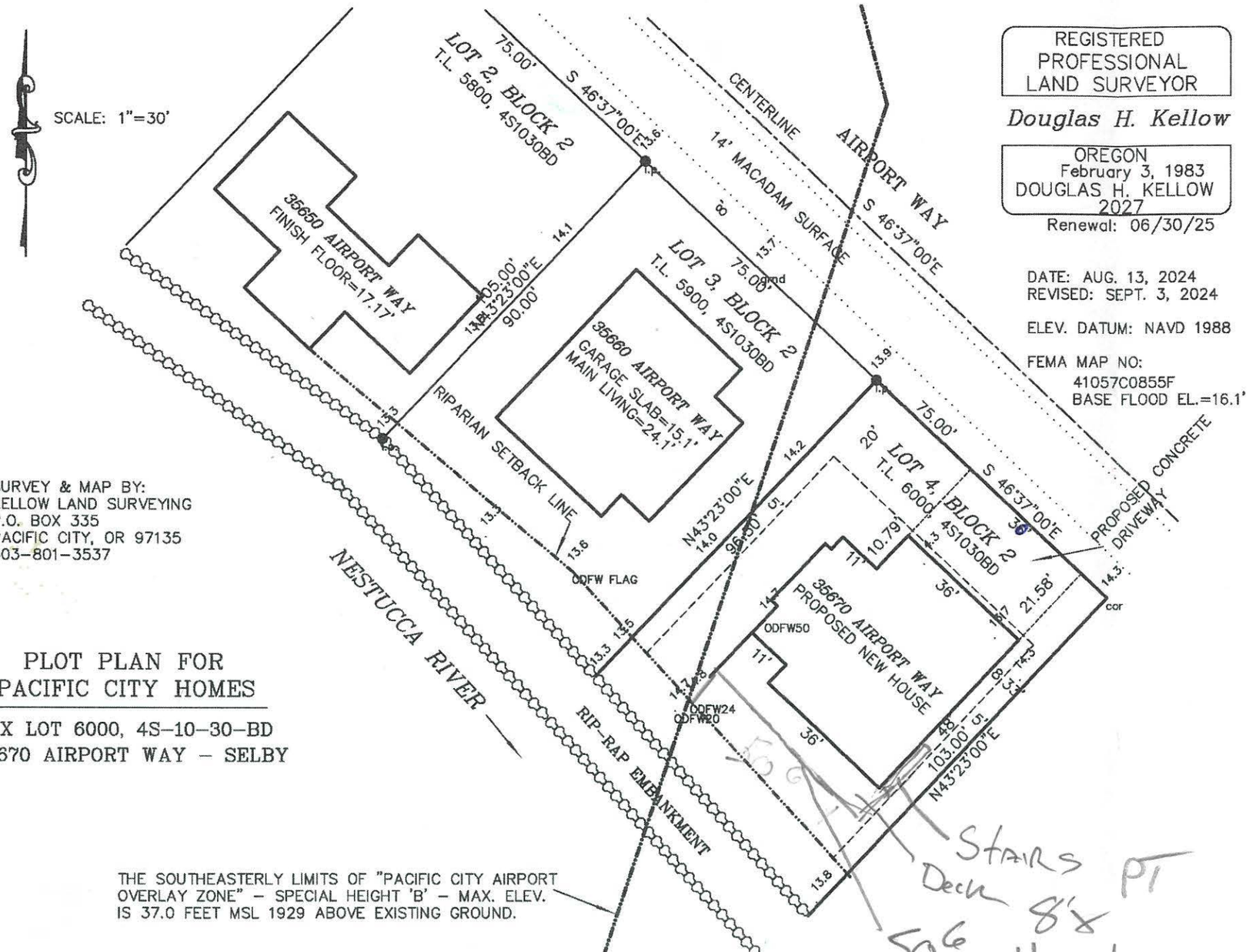
Location:
Site Address:
Map Number: 4S (Township) 10 (Range) 30BD 28 (Section) 6000 (Tax Lot(s))

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.

X
Property Owner Signature (Required) — Date: 10-3-24
Mary O Selby
Applicant Signature — Date: 10-3-24



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.

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

Form Instructions

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

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

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: SELBY, HOWARD P. & MARY D.

A2. 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

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
BLOCK 2, LOT 4, RIVERGATE - 4S-10-30-BD, TAX LOT 6000, TILLAMOOK COUNTY, OREGON

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 45.19583 Long. 123.95944 Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ 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: 7

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1,888 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ 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: 10

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 2000 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): 2000 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? ☐ Yes ☐ No ☐ 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: TILLAMOOK COUNTY B1.b. NFIP Community Identification Number: 410196

B2. County Name: TILLAMOOK B3. State: OR B4. Map/Panel No.: 41057C0855 B5. Suffix: F

B6. FIRM Index Date: 09/28/2018 B7. FIRM Panel Effective/Revised Date: 09/28/2018

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 16.1

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☒ FIS ☐ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

Form Instructions

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	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	24.5	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ 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	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	13.7	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	14.7	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	14.7	☒ feet ☐ 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: 09/29/2024

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas H Kellow
OREGON
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

ICC ES | ICC ES PMG | ICC ES LISTED

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

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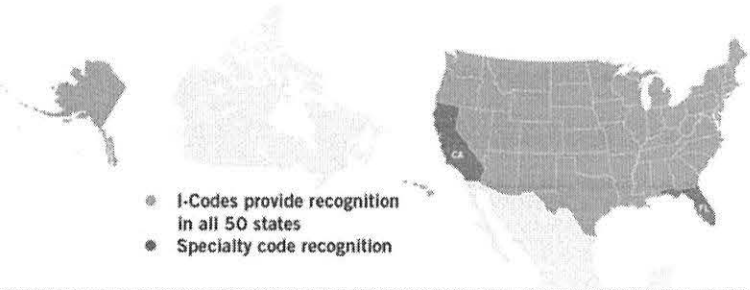
ICC EVALUATION SERVICE



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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 mm^2) 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 mm^2) 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:

- 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 m^2) 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 m^2) 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 = m^2

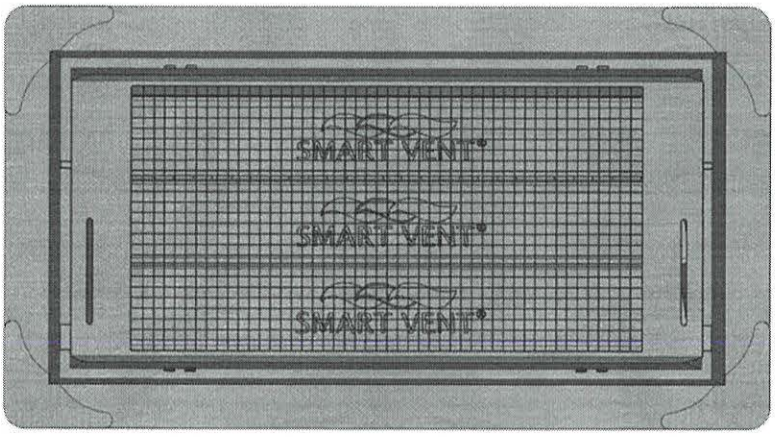

FIGURE 1—SMART VENT: MODEL 1540-510

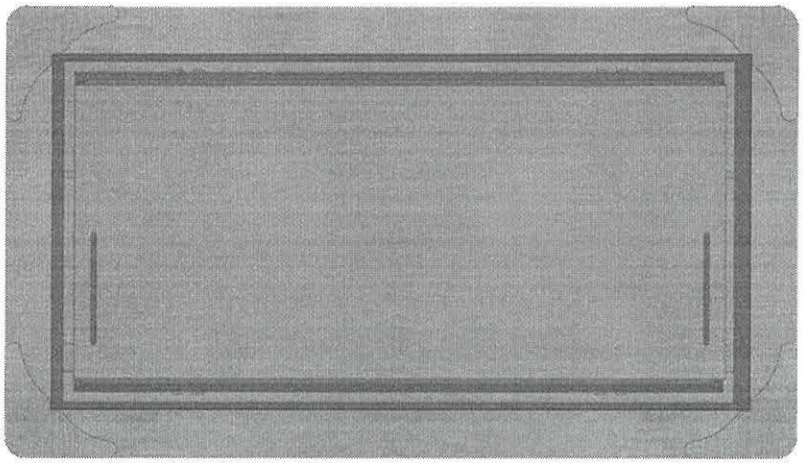

FIGURE 2—SMART VENT MODEL 1540-520

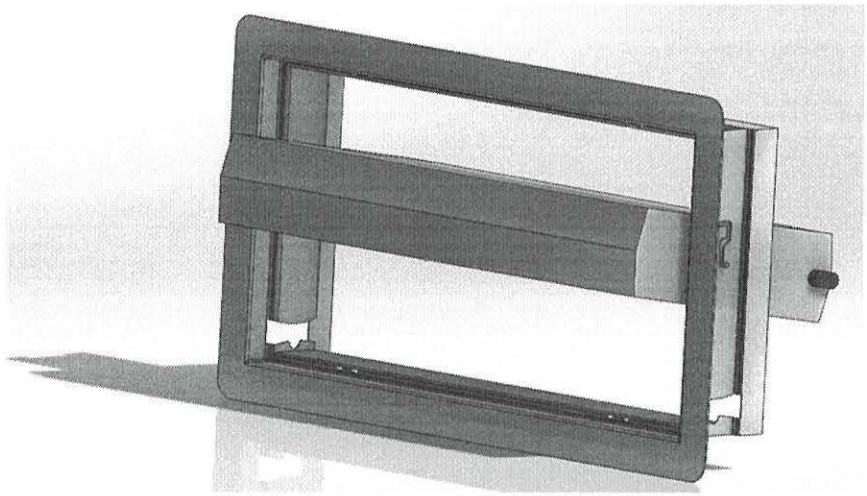

FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

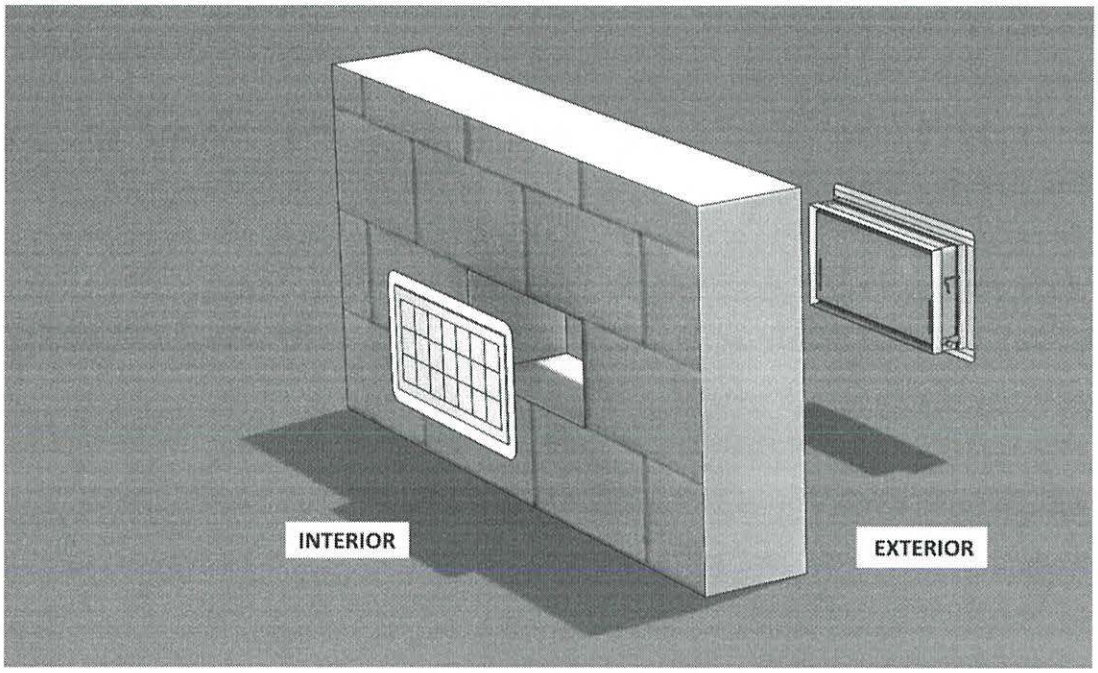

FIGURE 4—FLOOD VENT SEALING KIT

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:

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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

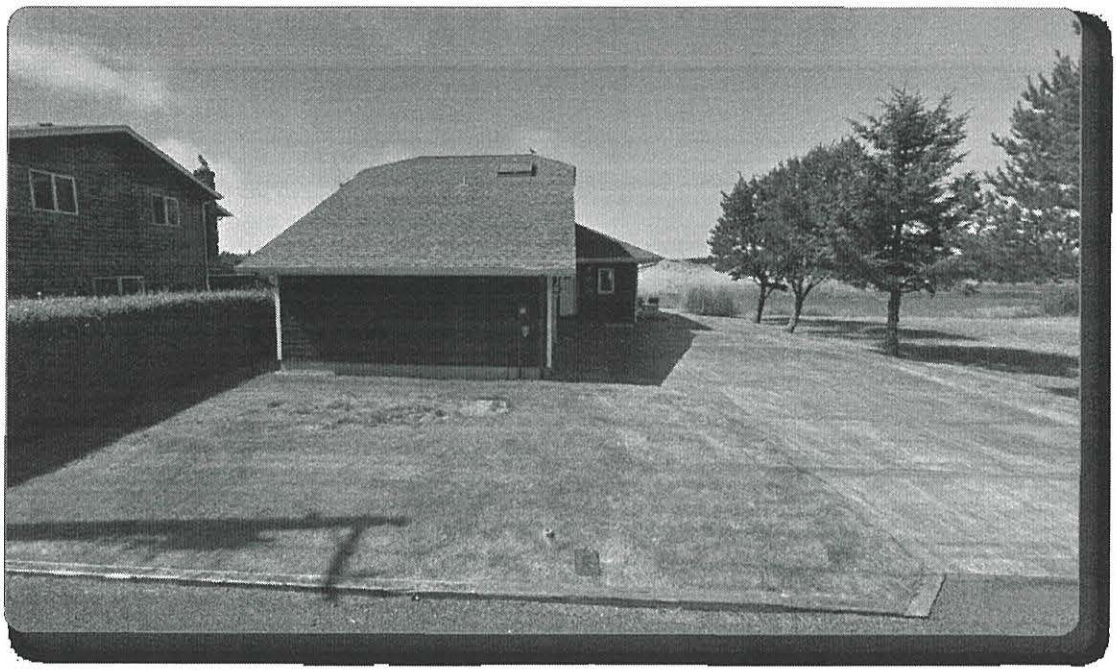
The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements are determined in accordance with the *Florida Building 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

Contents

List of Figures

List of Attachments

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

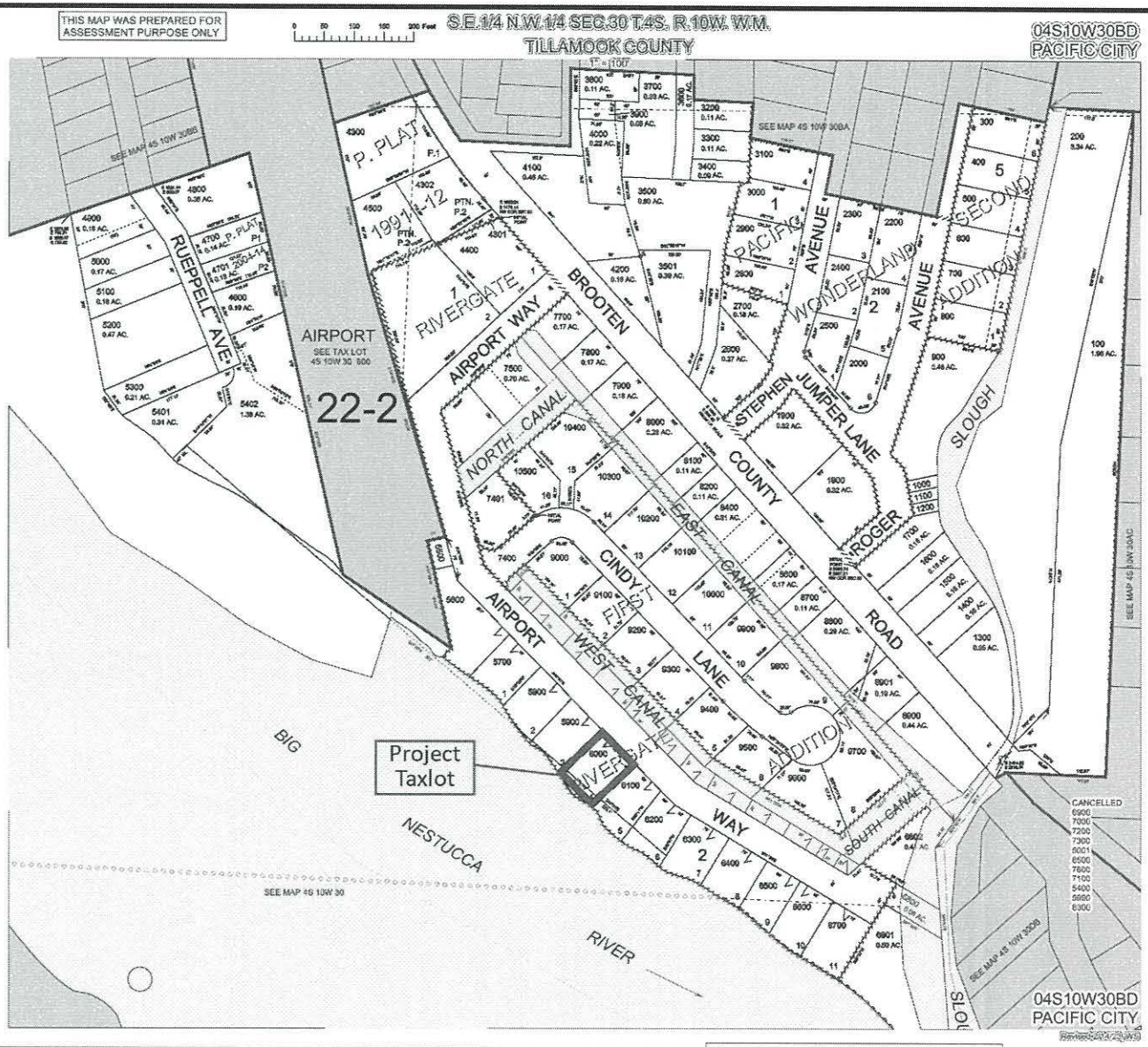


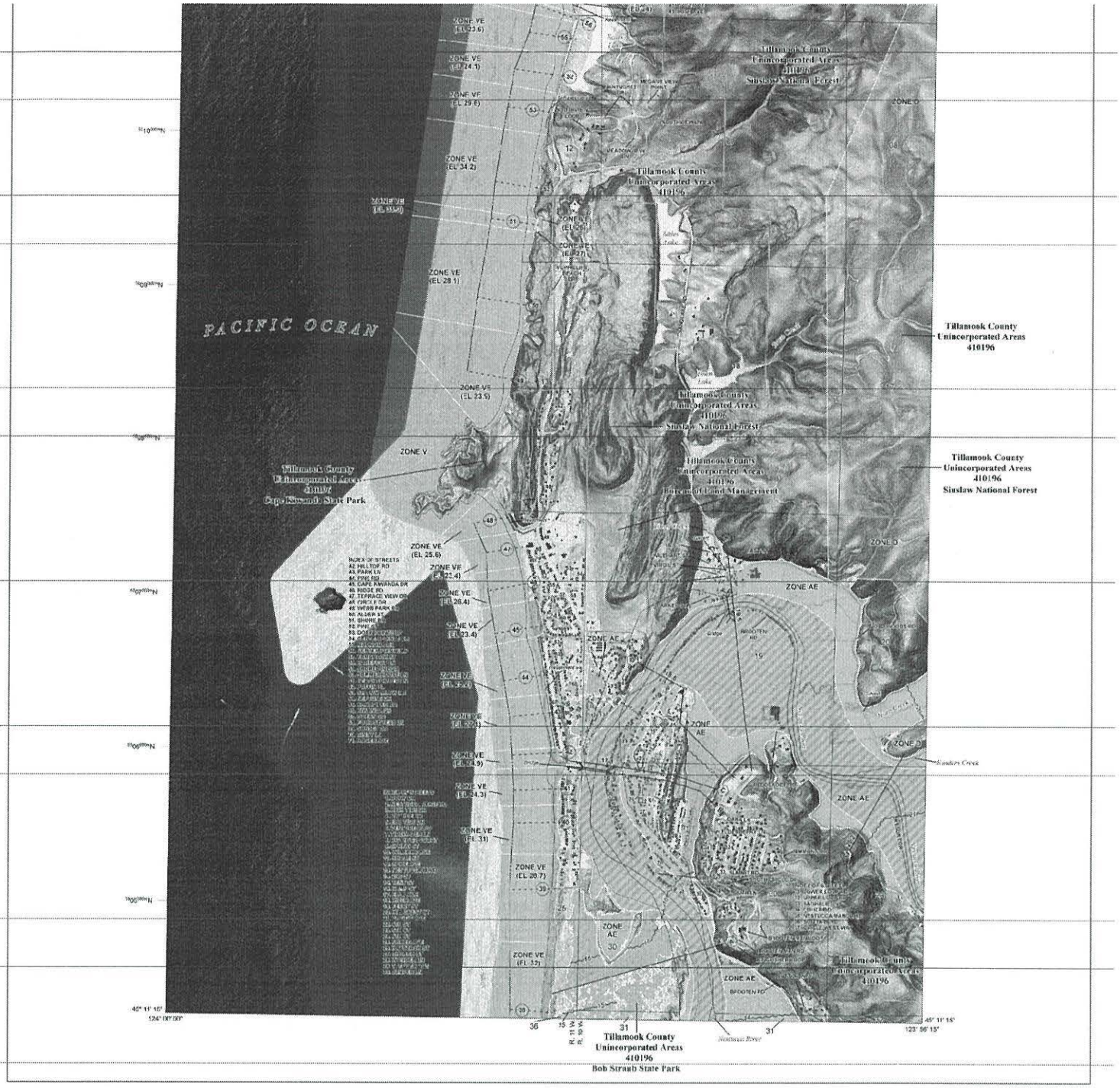
FIGURE 1

Tax Lot Location

(Map Sourced from Tillamook County Assessment and Taxation Website)

35670 Airport Way
Hydraulic Analysis Report

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



FLOOD HAZARD INFORMATION

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

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV

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
		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
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS OF FLOOD HAZARD		Area with Flood Risk due to Levee Zone D
	NO SCREEN	Area of Minimal Flood Hazard Zone X
OTHER AREAS		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

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 (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent 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 community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

The topographic base map for this FIRM revision is derived from aerial lidar surveys conducted between 2007 and 2011. Orthophotography acquired in 2009 was used where lidar coverage was unavailable for portions of Tillamook County.

SCALE

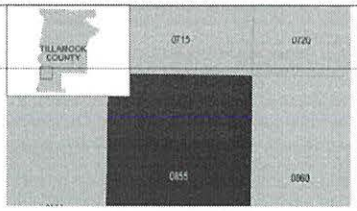
Map Projection:
Universal Transverse Mercator Zone 10N; North American Datum 1983
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 255 510 1,020 Meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

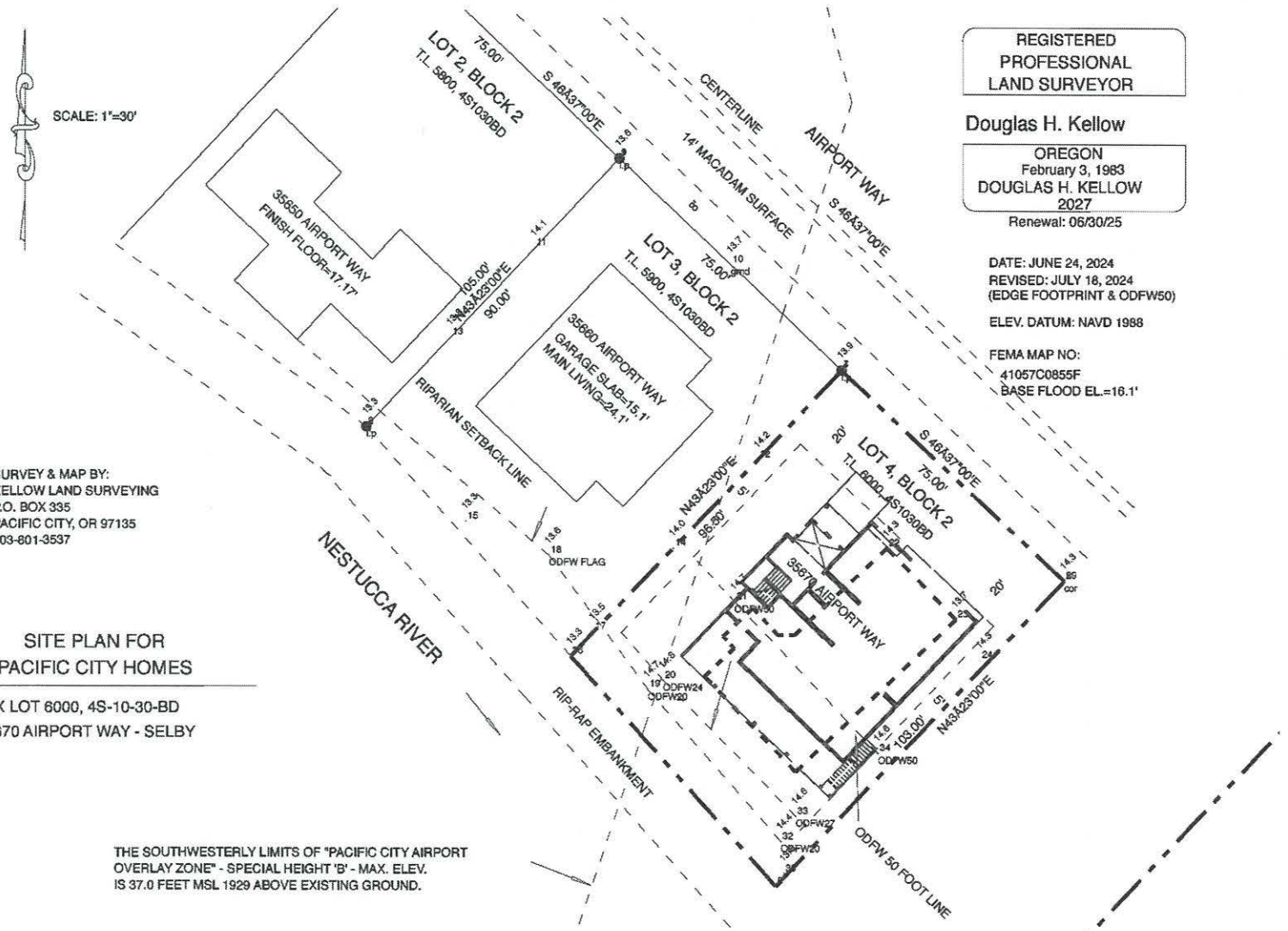
TILLAMOOK COUNTY, OREGON
And Incorporated Areas

PANEL 855 OF 1075

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
TILLAMOOK COUNTY	410196	0855	F



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

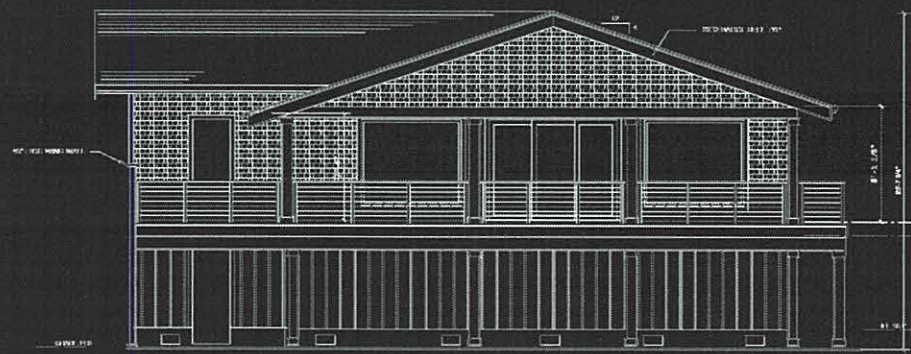
WATERWAYS CONSULTING, INC.
Santa Cruz, CA | waterways.com | Portland, OR

EAST ELEVATION

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

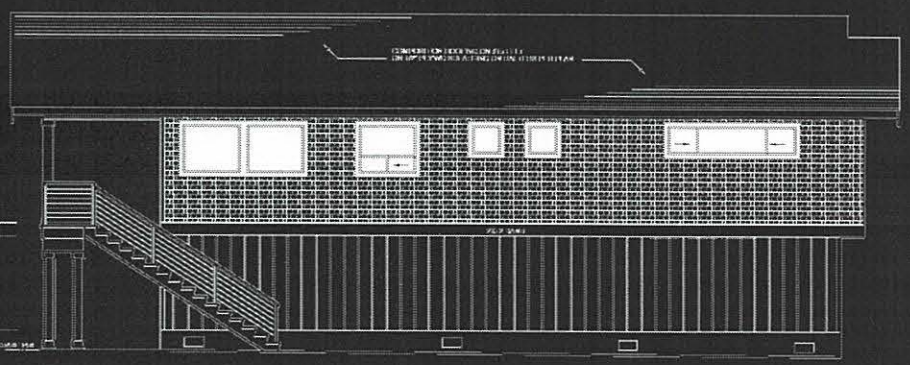
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

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 must be notified of any variations from the dimensions and conditions shown by 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 all resulting costs.

