



**Clatsop County**  
 Community Development  
 800 Exchange Street, Suite 100, Astoria, Oregon 97103  
 Phone 503 325-8611 Fax 503 338-3606  
[comdev@clatsopcounty.gov](mailto:comdev@clatsopcounty.gov) [www.clatsopcounty.gov](http://www.clatsopcounty.gov)

## Grading, Drainage & Erosion Control Plan Review

Fee: \$150 for First ½ Hour; \$100 per additional hour - Permit # 25-000006

**Required for land disturbing activities that include any of the following conditions or project components:**

- |   |  |
|---|--|
| <input type="checkbox"/> Steep Slopes >20% within the disturbed area  | <input type="checkbox"/> Proposed Slopes >3:1 and >6 feet in height of fill                        |
| <input type="checkbox"/> Retaining Walls >30 inches   | <input type="checkbox"/> Any Commercial/Industrial Development                                     |
| <input checked="" type="checkbox"/> Removal/Fill >30 cubic yards, either imported, removed or relocated on site.  |  |
| <input type="checkbox"/> Wetland Fill >50 cubic yards require a permit from the Oregon Department of State Lands.   |  |
| <input type="checkbox"/> > 3,000 square feet of disturbed area.   | <input type="checkbox"/> >one (1) acre of disturbed area requires a 1200-C permit from Oregon DEQ. |
| <input type="checkbox"/> Any new, realigned or relocated roads/culverts for any proposed development. <input type="checkbox"/> Road Approach Permit # _____ |  |
| Proximity to Sensitive areas:   |  |
| <input type="checkbox"/> Wellheads within 100 feet  | <input type="checkbox"/> Septic drain fields (primary & reserve) within 10 feet                    |
| <input type="checkbox"/> Streams within 50 feet   | <input type="checkbox"/> Wetlands, mapped or known within 50 feet                                  |

Erosion Control Schedule of activities:

Maximum of 30 \_\_\_\_\_ CY removed from Site \_\_\_\_\_  
 Maximum of 10 \_\_\_\_\_ CY fill/gravel placed on Site \_\_\_\_\_

Property owner  Builder/Contractor/Developer is responsible for placement, monitoring and maintenance of temporary and permanent erosion control measures.

All land clearing, construction, or development involving the movement of earth shall conform to the plan as approved by the Clatsop County Engineer on permit # \_\_\_\_\_

All transport or materials is via (list roads) \_\_\_\_\_

All activities will be completed by date: \_\_\_\_\_

**All Contractors/Builders/Developers must sign this application.** Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

**CONTRACTOR(s):** TBD \_\_\_\_\_

Mail Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**BUILDER/DEVELOPER(s):** \_\_\_\_\_

Mail Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY**

Property Description – Map ID: 41030BB03400 Site Address: 80054 Pacific Rd

Project Description: SFD ADDITION

Zoning: AC-RCR Overlay District(s): GHO

Plan Elements

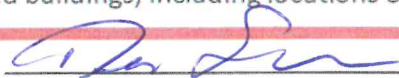
A. Site Map drawn to scale and depicting accurate size and distances for the following elements:

1. A scale and north arrow.
2. The location of the development site in relation to the property boundaries.
3. The location of all internal or adjacent roadways and access easements.
4. The location and size of all existing and proposed structures >200 square ft.
5. The location of any lakes, rivers, streams, wetlands, channels, ditches or other watercourses on or near the development site.
6. The direction of surface water flow.

B. Erosion Control Plan containing the following elements:

1. A scale and north arrow.
2. The location of existing vegetation adjacent to any watercourse.
3. Areas where vegetative cover will be retained and the type and location of measures taken to protect vegetation from damage.
4. Areas where vegetative cover will be removed and the location of temporary and permanent erosion control measures to be used including, but not limited to: silt fencing, straw bales, graveling, mulching, seeding, and sodding.
5. Indication of slope steepness, by degree, percentage or ratio. include gradient of surface water flow.
6. The general slope or terrain characteristics of adjacent property.
7. Location of the construction access driveway(s) and vehicle parking area(s).
8. Location of soil/fill stockpiles.
9. Location of existing and proposed buildings, including locations of downspouts.

