AGENDA DAYTON PLANNING COMMISSION

DAYTON CITY HALL ANNEX and REMOTELY VIA ZOOM

THURSDAY, AUGUST 11, 2022

DATE:

PLACE:

G.

ADJOURN

https://us06web.zoom.us/j/82696556106 6:30 PM TIME: **ITEM** DESCRIPTION PAGE# Α. **CALL TO ORDER** В. APPROVAL OF ORDER OF AGENDA C. **APPROVAL OF MINUTES** Meeting on 01/13/2022 3 - 7 **DECLARING VACANCY** D. E. **ELECTION OF OFFICERS** F. APPEARANCE OF INTERESTED CITIZENS This time is reserved for questions or comments from persons in the audience on any topic. G. **PUBLIC HEARING** Site Development Review for 300, 302, 304 Ferry St SDR 2022-06, MAJVAR 22-07, HIST 22-05 – Staff Report 8 - 22Exhibit A: Vicinity Map 23 24 - 36 Exhibit B: City Engineer's Comments Exhibit C: Staff Report - HIST 22-05 37-40 Exhibit D: Site Design Review Application 41 - 132 Exhibit E: Major Variance Application 133 - 137 Exhibit F: Alteration of a Historic Resource Application 138 - 147 Exhibit G: HIST 22-05 Narrative Response 148 - 149 F. **OTHER BUSINESS**

Posted: 08/04/2022

By: Cyndi Park, Planning Coordinator

If you have a disability and require a reasonable accommodation to fully participate in this meeting, please contact the City of Dayton at least 32 working hours (four days) before the meeting via email at cityofdayton@ci.dayton.or.us or telephone 503-864-2221 to discuss your accessibility needs.

Next Scheduled Meeting Date Thursday September 8, 2022

City of Dayton, PO Box 339, 416 Ferry St, Dayton OR 97114 Phone: 503-864-2221 Fax: 503-864-2956

Email: cityofdayton@ci.dayton.or.us Website: www.ci.dayton.or.us

MINUTES

JOINT DAYTON PLANNING COMMISSION AND YAMHILL COUNTY BOARD OF COMMISSIONERS MEETING JANUARY 13, 2022

DAYTON COMMISSIONERS PRESENT: Jim Maguire

Ann-Marie Anderson Rob Hallyburton Dave Mackin Tim Parsons

DAYTON COMMISSIONERS ABSENT: None

YAMHILL COUNTY COMMISSIONERS PRESENT: Paulette Alexandria

Dan Armstrong
Matt Dunckel
Marjorie Ehry
Mark Gaibler
Alan Halstead
Kit Johnson

YAMHILL COUNTY COMMISSIONERS ABSENT: John Abrams

Brett Veatch

DAYTON STAFF PRESENT: Kiel Jenkins, Associate Planner

Rochelle Roaden, City Manager Cyndi Park, Planning Coordinator

YAMHILL COUNTY STAFF PRESENT: Ken Friday, Director Yamhill County

Planning & Development

CALL TO ORDER

Dayton Chairperson Jim Maguire called the meeting to order at 6:32.

APPROVAL OF ORDER OF AGENDA

The order of the agenda was approved.

SWEARING IN OF NEW DAYTON COMMISSIONER

Chairperson Maguire administered the oath of office to Dave Mackin.

APPEARANCE OF INTERESTED CITIZENS

No citizens were present for general comment.

PUBLIC HEARING

Chairperson Maguire opened the public hearing for Dayton LA 2021-02 and Yamhill County DA-02-01 at 6:34 p.m. He read the introductory script, asked if there were any declarations of ex-parte contact or objection to the notice provided for this hearing, or to any members of the Commission that were participating in the hearing. The meeting was turned over to Mr. Jenkins who began to read parts of the staff report.

Mr. Jenkins explained the purpose of the meeting, and briefly summarized the events leading up to the hearing. Due to the size of the packet, Mr. Jenkins was going to discuss the main points and allow participants to read the remainder on their own. Mr. Jenkins presented background information about the process including:

- What is an Urban Growth Boundary?
- UGB Amendments
- Why is Dayton Considering a UGB Swap?
- What is the UGB Swap Process?
- Study Area Exclusions
- Final Study Area

Goal 14 Locational Factors

City Comprehensive Plan Map Amendment

Dayton-Yamhill County UGB Agreement outlined in the Staff Report in section VI.

Mr. Jenkins next addressed some of the most frequent questions he has been asked about this proposal, including:

Q: Why is it more costly to extend utilities across Highway 18 as opposed to the proposed UGB area?

A: The answer is mainly due to parcellation and the limited availability of buildable land.

Q: Will property owners within the proposed UGB area be forced to annex?

A: No. Annexation is voluntary and application based.

Q: The geographic area to be removed is much larger than the area to be added. Is that possible?

A: Yes. Much of the land to be removed would not be able to be developed due to it being ODOT right- of-way, in the floodplain, or jurisdictional wetlands.

Q: What are the effects of the surrounding farmland? Are there measures to mitigate the effects of farmland on potential residential property?

A: Yes, should the area become residential, the builder would have a responsibility to mitigate the effects of adjacent uses. The developer would have to ensure buffering or hedges or things like that needed to screen the effects of farm use from residential development would be on the developer of the property.

The staff report was concluded, and Mr. Jenkins let the Commissioners know that staff recommended that the amendments be forwarded to the City Council for consideration with their vote to approve.

Dayton Planning Commission Chairperson Maguire asked if any Commissioners had questions for staff. Dayton Commissioner Mackin asked if any residents in the area under consideration had expressed interest in annexation. Mr. Jenkins had heard from resident that potentially would be interested in annexation, if possible.

Yamhill County Commissioner Johnson asked what had prompted the city to look at the UGB swap in the first place. Mr. Jenkins explained that the process had begun in 2016 when it was identified that there was no interest in annexation among the property owners in the current UGB area. This, combined with the inability to extend city utilities to the current UGB area prompted them to begin looking for alternatives.

Yamhill County Commissioner Gaibler asked if there would be any commercial properties included in the swap. Mr. Jenkins explained that each property would have to apply for annexation separately, and the overall area would be zoned as residential, as it currently is.

Dayton Commissioner Hallyburton inquired about the requirement for a builder or property owner to have the responsibility to mitigate the effects of farming activity on a residential property. Mr. Jenkins explained that this was not in the code, but that the city would not require an existing use to change because of a new use being allowed nearby.

Yamhill County Commissioner asked how long this land would last, when would it need to be done again? Mr. Jenkins replied that hopefully this wouldn't have to happen again. The goal is to not have to expand the UGB in the future.

Dayton Chairperson Maguire opened the meeting for comments from anyone in attendance in favor of the proposal.

Mr. Austin spoke first. He owns two properties in the area proposed for annexation. He is in favor because he would like to have city water services, but he is concerned about the density of development. Mr. Jenkins explained that the estimates included in the staff report were the lowest density that would be allowed under current code. The ultimate determination about density would be decided further in the process, before building begins.

Mr. Saunders is in favor of the project but was wondering what would happen to properties along Foster Rd. Mr. Jenkins replied that the zoning would not be changing. Director Friday explained that nothing would change for properties that were already in the county and would remain in the county. Anyone interested in developing an ADU on their property should apply to the county before their property is removed from the UGB.

Chairperson Maguire opened the meeting to those in opposition to the application. There were none in attendance.

Chairperson Maguire opened the meeting to those that were neutral to the application. There were none in the attendance.

Chairperson Maguire read a letter from Sam Sweeny into the record. A copy of the letter is included in

the staff report for this application. Mr. Hallyburton inquired whether Mr. Sweeney would have to alter his farming operations (across Ferry St from the proposed swap area), Mr. Jenkins replied that he would not. The builder would be responsible for mitigating the effects of farming on the residences to be developed. Yamhill Commissioner Gaibler said that it wasn't a matter of if people will complain about farming activity, it is a matter of when. He believes when people move into farming communities without an understanding of what that entails, constant complaints can result. Yamhill Commissioner Ehry asked that everyone consider the future. She mentioned that there could be a hog farm or a dairy under the zoning, and those things would make nearby neighbors complain.

Mr. Jenkins spoke on behalf of the applicant, the City of Dayton. He addressed the concerns about future development and explained that part of the UGB process is evaluation. He explained that prior to this hearing, over six months of work had gone into the proposal, and staff are confident that this solution is the best one available given the land availability.

Dayton Chairperson Maguire closed the public hearing.

Yamhill County Commissioner Halstead would vote no, and asked that the city take into consideration what they can do to mitigate conflict between the agricultural community and the new residents.

Yamhill County Commissioner Duckel agreed with the staff position and will vote yes.

Yamhill County Commissioner Gaibler would vote no. He believes the land already existing within the UGB could be developed.

Yamhill County Commissioner Alexandria would vote yes but asked that the new residents be informed about farming activity.

Yamhill County Commissioner Armstrong asked how many acres of land the city owns in the existing UGB and in the proposed UGB swap land. Dayton City Manager Rochelle Roaden clarified that the city owned land has five wells on it and will be used to tie into the city's water treatment plant. The land was purchased for the water rights.

Yamhill County Commissioner Ehry was concerned about the farmlands. She would vote yes but would like to see an education campaign for people moving to the area.

Yamhill County Commissioner Armstrong would vote yes.

Dayton Commissioner Mackin had concerns about the utilities that will serve the area but would vote yes.

Dayton Commissioner Hallyburton acknowledged that the city has a problem, and that this is one solution to the problem. Without an inclusion of something by the city to mitigate the issues that could occur between the farms and the residents, he would vote no.

Dayton Commissioner Parsons is a farmer that has had conflicts with his neighbors. In light of the fact that the current land could not be developed, and the city needs room to grow, he would vote yes.

Dayton Vice Chairperson Anderson believed the proposation vote yes.	al to be the most practical available and would
Motion for Dayton LA 2021-02 and CPMA 2021-01 made by Commissioner Parsons for recommendation of approanderson – AYE Hallyburton - NO Mackin - AYE Maguire - AYE Parsons - AYE The motion passes.	•
Motion made by Commissioner Halstead and seconded Dayton UGB Swap as outlined, and recommend the app Commissioners. The votes were: Alexandria - AYE Armstrong - AYE Dunckel – AYE Ehry - AYE Gaibler - NO Halstead - AYE Johnson - AYE The motion passes.	
OTHER BUSINESS	
None.	
ADJORN	
There being no further business, the meeting was adjou	rned at 8:24 p.m.
Respectfully submitted:	APPROVED BY PLANNING COMMISSION on:
By: Cyndi Park Library Director/Planning Coordinator	☐ As Written ☐ As Amended

CITY OF DAYTON

416 Ferry Street – P. O. Box 339 Dayton, OR 97114-0039 503-864-2221 fax 503-864-2956

PLANNING COMMISSION STAFF REPORT

DATE: August 11, 2022

FILE NUMBER: SDR 2022-06, MAJVAR 22-07, HIST 22-05

HEARING DATE: August 11, 2022

APPLICANT: Paul Falsetto

OWNER: Twin Towers, LLC

REQUEST: Site Development Review for the redevelopment of three buildings along Ferry St.

The redevelopment will include the renovation of the Harris, Stuckey, and Bank of Dayton buildings, along with a new building adjacent to the current Bank of Dayton

building. The SDR is accompanies by a historic alteration request and a major

variance.

SIZE: 42,101 Square Feet

ZONE: Commercial, within the Central Business Area Overlay Zone.

CRITERIA: Dayton Land Use and Development Code (LUDC)

Section 7.2.106: Commercial Zone (C)

Section 7.2.11 Central Business Overlay Zone (CBO)
Section 7.2.112 Historical Property Overlay Zone
Section 7.2.3: General Development Standards

Section 7.3.106: Site Development Review

Section 7.3.108 Major Variance

EXHIBITS: A. Vicinity Map

B. Engineer's CommentsC. HIST 22-05 Staff Report

D. SDR Application

E. Major Variance Application- Height

F. Alteration of a Historic Resource Application

G. Narrative HIST 22-05

I. BACKGROUND

The subject properties are currently developed with three vintage buildings- The Harris, Stuckey, and Bank of Dayton Buildings. The project involves a full rehabilitation of the three buildings, with retail and food uses anticipated for the ground floor, and hotel rooms on the second floors, which will all be interconnected. The project also includes construction of an additional building abutting the Bank of Dayton Building that will be used as a manager's office, elevator space, and gathering spaces for hotel guests. The City has approved a property line adjustment application to consolidate the three tax lots as a precursor to the three applications heard by the Planning Commission.

The application packet also includes a major variance to provisions of the LUDC. VAR 22-07 requests a variance to the 35-foot height requirement for the Hotel Building and proposed stair tower.

While the Bank of Dayton building is not listed as a contributing structure in the Dayton Multiple Property Nomination, the other two buildings (Stuckey and Harris) are, are therefore listed on the National Register of Historic Places. Per LUDC Section 7.2.112.07, alterations of historic buildings are required to be reviewed by the Historic Preservation Commission who provide a recommendation to the Planning Commission. On August 20, the HPC recommended approval of the alteration to the Planning Commission. The Staff report for the alteration of a historic resource is attached as Exhibit C.

Surrounding Zoning:

North: Public (P)

South: Commercial (C)
East: Commercial (C)
West: Commercial (C)

PROJECT OVERVIEW



Bank of Dayton Harris 300 302 Stuckey 304

304
302
300
STUCKEY
BUILDING
BUILDING
BUILDING
BUILDING
BUILDING

NEW HOTEL
BUILDING

SITE PLAN

COMMERCE STREET

Aerial - Existing

Site Plan - Proposed

II. PROCESS

Site Design Reviews, Historic Alterations (when referred by the City Manager) and Major Variances are all Type II actions decided by the Planning Commission with a properly noticed public hearing. Application materials were submitted on June 15, 2022 and deemed complete on June 16, 2022. The City has 120 days or until October 14, 2022 to issue a final decision on the applications. The City of Dayton Historic Preservation Committee recommended approval of HIST 22-05 to the Planning Commission on July 20, 2022.

Notice of the Planning Commission was mailed to all property owners within 300 feet of the subject properties on July 22, 2022, more than 20 days prior to the Planning Commission hearing.

No public comment has been received at the time of this staff report. Comments submitted by the City Engineer are attached as Exhibit B and referenced within the body of the staff report.

III. STAFF FINDINGS

7.3.106 SITE DEVELOPMENT REVIEW

7.3.106.06 Evaluation of Site Development Plan
The review of a Site Development Plan shall be based upon consideration of the following:

A. Conformance with applicable General Development Standards in Section 7.2.3.

Applicable development standards are listed as follows:

7.2.304.04- General Right-of-Way and Improvements Widths:

<u>FINDING</u>: Per Exhibit C, the adjacent streets meet City Standards. Therefore, no improvements are required.

7.2.303.06- Off-street parking requirements

FINDING: Per the standards of this section, one off-street parking space is required per guest room and one space is required per 300 SF of retail space. However, Section 7.2.111.04 clearly states no off-street parking is required within the Central Business Area. Therefore, no off-street parking is required. However, the City does not have the authority to override requirements for accessible parking. If the property was not located within the CBO, 45 parking spaces will be required. As a condition of approval, the applicant shall be required to provide on-street accessible parking spaces as required by the building code.

7.2.303.11- Bicycle Parking

FINDING: One bicycle space is required for each 20 required vehicle parking spaces. While vehicle parking is not required due to the location of the subject property in the CBO, bicycle parking is still required. As a condition of approval, the applicant shall provide a minimum of two bicycle parking spaces on the final construction drawings designed per LUDC standards.

7.2.304- Storm Drainage

FINDING: Findings related to storm drainage can be found in the City' Engineer's comments (Exhibit B) and are restated below. All items requested by the City Engineer shall be included as conditions of approval.

"The preliminary drawings include information on proposed storm drainage improvements to serve the buildings & development. (Existing Storm Mainlines). Based on the utility maps, there is an existing 12-inch concrete storm drain line along 3 rd Street (Hwy 221) across the building frontage. --- The developer will need to provide storm drainage improvements as required to provide for collection of drainage from impervious areas (ie. roof drains, driveways, parking areas, etc.). Storm drain laterals are to be provided to serve buildings, and parking/loading improvements, and other private development on the property. Detention Requirements. Detention is required for any development to limit flows to predevelopment conditions, per PWDS 3.18. Based on discussions with the development team, the entire site has been previously developed as generally impervious area. As such, detention is not required for this project, provided all storm drainage flows can be conveyed to the downstream storm

system (ie. to the ditch south of Alder Street). The developer will need to demonstrate to Public Works (via current TV inspection or similar) that the existing storm line between the property and the downstream ditch along 3rd Street is clean and clear of debris, or have it cleaned out so that it can accommodate the stormwater flows from the development. The storm drainage design will need to provide for new gravity storm services from the buildings to 3rd Street, as well as any storm mainline extension required to accomplish this. The new storm service laterals must be installed prior to occupancy permits being issued for the new uses in the existing buildings. • The Developer shall provide storm drainage for all buildings & improvements conforming to the requirements of the PWDS. The storm drainage plan shall be designed to accommodate roof and foundation drains, and shall convey storm water runoff to an approved point of disposal. The developer will need to verify to Public Works (via TV inspection or similar) that the existing storm line from the connection point to the downstream ditch is clean and clear of debris, or have the existing line cleaned out to ensure that it can accommodate the stormwater flows from the development. Any required storm improvements must be completed, tested and accepted (and the mainline cleaned if necessary) prior to occupancy permits being issued for the new uses in the existing buildings. Private storm lines parallel with streets/alleys shall be located outside of the public right-of-way."

7.2.305- Utility Lines and Facilities

<u>FINDING</u>: Findings related to public utilities can be found in the City' Engineer's comments (Exhibit B) and are restated below. All items requested by the City Engineer shall be included as conditions of approval.

Sanitary Sewer:

The preliminary drawings include information on proposed sewer improvements to serve the buildings & development. (Existing Sewer Mainlines). Based on the utility maps, there is an existing 18-inch HDPE sewer along Commerce Street (replaced & upsized by the City in 2019).

(New Sewer Mainlines). Since there is an existing mainline available to serve this property, mainline sewer improvements will not be required. (Existing Sewer Service Laterals). New 6" sewer service laterals to property line were installed to replace the old services serving each of the buildings, and property line cleanouts were installed as part of the City project in 2019. The development team will need to determine which service laterals will be utilized for the new buildings, and arrange to have any unused sewer service laterals plugged or capped at the mainline connection point.

- --- Service lateral pipe between the property line cleanout & the building shall be replaced, unless it is demonstrated that the existing pipe is leak free and meets City standards.
- --- As outlined under PWDS 4.18.d, the City is under mandate from the Oregon Department of Environmental Quality (DEQ) to reduce infiltration and inflow (I/I) of storm runoff and groundwater into the City's sanitary sewer system. A significant portion of the (I/I) problems in the City's sewage collection system are attributable to leaking sewer service laterals or drains connected to service laterals. DEQ and City standards require that "No person shall discharge or cause to be discharged any storm water, surface water, groundwater, roof runoff, subsurface drainage to any sanitary sewer." The City requires applicants to demonstrate compliance with this ordinance by testing existing sanitary sewer service laterals that are proposed for continuing use. This requirement is based on public health and sanitation regulations adopted by the City to meet Oregon DEQ and USEPA requirements under the City's NPDES permit.
- --- Unless existing sewer service laterals are air tested in conformance with PWDS 4.18.d.2 from the property line cleanout to the building to verify that it is free of leaks or defects, any existing service

lateral shall be replaced. A property line cleanout shall be provided for all existing or new service laterals, where such cleanouts do not already exist. (Grease Interceptor).

- --- Restaurants or commercial style kitchens (or other grease generating uses) must be provided with a grease interceptor vault as required under PWDS 4.18, at a location acceptable to Public Works, and must be provided with a recorded maintenance agreement.
- --- Since the three properties will be consolidated into a single legal lot of record, a single grease interceptor can be installed to serve all users in the building(s).
- --- Per OPSC 1014.1 requirements, sanitary flows must be piped separately, so as to bypass the grease interceptor (ie. so that it connects to the sewer service downstream of, or separately from, the grease interceptor).
- The developer shall submit sanitary sewer drawings for a new gravity sewer laterals to serve the development, as well as providing for the abandonment (ie. plugging at the mainline) of any existing sewer laterals serving the property which are no longer being used. The development will require the installation of a grease interceptor vault in conformance with PWDS 4.18.a.8. Unless otherwise approved by the City Engineer and Public Works, a minimum 1000 gallon exterior grease interceptor vault shall be provided. A maintenance agreement for the grease interceptor vault (acceptable to the City) shall be recorded against the property. Any required sewer improvements (including any existing laterals to be capped/plugged at the mainline) must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings, including recording of the grease interceptor maintenance agreement.

Water: The preliminary drawings include information on the location of proposed new water services and fire service to serve the buildings & development.

(Existing Waterlines & Hydrants) Maps show an existing 12-inch water mainline along the Ferry Street frontage of the property, and an 8- inch waterline along the 3rd Street frontage of the property.

- --- The Ferry Street waterline is on the development side of the street.
- --- The 3rd Street waterline is on the opposite side of the street from the development.
- ---Existing Hydrants. The existing fire hydrant at 3rd & Ferry is located near the northeast corner of the buildings. See discussion below regarding fire hydrant spacing requirements, particularly in relation to the proposed new FDC. (Existing Water Services). There are three existing water services serving these buildings, as follows.
 - --- 304 Ferry (Stuckey bldg): 5/8-3/4" meter.
 - --- 302 Ferry (Harris bldg): 5/8-3/4" meter.
 - --- 300 Ferry (Bank bldg) : 5/8-3/4" meter.

(New Waterlines) Since the existing waterlines along both Ferry & 3rd Street frontage match minimum sizes recommended in the Dayton water master plan, waterline improvements are not anticipated unless required to provide fire flows for the proposed development. (Water Service(s) & Water Meters) Size & number of new water services and/or meters is uncertain at this point. While the application drawings include notes regarding the reuse of the existing water meter on 3rd Street, the existing service line & meter is NOT adequately sized to serve the proposed new development. The developer will need to provide complete fixture lists and fixture unit counts and information for all uses proposed to be served from the existing or new meter(s), to allow verification that the meter(s) meet City sizing criteria as discussed below.

- --- Standard water meter configurations are shown in the PWDS details.
- --- The Developer will need to verify/clarify whether or not a separate irrigation meter is proposed. -
- -- Meter sizing criteria. Sizing criteria for water meters is summarized under PWDS 5.20.a.5.

- --- With the final design, the development team will need to provide total fixture unit counts for the buildings being served (as well as all irrigation systems) for use in sizing any new domestic water meter(s).
- --- Fixture unit equivalents and demand curves (used in determining the size of commercial water meters) shall be established in accordance with the Oregon Plumbing Specialty Code, with the meter size being determined based on the PWDS criteria noted above (once the development team provides a complete list of all fixtures and associated fixture unit counts, the City will indicate what size of meter will be required).
- --- It is anticipated that the meter size required to serve the new building will be 3" 4" or larger (to be verified during design, since information was not provided with the application).

(New Fire Hydrants)

- --- Based on the location of the FDC serving the building, a new fire hydrant is required on the 3rd Street frontage (within 40 feet of the FDC location as noted below).
- --- The new hydrant on the 3rd Street frontage will need to be extended across 3rd Street from the existing waterline on the east side of the street (ie. as noted under PWDS 5.17.b.6.b, hydrants on the opposite side of an ODOT right-of-way are not considered to be available, since utilization would require closing the State highway to traffic).

(Fire Sprinkler Systems) The developer indicated that they plan to provide fire sprinklers for all buildings (ie. a single fire sprinkler system to serve all three consolidated buildings).

- --- Since a fire sprinkler system is proposed, backflow devices and FDCs to City and Fire District standards will be required (Detail 554-556 for outdoor backflow assemblies, per OFC standards if located inside of the building).
- --- FDCs will be required at locations acceptable to Public Works and the Fire Chief (ie. location in relation to the building(s) being served, and location in relation to a fire hydrant per PWDS 5.22.d).
- -- The location of the forward flow test port required under NFPA 10.10.10.2.5 shall be shown on the construction drawings (see general criteria on Detail 559), as well as defining how flows during the initial & subsequent forward flow test will be conveyed to the outside without flooding or damage to the building.

(Fire Flows Requirements)

- --- Fire flows required will need to be determined from the Oregon Fire Code, based on the size and type of building, type of fire sprinklers provided for the new building, etc.
- --- Even when fire sprinkler systems are proposed, the minimum fire flows required at the site for commercial/industrial buildings is 1500 gpm (OFC B105.3.1).
- The Developer shall submit water system construction drawings conforming to the requirements of the PWDS, and shall demonstrate that the required fire flows are available to all hydrants at the site. All water system improvements required to provide the minimum fire flows (with or without fire sprinklers) shall be the sole responsibility of the developer. The drawings shall show the location and size of any existing or proposed domestic and/or irrigation water meters, as well as any existing or proposed backflow assemblies. The connection point of the domestic, irrigation and fire service lines to the public system, and the location of backflow devices, shall be as approved by Public Works and the City Engineer. Fire hydrants will be required at locations approved by the City Engineer and the Fire Chief. For buildings that are fire sprinklered, the developer shall provide an approved fire system backflow device and FDC between the public system and the fire sprinkler system. The location of the detector backflow device, FDC and forward flow test port shall be as approved by the City Engineer and the Fire Chief. Any required water

system improvements must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings. Franchise Utilities. LUDC 7.2.305.02.C states in part that: "All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground."

- ---Franchise utility service will need to be arranged with the applicable utility provider.
- ---Easements meeting PWDS requirements shall be provided for any franchise utility service located outside of the street right-of-way, which crosses property other than that which it serves."

7.2.306.04- Screening. Screening shall be used to eliminate or reduce the visual impacts of the following uses:

- 1. Commercial and industrial uses when abutting residential uses.
- 2. Industrial uses when abutting commercial uses.
- 3. Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas.
- 4. Outdoor storage areas.
- 5. Parking areas for 20 or more vehicles for multi- family developments, or 30 or more vehicles for commercial or industrial uses.
- 6. At and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners.

<u>FINDING</u>: The proposal does not qualify under one of the above situations. Therefore, staff finds that no screening is required.

B. Adequacy of public and private facilities.

<u>FINDING</u>: Findings related to the adequacy of public facilities are included both under the above findings for "General Development Standards" and within Exhibit B. Staff finds the City's public facilities are adequate to serve the development.

C. Traffic safety, internal circulation and parking;

FINDING: Staff finds that all adjacent streets and pedestrian facilities are improved to City Standards. There are existing crosswalks across Ferry and 3rd Streets to provide access to the development. The site can also be accessed via a pedestrian access along the alley on the south side of the property.

D. Provision for adequate noise and/or visual buffering from non-compatible uses.

<u>FINDING</u>: The proposal is for a renovation of three existing mixed-use buildings and an addition to one of the existing buildings. Staff finds that all adjacent uses are commercial and do not require any noise or visual buffering from the proposed hotel and retail uses, and the intensity of use is not changing.

- **E.** Conformance with development requirements of the underlying zone.
- 7.2.106 COMMERCIAL ZONE (C)

7.2.106.02 Permitted Uses.

The following uses, when developed under the applicable development standards in the Zoning Code, are permitted in the C zone:

H. Hotels and Motels

I. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist and garden supply including greenhouse, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, and other types retail activities.

FINDING: The applicant indicates that the renovated and new buildings will be used for retail, food, and hotel uses. Staff finds that these uses are permitted in the Commercial Zone.

7.2.106.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the C Zone.

- a. Lot Dimension and Height Requirements
 - 1. Lot Size. The parcel size shall be adequate to comply with setback requirements and applicable development standards.
 - 2. Maximum Height. The maximum height shall be 35 feet.
- b. Minimum Yard Setback Requirements
 - a. Front: None
 - b. Side, Rear Yard: None, provided the setback shall be no less than the minimum rear yard setback of the zone on the adjacent property.

FINDING: The subject site is 14,440 SF. The proposed heights for the Bank of Dayton building, new hotel building, and stair tower are 36'6, 36'7, and 42'2m exceeding the maximum height of 35 feet. The applicant has a submitted a major variance to this standard. Staff finds that compliance with the standard can be met if the variance is approved. As there are no setbacks required for the proposed development, the proposal complies with subsection b.

7.2.106.06 Development Standards (***)

- B. Use Restrictions. The following use restrictions shall apply:
 - 2. All business, service, processing or merchandise displays shall be conducted wholly within an enclosed building, except for the following:
 - a. Off-street parking and loading

<u>FINDING</u>: The proposal does not include a request for outdoor merchandise display. Staff finds this criterion is met.

- C. Unless otherwise exempted, all development in the C Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:
 - 1. Off-Street Parking. Parking shall be as specified in Section 7.2.303.
 - 2. Yards and Lots. Yards and lots shall conform to the standards of Section 7.2.308

- 3. Site Development Review: Development within the C Zone shall be subject to the Site Development Review requirements and procedures in Section 7.3.1
- 4. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be 90 percent.
- 5. Landscaping: All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 7.2.306. A minimum 10 percent of the property shall be landscaped.

FINDING: The proposed lot coverage including buildings, accessory structures and paved parking is 11,167 SF, or 77.5%. The applicant is proposing 1,563 SF of landscaping, or 10.7% of the total lot area. The proposal is subject to SDR and has been reviewed under a Type II process as required.

7.2.111- Central Business Overlay Zone (CBO)

For the purposes of this Section, the Central Business Area shall be defined as follows: C and CR zoned land located south of Church Street, east of Fifth Street, north of Alder Street, and west of Second Street.

7.2.11.04- Parking: Off-street parking and loading areas shall not be required within the Central Business Area.

FINDING: No off-street parking is proposed.

7.2.111.05- Landscaping: All new development within the Central Business Area fronting a public or private street shall provide street trees and landscaping in accordance to the following:

 Type of Trees. Street trees shall be limited to an approved City of Dayton list. The list of acceptable tree species and planting methods shall be established by the Department of Public Works.

<u>FINDING</u>: The applicant has indicated that there are seven existing street trees that will remain. In addition, the applicant has proposed the addition of two additional street trees of the Gingko variety. Final approval of the street tree type shall be reviewed at the time of pre-construction review.

2. Minimum Size to be Installed. Street trees shall have a minimum caliper of 2 inches when measured 4 feet in height at the time of installation.

<u>FINDING</u>: This requirement is included as a condition of approval.

- 3. Spacing. The spacing of street trees by tree size shall be as follows:
 - 1. Small sized trees (under 25' tall and less than 16' wide) shall be spaced no greater than 20 feet apart.
 - 2. Medium sized trees (25' 40' tall and more than 16' wide) shall be spaced no greater than 30 feet apart.
 - 3. Large trees (over 40' tall and more than 35' wide) shall be spaced no greater than 40 feet apart.

<u>FINDING</u>: There are existing street trees along the property frontage that exceed the maximum spacing requirement. The applicant has requested that the Planning Commission review street tree plantings under subsection 5(4) which allows for an exemption where street trees are already planted. Staff finds that this is a reasonable request. The two new trees meet the 20-foot spacing requirement.

4. Placement. The placement of trees is subject to the site design review process. Tree placement shall not interfere with utility poles, light standards, power lines, utility services, visual clearance areas or sidewalk access.

FINDING: There are seven existing street trees that do not interfere with utility poles, lights, power lines, utility services, or sidewalk access. The applicant has indicated that there will be walkways between the new planter to be installed in order to provide ease of access from cars parked on-street. Staff inds the standard is met.

- 5. Exemption to Street Tree Requirements. Exemptions to these requirements is subject to the site design review process and may be granted if:
 - 1. The location of the proposed tree would cause potential problems with existing utility lines; or,
 - 2. The tree would cause visual clearance problems; or,
 - 3. There is not adequate space in which to plant the trees; or,
 - 4. Street trees are already in place on the site.

FINDING: The applicant is requesting an exemption to the street tree standards. Staff finds that the exemption is reasonable due to the presence of existing street trees along the property frontage.

6. Landscaping, General. Those areas not constructed upon or devoted to parking and access shall be landscaped in accordance to provisions in Section 7.2.306.

<u>FINDING</u>: Staff finds that the proposed landscaping complies with the provisions of Section 7.2.306 where applicable.

7.3.106 MAJOR VARIANCES

The applicant is requesting a major variance to allow for the height to exceed the maximum of 35 feet per LUDC 7.2.106.05.

 There are unnecessary, unreasonable hardships or practical difficulties which can be relieved only by modifying the requirements of the Code, and is the minimum relief to relieve the hardship. Adverse economic impact shall not be considered an unreasonable hardship or practical difficulty.

FINDING: The applicant has indicated that the increased height is needed to access the existing buildings. Because the building are existing, the height exception to the stair tower makes it necessary to access the roofs of the building for maintenance of the mechanical units and photovoltaic panels on the roofs.

2. There are exceptional or extraordinary circumstances or conditions applying to the land, buildings, or use referred to in the application, which circumstances or conditions do not apply generally to the land, buildings, or uses in the same zone; however, non-conforming land, uses, or structures in the vicinity shall not in themselves constitute such circumstances or conditions.

<u>FINDING</u>: The structures are not new buildings, and the developer is therefore constrained to what can be added or modified. The added stair tower will provide access to the proposed hotel building and the adjacent roofs.

3. That granting the application will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises.

<u>FINDING</u>: Staff finds the minor height increase will not be materially detrimental to the public welfare. The increased height allows for safe egress from the building and is not aesthetically detrimental to the surrounding area.

4. That such variance is necessary for the preservation and enjoyment of the substantial property rights of petitioner.

FINDING: The proposed height variance allows the developer to fully utilize the existing structures while maintaining code compliant access to the roof and surrounding buildings.

5. That the granting of the application will not, under the circumstances of the particular case, adversely affect the health or safety of persons working or residing in the neighborhood of the property of the applicant.

<u>FINDING</u>: The increased height of the stair tower makes for safe exit from the proposed building. The Fire Department has reviewed the plans and has not expressed any concerns.

6. The degree of variance from the standard is the minimum necessary to permit development of the property for uses allowed in the applicable zone.

FINDING: The applicant has indicated that the requested variance is the minimum necessary to access the existing spaces in the connected buildings while maintaining the look and aesthetic of the existing historic structures.

7. The variance request is not the result of a deliberate action or knowing violation on the part of the applicant.

FINDING: Staff finds the variance is not the result of a knowing violation on the part of the applicant.

IV. CONDITIONS & CONCLUSION

Based on the findings contained in this report, Staff recommends approval of SDR 22-06, MAJVAR 22-07, and HIST 22-05 with the conditions listed below:

- 1. PLA 2022-01 (already approved by the City) shall be recorded with Yamhill County prior to approval of the final construction plans.
- 2. The final construction drawings shall show the location and size for the delivery loading zone proposed on Commerce Street. The limits of the on-street loading zone on Commerce Street shall be marked on the pavement with durable pavement markings per City standards, and shall not block more than 50% of the pavement width on Commerce Street. Signs acceptable to Public Works and the City Engineer shall be installed specifying the maximum time that any single vehicle can be parked in the loading zone (30 minute maximum with use of loading zone prohibited from 7-9 a.m. and from 4-6 p.m).
- 3. Street trees shall have a minimum caliper of 2 inches when measured 4 feet in height at the time of installation.
- 4. Accessible parking- The applicant shall provide any required on-street accessible parking in the quantity required by the OSSC. The off-street parking shall be discussed during the pre-construction meeting and shown on the final construction plans.
- 5. Bicycle parking: The applicant shall provide a minimum of two bicycle parking spaces on the final construction drawings designed per LUDC standards.
- 6. All public improvements shall conform with the City of Dayton Public Works Design Standards.
- 7. A title report will need to be provided for review with the utility plans and with the final plat (including copies of all referenced recorded documents, unless download links are provided in the title report
- 8. Any required easements shall be approved by the City and recorded by the Developer prior to final approval of the construction drawings by the City.
- Occupancy permits for structures shall not be issued prior to completion of all required improvements and conditions of approval, and written acceptance by the City, including submission of maintenance bonds and reproducible as-built drawings which have been reviewed & accepted by Public Works.
- 10. The final construction drawings shall provide accessible parking (on-street or off-street at the developer's option), number and configuration as may be required by applicable law, codes or standards based on parking requirements for the development, and shall include the number of bicycle parking spaces required by City standards.
- 11. The final construction drawings shall show the location and size for the delivery loading zone proposed on Commerce Street. The limits of the on-street loading zone on Commerce Street shall be marked on the pavement with durable pavement markings per City standards, and shall not block more than 50% of the pavement width on Commerce Street. Signs acceptable to Public Works and the City Engineer shall be installed specifying the maximum time that any single vehicle can be parked in the loading zone
- 12. Alleys, roadways or driveways which the Fire District will use for fire apparatus access will be designated as fire lanes (Fire Apparatus Access Roads), and will need to have widths and configurations as required by the Oregon Fire Code (OFC), as approved by the City and the Fire Chief. Unless otherwise approved in writing by the Fire Chief, the final layout shall be such that all portions of each building is within 150 feet from a fire apparatus access route as measured by an approved route around the exterior of the

- building per OFC 503.1.1. Aerial apparatus access shall be provided at locations and with configurations as approved by the Fire Code Official, including adding signs and marking curbs in the aerial apparatus access area for no parking (active loading/unloading may be allowed, if approved in writing by the Fire Chief).
- 13. The Developer shall provide sidewalk improvements along street frontages where damaged due to infrastructure improvements along frontages in conjunction with the buildings, or if existing sidewalks are damaged during construction or do not meet ADA standards.
- 14. CBU mailboxes per City & postal service standards (and CBU access) shall be installed by the Developer in conjunction with building construction per City and state standards, if mail delivery is proposed to the buildings. An ADA compliant pedestrian ramp from the street must be located within 50 feet of the new CBU mailboxes, per City standards, and an ADA compliant sidewalk between the ramp & CBU will need to be provided in conjunction with the CBU installation.
- 15. The Developer shall provide storm drainage for all buildings & improvements conforming to the requirements of the PWDS. The storm drainage plan shall be designed to accommodate roof and foundation drains, and shall convey storm water runoff to an approved point of disposal. The developer will need to verify to Public Works (via TV inspection or similar) that the existing storm line from the connection point to the downstream ditch is clean and clear of debris, or have the existing line cleaned out to ensure that it can accommodate the stormwater flows from the development. Any required storm improvements must be completed, tested and accepted (and the mainline cleaned if necessary) prior to occupancy permits being issued for the new uses in the existing buildings. Private storm lines parallel with streets/alleys shall be located outside of the public right-of-way.
- 16. The developer shall submit sanitary sewer drawings for a new gravity sewer laterals to serve the development, as well as providing for the abandonment (ie. plugging at the mainline) of any existing sewer laterals serving the property which are no longer being used. The development will require the installation of a grease interceptor vault in conformance with PWDS 4.18.a.8. Unless otherwise approved by the City Engineer and Public Works, a minimum 1000 gallon exterior grease interceptor vault shall be provided. A maintenance agreement for the grease interceptor vault (acceptable to the City) shall be recorded against the property. Any required sewer improvements (including any existing laterals to be capped/plugged at the mainline) must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings, including recording of the grease interceptor maintenance agreement.
- 17. The Developer shall submit water system construction drawings conforming to the requirements of the PWDS, and shall demonstrate that the required fire flows are available to all hydrants at the site. All water system improvements required to provide the minimum fire flows (with or without fire sprinklers) shall be the sole responsibility of the developer. The drawings shall show the location and size of any existing or proposed domestic and/or irrigation water meters, as well as any existing or proposed backflow assemblies. The connection point of the domestic, irrigation and fire service lines to the public system, and the location of backflow devices, shall be as approved by Public Works and the City Engineer. Fire hydrants will be required at locations approved by the City Engineer and the Fire Chief. For buildings that are fire sprinklered, the developer shall provide an approved fire system backflow device and FDC between the public

system and the fire sprinkler system. The location of the detector backflow device, FDC and forward flow test port shall be as approved by the City Engineer and the Fire Chief. Any required water system improvements must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings.

V. PLANNING COMMISSION OPTIONS

- A. I move to approve SDR 22-06, HIST 22-05, and VAR 22-07 with the conditions listed in the staff report.
- B. I move to approve SDR 22-06, HIST 22-05, and VAR 22-07 with the following modifications..... *Note: The Commissioner making the motion needs to state the reasons for the modifications and any revised conditions of approval.*
- C. I move to deny SDR 22-06, HIST 22-05, and VAR 22-07 because.....

 Note: The Commissioner making the motion needs to state the reasons for denying the application.
- D. I move to continue the hearing to (date/time certain) to obtain additional information regarding....

<u>Recommended Motion</u> I move to approve SDR 22-06, HIST 22-05, and VAR 22-07 with the conditions listed in the staff report.

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YAMHILL
COUNTY

ASSESSMENT & TAX
CARTOGRAPHY

N.E.1/4 S.E.1/4 SEC.17 T.4S. R.3W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

CANCELLED TAXLOTS: 3100 501

DATE PRINTED:

3/26/2019

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

Exhibit B- City Engineer's Comments

Per the City's request, we reviewed the land use application and associated layout drawing submitted for the proposed multi-use development encompassing three (3) existing buildings between Ferry Street & Commerce Street, west of 3rd Street (*Stuckey building, Harris building, & old Bank building*). We reviewed the application for conformance with applicable City requirements, with regards to recommended improvements to mitigate anticipated impacts. For the most part, our review is limited to public works & infrastructure issues. We understand that the City Planner will be reviewing the application from a planning/zoning standpoint and preparing the staff report.

We recommend that approval of this development be subject to the suggested conditions outlined below. As an alternative, the suggested conditions noted below can be included by reference by an approval condition, if this approach is desired by the City Planner.

If the Planning staff or Planning Commission wishes to modify any of the recommended conditions of approval outlined below, or grant variances based on information that we may not be aware of, we assume that this will be coordinated with Public Works as part of the land use approval process. The City Planner should exercise care and coordinate with other staff if any of the suggested conditions are reworded, to avoid changing the meaning of the requirements.

It is important to be aware that the PWDS (and Oregon Fire Code - OFC) provisions referenced herein are <u>not</u> land use regulations, and are <u>not</u> intended to have an impact on the decision as to whether to approve or deny the application, but are listed so that the applicant is made aware of some of the design/construction standards which must be addressed during the construction phase of the development (ie. approval or denial should be based on the land use regulations, while conditions regarding specific improvements may reference the PWDS & OFC to clarify the extent of improvements required in order to provide service to or mitigate impacts from the development).

BACKGROUND INFORMATION & APPLICATION OVERVIEW.

By City convention and to minimize confusion regarding directions, "plan" north (for purposes of this review) is considered to be parallel with 3rd Street and perpendicular to Ferry Street.

The proposed development is generally located on the SW corner of 3rd & Ferry Street.

The applicant (hereinafter called the Developer) proposes redevelopment and remodeling of the existing buildings generally as follows.

- --- Combine the three parcels into a single legal lot of record (lot consolidation under a PLA application).
- --- Demolish the "newer" concrete addition on the back of the Harris building (ie. center bldq).
- --- Develop the first story of the existing buildings for various commercial and/or retail uses (four tenant spaces, general retail, food service, beverage service, etc.).
- --- Construct a new 2 story building addition behind the existing bank building (ie. easterly bldg), for use as the lobby & access for the second story hotel rooms (this addition will include the primary stairwell & elevator to the 2nd story, as well as having a small lounge/conference room on the 2nd story).
- --- Develop the interconnected second story of the existing buildings with 12 hotel rooms.
- --- Construct a new fire stairwell structure behind the Stuckey building (ie. westerly bldq).
- --- Construct a new patio and covered outdoor dining area behind the Harris & Stuckey buildings.

Drawings were provided showing the general proposed layout of the site & utilities (showing existing and new buildings). The following is an overview summary only, and does not include all proposed or required improvements.

- --- Off-street parking is not being provided (development without off-street parking is allowed in the CBO overlay zone).
- --- New 4 foot wide private sidewalk along the Commerce Street frontage, within a sidewalk easement to allow for public access along the private sidewalk.
- --- Fire sprinkler service & FDC on the 3rd Street frontage.
- --- New fire hydrant on the 3rd Street frontage, within the specified distance from the new FDC.
- --- Aerial fire apparatus access from the 3rd Street frontage, provided by removing the upper guy cables on the existing poles.
- --- Single water service on the 3rd Street frontage.
- --- Sewer services on the Commerce Street frontage, with a private storm drain line connecting out to 3rd Street.
- --- Storm drainage services on the Commerce Street frontage.
- --- Delivery loading zone for the new buildings will be on the north side of Commerce Street (exact location, size & signage not defined on application drawings, see discussions below).

<u>Variance Applications</u>. The developer has submitted three variance applications relating to this project (*sign size, building height & building character for the additions*), none of which are a concern from a Public Works perspective.

--- However, as discussed below, another major variance application may be required for the proposed delivery/loading zone proposed for the development on the north side of Commerce Street (see discussions below, since it will block public vehicular travel lanes).

Excerpts from the City utility maps are attached for reference. These maps show the approximate location and layout of the surrounding properties and known utilities.

The development consists of the following tax lots.

- o TL 4317DA-06700.
 - Stuckey Building.
 - 304 Ferry Street.
 - Portion or all of Lot 218, original Dayton plat.
- o TL 4317DA-06600.
 - Harris Building.
 - 302 Ferry Street.
 - Portion of Lot 217, original Dayton plat.
- o TL 4317DA-06500.
 - Bank Building.
 - 300 Ferry Street.
 - Portion of Lot 217, original Dayton plat.

The property is currently located inside City Limits, and is zoned Commercial (C), and is within the CBO overlay zone.

The zoning of land bordering the development property is as follows:

- --- North: Public (P) across Ferry Street
- --- South: Commercial (C) across Commerce Street
- --- West: Commercial (C)

--- East: Commercial (C) – across 3rd Street

<u>**DEVELOPMENT CONSIDERATIONS.**</u> We recommend referencing the following suggested conditions and/or development considerations (<u>SOLID BULLETED PARAGRAPHS BELOW</u>) in the land use approval.

Prior Land Use Approval for Property.

We are not aware of any previous land use approvals that would affect this development application. We assume this will be verified by the City Planner.

Existing Plats, Easements, etc.

These properties are part of the original Dayton plat (1865), and consist of Lots 217 & 218 from the original plat.

We are not aware of any existing county surveys covering this property (we assume this will be verified by the design team, as applicable).

Title reports for each of the properties was provided with the land use application. There do not appear to be any easements to the City, or any recorded instruments precluding the proposed development approach.

Existing buildings, setbacks, etc.

Two of the properties are included on the historic property index map (Stuckey building & Harris building).

We are not aware of any issues relating to setbacks for the existing buildings. We assume that any setback issues will be addressed by the City Planner.

<u>PLA/Lot Consolidation Approval Timeframe</u>. (per LUDC 7.3.104.06)

• The new deeds effectuating the PLA/lot consolidation shall be recorded within 12 months of the land use approval decision.

General Items.

- Except for items specifically exempted by the planning approval, the development shall fully comply with the public facility requirements of the Dayton Land Use & Development Code (LUDC) and the Public Works Design Standards (PWDS), including information outlined in the City Engineer's 7/15/2022 email to the Public Works Director Steve Sagmiller, attached as Exhibit A. The applicant/developer is responsible for the construction costs of required public or private infrastructure improvements associated with the development (both onsite and offsite).
- After issuance/finalization of the land use approval, the developer and his engineer shall schedule and participate in a pre-design conference with the City Public Works for the purpose of coordinating any required site / street / sidewalk / utility work (PWDS 1.9.b). This conference shall occur after the issuance of land use approval (and expiration of any appeal period), but prior to submitting final site / street / sidewalk / utility construction drawings for review by Public Works. Participants shall include City Public Works and the City Engineer, as well as public/franchise utility providers as applicable. The developer shall provide all information required under PWDS 1.9.b prior to the predesign conference (including a title report), as well as providing information on how each land use approval condition will be addressed.

- After the pre-design conference, the applicant shall prepare and submit any required street, grading, parking, storm drainage, sewer and water plans conforming to the requirements of the Public Works Design Standards (PWDS) for review by the City Engineer and Public Works.
- Public Works construction permits for site / street / sidewalk / utility work shall not be issued until after the developer has received final approval of any required engineered site, street/sidewalk or utility construction drawings per PWDS requirements, a Developer-City construction agreement has been executed, and a performance security satisfactory to the City has been submitted guaranteeing that all improvements will be completed in accordance with the approved drawings and City Standards within the specified time period (PWDS G.10). The engineered site / street / sidewalk / utility construction drawings shall be based on a topographic survey showing the location of all property lines, right-of-way lines and existing easements (including recording references), and existing utilities. The construction drawings shall show any new easements required (including recording references), and all required site and utility improvements, addressing site grading, street improvements/repairs, sidewalk & pedestrian plans, street lights, waterlines, fire hydrants, sanitary sewer, storm drainage, access driveways/fire lanes and parking area layout/dimension plans as applicable, and irrigation plans & backflow device locations for all phases of the development as applicable, as well as information on how streets and/or utilities can be extended to serve adjacent or upstream undeveloped property.
- A title report will need to be provided for review with the utility plans and with the final plat (including copies of all referenced recorded documents, unless download links are provided in the title report). (see PWDS 1.10.b.10).
- Any required easements shall be approved by the City and recorded by the Developer prior to final approval of the construction drawings by the City.
- Occupancy permits for structures shall not be issued prior to completion of all required improvements and conditions of approval, and written acceptance by the City, including submission of maintenance bonds and reproducible as-built drawings which have been reviewed & accepted by Public Works.

Phasing & Timeframes.

The developer is proposing to develop the project in a single phase.

LUDC 7.3.102.05 states that land use "approvals shall be effective for a period of one year from the date of final approval." We assume this means that the approval will expire if site/utility construction permits and building permits are not obtained and substantial construction is not commenced within the one-year period, but does not require all construction to be complete within the 1 year period. To avoid confusion on this issue, we recommend that this be formalized as a condition of approval.

Except as specifically modified by this land use decision, the developer shall be responsible to
obtain site/utility construction permits and building permits (and commence substantial
construction) within one-year of this approval, or the approval will expire unless an extension is
granted (this does not require that all construction to be complete within the 1 year period). Per

LUDC 7.2.201.02.B, all structures must receive a certificate of occupancy within two years of beginning construction, or the approval will expire.

Lot Standards & Zoning Standards.

We assume that conformance with lot and general development standards under the C zoning ordinance will be verified by the City Planner, and conditions added as applicable.

The proposed site improvements appear to be contained within the property boundaries. If this changes, easements will be required where accesses or private utilities cross property lines or are located on property other than that being served.

Site Grading & Fills, Flood Elevations.

It does not appear that this project will include any significant grade changes. There are no flood plains in the vicinity of this development.

The following are included for reference only.

- --- A site grading plan will be required showing grading and drainage around the building, in conjunction with the site/grading/parking/street/sidewalk/utility construction drawings prepared for this project.
- --- Any fills within public rights-of-ways or fire lanes, or lot fills shall be compacted and tested to City standards and per the Oregon Structural Specialty Code requirements as applicable (95% optimum per ASTM D1557 within right-of-ways, and 90% optimum within lot building envelopes).
- --- Any existing unsuitable fills within the right-of-way, driveway alignments or building envelopes will need to be removed or remediated in conjunction with the development construction.

Site Layout, Vehicular Access, etc.

The preliminary layout drawing included information on proposed streets and utilities. This information will be verified in conjunction with the predesign conference and review of the final development construction drawings. The City is not responsible for any discrepancies or missing information not shown on the application drawings.

<u>Offstreet Parking</u>. Since this property is within the CBO overlay zone, off-street vehicular parking is not required, per LUDC 7.2.111.04.

If off-street parking is provided in the future, it must be configured to meet City standards, including LUDC 7.2.111.04.A (requirements/provisions not discussed herein).

<u>ADA Accessible Parking</u>. While the LUDC does not require <u>off-street</u> parking be provided in the CBO zone, the City does not have the authority to waive requirements for accessible parking required under provisions of applicable state or federal law or codes. It is our understanding that <u>on-street</u> accessible parking space(s) will need to be provided, number and configuration as may be required by applicable law, codes or standards.

- --- LUDC 7.2.303.07 requires that the number and configuration of accessible parking spaces comply with the building code and the Oregon Transportation Commission standards.
- --- The number of accessible parking spaces required is based on the number of standard parking spaces typically required or provided for a particular development (minimum of 1 accessible space for up to 25 parking spaces, with an additional accessible space required for each 25 additional parking spaces required or provided), per OSSC Table 1106.1.

--- Since the accessible parking spaces will be provided along the 3rd Street or the Ferry Street frontages (ie. on-street accessible parking), these spaces will need to be configured per PWDS 2.27 (Accessible On-Street Parking) or ODOT standards, whichever is more stringent. It shall be the responsibility of the development team to coordinate with and obtain all required approvals from ODOT for on-street accessible parking spaces located within ODOT right-of-ways.

We suggest that the City Planner evaluate the number of vehicular parking spaces that would be required if this development were not located within the CBO zone, as this will serve as a basis for the number of accessible parking spaces typically required.

<u>Bicycle Parking</u>. While off-street <u>vehicular</u> parking is not required, the location and number of <u>bicycle</u> parking spaces will need to be determined by the City Planner and/or the Planning Commission as part of the land use process.

--- LUDC 7.2.303.11 contains the City requirements for bicycle parking required for developments.

<u>Number of Accessible & Bicycle Parking Spaces</u>. We assume that the City Planner and/or Planning Commission will determine the number of bicycle parking spaces required based on the type of occupancy/use proposed, and <u>fill in the blanks below as applicable</u> (our understanding is that the number of accessible parking spaces required will be based on the number of parking spaces that would typically be required for the proposed uses in the building, if it were not in the CBO zone).

- The final construction drawings shall provide accessible parking (on-street or off-street at the
 developer's option), number and configuration as may be required by applicable law, codes or
 standards based on parking requirements for the development, and shall include the number of
 bicycle parking spaces required by City standards.
 - o __ accessible vehicle parking spaces & __ bicycle spaces.

<u>Loading Zone</u>. Since this property is within the CBO overlay zone, an <u>off-street</u> loading zone is not required, per LUDC 7.2.111.04.

- --- A delivery loading zone for the new buildings appears to be proposed on the north side of Commerce Street (although the exact location, size & signage is not defined on application drawings or in the narrative).
- --- LUDC 7.2.303.08 typically requires in part that "All commercial or industrial buildings shall require a minimum loading space of 12 feet wide, 30 feet long, and 14 feet high in the following amount: for buildings containing over 5,000 square feet of gross floor area, 1 space; for each additional 40,000 square feet of gross floor area, or any portion thereof, 1 space". However, this requirement for off-street loading zones does not apply in the CBO overlay zone.

On-street delivery/loading zones are NOT allowed to infringe on or block standard vehicular traffic along public streets or public alleys, which is not possible on Commerce Street due to its narrow width.

A major variance will need to be granted as part of the land use approval to allow the proposed delivery loading zone to periodically block traffic on Commerce Street.

We suggest that the City Planner obtain additional information and drawings from the development team, showing the exact location and size for the proposed delivery loading zone on Commerce Street, and include an approval condition requiring markings and signage to be installed at the loading zone showing the limits of the loading zone, and specifying the maximum time any single vehicle can be parked in the loading zone (time limit blanks below should be filled in as part of the land use approval process).

• The final construction drawings shall show the location and size for the delivery loading zone proposed on Commerce Street. The limits of the on-street loading zone on Commerce Street shall be marked on the pavement with durable pavement markings per City standards, and shall not block more than 50% of the pavement width on Commerce Street. Signs acceptable to Public Works and the City Engineer shall be installed specifying the maximum time that any single vehicle can be parked in the loading zone (___ minutes maximum, or ___ hours during any one day, with use of loading zone prohibited from 7-9 a.m. and from 4-6 p.m).

<u>Aerial Fire Apparatus Access</u>. Per OFC D105.2, building heights taller than 30 feet (measured to the higher of the eaves, roof intersection with exterior wall, or top of parapet) require that Aerial Fire Apparatus Access be provided. Since these existing and new buildings appear to be taller than 30 feet, the development team will need to coordinate with the Fire Chief (& Oregon State Fire Marshall) to determine where aerial apparatus access will be required.

- --- Per OFC D105.2, Aerial Fire Apparatus Access Road (if required based on building height) need to be 26 feet wide "in the immediate vicinity of the building" (limits to be determined by the Fire Chief).
- --- Per OFC D105.3, the edge of any designated aerial fire apparatus access must be located at least 15 feet from the building but not further than 30 feet from the building, parallel with the side of the building where aerial access is required.
- --- Per OFC D105.4, overhead utilities are prohibited over the aerial fire apparatus access road, or between the aerial fire apparatus access road and the building. Since there are existing overhead wires along all three sides of the building, the developer will have to coordinate utility companies as necessary to have any conflicting overhead utilities relocated (ie. along the frontage where aerial fire apparatus access is required, as directed by the Fire Chief).
 - Alleys, roadways or driveways which the Fire District will use for fire apparatus access will be designated as fire lanes (Fire Apparatus Access Roads), and will need to have widths and configurations as required by the Oregon Fire Code (OFC), as approved by the City and the Fire Chief. Unless otherwise approved in writing by the Fire Chief, the final layout shall be such that all portions of each building is within 150 feet from a fire apparatus access route as measured by an approved route around the exterior of the building per OFC 503.1.1. Aerial apparatus access shall be provided at locations and with configurations as approved by the Fire Code Official, including adding signs and marking curbs in the aerial apparatus access area for no parking (active loading/unloading may be allowed, if approved in writing by the Fire Chief).

Streets, Sidewalks, etc.

The property has frontage on Ferry Street, 3rd Street and Commerce Street.

(Frontage street - Ferry Street).

Ferry Street is an state highway (Hwy 155, under the jurisdiction of ODOT), and is designated as an arterial street.

The current right-of-way width is shown as 80 feet on current City & County maps.

Ferry Street in this area is fully improved (curbs & sidewalks both sides) in good condition. A sidewalk extending from curbline to the building wall exists across the frontage with Ferry Street.

The development property has approximately 120 feet of frontage on Ferry Street.

--- PWDS 2.11 (table) specifies the typical minimum street right-of-way and minimum improvement widths for streets of various classifications (with modifications determined on a case-by-case basis, per LUDC 7.2.302.04).

--- Additional R/W dedication does not appear to be required along Ferry Street in conjunction with this development.

(Frontage street – 3^{rd} Street).

3rd Street is an state highway (*Hwy 221, under the jurisdiction of ODOT*), and is designated as an arterial street.

The current right-of-way width is shown as 70 feet on current City & County maps.

3rd Street in this area is fully improved on the development side (*curbs & sidewalks*) in good condition. A sidewalk extending from curbline to the building wall exists across a northerly portion of the frontage with 3rd Street, with planter strip between the sidewalk & curb across the southerly portion.

The development property has approximately 120 feet of frontage on 3rd Street.

--- Additional R/W dedication does not appear to be required along 3rd Street in conjunction with this development.

(Frontage street – Commerce Street).

Commerce Street is a City street (under the jurisdiction of the City of Dayton), and is designated as a small access street (20 foot alley ROW).

Commerce Street is a former alley, now designated as a narrow City street (no sidewalks within the ROW), and is in relatively good condition.

The development property has approximately 120 feet of frontage on Commerce Street.

--- Additional R/W dedication does not appear to be required along Commerce Street in conjunction with this development (although easements may be required for walkways or utilities as applicable).

<u>Public Street Improvement Standards</u>. LUDC 7.2.301.02.A and 7.2.301.03 (table) states that street improvements are required for new public, commercial or industrial type developments. LUDC 7.2.302.02.B states in part that the provisions of the street standards section are applicable to "The extension or widening of existing public . . . street improvements including those . . . which may be required by the City in association with other development approvals."

- --- LUDC 7.2.302.01 states in part that the street standards apply in order to "provide improvement standards for dedicated but unimproved or partially improved right-of-ways."
- --- LUDC 7.2.302.02 states in part that "[street] improvements in [existing developed areas] shall be based on standards adopted by the Department of Public Works."
- --- PWDS 2.2.b reiterates that "permanent street and associated improvements (including but not limited to paving, curbs, non-deferred sidewalks, street lights, storm drains to drain the street improvements, etc.) shall be provided for existing lots of record <u>at the time development occurs.</u>"

Frontage Street/Sidewalk Improvements.

- --- <u>Streets</u>. Based on condition and width of existing fronting streets, street improvements are not anticipated (unless required due to damage from development construction).
- --- <u>Sidewalks</u>. <u>New</u> public sidewalk improvements are not anticipated with this project. Improvements to <u>existing sidewalks</u> may be required along the Ferry Street or the 3rd Street frontages, depending on utility or other improvements proposed in conjunction with the buildings (or if existing sidewalks do not meet ADA standards, or are damaged during construction).
 - The Developer shall provide sidewalk improvements along street frontages where damaged due to infrastructure improvements along frontages in conjunction with the buildings, or if existing sidewalks are damaged during construction or do not meet ADA standards.

(PUEs).

Due to the zero setback for this area of town, street frontage PUEs are not required for this project.

(CBU Mailboxes, PWDS 1.10.h.2.k & 2.21.j).

- --- If mail delivery is proposed, the location of the required CBU mailbox will need to be shown on the applicable drawings, at a location acceptable to the local postmaster. An ADA pedestrian curb ramp must be located within 50 feet of the CBU (PWDS 2.21.i.5 & Oregon Structural Specialty Code 1111.4.1), and ADA compliant sidewalk between the ramp & CBU will need to be provided in conjunction with the CBU installation.
 - CBU mailboxes per City & postal service standards (and CBU access) shall be installed by the
 Developer in conjunction with building construction per City and state standards, if mail delivery is
 proposed to the buildings. An ADA compliant pedestrian ramp from the street must be located
 within 50 feet of the new CBU mailboxes, per City standards, and an ADA compliant sidewalk
 between the ramp & CBU will need to be provided in conjunction with the CBU installation.

