Tillamook County

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

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

Land of Cheese, Trees and Ocean Breeze

FLOODPLAIN DEVELOPMENT PERMIT #851-24-000319-PLNG
HANSEN

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

October 11, 2024

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited request on October 11, 2024. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: https://www.tillamookcounty.gov/commdev/landuseapps. 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 October 23, 2024.** This decision will become final on October 23, 2024 after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

Request:	A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River.
Location:	The subject property is accessed from Resort Drive, a County road, and is designated as Tax Lot 5905, of Section 19AC 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:	James Hansen, 2261 NW 7th Street, Bend, OR 97703

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. 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 submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
9. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
10. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
11. This approval shall be void on October 11, 2026, 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

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor's and Zoning maps

Tillamook County

Land of Cheese, Trees and Ocean Breeze

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BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

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503.842.3408

FLOODWAY DEVELOPMENT PERMIT REQUEST 851-24-000319-PLNG: HANSEN

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: October 11, 2024
Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

Request:	A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River.
Location:	The subject property is accessed from Resort Drive, a County road, and is designated as Tax Lot 5905, of Section 19AC 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:	James Hansen, 2261 NW 7th Street, Bend, OR 97703

Proposal Description: The subject property encompasses 0.14 acres, is vacant, abuts the Nestucca River to the north, and is accessed via Resort Drive, a County road, to the south (Exhibit A). The topography at this 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 (Exhibit B).

As indicated on FEMA FIRM 41057C0855F dated September 28, 2018, the subject property is located entirely in an 'AE' and Floodway Areas of Special Flood Hazard of the Nestucca River (Exhibit A). Staff find 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 adjacent to the Nestucca River (Exhibit B). The criteria and standards for this review is 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 July 26, 2024. Staff finds that notification requirements have been met. Notice was provided to Oregon Department of State Lands, FEMA Region X and Oregon Department of Fish and Wildlife. No comments were received on this request.

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 exceeds

the 50-feet setback from the riparian boundary (Exhibit B). A letter was included from Robert Bradley, Oregon Department of Fish and Wildlife, in the applicants submittal confirming the 50-ft riparian setback on the subject property (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 that 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 Douglas Kellow dated July 15, 2024, which concludes the elevation of the living floor to occur over 3-feet above Base Flood Elevation (BFE) (Exhibit B). Floor plans and the Elevation Certificate conclude the lowest level of the proposed dwelling will be maintained as a garage with no living space (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 (Exhibit B).

Applicant provided a pre-construction elevation certificate prepared by Douglas Kellow, a licensed professional surveyor, for the proposed residential development. The proposed design includes a main floor level at 25.6-feet (Exhibit B). Mr. Kellow stated Base Flood Elevation (BFE) for the subject property is 19.6-feet (Exhibit A). The bottom floor of the proposed dwelling is to be maintained as storage/parking area and is proposed to be located at 14.5-feet NAVD 88 (Exhibit B). The next higher floor, which is indicated to maintain the proposed living space of the dwelling, is located at 25.6-feet NAVD 88, which exceeds 3-feet above BFE (Exhibit B). Applicant has provided 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, dated May 7, 2024, required for development within the regulatory floodway (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels (Exhibit B).

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.

Findings: Applicant submitted the required information on forms provided by the Community Development Department and as attachments thereto (Exhibit B). As described in Applicant's submittal, the proposed siting of a single-family dwelling, is an allowed outright use in the PCW-R2 zone (Exhibit B). The proposed development is within the FEMA Floodway as indicated on the Applicants site plan (Exhibit A & B).

(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 and Floodway zone and is therefore not located within a Coastal High Hazard Area (Exhibit B). Staff find this criterion is met.

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

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

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

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

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

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

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

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

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

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

D. TCLUO Section 3.545 'Shoreland Overlay'

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

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

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

(a) Rural Shorelands in General:

(1) Rural Shorelands uses are limited to:

(a) Farm uses

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

(c) Aquaculture,

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

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

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

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

…

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

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

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

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

…

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

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

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

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

…

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

Findings: The subject property abuts the Nestucca River, which defines the riparian area as 50-feet. Applicant is proposing to setback the dwelling in excess of 50-feet from the riparian boundary, as determined by the Oregon Department of Fish and Wildlife (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 851-24-000319-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 October 23, 2024.**

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. 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 submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
9. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
10. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
11. This approval shall be void on October 11, 2026, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

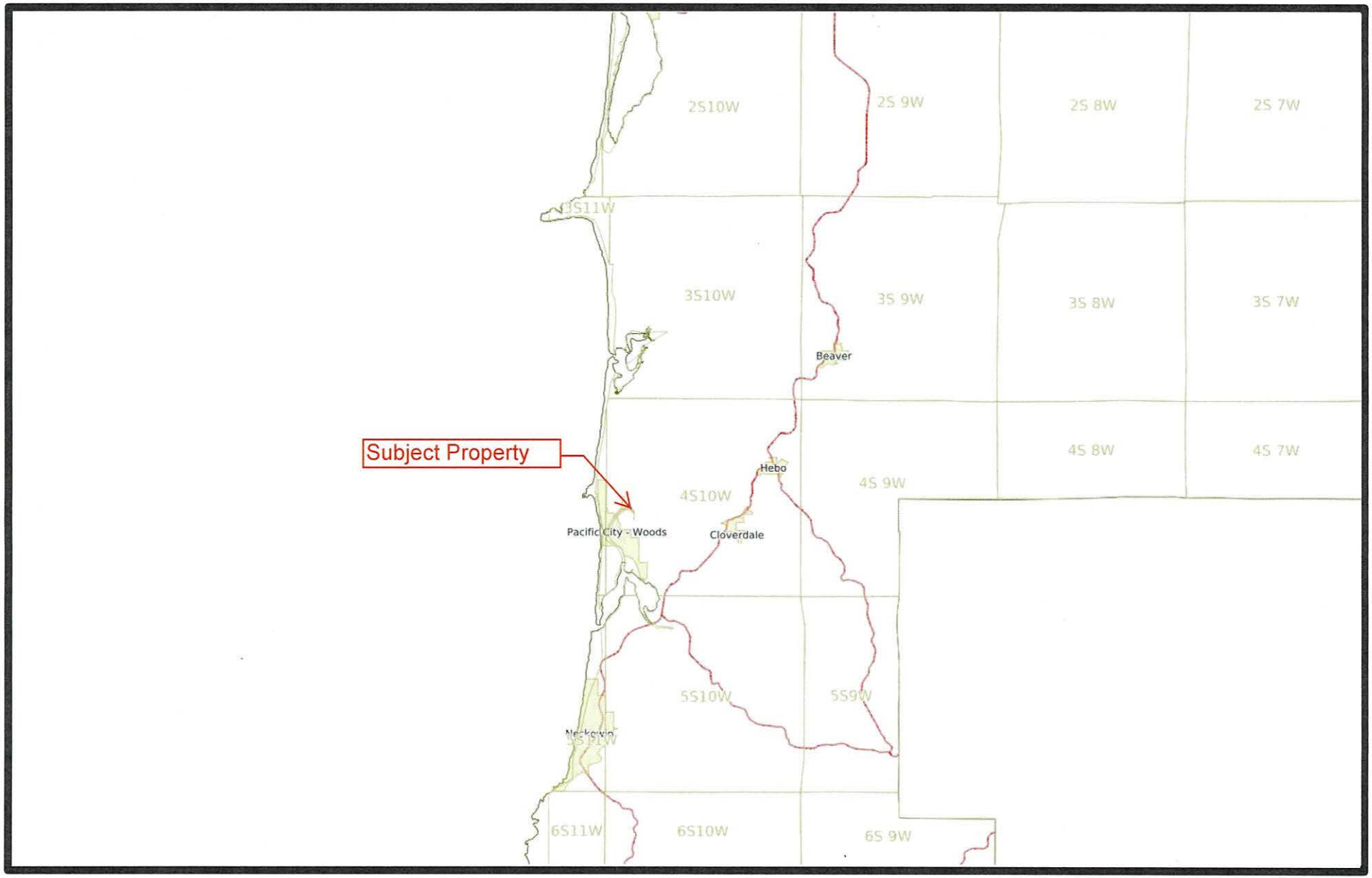
VII. EXHIBITS

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

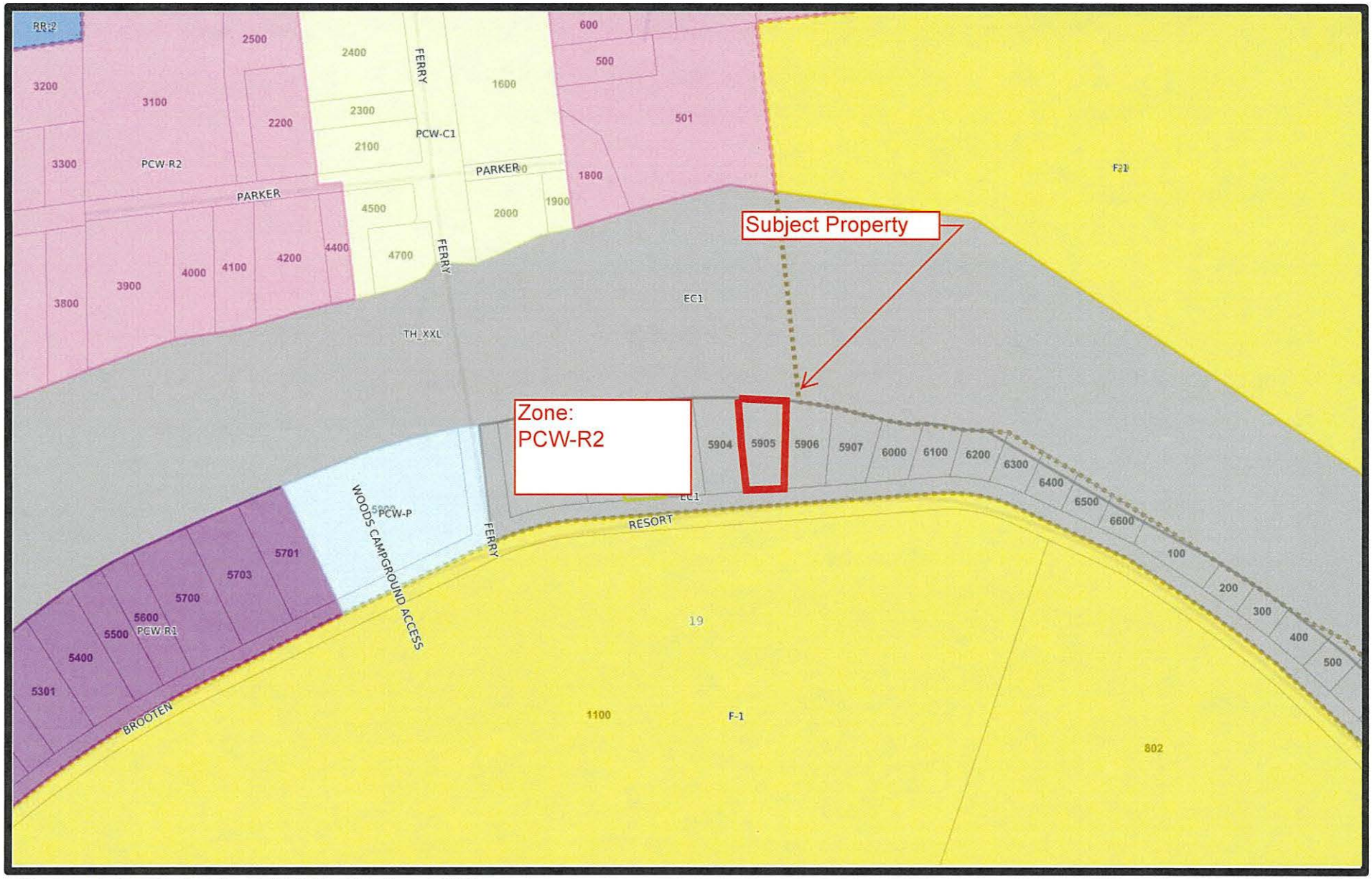
EXHIBIT A

Vicinity Map



Generated with the GeoMOOSE Printing Utilities

Zoning Map



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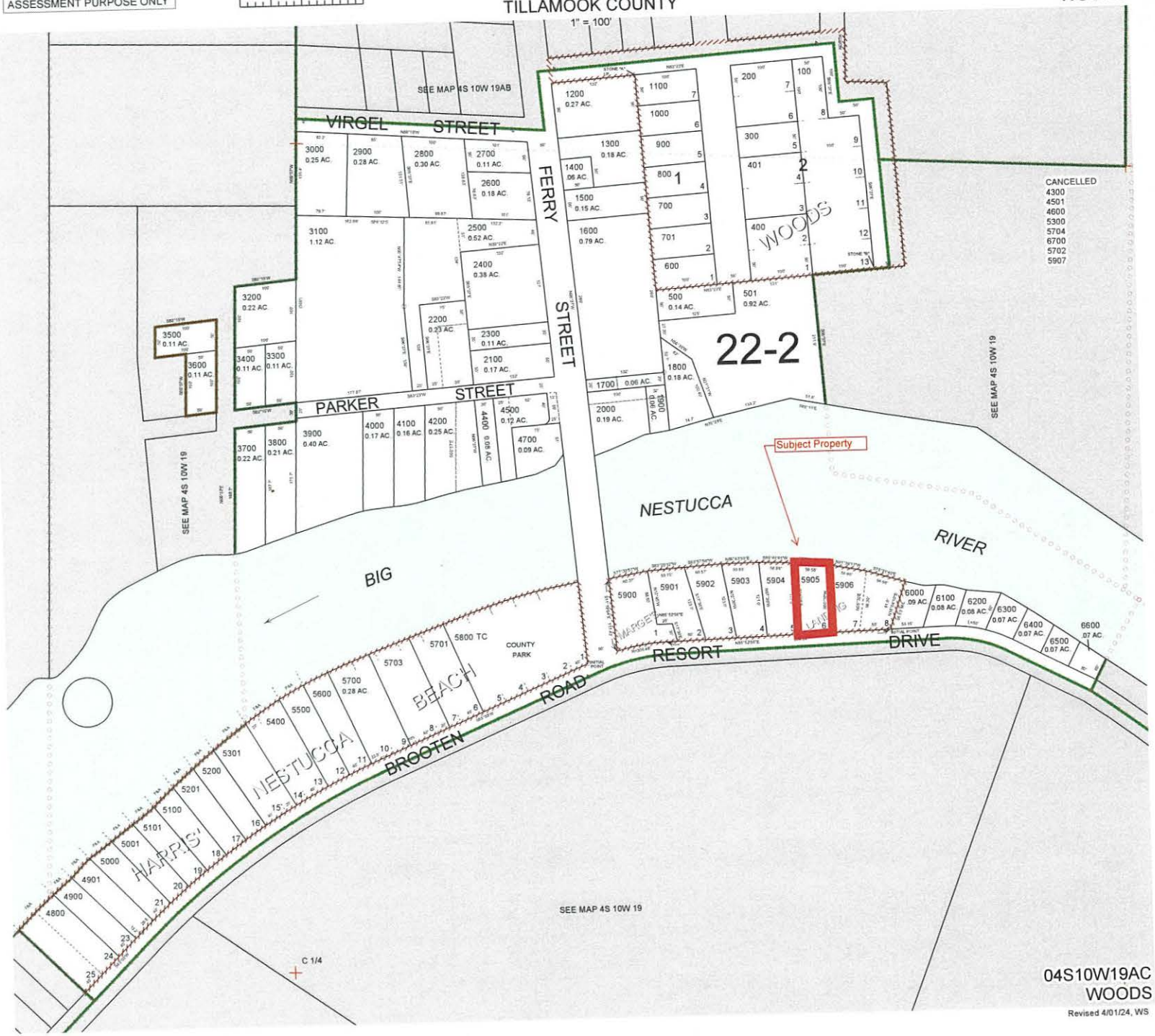
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W.1/4 N.E.1/4 SEC.19 T.4S. R.10W. W.M.
TILLAMOOK COUNTY

1" = 100'

04S10W19AC
WOODS



04S10W19AC
WOODS
Revised 4/01/24, WS

Tillamook County
2023 Real Property Assessment Report
Account 401157

Map	4S1019AC05905	**Tax Status**	Assessable
Code - Tax ID	2202 - 401157	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	MARGE'S LANDING Lot - 6		
Mailing	HANSEN, JAMES FRED 2261 NW 7TH ST BEND OR 97703	**Deed Reference #**	2023-1292
		Sales Date/Price	03-28-2023 / $175,000
		Appraiser	ROBERT BUCKINGHAM

Property Class	100	**MA**	**SA**	**NH**
RMV Class	100	09	WF	903

Site	Situs Address	City
	33625 RESORT DR	COUNTY

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
2202	Land	135,660			Land	0	
	Impr	0			Impr	0	
Code Area Total		135,660	80,370	80,370		0	
Grand Total		135,660	80,370	80,370		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	0	☑		PCW-R1	Market	114	0.14 AC		135,660
					Code Area Total		0.14 AC		135,660

Improvement Breakdown

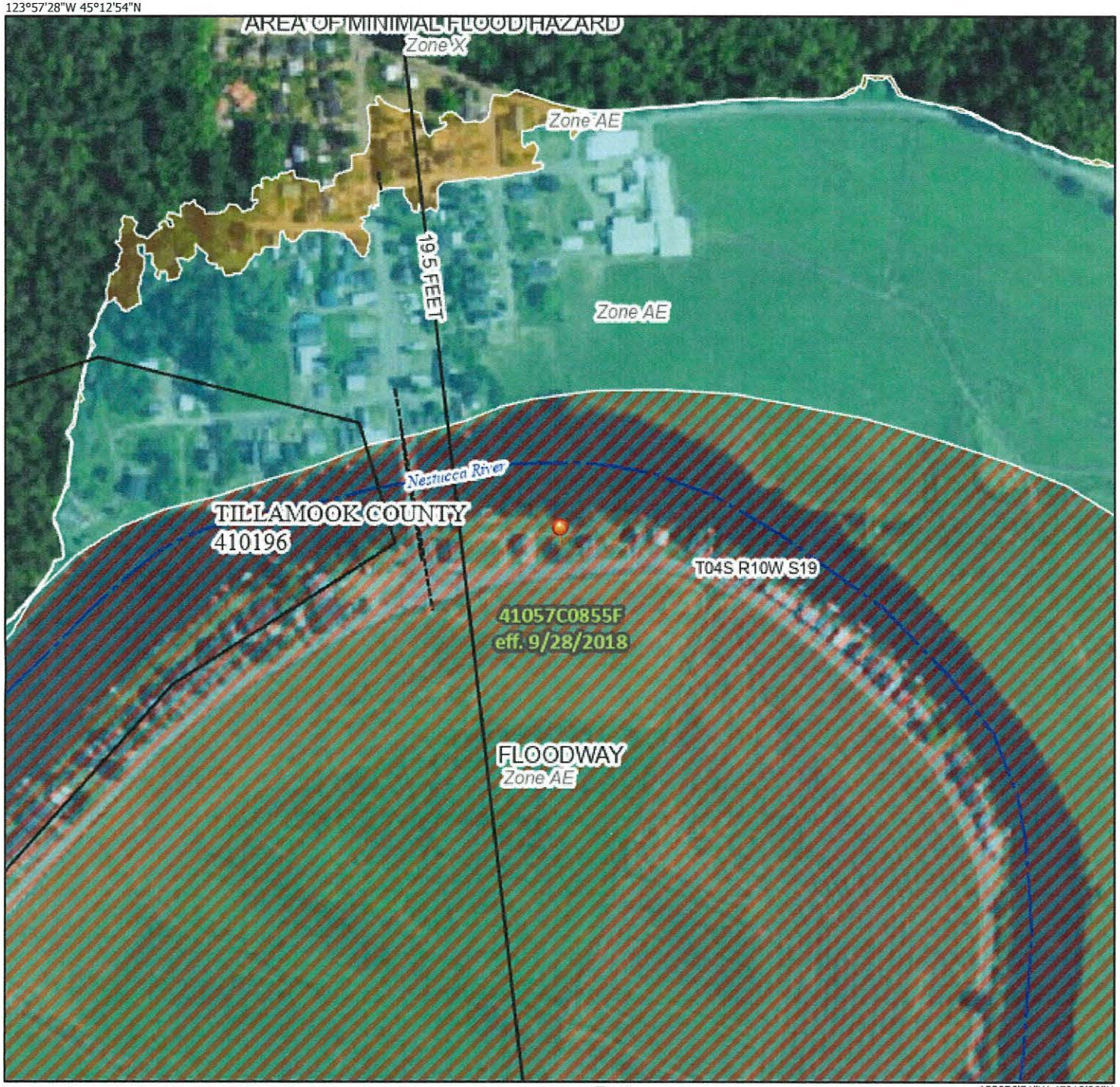
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Comments 5/13 Accnt. review. RCW 01/27/14 Reappraised land; tabled values. RBB

National Flood Hazard Layer FIRMette

FEMA

123°57'28"W 45°12'54"N



123°56'51"W 45°12'29"N

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

1:6,000

Legend

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

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

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- 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 *Zon*

