



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Woodblock Architecture, Inc Phone: (503)889-0604

Address: 520 SW 6th Ave, Suite 500

City: Portland State: OR Zip: 97204

Email: michael@wblock.com

Property Owner

Name: Fusion Lodging Phone:

Address: 1500 NW Bethany Blvd #200

City: Beaverton State: OR Zip: 97006

Email: info@fusionlodging.com

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>MS</i>	
Receipt #:	
Fees: \$1995.00	
Permit No: 851-24-00036-PLNG	

Request: The proposal is for a 16-unit hotel with associated parking area, pedestrian pathways and hotel amenity common areas, hotel lobby with guest café, and stormwater improvements.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: 1610 Pacific Ave NW, Oceanside, OR 97134

Map Number: 01S	11W	25AA	4800
Township	Range	Section	Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Sazzadn Rahman
 Property Owner Signature (Required)

1.30.2024

Michael Parshall

Digitally signed by Michael Parshall
 DN: C=US, E=michael@wblock.com, O=Woodblock
 Architecture, Inc., CN=Michael Parshall
 Date: 2024.01.30 10:48:21 -0800

Date

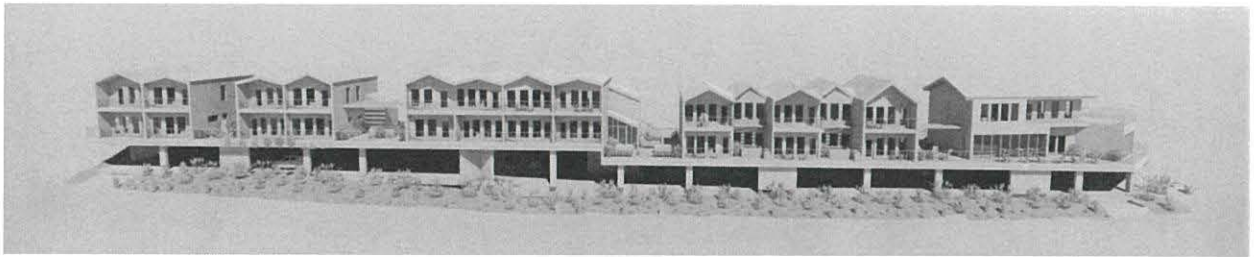
1/30/2024

Applicant Signature

Date

1610 Pacific Avenue NW
Oceanside, OR 97134

Oceanside Hotel: Application for Conditional Use



Prepared for:
Fusion Lodging
1500 NW Bethany Blvd #200
Beaverton, OR 97006

Prepared by:
Woodblock Architecture
520 SW 6th Ave, Suite 500
Portland, Oregon 97204



January 30, 2024

GENERAL INFORMATION

Applicant: Shareka Sadaf, Director, Fusion Lodging
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Beaverton, OR 97006
(Contact: shareka@fusionlodging.com)

Applicant Representative: Michael Parshall, Woodblock Architecture
520 SW 5th Ave, Suite 500
Portland, OR 97204
(Contact: michael@wblock.com)

Site Address: 1610 Pacific Avenue NW
Oceanside, OR 97141

Map Taxlot: 1S1125AA04800

Zoning: Commercial Oceanside Zones (COS)

Overlay Zoning: Tsunami Hazard (TH)

Case Type: Conditional Use

Decision Body: Tillamook County Planning Commission

Pre-Application Conference: August 14th, 2023

Project Proposal: The proposal is for a 16-unit hotel with associated parking area, pedestrian pathways and hotel amenity common areas, hotel lobby with guest café, and stormwater improvements.

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DRAWINGS

Architectural Drawings – Woodblock Architecture

- LU001 INSPIRATION
- LU002 ARCHITECTURAL SITE PLAN W/ PARKING , MAIN LEVEL, AND UPPER LEVEL PLANS
- LU003 EXTERIOR ELEVATIONS
- LU004 HEIGHT CALCULATIONS

Engineering Drawings – BKF Engineering

- C1.0 EXISTING CONDITIONS PLAN
- C2.0 DEMOLITION PLAN
- C3.0 SITE PLAN
- C4.0 GRADING AND DRAINAGE PLAN
- C5.0 UTILITY PLAN

APPENDICES

- Appendix A. Transportation Memorandum
- Appendix B. Stormwater Memo
- Appendix C. Geotechnical Report
- Appendix D. Title Report
- Appendix E. Tsunami Evacuation
- Appendix F. ALTA Survey
- Appendix G. Inspiration Imagery

INTRODUCTION

PROPOSAL SUMMARY

The proposal is to allow development of a two-story, 16 -unit Hotel over a tuck-under parking garage, located across Pacific Ave from Oceanside State beach park. The hotel is divided into 5 smaller buildings, laid out across an elevated podium deck. The proposed hotel plan will provide covered parking, outdoor communal spaces, additional hotel amenities such as lobby, café and guest laundry, and stormwater detention. The hotel fronts Pacific Avenue with pedestrian access throughout the site and provides access points to the adjacent Oceanside Beach State Park and downtown main street.

Existing Conditions

As shown in Figure 2 below, the site is currently occupied by the Oceanside Ocean Front Cabins and the Blue Agate Café with an unimproved parking area.



Figure 2 Site and Vicinity Aerial

Zoning

The subject site is within the Oceanside city limits and zoned Commercial Oceanside Zone with a Tsunami Hazard overlay zone. Adjacent areas to the East and South are also zoned Commercial Oceanside Zone. Areas to the West are Park Oceanside Zone and Areas to the North are Residential Oceanside Zone.

Surrounding Land Uses

- **North:** Residential units

- **East:** Across Rosenberg loop, Residential units & open lots
- **South:** Across Maxwell Mountain Road, Parking & Oceanside Fire district station 62
- **West:** Across Pacific Ave, Oceanside State Park

Proposed Site Plan

The proposal includes a one-way parking entrance (south-to-north) on Pacific Ave and exiting out on Pacific Ave. The hotel building and deck have a pedestrian access at the intersection of Pacific Ave and Maxwell Mountain Road.

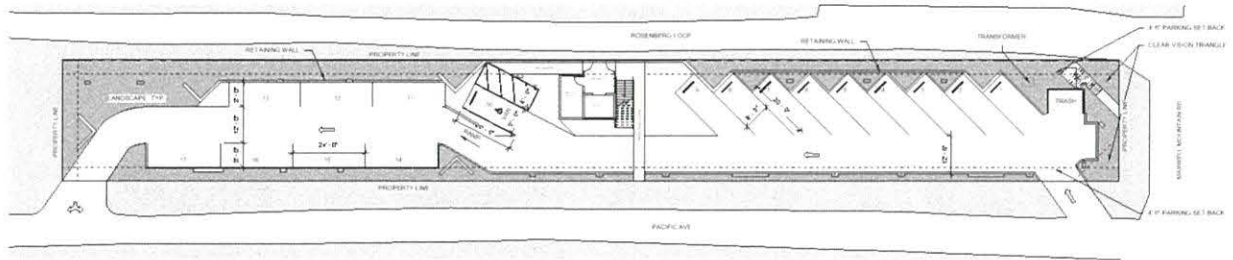


Figure 1 Proposed Site Plan

Review Criteria for Conditional Use

Throughout this document, relevant code criteria are shown indented in **bold**. Responses to the conditional use criteria are shown in standard font.

Section 6.0.4.0: Review Criteria for Conditional Use

1. **The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.**

Yes, Uses Permitted conditionally: Motel or hotel containing up to 35 units. We are proposing 16 units.

2. **The use is consistent with the applicable goals and policies of the Comprehensive Plan Oceanside Comprehensive Plan**

Policy 1. Community Form

1.1 Oceanside shall be designated as an un Urban Unincorporated Community

Acknowledged, no response necessary.

1.2 Every effort shall be made to preserve the “rustic coastal village atmosphere,” the natural resources, and the beauty of Oceanside for the benefit of residents, visitors and future generations.

The design and massing of the proposed project is congruent with the scale, nature, and materiality of the surrounding neighborhood and is intended to blend into the area. By splitting the development into smaller, residential scale buildings, the site appears to be made up of 5 individual properties with the intention of preserving the village atmosphere of the community.

Policy 2. Transportation

2.1 Where feasible, roadways in the core area will be improved to allow for more adequate public and emergency vehicle access.

The primary access is on a unimproved County road adjacent to an improved street that provides access to the State Park parking lot. No improvement to the Right of Way are proposed as part of this project.

2.2 Encourage the maximization and utilization of required off street parking areas to enable residents and guests of Oceanside the ability to adequately access roadways and to assure that roadways remain uncluttered and accessible to emergency vehicles.

All required parking for the facility has been located in the tuck-under parking field within the subject property. No off-site parking or maneuvering will be required to support the function of the development.

2.3 Development of walkways and bike paths throughout the community and between Oceanside, Netarts and Cape Meares and non-automobile dependent (transit, bicycle and pedestrian) travel will be encouraged.

Not applicable to this site, no modifications to sidewalks or bike paths are part of this proposed project.

2.4 The county will work with the community and the Oregon State Department of Transportation to develop an access management and on street parking plan

Not applicable to this proposed project, all required private parking has been provided within the subject site.

Policy 3. Housing

3.1 Building design and landscape that enhances the aesthetic quality of the community are encouraged.

Not applicable to this project, no housing proposed. The scale and design of the buildings has been tailored to fit within the aesthetic quality of the surrounding neighborhood.

3.2 (missing)

3.3 Encourage programs that focus on cleaning up existing poor condition homes and structures within the community

Proposal is to demolish and redevelop a series of existing cabins that are in very poor condition to enhance the visual character and quality of the main street and Park areas.

3.4 Small legally existing lots of less than 7,500SF will be allowed to be built upon consistent with all applicable regulations. Small lot coverage standards consistent with the resolution of the "small lots" issue reflected in the Tillamook County Land Use Ordinance, sections 5.100, shall be met.

Not Applicable, subject site is 14,000 SF.

3.5 Future development and lot partitioning shall occur only after the minimum zone standards, topography, geologic hazards, and public facility availability factors are taken into consideration to assure that adequate lot sizes are created which will not require future variances and which will not pose potential health hazards to life and/or property.

We will maintain the current contiguous lot.

Policy 4. Community Character

The residents place high value on many qualities of the Oceanside Community, such as:

- **Scenic ocean and bay vistas**
- **Abundant vegetation and wildlife**
- **Serenity and privacy**
- **Natural lighting (moon & stars)**
- **Natural noise (ocean & wildlife)**

They encourage visitors, future property owners and residents to understand, respect and embrace these values through adherence to the following policies:

The proposed project has embraced these values with the design of the site and buildings by orienting all units toward the ocean view, providing landscaping and plantings throughout, allowing for spaces between buildings intended for

outdoor enjoyment of the natural environment including open-air views, sounds, and lighting of the surrounding beach-front.

4.1 Every means should be taken to assure that development along the ocean and Highway 131 be compatible with maintaining the existing natural character of the area by maintaining or creating a vegetative buffer between development and the ocean and highway.

Not applicable, site does not front on the ocean or highway. Proposed site has taken care to provide for landscaping along the street-facing edges to provide a buffer and screening of the parking area.

4.2 When developing, design considerations shall be given for retention of existing vegetation, the existence of wildlife, valued property rights, and the desire for solitude of surrounding property owners and residents.

We are considering this and have committed to do as little site work as possible to keep natural landscape, drainage patterns as reasonable as to not impose artificial systems into the site. The Northeast corner in particular is left as natural as possible since retaining walls over 14 feet tall feels too intrusive and disruptive.

4.3 A program to support and possible create a regional land trust shall be encouraged

Not applicable to this proposal

4.4 Construction of manmade structures which consider environmental effects and consequences shall be encouraged.

Proposed development has tried to maintain a “light touch” on the existing property by maintaining existing grades, drainage, and retaining where possible. Stormwater plans have integrated natural flows and have been designed to manage water on site.

4.5 Encourage creation of programs that would promote a safe community environment with regard to fire, traffic, crime, personal property, and health.

Not applicable to this proposal.

4.6 Preserve and enhance the use of open spaces to avoid a crowded feel in the community, including the preservation and enhancement of trees and natural vegetation. Native plant species are encouraged in all landscaping by distribution of a recommended landscaping materials guidebook.

Per our design intent, we are choosing NOT to maximize the massing of the proposed design, and purposefully broken up the site into several building masses with relief in between them. Light, air and views are preserved for the neighborhood beyond, and open spaces on-site alleviate any crowding or out-of-scale building in the Village.

4.7 Reduction of intrusion such as noise, harsh lighting, view obstructions, clutter, and drainage runoff by completing new constructions within a reasonable period of time and in a timely fashion; utilizing off – street parking areas for resident and guest parking so that roadways may remain uncluttered and accessible to emergency

vehicles; maintain outdoor lighting design and placement so that it does not cast direct light onto adjacent properties and adversely affect neighbors.

Our design complies with dark skies principles in lighting, and while exterior lighting is required for safety, it will be designed and sited to ensure it does not conflict with neighboring properties and their interest in dark skies as well.

4.8 Preserve neighborhood attractiveness by encouraging placing power distribution lines for new buildings underground and limiting satellite dish size to as small as possible. Utility lines will be placed underground for new subdivisions and planned developments when existing areas redevelop underground utilities shall be installed, unless placement will jeopardize the stability of adjacent properties.

Existing power distribution for the subject site and surrounding neighborhood is provided on poles along Pacific Ave.

4.9 Commercial developments, when possible, should be designed with natural siding, weathered wood, durable and rustic sign material to preserve the natural appearance of the community.

Design of the proposed project is in-line with the surrounding neighborhood in both massing, form, and materiality through the use of materials with a durable and “natural” look

4.10 Maintain the low density urban residential zoning classification.

Not applicable, site is zoned for commercial development.

4.11 Retain the existing county building height regulations.

Proposed development complies with the County height regulations

4.12 Limit commercial development to the existing commercial core area and allow no additional commercial zoning.

Subject site is zoned for commercial development.

4.13 Tillamook County will assist the oceanside neighborhood association and the local property owners in developing a plan for the commercial area to establish guidelines for future commercial development which will retain the unique characteristics of the community.

Not Applicable. Proposed development has been designed to comply with the regulations set forth in the Tillamook zoning code and Oceanside Community Plan.

4.15 New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land, binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts.

Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director and recorded with the Tillamook County Clerk.

Proposed project is a redevelopment site within the commercial area of Oceanside and will not impact farms or forests.

4.16 Water shed protection is the critical element in maintaining and rehabilitating the water quality in the Oceanside watershed area. The ONA will work with the county and other appropriate authorities and landowners on implementation of the Oregon Forest Practices Act and other applicable regulations to achieve this goal.

See Stormwater Memo for additional water management strategies.

4.17 Off- site advertising signs shall be prohibited inside the community growth boundary.

None planned.

4.18 Other signs shall be adequately regulated to retain a village appearance.

Any signage required for the project will be responsibly planned, submitted and reviewed by the appropriate jurisdictional body.

Policy 5. Public Involvement

5.1 The county will refer all proposed projects, formal application requests and applications affecting the community to the Oceanside Neighborhood Association for review and input.

Acknowledged, we understand that soliciting community feedback is an important step in the Conditional Use process.

5.2 The ONA will identify common goals with the neighboring communities so that they can work together to achieve these goals.

Acknowledged, no response required.

5.3 The ONA will serve as an advocate for the community and fulfill the statewide goal of the encouraging “grassroots” citizen involvement in the public and decision making process.

Acknowledged, no response required.

5.4 The ONA will formulate policy to insure that responsible long term use of the community’s resources are consistent with community goals.

Acknowledged, no response required.

5.5 The association will develop a system of mediation for the resolution of problems and disputes within the community as they pertain to land use planning.

Acknowledged, no response required.

5.6 Tillamook County and the Oceanside Neighborhood Association will continue to find ways to effectively involve residents and property owners in the planning decision process.

Acknowledged, no response required.

Tillamook County Comprehensive Plan

a. Goal 1 Citizen Involvement:

Administrative requirements for County, no response needed. We will comply with the procedural requirements of the Conditional Use process and understand the decisions will be made by the Planning Commission

b. Goal 10 Housing:

Not Applicable, housing is not part of the proposed development. The increase in available recreational hotel units in the area should provide relief to the availability of permanent rental units in the area.

c. Goal 11 Public Facilities:

Existing project site is located within the urban core of Oceanside and is currently served by all necessary utilities (water, sewer, electric, trash). We will coordinate with all relevant service providers for repair/replacement of necessary connections or modifications to levels of service for the proposed development.

d. Goal 12 Transportation:

Adjacent roadways at the existing site, Pacific Ave and Rosenberg Ave, are local streets with no new roadways or other road improvements proposed as part of the development. We will build new driveway access points within the subject parcel to provide access to the private parking garage accessed from the side street of Pacific Ave. See Appendix "A" for traffic impact calculations for the site as well as proposed traffic maneuvering for entry and exit to the parking area.

e. Goal 14 Urbanization:

Though unincorporated, existing subject site is located within the Commercial Urban Core of Oceanside and currently serves the same function as the proposed redevelopment. The subject site is zoned for commercial development in support of that urban core and the adjacent State Park. The proposed development density has been designed to blend in and act seamlessly with the surrounding density of the residential areas. No new urbanization, utilities, or impact to rural, agricultural, or forest land is proposed as part of this development.

3. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

The proposed hotel is an improvement from the existing hospitality venue that supports access to the Oceanside Beach State Park as well as local recreational uses in downtown Oceanside and is directly consistent with the purpose of the zone. The Land is suitable for the COS zone because it is physically capable of being developed, can obtain access to a public road without causing traffic hazards or congestion, and will not cause significant conflicts with nearby residential uses. The proposal will provide excellent views of the ocean for guests while maintaining views for surrounding neighbors. The elevated platform not only enhances views and allows for suitable off-street parking, it also allows the existing topography to be maintained and not heavily excavated.

As shown on Sheets LU002, the proposed building is located at the property line except for the corners along Maxwell Mountain Rd where clear vision areas have been provided at the intersection. The parking accommodates the four and a half feet buffer from the property line to the East. The proposal meets all setback requirements, no setback reduction is requested.

Sheets LU002 highlights the clear vision area at the intersection of Pacific Avenue and Maxwell Mountain Road. No reduction is requested.

As shown on Sheet LU002, the parcel is suitable to provide one parking space per unit required – total requirement of 16 spaces at 8 x 20 feet in size, with one accessible stall. No parking reduction is requested.

Additionally on Sheets LU002 and LU003, the distance between each dwelling unit is greater than the minimum six feet required, providing light, air, and ample view corridors to the neighbors behind. No variance is requested.

The subject site is located within the Local Earthquake and Tsunami area of the overlay Tsunami Hazard Zone with Evacuation Route along Maxwell Mountain Rd and Evacuation zone nearby, See Appendix "E". The proposed development is not a prohibited use or contain any prohibited structures as defined in TCLUO 3.580. The elevated podium deck has been designed to be constructed of concrete materials to provide a durable and safe structure for the development to allow for access to a safe exit route as well as to limit potential damage to the new elevated buildings.

4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

The subject property is zoned commercial, with the current use (and the proposed number of units) considered a conditional use. Our approach has never been to "max-out" the site, but instead use the landscape and ocean experience to inspire our approach. Tide pooling around the iconic rock formations in the surf provides the basis for our approach. We used this metaphor to create "Rocks" (The unit buildings) and breaks between them (communal amenity spaces) as "Tidepools". Breaking up the massing of the hotel allows a more responsible and respectful reflection of the neighborhood scale to the North and across Rosenberg Loop. Collecting the units into 2-

, 3- and 4-unit pods emulates the rocks beyond stoically rising from the ocean while allowing light, air and most importantly VIEWS through the site to the ocean from the neighbors immediately across the road.

The first and fundamental architectural challenge on the site is the required parking and providing a reasonable system to support the units above. We also have instituted a “light touch” on the site as to not impose a parking garage that is pushed into the existing site grade and to try and take advantage of the undulation inherent in the site. A system of concrete “terraces” follow the form of the site, keeping the minimum vertical height required (as well as overall profile) along the entirety of the site, and allows a solid and independent podium for the units above. As shown on sheet LU002, this approach allows us to contain all required parking on-site.

More and more people are flocking to Oceanside to experience the amazing community and hotel rooms are a needed amenity. We believe with the option to stay in Oceanside, it may end up reducing traffic through the Village since more rooms means less day-trippers in, out and through in a single day. Stay-overs are positive for the growing destination and the addition of hotel rooms should provide some short-term rental relief from the existing housing stock – reducing the need for AirBnB units. We feel that 16 units make the most sense to stay economically viable without creating an overwhelming burden on the utilities, the community and virtually wall-off any view corridors from the community directly across the road.)

The view from the oceanfront is also being considered here as faceted unit fronts reflect the sun, sky, clouds and beyond. The unit faces will ripple and change with different angles and orientations. Creating an active façade to make a more interesting and iconic addition to the hillside village. The masses being broken down into smaller clusters – with air, light and views between – also blend into the context of single structures on the hillside settling in nicely in scale, typology and ordering.

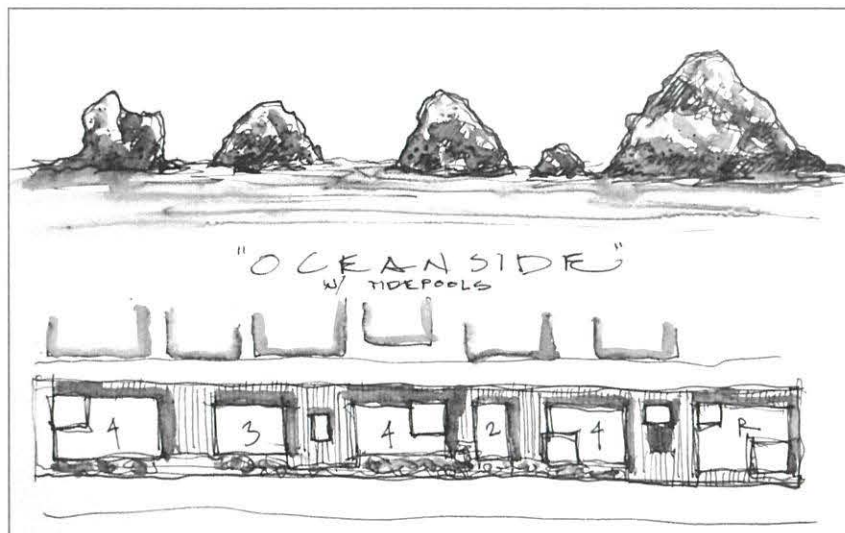


Figure 4 Rocks and Tidepools

5. The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.

Not applicable, no solar or wind energy systems currently exist within the impact area of the proposed site.

6. The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

The existing property is currently served by all necessary utilities and through discussions with the various providers there are no capacity concerns with the anticipated connection sizes for the proposed development as indicated in the Civil Drawings C5.0

Technical Memorandum

January 29, 2024

Project# 29356

To: Chris Laity, P.E., Director
Tillamook County Public Works
503 Marolf Loop Road
Tillamook, OR 97141

Cc: Michael Parshall, Woodblock Architecture

From: Diego Arguea, PE and Matt Bell

RE: Oceanside Ocean Front Cabins Redevelopment Traffic Impact Assessment – Oceanside, OR

The letter provides a traffic impact assessment for the proposed redevelopment of the existing Oceanside Ocean Front Cabins and restaurant, located at 1610 Pacific Avenue NW in Oceanside, Oregon. Based on the daily decrease and limited PM peak hour increase in trip generation and increase in on-site parking over existing supply, no level-of-service or capacity analysis has been prepared and the development can be constructed without significant impacts to existing roadway capacity and vehicular delay as compared to the existing site. Additional details addressing the development plan, trip generation, parking, and circulation are included herein.

Introduction

The following sections identify existing conditions and the proposed site development plans.

Existing Conditions

The existing Oceanside Ocean Front Cabins include seven suite-style cabin units with private, off-street parking provided in a private parking lot north of the cabins. The parking lot striping allows for up to six parked vehicles in striped areas. The existing restaurant (Blue Agate Café) will also be redeveloped and operates independently of the Ocean Front Cabins and is open to the public, attracting local Oceanside residents and beachgoers.

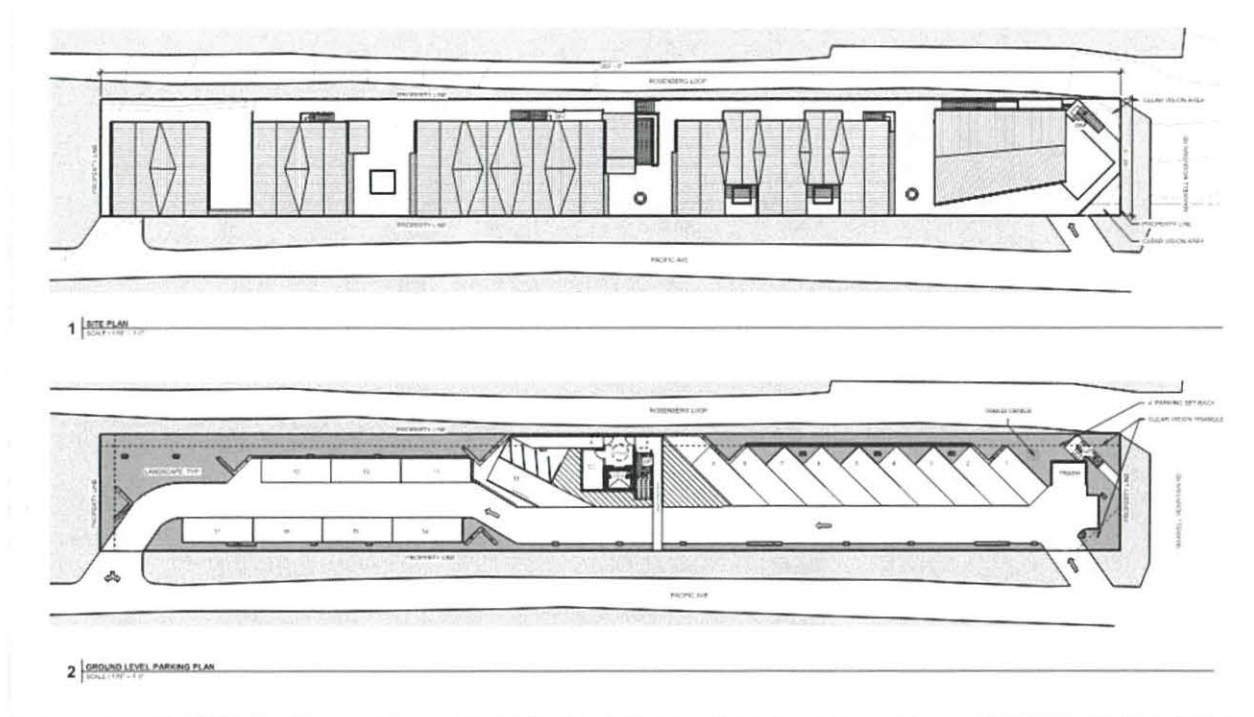
Along the frontage of the site, Pacific Avenue operates as a two-way street, with on-street parking (estimated approximately 15 spaces) on the west side of the roadway serving the Oceanside Beach State Park, owned and managed by Oregon State Parks. No changes are proposed to Pacific Avenue, the existing on-street parking, or to the Pacific Avenue/SW Maxwell Mountain Road four-way stop controlled intersection.

Proposed Development Plan

The proposal includes redevelopment of the existing cabins and restaurant to develop up to 16 rental units that will operate as suite-style, extended-stay rentals. The existing restaurant (Blue Agate Café) on the southern end of the property will also be redeveloped as part of the hotel and serve as an extension of the lobby and reception area as an amenity to hotel guests. No street access to the new restaurant will be provided other than through the lobby/reception area.

The proposal includes up to 17 off-street parking spaces, to be accessed via Pacific Avenue in the northbound direction and located underneath the proposed rental units. A site plan demonstrating the rental units and the ground level parking plan is shown below in Exhibit 1 on the next page.

Exhibit 1 Proposed Site Plan



Site plan provided by Woodblock Architecture, January 26, 2024

Trip Generation

Trip generation estimates for the existing and proposed uses are provided in Table 1. The trip generation estimates are based on land uses described in the industry standard reference *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE).

The land use All Suites Hotel (ITE 311) has been used as a proxy for the existing cabins as well as the proposed extended-stay rental units. The existing Blue Agate Café is represented as Land Use 932 (High-Turnover Sit-Down Restaurant) under the existing land use scenario. Because there is no public restaurant proposed for the redevelopment (included as a guest amenity only) and access will be provided via the lobby/reception area, there is no separate restaurant trip generator under the proposed scenario. The land use All Suites Hotel (311) does include restaurant/bar establishments as ancillary uses that are included in the trip generation data, and is thus not included as a separate trip generator.

The land use description is provided in Attachment "A" to this letter. The trip generation estimates are summarized in Table 1.

Table 1. Hotel Redevelopment Trip Generation Estimate

Land Use	ITE Code	Number of Units	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Development									
All Suites Hotel	311	7 units	31	2	1	1	3	1	2
Restaurant ¹	932	750 SF	80	7	4	3	–	–	–
Total Existing Trips			111	9	5	4	3	1	2
Proposed Redevelopment									
All Suites Hotel	311	16 units	70	5	3	2	6	3	3
Net New Trips (Proposed minus Existing)			-41	-4	-2	-2	3	2	1

SF: square feet

¹ Note existing restaurant closes at 2:00 PM (no weekday PM peak hour trips as a result)

As shown in Table 1, the proposed redevelopment is expected to result in a net decrease in daily and weekday morning peak hour trips, and an estimated increase of 3 trips (2 inbound, 1 outbound) during the weekday PM peak hour. Given the overall daily decrease in trips and minor increase during the weekday PM peak hour, redevelopment of the site is not expected to have significant impacts to roadway capacity and vehicular delay. No additional operational analysis has been provided as a result.

Parking and Circulation

Parking will be accommodated by the construction and addition of up to 17 off-street parking spaces, with each of the 16 units designated one parking space. Because the existing 7-unit hotel development includes 6 off-street parking spaces, no net parking impacts are anticipated to the on-street supply.

As described previously, the parking areas are accessed via Pacific Avenue, with an internal one-way circulation from south to north. At the north end of the parking area, vehicles may egress onto Pacific Avenue either to the north, to arrive at the Oceanside Beach State Park parking lot, or to the south to continue onto Pacific Avenue southbound, avoiding the State Park parking areas. Refer to Exhibit 2 below for circulation patterns.

Exhibit 2 Site Circulation

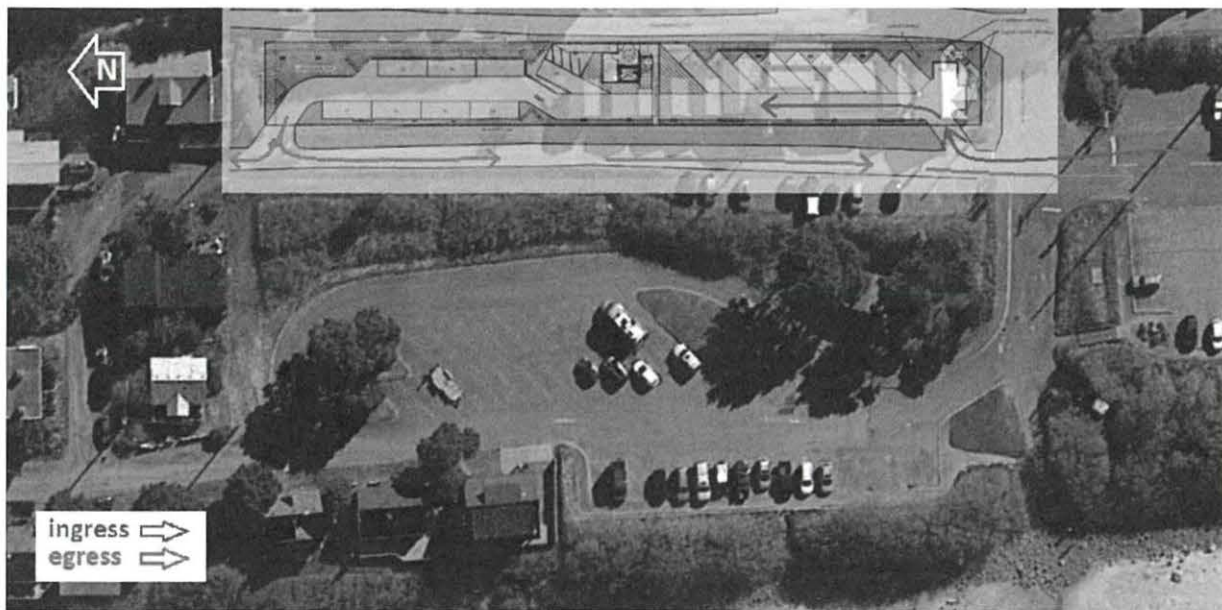


Image source: Google

ODOT Implications

Oregon Department of Transportation (ODOT) trip generation criteria for requiring a formal Traffic Impact Analysis are documented within the Oregon Administrative Rule (OAR) Chapter 734 (OAR 734-051-3030.4):

Except where the criteria in subsections (A) and (B) of this section, below, are met for the highway segment where an approach permit is sought, the department may require a person applying for an approach permit to submit a traffic impact analysis in conjunction with the application for an approach permit.

(A) The average daily volume of trips at the property is determined to be four hundred (400) or fewer trips; or

(B) The average daily volume of trips at the property is determined to be more than four hundred (400) but fewer than one thousand one (1001) trips and:

(i) The highway is a two-lane highway with average annual daily trip volume of five thousand (5,000) or fewer motor vehicles;

(ii) The highway is a three-lane highway with average annual daily trip volume of fifteen thousand (15,000) or fewer motor vehicles;

(iii) The highway is a four-lane highway with average annual daily trip volume of ten thousand (10,000) or fewer motor vehicles; or

(iv) The highway is a five-lane highway with average annual daily trip volume of twenty-five thousand (25,000) or fewer motor vehicles.

Because the proposed development is forecast to generate fewer than 400 daily trips, Criteria (A) is met for the proposed development and thus a TIA would not be triggered by ODOT requirements based on trip generation.

The Change of Use Criteria in OAR 734-051 is also not met per OAR 734-051-3020, shown below in Exhibit 3.

Exhibit 3 ODOT Change of Use Applicability

734-051-3020

Change of Use of a Private Connection

(1) Applicability.

(a) This rule sets forth procedures and requirements for a change of use of an existing private connection to a state highway.

(b) A new application is required for the purpose of permitting all connections to a property when there is a change of use as set forth in section (2) of this rule. All connections to the property are subject to this rule whether they exist under a Permit to Operate, are grandfathered under OAR 734-051-1070(30), or the department provides written permission under 734-051-3015.

(2) Changes of Use Requiring an Application for State Highway Approach. Except as provided under section (5) of this rule, a new application is required for a change of use when any one of the following:

(a) The number of peak hour trips increases by fifty (50) trips or more from that of the property's prior use and the increase represents a twenty (20) percent or greater increase in the number of peak hour trips from that of the property's prior use; or

(b) The average daily trips increases by five hundred (500) trips or more from that of the property's prior use and the increase represents a twenty (20) percent or greater increase in the average daily trips from that of the property's prior use; or

The proposed development is not forecast to generate net new trips in excess of 50 during any peak hour nor 500 net new trips during a weekday.

Conclusion and Next Steps

Based on the forecast decrease in daily trip generation, increase in on-site parking over existing supply, and efficient circulation pattern, the proposed development can be constructed without additional significant impacts to existing roadway capacity and vehicular delay as compared to the existing site.

We trust this letter provides sufficient traffic engineering analysis to accompany the proposed Oceanside Ocean Front Cabins land use development application. Please let us know if you have any questions or require additional information.

Sincerely,

KITTELSON & ASSOCIATES, INC.