(Street Lights).

Street lights must be provided along new street and existing frontage streets, per City spacing standards, where such street lights do not already exist (*PWDS 2.32.f, maximum of 200 feet spacing, or 3 lot widths, whichever is less*).

- --- There are existing street lights at each end of the development property on Ferry Street, as well as on a pole at the 3rd & Commerce intersection.
- --- Per PWDS 2.32 spacing standards, additional street lights do not appear to be required for this development.

Storm Drainage.

The preliminary drawings include information on proposed storm drainage improvements to serve the buildings & development.

(Existing Storm Mainlines).

Based on the utility maps, there is an existing 12-inch concrete storm drain line along 3rd Street (Hwy 221) across the building frontage.

--- The developer will need to provide storm drainage improvements as required to provide for collection of drainage from impervious areas (ie. roof drains, driveways, parking areas, etc.). Storm drain laterals are to be provided to serve buildings, and parking/loading improvements, and other private development on the property.

<u>Detention Requirements</u>. Detention is required for any development to limit flows to predevelopment conditions, per PWDS 3.18. Based on discussions with the development team, the entire site has been previously developed as generally impervious area. As such, detention is not required for this project, provided all storm drainage flows can be conveyed to the downstream storm system (ie. to the ditch south of Alder Street).

The developer will need to demonstrate to Public Works (via current TV inspection or similar) that the existing storm line between the property and the downstream ditch along 3rd Street is clean and clear of debris, or have it cleaned out so that it can accommodate the stormwater flows from the development.

The storm drainage design will need to provide for new gravity storm services from the buildings to 3rd Street, as well as any storm mainline extension required to accomplish this. The new storm service laterals must be installed prior to occupancy permits being issued for the new uses in the existing buildings.

• The Developer shall provide storm drainage for all buildings & improvements conforming to the requirements of the PWDS. The storm drainage plan shall be designed to accommodate roof and foundation drains, and shall convey storm water runoff to an approved point of disposal. The developer will need to verify to Public Works (via TV inspection or similar) that the existing storm line from the connection point to the downstream ditch is clean and clear of debris, or have the existing line cleaned out to ensure that it can accommodate the stormwater flows from the development. Any required storm improvements must be completed, tested and accepted (and the mainline cleaned if necessary) prior to occupancy permits being issued for the new uses in the existing buildings. Private storm lines parallel with streets/alleys shall be located outside of the public right-of-way.

Sanitary Sewer.

The preliminary drawings include information on proposed sewer improvements to serve the buildings & development.

(Existing Sewer Mainlines).

Based on the utility maps, there is an existing 18-inch HDPE sewer along Commerce Street (replaced & upsized by the City in 2019).

(New Sewer Mainlines).

Since there is an existing mainline available to serve this property, mainline sewer improvements will not be required.

(Existing Sewer Service Laterals).

New 6" sewer service laterals to property line were installed to replace the old services serving each of the buildings, and property line cleanouts were installed as part of the City project in 2019. The development team will need to determine which service laterals will be utilized for the new buildings, and arrange to have any unused sewer service laterals plugged or capped at the mainline connection point.

- --- Service lateral pipe between the property line cleanout & the building shall be replaced, unless it is demonstrated that the existing pipe is leak free and meets City standards.
- --- As outlined under PWDS 4.18.d, the City is under mandate from the Oregon Department of Environmental Quality (DEQ) to reduce infiltration and inflow (I/I) of storm runoff and groundwater into the City's sanitary sewer system. A significant portion of the (I/I) problems in the City's sewage collection system are attributable to leaking sewer service laterals or drains connected to service laterals. DEQ and City standards require that "No person shall discharge or cause to be discharged any storm water, surface water, groundwater, roof runoff, subsurface drainage to any sanitary sewer." The City requires applicants to demonstrate compliance with this ordinance by testing existing sanitary sewer service laterals that are proposed for continuing use. This requirement is based on public health and sanitation regulations adopted by the City to meet Oregon DEQ and USEPA requirements under the City's NPDES permit.
- --- Unless existing sewer service laterals are air tested in conformance with PWDS 4.18.d.2 from the property line cleanout to the building to verify that it is free of leaks or defects, any existing service

lateral shall be replaced. A property line cleanout shall be provided for all existing or new service laterals, where such cleanouts do not already exist.

(Grease Interceptor).

- --- Restaurants or commercial style kitchens (or other grease generating uses) must be provided with a grease interceptor vault as required under PWDS 4.18, at a location acceptable to Public Works, and must be provided with a recorded maintenance agreement.
- --- Since the three properties will be consolidated into a single legal lot of record, a single grease interceptor can be installed to serve all users in the building(s).
- --- Per OPSC 1014.1 requirements, sanitary flows must be piped separately, so as to bypass the grease interceptor (ie. so that it connects to the sewer service downstream of, or separately from, the grease interceptor).
 - The developer shall submit sanitary sewer drawings for a new gravity sewer laterals to serve the development, as well as providing for the abandonment (ie. plugging at the mainline) of any existing sewer laterals serving the property which are no longer being used. The development will require the installation of a grease interceptor vault in conformance with PWDS 4.18.a.8. Unless otherwise approved by the City Engineer and Public Works, a minimum 1000 gallon exterior grease interceptor vault shall be provided. A maintenance agreement for the grease interceptor vault (acceptable to the City) shall be recorded against the property. Any required sewer improvements (including any existing laterals to be capped/plugged at the mainline) must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings, including recording of the grease interceptor maintenance agreement.

Water.

The preliminary drawings include information on the location of proposed new water services and fire service to serve the buildings & development.

(Existing Waterlines & Hydrants)

Maps show an existing 12-inch water mainline along the Ferry Street frontage of the property, and an 8-inch waterline along the 3rd Street frontage of the property.

- --- The Ferry Street waterline is on the development side of the street.
- --- The 3rd Street waterline is on the opposite side of the street from the development.
- ---Existing Hydrants. The existing fire hydrant at 3rd & Ferry is located near the northeast corner of the buildings. See discussion below regarding fire hydrant spacing requirements, particularly in relation to the proposed new FDC.

(Existing Water Services).

There are three existing water services serving these buildings, as follows.

- --- 304 Ferry (Stuckey bldg): 5/8-3/4" meter.
- --- 302 Ferry (Harris bldg): 5/8-3/4" meter.
- --- 300 Ferry (Bank bldg): 5/8-3/4" meter.

(New Waterlines)

Since the existing waterlines along both Ferry & 3rd Street frontage match minimum sizes recommended in the Dayton water master plan, waterline improvements are not anticipated unless required to provide fire flows for the proposed development.

(Water Service(s) & Water Meters)

Size & number of new water services and/or meters is uncertain at this point. While the application drawings include notes regarding the reuse of the existing water meter on 3rd Street, the existing service line & meter is NOT adequately sized to serve the proposed new development.

The developer will need to provide complete fixture lists and fixture unit counts and information for all uses proposed to be served from the existing or new meter(s), to allow verification that the meter(s) meet City sizing criteria as discussed below.

- --- Standard water meter configurations are shown in the PWDS details.
- --- The Developer will need to verify/clarify whether or not a separate irrigation meter is proposed.
- --- Meter sizing criteria. Sizing criteria for water meters is summarized under PWDS 5.20.a.5.
 - --- With the final design, the development team will need to provide total fixture unit counts for the buildings being served (as well as all irrigation systems) for use in sizing any new domestic water meter(s).
 - --- Fixture unit equivalents and demand curves (used in determining the size of commercial water meters) shall be established in accordance with the Oregon Plumbing Specialty Code, with the meter size being determined based on the PWDS criteria noted above (once the development team provides a complete list of all fixtures and associated fixture unit counts, the City will indicate what size of meter will be required).
 - --- It is anticipated that the meter size required to serve the new building will be 3" 4" or larger (to be verified during design, since information was not provided with the application).

(New Fire Hydrants)

- --- Based on the location of the FDC serving the building, a new fire hydrant is required on the 3rd Street frontage (within 40 feet of the FDC location as noted below).
- --- The new hydrant on the 3rd Street frontage will need to be extended across 3rd Street from the existing waterline on the east side of the street (ie. as noted under PWDS 5.17.b.6.b, hydrants on the opposite side of an ODOT right-of-way are not considered to be available, since utilization would require closing the State highway to traffic).

(Fire Sprinkler Systems)

The developer indicated that they plan to provide fire sprinklers for all buildings (ie. a single fire sprinkler system to serve all three consolidated buildings).

- --- Since a fire sprinkler system is proposed, backflow devices and FDCs to City and Fire District standards will be required (*Detail 554-556 for outdoor backflow assemblies, per OFC standards if located inside of the building*).
- --- FDCs will be required at locations acceptable to Public Works and the Fire Chief (ie. location in relation to the building(s) being served, and location in relation to a fire hydrant per PWDS 5.22.d).
- --- The location of the forward flow test port required under NFPA 10.10.10.2.5 shall be shown on the construction drawings (see general criteria on Detail 559), as well as defining how flows during the initial & subsequent forward flow test will be conveyed to the outside without flooding or damage to the building.

(Fire Flows Requirements)

- --- Fire flows required will need to be determined from the Oregon Fire Code, based on the size and type of building, type of fire sprinklers provided for the new building, etc.
- --- Even when fire sprinkler systems are proposed, the minimum fire flows required at the site for commercial/industrial buildings is 1500 gpm (OFC B105.3.1).

• The Developer shall submit water system construction drawings conforming to the requirements of the PWDS, and shall demonstrate that the required fire flows are available to all hydrants at the site. All water system improvements required to provide the minimum fire flows (with or without fire sprinklers) shall be the sole responsibility of the developer. The drawings shall show the location and size of any existing or proposed domestic and/or irrigation water meters, as well as any existing or proposed backflow assemblies. The connection point of the domestic, irrigation and fire service lines to the public system, and the location of backflow devices, shall be as approved by Public Works and the City Engineer. Fire hydrants will be required at locations approved by the City Engineer and the Fire Chief. For buildings that are fire sprinklered, the developer shall provide an approved fire system backflow device and FDC between the public system and the fire sprinkler system. The location of the detector backflow device, FDC and forward flow test port shall be as approved by the City Engineer and the Fire Chief. Any required water system improvements must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings.

Franchise Utilities.

LUDC 7.2.305.02.C states in part that: "All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground."

- ---Franchise utility service will need to be arranged with the applicable utility provider.
- ---Easements meeting PWDS requirements shall be provided for any franchise utility service located outside of the street right-of-way, which crosses property other than that which it serves.

CITY OF DAYTON

416 Ferry Street – P. O. Box 339
Dayton, OR 97114-0039
503-864-2221 fax 503-864-2956

PLANNING COMMISSION STAFF REPORT

DATE: August 4, 2022

FILE NUMBER: HIST 22-05

HEARING DATE: August 11, 2022

APPLICANT: Paul Falsetto

OWNER: Twin Towers, LLC

REQUEST: Request for an alteration to an alteration to a historic resource as described in

Section I.

PROPERTY: 300, 302, 304 Ferry St.

ZONE: Commercial, within the CBO district.

CRITERIA: Dayton Land Use and Development Code (LUDC)

7.2.117.07.F

EXHIBITS: A. Submitted Application

B. Narrative Response to Criteria

I. BACKGROUND

Twin Towers, LLC is proposing a full rehabilitation and seismic upgrade of three vintage brick buildings in the downtown core of Dayton. When complete, the ground floors of these buildings will host four commercial tenants providing food and beverage services. A new hotel structure abutting the Bank of Dayton Building on 3rd Street will provide the manager's office, elevator, and gathering spaces for the hotel guests. The second floor of all buildings will be interconnected to create twelve hotel rooms and support spaces. A back courtyard with a covered shed will host dining and other special events. The Stuckey Building (1911) is the largest and oldest of the three existing buildings and abuts the Harris Building (1913) to the east.

On July 20, the HPC recommended the Planning Commission approve HIST 22-05.

II. PROCESS

Major alterations to a historic resource are processed as Type II actions where the HPC makes a recommendation to the Planning Commission.

The application was submitted by the applicant on June 15, 2022. The HPC hearing was held on July 20, with the Planning Commission hearing scheduled for Thursday, August 11.

Appeal of the Planning Commission's decision shall be processed in accordance with the provisions of LUDC Section 7.3.207.

III. DECISION CRITERIA AND FINDINGS

7.2.112.07 Exterior Alteration And New Construction

- F. Decision Criteria. To approve the application for exterior alteration of a Designated Landmark or new construction on property on the National Register of Historic Places, or in the Historical Property Overlay Zone, or in an historic district the Planning Commission shall consider the following criteria:
- 1. The proposed new use is similar to the historical use of the property or the proposed new use requires minimal change to the Designated Landmark's or its property's distinctive, materials, features, spaces, and spatial relationships.

Findings: The Harris and Stuckey buildings were originally designed for commercial uses. The proposal will continue to use the building for commercial purposes, and the applicant indicates the that the storefronts will be returned closer to the original configuration.

2. Historic character of the property is retained and preserved. The relocation of distinctive materials or alterations of exterior features, spaces, and spatial relationships that characterize the property shall be avoided. Response: The existing historic exterior brick and decorative features of both buildings will be retained. The upper windows will be replaced, but in a manner that replicates the original configuration of a fixed sash over a double hung sash.

Findings: The proposed alteration does not make significant architectural changes to the subject buildings. The applicant has indicated that the existing historic exterior, including the brick and decorative features, will be retained. While the upper windows will be replaced, they will be replaced in a manner that replicates the original design.

3. Use of the property recognizes the physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

Findings: The applicant has indicated that the proposal does not include very much work on the Harris building façade and that the majority of work on the Stuckey façade involves the construction of a new storefront with the original storefront used as a guide.

4. Changes acquiring historic significance in their own right are retained and preserved. Response: The existing Stuckey storefront, which is to be replaced, has not itself acquired any historic significance.

Findings: The applicant has indicated that sector of the Stuckey to be replaced, the storefront, does not in of itself have any specific historic significance.

5. Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.

Findings: The applicant has indicated that the brickwork and decorative metal items on the Stuckey building will be retained.

6. Historic features are repaired versus replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Findings: Per the applicant's submittal, the replacement windows will replicate the originals as closely as possible. Additionally, the applicant indicates that the Bank of Dayton Building's main façade will be constructed based on archival photographic evidence.

7. Use of chemical and physical treatments, if appropriate, are undertaken by the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

Findings: The applicant has not indicated that any chemical treatments will be used, and that the brickwork will be cleaned by the gentlest means possible- Via nylon bristle brush and hot water.

8. Alteration, including new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic features, size, scale, and proportions, and massing to protect the integrity of the property and environment.

Findings: The applicant's submittal indicated that the new hotel building will be distinct from the existing buildings, but compatible with the existing Harris and Stuckey Buildings. The new Stuckey Building storefront will be similar to the previous architecture, but will differ slightly due to the nature of new construction.

9. New additions and adjacent or related new construction on the subject property are undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.

Findings: The applicant has indicated that the proposed connection to the stair tower could be removed with minimal disruption in the future.

10. Consider design guidelines such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards.

Findings: The applicant has noted that design standards mentioned in criterion 10 have been considered.

IV. CONCLUSIONS

Based on the findings in the staff report, staff recommends the Planning Commission approve HIST 22-05

V. EXAMPLE MOTIONS

- 1. I move to adopt the findings in the staff report and approve of HIST 2022-05.
- 2. I move to deny HIST 2022-05 based on... (state criteria that are not met)
- 3. I move to recommend continuation of the public hearing to (date/time certain).



Site Development Review Application

416 Ferry St - PO Box 339
Dayton OR 97114
Ph # (503) 864-2221
Fax # (503) 864-2956
www.ci.dayton.or.us
cityofdayton@ci.dayton.or.us

For City of Dayton use:					
Date Application Recei	ved:	Received By:	File Number:		
Public Hearing Date:		Fee Amount:		Deposit Amount:	
Application Completed	l Date:		Application Approv	al Date:	
Applicant Information	n:				
Applicant Name: Par	ul Falsetto				
Mailing Address: 1605 NE Buffalo Street			City: Portland	ST: OR Zip: 97211	
Telephone Number: _5			Cell Number: 503-750-5750		
Email Address: paul					
Summary of Requ	This project 1913) the Bank of Day	ton Building (191	3). A Property Line A	age buildings: the Stuckey Building (1911), djustment will consolidate all into a single	
property. The ground to	iloor will be divided into	four tenant space		g facing 3rd Street will provide access to	
Site Information:			twelve hotel	rooms on the interconnected second floor.	
Site Address or Location	on: <u>300 / 302 / 304 F</u>	erry Street			
Nearest Cross Street: _	3rd Street				
Map & Tax Lot Numbe	r: <u>4-3-17 DA 0650</u>	00/06600/06700	Square Footage or A	creage: 14,400 sf	
Existing Property Area: combined area: 14,400 sf		Proposed Property Area:properties combined through a			
Plan Designation: Dayton Central Business District		Zoning: C, CBO, H	BO Property Line Adjustment		
Historic Property Design	nation: 🛚 National Regi	ster Listing 🔲 Sig	gnificant 🔲 Contribu	iting 🔲 Non-Contributing 🔲 None	
Existing Impermeable	Surface Area: 14,400	sf	Proposed Impermea	ble Surface Area: 14,088 sf	
Owner Information:					
Property Owner(s): Tv	win Towers, LLC				
Address: 7401 SW Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062					
Phone: Wayne Marschall 503-612-1563 Kelly Haverkate 971-241-7161 Email Address: Wayne.Marschall@TheStollerGroup.com					
(manager) (local contact) kellyjhaverkate@gmail.com Property Owner Signanture:					
Property Owner Signan	_ ^ ^	011		(/10/2022	
		to the proposed dev	elopment of our proper	Date:	
For Office Use					
Fee:	Deposit:	Amount Paid:	Date P	aid: Receipt #	
Approved by:	City Manager	City Planner	Public Works Direct	or 🔲 City Engineer 🔲 Fire Marshall/Chief	
Applicant Notification Date: Comments:					
Additional Services Amount Billed:		Paid:	🔲 Pla		
Engineer		Staff Time		Other	

Consultants (please list all that apply)				
🛚 Planning	Engineering	☐ Surveyor	Other	
Name: Paul Falsetto		Physical Address: same as mailing	g address	
Firm: Paul M. Falsetto Architect LLC		_ City:	ST:	_ Zip:
Mailing Address: 1605 NE Buffalo Street		_Telephone #: _503-750 5750		
City: Portland ST: OR	Zip: 97211	_Cell Phone #:503-750 5750		
Email Address: paul@pmf-arch.com				
Planning	🛚 Engineering	☐ Surveyor	Other	
Name: Chris DesLauriers		_Physical Address: _same as mailing	address	
Firm: T.M. Rippey Consulting Engineers		_ City:	ST:	_ Zip:
Mailing Address: 7650 SW Beveland Street,	Suite 100	_Telephone #: <u>503-443-3900</u>		
City: Tigard ST: OR	Zip: 97223	_Cell Phone #:		
Email Address: CDesLauriers@TMRippey.	com			
Planning	Engineering	☐ Surveyor	Other	
Name:		_ Physical Address:		
Firm:		_ City:	ST:	_ Zip:
Mailing Address:		_Telephone #:		
City: ST:	Zip:	_Cell Phone #:		
Email Address:				
Planning	Engineering	☐ Surveyor	Other	
Name:		_ Physical Address:		
Firm:		_ City:	ST:	_ Zip:
Mailing Address:		_Telephone #:		
City: ST:	Zip:	_Cell Phone #:		
Email Address:				
Planning	Engineering	Surveyor	Other	
Name:		_ Physical Address:		
Firm:				
Mailing Address:				
City: ST:				
Email Address:				

project

3rd & Ferry Street Development – 21003

re

Site Development Review Application Narrative

date 6/13/22

site | 300 / 302 / 304 Ferry Street



1605 NE Buffalo Street, Portland, Oregon 97211 = 503.750-5750

PROJECT OVERVIEW



Ferry Street View



FERRY STREET 3rd STREET 304 300 302 STUCKEY **HARRIS** BANK OF BUILDING BUILDING DAYTON BUILDING NEW HOTEL BUILDING COMMERCE STREET SITE PLAN

Aerial - Existing

Site Plan - Proposed

Twin Towers LLC will be redeveloping three vintage brick buildings in downtown core of Dayton. The Stuckey Building (1911) is the largest and oldest of the three, and abuts the Harris Building (1913) to the east. The Bank of Dayton Building (1913) occupies a key corner in town.

This project involves the full rehabilitation of the three existing buildings, with retail and food services projected for the ground floor uses. A new hotel structure abutting the Bank of Dayton Building will provide the manager's office, elevator, and gathering spaces for the hotel guests. The second floor of all buildings will be interconnected to create twelve hotel rooms. A back patio with a covered shed will host dining and other special events.

The project team will incorporate a variety of green methods and materials, and is anticipating a LEED rating of Gold or Silver. Construction is slated for 2023, with completion anticipated for the first part of 2024.

FERRY STREET



GENERAL LAND USE INFORMATION

	Description	Comments
Location	Map: 4-3-17 DA Tax Lots: 06500, 06600, 06700	The three separate lots will be consolidated through a Property Line Adjustment (in progress)
Applicable Zones	C (base zone); CBO, HPO overlays	
Uses Proposed	Mixed-use: hotel over (4) commercial spaces	Tenants include a café, restaurant, tap house, and wine retail sales, which are all permitted uses.
Lot Size	120 ft x 120 ft = 14,400 sf	This is the total area for the three lots, to be formally consolidated
Building Footprints (not including auxiliary structures)	Stuckey-Harris-Bank Bldgs: 8,922 sf New Hotel Building: 1,147 sf Stair Tower/Shed: 739 sf Total footprint: 10,808 sf	Footprints are within the allowable area. The existing Harris concrete addition proposed to be demolished.
Building Height	Bank of Dayton Bldg: 36'-6" (from average grade at 3rd Street) Hotel Bldg: 36'-7" (top of parapet) Stair Tower: 42'-2" (highest point)	Heights of the new buildings exceed the 35-foot height maximum. A major variance is requested
Lot Coverage	Required: 90% coverage, max. Proposed: 11,167 sf (77.5%)	The amount of lot coverage meets the requirements.
Landscape Coverage	Required: 10% coverage, min. Proposed: 1,563 sf (10.8%)	Landscape area includes plantings, courtyard, water feature, deck planters
Dev. Standards Appearance & Orientation	C: Outdoor seating for permitted eating and drinking establishments CBO: facades visible from a street shall be of brick or wood construction New bldgs. required to be similar in character and design with existing.	The Courtyard, at 648sf, is within the seating capacity limits. The new Hotel building will be clad in brick, and of similar character and design with the historic brick buildings.
Signs (CBO)	100 sf of signage area allowed, based on 100 lf of façade (max.)	The project's signage will exceed the allowed maximum. A major variance is requested
Off-street Parking	Parking not required as per the CBO. If included, it must address the city standards.	No off-street parking is proposed on this property.
Natural Features	The review property is not in a flood plain, a wetland, or adjacent to a waterway.	There are no salient natural resources on site.
Alterations & New Construction (HBO)	Alterations will occur on two NR- Listed properties (Stuckey & Harris). The Bank of Dayton's front facade will be returned closer to its original configuration.	The 1930s concrete addition to Harris is not considered to be historic, and is to be demolished. The new Hotel is designed to be compatible with the existing brick buildings.

DAYTON LAND USE AND DEVELOPMENT CODE - APPLICABLE CRITERIA

7.2.106 Commercial Zone (C)

7.2.106.02 Permitted Uses

This project complies with the allowable permitted commercial uses at the first floor with tenants such as a wine tasting & retail store, a tap house, a restaurant, and a cafe. A hotel and associated spaces will occupy the second floor, which is a permitted use.

7.2.106.05 Dimensional Standards

A-1 Lot Size: The three separate lots will be combined into a single lot through a Property Line Adjustment that is in progress. The single subject lot will be 120' x 120', and 14,400 sf in area.

A-2 Maximum Height: - 35 feet.

The proposed height of the new Hotel Building is 36'-7", which sets it 4.5% above the maximum allowable height. Its height was determined by the need to align its second floor height with that of the Bank of Dayton, to allow access into the hotel rooms located there.

The Stair Tower height from the average ground plane to the top of the highest point is 42'-2", placing it over 20% of the maximum allowable height. The tower height was a result of needing to access the roof, where the mechanical units serving the complex are located.

A major variance will be requested for the height overage for both conditions.

B-1&2: There are no minimum yard setbacks on all sides of the property.

7.2.106.06 Development Standards

B-1: None of the restricted activities will take place on the property.

B-2: An outdoor courtyard with 648 sf of seating for dining will be provided that is to serve all four commercial tenants. At 15 sf/person, this space has the capacity of 44 seats. This code section has an allowance of 12 seats per commercial tenant, which is a 48 seat maximum, of which this proposal is below.

C-4: The lot coverage proposed is 11,167 sf, which is 77.5 percent of the total lot size of 14,400 sf, and below the 90 percent limit.

7.2.111 Central Business Area Overlay Zone (CBO)

7.2.111.04 Parking

No off-street parking is associated with this property.

7.2.111.05 Landscaping

There are three street trees in front of the property on Ferry Street that are about 24 feet tall and look to be of good health. There are four street trees along the property frontage at 3rd Street are of the same age and height, and also appear to be in good health.

The southernmost tree in the planting strip near Commerce Street is proposed to be removed and replaced along with the other plantings.

Two new street trees of the Ginkgo biloba 'Princeton Sentry' variety will be located in that planter, confirming to the spacing requirements. This medium-sized tree is often used when there is limited overhead space under wires. Shrubs and groundcovers will be installed in the planter, which will be divided by two walkways to allow ease of movement from cars parked on the street. The existing water quality pipe is to remain and be repainted.

7.2.111.06 Building Standards

- <u>A. Setbacks</u> There are no setbacks on Ferry or 3rd Streets, conforming with CBO requirements.
- **B. Building Height** The CBO code requires that new buildings be within 25 percent of the average height of existing buildings located on the same side of the street.

At 3rd Street, the height of the Bank of Dayton building, taken from average grade elevation, is 36'-6". The new Hotel building, at its average grade elevation, is 36'-7", which places it at a 1 percent difference.

The Stair Tower, at 42'-2", is within 15.5 percent of the Bank of Dayton building.

- <u>C. Orientation</u> The main entrances to the three existing buildings and the new hotel building are all oriented to the public streets.
- <u>D. Building Facade</u> The proposed Hotel building's three visible facades will be clad in brick, which is one of the required exterior material. The new Stair Tower and Shed, clad in metal, are internal to the site and not directly visible from Ferry or 3rd Street.
- **E. Special Design Requirements** (these apply to this project)
 - <u>1. Setbacks</u>. The new Hotel building will be setback 0 feet from the property line, conforming to the required distance.
 - <u>2. Building Height</u>. The new Hotel building is within 1 percent of the adjacent Bank of Dayton building, and well below the 10 percent average height of existing buildings requirement.

The new Stair Tower is 15.5 percent greater than the average height of the Bank of Dayton building at 3rd Street, and 5.5 percent over the allowance.

A modification is requested for the height overage for the Stair Tower.

- 3. Building Facade. The proposed Hotel building's three visible facades will be clad in brick, which is the required exterior material. The new Stair Tower and Shed, clad in metal, are internal to the site and not directly visible from Ferry or 3rd Street.
- <u>4. Building Design</u>. The new Hotel is similar in character, design and color with the existing brick buildings on the site, with subtle distinguishing characteristics that show it to be of modern construction.

The new Stair Tower and Shed are purposely of a different material and design, in part to follow the design direction of various additions to these buildings over the years. Previous 'saddle bag' additions to Stuckey (since removed) and the Harris concrete addition are more utilitarian in nature, befitting their back-of-house status.

A modification is requested for the Stair Tower and Shed difference in character and design, and will be submitted as part of the Major Variance.

7.2.111.07 Signs

<u>D. Permitted Sign Types</u> The maximum allowable sign area is based on one square foot of sign area for each one linear foot of building façade not exceeding 100 square feet. This maximum area shall apply to all signs attached to the building such that the <u>total area of all signs combined on the property</u> does not exceed 100 square feet.

For this project, we have three distinct existing buildings (Stuckey, Harris, and the Bank of Dayton), joined by the new Hotel building. Signage will be needed for four commercial tenants on the ground floor, along with the hotel entrance.

The lineal façade on Ferry Street is 120 feet. The lineal façade on 3rd Street is 117 feet. According to the sign code, this project is allotted only 100 square feet for all the signage needs, which is only 20 sf of signage total for each of the five businesses. This amount of signage is undersized for the requirements of each commercial tenant to effectively communicate with their patrons.

This project would also like to enhance the character of the town core through the use of a corner clock, as towns used to employ on key buildings, such as a bank.

A variance is requested for the overage of signage amounts.

7.2.112 Historical Property Overlay Zone (HPO)

7.2.112.06 Demolition and Moving

It is proposed to demolish the 1930s concrete addition to the back of the Harris Building. This addition is not considered by the City and the National Register Nomination to be historic.

7.2.112.07 Exterior Alteration And New Construction

Description of the work scope for the three existing buildings will be provided in the Historic Property Request for Change Application.

Items Addressed in the Pre-Application Meeting (date of meeting: 11/16/21)

- 1. <u>Fire Hydrant</u> a new fire hydrant will be provided mid-block on 3rd Street, and within 27 feet of the Fire Department Connection. The fire flow has been determined to be adequate by the City Engineer.
- 2. <u>Aerial Fire Apparatus Access</u> Based on correspondence and a site meeting with Bret Putman, Dayton Fire Chief, it was determined that aerial access can be provided along 3rd Street if the upper guy lines supporting the power pole are removed. Those lines will be removed and replaced with a local guy line north of the pole and anchored in the planter.
- 3. <u>Stormwater Detention</u> The City Engineer agreed with the Applicant that detention is not required for this project, since at the start of development, the site was fully impervious. The proposed development will actually add pervious area to the site.
- 4. <u>Plumbing Requirements</u> Please refer to the Civil and Plumbing drawings for the water service and sanitary sewer elements to be provided.
- 5. <u>Courtyard Uses</u> The planned used for the Courtyard include dining, gatherings and events such as celebrations and wine tastings, and possibly live music with regulated amplification.

6. <u>Commerce Street Sidewalk</u> – A 4-footwide sidewalk is proposed along the property frontage at Commerce Street, with approximately three quarters of it on private property. I was mentioned at the Pre-App that an easement will need to be created that allows public access to this new amenity.

Additional Items Provided in Conjunction with this Application

- A civil engineering narrative provided by TM Rippey.
- Storm Drainage Narrative provided by TM Rippey.
- Title reports and deeds for each of the three properties.
- Project drawing set at tabloid (11"x17") size.
- Historic Property Request for Change Application and narrative.
- Two Major Variance applications.



7650 SW Beveland Street, Suite 100 Tigard, Oregon 97223

Phone: (503) 443-3900 Fax: (503) 443-3700

Paul M Falsetto Architect, LLC 1605 NE Buffalo Street Portland, OR 97211 June 6, 2022

RE: 3RD and Ferry Street Development "Land Use Civil Project Memorandum"

Public Street Improvements:

It is understood from the pre-app notes that the existing right of way frontages are in good conditiontion are not required to be reconstructed with this project. Any utilities that require cutting thru the existing sidewalks and streets will be trenched and surfaces repaired in compliance with city standards.

Site Water Services:

The existing water services are currently planned to be reused. A new fire lateral is being anticipated for a new fire system. One new hydrant is also proposed. Back flow prevention devices will be located inside the building and the FDC connection is proposed to be a face mount style FDC facing 3rd street.

Site Sewer Services:

The existing sewer laterals will be located during construction. If they can be reused for most of the drain waste fixtures they will. The project is proposing to collect all waste from new commercial kitchen fixtures and conveying the commercial kitchen fixtures thru a grease interceptor prior to discharging to the public sewer system.

Franchise Services:

The project will underground new franchise services to the building. The project is not currently proposing to underground existing overhead utilities that are not being moved at this time.

Site Storm:

See enclosed prelim storm memorandum with maps.

Sincerely, Chris Deslauriers, P.E. VICINITY MAP

LAND USE REVIEW

21003

6/13/22

PROJECT DESCRIPTION

TWIN TOWERS, LLC 7401 SW WASHO COURT, SUITE 200 TUALATIN, OREGON 971.241-7161 CONTACT: KELLY HAVERKATE

ARCHITECT

OWNER

PAUL M. FALSETTO ARCHITECT 1605 NE BUFFALO STREET PORTLAND, OREGON 97211 503.750-5750 CONTACT: PAUL FALSETTO

CIVIL & STRUCTURAL

T.M. RIPPEY ENGINEERS 7650 SW BEVELAND, SUITE 100 TIGARD, OR 97223 503.443-3900

CIVIL CONTACT: CHRIS DESLAURIERS STRUCTURAL CONTACT: JOSH WETTERLI

MECH / ELEC / PLUMBING

MKE & ASSOC. ENGINEERS 6915 SW MACADAM AVE, SUITE 200 PORTLAND, OR 97219 MECH/PLUMB CONTACT: JACOB PEN ELECTRICAL CONTACT: MARK GARAND

INTERIOR

1313 SE BELMONT STREET PORTLAND, OREGON 97214 503.222-1400 EXT 1 CONTACT: TRACEY SIMPSON

LANDSCAPE ECOTONE ENVIRONMENTAL

522 N THOMPSON STREET, SUITE 4 PORTLAND, OREGON 97227 CONTACT: DAN EDWARDS

This project involves the rehabilitation of three vintage buildings in the downtown core of Dayton, specifically the Stuckey Bullding (1911), the Harris Building (1913) the Bank of Dayton Building (1913). A property line adjustment will consolidate all into a single lot.

The ground floor will be divided into four tenant spaces, with food and beverage services as the projected uses. A new hotel building facing 3rd Street will provide access to twelve hotel rooms on the interconnected

The back portion of the site will contain a courtyard for dining and events, which is adjacent to a year-around dining outbuilding called the 'Shed'.

ZONING CODE INFORMATION

Zoning: (C) Commercial Zone

(CBO) Central Business Area Overlay (HBO) Historical Property Overlay

Historic Designation: The Stuckey and Harris buildings are listed in the National Register of Historic Places

BUILDING CODE INFORMATION

Code: 2019 Oregon Structural Specialty Code (based on 2018 International Building Code) Occupancies: 'R1' Residential (Hotel)

'A2' Assembly (Food Service) 'M' Mercantile Construction Type: Type VB

Entire complex to be sprinklered per NFPA 13

DOWNSPOUT

DISHWASHER

FURNISHED BY OWNER

FURNISHED BY OWNER/INSTALLED BY OWNER

FIRE RETARDENT TREATED

FACE OF MASONRY

FACE OF STUD

FOOT OR FEET

FIREPLACE

FRAMING

F.O.M.

F.O.S.

F.R.T.

FRMG.

PROPERTY DESCRIPTION

All three properties are to be consolidated through a Property Line Adjustment process. The final property size will be 120' x 120'.

STUCKEY BUILDING

Address: 304 Ferry Street Tax Lot ID No : 06700 1st Floor:

4,154 gsf 2nd Floor: 4,198 gsf Total Building Area 8,352 gsf

HARRIS BUILDING (minus the concrete addition) Address: 302 Ferry Street

Tax Lot ID No.: 06600 2nd Floor 2,382 gsf Total Building Area 4,762 gsf

BANK OF DAYTON BUILDING

Address: 300 Ferry Street Tax Lot ID No.: 06500 1st Floor:

2.388 asf 2nd Floor: 2,421 gsf Total Building Area 4,809 gsf

NEW HOTEL BUILDING Enfronting: 3rd Street

1st Floor 1 147 ast 2nd Floor: 1,236 gsf Total Building Area 2,383 gsf

STAIR TOWER / SHED 1st Floor Footprint: 739 ast

PLYWOOD

REFERENCE

REFRIGERATOR

ROUGH OPENING

SELF ADHERED MEMBRANE

SELF ADHERED MEMBRANE

SLIDING GLASS DOOR

RIGHT OF WAY

ROD & SHELF

ROOM

SOUTH

FLASHING

SECTION

SHOWER

SHELF

SHEET

SIMILAR

SQUARE

STANDARD

STRUCTURAL

SUSPENDED

SHEET VINYL

STEEL

SLAB ON GRADE

SAFETY GLASS

SPECIFICATION

SHELF AND ROD

STAINLESS STEEL

SOLID CORE

PARAPET

PREFIN.

PWD.

Q Q.T.

REF.

RFR.

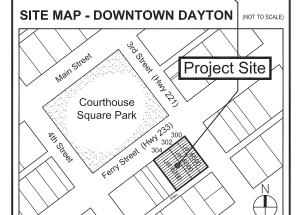
REV.

R.O.W

R & S

S.A.M

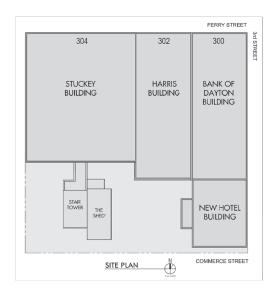
SUSP.



3RD & FERRY STREET DEVELOPMENT

300/302/304 Ferry Street | Dayton, Oregon

SITE DIAGRAM



ABBREVIATIONS

А	A.B. ABBR. A.C. A.D. ADJ. A.F.F. AGG. A.H.U. ALT.	ANCHOR BOLT ABBREVIATION AIR CONDITIONING AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALGERBATE ALTERNATE	DR. DS. DWG. D.W. DWR. E. EA. E.I.F.S.	DOOR DOWNSPC DRAWING DISHWASH DRAWER EAST EACH EXTERIOR II
	AL. A.P. A.T.	ALUMINUM ACCESS PANEL ACOUSTICAL TILE PANEL	E.J. ELEC. ELEV.	AND FINISH EXPANSION ELECTRICAL ELEVATION
В	B. BD. B.F. BLDG. BLKG. B.O. B.O.F. BTW	BOTTOM BOARD BIFOLD BUILDING BLOCKING BY OWNER BOTTOM OF FOOTING BETWEEN	E.P. EQ. EQUIP. E.W. E.W.C. EX. EXP.	ELECTRICAL EQUAL EQUIPMEN' EACH WAY ELECTRIC W EXISTING EXPOSED C EXTERIOR
С	B.U. C.I.P. C.H. C.J. CLG CLR. C.M.U. COL CONC. CONN. CONT C.P. CPT. CTSK. C.T. CONTR.	BUILT UP CAST IN PLACE CONDUCTOR HEAD CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION CONTINUOUS CEMENT PLASTER CARPET COUNTERSINK CERAMIC TILE CONTACTOR	F.D. FDC. FDN. F.E.C. FIN. F.F. F.F.E. F.H. FLASHG. F.O.B. F.O.C. F.O.F. F.O.I.C.	FLOOR DR. FIRE DEPT. FOUNDATION FIRE EXTING FINISHED FI FINISHED FI FIRE HYDRA FLASHING FLUORESCE FURNISHED FACE OF FI FURNISHED FACE OF FI FURNISHED FACE OF FI FURNISHED FACE OF FI FURNISHED INSTALLED
D	DBL.	DOUBLE	F.O.I.O.	FURNISHED INSTALLED

DETAIL

DIAGONA

DISPENSER

DIAMETER

age bil of 140 MENSION POINT

DIMENSION

DIM.

DRINKING FOUNTAIN

GAUGE GALVANIZED GALV. GLS. GLASS GRID LINE GLASS MASONRY UNIT G.M.U. GYP. **GYPSUM Н** Н.В. HOSE RIR HOLLOW CORE **HEADER**

EXTERIOR INSULATION AND FINISH SYSTEM HOLLOW METAL **EXPANSION JOINT** ELECTRICAL HORI7 HORIZONTAL ELEVATION OR ELEVATOR HEIGHT FIFCTRICAL PANEL I.D. INSIDE DIAMETER INFO INFORMATION EQUIPMEN' INSUL INSULATION INT. INTERIOR ELECTRIC WATER COOLER EXISTING JANITOR EXPOSED OR EXPANSION L LAV. FLOOR DRAIN FIRE DEPT. CONNECTION L.W.C. **FOUNDATION**

LAVATORY MANUFACTURER S.A.M.F M MANF. FIRE EXTINGUISHER CAB. MATERIAL MATI. MAXIMUM MAX. FINISHED FLOOR MECHANICAL FINISHED FLOOR ELEVATION мн MANHOLE FIRE HYDRANT MASONRY OPENING M.O. MINIMUM FLUORESCENT MTL. METAL FURNISHED BY OWNER FACE OF BRICK NORTH FACE OF CONCRETE N.I.C. NOT IN CONTRACT FACE OF FINISH

OH.D

OPG

SECT. SHR. SHT S.O.G NUMBER SPEC NOM NOMINAL S/R SQ. INSTALLED BY CONTRACTOR N.T.S. NOT TO SCALE S.S. OOA OVERALL ON CENTER STD. OUTSIDE DIAMETER OFFICE STRUCT

OVERHEAD DOOR

OPENING

OPPOSITE

TOP OF TREAD PAINT PREFINISHED TO BE REMOVED

PROPERTY LINE T/G TONGUE AND GROOVE T.G. TEMPERED GLASS TENANT IMPROVEMENT T.O.C TOP OF CURB T.O.F. TOP OF FRAMING PRESSURE TREATED TOP OF PLATE T.O.P. TOP OF PLYWOOD T.O.PLY. QUARRY TILE TOP OF SLAB T.O.S. RADIUS OR RISER TOP OF WALL T.O.W. RUBBER BASE TOILET PAPER DISPENSER ROOF DRAIN TUBE SECTION

REQUIRED OR REQUIREMENTS | U.O.N. UNIESS OTHERWISE NOTED VINYL COMPOSITION TILE

√ ∨.B. V.C.T. VFRT VERTICAL VIN. VINYL WEST Ww. wc WATER CLOSET WD WOOD

TYPICAL

WASHER & DRYER W/D WIRE GLASS W.G WATER HEATER W.H. WATERPROOF WITHOUT WATER RESISTIVE BARRIER WAINSCOT

W/O WRB WRGR WATER RESISTANT GYP. BOARD WSCT. WEIGH1 WWF WELDED WIRE FABRIC

SYMBOLS

DESCRIPTION (X) DETAIL REFERENCE SYMBOL



BUILDING SECTION REFERENCE SYMBOL

EXTERIOR ELEVATION





DIMENSION LINE -FACE OF STUD OR

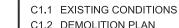


ASSEMBLY TYPE SYMBOL



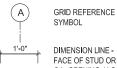
SHEET INDEX

G1.0 COVER SHEET





INTERIOR ELEVATION



C.L. OPENING, U.O.N





XXX-1 FINISH TAG

+ X'-X" CEILING HEIGHT TAG

GENERAL

CIVIL

C1.0 NOTES & ABBREVIATIONS

C1.2 DEMOLITION PLAN

C1.3 SITE PLAN C2.0 EROSION & SEDIMENT CONTROL

C2.1 GRADING PLAN C2.2 UTILITY PLAN

C3.0 CIVIL DETAILS C3.1 CIVIL DETAILS

DEMOLITION

D1.0 SITE PLAN - DEMOLITION D2.0 FIRST FLOOR PLAN - DEMOLITION

D2.1 SECOND FLOOR PLAN - DEMOLITION D3.0 ELEVATIONS -NORTH &EAST- DEMO

D3.1 ELEVATIONS -SOUTH & WEST- DEMO D4.0 BUILDING SECTIONS - DEMOLITION

D4.1 BUILDING SECTIONS - DEMOLITION

ARCHITECTURAL

A10 SITE PLAN A2.0 FIRST FLOOR PLAN

A2.1 SECOND FLOOR PLAN

A2.2 ROOF PLAN A3.0 ELEVATIONS - NORTH & EAST

A3.1 ELEVATIONS - SOUTH A3.2 ELEVATIONS - WEST & EAST

A3.3 ELEVATIONS - COURTYARD

A4.0 BUILDING SECTIONS A4.1 BUILDING SECTIONS

MECHANICAL

MT0.0 MECHANICAL TITLE SHEET M2.2 ROOF PLAN - HVAC

PLUMBING

P2.0 FIRST FLOOR PLAN

ELECTRICAL

E0.0 TITLE SHEET ED1.0 DEMOLITION PLAN - SITE

E1.0 SITE PLAN E2.0 FIRST FLOOR PLAN

LANDSCAPE L1.1 LAYOUT/MATERIALS PLAN

L2.1 PLANTING PLAN

L2.2 TROUGH PLANTER PLANTING TYPS.

L3.1 IRRIGATION PLAN L4.4 PLANTING DETAILS

L4.5 IRRIGATION DETAILS

3RD

COVER SHEET

- 2 CONTRACTOR SHALL VERIEY ALL DIMENSIONS AND CONDITIONS ON
- DRAWINGS AND IN FIELD. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE FOR ALL NECESSARY TRAFFIC CONTROL PLANS, TEMPORARY SHORING AND OTHER INCIDENTAL WORK NEEDED FOR THE COMPLETION OF THE
- WHERE REFERENCE IS MADE TO IBC. ASTM. AISC. ACLOR OTHER STANDARDS, THE LATEST ISSUE AT THE BUILDING PERMIT DATE SHALL
- ALL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS, THE "INTERNATIONAL BUILDING CODE" (IBC), THE INTERNATIONAL PLUMBING CODE (IPC) AND THE PROVISIONS OF "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", 2018 EDITION, OREGON STATE HIGHWAY DIVISION (OSHD), AS AMENDED BY ALL OTHER STATE AND LOCAL CODES, JURISDICTIONS, PERMITS, AND BUILDING REQUIREMENTS THAT APPLY. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE CONSTRUCTION PERMITS AND SUBMIT TRAFFIC CONTROL PLANS PRIOR TO PROCEEDING WITH WORK.
- EXISTING UTILITIES, SITE AND TOPOGRAPHIC INFORMATION SHOWN EASTING OF ILLINGS, STEAMS TO POSCARATION FROWN HEREON ARE BASED ON RECORD DRAWINGS PROVIDED BY OR MADE AVAILABLE BY THE OWNER. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE LOCATION OF EXISTING FEATURES AND UTILITIES PRIOR TO CONSTRUCTION, AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED WORK. MINOR ADJUSTMENTS BASED ON FIELD CONDITIONS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. LOCAL COUNTY AND CITY RECORD DRAWINGS SHOULD BE REVIEWED BY THE CONTRACTOR FOR THIS PURPOSE. THE EXISTENCE AND LOCATION OF EXISTING FEATURES ARE NOT GUARANTEED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OBTAINED FROM RECORD DRAWINGS OR INFORMATION PROVIDED BY OTHERS. IMPLIED OR OTHERWISE
- ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH BY OAR 952-001-0010 THROUGH OAR 952-011-0900. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503) 232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS. BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION CALL (800) 332-2344.
- CONTRACTOR SHALL CAREFULLY MAINTAIN BENCHMARKS, PROPERTY CORNERS, MONUMENTS, AND OTHER REFERENCE POINTS. IF SUCPOINTS ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PAY FOR THEIR REPLACEMENT BY EMPLOYING A PROFESSIONAL LAND SURVEYOR TO RESET PROPERTY CORNERS AND OTHER SUCH MONUMENTS.
- CONTRACTOR TO COORDINATE AND PROVIDE INSTALLATION AS NECESSARY OF ALL PUBLIC AND PRIVATE LITILITIES FOR THIS PROJECT INCLUDING WATER SERVICE, SANITARY SEWER SERVICE, STORM DRAIN, ELECTRIC POWER, COMMUNICATIONS, CABLE TV, NATURAL GAS. STREET LIGHTS, ETC.
- CONTRACTOR TO MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON SITE FOR THE SOLE PURPOSE OF CONTRACTOR RECORDING AS-BUILT INSTALLATION OF IMPROVEMENTS. SUBMIT AS-BUILT PLANS TO OWNER
- 11. ALL CONSTRUCTION ACTIVITY SHALL BE DONE IN A SAFE AND NEAT MANNER AND UNDER OBSERVATION BY CITY FORCES.
- 12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL CONSTRUCTION SAFETY, HEALTH AND OTHER RULES AND REGULATIONS FROM OSHA, DEQ, STATE, AND LOCAL REGULATING AGENCIES FOR SAFETY AND INSTALLATION OF THE WORK INCLUDING BUT NOT LIMITED TO SHORING, BRACING, ERECTION/ INSTALLATION, FALL PROTECTION, GUARDRAILS, ETC.
- 13. ALL SEWER TRENCH LINES AND EXCAVATIONS SHALL BE PROPERLY SHORED AND BRACED TO PREVENT CAVING. UNUSUALLY DEEP EXCAVATIONS MAY REQUIRE EXTRA SHORING AND BRACING. ALL SHEETING, SHORING, AND BRACING OF TRENCHES SHALL CONFORM TO OREGON OCCUPATIONAL SAFETY AND HEALTH DIVISION (OSHA) REGULATIONS AND THE CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.
- 14. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO
- CONSTRUCTION OF CURBS, RETAINING WALLS, OR PAVEMENT.

 15. ALL WATER AND SEWERAGE APPURTENANCES SHALL CONFORM TO APWA, OREGON CHAPTER, "STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION"; THE APPROVED CONSTRUCTION DRAWINGS; AND CITY OF DAYTON REQUIREMENTS.

 17. EXISTING TOPOGRAPHY, UTILITIES, AND ELEVATION DATUM ARE
- BASED ON THE OWNER'S TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER/DEVELOPER. THE EXISTENCE AND LOCATION OF EXISTING FEATURES ARE NOT GUARANTEED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE ENGINEER/TM RIPPEY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED BY OTHERS, IMPLIED OR OTHERWISE.

 18. DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO APPLY AT ALL
- SIMILAR CONDITIONS AND LOCATIONS
- DO NOT SCALE INFORMATION FROM DRAWINGS.
 CONTRACTOR TO REMOVE FROM SITE EXCESS SOIL OR OTHER MATERIALS NOT REUSABLE FOR THIS PROJECT, AND COMPLY WITH
- ALL RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT APPROPRIATE BENCHING OF FILLS IS REQUIRED FOR FILLS OVER 5 FEET IN HEIGHT ON SLOPES IN EXCESS OF 5 HORIZONTAL TO 1 VERTICAL. THE GEOTECHNICAL ENGINEER SHALL INSPECT BENCHES
- 22. CUT AND FILL SLOPES SHALL BE PROTECTED FROM EROSION. SUCH CONTROL MAY CONSIST OF APPROPRIATE REVEGETATION OR OTHER ACCEPTABLE MEANS AND METHODS. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTHWORK OR SITE STRIPPING.
- 23. MATERIAL IN SOFT SPOTS WITHIN 5 FEET OF RIGHT-OF-WAYS. PAVEMENTS OR BUILDINGS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM SUBGRADE AND SHALL BE REPLACED WITH 1-1/2"-0" CRUSHED ROCK COMPACTED TO 95% PER ASTM D1557 24. THE NATIVE SUBGRADE SURFACE SHALL BE APPROVED BEFORE
- SCARIFYING OR PLACING ANY FILL OR BASE ROCK BY THE SOILS ENGINEER. THE UPPER 8 INCHES OF NATIVE SUBGRADE IS TO BE SCARIFIED DRIED AND RECOMPACTED TO 90% MAXIMUM DRY DENSITY PER ASTM D698. PLACE GEOTEXTILE FABRIC (MIRAFI 500X, PROPEX GEOTEX 200ST, CONTECH C200 OR EQUAL) BELOW ALL VEHICULAR PAVEMENT, FOR WET WEATHER CONSTRUCTION (AS DETERMINED BY THE GEOTECHNICAL ENGINEER) A WORKING BLANKET OF PIT RUN OR CRUSHED ROCK IS TO BE LAID OVER GEOTEXTILE FABRIC. ON-SITE COMPACTION TESTS AND DEFLECTION TEST(S) PERFORMED WITH A 50,000 LB, VEHICLE MUST BE PERFORMED AND WITNESSED BY THE GEOTECHNICAL ENGINEER. NO DEFLECTION IS ALL WILLDING AND PAVEMENT AREAS MUST BE PROOF-ROLLED, DURING WET WEATHER CONSTRUCTION (AS

- DETERMINED BY THE SOILS ENGINEER), PROVIDE THE PROOF-ROLL TEST OVER THE BASE ROCK SURFACES PRIOR TO PLACEMENT OF ANY
- 25. CRUSHED ROCK BASE MATERIAL AND PIPE ZONE MATERIAL SHALL BE CRUSHED ROCK CONFORMING TO OREGON DEPARTMENT OF TRANSPORTATION (ODOT) SECTION 00640 AND 00641 AND BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
- 26. 3/4" 0" CRUSHED ROCK PIPE ZONE AND BACKFILL MATERIAL IS REQUIRED FOR ALL UTILITY LINES, CONDUITS AND LEVELING COURSES. REFER TO THE TYPICAL UTILITY CONDUIT TRENCH AND PAVEMENT DETAILS.
- 27. ASPHALTIC CONCRETE (A.C.) PAVEMENT SHALL BE A LEVEL 4 HMAC SUPER PAVE WITH AN ASPHALT CONTENT PER OREGON DOT CLASSIFICATION AND APPROVED JMFM FOR ALL LIFTS. PAVEMENT SHALL BE PLACED ONLY ON DRY, CLEAN AND PROPERLY PREPARED SURFACES, AND WHEN CONDITIONS MEET THE SPECIFICATIONS AS SET FORTH IN THE MOST RECENT EDITION OF THE OREGON DOT SPECIFICATIONS. ALL NEW PAVEMENT AREAS SHALL CONFORM TO THE TYPICAL PAVEMENT SECTION DETAIL, ALL A.C. PAVEMENT TO BE COMPACTED TO 91% OF MAXIMUM DENSITY PER ASTM D2041 FOR FIRST LIFTS LESS THAN 3-INCHES AND 92% COMPACTION SHALL BE REQUIRED FOR SUBSEQUENT LIFTS.
- PERVIOUS ASPHALTIC CONCRETE PAVEMENT SHALL HAVE AGGREGATE AND ASPHALTIC MATERIALS IN ACCORDANCE WITH APPLICABLE STATE OF OREGON DOT SPECIFICATIONS FOR AN OPEN GRADED, 12.5MM GRADED MIX. PROVIDE 5.5% TO 5.7% ASPHALT
- 29. ALL JOINTS BETWEEN A.C AND CONCRETE STRUCTURES MUST BE TACKED WITH BITUMASTIC, NO EXCEPTIONS ALLOWED.
- ALL PORTLAND CEMENT CONCRETE PAVEMENT SHALL HAVE A 28 DAY MINIMUM ULTIMATE STRENGTH OF 4000 PSI. PROVIDE A MINIMUM OF (4) TEST CYLINDERS IN ACCORDANCE WITH CURRENT IBC AT EACH
- A. MINIMUM MIX REQUIREMENTS
- CEMENT CONTENT PER YARD: 5 SACKS.
- L. MAXIMUM WATERICEMENT RATIO: 0.45. FLY ASH MEETING ASTM
 C618 AND WITH LOSS ON IGNITION LESS THAN 3% MAY BE ADDED
 TO THE CEMENT, BUT NOT MORE THAN 15% BY WEIGHT.
- III. SLUMP: 3 INCH TO 4 INCH. DEVIATING FROM DESIGN SLUMP +1/2. INCH TO -1 INCH. WHEN CONCRETE IS TO BE PUMPED, ADD PLASTICIZERS MEETING ASTM C494 AND PROVIDE A NEW MIX DESIGN. DO NOT ADD WATER.
- IV. ADMIX: PROVIDE WATER REDUCING ADMIX (MASTER BUILDERS) AND REDUCE WATER USED BY 10% MINIMUM FOR ALL SLABS.

 V. AIR ENTRAINMENT: PER ACI 301 AND 306 AT ALL EXTERIOR SLABS
- AND FLAT WORK, 5.5% AIR MINIMUM. /I. ALL ADMIXTURES TO BE COMPATIBLE FROM SAME MANUFACTURER.
- B. PLACE AND CURE ALL CONCRETE PER ACI CODES AND STANDARDS. 2. SLEEVES, PIPES OR CONDUITS OF ALUMINUM SHALL NOT BE
- EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY D. PROVIDE CONTROL JOINTS IN ALL SLARS ON GRADE AS SHOWN ON
- PLANS. IN AREAS WHERE JOINTS ARE NOT SHOWN, INSTALL IN SQUARE PATTERN AT 15' ON CENTER EACH WAY MAXIMUM. INSTALL JOINTS AT ALL RE-ENTRANT CORNERS. F PROVIDE 1/4" PREMOI DED EXPANSION JOINT MATERIAL BETWEEN SLABS AND WALLS THAT ARE NOT DOWELED TOGETHER, AND AROUND COLUMNS THAT DO NOT HAVE SLAB BLOCKOUTS.
- 31. ON-SITE HANDICAP/DISABILITY ACCESS ROUTES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), STATE AND LOCAL REGULATIONS. NOTIFY ARCHITECT AND ENGINEER PRIOR TO INSTALLING FINISH PAVEMENT IN CONFLICT WITH ADA REQUIREMENTS CONTRACTOR TO VERIFY GRADING OF ADA PATHS OF TRAVEL AND PARKING STALLS AND CONTACT ENGINEER OF RECORD FOR ADDITION WORK IF EXISTING GRADING IS FOUND NOT TO MEET CODE REQUIREMENTS IN GENERAL
 - A. MAXIMUM CROSS SLOPE OF ANY PAVEMENT PERPENDICULAR TO DIRECTION OF TRAVEL IS 2.0%.
- B. MAXIMUM SLOPE OF WALKWAYS IN DIRECTION OF TRAVEL IS 5.0%.
- C. FOR RAMPS, THE MAXIMUM SLOPE IS 8.33% AND MAXIMUM RISE BETWEEN LANDINGS IS 30 INCHES, HANDRAILS ARE REQUIRED EACH SIDE OF ALL RAMPS WITH SLOPE GREATER THAN 5%
- D. MAXIMUM SLOPE OF CURB RAMPS AND WINGS OF CURB RAMPS IS 8.33%. THE MAXIMUM LENGTH OF A CURB RAMP IS 6 FEET
- E. PROVIDE FINISH PAVEMENT SURFACE TEXTURES IN ACCORDANCE WITH ADA
- STRAIGHT GRADE FINISH PAVEMENT AND TOP OF CURB ELEVATIONS BETWEEN GIVEN ELEVATION POINTS. BLEND FINISH GRADES AT GRADE BREAKS.
- GRADES AT ORADE BREAMS.

