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Tillamook, Oregon 97141
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Land of Cheese, Trees and Ocean Breeze

**FLOODWAY DEVELOPMENT PERMIT #851-22-000015-PLNG &
RIPARIAN EXCEPTION REQUEST #851-22-000014-PLNG:
COMPTON**

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

July 22, 2022

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited requests on July 18, 2022. 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.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00pm on August 3, 2022**. This decision will become final on August 3, 2022 after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

Request: A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River. Together, with an exception request #851-22-000014-PLNG, to reduce the required 50-foot riparian setback from the Nestucca River to 28.2-feet to allow the construction of a single-family dwelling.

Location: The subject property is accessed from Airport Way, a local access road, and is designated as Tax Lot 6700, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Pacific City/Woods Medium Density Residential (PCW-R2) Zone, Estuary Conservation 1 (EC1)

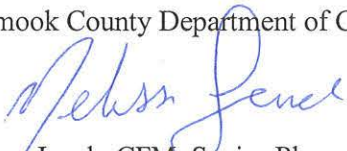
Applicant/)
Property Owner:) Donald & Kathryn Compton, 1480 NW Phillips Rd, Gaston, OR 97119

CONDITIONS OF APPROVAL

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. A minimum 28.2-foot riparian setback from the Nestucca River, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the proposed improvement. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization.
4. The applicant/property owner shall develop in coordination with ODFW a riparian vegetation enhancement (planting) plan and a copy of the plan shall be submitted to the Department at the time of consolidated Zoning and Building Permit application submittal. The plan submittal shall include written confirmation from ODFW that the plan is acceptable.
5. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
6. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
7. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
8. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
9. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
10. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
11. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
12. This approval shall be void on July 22, 2024, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,

Tillamook County Department of Community Development



Melissa Jenck, CFM, Senior Planner
503-842-3408 x 3301 or mjenck@co.tillamook.or.us

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor's and Zoning maps



**FLOODWAY DEVELOPMENT PERMIT #851-22-000015-PLNG &
RIPARIAN EXCEPTION REQUEST #851-22-000014-PLNG:
COMPTON**

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: July 22, 2022

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

Report Prepared by: Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

Request: A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River. Together, with an exception request #851-22-000014-PLNG, to reduce the required 50-foot riparian setback from the Nestucca River to 28.2-feet to allow the construction of a single-family dwelling.

Location: The subject property is accessed from Airport Way, a local access road, and is designated as Tax Lot 6700, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Pacific City/Woods Medium Density Residential (PCW-R2) Zone, Estuary Conservation 1 (EC1)

**Applicant/
Property Owner:** Donald & Kathryn Compton, 1480 NW Phillips Rd, Gaston, OR 97119

Proposal Description: The subject property encompasses 0.21 acres, is vacant, abuts the Nestucca River to the southwest, and is accessed via Airport Way, a local access road, to the northwest (Exhibit A). The topography at the location is fairly flat with a slope change as the property approaches the Nestucca River

according to County LIDAR data (Exhibits A and B). The Nestucca River is zoned Estuary Conservation 1 (EC1) up to the more landward of Mean Higher High Water or the Line of Non-Aquatic Vegetation (Exhibit A). No wetlands or geologic hazards are mapped on the subject property within the proposed development (Exhibit B).

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

Currently, the application is a Floodplain Development Permit approval for the placement of a dwelling, together with an Exception to the riparian setback of 50-feet to 28.2-feet for construction of a dwelling adjacent to the Nestucca River (Exhibit B). The criteria and standards for each of these reviews are addressed below in this Staff Report.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

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

III. ANALYSIS

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

Findings: Notice of the request was mailed to property owners and agencies on May 23, 2022. Staff finds that notification requirements have been met. Comments were received from the Oregon Department of Fish and Wildlife (ODFW) and FEMA Region X and are included as "Exhibit C".

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

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

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

Findings: Applicant is proposing to site a single-family dwelling in the Pacific City/Woods Medium Density Residential (PCW-R2) zone (Exhibit B). Staff finds that the proposed use is

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

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

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

Findings: Applicant is proposing to construct a single-family dwelling (Exhibit B). A site plan was included in ‘Exhibit B’, which demonstrates that the proposed siting location is 28.2-feet from the riparian setback line. A letter was included from Robert Bradley, Oregon Department of Fish and Wildlife, recommending a 25-foot setback from the high water line (Exhibit B). The site plan indicates that the proposed siting location of the dwelling is landward of the Mean Higher High water (MHHW) and the line of non-aquatic vegetation.

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

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

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

...

ANCHORING

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

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

CONSTRUCTION MATERIALS AND METHODS

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

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

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

UTILITIES

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

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

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

Findings: Applicant has provided a site plan and building plans which indicate foundation design improvements to site structure to prevent flotation and lateral movement, along with a floor plan indicating the utilization of space subject to flood waters (Exhibit B). An Elevation Certificate prepared by Dallas Esplin of Bayside Surveying dated January 19, 2022, details the location of the lowest machinery or equipment of the building, including proposed lowest floor heights (Exhibit B). Floor plans and foundation design provided confirm improvements, living space, utilities and machinery located on the next higher floor of the proposed dwelling (Exhibit B). Staff finds that these standards can be met through compliance with Conditions of Approval.

...

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

RESIDENTIAL CONSTRUCTION

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

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

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

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

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

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

Applicant provided a pre-construction elevation certificate prepared by Dallas Esplin of Bayside Surveying, a licensed professional surveyor, for the proposed residential development. The proposed design includes a main floor level at 19.0-feet (Exhibit B). Dallas Esplin stated Base Flood Elevation (BFE) for the subject property is 16.0-feet (Exhibit A). The bottom floor of the proposed dwelling is to be maintained as crawlspace and is proposed to be located at 13.6-feet NAVD 88 (Exhibit B). The next higher floor, which is indicated to maintain the proposed living space of the dwelling, is located at 19.0-feet NAVD 88, which exceeds 3-feet above BFE (Exhibit B). Applicant has provided foundation plans which indicate the location of multiple vents, with the

Elevation Certificate confirming adequate net area of openings provided by the vents for the enclosed bottom floor (Exhibit B). Staff finds that the proposed development complies with the standards of TCLUO 3.510(6).

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

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

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

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

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis was performed for the dwelling and attached garage, with an addendum to address the proposed deck riverward of the dwelling (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels (Exhibit B). Comments were received from Josha Crowley, FEMA Region X Service Center, to conclude that the proposed development as demonstrated in Waterways Consulting, Inc.'s report result in a zero rise in BFE (Exhibit C).

Staff finds that these standards have been met.

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

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

- (1) Elevation in relation to a specific datum of the lowest floor, including basement, of all structures as documented on an Elevation Certificate;*
- (2) Elevation in relation to a specific datum to which any proposed structure will be floodproofed as documented on an Elevation Certificate;*
- (3) If applicable, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Subsection (6)(c)(3) of this Section; and*
- (4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.*

(b) Development Permit Review Criteria

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

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

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

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

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

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

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

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

- (7) If the proposal is for a new critical facility, no feasible alternative site is available.*
- (8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):*
 - i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.*
 - ii. The property is actively used for livestock and/or farm purposes,*

- iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform,
- iv. Platform surface shall be at least 1 ft above base flood elevation,
- v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical,
- vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion.

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

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

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

D. TCLUO Section 3.545 ‘Shoreland Overlay’

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

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

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

- (a) Rural Shorelands in General:
 - (1) Rural Shorelands uses are limited to:
 - (a) Farm uses

- (b) Propagation and harvesting of forest products consistent with the Oregon Forest Practices Act,
- (c) Aquaculture,
- (d) Water-dependent recreational, industrial and commercial uses,
- (e) Replacement, repair or improvement of existing state park facilities,
- (f) Other uses are allowed only upon a finding by the County that such uses satisfy a need which cannot be accommodated at any alternative upland location, except in the following cases:
 - (1) In built and committed exception shoreland areas, where all uses permitted in the underlying zone are permitted, and
 - ...

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

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

- (a) Riparian vegetation shall be protected and retained according to the provisions outlined in Section 4.140, REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION.
- (b) Development in flood hazard areas shall meet the requirements of Section 3.510, FLOOD HAZARD OVERLAY ZONE.
- ...

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

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

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

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

Findings: Staff finds the subject property is adjacent to Nestucca River (Exhibit B). A 50-foot riparian setback is required.

- (2) All development shall be located outside of areas listed in (1) above, unless:
 - (a) For a bridge crossing; or
 - (b) Direct water access is required in conjunction with a water dependent use; or
 - (c) Because of natural features such as topography, a narrower riparian area protects equivalent habitat values; or
 - (d) A minimal amount of riparian vegetation is present and dense development in the

general vicinity significantly degrades riparian habitat values.

Setbacks may be reduced under the provisions of (c) and (d) above only if the threat of erosion will not increase and a minimum 20-foot setback is maintained. Determinations of habitat values will be made by the Oregon Department of Fish and Wildlife.

Findings: The subject property abuts the Nestucca River, which defines the riparian area as 50-feet. Applicant is proposing to setback the proposed dwelling with attached garage and deck to 28.2-feet (Exhibit B). Robert Bradley, ODFW, provided comments contained in ‘Exhibit C’ recommending a condition that a planting plan be developed with their office for the proposed reduction (Exhibit B).

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

V. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the Applicant has satisfied the review criteria, and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves Floodplain Development Permit 851-22-000015-PLNG and Riparian Exception 851-22-000014-PLNG subject to the Conditions of Approval in section VI of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on August 3, 2022.**

VI. CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. A minimum 28.2-foot riparian setback from the Nestucca River, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the proposed improvement. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization.
4. The applicant/property owner shall develop in coordination with ODFW a riparian vegetation enhancement (planting) plan and a copy of the plan shall be submitted to the Department at the time of consolidated Zoning and Building Permit application submittal. The plan submittal shall include written confirmation from ODFW that the plan is acceptable.
5. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
6. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
7. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.

- F. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
- G. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
- 8. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
- 9. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
- 10. This approval shall be void on July 22, 2024, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

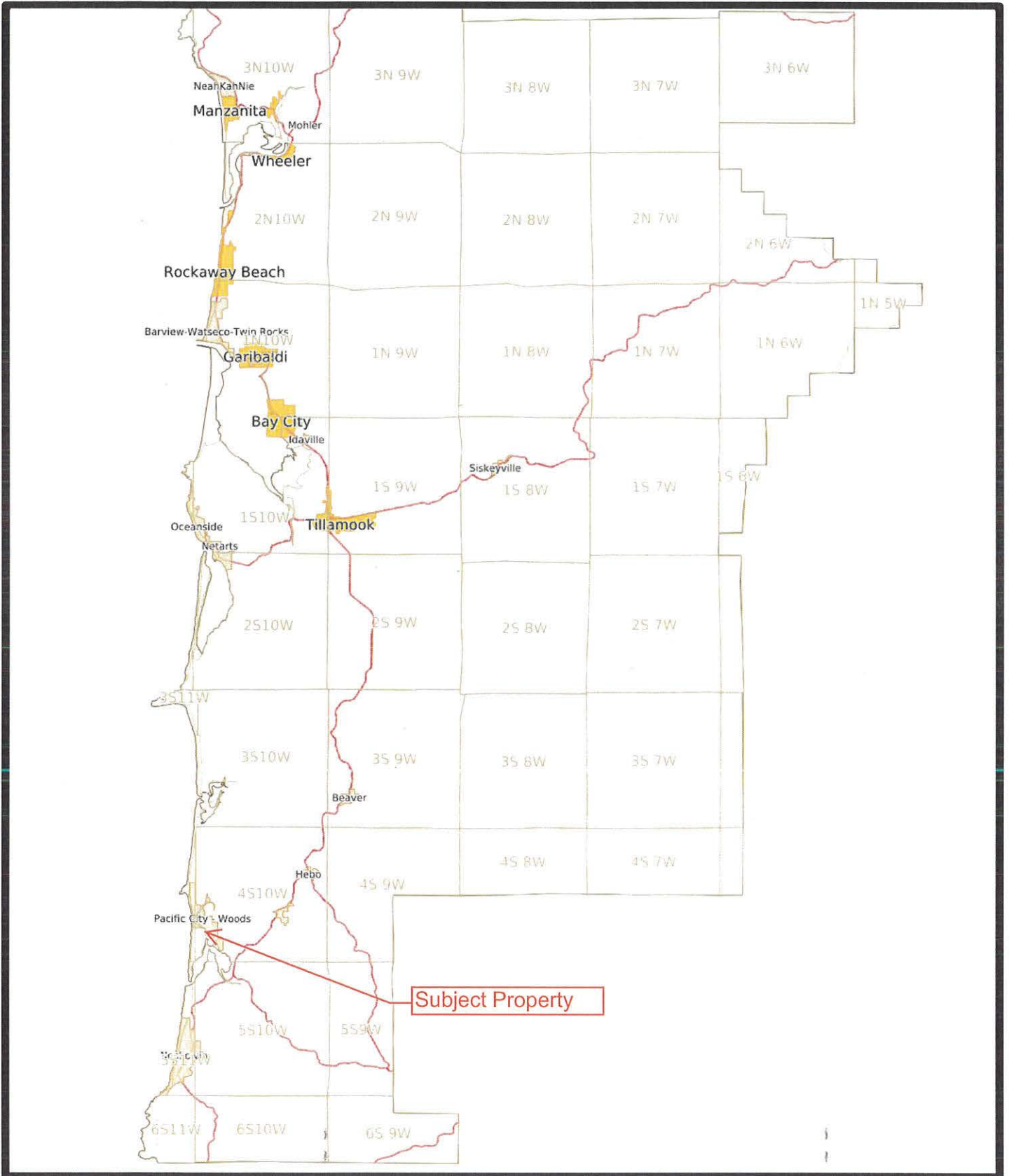
VII. EXHIBITS

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

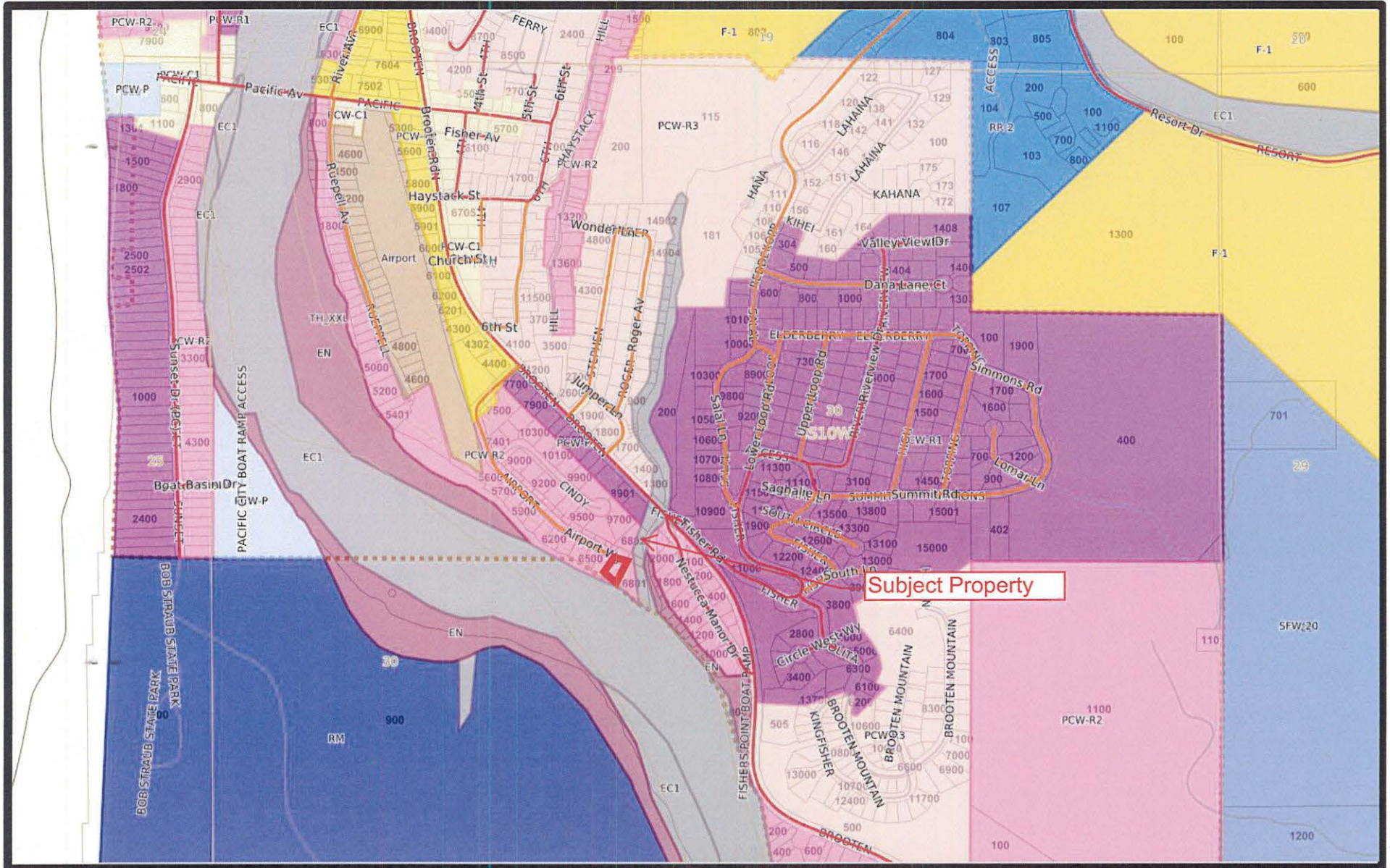
- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicant's submittal
- C. Public Comments

EXHIBIT A

Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

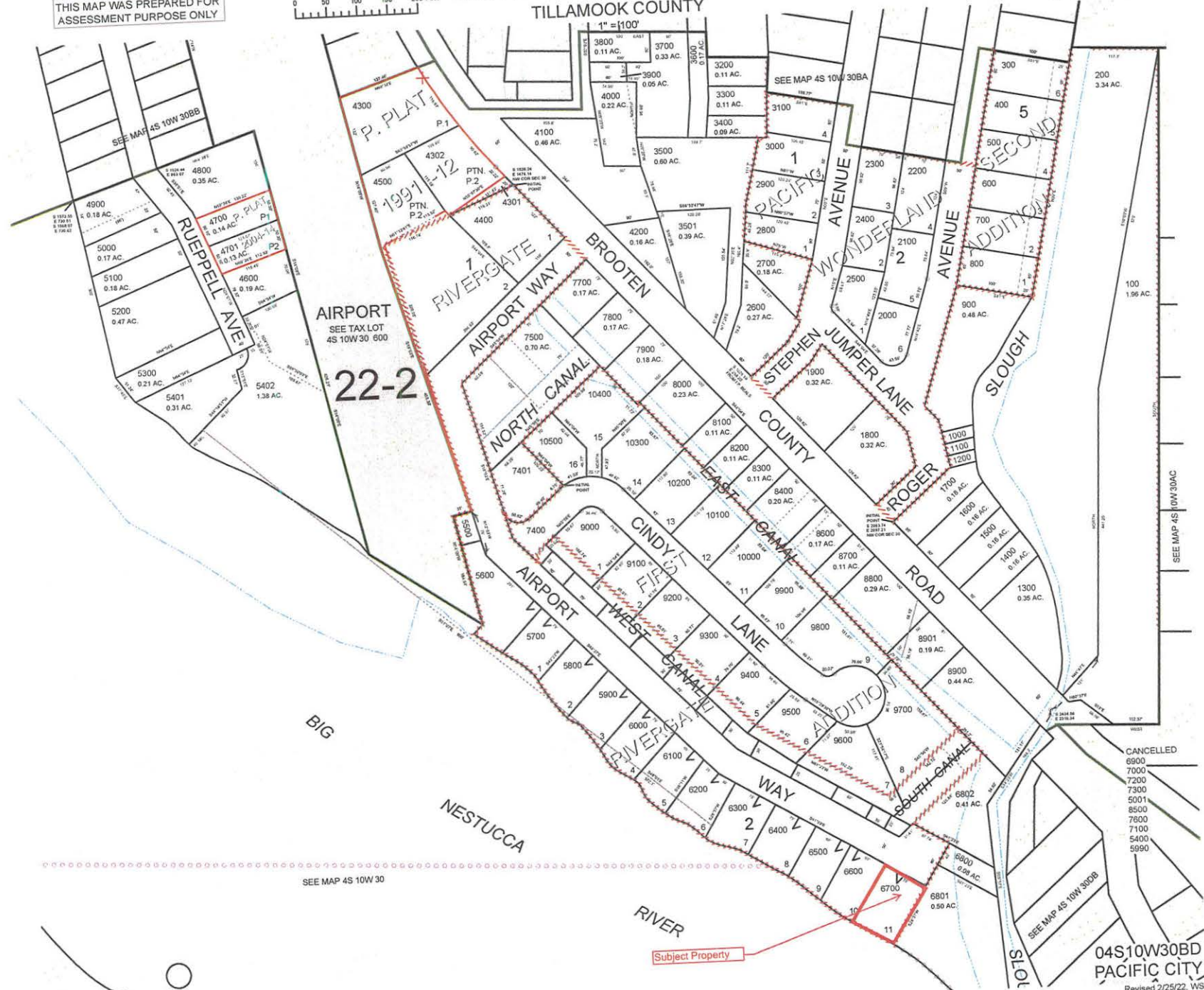


S.E. 1/4 N.W. 1/4 SEC. 30 T. 4S. R. 10W. W.M.

TILLAMOOK COUNTY

04S10W30BD
PACIFIC CITY

1" = 100'



AIRPORT
SEE TAX LOT
4S 10W 30 600
22-2

BIG

NESTUCA

RIVER

SEE MAP 4S 10W 30

Subject Property

CANCELLED
6900
7000
7200
7300
7500
7800
7100
5400
5990

04S10W30BD
PACIFIC CITY
Revised 2/25/22. WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

March 8, 2022 4:22:47 pm

Account # 240885 Map # 4S1030BD06700 Code - Tax # 2202-240885 Legal Descr RIVERGATE Block - 2 Lot - 11 Mailing Name COMPTON, DONALD A CO TRUSTEE Agent In Care Of COMPTON, KATHRYN L CO TRUSTEE Mailing Address 1480 NW PHILLIPS RD GASTON, OR 97119 Prop Class 100 MA SA NH Unit RMV Class 100 09 WF 903 7417-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2019-2359 Sales Date/Price 04-18-2019 / \$35,000.00 Appraiser ROBERT BUCKINGHAM
---	---

Situs Address(s)	Situs City
-------------------------	-------------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
2202 Land	77,990			Land	0
Impr.	0			Impr.	0
Code Area Total	77,990	78,020	77,990		0
Grand Total	77,990	78,020	77,990		0

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
2202	0	<input checked="" type="checkbox"/>		PCW-R 2	Market	104	A	0.21		77,990
Grand Total								0.21		77,990

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	Improvement	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total								0	0

Comments: 01/29/14 Reappraised land; tabled values. RBB

National Flood Hazard Layer FIRMette



123°57'47"W 45°11'55"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

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

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone J)
- 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 Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/8/2022 at 7:25 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.





March 9, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by: <u>SS</u>	
Receipt #: <u>123768 / 123771</u>	
Fees: <u>\$983.00</u> <u>\$65</u>	
Permit No: 851- <u>22-000015</u> -PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Dana & Kathy Compton Phone: 503-260-0034
 Address: 480 NW Phillips Rd
 City: Easton State: OR Zip: 97119
 Email: kathya@tichore@llc.com

Property Owner

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Request: single family dwelling
riparian set back reduced to

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: _____
 Map Number: 45 10 30bd 06700
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

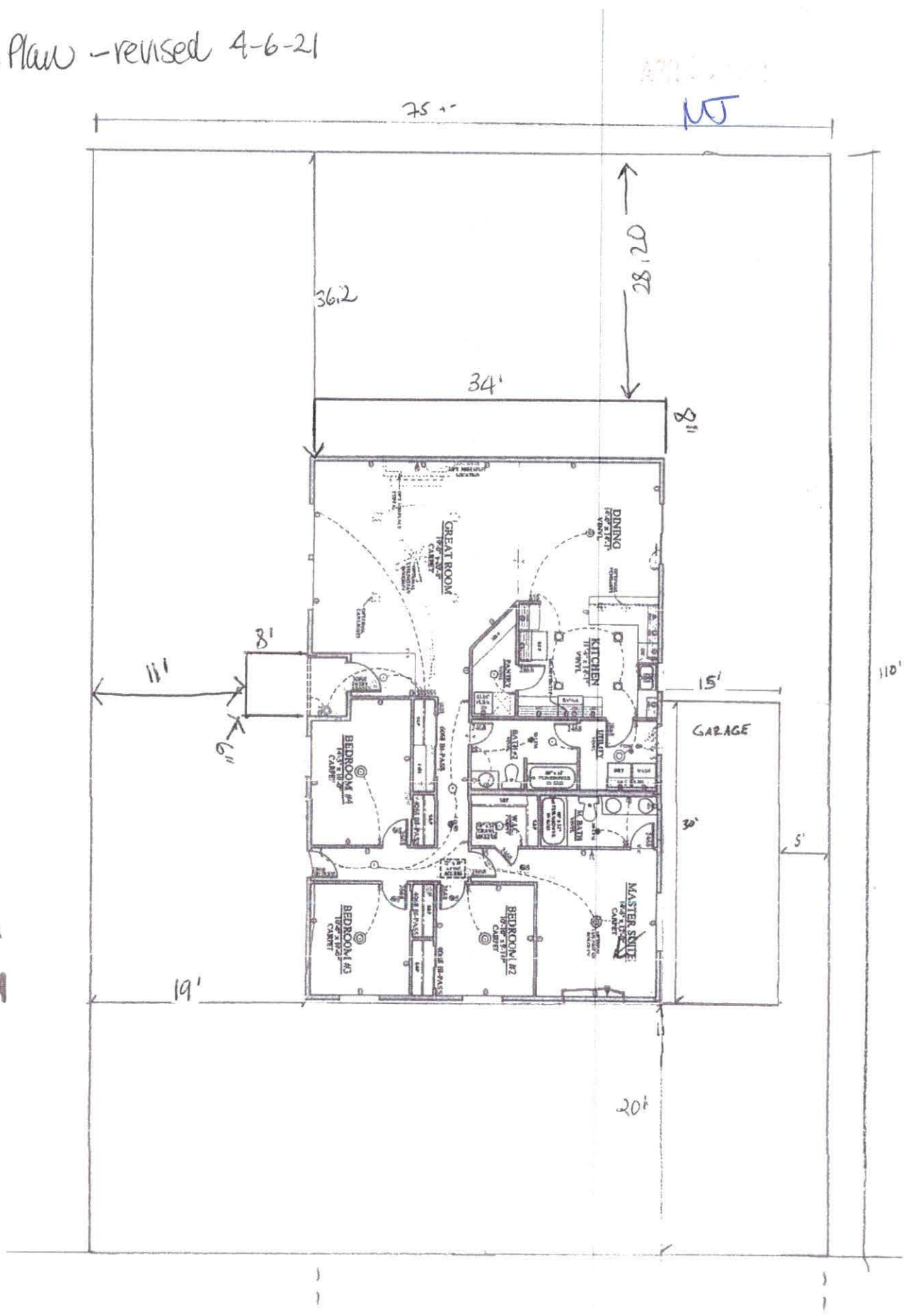
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted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

Kathy Compton 1-12-22
 Property Owner Signature (Required) Date

Applicant Signature _____ Date _____

44 pages @ .25

Site Plan - revised 4-6-21



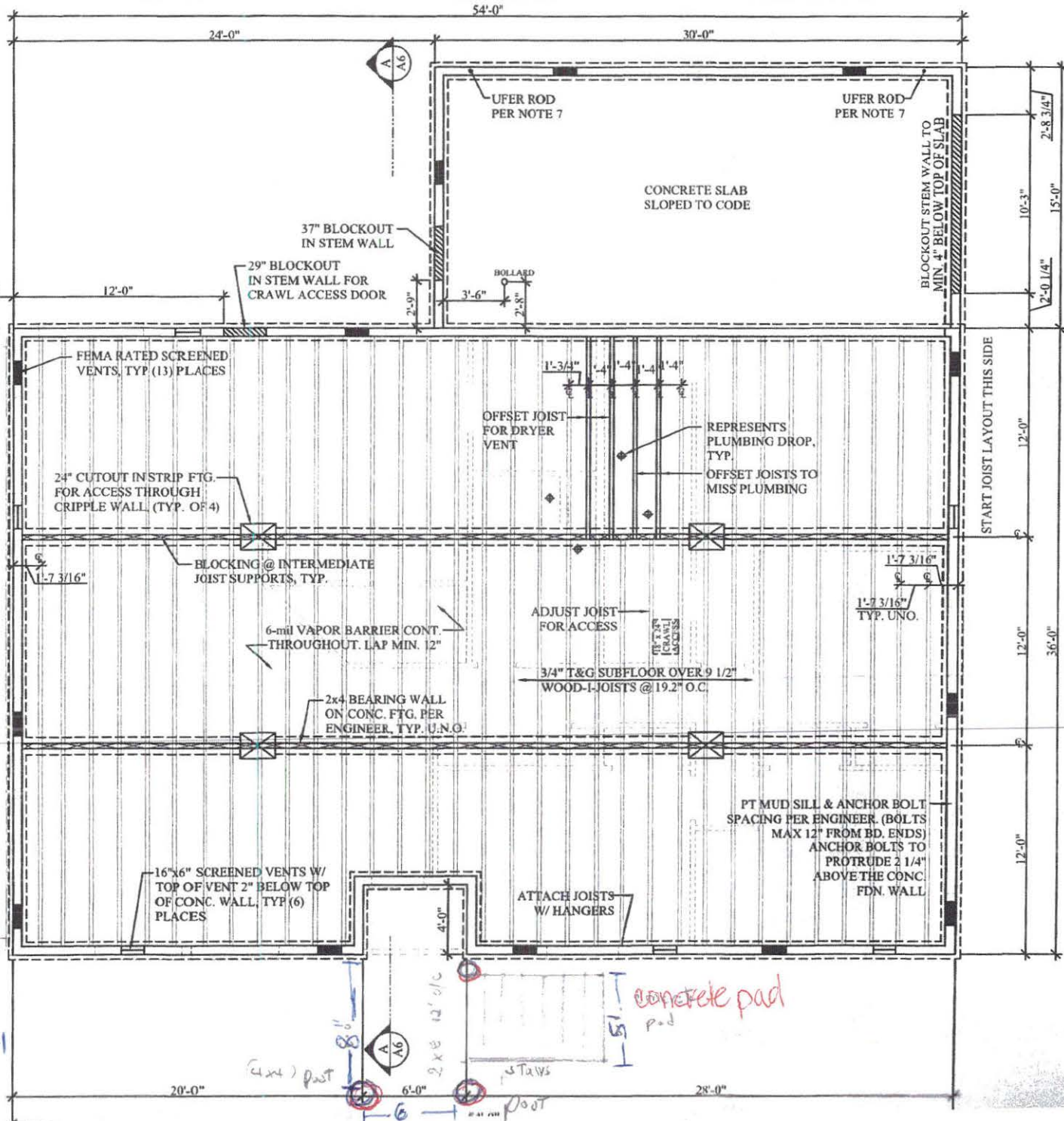
AIRPORT WY

concrete pad
1'-4" =

POSTS PER ENGINEER ON 12" DIA. CONC. SONOTUBE FOOTING DETAILS PER ENGINEER (TYP. OF 2)

3A'

4x4 posts



5'-5 1/2"

4x4

4x4

4x4

4x4

4x4

4x4

4x4

4x4

4x4

8'-0"

8"

Don + Kathy Compton



TLCUO SECTION 3.510(14)(b) Development Permit Review Criteria:

- (1) The fill is not within a Coastal High Hazard Area. *Not in 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. *Yes, refer to Waterways*
- (3) The fill is necessary for an approved use on the property. *consulting report Only necessary for the house*
- (4) The fill is the minimum amount necessary to achieve the approved use. *Just minimal amount to build the house.*
- (5) No feasible alternative upland locations exist on the property. *NO*
- (6) The fill does not impede or alter drainage or the flow of floodwaters. *Does not impede refer to Waterways consulting Report*
- (7) If the proposal is for a new critical facility, no feasible alternative site is available. *NA*
- (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): *NA*
 - 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.

From: kerry@kwvarch.com
Sent: Wednesday, February 20, 2019 12:57 PM
To: kathyartichoke@live.com
Subject: FW: Re: Background data for ODFW response to a proposed dwelling on Airport Way, Pacific City

Kathy,

After reading this email please give me a call and I can explain.

Kerry

From: Bruce Vincent <brucevincent@embarqmail.com>
Sent: Wednesday, February 20, 2019 9:37 AM
To: Kerry VanderZanden <kerry@kwvarch.com>
Subject: Fwd: Re: Background data for ODFW response to a proposed dwelling on Airport Way, Pacific City

Kerry: Here is the ODFW response that we have been waiting for. Please run this past the Compton's and see how they feel about some plantings along the embankment. ODFW is not very specific about what would suffice, which in a way, is a good thing.

----- Forwarded Message -----

Subject: Re: Background data for ODFW response to a proposed dwelling on Airport Way, Pacific City
Date: Wed, 20 Feb 2019 09:34:32 -0800
From: Bruce Vincent <brucevincent@embarqmail.com>
Organization: Bedsaul/Vincent Consulting, LLC
To: Robert Bradley <Robert.Bradley@state.or.us>

Robert: I need to discuss your planting recommendations with my client, but overall, this may work. Give me a couple of days to respond back to you.
Thanks.

On 2/20/2019 9:05 AM, Robert Bradley wrote:

Bruce,

The estuary setback is measured from the mean high tide or the line of non-aquatic vegetation, whichever is further inland. In this case I believe the line of non-aquatic

vegetation is the applicable starting point. This would put the stake I referenced and the flag I put up a little more than 25 feet from the estuary line, but still within the 50' area.

Since this construction will result in permanent loss of some estuary riparian zone, and there is already some other infrastructure placed in the riparian zone (fire pit and rock/rip-rap), ODFW would like to see some mitigation in the form of planting trees and/or native riparian vegetation along the bank or within the setback area. If the owner is agreeable to this, ODFW would recommend the county allow the setback at the marked location (25 feet back from the top of the bank). Let me know what your thoughts are on this idea.

FYI –you are probably already aware of this but there is a floodway mapped at this location also that will involve additional consultation with the county.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x253 (w)
503-842-8385 (fax)

From: Bruce Vincent [<mailto:brucevincent@embarqmail.com>]

Sent: Wednesday, February 13, 2019 10:40 AM

To: Robert Bradley <Robert.Bradley@state.or.us>

Subject: Re: Background data for ODFW response to a proposed dwelling on Airport Way, Pacific City

Robert: I don't know for sure, but I believe that referenced stake, 25' from top of bank, was placed by the architect to give the owner a "visual" if in fact the reduced setback was approved. It makes sense to me that that was the purpose of that staking. I also assume that the setback reduction is measured from top of bank, but if I am wrong about that, please clarify.

On 2/12/2019 4:08 PM, Robert Bradley wrote:

Bruce,

One point of clarification- is the 25' setback requested measured from the top of the bank? Based on what I measured today it looks like it might be (at least based on the location of a stake on site, if that is what that was for).

Also, I'll be out of the office the rest of the week, so we can wrap this up the first part of next week.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x253 (w)
503-842-8385 (fax)

From: BruceVincent [<mailto:brucevincent@embarqmail.com>]
Sent: Saturday, February 09, 2019 8:01 AM
To: Robert Bradley <Robert.Bradley@state.or.us>
Subject: Re: Background data for ODFW response to a proposed dwelling on Airport Way, Pacific City

Robert: Thanks for the response. Either of your potential site visits is fine, and you have permission to visit the site. The County Road Dept has already visited the site.

Sent from my iPhone

On Feb 8, 2019, at 4:55 PM, Robert Bradley
<Robert.Bradley@state.or.us> wrote:

I've looked at the info. I would like to do a site visit to compare your proposal to the other adjacent properties. With the level of development along there it doesn't appear there will be any big issues.

Weather permitting I can go get down there Monday or more likely Tuesday afternoon. Do you need to meet me on site? If not I just need to have permission to enter the property.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St

Tillamook, OR 97141
503-842-2741 x253 (w)
503-842-8385 (fax)

From: Bruce Vincent
[mailto:brucevincent@embargmail.com]
Sent: Friday, February 08, 2019 10:52 AM
To: robert.bradley@state.or.us
Subject: Re: Background data for ODFW response to a proposed dwelling on Airport Way, Pacific City

Robert: I am just circling back on this to see if you have had a chance to review the materials and schedule a site visit. Please advise.

On 2/4/2019 12:26 PM, Bruce Vincent wrote:

Robert: As we discussed on Friday, attached please photos of the current condition of the riparian area, site plan, plan view of dwelling and Tax Map. The subject site is TL 6700. We are requesting a 25' rear yard setback, whereas the County code, (4.140(1)(a), requires a 50' setback from the river riparian area. The code allows an exception, (4.140(2)(d) if:

"A minimal amount of riparian vegetation is present and dense development in the general vicinity significantly degrades riparian habitat values."

Please review the attached and call/email if you have questions.

--

Bruce Vincent 503-842-5391

--

Bruce Vincent 503-842-5391

--
Bruce Vincent 503-842-5391

--
Bruce Vincent 503-842-5391



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name KATHRYN COMPTON, DONALD COMPTON				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. NONE				Company NAIC Number:	
City PACIFIC CITY		State Oregon		ZIP Code 97135	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Parcel Number 4S1030BD06700					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENCE</u>					
A5. Latitude/Longitude: Lat. <u>45.19511</u> Long. <u>-123.95785</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1920.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>10</u>					
c) Total net area of flood openings in A8.b <u>2000.00</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>450.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>3</u>					
c) Total net area of flood openings in A9.b <u>600.00</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number TILLAMOOK COUNTY 410196			B2. County Name TILLAMOOK		B3. State Oregon
B4. Map/Panel Number 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) (Zone AO, use Base Flood Depth) 16.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. NONE			Policy Number:
City PACIFIC CITY	State Oregon	ZIP Code 97135	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, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Vertical Datum: NAVD 1988

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

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | | |
|---|-------|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | _____ | 13.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | _____ | 19.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | _____ | 14.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | _____ | 19.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | _____ | 13.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | _____ | 14.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | _____ | 13.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by 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.

Certifier's Name DALLAS ESPLIN	License Number LS 83627	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Dallas Esplin</i></p> <p>OREGON DECEMBER 3, 2014 DALLAS W. ESPLIN 83627</p> <p>RENEWS: DECEMBER 31, 2023</p> </div>	
Title MANAGER			
Company Name BAYSIDE SURVEYING LLC			
Address 11765 HWY 101 SOUTH			
City TILLAMOOK	State Oregon	ZIP Code 97141	
Signature <i>Dallas Esplin</i>	Date 01-19-2022	Telephone (503) 842-5551	Ext.

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

Comments (including type of equipment and location, per C2(e), if applicable)
THIS IS A PRE FLOOD ELEVATION CERTIFICATE FOR A BUILDING PERMIT APPLICATION

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. NONE			Policy Number:
City PACIFIC CITY	State Oregon	ZIP Code 97135	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
 FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. NONE			Policy Number:
City PACIFIC CITY	State Oregon	ZIP Code 97135	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. NONE			Policy Number:
City PACIFIC CITY	State Oregon	ZIP Code 97135	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four

April 5, 2022

Don and Kathy Compton
1480 NW Phillips Rd.
Gaston, OR 97119

RE: Kathryn Compton – Tax Lot 11 Block 2 Pacific City, OR Hydraulic Analysis Report – Addendum #1

Dear Mr. and Mrs. Compton,

The purpose of this letter is to provide an addendum to the Hydraulic Analysis Report prepared on December 20, 2021 for a proposed residential development in Pacific City, OR. My understanding from our correspondence is that the County has identified two decks on the proposed structure as not having been addressed in the Report. A comparison of the previously supplied building footprint to the latest architectural plans (see attached), indicate that the 8 foot wide by 34 foot long deck will span one side of the house and be elevated above the floodplain elevation and supported on 4" x 4" posts. In addition, the cantilevered roof over a portion of this deck will be supported on two 12" diameter concrete piers. The other deck will be 8 feet wide by 6 feet long supported on 4" x 4" posts. Both will have exterior stairs that lead to existing grade (see attached figure).