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

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

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

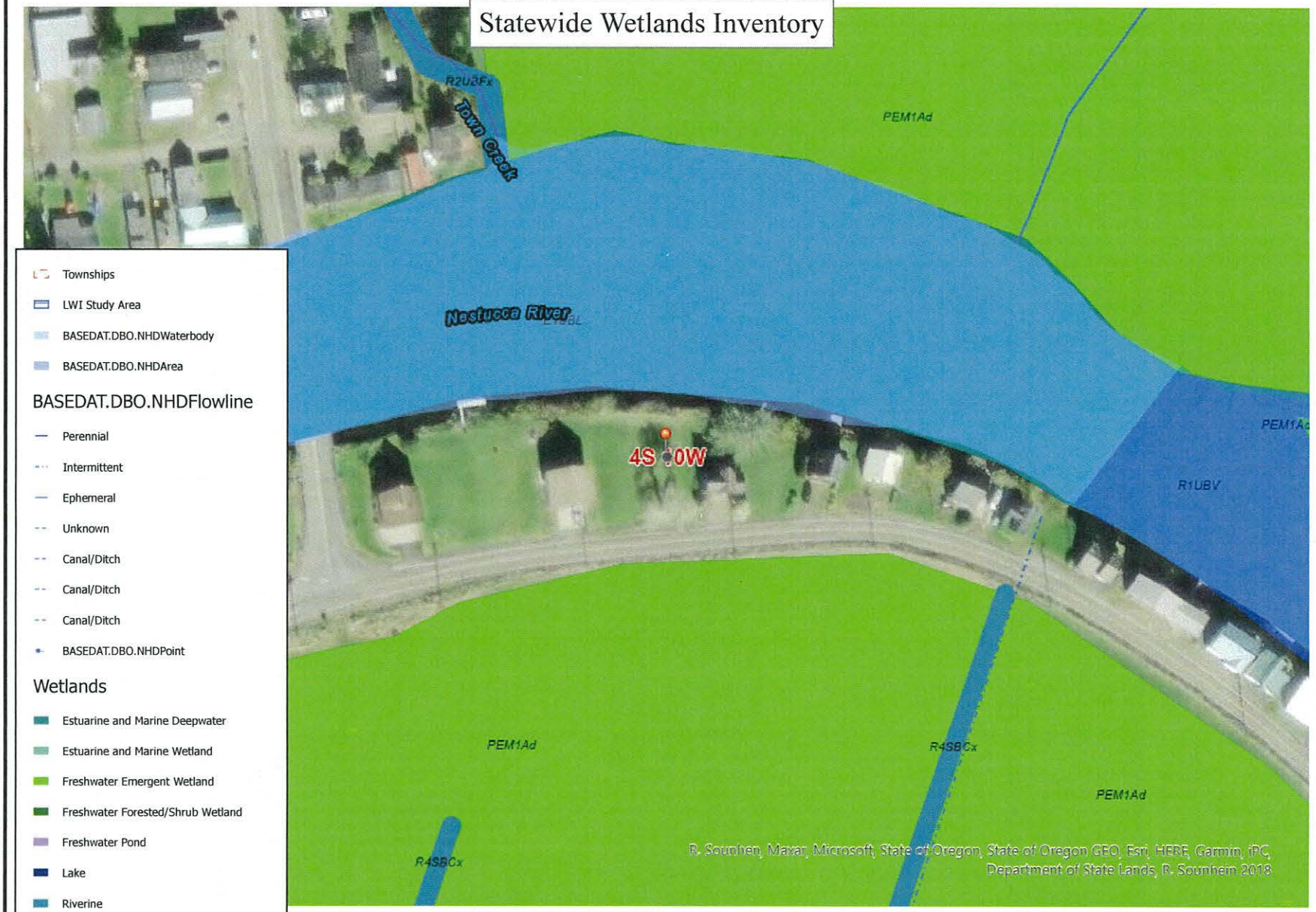
The pin displayed on the map is an approximat point selected by the user and does not represe an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/13/2024 at 10:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Statewide Wetlands Inventory



- Townships
- LWI Study Area
- BASEDAT.DBO.NHDWaterbody
- BASEDAT.DBO.NHDArea

BASEDAT.DBO.NHDFlowline

- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDPoint

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Agate-Winlo Soils
- SWI Predominantly Hydric Soil Map Units

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

1:2,257

0 0.01 0.03 0.05 0.08 0.1 mi

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

N

Date: 7/13/2024

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

EXHIBIT B

- Elevation certifate
- No rise
- Site plan
- construction plans - criteria

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

DEVELOPMENT PERMIT

OFFICE USE ONLY
Date Stamp: RECEIVED JUN 06 2024
☐Approved ☐Denied
Received by:
Receipt #:
Fees: 787.50
Permit No: 851-24-000319-PLNG

Applicant ☒ *(Check Box if Same as Property Owner)*

Name: James Hansen Phone: 541-420-3475
Address: 2261 NW 7th Street
City: Bend State: Or Zip: 97703
Email: Jimhansenconst@Gmail.com

Property Owner

Name: James Hansen Phone: 541-420-3475
Address: 2261 NW 7th Street
City: Bend State: Or Zip: 97703
Email: Jimhansenconst@Gmail.com

Description of Work: New Construction

Location:

Site Address: 33625 Resort dr Cloverdale Or 97112
Map Number: 4S (Township) 10 (Range) 19AC (Section) 5905 (Tax Lot(s))

Complete all applicable fields:

Regulatory Floodway: ☒	Estuary: ☐	Floodplain: ☐			
New: ☒	Addition: ☐	Replacement: ☐	Remodel: ☐	Demolish: ☐	
Dwelling: sq.ft		Accessory Structure:			
Culvert Diameter: Length:		Bridge Length: Width:			
Fence Height:		Retaining Wall Height:			
Streambank Stabilization:		Other:			
Fill/Removal/Grading: 12 CY		Vegetation Removal: 15 CY			

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

Flood Insurance Rate Map (FIRM) Panel Info

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

Elevation Data (NAVD 88)

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

Other Required Permits

Authorization

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

Property Owner Signature (Required) — Date: 6-5-24

Applicant Signature — Date

PACIFIC CITY JOINT WATER-SANITARY AUTHORITY
34005 Cape Kiwanda Drive · Post Office Box 520
Pacific City, Oregon 97135
Phone (503) 965-6636 · Fax (503) 965-6056

March 25, 2024

Jim Hansen
Jim Hansen Construction
2261 NW 7th Street
Bend, OR 97703

RE: Tax Lot 4S10 19AC 05905
Pacific City, Oregon
Water/Sewer Availability

Dear Mr. Hansen,

A request was received by PCJWSA to provide you with a letter of water/sewer availability for the development and construction of a single-family dwelling on Tax Lot# 4S10 19AC 05905 in Pacific City.

Water and sewer are currently available for your development. Water service is available from a 4-inch PVC water main that fronts the property along Resort Drive, and pressure sewer service is available from a 3-inch sewer main that also fronts the property along Resort Drive. An onsite Septic Tank Effluent Pumping (STEP) system will be necessary to connect your new development to our pressure sewer main.

Water and sewer availability is conditional on the following:

1. Water and sewer service is provided on a first come, first served basis. PCJWSA does not reserve or guarantee water and/or sewer connections.

2. This letter of availability is valid for a period of two years from the date on this letter and will expire on March 25, 2026. If this project has not been completed within this timeframe, you will be required to reapply for water/sewer availability.

3. This letter is for water and sewer availability only. It does not imply that PCJWSA has approved the design of your development's water and/or sewer systems or that you are authorized to connect to the PCJWSA water and/or sewer systems.

If you have any questions, please contact me at 503-965-6636. Thank you.

Sincerely,

John Wesely
Authority Manager

Cc: File 4S10 19AC 05905

NESTUCCA RURAL FIRE PROTECTION DISTRICT

30710 Highway 101 South
Cloverdale, Oregon 97112

Fire District Review & Approval Form

This form must be completed and signed by the local Fire Protection District prior to applying for a Building Permit or Manufactured Dwelling Placement Permit.

Proposed Development/Construction/Location 4S 10W 19ac 5905

Water Source: [x] Water District PCJWS
Well * [ ] Creek * [ ] Spring *

* You will need to provide documentation from the Water Resources Department showing the gallons per minute (GPM) available to your property and a copy of your Well Report or Residential Water Right to your water source. **No hydrant GPM information provided**

********** **Fire District to complete information below** **********

1. Review of road access for fire district use to the property resulted in the following:

[x] The road access is passable for Emergency Vehicles
- [ ] Road Gradient is less than 10%
- [ ] Road Gradient is between 10-15%
- [ ] Road width clearance of 20'
- [ ] Road height clearance of 13'6"

[ ] The road access is not passable for Emergency Vehicles
- [ ] Road Gradient is greater than 15%
- [ ] Private Bridge does not meet GVW
- [ ] Road does not have required turnarounds or pullouts

Recommendations: **Community Development will determine needs**

---

2. Review of water supply for fire district use to the property resulted in the following:

[x] There is adequate water available to the property for Fire Suppression
- [ ] Residence is within 1,000' of hydrant
- [x] Available water per NFPA 1142
- [ ] Sprinkler system installation
- [ ] Fire wall installation to reduce size

[ ] There is not adequate water available to the property for Fire Suppression

[ ] Square footage of residence exceeds available water for both NFPA 1142 and/or 2004 OFC, Appendix B

Recommendations: **Follow All IBC & OFC Codes as determined by TCCD**

3. Action Taken:

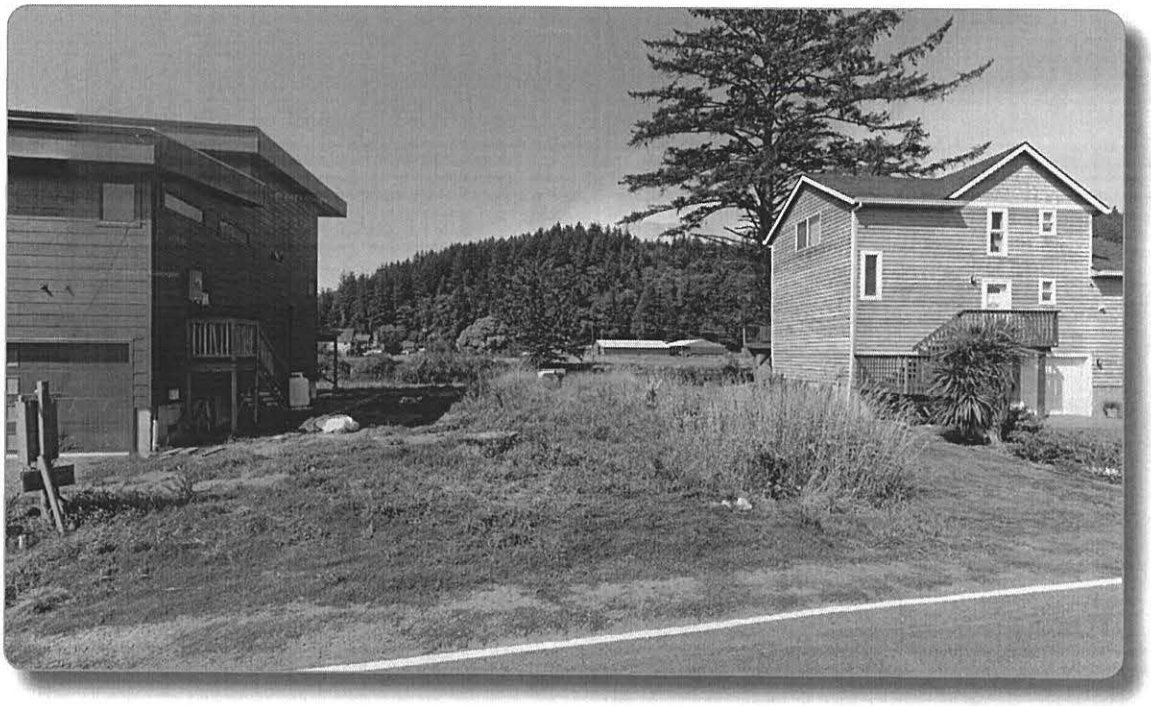
[X] I have reviewed the information regarding the property listed above.

*****Failure to follow codes may inhibit the ability to provide suppression*****

Printed Name: James Oeder Title: Fire Chief

Signature *James Oeder* Date: 03/28/2024

33625 Resort Dr
Hydraulic Analysis Report



prepared for

Jim Hansen

prepared by

Jake Hofeld, P.E.

REGISTERED PROFESSIONAL ENGINEER
77870PE
OREGON
JANUARY 3, 2011
JAKE DYLAN HOFELD

EXPIRES: 6/30/2025

Digitally signed by Jake Hofeld
Date: 2024.05.07 13:37:31 -07'00'

WATERWAYS CONSULTING, INC.

May 7, 2024

INTRODUCTION

Waterways Consulting Inc. (Waterways) has been retained by Jim Hansen to evaluate the hydraulic effects on the Nestucca River during a 100-year base flood discharge from the proposed addition of a residential structure to a currently undeveloped property. The project is located on the east (left) bank floodplain of the Nestucca River at 33625 Resort Drive in Woods, Oregon (**Figure 1**) and the entire property is located within the FEMA designated floodway, effective September 28, 2018 (**Figure 2**). The existing property is currently undeveloped with no existing structures. The proposed residential structure is a two-story house, with a garage under the second story. The proposed 1731 square foot footprint house is centered east and west on the property (approximately) and setback 20 feet from the edge of Resort Drive (**Figure 3**).

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

HYDRAULIC MODELING METHODOLOGY

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

Waterways updated the hydraulic analysis using HEC-RAS, version 6.4.1. A one-dimensional hydraulic model was completed to characterize the existing and proposed conditions at the project site during the 100-year recurrence interval peak flow at the Nestucca River. Four 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 ("Exist_Cond" is the plan identifier in the model) and the Proposed Conditions Model ("Prop_Cond" is the plan identifier in the model). **Figure 4** shows the proposed project location, cross section locations used in the hydraulic analysis, and the effective FEMA floodplain and floodway boundaries (FEMA 2018).

Peak Flow Hydrology

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

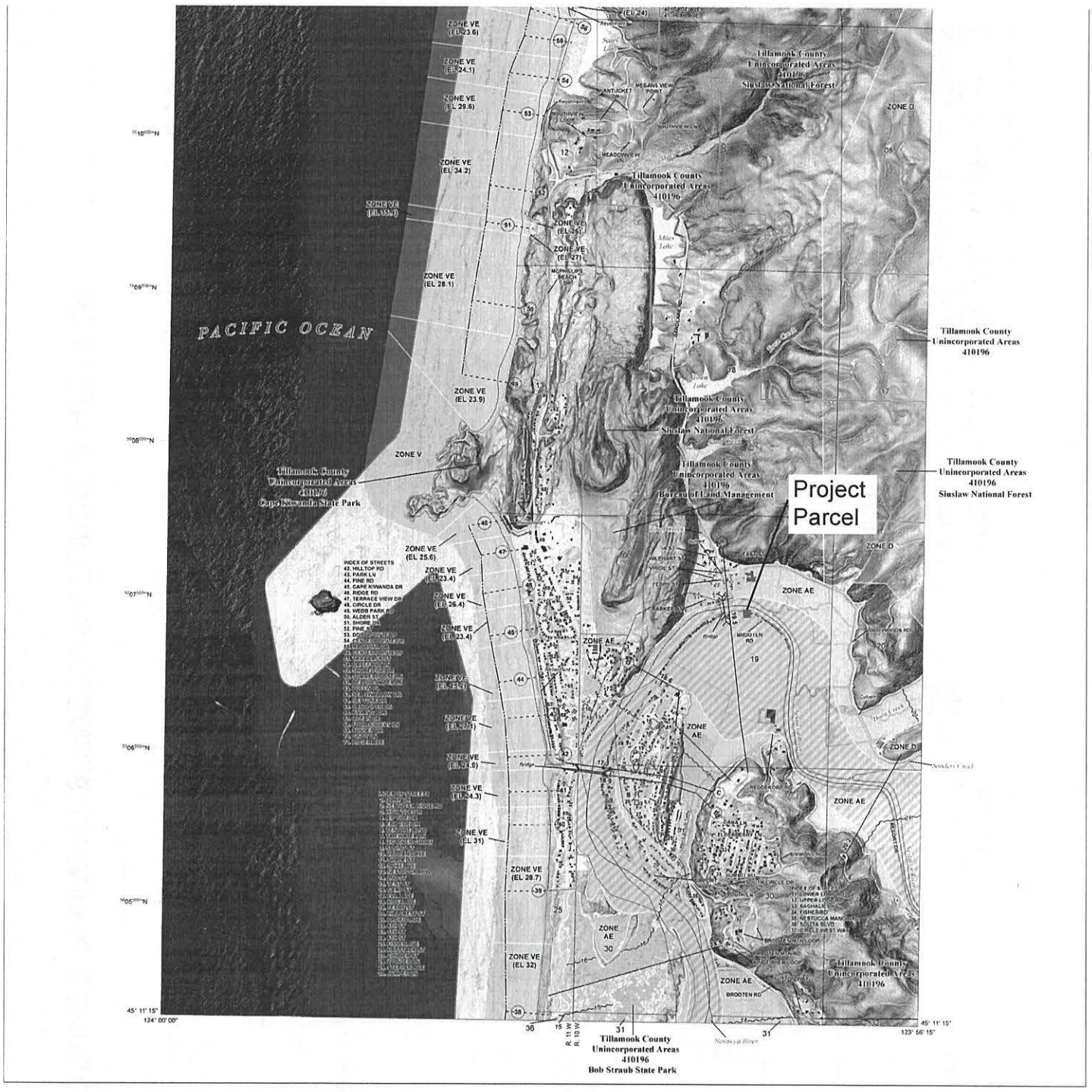
RESULTS

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

CONCLUSIONS

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

Figures



FLOOD HAZARD INFORMATION

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

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X

OTHER AREAS OF FLOOD HAZARD
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

