



**City of Sutherlin  
Urban Renewal Agency  
Monday, June 13, 2022 at 6:30 p.m.  
Civic Auditorium**

## **AGENDA**

### **Agency Members**

Chair – Tom Boggs  
Gary Dagel, Joe Groussman, Debbie Hamilton,  
Shawn Smalley, Michelle Sumner, and Larry Whitaker

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. INTRODUCTION OF MEDIA**

**4. PUBLIC COMMENT**

[Citizen comment is to allow citizens to present information regarding agenda items only. A time limit of three minutes per citizen shall apply]

**5. CONSENT AGENDA**

- a. March 14, 2022 Minutes

**6. AGENCY BUSINESS**

- a. Public Hearing – Approval of 2022-23 Budget
- b. Resolution UR-2022.03 – Adoption of 2022-23 Budget
- c. Grant Application – Webtrax, LLC

**7. REPORTS / DISCUSSIONS**

**8. ADJOURN**

**EXECUTIVE SESSION**

ORS 192.660(2)(e) – Real Property Transactions

*Members of the audience who wish to address the Agency will be invited to do so. Speakers must use the microphone stating their name and address prior to addressing the Agency.*

Join Zoom Meeting

<https://us06web.zoom.us/j/84022520597?pwd=RHZrN2NJRzhhbMVMK3ZST1p4ZldmUT09>

*If you have a disability that requires special materials, service, or assistance, please call 541.459.2856 at least 48 hours prior to the meeting to arrange for accommodations*

**CITY OF SUTHERLIN**  
**Urban Renewal Agency Meeting**  
**Sutherlin Civic Auditorium**  
**Monday, March 14, 2022 – 6:45pm**

**AGENCY MEMBERS:**

Tom Boggs, Gary Dagel, Joe Groussman, Debbie Hamilton, Shawn Smalley, Michelle Sumner, Larry Whitaker

**CITY STAFF:** City Manager, Jerry Gillham

Finance Director, Tami Trowbridge  
Urban Renewal Administrator, Pat Lynch  
City Recorder, Diane Harris  
Community Development Director, Brian Elliott  
Community Development Supervisor, Kristi Gilbert  
Public Works Director, Aaron Swan  
Police Chief, Troy Mills  
Deputy Fire Chief, Scott McKnight  
City Attorney, Chad Jacobs (via Zoom)

**Audience:** Wayne Ellsworth and Terry Brock

**Via Zoom:** Jim Houseman and Larry Bahr

Meeting called to order by Agency Chair Boggs at 6:45 p.m.

**Roll Call:** All present

**Introduction of Media:** None

**PUBLIC COMMENT**

- None

**CONSENT AGENDA**

- **October 11, 2021 Minutes**

**MOTION** made by Dagel to approve Consent Agenda as presented; second by Hamilton.

Discussion: None

In favor: Agency Members Boggs, Dagel, Whitaker, Smalley, Groussman, Hamilton, and Sumner

Opposed: None

Motion carried unanimously.

**AGENCY BUSINESS**

- **Urban Renewal Budget Calendar Approval**

Staff Report – Finance Director, Tami Trowbridge presented the 2022 Urban Renewal Budget Calendar for approval.

**MOTION** made by Hamilton to approve the 2022 Urban Renewal Budget Calendar as submitted; second by Sumner.

Discussion: None

In favor: Agency Members Boggs, Dagel, Whitaker, Smalley, Groussman, Hamilton, and Sumner

Opposed: None

Motion carried unanimously.

- **Resolution No. UR – 2022.01 – Property Acquisition Approval**

Staff Report – Community Development Specialist, Kristi Gilbert, reported this property is adjacent and similar to the last parking lot purchase. Owners are willing to sell for the same value (\$40,000) based on comparable assessment of surrounding properties.

**MOTION** made by Whitaker to approve Resolution No. UR – 2022.01 – Property Acquisition as submitted; second by Groussman.

Discussion: Ownership, location, and references to the attached parking lot map were discussed.

In favor: Agency Members Boggs, Dagel, Whitaker, Smalley, Groussman, Hamilton, and Sumner

Opposed: None

Motion carried unanimously.

- **Resolution No. UR – 2022.02 – Oregon Revitalization Grant**

Staff Report – Gilbert explained the Urban Renewal Agency (URA) is being asked to support the Oregon Revitalization Grant application that will be submitted by SDDI (Sutherlin Downtown Development, Inc) for improvements to the Historic Bank Building. This reimbursement grant will allow funding up to \$200,000 with a 30% match. Improvements would include a new roof, HVAC system removal and installation, sprinkler system installation, and interior demo/asbestos abatement. SDDI's funding request for grant match dollars from the URA will require an agreement between SDDI and URA.

**MOTION** made by Hamilton to approve Resolution No. UR – 2022.02 – Oregon Revitalization Grant as submitted; second by Sumner.

Discussion: Confirmed that URA would be paying the grant match in the amount of \$60,000. The project will bring this building up to code, therefore, making it habitable and available for commercial use. Contractors will not be paid until their work is completed. Since Radio Days Museum building is attached and shares a roof with the bank building, their roof will be part of the roof replacement. Discussion regarding the basement's water issues were discussed.

In favor: Agency Members Boggs, Dagel, Whitaker, Smalley, Groussman, Hamilton, and Sumner

Opposed: None

Motion carried unanimously.

## **REPORTS/DISCUSSIONS**

- **Expenditure Report Update**

Finance Director, Tami Trowbridge, explained and updated the URA's current fiscal year finance report.

## **ADJOURNMENT**

With no further business, meeting adjourned at 7:04 p.m.

Approved:

\_\_\_\_\_  
Jerry Gillham, City Manager

Respectfully submitted by,

\_\_\_\_\_  
Diane Harris, CMC, City Recorder

\_\_\_\_\_  
Tom Boggs, Agency Chair

## FORM UR-1

## NOTICE OF BUDGET HEARING

A public meeting of the Sutherlin Urban Renewal Agency Board will be held on June 13, 2022 at 6:45 pm at Council Chambers, 175 E Everett Ave, Sutherlin, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2022 as approved by the Sutherlin Urban Renewal Agency Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at Sutherlin City Hall 126 E Central Ave, Sutherlin, OR between the hours of 9:00 a. m. and 5:00 p. m. or online at [www.ci.sutherlin.or.us](http://www.ci.sutherlin.or.us). This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as was used the preceding year.:

Contact: Tami Trowbridge

Telephone: 541-459-2856

Email: [t.trowbridge@ci.sutherlin.or.us](mailto:t.trowbridge@ci.sutherlin.or.us)

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2020-2021	Adopted Budget This Year 2021-2022	Approved Budget Next Year 2022-2023
Beginning Fund Balance/Net Working Capital	0	0	54,500
Federal, State and All Other Grants	0	0	0
Revenue from Bonds and Other Debt	0	1,034,000	285,000
Interfund Transfers	0	0	0
All Other Resources Except Division of Tax & Special Levy	0	1,000	750
Revenue from Division of Tax	0	75,600	109,000
Revenue from Special Levy	0	0	0
<b>Total Resources</b>	<b>0</b>	<b>1,110,600</b>	<b>449,250</b>

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	0	0	0
Materials and Services	0	384,000	110,000
Capital Outlay	0	650,000	175,000
Debt Service	0	56,500	75,000
Interfund Transfers	0	0	0
Contingencies	0	20,100	89,250
All Other Expenditures and Requirements	0	0	0
Unappropriated Ending Fund Balance	0	0	0
<b>Total Requirements</b>	<b>0</b>	<b>1,110,600</b>	<b>449,250</b>

FINANCIAL SUMMARY-REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *			
Name of Organizational Unit or Program			
FTE for that unit or program			
General Fund	0	1,034,000	285,000
FTE	0.0	0.0	0.0
Debt Service Fund	0	76,600	164,250
FTE	0.0	0.0	0.0
Not Allocated to Organizational Unit or Program			
FTE			
<b>Total Requirements</b>	<b>0</b>	<b>1,110,600</b>	<b>449,250</b>
<b>Total FTE</b>	<b>0</b>	<b>0</b>	<b>0</b>

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *	

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding July 1	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$0	\$0
Other Bonds	\$0	\$0
Other Borrowings	\$450,000	\$285,000
<b>Total</b>	<b>\$450,000</b>	<b>\$285,000</b>





126 E. Central Avenue  
Sutherlin, OR 97479  
541-459-2856  
Fax: 541-459-9363

## Urban Renewal Agency

STAFF REPORT					
<b>Re: Public Hearing for Budget Adoption for FY 2022-23</b>				Meeting Date:	6/13/2022
<b>Purpose:</b>	Action Item <input checked="" type="checkbox"/>	Workshop <input type="checkbox"/>	Report Only <input type="checkbox"/>	Discussion <input type="checkbox"/>	Update <input type="checkbox"/>
<b>Submitted By: Tami Trowbridge, Finance Director</b>				Administrator Review	<input checked="" type="checkbox"/>
<b>Attachments:</b> Resolution UR-2022.03					

### WHAT IS BEING ASKED OF THE AGENCY?

This is a Public Hearing for Resolution UR-2022.03 – Budget Adoption for FY 2022-23, for interested parties to speak regarding the approved budget for 2022-23. After the hearing, the Agency Board is being asked to consider approving Resolution UR-2022.03 to adopt the budget for fiscal year 2022-23 as approved by the Budget Committee, authorize appropriations and request to receive tax increment financing as set forth in the plan.

### EXPLANATION

The Budget Committee deliberated and approved the budget in the amount of \$449,250 on May 16, 2022. Budget adoption is required before the beginning of the new fiscal year on July 1, 2022, per Oregon Revised Statutes.

### OPTIONS

- 1) Approve Resolution UR-2022.03 – Budget Adoption for FY 2022-23 in the amount of \$449,250
- 2) Recommend revisions to the Approved Budget
- 3) Schedule budget adoption for another meeting prior to July 1, 2022

### SUGGESTED MOTION(S)

Move that Resolution UR-2022.03 – Budget Adoption for FY 2022-23 be approved as presented (or as amended).

**RESOLUTION NO. UR-2022.03**

**A RESOLUTION ADOPTING THE 2022-2023 BUDGET AND MAKING  
APPROPRIATIONS.**

**WHEREAS**, the Budget Committee of the Sutherlin Urban Renewal Agency has approved a proposed budget for the fiscal year commencing July1, 2022; and

**WHEREAS**, at a meeting of the Sutherlin Urban Renewal Agency Board held on June 13, 2022, a public hearing on said approved budget was duly held after the giving of notice thereof as provided by statute, proof of which is on file in the Office of the City Recorder of the City:

**NOW, THEREFORE, BE IT RESOLVED** by the Sutherlin Urban Renewal Agency as follows:

**Section 1.** After public hearing conducted on June 13, 2022, the Sutherlin Urban Renewal Agency hereby adopts the budget for fiscal year 2022-2023 in the sum of \$449,250, a copy of which is now on file at City Hall.

**Section 2.** That for the fiscal year beginning July 1, 2022, the amounts for the purposes shown below are hereby appropriated:

General Fund-URA

Materials and services	110,000
Capital Outlay	175,000
<b>Total</b>	<b>\$285,000</b>

SUMMARY:

Materials and services	110,000
Capital Outlay	175,000
Debt Service	75,000
Contingency	89,250
<b>Total</b>	<b>\$449,250</b>

Debt Services Fund-URA

Materials and Services	0
Debt Service	75,000
Contingency	89,250
<b>Total</b>	<b>\$164,250</b>

**Section 3.** That the Finance Director of said city shall certify to the County Clerk and County Assessor a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1C, Article IX, of the Oregon Constitution and ORS Chapter 457.

**Section 4.** That the Finance Director of said city shall file with the State Treasurer and the Division of Audits of the Secretary of State of the State of Oregon a true copy of the budget as adopted.

**Section 5.** This resolution shall be effective immediately upon adoption by the Sutherlin Urban Renewal Agency.

**ADOPTED BY THE SUTHERLIN URBAN RENEWAL AGENCY,**

**ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022**

\_\_\_\_\_  
Tom Boggs, Agency Chair

ATTEST:

\_\_\_\_\_  
Diane Harris, City Recorder, CMC



126 E. Central Avenue  
Sutherlin, OR 97479  
541-459-2856  
Fax: 541-459-9363

## Urban Renewal Agency

STAFF REPORT					
<b>Re: Urban Renewal Grant Application</b>				Meeting Date:	06-13-2022
<b>Purpose:</b>	Action Item <input checked="" type="checkbox"/>	Workshop <input type="checkbox"/>	Report Only <input type="checkbox"/>	Discussion <input type="checkbox"/>	Update <input type="checkbox"/>
<b>Submitted By: Kristi Gilbert, Community Development Supervisor</b>				Administrator Review	<input checked="" type="checkbox"/>
<b>Attachments:</b> Grant Application, Building Plans, & Geotech Reports					

### WHAT IS BEING ASKED OF THE AGENCY?

The Urban Renewal Agency is being asked to approve a funding request for a grant application, as recommended by the Urban Renewal Task Force, located in the downtown district. A Grant application request was received from Webtrax LLC, in the amount of \$25,000.

### EXPLANATION

As part of the Urban Renewal/TIF (Tax Increment Finance) Plan, Downtown Development/Redevelopment was identified as one of the five project categories.

As part of the initial pilot project for the Downtown Development/Redevelopment project, applications are being accepted for property owner(s)/business owner(s) to apply for grants to improve their façade, signage, business relocation and/or other (i.e. interior remodel).

A grant application request was received from Webtrax LLC, in the amount of \$25,000 for business relocation/soil remediation. Webtrax is one of Sutherlin's local businesses that have outgrown their existing leased location in the downtown district and beginning the construction of their new facility which will be located at 329 E Central Ave. Webtrax LLC is a software company that conducts software development, support center and training center, employing 17 employees, and hiring more locally.

At the Urban Renewal Task Force meeting held on May 18, 2022, the Urban Renewal Task Force made a recommendation to the Urban Renewal Agency to approve the funding request for Webtrax LLC for their soil remediation to their business relocation.

### OPTIONS

To approve the funding requests for Webtrax LLC, in the amount of \$25,000.

To deny the funding requests for Webtrax LLC, in the amount of \$25,000.

To deny and/or modify the funding request for Webtrax LLC, in the amount of \$25,000.

### SUGGESTED MOTION(S)

To approve the funding requests for Webtrax LLC, in the amount of \$25,000.



CITY OF SUTHERLIN  
URBAN RENEWAL DISTRICT  
GRANT APPLICATION

Complete application and return to the City of Sutherlin  
Attn: Community Development Department, 126 E Central, Sutherlin, OR, 97479, 541-459-2856

DATE: 5/12/2022 GRANT REQUEST AMOUNT \$ 25,000

**GRANT REQUEST TYPE:**

☐ FAÇADE IMPROVEMENT ☐ BUSINESS RELOCATION ☐ SIGNAGE ☒ OTHER SOIL REMEDIATION

**PERSONAL INFORMATION**

NAME SCOTT TERRELL

MAILING ADDRESS 122 NORTH STATE STREET - SUITE B, SUTHERLIN OR 97479

PHONE 541-459-5432 EMAIL SJTERRELL@WEBTRAXLLC.COM

**PROPERTY OWNER INFORMATION**

PROPERTY OWNER, IF OTHER THAN BUSINESS OWNER:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

**BUSINESS INFORMATION**

NAME OF BUSINESS WEBTRAX LLC

OREGON ASSUMED BUSINESS NAME (if different) \_\_\_\_\_

BUSINESS TYPE:

☐ SOLE PROPRIETORSHIP ☒ LLC ☐ CORPORATION ☐ S CORP ☐ OTHER

BUSINESS ADDRESS 122 NORTH STATE STREET - SUITE B, SUTHERLIN or 97479

MAILING ADDRESS (if different than above) \_\_\_\_\_

BUSINESS WEBSITE: WWW.WEBTRAXLLC.COM

BUSINESS HOURS & DAYS OF OPERATION M-F 6-5

PHONE 541-459-5432 EMAIL SJTERRELL@WEBTRAXLLC.COM

EMPLOYER IDENTIFICATION NUMBER 26-4006336

TYPE OF BUSINESS, GOODS, MERCHANDISE SOLD OR SERVICES TO BE CONDUCTED ON PREMISES:

SOFTWARE DEVELOPMENT, SUPPORT CENTER, TRAINING CENTER

17 EMPLOYEES, 1/2 REMOTE WORKFORCE, HIRING MORE LOCALLY

BUILDING TOTAL SQUARE FOOTAGE: 4000 BUILDING LINEAR STREET FRONTAGE: 60'

YOUR OCCUPANCY SQUARE FOOTAGE 2800 PUBLICLY ACCESSIBLE SQUARE FOOTAGE 1200

☒ SINGLE STORY ☐ TWO STORY ☐ MULTI-STORY (3 OR MORE)

HAVE YOU MADE ANY SUBSTANTIAL CHANGES TO YOUR FLOOR PLAN? ☒ YES ☐ NO *NEW CONSTRUCTION*

ARE THERE RESIDENTIAL LIVING QUARTERS WITHIN COMMERCIAL BUILDING? ☐ YES ☒ NO

IF YES, SQUARE FOOTAGE OF LIVING QUARTERS: \_\_\_\_\_

DO YOU STORE, HANDLE, OR DISPENSE HAZARDOUS MATERIALS? *NO*

IF YES, PLEASE DESCRIBE: \_\_\_\_\_

REQUIRED ATTACHMENTS:

☐ PLANNING CLEARANCE WORKSHEET

☒ SITE PLAN

☒ ARCHITECTURAL DRAWINGS OR ARTIST'S CONCEPTION

☒ FLOOR PLAN DRAWINGS

☐ APPROVED DOCUMENTATION OF LIVING QUARTERS

☐ DRAWINGS OF PROPOSED SIGNAGE WITH DIMENSIONS

☐ LANDLORD/TENANT AGREEMENT/OWNER AUTHORIZATION

☐ ASSESSOR MAP (WITH LOT DIMENSIONS)

☐ BUSINESS REGISTRATION

☒ OTHER *SOIL REPORTS*

OWNER SIGNATURE: \_\_\_\_\_ DATE: *5.12.2022*

OWNER PRINTED NAME: *SCOTT Terrell* TITLE: *CEO/OWNER*

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

CONSENT TO AUTHORIZE A PRE-FIRE INSPECTION OF THE BUSINESS PREMISES TO ALLOW DIAGRAMING THE INTERIOR OF THE BUILDING AND TO IDENTIFY FEATURES RELEVANT TO FIRE SUPPRESSION:

PLEASE SIGN HERE \_\_\_\_\_



**Office use only:**

Data entry date: \_\_\_\_\_

**Building and Structures:**

- ☐ Fire                      ☐ Structure
- ☐ Basement    ☐ Second Story or higher                      ☐ Fire Suppression System                      ☐ Living on premises
- ☐ Alarm                      Alarm Company/Phone: \_\_\_\_\_

**Zoning:**

- ☐ Approved    ☐ Denied

**Planner**

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

**Fire Chief**

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

Additional Action: \_\_\_\_\_

**Please attach inspection results and recommendations**

**Office use only:**

**URBAN RENEWAL TASK FORCE MEETING DATE:** \_\_\_\_\_

**APPROVED: Y or N (TO AGENCY BOARD)**

**RECOMMENDATION (INCLUDING AMOUNT):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**URBAN RENEWAL AGENCY MEETING DATE:** \_\_\_\_\_

**APPROVED: Y or N**

**CONDITIONS OF APPROVAL / REASON FOR DENIAL:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AMOUNT APPROVED: \$** \_\_\_\_\_ **(ATTACH CONDITIONS OF APPROVAL)**



ABBREVIATIONS:

@ &	AT AND	FEC	FIRE EXTINGUISHER CABINET	OPP	OPPOSITE
AB	ANCHOR BOLT	FF	FINISH FLOOR	OFI	OWNER FURNISHED & INSTALLED
A/C	AIR CONDITIONING	FL	FINISH FLOOR	PJ	PANEL JOINT
ACT	ACOUSTICAL CEILING TILE	FO	FACE OF	PL	PROPERTY LINE
A.F.F.	ABOVE FINISH FLOOR	FOC	FACE OF CONCRETE	P. LAM	PLASTIC LAMINATE
APPROX	APPROXIMATE	FOF	FACE OF FINISH	PLYWD	PLYWOOD
ARCH	ARCHITECTURAL	FOM	FACE OF MASONRY	PREFIN	PREFINISHED
AUTO	AUTOMATIC	FOS	FACE OF STUD	PT	PRESSURE TREATED
BLDG	BUILDING	FT	FOOT OR FEET	PVC	POLYVINYL
BLKG	BLOCKING	FTG	FOOTING	PVMT	PAVEMENT
BOT	BOTTOM	GA	GAUGE	RA	RETURN AIR
BRG	BEARING	GALV	GALVANIZED	RB	RUBBER BASE
BSMT	BASEMENT	GB	GRAB BAR	RD	ROOF DRAIN
BTWN	BETWEEN	GC	GENERAL CONTRACTOR	REF	REFERENCE
CAB	CABINET	GL	GLASS	REINF	REINFORCED
CFI	CONTRACTOR FURNISHED AND INSTALLED	GLB	GLU LAM BEAM	REQ'D	REQUIRED
CLG	CEILING	GND	GROUND	RM	ROOM
CLOS	CLOSET	GRD	GRADE	RO	ROUGH OPENING
CLR	CLEAR	GWB	GYPSPUM WALL BOARD	RCP	REFLECTED CEILING PLAN
CJ	CONTROL JOINT	GYP	GYPSPUM BOARD	SC	SOLID CORE
CMU	CONCRETE MASONRY UNIT	HB	HOSE BIBB	SCD	SEAT COVER DISPENSER
COL	COLUMN	HDWD	HARDWOOD	SCHED	SCHEDULE
CONC	CONCRETE	HDWR	HARDWARE	SD	SOAP DISPENSER
CONT	CONTINUOUS	HM	HOLLOW METAL	SECT	SECTION
CSMT	CASEMENT	HORIZ	HORIZONTAL	SHTG	SHEATHING
CTR	CENTER	HVAC	HEATING / VENTILATION / AIR CONDITIONING	SHWR	SHOWER
£	CENTER LINE	HW	HOT WATER	SHT	SHEET
DBL	DOUBLE	ID	INSIDE DIAMETER (DIM.)	SIM	SIMILAR
DEMO	DEMOLISH	INSUL	INSULATION	SS	STAINLESS STEEL
DF	DRINKING FOUNTAIN	INT	INTERIOR	STD	STANDARD
DIA	DIAMETER	JST	JOIST	STK	STOCK
DIAG	DIAGONAL	KD	KILN DRIED	STL	STEEL
DIM	DIMENSION	LAV	LAVATORY	STOR	STORAGE
DISP	DISPENSER	LL	LIVE LOAD	STRUCT	STRUCTURAL
D.JT	DEFLECTION JOINT	LT	LIGHT	SUSP	SUSPENDED
DN	DOWN	LVR	LOUVER	SYM	SYMMETRICAL
DR	DOOR	MATL	MATERIAL	T & B	TOP AND BOTTOM
DS	DOWNSPOUT	MAX	MAXIMUM	TOC	TOP OF CURB
DTL	DETAIL	MB	MACHINE BOLT	TEMP	TEMPERED
DWG	DRAWING	MDO	MEDIUM DENSITY OVERLAY	T & G	TONGUE AND GROOVE
Ø	DIAMETER OR ROUND	MECH	MECHANICAL	TP	TOP OF PAVEMENT
E	EAST	MEZZ	MEZZANINE	TOW	TOP OF WALL
EA	EACH	MFR	MANUFACTURER	TYP	TYPICAL
EJ	EXPANSION JOINT	MIN	MINIMUM	UNFIN	UNFINISHED
EL	ELEVATION	MIR	MIRROR	U.N.O.	UNLESS NOTED OTHERWISE
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
ELEV	ELEVATOR	MTD	MOUNTED	VERT	VERTICAL
EOS	EDGE OF SLAB	MTL	METAL	VFY	VERIFY
ENCL	ENCLOSURE	N	NORTH	VG	VERTICAL GRAIN
EP	ELECTRICAL PANEL	NA	NOT APPLICABLE	W/	WITH
EQ	EQUAL	NIC	NOT IN CONTRACT	WC	WATER CLOSET
EQUIP	EQUIPMENT	NOM	NOMINAL	WD	WOOD
EW	EACH WAY	NTS	NOT TO SCALE	WF	WIDE FLANGE
EXIST	EXISTING	OA	OVERALL	WH	WATER HEATER
EXP	EXPANSION	OBS	OBSURE	W/O	WITHOUT
EXT	EXTERIOR	OC	ON CENTER	WP	WATERPROOF
FA	FIRE ALARM	OD	OUTSIDE DIAMETER	WRB	WEATHER RESISTANT
FBO	FURNISHED BY OTHERS	O.F.	OWNER FURNISHED		BARRIER
FD	FLOOR DRAIN	O.F.C.I.	OWNER FURNISHED	WSCT	WAINSCOT
FDN	FOUNDATION		CONTRACTOR INSTALLED	WT	WEIGHT
FE	FIRE EXTINGUISHER	OFF	OFFICE	WWF	WELDED WIRE FABRIC
		OPNG	OPENING		



WEBTRAX OFFICE BUILDING

329 E CENTRAL AVE

PROJECT DESCRIPTION:

NEW 4,238 SQUARE FOOT OFFICE BUILDING WITH NEW PARKING LOT  
MIXED USE BUILDING "B" AND "M"

PROPERTY SUMMARY

SITE AND BUILDING INFORMATION:

GROUND FLOOR FOOTPRINT:	4,238 SQ. FT
BUILDING COVERAGE=	4,238 SQ. FT.
LOT AREA	13,182 +/- SQ. FT.
FINAL LOT COVERAGE=	4238 /13182 = 32%
TAX #	250517DD03400
ZONING: COMMERCIAL	

GENERAL CONTRACTOR NOTES:

- GENERAL CONTRACTOR'S SUB-CONTRACTOR'S ARE RESPONSIBLE FOR PAYING FOR TRADE PERMITS AS REQUIRED.
- WHEN SPECIAL INSPECTIONS ARE REQUIRED BY MUNICIPALITY, G.C. TO SCHEDULE INSPECTIONS. OWNER WILL PAY FOR COST OF INSPECTIONS.

GENERAL NOTES:

- ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SUTHERLIN AND THE CURRENT EDITIONS OF THE BUILDING CODE. ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADES PERSON NOTING DISCREPANCIES SHALL NOTIFY THE DESIGNER AND THE CLIENT IMMEDIATELY UPON DISCOVERY.
- CONTRACTORS SHALL COORDINATE ALL REQUIRED INSPECTIONS BY THE CITY OF SUTHERLIN AND ANY OTHER GOVERNING AUTHORITIES AS REQUIRED.
- CONTRACTORS SHALL VERIFY AND CONFIRM EXISTING CONDITIONS AS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO THE START OF CONSTRUCTION OR ORDERING MATERIALS, AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
- CONTRACTORS SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
- ALL CONSTRUCTION DEBRIS TO BE NEATLY STOCKPILED ON SITE UNTIL DISPOSAL. ALL DEBRIS IS TO BE DISPOSED OF IN LEGAL MANNER AT A LANDFILL OR RECYCLING CENTER. NO DEBRIS IS TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.
- CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER, ALONG WITH WRITTEN REQUESTS. CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING COST.
- WRITTEN DIMENSIONS AND NOTES ON DRAWING SHALL TAKE PRIORITY OVER SCALE OF DRAWINGS. DO NOT MEASURE DRAWINGS TO DETERMINE ANY DIMENSIONS. DRAWINGS ARE IN SCALE FOR PURPOSES OF DESIGN AND INTENT ONLY. ALL DIMENSIONS SHOWN PLANS ARE FROM AND TO FACE OF FRAMING OR FROM AND TO CENTERLINE OF WALLS, UNLESS OTHERWISE NOTED.
- ALL FEATURES OF THE WORK NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER OF THAT SHOWN FOR SIMILAR CONDITIONS. IN THE EVENT OF THAT ADDITIONAL WORK IS REQUIRED TO COMPLETE THE WORK AS INTENDED OR REQUIRED BY GOVERNING CODES, YET NOT FULLY SHOWN OR OMITTED BY IN THE DRAWINGS, CONTRACTORS MUST STILL PROVIDE FOUNDATION, CARPENTRY, MECHANICAL, ELECTRICAL AND OR/ PLUMBING AS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- VERIFY ALL DIMENSIONS AND MFR. SPECIFICATIONS OF OWNER FURNISHED EQUIPMENT PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.

DEFERRED SUBMITTALS BY CONTRACTOR:

ELECTRICAL  
MECHANICAL  
PLUMBING

GENERAL COMMENTS:

- CONTRACTOR TO MAINTAIN COMPLETE TOP QUALITY "AS-BUILT" DRAWINGS FOR SUBMITTAL TO OWNER UPON COMPLETION OF THE PROJECT.
- VERIFY ALL CONDITIONS IN THE FIELD.
- ALL CHANGES TO THE DESIGN AFTER OWNER'S APPROVAL SHALL BE APPROVED IN WRITING BY OWNER.
- ALL MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT ARE TO BE ASBESTOS FREE.

PROJECT TEAM:

OWNER:	WEBTRAX, LLC 122 N. STATE STREET, SUITE B SUTHERLIN, OR 97479 SCOTT TERRELL ph. 541-784-6422 sjterrell@webtraxllc.com
DESIGNER:	DBE ASSOCIATES Brian Emmett 762 EAST HISTORIC COLUMBIA DRIVE TROUTDALE, OR 97060 ph. 253-376-9899 brianemett@gmail.com
DESIGN PROFESSIONAL OF RECORD:	Ridge Engineering Rich Boyer 15475 NW Pumpkin Ridge Road North Plains, OR 97133 ph. 503-702-9169 ridgeengineering@coho.net
CIVIL ENGINEER	Damoude Consulting Engineers, LLC PO Box 163 Sheridan, OR 97378 ph. 971-237-6412 info@damoude.com
CONTRACTOR:	TBD

DRAWING INDEX:

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A0.0	COVER SHEET & SITE PLAN
A0.1	OVERALL BUILDING 9 PLAN
A1.0	NEW FLOOR PLAN
A1.1	ENLARGED PLANS
A1.2	CEILING PLAN
A1.3	ROOFING PLAN
A1.4	ELECTRICAL PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	DOOR AND WINDOW SCHEDULES, FINISH SCHEDULE
A4.0	SECTIONS
A4.1	SECTIONS
A4.2	SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS

STRUCTURAL

S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S2.0	FIRST FLOOR FRAMING
S3.0	ROOF PLAN
S4.0	SHEAR WALL PLAN AND LATERALS
S5.0	DETAILS
S5.1	DETAILS

CIVIL

C0.1	CIVIL COVER SHEET, LEGEND AND GENERAL NOTES
C1.1	SITE PLAN AND DETAILS
C1.2	GRADING, EXCAVATION AND DRAINAGE PLAN
C1.3	UTILITY AND EROSION CONTROL PLAN
C1.4	PAVEMENT JOINT LAYOUT PLAN
L1.1	LANDSCAPE PLANTING AND IRRIGATION PLAN

PROJECT DATA:

JOB NAME:	WEBTRAX
SCOPE OF WORK:	NEW BUILDING
AREA OF BUILDING:	4238 SQ. FT.
BUILDING CODES:	2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) ANSI A117.1-2009 ACCESSIBLE CODE 2019 OREGON MECHANICAL CODE (OMSC) 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) 2021 OREGON PLUMBING CODE (OPSC) 2021 OREGON ELECTRICAL CODE (OESC)
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	NO
NUMBER OF STORIES:	1

HEIGHT

HEIGHT PER TABLE 504.3 TYPE V-B CONSTRUCTION			
CLASSIFICATION	ALLOWED	ACTUAL	THUS OK
A, B, E, F, M, S, U (NS)	40 FEET	22'-0"	X
NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM			

ALLOWABLE NUMBER OF STORIES

ALLOWABLE NUMBER OF STORIES PER TABLE 504.4 TYPE V-B CONSTRUCTION			
CLASSIFICATION	ALLOWED	ACTUAL	THUS OK
M (NS)	1	1	X
NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM			

ALLOWABLE AREA FACTOR

PER TABLE 506.2 TYPE V-B CONSTRUCTION			
CLASSIFICATION	ALLOWED	ACTUAL	THUS OK
B AND M (NS)	9,000 SQUARE FEET	4238 SQUARE FEET	X
NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM			

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

PER TABLE 602 TYPE V-B CONSTRUCTION NONSPRINKLERED BUILDING			
FIRE SEPARATION DISTANCE X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP F-1, M, S-1	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U
X EQUAL TO 5 BUT LESS THAN 10	V-B	1 HOUR	1 HOUR
BOTH EXTERIOR WALLS ON THE SIDE OF THE PROPERTY ARE SET AT 5'-0" FROM THE PROPERTY LINE THUS NEED TO BE 1 HOUR RATED ASSEMBLY			

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

PER TABLE 705.8 TYPE V-B CONSTRUCTION NON-SPRINKLERED BUILDING		
FIRE SEPARATION DISTANCE X (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
5 BUT LESS THAN 10	UNPROTECTED, NONSPRINKLERED (UP, NS)	10%
BOTH EAST AND WEST EXTERIOR WALLS ARE RATED. EAST WALL: 1,306 SQ. FT. X 10% = 130.6 SQ. FT. ALLOWED. ACTUAL WINDOW 128.8 SQ. FT. THUS OK WEST WALL: 1,306 SQ. FT. X 10% = 130.6 SQ. FT. ALLOWED. ACTUAL WINDOW 124.5 SQ. FT. THUS OK		

ATTIC VENTILATION

FOR ATTICS PROVIDE 1/150 OF THE AREA TO BE VENTED. VENTING TO BE EQUALLY SPACED. IF AT LEAST 40% BUT NOT MORE THAN 50% OF VENTING IS IN THE UPPER PORTION OF THE ATTIC SPACE IT CAN BE 1/300.			
AREA	SQUARE FOOTAGE OF SPACE	REQUIRED VENTILATION	SUPPLIED
TENANT 2	636	636/300 = 2.12 2.12 X 144 = 305.28	HIGH: DCI FASCIA VENT: 30' X 9 = 270 LOW: VULCAN VSC2120 VENT: 30' X 9.6 = 288 TOTAL PROVIDED 558 THUS OK
TENANT 3	636	636/300 = 2.12 2.12 X 144 = 305.28	HIGH: DCI FASCIA VENT: 30' X 9 = 270 LOW: VULCAN VSC2120 VENT: 30' X 9.6 = 288 TOTAL PROVIDED 558 THUS OK

UNDERFLOOR VENTILATION

PROVIDE 1 SQ. FT. / 150 SQ. FT. OF THE AREA TO BE VENTED IF FLOOR IS UNCOVERED. PROVIDE 1 SQ. FT. / 1500 SQ. FT. IF FLOOR IS COVERED.			
AREA	SQUARE FOOTAGE OF SPACE	REQUIRED VENTILATION	SUPPLIED
ENTIRE BUILDING	4238	4238/1500 = 2.82 SQ. FT. 2.82 X 144 = 406.84 SQ. IN.	14 FOUNDATION VENTS EQUALLY SPACED AROUND BUILDING PERIMETER

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NEW OFFICE BUILDING  
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SUTHERLIN, OR 97479

SHEET TITLE  
COVER SHEET  
PROJECT INFO

DATE  
04.03.22

ISSUE  
bid set

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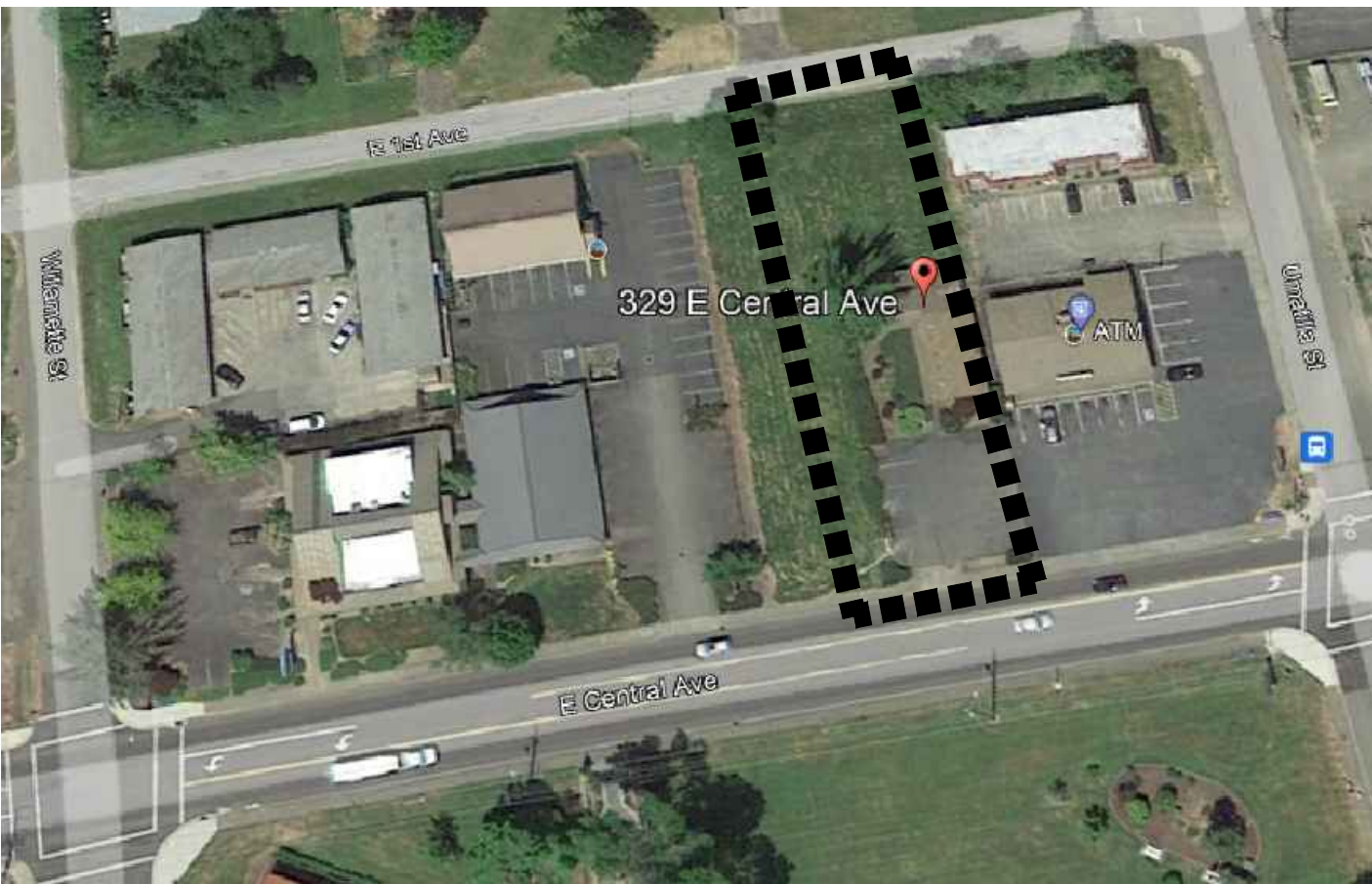
BE  
KK

JOB # : 21-00001

SCALE: AS NOTED

SHEET NUMBER

A0.0





ENERGY COMPLIANCE NOTES:

GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE TO ENSURE FULL COMPLIANCE WITH THE CURRENT ENERGY CODE.

REQUIRED COMPONENT MARKINGS, TAGS AND IDENTIFICATION ARE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

ALL COMMISSIONING ITEMS ARE THE RESPONSIBILITY OF EACH INSTALLER.

ENERGY CODE REQUIREMENTS		
LOCATION	REQUIREMENT	COMMENTS
FLOOR	R-32 BATTS	PROVIDE SUPPORT FOR BATTS
FIRE RATED EXTERIOR WALLS	R-21 MIN. MINERAL FIBER 2 73 PCF INSULATION IN ALL ALL CAVITIES AND HEADERS	SEE ANSI/UL 263 FIRE WALL REQUIREMENTS FOR MORE INFORMATION
UNRATED EXTERIOR WALLS	R-21 INSULATION IN ALL CAVITIES AND HEADERS	
CEILING (FRONT TENANT SPACES)	R-49	BATT OR BLOWN
CONTINUOUS INSULATION (FLAT ROOF)	R-38	
WINDOWS (FIXED)	U= 0.30 SHGC = 0.30 VT= 0.50	
WINDOWS (OPERABLE)	U= 0.30 SHGC = 0.30 VT= 0.50	
SKYLIGHTS	U= 0.30 SHGC = 0.40 VT= 0.50	PROVIDE SKYLIGHT, INSULATED CURB AND NECESSARY FRAMING
DOORS (GLASS)	U= 0.40 SHGC = 0.40 VT= 0.50	
DOORS (METAL)	U= 0.30	

OCCUPANT LOADS TENANT 1 (B OCCUPANCY)

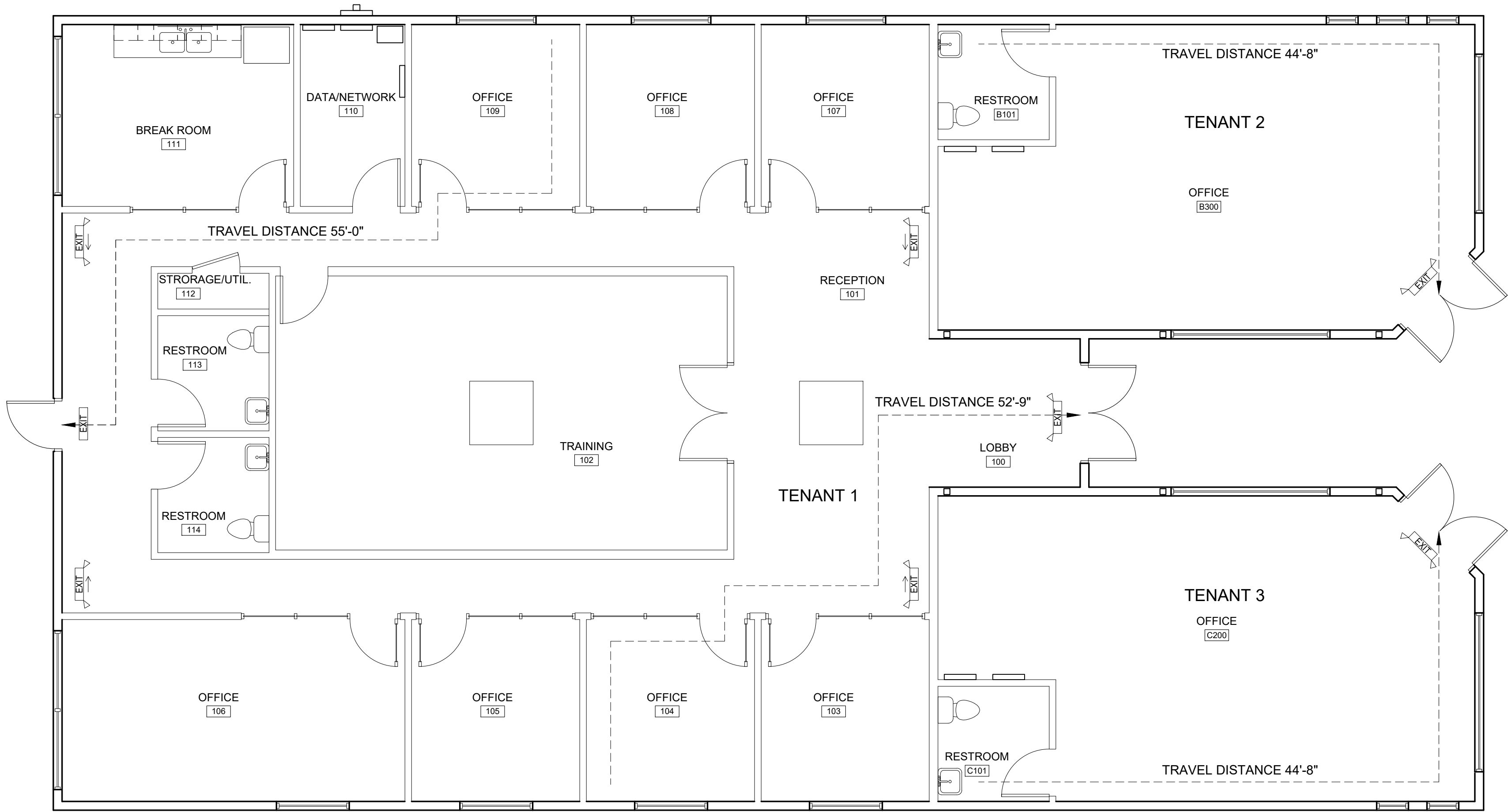
AREA	SQUARE FOOTAGE	DIVIDED BY	OCCUPANTS
OFFICES	2266	150	15
CONFERENCE	490	15	33
TOTAL OCCUPANT LOAD			48
EXITS			
REQUIRED EXITS (OVER 49 OCCUPANTS)			2
EXITS PROVIDED			2

RESTROOMS REQUIRED

OCCUPANCY	CODE	PROVIDED
TENANT 1		
BUSINESS	SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE OCCUPANT LOAD IS 50 OR FEWER.	OCCUPANCY IS UNDER 50 SO A SINGLE RESTROOM IS REQUIRED. TWO RESTROOMS PROVIDED
TENANT 2		
MERCANTILE	SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR FEWER	ONE RESTROOM REQUIRED AND ONE RESTROOM PROVIDED
TENANT 3		
MERCANTILE	SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR FEWER	ONE RESTROOM REQUIRED AND ONE RESTROOM PROVIDED

OCCUPANT LOADS TENANT 2 (M ASSUMED)

AREA	SQUARE FOOTAGE	DIVIDED BY	OCCUPANTS
ENTIRE SPACE	636	60	11
TOTAL OCCUPANT LOAD			11
EXITS			
REQUIRED EXITS (LESS THAN 49 OCCUPANTS AND TRAVEL UNDER 75')			1
EXITS PROVIDED			1



1 EXIT PLAN

EXIT ACCESS TRAVEL DISTANCE			
TABLE 1017.2			
OCCUPANCY	WITHOUT SPRINKLER SYSTEM	TRAVEL DISTANCE IN SPACE	COMMENT
TENANT 1 BUSINESS	200'-0"	55'-0" AND 52'-9"	DISTANCES OK

LEGEND	
	EXIT SIGNS 5 WATT MAX. WITH 90 MIN. BATTERY BACK-UP. PROVIDE DIRECTIONAL ARROWS AS NEEDED.

