



Land of Cheese, Trees and Ocean Breeze

**FLOODWAY DEVELOPMENT PERMIT #851-24-00580-PLNG
SPATH/MCREYNOLDS**

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

August 15, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited requests on August 15, 2025. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00pm on August 27, 2025**. This decision will become final on August 27, 2025, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

Request: A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River.

Location: The subject property is accessed from Airport Way, a County local access road, located at 35700 Airport Way, and is designated as Tax Lot 6100, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Pacific City/Woods Medium Density Residential (PCW-R2) Zone

Applicant: Ian Spath, 34635 Hill Street, Pacific City, OR 97135

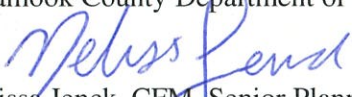
Property Owner: Pacific City Property Trust/Mali Ann McReynolds, PO Box 305, Pacific City, OR 97135

CONDITIONS OF APPROVAL

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. A minimum 50-foot riparian setback from the Nestucca River, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the proposed improvement. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization. The riparian setback may be reduced, if a Riparian Exception, such as that contained in permit #851-25-000249-PLNG, is approved.
4. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for a 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 August 15, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,

Tillamook County Department of Community Development



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

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor's and Zoning maps



Land of Cheese, Trees and Ocean Breeze

**FLOODWAY DEVELOPMENT PERMIT #851-24-000580-PLNG
SPATH/MCREYNOLDS**

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: August 15, 2025

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

Report Prepared by: Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

Request:	A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River.
Location:	The subject property is accessed from Airport Way, a County local access road, located at 35700 Airport Way, and is designated as Tax Lot 6100, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
Zone:	Pacific City/Woods Medium Density Residential (PCW-R2) Zone
Applicant:	Ian Spath, 34635 Hill Street, Pacific City, OR 97135
Property Owner:	Pacific City Property Trust/Mali Ann McReynolds, PO Box 305, Pacific City, OR 97135

Proposal Description: The subject property encompasses 0.21 acres, abuts the Nestucca River to the southwest, and is accessed via Airport Way, a local access road, to the northwest (Exhibit A). The property was prior improved with a single-family dwelling which was burned by a fire (Exhibit A & B). The topography at the location is fairly flat with a slope change as the property approaches the Nestucca River according to County LIDAR data (Exhibits A and B). The Nestucca River is zoned Estuary Conservation 1 (EC1) up to the more landward of Mean Higher High Water or the Line of Non-Aquatic Vegetation (Exhibit A). No wetlands or geologic hazards are mapped on the subject property within the proposed development (Exhibit B).

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

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

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

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

III. ANALYSIS

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

Findings: Notice of the request was mailed to property owners and agencies on April 11, 2025. Staff find that notification requirements have been met. Comments were received from Tillamook County Public Works and the Oregon Department of Fish and Wildlife (ODFW), which are included as "Exhibit C".

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

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

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

Findings: Applicant is proposing to site a single-family dwelling in the Pacific City/Woods Medium Density Residential (PCW-R2) zone (Exhibit B). Staff find 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 at approximately 31-feet from the riparian area (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. Compliance with TCLUO Section 4.140 is addressed below.

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

C. TCLUO Section 3.510 'Flood Hazard (FH) Overlay'

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

...

ANCHORING

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

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

CONSTRUCTION MATERIALS AND METHODS

- (d) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.*
- (e) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.*
- (f) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be elevated to prevent water from entering or accumulating within the components during conditions of flooding. In Flood Zones A, A1-A30, AE, V, V1-V30 or VE, such facilities shall be elevated three feet above base flood elevation. In Flood Zone AO, such facilities shall be elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the FIRM (at least two feet above the highest adjacent grade if no depth number is specified).*

UTILITIES

- (g) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood water into the system.*
- (h) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.*
- (i) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding, consistent with Oregon Department of Environmental Quality (DEQ) standards.*

Findings: Applicant has provided a site plan and building plans which indicate foundation design improvements to site structure to prevent flotation and lateral movement, along with a floor plan indicating the utilization of space subject to flood waters (Exhibit B). An Elevation Certificate prepared by Doug Kellow of Kellow Land Surveying dated December 22, 2024, details the location of the lowest machinery or equipment of the building, including proposed lowest floor heights (Exhibit B). Floor plans and foundation design provided confirm improvements, living space, utilities and machinery located on the next higher floor of the proposed dwelling (Exhibit B). Staff find that these standards can be met through compliance with Conditions of Approval.

...

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

RESIDENTIAL CONSTRUCTION

- (a) New construction and substantial improvement of any residential structure, including manufactured dwellings, shall have the lowest floor, including basement, at a minimum of three feet above base flood elevation.*
- (b) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or must meet or exceed the following minimum criteria:*
 - (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.*
 - (2) The bottom of all openings shall be no higher than one foot above grade.*
 - (3) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.*

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

Applicant provided a pre-construction elevation certificate prepared by Doug Kellow of Kellow Land Surveying, a licensed professional surveyor, for the proposed residential development. The proposed design includes a main floor level at 23.81-feet (Exhibit B). Doug Kellow stated Base Flood Elevation (BFE) for the subject property is 16.1-feet (Exhibit A). The bottom floor of the proposed dwelling is to be maintained as a garage and is proposed to be located at 14.3-feet NAVD 88 (Exhibit B). The next higher floor, which is indicated to maintain the proposed living space of the dwelling, is located at 23.81-feet NAVD 88, which exceeds 3-feet above BFE (Exhibit B). Applicant has provided foundation plans which indicate the location of multiple vents, with the Elevation Certificate confirming adequate net area of openings provided by the vents for the enclosed bottom floor (Exhibit B). Staff find that the proposed development complies with the standards of TCLUO 3.510(6).

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

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

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

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

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis was performed for the dwelling and the attached decks (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 find that these standards have been met.

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

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

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

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

(3) If applicable, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Subsection (6)(c)(3) of this Section; and

(4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

(b) Development Permit Review Criteria

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Findings: Applicant submitted the required information on forms provided by the Community Development Department and as attachments thereto (Exhibit B). The entire property is located in an AE Area of Special Flood Hazard and in the Floodway of the Nestucca River and no alternative upland location exists (Exhibits A and B).

Waterways Consulting, Inc. provided a no-rise analysis certifying that the proposed dwelling will not create a rise in flood levels (Exhibit B). Staff find 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 have 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 find 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. Applicants are proposing to setback the proposed dwelling to be sited at a 31-foot riparian setback, as identified on the attached site plan (Exhibit B). This application was noticed to the Oregon Department of Fish and Wildlife (ODFW). Robert Bradley, ODFW, commented they will respond to the Riparian Exception request for this property (Exhibit C).

Staff find that the Applicants have prepared a separate land use application, #851-25-000249-PLNG, for a Riparian Exception, to reduce the required 50-ft setback to 31-feet.

Staff find 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 851-24-000580-PLNG subject to the Conditions of Approval in section VI of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on August 27, 2025**.

VI. CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. A minimum 50-foot riparian setback from the Nestucca River, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the proposed improvement. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization. The riparian setback may be reduced, if a Riparian Exception, such as that contained in permit #851-25-000249-PLNG, is approved.
4. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for a 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 August 15, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

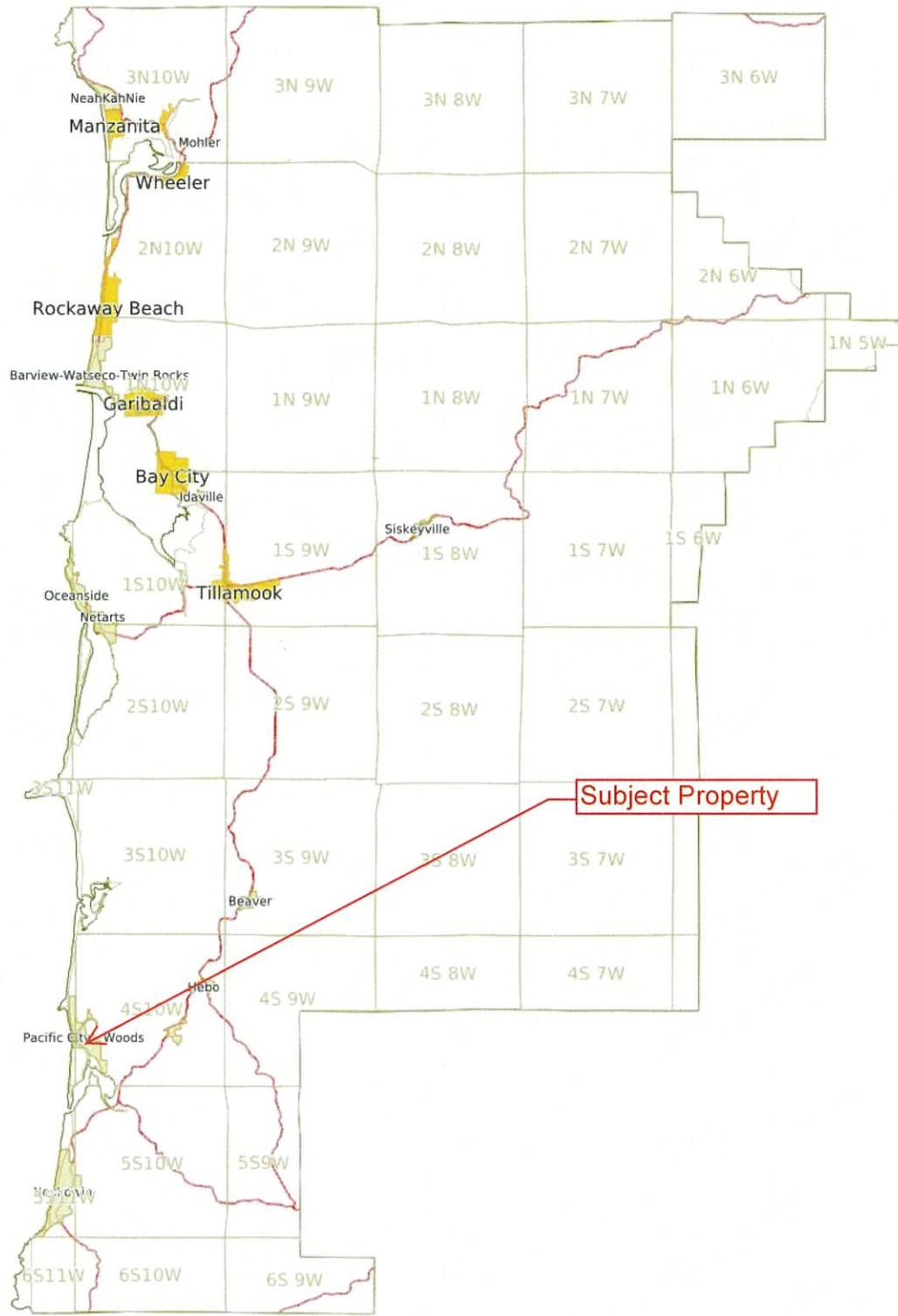
VII. EXHIBITS

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

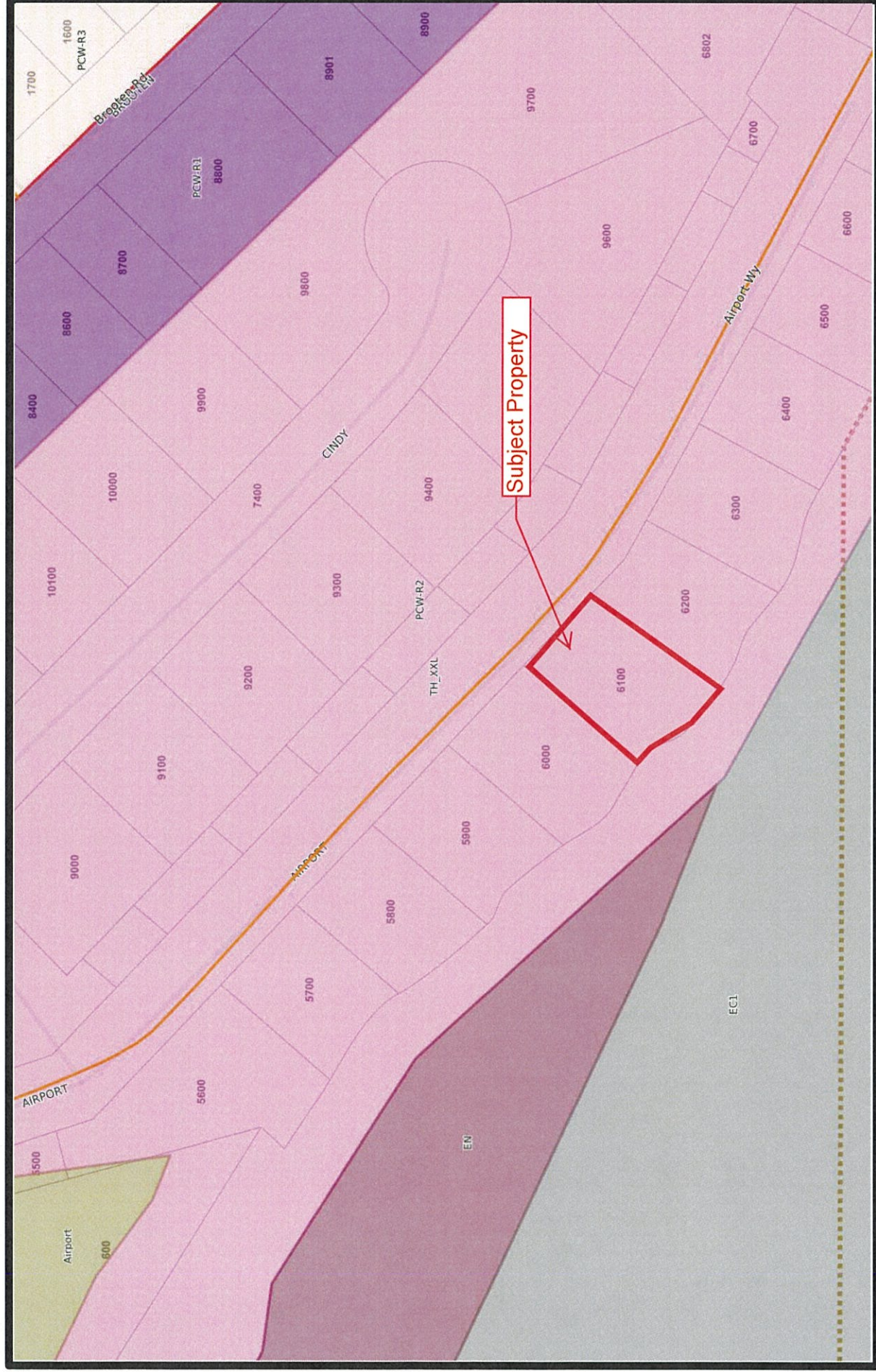
- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicant's submittal
- C. Public Comments

EXHIBIT A

Vicinity Map

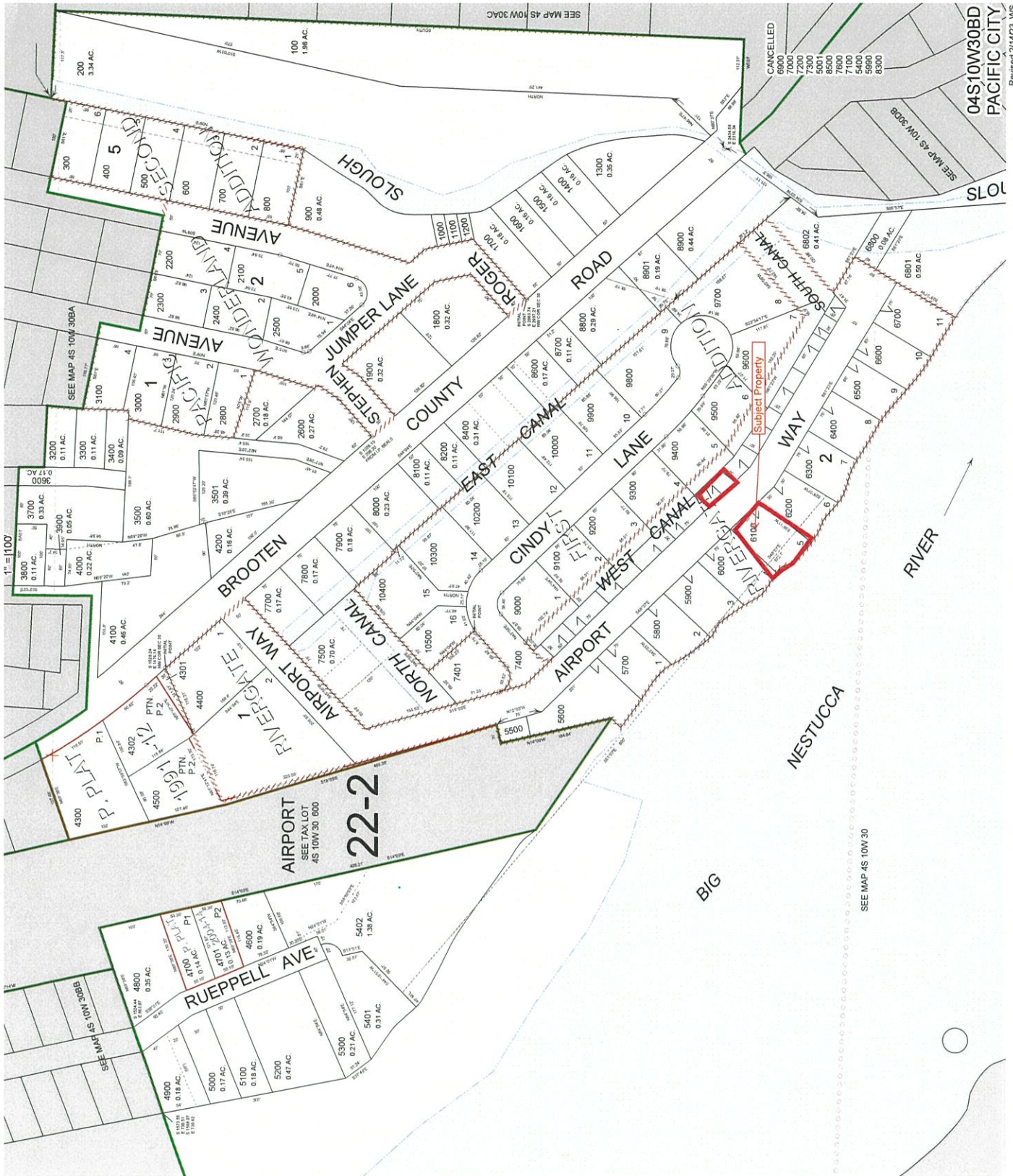


Zoning Map



04S10W30BD
PACIFIC CITY

TILLAMOOK COUNTY

 $1'' = 100'$ 

04S10W30BD
PACIFIC CITY
Revised 2/14/03 WJS

SMI CARDRIC POSITIVE

Tillamook County
2024 Real Property Assessment Report
Account 240821

Map 4S1030BD06100
Code - Tax ID 2202 - 240821

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr RIVERGATE

Block - 2 Lot - 5

Mailing MCREYNOLDS, MALI ANN TRUSTEE
PO BOX 305
PACIFIC CITY OR 97135

Deed Reference # 2023-2339
Sales Date/Price 05-26-2023 / \$0
Appraiser BRITTANY MCINTYRE

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

Site	Situs Address	City
1	35700 AIRPORT WAY	COUNTY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2202	Land	198,480		Land	0
	Impr	0		Impr	0
Code Area Total		198,480	92,140	92,140	0
Grand Total		198,480	92,140	92,140	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	1	☒		PCW-R2	Market	117	0.21 AC		168,480
					OSD - AVERAGE	100			30,000
Code Area Total							0.21 AC		198,480

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

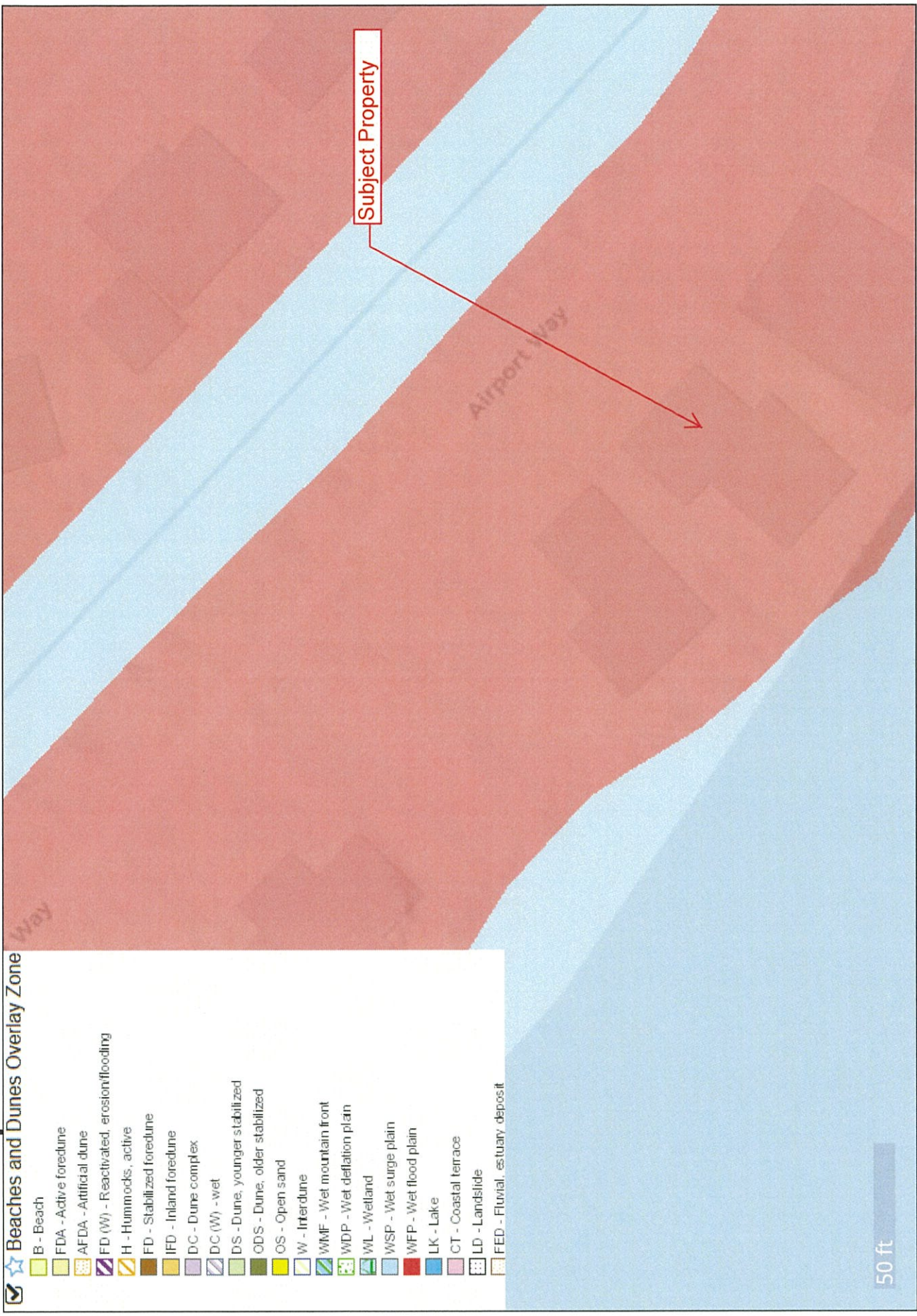
Exemptions / Special Assessments / Notations									
Notations - DESTROYED OR DAMAGED PROPERTY, JULY 1 ASMT DATE 308.146(6) ADDED 2024 - ACT OF GOD RMV & MAV ADJUSTED 308.146 ADDED 2024 - ACT OF GOD PRORATED 308.425 ADDED 2023									

Comments 10/19/06 input inventory. gb 12/6/06 Added acreage. dv 01/29/14 Reappraised land; tabled values. RBB 7/8/24 July 1 Reassessment; Residence completely destroyed in fire in June. RMV and MAV adjusted. Taxes were prorated for the 2023-24 tax year. LM

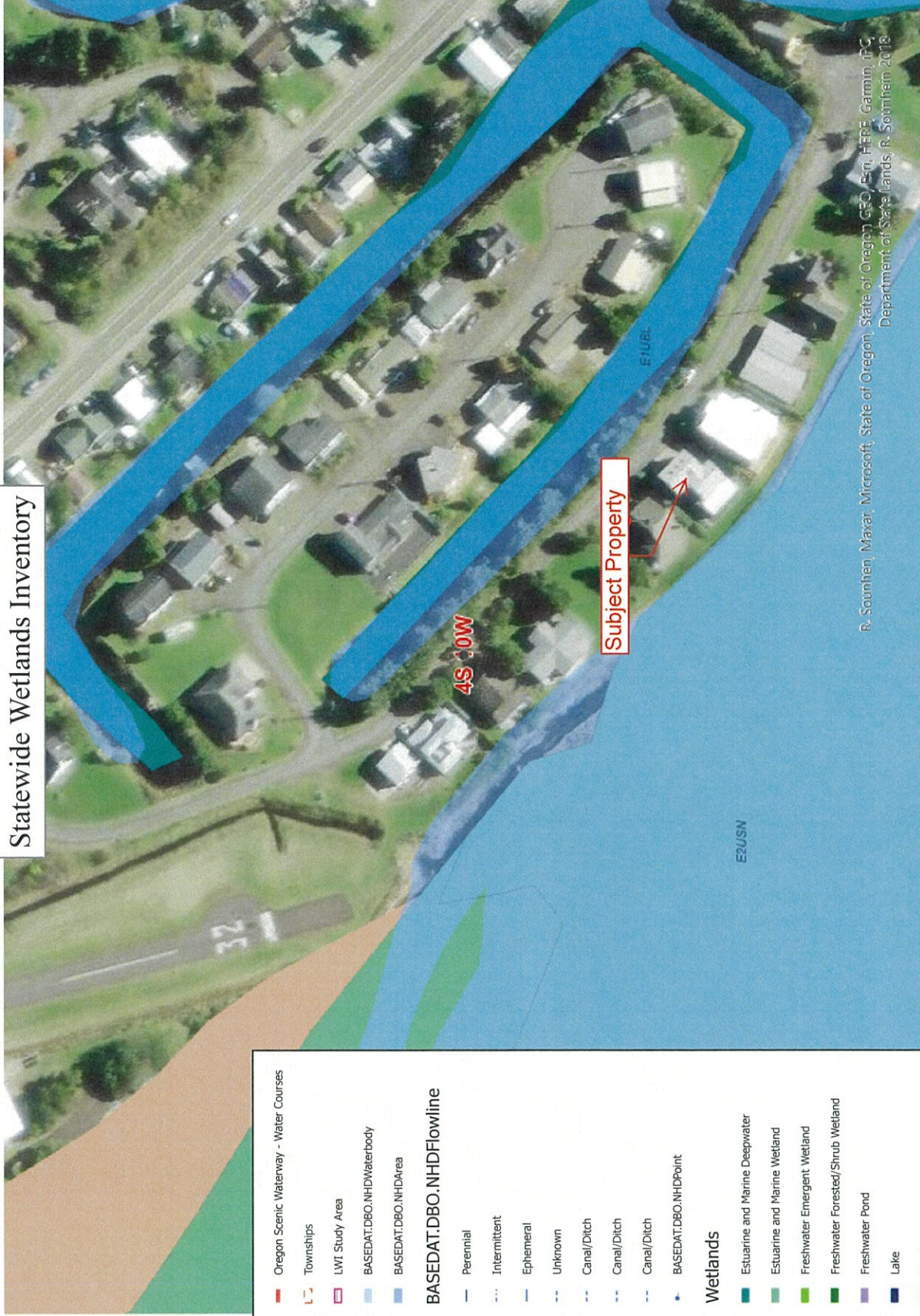
Hazard Map

☒ Beaches and Dunes Overlay Zone

-  B - Beach
-  FDA - Active foredune
-  AFDA - Artificial dune
-  FD (W) - Reactivated, erosion/flooding
-  H - Hummocks, active
-  FD - Stabilized foredune
-  IFD - Inland foredune
-  DC - Dune complex
-  DC (W) - wet
-  DS - Dune, younger stabilized
-  ODS - Dune, older stabilized
-  OS - Open sand
-  W - Interdune
-  WMF - Wet mountain front
-  WDP - Wet deflation plain
-  WL - Wetland
-  WSP - Wet surge plain
-  WFP - Wet flood plain
-  LK - Lake
-  CT - Coastal terrace
-  LD - Landslide
-  FED - Fluvial, estuary deposit



Statewide Wetlands Inventory



R. Souther, Mavay, Microsoft, State of Oregon GEO, R. HERR, Garmin, IFC,
Department of State Lands, R. Souther, 2013

Oregon Scenic Waterway - Water Courses

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

BASEDAT.DBO.NHDFlowline

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

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



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 wetlands professional can verify actual field conditions.



Date: 2/26/2025



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

National Flood Hazard Layer FIRMette

123°57'53"W 45°11'58"N



Legend

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

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, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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

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

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

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

EXHIBIT B



PLANNING APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: IAN Spatz Phone: 503-965-7009
Address: 34635 Hill St
City: Pacific City State: OR Zip: 97135
Email: ian@pacificcityhomes.com

Property Owner

Name: Mali McReynolds Phone: _____
Address: 35700 Airport Way
City: Pacific City State: OR Zip: 97135
Email: _____

Request: New Home / Burn Replacement

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
NOV 18 2024	
BY: <u>County Appr - SK</u>	
☐ Approved	☐ Denied
Received by: <u>SS</u>	
Receipt #: <u>1404609 / 140462</u>	
Fees: <u>1680.00</u>	
Permit No: <u>851-24-00580-PLNG</u>	

Type II

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

Type III

- ☐ Detailed Hazard Report
- ☐ Conditional Use (As deemed by Director)
- ☐ Ordinance Amendment
- ☐ Map Amendment
- ☐ Goal Exception
- ☐ Nonconforming Review (As deemed by Director)
- ☐ Variance (As deemed by Director)

Type IV

- ☐ Ordinance Amendment
- ☐ Large-Scale Zoning Map Amendment
- ☐ Plan and/or Code Text Amendment

Location:

Site Address: 35700 Airport Way 97135

Map Number: _____

Township

Range

Section

Tax Lot(s)

Clerk's Instrument #: _____

Authorization

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

Mali McReynolds
Property Owner Signature (Required)

[Signature]
Applicant Signature

11/7/24
Date
11/18/24
Date

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

ELEVATION CERTIFICATE

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

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

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>McREYNOLDS, MALI</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>35700 AIRPORT WAY</u>		Company NAIC Number: _____
City: <u>PACIFIC CITY</u>	State: <u>OR</u>	ZIP Code: <u>97135</u>
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>BLOCK 2, LOT 5, RIVERGATE ~ 4S-10-30-BD, TAX LOT 6100, TILLAMOOK COUNTY, OREGON</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>45.19556</u> Long. <u>123.95917</u> 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: <u>7</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>1604</u> 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: <u>N/A</u> Engineered flood openings: <u>10</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>2000</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>2000</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>N/A</u> 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: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>TILLAMOOK COUNTY</u>		B1.b. NFIP Community Identification Number: <u>410196</u>
B2. County Name: <u>TILLAMOOK</u>	B3. State: <u>OR</u>	B4. Map/Panel No.: <u>41057C0855</u>
B5. Suffix: <u>F</u>		
B6. FIRM Index Date: <u>09/28/2018</u>	B7. FIRM Panel Effective/Revised Date: <u>09/28/2018</u>	
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>16.1</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☒ 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.:
35700 AIRPORT WAY

City: PACIFIC CITY State: OR ZIP Code: 97135

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: TILL.CO.SURVEY PC #4 Vertical Datum: 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):	14.3	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	23.81	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	19.1	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	13.7	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	14.3	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	14.3	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

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

Title: PROFESSIONAL LAND SURVEYOR

Company Name: KELLOW LAND SURVEYING

Address: P.O. BOX 335

City: PACIFIC CITY State: OR ZIP Code: 97135

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

Signature: Douglas H Kellow Date: 12/22/2024REGISTERED
PROFESSIONAL
LAND SURVEYORDouglas H KellowOREGON
February 3, 1983
DOUGLAS H. KELLOW
2027

Renewal: 06/30/25

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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
A8e.) THE FLOOD VENTS ARE ENGINEERED "SMARTVENTS" CAPABLE OF HANDLING 200 SQUARE FEET OF FLOOR SPACE PER EACH VENT. 10X200=2000 SQ FT OR SQ IN-See Attached ICC-ES REPORT FOR "SMARTVENTS".
C2e.) ALL PROPOSED MACHINERY & EQUIPMENT SERVICING THE PROPOSED STRUCTURE WILL BE PLACED ABOVE 19.1 MSL NAVD 1988 ELEVATION TO COMPLY WITH THE "3.0 FEET ABOVE BASE FLOOD ELEVATION" REQUIREMENT.



Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074

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

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**



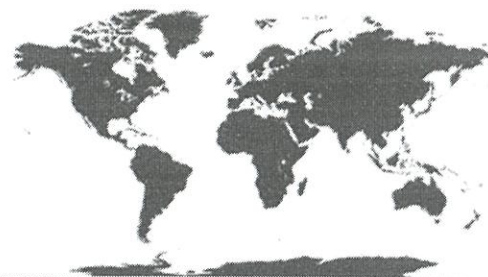
*"2014 Recipient of Prestigious Western States Seismic Policy Council
(WSSPC) Award in Excellence"*



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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 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

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

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

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

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

4.2 Flood Vent Sealing Kit

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

5.0 CONDITIONS OF USE

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

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

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

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 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 = m²

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

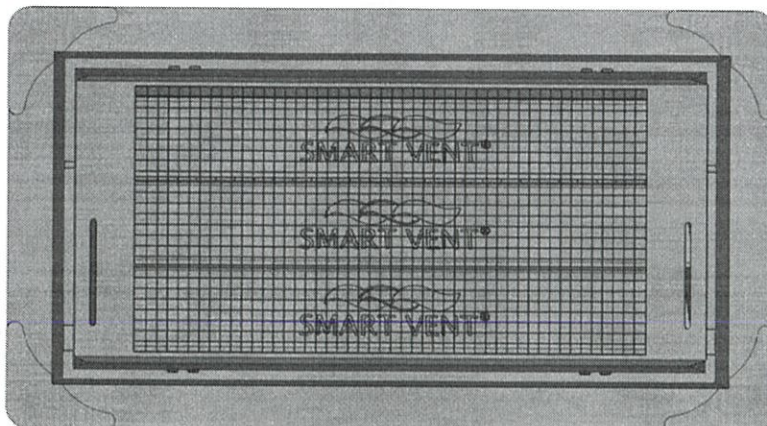


FIGURE 1—SMART VENT: MODEL 1540-510

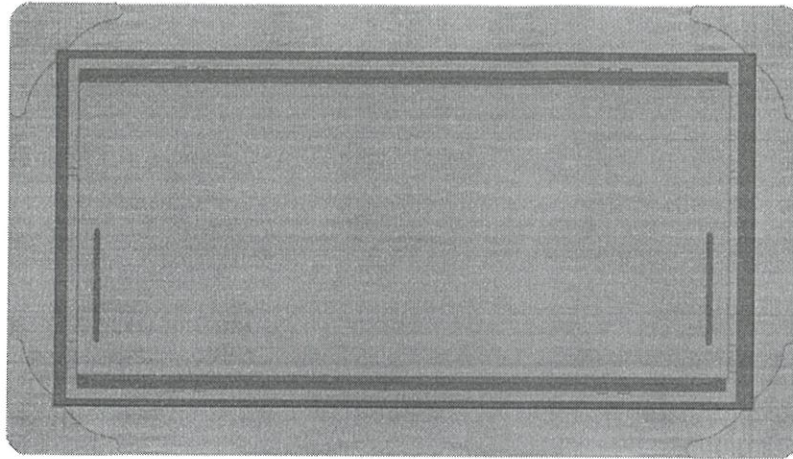


FIGURE 2—SMART VENT MODEL 1540-520

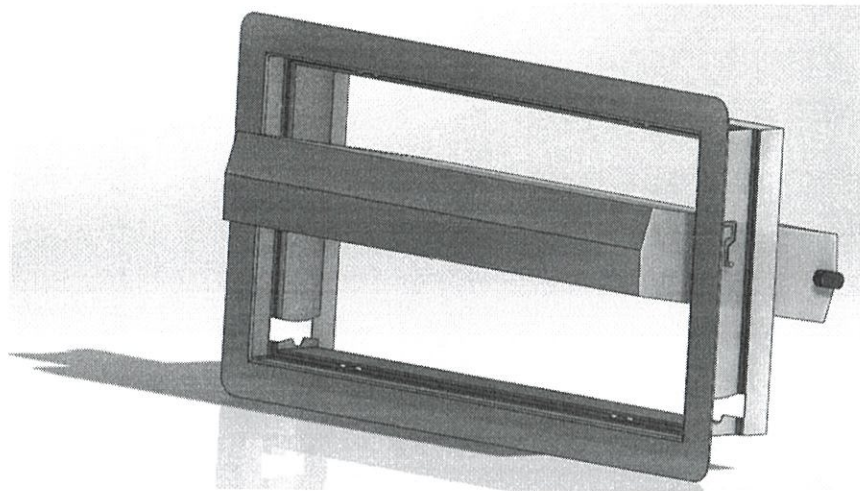


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

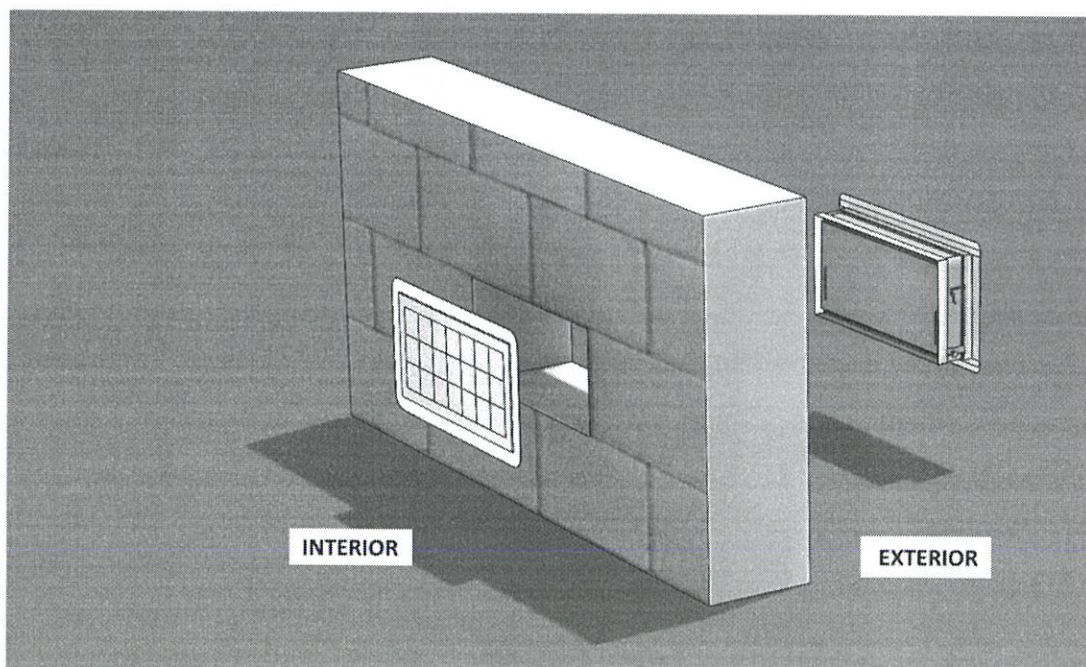


FIGURE 4—FLOOD VENT SEALING KIT

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement

Reissued February 2023

Revised June 2024

This report is subject to renewal February 2025.www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

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.

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

A Subsidiary of the International Code Council®

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

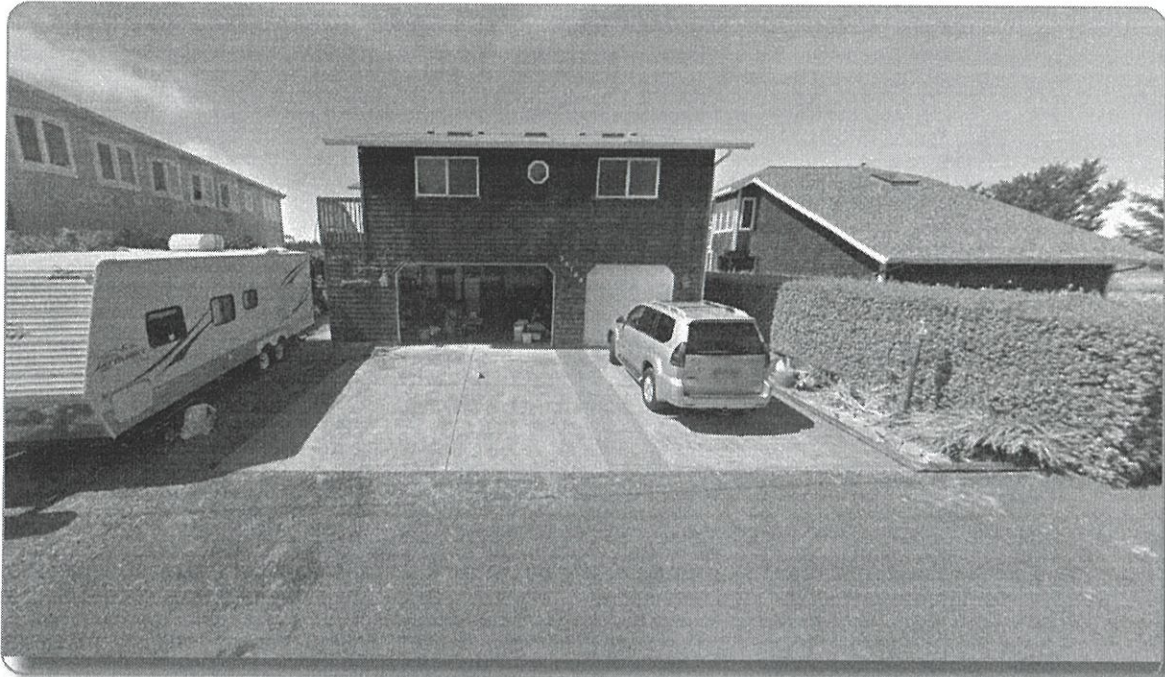
The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements must be determined in accordance with the *Florida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

35700 AIRPORT WAY HYDRAULIC ANALYSIS REPORT



prepared for
Ian Spath, Pacific City Homes

prepared by
Jake Hofeld, P.E.



November 4, 2024



EXPIRES: 6/30/2025

Digitally signed
by Jake Hofeld
Date: 2024.11.07
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Contents

INTRODUCTION	2
HYDRAULIC MODELING METHODOLOGY	2
Existing Conditions Model	3
Proposed Conditions Model	3
Boundary Conditions	3
Peak Flow Hydrology	4
RESULTS 4	
CONCLUSIONS	4

List of Figures

Figure 1: Tax Lot Location Map

Figure 2: FEMA FIRM Panel

Figure 3: Property Survey and Site Plan

Figure 4: Proposed Plans and Elevations

Figure 5: Hydraulic Analysis Overview Map of Proposed Project

List of Attachments

Attachment A – HEC-RAS Model Output Files

INTRODUCTION

Waterways Consulting Inc. (Waterways) has been retained by Ian Spath from Pacific City Homes to evaluate the hydraulic effects on the Nestucca River during a 100-year base flood discharge from an existing residential structure to a proposed residential structure. The project is located on the east (left) bank floodplain of the Nestucca River at 35700 Airport Way in Pacific City, Or (**Figure 1**). The existing property currently does not contain any structures, as a previous residential building was destroyed in a fire. The proposed residential structure will replace the previous existing building and will include a 1575 square foot footprint house in approximately the same location within the property as the previous house. The new structure includes a covered entry on the street side of the house, and two covered overhanging balcony decks on the river side of the second story and the east side of the house. The entire property is located within the FEMA designated floodway, effective September 28, 2018 (**Figure 2**).

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

HYDRAULIC MODELING METHODOLOGY

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

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

Existing Conditions Model

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

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

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

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

Proposed Conditions Model

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

Boundary Conditions

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

Peak Flow Hydrology

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

RESULTS

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

CONCLUSIONS

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

REFERENCES

Federal Emergency Management Agency. 2018. Flood Insurance Rate Maps (FIRMs) for Tillamook County (panel 0855), Oregon and Incorporated Areas. September 28, 2018.

