



1510 – B Third Street
Tillamook, Oregon 97141
www.co.tillamook.or.us
Building (503) 842-3408
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

Nonconforming Major Review Request #851-22-000151-PLNG: COULTER
*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: May 23, 2022

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

#851-22-000151-PLNG: A Nonconforming Major Review request for a remodel and expansion of a non-conforming single-family dwelling. The subject property is located at 35465 Rueppell Road, a County local access road, and is designated as Tax Lot 4800 in Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is located in the Pacific City/Woods Airpark (PCW-AP) Zone. The applicant is Ronald Coulter. The property owner is David Coulter.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 6, 2022 will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, June 7, 2022.

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

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.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.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 Ext. 3301 or mjenck@co.tillamook.or.us

Sincerely,

Melissa Jenck, Senior Planner, CFM

Sarah Absher, Director, CFM

Enc. Map
Applicable Ordinance Criteria

REVIEW CRITERIA

ARTICLE VII: MAJOR REVIEW CRITERIA

- (11) MINOR REVIEW: Application is made under the fee and procedures for an Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (1) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:
 - (A) A comparison of existing use or structure with the proposed change using the following factors:
 - (1) Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
 - (2) Numbers and kinds of vehicular trips to the site;
 - (3) Amount and nature of outside storage, loading and parking;
 - (4) Visual impact;
 - (5) Hours of operation;
 - (6) Effect on existing vegetation;
 - (7) Effect on water drainage and water quality;
 - (8) Service or other benefit to the use or structure provides to the area; and
 - (9) Other factors relating to conflicts or incompatibility with the character or needs of the area.
 - (B) The character and history of the use and of development in the surrounding area.
 - (2) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

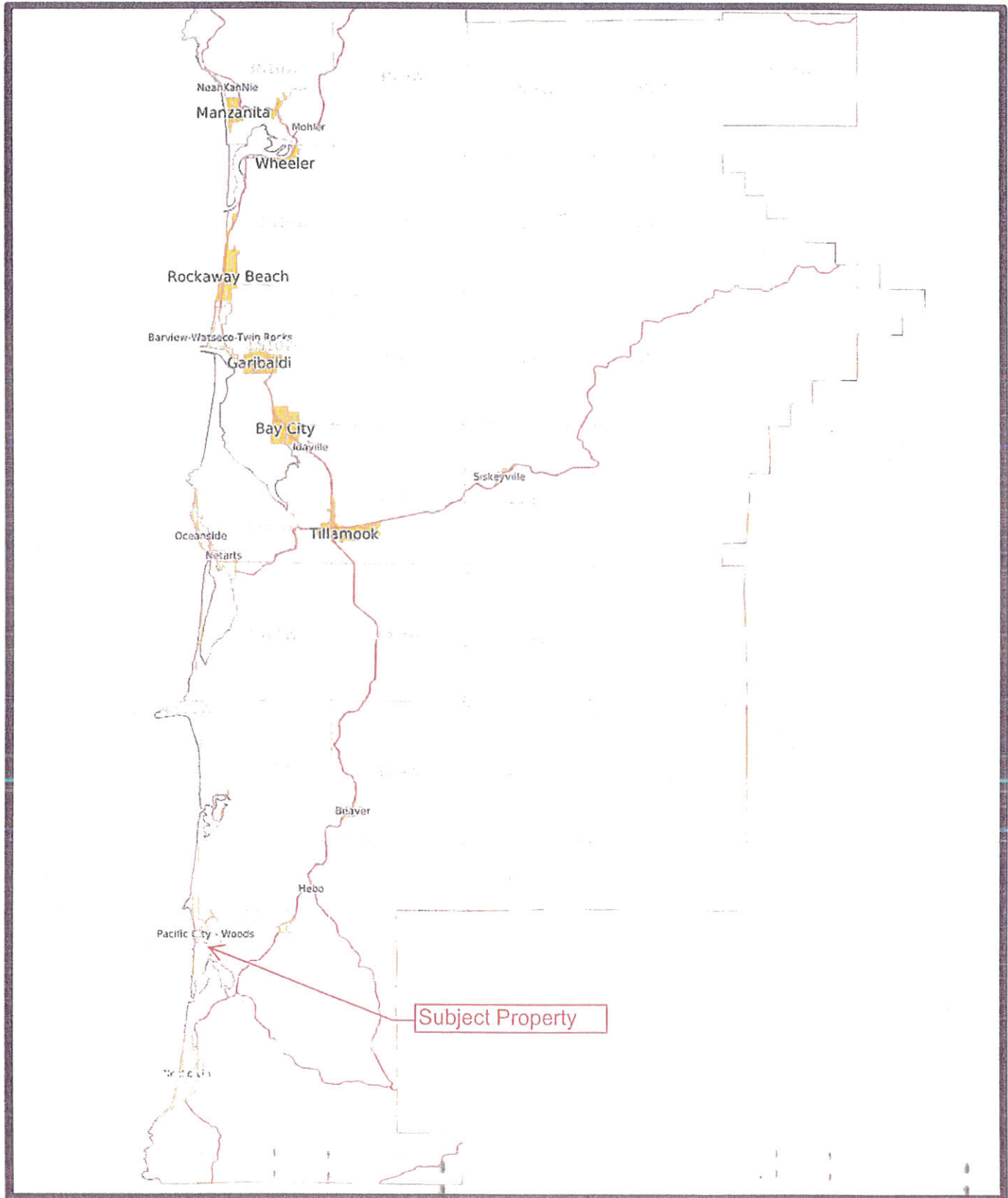
The Department may require the applicant to submit a property survey or similar information to assist in making these determinations.

- (12) MAJOR REVIEW: Application is made using the same fee and procedure as for a Conditional Use, but reviewed relative to the following criteria:
- (1) The proposed alteration or expansion may be allowed only if the nonconforming structure or use is brought into conformance, or the nonconforming structure or use, including the proposed alteration/expansion, meets the following criteria:
 - (a) The alteration/expansion meets the Minor Review criteria; and
 - (b) Either:
 - (i) The nonconforming structure or use, including the proposed alteration/expansion, is consistent with the purposes of relevant development standards as enumerated in Section 4.005 and preserves the rights of neighboring property owners to use and enjoy their land for legal purposes; or
 - (ii) The applicant demonstrates that bringing the structure or use into compliance is either physically impracticable or financially onerous, and that mitigation will be implemented and maintained which will substantially offset the impact(s) to neighboring property owners.