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

Exterior Elevations

REVISIONS
07.23.24

ORIGIN DATE
07.11.24

PROJECT NO:
2124

SHEET

The Design Department, Inc.
Creating *Your* Perfect Space
1523 Boca Raton 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 must be notified on any variance from the dimensions 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

Garage Floor Plan

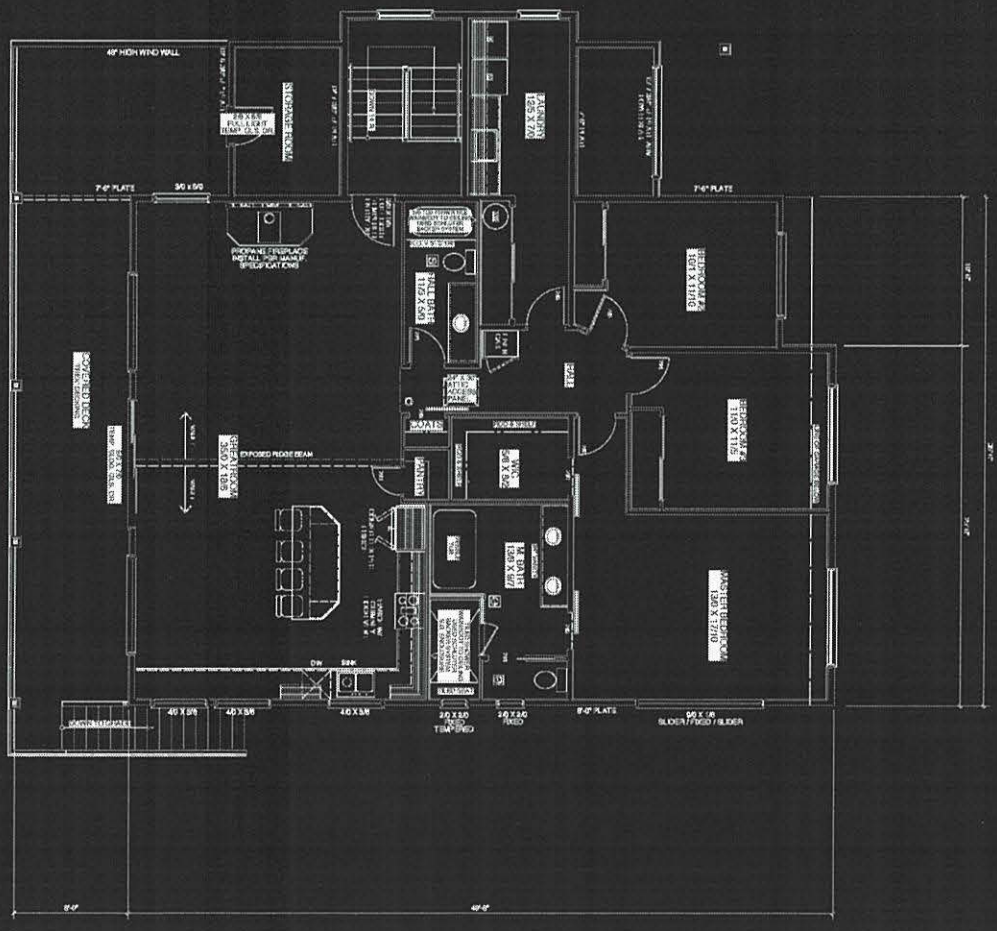
REVISIONS
07.23.24

ORIGIN DATE
07.11.24

PROJECT NO
2124

SHEET

MAIN FLOOR PLAN



SHEET

REVISIONS	
	07.23.24

PROJECT NO 2124

ORIGIN DATE 07.10.24

Main Floor Plan

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

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 must be notified on any variations from the dimensions 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.

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

The Design Department, Inc.
Creating *Your* Perfect Space
1523 Boca Raton 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
dimensions and/or conditions shown on these drawings. Any
pertaining to this work before proceeding.
The Owner must be notified on any variations from the
such variation shall be resolved by the Owner prior to proceeding
with the work of the Contractor shall accept full responsibility
for cost to rectify same