SCALE: 3/16" = 1'-0"

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SHEET TITLE  
EXITING, ENERGY  
AND RESTROOM

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JOB #: 21-00001

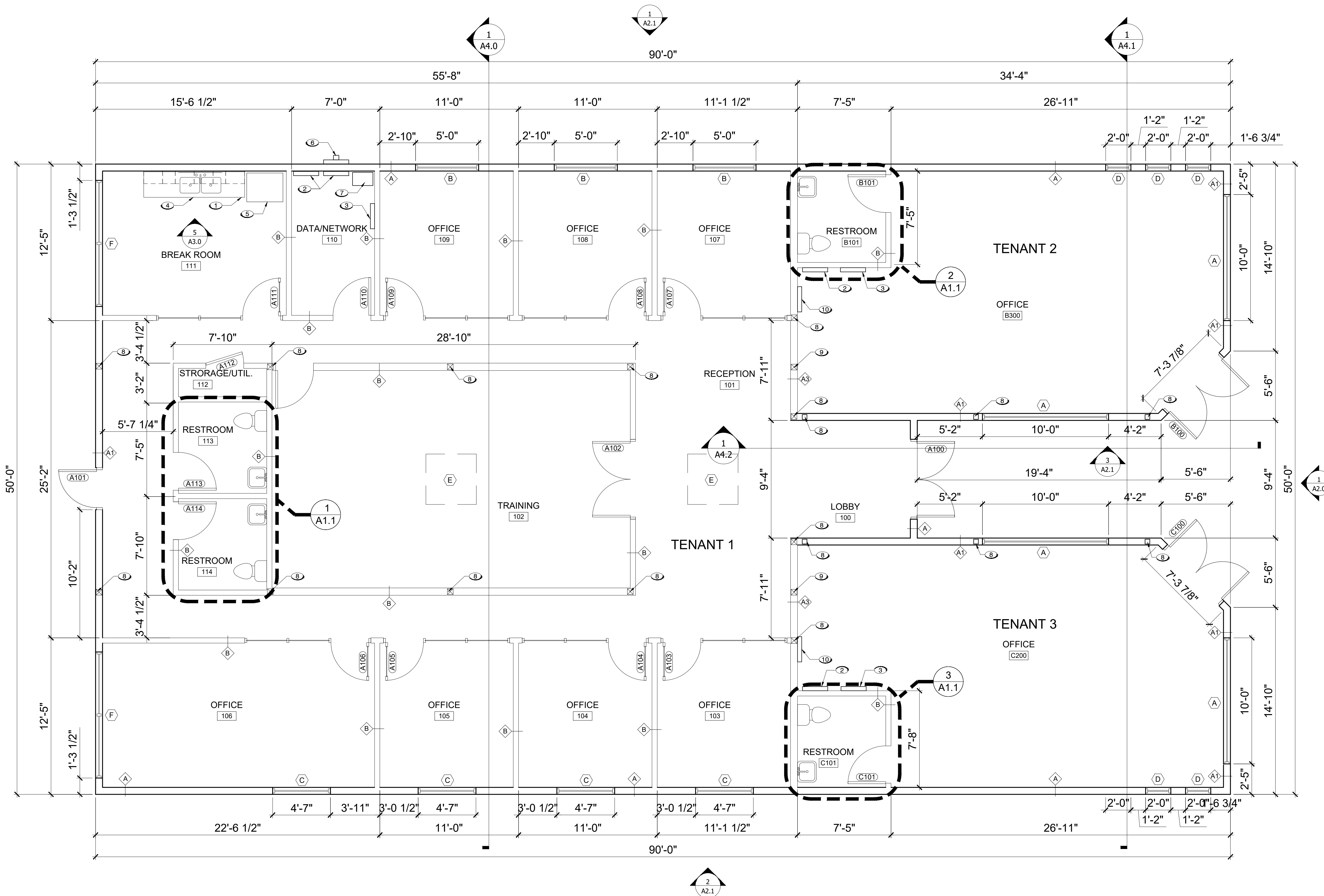
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A0.1

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FLOOR PLAN KEYNOTES	
#	NOTE
1	ADA HEIGHT COUNTER 34" MAX HEIGHT
2	ELECTRIC PANELS
3	PHONE/DATA BOARD
4	NEW CABINET W / SINK
5	REFRIGERATOR LOCATION PROVIDE ICE MAKER HOOKUP
6	METER SOCKET COORDINATE LOCATION WITH CIVIL DRAWINGS AND WITH POWER COMPANY
7	TRANSFORMER
8	COLUMN PER STRUCTURAL
9	COLUMN ABOVE BEAM
10	PLUMB FOR FUTURE SINK DRAIN LINE AND WATER LINE

LEGEND	
101	ROOM NUMBER
NEW POSTS, SEE STRUCTURAL	
WALL NUMBER, SEE DETAIL 3 ON SHEET A3.0	
DOOR NUMBER, SEE DETAIL 1 SCHEDULE ON SHEET A3.0	
WINDOW NUMBER, SEE DETAIL 2 ON SHEET A3.0	
WINDOW	
ELECTRIC OR DATA PANEL	

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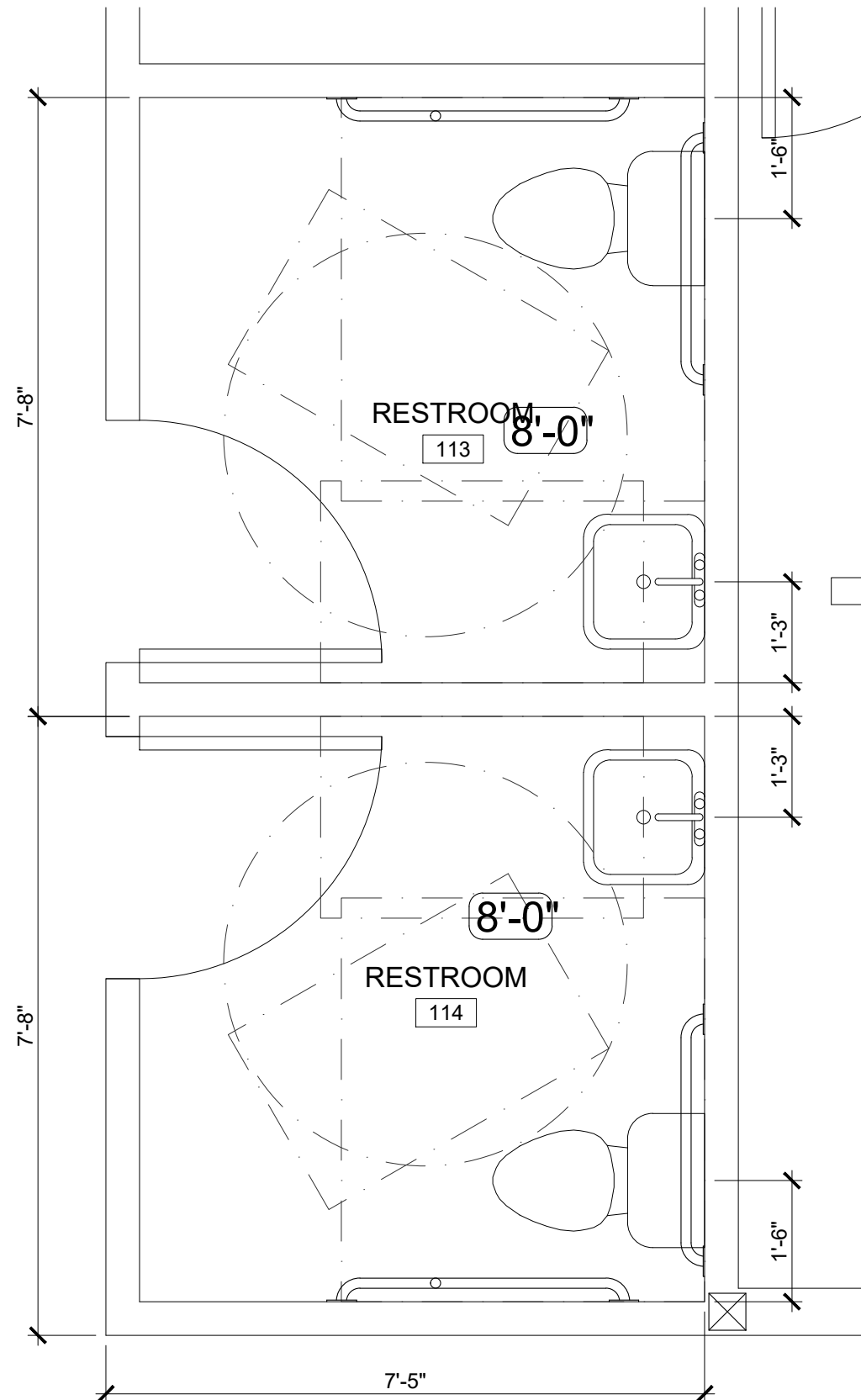
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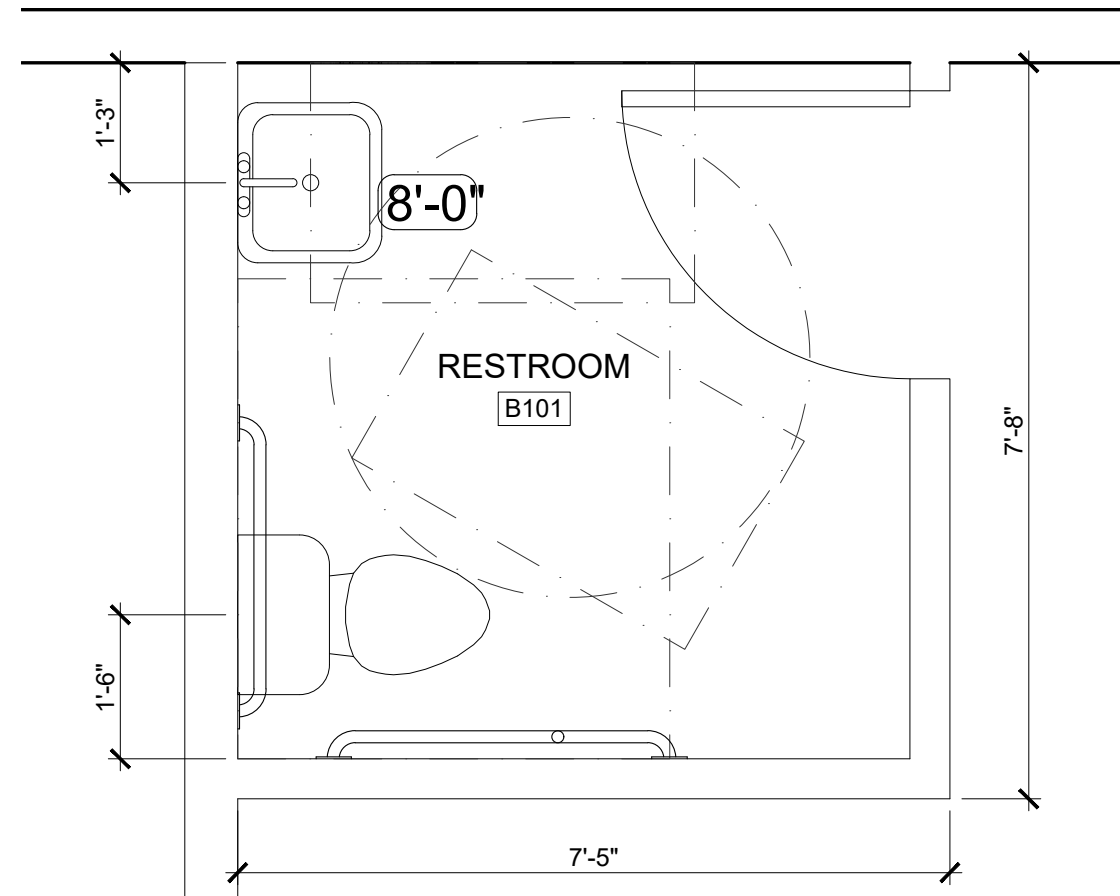
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1 FLOOR PLAN

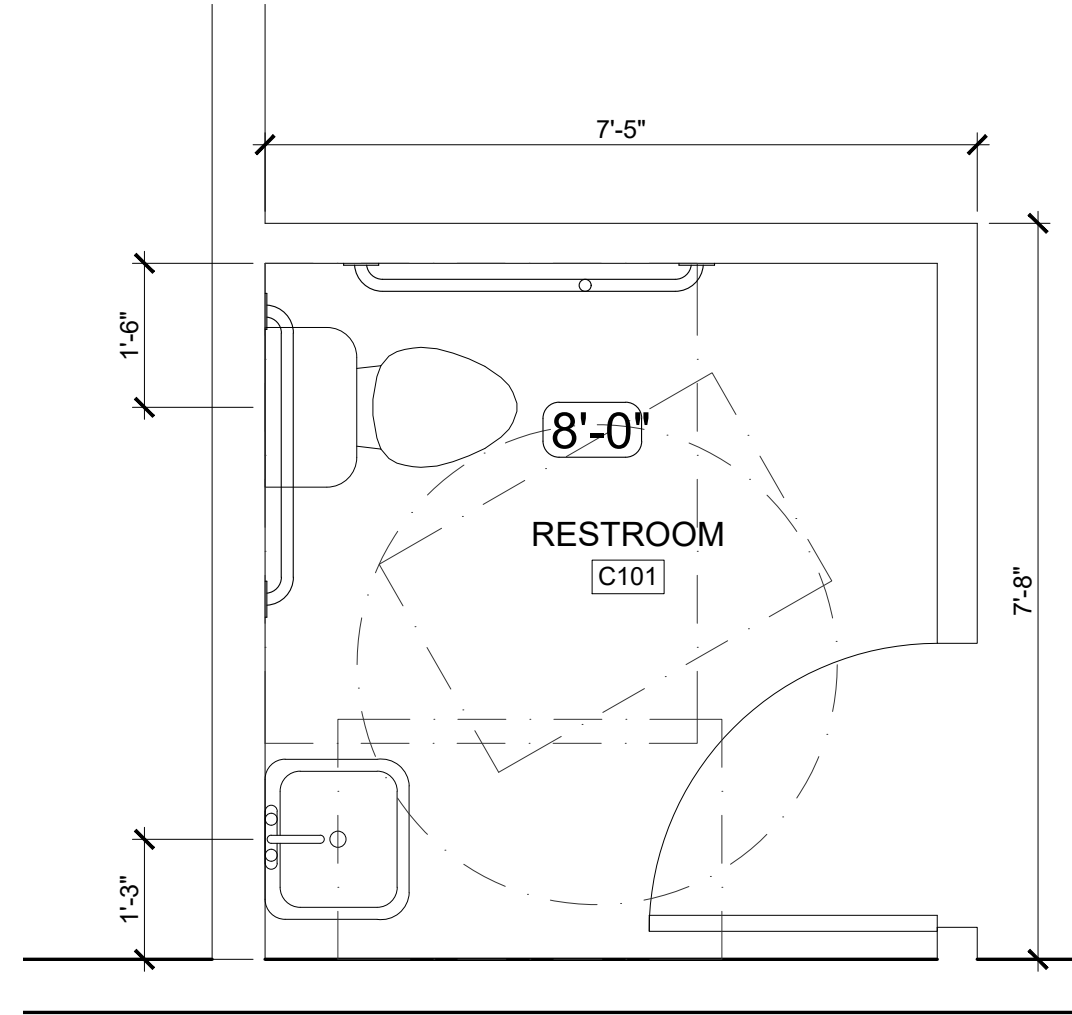
SCALE: 1/4" = 1'-0"  
NORTH



1 ENLARGED BATHROOMS  
SCALE: 1/2" = 1'-0"  
NORTH

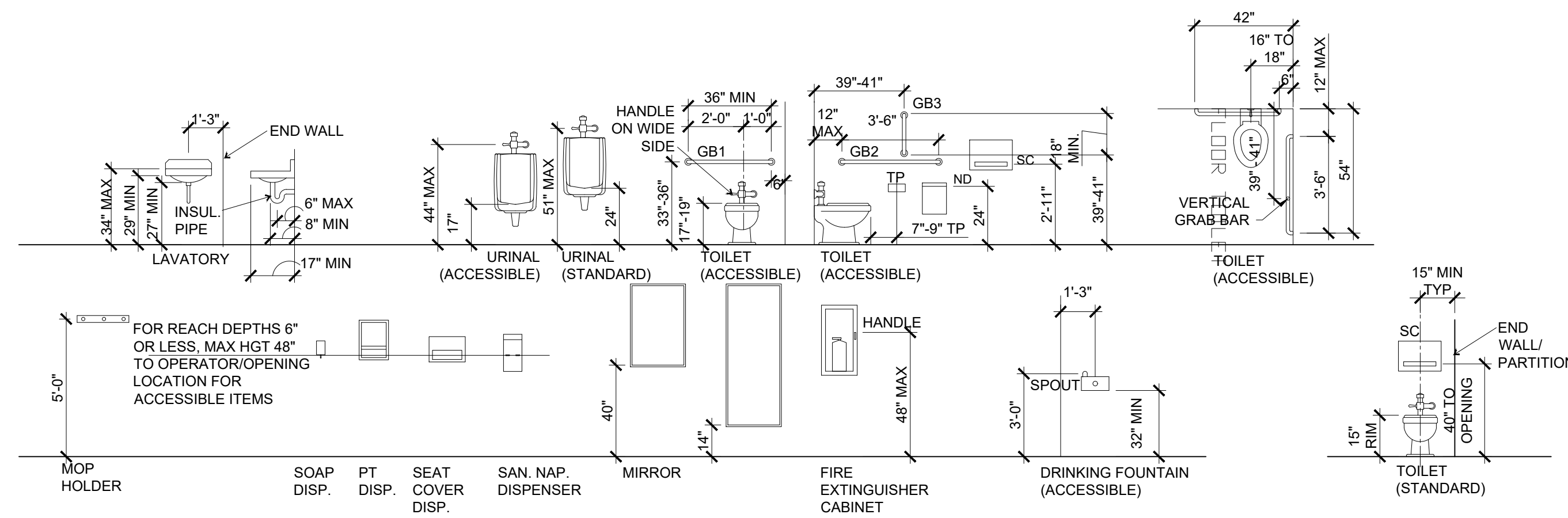


2 ENLARGED BATHROOM  
SCALE: 1/2" = 1'-0"  
NORTH



3 ENLARGED BATHROOM  
SCALE: 1/2" = 1'-0"  
NORTH

- PROVIDE THE FOLLOWING RESTROOM FIXTURES.  
ONE EACH RESTROOM.
1. 30"X48" MIRROR
  2. 2 ROLL TOILET PAPER DISPENSER.
  3. TOILET SEAT COVER DISPENSER.
  4. ROLL PAPER TOWEL DISPENSER.
  5. SET OF THREE GRAB BARS.
  6. SOAP DISPENSER.



4 ACCESSIBLE HEIGHTS AND DETAILS  
SCALE: NONE

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SHEET TITLE  
ENLARGED PLANS

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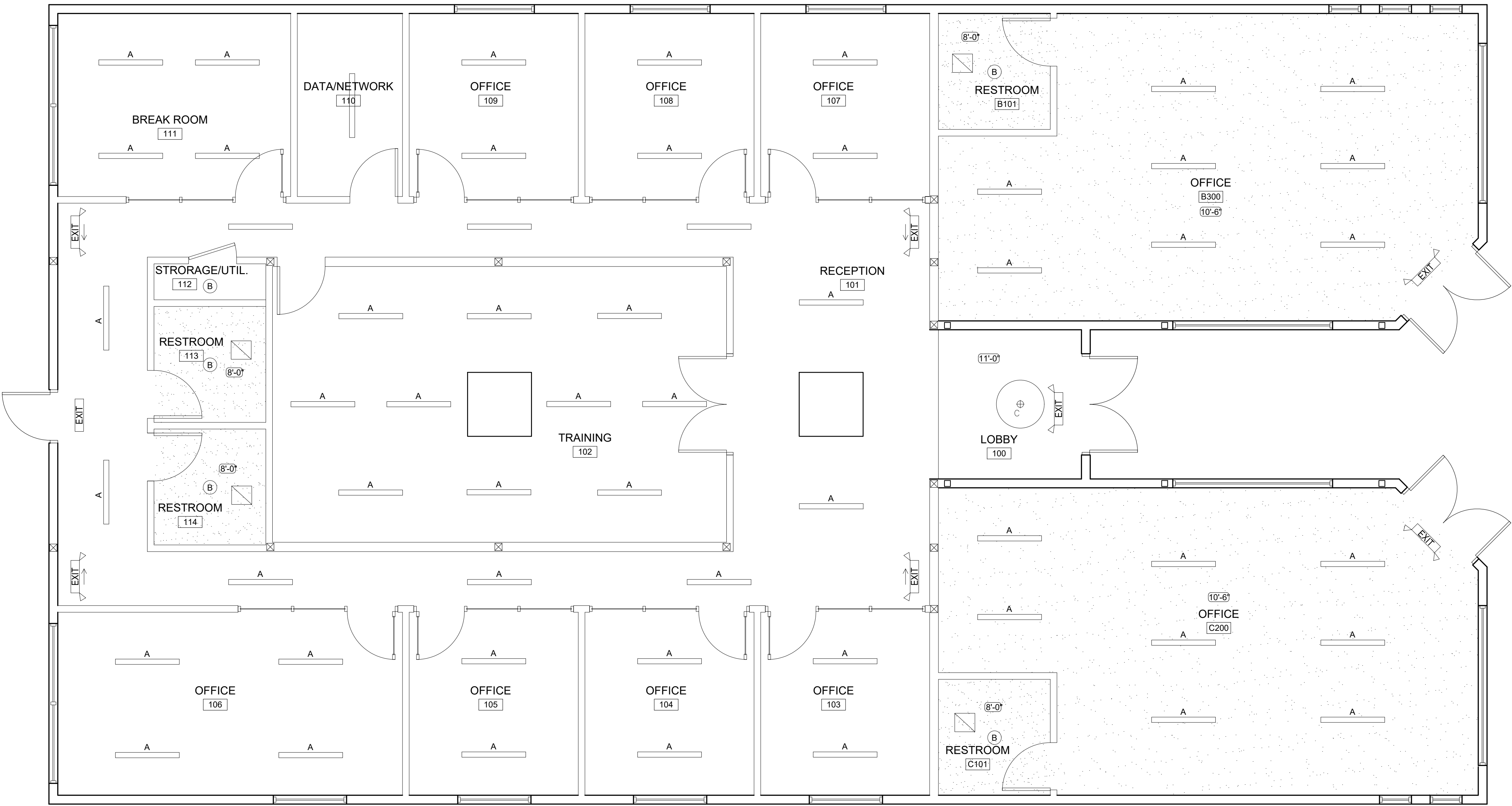
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SCALE: AS NOTED

SHEET NUMBER

A1.1



CEILING LEGEND	
	LED SUSPENDED LINEAR LIGHT FIXTURE, DOWN ONLY 34 WATTS
	HARD LID
	5 WATT CEILING HUNG EXIT SIGN W/ ARROWS AS NEEDED. EMERGENCY LIGHTS W/ 90 MINUTE BATTERY BACK-UP.
	LED CAN LIGHT 25W MAX
	48" X 48" INSULATED SKY LIGHT
	OWNER SUPPLIED HANGING LED LIGHT 75 WATT MAX
	100 CFM EXHAUST FAN

1 CEILING PLAN

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

NOTE:  
REFER TO THE ELECTRICAL PLANS FOR MORE INFORMATION.

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SHEET TITLE  
CEILING PLAN

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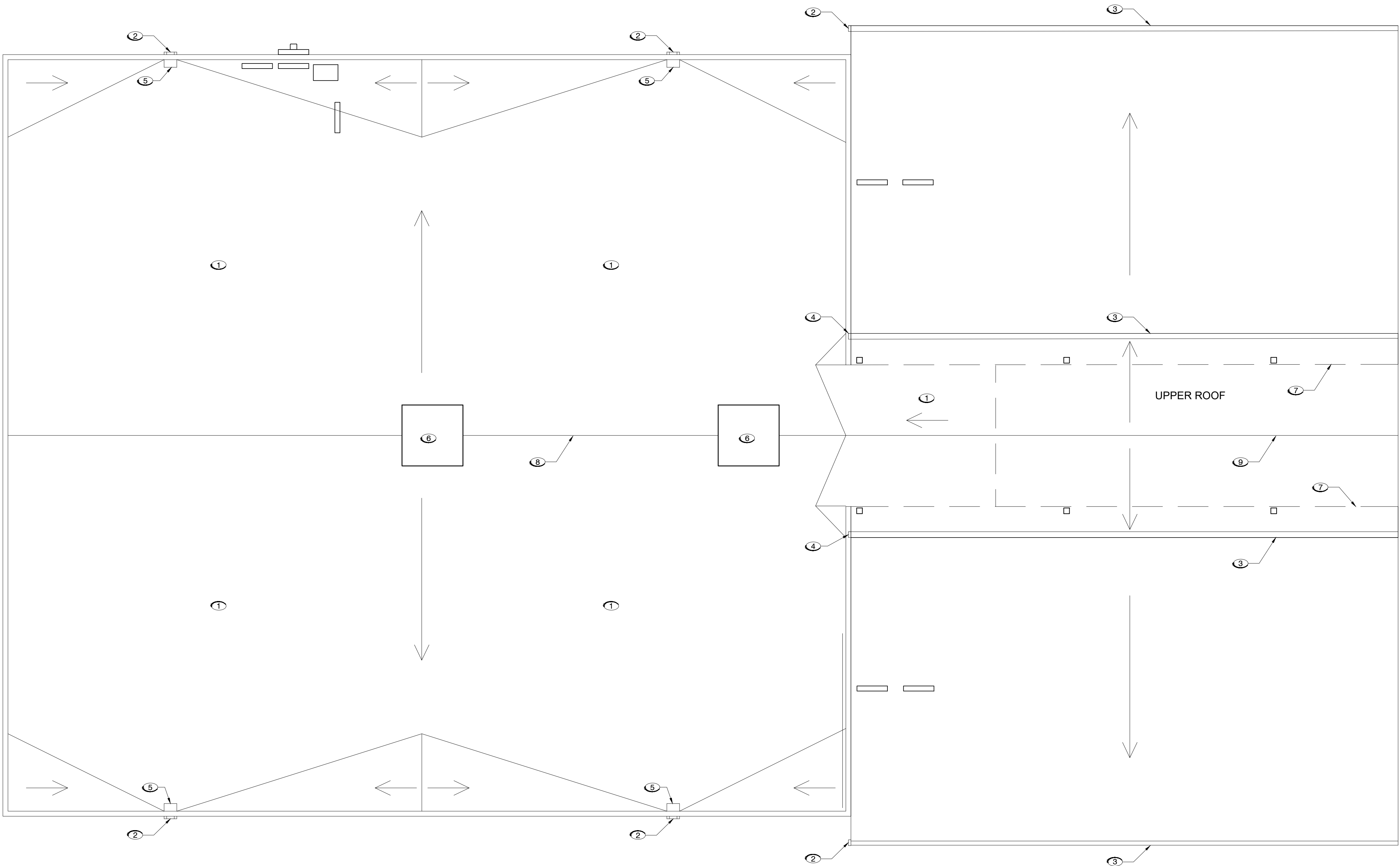
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JOB #: 21-00001

SCALE: AS NOTED

SHEET NUMBER

A1.2



1 ROOF PLAN

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

ROOF PLAN KEY NOTES

#	NOTE
1	ON FLAT ROOF PROVIDE INSULATION PER SCHEDULE ON A0.1
2	DOWN SPOUT
3	GUTTER
4	DOWNSPOUT TO FLAT ROOF BELOW
5	THROUGH THE WALL SCUPPER
6	4 X 4 INSULATED SKYLIGHT
7	LINE OF ROOF BELOW
8	LINE OF RIDGE OF LOW SLOPE ROOF
9	LINE OF RIDGE ON HIGH ROOF

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329 E CENTRAL AVE  
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SHEET TITLE  
ROOF PLAN

DATE  
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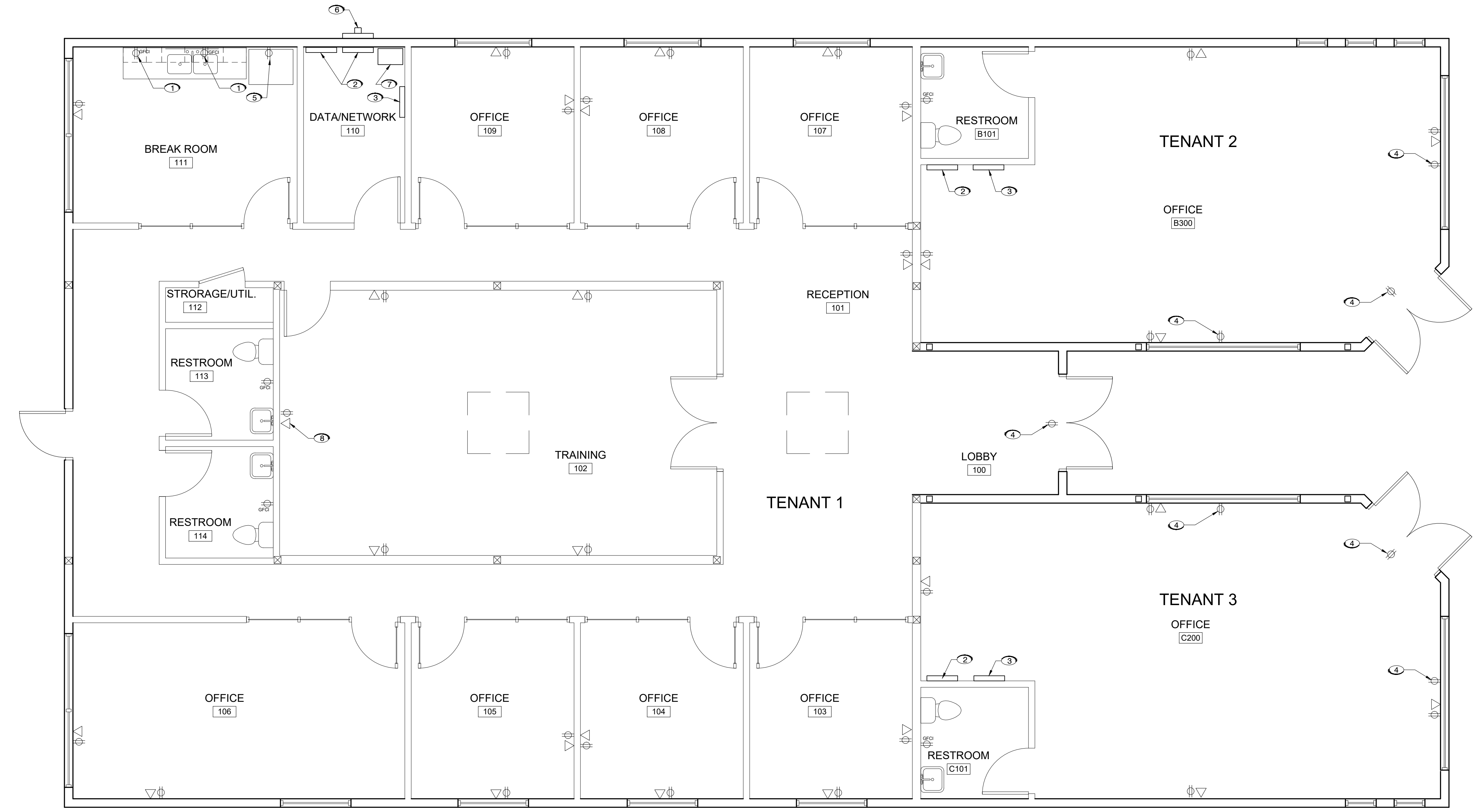
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JOB #: 21-00001

SCALE: AS NOTED

SHEET NUMBER

A1.3



ELECTRICAL PLAN KEYNOTES	
#	NOTE
1	GFCI OUTLET ABOVE COUNTER
2	ELECTRIC PANELS
3	PHONE/DATA BOARD
4	CODE REQUIRED OUTLET ABOVE STOREFRONT
5	REFRIGERATOR OUTLET
6	METER SOCKET COORDINATE LOCATION WITH CIVIL DRAWINGS AND WITH POWER COMPANY
7	TRANSFORMER
8	OUTLET AND DATA PORT AT 72" A.F.F. USE RECESSED RECEPTACLE VERIFY WITH OWNER

ELECTRICAL LEGEND	
⌀	110 20 AMP DUPLEX OUTLET. PROVIDE GFCI AS SHOWN AND PER CODE
▽	DATA PORT VERIFY REQUIREMENTS WITH OWNER

1 ELECTRICAL PLAN

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

NOTE:  
REFER TO THE ELECTRICAL PLANS FOR MORE INFORMATION.

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NEW OFFICE BUILDING  
329 E CENTRAL AVE  
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SHEET TITLE  
ELECTRICAL PLAN

DATE 04.03.22  
ISSUE bid set

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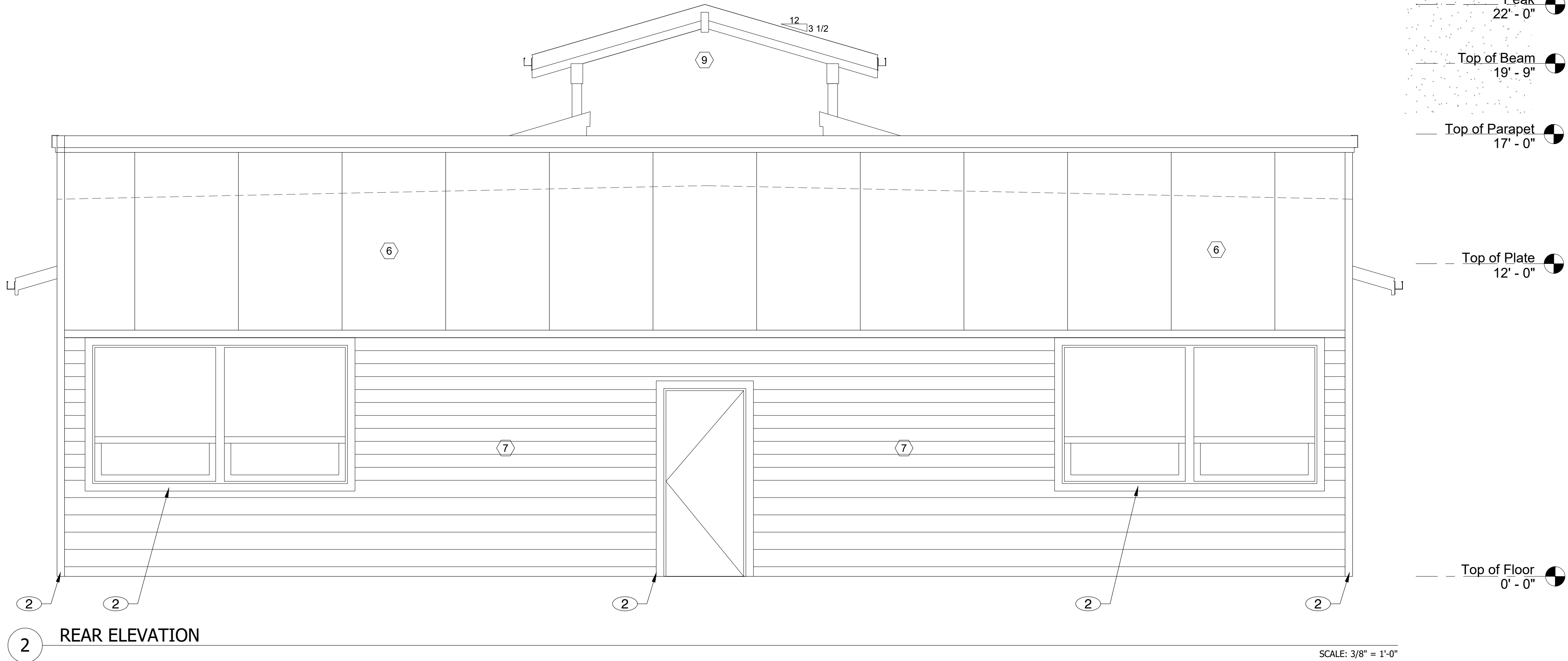
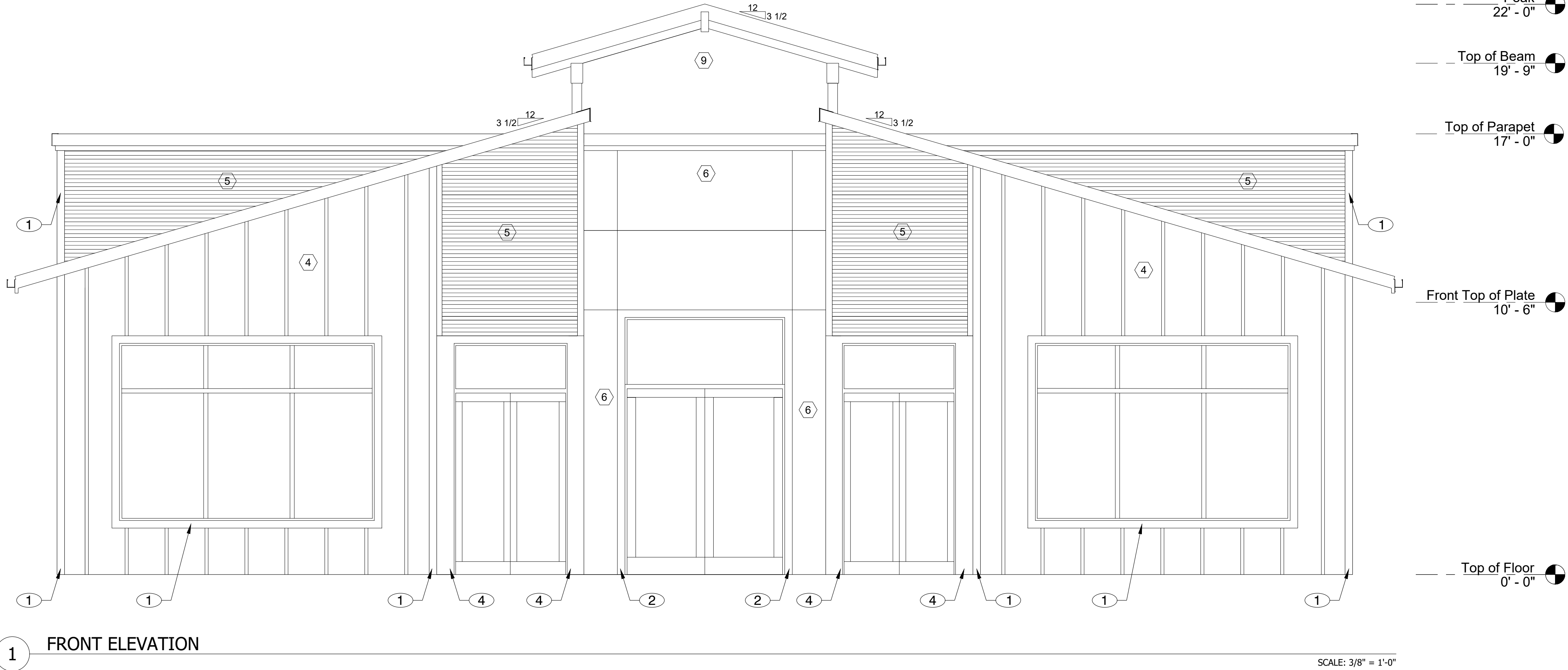
JOB #: 21-00001

SCALE: AS NOTED

SHEET NUMBER  
A1.4

EXTERIOR FINISHES AND COMPONENTS		
(TAG)	TYPE	COMMENTS
1	PAINTED TRU-EXTERIOR 1 X 10 CHANNEL SIDING, APPLIED VERTICALLY	TAMLYN JMS588 AT EDGES AND SIDES
2	PAINTED TRU-EXTERIOR 1 X 10 SHIPLAP SIDING HORIZONTAL	TAMLYN JMS588 AT EDGES AND SIDES
3	PAINTED TRU-EXTERIOR 1 X 10 CHANNEL SIDING, APPLIED HORIZONTALLY	TAMLYN JMS588 AT EDGES AND SIDES
4	BRIDGERSTEEL ULTRA BATTEN 17 3/4" COVERHGE METAL WALL PANEL, INSTALLED VERTICALLY	PROVIDE MATCHING TRIM
5	BRIDGERSTEEL 7.2 STRUCTURAL BOX RIB INSTALLED HORIZONTALLY. PAINTED COLOR TBD.	EXPOSED FASTENERS PROVIDE MATCHING TRIM
6	LP SMARTSIDE 38 SERIES PANEL SIDING SMOOTH	TAMLYN RV516 TRIM AT VERTICAL JOINTS AND TAMLYN RH516 FOR HORIZONTAL JOINTS
7	PAINTED TRU-EXTERIOR 1 X 10 NICKEL GAP SIDING HORIZONTAL BELOW WINDOW AND 1 X 6 NICKEL GAP SIDING FROM BOTTOM OF WINDOW TO TOP OF WINDOW	TAMLYN JMS588 AT EDGES AND SIDES
8	FORTRESS INFINITY CLADDING OASIS PALM	INSTALL OVER 3/8" RAINSCREEN STRIPS. PROVIDE "J" METAL FOR ALL EDGES
9	ROUGH SAWN FRAMING MATERIALS PER STRUCTURAL	
	VULCAN CONTINUOUS SOFFIT VENT VSC2120, FIRE RATED VENT	30' MIN. OF VENTING PER EACH SOFFIT (96 NFVA PER 10')
	DCI FASCIA VENT	INSTALL FULL LENGTH OF UPPER FASCIA ON EACH TENANT SPACE
	WEATHER RESISTANT BARRIER FORTIFIBER WEATHERSMART COMMERCIAL WRB W/ SEAM TAPE WITH FORTIFLASH MOISTOP SEALANT	WRAP BUILDING TO MANUFACTURER'S SPEC. FLASH ALL WINDOWS TO FORTIFIBER AND WINDOW MANUFACTURER'S SPECIFICATION
	FORTIFIBER WEATHERSMART RAINSCREEN 6 MM. PROVIDE ADEQUATE THICKNESS TO MATCH WARRANTY REQUIREMENT OF SIDING MANUFACTURER	USE FOR RAINSCREEN UNDER FORTRESS INFINITY
	TPO ROOF ON MAIN BUILDING. PROVIDE A 30 YEAR WARRANTY	PROVIDE ALL REQUIRED FLASHINGS, BOOTS, FASTENING, SCUPPERS AND REQUIRED INSULATION.
10	26 GAUGE METAL STANDING SEAM ROOFING WITH CONCEALED FASTENERS ON FRONT ROOFS	PROVIDE ALL REQUIRED FLASHINGS, RAKE FLASHING AND DRIP EDGE AS NEEDED
PROVIDE A BOTTOM STARTER METAL ON ALL FINISHES		
TRU-EXTERIOR SIDING found at <a href="http://www.truexterior.com">www.truexterior.com</a> BRIDGERSTEEL found at <a href="http://www.bridgersteel.com">www.bridgersteel.com</a> LP SMARTSIDE found at <a href="http://www.lpcorp.com">www.lpcorp.com</a> TAMLYN TRIM found at <a href="http://www.tamlyn.com">www.tamlyn.com</a> FORTRESS INFINITY found at <a href="http://www.fortressbp.com">www.fortressbp.com</a> VULCAN VENTS found at <a href="http://www.vulcanvents.com">www.vulcanvents.com</a> DCI FASCIA VENT found at <a href="http://www.dciproducts.com">www.dciproducts.com</a>		

EXTERIOR TRIM		
(TAG)	TYPE	COMMENTS
1	PAINTED TRU-EXTERIOR 2 X 4 TRIM	
2	PAINTED TRU-EXTERIOR 1 X 4 TRIM	
3	PAINTED TRU-EXTERIOR 1 X TRIM WIDTH MAY VARY	BEHIND SCUPPERS AND DOWNSPOUTS
4	PAINTED TRU-EXTERIOR 2 X 11 TRIM	
5	PAINTED TRU-EXTERIOR 2 X 2 TRIM	
PROVIDE A BOTTOM STARTER METAL ON ALL FINISHES		
TRU-EXTERIOR TRIM found at <a href="http://www.truexterior.com">www.truexterior.com</a>		



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# WEBTRAX OFFICE BUILDING

## NEW OFFICE BUILDING

329 E CENTRAL AVE  
SUTHERLIN, OR 97479

SHEET TITLE  
ELEVATIONS

DATE 04.03.22  
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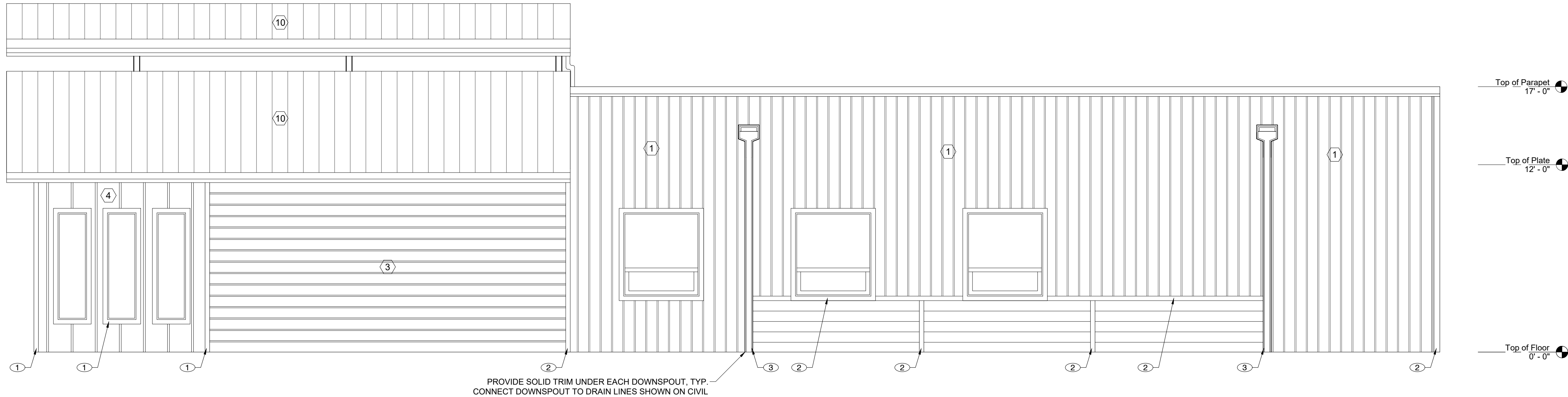
JOB #: 21-00001

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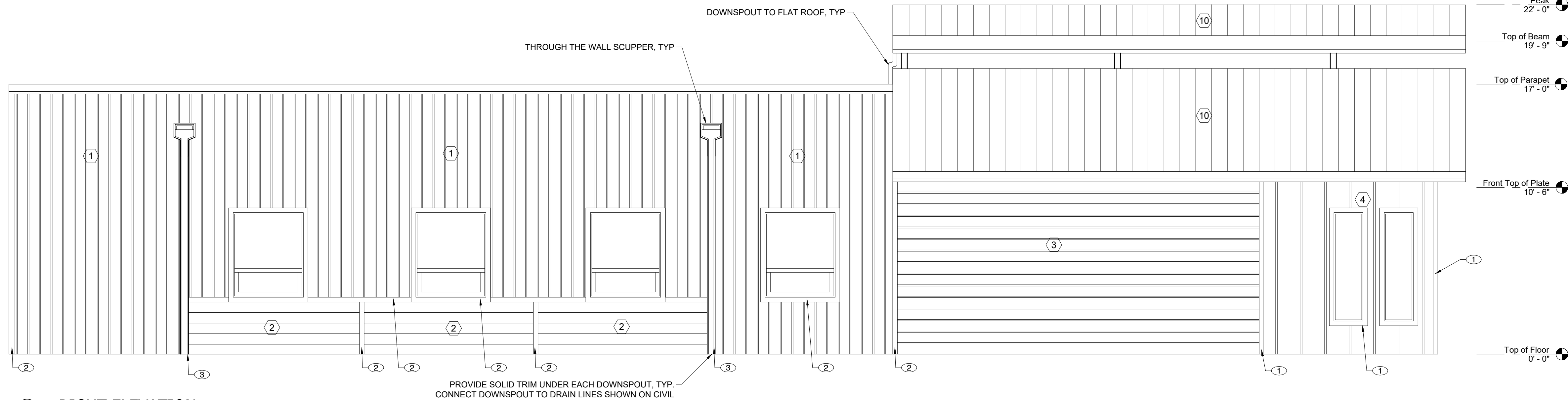
SHEET NUMBER

