

**PORT COMMISSION REGULAR SESSION MEETING-VIRTUAL  
MARCH 10, 2021 AT 5:30 P.M.**

**AGENDA**

- A. ROLL CALL** Executive Assistant Toepke
- B. PLEDGE OF ALLEGIANCE** Commissioner Weast
- C. AGENDA CORRECTIONS OR ADDITIONS** Executive Director Klaas
- D. PUBLIC COMMENT OR QUESTION**
- E. REAL ESTATE** V & G Update: Kristi Timmons, LPM, MVProperty Management
- F. UPCOMING MEETINGS/EVENTS**
- March 12, 2021, 10:00 a.m.: KODL Radio Coffee Break with Executive Director Klaas
  - March 18, 2021, 2:30 p.m.: Tour @ Dirt Hugger, 111 East Rockland Rd, Dallesport, WA
  - **March 18, 2021: Deadline to file 2021 District Election Filing**
  - **April 14, 2021, 5:30 p.m.: Port Commission Regular Session Meeting-Virtual**
  - **April 21, 2021, 6:00 p.m.: Port of The Dalles 2021-2022 Budget Committee Meeting-Virtual**
- G. ACTION ITEMS**
1. February 10, 2021 Regular Session Meeting Minutes
  2. February 2021 Financial Reports Commissioner Coburn
  3. Approval request of preliminary site and building design for 3761 Klindt Drive, The Dalles
- H. REPORTS**
1. Staff Report Executive Director Klaas
  2. RARE Report Land Use Strategist & Policy Analyst Shank-Root
  3. Committee Reports
    - Community Outreach Team Commissioner Weast/Executive Director Klaas
    - Wasco County Economic Development Commissioner Courtney
    - Urban Renewal Commissioner Coburn
    - Dufur Commissioner Wallace
    - Chamber of Commerce Commissioner Griffith
- I. EXECUTIVE SESSION** *as allowed by ORS 192.660(2)(e) Real Property Transactions, ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation. \*Media representatives are instructed not to report or disclose matters discussed in Executive Session*
- J. ACTION REQUIRED FROM EXECUTIVE SESSION**
- K. COMMISSION CALL**

## PORT OF THE DALLES AGENDA ITEM

Meeting Date: March 10, 2021

Subject: **G-1.) REGULAR SESSION MEETING MINUTES-VIRTUAL**

➤ February 10, 2021 Regular Session Meeting Minutes

Staff Recommendation: **Approve February 10, 2021 Regular Session Meeting Minutes  
as presented**

Fiscal Impact: None

**PORT OF THE DALLES COMMISSION**  
**Regular Session Meeting Minutes**  
**Wednesday, February 10, 2021**

The Regular Session Meeting of the Port Commissioners was called to order by President Greg Weast at 5:30 p.m. *\*The meeting was held via the video conferencing platform Zoom; attendees joined via computer or called in via telephone*

**ROLL CALL** Executive Assistant Toepke

**Commission** Greg Weast, Mike Courtney, Staci Coburn, Robert Wallace, David Griffith

**Staff** Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Anna Shank-Root, Land Use Strategist & Policy Analyst; Bill Dick, Attorney; Angie Macnab, Contracted Bookkeeper

**Guests** Merle Keys, Mayor of Dufur; Kathleen Bostick, Dufur City Clerk; Kristi Timmons, Licensed Property Manager, MVProperty Management; Dr. John Willer, Port of The Dalles Budget Committee Applicant

**PLEDGE OF ALLEGIANCE** President Weast

**AGENDA CORRECTIONS/ADDITIONS** Switch order of Agenda Items F & E

**PUBLIC COMMENT OR QUESTION** None

**REAL ESTATE V & G Update: Kristi Timmons, Licensed Property Manager, MVProperty Management**

There are three items to do before occupancy: sprinkler system/backflow testing/fire alarm system - perhaps within 2-3 weeks it will be finished – we are hoping for occupancy in early March. Commissioner Courtney took a tour – if anyone else would like one, please get in contact.

**COMMUNITY PARTNER INTRODUCTION** Merle Keys, Mayor of Dufur

Dufur is the best city to be living in! We are still working on the waste management system. Dirt Hugger may be able to assist us with removal of debris. We were awarded SCA money for a 5<sup>th</sup> Street upgrade to sidewalks, drainage controls, etc. Dufur School is sort of running normal again. Commissioner Weast inquired about the well & funding for a new wastewater system: The Mayor said concerning the well a screen collapsed and the pump broke, but a new system has been installed. Ms. Bostick said that there was an issue with getting request forms to USDA for funding the wastewater system, but now the City of Dufur is working with a specialist out of Portland to assist in this matter.

**UPCOMING MEETINGS/EVENTS** As included in Meeting Packet

**ACTION ITEMS**

1. **January 13, 2021 Regular Session Meeting Minutes** *were Approved by Consensus*
2. **January 2021 Financial Reports** *were Approved by Consensus*
3. **Appoint Dr. John Willer to Budget Committee Position #3, until its expiry on June 30, 2022**  
*M/M. Courtney S/R. Wallace, Motion Approved*

**REPORTS**

1. **Staff Report** Executive Director Klaas Stands as included in the Meeting Packet, plus: ED Klaas gave a verbal update concerning the Columbia River Gorge Commission, recommended SDAO's 2021 Annual Conference Session on Cyber Security & stated that EA Toepke will schedule a tour at Dirt Hugger.
2. **RARE Report** Land Use Strategist and Policy Analyst Shank-Root Stands as included in the meeting packet, plus: Strategist Shank-Root highlighted some points about the Travel Oregon Destination Program Grant & the Brownsfield subject.
3. **Committee Reports**
  - **Community Outreach Team** Commissioner Weast & Executive Director Klaas Currently planning for scheduling video conference meetings with Washington D.C. for March 2021.

- *Wasco County Economic Development* Commissioner Courtney Nothing to report on, other than the community development documents that I sent out.
- *Urban Renewal* Commissioner Coburn We did not meet last month we are meeting this month.
- *Dufur* Commissioner Wallace Mayor Keys gave a full update on the City. At the school enrollment is at an all time high: 363 K-12 and 28 Preschool. 60 of those kids included are in the Ranger Academy online. The school is running an A/B schedule. Currently the OSAA is talking about athletics. The school applied for a seismic grant – the study is already done – the main improvement and initial focus would be on the gymnasium. I am busy demonstrating & testing electric tractors. Skid stirrers, mini excavators, electric pick-ups, are all in the future.
- *Chamber of Commerce* Commissioner Griffith The Chamber is its usual busy place. The Community Connector that comes out every Monday is full of a ton of activities. The City has come up with a second \$100k Grant that appears to be shared with about 58 businesses. A lot more people are applying than what they have money for. PPE is coming next month. I do not know if they will be getting another shipment after that. From what I see around the community people are wearing their masks. There is probably a lot more to say but I do not want to keep you here all night.

**REGULAR SESSION ADJOURNED AT 6:03 P.M. & EXECUTIVE SESSION COMMENCED AT 6:04 P.M.**

**EXECUTIVE SESSION ADJOURNED AT 7:05 P.M. & REGULAR SESSION RESUMED AT 7:06 P.M.**

**COMMISSION CALL**

1. Commissioner Coburn Thank you to Anna for lovely grant writing and to Andrea & Jennifer for their work.
2. Commissioner Wallace Mayor Keys covered all my points, I too would like to thank staff.
3. Commissioner Griffith Dirt Hugger are going to be regenerating my vines at my vineyard.
4. Commissioner Courtney I echo thanks to the staff, especially Jennifer for keeping us inline for the meetings.
5. Commissioner Weast For sale sign on our property on the river should get replaced.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 7:08 p.m.**

**PORT OF THE DALLES:**

**ATTEST:**

\_\_\_\_\_  
 Greg Weast, President  
 Board of Commissioners

\_\_\_\_\_  
 Robert Wallace, Secretary  
 Board of Commissioners

DATE APPROVED: March 10, 2021

Prepared by: Jennifer Toepke, Executive Assistant

# PORT OF THE DALLES AGENDA ITEM

Meeting Date: March 10, 2021

Subject: **G-2.) FINANCIAL REPORTS**

➤ February 2021 Financial Reports

Staff Recommendation: **Approve February 2021 Financial Reports as presented**

## **Local Government Investment Pool**

➤ Interest Rate 0.60% (Average Annualized Yield) down from 0.75%

## **General Fund**

### ➤ Income

- Property Tax: \$2,931.45 received from Wasco County  
(Due to the timing of the March meeting, these financials were prepared before we received the division of taxes from the County, so this number may be adjusted to book prior year receipts into that line item once we receive the monthly report.)

### ➤ Expenses

- Cascade Vegetation-Weed Spraying/Marina: \$150.00
- Oregon Aviation and Industry Annual Membership Dues: \$100.00
- SDIS Property/Casualty Insurance: \$13,689.00
- Cascade Vegetation-Weed Spraying/Industrial Area: \$3,020.00

## **Port Development Fund**

### ➤ Income

- Nothing uncommon

### ➤ Expenses

- Davis Wright Tremaine LLP: \$3,115.00

## **Marina Fund**

➤ No uncommon Income or Expenses

## **Fiscal Impact**

➤ None

**Port of The Dalles**  
**Account QuickReport**  
 As of February 28, 2021

Type	Num	Name	Memo	Paid Amount
<b>CSB Checking</b>				
<b>General Checking</b>				
Check	EFT	Brokers National Lif...		-47.60
Bill Pmt -Check	24401	State Of Oregon		-120.00
Bill Pmt -Check	24403	Bohns Printing		-19.74
Bill Pmt -Check	24404	Cascade Vegetatio...		-150.00
Bill Pmt -Check	24405	City Of The Dalles.		-156.94
Bill Pmt -Check	24406	Jennifer Toepke.		-120.65
Bill Pmt -Check	24407	Oregon Aviation Ind...		-100.00
Bill Pmt -Check	24408	PUD		-439.59
Bill Pmt -Check	24409	Sawyers Ace Hard...		-20.17
Bill Pmt -Check	24410	SDIS		-4,385.11
Bill Pmt -Check	24411	The Dalles Disposal		-93.09
Liability Check	EFT	Pers	02501	-6,092.68
Paycheck	24412	Andrea L. Klaas		-3,395.93
Paycheck	24413	Jennifer Toepke		-1,875.53
Liability Check	EFT	Oregon Department...	0504064-4	-430.00
Liability Check	EFT	United States Treas...	93-6001833	-1,681.26
Check	EFT	Verizon		-94.44
Liability Check	EFT	Oregon Department...	0504064-4	-452.00
Liability Check	To Print	United States Treas...	93-6001833	-1,724.30
Deposit			Deposit	7,020.00
Paycheck	24415	Andrea L. Klaas		-3,395.95
Paycheck	24417	Jennifer Toepke		-1,561.34
Paycheck	24416	Gerald L. Rundell		-543.75
Bill Pmt -Check	24418	Angie Wilson		-769.00
Bill Pmt -Check	24419	Cardmember Servic...		-504.74
Bill Pmt -Check	24420	Davis Wright Trema...		-928.50
Bill Pmt -Check	24421	Dick, Dick & Corey, ...		-600.00
Bill Pmt -Check	24422	Gorge Networks		-164.48
Bill Pmt -Check	24423	Hattenhauer Energy...		-33.78
Bill Pmt -Check	24424	Home Depot Credit ...		-153.49
Bill Pmt -Check	24425	SDIS		-13,689.00
Check	24414	Cascade Vegetatio...		-3,020.00
General Journal	AW		to reclassify payroll to g...	-4,324.14
General Journal	AW		to reclassify payroll to g...	4,324.14
Total General Checking				-39,743.06
<b>Marina Checking</b>				
Total Marina Checking				
<b>Port Develop. Checking</b>				
Bill Pmt -Check	23275	Davis Wright Trema...		-3,115.00
Deposit			Deposit	759.07
Bill Pmt -Check	23276	Dick, Dick & Corey, ...		-375.00
Total Port Develop. Checking				-2,730.93
Total CSB Checking				-42,473.99
<b>TOTAL</b>				<b>-42,473.99</b>

**Port of The Dalles-GENERAL**  
**Profit & Loss Budget vs. Actual-SUMMARY**  
 July 2020 through February 2021

	Jul '20 - Feb...	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Contracted Services Income	0.00	100,000.00	0.0%
Grants	16,624.43		
Begining Fund Balance	0.00	1,236,755.00	0.0%
Or. St. Marine Board Grant	0.00	5,000.00	0.0%
Transient Moorage	2,075.00	2,000.00	103.8%
Map Grant	8,300.00	9,800.00	84.7%
Interest From Earnings	6,979.88		
Prior Yr Property Tax	2,910.44	5,000.00	58.2%
Interest From Contracts	0.00	24,735.00	0.0%
Misc. Income	13,230.33	2,000.00	661.5%
lease-land/Facility	29,809.32	15,000.00	198.7%
SDAO Grant	0.00	6,000.00	0.0%
Airport Well	0.00	15,150.00	0.0%
City Of Dufur Water System Loan	0.00		
Marina Loan	0.00	11,621.00	0.0%
Property Tax	342,880.29	331,186.00	103.5%
<b>Total Income</b>	<b>422,809.69</b>	<b>1,764,247.00</b>	<b>24.0%</b>
<b>Gross Profit</b>	<b>422,809.69</b>	<b>1,764,247.00</b>	<b>24.0%</b>
<b>Expense</b>			
PERSONAL SERVICES-	181,810.11	260,200.00	69.9%
MATERIAL AND SERVICES-	86,382.49	283,000.00	30.5%
CAPITAL OUTLAYS-	22,908.00	45,000.00	50.9%
<b>Total Expense</b>	<b>291,100.60</b>	<b>588,200.00</b>	<b>49.5%</b>
<b>Net Ordinary Income</b>	<b>131,709.09</b>	<b>1,176,047.00</b>	<b>11.2%</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
transfer from other funds	0.00	150,000.00	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>150,000.00</b>	<b>0.0%</b>
<b>Other Expense</b>			
Transfer to Other Funds	0.00	500,000.00	0.0%
General Operating Contingency	0.00	50,000.00	0.0%
<b>Total Other Expense</b>	<b>0.00</b>	<b>550,000.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-400,000.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>131,709.09</b>	<b>776,047.00</b>	<b>17.0%</b>

**Port of The Dalles-PDF**  
**Profit & Loss Budget vs. Actual-SUMMARY**  
 July 2020 through February 2021

	Jul '20 - Feb...	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Donations	62,535.48		
Beginning Fund Balance	0.00	3,152,414.00	0.0%
Interest From Earnings	19,458.99	63,048.00	30.9%
Interest From Contracts	2,542.63	5,000.00	50.9%
matching grants	0.00	500,000.00	0.0%
Misc. Income	91,175.14		
Land Sales	3,529.93	800,000.00	0.4%
City Of Dufur Water System Loan	39,310.00	39,310.00	100.0%
<b>Total Income</b>	218,552.17	4,559,772.00	4.8%
<b>Gross Profit</b>	218,552.17	4,559,772.00	4.8%
<b>Expense</b>			
<b>MATERIAL AND SERVICES-</b>	103,677.31	190,000.00	54.6%
<b>CAPITAL OUTLAYS-</b>	0.00	2,000,000.00	0.0%
<b>Total Expense</b>	103,677.31	2,190,000.00	4.7%
<b>Net Ordinary Income</b>	114,874.86	2,369,772.00	4.8%
<b>Other Income/Expense</b>			
<b>Other Income</b>			
transfer from other funds	0.00	500,000.00	0.0%
<b>Total Other Income</b>	0.00	500,000.00	0.0%
<b>Other Expense</b>			
Partnership Project	0.00	1,000,000.00	0.0%
Special Payments	0.00	1,300,000.00	0.0%
Transfer to Other Funds	0.00	150,000.00	0.0%
Other Debt Service	152,676.15	152,676.00	100.0%
General Operating Contingency	0.00	50,000.00	0.0%
<b>Total Other Expense</b>	152,676.15	2,652,676.00	5.8%
<b>Net Other Income</b>	-152,676.15	-2,152,676.00	7.1%
<b>Net Income</b>	<b>-37,801.29</b>	<b>217,096.00</b>	<b>-17.4%</b>



**Port of The Dalles-MARINA**  
**Profit & Loss Budget vs. Actual-SUMMARY**  
 July 2020 through February 2021

	Jul '2...	Budget	% of ...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Partnership Repayment	0.00	50,000.00	0.0%
Begining Fund Balance	0.00	53,998.00	0.0%
Interest From Earnings	270.88	1,080.00	25.1%
<b>Total Income</b>	270.88	105,078.00	0.3%
<b>Gross Profit</b>	270.88	105,078.00	0.3%
<b>Expense</b>			
<b>CAPITAL OUTLAYS-</b>			
Partnership Projects	0.00	50,000.00	0.0%
<b>Total CAPITAL OUTLAYS-</b>	0.00	50,000.00	0.0%
<b>Total Expense</b>	0.00	50,000.00	0.0%
<b>Net Ordinary Income</b>	270.88	55,078.00	0.5%
<b>Net Income</b>	<u>270.88</u>	<u>55,078.00</u>	<u>0.5%</u>

## PORT OF THE DALLES AGENDA ITEM

Meeting Date: March 10, 2021

Subject: **G-3.) APPROVAL REQUEST OF PRELIMINARY SITE AND BUILDING DESIGN FOR 3761 KLINDT DRIVE, THE DALLES**

➤ Preliminary Site and Building Design for 3761 Klindt Drive, The Dalles

Staff Recommendation: **Approve Preliminary Site and Building Design for 3761 Klindt Drive, The Dalles as presented**

As part of the protective covenants, the Port Commission needs to give preliminary approval for site and building design. Here are the review criteria for items that need to be addressed in the preliminary building design submittal:

- Basic floor plan
- Construction type
- Exterior material identified
- Exterior color identified
- Design rendering

There will be a second opportunity for comments during the final review.

