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*Land of Cheese, Trees and Ocean Breeze*

**NON-CONFORMING MINOR REVIEW #851-24-000515-PLNG:  
REPLACEMENT OF AN EXISTING SECOND STORY DECK  
SHEMETOV/HOLIAT/FOLK**

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

March 4, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Non-Conforming Minor Review on March 4, 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 March 17, 2025**. This decision will become final on March 4, 2025, unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article 10.

**Request:** Non-Conforming Minor Review request to allow for the replacement of an existing non-conforming second story deck attached to a single-family dwelling. The existing deck to be replaced does not conform to the Oceanfront Setback Line required for the location of structures on oceanfront properties in the Beach and Dune Overlay (BD) Zone (Exhibit B).

**Location:** The property is located within the Unincorporated Community of Barview/Twin Rocks/Watseco in the Pine Beach subdivision at 17460 Pine Beach Way, a private road, and designated as Tax Lot 122 in Section 7DD of Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

**Zone:** Community Medium Density Urban Residential (CR-2) Zone

**Applicant:** Dima Shemetov, 6975 SW Sandburg Street, STE 160, Tigard, OR 97223

**Property**

**Owner:** Greg Holiat, 5323 SE 44<sup>th</sup> Avenue, Portland, OR 97206

**CONDITIONS OF APPROVAL**

Failure to comply with the Conditions of Approval and Tillamook County Land Use Ordinance provisions may result in nullification of this approval or citations.

1. The applicant/property owner shall obtain all required Federal, State, and Local permits, including demolition permits, as applicable.
2. The development made part of this approval shall be limited to the replacement of the second-story deck. All applicable permits, including a consolidated Building/Zoning Permit Application from the Tillamook County Department of Community Development, shall be obtained prior to development activities.
3. Development shall adhere to the applicable standards of the Community Medium Density Urban Residential (CR-2) zone, TCLUO Section 3.014, and the Beach and Dune Overlay (BD) zone, Section 3.530.
4. The applicant/property owner shall submit a site plan drawn to scale demonstrating compliance with the applicable standards of TCLUO Section 3.014: Community Medium Density Urban Residential (CR-2) zone and Section 3.530: Beach and Dune Overlay (BD) zone. The site plan shall be submitted to the Department of Community Development at the time of consolidated Building/Zoning Permit Application submittal and shall include the following:
  - a) Location of the Oceanfront Setback Line measured in accordance with TCLUO Section 3.530.
  - b) Setbacks from north and south property lines
  - c) Location and distance from the second story deck to the shoreline protection structure
  - d) Areas proposed for grading activities (if any)
  - e) Areas proposed for vegetation removal (if any)
  - f) Revegetation Plan
  - g) Erosion Control Plan
5. Grading and construction activities shall commence no greater than 30 days prior to the start of construction activities to replace the second-story deck.
6. The second-story deck shall remain uncovered and unenclosed. Any future alterations or expansion of the second-story deck, including any additional coverage or enclosures, are subject to land use review and approval.
7. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval, or an extension is requested from, and approved by this Department prior to its expiration.

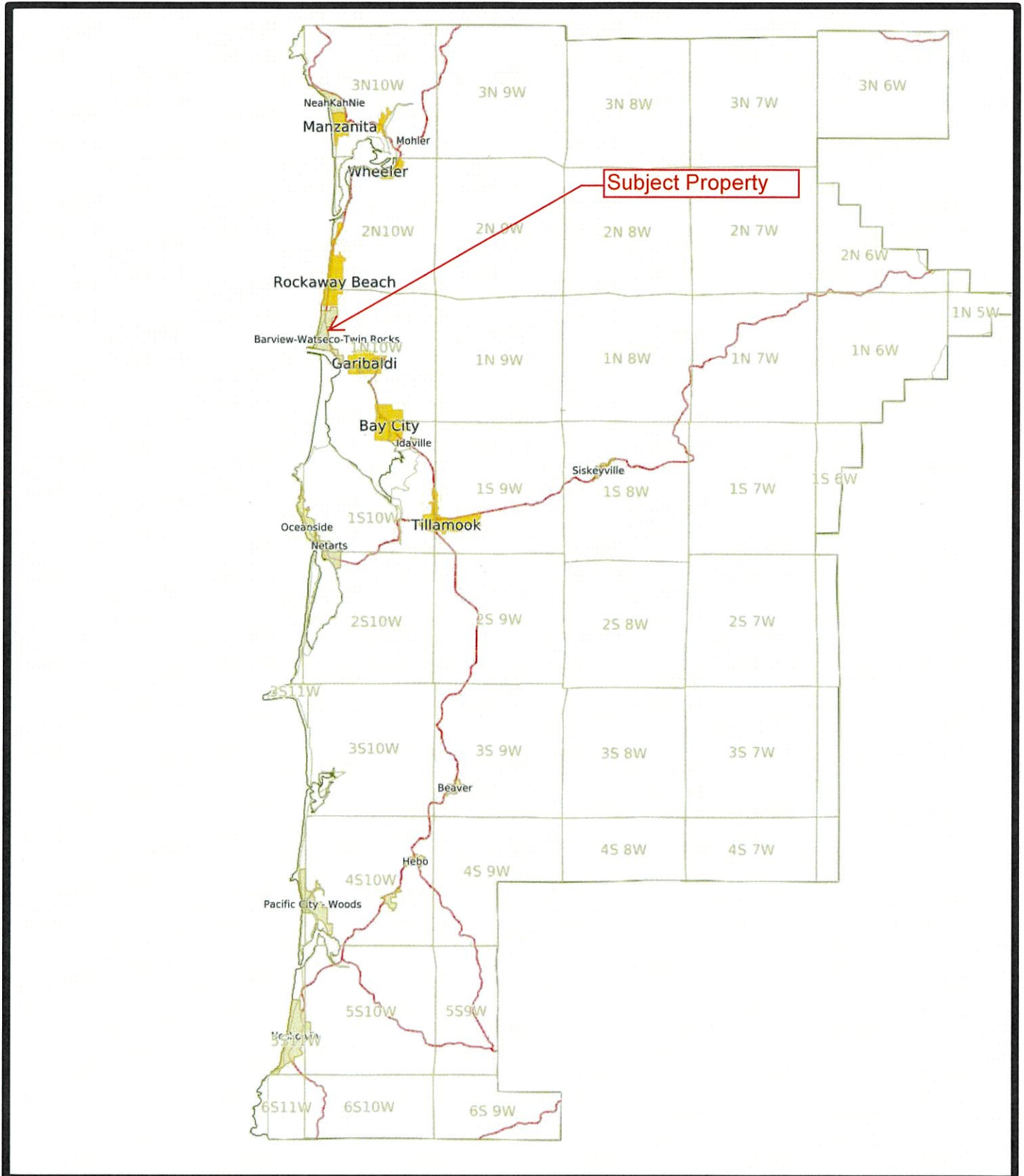
Sincerely,  
Tillamook County Department of Community Development



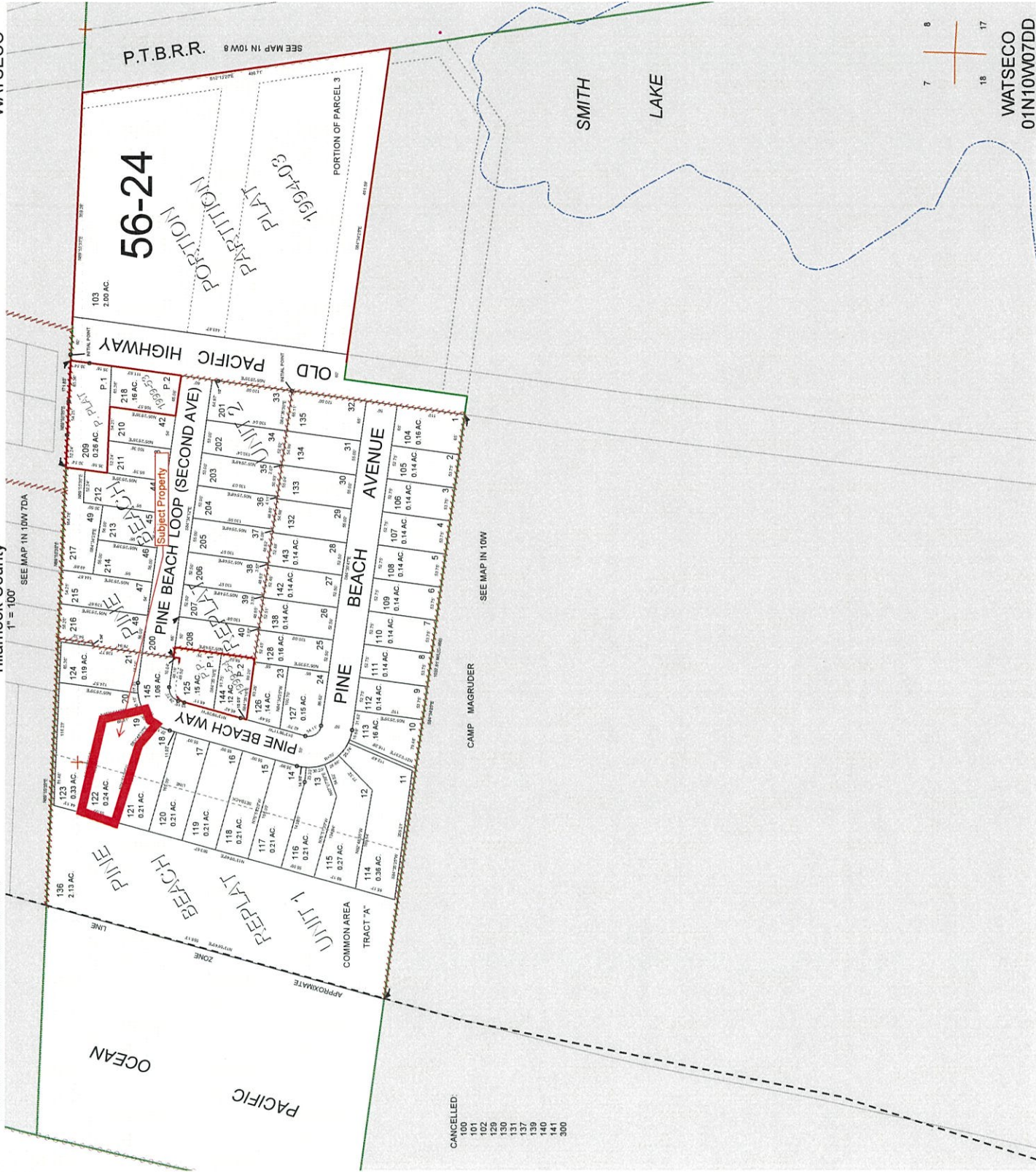
Sarah Absher, Director, CFM

Enc.: Vicinity, Assessor's and Zoning maps

# Vicinity Map



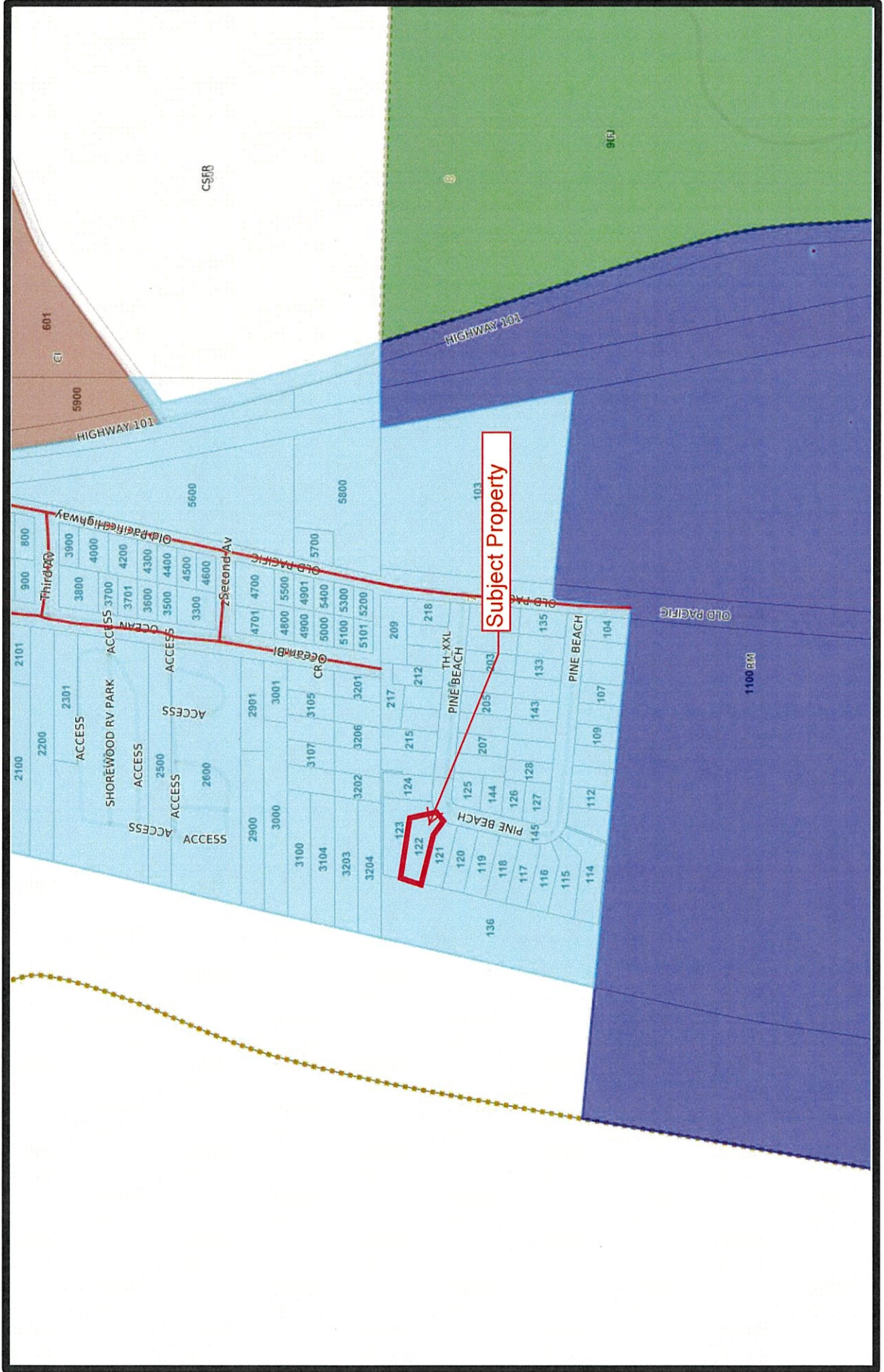
FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR  
LEGAL ENGINEERING OR SURVEY PURPOSES



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# Zoning Map





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

1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamookcounty.gov](http://www.tillamookcounty.gov)  
503-842-3408

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*Land of Cheese, Trees and Ocean Breeze*

**NON-CONFORMING MINOR REVIEW #851-24-000515-PLNG:  
REPLACEMENT OF AN EXISTING SECOND STORY DECK  
SHEMETOV/HOLIAT/FOLK**

**ADMINISTRATIVE DECISION AND STAFF REPORT**

**DECISION: Approved with Conditions**

**DECISION DATE:** March 4, 2025

**REPORT PREPARED BY:** Sarah Absher, CFM, Director 

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**I. GENERAL INFORMATION:**

- Request:** Non-Conforming Minor Review request to allow for the replacement of an existing non-conforming second story deck attached to a single-family dwelling. The existing deck to be replaced does not conform to the Oceanfront Setback Line required for the location of structures on oceanfront properties in the Beach and Dune Overlay (BD) Zone (Exhibit B).
- Location:** The property is located within the Unincorporated Community of Barview/Twin Rocks/Watseco in the Pine Beach subdivision at 17460 Pine Beach Way, a private road, and designated as Tax Lot 122 in Section 7DD of Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Community Medium Density Urban Residential (CR-2) Zone
- Applicant:** Dima Shemetov, 6975 SW Sandburg Street, STE 160, Tigard, OR 97223
- Property Owner:** Greg Holiat, 5323 SE 44<sup>th</sup> Avenue, Portland, OR 97206

**II. PROPERTY DESCRIPTION:**

Tillamook County Assessor’s records indicate the subject property is approximately 0.24 acres (approximately 10,454 sq. ft.) and is developed with a single-family dwelling (Exhibit A). Tillamook County Assessor’s records indicate the dwelling was built in 1997 (Exhibit A).