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

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

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

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

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

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

SCALE

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

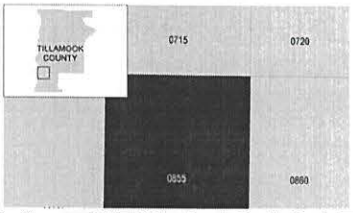
N

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

0 1,000 2,000 4,000 Feet

0 255 510 1,020 Meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

TILLAMOOK COUNTY, OREGON
And Incorporated Areas

PANEL 855 OF 1075

COMMUNITY	NUMBER	PANEL	SUFFIX
TILLAMOOK COUNTY	410196	0855	J

FIGURE 2: FEMA FIRM PANEL

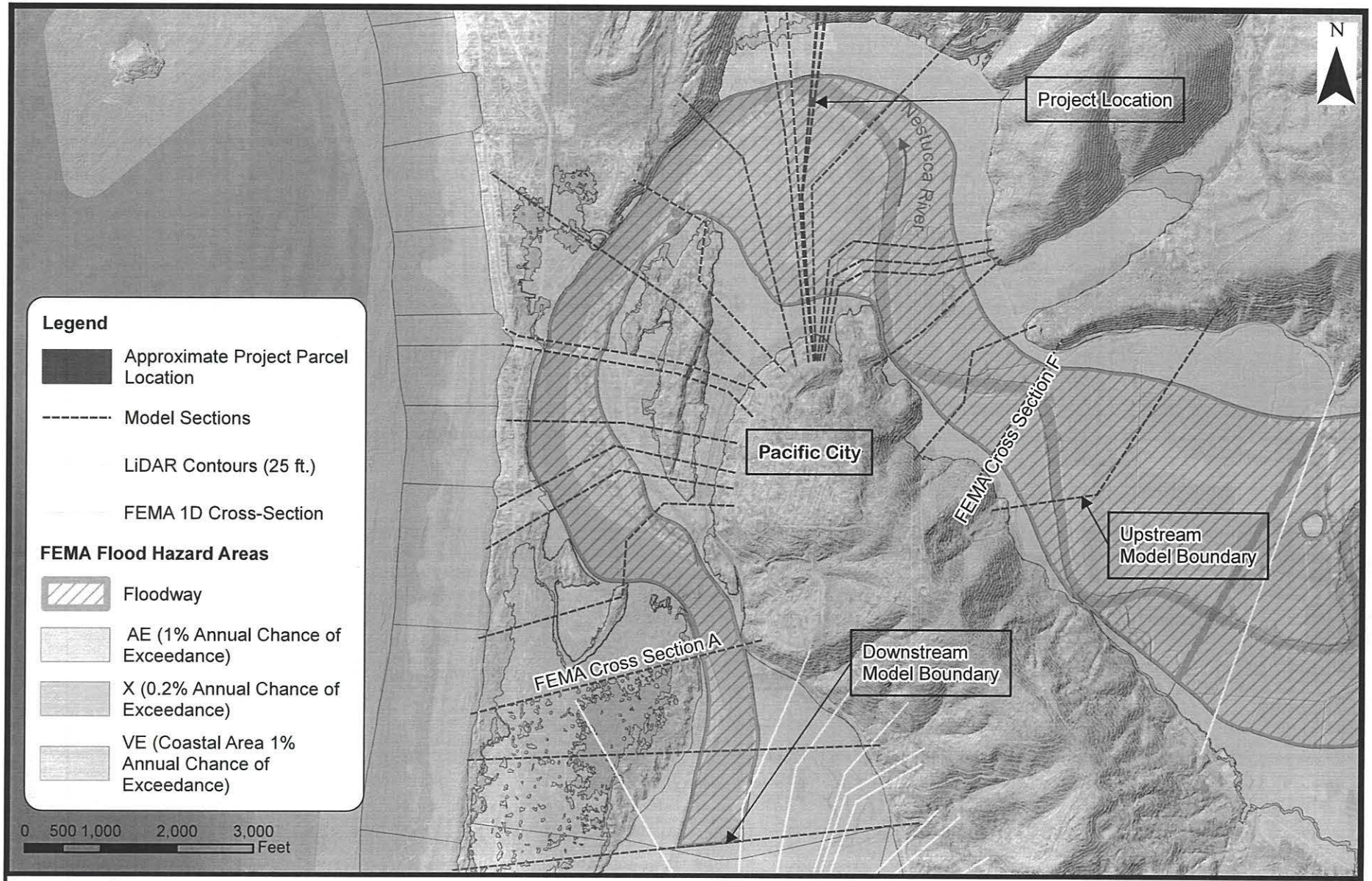


FIGURE 4

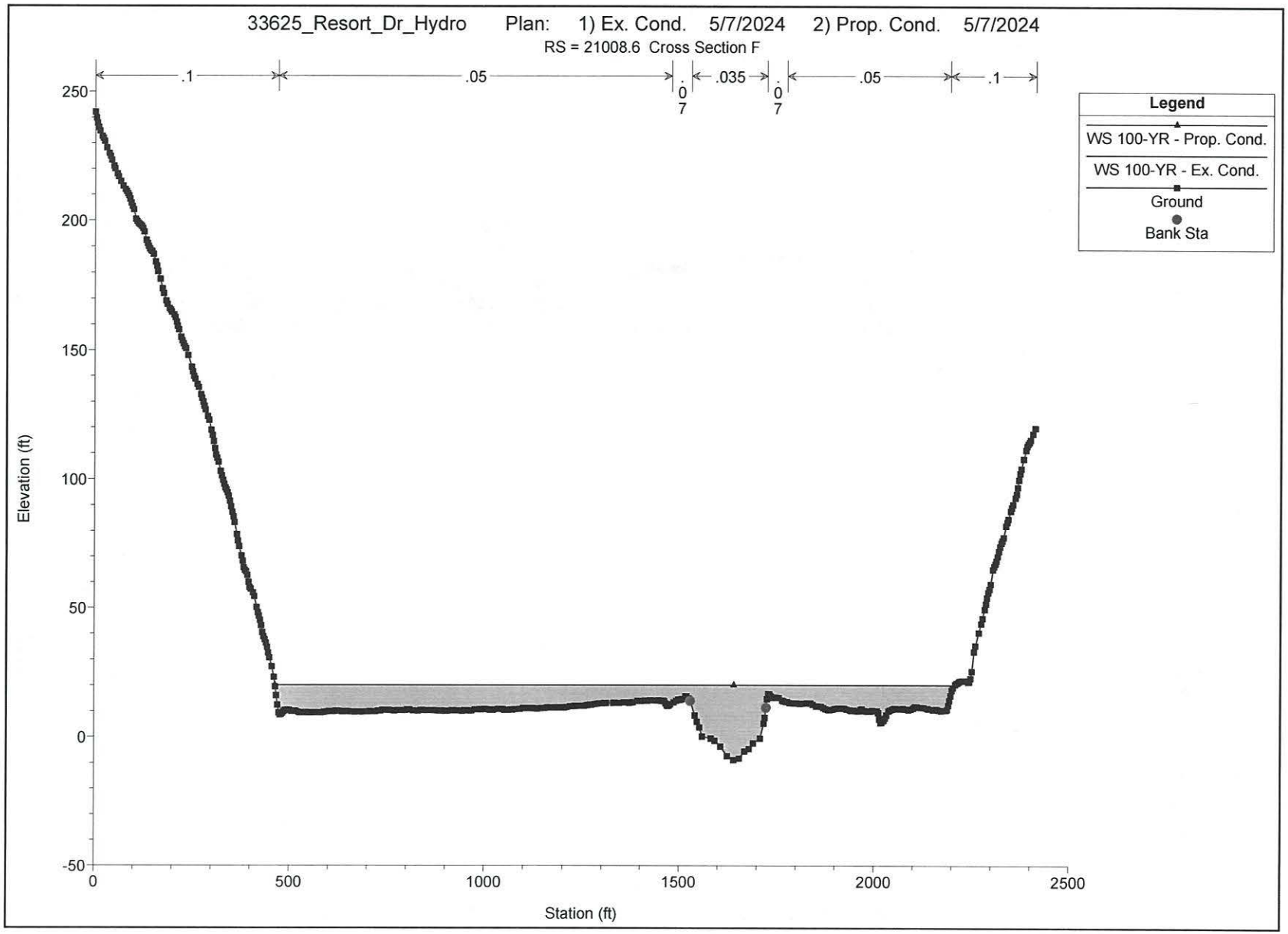
Hydraulic Analysis Overview Map

33625 Resort Drive
Hydraulic Analysis Report

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

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

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	22553.94	100-YR	Ex. Cond.	49700.00	-5.99	20.49	12.22	20.55	0.000090	3.06	32234.27	3644.41	0.11
Lower	22553.94	100-YR	Prop. Cond.	49700.00	-5.99	20.49	12.22	20.55	0.000090	3.06	32234.61	3644.41	0.11
Lower	21008.6	100-YR	Ex. Cond.	49700.00	-8.92	20.09		20.31	0.000259	5.19	17857.02	1743.74	0.20
Lower	21008.6	100-YR	Prop. Cond.	49700.00	-8.92	20.09		20.31	0.000259	5.19	17857.25	1743.74	0.20
Lower	20157.05	100-YR	Ex. Cond.	49700.00	-9.15	19.94	12.36	20.09	0.000212	4.43	20004.97	2302.22	0.17
Lower	20157.05	100-YR	Prop. Cond.	49700.00	-9.15	19.94	12.36	20.10	0.000212	4.43	20005.24	2302.22	0.17
Lower	19079.89	100-YR	Ex. Cond.	49700.00	-11.85	19.70		19.88	0.000229	5.03	20285.23	1888.74	0.18
Lower	19079.89	100-YR	Prop. Cond.	49700.00	-11.85	19.70		19.88	0.000229	5.03	20285.51	1888.74	0.18
Lower	18019.8	100-YR	Ex. Cond.	49700.00	-7.69	19.54	11.35	19.68	0.000187	4.32	22178.63	2668.19	0.16
Lower	18019.8	100-YR	Prop. Cond.	49700.00	-7.69	19.54	11.35	19.68	0.000187	4.32	22178.95	2668.19	0.16
Lower	17875.97	100-YR	Ex. Cond.	49700.00	-7.60	19.52	11.05	19.65	0.000168	4.13	23052.59	2676.99	0.16
Lower	17875.97	100-YR	Prop. Cond.	49700.00	-7.60	19.52	11.05	19.65	0.000168	4.13	23052.91	2676.99	0.16
Lower	17653.2	100-YR	Ex. Cond.	49700.00	-4.67	19.53	11.28	19.60	0.000095	3.22	29266.70	3181.62	0.12
Lower	17653.2	100-YR	Prop. Cond.	49700.00	-4.67	19.53	11.28	19.60	0.000095	3.22	29267.09	3181.62	0.12
Lower	15949.74	100-YR	Ex. Cond.	49700.00	-7.67	19.49	9.86	19.51	0.000032	1.91	46725.21	4377.62	0.07
Lower	15949.74	100-YR	Prop. Cond.	49700.00	-7.67	19.49	9.86	19.51	0.000032	1.91	46725.81	4377.63	0.07
Lower	15017.7	100-YR	Ex. Cond.	49700.00	-9.37	19.45	10.40	19.48	0.000044	2.18	38431.15	4058.21	0.09
Lower	15017.7	100-YR	Prop. Cond.	49700.00	-9.37	19.45	10.40	19.48	0.000044	2.18	38431.68	4058.21	0.09
Lower	15009.7	100-YR	Ex. Cond.	49700.00	-9.39	19.45	10.45	19.48	0.000045	2.17	38381.38	4053.79	0.09
Lower	15009.7	100-YR	Prop. Cond.	49700.00	-9.39	19.45	10.45	19.48	0.000045	2.17	38088.45	4004.28	0.09
Lower	14964.7	100-YR	Ex. Cond.	49700.00	-9.47	19.44	10.32	19.48	0.000044	2.18	38135.66	4023.38	0.09
Lower	14964.7	100-YR	Prop. Cond.	49700.00	-9.47	19.44	10.32	19.48	0.000044	2.19	37831.68	3975.92	0.09
Lower	14954.2	100-YR	Ex. Cond.	49700.00	-9.49	19.44	10.30	19.48	0.000044	2.18	38168.36	4054.13	0.09
Lower	14954.2	100-YR	Prop. Cond.	49700.00	-9.49	19.44	10.30	19.48	0.000044	2.18	38168.36	4054.13	0.09
Lower	14728.64	100-YR	Ex. Cond.	49700.00	-9.90	19.43	10.23	19.47	0.000043	2.46	37305.86	3855.65	0.09
Lower	14728.64	100-YR	Prop. Cond.	49700.00	-9.90	19.43	10.23	19.47	0.000043	2.46	37305.86	3855.65	0.09
Lower	14621.23			Bridge									
Lower	14544.91	100-YR	Ex. Cond.	49700.00	-8.62	19.41	10.32	19.46	0.000045	2.54	36889.98	3870.99	0.10
Lower	14544.91	100-YR	Prop. Cond.	49700.00	-8.62	19.41	10.32	19.46	0.000045	2.54	36889.98	3870.99	0.10