Public Works Reviewer Signature: \_\_\_\_\_



Name: Dean Keranen

Date: 1/10/25

Approved

Approved with Conditions

Denied

Inspection Required prior to Building Codes Final:  YES  NO

1. Install sediment fence downslope of all additions.
2. Prior to discontinuing grading activities on the site between October 1 and May 31, any exposed areas shall be stabilized within 7 days to prevent erosion. Between June 1 and September 30 the site must be stabilized with 30 days. Stabilization can be done by applying appropriate cover (e.g., mulch, erosion control blankets, binders, tackifiers, road surface) or by establishing adequate vegetative cover. If stabilization cannot be done within the time limits, a silt fence shall be installed downhill of the disturbed area and stabilization procedures shall be done as soon as possible. Per County Code, areas having slopes greater than 12 percent should be stabilized with mulch, sod, mat or blanket in combination with seeding, or equivalent.





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<input checked="" type="checkbox"/> Development Permit	Fee \$85	<input type="checkbox"/> Flood Review	Fee \$110	<input checked="" type="checkbox"/> Geologic Hazard Review	Fee \$85
<input type="checkbox"/> Grading, Drainage, Erosion Control	Fee \$150	<input type="checkbox"/> Flood Renewal	Fee \$50	<input type="checkbox"/> Address	Fee \$225
<input type="checkbox"/> Other – Description	Fee \$	<input type="checkbox"/> Road Approach	Fee \$0	<input type="checkbox"/> Road Name	Fee \$265
				Total Due \$	

**All owners of record**, per Clatsop County Assessment records, **must sign the application**.

Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority (Power of Attorney, Trust Document, etc.).

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Project Description: Renovation to an existing single family residence. Small addition

Property Address 80054 Pacific Rd. Arch Cape

Owner: Rhonda / Michael Cotton Email: cottonrhonda1@gmail.com

Address: 23978 SE 8th Pl. City/State/Zip: Sammamish WA 98075

Phone: 541 543.1992 Phone: \_\_\_\_\_

Signature: *Rhonda Cotton* Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Other: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY**