The subject property and surrounding area are zoned Community Medium Density Urban Residential (CR-2) Zone and properties within this area are developed with residential and accessory structures (Exhibit A).

The subject property is located within the Pine Beach Subdivision and is an oceanfront property (Exhibit A). A shoreline protective structure runs across the western region of the subject property and other oceanfront properties to the north and south. The subject property and properties within this vicinity are also located within the Beach and Dune Overlay (BD) Zone.

The subject property contains no mapped wetlands according to the Statewide Wetlands Inventory Map. The property is primarily located within FEMA Flood Zone 'X', an area of minimal flood hazard. The most western region of the subject property is mapped in the 'VE' zone, areas of ocean flooding, as depicted on FEMA FIRM 41057C0379F dated September 28, 2018 (Exhibit A).

The applicant is proposing to remove and replace an existing second story deck within the same footprint (Exhibit B). The deck encroaches into the Oceanfront Setback, a setback established for development of oceanfront properties contained in the Beach and Dune Overlay (BD) Zone, TCLUO Section 3.530. Because the deck was lawfully constructed and does not adhere to the oceanfront setback line, Staff find the replacement deck is subject to non-conforming minor review and the provisions of TCLUO Article VII: Non-Conforming Uses.

### **III. 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 IV of this report:

- A. TCLUO Section 3.014: Community Medium Density Urban Residential Zone (CR-2)
- B. TCLUO Section 3.530: Beach & Dune Overlay (BD) Zone
- C. TCLUO Article VII: Nonconforming Uses and Structures

### **IV. ANALYSIS:**

#### **A. TCLUO Section 3.016: Community Medium Density Urban Residential Zone (CR-2)**

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

*(2) USES PERMITTED OUTRIGHT: In the CR-2 zone, the following uses and their accessory uses are permitted outright, and are subject to all applicable supplementary regulations contained in this ordinance.*

*(a) One, two three, or four-family dwelling*

**Findings:** Staff find that the residential use of a single-family dwelling and accessory structures (deck) is a use permitted outright in the underlying zone.

...

#### **B. TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone**

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

...

(8) OCEANFRONT SETBACKS: As used in this section, "vegetation line" means the ocean shore state recreation area boundary as described in ORS 390.770 or the line of established upland shore vegetation, whichever is farther inland. In areas subject to the provisions of this section, all development, except for activities listed as exempt in subsection (5)(b), shall be set back from the vegetation line the greater of:

...

(b) A distance established through calculation of an Oceanfront Setback Line (OSL) as follows:

(A) On a lot or parcel where there are existing buildings located within 300 feet of the boundaries of the subject lot or parcel on both the north and the south, the OSL is a line drawn between the nearest building to the north and the nearest building to the south. The line shall be drawn between the most oceanward points of the two building footprints closest to the vegetation line.

**Findings:** The applicant is proposing the replacement of an existing second-story deck that encroaches into the Oceanfront Setback (Exhibit B). Included with the submittal is a site plan (S2.0) that depicts the location of the dwelling and second story deck in relation to required setbacks, including the location of the Oceanfront Setback Line and Flood Hazard Overlay Zone 'VE' boundary (Exhibit B).

**B. Article VII, Section 7.020: Nonconforming Uses and Structures**

*The purpose of the NONCONFORMING USES AND STRUCTURES provisions are to establish standards and procedures regulating the continuation, improvement and replacement of structures and uses which pre-date, and which do not comply with, this Ordinance. The intent is to allow changes to nonconforming uses and structures in a manner that does not increase the level of adverse impact to surrounding areas. These provisions are intended to be consistent with ORS 215.130.*

**TCLUO Section 7.020(1): Definitions:** A nonconforming structure is defined in the Tillamook County Land Use Ordinance (TCLUO) Section 7.020 as "A structure that does not conform to current requirements of this Ordinance but which legally existed at the time the applicable section(s) of the Ordinance took effect."

...

(c) *ALTERATION of a NONCONFORMING STRUCTURE: A partial change to a structure, not involving enlargement of the external dimensions of the structure.*

**Findings:** County records indicate the single-family dwelling was built in 1997 (Exhibit A). The existing second story deck is considered non-conforming because it encroaches into the Oceanfront Setback line as stated above (Exhibits A and B). Applicant is proposing a partial change (deck replacement) that does not involve enlargement of the external dimensions of the building footprint (Exhibit B).

**TCLUO Section 7.020(4): Alteration or Expansion:** indicates that the alteration (deck replacement) of a nonconforming structure shall be subject to satisfaction with the Nonconforming Minor Review criteria.

**Findings:** Staff find that Applicant's request constitutes alteration of a nonconforming structure and is therefore subject to the Minor Nonconforming Review process which is addressed below.

**TCLUO Article X** requires notice of Non-Conforming Minor Review applications to be mailed to landowners within 250 feet of the subject property and applicable agencies. Staff must allow at least 14 days for written comment and must consider received comments in making the decision.



**Findings:** A notice of the request was mailed to property owners within 250 feet of the subject property and interested agencies on November 12, 2024. One comment was received from the Tillamook County Public Works Department stating that the Department has no comments or issues regarding this review (Exhibit C).

**1. Article VII, Section 11 Minor Review**

*Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:*

*(a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:*

*i. A comparison of existing use or structure with the proposed change using the following factors:*

- (1) Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;*
- (2) Number and kinds of vehicular trips to the site;*

**Findings:** Applicant states the use of the property and structure will remain residential and no additional vehicle activity or noise, vibration, dust, odor, fumes, glare or smoke will be generated for this continued residential use (Exhibit B).

Staff find that the proposed alteration of the dwelling with replacement of the existing second-story deck and location of improvements will not affect the listed items. Staff find these criteria are met.

- (3) Amount and nature of outside storage, loading and parking;*
- (4) Visual impact;*
- (5) Hours of operation;*
- (6) Effect on existing vegetation;*
- (7) Effect on water drainage and water quality;*

**Findings:** Applicant's proposal does not identify additional outside storage as part of the proposed development, and in review of the site plan, there are no impacts to existing parking areas (Exhibit B). The applicant states no heavy equipment will be used and all materials will be stored on a truck and within the driveway. The applicant adds the existing vegetation will not be impacted at any part during installation and there will not be any effect on water drainage or water quality (Exhibit B).

Applicant states the proposed development does not generate hours of operation as it remains a residential use. Structural plans and accompanying engineering analysis are included with the Applicant's submittal (Exhibit B). The applicant confirms the deck will be replaced within the same footprint and will also be replaced at the original height of 14 feet, 6-inches (Exhibit B). The applicant adds no heavy equipment will be used and all materials will be stored on a truck and within the driveway (Exhibit B).

In review of the Applicant's submittal, Staff find these criteria are met.

- (8) Service or other benefit to the use or structure provides to the area; and*
- (9) Other factors relating to conflicts or incompatibility with the character or needs of the area.*

**Findings:** Applicant details the property will remain a residential dwelling and is located in an area improved with other residential dwellings (Exhibit B).

Staff find that the use of the single-family dwelling will remain residential in nature. Any services or benefits that could be provided remain unchanged. Staff find these criteria are met.

*ii. The character and history of the use and of development in the surrounding area.*

**Findings:** County records state the single-family dwelling was permitted in 1997, according to County Assessors' records, is located in an area predominantly consisting of residential uses, and the dwelling will remain devoted to residential use (Exhibits A and B). Surrounding and adjacent properties are similar in nature and are consistent with the character and history of the use and development in the surrounding area. Staff find this criterion met.

*(b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010. The Department may require the applicant to submit a site survey or similar information to assist in making these determinations.*

**Findings:** The subject property is not a corner lot and the requirements of TCLUO Section 4.010 are not applicable (Exhibit A and Exhibit B). The proposed site plan does not propose addition or alteration of any detached structures on the property. The second-story deck is located along the western region of the property, is oceanfront and will be replaced within the same building footprint (Exhibit A and Exhibit B).

Staff find that the proposed development will have no greater adverse impact on neighboring areas than the existing structures particularly given the replacement of the second story deck will continue to be devoted to single-family residential use, and the proposed alteration to replace the second story deck is within the general footprint of the original deck (Exhibit B). Staff find this criterion has been met.

**IV. DECISION: APPROVED WITH CONDITIONS**

Staff concludes that the applicant has satisfied the review criteria, and can meet all applicable requirements at the time of application. Therefore, Staff approves this request. No further development shall occur on the subject property without prior land use approval. This approval does not address any additional development of the subject property.

By accepting this approval, the applicant and property owner agrees to indemnify, defend, save, and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action, or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicant and property owner shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed construction.

**Appeal of this decision.** This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such case, forms and fees must be filed in the office of this Department before **4:00 PM on March 17, 2025.**

**V. CONDITIONS OF APPROVAL:**

Failure to comply with the Conditions of Approval and Tillamook County Land Use Ordinance provisions may result in nullification of this approval or citations.

1. The applicant/property owner shall obtain all required Federal, State, and Local permits, including demolition permits, as applicable.
2. The development made part of this approval shall be limited to the replacement of the second-story deck. All applicable permits, including a consolidated Building/Zoning Permit Application from the Tillamook County Department of Community Development, shall be obtained prior to development activities.
3. Development shall adhere to the applicable standards of the Community Medium Density Urban Residential (CR-2) zone, TCLUO Section 3.014, and the Beach and Dune Overlay (BD) zone, Section 3.530.

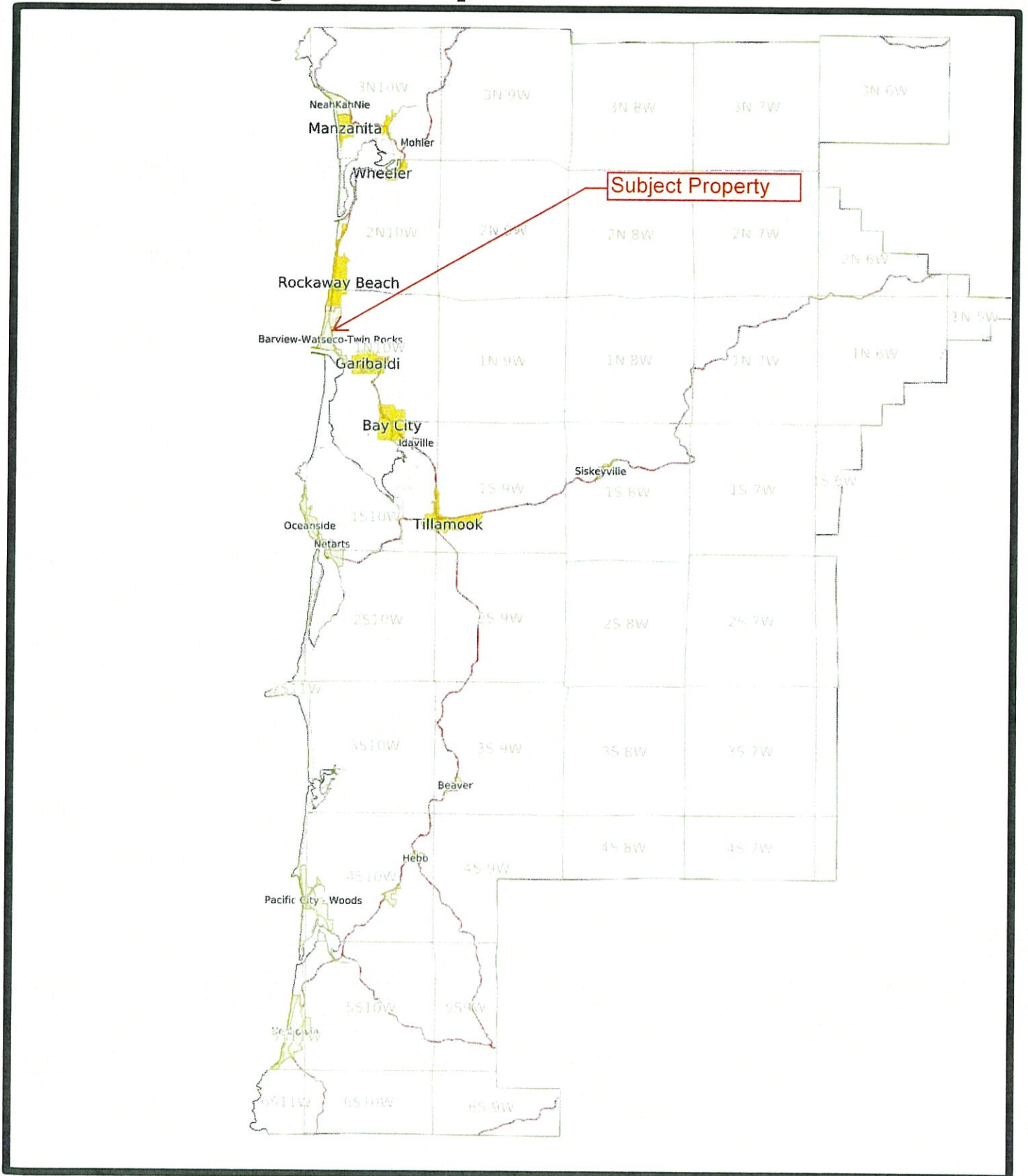
4. The applicant/property owner shall submit a site plan drawn to scale demonstrating compliance with the applicable standards of TCLUO Section 3.014: Community Medium Density Urban Residential (CR-2) zone and Section 3.530: Beach and Dune Overlay (BD) zone. The site plan shall be submitted to the Department of Community Development at the time of consolidated Building/Zoning Permit Application submittal and shall include the following:
  - a) Location of the Oceanfront Setback Line measured in accordance with TCLUO Section 3.530.
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  - d) Areas proposed for grading activities (if any)
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  - g) Erosion Control Plan
5. Grading and construction activities shall commence no greater than 30 days prior to the start of construction activities to replace the second-story deck.
6. The second-story deck shall remain uncovered and unenclosed. Any future alterations or expansion of the second-story deck, including any additional coverage or enclosures, are subject to land use review and approval.
7. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval, or an extension is requested from, and approved by this Department prior to its expiration.