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

Roof Framing Plan

REVISIONS
07.23.24

ORIGIN DATE:
07.10.24

PROJECT NO
2124

SHEET

ROOF PLAN

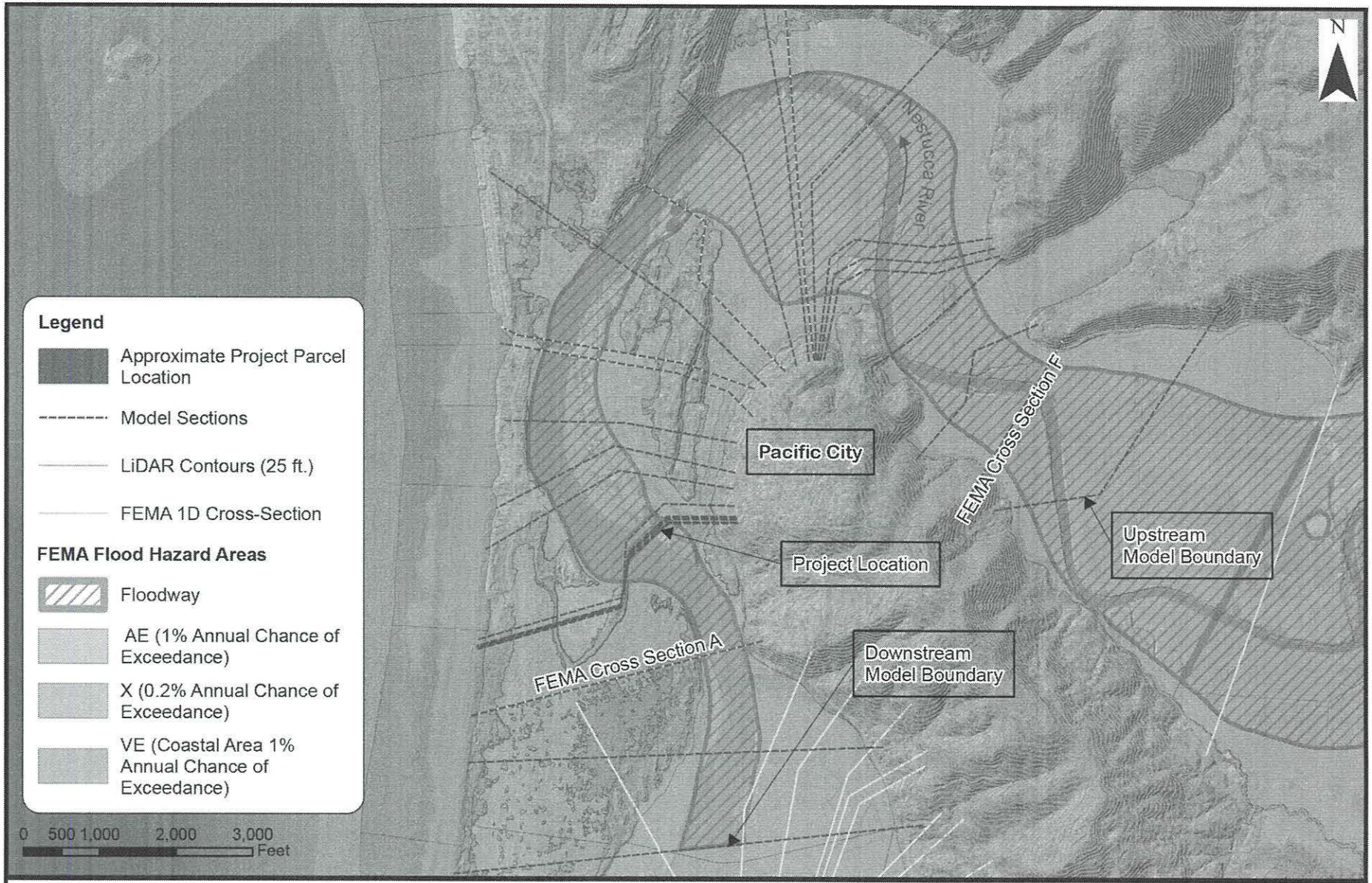


FIGURE 5

Hydraulic Analysis Overview Map of Proposed Project

35670 Airport Way
Hydraulic Analysis Report

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

Attachment A

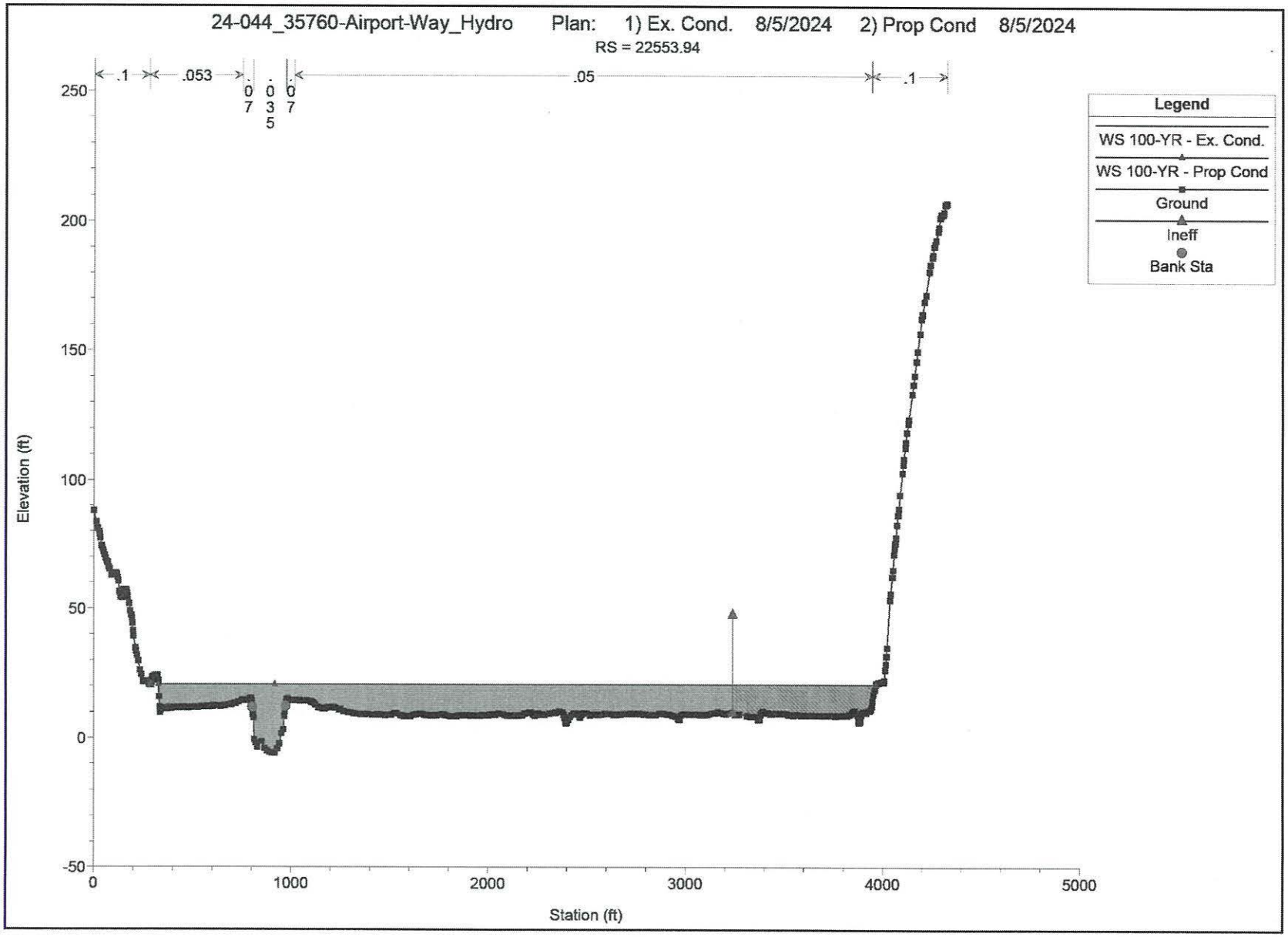
HEC-RAS Output Files

HEC-RAS River: Nestucca 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	21008.6	100-YR	Ex. Cond.	49700.00	-8.92	20.07		20.29	0.000260	5.20	17826.75	1743.64	0.20
Lower	21008.6	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	17653.2	100-YR	Ex. Cond.	49700.00	-4.67	19.51	11.28	19.58	0.000096	3.22	29212.36	3181.51	0.12
Lower	17653.2	100-YR	Prop Cond	49700.00	-4.67	19.51	11.28	19.58	0.000096	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	12396	100-YR	Ex. Cond.	49700.00	-3.59	18.48		19.20	0.000465	7.08	9075.72	2048.69	0.30
Lower	12396	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	6.63	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	6.63	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
RS = 22553.94
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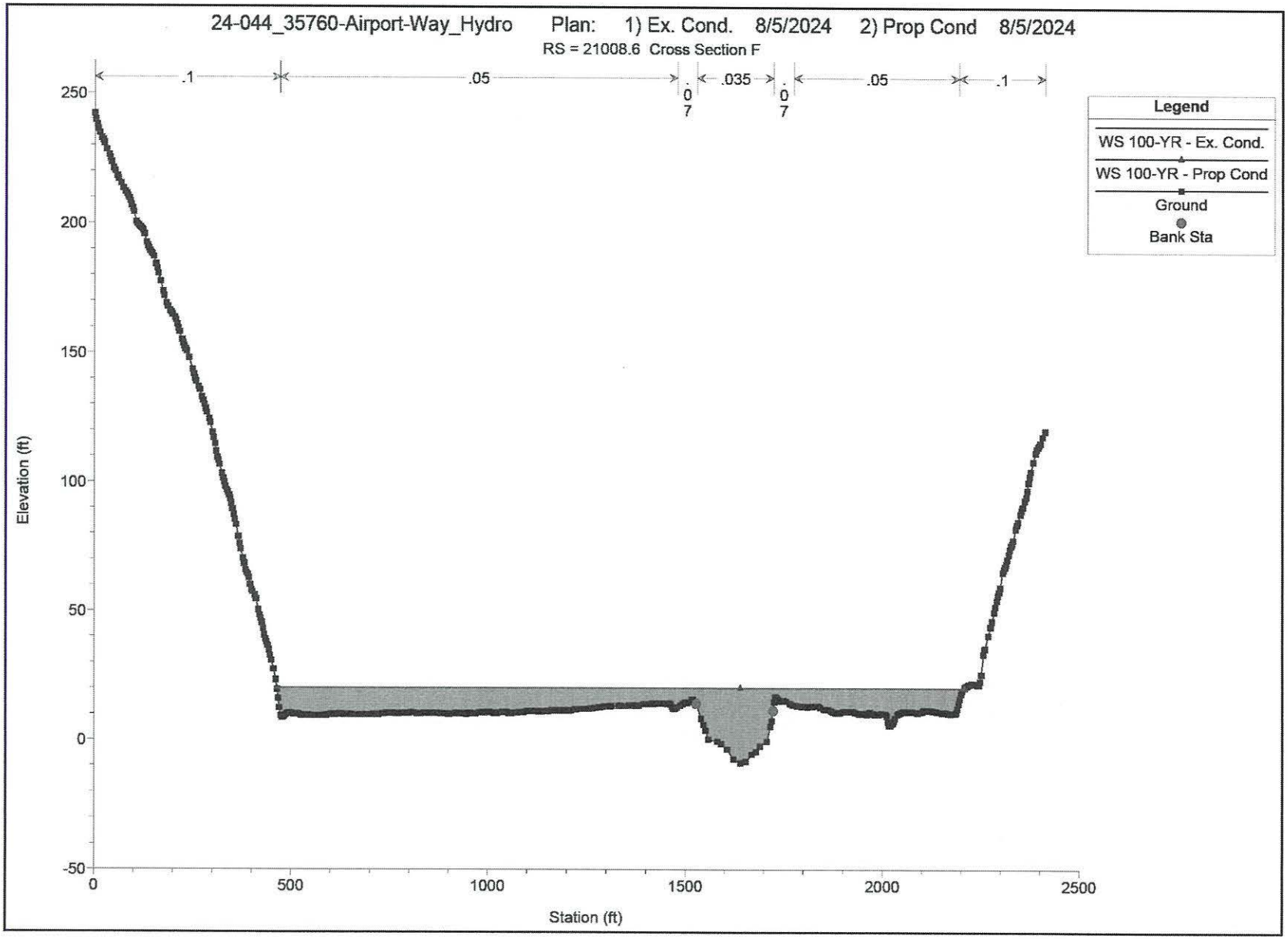
.053
.07
.035
.07
.05
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
250
200
150
100
50
0
-50
0
1000
2000
3000
4000
5000
Station (ft)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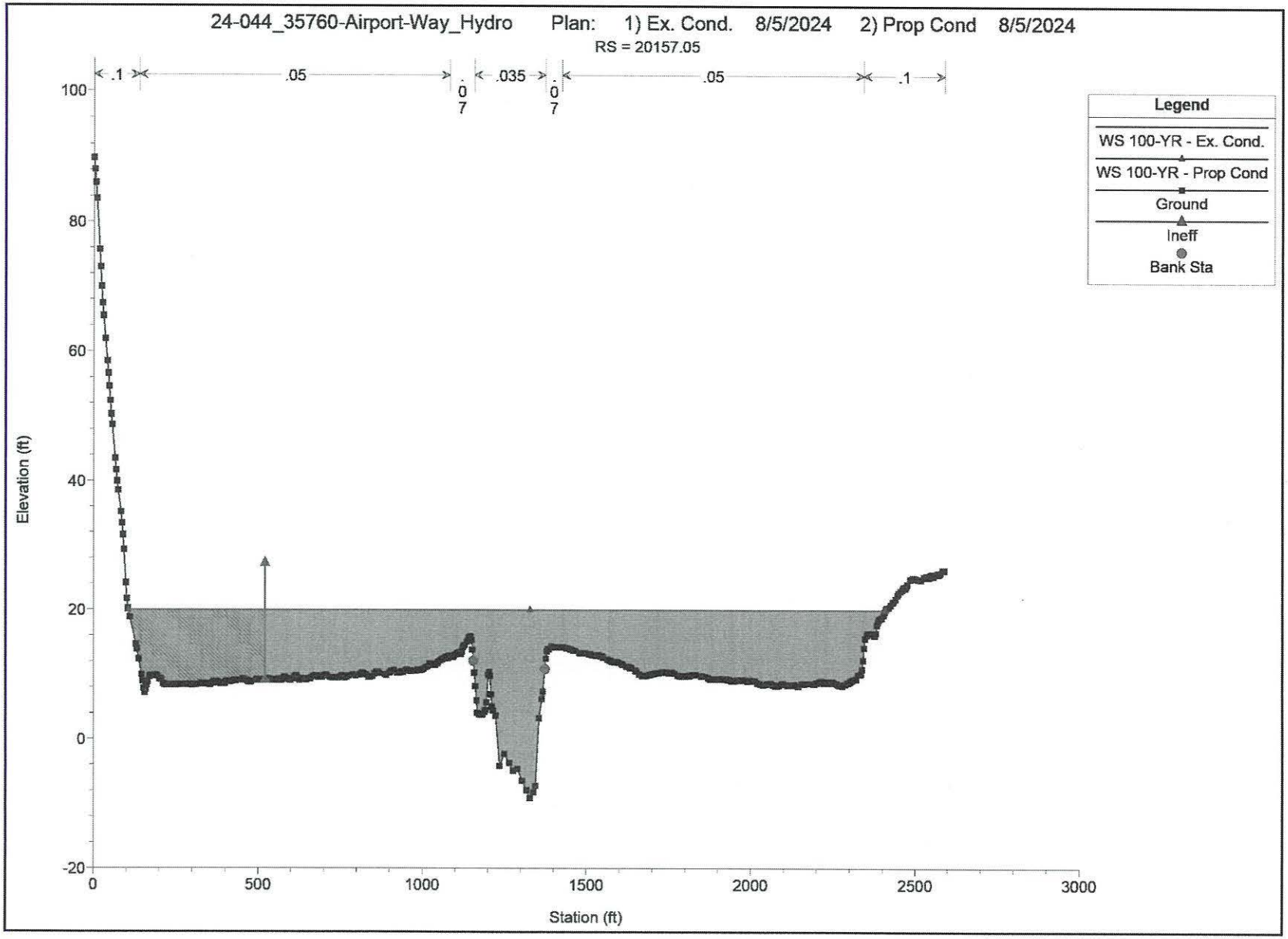
RS = 21008.6 Cross Section F
.1
.05
.07
.035
.07
.05
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Bank Sta
Elevation (ft)
250
200
150
100
50
0
-50
0
500
1000
1500
2000
2500
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 20157.05
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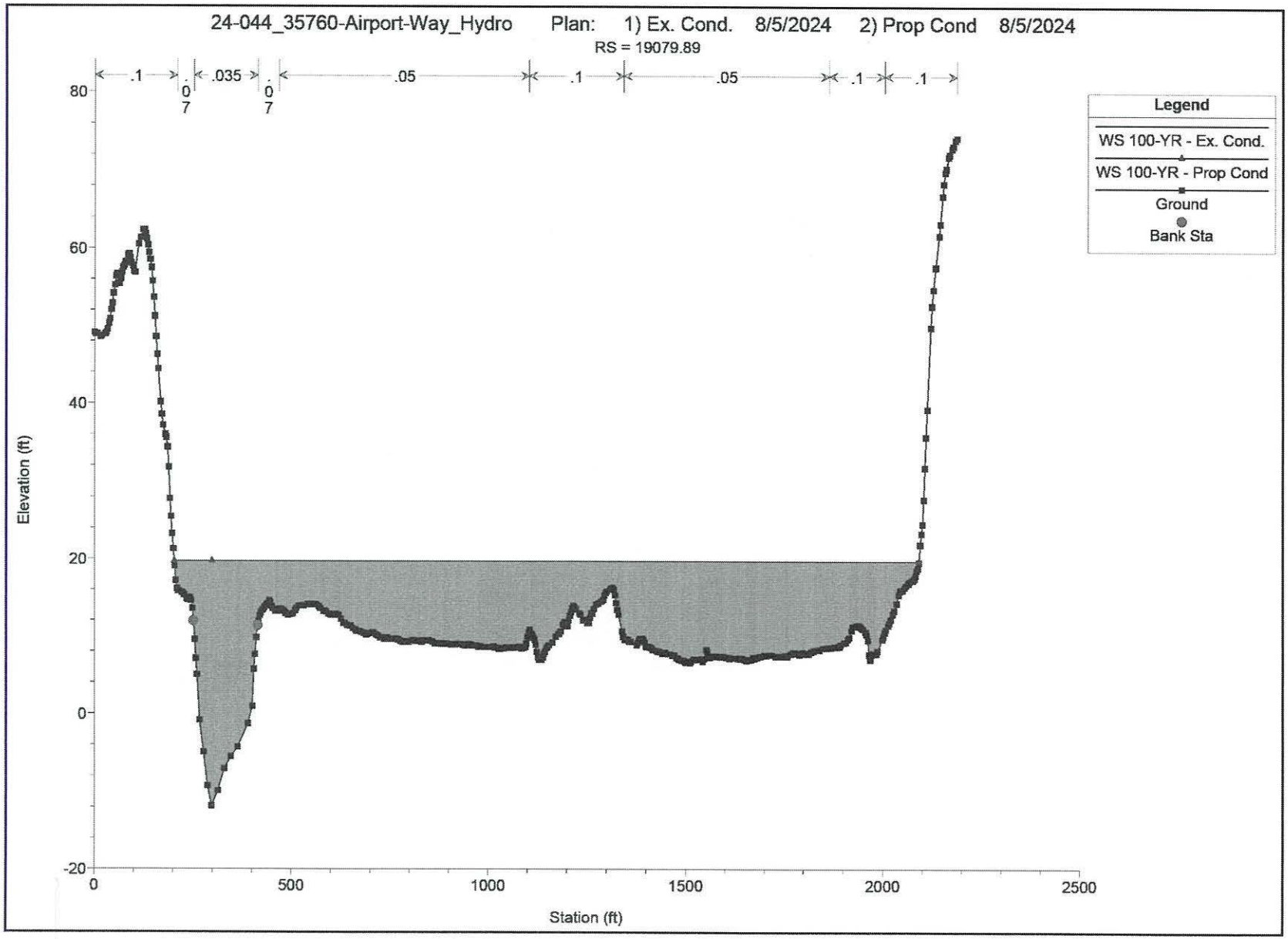
.05
.07
.035
.07
.05
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 19079.89
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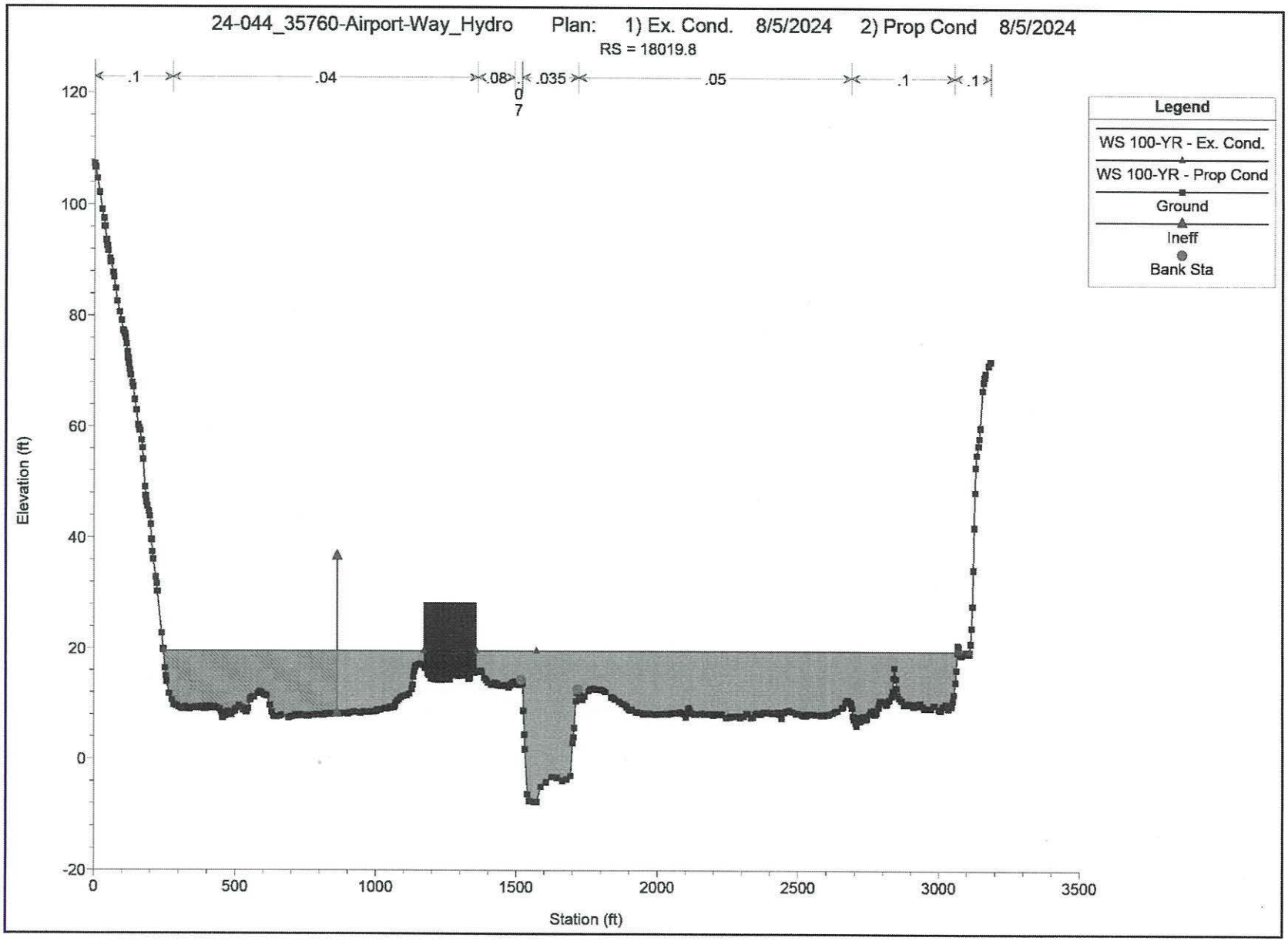
.07
.035
.07
.05
.1
.05
.1
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Bank Sta
Elevation (ft)
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 18019.8
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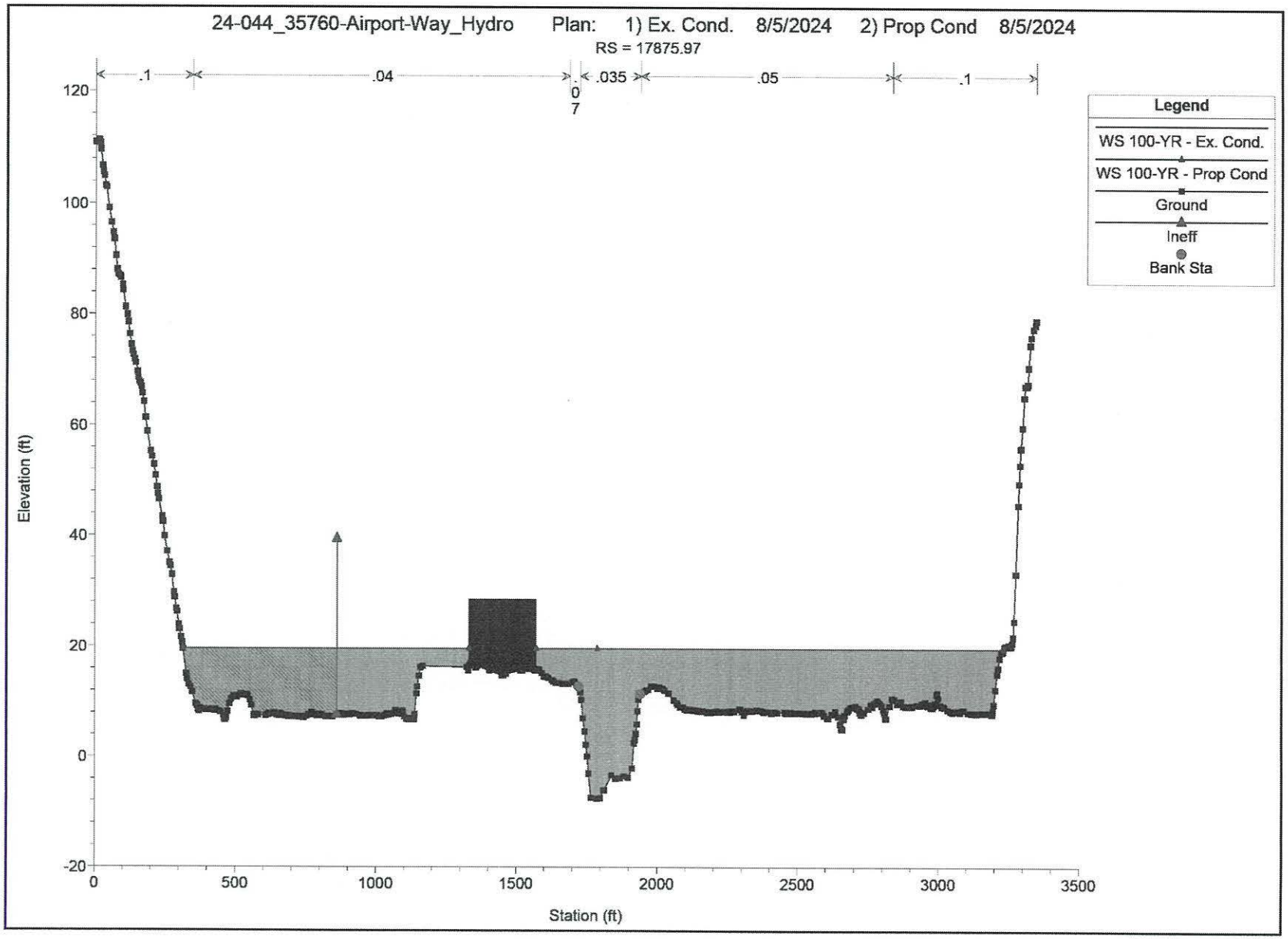
.04
.08
.035
.05
.1
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 17875.97
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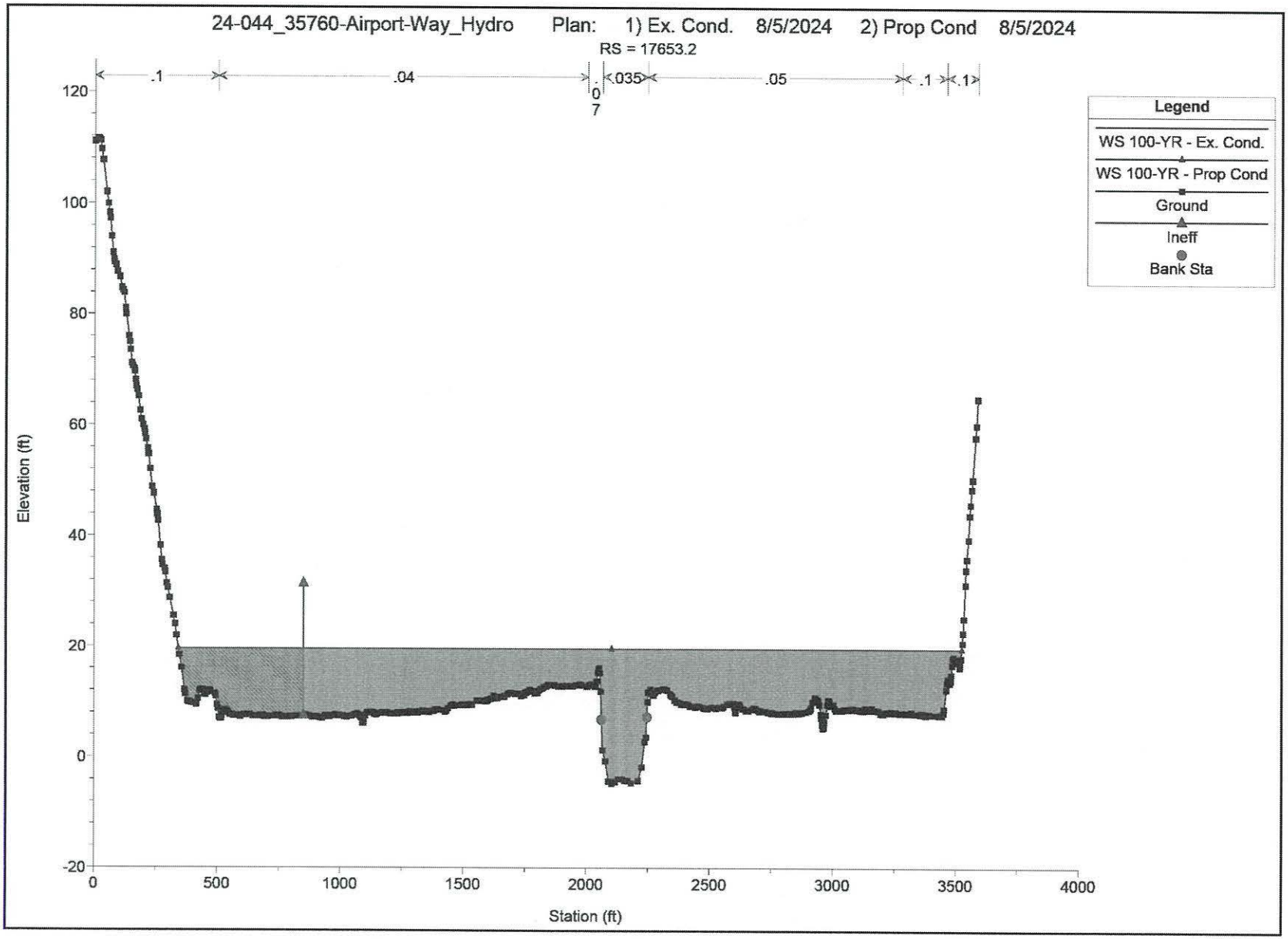
.04
.035
.05
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
Station (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500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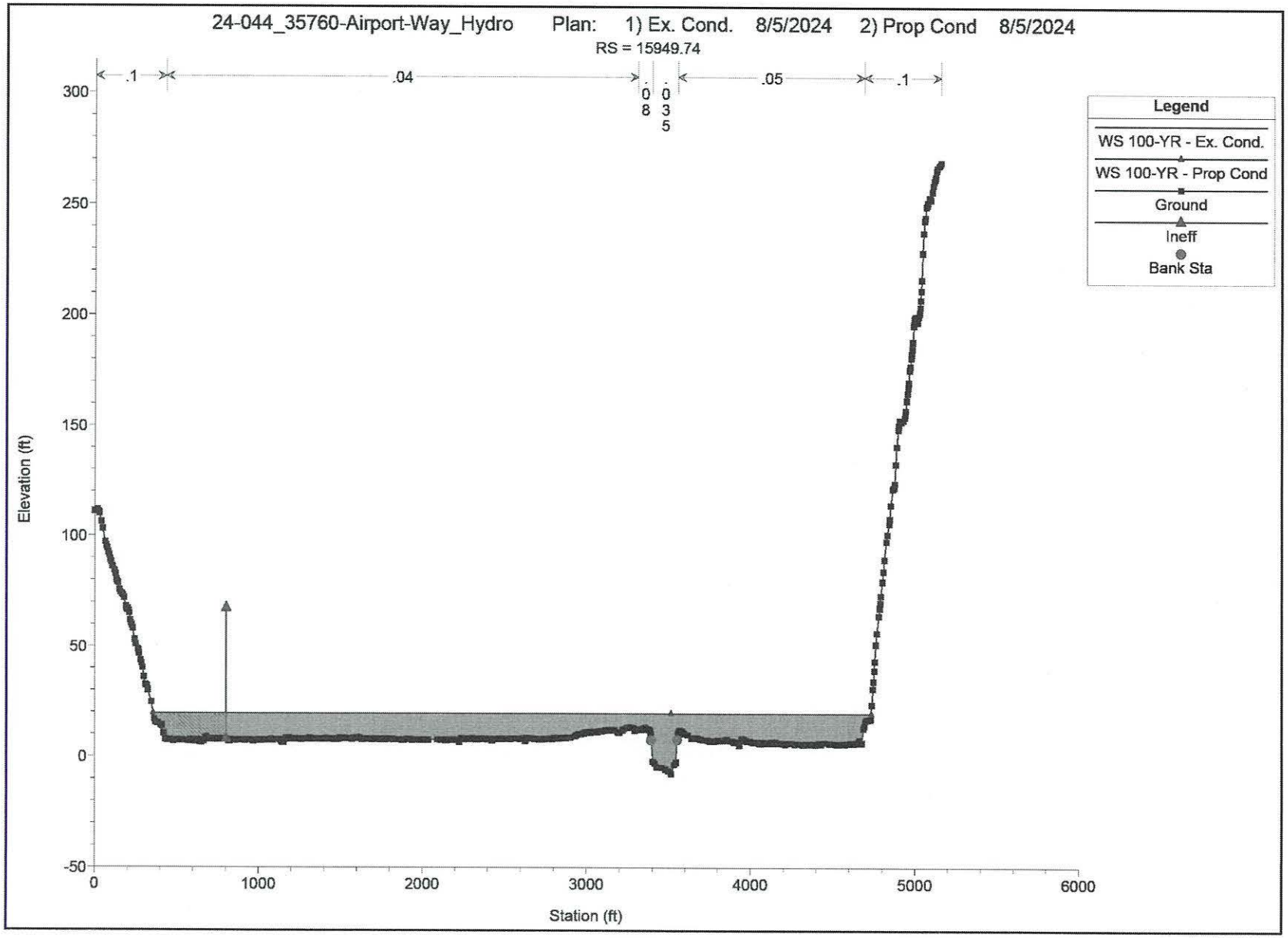
RS = 17653.2
.1
.04
.035
.05
.1
.1
0
7
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
4000
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 15949.74
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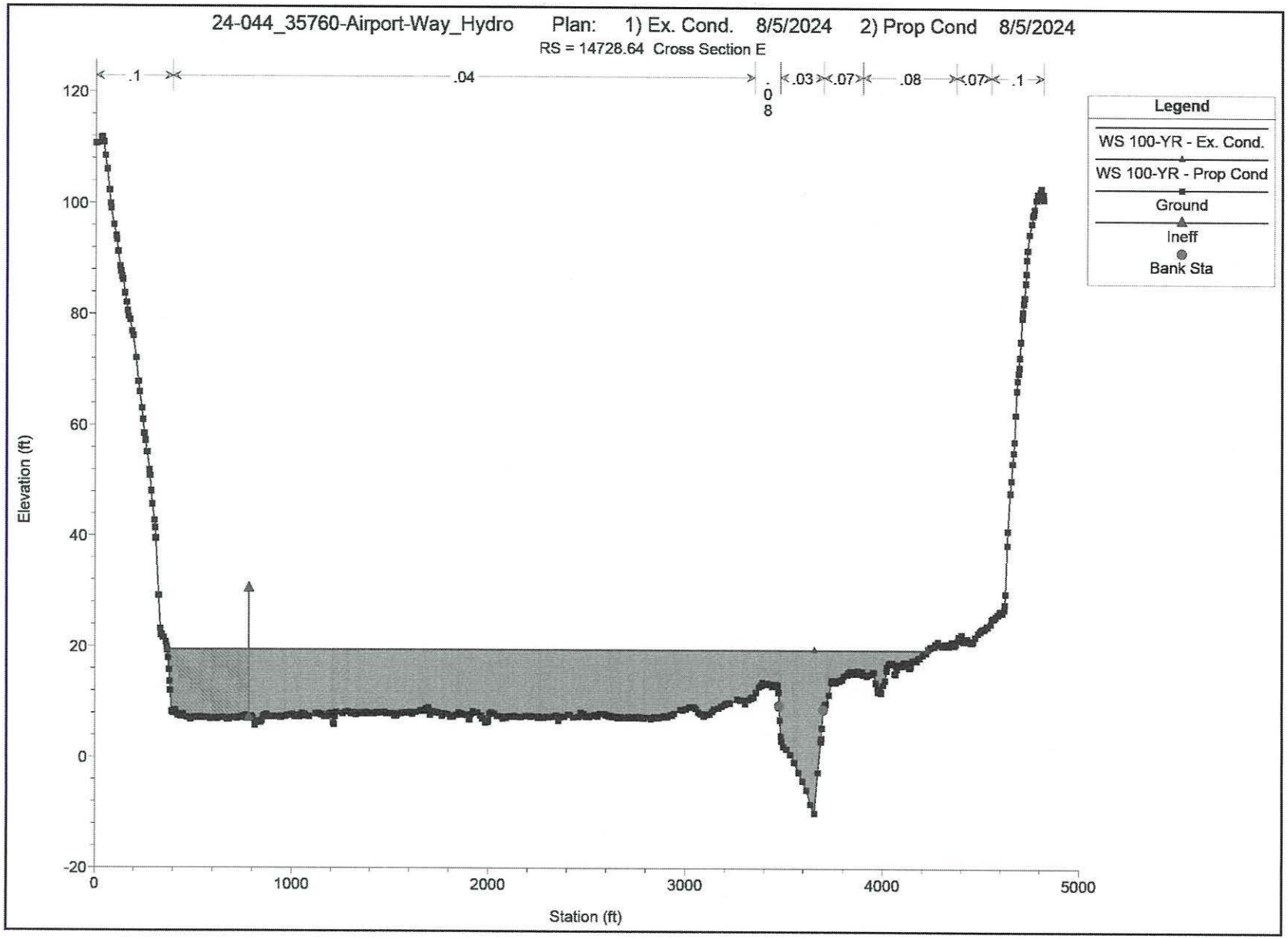
.04
.08
.035
.05
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
300
250
200
150
100
50
0
-50
0
1000
2000
3000
4000
5000
6000
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 14728.64 Cross Section E
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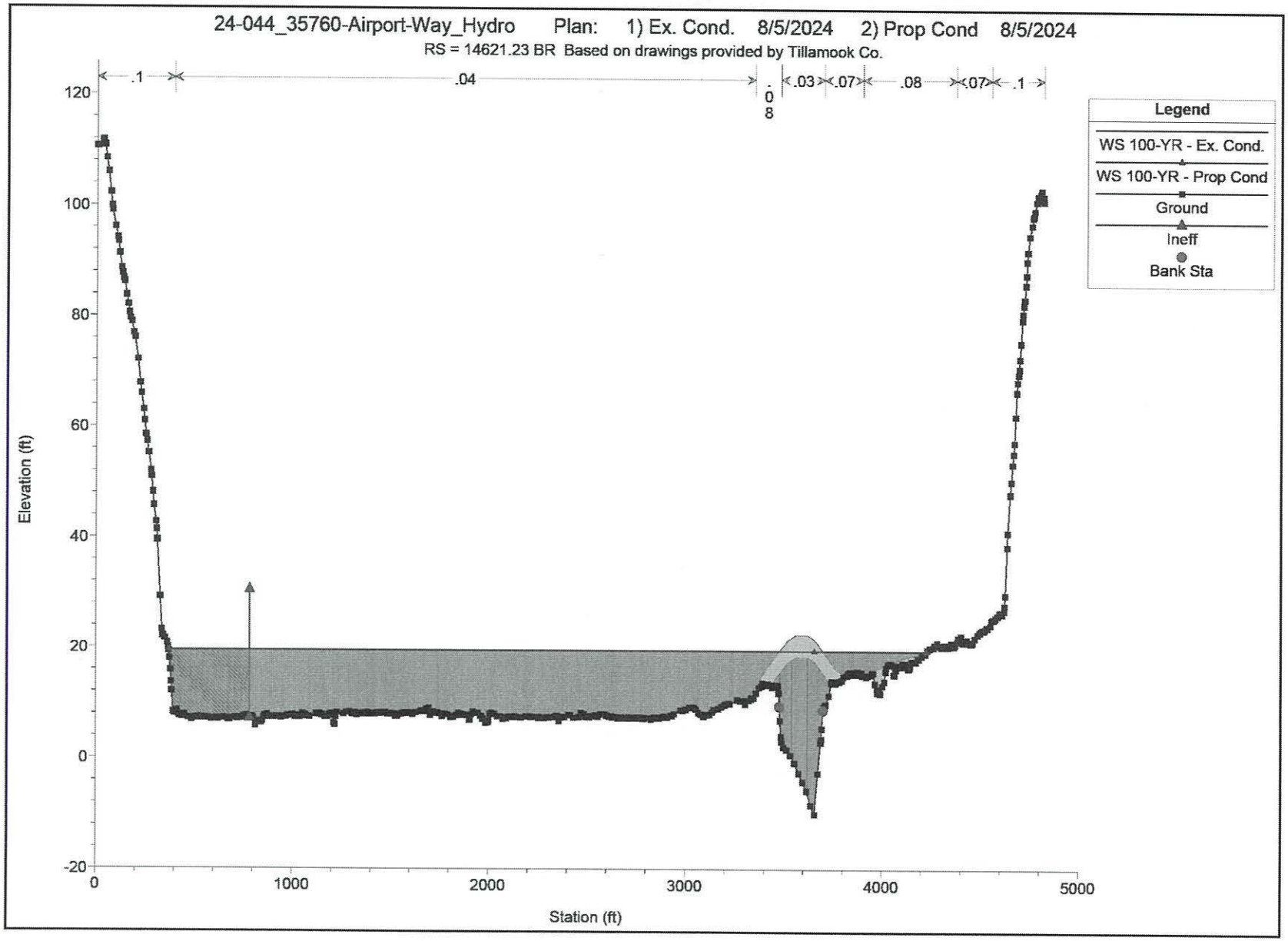
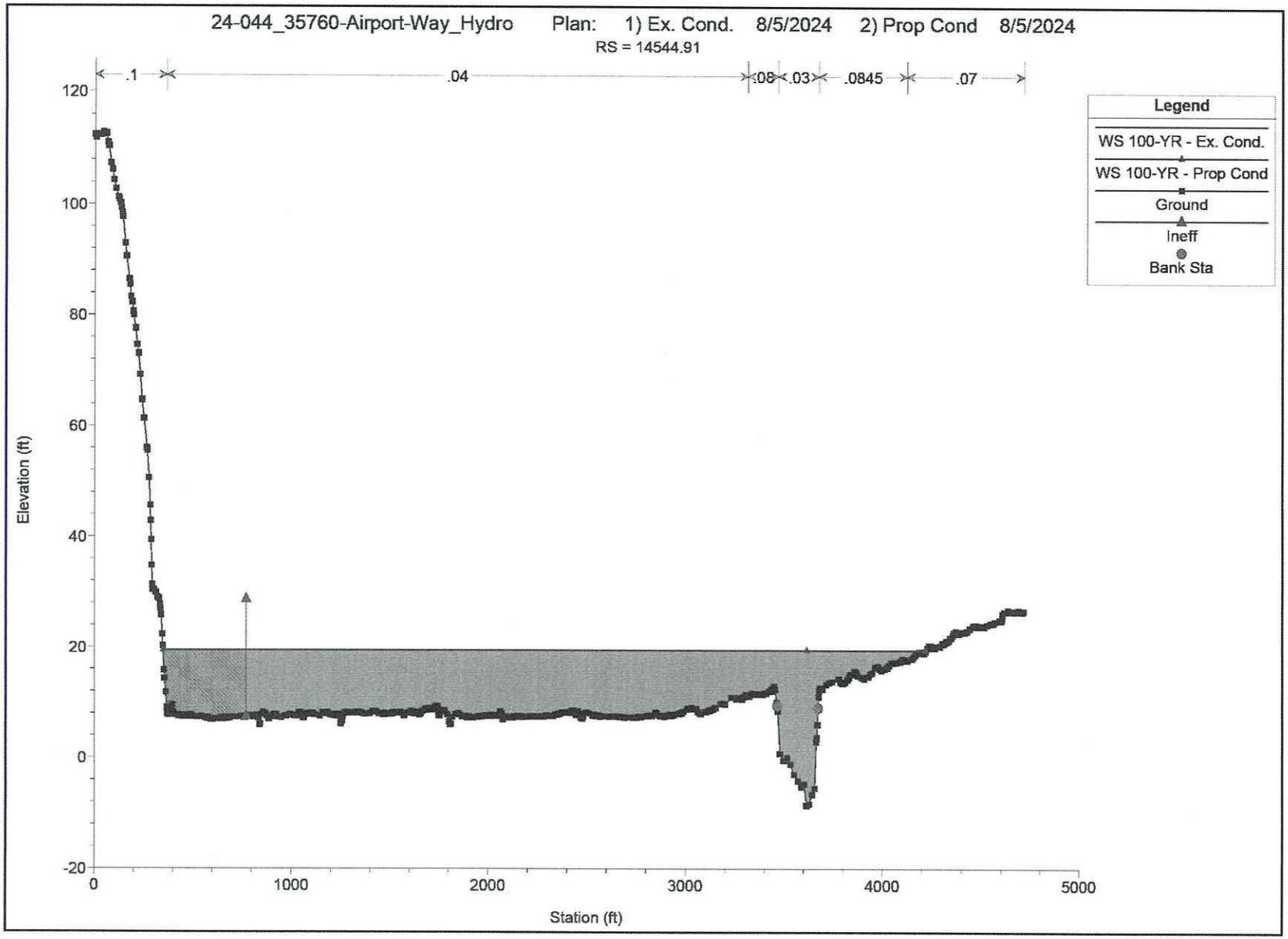
.04
.08
.03
.07
.08
.07
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 14621.23 BR Based on drawings provided by Tillamook Co.
.1
.04
.08
.03
.07
.08
.07
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
Station (ft)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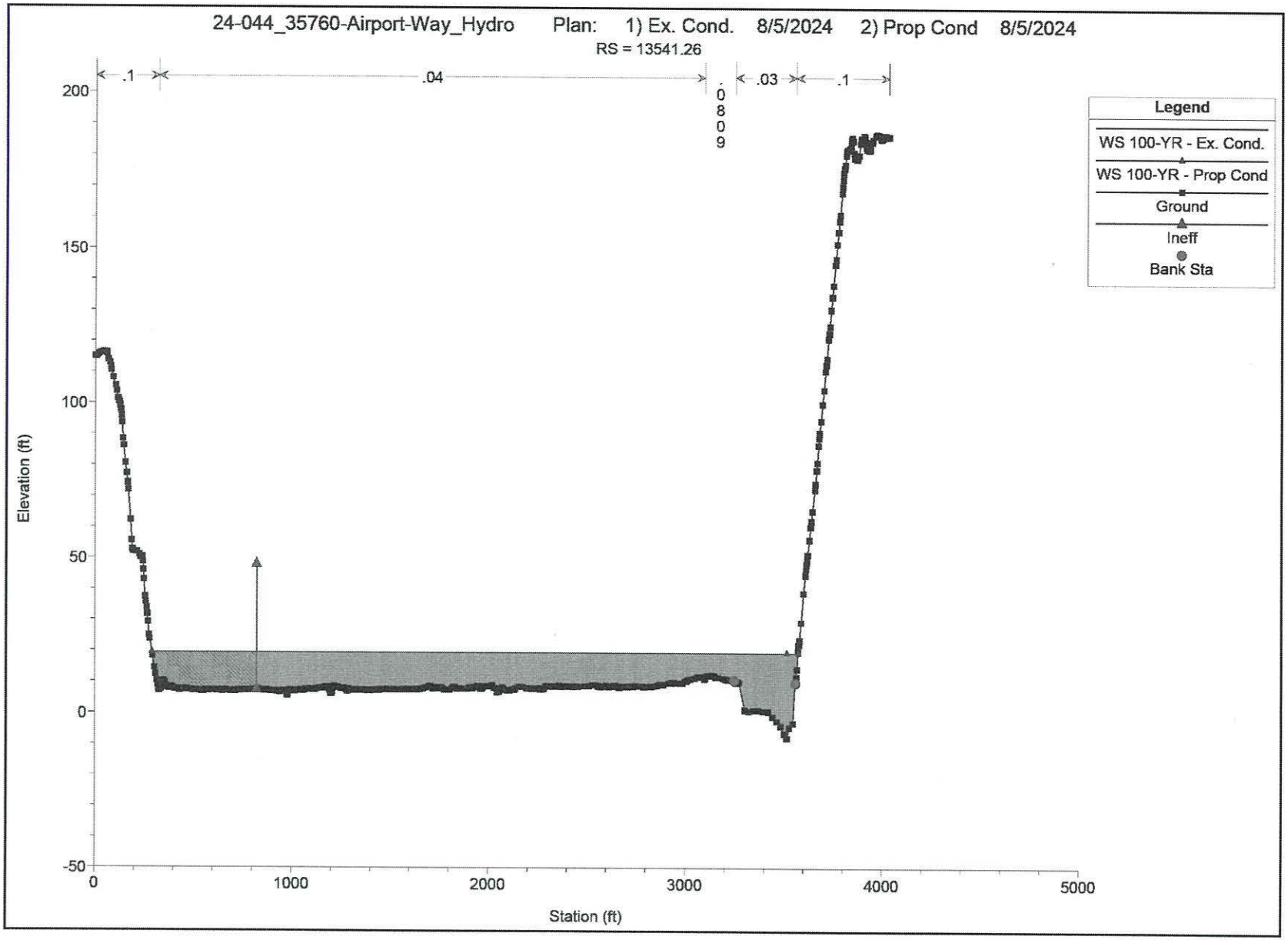
RS = 14544.91
.1
.04
.08
.03
.0845
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 13541.26
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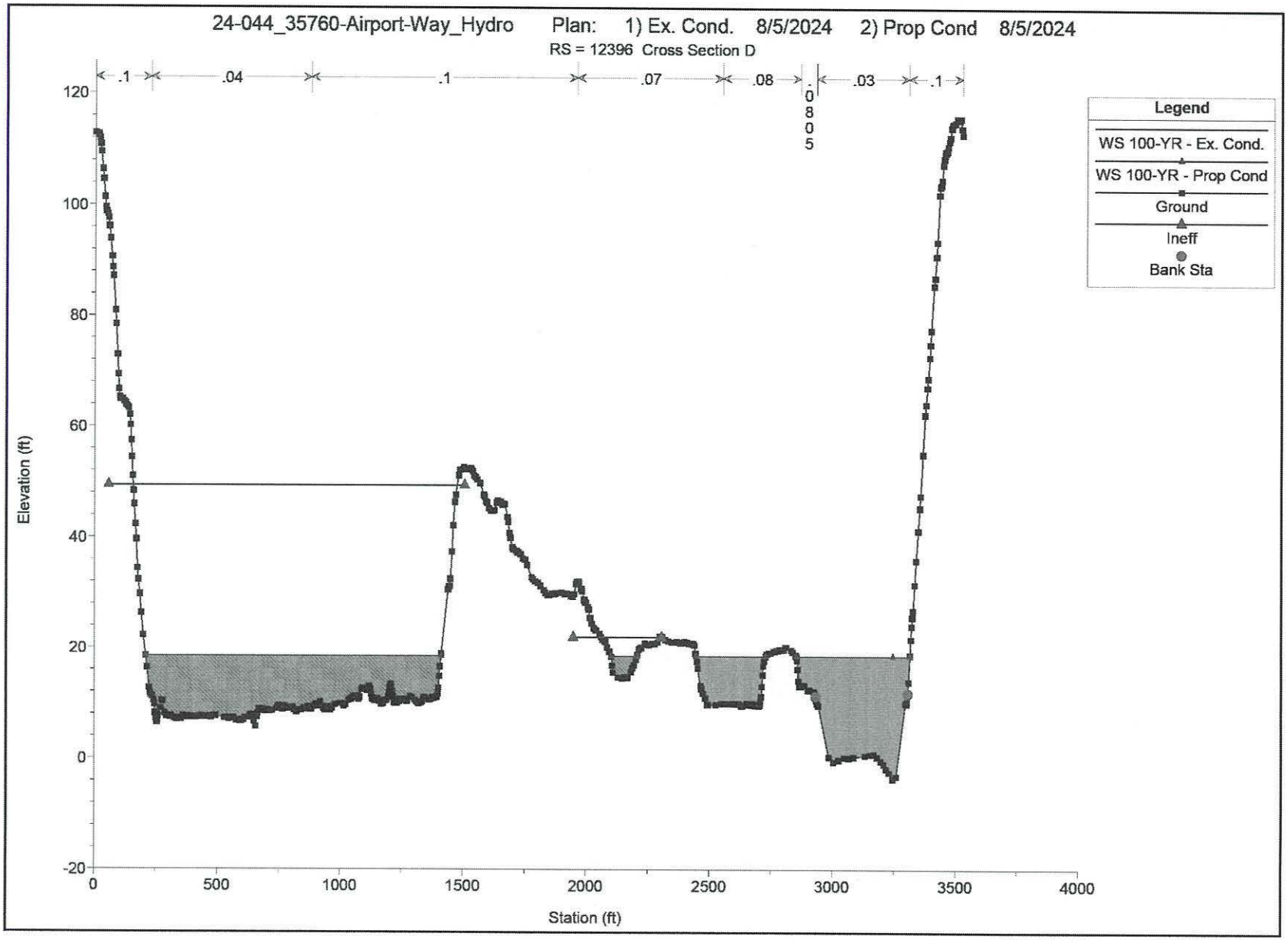
.04
.0809
.03
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
200
150
100
50
0
-50
0
1000
2000
3000
4000
5000
Station (ft)


