Instructions for Geologic Hazard Report Review Application

THIS IS PUBLIC RECORD

1. Complete the attached application in its entirety making sure every blank is completed. If not applicable, write NA on the blank.
2. Every property owner listed on the deed must sign and date the application.
3. If a contract purchase, in addition to the property owners listed on the deed, every individual listed as a contract purchaser on the purchase contract must sign and date the application AND a copy of the purchase contract must be included with the submittal.
4. The topographic map must show, label, and clearly identify the unaltered bluff edge.
5. For an application to be accepted for processing, all of the following must be contained in the application package:
   - The completed application with all property owner signatures
   - The completed geotechnical analysis that has been stamped and signed by an Oregon-licensed geologist/geotechnical engineer and that includes all required information listed in Lincoln City Municipal Code 17.47.020.
   - The topographic survey map that has been stamped and signed by an Oregon-licensed land surveyor and that is dated within the 12 months prior to the date of the geotechnical analysis
   - Fee for Geologic Hazard Report Review with the completed Online Direct Pay Authorization Agreement for Credit/Debit Cards (to pay by phone or check, call 541.996.1232)
   - One pdf of the entire application package, with the Online Direct Pay Authorization Agreement in a separate pdf
6. Applications will NOT be accepted for processing until all items in #5 above are present.

Geologic Hazard Report Review Application

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase contract must be included with submittal for application to be accepted.

NAME: Anne Merrell

ADDRESS: [redacted]

PHONE:

E-MAIL:

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase must be included with submittal for application to be accepted.

NAME: Susan Hiler

ADDRESS: [redacted]

PHONE:

E-MAIL:

SITE INFORMATION:

ZONING DISTRICT: R1-5

TAX MAP AND LOT: 07-11-27-BD-01901-00

SITE ADDRESS (Location if unaddressed): 3730 SW Anchor Ct, Lincoln City, OR 97367

TOPOGRAPHIC SURVEY AND MAP INFORMATION:

NAME OF OREGON LAND SURVEYOR: S&F Land Services

OREGON LAND SURVEYOR LICENSE NUMBER: 91987PLS

DATE OF TOPOGRAPHIC SURVEY: 10/3/22

(must be conducted within the 12 months prior to the date of the geotechnical analysis)

GEOTECHNICAL ANALYSIS INFORMATION:

NAME OF GEOLOGIST/GEOTECHNICAL ENGINEER: Rapid Soil Solutions inc.

OREGON ENGINEER LICENSE NUMBER: 19244PE

DATE OF REPORT: 8/3/22

(if written or last updated more than a year prior to the first building inspection, must be updated to reflect current conditions)

NOTE: THE COMPLETE GEOTECHNICAL ANALYSIS AND THE TOPOGRAPHIC MAP THAT HAS BEEN PREPARED BY AN OREGON-LICENSED LAND SURVEYOR WITHIN 12 MONTHS PRIOR TO THE DATE OF THE GEOTECHNICAL ANALYSIS MUST BE ATTACHED BEFORE THE APPLICATION CAN BE ACCEPTED FOR PROCESSING.

I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete, and accurate. If the applicant is a contract purchaser, the applicant must provide written authorization from the current property owner. I (We) have read and fully understand, and agree to meet, the criteria outlined in Lincoln City Municipal Code (LCMC) Section 17.47.020 and reflected in this application.

I (We) acknowledge that providing false information in the application shall be a violation and grounds to deny the application and void the approval.

SIGNATURES:

[redacted] 10/24/2022

Property Owner/Contract Purchaser (signature required) Date

[redacted] 10/24/2022

Property Owner/Contract Purchaser (signature required) Date

Property Owner/Contract Purchaser (signature required) Date

Property Owner/Contract Purchaser (signature required) Date

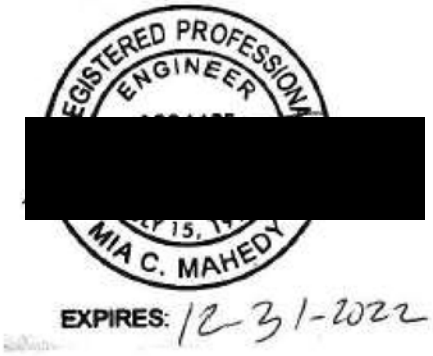
- *All property owners listed on the deed of each parcel/lot must sign the application.*
- *All contract purchasers listed on the purchase contract must sign the application.*
- *If contract purchasers are individuals other than the property owners shown on the deed, all property owners listed on the deed as well as all contract purchasers listed on the purchase contract must sign the application.*

Geotechnical Report for Deck

3730 SW Anchor Court
Lincoln City, Oregon

Prepared for:
TnT Builders

3 August 2022



Rapid Soil Solutions INC
3915 SW Plum St
Portland, OR
503-816-3689

PROJECT AND SITE DESCRIPTIONS

Introduction

Rapid Soil Solutions Inc (RSS) has prepared this geotechnical report, as requested, for the proposed deck addition located at the Lincoln County tax lot currently assigned the site address of 3730 SW Anchor Ct. The subject site is an ocean front property in the greater southern end of Lincoln City. The site plan provided to RSS illustrates the new deck adjoining the western edge of the existing residence. The deck is setback at least 15-ft from the northwestern boundary line of the parcel and overlooks the sandy Lincoln Beach from the east. The purpose of this report is to assess the geotechnical suitability of the subject site and provide geotechnical recommendations based on visual observations, collected soils samples and review of available literatures.

The site is located off the terminus of SW Anchor Ct and about 365-ft north from its intersection with SW 37th Pl. It is tucked about 0.29-miles west of SE Spy Glass Ridge Dr, 0.30-miles southwest of SE 32nd St and 540-ft west of Oregon Coast Hwy (Hwy 101). Neighboring parcels to the site include 3709 SW Anchor Ave (north) and 3733 SW Anchor Ct (south). A vacant and wooded 0.19-acres tax lot borders the site to the east.

The property can be found in the southeastern segment of the northwest quarter of Section 27, Township 7-South, Range 11-West (W.M.) in Lincoln County and distinguished by the tax lot number of 07-11-27-BD-01901-00. The alternate account number of the site is R210120. The legal description of the site is 'TWNSHP 07, RNG 11, ACRES 0.18, DOC202011170'. The latitude and longitude of the site are 44.939467 and -124.023928 (44°56'22.08"N, 124°1'26.14"W). Subsequent figures include additional site location information.

SITE CONDITIONS

Surface Conditions

The subject site is located in a residential neighborhood of Taft-Nelscott Oceanfront Residential, in southern end of Lincoln City. The bulk of the Lincoln County shoreline, including the shoreline west of the property, consists of prominent coastal bluffs, formed in Tertiary sediments, and fronted by wide, gently sloping, sand beaches composed of predominantly fine-grained beach sediments. The site is perched on top of a 15-20 ft tall ocean-facing bluff.