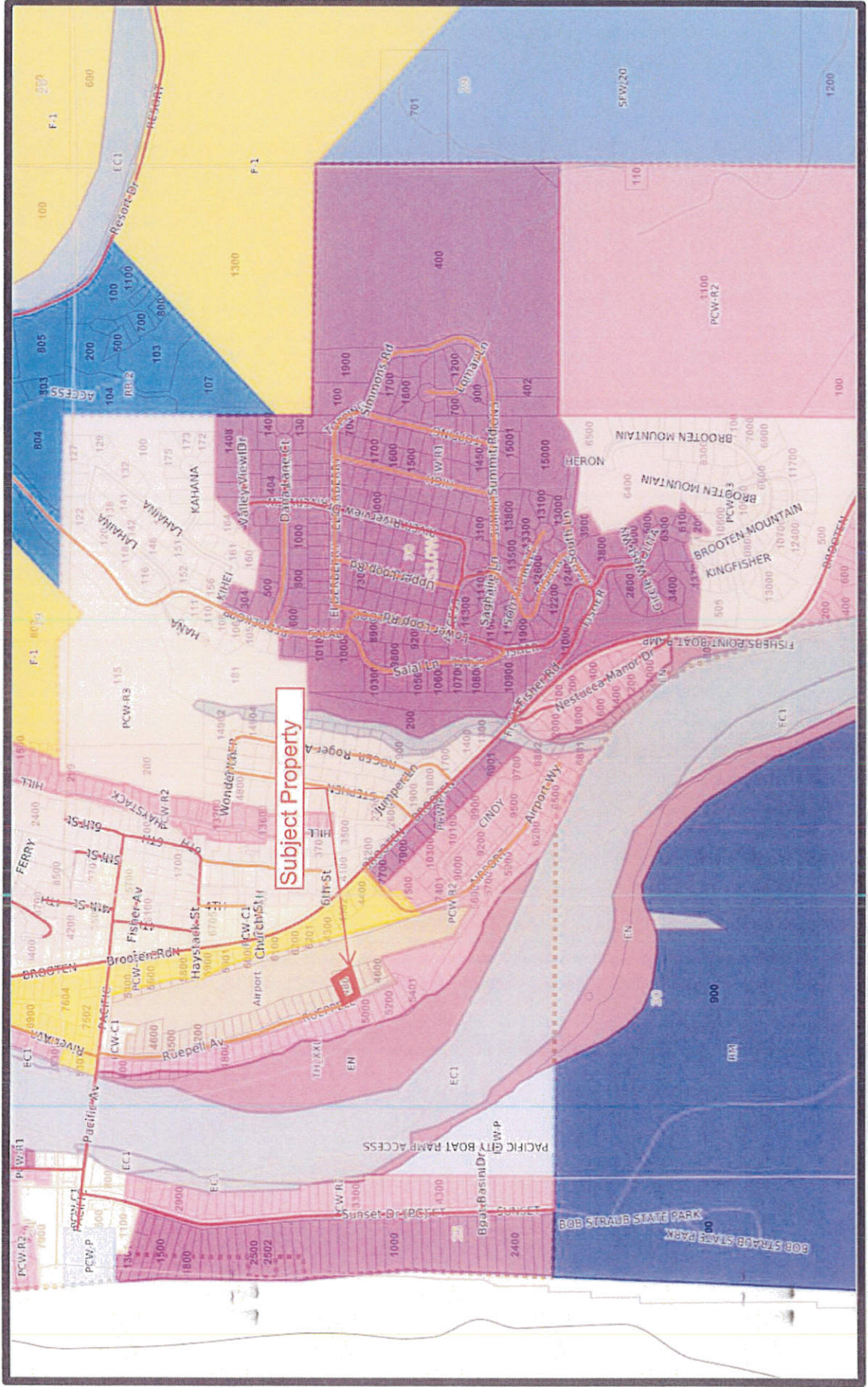
The Department may require the applicant to submit a property survey or similar information to assist in making these determinations.