Diego Arguea
Associate Engineer
503.535.7462
darguea@kittelton.com



EXPIRES: 12/31/25

Attachments

A. ITE Land Use Descriptions

Land Use: 311

All Suites Hotel

Description

An all suites hotel is a place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided. Hotel (Land Use 310), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Six studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 74 percent.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Florida, Georgia, Minnesota, Montana, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

216, 436, 818, 870, 872, 1048

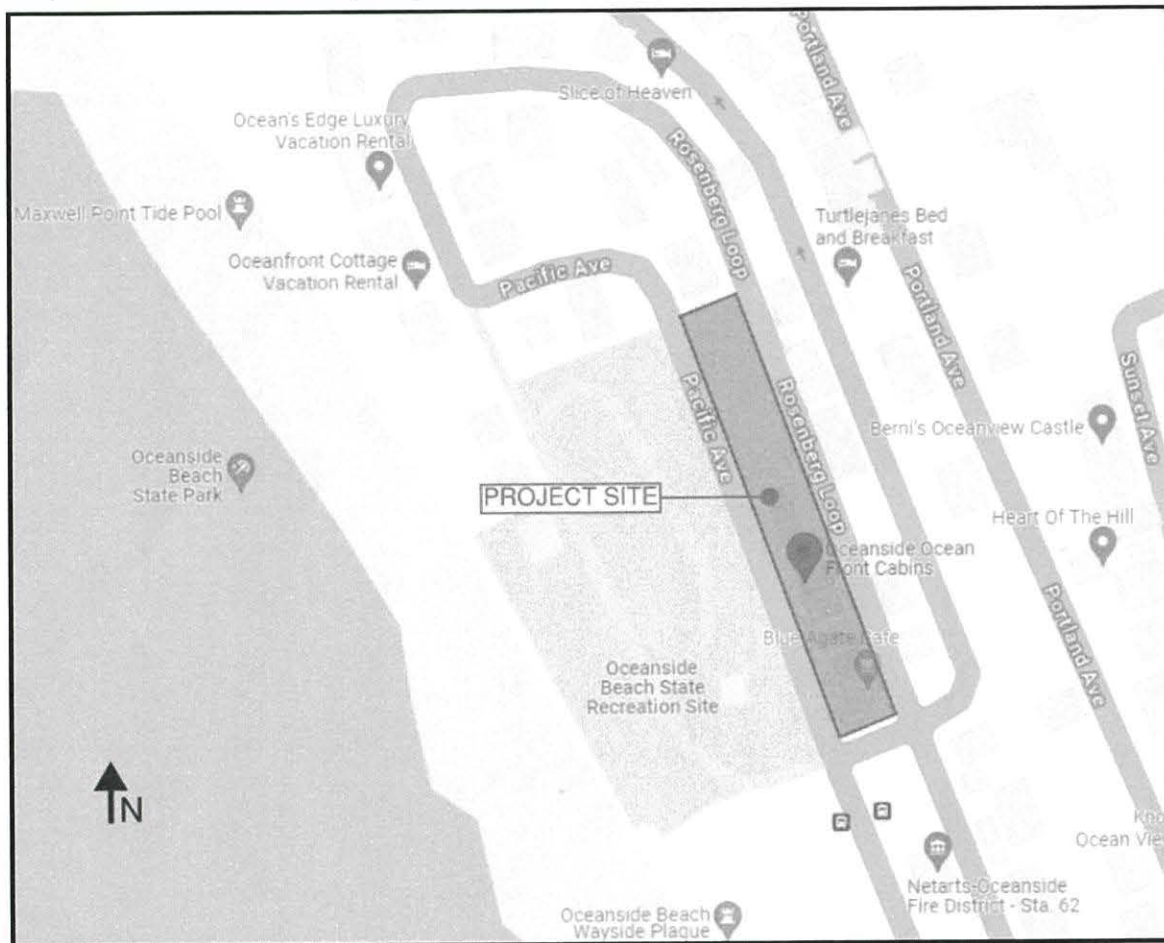


PRELIMINARY TECHNICAL MEMORANDUM

Date: December 11, 2023
Author: Emily Lehmann, PE
Subject: Preliminary Stormwater Memo
Oceanside Cabins, 1610 Pacific Avenue, Tillamook County, OR

PROJECT OVERVIEW AND DESCRIPTION

Project Location and Vicinity Map: 1610 Pacific Avenue, Oceanside, Tillamook County, OR



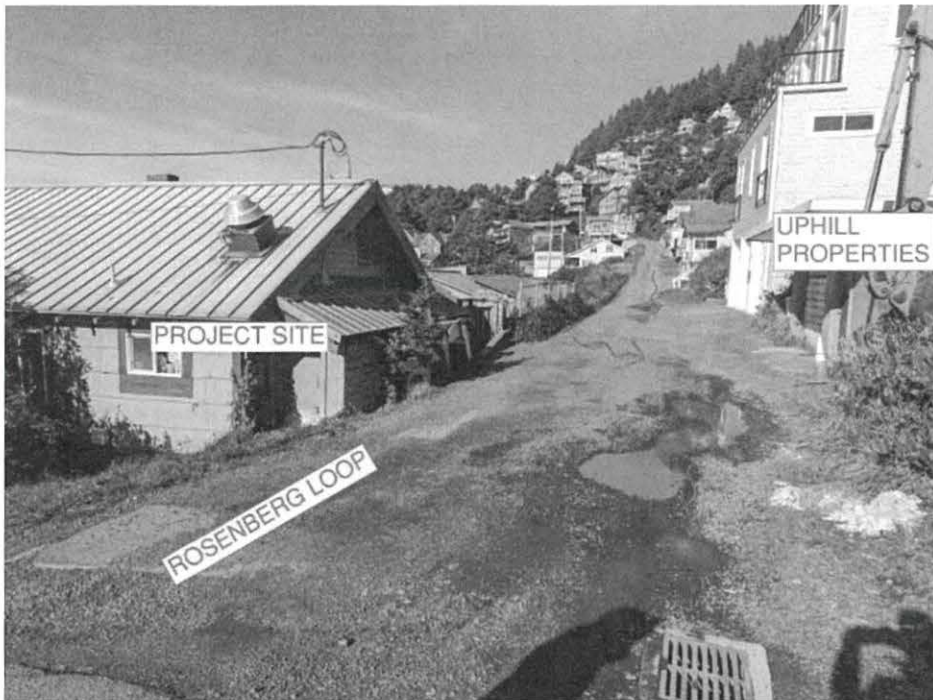
Site Area: 14,000 SF / 0.32 acres

Existing Conditions: The rectangular shaped 40' x 350' site is currently developed with several small cabins, a café, and gravel parking area. Generally, the site slopes from the northeast to the southwest. Large grade differentials are present throughout site with the northern and eastern property boundaries being the highest. Stormwater runoff appears to sheet flow west to Pacific Avenue and the Oceanside Beach State Recreation Site before ultimately finding its way to the ocean. Some stormwater runoff appears to enter to existing public storm drain inlet at the southwest corner of the site which is also routed to the ocean.

The majority of stormwater runoff from uphill properties to the east of the Rosenberg Loop road appears to enter the public storm drain inlet at the southern end of Rosenberg Loop, to the southeast of the project site. It appears the majority of stormwater sheet flows to the inlet but at least one building downspout is connected directly to the inlet. Although the Rosenberg Loop east of the project site is sloped away from the project site, some

stormwater may flow through the project site during large storm events. Stormwater that is not captured by the inlet shown in Picture 1 below, appears to flow along the project site's southern property line until it is captured by another inlet, shown in Picture 2, or continues down the road towards the ocean.

Picture 1: East of project site



Picture 2: South of project site



Proposed Improvements: The proposed development will include 5 new 2-story buildings, containing 16 motel units and a café/restaurant for guests, that sit above an at-grade parking lot. The 5 new buildings will be constructed on a Level 1 podium/deck that extends the entirety of the property, save for clear vision triangle notch outs at the southern property corners. The new development will include stormwater management and necessary utility infrastructure to serve the proposed improvements. Although the full extents of public right of way improvements are unknown at this time, the existing driveways will be relocated and it is anticipated that some improvements along the Rosenberg Loop will be needed for stormwater management. A ditch is currently proposed along the eastern property line to direct any excess stormwater from uphill properties to the south to be captured in the public storm system.

METHODOLOGY

Impacts to Existing Drainage: Approximately 4,550 SF of the existing site is impervious with large areas of pervious gravel and vegetation. The proposed project will significantly increase the amount of impervious area from the existing condition and although there will be some pervious landscape areas, the amount is minimal so for this analysis, the entire site is being considered as impervious. An underground storage system and flow control device will be installed to meet “peak flow matching” detention and hydromodification requirements.

Site Soil Conditions: Based on the Report of Geotechnical Services, prepared by Pali Consulting for Fusion Lodging, LLC, dated December 27, 2021, site soil conditions generally consist of fine-grained silt and clay above gravel soils in a clay, silt and sand matrix (to the depths explored). Although the groundwater table is estimated at 20 feet below ground surface (BGS) at the site, soils encountered were near-saturated at much shallower depths, up to within a few feet of the ground surface and perched groundwater zones of water are likely throughout the site and may occur during much of the year. Based on these findings of shallow groundwater, infiltration for stormwater management is infeasible.

Narrative of Stormwater Management Techniques: Due to the existing site conditions and proposed building layout, low impact development (LID) treatment measures are not feasible. All building roofs and the Level 1 podium/deck level will be hard piped and routed to a proprietary treatment device within the parking lot. All treated stormwater will then be routed to an onsite detention system with a controlled orifice for flow attenuation. The developed peak flow rate for the 50-year storm event must be equal to or less than the pre-developed peak flow rate. The project proposes to convey stormwater to the existing 24” RCP main in Rosenberg Loop which outfalls to the ocean.

ANALYSIS

Assumptions and Calculations: The Rational Method, $Q=CiA$, was used to determine peak flow rate in cubic feet per second (cfs) from the site. “C” is the runoff coefficient, “i” is the storm intensity in inches per hour (in/hr), and “A” is the area in acres. Per the ODOT Hydraulics Manual’s Zone 2 IDF Curve, a 50-year, 5-minute design storm will produce an intensity of 3.5 in/hr. With a pre-development runoff coefficient of 0.35, the pre-development peak flow rate not to exceed is 0.392 cfs.

The Autodesk Hydraflow Hydrograph Extension was used to model the stormwater runoff and calculate the stormwater management facility size. To detain stormwater on site, 30 linear feet of 3’ diameter pipe is proposed under the parking lot with a 3” orifice and weir to control the flow rate. The post-development peak flow rate, using a runoff coefficient of 0.9, is calculated as 0.390 cfs which is less than the pre-development peak flow rate.

Proprietary Treatment Facility Sizing: A Contech Stormfilter is proposed on-site since LID facilities are not feasible due to site constraints. Proprietary treatment facility sizing is in accordance with the manufacturer’s recommendations using the water quality flow. A water quality flow rate is determined from the equation below, which is then used to determine the size of the required proprietary stormwater treatment facility:

$$\text{Water Quality Flow (cfs)} = \frac{0.36 \text{ (in.)} \times \text{Area (sq.ft.)}}{12 \text{ (in/ft)}(4 \text{ hr})(60 \text{ min/hr})(60 \text{ sec/min})}$$

Per the manufacturer, an 18” Contech Stormfilter can treat 16,036 sf of impervious area.



ENGINEERING CONCLUSIONS

The proposed stormwater design, including water quality and quantity, has been designed to comply with the current local codes and requirements. There are no upstream or downstream impacts created by the project. All private site runoff is treated and released in a controlled fashion. The HydraFlow Report is included as an Attachment.



ATTACHMENT

HydraFlow Report



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	0.392	1	5	118	-----	-----	-----	Pre Developed
2	Rational	1.008	1	5	302	-----	-----	-----	Post Developed
3	Reservoir	0.390	1	8	302	2	42.33	176	UG Storage

Hydrograph Report

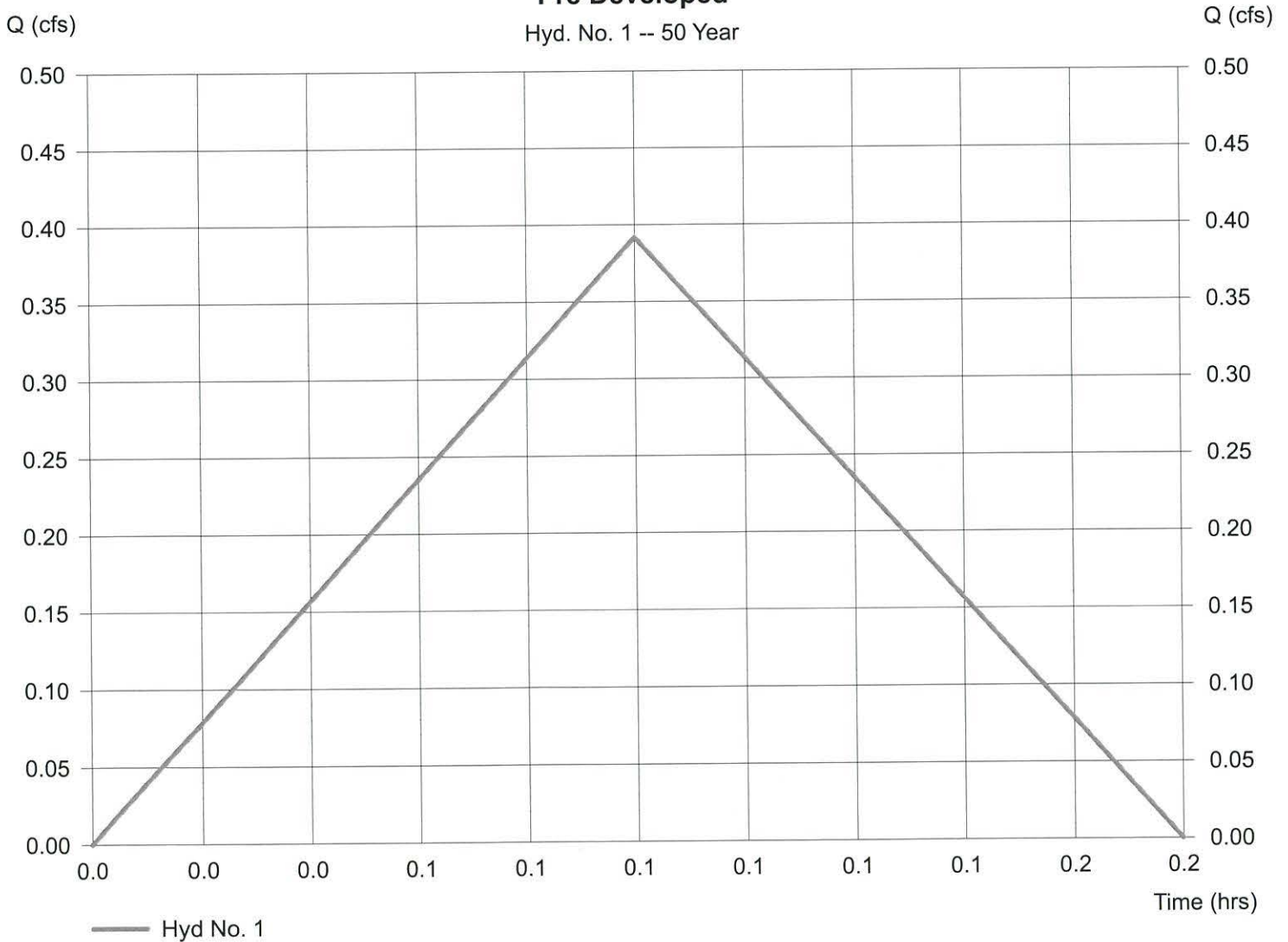
Hyd. No. 1

Pre Developed

Hydrograph type	= Rational	Peak discharge	= 0.392 cfs
Storm frequency	= 50 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 118 cuft
Drainage area	= 0.320 ac	Runoff coeff.	= 0.35
Intensity	= 3.499 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

Pre Developed

Hyd. No. 1 -- 50 Year



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Sunday, 12 / 10 / 2023

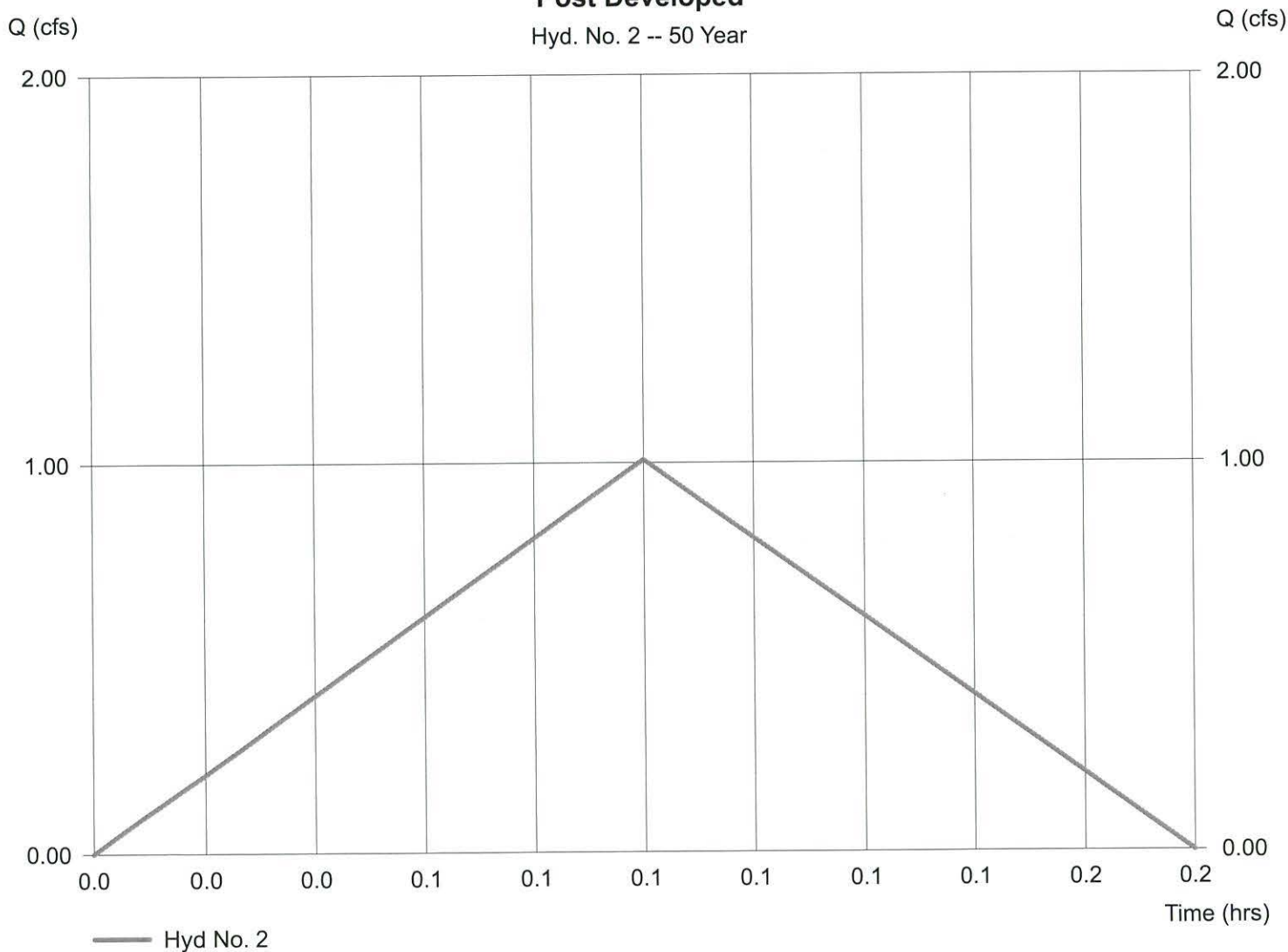
Hyd. No. 2

Post Developed

Hydrograph type	= Rational	Peak discharge	= 1.008 cfs
Storm frequency	= 50 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 302 cuft
Drainage area	= 0.320 ac	Runoff coeff.	= 0.9
Intensity	= 3.499 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

Post Developed

Hyd. No. 2 -- 50 Year



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

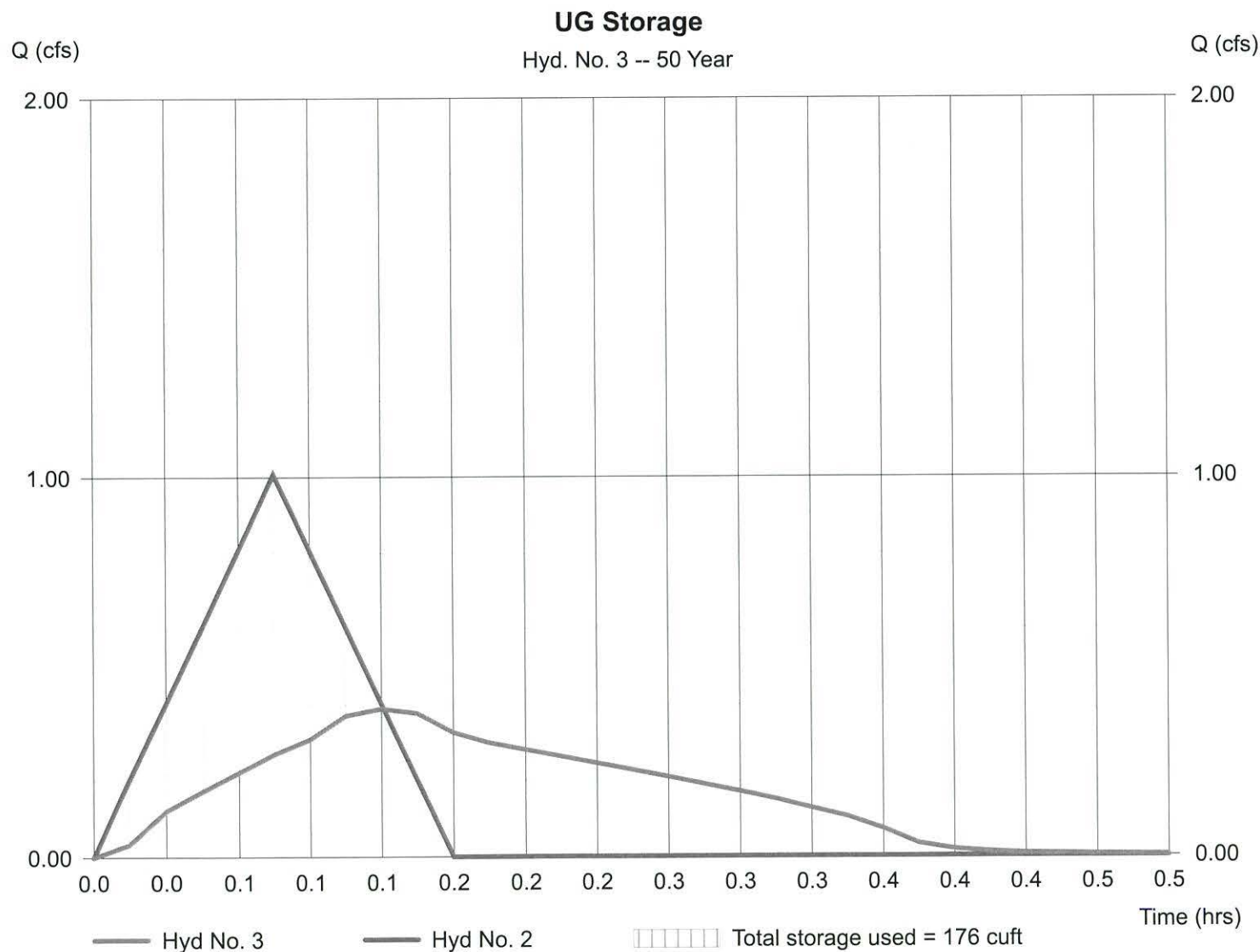
Sunday, 12 / 10 / 2023

Hyd. No. 3

UG Storage

Hydrograph type	= Reservoir	Peak discharge	= 0.390 cfs
Storm frequency	= 50 yrs	Time to peak	= 0.13 hrs
Time interval	= 1 min	Hyd. volume	= 302 cuft
Inflow hyd. No.	= 2 - Post Developed	Max. Elevation	= 42.33 ft
Reservoir name	= UG	Max. Storage	= 176 cuft

Storage Indication method used.



Pond No. 1 - UG

Pond Data

UG Chambers -Invert elev. = 40.00 ft, Rise x Span = 3.00 x 3.00 ft, Barrel Len = 30.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	40.00	n/a	0	0
0.30	40.30	n/a	11	11
0.60	40.60	n/a	19	30
0.90	40.90	n/a	23	54
1.20	41.20	n/a	26	79
1.50	41.50	n/a	27	106
1.80	41.80	n/a	27	133
2.10	42.10	n/a	26	159
2.40	42.40	n/a	23	182
2.70	42.70	n/a	19	201
3.00	43.00	n/a	11	212

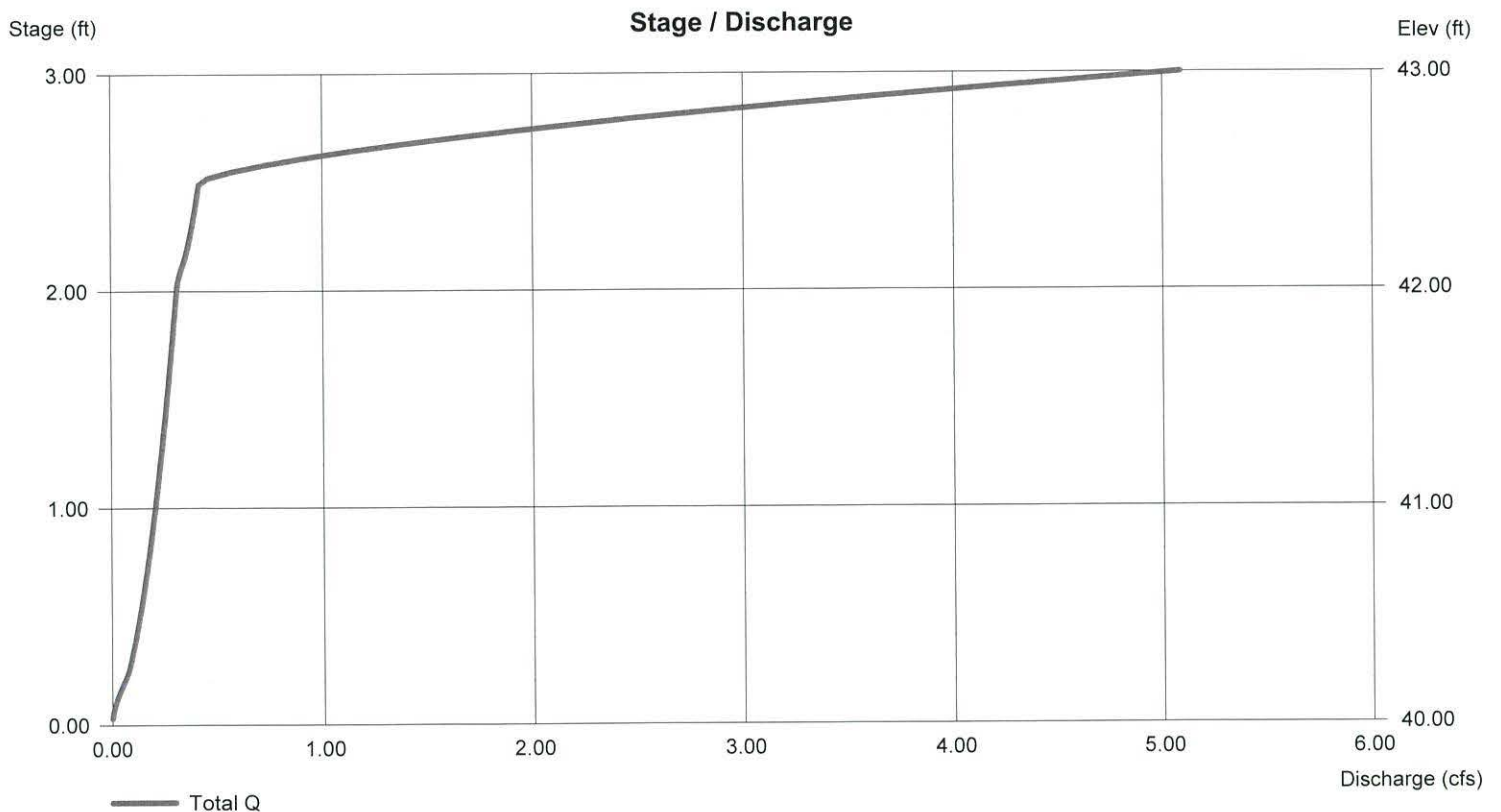
Culvert / Orifice Structures

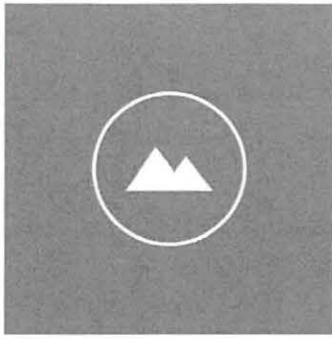
	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 15.00	3.00	2.00	0.00
Span (in)	= 15.00	3.00	2.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 40.00	40.00	42.00	0.00
Length (ft)	= 10.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	0.00	0.00	0.00
Crest El. (ft)	= 42.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).





Pali Consulting

December 27, 2021

Shareka Sadar
Fusion Lodging, LLC
c/o Mr. Robert Hoffman
Oculus, Inc.
Portland, Oregon

Report of Geotechnical Services

1610 Pacific Avenue
Oceanside, Oregon 97141
Project No. 135-21-001

1.0 INTRODUCTION AND SCOPE OF SERVICES

Pali Consulting, Inc. (Pali Consulting) presents this report of geotechnical services for a new two- to three-story structure at the above address. The project includes redevelopment of a long narrow lot between Pacific Avenue and Russell Loop. The site currently contains several small cottages, which will be demolished for the proposed improvements. Plans for the development are not yet finalized but are expected to consist of a two- to three-story hotel/condominium, possibly with tuck-under parking. A retaining wall may be required on the east side of the site adjacent Rosenberg Loop. Pavements and appurtenant utilities will be constructed with the development. The location of the site is shown on Figure 1.

You requested that we provide a geologic hazard report as well as geotechnical design recommendations for the project. Our scope of work included a review of existing background information, conducting a program of subsurface explorations, completing laboratory testing on select soil samples, evaluating our findings and preparing this report. Our work was completed in general accordance with our agreement with you dated November 8th, 2021.



2.0 BACKGROUND REVIEW

2.1 GEOLOGY AND GEOLOGIC HAZARDS

2.1.1 *Geology*

The geology in the area is mapped on the Oregon Department of Geology and Mineral Industries' (DOGAMI) website, accessed November 2021. The website maps the site within Quaternary Surficial Deposits (Landslide). This unit (Qls) is described in greater detail by Wells et. al. (1994) as being composed of Holocene and Pleistocene aged poorly sorted angular to subrounded bedrock clasts in a weathered muddy matrix, forming hummocky topography with closed depressions and poor drainage. The unit is also reported to include coherent bedrock glide blocks and colluvial aprons of angular cobbles and boulders at the base of steep slopes.

We reviewed well logs near the site on the Oregon Water Resources Department website (https://apps.wrd.state.or.us/apps/gw/well_log/, accessed November 2021). Well logs in proximity to the site had similar profiles consisting of clayey silt to approximately 26 feet below existing grade (bgs) and clayey silt with gravels to approximately 35 feet bgs. The static water level in the well logs was found to be approximately 15 feet bgs. We anticipate this water level is a little below the seasonal high groundwater level as the borings were completed in late January.

2.1.2 *Geologic Hazards*

Geologic hazards were accessed and reviewed on the DOGAMI HazVu website (<https://gis.dogami.oregon.gov/maps/hazvu/>, accessed November 2021). We found the following regarding hazards mapped at the site:

- Subject to severe to violent shaking from Cascadia and local earthquakes.
- Nearest active fault is the Happy Camp fault, which is located approximately 1.25 miles south of the site.
- Very high landslide potential. As mentioned previously, the site is located on a deep-seated landslide deposit.
- Moderate soil liquefaction potential.
- Statutory tsunami inundation line is located approximately 45 feet west (oceanward) of the site), below Pacific Avenue. However, Tsunami evacuation maps published by DOGAMI, and others show that the site is within the recommended tsunami evacuation area. That zone extends east (upslope) of the site for about 50 feet to Maxwell Mountain Road. The statutory tsunami inundation and evacuation lines are shown on Figure 2.
- Moderate coastal erosion potential.

2.2 LIDAR TOPOGRAPHY

We reviewed LiDAR generated topography of the site, also available on HazVu. The bare earth LiDAR hillshade shows the site to be located on a generally flat excavated bench cut into a gentle west-facing slope. The gentle west-facing slope is most likely a talus/colluvial slope formed by downhill erosion, creep, and transport of landslide debris from upslope. About 80 feet east of the site, the ground slope increases markedly forming steeper hillslopes above the site which from the landslide topography as mapped.



2.3 AERIAL PHOTOGRAPHY

We reviewed historic aerial photographs from Earth Explorer and Google Earth dating back to 1994. The photographs show the site located in the developed town of Oceanside. Within the developed area of town, no indications of instability were observed in the years covered by the images. In the forested land bordering the town to the east, bright spots that may indicate shallow sliding were observed in several of the photo years, particularly along roads in the area. However, no indications of broader-scale movement were evident.

2.4 EXISTING INFORMATION/REPORTS

As part of our preparation of this report, we reviewed a previous geotechnical report completed by Pacific Geotechnical, LLC (2010) for a property located approximately 200 feet east of the site at an elevation of approximately 150 feet above mean sea level (MSL). The relevant findings from that report are summarized below:

- The large landslide encompassing much of Oceanside, and on which the site is located, has not shown significant indications of displacement since development began in the area. Future movement of the landslide appears unlikely, except during extreme events such as large earthquakes and major rain events.
- Shallow ground movement has occurred at the site studied and in the surrounding area. In particular, roadway fill soils and shallow soils on steeper parts of the slopes are thought to be subject to shallow landsliding when saturated.

Pali Consulting is also completing work on another lot upslope of the site. Our evaluation of that site to date has found no evidence of movement and roads in the area that we reviewed do not show any signs of displacement or settlement which might be from landsliding. We note that our observations of roadways are limited in the area and others we did not traverse may exhibit signs of movement.

3.0 SITE CONDITIONS

3.1 SURFACE CONDITIONS

The site is a rectangular parcel located in the town of Oceanside approximately 200 feet east of the beach, at an elevation of approximately 50 feet MSL. Development at the site currently consists of several freestanding buildings on the south end of the parcel, including a café and vacation cottages. The north end of the parcel consists of a gravel surfaced parking lot elevated about 10 feet above adjacent Pacific Avenue.

Slopes on the site are gentle with maximum gradient slopes of approximately 30 percent along the short slopes bordering the east, north and northwest sides. The west side is at the same elevation as Pacific Avenue except at the north end where the parking lot is elevated above Pacific Avenue. The southeast portion of the site, behind the cottages, has a concrete retaining wall up to about 6 feet high that supports Rosenberg Loop.

We looked for indications of ground movement or distress around the site which could indicate earth movement or other geotechnical concerns. A table of our observations is provided below, and the locations of the observations are shown on Figure 2.

Table 1. Site Observations

Point	Description
P-1	Minor tilt of sidewalk near steps, crack, tilts down to west.
P-2	Extensional cracks in pavement, sidewalk near Units 22, 23, tilts down to west.
P-3	Unit 22 foundation crack.
P-4	Patio and retaining wall behind café/office exhibits no cracking or tilting.
P-5	Rosenberg Loop east of buildings includes minor cracks and potholes, but no major distress.

3.2 SUBSURFACE CONDITIONS

We completed two solid stem auger borings within the subject parcel. The explorations were completed on November 24th, 2021, at the approximate locations shown on Figure 2. A description of our subsurface exploration program and laboratory testing are included in Appendix A. Our explorations found soils consistent with predominately ancient landslide debris which is mapped near the site. We did not encounter any beach or terrace sands and do not interpret subsurface conditions consistent with volcanic or sedimentary bedrock.

In general, subsurface conditions consisted of fill over silty gravel landslide deposits on the south side of the site and fill over silty clay/clayey silt over silty gravel landslide deposits on the north. Groundwater was present at about 24 feet bgs at the north end of the site, but below the depth of exploration (i.e., 16.5 feet bgs) at the south end.

The subsurface conditions are described in more detail below.

3.2.1 Fill

The site is generally underlain by approximately 6 to 8 inches of surficial asphalt and/or crushed rock.

Below the surficial asphalt/crushed rock we encountered fill that extended to approximately 4 feet bgs in B-1 and 5 feet bgs in B-2. In B-1 the fill was comprised of loose, moist to dry poorly-graded gravel with sand to approximately 2.5 feet bgs overlying soft, moist clayey silt with sand. In Boring B-2, the fill extended to approximately 5 feet bgs and consisted of soft to medium stiff, moist, brown silty clay.

Laboratory testing was completed on three fill samples. The percentage of fines (i.e., particles passing the number 200 sieve) in the clayey-silt fill in Boring B-1 was approximately 62 percent and the moisture content varied between 48 to 62 percent. In the silty-clay fill in Boring B-2, a moisture content test measured approximately 61 percent. The high moisture contents measured in the fill likely reflect near-saturated conditions.

3.2.2 Silt and Clay

Below the fill, we encountered silt and clay soil that we interpret as native soils. The silt extended to approximately 5 feet bgs in Boring B-1 and 15 feet bgs in Boring B-2. The silt was generally elastic, of medium plasticity, and moist. Laboratory testing indicated fines contents between approximately 86 and 92 percent and moisture contents between approximately 46 and 71 percent. Atterberg limits testing on a silt sample indicated a liquid limit of 67 percent and plasticity index of 21.



Underlying the silt in Boring B-2, we encountered a fat clay. The clay extended from about 15 to 23.5 feet bgs and was generally high plasticity, moist, and medium stiff. Laboratory testing on a sample of clay indicated a moisture content around 76 percent. Atterberg limits testing on a clay sample indicated a liquid limit of 60 percent and plasticity index of 32.

The high moisture contents measured throughout the silt and clay observed below the fill material likely reflect near-saturated conditions.

3.2.3 Gravel Landslide Deposits

Below the native fine-grained silts and clay, we encountered gravel soils in a clay, silt and sand matrix that extended to the bottom of Borings B-1 and B-2 at approximately 16.5 feet bgs and 25 feet bgs, respectively. The gravel was generally moist, medium dense to very dense, and contained varying percentages of sand and fines. The fines observed in the gravel were typically of moderate plasticity, similar to those in the overlying silt and clay soils. In Boring B-1, the gravel graded to a dense silty sand at 10 feet bgs, and back to silty gravel at about 12.5 feet bgs.

Laboratory testing performed on select gravel samples measured moisture contents from 17 to 26 percent; except one gravel sample from near the silt-gravel interface at approximately 5 feet bgs in Boring B-1 found an elevated moisture content of 64 percent. This higher moisture content is likely attributable to the transition from predominantly silty soil to gravelly soil at this depth. Laboratory testing indicated the fines content in the gravel varies between approximately 17 to 44 percent.

3.2.4 Groundwater

Groundwater was encountered in Boring B-2 at approximately 24 feet bgs. Groundwater was not encountered in Boring B-1, which was advanced to approximately 16.5 feet bgs. Our review of local water well logs found the regional groundwater table as shallow as 15 feet bgs in some areas. Based on our interpretation of site conditions and review of subsurface data, the seasonal groundwater table is likely to be around 20 feet bgs at the site.

Although regional groundwater is estimated at about 20 feet bgs, soil moisture contents measured in our borings indicate near-saturated soils occur much shallower in the silt and clay soils, up to within a few feet of the ground surface. The borings were completed during the rainy season when local precipitation is likely to saturate the upper soils during and after heavy rain events, and we interpret the measured high moisture contents in shallow soils as due to recent local rains. These high moisture contents in the shallow fine-grained soils further indicate that perched zones of water are likely throughout the site and may occur during much of the year.

We note that groundwater conditions can change from their current conditions due to changes in use, grading, seasonal precipitation, and other factors.