A2.0

EXTERIOR FINISHES AND COMPONENTS		
TAG	TYPE	COMMENTS
1	PAINTED TRU-EXTERIOR 1 X 10 CHANNEL SIDING, APPLIED VERTICALLY	TAMLYN JMS588 AT EDGES AND SIDES
2	PAINTED TRU-EXTERIOR 1 X 10 SHIPLAP SIDING HORIZONTAL	TAMLYN JMS588 AT EDGES AND SIDES
3	PAINTED TRU-EXTERIOR 1 X 10 CHANNEL SIDING, APPLIED HORIZONTALLY	TAMLYN JMS588 AT EDGES AND SIDES
4	BRIDGERSTEEL ULTRA BATTEN 17 3/4" COVERHGE METAL WALL PANEL, INSTALLED VERTICALLY WEATHERING STEEL	PROVIDE MATCHING TRIM
5	BRIDGERSTEEL 7.2 STRUCTURAL BOX RIB INSTALLED HORIZONTALLY, PAINTED COLOR TBD.	EXPOSED FASTENERS PROVIDE MATCHING TRIM
6	LP SMARTSIDE 38 SERIES PANEL SIDING SMOOTH	TAMLYN RV516 TRIM AT VERTICAL JOINTS AND TAMLYN RH516 FOR HORIZONTAL JOINTS
7	PAINTED TRU-EXTERIOR 1 X 10 NICKEL GAP SIDING HORIZONTAL BELOW WINDOW AND 1 X 6 NICKEL GAP SIDING FROM BOTTOM OF WINDOW TO TOP OF WINDOW	TAMLYN JMS588 AT EDGES AND SIDES
8	FORTRESS INFINITY CLADDING OASIS PALM	INSTALL OVER 3/8" RAINSCREEN STRIPS. PROVIDE 1/2" METAL FOR ALL EDGES
9	ROUGH SAWN FRAMING MATERIALS PER STRUCTURAL	
	VULCAN CONTINUOUS SOFFIT VENT VSC2120, FIRE-RATED VENT	30' MIN. OF VENTING PER EACH SOFFIT (96 NFVA PER 10')
	DCI FASCIA VENT	INSTALL FULL LENGTH OF UPPER FASCIA ON EACH TENANT SPACE
	WEATHER RESISTANT BARRIER FORTIFIBER WEATHERSMART COMMERCIAL WRB W/ SEAM TAPE WITH FORTIFLASH MOISTOP SEALANT	WRAP BUILDING TO MANUFACTURER'S SPEC. FLASH ALL WINDOWS TO FORTIFIBER AND WINDOW MANUFACTURER'S SPECIFICATION
	FORTIFIBER WEATHERSMART RAINSCREEN 6 MM. PROVIDE ADEQUATE THICKNESS TO MATCH WARRANTY REQUIREMENT OF SIDING MANUFACTURER	USE FOR RAINSCREEN UNDER FORTRESS INFINITY
	TPO ROOF ON MAIN BUILDING. PROVIDE A 30 YEAR WARRANTY	PROVIDE ALL REQUIRED FLASHINGS, BOOTS, FASTENING, SCUPPERS AND REQUIRED INSULATION.
10	26 GAUGE METAL STANDING SEAM ROOFING WITH CONCEALED FASTENERS ON FRONT ROOFS	PROVIDE ALL REQUIRED FLASHINGS, RAKE FLASHING AND DRIP EDGE AS NEEDED
PROVIDE A BOTTOM STARTER METAL ON ALL FINISHES		
TRU-EXTERIOR SIDING found at <a href="http://www.truexterior.com">www.truexterior.com</a> BRIDGERSTEEL found at <a href="http://www.bridgersteel.com">www.bridgersteel.com</a> LP SMARTSIDE found at <a href="http://www.lpcorp.com">www.lpcorp.com</a> TAMLYN TRIM found at <a href="http://www.tamlyn.com">www.tamlyn.com</a> FORTRESS INFINITY found at <a href="http://www.fortressbp.com">www.fortressbp.com</a> VULCAN VENTS found at <a href="http://www.vulcanvents.com">www.vulcanvents.com</a> DCI FASCIA VENT found at <a href="http://www.dciproducts.com">www.dciproducts.com</a>		

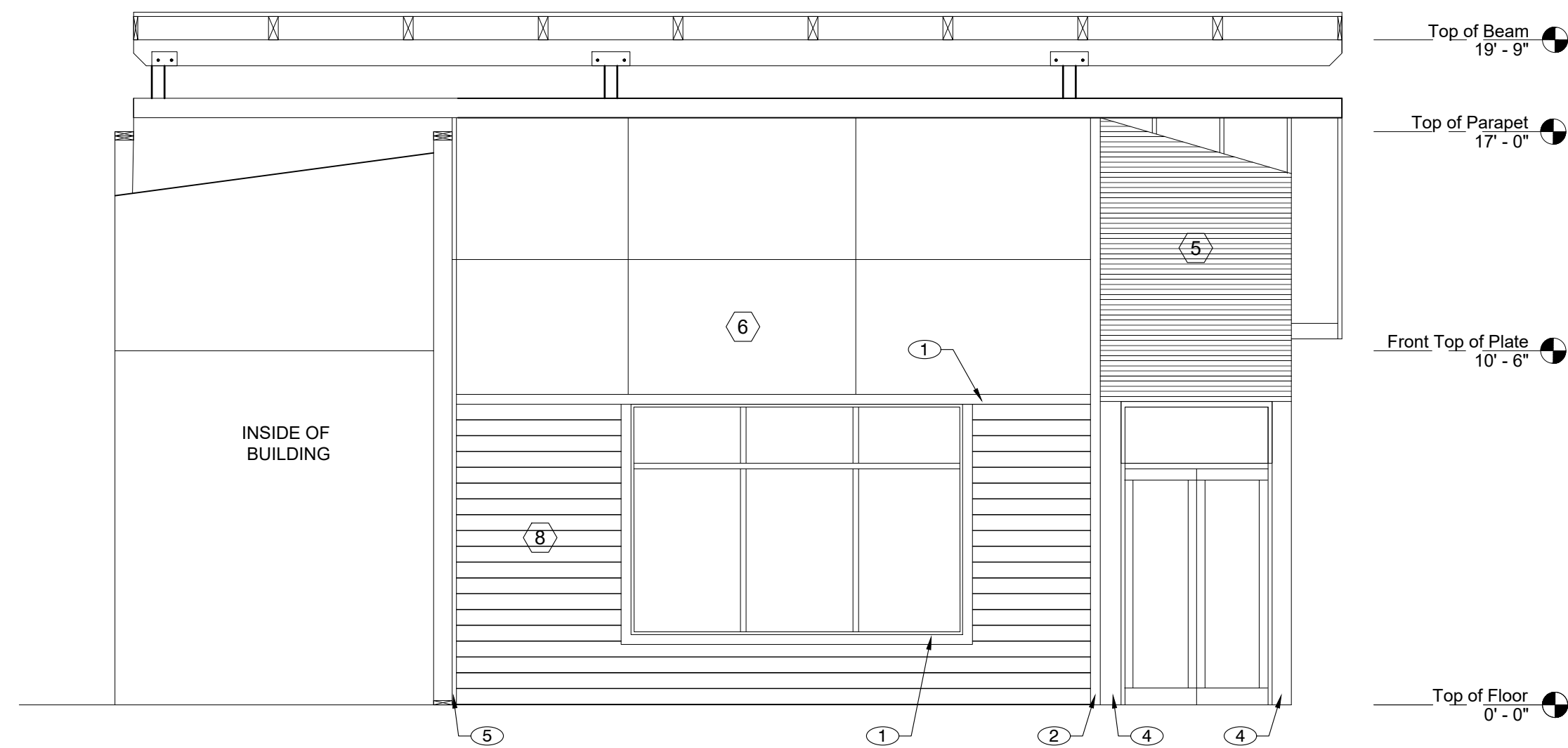


1 LEFT ELEVATION



2 RIGHT ELEVATION

EXTERIOR TRIM		
TAG	TYPE	COMMENTS
1	PAINTED TRU-EXTERIOR 2 X 4 TRIM	
2	PAINTED TRU-EXTERIOR 1 X 4 TRIM	
3	PAINTED TRU-EXTERIOR 1 X TRIM WIDTH MAY VARY	BEHIND SCUPPERS AND DOWNSPOUTS
4	PAINTED TRU-EXTERIOR 2 X 11 TRIM	
5	PAINTED TRU-EXTERIOR 2 X 2 TRIM	
PROVIDE A BOTTOM STARTER METAL ON ALL FINISHES		
TRU-EXTERIOR TRIM found at <a href="http://www.truexterior.com">www.truexterior.com</a>		



3 CENTER ELEVATION

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WEBTRAX OFFICE BUILDING  
NEW OFFICE BUILDING  
329 E CENTRAL AVE  
SUTHERLIN, OR 97479

SHEET TITLE  
ELEVATIONS

DATE 04.03.22  
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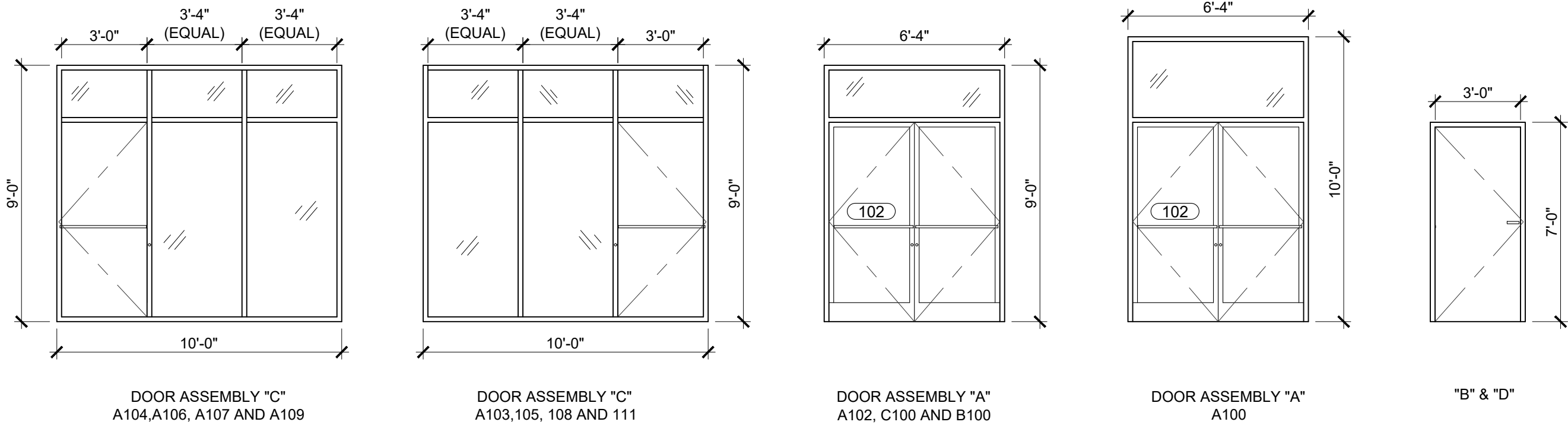
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SHEET NUMBER

A2.1



WINDOW SCHEDULE				
TAG	SIZE	FRAME	FUNCTION	COMMENTS
A	10'-0" X 7'-0"	STOREFRONT ALUMINUM	FIXED	WINDOW HEAD AT 9'-0"
B	5'-0" X 5'-6"	STOREFRONT ALUMINUM OR VINYL FRAME	OPERABLE	WINDOW HEAD AT 9'-0"
C	4'-8" X 5'-6"	STOREFRONT ALUMINUM OR VINYL FRAME	OPERABLE	WINDOW HEAD AT 9'-0"
D	2'-0" X 7'-0" (6)	STOREFRONT ALUMINUM	FIXED	
E	4'-0" X 4'-0" (2)	SKY LIGHT	FIXED	
F	5'-0" X 5'-6" TWO WINDOWS MULLED TOGETHER	STOREFRONT ALUMINUM OR VINYL FRAME	OPERABLE	WINDOW HEAD AT 9'-0"



## 1 DOOR ELEVATIONS

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

DOOR SCHEDULE						
TAG	SIZE	FRAME	DOOR TYPE	FUNCTION	HARD-WARE TYPE	NOTES
A100	PAIR 3'-0" x 7'-0"	F-3	A	SWING	1	TRANSOM ABOVE TO 10'-0" A.F.F. INSULATED GLASS
A101	3'-0" X 7'-0"	F-1	D	SWING	2	
A102	PAIR 3'-0" x 7'-0"	F-3	A	SWING	3	TRANSOM ABOVE TO 9'-0" A.F.F.
A103	3'-0" x 7'-0" WITH 7'-0" STOREFRONT	F-3	C	SWING	3	TRANSOM ABOVE TO 9'-0" A.F.F.
A104	3'-0" x 7'-0" WITH 7'-0" STOREFRONT	F-3	C	SWING	3	TRANSOM ABOVE TO 9'-0" A.F.F.
A105	3'-0" x 7'-0" WITH 7'-0" STOREFRONT	F-3	C	SWING	3	TRANSOM ABOVE TO 9'-0" A.F.F.
A106	3'-0" x 7'-0" WITH 7'-0" STOREFRONT	F-3	C	SWING	5	TRANSOM ABOVE TO 9'-0" A.F.F.
A107	3'-0" x 7'-0" WITH 7'-0" STOREFRONT	F-3	C	SWING	3	TRANSOM ABOVE TO 9'-0" A.F.F.
A108	3'-0" x 7'-0" WITH 7'-0" STOREFRONT	F-3	C	SWING	3	TRANSOM ABOVE TO 9'-0" A.F.F.
A109	3'-0" x 7'-0" WITH 7'-0" STOREFRONT	F-3	C	SWING	3	TRANSOM ABOVE TO 9'-0" A.F.F.
A110	3'-0" x 7'-0"	F-2	B	SWING	6	
A111	3'-0" x 7'-0" WITH 7'-0" STOREFRONT	F-3	C	SWING	3	TRANSOM ABOVE TO 9'-0" A.F.F.
A112	3'-0" x 7'-0"	F-2	B	SWING	7	
A113	3'-0" x 7'-0"	F-2	B	SWING	4	
A114	3'-0" x 7'-0"	F-2	B	SWING	4	
B100	PAIR 3'-0" x 7'-0"	F-3	A	SWING	1	TRANSOM ABOVE TO 9'-0" A.F.F. INSULATED GLASS
B101	3'-0" x 7'-0"	F-2	B	SWING	4	
C100	PAIR 3'-0" x 7'-0"	F-3	A	SWING	1	TRANSOM ABOVE TO 9'-0" A.F.F. INSULATED GLASS
C101	3'-0" X 7'-0"	F-2	B	SWING	4	

### DOOR TYPE

DOOR "A" ALUMINUM STOREFRONT DOOR  
DOOR "B" 1-3/4" SOLID CORE DOOR STAIN GRADE  
DOOR "C" INTERIOR GLASS STOREFRONT ASSEMBLY  
DOOR "D" INSULATED METAL DOOR

### FRAME TYPE

F-1 WELDED METAL FRAME  
F-2 TIMELY FRAME W/ BROWN TONE TRIM  
F-3 ALUMINUM STORE FRONT

### HARDWARE TYPE

HARDWARE #1 PROVIDE DOOR HARDWARE THAT IS READILY DISTINGUISHABLE AS LOCKED. KEYED TO TENANT'S REQUIREMENTS.  
HARDWARE #2 PANIC HARDWARE W/KEYED CYLINDER A DECORATIVE EXTERIOR PULL. DOOR BOTTOM WDRIIP EDGE, THRESHHOLD, CLOSER, PUSH-UP WEATHER STRIPING.  
HARDWARE #3 MANUFACTURER PROVIDED HARDWARE  
HARDWARE #4 LEVER HANDLE LOCKING RESTROOM LOCKSET. MUST MEET ADA REQUIREMENTS W / INDICATOR W/WALL BUMPER  
HARDWARE #5 KEYED LOCK IN STORE FRONT  
HARDWARE #6 KEYED LEVER HANDLED LOCKSET W/WALL BUMPER  
HARDWARE #7 PASSAGE LEVER HANDLED

BASE FINISH			
TAG	MATERIAL	MANUFAC TURER	DESCRIPTION - COLOR - MATERIAL
B-1	RUBBER	JOHNSONITE	TRADITIONAL RUBBER WALL BASE #132 ESPRESSO - 4"

FLOOR FINISH			
TAG	MATERIAL	MANUFAC TURER	DESCRIPTION - COLOR - MATERIAL
F-1	EPOXY FLOOR	DURAAMEN	METALLIC EPOXY FLOORING OVER SKRAFFINO MICROTOPPING AND GYPCRETE.

WALL AND CEILING FINISH			
TAG	MATERIAL	MANUFAC TURER	DESCRIPTION - COLOR - MATERIAL
C-1	PAINT	BENJAMIN MOORE	FLAT BLACK
C-2	PAINT	BENJAMIN MOORE	PAINTED HARD LID
P-1	PAINT	BENJAMIN MOORE	EGG SHELL FINISH - LATEX - LOW VOC, VERIFY COLOR WITH OWNER
P-2	LAMINATE	FORMICA	WALL FINISH TO 48" AFF. PROVIDE NECESSARY TRIM PAINT ABOVE

COUNTER & CABINET FINISHES			
TAG	MATERIAL	MANUFAC TURER	DESCRIPTION - COLOR - MATERIAL
PLAM-1	PLASTIC LAMINATE	WILSONART	MISTED ZEP - 4843-80 MATTE FINISH
SS-1	SOLID SURFACE		QUARTZ STONE - 3CM, TBS

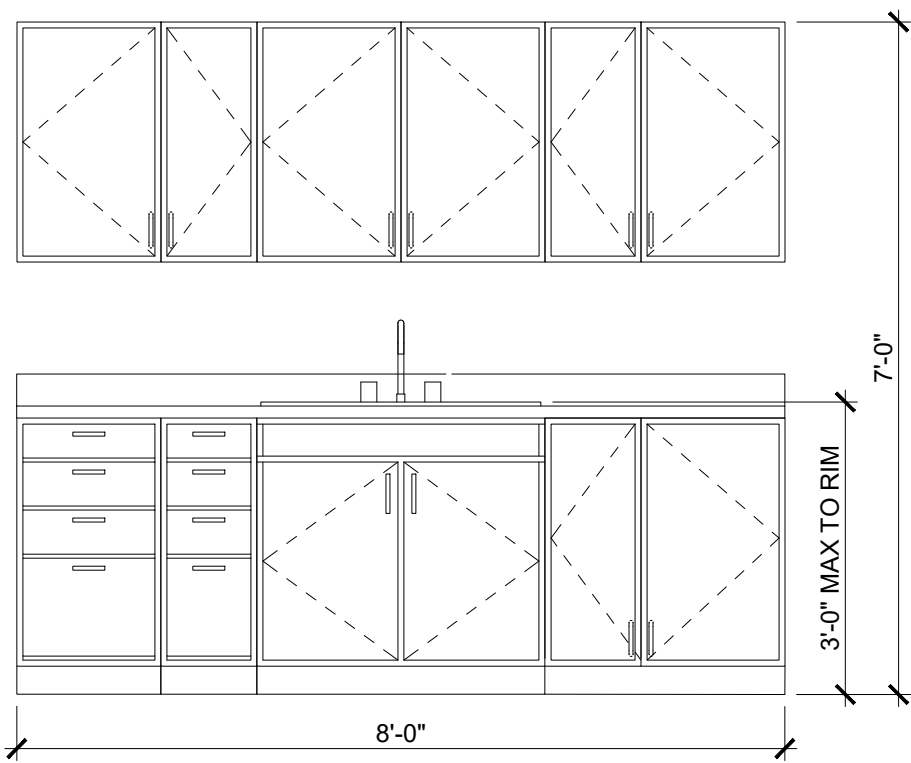
## 2 FINISH SCHEDULE

WALL SCHEDULE		
TYPE	DESCRIPTION	COMMENTS
A	2X6 WOOD STUDS @ 16" O.C. WITH MIN. 7/16" LP FLAMEBLOCK <b>2-SIDED</b> FIRE RATED OSB SHEATHING PER STRUCTURAL WITH HORIZONTAL JOINTS BACKED WITH NOMINAL 2X4 WOOD BLOCKING, R-21 MIN. FACED OR UNFACED MINERAL FIBER 5-1/2" NOMINAL 2.73 PCF BATTS, 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE OF WALL. STUDS MUST BE FIRESTOPPED. <b>THIS IS A RATED WALL ASSEMBLY ANSUIUL 263 BASED ON CONSTRUCTION NO. 1: 1-HOUR FIRE FROM EITHER FACE.</b>	SEE DETAILS 1 AND 2 ON SHEET AS.1 FOR MORE DETAILS. THIS RATED ASSEMBLY REQUIRES THE USE OF THE <b>2-SIDED</b> LP FLAMEBLOCK PRODUCT
A1	2X6 WOOD STUDS @ 16" O.C. OSB SHEATHING PER STRUCTURAL, R-21 MIN. BATTS, 5/8" GYP. BD. ON INTERIOR SIDE OF WALL	SEE DETAIL ? ON SHEET AS.0 FOR WALL INFO
A2	2X6 WOOD STUDS @ 16" O.C. OSB SHEATHING PER STRUCTURAL, R-21 MIN. BATTS, 5/8" GYP. BD. ON BOTH SIDES OF WALL	SEE DETAIL ? ON SHEET AS.0 FOR WALL INFO
B	362S137-33 MTL STUDS @ 16" O.C. TO CEILING. 5/8" GYP. BD. BOTH SIDES OF WALL TO 6" ABOVE CEILING. WOOD STUDS ARE AN OPTION IF APPROVED BY OWNER.	SEE DETAIL 4 ON SHEET AS.0 FOR WALL INFO

## 3 WALL SCHEDULE

FINISH SCHEDULE					
RO OM	FLOOR	BASE	WALLS	CEILING	NOTES
100	F-1	B-1	P-1	C-2	
101	F-1	B-1	P-1	C-1	
102	F-1	B-1	P-1	C-1	
103	F-1	B-1	P-1	C-1	
104	F-1	B-1	P-1	C-1	
105	F-1	B-1	P-1	C-1	
106	F-1	B-1	P-1	C-1	
107	F-1	B-1	P-1	C-1	
108	F-1	B-1	P-1	C-1	
109	F-1	B-1	P-1	C-1	
110	F-1	B-1	P-1	C-1	
111	F-1	B-1	P-1	C-1	
112	F-1	B-1	P-1	C-1	
113	F-1	B-1	P-2 + P-1	C-2	8'-0" CLG. HGT.
114	F-1	B-1	P-2 + P-1	C-2	8'-0" CLG. HGT.
B101	F-1	B-1	P-2 + P-1	C-2	8'-0" CLG. HGT.
B300	F-1	B-1	P-1	C-1	
C101	F-1	B-1	P-2 + P-1	C-2	8'-0" CLG. HGT.
C200	F-1	B-1	P-1	C-1	

## 4 ROOM FINISH SCHEDULE



## 5 CABINET ELEVATIONS

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

# WEBTRAX OFFICE BUILDING

## NEW OFFICE BUILDING

329 E CENTRAL AVE  
SUTHERLIN, OR 97479

SHEET TITLE  
SCHEDULES AND  
FINISHES

DATE  
01.04.22

ISSUE  
review

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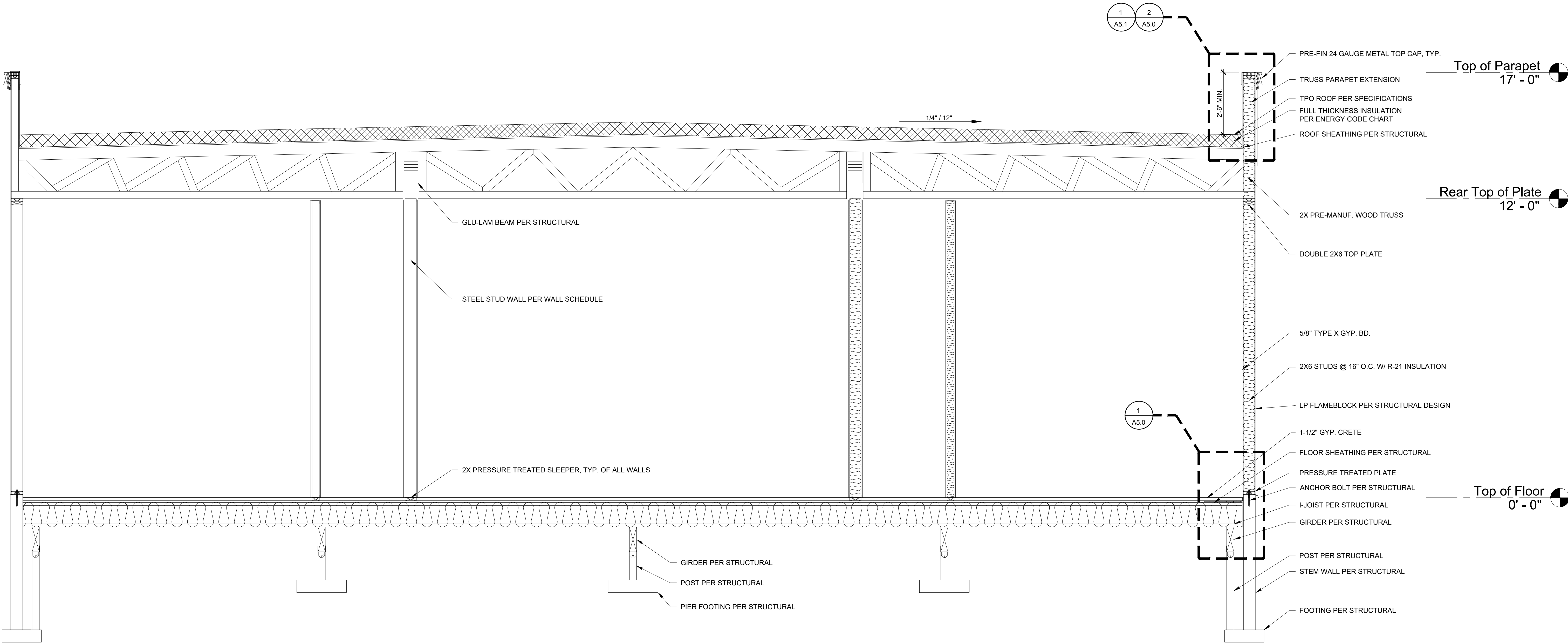
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SHEET NUMBER

A3.0

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1 CROSS SECTION AT REAR OF BUILDING

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

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WEBTRAX OFFICE BUILDING  
NEW OFFICE BUILDING  
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SUTHERLIN, OR 97479

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SECTIONS

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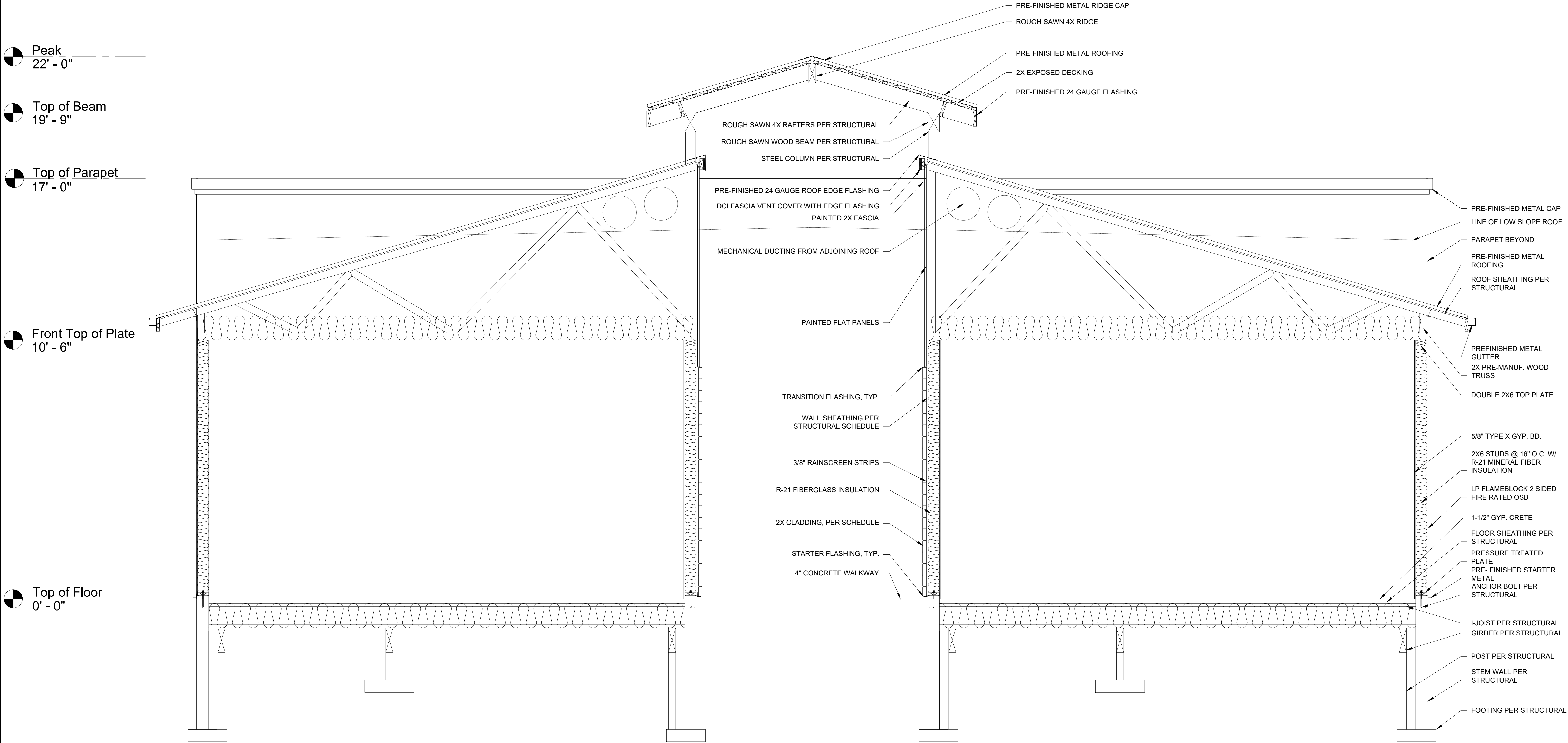
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JOB # : 21-00001

SCALE: AS NOTED

SHEET NUMBER

A4.0



1 CROSS SECTION AT FRONT OF BUILDING

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

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NEW OFFICE BUILDING  
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SHEET TITLE  
SECTIONS

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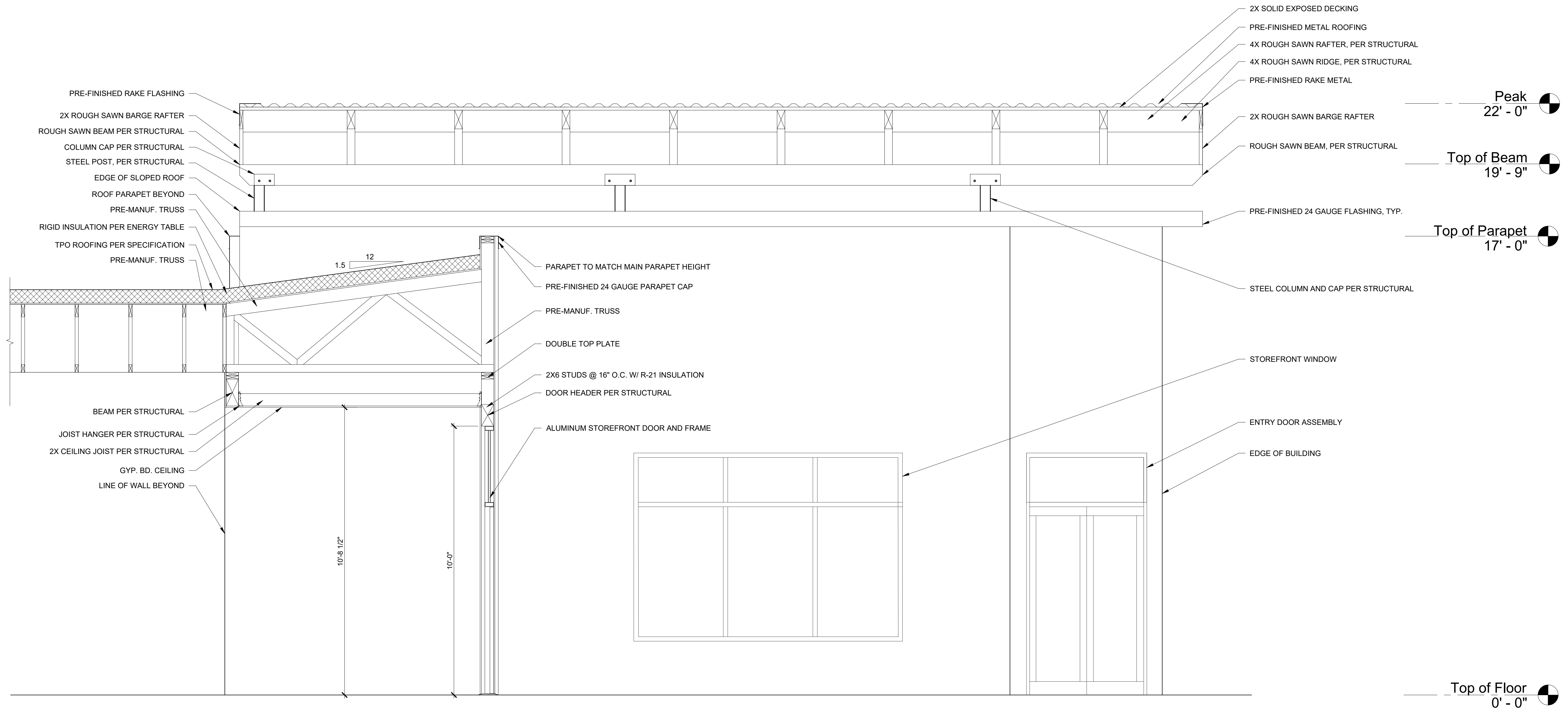
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JOB #: 21-00001

SCALE: AS NOTED

SHEET NUMBER

A4.1

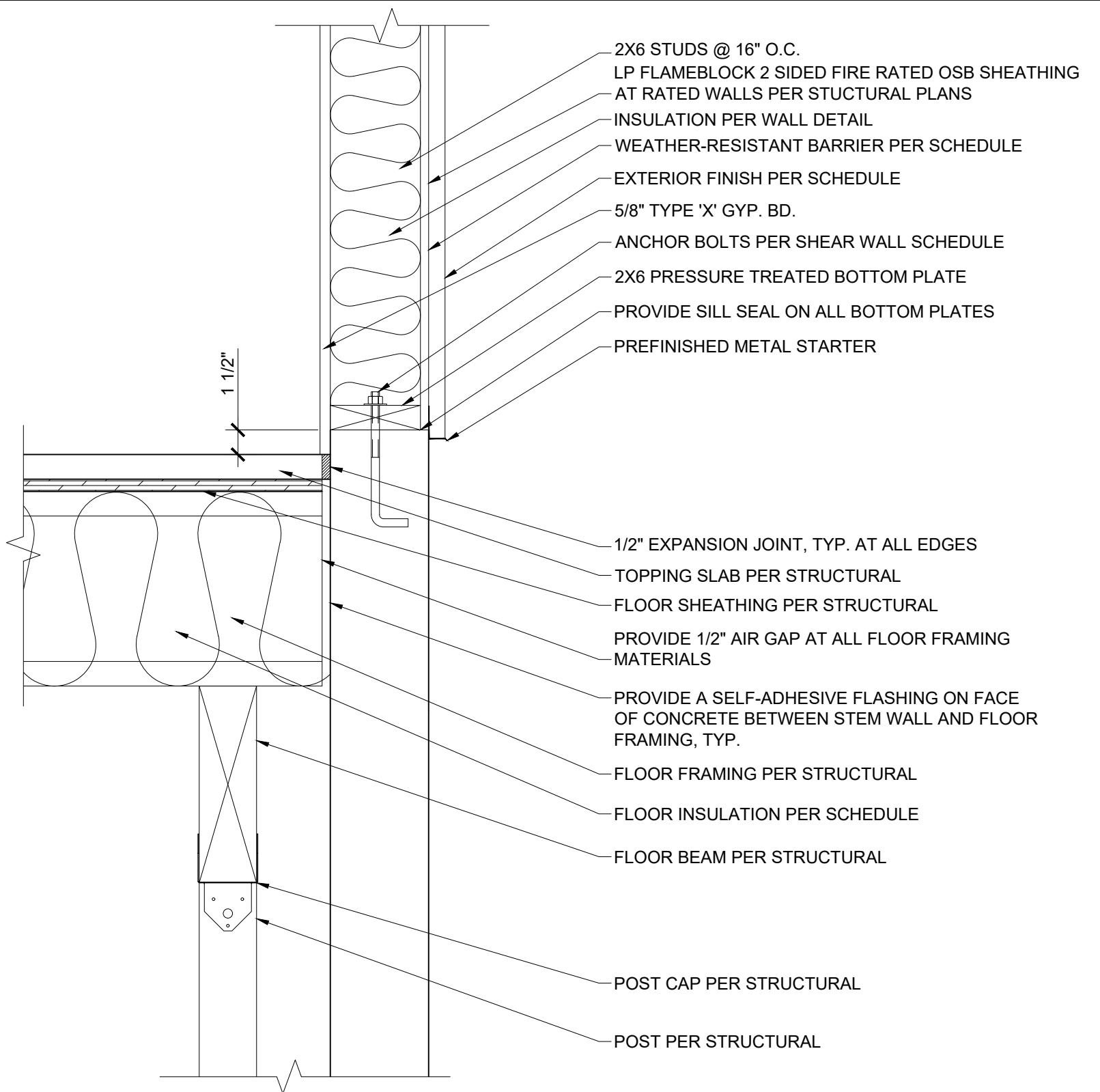


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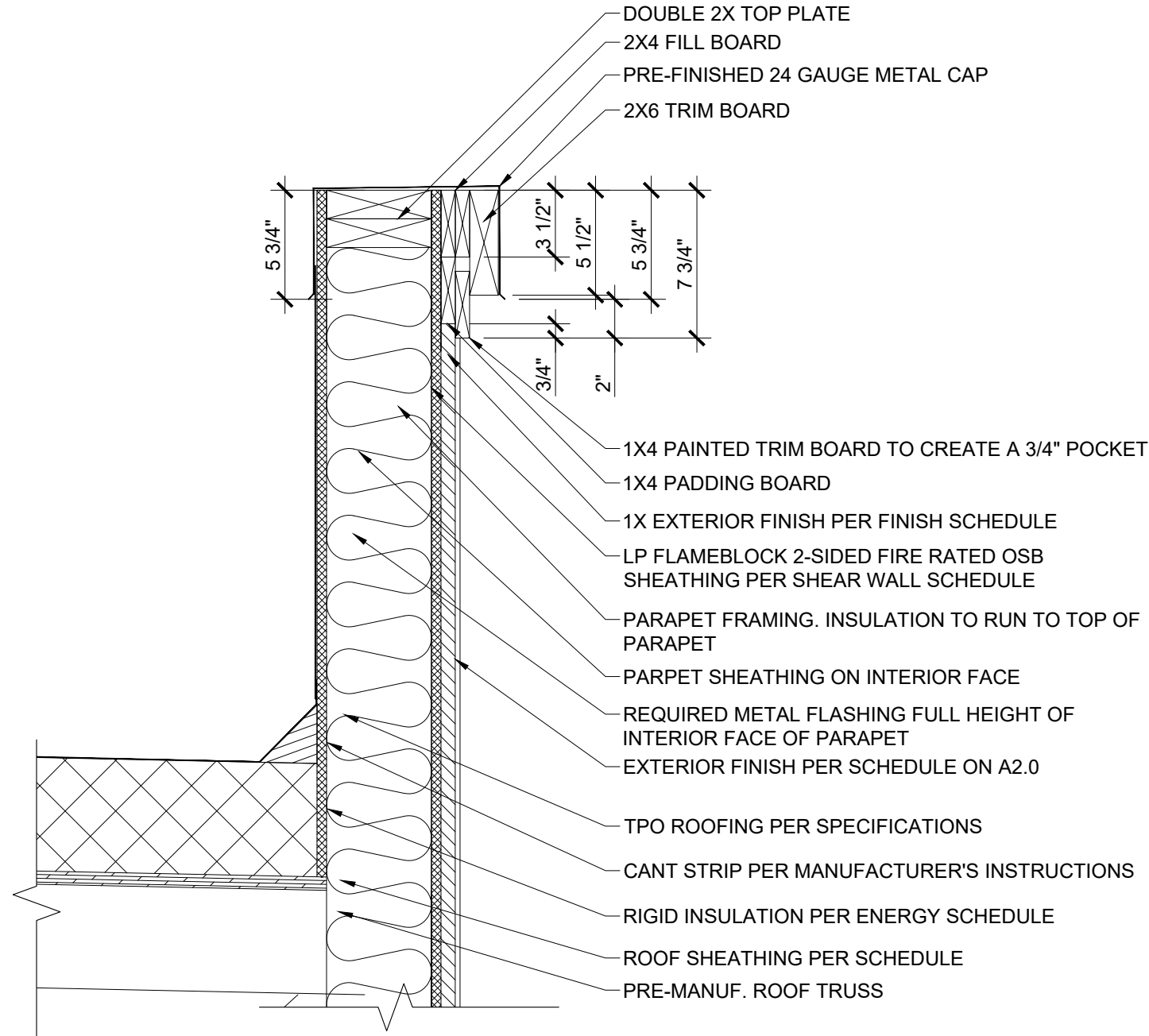
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WEBTRAX OFFICE BUILDING  
NEW OFFICE BUILDING  
329 E CENTRAL AVE  
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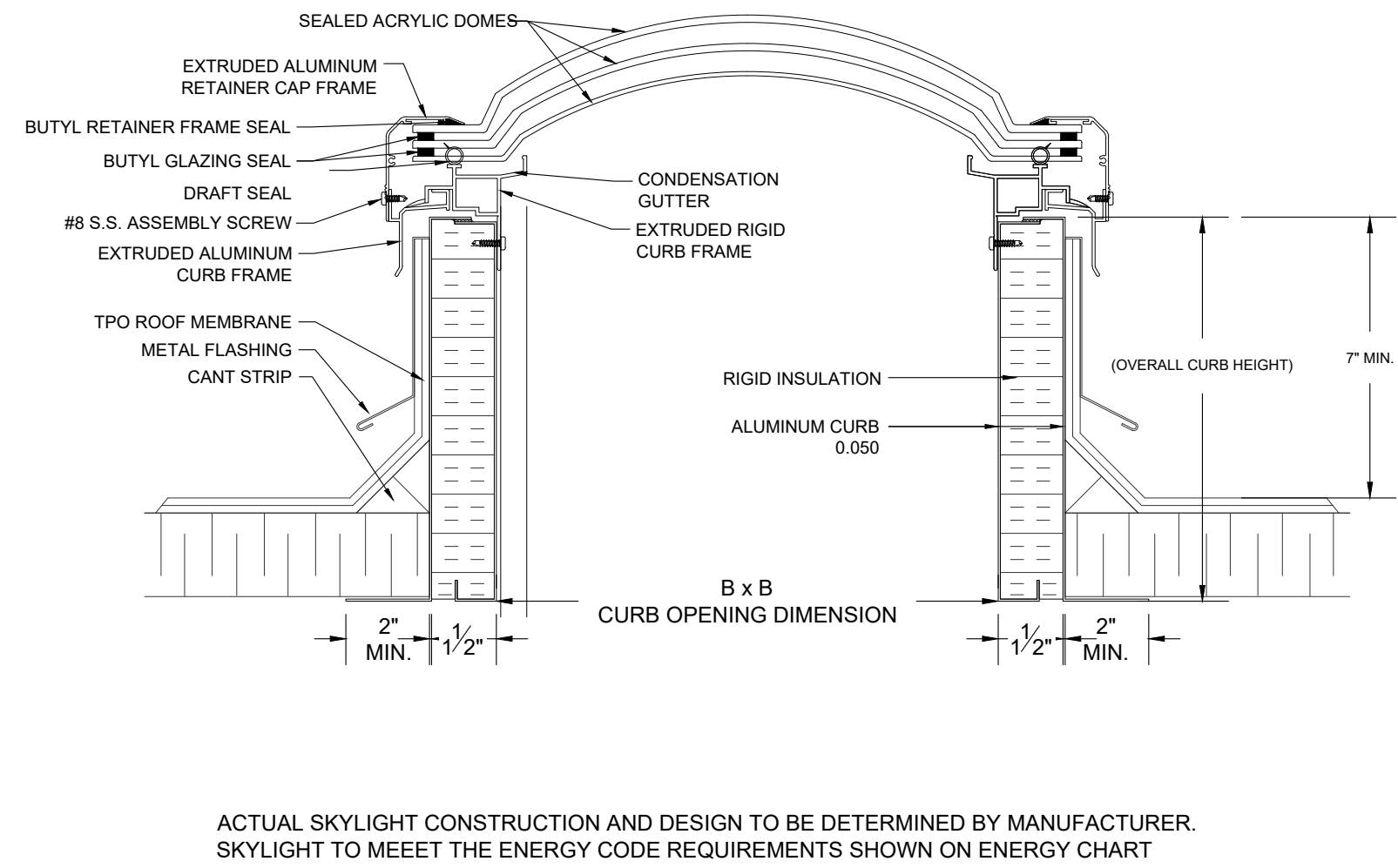
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DATE 01.04.22	ISSUE review
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JOB #:	21-00001
SCALE:	AS NOTED
SHEET NUMBER A4.2	



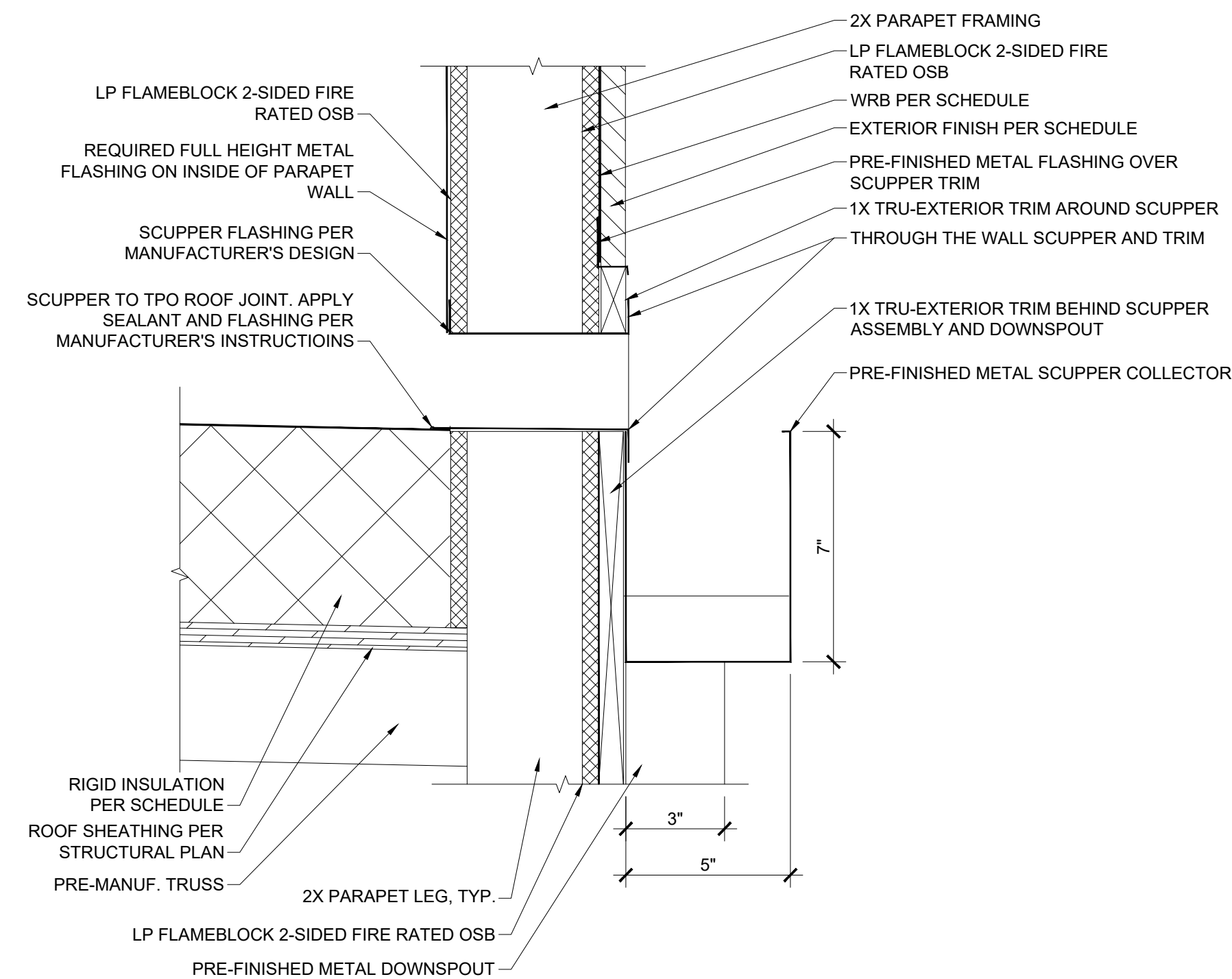
1 WALL TO STEM WALL DETAIL  
SCALE: 1-1/2" = 1'-0"



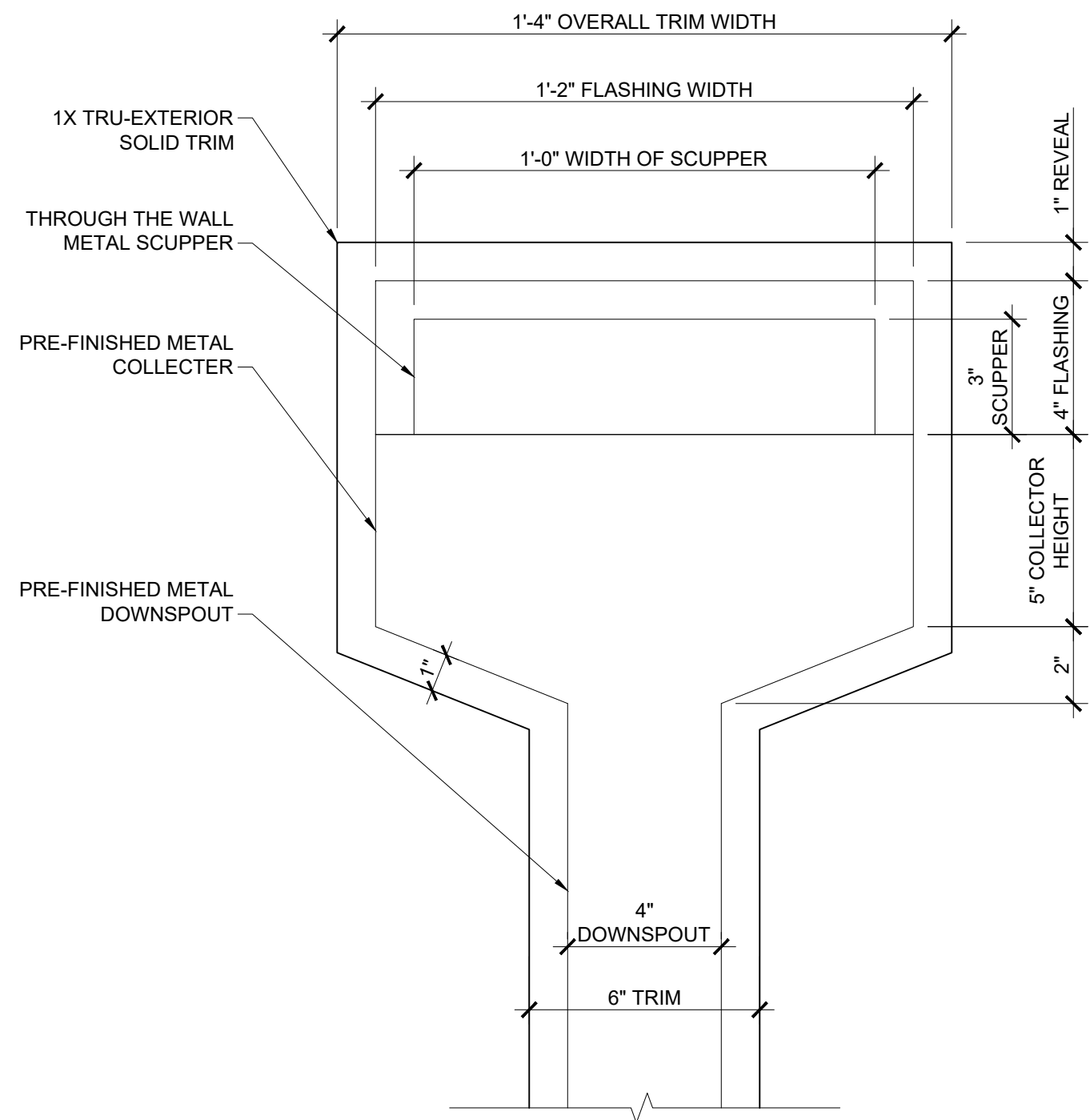
2 PARAPET DETAIL  
SCALE: 1-1/2" = 1'-0"  
SEE DETAIL 1 ON A5.1 FOR MORE PARAPET CONSTRUCTION DETAILS.