EXHIBIT A

Vicinity Map



Zoning Map

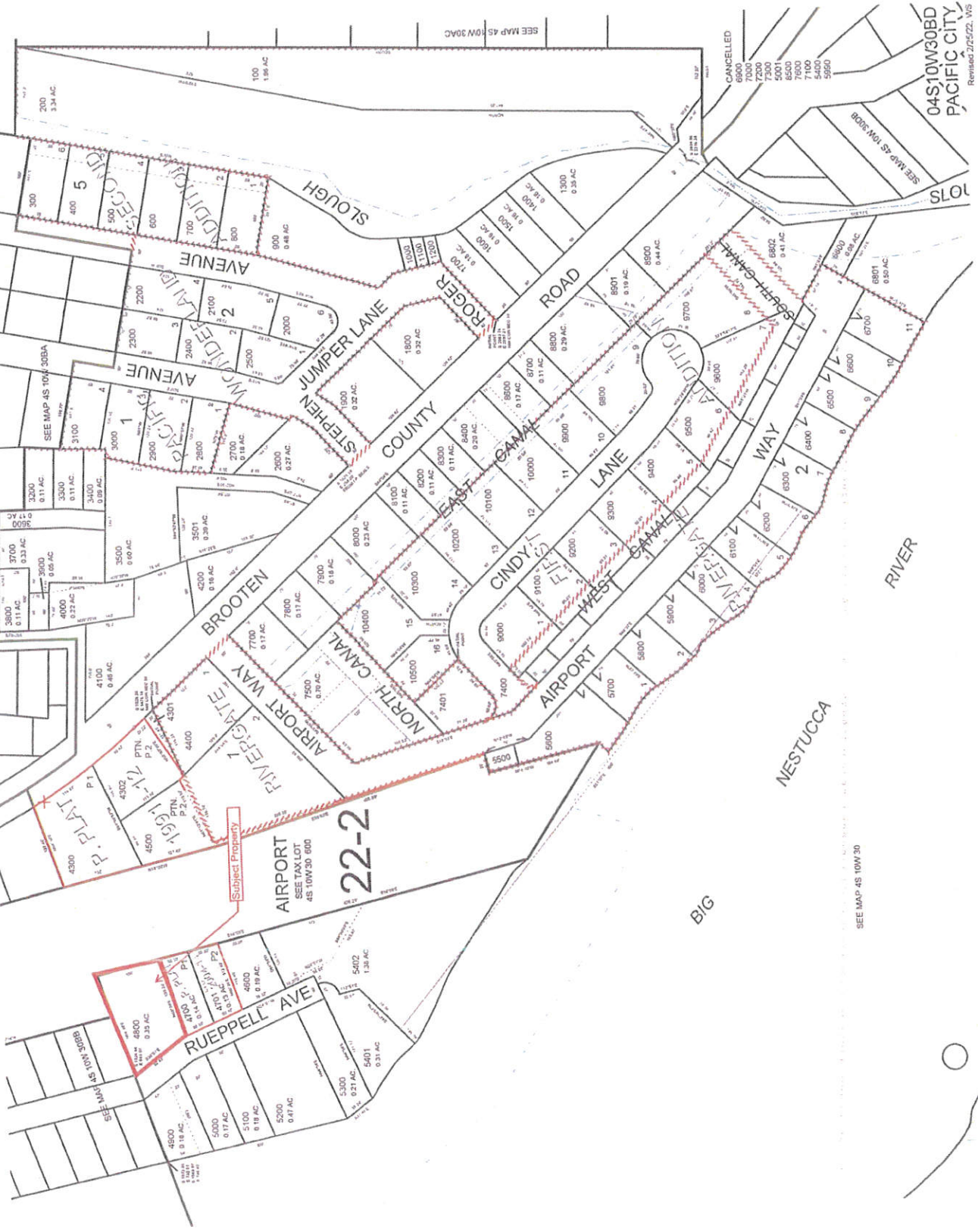


04S10W30BD
PACIFIC CITY

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

TILLAMOOK COUNTY

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



Subject Property

AIRPORT
SEE TAX LOT
4S 10W 30 600

22-2

BIG

NESTUCCA

RIVER

CANCELLED
5000
6000
7200
7300
5001
5002
5003
7100
5400
5950

04S10W30BD
PACIFIC CITY
Revised 2/25/22 - VS

SEE MAP 4S 10W 30AC

SEE MAP 4S 10W 30



TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

March 10, 2022 1:44:05 pm

Account # 240698	Tax Status ASSESSABLE
Map # 4S1030BD04800	Acct Status ACTIVE
Code - Tax # 2202-240698	Subtype NORMAL
Legal Descr See Record	
Mailing Name COULTER, DAVID	Deed Reference # 2018-3245
Agent	Sales Date/Price 05-30-2018 / \$250,000.00
In Care Of	Appraiser ROBERT BUCKINGHAM
Mailing Address 217 N GRANT AVE GOLDENDALE, WA 98620-9513	
Prop Class 121 MA SA NH Unit	
RMV Class 101 09 ST 901 19707-1	

Situs Address(s)	Situs City
ID# 1 35465 RUEPELL AVE	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
2202 Land	109,220			Land	0
Impr.	231,020			Impr.	0
Code Area Total	340,240	246,880	246,880		0
Grand Total	340,240	246,880	246,880		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
2202					LANDSCAPE - FAIR	100				500
2202	1	<input checked="" type="checkbox"/>		PCW-A P	Market	104	A	0.35		80,220
2202					OSD - AVERAGE	100				28,500
Grand Total									0.35	109,220

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
2202	1	1966	139	Basement First Floor		123	1,736		231,020
Grand Total								1,736	231,020

Exemptions / Special Assessments / Potential Liability									
Code Area	2202								
SPECIAL ASSESSMENTS:									
<input checked="" type="checkbox"/>	SOLID WASTE	Amount	12.00	Acres	0	Year	2021		

Comments: 04-09-04 Changed land value to reflect residential trends for neighborhood. sm. 10/18/06 input inventory. gb 01/29/14
Reappraised land; tabled values. RBB

National Flood Hazard Layer FIRMette



123°58'3"W 45°12'6"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 X, Zone X1)
- 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 2)
- 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 X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/10/2022 at 4:42 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.



U.S. Fish and Wildlife Service

National Wetlands Inventory

Coulter



March 10, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Lake
- Other
- Freshwater Pond
- 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	APR 14 2022
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	125346
Fees:	843
Permit No:	851-22-00051 -PLNG

Applicant (Check Box if Same as Property Owner)

Name: Ronald Coulter Phone: (509) 630-5518
 Address: P.O. Box 2323
 City: Chelan State: Wa Zip: 98816
 Email: ron.coulterarchitects@gmail.com

Property Owner

Name: David Coulter Phone: (360) 508-0960
 Address: 217 N. Grant St.
 City: Goldendale State: Wa. Zip: 98620
 Email: davecoulter@kirbyco.net

Request: Review Front set back

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

Location:

Site Address: 35465 Rueppell Ave Pacific City, Or.

Map Number: _____
Township Range Section Fax Lot(s)

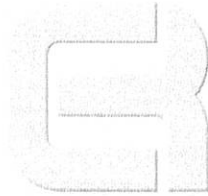
Clerk's Instrument #: _____

Authorization

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

Property Owner Signature: [Signature]
 Applicant Signature: [Signature]

4/8/22
 Date
4-8-22
 Date



COULTER ARCHITECTS, PLLC

Memo to: Melissa Jenk

4-11-22

From: Coulter Architects representing Dave and Pattie Coulter

RE: David Coulter project, Response to review comments from Melissa dated 4-6-22

and our ARTICLE VII: MAJOR REVIEW CRITERIA response.

Application form enclosed, check for \$ 843.00 to follow by mail.

Melissa;

1-To follow your memo chronologically, the first item is the project value. The value has increased during this last 8 months during this review. The market, supply chain, and inflation have moved the cost from \$ 650,00 to \$ 850,00 based on our current reviews. It would be noted, however, that only about 20% of this reflects work on the existing structure. The existing building foot print has not changed, and the decks reflect replacing the same existing decks in the existing foot print as well. This was done meticulously so as to not change the setbacks from the existing. (ii) The decks are currently in an unsafe condition, and it would be negligent to leave 20% of them as is.