Lower	13541.26	100-YR	Ex. Cond.	49700.00	-7.81	19.37	10.21	19.41	0.000052	2.50	32776.04	3280.36	0.10
Lower	13541.26	100-YR	Prop. Cond.	49700.00	-7.81	19.37	10.21	19.41	0.000052	2.50	32776.04	3280.36	0.10
Lower	12396	100-YR	Ex. Cond.	49700.00	-3.59	18.50		19.22	0.000463	7.06	9092.69	2049.83	0.30
Lower	12396	100-YR	Prop. Cond.	49700.00	-3.59	18.50		19.22	0.000463	7.06	9092.69	2049.83	0.30
Lower	11367.2	100-YR	Ex. Cond.	49700.00	-3.05	17.73	9.51	18.65	0.000621	7.83	7532.11	2017.15	0.34
Lower	11367.2	100-YR	Prop. Cond.	49700.00	-3.05	17.73	9.51	18.65	0.000621	7.83	7532.11	2017.15	0.34
Lower	10048.77	100-YR	Ex. Cond.	49700.00	-3.49	16.97	9.18	17.81	0.000619	7.53	8674.57	2062.18	0.34
Lower	10048.77	100-YR	Prop. Cond.	49700.00	-3.49	16.97	9.18	17.81	0.000619	7.53	8674.57	2062.18	0.34
Lower	9942.323			Bridge									
Lower	9904.361	100-YR	Ex. Cond.	49700.00	-8.44	16.82	8.05	17.51	0.000542	6.93	10023.92	2094.07	0.31
Lower	9904.361	100-YR	Prop. Cond.	49700.00	-8.44	16.82	8.05	17.51	0.000542	6.93	10023.92	2094.07	0.31
Lower	8988.11	100-YR	Ex. Cond.	49700.00	-4.80	16.61	8.14	16.97	0.000329	5.36	12949.13	1986.55	0.24
Lower	8988.11	100-YR	Prop. Cond.	49700.00	-4.80	16.61	8.14	16.97	0.000329	5.36	12949.13	1986.55	0.24
Lower	8192.259	100-YR	Ex. Cond.	49700.00	-18.19	16.35	6.30	16.72	0.000308	5.47	12921.58	2041.81	0.23
Lower	8192.259	100-YR	Prop. Cond.	49700.00	-18.19	16.35	6.30	16.72	0.000308	5.47	12921.58	2041.81	0.23
Lower	7839.108	100-YR	Ex. Cond.	49700.00	-6.96	16.25	6.76	16.61	0.000310	5.16	12464.76	1879.15	0.23
Lower	7839.108	100-YR	Prop. Cond.	49700.00	-6.96	16.25	6.76	16.61	0.000310	5.16	12464.76	1879.15	0.23
Lower	6628.945	100-YR	Ex. Cond.	49700.00	-1.36	16.04	6.84	16.27	0.000208	3.91	14212.35	3171.30	0.19
Lower	6628.945	100-YR	Prop. Cond.	49700.00	-1.36	16.04	6.84	16.27	0.000208	3.91	14212.35	3171.30	0.19
Lower	4746.314	100-YR	Ex. Cond.	49700.00	-11.72	14.76	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	4746.314	100-YR	Prop. Cond.	49700.00	-11.72	14.76	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	3370.732	100-YR	Ex. Cond.	49700.00	-3.40	14.28	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27
Lower	3370.732	100-YR	Prop. Cond.	49700.00	-3.40	14.28	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27
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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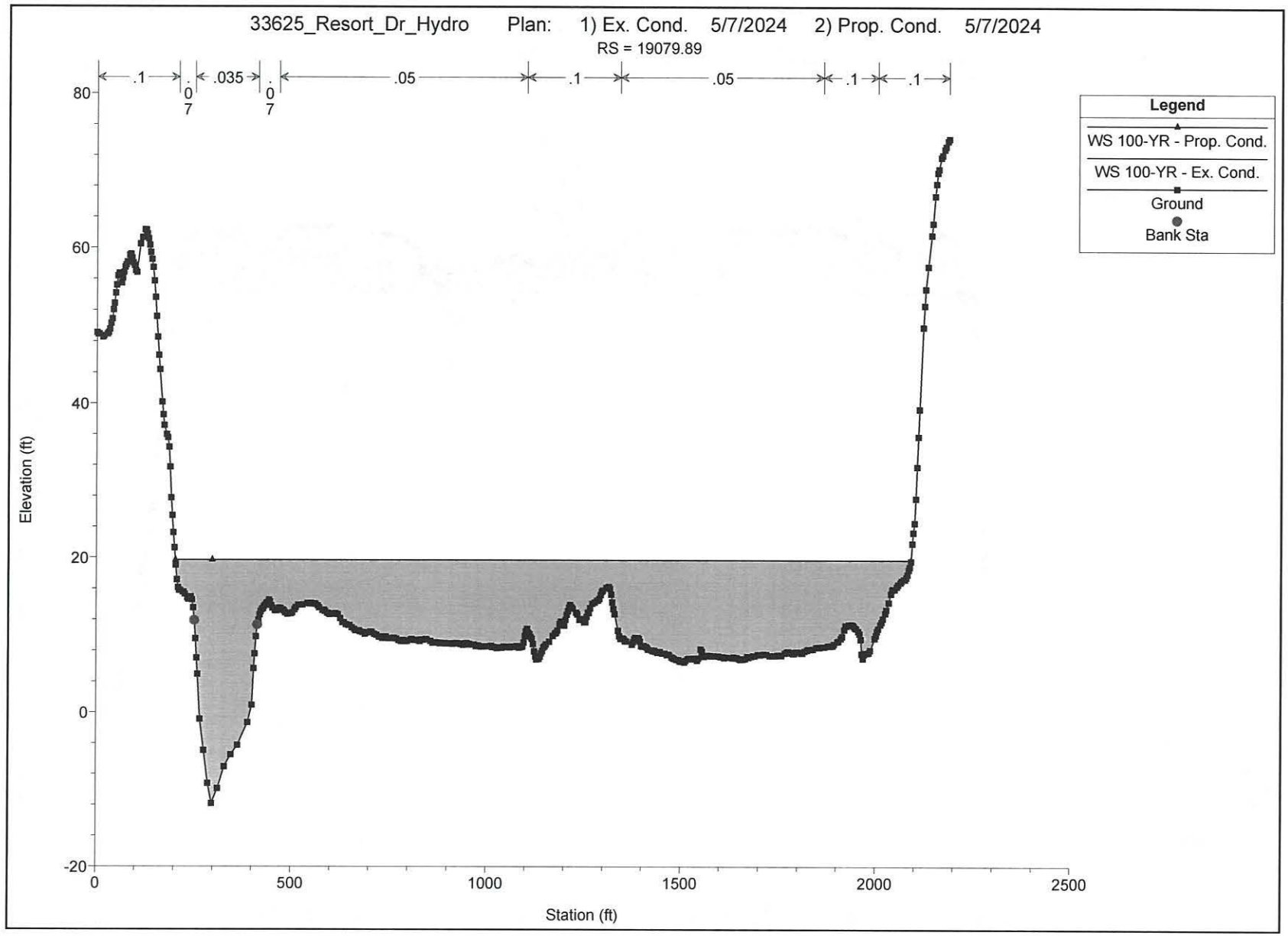
.1
.05
.07
.035
.07
.05
.1
Legend
WS 100-YR - Prop. Cond.
WS 100-YR - Ex. Cond.
Ground
Bank Sta
Elevation (ft)
250
200
150
100
50
0
-50
0
500
1000
1500
2000
2500
Station (ft)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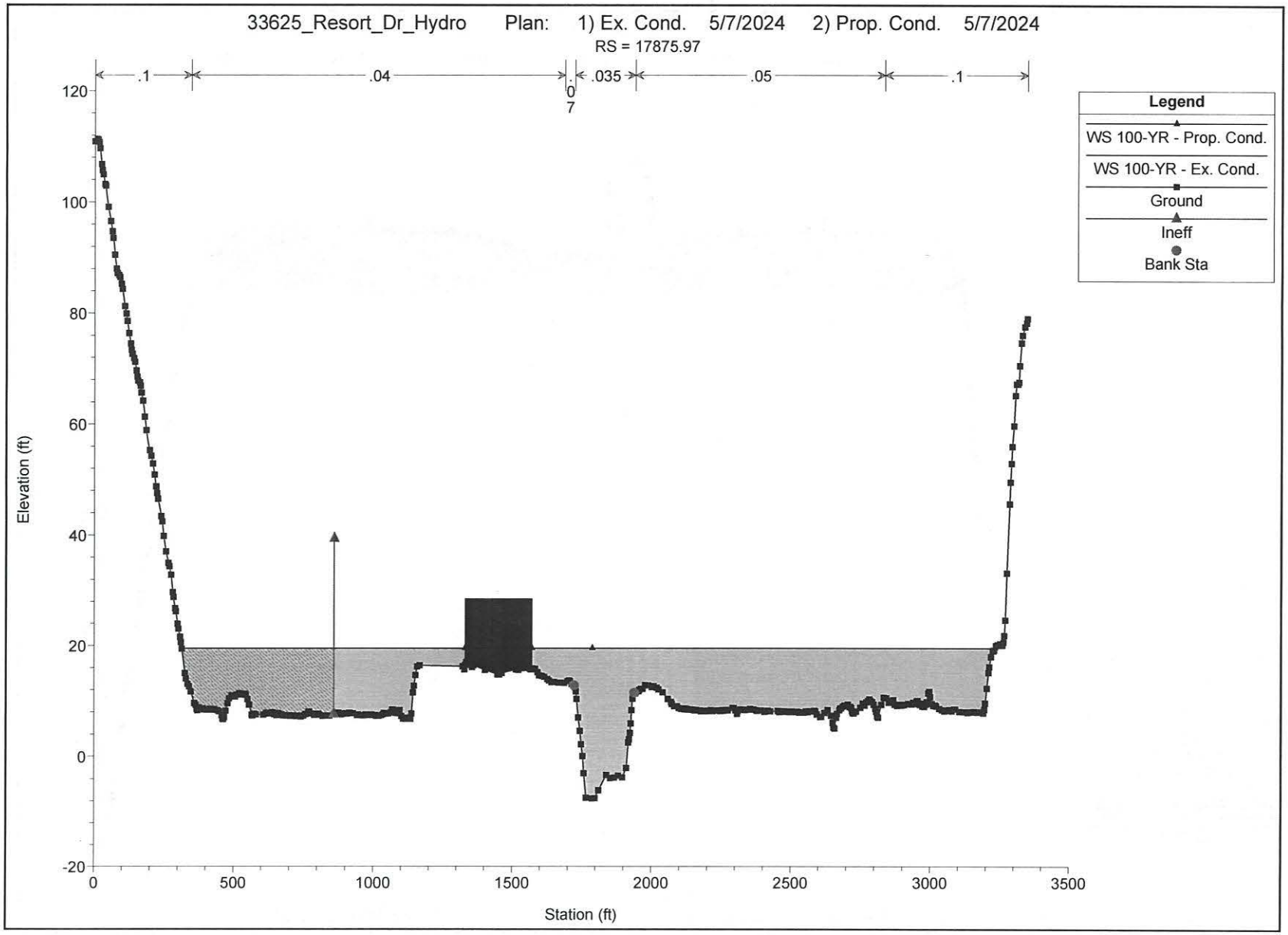
.1
.07
.035
.07
.05
.1
.05
.1
.1
Legend
WS 100-YR - Prop. Cond.
WS 100-YR - Ex. Cond.
Ground
Bank Sta
Elevation (ft)
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
Station (ft)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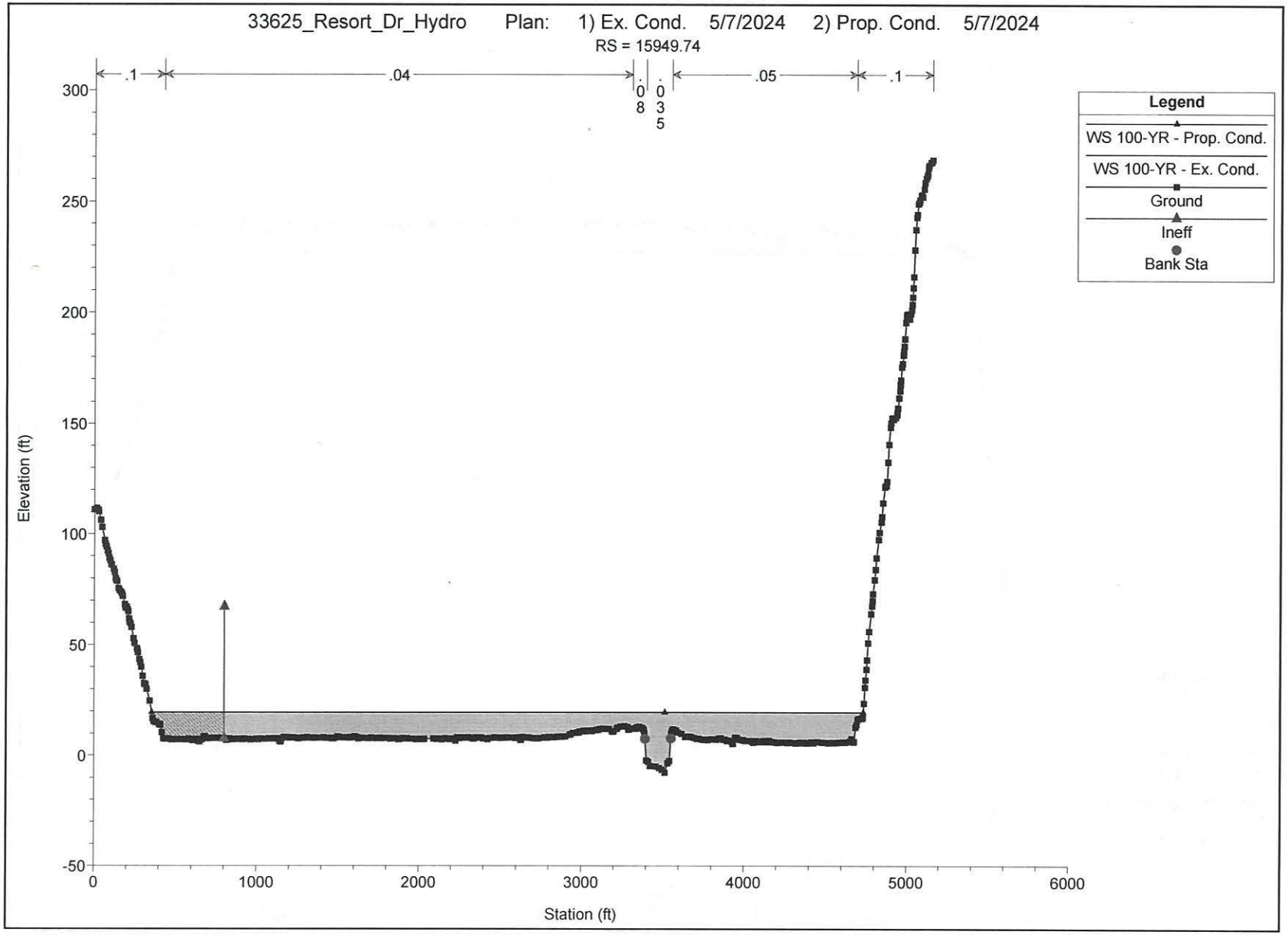
.1
.04
.035
.05
.1
Legend
WS 100-YR - Prop. Cond.
WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
Station (ft)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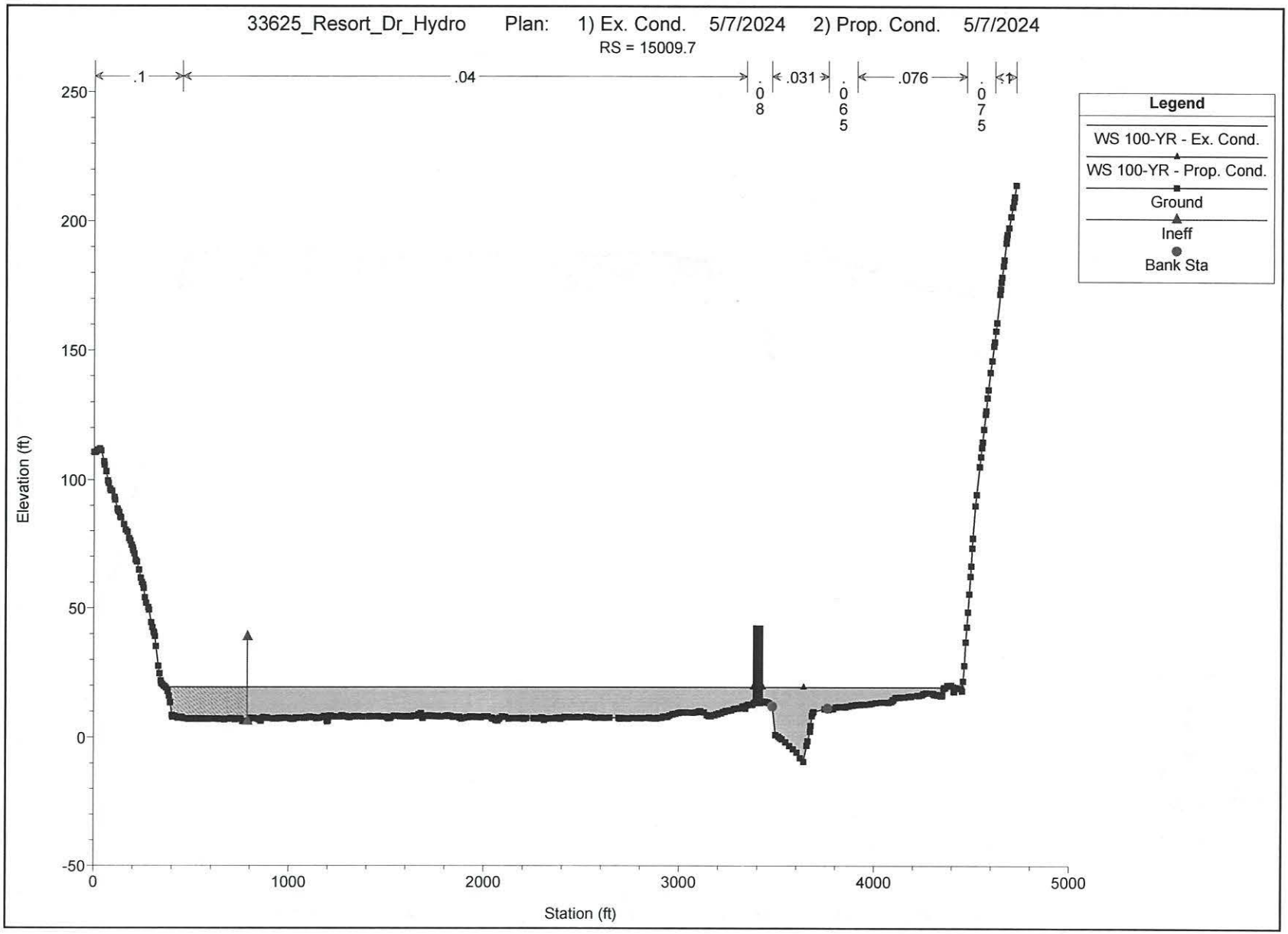
RS = 15949.74
.1
.04
.08
.035
.05
.1
Legend
WS 100-YR - Prop. Cond.
WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
300
250
200
150
100
50
0
-50
0
1000
2000
3000
4000
5000
6000
Station (ft)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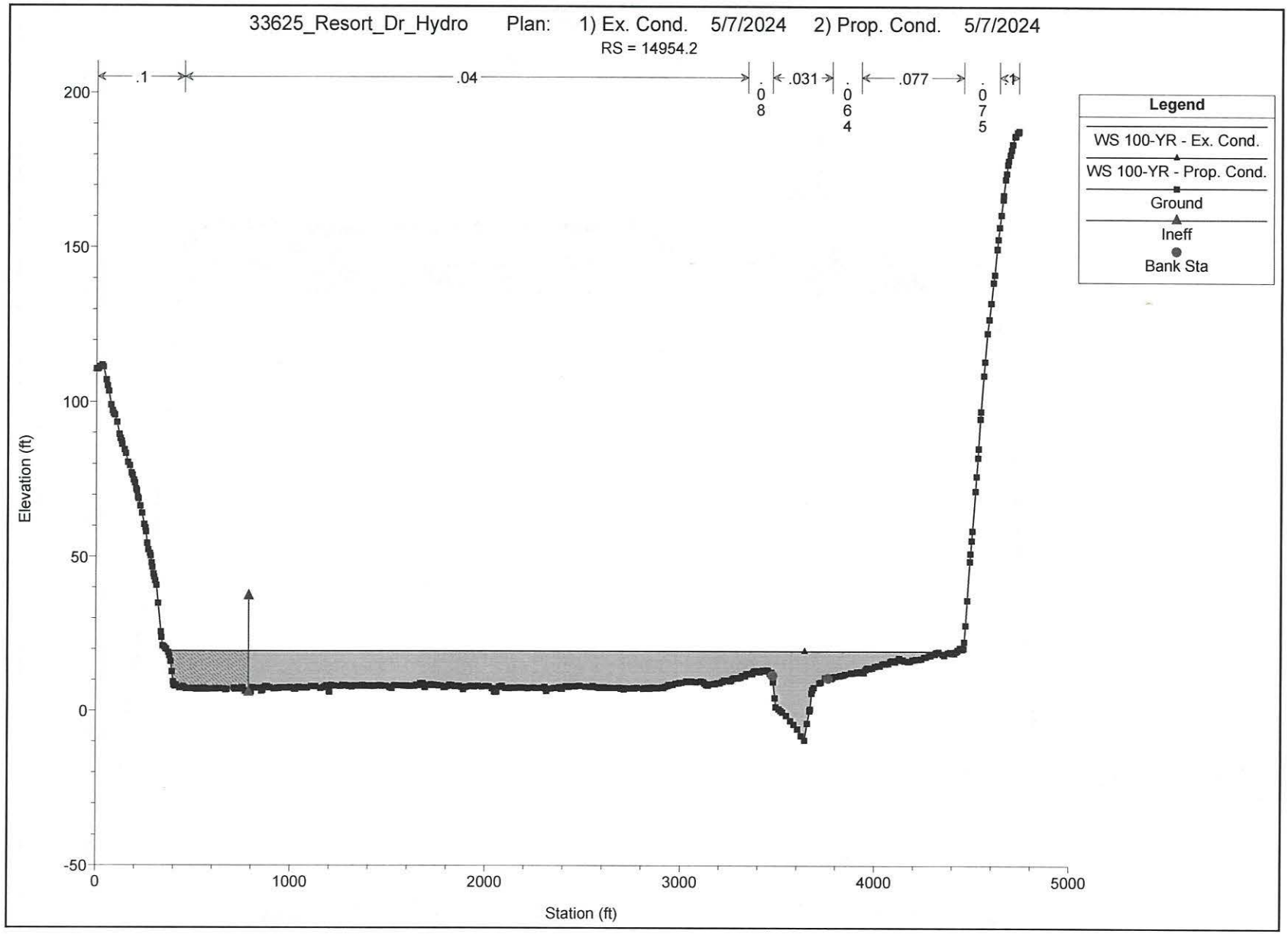
RS = 15009.7
.1
.04
.08
.031
.065
.076
.075
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
250
200
150
100
50
0
-50
0
1000
2000
3000
4000
5000
Station (ft)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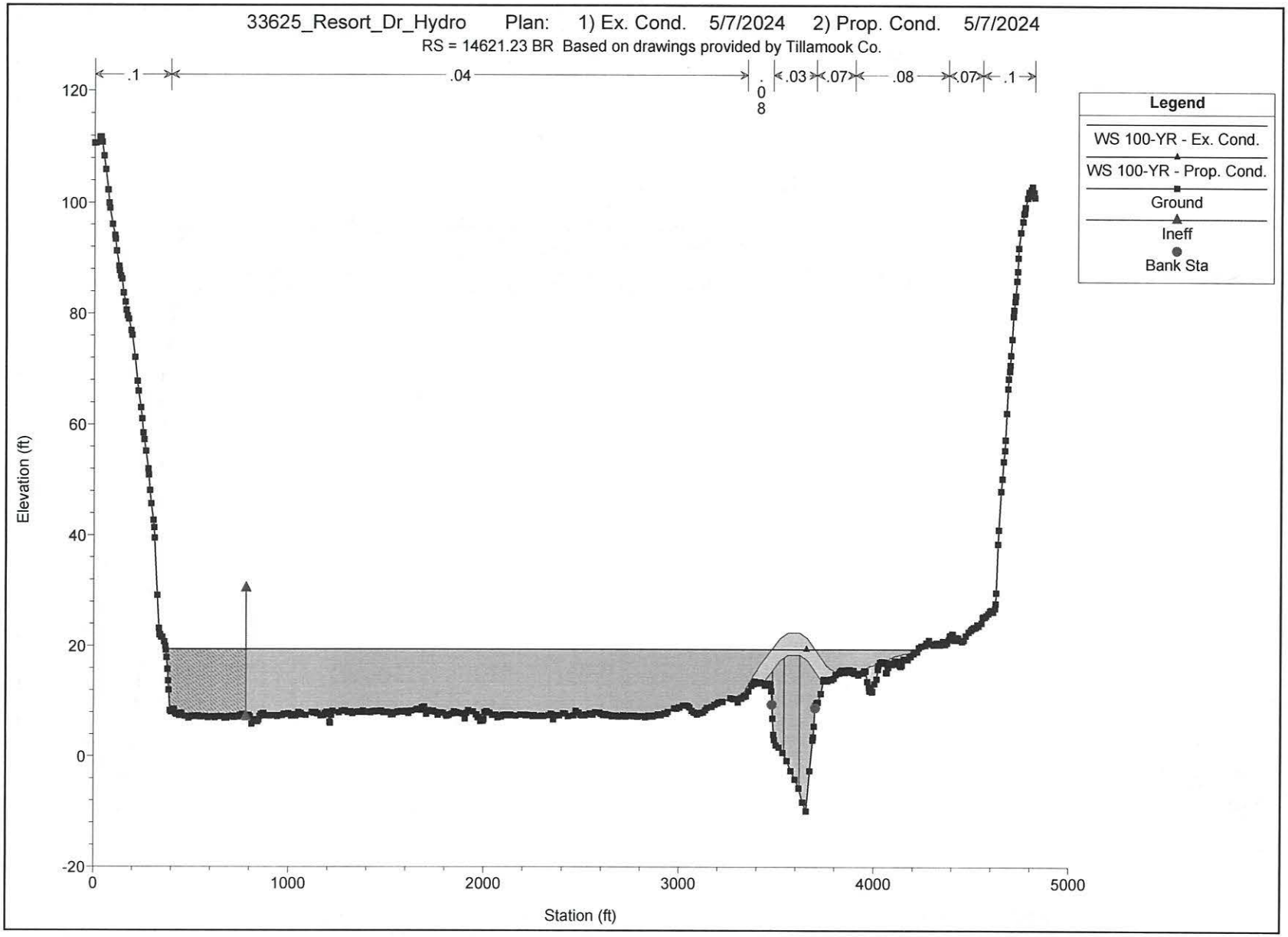
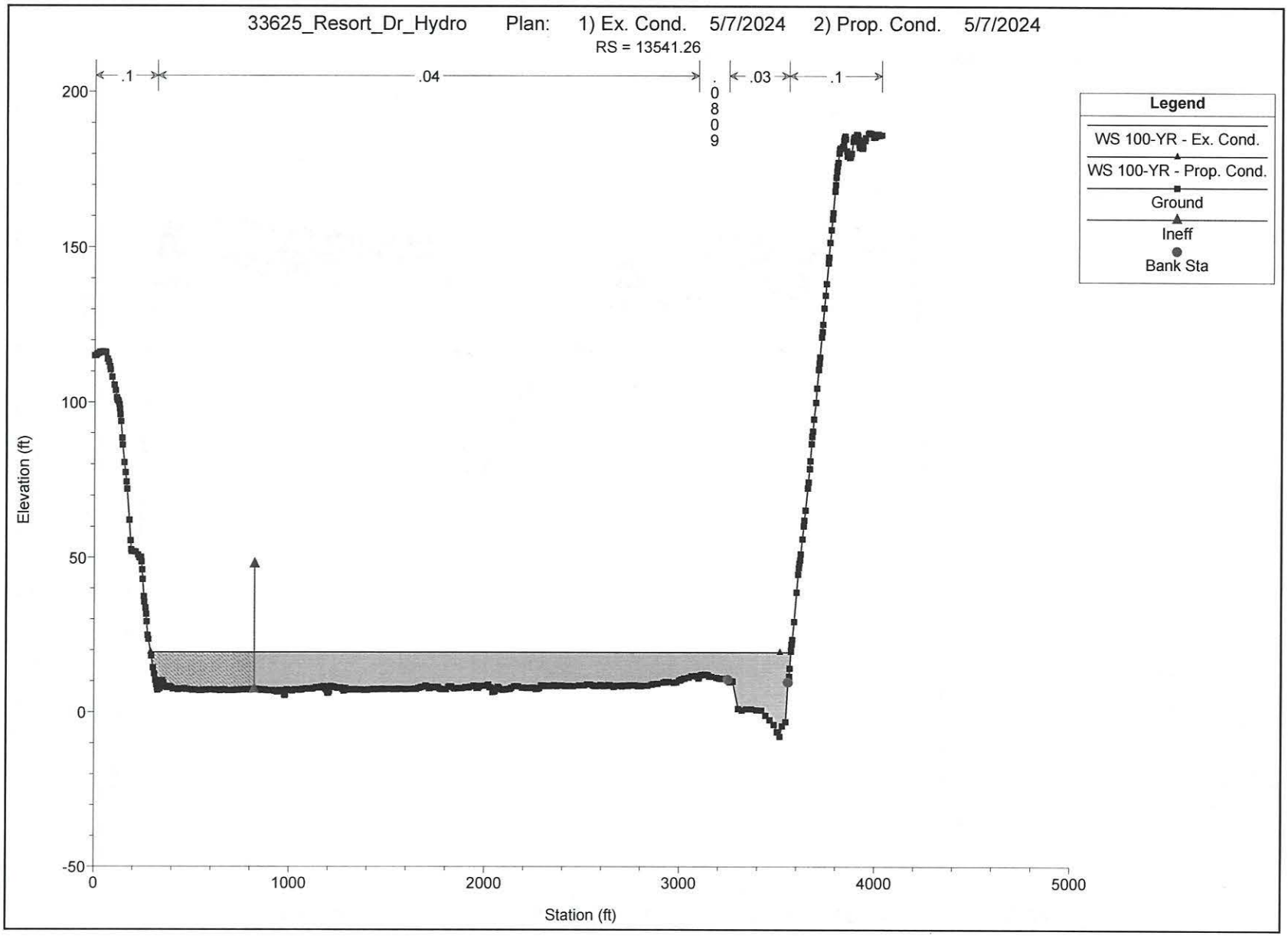
RS = 14954.2
.1
.04
.08
.031
.064
.077
.075
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
200
150
100
50
0
-50
0
1000
2000
3000
4000
5000
Station (ft)