4.0 GEOLOGIC HAZARDS ANALYSIS

Primary geologic hazards at the site may include landsliding, seismic hazards, and coastal erosion. Our reviews of these hazards are provided in the following sections.



4.1 LANDSLIDING

Tillamook County Planning Code Section 4.130 (1) defines Geologic Hazards Areas within the County, and subsection (b) states that this includes "...landslide topography and mass movement topography identified in DOGMI Bulletins 74 and 79 where slopes are greater than 19 percent." DOGMI (aka DOGAMI in this report) Bulletin 74 shows the site to occur within such topography, however, slopes at the site, on average, are below the 19 percent threshold. From the high tide line west of the site to Maxwell Mountain Road, the slope averages only about 15 percent. Approximately 50 feet east of the site, however, just upslope of Maxwell Mountain Road, the slope gradient increases and exceeds this threshold. So, while it appears the site is not technically within a defined Geologic Hazards Area, it is adjacent such an area, so we have reviewed landslide hazards at the site due to the proximity to such an area.

Our review of site surface conditions, per Section 3.1, noted no indications of significant ground distress or displacement. Displaced sidewalks and cracks in paved roads were typical of such characteristics related to their age, quality of construction and general wear and tear. Our work and that of others at nearby sites within the hillside above Oceanside has not found evidence of widespread movement of the mapped landslide topography, as noted in Section 2.4. We have identified locally unstable areas within the upslope hillside, but they have been limited to shallow ground movement due mostly to locally steep slopes and soil saturation by rainfall or drainage modifications. Aerial photographs of a nearby upslope site were reviewed in Pacific Geotechnical report (2010) and found no evidence of active sliding affecting the site and adjacent landslide topography since the 1955 photographs reviewed, a 67-year record. Based on our review of this information, the likelihood of the landslide topography upslope to adversely affect the site under static and/or similar to conditions to what it has been exposed to historically is low. We note that the stability of the upslope landslide topography under extreme seismic conditions is not well-understood. We cannot, therefore, reach a confident conclusion regarding the risk of the landslide topography east of the site to affect the proposed development under extreme conditions. If the slope is destabilized and moves a sufficient distance (50 feet or more) it could adversely affect the development. We note that such an event would likely affect most structures on the hillside within Oceanside, and this site is exposed to a similar risk as these other structures in this area. The owner should consider this risk in their development of the project and if such a risk is acceptable to them.

Excavations at the site are expected to be limited to those for footings, utilities and a retaining wall along Rosenberg Loop. Based on site LiDAR and landforms, all excavations will be outside of the "toe" of any deep-seated landslide within the mapped landslide topography. Although the site is fully within an area mapped as landslide topography, the gentle slope from Maxwell Mountain Road appears to be very old landslide debris which does not form distinct or effective "toe" for a deep-seated landslide. We do not, therefore, expect excavations at the site to destabilize the landslide topography upslope. Other activities related to development at the site also pose a low risk to the area.

4.2 SEISMIC HAZARD ANALYSIS

The project site is in a seismically active area. In this section, we describe seismic sources at the site, identify the seismic basis of design, provide the code-based seismic response spectra, and outline our interpretation of seismic hazards at the site.

4.2.1 *Seismic Sources*

The seismicity of the region is controlled by the Cascadia Subduction Zone (CSZ). Plate tectonics cause the oceanic Juan de Fuca Plate to subduct beneath the continental North American Plate. Three types of earthquakes are associated with subduction zones: intraslab, interface, and crustal earthquakes. Contributions from each of these sources to the total site seismic hazard was evaluated using the National Seismic Hazard Mapping Project website (USGS 2016). The contribution of each was evaluated using the



USGS interactive deaggregations for a hazard level corresponding to a probability of exceedance of 2 percent in 50 years for the maximum considered earthquake (MCE_R) (2,475-year return period). For response spectra at the site, we used the U.S. Seismic Design Mapping Tool (USGS 2018).

Interface Seismic Sources – Subduction zones are typically characterized by interactions between the oceanic Juan de Fuca Plate and the continental North American Plate. As the oceanic plate subducts beneath the continental plate, the two lock together. As they lock together, stresses build in the overlying continental plate. When the stresses become too large, the plate can rupture resulting in an interface earthquake. An example of an interface earthquake is the moment magnitude 9.0 ($M9.0$) event which occurred in 2011 in Tohoku, Japan. Interface earthquakes are some of the largest magnitude and most destructive earthquakes recorded across the globe.

Intraslab Seismic Sources – Intraslab earthquakes originate from a deeper zone of seismicity that is associated with bending and breaking of the subducting oceanic plate. Intraslab earthquakes occur at depths of 40 to 70 kilometers (km) and can produce earthquakes with magnitudes up to and greater than magnitude $M7.0$. An example of an intraslab earthquake is the 2001 $M7.0$ Nisqually earthquake which occurred in west central Washington. Our review of the interactive deaggregations indicate interface and intraslab earthquakes contribute approximately 92 percent of the total seismic hazard to the site.

Crustal Sources – Shallow crustal faults are caused by cracking of the continental crust resulting from the stress that builds as the subduction zone plates remain locked together. Based on our review of available geologic maps (through DOGAMI HazVu), the closest mapped fault to the site is the Happy Camp fault, which is located approximately 1.25 miles south of the site. This fault, along with other crustal sources, contributes 8 percent of the total seismic hazard to the site. Details of the considered hazard event are provided below.

4.2.2 SEISMIC SHAKING

The anticipated peak bedrock acceleration having a 5 percent probability of exceedance in 50 years (MCE_R event) is $0.654g$. The Maximum Considered Earthquake Geometric Mean PGA (PGA_M), which accounts for ground motion amplification due to site-specific effects, is $0.784g$. The PGA_M was determined by applying a site class factor to the peak bedrock acceleration. Refer to Section 4.2.3 – Seismic Site Class for further information pertaining to ground motion amplification at the site.

4.2.3 SEISMIC SITE CLASS

Thick sequences of unconsolidated, soft sediments typically amplify the shaking of long-period ground motions, such as those associated with subduction zone earthquakes; whereas areas underlain by shallow soil profiles are not likely to amplify seismic waves.

The “site class” is a classification used by the 2018 International Building Code (IBC) (ICC 2018) and the 2019 Oregon Structural Specialty Code (OSSC) to quantify ground motion amplification. The classification is based on the properties of the upper 100 feet of the soil and bedrock materials at a site.

The deepest exploration performed at the site was approximately 25 feet bgs, and the SPT N-value obtained at the bottom of the exploration was extrapolated down to 100 feet in order to obtain a site class designation. The estimated weighted average N-value in the upper 100 feet of the site was approximately 29 blows per foot (bpf). As a result, we consider a **Site Class D** to be an appropriate designation for the project area.

We have assumed the proposed development will comprise a structure with a fundamental period of less than 0.5 second, indicating that **Site Class D** is allowed per the IBC code. We should be contacted to re-evaluate our recommendations herein if that assumption is not true.



4.2.4 LIQUEFACTION

Liquefaction is caused by a rapid increase in pore water pressure that reduces the effective stress of soil, resulting in a sudden loss in soil shear strength. Granular soils (gravels and sands) which rely on friction between soil particles, are susceptible to liquefaction until the excess pore water pressure can dissipate. Sand boils and flows observed at the ground surface following a seismic event are the result of upward dissipating excess pore water pressure.

In general, the soils underlying the site are fills, underlain by medium dense, or better, gravels and sands to 16.5 feet on the south side of the property and soft to medium stiff clays/silts overlying medium dense, or better, gravels and sands to 25 feet bgs on the north side of the property. Liquefaction is not anticipated in the gravels and sands due to their in-place relative densities. We note that liquefaction in fine-grained, clay-like soils is typically termed “cyclic softening.” Cyclic softening of clay-like soils typically means strength loss; however, unlike liquefied sand soils, cyclic softened clay-like soils do not typically manifest as large a magnitude of settlement as sandy soils.

The clays and silts underlying the site have relatively medium to high-plasticity, and relatively high moisture contents. The plasticity and moisture content of clays/silts controls their susceptibility to cyclic-softening. We performed a site-specific liquefaction hazard analysis to evaluate the liquefaction susceptibility of the clay and silt soils. The analysis defines the liquefaction susceptibility of fine-grained soils using methods outlined by Bray and Sancio (2006). Based on Bray and Sancio (2006), fine-grained soil deposits are generally vulnerable to liquefaction if the ratio of the in-situ moisture content (MC) and liquid limit (LL) (i.e., MC/LL) is greater than 85 percent and if the plasticity index (PI) is less than 12 percent. They note that fine-grained soils are only moderately susceptible to liquefaction if MC/LL is greater than 80 percent and the PI ranges between 12 percent and 18 percent. Further, soils having a PI greater than 18 percent are generally not considered susceptible to liquefaction because of their relatively high clay content.

Based on our laboratory test results from two soil samples in Boring B-2 the MC/LL ratios varied between approximately 47 and 69 percent, and PIs between 21 and 32 percent. Based on the criteria delineated in Bray and Sancio (2006), we interpret the fine-grained soils to not be susceptible to liquefaction, as the potential for liquefaction at the site is low to negligible.

4.2.5 TSUNAMI AND SEICHE

The site is located less than 500 feet from the waterfront and about 50 feet east of the statutory tsunami inundation line. Although outside the statutory inundation zone, the site is within the tsunami evacuation zone as recommended by DOGAMI and others. As a result, tsunami hazards may impact this site following strong seismic shaking, but the impacts should be limited and only occur during the most extreme events.

4.2.6 SEISMIC SUBSIDENCE OR UPLIFT

Given the proximity of the site to the coastline, it is likely that the site will experience considerable coseismic subsidence associated with a rupture on the CSZ. Based on mapping by DOGAMI (Madin and Burns, 2013), between 3 and 4 feet of subsidence is anticipated following the design subduction zone earthquake.

4.2.7 EARTHQUAKE-INDUCED LANDSLIDING AND LATERAL SPREADING

Based on the relatively gentle slope gradients across the site and surrounding areas, as well as the observed subsurface conditions, it is our opinion the potential for earthquake-induced landsliding and



lateral spreading is relatively low to negligible. Potential movement of the deep-seated landslide terrain east of the site was not included in our scope of work.

4.2.8 CODE-BASED SEISMIC DESIGN

We understand that seismic design will be in accordance with the 2019 OSSC. We obtained the seismic hazard from the National Seismic Hazard Maps (USGS 2016) for Latitude 45.460618 degrees and Longitude -123.969331 degrees for the 2,475-year return period. The code-based seismic design parameters are included below in Table 2 and are appropriate for code-level seismic design.

Table 2. Seismic Design Parameters.

Parameter	Value
Site Class	D
Spectral Response Acceleration, S_s	1.311g
Spectral Response Acceleration, S_1	0.682g
Site Coefficient, F_a	1.200
Site Coefficient, F_v	1.400
Spectral Response Acceleration (Short Period), S_{DS}	1.049
Spectral Response Acceleration (1-Second Period), S_{D1}	0.636
Unfactored Peak Ground Acceleration, PGA	0.654
Site Coefficient, F_{PGA}	1.200
Maximum Considered Earthquake Geometric Mean PGA, PGA_M	0.784

4.2.9 SEISMIC HAZARDS SUMMARY

Based on our research, site explorations, and our experience with similar soils and sites, seismic hazards most likely to adversely affect the site are ground shaking with a lesser potential for tsunami inundation to affect the property. Liquefaction, seismic-induced landsliding, and other hazards present a low risk to the site. Further our analysis indicates a **Site Class D** designation is appropriate for the site.

4.3 COASTAL EROSION

We reviewed DOGAMI Open File Report O-14-02, Evaluation of Erosion Hazard Zones for the Dune - Backed Beaches of Tillamook County, Oregon (DOAMI 2014). Coastal erosion is a very dynamic process that can be difficult to predict and can vary significantly over time. However, Open File Report O-14-02 states: "...comparisons between historical and modern photos reinforce the perception that this section of shore is essentially stable."

5.0 CONCLUSIONS

Based on our explorations, testing, and analyses, it is our opinion that the site is suitable for the proposed development, provided the recommendations in this report are included in design and construction. We generally conclude the following regarding the site:

- The site is subject to variable geologic hazards including:



- The site is unlikely to be affected by landsliding under current conditions, but landsliding during a large seismic event not well understood,
- The site is subject to severe ground-shaking during a seismic event, and which will be addressed by code-level design.
- The site is above the statutory tsunami inundation line but may be subject to the effects of tsunamis if they exceed statutory limits.
- Subsurface conditions are not conducive to seismic liquefaction and liquefaction induced effects.
- Development of the site is unlikely to affect the stability of site slopes or of those nearby.
- The site is generally underlain by up to 5 feet fill, which is underlain by soft to medium stiff native fine-grained silty and clayey soil, which is underlain by medium dense to very dense coarse-grained gravelly soil which we interpret as old landslide colluvium. The fine grained soils extend to about 23.5 feet bgs on the north end of the site but only 5 feet bgs on the south end. Water well logs indicate that similar soils extend beneath the site at depth.
- The groundwater level was observed at 24 feet bgs at the time of our explorations. However, we interpret the seasonal high groundwater level to be around 20 feet bgs during wetter parts of the year.
- Based on the observed moisture contents of the site soils, near-saturated conditions should be expected throughout most of the year, especially in the observed fine-grained soils with low permeabilities.
- The existing fill in the upper 5 feet of the site is not suitable for support of structural loads and should be removed from beneath the proposed structural footprint. The soft and compressible silty and clayey soils observed beneath the fill should be overexcavated to the extent required to limit excessive static settlement resulting from structural loads. The overexcavation depth will depend on the static settlement tolerance of the structure and thickness of the silty clayey soils and may range from 2 to 4 feet below design subgrade elevation.
- Provided the recommendations in this report are followed, the proposed improvements can be supported by conventional shallow footings bearing on compacted structural fill bearing on the native soils encountered at the site. An allowable bearing pressure of 3,000 psf is recommended for foundation design.
- The existing fill and native fine-grained soils are not suitable for re-use as structural fill. The spoils generated from excavations shall be hauled off site and disposed of properly.
- Excavations performed at the site can be completed with conventional earthwork equipment.
- The fine-grained soils identified at the site will be moisture-sensitive and will be easily disturbed (e.g., rutted, pumped, etc.) by construction activities if care is not taken to reduce disturbance.

The following sections present our specific recommendations for structural and earthwork components of the project.

6.0 EARTHWORK AND DRAINAGE RECOMMENDATIONS

6.1 GENERAL

We have assumed that grading across the site will be limited to cuts and fills of 5 feet or less, except for a higher cut of up to 10 feet along Rosenberg Loop. If fill thicknesses are greater than 5 feet, we should be



contacted to re-evaluate our design and, in particular, the static settlement and foundation recommendations of Section 8.0.

6.2 SITE PREPARATION

Site preparation will include demolishing existing structures and associated utilities, removing asphalt concrete (AC) and crushed rock pavements, clearing vegetation, and stripping other surficial organic materials within the development footprint. Buildings and building foundations should be removed in their entirety to firm native subgrade soil. Utilities should be removed in whole or grouted in place if they are to remain and will be outside of developed areas. AC and crushed rock pavements should be removed and hauled off site or reused as structural fill as described later in Section 6.6 of this report.

Trees and woody shrubs should be grubbed to include the root balls and significant roots, up to about ½ inch in diameter. Stripping should remove grasses and any organic-rich soil. The depth of stripping is anticipated to be minimal, except locally up to approximately 8 inches. Actual stripping depths should be evaluated, based on observations during the stripping operation. Trees and their root balls should be removed from the site. Stripped material should be transported off site for disposal or stockpiled for use in non-structural areas.

After clearing and stripping, rough excavation should be completed to reach subgrade elevation. Where voids are created by grubbing or excavation or where site preparation activities cause excessive subgrade disturbance, replacement with imported structural fill will be necessary. Disturbance to the subgrade should be expected if site preparation and earthwork are conducted during periods of excessive wet weather and/or when the moisture content of the surficial soil exceeds optimum, as noted later in this report.

6.3 SUBGRADE EVALUATION

Following rough excavation, the subgrade should be evaluated for suitability to support the proposed development. The evaluation should be conducted by Pali Consulting or their representative prior to placing any fill or before placing any forms or rebar.

Subgrade evaluations should be completed by proof-rolling with a fully loaded dump truck or similar heavy rubber-tired construction equipment, where the area is accessible to such equipment. Where access is not practical, the subgrade should be evaluated by full time observations during excavation combined with probing the excavation with a steel foundation probe. The evaluation should identify any soft, loose, or unsuitable areas. If such areas are identified, these areas should be recompacted in place, if practical, or excavated to the extent indicated by the Pali Consulting and replaced with structural fill per Section 6.6 of this report.

6.4 WET SOIL/WET WEATHER CONSTRUCTION

Soils within the anticipated excavation depths are expected to consist of mostly fill overlying native fine-grained soil. The native soils encountered within expected excavation depths are generally soft and compressible.

These soils will be easily disturbed during the wet season. If not carefully executed, site preparation, excavation, and subgrade preparation can create unstable areas and significant repair costs can result. Significant disturbance to the subgrade should be expected if site preparation and earthwork activities are conducted during periods of excessive wet weather and/or when the moisture content of the surficial soils exceeds the optimum. Earthwork planning should include considerations for minimizing disturbance to the subgrade.



Care should be taken by the contractor to reduce trafficking on wet subgrades. The contractor should be prepared to use wet-weather construction methods to reduce subgrade disturbance, as necessary. These may include thickened crushed rock working pads with geotextile fabric beneath them, using only tracked equipment, or special staging and access sequences. It should be the contractor's responsibility to select and implement measures to limit disturbance during wet weather, and to repair subgrade damage at no cost to the owner.

6.5 EXCAVATIONS

6.5.1 General

As noted above, soil types within planned excavation depths will generally be fill in the upper 4 to 5 feet, which is underlain by native fine-grained silty and clayey soils which are underlain by coarse-grained gravelly native soils beginning at 5 feet bgs on the south side of the site and 23.5 feet bgs on the north side of the site. The depth to the top of these soils between the exploration locations is not known.

It is our opinion that conventional earthmoving equipment in proper working condition should be capable of making necessary general excavations for earthwork activities in the fill and upper native soils. Excavations in bedrock are not anticipated. The earthwork contractor should be responsible for providing equipment and following procedures as needed to excavate the site soils as described in this report and the logs in Appendix A.

6.5.2 Trench Excavations

Vertical excavations up to 4 feet deep should be stable in silty clayey soils, but may cave and ravel in granular soils, fill, and if water is encountered. Trenches that are unstable or greater than 4 feet deep will require sloping back the excavation sidewalls or shoring the trench walls. Where shoring is selected, it should be completed per Section 6.5.3. Where shoring is not selected, all trench excavations should be made in accordance with applicable Occupational Safety and Health Administration (OSHA) and state regulations. For planning purposes, we recommend that fill and native soils be considered as OSHA Type C soils.

Because of the potential for significant variations in soil type and properties, actual soil types and stable slope angles should be determined in the field during construction. We recommend stability of the temporary slopes be the responsibility of the contractor since the contractor is in control of the construction operation and is continuously at the site to observe the nature and condition of the subsurface.

6.5.3 Shoring

Shoring will be necessary for trench excavations that are unstable and for excavations adjacent Rosenberg Loop.

Shoring for trench excavations less than 6 feet deep that are above the effects of seeping groundwater should be possible with a conventional box system. Moderate to slight sloughing should be expected outside the box. Shoring deeper than 6 feet should be designed by a registered engineer before installation. Further, the shoring design engineer should be provided with a copy of this report.

Temporary shoring for Rosenberg Loop may include cantilevered sheet pile or soldier pile walls. Based on our subsurface findings, we do not recommend installation of sheetpile walls for shoring due to the presence of potential obstructions to driving. For soldier pile or other cantilever walls, the earth pressures provided in Section 8.3 can be utilized but should be verified for final design by the shoring designer. It



should be the contractor's responsibility to choose and design the final shoring system for their work. If shoring is to be used, the contractor's engineer should contact our office for additional information.

6.5.4 Temporary Dewatering

Groundwater was observed at the site in Boring B-2 at approximately 24 feet BGS. While the groundwater level is not anticipated to be within expected excavation depths, most of the soils that will be encountered in excavations are fine-grained and have relatively high moisture contents. As such, perched water and saturated soil conditions may be encountered in excavations performed even above the regional groundwater level. In this case, the contractor shall be prepared to provide dewatering systems that can adapt to varied soil and groundwater conditions and as described in this report. In general, we expect the sump pumps in the excavations will provide sufficient dewatering, except where granular fill soils may be present locally.

In addition to safety considerations, running soil, caving, or other loss of ground will increase backfill volumes and can result in damage to adjacent structures or utilities.

6.6 STRUCTURAL FILLS AND BACKFILLS

6.6.1 General

Structural fills should be considered to include all fills on slopes greater than 5H:1V, all subgrade soils beneath foundations, slabs, pavements, and other areas intended to support structures, and all areas within the influence zone of structures, including behind retaining walls a distance equal to the wall height.

Fills should only be placed over a subgrade that has been prepared in conformance with the prior sections of this report. A variety of material may be used as structural fill at the site. However, all material used as structural fill should be free of debris, clay balls, roots, organic matter, frozen soil, man-made contaminants, particles with greatest dimension exceeding 4 inches, and other deleterious materials.

The suitability of soil for use as structural fill will depend on the gradation and moisture content of the soil. As the fines content in the soil matrix increases, the soil becomes increasingly more sensitive to small changes in moisture content and achieving the required degree of compaction becomes more difficult or impossible.

6.6.2 On-Site Materials

Surficial AC and crushed rock materials from the upper 6 to 8 inches of the site may be available from demolition activities as noted previously. This recycled AC and crushed rock may be used as structural fill if processed to a well-graded mixture of gravel and sand-size particles with less than 12 percent fines and meeting the general requirements above.

The fill and underlying native soils generated from excavations are not suitable for support of foundations or floor slabs and should be properly disposed of offsite.

6.6.3 Imported Select Structural Fill

Select imported granular material may be used as structural fill. The imported material should consist of pit or quarry run rock, crushed rock or crushed gravel and sand that is well-graded between coarse and fine sizes. It should meet the structural fill recommendations provided above and with less than 5 percent passing the U.S. No. 200 Sieve. During dry weather, the fines content can be increased to a maximum of 12 percent.



Where imported granular material is placed over relatively soft soil subgrades, we recommend a geotextile be placed as a barrier between the subgrade and imported granular material. The geotextile should meet the specifications provided in the Oregon Department of Transportation's Standard Specifications (OSS) 02320.20 – Geotextile Property Values for soil separation. The geotextile should be installed in conformance with the specifications provided in OSS 00350 – Geosynthetic Installation.

The material should be placed and compacted in lifts with maximum uncompacted thicknesses and relative densities as recommended in the tables that follow.

6.6.4 Aggregate Bases

Imported granular material used as aggregate base (base rock) beneath pavements, foundations, or slabs should be clean, crushed rock or crushed gravel and sand that is well-graded between coarse and fine. The base aggregate should meet the specifications provided in OSS 00641 – Aggregate Subbase, Base, and Shoulders Base Aggregate, depending upon application, with the exception that the aggregate have less than 5 percent by dry weight passing a U.S. Standard No. 200 Sieve and have at least two mechanically fractured faces. The aggregate base should have a maximum particle size of between ¾ inch and up to 1 ½ inch, depending on application.

The aggregate base material should be placed and compacted in lifts with maximum uncompacted thicknesses and relative densities as recommended in the tables that follow.

6.6.5 Drain Rock

Drain rock should consist of clean, angular, crushed rock or gravel with less than 3 percent passing the U.S. No. 200 Sieve and that meets the gradations provided in OSS 00430.11 – Granular Drain Backfill Material. The drain rock should be wrapped in a Type 1 drainage geotextile that meets the specifications provided in OSS Table 02320-1 – Geotextile Property Values. The geotextile should be installed in conformance with OSS 00350 – Geosynthetic Installation.

6.7 FILL PLACEMENT AND COMPACTION

Structural fill should be placed and compacted in accordance with the following:

- Place fill and backfill on a prepared subgrade that consists of firm, inorganic native soils or approved structural fill.
- Place fill or backfill in uniform horizontal lifts with a thickness appropriate for the material type and compaction equipment. Table 3 provides general guidance for lift thicknesses.
- In locations where fills are to be placed on slopes steeper than 5H:1V (20 percent gradient), level benches should be cut into the existing sloping surfaces, as required by the IBC, Appendix J, Section J107. The benches should be a minimum of 10 feet wide or one and one-half times the width of the compaction equipment, whichever is wider.
- Use appropriate operating procedures to attain uniform coverage of the area being compacted.
- Place fill at a moisture content within about 3 percent of optimum as determined in accordance with ASTM Test Method D1557. Moisture condition fill soil to achieve uniform moisture content within the specified range before compacting.
- Do not place, spread, or compact fill during freezing or unfavorable weather conditions. Frozen or disturbed lifts should be removed or properly recompacted prior to placement of subsequent lifts of fill soils.



Table 3. Guidelines for Uncompacted Lift Thickness

Compaction Equipment	Guidelines for Uncompacted Lift Thickness (inches)	
	Granular and Crushed Rock Maximum Particle Size ≤ 1½ inch	Crushed Rock Maximum Particle Size > 1½ inch
Plate Compactors and Jumping Jacks	4 – 8	Not Recommended
Rubber-tire Equipment	10 – 12	6 – 8
Light Roller	10 – 12	8 – 10
Heavy Roller	12 – 18	12 – 16
Hoe Pack Equipment	18 – 24	12 – 16

Notes:

1. The above table is based on our experience and is intended to serve as a guideline. The information provided in this table should not be included in the project specifications.

- Do not place fill and backfill until tests and evaluation of the underlying materials have been made and the appropriate approvals have been obtained.
- Do not damage or displace underground utilities or adjacent structures during backfilling and compaction.
- Grade the surface of the fill at the end of each working shift so that surface water can drain readily.
- Compact fill soils to the percentages of maximum dry density as shown in Table 4.

Table 4. Fill Compaction Criteria

Fill Type	Percent of Maximum Dry Density Determined in Accordance with ASTM D1557		
	0 – 2 Feet Below Subgrade	>2 Feet Below Subgrade	Pipe Bedding and Pipe Zone
Mass Fill (imported granular materials)	95	90	-----
Aggregate Bases	95	95	-----
Trench Backfill	95	92	90
Nonstructural Trench Backfill	88	88	-----
Nonstructural Zones	88	88	90

Notes:

1. Structural fill with more than 30 percent retained on the ¾-inch sieve should be compacted to a well-keyed dense state within 3 percent of optimum moisture content. Compaction should be verified by Pali Consulting through performance testing, such as a proofroll.
2. Within 3 feet of the back of retaining walls, compact to a lower density of 92 percent to limit potential wall damage from high horizontal stresses.

During structural fill placement and compaction, a sufficient number of in-place density tests should be completed to verify that the specified degree of compaction is being achieved.



6.8 DRAINAGE

6.8.1 Temporary Drainage

Positive temporary drainage of surface water should be always maintained during construction to prevent standing water and/or erosion at the working surface. The contractor should keep all footing excavations and building pads free of water.

6.8.2 Surface Drainage

Site grading and landscaping should be completed in such a way to drain water away from the structure. The finished ground surface around the residence should be sloped away from the foundations at a minimum 2 percent gradient for a distance of at least 5 feet. Downspouts or roof scuppers should discharge into a storm drain system that carries the collected water to an appropriate stormwater system. They should not be attached to wall or footing drains. Trapped planter areas should not be created adjacent to the building without providing means for positive drainage (i.e., swales or catch basins).

6.8.3 Subsurface Drainage

Given the presence of fine-grained soils, which can perch shallow water, we recommend the installation of perimeter footing drains around the proposed structure. The footing drain should consist of a filter fabric-lined, drain rock-filled trench that extends at least to the bottom of foundations. A minimum 4" diameter perforated pipe should be placed at the base to collect water that gathers in the drain rock. The drain rock and filter fabric should meet specifications outlined in Section 6.6 of this report. The discharge for the footing drain should not be tied directly into the storm water drainage system unless mechanisms are installed to prevent backflow.

7.0 PAVEMENT DESIGN

Pavement design was completed using the Asphalt Pavement Design Guide from the Asphalt Pavement Association of Oregon (APAO), with the assumption that site development occurs during a period of dry weather, and that site and subgrade preparation are completed in accordance with the recommendations of this report. If these or any other assumptions in the following sections are inaccurate, please contact our office so that updated recommendations can be developed.

7.1 ASSUMPTIONS

We made the following assumptions regarding the design of the pavement:

- A 20-year design life with equivalent single-axle loads (ESALs) and heavy truck traffic, as follows:
 - Light Traffic Areas (Cars Only) – up to 200 passenger vehicles/day
 - Heavy Traffic Areas – up to 20 delivery trucks/day and 300 passenger vehicles/day
- A California Bearing Ratio (CBR) of 7 for a soil subgrade that has been prepared in conformance with Section 6 of this report.
- Initial and terminal serviceability indices of 4.2 and 2.5, respectively.
- Reliability and standard deviation of 85 percent and 0.45, respectively.
- Structural coefficients of 0.42 and 0.10 for the flexible asphalt and base rock layers, respectively.



Construction traffic should be limited to non-building, unpaved portions of the site or haul roads. Construction traffic should not be allowed on new pavements. If construction traffic is to be allowed on newly constructed road sections, an allowance for additional traffic will need to be made in the design pavement section.

The upper 12 inches of soil subgrade should be moisture conditioned and compacted to not less than 95 percent of the maximum dry density as determined by ASTM D 1557 and described in Section 7.4 Subgrade Preparation and Evaluation.

As discussed throughout the report, the near-surface site soils are variable silt and sand so may be difficult to moisture condition during periods of wet weather. Therefore, alternatives, such as thickened rock sections or cement-amendment of the subgrade (CAS) may be used if construction will occur during wet weather. Thickened rock sections are described in the following section of this report, and we can provide recommendations for CAS, if requested.

7.2 PAVEMENT SECTIONS

Where the soil subgrade has been prepared as described in Sections 6.2 through 6.4, and above, the pavement sections shown in Table 5 may be utilized.

Table 5. Pavement Sections with Compacted Subgrade

Pavement Designation	AC (inches)	Aggregate Base (inches)
Light Traffic	3.0	6.0
Heavy Traffic	3.5	8.0

Where site surface soils are clayey/silty, it may be very difficult, and nearly impossible during rainy periods, to properly moisture condition and compact the soil subgrade. As an alternative to moisture conditioning and compacting the soil subgrade, the aggregate base thicknesses listed in Table 4 can be increased by 8 inches for light duty pavements, and 12 inches for heavy duty pavements, to account for an uncompacted (e.g., *in situ*) subgrade. The subgrade should still be firm and approved by Pali Consulting before placing the base rock.

7.3 PAVEMENT MATERIALS

The AC should be Level 2, 12.5-mm, dense hot mixed asphalt concrete according to OSS 00744 – Minor Hot Mixed Asphalt Concrete Pavement. The asphalt cement binder should be PG 64-22 Performance Grade Asphalt Cement. The minimum AC lift thicknesses should be 1.5 inches. The AC should be compacted to 91 percent of Rice Density of the mix, as determined in accordance with ASTM D 2041.

Imported granular material used as base aggregate (base rock) should meet the criteria specified in Section 6.6 Structural Fill and Backfill. The base aggregate should be compacted to not less than 95 percent of the maximum dry density as determined by ASTM D 1557.

7.4 PAVEMENT CONSTRUCTION

Construction should be completed in general accordance with the Oregon Department of Transportation (ODOT) Standard Specifications for Construction (SSC) and the recommendations in Section 6.0. Construction traffic should not be allowed on new pavements. If construction traffic is to be allowed on



newly constructed pavements, an allowance for additional traffic will need to be made in the design pavement section.

8.0 STRUCTURAL DESIGN RECOMMENDATIONS

8.1 FOUNDATION SUPPORT RECOMMENDATIONS

The results of our field investigation indicate the site is generally underlain by 4 to 5 feet fill, which is underlain by native fine-grained silty and clayey soils to variable depths. Fine grained soils extend to 23.5 feet bgs on the north side of the site but only 5 feet bgs on the south side of the site. Coarse-grained silty gravel landslide deposits underlie these soils at both ends of the site. Silt and clay thicknesses and depth of gravels is expected to vary gradually between these explorations, but this is not certain.

As previously noted, the fill observed in the upper 5 feet of the site is not suitable for support of structural loads and should be completely removed from beneath the proposed structural footprint.

Because soft and compressible silty and clayey soils are present beneath the fill and with varying thickness, a sufficient thickness of these soils will need to be overexcavated and replaced with non-compressible structural fill to limit excessive static settlement resulting from structural loads, especially differential settlements. The overexcavation depth will depend on the static settlement tolerance of the structure and may range from 2 to 4 feet below design subgrade elevation. Please refer to Section 8.1.3 regarding specific recommendations for the overexcavation depth that may be required below the design subgrade elevation.

Since fill can induce additional settlement and fill depths are not currently known, we should be contacted if fill heights will exceed five feet, to reevaluate our recommendations.

Provided the recommendations in this report are followed, the proposed improvements can be supported by conventional shallow footings bearing on compacted structural fill bearing on the native soils .

The following foundation recommendations assume that maximum structural loads will be up to 50 kips for column footings and 6 kips per linear foot for continuous wall footings. If structural loads are greater, then we should be contacted to verify that our recommendations are appropriate.

8.1.1 *Dimensions and Design Parameters*

We recommend a maximum allowable bearing pressure of 3,000 psf for footings bearing on compacted structural fill founded on a subgrade prepared as noted in Sections 6.1 through 6.4 of this report. This bearing value represents a net bearing pressure; the weight of the footing and overlying backfill can be ignored in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead plus long-term live loads and may be increased by one-third for short-term loads, such as wind or seismic forces.

Isolated spread footings should have a minimum width of 4 feet. Continuous strip footings should have a minimum width of 2 feet for up to three stories. The bottoms of all footings should be at least 18 inches below the adjacent exterior grade and, in sloping areas, should be embedded such that there is a minimum of 5 feet horizontal distance from the toe of the footing to any slope face.

The existing fill should be overexcavated to the depth it occurs. Below the fill, the soft and compressible silty and clayey soils should be overexcavated to the extent required to limit excessive static settlement resulting from structural loads per Table 7 or to the top of the underlying silty gravel native soils, whichever is reached first. Based on our analysis, a minimum separation of B and $2B$, where B is the footing width, should be provided between the base and top of the soft and compressible soils for column



and strip footings, respectively, to limit settlement to 1 inch. As a result, overexcavations of between 2 to 4 feet should result in the settlements noted in Table 7, assuming 4- and 2-foot wide column and strip footings, respectively, for the structure. If wider footings are required, then we should be contacted to re-evaluate our recommendations.

Provided the recommendations in this report are followed, we estimate that total static post-construction settlements for 2 feet and 4 feet overexcavations as shown in Table 6, below. These estimates are expected to occur between individual columns or within a 30 feet linear distance along strip footings.

Table 6. Foundation Settlements

Overexcavation Depth	Total Settlement	Differential Settlement
2 feet	2 inches	1 inch
4 feet	1 inch	0.5 inch

8.1.2 Lateral Loads

Lateral loads on footings can be resisted by passive earth pressures on the sides of footings and by friction on the bearing surface. We recommend that passive earth pressures be calculated using an equivalent fluid weight of 330 pounds per cubic foot (pcf) where structural fill extends at least 3 feet laterally from the footing element. The top foot should be excluded from the passive pressure calculations unless the adjacent surface is permanently covered with pavements or floor slabs. We recommend coefficients of friction for footings cast directly against the materials shown in Table 7 below. The passive earth pressure and friction components may be combined, provided that the passive component does not exceed two-thirds of the total. The lateral resistance values do not include safety factors.

Table 7. Footing Base Friction Coefficient

Footing Base Material	Friction Coefficient
Soil	0.3
Compacted Aggregate Base ^a	0.5

Note a: Aggregate base must be a minimum 12 inches thick where a coefficient of 0.5 is used.

8.1.3 Foundation Overexcavation and Subgrade Preparation

Foundation subgrades should be evaluated by Pali Consulting to confirm suitable bearing conditions. Observations should confirm that the footing subgrades are in compliance with recommendations described in Sections 6.1 through 6.4.

The overexcavations specified in Section 8.1.1 should extend a minimum of 0.5 feet wider on each side of the footings for every foot thickness of structural fill to be placed. For example, if 2 feet of structural fill will be placed to support 24-inch-wide footings, the structural fill pad will be 4 feet wide, 2 feet for the width of the footing plus 2 additional feet width for the 2 feet overexcavation depth.

Water, along with any disturbed soil, should be removed from footing excavations before placement of reinforcing steel. If construction is undertaken during periods of rain, we recommend that imported granular material be placed over the base of footing excavations which expose any type of fine-grained material (including silty gravel). The granular material reduces subgrade disturbance from standing water and from



foot traffic during forming and tying of reinforcing steel. Typically, 4 to 6 inches of well-keyed granular material provides sufficient protection from disturbance.

8.1.4 Foundation Drains

We recommend that a foundation drain be included at the base of exterior footings. The footing drain should consist of a filter fabric-lined, drain rock-filled trench that extends at least to the bottom of foundations. A minimum 4" diameter perforated pipe should be placed at the base to collect water that gathers in the drain rock. The drain rock and filter fabric should meet specifications outlined in Section 6.6.5 of this report. The discharge for the footing drain should not be tied directly into the storm water drainage system unless mechanisms are installed to prevent backflow.

8.2 FLOOR SLABS

Satisfactory subgrade support for building floor slabs supporting up to 125 psf areal loading can be obtained from new structural fill when prepared in accordance with the recommendations presented in this report. A minimum 6-inch-thick layer of crushed rock should be placed over the prepared subgrade to assist as a capillary break. In areas where moisture could be detrimental to floor coverings inside proposed structures, a vapor barrier might be considered. The use of vapor barriers should be at the discretion of the architect or structural engineer. We recommend using a subgrade modulus of 150 pounds per cubic inch (pci) to design slabs supported by compacted structural fill, provided the site is prepared as recommended.