24-044_35760-Airport-Way_Hydro Plan: 1) Ex. Cond. 8/5/2024 2) Prop Cond 8/5/2024
RS = 12396 Cross Section D
.1
.04
.1
.07
.08
.0805
.03
.1
Legend
WS 100-YR - Ex. Cond.
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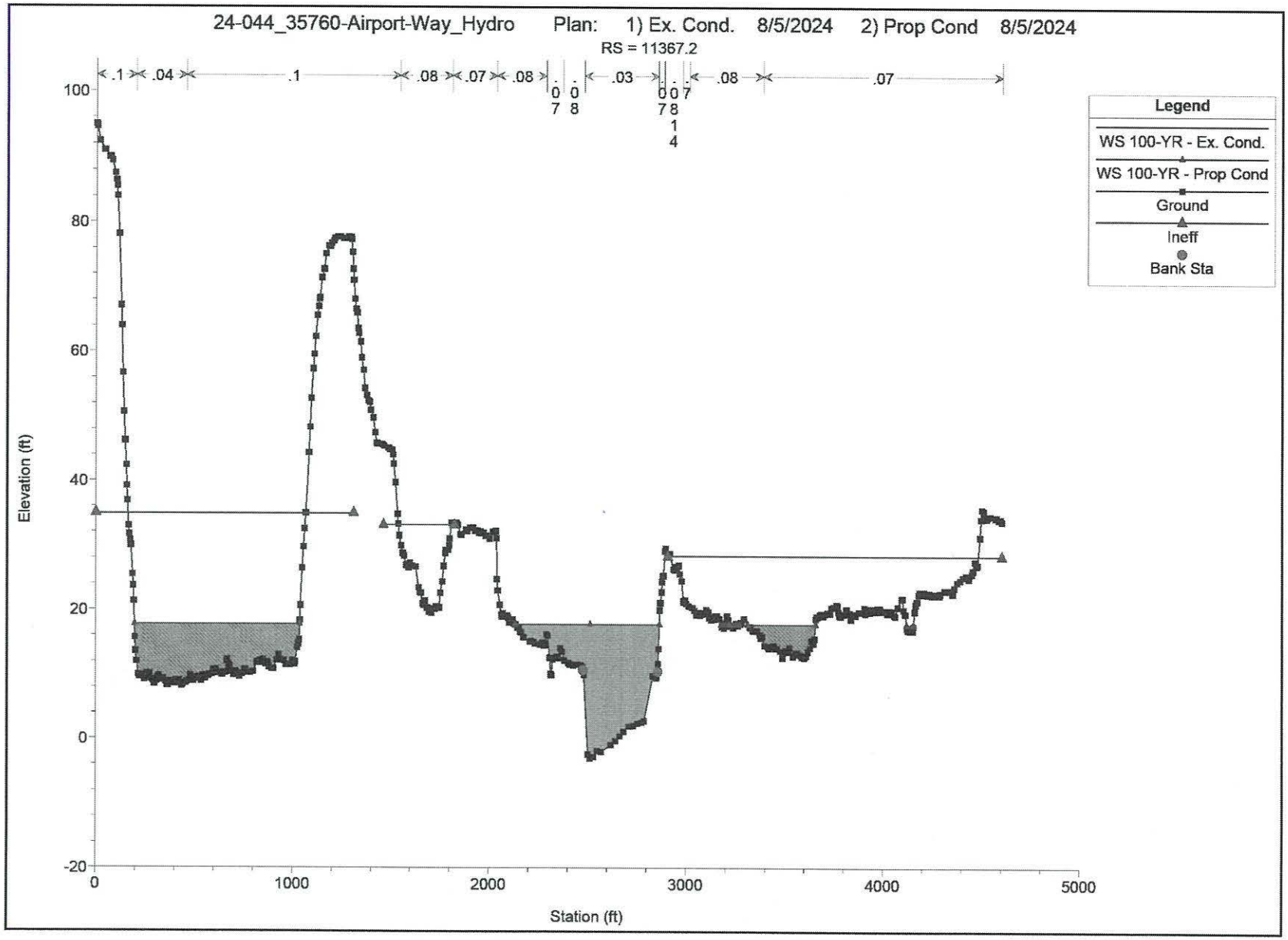
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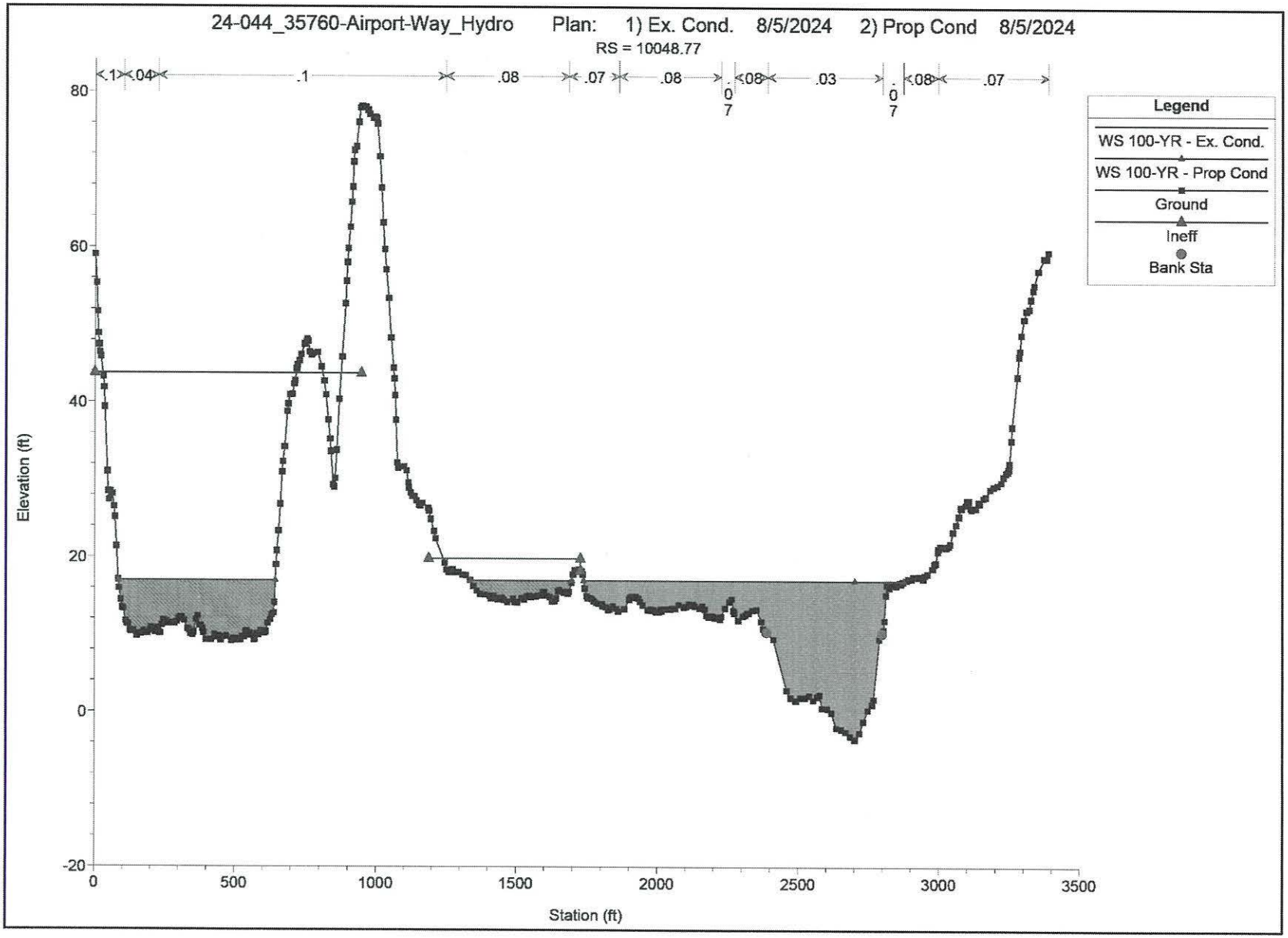
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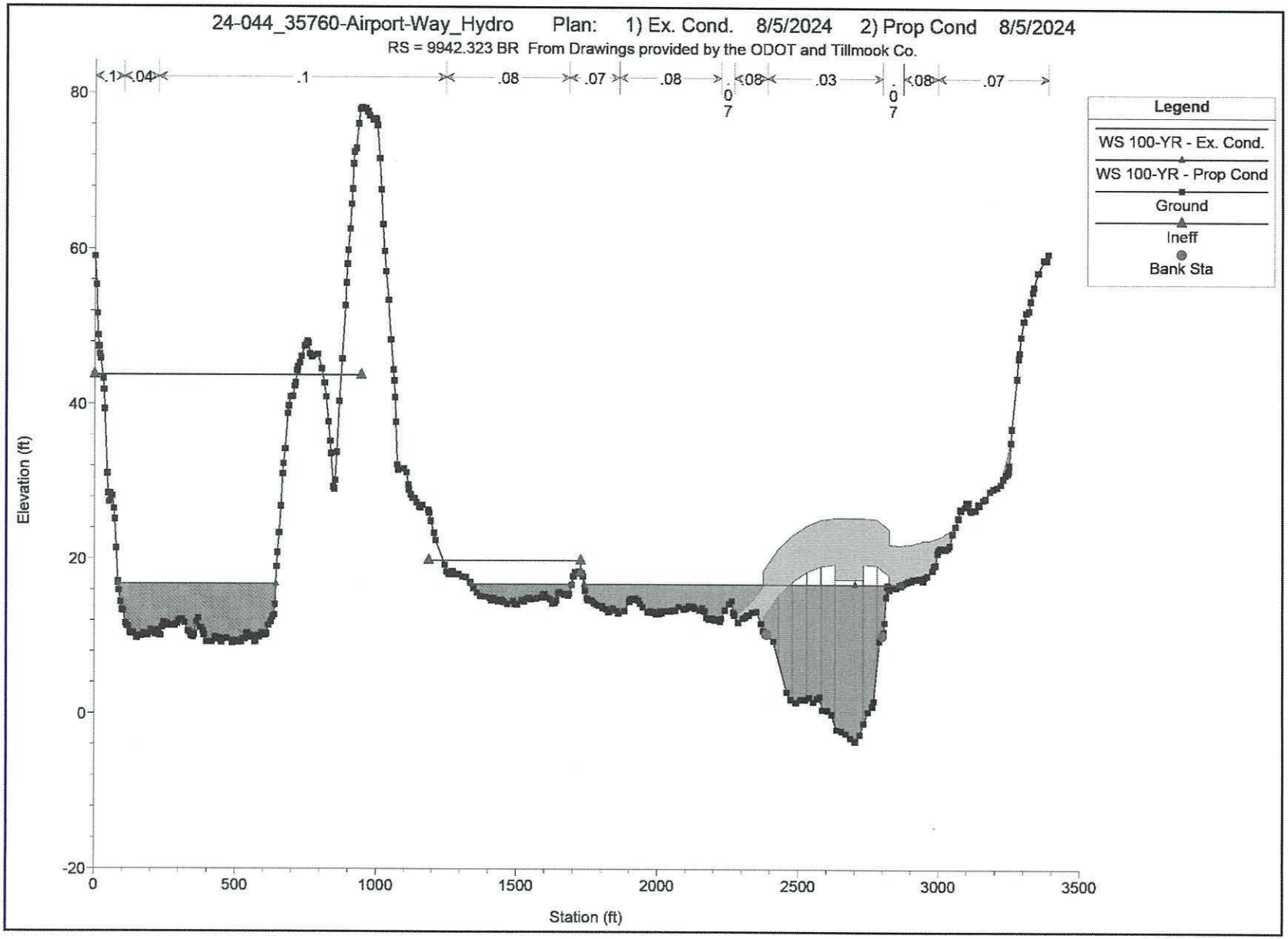
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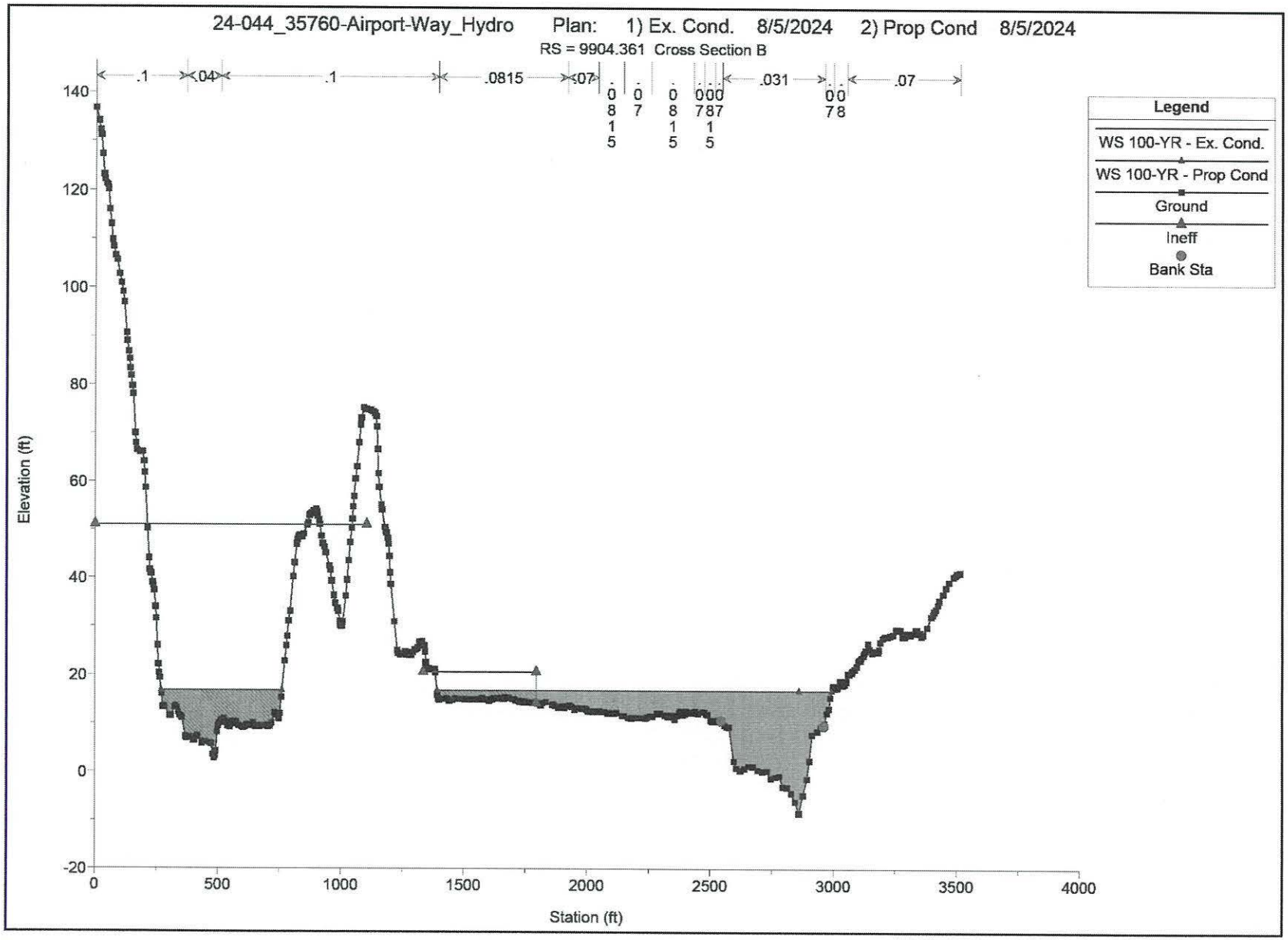
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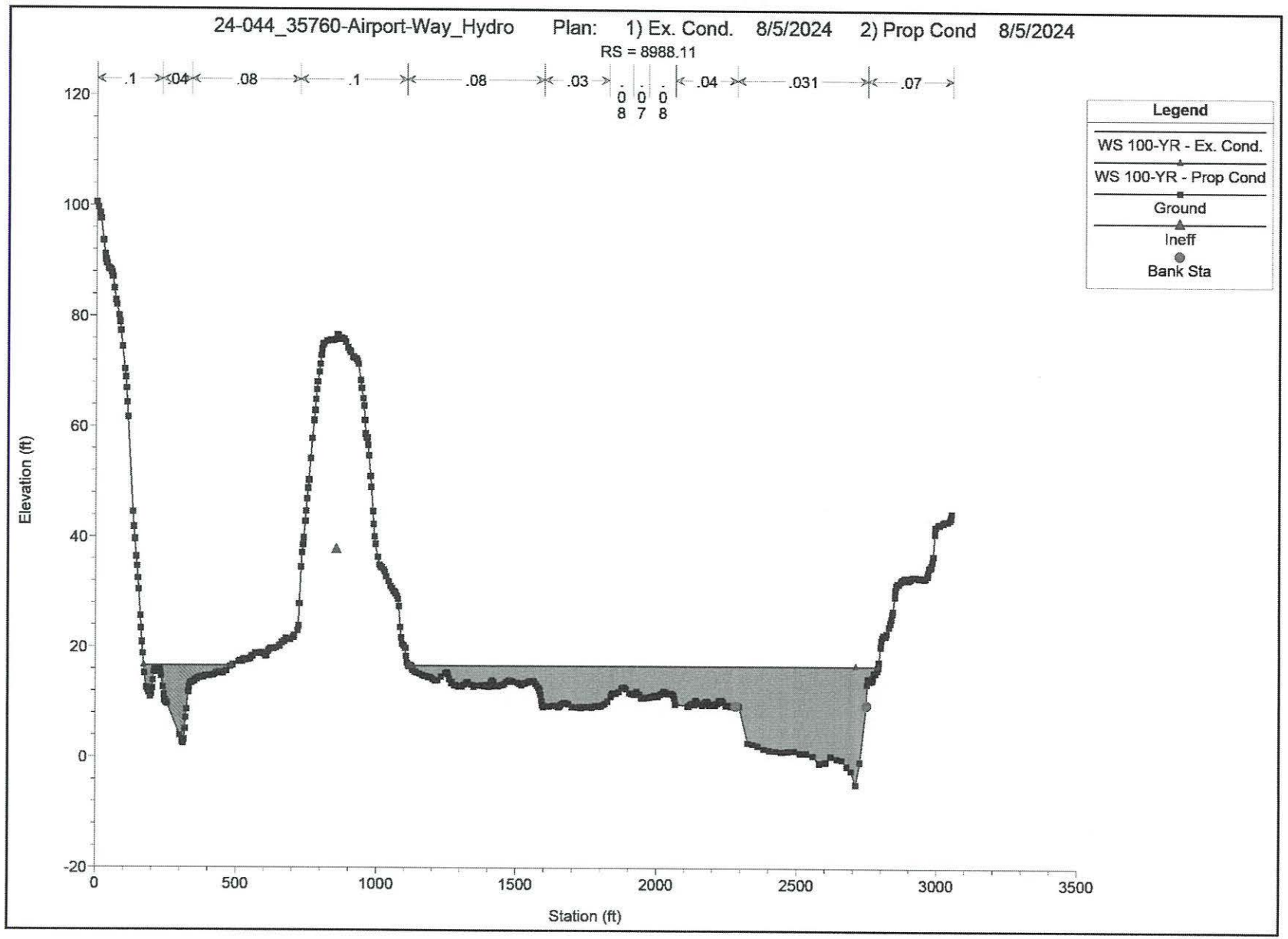
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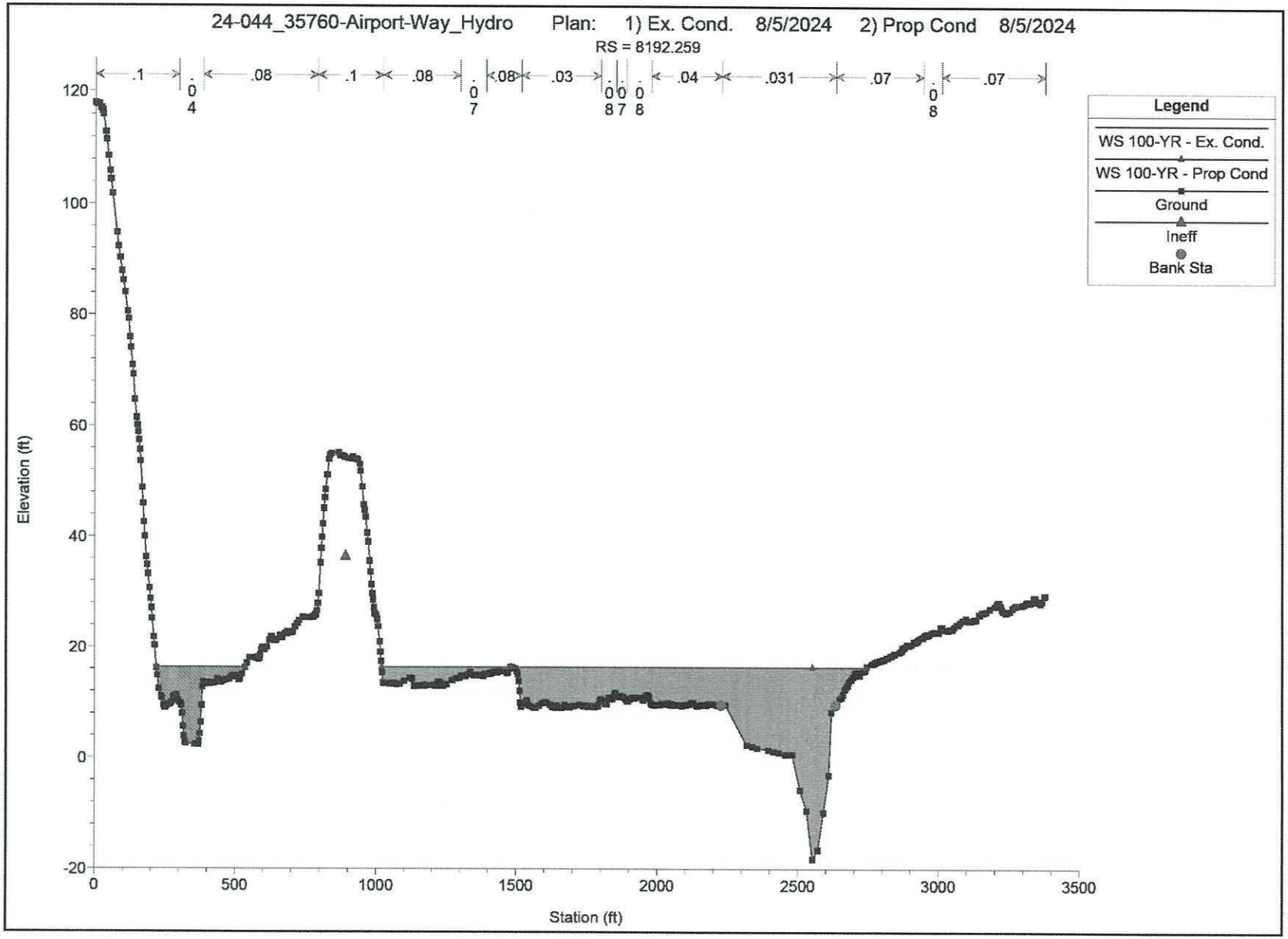
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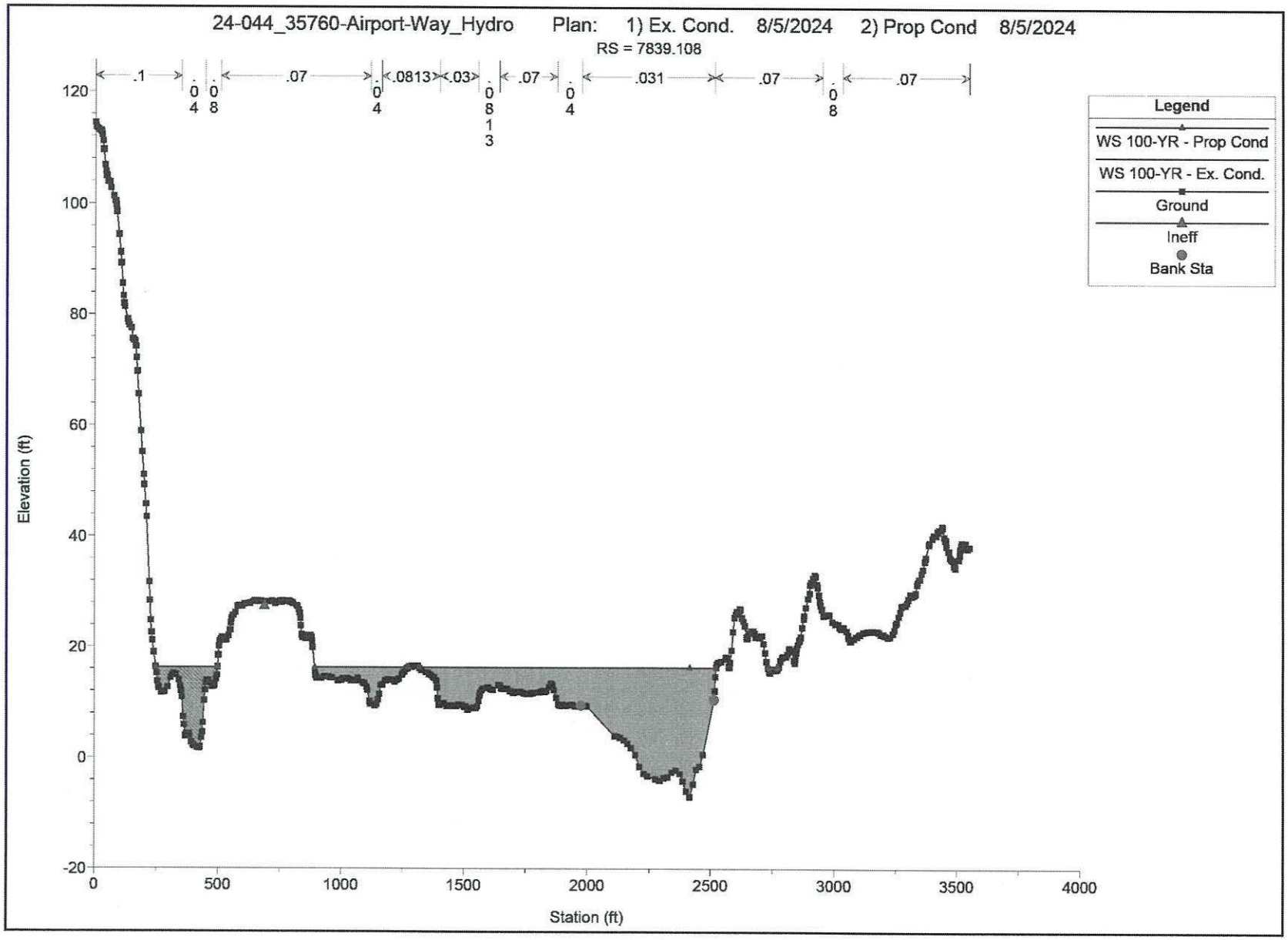
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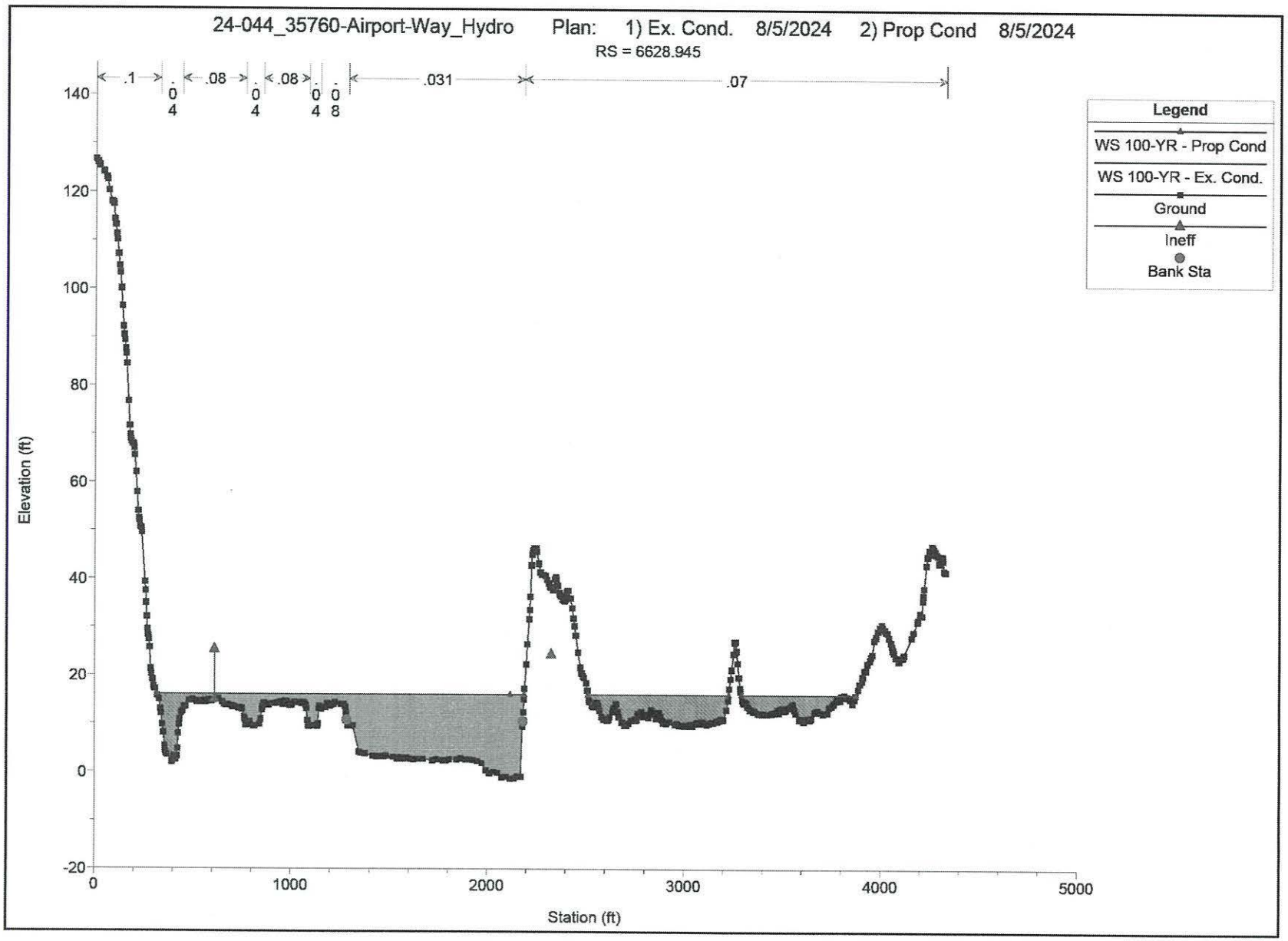
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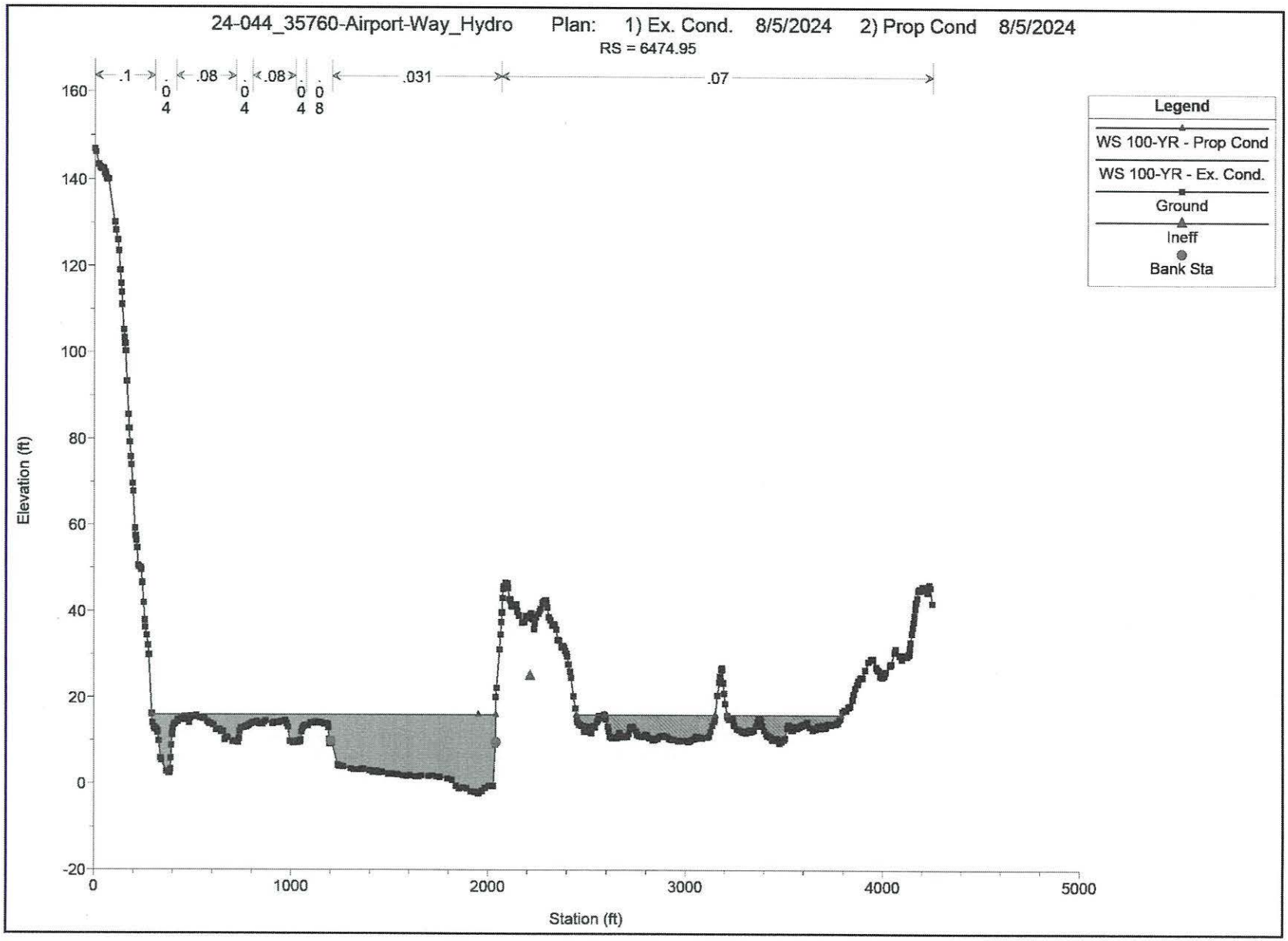