33625_Resort_Dr_Hydro Plan: 1) Ex. Cond. 5/7/2024 2) Prop. Cond. 5/7/2024
RS = 14621.23 BR Based on drawings provided by Tillamook Co.
.1
.04
.08
.03
.07
.08
.07
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
Station (ft)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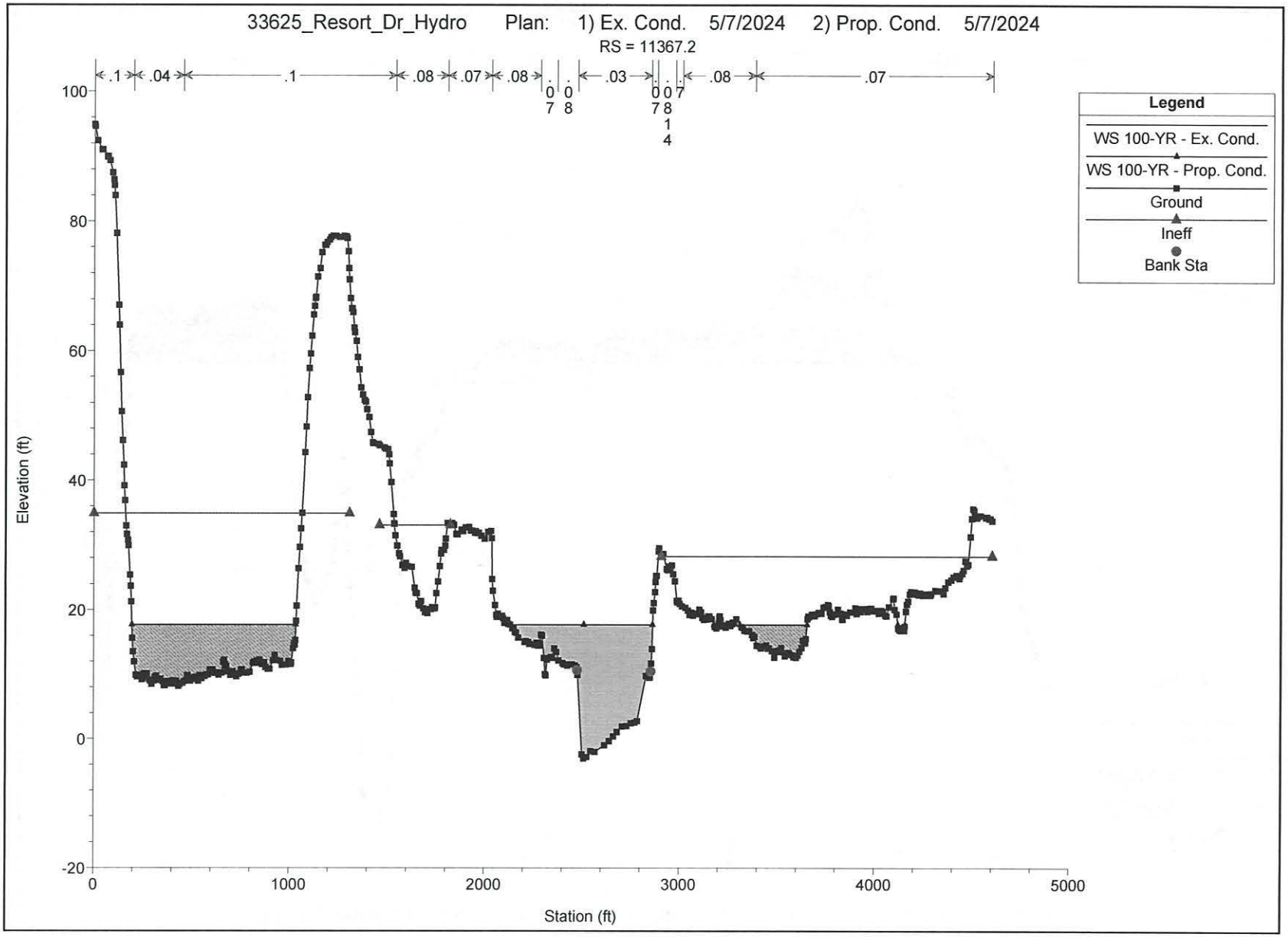
RS = 13541.26
.1
.04
.08
.09
.03
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
200
150
100
50
0
-50
0
1000
2000
3000
4000
5000
Station (ft)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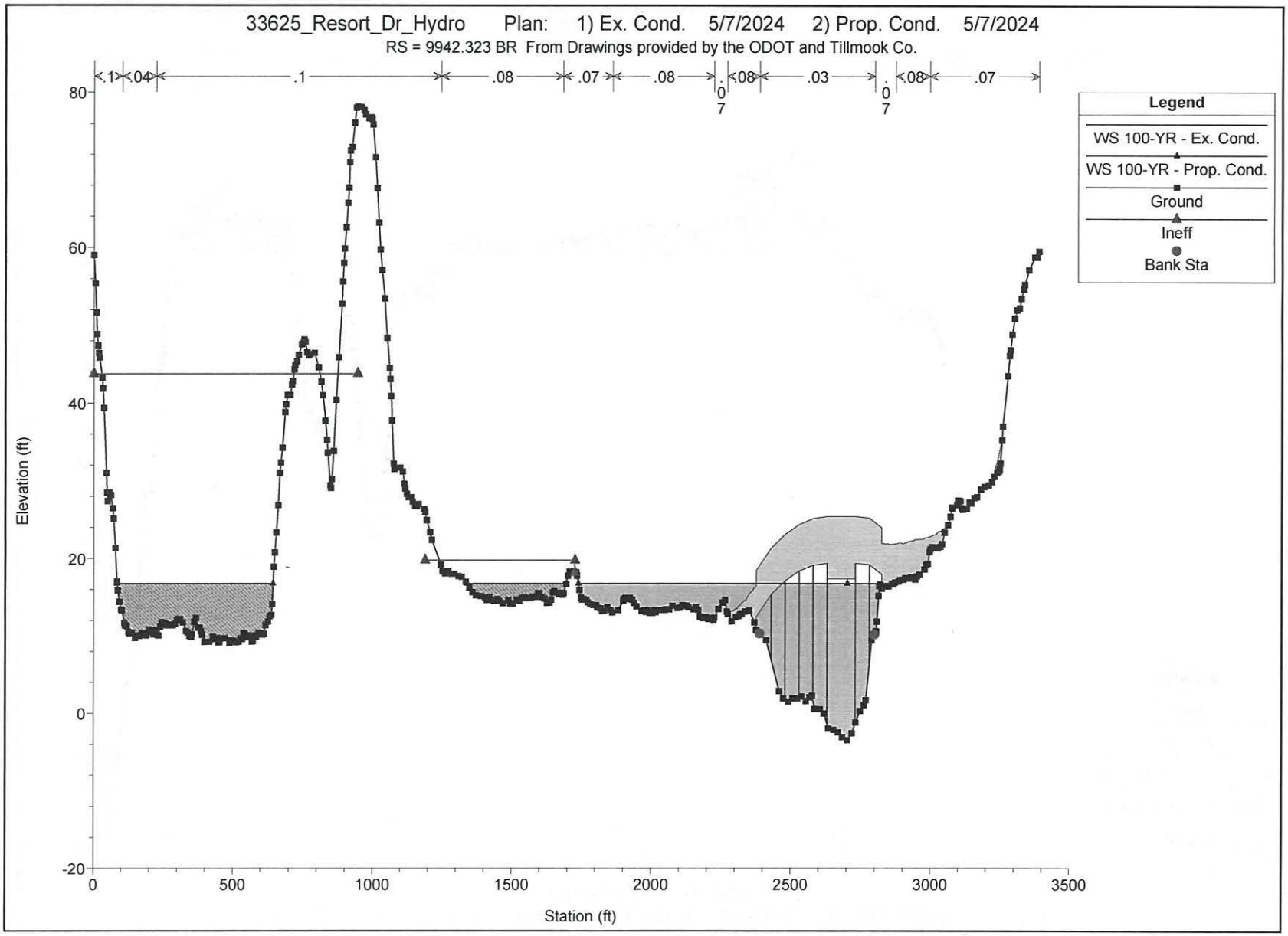
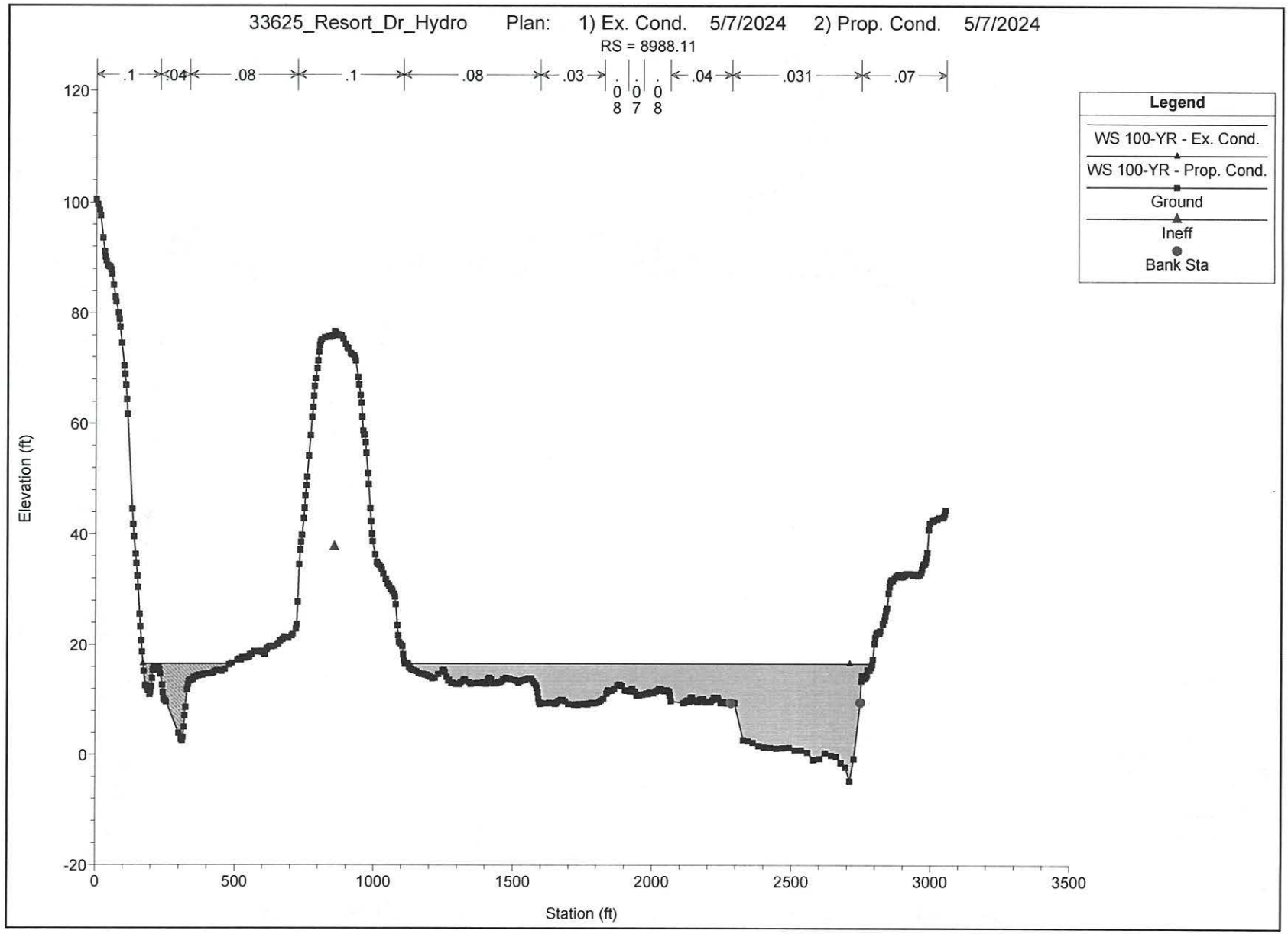
RS = 11367.2
.1 .04 .1 .08 .07 .08 .07 .08 .03 .07 .08 .14 .08 .07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
Station (ft)
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000


33625_Resort_Dr_Hydro Plan: 1) Ex. Cond. 5/7/2024 2) Prop. Cond. 5/7/2024
RS = 9942.323 BR From Drawings provided by the ODOT and Tillmook Co.
.1
.04
.1
.08
.07
.08
.07
.08
.03
.07
.08
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
Station (ft)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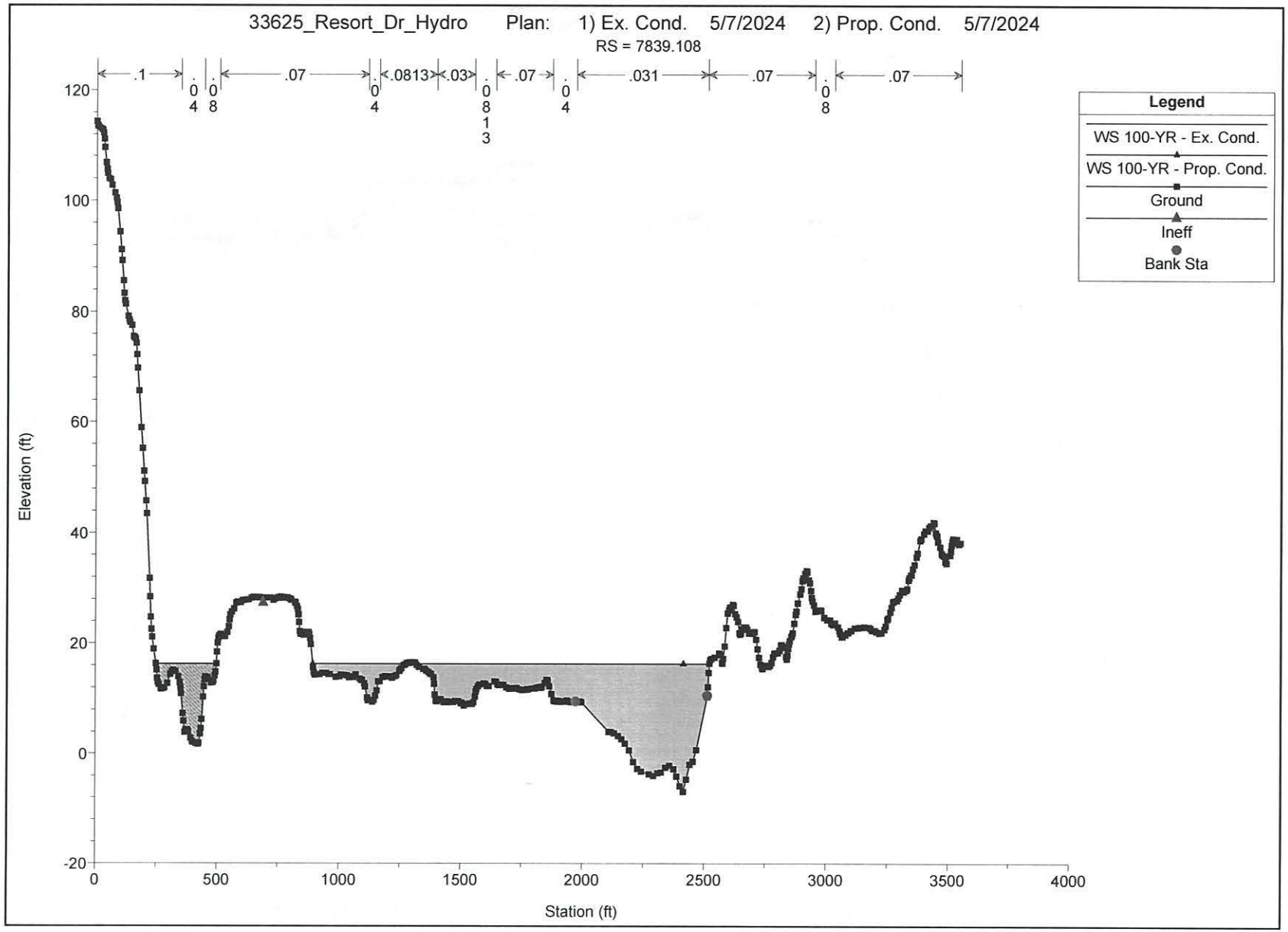
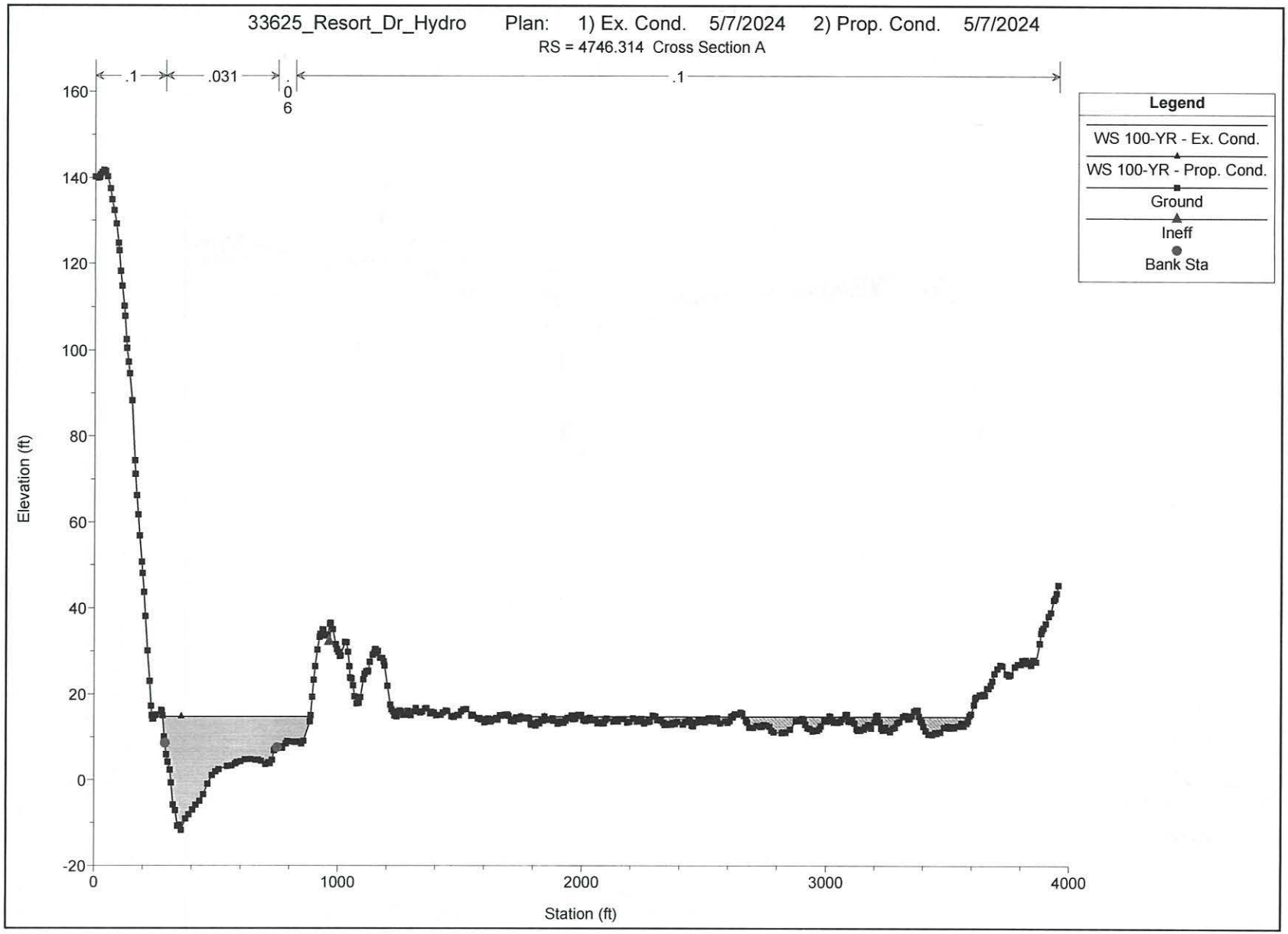
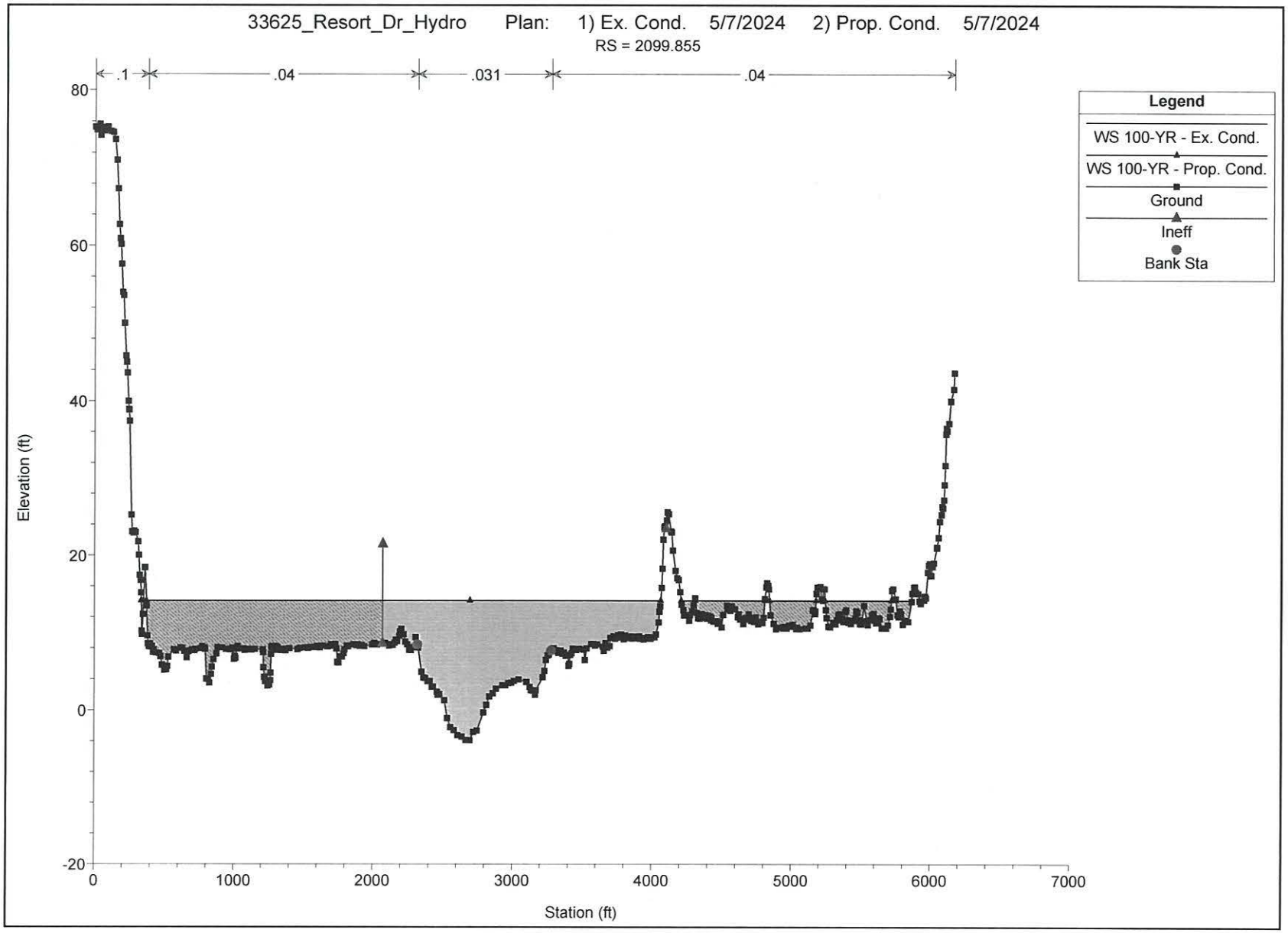
RS = 8988.11
.1
.04
.08
.1
.08
.03
.08
.07
.08
.04
.031
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
Station (ft)


33625_Resort_Dr_Hydro Plan: 1) Ex. Cond. 5/7/2024 2) Prop. Cond. 5/7/2024
RS = 7839.108
.1
.04
.08
.07
.04
.0813
.03
.0813
.07
.04
.031
.07
.08
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
4000
Station (ft)


33625_Resort_Dr_Hydro Plan: 1) Ex. Cond. 5/7/2024 2) Prop. Cond. 5/7/2024
RS = 4746.314 Cross Section A
.1
.031
.06
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
160
140
120
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
Station (ft)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RS = 2099.855
.1
.04
.031
.04
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
6000
7000
Station (ft)

TILLAMOOK COUNTY PUBLIC WORKS
503 MAROLF LOOP
TILLAMOOK, OR 97141
(503) 842-3419 Fax:
pwinvoices@tillamookcounty.gov

Cash Receipt

Receipt Number	**0606242866**
Receipt Date	06/06/2024
Date Printed:	06/06/2024
Customer Acct:	CS
Payment Terms:	

Jim Hansen

Date	Qty.	UOM	Description	Unit Price	Amount
6/6/2024	1	Each	Road Approach Permit Tax Lot 4S 10W 19AC 5905	$583.00	$583.00

Total:	$583.00
Received:	$583.00
Balance Due:	$0.00

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

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

ELEVATION CERTIFICATE

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

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

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name: JAMES FRED HANSEN

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 33625 RESORT DRIVE

Company NAIC Number:

City: CLOVERDALE State: OR ZIP Code: 97112

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
TAX LOT 5905, 4S-10-19-AC, TILLAMOOK COUNTY, OREGON

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

A5. Latitude/Longitude: Lat. 45.21144 Long. 123.95256 Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 7

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

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

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

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

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

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

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: 651 sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: 4

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): 800 sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): 800 sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: TILLAMOOK COUNTY B1.b. NFIP Community Identification Number: 410196

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

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

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 19.6

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

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

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

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

ELEVATION CERTIFICATE

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

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 33625 RESORT DRIVE

City: CLOVERDALE State: OR ZIP Code: 97112

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: TIIL.CO.SURVEY PC#7 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	14.5	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	25.6	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	14.5	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	22.6	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	13.2	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	14.3	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	14.5	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

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

Title: PROFESSIONAL LAND SURVEYOR

Company Name: KELLOW LAND SURVEYING

Address: P.O. BOX 335

City: PACIFIC CITY State: OR ZIP Code: 97135

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

Signature: Douglas H Kellow Date: 07/15/2024

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas H. Kellow
OREGON
February 3, 1983
DOUGLAS H. KELLOW
2027
Renewal: 06/30/25

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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
A9c.) THE FOUR PROPOSED FLOOD VENTS ARE "SMART VENTS"MODEL #1540-520, SEE ATTACHED ICC-ES REPORT.
C2e.) THE ELEVATION SHOWN ON THIS CERTIFICATE AT 22.6 FEET IS THE MINIMUM ELEVATION WHICH ANY PLUMBING, ELECTRICAL AND MECHANCIAL DEVICE MAY BE INSTALLED.