 32. PAVEMENT MARKINGS ON AC PAVEMENT SHALL BE MPI #32 ALKYD PAINT. INSTALL PER MANUFACTURERS RECOMMENDATIONS, VERIFY PAINT LOCATIONS, COLORS AND STENCILS WITH ARCHITECT.
- 33. ADA STALL PAVEMENT STENCILS SHALL BE THERMOPLASTIC STENCIL NSTALLED PER MANUFACTURES RECOMMENDATIONS

02.0 CLEARING AND GRUBBING

- ALL CONSTRUCTION AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THESE PLANS AND THE APPLICABLE REQUIREMENTS OF CITY OF DAYTON. STATE OF OREGON AND FEDERAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES NOTIFY ARCHITECT 2 BUSINESS DAYS BEFORE COMMENCING WORK
- CONTRACTOR SHALL REMOVE ALL TREES, SHRUBS, RUBBISH, AND MAN-MADE STRUCTURES INCLUDING BUT NOT LIMITED TO CONCRETE SLABS, WALLS, VAULTS, FOOTINGS, ASPHALTIC PAVED SURFACES.
- GRAVELED AREAS, SHED OR OTHER FREE-STANDING BUILDINGS (CONSTRUCTED OF WOOD, CONCRETE, METAL, ETC.) FOUNDATIONS, FENCES, RAILINGS, MACHINERY, ETC. WITHIN THE CLEARING LIMITS. THE ITEMS LISTED ABOVE SHALL BE DISPOSED OF OFF-SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE NUMBER AND TYPE OF STRUCTURES TO BE REMOVED. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION AND WORK PERMITS
- ALL BURIED STRUCTURES (I.E. TANKS, LEACH LINES, DRAIN TILE, AND PIPES) NOT DESIGNATED TO REMAIN ON THE SITE, SHALL BE REMOVED AND THE RESULTING EXCAVATIONS SHALL BE PROPERLY INSPECTED, BACKFILLED AND COMPACTED PRIOR TO ANY GRADING OR FILLING OPERATIONS. THIS IS TO INCLUDE STUMPS AND ROOTBALLS OF TREES TO BE REMOVED FROM THE SITE. NOTIFY CITY FOR INSPECTIONS AS REQUIRED.
- THE AREA OF THE SITE DESIGNATED ON THE PLAN TO BE REGRADED OR PAVED SHALL BE STRIPPED TO REMOVE ALL ORGANIC MATERIAL DOWN TO FIRM SUBGRADE THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING SUBGRADE SOILS FROM OVERWORKING AND PROVIDE REPAIR TO DAMAGED SUBGRADE AT NO ADDITIONAL COST TO THE OWNER.
- ALL LINSUITABLE MATERIAL (SOIL AND VEGETATION) REMOVED DURING THE CLEARING AND GRUBBING OPERATIONS SHALL BE REMOVED BY THE CONTRACTOR AND LEGALLY DISPOSED OF IN A SUITABLE LOCATION.
- EXCAVATORS MUST COMPLY WITH ALL PROVISIONS OF ORS 757.541 TO 757.571 INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT USA LOCATES (681-7044), AT LEAST 48

- BUSINESS HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION.
- ALL EMBANKMENTS REQUIRED SHALL BE STRUCTURAL FILL MEETING THE REQUIREMENTS AND SPECIFICATIONS OF IBC CHAPTER 18.
 ALL EXCESS MATERIAL NOT UTILIZED ON-SITE SHALL BE LEGALLY
- DISPOSED OF BY THE CONTRACTOR
- TREES NOT DESIGNATED TO BE REMOVED BY THE ARCHITECT SHALL BE PROTECTED AT ALL TIMES.
- 11. SAWCUT STRAIGHT LINES TO MATCH EXISTING PAVEMENT WITH THE NEW PAVEMENT
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TRAFFIC CONTROL ALONG THE EXISTING ROADS AS REQUIRED BY THE CITY OF

03.0 PRIVATE UTILITIES

- CONTRACTOR TO PROVIDE UTILITY SUBMITTALS FOR REVIEW PRIOR TO INSTALLATION OF ALL PROPOSED UTILITY PIPES, CONDUITS, MANHOLES, BENDS/FITTINGS AND ALL OTHER SYSTEM APPLIRTENANCES
- SANITARY SEWER, STORM DRAIN AND WATER LINES IN PRIVATE PROPERTY SHALL BE PRIVATELY OWNED, MAINTAINED AND OPERATED. PROVIDE TRACER WIRE AND WARNING TAPE FOR ALL PLASTIC UTILITY LINES.
 ALL PRIVATE CATCH BASINS, AREA DRAINS, STORM DRAIN PIPE
- SANITARY SEWER PIPE AND WATER PIPE AND APPURTENANCES SHALL MEET THE REQUIREMENTS OF THE LATEST INTERNATIONAL PLUMBING
- ALL CONNECTIONS TO EXISTING PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAINS REQUIRE ISSUANCE OF A PUBLIC WORKS PERMIT AND INSPECTION BY THE CITY OF DAYTON AND THE CITY WATER DISTRICT AS APPLICABLE.
- PRIVATE SANITARY SEWER LATERALS SHALL COMPLY WITH THE REFERENCED PUBLIC STANDARDS AND DRAWINGS FOR PUBLIC SANITARY SEWER. LAY THE 'T' AT A 2% SLOPE.
- 6. CAST IRON SANITARY OR STORM DRAIN PIPE AND JOINTS SHALL BE HUBLESS, SERVICE WEIGHT, AND MEET THE REQUIREMENTS OF CISPI 301. JOINTS SHALL BE MECHANICAL CLAMP RING TYPE, STAINLESS STEEL EXPANDING AND CONTRACTING SLEEVES WITH FULL CIRCLE NEOPRENE RIBBED GASKETS FOR POSITIVE SEAL, COUPLINGS AND SHIELDS TO BEAR THE MANUFACTURER'S REGISTERED INSIGNIA.
 INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION
- PVC SANITARY SEWER OR STORM DRAIN PIPE SHALL BE ASTM D3034. SDR-35. COMPATIBLE ASTM D3034 FITTINGS MUST BE USED WITH ASTM D3034 PIPE. ALL ASTM D3034 PIPE USED MUST BE OF WATER-TIGHT JOINTS AND TESTED FOR ROUNDNESS AFTER BACKFILL PROVIDE PRESSURE TEST, PROVIDE TV VIDEO TAPE IF SO REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
 PERFORATED PVC SEPTIC DRAINFIELD PIPE SHALL BE PER ASTM
- D2729 WITH SOLVENT WELD JOINTS.
- PVC SANITARY SEWER PRESSURE (FORCE MAIN) PIPE SHALL BE SCHEDULE 40 PER ASTM D1784 WITH SOLVENT WELD JOINTS PER ASTM D1785.
- 10. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE AND ASSOCIATED HOPE FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D 3350 OR ASTM 1248, TYPE III, CLASS C, CATEGORY 4, GRADE P33 4 INCH TO 10 INCH PIPE SHALL MEET AASHTO M252 TYPE S: 12 INCH TO 36 INCH PIPE SHALL MEET AASHTO M294 TYPE S; 42 INCH TO 48 INCH SHALL MEET AASHTO MP6-95, TYPE S; AND 54 INCH TO 60 INCH SHALL MEET AASHTO M294, TYPE S. JOINTS SHALL BE BELL AND SPIGOT COUPLINGS, OR EQUIVALENT, AND CONFORM TO ASTM D3212. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 WITH EXCEPTION THAT MINIMUM COVER IN TRAFFIC AREAS SHALL BE 18
- ABS SCHEDULE 40 SOLID WALL PLASTIC PIPE AND FITTINGS MEETING REQUIREMENTS OF ASTM D 2661 JOINED WITH PIPE CEMENT MEETING REQUIREMENTS OF ASTM 2235
- DUCTILE IRON PIPE: AWWA C-151, CLASS 52, WITH GASKETED BELL & SPIGOT JOINTS, SEAL COATED PER AWWA C-104. 13. GALVANIZED STEEL PIPE SHALL BE OF SCHEDULE 40 CONFORMING TO
- ASTM A120 AND AWWA C800 ZINC-COATED INSIDE AND OUTSIDE BY THE HOT-DIP PROCESS CONFORMING TO ASTM B6 AND ASTM A120. 14. REINFORCED CONCRETE STORM DRAIN PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C76, CLASS IV. PROVIDE
- WATER TIGHT JOINTS USING RUBBER RING GASKETS.

 15. BURIED EXTERIOR PERFORATED FOUNDATION DRAIN PIPE WITH CONTINUOUS FILTER FABRIC SOCK SHALL BE "ADS DRAINGUARD" OR PVC SCHED 40 PERFORATED PIPE WITH SOLVENT WELD JOINTS.
 INSTALL DRAIN PIPE AT 0.5% SLOPE UP FROM BOTTOM OF FOOTING IN EACH DIRECTION AROUND THE BLDG FROM THE BACKWATER VALVE(S) CONNECTION LOCATION(S) TO THE SITE STORM DRAINAGE SYSTEM. PROVIDE FILTER FABRIC WRAP AROUND A 24 INCH WIDE X 24 INCH HIGH (MIN.) CLEAN DRAIN ROCK BACKFILL SECTION AT PERIMETER OF BUILDING FOUNDATION. LAP FILTER FABRIC 12 INCHES. OVER TOP OF DRAIN ROCK SECTION. TOP OF DRAIN ROCK TO BE 9
 INCHES BELOW FINISH GRADE BESIDE BUILDING. SEE DWGS FOR TYPICAL FNDN DRAIN INSTALLATION DETAIL
- ABS OR PVC FOUNDATION DRAIN BACKWATER VALVES SHALL BE HORIZONTAL TYPE SIMILAR TO ASME A112.14.1, WITH REMOVABLE COVER AND SWING CHECK VALVE WITH GASKET. SEE DWGS FOR NSTALLATION DETAIL
- PERFORATED DRAIN PIPE LOCATED UNDER BUILDING SLAB SHALL BE PVC. SCHED 40 PERFORATED DRAIN PIPE PER ASTM D2729 WITH SOLVENT WELD JOINTS AND CONTINUOUS FILTER FABRIC SOCK
- 18. GEOCOMPOSITE DRAINAGE FABRIC SHALL BE "AQUADRAIN 15X, "MIRADRAIN 6200XL", OR ENGINEER PRE-APPROVED EQUAL
- AREA DRAINS IN LANDSCAPE AREAS SHALL BE 15"X15" TURF & LANDSCAPE AREA DRAINS MANUFACTURED BY THE 'LYNCH CO." WITH 4 INCH DIAMETER TRAPPED NO-HUB CONNECTION OUTLETS EXTENSIONS AND GRATES WITH BARS AT 1-1/4 INCH ON CENTER FOR
- 20. EXTERIOR AREA DRAINS IN CONCRETE PAVEMENT AREAS SHALL BE "SMITH" ELOOR DRAINS WITH 12 INCH DIAMETER TOPS, DEEP BODY SEDIMENT BUCKETS, 4 INCH DIAMETER TRAPPED NO-HUB
 CONNECTION OUTLETS, EXTENSIONS AND GRATES FOR COMPLETE ASSEMBLY
- 21. EXTERIOR CLEANOUTS IN WALKWAYS SHALL BE J.R. SMITH 4023-U WITH HEAVY DUTY NICKEL BRONZE TOP, TAPER HEAD, ABS PLUG AND TOP SECURED WITH VANDAL PROOF SCREWS, FLUSH AT FINISH
- 22. AL SEWER LINES SHALL BE LAID IN A STRAIGHT ALIGNMENT AND IN A UNIFORM GRADE BETWEEN MANHOLES, CLEANOUTS OR OTHER STRUCTURES
- DUCTILE IRON WATER PIPE SHALL BE AWWA C-151, CLASS 52 WITH CEMENT MORTAR LINING AND SEAL COATED PER AWWA C-104. FITTINGS SHALL BE PER AWWA C-111; JOINT RESTRAINING DEVICES PER EBAA IRON, INC.

 24. PVC WATER PIPE (4" TO 12" DIAMETER) SHALL BE AWWA C900, CLASS
 150. ELASTOMERIC JOINTS SHALL BE PER ASTM D3139, RUBBER
- GASKETS PER ASTM F477 AND ASTM D1869. INSTALLATION SHALL BE PER AWWA C605 AND PIPE MANUFACTURER'S PRINTED
 RECOMMENDATIONS AND INSTRUCTIONS. JOINT RESTRAINING DEVICES PER EBAA IRON, INC.

- 25. PVC WATER PIPE (3/4" TO 2-1/2" DIAMETER) SHALL CONFORM WITH ASTM D2241, 160 PSI PIPE. JOINTS SHALL BE SOLVENT CEMENT WELDED CONFORMING WITH ASTM D2672 OR ASTM 03036. SOLVENT CEMENT SHALL CONFORM TO ASTM D 2564.

 26. COPPER WATER PIPE (3/4 INCH TO 2-1/2 INCH DIAMETER) SHALL BE
- TYPE 'K' HARD TEMPERED COPPER PER ANSI H23.1 WITH WROUGHT
- COPPER SOLDER JOINT FITTINGS PER ANSI B16.22.

 27. INSTALL ALL PLASTIC PIPE AND FITTINGS IN ACCORDANCE WITH ASTM D2321.
- 28. PROVIDE A DOUBLE CHECK VALVE ASSEMBLY IN AN ACCESSIBLE ROOM, CONCRETE BOX OR VAULT WITH OPENABLE LID(S) FOR ALL WATER SERVICE LINES 1 INCH AND LARGER. PROVIDE DETECTOR CHECK PLUMBING AND METER AT DOUBLE CHECK ASSEMBLIES FOR FIRE SERVICE LINES.

 29. PROVIDE A PRESSURE REDUCING VALVE ASSEMBLY (INCLUDING GATE
- VALVES IMMEDIATELY UP AND DOWNSTREAM) IN AN ACCESSIBLE ROOM, CONCRETE BOX OR VAULT WITH OPENABLE LID(S) FOR ALL WATER SERVICE LINES WHERE MAXIMUM STATIC PRESSURE IS OR EXCEEDS EIGHTY (80) PSI, VALVES SHALL BE SET TO SUSTAIN A MAXIMUM PRESSURE OF 60 PSI AND SHALL BE OF A PRESSURE RATING. TO ACCOMMODATE THE UPSTREAM PRESSURE INCLUDING AN ALLOWANCE OF 100 PSI FOR SURGE. VALVE SHALL BE CLAYTON 90-01 SERIES AS MANUFACTURED BY CAL-VAL CO., NEWPORT BEACH, CA OR WATER DISTRICT PRE-APPROVED.

 30. ALL ELBOWS, BENDS, TEES, CROSSES AND DEAD ENDS ON WATER
- PIPES 3 INCHES AND LARGER IN SIZE SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS.
 A MINIMUM DEPTH OF 30 INCHES IN PRIVATE LANDSCAPE AREAS AND
- 36 INCHES IN PRIVATE STREETS FROM FINISHED GRADE TO THE TOP OF WATER PIPE IS REQUIRED
- 32. BLOW-OFF ASSEMBLIES ARE REQUIRED AT ALL DEAD-END PRIVATE WATER LINES. 33. ALL PRIVATE WATER LINES SHALL BE FLUSHED, PRESSURE TESTED
- AND DISINFECTED PER AWWA C600, SECTION 4 AND AWWA C601.

 34. ALL WATER LINE CROSSINGS WITH SANITARY SEWER SHALL COMPL WITH APPLICABLE DEQ AND OREGON STATE HEALTH DIVISION RULES. AND REGULATIONS RELATING TO VERTICAL AND HORIZONTAL
- 35. ALL NEW AND EXISTING MANHOLE RIMS, CATCH BASIN RIMS, CLEAN-OUTS AND OTHER INCIDENTAL STRUCTURES SHALL BE LOCATED AND ADJUSTED TO FINISH GRADE OR AS OTHER INDICATED ON THE DRAWINGS.
- 36. PRECAST CONCRETE UTILITY VAULTS: A. REINFORCED PRECAST CONCRETE UTILITY VAULTS SHALL BE APPROVED BY THE OREGON STATE PLUMBING BOARD. PROVIDE COMPLETE ASSEMBLIES FOR INSTALLATION INCLUDING INLET AND
- OLITI ET PIPING B. GRADE RINGS: PROVIDE MANUFACTURER'S STANDARD PRECAST CONCRETE GRADE RINGS FOR ADJUSTING VAULT LIDS TO FINISH
- . MINIMUM STRUCTURAL REQUIREMENTS: CONCRETE: 28 DAY COMPRESSIVE STRENGTH FC = 4500 PSI
- I REBAR: ASTM A-615 GRADE 60
- III. MESH: ASTM A185 GRADE 65.
 IV. STEEL: ASTM A36 GRADE 36.
- V. GALVANIZING: ASTM A-123-89 AND A-153-87 (HOT DIPPED) VI. STEEL DESIGN: AISC MANUAL OF STEEL CONSTRUCTION, 9Th
- CONCRETE DESIGN: ACI-318-89 BUILDING CODE. ASTM C-857 MINIMUM STRUCTURAL DESIGN.
- LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES.
- LOADS: AASHTO H-20 16 KIP WHEEL LOAD WITH 30% IMPACT (10"X20" FOOTPRINT)

 • AASHTO LIVE LOAD SURCHARGE (2' SOIL) 8' DEPTH
- EFFECTIVE SOIL PRESSURE ABOVE WATER TABLE 80 P.C.F • FEFECTIVE SOIL PRESSURE ABOVE WATER TABLE - 45 P.C.E.
- IX. SOIL COVER: 1'-6" MINIMUM WITH WATER TABLE 3'-0" BELOW FINISHED GRADE. • 5'0" MAXIMUM WITH WATER TABLE 3'-0" BELOW FINISHED GRADE

SHEET LIST

Sheet Title

NOTES & ABBREVIATIONS

EXISTING CONDITIONS

DEMOLITION PLAN

SITE PLAN

EROSION & SEDIMENT CONTROL

GRADING PLAN

UTILITY PLAN

CIVIL DETAILS

CIVIL DETAILS

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C1.0

C1.1 C1.2

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C2.0

C2.1

C2.2

C3.0

C3.1

- O' MINIMUM WITH WATER TABLE BELOW BOTTOM OF VAULT.
 5'-0" MAXIMUM WITH WATER TABLE BELOW BOTTOM OF VAULT.
- D. ACCEPTABLE MANUFACTURERS: I. UTILITY VAULT COMPANY, WILSONVILLE, OREGON I. ENGINEER PRE-APPROVED EQUAL MEETING SAME OR BETTER REQUIREMENTS.

12.0 CONSTRUCTION OBSERVATION, INSPECTION AND TESTING

12.1 GENERAL

- INDEPENDENT TESTING LAB TO BE RETAINED BY OWNER TO PROVIDE INSPECTIONS AND SPECIAL INSPECTIONS AS DESCRIBED HEREIN
- CONTRACTOR IS RESPONSIBLE TO COORDINATE AND PROVIDE ON SITE ACCESS TO ALL REQUIRED INSPECTIONS AND NOTIFY GEOTECHNICAL ENGINEER AND TESTING LABS IN TIME TO MAKE SUCH
- INSPECTIONS AND ALL NECESSARY REINSPECTIONS.
 CONTRACTOR: DO NOT COVER WORK REQUIRED TO BE INSPECTED OR REINSPECTED PRIOR TO INSPECTION BEING MADE. IF WORK IS COVERED. UNCOVER AS NECESSARY.
- INSPECTORS SHALL PROMPTLY NOTIFY THE CONTRACTOR PRIOR TO LEAVING THE SITE AND OWNER'S REPRESENTATIVE OF SUBSTANDARD WORK AND PROVIDE A COPY OF ALL REPORTS TO THE OWNER, ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING
- OFFICIAL.
 CONTRACTOR TO NOTIFY CIVIL ENGINEER WHEN UTILITY WORK BEGINS AND FOR OBSERVATION OF BASE ROCK PRIOR TO PLACING FINISH CURBS OR PAVEMENTS.

12.2 SPECIAL INSPECTIONS

- REQUIRED SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR PER SECTION 1701 OF THE INTERNATIONAL BUILDING CODE (IBC) FOR THE FOLLOWING:
- FOUNDATION EXCAVATION TO BE OBSERVED BY OWNER'S GEOTECHNICAL ENGINEER FOR FIELD VERIFYING FOUNDATION DRAINAGE AND DEWATERING RECOMMENDATIONS.

 II. NATIVE SUBGRADE SURFACE TO BE PROOF-ROLLED AND
- OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF ALL FILL OR BASE ROCK MATERIALS UNDER OR WITHIN 5 FEET OF ALL PAVEMENT AND BUILDING AREAS. DURING WET WEATHER CONSTRUCTION WHEN PROOF-ROLL OF NATIVE SUBGRADE MAY NOT BE APPROPRIATE (AS DETERMINED BY GEOTECHNICAL ENGINEER), PROVIDE
 PROOF-ROLL OF ALL BASE ROCK SURFACES PRIOR TO PLACEMENT OF ANY FINISH PAVEMENTS.
- III. DURING THE PLACEMENT OF ALL FILL, INCLUDING TRENCH BACKFILL AND BASE BELOW PAVEMENTS AND BUILDINGS, GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE TO VERIFY THAT MINIMUM COMPACTION REQUIREMENTS ARE MET. PROVIDE TEST FOR EACH 40 CUBIC YARDS PLACED.
- IV. GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE TO OBSERVE ALL PROOF ROLLS.
- CONTACT: GEOTECHNICAL SOLUTIONS, INC 20978 S SPRINGWATER ROAD ESTACADA, OR 97023 CONTACT: DON RONDEMA, MS, PE, GE DON@GEOTECHSOLUTIONSING.COM T: 503-869-8679
- B. PAVEMENTS:
- VERIFY COMPACTION OF ASPHALT PAVEMENTS
- I. VERIFY ULTIMATE STRENGTH, REINFORCEMENT SIZE, PLACEMENT AND GRADE OF CONCRETE PAVEMENTS.
- C. STORM DRAIN AND SANITARY PIPE: CONTRACTOR TO PROVIDE HYDROSTATIC OR AIR TESTING OF ALL PIPES, JOINTS, MANHOLES, ETC. AS REQUIRED BY LOCAL AND
- STATE JURISDICTIONS. II OBSERVE DEFLECTION TEST PERFORMED BY CONTRACTOR FOR ALL FLEXIBLE STORM AND SANITARY PIPE. DEFLECTION TEST TO BE IN ACCORDANCE WITH OREGON CHAPTER APWA 303.9.

DEFERRED BIDDER DESIGN SUBMITTALS

FOUR (4) SETS OF DEFERRED SUBMITTAL ITEMS PER IBC 106.3.4.2 SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD. ALL DEFERRED SUBMITTALS SHALL INCLUDE AN ENGINEERED DESIGN FOR ALL SITE SPECIFIC APPLICATIONS OF THE DESIGNED ITEM AND SHALL BE STAMPED BY A LICENSED ENGINEER (SPECIALTY ENGINEER). THE DESIGN SHALL BE BY A LICENSED ENGINEER (SPECIAL 17 ENGINEER). THE DESIGN SHALL BE THE SOLE RESPONSIBILITY OF THE SPECIAL TY ENGINEER INCLUDING, BUT NOT LIMITED TO THE DESIGN, COORDINATION, DIMENSIONS AND INTENDED PURPOSE. REVIEW BY THE ENGINEER OF RECORD SHALL BE GENERAL CONFORMANCE TO THE PROJECT DESIGN CRITERIA INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE ENGINEER OF RECORD AND APPROVED BY THE BUILDING OFFICIAL OR RESPONSIBLE REGULATING AGENCY HAVING

- DEFERRED SUBMITTAL LIST:
 I. BUILDING FIRE SPRINKLER SYSTEM:
- 1) DESIGN, FURNISH & INSTALL COMPLETE BUILDING FIRE SPRINKLER SYSTEM(S) INCLUDING SYSTEM SIZING, ANTI-FREEZE SYSTEMS, FIRESTOP PENETRATION SYSTEMS, FIRE DETECTION & ALARM ANNUNCIATION PANELS, CONNECTION TO TAMPER SWITCHES AND SUPPLY LINES, LOW TEMPERATURE SWITCHES
- FLOW DETECTORS, FDC APPURTENANCES, ETC.

 2) PROVIDE SYSTEM DESIGN AND SIZING CALCULATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13/13R, THE LOCAL WATER DISTRICT AND THE FIRE MARSHAL'S OFFICE HAVING REVIEW AUTHORITY AND JURISDICTION FOR FIRE PROTECTION.
- B) FURNISH & SUBMIT TO ARCHITECT LOCAL WATER DISTRICT AND FIRE MARSHAL DESIGN CALCULATIONS STAMPED BY AN OREGON LICENSED FIRE PROTECTION ENGINEER. THE FIRE PROTECTION ENGINEER SHALL BE RESPONSIBLE FOR OVERSEEING PREPARATION OF SHOP DWGS, SYSTEM INSTALLATION, INSPECTIONS, SYSTEM TESTING AND PROVIDE OWNER WITH CORRECTED RECORD DWGS AND FINAL ACCEPTANCE LETTER. SHOP DWGS SHALL INCLUDE PLANS, DETAILS & SCHEMATICS INCLUDING IDENTIFICATION OF ALL APPURTENANCES.

 4) PROVIDE A SYSTEM OPERATIONS & MAINTENANCE MANUAL
- INCLUDING LISTS OF SYSTEM COMPONENTS WITH MANUFACTURER'S USE AND MAINTENANCE INSTRUCTIONS, AND WARRANTY INFO.

PRELIMINARY Construction EXP: 12/31/23

1605 NE Buffalo Street Portland, Oregon 97211 503.750-5750 paul@pmf-arch.com RIPPEY

 \mathbf{Z} 7650 SW Tigard, (Phone: (Fax: (50) COPYRIGHT - PAUL M. FALSETTO ARCHITEC

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& FE 5 ನ

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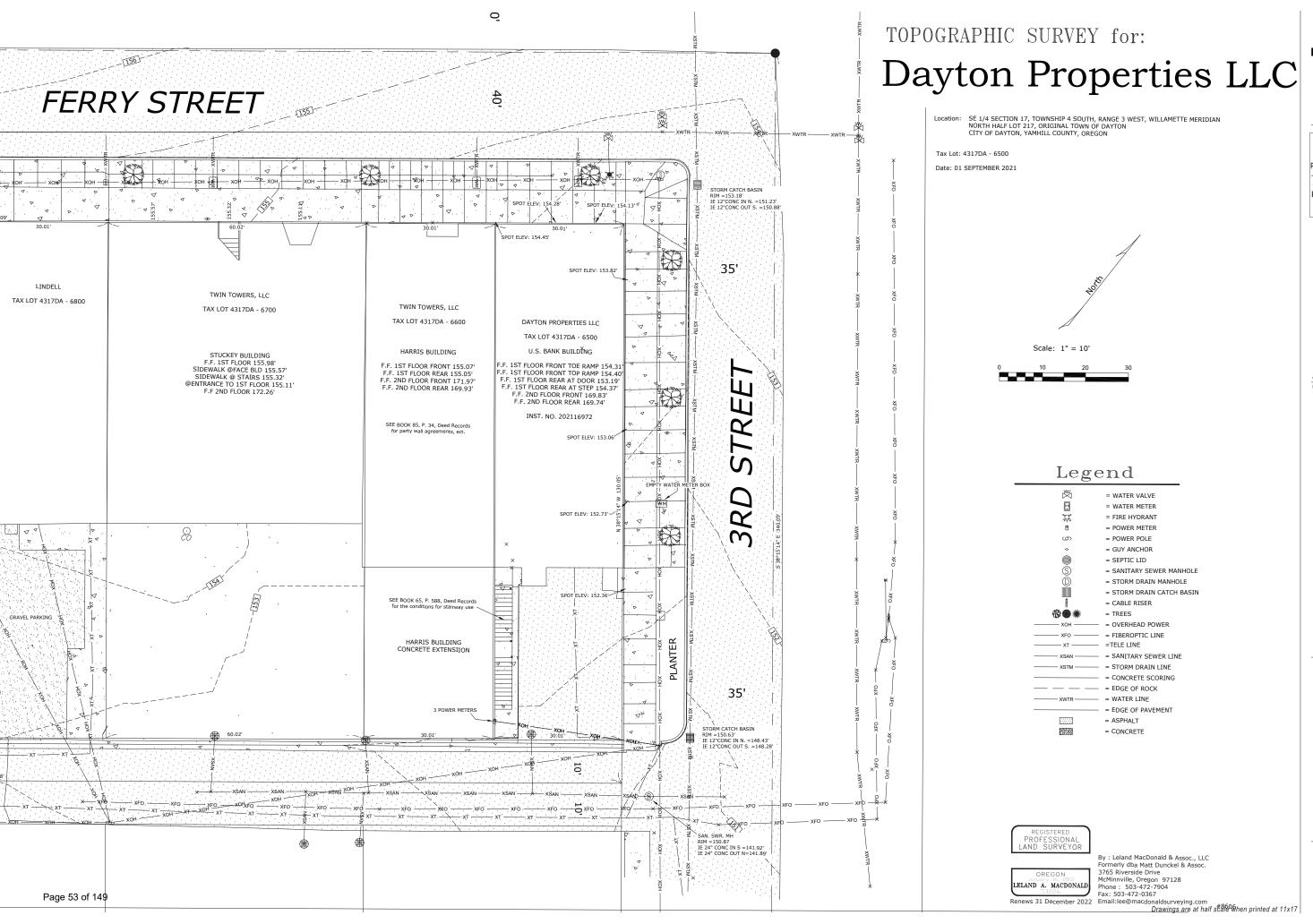
DEVELOPMENT 21003

5/23/22

50% DESIGN

NOTES & ABBREVIATIONS

Drawings are at half scale when printed at 11x17





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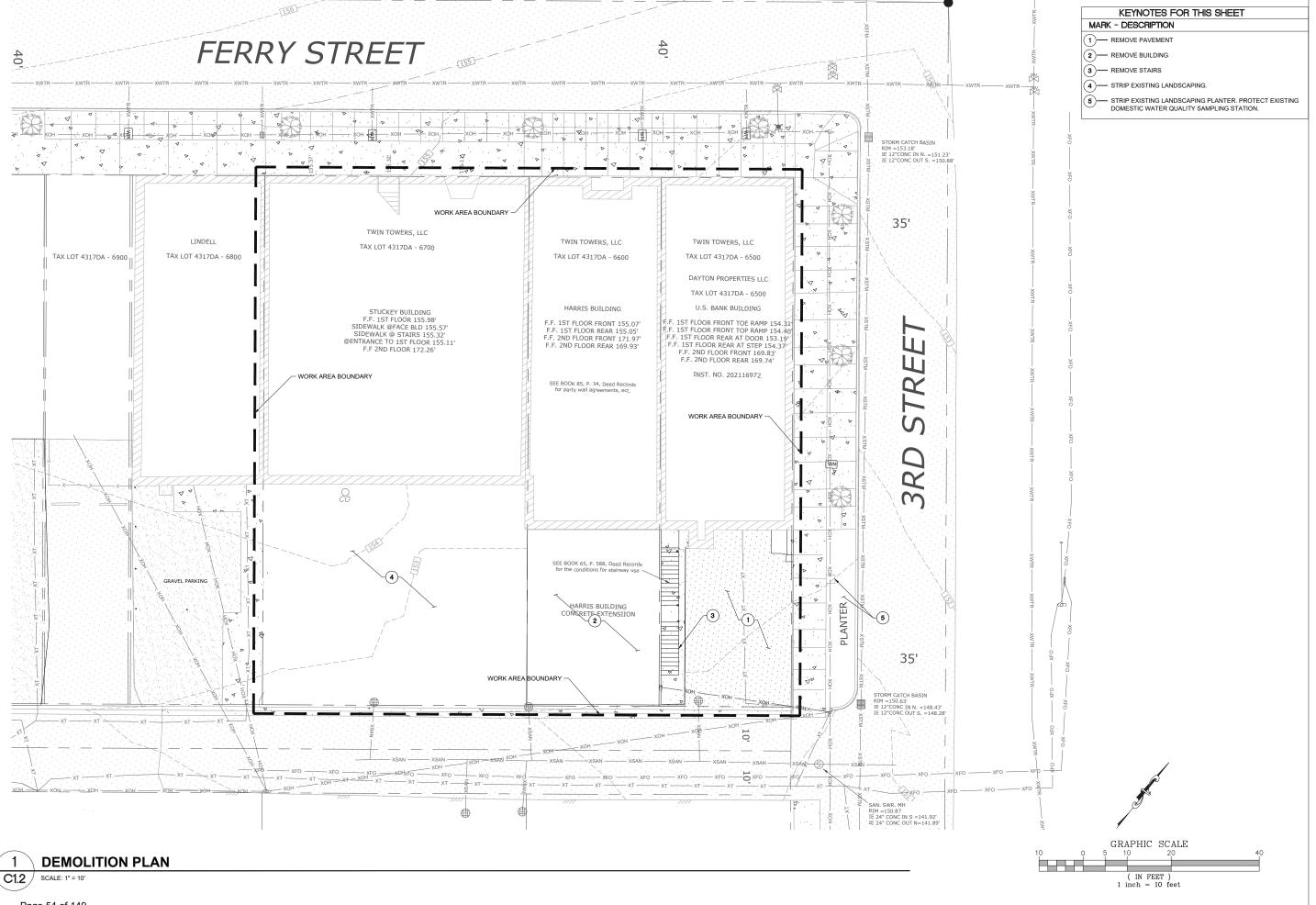
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3rd & FERRY STREET DEVELOPMENT

50% DESIGN DEVELOPMENT

> job number 21003 5/23/22

EXISTING CONDITIONS



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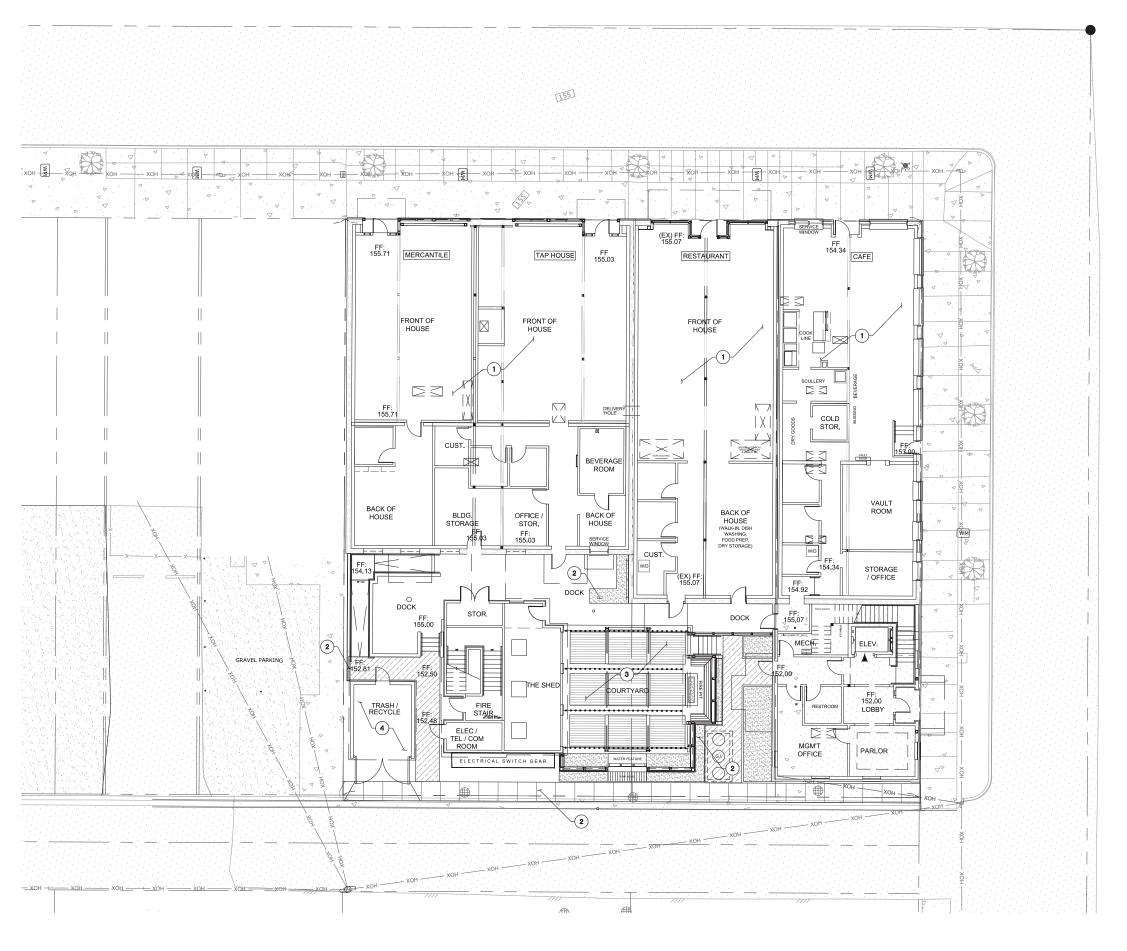
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job number 21003 issue date 5/23/22

DEMOLITION PLAN



KEYNOTES FOR THIS SHEET

MARK - DESCRIPTION

1)— EXISTING BLDG TO REMAIN, SEE ARCH AND STRUCTURAL FOR RENOVATIONS.

2 - NEW CONCRETE WALKWAY.

NEW COURTYARD AREA, SEE ARCH.

(4)— NEW TRASH AND RECYCLING ENCLOSURE, SEE ARCH.

5 — NEW LOADING DOCK AREA. NO VEHICULAR ACCESS TO THIS DOCK AREA.

PRELIMINARY Construction EXP: 12/31/23

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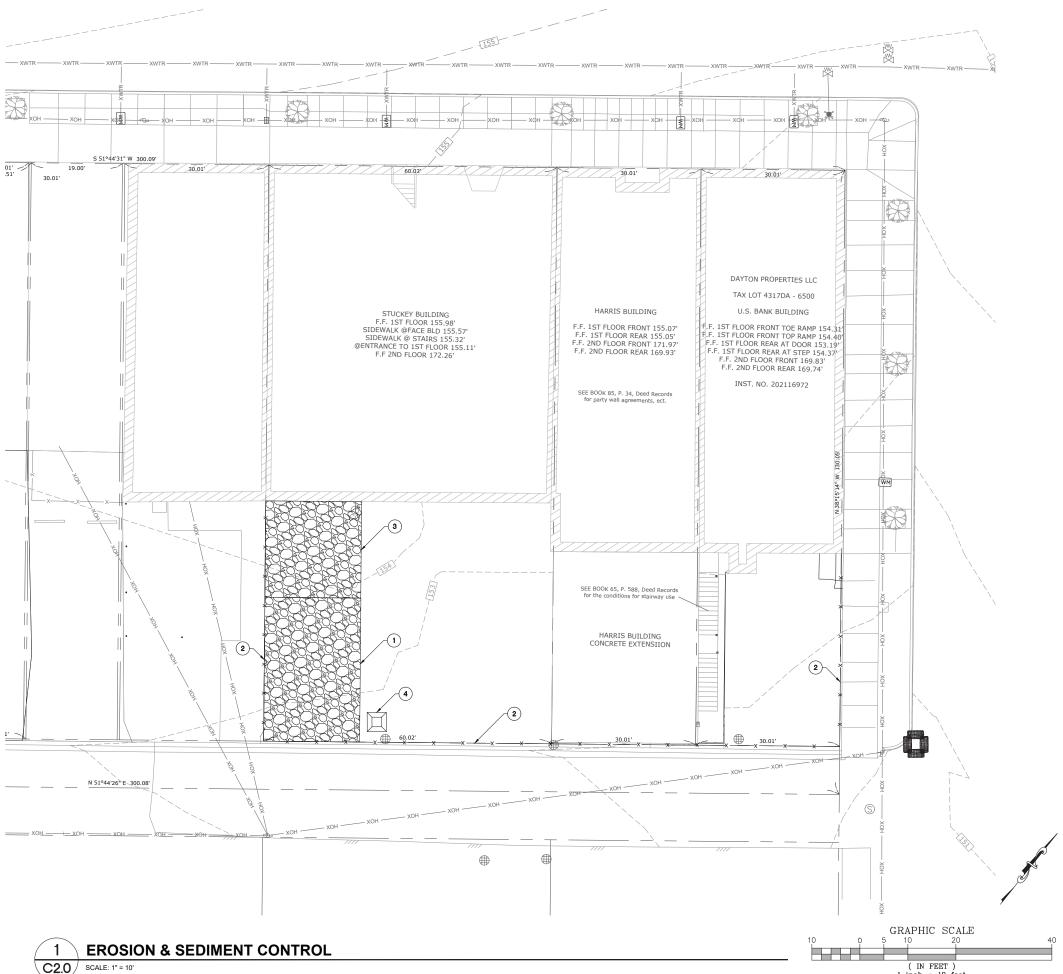
job number 21003 issue date 5/23/22

SITE PLAN

GRAPHIC SCALE (IN FEET) 1 inch = 10 feet

C1.3 / SCALE: 1" = 10'

SITE PLAN





EMERGENCY CONTACT: TBD

08.0 EROSION CONTROL NOTES

- APPLICANT/CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL
- THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/I ANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE
- AFTER THE PROJECT IS APPROVED UNTIL THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE OWNER CONSTRUCTION IS COMPLETE.

 THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING THIS CONTINUE TO SOME THE CLEARING THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

 THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING
- AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARD THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE
- CONDITIONS DURING CONSTRUCTION PERIOD. THESE ESC FACILITIES SHALL BE LIPGRADED AND MODIFIED BY THE CONTRACTOR/OWNER AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS
- NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
 AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARRIER HEIGHT. ALL
 CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS
- SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

 STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND
 MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT
- STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
 THE CONTRACTOR SHALL EMPLOY BMP'S TO PROTECT THE PUBLIC RIGHT-OF-WAY FROM SEDIMENT DURING.
- CONSTRUCTIONS, PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.

 11. SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.

 12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE EROSION
- PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CHAPTER 4) FOR REQUIREMENTS.

 THE CONTRACTORIDEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.
- 14. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL 14. AFFROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

 15. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM FROM VEHICLES ONTO ROADWAYS OR INTO
- THE STORMWATER COLLECTION SYSTEM SHALL BE REMOVED OR CLEANED UP IMMEDIATELY, AND NO LATER THAN THE END OF THE WORK DAY. THE USE OF WATER TRUCKS TO WASH THE MATERIAL OFF THE ROADWAY IS NOT ALLOWED. WATER TRUCKS MAY BE USED IMMEDIATELY BEFORE SWEEPERS OR VACUUM SYSTEMS TO LOOSEN SEDIMENT, PROVIDED THAT THE DISCHARGE TO THE STORMWATER COLLECTION SYSTEM DOES NOT

10.0 SEDIMENT FENCES

1 inch = 10 feet

- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE
- THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES
- THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
- SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 SEDIMENT FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT
- LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY

11.0 STANDARD NOTES FOR TEMPORARY EROSION CONTROL GRASSES

- PERMANENT COVER MUST BE ESTABLISHED PRIOR TO THE REMOVAL OF ANY EROSION CONTROL MEASURES ON ALL EXPOSED GROUND SURFACES AT THE END OF THE CONSTRUCTION PERIOD.
- TEMPORARY GRASS COVER MEASURES MUST BE SEEDED BY SEPTEMBER 1 AND FULLY ESTABLISHED BY NOVEMBER 1 OR OTHER COVER MEASURES WILL HAVE TO BE IMPLEMENTED UNTIL ADEQUATE GRASS COVERAGE IS ACHIEVED.
- HYDROMULCH SHALL BE APPLIED WITH GRASS SEED AT A RATE OF 2,000 LB/ACRE. (SEED MUST BE APPLIED AT 275 LB/ACRE.) ON SLOPES STEEPER THAN 10 PERCENT (10%) OR WHEN APPLIED BETWEEN SEPTEMBER 15 AND APRIL 15, HYDROSEED AND MULCH SHALL BE APPLIED WITH A BONDING AGENT (TACKIFIER). APPLICATION RATE AND METHODOLOGY TO BE IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.
- IF STRAW IS USED IN CONJUNCTION WITH HYDRO MULCH, IT MUST BE DRY, LOOSE, WEED-FREE, AND APPLIED AT A RATE OF 4,000 LB/ACRE AND SHALL HAVE A MINIMUM DEPTH IN-PLACE OF 2 INCHES. ANCHOR STRAW BY WORKING IN BY HAND OR WITH EQUIPMENT (ROLLERS, CLEAT TRACKS, ETC.).
- STRAW MULCH SHALL BE SPREAD UNIFORMLY IMMEDIATELY FOLLOWING SEEDING
- SOIL PREPARATION TOP SOIL SHOULD BE PREPARED ACCORDING TO LANDSCAPE PLANS, IF AVAILABLE, OR RECOMMENDATIONS OF GRASS SEED SUPPLIES. IT IS RECOMMENDED THAT SLOPES BE ROUGHENED PATTERN OF CLEAT IMPRINTS PARALLEL TO SLOPE CONTOURS) OR OTHER METHOD TO PROVIDE MORE STABLE SITES FOR SEEDS TO REST.
- SEEDING REQUIRED SEED MIXES ARE AS FOLLOWS. SIMILAR MIXES MAY BE SUBSTITUTED IF APPROVED BY THE CITY AND STILL TOTAL 275 LB/ACRE.
- A. DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE): DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT; CREEPING RED FESCUE, 20% BY WEIGHT: 275 LB/ACRE B. STANDARD HEIGHT GRASS MIX: ANNUAL RYEGRASS, 40% BY WEIGHT; TURF-TYPE FESCUE, 60% BY
- WEIGHT: 275 LB/ACRE. FERTILIZATION FOR GRASS SEED - IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS. DEVELOPMENT AREAS WITHIN 50 FEET OF WATER BODIES AND WETLANDS MUST USE A NON-PHOSPHORUS FERTILIZER.
- WATERING SEEDING SHALL BE SUPPLIED WITH ADEQUATE MOISTURE TO ESTABLISH GRASS. SUPPLY WATER AS NEEDED, ESPECIALLY IN ABNORMALLY HOT OR DRY WEATHER OR ON ADVERSE SITES. WATER APPLICATION RATES SHOULD BE CONTROLLED TO PROVIDE ADEQUATE MOISTURE WITHOUT CAUSING
- RE-SEEDING AREAS WHICH FAIL TO ESTABLISH GRASS COVER ADEQUATE TO PREVENT EROSION SHALL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED, AND ALL APPROPRIATE MEASURES TAKEN TO ESTABLISH ADEQUATE COVER.



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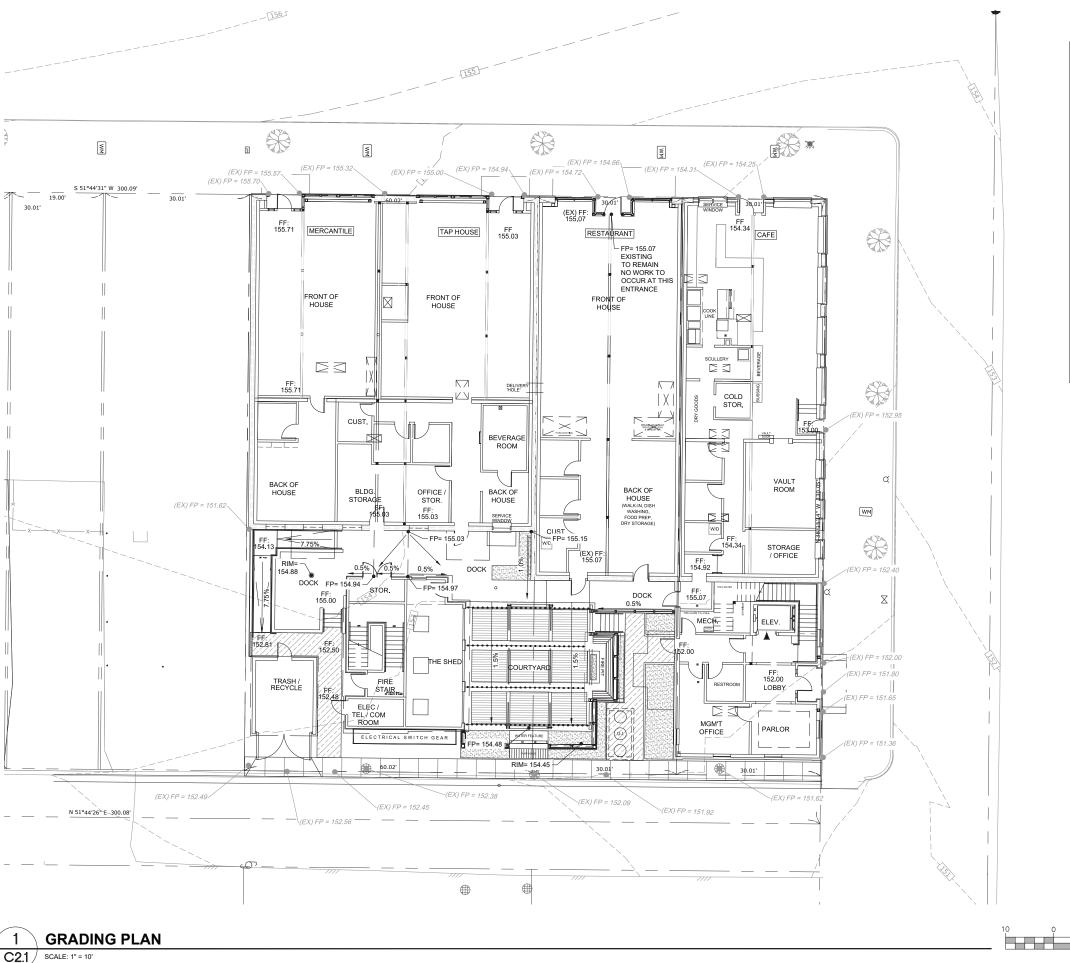
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50% DESIGN **DEVELOPMENT**

21003 5/23/22

EROSION & SEDIMENT CONTROL



GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE TO PERFORM CUT AND FILL EARTH WORK IN SUCH A MANNER TO PROTECT NATIVE SOILS FROM BEING OVER WORKED AND FROM BECOMING
TOO SATURATED DURING WET WEATHER, DURING WET WEATHER PERFORM WORK IN AREAS SMALL ENOUGH TO CUT AND ROCK SITE AREAS UNDER PAVEMENT AND BUILDING TO PREVENT AREAS OF NATIVE SOIL BEING EXPOSED TO WET WEATHER. COORDINATE SITE WORK AND ESC MEASURES ACCORDINGLY.

- REFER TO ARCHITECTURAL SITE PLANS FOR ALL SITE LAYOUT DIMENSIONS INCLUDING WALKWAYS, BUILDING, AND RETAINING WALLS.
- 3. PROVIDE SEPARATE BID ADDITIVES IN SPEC SECTION 12.0 FOR WET WEATHER CONSTRUCTION OVER-EXCAVATION OF SUBGRADE AND REPLACEMENT WITH CRUSHED ROCK. PROVIDE FOR AN OVER-EXCAVATION AND REPLACEMENT OF NATIVE SOIL UNDER THE BUILDING FOOTPRINT (EXTEND TO 5 FEET BEYOND OUTSIDE OF FOOTING) AND A OVER-EXCAVATION AND REPLACEMENT UNDER ALL PARKING LOT AREAS (EXTEND 1.33 FEET BEYOND CURBS). VERIFY REQUIREMENTS WITH AND OBTAIN APPROVAL FROM PROJECT GEOTECHNICAL ENGINEER AND PROJECT ARCHITECT PRIOR TO EXECUTING.
- 4. CONTRACTOR TO CONFIRM WITH OWNER AND REMOVE AND DISPOSE OF OFFSITE ALL EXCESS SOIL, DEBRIS AND MATERIALS NOT REUSABLE FOR THIS PROJECT.
- 5. ON-SITE HANDICAP/DISABILITY ACCESS ROUTES SHALL COMPLY WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), STATE AND LOCAL REGULATIONS. IN GENERAL
- 5.1. MAXIMUM CROSS SLOPE OF ANY PAVEMENT PERPENDICULAR TO DIRECTION OF
- 5.2. MAXIMUM SLOPE OF WALKWAYS WITHOUT HANDRAILS IN DIRECTION OF TRAVEL IS 5.3. FOR RAMPS, THE MAXIMUM SLOPE IS 8.33% AND MAXIMUM RISE BETWEEN LANDINGS IS
- 30 INCHES. HANDRAILS ARE REQUIRED EACH SIDE OF ALL RAMPS WITH SLOPE GREATER THAN 5%.

 5.4. MAXIMUM SLOPE OF CURB RAMPS AND WINGS OF CURB RAMPS IS 8.33%. THE MAXIMUM
- LENGTH OF A CURB RAMP IS 6 FEET WITH A MAXIMUM 6-INCH RISE.

 5.5. PROVIDE FINISH PAVEMENT SURFACE TEXTURES IN ACCORDANCE WITH ADA.

 5.6. CONTACT ARCHITECT AND ENGINEER FOR INSTRUCTIONS PRIOR TO INSTALLING FINISH PAVEMENTS IN CONFLICT WITH ADA REQUIREMENTS.
- 6. STRAIGHT GRADE FINISH PAVEMENT BETWEEN CATCH BASIN AND SURROUNDING GUTTER ELEVATIONS. STRAIGHT GRADE BETWEEN GIVEN ELEVATION POINTS, BLEND FINISH
- 7. SEE SHEET C1.0, SECTION 12.0 FOR CONSTRUCTION TESTING, INSPECTIONS, AND OBSERVATION REQUIREMENTS.

GRADES BETWEEN GIVEN POINTS AND AT GRADE BREAKS.

GRAPHIC SCALE

(IN FEET) 1 inch = 10 feet PRELIMINARY Construction EXP: 12/31/23

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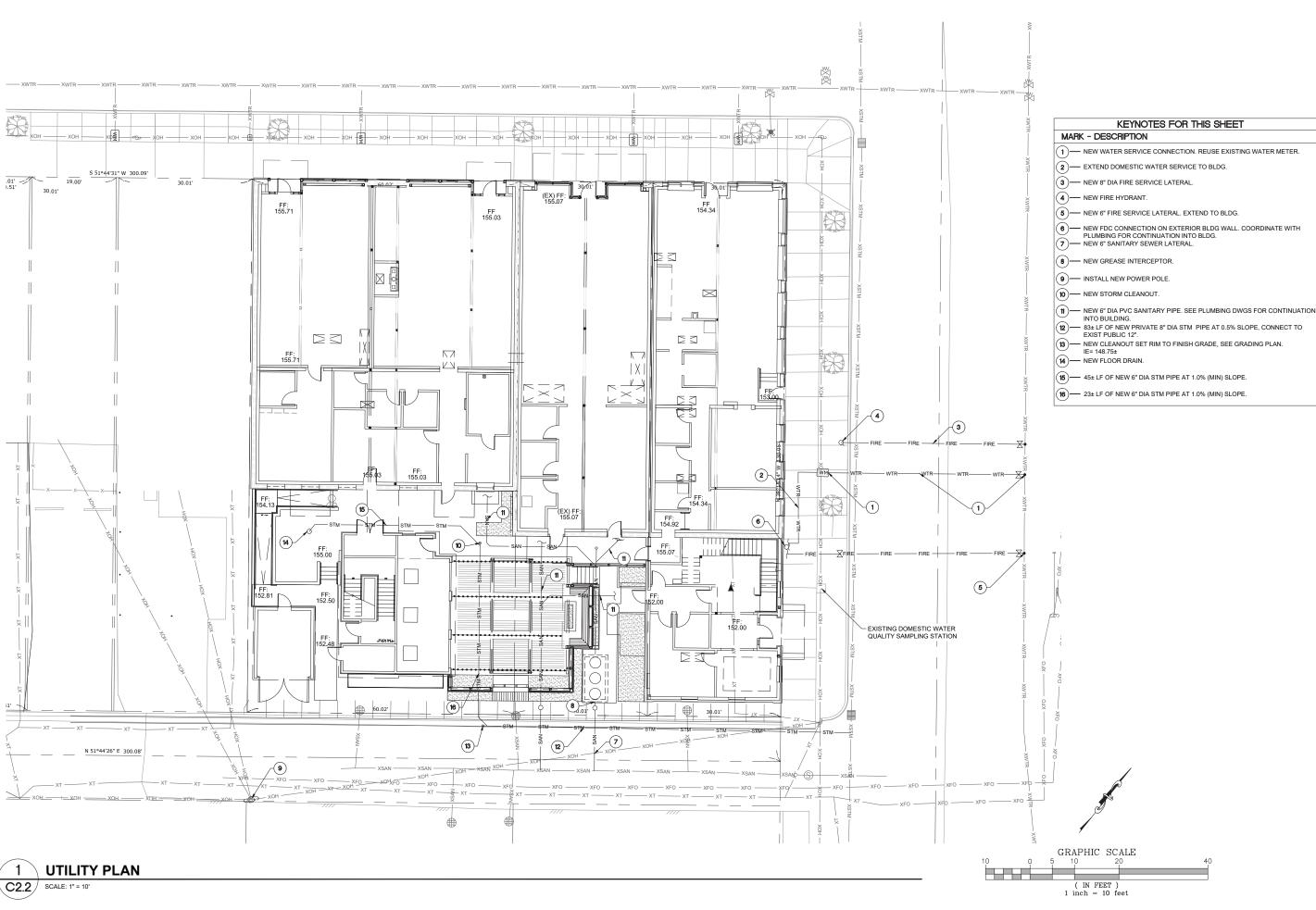
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job number 21003 5/23/22

GRADING PLAN

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Ortiand, Oregon 9/2 503-750-5750 paul@pmf-arch.com AHALL BUILDERS BUILDERS

TIME T.M. R. T.M. R. 7650 SW Beveland, Suite 100 Tigard, oregon 97223 Phone: (503) 443-3800 Par: (503) 443-3700

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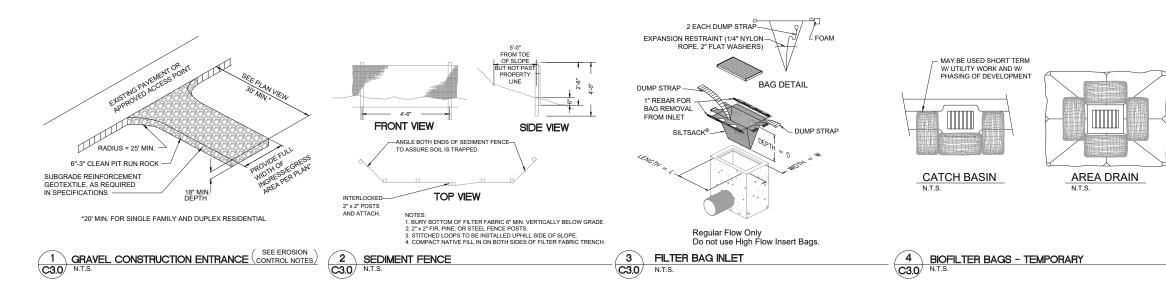
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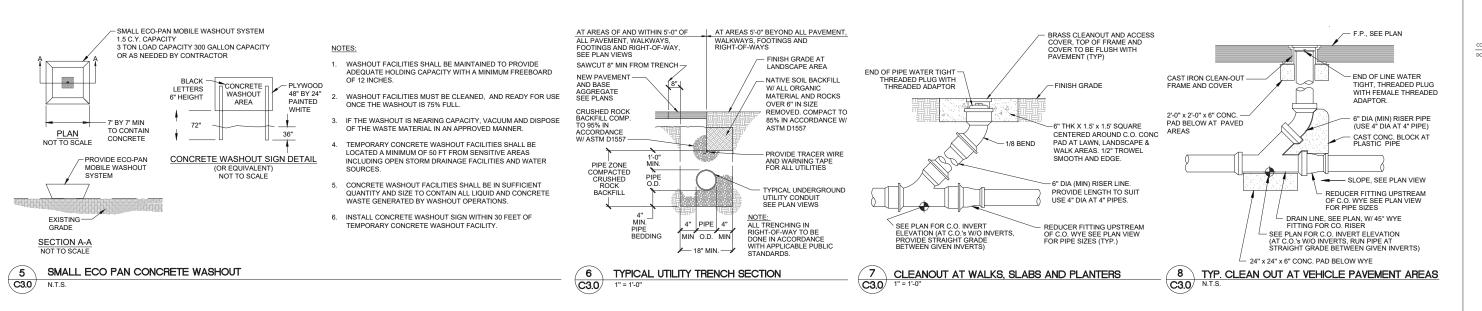
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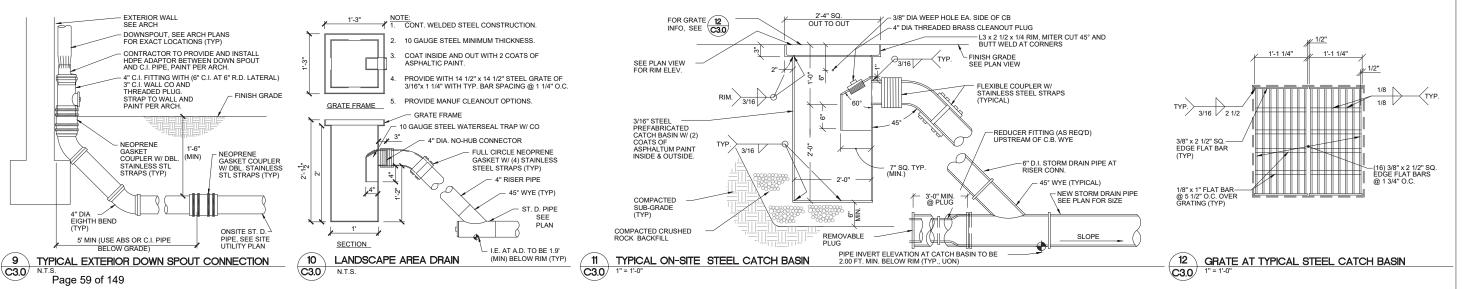
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UTILITY PLAN

C2.2







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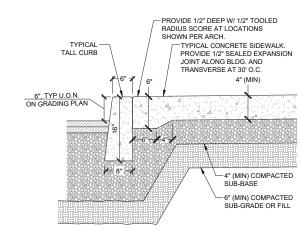
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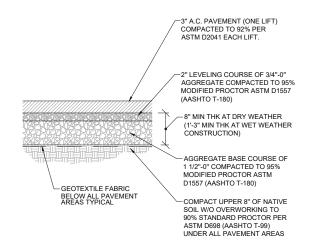
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CIVIL **DETAILS**















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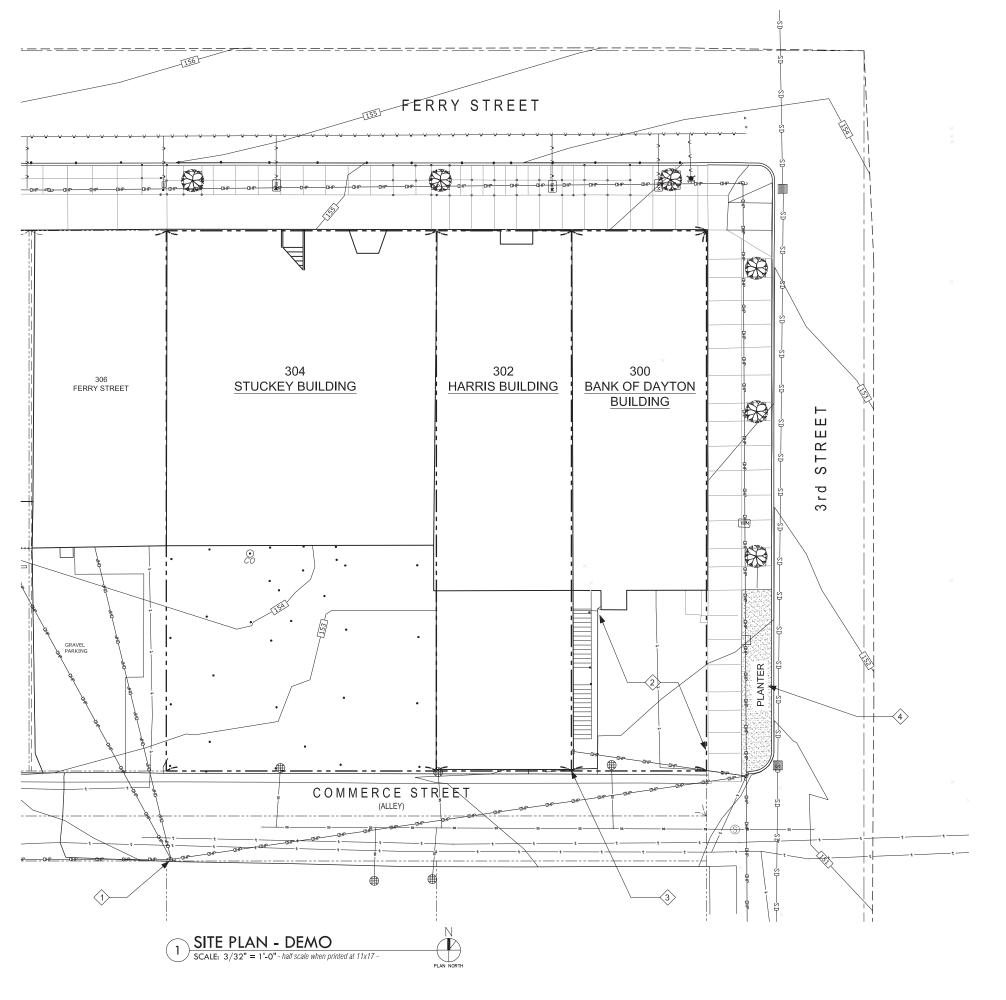
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CIVIL **DETAILS**



GENERAL DEMOLITION NOTES

- 1. COORDINATE DEMOLITION SCOPE OF WORK WITH ALL PROJECT DOCUMENTS
- 2. THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK.
- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.