2-I have added the S.F. of all decks on the revised site plans which are enclosed, as described next in item 3.

3- Enclosed are two site plans addressing set backs. The one shown as RFI-1 shows the Bayside Surveying location of the existing house only, with the current decks and required set back lines in red, on all four sides.

The second one, RFI-2, shows the full project with the same set back lines in red. You will also note, at the NW corner of this drawing, that some of the deck in the front set back has not been replaced. (i) We have no new encroachments based on the current design, just replacing existing unsafe decks that are some 40 years old and were not constructed well in the first place, and also reducing the foot print at the NW corner.

The two RFI Drawings illustrate that the existing building foot print is not being modified, and that the configuration of the decks are the same as the original survey footprint.

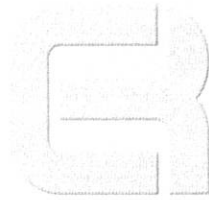
Next, as to our response to (11) MINOR REVIEW (A) I A 1 thru 9 ii, and (b) :

I would start with the nonconforming front setback by showing the enclosed photo of the second house north of the subject property. On this photo you will observe the power pole is essentially next to the house, and the power pole is in the right of way. This similar condition can be found on several properties along this dead end street. The point here is that these other houses possess the same issues relevant to the subject property. It's my professional opinion that many houses on this street are somewhat non conforming, and to require the subject property to comply would be discriminating and punitive to my client.

14229 SE 23rd Street, Bellevue, WA 98007 - o 425.417.6284

P.O. Box 2323, Lake Chelan, WA 98816 - o 509.630.5518

www.coulterarchitects.com



COULTER ARCHITECTS, PLLC

Referring to the above site plans, per your request, a site plan of the existing building, using the survey by Bayside Surveying, Inc. to shows the setbacks per the code. I have also enclosed a drawing showing the final build out with the set back lines also delineated in red. Again, please note that the decks have been meticulously replaced in the same footprint as the existing decks. The existing decks are all past their useful life and are now unsafe to use.

I see nothing in the comparison list of existing verses proposed change (1 through 9) that represent an issue. (None of this list fairly represent a single family dwelling environment, but seems to be more addressed to a commercial enterprise.) I would add to item 9, however, that this project represents an improvement to the neighborhood and will enhance the character of the surrounding area, all.....while not expanding the street side exposure.

(12) MAJOR REVIEW: (a) I:

I have asserted above that we meet and exceed the criteria of the MINOR REVIEW.

II Either 1:

We not only preserve the issues above and exceed them, we have helped stimulate the future of the area by investing in an area that is in need of upgrading. The aesthetic enhancement to the neighborhood should not be ignored, but looked at as an improvement and stimulus to others to improve the area.

2- Since the ground floor of the existing building is made of concrete masonry, it is not feasible to move, since it would mean rebuilding the entire ground floor again. In addition, the existing building was built in two phases, so it would not even be possible to lift it off the ground floor.

We assert that the improvement, including the enhancement of the aesthetic of the area, would more than mitigate any impact. Given the fact that several other properties are also nonconforming, it would be punitive to this one.

Again: The value has now grown, over this last 8 months, from \$650,000 to \$850,000.

In conclusion Melissa, if you were to visit this location, you would see the need for this project and how appropriate it is. This is a well thought out project that responds to it's fishing community, as well as the airport aspect. Pacific city is a unique city that has grown up, starting as a fishing community, and tries to respond to the present, but as importantly, has a past that is also relevant. While you are here, you can visit the memorial to the dory fleet, which is still one of it's favorite spectacles to watch. My extended family has had property on this street for over 100 years.

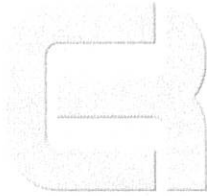
Dave is one of those dory owners, and is an avid fisherman....this project respects that past and does so while adding to the value of the area.

We should consider resolving this for the entire street so that the area can develop and improve in an orderly way. The enclosed photo illustrates the need for a method of recognizing this

14229 SE 23rd Street, Bellevue, WA 98007 - o 425.417.6284

P.O. Box 2323, Lake Chelan, WA 98816 - o 509.630.5518

www.coulterarchitects.com



COULTER ARCHITECTS, PLLC

historic area and how it evolved. As this area becomes more valuable and sought after, the street will continue to seek improvement.

Please visit, and you will be convinced.

As always, I appreciate your help in these matters, and look forward to getting this addition to the community completed.

Sincerely,

Ronald E. Coulter, AIA, emeritus, NCARB, LEED AP
105 N Emerson Street, suite 201
Lake Chelan, WA. 98816
(509) 630-5518

Enclosures:

Application form Land use application (Check to follow in the mail)

Photo of Rueppell Ave. looking north from the subject site.