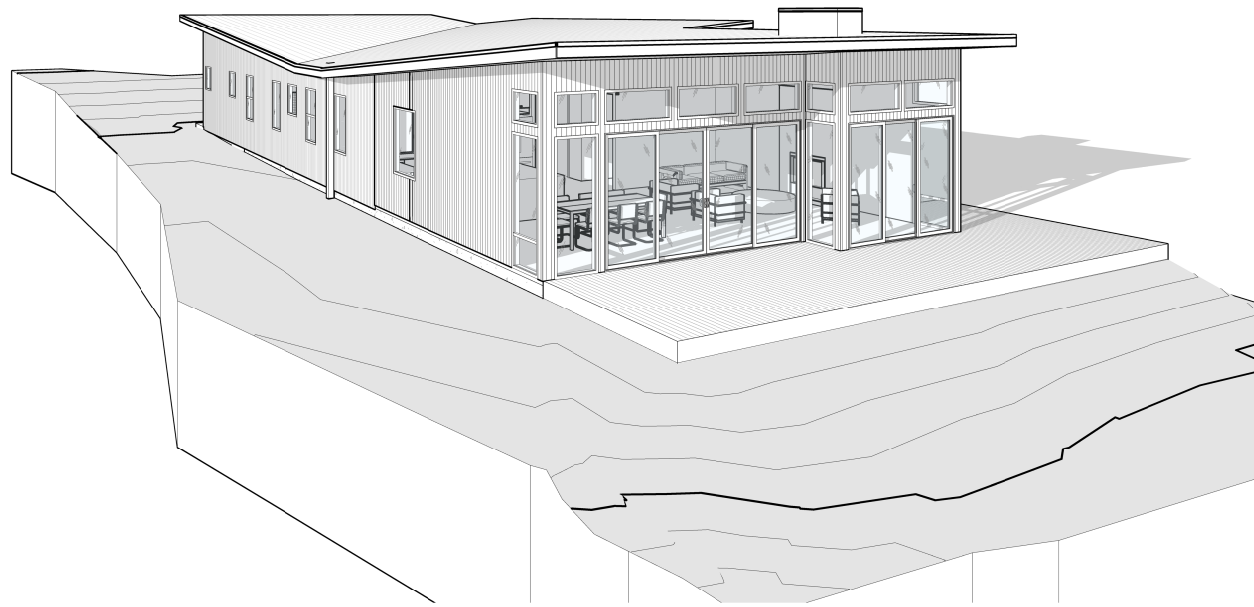
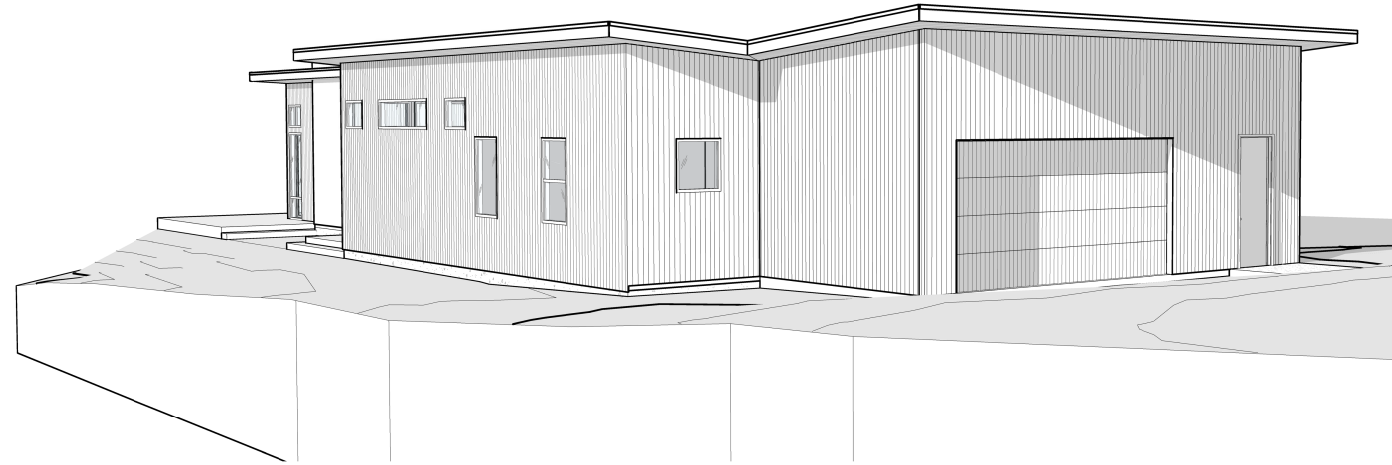
Base Zone(s): AC-RCR Overlay(s): GHO

Map ID(s): 41030BB03400 Acres: 0.16

Contiguous Properties in same ownership: \_\_\_\_\_

Existing Structures: SFD

# 80054 Pacific Rd, ARCH CAPE, OREGON



## ABBREVIATIONS

ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
ALALUM	ALUMINUM
ANOD	ANNODIZED
BD	BOARD
BG	BELOW GRADE
BLDG	BUILDING
BO	BOTTOM OF
BOT	BOTTOM
BTFPTM	BEAT TO FIT PAINT TO MATCH
BTW	BETWEEN
BUR	BUILT UP ROOF
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS/CONTINUE
CPT	CARPET
CTIG	CLEAR TEMPERED INSULATED GLAZING
D	DRYER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EJ	EXPANSION JOINT
ELEV	ELEVATION/ELEVATOR
EQ	EQUAL
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FLR	FLOOR
FLS	FIRE LIFE SAFETY
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FR	FIRE RETARDANT
FRTW	FIRE RETARDANT TREATED WOOD
FRP	FIBER REINFORCED PANEL
GA	GAUGE
GAVL	GALVANIZED
GWB/	/
GYP BD	GYPSUM BOARD
CB	GALVANIZED
GALV	HOSE BIB
HB	INSIDE DIAMETER
ID	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
MIR	MIRROR
MFR	MANUFACTURER
MP	METAL PANEL
MTL	METAL
MW	MICROWAVE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OF/CI	OWNER FURNISHED CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED OWNER INSTALLED
OPH	OPPOSITE HAND
PT	PAINT/POST TENSIONED
PSMF	PREFINISHED SHEET METAL FLASHING
PSM	PREFINISHED SHEET METAL
RD	ROOF DRAIN
REF	REFRIGERATOR/REFERENCE
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SAFF	SELF-ADHERED FLEXIBLE FLASHING
SF	SQUARE FEET
SIM	SIMILAR
SST	STAINLESS STEEL
STN	STAIN
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WIN	WINDOW
W/	WITH