**VI. EXHIBITS**

- A. Vicinity, Assessor's and Zoning maps, Neahkahnie Community Plan
- B. Applicant's Submittal
- C. Public Comment

# **EXHIBIT A**

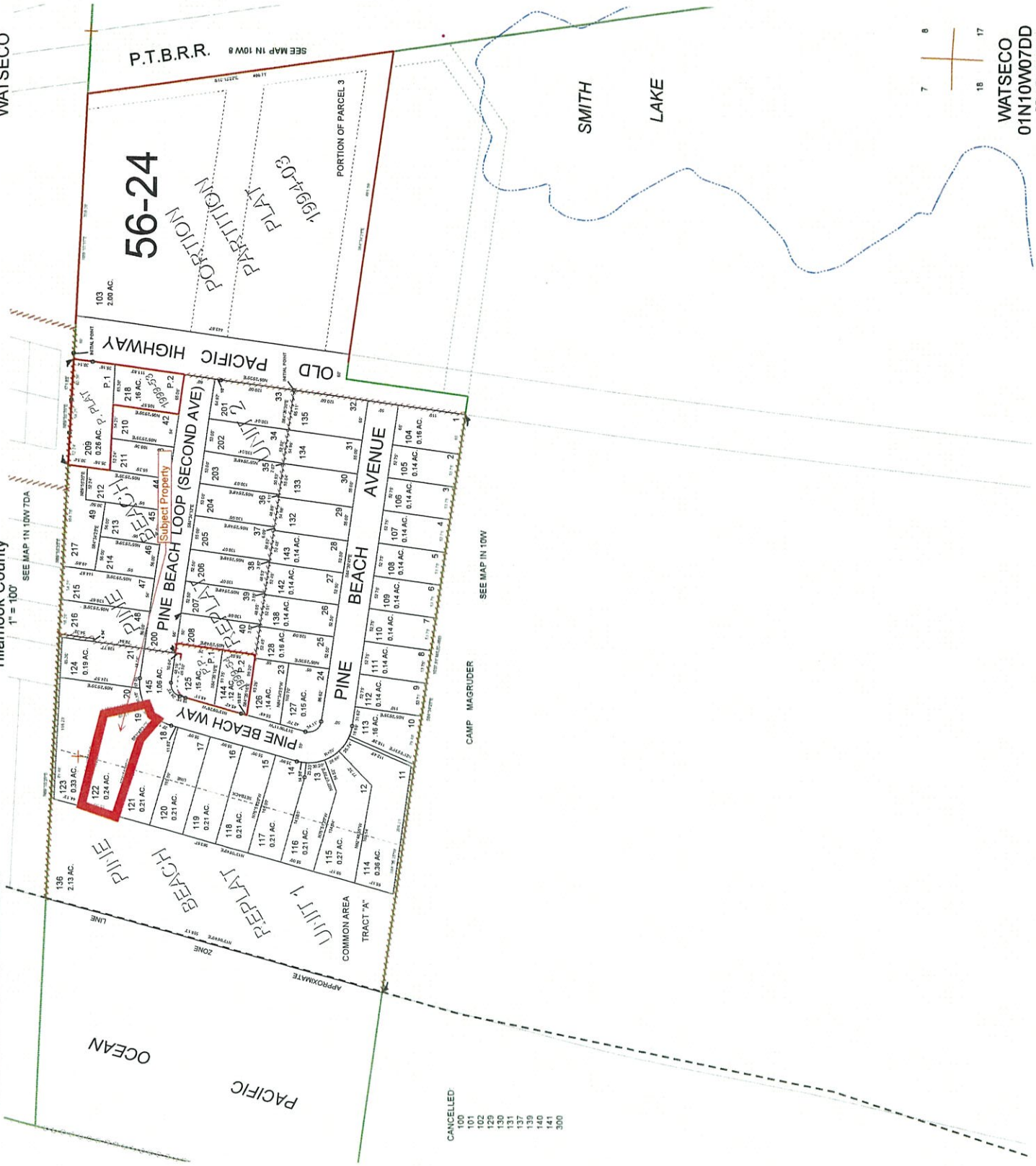
# Vicinity Map



S.E. 1/4 S.E. 1/4 SEC. 7 T. 1 N. R. 10 W. W.M.  
Tillamook County

01N10W07DD  
WATSECO

FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEY PURPOSES



56-24

P.T.B.R.R.

PORTION OF PARCEL 3  
PLAT  
1994-03

PACIFIC HIGHWAY

PINE BEACH LOOP (SECOND AVE)

PINE BEACH AVENUE

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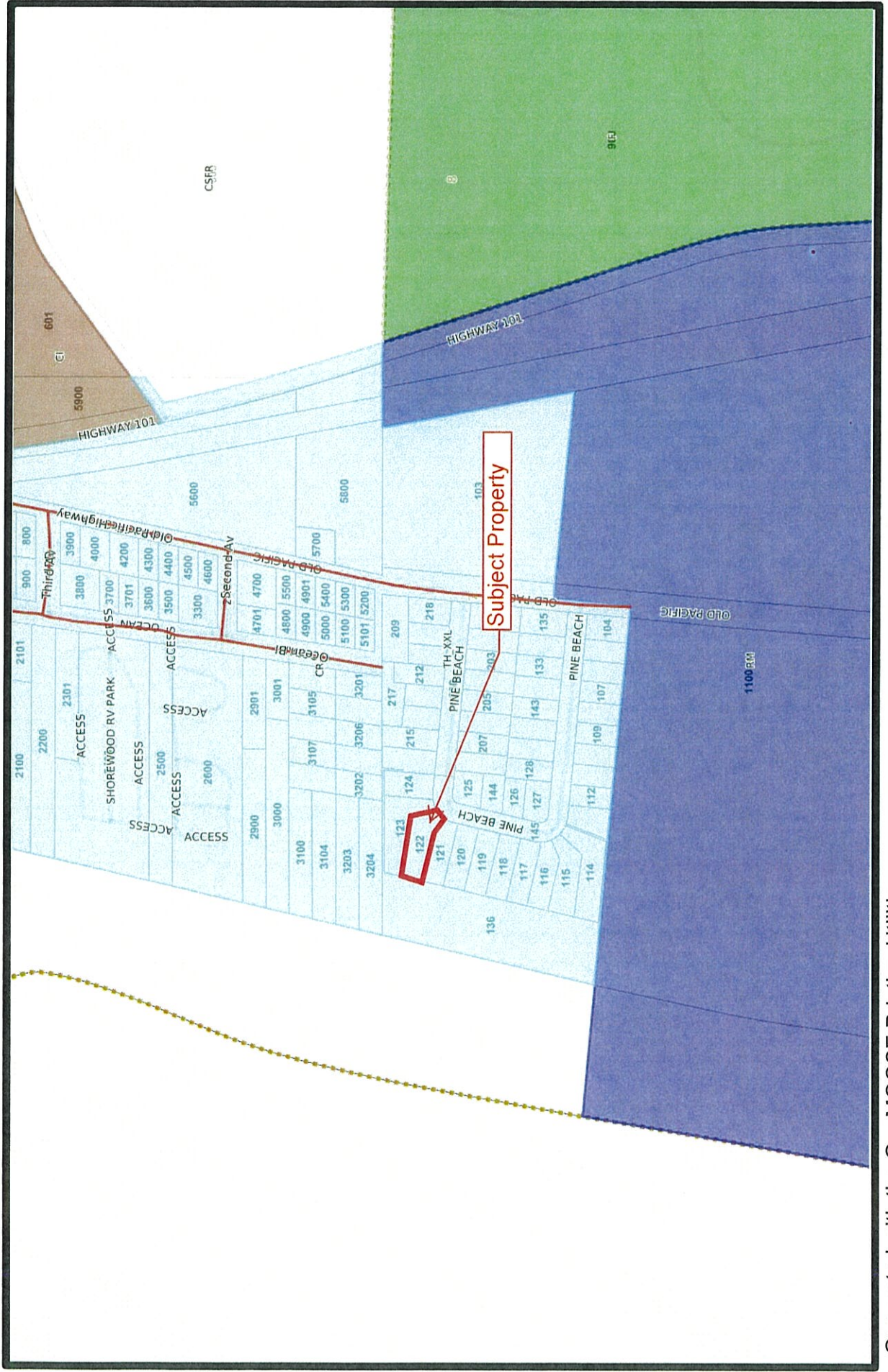
CAMP MAGRUDER

SEE MAP IN 10W



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REVISED 3/8/13 WS

# Zoning Map



**Tillamook County**  
**2024 Real Property Assessment Report**  
 Account 399465

Map 1N1007DD00122  
 Code - Tax ID 5624 - 399465

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr PINE BEACH REPLAT UNIT 1  
 Lot - 19

Mailing HOLIAT, GREGORY R &  
 FOLK, STEFANIE A  
 5323 SE 44TH AVE  
 PORTLAND OR 97206

Deed Reference # 2023-3181  
 Sales Date/Price 07-18-2023 / \$1,360,000  
 Appraiser BELINDA BENTLEY

Property Class 101 MA SA NH  
 RMV Class 101 05 OF 536

Site	Situs Address	City
1	17460 PINE BEACH WAY	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5624	Land	545,740		Land	0	
	Impr	820,620		Impr	0	
<b>Code Area Total</b>		1,366,360	623,650	623,650	0	
<b>Grand Total</b>		1,366,360	623,650	623,650	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5624					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		RK-R-2	Market	113	0.24 AC		528,740
					OSD TYPE A - AVERAGE	100			16,500
<b>Code Area Total</b>							0.24 AC		545,740

Improvement Breakdown								
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5624	1	1997	147	Split level	131	2,296		820,620
<b>Code Area Total</b>						2,296		820,620

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
5624	■ SOLID WASTE	12.00	2024

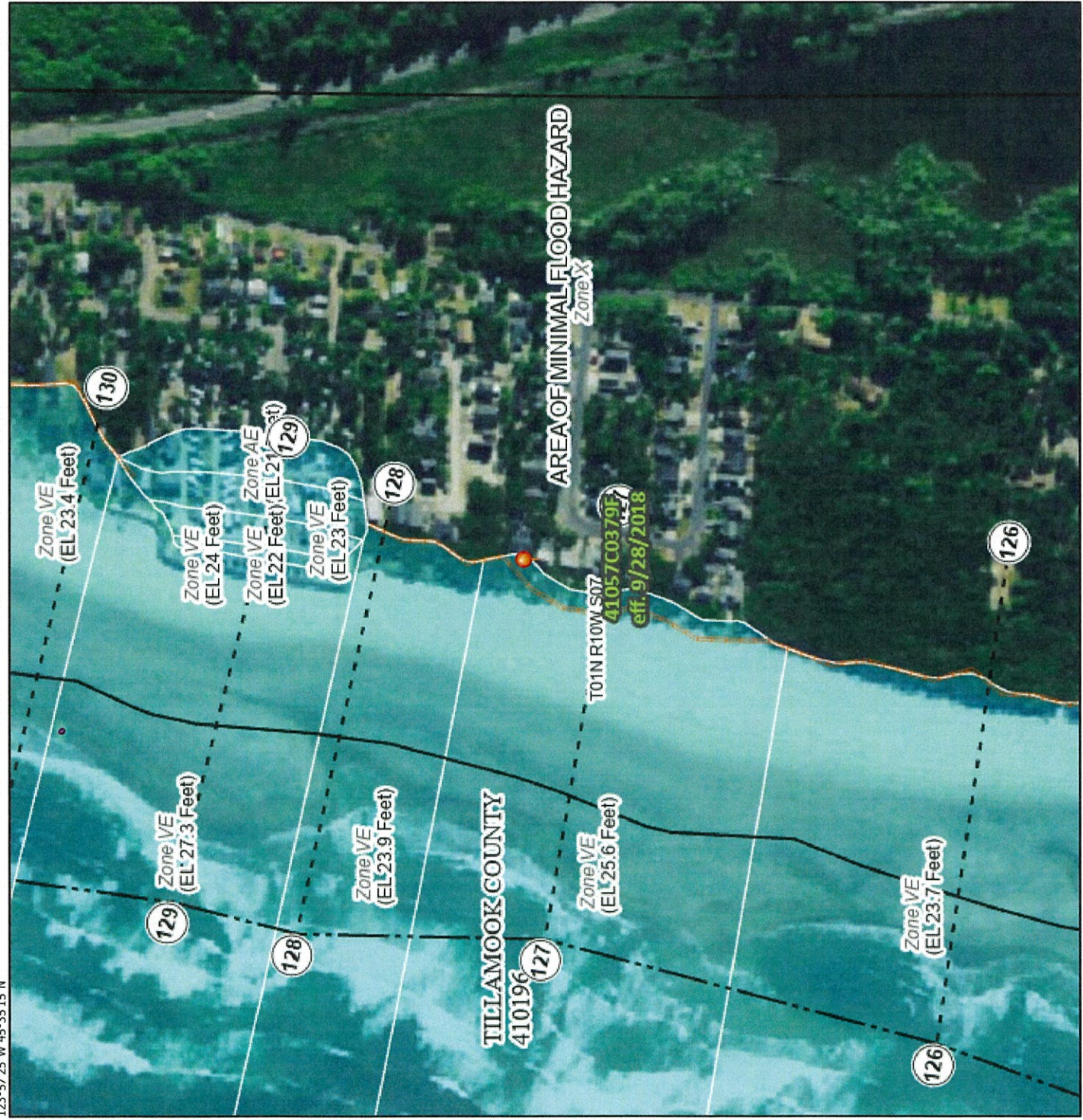
**Comments** Inventory update 8/17/04 vy 2/13 Reappraised and tabled land/Size chge. RCW 07/23/15 Added porch conversion to living, new porch, gas fireplace, and new decks - applied exception. Added concrete and asphalt and increased eff year for new siding and windows - RMV only.ef  
 4/1/24 - Sales review. increased effective year built to 2012 for interior and exterior GOMAR, updated inventory as RMV changes only. Added inventory not previously on roll, applied exception. BB



# National Flood Hazard Layer FIRMette



123°57'25"W 45°33'15"N



123°56'47"W 45°34'50"N

## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

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

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- No Screen Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- 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

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

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 11/7/2024 at 1:24 AM 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.

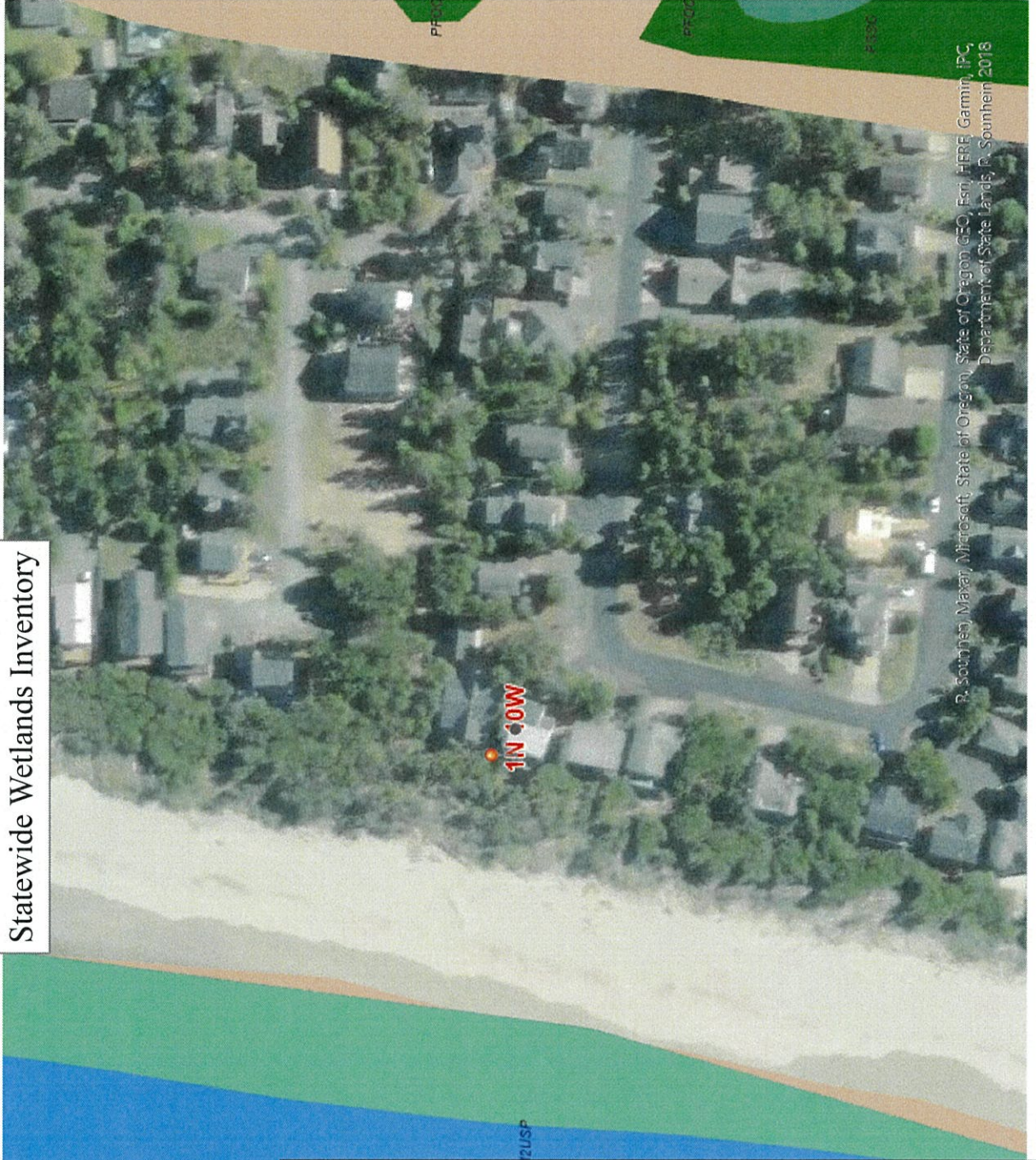
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

# Hazard Map



**Disclaimer:** The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

# Statewide Wetlands Inventory



R. SOUTHERN, MAXAR, MICROSOFT, STATE OF OREGON, ESRI, HERE, GARMIN, IPC,  
 DEPARTMENT OF STATE LANDS, D. SOUTHERN 2018

- Townships
- LWI Study Area
- BASEDAT.DBO.NHDWaterbody
- BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDFlowline**
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDPoint
- Wetlands**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Agate-Winko Soils
- SWI Predominantly Hydric Soil Map Units

1:2,257

0 0.01 0.03 0.05 0.08 0.1

mi

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

# **EXHIBIT B**



## PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	10/2/2024
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	MO
Receipt #:	
Fees:	1365.00
Permit No:	851-24-00515 -PLNG

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

Name: Dima Shemetov Phone: 971-371-1958  
 Address: 6975 SW Sandburg St. Suite 160  
 City: Tigard State: OR Zip: 97223  
 Email: shemetov@ieengineering.com

**Property Owner**

Name: Greg Holiat Phone:  
 Address: 5323 SE 44th Ave.  
 City: Portland State: OR Zip: 97206  
 Email: gholiat@gmail.com

Request: Installation of a new 2 story deck.

