

Arciform LLC

Heath Residence -19220 Nixon Ave - Small office addition and entry staircase

27.050

- A. Pre application conference held on June 6, 2013
- B. An application has been initiated by the property owner's authorized agent and the application fee has been paid.
- C. An application has been submitted as of Tuesday, June 18, 2013
- D. Please see attached plans
- E. Existing and proposed new addition property elevation is as follows;
 - Top of bottom floor (including crawlspace/enclosure floor) is 43.2 feet
 - Top of next highest floor is 49.1 feet
 - Lowest adjacent grade is 43.2 feetPlease see 27.060, section A
No Water course alteration is proposed
- F. Please refer to attached site plan and maps within this document. The owner proposes to replace a dilapidated entry staircase as well as add an office space. This should not impact the floodplain, please see 27.060 section A.
- G. Refer to above section E
- H. This is a residential project.

27.060

- A. All new construction will maintain conveyance capacity and not increase design flood elevations. The area being affected is less than 80 sq ft and does not impact any grade changes that would affect flood elevations. In addition to this the new floor level will plane out level with the existing floor level which will be elevated 3'-0" and are above the 500 year flood line. In addition to this we are planning on adding flood vents that will be an improvement to the existing residence and allow potential flood water to better recede without cause flood damage. The habitable space above the new crawlspace does not contain plumbing fixtures and is heated from a portion of the existing crawlspace. Therefore no plumbing lines or ducting is required in the new proposed crawlspace. Refer to engineer's letter.
- B. No fill is required. Please refer to line item A.
- C. No excavation to balance a fill is required. Please refer to line item A.
- D. The new finish floor will meet flush with the existing finish floor. Therefore it will be elevated 3'-0" and are above the 500 year flood line, refer to line item A

E. No temporary fill is required for this small addition, refer to line item A

F. Please refer to letter from licensed engineer, refer to line item A

G. Please refer to letter from licensed engineer, refer to line item A

H. This project does not contain any culverts, bridges, stream crossings, or transportation projects. This is only a small residential office addition that includes entry steps. Refer to line item A

I. This is only a small residential office addition that includes entry steps. Therefore there will be no creation of vacant buildable land. Refer to line item A

J. We are in the process of obtaining the appropriate permits through the city of West Linn.

27.070

A. Yes the structure will be constructed of materials resistant to flood damage. This will be a concrete crawlspace that will meet FEMA requirements. The utility equipment will not be below the BFE. Refer to line item A, CH.060 and letter from the engineer

B. All equipment will be above the BFE and will not intrude into the crawlspace. . Refer to line item A, CH.060 and letter from the engineer

C. There will be no plumbing in the new addition. . Refer to line item A, CH.060 and letter from the engineer

D. There will be no changes to the existing sanitary sewage system since the proposed rooms are only habitable space not containing plumbing or waste lines. . Refer to line item A, CH.060 and letter from the engineer

E. No waste disposal systems will be affected by this addition. . Refer to line item A, CH.060 and letter from the engineer

F. All new construction will be anchored per specification of a licensed engineer to prevent floatation, collapse or lateral movement of the structure. . Refer to line item A, CH.060 and letter from the engineer

27.080

A. Yes the lowest floor will be elevated to at least one foot above the base flood elevation. . Refer to line item A, CH.060 and letter from the engineer

B. Yes the enclosed crawlspace will have the appropriate number of flood venting that meets or exceeds the requirement of 1 square inch of vent per 1 square foot of enclosed space. Our crawlspace will require a minimum of 2 FEMA certified flood vents. . Refer to line item A, CH.060 and letter from the engineer

1. Refer to section B, a min of 2 flood vents will be installed and will meet FEMA requirements. . Refer to line item A, CH.060 and letter from the engineer

2. Yes, all flood openings shall be no higher than one foot above grade. . Refer to line item A, CH.060 and letter from the engineer

3. Yes, we will use FEMA certified flood vents which allow the entry/exit of flood waters. . Refer to line item A, CH.060 and letter from the engineer