ICC EVALUATION SERVICE

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

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

ESR-2074

Reissued 02/2023
Revised 06/2024
This report is subject to renewal 02/2025.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

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

ICC ES | ICC ES PMG | ICC ES LISTED

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

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ICC-ES Evaluation Report

ESR-2074

Reissued February 2023

Revised June 2024

This report is subject to renewal February 2025.

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

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

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

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2024, 2021 and 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

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

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

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

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

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

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with $^1/_4$-inch-by-$^1/_4$-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm^2) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm^2) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

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

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

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

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (18.6 m^2) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m^2) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

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

5.0 CONDITIONS OF USE

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

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

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

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2024).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-2074) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.

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

7.3 The report holder's contact information is the following:

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

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE[1] (ft^2)
FloodVENT®	1540-520	15 3/4" X 7 3/4"	200
SmartVENT®	1540-510	15 3/4" X 7 3/4"	200
FloodVENT® Overhead Door	1540-524	15 3/4" X 7 3/4"	200
SmartVENT® Overhead Door	1540-514	15 3/4" X 7 3/4"	200
Wood Wall FloodVENT®	1540-570	14" X 8 3/4"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 3/4"	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For **SI:** 1 inch = 25.4 mm; 1 square foot = m^2

[1]The coverage area in square feet for each model is equivalent to the performance of the same number of square inches of non-engineered openings.

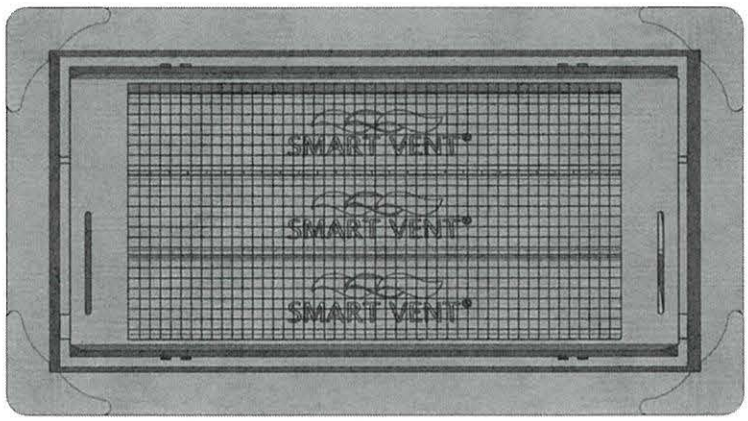

FIGURE 1—SMART VENT: MODEL 1540-510

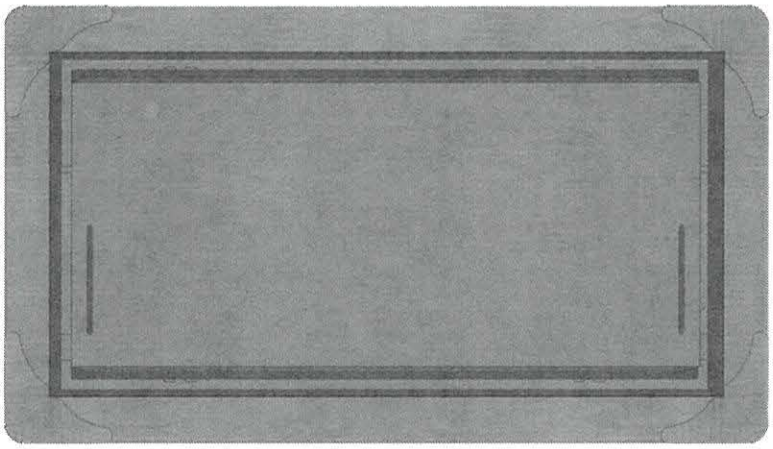

FIGURE 2—SMART VENT MODEL 1540-520

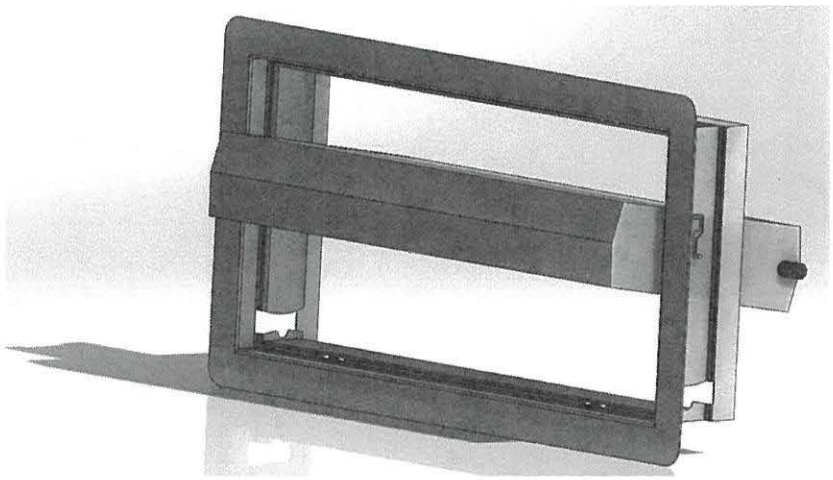

FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

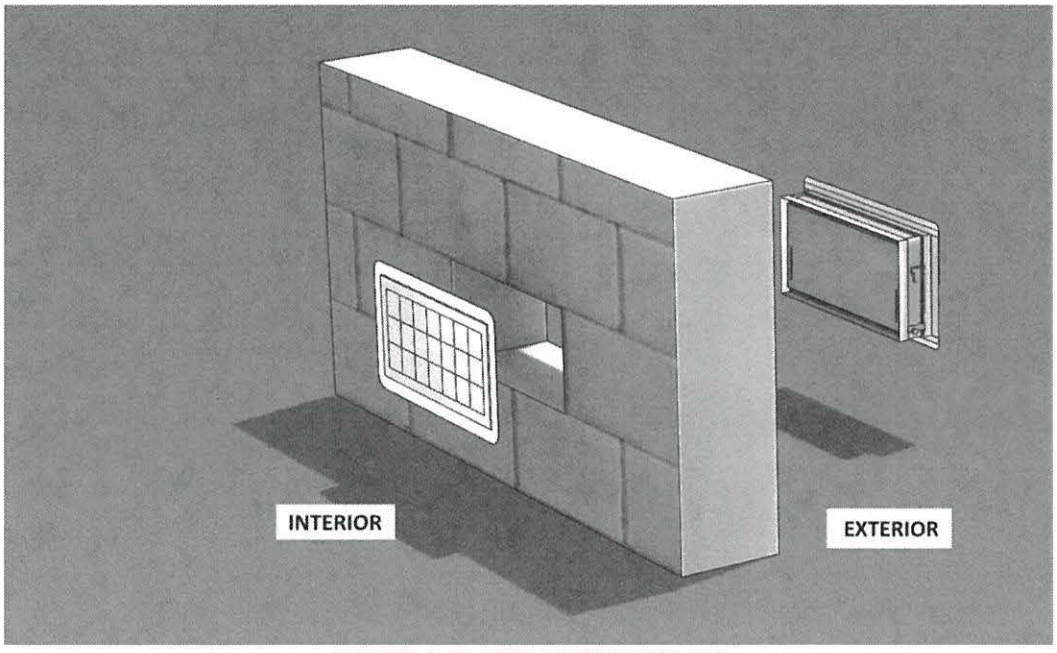

FIGURE 4—FLOOD VENT SEALING KIT

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

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

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

1.0 REPORT PURPOSE AND SCOPE

Purpose:

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

Applicable code editions:

■ 2022 *California Building Code* (CBC)

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

■ 2022 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with CBC Chapter 12, provided the design and installation are in accordance with the 2021 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16 , as applicable.

2.1.1 OSHPD:

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

2.1.2 DSA:

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

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the CRC, provided the design and installation are in accordance with the 2021 *International Residential Code®* (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2023 and revised June 2024.

ICC-ES Evaluation Report

ESR-2074 FBC Supplement

Reissued February 2023
Revised June 2024
This report is subject to renewal February 2025.

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

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

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

1.0 REPORT PURPOSE AND SCOPE

Purpose:

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

Applicable code editions:

- 2023 *Florida Building Code—Building*
- 2023 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements must be determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential,* as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2021 *International Building Code®* meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—-Residential,* as applicable.

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

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

This supplement expires concurrently with the evaluation report, reissued February 2023 and revised June 2024.

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

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

(2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(3) The fill is necessary for an approved use on the property.

(4) The fill is the minimum amount necessary to achieve the approved use.

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

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

(7) If the proposal is for a new critical facility, no feasible alternative site is available.

(8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):

i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.

ii. The property is actively used for livestock and/or farm purposes,

iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform,

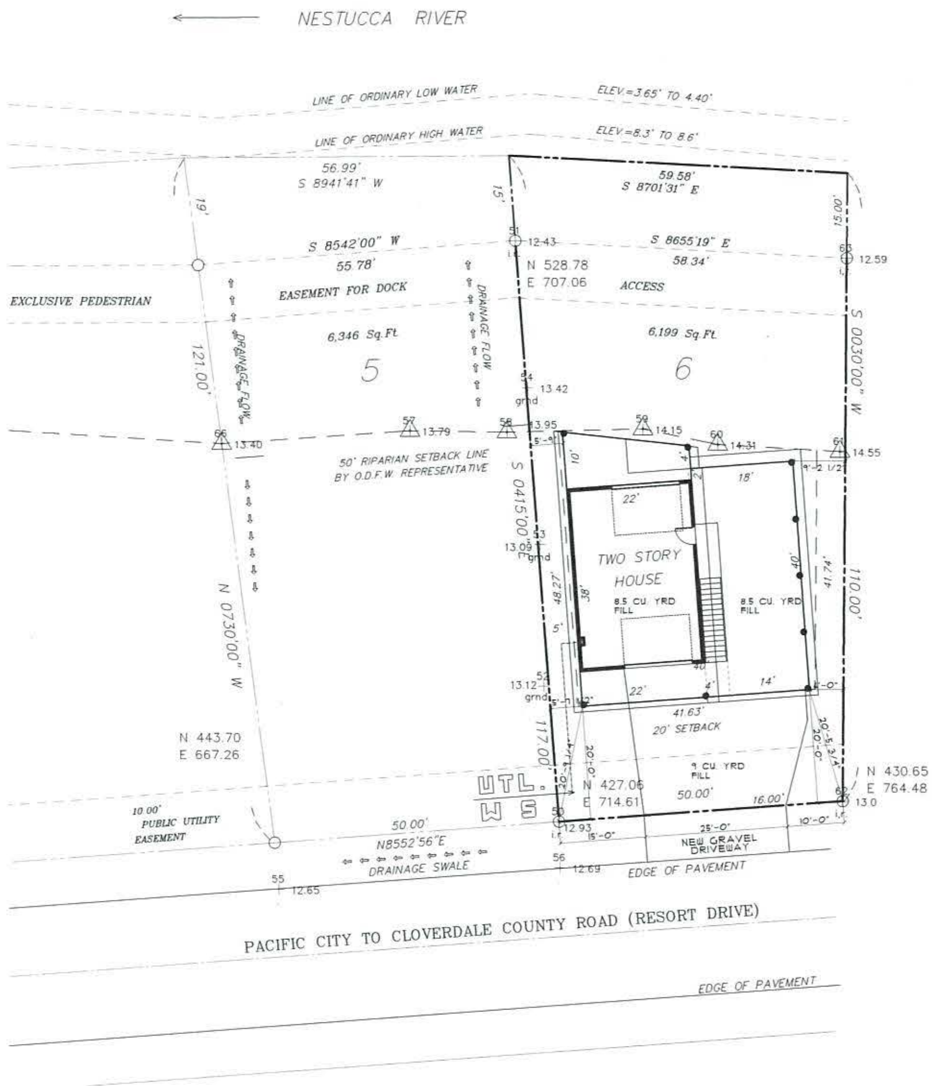
iv. Platform surface shall be at least 1 ft above base flood elevation,

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

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

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

1. Propecty not in high hazard Area.
2. No Rise Certificate prepared by Jake Hofeld P.E. WATERWAYS CONSULTING, INC.
3. YES New Residence
4. YES Minimun Fill will be imported and Expoded for the completion of New Home
5. All propecty in (SFHA) regulatory Floodway
6. See No Rise Certificate
7. Not A Critical facility
8. None Exist not Farm land



DEVELOPMENT PLAN FOR JAMES HANSEN

IN TAX LOT 5905, 4S-10-19AC, TILLAMOOK CO., OREGON
~ LOT 6, MARGE'S LANDING ~

DATE: FEB. 21, 2024

NOTE: THE SUBJECT TRACT LIES WITHIN A FEMA DESIGNATED "AE" FLOOD ZONE. THE BASE FLOOD ELEVATION IS 19.6' ABOVE MSL. (SEE FEMA FIRM 410196 41057C0855F)

NOTE: THE ELEVATION DATUM FOR THIS SURVEY WAS DERIVED FROM A TILLAMOOK COUNTY SURVEYOR'S BENCH MARK. (PC#7) ELEVATION = 24.54 MSL NAVD 1988

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- TRENCH
- UTL. POWER, PHONE, CABLE.
- S SEWER
- W WATER
- ⇨ ⇨ DIRECTION OF DRAINAGE
- △= SMALL YELLOW "FLAG" PLACED BY O.D.F.W.

SITE PLAN

NORTH

SCALE: 1" = 10'
LOT SIZE: 6199 sf
LOT COVERAGE: 1750 sf
BUILDING / LOT RATIO: 28%

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A NEW RESIDENCE FOR:
JAMES AND AMBER HANSEN
33625 RESORT DRIVE
LOT 6 MARGIES LANDING
CLOVERDALE, OREGON

ISSUE DATE
6/5/2024 CONST. SET

REVISIONS

SHEARWALL SCHEDULE

WALL	WALL INFORMATION: WALL SHEATHING	EDGE NAILING	FIELD NAILING	BOUNDARY ELEMENT	FASTENER REQUIREMENTS: FOUNDATION ANCHORS	RIM JOIST OR BLOCKING TO PLATE	SILL PLATE	ROOF/FLOOR EDGE	ALLOWABLE LOAD (PLF)
1	7/16" ON ONE SIDE OF WALL	8d @ 4" O.C.	8d @ 12" O.C.	(2) 2X STUDS	1/2"Ø @ 48" O.C.	SIMPSON LSSO @ 24" O.C.	16d @ 4" O.C.	8d @ 4" O.C.	255
1A	7/16" ON ONE SIDE OF WALL	8d @ 4" O.C.	8d @ 12" O.C.	4X POST	1/2"Ø @ 30" O.C.	SIMPSON LSSO @ 18" O.C.	16d @ 4" O.C.	8d @ 4" O.C.	395
2 A, B, C	7/16" ON ONE SIDE OF WALL	8d @ 3" O.C.	8d @ 12" O.C.	4X POST	1/2"Ø @ 24" O.C.	SIMPSON LSSO @ 16" O.C.	16d @ 3" O.C.	8d @ 3" O.C.	710
3 D	1/2" GYPSUM BOARD	5d COOLER @ 4" O.C.	5d COOLER @ 4" O.C.	(2) 2X STUDS	1/2"Ø @ 48" O.C.	SIMPSON LSSO @ 24" O.C.	16d @ 4" O.C.	8d @ 4" O.C.	100

SHEARWALL NOTES:

- ALL EXTERIOR FRAMED WALLS NOT DESIGNATED WITH A WALL LABEL SHALL BE SHEATHED AND ANCHORED TO THE REQUIREMENTS OF SHEARWALL 1.
- SHEATH AND ANCHOR ABOVE AND BELOW OPENINGS IN ACCORDANCE WITH THE ADJACENT SHEARWALL DESIGNATIONS.
- STUDS SHALL BE SPACED AT 16" O.C. MAXIMUM.
- SHEATHING MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.
- ALL SHEAR PANELS ARE TO BE CONTINUOUS BETWEEN HORIZONTAL DIAPHRAGMS (ROOF TO FLOOR, FLOOR TO FLOOR, FLOOR TO FOUNDATION).
- ALL FRAMED SHEARWALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OTHERWISE IN FOOTNOTES BELOW.

SHEARWALL FOOTNOTES:

A (3) 2X STUDS MAY BE SUBSTITUTED FOR THE 4X POST.
B STUDS AND/OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3X MINIMUM AND THE NAILS SHALL BE STAGGERED.
C SILL PLATES SHALL BE 3X MINIMUM AND SILL PLATE NAILING SHALL BE STAGGERED.
D PANEL MAY BE UNBLOCKED. WALLBOARD NAILS ARE OPTIONAL (0.084"Ø) 5/8" LONG, 9/32" HEAD)

HOLD DOWN SCHEDULE

LABEL	DESCRIPTION
HD1	SIMPSON DTT2Z WITH 1/2"Ø ATB
HD2	SIMPSON HDU2 WITH SSTB14
HD4	SIMPSON HDU4 WITH SSTB24
HD6	SIMPSON HDU6 WITH SBS/8X24
HD8	SIMPSON HDU8 WITH SSTB28
HD8	SIMPSON HDU8 WITH SBIX30
HD5	SIMPSON LSTA24 STRAP
HDH	SIMPSON MST37 STRAP

HOLD DOWN NOTES:

- ALL HOLD DOWNS SHALL BE INSTALLED PER THE MANUFACTURER'S PRINTED INSTRUCTIONS WITH THE MAXIMUM POSSIBLE FASTENER CONFIGURATION.
- ALL ANCHOR BOLTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S PRINTED INSTRUCTIONS.
- PROVIDE OPPOSING HOLD DOWN BRACKETS W/ THREADED ROD BETWEEN THEM WHERE HDU OR DTT2Z TYPE HOLD-DOWNS ARE SPECIFIED AT MULTIPLE STORIES OR CRIPPLE WALLS. THREADED ROD SHALL BE THE SAME DIAMETER AS THE SPECIFIED ANCHOR BOLT.