Floor slabs constructed as recommended are expected to settle less than 1 inch. We recommend that slabs be jointed around columns and walls to permit slabs and foundations to settle differentially. Base rock material placed directly below the slab should be $\frac{3}{4}$ -inch maximum or less. The surface of the base rock may be filled with sand just prior to concrete placement to reduce the lateral restraint on the bottom of the concrete during curing.

We recommend that Pali Consulting observe slab subgrade preparation before placement of aggregate base to determine if the subgrade has been adequately prepared and that the soil conditions are consistent with those observed during our explorations. We should also evaluate the compacted aggregate base to verify required compaction levels have been achieved.

8.3 RETAINING WALLS

Based on our understanding of the proposed improvements, temporary and/or permanent retaining structures may be required to retain Rosenberg Loop during and/or following construction or for other changes in site grades. Selection of a retaining structure depends on numerous factors including function, cost, and aesthetic appearance. For preliminary design of cantilever walls, the lateral earth pressures in Table 8 can be used. The provided lateral earth pressures assume that (1) the maximum retained height is 10 feet or less; (2) the backfill is drained so hydrostatic pressures do not develop against the wall; and (3) the surface at the top and toe of the wall is flat. Re-evaluation of our recommended lateral earth pressures will be required if the design criteria for the project varies from these assumptions.

Where walls will be surcharged from traffic, we recommend that an equivalent surcharge equal to 250 psf be applied as a uniform surface load at the top of the wall. If other surcharges will be placed within a distance behind the wall equal to the wall height, then we should be contacted to provide additional recommendations.



Table 8. Retaining Structure Design Earth Pressures

Wall Condition	Earth Pressure Parameters for Cantilever Walls (as an equivalent fluid pressure)			
	Friction Angle	Unit Weight	Coefficient	Earth Pressure (pcf)
At-rest	30	120 pcf	0.5	60
Active	30	120 pcf	0.33	40
Passive	30	110 pcf	3.0	330

Note: Subject to the assumptions noted. The passive fluid pressure includes a Factor of Safety of 1.5.

Permanent retaining structures should also be designed to account for seismic loading. For seismic design of retaining structures, a superimposed seismic thrust equivalent fluid density of 12 pcf should be used. This value is based on a hazard level corresponding to a probability of exceedance of 5 percent in 50 years (975-year return period). The site-specific peak ground acceleration (which accounts for the Site Class **D** designation selected for the site) for the 975-year return period was taken as 0.448g, and the associated horizontal seismic coefficient ($k_h = \frac{1}{2} \cdot \text{PGA}$) was 0.224g. A soil unit weight of 120 pcf and friction angle of 30 degrees were assumed in computing these values. The seismic thrust equivalent fluid density divided by the soil unit weight yields a seismic earth pressure coefficient (Δk_{ae}) of 0.10.

For permanent retaining structures, settlements of up to 1 percent of the wall height can occur immediately adjacent to an unrestrained wall as the wall rotates and develops active lateral earth pressures. Consequently, we recommend that construction of improvements adjacent to retaining walls be postponed at least 4 weeks after construction and backfilling (if applicable) of the wall if this settlement is not acceptable, unless survey data indicates that settlement is complete prior to that time.

9.0 CONSTRUCTION OBSERVATIONS

Satisfactory foundation and earthwork performance depend to a large degree on quality of construction. Sufficient monitoring 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. Recognition of changed conditions often requires experience; therefore, Pali Consulting or their representative should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

We recommend that Pali Consulting be retained to monitor construction at the site to confirm that subsurface conditions are consistent with the site explorations, and the intent of project plans and specifications relating to earthwork and foundation construction are being met. Subgrade evaluations shall be completed as recommended in Section 6 and footing excavations, subgrade preparation, and compaction of structural backfill be observed and/or tested by Pali Consulting.

10.0 LIMITATIONS

We have prepared this geotechnical report for use by Fusion Lodging, LLC and their affiliates for the proposed development in Oceanside, Oregon. Our work was completed in general accordance with our services agreement. Our report is intended to evaluate geologic hazards and provide geotechnical recommendations for design of the project. However, all geotechnical design involves risks, only part of which can be mitigated through geotechnical engineering and construction practices. Favorable



performance of slopes in the near term does not imply a certainty of long-term performance, especially under conditions of adverse weather or seismic activity.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. No warranty, express or implied, should be understood.

Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by Pali Consulting and will serve as the official document of record.

11.0 REFERENCES

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12.0 CLOSING

We appreciate the opportunity to submit this report for your project. Please contact us if you have any questions or need additional information.

Sincerely,



Timothy W. Blackwood, PE, GE, CEG
President/Principal Engineer

Attachments (Figures 1 - 2, Appendix A)

Document ID: 135-21-001GeotechnicalReport



Figure 1

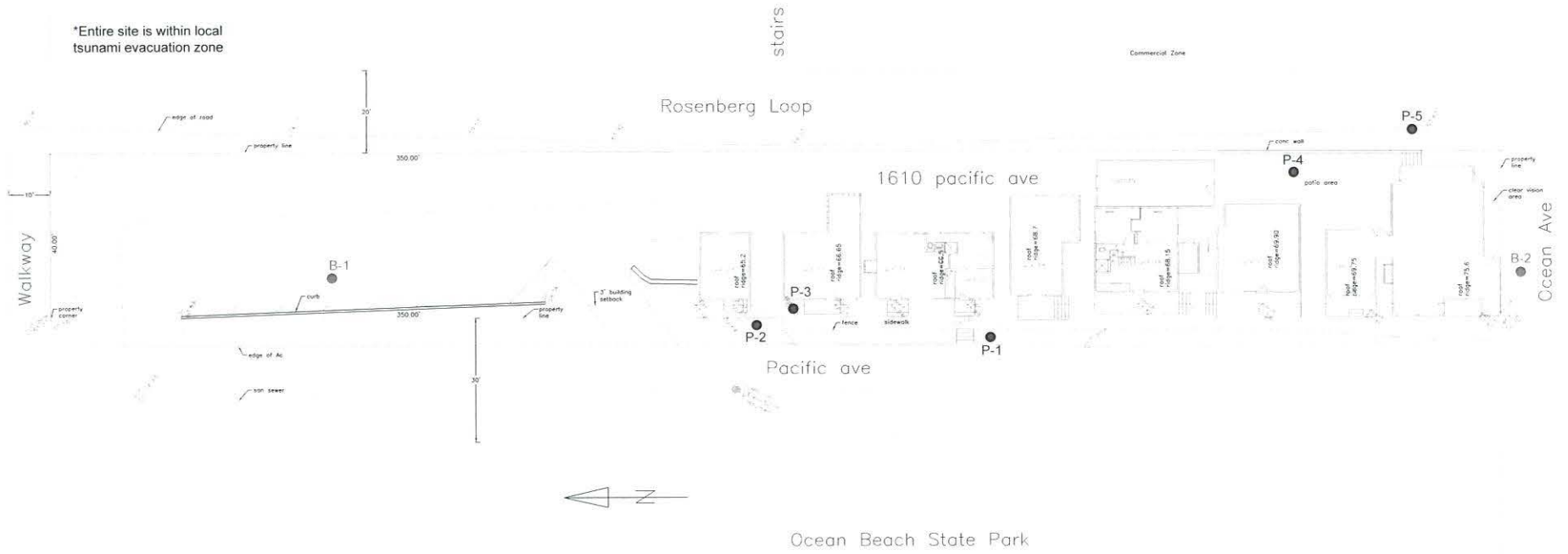


Google Earth

Note: All locations approximate. Base map © Google.

005 Commercial Zone
Height Limit 30'
Maximum of 30 metal units allowed
see boundary survey A 8148

*Entire site is within local tsunami evacuation zone



Statutory Tsunami Inundation Line (Approximate)

Fusion Lodging 1610 Pacific Ave Oceanside, OR	
Site Map	
#135-21-001	December 2021
 Pali Consulting	Figure 2

Note: All locations approximate.
Base map provided by Fusion Lodging, LLC.

Existing Site Plan
1610 Pacific Ave
Oceanside, Oregon 97146

Mead Engineering LLC
89643 OCEAN DRIVE
WARRENTON, OREGON 97146
PH: 503-738-2538
Email: mme@meadeng.com

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark M Mead
2022
W.A.S. # 4433

OSCEC 12/21/2021
Date: 8 April 2021

Tax Lot 4800
Tax Map 1S11W25AA

Scale 1"=11' SM 77

**APPENDIX A -
FIELD EXPLORATIONS AND
LABORATORY TESTING**



FIELD EXPLORATIONS

GENERAL

We evaluated subsurface soil and groundwater conditions at the site by completing two solid stem auger borings on November 24th, 2021. The borings were completed with a trailer mounted drill rig operated by Daniel J. Fischer Excavating out of Banks, Oregon. The borings were overseen by geologic staff from Pali Consulting. The locations of the explorations are shown on Figure 2 of the report. The exploration locations were approximately located by pacing from existing features so should be considered approximate.

SAMPLING AND LOGGING

Soil samples were collected from the borings at the intervals noted on the exploration logs in this appendix. Sampling was completed with split spoon samplers and Shelby tube sampling in general accordance with ASTM D1586 and D1587, respectively. All samples obtained were sealed in watertight containers and transported to our laboratory for subsequent classification and testing. Soil sampling intervals are shown in the exploration logs in this appendix.

The field explorations were coordinated by our staff, who located the explorations, classified the various soil units encountered, obtained representative soil samples for geotechnical testing, observed and recorded groundwater conditions, and maintained a detailed log of each exploration. Exploration logs are included in this Appendix.



LABORATORY TESTING

GENERAL

Soil samples obtained from the explorations were evaluated to confirm or modify field classifications, as well as to evaluate their engineering properties. Representative samples were selected for laboratory testing. The tests were performed in general accordance with the test methods of the ASTM or other applicable procedures. Test results are indicated on the boring logs.

VISUAL CLASSIFICATIONS

Soil samples obtained from the explorations were visually classified in the field and in our geotechnical laboratory based on the USCS and ASTM classification methods. ASTM Test Method D2488 was used to classify soils using visual and manual methods. ASTM Test Method D2487 was used to classify soils based on laboratory test results.

Moisture Content

Moisture contents of samples were obtained in general accordance with ASTM Test Method D2216. The results of the moisture content tests completed on samples from the explorations are presented on the exploration logs included in this Appendix.

Fines Content Analyses

Fines content analyses were performed to determine the percent of soils finer than the U.S. No. 200 Sieve, the boundary between sand size particles and silt size particles. The tests were performed in general accordance with ASTM Test Method D 1140. The test results are indicated on the exploration logs included in this Appendix.

Atterberg Limits

Atterberg limits (liquid limit, plastic limit, and plasticity index) of fine-grained soil samples were obtained in general accordance with ASTM Test Method D4318-02. The results of the Atterberg limits tests completed on samples from the explorations are presented on Figures A-4 and A-5 in this Appendix.

KEY TO EXPLORATION LOGS



1419 Washington St, Ste 101
Oregon City, OR 97045
www.pali-consulting.com

SOILS CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL - SAND - MIXTURES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GP	POORLY GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GM	SILTY GRAVELS, GRAVELS - SAND - SILT MIXTURES
	SAND AND SANDY SOILS	CLEAN SAND (LITTLE OR NO FINES)	SW	WELL-GRADED SANDS, GRAVELLY SANDS
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SP	POORLY-GRADED SANDS, GRAVELLY SANDS
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SM	SITLY SANDS, SAND - SILT MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50	ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
		LIQUID LIMIT LESS THAN 50	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
		LIQUID LIMIT LESS THAN 50	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
		LIQUID LIMIT GREATER THAN 50	CH	INORGANIC CLAYS OF HIGH PLASTICITY
		LIQUID LIMIT GREATER THAN 50	OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS			PT	PEAT-HUMUS, SWAMP SOILS WITH HIGH-ORGANIC CONTENTS

SYMBOLS LETTER	DESCRIPTIONS
CC	CEMENT CONCRETE
AC	ASPHALT CONCRETE
TS	TOPSOIL/SOD FORREST DUFF

Stratigraphic Contact

- Distinct contact between soil strata or geologic units
- Gradual or approximate change between soil strata or geological units

Note: Multiple symbols are used to indicate borderline or dual soil classifications

Moisture Modifiers

- Dry -** Absence of moisture, dusty, dry to the touch
- Moist -** Damp, but no visible water
- Wet -** Visible free water or saturated, usually soil is obtained from below the water table

Seepage Modifiers

- None**
- Slow -** < 1 gpm
- Moderate -** 1- 3 gpm
- Heavy -** > 3 gpm

Caving Modifiers

- None**
- Minor -** isolated
- Moderate -** frequent
- Severe -** general

Minor Constituents

- Trace:** < 5% (silt/clay)
- Occasional:** < 15% (sand/gravel)
- With:** 5-15% (silt/clay) in sand or gravel
- 15-30% (sand/gravel) in silt or clay

Sampler Symbol Descriptions

- 2.4-inch I.D. split barrel
- Standard Penetration Test (SPT)
- Shelby tube
- Piston
- Bulk or grab

Laboratory / Field Tests

- %F** Percent fines
- AL** Atterberg Limits
- CP** Laboratory compaction test
- CS** Consolidation test
- DS** Direct shear
- HA** Hydrometer analysis

Laboratory / Field Tests

- DD** Dry density
- OC** Organic content
- PP** Pocket penetrometer
- SA** Sieve analysis
- TV** Torvane shear
- MC** Moisture Content

Blowcount (N) is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted) per ASTM D-1586. See exploration log for hammer weight and drop.

A "P" indicates sampler pushed using the weight of the drill rig.

(2.4-inch) sampler N approximately corrected to equivalent SPT N by 50% reduction in N - modified California.

Note: Refer to the report text and exploration logs for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the exploration locations at the time the explorations were made. The logs are not warranted to be representative of the subsurface conditions at other locations or times.

File: C:\Users\Jane\Pali Consulting\Dropbox\1-Projects\Active-Projects\135-21-001_OceansideCommercial\Working\Fusion Lodging Oceanside Oregon B1.Log Date: 12/23/2021

Pali Consulting		Boring B-1 Oceanside, Oregon									
Project: Fusion Lodging		Driller: Dan J Fischer Excavating Inc									
Proj No: 135-21-001		Date: 11/24/2021									
Drilling Method: Buck Roger 160 Solid Stem Auger		Elevation: 50'									
Diameter: 4 inches	Water Table: Not encountered	Logged by: Tim Blackwood									
Sample No.	Sample Type	Recovery (%)	RQD (%)	Blow Count per 6 inches	Blows/Foot (N)	Water Table	Depth (ft BGS)	Graphic Log	Materials Description	Moisture (%)	Remarks
							0		AC Asphalt and crushed rock (fill).		
							2		GP Cobbles and gravels in sand, gray/yellow, moist to dry, loose (fill).		
1	□	67		3	4	GWT not encountered			ML Clayey SILT with sand, dark brown, moist, soft (fill).	48	P200 = 62%
2	□			1						62	
				3							
3	□	100		5	21		4		MH Elastic SILT, orange/brown, moist, soft (native soil).		
				6						64	
				15							
4	□	67		32	89		6		GM Grades to clayey, sandy GRAVEL, moist, medium dense (QLS).		
				42					Grades to very dense, increasing gravels, decreasing clay, weathered rock structures, rounded gravels, brown and black mottling, very dense.		
				47			8				
5	□	78		32	32		10		SM Grades to silty SAND with gravel and clay, dark brown, moist, dense.	26	P200 = 17%
				18							
6	□			13	41		12			24	
				19							
				22							
7	□			22	37				GM Silty GRAVEL, brown/black/orange, moist, dense.		P200 = 44%

Figure A-2

File: C:\Users\June\Pali Consulting Dropbox\I-Projects\Active-Projects\135-Fusion Lodging\135-21-001_OceansideCommercial\Working\Fusion Lodging Oceanside Oregon B1.log Date: 12/23/2021

Sample No.		Sample Type	Recovery (%)	RQD (%)	Blow Count per 6 inches	Blows/Foot (N)	Water Table	Depth (ft BGS)	Graphic Log	Materials Description	Moisture (%)	Remarks
8	□				22	>100		14		GM		
					15			16		END Met refusal on gravel, end of boring at 16.5' BGS.		
					13			18				
					14			20				
					50			22				
								24				
								26				

Figure A-2

File: C:\Users\jane\Pali Consulting\Dropbox\1-Projects\Active-Projects\135-21-001_OceansideCommercial\Working\Fusion Lodging Oceanside Oregon B2.log Date: 12/23/2021







Sample No.		Sample Type	Recovery (%)	RQD (%)	Blow Count per 6 inches	Blows/Foot (N)	Water Table	Depth (ft BGS)	Graphic Log	Materials Description	Moisture (%)	Remarks
								0		8" crushed rock (fill).		
1			78		2	7		2		Silty CLAY, brown, moist, soft to medium stiff (fill).	61	
2			100		2	5		4		Elastic SILT, red/brown, moist, medium stiff (native soil).	59	P200 = 92%
3			100		2	5		6				
4			100		2	6		8		Increasing clay	71	P200 = 86%
					2			10				
					4			12				

Figure A-3


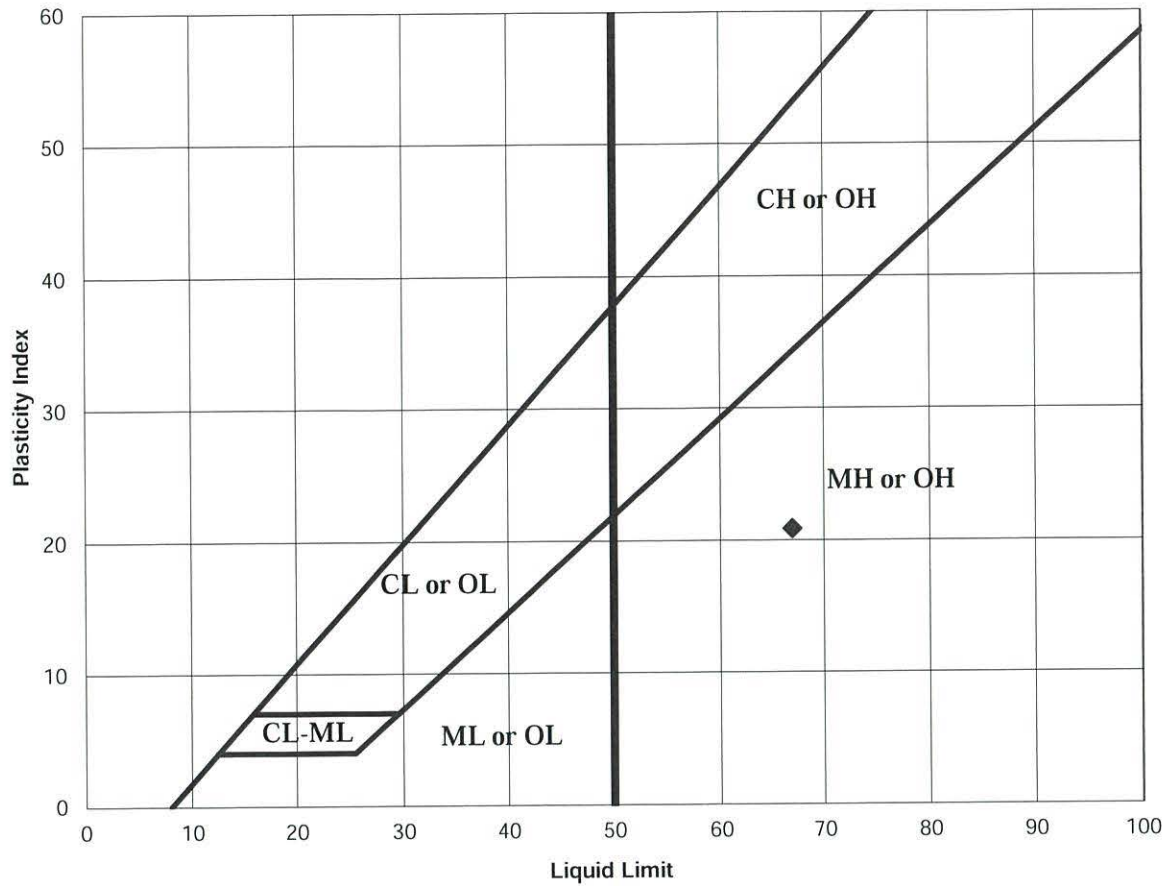
Sample No.		Sample Type	Recovery (%)	RQD (%)	Blow Count per 6 inches	Blows/Foot (N)	Water Table	Depth (ft BGS)	Graphic Log	Materials Description	Moisture (%)	Remarks							
<div style="display: flex; justify-content: space-between;"> <div style="width: 25%;">  <p>Pali Consulting</p> </div> <div style="width: 40%; text-align: center;"> <p>Boring B-2 Oceanside, Oregon</p> </div> </div>																			
Project: Fusion Lodging					Driller: Dan J Fischer Excavating Inc														
Proj No: 135-21-001					Date: 11/24/2021														
Drilling Method: Buck Roger 160 Solid Stem Auger					Elevation: 50'														
Diameter: 4 inches			Water Table: 24' bgs			Logged by: Taner Schiller													
5	□	100			3 2 3	5		14 15 16	MH CH	Elastic SILT, red/brown, moist, medium stiff (native soil). Fat CLAY, brown/tan/grey/orange, moist, medium stiff, with sand.									
6	□	100			3 3 5	8		20		Grades to decreasing sand, increasing moisture, mottled.	76	Perched Water at 20'							
7	┃							22		Shelby tube from 21.5 to 23.5 feet contained CH at top of sampler but with gravels in bottom of sampler. Refusal of Shelby tube at 23.5 feet.		DD=87.4 pcf							
8	□	44			32	>100		24	GM	Clayey GRAVEL, brown/tan/red mottled, wet, very dense, with sand.	17	P200 = 25%							
9	□	33			50 for 3" 50 for 5"	>100		25	END	End of boring at 25' BGS Groundwater measured at 24' BGS prior to backfilling.									

Figure A-3



ATTERBERG LIMITS DETERMINATION - ASTM D4318			
Project	Fusion Lodging	File No.	135-21-001
Boring No.	B-2	Sample No.	S-2
Soil Descr.	Red Brown Silty Clay to Clayey Silt	Depth	5 ft
Lab ID No.			
Soil Description			

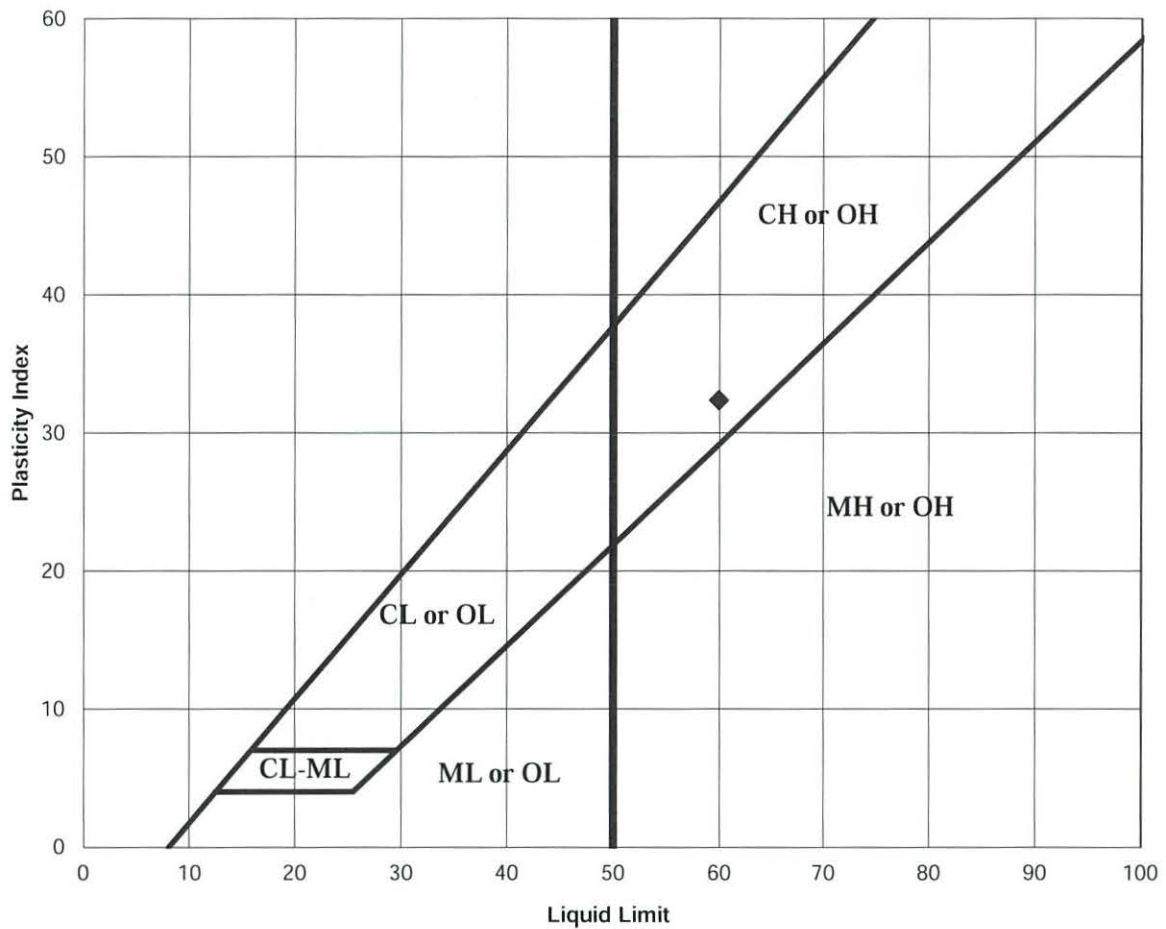
Liquid Limit = 67
 Plastic Limit = 46
 Plasticity Index = 21

Date: 12/13/2021
 Tested By: JE
 Checked By: TWB

NOTE: This report may not be reproduced, except in full, without written approval of Pali Consulting, Inc. Test results are applicable only to the specific sample or which the test was performed, and should not be interpreted as representative of samples obtained at other times or locations, or generated by other operations or processes.

ATTERBERG LIMITS - ASTM D4318

FIGURE A-4



ATTERBERG LIMITS DETERMINATION - ASTM D4318			
Project	Fusion Lodging	File No.	135-21-001
Boring No.	B-2	Sample No.	S-5
Soil Descr.	Brown Sandy Clay	Depth	15 ft
Lab ID No.			
Soil Description			

Liquid Limit = 60
 Plastic Limit = 28
 Plasticity Index = 32

Date: 12/13/2021
 Tested By: JE
 Checked By: TWB

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ATTERBERG LIMITS - ASTM D4318

FIGURE A-5



First American

First American Title Insurance Company

777 Commercial Street SE, Suite 100
Salem, OR 97301
Phn - (800)742-2414
Fax - (866)849-3065

Order No.: 7081-3698258
March 22, 2021

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

DYLAN RAY, Escrow Officer/Closer
Phone: (971)273-4129 - Fax: (866)848-1677- Email:dyray@firstam.com
First American Title Insurance Company
777 Commercial Street SE, Suite 100, Salem, OR 97301

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Sean Collins, Sr. Title Officer
Phone: (971)273-4138 - Email: SCollins@firstam.com

Preliminary Title Report

Situs Address as disclosed on Tillamook County Tax Roll:

1610 Pacific Avenue, Tillamook, OR 97141-5007

2006 ALTA Owners Standard Coverage	Liability \$ 1,500,000.00	Premium \$	2,850.00
2006 ALTA Owners Extended Coverage	Liability \$	Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$	Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$ 1,485,000.00	Premium \$	948.00
Endorsement 9.10, 22		Premium \$	100.00
Govt Service Charge		Cost \$	15.00
Other		Cost \$	

Proposed Insured Lender: To Be Determined

Proposed Borrower: Sazzadur Rahman

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of March 15, 2021 at 8:00 a.m., title to the fee simple estate is vested in:

JTJ, LLC

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
 7. Regulations, including levies, liens, assessments, rights of way, and easements of Netarts-Oceanside Sanitary District.
 8. Regulations, including levies, liens, assessments, rights of way, and easements of Oceanside Water District.
 9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
 10. Easements for utilities over and across the premises formerly included within the boundaries of an unnamed alley now vacated, if any such exists.

11. Easement, including terms and provisions contained therein:
Recording Information: June 20, 1978 as Book 257, Page 381, Records of
Tillamook County, Oregon
In Favor of: Oceanside Water District
For: water pipeline
12. Any conveyance or encumbrance by JTJ, LLC should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.
13. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against Sazzadur Rahman

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount:	\$8,039.86
Map No.:	1S1125AA04800
Property ID:	194701
Tax Code No.:	0921

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount:	\$188.78
Map No.:	1S1125AA04800
Property ID:	2784
Tax Code No.:	0921

(Affects personal property)

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount:	\$95.06
Map No.:	1S1125AA04800
Property ID:	3420
Tax Code No.:	0921

(Affects personal property)

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address:

First American Title Recorder for Tillamook County777 Commercial St. SE, Suite 100
Salem, OR 97301

Recording Fees:	\$	87.00	1 Page Deed
	\$	47.00	1 Page Mortgage
	\$	32.00	1 Page Lien
	\$	5.00	Each additional page
	\$	5.00	per document e-recording fee

NOTE: Additional fees will be imposed by the County Clerk if any document presented for recording fails to meet the requirements set out by ORS Chapter 205.

cc: Sazzadur Rahman

cc: JTJ LLC

cc: To Be Determined

cc: Coley Trost, Rob Trost Real Estate

4785 Netarts Highway West, Tillamook, OR 97141

cc: Additional Information Required, Additional Information Required

Additional Information Required,



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Exhibit "A"

Real property in the County of Tillamook, State of Oregon, described as follows:

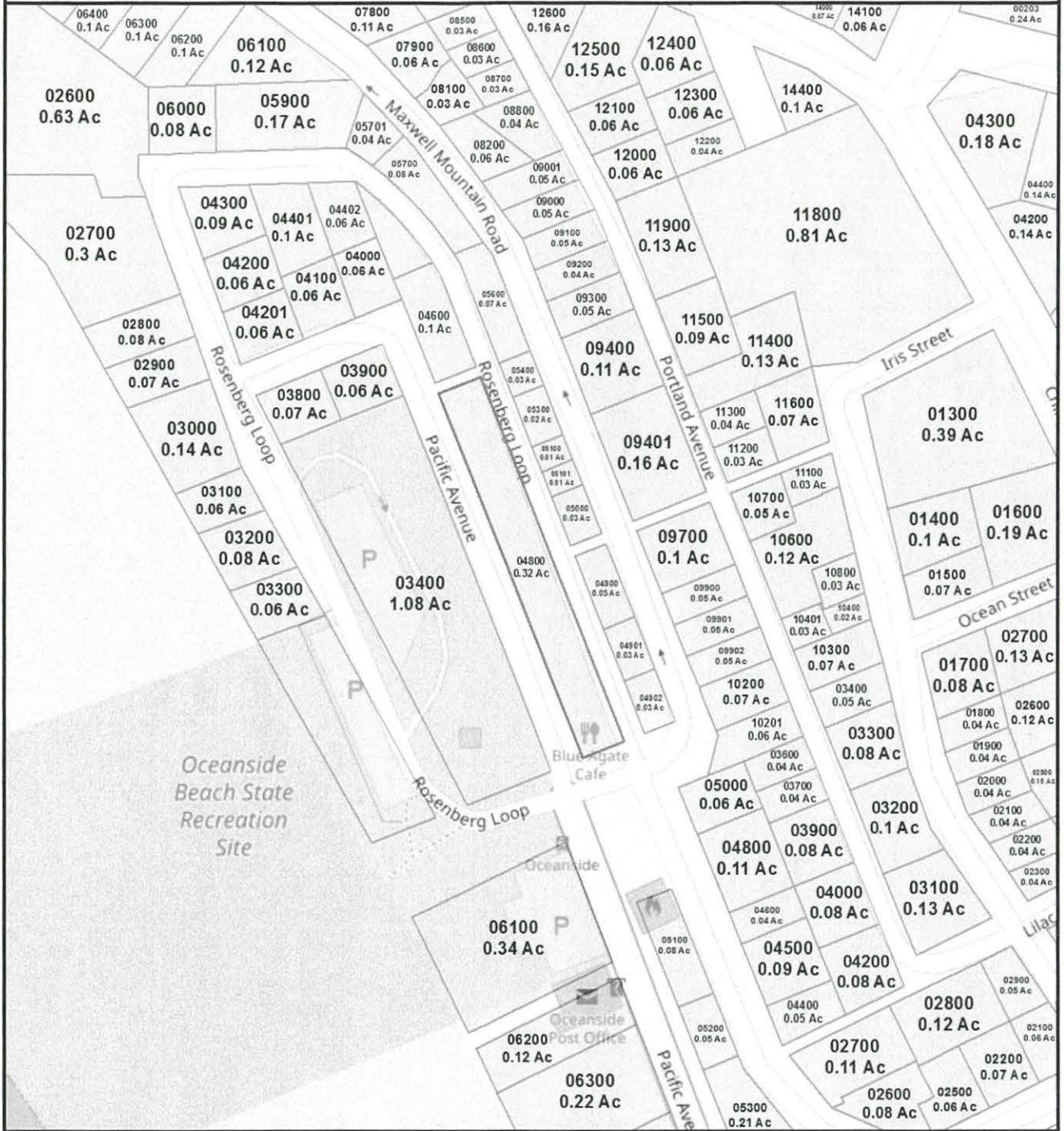
Beginning at a point that is North 22°16' West 479.1 feet from the Northwest corner of Block 7, First Addition to Oceanside, in Tillamook County, Oregon; thence North 22°16' West 350 feet; thence North 67°44' East 40 feet; thence South 22°16' East 350 feet; thence South 67°44' West to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.