The parcel forms an irregular boundary; at its widest the site spans approx. 99.5-ft (northern property line) and about 99-ft (eastern property line). The site is developed with a 1985 two-level dwelling home positioned on the northern majority of the parcel. The site is bordered by dwelling structures that are built year 1931 (south), 1968(north) and 2007 (southeast).

The access road SW Anchor Ct is a relatively narrow, asphalt-paved street without curbs, sidewalks or shoulders. The grade of road is generally consistent with the surrounding soils. The neighborhood contains a slight north-northwest descending slope towards the beach. Trees that are typical of coastal vegetation are scattered through the local neighborhood. The existing residence is positioned about 20-25 feet off the edge of the western bluff. The bluff is dominated by low-to-medium story vegetation with protective boulders along its base.

Historic Site Conditions

Historic aerial imagery dating back to 1982 was referenced as part of this investigation. This imagery indicates that the north-northwest trending SW Anchor Ct that leads to the beach was developed prior to 1982. The 1982 image depict the vacant and vegetated subject site. In 1994, majority of the ocean front parcels, including the subject site, were developed containing single-family dwelling homes. Local residential developments continued slowly and intermittently through the most recent image.

Overall, review of the aerial images from 1982-present depicts no substantial changes to the subject site.

Lincoln County web maps: 2021 aerial image of the site.

General Site Conditions

A site visit and walkover inspection of the property to assess any features which may potentially influence the long-term behavior of the site was carried out by an EIT, engineer-in-training on 20 July 2022. The reconnaissance focused on the proposed deck addition on the western end of the existing residence. The dwelling structure is bordered by a handful of scattered medium-to-tall trees. Thick overgrown vegetation was observed due north and west of the proposed deck. No standing or flowing water is present on the subject site. No standing or flowing water is mapped or was historically mapped at the subject site.

The house is perched on a nearly leveled bench built roughly 8-10 ft higher than SW Anchor Ct. The observed slopes on site accommodates a moderate southern descend of about 10-25 percent towards the property line. The vegetated slopes due north of the existing residence ascends to about 20-30 percent towards the neighboring property.

The sea bluff directly west of the property is roughly 15-20 ft tall. The bluff trends towards the beach to slopes of about 20-30 percent. The residence is positioned approx. 20-25 ft from the edge of the bluff. On site observations indicate that the new deck is sufficiently setback from the western slope break as per the building code clearance for slope.

Regional Geology

Current geologic literature classifies the slopes at the subject site as Quaternary marine terrace deposits. These deposits generally consist of unconsolidated to semi-consolidated

sands, with some gravel and silt beds. Locally these deposits are overlain by fine grained dune deposits. Typically, the sedimentary materials comprising these terraces were emplaced in high-energy, nearshore environments. Portions of the local marine terraces contain colluvium emplaced by landslides, debris slides, mudflows, and soil creep.

Geologic History

The site is tucked along the westernmost edge of the Oregon Coast Range, just before it plunges into the ocean. The Oregon Coast Range is an uplifted belt of land spanning roughly 200 miles and comprised of moderately high mountains (averaging 1,500' in elevation with a maximum of 4,097') that occupies a roughly 30- to 40-mile-wide swath of land along the Pacific Ocean. The mountains rising above the subject site are comprised primarily of accreted oceanic sediments and synchronously deposited igneous rocks (where the sediments overlay, underlay and are intruded by the volcanic flows). After the accretion of the Siletz Terrane to the edge of North America, a thick pile of silt, sand, and mud accumulated on the adjacent sea floor. Over tens of millions of years, sediment accumulation continued alongside tectonic impacts of the Cascadia subduction zone and sea level fluctuations. Over time the sedimentary material was scraped onto the edge of the continental plate; uplift, faulting and folding (associated with margin-parallel shortening in the Cascadia subduction zone) lifted the thick stack of sedimentary rock into the heights of the modern mountain range.

The western flank of the Coast Range, which includes the area around the subject site, generally contain varied topography, typically dominated by rugged mountains, bold headlands and marine embayments. Steep canyons cut through the local uplands, emptying into the lowland areas along the coast. The lowland areas of the coastal range include marine embayments, coastal plains and dune areas built up along spits and beaches. The local stretch of coast falls within the lowland category, containing of a bluff-backed sandy beach with adjacent lands underlain by a marine terrace.

During periods of higher sea level elevation, typical erosional impacts along the coastline occurred at a higher elevation than their modern counterparts. The ongoing wave erosion at these higher elevations cut platforms and benches on the bedrock; as sea level changed these landforms were buried in sediment and abandoned as terraces. When sea level rose, sediments were deposited atop the benches, when sea levels subsequently lowered again, the terrace was left behind. Typical terrace deposits were laid down over wave-cut benches during interglacial stages of the Pleistocene Epoch, when sea level was relatively high. The local terrace was emplaced during the most recent interglacial stage (the Sangamon, just prior to the Wisconsin glacial stage); the local deposits represent a remnant of this terrace. The terraces along the Oregon coast are widest and longest where the local bedrock is sedimentary.

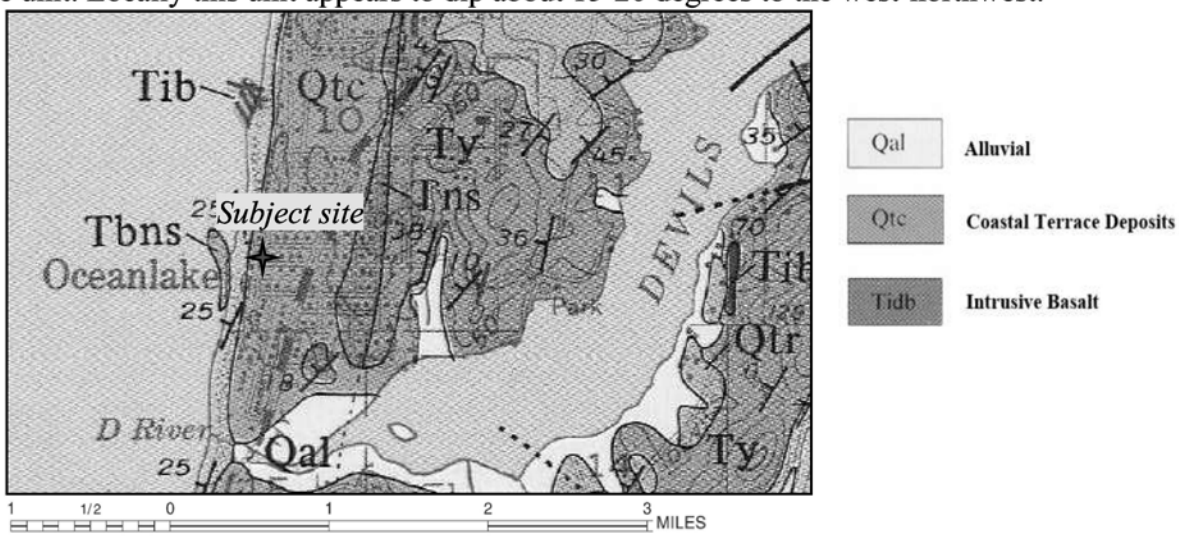
Site Geology

Along the Oregon coast, marine terrace deposits are comprised primarily of loosely cemented sand stone with occasional conglomerates and siltstone beds. Gravels are most commonly found at the base of the formation, directly above the bedrock contact. Interbedded gravels and conglomerates are less common. In some places, wood is abundant. Where the terraces abut basaltic headlands, layers of angular basalt fragments are present; these fragments represent talus deposits that were emplaced concurrent with the main body of the terrace. The subject site is near the northern end of a long terrace segment; this

segment begins at Siletz Bay and extends to the northern edge of Lincoln City, nearly to Roads End Point. Sea cliffs at Lincoln City reach heights of greater than 100 feet. The sandstones are commonly capped by dune sand.