Building Site

Kilndt Dr

Kilndt Dr

Hage

V E G



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

TYPICAL EXTERIOR MATERIALS:  
 SHOWN PER ELEVATIONS  
 ARCHITECTURAL COMP. ROOFING  
 HARDI SIDING OR CEDAR HOR OR VERT. T & G OR EQUAL AS SHOWN

REV. 01-25-21  
 REV. 02-01-21

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Building Designs  
 By  
 Stockton LLC.  
 Ph: 1.800.368.0821

Sherman Inc.  
 Engineering  
 Portland, Oregon  
 Ph: 1.503.230.8876

Plan#  
 4-21001-4A  
 RESIDENCES

UD: 2306  
 800-368-0821  
 Ckd: TUS

A1.1

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REV. 01-25-21  
 REV. 02-01-21

**TYPICAL EXTERIOR MATERIALS:**

SHOWN PER ELEVATIONS

ARCHITECTURAL COMP. ROOFING

HARDI SIDING OR CEDAR HOR. OR VERT. T 4 G OR EQUAL AS SHOWN

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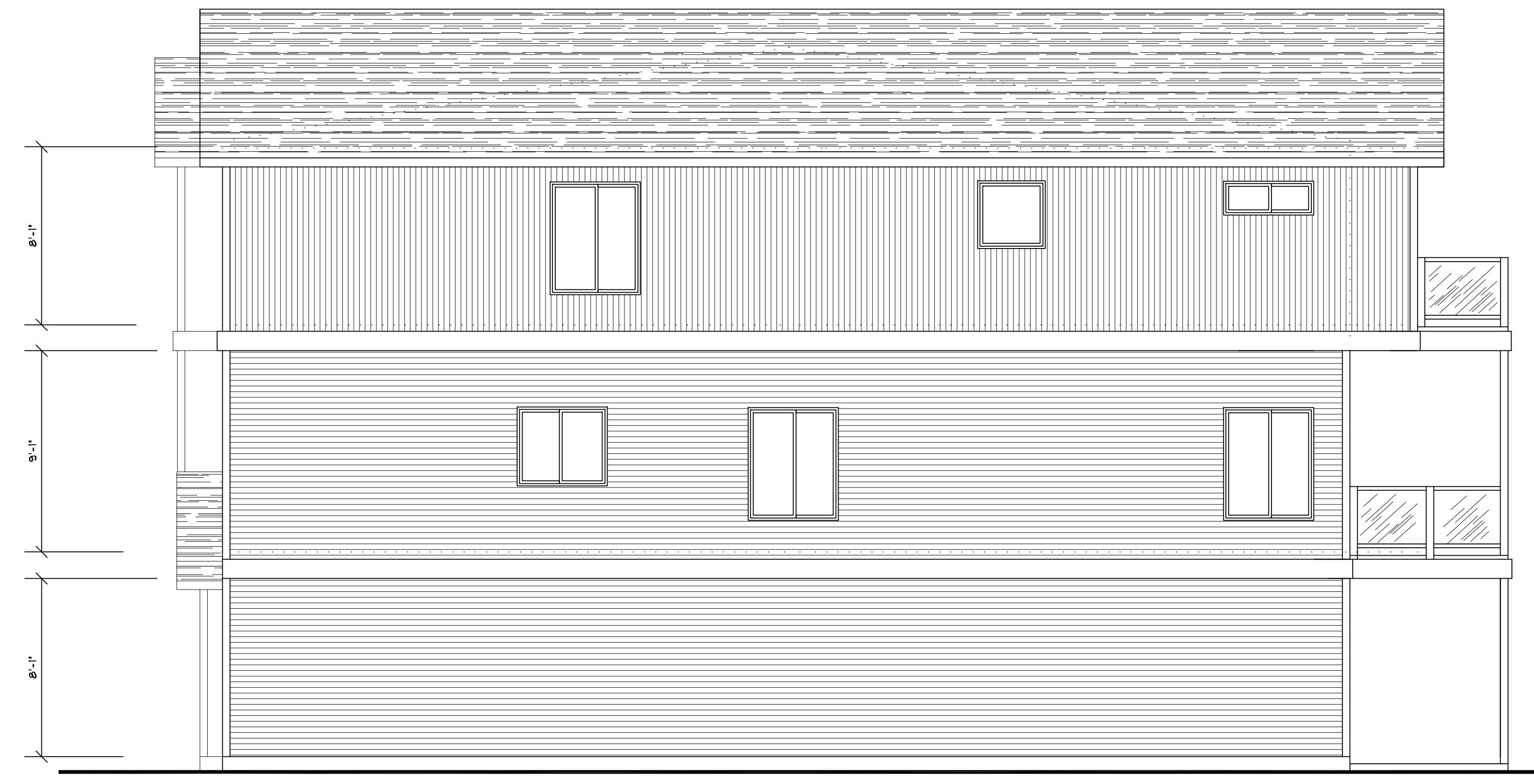
Building Designs  
 By  
 Stockton LLC.  
 Ph: 1-800-368-0821

Sherman  
 Engineering Inc.  
 Portland, Oregon  
 Ph: 1-503-230-8876

Plan#  
 4-21001-4A  
 RESIDENCES

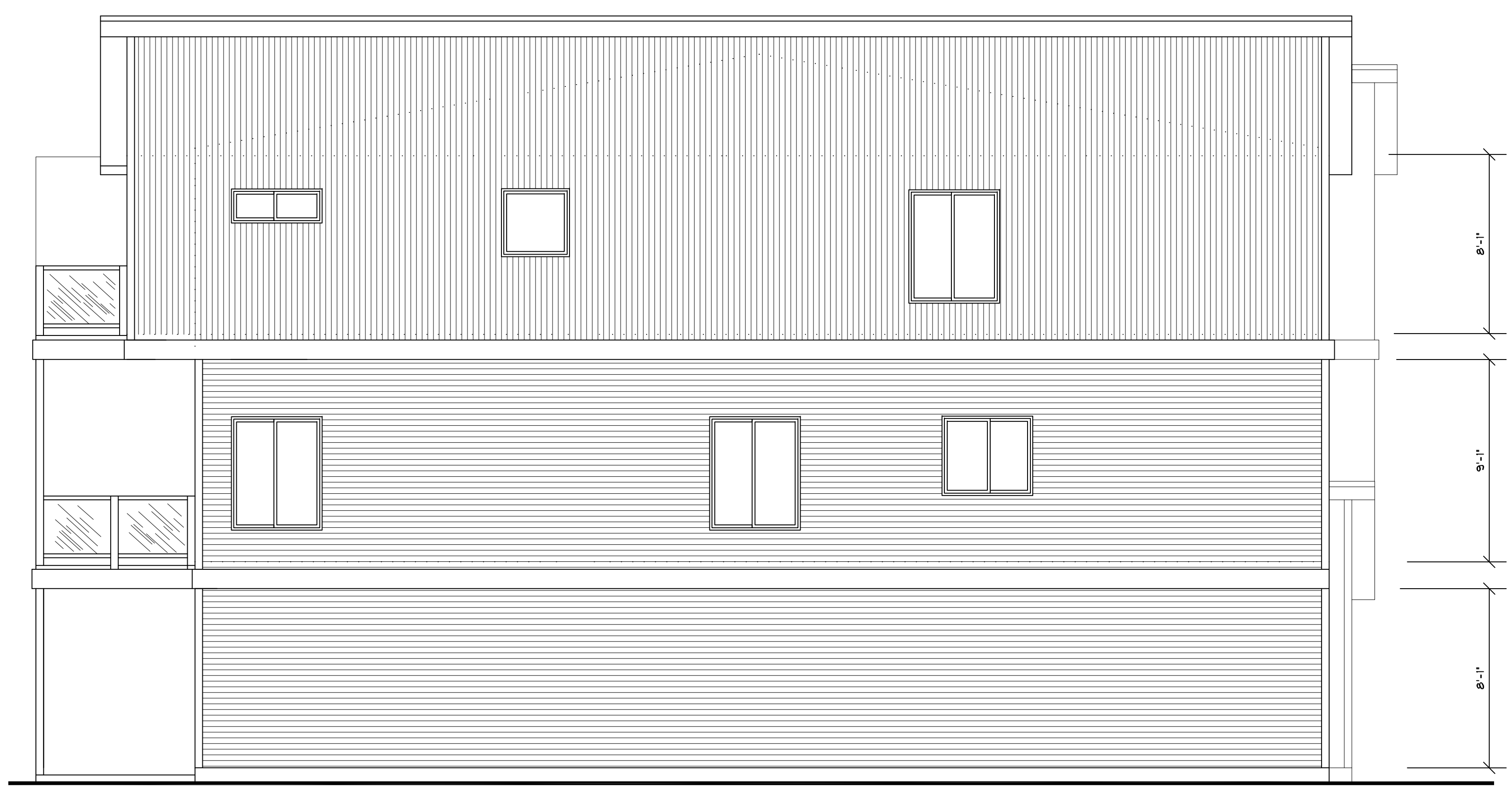
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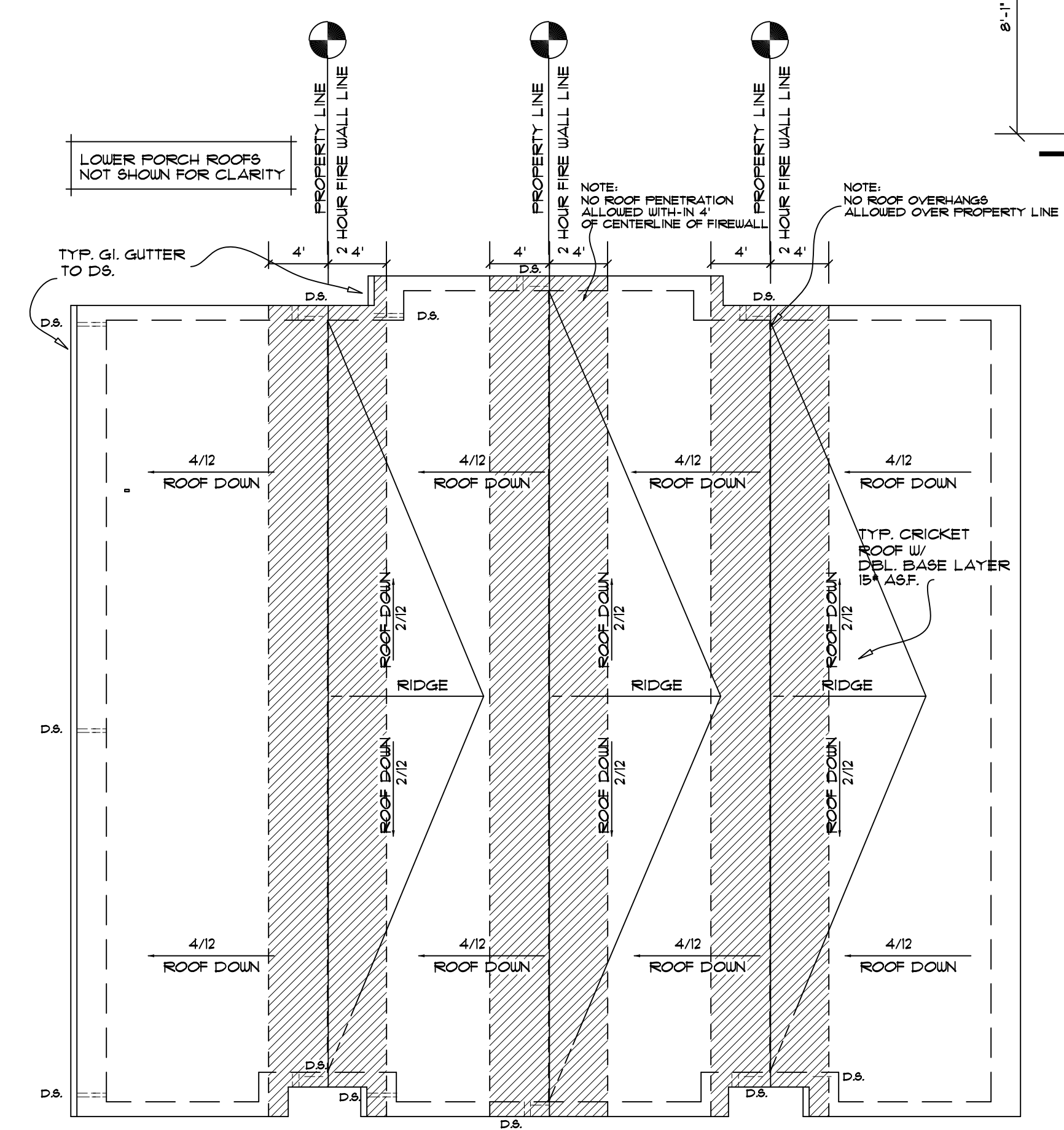
LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

NOTE:  
 TYPICAL ROOF PITCH - 4/12  
 24' O.H. AT LOWER ROOF  
 24' O.H. AT UPPER ROOF  
 TYPICAL ROOF RAKE - 12'  
 (UNLESS NOTED OTHERWISE)

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E-Mail- tim@stocktondesign.com  
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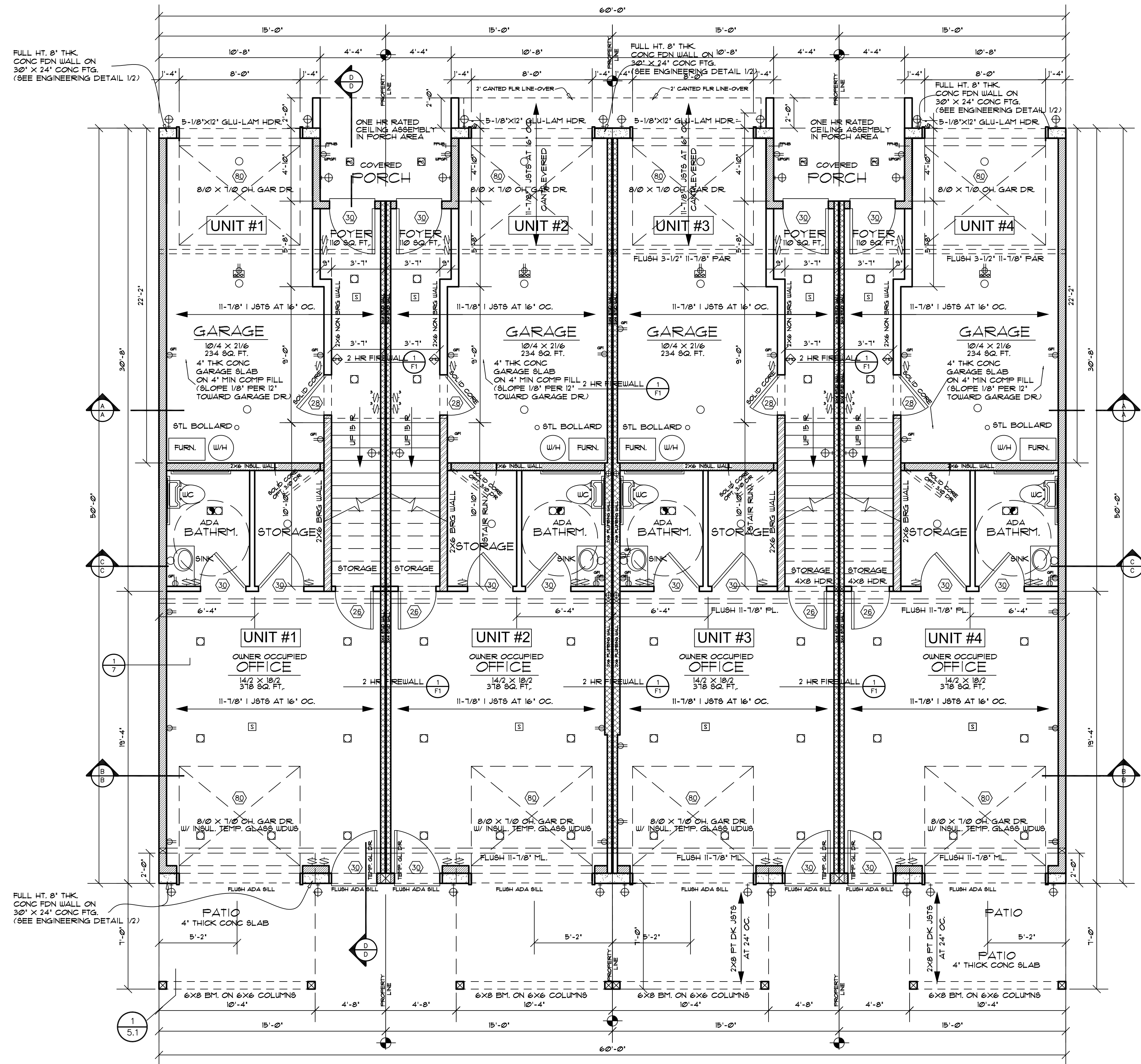
<b>BLDG LEGEND</b>
R-3 OCCUPANCY - TYPE V-B CONSTRUCTION - RESIDENCE W/ OWNER OCCUPIED OFFICE
<b>TYPICAL UNIT SQ. FT. - RESIDENCE</b>
UNIT # 4 4 - TOTAL LIVING SPACE SQ. FT. PER UNIT 110 SQ. FT. 1ST FLR 141 SQ. FT. 2ND FLR 170 SQ. FT. 3RD FLR 1620 SQ. FT. TOTAL LIVING SPACE PER UNIT 234 SQ. FT. GARAGE
TOTAL LOWER OFFICE LIVING SPACE SQ. FT. PER UNIT 378 SQ. FT. PER UNIT
UNIT # 2 3 - TOTAL LIVING SPACE SQ. FT. PER UNIT 110 SQ. FT. 1ST FLR 161 SQ. FT. 2ND FLR 171 SQ. FT. 3RD FLR 1642 SQ. FT. TOTAL LIVING SPACE PER UNIT 234 SQ. FT. GARAGE
TOTAL LOWER OFFICE LIVING SPACE SQ. FT. PER UNIT 378 SQ. FT. PER UNIT
<b>STRUCTURAL NOTE</b>
EXTERIOR STUDS TO BE 2X6 AT 16" OC W/ 4X8 HDRS INTERIOR STUDS TO BE 2X4 AT 16" OC W/ 4X8 HDRS AT BRG WALLS 2X4 HDRS AT NON-BRG WALL OPENINGS (UNLESS NOTED OTHERWISE)
NOTE: HEAT TO BE PROVIDED BY GAS FORCED AIR SYSTEM (VERIFY DESIGN W/ MECH. CONTRACTOR)
<b>FIRE SPRINKLERS REQUIRED</b>
BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM (SEE SHOP DRAWINGS FROM SPRINKLER SUB) VERIFY W/ LOCAL BUILDING OFFICIAL AND LOCAL FIRE MARSHALL