First American Title

1S1125AA04800
1610 Pacific Ave
Tillamook, OR 97141



Taxlot



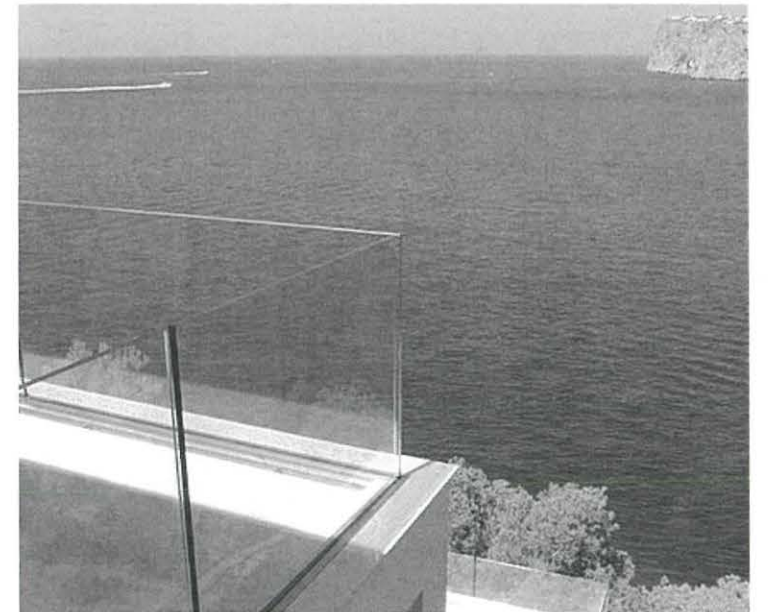
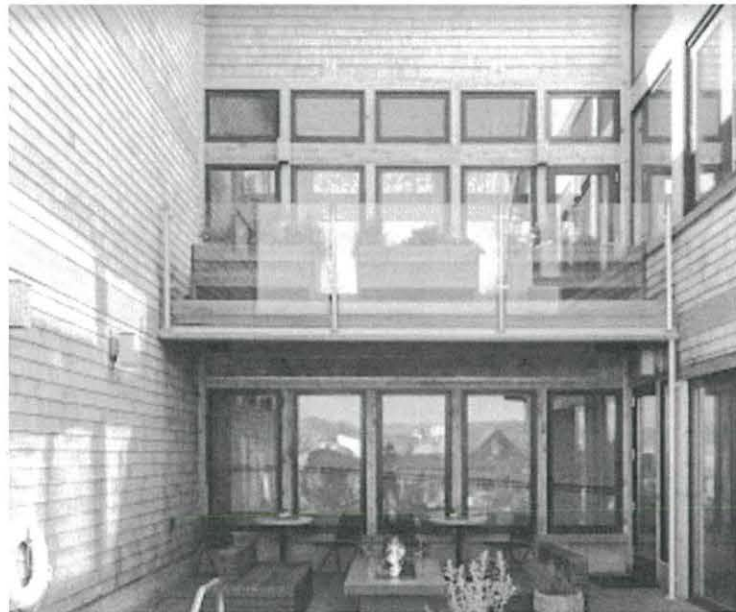
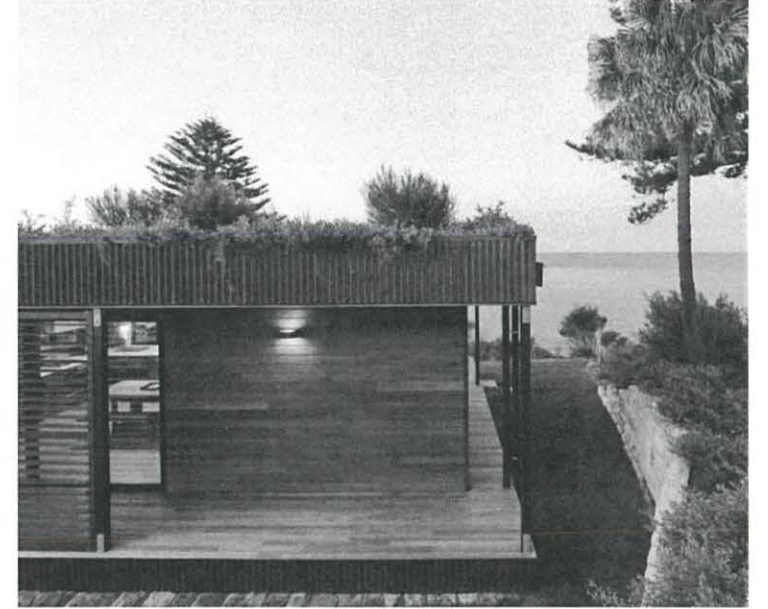
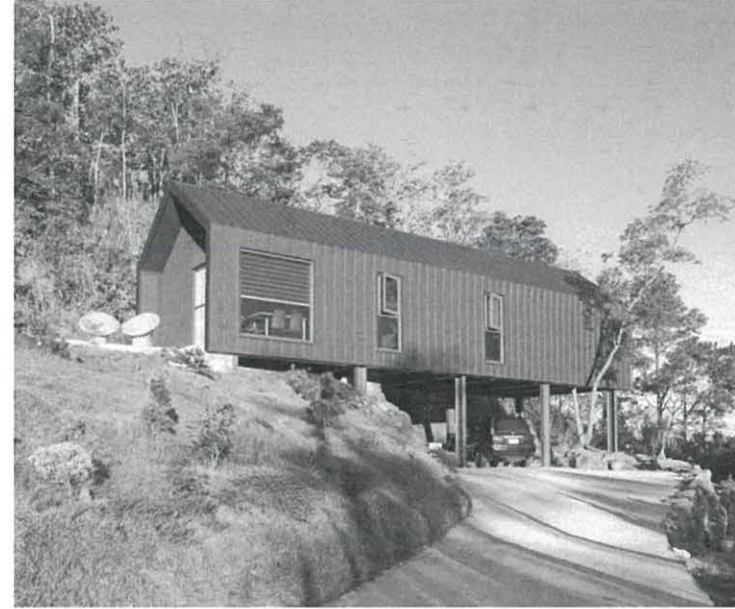
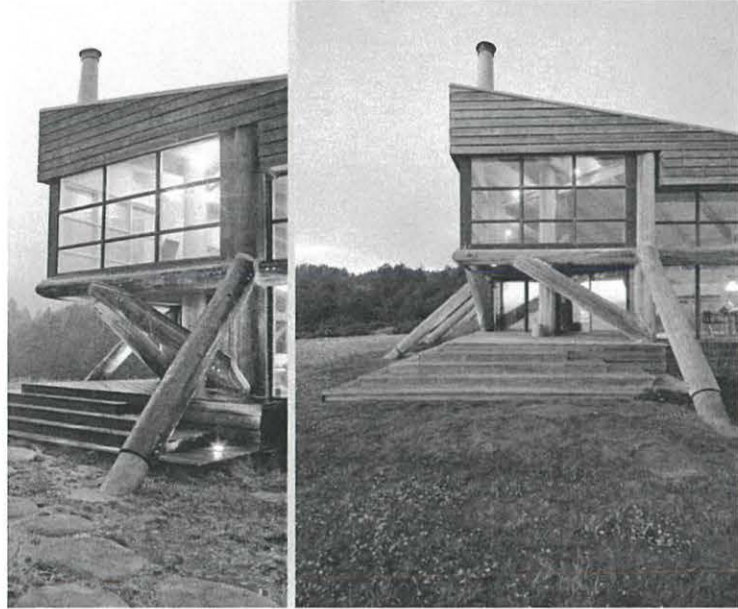
Subject

Taxlot

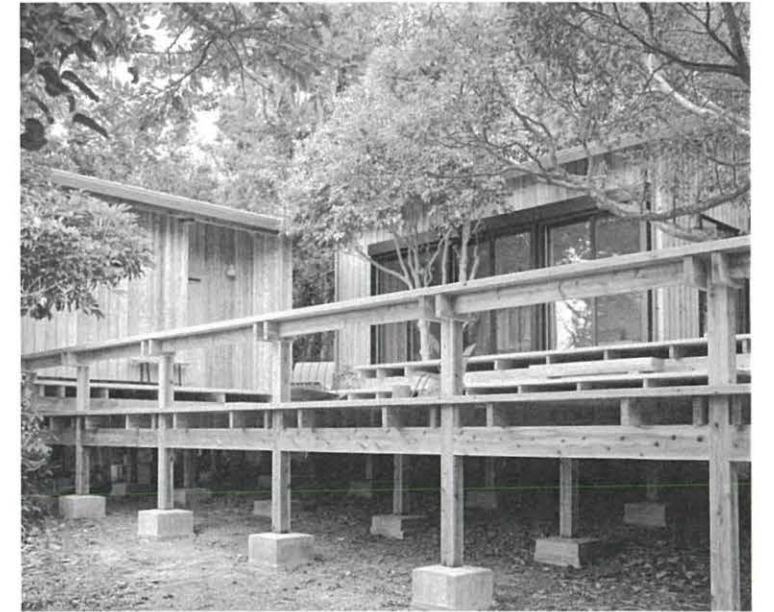
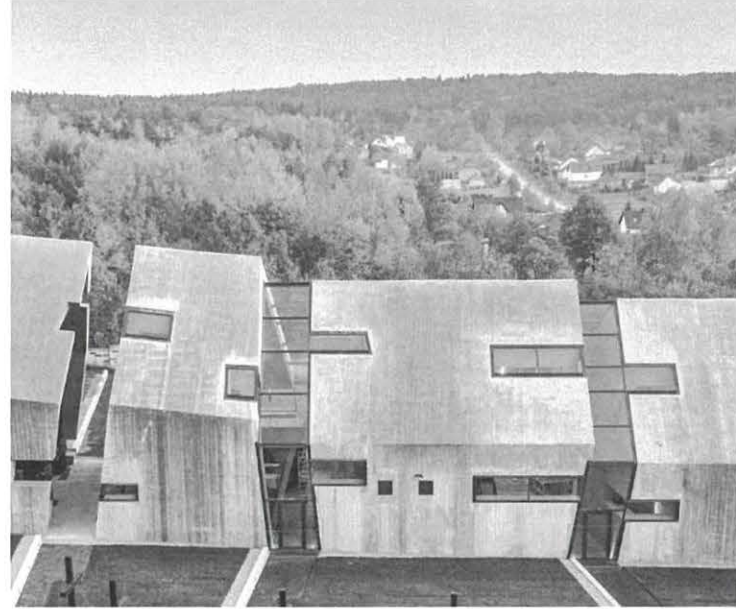
3/9/2021

Map Data is deemed reliable but not guaranteed. First American accepts no responsibility for accuracy.

Material Inspiration



Form Inspiration





TSUNAMI EVACUATION MAP



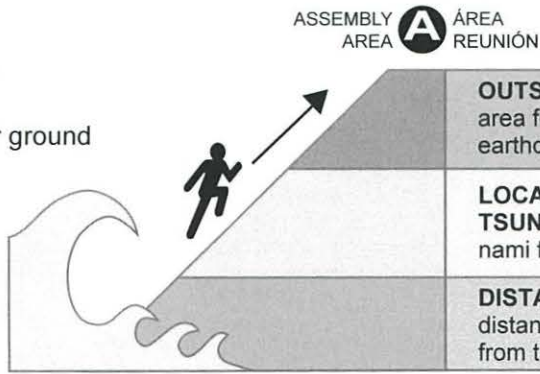
OCEANSIDE, OREGON

IF YOU FEEL AN EARTHQUAKE:

- Drop, cover, and hold
- Move immediately inland to higher ground
- Do not wait for an official warning

SI USTED SIENTE EL TEMBLOR:

- Tírese al suelo, cúbrase, y espere
- Diríjase de inmediato a un lugar más alto que el nivel del mar
- No espere por un aviso oficial



OUTSIDE HAZARD AREA: Evacuate to this area for all tsunami warnings or if you feel an earthquake.

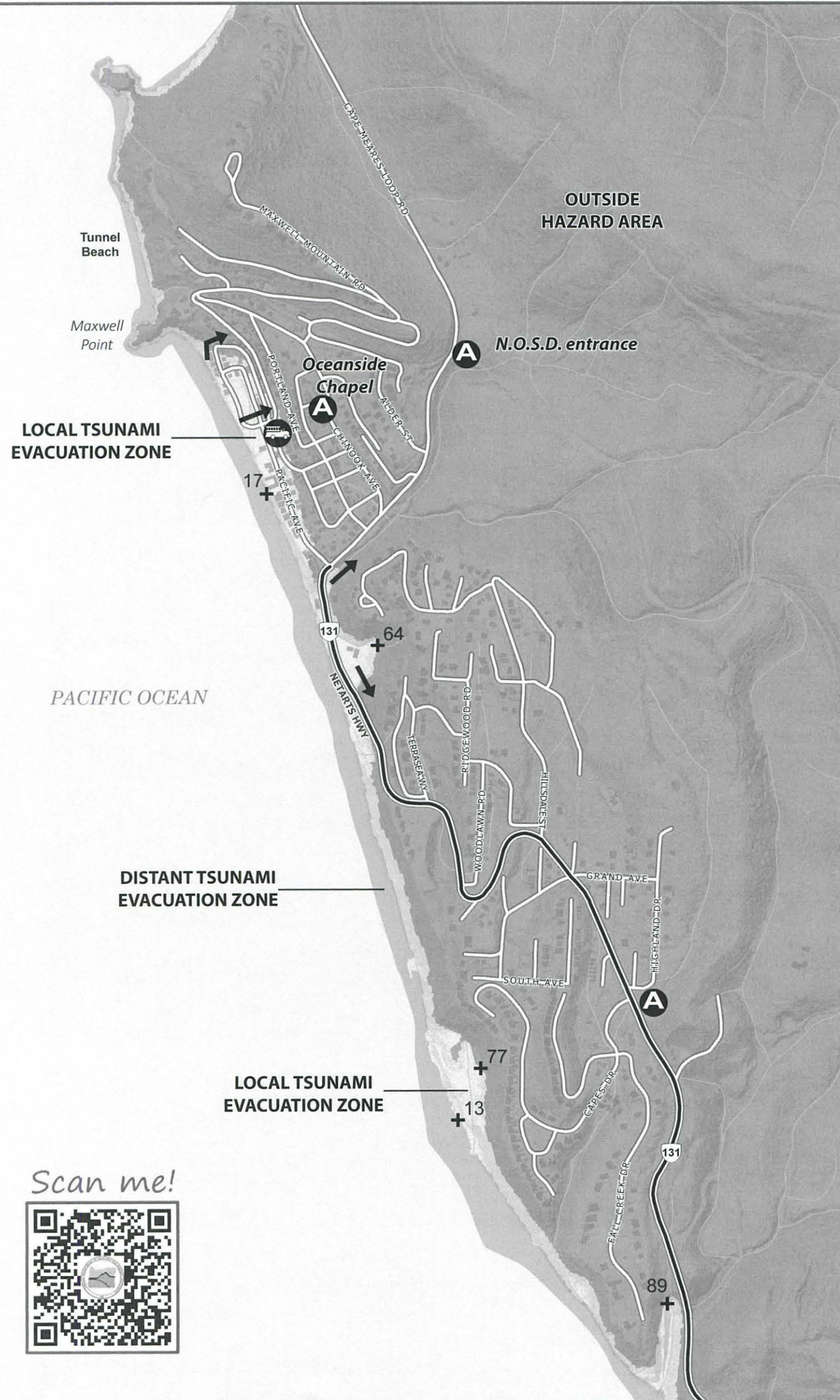
ZONA DE PELIGRO EXTERIOR: Evacue a esta área para todas las advertencias del maremoto o si usted siente un temblor.

LOCAL CASCADIA EARTHQUAKE AND TSUNAMI: Evacuation zone for a local tsunami from an earthquake at the Oregon coast.

MAREMOTO LOCAL (terremoto de Cascadia): Zona de evacuación para un tsunami local de un temblor cerca de la costa de Oregon.

DISTANT TSUNAMI: Evacuation zone for a distant tsunami from an earthquake far away from the Oregon coast.

MAREMOTO DISTANTE: Zona de evacuación para un tsunami distante de un temblor lejos de la costa de Oregon.



MAP SYMBOLS / SÍMBOLOS DEL MAPA

→ Evacuation route / Ruta de evacuación

A Assembly area / Área reunión

Fire Department / Bomberos

+ 35' Elevation, in feet / Elevación, en pies

N SCALE / ESCALA
 0.25 mile
 0.25 km



NOTICE

This tsunami evacuation zone map was developed by DOGAMI for the purpose of evaluating the most effective means to guide the public in the event of a tsunami evacuation. The map is based on preliminary data and should not be used for site-specific planning. This map adopts recommendations from the Oregon Tsunami Advisory Council. The evacuation routes were developed by local emergency officials and reviewed by the Oregon Department of Emergency Management.

TSUNAMI ZONES UPDATED 10-30-20

Scan me!



MAP ON REVERSE
EVACUATION



This information could save your life – Please read it and share it with your family and friends.



Oceanside



Funded by the National Oceanic and Atmospheric Administration under NTHMP contract award NA19NS4670013 through the Oregon Department of Geology and Mineral Industries. Published by the Oregon Department of Geology and Mineral Industries in consultation with Tillamook County Emergency Services officials.



Oregon Department of Geology and Mineral Industries
800 NE Oregon Street, Suite 965
Portland, OR 97232
(971) 673-1555
<https://www.oregongeology.org>
<http://oregontsunami.org>

National Tsunami Warning Center (NTWC)
910 S. Felton St.
Palmer, AK 99645
(907) 745-4212
<https://www.tsunami.gov/>

Tillamook County Sheriff's Office
5995 Long Prairie Road
Tillamook, OR 97141
(503) 842-2561
<https://www.tillamooksheriff.com>

Netarts-Oceanside Fire District
1235 5th Street Loop
Netarts, OR 97143
(503) 842-5900
<https://netartsoceansidefire.org/>

CONTACTS

- WHAT TO DO:**
- DROP, COVER, HOLD until the earthquake is over; protect yourself
 - MOVE IMMEDIATELY INLAND to high ground and away from low-lying coastal areas
 - FOLLOW EVACUATION ROUTE SIGNS
 - DO NOT WAIT for an official warning
 - GO ON FOOT if at all possible
 - DO NOT PACK or delay
 - DO NOT RETURN to the beach – large waves may continue to come onshore for several hours
 - WAIT for an "all clear" from local emergency officials before returning to low-lying areas

If you feel an earthquake, a tsunami may be coming...

BE PREPARED!

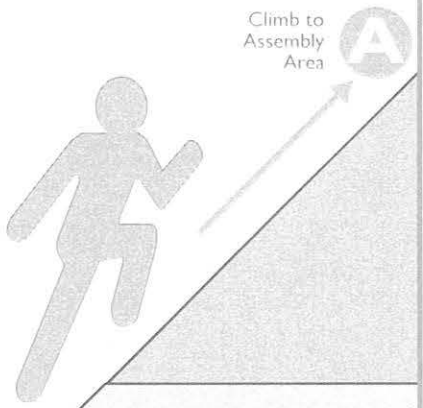
- Assemble **emergency kits** with at least a 2-week supply for each family member:
- Local map showing safe evacuation routes to high ground.
 - First-aid supplies, prescriptions and non-prescription medication.
 - Water bottle and filtration or treatment supplies capable of providing 1 gallon per person per day.
 - Non-perishable food (ready-to-eat meals, canned food, baby food, energy bars).
 - Cooking and eating utensils, can opener, Sterno® or other heat source.
 - Matches in water-proof container or lighter.
 - Shelter (tent), sleeping bags, blankets.
 - Portable radio, NOAA weather radio, flashlight, and extra batteries.
 - Rain gear, sturdy footwear, extra clothing.
 - Personal hygiene items (toilet paper, soap, toothbrush)
 - Tools and supplies (pocket knife, shut-off wrench, duct tape, gloves, whistles, plastic bags)
 - Cash

How to help with tsunami awareness in your community

- start a tsunami buddy system
- make and distribute emergency packs
- initiate or participate in a local preparedness program



Look for these hazard zone signs and be ready to leave the area by following evacuation route signs.



Local tsunamis

A **local tsunami** can come onshore within 15 to 20 minutes after the earthquake — before there is time for an official warning from the national warning system. Ground shaking from the earthquake may be the only warning you have. Evacuate quickly!

Distant tsunamis

A **distant tsunami** will take 4 hours or more to come ashore. You will feel no earthquake, and the tsunami will generally be smaller than that from a local earthquake. Typically, there is time for an official warning and evacuation to safety. Evacuation for a distant tsunami will generally be indicated by an announcement over NOAA weather radio that the local area has been put into an official TSUNAMI WARNING. If you do not hear an announcement, a **sudden change of sea level** should prompt you to move immediately to high ground. If you see a sudden sea level change, first evacuate away from shoreline areas, then turn on your local broadcast media or NOAA weather radio for more information.

WHAT TO KNOW about tsunamis

A **tsunami** is a series of sea waves, usually caused by a displacement of the ocean floor by an undersea earthquake. As tsunamis enter shallow water near land, they increase in height and can cause great loss of life and property damage. Recent research suggests that tsunamis have struck the Oregon coast on a regular basis. They can occur any time, day or night. Typical wave heights from tsunamis occurring in the Pacific Ocean over the last 500 years have been 20–65 feet at the shoreline. However, because of local conditions a few waves may have been much higher — as much as 100 feet. We distinguish between a tsunami caused by an undersea earthquake near the Oregon coast (a **local tsunami**) and an undersea earthquake far away from the coast (a **distant tsunami**).

WHAT TO DO for both local and distant tsunamis



1. Evacuate on foot, if at all possible. Follow evacuation signs and arrows to an Assembly Area.*
2. If you need help evacuating, tie something **white** (sheet or towel) to the front door knob. Make it large enough to be visible from the street. If the emergency is a distant tsunami, then help may arrive. In the event of a local tsunami, it is unlikely that anyone will help you, so make a plan and be prepared!
3. Stay away from potentially hazardous areas until you receive an ALL CLEAR from local officials. Tsunamis often follow river channels, and dangerous waves can persist for several hours. Local officials must inspect all flooded or earthquake-damaged structures before anyone can go back into them.
4. After evacuation, check with local emergency officials if you think you have special skills and can help, or if you need assistance locating lost family members.

*Assembly areas **A** are shown on the map. Do not confuse Assembly Areas with Evacuation Centers, which are short-term help centers set up after a disaster occurs.

March 14, 2024
 BT: Mal MS

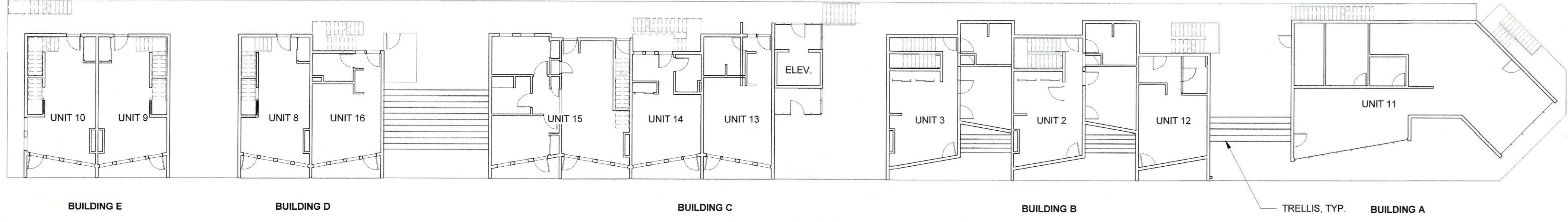
NOT FOR CONSTRUCTION

OCEANSIDE HOTEL
 1610 PACIFIC AVE
 OCEANSIDE, OR 97006

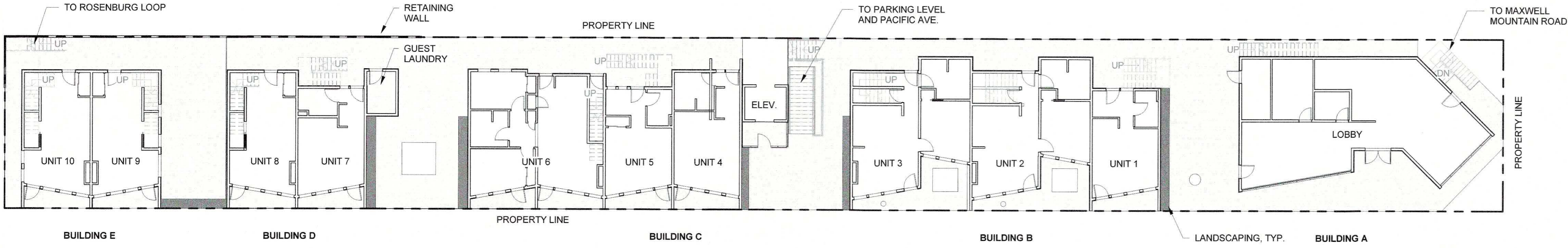
CONDITIONAL USE
 1.30.2024
 Project #23-035

DESCRIPTION	DATE

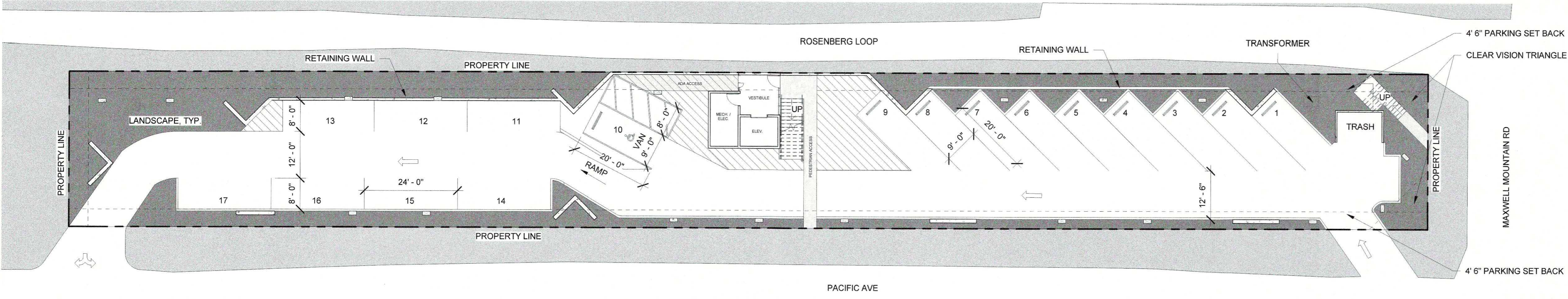
PLANS
LU001



3 UPPER LEVEL PLAN - LU
 SCALE | 1/16" = 1'-0"



2 MAIN LEVEL PLAN - LU
 SCALE | 1/16" = 1'-0"



1 GROUND LEVEL PARKING PLAN - LU
 SCALE | 1/16" = 1'-0"

COMMERCIAL OCEANSIDE ZONE (COS)

MAX BUILDING AREA:
 8,000 SF, MOTELS ARE
 EXEMPT FROM THIS LIMIT

MAX HEIGHT:
 35' 0" FEET

MINIMUM SETBACKS:
 STRUCTURES SHALL BE
 CONSTRUCTED EITHER ON THE PROPERTY
 LINE OR SET BACK 3 FEET.

PARKING & LOADING SPACES:
 - SINGLE PARKING SPACE SHALL BE AT LEAST 8 X 20 FEET
 - PARKING SPACES ALONG THE BOUNDARIES OF A LOT SHALL BE CONTAINED BY A CURB OR BUMPER RAIL THAT IS AT LEAST FOUR AND ONE HALF FEET FROM THE PROPERTY LINE
 - PARKING AREAS FOR FOUR OR MORE VEHICLES SHALL BE OF SUFFICIENT SIZE TO ALLOW THE BACKING AND MANUEVERING OF VEHICLES ENTIRELY OUT OF THE FLOW OF TRAFFIC.
 - ONE SPACE FOR EVERY UNIT REQUIRED.
 - NON- RESIDENTIAL PARKING AND LOADING AREA ADJACENT TO A RESIDENTIAL USE SHALL BE ENCLOSED ALONG THE RESIDENTIAL USE BY A SIGHT OBSCURING FENCE THAT IS FROM FIVE TO SIX FEET IN HEIGHT, EXCEPT WHERE VISION CLEARANCE IS REQUIRED.

CLEAR VISION AREA:
 MINIMUM DISTANCE SHALL BE 15FT OR 10FT AT INTERSECTIONS. WHEN THE ANGLE OF INTERSECTION BETWEEN STREETS IS 30 DEGREES OR LESS, THE DISTANCE SHALL BE 25FT

DISTANCE BETWEEN BUILDINGS:
 A MINIMUM DISTANCE OF SIX FEET SHALL BE MAINTAINED BETWEEN A BUILDING DESIGNED FOR DWELLING PURPOSES AND ANY OTHER FREESTANDING BUILDINGS LOCATED ON THE SAME PROPERTY.

PROJECTIONS FROM THE BUILDING:
 ARCHITECTURAL FEATURES SUCH AS CORNICES, EAVES, CANOPIES, GUTTERS, SIGNS, CHIMNEYS, AND FLUES SHALL NOT PROJECT MORE THAN 18" INTO A REQUIRED YARD UNLESS EVIDENCE IS PRESENTED TO THE DEPARTMENT THAT SUCH PROJECTS INCREASE THE ENERGY EFFICIENCY OF THE BUILDING, EITHER BY THE CAPTURE OF SOLAR RADIATION OR BY PROVIDING SHADING FOR COOLING, IN WHICH CASE THEY SHALL NOT PROJECT MORE THAN 24" INTO A REQUIRED YARD.

DECKS, PORCHES & STEPS
 DECKS MAY BE CONSTRUCTED WITHIN THE SETBACK AREAS PROVIDED THAT THE INTRUDING PORTION:
 A. OF THE FLOOR NOT EXCEED 30" IN HEIGHT ABOVE FINISH GRADE.
 B. ANY FIXED BENCHES, RAILINGS, OR OTHER ATTACHMENTS DO NOT EXCEED 40" ABOVE FINISHED GRADE. AND
 C. MAINTAINS A MINIMUM OF HALF THE REQUIRED FRONT YARD SETBACK, A MINIMUM OF 10'0" STREET SIDE YARD SETBACK ON A CORNER LOT, AND A MIN OF 3'0" FOR REAR YARD AND NON STREET SIDE YARD SETBACKS.

1/30/2024 5:55:44 PM \\WBLOCK\COM\Users\kay\Documents\23-035 Oceanside Cabins_5.5.2023_R23_CENTRAL_3_kay\03R04E.rvt



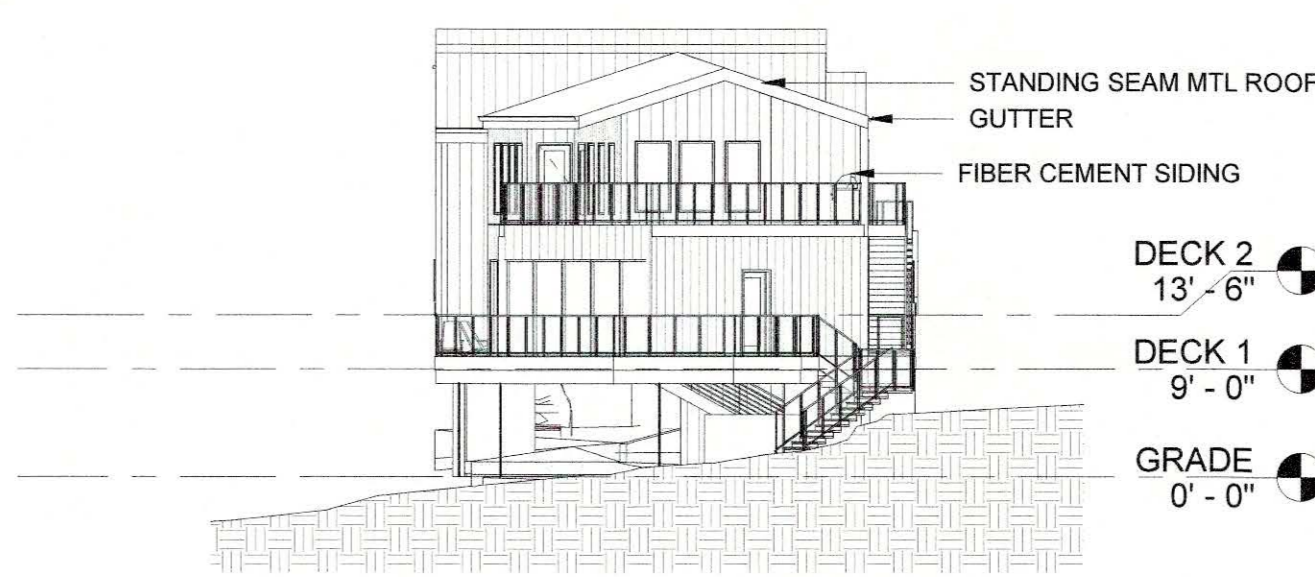
1 SECTION THROUGH PACIFIC AVE LOOKING EAST
 SCALE | 1/16" = 1'-0"



2 SECTION THROUGH ROSENBERG LOOP LOOKING WEST
 SCALE | 1/16" = 1'-0"



3 NORTH ELEVATION LOOKING SOUTH
 SCALE | 1/16" = 1'-0"



4 SOUTH ELEVATION LOOKING NORTH
 SCALE | 1/16" = 1'-0"

1/20/2024 5:56:02 PM \\WBLOCK.COM\User\DATA\Fred\cckkaya\Documents\03-035 Oceanside Cabins_5.5.2023_R03_CENTRAL_3_kaya3R04E.rvt

OCEANSIDE HOTEL
 1610 PACIFIC AVE
 OCEANSIDE, OR 97006

MICHAEL PARHSALL
 CONDITIONAL USE
 1.30.2024
 Project #23-035

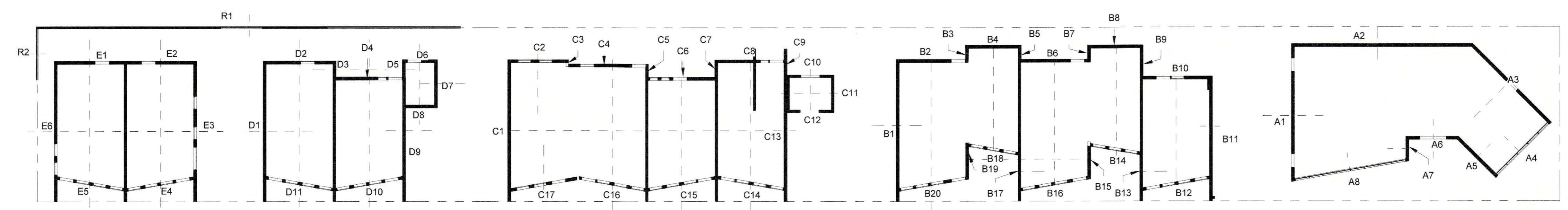
DESCRIPTION	DATE



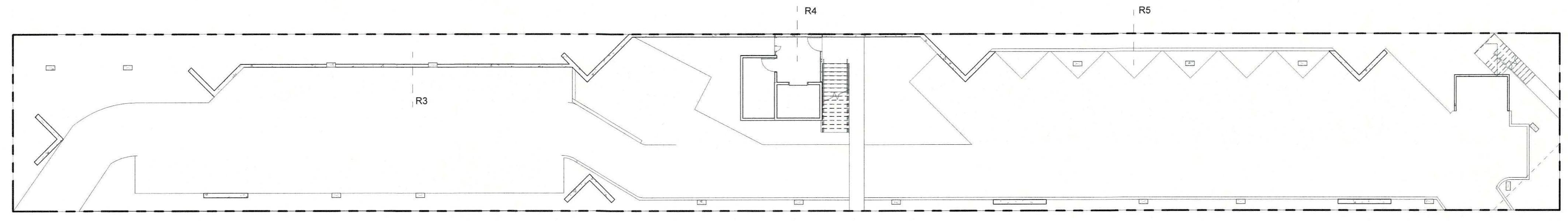
DESCRIPTION DATE



3 BUILDING HEIGHT EXHIBIT - ELEVATION
 SCALE | 1/16" = 1'-0"



2 BUILDING HEIGHT KEY - MEASUREMENT LOCATIONS
 SCALE | 1/16" = 1'-0"



1 GROUND LEVEL PARKING PLAN
 SCALE | 1/16" = 1'-0"

BLDG A - HEIGHT @ GRADE		BLDG B - HEIGHT @ GRADE		BLDG C - HEIGHT @ GRADE		BLDG D - HEIGHT @ GRADE		BLDG E - HEIGHT @ GRADE		RETAINAGE - HEIGHT @ GRADE	
A1	0' 1"	B1	-1' 5"	C1	1' 11"	D1	3' 5"	E1	12' 2"	R1	18' 6"
A2	2' 0"	B2	2' 5"	C2	6' 3"	D2	10' 2"	E2	12' 3-1/4"	R2	18' 10"
A3	1' 2"	B3	3' 0"	C3	6' 0"	D3	8' 0"	E3	3' 10"	R3	8' 9"
A4	1' 1"	B4	3' 9"	C4	2' 10"	D4	5' 8"	E4	3' 4"	R4	7' 6"
A5	-0' 4"	B5	2' 5"	C5	1' 6"	D5	7' 1"	E5	2' 11"	R5	3' 10"
A6	-0' 1"	B6	1' 2"	C6	1' 2"	D6	8' 10"	E6	5' 2"		
A7	-0' 4"	B7	0' 10"	C7	1' 6"	D7	3' 3"				
A8	-0' 9"	B8	2' 4"	C8	3' 5"	D8	3' 0"				
		B9	-0' 8"	C9	3' 10"	D9	2' 9"				
		B10	0' 0"	C10	3' 8"	D10	2' 4"				
		B11	-0' 11"	C11	1' 10"	D11	3' 4"				
		B12	-1' 10"	C12	0' 9"						
		B13	-2' 0"	C13	-0' 7"						
		B14	-2' 1"	C14	-3' 1"						
		B15	-2' 2"	C15	-3' 1"						
		B16	-2' 5"	C16	-1' 9"						
		B17	-2' 4"	C17	1' 3"						
		B18	-2' 1"								
		B19	-2' 2"								
		B20	-2' 6"								

TOTAL AVERAGE GRADE HEIGHT: 2' 7-3/4"

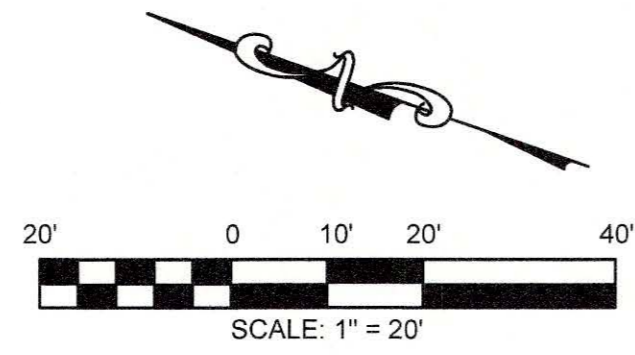
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ALTA/NSPS LAND TITLE SURVEY

FOR WOODBLOCK ARCHITECTURE
OF TAXLOT 01S11W25AA4800
LOCATED IN THE NORTHEAST 1/4
OF THE NORTHEAST 1/4, SECTION 25
TOWNSHIP 1 SOUTH, RANGE 11 WEST
OF THE WILLAMETTE MERIDIAN,
TILLAMOOK COUNTY, OREGON

MONUMENT NOTES:

- (101) FOUND 3/4" IRON PIPE. ±0.5' BELOW GROUND.
- (104) FOUND 5/8" IRON ROD. ±FLUSH WITH GROUND.
- (105) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE. ±0.1' BELOW GROUND.
- (106) FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP, MARKED "C WAYNE COOK PLS 1098" ±0.1' BELOW GROUND.
- (108) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, MARKED "DON MARX PLS 332" ±0.1' BELOW GROUND.
- (109) FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP, MARKED "C WAYNE COOK PLS 1098" BENT SLIGHTLY W/NW ±2.0' ABOVE GROUND.
- (110) FOUND 1/2" IRON PIPE. ±1.2' BELOW GROUND.
- (112) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE. ±0.2' BELOW GRAVEL DRIVEWAY.
- (113) FOUND 3" BRASS CAP, MARKED "TILLAMOOK CO. SURVEY MARK IN POINT OCEANSIDE RS 287 1972" SET IN CONCRETE BASE.
- (114) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, MARKED "C WAYNE COOK PLS 1098" ±FLUSH WITH GROUND.
- (115) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, MARKED "TERRY JONES..." PARTIALLY ILLEGIBLE ±FLUSH WITH GRAVEL.
- (116) FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP, MARKED "C WAYNE COOK PLS 1098" ±FLUSH WITH GROUND.
- (117) FOUND 5/8" IRON ROD, ±0.2' ABOVE GROUND.