I have reevaluated the proposed condition hydraulic model with the proposed deck and stairs additions and confirmed that these features will not result in a rise to the water surface elevations at any cross sections in the model, and that the proposed project still satisfies the requirement of Section 3.510(9)(a) of the Tillamook County Land Use Ordinance.

Please let me know if you have any questions or any supporting documentation.

Sincerely,

Jake Hofeld
Senior Engineer
Waterways Consulting, Inc.



EXPIRES: 6/30/2023

2022.04.05
13:16:37 -07'00'

KATHRYN COMPTON - TAX LOT 11 BLOCK 2 PACIFIC CITY, OR

HYDRAULICS ANALYSIS REPORT



prepared for
Kathryn Compton

prepared by
Jake Hofeld, P.E.



December 20, 2021



EXPIRES: 6/30/2023

Jake
Hofeld

Digitally signed
by Jake Hofeld
Date: 2021.12.21
08:20:14 -08'00'

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Proposed Conditions Model	3
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Figure 1: Tax Lot Location Map

Figure 2: FEMA FIRM Panel

Figure 3: Hydraulic Analysis Overview Map of Proposed Project

Figure 4: Existing and Proposed Conditions Site Plan

List of Attachments

Attachment A – HEC-RAS Model Output Files

INTRODUCTION

Waterways Consulting Inc. (Waterways) has been retained by Kathryn Compton to evaluate the hydraulic effects on the Nestucca River during a 100-year base flood discharge from a proposed residential structure. The proposed residential structure will be located on the east (left) bank floodplain of the Nestucca River at Tax Lot 11 Block 2 in Pacific City, Oregon (Figure 1). The existing site is currently an undeveloped parcel covered with grasses along the protected embankment of the Nestucca River. The proposed development on Tax Lot 11 will add a residential structure near the center of the parcel. The entire property being developed will occur 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 6.0.0. 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 3 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. LiDAR was updated and overlain with existing topographic survey data for the project parcel. The existing topographic survey was provided by Bayside Surveying LLC, dated May 24, 2021 (Figure 4). Bathymetry for the additional cross sections were interpolated from upstream and downstream cross sections of the LOMR model.

The downstream model boundary extends approximately 1.1 miles downstream of the project area and the upstream model boundary extends approximately 2.7 miles upstream of the project area (Figure 2). The bridge crossing geometry at Ferry Street and at Pacific Avenue downstream 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 of 54 feet by 36 feet 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 location of the proposed structure is approximate due to the surveyed property boundaries being in an arbitrary horizontal datum but is considered accurate enough for the purposes of this analysis. The proposed conditions model did not update the existing topography of the site.

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 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

Bayside Surveying LLC. Topographic Map for Kathy Compton Pacific City, Oregon. May 24, 2021.

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 6.0.0 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

FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR LEGAL ENGINEERING, OR SURVEY PURPOSES

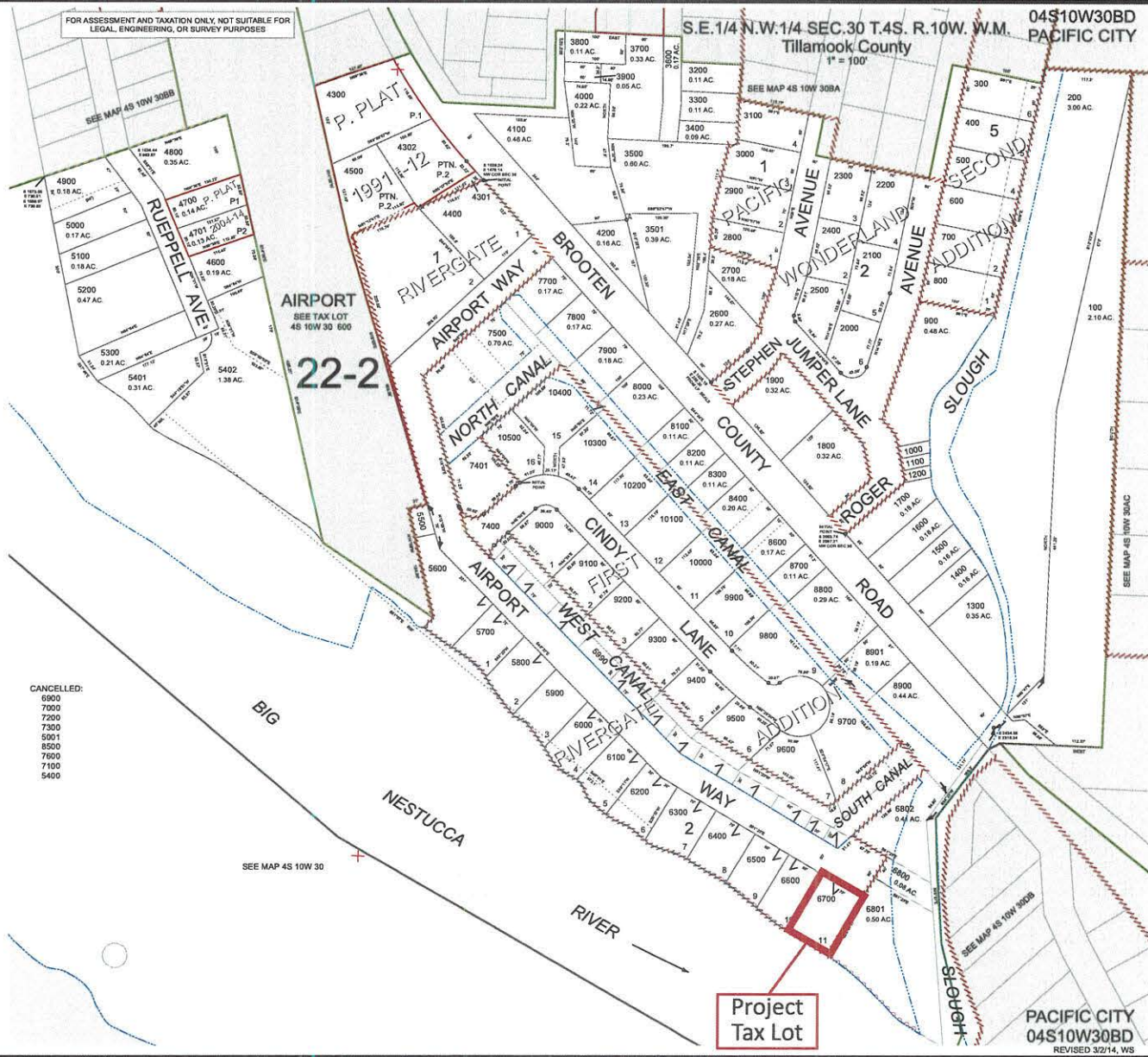


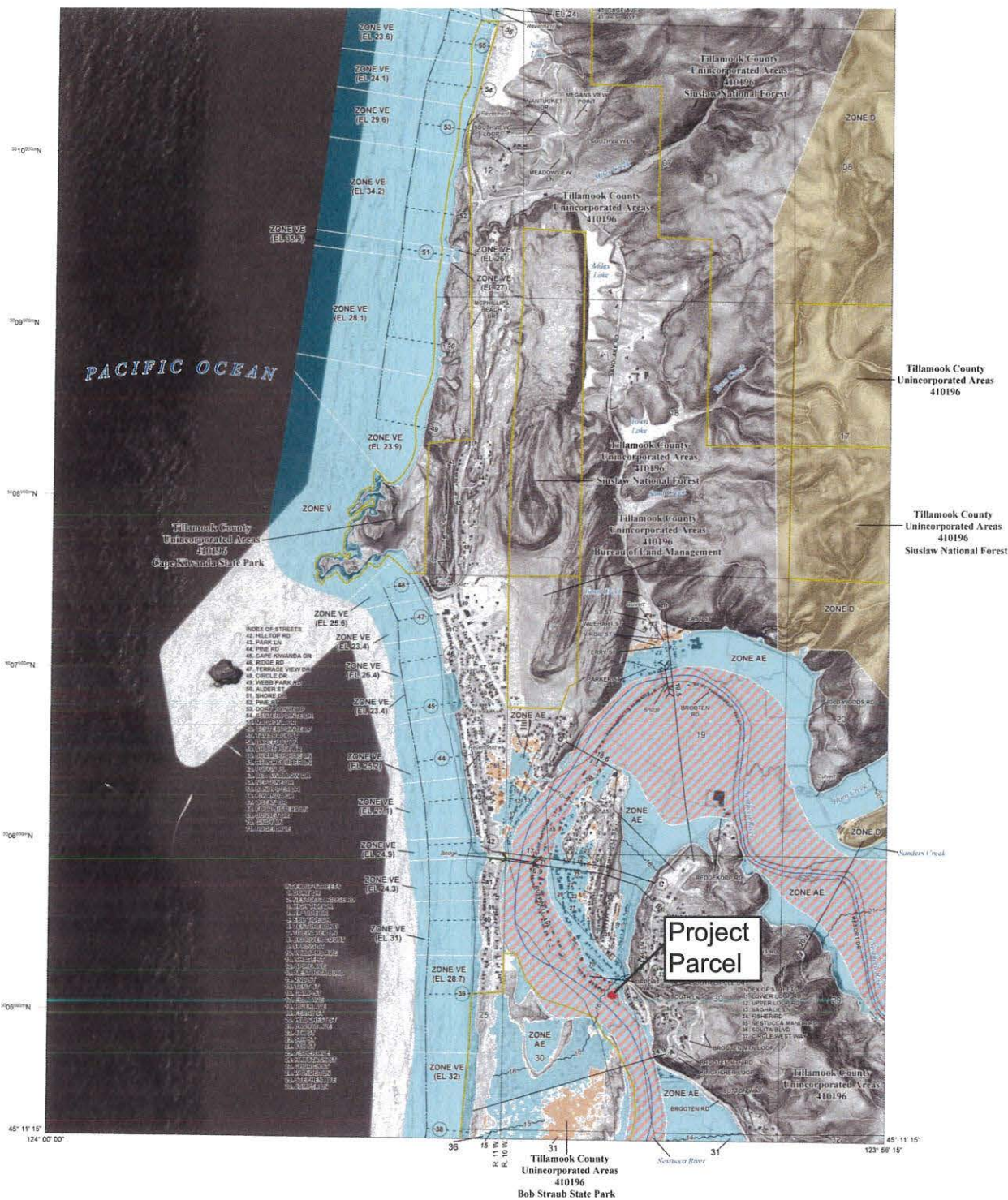
FIGURE
1

Tax Lot Location

(Map Sourced from Tillamook County Assessment and Taxation Website)

Kathryn Compton
Hydraulic Analysis





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](http://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone AE, AF
 - With BFE or Depth Zone AE-AC, AE, VE, AP
 - 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
 - Area with Flood Risk due to Levee Zone G
- OTHER AREAS OF FLOOD HAZARD**
 - Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone B
- OTHER AREAS**
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

NOTES TO USERS

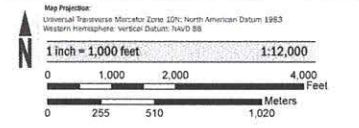
For information and questions about this map, available products associated with this FIRM including historic versions of the FIRM, how to order products or the National Flood Insurance Program or panel, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at msc.fema.gov. Available products may include: previously issued editions 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 data for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange.

Communities adopting land use adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM notes. These may be ordered directly from the Map Service Center at the number listed above.

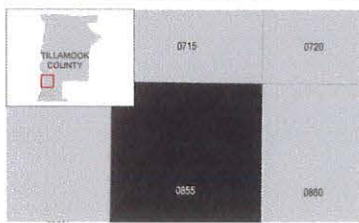
For community and countywide map data refer to the Flood Insurance Study report for this jurisdiction.

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

SCALE



PANEL LOCATOR



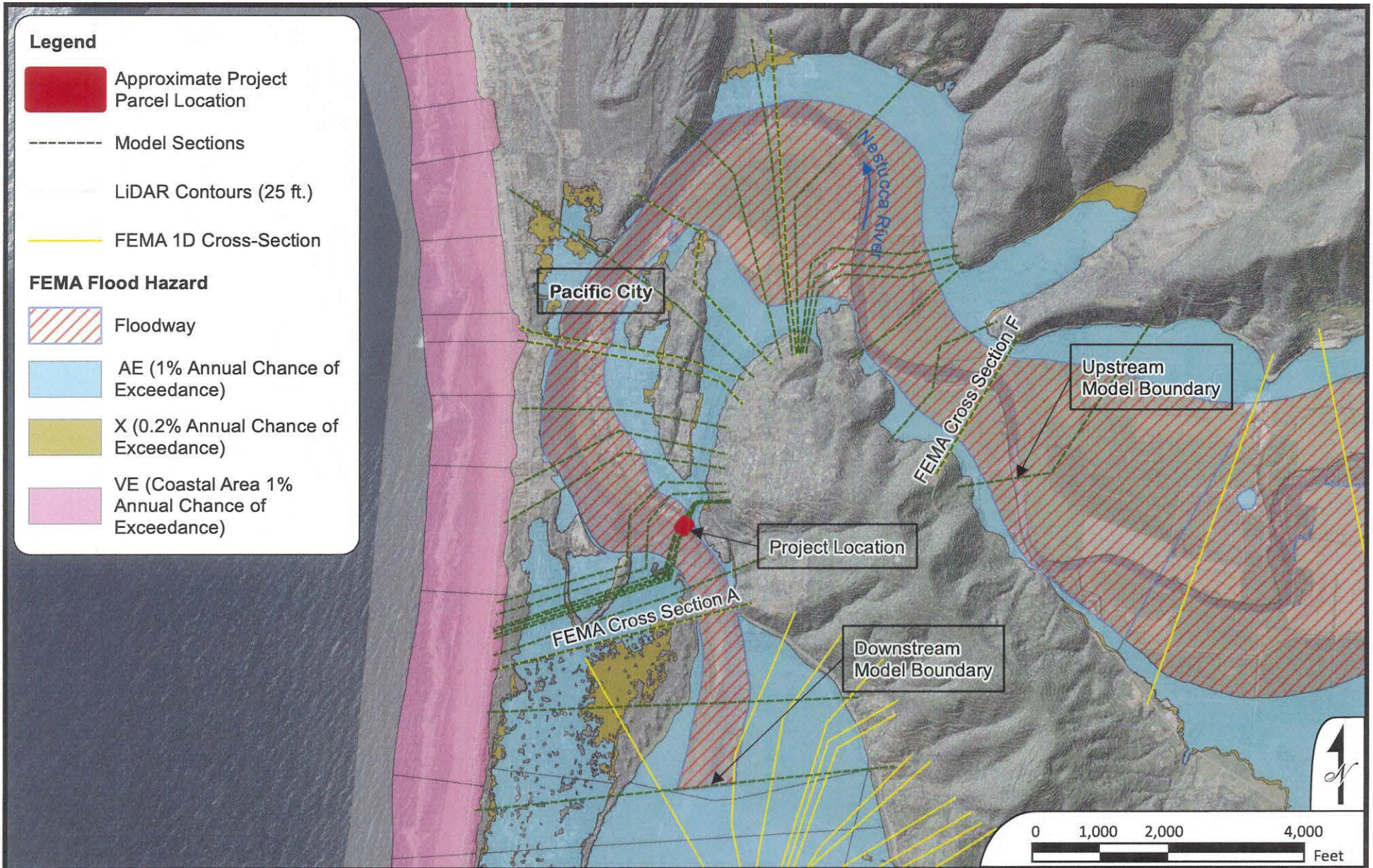
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

TILLAMOOK COUNTY, OREGON
 And Incorporated Areas

PANEL 855 OF 1075

COMMUNITY	NUMBER	PANEL	SUFFIX
TILLAMOOK COUNTY	410196	0855	F



FIGURE

3

Hydraulic Analysis Overview Map of Proposed Project

Kathryn Compton
Hydraulic Analysis

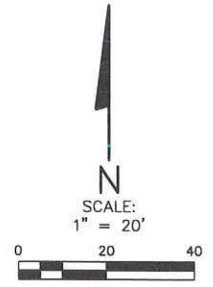
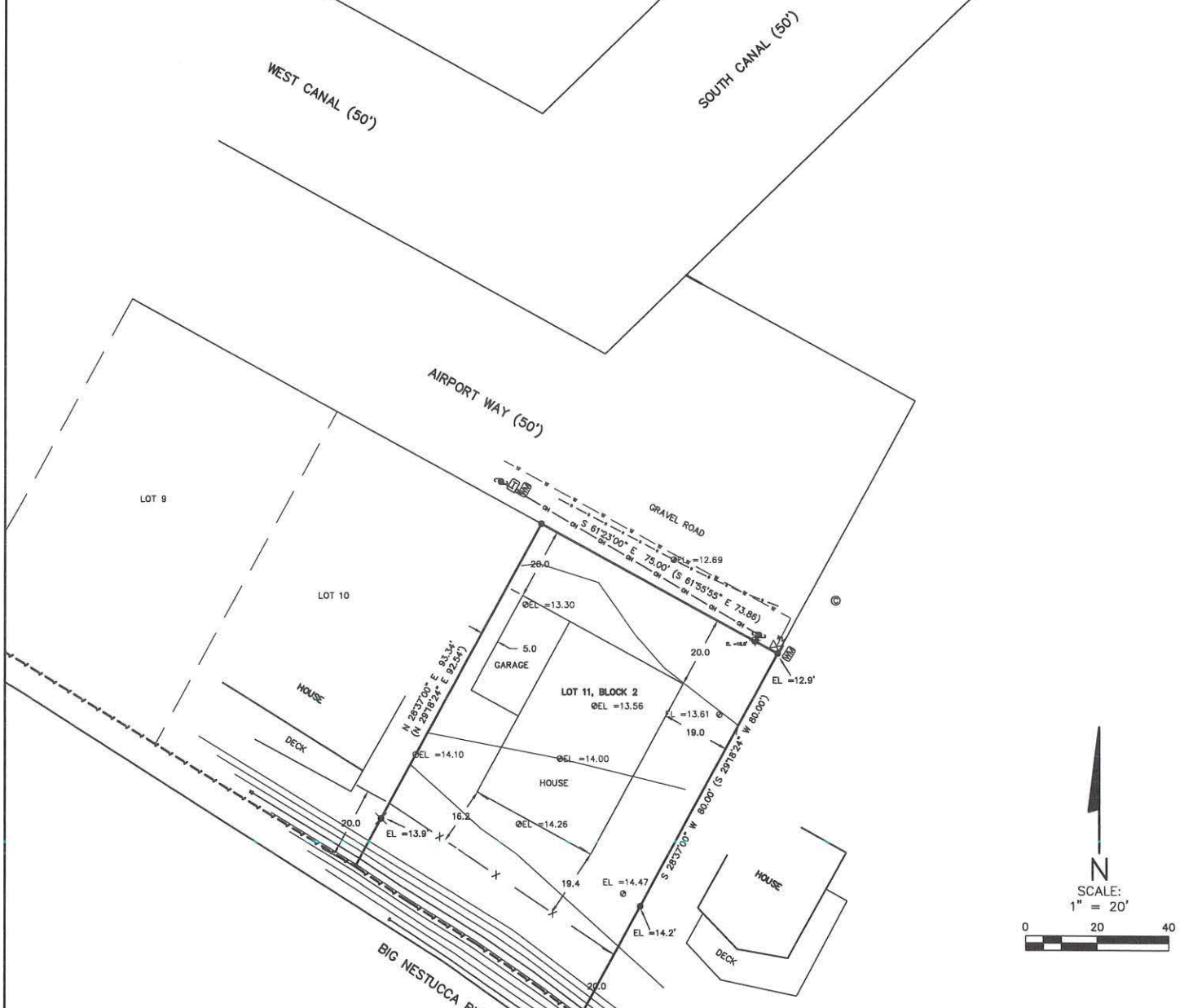


NOTES

THIS IS A TOPOGRAPHIC MAP OF TAX LOT 11 BLOCK 22 RIVERGATE. THE PURPOSE OF THIS MAP IS TO SHOW THE TOPOGRAPHY IN RELATION TO THE PROPERTY BOUNDARIES. FOR BOUNDARY INFORMATION SEE MAPS A-5880 AND A-4528, TILLAMOOK COUNTY SURVEY RECORDS.

LOT IS IN FLOODWAY AND AE ZONE WITH A BFE OF 15.8'. ELEVATIONS ARE BASED ON GPS OBSERVATIONS WITH AN OPUS SOLUTION, AND ARE IN NAVD 88.

UNDERGROUND UTILITIES WERE NOT LOCATED. THERE MAY BE UNDERGROUND UTILITIES IN THE AREA.



LEGEND

- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- SEWER CLEANOUT
- ELEVATION BENCH THE NAIL WITH YELLOW TAG
- SPOT ELEVATION
- FOUND RBPC WITH YELLOW PLASTIC CAP MARKED "GAYLORD PLS 292"
- FOUND RBPC WITH YELLOW PLASTIC CAP MARKED "A DUNCAN LS 793"
- APPROXIMATE WATER LINE
- VIEW LINE SETBACK BETWEEN HOUSES
- EDGE OF GRAVEL
- OVERHEAD LINE POSSIBLE PHONE AND ELECTRIC
- APPROXIMATE MEAN HIGH WATER LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dallas Esplin
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWS: DECEMBER 31, 2021

 SURVEY BY: BAYSIDE SURVEYING LLC 11765 HWY 101 SOUTH TILLAMOOK, OR 97141 503-842-5551	TOPOGRAPHIC MAP FOR: KATHY COMPTON TAX LOT 11 BLOCK 2 RIVERGATE SE 1/4 NW 1/4 T4S R10W W.M. SECTION 30 TILLAMOOK COUNTY, OREGON					
	DATE	EQUIPMENT FC5000	FIELD	DRAWN	CHECKED	JOB NUMBER

COMPTON-K--TOPO.DWG
COMPTON-K.CR5

Attachment A

HEC-RAS Output Files

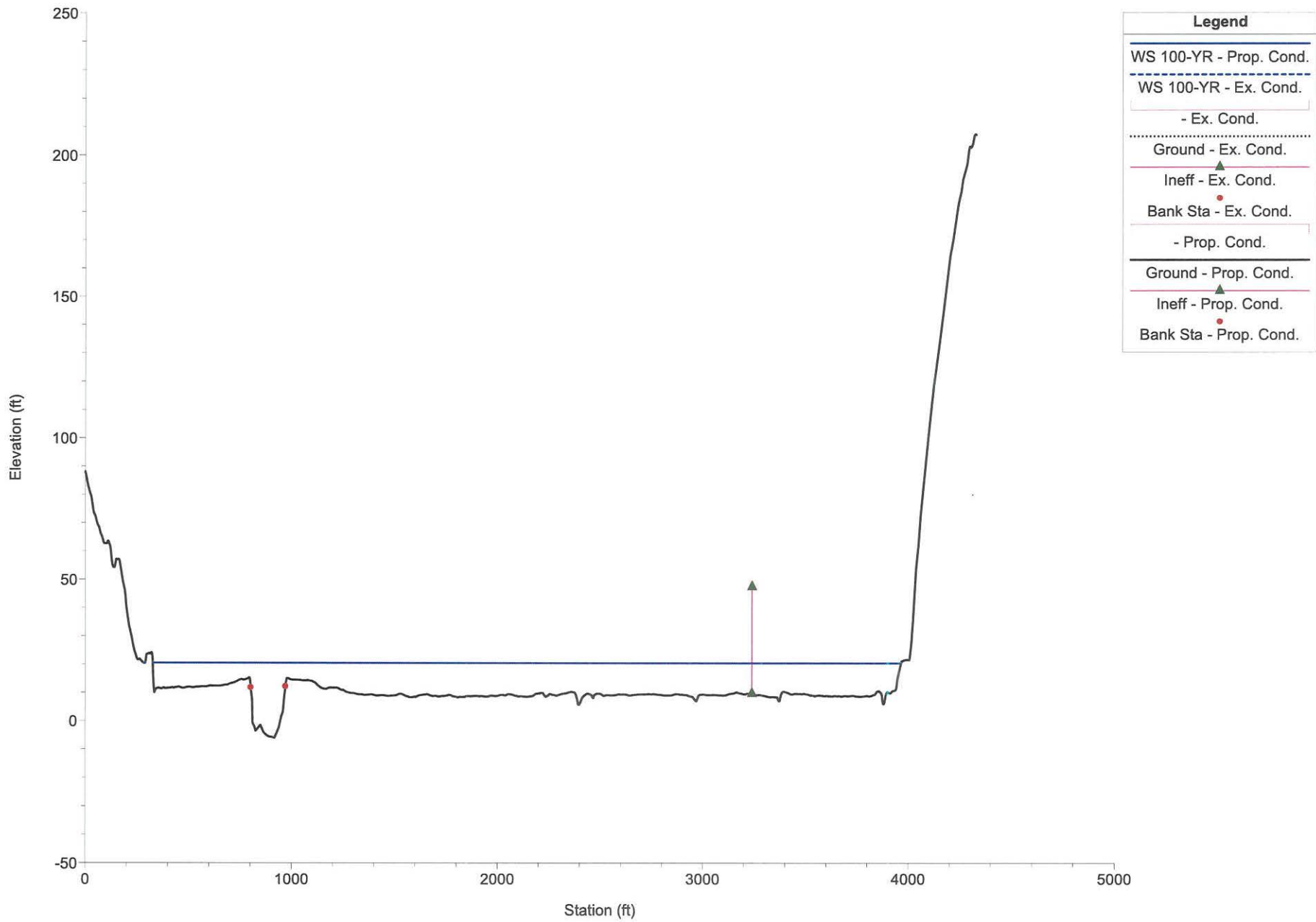
HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR

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	20.54	0.000091	3.06	32208.96	3643.95	0.11
Lower	22553.94	100-YR	Prop. Cond.	49700.00	-5.99	20.48	12.22	20.54	0.000091	3.06	32209.06	3643.95	0.11
Lower	21008.6	100-YR	Ex. Cond.	49700.00	-8.92	20.08		20.30	0.000260	5.19	17840.13	1743.69	0.20
Lower	21008.6	100-YR	Prop. Cond.	49700.00	-8.92	20.08		20.30	0.000260	5.19	17840.19	1743.69	0.20
Lower	20157.05	100-YR	Ex. Cond.	49700.00	-9.15	19.93	12.36	20.09	0.000213	4.43	19985.93	2302.09	0.17
Lower	20157.05	100-YR	Prop. Cond.	49700.00	-9.15	19.93	12.36	20.09	0.000213	4.43	19985.99	2302.09	0.17
Lower	19079.89	100-YR	Ex. Cond.	49700.00	-11.85	19.69		19.87	0.000229	5.03	20264.85	1888.71	0.18
Lower	19079.89	100-YR	Prop. Cond.	49700.00	-11.85	19.69		19.87	0.000229	5.03	20264.93	1888.71	0.18
Lower	18019.8	100-YR	Ex. Cond.	49700.00	-7.69	19.52	11.35	19.66	0.000187	4.32	22155.47	2668.07	0.16
Lower	18019.8	100-YR	Prop. Cond.	49700.00	-7.69	19.52	11.35	19.66	0.000187	4.32	22155.55	2668.07	0.16
Lower	17875.97	100-YR	Ex. Cond.	49700.00	-7.60	19.51	11.05	19.64	0.000169	4.14	23028.40	2676.87	0.16
Lower	17875.97	100-YR	Prop. Cond.	49700.00	-7.60	19.51	11.05	19.64	0.000169	4.14	23028.48	2676.87	0.16
Lower	17653.2	100-YR	Ex. Cond.	49700.00	-4.67	19.52	11.28	19.59	0.000095	3.22	29236.39	3181.55	0.12
Lower	17653.2	100-YR	Prop. Cond.	49700.00	-4.67	19.52	11.28	19.59	0.000095	3.22	29236.49	3181.55	0.12
Lower	15949.74	100-YR	Ex. Cond.	49700.00	-7.67	19.48	9.86	19.50	0.000032	1.91	46680.07	4377.59	0.07
Lower	15949.74	100-YR	Prop. Cond.	49700.00	-7.67	19.48	9.86	19.50	0.000032	1.91	46680.20	4377.59	0.07
Lower	14728.64	100-YR	Ex. Cond.	49700.00	-9.90	19.42	10.23	19.46	0.000044	2.47	37270.46	3855.49	0.09
Lower	14728.64	100-YR	Prop. Cond.	49700.00	-9.90	19.42	10.23	19.46	0.000044	2.47	37270.58	3855.49	0.09
Lower	14621.23			Bridge									
Lower	14544.91	100-YR	Ex. Cond.	49700.00	-8.62	19.40	10.32	19.45	0.000045	2.54	36854.34	3870.81	0.10
Lower	14544.91	100-YR	Prop. Cond.	49700.00	-8.62	19.40	10.32	19.45	0.000045	2.54	36854.46	3870.81	0.10
Lower	13541.26	100-YR	Ex. Cond.	49700.00	-7.81	19.36	10.21	19.40	0.000052	2.50	32747.30	3280.32	0.10
Lower	13541.26	100-YR	Prop. Cond.	49700.00	-7.81	19.36	10.21	19.40	0.000052	2.50	32747.41	3280.32	0.10
Lower	12396	100-YR	Ex. Cond.	49700.00	-3.59	18.49		19.21	0.000464	7.07	9083.77	2049.18	0.30
Lower	12396	100-YR	Prop. Cond.	49700.00	-3.59	18.49		19.21	0.000464	7.07	9083.80	2049.18	0.30
Lower	11367.2	100-YR	Ex. Cond.	49700.00	-3.05	17.71	9.51	18.63	0.000623	7.84	7521.54	2013.85	0.34
Lower	11367.2	100-YR	Prop. Cond.	49700.00	-3.05	17.71	9.51	18.63	0.000623	7.84	7521.58	2013.86	0.34
Lower	10048.77	100-YR	Ex. Cond.	49700.00	-3.49	16.95	9.18	17.79	0.000622	7.54	8653.65	2060.16	0.34
Lower	10048.77	100-YR	Prop. Cond.	49700.00	-3.49	16.95	9.18	17.79	0.000622	7.54	8653.72	2060.16	0.34

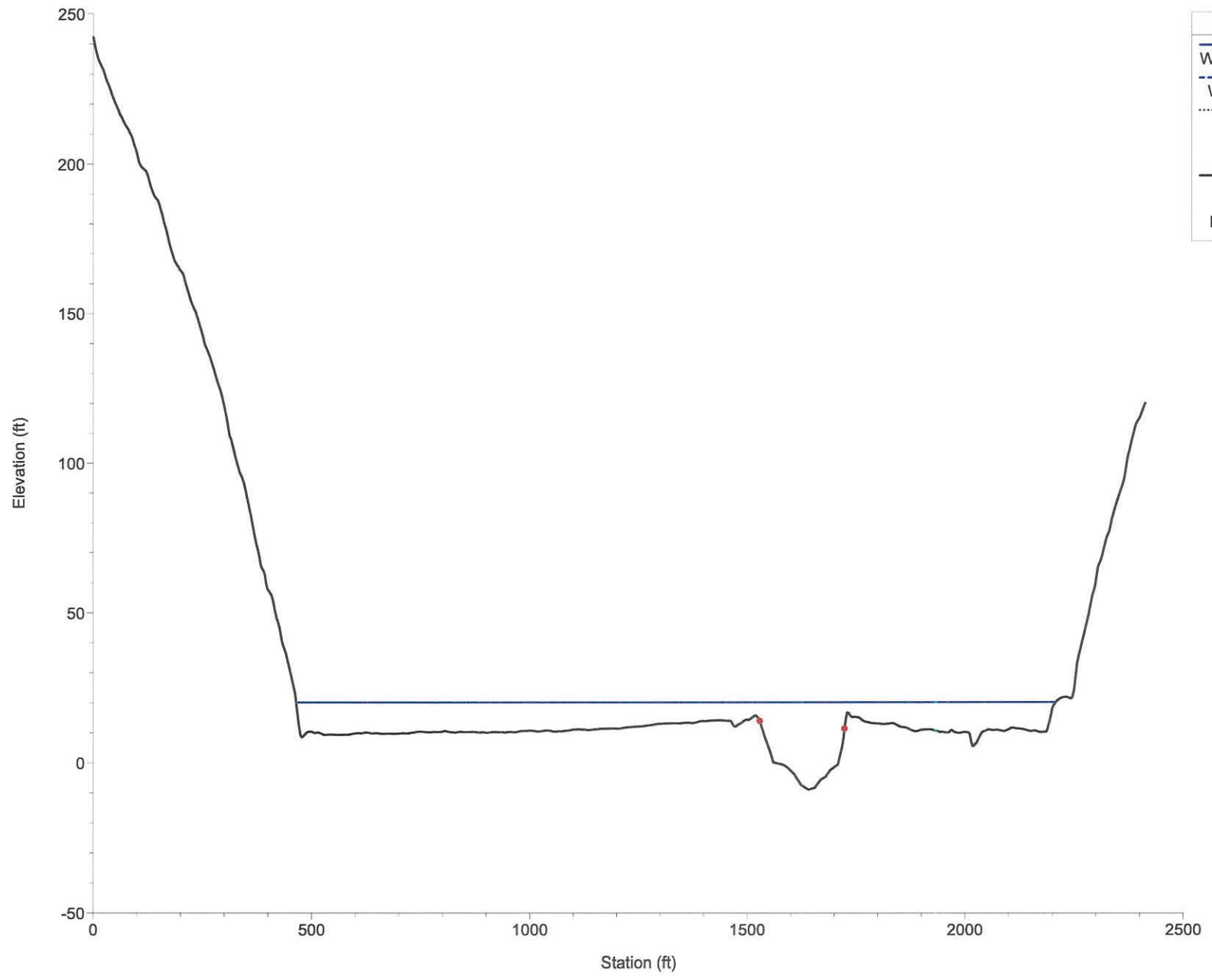
HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR (Continued)

Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
				(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Lower	9942.323			Bridge									
Lower	9904.361	100-YR	Ex. Cond.	49700.00	-8.44	16.81	8.05	17.49	0.000544	6.95	10000.77	2093.88	0.31
Lower	9904.361	100-YR	Prop. Cond.	49700.00	-8.44	16.81	8.05	17.49	0.000544	6.95	10000.85	2093.88	0.31
Lower	8988.11	100-YR	Ex. Cond.	49700.00	-4.80	16.59	8.14	16.95	0.000332	5.37	12913.85	1984.55	0.24
Lower	8988.11	100-YR	Prop. Cond.	49700.00	-4.80	16.59	8.14	16.95	0.000332	5.37	12913.97	1984.56	0.24
Lower	8192.259	100-YR	Ex. Cond.	49700.00	-18.19	16.33	6.30	16.70	0.000310	5.48	12882.15	2038.15	0.23
Lower	8192.259	100-YR	Prop. Cond.	49700.00	-18.19	16.33	6.30	16.70	0.000310	5.48	12882.29	2038.15	0.23
Lower	7839.108	100-YR	Ex. Cond.	49700.00	-6.96	16.23	6.76	16.59	0.000312	5.17	12426.48	1877.67	0.23
Lower	7839.108	100-YR	Prop. Cond.	49700.00	-6.96	16.23	6.76	16.59	0.000312	5.17	12426.62	1877.68	0.23
Lower	6628.945	100-YR	Ex. Cond.	49700.00	-1.36	16.02	6.84	16.25	0.000210	3.92	14172.96	3170.57	0.19
Lower	6628.945	100-YR	Prop. Cond.	49700.00	-1.36	16.02	6.84	16.25	0.000210	3.92	14173.10	3170.57	0.19
Lower	6328	100-YR	Ex. Cond.	49700.00	-3.02	15.84	6.30	16.17	0.000265	4.75	13022.94	3113.37	0.22
Lower	6328	100-YR	Prop. Cond.	49700.00	-3.02	15.84	6.30	16.17	0.000265	4.75	13023.09	3113.39	0.22
Lower	5958	100-YR	Ex. Cond.	49700.00	-5.05	15.74	5.83	16.08	0.000267	4.90	12716.31	2821.12	0.22
Lower	5958	100-YR	Prop. Cond.	49700.00	-5.05	15.74	5.83	16.08	0.000267	4.90	12716.45	2821.13	0.22
Lower	5927	100-YR	Ex. Cond.	49700.00	-5.22	15.69	5.70	16.06	0.000288	5.12	12586.09	3006.93	0.23
Lower	5927	100-YR	Prop. Cond.	49700.00	-5.22	15.69	5.70	16.06	0.000289	5.12	12480.35	2952.79	0.23
Lower	5877	100-YR	Ex. Cond.	49700.00	-5.50	15.68	5.63	16.05	0.000288	5.13	13113.19	3148.42	0.23
Lower	5877	100-YR	Prop. Cond.	49700.00	-5.50	15.68	5.63	16.05	0.000288	5.12	13013.53	3094.40	0.23
Lower	5844	100-YR	Ex. Cond.	49700.00	-5.68	15.67	5.61	16.04	0.000284	5.10	13518.47	3291.64	0.23
Lower	5844	100-YR	Prop. Cond.	49700.00	-5.68	15.67	5.61	16.04	0.000284	5.10	13518.47	3291.64	0.23
Lower	5242	100-YR	Ex. Cond.	49700.00	-8.99	15.39	5.94	15.84	0.000338	5.37	9568.59	2947.79	0.24
Lower	5242	100-YR	Prop. Cond.	49700.00	-8.99	15.39	5.94	15.84	0.000338	5.37	9568.59	2947.79	0.24
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
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

RS = 22553.94

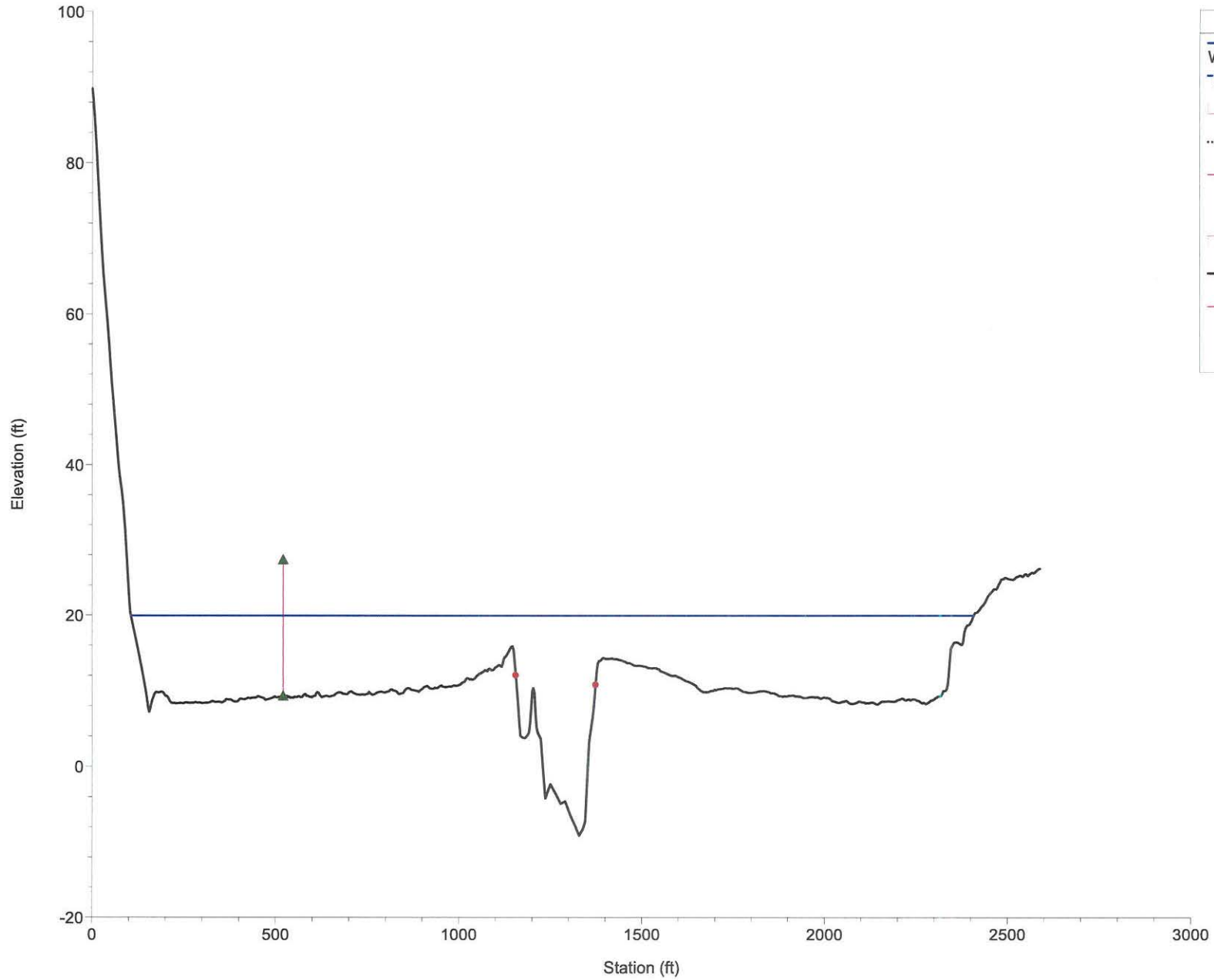


RS = 21008.6



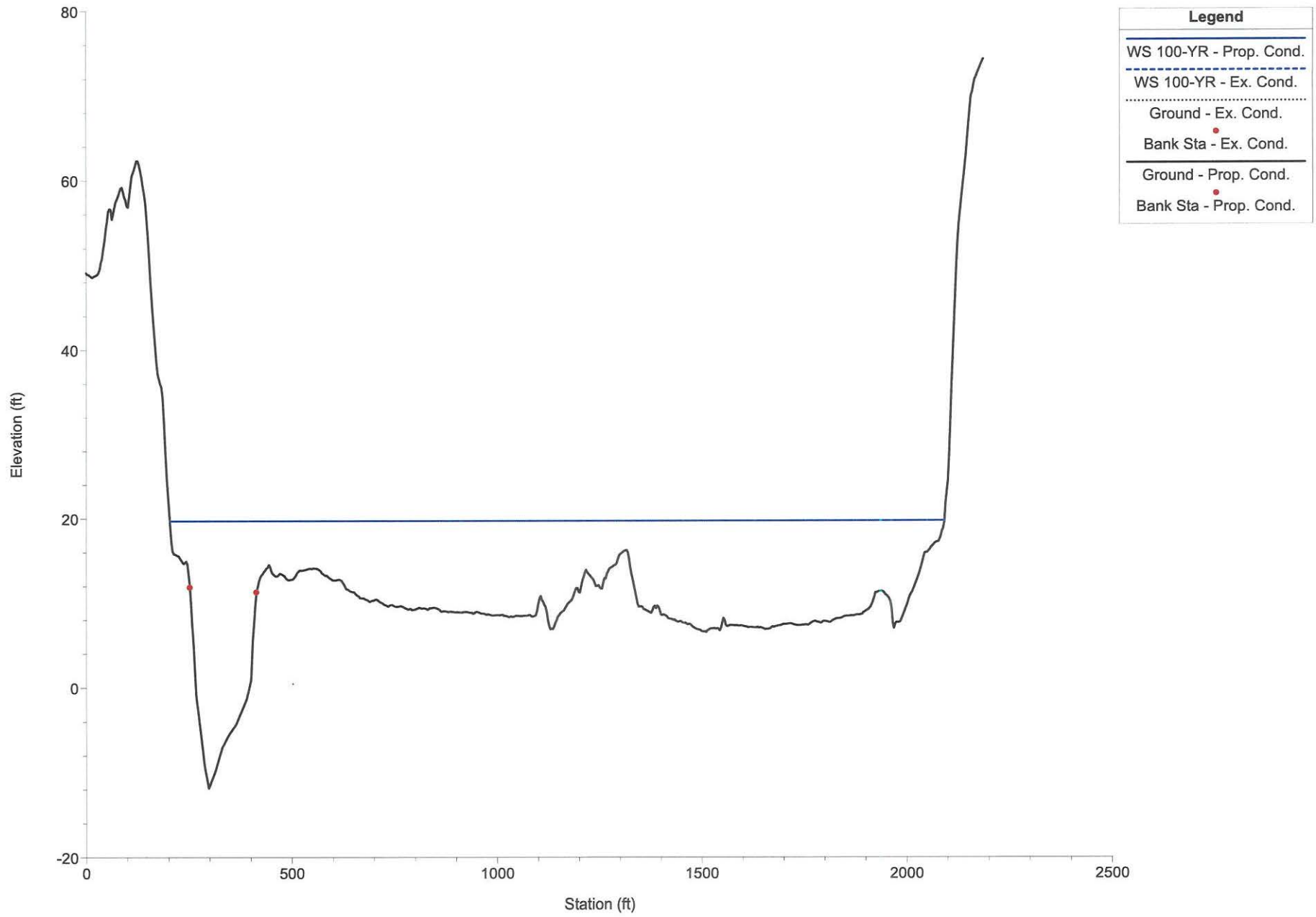
Legend	
—	WS 100-YR - Prop. Cond.
- - -	WS 100-YR - Ex. Cond.
.....	Ground - Ex. Cond.
•	Bank Sta - Ex. Cond.
—	Ground - Prop. Cond.
•	Bank Sta - Prop. Cond.