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WS 100-YR - Ex. Cond.
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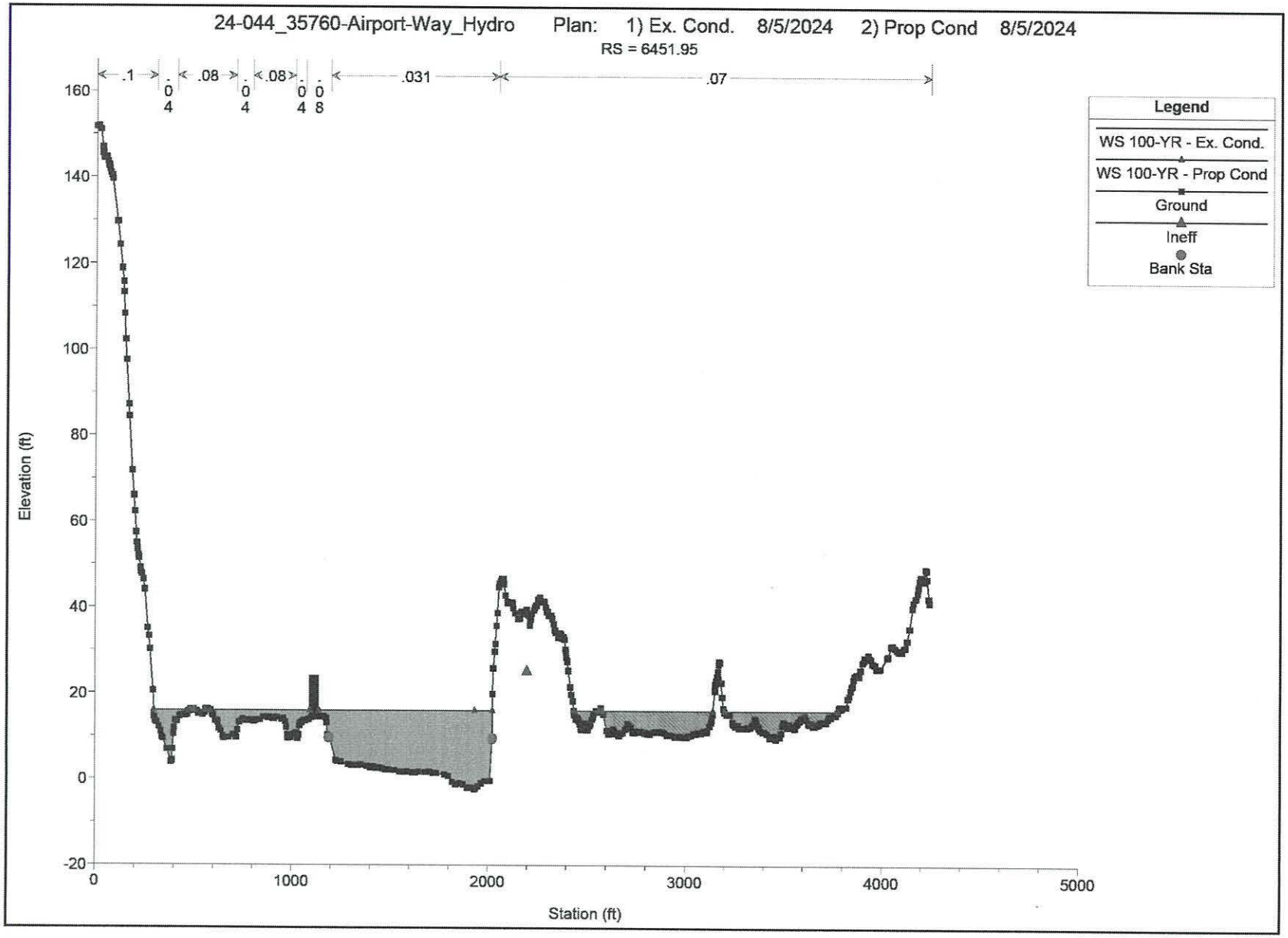
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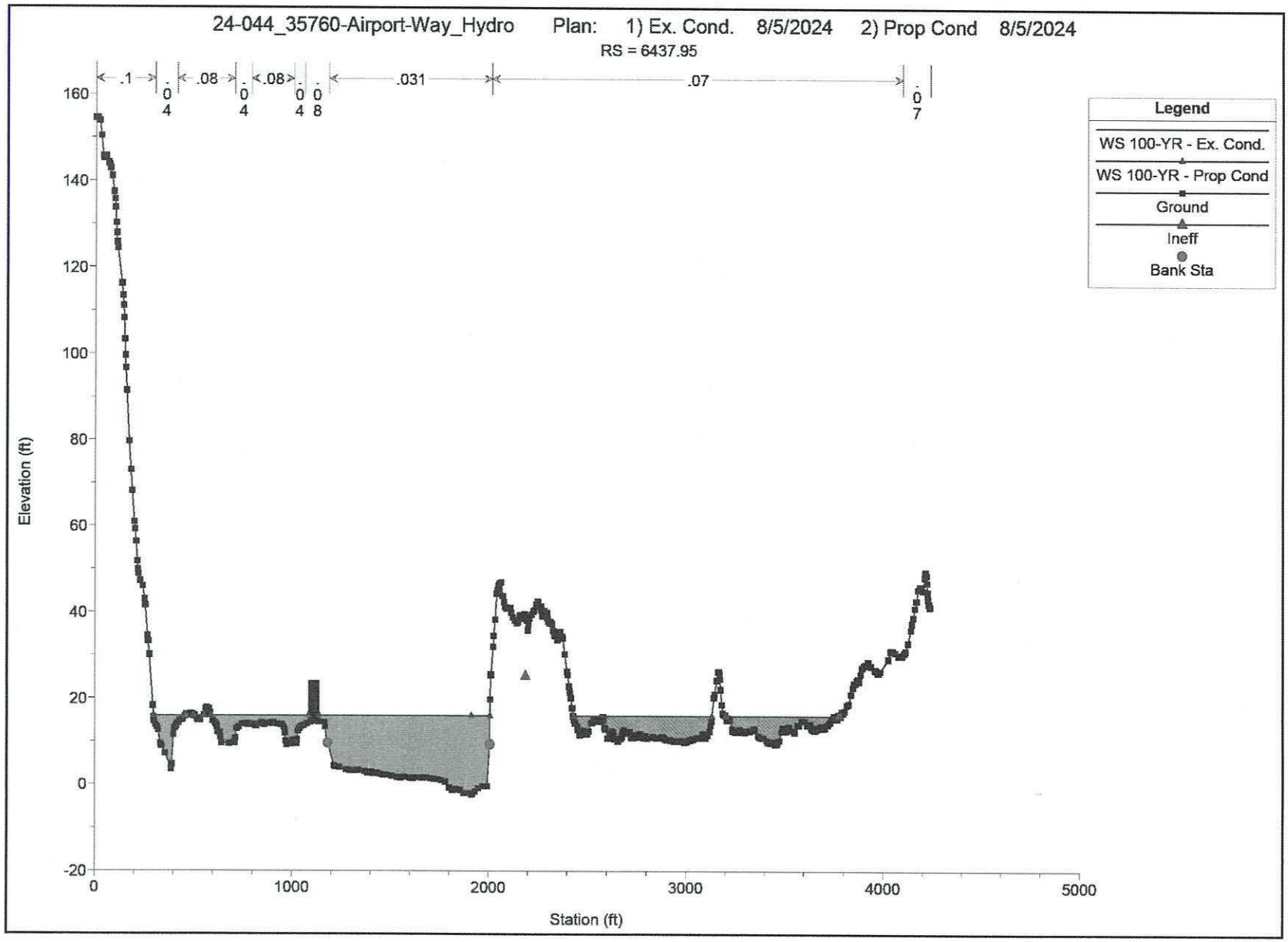
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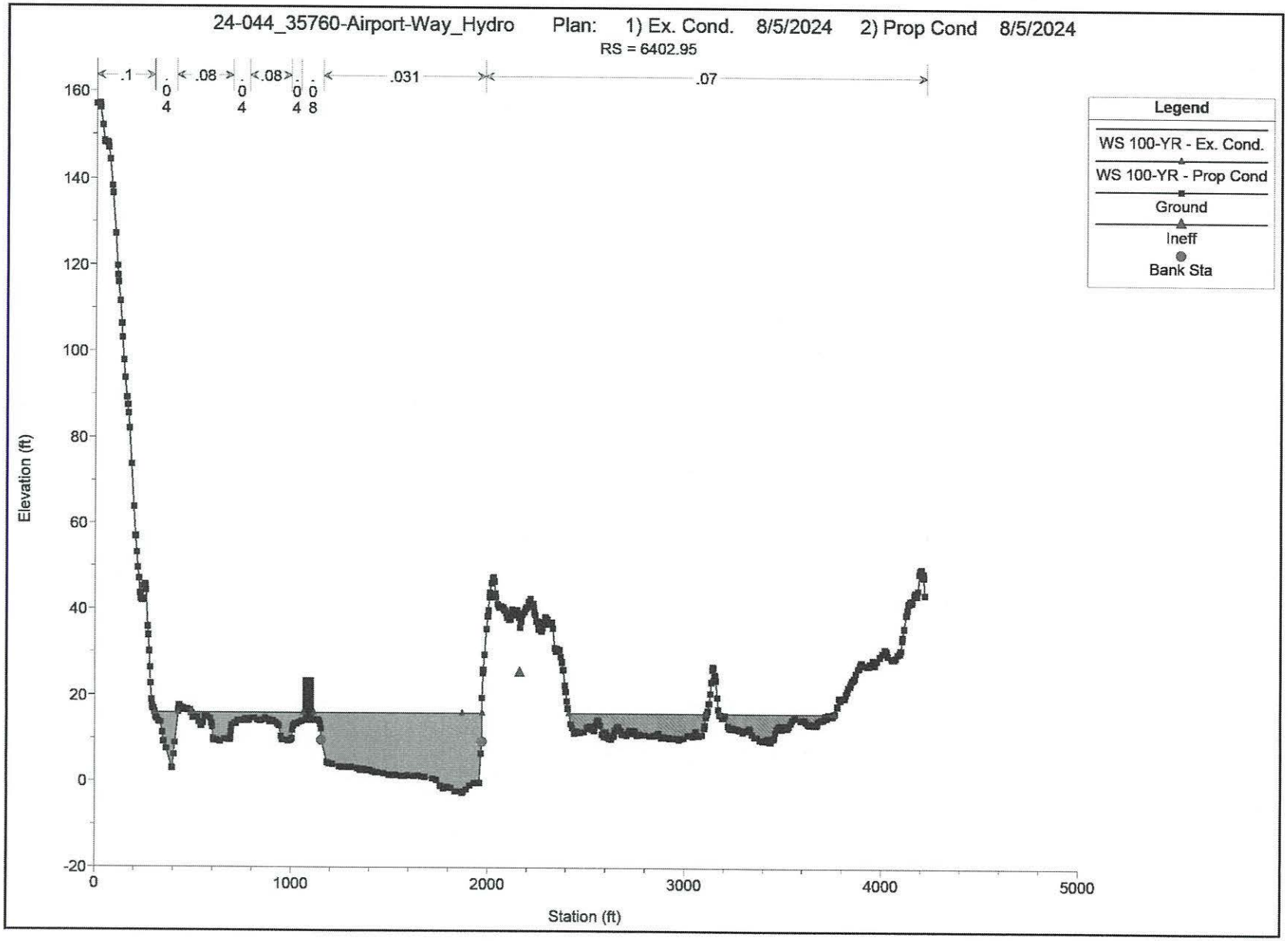
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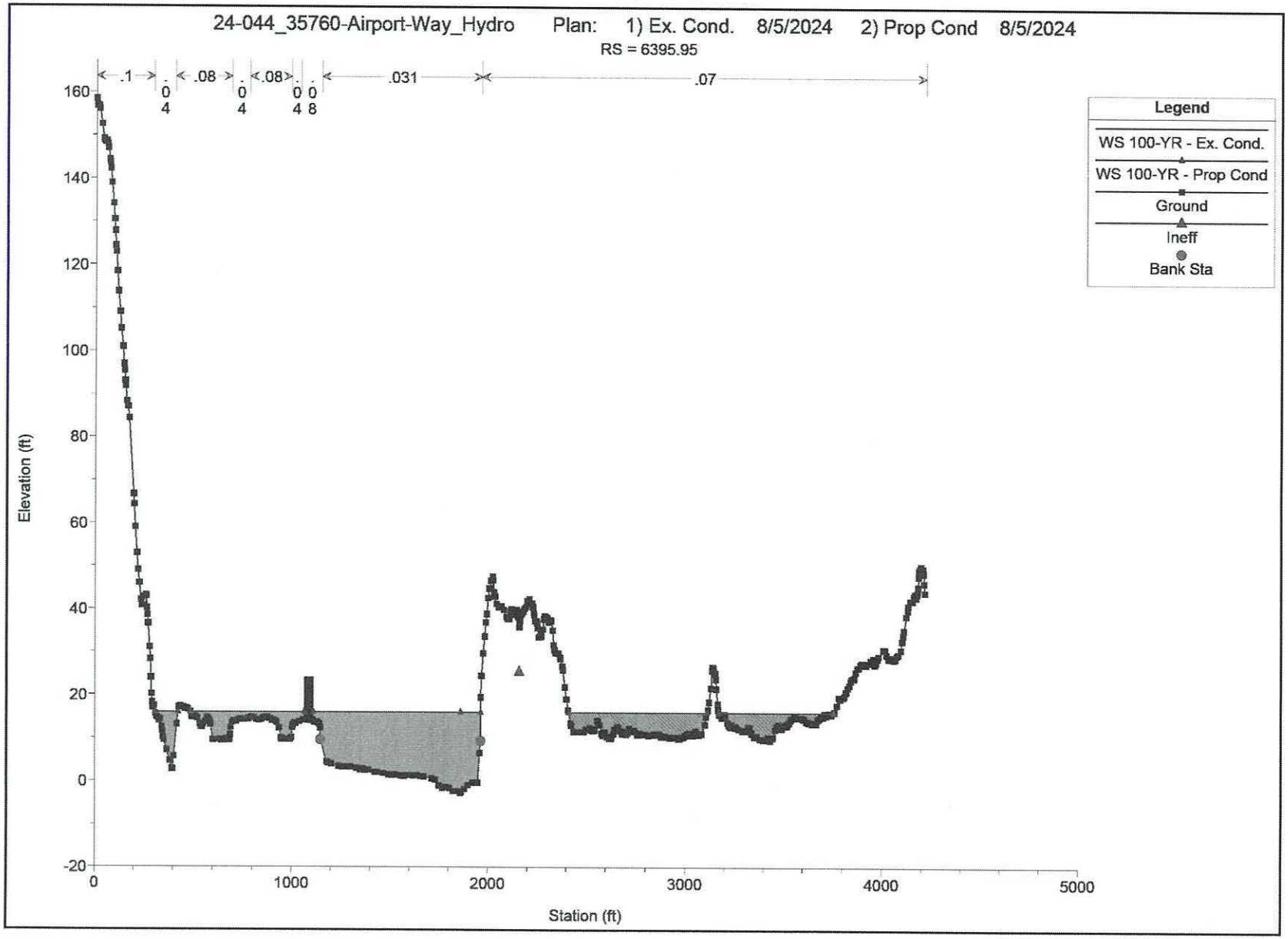
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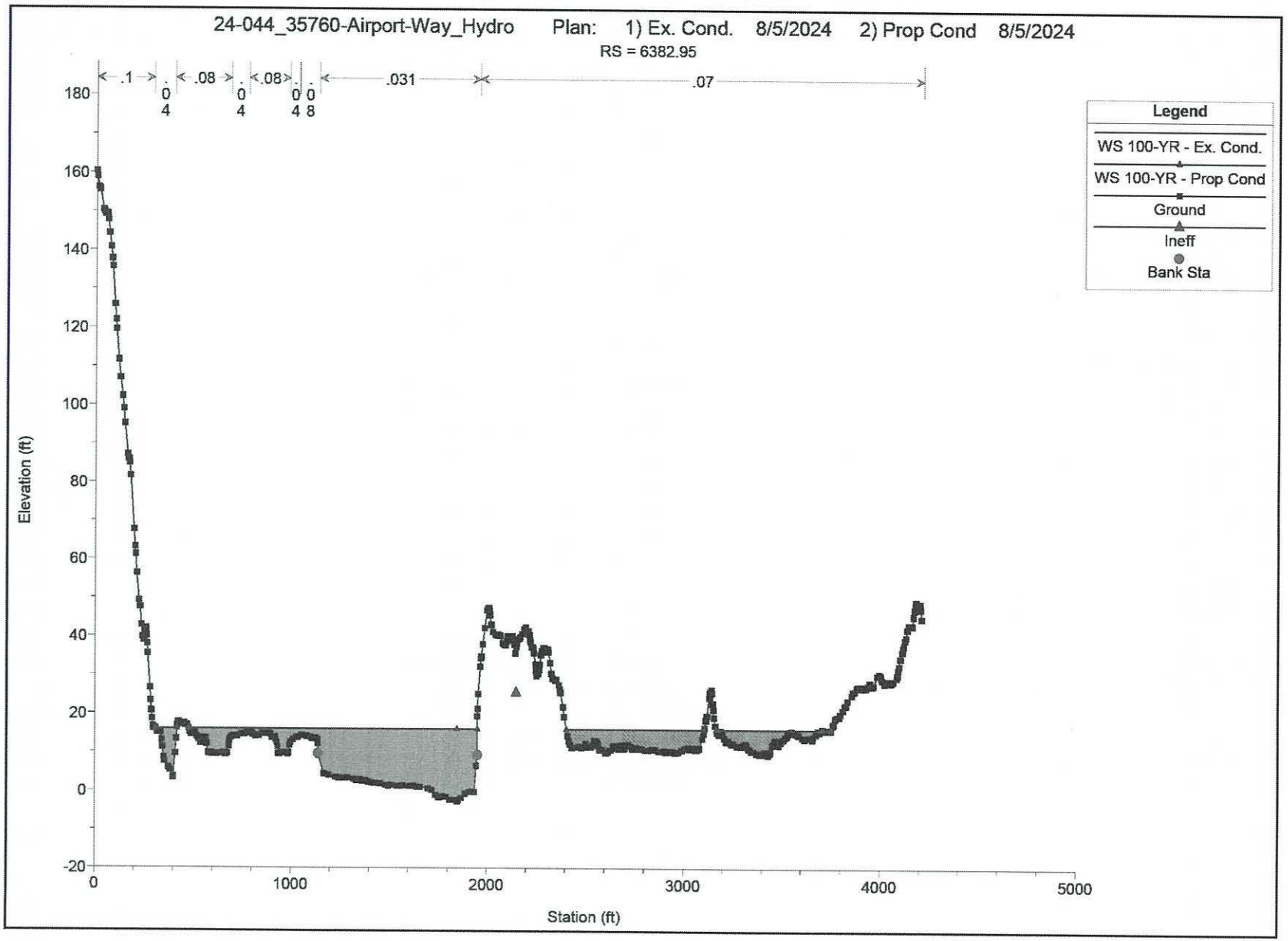
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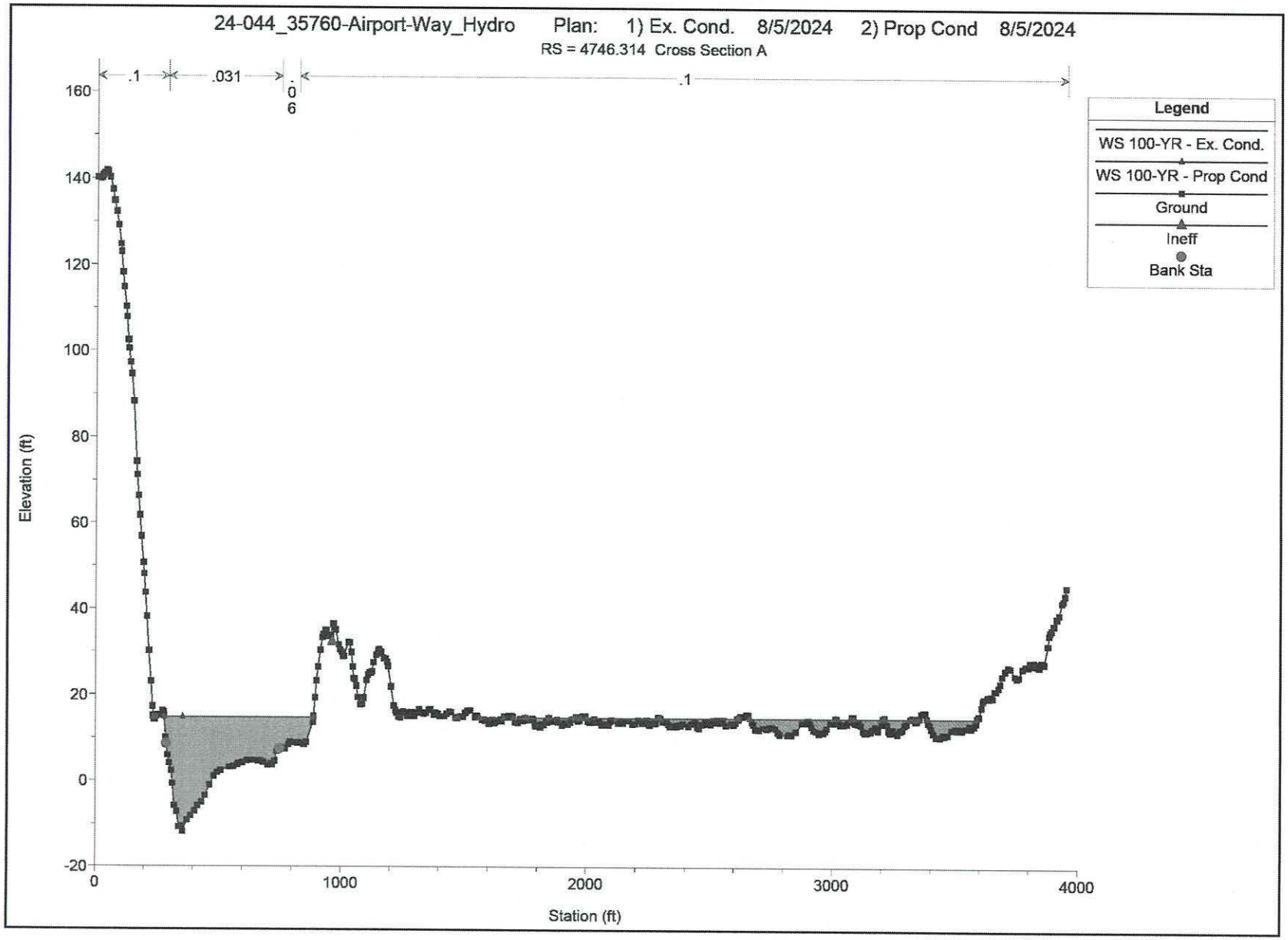
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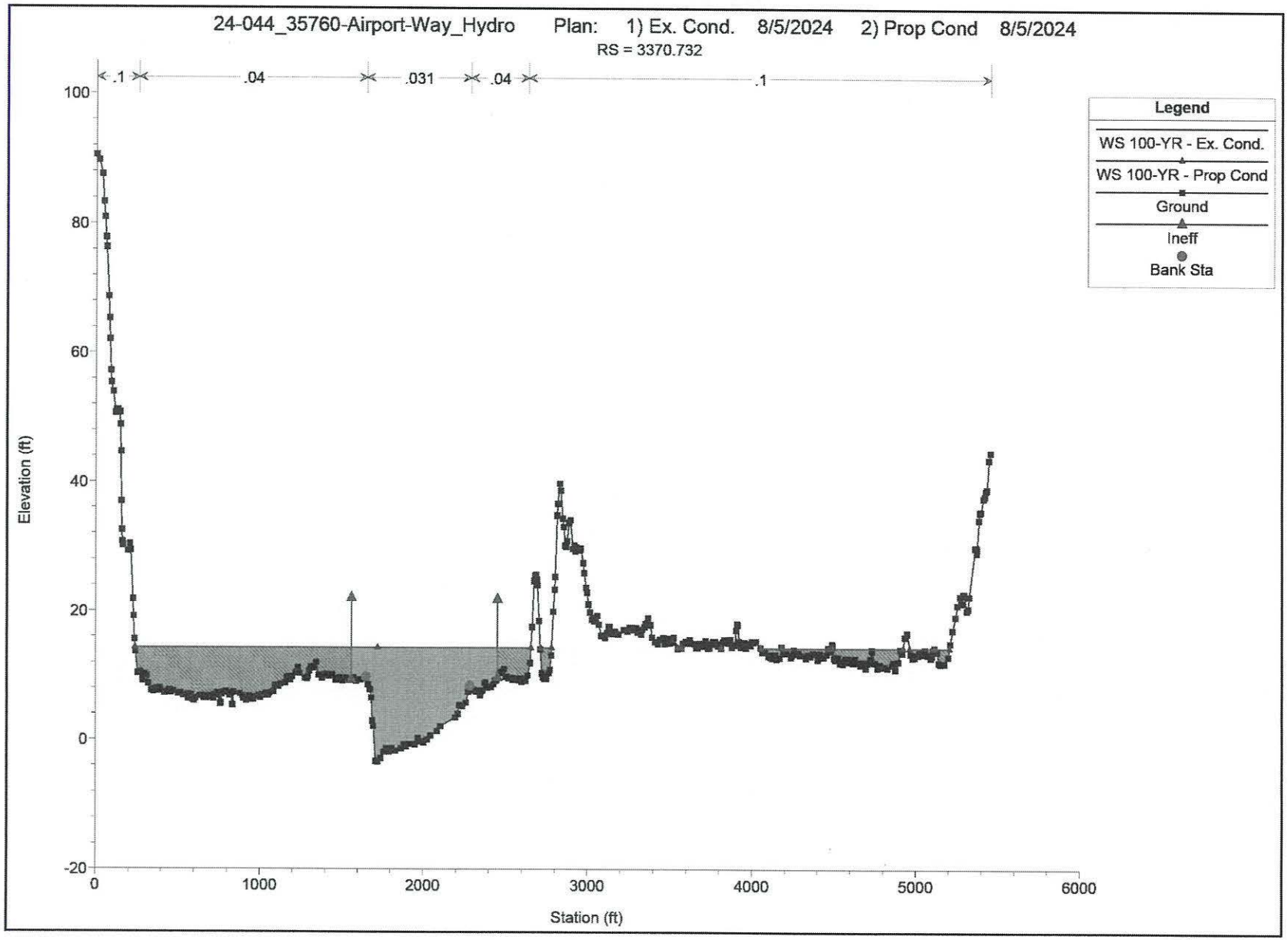
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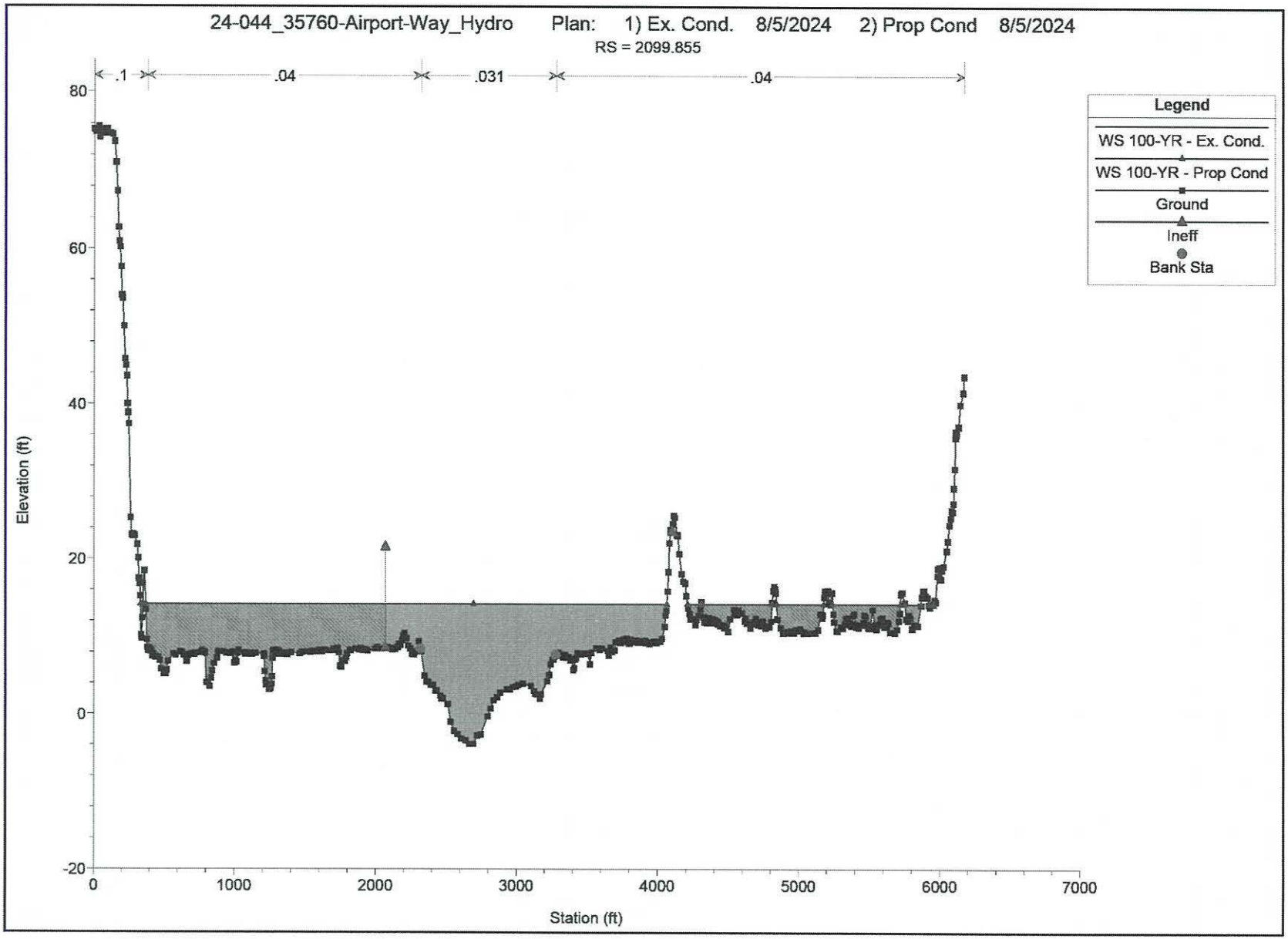
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ATTENTION FRAMER!
CRITICAL!
SEE "S" SHEETS FOR
STRUCTURAL
INFORMATION