<b>LEGEND:</b>	
⊕	110V WALL OUTLET
⊕	110V WALL OUTLET - LOCKABLE
⊕	1/2" LIGHT OUTLET - SWITCHED
⊕	GROUND FAULT INTERRUPT OUTLET
⊕	110V WATER PROOF OUTLET - GFI
⊕	220V WALL OUTLET
⊕	TV JACK - CABLE - INTERNET
⊕	PHONE JACK
⊕	1-WAY SWITCH
⊕	3-WAY SWITCH
⊕	4-WAY SWITCH
⊕	RECESSED CAN LIGHT
⊕	LIGHT - VERIFY SPECIFIC DESIGN W/ OWNER
⊕	GARBAGE DISPOSAL
⊕	HEAT LAMP
⊕	COMBINATION LIGHT/FAN 5-MIN. AIR EXCH.
⊕	5-MIN. AIR EXCHANGE FAN
⊕	SMOKE DETECTOR, PERMANENTLY WIRED W/ BAT. BACKUP
⊕	FROST PROOF HOSE BIBB
⊕	ATTIC ACCESS
⊕	GARAGE DOOR OPENER
⊕	PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN - (ON EACH FLOOR)
⊕	BREAKER PANEL

**MISC. NOTES:**

HIGH EFFICIENCY HVAC SYSTEM TO BE USED:  
GAS-FIRED FURNACE OR BOILER W/ MINIMUM AFUE OR 90%, OR  
AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 OR  
CLOSED LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0  
(VERIFY W/ OWNER AND MECH. CONTRACTOR - SEE SHOP DRAWINGS)

<b>WALL LEGEND:</b>	UNLESS NOTED OTHERWISE - UNO.
PROVIDE GAS SUPPLY TO: ALL FIREPLACES (WITH LOOSE KEY) DRYER (OPTIONAL) HYVAC WATER HEATER	BRG. EXT. INSUL. 2X6 STUD WALL - R-21
PROVIDE WATER SUPPLY TO: REF. ICE MAKER WASHER (HOT & COLD)	BRG. EXT. INSUL. 2X4 STUD WALL - RIGID R-21
PROVIDE OPTIONAL CENTRAL VACUUM SYSTEM - VERIFY	BRG. TWO HOUR FIREWALL BETWEEN UNITS - UNO 2X4 STUDS AT 2ND & 3RD FLOORS - 3X4 STUDS AT 1ST FLR BRG. ONE HOUR EXT. FIREWALL - 2X6 STUDS
	BRG. 2X4 EXT. GARAGE WALL - OPT. R-15 INSUL. - VERIFY
	INT. NON-BRG. 2X4 STUD WALL
	INTERIOR NON BRG 2X6 INSUL. GARAGE WALL - R-21
	EXT. BRG. 2X4 INSUL. GARAGE WALL - RIGID R-21 - VERIFY
	INTERIOR BRG. 2X4 OR 2X6 WALL AS NOTED
	BRG POSTS / COLUMN OPTIONS
ALL WINDOWS TO BE VINYL @ 30 U VALUE OR BETTER (VERIFY) VL = VINYL - FPD, = FIXED - SL = SLIDER - SH = SINGLE HUNG - AA = AWNING ⊕ INDICATES 2'-6" X 6'-8" DOOR ⊕ INDICATES 3'-0" X 6'-8" DOOR EXTERIOR DOORS TO BE ARCH. OR METAL INSUL. - INT. DRS TO BE HOLLOW CORE - VERIFY	



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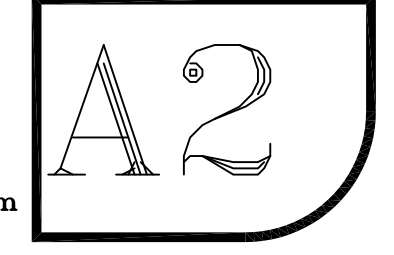
**Sherman Inc.  
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Plan#  
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RESIDENCES

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**BLDG LEGEND**  
R-3 OCCUPANCY - TYPE V-B CONSTRUCTION - RESIDENCE  
W/ OWNER OCCUPIED OFFICE

**TYPICAL UNIT SQ. FT. - RESIDENCE**  
UNIT # 4 4 - TOTAL LIVING SPACE SQ FT. PER UNIT  
110 SQ. FT. 1ST FLR  
741 SQ. FT. 2ND FLR  
150 SQ. FT. 3RD FLR  
1,601 SQ. FT. TOTAL LIVING SPACE PER UNIT  
234 SQ. FT. GARAGE

TOTAL LOWER OFFICE LIVING SPACE SQ FT. PER UNIT  
378 SQ. FT. PER UNIT  
UNIT # 2 3 - TOTAL LIVING SPACE SQ FT. PER UNIT  
110 SQ. FT. 1ST FLR  
741 SQ. FT. 2ND FLR  
150 SQ. FT. 3RD FLR  
1,601 SQ. FT. TOTAL LIVING SPACE PER UNIT  
234 SQ. FT. GARAGE

TOTAL LOWER OFFICE LIVING SPACE SQ FT. PER UNIT  
378 SQ. FT. PER UNIT

**STRUCTURAL NOTE**  
EXTERIOR STUDS TO BE 2X6 AT 16" OC W/ 4X8 HDRS  
INTERIOR STUDS TO BE 2X4 AT 16" OC W/ 4X8 HDRS  
AT BRG WALLS  
2X4 HDRS AT NON-BRG WALL OPENINGS  
(UNLESS NOTED OTHERWISE)

NOTE:  
HEAT TO BE PROVIDED BY GAS FORCED AIR SYSTEM  
(VERIFY DESIGN W/ MECH. CONTRACTOR)

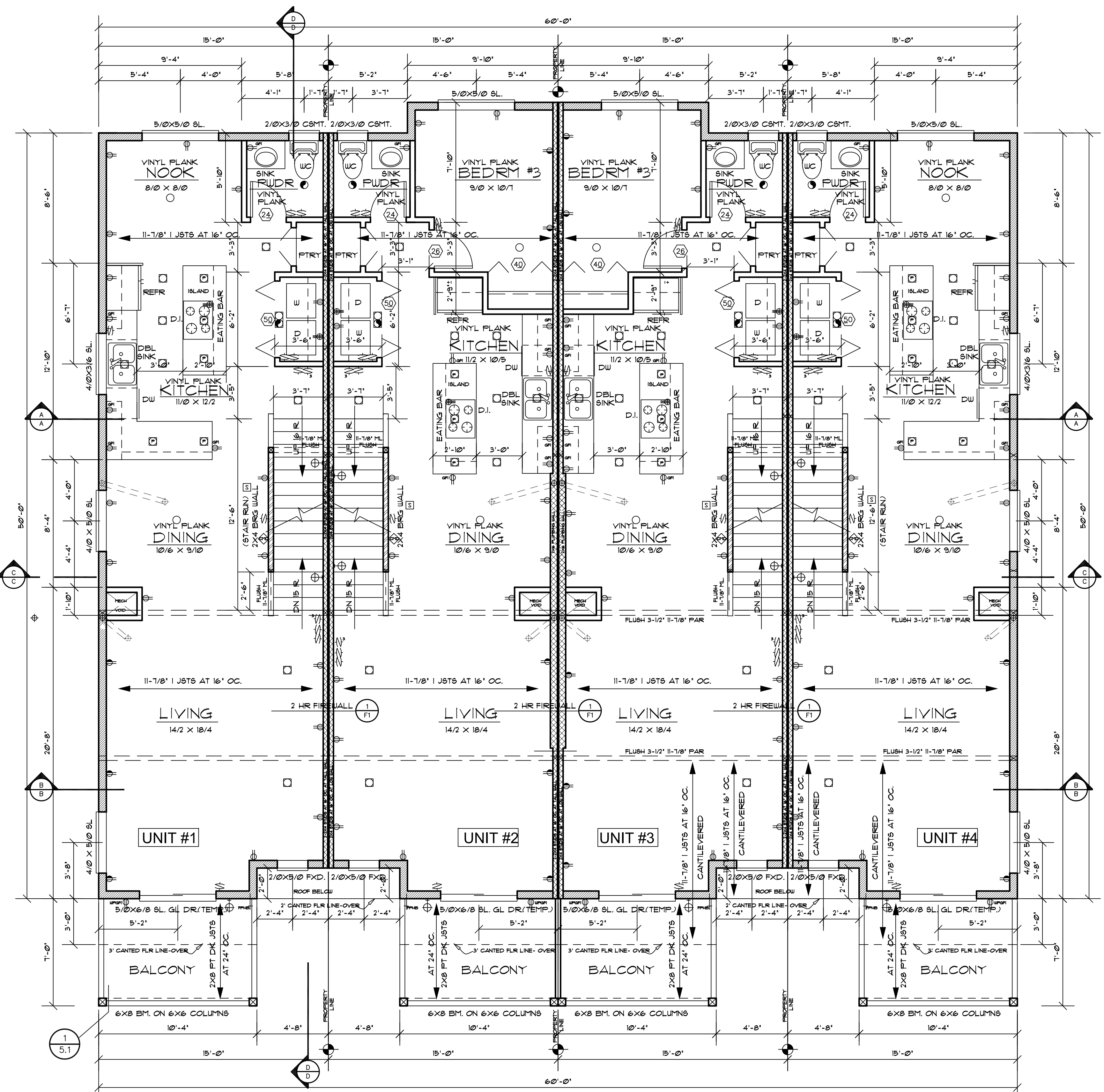
- LEGEND:**
- ⊕ 110V WALL OUTLET
  - ⊕ 110V WALL OUTLET- LOCKABLE
  - ⊕ 1/2-LIGHT OUTLET- SWITCHED
  - ⊕ GFI 110V GROUND FAULT INTERRUPT OUTLET
  - ⊕ GFI 110V WATER PROOF OUTLET- GFI
  - ⊕ 220V WALL OUTLET
  - ⊕ TV JACK- CABLE- INTERNET
  - ⊕ PHONE JACK
  - ⊕ 1-WAY SWITCH
  - ⊕ 3-WAY SWITCH
  - ⊕ 4-WAY SWITCH
  - ⊕ RECESSED CAN LIGHT
  - ⊕ LIGHT - VERIFY SPECIFIC DESIGN W/ OWNER
  - ⊕ GARBAGE DISPOSAL
  - ⊕ HEAT LAMP
  - ⊕ COMBINATION LIGHT/FAN 5-MIN. AIR EXCH.
  - ⊕ 5-MIN. AIR EXCHANGE FAN
  - ⊕ SMOKE DETECTOR, PERMANENTLY WIRED W/ BAT. BACKUP
  - ⊕ FPHB FROST PROOF HOSE BIBB
  - ⊕ ATTIC ACCESS
  - ⊕ GARAGE DOOR OPENER
  - ⊕ PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN- (ON EACH FLOOR)
  - ⊕ BREAKER PANEL

**MISC. NOTES:**  
HIGH EFFICIENCY HVAC SYSTEM TO BE USED:  
GAS-FIRED FURNACE OR BOILER W/ MINIMUM AFUE OR 90%, OR  
AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 OR  
CLOSED LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0  
(VERIFY W/ OWNER AND MECH. CONTRACTOR- SEE SHOP DRAWINGS)

**WALL LEGEND:**  
UNLESS NOTED OTHERWISE- UNO.

BRG. EXT. INSUL. 2X6 STUD WALL - R-21	[Pattern]
BRG. EXT. INSUL. 2X4 STUD WALL - RIGID R-21	[Pattern]
BRG. TWO HOUR FIREWALL BETWEEN UNITS - UNO, 2X4 STUDS AT 2ND & 3RD FLOORS- 3X4 STUDS AT 1ST FLR.	[Pattern]
BRG. ONE HOUR EXT. FIREWALL - 2X6 STUDS	[Pattern]
BRG. 2X4 EXT. GARAGE WALL - OPT, R-15 INSUL.- VERIFY	[Pattern]
INT. NON-BRG. 2X4 STUD WALL	[Pattern]
INTERIOR NON BRG 2X6 INSUL. GARAGE WALL- R-21	[Pattern]
EXT. BRG. 2X4 INSUL. GARAGE WALL- RIGID R-21- VERIFY	[Pattern]
INTERIOR BRG. 2X4 OR 2X6 WALL AS NOTED	[Pattern]
BRG POSTS / COLUMN OPTIONS	[Pattern]

ALL WINDOWS TO BE VINYL 0.30 U VALUE OR BETTER (VERIFY)  
VL = VINYL - FXD = FIXED - SL = SLIDER - SH = SINGLE HUNG -- ALN. = ALING  
⊕ INDICATES 2'-6" X 6'-8" DOOR ⊕ INDICATES 3'-0" X 6'-8" DOOR  
EXTERIOR DOORS TO BE ARCH. OR METAL INSUL. - INT. DRG TO BE HOLLOW CORE- VERIFY



**STUDY SET ONLY 2ND. FLR. PLAN**  
NOT FOR CONSTRUCTION  
1/4" = 1'-0"

UNIT # 1 & 2 TO CALLOUT:  
TYP. DRG & WDUIS, ELECTRICAL,  
FLR INFO. AND TYPICAL NOTES

VERIFY SLIGHT VARIATION  
BETWEEN UNITS

UNIT # 3 TO CALLOUT:  
STRUCTURAL, DIMENSIONS  
AND ELECTRICAL

UNIT # 4 TO CALLOUT:  
STRUCTURAL, DIMENSIONS  
AND ELECTRICAL

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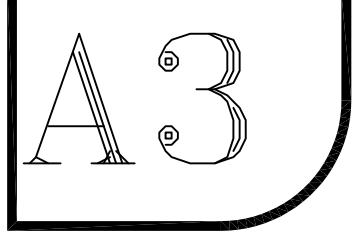
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Portland, Oregon  
Ph: 1.503.230.8876

Plan#  
4-21001-4A  
RESIDENCES

UD: 2306  
E00-368-0821  
Ckd: TUS



**BLDG LEGEND**  
 R-3 OCCUPANCY - TYPE V-B CONSTRUCTION - RESIDENCE  
 W/ OWNER OCCUPIED OFFICE

**TYPICAL UNIT SQ. FT. - RESIDENCE**  
 UNIT # 4 4 - TOTAL LIVING SPACE SQ FT. PER UNIT  
 110 SQ. FT. 1ST FLR  
 741 SQ. FT. 2ND FLR  
 150 SQ. FT. 3RD FLR  
 1,601 SQ. FT. TOTAL LIVING SPACE PER UNIT  
 234 SQ. FT. GARAGE  
 TOTAL LOWER OFFICE LIVING SPACE SQ FT. PER UNIT  
 378 SQ. FT. PER UNIT

UNIT # 2 3 - TOTAL LIVING SPACE SQ FT. PER UNIT  
 110 SQ. FT. 1ST FLR  
 761 SQ. FT. 2ND FLR  
 171 SQ. FT. 3RD FLR  
 1,642 SQ. FT. TOTAL LIVING SPACE PER UNIT  
 234 SQ. FT. GARAGE  
 TOTAL LOWER OFFICE LIVING SPACE SQ FT. PER UNIT  
 378 SQ. FT. PER UNIT

**STRUCTURAL NOTE**  
 EXTERIOR STUDS TO BE 2X6 @ 16" OC W/ 4X8 HDRS  
 INTERIOR STUDS TO BE 2X4 @ 16" OC W/ 4X8 HDRS  
 AT BRG WALLS  
 2X4 HDRS AT NON-BRG WALL OPENINGS  
 (UNLESS NOTED OTHERWISE)  
 NOTE:  
 HEAT TO BE PROVIDED BY GAS FORCED AIR SYSTEM  
 (VERIFY DESIGN W/ MECH. CONTRACTOR)

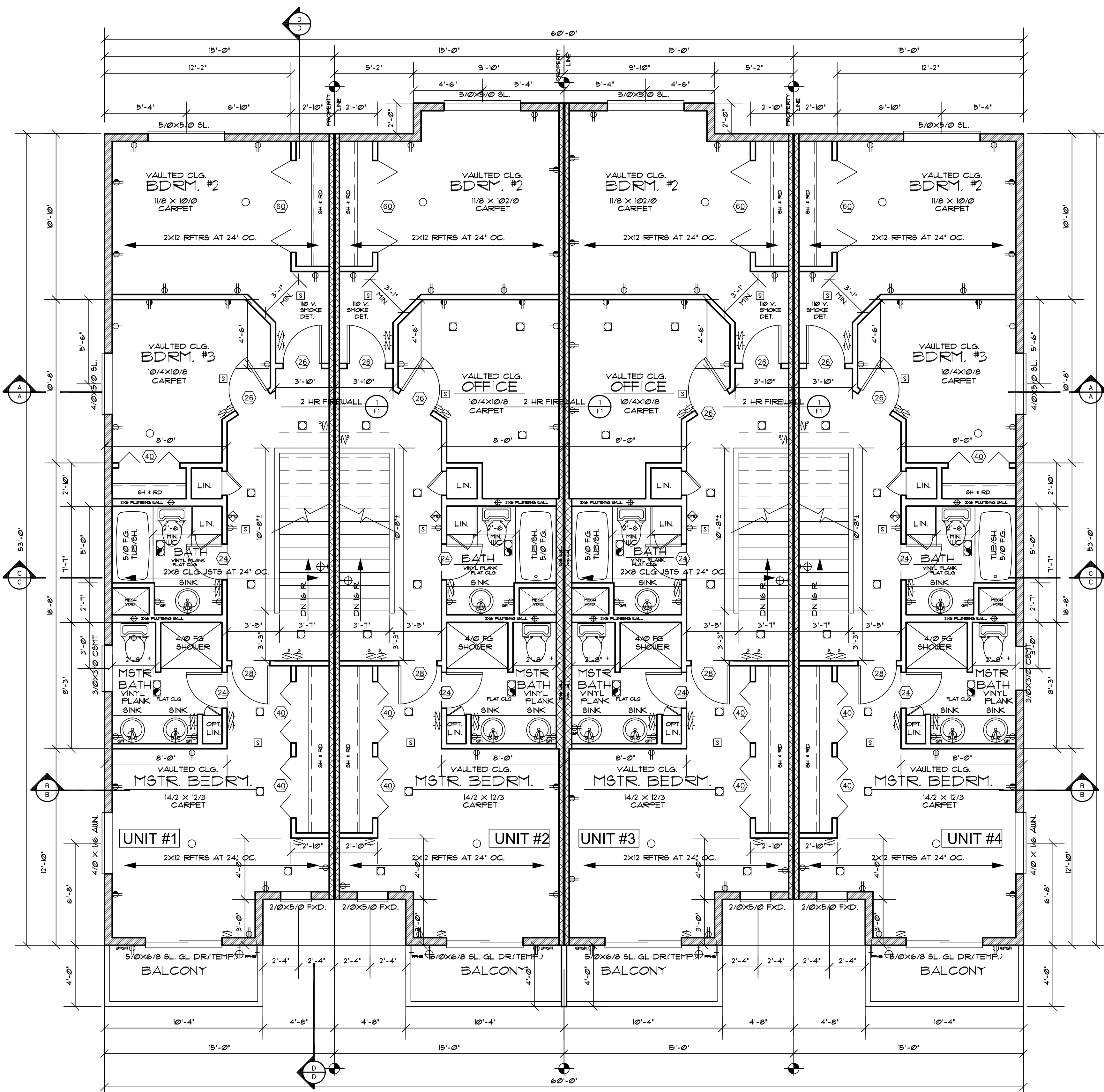
- LEGEND:**
- 110V WALL OUTLET
  - 110V WALL OUTLET - LOCKABLE
  - 1/2-LIGHT OUTLET - SWITCHED
  - GROUND FAULT INTERRUPT OUTLET
  - 110V WATER PROOF OUTLET - GFI
  - 220V WALL OUTLET
  - TV JACK - CABLE - INTERNET
  - PHONE JACK
  - 1-WAY SWITCH
  - 3-WAY SWITCH
  - 4-WAY SWITCH
  - RECESSED CAN LIGHT
  - LIGHT - VERIFY SPECIFIC DESIGN W/ OWNER
  - GARBAGE DISPOSAL
  - HEAT LAMP
  - COMBINATION LIGHT/FAN 5-MIN. AIR EXCH.
  - 5-MIN. AIR EXCHANGE FAN
  - SMOKE DETECTOR, PERMANENTLY WIRED W/ BAT. BACKUP
  - FROST PROOF HOSE BIBB
  - ATTIC ACCESS
  - GARAGE DOOR OPENER
  - PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN - (ON EACH FLOOR)
  - BREAKER PANEL