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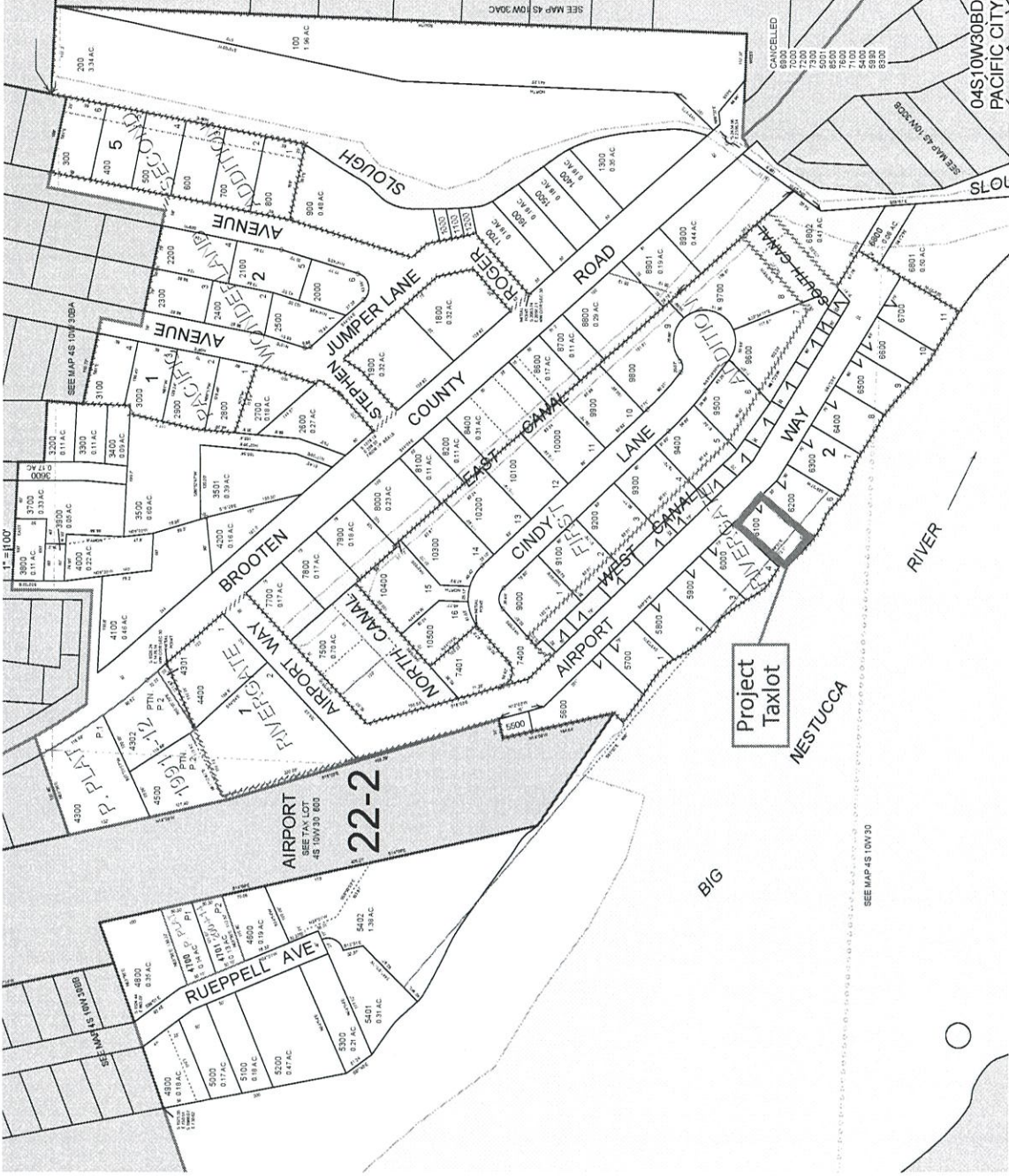
Figures

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

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

04S10W30BD
PACIFIC CITY

TILLAMOOK COUNTY



FIGURE

1

Tax Lot Location

(Map Sourced from Tillamook County Assessment and Taxation Website)

35700 Airport Way
Hydraulic Analysis Report

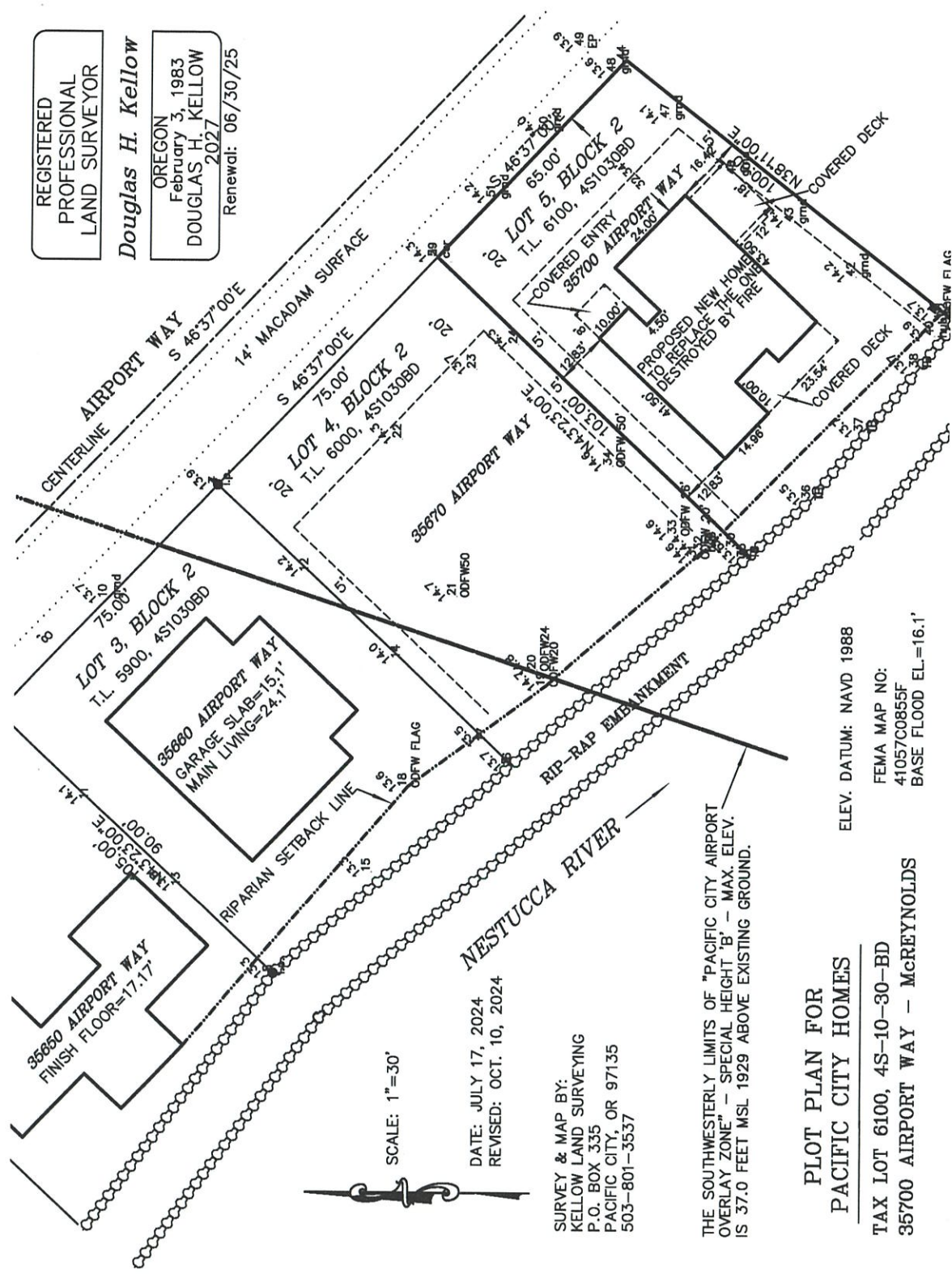


WATERWAYS
CONSULTING, INC.
Santa Cruz, CA
watways.com
Portland, OR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas H. Kellow

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



SCALE: 1"=30'

DATE: JULY 17, 2024
REVISED: OCT. 10, 2024

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

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

PLOT PLAN FOR
PACIFIC CITY HOMES

TAX LOT 6100, 4S-10-30-BD
35700 AIRPORT WAY - McREYNOLDS

ELEV. DATUM: NAVD 1988

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

FIGURE

3

Property Survey and Site Plan

35700 Airport Way
Hydraulic Analysis Report

FIGURE 4: Proposed Plans and Elevations

GENERAL NOTES

- 1. INSULATION
 - WALLS: R-21
 - ROOF: R-30 @ VALUED CEILING: R-49 @ FLAT CEILING: R-38
 - UNDERFLOOR: R-38
- 2. VENTILATION
 - ATTIC VENTILATION: 1:600
 - SHALL BE SUFFICIENT AND ONE-HALF (50%) ABOVE PLATE LINE
 - INSULATION AND ROOF SHEATHING ALSO 1" AIR SPACE @ SOFFIT VENTS ABOVE INSULATION
- 3. WINDOWS: R-20 @ R-21
 - EGRESS WINDOWS IN SLEEPING AREA SHALL NOT BE MORE THAN 44" FROM FINISHED FLOOR TO SILL
 - AREA OF 5.7 SQUARE FEET ALL GLASS OVER 16" WIDE AND WITHIN 16" OF THE FLOOR SHALL COMPLY WITH IMPACT LOADS. SLIDING GLASS DOORS SHALL BE SAFETY GLAZED WITH LAMINATED OR TEMPERED GLASS
 - INFILTRATION
 - ALL FACTORY-BUILT WINDOWS AND DOORS SHALL COMPLY WITH THE FOLLOWING CRITERIA
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FIGURE 4: Proposed Plans and Elevations

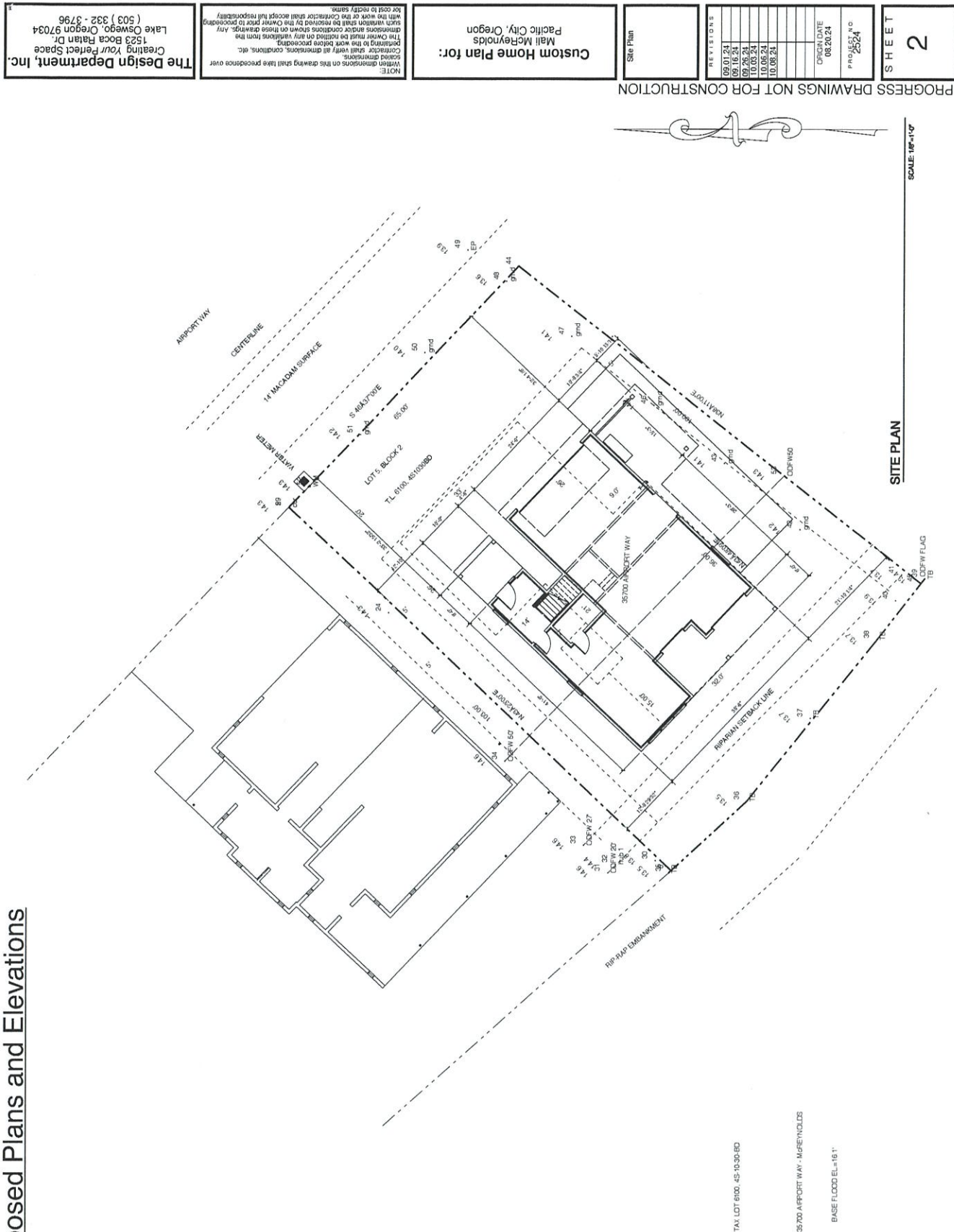
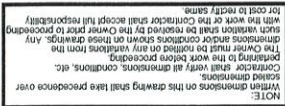


FIGURE 4: Proposed Plans and Elevations

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



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



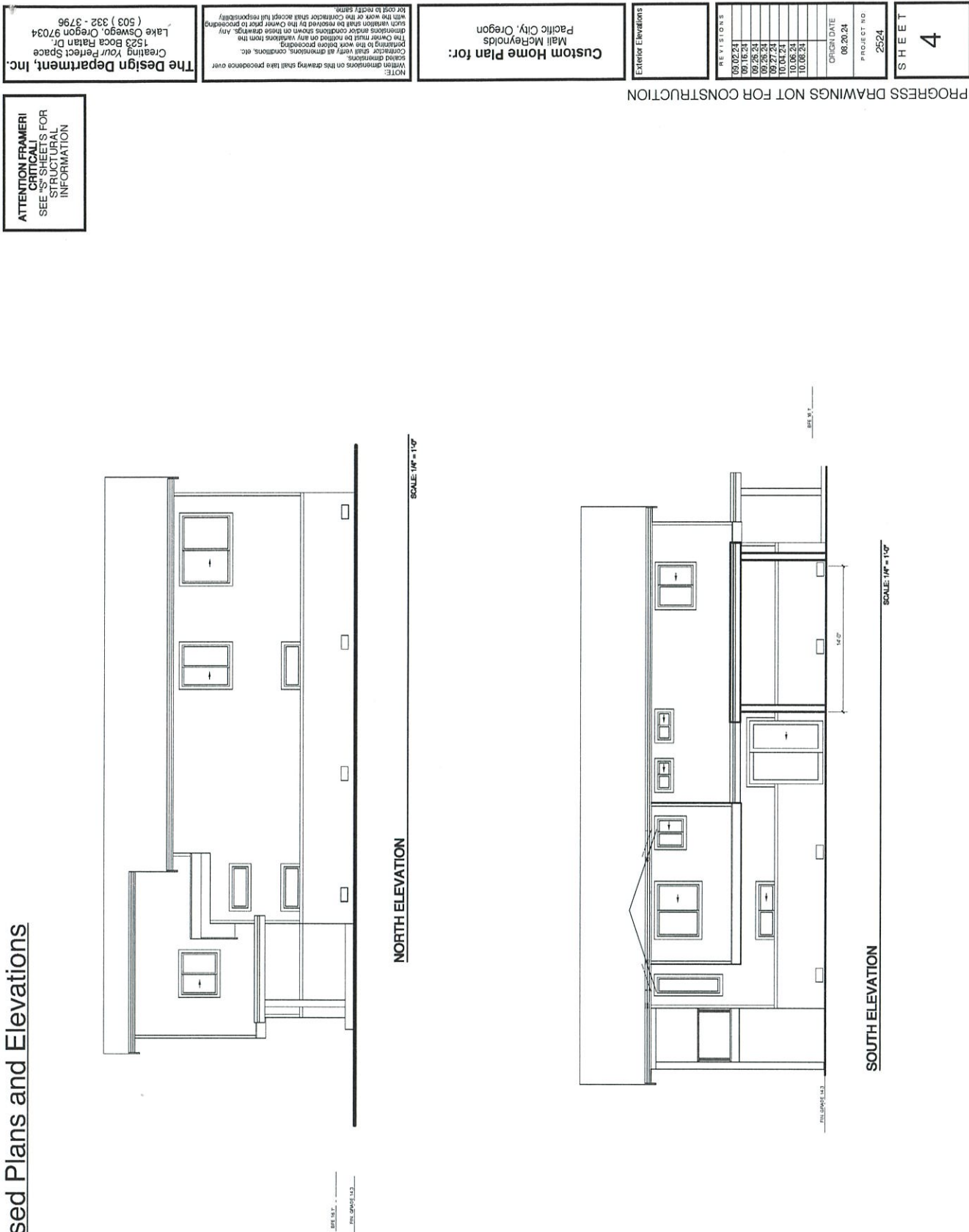
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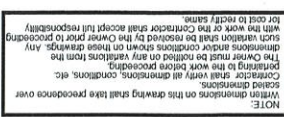
SCALE: 1/4" = 1'-0"



FIGURE 4: Proposed Plans and Elevations



The Design Department, Inc.
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1523 Boca Raton Dr.
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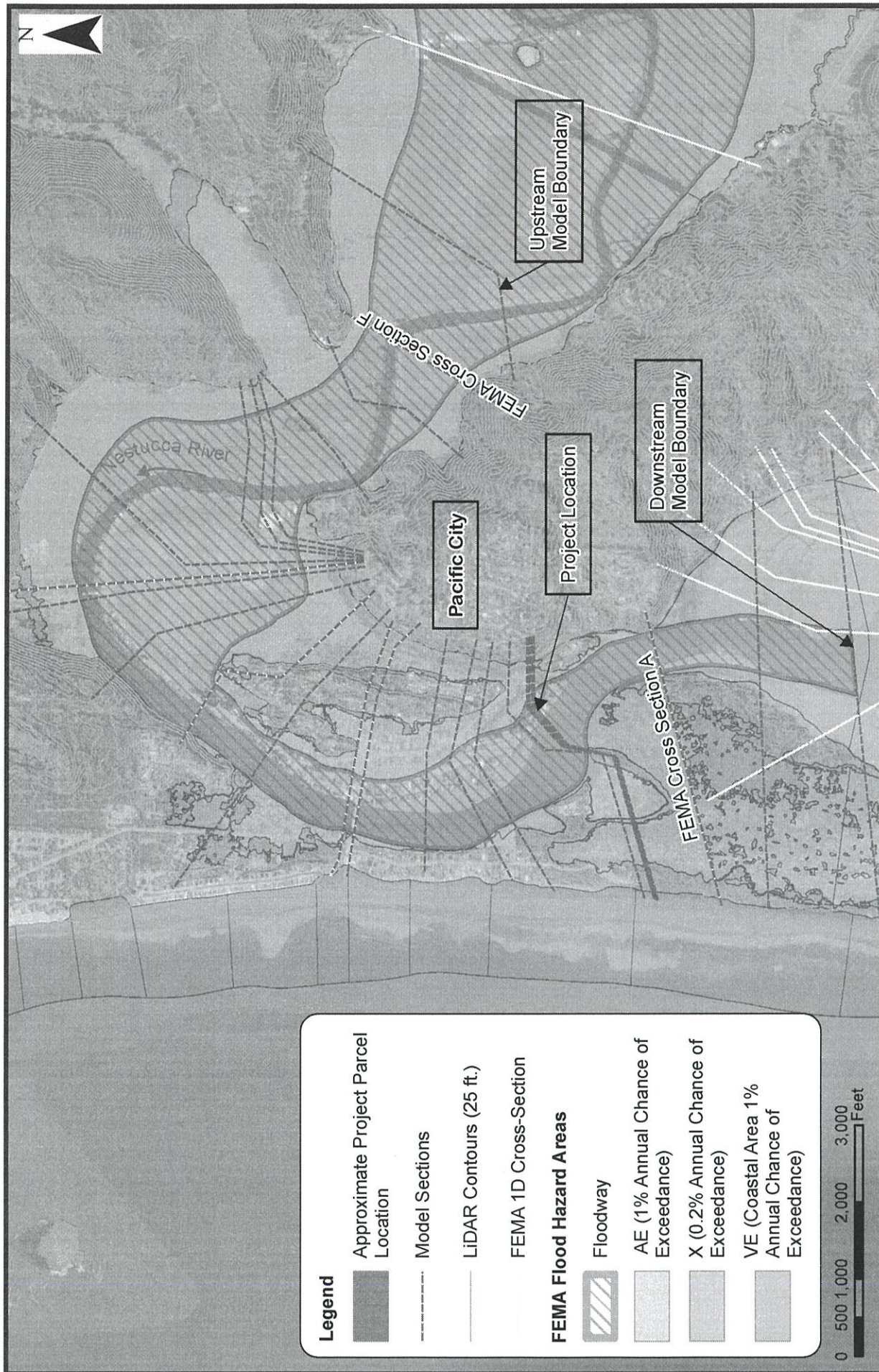
Floor Plans

REVISIONS	
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09.16.24	
09.26.24	
09.27.24	
10.04.24	
10.06.24	
10.07.24	
10.08.24	
ORIGIN DATE	08.20.24
PROJECT NO	2524

SHEET

MAIN FLOOR PLAN
1,609 SQ. FT. LIVING AREA INCLUDES EXTERIOR WALLS AND STAIRS
SCALE: 1/4" = 1'-0"

90 SQ. FT. FOYER (INCLUDES EXTERIOR WALLS, EXCLUDES STAIRS)



Hydraulic Analysis Overview Map of Proposed Project

Attachment A

HEC-RAS Output Files

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

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Lower	22553.94	100-YR	Ex. Cond.	49700.00	-5.99	20.47	12.22	20.52	0.000091	3.07	32160.19	3643.05	0.11
Lower	22553.94	100-YR	Prop. Cond.	49700.00	-5.99	20.47	12.22	20.52	0.000091	3.07	32160.36	3643.06	0.11
Lower	21008.6	100-YR	Ex. Cond.	49700.00	-8.92	20.06		20.28	0.000261	5.20	17807.54	1743.58	0.20
Lower	21008.6	100-YR	Prop. Cond.	49700.00	-8.92	20.06		20.28	0.000261	5.20	17807.65	1743.58	0.20
Lower	20157.05	100-YR	Ex. Cond.	49700.00	-9.15	19.91	12.36	20.07	0.000214	4.44	19949.16	2301.84	0.17
Lower	20157.05	100-YR	Prop. Cond.	49700.00	-9.15	19.91	12.36	20.07	0.000214	4.44	19949.27	2301.85	0.17
Lower	19079.89	100-YR	Ex. Cond.	49700.00	-11.85	19.67		19.85	0.000231	5.04	20225.51	1888.65	0.18
Lower	19079.89	100-YR	Prop. Cond.	49700.00	-11.85	19.67		19.85	0.000231	5.04	20225.63	1888.66	0.18
Lower	18019.8	100-YR	Ex. Cond.	49700.00	-7.69	19.50	11.35	19.64	0.000188	4.33	22110.72	2667.83	0.16
Lower	18019.8	100-YR	Prop. Cond.	49700.00	-7.69	19.50	11.35	19.64	0.000188	4.33	22110.86	2667.83	0.16
Lower	17875.97	100-YR	Ex. Cond.	49700.00	-7.60	19.48	11.05	19.61	0.000170	4.14	22981.68	2676.65	0.16
Lower	17875.97	100-YR	Prop. Cond.	49700.00	-7.60	19.48	11.05	19.61	0.000170	4.14	22981.83	2676.65	0.16
Lower	17853.2	100-YR	Ex. Cond.	49700.00	-4.67	19.50	11.28	19.57	0.000096	3.23	29177.87	3181.44	0.12
Lower	17853.2	100-YR	Prop. Cond.	49700.00	-4.67	19.50	11.28	19.57	0.000096	3.23	29178.07	3181.44	0.12
Lower	15949.74	100-YR	Ex. Cond.	49700.00	-7.67	19.45	9.86	19.48	0.000032	1.91	46592.88	4377.52	0.07
Lower	15949.74	100-YR	Prop. Cond.	49700.00	-7.67	19.45	9.86	19.48	0.000032	1.91	46593.16	4377.52	0.07
Lower	14728.64	100-YR	Ex. Cond.	49700.00	-9.90	19.40	10.23	19.44	0.000044	2.47	37193.02	3855.12	0.09
Lower	14728.64	100-YR	Prop. Cond.	49700.00	-9.90	19.40	10.23	19.44	0.000044	2.47	37193.29	3855.12	0.09
Lower	14621.23		Bridge										
Lower	14544.91	100-YR	Ex. Cond.	49700.00	-8.62	19.38	10.32	19.42	0.000046	2.55	36776.38	3870.43	0.10
Lower	14544.91	100-YR	Prop. Cond.	49700.00	-8.62	19.38	10.32	19.42	0.000046	2.55	36776.66	3870.43	0.10
Lower	13541.26	100-YR	Ex. Cond.	49700.00	-7.81	19.33	10.21	19.38	0.000052	2.51	32684.44	3280.23	0.10
Lower	13541.26	100-YR	Prop. Cond.	49700.00	-7.81	19.33	10.21	19.38	0.000052	2.51	32684.66	3280.23	0.10
Lower	12396	100-YR	Ex. Cond.	49700.00	-3.59	18.46		19.18	0.000466	7.08	9064.17	2047.98	0.30
Lower	12396	100-YR	Prop. Cond.	49700.00	-3.59	18.46		19.18	0.000466	7.08	9064.25	2047.98	0.30
Lower	11367.2	100-YR	Ex. Cond.	49700.00	-3.05	17.68	9.51	18.61	0.000627	7.86	7498.27	2007.74	0.35
Lower	11367.2	100-YR	Prop. Cond.	49700.00	-3.05	17.68	9.51	18.61	0.000627	7.86	7498.36	2007.76	0.35
Lower	10048.77	100-YR	Ex. Cond.	49700.00	-3.49	16.91	9.18	17.76	0.000628	7.57	8607.56	2055.70	0.34
Lower	10048.77	100-YR	Prop. Cond.	49700.00	-3.49	16.91	9.18	17.76	0.000628	7.57	8607.73	2055.72	0.34
Lower	9942.323		Bridge										
Lower	9904.361	100-YR	Ex. Cond.	49700.00	-8.44	16.76	8.05	17.45	0.000550	6.97	9949.64	2093.46	0.31
Lower	9904.361	100-YR	Prop. Cond.	49700.00	-8.44	16.76	8.05	17.45	0.000550	6.97	9949.84	2093.46	0.31
Lower	8988.11	100-YR	Ex. Cond.	49700.00	-4.80	16.54	8.14	16.90	0.000336	5.39	12835.98	1977.94	0.24
Lower	8988.11	100-YR	Prop. Cond.	49700.00	-4.80	16.54	8.14	16.90	0.000336	5.39	12836.28	1977.97	0.24
Lower	8192.259	100-YR	Ex. Cond.	49700.00	-18.19	16.28	6.30	16.65	0.000314	5.51	12794.84	2036.13	0.24
Lower	8192.259	100-YR	Prop. Cond.	49700.00	-18.19	16.28	6.30	16.65	0.000314	5.51	12795.18	2036.14	0.24
Lower	7839.108	100-YR	Ex. Cond.	49700.00	-6.96	16.17	6.76	16.54	0.000316	5.20	12341.71	1874.39	0.24
Lower	7839.108	100-YR	Prop. Cond.	49700.00	-6.96	16.17	6.76	16.54	0.000316	5.20	12342.04	1874.41	0.24
Lower	6628.945	100-YR	Ex. Cond.	49700.00	-1.36	15.96	6.84	16.19	0.000213	3.94	14085.53	3167.65	0.19
Lower	6628.945	100-YR	Prop. Cond.	49700.00	-1.36	15.96	6.84	16.19	0.000213	3.94	14085.87	3167.67	0.19
Lower	6392.75	100-YR	Ex. Cond.	49700.00	-2.66	15.91	6.22	16.14	0.000198	3.95	14702.60	2923.31	0.18
Lower	6392.75	100-YR	Prop. Cond.	49700.00	-2.66	15.91	6.22	16.14	0.000198	3.95	14702.96	2923.32	0.18
Lower	6374.74	100-YR	Ex. Cond.	49700.00	-2.76	15.91	6.17	16.14	0.000199	3.96	14752.78	2944.51	0.19
Lower	6374.74	100-YR	Prop. Cond.	49700.00	-2.76	15.91	6.17	16.14	0.000199	3.97	14670.74	2903.94	0.19
Lower	6359.73	100-YR	Ex. Cond.	49700.00	-2.84	15.90	6.14	16.14	0.000198	3.96	14860.28	2887.36	0.18
Lower	6359.73	100-YR	Prop. Cond.	49700.00	-2.84	15.90	6.14	16.14	0.000198	3.96	14750.31	2835.25	0.18
Lower	6329.21	100-YR	Ex. Cond.	49700.00	-3.01	15.90	6.08	16.13	0.000195	3.94	15077.49	2820.66	0.18
Lower	6329.21	100-YR	Prop. Cond.	49700.00	-3.01	15.90	6.08	16.13	0.000195	3.95	14952.97	2767.12	0.18
Lower	6299.68	100-YR	Ex. Cond.	49700.00	-3.17	15.90	5.93	16.12	0.000188	3.89	15392.66	2675.12	0.18
Lower	6299.68	100-YR	Prop. Cond.	49700.00	-3.17	15.90	5.93	16.12	0.000188	3.89	15392.66	2675.12	0.18
Lower	4746.314	100-YR	Ex. Cond.	49700.00	-11.72	14.76	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	4746.314	100-YR	Prop. Cond.	49700.00	-11.72	14.76	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	3370.732	100-YR	Ex. Cond.	49700.00	-3.40	14.28	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27
Lower	3370.732	100-YR	Prop. Cond.	49700.00	-3.40	14.28	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27

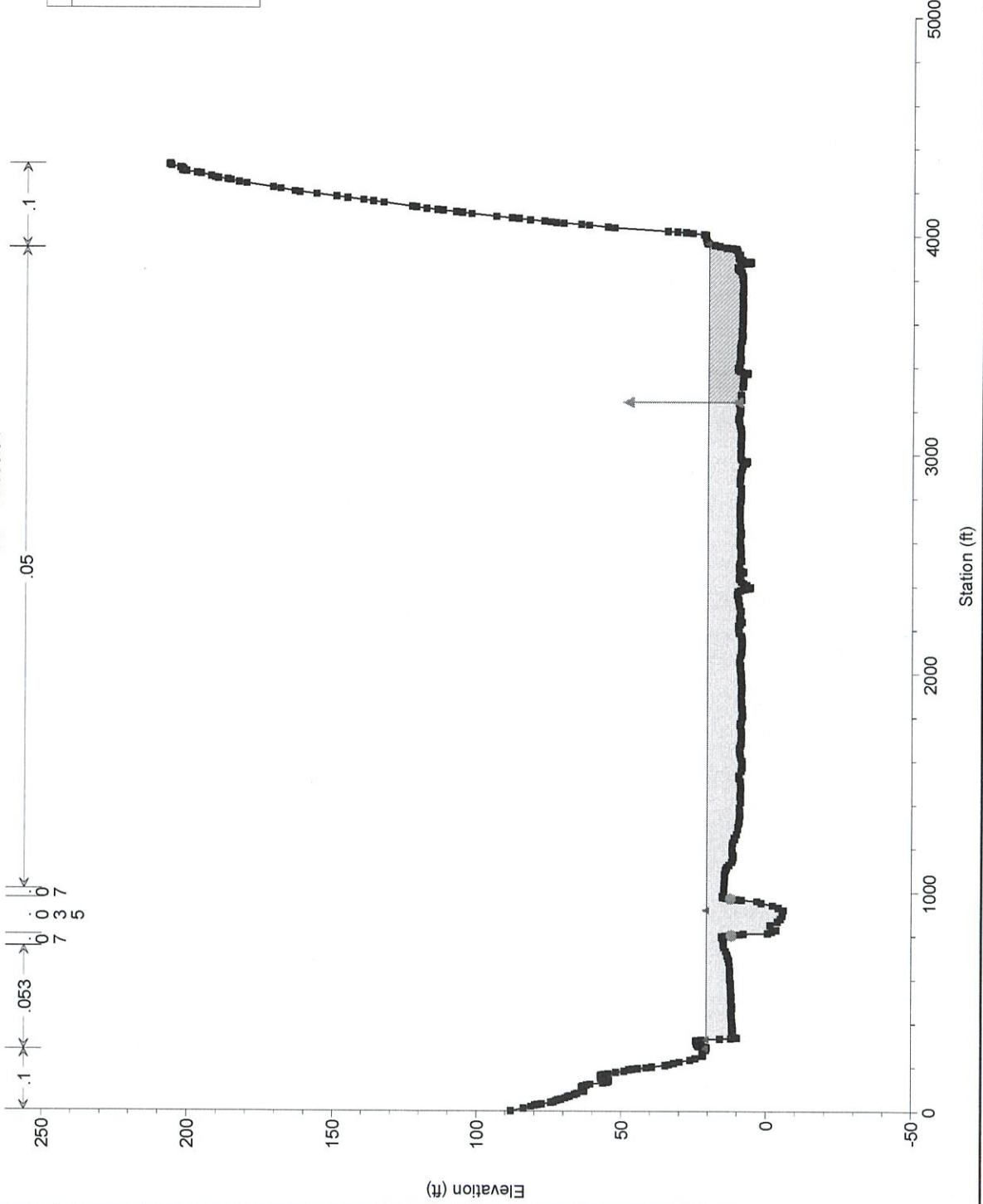
HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR (Continued)

Reach	River Sta	Profile	Plan	Q Total	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	2099.855	100-YR	Ex. Cond.	49700.00	-3.90	14.15	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17
Lower	2099.855	100-YR	Prop. Cond.	49700.00	-3.90	14.15	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17

24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024
 RS = 22553.94



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

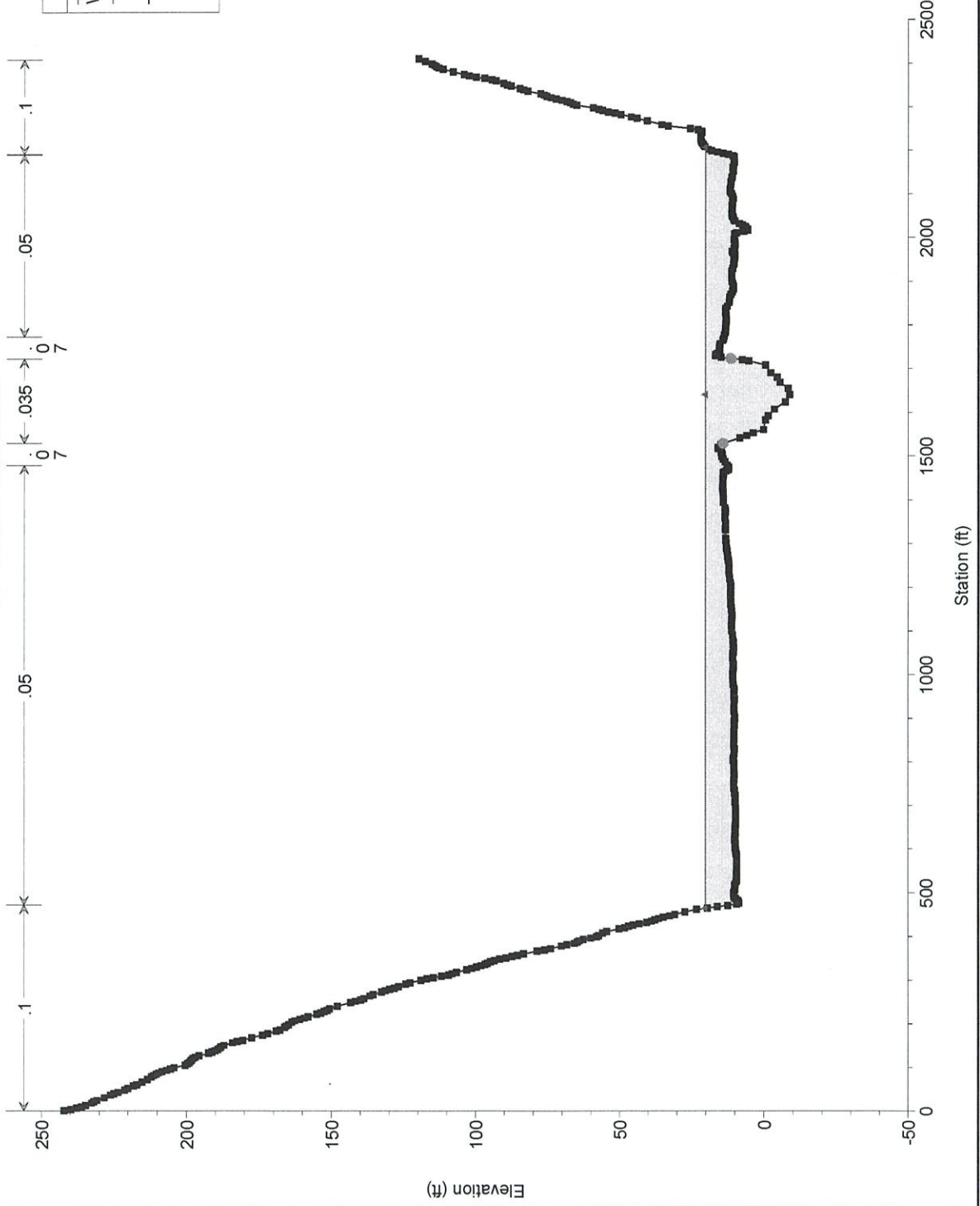


24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

RS = 21008.6 Cross Section F

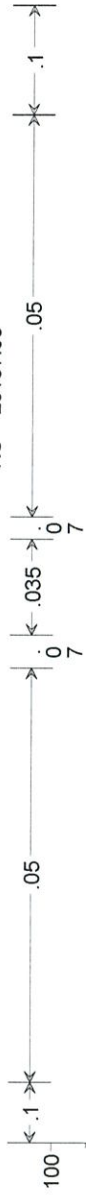


Legend	
WS 100-YR - Prop. Cond.	
WS 100-YR - Ex. Cond.	
Ground	
Bank Sta	

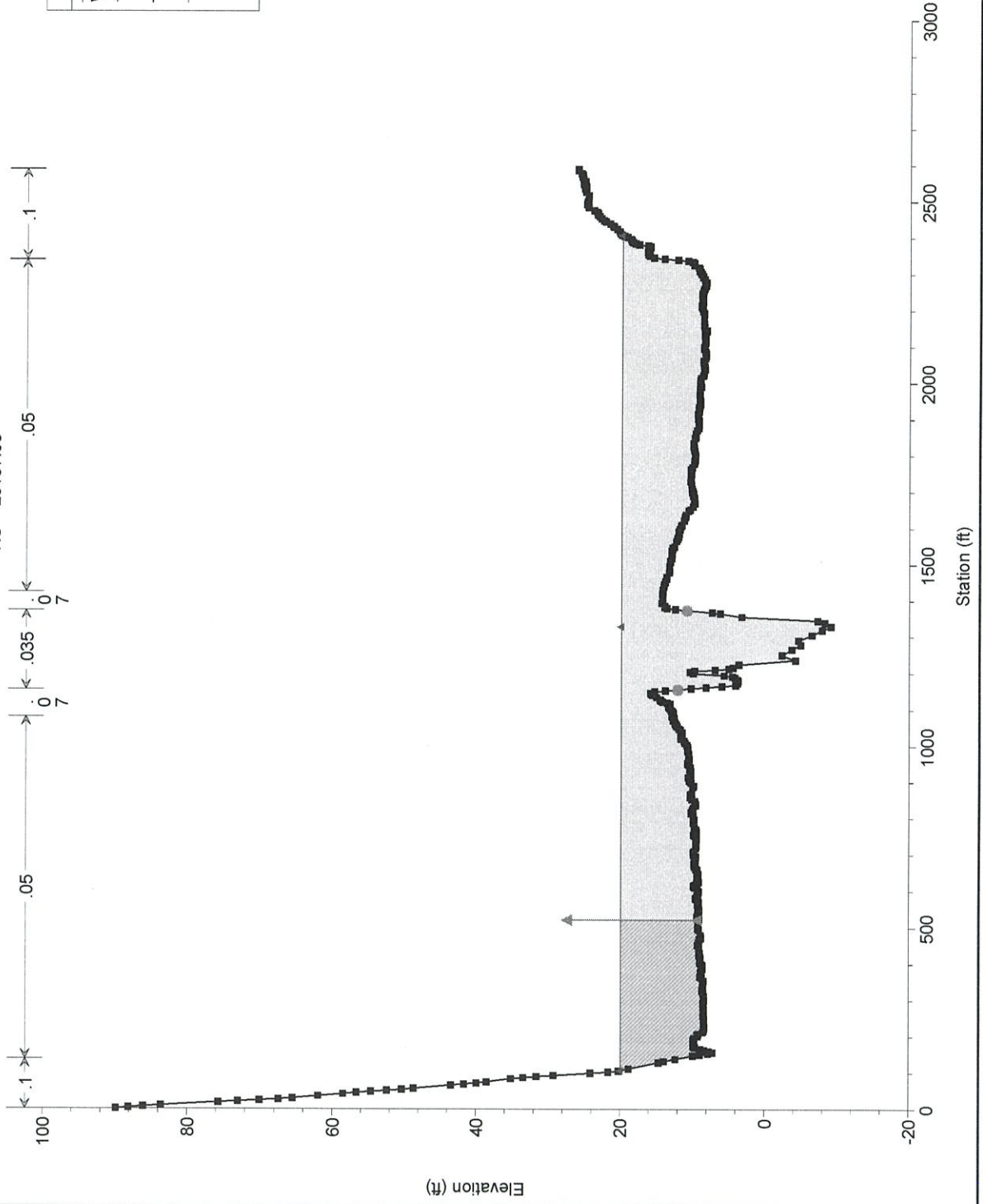


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RS = 20157.05

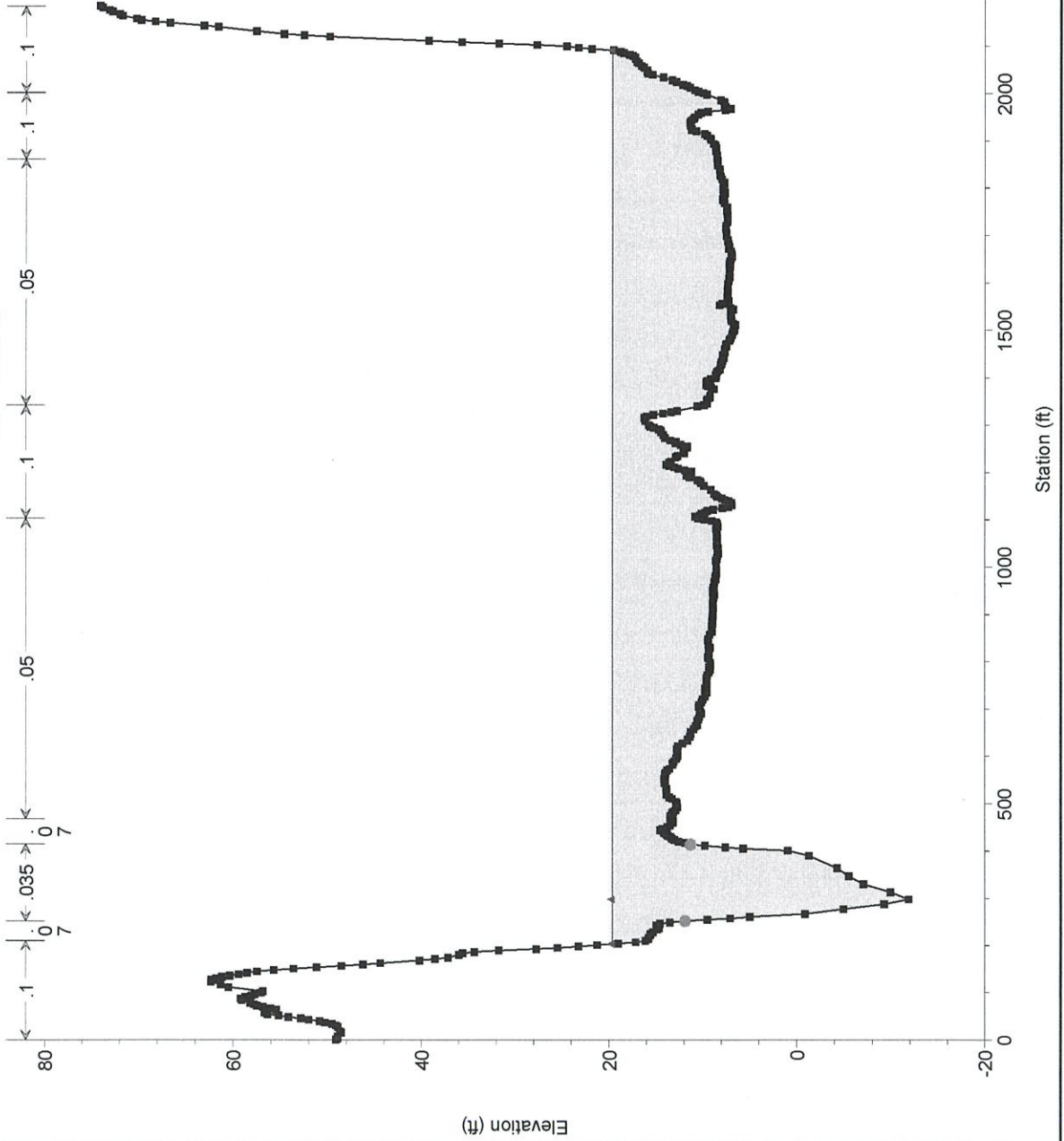


Legend	
WS 100-YR - Prop. Cond.	
WS 100-YR - Ex. Cond.	
Ground	
Ineff	
Bank Sta	



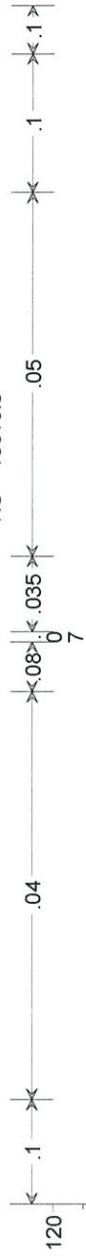
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RS = 19079.89