**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
- 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: 17460 Pine Beach Way Rockaway Beach, OR 97136

**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.

  
 Property Owner Signature (Required)

8/15/2024

Date

  
 Applicant Signature

8/15/24

Date



6975 SW Sandburg St., Suite 160  
Portland, OR 97223  
(971) 371-1958

August 27, 2024

Tillamook County, Community Development  
1510-B 3rd St.  
Tillamook, Oregon 97141

RE: 17450 Pine Beach Way Rockaway Beach, OR 97136  
Permit Number: 851-24-000591-STR  
Minor Review Criteria Response Letter

To whom it may concern,

The following is our response to key points on the criteria. (a)(i)

Comment #1:

I.E.S. Response: The noise, vibration, dust, odor, fumes, glare or smoke will be at limited at lowest. All tools are electric and no heavy equipment will be used.

Comment #2:

I.E.S. Response: There will be flatbed truck with materials loaded on the truck.

Comment #3:

I.E.S. Response: All the material will be stored on bed truck and driveway.

Comment #4:

I.E.S. Response: There will be no visual impacted at any point on site. The deck is replacing the original height 14'-6".

Comment #5:

I.E.S. Response: The workers are going to work from hours 9 to 5.

Comment #6:

I.E.S. Response: The existing vegetation will not be impacted at any part during installation.

Comment #7:

I.E.S. Response: There will not be any effect on water drainage or water quality.

Comment #8:

I.E.S. Response: The deck will provide a pleasant viewing area to watch at the coastal line.

Comment #9:

I.E.S. Response: There will be no other factors or incompatibility during this project.

The following is our response to key points on the criteria. (a)(ii)

Comment #i:

I.E.S. Response: The new deck will replace existing deck with the same characteristics.

The following is our response to key points on the criteria. (b)

I.E.S. Response: The deck will be located at the rear of the property. The clear-vision area will not be effected and will not interfere with Section 4.010

Sincerely,

Dima Shemetov, Eng. Tech.



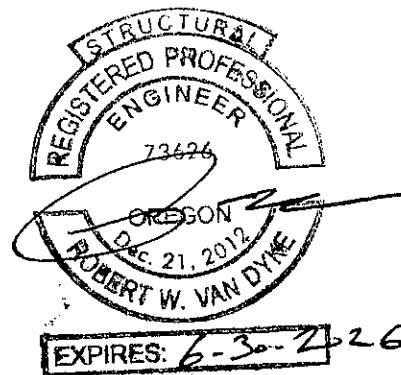
i.e. STRUCTURAL L.L.C.  
1875 SW SANDBURG ST  
TIGARD, OR 97223  
(971) 371-1988

# STRUCTURAL CALCULATIONS Holiat Residence Deck

17460 Pine Beach Way  
Rockaway Beach, OR 97136

Prepared for Rick's Custom Fencing and Decking

i.e. Structural Job # S280-128







Project Name: Holiat Residence Deck  
Job #: i.e. Structural Job # S280-128  
Subject: Narrative

Page #: \\  
Date: 7/10/2024  
Rev. Date:  
Designer: HKTB

### **STRUCTURAL NARRATIVE**

The scope of this project is to provide gravity framing, lateral load support, and connections for a deck attached to an existing residential building.

The existing structure adjacent is beyond i.e. Structural's scope of work.

### **DESIGN CRITERIA**

Building Department:  
Tillamook County

Building Codes:  
2021 International Building Code (IBC)  
2022 Oregon Structural Specialty Code (OSSC)

#### **Design Loads:**

Concrete Unit Weight	150 pcf	
Lower Deck Dead Load	10 psf	
Upper Deck Dead Load	11 psf	(includes 1 psf for Trex Rain Escape System)
Deck Live Load	40 psf	
Hot Tub Dead Load	130 psf on the footprint of the hot tub or a 200 lb/ft line load on the perimeter of the tub, whichever causes the highest stress in the member being considered.	

#### **Load Combinations:**

D+L  
D+(0.7E or 0.6W)  
0.6D+(0.7E or 0.6W)



Project Name: Holiat Residence Deck  
 Job #: i.e. Structural Job # S280-128  
 Subject: Gravity Design

Page #: 2  
 Date: 7/10/2024  
 Rev. Date:  
 Designer: HKTB

**Upper Deck Joist**

**Member Properties:** 2X8

P.T. #2 Hem-Fir

**Loading:**

$S_x$  13.14 in<sup>3</sup>  
 $A$  10.88 in<sup>2</sup>  
 $I_x$  47.63 in<sup>4</sup>

Dead	11	PSF	Span	8	FT
Live	40	PSF	Cantilever	1.00	FT
Spacing	16	IN O.C.	$M_{A,1}$	527	FT-LB
$w_{D+L}$	68.0	PLF	$M_{A,2}$	34	FT-LB
			$V_{A,1}$	268	LB
			$V_{A,2}$	68	LB
			$V_{A,3}$	276	LB



SIMPSON LU28 HANGER ACCEPTABLE? ✓

**Flexural and Shear Design:**

$F_b$  850 PSI  
 $F_v$  150 PSI  
 $E$  13000000 PSI

$C_m$	1.00	$F_b$	1.00	$F_v$	0.97	$E$	0.90
$C_t$	0.80		0.80		0.80		0.95
$C_D$	1.00		1.00		1.00		
$C_F$	1.20						
$C_r$	1.15						

**Deflection Check:**

$E'$	1111500	PSI
$\delta_{D+L}$	0.12	IN
$U_{360}$	0.27	IN

$f_b$  481 psi  
 $f_v$  38 psi

$F'_b$	938	$>f_b$	✓	DCR	0.51
$F'_v$	116	$>f_v$	✓	DCR	0.33

**Upper Deck Beam**

**Member Properties:** 6X10

P.T. #2 Hem-Fir

**Loading:**

$S_x$  82.73 in<sup>3</sup>  
 $A$  52.25 in<sup>2</sup>  
 $I_x$  393.00 in<sup>4</sup>

Dead	11	PSF	Span	7.5	FT
Live	40	PSF	$M_A$	2582	FT-LB
Trib	7.2	FT	$V_A = R$	1377	LB
$w_{D+L}$	367	PLF			



SIMPSON HUC610 HANGER ACCEPTABLE? ✓

**Flexural and Shear Design:**

$F_b$  675 PSI  
 $F_v$  140 PSI  
 $E$  11000000 PSI

$C_m$	1.00	$F_b$	1.00	$F_v$	1.00	$E$	1.00
$C_D$	1.00		1.00		1.00		
$C_F$	1.00						

**Deflection Check:**

$E'$	1100000	PSI
$\delta_{D+L}$	0.06	IN
$U_{360}$	0.25	IN

$f_b$  375 psi  
 $f_v$  40 psi

$F'_b$	675	$>f_b$	✓	DCR	0.55
$F'_v$	140	$>f_v$	✓	DCR	0.28



Project Name: Holiat Residence Deck  
Job #: I.e. Structural Job # S280-128  
Subject: Lateral Design

Page #: 3  
Date: 7/10/2024  
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Designer: HKTB

**Upper Deck Seismic**

**NOTE Ie=1.0, Site Class=D-default**

**Deck Base Shear: (Per ASCE 7-16 Section 12.14.8.1)**

F <sub>a</sub>	1.20	(Table 11.4-1, MIN=1.2)	Deck Dead	10	PSF
S <sub>s</sub>	1.291	(ATC Online Tool)	Deck Area	162	SF
F	1.00		W	1620	LB
S <sub>DS</sub>	1.033				
R	1.50				

$$V_E = W * F * S_{DS} / R = 1115 \text{ LB} = 781 \text{ LB, (SERVICE)}$$

Tension Tie at existing structure:

#	4	Deck Ties
T	195	LB

USE SIMPSON DTT12 T<sub>s</sub>=910 LB

**CHECK SIMPSON SDS SCREW AT EXISTING DECK TIE CONDITION**

W	172	LB/in
C <sub>D</sub>	1.6	
C <sub>m</sub>	1	
W'	275	LB/in
p	1.0205	in
Threads	2.25	in
T <sub>allow</sub>	281	LB

USE SIMPSON SDS 0.25 Ø x 3.5 W/ FLAT WASHER

**Diagonal Joist Bracing:**

V <sub>E, Ine</sub>	455	lb
X	10	(dimension parallel to joists)
Y	8	(dimension perpendicular to joists)
L	12.81	
# of Brace	2	
T/C	365	
V <sub>a</sub>	163	LB 16d sinkers
# REQD	2.23	
V <sub>a</sub>	450	LB LTP4
# REQD	0.81	

USE (3) 16D AT RIM JOIST, LTP4 AT BEAM

**CHECK POST CAP**

# of Post	3	
V <sub>post</sub>	130	LB
V <sub>a</sub>	1075	LB

USE SIMPSON PC6Z CAP? ✓



Project Name: Holiat Residence Deck  
Job #: i.e. Structural Job # S280-128  
Subject: Column Design

Page #: 4  
Date: 7/10/2024  
Rev. Date:  
Designer: HKTB

**Lower Deck Column Design - Compression**

**4 x 4 Hem-Fir #2**

Location Reference:

$L_u$  5.5 ft  
 $K$  1  
 $L_e$  66 in  
 $b$  3.5 in  
 $d$  3.5 in  
 $A$  12.25 in<sup>2</sup>

$S_x$  7.1458333 in<sup>3</sup>  
 $I_x$  12.505208 in<sup>4</sup>

$F_b$  850 psi  
 $F_c$  1300 psi  
 $F_v$  150 psi  
 $E_{min}$  401850 psi

**Loading:**

Load Combo: D+L

Design Load, P 1520 lb

**Compression Design:**

$F_c^*$  957 psi  
 $F_{cE}$  929 psi  
 $C_D$  0.68  
 $F_c'$  479 psi  
 $f_c$  124 psi  
DCR 0.26 ✓

$C_D$  1  
 $C_F$  1.15  
 $C_I$  0.8  
 $C_m$  0.8  
 $c$  0.8  
for sawn lumber-0.8, for GLB-0.9

**Square Spread Footing Design**

P 1520 lb  
 $q_u$  1500 psf  
 $b_{req}$  1.01 ft  
 $b_{used}$  1.5 ft



Project Name: Holiat Residence Deck  
 Job #: i.e. Structural Job # S280-128  
 Subject: Gravity Design

Page #: 5  
 Date: 7/10/2024  
 Rev. Date:  
 Designer: HKTB

**Lower Deck Joist**

**Member Properties:** 2X10

P.T. #2 Hem-Fir

**Loading:**

$S_x$  21.39 in<sup>3</sup>  
 $A$  13.88 in<sup>2</sup>  
 $I_x$  98.93 in<sup>4</sup>

Dead 10 PSF  
 Live 40 PSF  
 Spacing 16 IN O.C.  
 $w_{D+L}$  66.7 PLF

Span 11.33 FT  
 Cantilever 1.00 FT  
 $M_{A,1}$  1053 FT-LB  
 $M_{A,2}$  33 FT-LB  
 $V_{A,1}$  375 LB  
 $V_{A,2}$  67 LB  
 $V_{A,3}$  381 LB



SIMPSON LU28 HANGER ACCEPTABLE? ✓

**Flexural and Shear Design:**

$F_b$  850 PSI  
 $F_v$  150 PSI  
 $E$  1300000 PSI

$C_m$  1.00  
 $C_i$  0.80  
 $C_D$  1.00  
 $C_F$  1.10  
 $C_t$  1.15

$F_b$  1.00  
 $F_v$  0.97  
 $E$  0.90  
 0.80  
 1.00  
 1.10  
 1.15

**Deflection Check:**

$E'$  1111500 PSI  
 $\delta_{D+L}$  0.22 IN  
 $U/360$  0.38 IN ✓

$f_b$  591 psi  
 $f_v$  41 psi

$F'_b$  860 > $f_b$  ✓  
 $F'_v$  116 > $f_v$  ✓  
 DCR 0.69  
 DCR 0.35

**Lower Deck Beam**

**Member Properties:** 4X8

P.T. #2 Hem-Fir

**Loading:**

$S_x$  30.66 in<sup>3</sup>  
 $A$  25.38 in<sup>2</sup>  
 $I_x$  111.10 in<sup>4</sup>

Dead 10 PSF  
 Live 40 PSF  
 Trib 4.5 FT  
 $w_{D+L}$  225 PLF

Span 7.5 FT  
 $M_A$  1582 FT-LB  
 $V_A = R$  844 LB



USE SIMPSON HUC412 HANGER? ✓

**Flexural and Shear Design:**

$F_b$  850 PSI  
 $F_v$  150 PSI  
 $E$  1300000 PSI

$C_m$  1.00  
 $C_i$  0.80  
 $C_D$  1.00  
 $C_F$  1.30

$F_b$  1.00  
 $F_v$  0.97  
 $E$  0.90  
 0.80  
 1.00  
 1.30

**Deflection Check:**

$E'$  1111500 PSI  
 $\delta_{D+L}$  0.13 IN  
 $U/360$  0.25 IN ✓

$f_b$  619 psi  
 $f_v$  50 psi

$F'_b$  884 > $f_b$  ✓  
 $F'_v$  116 > $f_v$  ✓  
 DCR 0.70  
 DCR 0.43



Project Name: Hollat Residence Deck  
 Job #: i.e. Structural Job # S280-128  
 Subject: Gravity Design

Page #: 6  
 Date: 7/10/2024  
 Rev. Date:  
 Designer: HKTB

**Lower Deck Joist**

**Member Properties:** 2X10

P.T. #2 Hem-Fir

**Loading:**

$S_x$  21.39 in<sup>3</sup>  
 $A$  13.88 in<sup>2</sup>  
 $I_x$  98.93 in<sup>4</sup>

Dead 11 PSF  
 Live 40 PSF  
 Spacing 16 IN O.C.  
 $w_{D+L}$  68.0 PLF

Span 8 FT  
 Cantilever 1.00 FT  
 $M_{A,1}$  527 FT-LB  
 $M_{A,2}$  34 FT-LB  
 $V_{A,1}$  268 LB  
 $V_{A,2}$  68 LB  
 $V_{A,3}$  276 LB