Peterson et al (1993) describes the sedimentary deposits exposed ocean-facing bluff as containing convoluted heavy-mineral layers emplaced in a planer foreshore environment. The upper sections of the outcrop include transitional backshore to eolian dune sands, typical of marine transgression.

The local terraces are underlain by the lower Eocene Nestucca Formation. The Nestucca Formation is a tertiary aged siltstone. The unit contains siltstone and sandstone horizons, and is typically thin bedded and tuffaceous. Some sandstone dikes and sills are present in the upper portion of the unit. Thick-bedded arkosic sandstone is observed in places near the base of the unit. Locally this unit appears to dip about 15-20 degrees to the west-northwest.



Geohazard Document Review

Chronic coastal hazards for the Lincoln sandy shore include ocean flooding and erosion, inlet migration, landsliding, sloughing, and sand inundation. Catastrophic hazards include earthquakes and the associated ground shaking, subsidence, landsliding, liquefaction, and tsunamis.

The Oregon HazVu: Statewide Geohazard Viewer was reviewed on 22 July 2022 to investigate mapped geological hazards.

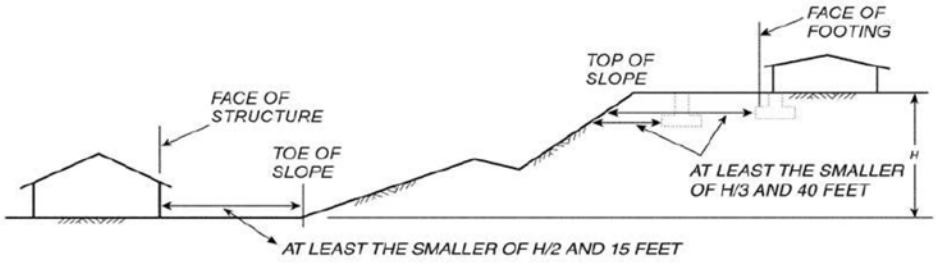
This review indicates that the 100-year floodplain is just outside the mapped area by FEMA

The expected earthquake-shaking hazard is classified as 'very strong' across the entirety of the parcel. The earthquake liquefaction hazard is classified as 'low'. The site is additionally classified as containing a 'severe' level of expected shaking during a Cascadia earthquake event. The SLIDO does not show any mapped slides at or near the site. Most of the marine terrace upon which Lincoln City is constructed, is free of the massive landslides that are pervasive along the Oregon Coast and in the Oregon Coast Range. Minor slides and slumps are extraordinarily commonly along the bluffs of bluff-backed beaches. The Oregon HazVu suggests that the bluff due west of the site consists of landslide deposits. The debris piles at the base of the bluff are the product of slope failures.

Field Exploration and subsurface conditions
The site was investigated by drilling two (2) hand-auger borings. The bore holes are shown on Figure 2 in the appendix. An EIT, engineer-in-training, observed the excavation of the borings and logged the subsurface materials. A registered professional engineer reviewed the results. Boring logs detailing materials encountered is in the appendix. The logs were created using the Unified Soil Classification and Visual Manual Procedure (ASTM-D 2488).
RSS found tan, medium to coarse grained poorly-graded SAND on site.

Moisture contents ranged from 27.7% to 47.4%. No groundwater encountered.

Deck Foundation Design Recommendations
The new deck must be embedded into the slope following the building code. The planned setback means the deck post meet the desired slope setback. See figure below. RSS does suggest embedded the post 2ft into the ground for erosion protection.



For SI: 1 foot = 304.8 mm.

FIGURE 1808.7.1
FOUNDATION CLEARANCES FROM SLOPES

Engineering values summary

Bearing capacity SAND	2,000psf
Coefficient of friction - sand	0.35
Active pressure	40pcf
Passive pressure	300pcf

Seismic Design Criteria
The seismic design criteria for this project found herein is based on the ASCE 7-16 and from the USGS Earthquake Hazards Program. A summary of seismic design criterion below using Latitude 44.939467 Longitude of -124.023928 soil site class D.
Null=see section 11.4.8

	Short Period	**1 Second**
Maximum Credible Earthquake Spectral Acceleration	Ss = 1.332 g	S1 = 0.69 g
Adjusted Spectral Acceleration	Sms = 1.598 g	Sm1 = null
Design Spectral Response Acceleration Perimeters	Sds = 1.065 g	Sd1= null

CONCLUSIONS AND RECOMMENDATIONS

Satisfactory earthwork performance depends on the quality of construction. Sufficient monitoring of the activities of the contractor is a key part of determining that the work is completed in accordance with the construction drawings and specifications. I recommend that the geotechnical engineer or her representative should witness the installation of deck supports. Installation of deep deck foundation will ensure they will be straight and level for many years on the existing steep slope. Continued removal of ivy and planting native plants and ground covers will assist with erosion protection as well as slope stability. As native plants and ground covers root systems grow in the slope assisting with stabilization.

Limitations

This report has been prepared for the exclusive use of the addressee, and their architects and engineers for aiding in the design and construction of the proposed development. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations. The opinions, comments and conclusions presented in this report were based upon information derived from our literature review, field investigation, and laboratory testing. Conditions between, or beyond, our exploratory borings may vary from those encountered. Unanticipated soil conditions and seasonal soil moisture variations are commonly encountered and cannot be fully determined by merely taking soil samples or soil borings. Such variations may result in changes to our recommendations and may require that additional expenditures be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate such potential extra costs.

If there is more than 2years time between the submission of this report and the start of work at the site; if conditions have changed due to natural causes or construction operations at, or adjacent to, the site; or, if the basic project scheme is significantly modified from that assumed, it is recommended this report be reviewed to determine the applicability of the conclusions and recommendations.

The work has been conducted in general conformance with the standard of care in the field of geotechnical engineering currently in practice in the Pacific Northwest for projects of this nature and magnitude. No warranty, express or implied, exists on the information presented in this report. By utilizing the design recommendations within this report, the addressee acknowledges and accepts the risks and limitations of development at the site, as outlined within the report.