24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

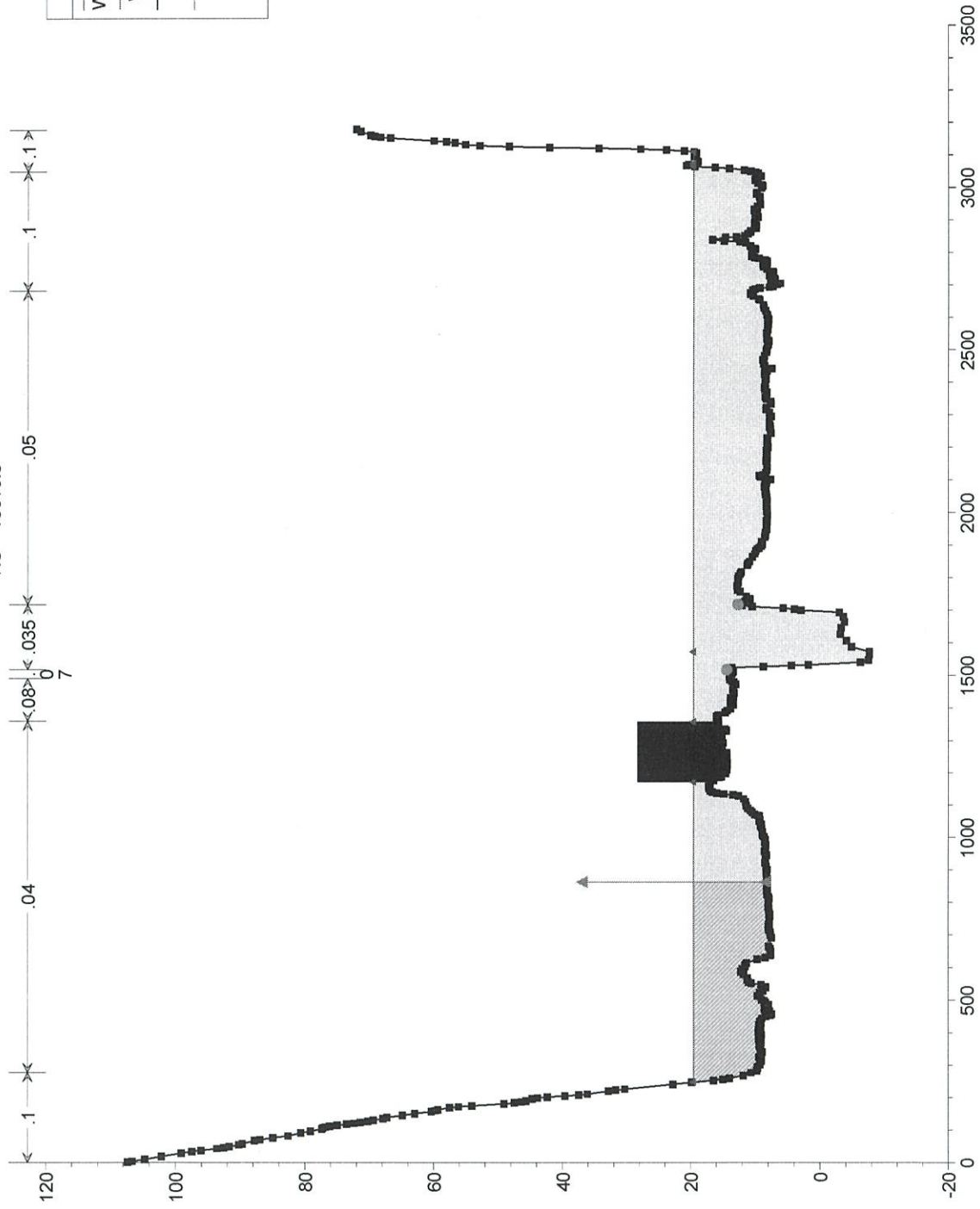
RS = 18019.8



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

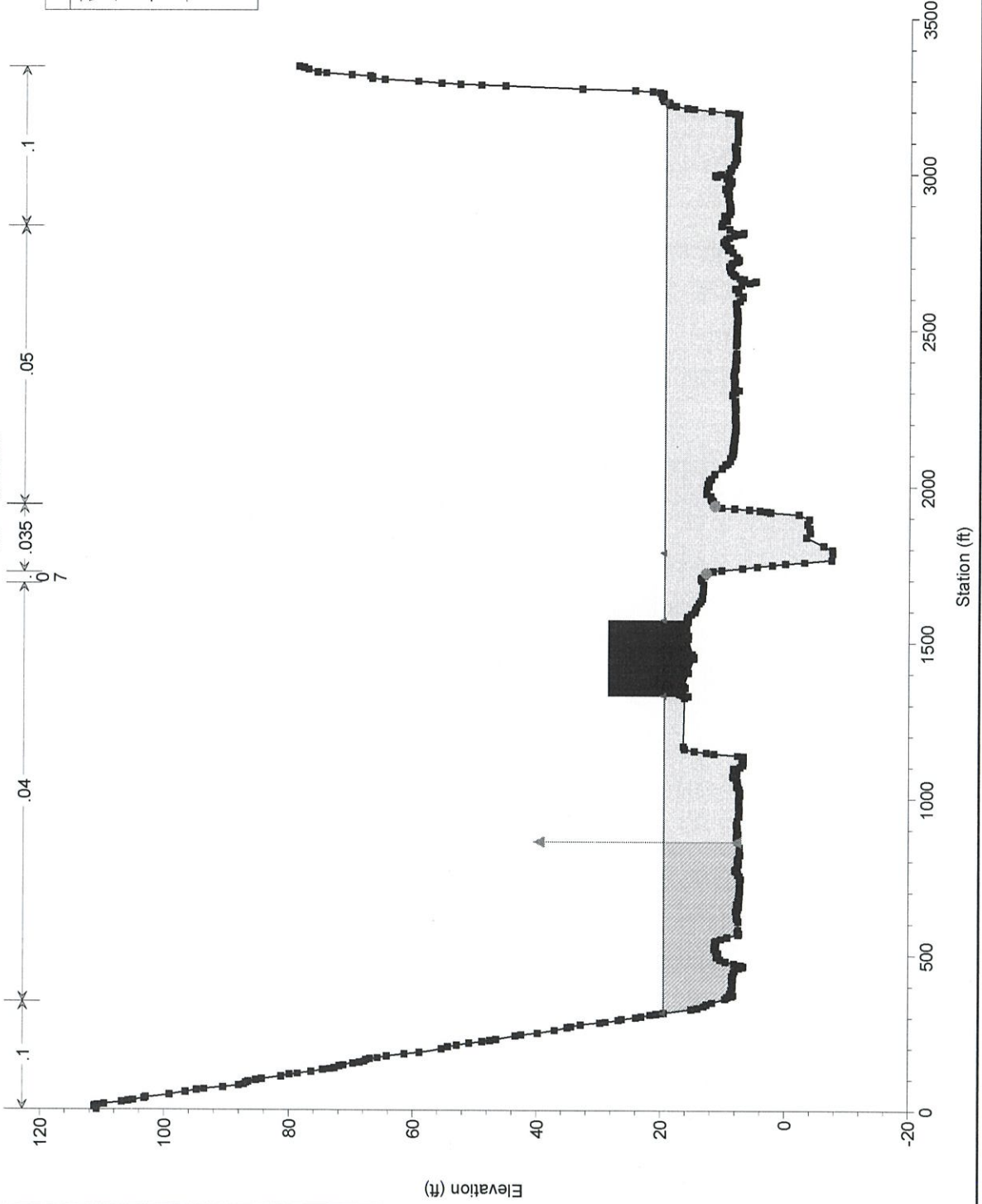
Elevation (ft)

Station (ft)



24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

RS = 17875.97



Legend

WS 100-YR - Prop. Cond.

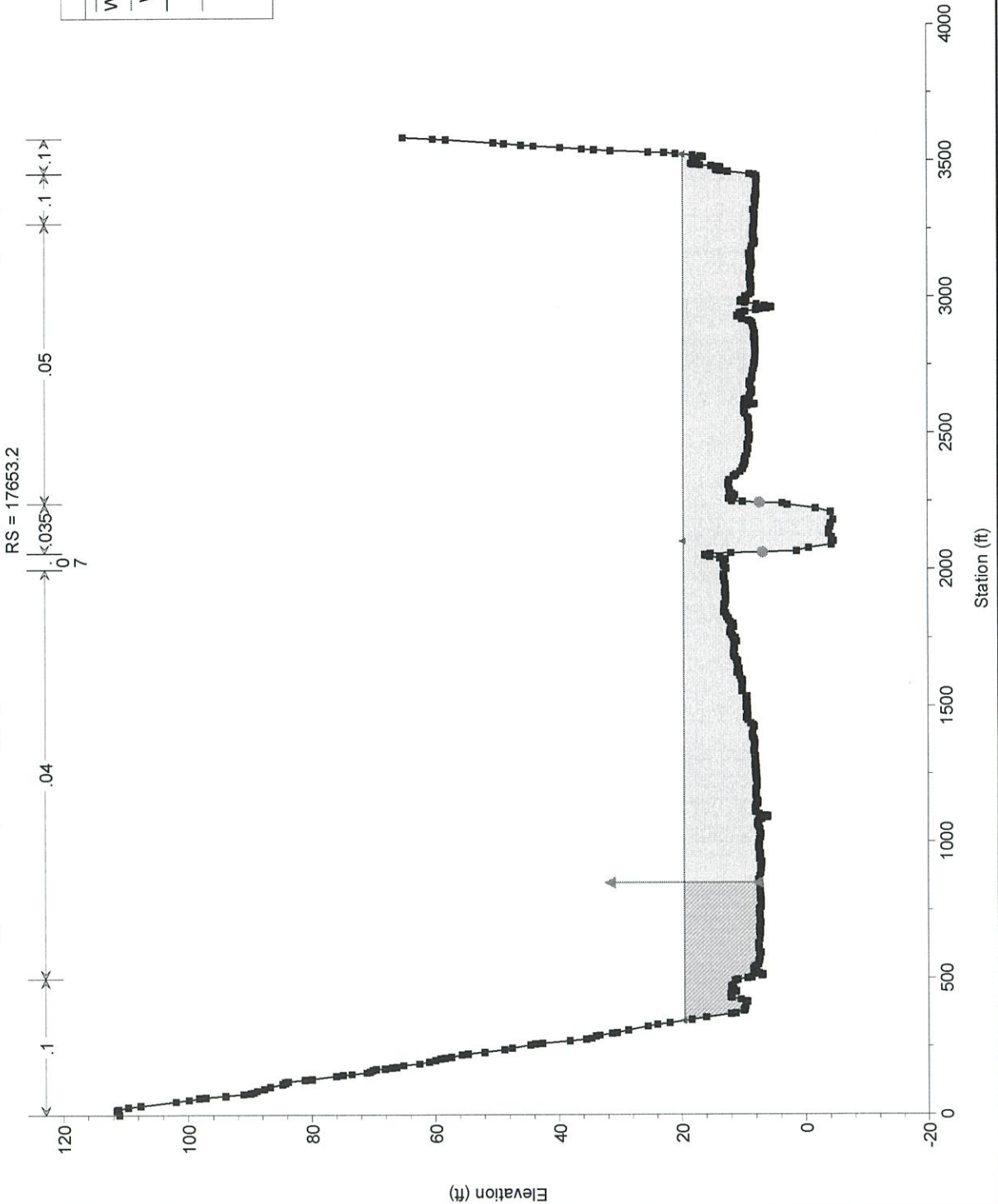
WS 100-YR - Ex. Cond.

Ground

Ineff

Bank Sta

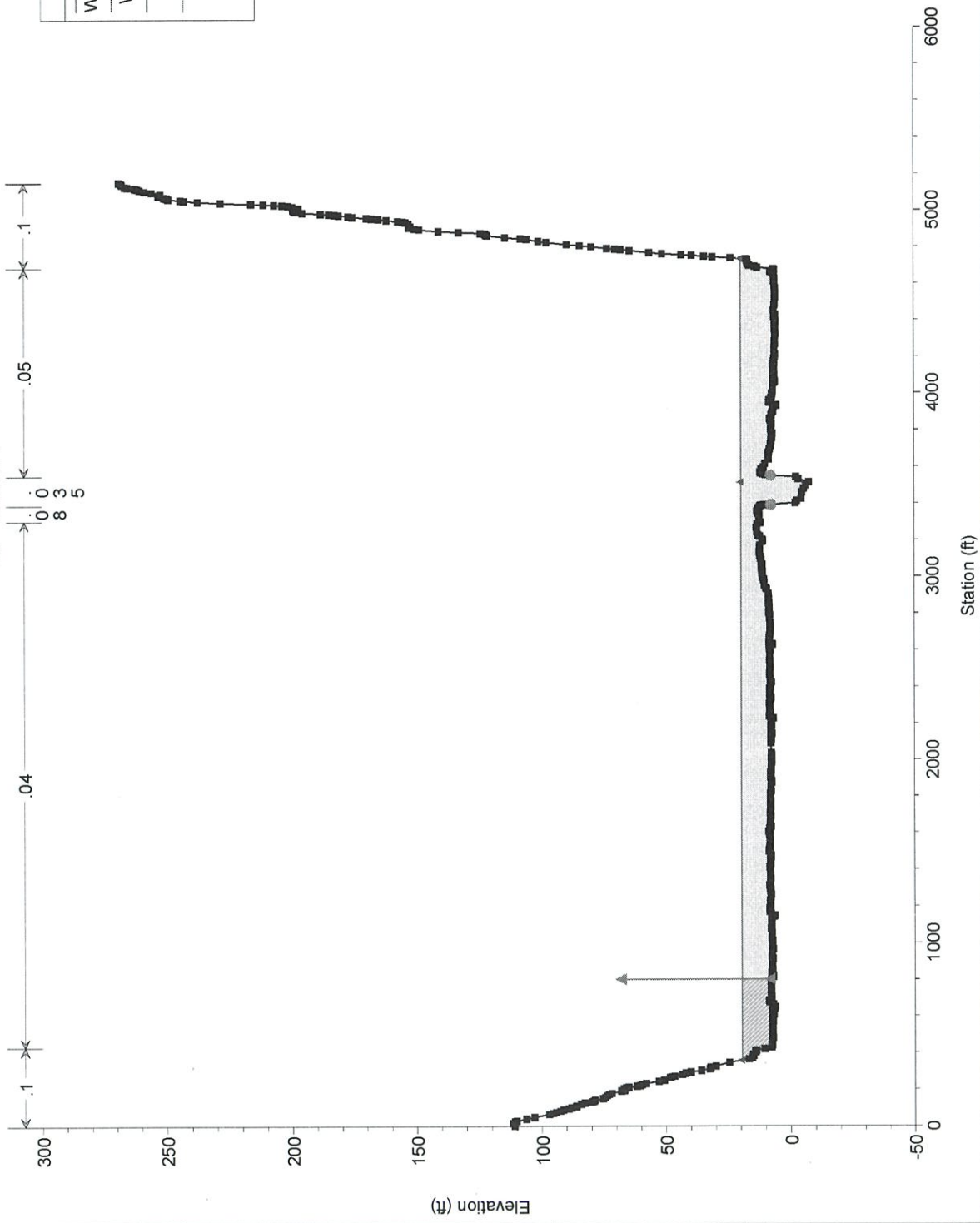
24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024



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

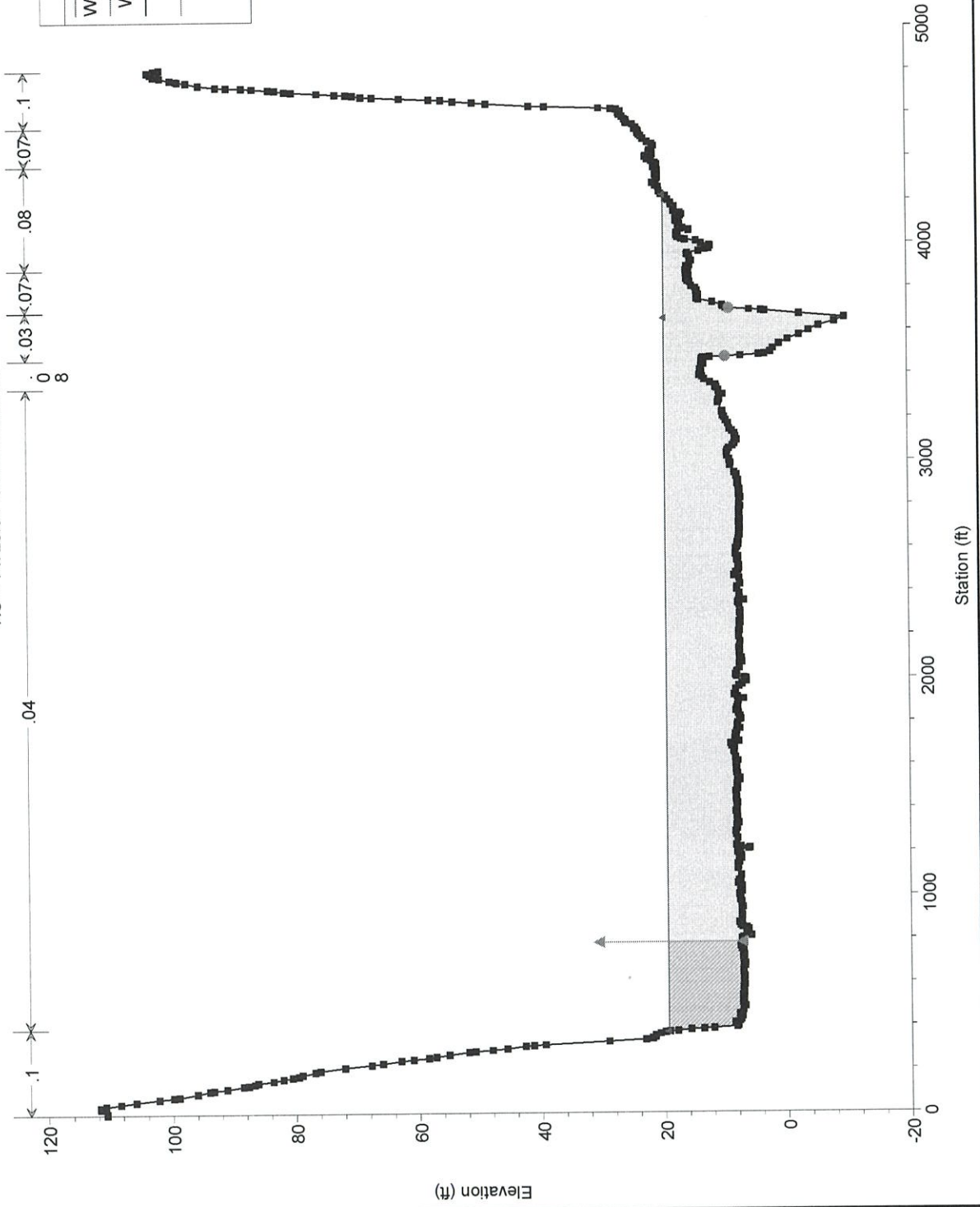
24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

RS = 15949.74



24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

RS = 14728.64 Cross Section E



24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

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



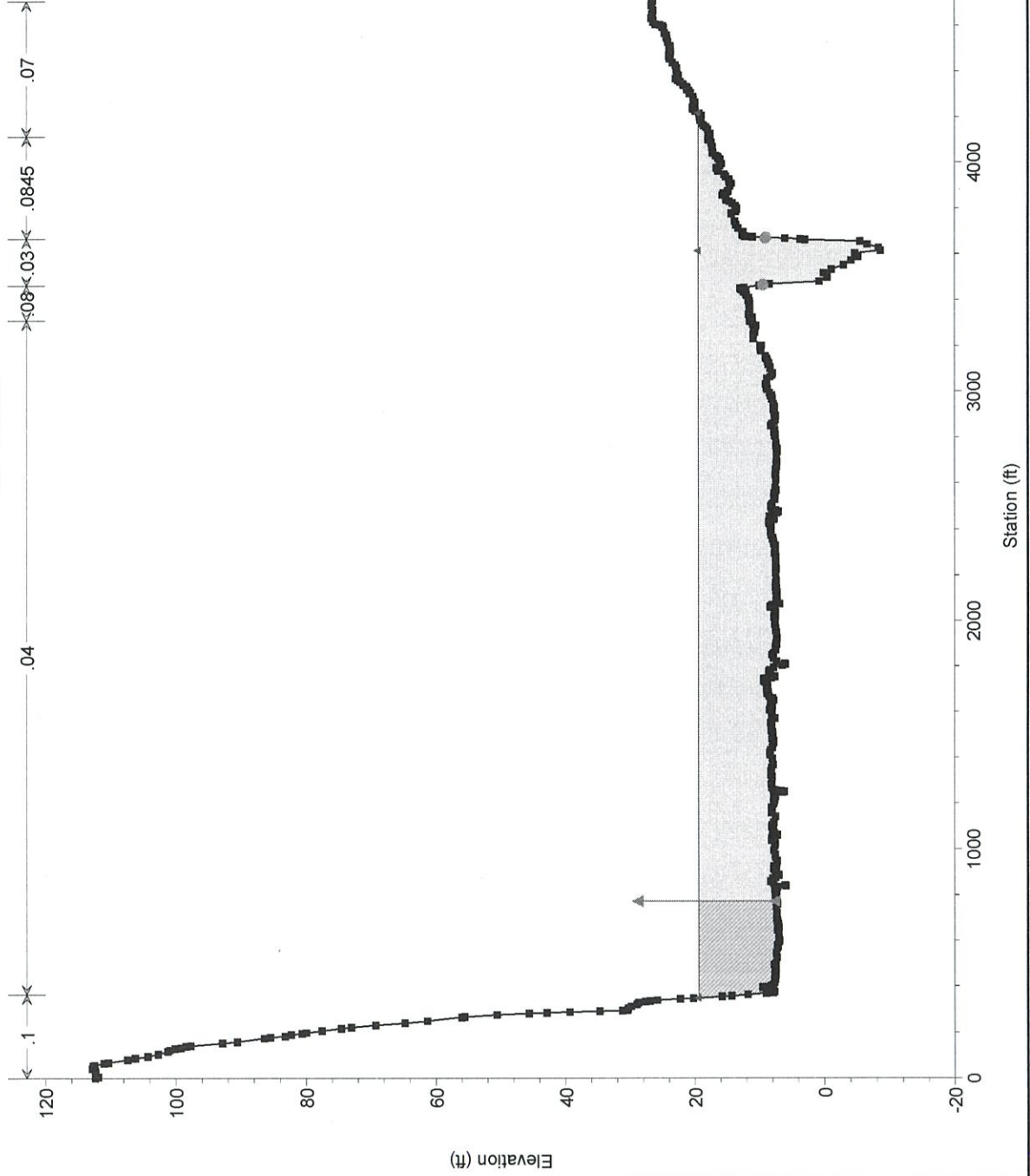
Legend	
WS 100-YR - Prop. Cond.	
WS 100-YR - Ex. Cond.	
Ground	
Ineff	
Bank Sta	

Elevation (ft)

Station (ft)

24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

RS = 14544.91



Legend

WS 100-YR - Prop. Cond.

WS 100-YR - Ex. Cond.

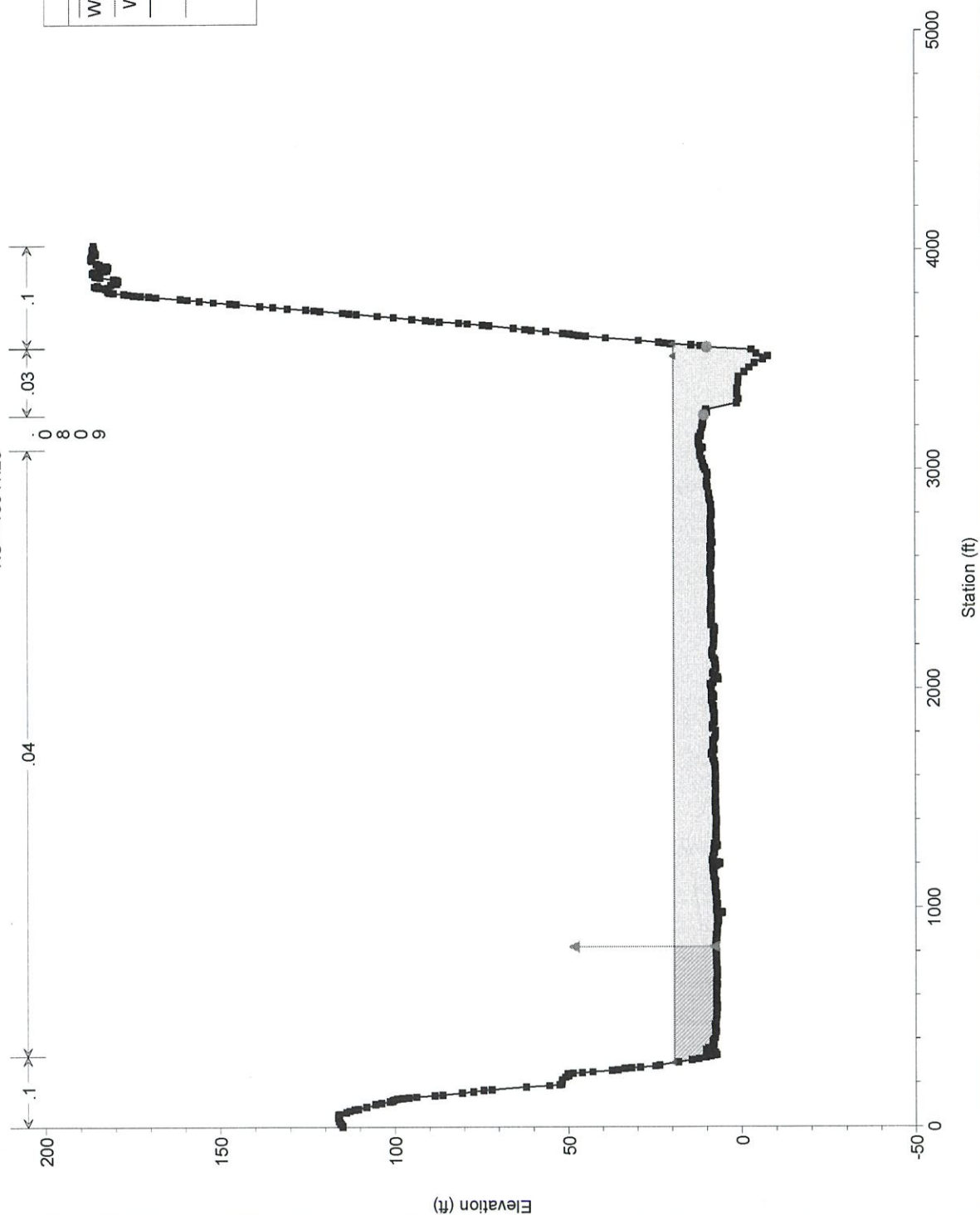
Ground

Ineff

Bank Sta

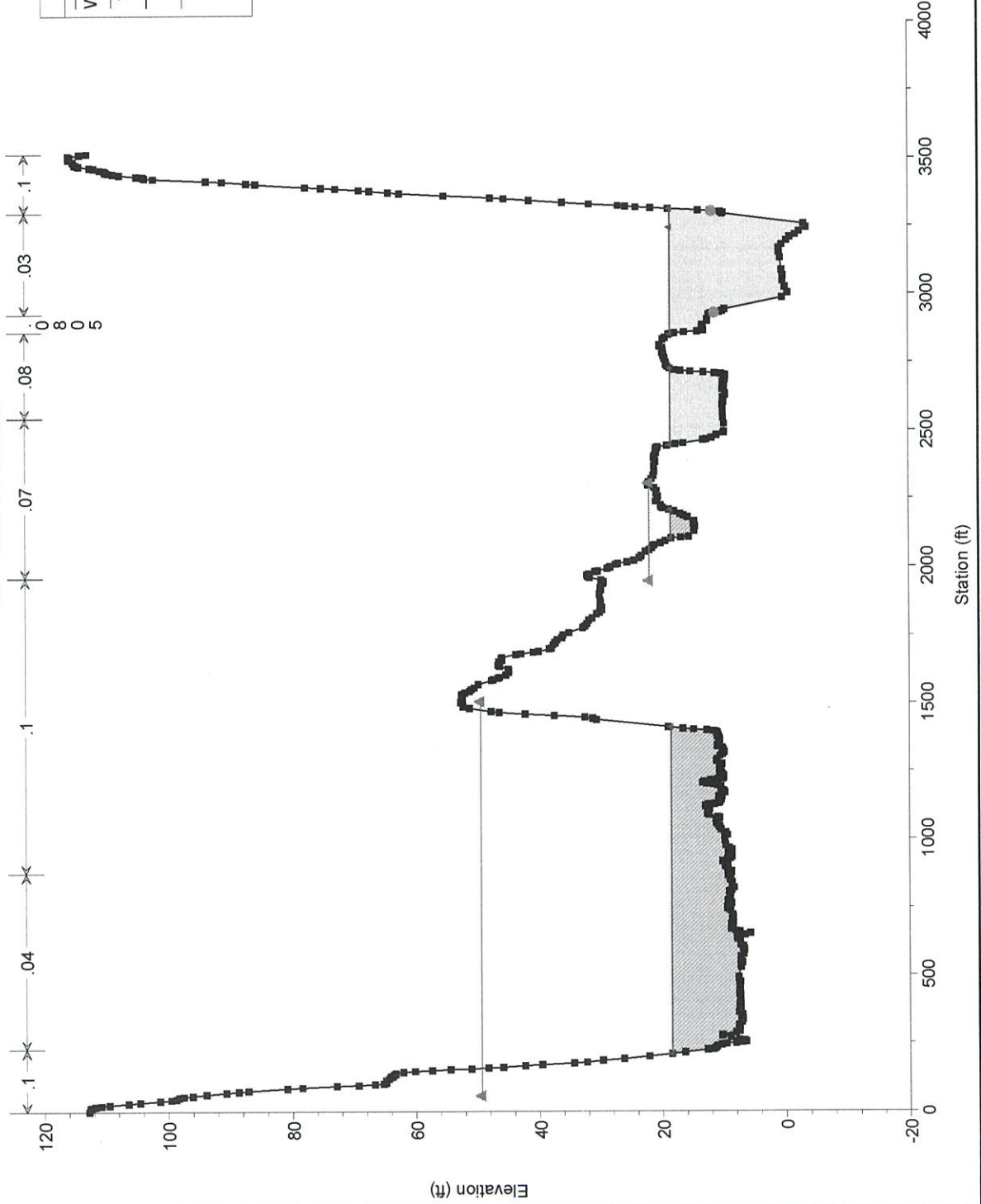
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1) Ex. Cond.
RS = 13541.26



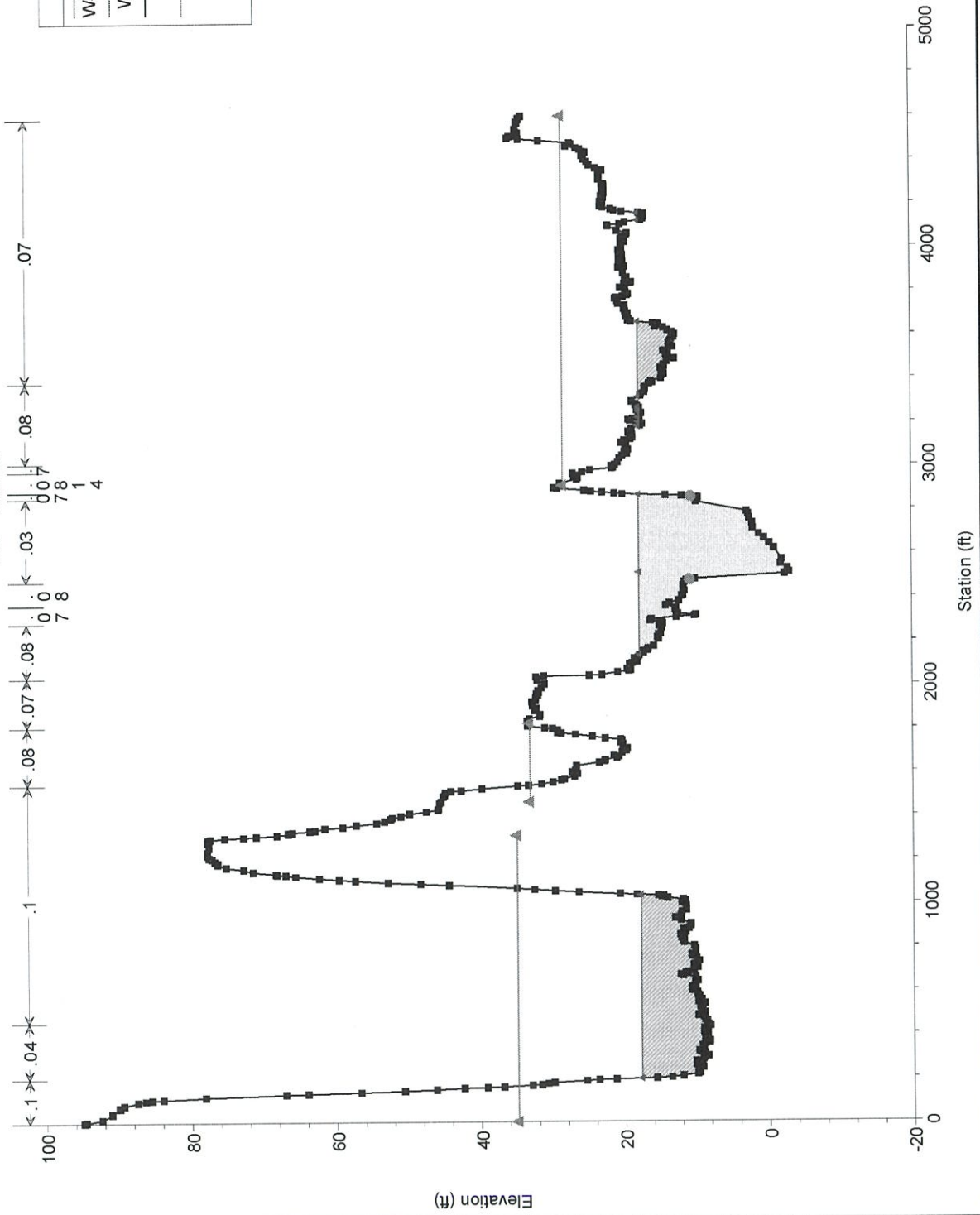
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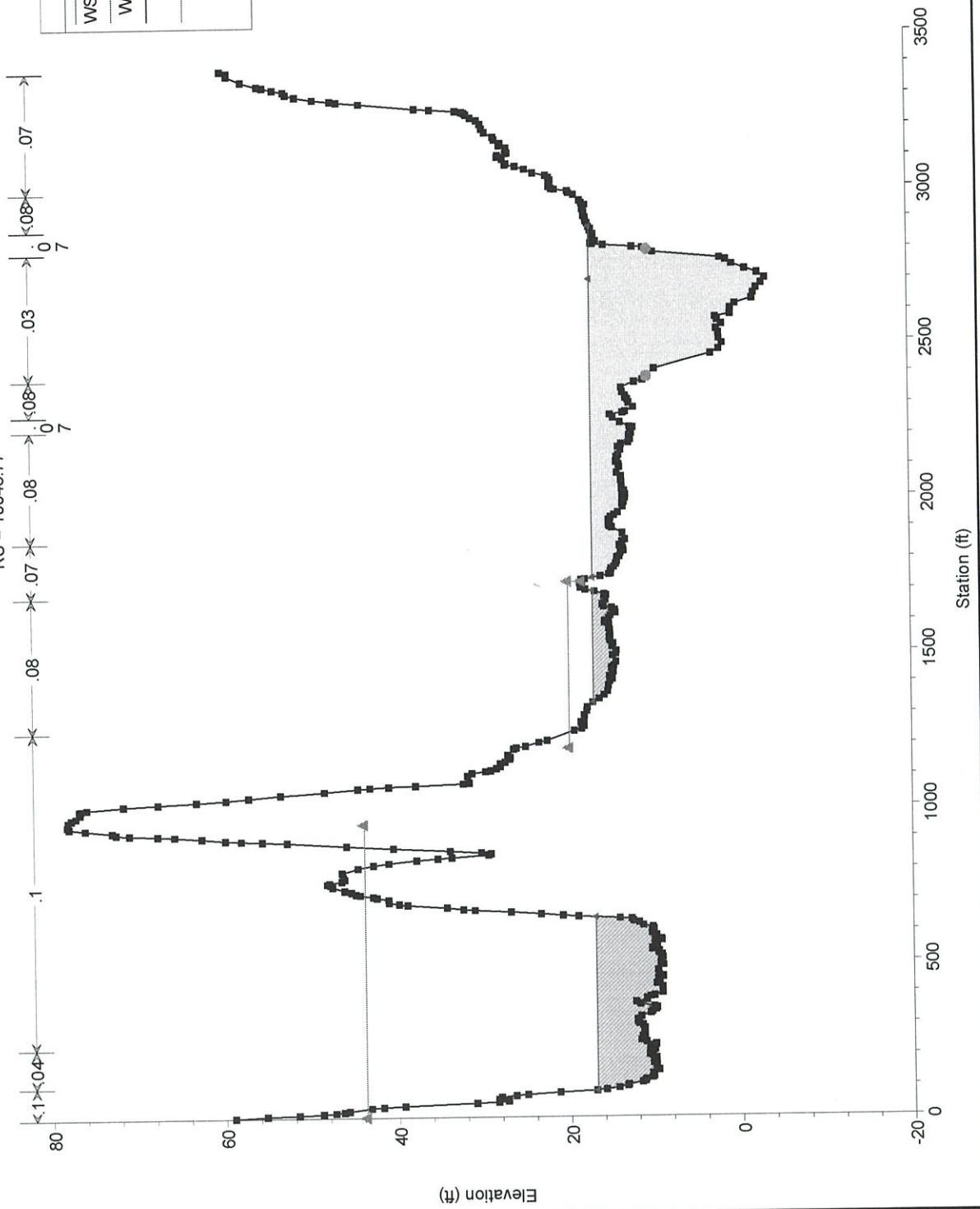
RS = 12396 Cross Section D



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RS = 11367.2

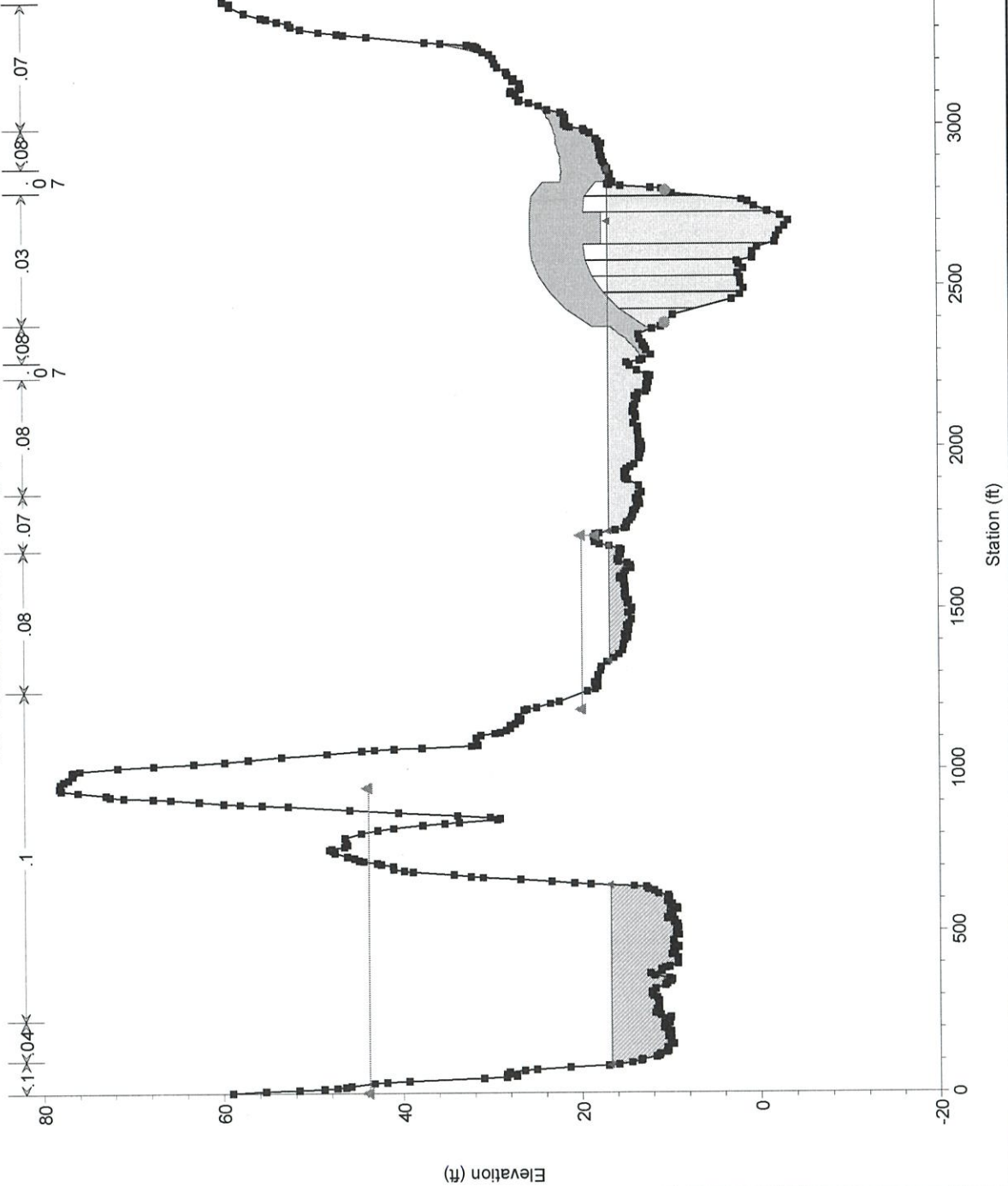


$$RS = 10048.77$$


24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024
 RS = 9942.323 BR From Drawings provided by the ODOT and Tillmook Co.