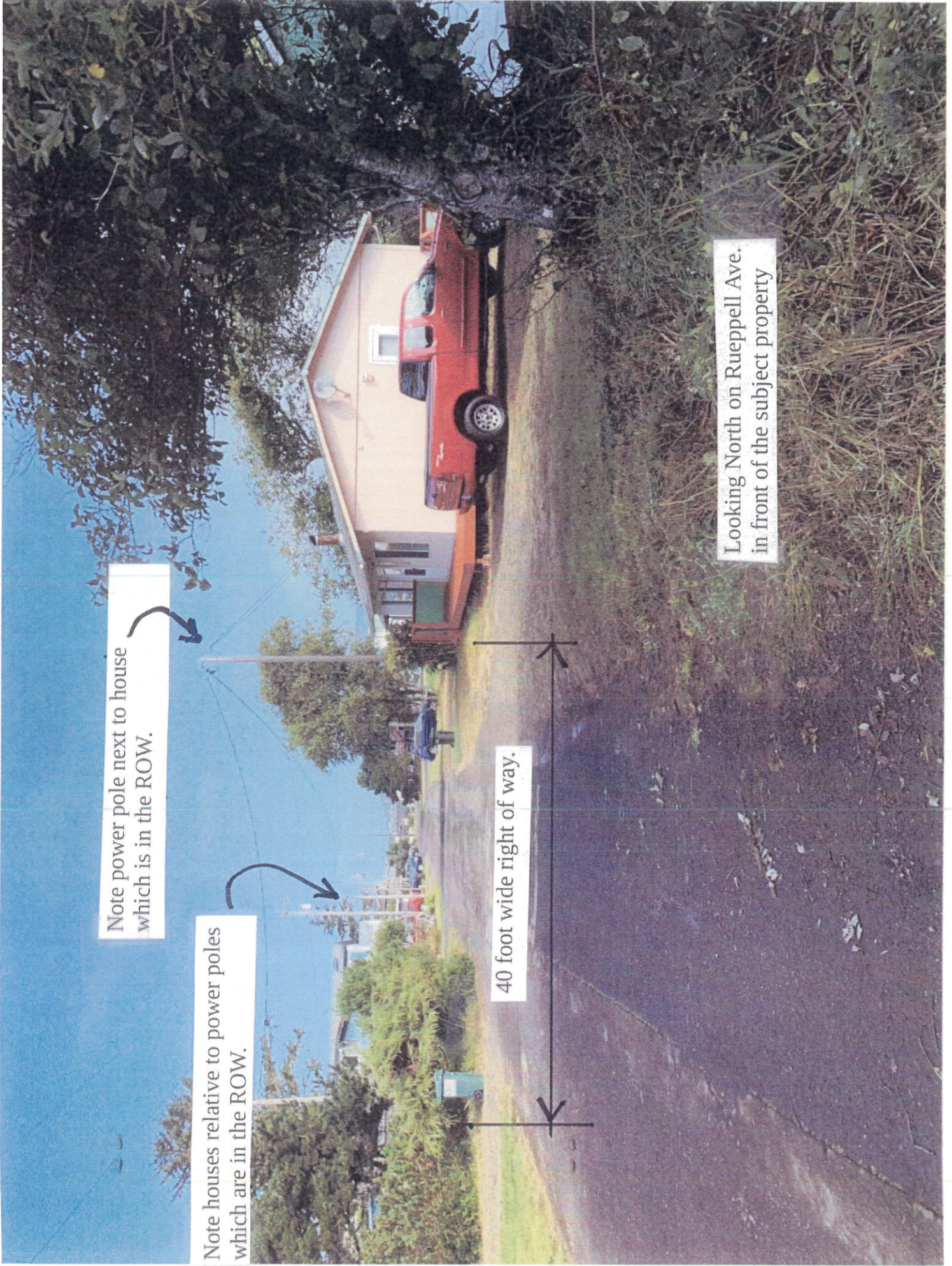
Site Plan RFI-1 (survey dwg of existing) and site plan RFI-2, both with Set back lines in red.

Note power pole next to house which is in the ROW.

Note houses relative to power poles which are in the ROW.

40 foot wide right of way.

Looking North on Rueppell Ave. in front of the subject property



RFI-1

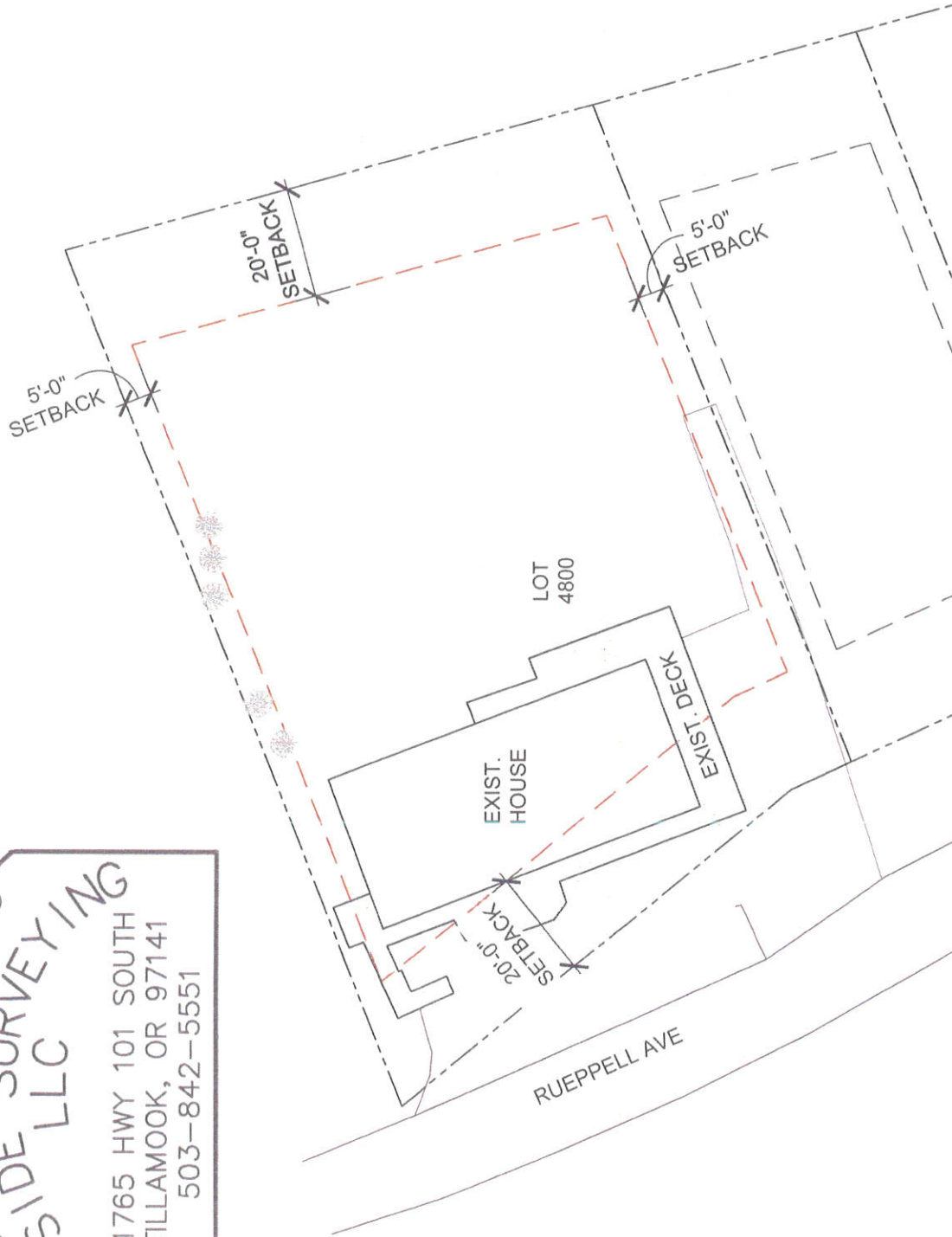
Date: 04.07.22
Checked By: REC
Drawn By: MEC
Project #: 2021-1