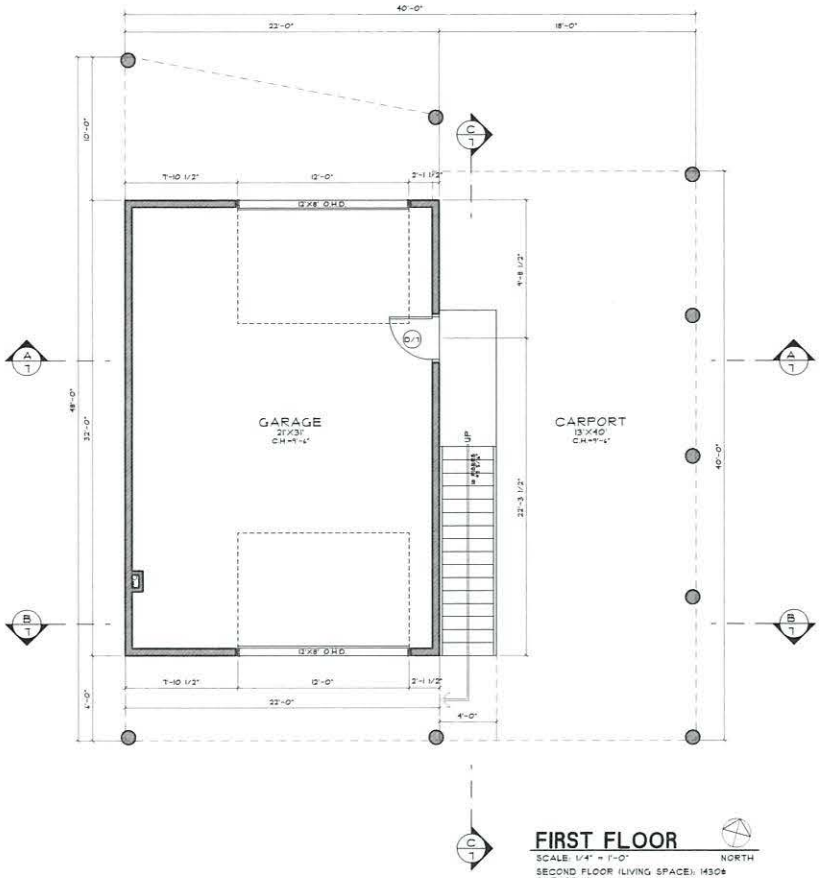
DOOR SCHEDULE

NO.	SIZE (FT/IN)	DESCRIPTION	LOCATION	QTY.
D/1	3'0 8'0	SOLID CORE ENTRY	ENTRY	1
D/2	2'8 6'8	SOLID CORE INTERIOR	BEDROOMS / LAUNDRY / BATH #2	5
D/3	2'8 6'8	SOLID CORE POCKET	BATH #1	1
D/4	5'0 6'8	SOLID CORE INTERIOR DOUBLE	BEDROOM #1	1
D/5	5'0 6'8	SOLID CORE INTERIOR BI-PASS	BEDROOM #2 & #3	2
D/6	12'0 X 8'0	DOUBLE FULL LITE SLIDER	KITCHEN	1
D/7	3'0 6'8	METAL INSULATED EXTERIOR	GARAGE	1
TOTAL:				12

WINDOW SCHEDULE

NO.	SIZE (FT/IN)	DESCRIPTION:	LOCATION:	HEAD	QTY.
W/1	12'0 X 6'0	OXO	LIVING ROOM	8'	1
W/2	4'0 5'0	SLIDER	BEDROOM #1	8'	1
W/3	5'0 5'0	SLIDER	BEDROOM #2 & #3	8'	2
W/4	4'0 2'0	SLIDER	BEDROOM #1 & #2	8'	2
W/5	4'0 2'0	SLIDER	BATH #1	8'	1
W/6	3'0 5'0	CASEMENT	LIVING ROOM	8'	2
W/7	3'0 4'6	CASEMENT	KITCHEN	8'	1
W/8	4'6 1'0	FIXED	ENTRY	8'-2"	1
TOTAL:					11

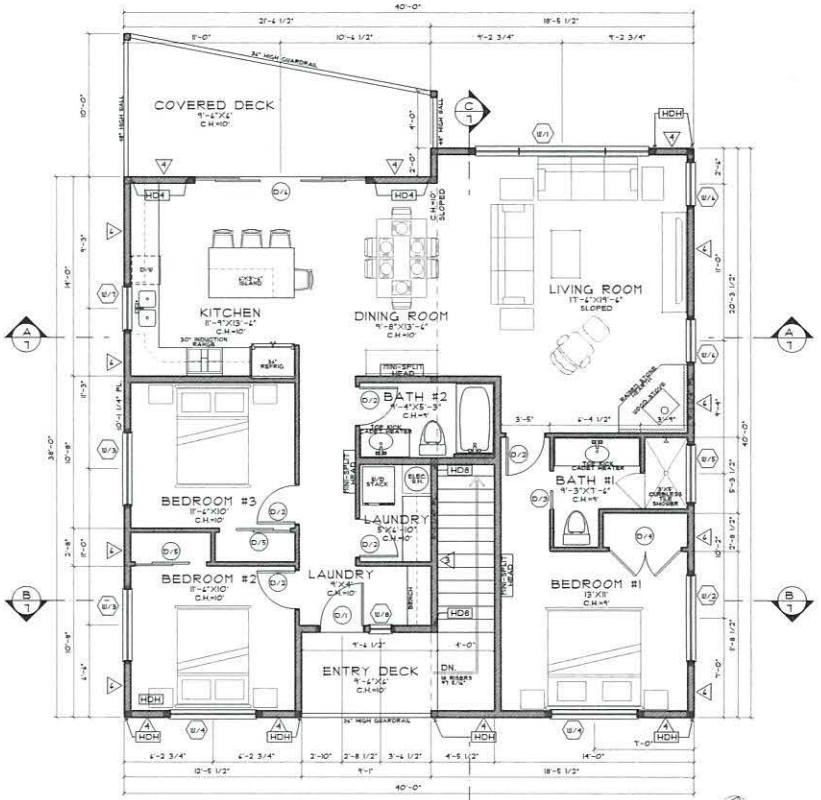
*VERIFY ROUGH OPENING SIZE W/WINDOW MANUFACTURER



FIRST FLOOR

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

SECOND FLOOR (LIVING SPACE): 1430ø
GARAGE: 8
DECKS / STAIRS: 293ø



SECOND FLOOR

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

SECOND FLOOR (LIVING SPACE): 1430ø
GARAGE: 704ø
DECKS / STAIRS: 293ø

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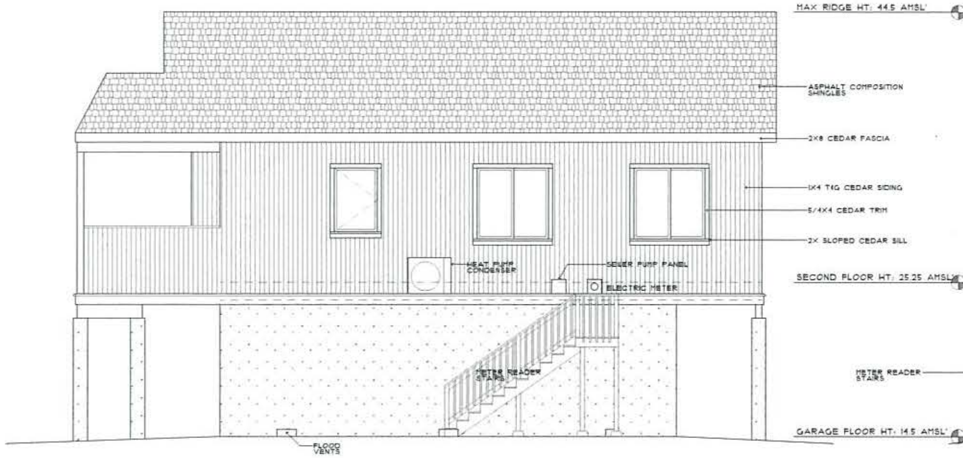
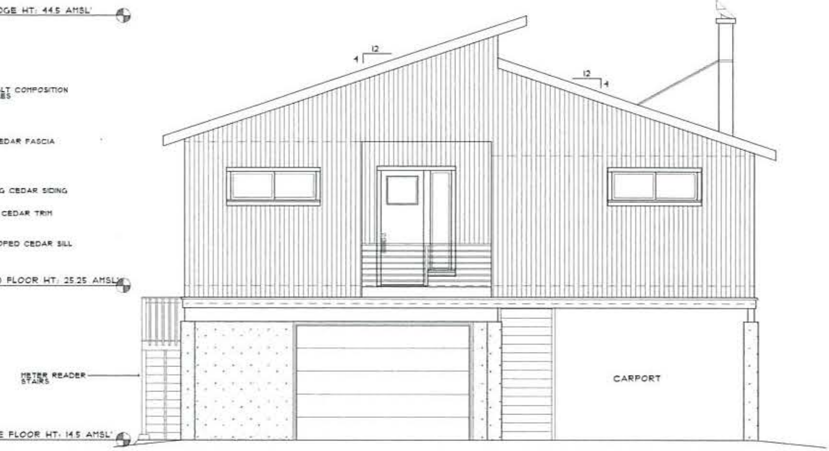
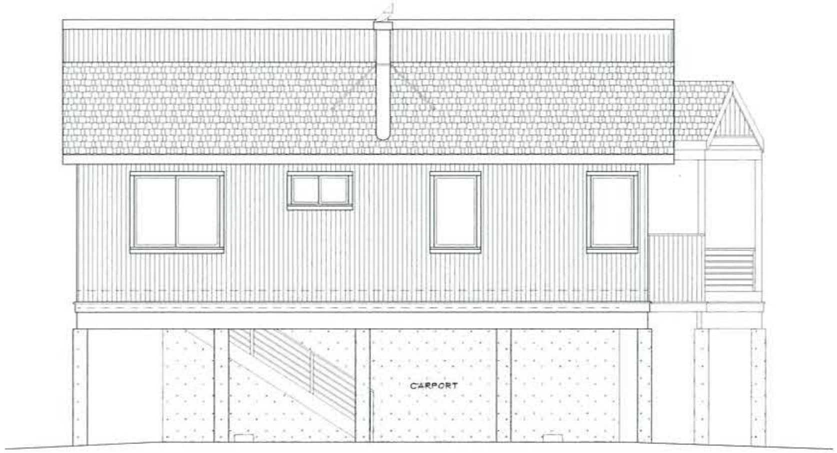
REVISIONS



LEFT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

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J T

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REVISIONS

SHEARWALL SCHEDULE

WALL	WALL INFORMATION: WALL SHEATHING	WALL INFORMATION: EDGE NAILING	WALL INFORMATION: FIELD NAILING	WALL INFORMATION: BOUNDARY ELEMENT	FASTENER REQUIREMENTS: FOUNDATION ANCHORS	FASTENER REQUIREMENTS: RIM JOIST OR BLOCKING TO PLATE	FASTENER REQUIREMENTS: SILL PLATE	FASTENER REQUIREMENTS: ROOF/FLOOR EDGE	ALLOWABLE LOAD (PLF)
A	7/16" ON ONE SIDE OF WALL	8d @ 4" O.C.	8d @ 12" O.C.	(2) 2X STUDS	1/2"Ø @ 48" O.C.	SIMPSON LSSD @ 24" O.C.	16d @ 4" O.C.	8d @ 4" O.C.	255
A[A]	7/16" ON ONE SIDE OF WALL	8d @ 4" O.C.	8d @ 12" O.C.	4X POST	1/2"Ø @ 30" O.C.	SIMPSON LSSD @ 18" O.C.	16d @ 4" O.C.	8d @ 4" O.C.	395
A, B, C[B]	7/16" ON ONE SIDE OF WALL	8d @ 3" O.C.	8d @ 12" O.C.	4X POST	1/2"Ø @ 24" O.C.	SIMPSON LSSD @ 16" O.C.	16d @ 3" O.C.	8d @ 3" O.C.	710
D[C,D]	1/2" GYPSUM BOARD	5d COOLER @ 4" O.C.	5d COOLER @ 4" O.C.	(2) 2X STUDS	1/2"Ø @ 48" O.C.	SIMPSON LSSD @ 24" O.C.	16d @ 4" O.C.	8d @ 4" O.C.	100

SHEARWALL NOTES:

- ALL EXTERIOR FRAMED WALLS NOT DESIGNATED WITH A WALL LABEL SHALL BE SHEATHED AND ANCHORED TO THE REQUIREMENTS OF SHEARWALL A
- SHEATH AND ANCHOR ABOVE AND BELOW OPENINGS IN ACCORDANCE WITH THE ADJACENT SHEARWALL DESIGNATIONS.
- STUDS SHALL BE SPACED AT 16" O.C. MAXIMUM
- SHEATHING MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.
- ALL SHEAR PANELS ARE TO BE CONTINUOUS BETWEEN HORIZONTAL DIAPHRAGMS (ROOF TO FLOOR, FLOOR TO FLOOR, FLOOR TO FOUNDATION).
- ALL FRAMED SHEARWALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OTHERWISE IN FOOTNOTES BELOW

SHEARWALL FOOTNOTES:

A (3) 2X STUDS MAY BE SUBSTITUTED FOR THE 4X POST.
B STUDS AND/OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3X MINIMUM AND THE NAILS SHALL BE STAGGERED.
C SILL PLATES SHALL BE 3X MINIMUM AND SILL PLATE NAILING SHALL BE STAGGERED
D PANEL MAY BE UNBLOCKED. WALLBOARD NAILS ARE OPTIONAL (0.086"X1 5/8" LONG, 9/32" HEAD)

HOLD DOWN SCHEDULE

LABEL	DESCRIPTION
HD1	SIMPSON DTT2Z WITH 1/2"Ø x10" A.B.
HD2	SIMPSON HDU2 WITH SSTB16
HD4	SIMPSON HDU4 WITH SSTB24
HD5	SIMPSON HDU5 WITH SBS/8X24
HD8	SIMPSON HDU8 WITH SSTB28
HD11	SIMPSON HDU11 WITH SBIX30
HD5	SIMPSON LSTA24 STRAP
HDH	SIMPSON MSTS1 STRAP

HOLD DOWN NOTES:

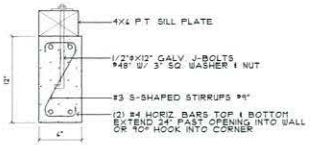
- ALL HOLD DOWNS SHALL BE INSTALLED PER THE MANUFACTURER'S PRINTED INSTRUCTIONS WITH THE MAXIMUM POSSIBLE FASTENER CONFIGURATION.
- ALL ANCHOR BOLTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S PRINTED INSTRUCTIONS.
- PROVIDE OPPOSING HOLD DOWN BRACKETS W/ THREADED ROD BETWEEN THEM WHERE HDU OR DTT2Z TYPE HOLD-DOWNS ARE SPECIFIED AT MULTIPLE STORIES OR CRIPPLE WALLS. THREADED ROD SHALL BE THE SAME DIAMETER AS THE SPECIFIED ANCHOR BOLT.

ALL EXPOSED HARDWARE-- HANGERS, COLUMN BASES, ETC. TO BE STAINLESS STEEL

FOOTING SCHEDULE

LABEL	SIZE	MAIN REINFORCEMENT
P1.5	1'-6" SQ. X 10" THICK PAD FTG.	(2) #4 BARS EACH WAY, BTM
P2.0	2'-0" SQ. X 10" THICK PAD FTG.	(2) #4 BARS EACH WAY, BTM
P2.5	2'-6" SQ. X 10" THICK PAD FTG.	(3) #4 BARS EACH WAY, BTM
P3.0	3'-0" SQ. X 10" THICK PAD FTG.	(3) #4 BARS EACH WAY, BTM
P3.5	3'-6" SQ. X 10" THICK PAD FTG.	(4) #4 BARS EACH WAY, BTM
P4.0	4'-0" SQ. X 12" THICK PAD FTG.	(4) #4 BARS EACH WAY, BTM
P5.0	5'-0" SQ. X 12" THICK PAD FTG.	(5) #4 BARS EACH WAY, BTM
P5.5	5'-6" SQ. X 12" THICK PAD FTG.	(6) #4 BARS EACH WAY, BTM
P6.0	6'-0" SQ. X 14" THICK PAD FTG.	(6) #4 BARS EACH WAY, BTM

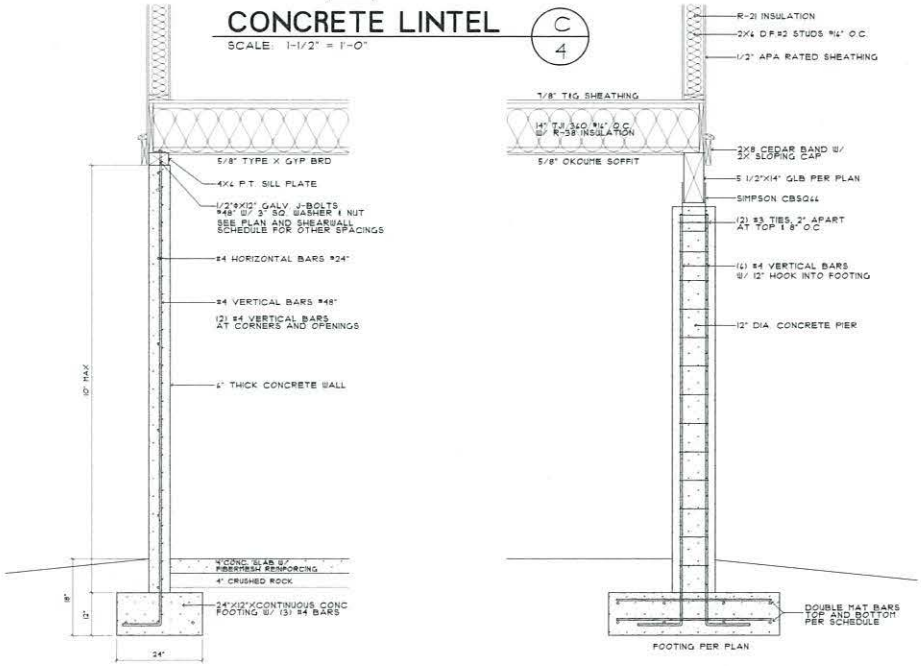
SQUARE SPREAD FOOTING NOTES:
1. FOOTING CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI
2. ALL REBAR SHALL BE GRADE 40
3. CENTER PAD FOOTING BELOW COLUMNS OR PIERS UNLESS DETAILED OTHERWISE.
4. FOOTINGS TO BE ON APPROVED STRUCTURAL FILL OR UNDISTURBED SOIL.