3 SKYLIGHT DETAIL  
SCALE: 3" = 1'-0"  
ACTUAL SKYLIGHT CONSTRUCTION AND DESIGN TO BE DETERMINED BY MANUFACTURER.  
SKYLIGHT TO MEET THE ENERGY CODE REQUIREMENTS SHOWN ON ENERGY CHART



4 SCUPPER SECTION  
SCALE: 3" = 1'-0"



5 SCUPPER ELEVATION  
SCALE: 3" = 1'-0"

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# WEBTRAX OFFICE BUILDING

## NEW OFFICE BUILDING

329 E CENTRAL AVE  
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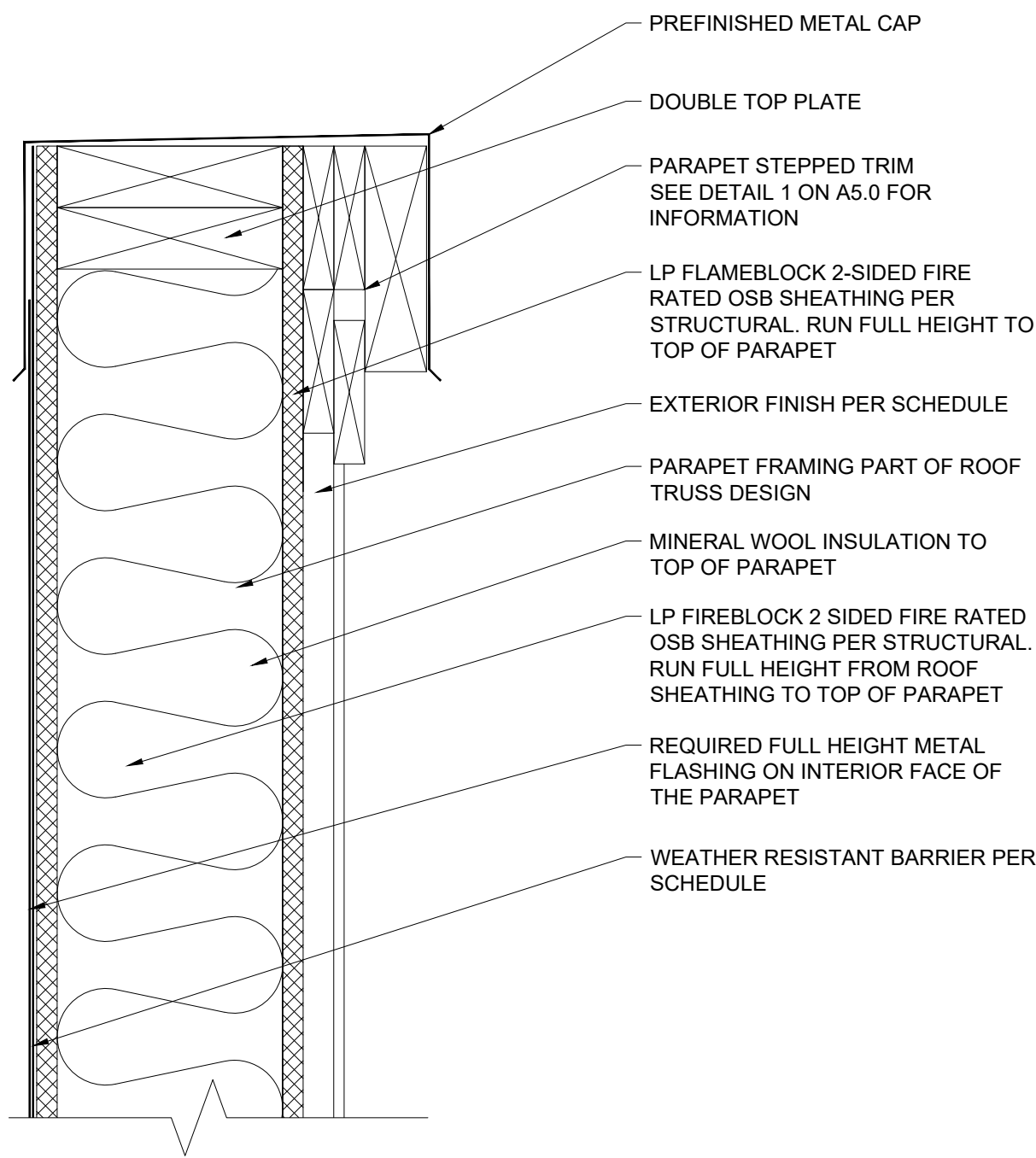
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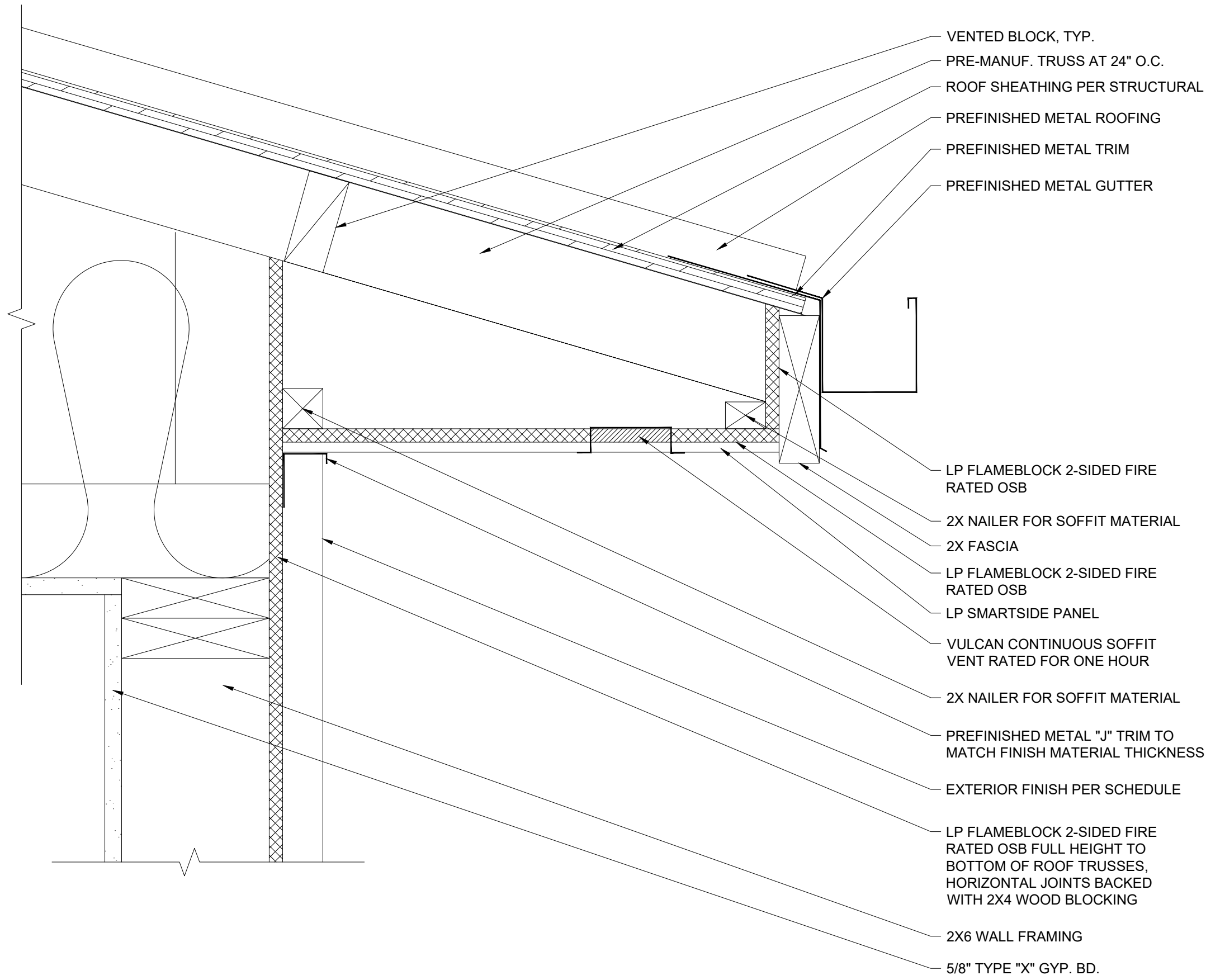
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SHEET NUMBER

A5.0



1 FIRE RATED PARAPET DETAIL  
SCALE: 3" = 1'-0"  
SEE DETAIL 2 ON A5.0 FOR MORE PARAPET CONSTRUCTION DETAILS.



2 FIRE RATED SOFFIT DETAIL  
SCALE: 3" = 1'-0"

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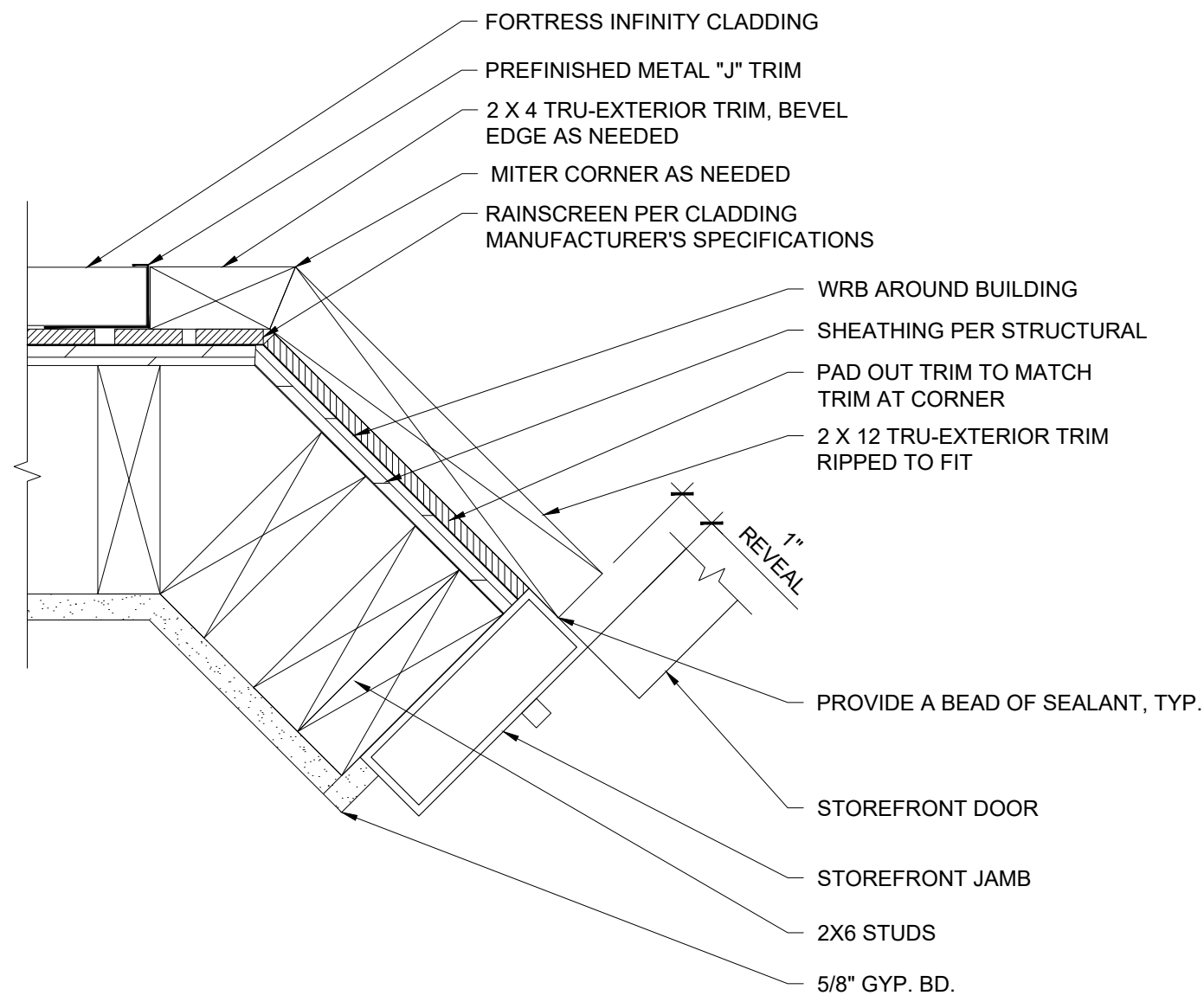
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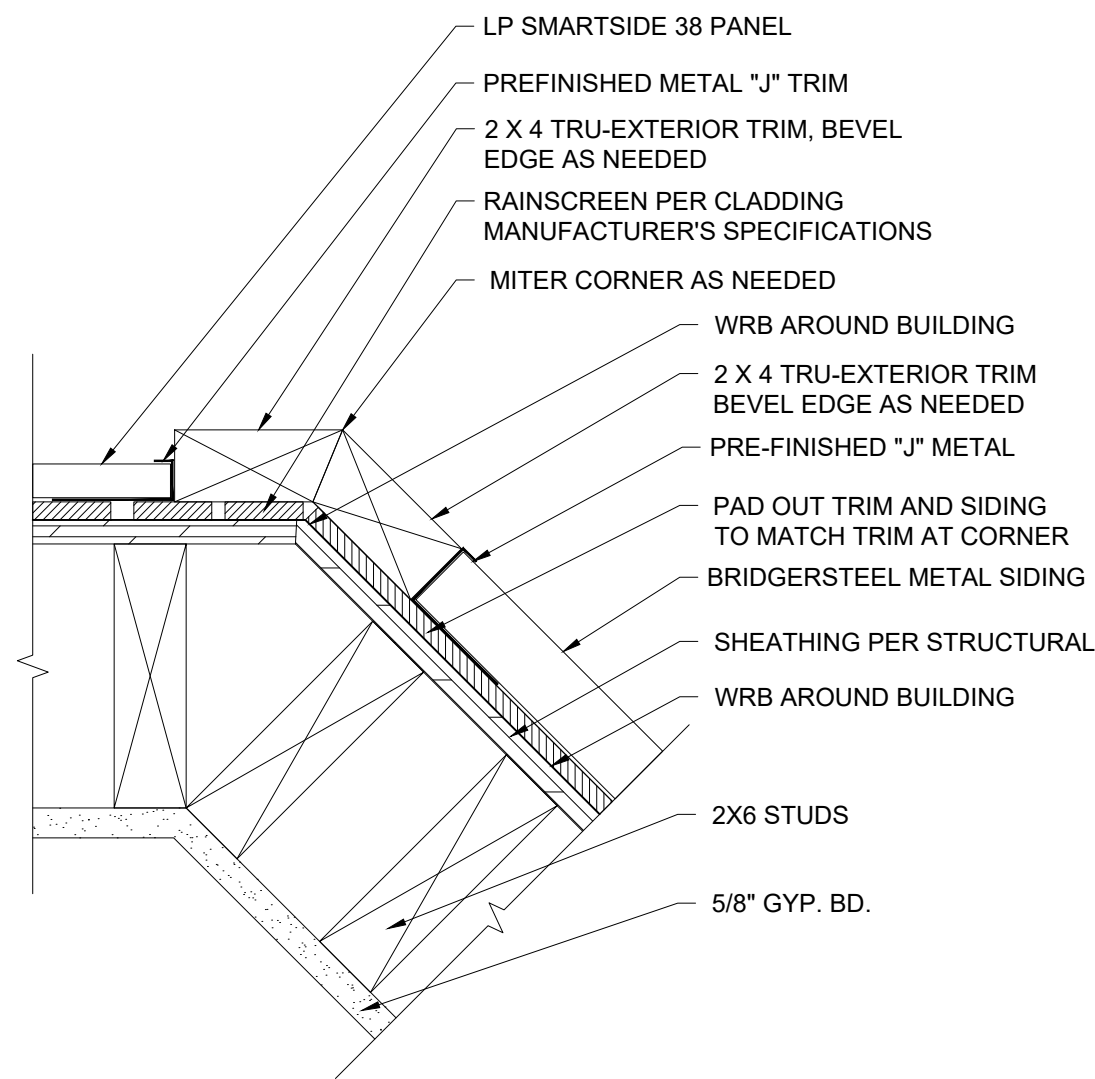
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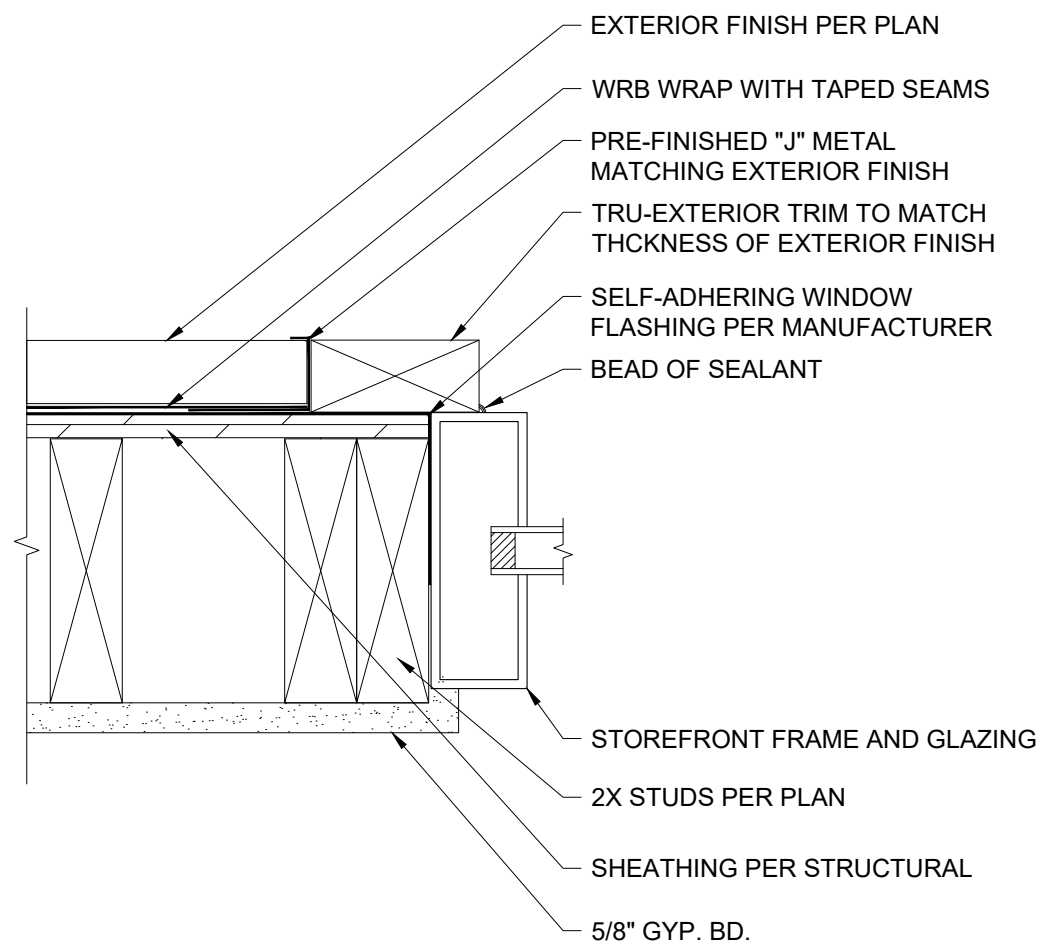




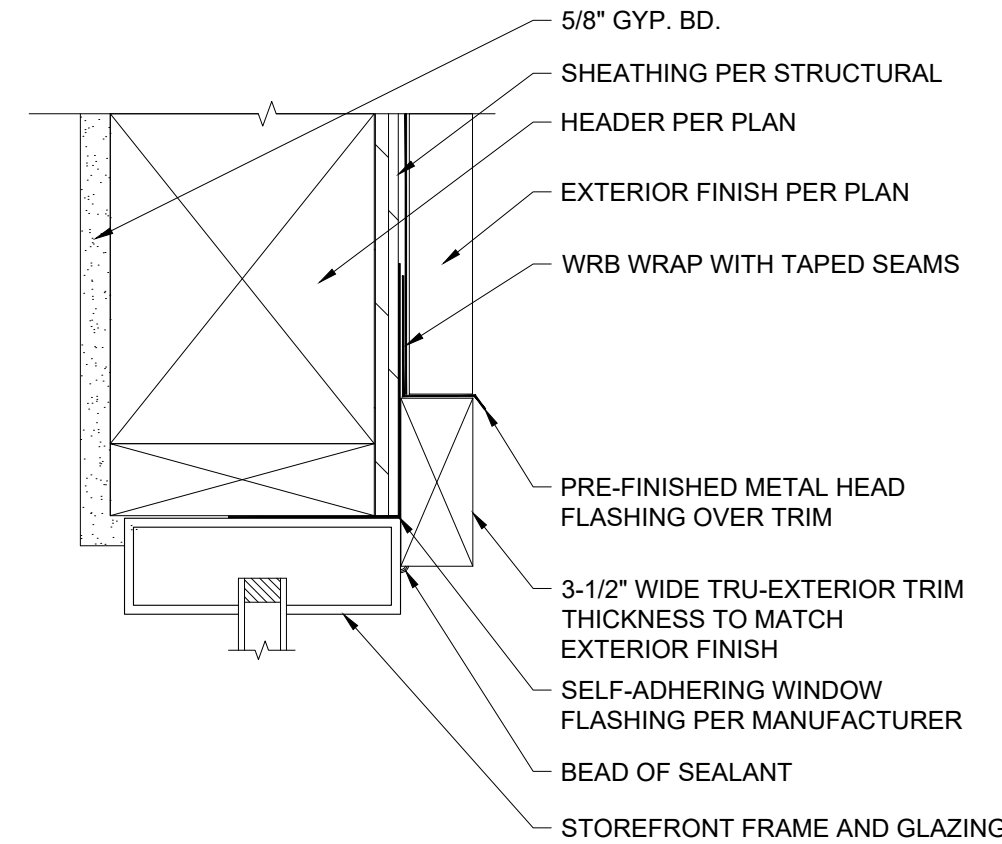
1 TRIM DETAIL AT TENANT DOORS  
SCALE: 3" = 1'-0"



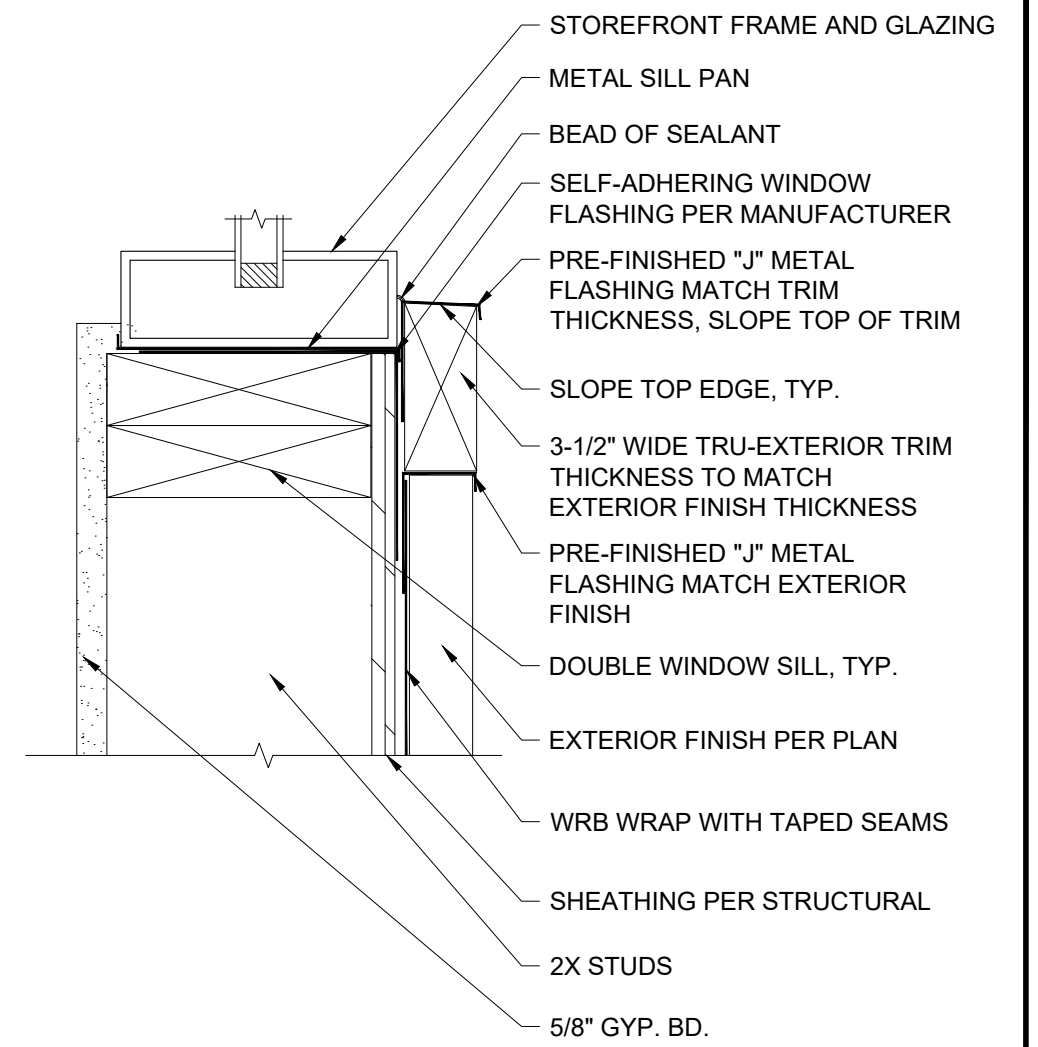
2 TRIM DETAIL ABOVE TENANT DOORS  
SCALE: 3" = 1'-0"



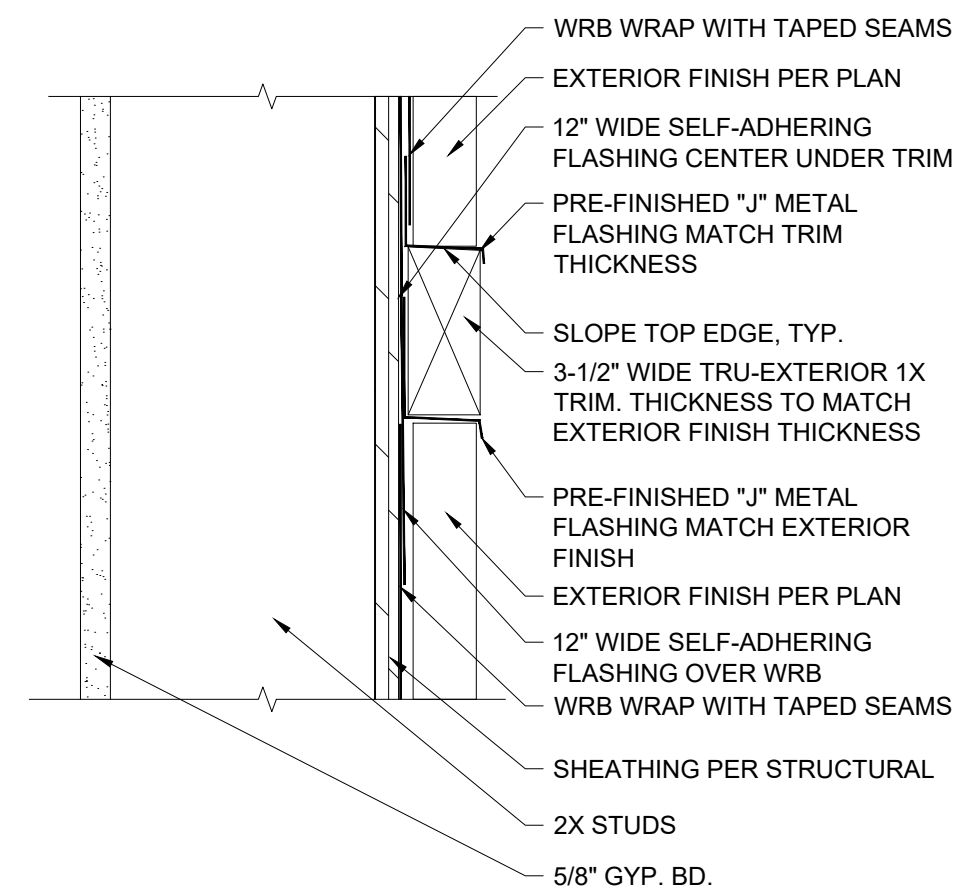
3 TYPICAL TRIM DETAIL AT WINDOW JAMB  
SCALE: 3" = 1'-0"



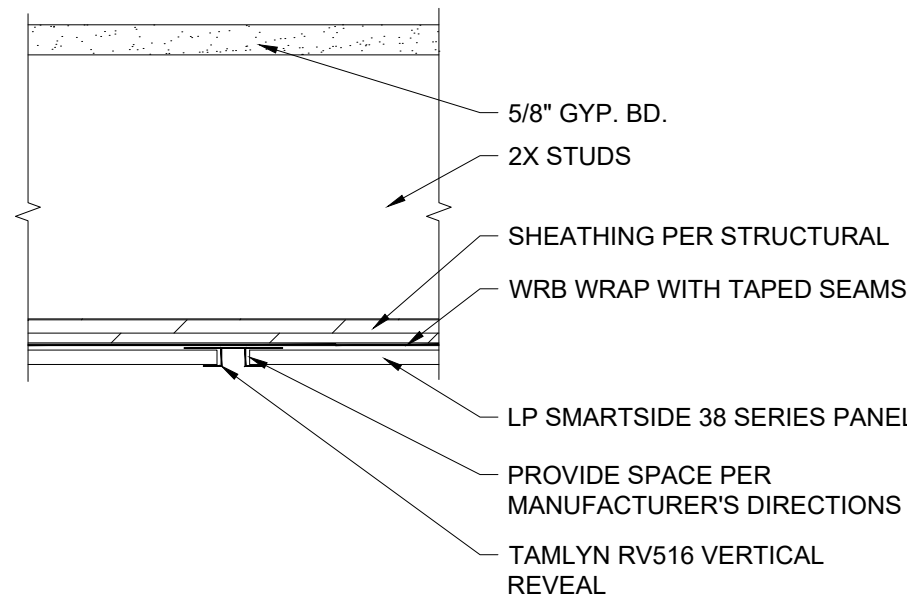
4 TYPICAL TRIM DETAIL AT WINDOW HEADER  
SCALE: 3" = 1'-0"



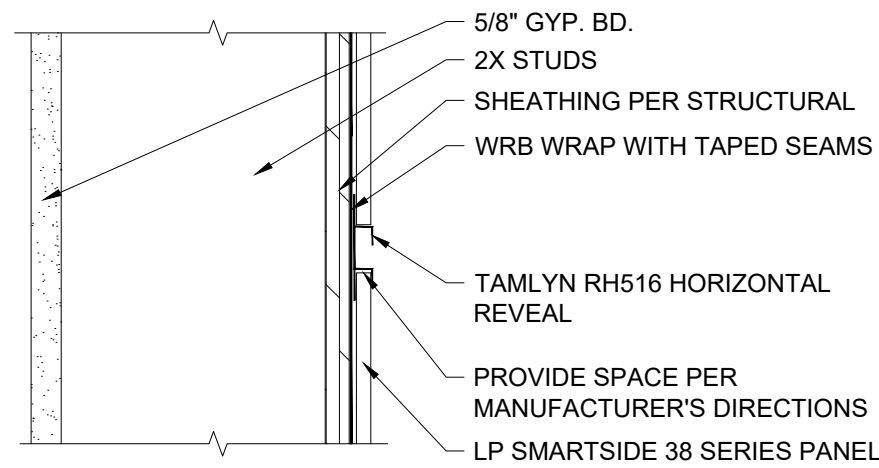
5 TYPICAL TRIM DETAIL AT WINDOW SILL  
SCALE: 3" = 1'-0"



6 TYPICAL TRIM DETAIL AT TRANSITION  
SCALE: 3" = 1'-0"



7 VERTICAL JOINT AT PANELS  
SCALE: 3" = 1'-0"



8 HORIZONTAL JOINT AT PANELS  
SCALE: 3" = 1'-0"

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JOB #: 21-00001

SCALE: AS NOTED

SHEET NUMBER

A5.2



# WEBTRAX OFFICE BUILDING

329 E Central Avenue

Sutherlin, OR 97479

Tax Lot No. 250517DD03400

## Improvement Plans

## Plan Check No.

### Abbreviations

AB	AGGREGATE BASE	INTX	INTERSECTION
AC	ASPHALTIC CONCRETE	INV	INVERT
APN	ASSESSORS PARCEL NUMBER	JP	JOINT POLE
AVRV	AIR VACUUM / RELEASE VALVE	MH	MANHOLE
BC	BEGIN CURVE	MJ	MECHANICAL JOINT
BFD	BACKFLOW PREVENTER	OC	ON CENTER
BO	BLOW OFF	PAD	FINISHED PAD
BVC	BEGIN VERTICAL CURVE	PIV	POST INDICATOR VALVE
CL	CENTERLINE	PL	PROPERTY LINE
CMF	CORRUGATED METAL PIPE	POC	POINT OF CONNECTION
CO	CLEAN OUT	PP	POWER POLE
CONC	CONCRETE	PRVC	POINT OF REVERSE VERT. CURVE
CP	CONCRETE PIPE	PUE	PUBLIC UTILITIES EASEMENT
CPEP	CORRUGATED POLYETHYLENE PIPE	PVC	POLYVINYL CHLORIDE
CR	CURB RETURN	PVI	POINT VERTICAL INTERSECTION
DCV	DETECTOR CHECK VALVE	R	RADIUS
DI	DRAIN INLET	RC	REVERSE CURVE
(E)	EXISTING	RT	RIGHT
EC	ELECTRICAL	RW	RIGHT OF WAY
EL	END CURVE	RS	RECYCLED WATER SERVICE
EP	ELEVATION	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SD#	STANDARD DRAWING
FB	FLUSHER BRANCH	SP#	STANDARD PLAN
FDC	FIRE DEPT. CONNECTION	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	STA	STATION
FH	FIRE HYDRANT	T	TELEPHONE
FL	FLOWLINE	TC	TOP OF CURB
FP	FINISHED PAVEMENT	TOW	TOP OF WALL
FS	FINISHED SURFACE	TW	TOP OF WALK
G	GAS	TYP	TYPICAL
GA	GUY ANCHOR	V	VAULT
GB	GRADE BREAK	VB	VALVE BOX
GT	GRATE	VCP	VITRIFIED CLAY PIPE
GV	GATE VALVE	W	WATER
GW	GUY WIRE	WM	WATER METER
HS	HOUSE SERVICE	WS	WATER SERVICE
		WV	WATER VALVE

### Symbols

PROPOSED	EXISTING	
		STORM DRAIN LINE
		DROP/DRAIN INLET
		DITCH or FLOWLINE
		WATER MAIN
		VALVE BOX
		FIRE HYDRANT
		AIR RELEASE VALVE
		WATER SERVICE
		BLOW OFF VALVE
		POLE & ANCHOR
		CULVERT
		TOP OF SLOPE
		GROUND ELEVATION
		GROUND CONTOUR
		FLOW DIRECTION AND SLOPE
		JOINT UTILITY TRENCH
		ELECTRICAL TRANSFORMER
		ELECTRICAL JUNCTION BOX
		UTILITY SERVICE POINT

### Trees

	OAK
	ASH/ELM
	FIR
	PINE
	AS LABELED
	TO BE REMOVED

### Sheet Index

C-0.1 COVER SHEET, LEGEND & GENERAL NOTES  
C-1.1 SITE PLAN AND DETAILS  
C-1.2 GRADING, EXCAVATION & DRAINAGE PLAN  
C-1.3 UTILITY AND EROSION CONTROL PLANS  
C-1.4 PAVEMENT JOINT LAYOUT PLAN  
L-1.1 LANDSCAPE PLANTING & IRRIGATION PLAN

### Geotechnical Specifications

ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY AND COUNTY ORDINANCES AND THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT. A GEOTECHNICAL INVESTIGATION AND REPORT WAS PREPARED FOR THIS PROJECT BY CARLSON GEOTECHNICAL AND TESTING (CGT), CGT PROJECT NUMBER G2105578, DATED DECEMBER 3, 2021.

### Horizontal & Vertical Control

HORIZONTAL AND VERTICAL CONTROL POINTS UTILIZED ON THIS PROJECT ARE BASED ON AN ASSUMED HORIZONTAL COORDINATE SYSTEM AND DATUM.

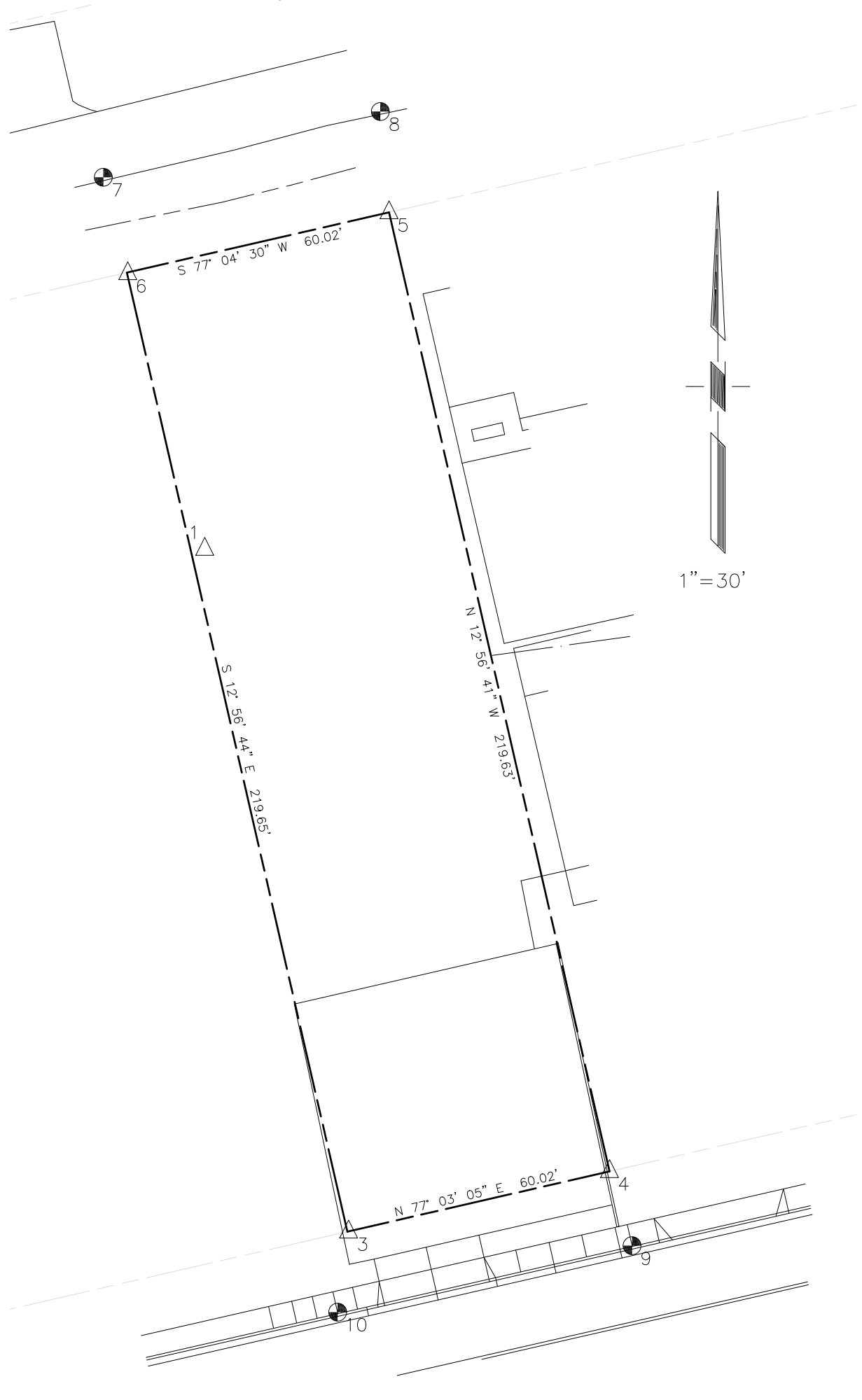
### Utility Representatives

GAS	NW NATURAL	800-422-4012
ELECTRICITY	PORTLAND GENERAL ELECTRIC	503-228-6322
TELEPHONE/INTERNET	WAVE BROADBAND	855-971-1252
TELEPHONE/INTERNET	CENTURY LINK	855-234-1903
WATER	CITY OF SHERIDAN	503-843-2660
SEWER	CITY OF SHERIDAN	503-843-2660
DRAINAGE	CITY OF SHERIDAN	503-843-2660
FIRE PROTECTION	SHERIDAN FIRE DISTRICT	503-843-2467
CABLE TELEVISION	DIRECT TV	866-951-7995
OTHER	UNDERGROUND SERVICE ALERT	800-642-2444

### Vicinity Map



### Project Layout



### General Notes

- MATERIALS, CONSTRUCTION QUALITY, AND METHODS FOR THIS PROJECT ARE SUBJECT TO THE CITY OF SUTHERLIN, OREGON, DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS (SCS) AND STANDARD DRAWINGS (SD).
- ALL WORK SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE DIRECTOR, CITY OF SUTHERLIN PUBLIC WORKS DEPARTMENT (COSPWD) OR HIS AUTHORIZED REPRESENTATIVE.
- ALL REFERENCE TO THE STANDARD CONSTRUCTION SPECIFICATIONS SHALL MEAN THE CITY OF SUTHERLIN, OREGON, DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE FULL AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON SITE AT ALL TIMES DURING WORKING HOURS.
- THE CONTRACTOR SHALL NOTIFY COSPWD 48 HOURS IN ADVANCE OF COMMENCING WORK TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE AND INSPECTION WITH THE ENGINEER AND COSPWD. NO WORK SHALL BEGIN UNTIL AFTER THE PRE-CONSTRUCTION CONFERENCE AND INSPECTION HAVE BEEN COMPLETED. COSPWD MAY WAIVE THE INSPECTION AND PRE-CONSTRUCTION MEETING AT ITS DISCRETION.
- RIGHTS TO ENTER AND CONSTRUCT SHALL BE OBTAINED PRIOR TO CONSTRUCTING ANY OFF-SITE WORK SHOWN IN THESE PLANS. COPIES OF SUCH DOCUMENTS SHALL BE KEPT ON-SITE AT ALL TIMES DURING THE PERFORMANCE OF OFF-SITE WORK.
- THE CONTRACTOR SHALL CONTACT OREGON UTILITY NOTIFICATION CENTER (OUNC) 800-332-2344 PRIOR TO PERFORMING ANY EXCAVATION ON THE PROJECT SITE. THE OWNER(S) OF IDENTIFIED EXISTING UNDERGROUND FACILITIES SHALL ALSO BE CONTACTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOT CONSTRUCT ANY WORK WITHOUT ADEQUATE CONSTRUCTION STAKING. AS A MINIMUM, THE FOLLOWING STAKING SHALL BE REQUIRED: 1) CLEARING LIMITS, 2) SLOPE STAKES, 3) WATER LINE STAKES, 4) SEWER LINE STAKES, 5) STORM DRAIN STAKES, 6) FINISHED GRADE STAKES. ADDITIONAL STAKING MAY BE REQUIRED BY COSPWD DUE TO THE NATURE AND/OR COMPLEXITY OF THE WORK. LOST OR DAMAGED STAKES SHALL BE REPLACED TO THE SATISFACTION OF COSPWD WHETHER RESULTING FROM CONSTRUCTION PROCEDURES, VANDALISM, OR ANY OTHER CAUSE.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO CITY OF SUTHERLIN DEVELOPMENT CODE, SECTION 2.7.220, WHICH CONTAINS SPECIFIC REQUIREMENTS FOR EXCAVATION, FILL, PLACEMENT AND REMOVAL OF TREES AND GROUND COVER. THE CONTRACTOR SHALL REMOVE ONLY THOSE TREES SHOWN ON THE PLANS TO BE REMOVED. THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AT THE DRIP LINE OF ALL REMAINING TREES WITHIN 50 FEET OF ANY GRADING, AND OTHERWISE COMPLY WITH THE PROVISIONS OF SAID DEVELOPMENT CODE.
- CONSTRUCTION HOURS SHALL BE LIMITED FROM MONDAY THROUGH SATURDAY, 7:00 A.M. TO 7:00 P.M. (OR SUNSET), UNLESS OTHERWISE SPECIFIED BY SEPARATE AGREEMENT WITH COSPWD. ALL HEAVY EQUIPMENT AND ANY INTERNAL COMBUSTION ENGINES SHALL BE FITTED WITH ADEQUATE MUFFLERS.
- THE CONTRACTOR SHALL PROVIDE, PLACE AND MAINTAIN ALL LIGHTS, SIGNS, DELINEATORS, BARRICADES, TEMPORARY TRAFFIC STRIPING, FLAGMEN, DETOURS OR OTHER DEVICES NECESSARY TO PROVIDE FOR THE SAFE AND CONVENIENT PASSAGE OF PUBLIC VEHICLE AND PEDESTRIAN TRAFFIC THROUGH THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL OBTAIN THE EXPRESS WRITTEN CONSENT OF COSPWD PRIOR TO IMPLEMENTING ANY LANE CLOSURE OR DETOUR ON A CITY MAINTAINED STREET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION. AT LEAST ONE WATER TRUCK SHALL BE ON SITE AT ALL TIMES. ADDITIONAL EQUIPMENT MAY BE REQUIRED AS DETERMINED BY COSPWD.
- IF UNUSUAL AMOUNTS OF STONE, BONE, ARTIFACTS OR HUMAN REMAINS ARE UNCOVERED DURING CONSTRUCTION, ALL WORK SHALL BE STOPPED WITHIN ONE HUNDRED FEET (100') OF THE FIND, AND THE FIND SHALL BE REPORTED TO THE LANDOWNER, THE STATE POLICE, THE STATE HISTORIC PRESERVATION OFFICER AND THE COMMISSION ON INDIAN SERVICES.