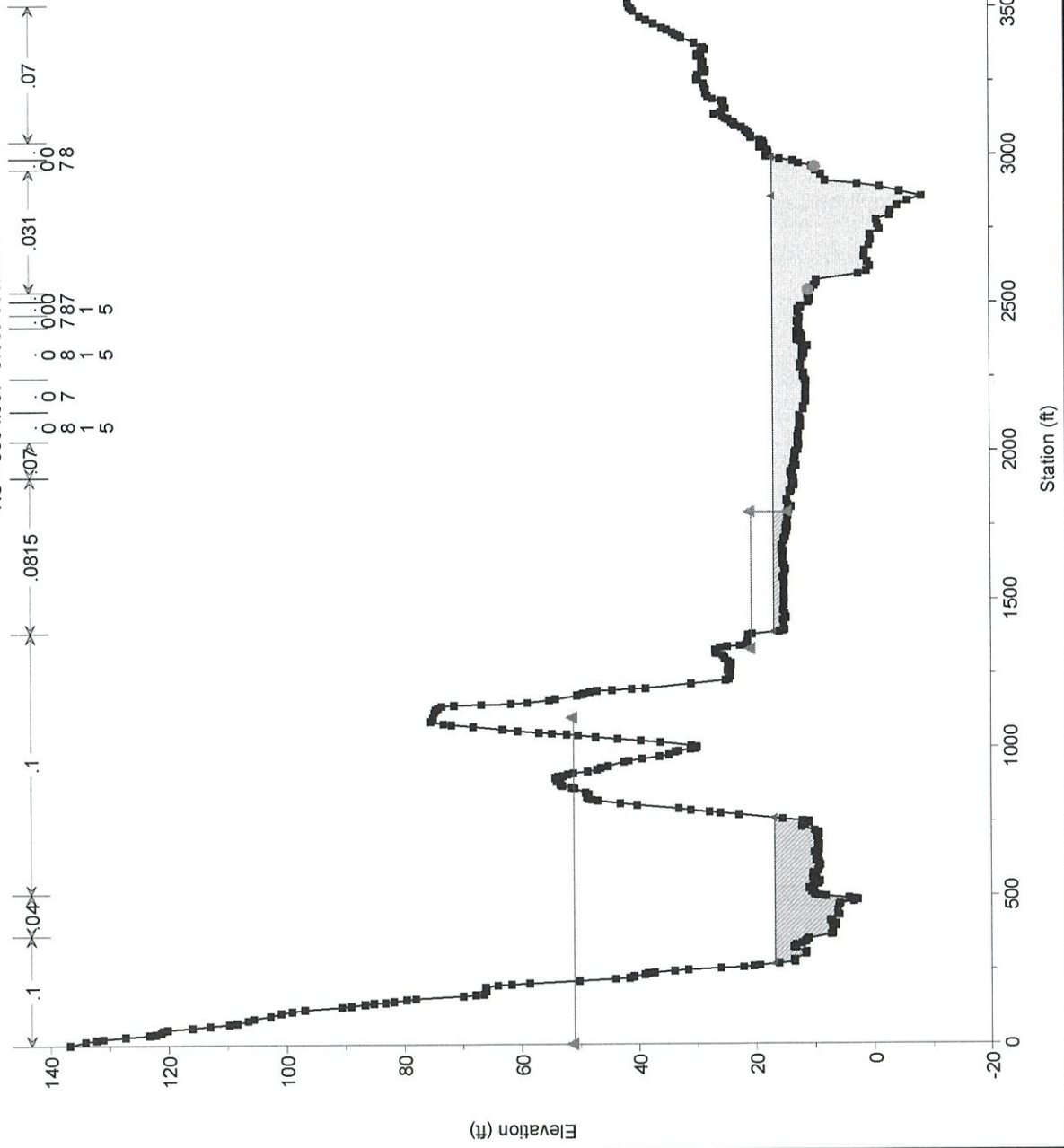


Legend	
WS 100-YR - Prop. Cond.	
WS 100-YR - Ex. Cond.	
Ground	
Ineff	
Bank Sta	



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RS = 9904.361 Cross Section B



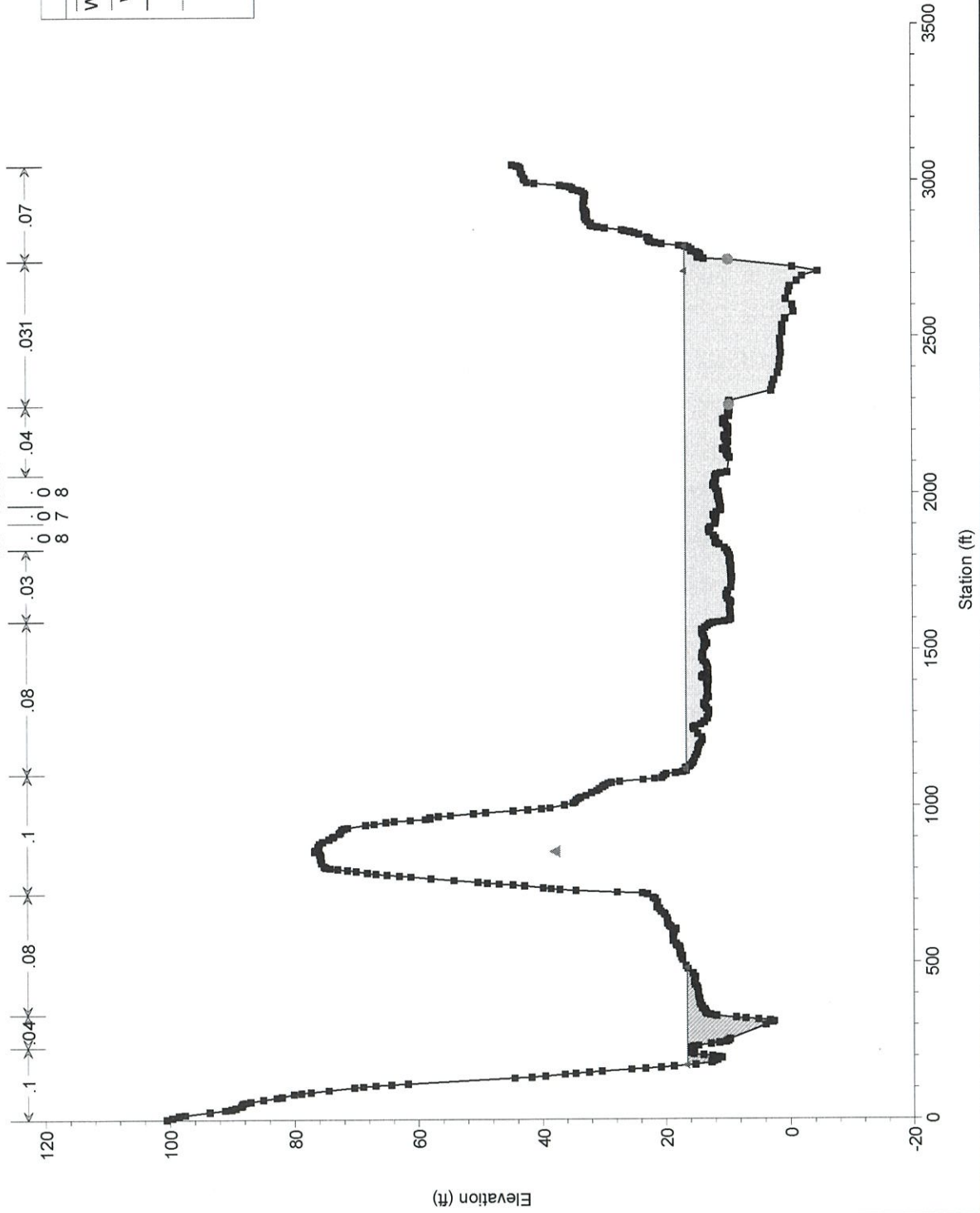
Legend	
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WS 100-YR - Ex. Cond.	
Ground	
Ineff	
Bank Sta	

24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

RS = 8988.11

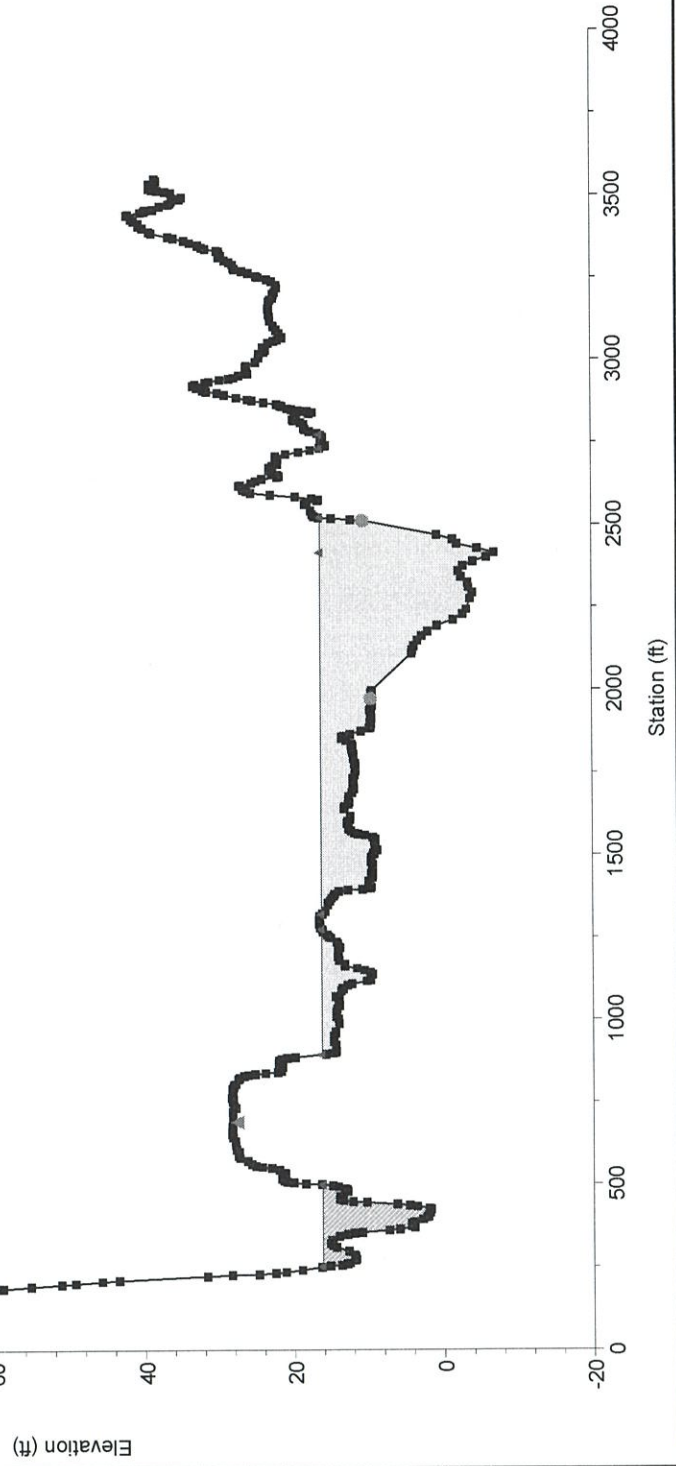
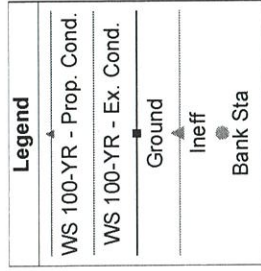
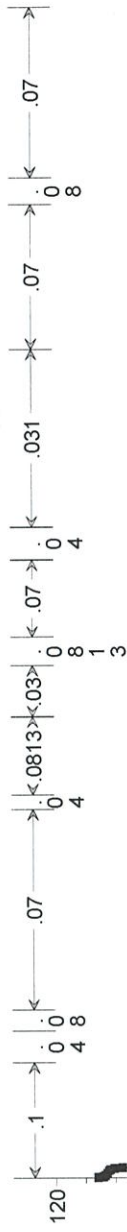


Legend	
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WS 100-YR - Ex. Cond.	
Ground	
Ineff	
Bank Sta	

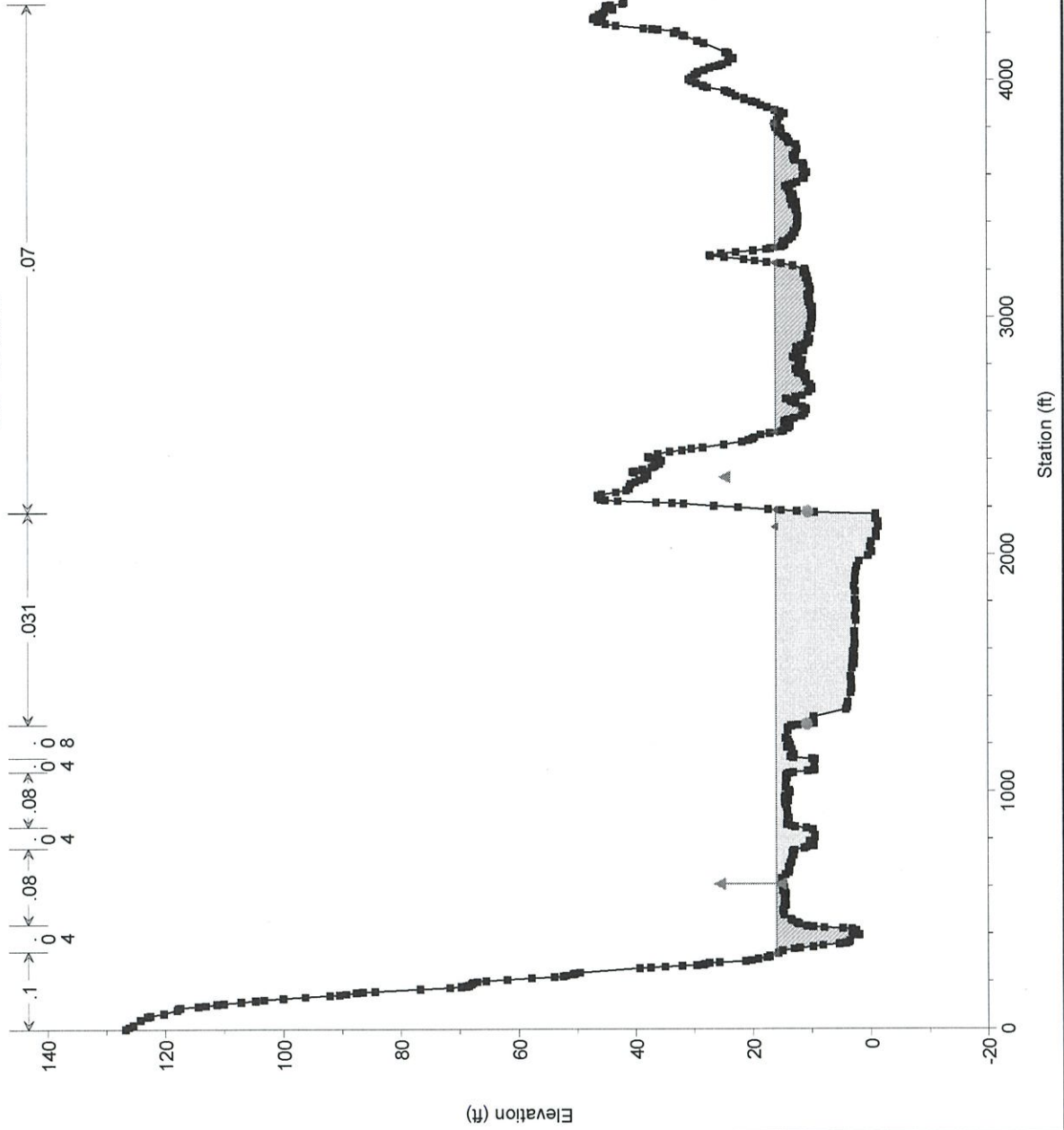


24-060_35700-Airport-Way_Hydro	Plan:	1) Ex. Cond.	11/1/2024	2) Prop. Cond.	11/3/2024
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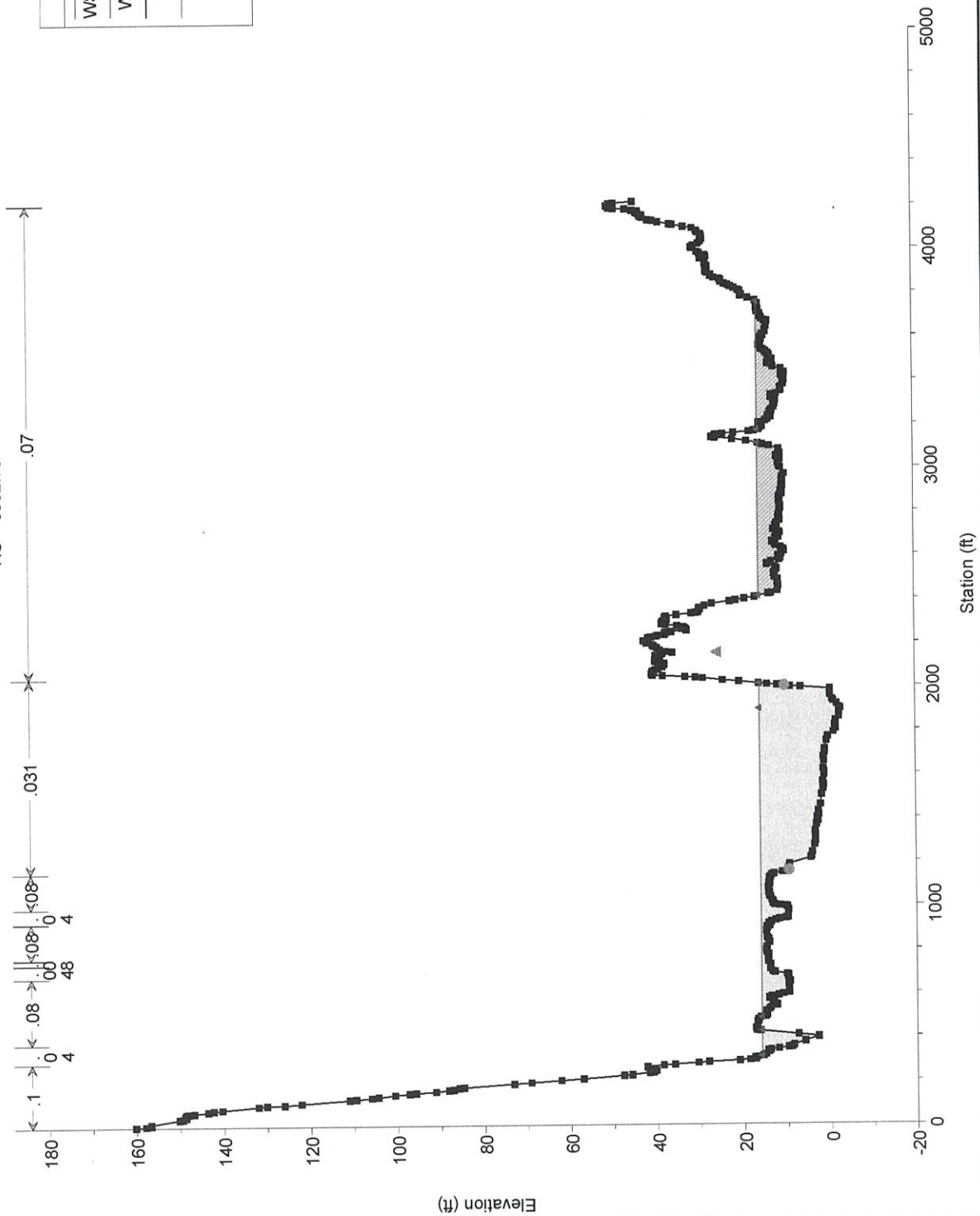
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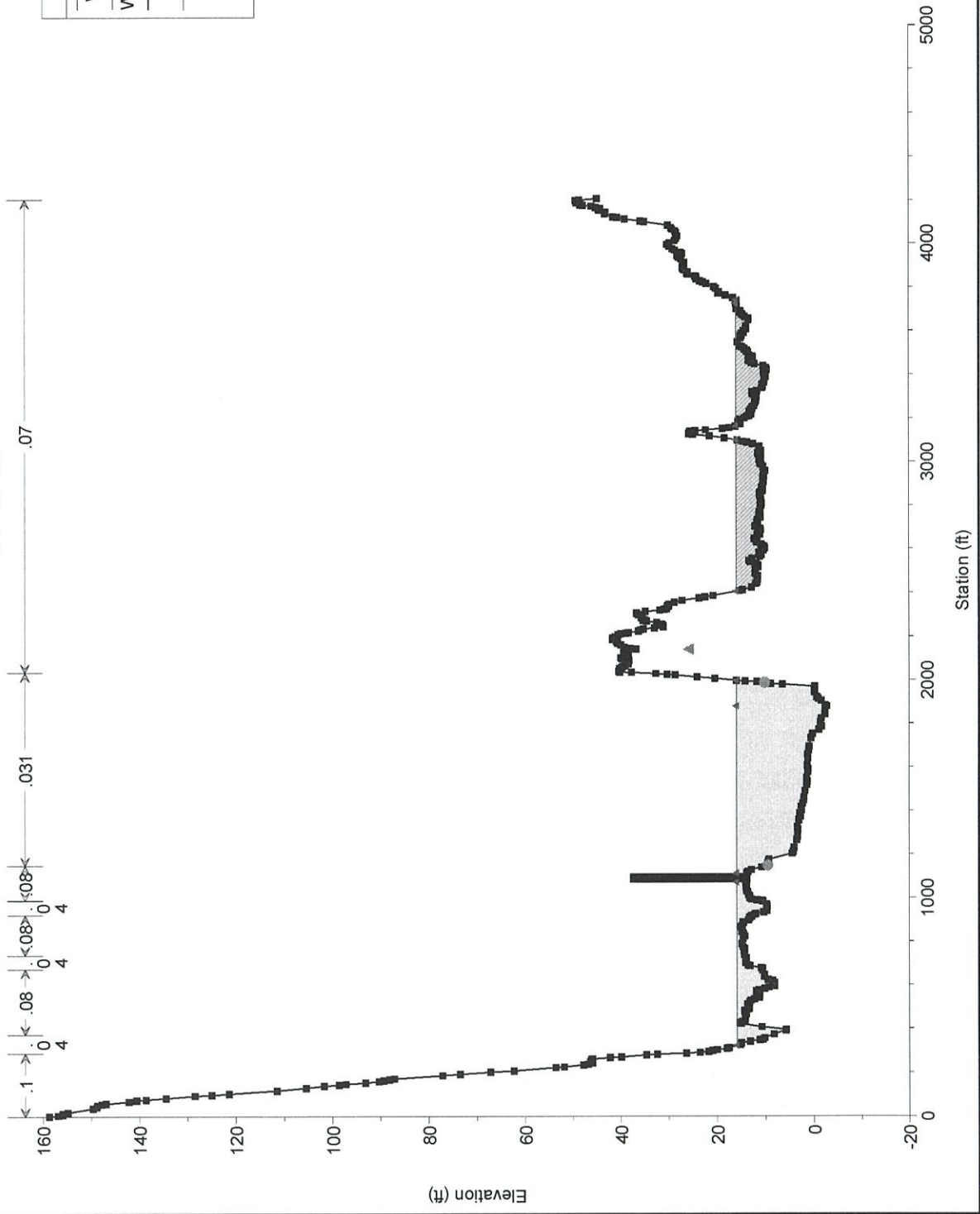
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 RS = 6628.945



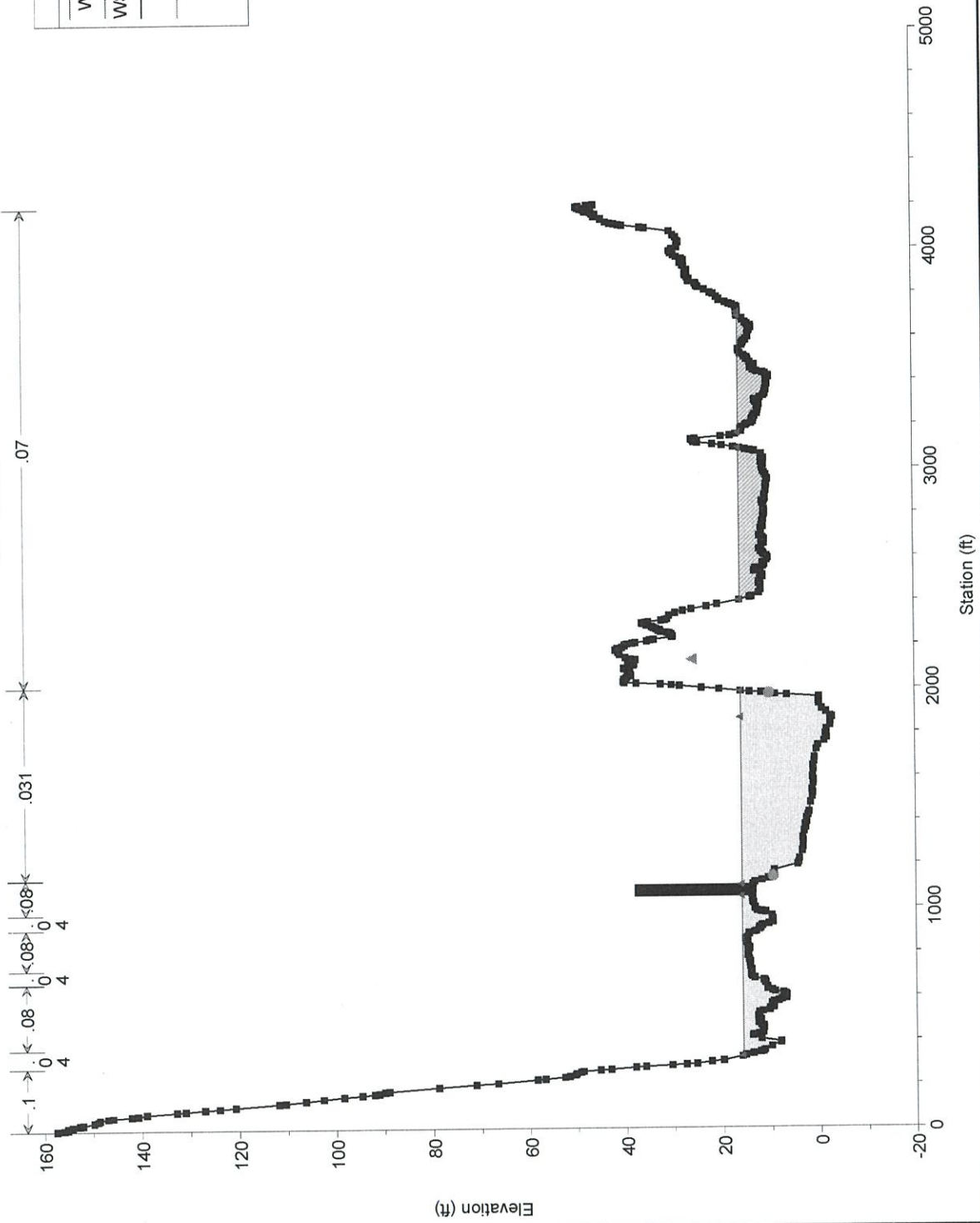
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RS = 6392.75					



24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024
 RS = 6374.74

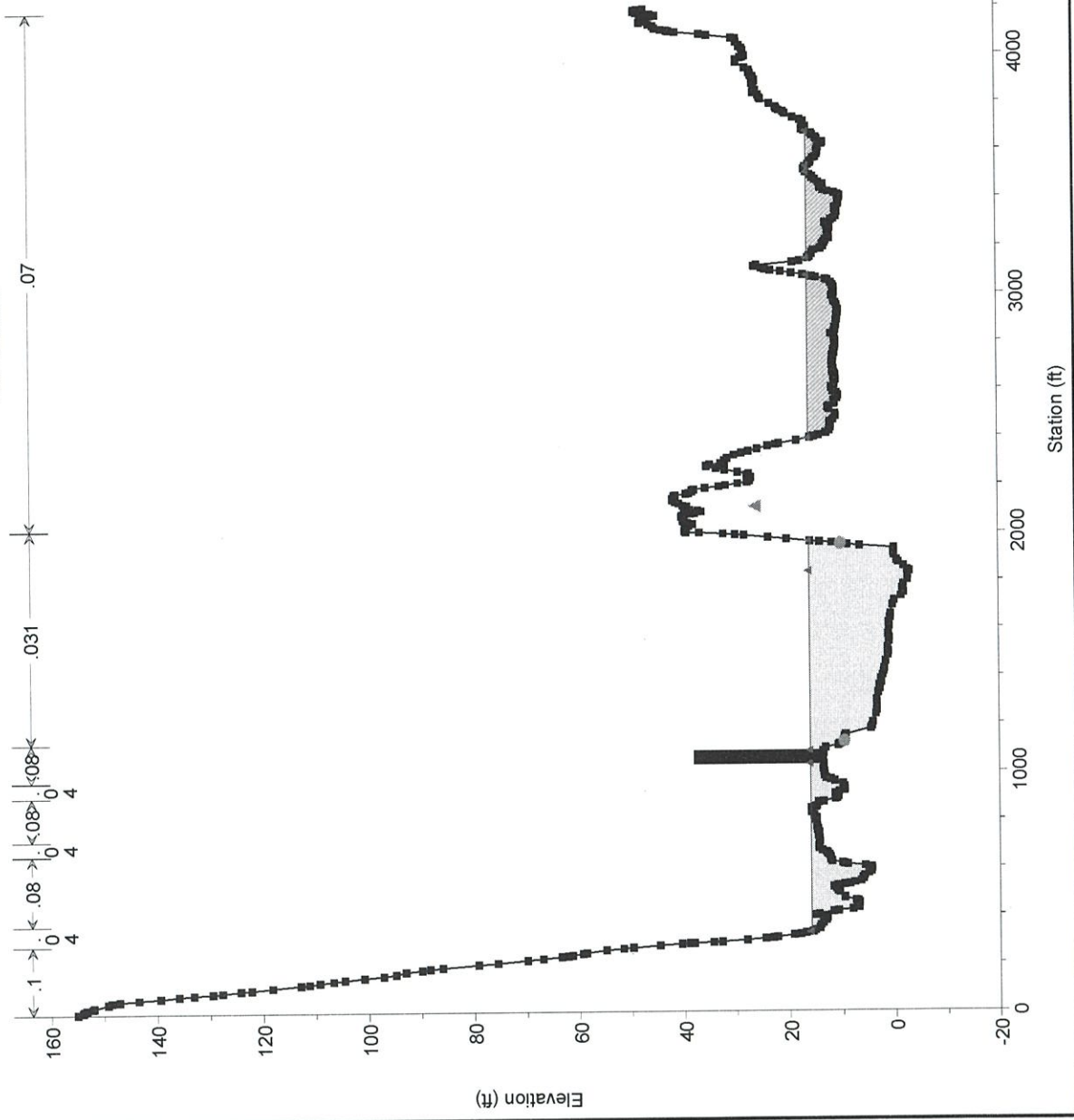


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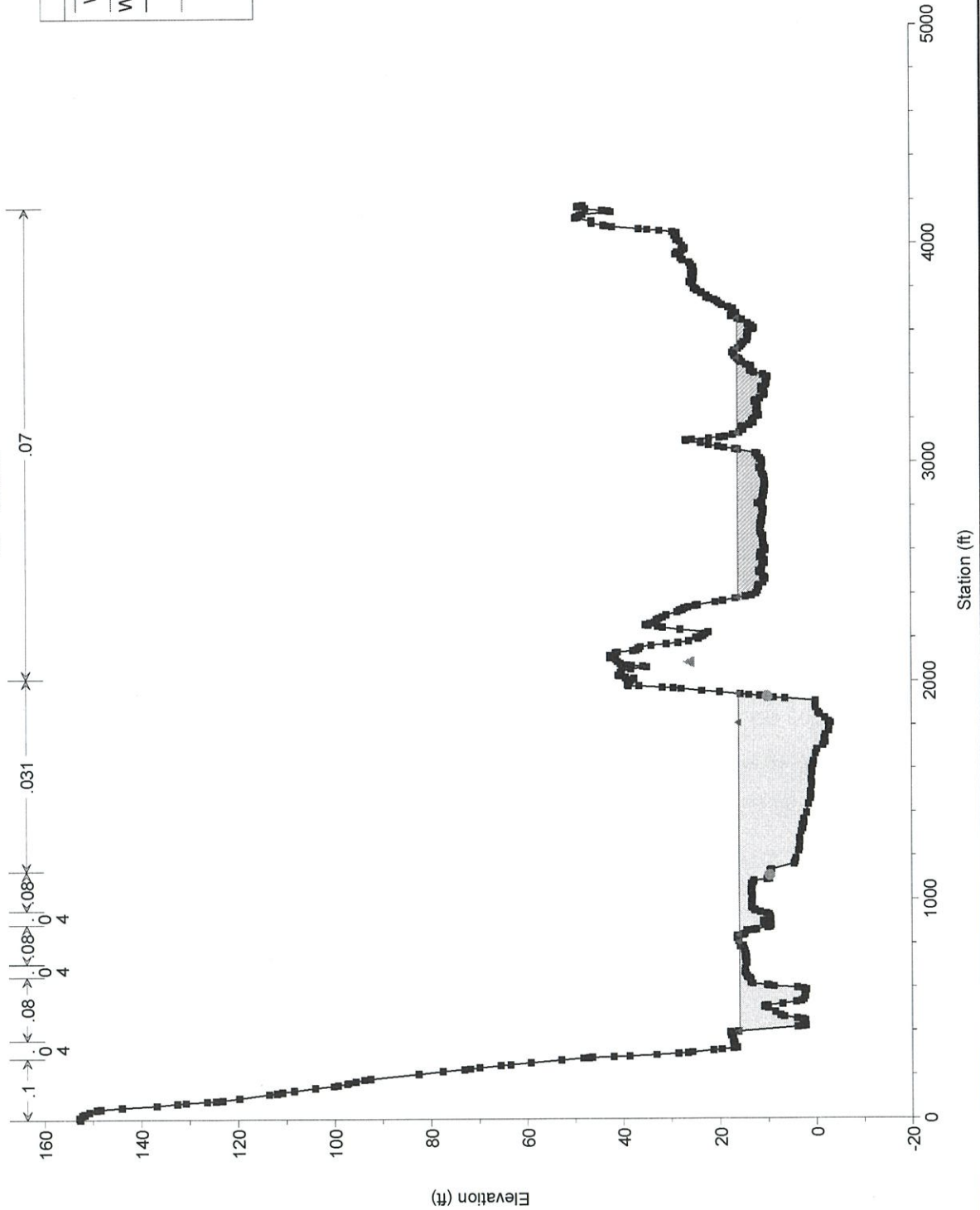
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RS = 6329.21

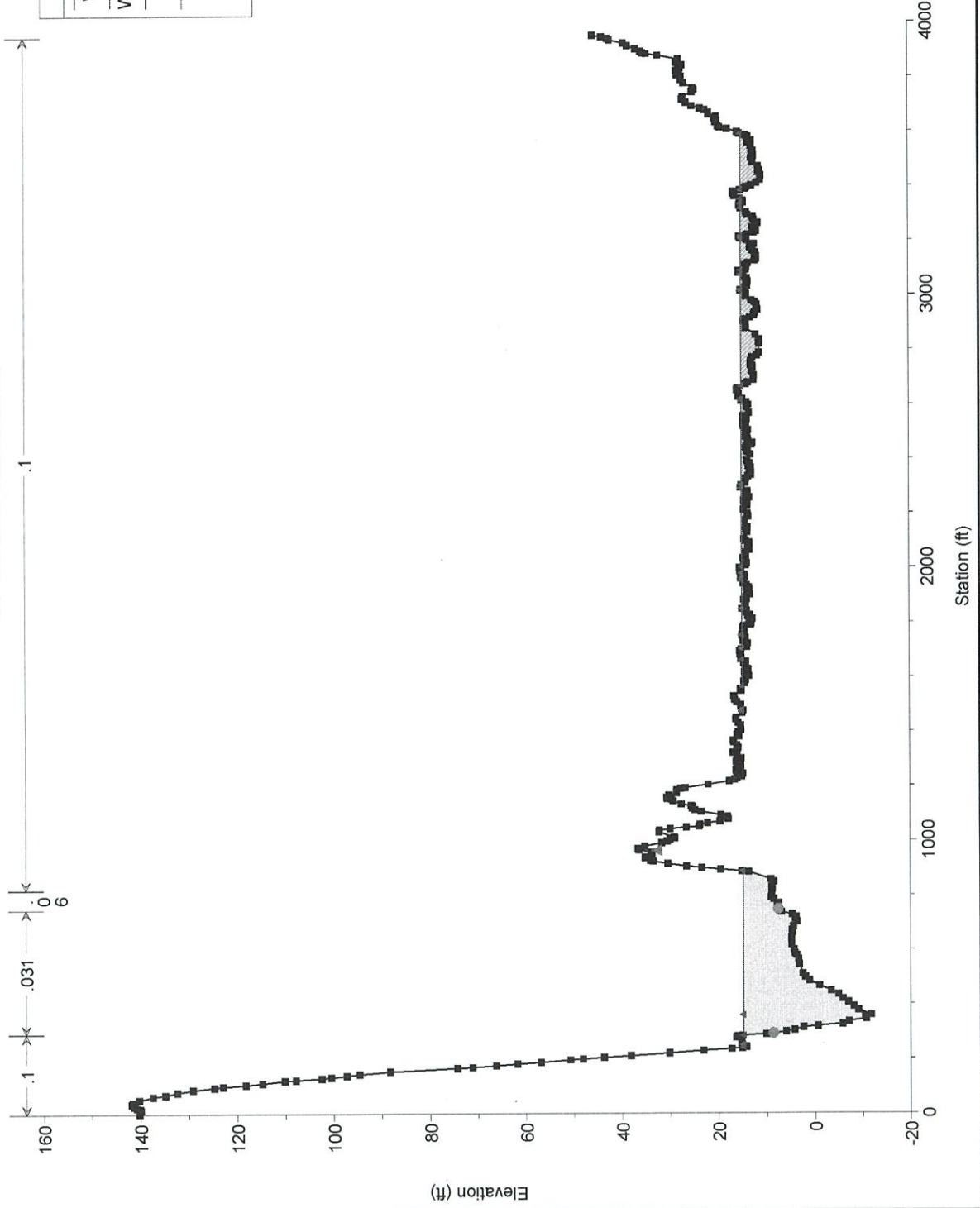


Legend	
WS 100-YR - Ex. Cond.	
WS 100-YR - Prop. Cond.	
Ground	
Ineff	
Bank Sta	

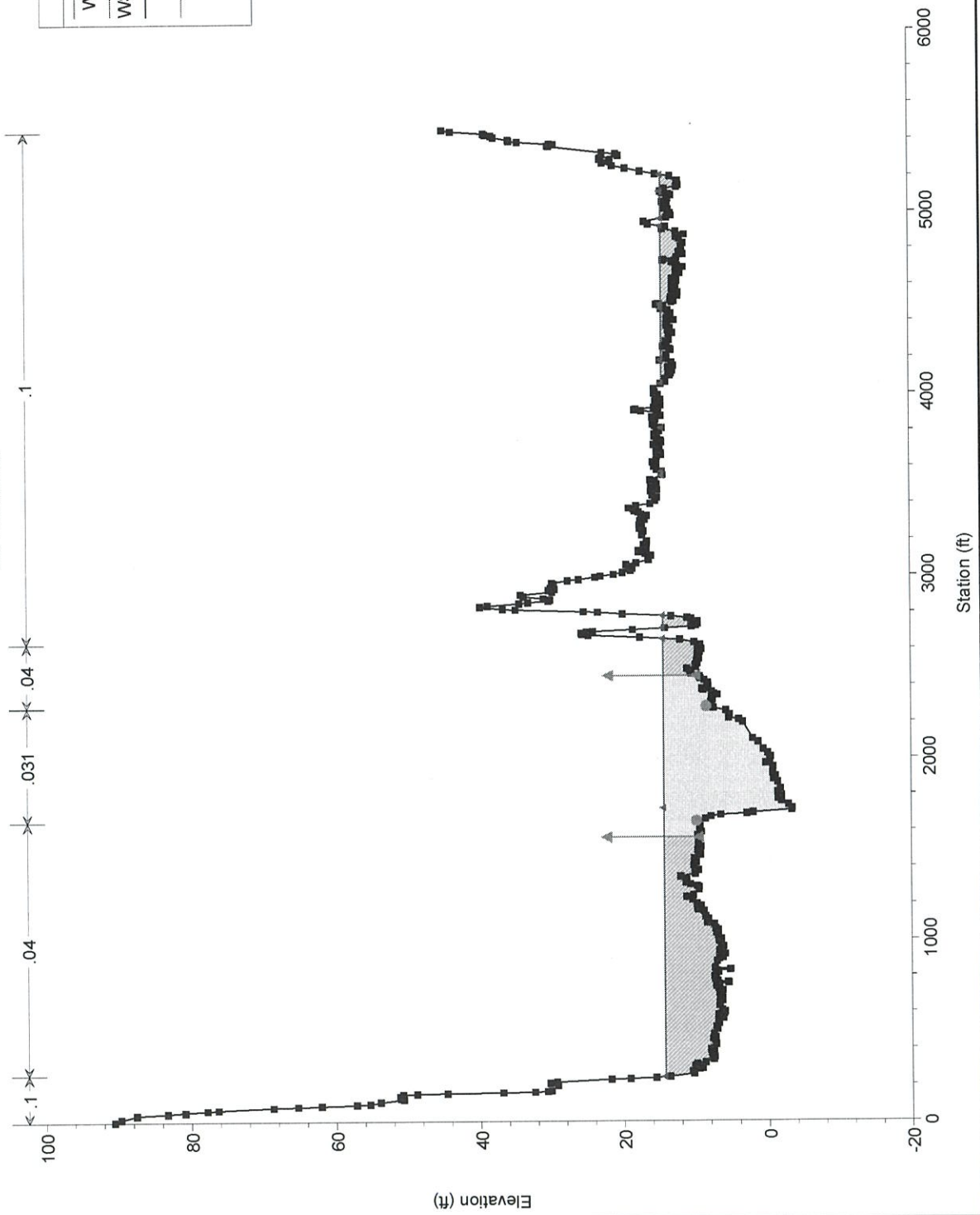
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 RS = 6299.68



24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024
RS = 4746.314 Cross Section A

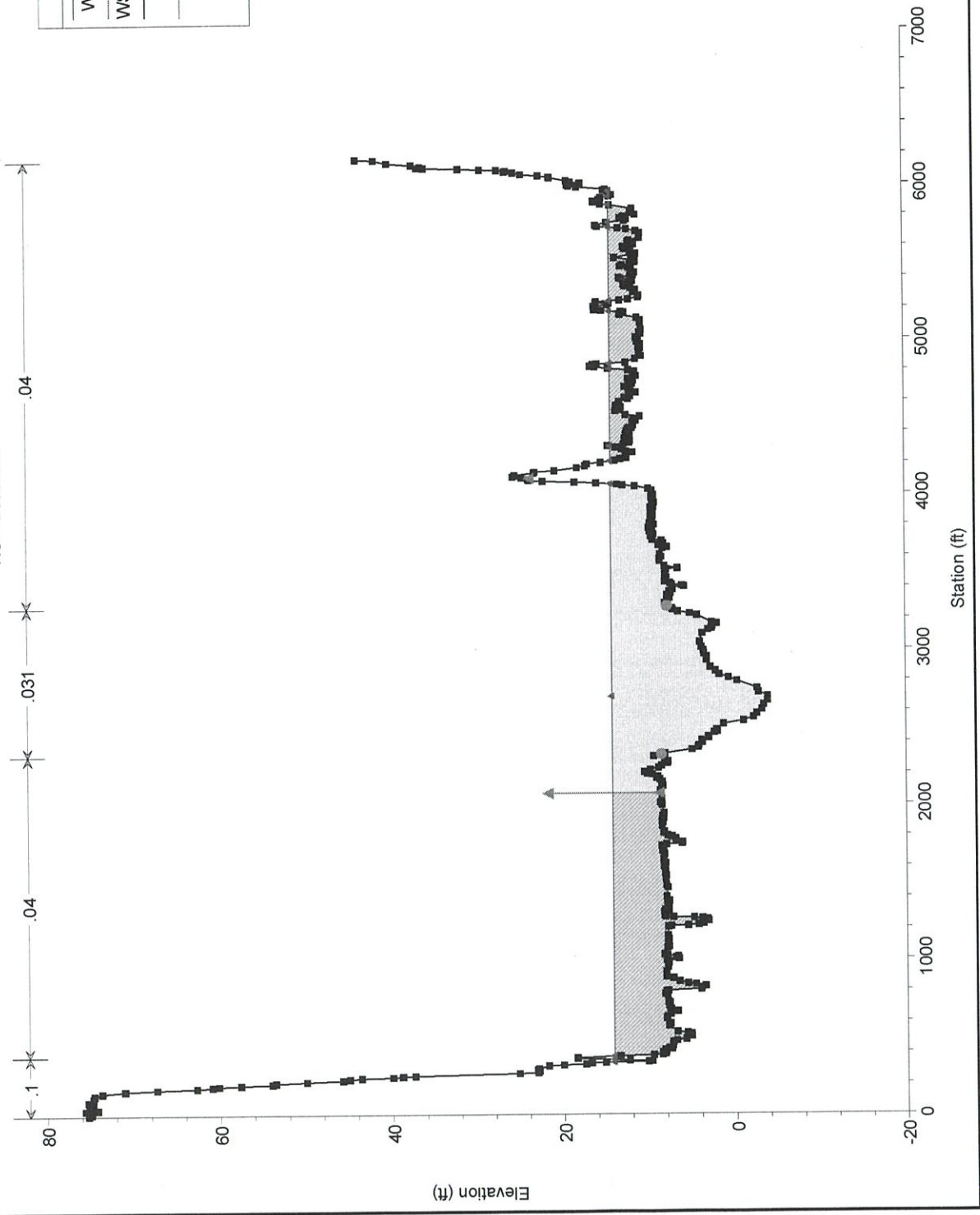


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RS = 3370.732



24-060_35700-Airport-Way_Hydro Plan: 1) Ex. Cond. 11/1/2024 2) Prop. Cond. 11/3/2024

RS = 2099.855



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

Nava Contracting & Engineering, Inc.

4106 S.E. Oak St.,

Portland, Oregon 97214

Ph: (503) 238-0633 ; Email: navaenr4@gmail.com

Client: Mali McReynolds

By: Matthew V. Nava P.E.

Page:

Project: Lot 5 Block 2, Rivergate Subdivision

Date: 11/05/2024

COVER SHEET

Description: Structural Analysis and Design

Location: Lot 5 Block 2
Rivergate Subdivision
Pacific City, Oregon

Design Basis: Code: Oregon Structural Specialty Code 2022
Wind: 135 mph 3sec gust, Category II , Exposure D per ASCE 7 - 16
Seismic Zone: D2
Floor Live Load: 40 psf
Attic Live Load: 20 psf for Ht > 42", 10 psf for Ht < 42"
Deck Live Load": 60 psf
Snow: 25 psf
Roof Dead Load: 15 psf

Notes:

1. Timber connection hardware as indicated shall be from Simpson Strong Tie. Install hardware in accordance with Simpson installation requirements as provided in the most current manufacturers catalogs.
2. All Architectural considerations, including stairs and hand railings and their connections, interior and exterior finishes, fire ratings, egress requirements, flashing, insulation, setbacks, ventilation, height restrictions, etc are by others.
3. It is the owners and/or owners representative responsibility to coordinate with local building jurisdictions to determine if a Geological/Geotechnical investigation and/or report is required for the specific building location. The design as provided by myself is based on standard typical soil conditions and does not include any additional design requirements for special and/or unusual geological/Geotechnical considerations unless specifically noted.
4. All excavation, fill, compaction, and drainage by others.
5. Means and methods of construction including temporary shoring by others
6. Structural calculations herein are for analysis purposes only. DO NOT USE THE FLOOR PLANS, ELEVATIONS OR DIMENSIONS SHOWN HERE-IN FOR CONSTRUCTION. REFER TO DESIGN STRUCTURAL DRAWINGS FOR ALL CONSTRUCTION REQUIREMENTS.

Following Calculations and Design have been prepared by the undersigned:

Matthew V. Nava, P.E.

Registration No. 13703

State: Oregon

Expiration Date: 12/31/2024



NAVA CONTRACTING & ENGINEERING, INC.

4106 SE Oak St, Portland, OR 97214

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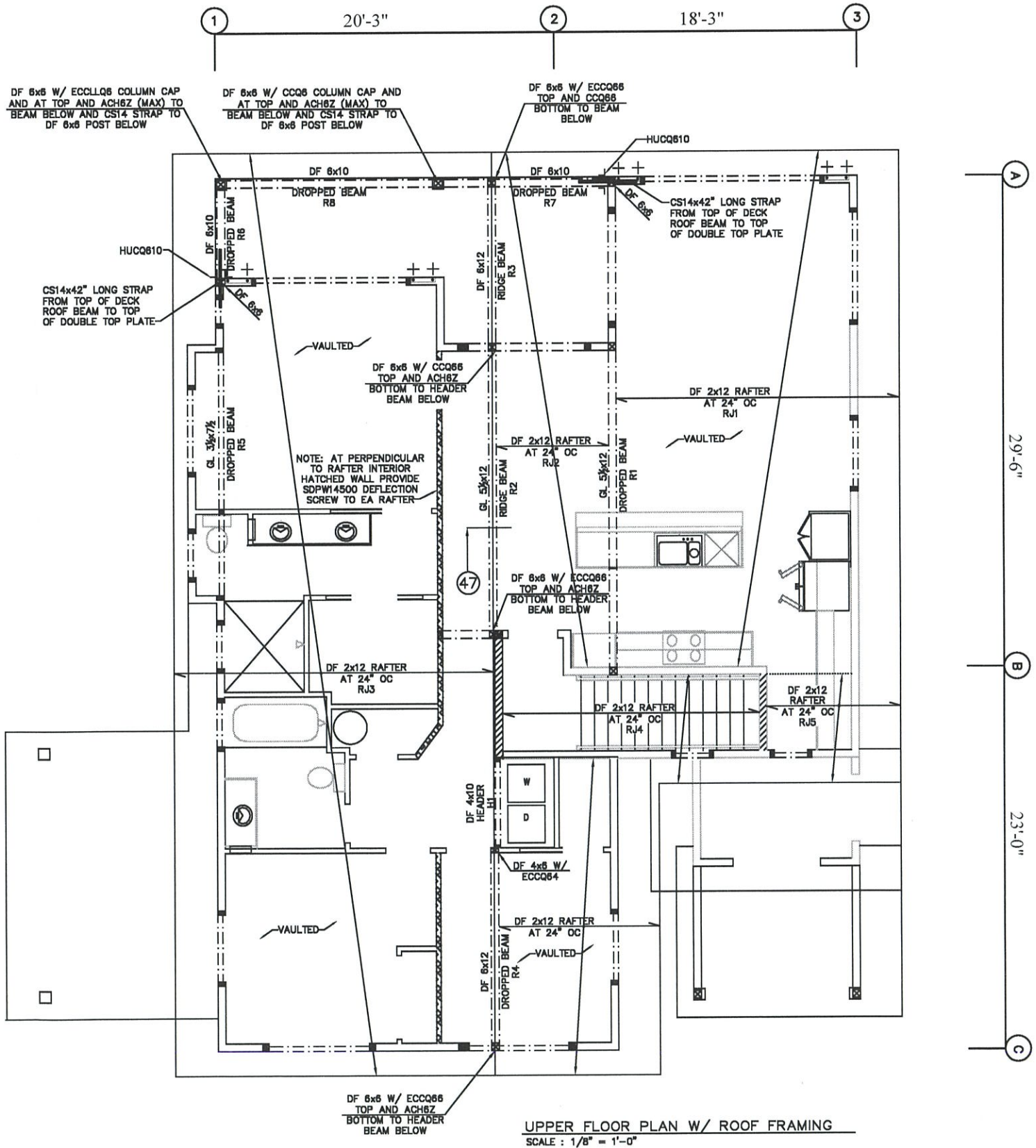
Client: Mali McReynolds

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Page: .