APPENDIX

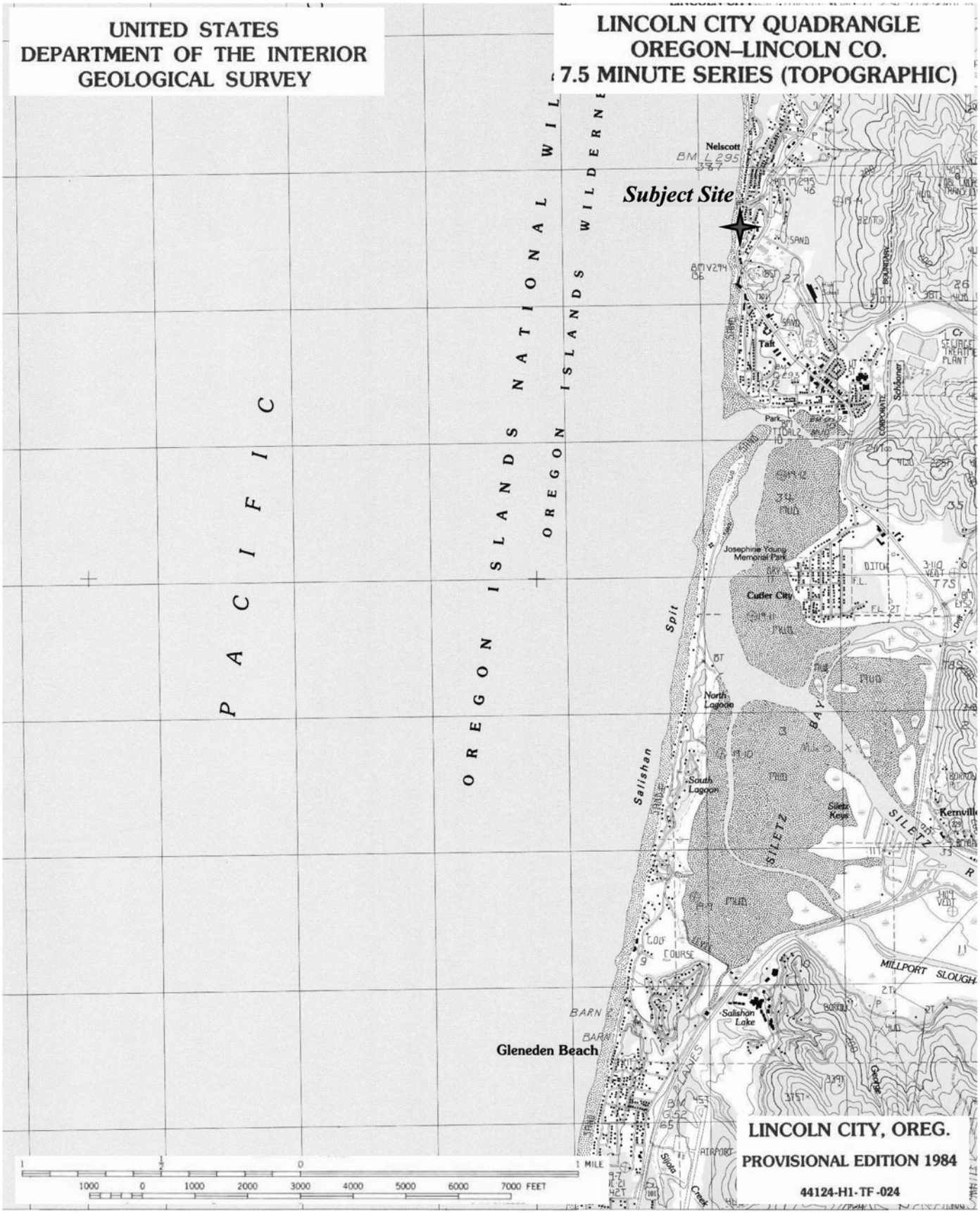


Figure 1: Subject site location on the southeast quarter of the Lincoln City Quadrangle

Figure 2: Testing Locations

Lab Results

Project Name: 3730 SW Anchor Ct Lincoln City Sample Date 7/20/2022

Moisture

	Sample number	HA-1A	HA-1B	HA-2		
1	Date and time in oven	7/21/2022 - 12:15PM	7/21/2022 - 12:15PM	7/21/2022 - 12:15PM		
2	Date and time out of oven	7/22/2022 - 10:45AM	7/22/2022 - 10:45AM	7/22/2022 - 10:45AM		
3	Depth (ft)	2	4	2		
4	Tare No.	4	5	6		
5	Tare Mass	231	234	234		
6	Tare plus sample moist	732	796	775		
7	Tare plus sample dry	571	674	602		
8	Mass of water (g)	161	122	173		
9	Mass of soil (g)	340	440	368		
10	Water Content (%)	47.4	27.7	47.0		