4. Yes, only fully enclosed areas below flood elevations shall only be used for parking, access and limited storage. We will only have a crawlspace foundation. . Refer to line item A, CH.060 and letter from the engineer

5. Yes, service equipment is not allowed below the base flood elevation. However we will not be installing any service equipment since it's existing and doesn't impact the addition. . Refer to line item A, CH.060 and letter from the engineer

6. Yes, all walls, floors and ceiling materials below the base flood elevation will be unfinished and constructed of materials resistant to flood damage. We will only have a vented crawlspace that will be concrete. . Refer to line item A, CH.060 and letter from the engineer

C. We will be using a crawlspace foundation which will meet the following requirements. . Refer to line item A, CH.060 and letter from the engineer

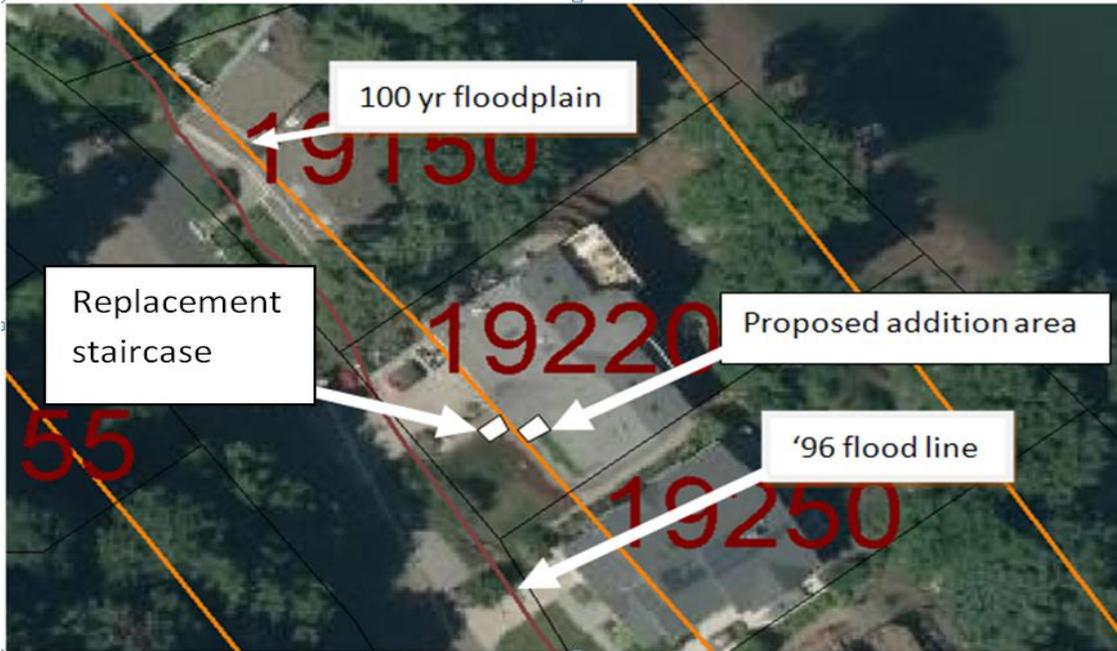
1. The building is subject to the flood-resistant construction provisions of the Oregon residential specialty code. The addition will meet these requirements. . Refer to line item A, CH.060 and letter from the engineer

2. The addition is designed by a licensed contractor and by a licensed engineer. . Refer to line item A, CH.060 and letter from the engineer

3. The addition will be properly designed and anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. The will be done by a licensed engineer and installed to his specifications. . Refer to line item A, CH.060 and letter from the engineer

4. We will install a minimum of 2 FEMA approved flood vent openings on at least two sides that will equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. The total area of the flood vent openings will be no less than one square inch for each square foot of enclosed area. The bottom of each flood vent opening can be no more than one foot above the lowest adjacent exterior grade. . Refer to line item A, CH.060 and letter from the engineer

5. Any and all portions of the building below the BFE will be constructed with material resistant to flood damage. This will be a concrete foundation for the crawlspace. . Refer to line item A, CH.060 and letter from the engineer



High HCA (Green) extends over the exempted stairway