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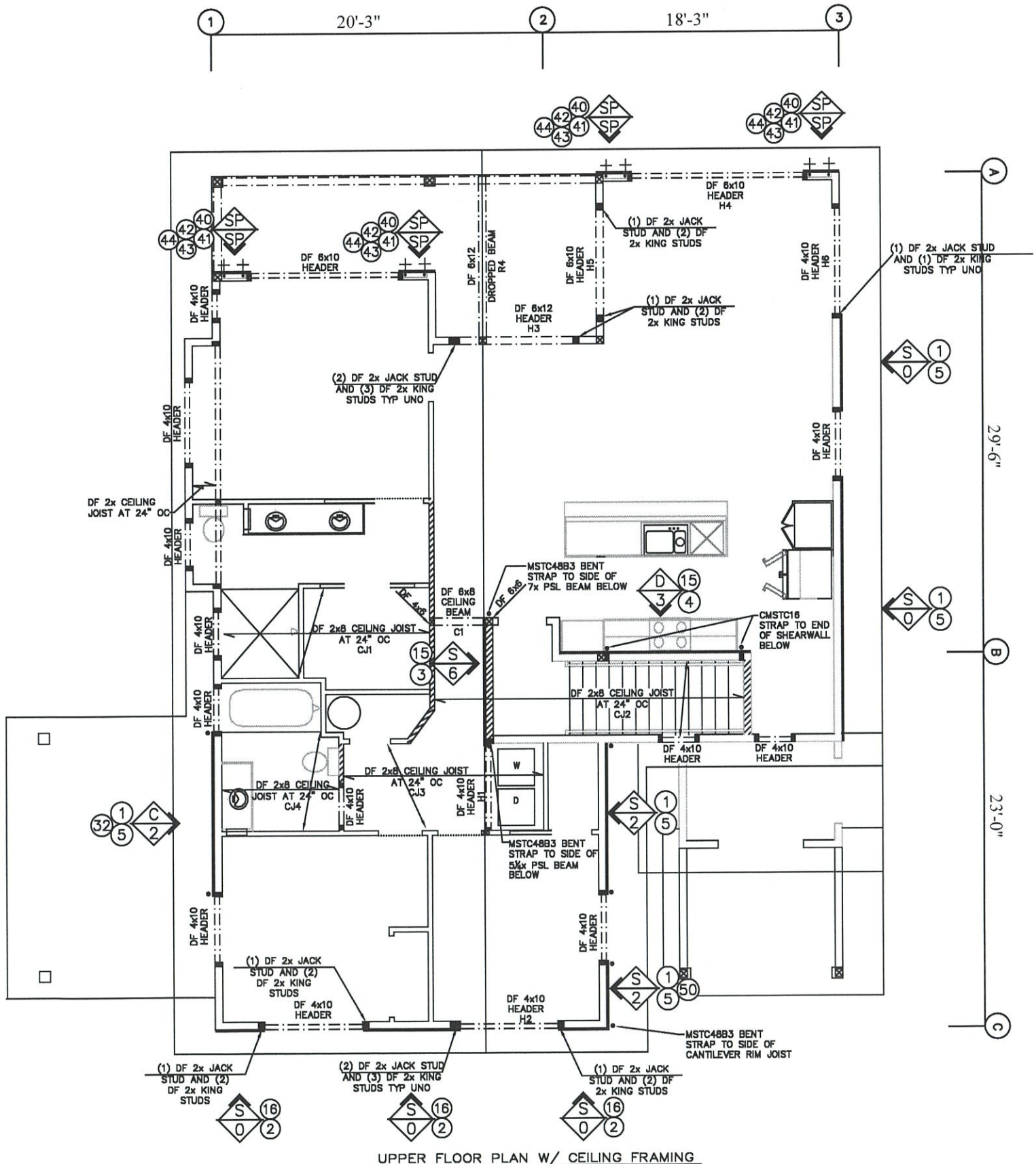
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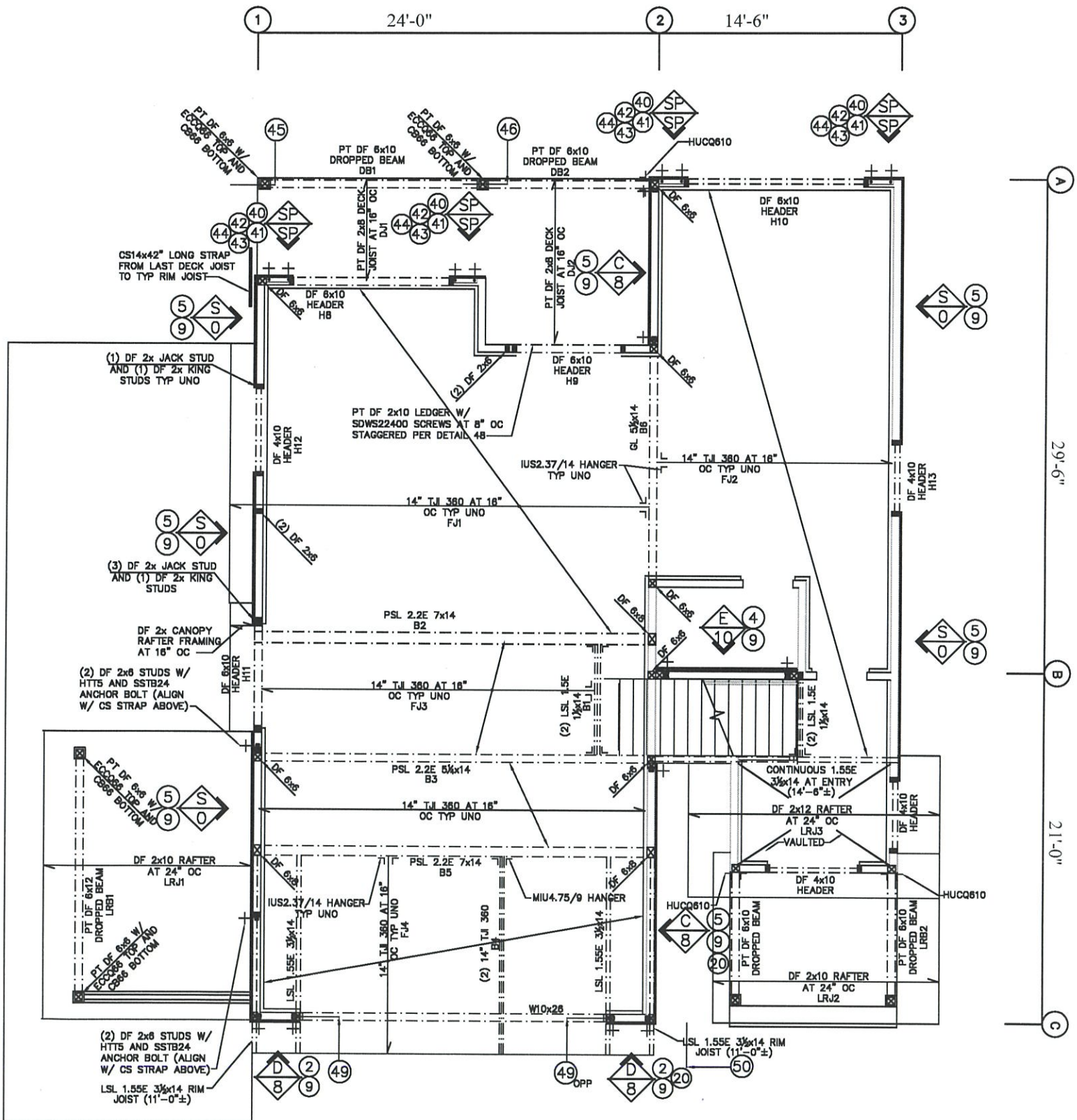
Client: Mali McReynolds

By: Matthew V. Nava, P.E.

Page:

Project: Lot 5 Block 2, Rivergate Subdivision

Date: 11/05/2024



GARAGE PLAN UPPER FLOOR FRAMING

NAVA CONTRACTING & ENGINEERING, INC.

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Ph: (503) 238-0633 navaengr4@gmail.com

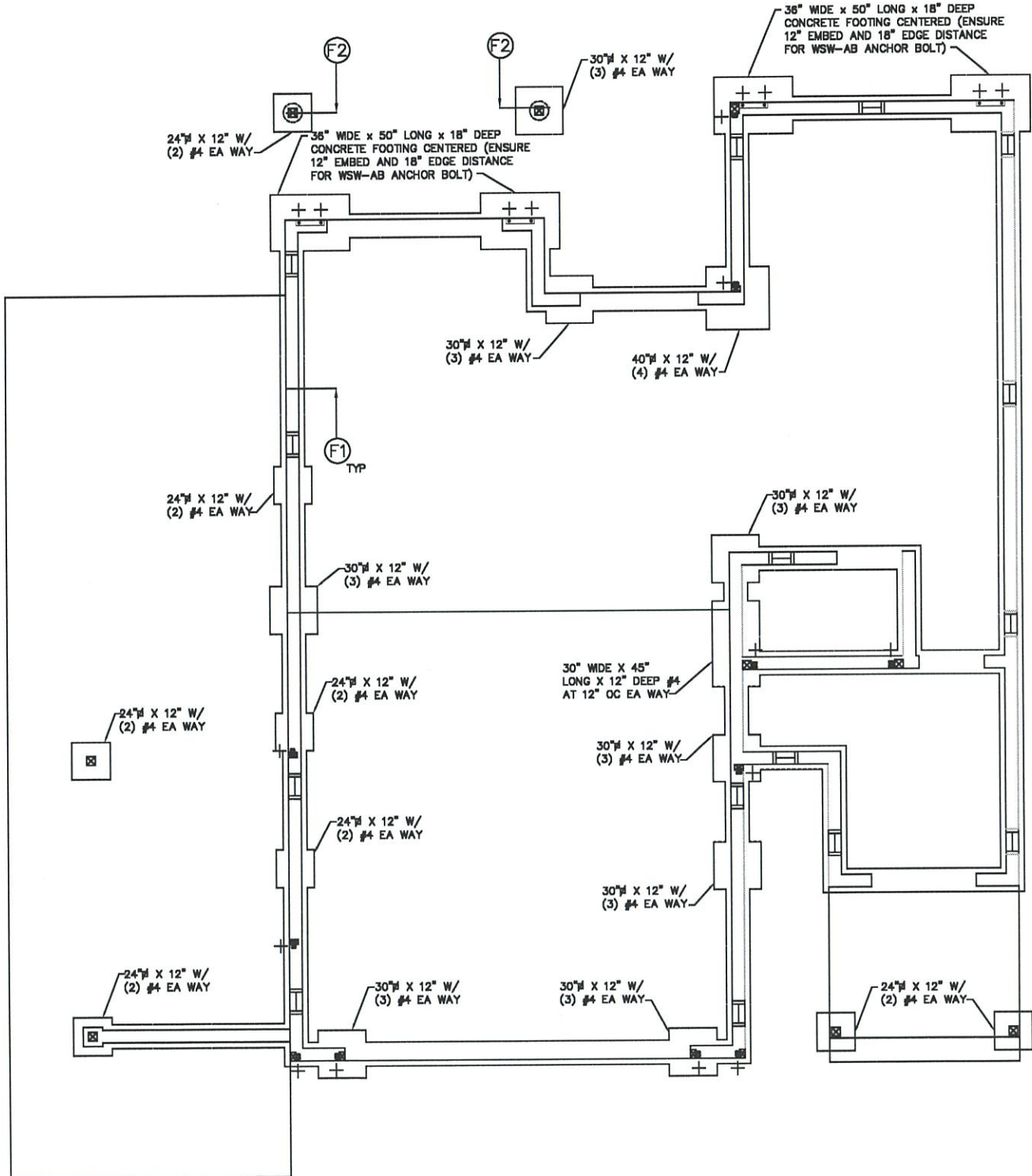
Client: Mali McReynolds

By: Matthew V. Nava, P.E.

Page: .

Project: Lot 5 Block 2, Rivergate Subdivision

Date: 11/05/2024



FOUNDATION PLAN

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

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4106 SE Oak St, Portland, OR 97214

Ph: (503) 238-0633 *navaengr4@gmail.com*

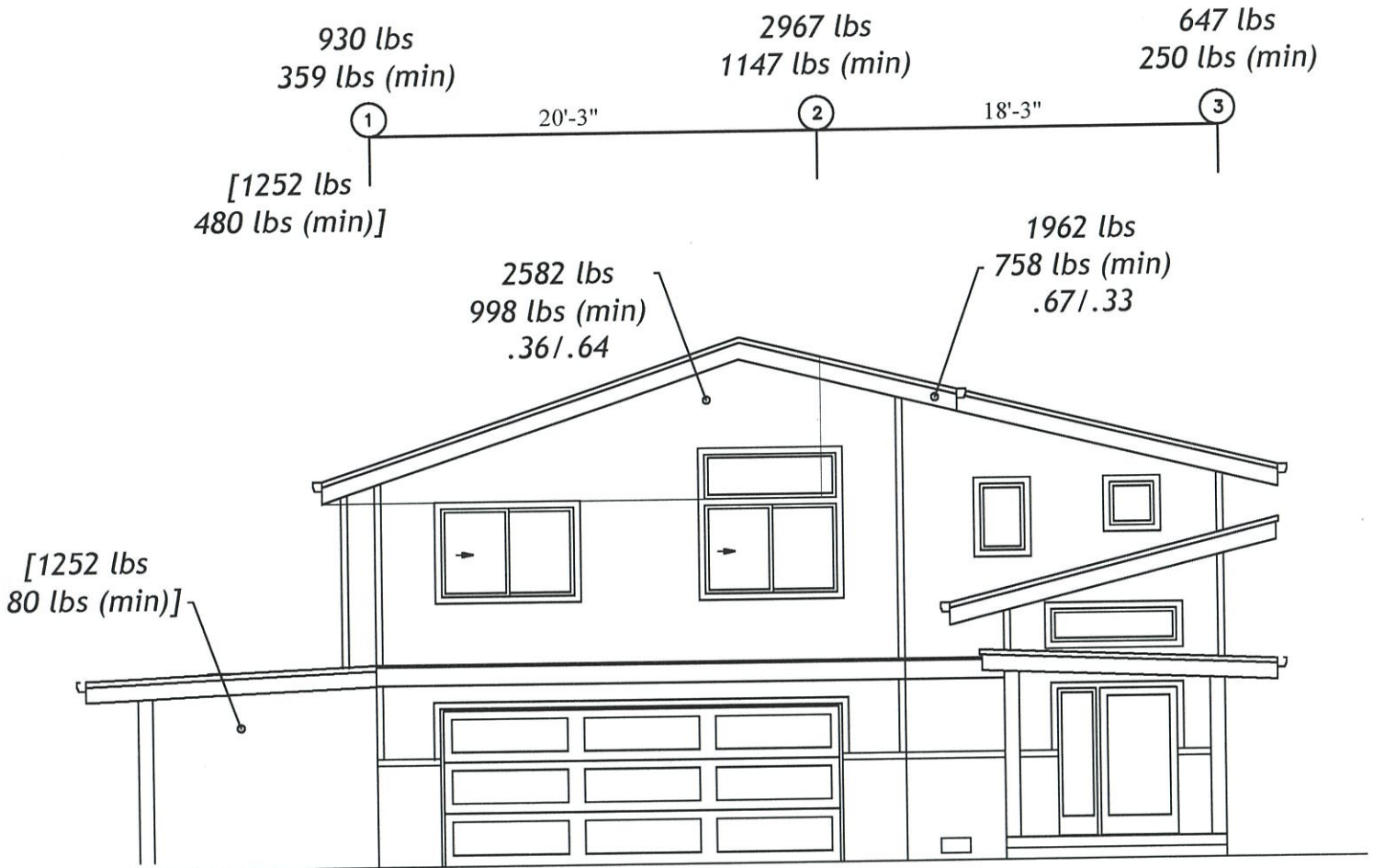
Client: Mali McReynolds

By: Matthew V. Nava, P.E.

Page: _____

Project: Lot 5 Block 2, Rivergate Subdivision

Date: 11/05/2024



Wind Speed 135 mph (3 sec gust)
Exposure D

ω (wall) = 24.83 psf
 ω (eave) = -5.44 psf
use ω (wall) = 9.6 psf (min)
use ω (eave) = 4.8 psf (min)

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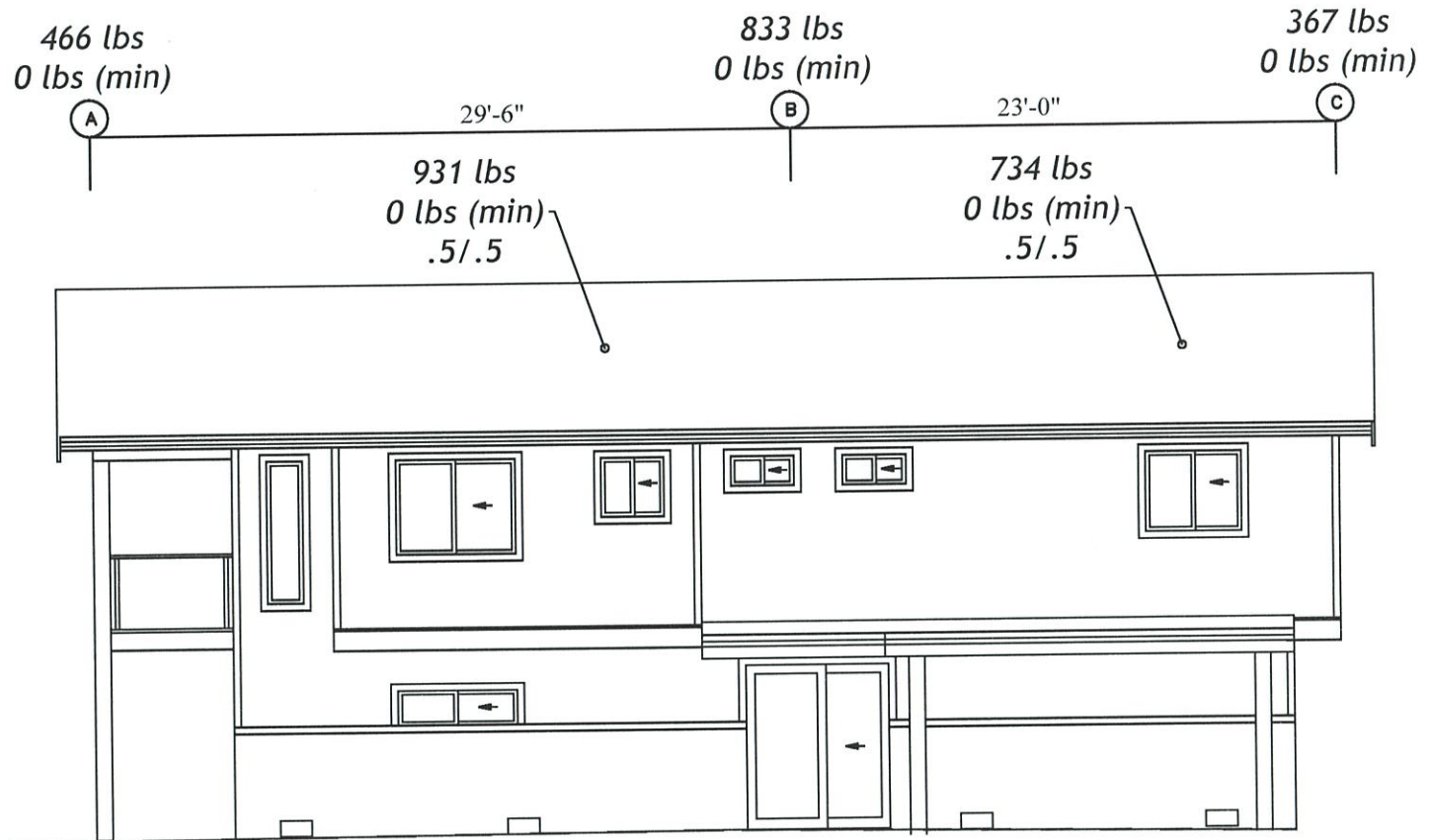
Client: Mali McReynolds

By: Matthew V. Nava, P.E.

Page: _____

Project: Lot 5 Block 2, Rivergate Subdivision

Date: 11/05/2024



Wind Speed 135 mph (3 sec gust)
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ω (wall) = 24.83 psf
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use ω (wall) = 9.6 psf (min)
use ω (eave) = 4.8 psf (min)

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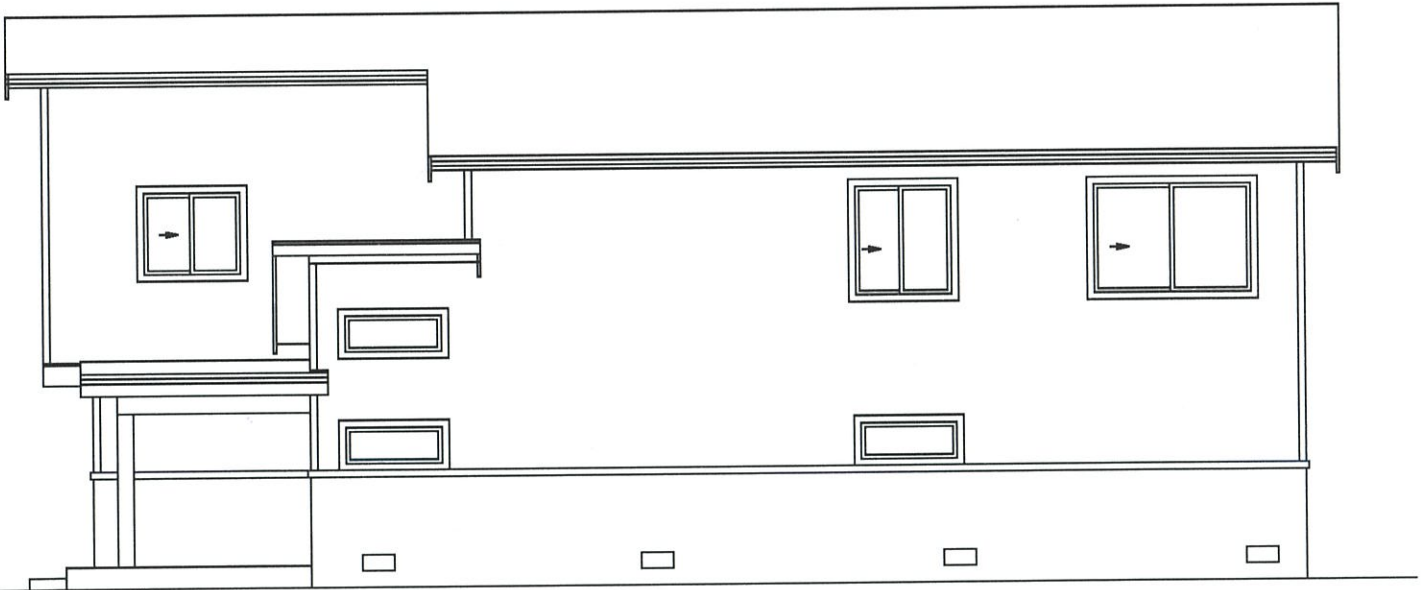
Client: Mali McReynolds

By: Matthew V. Nava, P.E.

Page: _____.

Project: Lot 5 Block 2, Rivergate Subdivision

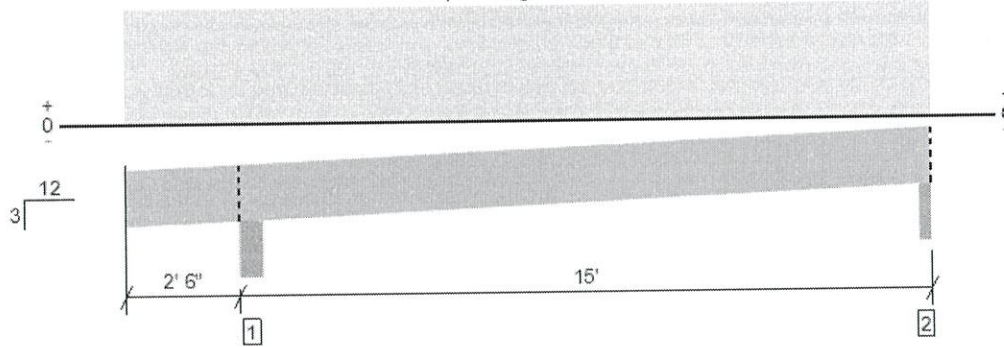
Date: 11/05/2024



ROOF, RJ1

1 piece(s) 2 x 12 DF No.2 @ 19.2" OC

Sloped Length: 18' 7/16"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	471 @ 17' 4 1/4"	2578 (2.75")	Passed (18%)	--	1.0 D + 1.0 S (Alt Spans)
Shear (lbs)	416 @ 3' 10 7/16"	2329	Passed (18%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	1649 @ 10' 2 5/8"	3138	Passed (53%)	1.15	1.0 D + 1.0 S (Alt Spans)
Live Load Defl. (in)	0.147 @ 10' 1"	0.754	Passed (L/999+)	--	1.0 D + 1.0 S (Alt Spans)
Total Load Defl. (in)	0.234 @ 10' 1 3/16"	1.005	Passed (L/772)	--	1.0 D + 1.0 S (Alt Spans)

Member Length : 18' 3 1/4"
 System : Roof
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 3/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Beveled Plate - DF	5.50"	5.50"	1.50"	255	412	667	Blocking
2 - Beveled Plate - DF	2.75"	2.75"	1.50"	178	293	471	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	9' 1" o/c	
Bottom Edge (Lu)	18' o/c	

- Maximum allowable bracing intervals based on applied load.
- Dimensions for lateral bracing intervals are measured along the length of the member for sloped conditions.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 17' 6"	19.2"	15.0	25.0	Default Load

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.weyerhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

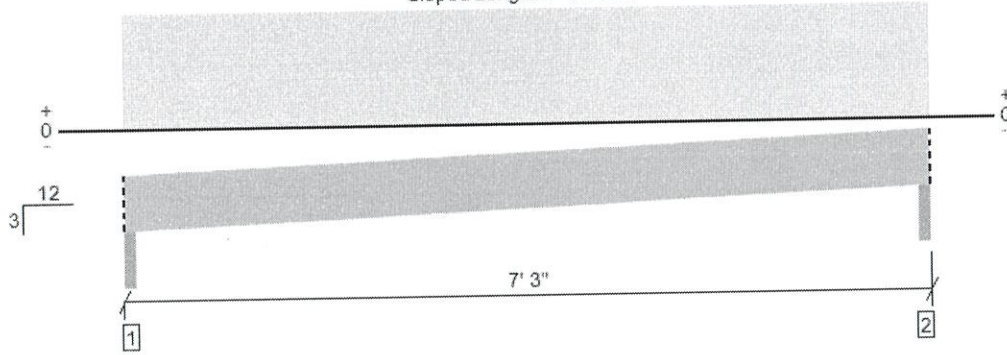


11/5/2024 9:39:46 PM UTC
 ForteWEB v3.8, Engine: V8.4.1.24, Data: V8.1.6.3
 File Name: McReynolds PC

ROOF, RJ2

1 piece(s) 2 x 12 DF No.2 @ 19.2" OC

Sloped Length: 7' 5 11/16"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	235 @ 1' 3/4"	2578 (2.75")	Passed (9%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	161 @ 1' 1 11/16"	2329	Passed (7%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	392 @ 3' 7 1/2"	3138	Passed (12%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.008 @ 3' 7 1/2"	0.359	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.013 @ 3' 7 1/2"	0.478	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

Member Length : 7' 8 1/2"
System : Roof
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 3/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Beveled Plate - DF	2.75"	2.75"	1.50"	90	145	235	Blocking
2 - Beveled Plate - DF	2.75"	2.75"	1.50"	90	145	235	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 6" o/c	
Bottom Edge (Lu)	7' 6" o/c	

- Maximum allowable bracing intervals based on applied load.
- Dimensions for lateral bracing intervals are measured along the length of the member for sloped conditions.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 7' 3"	19.2"	15.0	25.0	Default Load

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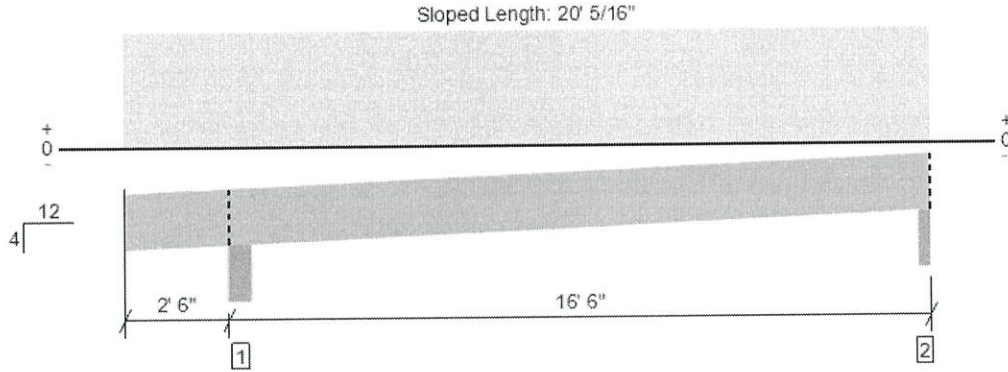
ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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ROOF, RJ3

1 piece(s) 2 x 12 DF No.2 @ 24" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	657 @ 18' 10 1/4"	2578 (2.75")	Passed (25%)	--	1.0 D + 1.0 S (Alt Spans)
Shear (lbs)	586 @ 3' 10 3/16"	2329	Passed (25%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	2549 @ 10' 11 7/16"	3138	Passed (81%)	1.15	1.0 D + 1.0 S (Alt Spans)
Live Load Defl. (in)	0.287 @ 10' 9 15/16"	0.850	Passed (L/712)	--	1.0 D + 1.0 S (Alt Spans)
Total Load Defl. (in)	0.461 @ 10' 10 1/8"	1.133	Passed (L/442)	--	1.0 D + 1.0 S (Alt Spans)

Member Length : 20' 4 1/16"
 System : Roof
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 4/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Beveled Plate - DF	5.50"	5.50"	1.50"	349	551	900	Blocking
2 - Beveled Plate - DF	2.75"	2.75"	1.50"	252	405	657	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	4' 9" o/c	
Bottom Edge (Lu)	20' o/c	

- Maximum allowable bracing intervals based on applied load.
- Dimensions for lateral bracing intervals are measured along the length of the member for sloped conditions.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 19'	24"	15.0	25.0	Default Load

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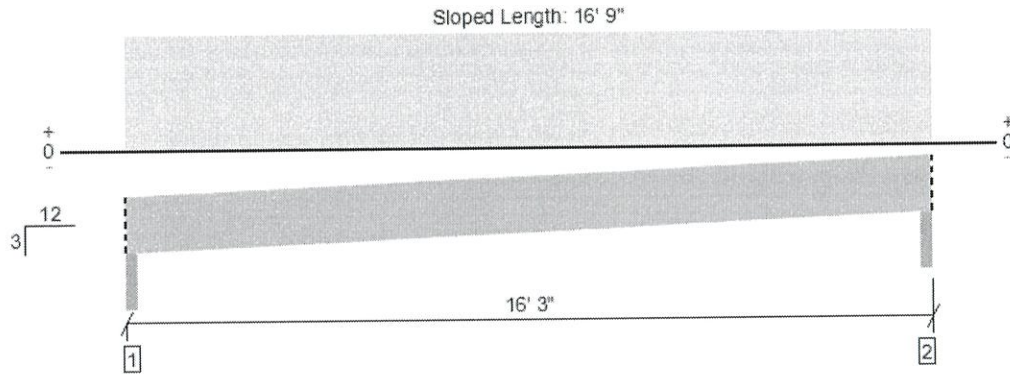
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ROOF, RJ4

1 piece(s) 2 x 12 DF No.2 @ 19.2" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	526 @ 1' 3/4"	2578 (2.75")	Passed (20%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	452 @ 1' 1 11/16"	2329	Passed (19%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	2061 @ 8' 1 1/2"	3138	Passed (66%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.218 @ 8' 1 1/2"	0.822	Passed (L/906)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.352 @ 8' 1 1/2"	1.097	Passed (L/560)	--	1.0 D + 1.0 S (All Spans)

Member Length : 16' 11 13/16"
 System : Roof
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 3/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Beveled Plate - DF	2.75"	2.75"	1.50"	201	325	526	Blocking
2 - Beveled Plate - DF	2.75"	2.75"	1.50"	201	325	526	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 7" o/c	
Bottom Edge (Lu)	16' 9" o/c	

- Maximum allowable bracing intervals based on applied load.
- Dimensions for lateral bracing intervals are measured along the length of the member for sloped conditions.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 16' 3"	19.2"	15.0	25.0	Default Load

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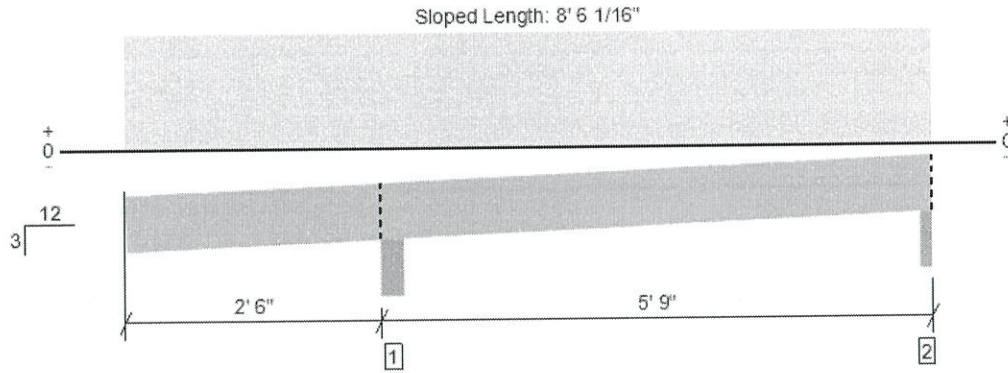
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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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ROOF, RJ5

1 piece(s) 2 x 12 DF No.2 @ 19.2" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	396 @ 2' 8 3/4"	5315 (5.50")	Passed (7%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	145 @ 3' 10 7/16"	2329	Passed (6%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	-241 @ 2' 8 3/4"	3138	Passed (8%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.004 @ 0	0.281	Passed (2L/999+)	--	1.0 D + 1.0 S (Alt Spans)
Total Load Defl. (in)	0.005 @ 0	0.375	Passed (2L/999+)	--	1.0 D + 1.0 S (Alt Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Member Length : 8' 8 7/8"
 System : Roof
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 3/12

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Beveled Plate - DF	5.50"	5.50"	1.50"	151	244	396	Blocking
2 - Beveled Plate - DF	2.75"	2.75"	1.50"	53	99	152	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	8' 6" o/c	
Bottom Edge (Lu)	8' 6" o/c	

- Maximum allowable bracing intervals based on applied load.
- Dimensions for lateral bracing intervals are measured along the length of the member for sloped conditions.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 8' 3"	19.2"	15.0	25.0	Default Load

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

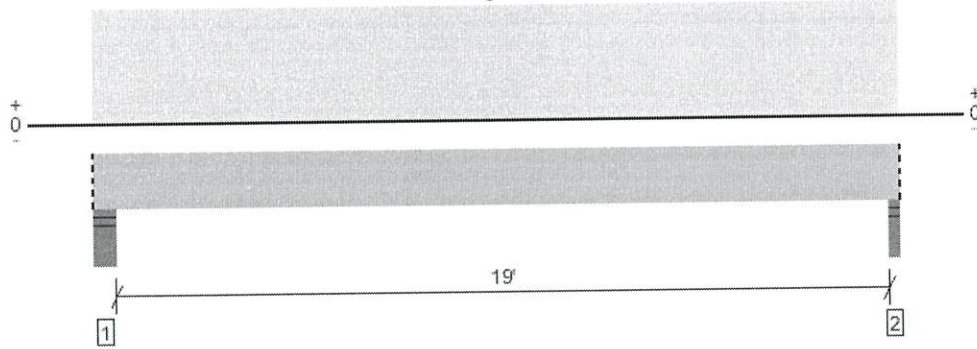


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ROOF, R1

1 piece(s) 5 1/2" x 13 1/2" 24F-V4 DF Glulam

Overall Length: 19' 8 1/4"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	5649 @ 19' 7"	9453 (2.75")	Passed (60%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	4873 @ 1' 7"	15085	Passed (32%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	26949 @ 9' 11 1/2"	38037	Passed (71%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.530 @ 9' 11 1/2"	0.962	Passed (L/436)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.886 @ 9' 11 1/2"	1.283	Passed (L/261)	--	1.0 D + 1.0 S (All Spans)

Member Length : 19' 8 1/4"
 System : Roof
 Member Type : Drop Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Critical positive moment adjusted by a volume/size factor of 0.99 that was calculated using length L = 19' 3".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	5.50"	5.50"	1.69"	2327	3467	5794	Blocking
2 - Stud wall - DF	2.75"	2.75"	1.64"	2269	3380	5649	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	19' 8" o/c	
Bottom Edge (Lu)	19' 8" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 19' 8 1/4"	N/A	18.0	--	
1 - Uniform (PLF)	0 to 19' 8" (Front)	N/A	159.4	257.5	Linked from: RJ1, Support 1
2 - Uniform (PLF)	0 to 19' 8" (Front)	N/A	56.3	90.6	Linked from: RJ2, Support 2

- Side loads are assumed to not induce cross-grain tension.

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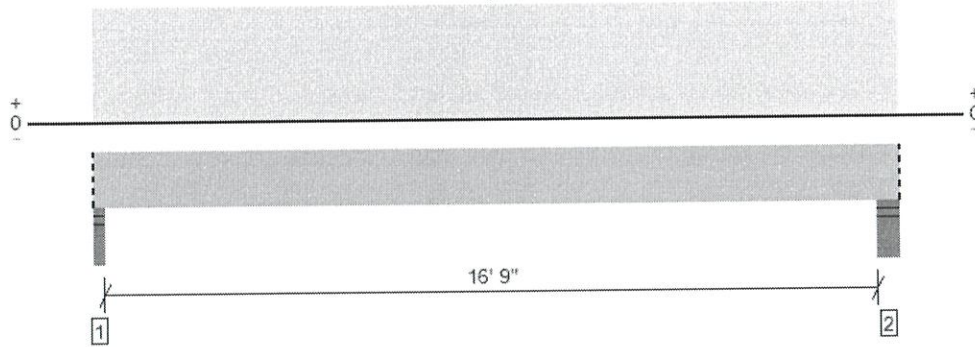


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ROOF, R2

1 piece(s) 5 1/2" x 10 1/2" 24F-V4 DF Glulam

Overall Length: 17' 5 1/4"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	4211 @ 1' 1 1/4"	9453 (2.75")	Passed (45%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	3671 @ 1' 1 1/4"	11733	Passed (31%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	17680 @ 8' 7 1/4"	23244	Passed (76%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.577 @ 8' 7 1/4"	0.850	Passed (L/354)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.963 @ 8' 7 1/4"	1.133	Passed (L/212)	--	1.0 D + 1.0 S (All Spans)

Member Length : 17' 5 1/4"
 System : Roof
 Member Type : Drop Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Critical positive moment adjusted by a volume/size factor of 1.00 that was calculated using length L = 17'.
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	2.75"	2.75"	1.50"	1689	2522	4211	Blocking
2 - Stud wall - DF	5.50"	5.50"	1.50"	1730	2583	4313	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	17' 5" o/c	
Bottom Edge (Lu)	17' 5" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 17' 5 1/4"	N/A	14.0	--	
1 - Uniform (PLF)	0 to 17' 5" (Front)	N/A	56.3	90.6	Linked from: RJ2, Support 2
2 - Uniform (PLF)	0 to 17' 5" (Front)	N/A	126.0	202.5	Linked from: RJ3, Support 2

- Side loads are assumed to not induce cross-grain tension.

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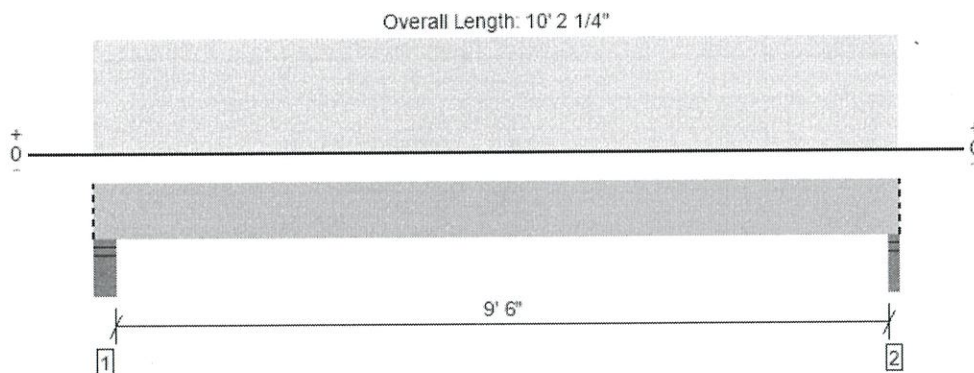
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ROOF, R3
1 piece(s) 6 x 12 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2437 @ 10' 1"	9453 (2.75")	Passed (26%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1863 @ 1' 5"	8244	Passed (23%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	5839 @ 5' 2 1/2"	10166	Passed (57%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.066 @ 5' 2 1/2"	0.488	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.110 @ 5' 2 1/2"	0.650	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

Member Length : 10' 2 1/4"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	5.50"	5.50"	1.50"	1033	1527	2559	Blocking
2 - Stud wall - DF	2.75"	2.75"	1.50"	983	1453	2437	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	10' 2" o/c	
Bottom Edge (Lu)	10' 2" o/c	

• Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 10' 2 1/4"	N/A	16.0	--	
1 - Uniform (PLF)	0 to 10' 2" (Front)	N/A	56.3	90.6	Linked from: RJ2, Support 2
2 - Uniform (PLF)	0 to 10' 2" (Front)	N/A	126.0	202.5	Linked from: RJ3, Support 2

• Side loads are assumed to not induce cross-grain tension.

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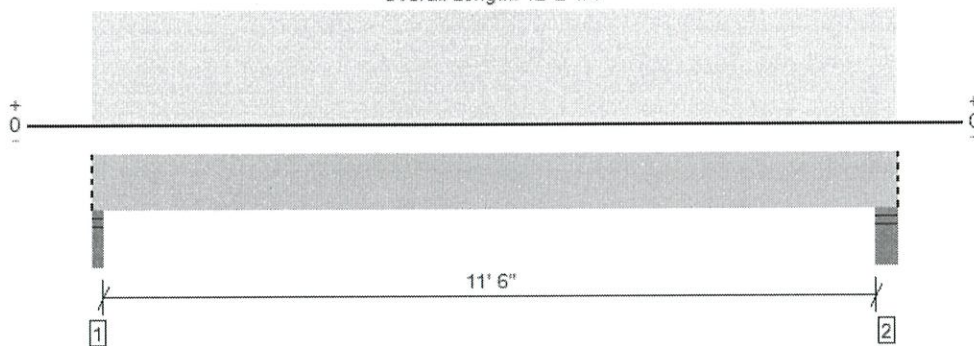
ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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ROOF, R4
1 piece(s) 6 x 12 DF No.2

Overall Length: 12' 2 1/4"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2938 @ 1' 1/4"	9453 (2.75")	Passed (31%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2355 @ 1' 2 1/4"	8244	Passed (29%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	8480 @ 5' 11 3/4"	10166	Passed (83%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.139 @ 5' 11 3/4"	0.587	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.233 @ 5' 11 3/4"	0.783	Passed (L/606)	--	1.0 D + 1.0 S (All Spans)

Member Length : 12' 2 1/4"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	2.75"	2.75"	1.50"	1186	1753	2938	Blocking
2 - Stud wall - DF	5.50"	5.50"	1.50"	1227	1814	3041	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	12' 2" o/c	
Bottom Edge (Lu)	12' 2" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 12' 2 1/4"	N/A	16.0	--	
1 - Uniform (PLF)	0 to 12' 2" (Front)	N/A	56.3	90.6	Linked from: RJ2, Support 2
2 - Uniform (PLF)	0 to 12' 2" (Front)	N/A	126.0	202.5	Linked from: RJ3, Support 2

- Side loads are assumed to not induce cross-grain tension.