Grain Size Analysis: Dry Sieve Method

Sample Number: HA-1A

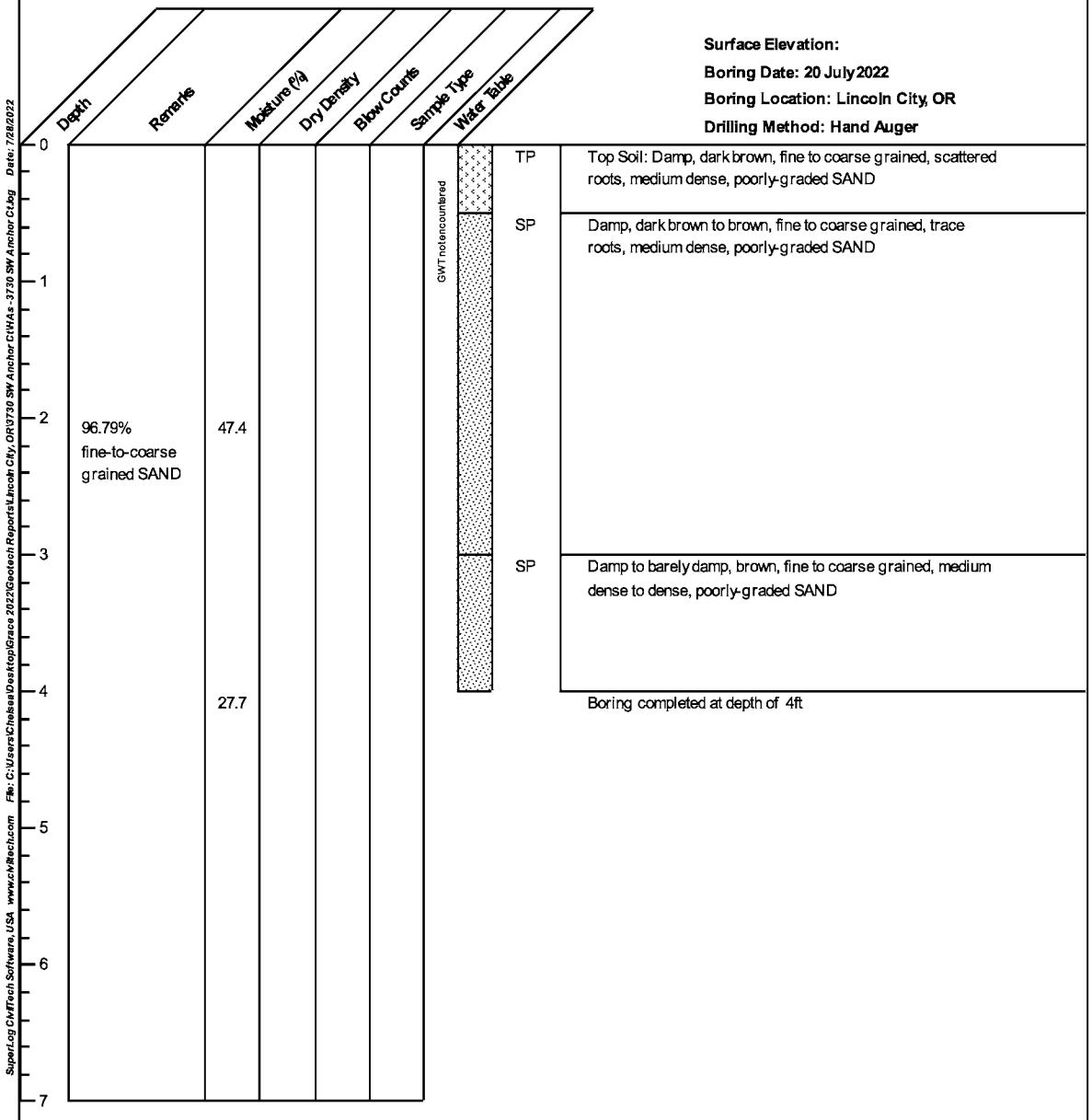
Total Sample Weight (g): 339.94

Sieve #	Weight (g)	% Retained	
>1/4"	5.49	1.61	Gravels and Larger
1/4" to #40	222.00	65.31	Medium-Coarse Sand
#40 to #200	107.00	31.48	Fine Sand
< #200	5.45	1.60	Fines (Silt & Clay)
> #200	339.94	100.00	**Classification: SP**

Rapid Soil Solutions INC

HA-1

Surface Elevation:
Boring Date: 20 July 2022
Boring Location: Lincoln City, OR
Drilling Method: Hand Auger



Super.Log CivilTech Software, USA www.civiltech.com File: C:\Users\Chelsea\Desktop\Grace 2022\Geotech Reports\Lincoln City, OR\3730 SW Anchor Ct\HAs - 3730 SW Anchor Ct.log Date: 7/28/2022

LOG OF BORING

Rapid Soil Solutions	**3730 SW Anchor Ct** **TNT Builders**	**Plate 1**

HA-2

Surface Elevation:
Boring Date: 20 July 2022
Boring Location: Lincoln City, OR
Drilling Method: Hand Auger

Depth	Remarks	Moisture P/J	Dry Density	Blow Counts	Sample Type	Water Table		
0						GWT not encountered	TP	Top Soil: Damp, dark brown, fine to coarse grained, scattered roots, medium dense, poorly-graded SAND
1							SP	Damp, dark brown to brown, fine to coarse grained, trace roots, medium dense, poorly-graded SAND
2		47.0						Boring completed at depth of 2ft
3								
4								
5								
6								
7								

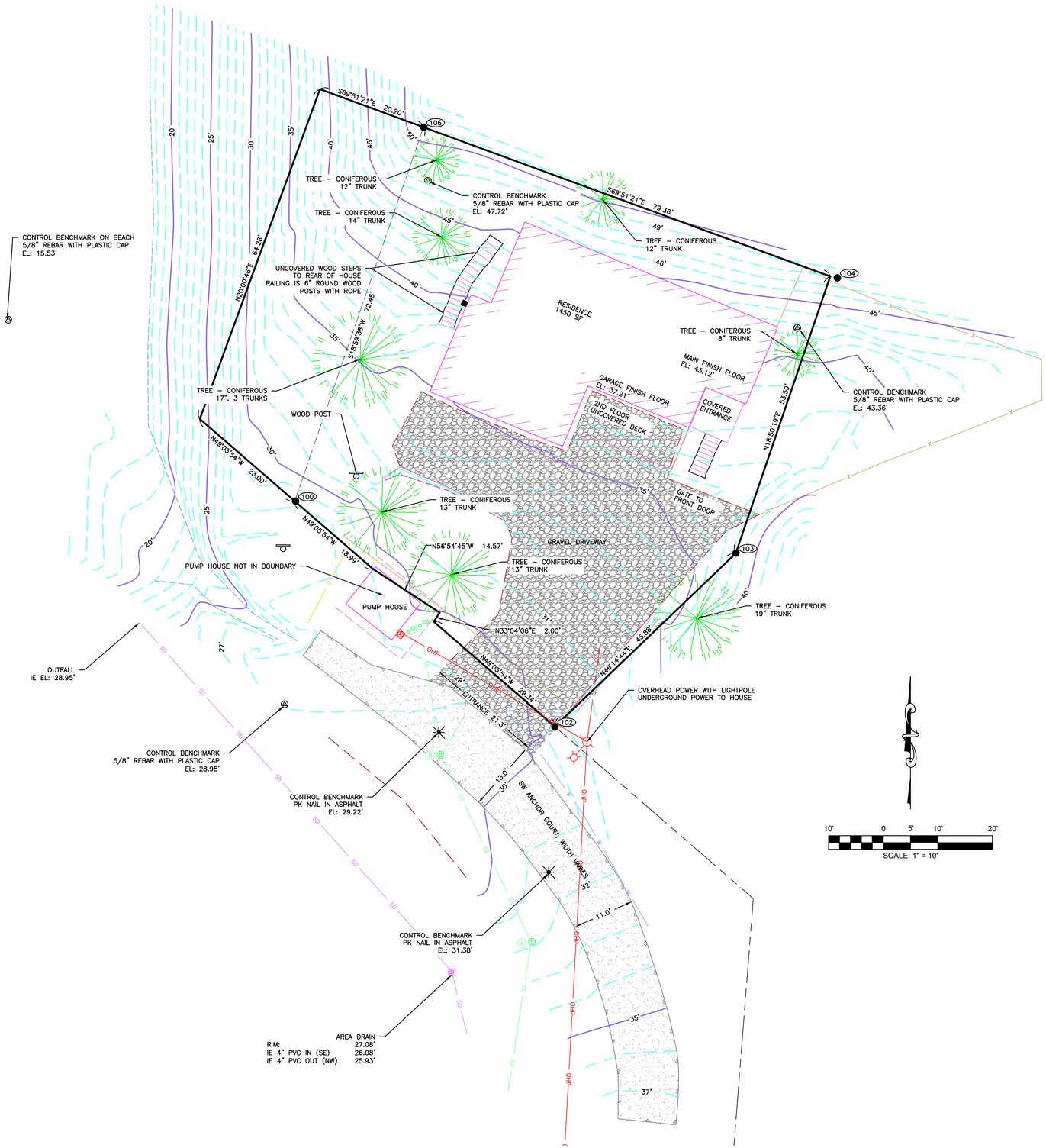
LOG OF BORING

Rapid Soil Solutions	**3730 SW Anchor Ct** **TNT Builders**	**Plate 2**

TOPOGRAPHIC SURVEY

TAX LOT 1901, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON

10/03/2022



FOUND MONUMENT TABLE:

100	FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "FERGUSON PLS 2279", SET PER SURVEY C.S.# 21120
102	FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "RLS 1285", SET PER SURVEY C.S.# 11474
103	FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "FERGUSON PLS 2279", SET PER SURVEY C.S.# 21120
104	FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "FERGUSON PLS 2279", S78°08'28"E 1.35' FROM CALCULATED POSITION, SET PER SURVEY C.S.# 21120
106	FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "FERGUSON PLS 2279", SET PER SURVEY C.S.# 21120

LEGEND:

- BUILDING
- BUILDING OVERHANG
- BUILDING DECK
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY
- BOUNDARY LINE
- WOOD FENCE
- ELECTRIC ENTRANCE METAL FENCE
- WATER
- EDGE OF GRAVEL
- BUILDING HATCH
- ASPHALT HATCH
- GRAVEL HATCH
- UNDERGROUND ELECTRIC
- OVERHEAD POWER
- MAJOR CONTOUR
- MINOR CONTOUR
- POWER POLE
- POWER POLE W/ LIGHT
- GUY ANCHOR
- POWER JUNCTION BOX
- WATER METER
- GAS METER
- CATV RISER
- UNKNOWN CLEANOUT
- FOUND MONUMENT NO.
- FOUND MONUMENT – SEE MONUMENT NOTES
- CONTROL MAGNAIL/PK NAIL
- CONTROL POINT – REBAR AND CAP
- SIGN
- TREE – DECIDUOUS
- TREE – CONIFER
- POWER METER
- STORM AREA DRAIN

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 22223841. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SEWER STRUCTURE TABLE

A	SAN MH RIM:	29.42'
	IE 4" PVC IN (NE):	23.10'
	IE 8" PVC IN (NW):	22.87'
	IE 8" PVC OUT (SE):	22.85'
B	SAN MH RIM:	32.71'
	IE 8" PVC IN (NW):	23.77'
	IE 8" PVC OUT (S):	24.05'

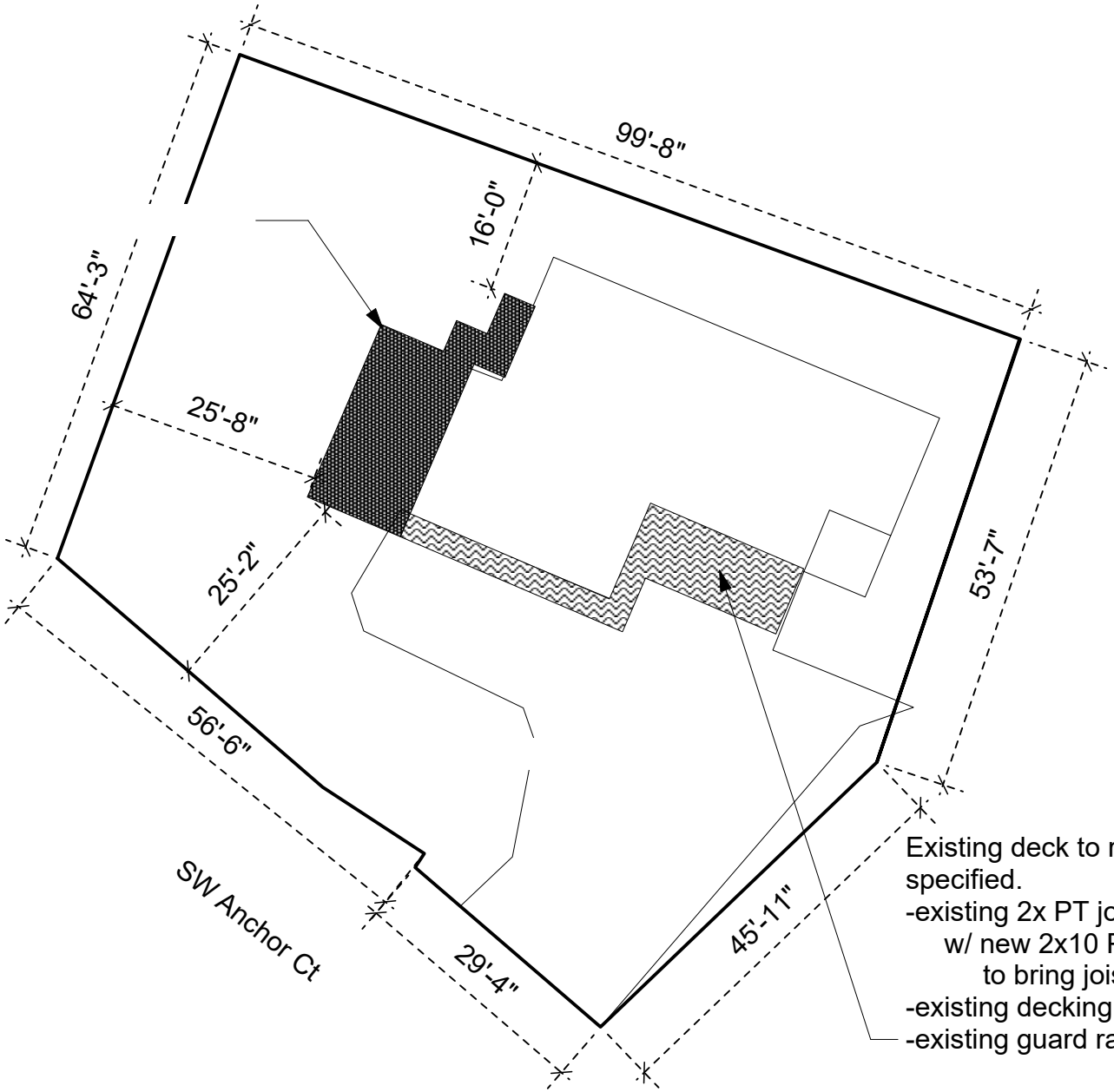
S&F Land Services
PORTLAND, VANCOUVER, BEND, SEASIDE
1725 N ROOSEVELT DR,
STE B, SEASIDE, OR 97138
(503) 738-3425
WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
OCT. 03, 2022	22G588-01	JPW/GAH	TLO	JLW