**MISC. NOTES:**  
 HIGH EFFICIENCY HVAC SYSTEM TO BE USED:  
 GAS-FIRED FURNACE OR BOILER W/ MINIMUM ARIE OR 90%, OR  
 AIR - SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 OR  
 CLOSED LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0  
 (VERIFY W/ OWNER AND MECH. CONTRACTOR - SEE SHOP DRAWINGS)

**WALL LEGEND:**  
 UNLESS NOTED OTHERWISE - UNO.

BRG. EXT. INSUL. 2X6 STUD WALL - R-21	
BRG. EXT. INSUL. 2X4 STUD WALL - RIGID R-21	
BRG. TWO HOUR FIREWALL BETWEEN UNITS - UNO, 2X4 STUDS AT 2ND & 3RD FLOORS- 3X4 STUDS AT 1ST FLR.	
BRG. ONE HOUR EXT. FIREWALL - 2X6 STUDS	
BRG. 2X4 EXT. GARAGE WALL - OPT. R-15 INSUL. - VERIFY	
INT. NON-BRG. 2X4 STUD WALL	
INTERIOR NON BRG 2X6 INSUL. GARAGE WALL - R-21	
EXT. BRG. 2X4 INSUL. GARAGE WALL - RIGID R-21 - VERIFY	
INTERIOR BRG. 2X4 OR 2X6 WALL AS NOTED	
BRG POSTS / COLUMN OPTIONS	

ALL WINDOWS TO BE VINYL 0.30 U VALUE OR BETTER (VERIFY)  
 \* 1/4" VINYL - FXD. = FIXED - SL. = SLIDER - SH. = SINGLE HUNG -- AUN. = AWNING  
 (24) INDICATES 2'-6" X 6'-8" DOOR (20) INDICATES 3'-0" X 6'-8" DOOR  
 EXTERIOR DOORS TO BE ARCH. OR METAL INSUL. - INT. DRS TO BE HOLLOW CORE - VERIFY



**3RD. FLR. PLAN**  
 1/4" = 1'-0"

UNIT # 1 & 2 TO CALLOUT:  
 TRF, DRS 4 WDW, ELECTRICAL,  
 FLR INFO. AND TYPICAL NOTES

VERIFY SLIGHT VARIATION  
 BETWEEN UNITS

UNIT #3 TO CALLOUT:  
 STRUCTURAL, DIMENSIONS  
 FLR INFO. AND TYPICAL NOTES

UNIT #4 TO CALLOUT:  
 STRUCTURAL, DIMENSIONS  
 AND ELECTRICAL

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 REV. 02-01-21

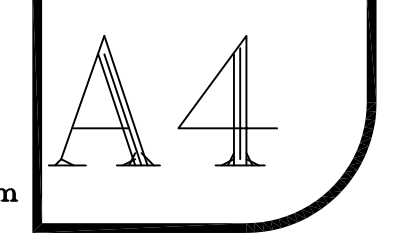
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**Sherman Inc. Engineering**  
 Portland, Oregon  
 Ph: 1.503.230.8876

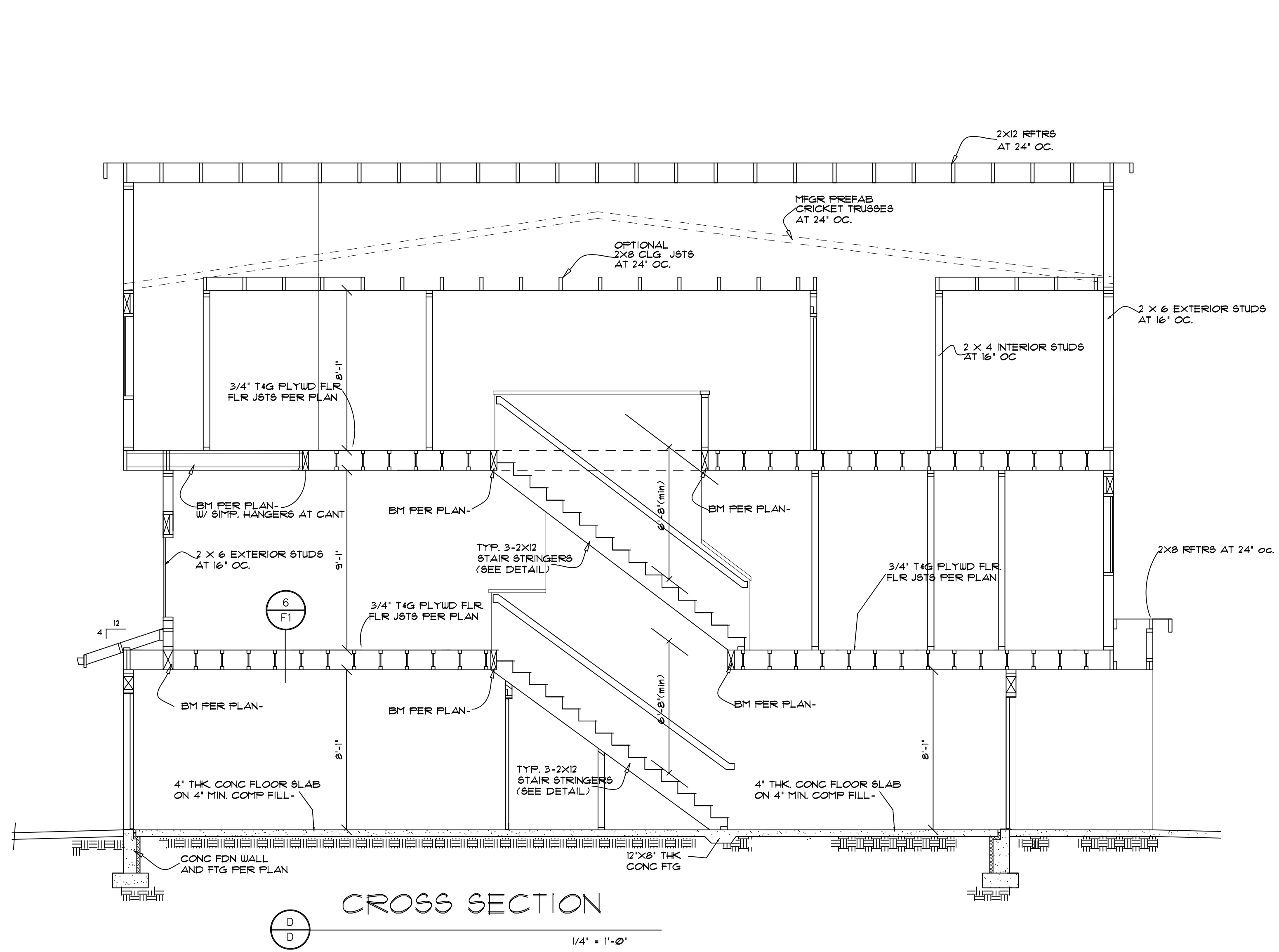
**Building Designs By Stockton LLC.**  
 Ph: 1.800.368.0821

Plan#  
**4-21001-4A**  
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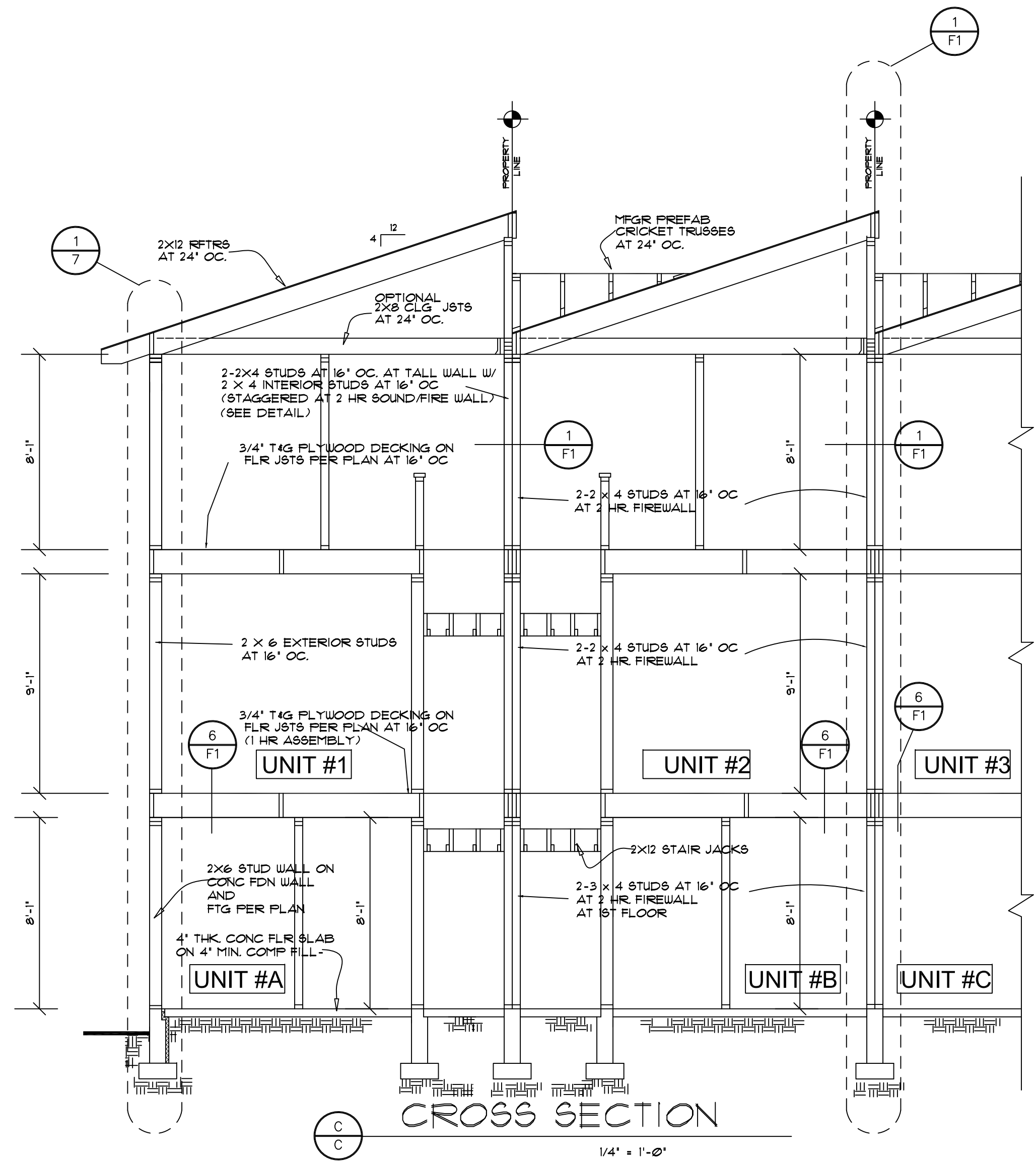






CROSS SECTION

1/4" = 1'-0"



CROSS SECTION

1/4" = 1'-0"