RS = 20157.05

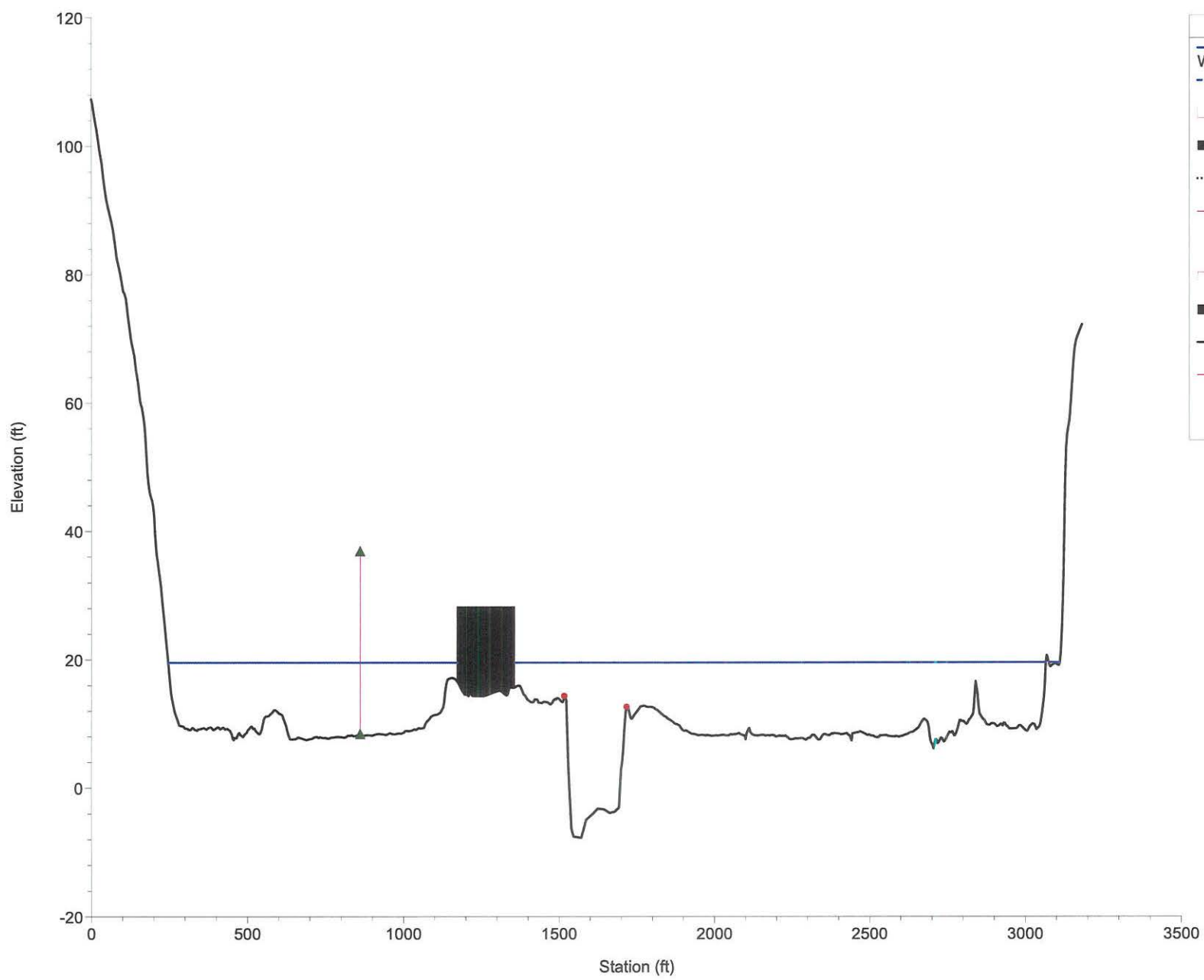


Legend	
WS 100-YR - Prop. Cond.	(Solid Blue Line)
WS 100-YR - Ex. Cond.	(Dashed Blue Line)
- Ex. Cond.	(Pink Line)
Ground - Ex. Cond.	(Dotted Black Line)
Ineff - Ex. Cond.	(Pink Line with Triangle)
Bank Sta - Ex. Cond.	(Red Dot)
- Prop. Cond.	(Pink Line)
Ground - Prop. Cond.	(Solid Black Line)
Ineff - Prop. Cond.	(Pink Line with Triangle)
Bank Sta - Prop. Cond.	(Red Dot)

RS = 19079.89

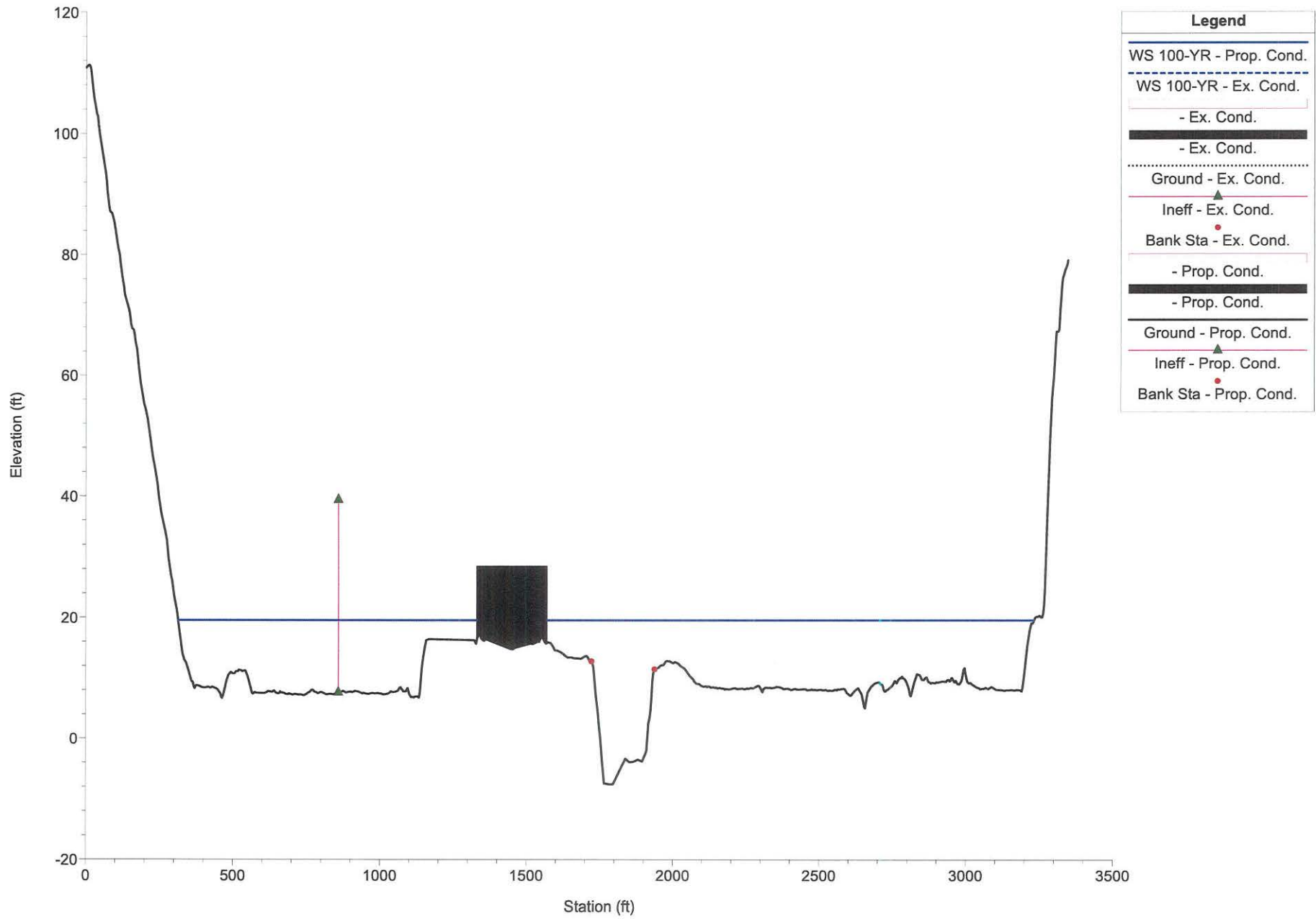


RS = 18019.8

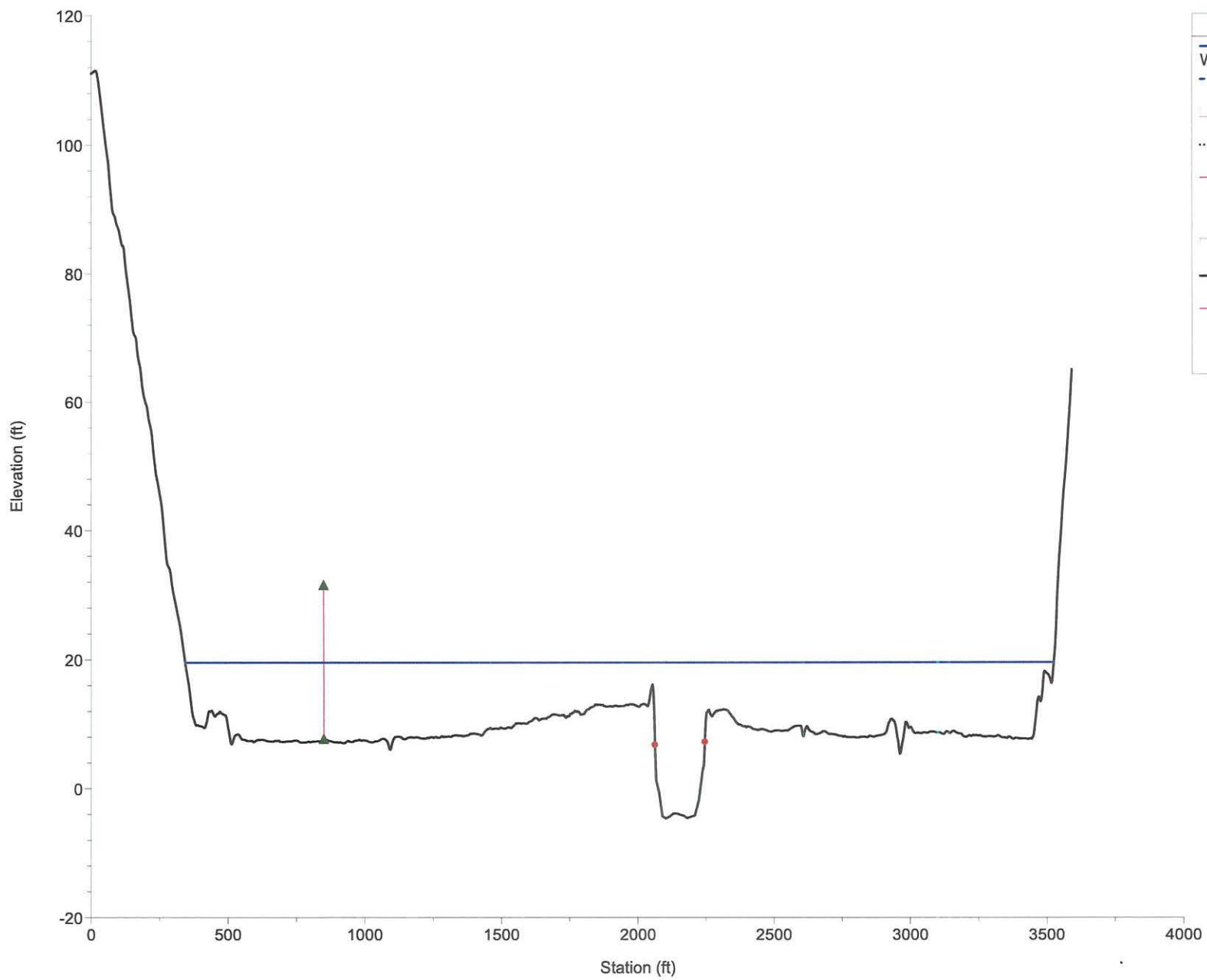


Legend	
	WS 100-YR - Prop. Cond.
	WS 100-YR - Ex. Cond.
	- Ex. Cond.
	- Ex. Cond.
	Ground - Ex. Cond.
	Ineff - Ex. Cond.
	Bank Sta - Ex. Cond.
	- Prop. Cond.
	- Prop. Cond.
	Ground - Prop. Cond.
	Ineff - Prop. Cond.
	Bank Sta - Prop. Cond.

RS = 17875.97

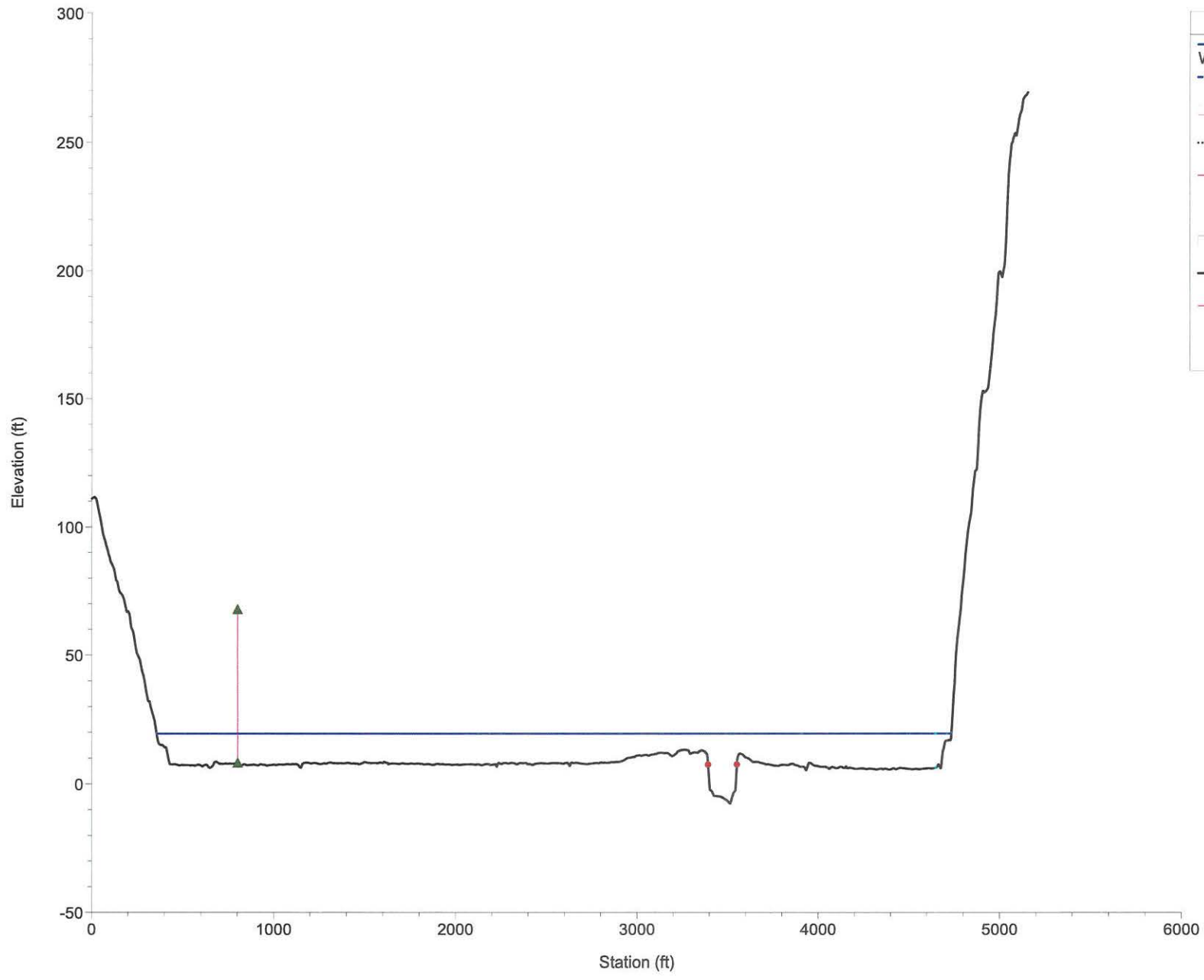


RS = 17653.2



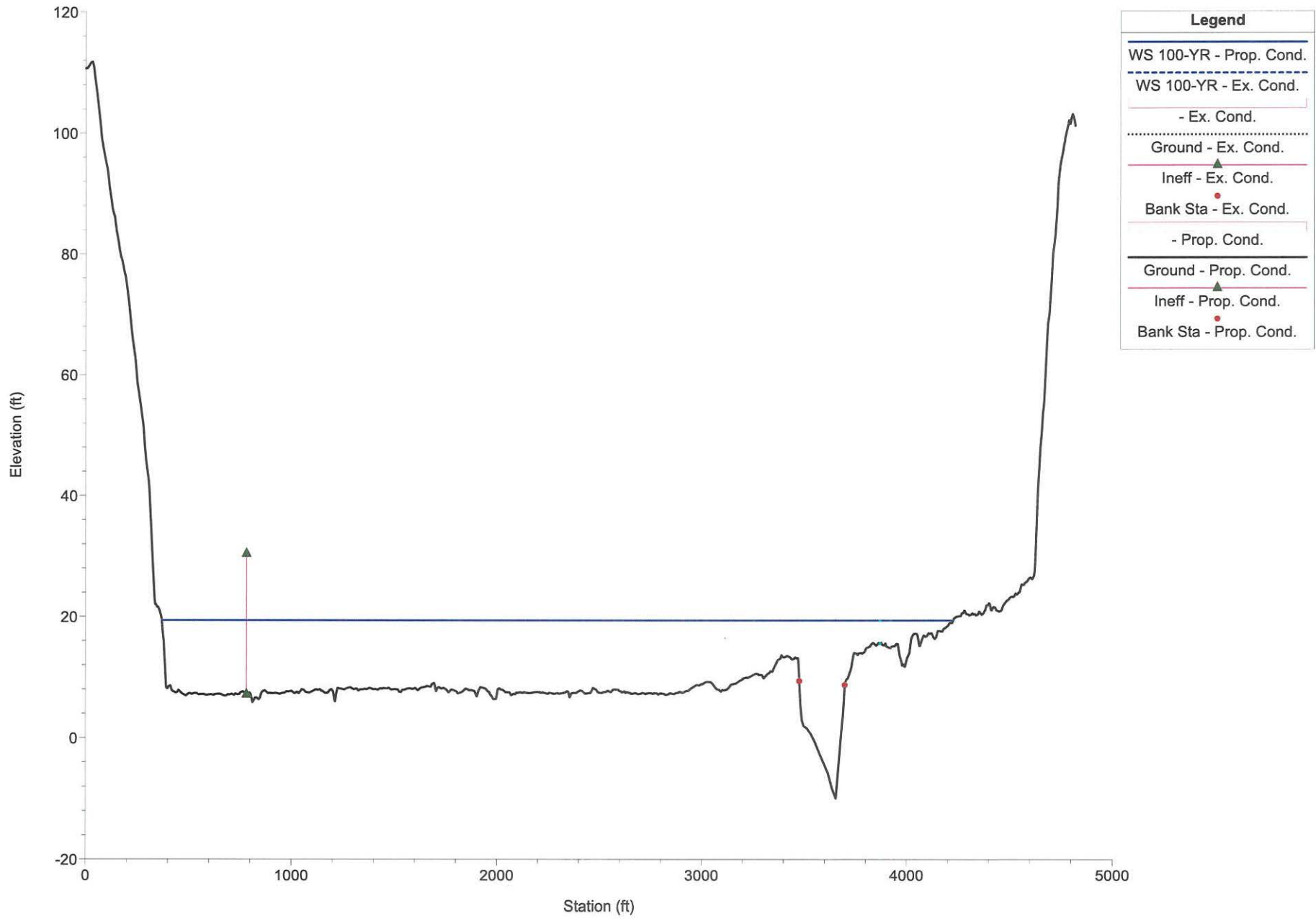
Legend	
WS 100-YR - Prop. Cond.	(Solid blue line)
WS 100-YR - Ex. Cond.	(Dashed blue line)
- Ex. Cond.	(Thin solid red line)
Ground - Ex. Cond.	(Dotted black line)
Ineff - Ex. Cond.	(Green triangle marker)
Bank Sta - Ex. Cond.	(Red circular marker)
- Prop. Cond.	(Thin solid black line)
Ground - Prop. Cond.	(Thick solid black line)
Ineff - Prop. Cond.	(Green triangle marker)
Bank Sta - Prop. Cond.	(Red circular marker)

RS = 15949.74

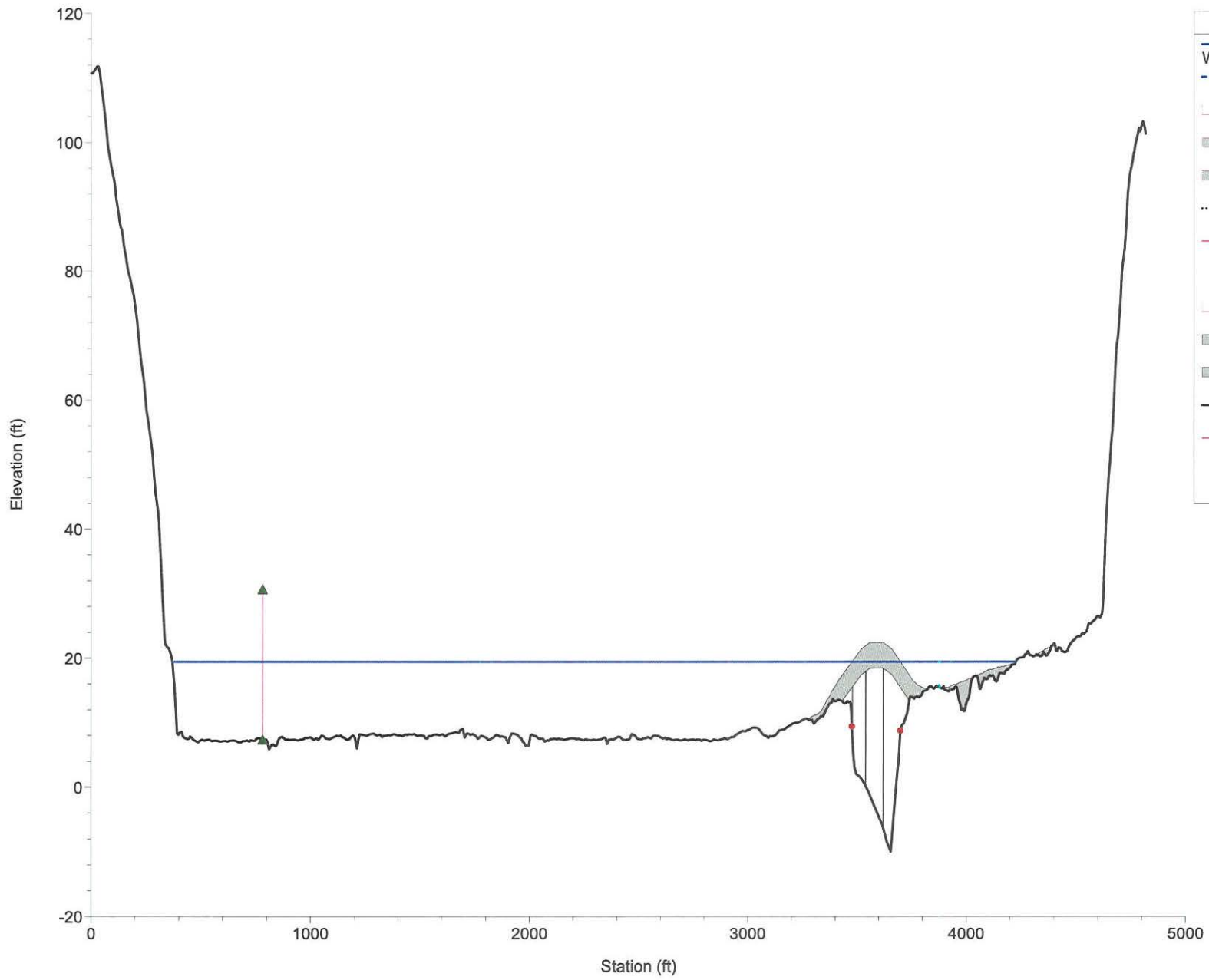


Legend	
WS 100-YR - Prop. Cond.	—
WS 100-YR - Ex. Cond.	- - -
- Ex. Cond.	—
Ground - Ex. Cond.	⋯
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	—
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●

RS = 14728.64

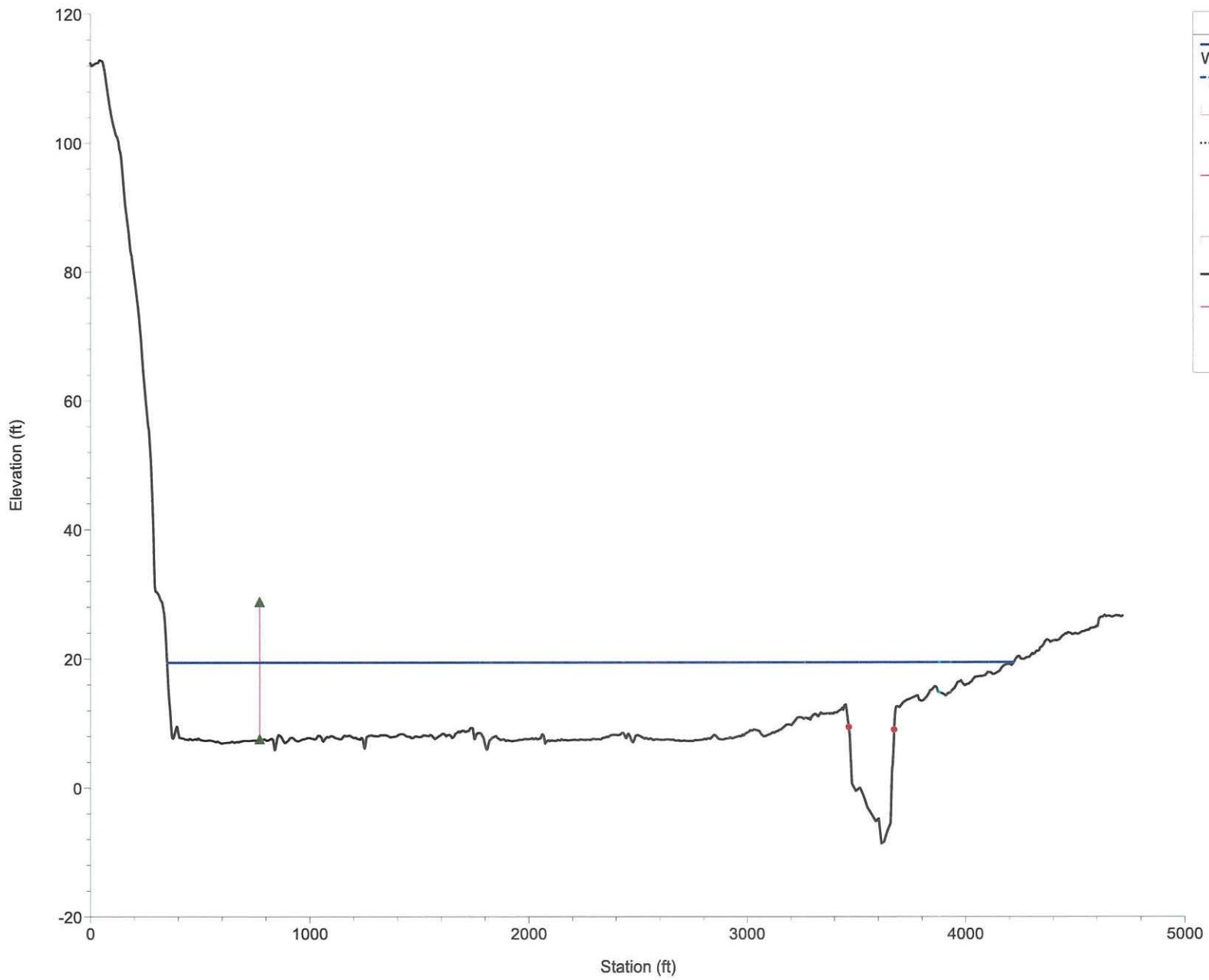


RS = 14621.23 BR



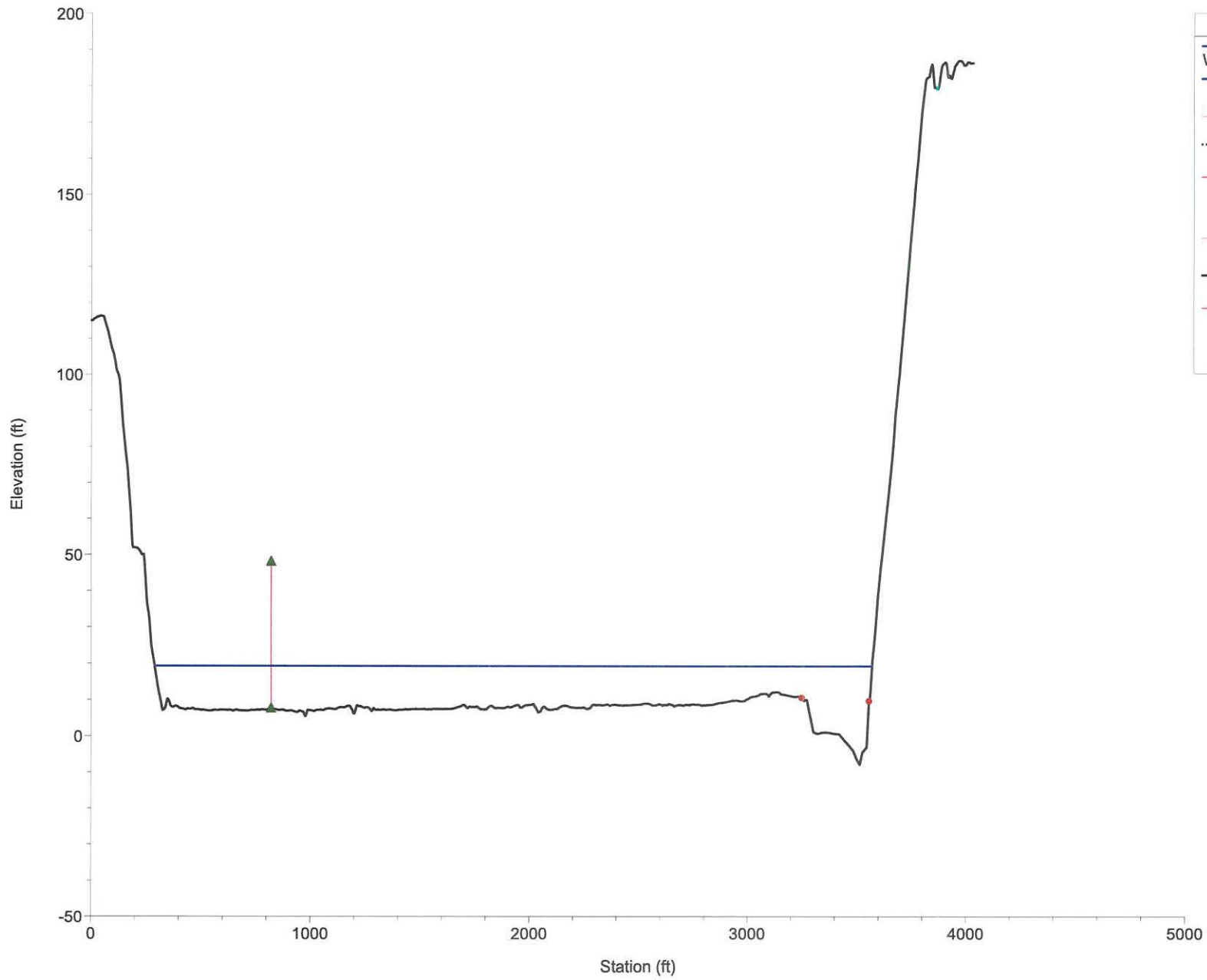
Legend	
WS 100-YR - Prop. Cond.	(Solid blue line)
WS 100-YR - Ex. Cond.	(Dashed blue line)
- Ex. Cond.	(White box)
- Ex. Cond.	(Grey box)
- Ex. Cond.	(Dark grey box)
- Ex. Cond.	(Light grey box)
Ground - Ex. Cond.	(Dotted line)
Ineff - Ex. Cond.	(Red line with triangle)
Bank Sta - Ex. Cond.	(Red dot)
- Prop. Cond.	(White box)
- Prop. Cond.	(Grey box)
- Prop. Cond.	(Dark grey box)
- Prop. Cond.	(Light grey box)
Ground - Prop. Cond.	(Solid black line)
Ineff - Prop. Cond.	(Red line with triangle)
Bank Sta - Prop. Cond.	(Red dot)

RS = 14544.91



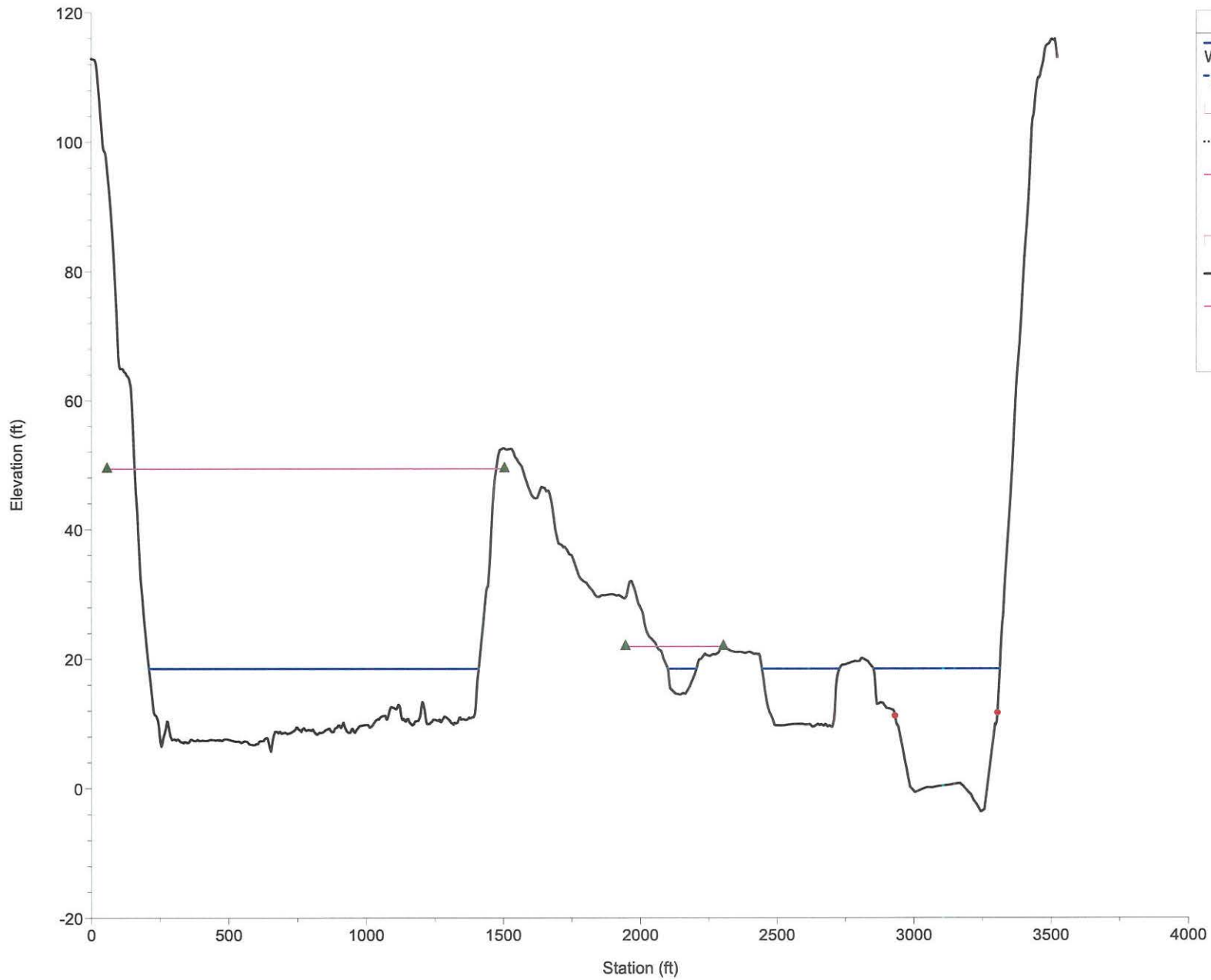
Legend	
WS 100-YR - Prop. Cond.	(Solid blue line)
WS 100-YR - Ex. Cond.	(Dashed blue line)
- Ex. Cond.	(Thin solid black line)
Ground - Ex. Cond.	(Dotted black line)
Ineff - Ex. Cond.	(Thin solid red line with green triangle)
Bank Sta - Ex. Cond.	(Thin solid red line with red dot)
- Prop. Cond.	(Thin solid black line)
Ground - Prop. Cond.	(Thick solid black line)
Ineff - Prop. Cond.	(Thin solid red line with green triangle)
Bank Sta - Prop. Cond.	(Thin solid red line with red dot)