2022-G588-01 topo MERRELL.dwg

SURVEY FOR:
BRENT MOSSER
TNT BUILDER, INC.
3730 SW ANCHOR COURT
SE1/4, NW1/4, SEC 27
T7S, R11W, W.M.,
LINCOLN COUNTY

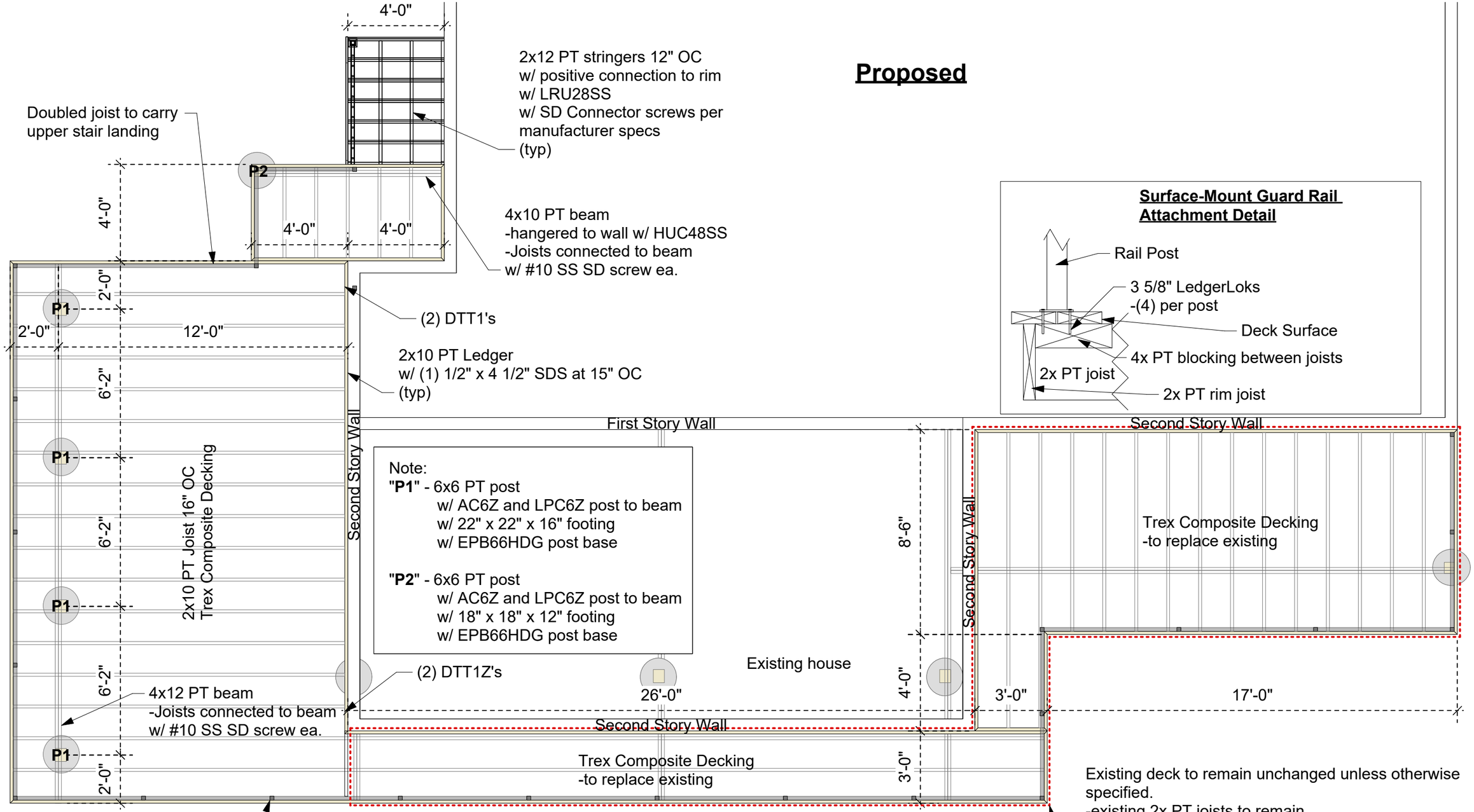
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
SEPTEMBER 10, 2019
JACK L. WHITE II
91987PLS
EXPIRES 6/30/24



Existing deck to remain unchanged unless otherwise specified.
-existing 2x PT joists to remain
w/ new 2x10 PT joists added
to bring joist layout under 16" OC
-existing decking to be removed and replaced
-existing guard rail to be removed and replaced

TnT Builders deck and patio cover experts	General Contractor TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Project Title Merrell Deck Modification 3730 SW Anchor Ct Lincoln City, OR 97367	Project Manager Brent Mosser Date October 25, 2022 Phone (541) 926-3117	Drawing Title Site Plan Scale 1/4" = 1'