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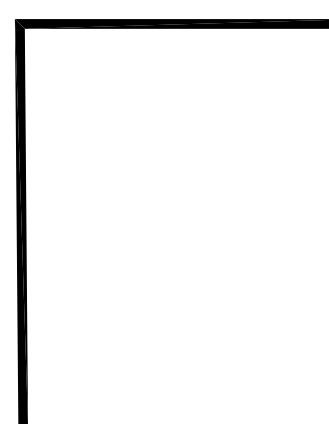
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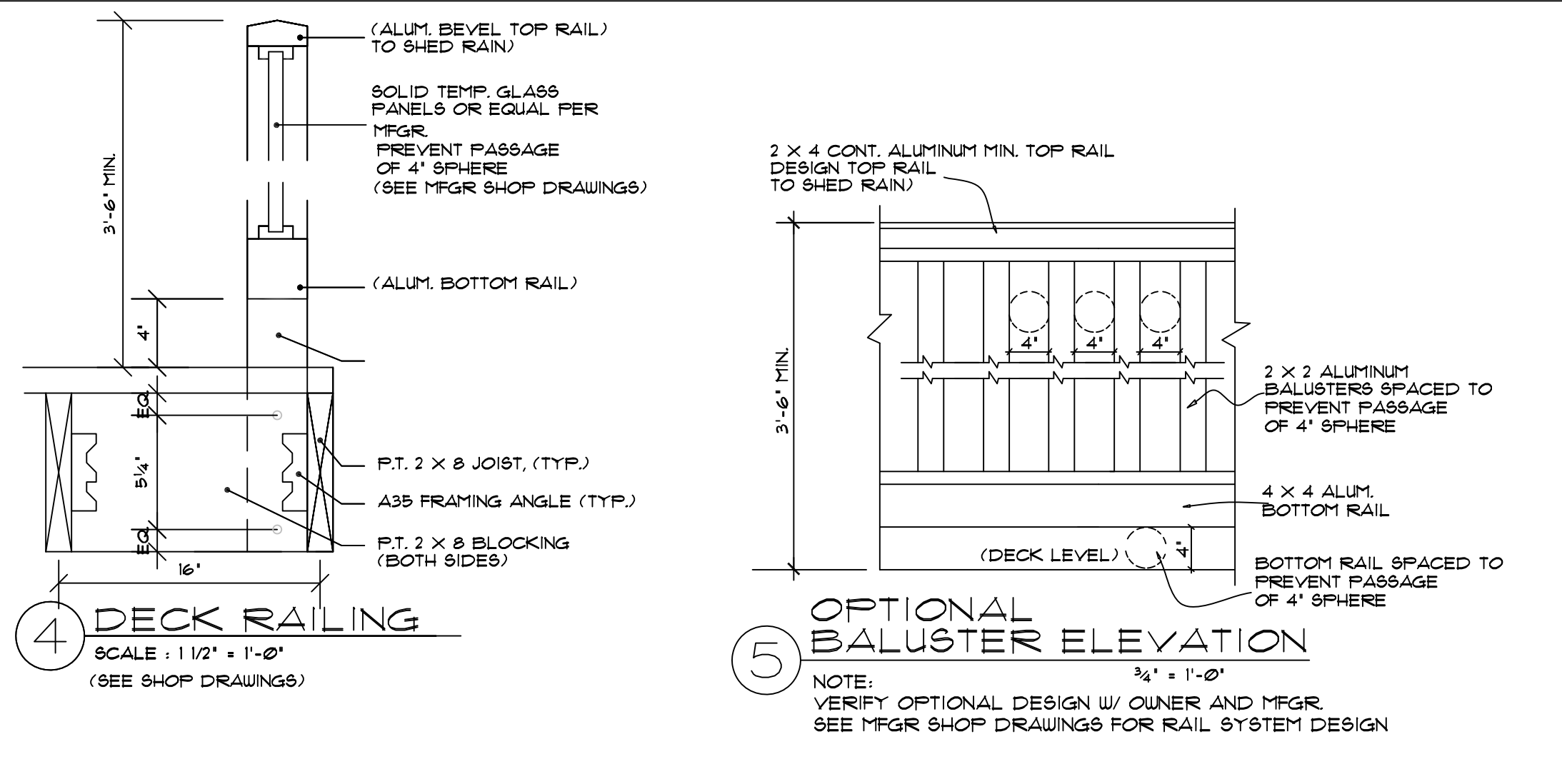
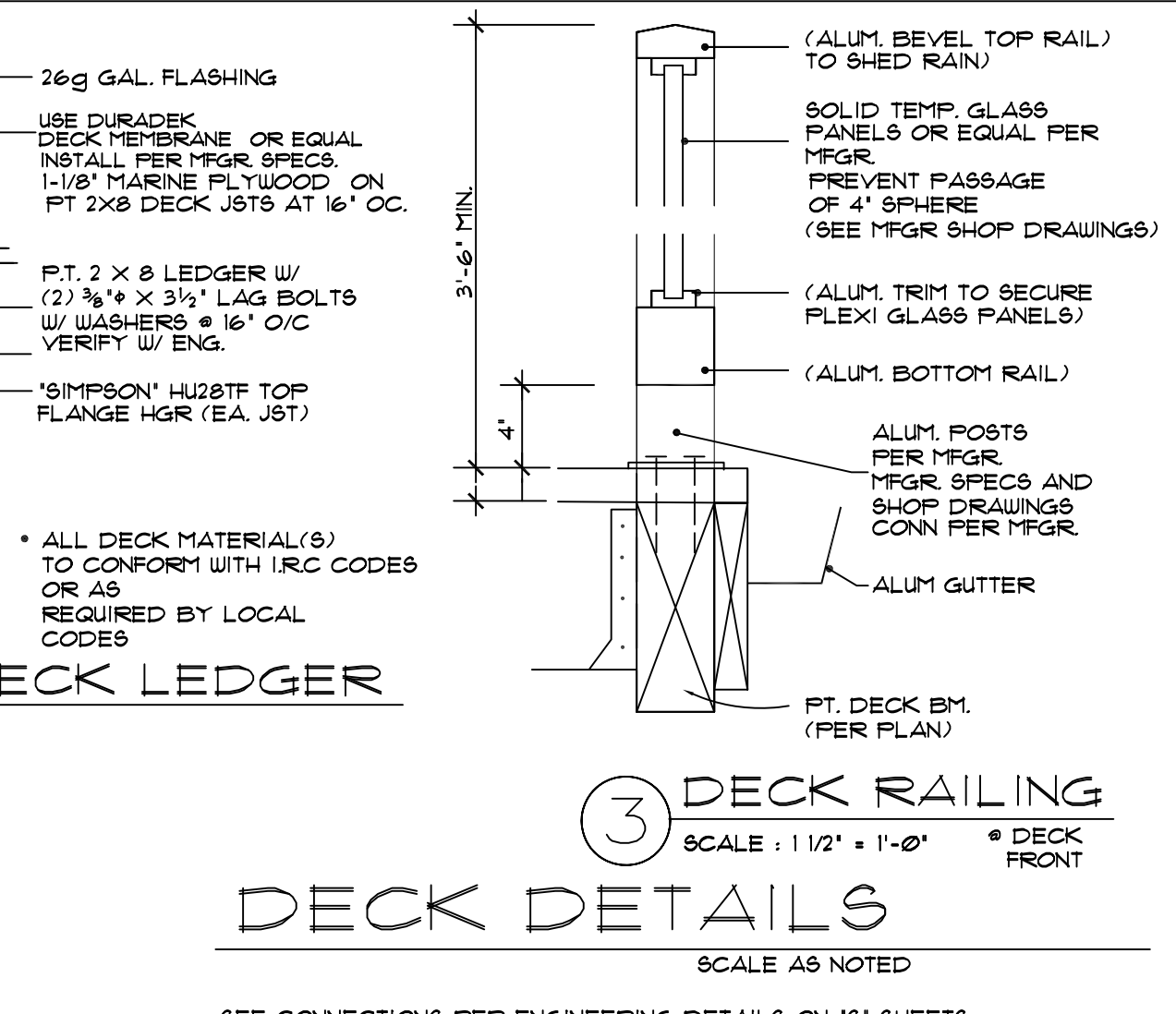
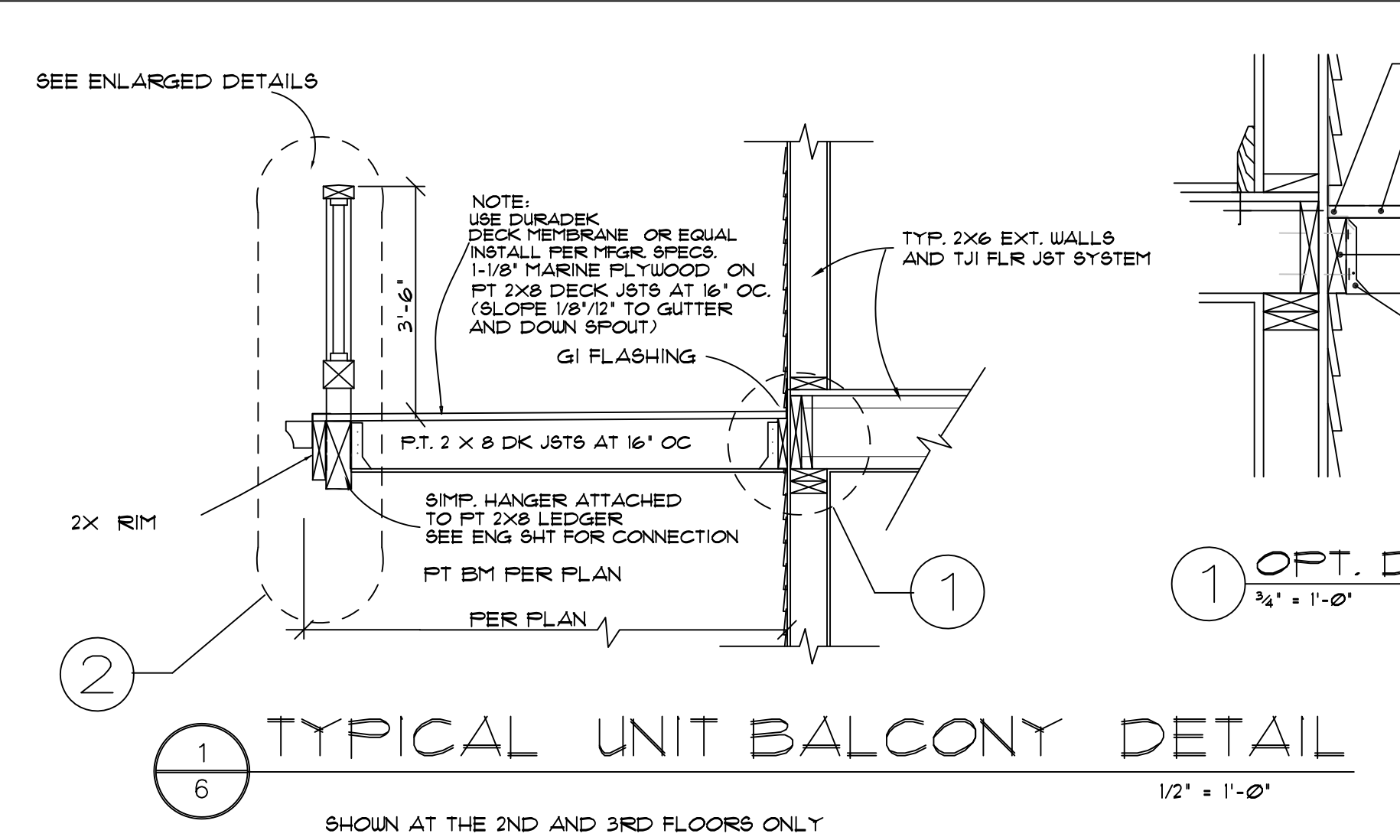
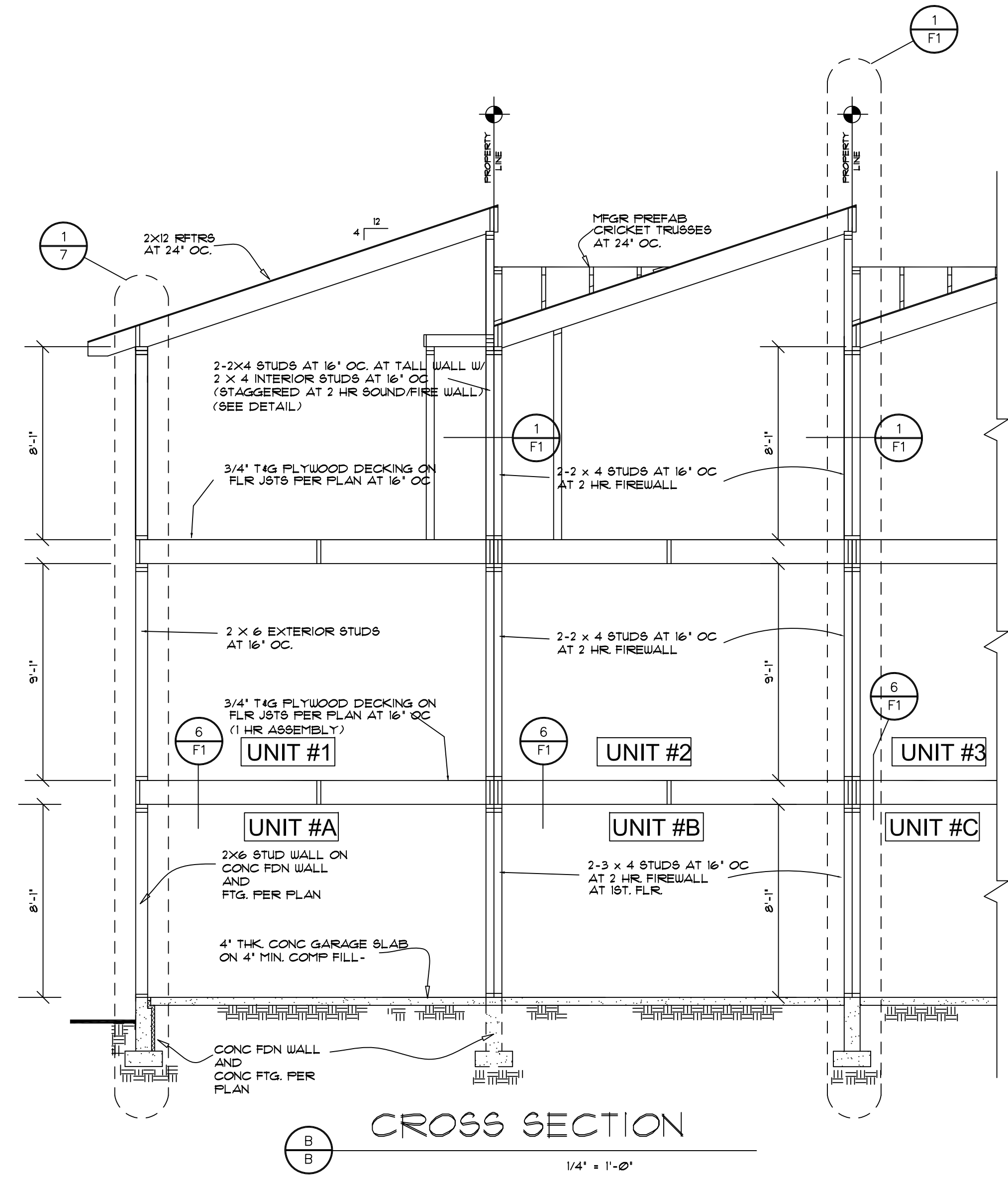
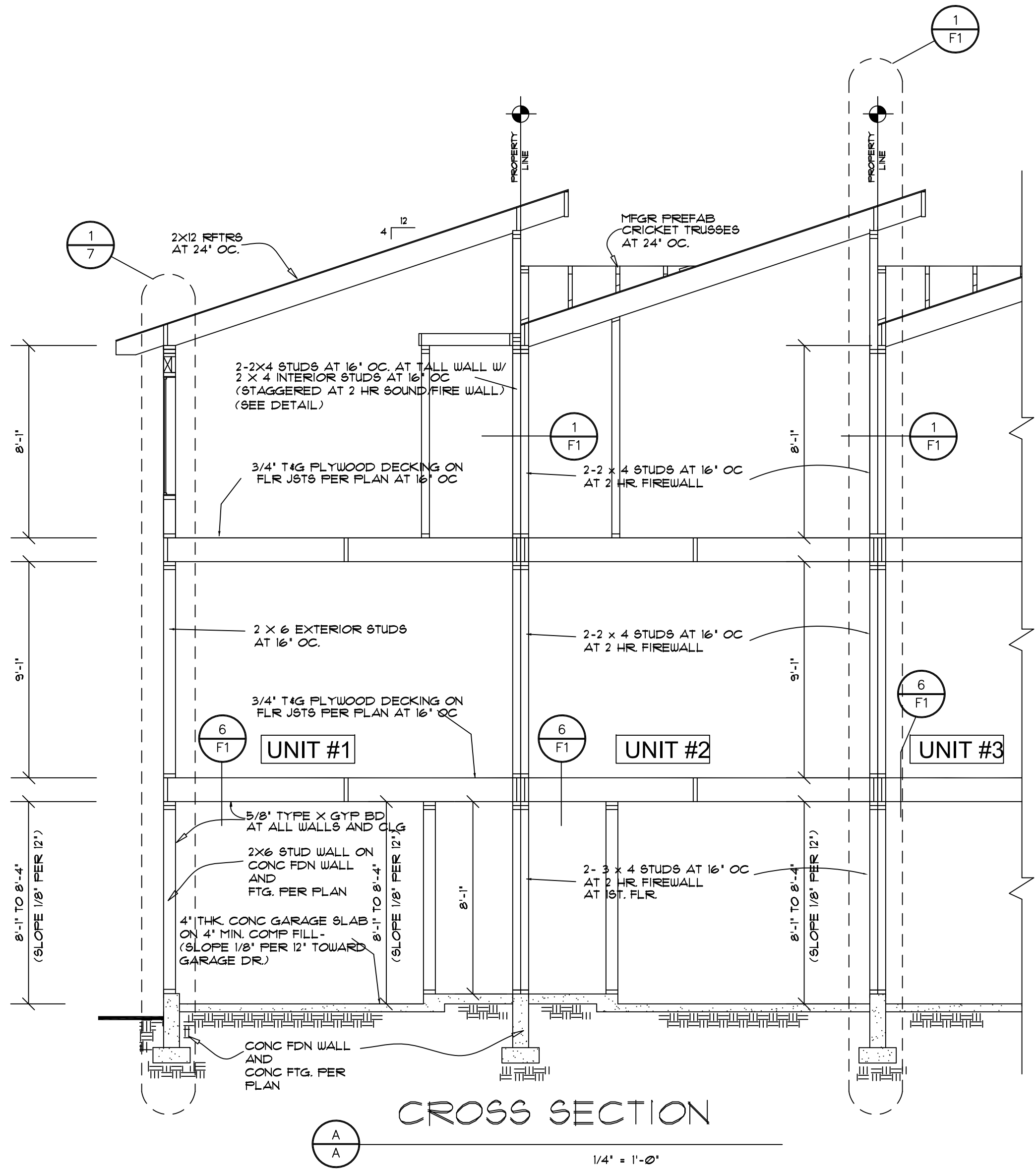
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Plan#  
4-21001-4A  
RESIDENCES

UD: 2306  
800-368-0821



SEE CONNECTIONS PER ENGINEERING DETAILS ON '01 SHEETS  
INSTALL RAILING PER MFGR SPECS AND SHOP DRAWINGS  
BALCONY RAIL NOTES:

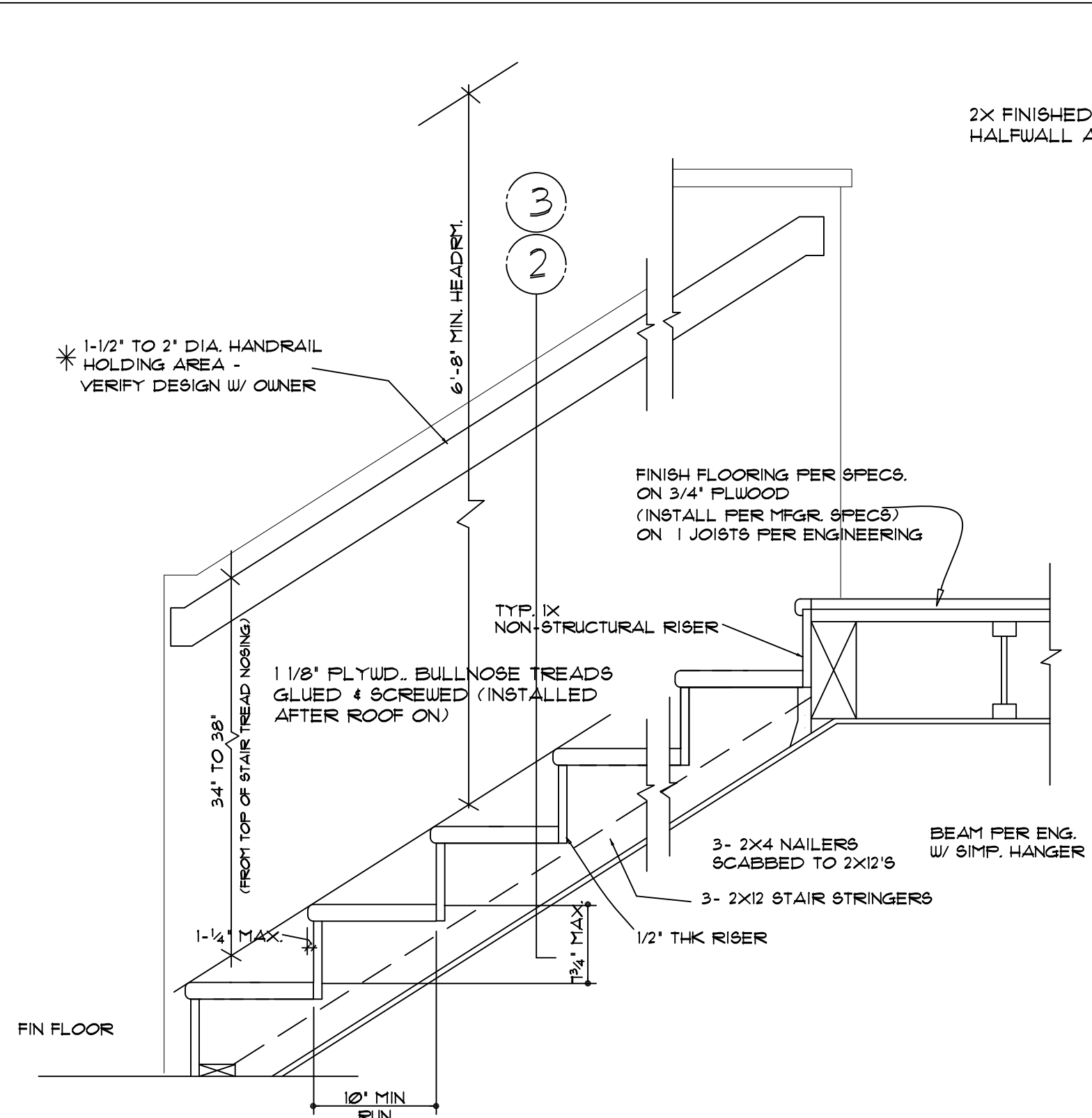
PROVIDE 3'-6" MIN. HAND RAIL HEIGHT ALLOWED IN INDIVIDUAL UNIT BALCONY  
PROVIDE 3'-6" MIN. HAND RAIL HEIGHT ALLOWED IN PUBLIC AREAS SUCH AS (CORRIDOR AND STAIR LANDING AREAS)

AS OPTION:  
PROVIDE 2 X 2 ALUMINUM BALUSTERS SPACED TO PREVENT PASSAGE OF 4" SPHERE (INSTALL PER MFGR SPECS)