- UPON JOB COMPLETION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE INFORMATION TO CARL DAMOUE, PE, (ENGINEER), REGARDING ANY MATERIAL CHANGES MADE DURING CONSTRUCTION AS WELL AS ANY OTHER INFORMATION REQUIRED TO BE SHOWN ON THE RECORD DRAWINGS BY COSPWD, OTHER UTILITY COMPANIES, OR OTHER RESPONSIBLE AGENCIES.
- CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 203, "CLEARING AND GRUBBING" OF THE STANDARD CONSTRUCTION SPECIFICATIONS. ROOTS, STUMPS, TREES, ROCKS OR OTHER DELETERIOUS SUBSTANCES SHALL BE DISPOSED OF OFF-SITE AND IN A LAWFUL MANNER.
- EARTHWORK SHALL CONFORM TO THE PROVISIONS OF SECTION 204, "EXCAVATION, BACKFILL, AND OTHER SITE WORK" OF THE STANDARD CONSTRUCTION SPECIFICATIONS. WIDENING OF EMBANKMENTS AND FLATTENING OF SLOPES WHICH RESULT IN AN INCREASED AREA OF GRADING WILL NOT BE PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL OF COSPWD.
- AGGREGATE BASE SHALL CONFORM TO THE PROVISIONS OF SECTION 302 "AGGREGATE BASES" AND SECTION 205.03.01, "AGGREGATE BASE" OF THE STANDARD CONSTRUCTION SPECIFICATIONS FOR 1-INCH MINUS OR 3/4-INCH MINUS. AGGREGATE BASE SHALL NOT BE PLACED UNTIL THE PRIOR GRADING PLANE HAS BEEN APPROVED BY COSPWD.
- ASPHALT CONCRETE PAVEMENT REPAIR FOR UTILITY TRENCHING SHALL CONFORM TO THE PROVISIONS OF SECTION 208.03.01, "PAVEMENT RESTORATION" AND SECTION 208.03.03 "ASPHALT CONCRETE PAVEMENT" FOR 1/2" DENSE OR 3/4" DENSE MIX. AGGREGATE FOR THE TOP LIFT SHALL BE 1/2" MAXIMUM. AGGREGATE FOR LOWER LIFTS SHALL BE 3/4" MAXIMUM. LIFT THICKNESS SHALL CONFORM TO THE PROVISIONS OF SECTION 208.03.03B, "ASPHALT CONCRETE PLACEMENT" OF THE STANDARD CONSTRUCTION SPECIFICATIONS. ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL THE PRIOR GRADING PLANE HAS BEEN APPROVED BY COSPWD, AND ALL UTILITIES WITHIN THE PAVED AREA HAVE BEEN PLACED, TESTED, AND APPROVED.
- PRECAST CONCRETE MANHOLES, INLETS AND CATCH BASINS STRUCTURES SHALL CONFORM TO SECTION 402 "MANHOLES, INLETS, AND BASINS" OF THE STANDARD CONSTRUCTION SPECIFICATIONS.
- WHERE ANY PORTION OF THE STRUCTURE EXCAVATION FOR VERTICAL CONCRETE STRUCTURES (MANHOLES, INLETS, VAULTS, ETC.) IS WITHIN A PUBLIC STREET, MATERIAL USED TO BACK-FILL SUCH STRUCTURES SHALL CONFORM TO SECTION 204 "EXCAVATION, BACKFILL AND OTHER SITE WORK" OF THE STANDARD CONSTRUCTION SPECIFICATIONS. COMPACTION TESTS WILL BE TAKEN EVERY 2-3 FEET VERTICALLY. WHERE CAST-IN-PLACE STRUCTURES ARE PLACED AGAINST UNDISTURBED NATIVE MATERIAL, THIS REQUIREMENT SHALL NOT APPLY.
- IF BLASTING ACTIVITIES ARE TO OCCUR IN CONJUNCTION WITH DEVELOPMENT, THE DEVELOPER SHALL ENSURE THAT SUCH BLASTING ACTIVITIES ARE CONDUCTED IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS.
- IF BURNING ACTIVITIES ARE TO OCCUR DURING CONSTRUCTION, THE DEVELOPER SHALL OBTAIN THE NECESSARY BURNING PERMITS AND CLEARANCES FROM THE SUTHERLIN FIRE DISTRICT AND ALL OTHER AFFECTED LOCAL AND STATE AGENCIES PRIOR TO SAID BURNING ACTIVITIES.
- STORM DRAINS IN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY THE CITY OR ANY OTHER PUBLICLY ADMINISTERED AGENCY WILL BE OF THE FOLLOWING MATERIALS:
  - NON-REINFORCED CONCRETE PIPE (NRCP)
  - REINFORCED CONCRETE PIPE (RCP)
  - POLYVINYL CHLORIDE (PVC) PIPE
  - DUCTILE IRON PIPE
  - HIGH DENSITY POLYETHYLENE PIPE (HDPE), 48" MAXIMUM WITH PRE-APPROVAL OF COSPWD.
- CONTRACTOR SHALL NOT START ANY UTILITY WORK UNTIL A JOINT TRENCH COMPOSITE PLAN HAS BEEN APPROVED BY PORTLAND GENERAL ELECTRIC (WATER AND SEWER EXCEPTED). ALL UTILITY WORK PERFORMED IN THE CITY RIGHT OF WAY SHALL REQUIRE AN ENCROACHMENT PERMIT.
- WATER AND SEWER LINES SHALL BE TESTED AND APPROVED PRIOR TO PLACING PAVEMENT ON THE STREET.
- OMISSIONS AND ERRORS ON PLANS SHALL NOT BE VALID, AND ALL CODES AND LAWS MUST BE COMPLIED WITH BY THE OWNER, ENGINEER AND CONTRACTOR.

### Engineer's Notes

- THE CONTRACTOR SHALL PROCURE AT HIS OWN EXPENSE ALL PERMITS, LICENSES, INSURANCE POLICIES, ETC., NOT ALREADY OBTAINED BY THE OWNER AS MAY BE NECESSARY TO COMPLY WITH FEDERAL, STATE AND LOCAL LAWS ASSOCIATED WITH THE PERFORMANCE OF THE WORK.
- EXISTING UTILITIES ARE INDICATED ON THE PLANS WHERE SUCH UTILITIES ARE KNOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, PROTECT AND MAINTAIN ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL CONTACT OREGON UTILITY NOTIFICATION CENTER (OUNC) 800-332-2344 PRIOR TO PERFORMING ANY EXCAVATION ON THE PROJECT SITE. THE OWNER(S) OF IDENTIFIED EXISTING UNDERGROUND FACILITIES SHALL ALSO BE CONTACTED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY COSPWD 48 HOURS IN ADVANCE OF COMMENCING EXCAVATION WORK.
- PERIODIC INSPECTION AND REPAIR WILL BE REQUIRED BY THE OWNER TO KEEP DRAINAGE IMPROVEMENTS OPERABLE. REMOVAL OF SEDIMENT DEPOSITS AND VEGETATIVE MATERIALS IN PIPES, INLET STRUCTURES AND DRAINAGE INVERTS SHALL BE PERFORMED AT A REGULAR MAINTENANCE INTERVAL TO PREVENT ACCUMULATION AND OBSTRUCTION OF DRAINAGE IMPROVEMENT OPERATION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER AND THE COSPWD AT LEAST 24 HOURS PRIOR TO ANY GRADING.
- ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF COSPWD AND DOUGLAS COUNTY, AND THE GEOTECHNICAL REPORT, IF ANY, PREPARED SPECIFICALLY FOR THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN. ALL SUCH MEASURES SHALL CONFORM TO THE STATE OF OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS AND GUIDELINES TO ENSURE THAT SEDIMENT LADEN RUNOFF DOES NOT LEAVE THE PROJECT SITE. THE OWNER OR CONTRACTOR SHALL PROCURE ALL NECESSARY NPDES PERMITS PRIOR TO COMMENCING GRADING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PERFORMANCE OF THE TEMPORARY EROSION CONTROL MEASURES THROUGH THE DURATION OF THE PROJECT. IF GRADING ACTIVITIES ARE NOT COMPLETED BY OCTOBER 15, THE DEVELOPER SHALL IMPLEMENT THE TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN. ALL AREAS GRADED DURING THE RAINY SEASON (OCTOBER 15 - MAY 15) SHALL BE RE-VEGETATED WITHIN 15 DAYS UPON COMPLETION.
- EARTHWORK ESTIMATES ARE TO BE USED FOR ESTIMATING PURPOSES ONLY AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR ACKNOWLEDGES THAT HE IS SATISFIED AS TO THE CHARACTER, QUALITY AND QUANTITY OF THE SURFACE AND SUBSURFACE MATERIALS TO BE ENCOUNTERED AND WILL BE RESPONSIBLE FOR PROPERLY ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
- HORIZONTAL AND VERTICAL CONTROL POINTS ARE NOTED ON THESE PLANS. THE ACCURACY OF THE CONTROL POINTS HAS NOT BEEN VERIFIED BY DAMOUE CONSULTING ENGINEERS, LLC (DCE). ALL CONTRACTORS ARE ADVISED TO VERIFY FIELD CONDITIONS BEFORE COMMENCING ANY WORK. ANY ELEVATION DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS ARE NOT THE RESPONSIBILITY OF DCE. NOTIFY DCE IMMEDIATELY IF CONDITIONS ARE DISCOVERED THAT MATERIALLY AFFECT THE DESIGN SHOWN ON THESE PLANS.

### Authorized Field Changes

DUE TO POTENTIAL UNFORESEEN FIELD CONDITIONS, THE CONTRACTOR IS HEREBY AUTHORIZED TO MAKE LIMITED FIELD CHANGES TO THE ALIGNMENT AND GRADES OF THE PRIVATE WATER AND SEWER LINES ON PRIVATE PROPERTY WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER PROVIDING THE FOLLOWING CONDITIONS ARE MET:

- ALL SEWER LINES MUST BE PLACED IN STRAIGHT HORIZONTAL ALIGNMENTS BETWEEN FITTINGS AND AT UNIFORM GRADES.
- ALL SEWER LINES MUST MAINTAIN 2% SLOPE MINIMUM.
- CHANGES TO GRADES IN VERTICAL ALIGNMENTS BETWEEN CLEANOUTS ARE PERMITTED PROVIDED THAT NO MORE THAN TWO CHANGES OCCUR BETWEEN ANY TWO CLEANOUTS.
- SPACING BETWEEN SEWER LINE CLEANOUTS MUST NOT EXCEED 100'.
- ALL SEWER LINES MUST MAINTAIN 3'-6" COVER MINIMUM.
- ALL WATER LINES MUST MAINTAIN 24" COVER MINIMUM.
- SPECIFIED HORIZONTAL AND VERTICAL SEPARATIONS MUST BE MET.

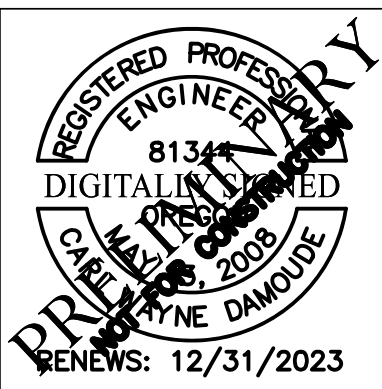
### Approvals

DESIGN	DRAWN	RELEASE DATE
CWD	CWD	03/28/2022
HC SCALE	VS SCALE	PROJECT NUMBER
N/A	N/A	2021-26
CHECKED BY & DATE		
SHEET		
CITY OF SUTHERLIN PUBLIC WORKS DEPARTMENT		
DATE		
SOTHERLIN FIRE DISTRICT		
DATE		

**DAMOUE**  
CONSULTING ENGINEERS, LLC

Land Surveying  
Civil Engineering  
Structural Engineering  
Land Planning

PO Box 163  
Sheridan, OR 97378  
(971) 237-6412  
info@damoude.com



Revisions	DATE	BY
SYMBOL	DESCRIPTION	
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

WEBTRAX OFFICE BUILDING

Civil Cover Sheet

Project Location:  
TAX LOT 250517DD03400  
329 E CENTRAL AVE  
SUTHERLIN, OR 97479

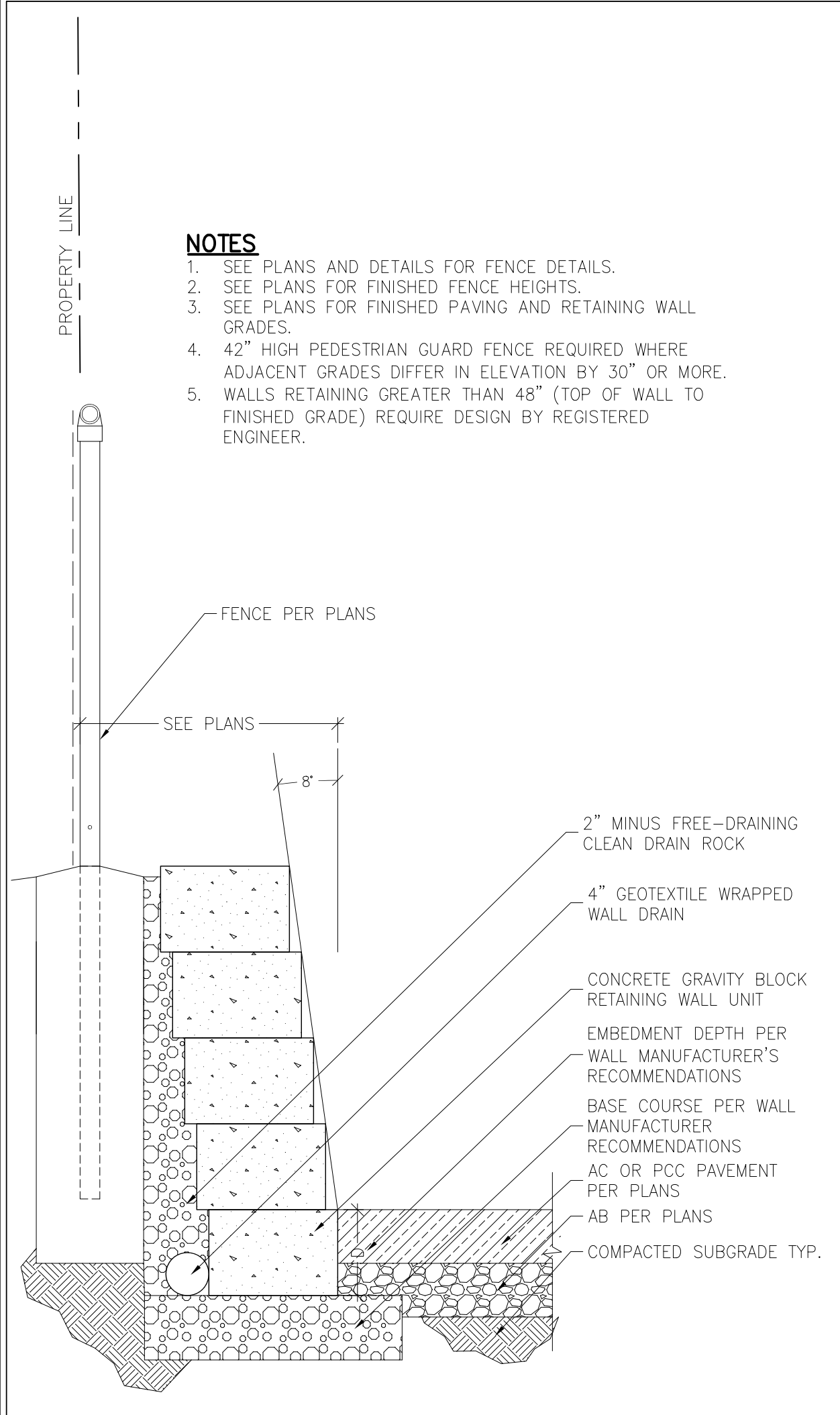
Ownership Information:  
WEBTRAX, LLC  
122 N STATE ST, STE. B  
SUTHERLIN, OR 97479

DESIGN	DRAWN	RELEASE DATE
CWD	CWD	03/28/2022
HC SCALE	VS SCALE	PROJECT NUMBER
N/A	N/A	2021-26
CHECKED BY & DATE		

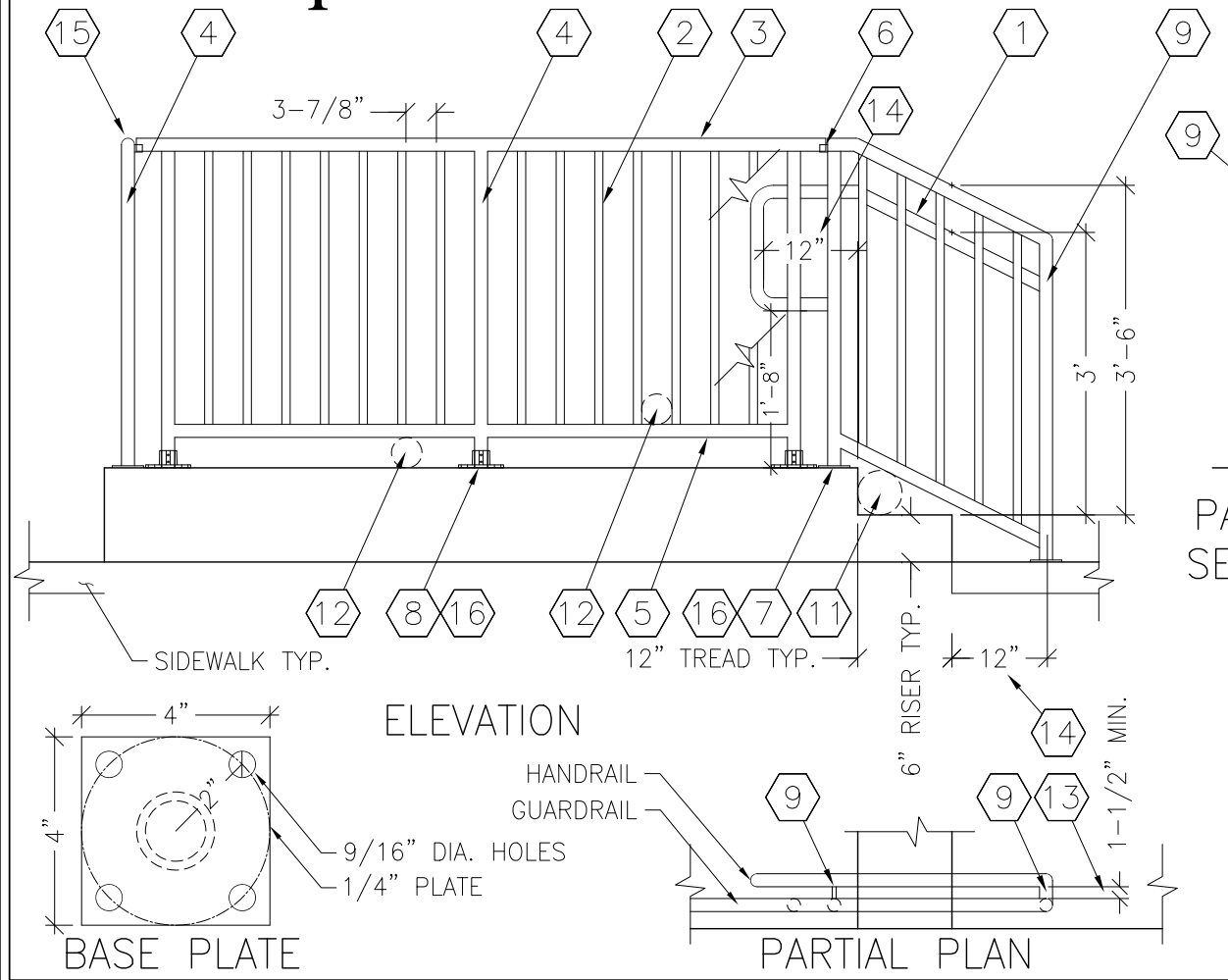
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C-0.1



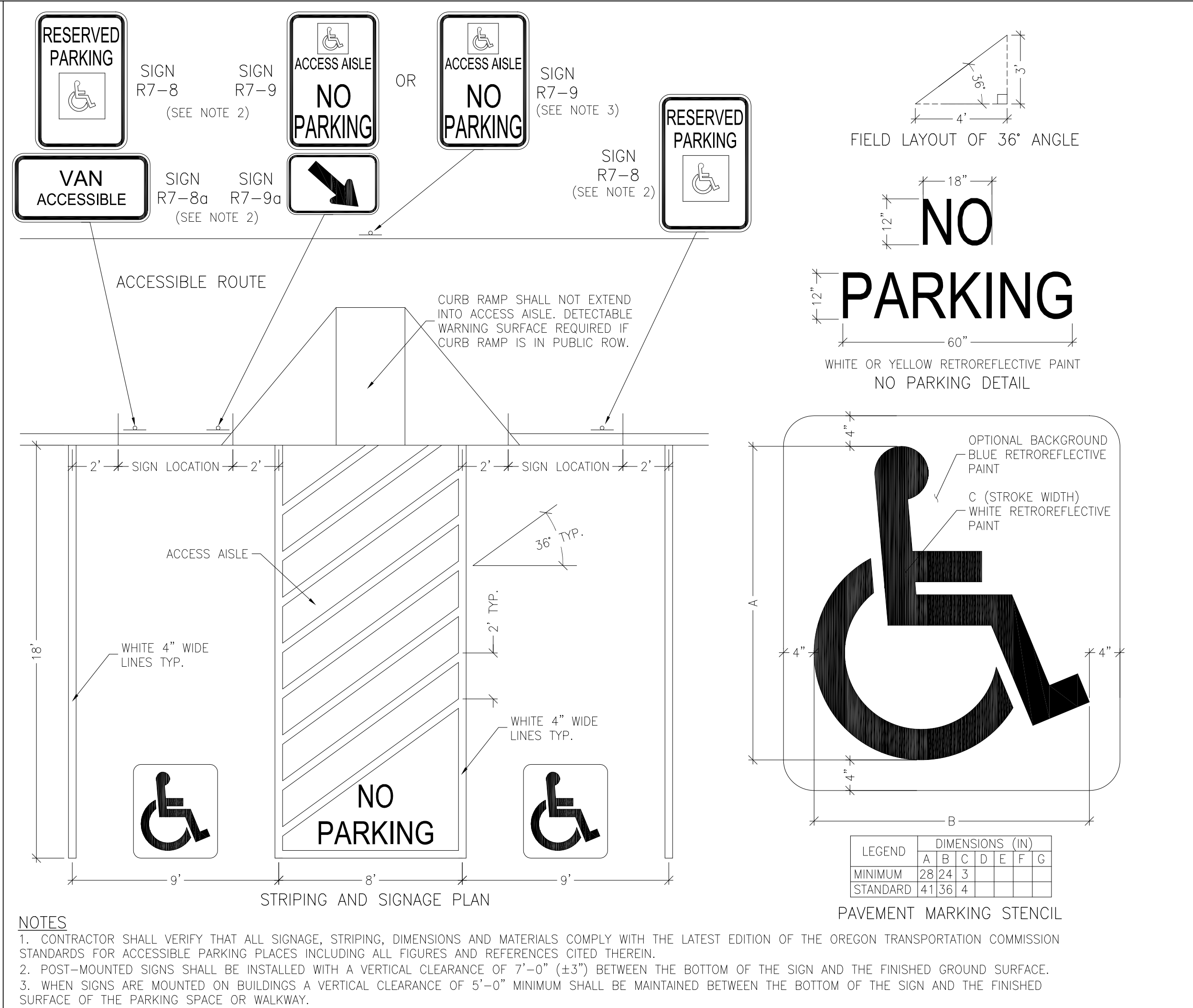


Landscape Wall



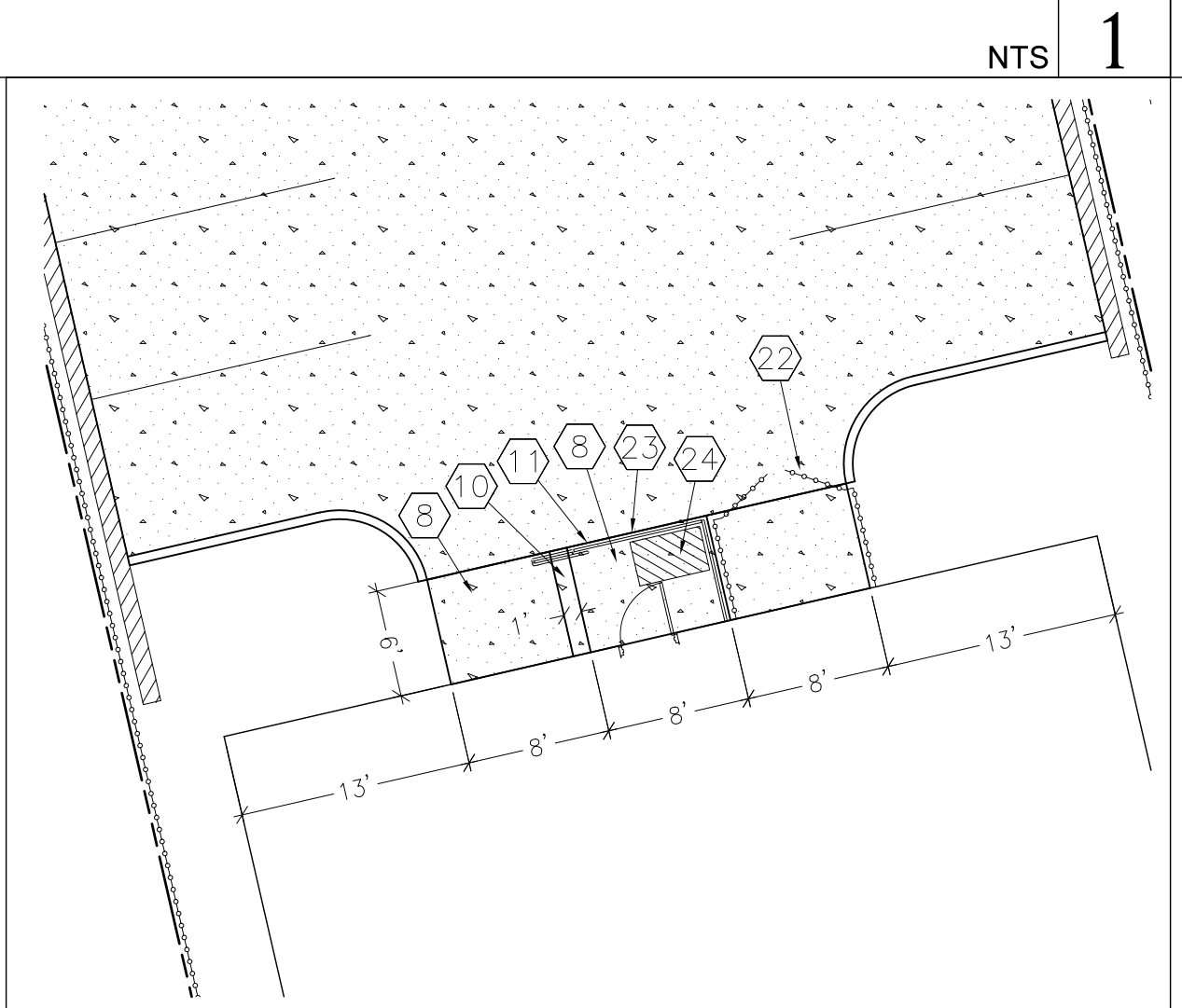
Handrails and Guardrails

- GENERAL SHEET NOTES
- REFER TO C-0.1 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
  - CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) AND AS REQUIRED BY THE CITY OF SUTHERLIN DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA.
  - REQUIRED SIGNAGE AND STRIPING OF FIRE ZONES OR ACCESS LANES SHALL BE AS REQUIRED BY FIRE OFFICIAL.
  - PAINT ALL PARKING STALLS, STOP BARS, CROSSWALKS AND HANDICAP ACCESSIBLE SPACES. ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
  - DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
  - SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.

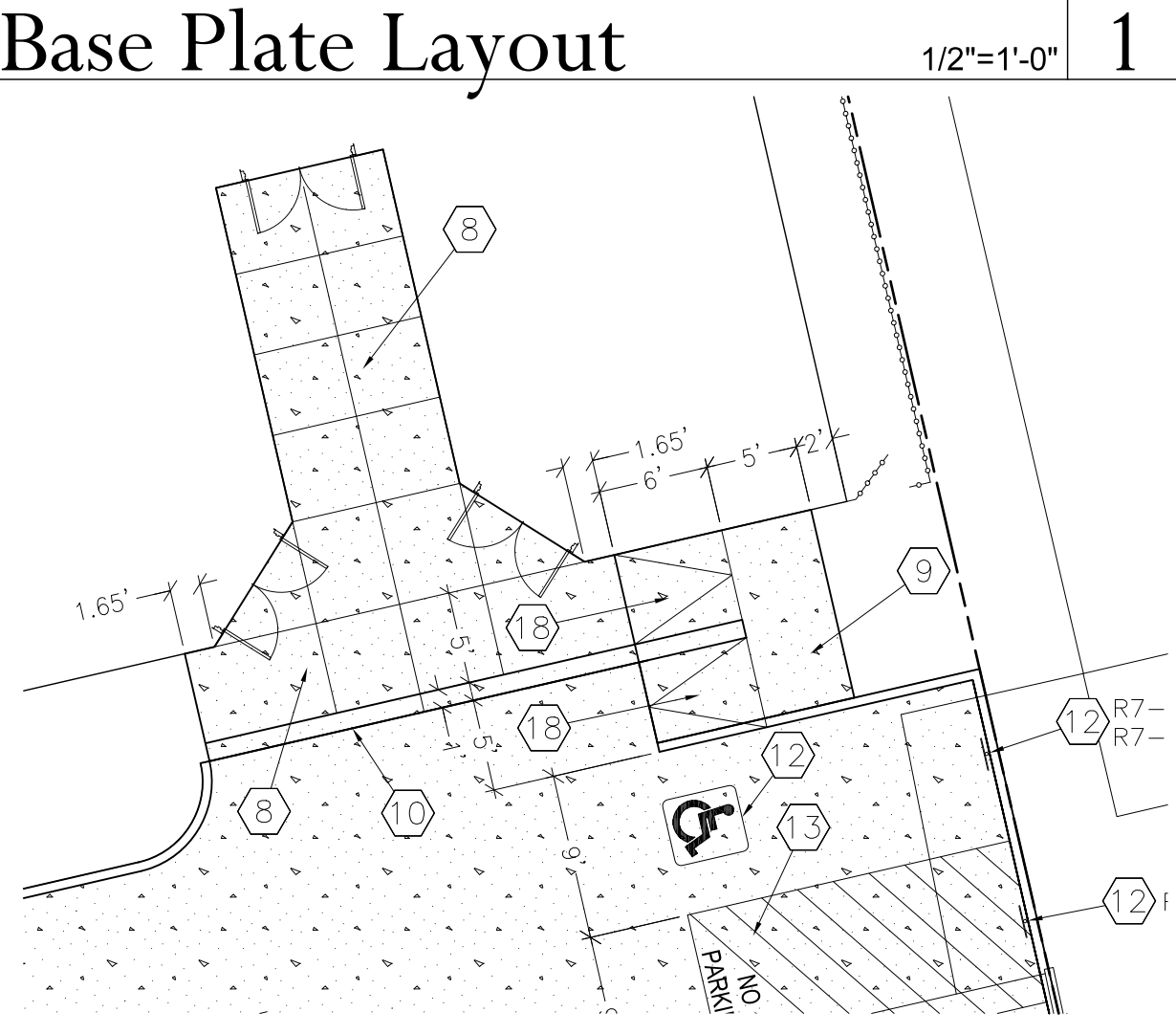
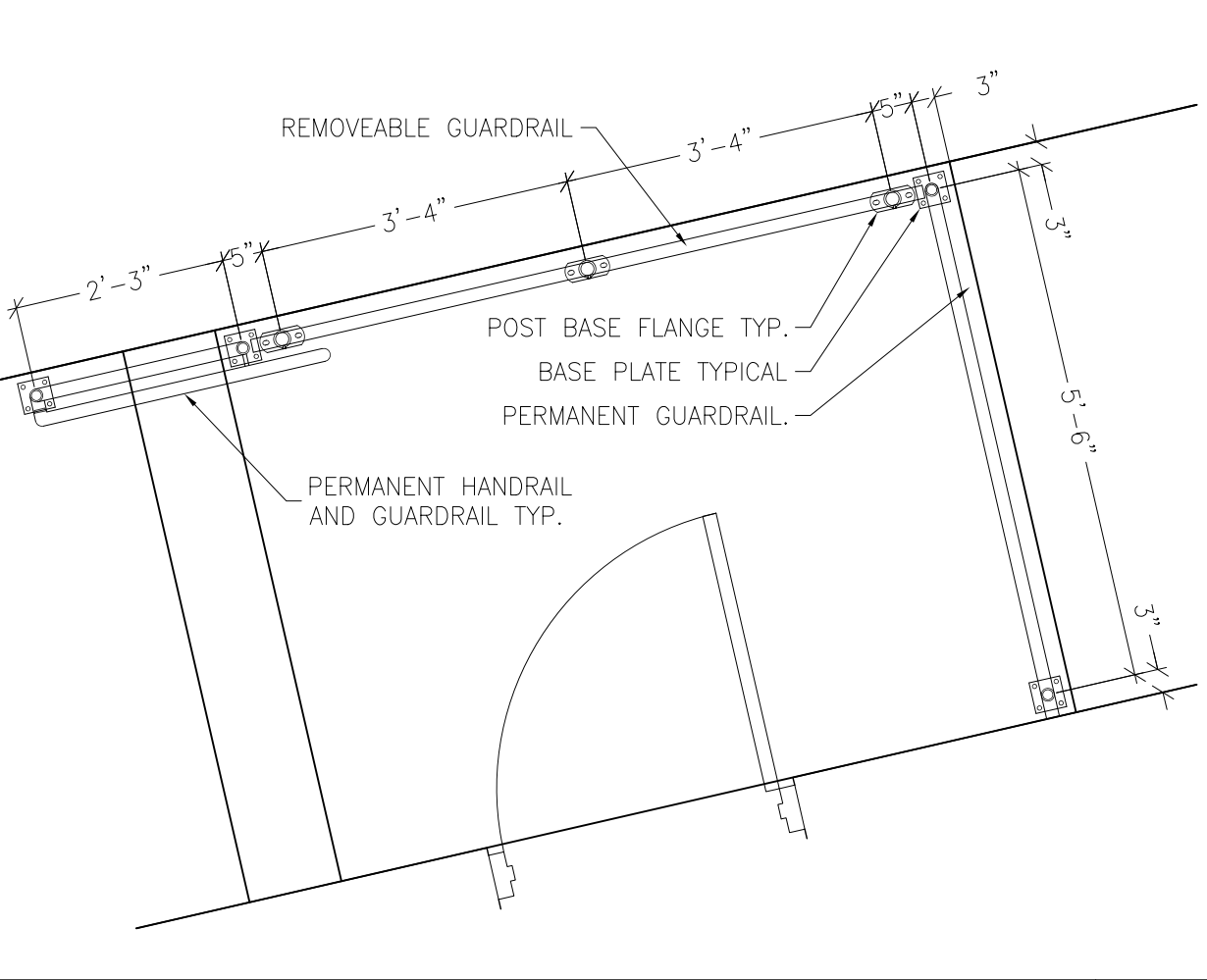