SIMPSON LU28 HANGER ACCEPTABLE? ✓

**Flexural and Shear Design:**

$F_b$  850 PSI  
 $F_v$  150 PSI  
 $E$  1300000 PSI

$C_m$  1.00  
 $C_i$  0.80  
 $C_D$  1.00  
 $C_F$  1.10  
 $C_r$  1.15

$F_b$  1.00  
 $F_v$  0.97  
 $E$  0.90  
 0.80  
 1.00  
 1.10  
 1.15

**Deflection Check:**

$E'$  1111500 PSI  
 $\delta_{D+L}$  0.06 IN  
 $t/360$  0.27 IN ✓

$f_b$  296 psi  
 $f_v$  30 psi

$F'_b$  860  $>f_b$  ✓  
 $F'_v$  116  $>f_v$  ✓  
 DCR 0.34  
 DCR 0.26

**Lower Deck Beam**

**Member Properties:** 6X10

P.T. #2 Hem-Fir

**Loading:**

$S_x$  82.73 in<sup>3</sup>  
 $A$  52.25 in<sup>2</sup>  
 $I_x$  393.00 in<sup>4</sup>

Dead 10 PSF  
 Live 40 PSF  
 Trib 6.6 FT  
 $w_{D+L}$  330 PLF

Span 7.6 FT  
 $M_A$  2383 FT-LB  
 $V_A = R$  1254 LB



SIMPSON HUC610 HANGER ACCEPTABLE? ✓

**Flexural and Shear Design:**

$F_b$  675 PSI  
 $F_v$  140 PSI  
 $E$  1100000 PSI

$C_m$  1.00  
 $C_D$  1.00  
 $C_F$  1.00

$F_b$  1.00  
 $F_v$  1.00  
 $E$  1.00  
 1.00  
 1.00

**Deflection Check:**

$E'$  1100000 PSI  
 $\delta_{D+L}$  0.06 IN  
 $t/360$  0.25 IN ✓

$f_b$  346 psi  
 $f_v$  36 psi

$F'_b$  675  $>f_b$  ✓  
 $F'_v$  140  $>f_v$  ✓  
 DCR 0.51  
 DCR 0.26



Project Name: Holiat Residence Deck  
Job #: i.e. Structural Job # S280-128  
Subject: Lateral Design

Page #: 7  
Date: 7/10/2024  
Rev. Date:  
Designer: HKTB

**Lower Deck Seismic**

NOTE  $I_e=1.0$ , Site Class=D-default

**Deck Base Shear: (Per ASCE 7-16 Section 12.14.8.1)**

$F_a$	1.20	(Table 11.4-1, MIN=1.2)	Deck Dead	10	PSF
$S_s$	1.291	(ATC Online Tool)	Deck Area	108	SF
F	1.00		W	1080	LB
$S_{Ds}$	1.033				
R	1.50				

$$V_E = W \cdot F \cdot S_{Ds} / R = 744 \text{ LB} = 521 \text{ LB, (SERVICE)}$$

**Tension Tie at existing structure:**

#	4	Deck Ties
T	130	LB

USE SIMPSON DTT1Z  $T_s=910$  LB

**CHECK SIMPSON SDS SCREW AT EXISTING DECK TIE CONDITION**

W	172	LB/in
$C_D$	1.6	
$C_m$	1	
$W'$	275	LB/in
p	1.0205	in
Threads	2.25	in
$T_{allow}$	281	LB

USE SIMPSON SDS 0.25  $\phi$  x 3.5 W/ FLAT WASHER

**Diagonal Joist Bracing:**

$V_{E, line}$	293	lb
X	7	(dimension parallel to joists)
Y	6	(dimension perpendicular to joists)
L	9.06	
# of Braces	2	
T/C	231	
$V_a$	163	LB 16d sinkers
# REQD	1.41	
$V_a$	450	LB LTP4
# REQD	0.51	

USE (3) 16D AT RIM JOIST, LTP4 AT BEAM

**CHECK POST CAP**

# of Post	2	
$V_{post}$	130	LB
$V_a$	1075	LB

USE SIMPSON PC4Z CAP? ✓



Project Name: Holiat Residence Deck  
Job #: i.e. Structural Job # S280-128  
Subject: Column Design

Page #: 8  
Date: 7/10/2024  
Rev. Date:  
Designer: HKTB

**Hot Tub Column Design - Compression**

**6 x 6 Hem-Fir #2**

Location Reference:

$L_u$  5.5 ft  
 $K$  1  
 $L_b$  66 in  
 $b$  5.5 in  
 $d$  5.5 in  
 $A$  30.25 in<sup>2</sup>

$S_x$  27.729167 in<sup>3</sup>  
 $I_x$  76.255208 in<sup>4</sup>

$F_b$  575 psi  
 $F_c$  575 psi  
 $F_v$  140 psi  
 $E_{min}$  446500 psi

**Loading:**

Load Combo: D+L

Design Load, P 6563 lb

**Compression Design:**

$F_c^*$  523 psi  
 $F_{cE}$  2549 psi  
 $C_P$  0.95  
 $F'_c$  454 psi  
 $f_c$  217 psi  
DCR 0.48 ✓

$C_D$  1  
 $C_F$  1  
 $C_m$  0.91  
 $c$  0.8  
for sawn lumber-0.8, for GLB-0.9

**Square Spread Footing Design**

P 6563 lb  
 $q_a$  2000 psf  
 $b_{req}$  1.81 ft  
 $b_{used}$  2 ft





Project Name: Holiat Residence Deck  
 Job #: i.e. Structural Job # S280-128  
 Subject: Gravity Design

Page #: 9  
 Date: 7/10/2024  
 Rev. Date:  
 Designer: HKTB

**Hot Tub Deck Joist**

**Member Properties:** 2X10

P.T. #2 Hem-Fir

**Loading:**

$S_x$  21.39 in<sup>3</sup>  
 $A$  13.88 in<sup>2</sup>  
 $I_x$  98.93 in<sup>4</sup>

Dead 10 PSF  
 Live 130 PSF  
 Spacing 16 IN O.C.  
 $w_{D+L}$  186.7 PLF

Span 5 FT  
 Cantilever 0.00 FT  
 $M_{A,1}$  583 FT-LB  
 $M_{A,2}$  0 FT-LB  
 $V_{A,1}$  467 LB  
 $V_{A,2}$  0 LB  
 $V_{A,3}$  467 LB



**SIMPSON LUS210 HANGER ACCEPTABLE? ✓**

**Flexural and Shear Design:**

$F_b$  850 PSI  
 $F_v$  150 PSI  
 $E$  13000000 PSI

$C_m$  1.00  
 $C_t$  0.80  
 $C_D$  1.00  
 $C_F$  1.10  
 $C_r$  1.15

$F_b$  1.00  
 $F_v$  0.97  
 $E$  0.90  
 0.80  
 1.00  
 1.10  
 1.15

**Deflection Check:**

$E'$  11115000 PSI  
 $\delta_{D+L}$  0.02 IN  
 $t/360$  0.17 IN ✓

$f_b$  327 psi  
 $f_v$  50 psi

$F'_b$  860  $>f_b$  ✓  
 $F'_v$  116  $>f_v$  ✓  
 DCR 0.38  
 DCR 0.43

**Hot Tub Deck Beam**

**Member Properties:** 6X10

P.T. #2 Hem-Fir

**Loading:**

$S_x$  82.73 in<sup>3</sup>  
 $A$  52.25 in<sup>2</sup>  
 $I_x$  393.00 in<sup>4</sup>

Dead 10 PSF  
 Live 130 PSF  
 Trib 4 FT  
 $w_{D+L}$  560 PLF

Span 7.5 FT  
 $M_A$  3938 FT-LB  
 $V_A = R$  2100 LB



**Flexural and Shear Design:**

$F_b$  675 PSI  
 $F_v$  140 PSI  
 $E$  11000000 PSI

$C_m$  1.00  
 $C_D$  1.00  
 $C_F$  1.00

$F_b$  1.00  
 $F_v$  1.00  
 $E$  1.00  
 1.00  
 1.00

**Deflection Check:**

$E'$  11000000 PSI  
 $\delta_{D+L}$  0.09 IN  
 $t/360$  0.25 IN ✓

$f_b$  571 psi  
 $f_v$  60 psi

$F'_b$  675  $>f_b$  ✓  
 $F'_v$  140  $>f_v$  ✓  
 DCR 0.85  
 DCR 0.43



Project Name: Holiat Residence Deck  
 Job #: i.e. Structural Job # S280-128  
 Subject: Gravity Design

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 Designer: HKTB

**Hot Tub Deck Beam**

**Member Properties:** 6X10

P.T. #2 Hem-Fir

**Loading:**

$S_x$  82.73 in<sup>3</sup>  
 $A$  52.25 in<sup>2</sup>  
 $I_k$  393.00 in<sup>4</sup>

Dead 10 PSF  
 Live 130 PSF  
 Trib 3 FT  
 $w_{D+L}$  420 PLF

Span 7.5 FT  
 $M_A$  2953 FT-LB  
 $V_A = R$  1575 LB



**Flexural and Shear Design:**

$F_b$  675 PSI  
 $F_v$  140 PSI  
 $E$  1100000 PSI

$C_m$  1.00  
 $C_D$  1.00  
 $C_F$  1.00

$F_b$  1.00  
 $F_v$  1.00  
 $E$  1.00

**Deflection Check:**

$E'$  1100000 PSI  
 $\delta_{D+L}$  0.07 IN  
 $l/360$  0.25 IN ✓

$f_b$  428 psi  
 $f_v$  45 psi

$F'_b$  675 > $f_b$  ✓  
 $F'_v$  140 > $f_v$  ✓

DCR 0.63  
 DCR 0.32



Project Name: Holiat Residence Deck  
Job #: i.e. Structural Job # S280-128  
Subject: Lateral Design

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Date: 7/10/2024  
Rev. Date:  
Designer: HKTB

**Hot Tub Deck Seismic**

NOTE  $I_e=1.0$ , Site Class=D-default

**Hot Tub Deck Base Shear: (Per ASCE 7-16 Section 12.14.8.1)**

$F_a$	1.20	(Table 11.4-1, MIN=1.2)	Deck Dead	10	PSF
$S_a$	1.291	(ATC Online Tool)	Deck Area	153	FT <sup>2</sup>
F	1.00		Hot Tub W	5000	LB
$S_{DS}$	1.033		W	6530	LB
R	1.50				

$$V_E = W \cdot F \cdot S_{DS} / R = 4496 \text{ LB} = 3147 \text{ LB, (SERVICE)}$$

**CHECK POST CAP**

Trib to middle frame 68.0 FT<sup>2</sup>

$$V_{E, \text{brace line}} = 1399 \text{ LB (per braced frame)}$$

# of Post 2

V<sub>post</sub> 699 LB

V<sub>a</sub> 1230 LB

USE SIMPSON PC6Z CAP? ✓



Project Name: Holiat Residence Deck  
 Job #: I.e. Structural Job # S280-128  
 Subject: Lateral Design

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 Designer: HKTB

**Hot Tub X-Braced Frame Design: Parallel to house wall**

V<sub>brace line</sub> 1399 LB (per braced frame)  
 # braces 2 LB (x bracing at each line, designed for tension and compression)  
 Angle 40 degrees  
 F 913 LB Force in brace

**CHECK THROUGH BOLT in Single Shear**

**2x P.T. Hem-Fir Side Member**

DIA. 3/4 IN  
 Z<sub>ll</sub> 1100 LB  
 C<sub>D</sub> 1.6  
 C<sub>m</sub> 1 (only one fastener)  
 Z<sub>ll'</sub> 1760 LB  
 >F  
 DCR 0.52

**6x P.T. Hem-Fir Main Member**

DIA. 3/4 IN  
 Z<sub>ll</sub> 1100 LB  
 Z<sub>perp</sub> 700 LB  
 θ 40 degrees  
 Z<sub>θ</sub> 890 LB (Hankinson's Formula, Appendix J)  
 C<sub>D</sub> 1.6  
 C<sub>m</sub> 1 (only one fastener)  
 Z<sub>θ'</sub> 1424 LB  
 >F  
 DCR 0.64

**CHECK 2X BRACE (Tension Only)**

**Member Properties:** 2x8 P.T. #2 Hem-Fir  
 d 7.25 in  
 b 1.50 in  
 A 21.75 in<sup>2</sup>  
 A<sub>net</sub> 19.50 in<sup>2</sup>  
 F<sub>t</sub> 525 PSI  
 C<sub>D</sub> 1.6  
 C<sub>F</sub> 1.2  
 C<sub>m</sub> 1.0  
 C<sub>i</sub> 0.80  
 F<sub>t'</sub> 806 PSI  
 P<sub>capacity</sub> 15725 LB >F ✓

**CHECK 2X BRACE (Compression)**

L<sub>e</sub> 10 FT  
 F<sub>c</sub> 1350 PSI  
 C<sub>D</sub> 1.6  
 C<sub>F</sub> 1.15  
 C<sub>m</sub> 0.8  
 C<sub>i</sub> 0.80  
 F<sub>c'</sub> 1590 PSI  
 F<sub>cE</sub> 52 PSI  
 C<sub>P</sub> 0.032  
 A 21.75 in<sup>2</sup>  
 F<sub>c</sub> 51 PSI  
 P<sub>capacity</sub> 1115 LB >F ✓

**Lateral load resistance at footing/soil interface**

Friction

V<sub>e</sub> 587 LB, SERVICE  
 Footing Size 24 " SQUARE x 24" LONG  
 Footing base area 4 ft<sup>2</sup>  
 Dead 3700 LB  
 Friction Coefficient 0.25

Sliding Resistance 925 lb > 587 ✓



Project Name: Holiat Residence Deck  
 Job #: i.e. Structural Job # S280-128  
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 Designer: HKTB

**Joist Ledger**

Member Properties: 2X6

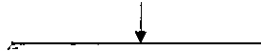
P.T. #2 Hem-Fir

Loading:

$S_x$  13.14 in<sup>3</sup>  
 $A$  10.88 in<sup>2</sup>  
 $I_x$  47.63 in<sup>4</sup>

$P_{D+L}$  467 LB

Span 16 IN  
 $M_A$  156 FT-LB  
 $V_A = R$  234 LB



USE (2) SIMPSON SDWS 0.25  $\phi$  x 3.5" @ 10" O.C.

**Flexural and Shear Design:**

$F_b$  850 PSI  
 $F_v$  150 PSI

$C_i$  0.80  
 $C_D$  1.0  
 $C_F$  1.2

$f_b$  142 psi  
 $f_v$  32 psi

$F_b$  816  $> f_b$  ✓ DCR 0.17  
 $F_v$  120  $> f_v$  ✓ DCR 0.27

**Fastener Designer: Solutions Report**

Report Generated: March 13, 2024



**Ledger Inputs**

Ledger Connection	Loading Condition	Ledger Size	Rim Board Material and Thickness	Deck Joist Span
Ledger To Rim Board	40 psf Live / 10 psf Dead	2X	2X DF	Up to 14 ft

**Ledger Connection Options**

Size/Type	Finish/Material	Model Number	Maximum On-Center Spacing of Anchors (in)
1/4" x 3 1/2" Strong-Drive® SDS HEAVY-DUTY CONNECTOR Screws	Type 316 Stainless Steel	SDS25312SS	5

**Fastener Designer: Solutions Report**

Report Generated: March 13, 2024



**Ledger Inputs**

Ledger Connection	Loading Condition	Ledger Size	Rim Board Material and Thickness	Deck Joist Span
Ledger To Rim Board	100 psf Live / 10 psf Dead	2X	2X DF	Up to 6 ft

**Ledger Connection Options**

Size/Type	Finish/Material	Model Number	Maximum On-Center Spacing of Anchors (in)
1/4" x 3 1/2" Strong-Drive® SDS HEAVY-DUTY CONNECTOR Screws	Double Barrier Coating	SDS25312	6

**Guardrail - Perp to Joists**

H	3	FT	
P	200	LB	
M	600	LB-FT	
e	5.5	IN	Blocking width
T/C	1309	LB	

For worst case post location, majority of load is resisted by one end of block

**Block Fasteners:**

a	4.5	IN	center of plate to end of block
L	14.5	IN	block length
T/C	903	LB	

**A34:**

Va	545	LB	( $C_D=1.6$ )
# REQ	1.66		

USE (2) A34

**Rim To Joist Nails:**

16d Sinks			
Va	109	LB	( $C_D=1.6, C_{eq}=.67$ )
# req	8.3		

Use (6) Nails, SDS screws can take additional load by inspection.