LEGEND:

- RIGHT OF WAY
- BOUNDARY LINE
- EASEMENT
- LOT/PARCEL LINE
- BUILDING
- BUILDING OVERHANG
- BUILDING DECK
- ROAD STRIPES
- PARKING STRIPES
- FLOW LINE CURB
- STANDARD CURB
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- MAJOR CONTOUR
- MINOR CONTOUR
- DECK HATCH
- BUILDING HATCH
- CONCRETE HATCH
- GRAVEL HATCH
- FOUND MONUMENT - SEE MONUMENT NOTES
- BENCHMARK
- SIGN

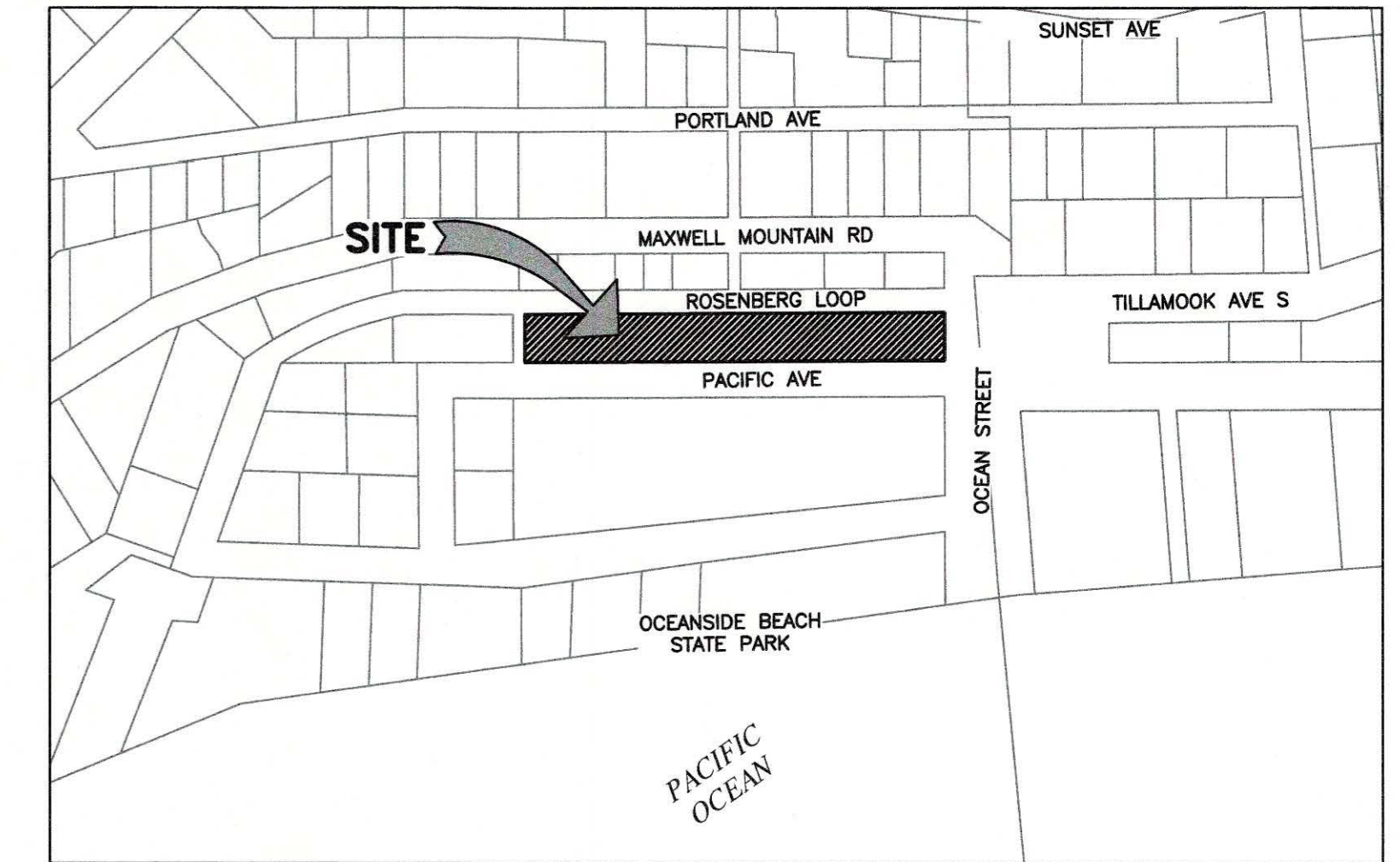
HORIZONTAL DATUM (BASIS OF BEARINGS):

OREGON NORTH STATE PLANE COORDINATE SYSTEM MAD 83 (2011)
BASED ON STATIC GPS OBSERVATIONS OF POINT NO. 1 PROCESSED THROUGH OPUS.
DISTANCES SHOWN HEREON ARE GROUND DISTANCES, INTERNATIONAL FEET,
SCALED ABOUT CONTROL POINT NO. 1. TO CONVERT TO GRID DISTANCES
MULTIPLY BY THE COMBINED FACTOR OF 1.0000921566.

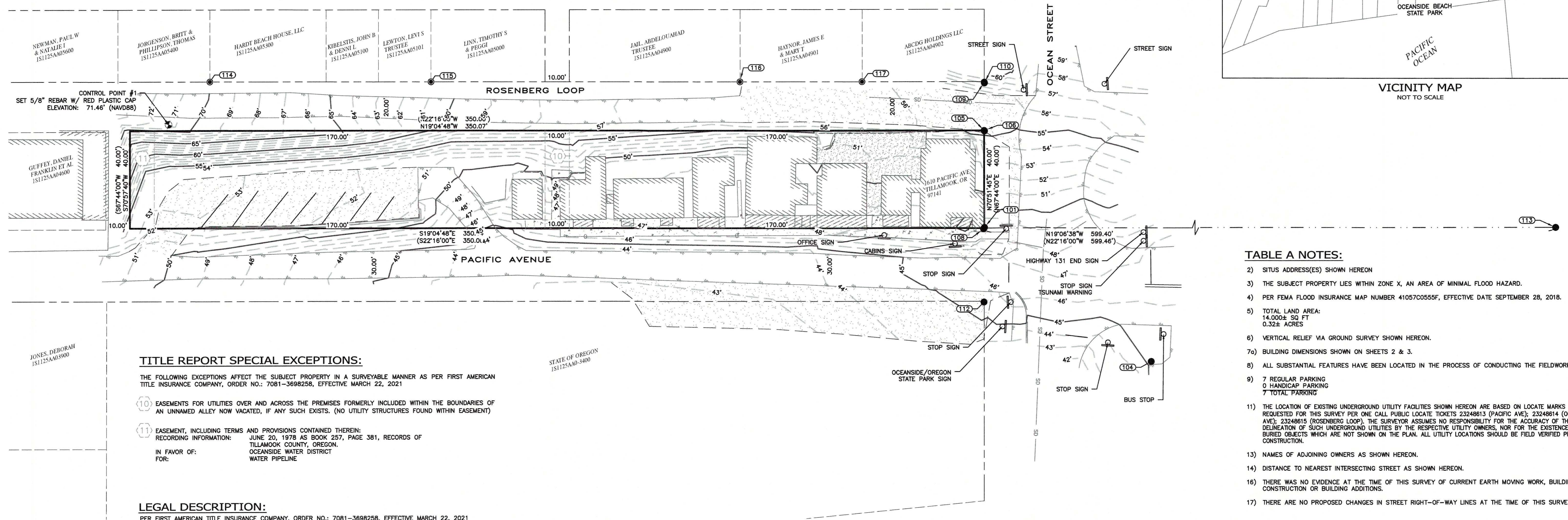
RECORD BEARINGS & DISTANCES FROM SURVEY CS# A-6469 DENOTED IN PARENTHESIS

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
BASED ON STATIC GPS OBSERVATIONS OF POINT NO. 1 PROCESSED THROUGH OPUS.



VICINITY MAP
NOT TO SCALE



TITLE REPORT SPECIAL EXCEPTIONS:

THE FOLLOWING EXCEPTIONS AFFECT THE SUBJECT PROPERTY IN A SURVEYABLE MANNER AS PER FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 7081-3698258, EFFECTIVE MARCH 22, 2021

- (10) EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF AN UNNAMED ALLEY NOW VACATED, IF ANY SUCH EXISTS. (NO UTILITY STRUCTURES FOUND WITHIN EASEMENT)
- (11) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JUNE 20, 1978 AS BOOK 257, PAGE 381, RECORDS OF TILLAMOOK COUNTY, OREGON.
IN FAVOR OF: OCEANSIDE WATER DISTRICT.
FOR: WATER PIPELINE

LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 7081-3698258, EFFECTIVE MARCH 22, 2021

REAL PROPERTY IN THE COUNTY OF TILLAMOOK, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 22°16' WEST 479.1 FEET FROM THE NORTHWEST CORNER OF BLOCK 7, FIRST ADDITION TO OCEANSIDE, IN TILLAMOOK COUNTY, OREGON; THENCE NORTH 22°16' WEST 350 FEET; THENCE NORTH 67°44' EAST 40 FEET; THENCE SOUTH 22°16' EAST 350 FEET; THENCE SOUTH 67°44' WEST TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

SURVEYOR'S CERTIFICATE

TO:
WOODBLOCK ARCHITECTURE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7, 8, 9, 11a, 14, 15, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/9/2023.

DATE OF PLAT OR MAP:
10/10/2023

SURVEYOR'S SIGNATURE
JACK WHITE, OR PLS 91987PLS
JACK.WHITE@SFLANDS.COM

TABLE A NOTES:

- 2) SITUS ADDRESS(ES) SHOWN HEREON
- 3) THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
- 4) PER FEMA FLOOD INSURANCE MAP NUMBER 4105700555F, EFFECTIVE DATE SEPTEMBER 28, 2018.
- 5) TOTAL LAND AREA:
14.00± SQ FT
0.32± ACRES
- 6) VERTICAL RELIEF VIA GROUND SURVEY SHOWN HEREON.
- 7a) BUILDING DIMENSIONS SHOWN ON SHEETS 2 & 3.
- 8) ALL SUBSTANTIAL FEATURES HAVE BEEN LOCATED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 9) 7 REGULAR PARKING
0 HANDICAP PARKING
7 TOTAL PARKING
- 11) THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKETS 23248613 (PACIFIC AVE), 23248614 (OCEAN AVE), 23248615 (ROSENBERG LOOP). THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 13) NAMES OF ADJOINING OWNERS AS SHOWN HEREON.
- 14) DISTANCE TO NEAREST INTERSECTING STREET AS SHOWN HEREON.
- 16) THERE WAS NO EVIDENCE AT THE TIME OF THIS SURVEY OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 17) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AT THE TIME OF THIS SURVEY.

SHEET 1 OF 3

S&F Land Services
Land Surveying & Remote Sensing
1725 N ROOSEVELT DR
STE 8, SEASIDE, OR 97138
(503) 738-3425
WWW.SFLANDS.COM
DATE: OCT. 10, 2023
JOB NO.: 2023-012-03
FIELD: MB/EH
DRAWN: JET
CHECKED: JLW

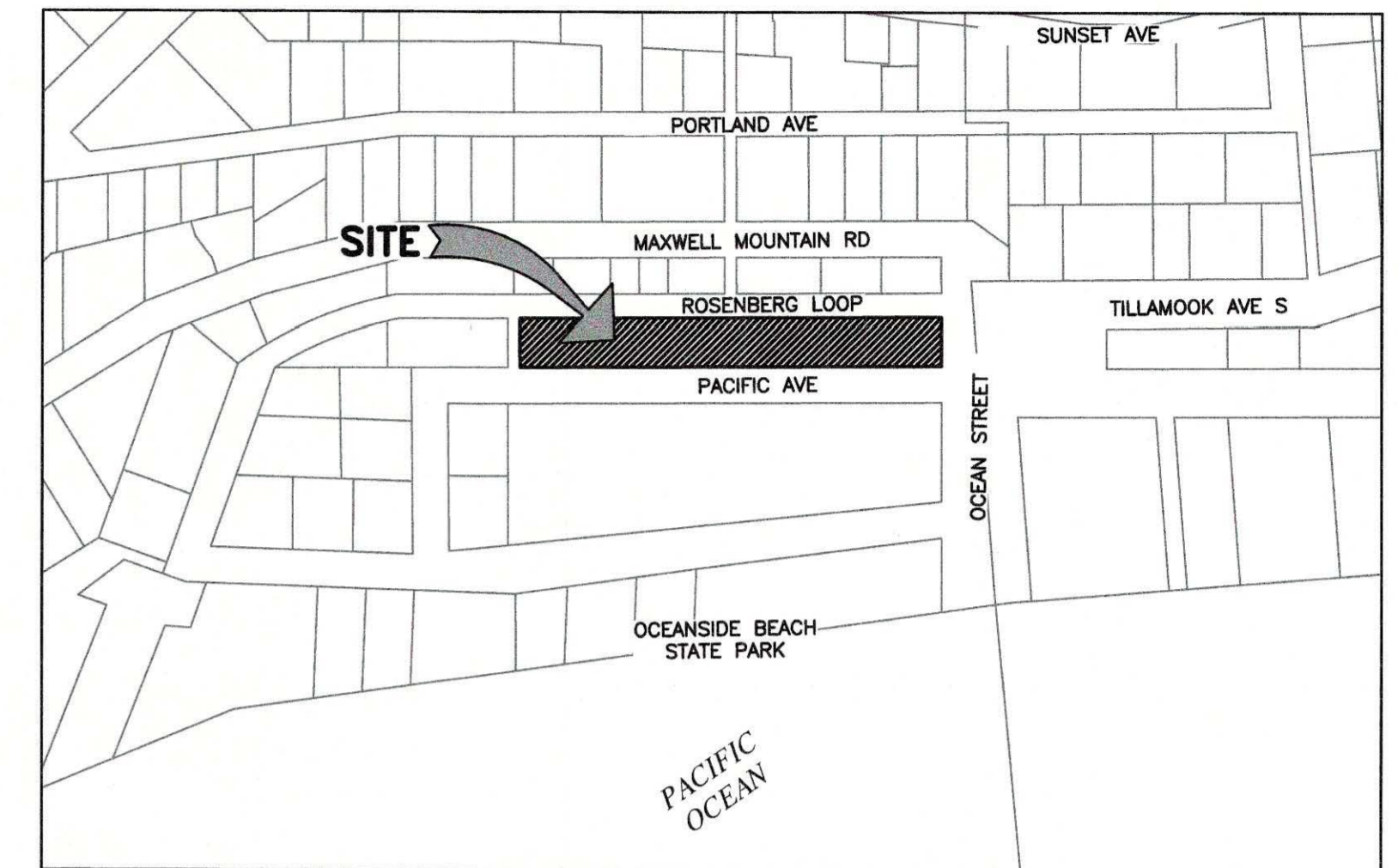
2023-012-03
ALTA/NSPS SURVEY
WOODBLOCK ARCHITECTURE
TAXLOT 01S11W25AA4800
NE 1/4, NE 1/4,
SECTION 25
T1S, R11W, W.M.
TILLAMOOK COUNTY

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

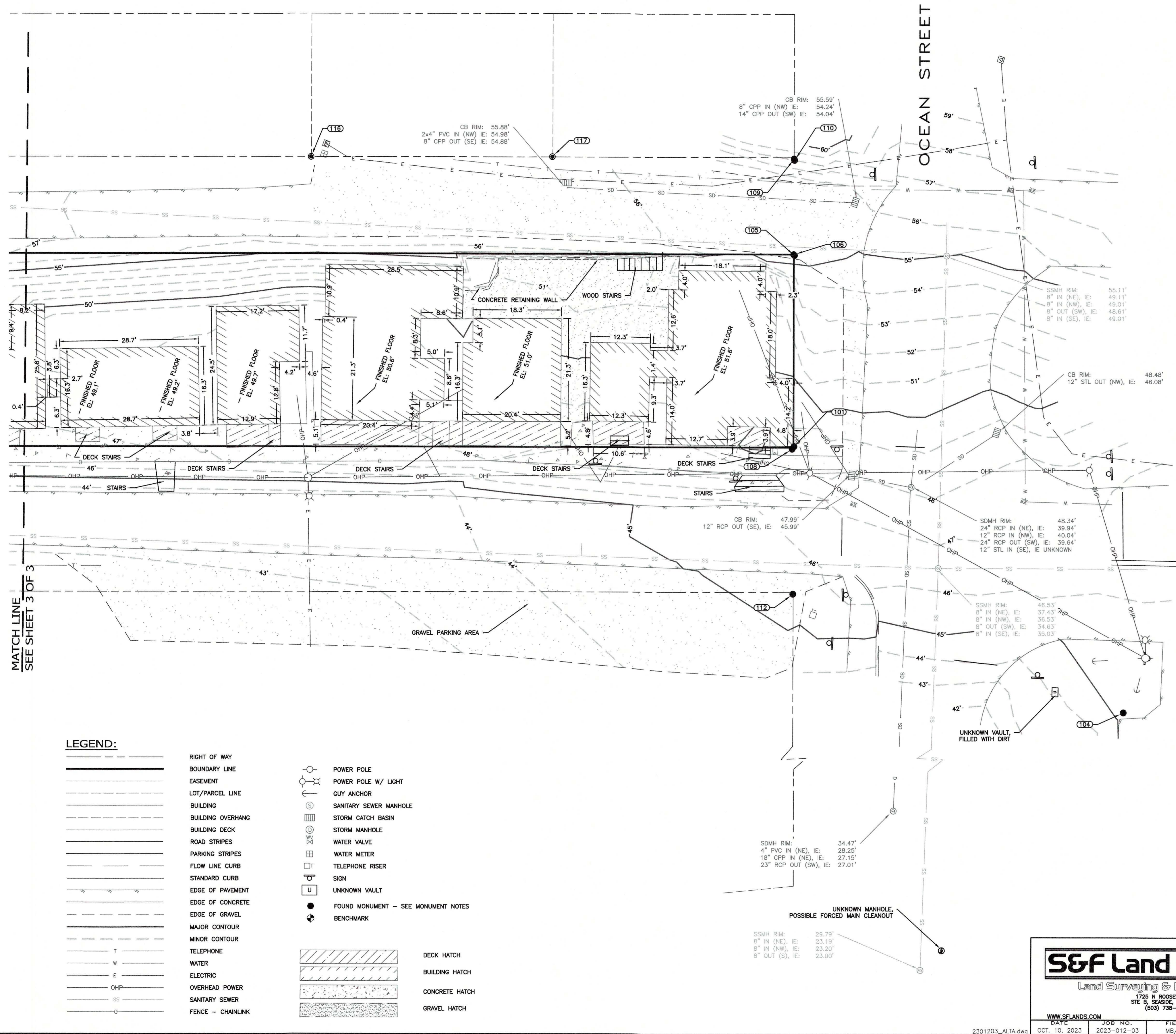
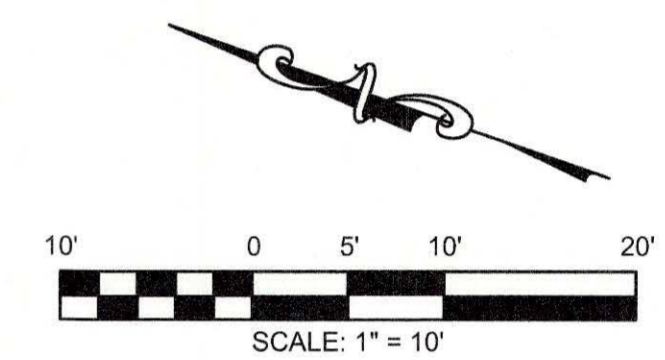
C:\Users\james\AppData\Local\Temp\AcPublish_51816\2301203_ALTA.dwg Plotted: Oct 18, 2023 8:13am By: James

ALTA/NSPS LAND TITLE SURVEY

FOR WOODBLOCK ARCHITECTURE
OF TAXLOT 01S11W25AA4800
LOCATED IN THE NORTHEAST 1/4
OF THE NORTHEAST 1/4, SECTION 25
TOWNSHIP 1 SOUTH, RANGE 11 WEST
OF THE WILLAMETTE MERIDIAN,
TILLAMOOK COUNTY, OREGON



VICINITY MAP
NOT TO SCALE



MATCH LINE
SEE SHEET 3 OF 3

LEGEND:

	RIGHT OF WAY		POWER POLE
	BOUNDARY LINE		POWER POLE W/ LIGHT
	EASEMENT		GUY ANCHOR
	LOT/PARCEL LINE		SANITARY SEWER MANHOLE
	BUILDING		STORM CATCH BASIN
	BUILDING OVERHANG		STORM MANHOLE
	BUILDING DECK		WATER VALVE
	ROAD STRIPES		WATER METER
	PARKING STRIPES		TELEPHONE RISER
	FLOW LINE CURB		SIGN
	STANDARD CURB		UNKNOWN VAULT
	EDGE OF PAVEMENT		FOUND MONUMENT - SEE MONUMENT NOTES
	EDGE OF CONCRETE		BENCHMARK
	EDGE OF GRAVEL		
	MAJOR CONTOUR		
	MINOR CONTOUR		
	TELEPHONE		
	WATER		
	ELECTRIC		
	OVERHEAD POWER		
	SANITARY SEWER		
	FENCE - CHAINLINK		
			DECK HATCH
			BUILDING HATCH
			CONCRETE HATCH
			GRAVEL HATCH

HORIZONTAL DATUM (BASIS OF BEARINGS):

OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011)
BASED ON STATIC GPS OBSERVATIONS OF POINT NO. 1 PROCESSED THROUGH OPUS.
DISTANCES SHOWN HEREON ARE GROUND DISTANCES, INTERNATIONAL FEET,
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MULTIPLY BY THE COMBINED FACTOR OF 1.0000921566.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
BASED ON STATIC GPS OBSERVATIONS OF POINT NO. 1 PROCESSED THROUGH OPUS.

UTILITY NOTE:

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VERIFIED PRIOR TO CONSTRUCTION. DUE TO THE HAZARDOUS NATURE AND
APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS S&F LAND
SERVICES POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES OR
CONFINED SPACES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION
SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON
DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT
PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES BETWEEN STRUCTURES.

SHEET 2 OF 3

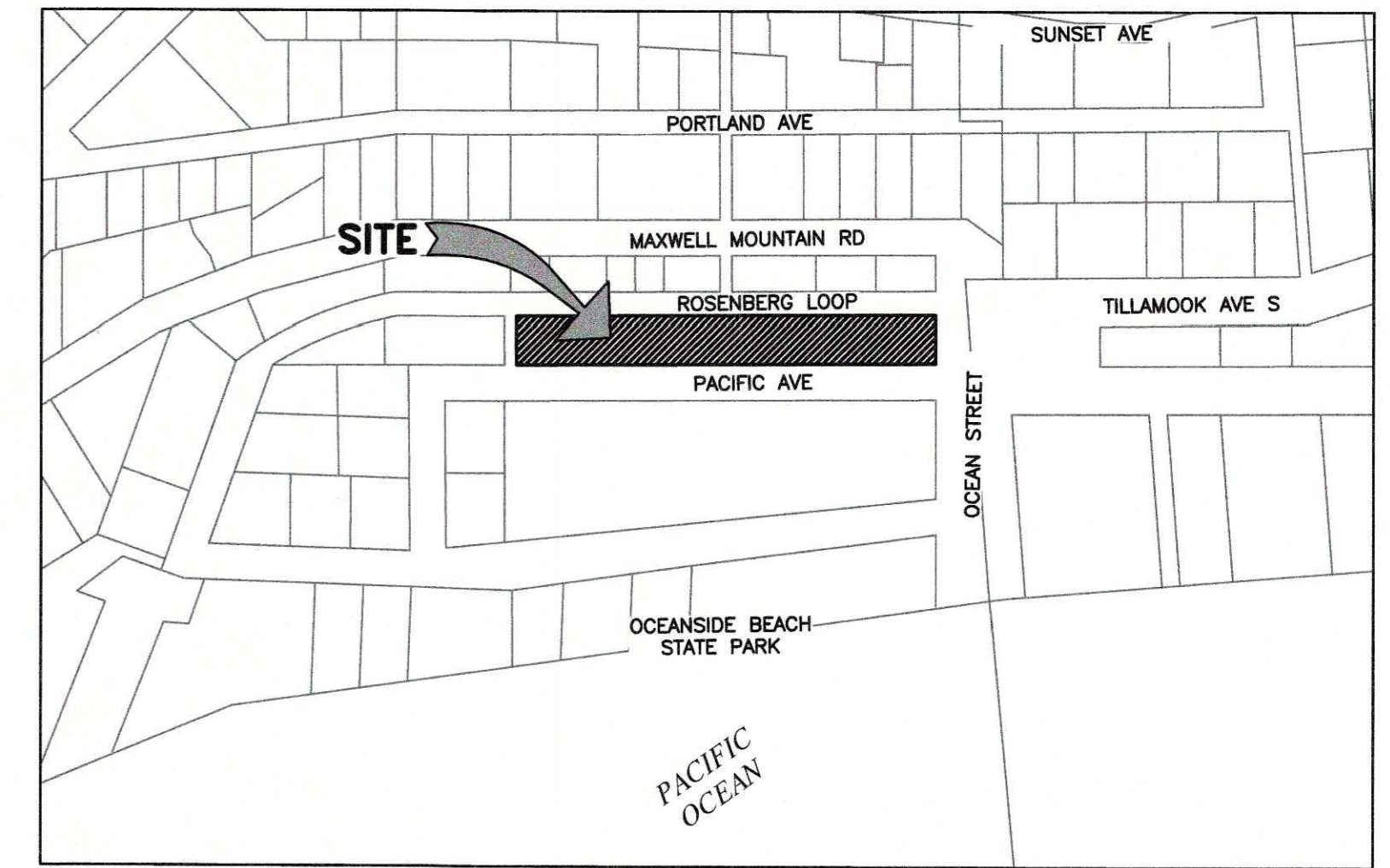
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JOB NO.: 2023-012-03
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DRAWN: JET
CHECKED: JLW

2023-012-03
ALTA/NSPS SURVEY
WOODBLOCK ARCHITECTURE
TAXLOT 01S11W25AA4800
NE 1/4, NE 1/4,
SECTION 25
T1S, R11W, W.M.
TILLAMOOK COUNTY

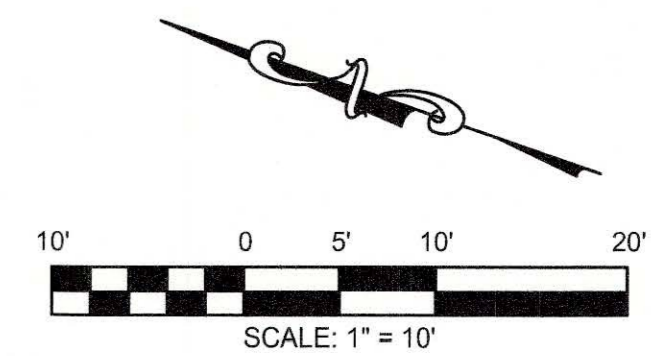
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jack L. White II
SEPTEMBER 10, 2019
JACK L. WHITE II
#18872LS
EXPIRES 6/30/24

ALTA/NSPS LAND TITLE SURVEY

FOR WOODBLOCK ARCHITECTURE
 OF TAXLOT 01S11W25AA4800
 LOCATED IN THE NORTHEAST 1/4
 OF THE NORTHEAST 1/4, SECTION 25
 TOWNSHIP 1 SOUTH, RANGE 11 WEST
 OF THE WILLAMETTE MERIDIAN,
 TILLAMOOK COUNTY, OREGON



VICINITY MAP
 NOT TO SCALE



HORIZONTAL DATUM (BASIS OF BEARINGS):

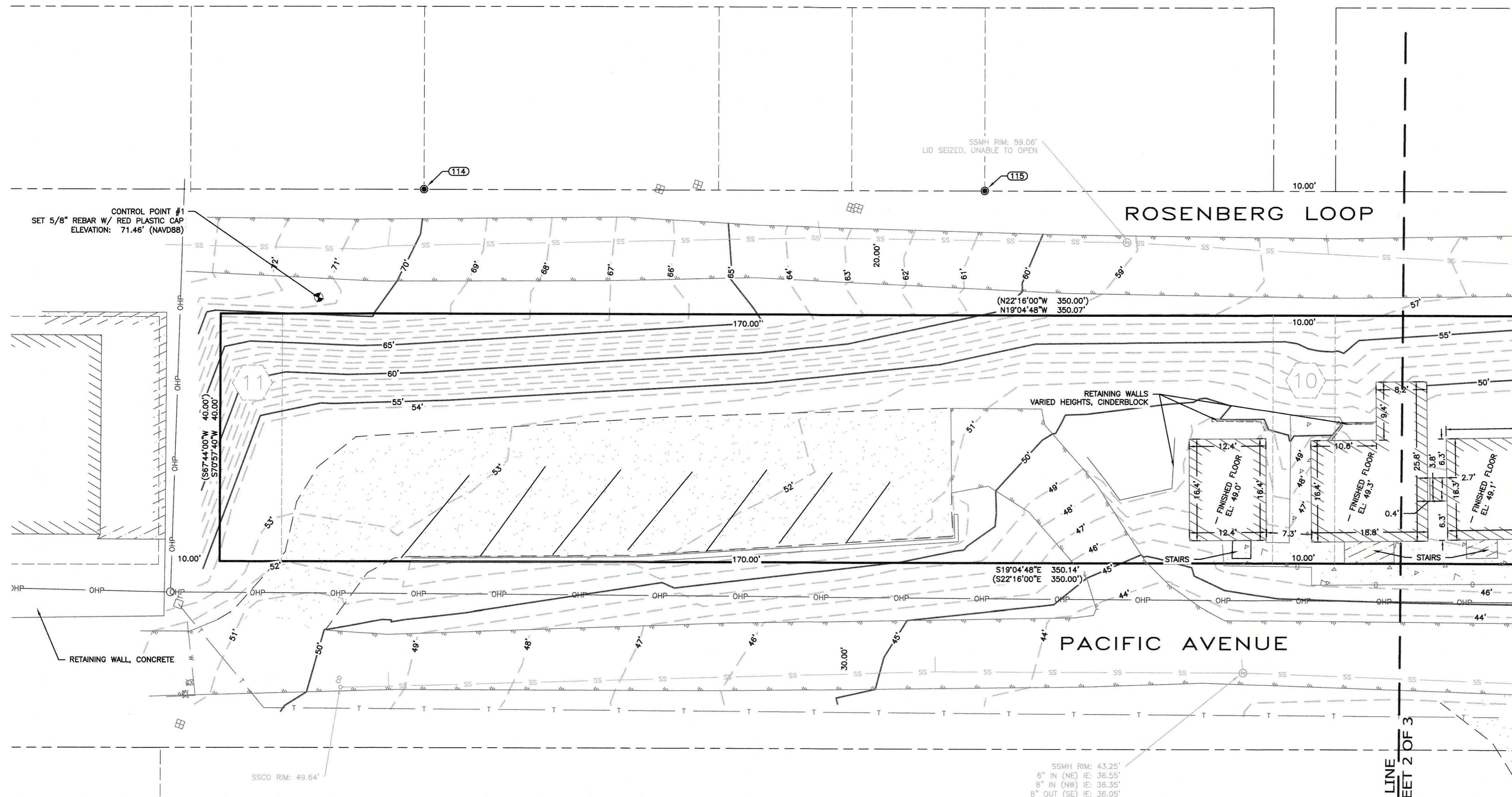
OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011)
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 RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS
 WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD
 VERIFIED PRIOR TO CONSTRUCTION, DUE TO THE HAZARDOUS NATURE AND
 APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS S&F LAND
 SERVICES POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES OR
 CONFINED SPACES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION
 SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON
 DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT
 PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES BETWEEN STRUCTURES.



MATCH LINE
 SEE SHEET 2 OF 3

LEGEND:

	RIGHT OF WAY		POWER POLE		DECK HATCH
	BOUNDARY LINE		POWER POLE W/ LIGHT		BUILDING HATCH
	EASEMENT		GUY ANCHOR		CONCRETE HATCH
	LOT/PARCEL LINE		SANITARY SEWER MANHOLE		GRAVEL HATCH
	BUILDING		SANITARY SEWER CLEANOUT		
	BUILDING OVERHANG		STORM CATCH BASIN		
	BUILDING DECK		STORM MANHOLE		
	ROAD STRIPES		WATER VALVE		
	PARKING STRIPES		WATER METER		
	FLOW LINE CURB		TELEPHONE RISER		
	STANDARD CURB		SIGN		
	EDGE OF PAVEMENT		UNKNOWN VAULT		
	EDGE OF CONCRETE		FOUND MONUMENT -- SEE MONUMENT NOTES		
	EDGE OF GRAVEL		BENCHMARK		
	MAJOR CONTOUR				
	MINOR CONTOUR				
	COMMUNICATIONS -- CABLE TV				
	WATER				
	ELECTRIC				
	OVERHEAD POWER				
	SANITARY SEWER				
	FENCE -- CHAINLINK				

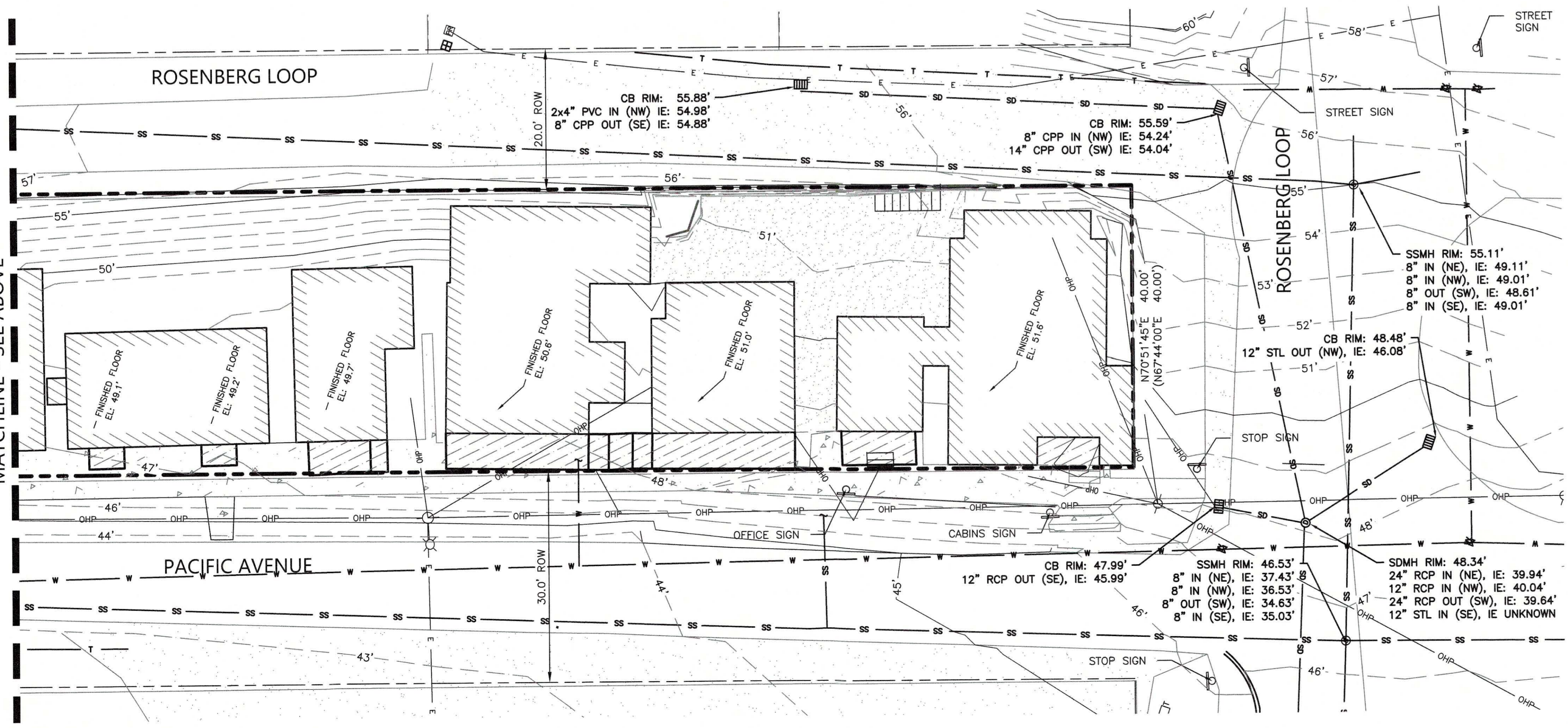
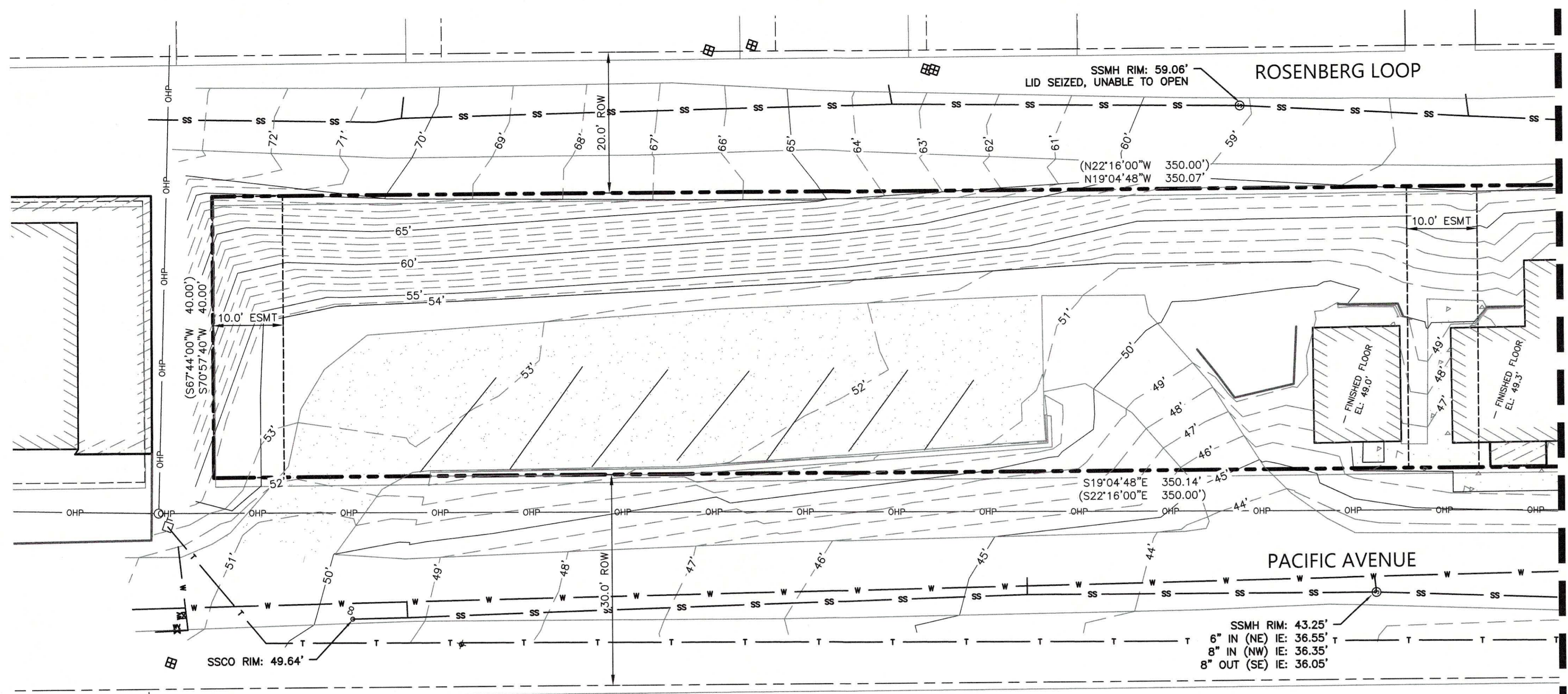
S&F Land Services
 Land Surveying & Remote Sensing
 1725 N ROOSEVELT DR.
 STE 8, SEASIDE, OR 97138
 (503) 738-3425
 WWW.SFLANDS.COM
 DATE: OCT. 10, 2023
 JOB NO.: 2023-012-03
 FIELD: MB/EH
 DRAWN: JET
 CHECKED: JLW

2023-012-03
ALTA/NSPS SURVEY
WOODBLOCK ARCHITECTURE
 TAXLOT 01S11W25AA4800
 NE 1/4, NE 1/4,
 SECTION 25
 T1S, R11W, W.M.
 TILLAMOOK COUNTY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 SEPTEMBER 10, 2019
 JACK L. WHITE II
 918275.S
 EXPIRES 6/30/24

C:\Users\James\AppData\Local\Temp\AcPublish_51816\2301203_ALTA.dwg Plotted: Oct 18, 2023 -- 8:13am By: James



SURVEY NOTES:

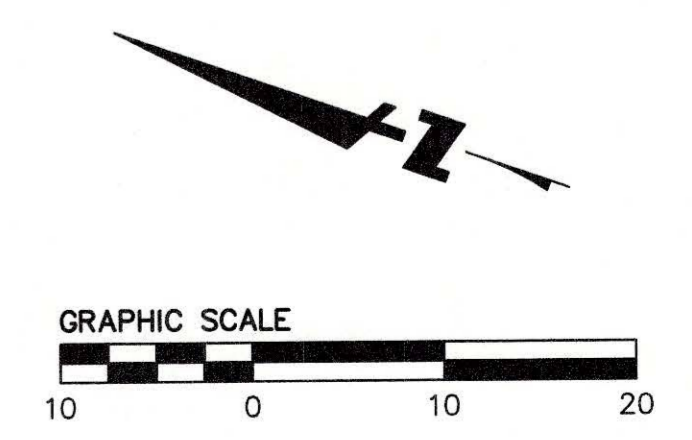
1. TOPOGRAPHIC SURVEY AND SURVEY NOTES BELOW PROVIDED BY S&F LAND SERVICES.
2. **HORIZONTAL DATUM:**
OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) BASED ON STATIC GPS OBSERVATIONS OF POINT NO. 1 PROCESSED THROUGH OPUS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, INTERNATIONAL FEET, SCALED ABOUT CONTROL POINT NO. 1. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED FACTOR OF 1.0000921566.
RECORD BEARINGS & DISTANCES FROM SURVEY CS# A-6469 DENOTED IN PARENTHESIS
3. **VERTICAL DATUM:**
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON STATIC GPS OBSERVATIONS OF POINT NO. 1 PROCESSED THROUGH OPUS.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKETS 23248613 (PACIFIC AVE); 23248614 (OCEAN AVE); 23248615 (ROSENBERG LOOP). THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS S&F LAND SERVICES POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES OR CONFINED SPACES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES BETWEEN STRUCTURES.
5. FIELD WORK WAS COMPLETED IN OCTOBER 2023.
6. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
7. PER FEMA FLOOD INSURANCE MAP NUMBER 41057C0555F, EFFECTIVE DATE SEPTEMBER 28, 2018.