GENERAL NOTES

1. INSULATION:

WALLS: R-21
ROOF: R-30C @ VAULTED CEILINGS ; R-49 @ FLAT CEILINGS
UNDERFLOOR: R-38

2. 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

3. 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 GLAZINGL: 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.

4. 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

5. 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

6. 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.

7. 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

8. A NON - REMOVABLE BACKFLOW PREVENTION DEVICE IS REQUIRED ON ALL EXTERIOR HOSE BIBBS. OPSC

9. 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.

10. ILLUMINATE BOTH INTERIOR AND EXTERIOR STAIRWAYS INCLUDING LANDINGS AND TREADS. R303.6 AND R303.7

11. 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.

12. THE GRADE AROUND FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" IN THE FIRST 10 FEET.

13. MIN. CLEARANCE OF SILL TO FINISHED GRADE : 6" R404.1.6.

14. 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.

15. COLUMNS AND POSTS SHALL BE ADEQUATELY ANCHORED TO PREVENT LATERAL DISPLACEMNT. R407.3

16. ALL WOOD, INCLUDING POSTS, WITHIN 6" OF GROUND SHALL BE PRESSURE TREATED

17. A WEATHER-RESISTANT RIGID BAFFLE, EXTENDING ABOVE THE INSULATION AT EAVE OR SOFFIT VENTS IS REQ.

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 PLAN DETAILS ON "S" SHEETS
3. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
4. ANY FILL UNDER GRADE SUPPORTED SLABS: SAND
5. ALL WOOD IN CONTACT W/ CONC. TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.
6. P.T. 2X6 SILL PLATES TYP.
7. FLOOR STRUCTURE: 3/4" T&G PLY'WD DECKING GLUED & NAILED TO TJI F.J. @ 16" O.C. INSTALLED PER MANUF. SPECS. EXTRA JOIST UNDER ALL PARALLEL WALLS.
8. PROVIDE R-38 UNDERFLOOR INSULATION USE SPRING WIRES TO HOLD INSULATION TIGHT TO UNDERSIDE OF FLOOR SHEATHING SPACE WIRES PER INSTALLERS SPECS.
9. SEE GENERAL NOTES

ELECTRICAL NOTES

1. 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.
2. 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 AR LEAST ONE OUTLET IN THE GARAGE AND BASEMENT.
F. OUTLETS ARE REQ. AT 6' FOOT O.C. MAX. FROM ANY OPENING
3. PROVIDE GFCI PROTECTION PER ELECTICAL 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.
4. PROVIDE AT LEAST TWO SEPERATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES, AND AT LEAST ONE SEPERATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.
5. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABLE " SUITABLE FOR DAMP LOCATIONS "
6. 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

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)

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

NOTE:
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The Owner must be notified on any variations from the dimensions and/or conditions shown on these drawings. Any such variations shall be verified in writing 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

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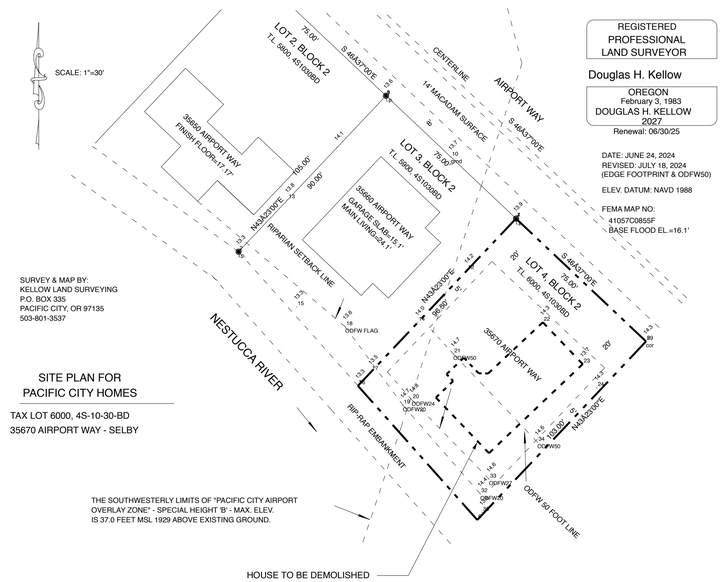
08.04.24	

ORIGIN DATE
07.11.24

PROJECT NO:
2124

SHEET
1



REGISTERED
PROFESSIONAL
LAND SURVEYOR

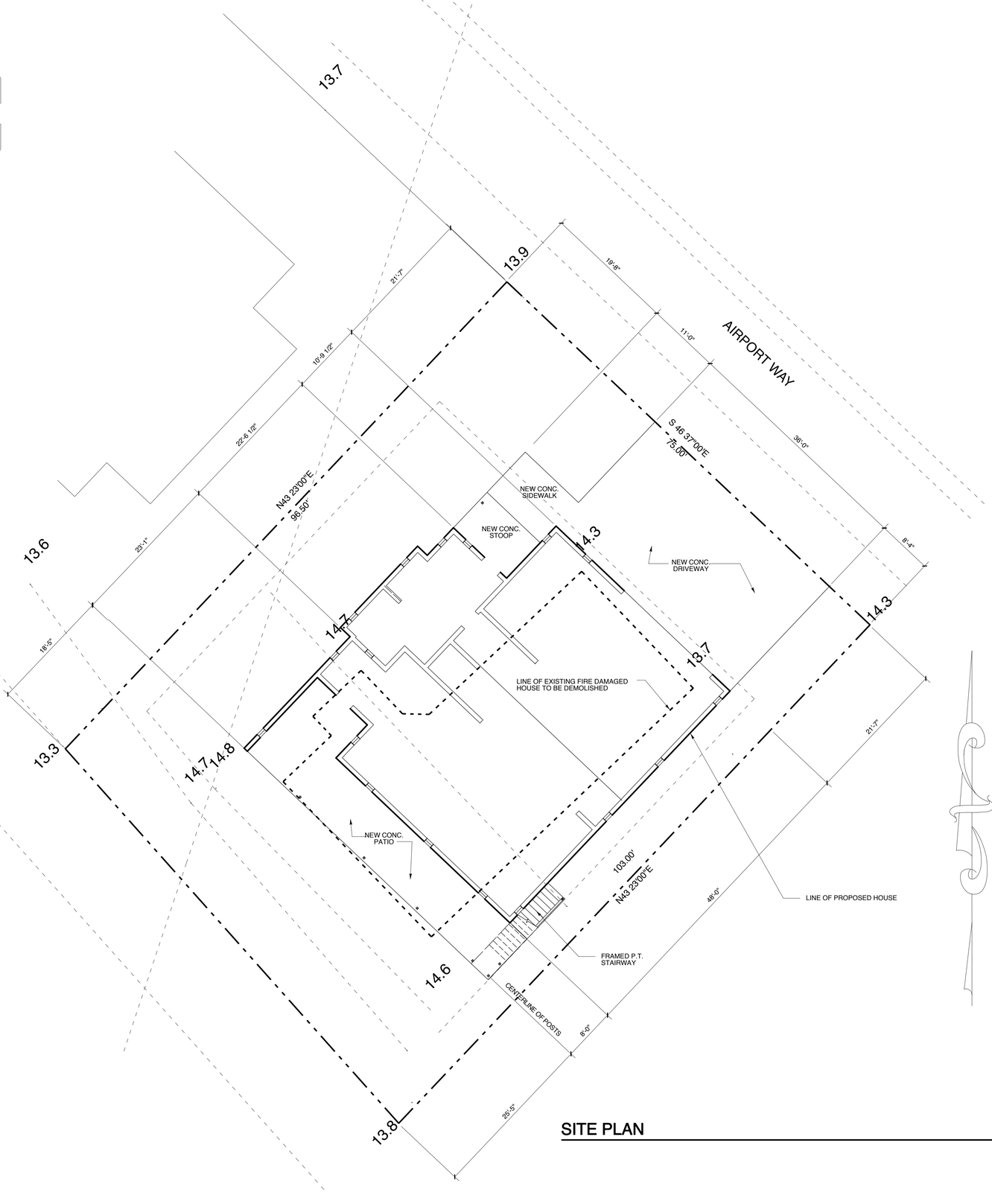
Douglas H. Kellow

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'



SITE PLAN

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

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

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

Exterior Elevations

REVISIONS	
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07.11.24

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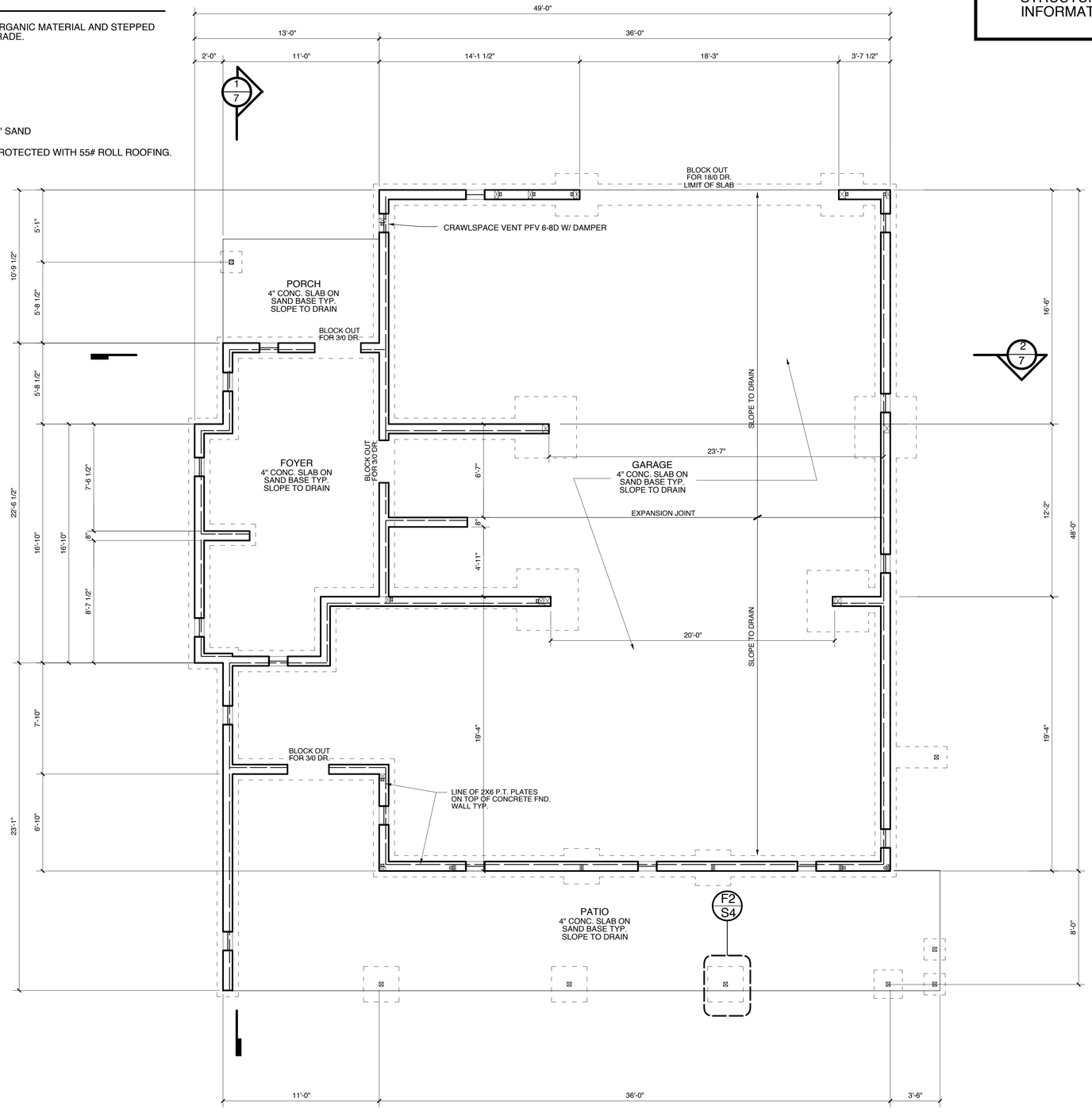
2124

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.



FOUNDATION PLAN

SEE SHEET S1

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

ATTENTION FRAMER!
CRITICAL!
SEE "S" SHEETS FOR STRUCTURAL INFORMATION

The Design Department, Inc.
Creating *Your* Perfect Space
1523 Boca Ratan Dr.
Lake Oswego, Oregon 97034
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Custom Home Plan for:
Mary & Joe Selby
Pacific City, Oregon

Foundation Plan

REVISIONS	
07.23.24	
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ORIGIN DATE
07.11.24

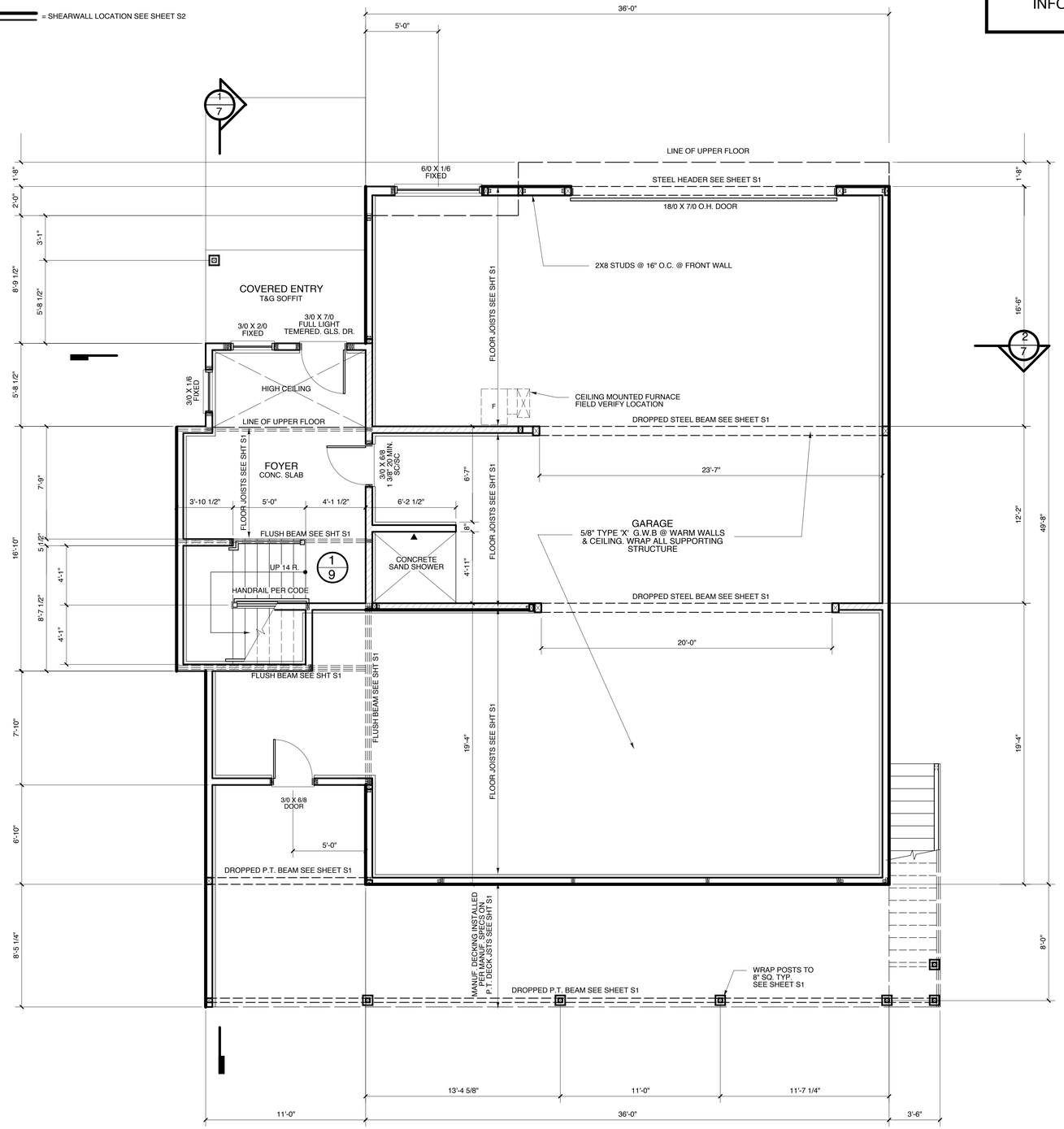
PROJECT NO:
2124

SHEET
3

WALL KEY

= INTERIOR BEARING WALL SEE SHEET S2

= SHEARWALL LOCATION SEE SHEET S2



GARAGE FLOOR PLAN SEE SHEET S1

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

ATTENTION FRAMER!
CRITICAL!
SEE "S" SHEETS FOR STRUCTURAL INFORMATION

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Creating *Your* Perfect Space
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Custom Home Plan for:
Mary & Joe Selby
Pacific City, Oregon

Garage Floor Plan

REVISIONS

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2124

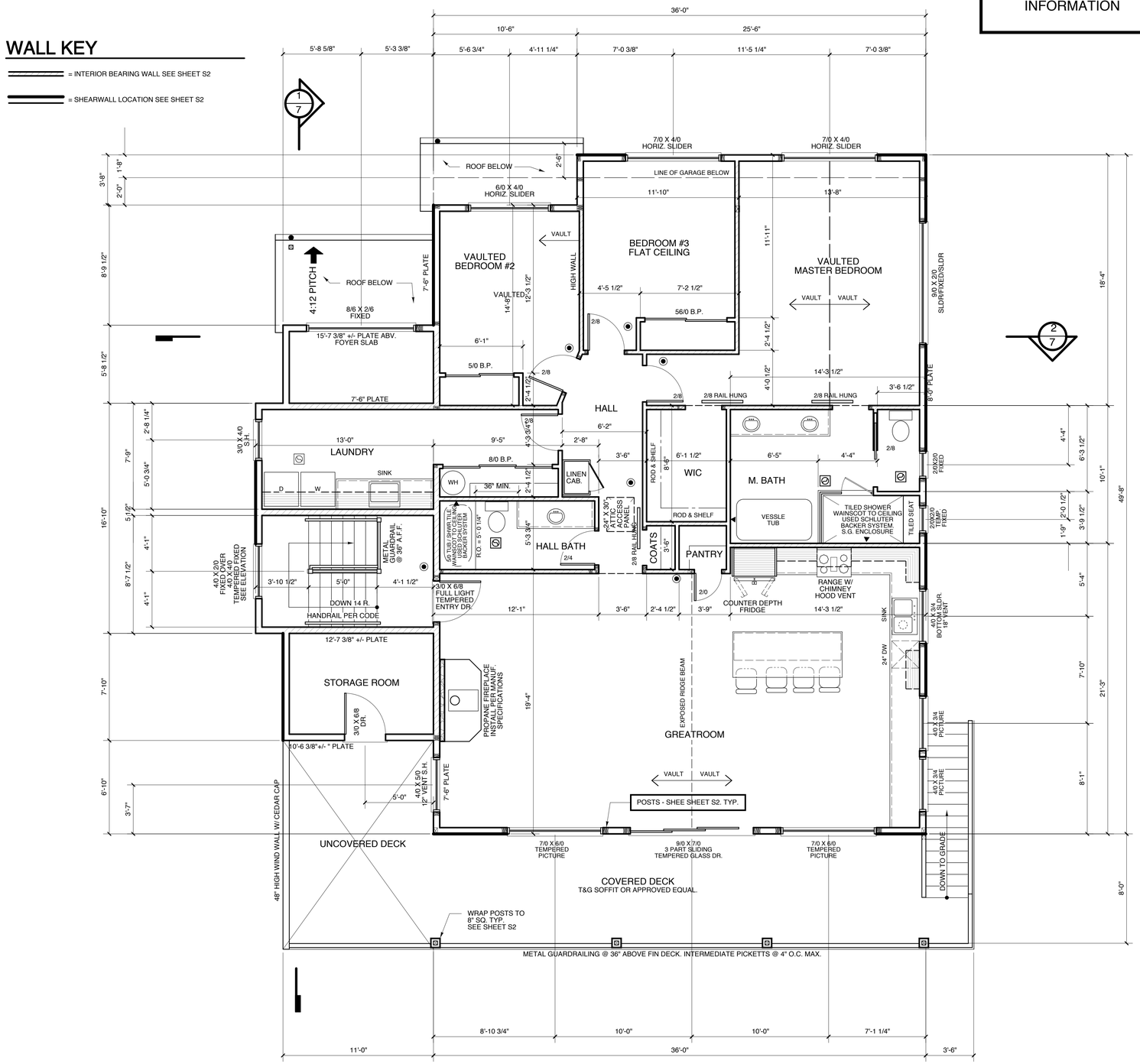
SHEET
4

ATTENTION FRAMER!
CRITICAL!
SEE "S" SHEETS FOR STRUCTURAL INFORMATION

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"

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1523 Boca Ratan Dr.
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(503) 332 - 3796

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

Main Floor Plan

REVISIONS

07.23.24	
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ORIGIN DATE
07.10.24