SITE PLAN LEGEND

PROPERTY LINE WATER SUPPLY SANITARY SEWER STORM SD DRAIN TELEPHONE / INTERNET OVERHEAD OHP-POWER BURIED PWR-POWER

PAVEMENT \bigcirc

POLE CATCH BASIN

FENCE

EDGE OF

POWER

X

FIRE **HYDRANT**

SANITARY MANHOLE

KEY NOTES

- EXISTING POWER POLE TO BE DEMOLISHED AND REPLACED WITH
- 2 DEMOLISH EXISTING PARKING LOT.
- 3 DEMOLISH CONCRETE ADDITION.
- 4 REMOVE LANDSCAPING, BUT RETAIN AND PROTECT WATER QUALITY PIPE.

STERED ARCHITE PAUL M.
FALSETTO OF OREGOT



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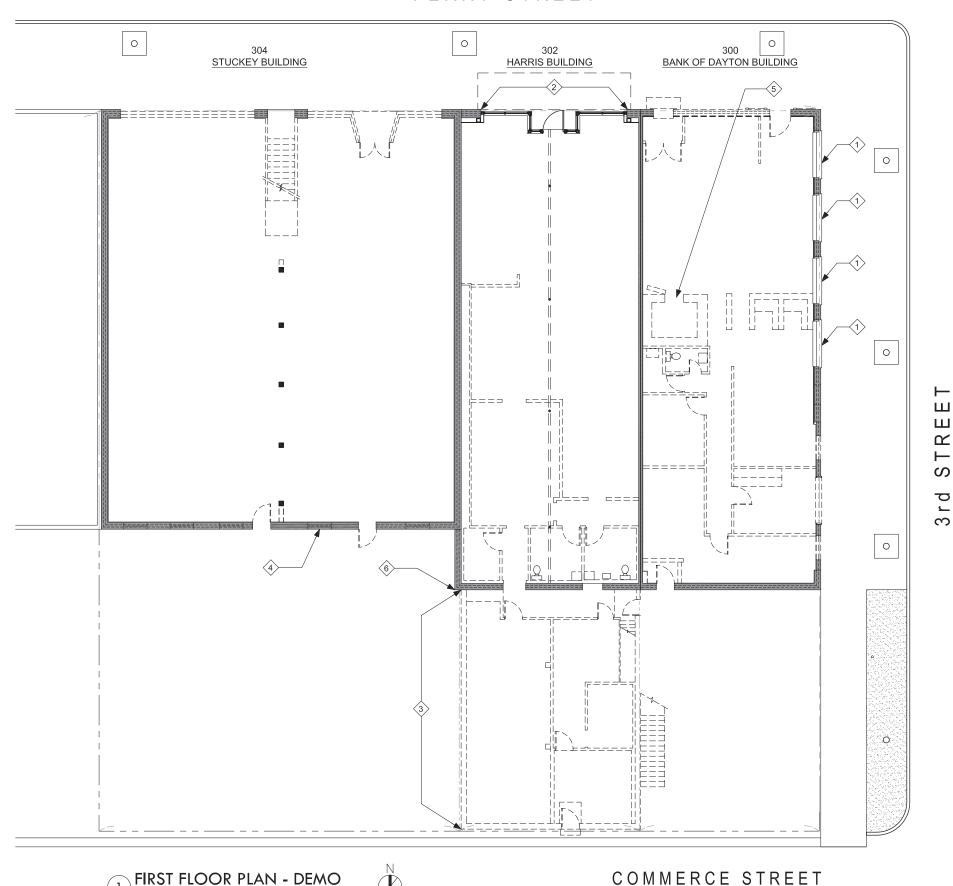
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6/13/22

SITE PLAN - DEMO

D1.0

FERRY STREET



(ALLEY)

SCALE: 1/8" = 1'-0" - half scale when printed at 11x17 -

GENERAL DEMOLITION NOTES

- 1. COORDINATE DEMOLITION SCOPE OF WORK WITH ALL PROJECT DOCUMENTS
- 2. THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK
- 4. PROTECT EXISTING BRICK WALLS FROM
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.
- 6. THE FIRST FLOOR FRAMING AND FINISHES TO BE REMOVED AND REPLACED WITH A CONCRETE SLAB.
- 7. LATHE AND PLASTER TO BE REMOVED FROM THE INTERIOR OF THE BRICK WALLS. PLASTER APPLIED DIRECTLY TO BRICK WALLS TO REMAIN, UNLESS NOTIFIED BY THE ARCHITECT

FLOOR PLAN LEGEND

EXTERIOR WALL

INTERIOR WALL

☐ ☐ ☐ ☐ ☐ ITEM TO BE DEMOLISHED

KEY NOTES

- windows to be retained protect from damage.
- APPLIES STOREFRONT AND CANOPY TO REMAIN PROTECT FROM DAMAGE.
- (3) HARRIS CONCRETE ADDITION TO BE REMOVED IN ITS ENTIRETY.
- 4 NEW DOOR OPENING IN BRICK WALL.
- 5 CONCRETE BANK VAULT TO BE REMOVED, WITH STEEL DOOR AND SURROUND TO BE SALVAGED AND STORED FOR POSSIBLE REUSE.
- 6 CUT CONCRETE WALL IN ALIGNMENT WITH BRICK WALL ABOVE.

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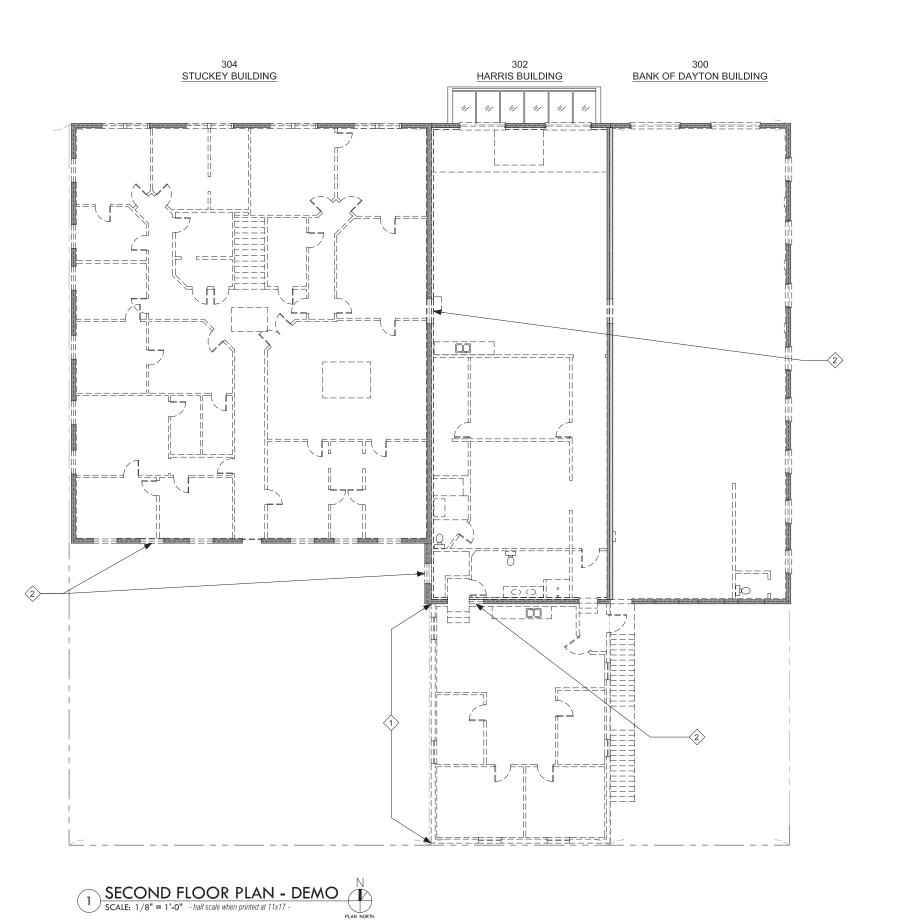
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6/13/22

FIRST FLOOR PLAN - DEMO

D2.0



- COORDINATE DEMOLITION SCOPE OF
 WORK WITH ALL PROJECT DOCUMENTS
- THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK.
- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.
- 6. THE FIRST FLOOR FRAMING AND FINISHES TO BE REMOVED AND REPLACED WITH A CONCRETE SLAB.
- 7. LATHE AND PLASTER TO BE REMOVED FROM THE INTERIOR OF THE BRICK WALLS. PLASTER APPLIED DIRECTLY TO BRICK WALLS TO REMAIN, UNLESS NOTIFIED BY THE ARCHITECT

FLOOR PLAN LEGEND

EXTERIOR WALL

INTERIOR WALL

 $\square \equiv \square \equiv \square$ ITEM TO BE DEMOLISHED

KEY NOTES

HARRIS CONCRETE ADDITION TO BE REMOVED IN ITS ENTIRETY.

2 NEW OPENING IN BRICK WALL.

PAUL M. FALSETTO C. PORFLAND, OR OF OREGO

PAUL M. FALSETTO | ARCHITECT L

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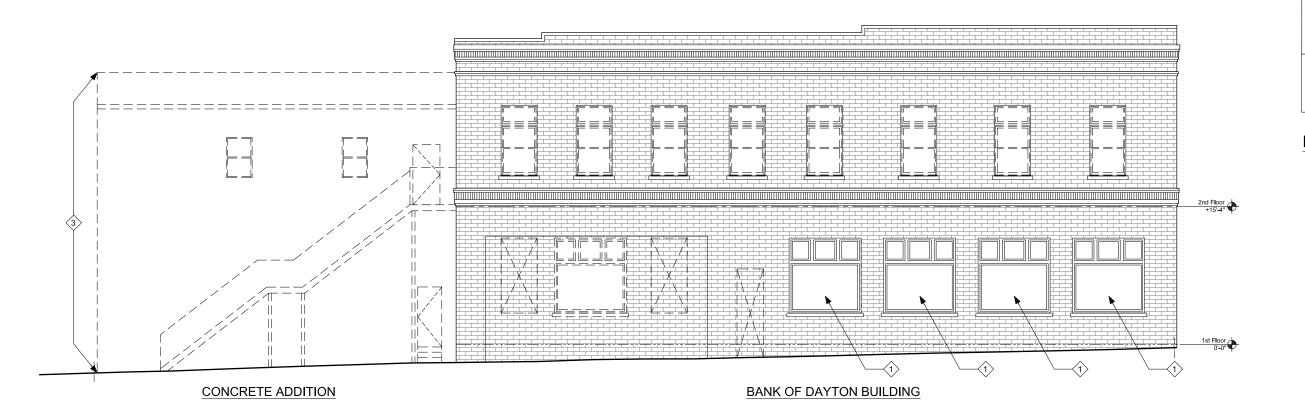
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SECOND FLOOR PLAN - DEMO

D2.1



NORTH ELEVATION - DEMO [from Ferry Street]



EAST ELEVATION - DEMO [from 3rd Street]

SCALE: 3/16" = 1'-0" - half scale when printed at 11x17

GENERAL DEMOLITION NOTES

- 1. COORDINATE DEMOLITION SCOPE OF WORK WITH ALL PROJECT DOCUMENTS.
- 2. THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK.
- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.

ELEVATION LEGEND

□ □ □ □ □ ITEM TO BE DEMOLISHED

KEY NOTES

- (1) WINDOWS TO BE RETAINED PROTECT FROM DAMAGE.
- 2 HARRIS STOREFRONT AND CANOPY TO REMAIN - PROTECT FROM DAMAGE

1

STUCKEY BUILDING

3 HARRIS CONCRETE ADDITION TO BE REMOVED IN ITS ENTIRETY.

PAUL M. PALSETTO C PAUL M. FALSETTO OF OREGO

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DRAWING KEY 🖺

HARRIS BUILDING

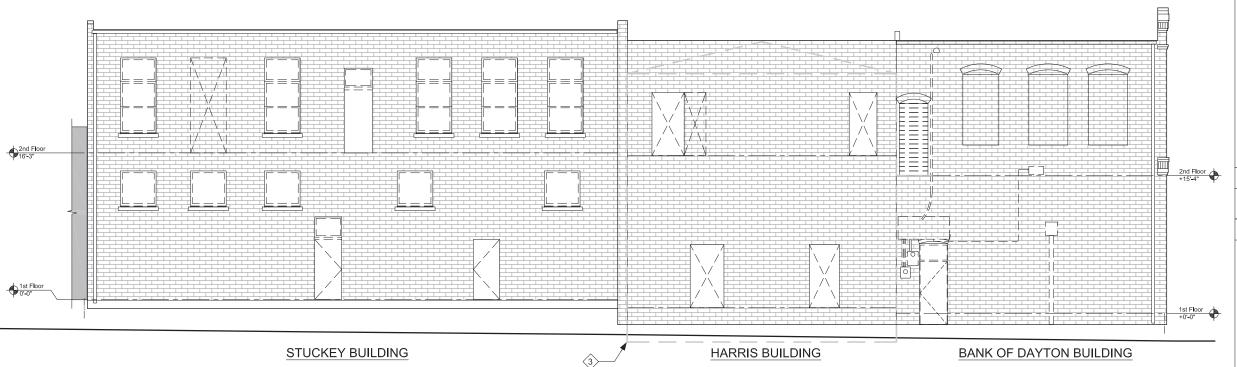
BANK OF DAYTON BUILDING

LAND USE REVIEW

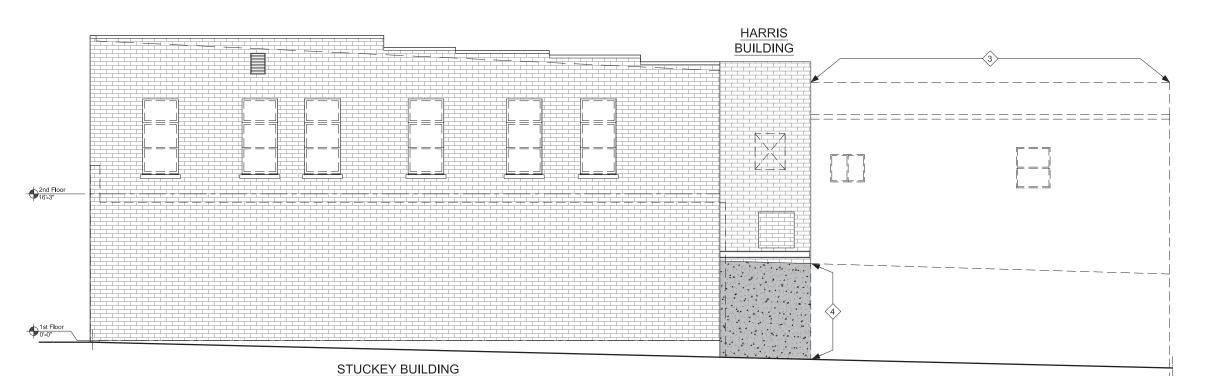
job number 21003 6/13/22

ELEVATIONS -NORTH & EAST -DEMO

D3.0



SOUTH ELEVATION - DEMO [from Commerce Street]



2 WEST ELEVATION - DEMO [from property line]
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -

GENERAL DEMOLITION NOTES

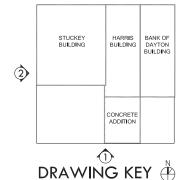
- 1. COORDINATE DEMOLITION SCOPE OF WORK WITH ALL PROJECT DOCUMENTS
- THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK.
- PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.

ELEVATION LEGEND

☐ ☐ ☐ ☐ ☐ ITEM TO BE DEMOLISHED

KEY NOTES

- windows to be retained protect from damage.
- HARRIS STOREFRONT AND CANOPY TO REMAIN PROTECT FROM DAMAGE
- HARRIS CONCRETE ADDITION TO BE REMOVED IN ITS ENTIRETY.
- SAWCUT CONCRETE WALL TO SEPARATE ADDITION FROM BUILDING TO REMAIN.



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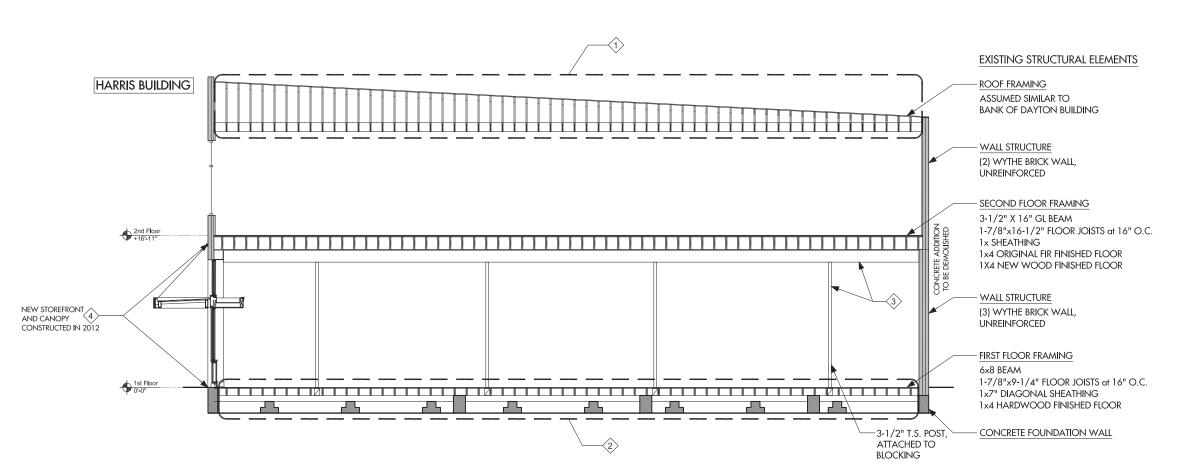
LAND USE REVIEW

21003

issue date 6/13/22

ELEVATIONS -SOUTH & WEST -DEMO

D3.1



GENERAL DEMOLITION NOTES

- COORDINATE DEMOLITION SCOPE OF
 WORK WITH ALL PROJECT DOCUMENTS
- 2. THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
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- PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES

ELEVATION LEGEND

☐ ☐ ☐ ☐ ☐ ITEM TO BE DEMOLISHED

KEY NOTES

- REMOVE ROOF FRAMING, SALVAGE LUMBER FOR POSSIBLE REUSE.
- REMOVE FLOOR FRAMING, SALVAGE LUMBER FOR POSSIBLE REUSE.
- POST AND BEAM TO BE REPLACED SEE STRUCTURAL.
- HARRIS STOREFRONT AND CANOPY TO REMAIN PROTECT FROM DAMAGE

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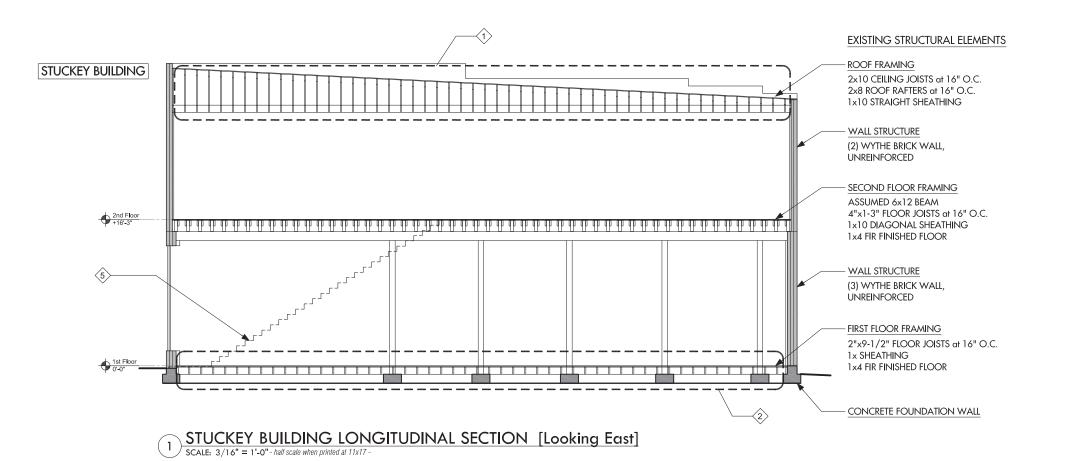
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21003

issue date 6/13/22

SECTIONS -LONGITUDINAL -DEMO

D4.0



GENERAL DEMOLITION NOTES

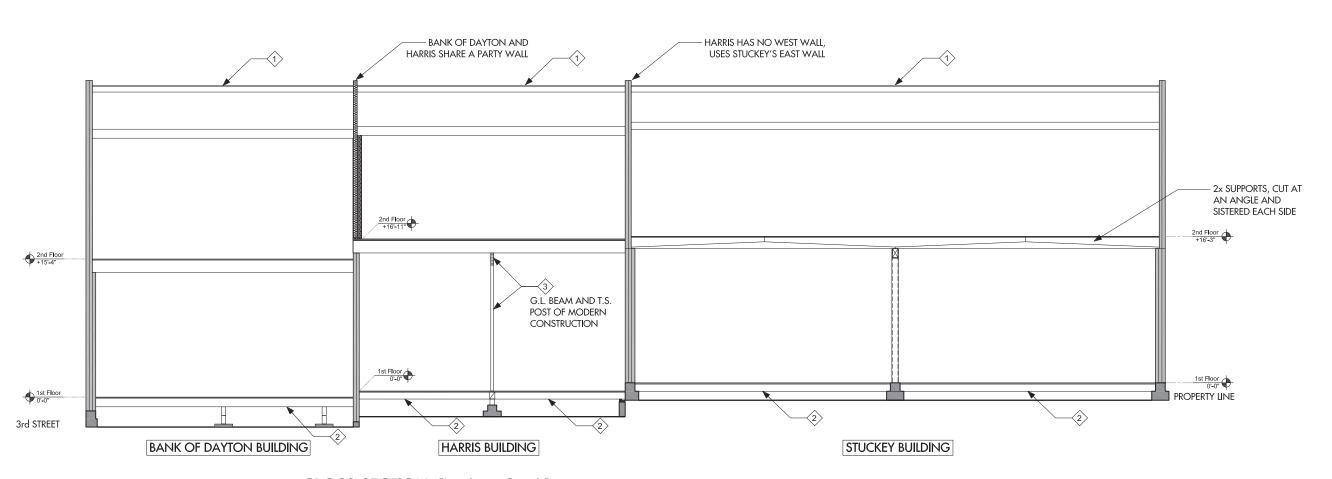
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ELEVATION LEGEND

_____ ITEM TO BE DEMOLISHED

KEY NOTES

- 1 REMOVE ROOF FRAMING, SALVAGE LUMBER FOR POSSIBLE REUSE.
- 2 REMOVE FLOOR FRAMING, SALVAGE LUMBER FOR POSSIBLE REUSE.
- POST AND BEAM TO BE REPLACED SEE STRUCTURAL.
- 4 HARRIS STOREFRONT AND CANOPY TO REMAIN - PROTECT FROM DAMAGE
- 5 REMOVE STAIR TO SECOND FLOOR.



CROSS SECTION [Looking South] SCALE: 3/16" = 1'-0" - half scale when printed at 11x17

Page 67 of 149

Drawings are at half scale when printed at 11x17

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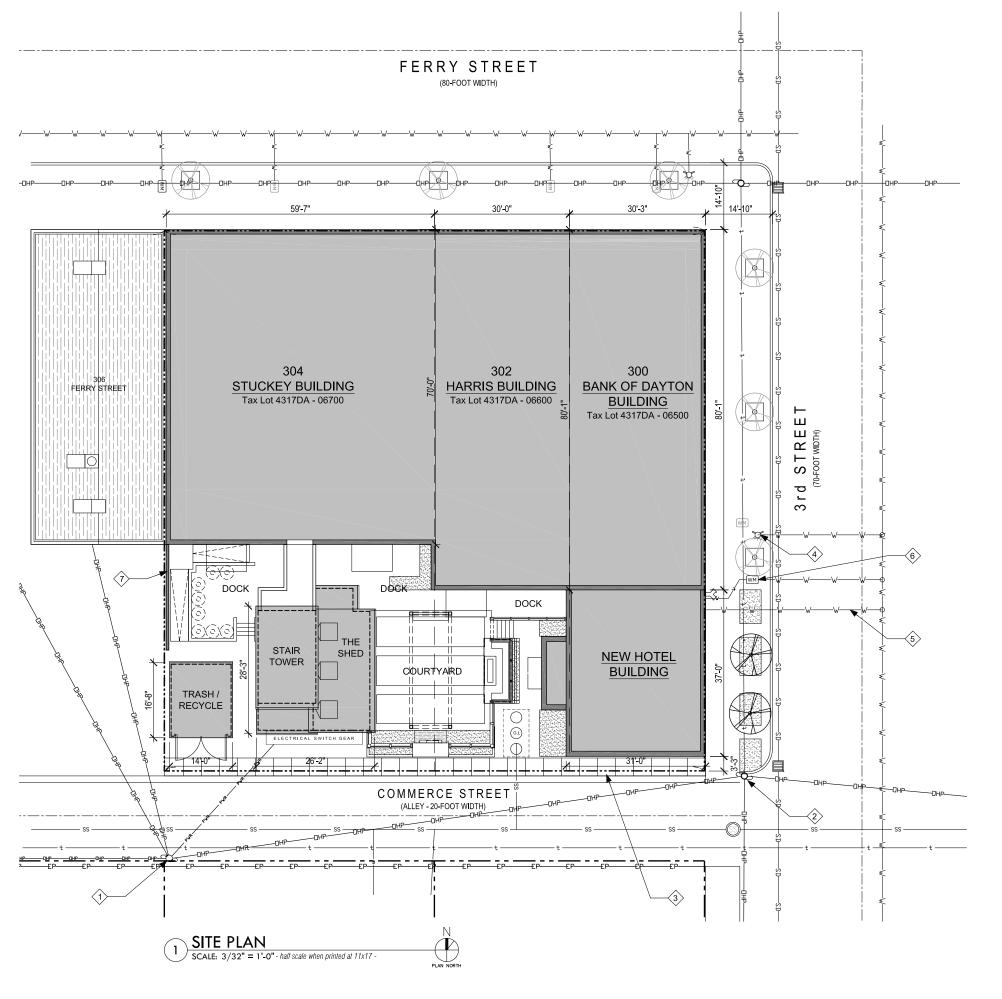
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LAND USE

REVIEW 21003

6/13/22

SECTIONS -LONGITUDINAL & CROSS - DEMO



- 1. CONFIRM ALL PROPERTY LINE AND EASEMENT LOCATIONS.
- 2. SEE CIVIL FOR TOPOGRAPHY LINES.

SITE PLAN LEGEND

PROPERTY 🔑 WATER SUPPLY SANITARY SEWER STORM DRAIN TELEPHONE / INTERNET OVERHEAD **POWER** BURIED POWER FENCE EDGE OF PAVEMENT POWER

 \bigcirc

X

WM

FIRE HYDRANT

POLE

CATCH

BASIN

SANITARY MANHOLE

WATER METER

GREASE 00 INTERCEPTER

PROPANE TANK

FIRE DEPT. CONNECTION

NEW STREET TREE

KEY NOTES

- POWER POLE WITH 3-PHASE TRANSFORMER TO SERVE PROJECT
- EXISTING POWER POLE TO REMAIN AND TO BE ANCHORED LOCALLY
- 3 NEW SIDEWALK ALONG SOUTHERN FRONTAGE
- 4 NEW FIRE HYDRANT
- 5 NEW FIRE WATER LINE
- REUSE EXISTING WATER METER LOCATION FOR NEW WATER METER
- 7 6-FOOT HIGH WOOD FENCE

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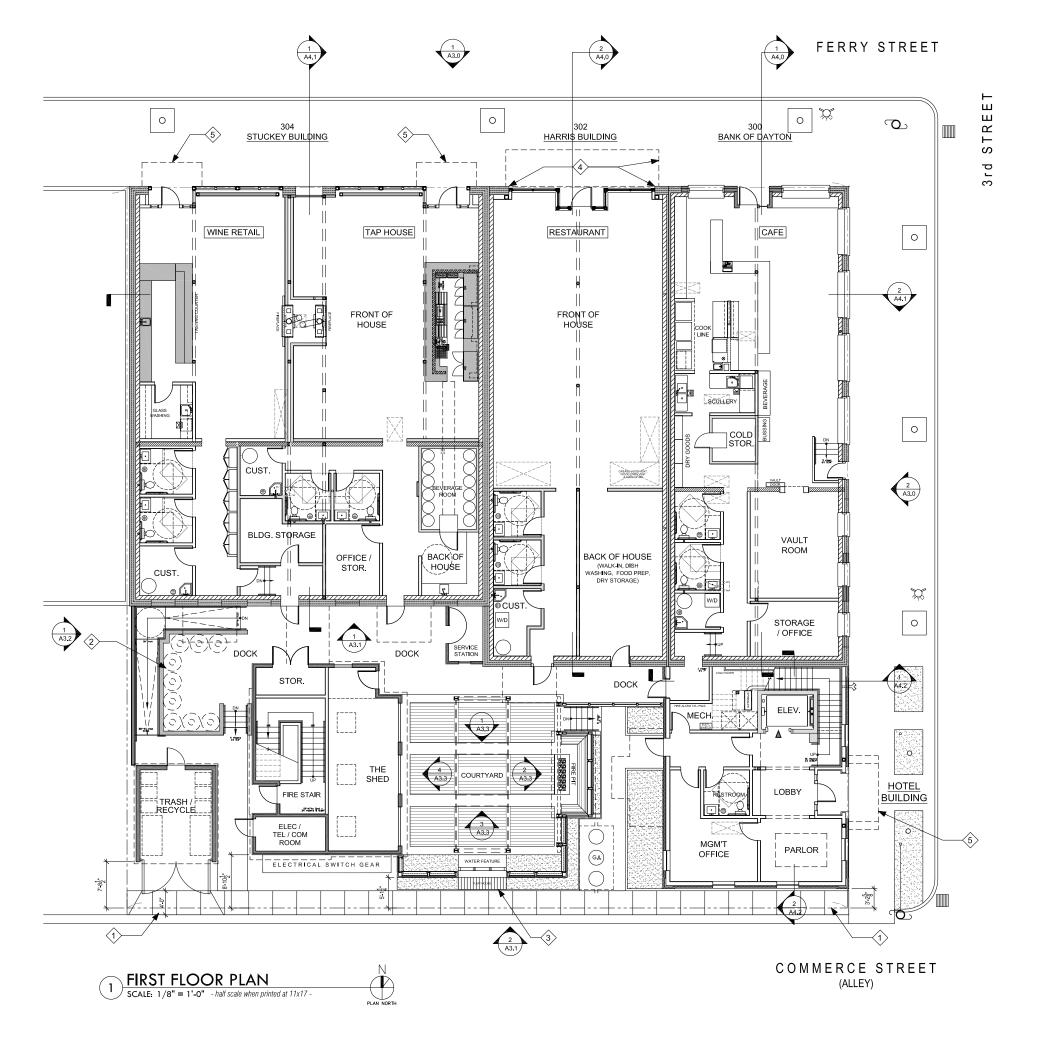
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job number 21003

issue date 6/13/22

SITE PLAN



- DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N. DIMENSIONS SHOWN ON ENLARGED FLOOR PLANS.
- 2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.
- 3. REFER TO A6.0 FOR ADA DIMENSIONS.
- PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

FLOOR PLAN LEGEND

EXTERIOR WALL

INTERIOR WALL

PERIMETER SHEAR WALL

MINIMINI INTERNAL SHEAR WALL

NEW COLUMN LINE

HVAC SHAFT ABOVE

LANDSCAPE

PROPANE TANK LOCATION

FIRE DEPT. CONNECTION

KEY NOTES

- PUBLIC WALKWAY (MOSTLY ON PRIVATE PROPERTY)
- 2 PROPANE TANKS
- FOUNTAIN PUMP AND IRRIGATION EQUIPMENT
- STOREFRONT AND CANOPY TO REMAIN, PROTECT FROM DAMAGE
- 5 NEW CANOPY ABOVE

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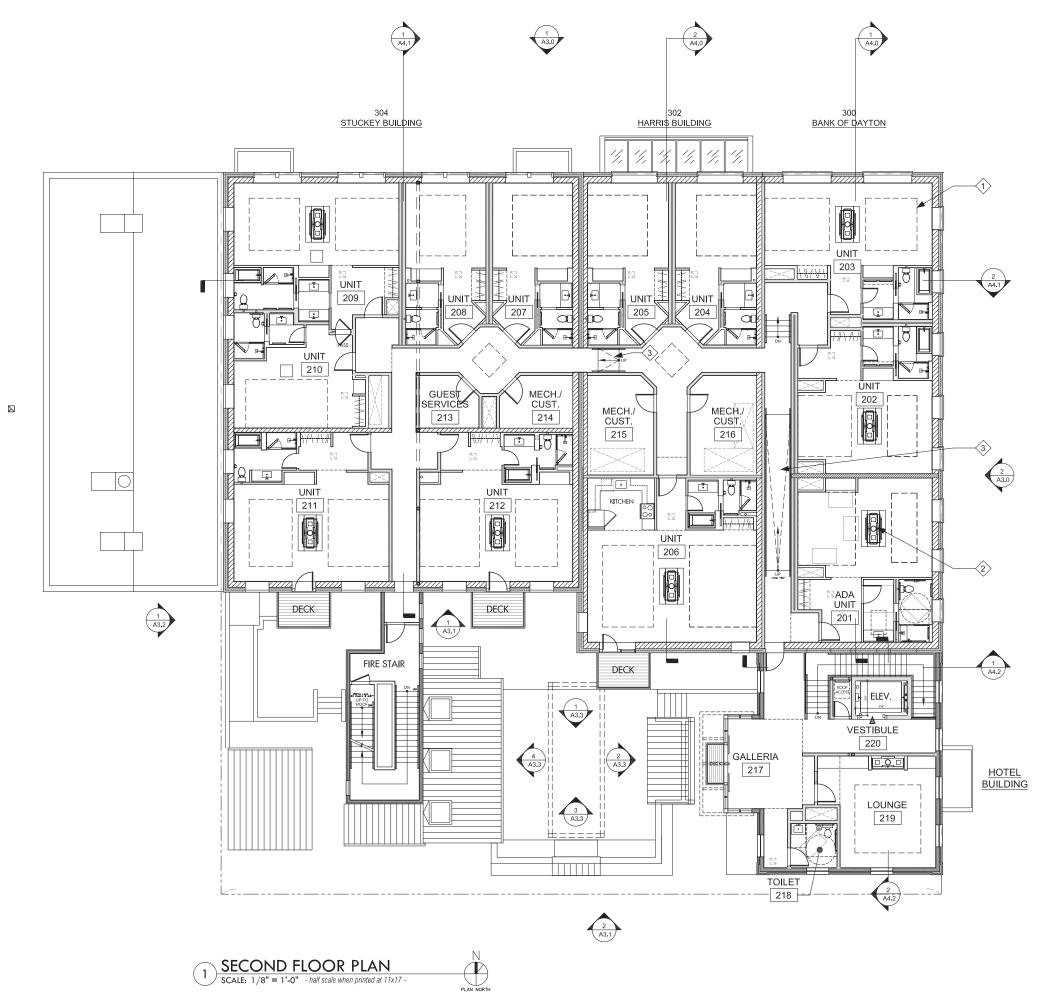
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FIRST FLOOR PLAN

A2.0



- 1. DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N. DIMENSIONS SHOWN ON ENLARGED FLOOR PLANS.
- 2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.
- 3. REFER TO A6.0 FOR ADA DIMENSIONS.
- 4. PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

FLOOR PLAN LEGEND

EXTERIOR WALL INTERIOR WALL

PERIMETER SHEAR WALL INTERNAL SHEAR WALL

☐ ■ ☐ NEW COLUMN LINE

HVAC SHAFT

KEY NOTES

- 1 RECESSED COVED CEILING, TYP.
- 2 DOUBLE-SIDED FIREPLACE WITH TVs ABOVE EACH SIDE, TYP.
- 3 RAMPS

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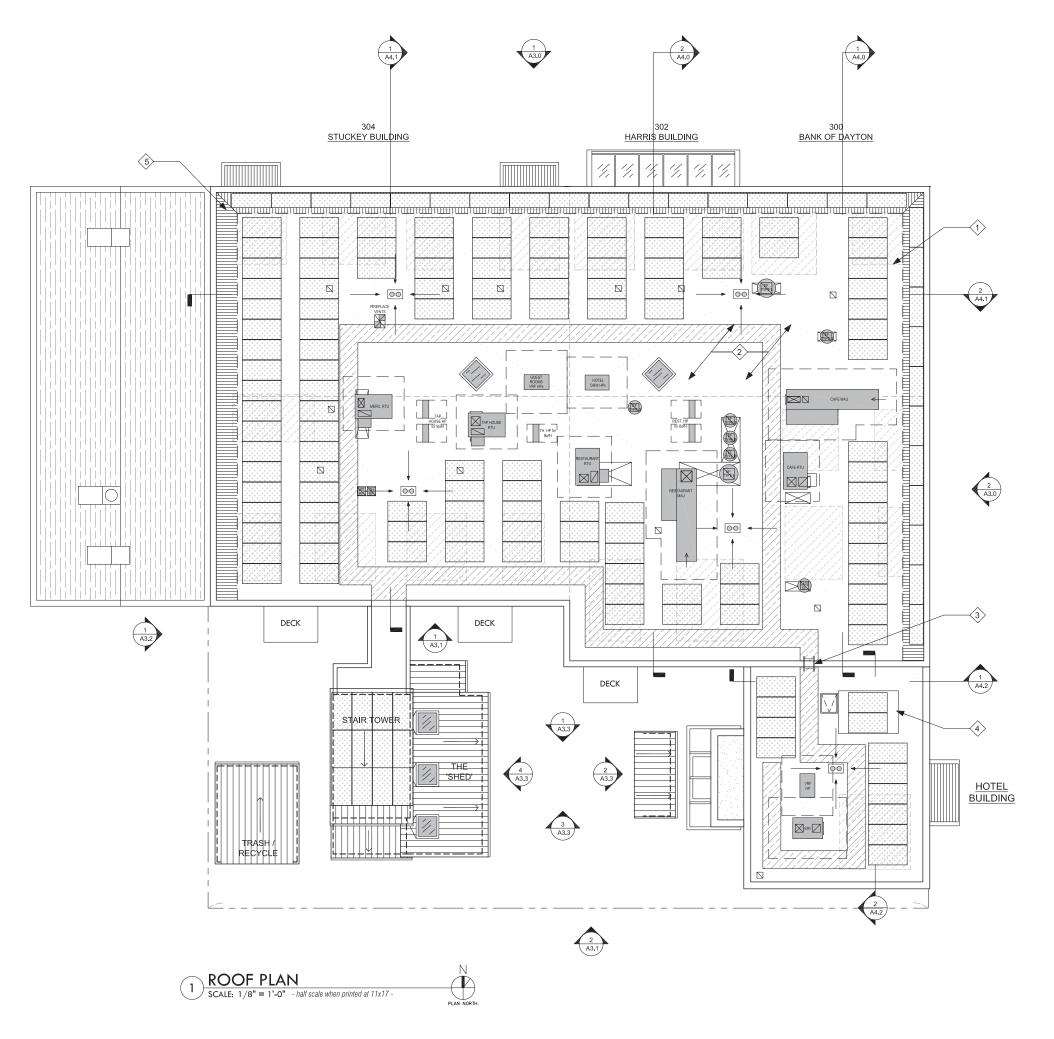
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job number 21003

6/13/22

SECOND FLOOR PLAN



- DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N. DIMENSIONS SHOWN ON ENLARGED FLOOR PLANS.
- 2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.
- 3. REFER TO A6.0 FOR ADA DIMENSIONS.
- 4. PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

FLOOR PLAN LEGEND

BUILT-UP ROOF

SKYLIGHT

METAL STANDING SEAM ROOF
HVAC SHAFT

WALK WAY



PHOTO VOLTAIC PANELS



ROOF ACCESS HATCH

KEY NOTES

- 1 OUTLINE OF LIVING AREAS BELOW
- 2 EXISTING ROOFS TO BE REMOVED AND REBUILT TO BE CONTINUOUS
- 3 LADDER
- 4 ELEVATOR OVERRUN
- 5 AREA OF PARAPET BRACING

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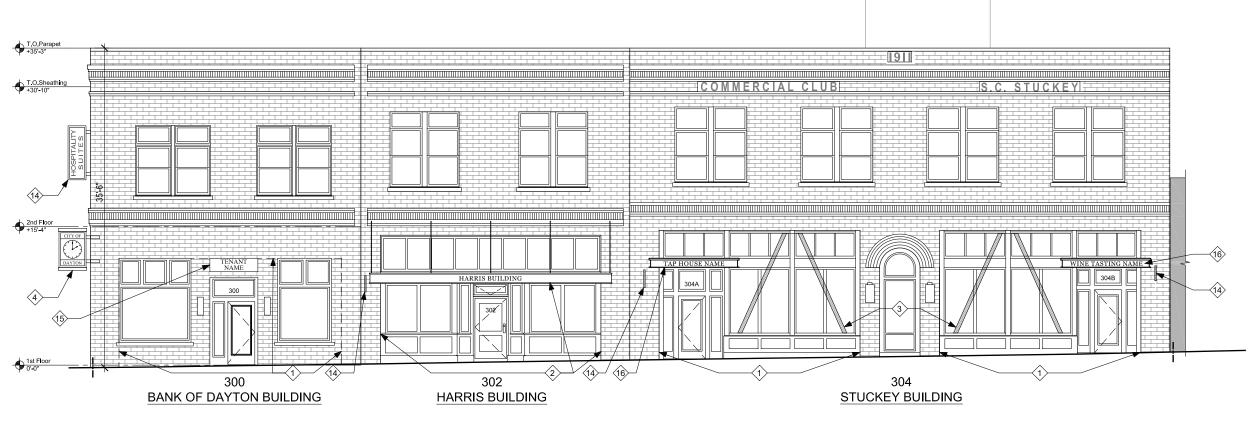
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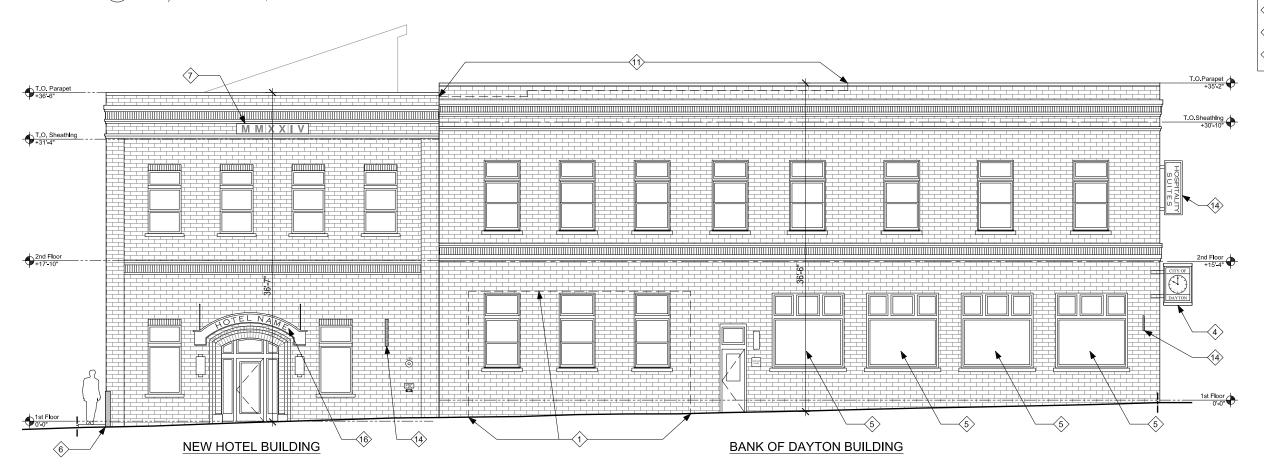
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ROOF PLAN

A2 2



NORTH ELEVATION [from Ferry Street]



EAST ELEVATION [from 3rd Street] SCALE: 3/16'' = 1'-0'' - half scale when printed at 11x17

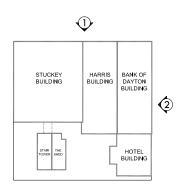
Page 72 of 149

GENERAL NOTES

- RETAIN HISTORIC MATERIAL, REPAIRING AS REQUIRED AND NOTED IN THE ELEVATION DEMOLITION DRAWINGS. CONSULT WITH ARCHITECT ON ALL REMOVAL AND REPLACEMENT
- ALL EXISTING MASONRY TO BE
 CLEANED AND MORTAR REPOINTED AS
 REQUIRED.

KEY NOTES

- 1 AREA OF NEW STOREFRONT
- RETAIN STOREFRONT AND CANOPY, PROTECT FROM DAMAGE
- 3 BRACED FRAME SYSTEM SEE STRUCTURAL
- 4 NEW CORNER CLOCK
- 5 EXISTING WINDOWS TO REMAIN
- 6 METAL CORNER GUARD
- 7 G.F.R.C. BUILDING DATE
- 8 'BRIDGE' BETWEEN STUCKEY BUILDING AND STAIR TOWER
- 9 NEW METAL CLAD WALL
- 10 ELECTRICAL SWITCH GEAR
- 1 REBUILD MASONRY WALL TO MATCH ESTABLISHED PARAPET HEIGHT
- (12) 3-DIMENSIONAL LETTERS
- (13) METAL TRUSS
- 14 BLADE SIGN
- 15 WALL SIGN
- (16) CANOPY SIGN



DRAWING KEY 🖑

A3.0

OF OREGOT

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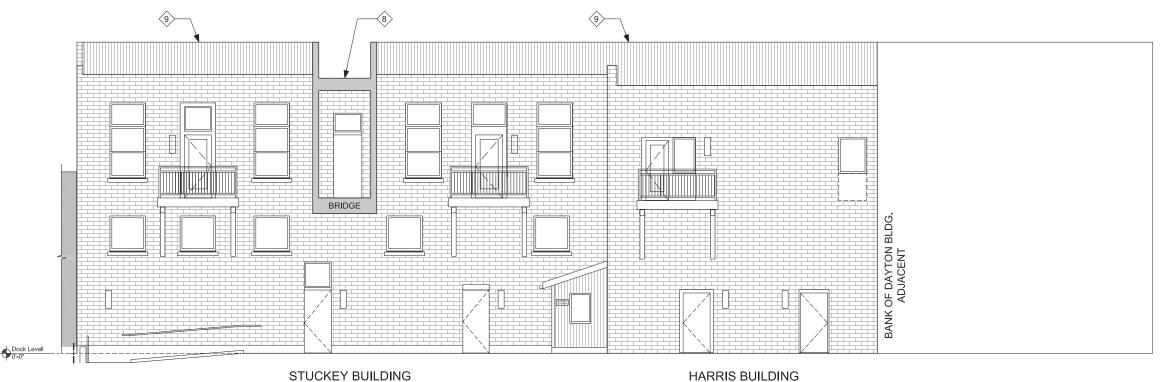
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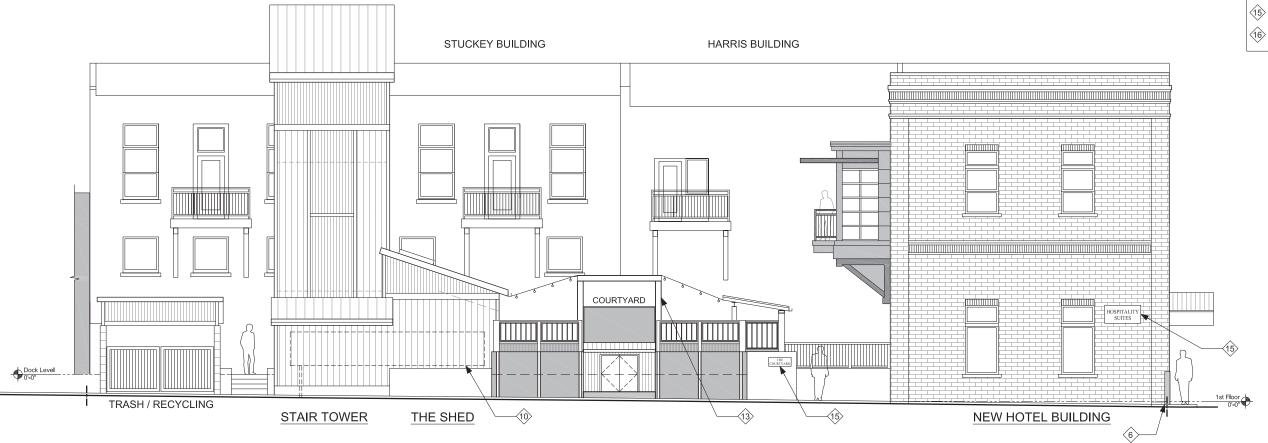
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ELEVATIONS -NORTH & EAST



HARRIS BUILDING

SOUTH ELEVATION [from dock] SCALE: 3/16" = 1'-0" - half scale when printed at 11x17



SOUTH ELEVATION [from Commerce Street]
SCALE: 3/16" = 1'-0"- half scale when printed at 11x17 -

GENERAL NOTES

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KEY NOTES

- 1 AREA OF NEW STOREFRONT
- RETAIN STOREFRONT AND CANOPY, PROTECT FROM DAMAGE
- 3 BRACED FRAME SYSTEM SEE
- 4 NEW CORNER CLOCK
- 5 EXISTING WINDOWS TO REMAIN
- 6 METAL CORNER GUARD
- 7 G.F.R.C. BUILDING DATE
- 8 'BRIDGE' BETWEEN STUCKEY BUILDING AND STAIR TOWER
- 9 NEW METAL CLAD WALL
- 10 ELECTRICAL SWITCH GEAR
- 1 REBUILD MASONRY WALL TO MATCH ESTABLISHED PARAPET HEIGHT
- 12 3-DIMENSIONAL LETTERS
- (13) METAL TRUSS
- 14 BLADE SIGN
- 15 WALL SIGN
- 16 CANOPY SIGN

HARRIS BUILDING

DRAWING KEY 🖺

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ELEVATIONS -SOUTH

A3.1



GENERAL NOTES

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ALL EXISTING MASONRY TO BE
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KEY NOTES

1 AREA OF NEW STOREFRONT

RETAIN STOREFRONT AND CANOPY, PROTECT FROM DAMAGE

3 BRACED FRAME SYSTEM - SEE STRUCTURAL

4 NEW CORNER CLOCK

5 EXISTING WINDOWS TO REMAIN

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11) REBUILD MASONRY WALL TO MATCH ESTABLISHED PARAPET HEIGHT

(12) 3-DIMENSIONAL LETTERS

13 METAL TRUSS

14 BLADE SIGN

15 WALL SIGN

(16) CANOPY SIGN

STAIR **TOWER -DAYTON** BUILDING BRIDGE THE SHED

SCALE: 3/16" = 1'-0" - half scale when printed at 11x17

EAST ELEVATION [from Courtyard] SCALE: 3/16'' = 1'-0'' - half scale when printed at 11x17



WEST ELEVATION [from Courtyard] SCALE: 3/16" = 1'-0" - half scale when printed at 11x1

HARRIS BUILDING 1 23

DRAWING KEY

WEST & EAST

A3.2

Page 74 of 149

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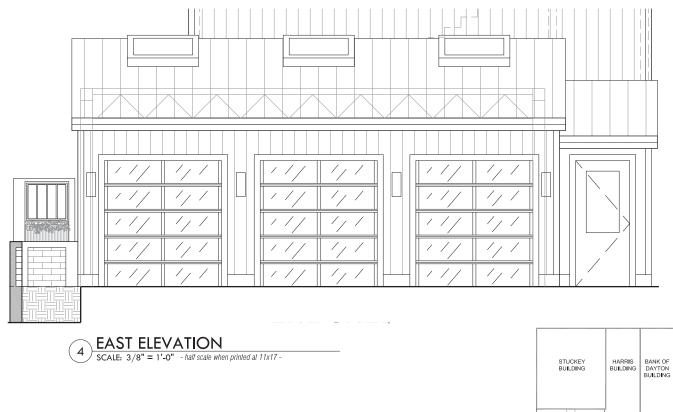
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ELEVATIONS -





DRAWING KEY 🖺 Drawings are at half scale when printed at 11x17

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GENERAL NOTES

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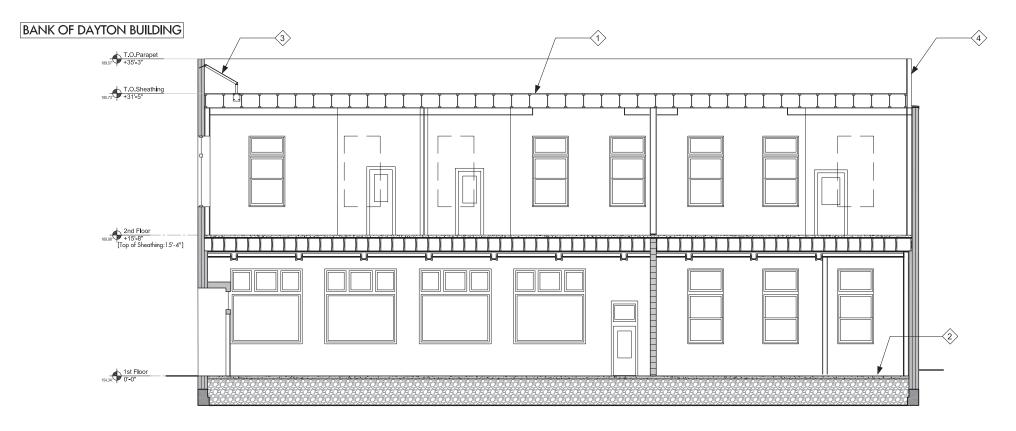
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ELEVATIONS -COURTYARD

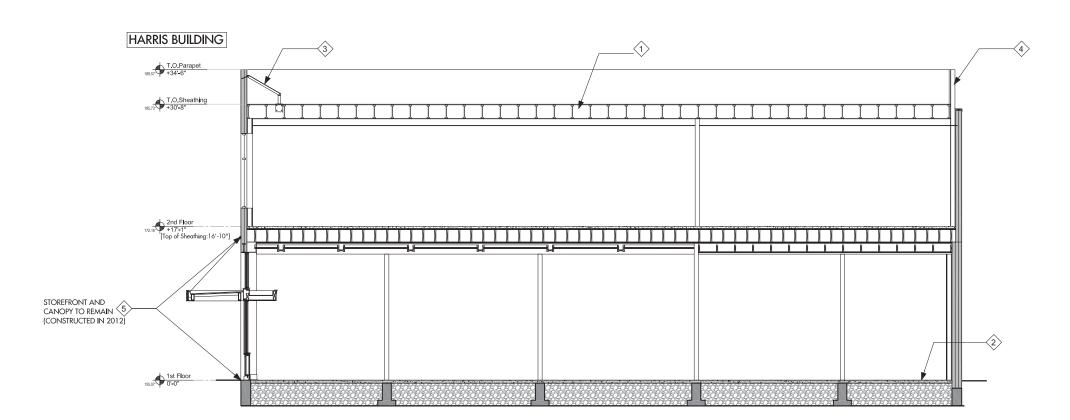
A3.3

SOUTH ELEVATION SCALE: 3/8" = 1'-0" - half scale when printed at 11x17 -



BANK OF DAYTON LONGITUDINAL SECTION [Looking East]

SCALE: 3/16" = 1'-0"- half scale when printed at 11x17 -



2 HARRIS BUILDING LONGITUDINAL SECTION [Looking East]
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -

GENERAL NOTES

- DIMENSIONS ARE TO GRIDLINE OR FACE
 OF STUD, U.O.N. DIMENSIONS SHOWN
 ON ENLARGED FLOOR PLANS.
- 2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.

KEY NOTES

- 1 NEW ROOF FRAMING.
- 2 NEW CONCRETE FLOOR.
- 3 PARAPET BRACE
- NEW WOOD FRAMED, METAL CLAD WALL.
- (5) EXISTING HARRIS STOREFRONT AND CANOPY TO REMAIN.





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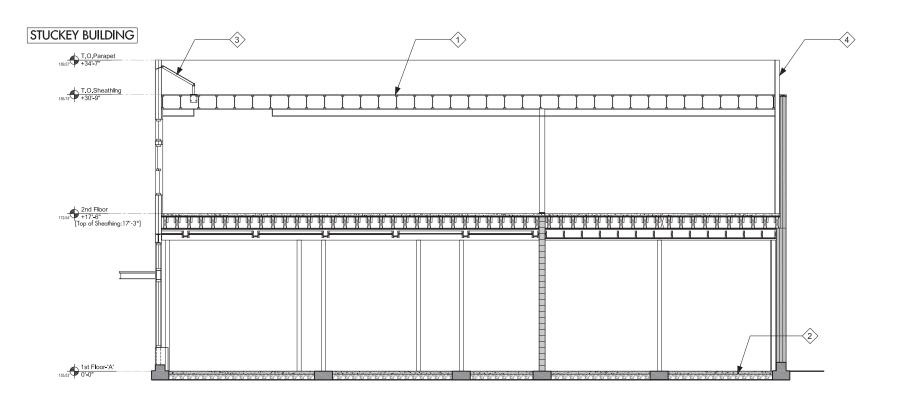
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SECTIONS -LONGITUDINAL

A4.0



GENERAL NOTES

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 OF STUD, U.O.N. DIMENSIONS SHOWN
 ON ENLARGED FLOOR PLANS.
- FIRESTOP ALL PENETRATIONS OF FIRE
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- 3 PARAPET BRACE.
- NEW WOOD FRAMED, METAL CLAD WALL.
- (5) EXISTING HARRIS STOREFRONT AND CANOPY TO REMAIN.

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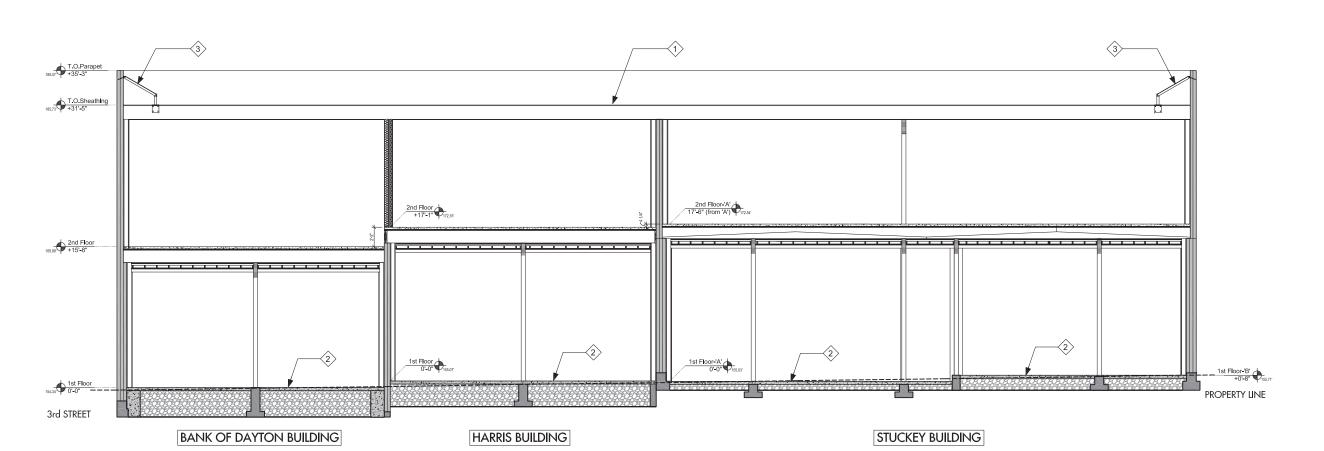
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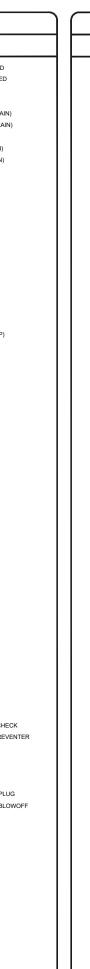
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SECTIONS -LONGITUDINAL & CROSS

A4.