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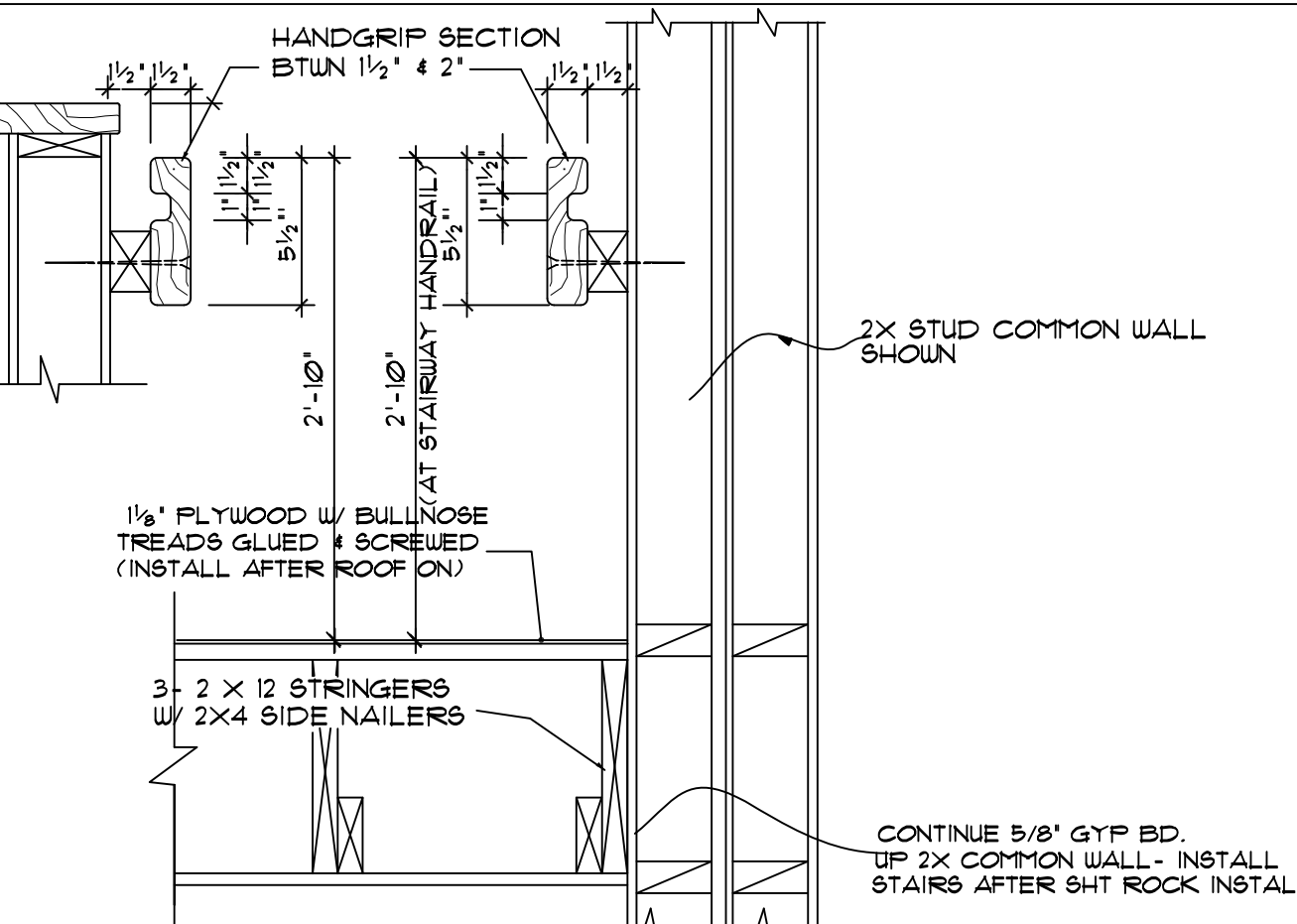
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**4 INTERIOR STAIR DETAIL**

NOTE: SCALE: 1"=1'-0"  
 \* HANDRAILS TO BE PLACED ON ONE SIDE OF STAIRWAY - MINIMUM SEE BALCONY DETAIL 2/6 FOR MORE INFO. STAIR WIDTHS TO BE 36" MINIMUM CLEAR WIDTH- (WALL TO WALL)

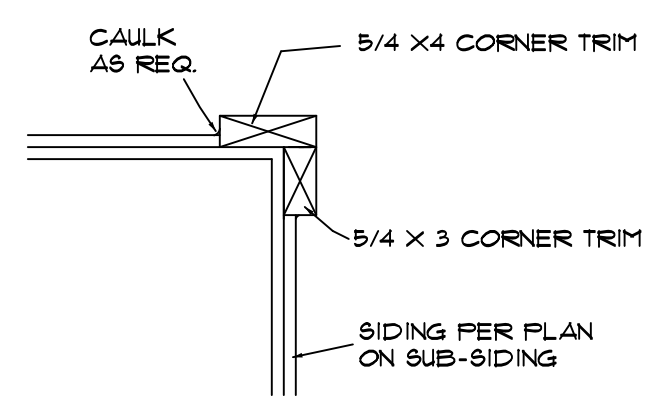


**1 STAIR SECTION**

NOTE: SHOW AT COMMON WALL

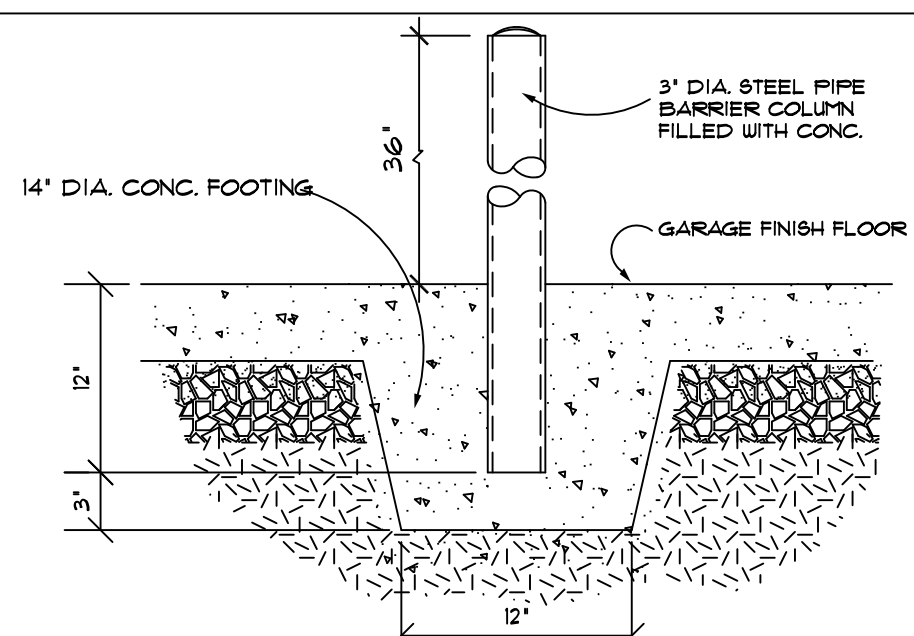
**HANDRAIL NOTES:**

1. STAIR RISER HEIGHTS SHALL BE 7 1/4" MAX. AND STAIR TREAD DEPTHS SHALL BE 10" MIN. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE.
2. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS.
3. OPEN RISERS ARE NOT ALLOWED.
4. HANDRAILS ARE REQUIRED FOR STAIRS AND SHALL COMPLY WITH THE FOLLOWING:
  - A. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS SHALL BE UNIFORM, NOT LESS THAN 34" ABOVE AND NOT MORE THAN 38".
  - B. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. AT STAIRWAYS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
  - C. HANDRAILS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



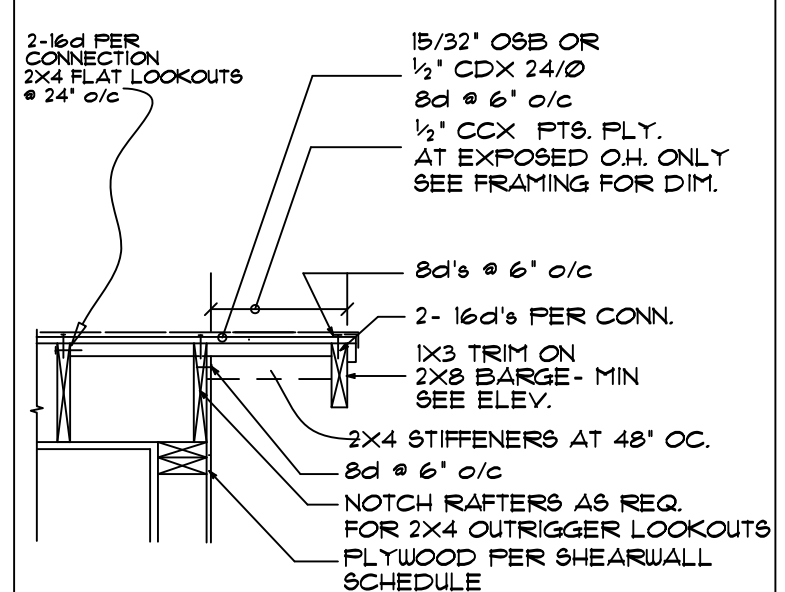
**6 TYP. CORNER TRIM**

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



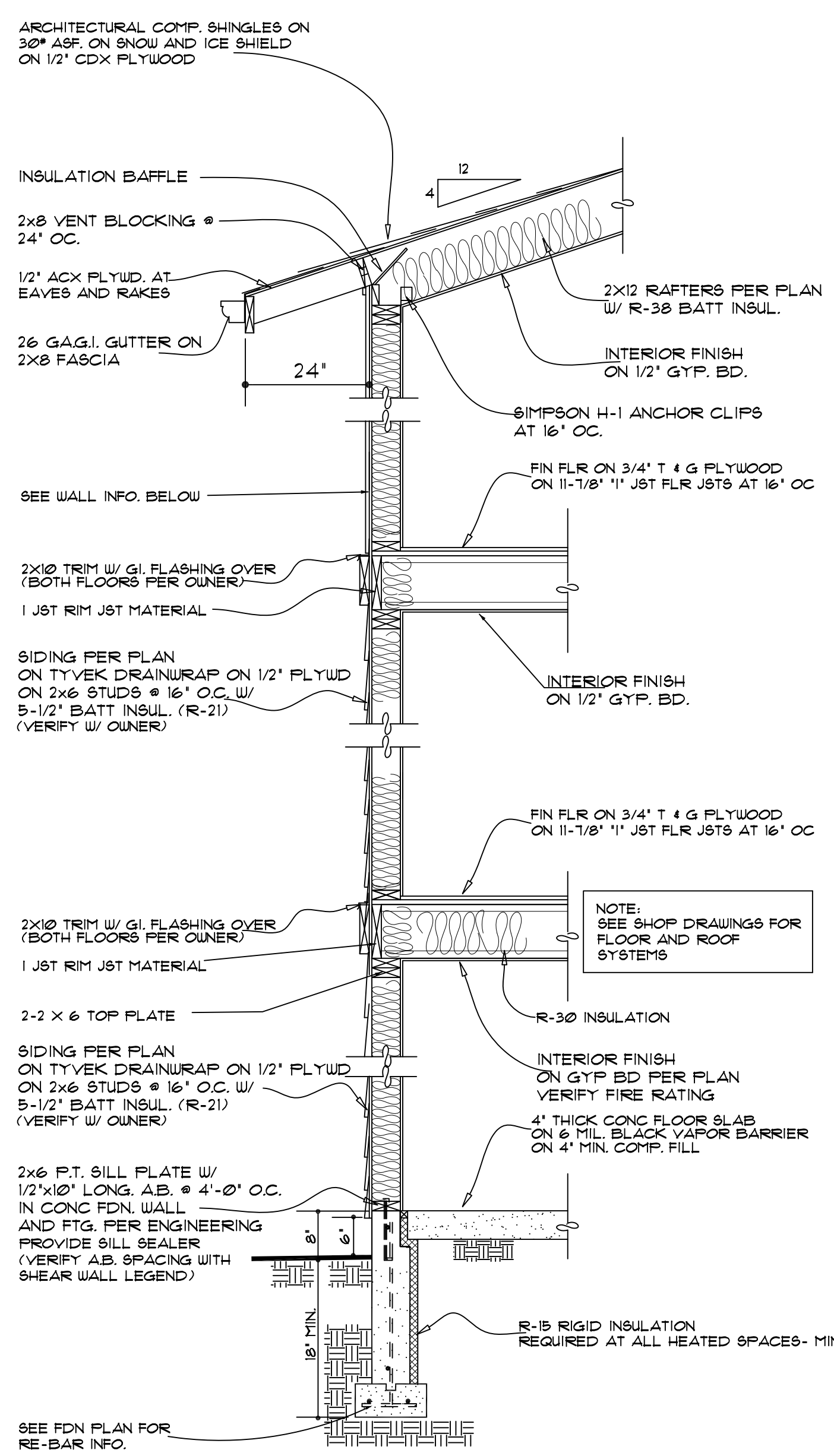
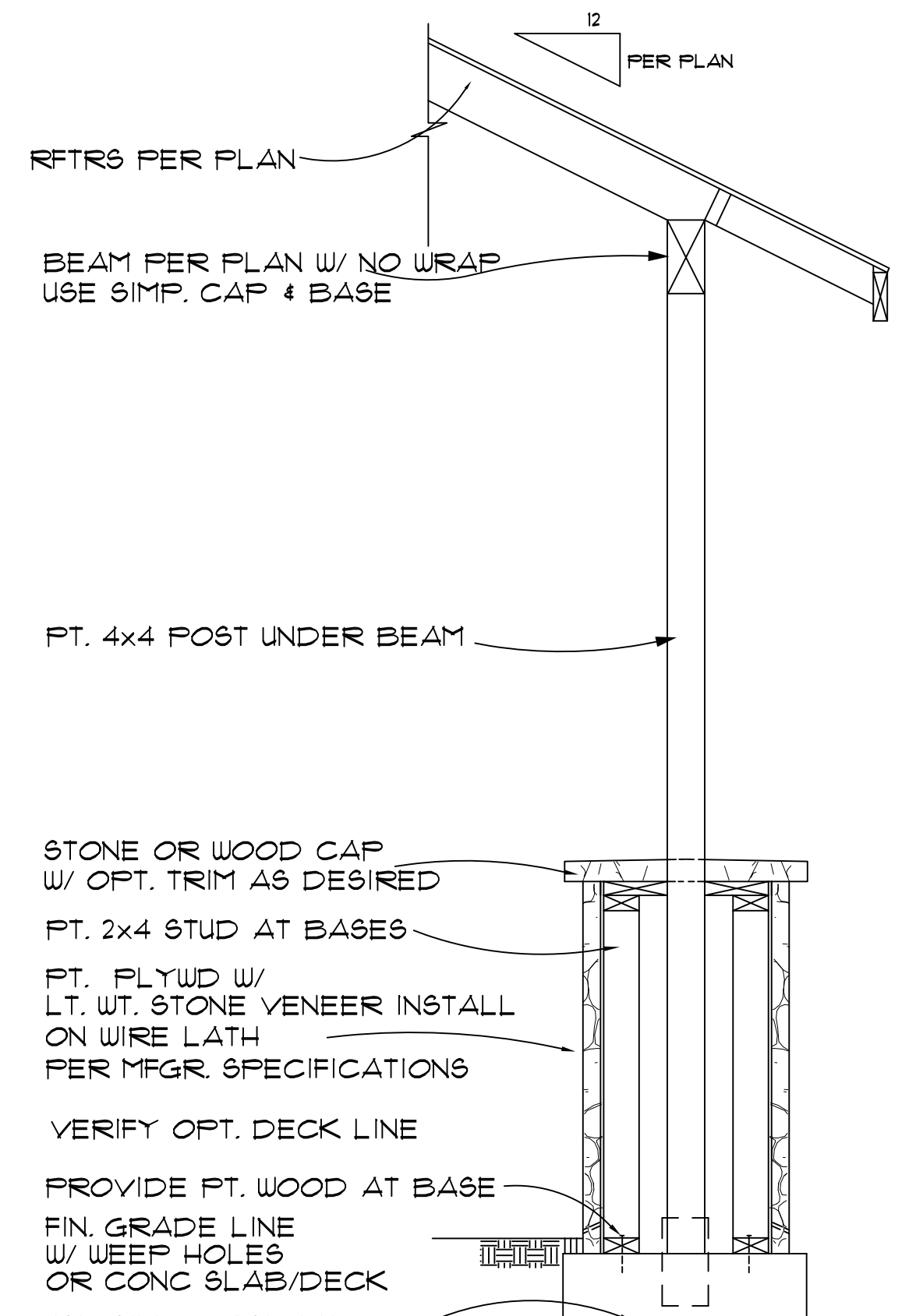
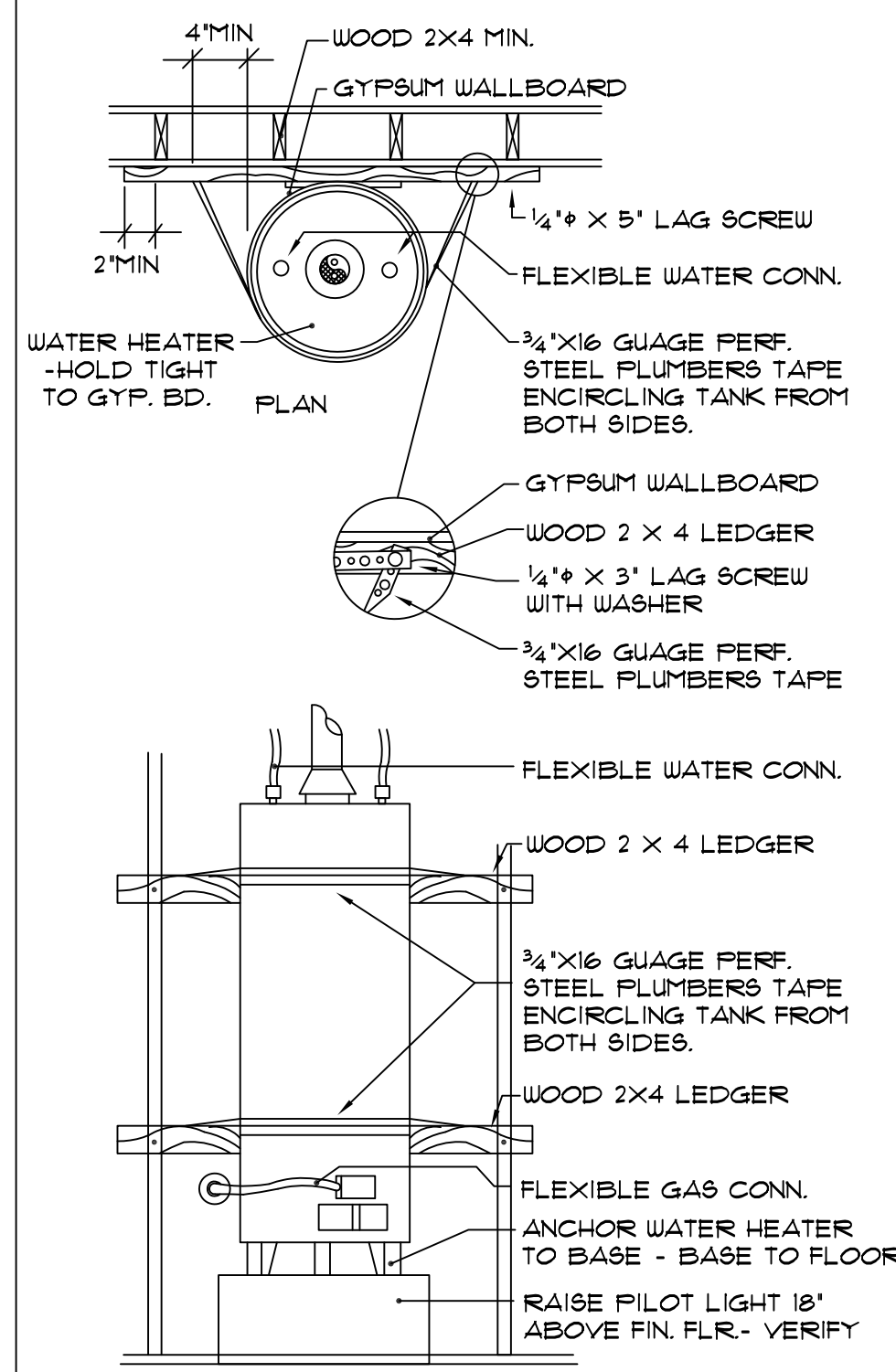
**5 PIPE BOLLARD DETAIL**

TYP. FOR GARAGE FURN. & W/H MECH. PROTECTION



**7 TYP. RAKE O.H.**

1'-1'-0"



**1 TYPICAL WALL DETAIL**

1/2" = 1'-0"

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**Sherman Engineering Inc.**  
 Portland, Oregon

**Building Designs By Stockton LLC.**  
 Ph: 1-800-368-0821

Plan# 4-21001-4A  
 RESIDENCES

UD: 2609  
 0-800-368-0821  
 Ckd: TJS

A7

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**NOT FOR CONSTRUCTION**  
 WITH SUPPORT  
 SCALE: 1/2" = 1'-0"  
 VERIFY W/H MFR. SPECS.