CONCRETE LINTEL

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

C/4



CONCRETE WALL

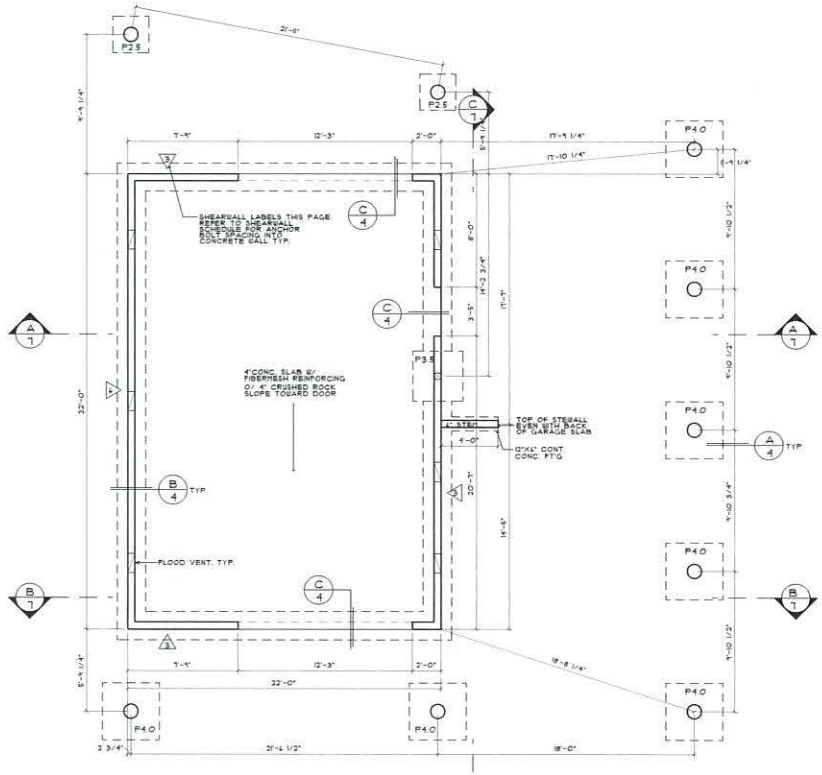
SCALE: 3/4" = 1'-0"

B/4

CONCRETE PIER

SCALE: 3/4" = 1'-0"

A/4



FOUNDATION PLAN

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

C/1

JASON TODD HOME DESIGN
19855 4TH ST., SUITE 201
BEND, OR 97703
(541) 317-7788
www.jasontoddesigns.com

A NEW RESIDENCE FOR:
JAMES AND AMBER HANSEN
33625 RESORT DRIVE
LOT 6 MARGIES LANDING
CLOVERDALE, OREGON

ISSUE DATE
4/5/2024 CONST. SET

REVISIONS

SHEARWALL SCHEDULE

WALL INFORMATION					FASTENER REQUIREMENTS				ALLOWABLE LOAD (PLF)
WALL	WALL SHEATHING	EDGE NAILING	FIELD NAILING	BOUNDARY ELEMENT	FOUNDATION ANCHORS	RIM JOIST OR BLOCKING TO PLATE	SILL PLATE	ROOF/FLOOR EDGE	
6	7/16" ON ONE SIDE OF WALL	8d @ 6" O.C.	8d @ 12" O.C.	(2) 2X STUDS	1/2"ø @ 48" O.C.	SIMPSON LS50 @ 24" O.C.	16d @ 6" O.C.	8d @ 6" O.C.	255
4 A	7/16" ON ONE SIDE OF WALL	8d @ 4" O.C.	8d @ 12" O.C.	4X POST	1/2"ø @ 30" O.C.	SIMPSON LS50 @ 18" O.C.	16d @ 4" O.C.	8d @ 4" O.C.	395
3 A, B, C	7/16" ON ONE SIDE OF WALL	8d @ 3" O.C.	8d @ 12" O.C.	4X POST	1/2"ø @ 24" O.C.	SIMPSON LS90 @ 16" O.C.	16d @ 3" O.C.	8d @ 3" O.C.	710
G D	1/2" GYPSUM BOARD	5d COOLER @ 6" O.C.	5d COOLER @ 6" O.C.	(2) 2X STUDS	1/2"ø @ 48" O.C.	SIMPSON LS50 @ 24" O.C.	16d @ 6" O.C.	8d @ 6" O.C.	100

SHEARWALL NOTES:

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HOLD DOWN SCHEDULE

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HD2	SIMPSON HDU2 WITH SSTB16
HD4	SIMPSON HDU4 WITH SSTB24
HD5	SIMPSON HDU5 WITH SB5/8X24
HD8	SIMPSON HDU8 WITH SSTB28
HD11	SIMPSON HDU11 WITH SB1X30
HDS	SIMPSON LSTA24 STRAP
HDH	SIMPSON MST37 STRAP

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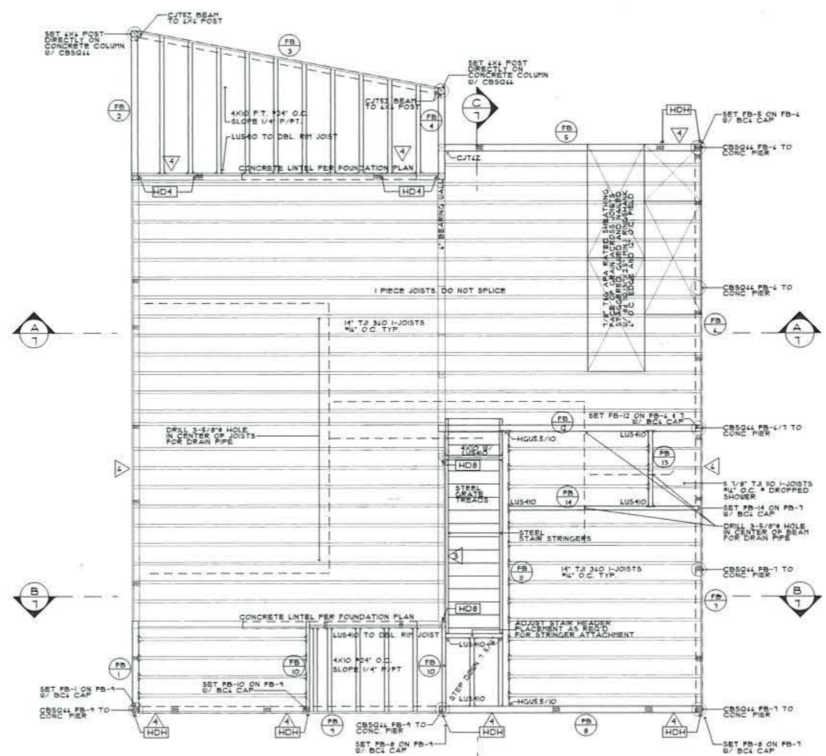
ALL EXPOSED HARDWARE-HANGERS, COLUMN BASES, ETC. TO BE STAINLESS STEEL

FLOOR BEAM SCHEDULE

NO	SIZE	TYPE	LOCATION	BEAM HT.*	QTY
FB-1	5 1/2" X 14" X 6'-6"	24F-V4 GLB	BEDROOM #2	FLUSH	1
FB-2	5 1/2" X 14" X 10'-6"	24F-V4 GLB	REAR DECK	FLUSH	1
FB-3	5 1/2" X 14" X 22'	24F-V4 GLB	REAR DECK	DROP	1
FB-4	5 1/2" X 14" X 6'-6"	24F-V4 GLB	REAR DECK	FLUSH	1
FB-5	5 1/2" X 14" X 18'	24F-V4 GLB	LIVING ROOM	FLUSH	1
FB-6	5 1/2" X 14" X 20'	24F-V4 GLB	LIVING ROOM	DROP	1
FB-7	5 1/2" X 14" X 20'	24F-V4 GLB	BEDROOM #1	DROP	1
FB-8	5 1/2" X 14" X 18'-6"	24F-V4 GLB	BEDROOM #1	FLUSH	1
FB-9	5 1/2" X 14" X 22'	24F-V4 GLB	BEDROOM #2	DROP	1
FB-10	3 1/2" X 14" X 6'-6"	24F-V4 GLB	FRONT PORCH	FLUSH	2
FB-11	5 1/2" X 14" X 20'	24F-V4 GLB	BEDROOM #1	FLUSH	1
FB-12	5 1/2" X 14" X 18'	24F-V4 GLB	LIVING ROOM	FLUSH	1
FB-13	3 1/2" X 14" X 5'-6"	24F-V4 GLB	BATH #1	FLUSH	1
FB-14	3 1/2" X 14" X 13'-6"	24F-V4 GLB	BATH #1	FLUSH	1
TOTAL:					

* MEASURED FROM ROUGH FINISHED FLOOR (SLAB OR SUBFLOOR) TO TOP OF BEAM. V.I.F.



2ND FLOOR FRAMING PLAN

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

DESIGN LOADS:

LIVE LOAD = 40# PSF
DEAD LOAD = 15# PSF

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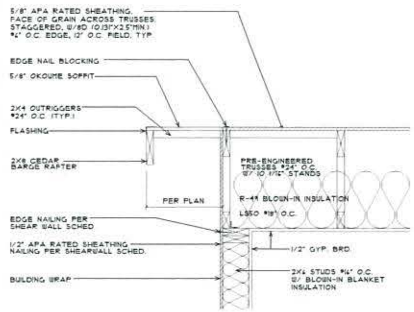
ISSUE DATE
6/5/2024 CONST. SET

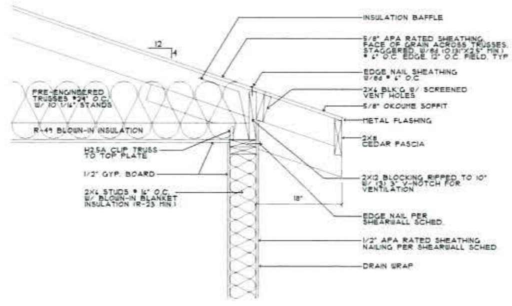
REVISIONS



TRUSS RAKE DETAIL

D/6

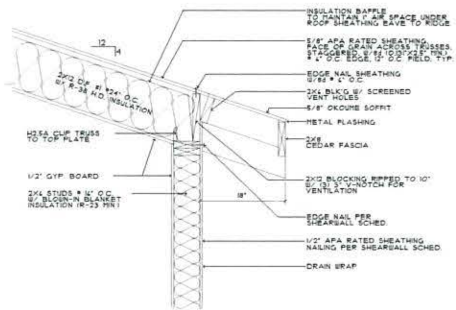
SCALE: 1" = 1'-0"
(RAFTER CONDITION SIMILAR)



TRUSS EAVE DETAIL

A/6

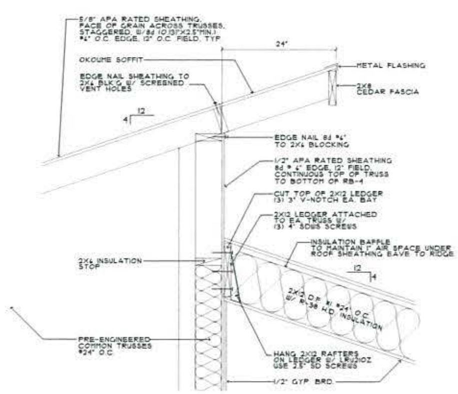
SCALE: 1" = 1'-0"



RAFTER EAVE DETAIL

B/6

SCALE: 1" = 1'-0"



RAFTER TO TRUSS DETAIL

C/6

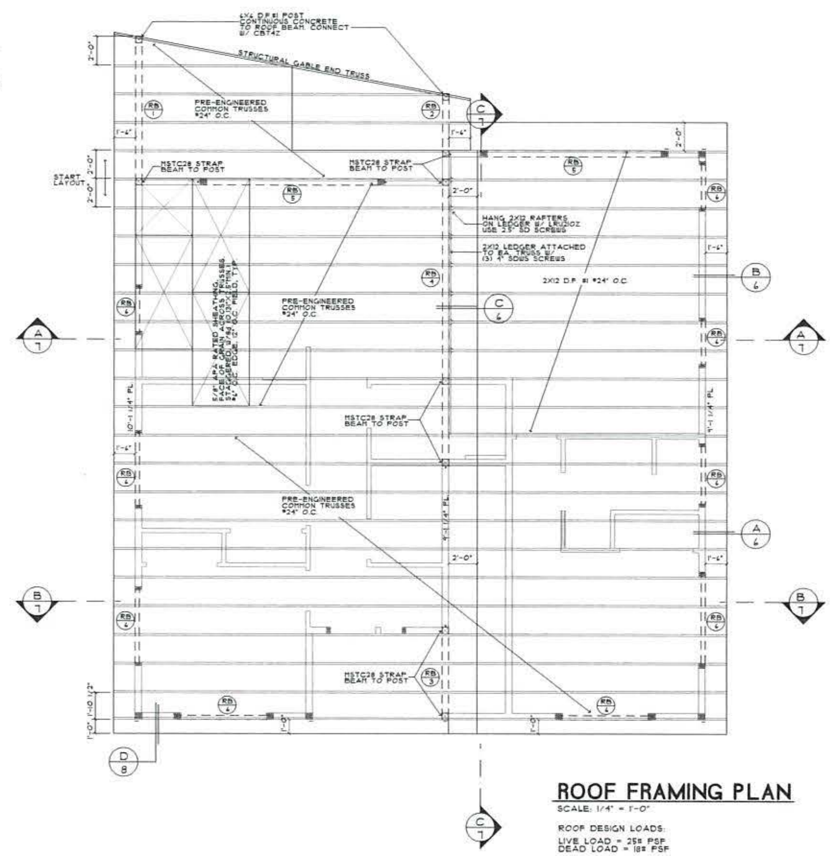
SCALE: 1" = 1'-0"

ROOF BEAM SCHEDULE

NO.	SIZE	TYPE	LOCATION	BEAM HT.*	QTY.
RB-1	5 1/2" X 12" X 10'-6"	24F-V4 GLB	REAR DECK	9'	1
RB-2	5 1/2" X 12" X 4'-6"	24F-V4 GLB	REAR DECK	9'	1
RB-3	5 1/2" X 12" X 6'-6"	24F-V4 GLB	FRONT DECK	9'	1
RB-4	5 1/2" X 12" X 20'	24F-V4 GLB	LIVING ROOM	9'	1
RB-5	6 X 10 X 12'-6"	D.F. #2	KITCHEN / LIVING ROOM	8'	2
RB-6	4 X 8	D.F. #2	TYPICAL HEADER	8'	9
RB-7					
RB-8					
RB-9					
RB-10					
TOTAL:					

* MEASURED FROM ROUGH FINISHED FLOOR (SLAB OR SUBFLOOR) TO BOTTOM OF BEAM. VARIES DUE TO PLATE HT., SEAT CUT, OR TRUSS STAND. V.I.F.

ALL EXTERIOR HARDWARE- HANGERS, CLUMN BASES, ETC TO BE STAINLESS STEEL



ROOF FRAMING PLAN

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

ROOF DESIGN LOADS:
LIVE LOAD = 25# PSF
DEAD LOAD = 18# PSF

JASON TODD
HOME DESIGN

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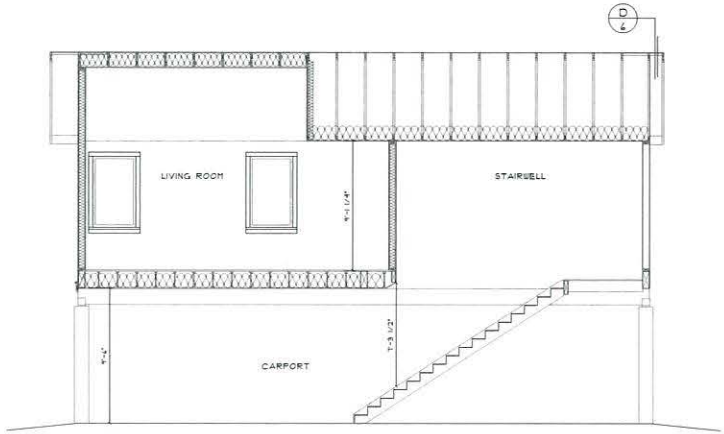
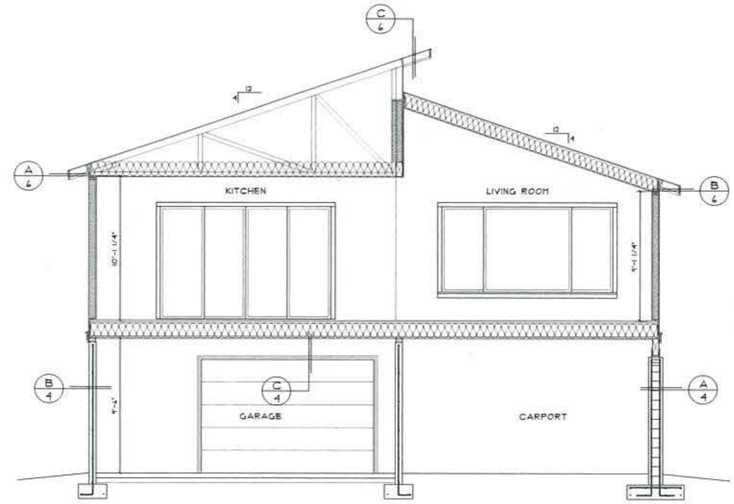


SECTION - C

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

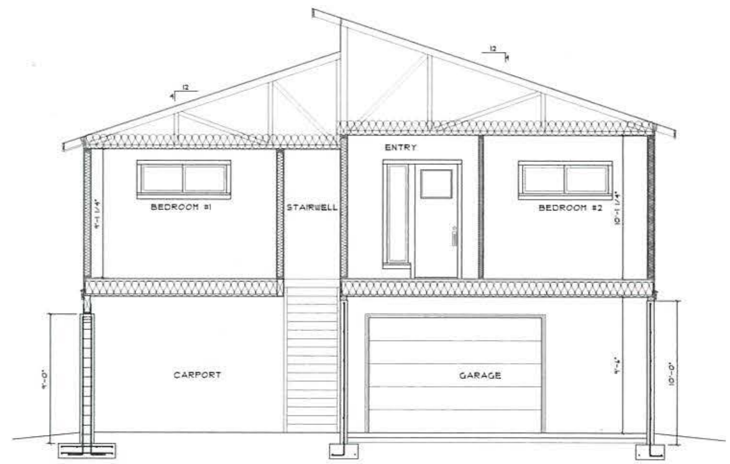
C
7



SECTION - A

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

A
7



SECTION - B

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

B
7

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REVISIONS

EXHIBIT C

From:	BRADLEY Robert * ODFW
To:	jim hansen
Cc:	Melissa Jenck; Sheila Shoemaker; Allison Chase
Subject:	EXTERNAL: RE: Site plan for 33625 Resort dr Cloverdale Or
Date:	Thursday, March 28, 2024 3:16:38 PM
Attachments:	Hansen, James Site Plan.pdf

Jim,

Thanks for sending that over. However, it is the Tillamook County Planning Department that would review and approve your site plan in their process. I've copied the planning staff on this email since I'm not sure who you may be working with, but they can help you out. It looks like the plans show the new structure outside of the riparian setback that I marked- thank you for that. There may be other specifics of the site plan the county will review, so I will let them take it from here.

I'm attaching the aerial with the setback marked for reference also.

Robert

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

From: jim hansen <jimhansenconst@gmail.com>
Sent: Thursday, March 28, 2024 9:17 AM
To: BRADLEY Robert * ODFW <robert.bradley@odfw.oregon.gov>
Subject: Site plan for 33625 Resort dr Cloverdale Or

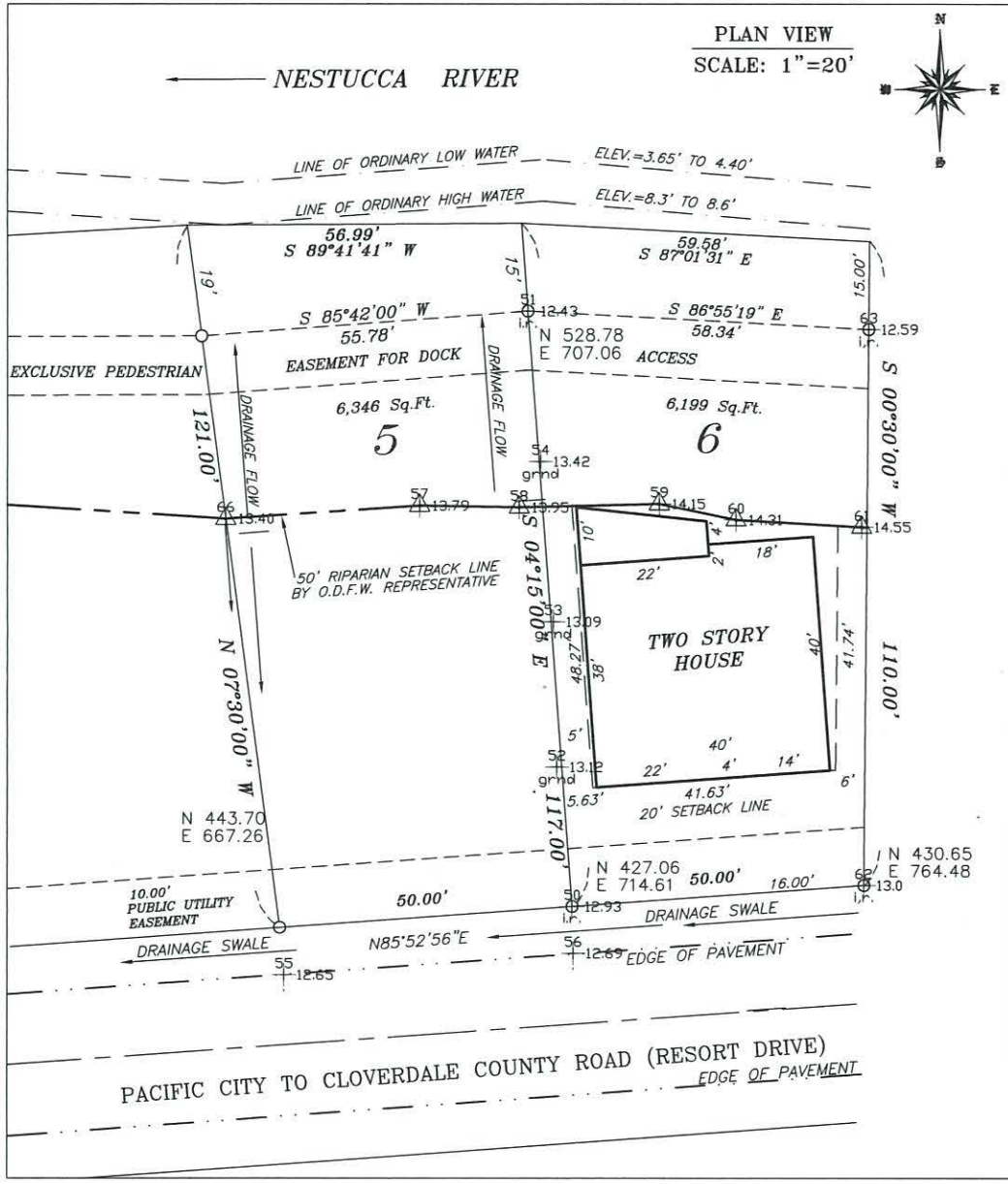
Good morning im looking an email approving my site plan. Feel free to call Jim at 541-420-3475 thanks.

Sent from my iPhone

DEVELOPMENT PLAN FOR JAMES HANSEN

IN TAX LOT 5905, 4S-10-19AC, TILLAMOOK CO., OREGON
~ LOT 6, MARGE'S LANDING ~

PLAN VIEW
SCALE: 1"=20'



MAP & SURVEY BY: KELLOW LAND SURVEYING
P.O. BOX 335
PACIFIC CITY, OR 97135-0335
503-801-3537

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas H. Kellow

OREGON
February 3, 1983
DOUGLAS H. KELLOW
2027
Renewal: 06/30/2025

DATE: FEB. 21, 2024

NOTE: THE SUBJECT TRACT LIES WITHIN A FEMA DESIGNATED "AE" FLOOD ZONE. THE BASE FLOOD ELEVATION IS 19.6' ABOVE MSL. (SEE FEMA FIRM 410196 41057C0855F)

NOTE: THE ELEVATION DATUM FOR THIS SURVEY WAS DERIVED FROM A TILLAMOOK COUNTY SURVEYOR'S BENCH MARK. (PC#7) ELEVATION = 24.54 MSL NAVD 1988

△ = SMALL YELLOW "FLAG" PLACED BY O.D.F.W.