## PROJECT SUMMARY

RESIDENCE RE-MODEL / ADDITION IN ARCH CAPE, OR

## GENERAL NOTES

1. THE CONTRACTOR(S) SHALL PERFORM ALL DEMOLITION AND FURNISH/INSTALL ALL MATERIALS/SERVICES NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS UNLESS NOTED OTHERWISE.
2. WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CURRENT IBC, STATE OF OREGON STRUCTURAL SPECIALTY CODE AND FIRE AND LIFE SAFETY REGULATIONS, LAW OF THE STATE FIRE MARSHAL, APPLICABLE PLUMBING MECHANICAL ELECTRICAL CODES AND OTHER APPLICABLE CODES AND ORDINANCES.
3. CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTOR WORK.
4. ALL CONCEALED STEEL TO BE GALVANIZED. ALL EXPOSED STEEL TO BE GALVANIZED AND POWDER COATED.

## APPLICABLE BUILDING CODE

1. 2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
2. 2021 OREGON MECHANICAL SPECIALTY CODE (OMSC)
3. 2021 OREGON PLUMBING SPECIALTY CODE (OPSC)

## INSULATION TABLE

### OREGON ENERGY EFFICIENCY SPECIALTY CODE 2021 CHAPTER 11 RESIDENTIAL ENERGY & HIGH EFFICIENCY ENVELOPE

MAX WINDOW AREA	NO LIMIT
WINDOW CLASS	U=0.27
ALL DOORS	U=0.20
-OR ADDITIONAL 15% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH-EFFICIENCY LAMPS (SHGC = 0.37 MAX)	
WALL INSULATION - ABOVE GRADE (W/ KRAFT...)	R-21
WALL INSULATION - BELOW GRADE	R-15
UNDERFLOOR INSULATION	R-38
FLAT CEILING INSULATION (BLOWN-IN)	R-60
VAULTED CEILING INSULATION	R-38
SKYLIGHT CLASS	U=0.50
SKYLIGHT AREA	< 2%
BASEMENT WALLS	R-15
SLAB FLOOR EDGE INSULATION W/ HEATED INTERIOR INSULATION OF R-10	R-15
FORCED AIR DUCT INSULATION	R-8
ADDITIONAL MEASURED PER N1101.1(2)*	
*2 - HIGH EFFICIENCY ENVELOPE	
*A - HIGH EFFICIENCY HVAC SYSTEM WATER-AIR SOURCE HEAT PUMP AND HYDRONIC IN-FLOOR HEATING	
*2B - HEAT PUMP WATER HEATER	

## ZONING CODE ANALYSIS

<b>SITE ADDRESS:</b>	80054 PACIFIC RD, ARCH CAPE, OR
<b>ACCOUNT #:</b>	2856
<b>TAX LOT #:</b>	41030BB03400
<b>SITE AREA:</b>	0.16 ACRES
<b>SETBACKS:</b>	SEE SITE PLAN

## SHEET LIST

TITLE SHEET	A0.00
SITE PLAN	A1.00
FIRST FLOOR DEMO PLAN	A1.01
FIRST FLOOR PLAN	A1.02
FIRST FLOOR RCP	A1.03
ROOF PLAN	A1.04
ELEVATIONS	A2.01
ELEVATIONS	A2.02
BUILDING SECTIONS	A3.01
BUILDING SECTIONS	A3.02
BUILDING SECTIONS	A3.03
ENLARGEMENTS - KITCHEN	A4.01
ENLARGEMENTS - BATHROOMS	A4.02
DETAILS	A5.01
SCHEDULES - WINDOWS AND DOORS	A6.01
PERSPECTIVES	A9.01
PERSPECTIVES	A9.02
FOUNDATION PLAN	S1.02
1ST FLOOR FRAMING	S1.03
ROOF FRAMING	S1.05
STRUCTURAL ISOMETRIC	S1.06
DETAILS	S2.01
DETAILS	S2.02