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Building Designs  
By  
Stockton LLC.

Sherman  
Engineering Inc.  
Portland, Oregon  
Ph: 1.503.230.8876

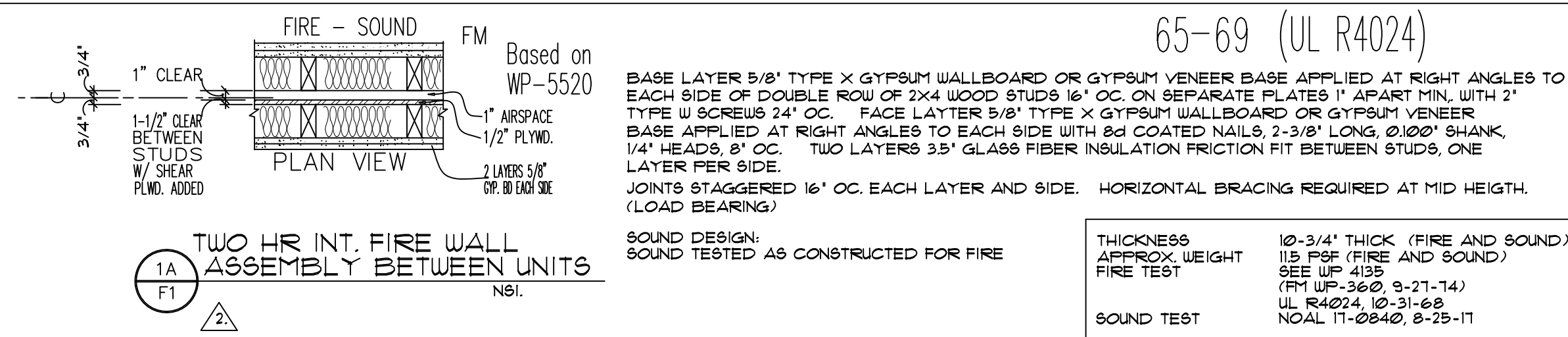
Plan#  
4-21001-4A  
RESIDENCES

800-368-0821  
Ctd: TUS

F1

TWO HR. Gypsum Wallboard CHASE WALL / Wood Framing (Load-Brg.)

No. Fire Rating	Ref. Design No.	Description	STC	Test No.
DBL LAYER				



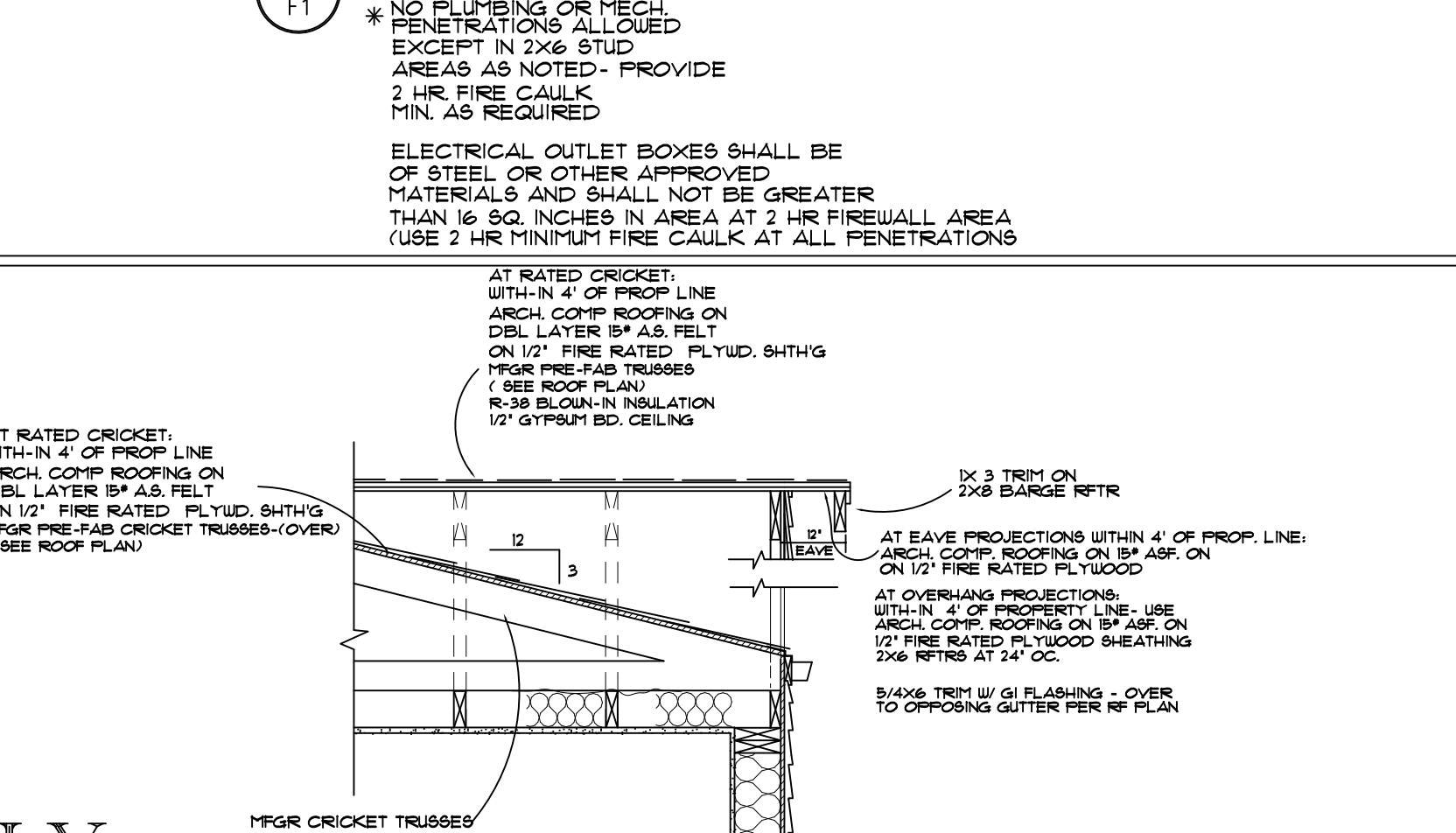
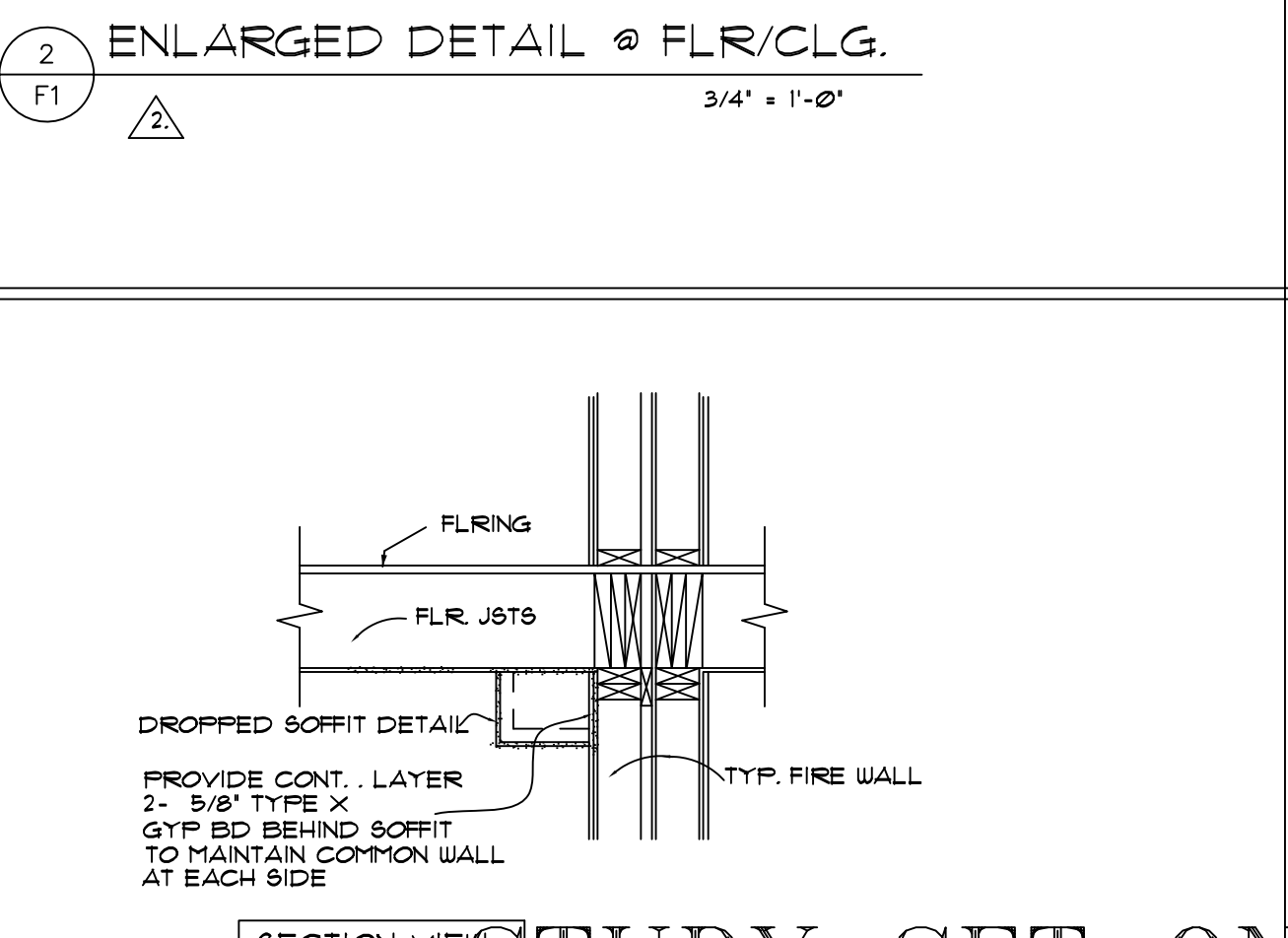
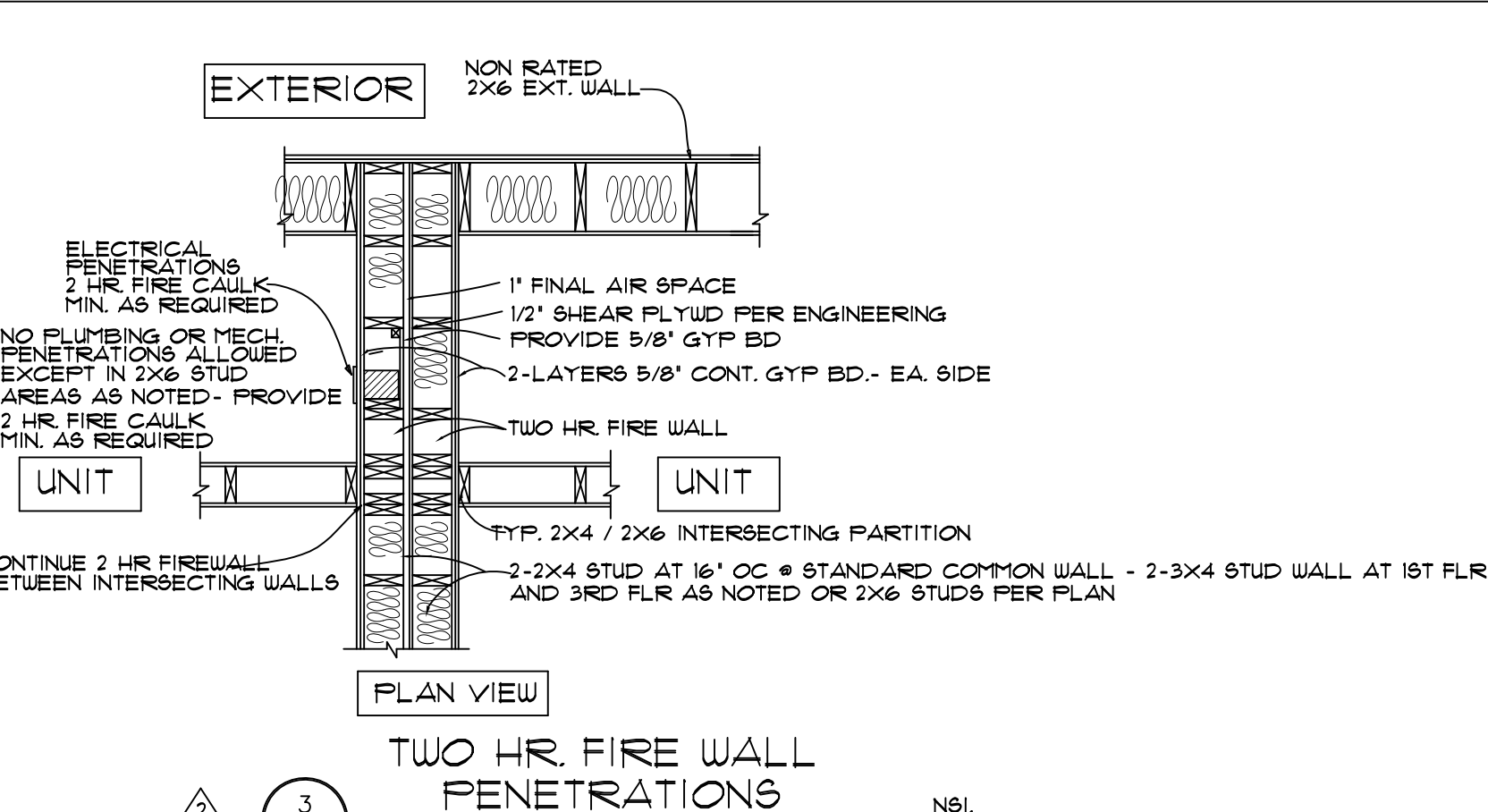
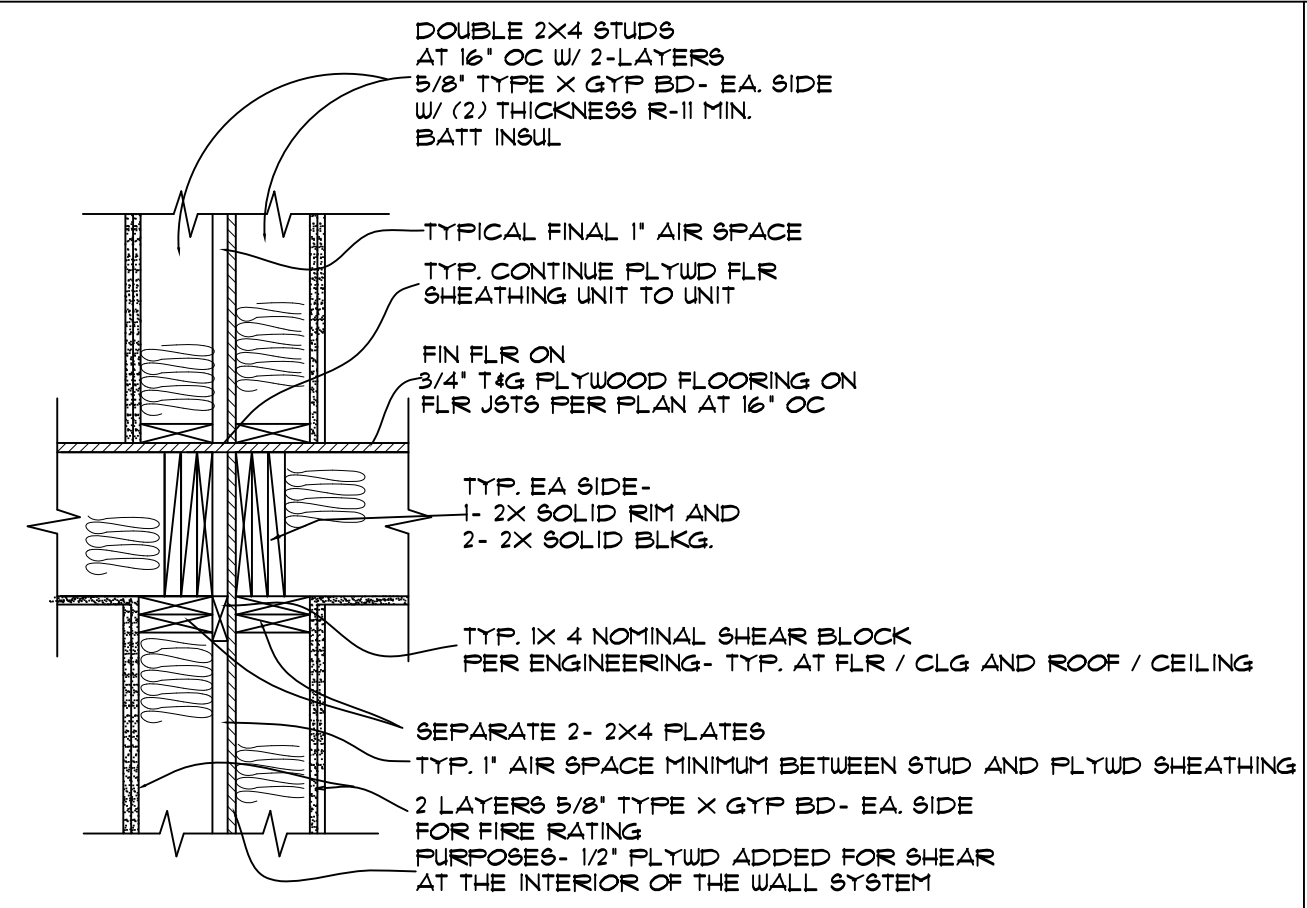
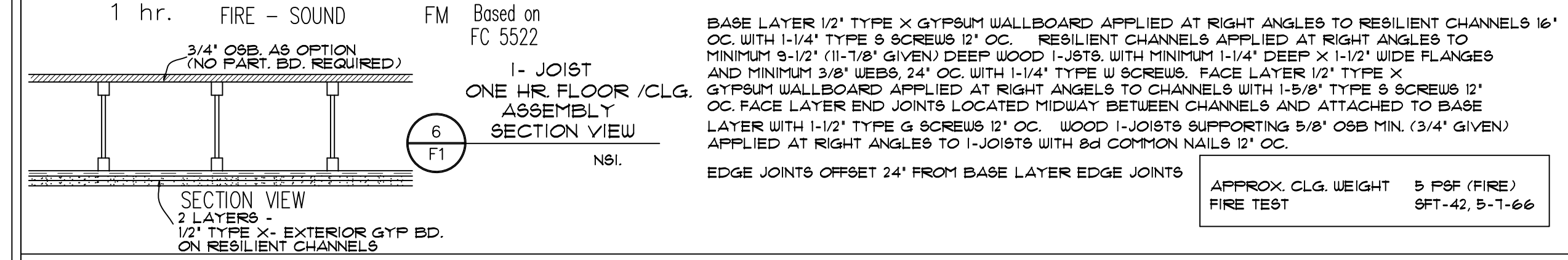
2 HOUR MODIFIED FIREWALL NOTES:

- OPENINGS AND PENETRATIONS OF FIREWALLS:  
THE 2 HR FIRE WALLS MUST BE MAINTAINED AT ALL MEMBRANE AND THROUGH PENETRATIONS, SUCH AS ELECTRICAL BOXES AND WIRING.
- (A) BEHIND THE FIBERGLASS TUB/SHOOWER ENCLOSURE (2 LAYERS 5/8" GYP BD SHOULD RUN CONTINUOUSLY BEHIND THE UNIT AS REQUIRED TO MAINTAIN FIRE RATING)  
USE 2 HR. RATED FIRE CAULKING MIN. AS REQUIRED - INSTALL AND APPLY PER MFR SPECS
  - (B) NO PLUMBING OR MECHANICAL PENETRATIONS ARE ALLOWED IN THE 2 HOUR FIREWALL - EXCEPT IN 2X6 STUD AREAS AS SHOWN ON PLAN PROVIDE 2 HR MINIMUM FIRE CAULK AT ALL PENETRATIONS AS REQUIRED BY CODE
  - (C) CHASES (GYP BD. SHOULD RUN CONTINUOUSLY ON COMMON WALL BEHIND MECH. CHASE)
  - (D) BREAKER BOXES AND OUTLET / SWITCH BOXES (GYP BD SHOULD BE WRAPPED BEHIND BREAKER BOX, AND OUTLETS ON OPPOSITE SIDE OF THE COMMON WALL SHOULD BE OFFSET HORIZONTALLY BY AT LEAST 24"
  - (E) RECESSED WALL HEATERS (GYP. BD SHOULD BE WRAPPED BEHIND ALL HEATERS)
  - (F) SOFFITS ADJACENT TO THE RATED 2 HR WALL CONSTRUCTION (GYP BD SHOULD RUN CONTINUOUSLY BEHIND SOFFIT FRAMING TO MAINTAIN FIRE RATING)
  - (G) CLOTHES WASHER PLUMBING CONNECTION BOX (GYP BD SHOULD BE WRAPPED BEHIND BOX)
  - (H) AT THE PERPENDICULAR WALLS FRAMING INTO THE TWO HOUR WALL (GYP BD NEEDS TO BE CONTINUOUSLY BEHIND THE FRAMING)
  - (I) STAIRS ( GYP BD SHOULD RUN CONTINUOUSLY BEHIND THE STAIR STRINGER, OR STRINGER IS TO BE OF 6" NOMINAL LUMBER AND BLOCKED AT EACH EDGE)
  - (J) ELECTRICAL OUTLET BOXES SHALL BE OF STEEL OR OTHER APPROVED MATERIALS AND SHALL NOT BE GREATER THAN 16 SQ. INCHES IN AREA AT 2 HR FIREWALL AREA (USE 2 HR MINIMUM FIRE CAULK AT ALL PENETRATIONS)

ONE HR ASSEMBLY USING "I" JST. FLOOR JOISTS

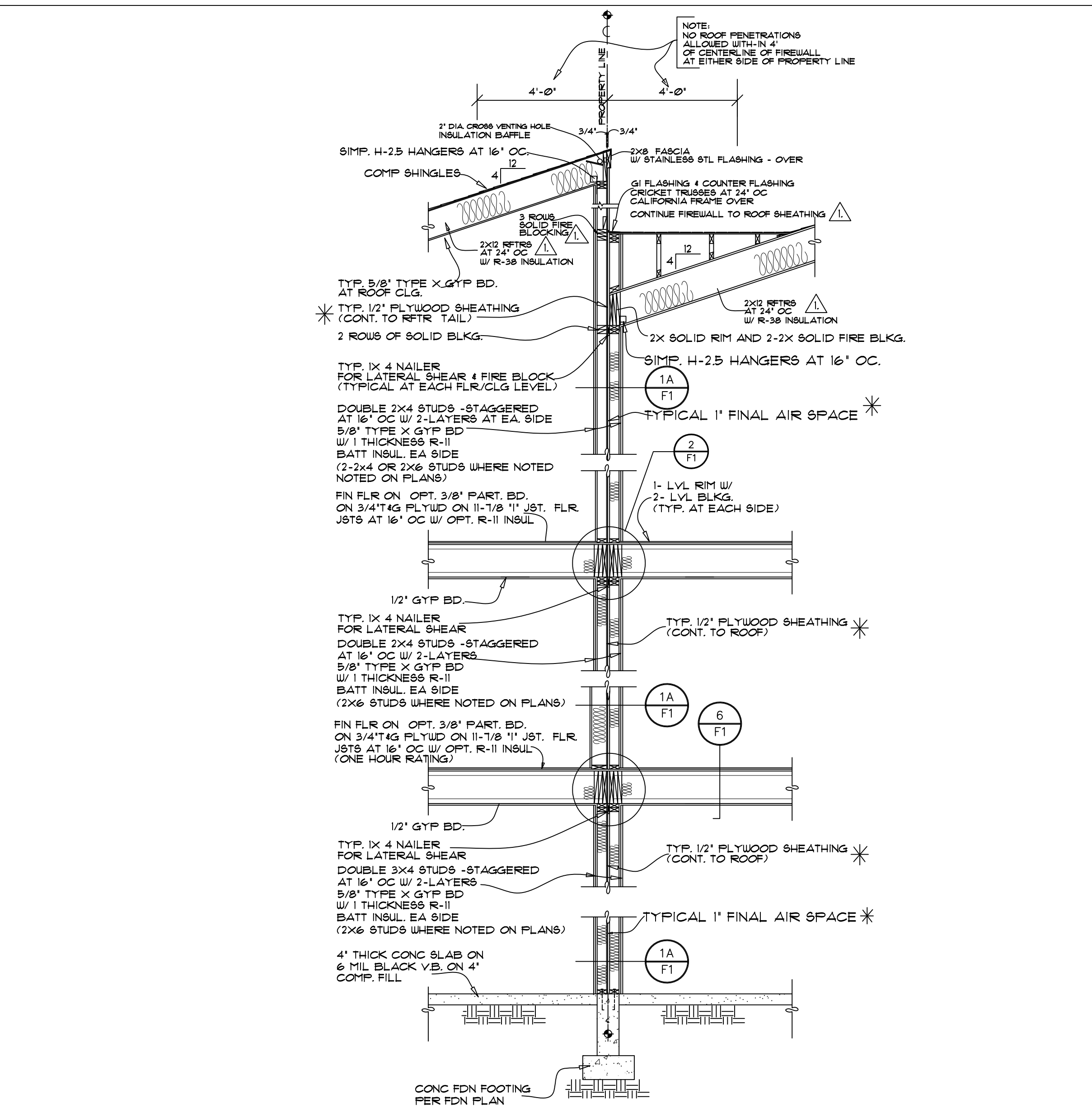
ONE HOUR Gypsum Wallboard Floor / Clg. / Wood Framing (Load - Bearing)

No. Fire Rating	Ref. Design No.	Description	Test No.
DBL. LAYER			



STUDY SET ONLY  
NOT FOR CONSTRUCTION

SCALE: NSI.



TWO HR. FIREWALL AT PROP. LINE & 1 HR. FLR/CLG. DETAIL SHEET

# PORT OF THE DALLES AGENDA ITEM

Meeting Date: March 10, 2021

Subject: **H-1. STAFF REPORT**  
Executive Director Klaas

## Columbia River Gorge Commission

- The management plan has received concurrence, so it stands as drafted. We now wait to hear what the Oregon court of appeals says.

## COVID-19 Pandemic

- The office is still closed to the public.
- All Port staff have the ability to work from home, and we continually assess the situation to decide the safest option.
- The Port worked with The Dalles Area Chamber of Commerce and picked up additional PPE supplies to distribute to our area businesses, and through Commissioner Wallace, south to Dufur.

## Port of The Dalles Marina

- The restrooms are still closed based on OHA guidelines, with port-a-potties taking their place. The Port has contacted NW County Parks and Recreation and let them know that we will align our restroom reopening with them.
- **UPDATE:** All boats have been removed from guest moorage that did not have permission to be there. We are pursuing collections on two that did not make payments while moored.
- The Port was not awarded the Travel Oregon Destination Programs Grant for launch ramp improvements, but we were contacted after the awards were announced to let us know that there was another grant opportunity that our project would fit in, so it is being resubmitted for funding.
- Repairs are being made to the launch ramp walkways including bumper replacement, tightening up screws, and replacement of a pile hoop that came loose.
- Cascade Vegetation has been contracted to spray for weeds along the jetty and launch ramp.
- Payment for power usage in the transient guest moorage is going mobile this summer. Boaters will be able to make payments via Venmo or similar, so they do not need to write a check or have cash to pay for this service.

## General

- Spring landscaping improvements and cleanup are happening now.
- A request for proposal for auditing services has been sent out and posted on the SDAO website. Responses are due back by April 30, and staff will bring forward a recommendation to the May 12th Port Commission meeting.

- We will be seal coating and re-stripping the Port office parking lot when the weather warms up.
- Internal work has begun on the 2021-2022 budget.
- Real Estate for sale signs are being designed and will be placed on the Klindt Drive lot as well as lots on Rivertrail Way.
- The Port participated in a discussion about cruise ships returning to the Columbia River. Overall a good discussion, but there is confusion about what entity regulates these vessels. Due to their small size, they do not fall under the CDC Covid-19 guidelines which are enforced by the Coast Guard, the governor of Washington has indicated that he has the authority to issue no sail orders for Washington, but the Columbia River is water of the US. Some outcomes from the meeting: determine where the regulatory authority lies, communities generally want the ships back (in many cases this is a safer population than the day visitors who drive here), Washington State epidemiologist does not want the ships back on the river until there is 0% chance of Covid-19 occurring.
- The Port's website is moving from its current host to Streamline, a company that caters to Special Districts and ensures Section 508 compliance online. The migration will be happening over the course of a month or so.
- Port Staff participated in Strategic Doing training sponsored by University of Oregon/RARE. There were some good takeaways. One is to evaluate projects with 2 criteria - the project's impact, and the project's ease...another is to tackle big projects in doable, bite-sized steps that can be completed in 30 minutes over 30 days and delegate these small tasks to a larger group. When we meet in-person we will use some of the techniques that we learned to possibly reprioritize our workplace projects.
- The Dalles Community Outreach Team is gearing up for another virtual Washington D.C. visit. We will be scheduling calls the weeks of March 15-22, 2021.
- Executive Assistant Toepke met with The Dalles City Police at the homeless camp located between the City Dock and The Dalles Marina to discuss a clean-up plan. She will also be talking with a member from Kiwanis about possible ways the club could help with on-going brush clean up in that area.
- Port Staff are now official Notary's.

### **Salem**

- Last month Executive Director Klaas reported that the State had indicated that they would have a \$2 Billion shortfall, with an unbelievable turn of events, the revenue forecast is now indicating that there will be NO shortfall, and actually, the State may have collected so much revenue that there will be a personal kicker of \$570 million and a corporate kicker of \$420 million.
- Lottery spending is back to normal monthly levels.
- Rural recovery is happening more quickly than urban recovery.

### **The Dalles Riverfront Trail**

- The following is an update received from the Riverfront Trail Board:

“As we move toward spring of 2021, we (The Dalles Riverfront Trail Board) wanted to give You, and the Port Commission, and our other major funders, an update on our on-going Riverfront Trail Repair Project.

First of all, though, we would like to extend our thank you to You, and the Port Commission, once again, for your generous donation of \$50,000 that significantly boosted our fundraising effort for this Project.

Last year, as you are aware, we completed the Discovery Center to the Railroad Underpass Trail Repair (0.5 mile), including seal coating of the trail through that area. Then, we were able to have the main trail seal coated from The Port of The Dalles Marina to the Poplar Tree Area along the west bank of Chenoweth Creek (approx. 7.0 miles).

Currently we are working on moving forward with the reconstruction of the trail at the west end of the new Google Taylor Lake Server Farm Facility. This project is approximately 250 - 300 feet in length and is dealing with a section of trail that has settled over time. Our engineering plan and cost estimate for this work is due to be completed this week by Tenneson Engineering and we will then be working to set up a construction contract for the actual work. We anticipate having this repair completed this spring.

That will leave us with 2 more major, and expensive, trail repairs, plus 1.1 mile of trail seal coating, to complete the overall project.

In order to add to our remaining funding to carryout these final 2 projects, we plan to apply for a State Recreation Trails Grant this spring, using a portion of our already collected funds to serve as match. If we are successful in securing this additional funding, we will be able to access these dollars in November of this year. As a result, we very likely will not be able to start, and/or complete, the final 2 repairs until the spring/summer of next year - 2022.

Here is a bit more detail on these final trail repair projects:

**Planned Trail Repair Project No. 1 for this Spring 2021 - Google Trail Settlement**

As noted above, this project is located on the west end of the new Google Taylor Lake Server Farm Facility, and consists of approximately 250 - 300 feet of trail that has settled over time. We plan to contract for the repair this spring, most likely with Crestline Construction.

**Planned Trail Repair Project No. 2 for Spring/Summer 2022 - Poplar Tree/Culvert**

As you know, this project is located on the west bank of Chenoweth Creek, near the new Port Veterinarian's Office, and is dealing with the Poplar Tree Roots that are in the process of uplifting and damaging the trail, and a plugged culvert in this area that has caused the trail to settle for a short distance. Tenneson Engineering is scheduled to complete the engineering plans and cost estimates for this project by April 1st, plus will be responsible for taking care of the easement work with the Port that is required for this project. Actual work on this section will likely not begin

until the spring/summer of next year depending on whether or not we are successful in securing additional funding for this work through the State Recreation Trails Grant Program.

**Planned Trail Repair Project No. 3 for Spring/Summer 2022 - Taylor Lake Outfall and BPA Trail Damage**

This project is located on the section of trail from the west end of the new Google Taylor Lake Server Farm Facility to the BPA Power Line towers on the west side of Taylor Lake (approx. 1,000 feet). BPA has agreed to pay for their damage to the trail, through this area, that has resulted from their Power Pole Replacement Project. We estimate they will be done with their project by this fall. Our Board has decided to coordinate with the BPA repair to also address the reconstruction of the trail along the Taylor Lake Outfall. If all goes according to plan, we would be able to have this final trail repair work completed by the Spring/Summer of next year.

**Final Trail Seal Coating Project for Spring/Summer 2022 - Poplar Tree/Culvert to BPA Power Line Towers**

Once the above projects are completed we will have the final 1.1 mile section of the Trail seal coated. This work would complete the overall Trail Repair Project, and, also, would likely take place in the spring/summer of next year.

We will keep you posted as this trail repair work continues to move forward. And please don't hesitate to contact us if You, or the Commission, have any questions about our progress, temporary trail closures, etc. as we go along."



## PORT OF THE DALLES AGENDA ITEM

Meeting Date: March 10, 2021

Subject: **H-2. RARE REPORT**  
Land Use Strategist & Policy Analyst Shank-Root

### **Brownfields**

- An initial draft of the reprioritization of brownfields in The Dalles has been completed and sent to Executive Director Klaas for review. After integrating her feedback, staff will meet with partners from MCEDD to finalize the process.
- The Public Involvement Plan (PIP) has been finalized and submitted to the U.S. EPA District 10 for final approval. Once approval is obtained and any suggestions are integrated, the PIP will be posted on the brownfields page on the City's website.
- Upon the approval of the PIP and finalization of the City's brownfield specific webpage, the Brownfields Advisory Committee will begin Public Outreach and meet to finalize reprioritization efforts.

### **Real Estate Strategy Committee**

- The monthly Real Estate Strategy Committee occurred on March 2nd to discuss local real estate opportunities.
- Staff asks for Commission consensus on the recommendation from the Real Estate Strategy Committee is to investigate the development costs of lot 2N 13E 21 C 2600, the Port owned property adjacent to Tract C. Staff would also contact the State Historic Preservation Office, Tribal Bodies, and relevant environmental organization to assess the development opportunities of the site.

### **RARE Training**

- Strategist Shank-Root has attended multiple RARE sponsored training opportunities in the past month including Strategic Doing, equity, and anti-racism trainings.
- The Strategic Doing training focused on effective meeting facilitation skills, strategies to maximize the impact of community groups and community project selection methods.