STUCKEY BUILDING LONGITUDINAL SECTION [Looking East] SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -





MECHANICAL SYMBOLS AND ABBREVIATIONS					
SYMBOL	ABBREV.	DESCRIPTION			
	SA	SUPPLY DUCT TURN UP			
	SA	SUPPLY DUCT TURN DOWN			
	RA	RETURN AIR			
	EXH	EXHAUST			
	OSA	OUTSIDE AIR			
©	FSD FD MVD	FIRE SMOKE DAMPER FIRE DAMPER MANUAL VOLUME DAMPER MOTORIZED DAMPER BACKDRAFT DAMPER TEMPERATURE SENSOR WALL MOUNTED THERMOSTAT CEILING MOUNTED THERMOSTAT			
		ACOUSTICAL LINER			
		FLEXIBLE DUCT TO GRILLE/DIFFUSER			
·		EQUIPMENT CONNECTION			
2		DUCT PRESSURE CLASS SYMBOL			
		SUPPLY DIFFUSER/GRILLE			
		RETURN DIFFUSER/GRILLE			
		EXHAUST DIFFUSER/GRILLE			
		LINEAR SLOT DIFFUSER			
		SIDEWALL DIFFUSER/GRILLE — DETAIL/SECTION NUMBER			
TOP		DETAIL/SECTION SYMBOL			
		DRAWING WHERE DETAIL/SECTION APPEARS POINT OF CONNECTION TO (E)			
		NEW EQUIPMENT IDENTIFICATION			
(TOP) BOT		NEW EQUIPMENT MARK — NEW EQUIPMENT NUMBER			
X-1		- EXISTING EQUIPMENT IDENTIFICATION EXISTING EQUIPMENT MARK			
_		EXISTING EQUIPMENT NUMBER NECK SIZE (IN)			
8"Ø 100	_	DIFFUSER/GRILLE MARK — CFM			
	AD	ACCESS DOOR			
	AF	AIR FOIL (FAN)			
	AFF APD	ABOVE FINISHED FLOOR AIR PRESSURE DROP			
	AVG	AVERAGE			
	BHP	BRAKE HORSEPOWER			
	BI BLDG	BACKWARD INCLINED (FAN) BUILDING			
	BOD	BOTTOM OF DUCT			
	BOP BTU	BOTTOM OF PIPE BRITISH THERMAL UNIT			
	BTUH	BTU PER HOUR			
	CFM CI	CUBIC FEET PER MINUTE CAST IRON			
	CO	CLEAN OUT			
	COTG	CLEAN OUT TO GRADE			
	CONC	CONCRETE CONDENS - (ER, ING, ATE)			
	CONT	CONTINU - (E, ED, OUS, ATION)			
	CU FT dB	CUBIC FEET DECIBEL			
	DB	DRY BULB			
	DDC	DIRECT DIGITAL CONTROL(S)			
	DEG DEMO	DEMOLISH(ED)			
	DIA	DIAMETER			
	DN DS	DOWN DOWNSPOUT			
	EA	EACH			
	EAT	ENTERING AIR TEMPERATURE			
	EFF ELEV	EFFICIENCY ELEVATION			
	ELEC	ELECTRIC(AL)			
	ENT EQUIP	ENTERING EQUIPMENT			
	ESP	EXTERNAL STATIC PRESSURE			
	EWT	ENTERING WATER TEMPERATURE			
	EXH EXIST	EXHAUST (AIR) EXISTING			
	F	FAHRENHEIT			

\vdash	ME	CHANICAL ABBREVIATIONS
	ABBREV.	DESCRIPTION
	FC	FORWARD CURVED (FAN)
1	FCO FF	FLOOR CLEAN OUT FINISHED FLOOR
1	FPM	FEET PER MINUTE
1	FPS	FEET PER SECOND
1	FA	FREE AREA
1	FT	FOOT OR FEET
1	GA GAL	GAUGE GALLON(S)
1	GALV	GALVANIZED
1	GPH	GALLONS PER HOUR
1	GPM	GALLONS PER MINUTE
1	HD	HEAD / HUB DRAIN
1	HG HOA	MERCURY HAND OFF AUTO
1	HP	HEAT PUMP / HORSEPOWER
1	HR	HOUR
1	HTG	HEATING
1	HZ	HERTZ (FREQUENCY)
1	IE IN	INVERT ELEVATION INCH(ES)
1	KW	KILOWATT
1	HWH	KILOWATT-HOUR
1	LAT	LEAVING AIR TEMPERATURE
1	LBS	POUNDS
1	LVG LWT	LEAVING LEAVING WATER TEMPERATURE
1	MAX	MAXIMUM
1	MBH	BTU PER HOUR (THOUSANDS)
1	MECH	MECHANICAL
1	MIN	MINIMUM
1	N/A NC	NOT APPLICABLE NOISE CRITERIA / NORMALLY CLOSED
1	NIC	NOT IN CONTRACT
1	NIM	NOT IN MECHANICAL
1	NO	NORMALLY OPEN / NUMBER
1	NTS	NOT TO SCALE
1	OBD OD	OPPOSED BLADE DAMPER OUTSIDE DIAMETER / OVERFLOW DRAIN
1	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
1	OSA	OUTSIDE AIR
1	PD	PRESSURE DROP/ DIFFERENCE
1	PH	PHASE
1	PPM	PARTS PER MILLION
1	PRV PSI	PRESSURE REDUCING VALVE POUNDS PER SQUARE INCH
1	PSIA	PSI, ABSOLUTE
1	PSIG	PSI, GAUGE
1	P&T	PRESSURE & TEMPERATURE RELIEF VALVE
1	(R)	RELOCATE(D)
1	R RA	RADIUS RETURN (AIR)
1	RD	ROOF DRAIN
1	RECIRC	RECIRCULAT - (E, ING, OR)
1	REQ	REQUIRED
1	RH	RELATIVE HUMIDITY
	RPM SA	REVOLUTIONS PER MINUTE
1	SA SAT	SUPPLY (AIR) SATURATION
1	SCFM	CFM, STANDARD CONDITIONS
	SD	SMOKE DAMPER / STORM DRAIN
1	SEC	SECOND
1	SF	SQUARE FEET
1	SM SP	SHEET METAL STATIC PRESSURE
1	SPEC	SPECIFICATION(S)
1	SQ FT	SQUARE FEET
1	SS	STAINLESS STEEL
1	STD	STANDARD
1	STRUCT	STRUCTURAL
1	SYS TEMP	SYSTEM TEMPERATURE
	TONS	TONS OF REFRIGERATION
1	TSP	TOTAL STATIC PRESSURE
1	TSTAT	THERMOSTAT
1	TYP	TYPICAL
1	VAC VAV	VACUUM VARIABLE AIR VOLUME (BOX/UNIT/SYSTEM)
1	VAV VD	VARIABLE AIR VOLUME (BOX/UNIT/SYSTEM) VOLUME DAMPER
1	VEL	VELOCITY
1	VENT	VENTILATION
1	VFD	VARIABLE FREQUENCY DRIVE
1	VOL	VOLUME
	VTR	VENT THROUGH ROOF
?,	VVT W/	VARIABLE VOLUME AND TEMPERATURE WITH
'	W/	WITH WASTE/WATT
1	WB	WET BULB
	WPD	WATER RRESSLIRE DROP

WATER PRESSURE DROP

WEIGHT

ZONE DAMPER

WPD

WT

ZD

DRAWING INDEX

	l .	
	DWG.	DESCRIPTION
	MT0.0	MECHANICAL TITLE SHEET
	P1.0 P1.1 P2.0 P2.1 P2.2	SCHEDULES - PLUMBING SCHEDULES - PLUMBING FIRST FLOOR PLAN - PLUMBING SECOND FLOOR PLAN - PLUMBING ROOF PLAN - PLUMBING
	M1.0 M1.1 M1.2 M2.0 M2.1 M2.2	SCHEDULES - HVAC SCHEDULES - HVAC SCHEDULES - HVAC SCHEDULES - HVAC FIRST FLOOR PLAN - HVAC SECOND FLOOR PLAN - HVAC ROOF PLAN - HVAC

NOTE:

NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED.

For information Önliy Not for Construction



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3rd & FERRY STREET DEVELOPMENT Twin Towers, LLC. 300 / 302 / 304 Ferry Street | Dayton,

50% DESIGN DEVELOPMENT

job number 21003

5/20/22

MECHANICAL TITLE SHEET

MT0.0

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M2.2





EXPIRES 12-31-23

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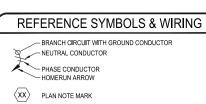
job number 21003

_{date} 5/20/22

FIRST FLOOR PLAN - PLUMBING

P2.0

FIRST FLOOR PLAN - PLUMBING



XX SHEET REFERENCE MARK

XX MECHANICAL EQUIPMENT NOTE MARK KITCHEN EQUIPMENT NOTE MARK

XX FEEDER MARK

STANDARD MOUNTING HEIGHT TO CENTER UNLESS OTHERWISE NOTED ON DRAWINGS [+ XX"]

ABBREVIATIONS EXISTING TO REMAIN EXISTING TO BE RELOCATED ALTERNATING CURRENT A AME AMPERES ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ARC FAULT CIRCUIT INTERRUPTER AUTHORITY HAVING JURISDICTION EQUIPMENT SHORT CIRCUIT INTERRUPT RATING AL ATS ALUMINUM AUTOMATIC TRANSFER SWITCH AUX AWG AUXILIARY AMERICAN WIRE GAUGE CONDUIT CIRCUIT BREAKER CONTROLLED RECEPTACLE CURRENT TRANSFORMER COPPER D**I**A DWG DIAMETER DRAWING EXHAUST FAN EMERGENCY EM EMT ELECTRICAL METALLIC TUBING ENCLOSURE FIRE ALARM
FIRE ALARM ANNUNCIATOR FA FAA FBO FURNISHED BY OTHERS FOOT CANDLES
FULL LOAD AMPERES FLA FSD GFCI FIRE & SMOKE DAMPER GROUND FAULT CIRCUIT INTERRUPTER GFEP GND HP GROUND FAULT EQUIPMENT PROTECTION GROUND HORSEPOWER HTR INVERTER THOUSAND CIRCULAR MILS THOUSAND WATTS
THOUSAND VOLT-AMPERES LTG LCP MB MCA MDP LIGHTING LIGHTING CONTROL PANEL MINIMUM CIRCUIT AMPERES MAIN DISTRIBUTION PANEL MIN MLO NAC NEC MINIMUM MAIN LUGS ONLY NOTIFICATION APPLIANCE CIRCUIT NATIONAL ELECTRICAL CODE NEM/ NTS NATIONAL ELECTRICAL MFGR'S ASSOCIATION. OWNER FURNISHED, CONTRACTOR INSTALLED OFCI

OWNER FURNISHED, OWNER INSTALLED OCCUPANCY SENSOR

SUB DISTRIBUTION PANEL TOE KICK MOUNTED

VARIABLE FREQUENCY DRIVE WATT WEATHERPROOF

DISTRIBUTION & EQUIPMENT

FLUSH ELECTRICAL PANEL SURFACE ELECTRICAL PANEL FLUSH CONTROL PANEL

SURFACE CONTROL PANEL

Τ

V VAULT J ABOVE GROUND JUNCTION BOX

M METER AND SOCKET

POWER DEVICES

Φ SINGLE RECEPTACLE DUPLEX RECEPTACLE

DOUBLE DUPLEX RECEPTACLE ① ① ⊕ IFLUSH IN FLOORI

ONTROLLED RECEPTACLES

USB DUPLEX RECEPTACLE

Q Q Q GFCI, USB/GFCI, ISOLATED/GFCI

POWER/DATA BOX [RECESSED IN FLOOR]

0 SPECIAL PURPOSE POWER RECEPTACLE

ELECTRICAL EQUIPMENT CONNECTION

 \boxtimes MAGNETIC STARTER

 \square VARIABLE FREQUENCY DRIVE

₽ SAFETY SWITCH

Ø FUSED SAFETY SWITCH

0 ELECTRICAL MOTOR CONNECTION

SINGLE POINT ELECTRICAL CONNECTION

(J) JUNCTION BOX

0 JUNCTION BOX [IN FLOOR]

• PUSH BUTTON CONTROL

• UP/DOWN/STOP PUSH BUTTON CONTROL

TELECOMMUNICATION DEVICES

DATA OUTLET 1-PORT [+ 18"] DATA OUTLET 2-PORT [+ 18"]

DATA OUTLET 3-PORT [+ 18"]

DATA OUTLET 4-PORT [+ 18"]

DATA OUTLET FOR WIRELESS NODE 1-PORT [+ 96"]

FIRE ALARM DESIGN BUILD NOTE

PER SPECIFICATION SECTION 28 31 00 - THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING, FURNISHING, AND INSTALLING A COMPLETE FIRE ALARM SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL ADDRESSABLE FIRE ALARM PANELS, NAC PANELS, INITIATION DEVICES, MONITORING DEVICES, CONTROL DEVICES, ANNUNCIATION DEVICES, AND OTHER FOURMENT AS REQUIRED BY OTHER DIVISIONS OF THE

SECURITY DEVICES

GLASS BREAK DETECTOR GK ΠK DIRECTIONAL MOTION SENSOR 貸 360° MOTION SENSOR

VIDEO SURVEILLANCE CAMERA FLUSH AUTOMATIC DOOR ACTUATOR [+ 45"]

Κp KEYPAD [+ 45"]

0 MAGNETIC DOOR SWITCH

Es ELECTRIC STRIKE

EL ELECTRIC LOCK

M MAGNETIC DOOR LOCK CENTRONIC DOOR CLOSER

Cc $C_{\mathbb{R}}$ CARD READER [+ 45"]

REX REQUEST TO EXIT DEVICE

ľα VIDEO CALL STATION

VIDEO RECEIVER STATION

LINETYPE LEGEND

 UNDER GROUND ABOVE GROUND, IN WALL, CEILING, ETC

NEW EQUIPMENT (TYPICAL) EXISTING EQUIPMENT (TYPICAL)

□ □ n DEMOLISHED EQUIPMENT (TYPICAL)

LIGHTING DEVICES

SURFACE MOUNTED LUMINAIRES ■ [EMERGENCY]

RECESSED LUMINAIRES [EMERGENCY]

PENDANT MOUNTED LUMINAIRES

[EMERGENCY]

WALL MOUNTED LUMINAIRES

■ [EMERGENCY]

STRIP LUMINAIRE [EMERGENCY]

WALL WASH LUMINAIRES

DIRECTIONAL LUMINAIRE [IN GRADE]

STEP LUMINAIRE

[EMERGENCY]

POLE ARM MOUNT LUMINAIRE

POLE TOP MOUNT LUMINAIRE

EXIT SIGN [CEILING MOUNTED]

EXIT SIGN [WALL MOUNTED]

EXIT SIGN W/ EMERGENCY LIGHT SINGLE-POLE SWITCH [+ 45"]

TWO-POLE SWITCH [+ 45"]

THREE-WAY SWITCH [+ 45"]

OCCUPANCY SENSOR SWITCH [+ 45"]

OCCUPANCY SENSOR & DIMMER SWITCH [+ 45"]

DIMMER SWITCH [+ 45"]

\$_{LV} LOW-VOLTAGE SWITCH [+ 45"]

KEYED SWITCH [+ 45"]

MULTI-ZONE WALL POD [+ 45"]

OCCUPANCY SENSOR 360° [CEILING MOUNTED] **ଢ଼ି** ଏ⊚ DIRECTIONAL OCCUPANCY SENSOR (UNIVERSAL MOUNT)

OCCUPANCY SENSOR POWER PACK

PHOTOCELL

DAYLIGHT SENSOR

EMERGENCY LOAD TRANSFER DEVICE

LIGHTING CONTACTOR

ROOM CONTROLLER WITH [X] # RELAYS

SWITCH - LUMINAIRE CONTROL

— SWITCH FOR ZONE 'x'

XX TYPE 'XX' LUMINAIRE LUMINAIRE IN ZONE 'x' - CIRCUIT NUMBER

CONTROL IN ZONE 'x'

NOTE: SYMBOLS AND DEFINITIONS LISTED ON TITLE SHEET ARE TYPICAL OF ALL PROJECTS AND SOME MAY NOT BE PRESENT IN ANY

DRAWING INDEX

DESCRIPTION F0.0 FLECTRICAL TITLE SHEET

ELECTRICAL DEMOLITION PLAN - SITE

FLECTRICAL PLAN - SITE ELECTRICAL PLAN - FIRST FLOOR ELECTRICAL PLAN - SECOND FLOOR

ELECTRICAL PLAN - ROOF ELECTRICAL ONE-LINE AND SCHEDULES

F5.0 ELECTRICAL DETAILS

LIGHTING FIXTURE INDEX

DESCRIPTION

STREE ENT & FERRY ST DEVELOPME 5

ನ

Twin Towers, LLC. 304 Ferry Street | Dayton,

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Oʻʻnʻily

Not for

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EXPIRES 12-31-22

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ELECTRICAL TITLE SHEET

E0.0

OFOI OS PH, Ø

PANEL

TYPICAL

UNDERCARINET

VOLT-AMPERES

TRANSFORMER

PNL SDP TK

XEMB

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CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR AND MATERIALS TO MAINTAIN TEMPORARY ELECTRICAL SYSTEMS AS MAY BE REQUIRED BY THE ARCHITECT OR OWNER IN OPERATION DURING THE CONSTRUCTION PERIOD.

LABOR AND MATERIALS REQUIRED TO CHANGE THE EXISTING ELECTRICAL INSTALLATION AS INDICATED SHALL BE PROVIDED.
DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL EXISTING

UNLESS OTHERWISE NOTED. REMOVE EXISTING FLECTRICAL

UNLESS OTHERWISE NOTED, REMOVE EXISTING ELECTRICAL OUTLETS, DEVICES, EQUIPMENT AND ASSOCIATED CONDUITS, CONDUCTORS AND HARDWARE IN AREAS SCHEDULED FOR DEMOLITION AND AS SHOWN ON DRAWING. COORDINATE WITH ARCHITECTURAL DRAWINGS. EXTEND AND RECONNECT ANY INTERRUPTED CIRCUITS TO OTHER EXISTING ELECTRICAL OUTLETS, DEVICES AND EQUIPMENT WHICH ARE TO REMAIN, THE

CONTRACTOR SHALL INCLUDE COSTS FOR LABOR AND MATERIALS

EXCEPT AS MAY BE SPECIFICALLY INDICATED, OWNER SHALL HAVE FIRST RIGHT OF SALVAGE OF ELECTRICAL MATERIALS AND EQUIPMENT INTENDED FOR DEMOLITION. OTHERWISE ELECTRICAL MATERIALS AND EQUIPMENT REMOYED FROM THE EXISTING INSTALLATION IN THE COURSE OF PERFORMING THE INDICATED

WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND

REQUIRED TO MAINTAIN EXISTING SYSTEMS INDICATED FOR

THE CONTRACTOR SHALL CAREFULLY REVIEW THE PROJECT CONSTRUCTION PHASE PLAN AND SCHEDULE AND COORDINATE WORK WITHIN THOSE LIMITATIONS. EXISTING ELECTRICAL SYSTEMS, CONDUIT AND WIRING WHICH ARE NOT DEMOLISHED SHALL BE PROTECTED FROM DAMAGE DURING THE DEMOLITION AND CONSTRUCTION PHASES.

ABANDONED WIRING SHALL BE REMOVED COMPLETELY BACK TO ABANDONED WINNES SHALL BE REUSED IF PRACTICAL, CAPPING OFF CONDUIT MAY BE REUSED IF PRACTICAL, CAPPING OFF CONDUIT STUBS THAT MAY REMAIN. CONDUIT PENETRATING WALLS AND FLOORS WHICH ARE TO REMAIN SHALL BE CUT OFF FLUSH. SEAL ABANDONED CONDUIT.

INFORMATION GIVEN ON THE DRAWINGS IN REFERENCE TO EXISTING FEATURES HAS BEEN OBTAINED FROM RECENT OBSERVATIONS, BUT CANNOT BE GUARANTEED TO BE COMPLETELY ACCURATE, VERIFY INFORMATION BEFORE PROCEEDING WITH ANY WORK.

KEYED NOTES:

EXISTING UTILITY POLE TO REMAIN.

GENERAL NOTES:

INTERCONNECTING COMPONENTS.

SHALL BE REMOVED FROM THE SITE.

- 2. EXISTING OVERHEAD UTILITIES TO REMAIN.
- EXISTING OVERHEAD COMMUNICATION UTILITY LINES TO REMAIN. POWER UTILITY TO RELOCATE UTILITY POLE ANCHOR LINES. COORDINATE EFFORT WITH UTILITY.
- DEMOLISH EXISTING OVERHEAD ELECTRICAL SERVICE DROPS. COORDINATE DISCONNECT OF POWER WITH UTILITY. ELECTRICAL SERVICE EQUIPMENT AND ASSOCIATED CONDUIT AND CONDUCTOR SHALL BE DEMOLISHED COMPLETE.
- INTERIOR ELECTRICAL SHALL BE DEMOLISHED COMPLETE. INTERIOR ELECTRICAL SHALL BE DEMOLISHED COMPLETE, INCLUDING BUT NOT LIMITED TO ELECTRICAL SERVICE EQUIPMENT, PANELBOARDS, DISCONNECTS, CIRCUIT BREAKERS, LIGHTING FIXTURES, RECEPTACLES, LIGHT SWITCHES, EQUIPMENT CONNECTIONS, LOW-VOLTAGE SYSTEMS, DEMARCATION EQUIPMENT, TERMINAL BLOCKS, CABLE, ASSOCIATED CONDUIT CONDUCTOR COORDINATE DISCONNECT OF ELECTRICAL SERVICE EQUIPMENT WITH DEMOLITION
- DEMOLISH EXISTING UNDERGROUND TELECOM SERVICES. DEMOLISH EAST ING UNDERCROUND TELECOM SERVICES.
 COORDINATE DISCONNECT AND REMOVAL OF CONDUCTOR WITH
 UTILITY. DEMOLISH CONDUIT AT EACH END TO BELOW FINISHED
 GRADE, CAP OFF AND ABANDON IN PLACE.
- DEMOLISH EXISTING OVERHEAD TELECOM SERVICES.
 COORDINATE DISCONNECT AND REMOVAL OF CONDUCTOR WITH UTILITY.
- EXISTING OVERHEAD POWER AND TELECOM UTILITY SERVICE DROPS SHALL TO ADJACENT BUILDING TO REMAIN.

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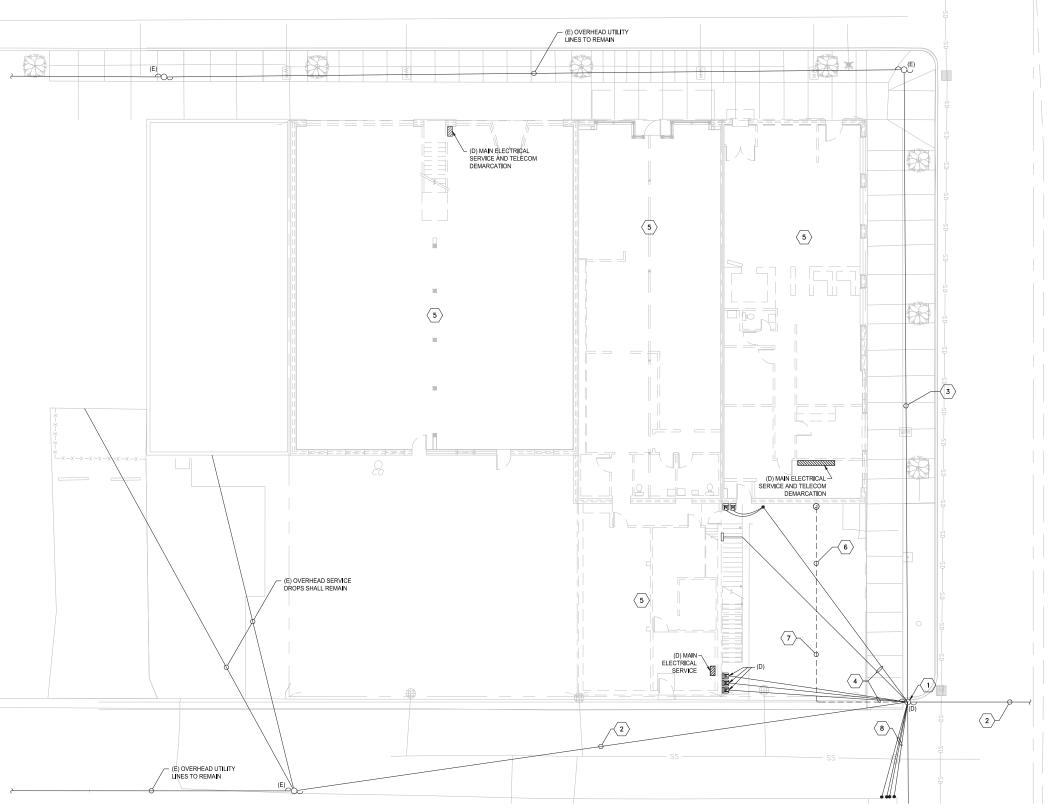
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50% DESIGN **DEVELOPMENT**

> 21003 5/20/22

ELECTRICAL DEMOLITION PLAN - SITE

ED1.0



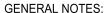
PLOTTED: ANNA PIETSCH 5/20/2022 X:\DWG\PF\5684\5684ED10



- UTILITY CONDUIT SHALL BE MINIMUM 36" DEEP BURY, USE MINIMUM 36" RADIUS ELLS.
- CONDUIT ROUTES ARE DIAGRAMMATIC. COORDINATE UNDERGROUND CONDUIT ROUTES WITH LANDSCAPE, CIVIL DRAWINGS AND UTILITIES.
- 3. UNDERGROUND PVC CONDUIT SHALL BE TRANSITIONED TO GRC PRIOR TO BEING EXPOSED ABOVE GRADE, INCLUDING BUT NOT LIMITED TO UTILITY PRIMARY CUSTOMER SECONDARY SERVICE CONDUIT.
- 4. PROVIDE PULL STRING IN ALL EMPTY CONDUIT.
- 5. COORDINATE POWER UTILITY WORK WITH PGE.

KEYED NOTES:

- 1. EXISTING UTILITY POLE TO REMAIN.
- 2. EXISTING OVERHEAD UTILITIES TO REMAIN.
- 3. EXISTING OVERHEAD UTILITIES TO REMAIN.
- NEW POLE MOUNTED TRANSFORMERS TO SERVE NEW ELECTRICAL SERVICE. MAY REQUIRE UPGRADE. REPLACEMENT OF POLE. COORDINATE WITH POWER UTILITY. WILL IMPACT OTHER EXISTING UTILITIES ON POLE AS WELL AS EXISTING FLOOD.
- PROVIDE (5) 5" SCH. 40 PVC CONDUIT FROM UTILITY POLE OR SECONDARY JUNCTION BOX TO 1600A, 120/208V, 3PH, MAIN SERVICE PANEL (MSP).
- 6. 1600A, 120/208V, 3PH, 4W MAIN SERVICE PANEL. SEE ONE-LINE DIAGRAM 1/E4.0.



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> job number 21003 5/20/22

ELECTRICAL PLAN - SITE

SITE - ELECTRICAL PLAN SCALE: 1" = 10'-0'

- (E) OVERHEAD UTILITY LINES TO REMAIN

PLOTTED: ANNA PIETSCH X:\DWG\PF\5684\5684E10

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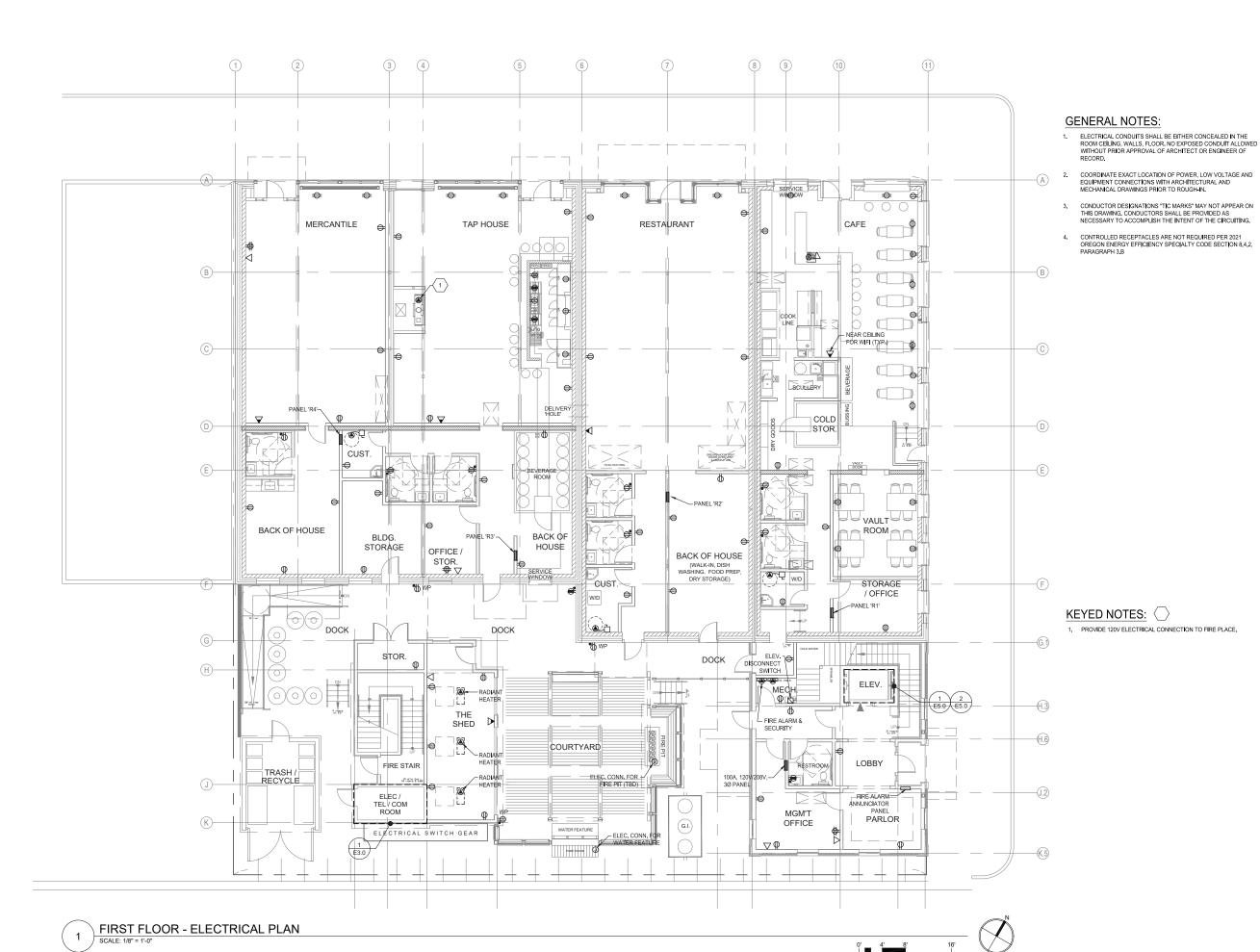
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5/20/22

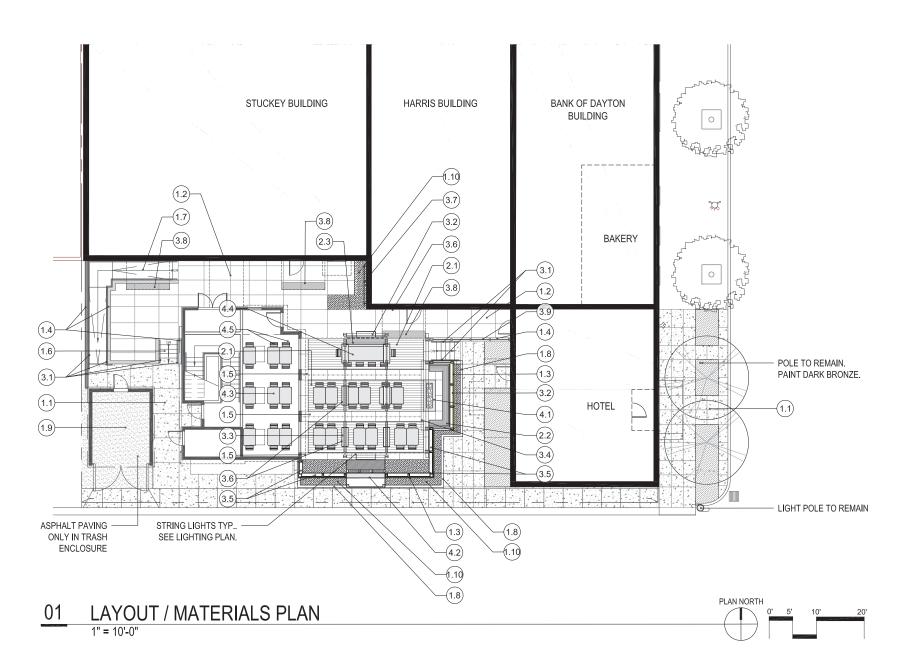
ELECTRICAL PLAN - FIRST

E2.0

FLOOR



PLOTTED: ANNA PIETSCH X: \DWG\PF\5684\5684E20



MATER	IALS LEGEND
	CONCRETE DOCK/SCORED RETAINING WALLS
	HIGH ALBEDO CONCRETE PAVING
	ASPHALT PAVING
	THERMALLY MODIFIED ASH DECKING
	MEXICAN PEBBLE MULCH AND PLANTINGS
	SITE PLANTINGS - 430 S.F. / PLANTINGS IN TROUGH PLANTER BOXES - 64 S.F.
	NEW TREES IN RIGHT OF WAY - 2
A CONTRACTOR OF THE PARTY OF TH	EXISTING TREES IN RIGHT OF WAY

	DAY/INIO / DETA	ININO MALLO COTERO	DETAIL	QTY
(1.0)	1 1	INING WALLS / STEPS SCORED CONCRETE PAVING	4+5/L4.3	1,320 S.I
	1.2	SCORED CONCRETE SLAB FOR DOCK	SEE ARCH/	1,020 0.
	1.3	CONCRETE RETAINING WALLS (5.5' TALL)	SEE ARCH/ CIVIL	
	1.4	CONCRETE RETAINING WALLS (3' TALL)	SEE ARCH/ CIVIL	
	1.5	SCORED CONCRETE WALLS TO SUPPORT DECKING (3' TALL)	SEE ARCH/ CIVIL	
	1.6	CONCRETE STAIRS	SEE ARCH/ CIVIL	
	1.7	CONCRETE RAMP	SEE ARCH/ CIVIL	
	1.8	CONCRETE CURB	SEE ARCH/ CIVIL	
	1.9	ASPHALT PAVING	SEE CIVIL	
	1.10	MEXICAN PEBBLE MULCH	3/L4.3	154 S.F.
(2.0)	CARPENTRY			
\bigcirc	2.1	THERMALLY MODIFIED ASH DECKING	1+2/L4.3	468 S.F.
	2.2	CUSTOM SEATBENCH AT FIREPIT	2/L4.2	8 L.F.
	2.3	CUSTOM SEATBENCH AT TRUSS ARBOR	3/L4.2	21 L.F.
(3.0)	METAL			
	3.1	HANDRAILS	SEE ARCH	
	3.2	METAL FENCE BEHIND SEAT BENCH	SEE ARCH	
	3.3	TRUSS ARBOR	SEE ARCH	
	3.4	ROOF OVER FIREPIT	SEE ARCH	
\bigcirc	3.5	METAL TROUGH PLANTERS AT FENCE	3/L4.1	7
(4.0)	3.6	HANGING METAL TROUGH PLANTERS	2/L4.1	8
	3.7	METAL WALL TRELLISES	SEE ARCH	
	3.8	PLANTERS AND RAILS AT UPPER PORCHES	SEE ARCH	
	3.9	METAL PICKET GUARDRAIL	SEE ARCH	
	SITE FURNISHING	S		
	4.1	CONCRETE FIREPIT	1/4.2	1
	4.2	WATERWALL	1/L4.1	1
	4.3	CAFE TABLES	SEE ARCH	
	4.4	FARM TABLE	SEE ARCH	
	4.5	CAFE CHAIRS	SEE ARCH	1

NOTES

- FOR GRADING, UTILITIES AND DRAINAGE, AND PARKING LOT SEE CIVIL PLANS.
 ECOTONE WILL PROVIDE IDEAS FOR SITE LIGHTING AND COORDINATE WITH ARCHITECT
- ON AESTHETICS. FOR SITE LIGHTING PLANS SEE LIGHTING PLANS AND NARRATIVES.
- 3. FOR RETAINING WALL, MAJOR RAMP AND MAJOR STAIR DETAILS, SEE STRUCTURAL.
- FOR SITE SIGNAGE SEE ARCH PLANS.
 FOR SITE SIGNAGE SEE ARCH PLANS.
 ASSUME IRRIGATION TO BE HARD PIPED DRIP DUE TO SMALL SIZE OF PLANTING BEDS. A 1" IRRIGATION BACKFLOW WITH DEDUCT METER WILL BE INSTALLED. A WEATHERSMART CONTROLLER WILL BE PROVIDED TO LIMIT WATER USE.
- 6. USE 1" MEXICAN PEBBLE MULCH IN PLANTINGS BEDS WITHIN PATIO. USE 2" OF DARK HEMLOCK MULCH OUTSIDE OF PATIO AND IN RIGHT OF WAY PLANTING BEDS.
- 7. ALL METAL FENCING, ARBORS, RAFTERS, TRUSSES AND LASER CUT PANELS TO BE POWDERCOATED DARK BRONZE OR AS DIRECTED BY ARCHITECT.

PRELIMINARY

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50% DESIGN DEVELOPMENT job number 21003

5/20/22

LAYOUT/ MATERIALS PLAN

L1.1

PATIO AND BACK ENTRYWAY PLANTINGS





FRONT OF HOTEL PLANTINGS



PLANTER BOXES







BLUE ARROW RUSH

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e c o t o n e

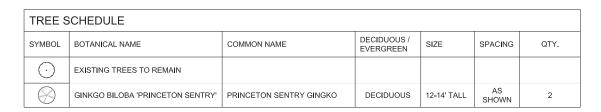
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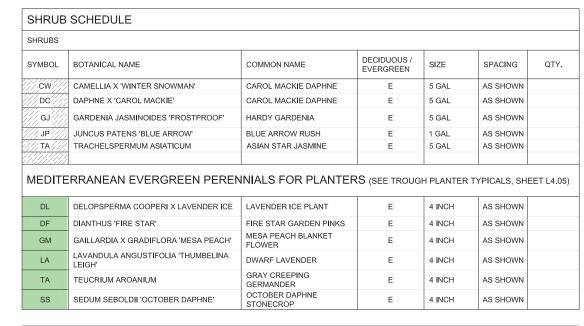
50% DESIGN DEVELOPMENT

21003 5/20/22

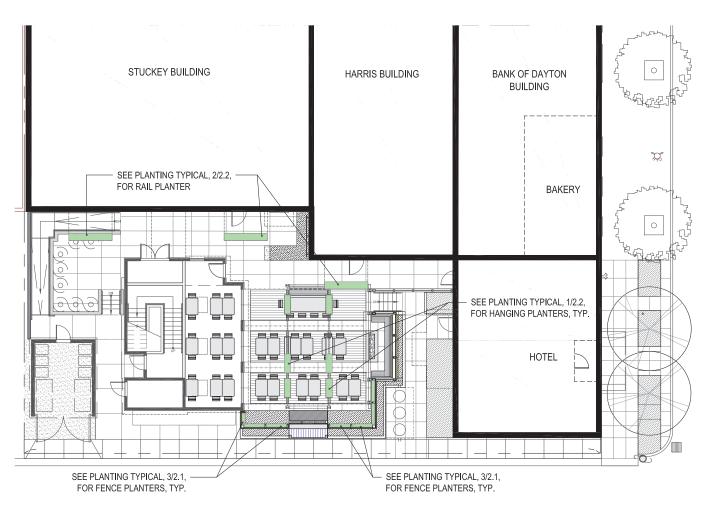
PLANTING PLAN











PLAN NORTH PLANTING PLAN 1" = 10'-0"

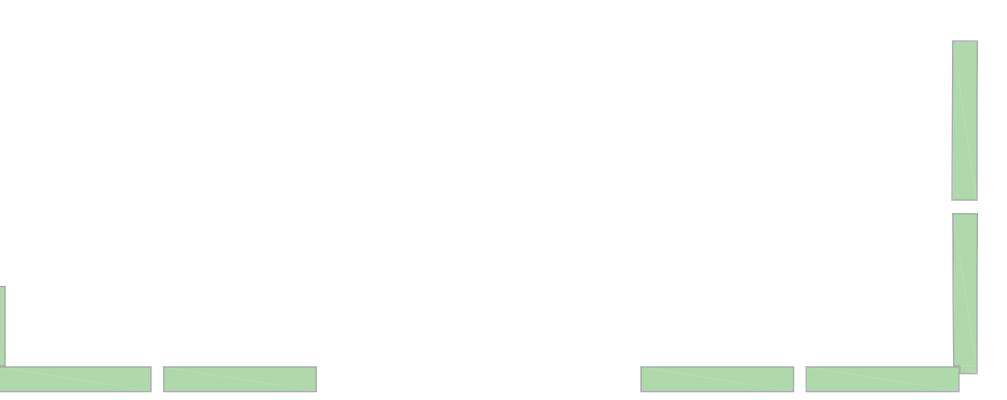
MEDITE	ERRANEAN EVERGREEN PEREN	INIALS FOR PLANTER	S (SEE TROUGH	H PLANTER T	/PICALS, SHEET L4.05
DL	DELOPSPERMA COOPERI X LAVENDER ICE	LAVENDER ICE PLANT	Е	4 INCH	AS SHOWN
DF	DIANTHUS 'FIRE STAR'	FIRE STAR GARDEN PINKS	E	4 INCH	AS SHOWN
GM	GAILLARDIA X GRADIFLORA 'MESA PEACH'	MESA PEACH BLANKET FLOWER	E	4 INCH	AS SHOWN
LA	LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH'	DWARF LAVENDER	Е	4 INCH	AS SHOWN
TA	TEUCRIUM AROANIUM	GRAY CREEPING GERMANDER	E	4 INCH	AS SHOWN
SS	SEDUM SEBOLDII 'OCTOBER DAPHNE'	OCTOBER DAPHNE STONECROP	Е	4 INCH	AS SHOWN

01 HANGING TROUGH PLANTER PLANTING TYPICAL

1"=1'-0" PLANTING TYPICAL

02 UPPER PORCH RAIL PLANTER TYPICAL

1"=1'-0" PLANTING TYPICAL



02 FENCE TROUGH PLANTERS TYPICAL

PLANTING TYPICAL

PRELIMINARY

Not For Construction



1605 NE Buffalo Street Portland, Oregon 97211 503.750-5750 paul@pmf-arch.com



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3rd & FERRY STREET
DEVELOPMENT
Twin Towers, LLC.
300 / 302 / 304 Ferry Street | Dayton, Oreg

50% DESIGN

DEVELOPMENT

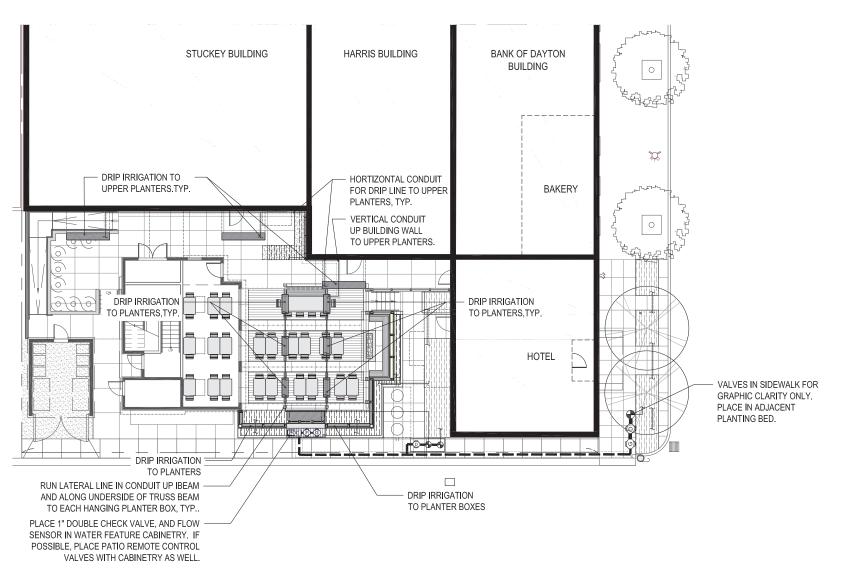
job number
21003

5/20/22

TROUGH

TROUGH PLANTER PLANTING TYPICALS

L2.2



		PLAN	NORT	Ή			
01	IRRIGATION PLAN			0'	5'	10'	 20'
	1" = 10'-0"		\Box				

IRRIGATI	ON LEGEND		
SYMBOL	MANUFACTURER	MODEL / PERFORMANCE / REMARKS	DETAIL / SHEET
Ē	FLOW SENSOR	HUNTER HC-100-FLOW	5/L4.5
0	DRAIN VALVE	HIGH PRESSURE CAPABLE	- /L4.5
<u>©</u>	SHUTOFF VALVE	SEE SPECIFICATIONS	1/L4.5
•	CONTROL VALVE	MODEL # ICZ-101 DRIP ZONE KIT	7/L4.5
	1" SCHEDULE 40 PVC MAINLINE		4/L4.5
	SCHEDULE 40 PVC LATERAL LINE	SEE PLANS FOR SIZING	4/L4.5
	SCHEDULE 40 PVC SLEEVE	SIZE PER SIZE OF PIPE TO SLEEVE	3/L4.5
POC	POINT OF CONNECTION	CONNECT TO 1" DOUBLE CHECK VALVE DOWNSTREAM OF WATER METER	1/L4.5
C	CONTROLLER	HUNTER ICOR600-M	2/L4.5
W	WEATHER SENSOR	HUNTER: SOLAR SYNC	2/L4.5
R	REMOTE CONTROL	HUNTER: ROAM XL	2/L4.5
	HUNTER 'HDL' INLINE DRIP TUBING	LINE SPACING / .6GPH EMITTERS SPACED 12" O.C.	8/L4.5

VALVE DIAGRAM LATERAL PIPE SI		PIPE SIZING
	PIPE SIZE	MAX. FLOW
XX - VALVE GPM	3/4"	11 GPM
X X VALVE SIZE	1"	18 GPM
	1-1/4"	26 GPM
VALVE NUMBER	1-1/2"	35 GPM
	2"	50 GPM

SYSTEM CALCULATIONS

- STATIC PRESSURE AT METER CONNECTION - .-- PSI
- MAXIMUM WORKING FLOW: 18.00 GPM

PRESSURE LOSS / GAIN AT FURTHEST VALVE.

TOTAL PRESSURE LOSS........ - -- PSI
TOTAL MINIMUM PRESSURE AT FURTHEST VALVE: 30 PSI

NOTES

- SLEEVING IS REQUIRED FOR ALL IRRIGATION AND CONTROL WIRE UNDER ALL PAVEMENTS, WALLS, ETC..
 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE SIZE OF ALL SLEEVING REQUIRED.
- RUN CONTROL WIRE FROM CONTROLLER TO REMOTE CONTROL VALVES ALONG SIDE MAINLINE TO REDUCE TRENCHING.
- MAINLINE SHOWN RUNNING PARALLEL TO PAVING EDGE SHALL BE INSTALLED IN ADJACENT PLANTING AREAS AND NOT UNDER PAVEMENT.
- VERIFY SITE DIMENSIONS AND EXISTING CONDITIONS INCLUDING LOCATIONS OF UNDERGROUND UTILITIES
 SUCH AS GAS LINE AND WATER LINES PRIOR TO BEGINNING WORK.
- IRRIGATION PLAN IS DIAGRAMMATIC. PLACE MAINLINES AND LATERALS IN PLANTING BEDS AND AVOID TO THE EXTENT POSSIBLE PLACING THEM UNDER PAVEMENT. PLACE ALL VALVE BOXES/POC IN PLANTING AREAS AWAY FROM EDGE. VALVE BOXES PLACED IN SHRUB AREAS OR CIRCULATION PATHS WILL BE MOVED AT CONTRACTOR EXPENSE.
- 6. DRAIN VALVES FOR MAIN LINES AND LATERAL LINES REQUIRED FOR WEATHERIZATION.

PRELIMINARY

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■

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DEVELOPMENT
Twin Towers, LLC.
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50% DESIGN
DEVELOPMENT

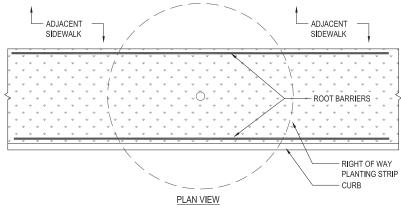
21003 date

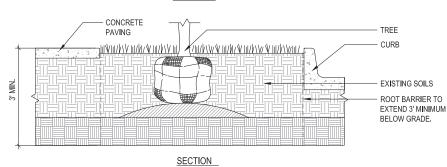
5/20/22

IRRIGATION PLAN

13.1

1. INSTALL ROOT BARRIER AT ALL TREES WITHIN 3'-0" OF CURB OR SIDEWALK.





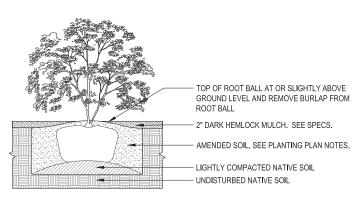
ROOT BARRIER FOR RIGHT OF WAY TREES

DETAIL

DETAIL

– COMMERCIAL TREE TIES, NO WIRE AROUND TRUNK. ALLOW ROOM FOR GROWTH AND MOVEMENT. - 2" X 2" TREE STAKE, DRIVE 3'-0" INTO SOIL OUTSIDE OF ROOT BALL 2" DARK HEMLOCK MULCH. SEE SPECS. LIGHTLY COMPACTED NATIVE SOIL - UNDISTURBED NATIVE SOIL

BROADLEAF TREE PLANTING SECTION



SHRUB PLANTING

SECTION

TRIANGULATE, O.C. SPACING AS SPECIFIED ON PLANTING PLAN CENTER OF PLANT

2" DARK HEMLOCK OR PEBBLE MULCH. SEE MATERIALS PLAN MULCH TYPE. ROOT BALL AMENDED SOIL. SEE SOIL SPECIFICATIONS. UNDISTURBED NATIVE SOIL

GROUNDCOVER PLANTING NTS

SECTION

PLAN VIEW

NOTES 1. SEE SOIL SPECIFICATIONS. 2" DARK HEMLOCK MULCH OR PEBBLE MULCH. SEE MATERIALS PLAN FOR MULCH TYPE. 4" ORGANIC COMPOST. TILL INTO NATIVE SOILS OR TOPSOIL BELOW. -EXISTING SOILS. SCARIFY THE TOP 4" OF EXISTING SOILS TO IMPROVE DRAINAGE.

PLANTING BED SOIL PREPARATION

SECTION

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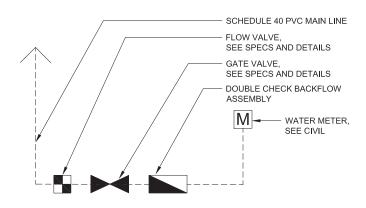
3rd & FERRY STREET DEVELOPMENT Twin Towers, LLC. 300 / 302 / 304 Ferry Street | Dayton,

50% DESIGN DEVELOPMENT

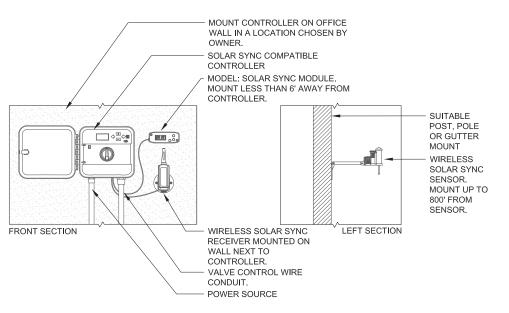
21003

5/20/22

PLANTING DETAILS



IRRIGATION POINT OF CONNECTION



02 IRRIGATION CONTROLLER

ELEVATION / SECTION

IRRIGATION SLEEVING

FINISH SURFACE PAVING

BACKFILL PER SPECS

IRRIGATION PIPE

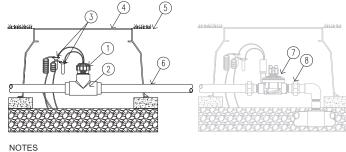
SCHEDULE 40 PVC SLEEVE

SECTION

 LAWN OR MULCH 6" MIN. AMENDED TOPSOIL **BLUE TRACE WIRES** LATERAL LINE BLUE TRACE WIRES
MAIN LINE - CONTROL WIRES

IRRIGATION TRENCHING SECTION

6" MIN



1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO

FLOW SENSOR

(4) STANDARD VALVE BOX (5) FINISH GRADE

(6) MAIN LINE PIPE

(7) MASTER VALVE

8 SCHEDULE 80 UNIONS, BOTH SIDES OF VALVE, TYP.

1) MODEL HFS-150P, HUNTER (2) MODEL FCT-208, SCHEDULE 40

MIN. 18/2 WIRE TO ACC POWER MODULE.
MAXIMUM WIRE DISTANCE RUN OF 1,000'

SECTION

TROUGH PLANTER DRIP IRRIGATION

SECTION

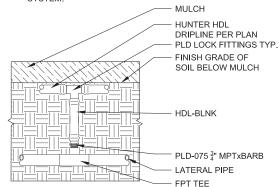
NOTES:

AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE

2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT

FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

3. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN



SUB SURFACE DRIP LINE

(7) PVC SLIP X FPT UNION 8 ISOLATION VALVE PER SPECS. (9) BRICK SUPPORTS (4) (3) WATERPROOF CONNECTORS (2)

(4) 18-24" COILED WIRE TO CONTROLLER 5 FINISH GRADE AT ADJACENT SURFACE 1GRAVEL - 4" MIN. DEPTH

SCHEDULE 80 CLOSE NIPPLE, MATCH SIZE TO VALVE

SECTION

NTS

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21003

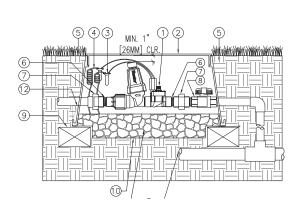
5/20/22

DETAILS

DRIP ZONE CONTROL VALE Page 90 of 149 NTS

Drawings are at half scale when printed at 11x17

SECTION



LEGEND

HUNTER REMOTE CONTROL VALVE WITH FILTER REGULATOR

IRRIGATION VALVE BOX: HEAT ② STAMP LID WITH RCD IN 2' LETTERS

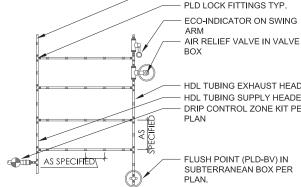
FILTER FABRIC BETWEEN

AND SUB-BASE SOILS 3/4" CLEAN CRUSHED

(2) IRRIGATION LATERAL

MAINLINE LATERAL AND FITTINGS





HDL TUBING EXHAUST HEADER - HDL TUBING SUPPLY HEADER DRIP CONTROL ZONE KIT PER

HUNTER HDL DRIPLINE PER

IRRIGATION

L4.5



Phone: (503) 443-3900 Fax: (503) 443-3700

STORM DRAINAGE NARRATIVE

FOR

3rd and Ferry Street Development 300 SE Ferry St Dayton, OR 97114

June 6, 2022



TABLE OF CONTENTS:

Storm Drainage Narrative:	STM-1
Onsite Tributary Area Maps:	
Photo of the Site in 2013:	STM-4



7650 SW Beveland Street, Suite 100 Tigard, Oregon 97223

Phone: (503) 443-3900 Fax: (503) 443-3700

June 6, 2022

Paul M Falsetto Architect, LLC 1605 NE Buffalo Street Portland, OR 97211

RE: 3RD and Ferry Street Development "Storm Drainage Narrative"

Dear Mr. Falsetto,

At your request, T M Rippey Consulting Engineers has completed the following preliminary stormwater drainage narrative for 3rd and Ferry Street Development. The purpose of this narrative is to demonstrate that storm runoff from the projects new and redevelopment areas will be in compliance with the City of Dayton Stormwater Management Manual.

Site Existing Conditions

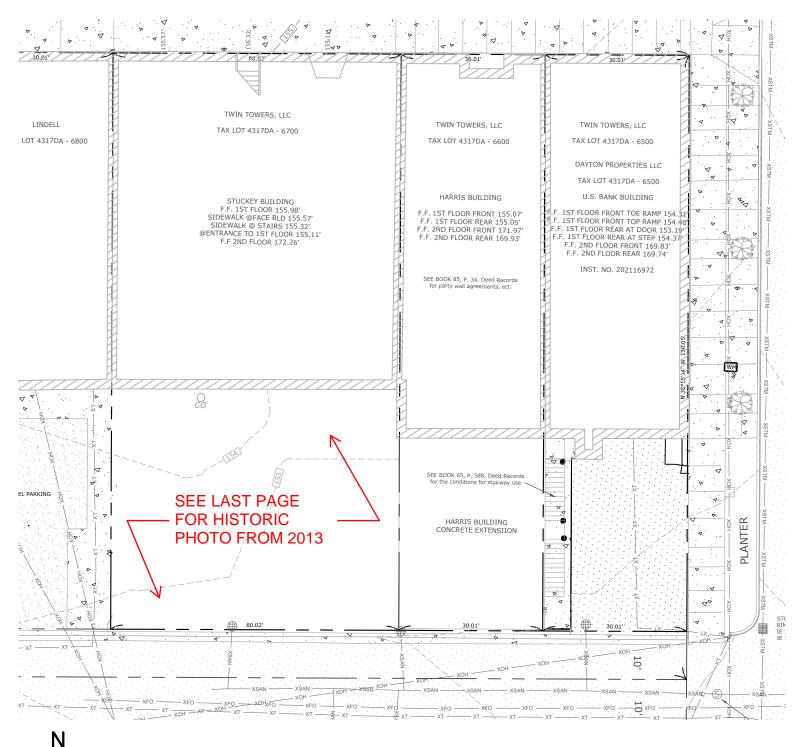
The existing site previously consisted of three separate mixed-use commercial/retail buildings and an associated asphalt parking area. At the time when these three lots were initially beginning the redevelopment work, it was determined that the three sites existed collectively as 100% impervious area. In 2013, the owner had began a land use process and chose to remove the hazardous Stuckey Concrete Additions on the southwestern portion of the site and scraped the parking lot to gravel with a demolition permit in anticipation of proceeding with the redevelopment project that started in 2013. See attached photos from the Historic Property – Request for Change Application initially submitted in 2013. The project was stalled and is now continuing the redevelopment where they left off from the 2013 project. The site has historically existed as 100% impervious. Stormwater runoff from this site has historically been directed to the public stormwater system.

Proposed New Site Development:

The redevelopment will retain the three existing main buildings on the north side of the sites. The existing Harris Concrete Addition on the south portion of the Harris Building site will be removed and replaced with an outdoor patio, shed and water feature including some landscaping. There will be a small addition added to the south side of the bank building that will replace existing asphalt. This proposed development will add a small amount of pervious area to the site but the remaining amount of impervious area actually reducing the impervious area from its existing conditions. The stormwater from this site will be directed via area drains and roof downspouts to south and enter the existing stormwater system. Due to no increase in storm water runoff and understanding this site has historically discharged to the public storm system, no storm water quantity detention systems are being proposed. The city currently does not have a water quality requirement but all the storm water from this site will come from roof or pedestrian accessible area's only, no onsite parking or vehicle loading zones are planned for and therefore no water quality mitigation is being proposed.

Enclosed with this narrative are maps of the pre-developed and proposed new development demonstrating why there is no additional need for stormwater analysis. The new impervious area will not contribute additional stormwater as compared to what was previously allowed with the existing system.

Sincerely, Chris Deslauriers, P.E.