DAVE & PATTIE COULTER RESIDENCE
35465 RUEPPELL AVE, PACIFIC CITY, OREGON 97135

COULTER
ARCHITECTURE

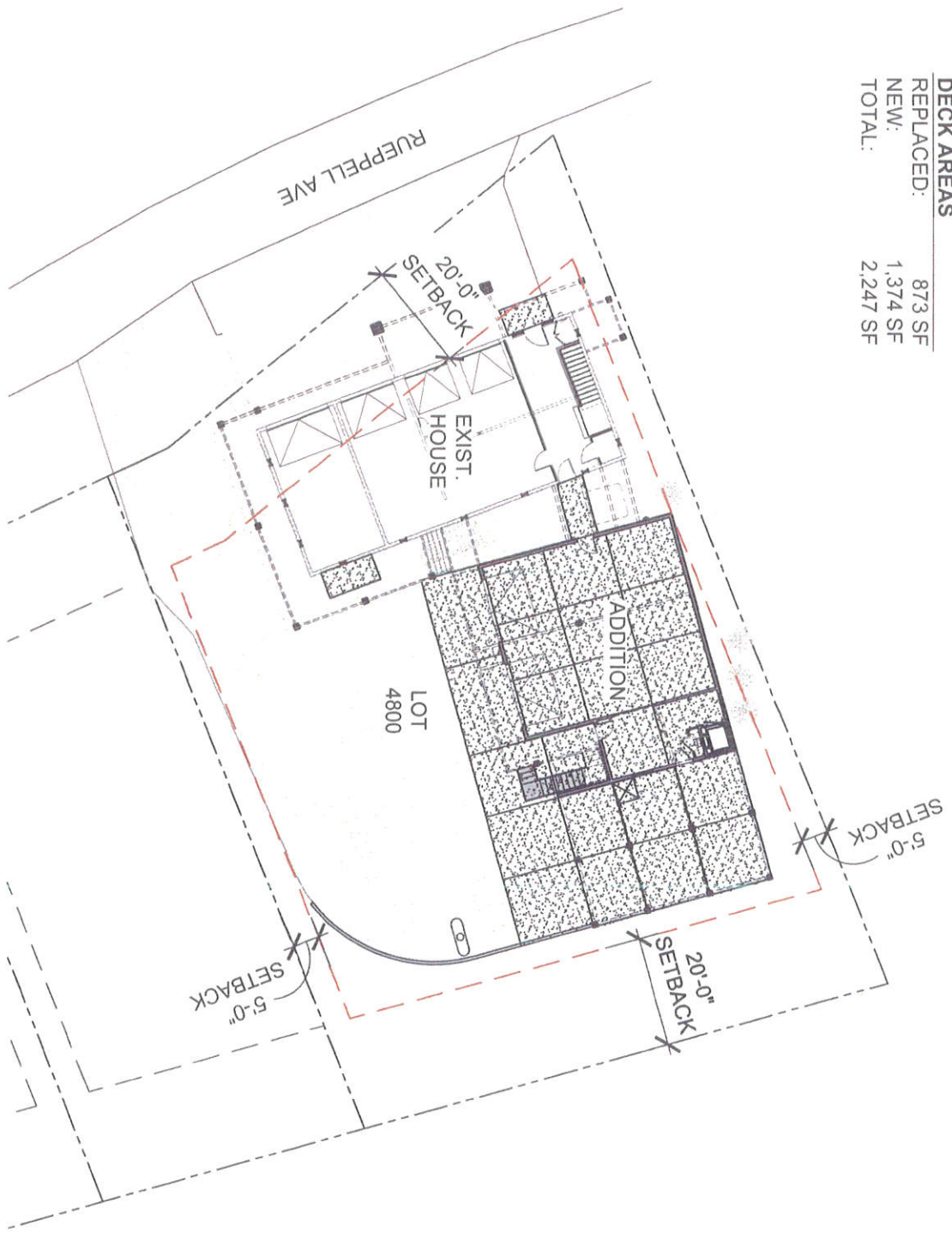


SURVEY BY:
BAYSIDE SURVEYING
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551



EXISTING SITE PLAN
SCALE 1" = 30'-0"
NORTH

DECK AREAS	
REPLACED:	873 SF
NEW:	1,374 SF
TOTAL:	2,247 SF



NORTH

SITE

SCALE

PLAN

1" = 30'-0"