RS = 13541.26



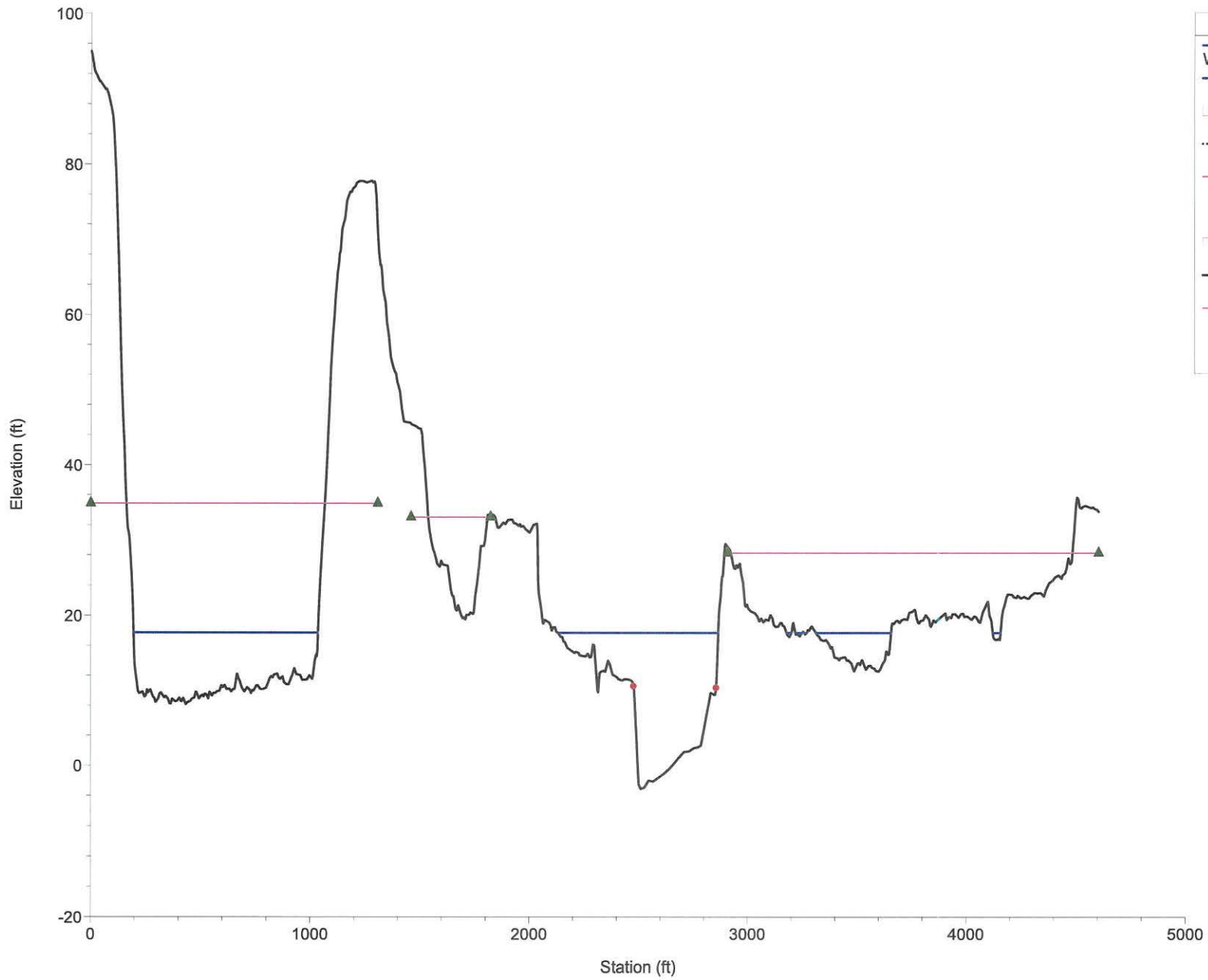
Legend	
WS 100-YR - Prop. Cond.	—
WS 100-YR - Ex. Cond.	- - -
- Ex. Cond.	—
Ground - Ex. Cond.	⋯
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	—
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●

RS = 12396



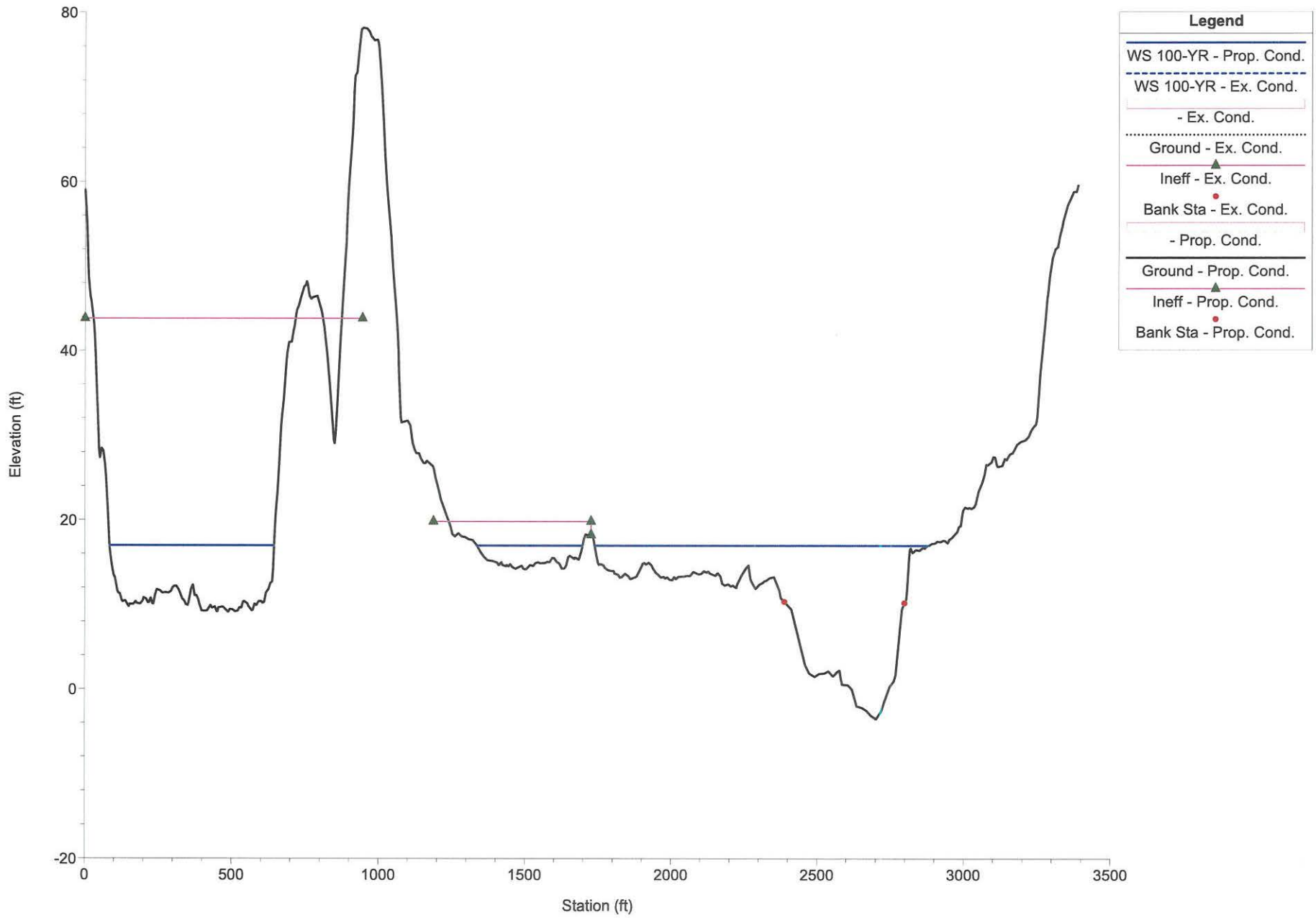
Legend	
WS 100-YR - Prop. Cond.	(Blue solid line)
WS 100-YR - Ex. Cond.	(Red dashed line)
- Ex. Cond.	(Pink solid line)
Ground - Ex. Cond.	(Dotted line)
Ineff - Ex. Cond.	(Red line with green triangle)
Bank Sta - Ex. Cond.	(Red line with red dot)
- Prop. Cond.	(Pink solid line)
Ground - Prop. Cond.	(Red line with green triangle)
Ineff - Prop. Cond.	(Red line with green triangle)
Bank Sta - Prop. Cond.	(Red line with red dot)

RS = 11367.2

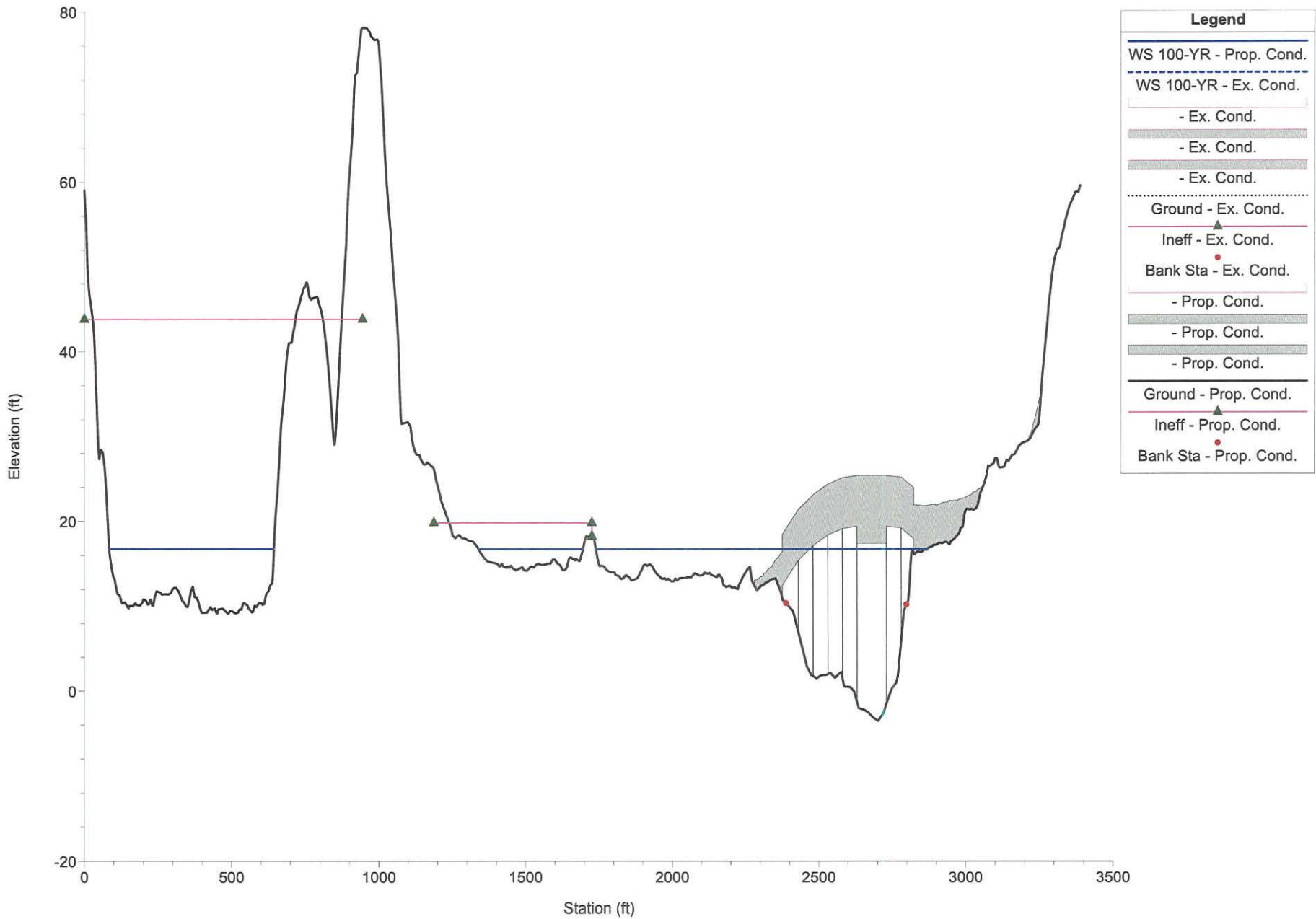


Legend	
WS 100-YR - Prop. Cond.	—
WS 100-YR - Ex. Cond.	- - -
- Ex. Cond.	—
Ground - Ex. Cond.	⋯
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	—
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●

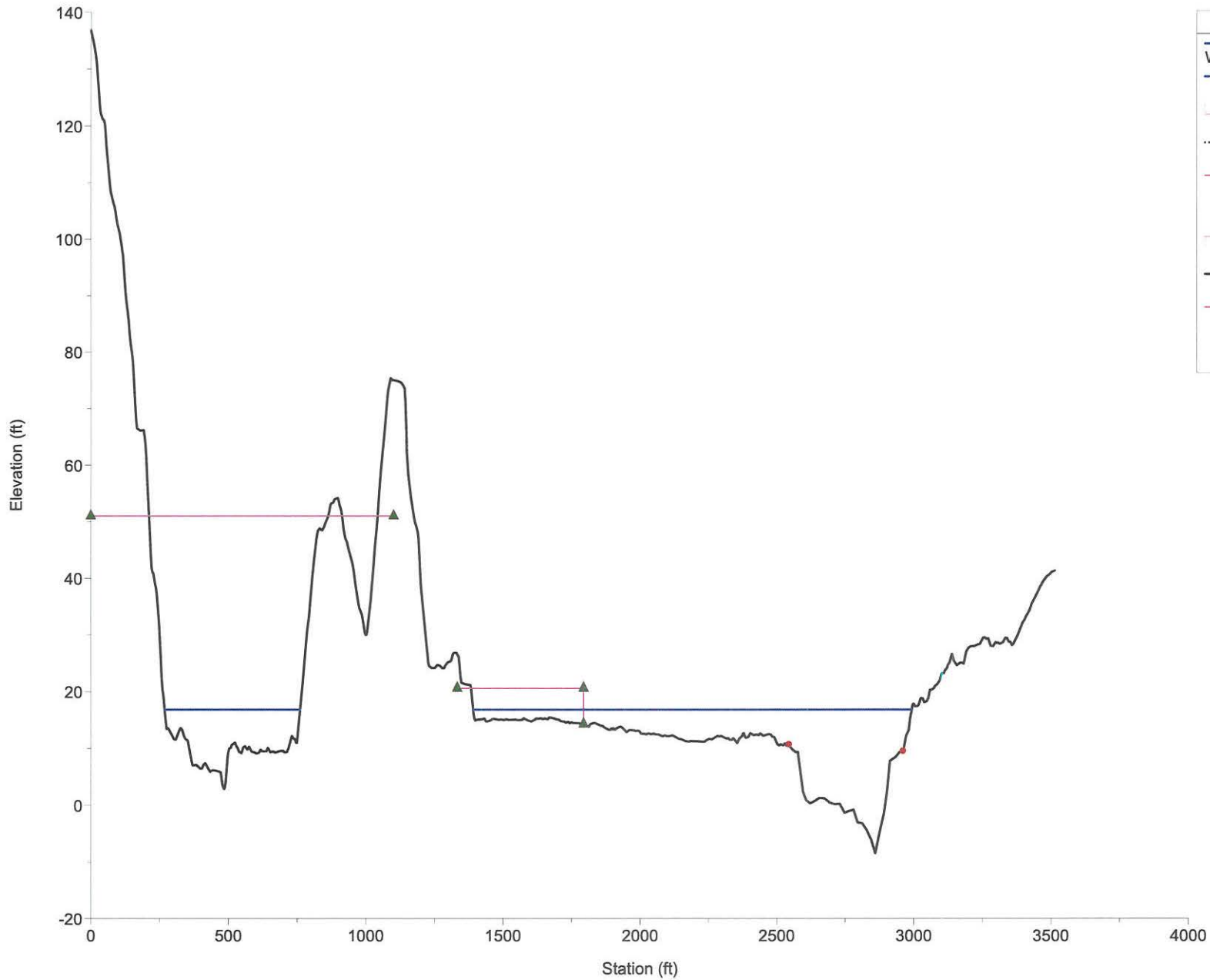
RS = 10048.77



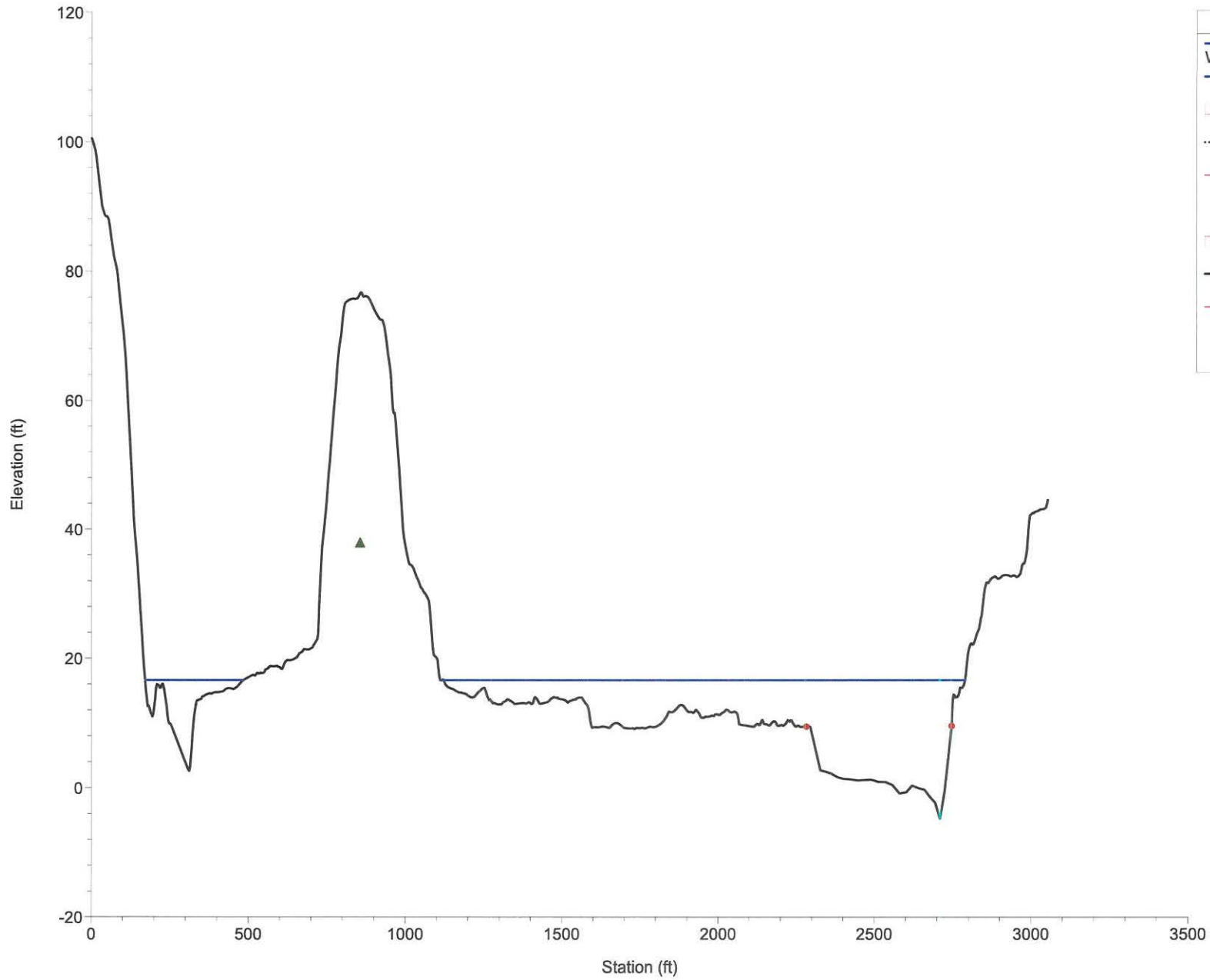
RS = 9942.323 BR



RS = 9904.361

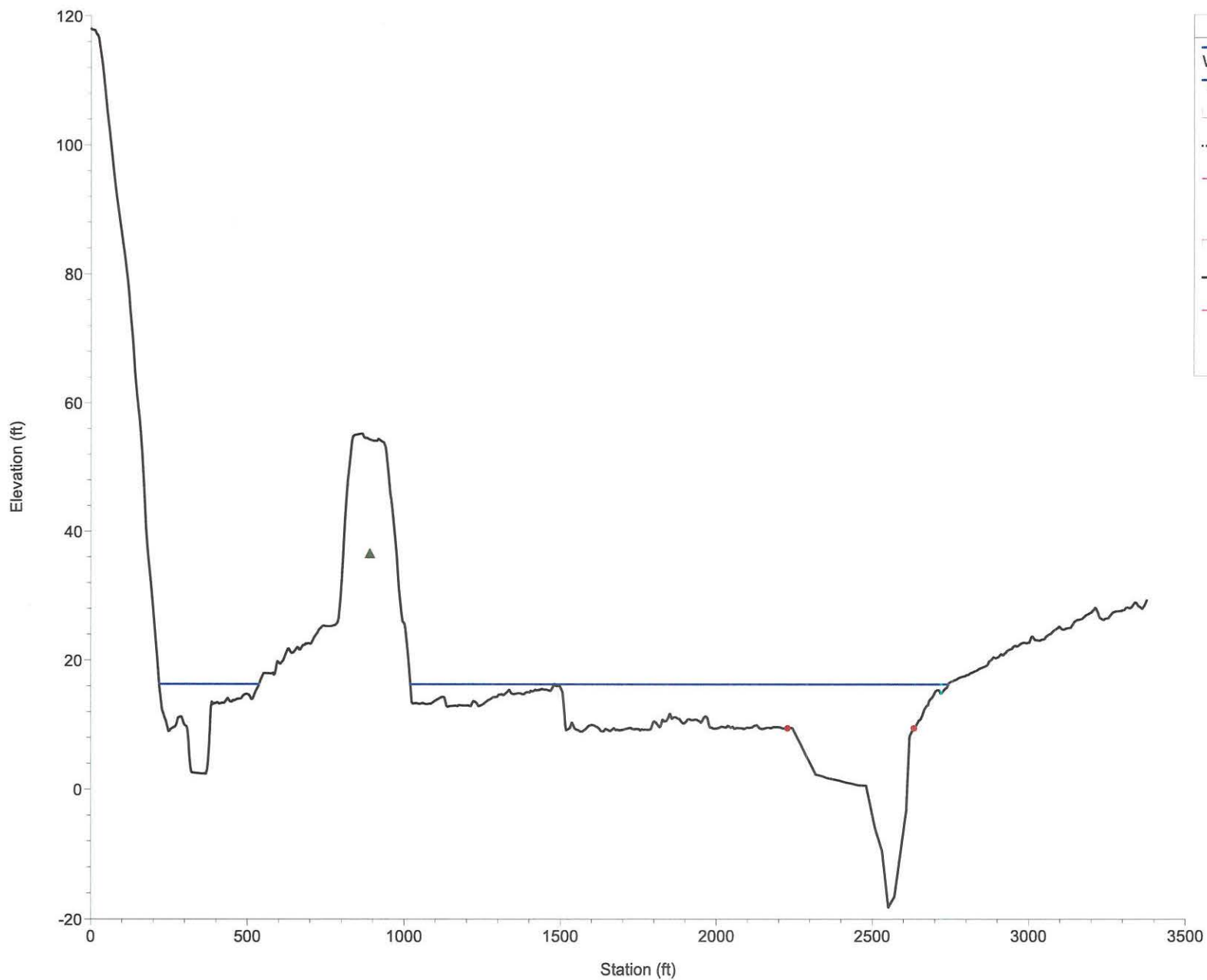


RS = 8988.11



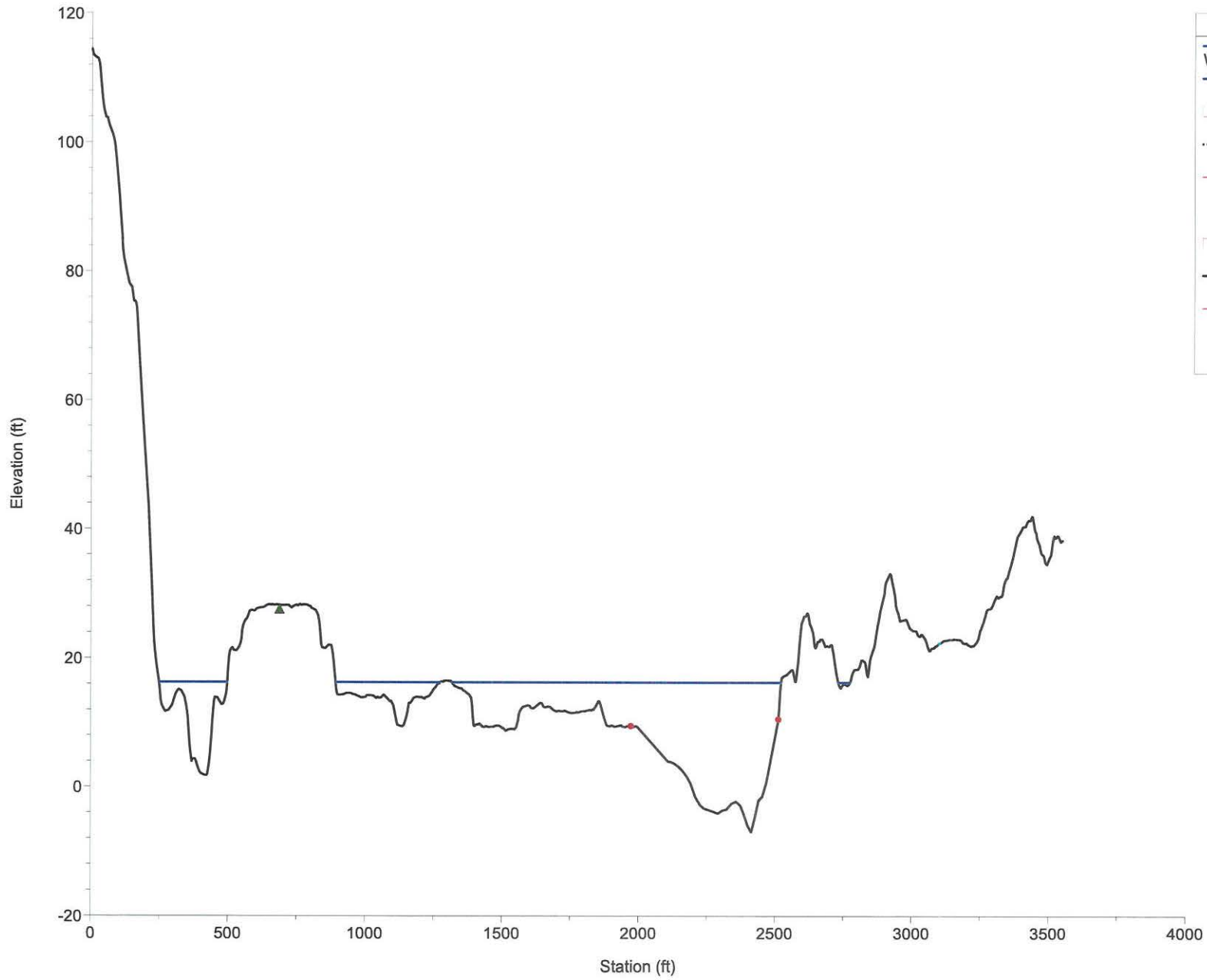
Legend	
WS 100-YR - Prop. Cond.	(Solid blue line)
WS 100-YR - Ex. Cond.	(Dashed blue line)
- Ex. Cond.	(Thin solid black line)
Ground - Ex. Cond.	(Dotted black line)
Ineff - Ex. Cond.	(Green triangle)
Bank Sta - Ex. Cond.	(Red circle)
- Prop. Cond.	(Thin solid black line)
Ground - Prop. Cond.	(Dotted black line)
Ineff - Prop. Cond.	(Green triangle)
Bank Sta - Prop. Cond.	(Red circle)

RS = 8192.259



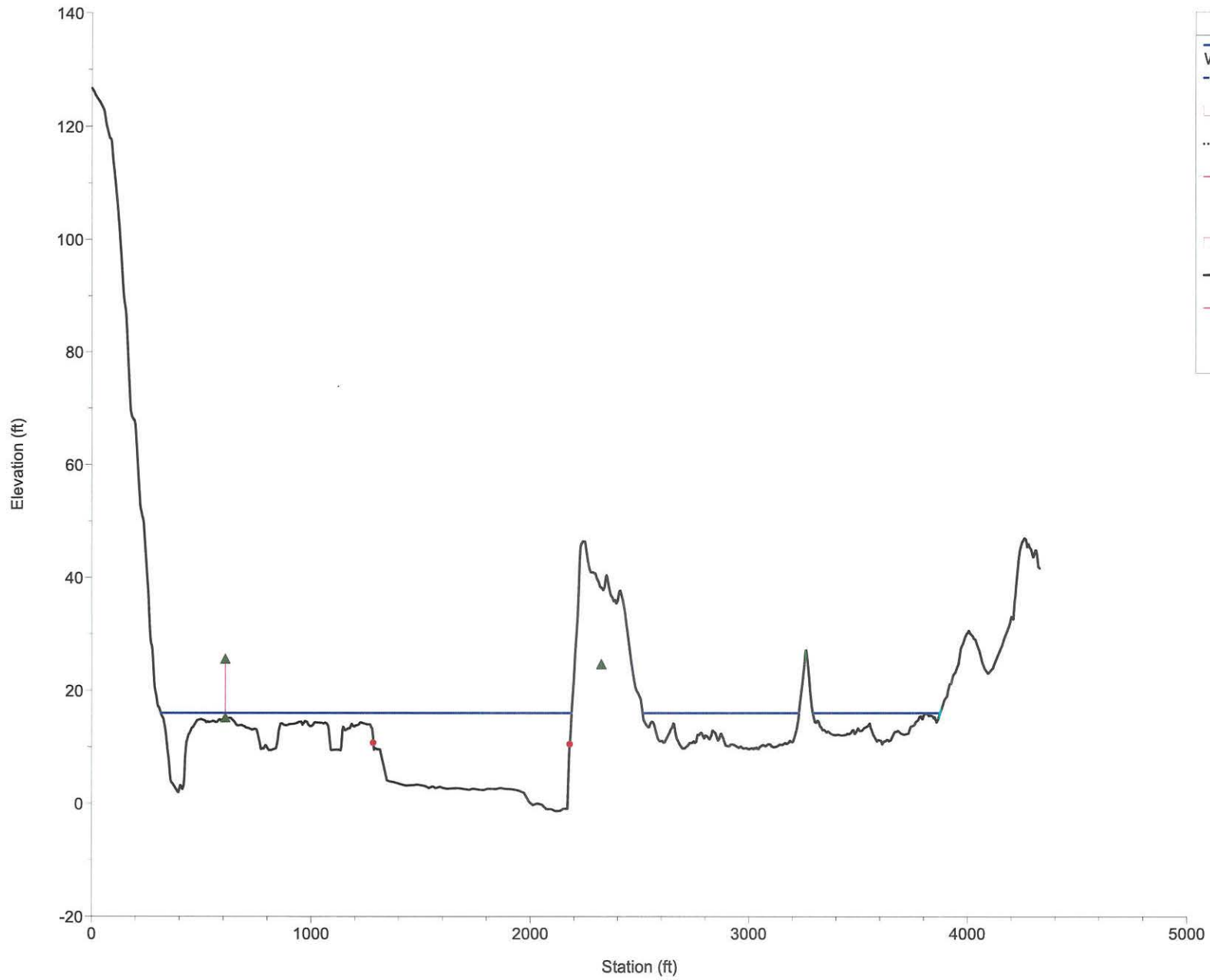
Legend	
WS 100-YR - Prop. Cond.	(Solid blue line)
WS 100-YR - Ex. Cond.	(Dashed blue line)
- Ex. Cond.	(Thin solid black line)
Ground - Ex. Cond.	(Dotted black line)
Ineff - Ex. Cond.	(Green triangle)
Bank Sta - Ex. Cond.	(Red circle)
- Prop. Cond.	(Thin solid black line)
Ground - Prop. Cond.	(Dotted black line)
Ineff - Prop. Cond.	(Green triangle)
Bank Sta - Prop. Cond.	(Red circle)

RS = 7839.108



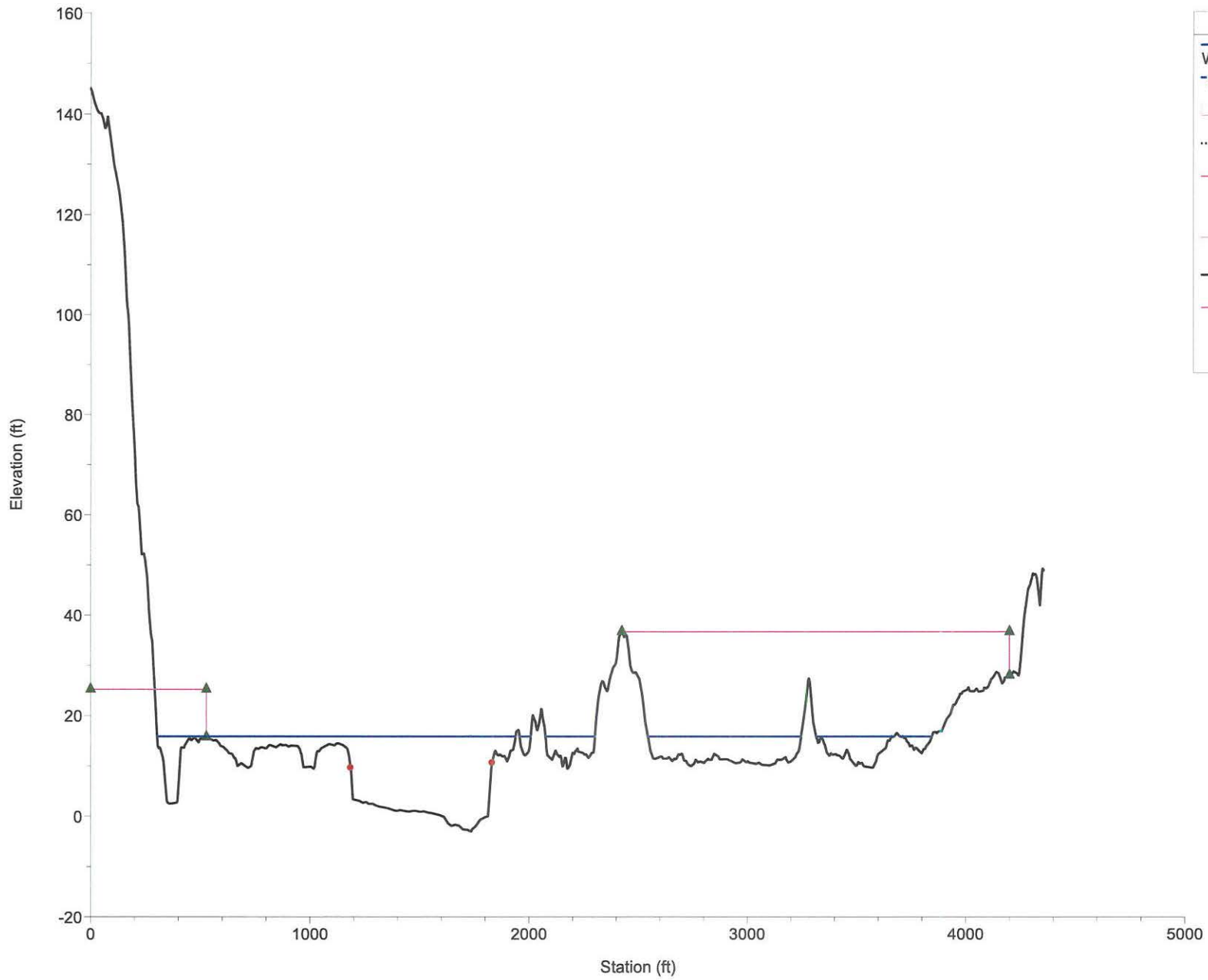
Legend	
WS 100-YR - Prop. Cond.	—
WS 100-YR - Ex. Cond.	- - -
- Ex. Cond.	—
Ground - Ex. Cond.	⋯
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	—
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●

RS = 6628.945



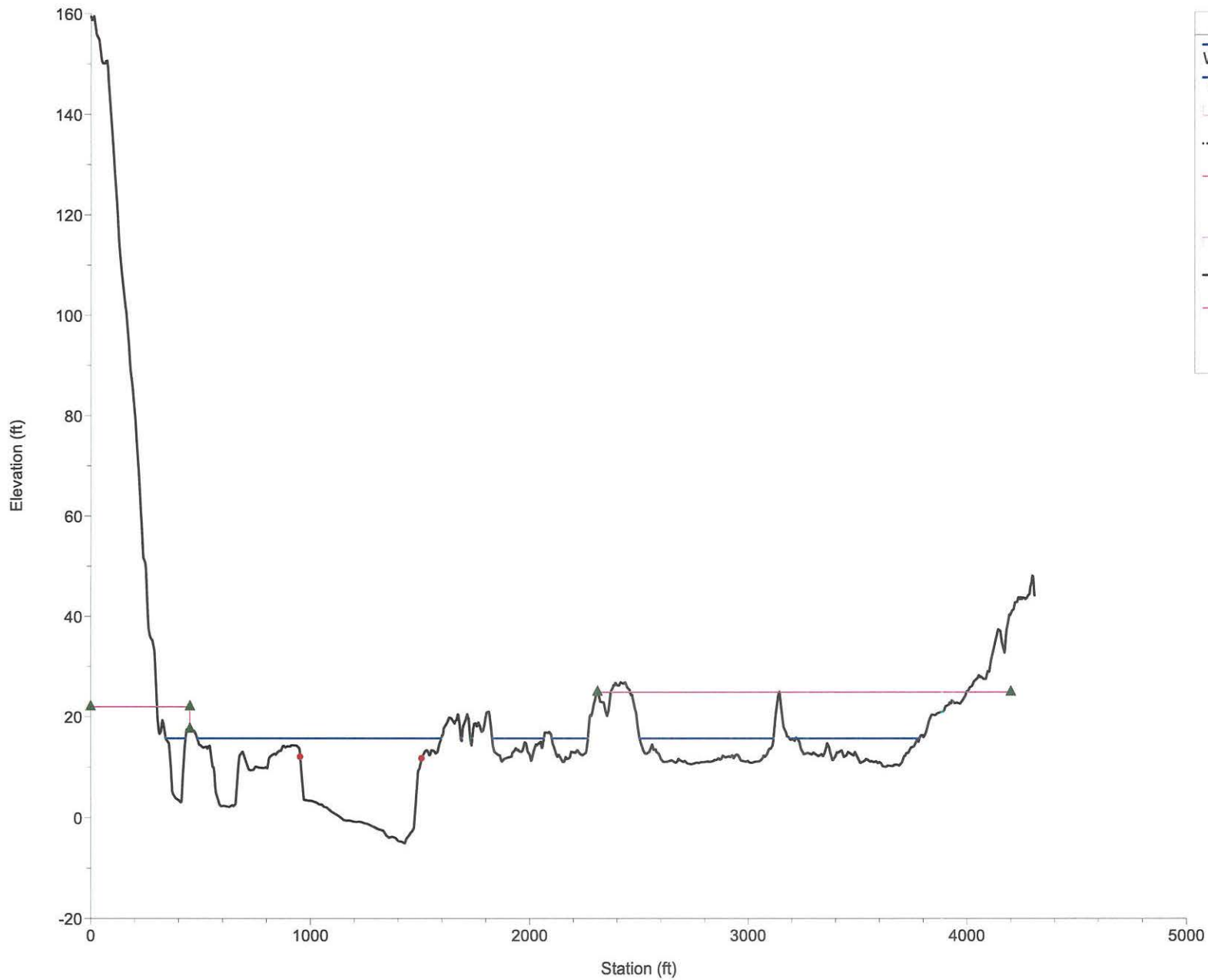
Legend	
WS 100-YR - Prop. Cond.	—
WS 100-YR - Ex. Cond.	- - -
- Ex. Cond.	- - - - -
Ground - Ex. Cond.
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	- - - - -
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●