EXISTING AREA MAP

T.M. RIPPEY

CONSULTING ENGINEERS

7650 SW Beveland, Suite 100 Tigard, Oregon 97223 Phone: (503) 443-3900

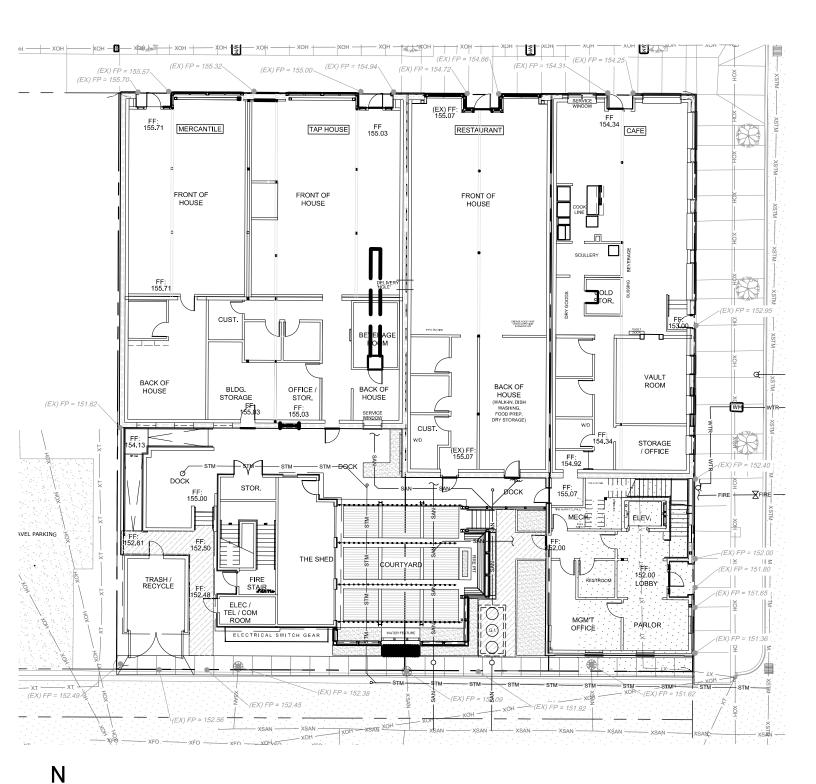
Fax: (503) 443-3700

DETAIL: STORMWATER EXISTING TRIBUTARY AREA MAP **SCALE:** 1" = 20'-0"

Job Name: 3RD AND FERRY STREET DEVELOPMENT 06/01/2022 Date:

PRM Job No.: 22606 **Drawn:** Sheet: STM-2 Client: PAUL M FALSETTO ARCHITECT LLC

T.M. RIPPEY CONSULTING ENGINEERS INC. 2013 age 93 of 1845 SERVED



PROPO TITE

PROPOSED AREA MAP

T.M. RIPPEY

CONSULTING ENGINEERS

DETAIL:

SCALE:

1" = 20'-0"

7650 SW Beveland, Suite 100 Tigard, Oregon 97223 Phone: (503) 443-3900

Fax: (503) 443-3700

Job Name: 3RD AND FERRY STREET DEVELOPMENT Date:

 Job No.:
 22606
 Drawn:
 PRM

06/01/2022

STORMWATER PROPOSED TRIBUTARY AREA MAP

Client: PAUL M FALSETTO ARCHITECT LLC Sheet: STM-3



aerial



First American Title Company of Oregon



825 NE Evans Street McMinnville, OR 97128 Phn - (503)376-7363 Fax - (866)800-7294

Order No.: 1031-2010468 December 18, 2012

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LINDA FINN, Escrow Officer/Closer

Phone: (503)472-4627 - Fax: (866)800-7294 - Email:lfinn@firstam.com First American Title Company of Oregon 775 NE Evans Street, McMinnville, OR 97128

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer

Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Preliminary Title Report

County Tax Roll Situs Address: 304 Ferry Street, Dayton, OR 97114

Proposed Insured Lender: TBD

2006 ALTA Owners Standard Coverage	Liability \$	275,000.00	Premium	\$ 888.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium	\$
2006 ALTA Lenders Standard Coverage	Liability \$		Premium	\$
2006 ALTA Lenders Extended Coverage	Liability \$		Premium	\$
Endorsement			Premium	\$
Govt Service Charge			Cost	\$
Other			Cost	\$

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

Lot 218 in the Town of Dayton, in Yamhill County, Oregon, except a strip 6 1/2 inches wide and 120 feet long adjacent to the lot line between Lots 218 and 217.

and as of December 14, 2012 at 8:00 a.m., title to the fee simple estate is vested in:

Putt's Market, Inc., an Oregon corporation

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.

Preliminary Report Order No.: **1031-2010468**

Page 2 of 4

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. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- 7. An easement reserved in a deed, including the terms and provisions thereof;

Recorded: December 6, 1921

Recording Information: Book 85, Page 010, Deed and Mortgage Records

From: The Dayton Commercial Club

To: Ella J. Harris

- 8. Unrecorded leases or periodic tenancies, if any.
- 9. Evidence of the authority of the officers of Putt's Market, Inc. , to execute the forthcoming instrument, copies of the current Articles of Incorporation, By-Laws and certified copies of appropriate resolutions should be submitted <u>prior to closing.</u>
- 10. Evidence of the identity and authority of the officers of Twin Towers LLC to execute the forthcoming instrument must be submitted.

Preliminary Report Order No.: **1031-2010468**

Page 3 of 4

11. This Preliminary Title Report is subject to any matters which may appear in the records of the Circuit Court for Yamhill County and which affect title to the property which is the subject of this search subsequent to December 5, 2012 due to failure of such records to be available for review.

- END OF EXCEPTIONS -

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

NOTE: We find no judgments or United States Internal Revenue liens against Twin Towers LLC

NOTE: Taxes for the year 2012-2013 PAID IN FULL

Tax Amount: \$1,607.22

Map No.: R4317DA 06700

Property ID: 116056 Tax Code No.: 8.0

Situs Address as disclosed on Yamhill County Tax Roll:

304 Ferry Street, Dayton, OR 97114

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

RECORDING INFORMATION

Filing Address: Yamhill County

535 NE Fifth Street McMinnville, OR 97128

Recording Fees: \$36.00 for the first page

\$ **5.00** for each additional page

cc: Twin Towers LLC

cc: Putts Market, Inc.

cc: Mary Ann Stoller, Willamette West Realtors 708 NE Baker St, McMinnville, OR 97128

cc: Haugeberg, Rueter, Gowell, Fredricks, & Higgins, PC

PO Box 480, McMinnville, OR 97128



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:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - the occupancy, use, or enjoyment of the Land;
 - 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.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 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);
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage
- 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.
- 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.

 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.
- 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.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 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;
 - 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.

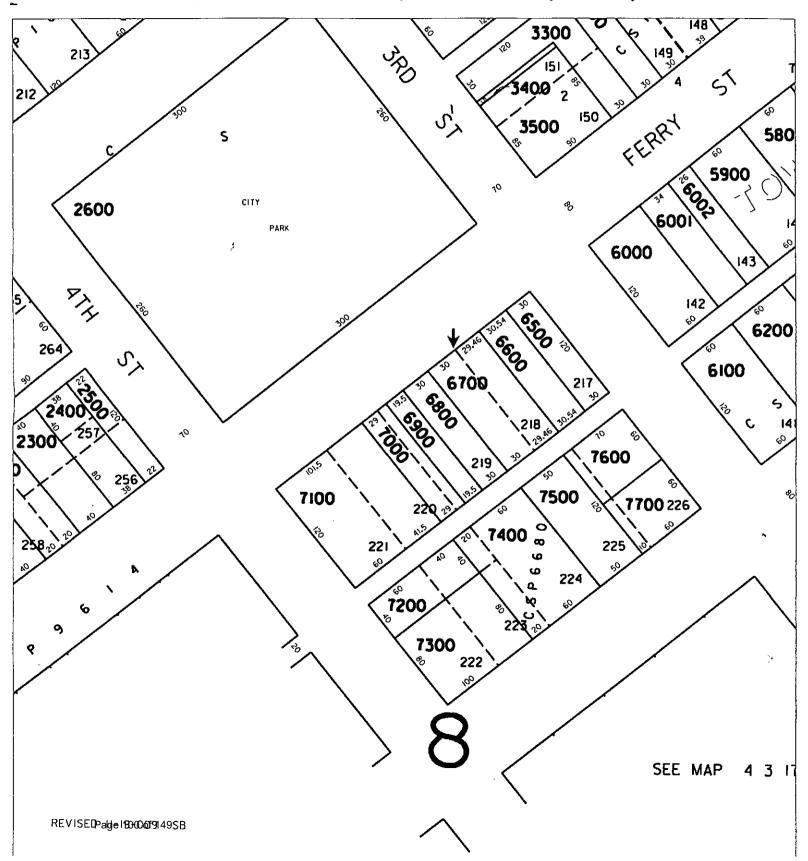
NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08





This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey





After recording return to: Twin Towers, LLC 7401 SW Washo Ct. #200 Tualatin, OR 97062

Until a change is requested all tax statements shall be sent to the following address:

Twin Towers, LLC

7401 SW Washo Ct., #200

File No.: 1031-2010468 (LF) Date: December 13, 2012

Tualatin, OR 97062

THIS SPACE RESERVED FOR RECORDER'S USE

2012-18841

12/27/2012 11:18:27 AM



\$41.00

DMR-DDMR Cnt=1 Stn=2 ANITA

DMR-DDMR Cnt=1 Stn=2 ANITA \$10.00 \$5.00 \$11.00 \$15.00

STATUTORY WARRANTY DEED

Marlene Jean Putman, Bret A. Putman and Christie A. Rose, Co-Trustees of the Putman Family Trust dated February 18, 2003, as amended, Grantor, conveys and warrants to Twin Towers, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

Lot 218 in the Town of Dayton, in Yamhill County, Oregon.

Subject to:

- Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- The true consideration for this conveyance is \$275,000.00. (Here comply with requirements of ORS 93.030)

File No.: 1031-2010468 (LF)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO_VERIEY_THE_APPROVED_USES_OF_THE_LOT_OR_PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated th	nis <u>26</u> di	ay of <u>December</u> , 20/2.	
Putman Family Tr	rust dated Fe	ebruary 18, 2003, as	
amended			
By: Marlene Jean F	e Orec. Putman Co-T	Bulmon, les Investee	
STATE OF	Oregon)	
)ss.	÷
County of	Yamhill)	
This instrum	ent was ack	nowledged before me on this 36 day of De com ber	. 20 💪

by Marlene Jean Putman as Co-Trustee of Putman Family Trust dated February 18, 2003, as amended,

- Ograna Comment

Notary Public for Oregon

My commission expires:



on behalf of the Trust.

STATUTORY WARRANTY DEED

Grantor: Benjie M. Hedgecock

Grantee: Twin Towers, LLC

Until a change is requested, all tax statements shall be sent to the following address:

Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343

After Recording return to:

Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343

Escrow No.

915283 LLF

Title No.

915283

OFFICIAL YAMHILL COUNTY RECORDS JAN COLEMAN, COUNTY CLERK

THIS SPACE RESERVED FOR RECORDER'S USE

200800771

90928200800007710010014

\$26.00

01/16/2008 03:14:43 PM KENTV

DMR-DDMR Cnt=1 Stn=5 \$5.00 \$10.00 \$11.00

BENJIE M. HEDGECOCK, Grantor, conveys and warrants to TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to wit:

The South half of Lot 217, ORIGINAL TOWN OF DAYTON, County of Yamhill, State of Oregon.

TOGETHER WITH the rights and easements in and to the North 6-1/2 inches off the North side of Lot 218, ORIGINAL TOWN OF DAYTON, as described in Deed to Yamhill Lodge No. 20 I.O.O.F. recorded December 14, 1921 in Book 85, Page 34, Deed Records for Yamhill County, Oregon.

The said property is free from encumbrances except:

Conditions, Restrictions, Rights of Reversion, Party Wall Agreements and other rights as set forth in

Deed, including the terms and provisions thereof,

From:

Ella J. Harris and R. L. Harris

To:

Yamhill Lodge No. 20, I.O.O.F. of Dayton, Oregon

Dated:

November 30, 1921 December 14, 1921

Recorded Date: Recording Number:

Book 85, Page 34, Deed Records

Said Deed further incorporates by reference, the conditions for stairway use, as set forth in Deed

From:

Ella J. Harris and R. L. Harris

To:

The Bank of Dayton June 30, 1913

Dated: Recorded Date:

July 25, 1913

Recording Number:

Book 65, Page 588, Deed Records

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$350,000.00. (Here comply with the requirements of ORS 93.030).

State:

OR

County:

Yamhill

The foregoing instrument was acknowledged before me this ___ Benjie M. Hedgecock

OFFICIAL SEAL LINDA L FINN NOTARY PUBLIC - OREGON COMMISSION NO. 375793 MY COMMISSION EXPIRES FEB. 6, 2008

My Commission Expires: 3/6/2008

TICOR TITLE INSURANCE COMPANY

YAMHILL TITLE PLANT

829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 971280267 (503) 472-6101 • FAX: (503) 434-5311

December 27, 2007

Linda Finn

Ticor Title Insurance Company

829 N. Hwy 99 West

P.O. Box 267

McMinnville OR 97128-0267

READ & APPROVED

Date:

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St.

Dayton, OR 97114

County:

Yamhill

Enclosed please find a Preliminary Title Report for the above referenced transaction.

The report discloses the current status of record title and other requirements for the issuance of a title policy. Any of the numbered "exceptions to title", which may be removed prior to closing this transaction, will be deleted from the final policy.

We thank you for giving us the opportunity to be of service to you. Please contact me at the phone number above with any questions you may have regarding this report.

Sincerely,

TICOR TITLE INSURANCE COMPANY

Copies Sent To:
Twin Towers, LLC Bill Stoller
Benjie M. Hedgecock
Mary Ann Stoller Williamette West Realtors
McMinnville Office Ticor Title Insurance Company

I TICOR TITLE INSURANCE COMPANY

PRELIMINARY TITLE REPORT

McMinnville Office

829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 97128-0267 (503) 472-6101 • FAX: (503) 434-5311

December 27, 2007

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St.

Dayton, OR 97114

County:

Yamhill

Title Officer:

Debbie Clark

Escrow Officer:

Linda Finn

Linda.Finn@ticortitle.com

Can be reached at: (503) 472-6101

PROPOSED POLICY INFORMATION:

Policy Number: Issue Date:

Issue Time:

915283

Policy Liability:

\$385,000.00

Premium: Policy Type: \$840.00 Owner's Standard Policy

Premium reflects a Short Term Credit in the amount of:

(\$280.00)

Endorsements

Govt Service Fee:

\$15.00

DATED AS OF:

December 19, 2007, 8:00 am

VESTING:

BENJIE M. HEDGECOCK

LEGAL DESCRIPTION:

See Attached Legal Description.

PRELIMINARY TITLE REPORT (REP02)

A. The Standard Policy exceptions and the following Special exceptions shall appear on the final 1992 ALTA policy unless removed prior to issuance:

- 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.
- 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.
- 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.
- 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.

6. Conditions, Restrictions, Rights of Reversion, Party Wall Agreements and other rights as set forth in Deed, including the terms and provisions thereof,

From: Ella J. Harris and R. L. Harris

To: Yamhill Lodge No. 20, I.O.O.F. of Dayton, Oregon

Dated: November 30, 1921 Recorded Date: December 14, 1921

Recording Number: Book 85, Page 34, Deed Records

Said Deed further incorporates by reference, the conditions for stairway use, as set forth in Deed

From: Ella J. Harris and R. L. Harris

To: The Bank of Dayton
Dated: June 30, 1913
Recorded Date: July 25, 1913

Recording Number: Book 65, Page 588, Deed Records

B. We also find the following assessments, city liens, judgments and monetary liens:

7. Deed of Trust, including the terms and provisions thereof, given to secure a note,

Amount: \$220,000.00

Executed By: Benjie M. Hedgecock, a single person as his separate estate

Trustee: First American Title Insurance Company of Oregon

Beneficiary: Chesterfield Mortgage Investors, Inc., a Washington corporation

Dated: November 1, 2005 Recorded Date: November 9, 2005

Recording Number: 200525166 Loan Number: 2254

Assigned To: Chesterfield Mortgage Investors, Inc. as investment manager for

numerous investors as named in said instrument

Recorded Date: December 2, 2005

Recording Number: 200528216

Assigned To: Chesterfield Mortgage Investors, Inc., as investment manager for Equity

Trust Company, Custodian for the benefit of Gladyne R. Douglas, IRA

#734, as to a 9.091% interest

Recorded Date: December 14, 2005

Recording Number: 200528216

PRELIMINARY TITLE REPORT (REP02) 2

Successor Trustee: Krista L. White April 4, 2007 Recorded Date: Recording Number: 200707411



Financing Statement, including the terms and provisions thereof,

Debtor: Secured Party: Benjie M. Hedgecock

Recorded Date:

Chesterfield Mortgage Investors, Inc.

April 13, 2006

Recording Number: 200608149

Dayton city lien(s), if any. We have requested a search and will advise if any unpaid liens are disclosed.

Additional Requirements / Notes:

NOTE: Property taxes PAID

Tax Year: Tax Amount: 2007-2008 \$1,729.61

Paid Amount:

\$1,729.61

Tax Acct Number: Tax Levy Code:

116038; R4317DA-06600

County:

8.0 Yamhill

- If requested to issue an extended coverage ALTA lenders policy, the following matters must be addressed:
 - The rights of tenants holding under unrecorded leases;
 - b) Any facts which would be disclosed by an accurate survey of the premises;
 - Matters disclosed by a statement as to parties in possession and as to any construction, c) alterations or repairs to the premises within the last 75 days. We also request that we be notified in the event that any funds are to be used for construction, alterations or repairs.
- We find no conveyances have been recorded affecting this property in the last 24 months, C. except:

Type of Deed:

Statutory Warranty Deed

Grantor:

Bruce A. Bilodeau and Joy M. Bilodeau

Grantee:

Benjie M. Hedgecock

Consideration:

\$181,000.00

Recorded:

November 9, 2005

Recording Number:

200525165

A search of the records discloses no judgments of record against the parties herein named as of the date hereof:

Twin Towers, LLC, an Oregon limited liability company

Note: Effective January 1, 2008, Chapter 864, Oregon Laws 2007 mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please read the Information for Sellers flyer that accompanies this report.

PREI IMINARY TITLE REPORT (REPO?)

3

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium is paid.

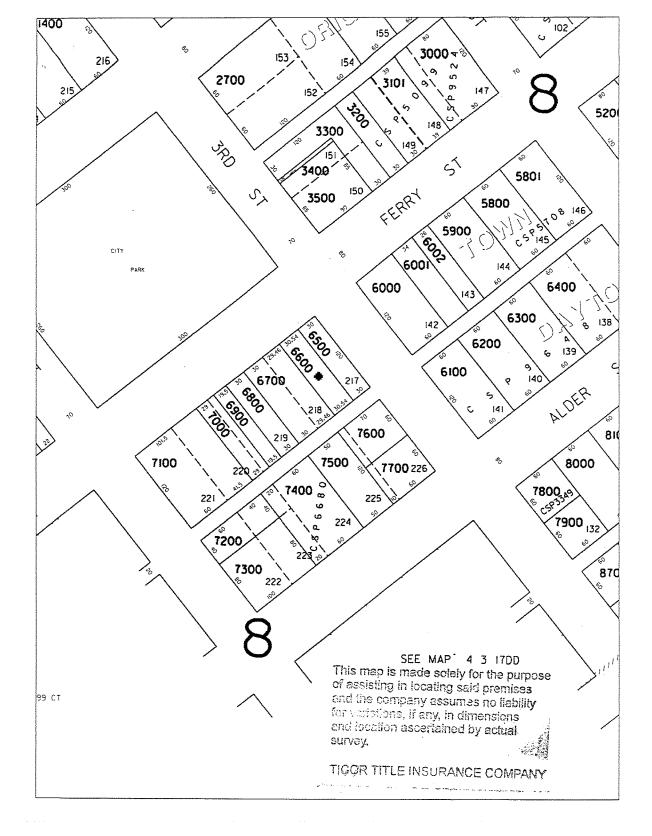
PRELIMINARY TITLE REPORT (REP02)

4

The South half of Lot 217, ORIGINAL TOWN OF DAYTON, County of Yamhill, State of Oregon.

TOGETHER WITH the rights and easements in and to the North 6-1/2 inches off the North side of Lot 218, ORIGINAL TOWN OF DAYTON, as described in Deed to Yamhill Lodge No. 20 I.O.O.F. recorded December 14, 1921 in Book 85, Page 34, Deed Records for Yamhill County, Oregon.

Legal Description TICOR TITLE INSURANCE COMPANY 1629 SW Salmon Portland, OR 97205 5





POLICY

YAMHILL TITLE PLANT

829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 971280267 (503) 472-6101 • FAX: (503) 434-5311

Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St.

Dayton, OR 97114

County:

Yamhill

Thank you for choosing Ticor Title Insurance to provide your title insurance. Attached is your title insurance policy.

We are happy to offer you not only good service and a friendly staff, but also an additional savings of up to 25% if the property is sold or refinanced within the next three years.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

TICOR TITLE INSURANCE COMPANY

Debbie Clark Senior Title Officer

III TICOR TITLE INSURANCE COMPANY

ESCROW INSTRUCTIONS

McMinnville Office 829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 97128-0267 (503) 472-6101 • FAX: (503) 434-5311

Date:

1/15/2008

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St.

Dayton, OR 97114

County:

Yamhill

Escrow Officer:

Linda Finn

TO:

TICOR TITLE INSURANCE COMPANY, HEREINAFTER DESIGNATED "ESCROW AGENT".

PROPERTY DESCRIPTION

As shown in Preliminary Title Report issued by TICOR TITLE INSURANCE COMPANY under Title Folder No: 915283, a copy of which has been received and approved by the undersigned.

These joint escrow instructions may be executed in counterparts with like effect as if all signatures appeared on a single copy.

SELLER deposits with you under these instructions the following:

Approved Seller Settlement Statement (Estimate); Executed Statutory Warranty Deed in favor of purchaser; Seller's IRS Information Form; FIRPTA Affidavit; Approved Preliminary Title Report as described above; Oregon Withholding Forms

and authorizes delivery, release and recording thereof when you hold for the account of SELLER the sum of \$350,000.00 plus and minus credits and deductions authorized herein.

<u>PURCHASER</u> deposits with you under these instructions a sum as per the tentative statement attached, together with the following items:

Approved Buyer Settlement Statement (Estimate); FIRPTA Affidavit; Approved Statutory Warranty Deed as to form and content; Approved Preliminary Title Report as described above;

and will deposit with you such other sums and items as may be required to enable you to comply with these instructions, which sums and items you are authorized to deliver, release or pay over when you hold for the account of the PURCHASER:

POLICY INFORMATION

You are authorized and instructed to issue the following policy(s):

Owner/Purchaser's Policy(s) Insuring:

TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY

Policy Type:

Owner's Standard Policy

Policy Liability:

\$350,000.00

subject to printed conditions and exceptions in the usual form of title insurance policy, matters attaching by, through, or under the PURCHASER, and the following items of the preliminary title report noted above:

Exceptions to Remain:

#1-5, 6, 9

SELLER also agrees to pay and authorizes payment and deduction from and credit to the gross sum above specified in accordance with the SELLER's Tentative Escrow Statement.

PURCHASER also agrees to pay and authorizes payment and credit in accordance with the PURCHASER's Tentative Escrow Statement.

READ AND APPROVED BY:		
		KON
INITIALS	SELLER INITIALS	INITIALS PURCHASER INITIALS
ESCROW / POLICY INSTRUCTION	ONS - STANDARD (EISTD)	Page 1

Prorate and adjust the following:

County Taxes, amount to Prorate \$1,729.61, as of Recording.

It is understood that water, sewer, waste collection, electricity and utility charges and inventory for fuel will be adjusted between SELLER and PURCHASER outside this escrow.

GENERAL INSTRUCTIONS

If you are unable to comply with these instructions on or before, said money and/or instruments shall thereafter be returned to me on my written demand, but in the absence of such demand you will proceed to comply with these instructions as soon as possible thereafter. When time is of the essence in requiring performance of any conditions of this escrow and delivery of the documents or monies necessary is not made until the last day limited and defined herein, no tender of such performance or compliance shall be binding upon you unless made prior to 10:00am of the last day limited for performance and the parties hereto agree that in the event tender of full performance is made subsequent to 10:00am on said day, that you are authorized to perform duties imposed hereunder upon the next following business day without liability for delay in closing of the escrow.

You will record/file the necessary legal instruments and you are then authorized to pay off such encumbrances of record as may exist at time of recording/filing such instruments, to permit issuance of said title policy as above stated and shall not be responsible for liens attaching after said date. PURCHASER and SELLER hereby acknowledge that they have and shall have continuing obligations to cooperate with TICOR in good faith to enable TICOR to fulfill its responsibilities under this agreement. Such obligations of PURCHASER and SELLER shall survive the closing of the transaction described herein and shall include, without limitations, the obligations to (a) disclose to TICOR any liens, encumbrances or any other rights, claims or matters known to PURCHASER or SELLER which affect or relate to the property and transactions referred to in this agreement., and (b) return to TICOR for proper disposition any funds, documents or other property which are for any reason improperly or mistakenly released to PURCHASER or SELLER.

You are to have no liability or responsibility with respect to any matters connected with the following (unless expressly authorized herein):

- 1) Compliance with requirements of the Consumer Credit Protection Act or Inter-State Land Sales Act, or similar laws;
- Compliance with the requirements of Oregon Revised Statutes 537.330 (related to water rights), Oregon Revised Statutes 537.788-793 (related to well information) and any similar laws;
- 3) Title to any personal property, or encumbrances thereon, including, but not limited to, personal property taxes, sales tax, instruments filed under the Uniform Commercial Code, water rights, or leased equipment on premises;
- 4) Forgeries or false impersonations of any person or party in connection with these instructions or this escrow;
- 5) Fire Insurance and any other insurance coverage, and SELLER AND PURCHASER agree that such coverage will be provided for outside this escrow.

TICOR assumes no liability or responsibility for verification of the nationality or foreign status of any transferor/seller in this transaction and has no responsibility for the collection, withholding, reporting or payment of any amounts due under Section 1445 and 6039C of the Internal Revenue Code, as amended, and regulations adopted thereunder (commonly called FIRPTA). TICOR is not the agent of the parties for purposes of such law and/or regulation and TICOR has made no representation concerning the effect of such law and/or regulation on any party to this escrow. Any determination of whether the withholding or payment of any tax is due pursuant to such law and/or regulation shall be made by the parties outside of escrow and TICOR hereby advises each party to contact his or her attorney or tax advisor regarding any questions on the applicability of such law and/or regulation to this transaction. Notwithstanding the fact that TICOR assumes no liability or responsibility to the parties for compliance with Section 1445 and 6039C of the Internal Revenue Code and regulations adopted thereunder (commonly called FIRPTA), TICOR reserves the right to take any action required of it by said law and/or regulation without further instruction by the parties to this escrow.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account or accounts of TICOR with any State or National Bank, and may be transferred to any other such general escrow account or accounts. All disbursements shall be made by check of TICOR or as otherwise instructed. All adjustments to be made on a per diem basis, except rentals which shall be pro-rated on the basis of a 30-day month. If for any reason funds are retained or remain in escrow after closing date, you are to deduct therefrom a reasonable monthly charge as custodian thereof of not less than \$10.00 per month.

TICOR is authorized to provide copies of the Escrow Instructions and Closing Statements showing disbursements, in accordance with these instructions, to the Real Estate Agent who consummated the transaction, the mortgagee or its agents or to the attorney who represented me in this matter, upon their request.

In the event any dispute arises between PURCHASER and SELLER concerning the property, documents, or funds covered by these instructions, TICOR may at its election (a) hold all matters in their existing status pending resolution of such dispute or (b) join or commence a court action and in such action deposit the funds and documents referred to herein with the court where such action is pending, and ask the court to determine the rights of PURCHASER and SELLER in and to such property, documents and funds. In the event of such dispute and TICOR's election of either alternative described above, TICOR shall have no further duties or obligations under this agreement other than either to hold such funds and documents until PURCHASER and SELLER have resolved their dispute or to deposit such funds and documents into court.

In the event any suit or action is brought by SELLER, PURCHASER, TICOR or any of them to enforce this agreement or to resolve any dispute between or among PURCHASER, SELLER and TICOR, including but not limited to a declaratory judgment action, the prevailing party shall be entitled to recover all expenses, costs and reasonable attorneys' fees

READ AND APPROVED BY:						
,			KDN			
INITIALS	SELLER	INITIALS	INITIALS	PURCHASER	INITIALS	
ESCROW / POLICY INSTRUC	CTIONS - STAN	DARD (EISTD)		Pac	e 2	

incurred in connection with such suit or action at trial, on appeal, on any petition for review, in any arbitration, and any administrative or bankruptcy proceeding.

You shall not be concerned with oral directives, earnest money agreements or other writings, other than a mutually agreed express written amendment of these instructions.

DECLARATION OF ESCROW SERVICES

Both PURCHASER and SELLER acknowledge by their signatures hereon, the following:

I have been specifically informed that TICOR is not licensed to practice law and no legal advice has been offered by TICOR or any of its employees. I have been further informed that TICOR is acting only as an escrow holder and is forbidden by law to offer any advice to any party respecting the merits of this transaction or the nature of the instruments utilized, and that is has not done so.

I have not been referred by TICOR to any named attorney or attorneys or discouraged from seeking advice of an attorney but have been requested to seek legal counsel of my own choosing at my own expense, if I have doubt concerning any aspect of this transaction.

I further declare all instruments to which I am a party, if prepared by TICOR, have been prepared under the direction of my attorney or myself and particularly declare that copying legal descriptions from title reports into forms of deeds, etc., or reforming of legal descriptions or agreements is, or will be solely at my direction and request.

I have been afforded adequate time and opportunity to read and understand the escrow instructions and all other documents referred to therein.

NOTE: SPECIAL CLAUSES

The SELLER and PURCHASER herein agree, by executing the documents necessary to close this transaction, that all contingencies on the Earnest Money Agreement and any attachments thereto have been met or will be met to the satisfaction of the undersigned parties. If not met, they will be handled by and between the parties hereto outside this escrow. TICOR TITLE INSURANCE COMPANY, as Escrow Agent, will have no responsibility or liability for any of said contingencies not met.

SELLER and PURCHASER are hereby informed that TICOR deposits all funds into a non-interest bearing account and receives or may receive certain bank services including, but not limited to, checks, deposit slips, data processing and account services from or through various banks as a result of the banking relationships maintained in the regular course of its escrow and title insurance business. SELLER and PURCHASER each waive any and all rights or claims with respect to such bank services received by TICOR or any affiliates thereof. A Good Faith estimate of the value of the bank services received is \$23.00 per escrow transaction. This disclosure is made in compliance with Oregon Administrative Rule 863-50-065.

1/ WE ACKNOWLEDGE THE ABOVE DISCLOSURE AND PERMIT SUCH SERVICES TO TICOR.

INITIALS	SELLER	INITIALS	INITIALS	PURCHASER	INITIALS

IF APPLICABLE -- You are hereby authorized and instructed to pay consumer loans per lender's instructions. Because these debts are revolving accounts, payoff amounts are to be from the lender's instructions or from current statements provided by borrower. TICOR TITLE INSURANCE COMPANY will be held harmless from any discrepancy in said amount caused by additional payments and/or charges. Payments will be mailed through regular U.S. mail, and TICOR TITLE INSURANCE COMPANY will not be responsible for mail time or late charges that may be assessed to borrower. Any balances owing after receipt of our check will be paid by borrower outside of escrow. If through no fault of TICOR TITLE INSURANCE COMPANY, we are required to stop payment on a check, there will be a \$10.00 stop payment fee deducted from the issued check.

If for any reason additional funds shall become due for the accounts being paid through this escrow, the SELLER/PURCHASER agree to deposit such additional funds immediately upon notification.

Oregon Administrative Rules effective July 1, 1988, require that funds deposited in escrow including cashier's checks and loan fund checks be available at the depository bank prior to disbursement by escrow. The parties understand that disbursement of funds may be delayed according to the schedule of funds availability of U.S. Bank. Copies of availability schedules are on file in escrow for review. Delay for funds drawn on Oregon banks should be one day. TICOR TITLE INSURANCE COMPANY is hereby authorized to record all documents once satisfactory funds have been deposited in their account.

Borrower(s) acknowledge that, pursuant to regulations adopted under the real estate settlement procedures act, I (we) have a right to review the HUD-1 settlement statement one day prior to closing and do hereby waive such right and instruct the settlement agent, TICOR TITLE INSURANCE COMPANY, to proceed in accordance with alternative sections of such regulations.

THE FOLLOWING PARAGRAPH SUPERSEDES ANY OTHER INSTRUCTIONS REGARDING RECORDATION OF DOCUMENTS

Property sold within this transaction may require seller disclosures as provided in Oregon Revised Statutes 105.465 – 105.490. Parties to this transaction have handled this matter outside of closing and escrow agent is instructed to close without inquiry into this matter.

READ AND APPROVED BY	:		
INITIALS	SELLER	INITIALS	INTIALS PURCHASER INITIALS
ESCROW / POLICY INSTRU	JCTIONS - STAN	IDARD (EISTD)	Page 3

A 1		SELL
any proceed	s due from this escrow shall be deliv	ered as follows:
	MAIL	
	HOLD FOR PICK-UP	
	DEPOSIT TO ACCOUNT (REQUIRES NOTICE: Check deposits may be subject to Bank, if you will need access to funds immer	DEPOSIT SLIP, VIA MESSENGER SERVICE 24-48 HOUR DELIVERY) a temporary "hold" on funds according to your Bank's policy. Please check with your diately.
	WIRE PURSUANT TO ATTACHED IN	STRUCTIONS
	WIRE TO ACCOUNT #	
[YOU ARE AUTHORIZED TO DE	DUCT FEE OF \$15.00 FOR WIRING SERVICE.
	ACCT NAME	
	BANK ABA #	
	BANK NAME	
	BANK BRANCH, CITY, STATE	
		PURCHAS
ny proceed:	due from this escrow shall be delive	
	MAIL	
	HOLD FOR PICK-UP	
	DEPOSIT TO ACCOUNT (REQUIRES	DEPOSIT SLIP, VIA MESSENGER SERVICE 24-48 HOUR DELIVERY) a temporary "hold" on funds according to your Bank's policy. Please check with your
	Bank, if you will need access to funds immed	diately.
	WIRE PURSUANT TO ATTACHED INS	FRUCTIONS
	WIRE TO ACCOUNT #	
		DUCT FEE OF \$15.00 FOR WIRING SERVICE.
	ACCT NAME	
	BANK ABA #	
	BANK NAME	
	BANK BRANCH, CITY, STATE	
AD AND APPROVE) BY:	
		KNI
INITIALS	SELLER INITIALS	INITIALS PURCHASER INITIALS

Page 4

ESCROW / POLICY INSTRUCTIONS - STANDARD (EISTD)

IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE ESCROW INSTRUCTIONS OR THOSE ESCROW INSTRUCTIONS WHICH ARE ATTACHED HERETO THAT SUCH INSTRUCTIONS CONSTITUTE THE WHOLE AGREEMENT BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF THIS ESCROW. READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

Dated this: Tuesday, January 15, 2008	
Seller Signature(s) Executed thisday of,	Purchaser Signature(s) Executed this gard day of Finaga, 2008
Benjie M. Hedgecock	Twin Towers, LLiC Kirk Nelson, Member
Mail Papers To: Benjie M. Hedgecock P.O. Box 566 Dayton OR 97114	Mail Papers To: Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343
Receipt of money and/or instruments herein above mentioned is hereby acknowledged.	BY Linda Finn Escrow Officer

IT TITLE INSURANCE COMPANY

WIRE INSTRUCTIONS

McMinnville Office 829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 97128-0267 (503) 472-6101 • FAX: (503) 434-5311

January 15, 2008

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St. Dayton, OR 97114

County:

Yamhill

Below are wiring instructions for the U.S. Bank Account for Ticor Title Insurance.

U.S. BANK

321 SW 6th

Portland, OR 97204

Account Number:

1536-0219-0933

ABA Number:

123000220

REFERENCE NUMBER TO BE SHOWN ON WIRE: 36-915283

Escrow Officer:

Linda Finn

Please call to notify us of the actual amount being transferred when you are prepared to wire funds.

KONU-1.15.08

Thank you.

TICOR TITLE INSURANCE COMPANY

Wire Transfer Services Outgoing Wire Transfer Request



A customer or team member, with the customer present, completes this form when requesting to send a wire. Outgoing wires can only be sent for Wells Fargo customers. Retain the original copy in the bank and provide a copy to the customer ensuring you give the customer the agreement for Outgoing Wire Transfer Request (page 2 when form is accessed on-line & preprinted on the back of printed forms). Required information is noted with an atterist, Note: Wells Fargo Wire Transfer Services will route wires based on correspondent banking relationships. See back (page 2) for explanations of the Mexican CLABE account, the SWIFT BIC, the International Routing Code (IRC) and the International Bank Account Number (IBAN).

*Today's Date 01/15/2008	*Send Date (If next day out 01/15/2008	om Ewiro after 4:38 CT. Store r	oust hold if other than to:	lay or next day date.)
1. Originator's Information		****	,	
*Customer's Name			one Number	
Twin Towers, LLC *Customer's Address, City, State, Zip Code			3) 612-1567	
7401 Sw Masho Ct STE 200 Tuale in Transfer from Wells Fargo Bank 10 digit Account No. (Must be checking, savings, market rate	1,0R 970	162	7.0.00	
*Transfer from Wells Fargo Bank 10 digit Account No. (Must be checking, savings, market rate 2908204197	e or wholesale checking ac	count) *U.S.	. Dollar Wire Amo 3,647.36	ount
International Wire only: When sending in foreign currency, please ensure the beneficiary's Foreign Currency Type/Name (FX will be used unless specified otherwise)		signated currency.	eign Currency Ar	nount
2. Beneficiary/Recipient Information (This is the ultimate recipient of the wire trans	sfer funds.)			
*Beneficlary/Redplent Name				
Ticor Title Insurance Company *Beneficiary Account Number, Mexican CLABE # or the International Bank Account Number	or //RAN) where anning	hle:		
1536-0219-0933				
Beneficiary Address, City, State, Zip Code				
Information for the Beneficiary (invoice number, Purchase order number, etc.)		Ben	eficiary Phone Nur	nber
36-915289 OFFICER: LINDA FINN				
3. Beneficiary Bank Information (This is the financial institution where the beneficiar			stre Date	16/6/2007
*Beneficiary Bank RTN or SWIFT Bank Identifier Code (SWIFT BIC) 123000220	*International Routing C	ode (IRC)	COT -	
*Beneficiary Bank Name			→ SEPOSITOREN AZIOKEN	10 10/200
US Bank Beneficiary Benk Address, City, State, Zip, Country (optional information)			A HIST	2516 V (N) 1600
321 SW 6th, Portland, OR 97204			NSF 1	SHPF NA
Information for Beneficiary Bank (wires to Mexican banks require the CLABE account number in the B	Beneficiary instructions to e	nsure correct payment.)	DePilis/08	AMERIC NA
36-915283 OFFICER LINDAFINN				
 Intermediary Bank Information (This is a financial institution that the wire must prequired for all wires. Please note that routing may be altered depending on Wolfs Fargo Bank! 			ank.) This section i	s optionsi and not
Optional: *Intermediary Beneficiary Bank RTN or SWIFT BIC	International Routing C]
*Intermediary Bank Name		*Intermediary	Bank Account No.	
Intermediary Bank Address City, State, Zip, Country (optional information)			•	
Information for Intermediary Bank				
•				
5. Wire Fee & Customer Signature (Additional fees from intermediary and beneficiar		 		
Wire Fee Amount (the Transfer From account will be charged the fee.) The region that houses the debited determines the fee amount. Use the fee information available through Tearnworks and/or		*AU where the Origi account is located	nator's *Fee	Amount
Do not use SVT/SVP for fee when account is not in your region. Additional fees may apply (see	page 2 of this form).	70245	\$ /	14
My signature here indicates agreement to all of the information on this Outgoing Wire Transfe		rms and conditions on	the second page o Date*	
Wells Fargo Bank Is authorized to reviron the information on this Request in making the requ	eated fullus tratister.		1/2/	15.08
6. Bank Use Only - Bank Approval - Following MUST be completed	for All outgoing w	rires		
International Wire Foreign Currency Information	<u> </u>			
Rate Contract # (required	when \$15,000 or more	U.S. S) FXT	rader Contact	ı
*Wire Transaction/FAS Number 94130	Name on ID used by o	ustomer		
	Kiek Nels		ded on	SVP
*1st ID type, number, issued WaterCountry & Expiration Date ORDL 3652299 08/17/20 3	"2nd ID type, issued by Known to RM Wend	State/Cooling & Expire	ition Date	1
*Initiated by and AV # First Approval			val, if applicable	
x 70295 VVVV x Wholy	rayion	X		
7. Wires in Process (WIP)	, ,			
*When Customer's account is not debited, the WIP Account is funded by	IDA TOOU D-			į
Paid by Check Peid Cash Paid through account other then checking, savings, No. 2015. Tax ID Type — Type & No. are required when customer's account is not debited.	Tax ID No. (if non-clitzen		ort # & Country)	
☐ Social Security ☐ ITIN ☐ Non-U.S. Citizen without TIN ☐ Employer ID			•	
8. Exception Process - Bank to Complete following as required/need				
Vertication of Originator (Telephone, Fax, written requests or business account validate the origin		er & document below or aller's immediate phone		locumentation)
Method of identification to verify requestor's authority to charge account for the wire Token ID	1	33 612-1555	,	
Reason caller cannot come into the Bank	1	aller's location	~	
Convenience Confirmation of Request (Banker calls customer for confirmation)		Company Hom	e 🔲 Other	
Phone # to call to verify request Time of call to customer	Source used:			,
503 CIZ 1557 1:35 M. Name of person placing call Customer Contact Name		Telephone Directory	Other:	
Ashlan Store Kirk Nelson	, hš	opproped the transfe	r 🔲 Denied the	a transfer
Telephone, Fater Written Request Approvals Approver's Printed Names Approver's Signature (Approver's Signature)	onature ///			Dalia _
Kyle Hanson x	Bull	a	1	7-15-08

Page 118 of 149

Retain original copy in Bank and provide a copy to the customer, including both pages 1 and 2. WTR6603 (11-07 112835FO)

STATUTORY WARRANTY DEED THIS SPACE RESERVED FOR RECORDER'S USE Grantor: Benjie M. Hedgecock Twin Towers, LLC Grantee: Until a change is requested, all tax statements shall be sent to the following address: Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343 After Recording return to: Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343 Escrow No. 915283 LLE Title No. 915283 BENJIE M. HEDGECOCK, Grantor, conveys and warrants to TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to wit: The South half of Lot 217, ORIGINAL TOWN OF DAYTON, County of Yamhill, State of Oregon. TOGETHER WITH the rights and easements in and to the North 6-1/2 inches off the North side of Lot 218, ORIGINAL TOWN OF DAYTON, as described in Deed to Yamhill Lodge No. 20 I.O.O.F. recorded December 14, 1921 in Book 85, Page 34, Deed Records for Yamhill County, Oregon. The said property is free from encumbrances except: Conditions, Restrictions, Rights of Reversion, Party Wall Agreements and other rights as set forth in Deed, including the terms and provisions thereof. From: Ella J. Harris and R. L. Harris To: Yamhill Lodge No. 20, I.O.O.F. of Dayton, Oregon Dated: November 30, 1921 Recorded Date: December 14, 1921 Recording Number: Book 85, Page 34, Deed Records Said Deed further incorporates by reference, the conditions for stairway use, as set forth in Deed From: Ella J. Harris and R. L. Harris To: The Bank of Dayton June 30, 1913 Dated: Recorded Date: July 25, 1913 Recording Number: Book 65, Page 588, Deed Records BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES. AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. The true consideration for this conveyance is \$350,000.00. (Here comply with the requirements of ORS 93,030). Dated this _____ day of ____ . 2008. Benjie M. Hedgecock

The foregoing instrument was acknowledged before me this ______ day of ______, 20_____by:

TICOR TITLE INSURANCE COMPANY STATUTORY WARRANTY DEED (CL04)

OR

Yamhill

My Commission Expires:

Notary Public

State:

County:

Beniie M. Hedgecock

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

Duy L Smuth

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Form 530 (ROB) #1 (2899) 18 49

Page 1 of 10

OTIRO C-03 (Cond 9 Deleted) (Rev 4-2-18) ALTA Commitment for Title Insurance (8-1-16)

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B. Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Issuing Office: 121 South 8th Street, Suite 1250,

Commercial Services Minneapolis, MN 55402

Issuing Office's ALTA® Registry ID: Loan ID No.:

Commitment No.: NCS-1077907-MPLS Issuing Office File No.: NCS-1077907-MPLS

Property Address: 300 Ferry Street, Dayton, OR

Revision No.:

SCHEDULE A

1. Commitment Date: July 12, 2021 at 8:00 a.m.

- 2. Policy to be issued:
 - ☑ ALTA® Owners Standard Coverage Policy

Proposed Insured: Dayton Properties, LLC, an Oregon limited liability company

Proposed Policy Amount: \$425,000.00 \$1,200.00

(b) ☐ ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$0.00 \$

(c) ☐ 2006 ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$

Govt Service Charge Cost \$ 20.00

The estate or interest in the Land described or referred to in this Commitment is 3.

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The United States National Bank of Portland (Oregon), a national banking association

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN TITLE INSURANCE COMPANY

By:

Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Form 530 (ROB) 41 (2399 1849 Page 4 of 10 OTIRO C-03 (Cond 9 Deleted) (Rev 4-2-18) ALTA Commitment for Title Insurance (8-1-16) If there are any questions concerning this Commitment, please contact:

Jessica Jorgensen at jjorgensen@firstam.com

First American Title Insurance Company National Commercial Services 121 South 8th Street, Suite 1250 Minneapolis, MN 55402 (612)305-2000 phone

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment No.: NCS-1077907-MPLS

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment No.: NCS-1077907-MPLS

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 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 Land onto adjoining land or of existing improvements located on adjoining land onto the Land), encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
- 6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- 7. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
- 8. Taxes for the fiscal year 2021-2022 a lien due, but not yet payable.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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- 9. City liens, if any, of the City of Dayton.

 Note: An inquiry has been directed to the City Clerk and subsequent advice will follow concerning the actual status of such liens.
- 10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

11. An easement reserved in a deed, including the terms and provisions thereof;

Recorded: July 25, 1913

Recording Information: Book 65, Page 588, Deed Records

From: Ella J. Harris (nee Jones) and R. L. Harris, her husband

To: Bank of Dayton, of Dayton, Oregon

- 12. Evidence of the identity and authority of the officers of United States National Bank of Portland (Oregon) to execute the forthcoming instrument must be submitted.
- 13. Unrecorded leases or periodic tenancies, if any.

-END OF EXCEPTIONS-

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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INFORMATIONAL NOTES

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 matters of public record against Dayton Properties, LLC that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

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

Tax Amount: \$2,944.90 Map No.: \$2,944.90

Property ID: 115921 Tax Code No.: 8.0

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

Tax Amount: \$1,114.30
Map No.: P0818
Property ID: 516460
Tax Code No.: 8.0
(Affects Personal Property)

Situs Address as disclosed on Yamhill County Tax Roll:

300 Ferry St, Dayton, OR 97114-9771

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 Land. 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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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ISSUED BY

First American Title Insurance Company

File No: NCS-1077907-MPLS

File No.: NCS-1077907-MPLS

The Land referred to herein below is situated in the County of Yamhill, State of Oregon, and is described as follows:

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

THE NORTH HALF OF LOT NO. TWO HUNDRED SEVENTEEN (217) AS THE SAME IS NUMBERED ON THE RECORDED PLAT OF THE TOWN OF DAYTON, IN YAMHILL COUNTY, OREGON; FRONTING THIRTY (30) FEET ON FERRY STREET AND THENCE RUNNING BACK ONE HUNDRED TWENTY (120) FEET TO THE ALLEY.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Prepared by:

Dorsey & Whitney LLP (CCI) 50 South Sixth Street, Suite 1500 Minneapolis, MN 55402 Phone: (612) 340-2600

Send Tax Statements to:

Dayton Properties, LLC 3550 Liberty Road South, Suite 290 Salem, OR 97302 Attn: Eric W. Jamieson

After Recording Return To

First American Title Insurance Company National Commercial Services 121 South 8th Street, Suite 1250 Minneapolis, MN 55402 NCS-1077907-MPLS

QUIT CLAIM DEED

Date: August 17, 2021

For the consideration of Four Hundred Twenty-Five Thousand and no/100 dollars (\$425,000.00) and other valuable consideration, **U.S. Bank National Association**, a national banking association, successor in interest to The United States National Bank of Portland (Oregon), a national banking association, does hereby RELEASE and QUITCLAIM to **Dayton Properties**, **LLC**, an Oregon limited liability company, all right, title, interest, estate, claim and demand in the following described real estate in Yamhill County, Oregon:

SEE ATTACHED EXHIBIT A

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Quitclaim Deed - continued

File No.: NCS-1077907-MPLS

Date: 8/17/2021

Dated: August 17, 2021.

U.S. BANK NATIONAL ASSOCIATION,

a national banking association

STATE OF MINNESOTA

COUNTY OF HENNEPIN

On this day of August, 2021, before me the undersigned, Elizabeth Soverauthink through Public in and for said State, personally appeared Malik Cavallo, the Vice President, of U.S. Bank National Association, a national banking association, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public: Ay dor My Commission expires: January 315, 2024 ELIZABETH MARIA SONEXAYTHIKETH Notary Public Minnesota My Commission Expires Jan 31, 2024

Quitclaim Deed - continued File No.: NCS-1077907-MPLS

Date: 8/17/2021

EXHIBIT A

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

THE NORTH HALF OF LOT NO. TWO HUNDRED SEVENTEEN (217) AS THE SAME IS NUMBERED ON THE RECORDED PLAT OF THE TOWN OF DAYTON, IN YAMHILL COUNTY, OREGON; FRONTING THIRTY (30) FEET ON FERRY STREET AND THENCE RUNNING BACK ONE HUNDRED TWENTY (120) FEET TO THE ALLEY.



Application for Variance

Major	Minor
-------	-------

416 Ferry St - PO Box 339 Dayton OR 97114 Ph # (503) 864-2221 Fax # (503) 864-2956 www.ci.dayton.or.us cityofdayton@ci.dayton.or.us

For City of Dayton use	2:						
Date Application Re	eceived:	Received By:	: File Number:				
Public Hearing Date	::	Fee Amount:	ee Amount: Deposit			nount:	
Application Comple	eted Date:		Application A	pproval Da	ate:		
Applicant Informa	ntion:						
Applicant Name:	Paul M. Falsetto Arc	hitect					
	1605 NE Buffalo Stre		City: Portland	d		ST: OR	zip:_97211
Phone Number:5			Email: paul@		n.com		
Site Information:							
	ation: 300 / 302 / 30	4 Ferry Street					
	nber: 4-3-17 DA 065		Zoning: C, CE	3O, HBO			
•	ing on the National Histo		No XI Yes		od Zone?	☐ Yes	⊠ No
Owner Information	n:						
Property Owner(s):	Twin Towers, LLC						
	N Washo Court, Sui	te 200	City: Tualatin	1		ST: OR	zip:_97062
	chall 503-612-1563 Kelly Hav		Email Address:	Wayne.Ma	rschall@Th	eStollerGrou	ıp.com
(manage		cal contact)		kellyjhaver	kate@gmail	.com	
	ariance involves the hei	ght and character	of the new build	dinas.			
	5-A2 (Commercial Code				feet.		
	06-E2 (CBO Code) state					height of a	existing buildings.
	06-E4 (CBO Code) requ						
Section(s) of the Co	ode which you are seekir	ng a variance for?					
		0.					
Property Owner Sign	nature: W. K.	- Wh			Date:	6/10/2022	2
Property Owner Sign					Date:		
	d Property Owner(s), conse	ent to the proposed o	levelopment of o	ur property a		on this appli	cation.
For Office Use							
Fee:	Deposit:	Amount Paid:		Date Paid:		Receipt #	
Approved by:	City Manager	City Planner	_	_		eer 🔲 Fire	e Marshall/Chief
Applicant Notification		County Public Works Comments:	TODOT	Othe			
Additional Services Ar		Paid:		Planner			
Engineer		Staff Time	'		Other		

Applicant must provide evidence that all of the following circumstances substantially exist:

- A. There are unnecessary, unreasonable hardships or practical difficulties which can be relieved only by modifying the requirements of the Code, and is the minimum relief to relieve the hardship. Adverse economic impact shall not be considered an unreasonable hardship or practical difficulty.
- B. There are exceptional or extraordinary circumstances or conditions applying to the land, buildings, or use referred to in the application, which circumstances or conditions do not apply generally to the land, or uses in the same zone; however, non-conforming land, uses, or structures in the vicinity shall not in themselves constitute such circumstances or conditions.
- C. That granting the application will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises.
- D. That such variance is necessary for the preservation and enjoyment of the substantial property rights of petitioner.
- E. That the granting of the application will not, under the circumstances of the particular case, adversely affect the health or safety of persons working or residing in the neighborhood of the proeprty of the applicant.
- F. The degree of variance from the standard is the minimum necessary to permit development of the property for uses allowed in the applicable zone.
- G. The variance request is not the result of a deliberate action or knowing violation on the part of the applicatnt.

Describe the proposed Variance, make sure to address all the required criteria listed above (be specific):

Please see attached.	
	_
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	_
	_
	_
	_
	_
Attach additional pages if neede	
Attach additional pages if neede	a

COISURAIRS (-				Enginopring	o Cumiovon	o Othon	
Paul Fale		J				o Surveyor		
						_Physical Address:same as mailin		
						_ City:		
_						_Telephone #:503-750 5750		
•					Zip: 97211	_ Cell Phone #:503-750 5750		
Email Address: _Pa								
OL ' D		_				o Surveyor		
						Physical Address: same as mailin		
						_ City:	ST:	_ Zip:
•						•		
						_ Cell Phone #:		
Email Address: C								
	O	Planning		0	Engineering	o Surveyor	o Other	
Name:						_ Physical Address:		
Firm:						_ City:	ST:	_ Zip:
Mailing Address:						_ Telephone #:		
City:			ST:		Zip:	_ Cell Phone #:		
Email Address:								
	O	Planning		o	Engineering	o Surveyor	o Other	
Name:						_ Physical Address:		
Firm:						_ City:	ST:	_ Zip:
Mailing Address:						_Telephone #:		
City:			ST:		Zip:	_ Cell Phone #:		
Email Address:								
		Planning			Engineering		o Other	
Name:						_ Physical Address:		
Firm:						_ City:	ST:	_ Zip:
Mailing Address:						_Telephone #:		
City:			ST:		Zip:	_ Cell Phone #:		
Email Address:								
Variance Application								

3rd & Ferry Street Development – 21003 project re

Major Variance for Building Height & Character

date 6/13/22

site | 300 / 302 / 304 Ferry Street



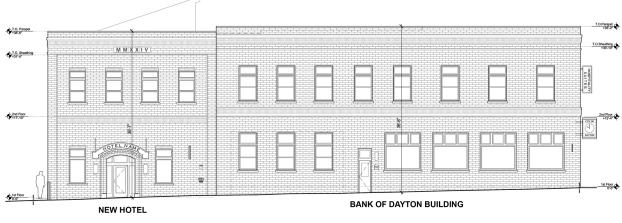
1605 NE Buffalo Street, Portland, Oregon 97211 • 503.750-5750

Overview

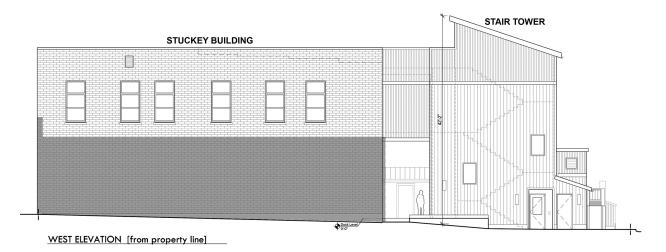
This request for variance involves height requirements from the Commercial Code, and height and character requirements from the CBO Code, which are all interrelated.

The height of the **Hotel Building** is required to allow its second floor to align with that of the adjacent Bank of Dayton Building, providing access to all the guest rooms in the existing buildings. Its height will still be lower than the Bank Building, which is the general intent of the height restrictions. The overall height of the Hotel also allows it to have a more compatible size in comparison with the other existing buildings on site, which would have been the established design direction if this structure was constructed in the 1910s.

The Stair Tower is designed to have the bare minimum height required to access the roof deck of the existing buildings, where most all mechanical equipment is located. Because of this efficiency in design, it has a different massing than the other buildings on site, and would look awkward if it was constructed of the same brick material. Instead, a metal panel system is a better fit, and recalls the grain elevators seen around Yamhill County. The Tower is not truly visible from Ferry and 3rd Streets, blocked from view by the adjacent buildings and its inboard location.



EAST ELEVATION [from 3rd Street]



Code Sections

7.2.106 Commercial Code (C)

- 7.2.106.05 Dimensional Standards
- A. Lot Dimension and Height Requirements
- 2. Maximum Height. The maximum height shall be 35 feet.

7.2.111 Central Business Area Overlay Zone (CBO)

- 7.2.111.06 Building Standards
- E. Special Design Requirements
- 2. Building Height. New buildings shall be within 10% of the average height of existing buildings.
- 4. Building Design. New buildings shall be similar in character and design with existing structures.

Basis for Variance

A. Practical Difficulties

There are reasons for the proposed heights of the Hotel Building and Stair Tower that have to do with practical concerns, such as the need to access adjacent existing buildings. Without this access, there would be no easy manner to access the second floors of the existing buildings to allow their reuse. There would also be no ease of access to the roof deck of the existing buildings, required to maintain the number of mechanical units and the photovoltaic panels located there.

B. Exceptional Circumstances

The goal of this project is to successfully reuse the existing three buildings as fully as possible. The heights of the Hotel and Stair Tower are necessary to achieving this goal, and vital to the economics of the development.

C. No Detrimental Effects

There is no detriment that can be determined as to the proposed height and character of the two new buildings. Those heights allow for code-compliant access to, and egress from, the existing buildings, which is in the interest of the development and all who visit it.

D. Preservation of Property Rights

Approval of this variance will allow the property owner to fully use all aspects of the existing buildings, which is within their right to be able to do so.

E. No Adverse Effects

There are no adverse effects to the commercial core of Dayton to allow the proposed heights of the two new buildings.

F. Minimum Necessary Request

The height of the two new buildings is the minimum needed to access the spaces in the existing buildings they connect to, within the bounds of constructability and appropriate aesthetics.

G. No Deliberate Action or Knowing Violation

This variance request is to address existing conditions, and not because of any deliberate action or knowing violation.



Historic Property Request for Change Application

416 Ferry St - PO Box 339 Dayton OR 97114 Ph # (503) 864-2221 Fax # (503) 864-2956 www.ci.dayton.or.us cityofdayton@ci,dayton.or.us

Tor City of Dayton Us	se:								
Date Application Rece	ived:	Received By:		File Num	ber:				
Public Hearing Date:		Fee Amount:			Deposit Amour	nt:			
Application Complete	d Date:		Application A	pproval Dal	te:				
TYPE OF ACTION RE	QUESTED:	🛚 Demolition	Repairs/	Restorations	Other _				
☐ Addition of	Designation	noval of Designation	New Consti	ruction 🛚	Alteration	☐ Relocation			
Site Address: _300 /	302 / 304 Ferry Stre	et							
Name of Applicant: P	aul Falsetto								
Mailing Address: 160	5 NE Buffalo Street		City: Portland	<u>d</u>	ST:OF	R Zip:97211			
Telephone Number:	503-750-5750		Cell Number:	503-750-5	750				
	Email Address: paul@p.af-arch.com								
Applicant Signature:	Howard Bo	1/0-			Date: 6/ /22				
Property Owner (If diff	ferent from Applicant)	Twin Towers, LLC							
Address:_7401 SW \	Washo Court, Suite	200	City: Tualatin	<u> </u>	ST:_OF	Zip:_97062			
	Co	onsultants (plea	se list all that	apply)					
D	Planning	Engineering		rveyor	Othe	er			
Name: Paul Falsetto			Physical Address	s: same as	mailing addre	ess			
Firm: Paul M. Falsett	o Architect LLC		City:		ST	Zip			
Mailing Address: 1605 l	NE Buffalo Street		Telephone #: 503-750-5750						
City: Portland	ST: OR	Zip: 97211	Cell Phone #: 5	03-750-575	50				
Email Address: paul@	pmf-arch.com								
	Planning	X Engineering	☐ Su	rveyor	Other	er			
Name: Chris DesLau	riers		Physical Address	s: same as	mailing addre	ess			
Firm: T.M. Rippey Co	onsulting Engineers		City:		ST	Zip			
Mailing Address: 1605 I	NE Buffalo Street		Telephone #: 50	03-443-390	0				
City: Tigard	ST: OF	Zi <u>p</u> : 97223	Cell Phone #:						
Email Address: CDesL	auriers@TMRippey	com.							
For Office Use									
Fee:	Deposit:	Amount Paid:		Date Paid:	Receipt	#			
Approved by:	City Manager	City Planner	Pul	blic Works Dir	rector	City Engineer			
	City Council	Historic Preservation	Committee		Fire Marshall				
Applicant Notification Da	te:	Comments:							
Additional Services Amo		Paid:		Planner					
Engineer Page 138 of		☐ Staff Time			Other				

Who will verify that the alteration Name: Paul Falsetto		roved) has been completed according to the City's requirements?
	Title: Architect	Relationship to Project: Project Architect
Name:	Title:	Relationship to Project:
Name:	Title:	Relationship to Project:
Provide a written description/ex		terior alteration or new construction:
	see a	attached
Provide a Site Plan indicating th	e location or proposed location	on of structures on the subject property:
	see a	ttached
		et.
Provide photographs, other pict	orial/schematics, sample mat	erials/colors (if available) to represent the proposed changes or
	-	
	see a	ttached
Provide a written explanation of	the intended alteration in co	mparison with the City's 1993 Advisory Quidelines and the US
		e at: www.nps.gov/history/hps/tps/standguide/index.htm)
•		ttached
	7	
Provide any other information n		oval criteria:
	see at	tached

re

Historic Property Request for Change Narrative

date 6/13/22

site | 300 / 302 / 304 Ferry Street



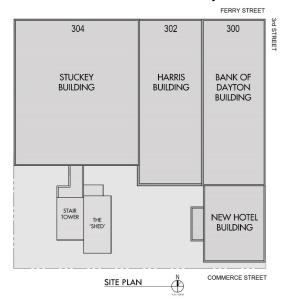
1605 NE Buffalo Street, Portland, Oregon 97211 • 503.750-5750

EXTERIOR ALTERATION & NEW CONSTRUCTION NARRATIVE



Ferry Street View





Aerial - Existing

Site Plan - Proposed

 Provide a written description/explanation of the proposed exterior alteration or new construction.

Twin Towers, LLC is proposing a full rehabilitation and seismic upgrade of three vintage brick buildings in the downtown core of Dayton. When complete, the ground floors of these buildings will host four commercial tenants providing food and beverage services. A new hotel structure abutting the Bank of Dayton Building on 3rd Street will provide the manager's office, elevator, and gathering spaces for the hotel guests. The second floor of all buildings will be interconnected to create twelve hotel rooms and support spaces. A back courtyard with a covered shed will host dining and other special events.