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	REQUIRED PERFORMANCE	EQUIV. VALUE	REQUIRED PERFORMANCE	EQUIV. VALUE
WALL INSULATION - ABOVE GRADE	U-0.059C	R-21 INTERMEDIATE	NOTE D	NOTE D
WALL INSULATION - BELOW GRADE	C-0.063	R-15 C.I./R-21	C-0.063	R-15/R-21
FLAT CEILINGS	U-0.021	R-49	U-0.020	R-49 A
VAULTED CEILINGS	U-0.033	R-30 RAFTER OR R-38A SCISSOR TRUSS	U-0.027	R-38A
UNDERFLOORS	U-0.033	R-30	U-0.033	R-30
SLAB-EDGE PERIMETER	F-0.520	R-15	F-0.520	R-15
HEATED SLAB INTERIOR	N/A	R-10	N/A	R-10
WINDOWS	U-0.27	U-0.27	U-0.27	U-0.27
SKYLIGHTS	U-0.50	U-0.50	U-0.50	U-0.50
EXTERIOR DOORS	U-0.20	U-0.20	U-0.54	U-0.54
EXTERIOR DOORS W/ 2.5 SF GLAZING	U-0.40	U-0.40	U-0.40	U-0.40

## PROJECT TEAM

<b>CLIENT:</b>	JAMES AND RHONDA COTTON 23978 SE 8TH PL. SAMMAMISH, WA 98075	<b>STRUCTURAL CONSULTANT:</b>	TBD
<b>GENERAL CONTRACTOR</b>	TBD	<b>DESIGNER:</b>	CERELLI DESIGN ATTN: VITO CERELLI 503.440.5766