LEGEND:

---	BOUNDARY LINE		CONCRETE SURFACE
---	ROW LINE		GRAVEL SURFACE
---	LOT LINE		WATER METER
---	EASEMENT LINE		WATER VALVE
---	BUILDING LINE		SANITARY SEWER CLEANOUT
---	BUILDING OVERHANG		SANITARY SEWER MANHOLE
---	W		STORM DRAIN CATCH BASIN
---	SS		STORM DRAIN MANHOLE
---	SD		POWER POLE
---	E		POWER TRANSFORMER
---	T		POWER POLE WITH LIGHT
---	OHP		POWER RISER
---	F		GUY ANCHOR
---	XX'		TELEPHONE RISER
---	XX'		SIGN
---	---		UNKNOWN VAULT
---	---		TOE OF SLOPE
---	---		TOP OF SLOPE

ABBREVIATIONS:

CB	CATCH BASIN
EL	ELEVATION
ESMT	EASEMENT
IE	INVERT ELEVATION
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE



DRAWING NAME: \\BKF-WC\vol4\2023\230894_oceanside_motel\ENG\Sheets\C1.0-ExCond.dwg
PLOT DATE: 01-30-24 PLOTTED BY: sctf

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Scale	AS SHOWN		
Design	EL		
Drawn	CP		
Approved	EL		
Job	No20230894		
Drawing Number:	C1.0		
	1 of 6		

Date	01/30/2024	No.	
Scale	AS SHOWN	Design	EL
Drawn	CP	Approved	EL
Job No	N202230894		
Drawing Number:	C2.0 2 OF 6		

DEMO NOTES:

1. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM SURVEY DATA AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS PLAN. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CIVIL DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FILED AND INFORMATION SHOWN ON THESE PLANS.
2. CONTRACTOR TO REVIEW ALL IMPROVEMENT DRAWINGS, NOTES, AND DETAILS PRIOR TO THE START OF CONSTRUCTION.
3. REMOVE ALL ASPHALT CONCRETE, SIDEWALK, CONCRETE, SUBBASE, AGGREGATE BASE, ALL DELETERIOUS ITEMS, UNDERGROUND UTILITIES, AND APPURTENANCES. REMOVE ALL FACILITIES AS REQUIRED FOR EXCAVATION UNLESS OTHERWISE SPECIFICALLY NOTED. REFER TO ARCHITECTURAL SITE DEMOLITION PLAN FOR DEMOLITION OF ARCHITECTURAL FEATURES.
4. ALL DEMOLITION WORK SHALL MEET COUNTY REQUIREMENTS, INCLUDING WASTE HANDLING AND RECYCLING REQUIREMENTS.
5. SEE LANDSCAPE PLANS FOR LANDSCAPE REMOVAL PLAN AND ALL EXISTING TREES TO BE REMOVED OR PROTECTED.
6. COORDINATE SHUTOFF OF ALL UTILITIES SERVICING THE SITE PRIOR TO DEMOLITION, EVEN IF NOT SPECIFICALLY SHOWN ON THIS PLAN.
7. ALL ON-SITE UTILITIES SHALL BE REMOVED AND CAPPED AT PROPERTY LINE UNLESS OTHERWISE NOTED.
8. ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO REMOVAL.
9. OREGON UTILITY NOTIFICATION CENTER (811) SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ACTIVITIES.
10. SITE PREPARATION AND GRADING SHALL BE DONE PER RECOMMENDATION IN THE GEOTECHNICAL REPORT.

KEYNOTES - DEMO:

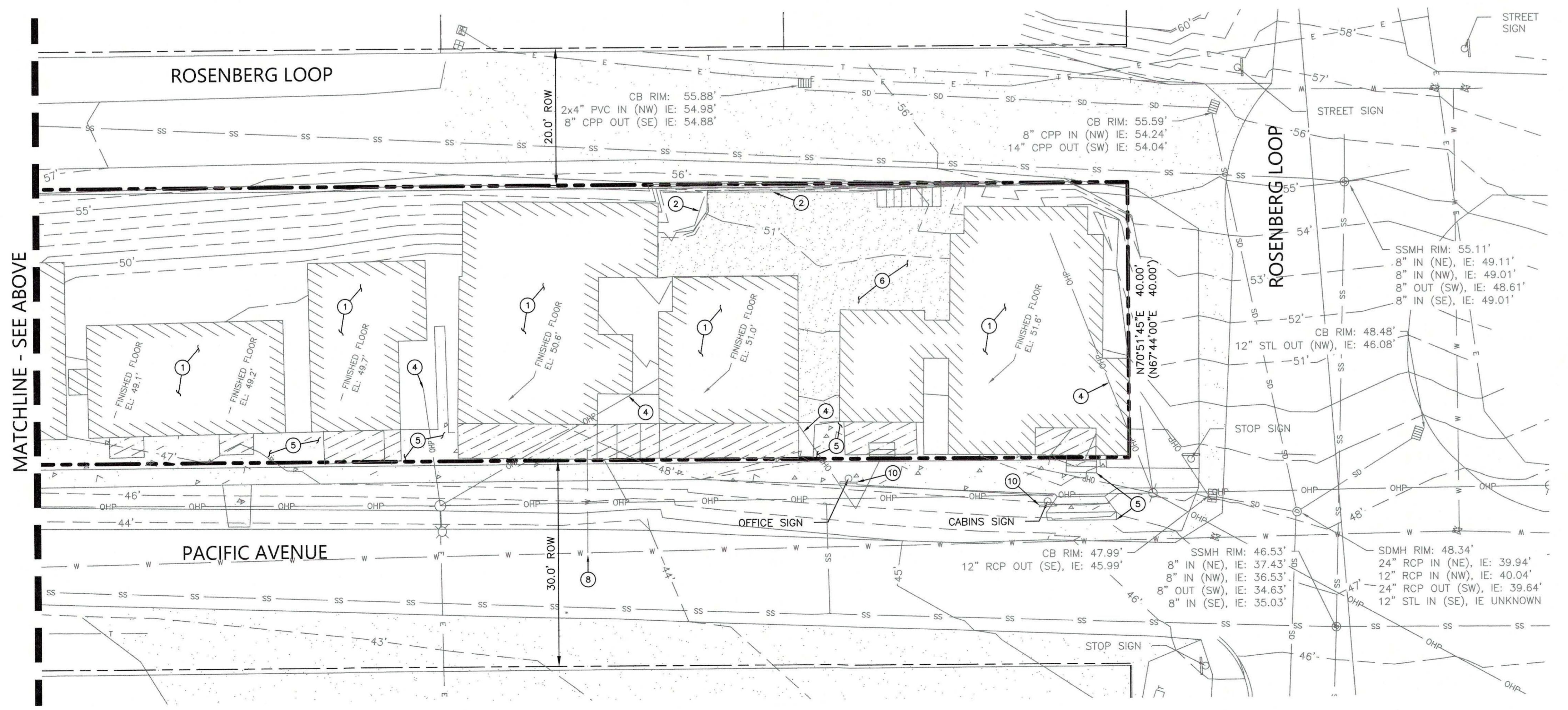
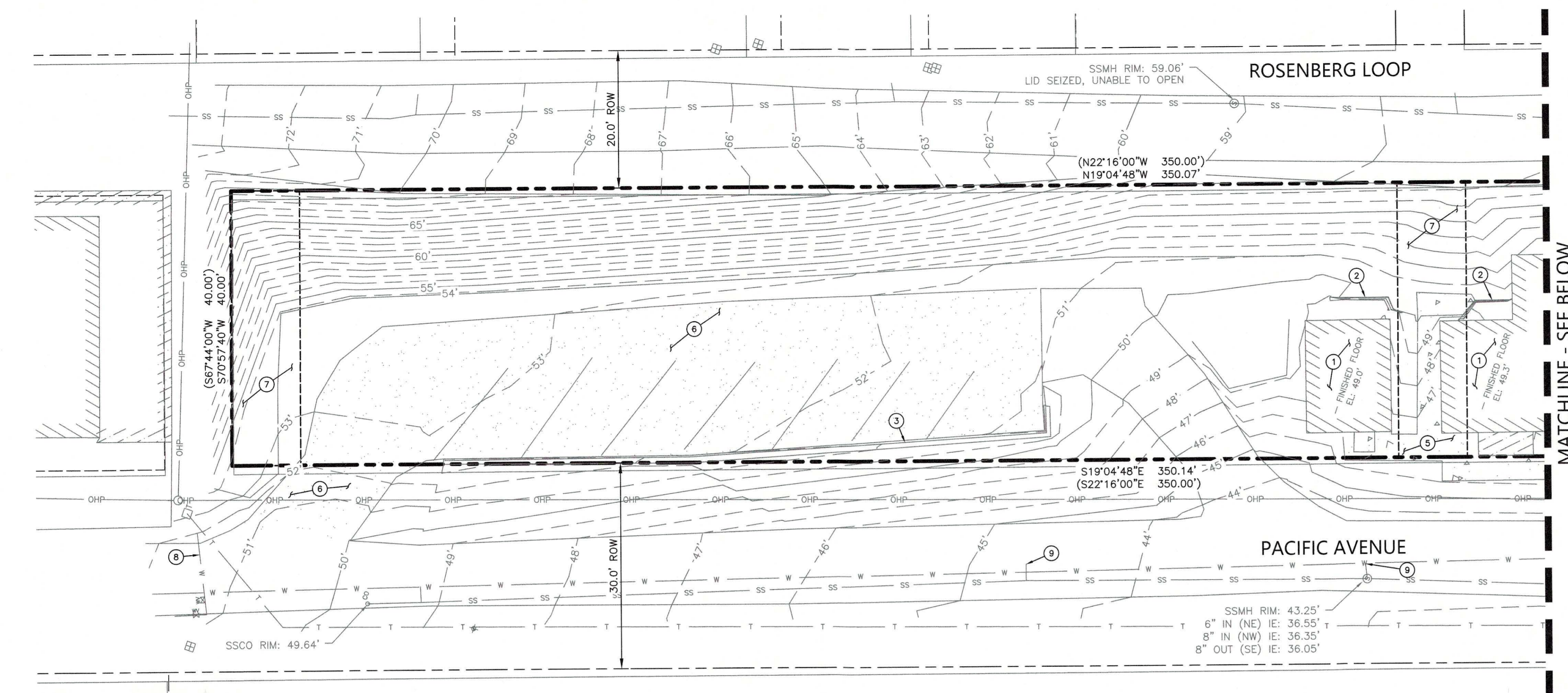
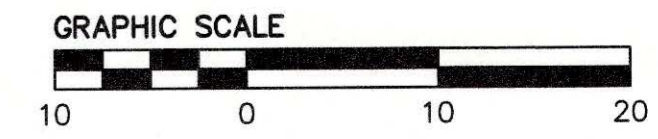
- 1 REMOVE EXISTING BUILDING
- 2 REMOVE EXISTING WALL
- 3 REMOVE EXISTING CURB
- 4 REMOVE EXISTING OVERHEAD WIRES
- 5 REMOVE EXISTING CONCRETE AND ASSOCIATED BASEROCK AS NEEDED
- 6 REMOVE EXISTING GRAVEL AS NEEDED
- 7 EXISTING EASEMENT TO BE QUITCLAIMED PER SEPARATE DOCUMENT
- 8 EXISTING WATER SERVICE TO BE ABANDONED AND/OR REMOVED AND CAPPED PER OCEANSIDE WATER DISTRICT STANDARDS, SEE NOTES 6 - 9
- 9 EXISTING SANITARY SEWER LATERAL TO BE ABANDONED AND/OR REMOVED AND CAPPED PER NETARTS--OCEANSIDE SANITARY DISTRICT STANDARDS, SEE NOTES 6 - 9
- 10 REMOVE EXISTING SIGN

LEGEND:

	BOUNDARY LINE		CONCRETE SURFACE
	ROW LINE		GRAVEL SURFACE
	EASEMENT LINE		WATER METER
	BUILDING LINE		WATER VALVE
	BUILDING OVERHANG		SANITARY SEWER CLEANOUT
	WATER LINE		SANITARY SEWER MANHOLE
	SANITARY SEWER LINE		STORM DRAIN CATCH BASIN
	STORM LINE		STORM DRAIN MANHOLE
	ELECTRICAL LINE		POWER POLE
	TELEPHONE LINE		POWER TRANSFORMER
	OVERHEAD LINE		POWER POLE WITH LIGHT
	FENCE LINE		POWER RISER
	MAJOR CONTOUR		GUY ANCHOR
	MINOR CONTOUR		TELEPHONE RISER
	TOE OF SLOPE		SIGN
	TOP OF SLOPE		UNKNOWN VAULT

ABBREVIATIONS:

CB	CATCH BASIN
EL	ELEVATION
ESMT	EASEMENT
IE	INVERT ELEVATION
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE



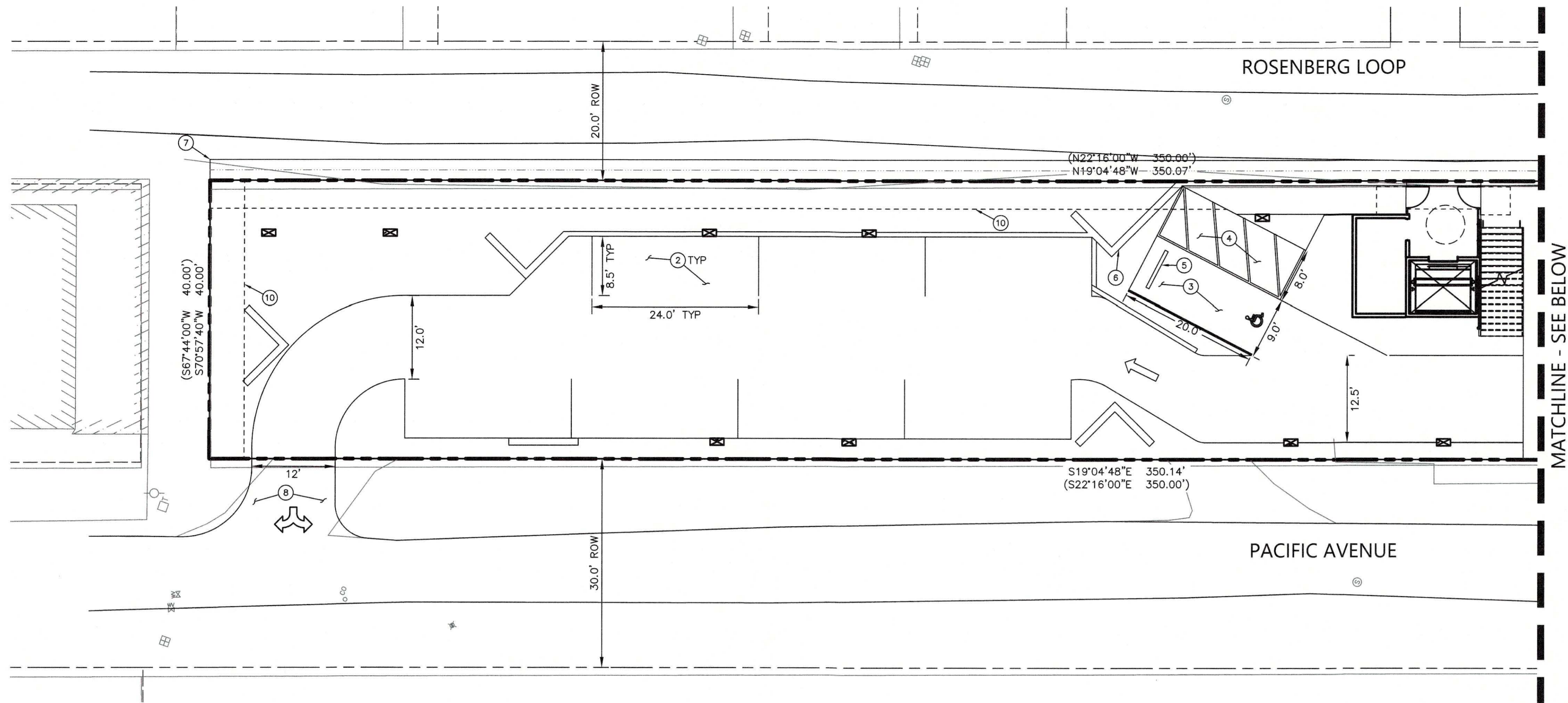
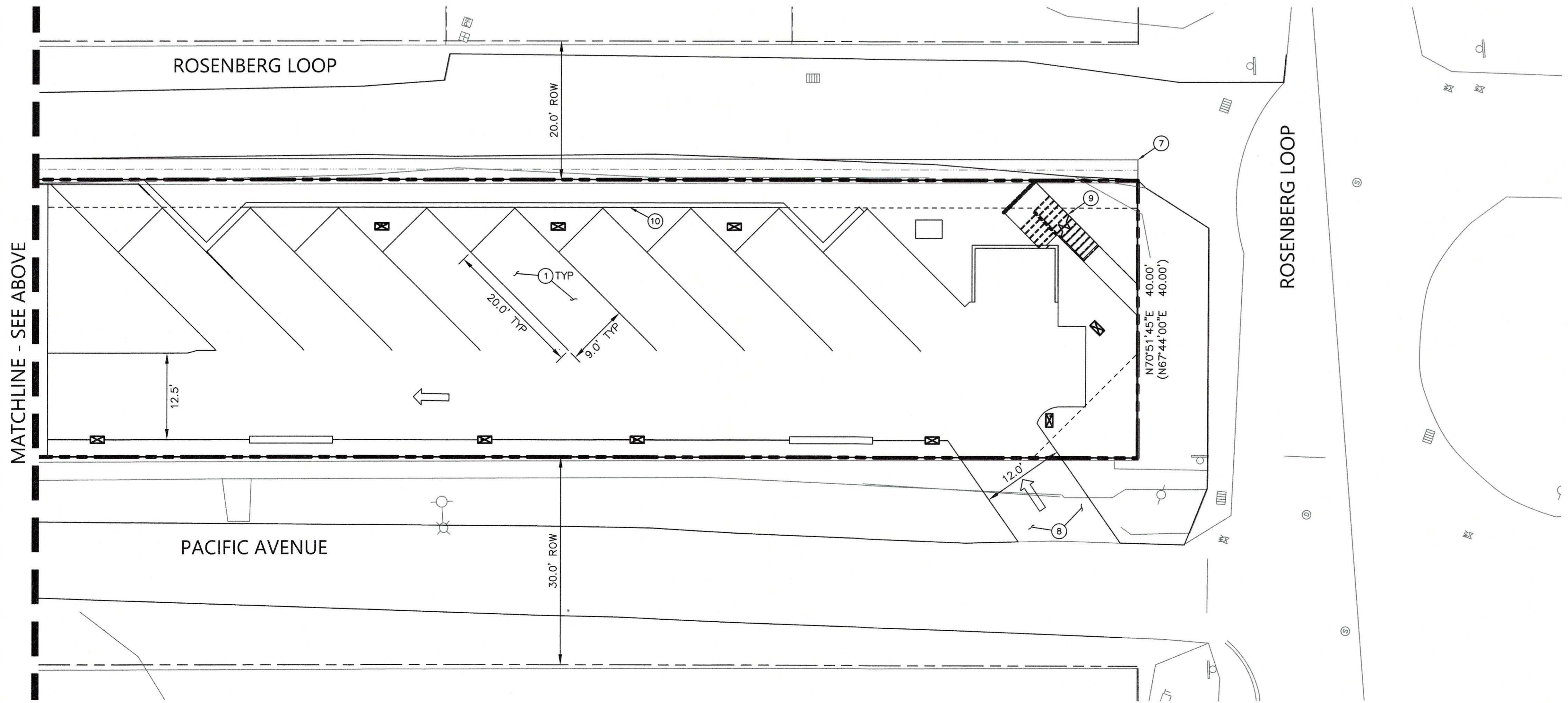
MATCHLINE - SEE ABOVE

MATCHLINE - SEE BELOW

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PLOT DATE: 01-30-24 PLOTTED BY: scf

CONDITIONAL USE SUBMITTAL - NOT FOR CONSTRUCTION

DRAWING NAME: \\bkf-wc\vol4\2023\230894_oceanside_motel\ENG\Sheets\C3.0-SitePlanGradeLevel.dwg
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SITE NOTES:

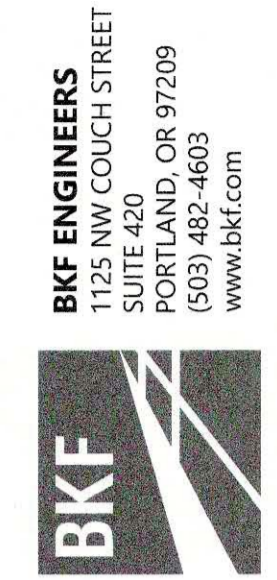
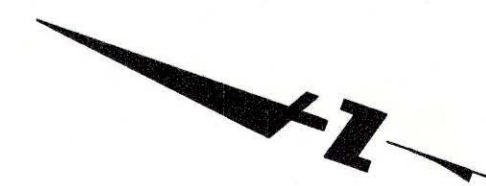
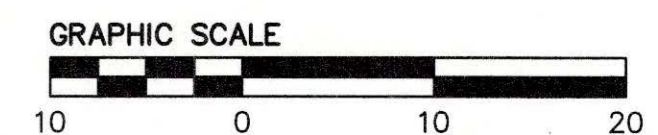
1. CONCRETE AND ASPHALT CONCRETE SECTIONS TO BE PER GEOTECHNICAL ENGINEER'S AND STRUCTURAL ENGINEER'S RECOMMENDATIONS.

KEYNOTES - SITE:

- 1 NEW ANGLED STANDARD PARKING STALL
- 2 NEW PARALLEL STANDARD PARKING STALL
- 3 NEW VAN ACCESSIBLE PARKING STALL, SEE DETAIL 3/C6.0
- 4 NEW ACCESS AISLE FOR VAN ACCESSIBLE PARKING STALL, SEE DETAIL 3/C6.0
- 5 WHEEL STOP, SEE DETAIL 1/C6.0
- 6 WALL MOUNTED ACCESSIBLE PARKING SIGN, SEE DETAIL 4/C6.0
- 7 DITCH, SEE DETAIL 5/C6.0
- 8 NEW DRIVEWAY CONNECTION
- 9 CLEAR VISION TRIANGLE, SEE ARCHITECTURAL PLANS
- 10 PARKING SETBACK, SEE ARCHITECTURAL PLANS

LEGEND:

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- SIGN



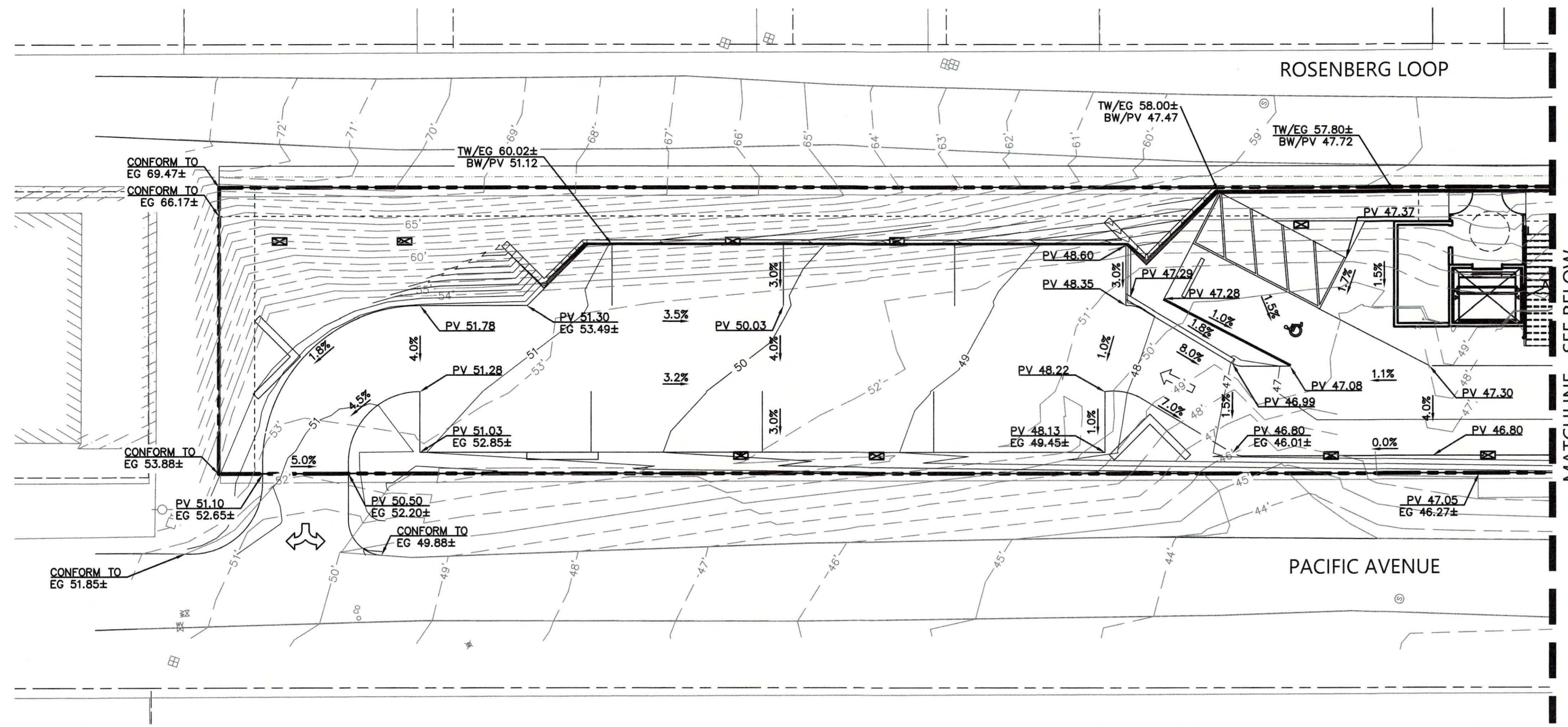
OCEANSIDE CABINS
 1610 PACIFIC AVE
 SITE PLAN

TILLAMOOK COUNTY

Date	Revisions
01/30/2024	No.
Scale AS SHOWN	
Design EL	
Drawn CP	
Approved EL	
Job No 20230894	

Drawing Number: C3.0
 3 OF 6

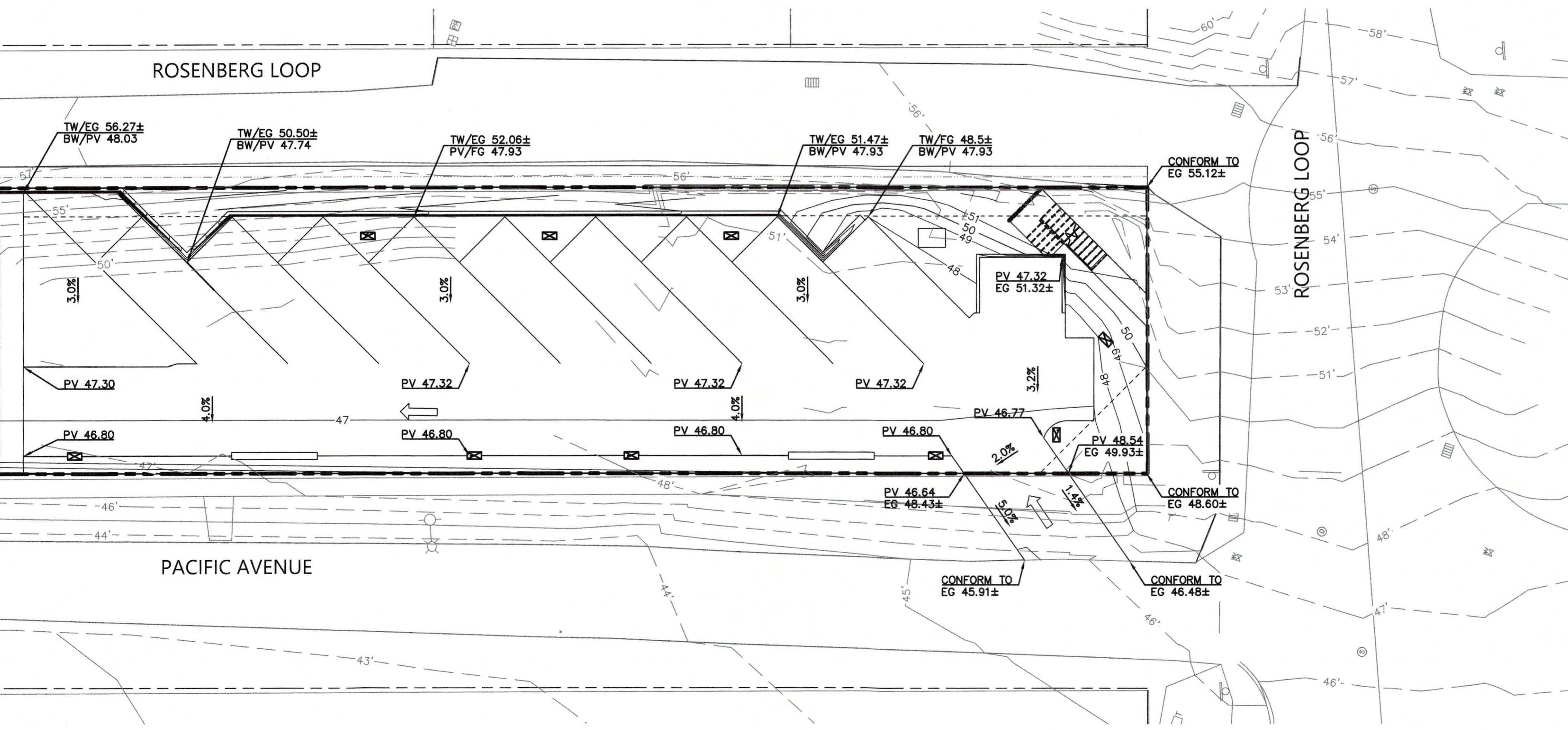
CONDITIONAL USE SUBMITTAL - NOT FOR CONSTRUCTION



MATCHLINE - SEE BELOW

GRADING NOTES:

1. PARKING LOT TO SURFACE FLOW TO PROPOSED CATCH BASIN.
2. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORWAYS AND ACCESSIBLE PATHS OF TRAVEL SHALL BE ADA COMPLIANT.
3. SLOPES ALONG ACCESSIBLE PATHS OF TRAVEL SHALL NOT EXCEED A RUNNING SLOPE OF 4.8% OR A CROSS SLOPE OF 1.5%. ACCESSIBLE WALKS AND SIDEWALKS SHALL BE 48" WIDE, MINIMUM. ACCESSIBLE PARKING STALLS AND AISLES SHALL NOT EXCEED A SLOPE OF 1.5% IN ANY DIRECTION. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 7.5% AND IF THE TOTAL RISE OF A RAMP IS GREATER THAN 6", HANDRAILS ARE REQUIRED ON BOTH SIDES OF THE RAMP. RAMP LANDINGS AND DOOR MANEUVERING CLEARANCES SHALL NOT EXCEED A SLOPE OF 1.5% IN ANY DIRECTION. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK, AND/OR FLATWORK.
4. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN 0.05', WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM CORRECTIVE GRADING AT NO EXTRA COST TO THE OWNER. HOWEVER, CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN NOTES 2 AND 3.
5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
7. SEE STRUCTURAL PLANS FOR BUILDING SLAB SECTIONS AND PAD PREPARATION.
8. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH GEOTECHNICAL ENGINEER.
9. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 5% FOR THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALE USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
10. DURING THE RAINY SEASON, BETWEEN OCTOBER 1 AND APRIL 30, GROUND-DISTURBING CONSTRUCTION WORK REQUIRES AN ELEVATED LEVEL OF ATTENTION. WET WEATHER SITE AND EROSION CONTROL MEASURES ARE NECESSARY THROUGHOUT THE CITY. PROJECT MUST COMPLY WITH TITLE 10 EROSION CONTROL REGULATIONS.
11. OREGON UTILITY NOTIFICATION CENTER (811) SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.