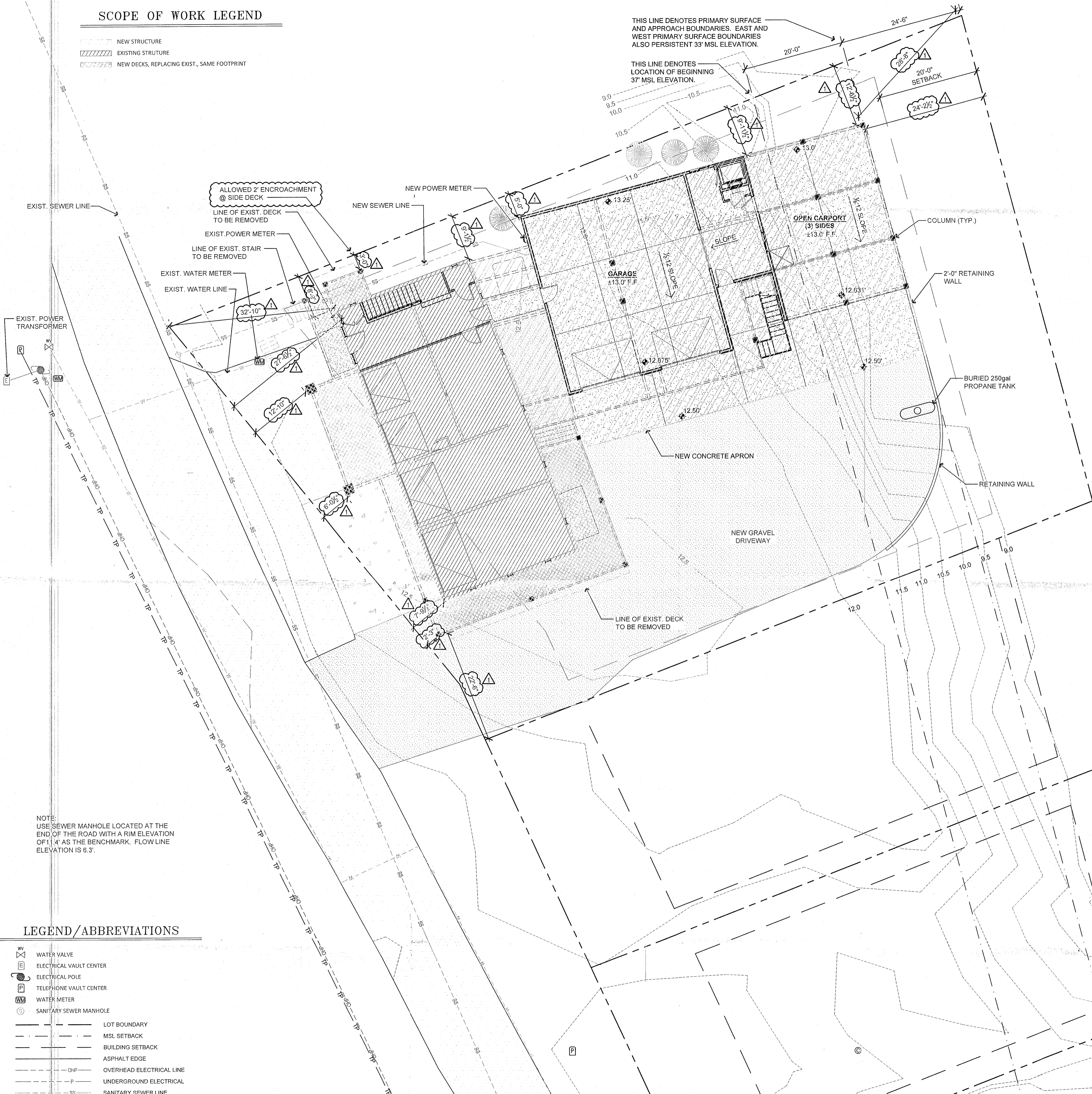
DAVE & PATTIE COULTER RESIDENCE
 35465 RUEPPELL AVE. PACIFIC CITY, OREGON 97135

Date: 04.07.22
 Checked By: REC
 Drawn By: MEC
 Design #: 2021.1

RFI-2

SCOPE OF WORK LEGEND

- NEW STRUCTURE
- EXISTING STRUCTURE
- NEW DECKS, REPLACING EXIST., SAME FOOTPRINT



THIS LINE DENOTES PRIMARY SURFACE AND APPROACH BOUNDARIES. EAST AND WEST PRIMARY SURFACE BOUNDARIES ALSO PERSISTENT 33' MSL ELEVATION.

THIS LINE DENOTES LOCATION OF BEGINNING 37' MSL ELEVATION.

SITE DATA

SITE ADDRESS: 35465 RUEPELLE AVE
PACIFIC CITY, OREGON 97135
PARCEL #: 4S1030BD04800
LOT AREA: 14,810.4 S.F. / 0.34 ACRES

TILLAMOOK COUNTY ZONING DATA

JURISDICTION: TILLAMOOK COUNTY
ZONING: PCW-AP
USE: SINGLE FAMILY DWELLING
FRONT YARD BSL: 20' SETBACK FROM PL
SIDE YARD BSL: 5' SETBACK FROM PL
REAR YARD BSL: 20' SETBACK FROM PL
HEIGHT LIMIT: 35' & AIRPORT OVERLAY HEIGHT RESTRICTIONS

DESIGN CRITERIA

GRAVITY:

SNOW LOAD: 36 PSF
25 PSF
LIVE LOAD: 40 PSF RESIDENTIAL & 60 PSF DECKS
DEAD LOADS: 16 PSF or "SELF-WEIGHT"

LATERAL:

SEISMIC: EQUIVALENT LATERAL FORCE PROCEDURE PER 2018 IBC AND ASCE 7-16 SITE CLASS E, SEISMIC DESIGN CATEGORY IS "D"

UPPER (MAIN) LEVEL:

SYSTEMS: CANTILEVERED CONCRETE COLUMNS @ CARPORT → R=2.5
Cs = 0.184
WOOD FRAMED SHEAR-WALLS BALANCE → R=6.0 (USED 5.0 TO BE CONSERVATIVE)
Cs = 0.1364
Veq = 14,720 LB TOTAL

WIND:

WIND SPEED = 115 MPH, 3 SECOND GUSTS (ULTIMATE)
WIND EXPOSURE, "C"
WIND Kzt = 1.02
V = 5,862 LB N/S
V = 11,244 LB E/W

TYPE OF CONSTRUCTION:

TYPE V-B

SHEET SCHEDULE

A-0.1	SITE PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	DOOR/WINDOW SCHEDULES and ROOF PLAN
A-2.1	SOUTH and EAST ELEVATIONS
A-2.2	NORHT and WEST ELEVATIONS
A-3.1	SECTIONS
S-1.1	FOUNDATION PLAN
S-1.1a	FOUNDATION DETAILS
S-1.2	FLOOR FRAMING PLAN
S-1.3	ROOF FRAMING PLAN
S-1.4	SHEAR WALL PLANS and DETAILS
S-1.5	STRUCTURAL NOTES
E-1.1	MAIN FLOOR ELECTRICAL PLAN
E-1.2	UPPER FLOOR ELECTRICAL PLAN