Cotton Residence

80054 Pacific Rd.  
Arch Cape, OR  
James and Rhonda Cotton

ISSUES DATE

REVISION LIST DATE

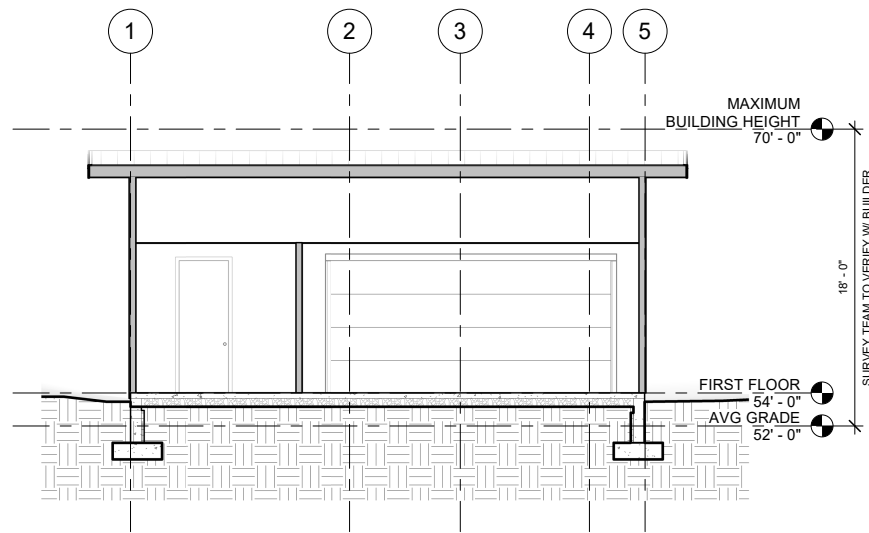
PROJECT #: 24-036

DATE: 11/03/2024

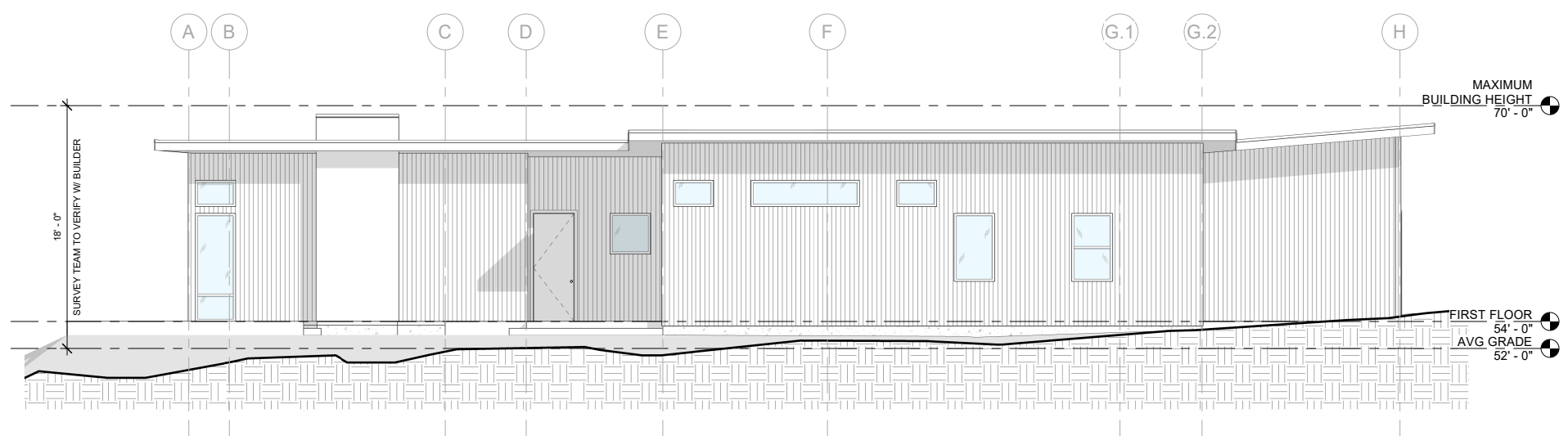
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A0.00

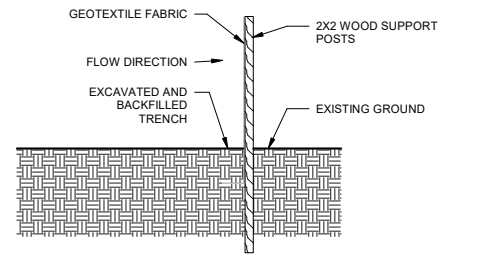
TITLE SHEET



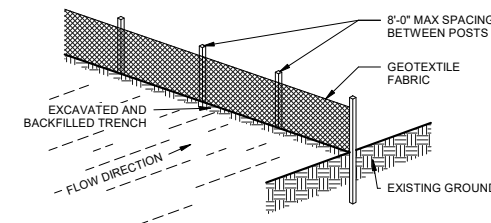
7 MAX HEIGHT  
3/16" = 1'-0"



8 SOUTH ELEVATION - MAX HT.  
3/16" = 1'-0"



4 SILT FENCE - SECTION  
3/4" = 1'-0"



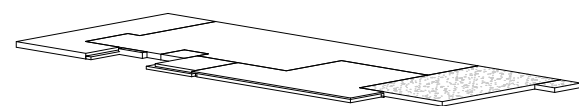
3 SILT FENCE - ISOMETRIC  
3/4" = 1'-0"

**AVERAGE GRADE CALCULATIONS:**

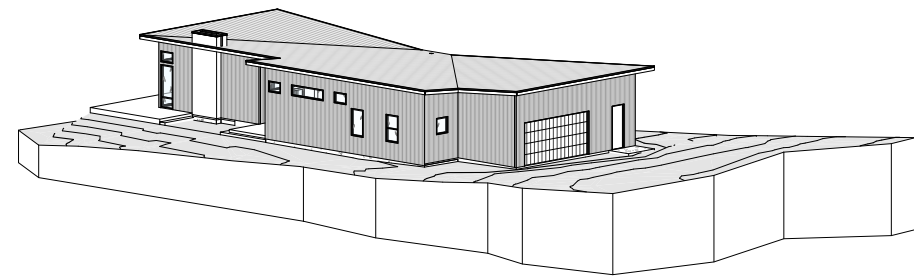
NW EL= 50' - 5"  
 NE EL= 54' - 0"  
 SE EL= 53' - 10"  
 SW EL= 49' - 10"