4 Double Accessible Parking Space

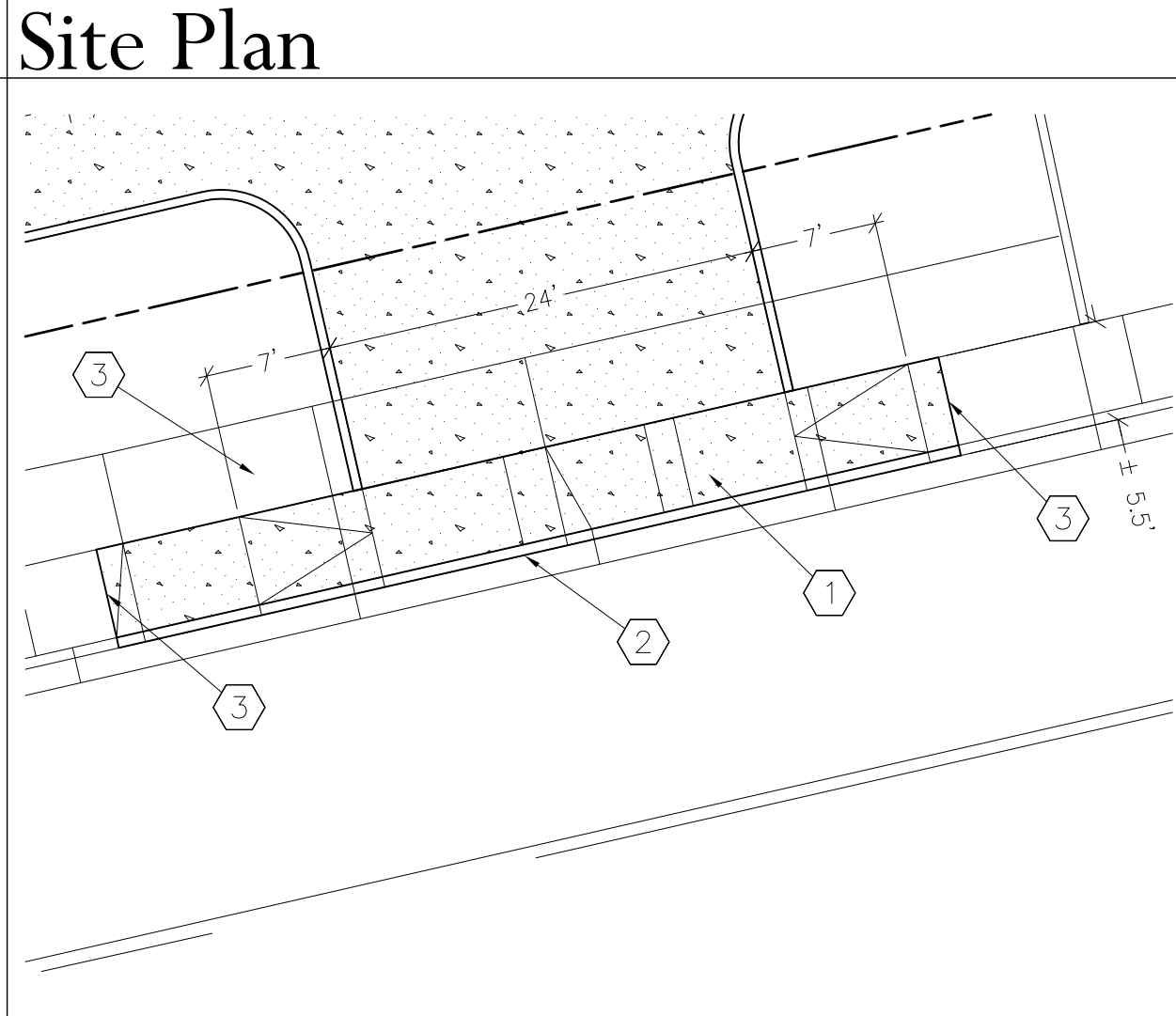
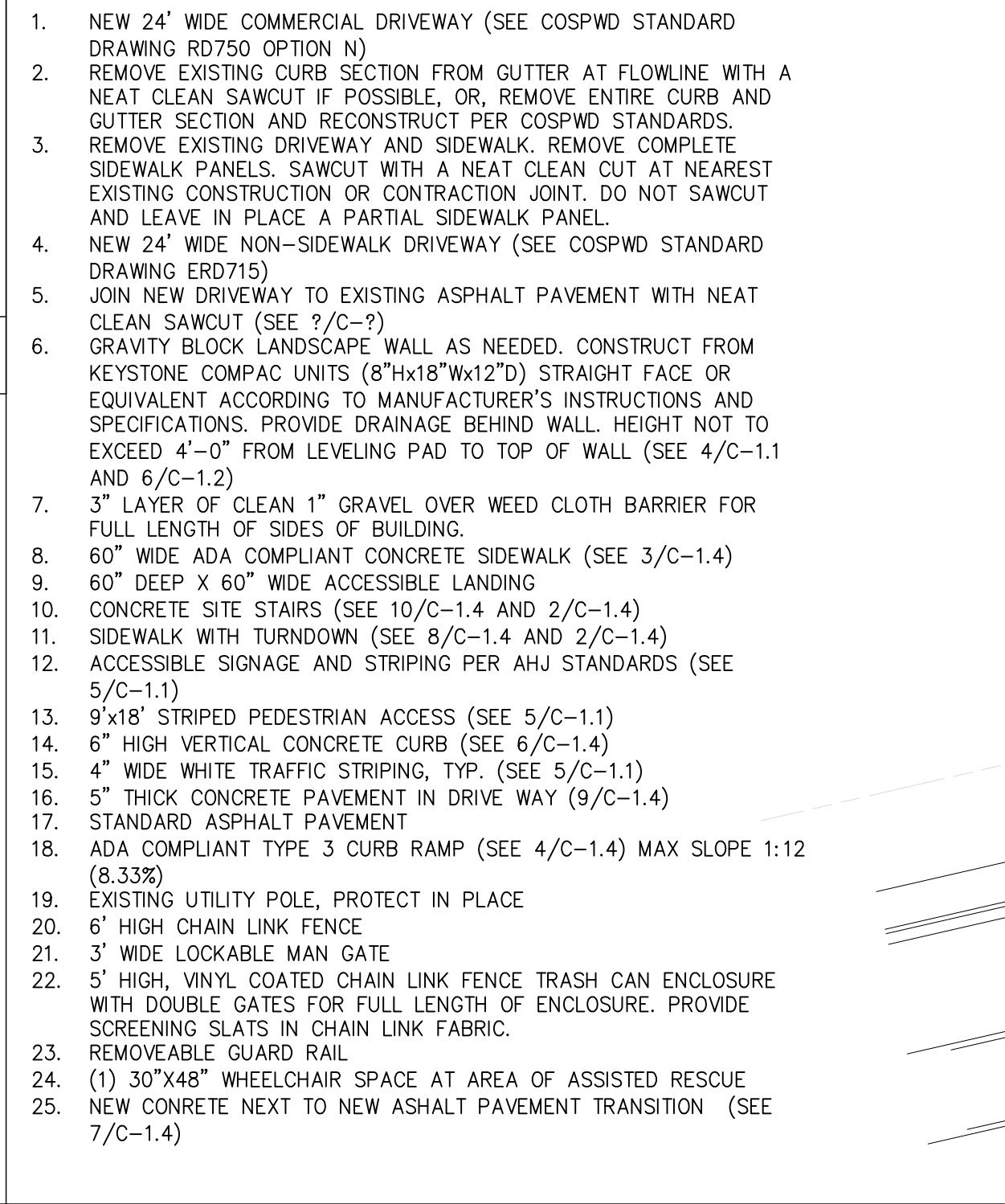
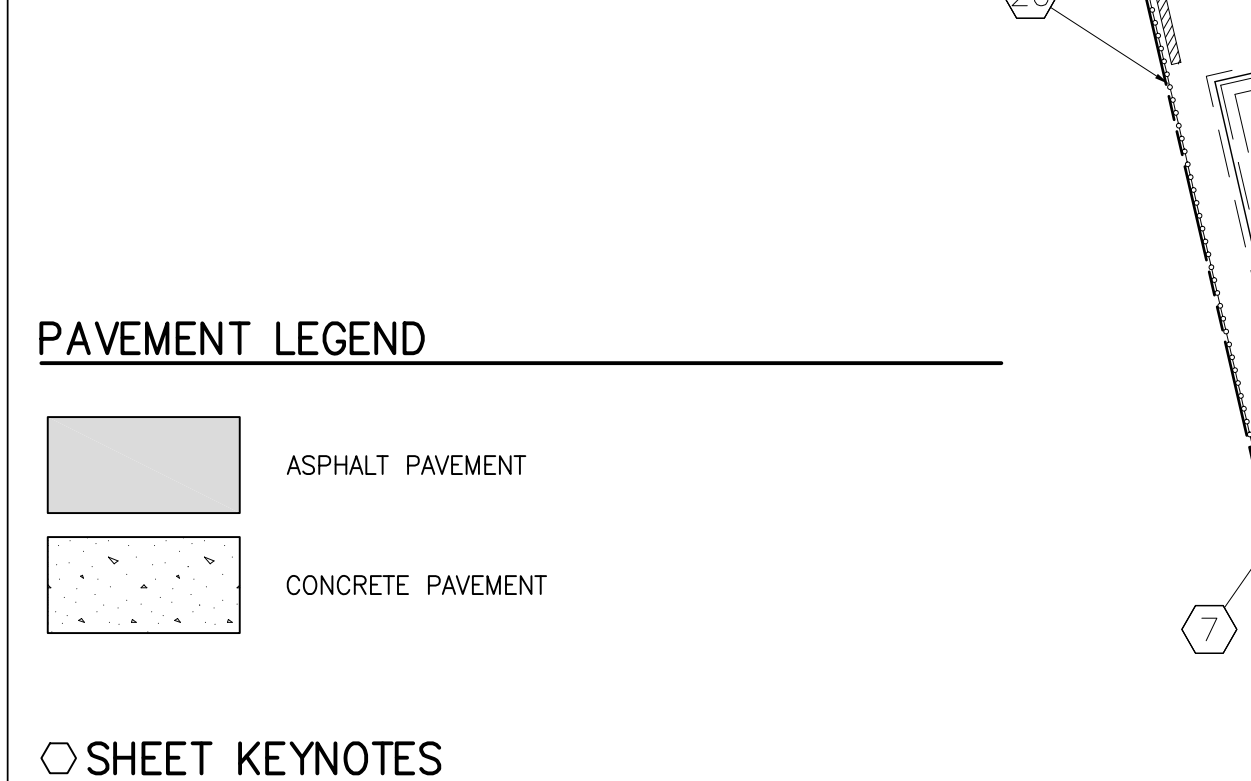
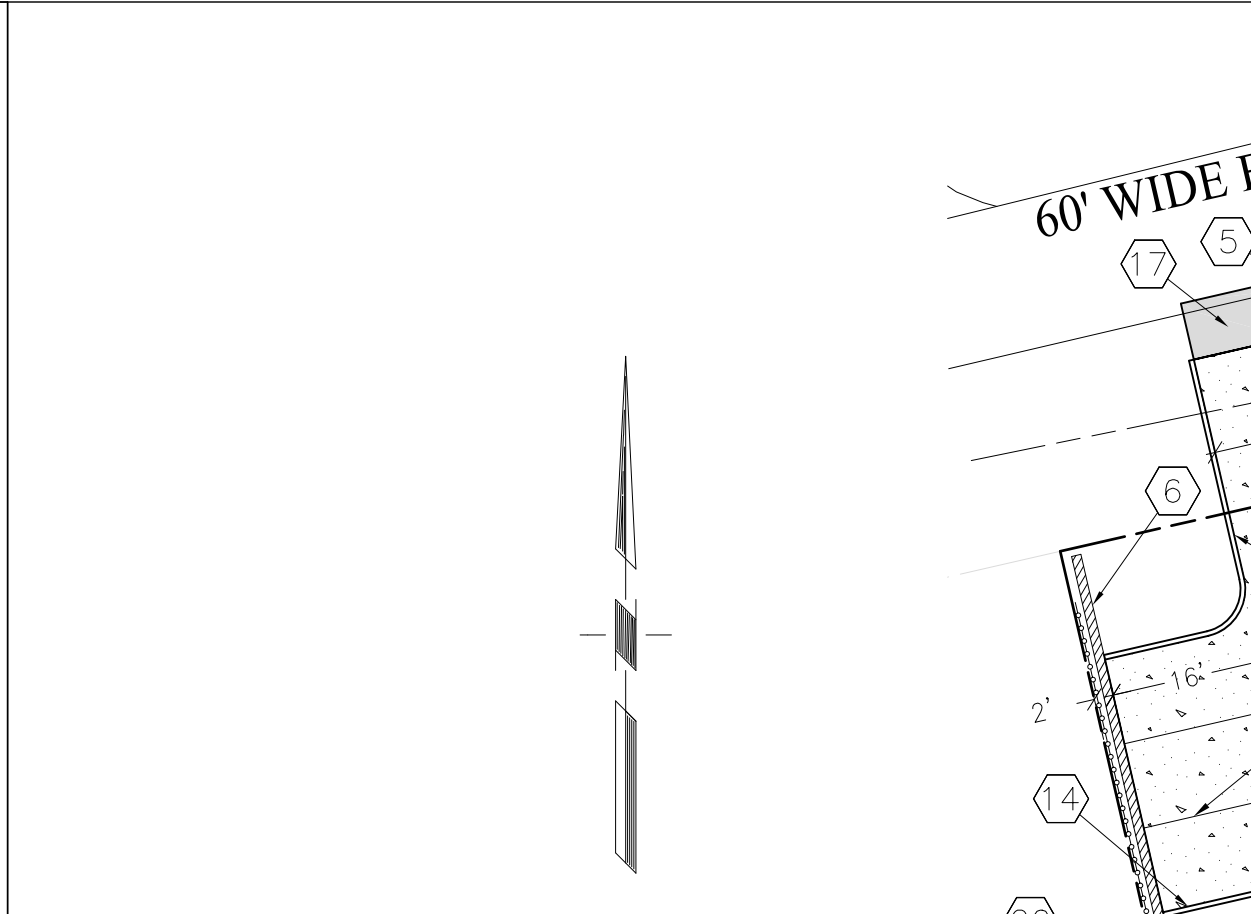
- DETAIL KEYNOTES
- HANDRAIL CONSTRUCTION USING 1-1/4" SCHEDULE 40 STEEL PIPE (1.66" DIAMETER).
  - VERTICAL PICKET CONSTRUCTION USING 3/4" SCHEDULE 40 STEEL PIPE (1.05" DIAMETER).
  - GUARDRAIL CONSTRUCTION USING 1-1/4" SCHEDULE 40 STEEL PIPE.
  - VERTICAL POST CONSTRUCTION USING 1-1/4" SCHEDULE 80 STEEL PIPE. MAX. 6'-0" O.C. SPACING.
  - EDGE PROTECTION USING 1-1/4" SCHEDULE 40 STEEL PIPE.
  - TOP RAIL SEAT USING 1-1/2" SCHEDULE 10 STEEL PIPE (1.90 DIAMETER) W/ 0.109" PIPE WALL. WELD TO PERMANENT VERTICAL POST(S) ONLY.
  - POST BASE PLATE WITH PERMANENT WELDED VERTICAL POST.
  - POST BASE FLANGE WITH REMOVABLE VERTICAL POST. GRAINGER #46 BASE FLANGE OR EQUIVALENT.
  - HANDRAIL RETURNS TO VERTICAL POST AND IS FILLET WELDED TO POST. TYP. ATTACH HANDRAIL TO VERTICAL POSTS USING 1/2" ROD. WELD ALL AROUND AND GRIND SMOOTH.
  - ASSEMBLE ALL COMPONENTS WITH COPED JOINTS WHERE APPLICABLE. FILLET WELD ALL JOINTS ALL AROUND AND GRIND SMOOTH. HOT-DIP GALVANIZE PER ASTM A123/123M, PROVIDE 1/4" VENT HOLES.
  - MUST NOT ALLOW 6" DIAMETER SPHERE TO PASS THROUGH.
  - MUST NOT ALLOW 4" DIAMETER SPHERE TO PASS.
  - 1-1/2" MINIMUM CLEARANCE BETWEEN INSIDE OF HANDRAIL TO VERTICAL POST, GUARDRAIL, OR VERTICAL PICKET. TYP.
  - EXTEND HANDRAIL 12" BEYOND THE TOP OF STAIRS. EXTEND HANDRAIL PAST RISER ONE TREAD DEPTH.
  - ATTACH RAILING TO BUILDING. PROVIDE BLOCKING IN WALL.
  - ATTACH BASE PLATES AND BASE FLANGES TO SLAB W/ 1/2" DIAMETER EXPANSION BOLTS OR EMBEDDED ANCHORS.



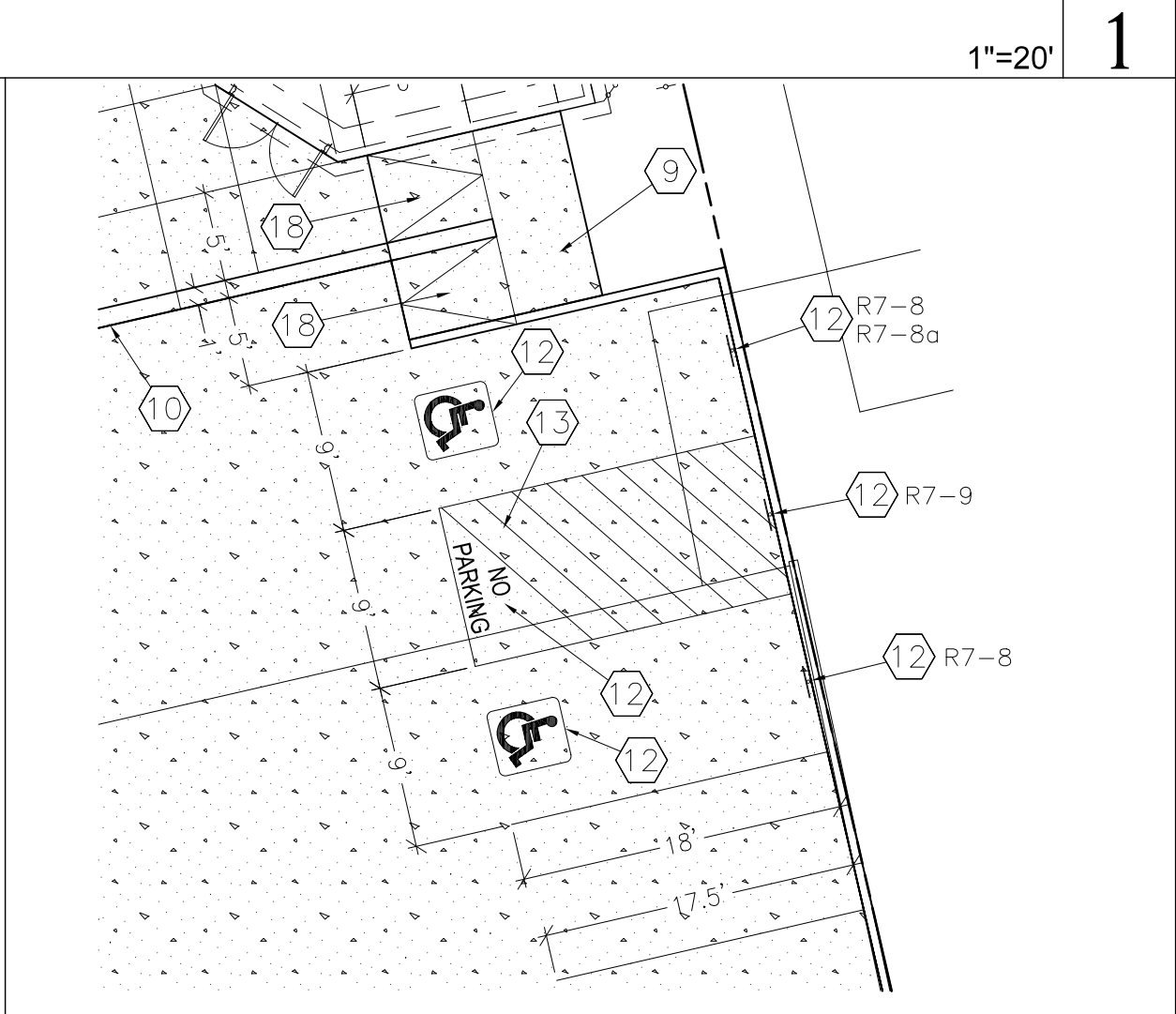
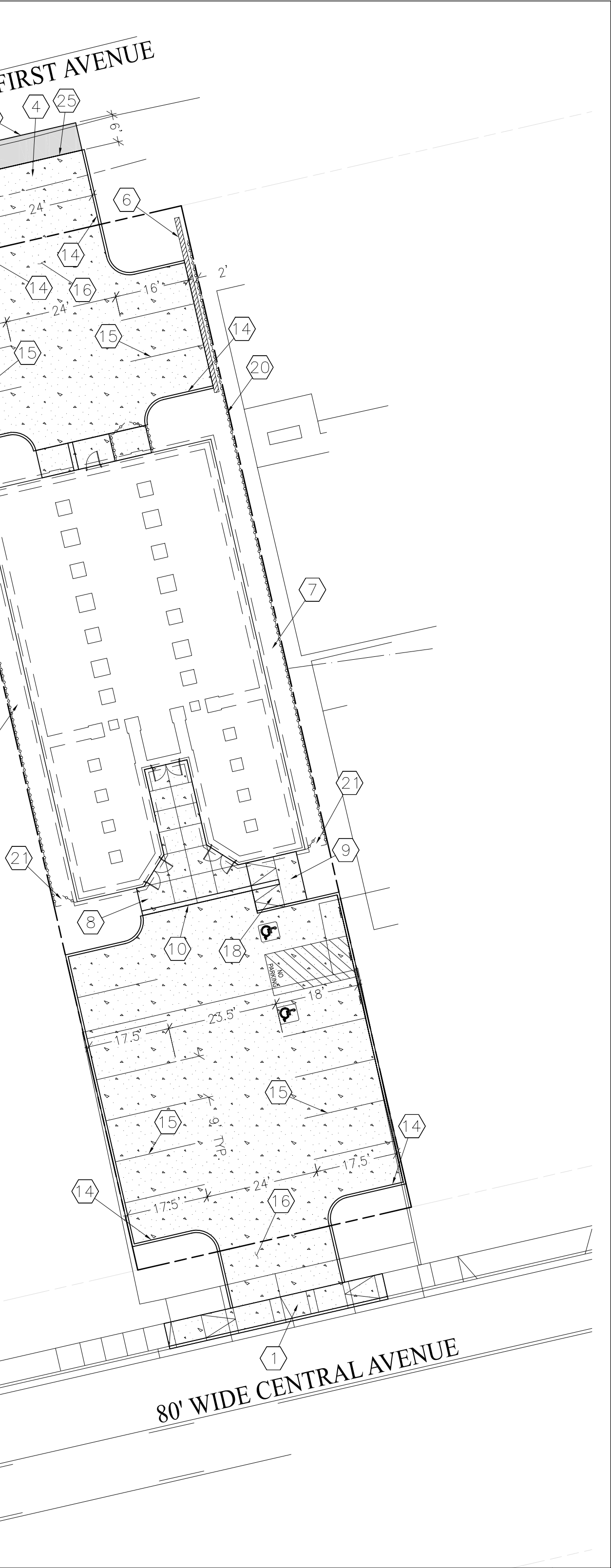
North Entrance Detail



South Entrance Detail



Driveway Detail



Accessible Parking Detail

**DAMOUE**  
CONSULTING ENGINEERS, LLC

Land Surveying  
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Structural Engineering  
Land Planning

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Sheridan, OR 97378  
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REGISTERED PROFESSIONAL ENGINEER  
8134  
DIGITAL SIGNATURE  
CLIMATE DESIGN  
CLIMATE DESIGN  
RENEWALS: 12/31/2023

Revisions	DATE	DESCRIPTION	BY
SYN			

WEBTRAX OFFICE BUILDING

Site Plan and Details

Project Location:  
TAX LOT 250517DD03400  
329 E CENTRAL AVE  
SUTHERLIN, OR 97479

Ownership Information:  
WEBTRAX, LLC  
122 N STATE ST, STE. B  
SUTHERLIN, OR 97479

DESIGN: CWD  
DRAWN: CWD  
RELEASE DATE: 03/28/2022  
PROJECT NUMBER: 2021-26  
CHECKED BY: & DATE

SHEET

C-1.1



1. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ABOUT SITE-SPECIFIC SOILS AND ENGINEERING RECOMMENDATIONS. IN CASE INFORMATION SHOWN ON THESE PLANS CONFLICTS WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, THE MORE STRINGENT OF THE TWO SHALL APPLY.

- THE CONTRACTOR'S ATTENTION IS DIRECTED TO CITY OF SUTHERLIN DEVELOPMENT CODE, SECTION 2.7.2.220, WHICH CONTAINS SPECIFIC REQUIREMENTS FOR EXCAVATION, FILL PLACEMENT AND REMOVAL OF TREES AND GROUND COVER. THE CONTRACTOR SHALL REMOVE ONLY THOSE TREES SHOWN ON THE PLANS TO BE REMOVED. THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AT THE DRIP LINE OF ALL REMAINING TREES WITHIN 50 FEET OF ANY GRADING, AND OTHERWISE COMPLY WITH THE PROVISIONS OF SAID DEVELOPMENT CODE.
3. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 203, "CLEARING AND GRUBBING" OF THE STANDARD CONSTRUCTION SPECIFICATIONS. ROOTS, STUMPS, TREES, ROCKS OR OTHER DELETERIOUS SUBSTANCES SHALL BE DISPOSED OF OFF-SITE AND IN A LAWFUL MANNER.
4. ALL IMPORTED SOIL FOR USE IN FOUNDATION AND PAVING AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. ALL EXPORTED SOIL SHALL BE DISPOSED OF IN A LOCATION APPROVED BY THE COSPWD OR APPLICABLE AHJ. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE AHJ TO DETERMINE WHAT PERMITS ARE REQUIRED FOR THE IMPORT/EXPORT OF SOIL MATERIALS.
5. EARTHWORK SHALL CONFORM TO THE PROVISIONS OF SECTION 204, "EXCAVATION, BACKFILL, AND OTHER SITE WORK" OF THE STANDARD CONSTRUCTION SPECIFICATIONS. WIDENING OF EMBANKMENTS AND FLATTENING OF SLOPES WHICH RESULT IN AN INCREASED AREA OF GRADING WILL NOT BE PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL OF COSPWD.
6. AGGREGATE BASE SHALL CONFORM TO THE PROVISIONS OF SECTION 302 "AGGREGATE BASES" AND SECTION 205.03.01, "AGGREGATE BASE" OF THE STANDARD CONSTRUCTION SPECIFICATIONS FOR 1-INCH MINUS OR 3/4-INCH MINUS. AGGREGATE BASE SHALL NOT BE PLACED UNTIL THE PRIOR GRADING PLANE HAS BEEN APPROVED BY COSPWD.
7. ASPHALT CONCRETE PAVEMENT REPAIR FOR UTILITY TRENCHING SHALL CONFORM TO THE PROVISIONS OF SECTION 208.03.01, "PAVEMENT RESTORATION" AND SECTION 208.03.03 "ASPHALT CONCRETE PAVEMENT" FOR 1/2" DENSE OR 3/4" DENSE MIX. AGGREGATE FOR THE TOP LIFT SHALL BE 1/2" MAXIMUM. AGGREGATE FOR LOWER LIFTS SHALL BE 3/4" MAXIMUM. LIFT THICKNESS SHALL CONFORM TO THE PROVISIONS OF SECTION 208.03.03B, "ASPHALT CONCRETE PLACEMENT" OF THE STANDARD CONSTRUCTION SPECIFICATIONS. ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL THE PRIOR GRADING PLANE HAS BEEN APPROVED BY COSPWD, AND ALL UTILITIES WITHIN THE PAVED AREA HAVE BEEN PLACED, TESTED, AND APPROVED.
8. PRECAST CONCRETE MANHOLES, INLETS AND CATCH BASINS STRUCTURES SHALL CONFORM TO SECTION 402 "MANHOLES, INLETS, AND BASINS" OF THE STANDARD CONSTRUCTION SPECIFICATIONS.
9. WHERE ANY PORTION OF THE STRUCTURE EXCAVATION FOR VERTICAL CONCRETE STRUCTURES (MANHOLES, INLETS, VAULTS, ETC.) IS WITHIN A PUBLIC STREET, MATERIAL USED TO BACK FILL SUCH STRUCTURES SHALL CONFORM TO SECTION 204 "EXCAVATION, BACKFILL AND OTHER SITE WORK" OF THE STANDARD CONSTRUCTION SPECIFICATIONS. COMPACTION TESTS WILL BE TAKEN EVERY 2-3 FEET VERTICALLY. WHERE CAST-IN-PLACE STRUCTURES ARE PLACED AGAINST UNDISTURBED NATIVE MATERIAL, THIS REQUIREMENT SHALL NOT APPLY.
10. CLEAN TOPSOIL SUITABLE FOR REUSE IN LANDSCAPED AREAS SHALL BE STRIPPED FROM THE PROPOSED BUILDING AND PAVEMENT AREAS AND STOCKPILED ON-SITE. PROVIDE CONTAINMENT TO PREVENT OFF-SITE RUNOFF OF SEDIMENT FROM STOCKPILES. UNSUITABLE AND/OR EXCESS TOPSOIL SHALL BE DISPOSED OF OFF-SITE AND IN A LAWFUL MANNER.
11. REMOVE COMPLETELY ALL FORMER FOUNDATIONS, FLOOR SLABS, PAVING AND ABANDONED UTILITIES BENEATH PROPOSED BUILDINGS. REMOVE COMPLETELY ALL FORMER FOUNDATIONS, FLOOR SLABS, PAVING AND ABANDONED UTILITIES BENEATH PROPOSED PAVED AND LANDSCAPED AREAS TO A MINIMUM OF 2' (OR AS APPROVED BY THE GEOTECHNICAL ENGINEER) BELOW PROPOSED SUBGRADE LEVELS IN PROPOSED PAVED AND LANDSCAPED AREAS.
12. RELOCATE OR REMOVE COMPLETELY ALL EXISTING UTILITIES THAT CONFLICT WITH NEW CONSTRUCTION WITHIN THE PROPOSED BUILDING FOOTPRINT. EXISTING UTILITIES LOCATED OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT SHOULD BE RELOCATED, REMOVED OR ABANDONED. ABANDONED 4" TO 12" PIPES LESS THAN OR EQUAL TO 2-1/2" INCHES IN DIAMETER CAN BE ABANDONED IN PIPE PIPES GREATER THAN 3 INCHES IN DIAMETER SHALL BE ABANDONED BY COMPLETE FILLING WITH GROUT. ALL EXCAVATIONS MADE TO REMOVE FORMER FOUNDATION ELEMENTS OR UTILITIES SHALL BE BACKFILLED WITH APPROVED COMPACTED FILL AS DESCRIBED IN THE ENGINEERED FILL SECTION OF THE GEOTECHNICAL REPORT.
13. ANY EXISTING PAVEMENT AND CONCRETE WALKWAYS THAT ARE NOT PART OF THE FINAL DESIGN LAYOUT SHALL BE DEMOLISHED IN THEIR ENTIRETY.
14. PERFORM ALL CLEARING, GRUBBING, GRADING, EXCAVATING AND STOCKPILING ACTIVITIES ACCORDING TO THE EROSION AND SEDIMENT CONTROL PLANS AND ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
15. ALL WORK SHOULD BE PERFORMED SO AS TO NOT ADVERSELY IMPACT THE EXISTING AND NEIGHBORING BUILDINGS, OFFSITE STRUCTURES, ROADWAYS, OR UTILITIES.
16. IF SUBSURFACE SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION DIFFER FROM THOSE DESCRIBED IN THE GEOTECHNICAL INVESTIGATION, CONSULT WITH THE GEOTECHNICAL ENGINEER BEFORE ADJUSTING ANY RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.

1. CONSTRUCTION IN STORM SEWER AND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COSPWD STANDARD DRAWINGS AND SPECIFICATIONS.

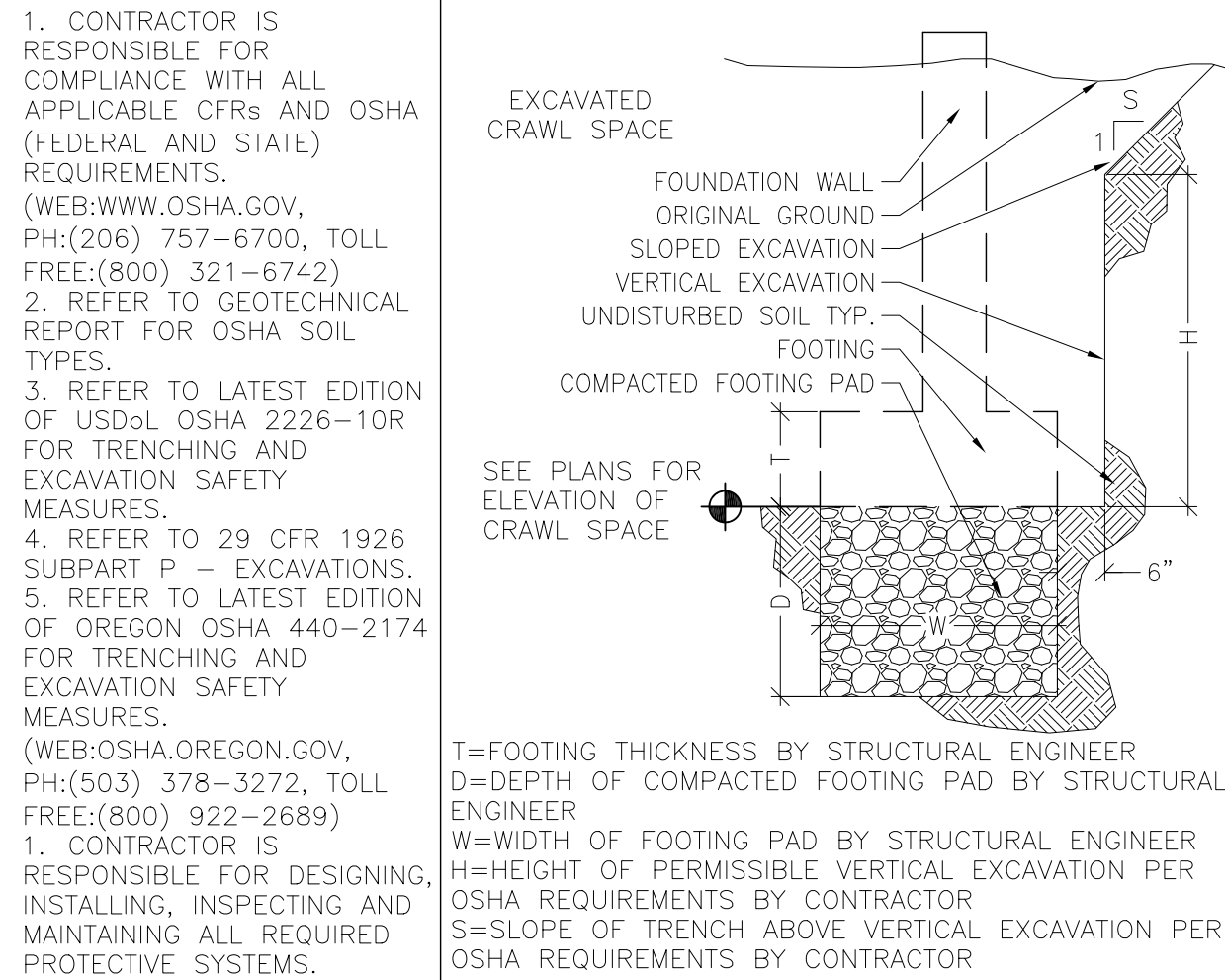
2. SPECIFICATIONS:  
PIPES WITHIN THE PUBLIC R.O.W.:  
PIPE MATERIAL SHALL BE DUCTILE IRON, NON-REINFORCED CONCRETE, REINFORCED CONCRETE OR POLYVINYL CHLORIDE (PVC) PIPE AND CONFORM TO SECTION 401.01 OF "PIPE" OF THE STANDARD SPECIFICATIONS.  
PIPES WITHIN PROPERTY OR OUTSIDE EASEMENTS:  
4" AND GREATER SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SOIL-TIGHT JOINTS IN ACCORDANCE WITH ASTM F2648 WITH RUBBER GASKETS MEETING ASTM F477 WITH FITTINGS IN ACCORDANCE WITH ASTM F2306 UNLESS OTHERWISE SPECIFIED. INSTALLATION OF HDPE STORM SEWERS SHALL BE IN ACCORDANCE WITH OMN 22.31 IN ALL CASES, CHANGES IN PIPE SIZE OR TYPE SHALL OCCUR AT AN APPROVED STRUCTURE.
3. CONTRACTOR SHALL VERIFY ALL FLOWLINE OR INVERT ELEVATIONS 48 HOURS PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. IF A DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. ROOF DRAINAGE TO BE DIRECTED FROM BUILDING TO STORM SYSTEM VIA DOWNSPOUTS AND 6" DIAM. PVC ROOF DRAIN LEADERS.

1. PORTLAND CEMENT CONCRETE PAVEMENT:  
REMOVE TOP 18" OF UNDOCUMENTED FILL LAYER BELOW SUBGRADE ELEVATION.  
REMOVE LARGE DELETERIOUS MATERIAL AND REPLACE AND RETURN GRADE TO  
SUBGRADE ELEVATION IN 2 LIFTS AND COMPACT TO NOT LESS THAN 95% OF THE  
MATERIAL'S MAXIMUM DRY DENSITY. IN LIEU OF DENSITY TESTING A PRESCRIPTIVE  
METHOD SPECIFIED BY THE GEOTECHNICAL ENGINEER MAY BE USED.

2. ASPHALT CONCRETE PAVEMENT:  
REMOVE TOP 24" OF UNDOCTOR FILL LAYER BELOW SUBGRADE ELEVATION.  
REMOVE LARGE DELETERIOUS MATERIAL AND REPLACE AND RETURN GRADE TO  
SUBGRADE ELEVATION IN 8" LIFTS AND COMPACT TO NOT LESS THAN 95% OF THE  
MATERIAL'S MAXIMUM DRY DENSITY. IN LIEU OF DENSITY TESTING A PRESCRIPTIVE  
METHOD SPECIFIED BY THE GEOTECHNICAL ENGINEER MAY BE USED.

1. REFER TO CIVIL COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION
2. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
3. FINISHED GRADING AT LANDSCAPED AND UNPAVED YARD AREAS SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND TO PREVENT PONDING (5% FOR FIRST 10' OR APPROVED ALTERNATIVE METHOD OF DIVERTING WATER), WHERE SPECIFIC GRADING INFORMATION IS NOT SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONSTRUCT SURFACE IMPROVEMENTS TO PROVIDE ADEQUATE POSITIVE DRAINAGE TO PREVENT PONDING. LANDSCAPED AREAS SHOULD BE SLOPED A MINIMUM OF 2% UNLESS OTHERWISE NOTED. LAWN AREAS TO BE MOWED SHOULD NOT EXCEED A SLOPE OF 4:1
4. SIDEWALKS AND PAVEMENT SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS, UNLESS OTHERWISE SHOWN ON THE PLANS, ALL CONCRETE FINISHED SURFACES SHALL BE SLOPED 1% MINIMUM AND ALL ASPHALT PAVED SURFACES SHALL BE SLOPED 2" MINIMUM.

5. ALL PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL CONFORM TO OREGON STATE ACCESSIBILITY STANDARDS. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS AND WITH THE FOLLOWING:
  - PARKING AND LOADING AREAS – MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS IN ACCESSIBLE PARKING SPACES AND AISLES.
  - ACCESSIBLE ROUTES – MAXIMUM SLOPE OF 1:20 (5%) IN THE DIRECTION OF TRAVEL. MAXIMUM CROSS SLOPE OF 1:50 (2%).
  - BUILDING ENTRANCES AND EXITS – AT ALL LOCATIONS 5'x5' (MINIMUM) ACCESSIBLE, CONCRETE WALK WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS AND A MAXIMUM CHANGE IN ELEVATION OF 1/4" MAXIMUM.
6. CONTRACTOR SHALL FINISH GRADE THE SITE TO MATCH ALL EXISTING SURFACE ELEVATIONS OF ADJACENT AREAS AT THE LIMITS OF THE PROJECT SITE. TRANSITIONS TO EXISTING SURFACE ELEVATIONS THAT ARE DIFFERENT FROM THE PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING.
7. ALL DRAINAGE ENTERING THE PROJECT AREA SHALL BE INTERCEPTED BY THE FINAL GRADING IMPROVEMENTS AND CONVEYED BY MEANS OF THE PROJECT STORM DRAINAGE SYSTEM TO THE APPROVED POINTS OF DISCHARGE.
8. ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO DRAIN TO THE PROJECT STORM DRAINAGE SYSTEM AND/OR TO THE PUBLIC R.O.W. ADDITIONAL STORM WATER DISCHARGE ABOVE PRE-PROJECT HISTORIC FLOWS AND AT DIFFERENT POINTS OF DISCHARGE TO ADJACENT PRIVATE PROPERTIES IS PROHIBITED WITHOUT PRIOR APPROVAL FROM THE AHJ AND ADJACENT PRIVATE PROPERTY OWNERS.




1. CS=CRAWLSPACE ELEVATION TYP.
2. FC=FAT CLAY LAYER ELEVATION TYP. BASED ON TEST PIT LOGS.
3. SEE GEOTECHNICAL REPORT FOR TEST PIT LOGS TYP.
4. SEE GEOTECHNICAL REPORT FOR OSHA SOIL TYPES AND TEMPORARY EXCAVATION DATA NOT SHOWN TYP.
5. SEE DETAIL 3/C-1.2 FOR CRAWLSPACE EXCAVATION.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING OSHA APPROVED FALL PROTECTION AROUND EXCAVATION PERIMETER.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER REMOVAL IN TRENCHES AND EXCAVATIONS.

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The image contains two technical drawings of a site plan, likely for a parking area or road intersection. Both drawings include elevation data and a 'FF = 525.00' label.

**Left Drawing:** This drawing shows a road intersection. A dashed line indicates a proposed or existing boundary. Elevation points are marked as follows: 525.0, 525.5, 523.96 FG, 524.85 TW, 523.85 FG, 524.96 TW, 523.96 FG, 524.85 TW, 523.85 FG, 524.96 TW, 523.96 FG, 524.85 TW, 523.85 FG, 524.96 TW, 523.96 FG. A label 'FF = 525.00' is present. A 'NO PARKING' sign with a wheelchair symbol is shown.

**Right Drawing:** This drawing shows a building with a 'NO PARKING' sign and a wheelchair symbol. Elevation points are marked as follows: 524.96 FG, 525.00 FF, 524.96 FG, 524.85 TW, 523.85 FG, 524.96 TW, 523.96 FG, 524.85 TW, 523.85 FG, 524.96 TW, 523.96 FG, 524.85 TW, 523.85 FG, 524.96 TW, 523.96 FG. A label 'FF = 525.00' is present. A 'NO PARKING' sign with a wheelchair symbol is shown.



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WEBTRAX OFFICE BUILDING

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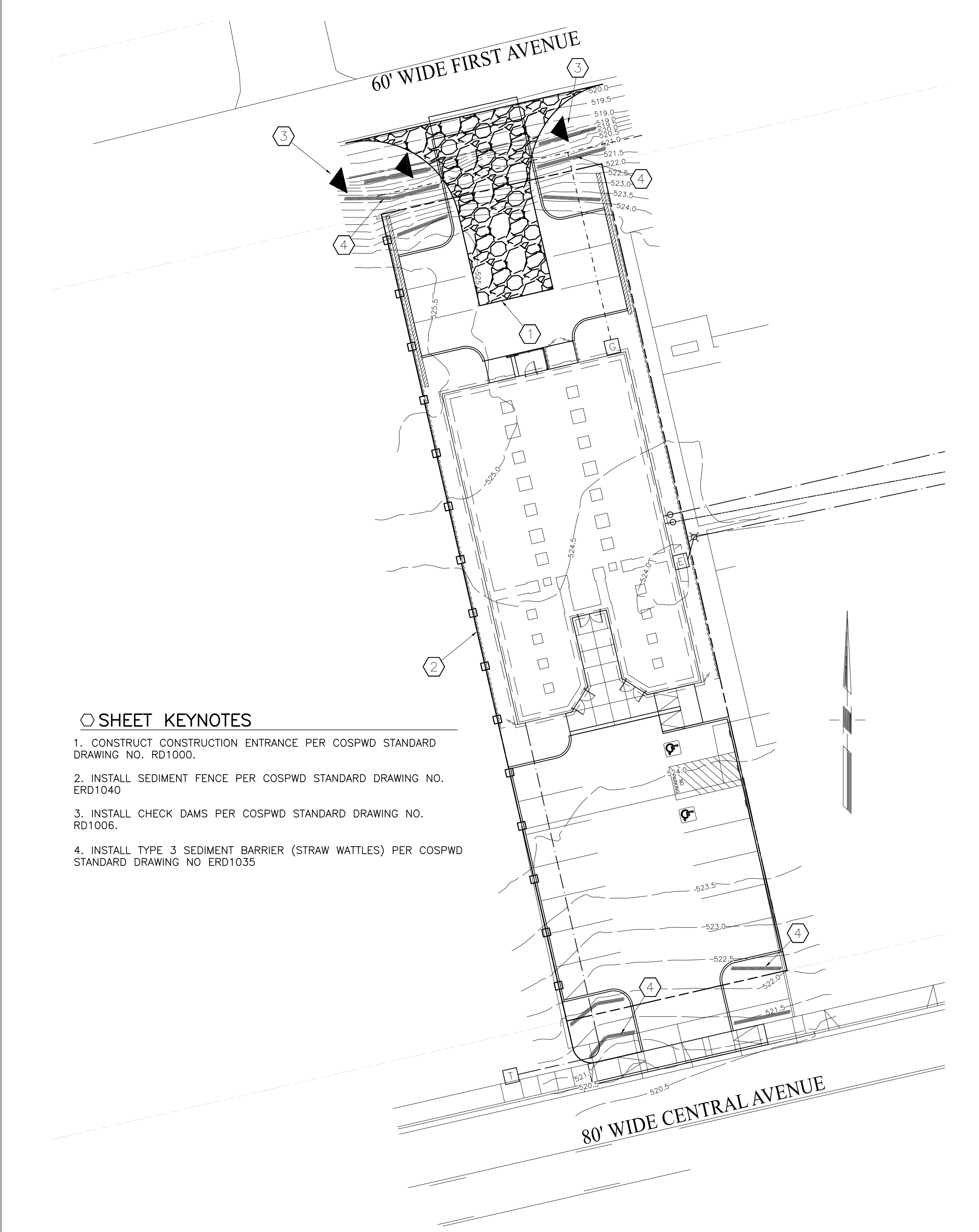
Grading, Excavation and Drainage Plans

<b>Project Location:</b> TAX LOT 250517DD03400 329 E CENTRAL AVE SUTHERLIN, OR 97479	<b>Ownership Information:</b> WEBTRAX, LLC 122 N STATE ST. STE. B SUTHERLIN, OR 97479
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DESIGN CWD	DRAWN CWD	RELEASE DATE 03/28/2022
HZ SCALE 1"=10'	VT SCALE N/A	PROJECT NUMBER 2021-26
CHECKED BY & DATE		

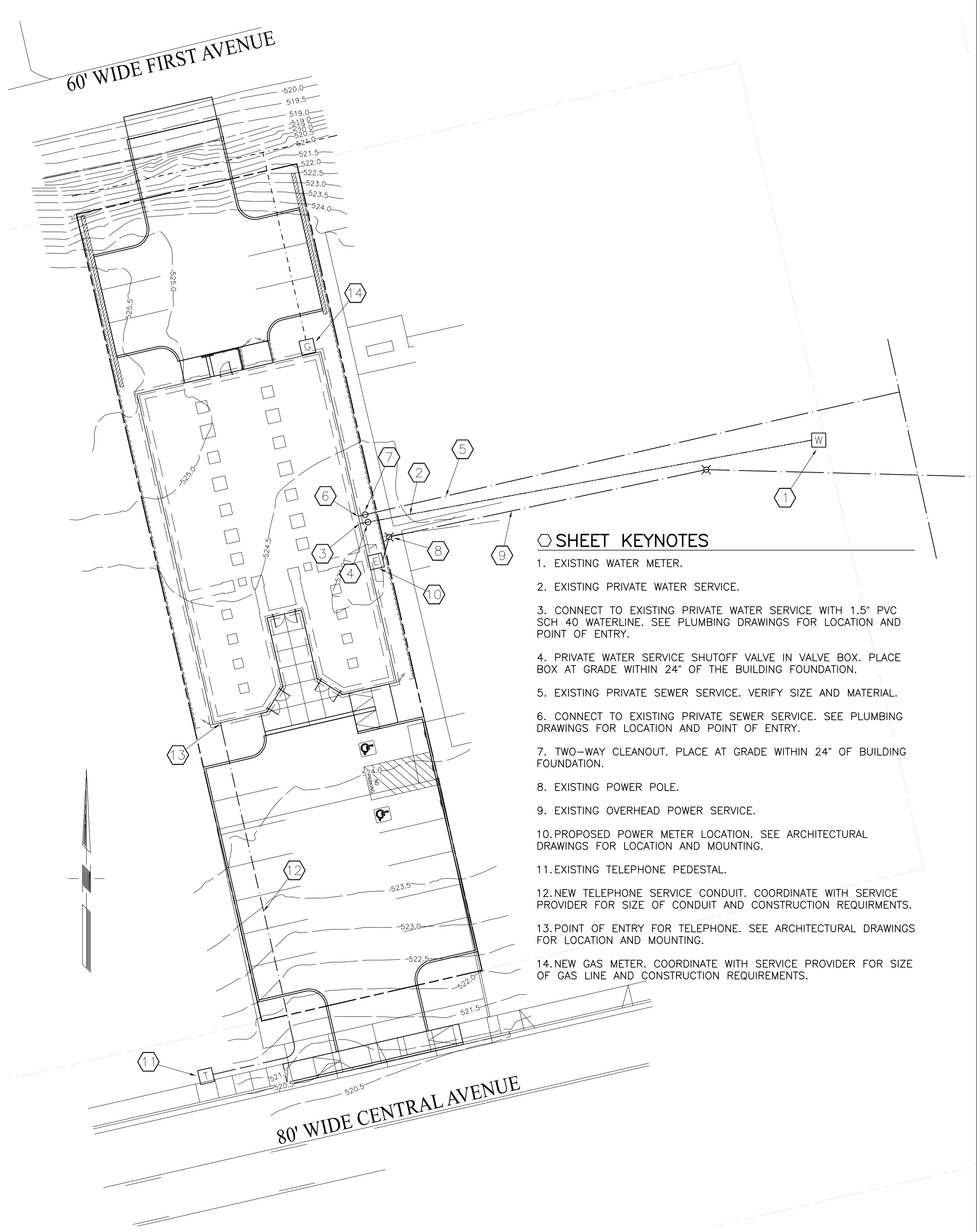
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Erosion and Sediment Control Plan 1"=20' 2

- STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:
1. WHEN RAINFALL AND RUNOFF OCCURS DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOME ONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.
  2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
  3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
  4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
  5. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS.
  6. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PREFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
  7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
  8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3RD THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
  9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
  10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
  11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
  12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
  13. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
  14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT.  
NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
  15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPS THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPS MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
  16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
  17. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPS; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
  18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
  19. THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
  20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
  21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
  22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPS MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
  23. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.



Utility Plan 1"=20' 1

**DAMOUE**  
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REGISTERED PROFESSIONAL ENGINEER  
8134  
DIGITAL SIGNATURE  
CLIMATE DESIGN  
RENEWALS: 12/31/2023

Revisions	DESCRIPTION	DATE	BY
SYN	DESCRIPTION	DATE	BY

WEBTRAX OFFICE BUILDING

Utility and Erosion and Sediment Control Plans

Project Location:  
TAX LOT 250517DD03400  
329 E CENTRAL AVE  
SUTHERLIN, OR 97479

Ownership Information:  
WEBTRAX, LLC  
122 N STATE ST, STE. B  
SUTHERLIN, OR 97479

DESIGN	DRAWN	RELEASE DATE
CWD	CWD	03/28/2022
PL SCALE	VL SCALE	PROJECT NUMBER
1"=10'	N/A	2021-26
CHECKED BY & DATE		

SHEET

C-1.3







# Carlson Geotechnical

A division of Carlson Testing, Inc.

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Salem Office	(503) 589-1252
Tigard Office	(503) 684-3460



**Report of  
Supplemental Geotechnical Investigation  
Webtrax Office Building  
329 East Central Avenue  
Douglas County, Oregon**

**CGT Project Number G2105578.B**

Prepared for

Scott Terrell  
Webtrax  
122 N State Street, Suite B  
Sutherlin, Oregon 97479

February 16, 2022

# Carlson Geotechnical

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February 16, 2022

Scott Terrell  
Webtrax  
122 N State Street, Suite B  
Sutherlin, Oregon 97479

**Report of  
Supplemental Geotechnical Investigation  
Webtrax Office Building  
329 East Central Avenue  
Douglas County, Oregon**

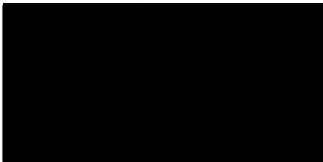
CGT Project Number G2105578.B

Dear Mr. Terrell:

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this report summarizing the results of our supplemental geotechnical investigation for the proposed Webtrax Office Building project. The site is located at 329 East Central Avenue in Douglas County, Oregon. We performed our work in general accordance with our agreement with our client over email correspondence. Email authorization for our services was received on December 16, 2021. Preliminary findings associated with this supplemental investigation were conveyed to our client in early January 2022.

We appreciate the opportunity to work with you on this project. Please contact us at (541) 345-0289 if you have any questions regarding this report.

Respectfully Submitted,  
**CARLSON GEOTECHNICAL**



Morgan Masley, E.I.T.  
Geotechnical Staff III  
[mmasley@carlsontesting.com](mailto:mmasley@carlsontesting.com)



EXPIRES: 6/30/2022

Brad M. Wilcox, P.E., G.E.  
Principal Geotechnical Engineer  
[bwilcox@carlsontesting.com](mailto:bwilcox@carlsontesting.com)

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>4</b>
1.1	Project Background & Information .....	4
1.2	Scope of Services .....	4
<b>2.0</b>	<b>SITE DESCRIPTION .....</b>	<b>4</b>
2.1	Site Surface Conditions .....	4
2.2	Subsurface Conditions .....	4
<b>3.0</b>	<b>CORRESPONDANCE WITH CLIENT .....</b>	<b>6</b>
<b>4.0</b>	<b>RECOMMENDED ADDITIONAL SERVICES .....</b>	<b>6</b>
4.1	Design Review .....	6
4.2	Observation of Construction .....	6
<b>5.0</b>	<b>LIMITATIONS .....</b>	<b>6</b>

## ATTACHMENTS

Site Plan .....	Figure 1
Additional Test Pit Logs .....	Figures 2-4

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## **1.0 INTRODUCTION**

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this report summarizing the results of our supplemental geotechnical investigation for the proposed Webtrax Office Building project. The site is located at 329 East Central Avenue in Douglas County, Oregon.