**Rim To Block Nails:**

16d Sinks			
Va	163	LB	( $C_D=1.6$ )
# req	5.5		

Use (6) Nails.

**Guardrail - Parallel to Joists**

**Block Fasteners:**

L	14.5	IN	block length
T/C	497	LB	

**A34:**

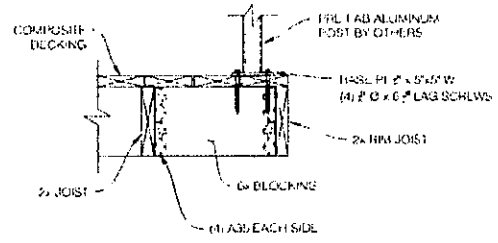
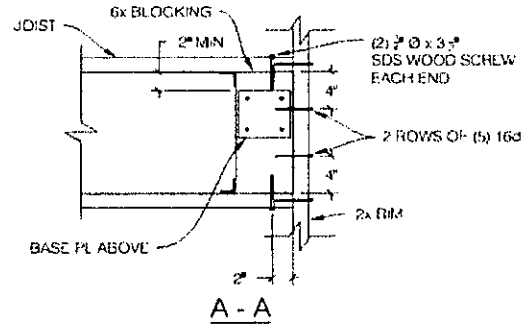
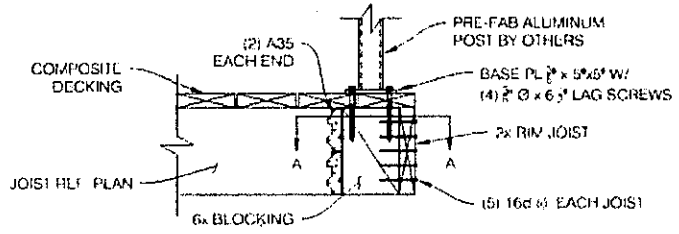
Va	545	LB	( $C_D=1.6$ )
# REQ	0.91		

USE (2) A34 each end (to avoid eccentricity)

**Lags to Block:**

3/8" Dia Lag			
a	3.72		Distance between legs
C/T	1935		
W'	389	lb/in	( $C_D=1.6$ )
LREQ	2.49	in	
6" Lag T-E	3.28	in	Check Greater than LREQ?

USE (4) 3/8" DIAMETER X 6" LAGS



# GENERAL STRUCTURAL NOTES

THE STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR BEARS THE RESPONSIBILITY OF IMPLEMENTING THESE REQUIREMENTS INTO THE FINISHED WORK.

DESIGN CRITERIA:  
THE DESIGN WAS BASED ON THE CRITERIA OF THE 2022 OREGON STRUCTURAL SPECIALTY CODE AND 2021 INTERNATIONAL BUILDING CODE. THE FOLLOWING LOADS WERE USED FOR DESIGN:

LIVE LOAD CRITERIA	
LIVE LOAD	40 PSF
SNOW LOAD CRITERIA	
DECK SNOW LOAD	25 PSF
WIND CRITERIA	
BASIC WIND SPEED	135 MPH
SEISMIC CRITERIA	
SDS	1.03

CONCRETE:  
CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE OSSC. CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f<sub>c</sub>) OF 3000 PSI, AN ABSOLUTE WATER-CEMENT RATIO OF .54 OR LESS, AND SHALL HAVE A MINIMUM OF 470 LBS. OF CEMENT PER CUBIC YARD.

FLY ASH CONFORMING TO ASTM C618 (INCLUDING TABLE 2A) TYPE F OR TYPE C MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MAX STRENGTH IS SUBSTANTIATED BY TEST DATA.

CONCRETE FOOTING HAVE BEEN DESIGNED USING A 2500 PSI COMPRESSIVE STRENGTH, AND DO NOT REQUIRE SPECIAL INSPECTION, AS PERMITTED BY EXCEPTION 2.3 OF SECTION 1705.3 OF THE 2021 IBC.

SAWN LUMBER:  
SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE KILN DRIED AND BE THE SPECIES AND GRADE NOTED BELOW:

USE	SPECIES/GRADE	F <sub>b</sub> (PSI)
P. I. DIM. LUMBER 2" TO 4" THICK	HEM-FIR NO.2	850
P. I. BEAMS 6" x 10" AND GREATER	HEM-FIR NO.2	675
P. I. POSTS 5" x 5" AND GREATER	HEM-FIR NO.2	575

ALL EXPOSED LUMBER OR LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1, UNLESS AN APPROVED MOISTURE BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. ALL NAIL HOLES SHALL BE FILLED WITH STRUCTURAL FASTENERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND FASTENERS SHALL BE INSTALLED FOLLOWING ALL MANUFACTURERS REQUIREMENTS. HANGERS NOT SHOWN SHALL BE SIMPSON U-TYPE OR B-TYPE OF SIZE RECOMMENDED FOR THE MEMBER. ALL LUMBER DIRECTLY EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1 OR A NATURALLY DURABLE WOOD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RE-TREATED IN ACCORDANCE WITH AWPA M4. EXCEPTION: LUMBER COVERED BY A DRIPCAP, END-GRAIN SEALED, AND PAINTED OR SEALED IN A WAY THAT PREVENTS MOISTURE FROM CONTACTING WOOD FOR AN EXTENDED PERIOD OF TIME DOES NOT NEED TO BE PRESSURE TREATED.

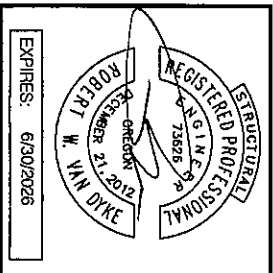
ALL METAL FASTENERS, ANCHORS, AND CONNECTORS, INCLUDING SIMPSON FRAMING ACCESSORIES, SHALL BE TYPE 316 STAINLESS STEEL.

ALL FRAMING NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND CONFORM TO ASTM F 1667. STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES AND NER-272 POWER-DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION. NAILS SHALL BE IDENTIFIED BY LABELS (ATTACHED TO THEIR CONTAINERS) THAT SHOW THE MANUFACTURERS NAME AND NER REPORT NUMBER, NAIL SHANK DIAMETER, AND LENGTH AND SHALL BE SUBMITTED TO THE CONTRACTOR PRIOR TO FRAMING. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.9.1 OR NER-272. THE FOLLOWING NAIL SIZES SHALL BE USED:

NAIL TYPE	SHANK DIAMETER (IN.)	MINIMUM PENETRATION INTO FRAMING MEMBER (IN.)
6d	0.113	1.25
8d	0.131	1.5
10d	0.148	1.625
12d	0.148	1.625
16d	0.148	1.625

BOLTS AND LAG SCREWS SHALL CONFORM TO ANS/ASME STANDARD B18.2.1-1981. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS. ALL A307 BOLTS SHALL HAVE CUT THREADS.

DELEGATED DESIGN ITEMS:  
DELEGATED DESIGN ITEMS INCLUDE THE GUARDRAIL SYSTEM, THE GUARDRAIL POST ATTACHMENT TO STRUCTURE IS DESIGNED BY I.E. STRUCTURAL, L.L.C. REFER TO GUARDRAIL SUBMITTALS FOR ADDITIONAL INFORMATION.



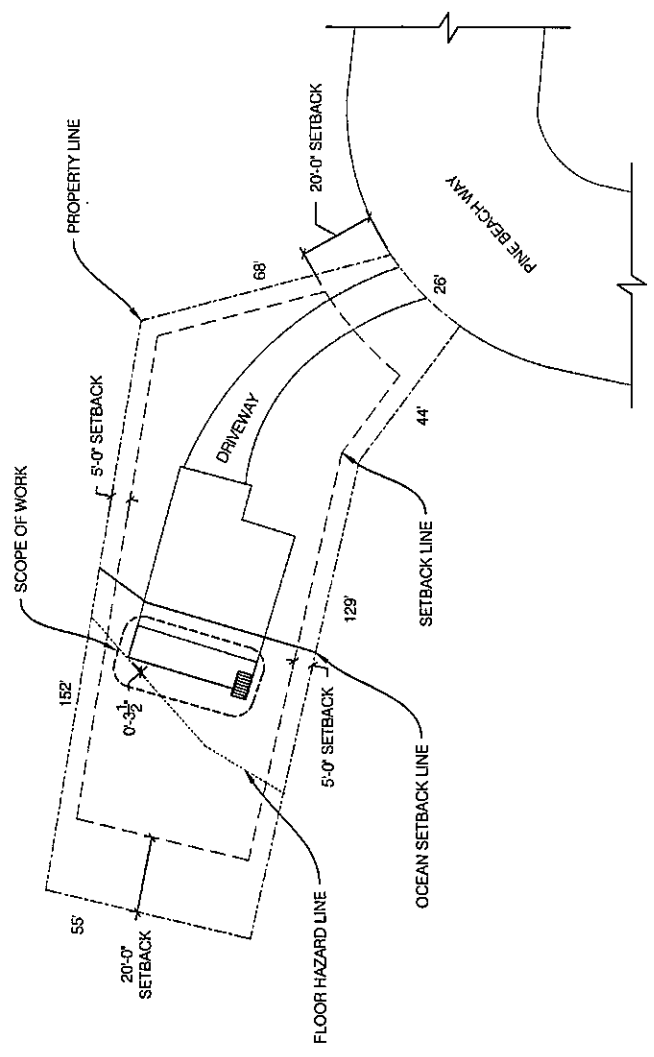
		i.e. STRUCTURAL, L.L.C. 6975 SW Sandburg St # 160 Tigard, Oregon 97223 (971) 371-1958 vandyke@ieengineering.com iemail@ieengineering.com	
HOLLAT RESIDENCE 17460 PINE BEACH WAY ROCKAWAY BEACH, OR 97136		<b>RICK'S</b> CUSTOM FENCING & DECKING WWW.RICKSFENCING.COM <small>OR# 20081 WA# R1CKS123292</small>	
GENERAL STRUCTURAL NOTES	REV. DATE DESCRIPTION	PROJECT NO. 52106-128	DATE: 7/12/24
SHEET: S1.0	BY: DWS	EXPIRES: 6/30/2026	

STRUCTURAL L.L.C.  
 6975 SW Sandburg St. # 160  
 Tigard, Oregon 97223  
 (971) 371-1958  
 vandyke@engineering.com  
 remail@engineering.com  
**ie**  
 Structural

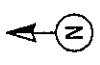
HOLAT RESIDENCE  
 17460 PINE BEACH WAY  
 ROCKAWAY BEACH, OR 97136  
**RICKS**  
**CUSTOM FENCING & DECKING**  
 WWW.RICKSFENCING.COM  
 09# 400811 W44 RICKSCTOWN

PROJECT NO.	5290-128	
DATE:	7/1/24	
BY:	DAS	
SHEET:	S2.0	
REV.	DATE	DESCRIPTION

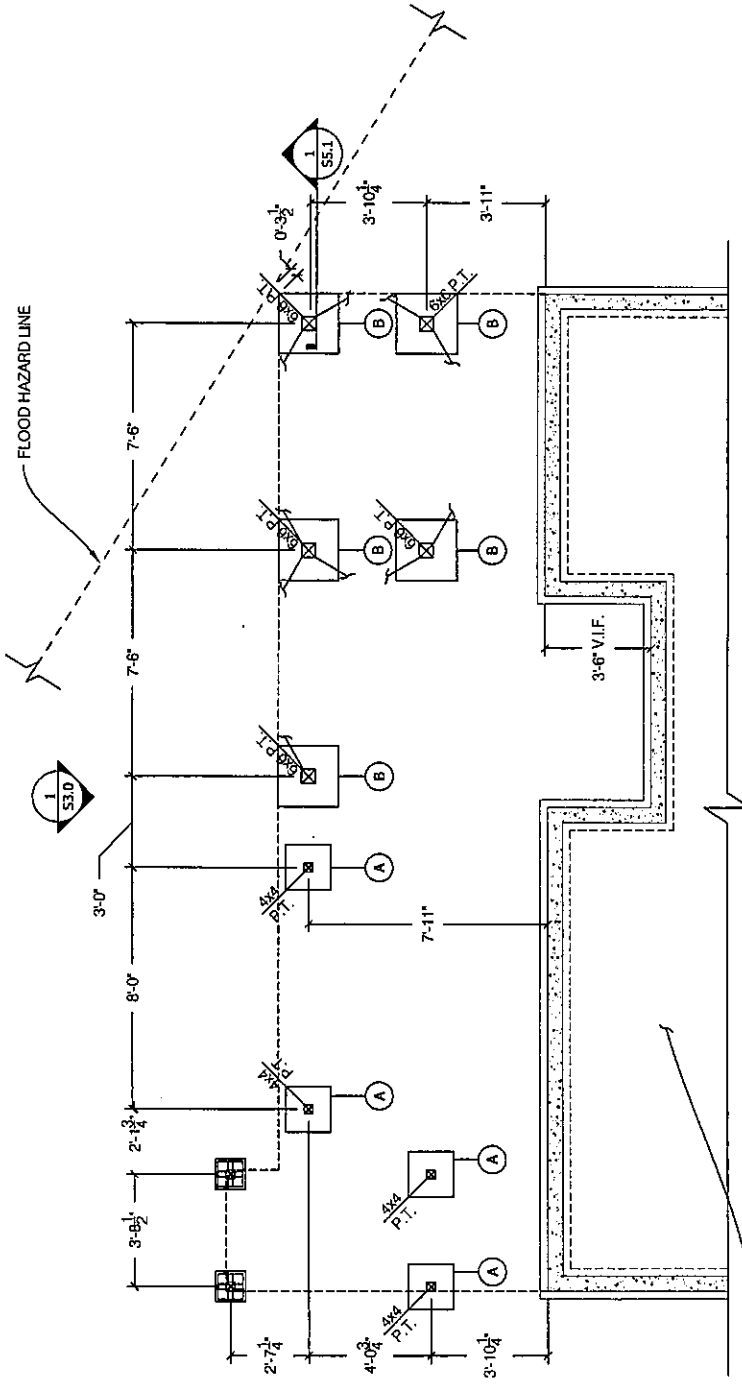
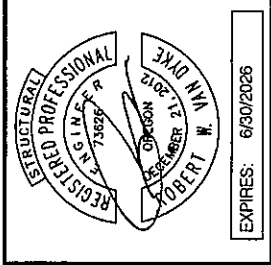
REGISTERED PROFESSIONAL  
 ENGINEER  
 73826  
 OREGON  
 2121  
 W. VAN DYKE  
 SEASIDE, OREGON  
 97138  
 EXPIRES: 6/30/2026