RS = 6328



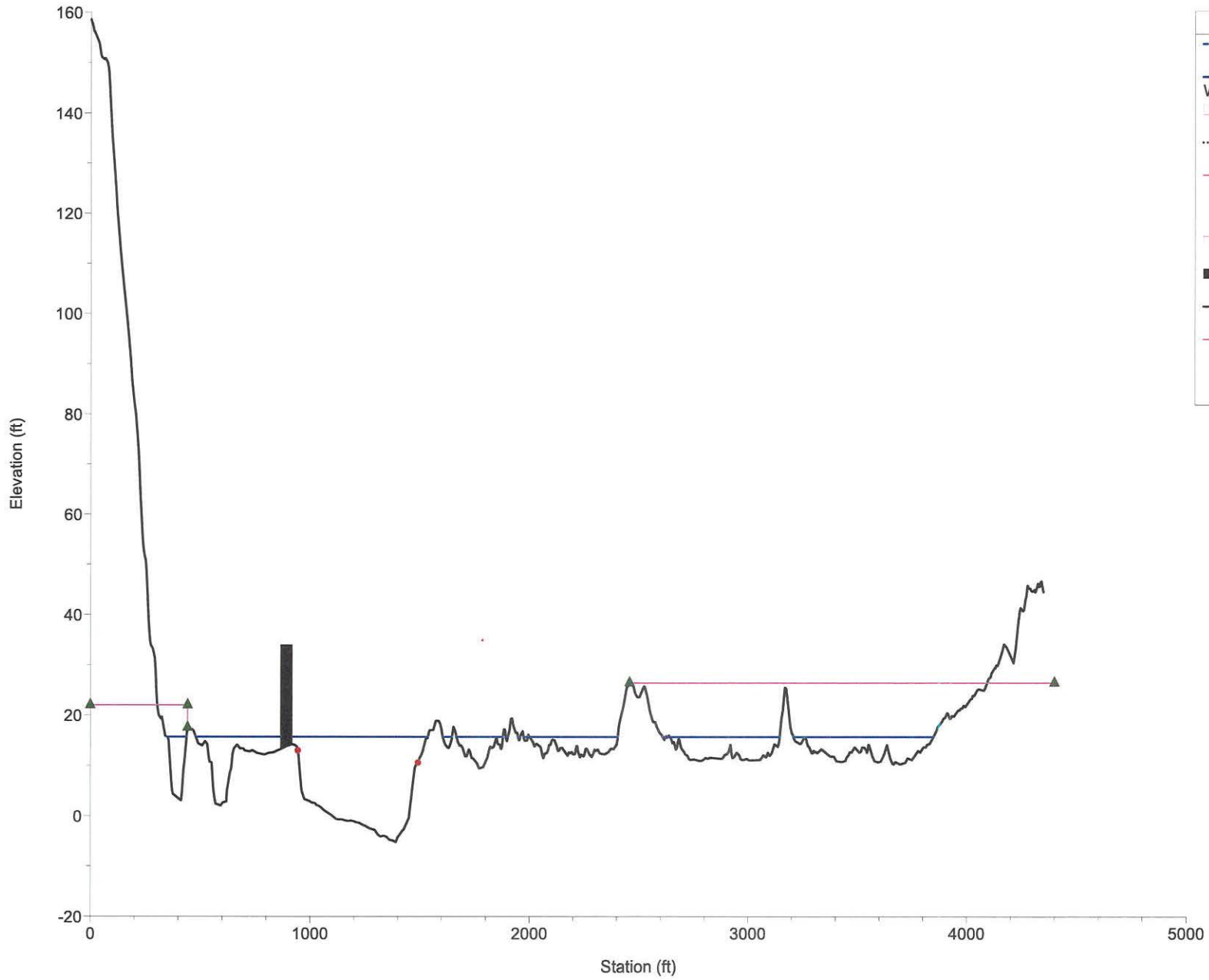
Legend	
WS 100-YR - Prop. Cond.	(Blue solid line)
WS 100-YR - Ex. Cond.	(Red solid line)
- Ex. Cond.	(Dotted line)
Ground - Ex. Cond.	(Red solid line)
Ineff - Ex. Cond.	(Black solid line)
Bank Sta - Ex. Cond.	(Red dot)
- Prop. Cond.	(Black solid line)
Ground - Prop. Cond.	(Red solid line)
Ineff - Prop. Cond.	(Black solid line)
Bank Sta - Prop. Cond.	(Red dot)

RS = 5958



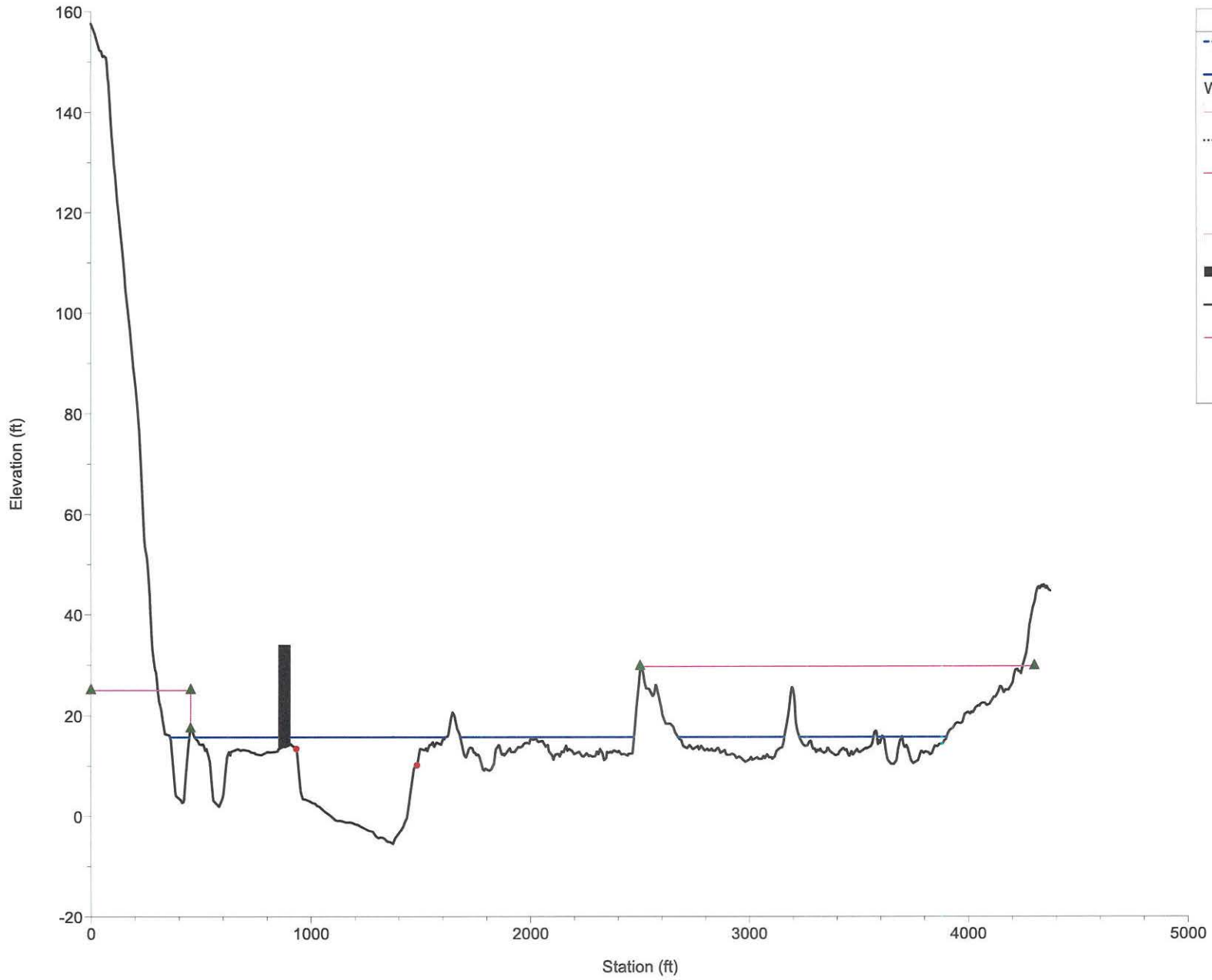
Legend	
WS 100-YR - Prop. Cond.	(Blue solid line)
WS 100-YR - Ex. Cond.	(Red dashed line)
- Ex. Cond.	(Pink solid line)
Ground - Ex. Cond.	(Black dotted line)
Ineff - Ex. Cond.	(Green triangle)
Bank Sta - Ex. Cond.	(Red dot)
- Prop. Cond.	(Pink solid line)
Ground - Prop. Cond.	(Black solid line)
Ineff - Prop. Cond.	(Green triangle)
Bank Sta - Prop. Cond.	(Red dot)

RS = 5927



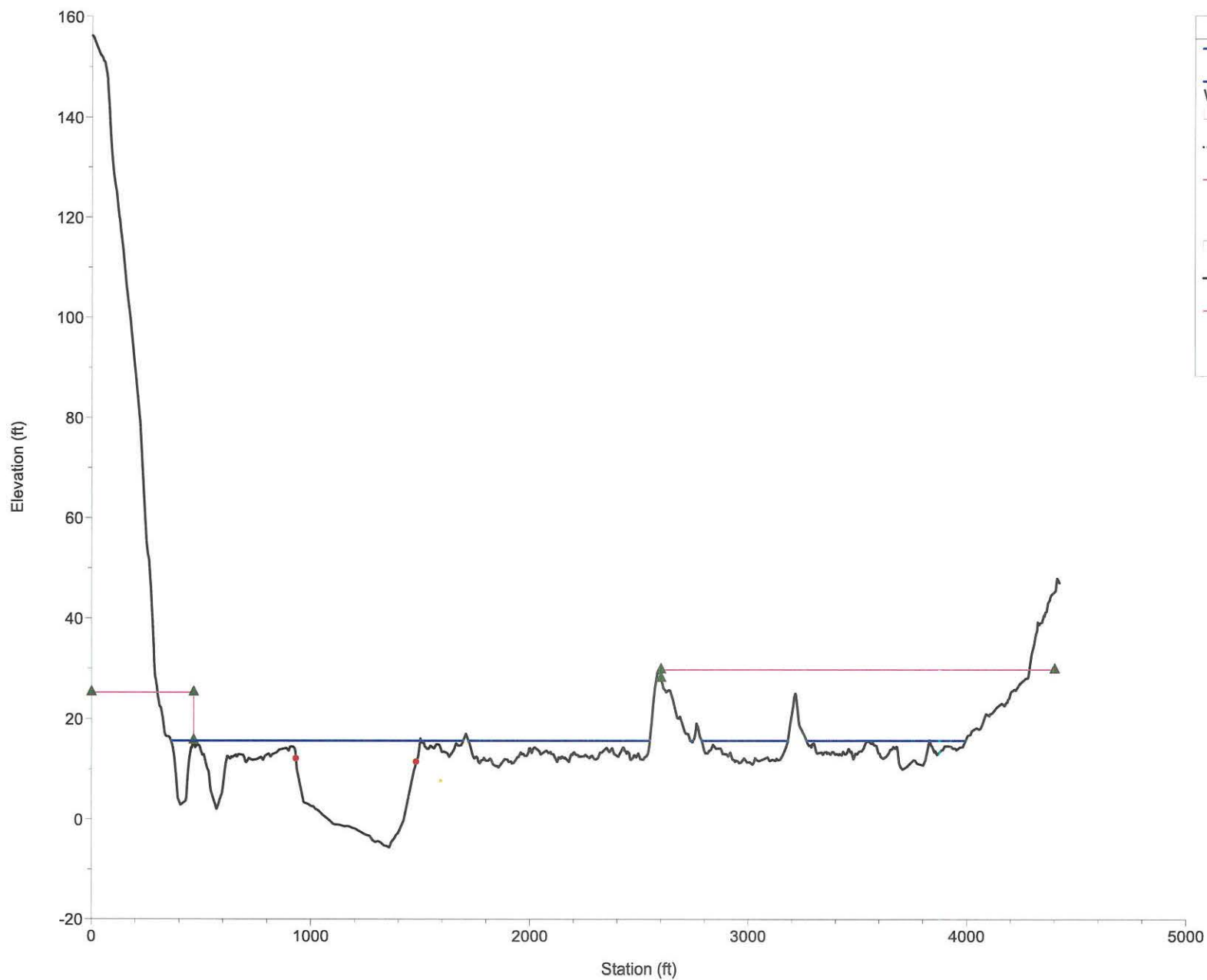
Legend	
WS 100-YR - Ex. Cond.	-----
WS 100-YR - Prop. Cond.	-----
- Ex. Cond.	-----
Ground - Ex. Cond.	-----
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	-----
- Prop. Cond.	-----
Ground - Prop. Cond.	-----
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●

RS = 5877



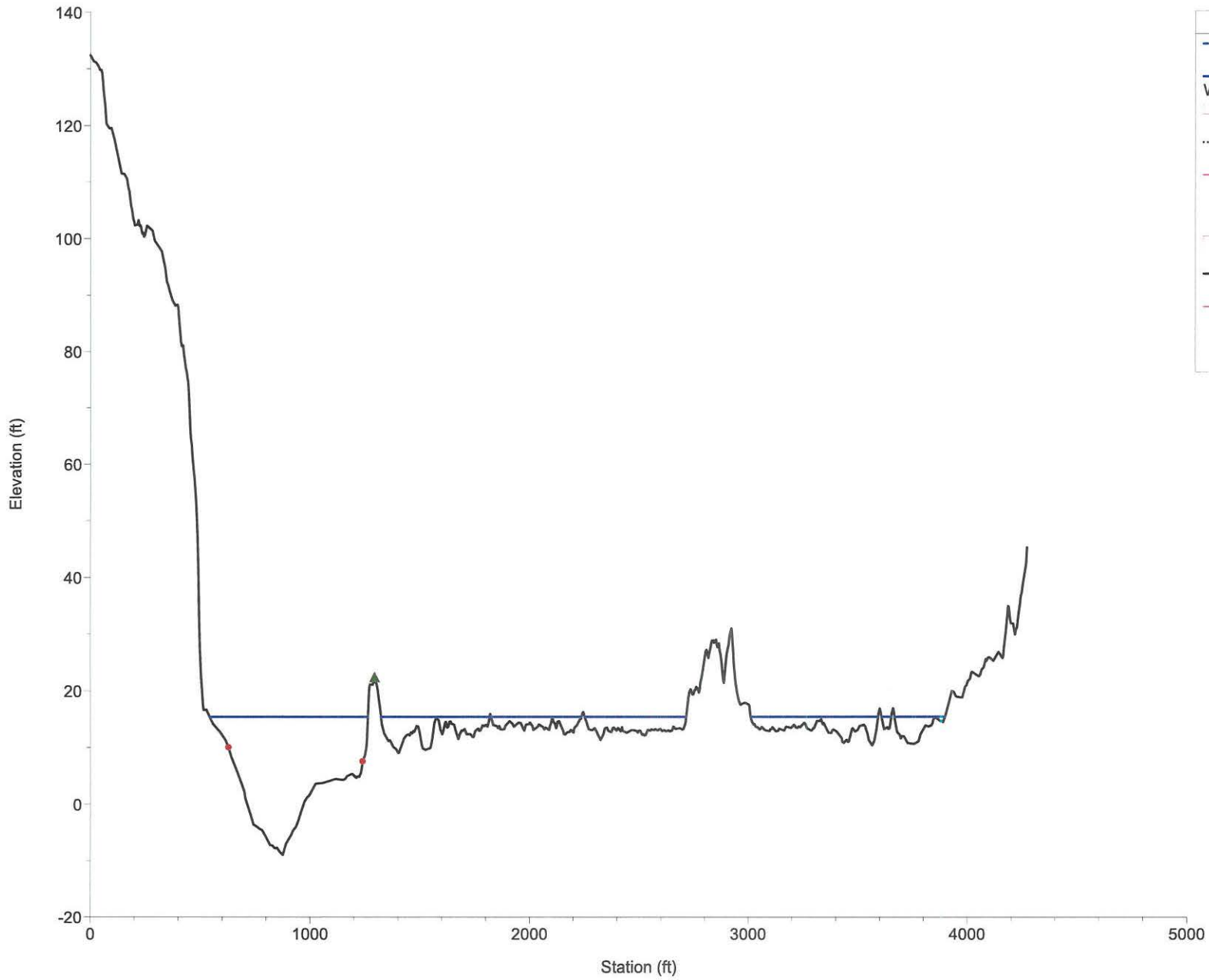
Legend	
WS 100-YR - Ex. Cond.	—
WS 100-YR - Prop. Cond.	—
- Ex. Cond.	—
Ground - Ex. Cond.	—
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	—
- Prop. Cond.	—
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●

RS = 5844



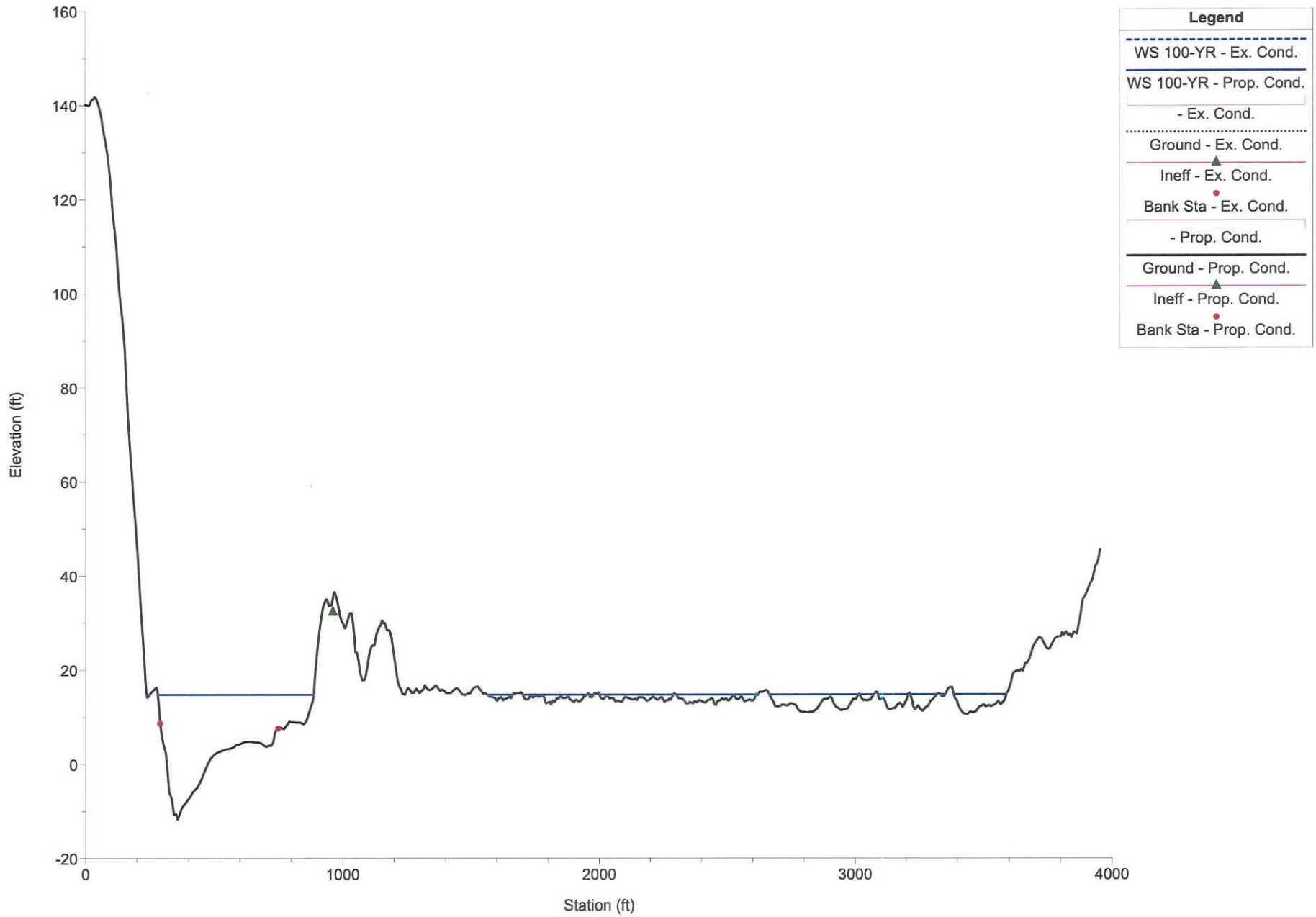
Legend	
WS 100-YR - Ex. Cond.	(Dashed blue line)
WS 100-YR - Prop. Cond.	(Solid blue line)
- Ex. Cond.	(Pink line)
Ground - Ex. Cond.	(Dotted black line)
Ineff - Ex. Cond.	(Green triangle)
Bank Sta - Ex. Cond.	(Red dot)
- Prop. Cond.	(Pink line)
Ground - Prop. Cond.	(Dotted black line)
Ineff - Prop. Cond.	(Green triangle)
Bank Sta - Prop. Cond.	(Red dot)

RS = 5242

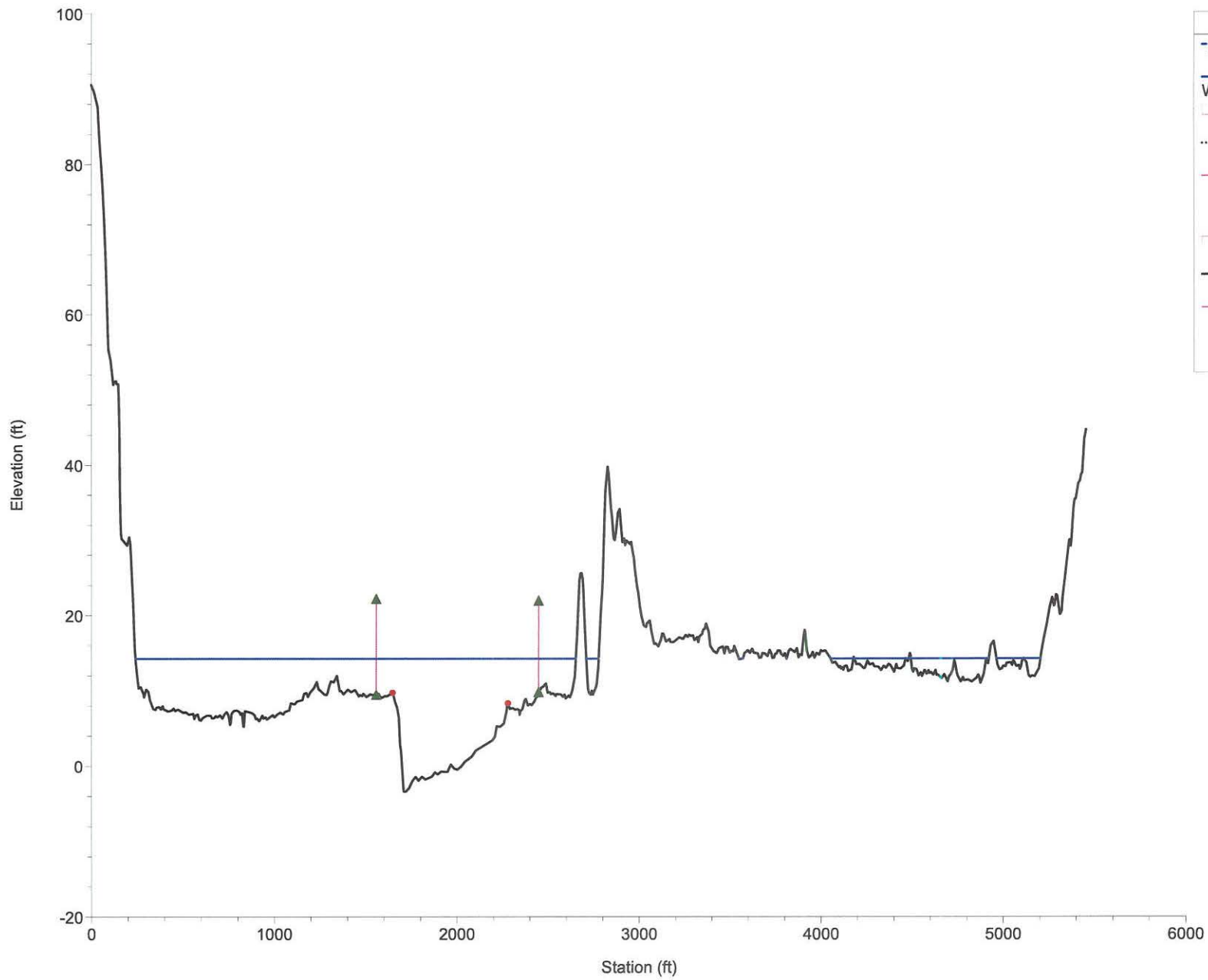


Legend	
WS 100-YR - Ex. Cond.	---
WS 100-YR - Prop. Cond.	—
- Ex. Cond.	—
Ground - Ex. Cond.	⋯
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	—
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●

RS = 4746.314

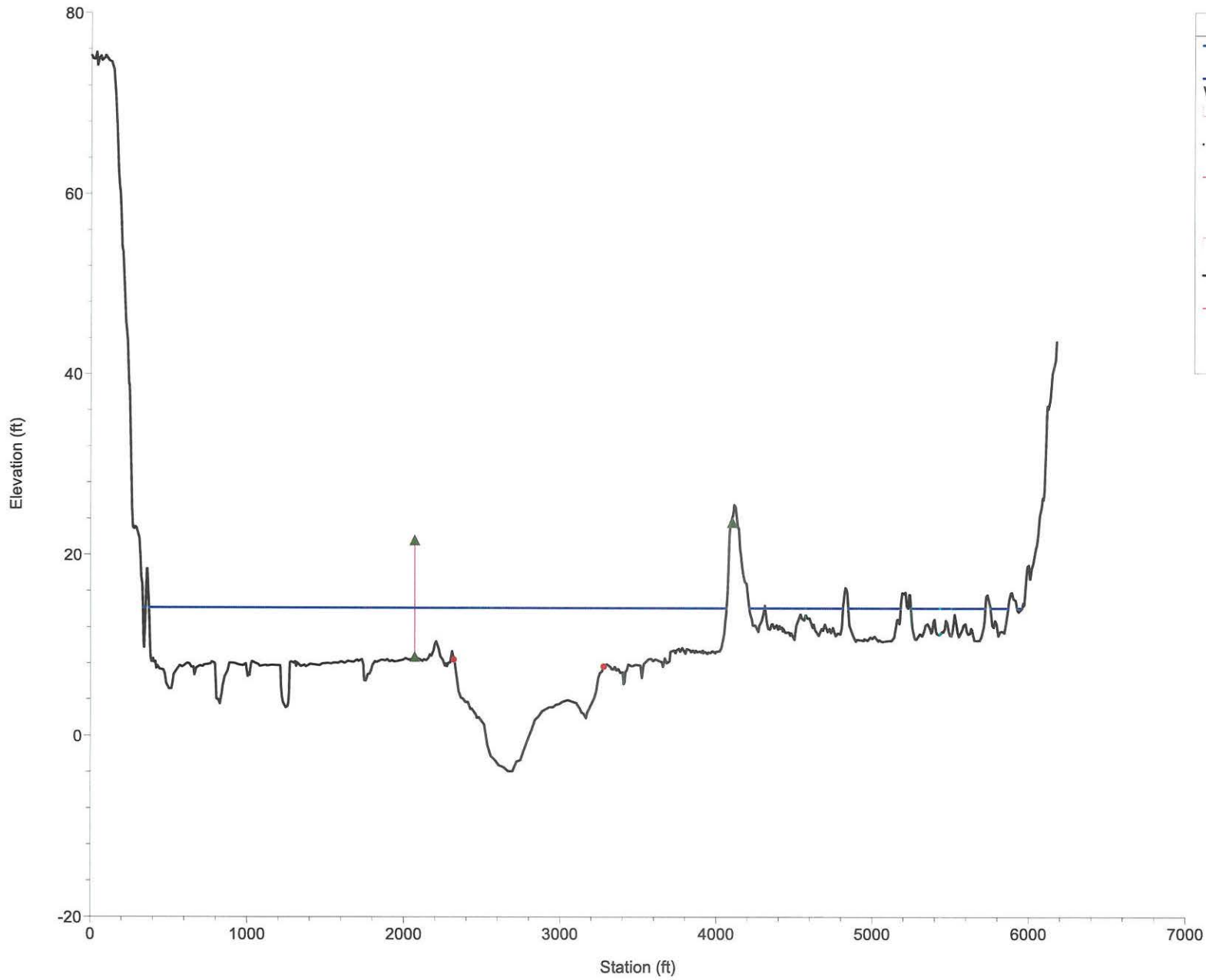


RS = 3370.732



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

RS = 2099.855



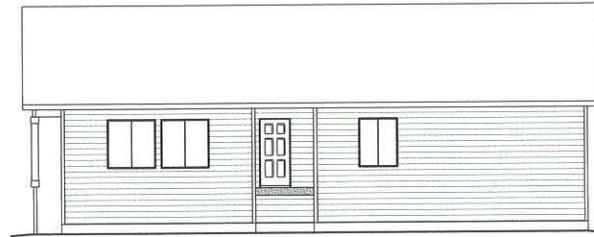
Legend	
WS 100-YR - Ex. Cond.	—
WS 100-YR - Prop. Cond.	—
- Ex. Cond.	—
Ground - Ex. Cond.	⋯
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●
- Prop. Cond.	—
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●



THE COMPTON RESIDENCE - A43 (1920) FG, STND.

PROJECT DESCRIPTION

AREA (TOTAL LIVING) = 1920 SF LIVING
 AREA (MAIN FLOOR) = 1920 SF
 AREA (COVERED EXTERIOR) = 24 SF
 AREA (GARAGE) = 450 SF
 BUILDING HEIGHT (FINISHED GRADE TO RIDGE) = 23'-2"
 STORIES = 1
 CONSTRUCTION = WOOD, LIGHT FRAME
 SITE ADDRESS = TBD AIRPORT WAY
 PACIFIC CITY, OR 97135
 TILLAMOOK COUNTY



DRAWINGS INDEX

- CS COVER SHEET
- N NOTES
- EO ENERGY PATH - OREGON
- A1 ELEVATIONS
- A1.1 ELEVATIONS
- A2 ROOF PLAN
- A3 FLOOR PLAN
- A4 FOUNDATION PLAN
- A5 FRAMING PLAN
- A6 BUILDING SECTION
- A6.1 WALL FRAMING
- A7 CABINET DETAILS
- D1 DETAILS
- D2 DETAILS
- D3 DETAILS
- D4 DETAILS
- D5 DETAILS
- D6 DETAILS
- FJ IWP MAIN FLOOR JOIST LAYOUT
- S0 CORE STRUCTURAL GENERAL NOTES
- S0.1 CORE STRUCTURAL GENERAL NOTES
- S1 CORE STRUCTURAL FOUNDATION PLAN
- S1.1 CORE STRUCTURAL HIGH ROOF FRAMING PLAN
- S2 CORE STRUCTURAL DETAILS
- S2.1 CORE STRUCTURAL DETAILS

CODE INFORMATION

2021ORSC
 2021 ORSC - CHAPTER 11 ENERGY CODE

GENERAL NOTES

- 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ADAIR HOMES IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS
- 2) DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL AND OTHER DRAWINGS AS APPLICABLE. NOTIFY ADAIR HOMES OF ANY DISCREPANCIES BEFORE COMMENCING WORK
- 3) WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED IN THE WORK, ALL SUCH MATERIALS AND METHODS ARE TO MAINTAIN THE STANDARDS OF THE INDUSTRY.
- 4) ALL CONSTRUCTION WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE BUILDING CODE AS AMENDED BY THE STATE AND ALL OTHER STATE AND LOCAL REQUIREMENTS THAT APPLY.
- 5) MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED BY THE CONTRACTOR FOR NO ADDITIONAL COST.
- 6) ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK INTENDED IN THE DRAWINGS OR SPECIFICATIONS.

SITE DESIGN CRITERIA

SEISMIC DESIGN CATEGORY D2
 WIND SPEEDS < OR = TO 105mph Vast / 135mph Vult
 EXPOSURE CATEGORY D
 1500# SOILS BEARING CAPACITY
 25# ROOF SNOW LOAD

TYPICAL ABBREVIATIONS

CL	CENTER LINE	CPT	CARPET	HVAC	HEATING, VENTILATION & AIR	SIM	SIMILAR
°	DEGREE(S)	CTR	CENTER		CONDITIONING	SYM	SYMBOL OR SYMMETRICAL
"	INCH(ES)	CTSK	COUNTERSINK	LTBD	LOCATION TO BE DETERMINED	T&B	TOP AND BOTTOM
'	FOOT (FEET)	DED	DEDICATED	MAX	MAXIMUM	T&G	TONGUE AND GROOVE
#	NUMBER OR POUND	DIA	DIAMETER	MIN	MINIMUM	TEMP	TEMPERED OR TEMPORARY
x	BY (2 x 4)	DIM	DIMENSION	MTL	METAL	TKC	TIGHT KNOT CEDAR
AB	ANCHOR BOLT	DN	DOWN	NTS	NOT TO SCALE	TO	TOP OF
A/C	AIR CONDITIONING	DW	DISHWASHER	OBS	OBSCURE	TOD	TOP OF DECK
ADJ	ADJUST(ABLE)	EA	EACH	OC	ON CENTER	TOS	TOP OF SLAB
AFF	ABOVE FINISHED FLOOR	EXT	EXTERIOR OR EXTENSION	OPP	OPPOSITE	TOW	TOP OF WALL
ALT	ALTERNATE, ALTERNATIVE	FF	FINISHED FLOOR	OPT	OPTIONAL	TYP	TYPICAL
BD	BOARD	FDN	FOUNDATION	OSB	ORIENTED STRAND BOARD	UM	UNDERMOUNT
BLDG	BUILDING	FLR	FLOOR	PL	PLATE	UNO	UNLESS NOTED OTHERWISE
BLK	BLOCK	FO	FACE OF	PPE	POST PER ENGINEER	VERT	VERTICAL
BLKG	BLOCKING	FOC	FACE OF CONCRETE	PT	PRESSURE TREATED	VIF	VERIFY IN FIELD
BS	BOTH SIDES	FOF	FACE OF FINISH	PWD	PLYWOOD	W/	WITH
CL	CENTER LINE	FOS	FACE OF STUD	QTY	QUANTITY	WD	WOOD
CLG	CEILING	GYP	GYP SUM	REQD	REQUIRED	WH	WATER HEATER
CLO	CLOSET	GYP BD	GYP SUM BOARD (SHEETROCK)	RM	ROOM	W/O	WITHOUT
CLR	CLEAR(ANCE)	HDW	HARDWARE	RO	ROUGH OPENING		
CMFT	COMFORT HEIGHT	HT	HEIGHT	RS	ROUGH SAWN		
CONC	CONCRETE			STN	STONE VENEER		

REVISION HISTORY

#	DATE	DESCRIPTION
1	1/17/22	FLOOD PLAIN ELEVATION UPDATE

2018 IRC

COMPTON - 1920

ADAIR HOMES INC. © COPYRIGHT 2021

PAGE: CS

SCALE: DATE: 12/03/2021
 DRAFTED BY: MG
 REV:

IHMS MODEL CODE - JOB #:
 A43 - LO-30684

PLAN ORIENTATION:
 STANDARD

GARAGE CONFIGURATION:
 FRONT
 COVERSHEET

ADAIR HOMES, INC
 1311 SE CARDINAL COURT
 SUITE 100
 VANCOUVER, WA 98683

ENGINEERED

1) THIS PLAN IS Laterally and vertically ENGINEERED.
 2) ENGINEERED REQUIREMENTS AND DETAILS (SEE 'S' SHEETS) SUPERSEDE ARCHITECTURAL DETAILS FOR SAID ELEMENTS OR PLAN.
 3) ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTOR'S USE AND REFERENCE.

FOUNDATION NOTES

1) MIN. COMPRESSIVE STRENGTH OF CONCRETE (TABLE R402.2) U.N.O. PER ENGINEER.

TYPE/LOCATION	WEATHERING POTENTIAL		
	NEGLIGIBLE	MODERATE	SEVERE
FOUNDATIONS, BASEMENT WALLS, CONCRETE NOT EXP. TO WEATHER	2500 PSI	2500 PSI	2500 PSI AIR ENTRAINED
BASEMENT SLABS	2500 PSI	2500 PSI	2500 PSI AIR ENTRAINED
FOUNDATIONS, BASEMENT WALLS, OTHER VERT CONC EXPOSED TO WEATHER	2500 PSI	3000 PSI AIR ENTRAINED	3000 PSI AIR ENTRAINED
GARAGE FLOOR SLABS, PORCHES & STEPS EXP TO WEATHER	2500 PSI	3000 PSI AIR ENTRAINED	3500 PSI AIR ENTRAINED

2) FOUNDATIONS WITH STEM WALLS SHALL HAVE REINFORCEMENT PER ENGINEER.
 3) BOTTOM REINFORCEMENT SHALL BE PLACED A MIN OF 3" ABOVE THE BOTTOM OF THE FOOTING.
 4) MUDSILLS AT EXTERIOR WALLS, INTERIOR BEARING WALL SOLE PLATES, AND INTERIOR BRACED WALL PLATES THAT ARE SUPPORTED ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION WITH MIN 5/8" ANCHOR BOLTS @ 4'-0" OC. MIN ANCHOR BOLTS AT BOARD ENDS ARE TO BE A MAX. OF 12" AND NOT LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. ANCHOR BOLTS TO HAVE MIN 7" EMBEDMENT INTO CONCRETE FOUNDATION. OTHER INTERIOR BEARING WALLS NOT DENOTED ON THE PLANS AS REQUIRING ANCHOR BOLTS. SHALL BE CONNECTED TO FOOTINGS WITH APPROVED FASTENERS. (R403.1.6 & R403.1.6.1)
 5) CONCRETE PAD FOOTINGS SHALL HAVE REINFORCEMENT PER ENGINEER.
 6) A PLATE WASHER CONFORMING TO SECTION R602.11.1 SHALL BE PROVIDED FOR ALL ANCHOR BOLTS. PLATE WASHER TO BE A MIN. OF 0.229 INCH x 3 INCHES x 3 INCHES.
 7) ADJUST FOOTING DEPTH AS NECESSARY PER FROST DEPTH REQUIREMENTS.
 8) CRAWL SPACE VENTILATION SHALL BE PROVIDED AT A RATIO OF 1/300 PER IRC R408.1. A FOUNDATION VENT SHALL BE PROVIDED WITHIN 3' OF BUILDING CORNERS. INSTALL CLASS 1 VAPOR BARRIER IN CRAWL SPACE PER MANUF. SPECIFICATIONS (JOINTS LAPPED 12" AT SEAMS AND EXTEND MIN. 12" UP FOUNDATION WALLS).