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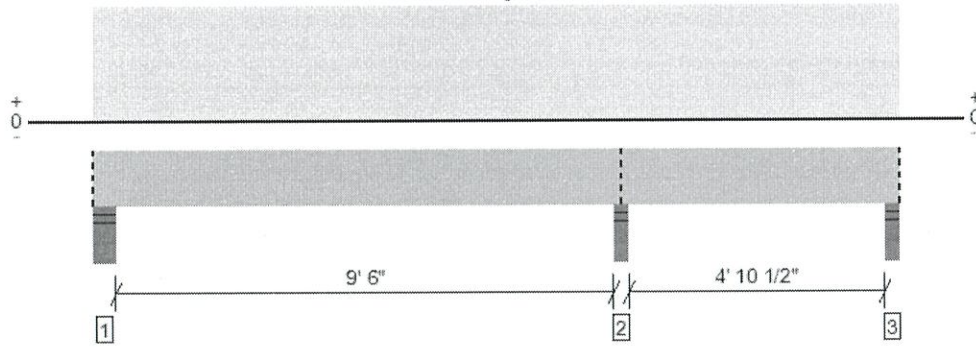


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ROOF, R5

1 piece(s) 3 1/2" x 7 1/2" 24F-V4 DF Glulam

Overall Length: 15' 5"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	4617 @ 10' 1 1/4"	5206 (3.50")	Passed (89%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2296 @ 9' 4"	5333	Passed (43%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	3658 @ 4' 4 1/16"	7547	Passed (48%)	1.15	1.0 D + 1.0 S (Alt Spans)
Neg Moment (Ft-lbs)	-4089 @ 10' 1 1/4"	5817	Passed (70%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.149 @ 4' 9 1/2"	0.489	Passed (L/786)	--	1.0 D + 1.0 S (Alt Spans)
Total Load Defl. (in)	0.242 @ 4' 9 5/16"	0.651	Passed (L/484)	--	1.0 D + 1.0 S (Alt Spans)

Member Length : 15' 5"
 System : Roof
 Member Type : Drop Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Critical positive moment adjusted by a volume/size factor of 1.00 that was calculated using length L = 8' 1/16".
- Critical negative moment adjusted by a volume/size factor of 1.00 that was calculated using length L = 5' 3 13/16".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	5.50"	5.50"	1.50"	778	1201	1979	Blocking
2 - Stud wall - SPF	3.50"	3.50"	3.10"	1830	2787	4617	Blocking
3 - Stud wall - DF	3.50"	3.50"	1.50"	181	484/-72	665	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	15' 5" o/c	
Bottom Edge (Lu)	15' 5" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 15' 5"	N/A	6.4	--	
1 - Uniform (PLF)	0 to 15' 5" (Front)	N/A	174.5	275.5	Linked from: RJ3, Support 1

- Side loads are assumed to not induce cross-grain tension.

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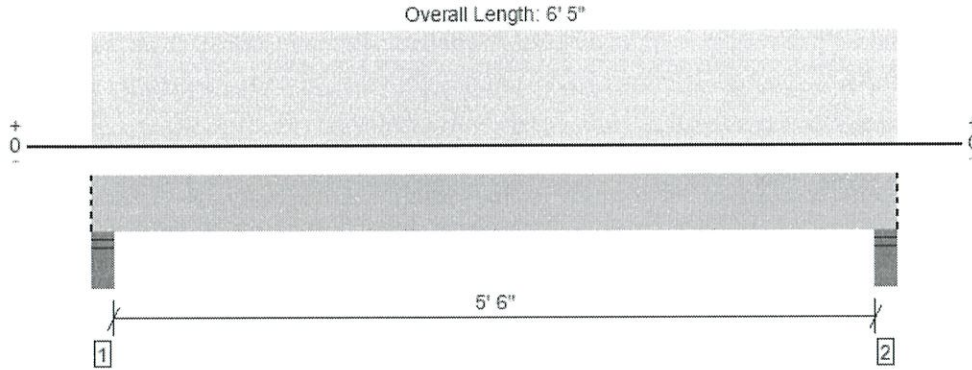
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ROOF, R6
1 piece(s) 6 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1486 @ 4"	18906 (5.50")	Passed (8%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	907 @ 1' 3"	6810	Passed (13%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	1914 @ 3' 2 1/2"	6937	Passed (28%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.013 @ 3' 2 1/2"	0.287	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.022 @ 3' 2 1/2"	0.383	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

Member Length : 6' 5"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	5.50"	5.50"	1.50"	602	884	1486	Blocking
2 - Stud wall - DF	5.50"	5.50"	1.50"	602	884	1486	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 5" o/c	
Bottom Edge (Lu)	6' 5" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 6' 5"	N/A	13.2	--	
1 - Uniform (PLF)	0 to 6' 5" (Front)	N/A	174.5	275.5	Linked from: RJ3, Support 1

- Side loads are assumed to not induce cross-grain tension.

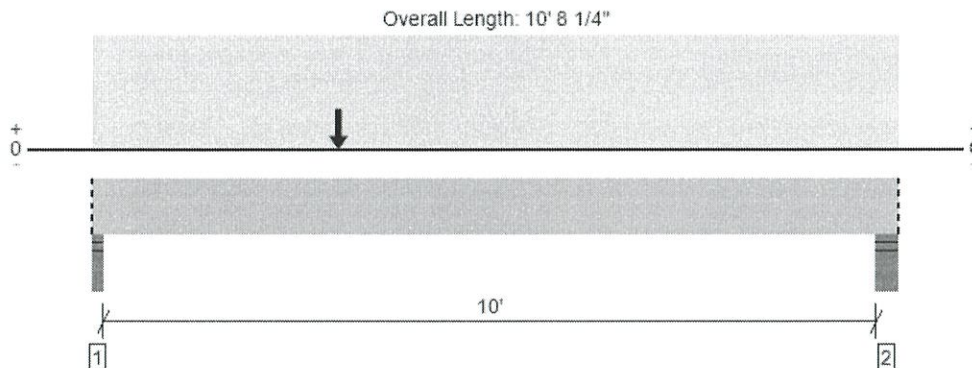
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ROOF, R7
1 piece(s) 6 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2262 @ 1' 1/4"	9453 (2.75")	Passed (24%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2167 @ 1' 1/4"	6810	Passed (32%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	6624 @ 3' 3"	6937	Passed (95%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.118 @ 4' 10 1/16"	0.512	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.203 @ 4' 10 3/16"	0.683	Passed (L/605)	--	1.0 D + 1.0 S (All Spans)

Member Length : 10' 8 1/4"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	2.75"	2.75"	1.50"	942	1320	2262	Blocking
2 - Stud wall - DF	5.50"	5.50"	1.50"	553	742	1295	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	10' 8" o/c	
Bottom Edge (Lu)	10' 8" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 10' 8 1/4"	N/A	13.2	--	
1 - Uniform (PSF)	0 to 10' 8 1/4" (Front)	2'	15.0	25.0	Default Load
2 - Point (lb)	3' 3" (Front)	N/A	1033	1527	Linked from: R4, Support 1

• Side loads are assumed to not induce cross-grain tension.

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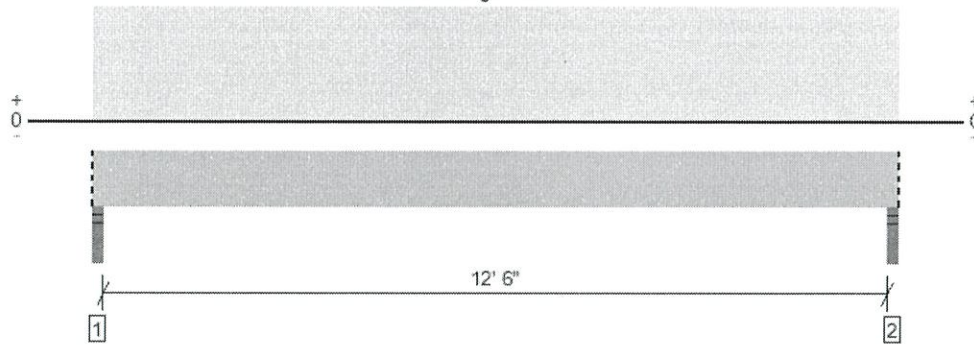
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ROOF, R8
1 piece(s) 6 x 10 DF No.2

Overall Length: 12' 11 1/2"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	604 @ 1' 1/4"	9453 (2.75")	Passed (6%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	509 @ 1' 1/4"	6810	Passed (7%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	1895 @ 6' 5 3/4"	6937	Passed (27%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.058 @ 6' 5 3/4"	0.637	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.109 @ 6' 5 3/4"	0.850	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

Member Length : 12' 11 1/2"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	2.75"	2.75"	1.50"	280	324	604	Blocking
2 - Stud wall - DF	2.75"	2.75"	1.50"	280	324	604	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	13' o/c	
Bottom Edge (Lu)	13' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 12' 11 1/2"	N/A	13.2	--	
1 - Uniform (PSF)	0 to 12' 11 1/2" (Front)	2'	15.0	25.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

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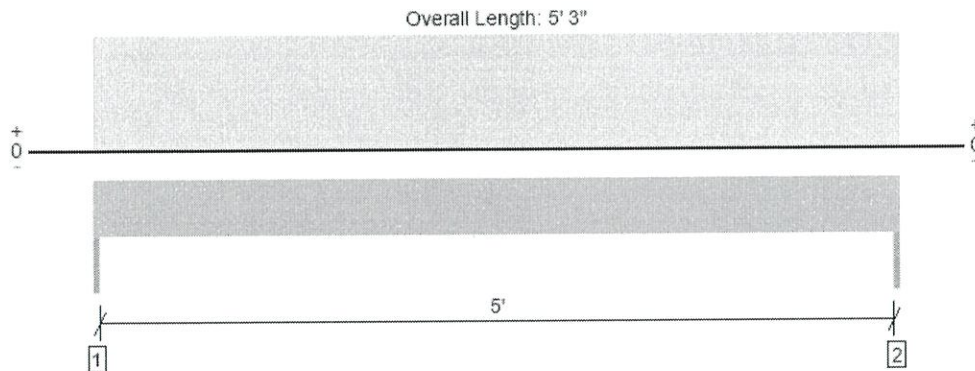
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ROOF, H1
1 piece(s) 4 x 10 DF No.2

Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1832 @ 0	3281 (1.50")	Passed (56%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	1207 @ 10 3/4"	4468	Passed (27%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	2404 @ 2' 7 1/2"	5166	Passed (47%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.018 @ 2' 7 1/2"	0.175	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.032 @ 2' 7 1/2"	0.262	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

Member Length : 5' 3"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	802	604	769	1832	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	802	604	769	1832	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	5' 3" o/c	
Bottom Edge (Lu)	5' 3" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 5' 3"	N/A	8.2	--	--	
1 - Uniform (PSF)	0 to 5' 3"	11' 6"	10.0	20.0	-	CEILING
2 - Uniform (PLF)	0 to 5' 3"	N/A	56.3	-	90.6	Linked from: RJ2, Support 2
3 - Uniform (PLF)	0 to 5' 3"	N/A	126.0	-	202.5	Linked from: RJ3, Support 2

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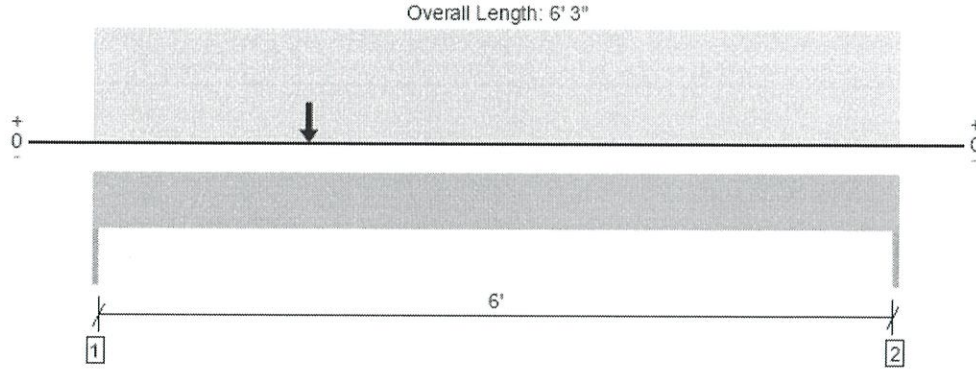
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ROOF, H2
1 piece(s) 4 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2506 @ 0	3281 (1.50")	Passed (76%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2427 @ 10 3/4"	4468	Passed (54%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	4054 @ 1' 8"	5166	Passed (78%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.036 @ 2' 10 3/8"	0.208	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.061 @ 2' 10 3/8"	0.313	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Member Length : 6' 3"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	1019	1487	2506	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	447	640	1087	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 3" o/c	
Bottom Edge (Lu)	6' 3" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 6' 3"	N/A	8.2	--	
1 - Uniform (PSF)	0 to 6' 3"	2'	15.0	25.0	Default Load
2 - Point (lb)	1' 8"	N/A	1227	1814	Linked from: R5, Support 2

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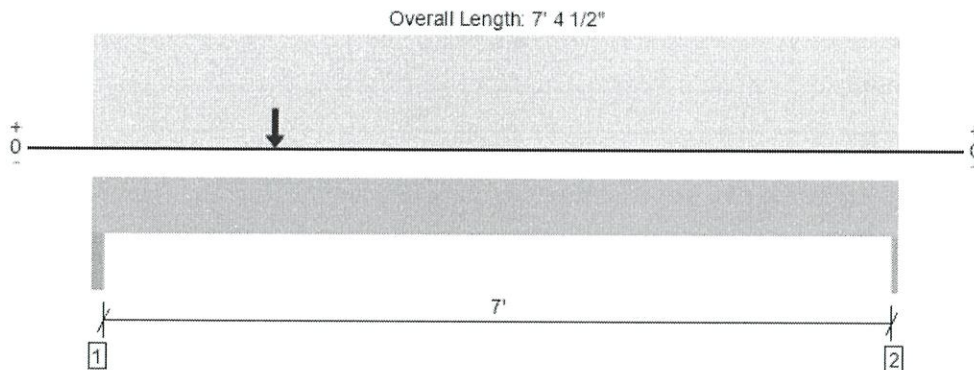
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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ROOF, H3
1 piece(s) 6 x 12 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	5593 @ 1' 1/2"	10313 (3.00")	Passed (54%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	5477 @ 1' 2 1/2"	8244	Passed (66%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	8492 @ 1' 8"	10166	Passed (84%)	1.15	1.0 D + 1.0 S (All Spans)
Vert Live Load Defl. (in)	0.040 @ 3' 4 5/16"	0.242	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Vert Total Load Defl. (in)	0.068 @ 3' 4 3/8"	0.363	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Lat Member Reaction (lbs)	718 @ 7' 4 1/2"	N/A	Passed (N/A)	1.60	1.0 D + 0.6 W
Lat Shear (lbs)	602 @ 8 1/2"	11469	Passed (5%)	1.60	1.0 D + 0.6 W
Lat Moment (Ft-lbs)	1301 @ mid-span	6764	Passed (19%)	1.60	1.0 D + 0.6 W
Lat Deflection (in)	0.042 @ mid-span	0.363	Passed (L/999+)	--	1.0 D + 0.6 W
Bi-Axial Bending	0.66	1.00	Passed (66%)	1.60	1.0 D + 0.45 W + 0.75 L + 0.75 S

- Deflection criteria: LL (L/360) and TL (L/240).
- Lateral deflection criteria: Wind (L/240)
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Member Length : 7' 4 1/2"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Trimmer - DF	3.00"	3.00"	1.63"	2276	3317	5593	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	735	1027	1762	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 5" o/c	
Bottom Edge (Lu)	7' 5" o/c	

•Maximum allowable bracing intervals based on applied load.

Lateral Connections						
Supports	Stud Size	Stud Material	Connector	Type/Model	Quantity	Nailing
Left	2X	Douglas Fir-Larch	Nails	10d (0.128" x 3") (End)	8	
Right	2X	Douglas Fir-Larch	Nails	10d (0.128" x 3") (End)	8	

Vertical Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 7' 4 1/2"	N/A	16.0	--	
1 - Uniform (PSF)	0 to 7' 4 1/2"	2'	15.0	25.0	Default Load
2 - Point (lb)	1' 8"	N/A	1689	2522	Linked from: R3, Support 1
3 - Point (lb)	1' 8"	N/A	983	1453	Linked from: R4, Support 2

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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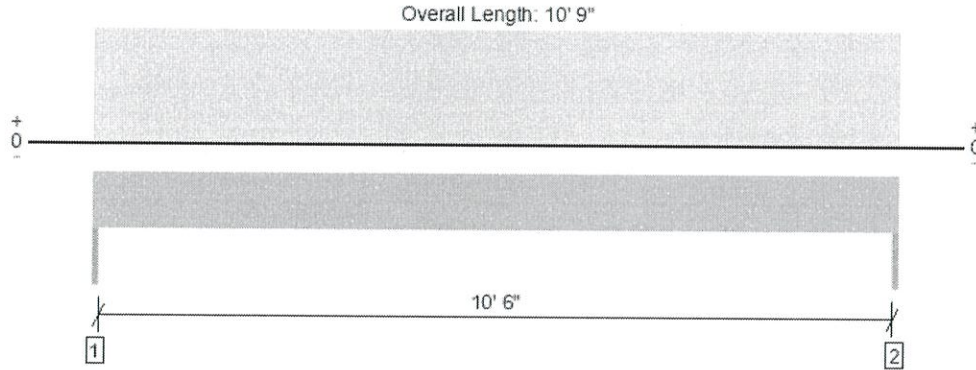
Lateral Load	Location	Tributary Width	Wind (1.60)	Comments
1 - Uniform (PSF)	Full Length	5' 6"	60.0	

• IBC Table 1604.3, footnote f: Deflection checks are performed using 42% of this lateral wind load.

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

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ROOF, H4
1 piece(s) 6 x 10 DF No.2

Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	501 @ 0	5156 (1.50")	Passed (10%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	416 @ 11"	6810	Passed (6%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	1347 @ 5' 4 1/2"	6937	Passed (19%)	1.15	1.0 D + 1.0 S (All Spans)
Vert Live Load Defl. (in)	0.029 @ 5' 4 1/2"	0.358	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Vert Total Load Defl. (in)	0.055 @ 5' 4 1/2"	0.538	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Lat Member Reaction (lbs)	871 @ 10' 9"	N/A	Passed (N/A)	1.60	1.0 D + 0.6 W
Lat Shear (lbs)	776 @ 7"	9475	Passed (8%)	1.60	1.0 D + 0.6 W
Lat Moment (Ft-lbs)	2340 @ mid-span	5588	Passed (42%)	1.60	1.0 D + 0.6 W
Lat Deflection (in)	0.199 @ mid-span	0.538	Passed (L/648)	--	1.0 D + 0.6 W
Bi-Axial Bending	0.48	1.00	Passed (48%)	1.60	1.0 D + 0.6 W

Member Length : 10' 9"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Lateral deflection criteria: Wind (L/240)
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	232	269	501	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	232	269	501	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	10' 9" o/c	
Bottom Edge (Lu)	10' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Lateral Connections						
Supports	Stud Size	Stud Material	Connector	Type/Model	Quantity	Nailing
Left	2X	Douglas Fir-Larch	Nails	16d (0.135" x 3 1/2") (End)	8	
Right	2X	Douglas Fir-Larch	Nails	16d (0.135" x 3 1/2") (End)	8	

Vertical Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 10' 9"	N/A	13.2	--	
1 - Uniform (PSF)	0 to 10' 9"	2'	15.0	25.0	Default Load

Lateral Load	Location	Tributary Width	Wind (1.60)	Comments
1 - Uniform (PSF)	Full Length	4' 6"	60.0	

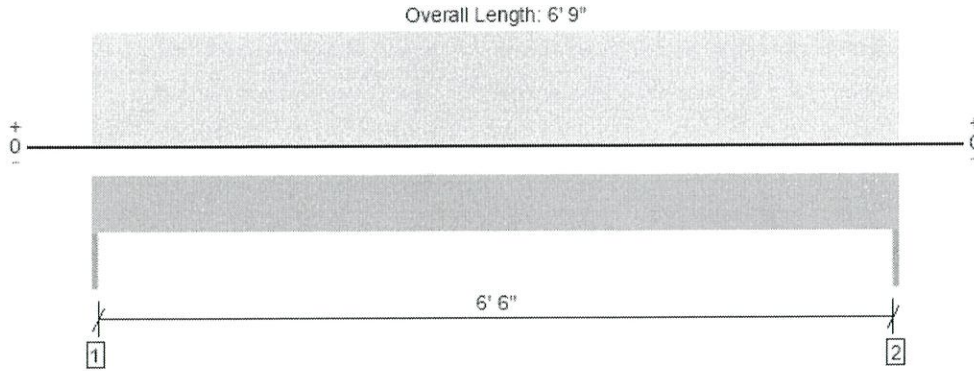
• IBC Table 1604.3, footnote f: Deflection checks are performed using 42% of this lateral wind load.

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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ROOF, H5
1 piece(s) 6 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1534 @ 0	5156 (1.50")	Passed (30%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1117 @ 11"	6810	Passed (16%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	2588 @ 3' 4 1/2"	6937	Passed (37%)	1.15	1.0 D + 1.0 S (All Spans)
Vert Live Load Defl. (in)	0.025 @ 3' 4 1/2"	0.225	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Vert Total Load Defl. (in)	0.042 @ 3' 4 1/2"	0.338	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Lat Member Reaction (lbs)	547 @ 6' 9"	N/A	Passed (N/A)	1.60	1.0 D + 0.6 W
Lat Shear (lbs)	452 @ 7"	9475	Passed (5%)	1.60	1.0 D + 0.6 W
Lat Moment (Ft-lbs)	923 @ mid-span	5588	Passed (17%)	1.60	1.0 D + 0.6 W
Lat Deflection (in)	0.031 @ mid-span	0.338	Passed (L/999+)	--	1.0 D + 0.6 W
Bi-Axial Bending	0.35	1.00	Passed (35%)	1.60	1.0 D + 0.45 W + 0.75 L + 0.75 S

Member Length : 6' 9"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Lateral deflection criteria: Wind (L/240)
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	610	924	1534	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	610	924	1534	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 9" o/c	
Bottom Edge (Lu)	6' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Lateral Connections						
Supports	Stud Size	Stud Material	Connector	Type/Model	Quantity	Nailing
Left	2X	Douglas Fir-Larch	Nails	10d (0.128" x 3") (End)	6	
Right	2X	Douglas Fir-Larch	Nails	10d (0.128" x 3") (End)	6	

Vertical Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 6' 9"	N/A	13.2	--	
1 - Uniform (PLF)	0 to 6' 9"	N/A	56.3	90.6	Linked from: RJ2, Support 2
2 - Uniform (PLF)	0 to 6' 9"	N/A	111.2	183.1	Linked from: RJ1, Support 2

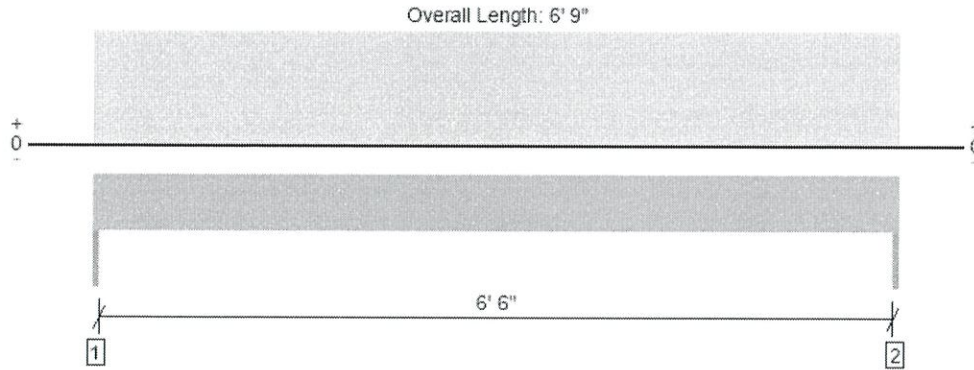
Lateral Load	Location	Tributary Width	Wind (1.60)	Comments
1 - Uniform (PSF)	Full Length	4' 6"	60.0	

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ROOF, H6
1 piece(s) 4 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1435 @ 0	3281 (1.50")	Passed (44%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1054 @ 10 3/4"	4468	Passed (24%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	2421 @ 3' 4 1/2"	5166	Passed (47%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.033 @ 3' 4 1/2"	0.225	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.054 @ 3' 4 1/2"	0.338	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Member Length : 6' 9"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	566	869	1435	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	566	869	1435	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 9" o/c	
Bottom Edge (Lu)	6' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 6' 9"	N/A	8.2	--	
1 - Uniform (PLF)	0 to 6' 9"	N/A	159.4	257.5	Linked from: RJ1, Support 1

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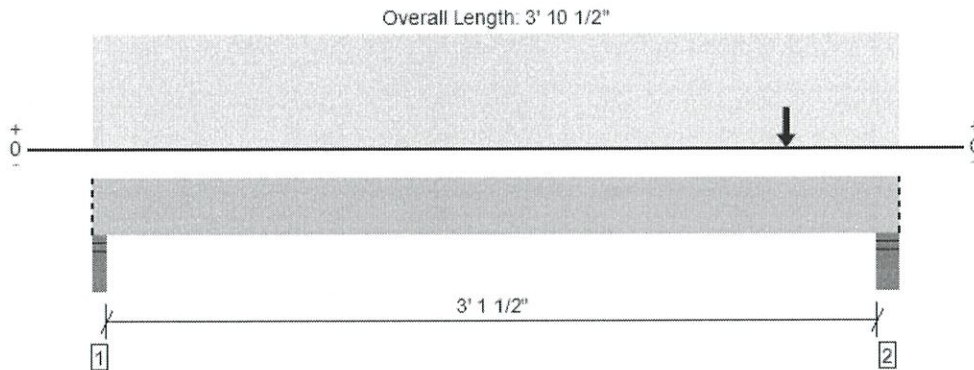
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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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ROOF, C1
1 piece(s) 6 x 8 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	4108 @ 3' 6 1/2"	18906 (5.50")	Passed (22%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	568 @ 2' 9 1/2"	5376	Passed (11%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	853 @ 3' 4"	3706	Passed (23%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.003 @ 2' 3/4"	0.169	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.005 @ 2' 9/16"	0.225	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Member Length : 3' 10 1/2"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	3.50"	3.50"	1.50"	163	74	159	338	Blocking
2 - Stud wall - DF	5.50"	5.50"	1.50"	1685	81	2424	4108	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' 11" o/c	
Bottom Edge (Lu)	3' 11" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 3' 10 1/2"	N/A	10.4	--	--	
1 - Uniform (PSF)	0 to 3' 10 1/2" (Front)	2'	10.0	20.0	-	ATTIC
2 - Point (lb)	3' 4" (Front)	N/A	1730	-	2583	Linked from: R3, Support 2

- Side loads are assumed to not induce cross-grain tension.

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

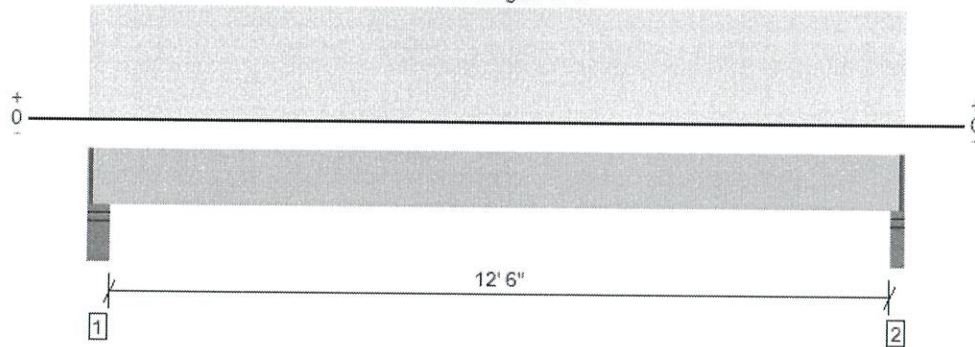


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ROOF, CJ1

1 piece(s) 2 x 8 DF No.2 @ 24" OC

Overall Length: 13' 3"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	258 @ 13' 1/2"	2109 (2.25")	Passed (12%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	226 @ 1' 3/4"	1305	Passed (17%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	802 @ 6' 8 1/2"	1360	Passed (59%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.152 @ 6' 8 1/2"	0.317	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.304 @ 6' 8 1/2"	0.633	Passed (L/500)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

Member Length : 13' 1/2"
 System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - DF	5.50"	4.25"	1.50"	134	134	268	1 1/4" Rim Board
2 - Stud wall - DF	3.50"	2.25"	1.50"	131	131	262	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	12' 5" o/c	
Bottom Edge (Lu)	13' 1" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 13' 3"	24"	10.0	10.0	Default Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

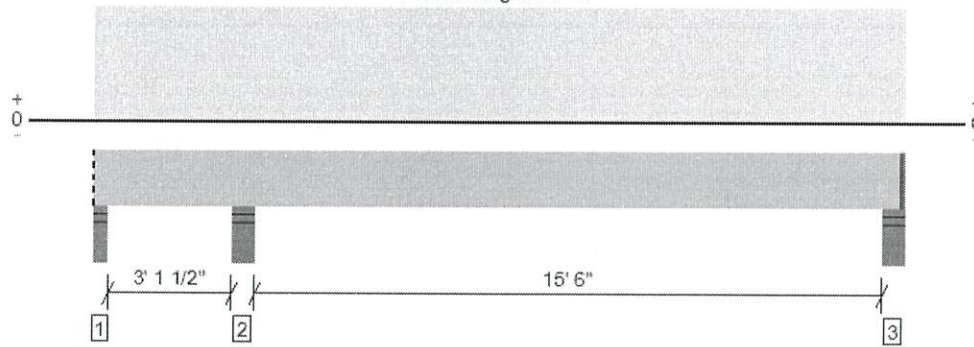


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ROOF, CJ2

1 piece(s) 2 x 8 DF No.2 @ 24" OC

Overall Length: 19' 10"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	752 @ 3' 7 3/4"	3506 (5.50")	Passed (21%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	349 @ 4' 5 3/4"	1305	Passed (27%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	-1037 @ 3' 7 3/4"	1360	Passed (76%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.191 @ 12' 5 5/16"	0.395	Passed (L/995)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.380 @ 12' 5 3/8"	0.791	Passed (L/500)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

Member Length : 19' 8 3/4"
 System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- -262 lbs uplift at support located at 2 1/2". Strapping or other restraint may be required.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - DF	3.50"	3.50"	1.50"	-112	37/-149	-262	Blocking
2 - Stud wall - SPF	5.50"	5.50"	1.50"	376	376	752	None
3 - Stud wall - DF	5.50"	4.25"	1.50"	133	133	266	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	12' 9" o/c	
Bottom Edge (Lu)	8' 11" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 19' 10"	24"	10.0	10.0	Default Load

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

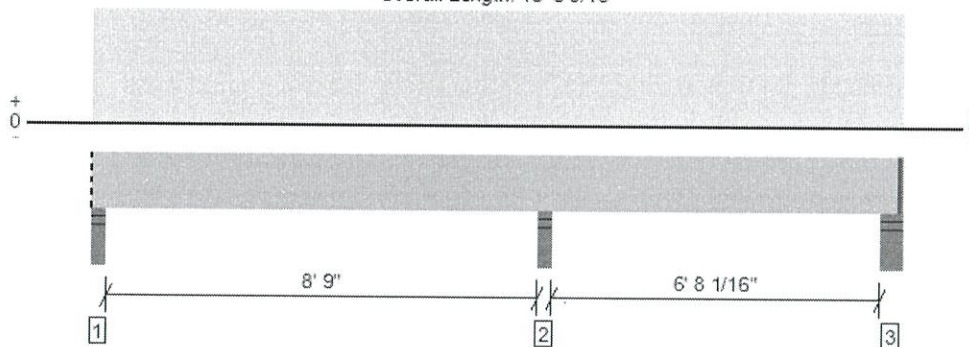


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ROOF, CJ3

1 piece(s) 2 x 8 DF No.2 @ 24" OC

Overall Length: 16' 5 9/16"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	403 @ 9' 2 1/4"	2231 (3.50")	Passed (18%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	186 @ 8' 5 1/4"	1305	Passed (14%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	-331 @ 9' 2 1/4"	1360	Passed (24%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.025 @ 4' 5 3/16"	0.224	Passed (L/999+)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.045 @ 4' 4 1/16"	0.449	Passed (L/999+)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

Member Length : 16' 4 5/16"
 System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - DF	3.50"	3.50"	1.50"	76	81/-6	157	Blocking
2 - Stud wall - SPF	3.50"	3.50"	1.50"	201	201	403	None
3 - Stud wall - DF	5.50"	4.25"	1.50"	52	69/-14	121	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	16' 4" o/c	
Bottom Edge (Lu)	16' 4" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 16' 5 9/16"	24"	10.0	10.0	Default Load

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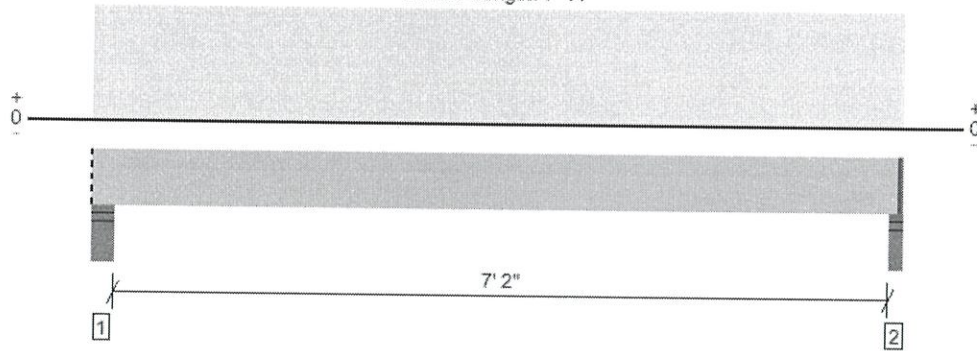


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ROOF, C14

1 piece(s) 2 x 8 DF No.2 @ 24" OC

Overall Length: 7' 11"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	151 @ 7' 8 1/2"	2109 (2.25")	Passed (7%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	119 @ 1' 3/4"	1305	Passed (9%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	269 @ 4' 1/2"	1360	Passed (20%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.017 @ 4' 1/2"	0.183	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.034 @ 4' 1/2"	0.367	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

Member Length : 7' 9 3/4"
 System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - DF	5.50"	5.50"	1.50"	81	81	162	Blocking
2 - Stud wall - DF	3.50"	2.25"	1.50"	78	78	155	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 10" o/c	
Bottom Edge (Lu)	7' 10" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 7' 11"	24"	10.0	10.0	Default Load

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ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

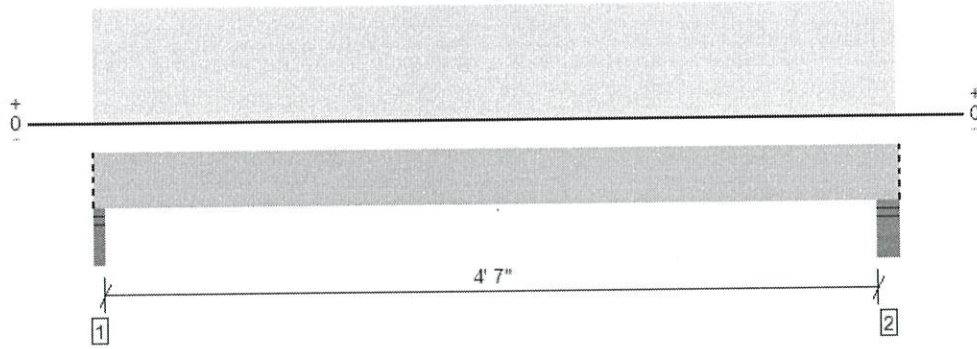


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ROOF, R2 (not used disregard)

1 piece(s) 6 x 12 DF No.2

Overall Length: 5' 3 1/4"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1153 @ 1' 1/4"	9453 (2.75")	Passed (12%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	610 @ 1' 2 1/4"	8244	Passed (7%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	1335 @ 2' 6 1/4"	10166	Passed (13%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.004 @ 2' 6 1/4"	0.242	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.006 @ 2' 6 1/4"	0.322	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

Member Length : 5' 3 1/4"
 System : Roof
 Member Type : Drop Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	2.75"	2.75"	1.50"	463	690	1153	Blocking
2 - Stud wall - DF	5.50"	5.50"	1.50"	501	747	1248	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	5' 3" o/c	
Bottom Edge (Lu)	5' 3" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 5' 3 1/4"	N/A	16.0	--	
1 - Uniform (PLF)	0 to 5' 3" (Front)	N/A	111.2	183.1	Linked from: RJ1, Support 2
2 - Uniform (PLF)	0 to 5' 3" (Front)	N/A	56.3	90.6	Linked from: RJ2, Support 1

- Side loads are assumed to not induce cross-grain tension.

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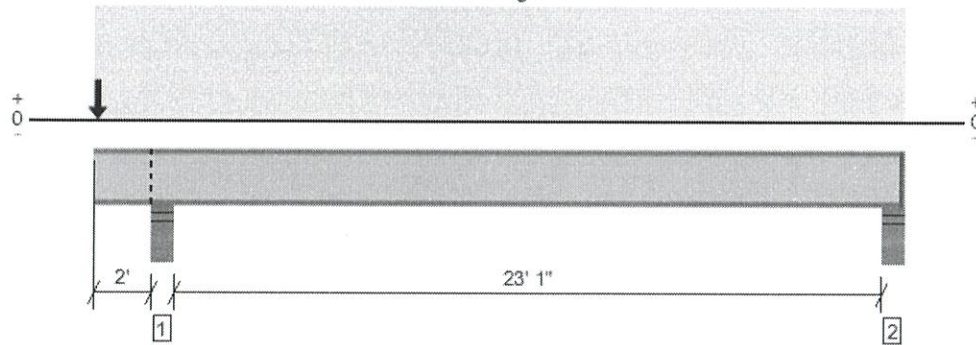


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FLOOR, FJ1

1 piece(s) 14" TJI® 360 @ 16" OC

Overall Length: 26'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	814 @ 25' 7 1/2"	1505 (3.50")	Passed (54%)	1.00	1.0 D + 1.0 L (Alt Spans)
Shear (lbs)	790 @ 25' 6 1/2"	1955	Passed (40%)	1.00	1.0 D + 1.0 L (Alt Spans)
Moment (Ft-lbs)	4564 @ 14' 1 13/16"	7335	Passed (62%)	1.00	1.0 D + 1.0 L (Alt Spans)
Live Load Defl. (in)	0.539 @ 13' 11 1/8"	0.585	Passed (L/521)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.672 @ 14' 1/16"	1.170	Passed (L/418)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	42	40	Passed	--	--

- Deflection criteria: LL (L/480) and TL (L/240).
- Overhang deflection criteria: LL (2L/480) and TL (2L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 7/8" Weyerhaeuser Edge Gold™ Panel (32" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: 5/8" Gypsum ceiling.

Member Length : 25' 10 3/4"
System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	5.50"	3.50"	392	748	73	1140	Blocking
2 - Stud wall - DF	5.50"	4.25"	1.75"	178	644	-6	822	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	4' 9" o/c	
Bottom Edge (Lu)	9' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 26'	16"	12.0	40.0	-	Default Load
2 - Point (PLF)	1 1/2"	16"	85.0	-	-	
3 - Point (PLF)	1 1/2"	16"	30.0	-	50.0	

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

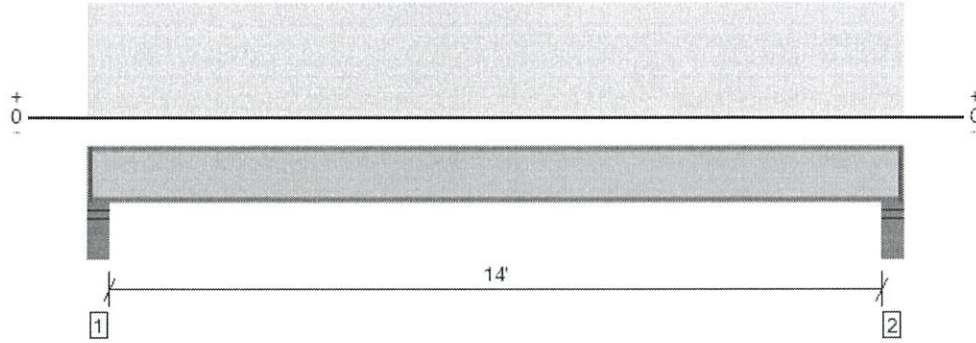


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FLOOR, FJ2

1 piece(s) 14" TJI® 360 @ 16" OC

Overall Length: 14' 11"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	510 @ 4 1/2"	1505 (3.50")	Passed (34%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	485 @ 5 1/2"	1955	Passed (25%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	1739 @ 7' 5 1/2"	7335	Passed (24%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.085 @ 7' 5 1/2"	0.354	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.111 @ 7' 5 1/2"	0.708	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	64	40	Passed	--	--

Member Length : 14' 8 1/2"
 System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 7/8" Weyerhaeuser Edge Gold™ Panel (32" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: 5/8" Gypsum ceiling.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - DF	5.50"	4.25"	1.75"	119	398	517	1 1/4" Rim Board
2 - Stud wall - DF	5.50"	4.25"	1.75"	119	398	517	1 1/4" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 11" o/c	
Bottom Edge (Lu)	14' 9" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Vertical Load	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 14' 11"	16"	12.0	40.0	Default Load

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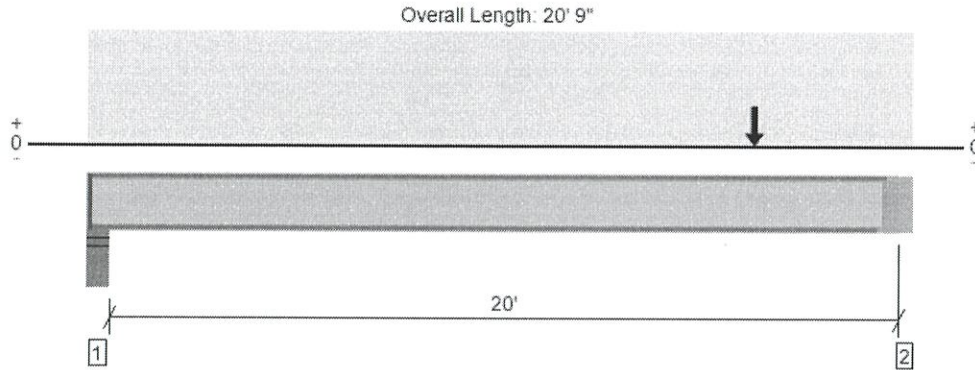
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FLOOR, FJ3

1 piece(s) 14" TJI® 210 @ 16" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1264 @ 20' 5 1/2"	1264 (2.12")	Passed (100%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	1264 @ 20' 5 1/2"	2237	Passed (57%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	4346 @ 11' 6 7/8"	4490	Passed (97%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.398 @ 10' 9 1/2"	0.502	Passed (L/606)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.639 @ 10' 11"	1.004	Passed (L/377)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
TJ-Pro™ Rating	49	40	Passed	--	--

Member Length : 20' 4 1/4"
 System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 7/8" Weyerhaeuser Edge Gold™ Panel (32" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: 5/8" Gypsum ceiling.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	4.25"	1.75"	247	556	96	802	1 1/4" Rim Board
2 - Hanger on 14" DF beam	3.50"	Hanger ¹	2.12" / - ²	534	551	444	1281	See note ¹

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.
- ² Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' 8" o/c	
Bottom Edge (Lu)	20' 4" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie						
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	HU2.1/9	2.50"	N/A	14-10dx1.5	6-10dx1.5	Web Stiffeners

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 20' 9"	16"	12.0	40.0	-	Default Load
2 - Point (PLF)	16' 10 1/2"	16"	126.0	-	202.5	Linked from: RJ3, Support 2
3 - Point (PLF)	16' 10 1/2"	16"	125.6	-	203.1	Linked from: RJ4, Support 2
4 - Point (PLF)	16' 10 1/2"	16"	85.0	-	-	WALL WEIGHT

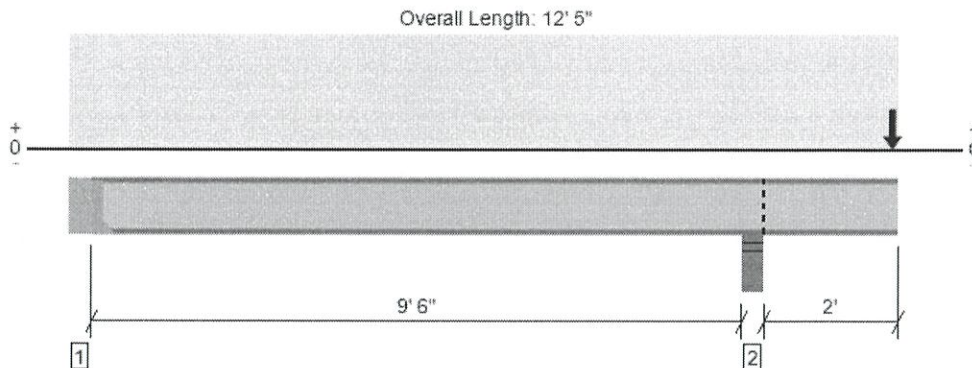
ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, FJ4

1 piece(s) 14" TJI® 360 @ 16" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	298 @ 5 1/2"	1080 (1.75")	Passed (28%)	1.00	1.0 D + 1.0 L (Alt Spans)
Shear (lbs)	359 @ 9' 11 1/2"	1955	Passed (18%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	641 @ 4' 9 1/16"	7335	Passed (9%)	1.00	1.0 D + 1.0 L (Alt Spans)
Live Load Defl. (in)	0.024 @ 5' 3 7/8"	0.243	Passed (L/999+)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.018 @ 12' 5"	0.223	Passed (2L/999+)	--	1.0 D + 0.75 L + 0.75 S (Alt Spans)
TJ-Pro™ Rating	69	40	Passed	--	--

Member Length : 11' 11 1/2"
System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Overhang deflection criteria: LL (2L/480) and TL (2L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 7/8" Weyerhaeuser Edge Gold™ Panel (32" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: 1/2" Gypsum ceiling.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Hanger on 14" DF beam	5.50"	Hanger ¹	1.75" / - ²	46	284	-15	330	See note ¹
2 - Stud wall - DF	5.50"	5.50"	3.50"	306	392	82	698	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.
- ² Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	9' 7" o/c	
Bottom Edge (Lu)	9' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie							
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories	
1 - Face Mount Hanger	IUS2.37/14	2.00"	N/A	12-10dx1.5	2-Strong-Grip		

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 12' 5"	16"	12.0	40.0	-	Default Load
2 - Point (PLF)	12' 4"	16"	85.0	-	-	
3 - Point (PLF)	12' 4"	16"	30.0	-	50.0	

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

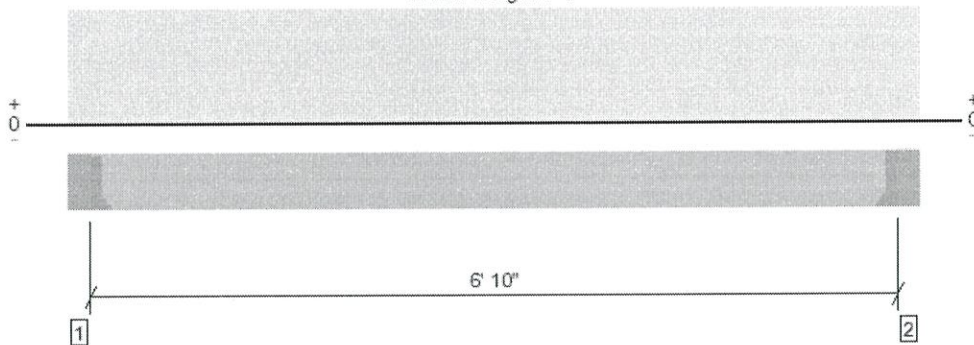


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FLOOR, B1

2 piece(s) 1 1/2" x 14" 1.5E TimberStrand® LSL

Overall Length: 7' 9"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3324 @ 5' 1/2"	3870 (1.50")	Passed (86%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	2189 @ 1' 7 1/2"	9660	Passed (23%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	5679 @ 3' 10 1/2"	20834	Passed (27%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.039 @ 3' 10 1/2"	0.171	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.067 @ 3' 10 1/2"	0.342	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Member Length : 6' 10"
 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Hanger on 14" DF beam	5.50"	Hanger ¹	1.50"	1596	1601	1290	3765	See note ¹
2 - Hanger on 14" DF beam	5.50"	Hanger ¹	1.50"	1595	1601	1290	3764	See note ¹

- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger

- ¹ See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 10" o/c	
Bottom Edge (Lu)	6' 10" o/c	

- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie						
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Face Mount Hanger	HHUS210-2	3.00"	N/A	30-10d	10-10d	
2 - Face Mount Hanger	HHUS210-2	3.00"	N/A	30-10d	10-10d	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	5' 1/2" to 7' 3 1/2"	N/A	12.8	--	--	
1 - Uniform (PLF)	0 to 7' 9" (Front)	N/A	400.5	413.3	333.0	Linked from: FJ3, Support 2

- Side loads are assumed to not induce cross-grain tension.