**1** SITE PLAN  
 SCALE: 1/32" = 1'-0"

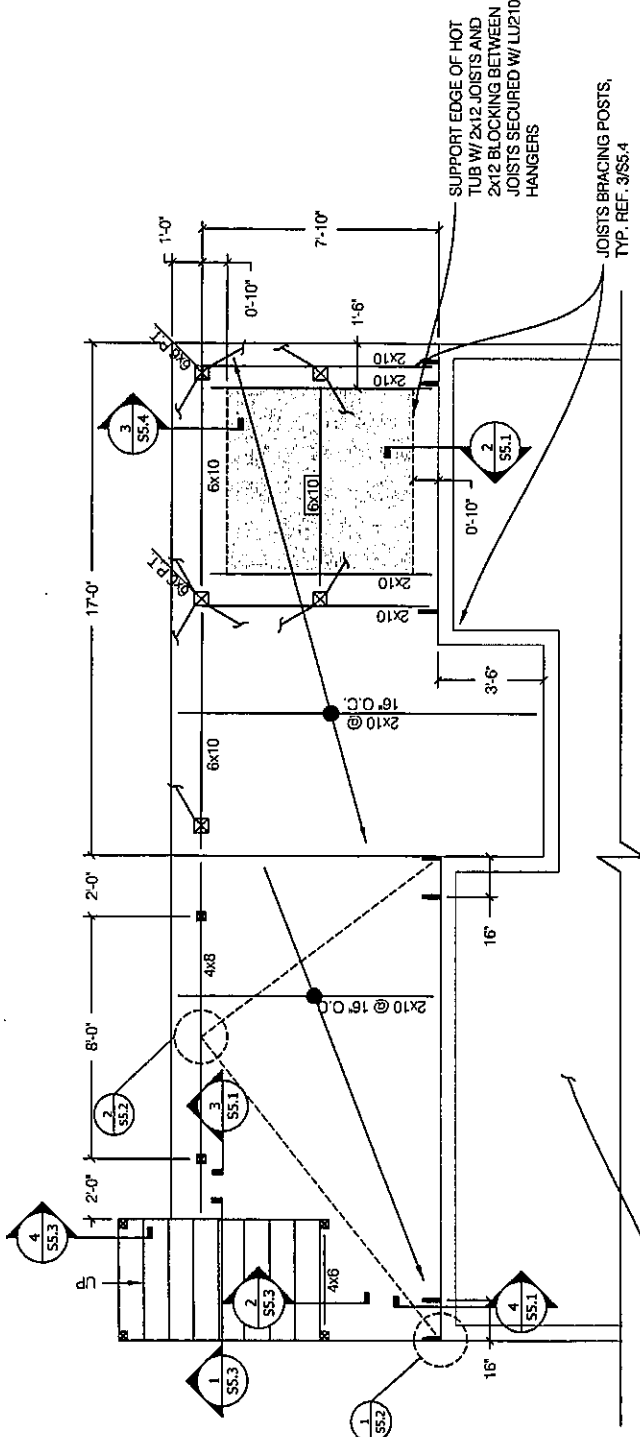






- FOUNDATION PLAN NOTES:**
- 1) REFERENCE S1.0 FOR GENERAL STRUCTURAL NOTES.
  - 2) FIELD VERIFY ALL MEASUREMENTS INDICATED ON PLAN.
  - 3) INDICATES EXISTING CONCRETE STEMWALL AND STRIP FOOTING.
  - 4) INDICATES NEW POST ON FOOTING PER FOOTING SCHEDULE. REF. 1/SS.1 FOR ADDITIONAL FOOTING DETAILS.
  - 5) INDICATES 4x4 POST ON NEW 12"x12" CONCRETE PIER BLOCK FOOTING. REF. 4/SS.3
  - 6) INDICATES X-BRACING BELOW DECK. REF. 4/SS.4.

**1 FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"



EXISTING BUILDING  
BEYOND SCOPE OF WORK

LEVEL 1 PLAN NOTES:

- 1) INDICATES EXISTING WOOD BEARING WALL.
- 2) INDICATES BEAM BELOW.
- 3) INDICATES POST.
- 4) INDICATES DECK TIE.
- 5) INDICATES 2x6 BRACING WITH (2) 10c @ EACH JOIST.

- 6) INDICATES EXTENTS AND LOCATION OF 7'4"x7'4" HOT TUB. MAX FILLED WEIGHT OF 5,000 LB.
- 7) INDICATES X-BRACING BELOW DECK REF. 4,SS.4

SUPPORT EDGE OF HOT TUB W/ 2x12 JOISTS AND 2x12 BLOCKING BETWEEN JOISTS SECURED W/ LU210 HANGERS

JOISTS BRACING POSTS, TYP. REF. 3,SS.4

REGISTERED PROFESSIONAL ENGINEER  
ROBERT W. VAN DYKE  
OREGON REGISTER NO. 33626  
EXPIRES: 6/30/2026

**ie** Structural

6975 SW Sandburg St. # 180  
Tigard, Oregon 97223  
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vendyk@ieengineering.com  
remail@ieengineering.com

**CUSTOM FENCING & DECKING**

WWW.RICKSFENCING.COM

17460 PINE BEACH, OR 97136  
HOLLAT RESIDENCE

REV.	DATE	DESCRIPTION

LEVEL 1 PLAN

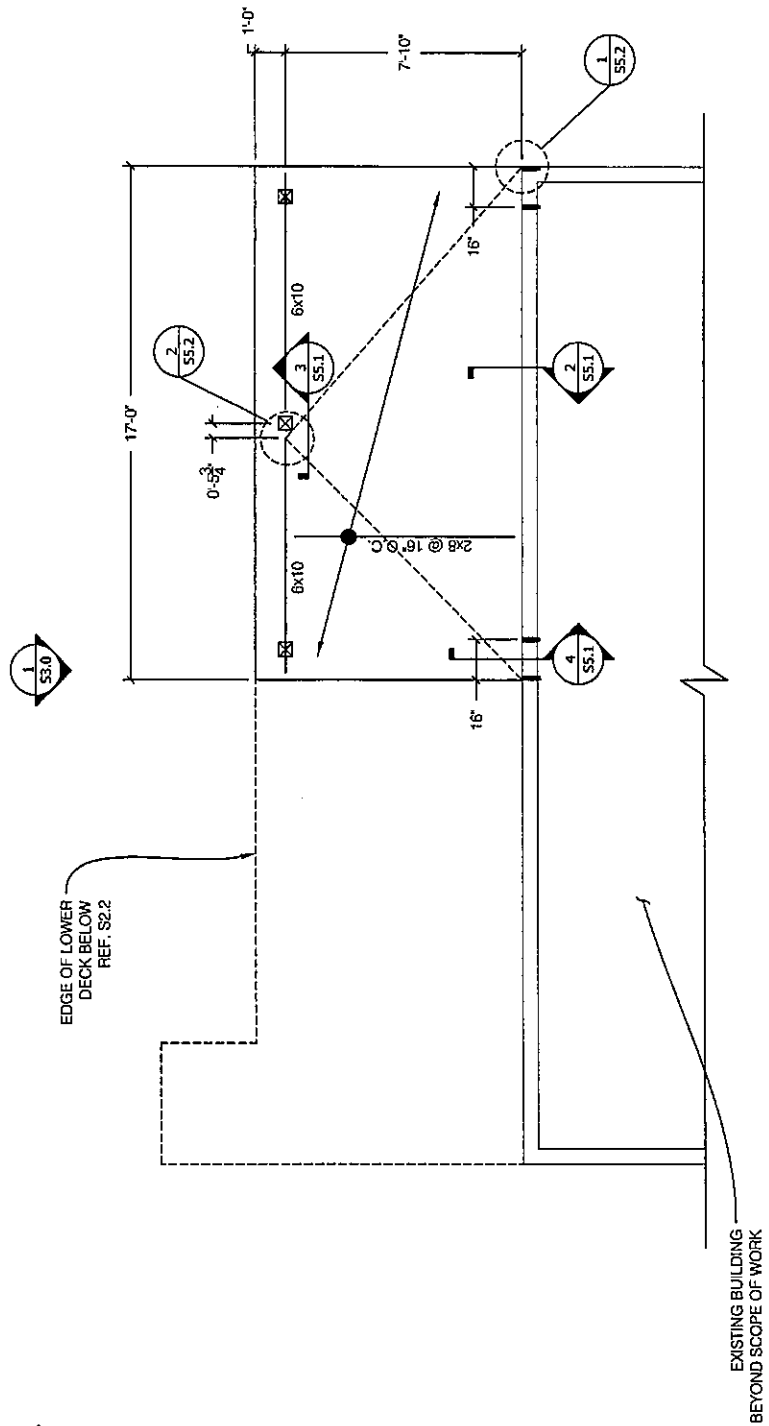
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DATE: 7/12/24  
BY: DAS  
SHEET: S2.2



REV.	DATE	DESCRIPTION

PROJECT NO. S240-126  
 DATE: 7/12/24  
 BY: DAS  
 SHEET: S2.4

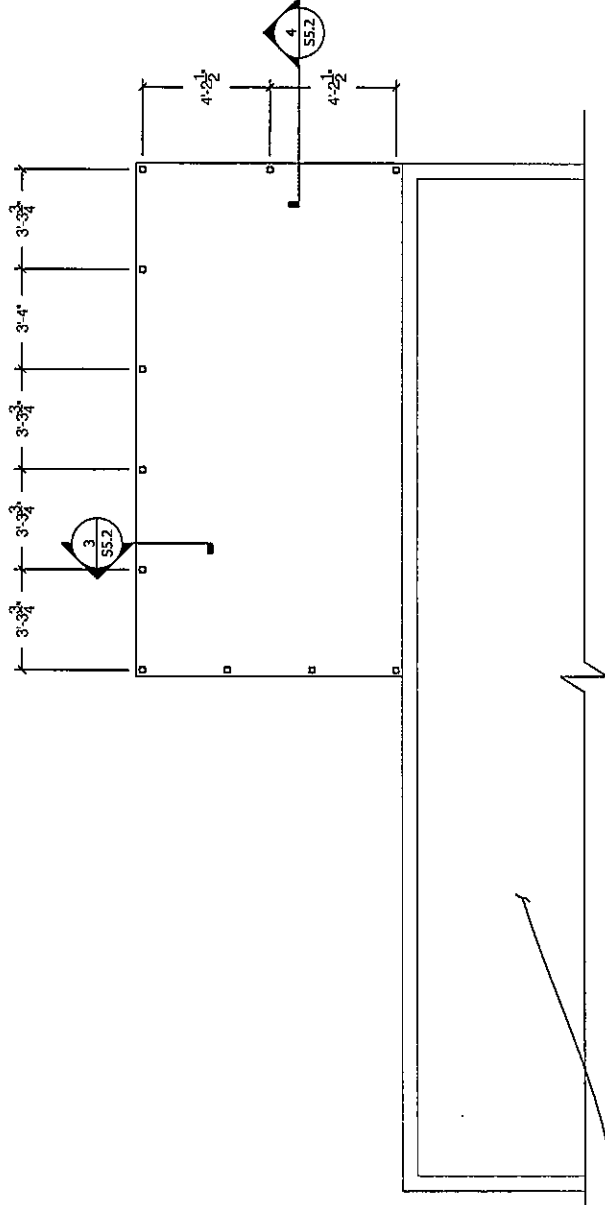
REGISTERED PROFESSIONAL  
 ENGINEER  
 ROBERT W. VAN DYKE  
 OREGON  
 DECEMBER 21, 2012  
 73626  
 EXPIRES: 6/30/2026



LEVEL 1 PLAN NOTES:

- 1) INDICATES EXISTING WOOD BEARING WALL.
- 2) INDICATES BEAM BELOW.
- 3) INDICATES POST.
- 4) INDICATES DECK TIE.
- 5) INDICATES 2x6 BRACING WITH (2) 10d @ EACH JOIST.

**1** LEVEL 2 PLAN - UPPER DECK  
 SCALE: 1/4" = 1'-0"



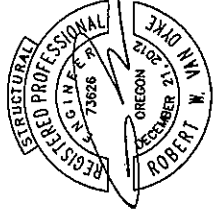
EXISTING BUILDING  
BEYOND SCOPE OF WORK

GUARDRAIL NOTES:

- 1) INDICATES EXISTING WOOD BEARING WALL.
- 2) INDICATES ALUMINUM GUARDRAIL POST. REF. 3/SS2 FOR TYPICAL GUARDRAIL DETAIL.

**1** GUARDRAIL POST PLAN - UPPER DECK

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



EXPIRES: 6/30/2026

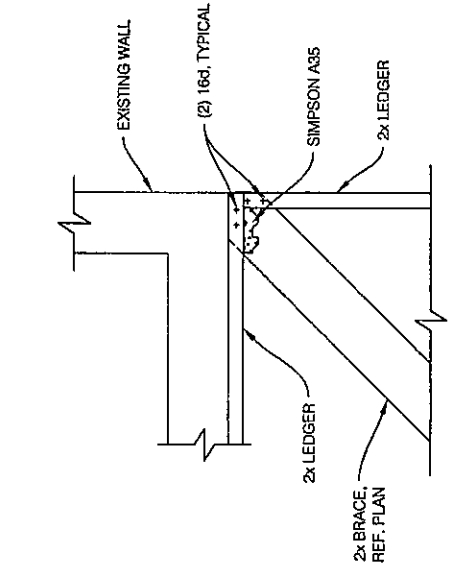
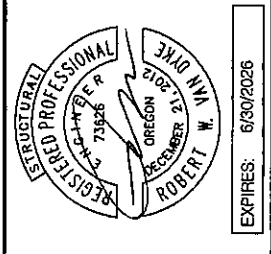
<p><b>!e Structural</b> I.A. STRUCTURAL, L.L.C. 6975 SW Sandburg St # 160 Tigard, Oregon 97223 (971) 371-1958 randy@ieengineering.com lem311@ieengineering.com</p>	<p><b>RICKS</b> HOLAT RESIDENCE 17460 PINE BEACH WAY BOCKAWAY BEACH, OR 97136 WWW.RICKSFENCING.COM</p>	<p>GUARDRAIL POST PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REV.	DATE	DESCRIPTION													<p>PROJECT NO. 52804128</p> <p>DATE: 7/12/24</p> <p>BY: DAS</p> <p>SHEET: <b>S2.5</b></p>
REV.	DATE	DESCRIPTION																	



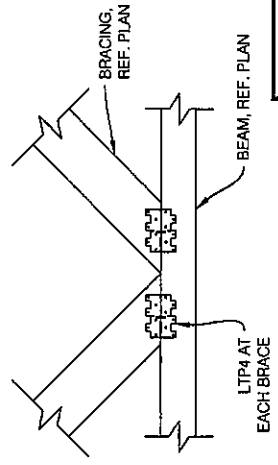


REV.	DATE	DESCRIPTION

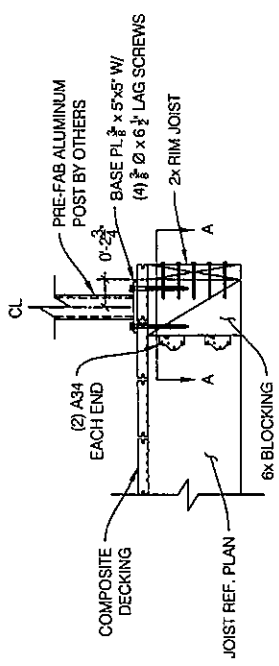
PROJECT NO. S266-128  
 DATE: 7/19/24  
 BY: DAS  
 SHEET: S5.2



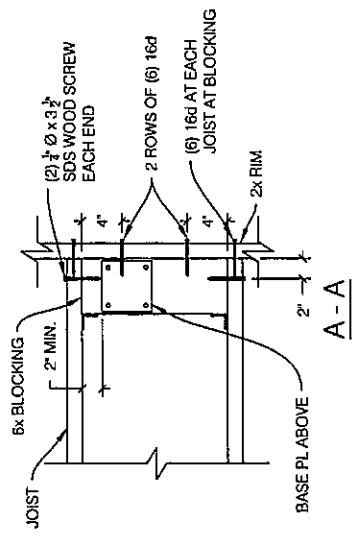
1 JOIST BRACING AT LEDGER  
 SCALE: 1" = 1'-0"