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2124

SHEET
5

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

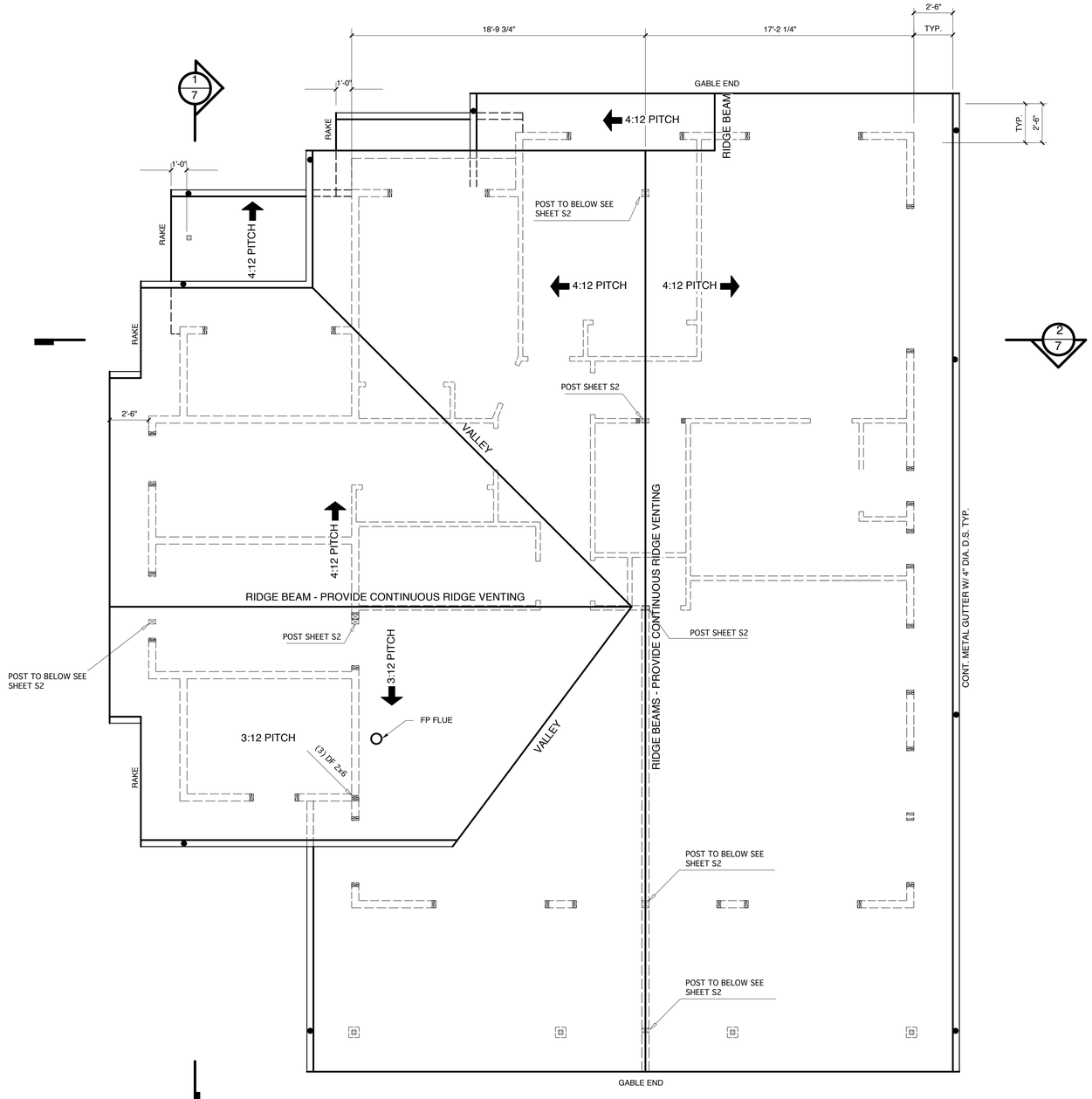
ALL BEAMS AND HEADERS SHALL BE SUPPORTED ON DBL.
STUDS UNLESS NOTED OTHERWISE. PROVIDE (3) BUNDLED
STUDS UNDER BEAMS GREATER THAN 6" WIDE & (2) BUNDLED
STUDS UNDER BEAMS LESS THAN 6" WIDE. FACE NAIL BUNDLED
STUDS TOGETHER W/ (2) 16d @ 12" O.C. TYPICAL

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



ROOF PLAN

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

ATTENTION FRAMER!
CRITICAL!
SEE "S" SHEETS FOR STRUCTURAL INFORMATION

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

Roof Framing Plan

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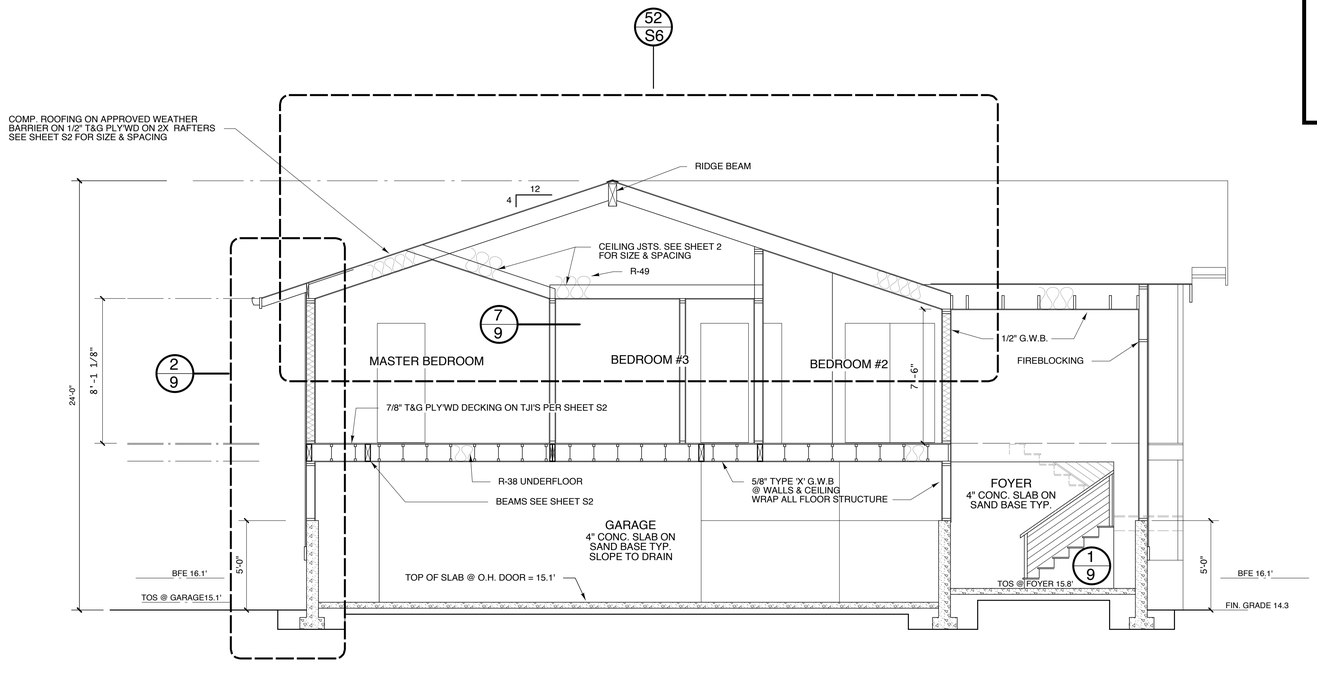
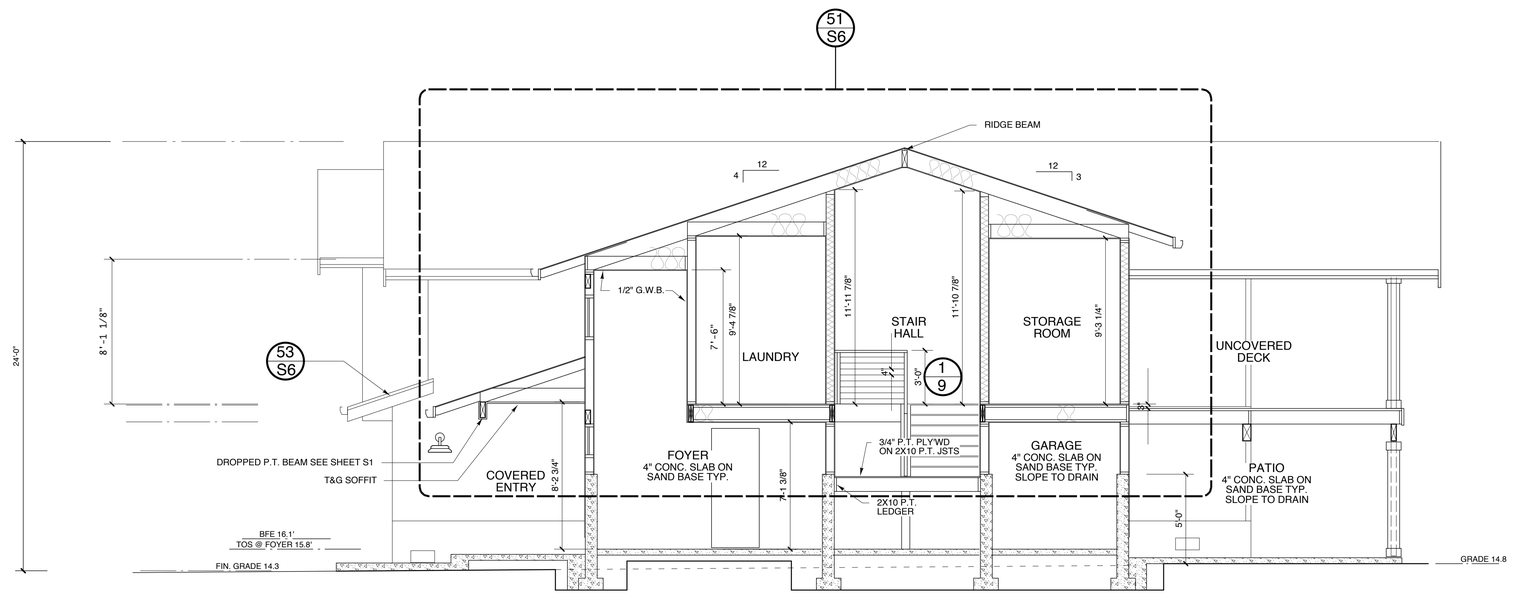


2/7 FRAMING SECTION @ BEDROOMS, FOYER & GARAGE

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



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

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

ATTENTION FRAMER!
CRITICAL!
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Custom Home Plan for:
Mary & Joe Selby
Pacific City, Oregon

Exterior Elevations

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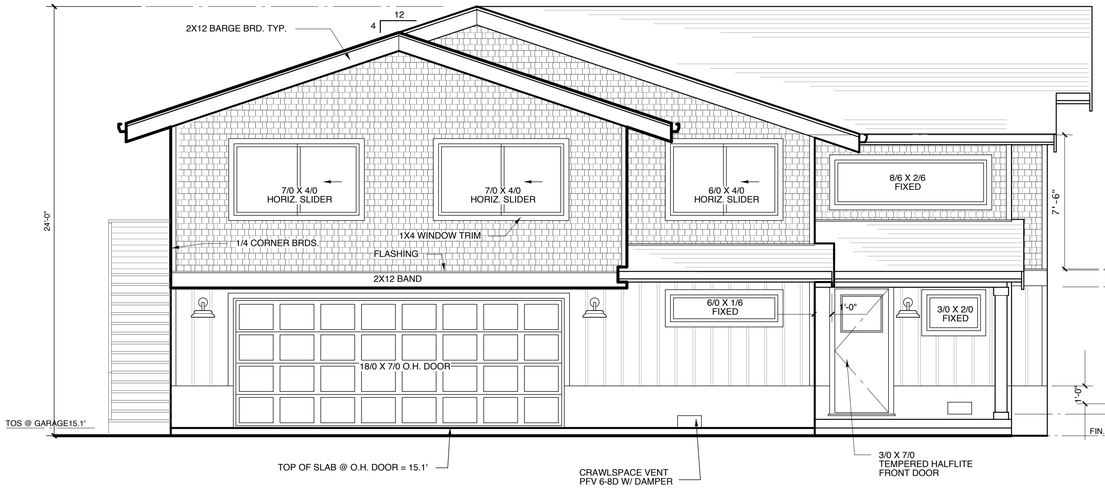
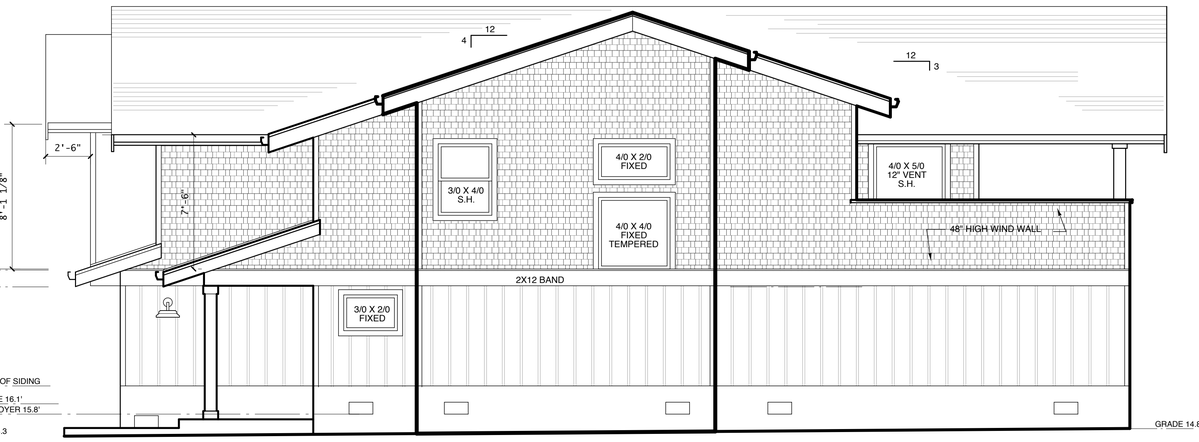
7

ATTENTION FRAMER!
CRITICAL!
SEE "S" SHEETS FOR STRUCTURAL INFORMATION



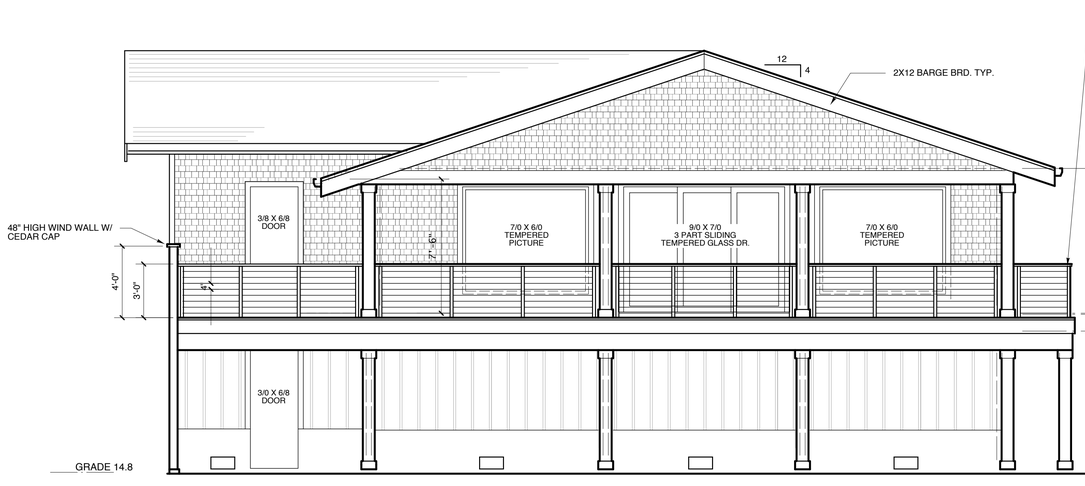
EAST ELEVATION

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



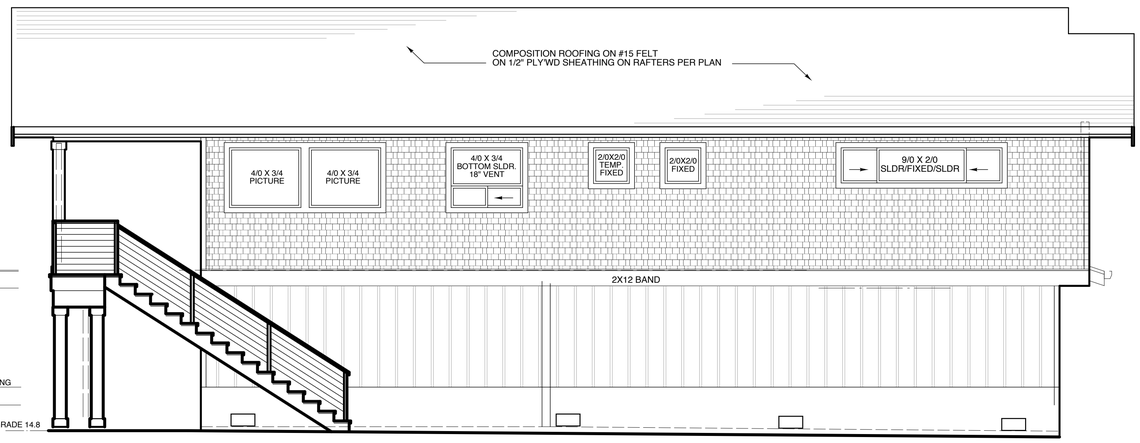
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

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Custom Home Plan for:
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Pacific City, Oregon

Exterior Elevations

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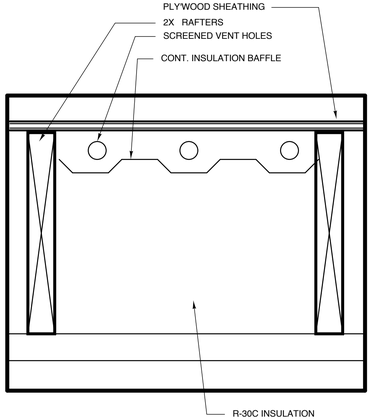
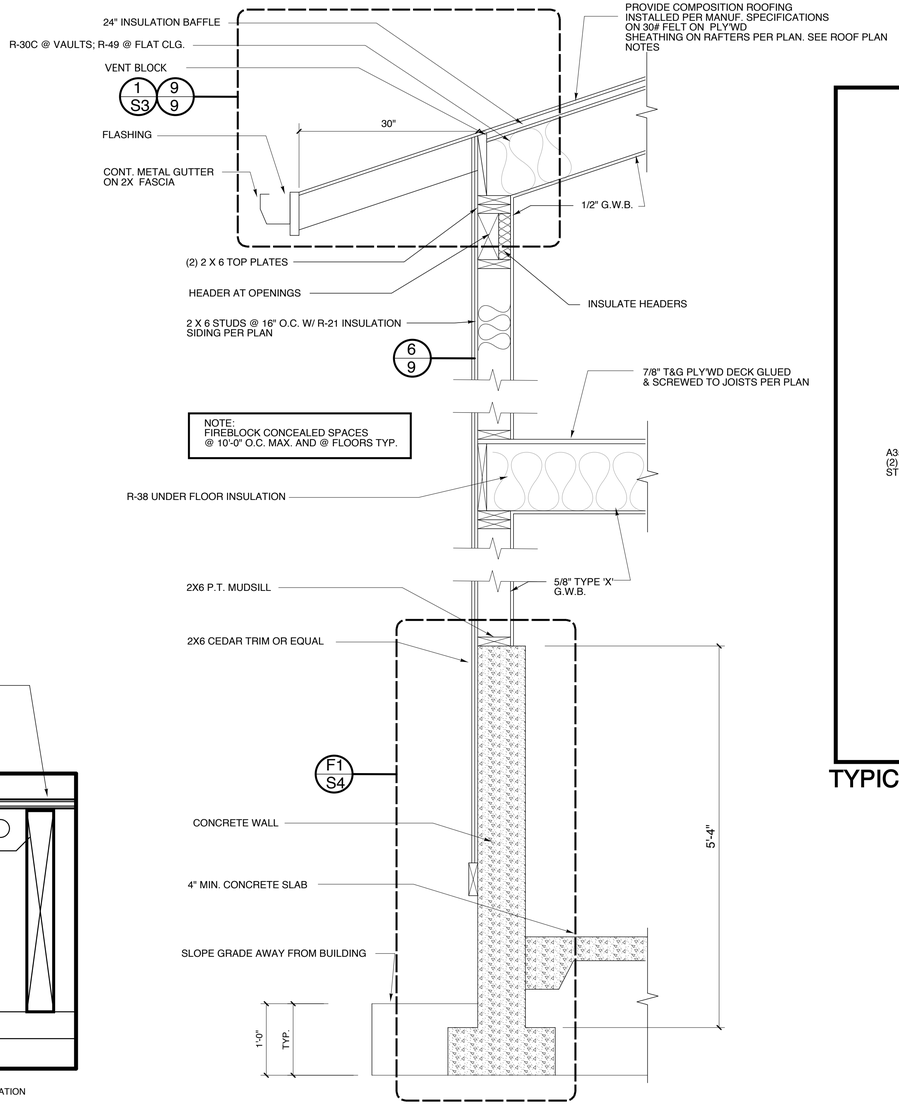


9 TYPICAL VENT BLOCK

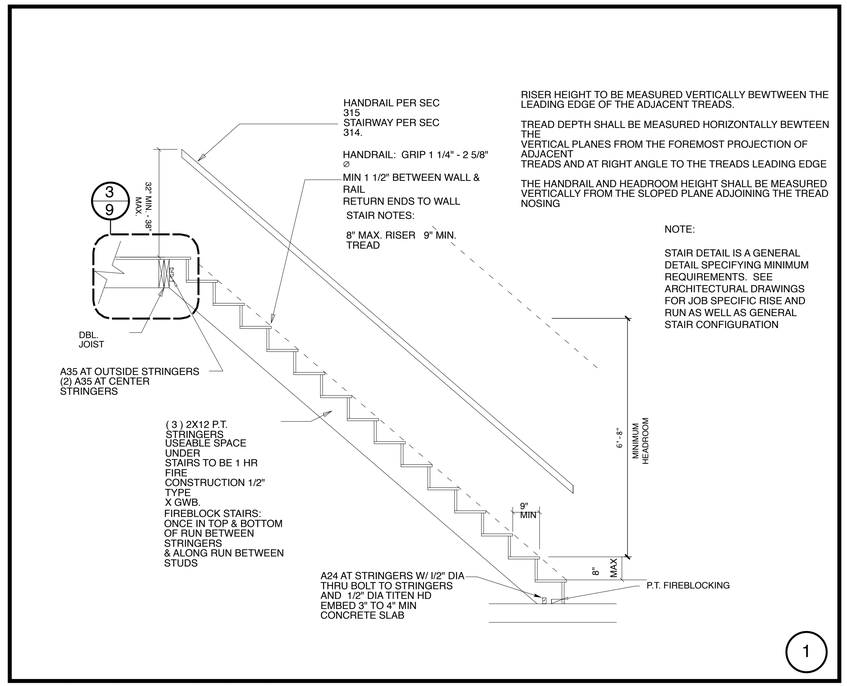
SCALE: 3" = 1'-0"



2 TYPICAL WALL SECTION

SEE 'S' SHEETS FOR STRUCTURAL INFORMATION

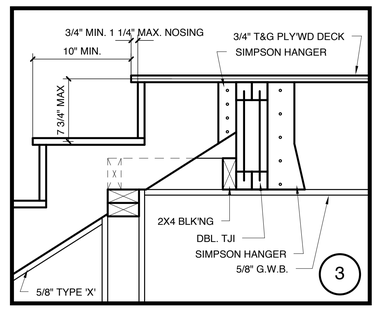
SCALE: 1" = 1'-0"



TYPICAL STAIR SECTION

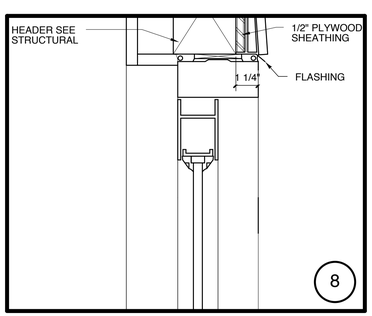
SCALE: 1/2" = 1'-0"

ATTENTION FRAMER!
CRITICAL!
SEE "S" SHEETS FOR STRUCTURAL INFORMATION



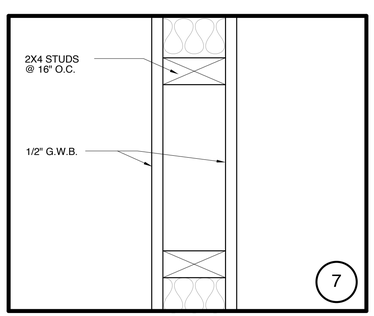
STAIRS @ TOP

SCALE: 1 1/2" = 1'-0"



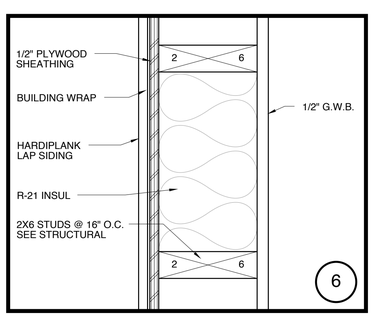
EXTERIOR DOOR HEAD

SCALE: 3" = 1'-0"



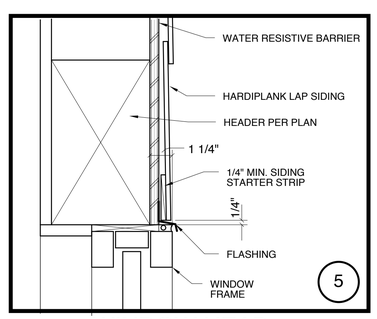
TYPICAL INTERIOR WALL

SCALE: 3" = 1'-0"



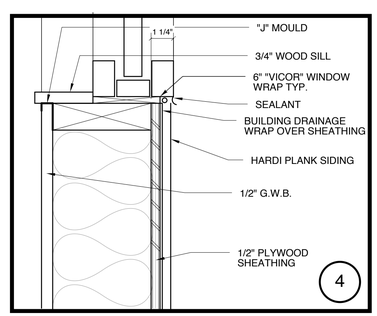
TYPICAL EXTERIOR WALL

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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2124

SHEET
9

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

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

REGISTERED PROFESSIONAL ENGINEER
13703
OREGON
MAY 16, 1980
MATTHEW V. NAVA
EXPIRES 12/31/2024

08/13/2024

NAVA CONTRACTING and ENGINEERING, INC.
4106 SE OAK ST PORTLAND, OR. 97214
PH: (503) 238-0633
NAVAENGR@GMAIL.COM

DRAWN 08/13/2024
MSN

Lot 4 Block 2
Rivergate Subdivision, Pacific City
Selby Residence

Sauer

S 1

UPPER FLOOR FRAMING W/ CEILING FRAMING

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

UPPER FLOOR FRAMING W/ ROOF FRAMING

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

REGISTERED PROFESSIONAL ENGINEER
13703
OREGON
JULY 16, 1981
MATTHEW V. NAVA
EXPIRES 12/31/2024

08/13/2024

NAVA CONTRACTING and ENGINEERING, INC.
4106 SE OAK ST PORTLAND, OR. 97214
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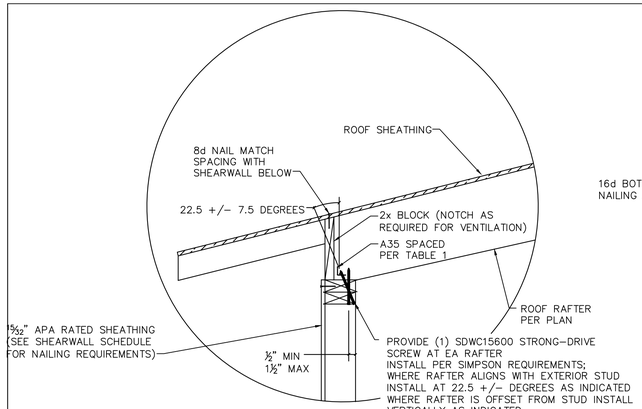
NAVAENGR@GMAIL.COM

DRAWN 08/13/2024
MSN

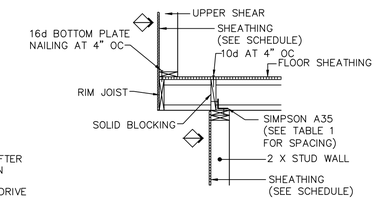
Selby Residence

Lot 4 Block 2
Rivergate Subdivision, Pacific City

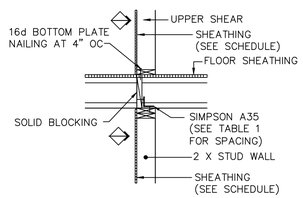
Sauer S 2



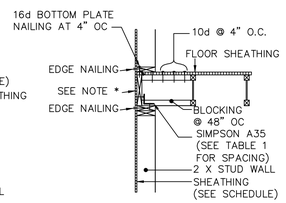
1 BIRDS MOUTH RAFTER
SCALE: 1" = 1'-0"



2 OVERHANG SHEARWALL @ SHEARWALL

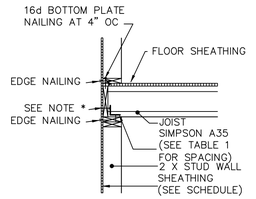


3 JOIST/SHEARWALL @ SHEARWALL



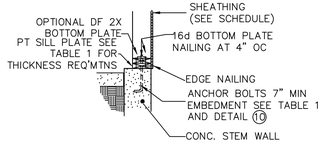
* NOTE: IF SHEATHING LAPS OVER RIM JOIST-TO-PLATE INTERFACE AND NAILED TO RIM JOIST AND PLATE PER NAILING SCHEDULE, A35 IS NOT REQUIRED