FRAMING NOTES

1) ALL EXTERIOR WALL STUDS, HOUSE AND GARAGE, SHALL BE 2x6 @ 16" OC.
 2) WALL STUDS SHALL BE DF/L #2, UNLESS NOTED OTHERWISE.
 3) STRUCTURAL MEMBERS (POSTS, BEAMS, ETC) SHALL BE A MIN OF DF/L #2, UNLESS NOTED OTHERWISE. ALL STUDS AT WHERE HOLD-DOWNS ATTACH SHALL BE DF-L #2.
 4) WOOD IN CONTACT WITH CONCRETE SHOULD BE PRESERVATIVE-TREATED (PT) WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS.
 5) PROVIDE MIN. A SINGLE OR MULTIPLE STUDS UNDER GIRDER BEARING POINTS TO MATCH THE NUMBER OF MEMBERS IN THE TRUSS, UNLESS NOTED OTHERWISE.
 6) DOOR ROUGH OPENINGS SHALL BE A MINIMUM OF 3" FROM THE FACE OF ADJACENT WALLS.
 7) PROVIDE SOLID HEADERS IN OPENINGS IN INTERIOR BEARING WALLS.
 8) BEAMS SHALL BE ATTACHED TO POSTS AND POSTS TO FOOTINGS/SUPPORT MEMBERS WITH APPROPRIATE FASTENERS. FASTENERS INSTALLED IN PRESERVATIVE-TREATED (PT) WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED WITH MIN COATING WEIGHT COMPLYING WITH ASTM A 153. THIS INCLUDES NUTS AND WASHERS. FASTENERS OTHER THAN NAILS AND TIMBER RIVETS ARE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC-COATED WITH COATING WEIGHTS COMPLYING WITH ASTM B 695, CLASS 55 MIN.
 9) STUD HEIGHT IS DEPENDENT ON BUILDING PLATE HEIGHT:
 92 5/8" TALL STUDS = 8" PLATE
 104 5/8" TALL STUDS = 9" PLATE
 116 5/8" TALL STUDS = 10" PLATE
 10) SEE ENGINEER'S PLANS ('S' SHEETS) FOR WINDOW/ DOOR HEADER CALLOUTS.
 10) SEE 'D' SHEETS FOR FRAMING DETAILS AS WELL AS ENGINEER'S 'S' OR 'D' SHEETS.
 11) FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (R302.11):
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS (VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET)
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL. WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
 - AT CHIMNEYS AND FIREPLACES.

HVAC NOTES

1) ALL NEW DUCT SYSTEMS AND AIR HANDLING EQUIPMENT AND APPLIANCES SHALL BE LOCATED FULLY WITHIN THE BUILDING THERMAL ENVELOPE N1105.3
 EXCEPTIONS:
 1. VENTILATION INTAKE DUCTWORK AND EXHAUST DUCTWORK
 2. UP TO 5 PERCENT OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE
 3. DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE WITH ALL THE FOLLOWING:
 3.1 INSULATION SHALL BE INSTALLED TO FILL GAPS AND VOIDS BETWEEN THE DUCT AND THE CEILING, AND A MINIMUM OF R-19 SHALL BE INSTALLED ABOVE THE DUCT BETWEEN THE DUCT AND UNCONDITIONED ATTIC.
 3.2 INSULATION DEPTH MARKER FLAGS SHALL BE INSTALLED ON THE DUCTS EVERY 10 (3048mm) OR AS APPROVED BY THE BUILDING OFFICIAL.
 2) BATHROOM EXHAUST FANS AND OUTDOOR VENTILATION SUPPLY FANS SHALL BE ENERGY STAR CERTIFIED

FLOOR JOIST NOTES

1) SEE PLANS FOR JOIST LAYOUT
 2) FLOOR JOISTS SHALL BE BLOCKED PER THE JOIST MANUFACTURER'S INSTRUCTIONS
 3) FULL DEPTH BLOCKING SHALL BE PROVIDED AT INTERMEDIATE JOIST SUPPORTS.
 4) LATERAL RESTRAINT OF FLOOR JOISTS AT JOIST ENDS TO BE PROVIDED PER DETAIL 1/D1 AND PER THE ENGINEER OF RECORD.
 5) JOISTS TO BE HUNG TO BEAMS HELD UP IN FLOOR SYSTEM WITH APPROVED JOIST HANGERS.
 6) PENETRATIONS THROUGH JOIST WEBS TO BE PERMITTED PER MANUFACTURER'S SPECIFICATIONS ONLY.
 7) OFFSET JOISTS TO AVOID PLUMBING, ETC. PER JOIST LAYOUT AND/OR MANUFACTURER'S SPECIFICATIONS. OFFSETS SHALL NOT EXCEED 3".

FLOOR PLAN NOTES

1) BEDROOMS, HABITABLE ATTICS, AND BASEMENTS SHALL HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW. WHERE BASEMENTS HAVE MULTIPLE BEDROOMS, EACH BEDROOM SHALL HAVE AN EGRESS WINDOW. EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SILL HEIGHT NOT MORE THAN 44" AFF
 - CLEAR NET OPENING AREA OF 5.7 SF
 - CLEAR NET OPENING HEIGHT OF 24"
 - CLEAR NET OPENING WIDTH OF 20"
 2) WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE GRADE, THE SILL SHALL NOT BE LESS THAN 24" AFF. IF THE SILL HEIGHT IS LESS THAN 24", THE WINDOW SHALL BE EQUIPPED WITH AN OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.
 3) PROVIDE A SMOKE DETECTOR IN EVERY BEDROOM. PROVIDE A COMBINATION CARBON MONOXIDE / SMOKE DETECTOR TO THE COMMON SPACE (HALLWAY, BONUS ROOM, ETC) ON EACH FLOOR. CO/SD DETECTOR TO BE WITHIN 14' OF EACH BEDROOM ENTRANCE. MULTIPLE CO/SD DETECTORS MAY BE NECESSARY ON A SINGLE FLOOR PER PLAN LAYOUT. SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WILL PREVENT THE PLACEMENT OF A REQUIRED SMOKE ALARM.
 4) PROVIDE INSULATION DAMS AT ALL CEILING MOUNTED HEATER LOCATIONS (IF APPLICABLE).
 5) NATURAL LIGHT TO BE PROVIDED AT A RATIO OF 8% OF FLOOR AREA OF HABITABLE ROOMS. NATURAL VENTILATION TO BE PROVIDED AT A RATIO OF 4% OF FLOOR AREA OF HABITABLE ROOMS.
 6) ALL INTERIOR WALL SURFACES AND CEILINGS TO BE SHEETROCKED WITH 1/2" GYP BD, OR AS REQUIRED PER LOCAL JURISDICTIONAL REQUIREMENTS. THIS WILL INCLUDE ANY ACCESSIBLE UNDER-STAIR LOCATIONS. ALL TUB/SHOWER ENCLOSURES SHALL HAVE WATER RESISTANT GYP BD.
 7) APPLY 1/2" GYP BD TO GARAGE WALLS AND CEILING. IF THERE IS HABITABLE SPACE ABOVE THE GARAGE, THE LID SHALL HAVE 5/8" TYPE 'X' GYP BD, AND ALL SUPPORTING WALLS 1/2" GYP BD (LOCAL JURISDICTIONAL REQUIREMENTS MAY SUPERSEDE THESE REQUIREMENTS - CHECK WITH LOCAL JURISDICTION).

ELECTRICAL NOTES

1) ACTUAL LOCATION OF ELECTRICAL OUTLETS, ELECTRIC RESISTANCE HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
 2) ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, STAIRWAYS AND GARAGES TO HAVE A MINIMUM OF ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE OR OUTLET.
 3) STAIRWAYS MUST BE ILLUMINATED IN ONE OF TWO WAYS:
 a) ARTIFICIAL LIGHTING IN THE VICINITY OF EACH LANDING (TOP, BOTTOM, AND INTERMEDIATE).
 b) ARTIFICIAL LIGHTING OVER EACH INDIVIDUAL STAIRWAY SECTION.
 4) STAIRWAYS SHALL HAVE A CONTROL SWITCH AT EACH FLOOR.
 5) AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER.
 5) RANGE HOOD EXHAUST FAN RATE TO BE MIN. 150 CFM
 6) BATHROOM EXHAUST FAN RATE TO BE MIN. 80 CFM
 7) PROVIDE (1) CONTINUOUSLY OPERATING EXHAUST FAN PER HOME. SEE PLANS FOR LOCATION.
 8) RECEPTACLE OUTLETS SHALL BE DISTRIBUTED IN EVERY HABITABLE ROOM (KITCHEN, BEDROOM, LIVING ROOM, DINING ROOM, ETC) SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
 9) COUNTERTOP RECEPTACLES SHALL BE INSTALLED AT EVERY WALL COUNTERTOP SPACE THAT IS 12" OR WIDER AND SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET IN THAT SPACE.
 10) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.
 11) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION.
 12) ALL BATHROOM, GARAGE, OUTDOOR, UNFINISHED BASEMENT AND KITCHEN COUNTERTOP RECEPTACLE OUTLETS SHALL HAVE GFCI PROTECTION (IRC E3902).
 13) ALL RECEPTACLES THAT ARE LOCATED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK SHALL HAVE GFCI PROTECTION (IRC E3902.7).
 14) THE RECEPTACLE SUPPLYING THE DISHWASHER SHALL HAVE GFCI PROTECTION (IRC E3902.10).
 14) ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMP OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, GREAT ROOMS, DENS, BEDROOMS, CLOSETS, LAUNDRY ROOMS, HALLWAYS AND OTHER SIMILAR ROOMS OR AREAS SHALL HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER SECTION E3902.16.

2018 IRC
 SCALE: N
 DATE: 12/03/2021
 DRAFTED BY: MG
 REV:

ITEMS MODEL CODE - JOB #:
 A43 - LO-30684

PLAN ORIENTATION:
 STANDARD

GARAGE CONFIGURATION:
 FRONT

NOTES

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ENERGY EFFICIENCY - 2021 ORSC CHAPTER 11

PRESCRIPTIVE ENVELOPE REQUIREMENTS - TABLE N1101.1(1)										
OPTION	GLAZING AREA % OF FLOOR	GLAZING U-FACTOR	SKYLIGHT U-FACTOR	DOOR U-FACTOR	INSULATION			BASEMENT INS.		DUCTS
					CEILING	WALL	FLOOR	WALL	SLAB	
STD. BASE CASE	UNLIMITED	0.27	0.50	0.20	R-49*	R-21 W/ INS HEADERS	R-30	R-15 (CONT.)/ R-21 (FRAME)	R-15 2	R-8

ALL CONDITIONED SPACES WITHIN RESIDENTIAL BUILDINGS SHALL COMPLY WITH TABLE N1101.1(1) (ABOVE) AND ONE ADDITIONAL MEASURE FROM TABLE N1101.1(2) (BELOW)

ADDITIONAL MEASURES - TABLE N1101.1(2):

1 HIGH EFFICIENCY HVAC SYSTEM

- a. Gas-fired furnace or boiler AFUE 94 percent, or
- b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or
- c. Ground source heat pump COP 3.5 or Energy Star rated

2 HIGH EFFICIENCY WATER HEATING SYSTEM

- a. Natural gas/propane water heater with minimum UEF 0.90, or
- b. Electric heat pump water heater with minimum 2.0 COP, or
- c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower

*TABLE 1101.1(1) VAULTED CEILING SURFACE AREA EXCEEDING 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NO GREATER THAN U-0.026 (EQUIVALENT TO R-38 RAFTER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING).

N1104.5.2 INTERMEDIATE FRAMING FOR WALLS. INTERMEDIATE FRAMING FOR WALLS IS AN OPTIONAL CONSTRUCTION METHOD. INTERMEDIATE FRAMING, WHEN USED TO ACHIEVE IMPROVED WALL PERFORMANCE UNDER THE REQUIREMENTS OF TABLE 1101.1(1) OR TABLE N1104.1(2), SHALL MEET THE FOLLOWING REQUIREMENTS:

1. WALLS. WALLS SHALL BE FRAMED WITH 2 X STUDS AT 16 INCHES (406 MM) ON CENTER AND SHALL INCLUDE THE FOLLOWING, AS DETAILED IN ITEMS 2 AND 3.
2. CORNERS AND INTERSECTIONS. EXTERIOR WALL AND CEILING CORNERS SHALL BE FULLY INSULATED THROUGH THE USE OF THREE-STUD CORNERS CONFIGURED TO ALLOW FULL INSULATION INTO THE CORNER, OR TWO-STUD CORNERS AND DRYWALL BACKUP CLIPS OR OTHER APPROVED TECHNIQUE. INTERSECTIONS OF INTERIOR PARTITION WALLS WITH EXTERIOR WALLS SHALL BE FULLY INSULATED THROUGH THE USE OF SINGLE BACKER BOARDS, MID-HEIGHT BLOCKING, WITH DRYWALL CLIPS OR OTHER APPROVED TECHNIQUE.
3. HEADERS. VOIDS IN HEADERS 1 INCH (25.4 MM) TO 2 INCHES (51 MM) IN THICKNESS SHALL BE INSULATED WITH INSULATION THAT HAS A VALUE OF R-4 OR GREATER PER 1 INCH (25.4 MM) THICKNESS. VOIDS IN HEADERS GREATER THAN 2 INCHES (51 MM) IN DEPTH SHALL BE INSULATED TO A MINIMUM LEVEL OF R-10. NONSTRUCTURAL HEADERS (SUCH AS IN GABLE-END WALLS) SHALL BE ELIMINATED AND REPLACED WITH INSULATION TO ACHIEVE THERMAL PERFORMANCE LEVELS EQUIVALENT TO THE SURROUNDING AREA.

N1104.8.2 SEALING REQUIRED. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OR UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN A MANNER APPROVED BY THE BUILDING OFFICIAL. SEALING FOR THE PURPOSE OF CREATING A CONTINUOUS AIR BARRIER SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF TABLE N1104.8, OR THE DWELLING SHALL BE TESTED TO DEMONSTRATE A BLOWER DOOR RESULT NOT GREATER THAN 4.0 ACH50.

N1104.8.2.1 TOP PLATE SEALING. AT ALL WALLS IN CONTACT WITH VENTED ATTICS, THE WALL COVERING (GYPSUM BOARD OR OTHER) SHALL BE SEALED TO THE TOP PLATE WITH CAULK, SEALANT, GASKET OR OTHER APPROVED MATERIAL.

N1105.2 INSULATION OF DUCTS. ALL NEW DUCT SYSTEMS OR NEW PORTIONS OF DUCT SYSTEMS EXPOSED TO UNCONDITIONED SPACES, AND BURIED DUCTWORK WITHIN INSULATION THAT MEETS THE EXCEPTION TO SECTION N1105.3, SHALL BE INSULATED TO MINIMUM R-8.

EXCEPTIONS:
1. THE REPLACEMENT OR ADDITION OF A FURNACE, AIR CONDITIONER OR HEAT PUMP SHALL NOT REQUIRE EXISTING DUCTS TO BE INSULATED TO CURRENT CODE.

2. EXHAUST AND INTAKE DUCTWORK.
N1105.3 INSTALLATION OF DUCTS. ALL NEW DUCT SYSTEMS AND AIR HANDLING EQUIPMENT AND APPLIANCES SHALL BE LOCATED FULLY WITHIN THE BUILDING THERMAL ENVELOPE.

EXCEPTIONS:
1. VENTILATION INTAKE DUCTWORK AND EXHAUST DUCTWORK.
2. UP TO 5 PERCENT OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE.

3. DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE ALL OF THE FOLLOWING:
3.1. INSULATION SHALL BE INSTALLED TO FILL GAPS AND VOIDS BETWEEN THE DUCT AND THE CEILING, AND A MINIMUM OF R-19 INSULATION SHALL BE INSTALLED ABOVE THE DUCT BETWEEN THE DUCT AND UNCONDITIONED ATTIC.

3.2. INSULATION DEPTH MARKER FLAGS SHALL BE INSTALLED ON THE DUCTS EVERY 10 FEET (3048 MM) OR AS APPROVED BY THE BUILDING OFFICIAL.

N1106.2 DOMESTIC AND SERVICE HOT WATER SYSTEMS. DOMESTIC HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 AT THE FOLLOWING LOCATIONS:

1. PIPE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE.
2. THE FIRST 8 FEET (2438 MM) OF PIPE INTO AND OUT OF A WATER HEATER.
3. RECIRCULATING WATER PIPING.

N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4 INCHES BY 4 INCHES (102 MM BY 102 MM) WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24 INCHES (610 MM) HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM 3/4-INCH (19 MM) NONFLEXIBLE METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36 INCHES (914 MM).

WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6 INCHES (152 MM) ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR".
EXCEPTION: IN LIEU OF 3/4-INCH (19 MM) NONFLEXIBLE METAL RACEWAY, A MINIMUM NO. 10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6 INCHES (152 MM) ADDITIONAL WIRE IS PERMITTED.

MECHANICAL VENTILATION - 2021 ORSC CHAPTER 15

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

M1505.4.1 SYSTEM DESIGN. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE BALANCED VENTILATION. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS PART OF SUCH A SYSTEM. OUTDOOR AIR VENTILATION PROVIDED BY A SUPPLY FAN DUCTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION FOR THE BALANCED SYSTEM.

M1505.4.2 SYSTEM CONTROLS. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

M1505.4.3 MECHANICAL VENTILATION RATE. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1. VENTILATION RATE IN CUBIC FEET PER MINUTE = (0.01 x TOTAL SQUARE FOOT AREA OF HOUSE) + [7.5 x (NUMBER OF BEDROOMS + 1)]

EXCEPTION: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1505.4.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(2).

TABLE M1505.4.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIR FLOW RATE REQUIRMENTS						
DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS					
	0-1	2-3	4-5	6-7	> 7	
Airflow in CFM						
< 1,500	30	45	60	75	90	
1,501 - 3,000	45	60	75	90	105	
3,001 - 4,500	60	75	90	105	120	
4,501 - 6,000	75	90	105	120	135	
6,001 - 7,500	90	105	120	135	150	
> 7,500	105	120	135	150	165	

TABLE M1505.4.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS						
RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

 ADAIR HOMES INC. © COPYRIGHT 2021 ADAIR HOMES, INC 1311 SE CARDINAL COURT SUITE 100 VANCOUVER, WA 98683	PLAN ORIENTATION: STANDARD GARAGE CONFIGURATION: FRONT OREGON ENERGY	IHMS MODEL CODE - JOB #: A43 - LO-30684	SCALE: DATE: 12/03/2021 DRAFTED BY: MG REV:	2018 IRC PAGE: EO
			COMPTON - 1920	



FRONT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

CLASSIC ELEV. NOTES

EXTERIOR SIDING & TRIM SPECIFICATIONS

- 1) SIDING ON WALLS: HORIZONTAL LAP SIDING UN-G
- 2) SORTED AREAS: PLAIN PANEL SIDING WITH 4x4s TRIM AT PERIMETER.
- 3) TRIM AT EXTERIOR CORNERS: 5/4x4 TRIM
- 4) WRAPPED PORCH SUPPORT BEAM AND PILLARS: FRONT, BACK, BOTTOM (BETWEEN POSTS) AND EXPOSED END OF THE SUPPORT BEAM TO BE COVERED WITH PLAIN (NO GROOVE) PANEL SIDING POSTS TO BE WRAPPED PER DETAIL. 7x6" PILLAR COVER TO TERMINATE AT THE BOTTOM 8" BELOW THE TOP OF THE ROUGH FLOOR ELEVATION OF THE HOME. THE OWNER WILL PROVIDE THE FRONT PORCH (WOOD DECK OR CONCRETE SLAB) BASE TRIM TO BE ADJUSTED AS NEEDED.

CORROSIVE ENVIRONMENT PKG.:
STAINLESS STEEL FLASHING & NAILS, PLASTIC ROOF VENTS & STAINLESS STEEL 200amp UNDERGROUND ELEC. METER BASE

HIGH WIND EXPOSURE:
UPGRADED STRUCTURAL HARDWARE, HAND TABBED ROOF SHINGLES, HI-WIND GARAGE DOOR, PREMIUM VINYL WINDOW UPGRADE & OTHER REQUIREMENTS TO MEET LOCAL CODE.

NOTE:
EXTERIOR ELEVATIONS ARE DRAWN W/ ESTIMATED GRADES. ONCE SITE CLEARING & EXCAVATION IS COMPLETE, SOME ADJUSTMENTS MAY BE NECESSARY.

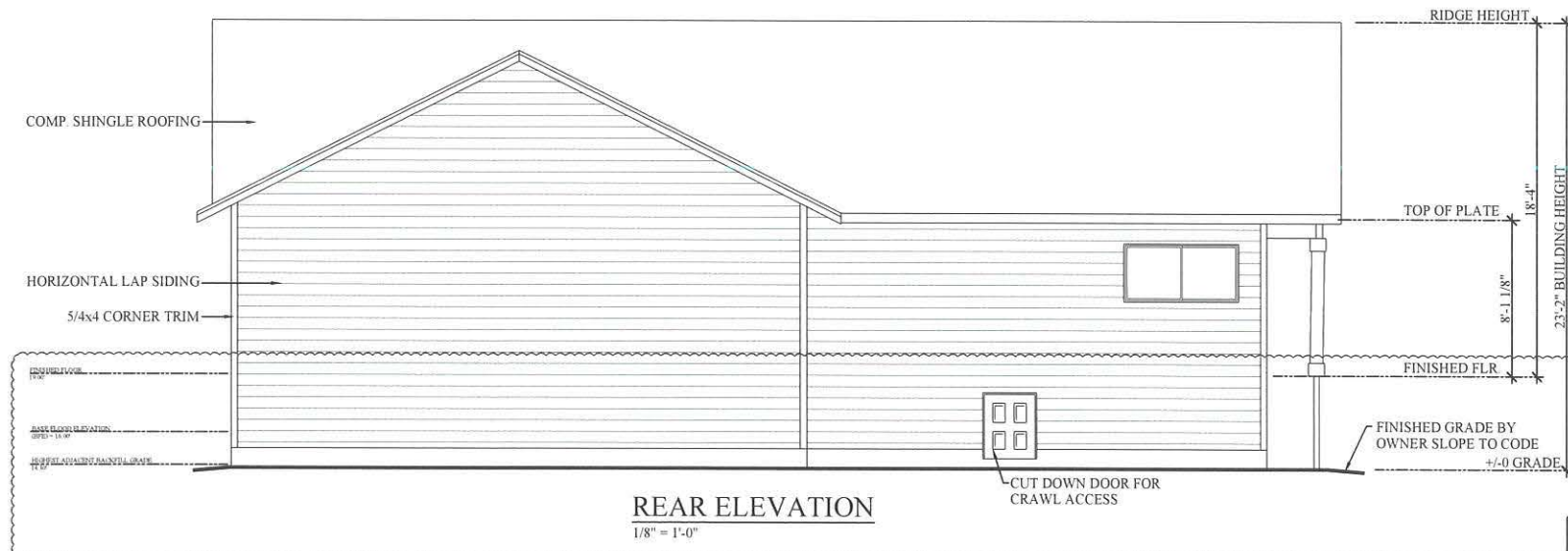
2018 IRC
SCALE: 1/8" = 1'-0"
DATE: 12/03/2021
DRAFTED BY: MG
REV: 1/17/22

COMPTON - 1920
IHMS MODEL CODE - JOB #:
A43 - LO-30684

PLAN ORIENTATION:
STANDARD

GARAGE CONFIGURATION:
FRONT
ELEVATIONS

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CLASSIC ELEV. NOTES

EXTERIOR SIDING & TRIM SPECIFICATIONS

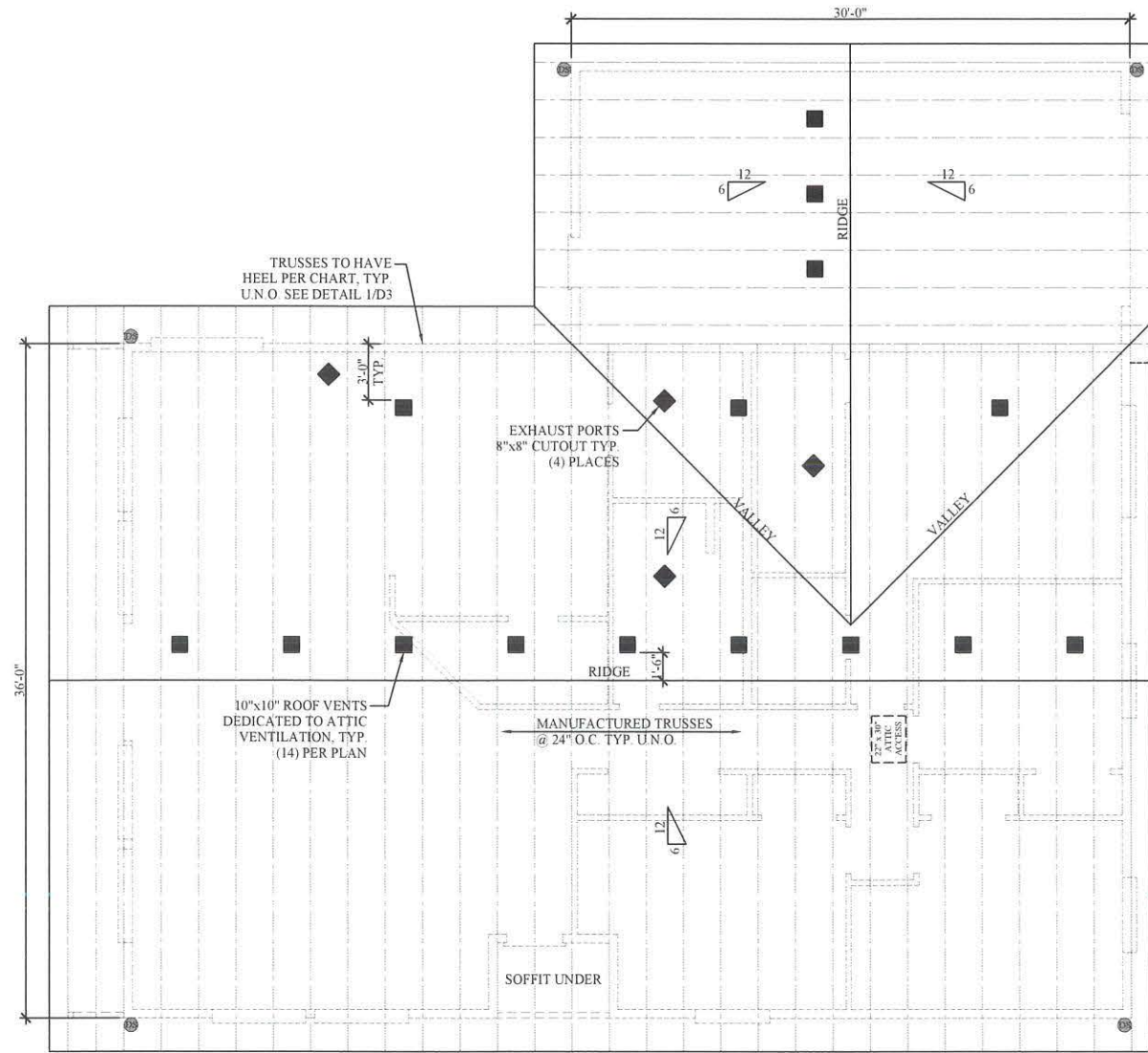
- 1) SIDING ON WALLS: HORIZONTAL LAP SIDING UNO.
- 2) SOFFITED AREAS: PLAIN PANEL SIDING WITH 4x43 TRIM AT PERIMETER.
- 3) TRIM AT EXTERIOR CORNERS: 5/4x4 TRIM
- 4) WRAPPED PORCH SUPPORT BEAM AND PILLARS: FRONT, BACK, BOTTOM (BETWEEN POSTS) AND EXPOSED END OF THE SUPPORT BEAM TO BE COVERED WITH PLAIN (NO GROOVE) PANEL SIDING. POSTS TO BE WRAPPED PER DETAIL 7x16. PILLAR COVER TO TERMINATE AT THE BOTTOM 8" BELOW THE TOP OF THE ROUGH FLOOR ELEVATION OF THE HOAR. THE OWNER WILL PROVIDE THE FRONT PORCH (WOOD DECK OR CONCRETE SLAB) BASE TRIM TO BE ADJUSTED AS NEEDED.

CORROSIVE ENVIRONMENT PKG.:
 STAINLESS STEEL FLASHING &
 NAILS, PLASTIC ROOF VENTS &
 STAINLESS STEEL 200amp
 UNDERGROUND ELEC. METER BASE

HIGH WIND EXPOSURE:
 UPGRADED STRUCTURAL HARDWARE,
 HAND TABBED ROOF SHINGLES,
 HI-WIND GARAGE DOOR, PREMIUM
 VINYL WINDOW UPGRADE & OTHER
 REQUIREMENTS TO MEET LOCAL CODE.

NOTE:
 EXTERIOR ELEVATIONS ARE DRAWN W/
 ESTIMATED GRADES. ONCE SITE
 CLEARING & EXCAVATION IS COMPLETE,
 SOME ADJUSTMENTS MAY BE NECESSARY.

2018 IRC		SCALE: 1/8" = 1'-0" DATE: 12/03/2021 DRAFTED BY: MG REV: 1/17/22	
COMPTON - 1920	IRMS MODEL CODE - JOB #:	A43 - LO-30684	
	GARAGE CONFIGURATION:	PLAN ORIENTATION:	STANDARD
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ROOF PLAN
1/8" = 1'-0"



VAULT AREAS

ROOF PLAN NOTES

- 1) PROVIDE PROTECTIVE FLASHING FOR ALL ROOF PENETRATIONS
- 2) REQUIRED VENTILATION OPENINGS SHALL BE COVERED W/ BUG/INSECT SCREENS.
- 3) REQUIRED VENTILATION OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND/OR RAIN.
- 4) INSTALL INSULATION SO THAT THE FREE FLOW OF AIR WITHIN THE ATTIC IS NOT BLOCKED. (IRC/ORSC R806.3)
- 5) COMPOSITION SHINGLE ROOFING TO BE INSTALLED OVER 15# ROOFING FELT PER MANUFACTURER'S SPECIFICATIONS.
- 6) SEE PLAN FOR ROOF PITCH.
- 7) GABLE END OVERHANGS ARE 12", EAVES ARE 2'-0" TYPICAL UNLESS NOTED OTHERWISE.
- 8) PORCH & PATIO COVERS TO BE SOFFITED W/ PLAIN PANEL SIDING, U.N.O. VENT THE ENCLOSED SPACE PER CODE.
- 9) PROVIDE & INSTALL RAIN GUTTERS & DOWNSPOUTS AS REQUIRED PER BUILD LOCATION.

VENTILATION

- 1) THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 40% BUT NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE BEING VENTILATED. THE REMAINING BALANCE OF THE REQUIRED VENTING WILL BE PROVIDED BY EAVE VENTS AND/OR LOW ROOF VENTS (R806.2).
- 2) ALTERNATIVE METHOD VENTILATION SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

VENTS:

- 1) 10"x10" ROOF VENTS ARE BASED ON 51 SQ IN NET FREE VENTILATION AREA PER VENT.
- 2) EAVE VENTS ARE BASED ON 9 SQ IN NET FREE VENTILATION AREA PER VENT.

MAIN ROOF:

AREA	344,720 SQ IN
REQUIRED VENTING	1,150 SQ IN
ROOF VENTS (HIGH)	575 SQ IN (12)
EAVE VENTS	450 SQ IN (50)
ROOF VENTS (LOW)	153 SQ IN (3)

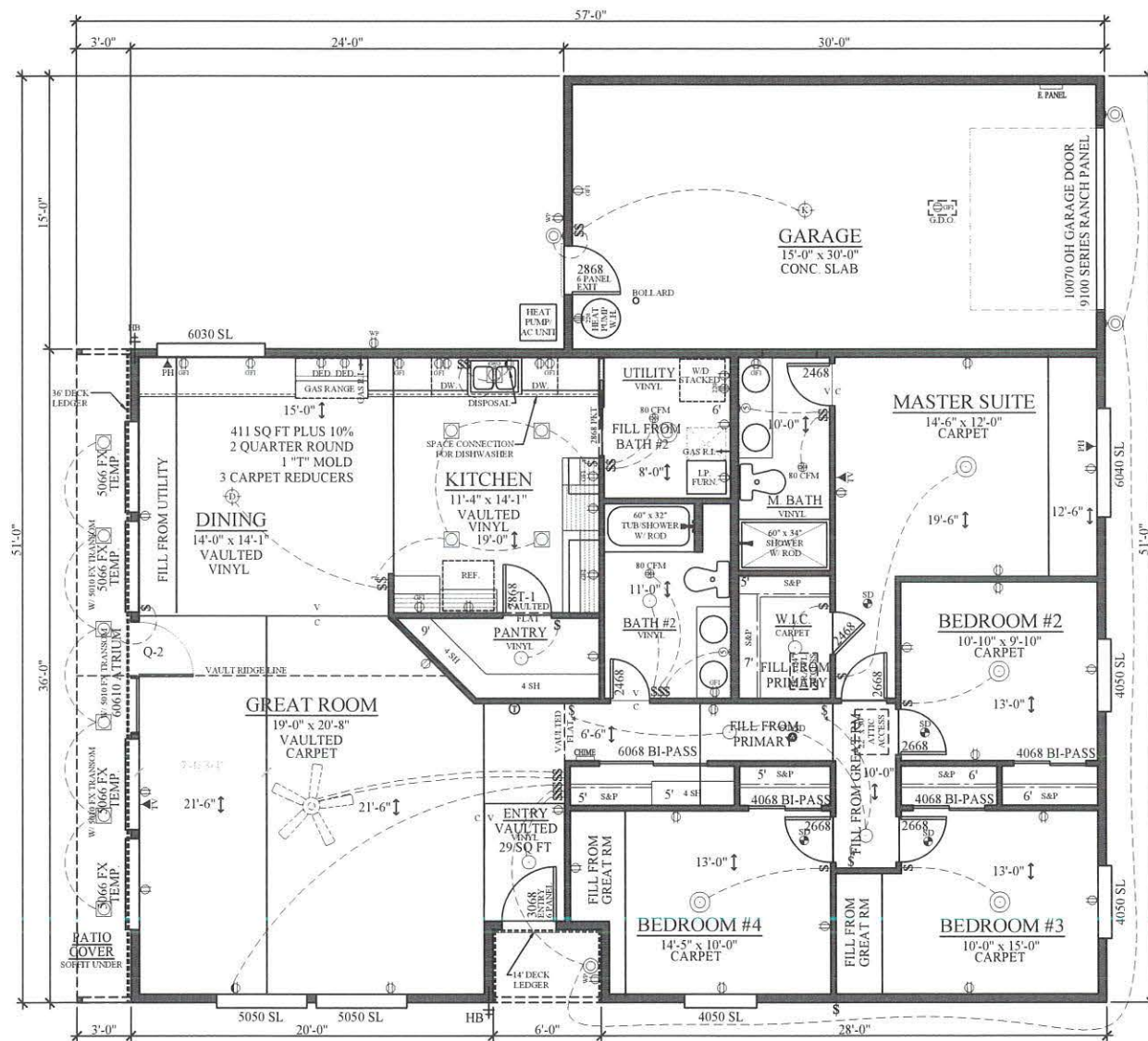
LEGEND

- ⊙ DOWNSPOUT ABOVE TO ROOF BELOW
- ⊙ DOWNSPOUT TO RAIN DRAIN
- 10"x10" STANDARD ATTIC SPACE ROOF VENT
- ◆ 8"x8" EXHAUST PORT

CORROSIVE ENVIRONMENT PKG.:
STAINLESS STEEL FLASHING &
NAILS & STAINLESS STEEL 200amp
UNDERGROUND ELEC. METER BASE

HIGH WIND EXPOSURE:
UPGRADED HI-WIND GARAGE DOOR,
PREMIUM VINYL WINDOW UPGRADE
AND OTHER REQUIREMENTS TO
MEET LOCAL CODE.

COMPTON - 1920	2018 IRC	SCALE: 1/8" = 1'-0" DATE: 12/03/2021 DRAFTED BY: MG REV:	PAGE: A2
	GARAGE CONFIGURATION: FRONT	IHS MODEL CODE - JOB # A43 - LO-30684	PLAN ORIENTATION: STANDARD
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FLOOR PLAN
1944 SF 1/8" = 1'-0"

FLOOR PLAN NOTES

- 1) SEE NOTES SHEET (SHEET "N") FOR GENERAL FLOOR PLAN NOTES.
- 2) FOR STRUCTURAL & LATERAL REQUIREMENTS SEE FRAMING PLANS & ALL "S" SHEETS.

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
FAN	
FAN - CEILING ROUGH-IN	
LIGHT - WALL MOUNT - EXT	
LIGHT - HANGING - DINING	
LIGHT - KEYLESS - EXP. BULB	
LIGHT - HANGING - 2 STORY	
LIGHT - BLANKED OUT BOX	
LIGHT - LARGE FLUSH MOUNT	
LIGHT - SMALL FLUSH MOUNT	
LIGHT - PENDANT	
LIGHT - 6" RECESSED CAN	
LIGHT - UNDER CABINET	
LIGHT - WALL MOUNT - VANITY	
OUTLET - 110	
OUTLET - EXTERIOR	
OUTLET - 220	
OUTLET - PHONE	
OUTLET - TV	
SMOKE DETECTOR	
SMOKE/CO DETECTOR	
SWITCH	

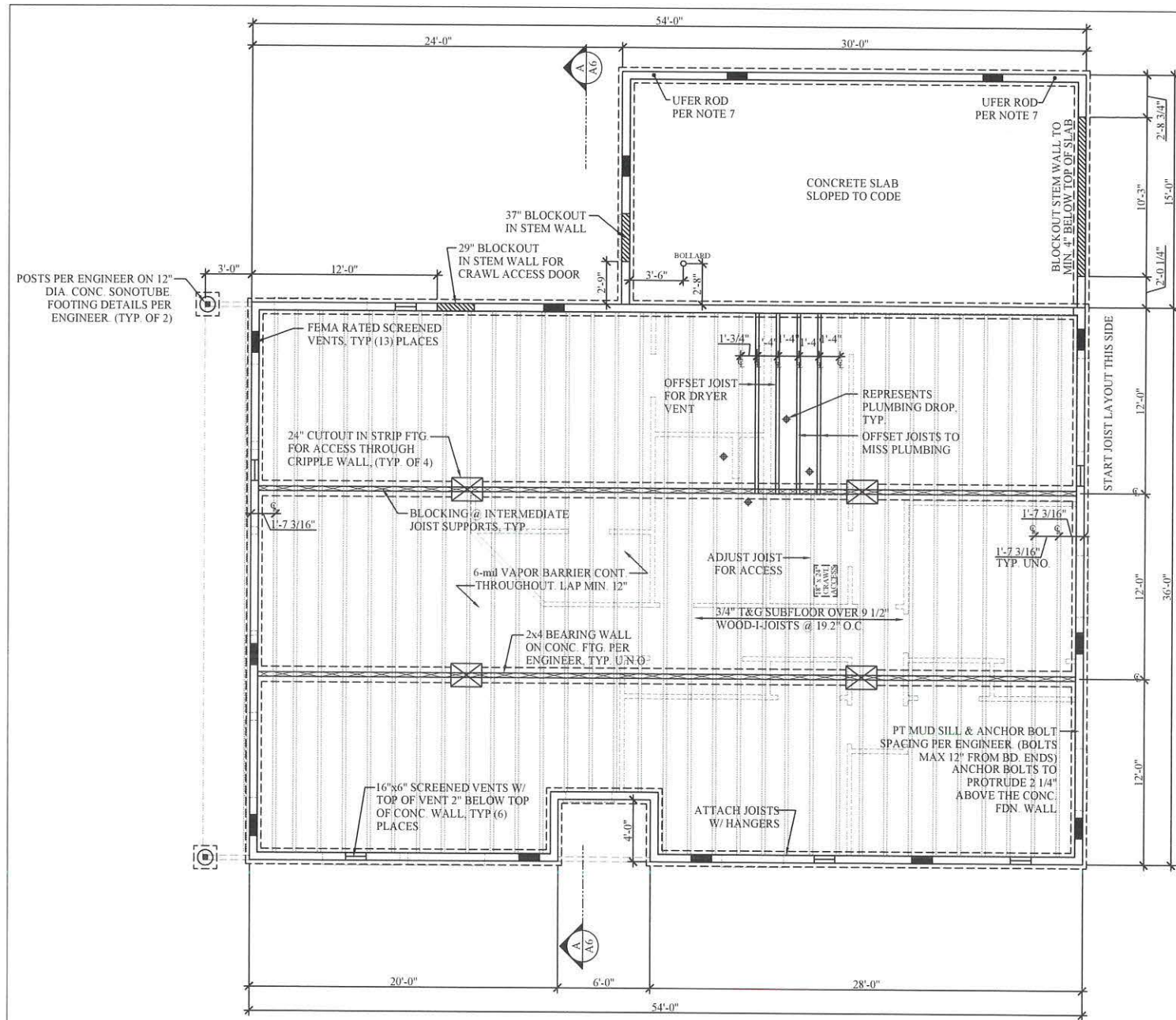


VAULT AREAS

CORROSIVE ENVIRONMENT PKG.:
STAINLESS STEEL FLASHING &
NAILS & STAINLESS STEEL 200amp
UNDERGROUND ELEC. METER BASE

HIGH WIND EXPOSURE:
UPGRADED HI-WIND GARAGE DOOR,
PREMIUM VINYL WINDOW UPGRADE
AND OTHER REQUIREMENTS TO
MEET LOCAL CODE.