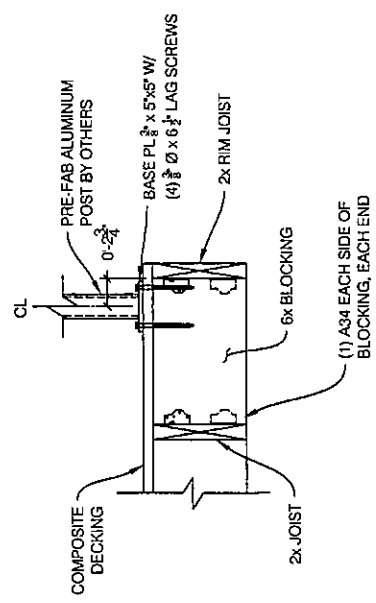
2 JOIST BRACING AT BEAM  
 SCALE: 1" = 1'-0"



3 JOIST PARALLEL GUARDRAIL POST DETAIL  
 SCALE: 1" = 1'-0"



4 JOIST PERPENDICULAR GUARDRAIL POST DETAIL  
 SCALE: 1" = 1'-0"

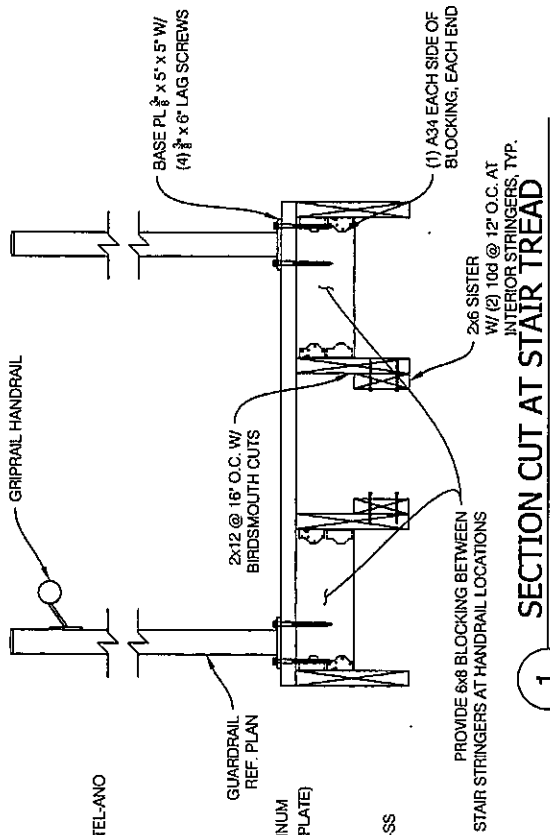
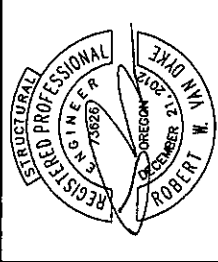




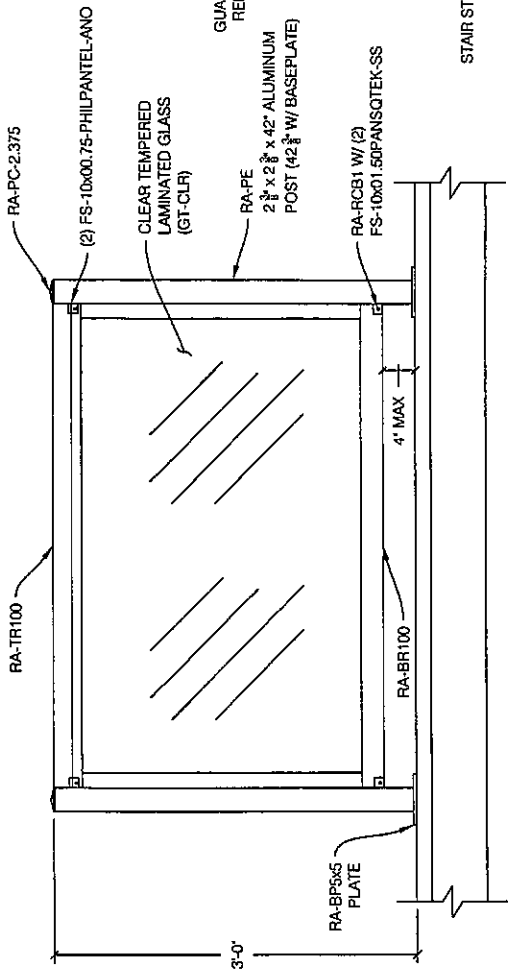
REV.	DATE	DESCRIPTION

PROJECT NO. S264-128  
 DATE: 7/12/24  
 BY: DAS  
 SHEET: S5.3

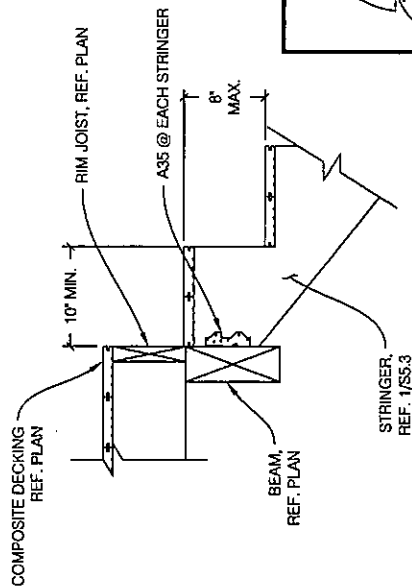
EXPIRES: 6/30/2026



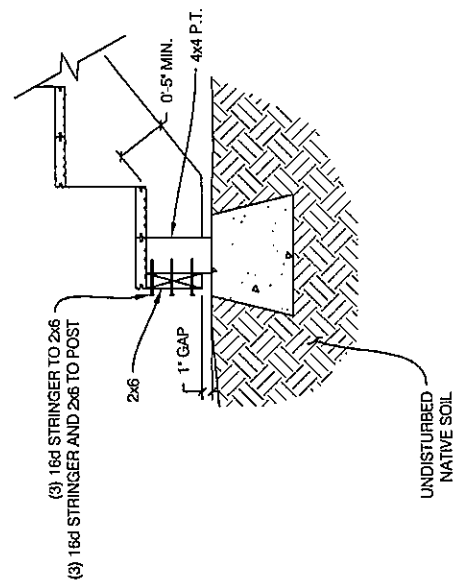
**1 SECTION CUT AT STAIR TREAD**  
 SCALE: 1" = 1'-0"



**3 GLASS GUARDRAIL**  
 SCALE: 1" = 1'-0"



**2 STAIR STRINGER**  
 SCALE: 1" = 1'-0"



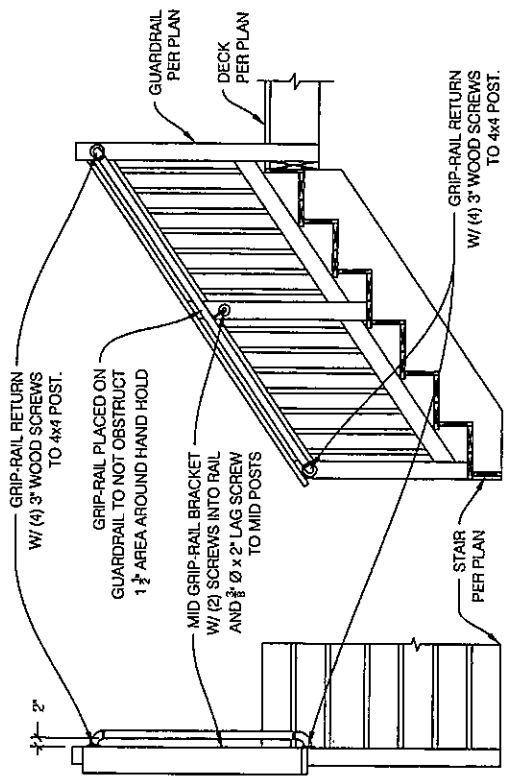
**4 FOOTING AT STAIRS DETAIL**  
 SCALE: 1" = 1'-0"

DETAILS

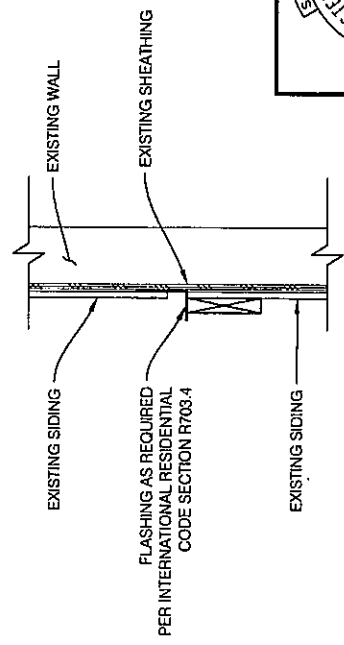
REV.	DATE	DESCRIPTION

PROJECT NO. S2005128  
 DATE: 7/1/2024  
 BY: DAS  
 SHEET: S5.4

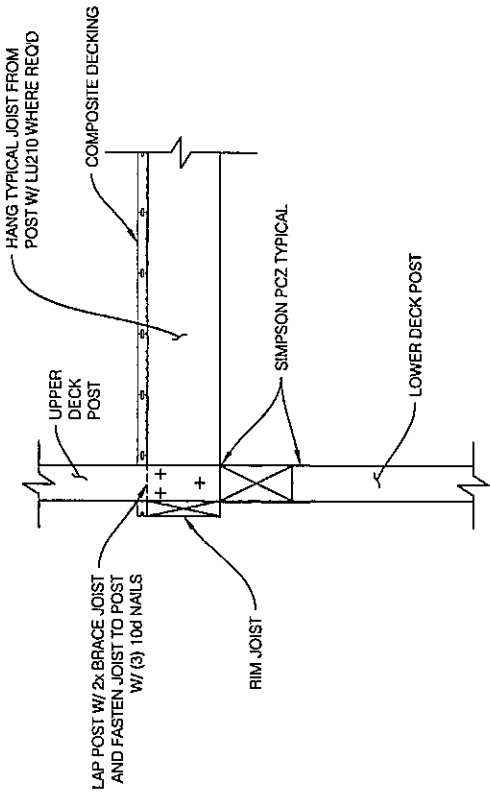
REGISTERED PROFESSIONAL  
 ENGINEER  
 73829 P  
 EXPIRES: 6/30/2026  
 ROBERT W. VAN DIKE  
 MEMBER



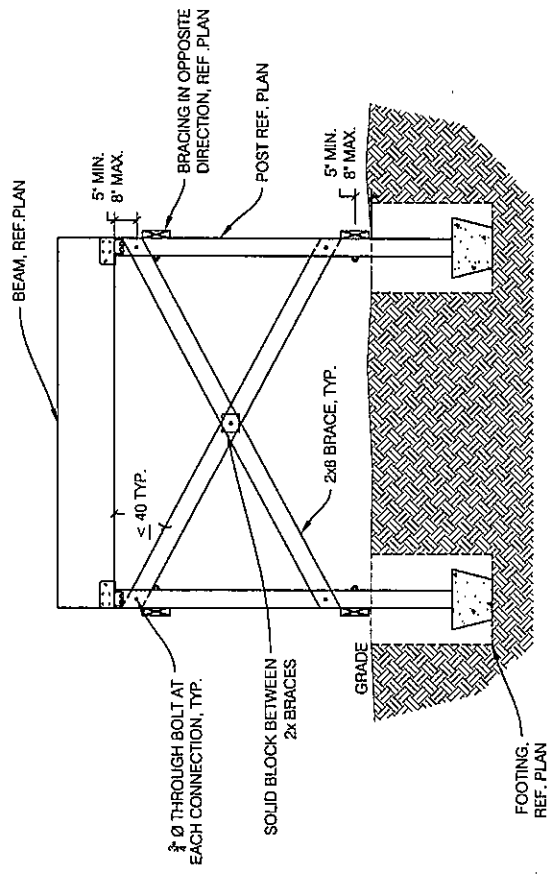
1 GRIP-RAIL DETAIL  
 SCALE: 1/2" = 1'-0"



2 FLASHING DETAIL  
 SCALE: 1" = 1'-0"



3 UPPER DECK POST AT BEAM  
 SCALE: 1" = 1'-0"



4 X-BRACING DETAIL  
 SCALE: 1/2" = 1'-0"

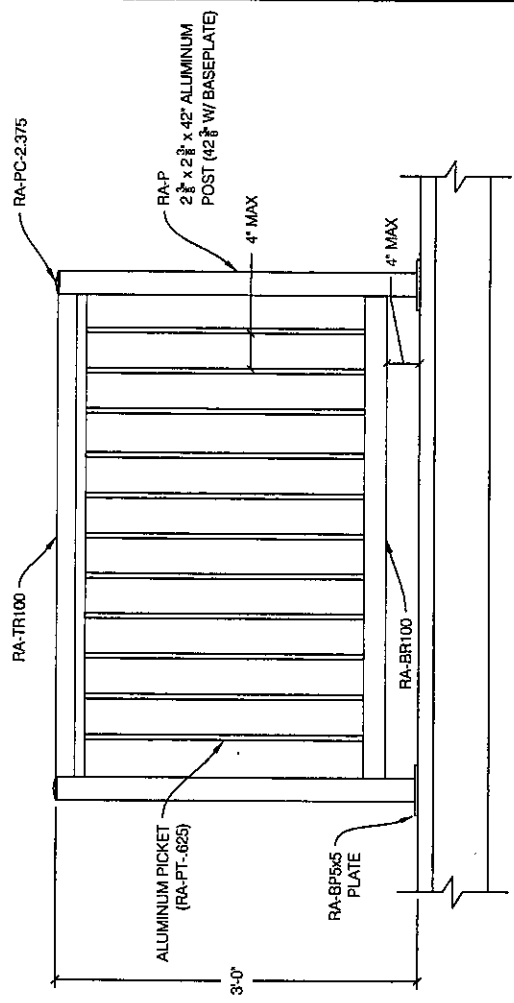
Structural  
**ie**  
 1a. STRUCTURAL, L.L.C.  
 6975 SW Sandburg St # 160  
 Tigard, Oregon 97223  
 (971) 371-1938  
 vanduyke@ieengineering.com  
 email@ieengineering.com

W.W.RICKS FENCING & DECKING  
 WWW.RICKSFENCING.COM  
 028-40081 1 WA# REC# 570998

**RICKS**  
 17460 PINE BEACH WAY  
 BOCAWAY BEACH, OR 97136  
 HOLAT RESIDENCE

REV	DATE	DESCRIPTION

PROJECT NO. S290-128  
 DATE: 7/12/24  
 BY: DAS  
 SHEET: S5.5



**1** TYPICAL GUARDRAIL  
 SCALE: 1" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER  
 ROBERT W. VAN DYKE  
 LICENSE NUMBER 212012  
 EXPIRES: 6/30/2026

# EXHIBIT C

## Sheila Shoemaker

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**From:** Sarah Thompson  
**Sent:** Wednesday, February 12, 2025 3:39 PM  
**To:** Sheila Shoemaker  
**Subject:** FW: 851-24-000515-PLNG: Nonconforming Review

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**From:** Brian Olle <brian.olle@tillamookcounty.gov>  
**Sent:** Tuesday, November 19, 2024 3:49 PM  
**To:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Cc:** Sarah Thompson <sarah.thompson@tillamookcounty.gov>  
**Subject:** RE: 851-24-000515-PLNG: Nonconforming Review

Hi Melissa,

Public Works has no comment/issues regarding this review.

Thanks,

**Brian Olle, P.E.** | Engineering Project Manager  
**TILLAMOOK COUNTY** | Public Works  
Cell: (503)812-6569

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**From:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Sent:** Tuesday, November 12, 2024 5:27 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Cc:** Sarah Thompson <[sarah.thompson@tillamookcounty.gov](mailto:sarah.thompson@tillamookcounty.gov)>  
**Subject:** 851-24-000515-PLNG: Nonconforming Review

Good evening,

Please see the link below for 851-24-000515-PLNG, a nonconforming review for the replacement of an existing deck.

<https://www.tillamookcounty.gov/commdev/project/851-24-000515-plng>

Sincerely,

\*\*\* Please note that the Tillamook County domain has changed, and my email address is now [Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov) Please update your contact information as needed. Thank you. \*\*\*