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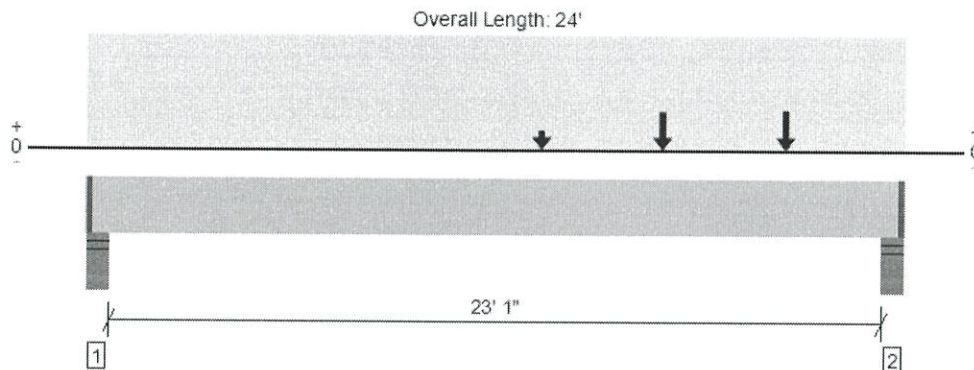
ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, B2

1 piece(s) 7" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	6997 @ 23' 8"	17500 (4.00")	Passed (40%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	6867 @ 22' 4 1/2"	21789	Passed (32%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	31755 @ 16' 10 1/2"	62472	Passed (51%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.418 @ 13' 4"	0.583	Passed (L/670)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.796 @ 13' 1/16"	1.167	Passed (L/352)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Member should be side-loaded from both sides of the member or braced to prevent rotation.

Member Length : 23' 9"
 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	1335	914	951	2734	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	1.60"	3221	2123	2922	7004	1 1/2" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	30.6	--	--	
1 - Uniform (PSF)	0 to 24" (Front)	1' 4"	12.0	40.0	-	Default Load
2 - Point (lb)	20' 6" (Front)	N/A	1596	1601	1290	Linked from: B1, Support 1
3 - Point (lb)	13' 4" (Front)	N/A	163	74	159	Linked from: C1, Support 1
4 - Point (lb)	16' 10 1/2" (Front)	N/A	1685	81	2424	Linked from: C1, Support 2

- Side loads are assumed to not induce cross-grain tension.

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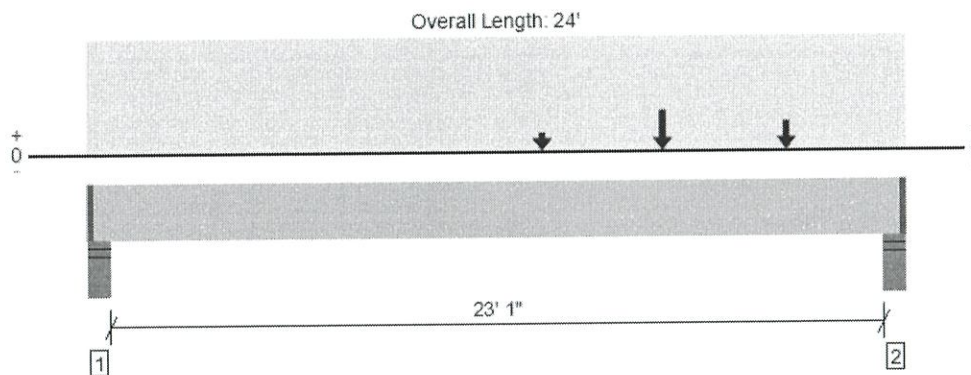
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, B2 with Strap Wind Down
1 piece(s) 7" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7874 @ 23' 8"	17500 (4.00")	Passed (45%)	--	1.0 D + 0.45 W + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	6867 @ 22' 4 1/2"	21789	Passed (32%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	31755 @ 16' 10 1/2"	62472	Passed (51%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.549 @ 13' 4"	0.583	Passed (L/510)	--	1.0 D + 0.45 W + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.927 @ 13' 7/16"	1.167	Passed (L/302)	--	1.0 D + 0.45 W + 0.75 L + 0.75 S (All Spans)

Member Length : 23' 9"
System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Member should be side-loaded from both sides of the member or braced to prevent rotation.

Supports	Bearing Length			Loads to Supports (lbs)						Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Wind	Seismic	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	1335	914	951	800	523/-523	3094	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	1.80"	3221	2123	2922	1950	1273/-1273	7881	1 1/2" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Wind (1.60)	Seismic (1.60)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	30.6	--	--	--	--	
1 - Uniform (PSF)	0 to 24' (Front)	1' 4"	12.0	40.0	-	-	-	Default Load
2 - Point (lb)	20' 6" (Front)	N/A	1596	1601	1290	-	-	Linked from: B1, Support 1
3 - Point (lb)	16' 10 1/2" (Front)	N/A	-	-	-	2750	1796	
4 - Point (lb)	13' 4" (Front)	N/A	163	74	159	-	-	Linked from: R6, Support 1
5 - Point (lb)	16' 10 1/2" (Front)	N/A	1685	81	2424	-	-	Linked from: R6, Support 2

- Side loads are assumed to not induce cross-grain tension.

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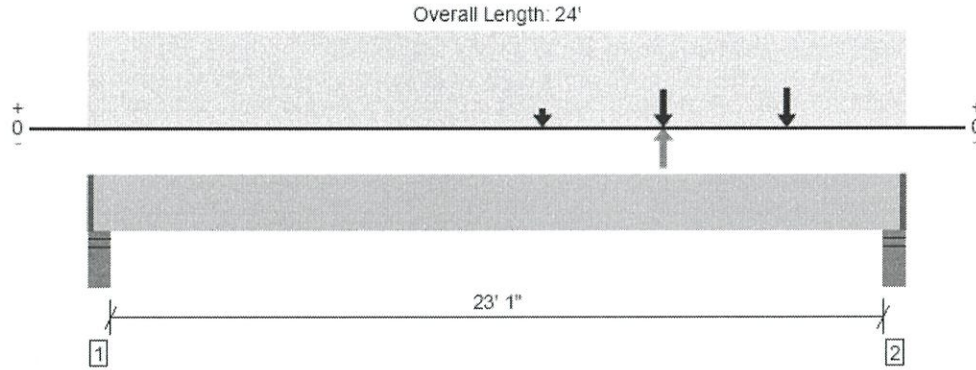
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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, B2 with Strap Wind Up
1 piece(s) 7" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7665 @ 23' 8"	17500 (4.00")	Passed (44%)	--	1.0 D - 0.525 E + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	6867 @ 22' 4 1/2"	21789	Passed (32%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	31755 @ 16' 10 1/2"	62472	Passed (51%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.418 @ 13' 4"	0.583	Passed (L/670)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.796 @ 13' 1/16"	1.167	Passed (L/352)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Member should be side-loaded from both sides of the member or braced to prevent rotation.

Member Length : 23' 9"
 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)						Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Wind	Seismic	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	1335	914	951	-800	523/-523	3008	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	1.75"	3221	2123	2922	-1950	1273/-1273	7672	1 1/2" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Wind (1.60)	Seismic (1.60)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	30.6	--	--	--	--	
1 - Uniform (PSF)	0 to 24' (Front)	1' 4"	12.0	40.0	-	-	-	Default Load
2 - Point (lb)	20' 6" (Front)	N/A	1596	1601	1290	-	-	Linked from: B1, Support 1
3 - Point (lb)	16' 10 1/2" (Front)	N/A	-	-	-	-2750	-1796	
4 - Point (lb)	13' 4" (Front)	N/A	163	74	159	-	-	Linked from: R6, Support 1
5 - Point (lb)	16' 10 1/2" (Front)	N/A	1685	81	2424	-	-	Linked from: R6, Support 2

• Side loads are assumed to not induce cross-grain tension.

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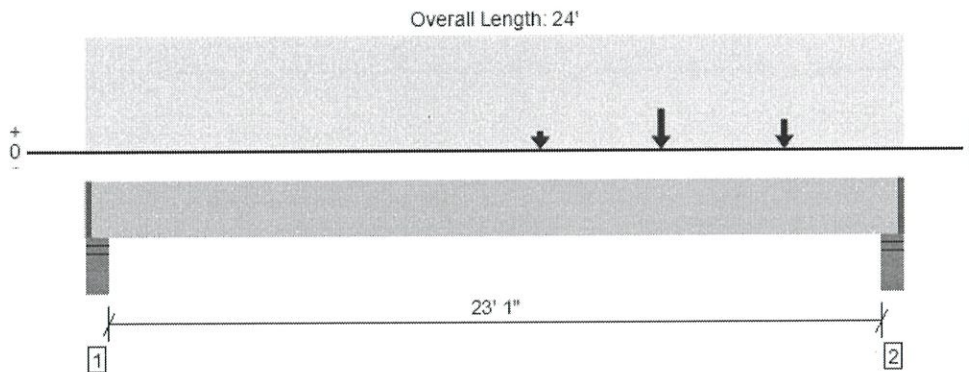
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ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, B2 with Overstrength
1 piece(s) 7" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	8668 @ 23' 8"	17500 (4.00")	Passed (50%)	--	1.0 D + 0.525 E + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	6867 @ 22' 4 1/2"	21789	Passed (32%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	31755 @ 16' 10 1/2"	62472	Passed (51%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.418 @ 13' 4"	0.583	Passed (L/670)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.796 @ 13' 1/16"	1.167	Passed (L/352)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- -295 lbs uplift at support located at 23' 8". Strapping or other restraint may be required.
- Member should be side-loaded from both sides of the member or braced to prevent rotation.

Member Length : 23' 9"
System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)					Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Seismic	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	1335	914	951	1307/-1307	3420/-114	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	1.98"	3221	2123	2922	3182/-3182	8675/-295	1 1/2" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Seismic (1.60)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	30.6	--	--	--	
1 - Uniform (PSF)	0 to 24' (Front)	1' 4"	12.0	40.0	-	-	Default Load
2 - Point (lb)	20' 6" (Front)	N/A	1596	1601	1290	-	Linked from: B1, Support 1
3 - Point (lb)	16' 10 1/2" (Front)	N/A	-	-	-	4489	
4 - Point (lb)	13' 4" (Front)	N/A	163	74	159	-	Linked from: R6, Support 1
5 - Point (lb)	16' 10 1/2" (Front)	N/A	1685	81	2424	-	Linked from: R6, Support 2

- Side loads are assumed to not induce cross-grain tension.

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

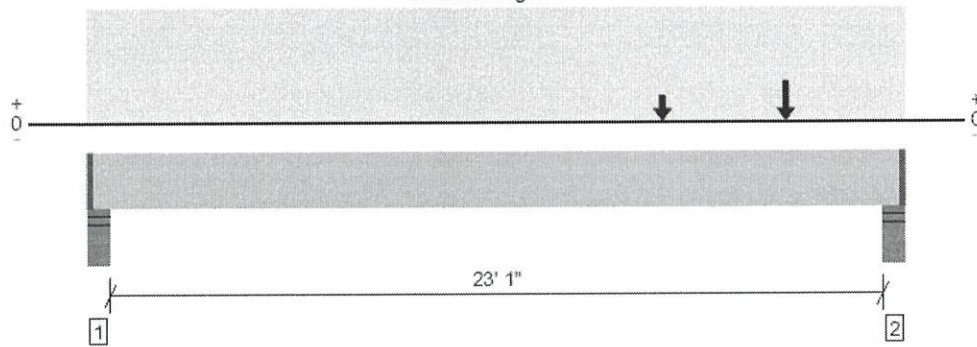


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FLOOR, B3

1 piece(s) 5 1/4" x 14" 2.2E Parallam® PSL

Overall Length: 24'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	5489 @ 23' 8"	13125 (4.00")	Passed (42%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	4717 @ 22' 4 1/2"	14210	Passed (33%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	19131 @ 16' 10 1/2"	40743	Passed (47%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.407 @ 13' 13/16"	0.583	Passed (L/688)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.737 @ 13' 5/16"	1.167	Passed (L/380)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Member Length : 23' 9"
 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	915	1033	399	1989	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	1.67"	2412	2452	1660	5496	1 1/2" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	23.0	--	--	
1 - Uniform (PSF)	0 to 24' (Front)	1' 4"	12.0	40.0	-	Default Load
2 - Point (lb)	20' 6" (Front)	N/A	1595	1601	1290	Linked from: B1, Support 2
3 - Point (lb)	16' 10 1/2" (Front)	N/A	802	604	769	Linked from: H1, Support 1

- Side loads are assumed to not induce cross-grain tension.

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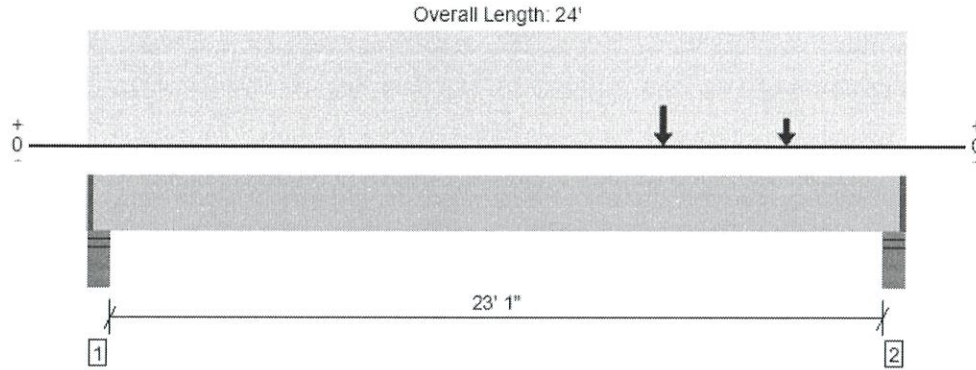
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, B3 with Strap Wind Down
1 piece(s) 5 1/4" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	6366 @ 23' 8"	13125 (4.00")	Passed (49%)	--	1.0 D + 0.45 W + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	4717 @ 22' 4 1/2"	14210	Passed (33%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	19131 @ 16' 10 1/2"	40743	Passed (47%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.581 @ 13' 1 3/8"	0.583	Passed (L/482)	--	1.0 D + 0.45 W + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.912 @ 13' 13/16"	1.167	Passed (L/307)	--	1.0 D + 0.45 W + 0.75 L + 0.75 S (All Spans)

• Deflection criteria: LL (L/480) and TL (L/240).

• Allowed moment does not reflect the adjustment for the beam stability factor.

Member Length : 23' 9"
 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)						Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Wind	Seismic	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	915	1033	399	800	523/-523	2349	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	1.94"	2412	2452	1660	1950	1273/-1273	6373	1 1/2" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Wind (1.60)	Seismic (1.60)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	23.0	--	--	--	--	
1 - Uniform (PSF)	0 to 24' (Front)	1' 4"	12.0	40.0	-	-	-	Default Load
2 - Point (lb)	20' 6" (Front)	N/A	1595	1601	1290	-	-	Linked from: B1, Support 2
3 - Point (lb)	16' 10 1/2" (Front)	N/A	802	604	769	-	-	Linked from: H1, Support 1
4 - Point (lb)	16' 10 1/2" (Front)	N/A	-	-	-	2750	1796	

• Side loads are assumed to not induce cross-grain tension.

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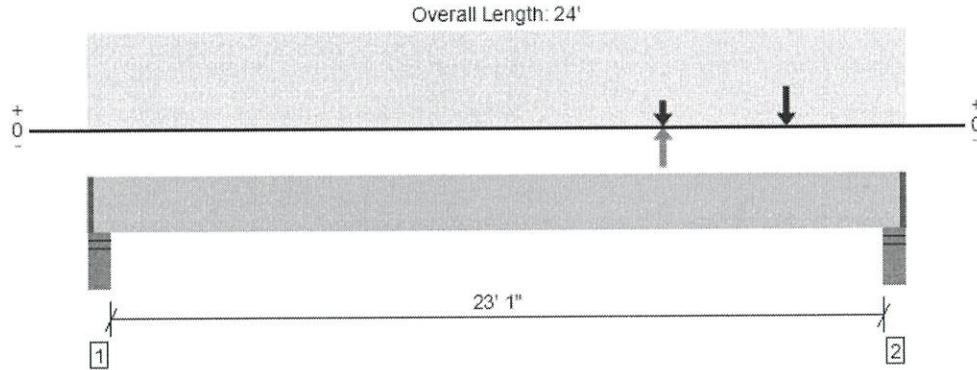
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ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, B3 with Strap Wind Up
1 piece(s) 5 1/4" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	6158 @ 23' 8"	13125 (4.00")	Passed (47%)	--	1.0 D - 0.525 E + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	4717 @ 22' 4 1/2"	14210	Passed (33%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	19131 @ 16' 10 1/2"	40743	Passed (47%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.407 @ 13' 13/16"	0.583	Passed (L/688)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.737 @ 13' 5/16"	1.167	Passed (L/380)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Member Length : 23' 9"
 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)						Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Wind	Seismic	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	915	1033	399	-800	523/-523	2263	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	1.88"	2412	2452	1660	-1950	1273/-1273	6165	1 1/2" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Wind (1.60)	Seismic (1.60)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	23.0	--	--	--	--	
1 - Uniform (PSF)	0 to 24' (Front)	1' 4"	12.0	40.0	-	-	-	Default Load
2 - Point (lb)	20' 6" (Front)	N/A	1595	1601	1290	-	-	Linked from: B1, Support 2
3 - Point (lb)	16' 10 1/2" (Front)	N/A	802	604	769	-	-	Linked from: H1, Support 1
4 - Point (lb)	16' 10 1/2" (Front)	N/A	-	-	-	-2750	-1796	

- Side loads are assumed to not induce cross-grain tension.

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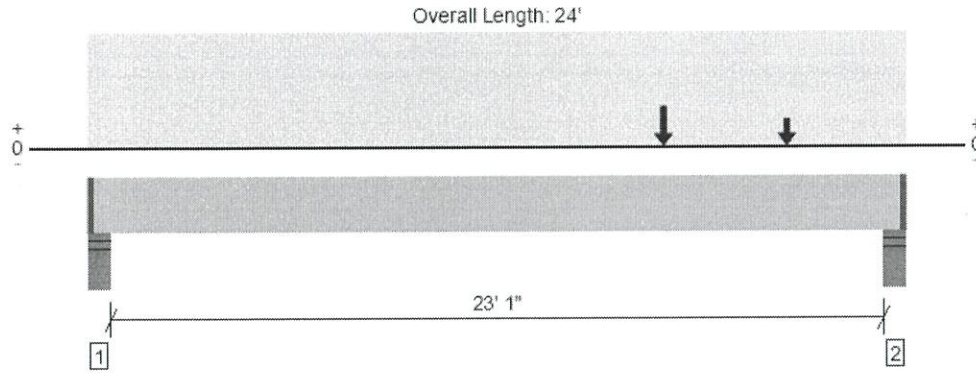
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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, B3 with Overstrength
1 piece(s) 5 1/4" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7160 @ 23' 8"	13125 (4.00")	Passed (55%)	--	1.0 D + 0.525 E + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	4717 @ 22' 4 1/2"	14210	Passed (33%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	33052 @ 16' 10 1/2"	65188	Passed (51%)	1.60	1.0 D + 0.525 E + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.407 @ 13' 13/16"	0.583	Passed (L/688)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.737 @ 13' 5/16"	1.167	Passed (L/380)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

Member Length : 23' 9"
System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- -366 lbs uplift at support located at 4". Strapping or other restraint may be required.
- -781 lbs uplift at support located at 23' 8". Strapping or other restraint may be required.

Supports	Bearing Length			Loads to Supports (lbs)					Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Seismic	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	915	1033	399	1307/-1307	2675/-366	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	2.18"	2412	2452	1660	3182/-3182	7167/-781	1 1/2" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Seismic (1.60)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	23.0	--	--	--	
1 - Uniform (PSF)	0 to 24' (Front)	1' 4"	12.0	40.0	-	-	Default Load
2 - Point (lb)	20' 6" (Front)	N/A	1595	1601	1290	-	Linked from: B1, Support 2
3 - Point (lb)	16' 10 1/2" (Front)	N/A	802	604	769	-	Linked from: H1, Support 1
4 - Point (lb)	16' 10 1/2" (Front)	N/A	-	-	-	4489	

• Side loads are assumed to not induce cross-grain tension.

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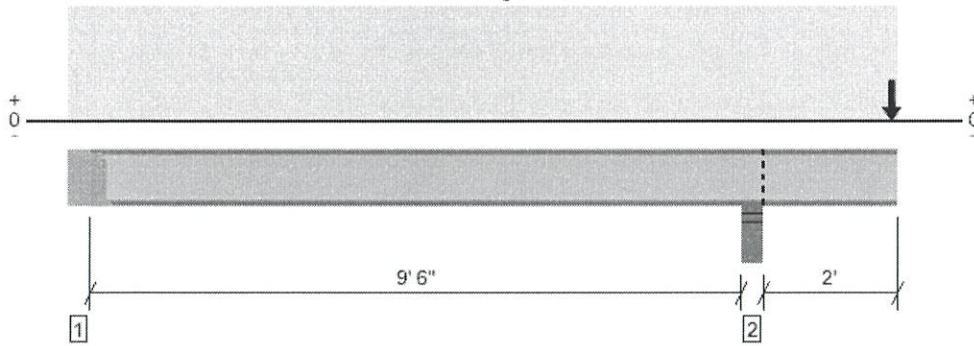
FLOOR, B4

2 piece(s) 14" TJI® 360 @ 16" OC

Passed
MIU Hanger At
Reaction 1

An excessive uplift of 522 lbs at support located at 5 1/2" failed this product.

Overall Length: 12' 5"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3447 @ 10' 2 1/4"	6900 (5.25")	Passed (50%)	1.15	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2758 @ 10' 5"	4497	Passed (61%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	-5908 @ 10' 2 1/4"	16871	Passed (35%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.062 @ 12' 5"	0.200	Passed (2L/856)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.109 @ 12' 5"	0.223	Passed (2L/492)	--	1.0 D + 1.0 S (All Spans)
TJ-Pro™ Rating	72	40	Passed	--	--

Member Length : 11' 11 1/2"
System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Overhang deflection criteria: LL (0.2") and TL (2L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 7/8" Weyerhaeuser Edge Gold™ Panel (32" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: 1/2" Gypsum ceiling.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Hanger on 14" DF beam	5.50"	Hanger ¹	1.75" / - ²	-179	284	-343	105/-522	See note ¹
2 - Stud wall - DF	5.50"	5.50"	3.50"	1550	392	1897	3447	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.
- ² Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	9' 7" o/c	
Bottom Edge (Lu)	6' 1" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Face Mount Hanger	MIU4.75/9	2.50"	N/A	16-10dx1.5	6-10dx1.5	Web Stiffeners

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 12' 5"	16"	12.0	40.0	-	Default Load
2 - Point (PLF)	12' 4"	16"	85.0	-	-	
3 - Point (PLF)	12' 4"	16"	30.0	-	50.0	
4 - Point (lb)	12' 4"	N/A	1019	-	1487	Linked from: H2, Support 1

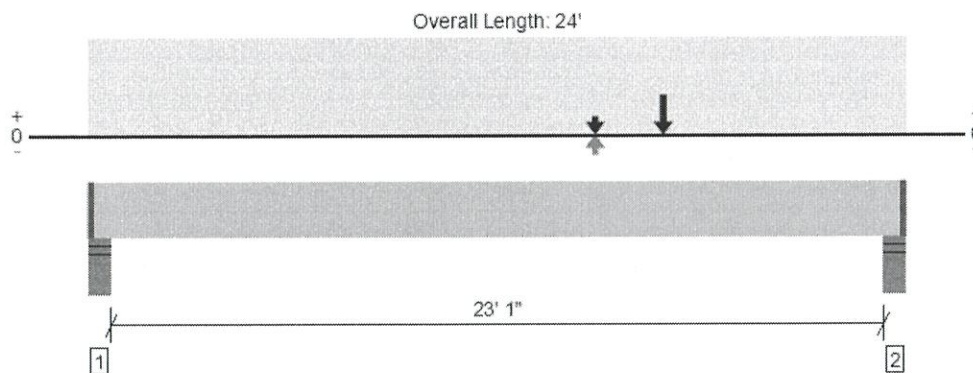
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FLOOR, B5

1 piece(s) 7" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	6168 @ 23' 8"	17500 (4.00")	Passed (35%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	5508 @ 22' 4 1/2"	18947	Passed (29%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	33820 @ 14' 3 7/16"	54324	Passed (62%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.622 @ 12' 2"	0.778	Passed (L/450)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.968 @ 12' 4 1/8"	1.167	Passed (L/289)	--	1.0 D + 1.0 L (All Spans)

Member Length : 23' 9"
 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Member should be side-loaded from both sides of the member or braced to prevent rotation.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	4.00"	1.50"	1481	3479	470	4960	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	1.50"	2268	3802	1439	6198	1 1/2" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	23' 9" o/c	
Bottom Edge (Lu)	23' 9" o/c	

• Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1 1/2" to 23' 10 1/2"	N/A	30.6	--	--	
1 - Uniform (PSF)	0 to 24' (Front)	1' 4"	12.0	40.0	-	Default Load
2 - Point (lb)	16' 10 1/2" (Front)	N/A	802	604	769	Linked from: H1, Support 2
3 - Uniform (PLF)	0 to 24' (Front)	N/A	34.5	213.0	-11.3	Linked from: FJ4, Support 1
4 - Point (lb)	16' 10 1/2" (Front)	N/A	1186	-	1753	Linked from: R5, Support 1
5 - Point (lb)	14' 10 1/2" (Front)	N/A	-179	284	-343	Linked from: B4, Support 1

• Side loads are assumed to not induce cross-grain tension.

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

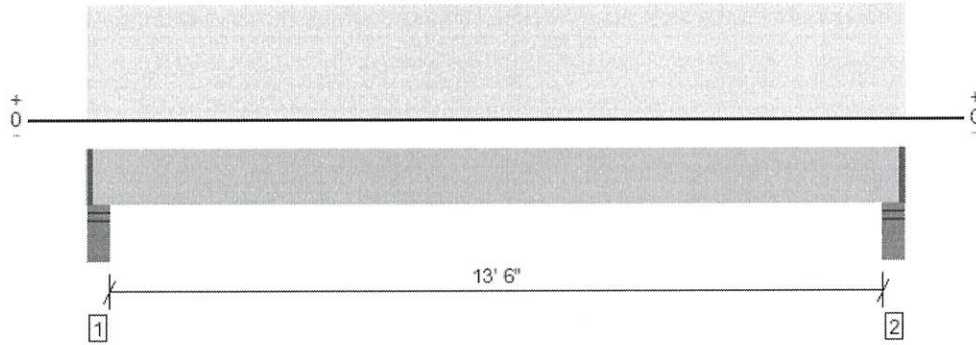


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FLOOR, B6

1 piece(s) 5 1/2" x 14" 24F-V4 DF Glulam

Overall Length: 14' 5"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7246 @ 4"	13750 (4.00")	Passed (53%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	5712 @ 1' 7 1/2"	13603	Passed (42%)	1.00	1.0 D + 1.0 L (All Spans)
Pos Moment (Ft-lbs)	24176 @ 7' 2 1/2"	35933	Passed (67%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.278 @ 7' 2 1/2"	0.344	Passed (L/594)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.363 @ 7' 2 1/2"	0.688	Passed (L/454)	--	1.0 D + 1.0 L (All Spans)

Member Length : 14' 2"
 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Critical positive moment adjusted by a volume/size factor of 1.00 that was calculated using length L = 13' 9".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	4.00"	2.11"	1738	5633	-32	7372	1 1/2" Rim Board
2 - Stud wall - DF	5.50"	4.00"	2.11"	1738	5633	-32	7372	1 1/2" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	14' 2" o/c	
Bottom Edge (Lu)	14' 2" o/c	

• Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1 1/2" to 14' 3 1/2"	N/A	18.7	--	--	
1 - Uniform (PLF)	0 to 14' 5" (Front)	N/A	89.3	298.5	-	Linked from: FJ2, Support 1
2 - Uniform (PLF)	0 to 14' 5" (Front)	N/A	133.5	483.0	-4.5	Linked from: FJ1, Support 2

• Side loads are assumed to not induce cross-grain tension.

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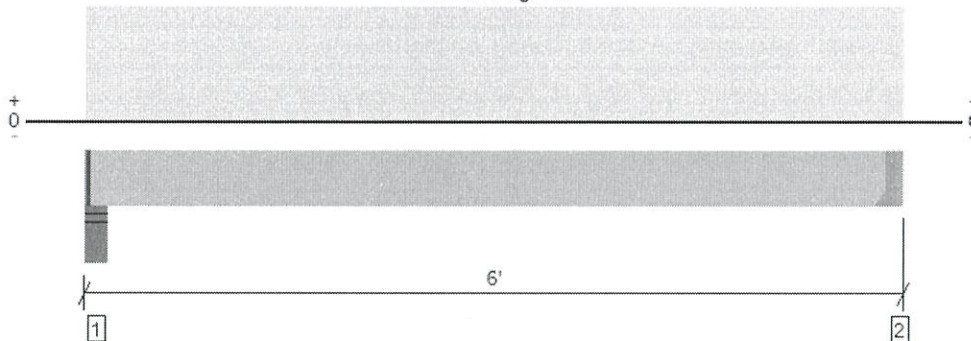


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FLOOR, DJ1

1 piece(s) 2 x 8 DF No.2 @ 16" OC

Overall Length: 6'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	278 @ 5' 10 1/2"	1406 (1.50")	Passed (20%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	206 @ 5' 3 1/4"	1305	Passed (16%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	363 @ 3' 1 1/2"	1360	Passed (27%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.023 @ 3' 1 1/2"	0.138	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.027 @ 3' 1 1/2"	0.275	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

Member Length : 5' 9 1/4"
 System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	4.25"	1.50"	50	250	104	316	1 1/4" Rim Board
2 - Hanger on 7 1/4" DF beam	1.50"	Hanger ¹	1.50"	46	230	96	290	See note ¹

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	5' 9" o/c	
Bottom Edge (Lu)	5' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	LU26	1.50"	N/A	6-10dx1.5	4-10dx1.5	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 6'	16"	12.0	60.0	25.0	Default Load

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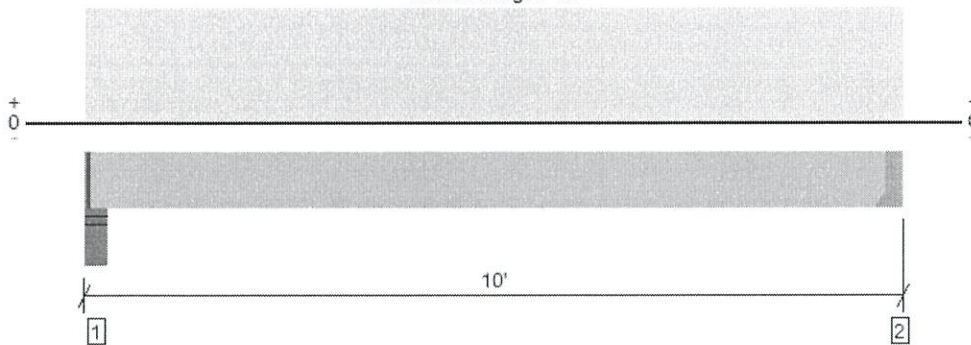


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FLOOR, DJ2

1 piece(s) 2 x 8 DF No.2 @ 16" OC

Overall Length: 10'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	480 @ 9' 10 1/2"	1406 (1.50")	Passed (34%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	398 @ 9' 3 1/4"	1305	Passed (30%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	1083 @ 5' 1 1/2"	1360	Passed (80%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.204 @ 5' 1 1/2"	0.237	Passed (L/558)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.243 @ 5' 1 1/2"	0.475	Passed (L/469)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

Member Length : 9' 9 1/4"
 System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	4.25"	1.50"	82	410	171	518	1 1/4" Rim Board
2 - Hanger on 7 1/4" DF beam	1.50"	Hanger ¹	1.50"	78	390	163	492	See note ¹

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	8' 3" o/c	
Bottom Edge (Lu)	9' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	LU26	1.50"	N/A	6-10dx1.5	4-10dx1.5	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 10'	16"	12.0	60.0	25.0	Default Load

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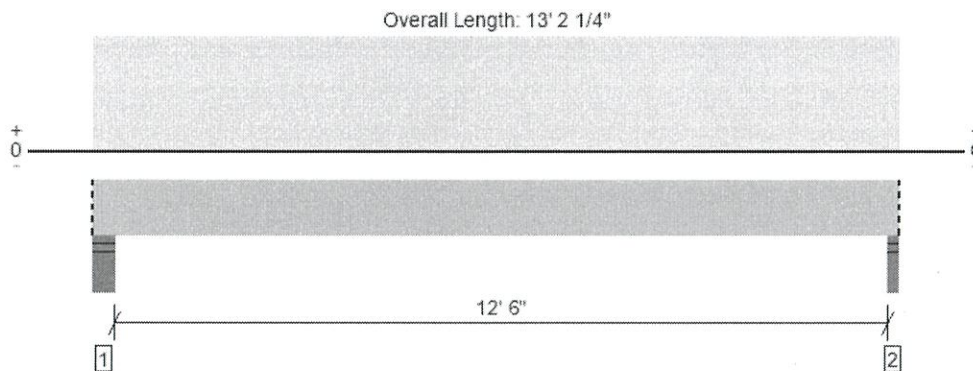
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FLOOR, DB1
1 piece(s) 6 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1619 @ 13' 1"	9453 (2.75")	Passed (17%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	1300 @ 1' 3"	5922	Passed (22%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	4841 @ 6' 8 1/2"	6032	Passed (80%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.232 @ 6' 8 1/2"	0.425	Passed (L/660)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.291 @ 6' 8 1/2"	0.637	Passed (L/526)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

Member Length : 13' 2 1/4"
System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	5.50"	5.50"	1.50"	340	1258	523	1676	Blocking
2 - Stud wall - DF	2.75"	2.75"	1.50"	329	1215	505	1619	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	13' 2" o/c	
Bottom Edge (Lu)	13' 2" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 13' 2 1/4"	N/A	13.2	--	--	
1 - Uniform (PLF)	0 to 13' 2 1/4" (Front)	N/A	37.5	187.5	78.0	Linked from: DJ1, Support 1

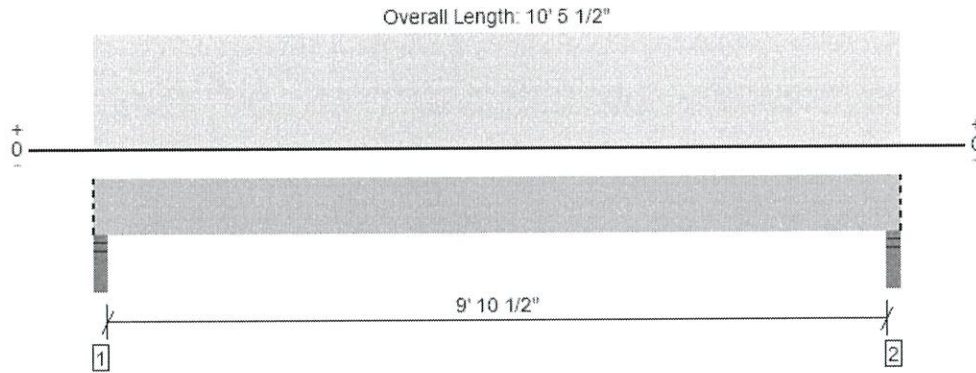
- Side loads are assumed to not induce cross-grain tension.

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FLOOR, DB2
1 piece(s) 6 x 10 DF No.2

Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2100 @ 2"	12031 (3.50")	Passed (17%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	1585 @ 1' 1"	5922	Passed (27%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	4898 @ 5' 2 3/4"	6032	Passed (81%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.151 @ 5' 2 3/4"	0.338	Passed (L/803)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.186 @ 5' 2 3/4"	0.506	Passed (L/654)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

Member Length : 10' 5 1/2"
System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	3.50"	3.50"	1.50"	391	1608	671	2100	Blocking
2 - Stud wall - DF	3.50"	3.50"	1.50"	391	1608	671	2100	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	10' 6" o/c	
Bottom Edge (Lu)	10' 6" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 10' 5 1/2"	N/A	13.2	--	--	
1 - Uniform (PLF)	0 to 10' 5 1/2" (Front)	N/A	61.5	307.5	128.3	Linked from: DJ2, Support 1

- Side loads are assumed to not induce cross-grain tension.

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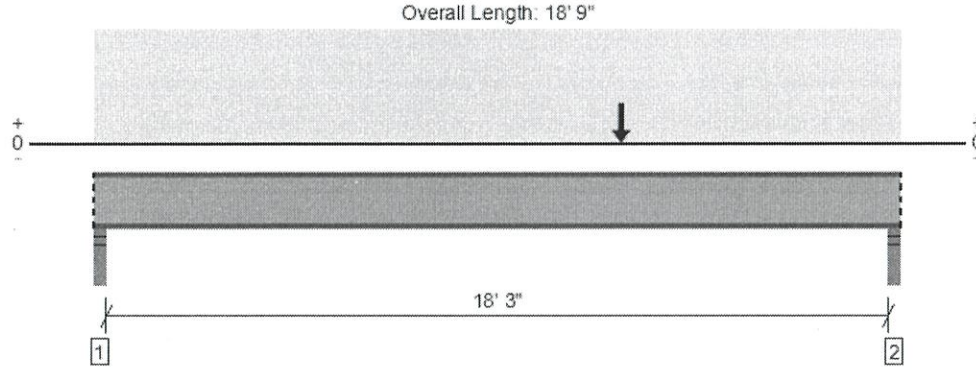
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FLOOR, H7 (Steel)
1 piece(s) W10X26 (A992) ASTM Steel



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7036 @ 18' 7 1/2"	10819 (3.00")	Passed (65%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	6905 @ 18' 6"	53560	Passed (13%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	33963 @ 11' 6 3/8"	36389	Passed (93%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.250 @ 9' 7 1/2"	0.617	Passed (L/888)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.485 @ 9' 7 7/16"	0.925	Passed (L/458)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Applicable calculations are based on ANSI/AISC 360-16.
- A lateral-torsional buckling factor (C_b) of 1.0 has been assumed.

Member Length : 18' 9"
 System : Floor
 Member Type : Drop Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	3.00"	3.00"	3.00"	2929	2891	1230	6021	Blocking
2 - Stud wall - DF	3.00"	3.00"	3.00"	3411	3013	1820	7036	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	End Bearing Points	
Bottom Edge (Lu)	End Bearing Points	

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 18' 9"	N/A	26.0	--	--	
1 - Uniform (PLF)	0 to 18' 9" (Front)	N/A	229.5	294.0	61.5	Linked from: FJ4, Support 2
2 - Point (lb)	12' 3" (Front)	N/A	1550	392	1897	Linked from: B4, Support 2

- Side loads are assumed to not induce cross-grain tension.