DETAIL SHEET SCHEDULE

DTL-1	EAVE & GUTTER DETAIL
DTL-2	EAVE @ RAKE DETAIL
DTL-3	OVERHANG DETAIL
DTL-4	DECK EDGE @ SOUTH DETAIL
DTL-5	DECK @ GARAGE DOOR DETAIL
DTL-6	DECK EDGE @ EAST CARPORT WALL DETAIL
DTL-7	DECK EDGE @ SOUTH CARPORT DETAIL
DTL-8	DECK @ OUTDOOR KITCHEN DETAIL
DTL-9	DECK BEAM CONNECTION @ EXISTING HOUSE DETAIL
DTL-10	COLUMN @ TIMBER FRAME PATIO COVER DETAIL
DTL-11	GARAGE WALL @ FOUNDATION DETAIL
DTL-12	CLIPPED EAVE DETAIL
DTL-13	B-4 to B-5 & B-18 STEEL PLATE CONNECTION DETAIL
DTL-14	STEEL STAIR CONNECTION TO WALL DETAIL
DTL-15	DECK STAIR @ EXISTING HOUSE DETAIL
DTL-16	VERT. SIDING AT BOTTOM OF WALL w/ HORIZ. NAILER & DRAINAGE STRIP
DTL-17	VERT. SIDING AT BOTTOM OF WALL DRAINAGE STRIP DETAIL

SUBMITTAL NOTES

DEFERRED SUBMITTALS:

- PLUMBING PERMIT
 - HVAC PERMIT
 - ELECTRICAL PERMIT
- NOTE: POWER, SEWER AND WATER UTILITIES ARE EXISTING.

ENERGY CODE SUMMARY

WHOLE HOUSE VENTILATION, NEW CONSTRUCTION ONLY:

- FOLLOW ASHRAE STANDARD 62.2, WITH FLOOR AREA BETWEEN 1,501 to 3,000 S.F.
- WITH ONE BEDROOM, 45 CFM IS REQUIRED. TABLE 4.1z AND IS THE SAME AS IMC TABLE.
- M1507.3.3(1), CHAPTER 15

HEAT SOURCE: HIGH EFFICIENCY DUCTLESS SPLIT SYSTEM WITH HEAT PUMPS, ZONAL CONTROL

COMPONENTS WILL MEET THE FOLLOWING:	COMPONENTS PROPOSED:
• FENESTRATION: U-0.28	• FENESTRATION: U-0.28
• SKYLIGHT: U-0.50 N/A	• SKYLIGHT: U-.55
• CEILING: R-49	• CEILING: R-59.1
• 6" WOOD FRAME WALL: R-21	• 6" WOOD WALL: R-33
• 8" WOOD FRAME WALL: R-21	• 8" WOOD WALL: R-45
• FLOOR: R-30	• FLOOR: R-30
• BELOW GRADE WALL R-VALUE: 10/15/21 INT + TB	• B.G. WALL: R-10
• SLAB: R-10	• SLAB: R-10

WINDOW AND DOOR HEADERS SHALL BE INSULATED TO A MINIMUM OF R-10

RESIDENTIAL ENERGY ADDITIONAL MEASURE SELECTION:

TABLE N1101.1(2) ADDITIONAL MEASURES:
ENVELOPE ENHANCEMENT MEASURES:

- UPGRADED FEATURES
- EXTERIOR WALLS - U-0.057 / R-23 INTERMEDIATE or R-21 ADVANCED
- FRAMED DOORS - U-0.028 / R-38
- WINDOWS - U-0.28 (AVERAGE UA)

CONSERVATION MEASURES:

- DUCTLESS HEAT PUMP
- DUCTLESS HEAT PUMP HSPF 10.0 IN PRIMARY ZONE OF DWELLING
- HIGH EFFICIENCY WATER HEATER
- ELECTRIC HEAT PUMP WATER HEATER TIER 1 NORTHERN CLIMATE SPECIFICATION PRODUCT

LEGEND/ABBREVIATIONS

- WATER VALVE
- ELECTRICAL VAULT CENTER
- ELECTRICAL POLE
- TELEPHONE VAULT CENTER
- WATER METER
- SANITARY SEWER MANHOLE
- LOT BOUNDARY
- MSL SETBACK
- BUILDING SETBACK
- ASPHALT EDGE
- OVERHEAD ELECTRICAL LINE
- UNDERGROUND ELECTRICAL
- SANITARY SEWER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE



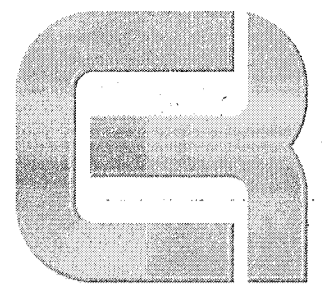
SITE SCALE

PLAN SCALE
1" = 10'-0"



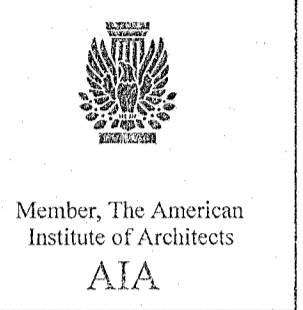
VICINITY SCALE

MAP NONE



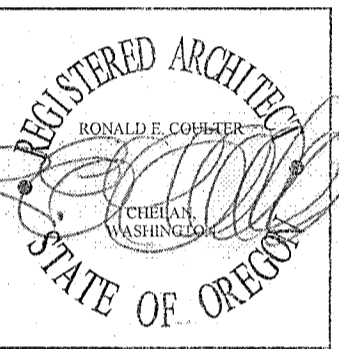
COULTER ARCHITECTURE

RESIDENTIAL & COMMERCIAL ARCHITECTURE



CORRESPONDENCE
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105 N Emerson St. Suite 201
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ADDITION FOR:
DAVE AND PATTIE COULTER
35465 RUEPELLE AVE
PACIFIC CITY, TILLAMOOK COUNTY, OREGON

Project No: 2021-1
Drawn: MEC
Checked By: REC
Date: July 01, 2021
REV. 1: Apr. 13, 2022
REV. 2: XXX

A-0.1
PERMIT SET DRAWINGS
www.coulterarchitects.com