$50.4 + 54 + 53.8 + 49.8 = 208$   
 AVERAGE GRADE =  $208 / 4 = 52$

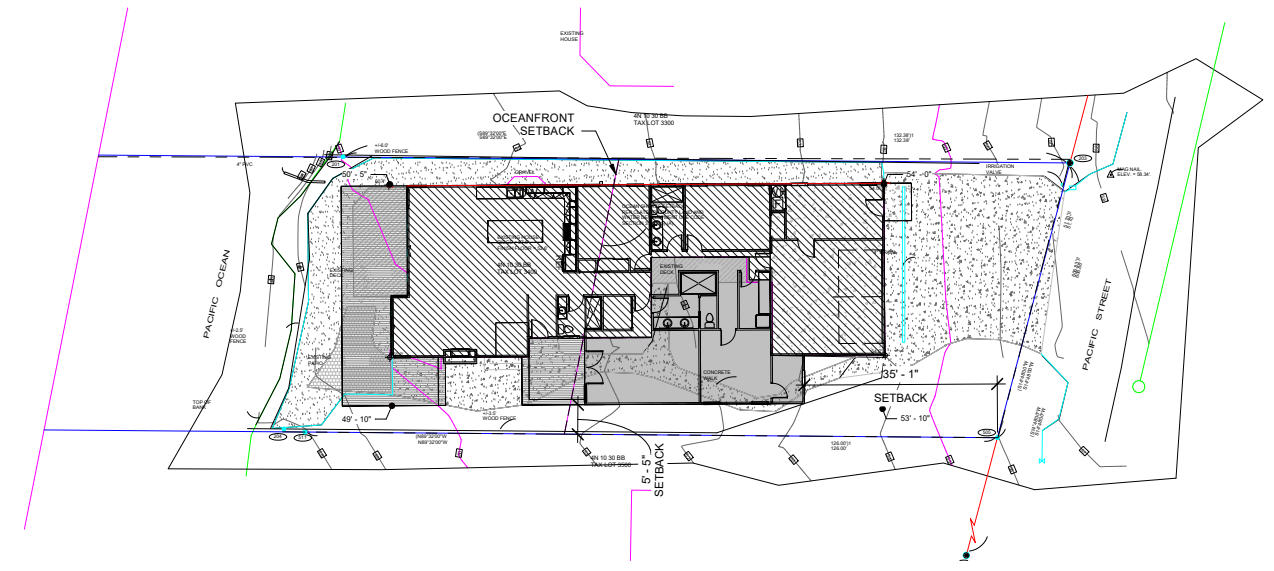
MAXIMUM BUILDING HEIGHT =  $52' - 0" + 18' - 0" = 70' - 0"$



5 3D - ISO FLOORS

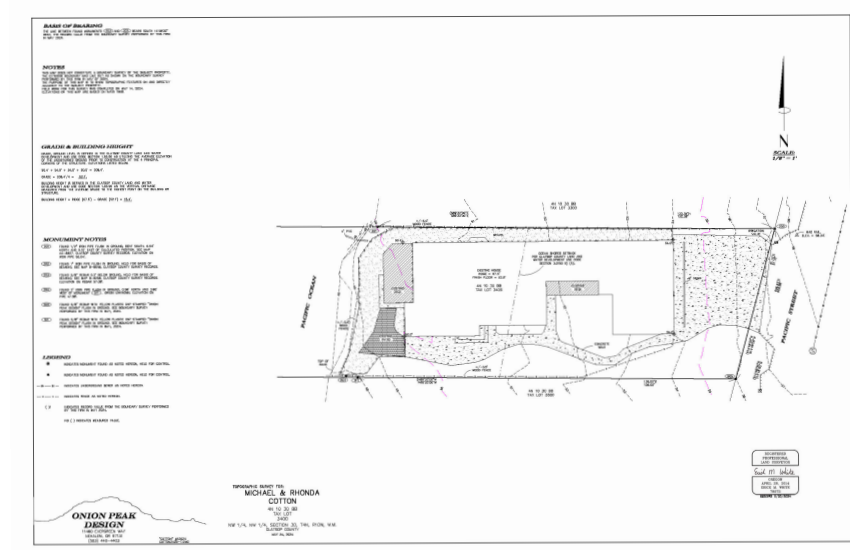


2 3D - ISO ALL



1 SITE PLAN  
1/16" = 1'-0"

INDICATES FOOTPRINT OF EXISTING  
 INDICATES FOOTPRINT OF ADDITION



6 SURVEY

**Cotton Residence**  
 80054 Pacific Rd.  
 Arch Cape, OR  
 James and Rhonda Cotton

ISSUES \_\_\_\_\_ DATE \_\_\_\_\_

REVISION LIST \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT #: 24-036

DATE: 11/18/2024

SCALE: As indicated

**A1.00**

SITE PLAN