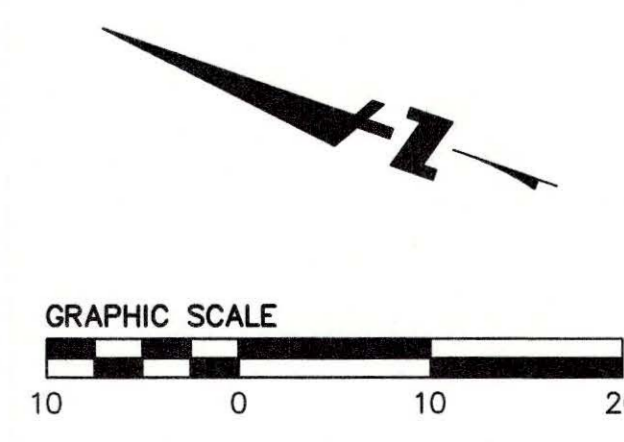
MATCHLINE - SEE ABOVE

LEGEND:

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- EASEMENT LINE
- TC XX.XX
FL XX.XX GRADE ELEVATION
- 50 PROPOSED MAJOR CONTOUR
- 48 PROPOSED MINOR CONTOUR
- 50 EXISTING MAJOR CONTOUR
- 48 EXISTING MINOR CONTOUR

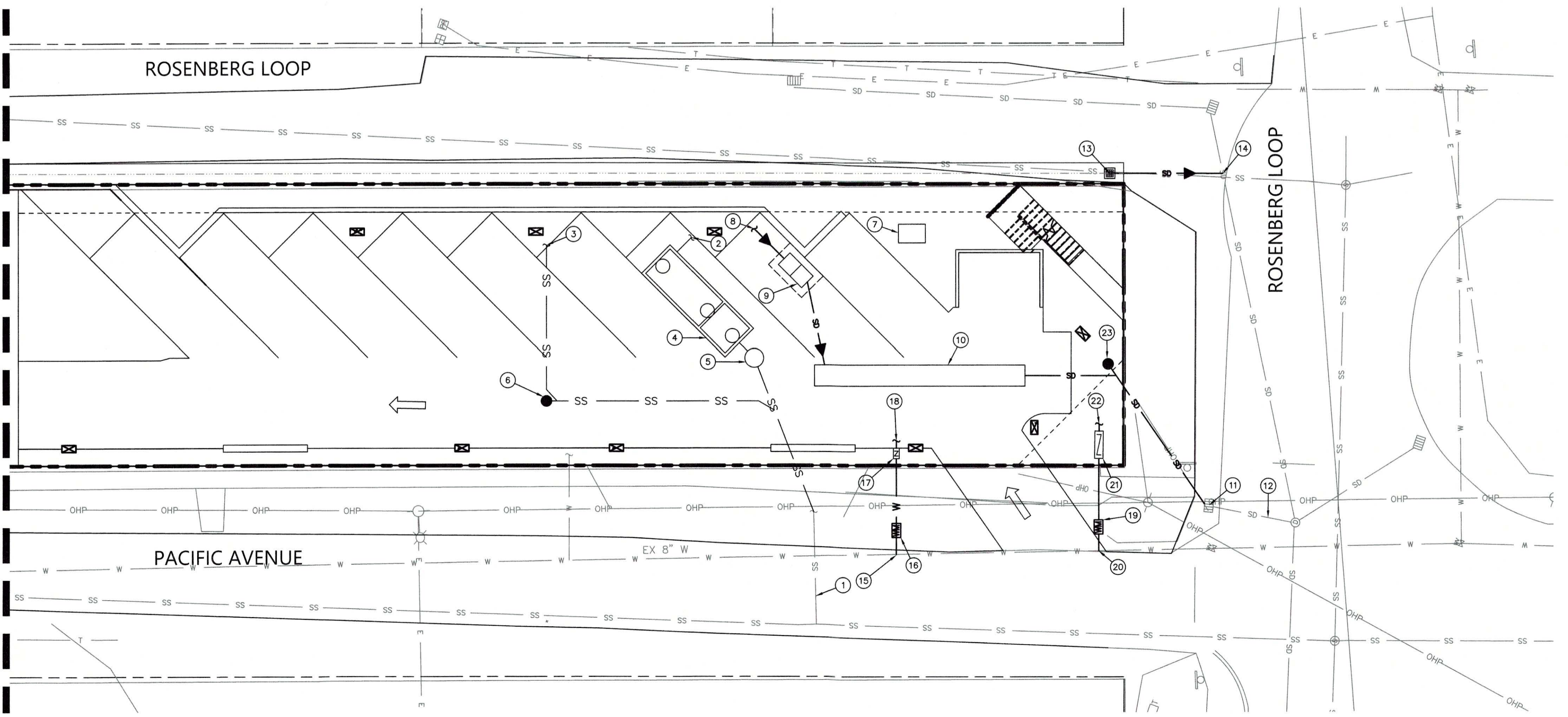
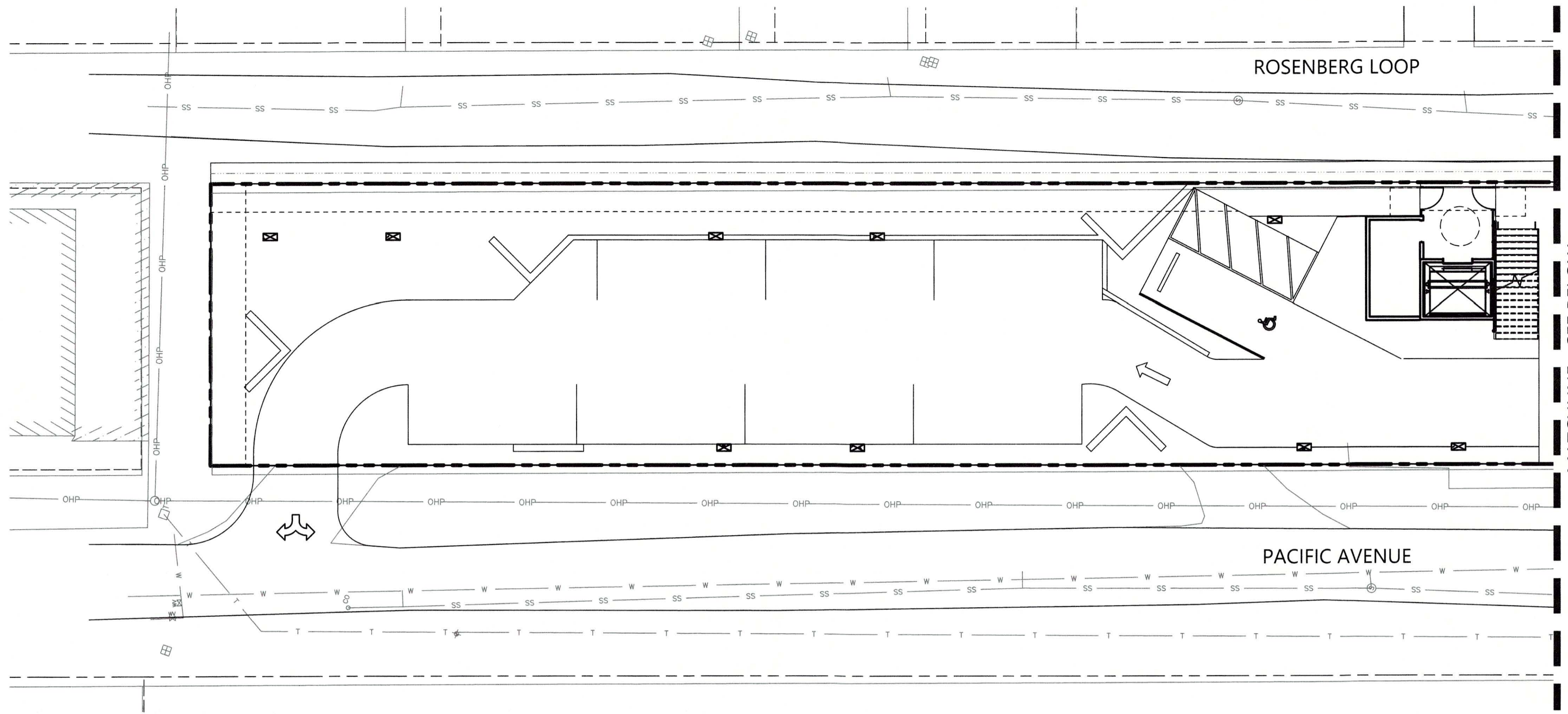
ABBREVIATIONS:

- BOW BOTTOM OF WALL
- BW BACK OF WALK
- C CONCRETE
- EG EXISTING GRADE
- EL ELEVATION
- ESMT EASEMENT
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- IE INVERT ELEVATION
- PV PAVEMENT
- RIM RIM ELEVATION
- ROW RIGHT OF WAY
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TOW TOP OF WALL



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PLOT DATE: 01-30-24 PLOTTED BY: scf

Revisions	No.	Date
Scale AS SHOWN		01/30/2024
Design EL		
Drawn CP		
Approved EL		
Job No	20230894	
Drawing Number:	C4.0	
	4 of 6	



UTILITY NOTES:

1. SIZE, DEPTH, AND CONDITION OF EXISTING LATERALS TO BE VERIFIED.
2. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.
3. UTILITY TRENCHES SHALL USE BACKFILL MATERIAL AROUND ALL UTILITIES CONFORMING TO APPROPRIATE STANDARDS, INCLUDING COUNTY STANDARDS.
4. UNLESS OTHERWISE NOTED HEREON, A MINIMUM OF 5' HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO OTHER FACILITY, INCLUDING BUT NOT LIMITED TO SANITARY SEWER LATERALS, STORM DRAINS, ELECTRICAL CONDUITS, LIGHT POLES, AND UTILITY BOXES.
5. A MINIMUM 5' HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO EDGE OF TREE TRUNK. A MINIMUM OF 3' HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO EDGE OF ANY PLANT THAT WILL OBSCURE OR LIMIT ACCESS TO THE FACILITY.
6. ALL UTILITIES SHALL MAINTAIN A MINIMUM OF 1' VERTICAL CLEARANCE BETWEEN PIPES AT ALL CROSSING LOCATIONS.
7. UNLESS OTHERWISE NOTED ON PLANS, ALL STORM DRAIN LINES ARE PVC SDR-25. FOR STORM DRAIN LINES WITH LESS THAN 3' OF COVER, PVC SDR-18 TO BE USED.
8. ALL SANITARY SEWER PIPES ARE TO BE PVC SDR-26.
9. IF CORROSION MITIGATION MEASURES ARE REQUIRED, CONTRACTOR TO CONSULT A SPECIALIST IF ANY METAL PIPES OR FITTINGS ARE USED.
10. PIPE SIZES AND SLOPES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PERMITTED CONSTRUCTION SET.

KEYNOTES - UTILITIES:

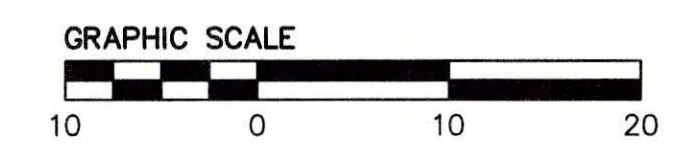
- ① EXISTING SANITARY SEWER LATERAL TO BE REUSED IF SIZE, POINT OF CONNECTION LOCATION AND DEPTH, AND PIPE CONDITION ARE SUFFICIENT. TO BE COORDINATED AS DESIGN PROGRESSES.
- ② SANITARY SEWER POINT OF CONNECTION FROM RESTAURANT/CAFE, SEE PLUMBING PLANS FOR CONTINUATION
- ③ SANITARY SEWER POINT OF CONNECTION FROM MOTEL UNITS, SEE PLUMBING PLANS FOR CONTINUATION
- ④ SANITARY SEWER GREASE TRAP
- ⑤ SANITARY SEWER SAMPLE BOX
- ⑥ SANITARY SEWER CLEANOUT
- ⑦ TRANSFORMER, SEE ELECTRICAL PLANS
- ⑧ STORM DRAIN POINT OF CONNECTION FROM ROOF DOWNSPOUTS AND LEVEL 1 PODIUM/DECK, SEE PLUMBING PLANS FOR CONTINUATION
- ⑨ CONTECH PROPRIETARY STORMWATER TREATMENT DEVICE, SEE DETAIL 6/C6.0
- ⑩ 30 LF 36" DIAMETER PIPE FOR STORMWATER DETENTION WITH OUTFLOW STRUCTURE CONTAINING ORIFICE FOR FLOW CONTROL
- ⑪ REPLACE EXISTING PUBLIC STORM DRAIN INLET
- ⑫ REPLACE AND DEEPEN 12 LF OF EXISTING PUBLIC STORM DRAIN LINE
- ⑬ STORM DRAIN INLET
- ⑭ CONNECT TO EXISTING STORM DRAIN MAIN
- ⑮ 2" DOMESTIC WATER CONNECTION TO MAIN, SIZE AND LOCATION TO BE CONFIRMED BY PROJECT PLUMBER
- ⑯ DOMESTIC WATER METER
- ⑰ DOMESTIC WATER BACKFLOW PREVENTION ASSEMBLY
- ⑱ SEE PLUMBING PLANS FOR CONTINUATION OF DOMESTIC WATER ROUTING.
- ⑲ FIRE WATER SUPPRESSION METER
- ⑳ 6" FIRE WATER CONNECTION TO MAIN, SIZE AND LOCATION TO BE CONFIRMED BY PROJECT FIRE ENGINEER.
- ㉑ FIRE WATER BACKFLOW PREVENTION ASSEMBLY
- ㉒ SEE PLUMBING PLANS FOR CONTINUATION OF FIRE WATER ROUTING
- ㉓ STORM DRAIN CLEAN OUT

LEGEND:

- BOUNDARY LINE
- - - ROW LINE
- - - LOT LINE
- - - EASEMENT LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE

ABBREVIATIONS:

- ESMT EASEMENT EXISTING
- EX EXISTING
- INV INVERT
- LF LINEAR FEET
- PVC POLYVINYL CHLORIDE
- RIM RIM ELEVATION
- ROW RIGHT OF WAY
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TBD TO BE DETERMINED
- TG TOP OF GRATE
- W WATER



DRAWING NAME: \\bkt-wc\vol4\2023\230894_oceanside_motel\ENG\Sheets\C5.0-UtilityPlanGradeLevel.dwg
PLOT DATE: 01-30-24 PLOTTED BY: sch



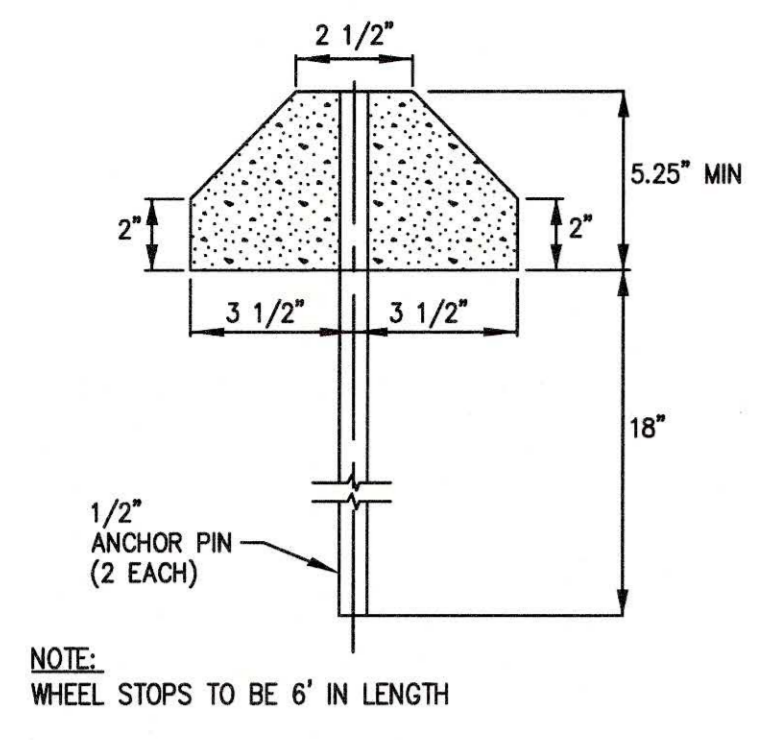
OCEANSIDE CABINS
1610 PACIFIC AVE
UTILITY PLAN

TILLAMOOK COUNTY
OREGON

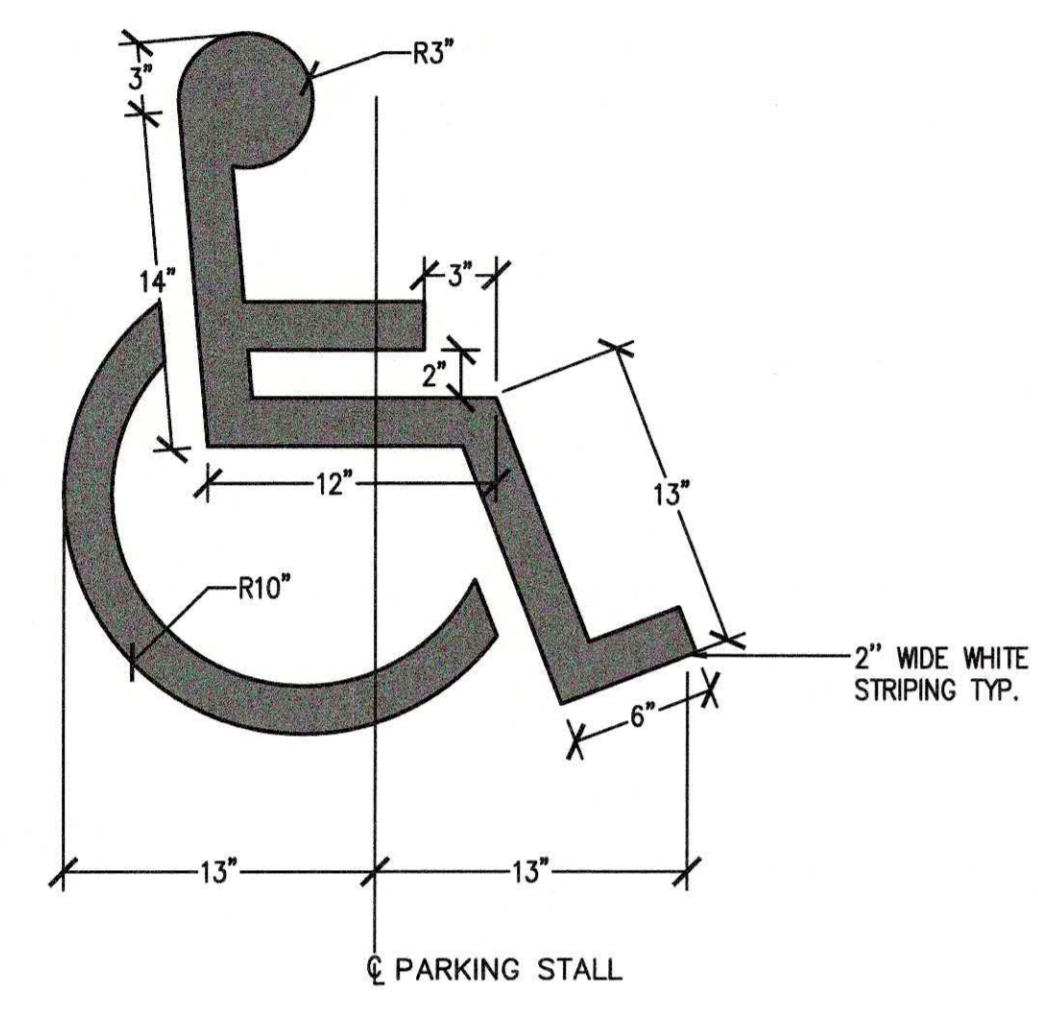
Date	Revisions	No.
01/30/2024	AS SHOWN	1
	Design	2
	Drawn	3
	Approved	4
	Job No	20230894

Drawing Number: **C5.0**
5 of 6

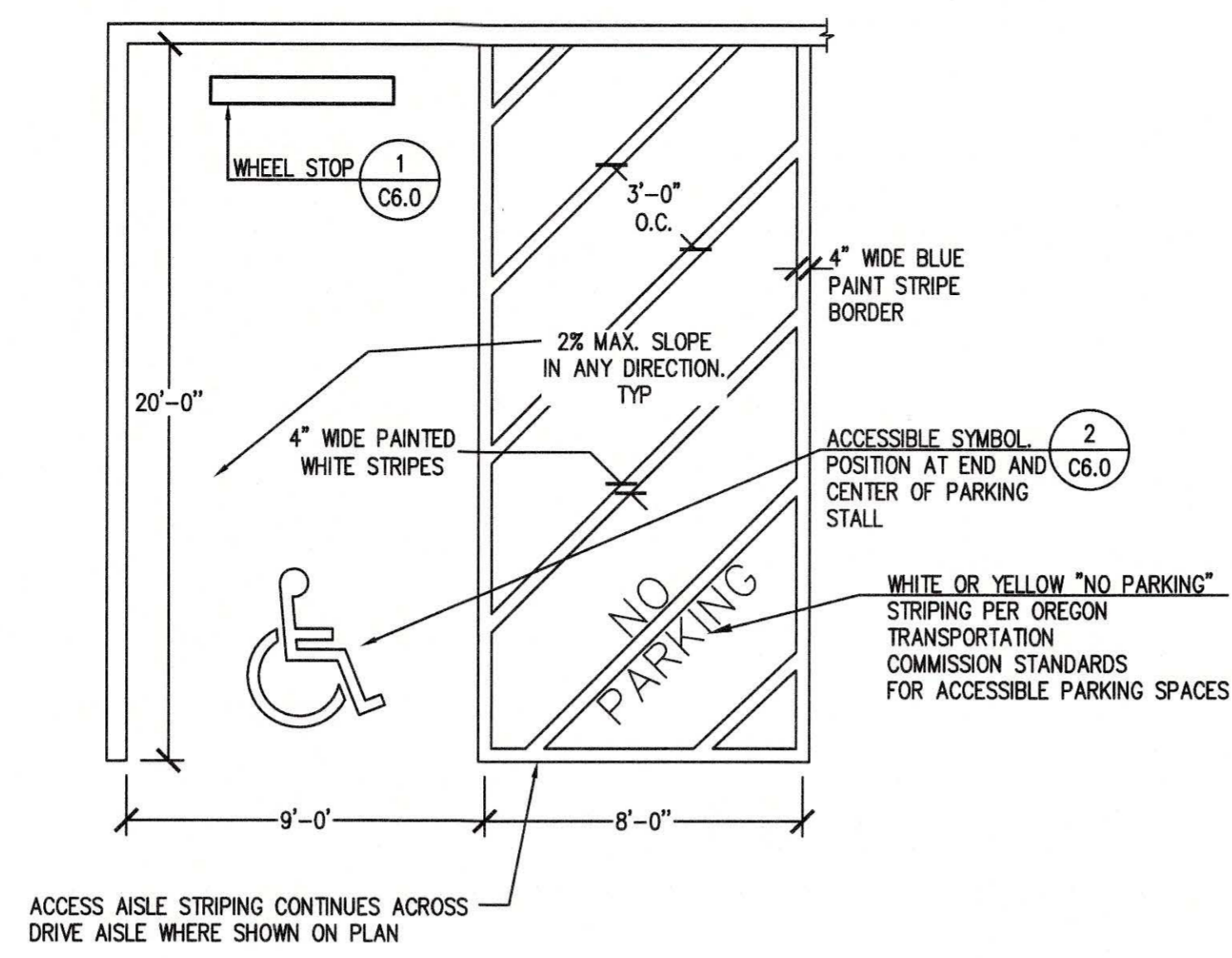
CONDITIONAL USE SUBMITTAL - NOT FOR CONSTRUCTION



1 WHEEL STOP NTS

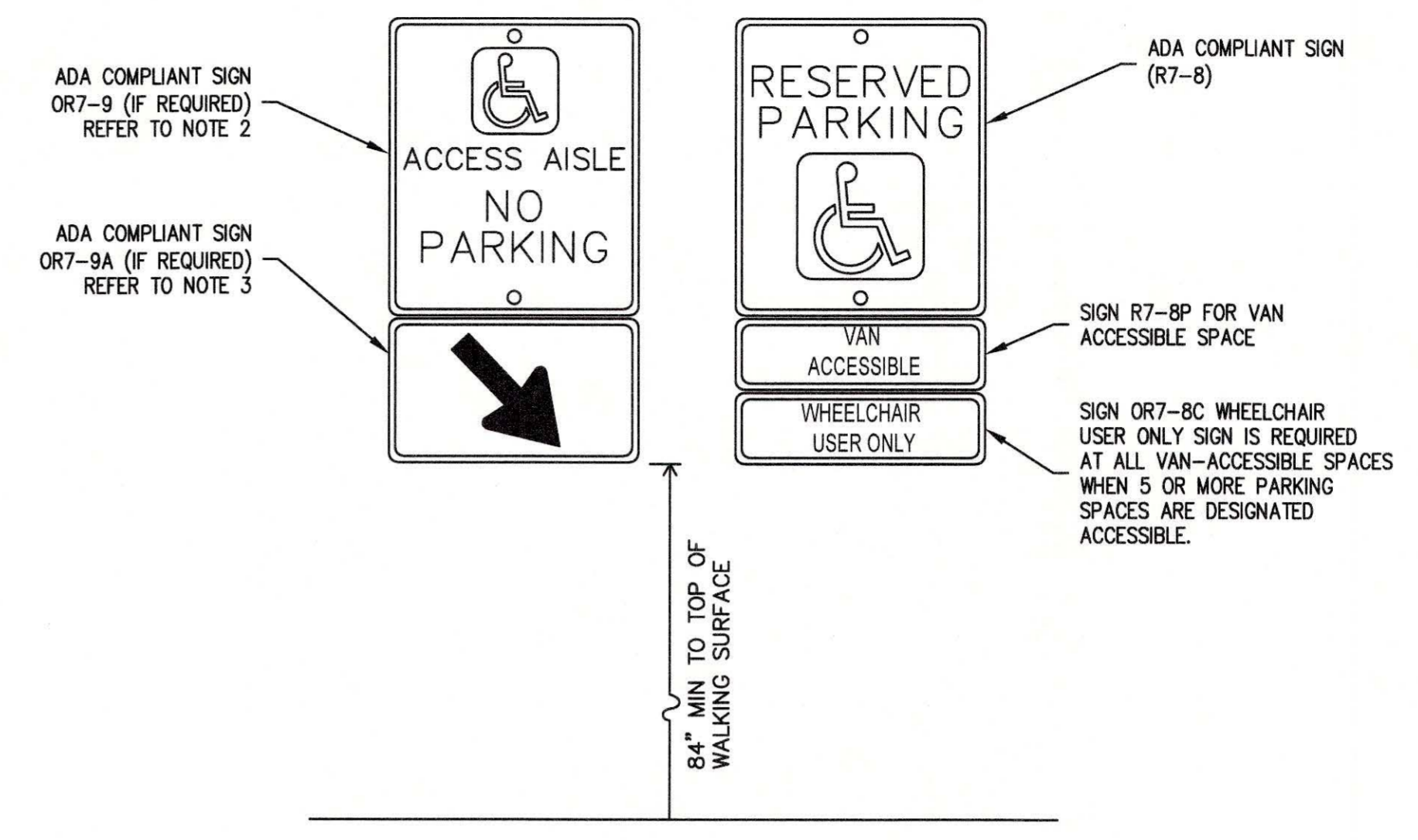


2 ACCESSIBLE PARKING SYMBOL NTS



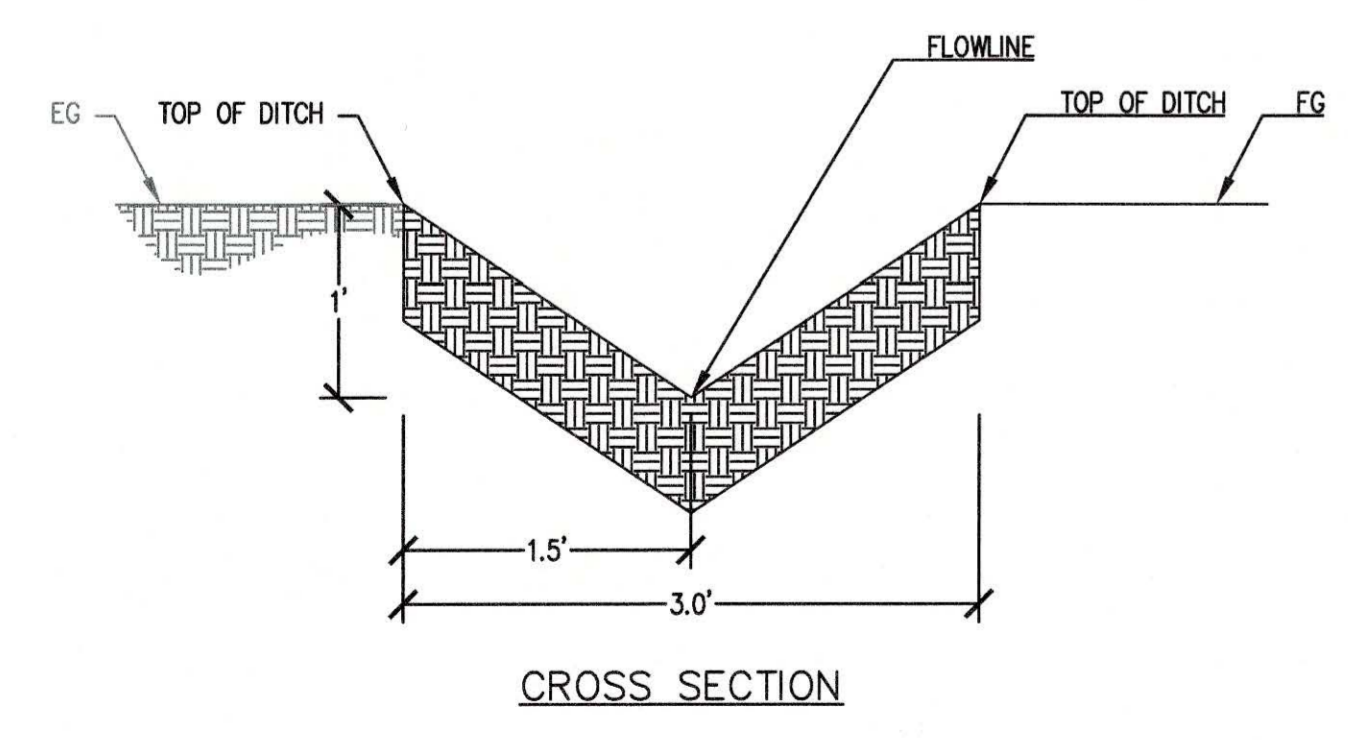
NOTES:
 1. ADA REGULATIONS CONTINUALLY CHANGE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR SIGN MOUNTING, TYPE OF SIGNS, AND PENALTIES ARE CORRECTLY DETAILED.
 2. 2% MAX SLOPE AT ACCESSIBLE STALL IN ANY DIRECTION, SEE GRADING PLANS FOR GRADING.

3 VAN ACCESSIBLE PARKING STALL NTS

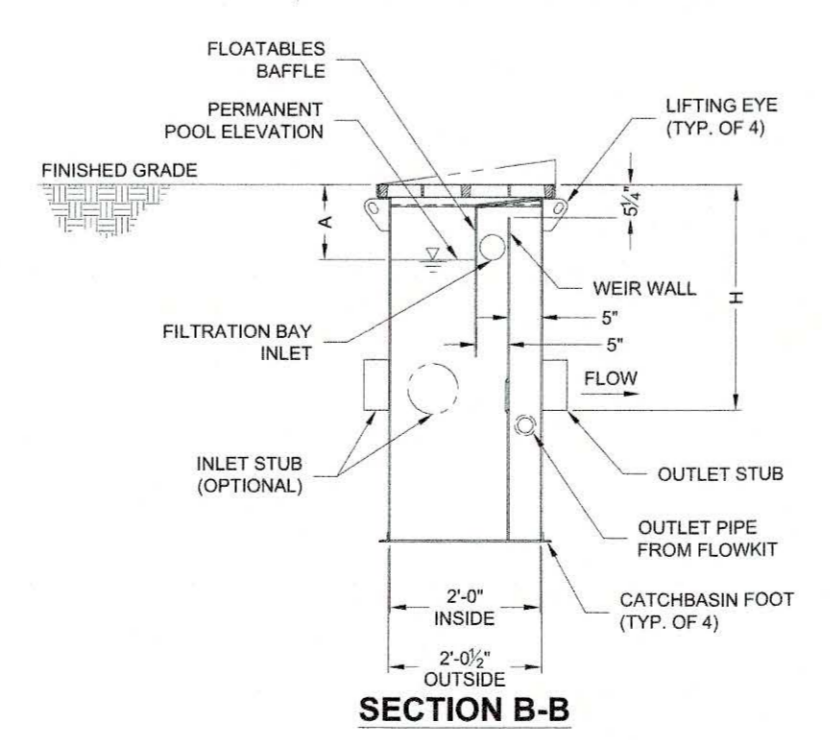
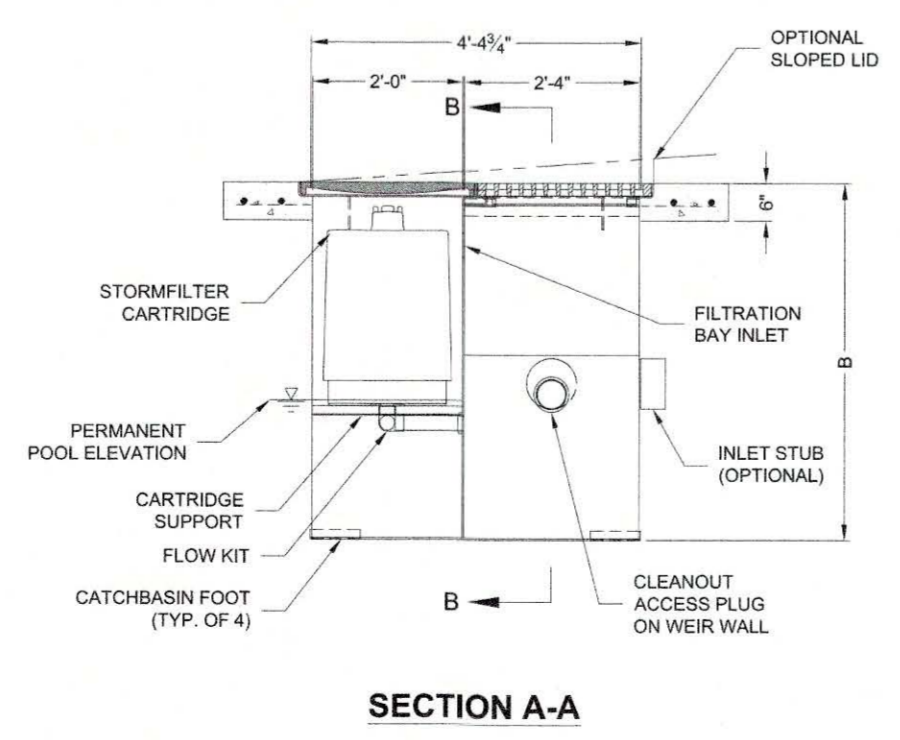
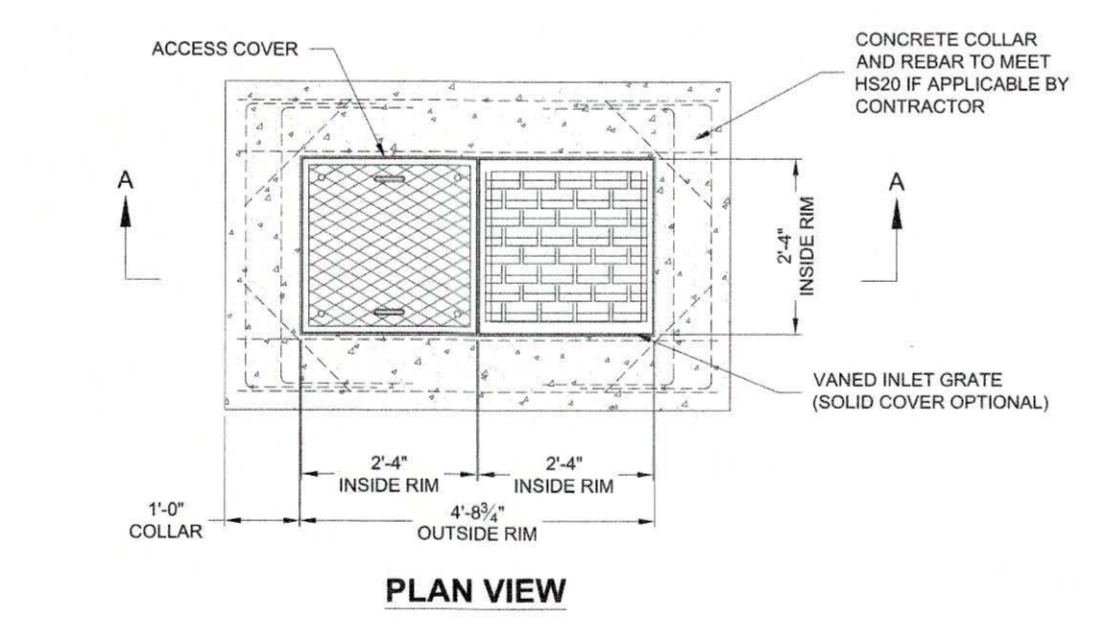


NOTE:
 1. ALL LETTER AND SYMBOL SIZES SHALL BE IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. OR7-9 SIGN REQUIRED ONLY WHEN ACCESS AISLE "NO PARKING" STRIPING MAY NOT BE VISIBLE REGULARLY DUE TO SNOW, SAND, OR OTHER CONDITIONS.
 3. IF THE OR7-9 SIGN IS REQUIRED AND CANNOT BE PLACED AT THE BACK OF THE ACCESSIBLE ROUTE AN OR7-9A ARROW SIGN COMBINED WITH OR7-9 SHALL BE INSTALLED BEHIND THE CURB TO IDENTIFY THE ACCESSIBLE ROUTE.

4 ACCESSIBLE PARKING SIGN NTS



5 DITCH NTS



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEMS SHOWN WITH A 27" CARTRIDGE AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.

PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	18" DEEP
CARTRIDGE HEIGHT	27"	18"	18" DEEP
RECOMMENDED HYDRAULIC DROP (ft)	3.05'	2.3'	3.3'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf 1.67 gpm/sf 1 gpm/sf	2 gpm/sf 1.67 gpm/sf 1 gpm/sf	2 gpm/sf 1.67 gpm/sf 1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5 18.75 11.25	15 12.53 7.5	15 12.53 7.5
PEAK HYDRAULIC CAPACITY	1.8	1.8	1.8
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-9"	3'-9"	4'-9"

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "C" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCBS.
- STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M250 LOAD RATINGS. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	XXX
PEAK FLOW RATE (<1 cfs)	XXX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE HEIGHT (27", 18" DEEP)	XX
CARTRIDGE FLOW RATE (gpm)	XX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RIM ELEVATION	XXX.XX'
PIPE DATA:	IE DIAMETER
INLET STUB	XXX.XX' XXX'
OUTLET STUB	XXX.XX' XXX'
CONFIGURATION	INLET INLET
SLOPED LID	YES/NO
SOLID COVER	YES/NO
NOTES/SPECIAL REQUIREMENTS:	

CONTECH
 ENGINEERED SOLUTIONS LLC
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
 800-526-3999 613-645-7200 613-645-7993 FAX

1 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

6 CONTECH STORMWATER TREATMENT DEVICE NTS

DRAWING NAME: \\BKF-WC\vol1\2023\230894_oceanside_motel\ENG\Streets\C6.0-Details.dwg
 PLOT DATE: 01-30-24 PLOTTED BY: scf

BKF ENGINEERS
 1125 NW COUCH STREET
 PORTLAND, OR 97209
 (503) 482-4603
 www.bkf.com

BKF
 OREGON

OCEANSIDE CABINS
 1610 PACIFIC AVE
 CONSTRUCTION DETAILS

TILLAMOOK COUNTY

Date	01/30/2024	No.
Scale	AS SHOWN	
Design	EL	
Drawn	CP	
Approved	EL	
Job	No20230894	
Drawing Number:	C6.0	
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CONDITIONAL USE SUBMITTAL - NOT FOR CONSTRUCTION