### **1.1 Project Background & Information**

CGT previously performed a geotechnical investigation for the project, the results of which were presented in our December 3, 2021, "Report of Geotechnical Investigation" (CGT Project Number G2105578). Based on information provided by our client following the submittal of that report, we understand the overall project design remains consistent with that described in the referenced geotechnical report.

As detailed in the geotechnical report, we encountered undocumented fill materials near the surface of the site in our test pits. The fill materials observed in our 2021 investigation extended to depths ranging from 3 to 6 feet below ground surface (bgs). Our 2021 report also identified the existing fills as unsuitable to serve as subgrade support for shallow foundations, floor slabs, or pavements at the site. Recommendations regarding the remediation of the existing fills were presented in the referenced report.

In mid-December 2021, supplemental investigation of the south portion of the site was requested by our client to refine the extent of the undocumented fill at that portion of the site.

### **1.2 Scope of Services**

Our scope of work included the following:

- Further explore subsurface conditions at the site by observing the excavation of three test pits to depths of up to about 9 feet below ground surface (bgs).
- Classify the soils encountered in the test pits in general accordance with ASTM D2488 (Visual-Manual Procedure).
- Provide this written report to summarize the results of our supplemental investigation.

## **2.0 SITE DESCRIPTION**

### **2.1 Site Surface Conditions**

Site surface conditions at the time of our supplemental investigation were generally consistent with those described in our 2021 report.

### **2.2 Subsurface Conditions**

#### **2.2.1 Supplemental Subsurface Investigation**

Our subsurface investigation consisted of three additional test pits (TP-7 through TP-9) completed on December 22, 2021. The approximate exploration locations are shown on the Site Plan, attached as Figure 1. In summary, the test pits were excavated to depths ranging from about 7 to 9 feet bgs. The test pits were excavated using a Kubota U35-4 excavator equipped with a 2-foot toothed bucket provided and operated provided by our client. The test pits were loosely backfilled with the excavated materials upon completion. Representative disturbed (grab) samples of the soils encountered were obtained at select



intervals within the test pits. A qualified member of CGT's geological staff collected the samples and logged the soils in general accordance with the Visual-Manual Procedure (ASTM D2488). An explanation of this classification system is presented in the Appendix A of the referenced report. The grab samples were stored in sealable plastic bags and transported to our soils laboratory for further examination. Our geotechnical staff visually examined all samples in order to refine the initial field classifications. Subsurface conditions encountered during our investigation are summarized below.

### 2.2.2 Subsurface Materials

Logs of the explorations are presented on the attached Figures 2 through 4. The following describes each of the subsurface materials encountered at the site.

#### Asphalt Concrete (AC) Pavement

Asphalt concrete (AC) pavement was encountered at the surface of test pits TP-7 and TP-8 and was about 2 to 4 inches thick.

#### Undocumented Poorly Graded Gravel Fill (GP Fill)

Undocumented poorly graded gravel fill (base rock) was encountered below the AC pavement in test pit TP-7. Undocumented fill refers to materials placed without (available) records of subgrade conditions or evaluation of compaction. The poorly graded gravel fill was typically gray, moist, angular, and up to about ¾-inch in diameter. This soil extended to a depth of about ¾ foot bgs.

#### Undocumented Organic Soil Fill (OL Fill)

Underlying the AC pavement in TP-8 and at the surface of TP-9 was undocumented organic soil fill. This soil exhibited a wide range of relative consistency, was brown in color with variation of red, tan, and orange mottling, moist, exhibited medium plasticity, and contained fine- to medium-grained sand, subrounded gravel up to 2 inches in diameter, and abundant organics (roots and wood up to 5 inches in diameter and wood chips). This soil extended to depths of about 3½ to 4½ feet bgs.

#### Undocumented Fat Clay Fill (CH Fill)

Underlying the undocumented organic soil fill in test pits TP-8 and TP-9 and below the gravel fill in TP-7 was fat clay fill. This soil also exhibited a wide range of relative consistency, was dark gray to blue in color, moist to wet, exhibited high plasticity, contained trace angular gravel up to about 1 inch in diameter, and a variable amount of wood debris up to 3 feet in length. The fat clay fill extended to depths of about 5½ feet bgs.

#### Fat Clay with Sand (CH)

Underlying the fat clay fill within TP-7 was native, fat clay with sand. This soil was generally medium stiff, brown with red, tan, and orange mottling, moist, exhibited high plasticity, and contained trace fine-grained sand and rounded gravel up to about 2 inches in diameter. The fat clay with sand extended to the full depth explored in TP-7, about 7 feet bgs.

#### Clayey Gravel (GC)

Underlying the fat clay fill in TP-8 and TP-9 was clayey gravel (GC). This soil was typically medium dense, dark gray, moist, subrounded to rounded and up to about 3-inches in diameter, with abundant coarse-grained sand and medium plasticity clay fines. The clayey gravel extended to the total depths explored in those test pits, about 7 to 9 feet bgs.

### 2.2.3 Groundwater

Groundwater seepage was encountered at a depth of approximately 4 feet bgs within test pits TP-7 and TP-8 excavated at the site on December 22, 2021. No groundwater was observed in TP-9 excavated at the site on that day. Refer to Section 2.3.3 of the referenced 2021 report for details on determination of regional groundwater depths.

## 3.0 **CORRESPONDANCE WITH CLIENT**

The findings associated with these additional services (and described herein) and the results of our supplemental geotechnical investigation were discussed via phone with our client on January 7, 2022. It was conveyed to the client that the results of this supplemental investigation did not change our previous recommendations presented in the referenced 2021 report. At the end of the call, our client indicated the results would be reviewed with the project design team.

## 4.0 **RECOMMENDED ADDITIONAL SERVICES**

### 4.1 **Design Review**

Geotechnical design review is of paramount importance. We recommend the geotechnical design review take place prior to releasing bid packets to contractors.

### 4.2 **Observation of Construction**

Satisfactory earthwork, foundation, floor slab, and pavement performance depends to a large degree on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. Subsurface conditions observed during construction should be compared with those encountered during subsurface explorations, and recognition of changed conditions often requires experience. We recommend that qualified personnel visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those observed to date and anticipated in this report. We recommend geotechnical engineer's representative attend a pre-construction meeting coordinated by the contractor and/or developer. The project geotechnical engineer's representative should provide observations and/or testing of at least the following earthwork elements during construction:

- Site Stripping
- Subgrade Preparation for Shallow Foundations, Structural Fills, Floor Slabs, and Pavements
- Compaction of Structural Fill and Utility Trench Backfill
- Compaction of Base Rock for Floor Slabs and Pavements
- Compaction of Asphalt Concrete for Pavements

It is imperative that the owner and/or contractor request earthwork observations and testing at a frequency sufficient to allow the geotechnical engineer to provide a final letter of compliance for the earthwork activities.

## 5.0 **LIMITATIONS**

We have prepared this report for use by the owner/developer and other members of the design and construction team for the proposed development. The findings contained within this report are forwarded to

assist in the planning and design process and are not intended to be, nor should they be construed as, a warranty of subsurface conditions.

We have made observations based on our explorations that indicate the soil conditions at only those specific locations and only to the depths penetrated. These observations do not necessarily reflect soil types, strata thickness, or water level variations that may exist between or away from our explorations. If subsurface conditions vary from those encountered in our site explorations, CGT should be alerted to the change in conditions so that we may provide additional geotechnical recommendations, if necessary. Observation by experienced geotechnical personnel should be considered an integral part of the construction process.

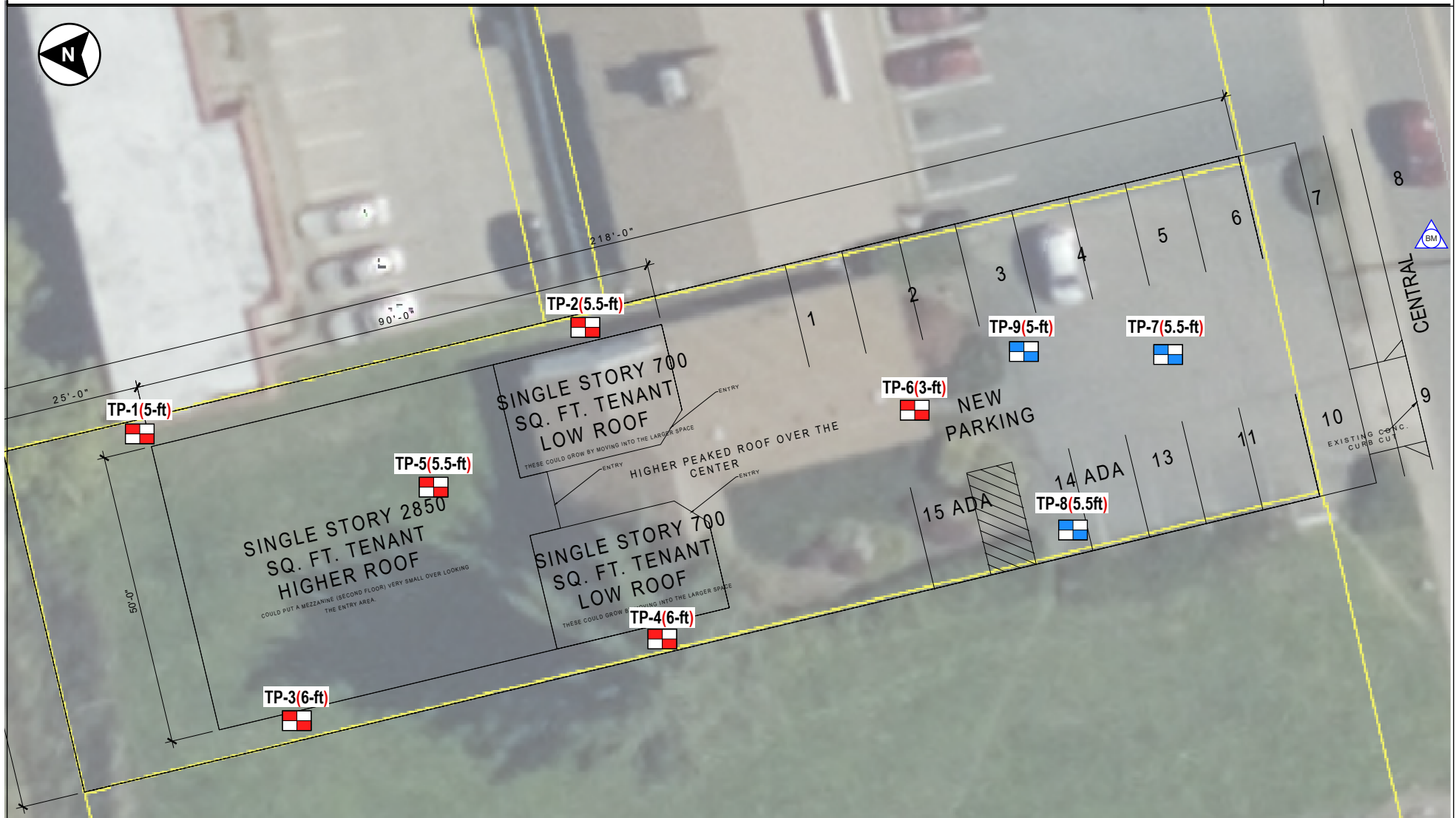
The owner/developer is responsible for ensuring that the project designers and contractors implement our recommendations. When the design has been finalized, prior to releasing bid packets to contractors, we recommend that the design drawings and specifications be reviewed by our firm to see that our recommendations have been interpreted and implemented as intended. If design changes are made, we request that we be retained to review our conclusions and recommendations and to provide a written modification or verification. Design review and construction phase testing and observation services are beyond the scope of our current assignment, but will be provided for an additional fee.

The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design.




Geotechnical engineering and the geologic sciences are characterized by a degree of uncertainty. Professional judgments presented in this report are based on our understanding of the proposed construction, familiarity with similar projects in the area, and on general experience. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared; no warranty, expressed or implied, is made. This report is subject to review and should not be relied upon after a period of three years.

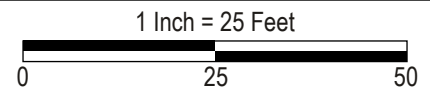
**WEBTRAX OFFICE BUILDING - DOUGLAS COUNTY, OREGON**  
**Project Number G2105578.B**

**FIGURE 1**  
**Site Plan**



**LEGEND**

- TP-1(5-ft)  Approximate location of 2021 test pits. Depth of fill indicated in ( ).
- TP-7(7-ft)  Approximate location of 2022 test pits. Depth of fill indicated in ( ).
-  Elevation benchmark - Assumed 100-foot elevation at top of pavement within East Central Avenue.



NOTES: Drawing based on site plan provided by client and Douglas County Oregon Base Map, accessed November 12, 2021, from Douglas County website: <https://gis.co.douglas.or.us/>. All locations are approximate.



Drafted by: BLN





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## FIGURE 2

### Test Pit TP-7

PAGE 1 OF 1

CLIENT Webtrax - Scott Terrell

PROJECT NAME Webtrax Office Building

PROJECT NUMBER G2105578

PROJECT LOCATION 329 East Central Avenue, Douglas County, Oregon

DATE STARTED 12/22/21

GROUND ELEVATION 100 ft

ELEVATION DATUM See Figure 1

WEATHER Cloudy 46°

SURFACE Asphalt Pavement

LOGGED BY BJC

REVIEWED BY BMW

EXCAVATION CONTRACTOR Client

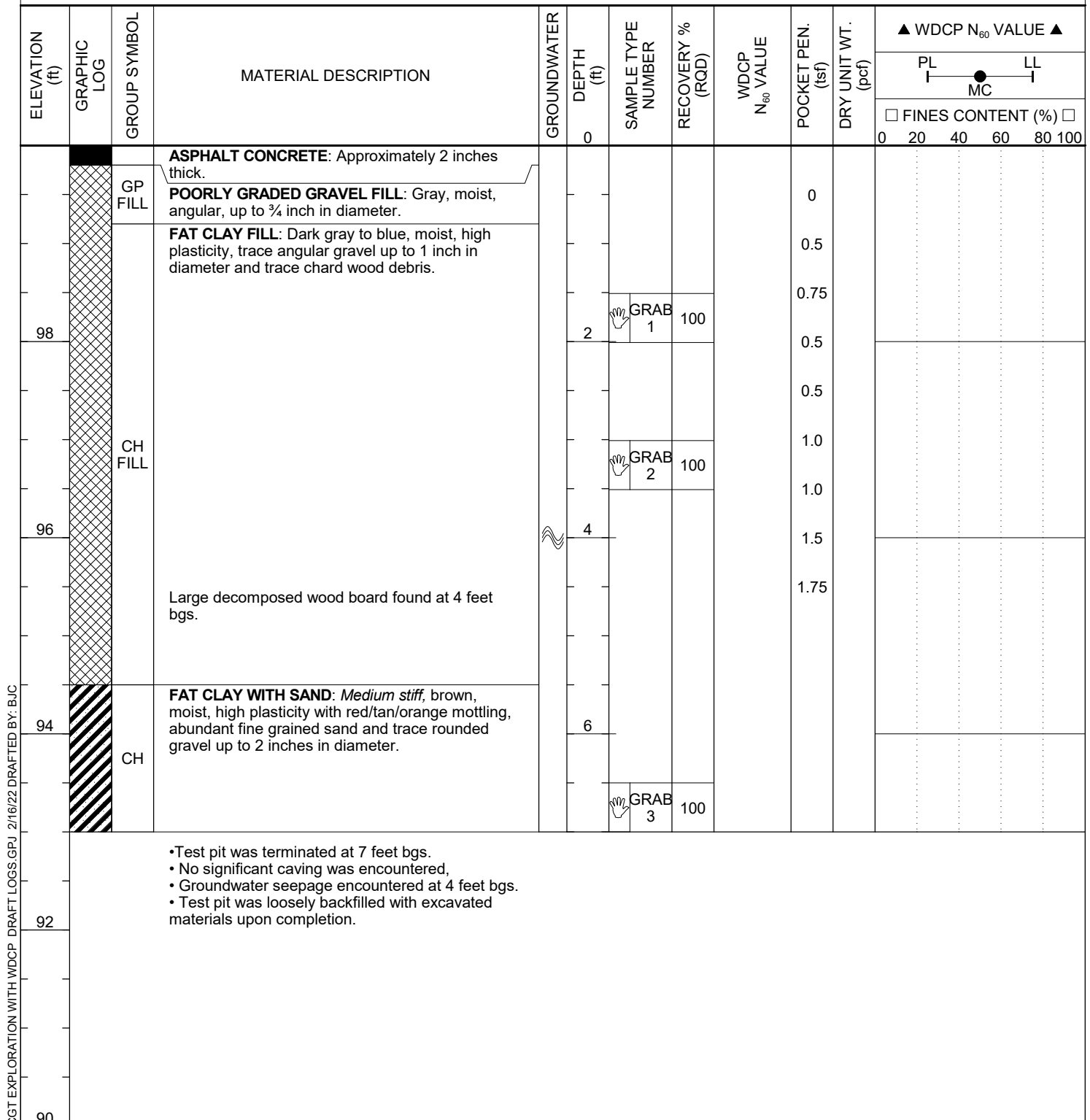
SEEPAGE 4.0 ft / El. 96.0 ft

EQUIPMENT Kubota (U35-4) with a 2-foot wide toothed bucket

GROUNDWATER DURING DRILLING ---

EXCAVATION METHOD Test Pit

GROUNDWATER AFTER EXCAVATION ---





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# FIGURE 3

## Test Pit TP-8

PAGE 1 OF 1

CLIENT Webtrax - Scott Terrell

PROJECT NAME Webtrax Office Building

PROJECT NUMBER G2105578

PROJECT LOCATION 329 East Central Avenue, Douglas County, Oregon

DATE STARTED 12/22/21

GROUND ELEVATION 102 ft

ELEVATION DATUM See Figure 1

WEATHER Cloudy 47°

SURFACE Asphalt Pavement

LOGGED BY BJC

REVIEWED BY BMW

EXCAVATION CONTRACTOR Client

SEEPAGE 4.0 ft / El. 98.0 ft

EQUIPMENT Kubota (U35-4) with a 2-foot wide toothed bucket

GROUNDWATER DURING DRILLING ---

EXCAVATION METHOD Test Pit

GROUNDWATER AFTER EXCAVATION ---

CGT EXPLORATION WITH WDCP DRAFT LOGS.GPJ 2/16/22 DRAFTED BY: BJC

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER	DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲				
											<div> <div>PL</div> <div>MC</div> <div>LL</div> </div> <div> <input type="checkbox"/> FINES CONTENT (%) <input type="checkbox"/> </div>				
			ASPHALT CONCRETE: Approximately 4 inches thick.		0										
			ORGANIC SOIL FILL: Brown, moist, medium plasticity with red/tan/orange mottling, abundant sub-rounded gravel up to 2 inches in diameter, fine to medium grained sand and some severely weathered rock fragments.						0						
100									0						
		OL FILL			2	GRAB 1	100		0.5						
									0.5						
98									0.5						
									0.5						
									0.5						
									0.5						
		CH FILL	FAT CLAY FILL: Dark gray to blue, moist to wet, high plasticity with abundant wood debris up to 3 feet long.		4	GRAB 2	100		1.0						
									1.0						
96															
		GC	CLAYEY GRAVEL: Medium dense, dark gray, moist, medium plasticity fines, rounded, up to 3 inches in diameter, and with abundant coarse- to very coarse-grained sand.		6										
94					8										
						GRAB 3	100								
92			<ul style="list-style-type: none"> <li>Test pit was terminated at 9 feet bgs.</li> <li>No significant caving was encountered.</li> <li>Groundwater seepage was encountered at 4 feet bgs.</li> <li>Test pit was loosely backfilled with excavated materials upon completion.</li> </ul>												



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## FIGURE 4

### Test Pit TP-9

PAGE 1 OF 1

CLIENT Webtrax - Scott Terrell

PROJECT NAME Webtrax Office Building

PROJECT NUMBER G2105578

PROJECT LOCATION 329 East Central Avenue, Douglas County, Oregon

DATE STARTED 12/22/21

GROUND ELEVATION 102 ft

ELEVATION DATUM See Figure 1

WEATHER Cloudy 47°

SURFACE Soil

LOGGED BY BJC

REVIEWED BY BMW

EXCAVATION CONTRACTOR Client

SEEPAGE ---

EQUIPMENT Kubota (U35-4) with a 2-foot wide toothed bucket

GROUNDWATER DURING DRILLING ---

EXCAVATION METHOD Test Pit

GROUNDWATER AFTER EXCAVATION ---

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER	DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲	
											PL	LL
											MC	
											□ FINES CONTENT (%) □	
											0	100
100		OL FILL	ORGANIC SOIL FILL: Brown, moist, medium plasticity with red/tan mottling and abundant sub-rounded gravel up to 1 inch in diameter.		0				0			
									0			
									0.5			
					2				0.75			
									0.5			
									1.0			
98		CH FILL	FAT CLAY FILL: Dark gray to blue, moist, high plasticity with abundant sub-rounded gravel up to ¾ inch in diameter and abundant wood debris.		4				1.0			
									1.0			
						GRAB 1	100		1.25			
96		GC	CLAYEY GRAVEL: Medium dense, dark gray, moist, low to medium plasticity fines, subrounded to rounded, up to 3 inches in diameter, and with abundant coarse-grained sand.		6							
					8							
						GRAB 2	100					
92			<ul style="list-style-type: none"> <li>Test pit terminated at 9 feet bgs.</li> <li>No significant caving or groundwater was encountered.</li> <li>Test pit was loosely backfilled with excavated materials upon completion.</li> </ul>									

CGT EXPLORATION WITH WDCP DRAFT LOGS.GPJ 2/16/22 DRAFTED BY: BJC



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**Report of  
Geotechnical Investigation  
Webtrax Office Building  
329 East Central Avenue  
Douglas County, Oregon**

**CGT Project Number G2105578**

Prepared for

Scott Terrell  
Webtrax  
122 N State Street, Suite B  
Sutherlin, Oregon 97479

December 3, 2021

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December 3, 2021

Scott Terrell  
Webtrax  
122 N State Street, Suite B  
Sutherlin, Oregon 97479

**Report of  
Geotechnical Investigation  
Webtrax Office Building  
329 East Central Avenue  
Douglas County, Oregon**

CGT Project Number G2105578

Dear Mr. Terrell:

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this report summarizing the results of our geotechnical investigation for the proposed Webtrax Office Building project. The site is located at 329 East Central Avenue in Douglas County (Sutherlin), Oregon. We performed our work in general accordance with CGT Proposal GP9511, dated October 15, 2021. Written authorization for our services was received on October 16, 2021.

We appreciate the opportunity to work with you on this project. Please contact us at (541) 345-0289 if you have any questions regarding this report.

Respectfully Submitted,  
**CARLSON GEOTECHNICAL**



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Office: 8430 SW Hunziker Street, Tigard, Oregon 97223  
Mailing: P.O. Box 230997, Tigard, Oregon 97281

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>4</b>
1.1	Project Information .....	4
1.2	Scope of Services .....	4
<b>2.0</b>	<b>SITE DESCRIPTION .....</b>	<b>5</b>
2.1	Site Geology .....	5
2.2	Site Surface Conditions .....	5
2.3	Subsurface Conditions .....	5
<b>3.0</b>	<b>SEISMIC CONSIDERATIONS .....</b>	<b>6</b>
3.1	Seismic Design .....	6
3.2	Seismic Hazards .....	7
<b>4.0</b>	<b>CONCLUSIONS .....</b>	<b>8</b>
4.1	Undocumented Organic Soil Fill .....	8
4.2	Expansion Potential .....	9
4.3	Moisture Sensitive Soils .....	9
<b>5.0</b>	<b>RECOMMENDATIONS .....</b>	<b>9</b>
5.1	Site Preparation .....	9
5.2	Temporary Excavations .....	10
5.3	Wet Weather Considerations .....	11
5.4	Structural Fill .....	12
5.5	Permanent Slopes .....	14
5.6	Shallow Foundations .....	14
5.7	Floor Slabs .....	16
5.8	Pavements .....	17
5.9	Additional Drainage Considerations .....	17
<b>6.0</b>	<b>RECOMMENDED ADDITIONAL SERVICES .....</b>	<b>18</b>
6.1	Design Review .....	18
6.2	Observation of Construction .....	18
<b>7.0</b>	<b>LIMITATIONS .....</b>	<b>18</b>

## ATTACHMENTS

Site Location .....	Figure 1
Site Plan .....	Figure 2
Site Photographs .....	Figure 3
Subsurface Investigation and Laboratory Testing .....	Appendix A



## 1.0 INTRODUCTION

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this report summarizing the results of our geotechnical investigation for the proposed Webtrax Office Building project. The site is located at 329 East Central Avenue in Douglas County (Sutherlin), Oregon, as shown on the attached Site Location, Figure 1.

### 1.1 Project Information

CGT developed an understanding of the proposed project based on correspondence with our client and preliminary site plan provided to us on October 11, 2021. Based on our review, we understand the project will include:

- Construction of a new building within the north portion of the site. The building will be one story, wood-framed, with a slab on grade floor and footprint of roughly 2,850 square feet. The building will incorporate two single story, 700 square feet, tenant units on the north side of the building. No below grade (basement) levels are planned for this project. For the purposes of this report, we have assumed maximum column, continuous wall, and uniform floor slab loads will be on the order of 50 kips, 3 kips per lineal foot (klf), and 250 pounds per square foot (psf), respectively.
- Construction of paved passenger car parking areas located south/southeast of the new building. We assume new pavements will be surfaced with asphalt concrete (AC).
- Although no stormwater management plans have been provided, we anticipate stormwater collected from new impervious areas of the site will be routed to the nearest storm drain or other suitable discharge point. Infiltration testing was not requested as part of this assignment.
- Although no grading plans have been provided, we anticipate permanent grade changes at the relatively level site will include cuts and fills up to about 3 feet relative to existing grades.

### 1.2 Scope of Services

Our scope of work included the following:

- Contact the Oregon Utilities Notification Center to mark the locations of public utilities within a 20-foot radius of our explorations at the site. CGT also subcontracted a private utility locator service to mark the locations of detectable private utilities within the same radius.
- Explore subsurface conditions at the site by excavating six test pits to depths of up to about 10½ feet below ground surface (bgs). Details of the subsurface investigation are presented in Appendix A.
- Classify the soils encountered in the explorations in general accordance with ASTM D2488 (Visual-Manual Procedure).
- Provide a technical narrative describing surface and subsurface deposits, and local geology of the site, based on the results of our explorations and published geologic mapping.
- Provide recommendations for the Seismic Site Class, mapped maximum considered earthquake spectral response accelerations, and site seismic coefficients.
- Provide a qualitative evaluation of seismic hazards at the site, including earthquake-induced liquefaction, landsliding, and surface rupture due to faulting or lateral spread.
- Provide geotechnical recommendations for site preparation and earthwork.
- Provide geotechnical engineering recommendations for use in design and construction of shallow foundations, floor slabs, and pavements.

- Provide this written report summarizing the results of our geotechnical investigation and recommendations for the project.

## **2.0 SITE DESCRIPTION**

### **2.1 Site Geology**

Based on available geologic mapping<sup>1</sup> of the area, the site is directly underlain by Holocene fluvial deposits that consist of silts, sands, gravels and cobbles and is up to 15 feet thick in the vicinity of the site. Underlying the fluvial deposits is the Eocene Basin plain mudstone. This material is described as being a dark gray, laminated to massive, fine-grained sandstone and mudstone. Nearby well logs suggest this unit extends to depths of at least 130 feet bgs in the vicinity of the site.

### **2.2 Site Surface Conditions**

The project site is bordered by commercial properties to the east and west, East Central Avenue to the south, and East 1<sup>st</sup> Street to the north. At the time of our field investigation, the site gently descended to the south. The south portion of the site was occupied by an existing asphalt-surfaced parking lot. The remainder of the site was vegetated with short grasses and shrubs. Site layout and surface conditions at the time of our field investigation are shown on the attached Site Plan (Figure 2) and Site Photographs (Figure 3).

### **2.3 Subsurface Conditions**

#### **2.3.1 Subsurface Investigation & Laboratory Testing**

Our subsurface investigation consisted of six test pits (TP-1 through TP-6) completed on November 11, 2021. The approximate exploration locations are shown on the Site Plan, attached as Figure 2. In summary, the test pits were excavated to depths ranging from about 7 to 10½ feet bgs. Details regarding the subsurface investigation, logs of the explorations, and results of laboratory testing are presented in Appendix A. Subsurface conditions encountered during our investigation are summarized below.

#### **2.3.2 Subsurface Materials**

The following describes each of the subsurface materials encountered at the site.

##### **Undocumented Organic Soil Fill (OL Fill)**

Undocumented organic soil fill was encountered at the surface of each test pit and extended to depths ranging from about 3 to 6 feet bgs. Undocumented fill refers to materials placed without (available) records of subgrade conditions or evaluation of compaction. This soil was generally very soft to medium stiff, brown to dark brown, moist, exhibited low plasticity, and contained fine- to medium-grained sand, angular gravel up to 3 inches in diameter, and abundant organics (roots and wood up to 5 inches in diameter and wood chips).

##### **Fat Clay**

Underlying the undocumented organic soil fill within each test pit was native, fat clay. This soil was generally soft to stiff, gray, moist, exhibited high plasticity, and contained trace fine-grained sand. The fat clay

---

<sup>1</sup> Wells, R.E., Jayko, A.S., Niem, A.R., Black, G., Wiley, T., Baldwin, E., Molenaar, K.M., Wheeler, K.L., DuRoss, C.B., and Givler, R.W., 2000. Geologic Map and Database of the Roseburg 30 x 60' Quadrangle, Douglas and Coos Counties, Oregon: U.S. Geological Survey, Open File Report 00-376, scale 1:100,000.

extended to the full depth explored within TP-6, about 7 feet bgs, and extended to depths of about 8 to 8½ feet bgs in TP-1 through TP-5.

#### Clayey Sand (SC)

Underlying the fat clay within TP-1 through TP-5 was native, clayey sand. This soil was generally medium dense to dense, light gray-green, moist, medium- to coarse-grained, and contained high plasticity clay and subrounded to rounded gravel up to about 3 inches in diameter. The clayey sand extended the full depths explored in TP-1 through TP-5, about 7 to 10½ feet bgs.

#### 2.3.3 Groundwater

Groundwater seepage was encountered at depths ranging from 8½ to 10½ feet bgs within test pits TP-1 through TP-5 excavated at the site on November 11, 2021. No groundwater was observed in TP-6 excavated at the site on that day. To determine approximate regional groundwater levels in the area, we researched well logs available on the Oregon Water Resources Department (OWRD)<sup>2</sup> website for wells located within Section 17, Township 25 South, Range 5 West, Willamette Meridian. Our review indicated that groundwater levels in the area generally ranged from about 7 to 20 feet bgs. Deeper water zones were reported at depths below 50 feet bgs. It should be noted groundwater levels vary with local topography. In addition, the groundwater levels reported on the OWRD logs often reflect the purpose of the well, so water well logs may only report deeper, confined groundwater, while geotechnical or environmental borings will often report any groundwater encountered, including shallow, unconfined groundwater. Therefore, the levels reported on the OWRD well logs referenced above are considered generally indicative of local water levels and may not reflect actual groundwater levels at the project site. We anticipate that groundwater levels will fluctuate due to seasonal and annual variations in precipitation, changes in site utilization, or other factors. In addition, the on-site fat clay (CH) and clayey sand (SC) are conducive to the formation of perched groundwater tables.

### **3.0 SEISMIC CONSIDERATIONS**

#### **3.1 Seismic Design**

Section 1613.2.2 of the 2019 Oregon Structural Specialty Code (2019 OSSC) requires that the determination of the seismic site class be in accordance with Chapter 20 of the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures (ASCE 7-16). We have assigned the site as Site Class D ("Stiff Soil") based on review of geologic mapping and the subsurface conditions encountered during our investigation.

Earthquake ground motion parameters for the site were obtained in accordance with the 2019 OSSC using the Seismic Hazards by Location calculator on the ATC website<sup>3</sup>. The site Latitude 43.3914073° North and Longitude 123.3084606° West were input as the site location. The following table shows the recommended seismic design parameters for the site.

---

<sup>2</sup> Oregon Water Resources Department, 2021. Well Log Records, accessed November 2021, from OWRD web site: [http://apps.wrd.state.or.us/apps/gw/well\\_log/](http://apps.wrd.state.or.us/apps/gw/well_log/).

<sup>3</sup> Applied Technology Council (ATC), 2021. USGS seismic design parameters determined using "Seismic Hazards by Location," accessed November 2021, from the ATC website <https://hazards.atcouncil.org/>.



**Table 1 Seismic Ground Motion Values**

	Parameter	Value
Mapped Acceleration Parameters	Spectral Acceleration, 0.2 second ( $S_s$ )	0.784g
	Spectral Acceleration, 1.0 second ( $S_1$ )	0.451g
Coefficients (Site Class D)	Site Coefficient, 0.2 second ( $F_A$ )	1.186
	Site Coefficient, 1.0 second ( $F_v$ ) <sup>1</sup>	1.849
Adjusted MCE Spectral Response Parameters	MCE Spectral Acceleration, 0.2 second ( $S_{MS}$ )	0.930g
	MCE Spectral Acceleration, 1.0 second ( $S_{M1}$ )	0.834g
Design Spectral Response Accelerations	Design Spectral Acceleration, 0.2 second ( $S_{DS}$ )	0.620g
	Design Spectral Acceleration, 1.0 second ( $S_{D1}$ )	0.556g
Seismic Design Category (Risk Category II)		D

<sup>1</sup>Value determined from 2019 OSSC Table 1613.2.3(2).

### 3.2 Seismic Hazards

#### 3.2.1 Liquefaction

In general, liquefaction occurs when deposits of loose/soft, saturated, cohesionless soils, generally sands and silts, are subjected to strong earthquake shaking. If these deposits cannot drain quickly enough, pore water pressures can increase, approaching the value of the overburden pressure. The shear strength of a cohesionless soil is directly proportional to the effective stress, which is equal to the difference between the overburden pressure and the pore water pressure. When the pore water pressure increases to the value of the overburden pressure, the shear strength of the soil approaches zero, and the soil can liquefy. The liquefied soils can undergo rapid consolidation or, if unconfined, can flow as a liquid. Structures supported by the liquefied soils can experience rapid, excessive settlement, shearing, or even catastrophic failure.

For fine-grained soils, susceptibility to liquefaction is evaluated based on penetration resistance and plasticity, among other characteristics. Criteria for identifying non-liquefiable, fine-grained soils are constantly evolving. Current practice to identify non-liquefiable, fine-grained soils is based on moisture content and plasticity characteristics of the soils<sup>4,5,6</sup>. The susceptibility of sands, gravels, and sand-gravel mixtures to liquefaction is typically assessed based on penetration resistance, as measured using SPTs, CPTs, or Becker Hammer Penetration tests (BPTs).

Based on their plasticity characteristics, the native clayey soils (CH, SC) are not considered liquefiable. Based on review of geologic mapping, we do not anticipate liquefiable conditions are present at depths below those explored as part of this assignment. This judgment is supported by the Oregon Department of Geology and Mineral Industries' Oregon Statewide Geohazards Viewer (HazVu)<sup>7</sup>, which shows *no* hazard for

<sup>4</sup> Seed, R.B. et al., 2003. Recent Advances in Soil Liquefaction Engineering: A Unified and Consistent Framework. Earthquake Engineering Research Center Report No. EERC 2003-06.

<sup>5</sup> Bray, Jonathan D., Sancio, Rodolfo B., et al., 2006. Liquefaction Susceptibility of Fine-Grained Soils, Journal of Geotechnical and Geoenvironmental Engineering, Volume 132, Issue 9, September 2006.

<sup>6</sup> Idriss, I.M., Boulanger, R.W., 2008. Soil Liquefaction During Earthquakes, Earthquakes Engineering Research Institute Monograph MNO-12.

<sup>7</sup> Oregon Department of Geology and Mineral Industries, 2021. Oregon Statewide Geohazards Viewer, accessed December 2021, from DOGAMI web site: <http://www.oregongeology.org/sub/hazvu/index.htm>.

liquefaction at the site. The Oregon Hazard Explorer for Lifelines Program (O-HELP)<sup>8</sup> shows a *very low* hazard for liquefaction for the site or immediate vicinity due to a M9.0 Cascadia Subduction Zone earthquake.

### 3.2.2 Slope Instability

We did not observe any obvious signs of past or on-going slope instability at the site. Review of the Statewide Landslide Information Database for Oregon (SLIDO), available at the DOGAMI website<sup>9</sup>, shows *no* historic or prehistoric landslides at or in the immediate vicinity of the site. HazVu shows a *low* hazard for landslides at the site. O-HELP shows a *very low* probability of seismically-induced landslides at the site due to a M9.0 Cascadia Subduction Zone earthquake. Given the lack of evidence of previous landslides in the vicinity and the generally low hazard indicated by the hazard mapping, the risk of seismically-induced slope instability occurring at the site is considered low. The proposed grading includes relatively minimal planned changes in site grades and is not anticipated to significantly increase this risk.

#### 3.2.2.1 Faulting

Although the site is situated in a region of the country with known active faults and historic seismic activity, no known faults exist on or immediately adjacent to the site. Therefore, the risk of surface rupture at the site due to faulting is considered low.

#### 3.2.2.2 Lateral Spread

Surface rupture due to lateral spread can occur on sites underlain by liquefiable soils that are located on or immediately adjacent to slopes steeper than about 3 degrees (20H:1V), and/or adjacent to a free face, such as a stream bank or the shore of an open body of water. During lateral spread, the materials overlying the liquefied soils are subject to lateral movement downslope or toward the free face. Based on the non-liquefiable nature of the soils at the site, the risk of damage associated with lateral spread is considered very low to negligible.

## 4.0 CONCLUSIONS

Based on the results of our field explorations and analyses, the site may be developed as described in Section 1.1 of this report, provided the recommendations presented in this report are incorporated into the design and development. The primary geotechnical considerations for this project are discussed in the following paragraphs.

### 4.1 Undocumented Organic Soil Fill

As indicated above, we encountered undocumented organic soil fill (OL Fill) in test pits TP-1 through TP-6. This soil was highly variable in terms of consistency, contained abundant organics, and extended to depths of about 3 to 6 feet bgs. Recognizing its organic content and thickness, this soil exhibits very low strength properties and is considered highly susceptible to settlements if subjected to structural (column, continuous wall, and floor slab) loads associated with the proposed building. In addition, the organic soil fill is susceptible to long-term settlements from decomposition of the organic matter within the soil. We do not recommend this material be relied upon to support shallow foundations, floor slabs, or pavements at the site. Where

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<sup>8</sup> Oregon State University College of Engineering, 2021. Oregon Hazard Explorer for Lifelines Program (O-HELP), accessed November 2021, from O-HELP web site: <http://ohelp.oregonstate.edu/#&ui-state=dialog>.

<sup>9</sup> Oregon Department of Geology and Mineral Industries, 2021. Statewide Landslide Information Database for Oregon (SLIDO), accessed November 2021, from DOGAMI web site: <https://gis.dogami.oregon.gov/maps/slido/>.

encountered at design foundation, floor slab, and pavement subgrade elevations, we recommend the existing fill be over-excavated and replaced with structural fill in conformance with Section 5.4 of this report.

## **4.2 Expansion Potential**

Fat clay (CH) was encountered at depths ranging from about 3 to 6 feet bgs within TP-1 through TP-6 and, depending on finalized grading plans, may be encountered at design subgrade elevations for new foundations, floor slabs, and pavements. This soil generally exhibited high plasticity, with a plasticity index of approximately 56 percent. Based on the plasticity index, the fat clay has a *very high or critical* expansive potential<sup>10</sup>. Foundations, floor slabs, and pavements founded directly on this soil may be subject to cyclic shrink-swell movements that can result in differential movements and distress. Where the fat clay is encountered at design subgrade elevations for foundations, floor slabs, and pavements, we recommend measures be taken to protect those features from the potentially damaging effects of shrink-swell movements. Specific recommendations for foundation, floor slab, and retaining wall subgrade preparation are presented in Sections 5.6.1, 5.7.1, and 5.8.1, respectively.

## **4.3 Moisture Sensitive Soils**

Due to their fines content, the on-site fine-grained soils (CH, SC) are susceptible to disturbance during wet weather. Trafficability of these soils may be difficult, and significant damage to the subgrade could occur, if earthwork is undertaken without proper precautions at times when the exposed soils are more than a few percentage points above optimum moisture content. In the event that construction occurs during wet weather, CGT recommends that measures be implemented to protect the fine-grained subgrade in areas of repeated construction traffic. Geotechnical recommendations for wet weather construction are presented in Section 5.3 of this report.

## **5.0 RECOMMENDATIONS**

The recommendations presented in this report are based on the information provided to us, results of our field investigation and analyses, laboratory data, and professional judgment. CGT has observed only a small portion of the pertinent subsurface conditions. The recommendations are based on the assumptions that the subsurface conditions do not deviate appreciably from those found during the field investigation. CGT should be consulted for further recommendations if the design of the proposed development changes and/or variations or undesirable geotechnical conditions are encountered during site development.

### **5.1 Site Preparation**

#### **5.1.1 Stripping**

Existing vegetation, rooted soils, and undocumented organic soil fill (OL Fill) should be removed from within, and for a minimum 5-foot margin around (where feasible), proposed building pad, structural fill, and pavement areas. Based on the results of our field explorations, undocumented fill encountered at the site extended to depths ranging from 3 to 6 feet bgs. This material may be deeper or shallower at locations away from the completed explorations. The geotechnical engineer's representative should provide recommendations for actual stripping depths based on observations during site stripping. Stripped surface

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<sup>10</sup> Day, Robert W. 2005. Table 9.1 – Typical Soil Properties versus Expansion Potential *in* Foundation Engineering Handbook: Design and Construction with the 2006 International Building Code. Published by McGraw-Hill Companies, Inc.



vegetation and rooted soils should be transported off-site for disposal, or stockpiled for later use in landscaped areas.

#### 5.1.2 Test Pit Backfills

The test pits conducted at the site were loosely backfilled during our field investigation. Where test pits are located within finalized building, structural fill, or pavement areas, the loose backfill materials should be re-excavated. The resulting excavations should be backfilled with structural fill in conformance with Section 5.4 of this report.

#### 5.1.3 Existing Utilities & Below-Grade Structures

All existing utilities at the site should be identified prior to excavation. Abandoned utility lines beneath the new building, pavements, and hardscaping features should be completely removed or grouted full. Soft, loose, or otherwise unsuitable soils encountered in utility trench excavations should be removed and replaced with structural fill in conformance with Section 5.4 this report. Buried structures (i.e. footings, foundation walls, retaining walls, slabs-on-grade, tanks, etc.), if encountered during site development, should be completely removed and replaced with structural fill in conformance with Section 5.4 of this report.

#### 5.1.4 Subgrade Preparation – Building Pad & Pavements

After site preparation as recommended above, but prior to placement of structural fill and/or aggregate base, the geotechnical engineer's representative should observe the exposed subgrade soils in order to identify areas of excessive yielding through either proof rolling or probing. Proof rolling of subgrade soils is typically conducted during dry weather using a fully-loaded, 10- to 12-cubic-yard, tandem-axle, tire-mounted, dump truck or equivalent weighted water truck. Areas of limited access or that appear too soft or wet to support proof rolling equipment should be evaluated by probing. During wet weather, subgrade preparation should be performed in general accordance with the recommendations presented in Section 5.3 of this report. If areas of soft soil or excessive yielding are identified, the affected material should be over-excavated to firm, unyielding subgrade, and replaced with imported granular structural fill in conformance with Section 5.4.2 of this report.

The fat clay (CH) soils should be kept moist, near optimum moisture content, and not allowed to dry out. If allowed to dry below optimum moisture content, to a point where surface cracking appears in the subgrade, the affected material should be over-excavated and replaced with imported granular structural fill.

#### 5.1.5 Erosion Control

Erosion and sedimentation control measures should be employed in accordance with applicable City, County, and State regulations.

### 5.2 **Temporary Excavations**

#### 5.2.1 Overview

Conventional earthmoving equipment in proper working condition should be capable of making necessary excavations for the anticipated site cuts as described earlier in this report. All excavations should be in accordance with applicable OSHA and state regulations. It is the contractor's responsibility to select the excavation methods, to monitor site excavations for safety, and to provide any shoring required to protect personnel and adjacent improvements. A "competent person," as defined by OR-OSHA, should be on-site

during construction in accordance with regulations presented by OR-OSHA. CGT's current role on the project does not include review or oversight of excavation safety.

#### 5.2.2 OSHA Soil Type

For use in the planning and construction of temporary excavations up to 10 feet in depth, an OSHA soil type "C" should be used for the undocumented fill soils (OL Fill) encountered near the surface of the site. Similarly, an OSHA soil type "B" may be used for the fat clay (CH) encountered within the test pits. An OSHA soil type "C" should be used for the underlying clayey sand (SC).

#### 5.2.3 Utility Trenches

Temporary trench cuts should stand near vertical to depths of approximately 4 feet in the fine-grained soils (CH, SC) encountered at the site. If groundwater seepage undermines the stability of the trench, or if sidewall caving is observed during excavation, the sidewalls should be flattened or shored. Depending on the time of year trench excavations occur, trench dewatering may be required in order to maintain dry working conditions. Pumping from sumps located within the trench will likely be effective in removing water resulting from seepage. If groundwater is encountered, we recommend placing trench stabilization material at the base of the excavations. Trench stabilization material should be in conformance with Section 5.4.3.

#### 5.2.4 Excavations Near Foundations

Excavations near footings should not extend within a 1 horizontal to 1 vertical (1H:1V) plane projected out and down from the outside, bottom edge of the footings. In the event excavation needs to extend below the referenced plane, temporary shoring of the excavation and/or underpinning of the subject footing may be required. The geotechnical engineer should be consulted to review proposed excavation plans for this design case to provide specific recommendations.

#### 5.2.5 Draping of Cut Slopes

In wet weather conditions, we recommend temporary cut slopes in excess of 4 feet in height (created during construction) be draped with minimum 10-mil plastic sheeting (e.g. polyethylene). Draping of cut slopes less than 4 feet in height may also be performed. The draping should extend from the base of the cut slope and back from the top of the cut slope sufficient to limit runoff from flowing under the covering. The plastic sheets should be lapped sufficiently to prevent water from flowing directly onto the slope and should extend at least several feet beyond each side of the cut area. The plastic should be weighted or otherwise anchored so that it remains on the slope during construction. Runoff from the sheeting should not be allowed to pond or infiltrate into the subsurface at the toe of the slope, but should be collected and diverted away from the cut slope to a suitable discharge point.

### 5.3 **Wet Weather Considerations**

For planning purposes, the wet season should be considered to extend from late September to late June. It is our experience that dry weather working conditions should prevail between early July and mid-September. Notwithstanding the above, soil conditions should be evaluated in the field by the geotechnical engineer's representative at the initial stage of site preparation to determine whether the recommendations within this section should be incorporated into construction.