The Stuckey Building (1911) is the largest and oldest of the three existing buildings, and abuts the Harris Building (1913) to the east. The Bank of Dayton Building (1913) occupies a key corner in town. The Stuckey and Harris Buildings are listed as contributing structures in Page 140 of 149

the Dayton Multiple Property Nomination, and as such are listed in the National Register of Historic Places. The Bank of Dayton Building (its original name) was not listed as a contributing structure, likely due to heavy alterations of its original façade.



A current photo of the development site, at the corner of 3rd and Ferry Streets



An early image of Dayton's commercial core, showing the original configurations of the three buildings, and the demolished Opera House at the far extents of the block.



A contemporary image of the Stuckey Building

The Stuckey Building

The Stuckey Building will have its current storefront (windows, doors and bulkheads) removed and replaced with a system more in keeping with its original aesthetic, albeit with the two doors located at the ends of the opening. Seismic bracing will be installed at the inside center of the storefront, a necessary action to address the 'soft story' condition of the structure. The archway where the stairway to the second floor is located will remain, but the non-compliant stairs removed. Glazing will be installed in the arched opening, providing views into the Tap House. All second floor windows will be replaced with fiberglass-clad wood windows, of a matching configuration to the original.

The brick and mortar joints were cleaned and retooled within the last decade, and will be reexamined for any additional work needed. The brickwork at the first floor was at one time painted, and that paint was aggressively removed, damaging the weather-face finish of the brick. To protect the brickwork, it is proposed to apply a protective layer of paint at that location only. The building date and names at the parapet will be cleaned and kept in place.



The proposed main façade of Stuckey
Page 142 of 149
3rd & Ferry Street Development – Historic Property Request for Change Narrative



A contemporary image of the Harris Building

The Harris Building

The Harris Building had a new storefront and canopy installed in 2012, and that is to remain intact. The two second floor windows will be replaced with fiberglass-clad wood windows, of a matching configuration to the original.

The brick and mortar joints were cleaned and retooled as part of the 2012 scope of work, and look to be in good condition. The brickwork at the first floor was at one time painted, but that had been carefully removed without damaging the weather-face finish of the brick.

It is proposed to demolish the ca1930s concrete addition to the back of the Harris Building, which is not considered to be a contributing element in the Multiple Property Nomination. The addition is in poor condition and as an unreinforced masonry structure, would prove challenging to seismically upgrade. Its demolition will provide a majority of the space for a new courtyard, which is considered to be a very positive amenity for the development.





A 1940s image of the Bank of Dayton building, left, and a current photo, right

The Bank of Dayton Building

At some point in the past, the Bank of Dayton (formally the US Bank Building) had its lower façade on Ferry Street dramatically altered. The original and rather stoic configuration of a central door with flanking windows was changed when the two window openings were removed and the door was relocated to the corner. It is the intention of this project to return, as close as possible, the original look and feel of the main façade. The main difference will be ge 143 of 149

the creation of an alcove for the main door, allowing the door to operate not in the public right-of-way, as required by code.



The proposed Bank of Dayton Building, 3rd Street façade, left, and Ferry Street façade, right

The 3rd Street elevation originally had a full storefront with a single door adjacent, which was at some point replaced with brick infill and a large single window. This project will remove the single window and provide three windows matching the location and configuration of the second story windows above. The brick infill at the single door will be removed, and that doorway returned to use. The parapet wall at this elevation was at some point stepped down towards the back of the building. That wall will be rebuilt back to its original level.

It should be mentioned that this project proposes to install a projecting clock at the corner of the Bank of Dayton Building. Clocks of this type were often located on important buildings, like a bank, and on prominent intersections. Based on an interpretation of the Dayton sign code, this clock would be considered a 'sign', and would count against the allotment of signage to be provided for this project. It is our contention that this clock would be an architectural amenity to provide character and interest to the commercial core, and should not be considered an advertisement endeavor.

The New Hotel Building

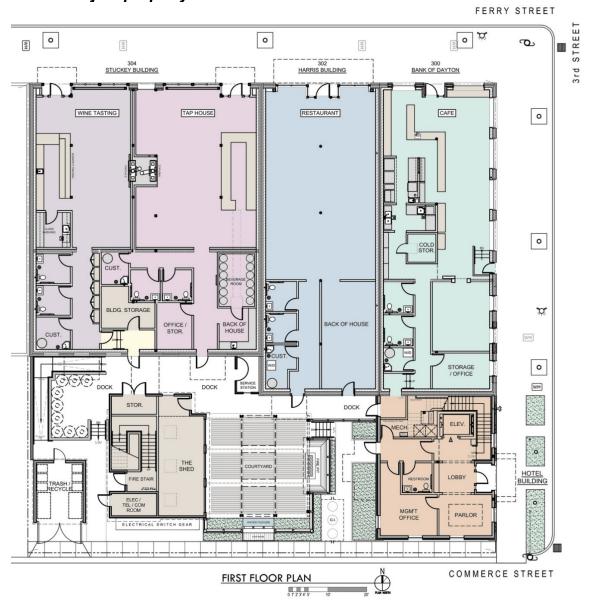
Adjacent to the Bank of Dayton Building and at the corner of 3rd and Commerce Street will be a new hotel building, providing the main entry, stairs and elevator, and support spaces for this establishment. A connection will be made into the second floor of the three existing buildings, where the twelve guest rooms will be located. The exterior of the hotel was designed to be fully compatible with the three existing buildings by use of a matching brick color and similar detailing. The hotel, though, is made distinct through other subtle details, such as corner piers and a flat arched entry. A rather ornate canopy will help mark the importance of a central hotel in town. Inspired by the Stuckey Building, the date of construction will be provided as an architectural feature, and in this case denoted through the use of Roman numerals (MMXXIV). This will hallmark the hotel as a contemporary structure, so as not to confuse it with an original historic building.



Page 144 of 149 3rd & Ferry Street Development – Historic Property Request for Change Narrative The exterior brickwork continues around the south and west elevations, where a cantilevered second story 'Galleria' provides views down into the Courtyard. At the opposite end of the Courtyard is the Stair Tower and Shed, which will be clad in metal panels as befits its functional nature and configuration. The Tower has some resemblance to grain elevator buildings seen locally, with that connection made more evident by placing "DAYTON" at its top. The Tower makes its connection to the back of the Stuckey Building by use of a bridge, which at its upper tier will provide access to the rooftop.

The existing shed roofs of the three existing buildings will be removed and replaced with a single roof with the necessary structural strength to address both seismic forces and the multitudes of mechanical units located there. That strength is also necessary in the installation over 140 photovoltaic panels on the roof deck.

Provide a Site Plan indicating the location or proposed location of structures on the subject property.



This site and floor plan, above, shows the Stuckey, Harris and Bank of Dayton buildings on the northern portion of the development, and the new Hotel building at the southeast corner. The Courtyard is at the back edge of the lot, and bracketed to the west by the Shed and Stair Tower.

 Provide photographs, other pictorial/schematics, sample materials/colors (if available) to represent the proposed changes or additions for a new or to a remodeled structure.

This information was provided in response to a previous question.

 Provide a written explanation of the intended alteration in comparison to the City's 1993 Advisory Guidelines and the US Secretary of Interior Guidelines.

The following is based on the "Commercial Exterior Rehabilitation Guidelines" section of the 1993 Advisory Design Guidelines

Building Height

The new Hotel Building is at a two story height, allowing it to match up with the height of the adjacent Bank of Dayton building, to which it connects. This height helps reinforce the overall importance of the commercial block.

Building Width

The Hotel Building dimensions are 37 feet facing 3rd Street, and 31 feet facing Commerce Street, which is an appropriate dimension for a two story building on this block.

Setback

The Hotel Building is set at the sidewalk edge, equal to the adjacent Bank of Dayton Building.

Proportion of Openings

There will be new windows installed on most all facades of the three existing buildings, with the exception being the four large ground floor windows on the east elevation of the Bank of Dayton. The new windows will reflect the historic proportions of the windows they are to replace.

The Bank of Dayton Building will have new windows installed on a recreated lower façade, which is to resemble the original configuration.

The Stuckey Building's new storefront will contain an upper band of windows, and the main windows will be divided into three sections, all to match the original configuration. The door locations are on the ends of each bay, to allow room for the necessary structural braced frame system.

<u>Materials</u>

The Hotel Building will be clad in red brick, to match as close as possible that of the three existing buildings. There will be similar brick details at the belt course and parapet wall.

Roof Forms

The Hotel Building will maintain a parapet wall similar to the three existing buildings. The level parapet walls at the visible sides of the Bank of Dayton and the Stuckey Building were at some point altered to create a stepped profile. Those walls will have brick added to bring them to a level profile yet again.

Color

Subtle colors are proposed for any painted surface of the existing and new Hotel buildings. The lower front façade of Stuckey will receive a protective layer of paint to cover the brick that was heavily damaged from an earlier paint removal project. The color of paint is yet unselected, but will either be a neutral color, or one that matches the adjacent brickwork.

<u>Awnings</u>

The Stuckey Building will receive metal canopies at their entry alcoves, to provide weather protection at the door locations. The Bank of Dayton will not have an awning, in keeping with the original bank façade. A canopy will be provide to mark the entry of the Hotel, as was the case with many historic hotels.

Signs

The signage locations have been carefully selected to not obscure important aspects of the buildings. At the Stuckey Building, the name of the commercial establishments will be placed on the front of the canopies, at about six inches in height. There will be one blade sign associated with each business, at a maximum of 3.8 square feet in size (20"x28").

The Harris Building tenant will have one blade sign at the 20"x28" size.

The Bank of Dayton Building will have a wall sign installed over its front door, and a blade sign on the 3rd Street façade.

Since the Hotel Building is not on Ferry Street and will be the destination of first-time visitors to Dayton, its signage is a critical aspect to its visibility. Proposed is the hotel name on the front of the canopy, and a blade sign on 3rd Street. At the highly-visible second floor corner of the Bank of Dayton Building is to be a blade sign. The South elevation at Commerce Street will have a wall sign, visible to vehicle traffic. A wall sign announcing the location of the Courtyard will be set back from Commerce Street.

As mentioned previously, it is our assertion that the building date for the hotel at the parapet (MMXXIV) and the proposed corner clock are to be considered architectural elements, and not advertisement signage. This would hold true for the "DAYTON" letters at the east face of the stair tower.

Alterations

Strong photographic and archival evidence has supported the direction of all alteration efforts. If any interior images are known and can be provided for the interior of the Bank of Dayton, that would be much appreciated.

New Additions

The Hotel Building is not a new addition, but a distinctly new building, yet it uses a similar strategy. From a distance of a block away, the hotel is to appear as a contributing member of the commercial block of buildings. As one gets closer, it becomes evident that the building is of contemporary construction, to not confuse it with an actual historic buildings. The building date at the parapet will confirm its vintage to all those who can read Roman numerals.

Commercial Landscapes

Street trees are existing at both Ferry and 3rd Streets, and one will be removed near the Hotel entry and replaced with two new ones, centered on that entry. The existing planter will be redesigned to allow ease of movement from street parking, and contain shrubs and ground covers.

Provide any other information necessary to address the approval criteria.

A set of drawings with more detailed design information has been submitted, and should be reviewed in conjunction with this narrative.

Please know that it is the development team's intention to thoughtfully and respectfully rehabilitate Dayton's three landmark buildings in the commercial core, while providing them with improved resiliency and well-appreciated uses.

■ 7.2.112.07 Exterior Alteration And New Construction

- F. Decision Criteria. To approve the application for exterior alteration of a Designated Landmark or new construction on property on the National Register of Historic Places, or in the Historical Property Overlay Zone, or in an historic district the Planning Commission shall consider the following criteria:
- 1. The proposed new use is similar to the historical use of the property or the proposed new use requires minimal change to the Designated Landmark's or its property's distinctive, materials, features, spaces, and spatial relationships.
 - **Response:** The uses for the ground floor will be commercial in nature, albeit in not the same manner as the Harris and Stuckey buildings were originally designed for. The new uses will retain the existing Harris storefront, and will return the storefronts of Stuckey back closer to their original configuration.
- 2. Historic character of the property is retained and preserved. The relocation of distinctive materials or alterations of exterior features, spaces, and spatial relationships that characterize the property shall be avoided.
 - **Response:** The existing historic exterior brick and decorative features of both buildings will be retained. The upper windows will be replaced, but in a manner that replicates the original configuration of a fixed sash over a double hung sash.
- 3. Use of the property recognizes the physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
 - **Response:** Very little work will be done to the Harris Building's main facade. The majority of work on the Stuckey façade will be in the construction of a new storefront, which will use the original storefront design as a guide.
- 4. Changes acquiring historic significance in their own right are retained and preserved.
 <u>Response</u>: The existing Stuckey storefront, which is to be replaced, has not itself acquired any historic significance.
- 5. Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.
 - Response: The brickwork and decorative metal items on Stuckey will be retained.
- 6. Historic features are repaired versus replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
 - **Response:** The replacement windows will replicate the configuration and profiles (as closely as possible) to the original. The Bank of Dayton Building's main façade will be reconstructed based on archival photographic evidence.
- 7. Use of chemical and physical treatments, if appropriate, are undertaken by the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

 Response: The gentlest means possible to clean the brickwork will be employed, which primarily involves a nylon bristle brush and warm water.
- 8. Alteration, including new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic

materials, features, size, scale, and proportions, and massing to protect the integrity of the property and environment.

Response: The new storefront at Stuckey will be compatible in its composition, but upon closer examination will be understood to be of new construction, and as such, differentiated. The new hotel building is designed to be compatible with the other vintage buildings on the lot, but will be easily differentiated by its new brick, and even the building date at the cornice, in Roman numerals.

9. New additions and adjacent or related new construction on the subject property are undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.

Response: The connection to the Stair Tower at the rear of Stuckey could be removed with minimal disruption to the exterior brickwork.

10. Consider design guidelines such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards.

Response: Duly noted and considered.

Posted: 08/04/2022

By: Cyndi Park, Planning Coordinator

If you have a disability and require a reasonable accommodation to fully participate in this meeting, please contact the City of Dayton at least 32 working hours (four days) before the meeting via email at cityofdayton@ci.dayton.or.us or telephone 503-864-2221 to discuss your accessibility needs.

Next Scheduled Meeting Date Thursday September 8, 2022

City of Dayton, PO Box 339, 416 Ferry St, Dayton OR 97114 Phone: 503-864-2221 Fax: 503-864-2956

Email: cityofdayton@ci.dayton.or.us Website: www.ci.dayton.or.us

MINUTES

JOINT DAYTON PLANNING COMMISSION AND YAMHILL COUNTY BOARD OF COMMISSIONERS MEETING JANUARY 13, 2022

DAYTON COMMISSIONERS PRESENT: Jim Maguire

Ann-Marie Anderson Rob Hallyburton Dave Mackin Tim Parsons

DAYTON COMMISSIONERS ABSENT: None

YAMHILL COUNTY COMMISSIONERS PRESENT: Paulette Alexandria

Dan Armstrong Matt Dunckel Marjorie Ehry Mark Gaibler Alan Halstead Kit Johnson

YAMHILL COUNTY COMMISSIONERS ABSENT: John Abrams

Brett Veatch

DAYTON STAFF PRESENT: Kiel Jenkins, Associate Planner

Rochelle Roaden, City Manager Cyndi Park, Planning Coordinator

YAMHILL COUNTY STAFF PRESENT: Ken Friday, Director Yamhill County

Planning & Development

CALL TO ORDER

Dayton Chairperson Jim Maguire called the meeting to order at 6:32.

APPROVAL OF ORDER OF AGENDA

The order of the agenda was approved.

SWEARING IN OF NEW DAYTON COMMISSIONER

Chairperson Maguire administered the oath of office to Dave Mackin.

APPEARANCE OF INTERESTED CITIZENS

No citizens were present for general comment.

PUBLIC HEARING

Chairperson Maguire opened the public hearing for Dayton LA 2021-02 and Yamhill County DA-02-01 at 6:34 p.m. He read the introductory script, asked if there were any declarations of ex-parte contact or objection to the notice provided for this hearing, or to any members of the Commission that were participating in the hearing. The meeting was turned over to Mr. Jenkins who began to read parts of the staff report.

Mr. Jenkins explained the purpose of the meeting, and briefly summarized the events leading up to the hearing. Due to the size of the packet, Mr. Jenkins was going to discuss the main points and allow participants to read the remainder on their own. Mr. Jenkins presented background information about the process including:

- What is an Urban Growth Boundary?
- UGB Amendments
- Why is Dayton Considering a UGB Swap?
- What is the UGB Swap Process?
- Study Area Exclusions
- Final Study Area

Goal 14 Locational Factors

City Comprehensive Plan Map Amendment

Dayton-Yamhill County UGB Agreement outlined in the Staff Report in section VI.

Mr. Jenkins next addressed some of the most frequent questions he has been asked about this proposal, including:

Q: Why is it more costly to extend utilities across Highway 18 as opposed to the proposed UGB area?

A: The answer is mainly due to parcellation and the limited availability of buildable land.

Q: Will property owners within the proposed UGB area be forced to annex?

A: No. Annexation is voluntary and application based.

Q: The geographic area to be removed is much larger than the area to be added. Is that possible?

A: Yes. Much of the land to be removed would not be able to be developed due to it being ODOT right- of-way, in the floodplain, or jurisdictional wetlands.

Q: What are the effects of the surrounding farmland? Are there measures to mitigate the effects of farmland on potential residential property?

A: Yes, should the area become residential, the builder would have a responsibility to mitigate the effects of adjacent uses. The developer would have to ensure buffering or hedges or things like that needed to screen the effects of farm use from residential development would be on the developer of the property.

The staff report was concluded, and Mr. Jenkins let the Commissioners know that staff recommended that the amendments be forwarded to the City Council for consideration with their vote to approve.

Dayton Planning Commission Chairperson Maguire asked if any Commissioners had questions for staff. Dayton Commissioner Mackin asked if any residents in the area under consideration had expressed interest in annexation. Mr. Jenkins had heard from resident that potentially would be interested in annexation, if possible.

Yamhill County Commissioner Johnson asked what had prompted the city to look at the UGB swap in the first place. Mr. Jenkins explained that the process had begun in 2016 when it was identified that there was no interest in annexation among the property owners in the current UGB area. This, combined with the inability to extend city utilities to the current UGB area prompted them to begin looking for alternatives.

Yamhill County Commissioner Gaibler asked if there would be any commercial properties included in the swap. Mr. Jenkins explained that each property would have to apply for annexation separately, and the overall area would be zoned as residential, as it currently is.

Dayton Commissioner Hallyburton inquired about the requirement for a builder or property owner to have the responsibility to mitigate the effects of farming activity on a residential property. Mr. Jenkins explained that this was not in the code, but that the city would not require an existing use to change because of a new use being allowed nearby.

Yamhill County Commissioner asked how long this land would last, when would it need to be done again? Mr. Jenkins replied that hopefully this wouldn't have to happen again. The goal is to not have to expand the UGB in the future.

Dayton Chairperson Maguire opened the meeting for comments from anyone in attendance in favor of the proposal.

Mr. Austin spoke first. He owns two properties in the area proposed for annexation. He is in favor because he would like to have city water services, but he is concerned about the density of development. Mr. Jenkins explained that the estimates included in the staff report were the lowest density that would be allowed under current code. The ultimate determination about density would be decided further in the process, before building begins.

Mr. Saunders is in favor of the project but was wondering what would happen to properties along Foster Rd. Mr. Jenkins replied that the zoning would not be changing. Director Friday explained that nothing would change for properties that were already in the county and would remain in the county. Anyone interested in developing an ADU on their property should apply to the county before their property is removed from the UGB.

Chairperson Maguire opened the meeting to those in opposition to the application. There were none in attendance.

Chairperson Maguire opened the meeting to those that were neutral to the application. There were none in the attendance.

Chairperson Maguire read a letter from Sam Sweeny into the record. A copy of the letter is included in

the staff report for this application. Mr. Hallyburton inquired whether Mr. Sweeney would have to alter his farming operations (across Ferry St from the proposed swap area), Mr. Jenkins replied that he would not. The builder would be responsible for mitigating the effects of farming on the residences to be developed. Yamhill Commissioner Gaibler said that it wasn't a matter of if people will complain about farming activity, it is a matter of when. He believes when people move into farming communities without an understanding of what that entails, constant complaints can result. Yamhill Commissioner Ehry asked that everyone consider the future. She mentioned that there could be a hog farm or a dairy under the zoning, and those things would make nearby neighbors complain.

Mr. Jenkins spoke on behalf of the applicant, the City of Dayton. He addressed the concerns about future development and explained that part of the UGB process is evaluation. He explained that prior to this hearing, over six months of work had gone into the proposal, and staff are confident that this solution is the best one available given the land availability.

Dayton Chairperson Maguire closed the public hearing.

Yamhill County Commissioner Halstead would vote no, and asked that the city take into consideration what they can do to mitigate conflict between the agricultural community and the new residents.

Yamhill County Commissioner Duckel agreed with the staff position and will vote yes.

Yamhill County Commissioner Gaibler would vote no. He believes the land already existing within the UGB could be developed.

Yamhill County Commissioner Alexandria would vote yes but asked that the new residents be informed about farming activity.

Yamhill County Commissioner Armstrong asked how many acres of land the city owns in the existing UGB and in the proposed UGB swap land. Dayton City Manager Rochelle Roaden clarified that the city owned land has five wells on it and will be used to tie into the city's water treatment plant. The land was purchased for the water rights.

Yamhill County Commissioner Ehry was concerned about the farmlands. She would vote yes but would like to see an education campaign for people moving to the area.

Yamhill County Commissioner Armstrong would vote yes.

Dayton Commissioner Mackin had concerns about the utilities that will serve the area but would vote yes.

Dayton Commissioner Hallyburton acknowledged that the city has a problem, and that this is one solution to the problem. Without an inclusion of something by the city to mitigate the issues that could occur between the farms and the residents, he would vote no.

Dayton Commissioner Parsons is a farmer that has had conflicts with his neighbors. In light of the fact that the current land could not be developed, and the city needs room to grow, he would vote yes.

Dayton Vice Chairperson Anderson believed the proposa vote yes.	I to be the most practical available and would
Motion for Dayton LA 2021-02 and CPMA 2021-01 made by Commissioner Parsons for recommendation of approx Anderson – AYE Hallyburton - NO Mackin - AYE Maguire - AYE Parsons - AYE The motion passes.	•
Motion made by Commissioner Halstead and seconded to Dayton UGB Swap as outlined, and recommend the approximation Commissioners. The votes were: Alexandria - AYE Armstrong - AYE Dunckel - AYE Ehry - AYE Gaibler - NO Halstead - AYE Johnson - AYE The motion passes.	•
OTHER BUSINESS	
None.	
ADJORN	
There being no further business, the meeting was adjour	ned at 8:24 p.m.
Respectfully submitted:	APPROVED BY PLANNING COMMISSION on:
By: Cyndi Park Library Director/Planning Coordinator	☐ As Written ☐ As Amended

CITY OF DAYTON

416 Ferry Street – P. O. Box 339 Dayton, OR 97114-0039 503-864-2221 fax 503-864-2956

PLANNING COMMISSION STAFF REPORT

DATE: August 11, 2022

FILE NUMBER: SDR 2022-06, MAJVAR 22-07, HIST 22-05

HEARING DATE: August 11, 2022

APPLICANT: Paul Falsetto

OWNER: Twin Towers, LLC

REQUEST: Site Development Review for the redevelopment of three buildings along Ferry St.

The redevelopment will include the renovation of the Harris, Stuckey, and Bank of Dayton buildings, along with a new building adjacent to the current Bank of Dayton building. The SDR is accompanies by a historic alteration request and a major

variance.

SIZE: 42,101 Square Feet

ZONE: Commercial, within the Central Business Area Overlay Zone.

CRITERIA: Dayton Land Use and Development Code (LUDC)

Section 7.2.106: Commercial Zone (C)

Section 7.2.11 Central Business Overlay Zone (CBO)
Section 7.2.112 Historical Property Overlay Zone
Section 7.2.3: General Development Standards

Section 7.3.106: Site Development Review

Section 7.3.108 Major Variance

EXHIBITS: A. Vicinity Map

B. Engineer's CommentsC. HIST 22-05 Staff Report

D. SDR Application

E. Major Variance Application- Height

F. Alteration of a Historic Resource Application

G. Narrative HIST 22-05

I. BACKGROUND

The subject properties are currently developed with three vintage buildings- The Harris, Stuckey, and Bank of Dayton Buildings. The project involves a full rehabilitation of the three buildings, with retail and food uses anticipated for the ground floor, and hotel rooms on the second floors, which will all be interconnected. The project also includes construction of an additional building abutting the Bank of Dayton Building that will be used as a manager's office, elevator space, and gathering spaces for hotel guests. The City has approved a property line adjustment application to consolidate the three tax lots as a precursor to the three applications heard by the Planning Commission.

The application packet also includes a major variance to provisions of the LUDC. VAR 22-07 requests a variance to the 35-foot height requirement for the Hotel Building and proposed stair tower.

While the Bank of Dayton building is not listed as a contributing structure in the Dayton Multiple Property Nomination, the other two buildings (Stuckey and Harris) are, are therefore listed on the National Register of Historic Places. Per LUDC Section 7.2.112.07, alterations of historic buildings are required to be reviewed by the Historic Preservation Commission who provide a recommendation to the Planning Commission. On August 20, the HPC recommended approval of the alteration to the Planning Commission. The Staff report for the alteration of a historic resource is attached as Exhibit C.

Surrounding Zoning:

North: Public (P)

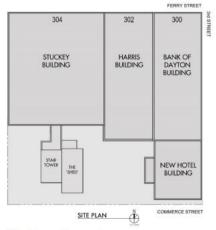
South: Commercial (C)
East: Commercial (C)
West: Commercial (C)

PROJECT OVERVIEW



Ferry Street View





Aerial - Existing

Site Plan - Proposed

II. PROCESS

Site Design Reviews, Historic Alterations (when referred by the City Manager) and Major Variances are all Type II actions decided by the Planning Commission with a properly noticed public hearing. Application materials were submitted on June 15, 2022 and deemed complete on June 16, 2022. The City has 120 days or until October 14, 2022 to issue a final decision on the applications. The City of Dayton Historic Preservation Committee recommended approval of HIST 22-05 to the Planning Commission on July 20, 2022.

Notice of the Planning Commission was mailed to all property owners within 300 feet of the subject properties on July 22, 2022, more than 20 days prior to the Planning Commission hearing.

No public comment has been received at the time of this staff report. Comments submitted by the City Engineer are attached as Exhibit B and referenced within the body of the staff report.

III. STAFF FINDINGS

7.3.106 SITE DEVELOPMENT REVIEW

7.3.106.06 Evaluation of Site Development Plan
The review of a Site Development Plan shall be based upon consideration of the following:

A. Conformance with applicable General Development Standards in Section 7.2.3.

Applicable development standards are listed as follows:

7.2.304.04- General Right-of-Way and Improvements Widths:

<u>FINDING</u>: Per Exhibit C, the adjacent streets meet City Standards. Therefore, no improvements are required.

7.2.303.06- Off-street parking requirements

FINDING: Per the standards of this section, one off-street parking space is required per guest room and one space is required per 300 SF of retail space. However, Section 7.2.111.04 clearly states no off-street parking is required within the Central Business Area. Therefore, no off-street parking is required. However, the City does not have the authority to override requirements for accessible parking. If the property was not located within the CBO, 45 parking spaces will be required. As a condition of approval, the applicant shall be required to provide on-street accessible parking spaces as required by the building code.

7.2.303.11- Bicycle Parking

FINDING: One bicycle space is required for each 20 required vehicle parking spaces. While vehicle parking is not required due to the location of the subject property in the CBO, bicycle parking is still required. As a condition of approval, the applicant shall provide a minimum of two bicycle parking spaces on the final construction drawings designed per LUDC standards.

7.2.304- Storm Drainage

<u>FINDING</u>: Findings related to storm drainage can be found in the City' Engineer's comments (Exhibit B) and are restated below. All items requested by the City Engineer shall be included as conditions of approval.

"The preliminary drawings include information on proposed storm drainage improvements to serve the buildings & development. (Existing Storm Mainlines). Based on the utility maps, there is an existing 12-inch concrete storm drain line along 3 rd Street (Hwy 221) across the building frontage. --- The developer will need to provide storm drainage improvements as required to provide for collection of drainage from impervious areas (ie. roof drains, driveways, parking areas, etc.). Storm drain laterals are to be provided to serve buildings, and parking/loading improvements, and other private development on the property. Detention Requirements. Detention is required for any development to limit flows to predevelopment conditions, per PWDS 3.18. Based on discussions with the development team, the entire site has been previously developed as generally impervious area. As such, detention is not required for this project, provided all storm drainage flows can be conveyed to the downstream storm

system (ie. to the ditch south of Alder Street). The developer will need to demonstrate to Public Works (via current TV inspection or similar) that the existing storm line between the property and the downstream ditch along 3rd Street is clean and clear of debris, or have it cleaned out so that it can accommodate the stormwater flows from the development. The storm drainage design will need to provide for new gravity storm services from the buildings to 3rd Street, as well as any storm mainline extension required to accomplish this. The new storm service laterals must be installed prior to occupancy permits being issued for the new uses in the existing buildings. • The Developer shall provide storm drainage for all buildings & improvements conforming to the requirements of the PWDS. The storm drainage plan shall be designed to accommodate roof and foundation drains, and shall convey storm water runoff to an approved point of disposal. The developer will need to verify to Public Works (via TV inspection or similar) that the existing storm line from the connection point to the downstream ditch is clean and clear of debris, or have the existing line cleaned out to ensure that it can accommodate the stormwater flows from the development. Any required storm improvements must be completed, tested and accepted (and the mainline cleaned if necessary) prior to occupancy permits being issued for the new uses in the existing buildings. Private storm lines parallel with streets/alleys shall be located outside of the public right-of-way."

7.2.305- Utility Lines and Facilities

FINDING: Findings related to public utilities can be found in the City' Engineer's comments (Exhibit B) and are restated below. All items requested by the City Engineer shall be included as conditions of approval.

Sanitary Sewer:

The preliminary drawings include information on proposed sewer improvements to serve the buildings & development. (Existing Sewer Mainlines). Based on the utility maps, there is an existing 18-inch HDPE sewer along Commerce Street (replaced & upsized by the City in 2019).

(New Sewer Mainlines). Since there is an existing mainline available to serve this property, mainline sewer improvements will not be required. (Existing Sewer Service Laterals). New 6" sewer service laterals to property line were installed to replace the old services serving each of the buildings, and property line cleanouts were installed as part of the City project in 2019. The development team will need to determine which service laterals will be utilized for the new buildings, and arrange to have any unused sewer service laterals plugged or capped at the mainline connection point.

- --- Service lateral pipe between the property line cleanout & the building shall be replaced, unless it is demonstrated that the existing pipe is leak free and meets City standards.
- --- As outlined under PWDS 4.18.d, the City is under mandate from the Oregon Department of Environmental Quality (DEQ) to reduce infiltration and inflow (I/I) of storm runoff and groundwater into the City's sanitary sewer system. A significant portion of the (I/I) problems in the City's sewage collection system are attributable to leaking sewer service laterals or drains connected to service laterals. DEQ and City standards require that "No person shall discharge or cause to be discharged any storm water, surface water, groundwater, roof runoff, subsurface drainage to any sanitary sewer." The City requires applicants to demonstrate compliance with this ordinance by testing existing sanitary sewer service laterals that are proposed for continuing use. This requirement is based on public health and sanitation regulations adopted by the City to meet Oregon DEQ and USEPA requirements under the City's NPDES permit.
- --- Unless existing sewer service laterals are air tested in conformance with PWDS 4.18.d.2 from the property line cleanout to the building to verify that it is free of leaks or defects, any existing service

lateral shall be replaced. A property line cleanout shall be provided for all existing or new service laterals, where such cleanouts do not already exist. (Grease Interceptor).

- --- Restaurants or commercial style kitchens (or other grease generating uses) must be provided with a grease interceptor vault as required under PWDS 4.18, at a location acceptable to Public Works, and must be provided with a recorded maintenance agreement.
- --- Since the three properties will be consolidated into a single legal lot of record, a single grease interceptor can be installed to serve all users in the building(s).
- --- Per OPSC 1014.1 requirements, sanitary flows must be piped separately, so as to bypass the grease interceptor (ie. so that it connects to the sewer service downstream of, or separately from, the grease interceptor).
- The developer shall submit sanitary sewer drawings for a new gravity sewer laterals to serve the development, as well as providing for the abandonment (ie. plugging at the mainline) of any existing sewer laterals serving the property which are no longer being used. The development will require the installation of a grease interceptor vault in conformance with PWDS 4.18.a.8. Unless otherwise approved by the City Engineer and Public Works, a minimum 1000 gallon exterior grease interceptor vault shall be provided. A maintenance agreement for the grease interceptor vault (acceptable to the City) shall be recorded against the property. Any required sewer improvements (including any existing laterals to be capped/plugged at the mainline) must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings, including recording of the grease interceptor maintenance agreement.

Water: The preliminary drawings include information on the location of proposed new water services and fire service to serve the buildings & development.

(Existing Waterlines & Hydrants) Maps show an existing 12-inch water mainline along the Ferry Street frontage of the property, and an 8- inch waterline along the 3rd Street frontage of the property.

- --- The Ferry Street waterline is on the development side of the street.
- --- The 3rd Street waterline is on the opposite side of the street from the development.
- ---Existing Hydrants. The existing fire hydrant at 3rd & Ferry is located near the northeast corner of the buildings. See discussion below regarding fire hydrant spacing requirements, particularly in relation to the proposed new FDC. (Existing Water Services). There are three existing water services serving these buildings, as follows.
 - --- 304 Ferry (Stuckey bldg): 5/8-3/4" meter.
 - --- 302 Ferry (Harris bldg): 5/8-3/4" meter.
 - --- 300 Ferry (Bank bldg) : 5/8-3/4" meter.

(New Waterlines) Since the existing waterlines along both Ferry & 3rd Street frontage match minimum sizes recommended in the Dayton water master plan, waterline improvements are not anticipated unless required to provide fire flows for the proposed development. (Water Service(s) & Water Meters) Size & number of new water services and/or meters is uncertain at this point. While the application drawings include notes regarding the reuse of the existing water meter on 3rd Street, the existing service line & meter is NOT adequately sized to serve the proposed new development. The developer will need to provide complete fixture lists and fixture unit counts and information for all uses proposed to be served from the existing or new meter(s), to allow verification that the meter(s) meet City sizing criteria as discussed below.

- --- Standard water meter configurations are shown in the PWDS details.
- --- The Developer will need to verify/clarify whether or not a separate irrigation meter is proposed. -
- -- Meter sizing criteria. Sizing criteria for water meters is summarized under PWDS 5.20.a.5.

- --- With the final design, the development team will need to provide total fixture unit counts for the buildings being served (as well as all irrigation systems) for use in sizing any new domestic water meter(s).
- --- Fixture unit equivalents and demand curves (used in determining the size of commercial water meters) shall be established in accordance with the Oregon Plumbing Specialty Code, with the meter size being determined based on the PWDS criteria noted above (once the development team provides a complete list of all fixtures and associated fixture unit counts, the City will indicate what size of meter will be required).
- --- It is anticipated that the meter size required to serve the new building will be 3" 4" or larger (to be verified during design, since information was not provided with the application).

(New Fire Hydrants)

- --- Based on the location of the FDC serving the building, a new fire hydrant is required on the 3rd Street frontage (within 40 feet of the FDC location as noted below).
- --- The new hydrant on the 3rd Street frontage will need to be extended across 3rd Street from the existing waterline on the east side of the street (ie. as noted under PWDS 5.17.b.6.b, hydrants on the opposite side of an ODOT right-of-way are not considered to be available, since utilization would require closing the State highway to traffic).

(Fire Sprinkler Systems) The developer indicated that they plan to provide fire sprinklers for all buildings (ie. a single fire sprinkler system to serve all three consolidated buildings).

- --- Since a fire sprinkler system is proposed, backflow devices and FDCs to City and Fire District standards will be required (Detail 554-556 for outdoor backflow assemblies, per OFC standards if located inside of the building).
- --- FDCs will be required at locations acceptable to Public Works and the Fire Chief (ie. location in relation to the building(s) being served, and location in relation to a fire hydrant per PWDS 5.22.d).
- -- The location of the forward flow test port required under NFPA 10.10.10.2.5 shall be shown on the construction drawings (see general criteria on Detail 559), as well as defining how flows during the initial & subsequent forward flow test will be conveyed to the outside without flooding or damage to the building.

(Fire Flows Requirements)

- --- Fire flows required will need to be determined from the Oregon Fire Code, based on the size and type of building, type of fire sprinklers provided for the new building, etc.
- --- Even when fire sprinkler systems are proposed, the minimum fire flows required at the site for commercial/industrial buildings is 1500 gpm (OFC B105.3.1).
- The Developer shall submit water system construction drawings conforming to the requirements of the PWDS, and shall demonstrate that the required fire flows are available to all hydrants at the site. All water system improvements required to provide the minimum fire flows (with or without fire sprinklers) shall be the sole responsibility of the developer. The drawings shall show the location and size of any existing or proposed domestic and/or irrigation water meters, as well as any existing or proposed backflow assemblies. The connection point of the domestic, irrigation and fire service lines to the public system, and the location of backflow devices, shall be as approved by Public Works and the City Engineer. Fire hydrants will be required at locations approved by the City Engineer and the Fire Chief. For buildings that are fire sprinklered, the developer shall provide an approved fire system backflow device and FDC between the public system and the fire sprinkler system. The location of the detector backflow device, FDC and forward flow test port shall be as approved by the City Engineer and the Fire Chief. Any required water

system improvements must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings. Franchise Utilities. LUDC 7.2.305.02.C states in part that: "All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground."

- ---Franchise utility service will need to be arranged with the applicable utility provider.
- ---Easements meeting PWDS requirements shall be provided for any franchise utility service located outside of the street right-of-way, which crosses property other than that which it serves."

7.2.306.04- Screening. Screening shall be used to eliminate or reduce the visual impacts of the following uses:

- 1. Commercial and industrial uses when abutting residential uses.
- 2. Industrial uses when abutting commercial uses.
- 3. Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas.
- 4. Outdoor storage areas.
- 5. Parking areas for 20 or more vehicles for multi- family developments, or 30 or more vehicles for commercial or industrial uses.
- 6. At and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners.

<u>FINDING</u>: The proposal does not qualify under one of the above situations. Therefore, staff finds that no screening is required.

B. Adequacy of public and private facilities.

<u>FINDING</u>: Findings related to the adequacy of public facilities are included both under the above findings for "General Development Standards" and within Exhibit B. Staff finds the City's public facilities are adequate to serve the development.

C. Traffic safety, internal circulation and parking;

FINDING: Staff finds that all adjacent streets and pedestrian facilities are improved to City Standards. There are existing crosswalks across Ferry and 3rd Streets to provide access to the development. The site can also be accessed via a pedestrian access along the alley on the south side of the property.

D. Provision for adequate noise and/or visual buffering from non-compatible uses.

<u>FINDING</u>: The proposal is for a renovation of three existing mixed-use buildings and an addition to one of the existing buildings. Staff finds that all adjacent uses are commercial and do not require any noise or visual buffering from the proposed hotel and retail uses, and the intensity of use is not changing.

- **E.** Conformance with development requirements of the underlying zone.
- 7.2.106 COMMERCIAL ZONE (C)

7.2.106.02 Permitted Uses.

The following uses, when developed under the applicable development standards in the Zoning Code, are permitted in the C zone:

H. Hotels and Motels

I. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist and garden supply including greenhouse, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, and other types retail activities.

<u>FINDING</u>: The applicant indicates that the renovated and new buildings will be used for retail, food, and hotel uses. Staff finds that these uses are permitted in the Commercial Zone.

7.2.106.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the C Zone.

- a. Lot Dimension and Height Requirements
 - 1. Lot Size. The parcel size shall be adequate to comply with setback requirements and applicable development standards.
 - 2. Maximum Height. The maximum height shall be 35 feet.
- b. Minimum Yard Setback Requirements
 - a. Front: None
 - b. Side, Rear Yard: None, provided the setback shall be no less than the minimum rear yard setback of the zone on the adjacent property.

FINDING: The subject site is 14,440 SF. The proposed heights for the Bank of Dayton building, new hotel building, and stair tower are 36'6, 36'7, and 42'2m exceeding the maximum height of 35 feet. The applicant has a submitted a major variance to this standard. Staff finds that compliance with the standard can be met if the variance is approved. As there are no setbacks required for the proposed development, the proposal complies with subsection b.

7.2.106.06 Development Standards (***)

- B. Use Restrictions. The following use restrictions shall apply:
 - 2. All business, service, processing or merchandise displays shall be conducted wholly within an enclosed building, except for the following:
 - a. Off-street parking and loading

<u>FINDING</u>: The proposal does not include a request for outdoor merchandise display. Staff finds this criterion is met.

- C. Unless otherwise exempted, all development in the C Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:
 - 1. Off-Street Parking. Parking shall be as specified in Section 7.2.303.
 - 2. Yards and Lots. Yards and lots shall conform to the standards of Section 7.2.308

- 3. Site Development Review: Development within the C Zone shall be subject to the Site Development Review requirements and procedures in Section 7.3.1
- 4. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be 90 percent.
- 5. Landscaping: All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 7.2.306. A minimum 10 percent of the property shall be landscaped.

<u>FINDING</u>: The proposed lot coverage including buildings, accessory structures and paved parking is 11,167 SF, or 77.5%. The applicant is proposing 1,563 SF of landscaping, or 10.7% of the total lot area. The proposal is subject to SDR and has been reviewed under a Type II process as required.

7.2.111- Central Business Overlay Zone (CBO)

For the purposes of this Section, the Central Business Area shall be defined as follows: C and CR zoned land located south of Church Street, east of Fifth Street, north of Alder Street, and west of Second Street.

7.2.11.04- Parking: Off-street parking and loading areas shall not be required within the Central Business Area.

FINDING: No off-street parking is proposed.

7.2.111.05- Landscaping: All new development within the Central Business Area fronting a public or private street shall provide street trees and landscaping in accordance to the following:

 Type of Trees. Street trees shall be limited to an approved City of Dayton list. The list of acceptable tree species and planting methods shall be established by the Department of Public Works.

<u>FINDING</u>: The applicant has indicated that there are seven existing street trees that will remain. In addition, the applicant has proposed the addition of two additional street trees of the Gingko variety. Final approval of the street tree type shall be reviewed at the time of pre-construction review.

2. Minimum Size to be Installed. Street trees shall have a minimum caliper of 2 inches when measured 4 feet in height at the time of installation.

<u>FINDING</u>: This requirement is included as a condition of approval.

- 3. Spacing. The spacing of street trees by tree size shall be as follows:
 - 1. Small sized trees (under 25' tall and less than 16' wide) shall be spaced no greater than 20 feet apart.
 - 2. Medium sized trees (25' 40' tall and more than 16' wide) shall be spaced no greater than 30 feet apart.
 - 3. Large trees (over 40' tall and more than 35' wide) shall be spaced no greater than 40 feet apart.

<u>FINDING</u>: There are existing street trees along the property frontage that exceed the maximum spacing requirement. The applicant has requested that the Planning Commission review street tree plantings under subsection 5(4) which allows for an exemption where street trees are already planted. Staff finds that this is a reasonable request. The two new trees meet the 20-foot spacing requirement.

4. Placement. The placement of trees is subject to the site design review process. Tree placement shall not interfere with utility poles, light standards, power lines, utility services, visual clearance areas or sidewalk access.

FINDING: There are seven existing street trees that do not interfere with utility poles, lights, power lines, utility services, or sidewalk access. The applicant has indicated that there will be walkways between the new planter to be installed in order to provide ease of access from cars parked on-street. Staff inds the standard is met.

- 5. Exemption to Street Tree Requirements. Exemptions to these requirements is subject to the site design review process and may be granted if:
 - 1. The location of the proposed tree would cause potential problems with existing utility lines; or,
 - 2. The tree would cause visual clearance problems; or,
 - 3. There is not adequate space in which to plant the trees; or,
 - 4. Street trees are already in place on the site.

FINDING: The applicant is requesting an exemption to the street tree standards. Staff finds that the exemption is reasonable due to the presence of existing street trees along the property frontage.

6. Landscaping, General. Those areas not constructed upon or devoted to parking and access shall be landscaped in accordance to provisions in Section 7.2.306.

<u>FINDING</u>: Staff finds that the proposed landscaping complies with the provisions of Section 7.2.306 where applicable.

7.3.106 MAJOR VARIANCES

The applicant is requesting a major variance to allow for the height to exceed the maximum of 35 feet per LUDC 7.2.106.05.

 There are unnecessary, unreasonable hardships or practical difficulties which can be relieved only by modifying the requirements of the Code, and is the minimum relief to relieve the hardship. Adverse economic impact shall not be considered an unreasonable hardship or practical difficulty.

FINDING: The applicant has indicated that the increased height is needed to access the existing buildings. Because the building are existing, the height exception to the stair tower makes it necessary to access the roofs of the building for maintenance of the mechanical units and photovoltaic panels on the roofs.

2. There are exceptional or extraordinary circumstances or conditions applying to the land, buildings, or use referred to in the application, which circumstances or conditions do not apply generally to the land, buildings, or uses in the same zone; however, non-conforming land, uses, or structures in the vicinity shall not in themselves constitute such circumstances or conditions.

<u>FINDING</u>: The structures are not new buildings, and the developer is therefore constrained to what can be added or modified. The added stair tower will provide access to the proposed hotel building and the adjacent roofs.

3. That granting the application will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises.

FINDING: Staff finds the minor height increase will not be materially detrimental to the public welfare. The increased height allows for safe egress from the building and is not aesthetically detrimental to the surrounding area.

4. That such variance is necessary for the preservation and enjoyment of the substantial property rights of petitioner.

FINDING: The proposed height variance allows the developer to fully utilize the existing structures while maintaining code compliant access to the roof and surrounding buildings.

5. That the granting of the application will not, under the circumstances of the particular case, adversely affect the health or safety of persons working or residing in the neighborhood of the property of the applicant.

<u>FINDING</u>: The increased height of the stair tower makes for safe exit from the proposed building. The Fire Department has reviewed the plans and has not expressed any concerns.

6. The degree of variance from the standard is the minimum necessary to permit development of the property for uses allowed in the applicable zone.

<u>FINDING</u>: The applicant has indicated that the requested variance is the minimum necessary to access the existing spaces in the connected buildings while maintaining the look and aesthetic of the existing historic structures.

7. The variance request is not the result of a deliberate action or knowing violation on the part of the applicant.

FINDING: Staff finds the variance is not the result of a knowing violation on the part of the applicant.

IV. CONDITIONS & CONCLUSION

Based on the findings contained in this report, Staff recommends approval of SDR 22-06, MAJVAR 22-07, and HIST 22-05 with the conditions listed below:

- 1. PLA 2022-01 (already approved by the City) shall be recorded with Yamhill County prior to approval of the final construction plans.
- 2. The final construction drawings shall show the location and size for the delivery loading zone proposed on Commerce Street. The limits of the on-street loading zone on Commerce Street shall be marked on the pavement with durable pavement markings per City standards, and shall not block more than 50% of the pavement width on Commerce Street. Signs acceptable to Public Works and the City Engineer shall be installed specifying the maximum time that any single vehicle can be parked in the loading zone (30 minute maximum with use of loading zone prohibited from 7-9 a.m. and from 4-6 p.m).
- 3. Street trees shall have a minimum caliper of 2 inches when measured 4 feet in height at the time of installation.
- 4. Accessible parking- The applicant shall provide any required on-street accessible parking in the quantity required by the OSSC. The off-street parking shall be discussed during the pre-construction meeting and shown on the final construction plans.
- 5. Bicycle parking: The applicant shall provide a minimum of two bicycle parking spaces on the final construction drawings designed per LUDC standards.
- 6. All public improvements shall conform with the City of Dayton Public Works Design Standards.
- A title report will need to be provided for review with the utility plans and with the final plat (including copies of all referenced recorded documents, unless download links are provided in the title report
- 8. Any required easements shall be approved by the City and recorded by the Developer prior to final approval of the construction drawings by the City.
- Occupancy permits for structures shall not be issued prior to completion of all required improvements and conditions of approval, and written acceptance by the City, including submission of maintenance bonds and reproducible as-built drawings which have been reviewed & accepted by Public Works.
- 10. The final construction drawings shall provide accessible parking (on-street or off-street at the developer's option), number and configuration as may be required by applicable law, codes or standards based on parking requirements for the development, and shall include the number of bicycle parking spaces required by City standards.
- 11. The final construction drawings shall show the location and size for the delivery loading zone proposed on Commerce Street. The limits of the on-street loading zone on Commerce Street shall be marked on the pavement with durable pavement markings per City standards, and shall not block more than 50% of the pavement width on Commerce Street. Signs acceptable to Public Works and the City Engineer shall be installed specifying the maximum time that any single vehicle can be parked in the loading zone
- 12. Alleys, roadways or driveways which the Fire District will use for fire apparatus access will be designated as fire lanes (Fire Apparatus Access Roads), and will need to have widths and configurations as required by the Oregon Fire Code (OFC), as approved by the City and the Fire Chief. Unless otherwise approved in writing by the Fire Chief, the final layout shall be such that all portions of each building is within 150 feet from a fire apparatus access route as measured by an approved route around the exterior of the

- building per OFC 503.1.1. Aerial apparatus access shall be provided at locations and with configurations as approved by the Fire Code Official, including adding signs and marking curbs in the aerial apparatus access area for no parking (active loading/unloading may be allowed, if approved in writing by the Fire Chief).
- 13. The Developer shall provide sidewalk improvements along street frontages where damaged due to infrastructure improvements along frontages in conjunction with the buildings, or if existing sidewalks are damaged during construction or do not meet ADA standards.
- 14. CBU mailboxes per City & postal service standards (and CBU access) shall be installed by the Developer in conjunction with building construction per City and state standards, if mail delivery is proposed to the buildings. An ADA compliant pedestrian ramp from the street must be located within 50 feet of the new CBU mailboxes, per City standards, and an ADA compliant sidewalk between the ramp & CBU will need to be provided in conjunction with the CBU installation.
- 15. The Developer shall provide storm drainage for all buildings & improvements conforming to the requirements of the PWDS. The storm drainage plan shall be designed to accommodate roof and foundation drains, and shall convey storm water runoff to an approved point of disposal. The developer will need to verify to Public Works (via TV inspection or similar) that the existing storm line from the connection point to the downstream ditch is clean and clear of debris, or have the existing line cleaned out to ensure that it can accommodate the stormwater flows from the development. Any required storm improvements must be completed, tested and accepted (and the mainline cleaned if necessary) prior to occupancy permits being issued for the new uses in the existing buildings. Private storm lines parallel with streets/alleys shall be located outside of the public right-of-way.
- 16. The developer shall submit sanitary sewer drawings for a new gravity sewer laterals to serve the development, as well as providing for the abandonment (ie. plugging at the mainline) of any existing sewer laterals serving the property which are no longer being used. The development will require the installation of a grease interceptor vault in conformance with PWDS 4.18.a.8. Unless otherwise approved by the City Engineer and Public Works, a minimum 1000 gallon exterior grease interceptor vault shall be provided. A maintenance agreement for the grease interceptor vault (acceptable to the City) shall be recorded against the property. Any required sewer improvements (including any existing laterals to be capped/plugged at the mainline) must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings, including recording of the grease interceptor maintenance agreement.
- 17. The Developer shall submit water system construction drawings conforming to the requirements of the PWDS, and shall demonstrate that the required fire flows are available to all hydrants at the site. All water system improvements required to provide the minimum fire flows (with or without fire sprinklers) shall be the sole responsibility of the developer. The drawings shall show the location and size of any existing or proposed domestic and/or irrigation water meters, as well as any existing or proposed backflow assemblies. The connection point of the domestic, irrigation and fire service lines to the public system, and the location of backflow devices, shall be as approved by Public Works and the City Engineer. Fire hydrants will be required at locations approved by the City Engineer and the Fire Chief. For buildings that are fire sprinklered, the developer shall provide an approved fire system backflow device and FDC between the public

system and the fire sprinkler system. The location of the detector backflow device, FDC and forward flow test port shall be as approved by the City Engineer and the Fire Chief. Any required water system improvements must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings.

V. PLANNING COMMISSION OPTIONS

- A. I move to approve SDR 22-06, HIST 22-05, and VAR 22-07 with the conditions listed in the staff report.
- B. I move to approve SDR 22-06, HIST 22-05, and VAR 22-07 with the following modifications..... Note: The Commissioner making the motion needs to state the reasons for the modifications and any revised conditions of approval.
- C. I move to deny SDR 22-06, HIST 22-05, and VAR 22-07 because.....

 Note: The Commissioner making the motion needs to state the reasons for denying the application.
- D. I move to continue the hearing to (date/time certain) to obtain additional information regarding....

<u>Recommended Motion</u> I move to approve SDR 22-06, HIST 22-05, and VAR 22-07 with the conditions listed in the staff report.

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YAMHILL
COUNTY

ASSESSMENT & TAX
CARTOGRAPHY

N.E.1/4 S.E.1/4 SEC.17 T.4S. R.3W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

CANCELLED TAXLOTS: 3100 501

DATE PRINTED:

3/26/2019

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

Exhibit B- City Engineer's Comments

Per the City's request, we reviewed the land use application and associated layout drawing submitted for the proposed multi-use development encompassing three (3) existing buildings between Ferry Street & Commerce Street, west of 3rd Street (*Stuckey building, Harris building, & old Bank building*). We reviewed the application for conformance with applicable City requirements, with regards to recommended improvements to mitigate anticipated impacts. For the most part, our review is limited to public works & infrastructure issues. We understand that the City Planner will be reviewing the application from a planning/zoning standpoint and preparing the staff report.

We recommend that approval of this development be subject to the suggested conditions outlined below. As an alternative, the suggested conditions noted below can be included by reference by an approval condition, if this approach is desired by the City Planner.

If the Planning staff or Planning Commission wishes to modify any of the recommended conditions of approval outlined below, or grant variances based on information that we may not be aware of, we assume that this will be coordinated with Public Works as part of the land use approval process. The City Planner should exercise care and coordinate with other staff if any of the suggested conditions are reworded, to avoid changing the meaning of the requirements.

It is important to be aware that the PWDS (and Oregon Fire Code - OFC) provisions referenced herein are <u>not</u> land use regulations, and are <u>not</u> intended to have an impact on the decision as to whether to approve or deny the application, but are listed so that the applicant is made aware of some of the design/construction standards which must be addressed during the construction phase of the development (ie. approval or denial should be based on the land use regulations, while conditions regarding specific improvements may reference the PWDS & OFC to clarify the extent of improvements required in order to provide service to or mitigate impacts from the development).

BACKGROUND INFORMATION & APPLICATION OVERVIEW.

By City convention and to minimize confusion regarding directions, "plan" north (for purposes of this review) is considered to be parallel with 3rd Street and perpendicular to Ferry Street.

The proposed development is generally located on the SW corner of 3rd & Ferry Street.

The applicant (hereinafter called the Developer) proposes redevelopment and remodeling of the existing buildings generally as follows.

- --- Combine the three parcels into a single legal lot of record (lot consolidation under a PLA application).
- --- Demolish the "newer" concrete addition on the back of the Harris building (ie. center bldq).
- --- Develop the first story of the existing buildings for various commercial and/or retail uses (four tenant spaces, general retail, food service, beverage service, etc.).
- --- Construct a new 2 story building addition behind the existing bank building (ie. easterly bldg), for use as the lobby & access for the second story hotel rooms (this addition will include the primary stairwell & elevator to the 2nd story, as well as having a small lounge/conference room on the 2nd story).
- --- Develop the interconnected second story of the existing buildings with 12 hotel rooms.
- --- Construct a new fire stairwell structure behind the Stuckey building (ie. westerly bldq).
- --- Construct a new patio and covered outdoor dining area behind the Harris & Stuckey buildings.

Drawings were provided showing the general proposed layout of the site & utilities (showing existing and new buildings). The following is an overview summary only, and does not include all proposed or required improvements.

- --- Off-street parking is not being provided (development without off-street parking is allowed in the CBO overlay zone).
- --- New 4 foot wide private sidewalk along the Commerce Street frontage, within a sidewalk easement to allow for public access along the private sidewalk.
- --- Fire sprinkler service & FDC on the 3rd Street frontage.
- --- New fire hydrant on the 3rd Street frontage, within the specified distance from the new FDC.
- --- Aerial fire apparatus access from the 3rd Street frontage, provided by removing the upper guy cables on the existing poles.
- --- Single water service on the 3rd Street frontage.
- --- Sewer services on the Commerce Street frontage, with a private storm drain line connecting out to 3rd Street.
- --- Storm drainage services on the Commerce Street frontage.
- --- Delivery loading zone for the new buildings will be on the north side of Commerce Street (exact location, size & signage not defined on application drawings, see discussions below).

<u>Variance Applications</u>. The developer has submitted three variance applications relating to this project (*sign size, building height & building character for the additions*), none of which are a concern from a Public Works perspective.

--- However, as discussed below, another major variance application may be required for the proposed delivery/loading zone proposed for the development on the north side of Commerce Street (see discussions below, since it will block public vehicular travel lanes).

Excerpts from the City utility maps are attached for reference. These maps show the approximate location and layout of the surrounding properties and known utilities.

The development consists of the following tax lots.

- o TL 4317DA-06700.
 - Stuckey Building.
 - 304 Ferry Street.
 - Portion or all of Lot 218, original Dayton plat.
- o TL 4317DA-06600.
 - Harris Building.
 - 302 Ferry Street.
 - Portion of Lot 217, original Dayton plat.
- o TL 4317DA-06500.
 - Bank Building.
 - 300 Ferry Street.
 - Portion of Lot 217, original Dayton plat.

The property is currently located inside City Limits, and is zoned Commercial (C), and is within the CBO overlay zone.

The zoning of land bordering the development property is as follows:

- --- North: Public (P) across Ferry Street
- --- South: Commercial (C) across Commerce Street
- --- West: Commercial (C)

--- East: Commercial (C) – across 3rd Street

<u>DEVELOPMENT CONSIDERATIONS.</u> We recommend referencing the following suggested conditions and/or development considerations (**SOLID BULLETED PARAGRAPHS BELOW**) in the land use approval.

Prior Land Use Approval for Property.

We are not aware of any previous land use approvals that would affect this development application. We assume this will be verified by the City Planner.

Existing Plats, Easements, etc.

These properties are part of the original Dayton plat (1865), and consist of Lots 217 & 218 from the original plat.

We are not aware of any existing county surveys covering this property (we assume this will be verified by the design team, as applicable).

Title reports for each of the properties was provided with the land use application. There do not appear to be any easements to the City, or any recorded instruments precluding the proposed development approach.

Existing buildings, setbacks, etc.

Two of the properties are included on the historic property index map (Stuckey building & Harris building).

We are not aware of any issues relating to setbacks for the existing buildings. We assume that any setback issues will be addressed by the City Planner.

<u>PLA/Lot Consolidation Approval Timeframe</u>. (per LUDC 7.3.104.06)

• The new deeds effectuating the PLA/lot consolidation shall be recorded within 12 months of the land use approval decision.

General Items.

- Except for items specifically exempted by the planning approval, the development shall fully comply with the public facility requirements of the Dayton Land Use & Development Code (LUDC) and the Public Works Design Standards (PWDS), including information outlined in the City Engineer's 7/15/2022 email to the Public Works Director Steve Sagmiller, attached as Exhibit A. The applicant/developer is responsible for the construction costs of required public or private infrastructure improvements associated with the development (both onsite and offsite).
- After issuance/finalization of the land use approval, the developer and his engineer shall schedule and participate in a pre-design conference with the City Public Works for the purpose of coordinating any required site / street / sidewalk / utility work (PWDS 1.9.b). This conference shall occur after the issuance of land use approval (and expiration of any appeal period), but prior to submitting final site / street / sidewalk / utility construction drawings for review by Public Works. Participants shall include City Public Works and the City Engineer, as well as public/franchise utility providers as applicable. The developer shall provide all information required under PWDS 1.9.b prior to the predesign conference (including a title report), as well as providing information on how each land use approval condition will be addressed.

- After the pre-design conference, the applicant shall prepare and submit any required street, grading, parking, storm drainage, sewer and water plans conforming to the requirements of the Public Works Design Standards (PWDS) for review by the City Engineer and Public Works.
- Public Works construction permits for site / street / sidewalk / utility work shall not be issued until after the developer has received final approval of any required engineered site, street/sidewalk or utility construction drawings per PWDS requirements, a Developer-City construction agreement has been executed, and a performance security satisfactory to the City has been submitted guaranteeing that all improvements will be completed in accordance with the approved drawings and City Standards within the specified time period (PWDS G.10). The engineered site / street / sidewalk / utility construction drawings shall be based on a topographic survey showing the location of all property lines, right-of-way lines and existing easements (including recording references), and existing utilities. The construction drawings shall show any new easements required (including recording references), and all required site and utility improvements, addressing site grading, street improvements/repairs, sidewalk & pedestrian plans, street lights, waterlines, fire hydrants, sanitary sewer, storm drainage, access driveways/fire lanes and parking area layout/dimension plans as applicable, and irrigation plans & backflow device locations for all phases of the development as applicable, as well as information on how streets and/or utilities can be extended to serve adjacent or upstream undeveloped property.
- A title report will need to be provided for review with the utility plans and with the final plat (including copies of all referenced recorded documents, unless download links are provided in the title report). (see PWDS 1.10.b.10).
- Any required easements shall be approved by the City and recorded by the Developer prior to final approval of the construction drawings by the City.
- Occupancy permits for structures shall not be issued prior to completion of all required improvements and conditions of approval, and written acceptance by the City, including submission of maintenance bonds and reproducible as-built drawings which have been reviewed & accepted by Public Works.