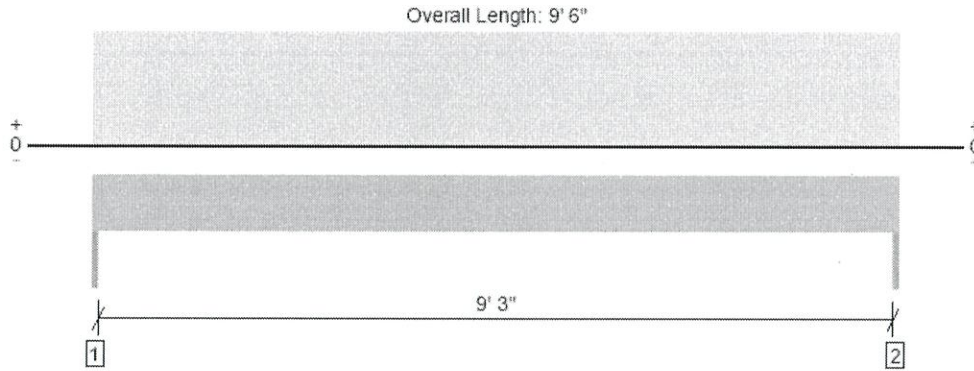
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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	



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FLOOR, H8
1 piece(s) 6 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1779 @ 0	5156 (1.50")	Passed (35%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1436 @ 11"	5922	Passed (24%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	4226 @ 4' 9"	6032	Passed (70%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.081 @ 4' 9"	0.317	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.134 @ 4' 9"	0.475	Passed (L/848)	--	1.0 D + 1.0 L (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Member Length : 9' 6"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	707	1073	342	1779	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	707	1073	342	1779	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	9' 6" o/c	
Bottom Edge (Lu)	9' 6" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 9' 6"	N/A	13.2	--	--	
1 - Uniform (PSF)	0 to 9' 6"	1' 4"	12.0	40.0	-	Default Load
2 - Uniform (PLF)	0 to 9' 6"	N/A	85.0	-	-	
3 - Uniform (PLF)	0 to 9' 6"	N/A	34.5	172.5	72.0	Linked from: DJ1, Support 2

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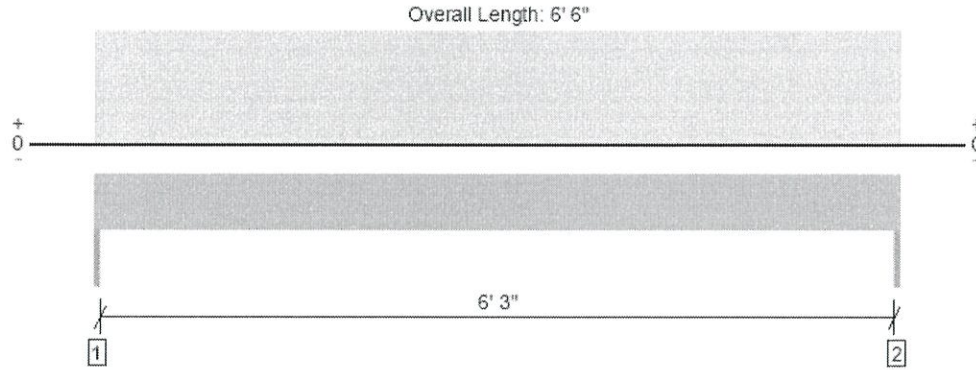
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FLOOR, H9
1 piece(s) 6 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1702 @ 0	5156 (1.50")	Passed (33%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	1210 @ 11"	5922	Passed (20%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	2739 @ 3' 3"	6032	Passed (45%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.028 @ 3' 3"	0.217	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.041 @ 3' 3"	0.325	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Member Length : 6' 6"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	561	1124	397	1702	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	561	1124	397	1702	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 6" o/c	
Bottom Edge (Lu)	6' 6" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 6' 6"	N/A	13.2	--	--	
1 - Uniform (PSF)	0 to 6' 6"	1' 4"	12.0	40.0	-	Default Load
2 - Uniform (PLF)	0 to 6' 6"	N/A	85.0	-	-	
3 - Uniform (PLF)	0 to 6' 6"	N/A	58.5	292.5	122.3	Linked from: DJ2, Support 2

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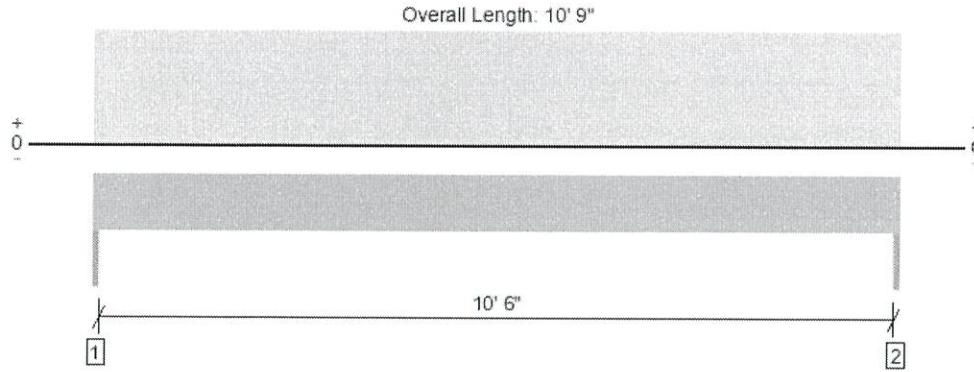
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FLOOR, H10
1 piece(s) 6 x 10 DF No.2

Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	901 @ 0	5156 (1.50")	Passed (17%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	747 @ 11"	5922	Passed (13%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	2421 @ 5' 4 1/2"	6032	Passed (40%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.031 @ 5' 4 1/2"	0.358	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.099 @ 5' 4 1/2"	0.538	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)

Member Length : 10' 9"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	614	287	901	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	614	287	901	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	10' 9" o/c	
Bottom Edge (Lu)	10' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 10' 9"	N/A	13.2	--	
1 - Uniform (PSF)	0 to 10' 9"	1' 4"	12.0	40.0	Default Load
2 - Uniform (PLF)	0 to 10' 9"	N/A	85.0	-	

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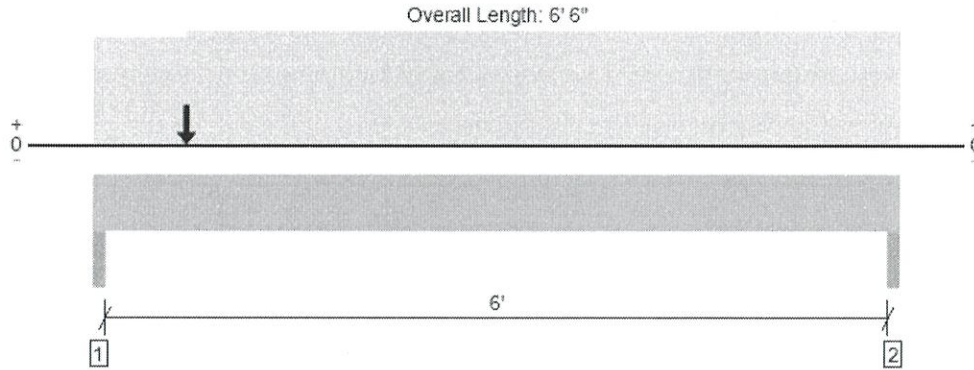
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FLOOR, H11
1 piece(s) 6 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	5770 @ 1' 1/2"	10313 (3.00")	Passed (56%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	3833 @ 1' 1/2"	6810	Passed (56%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	5920 @ 2' 11 13/16"	6937	Passed (85%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.046 @ 3' 2 3/16"	0.208	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.083 @ 3' 2 1/8"	0.313	Passed (L/902)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Member Length : 6' 6"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Trimmer - DF	3.00"	3.00"	1.68"	2658	2216	1934	5770	None
2 - Trimmer - DF	3.00"	3.00"	1.50"	1621	1448	1222	3623	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 6" o/c	
Bottom Edge (Lu)	6' 6" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 6' 6"	N/A	13.2	--	--	
1 - Uniform (PSF)	0 to 9"	11' 9"	12.0	40.0	-	
2 - Uniform (PLF)	9" to 6' 6"	N/A	185.3	417.0	72.0	Linked from: FJ3, Support 1
3 - Uniform (PLF)	0 to 6' 6"	N/A	85.0	-	-	
4 - Uniform (PLF)	0 to 6' 6"	N/A	174.5	-	275.5	Linked from: RJ3, Support 1
5 - Point (lb)	9"	N/A	1335	914	951	Linked from: B2, Support 1

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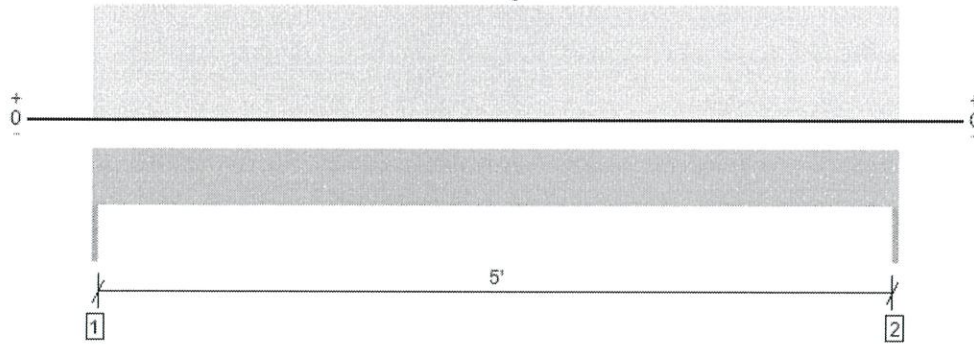


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FLOOR, H12

1 piece(s) 4 x 10 DF No.2

Overall Length: 5' 3"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2266 @ 0	3281 (1.50")	Passed (69%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1493 @ 10 3/4"	3885	Passed (38%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	2974 @ 2' 7 1/2"	4492	Passed (66%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.026 @ 2' 7 1/2"	0.175	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.040 @ 2' 7 1/2"	0.262	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)

Member Length : 5' 3"
 System : Wall
 Member Type : Header
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	793	1473	144	2266	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	793	1473	144	2266	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	5' 3" o/c	
Bottom Edge (Lu)	5' 3" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 5' 3"	N/A	8.2	--	--	
1 - Uniform (PLF)	0 to 5' 3"	N/A	294.0	561.0	54.8	Linked from: FJ1, Support 1

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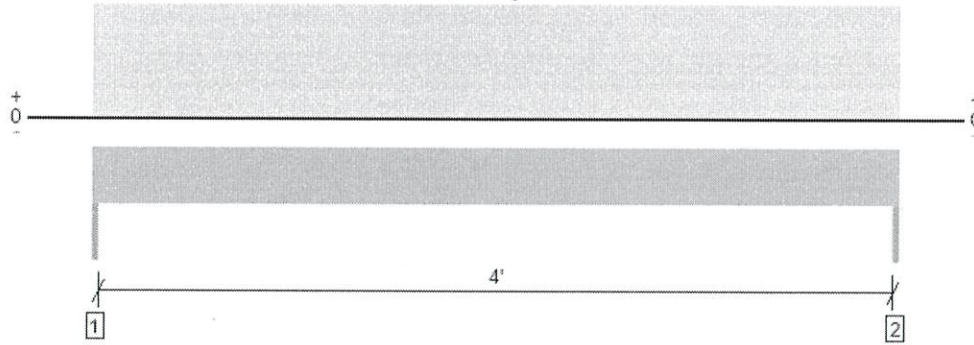


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FLOOR, H13

1 piece(s) 4 x 10 DF No.2

Overall Length: 4' 3"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1613 @ 0	3281 (1.50")	Passed (49%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	933 @ 10 3/4"	4468	Passed (21%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	1713 @ 2' 1 1/2"	5166	Passed (33%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.008 @ 2' 1 1/2"	0.142	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.015 @ 2' 1 1/2"	0.213	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Member Length : 4' 3"
 System : Wall
 Member Type : Header
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	726	634	547	1613	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	726	634	547	1613	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	4' 3" o/c	
Bottom Edge (Lu)	4' 3" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 4' 3"	N/A	8.2	--	--	
1 - Uniform (PLF)	0 to 4' 3"	N/A	89.3	298.5	-	Linked from: FJ2, Support 2
2 - Uniform (PLF)	0 to 4' 3"	N/A	85.0	-	-	
3 - Uniform (PLF)	0 to 4' 3"	N/A	159.4	-	257.5	Linked from: RJ1, Support 1

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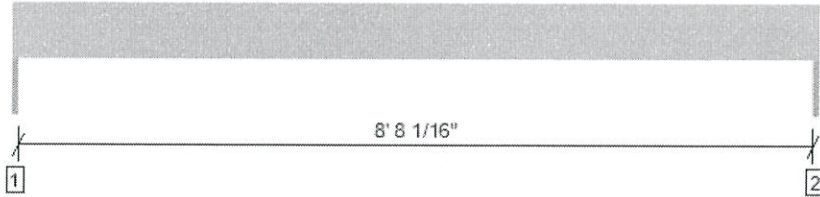


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FLOOR, RIM JOIST AT STAIRS

1 piece(s) 3 1/2" x 14" 1.55E TimberStrand® LSL

Overall Length: 8' 11 1/16"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	68 @ 0	4069 (1.50")	Passed (2%)	--	1.0 D (All Spans)
Shear (lbs)	49 @ 1' 3 1/2"	9114	Passed (1%)	0.90	1.0 D (All Spans)
Moment (Ft-lbs)	152 @ 4' 5 1/2"	19656	Passed (1%)	0.90	1.0 D (All Spans)
Vert Live Load Defl. (in)	0.000 @ 0	0.297	Passed (2L/999+)	--	1.0 D (All Spans)
Vert Total Load Defl. (in)	0.002 @ 4' 5 1/2"	0.446	Passed (L/999+)	--	1.0 D (All Spans)
Lat Member Reaction (lbs)	1445 @ 8' 11 1/16"	N/A	Passed (N/A)	1.60	1.0 D + 0.6 W
Lat Shear (lbs)	1310 @ 5"	7840	Passed (17%)	1.60	1.0 D + 0.6 W
Lat Moment (Ft-lbs)	3222 @ mid-span	9966	Passed (32%)	1.60	1.0 D + 0.6 W
Lat Deflection (in)	0.424 @ mid-span	0.446	Passed (L/253)	--	1.0 D + 0.6 W
Bi-Axial Bending	0.33	1.00	Passed (33%)	1.60	1.0 D + 0.6 W

Member Length : 8' 11 1/16"
 System : Wall
 Member Type : Header
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Lateral deflection criteria: Wind (L/240)

Supports	Bearing Length			Loads to Supports (lbs)		Accessories
	Total	Available	Required	Dead	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	68	68	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	68	68	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	8' 11" o/c	
Bottom Edge (Lu)	8' 11" o/c	

•Maximum allowable bracing intervals based on applied load.

Lateral Connections						
Supports	Stud Size	Stud Material	Connector	Type/Model	Quantity	Nailing
Left	2X	Douglas Fir-Larch		N/A	N/A	N/A
Right	2X	Douglas Fir-Larch		N/A	N/A	N/A

Vertical Load	Location	Tributary Width	Dead (0.90)	Comments
0 - Self Weight (PLF)	0 to 8' 11 1/16"	N/A	15.3	

Lateral Load	Location	Tributary Width	Wind (1.60)	Comments
1 - Uniform (PSF)	Full Length	9'	60.0	

• IBC Table 1604.3, footnote f: Deflection checks are performed using 42% of this lateral wind load.

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Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

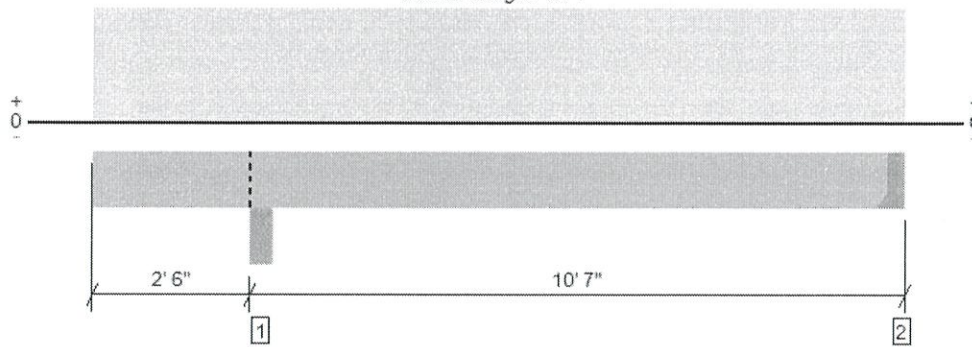


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 File Name: McReynolds PC

Low Roof, LRJ1

1 piece(s) 2 x 10 DF No.2 @ 24" OC

Overall Length: 13' 1"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	389 @ 12' 11 1/2"	1406 (1.50")	Passed (28%)	--	1.0 D + 1.0 S (Alt Spans)
Shear (lbs)	358 @ 3' 8 3/4"	1915	Passed (19%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	947 @ 8' 1 1/8"	2334	Passed (41%)	1.15	1.0 D + 1.0 S (Alt Spans)
Live Load Defl. (in)	0.071 @ 7' 10 15/16"	0.512	Passed (L/999+)	--	1.0 D + 1.0 S (Alt Spans)
Total Load Defl. (in)	0.110 @ 7' 11 1/4"	0.682	Passed (L/999+)	--	1.0 D + 1.0 S (Alt Spans)

Member Length : 12' 11 1/2"
 System : Roof
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 0.25/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Beveled Plate - DF	5.50"	5.50"	1.50"	246	410	657	Blocking
2 - Hanger on 9 1/4" DF beam	1.50"	Hanger ¹	1.50"	146	253	399	See note ¹

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	13' o/c	
Bottom Edge (Lu)	13' o/c	

• Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	LRU28Z	1.94"	N/A	6-10dx1.5	5-10d	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 13' 1"	24"	15.0	25.0	Default Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Matt Nava Nava Contracting and Engineering (503) 238-0633 Mattsnava@gmail.com	

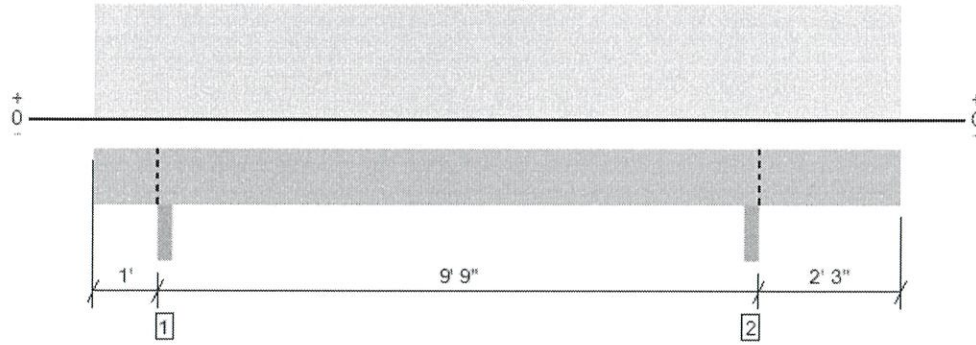


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Low Roof, LRJ2

1 piece(s) 2 x 10 DF No.2 @ 24" OC

Overall Length: 13'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	591 @ 10' 7 1/4"	3282 (3.50")	Passed (18%)	--	1.0 D + 1.0 S (Adj Spans)
Shear (lbs)	325 @ 9' 8 1/4"	1915	Passed (17%)	1.15	1.0 D + 1.0 S (Adj Spans)
Moment (Ft-lbs)	799 @ 5' 8 9/16"	2334	Passed (34%)	1.15	1.0 D + 1.0 S (Alt Spans)
Live Load Defl. (in)	0.052 @ 5' 10"	0.473	Passed (L/999+)	--	1.0 D + 1.0 S (Alt Spans)
Total Load Defl. (in)	0.079 @ 5' 9 3/4"	0.631	Passed (L/999+)	--	1.0 D + 1.0 S (Alt Spans)

Member Length : 13'
System : Roof
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0.25/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Beam - DF	3.50"	3.50"	1.50"	169	290	459	Blocking
2 - Beam - DF	3.50"	3.50"	1.50"	221	370	591	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	13' o/c	
Bottom Edge (Lu)	13' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 13'	24"	15.0	25.0	Default Load

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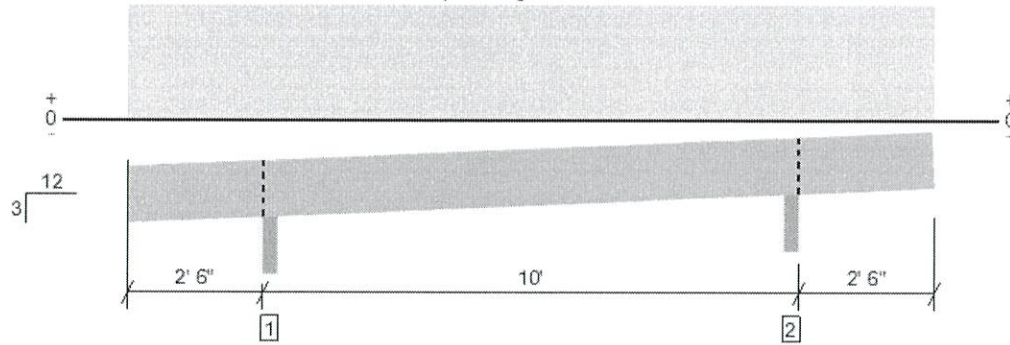


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Low Roof, LRJ3

1 piece(s) 2 x 12 DF No.2 @ 24" OC

Sloped Length: 15' 5 9/16"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	616 @ 2' 7 3/4"	3382 (3.50")	Passed (18%)	--	1.0 D + 1.0 S (Adj Spans)
Shear (lbs)	316 @ 3' 8 7/16"	2329	Passed (14%)	1.15	1.0 D + 1.0 S (Adj Spans)
Moment (Ft-lbs)	758 @ 7' 6"	3138	Passed (24%)	1.15	1.0 D + 1.0 S (Alt Spans)
Live Load Defl. (in)	0.031 @ 7' 6"	0.500	Passed (L/999+)	--	1.0 D + 1.0 S (Alt Spans)
Total Load Defl. (in)	0.045 @ 7' 6"	0.667	Passed (L/999+)	--	1.0 D + 1.0 S (Alt Spans)

Member Length : 15' 8 3/8"
 System : Roof
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 3/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Beveled Plate - DF	3.50"	3.50"	1.50"	232	384	616	Blocking
2 - Beveled Plate - DF	3.50"	3.50"	1.50"	232	384	616	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	15' 6" o/c	
Bottom Edge (Lu)	15' 6" o/c	

- Maximum allowable bracing intervals based on applied load.
- Dimensions for lateral bracing intervals are measured along the length of the member for sloped conditions.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 15'	24"	15.0	25.0	Default Load

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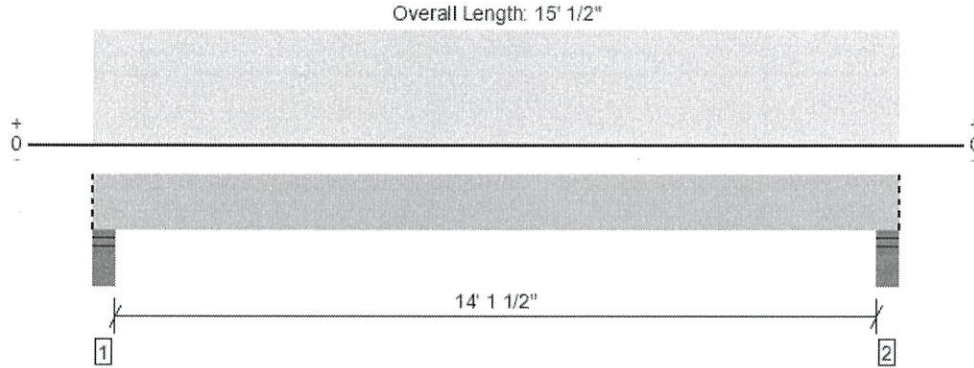
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Low Roof, LRB1
1 piece(s) 6 x 12 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2587 @ 4"	18906 (5.50")	Passed (14%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2100 @ 1' 5"	8244	Passed (25%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	8886 @ 7' 6 1/4"	10166	Passed (87%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.217 @ 7' 6 1/4"	0.719	Passed (L/794)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.365 @ 7' 6 1/4"	0.958	Passed (L/473)	--	1.0 D + 1.0 S (All Spans)

Member Length : 15' 1/2"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	5.50"	5.50"	1.50"	1046	1542	2587	Blocking
2 - Stud wall - DF	5.50"	5.50"	1.50"	1046	1542	2587	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	15' 1" o/c	
Bottom Edge (Lu)	15' 1" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 15' 1/2"	N/A	16.0	--	
1 - Uniform (PLF)	0 to 15' 1/2" (Front)	N/A	123.0	205.0	Linked from: LRJ1, Support 1

- Side loads are assumed to not induce cross-grain tension.

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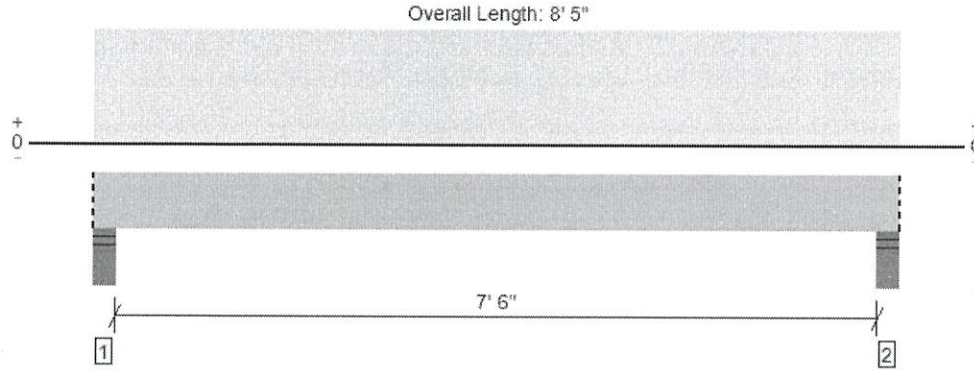
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Low Roof, LRB2
1 piece(s) 6 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2543 @ 4"	18906 (5.50")	Passed (13%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1788 @ 1' 3"	6810	Passed (26%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	4536 @ 4' 2 1/2"	6937	Passed (65%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.059 @ 4' 2 1/2"	0.387	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.096 @ 4' 2 1/2"	0.517	Passed (L/969)	--	1.0 D + 1.0 S (All Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Member Length : 8' 5"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 0/12

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	5.50"	5.50"	1.50"	986	1557	2543	Blocking
2 - Stud wall - DF	5.50"	5.50"	1.50"	986	1557	2543	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	8' 5" o/c	
Bottom Edge (Lu)	8' 5" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 8' 5"	N/A	13.2	--	
1 - Uniform (PLF)	0 to 8' 5" (Front)	N/A	110.5	185.0	Linked from: LRJ2, Support 2
2 - Uniform (PLF)	0 to 8' 5" (Front)	N/A	110.5	185.0	Linked from: LRJ2, Support 2

- Side loads are assumed to not induce cross-grain tension.

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File Name: McReynolds PC

Client: Mali McReynolds
Project: Pacific City, Oregon

M.V.Nava
11/05/24

SUMMARY

	P(seismic)	P(wind)	P(wind) 9.6 psf	v(seismic)	v(wind)	Length	No.	
1								
Upper	2566	2127	749	253	210			C/2
Rup1				1843	1437	10.1	1	
Main	4026	5354	1757	120	160			S/0
Rup1				652	568	17.6	1	
Rup2				890	880	9.3	1	
Rup3				963	977	6.7	1	
2								
Upper	3662	4879	1886	172	230			S/6 or S/2
Rup1				1208	1612	9.3	1	
Rup2				1237	1650	7.8	1	
Rup3				1302	1736	4.2	1	
Main	5451	7866	3041	214	308			C/8
Rup1				1669	2338	15.5	1	
Rup2				1826	2544	10.0	1	
3								
Upper	1686	1745	600	76	78			S/0
Rup1				310	237	16.3	1	
Rup2				497	483	6.0	1	
Main	2756	3355	1107	89	109			S/0
Rup1				386	346	15.9	1	
Rup2				411	378	15.0	1	

SUMMARY CONTINUED

	P(seismic)	P(wind)	P(wind) 9.6 psf	v(seismic)	v(wind)	Length	No.	
A								
Upper Rup1	2277	1656	1032	569 4535	414 3288	1.0	4	WSWH18x
Main Rup1	3284	5279	2271	821 12313	1320 15798	1.0	4	WSWH18x
B								
Upper Rup1	3607	2632	1851	424 3240	310 2273	8.5	1	D/3
Main Rup1	5395	8242	4020	635 9085	970 11243	8.5	1	E/10
C								
Upper Rup1	1395	1167	818	116 821	97 634	6.0	1	S/0
Rup2				875	706	3.0	2	
Main Rup1	2529	3991	1748	440 6005	694 8066	2.9	2	D/8

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Seismic Design Category **II** Per IBC Table 1604.5
Seismic Site Class **D** Tble 1613.2.3
Importance Factor **1.00** Per Tble 1604.5
Seismic Use Group **I**

Roof Dead Load **15**
Roof Snow Load **25**
Seismic Addtl Snow Load **0**

Mapped Spectral Response Coefficients

Ss **1.279** Per section 1613.2.1 Fa = **1.2** Per Tble 1613.2.3(1)
S1 **0.667** Per section 1613.2.1 Fv = **1.5** Per Tble 1613.2.3(2)
Sds = 1.028
Sd1 = 0.670 .6-.14Sds = 0.4560358

Analysis Procedure Used **ASCE 7 – 16**
p=1.3 Load Combinations: 0.6D+(0.7E OR 0.6W)

Horizontal Irregularity

Vertical Irregularity

1a and 1b Torsional for non-flexible diaphragms

1a and 1b Soft Story

ok

2 Reentrant Corners **ok**

2 Weight **ok**

3 Diaphragm Discontinuity **ok**

3 Geometrical **ok**

4 Out of Plane Offset **ok**

4 In-Plane Discontinuity **ok**

5 Nonparallel System **ok**

5 Weak Story **ok**

Lt Framed Construction Building Does Not Exceed five stories in height excluding basement

ok

25 % INCREASE IN SEISMIC DIAPHRAGM COLLECTOR FORCES REQUIRED BY SECTION 12.3.3.4

Load Direction:

Front to Back (Building Grids 1 - 5)

Basic Seismic force resisting system(s):

Response
Modification Factor(s)
R

Seismic
Overstrength
Omega

Deflection
Amplification
Cd

A. 15. Light-frame (wood) walls sheathed w/wood structural

x

6.5

3

4

$$V = \frac{Sds * W}{R}$$

0.158 W

Front - to - Back Load Direction

Load Direction:

Side - to - Side (Building Grids A - E)

Basic Seismic force resisting system(s):

Response
Modification Factor(s)
R

Seismic
Overstrength
Omega

Deflection
Amplification
Cd

A. 15. Light-frame (wood) walls sheathed w/wood structural

x

6.5

3

4

$$V = \frac{Sds * W}{R}$$

0.158 W

Front - to - Back Load Direction

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Basic Wind Speed 3 Sec Gust **135** mph
Wind Exposure **D**

Importance Factor Per IBC Table 1604.5 **1.00**
Building Category per IBC Table 1604.5 **II**

Front - to - Back Slope:	4 : 12	Roof Angle	18.4	Degrees
Left - to - Right Slope	4 : 12	Roof Angle	18.4	Degrees
Roof Height	23.875		23.875	
Eave Height	17.5		17.5	
Roof Mean Height	20.7			

Least Building Dimension **38.5** ft

Analysis Procedure Used **ASCE 7 – 10, Envelope Procedure Ch. 28**
Load Combinations: 0.6D+(0.7E OR 0.6W)

Mean Roof Height does not exceed least horiz dimension	ok
Mean Roof Height does not exceed 60 ft/Exp B or 30ft/Exp C	ok
Building is not located on upper half of isolated hill or escarpment	ok
Building is regular in shape and approximately symmetrical	ok
Roof Slope is less than 12:12	ok

Height and Exposure Adjustment Coefficient per Figure 28.6-1 (λ) **1.55**

Mean Roof Height	B	C	D
15 ft	1	1.21	1.47
20	1	1.29	1.55
25	1	1.35	1.61
30	1	1.4	1.66
35	1.05	1.45	1.7
40	1.09	1.49	1.74
45	1.12	1.53	1.78

Simplified Design Wind Pressure:

			Zone			
			A	B	C	D
Front - to - Back Direction: angle =	4:12					
	Ps30 =	40.1		-10.5	26.7	-5.9
Ps = (λ)*(Importance Factor)*0.6*(Ps30)						
	Ps =Design Wind Pressure =	37.25		-9.77	24.83	-5.44
Left - to - Right Direction: angle	4:12					
	Ps30 =	40.05		-10.50	26.7	-5.85
Ps = (λ)*(Importance Factor)*0.6*(Ps30)						
	Ps =Design Wind Pressure =	37.25		-9.77	24.83	-5.44
Building Zone Dimension a:						
	10 % least Building Dimension		3.85			
	.04 % least Building Dimension		1.54			
	.4h =		7			
	a =	3.85				

Client: Mali McReynolds
 Project: Pacific City, Oregon
 Wind Basic Wind Speed = 135

Zone A	Zone B	Zone C	Zone D
37.2465	-9.765	24.831	-5.4405
	3.85		3.85

By: M.V.Nava
 Date: 11/05/24
 Exposure D

Building Dimension a = 3.85

Building Dimension a

Lines :	1	2	3
Eave Ht	17.5	17.5	17.5
Wall Trib	10.125	19.25	9.125
L(tot)	10.125	21.257	22.25
Upper	9.5	9.5	9.5
Wall Trib	12	19.25	7.25
L(tot)	33.503	25.5	30.875
Main	5	5	5

Roof Loads

Upper Roof	930	2967	647
Main Roof	1252		
Upper			
P	2127	4879	1745
v	210	230	78
Rup1	1437	1612	237
Rup2	1680	1650	483
Rup2	1680	1736	627
Main			
P	5354	7866	3355
v	160	308	109
Rup1	568	2338	346
Rup2	880	2544	378
Rup3	977	2919	941
Base P	7333	9291	5187

TOTAL BASE WIND
 21811 lb

Client: Mali McReynolds
 Project: Pacific City, Oregon
 Wind Basic Wind Speed = 3.85

Zone A	Zone B	Zone C	Zone D
16	8	16	8
9.6	4.8	9.6	4.8
	3.85	0	3.85

By: M.V.Nava
 Date: 11/05/24
 Exposure 3
 Building Dimension a = 3.85
 27.1.5 Minimum Design Wind Loads
 Ps=0.6*Ps30

Lines :	1	2	3
Eave Ht	17.5	17.5	17.5
Wall Trib	10.125	19.25	9.125
L(tot)	10.125	21.257	22.25
Upper	9.5	9.5	9.5
Wall Trib	12	19.25	7.25
L(tot)	33.503	25.5	30.875
Main	5	5	5

Roof Loads

Upper Roof	360	1147	250
Main Roof	360		
Upper			
P	749	1886	600
v	74	89	27
Rup1	349	486	-174
Rup2	592	524	72
Rup2	592	610	216
Main			
P	1757	3041	1107
v	52	119	36
Rup1	-245	547	-278
Rup2	68	753	-246
Rup3	165	1128	317
Base P	2963	3959	2219

TOTAL BASE WIND
 9141 lb

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Wind Basic Wind Speed = **135.00**
Zone A Zone B Zone C Zone D
37.2465 -9.765 24.831 -5.4405
3.85 3.85

Exposure **D**

Building dimension a 3.85

Lines : A B C
Eave Ht **17.5 17.5 17.5**

Wall Trib **14.75 26.5 11.75**
L(tot) 4 8.5 12
Upper **9.5 9.5 9.5**

Wall Trib **14.75 25.25 10.5**
L(tot) 4 8.5 5.75
Main **0 0 0**

Roof Loads
Upper Roof **0 0 0**

Upper
P 1656 2632 1167
v 414 310 97
Rup1 3288 2273 634
Rup2 3312 2477 706
Rup3 3312 2477 778

Main
P 5279 8242 3991
v 1320 970 694
Rup1 15798 11243 8066
Rup2 15851 11689 8217
Rup3 15851 11689 8217
Base P 5978 9245 4896

TOTAL BASE WIND
20119 lb

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Wind Basic Wind Speed = **135.00**
Zone A Zone B Zone C Zone D
16 8 16 8
9.6 4.8 9.6 4.8
3.85 0 3.85

Exposure **D**

27.1.5 Minimum Design Wind Loads
 $Ps=0.6*Ps30$

Building dimension a 3.85

Lines : A B C
Eave Ht **17.5 17.5 17.5**

Wall Trib **14.75 26.5 11.75**
L(tot) **4 8.5 12**
Upper **9.5 9.5 9.5**

Wall Trib **14.75 25.25 10.5**
L(tot) **4 8.5 5.75**
Main **0 0 0**

Roof Loads
Upper Roof **466 833 367**

P
P 1032 1851 818
v 258 218 68
Rup1 2041 1538 401
Rup2 2065 1742 473
Rup3 2065 1742 545
P
P 2271 4020 1748
v 568 473 304
Rup1 7407 5788 3876
Rup2 7459 6234 4027
Rup3 7459 6234 4027
Base P 2575 4666 2185

TOTAL BASE WIND
9426 lb

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Line 1

Seismic Calculations

A. 15. Light-frame (wood) walls sheathed w/wood structural panels
rated for shear resistance

$$V = (Sds)Wt/R$$

$$Sds = 1.028316$$

$$R = 6.5$$

$$V = 0.1582 (Wt)$$

<u>Lvl</u>	<u>Ht</u>	<u>Wt</u>	<u>wxhx</u>	<u>Totwxhx</u>	<u>Fx</u>	<u>V (total)</u>	<u>V(design)</u>
Eave	17.5	13,185	230733.56	0.623856	2,819		
Upper	9.5	13,823	131320.88	0.3550646	1,605	2,819	2,566
Main	5	1,559	7796.25	0.0210795	95	4,424	4,026
Base		28,567	369850.69	1	4,519	4,519	4,113

$$\text{Tot Wt} = 28,567 \text{ lbs}$$

$$V(\text{base}) = 4,519 \text{ lbs}$$

$$Q = p \times .7E = 1.3 \times .7E = .91 \times E$$

$$\text{Design } V = 0.91 E$$

<u>Lvl</u>	<u>L (tot)</u>	<u>v (Design)</u>
Upper	10.13	253
Main	33.50	120

Uplift:

	<u>L(tot)</u>	<u>L1</u>	<u>Rup,1</u>	<u>L2</u>	<u>Rup,2</u>	<u>L3</u>	<u>Rup,3</u>
Upper	10.13	10.13	1843	0	2027	0.0	2027
Main	33.50	17.58	652	9.25	890	6.7	963

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Line 2

Seismic Calculations A. 15. Light-frame (wood) walls sheathed w/wood structural panels rated for shear resistance

$$V = (Sds)Wt/R$$

$$V = 0.1582 (Wt)$$

$$Sds = 1.028 \quad R = 6.5$$

<u>Lvl</u>	<u>Ht.</u>	<u>Wt.</u>	<u>wxhx</u>	<u>Totwxhx</u>	<u>Fx</u>	<u>V (total)</u>	<u>V(design)</u>
Eave	17.5	19,320	338093.44	0.6596152	4,024		
Upper	9.5	17,390	165203.81	0.3223101	1,966	4,024	3,662
Main	5	1,853	9264.375	0.0180747	110	5,990	5,451

Base		38,562	512561.63	1	6,101	6,101	5552
------	--	--------	-----------	---	-------	-------	------

Tot Wt = 38,562 lbs
V(base) = 6,101 lbs

$Q = p \times .7E = 1.3 \times .7 E = .91 \times E$
Design V = 0.91 E

<u>Lvl</u>	<u>L (tot)</u>	<u>v (Design)</u>
Upper	21.26	172
Main	25.50	214

Uplift:	<u>L(tot,used)</u>	<u>L1</u>	<u>Rup,1</u>	<u>L2</u>	<u>Rup,2</u>	<u>L3</u>	<u>Rup,3</u>
Upper	21.26	9.34	1208	7.75	1237	4.2	1302
Main	25.50	15.50	1669	10	1826	0.0	2111

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Line 3

Seismic Calculations A. 15. Light-frame (wood) walls sheathed w/wood structural panels rated for shear resistance

$$V = (Sds)Wt/R$$

$$V = 0.1582025 (Wt) \quad Sds = 1.028316 \quad R = 6.5$$

<u>Lvl</u>	<u>Ht.</u>	<u>Wt.</u>	<u>wxhx</u>	<u>Totwxhx</u>	<u>Fx</u>	<u>V (total)</u>	<u>V(design)</u>
Eave	17.5	8,543	149506.88	0.5993663	1,853		
Upper	9.5	9,992	94922.813	0.3805413	1,176	1,853	1,686
Main	5	1,002	5011.875	0.0200924	62	3,029	2,756
Base		19,538	249441.56	1	3,091	3,091	0

Tot Wt = 19,538 lbs
V(base) = 3,091 lbs

$$Q = p \times .7E = 1.3 \times .7 E = .91 \times E$$

$$\text{Design V} = 0.91 E$$

<u>Lvl</u>	<u>L (tot)</u>	<u>v (Design)</u>
Upper	22.25	76
Main	30.88	89

Uplift:

	<u>L(tot,used)</u>	<u>L1</u>	<u>Rup,1</u>	<u>L2</u>	<u>Rup,2</u>	<u>L3</u>	<u>Rup,3</u>
Upper	22.25	16.25	310	6	497	0.0	606
Main	30.88	15.88	386	15	411	0.0	839

Client: Mali McReynolds
 Project: Pacific City, Oregon

By: M.V.Nava
 Date: 11/05/24

Line A

Seismic Calculations

A. 15. Light-frame (wood) walls sheathed w/wood structural panels
 rated for shear resistance

$$V = (Sds)Wt/R$$

$$V = 0.1582 (Wt)$$

$$Sds = 1.028316 \quad R = 6.5$$

Lvl	Ht	Wt	wxhx	<u>wxhx</u> Totwxhx	Ex	<u>V (total)</u>	V(design)
Eave	17.5	13,051	228394.69	0.6932186	2,502		
Upper	9.5	10,640	101075.25	0.3067814	1,107	2,502	2,277
Main	0	1,377	0	0	0	3,609	3,284
		25,068	329469.94	1	3,609	3,609	3284

Tot Wt = 25,068 lbs

V(base) = 3,609 lbs

$$Q = p \times .7E = 1.3 \times .7 E = .91 \times E$$

$$\text{Design } V = 0.91 E$$

Lvl	L (tot)	v (Design)
Upper	4.00	569
Main	4.00	821

Uplift:

	L(tot,used)	L1	Rup,1	L2	Rup,2	L3	Rup,3
Upper	4.00	1.00	4535	0	4553	0	4553
Main	4.00	1.00	12313	0	12353	0	12353

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Line B

Seismic Calculations

A. 15. Light-frame (wood) walls sheathed w/wood structural panels
rated for shear resistance

$$V = (Sds)Wt/R$$

$$Sds = 1.028316$$

$$R = 6.5$$

$$V = 0.1582 (Wt)$$

Lvl	Ht.	Wt.	wxhx	<u>wxhx</u> Totwxhx	Ex	V (total)	V(design)
Eave	17.5	20,585	360241.88	0.6686383	3,964		
Upper	9.5	18,792	178527.56	0.3313617	1,964	3,964	3,607
Main	0	1,802	0	0	0	5,928	5,395
		41,180	538769.44	1	5,928	5,928	5395

$$\text{Tot Wt} = 41,180 \text{ lbs}$$

$$V(\text{base}) = 5,928 \text{ lbs}$$

$$Q = p \times .7E = 1.3 \times .7E = .91 \times E$$

$$\text{Design } V = 0.91 E$$

Lvl	L (tot)	v (Design)
Upper	8.50	424
Main	8.50	635

Uplift:

	L(tot,used)	L1	Rup,1	L2	Rup,2	L3	Rup,3
Upper	8.50	8.50	3240	0	3395	0	3395
Main	8.50	8.50	9085	0	9425	0	9425

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Line C

Seismic Calculations

A. 15. Light-frame (wood) walls sheathed w/wood structural panels
rated for shear resistance

$$V = (Sds)Wt/R$$

$$Sds = 1.028316$$

$$R = 6.5$$

$$V = 0.1582 (Wt)$$

Lvl	Ht.	Wt.	wxhx	Totwxhx	Fx	V (total)	V(design)
Eave	17.5	7,365	128887.5	0.5516097	1,533		
Upper	9.5	11,028	104769.56	0.4483903	1,246	1,533	1,395
Main	0	911	0	0	0	2,779	2,529

Base		19,305	233657.06	1	2,779	2,779	2529
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Tot Wt = 19,305 lbs

V(base) = 2,779 lbs

$$Q = p \times .7E = 1.3 \times .7 E = .91 \times E$$

$$\text{Design V} = 0.91 E$$

Lvl	L (tot)	v (Design)
Upper	12.00	116
Main	5.75	440

Uplift:

	L(tot,used)	L1	Rup,1	L2	Rup,2	L3	Rup,3
Upper	12.00	6.00	821	3	875	0	930
Main	5.75	2.88	6005	0	6119	0	6119

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Roof DL	15	psf				
Lines :	1	2	3	A	B	C
Upper Roof						
Trib Width	12.67	19.25	11.625	16.25	26.5	13
Length	55.5	55.5	38	43.5	43.5	29
Lower Roof						
Trib Width	12.5		13.5		7.75	11.75
Length	17		16		12.5	28.5
Upper						
Wall Trib	10.125	19.25	9.125	14.75	26.5	11.75
# of walls	2	2	2	2	2	2
Wall Length	53	53	35	38.5	38.5	24
# of walls	1	1	1	1	1	1
Main						
Wal Trib	12	19.25	7.25	14.75	25.25	10.5
# of walls	2	2	2	2	2	2
Wall Length	53	53	35	38.5	38.5	24
# of walls	1	1	1	1	1	1

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

	Wt	Line Qty	1 Wt		Line Qty	2 Wt		Line Qty	3 Wt
Upper Roof	15	703.185	10547.775			16025.625		441.75	6626.25
2nd Wall	36	73.25	2637	36	91.5	3294	36	53.25	1917
			13184.775			19319.625			8543.25
Lower Roof	15	212.5	3187.5					216	3240
2nd Wall	36	73.25	2637	36	91.5	3294	36	53.25	1917
2nd Floor	12	536.625	6439.5		1020.25	12243		319.375	3832.5
1st Wall	20.25	77	1559.25	20.25	91.5	1852.875	20.25	49.5	1002.375
			13823.25			17389.875			9991.875
1st Wall	20.25	77	1559.25	20.25	91.5	1852.875	20.25	49.5	1002.375
			1559.25			1852.875			1002.375

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

	Wt	Line Qty	A Wt	Line Qty	B Wt	Line Qty	C Wt
Upper Roof	15	706.875	10603.125	1152.75	17291.25	377	5655
2nd Wall	36	68	2448	91.5	3294	47.5	1710
			13051.125		20585.25		7365
Lower Roof	15			96.875	1453.125	334.875	5023.125
2nd Wall	36	68	2448	91.5	3294	47.5	1710
2nd Floor	12	567.875	6814.5	1020.25	12243	282	3384
1st Wall	20.25	68	1377	89	1802.25	45	911.25
			10639.5		18792.375		11028.375
1st Wall	20.25	68	1377	89	1802.25	45	911.25
			1377		1802.25		911.25

Client: Mali McReynolds
Project: Pacific City, Oregon

By: M.V.Nava
Date: 11/05/24

Shear Walls	No.	Length	No.	Length	No.	Length	No	Length
A								
Upper	41		00		00		00	
Main	41		00		00		00	
B								
Upper	18.5		00		00		00	
Main	18.5		00		00		00	
C								
Upper	16		23		00		00	
Main	22.875		00		00		00	

EXHIBIT C

Melissa Jenck

From: Brian Olle
Sent: Monday, April 14, 2025 9:33 AM
To: Melissa Jenck
Cc: Sarah Thompson
Subject: RE: 851-24-000580-PLNG:

Public Works has no comment/concerns on this one. Road Approach already completed.

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

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Friday, April 11, 2025 4:18 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: 851-24-000580-PLNG:

Good afternoon,

Please see the Notice of Application for 851-24-000580-PLNG for a Floodway Development Permit, linked below.

<https://www.tillamookcounty.gov/commdev/project/851-24-000580-plng>

Sincerely,

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



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

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

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

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

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

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

Melissa Jenck

From: BRADLEY Robert * ODFW <robert.bradley@odfw.oregon.gov>
Sent: Friday, April 11, 2025 4:34 PM
To: Melissa Jenck
Subject: EXTERNAL: RE: 851-24-000580-PLNG:

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

OK, thanks. I looked at this site- the proposed setback is in line with the existing development on either side. I can comment on the riparian exception too if you want.

Robert

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

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Friday, April 11, 2025 4:20 PM
To: BRADLEY Robert * ODFW <robert.bradley@odfw.oregon.gov>
Subject: FW: 851-24-000580-PLNG:

Hello Robert,

Just letting you know, we know this building has not applied for the Riparian Exception at this time. I believe the building is proposed to sit approximately 31-feet from the riparian area, as delineated on their site plan.

The riparian exception will be a separate permit. I believe the Applicant intends to submit it shortly. But, just wanted to let you know we are aware.

Sincerely,

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



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

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

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

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

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Friday, April 11, 2025 4:18 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: 851-24-000580-PLNG:

Good afternoon,

Please see the Notice of Application for 851-24-000580-PLNG for a Floodway Development Permit, linked below.

<https://www.tillamookcounty.gov/commdev/project/851-24-000580-plng>

Sincerely,

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



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

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