COMPTON - 1920	2018 IRC	SCALE: 1/8" = 1'-0" DATE: 12/03/2021 DRAFTED BY: MG REV:
GARAGE CONFIGURATION: FRONT	PLAN ORIENTATION: STANDARD	HIMS MODEL CODE -JOB #: A43 - LO-30684
FLOOR PLAN		PAGE: A3
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FOUNDATION PLAN

1/8" = 1'-0"

STRUCTURAL NOTICE:

1. BEARING MEMBER SIZES NOTED ON STRUCTURAL ENGINEERING "S" SHEETS ARE TO SUPERCEDE ANY DEPICTED ON THE ARCH. SHEETS.
2. PROVIDE SINGLE OR MULTIPLE STUDS UNDER BEAMS, HEADERS, & GIRDER TRUSSES TO MATCH WIDTH OF SUPPORTED MEMBER UNLESS NOTED OTHERWISE ON ENGINEER'S "S" SHEETS.
3. ALL WINDOW & DOOR OPENINGS UNDER 6'-0" WIDE ARE TO HAVE A SINGLE 2x TRIMMER U.N.O. BY THE ENGINEER.
4. PROVIDE DBL 2x TRIMMERS UNDER ALL WINDOW & DOOR OPENINGS 6'-0" OR GREATER.

FDN PLAN NOTES

- 1) SEE ENGINEER'S NOTES SHEET FOR GENERAL FOUNDATION PLAN NOTES AND REQUIREMENTS.
- 2) [Symbol] = BEARING WALLS THAT ARE SUPPORTED ON CONTINUOUS FOOTINGS AND REQUIRE ANCHOR BOLT CONNECTION (PLATE TO FOOTING)
- 3) 2" DIAMETER WATER LINE BLOCKOUT AND 5" DIAMETER SEWER LINE BLOCKOUT LOCATION(S) TO BE IDENTIFIED ON SITE IF REQUIRED
- 4) [Symbol] = VENTS PROHIBITED IN DOOR SITES.
- 5) CRIPPLE WALLS W/ A STUD HEIGHT LESS THAN 14" SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE W/ WOOD STRUCTURAL PANELS FASTENED TO BOTH TOP & BOTTOM PLATES.
- 6) ALL POSTS AS WELL AS ANY BEARING WALLS PARALLEL TO THE FLOOR JOISTS ARE TO EXTEND TO DECKING.
- 7) PROVIDE (2) UFER GROUNDS TIED INTO REBAR GRID. (1) AT PANEL LOCATION & (1) AT MIN. 20 FT. SEPARATION.

VENTILATION

- 1) THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE CRAWLSPACE WITH THE USE OF A CLASS 1 VAPOR RETARDER MATERIAL. THERE SHALL BE ONE VENT MIN. WITHIN 3' OF EACH BUILDING CORNER.

FOUNDATION VENTS ARE BASED ON A SCREENED 16" x 6" VENT WITH A NET-FREE VENTILATING AREA OF 72 SQ IN PER VENT.

FEMA COMPLIANT FOUNDATION VENTS ARE BASED ON A SCREENED 16" x 8" VENT W/ A NET FREE VENTILATING AREA OF 51 SQ IN PER VENTS, AND 200 SQ FT FLOOD COVERAGE

HOUSE CRAWLSPACE: AIR VENTILATION

AREA	263.089 SQ IN
REQUIRED VENTING	877 SQ IN
VENTS PROVIDED (FEMA)	10 VENTS = 510 SQ IN. AIR
VENTS PROVIDED (STANDARD)	6 VENTS = 432 SQ IN. AIR
TOTAL PROVIDED VENTILATION	=942 SQ IN

HOUSE CRAWLSPACE: FLOOD VENTING

AREA	1828 SQ FT
REQUIRED VENTING	1828 SQ IN
VENTS PROVIDED (FEMA)	10 VENTS = 2000 SQ FT

GARAGE (FEMA VENTILATION):

AREA	450 SF
VENTS PROVIDED (FEMA)	3 VENTS (600 SF)

JOIST LAYOUT NOTES

- 2) [Symbol] = REPRESENTS FULL DEPTH BLOCKING AT JOIST ENDS (WHEN JOISTS END AT INTERIOR BEARING WALLS) AND INTERMEDIATE JOIST SUPPORTS
- 3) FOR ADDITIONAL NOTES AND INFORMATION SEE FLOOR JOIST NOTES ON SHEET 'N'.
- 4) REFER TO MANUFACTURER'S SPECIFICATIONS AND DRAWINGS FOR INSTALLATION.

JOIST LAYOUT FOR 19.2" SPACING

1 - 19 3/16" (1'-7 3/16")	9 - 172 13/16" (14'-4 13/16")
2 - 38 3/8" (3'-2 3/8")	16'-10 - 192" (16'-0")
3 - 57 5/8" (4'-9 5/8")	11 - 211 3/16" (17'-7 3/16")
4 - 76 13/16" (6'-4 13/16")	12 - 230 3/8" (19'-2 3/8")
8'-5 - 96" (8'-0")	13 - 249 5/8" (20'-9 5/8")
6 - 115 3/16" (9'-7 3/16")	14 - 268 13/16" (22'-4 13/16")
7 - 134 3/8" (11'-2 3/8")	24'-15 - 288" (24'-0")
8 - 153 5/8" (12'-9 5/8")	

2018 IRC

SCALE: 1/8" = 1'-0"
DATE: 12/03/2021
DRAFTED BY: MG
REV:

PAGE: A4

IRMS MODEL CODE - JOB #:
A43 - LO-30684

PLAN ORIENTATION:
STANDARD

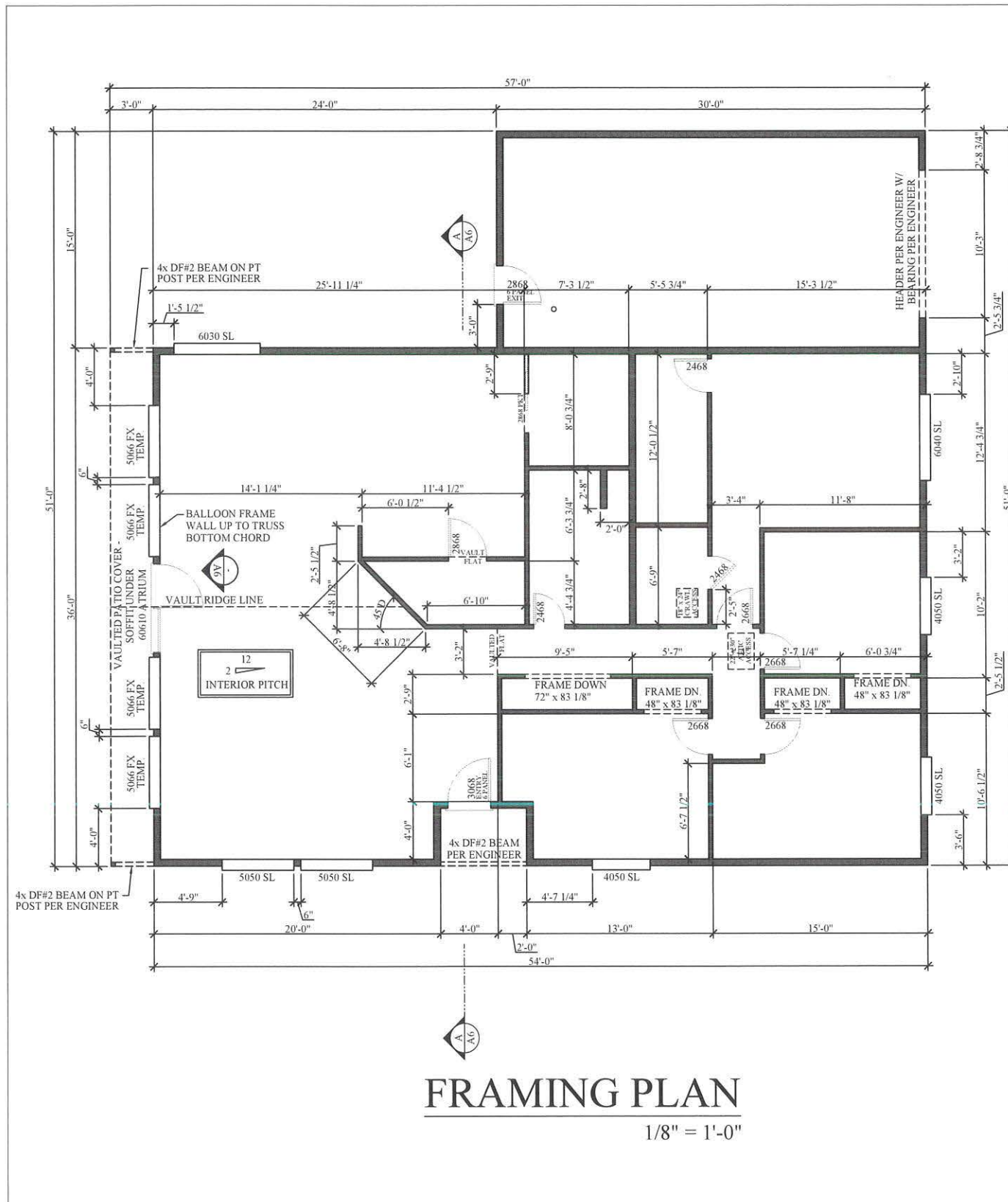
GARAGE CONFIGURATION:
FRONT

COMPTON - 1920

FOUNDATION PLAN

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SUITE 100
VANCOUVER, WA 98683



FRAMING PLAN
1/8" = 1'-0"



FRAMING PLAN NOTES

- 1) BEARING MEMBER SIZES NOTED ON STRUCTURAL ENGINEERING "S" SHEETS ARE TO SUPERCEDE ANY DEPICTED ON THE ARCHITECTURAL SHEETS.
- 2) PROVIDE SINGLE OR MULTIPLE STUDS UNDER BEAMS, HEADERS & GIRDER TRUSSES TO MATCH WIDTH OF SUPPORTED MEMBER UNLESS NOTED OTHERWISE ON ENGINEER'S "S" SHEETS.
- 3) ALL WINDOW & DOOR OPENINGS UNDER 6'-0" WIDE ARE TO HAVE A SINGLE 2x TRIMER UNLESS NOTED OTHERWISE BY THE ENGINEER.
- 4) PROVIDE DOUBLE 2x TRIMMERS UNDER ALL WINDOW & DOOR OPENINGS 6'-0" OR GREATER.

INT. & EXT. SWING DR. FRAMING

- 1) ROUGH OPENING **WIDTH** TO BE THE **DOOR SIZE +2"** UNLESS NOTED OTHERWISE ON PLAN OR BY MANUFACTURER'S SPECIFICATIONS.
- 2) ROUGH OPENING **HEIGHT** TO BE **82 5/8"** FOR TYP. 6'-8" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.
- 3) ROUGH OPENING **HEIGHT** TO BE **98 5/8"** FOR TYP. 8'-0" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.

WINDOW FRAMING NOTES

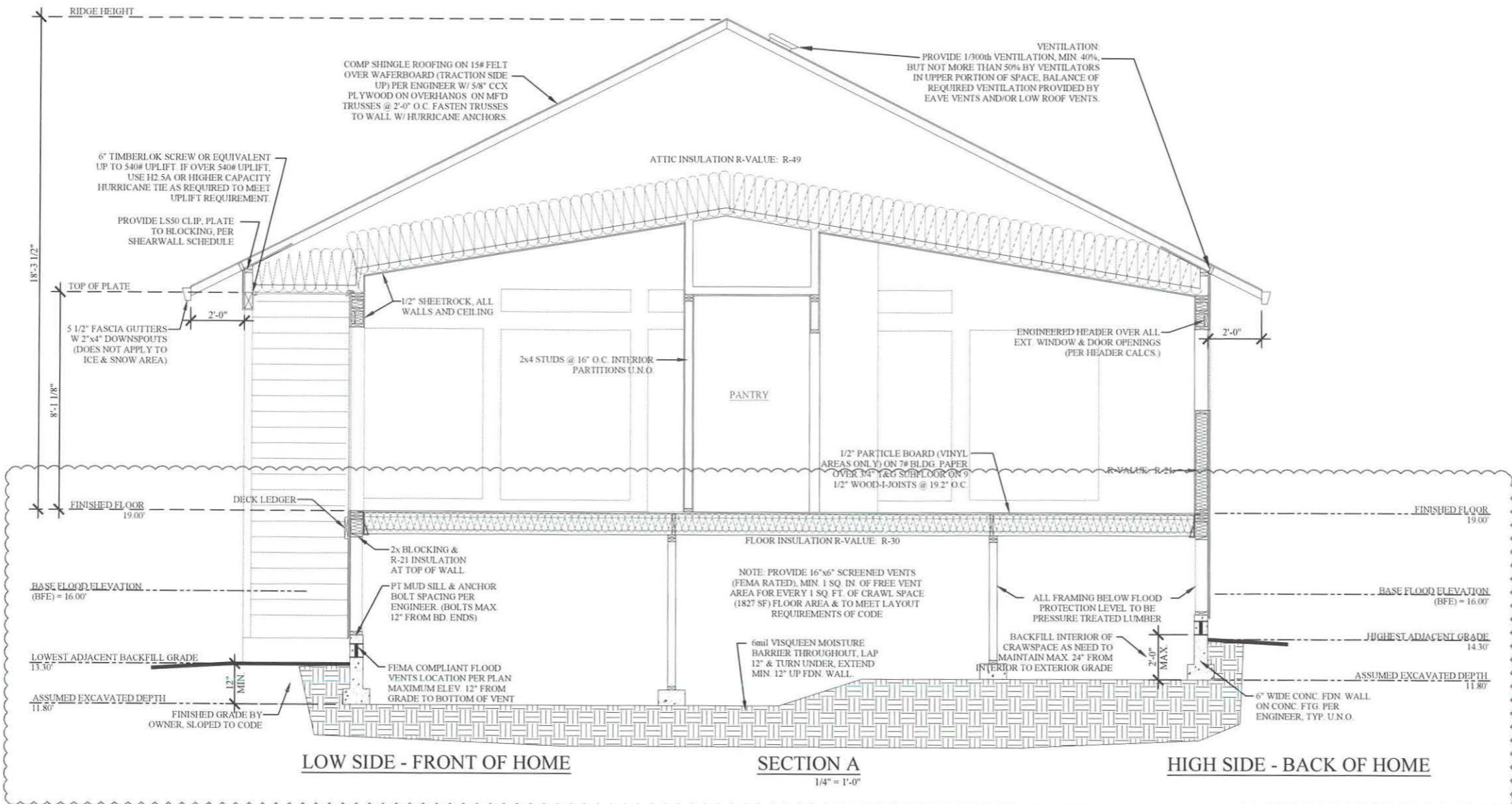
TYPICAL HEADETR HEIGHTS TO BE AS FOLLOWS U.N.O. ON PLAN:

MAIN FLOOR - 8'-1 1/8" PLATE: 6'-11 1/8"
 MAIN FLOOR - 9'-1 1/8" PLATE: 7'-11 1/8"
 UPPER FLOOR - 8'-1 1/8" PLATE: 7'-1 3/8"

CORROSIVE ENVIRONMENT PKG.:
 STAINLESS STEEL FLASHING &
 NAILS & STAINLESS STEEL 200amp
 UNDERGROUND ELEC. METER BASE

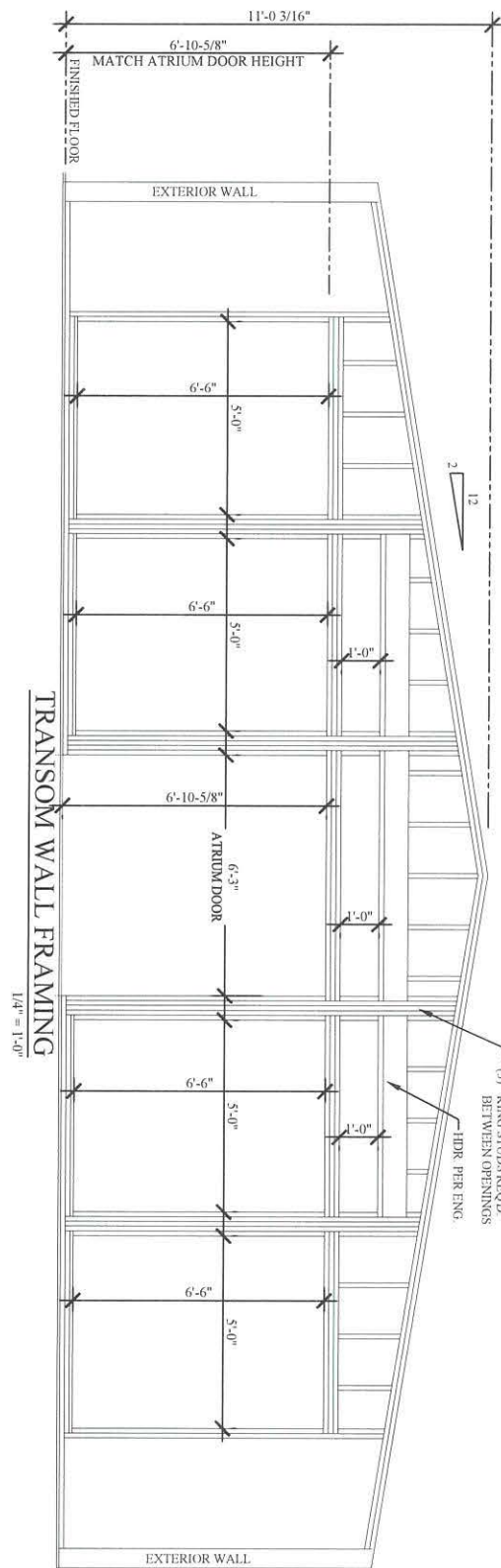
HIGH WIND EXPOSURE:
 UPGRADED HI-WIND GARAGE DOOR,
 PREMIUM VINYL WINDOW UPGRADE
 AND OTHER REQUIREMENTS TO
 MEET LOCAL CODE.

COMPTON - 1920	2018 IRC	PAGE: A5
	SCALE: 1/8" = 1'-0" DATE: 12/03/2021 DRAFTED BY: MG REV:	ITEMS MODEL CODE - JOB #: A43 - LO-30684
GARAGE CONFIGURATION: FRONT	PLAN ORIENTATION: STANDARD	FRAMING PLAN
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LOW SIDE - FRONT OF HOME SECTION A HIGH SIDE - BACK OF HOME
1/4" = 1'-0"

COMPTON - 1920 GARAGE CONFIGURATION: FRONT PLAN ORIENTATION: STANDARD IHMS MODEL CODE - JOB #: A43 - LO-30684	2018 IRC	SCALE: 1/4" = 1'-0" DATE: 12/03/2021 DRAFTED BY: MG REV: 1/17/22	PAGE: A6
	BUILDING SECTION A		
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GARAGE CONFIGURATION:
 FRONT

PLAN ORIENTATION:
 STANDARD

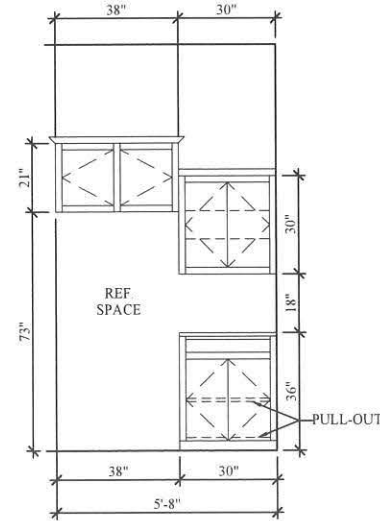
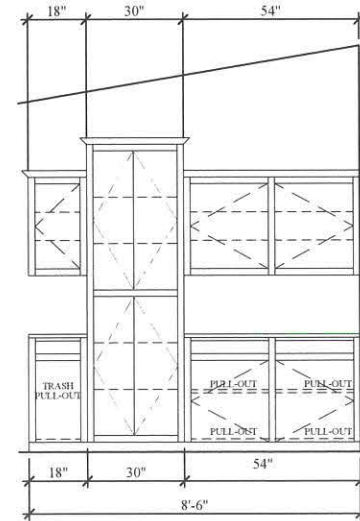
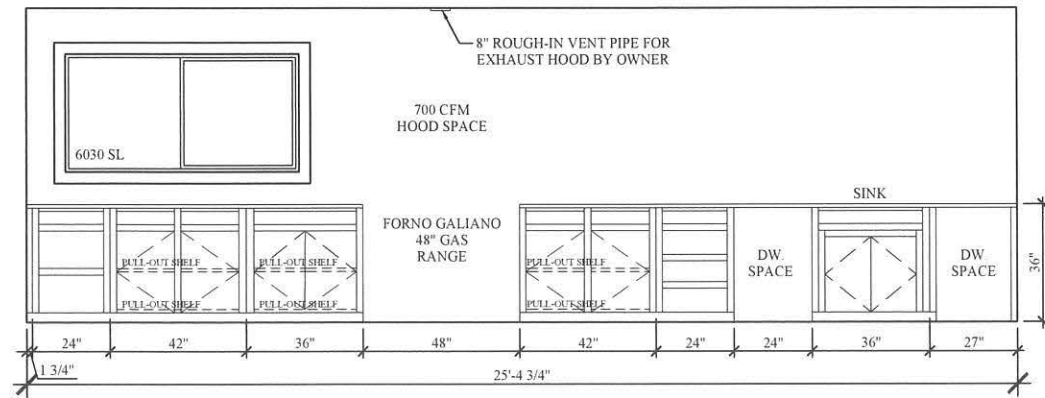
IHMS MODEL CODE - JOB #:
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SCALE: 1/4" = 1'-0"
 DATE: 12/03/2021
 DRAFTED BY: MG
 REV: 1/17/22

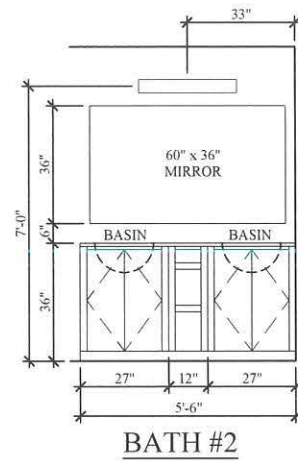
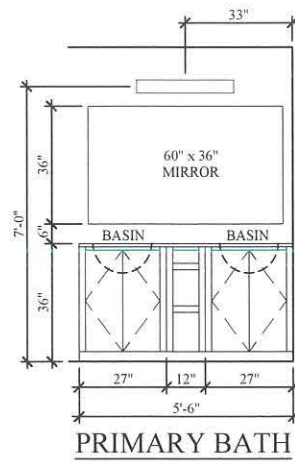
PAGE:

A6

BUILDING SECTION A



KITCHEN CABINETS



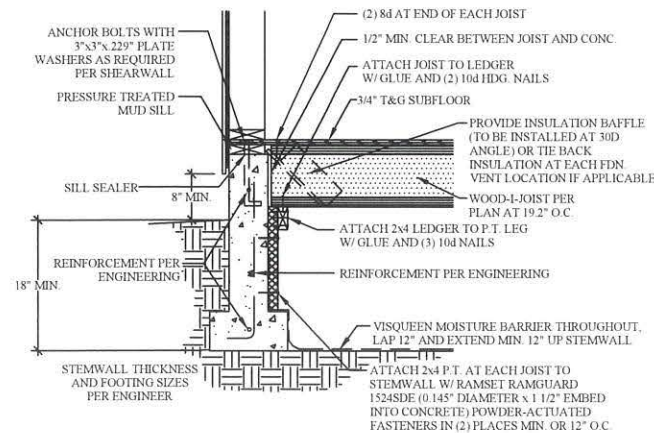
CABINET HARDWARE:
DO NOT DRILL CABINETS FOR
KNOBS OR PULLS. OWNER TO
PROVIDE AND INSTALL.

NOTES

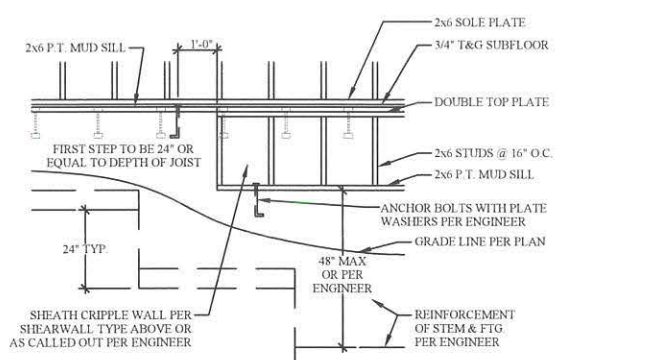
1. ALL CABINET DIMENSIONS SHALL BE CONFIRMED AFTER COMPLETION OF ROUGH FRAMING.
2. ALL DIMENSIONS MAY VARY, AND THE CABINETS ADJUSTED AS NECESSARY.
3. ACTUAL CABINET DESIGN TO BE DETERMINED BY THE CABINET MAKER.
4. MOUNT UPPER CABINETS SO THAT THERE IS 18" CLEAR FROM BASE OF UPPER CABINET TO TOP OF COUNTERTOP (20" CLEAR FROM BASE OF UPPER CABINET TO TOP OF COUNTERTOP WHEN VALANCE IS USED).

COMPTON - 1920 GARAGE CONFIGURATION: FRONT	PLAN ORIENTATION: STANDARD	IHMS MODEL CODE - JOB #: A43 - LO-30684	2018 IRC	SCALE: 1/4" = 1'-0" DATE: 12/03/2021 DRAFTED BY: MG REV:
			CABINET DETAILS	
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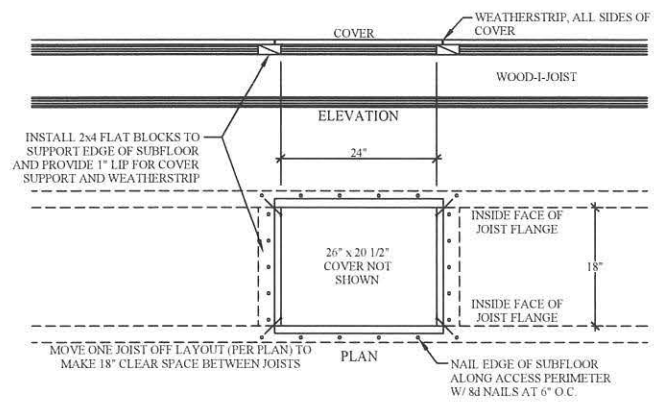
NOTES FOR FLOOR JOIST BEARING:
 1. JOIST SHALL BEAR A MINIMUM OF 1" ON THE VERTICAL 2x4 P.T. STUD WITH AN ADDITIONAL 1 1/2" FROM A HORIZONTAL LEDGER.
 2. TREAT EACH END OF THE 2x4 P.T. STUD WITH APPROVED SOLUTION TO PREVENT DECAY.



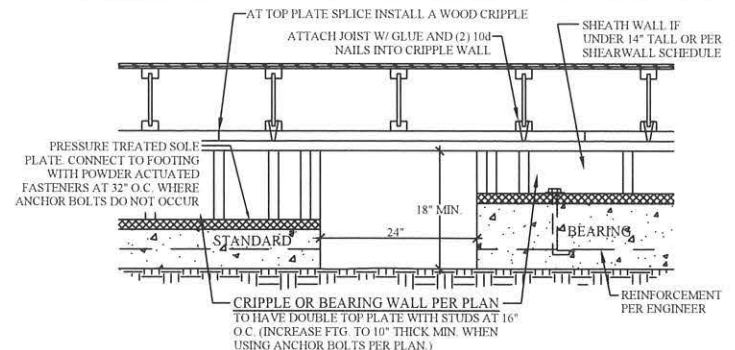
1 FOUNDATION & FLOOR SECTION
 SCALE: 1/2" = 1'-0"
 FULLY ENGINEERED PLAN



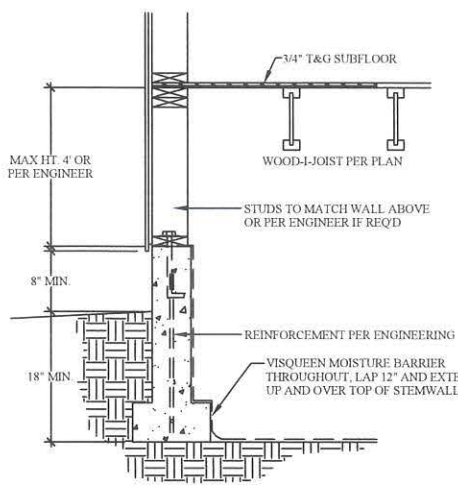
4a STEPPED FOUNDATION
 SCALE: 1/4" = 1'-0"
 PERPENDICULAR JOISTS



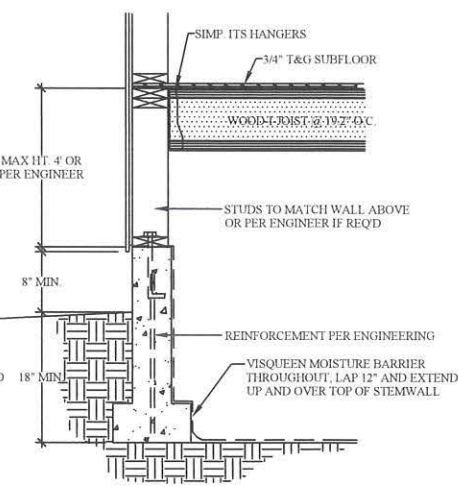
7 CRAWL SPACE ACCESS
 SCALE: 1/2" = 1'-0"



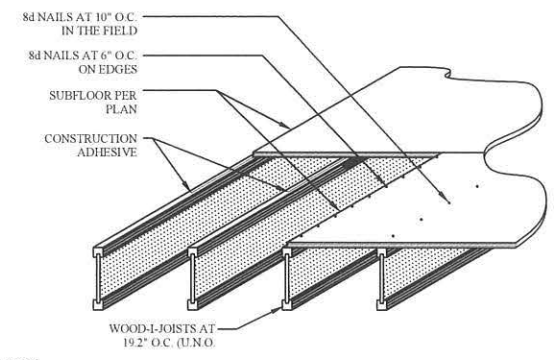
2 JOIST BEARING, PERPENDICULAR WALL
 SCALE: 1/2" = 1'-0"



5a STEPPED FOUNDATION
 SCALE: 1/2" = 1'-0"
 PARALLEL JOISTS AS NEEDED

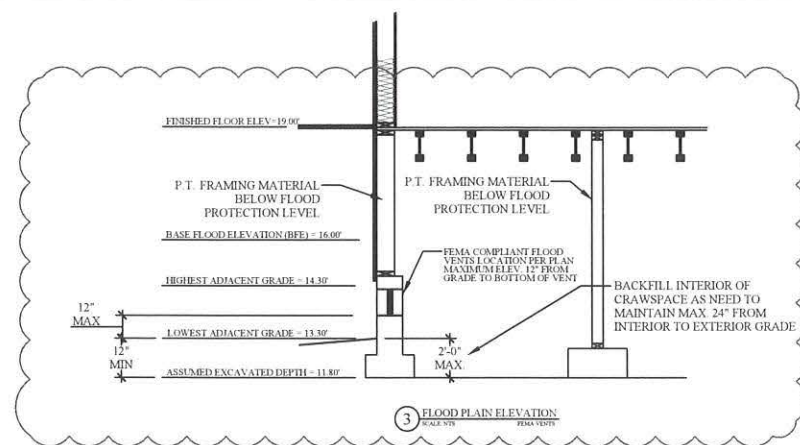


5b STEPPED FOUNDATION
 SCALE: 1/2" = 1'-0"
 PERPENDICULAR JOISTS AS NEEDED

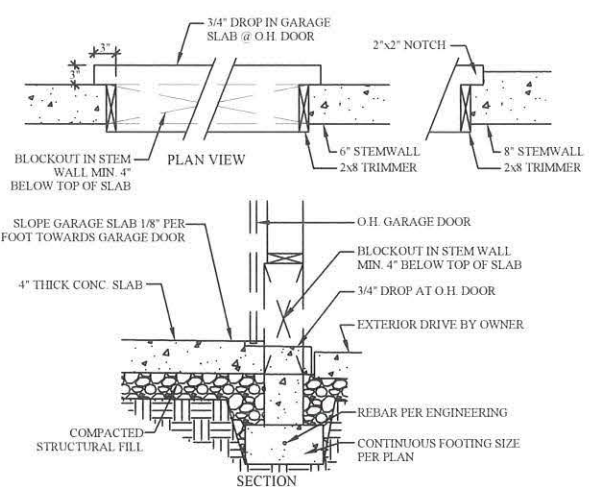


NOTES:
 1. LAY T&G SUBFLOOR WITH THE TONGUE TOWARD YOU AND THE GROOVE AWAY.
 2. GLUE AND NAIL EACH SHEET BEFORE INSTALLING THE NEXT.
 3. WHEN PUSHING THE SHEETS TOGETHER, PROTECT THE GROOVE EDGE OF THE SHEET WITH A 2x4 LAID ACROSS THE JOISTS.
 4. **GLUE LINE MUST BE CONTINUOUS FOR THE FULL WIDTH OF THE SHEET.**
 5. MAINTAIN 1/8" GAP AT THE END OF JOISTS.

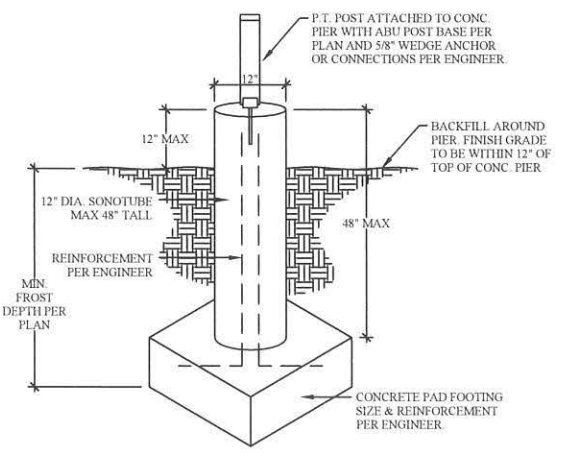
8 SUBFLOOR INSTALLATION
 SCALE: NTS



3 FLOOD PLAIN ELEVATION
 SCALE: NTS

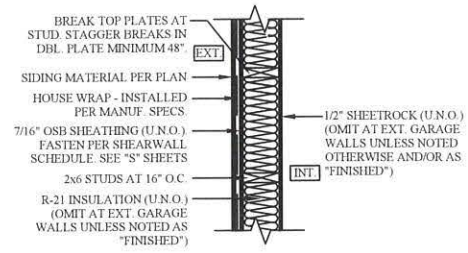


6 FOUNDATION at GARAGE DOOR
 SCALE: 1/2" = 1'-0"

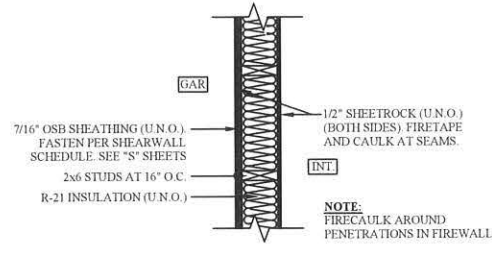


9 SONOTUBE PIER TO PAD FOOTING CONNECTION
 SCALE: NTS

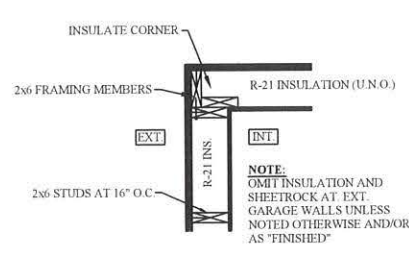
COMPTON - 1920	2018 IRC	PAGE: D1
	SCALE: AS SHOWN DATE: 12/03/2021 DRAFTED BY: MG REV: 1/17/22	IRMS MODEL CODE - JOB #: A43 - LO-30684
GARAGE CONFIGURATION: FRONT	PLAN ORIENTATION: STANDARD	DETAILS
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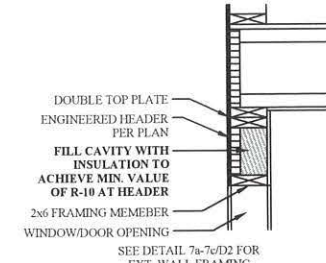
1 EXTERIOR WALL DETAIL
SCALE: 1/2" = 1'-0"



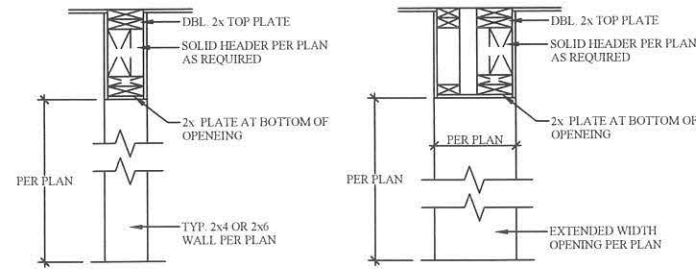
2 INTERIOR/GARAGE TRANSITION WALL
SCALE: 1/2" = 1'-0"



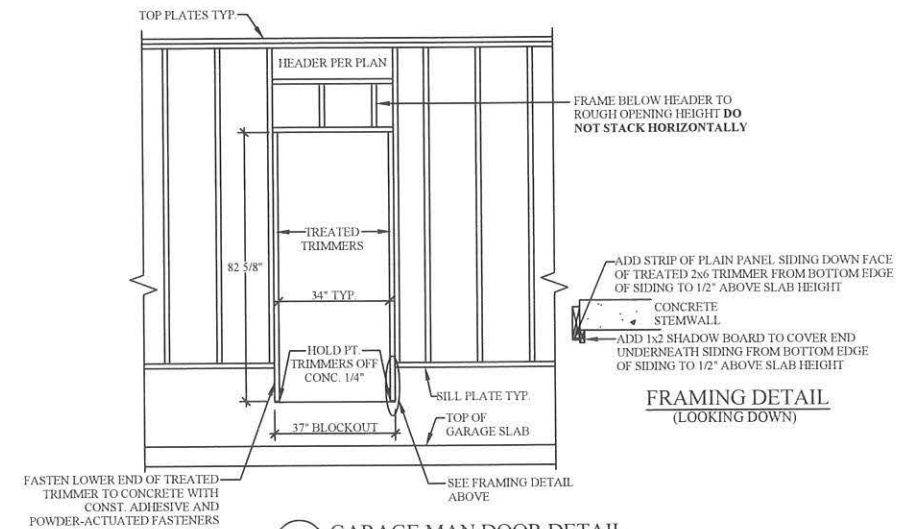
3 THREE STUD CORNER
SCALE: 1/2" = 1'-0"



4 INSULATED HEADER
SCALE: 1/2" = 1'-0"

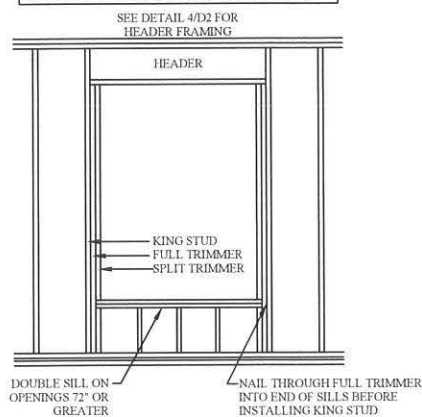


5 FRAME DOWN INTERIOR OPENING DETAIL
SCALE: 1/2" = 1'-0"



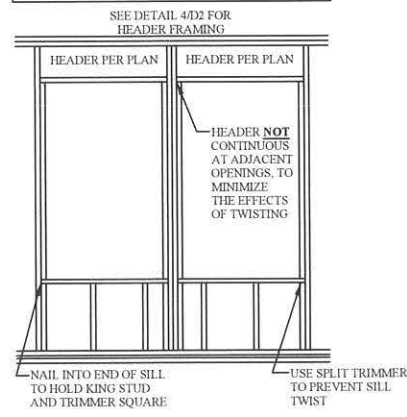
7 GARAGE MAN DOOR DETAIL
SCALE: 1/4" = 1'-0"

NOTE: TOP OF WINDOW ROUGH OPENINGS TO BE AS FOLLOWS, UNLESS NOTED OTHERWISE
MAIN & LOWER FLOOR
8 PLATE - 6'-11 1/8" A.F.F. W/9 1/2" TALL HEADERS
9 PLATE - 7'-11 1/8" A.F.F. W/9 1/2" TALL HEADERS