Proposed

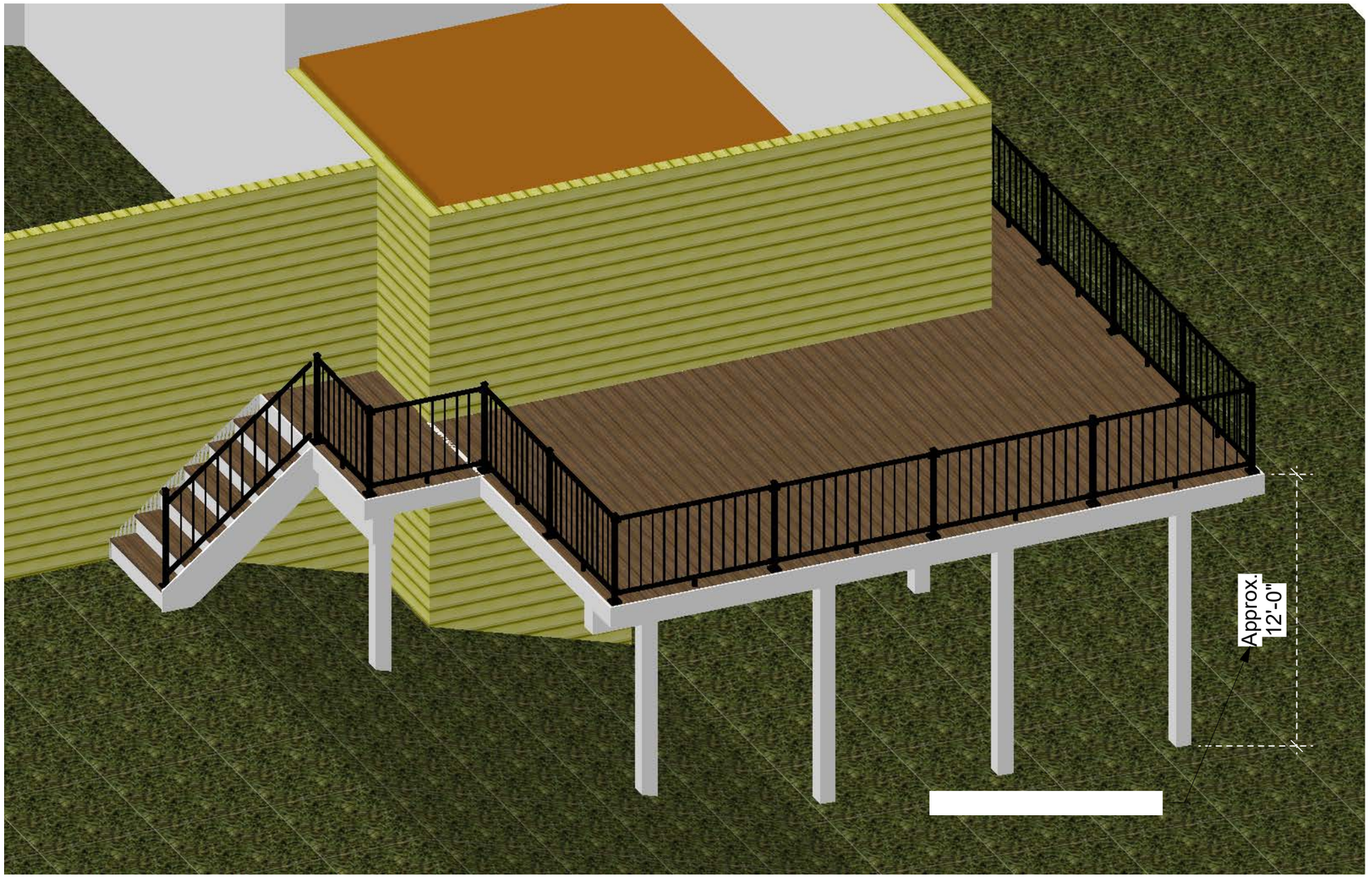


36" aluminum guard rail
w/ glass infill
-no gaps to allow passage of 4" sphere
-handrail on one side of stairs
-See Guardrail Attachment Detail above
(typ)

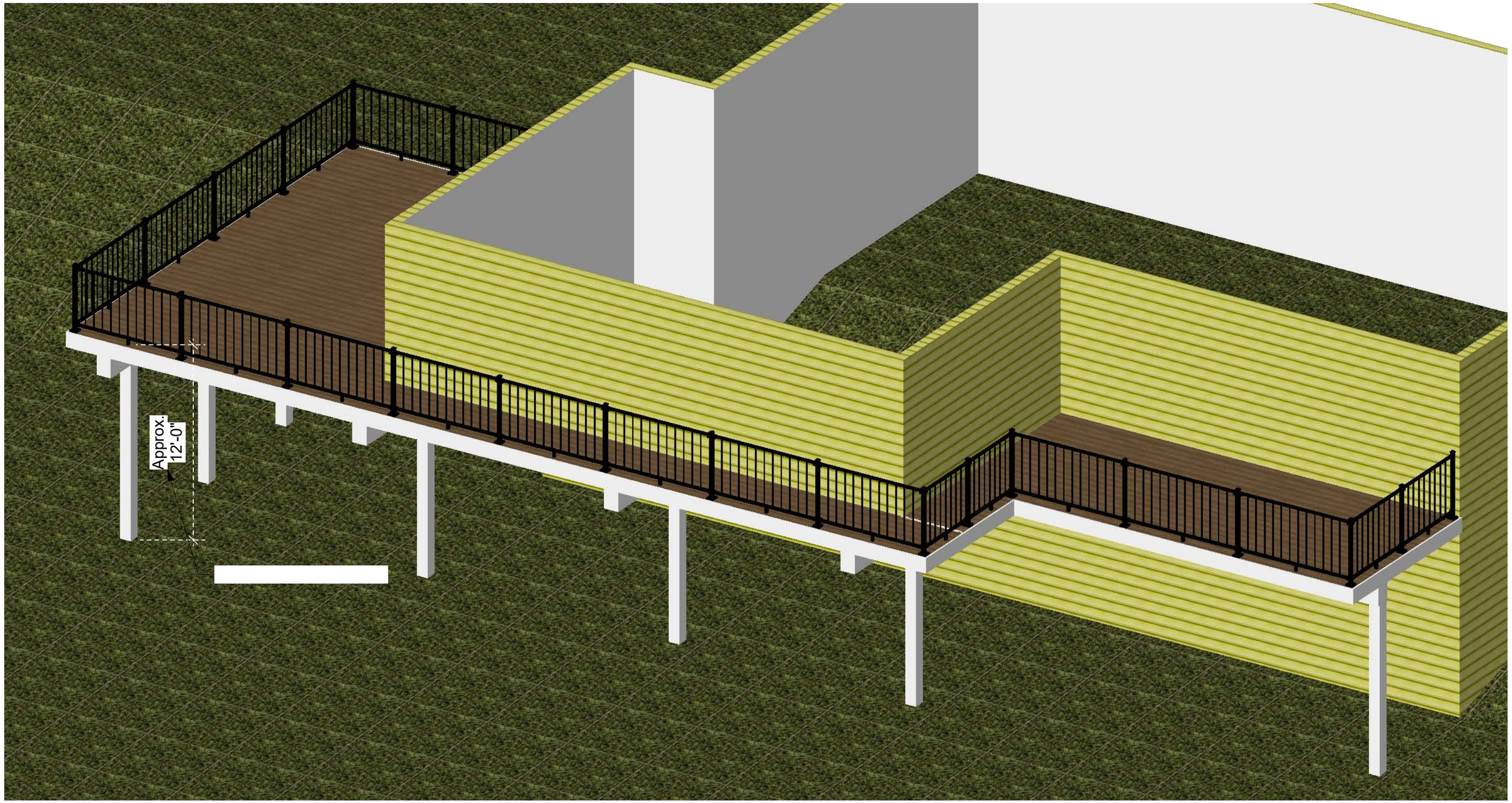
Existing deck to remain unchanged unless otherwise specified.
-existing 2x PT joists to remain
w/ new 2x10 PT joists added
to bring joist layout under 16" OC
-existing decking to be removed and replaced
-existing guard rail to be removed and replaced

TnT Builders
deck and patio cover experts

General Contractor	Project Title	Project Manager	Drawing Title
TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Merrell Deck Modification 3730 SW Anchor Ct Lincoln City, OR 97367	Brent Mosser	Framing Plan
		Date February 1, 2022	Scale 1/4" = 1'
		Phone (541) 926-3117	



TnT Builders deck and patio cover experts	General Contractor TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Project Title Merrell Deck Modification 3730 SW Anchor Ct Lincoln City, OR 97367	Project Manager Brent Mosser Date February 1, 2022 Phone (541) 926-3117	Drawing Title West Elevation View Scale 1/4" = 1'



TnT Builders deck and patio cover experts	General Contractor TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Project Title Merrell Deck Modification 3730 SW Anchor Ct Lincoln City, OR 97367	Project Manager Brent Mosser Date February 1, 2022 Phone (541) 926-3117	Drawing Title South Elevation View Scale 1/4" = 1'