4 PARALLEL JOISTS @ SHEARWALL

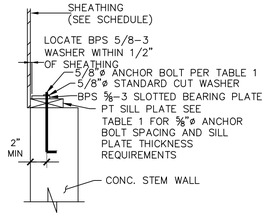


* NOTE: IF SHEATHING LAPS OVER RIM JOIST-TO-PLATE INTERFACE AND NAILED TO RIM JOIST AND PLATE PER NAILING SCHEDULE, A35 IS NOT REQUIRED

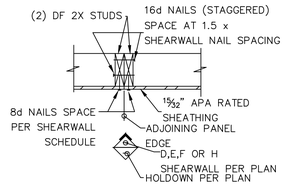
5 PERP. JOISTS @ SHEARWALL



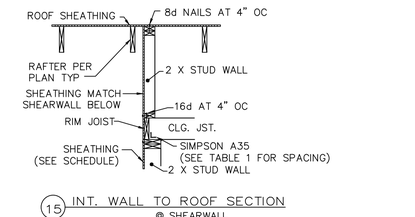
9 STEM WALL / SLAB



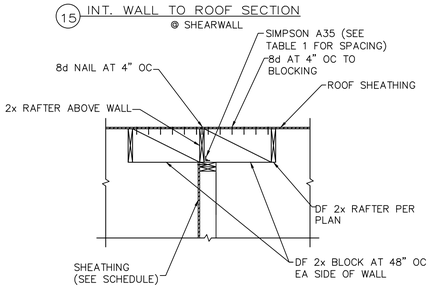
10 WASHER REQMNTS @ SILL PLATE



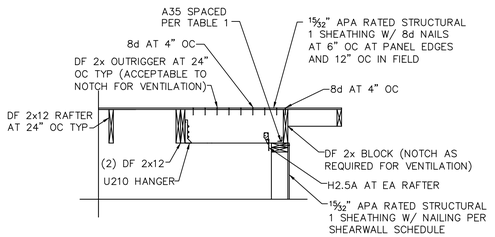
14 ALTERNATE 3X FRAMING AT ADJOINING PANEL EDGES



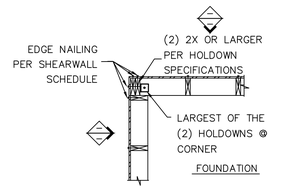
15 INT. WALL TO ROOF SECTION @ SHEARWALL



15 EXT. WALL TO ROOF SECTION
SCALE: ½" = 1'-0"



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



20 COMBINED HOLDOWN/STRAP @ CORNER

SHEARWALL SCHEDULE

ALL PANEL EDGES MUST BE BLOCKED UNLESS NOTED OTHERWISE

MARK	WALL COVER	FASTENERS	@ PANEL EDGES	INTERM. STUDS	REMARKS
S	15/32" A.P.A. RATED SHT'G	8d COMMON	6" O.C.	12" O.C.	2½" X 0.131" COMMON OR 2½" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES
C	15/32" A.P.A. RATED SHT'G	8d COMMON	4" O.C.	12" O.C.	2½" X 0.131" COMMON OR 2½" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES
D	15/32" A.P.A. RATED SHT'G	8d COMMON	3" O.C. STAGRD.	8" O.C.	3x REQUIRED @ ALL PANEL JOINTS

HOLDOWN SCHEDULE

MARK	HOLDOWN	FASTENERS
0	NO SPECIAL HOLDOWN REQUIRED	CONNECT BTM. TO FLR JST/BM/BLK'G W/ 16d @ 4" O.C.
2	"CS14" x 48" LONG	(15) 10d COMMON NAILS AT EACH END
3	"CMSTC16"x 60" LONG	(25) 16d SINKERS AT EACH END
6	"MSTC48B3"	(12) 10d NAILS TO BEAM FACE AND (4) 10d NAILS BEAM BOTTOM WITH (38) 10d TO STUDS/POST
7	"HTT5"	(26) 16d x 2 1/2 & SIMPSON "SSTB24" ANCHOR BOLTS
8	"HDQ8-SDS3"	(20) SDS 1/4"X3" & SIMPSON "SSTB28" ANCHOR BOLTS

SHEARWALL TYPE	A35 SPACING DETAILS ① - ⑦ ⑮⑭㉕	5/8ø A.B. SPACING 2X SILL PL (10" A.B.)
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

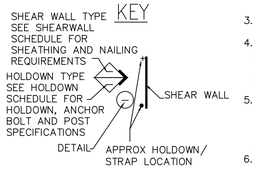
✳✳ -ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER RECIEVING EDGE NAILING TYPICAL AS DESIGNATED ABOVE. SEE ⑭ FOR 3X ALTERNATE.

BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN CONNECTIONS.

LEGEND

- SHADED WALLS INDICATE INTERIOR LOAD BEARING WALLS FRAMED AS DESCRIBED IN NOTE 2 OF THE FRAMING NOTES
- +• APPROX. HOLDOWN LOCATIONS
- SHEAR WALL LOCATIONS
- ③ DETAIL REFERENCE TAG

KEY



NOTES

1. "F. RH. P-NAIL" - DESIGNATES A FULL ROUND-HEAD POWER NAIL.
2. ALL EXTERIOR WALLS MUST HAVE 15/32" APA RATED STRUCTURAL I SHEATHING AND 0.131"ø 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"
3. ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED.
4. HOLDOWNS OCCUR AT LOCATIONS INDICATED W/REQ'D STUDS. WALL SHEATHING SHALL BE EDGE NAILED TO HOLDOWN STUDS.
5. EDGE NAIL ROOF AND FLOOR SHEATHING TO RIM JOISTS/BLOCKING & FASTEN T O WALL W/SIMPSON A35 SPACING PER TABLE 1.
6. 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.
7. FASTEN PT SILL PLATE WITH 5/8"ø TYPICAL ANCHOR BOLTS W/3" SQR X 1/4" WASHERS @ 48" MAX, REDUCE SPACING AS REQ'D PER TABLE 1. EMBED 7" MIN.
8. SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL ABUTTING INTO SHEARWALLS.
9. BUILDER TO VERIFY ALL INSTALLATION REQ'MNTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN/STRAP CONNECTIONS
10. PROVIDE 5" MIN EDGE DISTANCE FOR ALL SSTB ANCHOR BOLTS @ ALL FOUNDATION VENTS, DOOR AND WINDOW OPENINGS. COORDINATE WITH FOUNDATION DESIGNER AS REQUIRED
11. CONCRETE STRENGTH TO BE 3,000 PSI AT 28 DAYS AT
12. ALL EDGES ARE BLOCKED, AND EDGE FASTENING IS PROVIDED AT ALL SUPPORTS AND ALL PANEL EDGES.
13. HANDRAILS AND GUARDRAILS BY OTHERS.
14. 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.
15. 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.
16. 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.
17. 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.
18. DESIGN LOADS:
    SEISMIC: ZONE D2
    WIND: 135 MPH,CATEGORY II, EXP D
19. 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
20. ALL WOOD EMBEDDED IN CONCRETE SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE
21. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
22. IT IS THE OWNER'S AND/OR OWNER'S REPRESENTATIVE RESPONSIBILITY TO COORDINATE WITH LOCAL BUILDING JURISDICTIONS TO DETERMINE IF A GEOLOGICAL/GEOTECHNICAL 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.
23. ALL EXCAVATION, FILL, COMPACTION AND DRAINAGE BY OTHERS
24. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
25. ALL STAMPED DRAWINGS AND CALCULATIONS ARE TO SUBMITTED AND APPROVED BY THE TO THE LOCAL BUILDING DEPARTMENT PRIOR TO ANY WORK BE PERFORMED

REGISTERED PROFESSIONAL ENGINEER
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MAY 16, 1980
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Sauer
S 3

GENERAL NOTES:

1. 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.

2. ALL STAMPED DRAWINGS AND CALCULATIONS ARE TO BE SUBMITTED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT PRIOR TO ANY WORK PERFORMED.

3. 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.

4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

5. 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.

6ALL 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.

7. 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
DECKS	40 PSF
BALCONIES (EXT.)	40 PSF
ATTIC STORAGE (CLG JST)	20 PSF
SEISMIC	ZONE D2
WIND 135 MPH, CATEGORY II, EXPOSURE B	

FRAMING NOTES:

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 10 HEADERS UNLESS OTHERWISE INDICATED.

2. 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.

3. ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUIVALENT. U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH MUI2.1/11 OR EQUIVALENT.

4. PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.

5. 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.

6. PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER ALL APPLICABLE CODES, SEE GENERAL NOTES #1 ABOVE

7. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.

8. UNLESS NOTED OTHERWISE, DIRECT BEAM TO POST CONNECTIONS REQUIRE "SIMPSON" (E)CCQ SERIES CAP (OR APPROVED EQUAL) CONNECTORS. POSTS BEARING DIRECTLY ON CONCRETE FOUNDATION REQUIRE CB SERIES POST BASE UNO.

9.LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
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 (EXT. ADH @ EXT. CONDITIONS)	Fb-2400, DRY ADH.
H. PSL MATERIALS * LVL MATERIALS **	Fb = 2900 E = 2.0 Fv = 290 Fb = 2600 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	

10. 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 2-16d	TOE NAIL
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.	EDGE 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
STAPLED ROOF SHEATHING	6" o.c.	EDGE NAIL
16 ga. 7/16" CROWN 1[" MIN.	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:

1. 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.

2. REQUIRED ALLOWABLE SOIL BEARING PRESSURE SHALL BE 1500 PSF.

3. MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.

4. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.

5. 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	

6. 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

7. CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

8. REINFORCING STEEL TO BE A-615 GRADE 60.

9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

10. 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.

11. ALL EXCAVATION, GRADING, FILL, COMPACTION AND GENERAL SITE SLOPE STABILITY BY OTHERS.

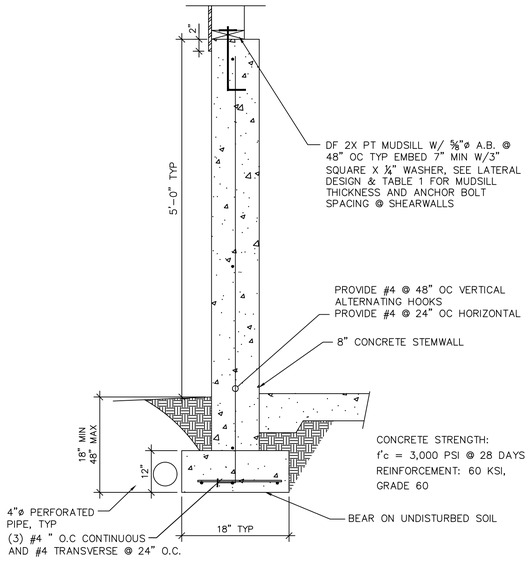
12. IT IS THE OWNER'S AND/OR OWNER'S REPRESENTATIVE RESPONSIBILITY TO COORDINATE WITH LOCAL BUILDING JURISDICTIONS TO DETERMINE IF A GEOLOGICAL/GEOTECHNICAL INVESTIGATION AND/OR REPORT IS REQUIRED FOR THE SPECIFIC BUILDING LOCATION. THE FOUNDATION AND STRUCTURAL DESIGN AS PROVIDED BY MYSELF, MATTHEW 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.

13. 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

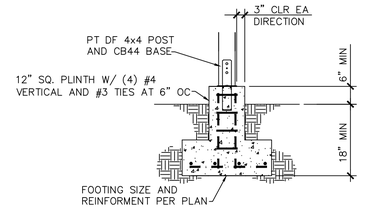
GUARDRAILS

1. HANDRAILS AND GUARDRAILS BY OTHERS.

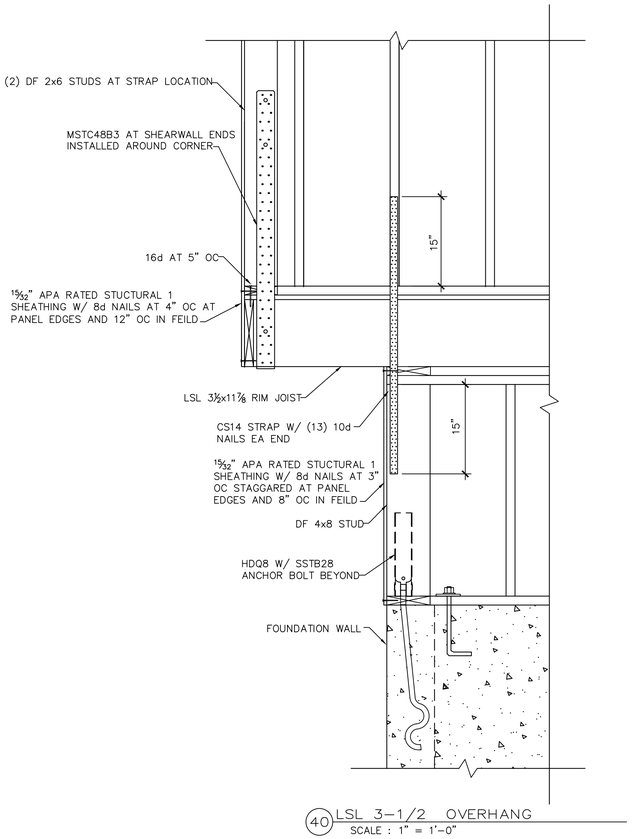
2. ALL MANUFACTURED GUARDRAIL AND HANDRAIL SYSTEMS AND THEIR ASSOCIATED COMPONENTS INCLUDING CABLE RAILINGS ARE TO BE A DEFERRED SUBMITTALS BY OTHERS AND TO BE DESIGNED IN ACCORDANCE WITH THE MOST CURRENT ORSC AND OSSC REQUIREMENTS AND STAMPED BY A REGISTERED ENGINEER IN THE STATE OF OREGON ACCORDINGLY.



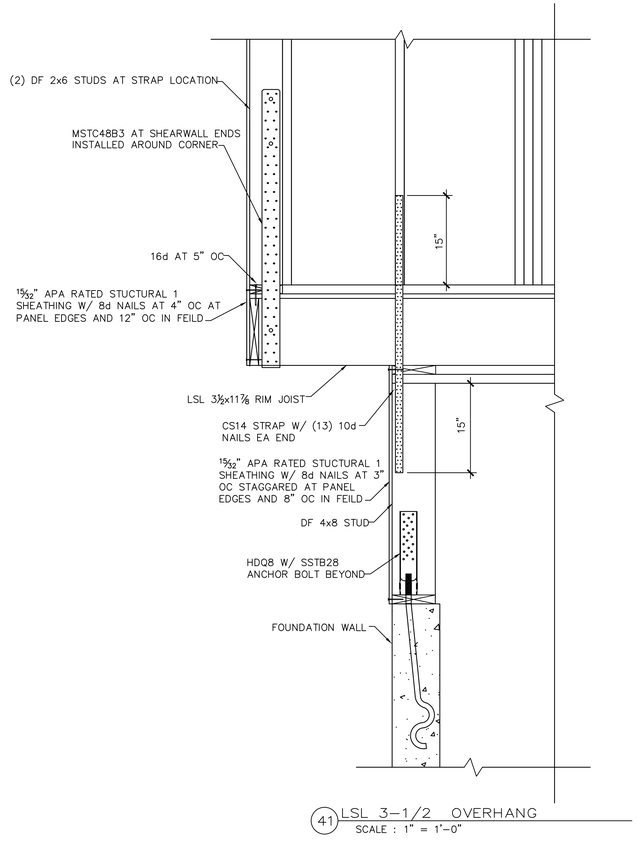
F1 SLAB ON GRADE FOUNDATION



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



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



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

REGISTERED PROFESSIONAL ENGINEER
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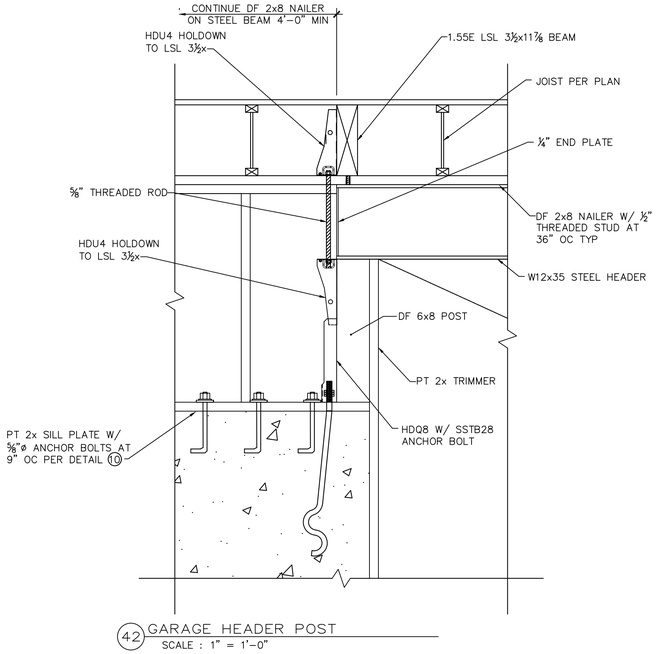
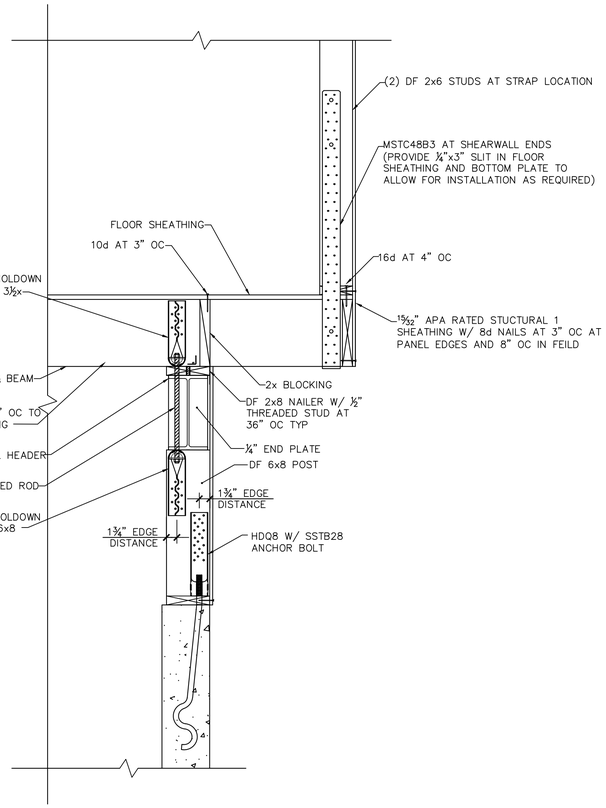


42 GARAGE HEADER POST
SCALE : 1" = 1'-0"



43 GARAGE HEADER POST
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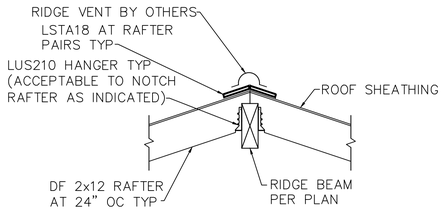
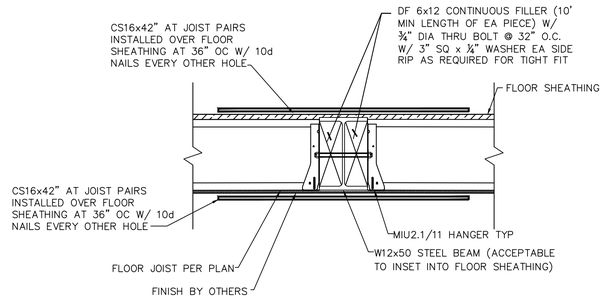
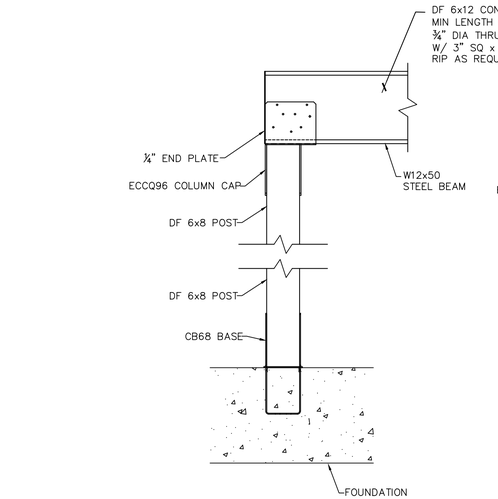


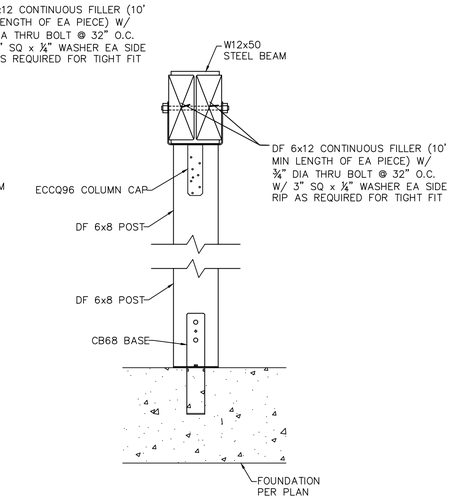
44 RIDGE SECTION
SCALE : 1/2" = 1'-0"



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



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



47 W12x50 END CONNECTION
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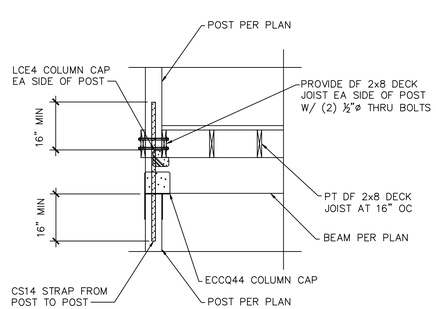
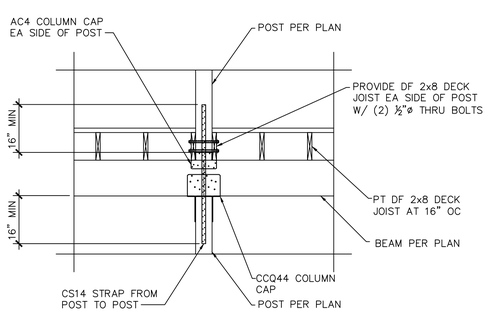
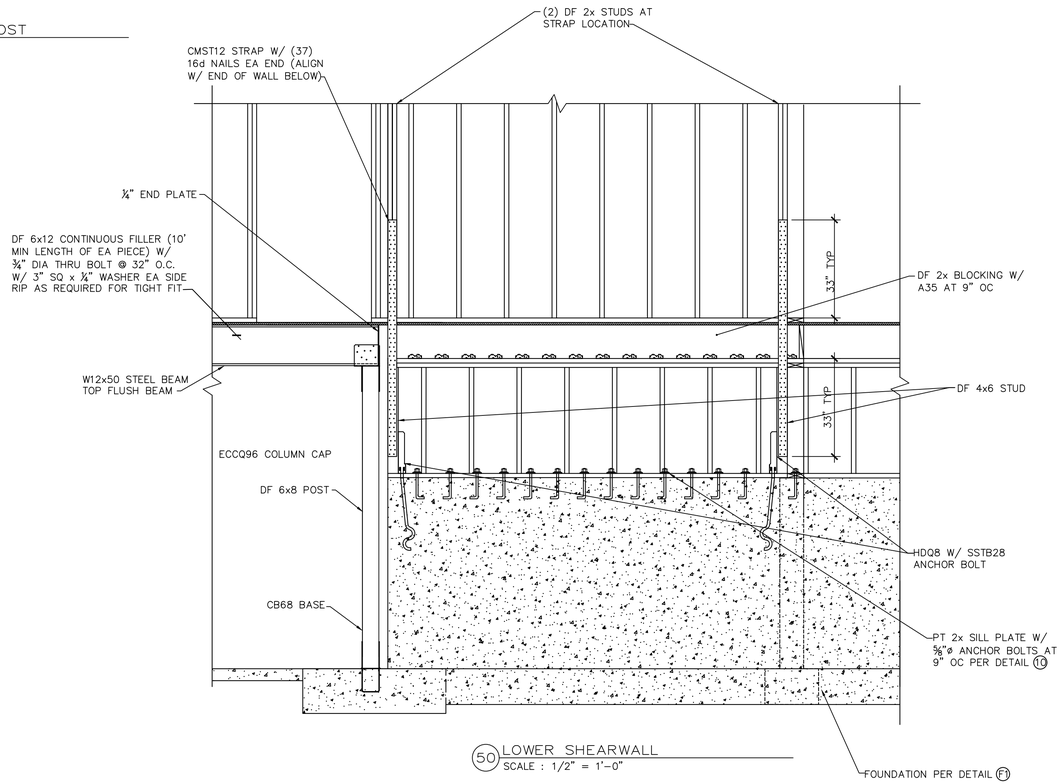


48 END POST TO POST AT DECK
SCALE : 1/2" = 1'-0"



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



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

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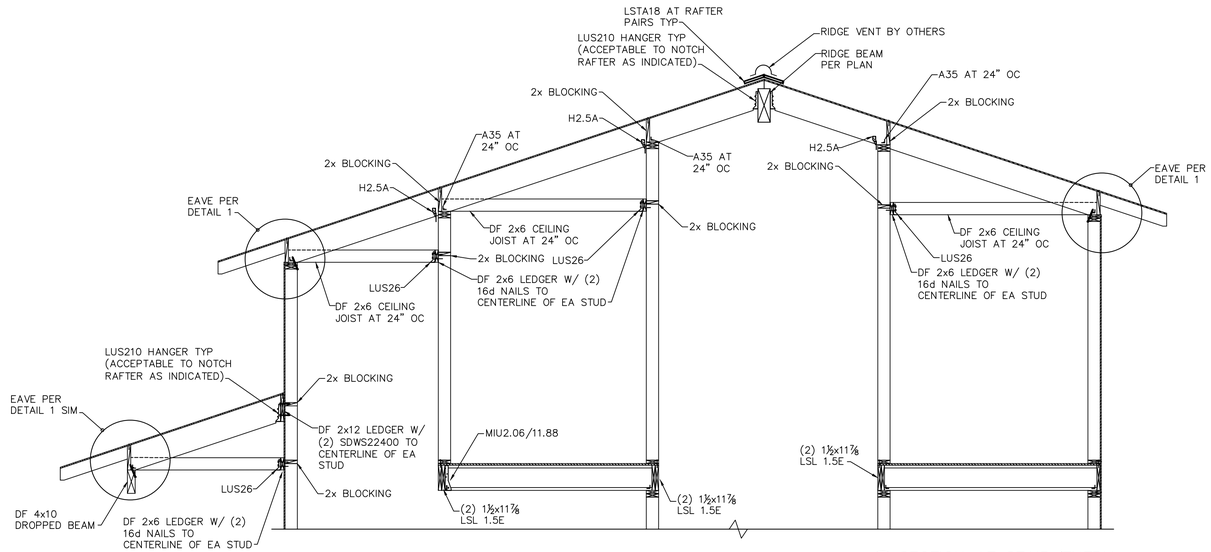
NAVAENGR@GMAIL.COM

DRAWN 08/13/2024
MSN

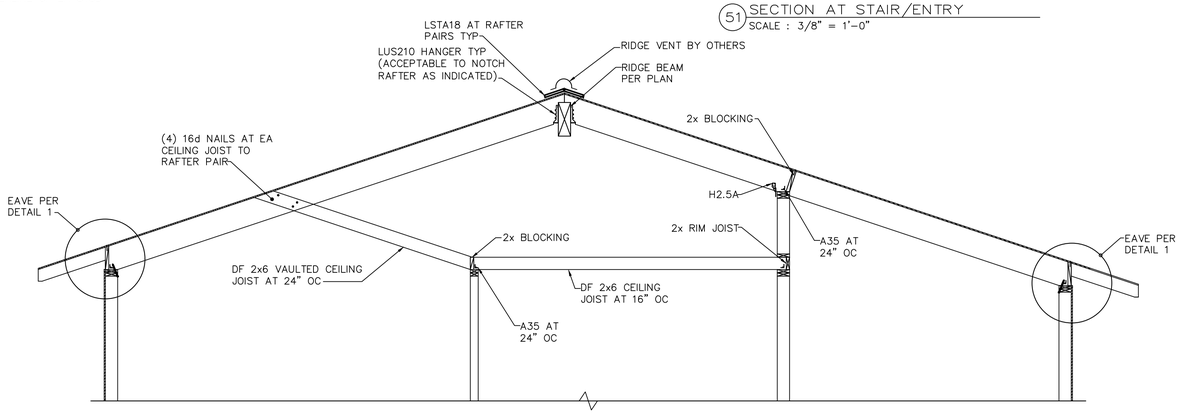
Selby Residence

Lot 4 Block 2
Rivergate Subdivision, Pacific City

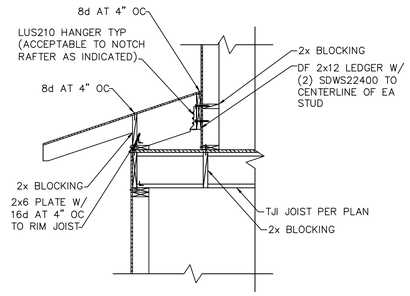
Sauer
S 5



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



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



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

REGISTERED PROFESSIONAL ENGINEER
13703
OREGON
JULY 16, 1981
MATTHEW V. NAVA
EXPIRES 12/31/2024

08/13/2024

NAVA CONTRACTING and ENGINEERING, INC.
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