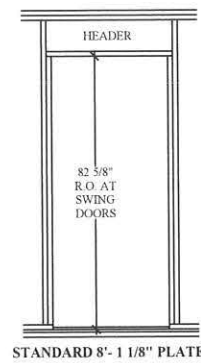


7a EXTERIOR WALL FRAMING
SCALE: 1/4" = 1'-0" AT TYPICAL WINDOW

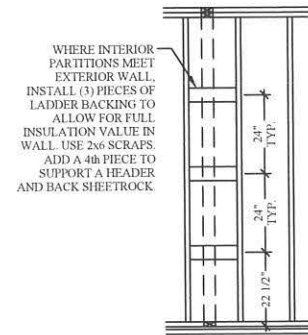
NOTE: TOP OF WINDOW ROUGH OPENINGS TO BE AS FOLLOWS, UNLESS NOTED OTHERWISE
MAIN & LOWER FLOOR
8 PLATE - 6'-11 1/8" A.F.F. W/9 1/2" TALL HEADERS
9 PLATE - 7'-11 1/8" A.F.F. W/9 1/2" TALL HEADERS



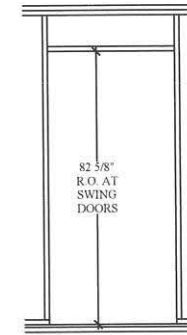
7b EXTERIOR WALL FRAMING
SCALE: 1/4" = 1'-0" AT DOUBLE WINDOW



7c EXTERIOR WALL FRAMING
SCALE: 1/4" = 1'-0" AT EXTERIOR SWING DOOR

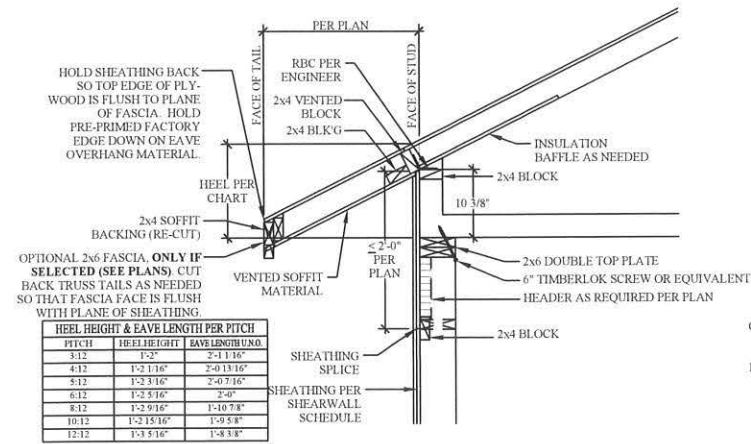


7d WALL INTERSECTION FRAMING
SCALE: 1/4" = 1'-0" AT INTERIOR OR EXTERIOR

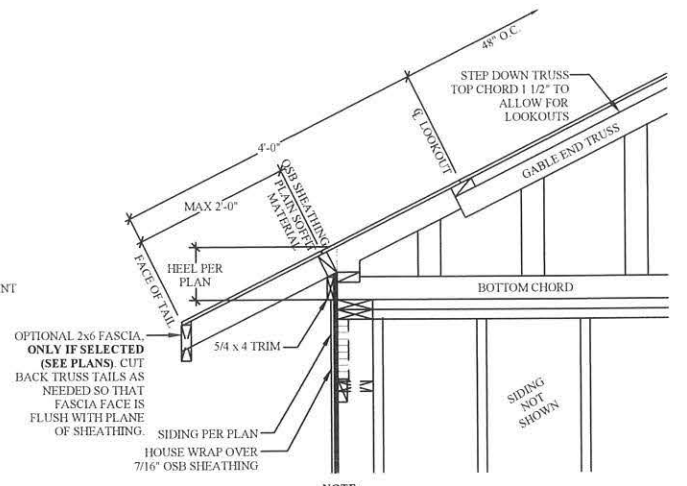


7e INTERIOR WALL FRAMING
SCALE: 1/4" = 1'-0" AT INTERIOR SWING DOOR

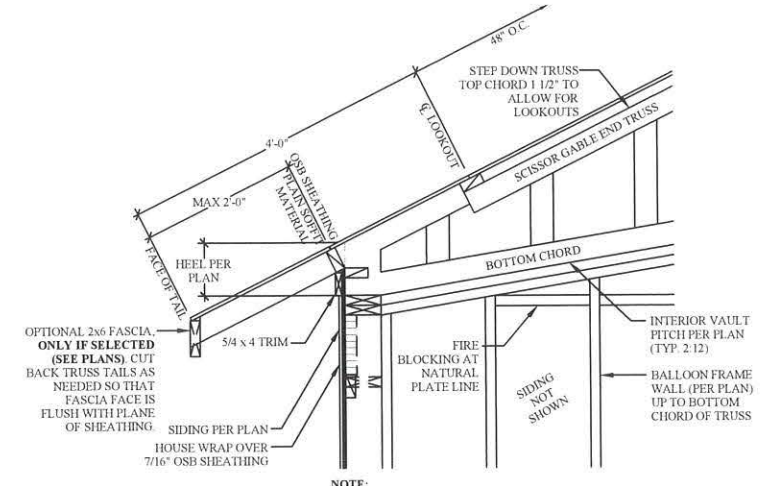
2018 IRC	SCALE: AS SHOWN	PAGE: D2
	DATE: 12/03/2021	DRAFTED BY: MG
COMPTON - 1920	THMS MODEL CODE - JOB #:	A43 - LO-30684
	PLAN ORIENTATION:	STANDARD
COMPTON - 1920	GARAGE CONFIGURATION:	FRONT
	DETAILS	
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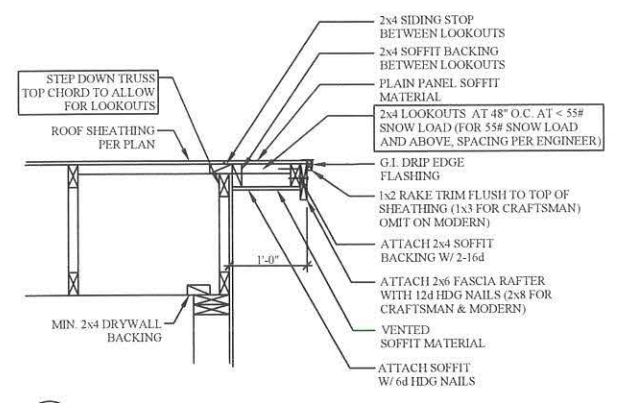
1 TRUSS BEARING ON 2x6 EXTERIOR WALL WITH VENTED ENCLOSED SOFFITS
SCALE: 1/2" = 1'-0"



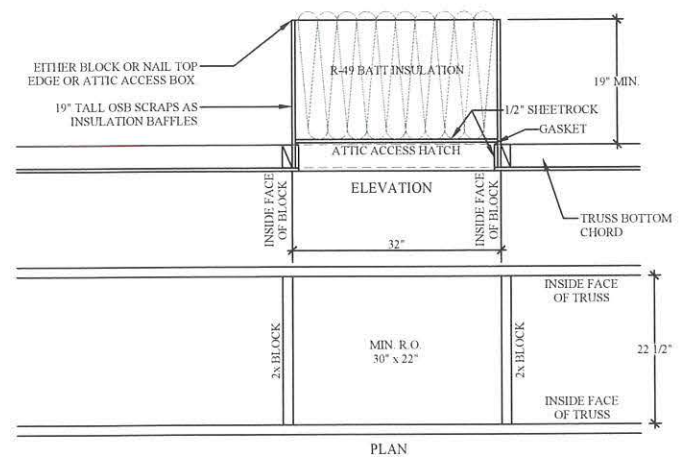
2a FLAT TRUSS AT GABLE END
SCALE: 1/2" = 1'-0"



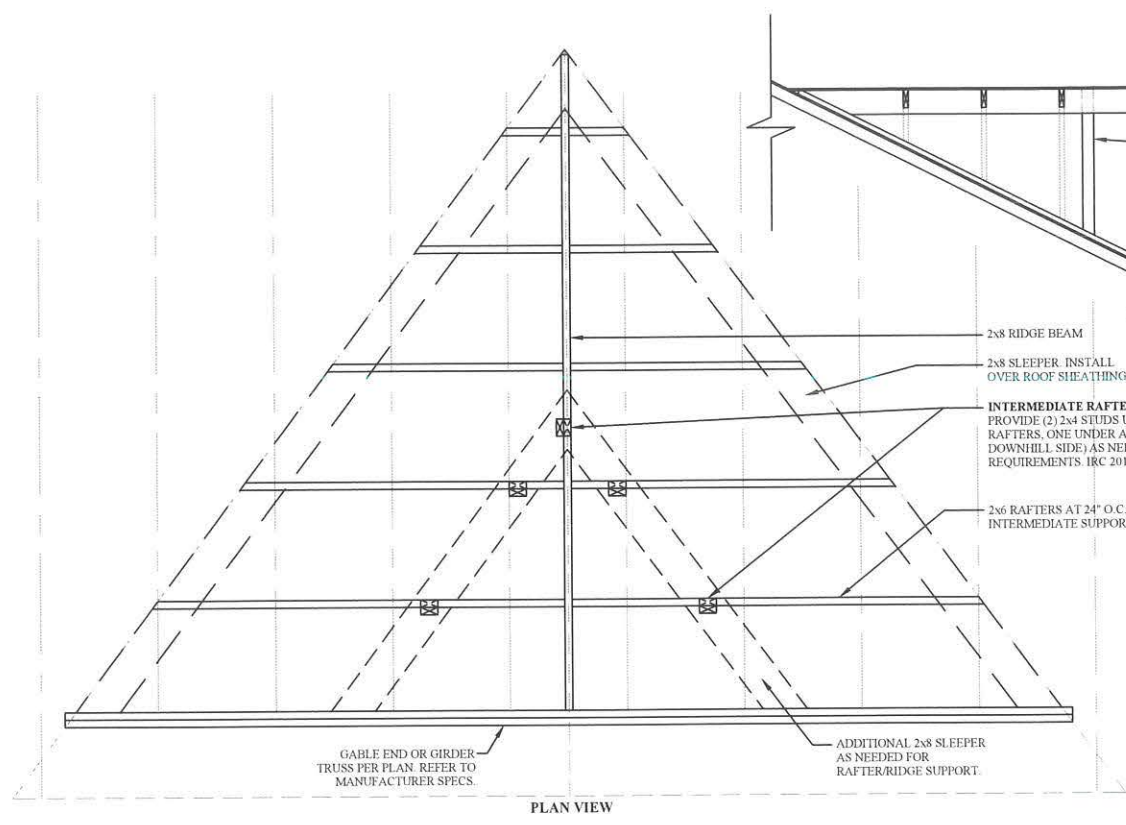
2b VAULTED TRUSS AT GABLE END
SCALE: 1/2" = 1'-0"



3 GABLE END WITH VENTED ENCLOSED SOFFIT
SCALE: 1/2" = 1'-0"



4 ATTIC ACCESS
SCALE: 1/2" = 1'-0"



5 OVER-FRAMING DETAIL
SCALE: NTS

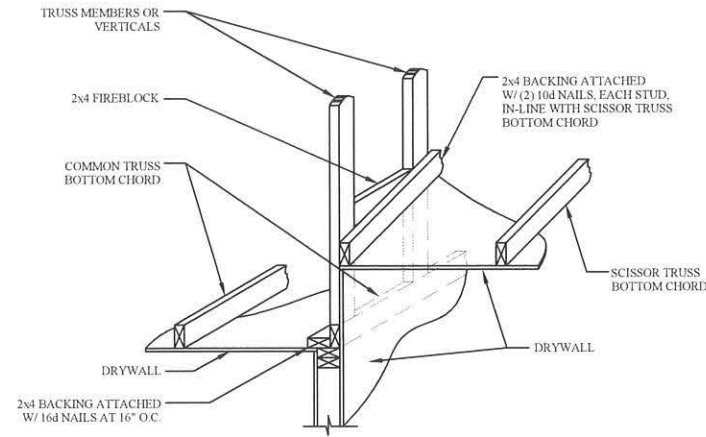
2018 IRC
SCALE: AS SHOWN
DATE: 12/03/2021
DRAFTED BY: MG
REV:

IRMS MODEL CODE - JOB #:
A43 - LO-30684

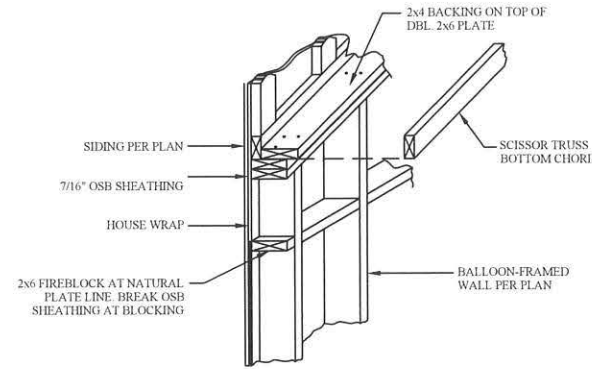
PLAN ORIENTATION:
STANDARD

GARAGE CONFIGURATION:
FRONT

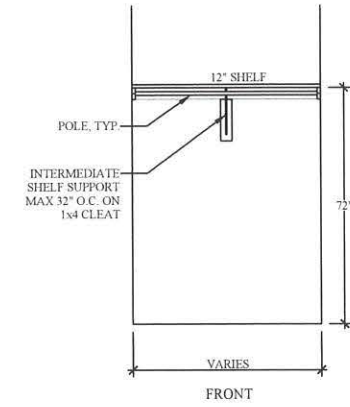
COMPTON - 1920
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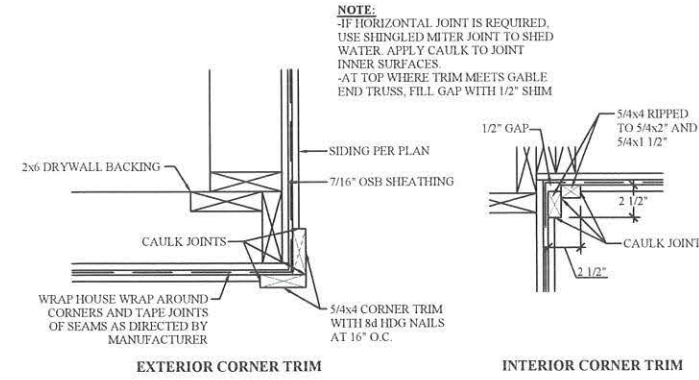
2a VAULT BACKING, STRUCTURAL TRUSS
SCALE: 1/2" = 1'-0"



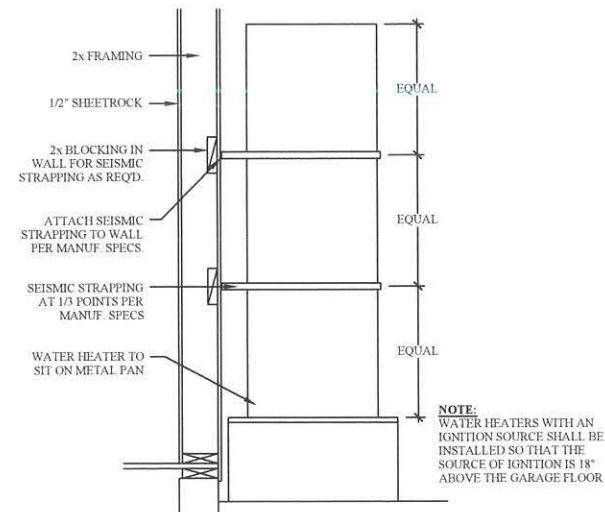
2b VAULT BACKING, GABLE-END TRUSS
SCALE: 1/2" = 1'-0"



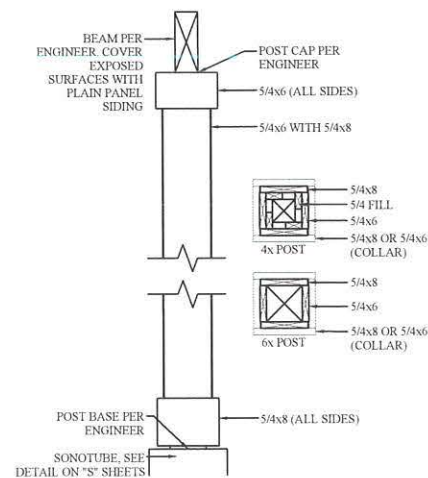
3 TYPICAL CLOSET SHELVING
SCALE: NTS




5 CORNERBOARD TRIM
SCALE: 1" = 1'-0"

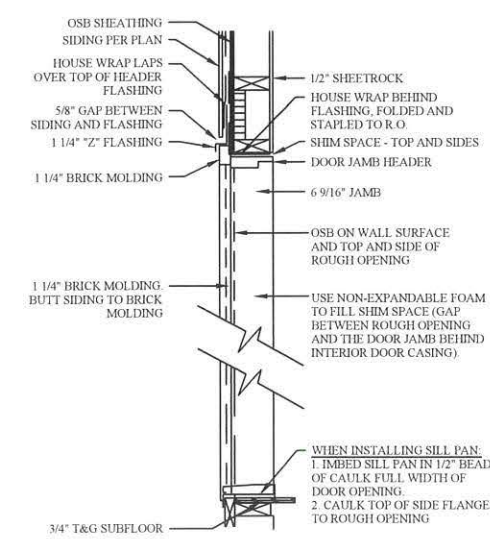


6 WATER HEATER DETAIL (GARAGE)
SCALE: 1/2" = 1'-0"

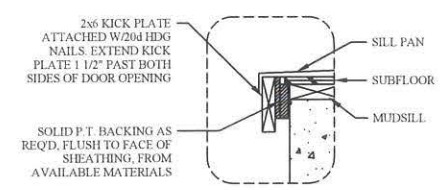


7 EXTERIOR COLUMN
SCALE: 1/2" = 1'-0" CLASSIC/TRADITIONS

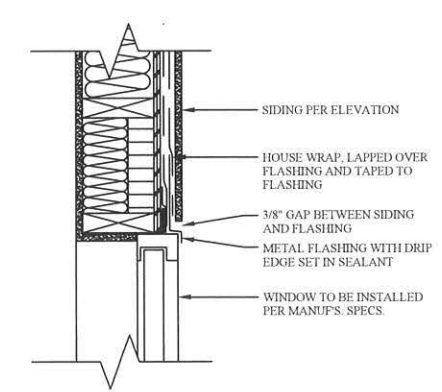
COMPTON - 1920	2018 IRC	PAGE: D4
	SCALE: AS SHOWN DATE: 12/03/2021 DRAFTED BY: MG REV:	
GARAGE CONFIGURATION: FRONT	PLAN ORIENTATION: STANDARD	IHMS MODEL CODE - JOB # A43 - LO-30684
DETAILS		
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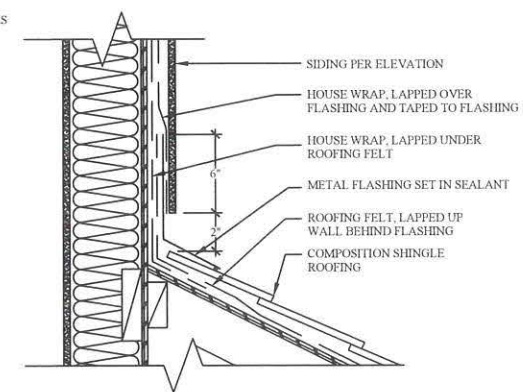
1 EXTERIOR DOOR DETAIL
SCALE: 1/2" = 1'-0"



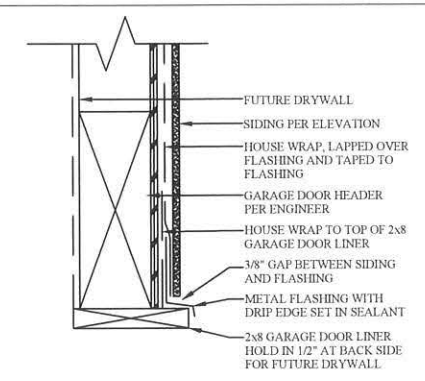
4 THRESHOLD DETAIL
SCALE: NTS



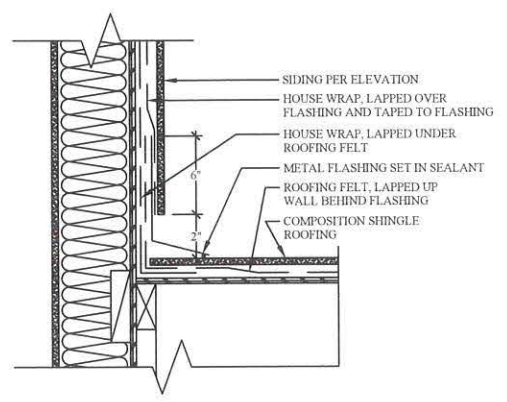
2a WINDOW HEAD FLASHING
SCALE: 1" = 1'-0"



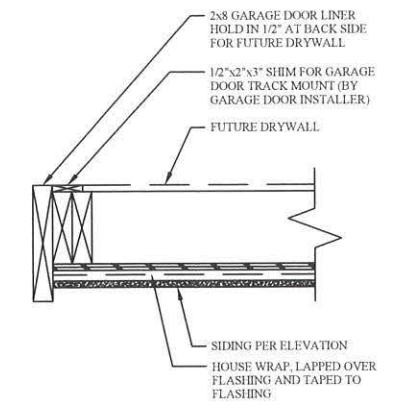
5a FLASHING AT ROOF TO WALL TRANSITION
SCALE: 1" = 1'-0"



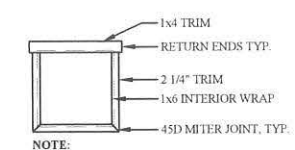
6a GARAGE DOOR LINER AT HEADER WITHOUT TRIM
SCALE: 1" = 1'-0"



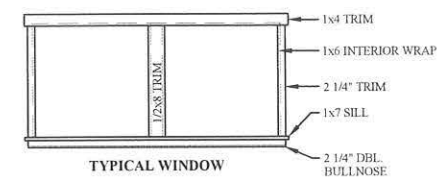
5b FLASHING AT ROOF TO WALL TRANSITION
SCALE: 1" = 1'-0"



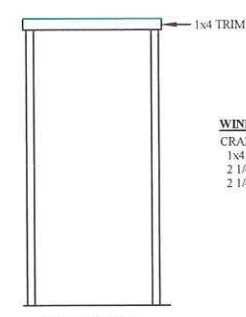
7a GARAGE DOOR LINER AT JAMB WITHOUT TRIM
SCALE: 1" = 1'-0"



NOTE:
NO SILL AND APRON
HIGH WINDOW
WHEN SILL IS < 4'-6" A.F.F.



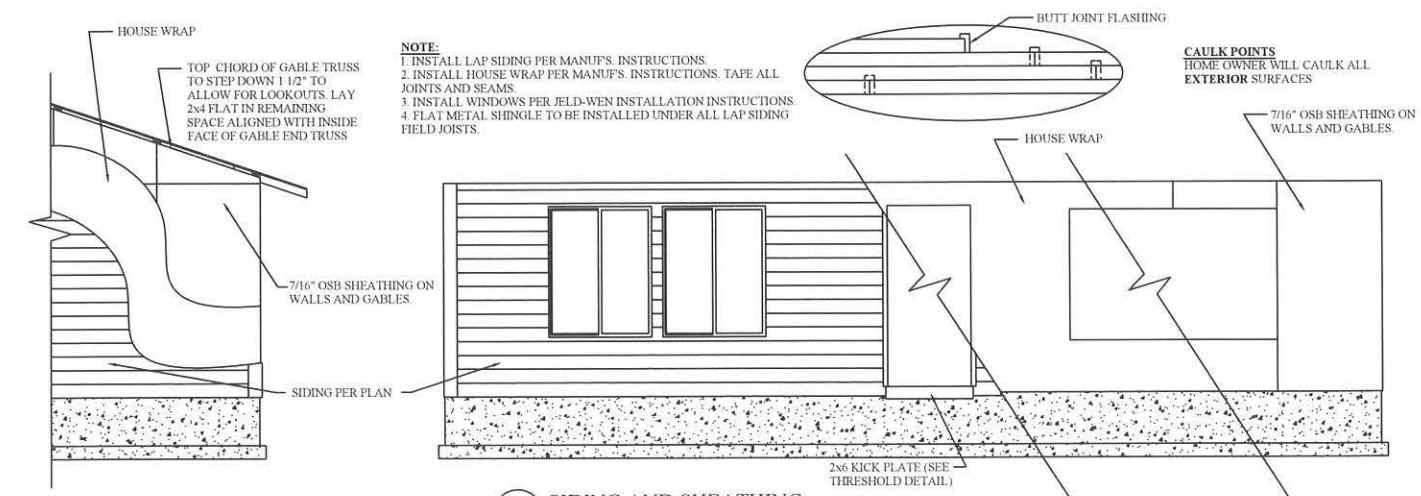
TYPICAL WINDOW



ENTRY DOOR
CRAFTSMAN TRIM

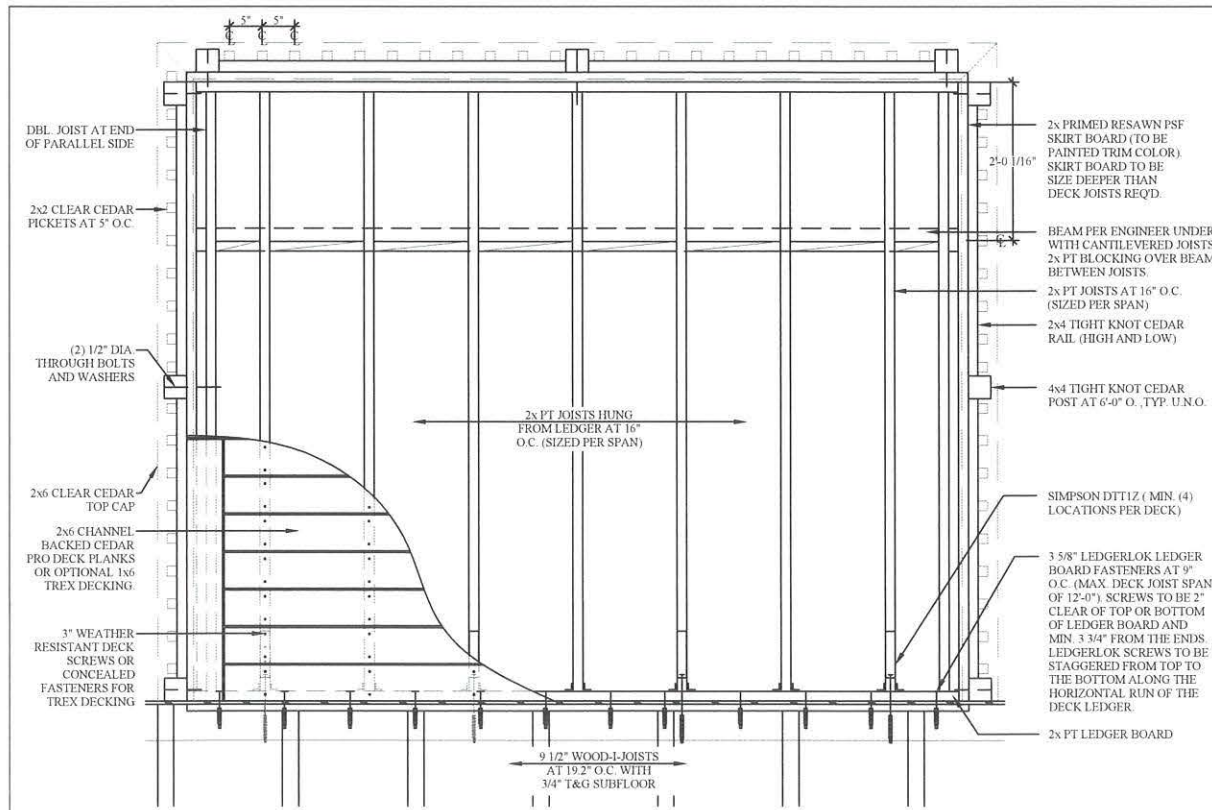
WINDOW WRAP TRIM
CRAFTSMAN:
1x4 TRIM (TOP)
2 1/4" BULLNOSE TRIM (SIDES)
2 1/4" DBL. BULLNOSE TRIM (BOTTOM)

3 FULL-WRAP WINDOW TRIM AND SILL & APRON
SCALE: NTS



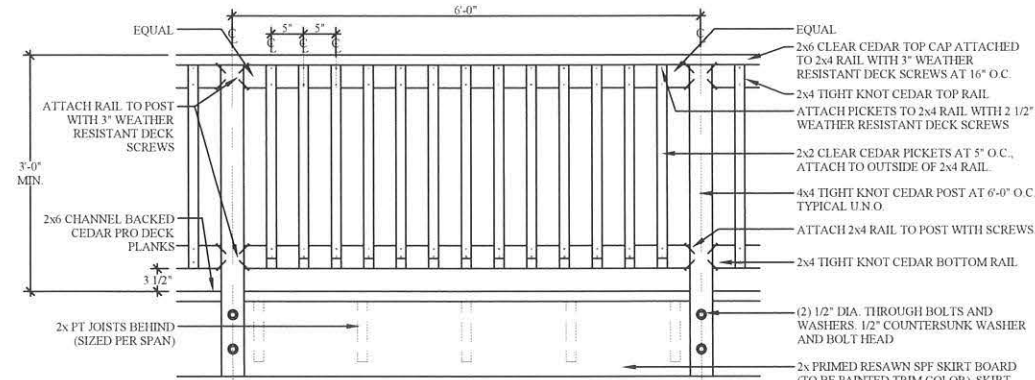
1 SIDING AND SHEATHING
SCALE: NTS

2018 IRC	SCALE: AS SHOWN DATE: 12/03/2021 DRAFTED BY: MG REV:	2018 IRC	SCALE: AS SHOWN DATE: 12/03/2021 DRAFTED BY: MG REV:
	COMPTON - 1920	COMPTON - 1920	COMPTON - 1920
GARAGE CONFIGURATION: FRONT	PLAN ORIENTATION: STANDARD	ADAIR HOMES INC. © COPYRIGHT 2021	ADAIR HOMES, INC 1311 SE CARDINAL COURT SUITE 100 VANCOUVER, WA 98683
		ADAIR HOMES INC. © COPYRIGHT 2021	ADAIR HOMES, INC 1311 SE CARDINAL COURT SUITE 100 VANCOUVER, WA 98683

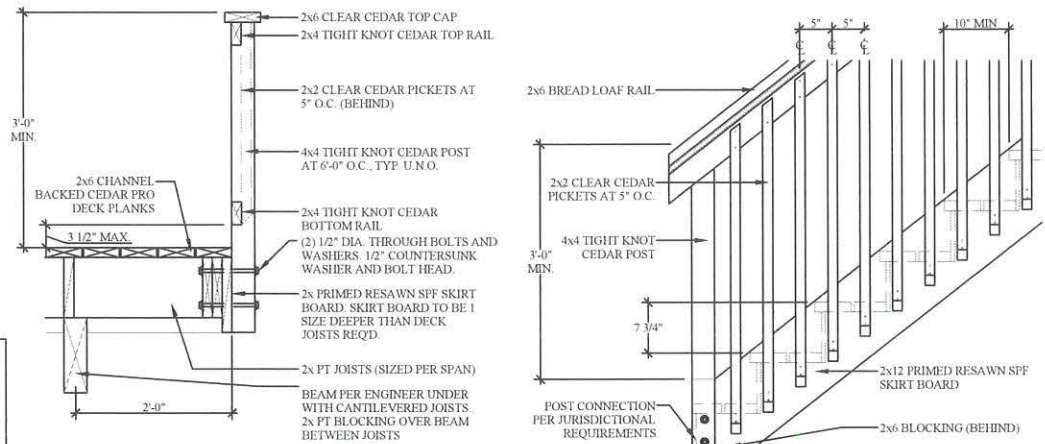


1 DECK PLAN, TYP.
SCALE: 1/2" = 1'-0"

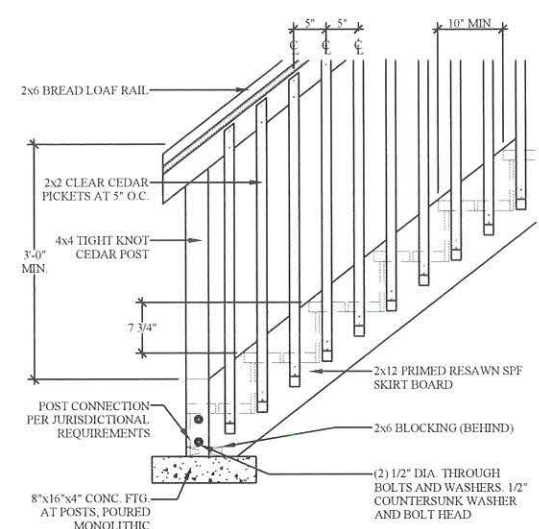
THE DETAILS PROVIDED ON THIS PAGE ARE SUGGESTED TYPICAL DECK FRAMING PRACTICES. ADAIR IS TO PROVIDE AND INSTALL THE DECK LEDGER ONLY. THE HOME OWNER IS TO BUILD (materials & labor) ANY DECKS RAILING OR EXTERIOR STAIRS.



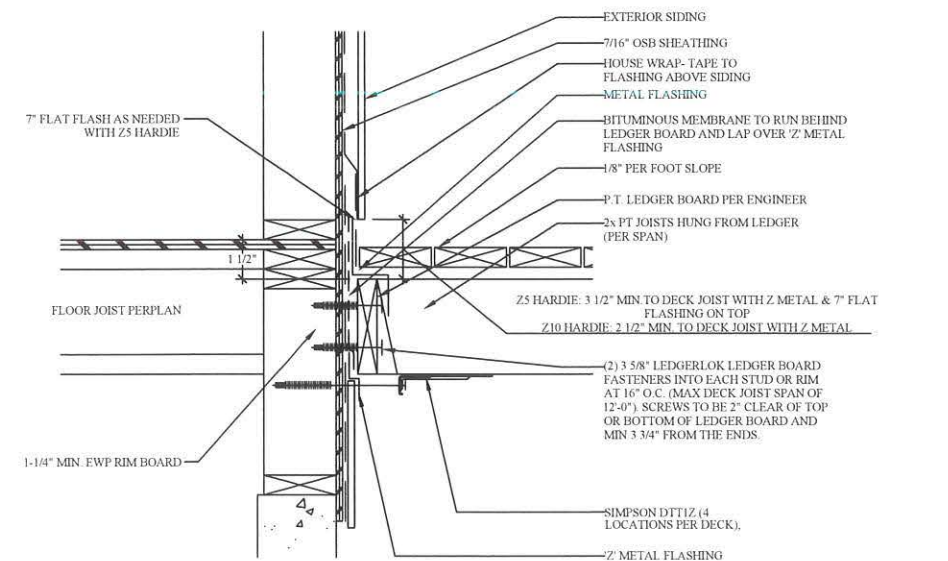
3 DECK RAIL ELEVATION
SCALE: 1/2" = 1'-0"



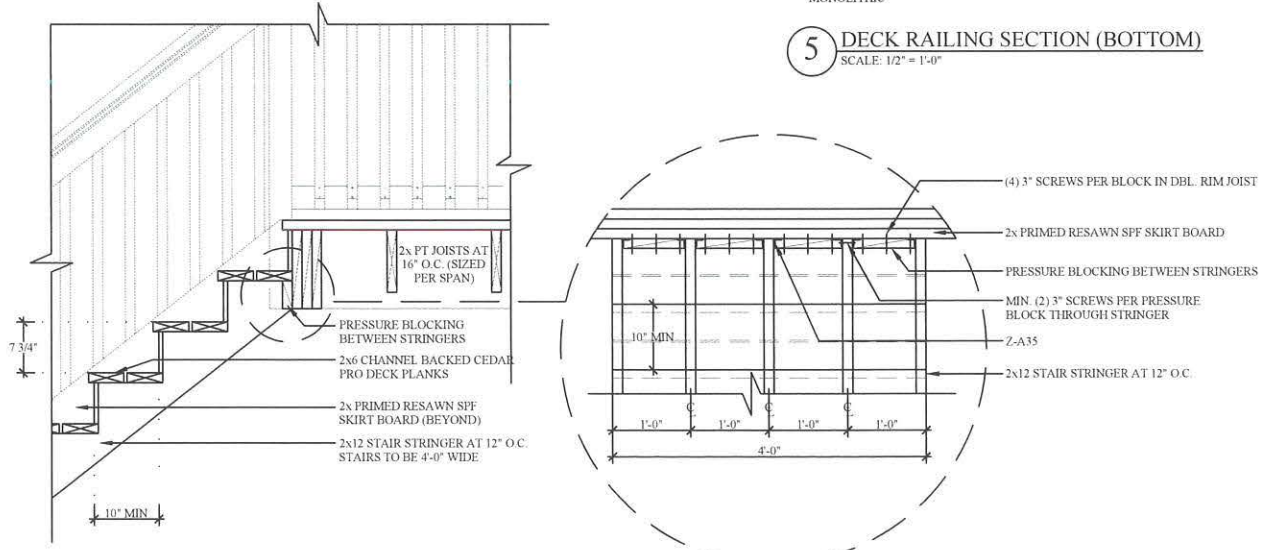
4 DECK RAIL SECTION
SCALE: 1/2" = 1'-0"



5 DECK RAILING SECTION (BOTTOM)
SCALE: 1/2" = 1'-0"



2 DECK LEDGER DETAIL
SCALE: 1" = 1'-0"



6 DECK STAIR SECTION (TOP)
SCALE: 1/2" = 1'-0"

COMPTON - 1920	2018 IRC	PAGE: D6
	SCALE: AS SHOWN DATE: 12/03/2021 DRAFTED BY: MG REV:	IRMS MODEL CODE - JOB #: A43 - LO-30684
GARAGE CONFIGURATION: FRONT	PLAN ORIENTATION: STANDARD	DETAILS
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EXHIBIT C

Melissa Jenck

From: Crowley, Josha <Josha.Crowley@atkinsglobal.com>
Sent: Monday, July 18, 2022 3:08 PM
To: Melissa Jenck
Subject: EXTERNAL: RE: Compton Floodway Review

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This looks sufficient to me. They included the 54 foot wide structure as a blocked obstruction in the model and a comparison of the existing conditions and proposed models show a 0.00 foot difference in BFE at all cross-sections.

Josha Crowley, PE, PMP, CFM, D.WRE
RSC Lead | STARR II - Region 10 Service Center
Phone: (425) 329-3679
Cell: (206) 499-2440

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Monday, July 18, 2022 8:34 AM
To: Crowley, Josha <Josha.Crowley@atkinsglobal.com>
Subject: Compton Floodway Review

Good morning Josha,

Hope you had a good weekend! I've got a no-rise prepared by Jake Hofeld of Waterways Consulting, Inc for a new proposed dwelling in Pacific City. I've attached a copy of his report and the modeling data. One note is that the original analysis prepared did not recognize a deck expansion that the Applicant included later. Staff requested Mr. Hofeld access the deck encroachment and prepared an addendum (attached). Please let me know if you find their analysis sufficient.

Thank you!



Melissa Jenck (she/her) | CFM, Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

Melissa Jenck

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Friday, June 3, 2022 3:26 PM
To: Melissa Jenck
Cc: Sarah Absher
Subject: EXTERNAL: FW: 851-22-000014-PLNG & 851-22-000015-PLNG

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

Melissa,

I would stick to the original recommendation of mitigation in the form of riparian plantings (native trees/shrubs). I didn't specify any particular plan at the time. If the reduced setback is approved, I would suggest the applicant work with ODFW (myself or Derek Wiley) or TEP to develop a planting plan for the site.

Robert

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

Note new email address as of 4/26/21: Robert.Bradley@odfw.oregon.gov

From: Lynn Tone <ltone@co.tillamook.or.us>
Sent: Monday, May 23, 2022 4:49 PM
To: WADE Heather DLCD <heather.wade@dlcd.oregon.gov>
Subject: 851-22-000014-PLNG & 851-22-000015-PLNG

Please see link for Notice of Administrative Review.

<https://www.co.tillamook.or.us/commdev/project/851-22-000014-plng851-22-000015-plng>

Thank you,



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
ltone@co.tillamook.or.us

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