### 5.3.1 Overview

Due to their fines content, the on-site clayey soils (CH, SC) are susceptible to disturbance during wet weather. Trafficability of these soils may be difficult, and significant damage to subgrade soils could occur, if earthwork is undertaken without proper precautions at times when the exposed soils are more than a few percentage points above optimum moisture content. For wet weather construction, site preparation activities may need to be accomplished using track-mounted equipment, loading removed material onto trucks supported on granular haul roads, or other methods to limit soil disturbance. The geotechnical engineer's representative should evaluate the subgrade during excavation by probing rather than proof rolling. Soils that have been disturbed during site preparation activities, or soft or loose areas identified during probing, should be over-excavated to firm, unyielding subgrade, and replaced with imported granular structural fill in conformance with Section 5.4.2.

### 5.3.2 Geotextile Separation Fabric

We recommend a geotextile separation fabric be placed to serve as a barrier between the prepared subgrade and granular fill/base rock in areas of repeated or heavy construction traffic. The geotextile fabric should meet the requirements presented in the current Oregon Department of Transportation (ODOT) Standard Specification for Construction (ODOT SSC), Section 02320.

### 5.3.3 Granular Working Surfaces (Haul Roads & Staging Areas)

Haul roads subjected to repeated heavy, tire-mounted, construction traffic (e.g. dump trucks, concrete trucks, etc.) will require a minimum of 18 inches of imported granular material. For light staging areas, 12 inches of imported granular material is typically sufficient. Additional granular material or geo-grid reinforcement may be recommended based on site conditions and/or loading at the time of construction. The imported granular material should be in conformance with Section 5.4.2 and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. The prepared subgrade should be covered with geotextile fabric (Section 5.3.2) prior to placement of the imported granular material. The imported granular material should be placed in a single lift (up to 24 inches deep) and compacted using a smooth-drum, non-vibratory roller until well-keyed.

### 5.3.4 Footing Subgrade Protection

A minimum of 3 inches of imported granular material is recommended to protect fine-grained (clayey), footing subgrades from foot traffic during inclement weather. The imported granular material should be in conformance with Section 5.4.2. The maximum particle size should be limited to 1 inch. The imported granular material should be placed in one lift over the prepared, undisturbed subgrade, and compacted using non-vibratory equipment until well keyed.

Surface water should not be allowed to collect in footing excavations. The excavations should be draped and/or provided with sumps to preclude water accumulation during inclement weather.

## 5.4 **Structural Fill**

The geotechnical engineer should be provided the opportunity to review all materials considered for use as structural fill (prior to placement). Samples of the proposed fill materials should be submitted to the geotechnical engineer a minimum of 5 business days prior their use on site<sup>11</sup>. The geotechnical engineer's

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<sup>11</sup> Laboratory testing for moisture density relationship (Proctor) is required. Tests for gradation may be required.



representative should be contacted to evaluate compaction of structural fill as the material is being placed. Evaluation of compaction may take the form of in-place density tests and/or proof roll tests with suitable equipment. Structural fill should be evaluated at intervals not exceeding every 2 vertical feet as the fill is being placed.

#### 5.4.1 On-Site Soils – General Use

##### 5.4.1.1 Organic Soil Fill (OL Fill)

Due to the presence of organics, this material is not suitable for re-use as structural fill at the site.

##### 5.4.1.2 Fat Clay (CH) and Clayey Sand (SC)

Recognizing the relatively limited grading (fill placement) associated with this project, their moisture sensitivity and high expansive potential, we do not recommend the on-site clayey soils (CH, SC) be re-used as structural fill. We recommend using imported granular material for structural fill as described in the following section.

#### 5.4.2 Imported Granular Structural Fill – General Use

Imported granular structural fill should consist of angular pit or quarry run rock, crushed rock, or crushed gravel that is fairly well graded between coarse and fine particle sizes. The granular fill should contain no organic matter, debris, or particles larger than 4 inches, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. For fine-grading purposes, the maximum particle size should be limited to 1½ inches. The percentage of fines can be increased to 12 percent of the material passing the U.S. Standard No. 200 Sieve if placed during dry weather, and provided the fill material is moisture-conditioned, as necessary, for proper compaction. Imported granular fill material should be placed in lifts with a maximum thickness of about 12 inches, and compacted to not less than 95 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557 (Modified Proctor). Proper moisture conditioning and the use of vibratory equipment will facilitate compaction of these materials.

Granular fill materials with high percentages of particle sizes in excess of 1½ inches are considered non-moisture-density testable materials. As an alternative to conventional density testing, compaction of these materials should be evaluated by proof roll test observation (deflection tests), where accepted by the geotechnical engineer.

#### 5.4.3 Trench Base Stabilization Material

If groundwater is present at the base of utility excavations, trench base stabilization material should be placed. Trench base stabilization material should consist of a minimum of 1 foot of well-graded granular material with a maximum particle size of 4 inches and less than 5 percent material passing the U.S. Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material, placed in one lift, and compacted until well-keyed.

#### 5.4.4 Trench Backfill Material

Trench backfill for the utility pipe base and pipe zone should consist of granular material as recommended by the utility pipe manufacturer. Trench backfill above the pipe zone should consist of well-graded granular material containing no organic matter or debris, have a maximum particle size of ¾ inch, and have less than 8 percent material passing the U.S. Standard No. 200 Sieve. As a guideline, trench backfill should be placed in maximum 12-inch-thick lifts. The earthwork contractor may elect to use alternative lift thicknesses based

on their experience with specific equipment and fill material conditions during construction in order to achieve the required compaction. The following table presents recommended relative compaction percentages for utility trench backfill.

<b>Table 2                      Utility Trench Backfill Compaction Recommendations</b>		
<b>Backfill Zone</b>	<b>Recommended <u>Minimum</u> Relative Compaction</b>	
	<b>Structural Areas<sup>1,2</sup></b>	<b>Landscaping Areas</b>
Pipe Base and Within Pipe Zone	90% ASTM D1557 or pipe manufacturer's recommendation	85% ASTM D1557 or pipe manufacturer's recommendation
Above Pipe Zone	92% ASTM D1557	88% ASTM D1557
Within 3 Feet of Design Subgrade	95% ASTM D1557	90% ASTM D1557
<sup>1</sup> Includes proposed building, pavement areas, structural fill areas, exterior hardscaping, etc.		
<sup>2</sup> Or as specified by the local jurisdiction where located in the public right of way.		

#### 5.4.5 Controlled Low-Strength Material (CLSM)

CLSM is a self-compacting, cementitious material that is typically considered when backfilling localized areas. CLSM is sometimes referred to as "controlled density fill" or CDF. Due to its flowable characteristics, CLSM typically can be placed in restricted-access excavations where placing and compacting fill is difficult. If chosen for use at this site, we recommend the CLSM be in conformance with Section 00442 of the most recent, ODOT SSC. The geotechnical engineer's representative should observe placement of the CLSM and obtain samples for compression testing in accordance with ASTM D4832. As a guideline, for each day's placement, two compressive strength specimens from the same CLSM sample should be tested. The results of the two individual compressive strength tests should be averaged to obtain the reported 28-day compressive strength. If CLSM is considered for use on this site, please contact the geotechnical engineer for site-specific and application-specific recommendations.

### 5.5 **Permanent Slopes**

Permanent cut or fill slopes constructed at the site, if any, should be graded at 2H:1V or flatter. Constructed slopes should be overbuilt by a few feet depending on their size and gradient so that they can be properly compacted prior to being cut to final grade. The surface of all slopes should be protected from erosion by seeding, sodding, or other acceptable means. Adjacent on-site and off-site structures should be located at least 5 feet from the top of slopes.

### 5.6 **Shallow Foundations**

#### 5.6.1 Subgrade Preparation

Satisfactory subgrade support for shallow foundations can be obtained from a minimum of 24 inches of imported granular structural fill ("granular pad") that is properly placed and compacted on the native, medium stiff to better, fat clay (CH) during construction. The fat clay should be kept moist, near optimum moisture content, and not allowed to dry out. If allowed to dry below optimum moisture content, to a point where surface cracking appears in the subgrade, the affected material should be over-excavated and replaced with imported granular structural fill.

The geotechnical engineer's representative should be contacted to observe subgrade conditions prior to placement of the granular pads. If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill in conformance with Section 5.4.2. The maximum particle size of over-excavation backfill should be limited to 1½ inches. All granular pads for footings should be constructed a minimum of 6 inches wider on each side of the footing for every vertical foot of over-excavation.

#### 5.6.2 Minimum Footing Width & Embedment

Minimum footing widths should be in conformance with the current OSSC. As a guideline, CGT recommends individual spread footings have a minimum width of 24 inches. For one- and two-story, light framing structures, we recommend continuous wall footings have a minimum width of 12 inches and 15 inches, respectively. All footings should be founded at least 18 inches below the lowest, permanent adjacent grade to develop lateral capacity and for frost protection.

#### 5.6.3 Bearing Pressure & Settlement

Footings founded as recommended above should be proportioned for a maximum allowable soil bearing pressure of 2,500 pounds per square foot (psf). This bearing pressure is a net bearing pressure, applies to the total of dead and long-term live loads, and may be increased by one-third when considering seismic or wind loads. For foundations founded as recommended above, total settlement of foundations is anticipated to be less than 1 inch. Differential settlements between adjacent columns and/or bearing walls should not exceed ½ inch. If an increased allowable soil bearing pressure is desired, the geotechnical engineer should be consulted.

#### 5.6.4 Lateral Capacity

A maximum passive (equivalent fluid) earth pressure of 150 pounds per cubic foot (pcf) is recommended for design of footings cast neat into excavations in suitable native soil or confined by imported granular structural fill that is properly placed and compacted during construction. The recommended earth pressure was computed using a factor of safety of 1½, which is appropriate due to the amount of movement required to develop full passive resistance. In order to develop the above capacity, the following should be understood:

1. Concrete must be poured neat in excavations or the foundations must be backfilled with imported granular structural fill,
2. The adjacent grade must be level,
3. The static ground water level must remain below the base of the footings throughout the year.
4. Adjacent floor slabs, pavements, or the upper 12-inch-depth of adjacent, unpaved areas should not be considered when calculating passive resistance.

An ultimate coefficient of friction equal to 0.45 may be used when calculating resistance to sliding for footings founded as described above.

#### 5.6.5 Subsurface Drainage

Recognizing the fine-grained (clayey) soils encountered at this site, we recommend placing foundation drains at the exterior, base elevations of perimeter continuous wall footings. Foundation drains should consist of a



minimum 4-inch diameter, perforated, PVC drainpipe wrapped with a non-woven geotextile filter fabric. The drains should be backfilled with a minimum of 2 cubic feet of open graded drain rock per lineal foot of pipe. The drain rock should also be encased in a geotextile fabric in order to provide separation from the surrounding fine-grained soils. Foundation drains should be positively sloped and should outlet to a suitable discharge point. The geotechnical engineer's representative should observe the drains prior to backfilling. Roof drains should not be tied into foundation drains.

## **5.7 Floor Slabs**

### **5.7.1 Subgrade Preparation**

Satisfactory subgrade support for slabs constructed on grade, supporting up to 150 psf area loading, can be obtained from a minimum of 24 inches of imported granular structural fill (granular sub-base) that is properly placed and compacted on the native, medium stiff to better, fat clay (CH) during construction. The fat clay should be kept moist, near optimum moisture content, and not allowed to dry out. If allowed to dry below optimum moisture content, to a point where surface cracking appears in the subgrade, the affected material should be over-excavated and replaced with imported granular structural fill.

The geotechnical engineer's representative should observe floor slab subgrade soils to evaluate surface consistencies. If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the CGT geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill as described in Section 5.4.2.

### **5.7.2 Crushed Rock Base**

Concrete floor slabs should be supported on a minimum 4-inch-thick layer of crushed rock (base rock). Floor slab base rock should consist of well-graded granular material (crushed rock) containing no organic matter or debris, have a maximum particle size of  $\frac{3}{4}$  inch, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. Floor slab base rock should be placed in one lift and compacted to not less than 95 percent of the material's maximum dry density as determined in general accordance with ASTM D1557 (Modified Proctor). We recommend "choking" the surface of the base rock with sand just prior to concrete placement. Choking means the voids between the largest aggregate particles are filled with sand, but does not provide a layer of sand above the base rock. Choking the base rock surface reduces the lateral restraint on the bottom of the concrete during curing. Choking the base rock also reduces punctures in vapor retarding membranes due to foot traffic where such membranes are used.

### **5.7.3 Design Considerations**

For floor slabs constructed with a 6-inch thick base rock layer as recommended, an effective modulus of subgrade reaction of 200 pounds per cubic inch (pci) is recommended for the design of the floor slab. A higher effective modulus of subgrade reaction can be obtained by increasing the base rock thickness. Please contact the geotechnical engineer for additional recommendations if a higher modulus is desired. Floor slabs constructed as recommended will likely settle less than  $\frac{1}{2}$  inch. For general floor slab construction, slabs should be jointed around columns and walls to permit slabs and foundations to settle differentially.

#### 5.7.4 Subgrade Moisture Considerations

Liquid moisture and moisture vapor should be expected at the subgrade surface. The recommended crushed rock base is anticipated to provide protection against liquid moisture. Where moisture vapor emission through the slab must be minimized, e.g. impervious floor coverings, storage of moisture sensitive materials directly on the slab surface, etc., a vapor retarding membrane or vapor barrier below the slab should be considered. Factors such as cost, special considerations for construction, floor coverings, and end use suggest that the decision regarding a vapor retarding membrane or vapor barrier be made by the architect and owner.

If a vapor retarder or vapor barrier is placed below the slab, its location should be based on current American Concrete Institute (ACI) guidelines, ACI 302 Guide for Concrete Floor and Slab Construction. In some cases, this indicates placement of concrete directly on the vapor retarder or barrier. Please note that the placement of concrete directly on impervious membranes increases the risk of plastic shrinkage cracking and slab curling in the concrete. Construction practices to reduce or eliminate such risk, as described in ACI 302, should be employed during concrete placement.

### 5.8 Pavements

#### 5.8.1 Subgrade Preparation

Satisfactory subgrade support for pavements can be obtained from a minimum of 24 inches of imported granular structural fill (granular sub-base) that is properly placed and compacted on the native, medium stiff to better, fat clay (CH) during construction. The fat clay should be kept moist, near optimum moisture content, and not allowed to dry out. If allowed to dry below optimum moisture content, to a point where surface cracking appears in the subgrade, the affected material should be over-excavated and replaced with imported granular structural fill.

The geotechnical engineer's representative should observe pavement subgrade soils to evaluate surface consistencies. If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the CGT geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill as described in Section 5.4.2.

Pavement subgrade surfaces should be crowned (or sloped) for proper drainage in accordance with specifications provided by the project civil engineer.

#### 5.8.2 Pavement Sections

Pavement section design was not included as part of this assignment, but can be provided, upon request, for an additional fee.

### 5.9 Additional Drainage Considerations

Subsurface drains should be connected to the nearest storm drain or other suitable discharge point. Paved surfaces and grading near or adjacent to the building should be sloped to drain away from the building. Surface water from paved surfaces and open spaces should be collected and routed to a suitable discharge point. Surface water should not be directed into foundation drains or onto site slopes.

## **6.0 RECOMMENDED ADDITIONAL SERVICES**

### **6.1 Design Review**

Geotechnical design review is of paramount importance. We recommend the geotechnical design review take place prior to releasing bid packets to contractors.

### **6.2 Observation of Construction**

Satisfactory earthwork, foundation, floor slab, and pavement performance depends to a large degree on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. Subsurface conditions observed during construction should be compared with those encountered during subsurface explorations, and recognition of changed conditions often requires experience. We recommend that qualified personnel visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those observed to date and anticipated in this report. We recommend geotechnical engineer's representative attend a pre-construction meeting coordinated by the contractor and/or developer. The project geotechnical engineer's representative should provide observations and/or testing of at least the following earthwork elements during construction:

- Site Stripping
- Subgrade Preparation for Shallow Foundations, Structural Fills, Floor Slabs, and Pavements
- Compaction of Structural Fill and Utility Trench Backfill
- Compaction of Base Rock for Floor Slabs and Pavements
- Compaction of Asphalt Concrete for Pavements

It is imperative that the owner and/or contractor request earthwork observations and testing at a frequency sufficient to allow the geotechnical engineer to provide a final letter of compliance for the earthwork activities.

## **7.0 LIMITATIONS**

We have prepared this report for use by the owner/developer and other members of the design and construction team for the proposed development. The opinions and recommendations contained within this report are forwarded to assist in the planning and design process and are not intended to be, nor should they be construed as, a warranty of subsurface conditions.

We have made observations based on our explorations that indicate the soil conditions at only those specific locations and only to the depths penetrated. These observations do not necessarily reflect soil types, strata thickness, or water level variations that may exist between or away from our explorations. If subsurface conditions vary from those encountered in our site explorations, CGT should be alerted to the change in conditions so that we may provide additional geotechnical recommendations, if necessary. Observation by experienced geotechnical personnel should be considered an integral part of the construction process.

The owner/developer is responsible for ensuring that the project designers and contractors implement our recommendations. When the design has been finalized, prior to releasing bid packets to contractors, we recommend that the design drawings and specifications be reviewed by our firm to see that our recommendations have been interpreted and implemented as intended. If design changes are made, we



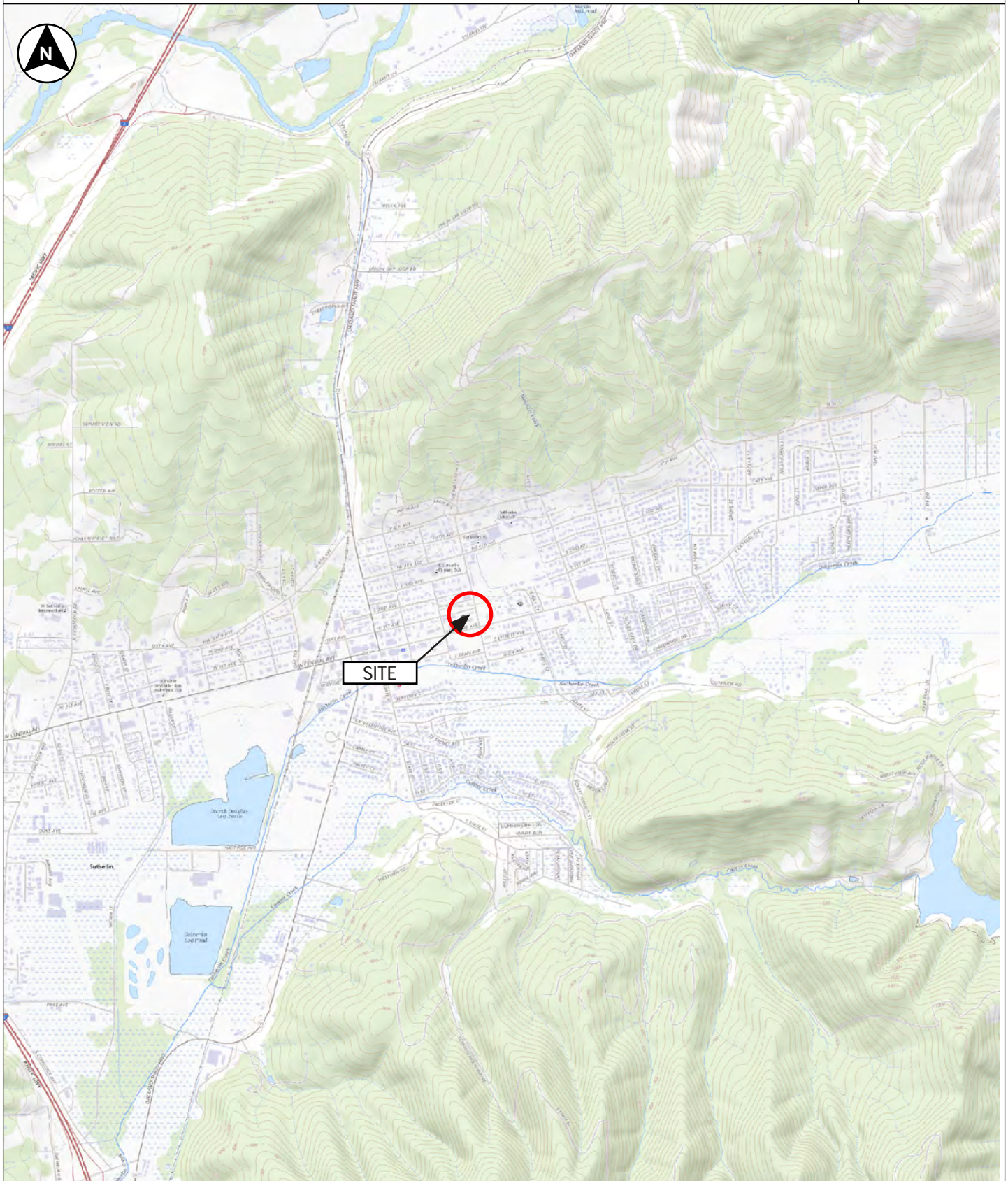
request that we be retained to review our conclusions and recommendations and to provide a written modification or verification. Design review and construction phase testing and observation services are beyond the scope of our current assignment, but will be provided for an additional fee.

The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design.

Geotechnical engineering and the geologic sciences are characterized by a degree of uncertainty. Professional judgments presented in this report are based on our understanding of the proposed construction, familiarity with similar projects in the area, and on general experience. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared; no warranty, expressed or implied, is made. This report is subject to review and should not be relied upon after a period of three years.

**WEBTRAX OFFICE BUILDING - DOUGLAS COUNTY, OREGON**  
**Project Number G2105578**

**FIGURE 1**  
**Site Location**



Drafted by: BLN

USGS Topographic base map created with The National Map, 2020, at <https://viewer.nationalmap.gov/advanced-viewer/>

Township 25 South, Range 5 West, Section 50, Willamette Meridian

Latitude: 43.3914073° North  
 Longitude: 123.3084606° West

1 Inch = 2,000 feet





**WEBTRAX OFFICE BUILDING - DOUGLAS COUNTY, OREGON**  
**Project Number G2105578**

**FIGURE 2**  
**Site Plan**



**LEGEND**

TP-1(5-ft) Approximate location of test pits. Depth of fill indicated in 0.

1 Orientation of site photographs shown on Figure 3

Elevation benchmark - Assumed 100-foot elevation at top of pavement within East Central Avenue.

1 Inch = 25 Feet



NOTES: Drawing based on site plan provided by client and Douglas County Oregon Base Map, accessed November 12, 2021, from Douglas County website: <https://gis.co.douglas.or.us/>. All locations are approximate.



Drafted by: BLN





Photograph 1



Photograph 2



Photograph 3



Photograph 4



See Figure 2 for approximate photograph locations and directions. Photographs were taken at the time of our fieldwork.

# Carlson Geotechnical

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Salem Office (503) 589-1252  
Tigard Office (503) 684-3460



## Appendix A: Subsurface Investigation and Laboratory Testing

**Webtrax Office Building  
329 East Central Avenue  
Douglas County, Oregon**

**CGT Project Number G2105578**

December 3, 2021

*Prepared For:*

Scott Terrell  
Webtrax  
122 N State Street, Suite B  
Sutherlin, Oregon 97479

*Prepared by*  
**Carlson Geotechnical**

Exploration Key..... Figure A1  
Soil Classification..... Figure A2  
Exploration Logs ..... Figures A3 – A8

### **A.1.0 SUBSURFACE INVESTIGATION**

Our field investigation consisted of six test pits completed at the site on November 11, 2021. The exploration locations are shown on the Site Plan, attached to the geotechnical report as Figure 2. The exploration locations shown therein were determined based on measurements from existing site features (buildings, property corners, etc.) and are approximate. The surface elevations indicated on the logs were estimated based on a temporary benchmark (assumed 100-foot elevation at top of pavement within East Central Avenue) shown on the referenced Site Plan and are approximate. The attached figures detail the exploration methods (Figure A1), soil classification criteria (Figures A2), and present detailed logs of the explorations (Figures A3 through A8), as discussed below.

#### **A.1.1 Test Pits**

CGT observed the excavation of six test pits (TP-1 through TP-6) at the site to depths of about 7 to 10½ feet bgs. The test pits were excavated using a John Deere 50-G mini-excavator provided and operated provided by CGT. The test pits were loosely backfilled with the excavated materials upon completion.

#### **A.1.2 In-Situ Testing**

##### **A.1.2.1 Pocket Penetrometer Tests**

Pocket penetrometer readings were generally taken at approximate ½-foot intervals in the upper four feet of each test pit. The pocket penetrometer is a hand-held instrument that provides an approximation of the unconfined compressive strength of cohesive, fine-grained soils. The correlation between pocket penetrometer readings and the consistency of cohesive, fine-grained soils is provided on the attached Figure A2.

#### **A.1.3 Material Classification & Sampling**

Representative disturbed (grab) samples of the soils encountered were obtained at select intervals within the test pits. Qualified members of CGT's geotechnical staff collected the samples and logged the soils in general accordance with the Visual-Manual Procedure (ASTM D2488). An explanation of this classification system is attached as Figures A2. The grab samples were stored in sealable plastic bags and transported to our soils laboratory for further examination and testing. Our geotechnical staff visually examined all samples in order to refine the initial field classifications.

#### **A.1.4 Subsurface Conditions**

Subsurface conditions are summarized in Section 2.3 of the geotechnical report. Detailed logs of the explorations are presented on the attached exploration logs, Figures A3 through A8.

### **A.2.0 LABORATORY TESTING**

Laboratory testing was performed on samples collected in the field to refine our initial field classifications and determine in-situ parameters. Laboratory testing included the following:

- Nine moisture content determination (ASTM D2216).
- One Atterberg limits (plasticity) test (ASTM D4318).

Results of the laboratory tests are shown on the exploration logs.

**WEBTRAX OFFICE BUILDING - DOUGLAS COUNTY, OREGON**  
**Project Number G2105578**

**FIGURE A1**  
**Exploration Key**



Atterberg limits (plasticity) test results (ASTM D4318): PL = Plastic Limit, LL = Liquid Limit, and MC= Moisture Content (ASTM D2216)

□ FINES CONTENT (%) Percentage passing the U.S. Standard No. 200 Sieve (ASTM D1140)

**SAMPLING**



GRAB

Grab sample



BULK

Bulk sample



SPT

**Standard Penetration Test (SPT)** consists of driving a 2-inch, outside-diameter, split-spoon sampler into the undisturbed formation with repeated blows of a 140-pound, hammer falling a vertical distance of 30 inches (ASTM D1586). The number of blows (N-value) required to drive the sampler the last 12 inches of an 18-inch sample interval is used to characterize the soil consistency or relative density. The drill rig was equipped with an cat-head or automatic hammer to conduct the SPTs. The observed N-values, hammer efficiency, and  $N_{60}$  are noted on the boring logs.



MC

**Modified California** sampling consists of 3-inch, outside-diameter, split-spoon sampler (ASTM G3550) driven similarly to the SPT sampling method described above. A sampler diameter correction factor of 0.44 is applied to calculate the equivalent SPT  $N_{60}$  value per Lacroix and Horn, 1973.



CORE

**Rock Coring** interval



SH

**Shelby Tube** is a 3-inch, inner-diameter, thin-walled, steel tube push sampler (ASTM D1587) used to collect relatively undisturbed samples of fine-grained soils.

WDCP

**Wildcat Dynamic Cone Penetrometer (WDCP)** test consists of driving 1.1-inch diameter, steel rods with a 1.4-inch diameter, cone tip into the ground using a 35-pound drop hammer with a 15-inch free-fall height. The number of blows required to drive the steel rods is recorded for each 10 centimeters (3.94 inches) of penetration. The blow count for each interval is then converted to the corresponding SPT  $N_{60}$  values.

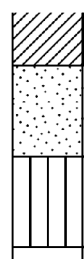
DCP

**Dynamic Cone Penetrometer (DCP)** test consists of driving a 20-millimeter diameter, hardened steel cone on 16-millimeter diameter steel rods into the ground using a 10-kilogram drop hammer with a 460-millimeter free-fall height. The depth of penetration in millimeters is recorded for each drop of the hammer.

POCKET  
PEN. (tsf)

**Pocket Penetrometer** test is a hand-held instrument that provides an approximation of the unconfined compressive strength in tons per square foot (tsf) of cohesive, fine-grained soils.

**CONTACTS**



Observed (measured) contact between soil or rock units.

Inferred (approximate) contact between soil or rock units.

Transitional (gradational) contact between soil or rock units.

**ADDITIONAL NOTATIONS**

*Italics*

Notes drilling action or digging effort


{ Braces }

Interpretation of material origin/geologic formation (e.g. { Base Rock } or { Columbia River Basalt })



*All measurements are approximate.*



WEBTRAX OFFICE BUILDING - DOUGLAS COUNTY, OREGON							FIGURE A2		
Project Number G2105578							Soil Classification		
Classification of Terms and Content				Grain Size			U.S. Standard Sieve		
NAME: Group Name and Symbol Relative Density or Consistency Color Moisture Content Plasticity Other Constituents Other: Grain Shape, Approximate Gradation Organics, Cement, Structure, Odor, etc. Geologic Name or Formation				Fines		<#200 (0.075 mm)			
				Sand		Fine		#200 - #40 (0.425 mm)	
						Medium		#40 - #10 (2 mm)	
						Coarse		#10 - #4 (4.75 mm)	
				Gravel		Fine		#4 - 0.75 inch	
						Coarse		0.75 inch - 3 inches	
				Cobbles		3 to 12 inches			
				Boulders		> 12 inches			
Coarse-Grained (Granular) Soils									
Relative Density			Minor Constituents						
SPT N <sub>60</sub> -Value	Density		Percent by Volume	Descriptor			Example		
0 - 4	Very Loose		0 - 5%	"Trace" as part of soil description			"trace silt"		
4 - 10	Loose		5 - 15%	"With" as part of group name			"POORLY GRADED SAND WITH SILT"		
10 - 30	Medium Dense		15 - 49%	Modifier to group name			"SILTY SAND"		
30 - 50	Dense								
>50	Very Dense								
Fine-Grained (Cohesive) Soils									
SPT N <sub>60</sub> -Value	Torvane tsf Shear Strength	Pocket Pen tsf Unconfined	Consistency	Manual Penetration Test		Minor Constituents			
<2	<0.13	<0.25	Very Soft	Thumb penetrates more than 1 inch		Percent by Volume	Descriptor	Example	
2 - 4	0.13 - 0.25	0.25 - 0.50	Soft	Thumb penetrates about 1 inch					
4 - 8	0.25 - 0.50	0.50 - 1.00	Medium Stiff	Thumb penetrates about ¼ inch		0 - 5%	"Trace" as part of soil description	"trace fine-grained sand"	
8 - 15	0.50 - 1.00	1.00 - 2.00	Stiff	Thumb penetrates less than ¼ inch		5 - 15%	"Some" as part of soil description	"some fine-grained sand"	
15 - 30	1.00 - 2.00	2.00 - 4.00	Very Stiff	Readily indented by thumbnail		15 - 30%	"With" as part of group name	"SILT WITH SAND"	
>30	>2.00	>4.00	Hard	Difficult to indent by thumbnail		30 - 49%	Modifier to group name	"SANDY SILT"	
Moisture Content					Structure				
Dry: Absence of moisture, dusty, dry to the touch					Stratified: Alternating layers of material or color >6 mm thick				
Moist: Leaves moisture on hand					Laminated: Alternating layers < 6 mm thick				
Wet: Visible free water, likely from below water table					Fissured: Breaks along definite fracture planes				
	Plasticity	Dry Strength	Dilatancy	Toughness	Slickensided: Striated, polished, or glossy fracture planes				
ML	Non to Low	Non to Low	Slow to Rapid	Low, can't roll	Blocky: Cohesive soil that can be broken down into small angular lumps which resist further breakdown				
CL	Low to Medium	Medium to High	None to Slow	Medium	Lenses: Has small pockets of different soils, note thickness				
MH	Medium to High	Low to Medium	None to Slow	Low to Medium	Homogeneous: Same color and appearance throughout				
CH	Medium to High	High to Very High	None	High					
Visual-Manual Classification									
Major Divisions			Group Symbols	Typical Names					
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravels: 50% or more retained on the No. 4 sieve	Clean Gravels	GW	Well-graded gravels and gravel/sand mixtures, little or no fines					
			GP	Poorly-graded gravels and gravel/sand mixtures, little or no fines					
		Gravels with Fines	GM	Silty gravels, gravel/sand/silt mixtures					
			GC	Clayey gravels, gravel/sand/clay mixtures					
	Sands: More than 50% passing the No. 4 sieve	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines					
			SP	Poorly-graded sands and gravelly sands, little or no fines					
		Sands with Fines	SM	Silty sands, sand/silt mixtures					
			SC	Clayey sands, sand/clay mixtures					
Fine-Grained Soils: 50% or more Passes No. 200 Sieve	Silt and Clays Low Plasticity Fines		ML	Inorganic silts, rock flour, clayey silts					
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays					
			OL	Organic soil of low plasticity					
	Silt and Clays High Plasticity Fines		MH	Inorganic silts, clayey silts					
			CH	Inorganic clays of high plasticity, fat clays					
Highly Organic Soils			OH	Organic soil of medium to high plasticity					
			PT	Peat, muck, and other highly organic soils					
		References:							
		ASTM D2487 Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)							
		ASTM D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)							
		Terzaghi, K., and Peck, R.B., 1948, Soil Mechanics in Engineering Practice, John Wiley & Sons.							



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# FIGURE A3

## Test Pit TP-1

PAGE 1 OF 1

CLIENT Webtrax - Scott Terrell

PROJECT NAME Webtrax Office Building

PROJECT NUMBER G2105578

PROJECT LOCATION 329 East Central Avenue, Douglas County, Oregon

DATE STARTED 11/11/21

GROUND ELEVATION 103 ft

ELEVATION DATUM See Figure 2

WEATHER Sunny, 62°F

SURFACE Grass

LOGGED BY BLN

REVIEWED BY B. Wilcox

EXCAVATION CONTRACTOR CGT

SEEPAGE 9.5 ft / El. 93.5 ft

EQUIPMENT John Deere (50-G) with a 2-foot wide toothed bucket

GROUNDWATER DURING DRILLING ---

EXCAVATION METHOD Test Pit

GROUNDWATER AFTER EXCAVATION ---

CGT EXPLORATION WITH WDCP TEST PIT LOGS.GPJ 12/2/21 DRAFTED BY: BLN

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER	DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲								
											<div>PL<div>MC</div>LL</div>								
											☐ FINES CONTENT (%) ☐								
												0	20	40	60	80	100		
102		OL FILL	<b>ORGANIC SOIL FILL:</b> <i>Very soft to soft</i> , brown, moist, exhibited low plasticity, contained angular gravel and brick debris up to 3 inches in diameter, abundant organics (wood chips, roots, wood) up to 3½ inches in diameter, and scattered metals.																
100																			
98		CH	<b>FAT CLAY:</b> <i>Soft to medium stiff</i> , gray, moist, high plasticity, and contained scattered fine roots.		4	GRAB 1	100												
			6		GRAB 2	100											34		
96						<i>Stiff and light gray-green below about 7 feet bgs.</i>		8	GRAB 3	100									
94		SC	<b>CLAYEY SAND:</b> <i>Medium dense to dense</i> , light gray-green, moist, medium to coarse grained, contained rounded gravel up to 3 inches in diameter and high plasticity clay.																
						GRAB 4	100										15		
92	<div>• Test pit terminated at about 10 feet bgs.</div> <div>• Groundwater seepage encountered at about 9½ feet bgs.</div> <div>• No caving encountered.</div> <div>• Test pit loosely backfilled with excavated materials.</div>																		



## Test Pit TP-2

PAGE 1 OF 1

**GROUNDWATER AFTER EXCAVATION** ---

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER	DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲								
											PL	LL							
											MC								
											□ FINES CONTENT (%) □								
												0	20	40	60	80	100		
102		OL FILL	<b>ORGANIC SOIL FILL:</b> Very soft to medium stiff, brown with orange, yellow, tan, black, and gray mottling, moist, exhibited low to medium plasticity, contained fine- to medium-grained sand, angular gravel up to 3 inches in diameter, and some wood debris up to 3 inches in diameter.		2		GRAB 1	100											
100																			
		CH	<b>FAT CLAY:</b> <i>Soft to medium stiff</i> , gray, moist, medium to high plasticity, and contained trace fine-grained sand.		4		GRAB 2	100											
98																			
		SC	<b>CLAYEY SAND:</b> <i>Medium dense to dense</i> , light gray-green, moist, fine- to medium-grained, contained subrounded to rounded gravel up to 2 inches in diameter and high plasticity clay.		6		GRAB 3	100											
96																			
					8		GRAB 3	100											
94																			



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# FIGURE A5

## Test Pit TP-3

PAGE 1 OF 1

CLIENT Webtrax - Scott Terrell

PROJECT NAME Webtrax Office Building

PROJECT NUMBER G2105578

PROJECT LOCATION 329 East Central Avenue, Douglas County, Oregon

DATE STARTED 11/11/21

GROUND ELEVATION 105 ft

ELEVATION DATUM See Figure 2

WEATHER Cloudy, 64°F

SURFACE Grass

LOGGED BY BLN

REVIEWED BY B. Wilcox

EXCAVATION CONTRACTOR CGT

SEEPAGE 10.4 ft / El. 94.6 ft

EQUIPMENT John Deere (50-G) with a 2-foot wide toothed bucket

GROUNDWATER DURING DRILLING ---

EXCAVATION METHOD Test Pit

GROUNDWATER AFTER EXCAVATION ---

CGT EXPLORATION WITH WDCP TEST PIT LOGS.GPJ 12/2/21 DRAFTED BY: BLN

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER	DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲				
											<div> <div>PL</div> <div>MC</div> <div>LL</div> </div> <div> <input type="checkbox"/> FINES CONTENT (%) <input type="checkbox"/> </div>				
104		OL FILL	<b>ORGANIC SOIL FILL:</b> Very soft to medium stiff, dark brown, moist, exhibited low to medium plasticity, contained fine- to medium-grained sand and angular gravel up to 3 inches in diameter.  Abundant wood debris up to 3½ inches in diameter below about 4 feet bgs.		0				0.25						
									0.50						
					2				0.25						
102									0.75						
					4				0.50						
100									0.50						
		CH	<b>FAT CLAY:</b> <i>Soft to medium stiff</i> , gray, moist, exhibited high plasticity, contained trace fine-grained sand and scattered wood chips up to ¼ inch in diameter.  <i>Medium stiff to stiff</i> and no organics below about 7 feet bgs.		6										
98					8	GRAB 1	100								
		SC	<b>CLAYEY SAND:</b> <i>Medium dense to dense</i> , light gray-green, moist, medium- to coarse-grained, contained rounded gravel up to 3 inches in diameter and high plasticity clay.												
96					10	GRAB 2	100								
94			<ul style="list-style-type: none"> <li>Test pit terminated at about 10½ feet bgs.</li> <li>Groundwater seepage encountered at about 10½ feet bgs.</li> <li>No caving encountered.</li> <li>Test pit loosely backfilled with excavated materials.</li> </ul>												





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# FIGURE A6

## Test Pit TP-4

PAGE 1 OF 1

CLIENT Webtrax - Scott Terrell

PROJECT NAME Webtrax Office Building

PROJECT NUMBER G2105578

PROJECT LOCATION 329 East Central Avenue, Douglas County, Oregon

DATE STARTED 11/11/21

GROUND ELEVATION 102.5 ft

ELEVATION DATUM See Figure 2

WEATHER Cloudy, 67°F

SURFACE Grass

LOGGED BY BLN

REVIEWED BY B. Wilcox

EXCAVATION CONTRACTOR CGT

SEEPAGE 8.5 ft / El. 94.0 ft

EQUIPMENT John Deere (50-G) with a 2-foot wide toothed bucket

GROUNDWATER DURING DRILLING ---

EXCAVATION METHOD Test Pit

GROUNDWATER AFTER EXCAVATION ---

CGT EXPLORATION WITH WDCP TEST PIT LOGS.GPJ 12/2/21 DRAFTED BY: BLN

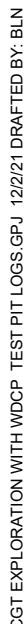
ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER	DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲			
											PL	LL		
											MC			
□ FINES CONTENT (%) □														
0 20 40 60 80 100														
102		OL FILL	<b>ORGANIC SOIL FILL:</b> <i>Soft</i> , dark brown, moist, exhibited low to medium plasticity, contained fine- to medium-grained sand, abundant organics (roots and wood debris) up to 5 inches in diameter, and angular gravel up to 3 inches in diameter.		0									
					2									
100														
					4									
98														
					6									
96		CH	<b>FAT CLAY:</b> <i>Medium stiff to stiff</i> , light gray-green with orange and tan mottling, moist, exhibited high plasticity, contained trace fine-grained sand and scattered rounded gravel up to 1 inch in diameter.											
					GRAB 1	100							22	
					8									
94		SC	<b>CLAYEY SAND:</b> <i>Medium dense to dense</i> , light gray-green, moist, fine- to medium-grained, contained rounded gravel up to 2 inches in diameter and high plasticity clay.											
92			<ul style="list-style-type: none"><li>• Test pit terminated at about 9 feet bgs.</li><li>• Groundwater seepage encountered at about 8½ feet bgs.</li><li>• Minor caving encountered below about 2 feet bgs.</li><li>• Test pit loosely backfilled with excavated materials.</li></ul>											



### Test Pit TP-5

PAGE 1 OF 1

**GROUNDWATER AFTER EXCAVATION** ---





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# FIGURE A8

## Test Pit TP-6

PAGE 1 OF 1

CLIENT Webtrax - Scott Terrell

PROJECT NAME Webtrax Office Building

PROJECT NUMBER G2105578

PROJECT LOCATION 329 East Central Avenue, Douglas County, Oregon

DATE STARTED 11/11/21

GROUND ELEVATION 102 ft

ELEVATION DATUM See Figure 2

WEATHER Cloudy, 68°F

SURFACE Mulch

LOGGED BY BLN

REVIEWED BY B. Wilcox

EXCAVATION CONTRACTOR CGT

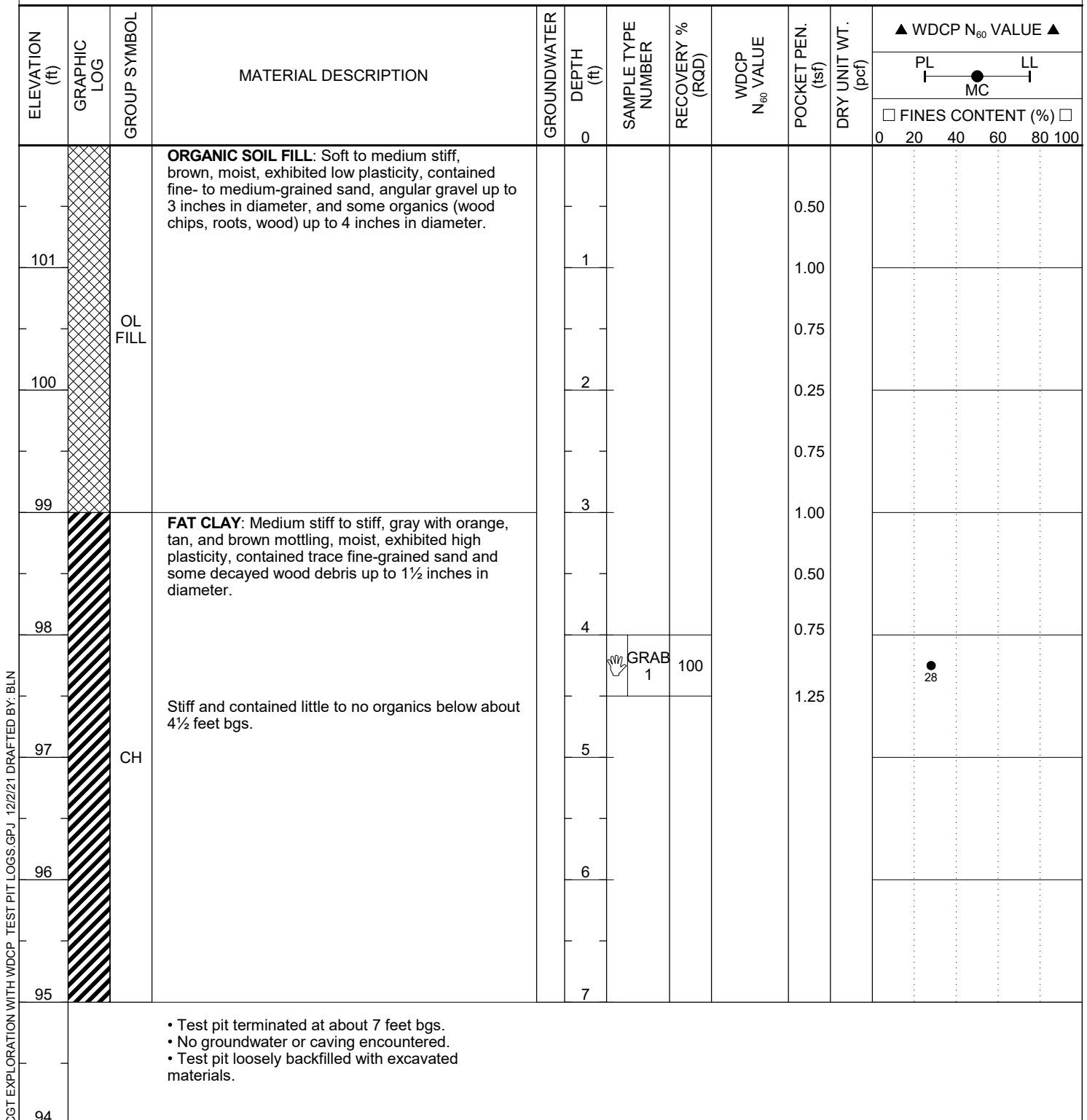
SEEPAGE ---

EQUIPMENT John Deere (50-G) with a 2-foot wide toothed bucket

GROUNDWATER DURING DRILLING ---

EXCAVATION METHOD Test Pit

GROUNDWATER AFTER EXCAVATION ---



**PUBLIC NOTICE – CITY OF SUTHERLIN**

**URBAN RENEWAL AGENCY**

The June 13, 2022, City of Sutherlin's Urban Renewal Agency Meeting, will begin at 6:30 p.m. in the Civic Auditorium at 175 E Everett. The City has taken steps to utilize current technology in order to make meetings available to the public in compliance with ORS 192.670 – Meetings by Means of Telephone or Electronic Communication. The public is welcome to attend the meeting in person or join via Zoom.

(The Urban Renewal Meeting will begin at 6:30pm, followed by the 7:00pm City Council Meeting.)

Topic: Sutherlin Urban Renewal and City Council Meetings

Time: Jun 13, 2022 06:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84022520597?pwd=RHZrN2NJRzhhbVMK3ZST1p4ZldmUT09>

Meeting ID: 840 2252 0597

Passcode: 164637

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 840 2252 0597

Passcode: 164637

Find your local number: <https://us06web.zoom.us/j/kdlfKjdsch>



## Melanie Masterfield

---

**From:** Melanie Masterfield  
**Sent:** Wednesday, June 8, 2022 10:21 AM  
**To:** Ashley (ashley@bciradio.com); DC Commisioners (commissioners@co.douglas.or.us); Dennis Nakata; Erica Welch; Kyle-KQEN (KYLE@BCIRADIO.COM); Michael Salpino; News Desk (newsdesk@nrtoday.com); Register Guard (rgnews@registerguard.com); Roseburg Beacon (info@roseburgbeacon.com)  
**Subject:** City of Sutherlin Urban Renewal Agency and City Council Meeting Agendas  
**Attachments:** 6.13.22 URA Agenda.pdf; CC JUN 13.22 Agenda.pdf

Good morning. I've attached the agendas for our Urban Renewal Meeting and City Council meeting for June 13<sup>th</sup> starting at 6:30.



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