Phasing & Timeframes.

The developer is proposing to develop the project in a single phase.

LUDC 7.3.102.05 states that land use "approvals shall be effective for a period of one year from the date of final approval." We assume this means that the approval will expire if site/utility construction permits and building permits are not obtained and substantial construction is not commenced within the one-year period, but does not require all construction to be complete within the 1 year period. To avoid confusion on this issue, we recommend that this be formalized as a condition of approval.

Except as specifically modified by this land use decision, the developer shall be responsible to
obtain site/utility construction permits and building permits (and commence substantial
construction) within one-year of this approval, or the approval will expire unless an extension is
granted (this does not require that all construction to be complete within the 1 year period). Per

LUDC 7.2.201.02.B, all structures must receive a certificate of occupancy within two years of beginning construction, or the approval will expire.

Lot Standards & Zoning Standards.

We assume that conformance with lot and general development standards under the C zoning ordinance will be verified by the City Planner, and conditions added as applicable.

The proposed site improvements appear to be contained within the property boundaries. If this changes, easements will be required where accesses or private utilities cross property lines or are located on property other than that being served.

Site Grading & Fills, Flood Elevations.

It does not appear that this project will include any significant grade changes. There are no flood plains in the vicinity of this development.

The following are included for reference only.

- --- A site grading plan will be required showing grading and drainage around the building, in conjunction with the site/grading/parking/street/sidewalk/utility construction drawings prepared for this project.
- --- Any fills within public rights-of-ways or fire lanes, or lot fills shall be compacted and tested to City standards and per the Oregon Structural Specialty Code requirements as applicable (95% optimum per ASTM D1557 within right-of-ways, and 90% optimum within lot building envelopes).
- --- Any existing unsuitable fills within the right-of-way, driveway alignments or building envelopes will need to be removed or remediated in conjunction with the development construction.

Site Layout, Vehicular Access, etc.

The preliminary layout drawing included information on proposed streets and utilities. This information will be verified in conjunction with the predesign conference and review of the final development construction drawings. The City is not responsible for any discrepancies or missing information not shown on the application drawings.

<u>Offstreet Parking</u>. Since this property is within the CBO overlay zone, off-street vehicular parking is not required, per LUDC 7.2.111.04.

If off-street parking is provided in the future, it must be configured to meet City standards, including LUDC 7.2.111.04.A (requirements/provisions not discussed herein).

<u>ADA Accessible Parking</u>. While the LUDC does not require <u>off-street</u> parking be provided in the CBO zone, the City does not have the authority to waive requirements for accessible parking required under provisions of applicable state or federal law or codes. It is our understanding that <u>on-street</u> accessible parking space(s) will need to be provided, number and configuration as may be required by applicable law, codes or standards.

- --- LUDC 7.2.303.07 requires that the number and configuration of accessible parking spaces comply with the building code and the Oregon Transportation Commission standards.
- --- The number of accessible parking spaces required is based on the number of standard parking spaces typically required or provided for a particular development (minimum of 1 accessible space for up to 25 parking spaces, with an additional accessible space required for each 25 additional parking spaces required or provided), per OSSC Table 1106.1.

--- Since the accessible parking spaces will be provided along the 3rd Street or the Ferry Street frontages (ie. on-street accessible parking), these spaces will need to be configured per PWDS 2.27 (Accessible On-Street Parking) or ODOT standards, whichever is more stringent. It shall be the responsibility of the development team to coordinate with and obtain all required approvals from ODOT for on-street accessible parking spaces located within ODOT right-of-ways.

We suggest that the City Planner evaluate the number of vehicular parking spaces that would be required if this development were not located within the CBO zone, as this will serve as a basis for the number of accessible parking spaces typically required.

<u>Bicycle Parking</u>. While off-street <u>vehicular</u> parking is not required, the location and number of <u>bicycle</u> parking spaces will need to be determined by the City Planner and/or the Planning Commission as part of the land use process.

--- LUDC 7.2.303.11 contains the City requirements for bicycle parking required for developments.

<u>Number of Accessible & Bicycle Parking Spaces</u>. We assume that the City Planner and/or Planning Commission will determine the number of bicycle parking spaces required based on the type of occupancy/use proposed, and <u>fill in the blanks below as applicable</u> (our understanding is that the number of accessible parking spaces required will be based on the number of parking spaces that would typically be required for the proposed uses in the building, if it were not in the CBO zone).

- The final construction drawings shall provide accessible parking (on-street or off-street at the developer's option), number and configuration as may be required by applicable law, codes or standards based on parking requirements for the development, and shall include the number of bicycle parking spaces required by City standards.
 - accessible vehicle parking spaces & __ bicycle spaces.

<u>Loading Zone</u>. Since this property is within the CBO overlay zone, an <u>off-street</u> loading zone is not required, per LUDC 7.2.111.04.

- --- A delivery loading zone for the new buildings appears to be proposed on the north side of Commerce Street (although the exact location, size & signage is not defined on application drawings or in the narrative).
- --- LUDC 7.2.303.08 typically requires in part that "All commercial or industrial buildings shall require a minimum loading space of 12 feet wide, 30 feet long, and 14 feet high in the following amount: for buildings containing over 5,000 square feet of gross floor area, 1 space; for each additional 40,000 square feet of gross floor area, or any portion thereof, 1 space". However, this requirement for off-street loading zones does not apply in the CBO overlay zone.

On-street delivery/loading zones are NOT allowed to infringe on or block standard vehicular traffic along public streets or public alleys, which is not possible on Commerce Street due to its narrow width.

A major variance will need to be granted as part of the land use approval to allow the proposed delivery loading zone to periodically block traffic on Commerce Street.

We suggest that the City Planner obtain additional information and drawings from the development team, showing the exact location and size for the proposed delivery loading zone on Commerce Street, and include an approval condition requiring markings and signage to be installed at the loading zone showing the limits of the loading zone, and specifying the maximum time any single vehicle can be parked in the loading zone (time limit blanks below should be filled in as part of the land use approval process).

• The final construction drawings shall show the location and size for the delivery loading zone proposed on Commerce Street. The limits of the on-street loading zone on Commerce Street shall be marked on the pavement with durable pavement markings per City standards, and shall not block more than 50% of the pavement width on Commerce Street. Signs acceptable to Public Works and the City Engineer shall be installed specifying the maximum time that any single vehicle can be parked in the loading zone (___ minutes maximum, or ___ hours during any one day, with use of loading zone prohibited from 7-9 a.m. and from 4-6 p.m).

<u>Aerial Fire Apparatus Access</u>. Per OFC D105.2, building heights taller than 30 feet (measured to the higher of the eaves, roof intersection with exterior wall, or top of parapet) require that Aerial Fire Apparatus Access be provided. Since these existing and new buildings appear to be taller than 30 feet, the development team will need to coordinate with the Fire Chief (& Oregon State Fire Marshall) to determine where aerial apparatus access will be required.

- --- Per OFC D105.2, Aerial Fire Apparatus Access Road (if required based on building height) need to be 26 feet wide "in the immediate vicinity of the building" (limits to be determined by the Fire Chief).
- --- Per OFC D105.3, the edge of any designated aerial fire apparatus access must be located at least 15 feet from the building but not further than 30 feet from the building, parallel with the side of the building where aerial access is required.
- --- Per OFC D105.4, overhead utilities are prohibited over the aerial fire apparatus access road, or between the aerial fire apparatus access road and the building. Since there are existing overhead wires along all three sides of the building, the developer will have to coordinate utility companies as necessary to have any conflicting overhead utilities relocated (ie. along the frontage where aerial fire apparatus access is required, as directed by the Fire Chief).
 - Alleys, roadways or driveways which the Fire District will use for fire apparatus access will be designated as fire lanes (Fire Apparatus Access Roads), and will need to have widths and configurations as required by the Oregon Fire Code (OFC), as approved by the City and the Fire Chief. Unless otherwise approved in writing by the Fire Chief, the final layout shall be such that all portions of each building is within 150 feet from a fire apparatus access route as measured by an approved route around the exterior of the building per OFC 503.1.1. Aerial apparatus access shall be provided at locations and with configurations as approved by the Fire Code Official, including adding signs and marking curbs in the aerial apparatus access area for no parking (active loading/unloading may be allowed, if approved in writing by the Fire Chief).

Streets, Sidewalks, etc.

The property has frontage on Ferry Street, 3rd Street and Commerce Street.

(Frontage street - Ferry Street).

Ferry Street is an state highway (*Hwy 155, under the jurisdiction of ODOT*), and is designated as an arterial street.

The current right-of-way width is shown as 80 feet on current City & County maps.

Ferry Street in this area is fully improved (curbs & sidewalks both sides) in good condition. A sidewalk extending from curbline to the building wall exists across the frontage with Ferry Street.

The development property has approximately 120 feet of frontage on Ferry Street.

--- PWDS 2.11 (table) specifies the typical minimum street right-of-way and minimum improvement widths for streets of various classifications (with modifications determined on a case-by-case basis, per LUDC 7.2.302.04).

--- Additional R/W dedication does not appear to be required along Ferry Street in conjunction with this development.

(Frontage street – 3^{rd} Street).

3rd Street is an state highway (*Hwy 221, under the jurisdiction of ODOT*), and is designated as an arterial street.

The current right-of-way width is shown as 70 feet on current City & County maps.

3rd Street in this area is fully improved on the development side (*curbs & sidewalks*) in good condition. A sidewalk extending from curbline to the building wall exists across a northerly portion of the frontage with 3rd Street, with planter strip between the sidewalk & curb across the southerly portion.

The development property has approximately 120 feet of frontage on 3rd Street.

--- Additional R/W dedication does not appear to be required along 3rd Street in conjunction with this development.

(Frontage street – Commerce Street).

Commerce Street is a City street (under the jurisdiction of the City of Dayton), and is designated as a small access street (20 foot alley ROW).

Commerce Street is a former alley, now designated as a narrow City street (no sidewalks within the ROW), and is in relatively good condition.

The development property has approximately 120 feet of frontage on Commerce Street.

--- Additional R/W dedication does not appear to be required along Commerce Street in conjunction with this development (although easements may be required for walkways or utilities as applicable).

<u>Public Street Improvement Standards</u>. LUDC 7.2.301.02.A and 7.2.301.03 (table) states that street improvements are required for new public, commercial or industrial type developments. LUDC 7.2.302.02.B states in part that the provisions of the street standards section are applicable to "The extension or widening of existing public . . . street improvements including those . . . which may be required by the City in association with other development approvals."

- --- LUDC 7.2.302.01 states in part that the street standards apply in order to "provide improvement standards for dedicated but unimproved or partially improved right-of-ways."
- --- LUDC 7.2.302.02 states in part that "[street] improvements in [existing developed areas] shall be based on standards adopted by the Department of Public Works."
- --- PWDS 2.2.b reiterates that "permanent street and associated improvements (including but not limited to paving, curbs, non-deferred sidewalks, street lights, storm drains to drain the street improvements, etc.) shall be provided for existing lots of record <u>at the time development occurs.</u>"

Frontage Street/Sidewalk Improvements.

- --- <u>Streets</u>. Based on condition and width of existing fronting streets, street improvements are not anticipated (unless required due to damage from development construction).
- --- <u>Sidewalks</u>. <u>New</u> public sidewalk improvements are not anticipated with this project. Improvements to <u>existing sidewalks</u> may be required along the Ferry Street or the 3rd Street frontages, depending on utility or other improvements proposed in conjunction with the buildings (or if existing sidewalks do not meet ADA standards, or are damaged during construction).
 - The Developer shall provide sidewalk improvements along street frontages where damaged due to infrastructure improvements along frontages in conjunction with the buildings, or if existing sidewalks are damaged during construction or do not meet ADA standards.

(PUEs).

Due to the zero setback for this area of town, street frontage PUEs are not required for this project.

(CBU Mailboxes, PWDS 1.10.h.2.k & 2.21.j).

- --- If mail delivery is proposed, the location of the required CBU mailbox will need to be shown on the applicable drawings, at a location acceptable to the local postmaster. An ADA pedestrian curb ramp must be located within 50 feet of the CBU (PWDS 2.21.i.5 & Oregon Structural Specialty Code 1111.4.1), and ADA compliant sidewalk between the ramp & CBU will need to be provided in conjunction with the CBU installation.
 - CBU mailboxes per City & postal service standards (and CBU access) shall be installed by the
 Developer in conjunction with building construction per City and state standards, if mail delivery is
 proposed to the buildings. An ADA compliant pedestrian ramp from the street must be located
 within 50 feet of the new CBU mailboxes, per City standards, and an ADA compliant sidewalk
 between the ramp & CBU will need to be provided in conjunction with the CBU installation.

(Street Lights).

Street lights must be provided along new street and existing frontage streets, per City spacing standards, where such street lights do not already exist (*PWDS 2.32.f, maximum of 200 feet spacing, or 3 lot widths, whichever is less*).

- --- There are existing street lights at each end of the development property on Ferry Street, as well as on a pole at the 3rd & Commerce intersection.
- --- Per PWDS 2.32 spacing standards, additional street lights do not appear to be required for this development.

Storm Drainage.

The preliminary drawings include information on proposed storm drainage improvements to serve the buildings & development.

(Existing Storm Mainlines).

Based on the utility maps, there is an existing 12-inch concrete storm drain line along 3rd Street (Hwy 221) across the building frontage.

--- The developer will need to provide storm drainage improvements as required to provide for collection of drainage from impervious areas (ie. roof drains, driveways, parking areas, etc.). Storm drain laterals are to be provided to serve buildings, and parking/loading improvements, and other private development on the property.

<u>Detention Requirements</u>. Detention is required for any development to limit flows to predevelopment conditions, per PWDS 3.18. Based on discussions with the development team, the entire site has been previously developed as generally impervious area. As such, detention is not required for this project, provided all storm drainage flows can be conveyed to the downstream storm system (ie. to the ditch south of Alder Street).

The developer will need to demonstrate to Public Works (via current TV inspection or similar) that the existing storm line between the property and the downstream ditch along 3rd Street is clean and clear of debris, or have it cleaned out so that it can accommodate the stormwater flows from the development.

The storm drainage design will need to provide for new gravity storm services from the buildings to 3rd Street, as well as any storm mainline extension required to accomplish this. The new storm service laterals must be installed prior to occupancy permits being issued for the new uses in the existing buildings.

The Developer shall provide storm drainage for all buildings & improvements conforming to the requirements of the PWDS. The storm drainage plan shall be designed to accommodate roof and foundation drains, and shall convey storm water runoff to an approved point of disposal. The developer will need to verify to Public Works (via TV inspection or similar) that the existing storm line from the connection point to the downstream ditch is clean and clear of debris, or have the existing line cleaned out to ensure that it can accommodate the stormwater flows from the development. Any required storm improvements must be completed, tested and accepted (and the mainline cleaned if necessary) prior to occupancy permits being issued for the new uses in the existing buildings. Private storm lines parallel with streets/alleys shall be located outside of the public right-of-way.

Sanitary Sewer.

The preliminary drawings include information on proposed sewer improvements to serve the buildings & development.

(Existing Sewer Mainlines).

Based on the utility maps, there is an existing 18-inch HDPE sewer along Commerce Street (replaced & upsized by the City in 2019).

(New Sewer Mainlines).

Since there is an existing mainline available to serve this property, mainline sewer improvements will not be required.

(Existing Sewer Service Laterals).

New 6" sewer service laterals to property line were installed to replace the old services serving each of the buildings, and property line cleanouts were installed as part of the City project in 2019. The development team will need to determine which service laterals will be utilized for the new buildings, and arrange to have any unused sewer service laterals plugged or capped at the mainline connection point.

- --- Service lateral pipe between the property line cleanout & the building shall be replaced, unless it is demonstrated that the existing pipe is leak free and meets City standards.
- --- As outlined under PWDS 4.18.d, the City is under mandate from the Oregon Department of Environmental Quality (DEQ) to reduce infiltration and inflow (I/I) of storm runoff and groundwater into the City's sanitary sewer system. A significant portion of the (I/I) problems in the City's sewage collection system are attributable to leaking sewer service laterals or drains connected to service laterals. DEQ and City standards require that "No person shall discharge or cause to be discharged any storm water, surface water, groundwater, roof runoff, subsurface drainage to any sanitary sewer." The City requires applicants to demonstrate compliance with this ordinance by testing existing sanitary sewer service laterals that are proposed for continuing use. This requirement is based on public health and sanitation regulations adopted by the City to meet Oregon DEQ and USEPA requirements under the City's NPDES permit.
- --- Unless existing sewer service laterals are air tested in conformance with PWDS 4.18.d.2 from the property line cleanout to the building to verify that it is free of leaks or defects, any existing service

lateral shall be replaced. A property line cleanout shall be provided for all existing or new service laterals, where such cleanouts do not already exist.

(Grease Interceptor).

- --- Restaurants or commercial style kitchens (or other grease generating uses) must be provided with a grease interceptor vault as required under PWDS 4.18, at a location acceptable to Public Works, and must be provided with a recorded maintenance agreement.
- --- Since the three properties will be consolidated into a single legal lot of record, a single grease interceptor can be installed to serve all users in the building(s).
- --- Per OPSC 1014.1 requirements, sanitary flows must be piped separately, so as to bypass the grease interceptor (ie. so that it connects to the sewer service downstream of, or separately from, the grease interceptor).
 - The developer shall submit sanitary sewer drawings for a new gravity sewer laterals to serve the development, as well as providing for the abandonment (ie. plugging at the mainline) of any existing sewer laterals serving the property which are no longer being used. The development will require the installation of a grease interceptor vault in conformance with PWDS 4.18.a.8. Unless otherwise approved by the City Engineer and Public Works, a minimum 1000 gallon exterior grease interceptor vault shall be provided. A maintenance agreement for the grease interceptor vault (acceptable to the City) shall be recorded against the property. Any required sewer improvements (including any existing laterals to be capped/plugged at the mainline) must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings, including recording of the grease interceptor maintenance agreement.

Water.

The preliminary drawings include information on the location of proposed new water services and fire service to serve the buildings & development.

(Existing Waterlines & Hydrants)

Maps show an existing 12-inch water mainline along the Ferry Street frontage of the property, and an 8-inch waterline along the 3rd Street frontage of the property.

- --- The Ferry Street waterline is on the development side of the street.
- --- The 3rd Street waterline is on the opposite side of the street from the development.
- ---Existing Hydrants. The existing fire hydrant at 3rd & Ferry is located near the northeast corner of the buildings. See discussion below regarding fire hydrant spacing requirements, particularly in relation to the proposed new FDC.

(Existing Water Services).

There are three existing water services serving these buildings, as follows.

- --- 304 Ferry (Stuckey bldg): 5/8-3/4" meter.
- --- 302 Ferry (Harris bldg): 5/8-3/4" meter.
- --- 300 Ferry (Bank bldg): 5/8-3/4" meter.

(New Waterlines)

Since the existing waterlines along both Ferry & 3rd Street frontage match minimum sizes recommended in the Dayton water master plan, waterline improvements are not anticipated unless required to provide fire flows for the proposed development.

(Water Service(s) & Water Meters)

Size & number of new water services and/or meters is uncertain at this point. While the application drawings include notes regarding the reuse of the existing water meter on 3rd Street, the existing service line & meter is <u>NOT</u> adequately sized to serve the proposed new development.

The developer will need to provide complete fixture lists and fixture unit counts and information for all uses proposed to be served from the existing or new meter(s), to allow verification that the meter(s) meet City sizing criteria as discussed below.

- --- Standard water meter configurations are shown in the PWDS details.
- --- The Developer will need to verify/clarify whether or not a separate irrigation meter is proposed.
- --- Meter sizing criteria. Sizing criteria for water meters is summarized under PWDS 5.20.a.5.
 - --- With the final design, the development team will need to provide total fixture unit counts for the buildings being served (as well as all irrigation systems) for use in sizing any new domestic water meter(s).
 - --- Fixture unit equivalents and demand curves (used in determining the size of commercial water meters) shall be established in accordance with the Oregon Plumbing Specialty Code, with the meter size being determined based on the PWDS criteria noted above (once the development team provides a complete list of all fixtures and associated fixture unit counts, the City will indicate what size of meter will be required).
 - --- It is anticipated that the meter size required to serve the new building will be 3" 4" or larger (to be verified during design, since information was not provided with the application).

(New Fire Hydrants)

- --- Based on the location of the FDC serving the building, a new fire hydrant is required on the 3rd Street frontage (within 40 feet of the FDC location as noted below).
- --- The new hydrant on the 3rd Street frontage will need to be extended across 3rd Street from the existing waterline on the east side of the street (ie. as noted under PWDS 5.17.b.6.b, hydrants on the opposite side of an ODOT right-of-way are not considered to be available, since utilization would require closing the State highway to traffic).

(Fire Sprinkler Systems)

The developer indicated that they plan to provide fire sprinklers for all buildings (ie. a single fire sprinkler system to serve all three consolidated buildings).

- --- Since a fire sprinkler system is proposed, backflow devices and FDCs to City and Fire District standards will be required (*Detail 554-556 for outdoor backflow assemblies, per OFC standards if located inside of the building*).
- --- FDCs will be required at locations acceptable to Public Works and the Fire Chief (ie. location in relation to the building(s) being served, and location in relation to a fire hydrant per PWDS 5.22.d).
- --- The location of the forward flow test port required under NFPA 10.10.10.2.5 shall be shown on the construction drawings (see general criteria on Detail 559), as well as defining how flows during the initial & subsequent forward flow test will be conveyed to the outside without flooding or damage to the building.

(Fire Flows Requirements)

- --- Fire flows required will need to be determined from the Oregon Fire Code, based on the size and type of building, type of fire sprinklers provided for the new building, etc.
- --- Even when fire sprinkler systems are proposed, the minimum fire flows required at the site for commercial/industrial buildings is 1500 gpm (OFC B105.3.1).

• The Developer shall submit water system construction drawings conforming to the requirements of the PWDS, and shall demonstrate that the required fire flows are available to all hydrants at the site. All water system improvements required to provide the minimum fire flows (with or without fire sprinklers) shall be the sole responsibility of the developer. The drawings shall show the location and size of any existing or proposed domestic and/or irrigation water meters, as well as any existing or proposed backflow assemblies. The connection point of the domestic, irrigation and fire service lines to the public system, and the location of backflow devices, shall be as approved by Public Works and the City Engineer. Fire hydrants will be required at locations approved by the City Engineer and the Fire Chief. For buildings that are fire sprinklered, the developer shall provide an approved fire system backflow device and FDC between the public system and the fire sprinkler system. The location of the detector backflow device, FDC and forward flow test port shall be as approved by the City Engineer and the Fire Chief. Any required water system improvements must be completed, tested and accepted prior to occupancy permits being issued for the new uses in the existing buildings.

Franchise Utilities.

LUDC 7.2.305.02.C states in part that: "All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground."

- ---Franchise utility service will need to be arranged with the applicable utility provider.
- ---Easements meeting PWDS requirements shall be provided for any franchise utility service located outside of the street right-of-way, which crosses property other than that which it serves.

CITY OF DAYTON

416 Ferry Street – P. O. Box 339
Dayton, OR 97114-0039
503-864-2221 fax 503-864-2956

PLANNING COMMISSION STAFF REPORT

DATE: August 4, 2022

FILE NUMBER: HIST 22-05

HEARING DATE: August 11, 2022

APPLICANT: Paul Falsetto

OWNER: Twin Towers, LLC

REQUEST: Request for an alteration to an alteration to a historic resource as described in

Section I.

PROPERTY: 300, 302, 304 Ferry St.

ZONE: Commercial, within the CBO district.

CRITERIA: Dayton Land Use and Development Code (LUDC)

7.2.117.07.F

EXHIBITS: A. Submitted Application

B. Narrative Response to Criteria

I. BACKGROUND

Twin Towers, LLC is proposing a full rehabilitation and seismic upgrade of three vintage brick buildings in the downtown core of Dayton. When complete, the ground floors of these buildings will host four commercial tenants providing food and beverage services. A new hotel structure abutting the Bank of Dayton Building on 3rd Street will provide the manager's office, elevator, and gathering spaces for the hotel guests. The second floor of all buildings will be interconnected to create twelve hotel rooms and support spaces. A back courtyard with a covered shed will host dining and other special events. The Stuckey Building (1911) is the largest and oldest of the three existing buildings and abuts the Harris Building (1913) to the east.

On July 20, the HPC recommended the Planning Commission approve HIST 22-05.

II. PROCESS

Major alterations to a historic resource are processed as Type II actions where the HPC makes a recommendation to the Planning Commission.

The application was submitted by the applicant on June 15, 2022. The HPC hearing was held on July 20, with the Planning Commission hearing scheduled for Thursday, August 11.

Appeal of the Planning Commission's decision shall be processed in accordance with the provisions of LUDC Section 7.3.207.

III. DECISION CRITERIA AND FINDINGS

7.2.112.07 Exterior Alteration And New Construction

- F. Decision Criteria. To approve the application for exterior alteration of a Designated Landmark or new construction on property on the National Register of Historic Places, or in the Historical Property Overlay Zone, or in an historic district the Planning Commission shall consider the following criteria:
- 1. The proposed new use is similar to the historical use of the property or the proposed new use requires minimal change to the Designated Landmark's or its property's distinctive, materials, features, spaces, and spatial relationships.

Findings: The Harris and Stuckey buildings were originally designed for commercial uses. The proposal will continue to use the building for commercial purposes, and the applicant indicates the that the storefronts will be returned closer to the original configuration.

2. Historic character of the property is retained and preserved. The relocation of distinctive materials or alterations of exterior features, spaces, and spatial relationships that characterize the property shall be avoided.

Findings: The proposed alteration does not make significant architectural changes to the subject buildings. The applicant has indicated that the existing historic exterior, including the brick and decorative features, will be retained. While the upper windows will be replaced, they will be replaced in a manner that replicates the original design.

3. Use of the property recognizes the physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

Findings: The applicant has indicated that the proposal does not include very much work on the Harris building façade and that the majority of work on the Stuckey façade involves the construction of a new storefront with the original storefront used as a guide.

4. Changes acquiring historic significance in their own right are retained and preserved.

Findings: The applicant has indicated that sector of the Stuckey to be replaced, the storefront, does not in of itself have any specific historic significance.

5. Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.

Findings: The applicant has indicated that the brickwork and decorative metal items on the Stuckey building will be retained.

6. Historic features are repaired versus replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Findings: Per the applicant's submittal, the replacement windows will replicate the originals as closely as possible. Additionally, the applicant indicates that the Bank of Dayton Building's main façade will be constructed based on archival photographic evidence.

7. Use of chemical and physical treatments, if appropriate, are undertaken by the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

Findings: The applicant has not indicated that any chemical treatments will be used, and that the brickwork will be cleaned by the gentlest means possible- Via nylon bristle brush and hot water.

8. Alteration, including new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic features, size, scale, and proportions, and massing to protect the integrity of the property and environment.

Findings: The applicant's submittal indicated that the new hotel building will be distinct from the existing buildings, but compatible with the existing Harris and Stuckey Buildings. The new Stuckey Building storefront will be similar to the previous architecture, but will differ slightly due to the nature of new construction.

9. New additions and adjacent or related new construction on the subject property are undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.

Findings: The applicant has indicated that the proposed connection to the stair tower could be removed with minimal disruption in the future.

10. Consider design guidelines such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards.

Findings: The applicant has noted that design standards mentioned in criterion 10 have been considered.

IV. CONCLUSIONS

Based on the findings in the staff report, staff recommends the Planning Commission approve HIST 22-05

V. EXAMPLE MOTIONS

- 1. I move to adopt the findings in the staff report and approve of HIST 2022-05.
- 2. I move to deny HIST 2022-05 based on... (state criteria that are not met)
- 3. I move to recommend continuation of the public hearing to (date/time certain).



Site Development Review Application

416 Ferry St - PO Box 339
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www.ci.dayton.or.us
cityofdayton@ci.dayton.or.us

For City of Dayton use:			
Date Application Received:	Received By:	File Nu	mber:
Public Hearing Date:	Fee Amount:		Deposit Amount:
Application Completed Date:		Application Approval L	Date:
Applicant Information:			
Applicant Name: Paul Falsetto			
Mailing Address: 1605 NE Buffalo Street		City: Portland	_{ST:} OR _{Zip:} 97211
Telephone Number: <u>503-750 5750</u>		Cell Number: 503-750	
Email Address: paul@pmf-arch.com			
			buildings: the Stuckey Building (1911),
property. The ground floor will be divided into		, , , , ,	
Site Information:	· ·		ms on the interconnected second floor.
Site Address or Location: 300 / 302 / 304 F	Ferry Street		
Nearest Cross Street: 3rd Street			
Map & Tax Lot Number: 4-3-17 DA 0650	00/06600/06700	Square Footage or Acrea	ne. 14,400 sf
Existing Property Area: combined area: 14		Proposed Property Area:	
Plan Designation: Dayton Central Business		Zoning: C, CBO, HBO	Property Line Adjustment
Historic Property Designation: X National Regi		gnificant	☐ Non-Contributing ☐ None
Existing Impermeable Surface Area: 14,400	_		Surface Area: 14,088 sf
Owner Information:		Troposed impormedate	
Property Owner(s): Twin Towers, LLC			
Address: 7401 SW Washo Court, Suite 2	00	City: Tualatin	ST: OR Zip: 97062
Phone: Wayne Marschall 503-612-1563 Kelly Have			
(manager) (local co		kellýjha	verkate@gmail.com Date:
<u> </u>	m		C/10/2022
Property Owner Signanture: W. Kenner Signanture: I/We the above signed Property Owner(s), consent	to the proposed dev	velopment of our property as	Date.
	Y		,
For Office Use Fee: Deposit:	Amount Paid:	Date Paid:	Receipt #
Approved by:	City Planner	Public Works Director	☐ City Engineer ☐ Fire Marshall/Chief
Applicant Notification Date:	Comments:		
Additional Services Amount Billed:	Paid:	🔲 Planner	
☐ Engineer	☐ Staff Time		☐ Other

Consultants (please list all that apply))			
🛚 Planning	Engineering	☐ Surveyor	Other	
Name: Paul Falsetto		Physical Address: same as mailing	g address	
Firm: Paul M. Falsetto Architect LLC		_ City:	ST:	_ Zip:
Mailing Address: 1605 NE Buffalo Street		_Telephone #: _503-750 5750		
City: Portland ST: OR	Zip: 97211	_Cell Phone #: _503-750 5750		
Email Address: paul@pmf-arch.com				
Planning	🛚 Engineering	Surveyor	Other	
Name: Chris DesLauriers		_ Physical Address: _same as mailing	g address	
Firm: T.M. Rippey Consulting Engineers		_ City:	ST:	_ Zip:
Mailing Address: 7650 SW Beveland Street,				
City: Tigard ST: OR	Zip: 97223	_Cell Phone #:		
Email Address: CDesLauriers@TMRippey.	.com			
Planning	Engineering	Surveyor	Other	
Name:		_ Physical Address:		
Firm:		_ City:	ST:	_ Zip:
Mailing Address:		_Telephone #:		
City: ST:	Zip:	_Cell Phone #:		
Email Address:				
Planning	Engineering	Surveyor	Other	
Name:		_ Physical Address:		
Firm:		_ City:	ST:	_ Zip:
Mailing Address:		_Telephone #:		
City: ST:	Zip:	_Cell Phone #:		
Email Address:				
Planning	Engineering	☐ Surveyor	Other	
Name:		_ Physical Address:		
Firm:				
Mailing Address:				
City: ST:				
Email Address:				

project

3rd & Ferry Street Development – 21003

re

Site Development Review Application Narrative

date 6/13/22

site | 300 / 302 / 304 Ferry Street



1605 NE Buffalo Street, Portland, Oregon 97211 = 503.750-5750

PROJECT OVERVIEW



Ferry Street View



STUCKEY BUILDING HARRIS BANK OF DAYTON BUILDING

STAR TOWER THE SHED'

SITE PLAN

COMMERCE STREET

Aerial - Existing

Site Plan - Proposed

Twin Towers LLC will be redeveloping three vintage brick buildings in downtown core of Dayton. The Stuckey Building (1911) is the largest and oldest of the three, and abuts the Harris Building (1913) to the east. The Bank of Dayton Building (1913) occupies a key corner in town.

This project involves the full rehabilitation of the three existing buildings, with retail and food services projected for the ground floor uses. A new hotel structure abutting the Bank of Dayton Building will provide the manager's office, elevator, and gathering spaces for the hotel guests. The second floor of all buildings will be interconnected to create twelve hotel rooms. A back patio with a covered shed will host dining and other special events.

The project team will incorporate a variety of green methods and materials, and is anticipating a LEED rating of Gold or Silver. Construction is slated for 2023, with completion anticipated for the first part of 2024.

FERRY STREET



GENERAL LAND USE INFORMATION

	Description	Comments
Location	Map: 4-3-17 DA Tax Lots: 06500, 06600, 06700	The three separate lots will be consolidated through a Property Line Adjustment (in progress)
Applicable Zones	C (base zone); CBO, HPO overlays	
Uses Proposed	Mixed-use: hotel over (4) commercial spaces	Tenants include a café, restaurant, tap house, and wine retail sales, which are all permitted uses.
Lot Size	120 ft x 120 ft = 14,400 sf	This is the total area for the three lots, to be formally consolidated
Building Footprints (not including auxiliary structures)	Stuckey-Harris-Bank Bldgs: 8,922 sf New Hotel Building: 1,147 sf Stair Tower/Shed: 739 sf Total footprint: 10,808 sf	Footprints are within the allowable area. The existing Harris concrete addition proposed to be demolished.
Building Height	Bank of Dayton Bldg: 36'-6" (from average grade at 3rd Street) Hotel Bldg: 36'-7" (top of parapet) Stair Tower: 42'-2" (highest point)	Heights of the new buildings exceed the 35-foot height maximum. A major variance is requested
Lot Coverage	Required: 90% coverage, max. Proposed: 11,167 sf (77.5%)	The amount of lot coverage meets the requirements.
Landscape Coverage	Required: 10% coverage, min. Proposed: 1,563 sf (10.8%)	Landscape area includes plantings, courtyard, water feature, deck planters
Dev. Standards Appearance & Orientation	C: Outdoor seating for permitted eating and drinking establishments CBO: facades visible from a street shall be of brick or wood construction New bldgs. required to be similar in character and design with existing.	The Courtyard, at 648sf, is within the seating capacity limits. The new Hotel building will be clad in brick, and of similar character and design with the historic brick buildings.
Signs (CBO)	100 sf of signage area allowed, based on 100 lf of façade (max.)	The project's signage will exceed the allowed maximum. A major variance is requested
Off-street Parking	Parking not required as per the CBO. If included, it must address the city standards.	No off-street parking is proposed on this property.
Natural Features	The review property is not in a flood plain, a wetland, or adjacent to a waterway.	There are no salient natural resources on site.
Alterations & New Construction (HBO)	Alterations will occur on two NR- Listed properties (Stuckey & Harris). The Bank of Dayton's front facade will be returned closer to its original configuration.	The 1930s concrete addition to Harris is not considered to be historic, and is to be demolished. The new Hotel is designed to be compatible with the existing brick buildings.

DAYTON LAND USE AND DEVELOPMENT CODE – APPLICABLE CRITERIA

7.2.106 Commercial Zone (C)

7.2.106.02 Permitted Uses

This project complies with the allowable permitted commercial uses at the first floor with tenants such as a wine tasting & retail store, a tap house, a restaurant, and a cafe. A hotel and associated spaces will occupy the second floor, which is a permitted use.

7.2.106.05 Dimensional Standards

A-1 Lot Size: The three separate lots will be combined into a single lot through a Property Line Adjustment that is in progress. The single subject lot will be 120' x 120', and 14,400 sf in area.

A-2 Maximum Height: - 35 feet.

The proposed height of the new Hotel Building is 36'-7", which sets it 4.5% above the maximum allowable height. Its height was determined by the need to align its second floor height with that of the Bank of Dayton, to allow access into the hotel rooms located there.

The Stair Tower height from the average ground plane to the top of the highest point is 42'-2", placing it over 20% of the maximum allowable height. The tower height was a result of needing to access the roof, where the mechanical units serving the complex are located.

A major variance will be requested for the height overage for both conditions.

B-1&2: There are no minimum yard setbacks on all sides of the property.

7.2.106.06 Development Standards

B-1: None of the restricted activities will take place on the property.

B-2: An outdoor courtyard with 648 sf of seating for dining will be provided that is to serve all four commercial tenants. At 15 sf/person, this space has the capacity of 44 seats. This code section has an allowance of 12 seats per commercial tenant, which is a 48 seat maximum, of which this proposal is below.

C-4: The lot coverage proposed is 11,167 sf, which is 77.5 percent of the total lot size of 14,400 sf, and below the 90 percent limit.

7.2.111 Central Business Area Overlay Zone (CBO)

7.2.111.04 Parking

No off-street parking is associated with this property.

7.2.111.05 Landscaping

There are three street trees in front of the property on Ferry Street that are about 24 feet tall and look to be of good health. There are four street trees along the property frontage at 3rd Street are of the same age and height, and also appear to be in good health.

The southernmost tree in the planting strip near Commerce Street is proposed to be removed and replaced along with the other plantings.

Two new street trees of the Ginkgo biloba 'Princeton Sentry' variety will be located in that planter, confirming to the spacing requirements. This medium-sized tree is often used when there is limited overhead space under wires. Shrubs and groundcovers will be installed in the planter, which will be divided by two walkways to allow ease of movement from cars parked on the street. The existing water quality pipe is to remain and be repainted.

7.2.111.06 Building Standards

- <u>A. Setbacks</u> There are no setbacks on Ferry or 3rd Streets, conforming with CBO requirements.
- **B. Building Height** The CBO code requires that new buildings be within 25 percent of the average height of existing buildings located on the same side of the street.

At 3rd Street, the height of the Bank of Dayton building, taken from average grade elevation, is 36'-6". The new Hotel building, at its average grade elevation, is 36'-7", which places it at a 1 percent difference.

The Stair Tower, at 42'-2", is within 15.5 percent of the Bank of Dayton building.

- <u>C. Orientation</u> The main entrances to the three existing buildings and the new hotel building are all oriented to the public streets.
- <u>D. Building Facade</u> The proposed Hotel building's three visible facades will be clad in brick, which is one of the required exterior material. The new Stair Tower and Shed, clad in metal, are internal to the site and not directly visible from Ferry or 3rd Street.
- **E. Special Design Requirements** (these apply to this project)
 - <u>1. Setbacks</u>. The new Hotel building will be setback 0 feet from the property line, conforming to the required distance.
 - <u>2. Building Height</u>. The new Hotel building is within 1 percent of the adjacent Bank of Dayton building, and well below the 10 percent average height of existing buildings requirement.

The new Stair Tower is 15.5 percent greater than the average height of the Bank of Dayton building at 3rd Street, and 5.5 percent over the allowance.

A modification is requested for the height overage for the Stair Tower.

- 3. Building Facade. The proposed Hotel building's three visible facades will be clad in brick, which is the required exterior material. The new Stair Tower and Shed, clad in metal, are internal to the site and not directly visible from Ferry or 3rd Street.
- <u>4. Building Design</u>. The new Hotel is similar in character, design and color with the existing brick buildings on the site, with subtle distinguishing characteristics that show it to be of modern construction.

The new Stair Tower and Shed are purposely of a different material and design, in part to follow the design direction of various additions to these buildings over the years. Previous 'saddle bag' additions to Stuckey (since removed) and the Harris concrete addition are more utilitarian in nature, befitting their back-of-house status.

A modification is requested for the Stair Tower and Shed difference in character and design, and will be submitted as part of the Major Variance.

7.2.111.07 Signs

<u>D. Permitted Sign Types</u> The maximum allowable sign area is based on one square foot of sign area for each one linear foot of building façade not exceeding 100 square feet. This maximum area shall apply to all signs attached to the building such that the <u>total area of all signs combined on the property</u> does not exceed 100 square feet.

For this project, we have three distinct existing buildings (Stuckey, Harris, and the Bank of Dayton), joined by the new Hotel building. Signage will be needed for four commercial tenants on the ground floor, along with the hotel entrance.

The lineal façade on Ferry Street is 120 feet. The lineal façade on 3rd Street is 117 feet. According to the sign code, this project is allotted only 100 square feet for all the signage needs, which is only 20 sf of signage total for each of the five businesses. This amount of signage is undersized for the requirements of each commercial tenant to effectively communicate with their patrons.

This project would also like to enhance the character of the town core through the use of a corner clock, as towns used to employ on key buildings, such as a bank.

A variance is requested for the overage of signage amounts.

7.2.112 Historical Property Overlay Zone (HPO)

7.2.112.06 Demolition and Moving

It is proposed to demolish the 1930s concrete addition to the back of the Harris Building. This addition is not considered by the City and the National Register Nomination to be historic.

7.2.112.07 Exterior Alteration And New Construction

Description of the work scope for the three existing buildings will be provided in the Historic Property Request for Change Application.

Items Addressed in the Pre-Application Meeting (date of meeting: 11/16/21)

- 1. <u>Fire Hydrant</u> a new fire hydrant will be provided mid-block on 3rd Street, and within 27 feet of the Fire Department Connection. The fire flow has been determined to be adequate by the City Engineer.
- 2. <u>Aerial Fire Apparatus Access</u> Based on correspondence and a site meeting with Bret Putman, Dayton Fire Chief, it was determined that aerial access can be provided along 3rd Street if the upper guy lines supporting the power pole are removed. Those lines will be removed and replaced with a local guy line north of the pole and anchored in the planter.
- 3. <u>Stormwater Detention</u> The City Engineer agreed with the Applicant that detention is not required for this project, since at the start of development, the site was fully impervious. The proposed development will actually add pervious area to the site.
- 4. <u>Plumbing Requirements</u> Please refer to the Civil and Plumbing drawings for the water service and sanitary sewer elements to be provided.
- 5. <u>Courtyard Uses</u> The planned used for the Courtyard include dining, gatherings and events such as celebrations and wine tastings, and possibly live music with regulated amplification.

6. <u>Commerce Street Sidewalk</u> – A 4-footwide sidewalk is proposed along the property frontage at Commerce Street, with approximately three quarters of it on private property. I was mentioned at the Pre-App that an easement will need to be created that allows public access to this new amenity.

Additional Items Provided in Conjunction with this Application

- A civil engineering narrative provided by TM Rippey.
- Storm Drainage Narrative provided by TM Rippey.
- Title reports and deeds for each of the three properties.
- Project drawing set at tabloid (11"x17") size.
- Historic Property Request for Change Application and narrative.
- Two Major Variance applications.



7650 SW Beveland Street, Suite 100 Tigard, Oregon 97223

Phone: (503) 443-3900 Fax: (503) 443-3700

Paul M Falsetto Architect, LLC 1605 NE Buffalo Street Portland, OR 97211 June 6, 2022

RE: 3RD and Ferry Street Development "Land Use Civil Project Memorandum"

Public Street Improvements:

It is understood from the pre-app notes that the existing right of way frontages are in good conditiontion are not required to be reconstructed with this project. Any utilities that require cutting thru the existing sidewalks and streets will be trenched and surfaces repaired in compliance with city standards.

Site Water Services:

The existing water services are currently planned to be reused. A new fire lateral is being anticipated for a new fire system. One new hydrant is also proposed. Back flow prevention devices will be located inside the building and the FDC connection is proposed to be a face mount style FDC facing 3rd street.

Site Sewer Services:

The existing sewer laterals will be located during construction. If they can be reused for most of the drain waste fixtures they will. The project is proposing to collect all waste from new commercial kitchen fixtures and conveying the commercial kitchen fixtures thru a grease interceptor prior to discharging to the public sewer system.

Franchise Services:

The project will underground new franchise services to the building. The project is not currently proposing to underground existing overhead utilities that are not being moved at this time.

Site Storm:

See enclosed prelim storm memorandum with maps.

Sincerely, Chris Deslauriers, P.E.

EVELOPMENT Twin Towers, LLC. 304 Ferry Street | Dayt **FERRY** 3RD

LAND USE

REVIEW

21003

6/13/22

COVER SHEET

PROJECT DESCRIPTION

OWNER TWIN TOWERS, LLC

7401 SW WASHO COURT, SUITE 200 TUALATIN, OREGON 971.241-7161 CONTACT: KELLY HAVERKATE

ARCHITECT

PAUL M. FALSETTO ARCHITECT 1605 NE BUFFALO STREET PORTLAND, OREGON 97211 503.750-5750 CONTACT: PAUL FALSETTO

CIVIL & STRUCTURAL

T.M. RIPPEY ENGINEERS

7650 SW BEVELAND, SUITE 100 TIGARD, OR 97223 503.443-3900 CIVIL CONTACT: CHRIS DESLAURIERS STRUCTURAL CONTACT: JOSH WETTERLI

MECH / ELEC / PLUMBING

MKE & ASSOC. ENGINEERS 6915 SW MACADAM AVE, SUITE 200 PORTLAND, OR 97219

MECH/PLUMB CONTACT: JACOB PEN ELECTRICAL CONTACT: MARK GARAND

INTERIOR

1313 SE BELMONT STREET PORTLAND, OREGON 97214 503.222-1400 EXT 1 CONTACT: TRACEY SIMPSON

LANDSCAPE ECOTONE ENVIRONMENTAL

522 N THOMPSON STREET, SUITE 4 PORTLAND, OREGON 97227 CONTACT: DAN EDWARDS

services as the projected uses. A new hotel building facing 3rd Street will provide access to twelve hotel rooms on the interconnected The back portion of the site will contain a

This project involves the rehabilitation of three

vintage buildings in the downtown core of

Dayton, specifically the Stuckey Bullding

of Dayton Building (1913). A property line

The ground floor will be divided into four

tenant spaces, with food and beverage

(1911), the Harris Building (1913) the Bank

adjustment will consolidate all into a single lot.

courtyard for dining and events, which is adjacent to a year-around dining outbuilding called the 'Shed'.

ZONING CODE INFORMATION

Zoning: (C) Commercial Zone

(CBO) Central Business Area Overlay (HBO) Historical Property Overlay

Historic Designation: The Stuckey and Harris buildings are listed in the National Register of Historic Places

BUILDING CODE INFORMATION

Code: 2019 Oregon Structural Specialty Code (based on 2018 International Building Code)

'M' Mercantile

PROPERTY DESCRIPTION

All three properties are to be consolidated through a Property Line Adjustment process. The final property size will be 120' x 120'.

STUCKEY BUILDING

Address: 304 Ferry Street Tax Lot ID No : 06700 1st Floor: 4,154 gsf

2nd Floor: 4,198 gsf Total Building Area 8,352 gst

HARRIS BUILDING (minus the concrete addition) Address: 302 Ferry Street

Tax Lot ID No.: 06600 2,382 gsf 2nd Floor Total Building Area 4,762 gsf

BANK OF DAYTON BUILDING

Address: 300 Ferry Street Tax Lot ID No.: 06500

2.388 asf 1st Floor 2nd Floor: 2,421 gsf Total Building Area 4,809 gsf

Total Building Area 2,383 gsf

PAINT

1 147 ast

1,236 gsf

739 ast

NEW HOTEL BUILDING Enfronting: 3rd Street

STAIR TOWER / SHED

1st Floor Footprint:

1st Floor

2nd Floor:

SHR.

SHT

S.O.G

SPEC

S/R

SQ.

S.S.

STD.

STRUCT

SUSP.

Occupancies: 'R1' Residential (Hotel)

'A2' Assembly (Food Service) Construction Type: Type VB

GALV.

G.M.U.

GYP.

HORI7

I.D.

INFO

GLS.

GAUGE

GLASS

GRID LINE

GYPSUM

HOSE RIR

HEADER

HEIGHT

HOLLOW CORE

HOLLOW METAL

INSIDE DIAMETER

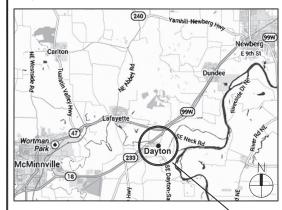
INFORMATION

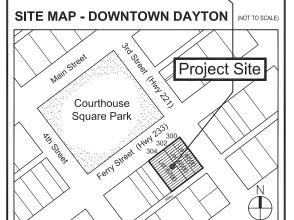
HORIZONTAL

GALVANIZED

Entire complex to be sprinklered per NFPA 13

VICINITY MAP

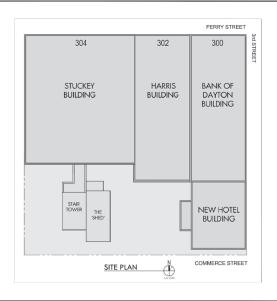




3RD & FERRY STREET DEVELOPMENT

300/302/304 Ferry Street | Dayton, Oregon

SITE DIAGRAM



ABBREVIATIONS

ANCHOR BOLT ABBREVIATION ABBR. AIR CONDITIONING A.C. DWG. AREA DRAIN ADJ. DWR **ADJUSTABLE** ABOVE FINISH FLOOR AGG. AGGREGATE AIR HANDLING UNIT A.H.U E.I.F.S. ALT. ALTERNATE ALUMINUM A.P. ACCESS PANEL A.T. ACOUSTICAL TILE PANEL FIFV F.P. BOTTOM EQ. BOARD EQUIP. B.F. BIFOLD BUILDING E.W.C. BIKG BLOCKING BΩ BY OWNER EXP. BOTTOM OF FOOTING B.O.F. BETWEEN B.U. BUILT LIP F F.D. C C.I.P. CAST IN PLACE FDC. FDN. C.H. CONDUCTOR HEAD F.E.C. C. I. CONTROL IOINT CLG CEILING CLR. CLEAR CONCRETE MASONRY UNIT F.F.E. COLUMN CONC CONCRETE FLASHG. FLASHING CONN CONNECTION FLUOR CONTINUOUS

CEMENT PLASTER

COUNTERSINK

DRINKING FOUNTAIN

CERAMIC TILE

CONTR. CONTACTOR

DOUBLE

DETAIL

DIAGONA

DISPENSER

DIAMETER

age of 150WN

DIMENSION

F.O.B.

F.O.F.

F.O.I.C.

F.O.I.O.

F.O.M.

F.O.S.

F.R.T.

FRMG.

FIREPLACE

FRAMING

CONT

D DBL.

DIM.

EAST EACH EXTERIOR INSULATION AND FINISH SYSTEM EXPANSION JOINT ELECTRICAL FIEVATION OR FIEVATOR FIFCTRICAL PANEL EQUAL EQUIPMEN' ELECTRIC WATER COOLER EXISTING EXPOSED OR EXPANSION EXTERIOR FLOOR DRAIN FIRE DEPT. CONNECTION **FOUNDATION** FIRE EXTINGUISHER CAB. FINISHED FLOOR

DOOR

DOWNSPOUT

DISHWASHER

DRAWING

DRAWER

H H.B. FINISHED FLOOR ELEVATION FIRE HYDRANT

INSUL INSULATION INT. INTERIOR JANITOR L LAV. LAVATORY L.W.C. MANUFACTURER S.A.M.F M MANF. MATERIAL MATI. MAXIMUM MAX. MECHANICAL мн MANHOLE MASONRY OPENING M.O. MINIMUM FLUORESCENT MTL. METAL FURNISHED BY OWNER FACE OF BRICK NORTH FACE OF CONCRETE N.I.C. FACE OF FINISH NUMBER FURNISHED BY OWNER NOM NOMINAL

NOT IN CONTRACT INSTALLED BY CONTRACTOR N.T.S. NOT TO SCALE FURNISHED BY OWNER/INSTALLED BY OWNER OOA OVERALL ON CENTER FACE OF MASONRY OUTSIDE DIAMETER FACE OF STUD OFFICE FIRE RETARDENT TREATED OH.D OVERHEAD DOOR OPG **OPENING**

OPPOSITE

PREFINISHED PREFIN. PROPERTY LINE GLASS MASONRY UNIT PWD. PLYWOOD PARAPET PRESSURE TREATED Q Q.T. QUARRY TILE RADIUS OR RISER RUBBER BASE ROOF DRAIN REF. REFERENCE REFRIGERATOR RFR. REV. ROUGH OPENING R.O.W RIGHT OF WAY ROOM R & S ROD & SHELF

STAINLESS STEEL

STANDARD

STRUCTURAL

SUSPENDED

SHEET VINYL

STEEL

T.O.W. REQUIRED OR REQUIREMENTS | U.O.N. √ ∨.B. V.C.T. VFRT SOUTH SELF ADHERED MEMBRANE S.A.M SELF ADHERED MEMBRANE FLASHING SOLID CORE SECT.

VIN. Ww. WD W/D W.G SECTION SLIDING GLASS DOOF SHELF SHOWER SHEET SIMILAR SLAB ON GRADE SAFETY GLASS SPECIFICATION SHELF AND ROD SQUARE

SYMBOLS TOP OF TREAD TO BE REMOVED

TOP OF FRAMING TOP OF PLATE

T/G

T.G.

T.O.C

T.O.F.

T.O.P.

T.O.S.

T.O.PLY.

TOP OF PLYWOOD TOP OF SLAB TOP OF WALL TOILET PAPER DISPENSER TUBE SECTION TYPICAL

UNIESS OTHERWISE NOTED

VINYL COMPOSITION TILE VERTICAL

VINYL WEST WATER CLOSET WOOD WASHER & DRYER WIRE GLASS WATER HEATER

W.H. WATERPROOF W/O WITHOUT WATER RESISTIVE BARRIER WRB WATER RESISTANT GYP. BOARD WRGR WAINSCOT WSCT.

WWF WELDED WIRE FABRIC

 $\langle x \rangle$

XXX-1 FINISH TAG SHEET INDEX

C1.0 NOTES & ABBREVIATIONS

C1.1 EXISTING CONDITIONS C1.2 DEMOLITION PLAN

C1.3 SITE PLAN

C2.0 EROSION & SEDIMENT CONTROL

C2.1 GRADING PLAN C2.2 UTILITY PLAN

C3.0 CIVIL DETAILS C3.1 CIVIL DETAILS

DEMOLITION

D1.0 SITE PLAN - DEMOLITION

D2.0 FIRST FLOOR PLAN - DEMOLITION

D2.1 SECOND FLOOR PLAN - DEMOLITION D3.0 ELEVATIONS -NORTH &EAST- DEMO

D3.1 ELEVATIONS -SOUTH & WEST- DEMO

D4.1 BUILDING SECTIONS - DEMOLITION

ARCHITECTURAL

A2.1 SECOND FLOOR PLAN

A2.2 ROOF PLAN

A3.0 ELEVATIONS - NORTH & EAST

A3.1 ELEVATIONS - SOUTH

A3.2 ELEVATIONS - WEST & EAST A3.3 ELEVATIONS - COURTYARD

A4.0 BUILDING SECTIONS A4.1 BUILDING SECTIONS

MECHANICAL

MT0.0 MECHANICAL TITLE SHEET M2.2 ROOF PLAN - HVAC

PLUMBING

P2.0 FIRST FLOOR PLAN

ELECTRICAL

E0.0 TITLE SHEET

E1.0 SITE PLAN

E2.0 FIRST FLOOR PLAN

L2.1 PLANTING PLAN

L2.2 TROUGH PLANTER PLANTING TYPS.

L4.4 PLANTING DETAILS

G1.0 COVER SHEET TONGUE AND GROOVE A10 SITE PLAN (X AX.XX DETAIL REFERENCE TEMPERED GLASS A2.0 FIRST FLOOR PLAN SYMBOL CIVIL TENANT IMPROVEMENT TOP OF CURB

GENERAL

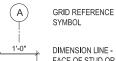
BUILDING SECTION

 $\begin{pmatrix} x \\ AX.XX \end{pmatrix}$ REFERENCE SYMBOL

DESCRIPTION

EXTERIOR ELEVATION REFERENCE SYMBOL

INTERIOR ELEVATION



DIMENSION LINE -FACE OF STUD OR C.L. OPENING, U.O.N





WINDOW TAG

SYMBOL

+ X'-X" CEILING HEIGHT TAG

D4.0 BUILDING SECTIONS - DEMOLITION

ED1.0 DEMOLITION PLAN - SITE

LANDSCAPE

L1.1 LAYOUT/MATERIALS PLAN

L3.1 IRRIGATION PLAN

L4.5 IRRIGATION DETAILS

- 2 CONTRACTOR SHALL VERIEY ALL DIMENSIONS AND CONDITIONS ON
- DRAWINGS AND IN FIELD. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE FOR ALL NECESSARY TRAFFIC CONTROL PLANS, TEMPORARY SHORING AND OTHER INCIDENTAL WORK NEEDED FOR THE COMPLETION OF THE
- WHERE REFERENCE IS MADE TO IBC. ASTM. AISC. ACLOR OTHER STANDARDS, THE LATEST ISSUE AT THE BUILDING PERMIT DATE SHALL
- ALL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS, THE "INTERNATIONAL BUILDING CODE" (IBC), THE INTERNATIONAL PLUMBING CODE (IPC) AND THE PROVISIONS OF "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", 2018 EDITION, OREGON STATE HIGHWAY DIVISION (OSHD), AS AMENDED BY ALL OTHER STATE AND LOCAL CODES, JURISDICTIONS, PERMITS, AND BUILDING REQUIREMENTS THAT APPLY. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE CONSTRUCTION PERMITS AND SUBMIT TRAFFIC CONTROL PLANS PRIOR TO PROCEEDING WITH WORK.
- EXISTING UTILITIES, SITE AND TOPOGRAPHIC INFORMATION SHOWN EASTING OF ILLINGS, STEAMS TO POSCARATION FROWN HEREON ARE BASED ON RECORD DRAWINGS PROVIDED BY OR MADE AVAILABLE BY THE OWNER. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE LOCATION OF EXISTING FEATURES AND UTILITIES PRIOR TO CONSTRUCTION, AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED WORK. MINOR ADJUSTMENTS BASED ON FIELD CONDITIONS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. LOCAL COUNTY AND CITY RECORD DRAWINGS SHOULD BE REVIEWED BY THE CONTRACTOR FOR THIS PURPOSE. THE EXISTENCE AND LOCATION OF EXISTING FEATURES ARE NOT GUARANTEED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OBTAINED FROM RECORD DRAWINGS OR INFORMATION PROVIDED BY OTHERS. IMPLIED OR OTHERWISE
- ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH BY OAR 952-001-0010 THROUGH OAR 952-011-0900. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503) 232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS. BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION CALL (800) 332-2344.
- CONTRACTOR SHALL CAREFULLY MAINTAIN BENCHMARKS, PROPERTY CORNERS, MONUMENTS, AND OTHER REFERENCE POINTS. IF SUCPOINTS ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PAY FOR THEIR REPLACEMENT BY EMPLOYING A PROFESSIONAL LAND SURVEYOR TO RESET PROPERTY CORNERS AND OTHER SUCH MONUMENTS.
- CONTRACTOR TO COORDINATE AND PROVIDE INSTALLATION AS NECESSARY OF ALL PUBLIC AND PRIVATE LITILITIES FOR THIS PROJECT INCLUDING WATER SERVICE, SANITARY SEWER SERVICE, STORM DRAIN, ELECTRIC POWER, COMMUNICATIONS, CABLE TV, NATURAL GAS. STREET LIGHTS, ETC.
- CONTRACTOR TO MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON SITE FOR THE SOLE PURPOSE OF CONTRACTOR RECORDING AS-BUILT INSTALLATION OF IMPROVEMENTS. SUBMIT AS-BUILT PLANS TO OWNER
- 11. ALL CONSTRUCTION ACTIVITY SHALL BE DONE IN A SAFE AND NEAT MANNER AND UNDER OBSERVATION BY CITY FORCES.
- 12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL CONSTRUCTION SAFETY, HEALTH AND OTHER RULES AND REGULATIONS FROM OSHA, DEQ, STATE, AND LOCAL REGULATING AGENCIES FOR SAFETY AND INSTALLATION OF THE WORK INCLUDING BUT NOT LIMITED TO SHORING, BRACING, ERECTION/ INSTALLATION, FALL PROTECTION, GUARDRAILS, ETC.
- 13. ALL SEWER TRENCH LINES AND EXCAVATIONS SHALL BE PROPERLY SHORED AND BRACED TO PREVENT CAVING. UNUSUALLY DEEP EXCAVATIONS MAY REQUIRE EXTRA SHORING AND BRACING. ALL SHEETING, SHORING, AND BRACING OF TRENCHES SHALL CONFORM TO OREGON OCCUPATIONAL SAFETY AND HEALTH DIVISION (OSHA) REGULATIONS AND THE CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.
- 14. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO
- CONSTRUCTION OF CURBS, RETAINING WALLS, OR PAVEMENT.

 15. ALL WATER AND SEWERAGE APPURTENANCES SHALL CONFORM TO APWA, OREGON CHAPTER, "STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION"; THE APPROVED CONSTRUCTION DRAWINGS; AND CITY OF DAYTON REQUIREMENTS.

 17. EXISTING TOPOGRAPHY, UTILITIES, AND ELEVATION DATUM ARE
- BASED ON THE OWNER'S TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER/DEVELOPER. THE EXISTENCE AND LOCATION OF EXISTING FEATURES ARE NOT GUARANTEED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE ENGINEER/TM RIPPEY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED BY OTHERS, IMPLIED OR OTHERWISE.

 18. DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO APPLY AT ALL
- SIMILAR CONDITIONS AND LOCATIONS
- DO NOT SCALE INFORMATION FROM DRAWINGS.
 CONTRACTOR TO REMOVE FROM SITE EXCESS SOIL OR OTHER
- MATERIALS NOT REUSABLE FOR THIS PROJECT, AND COMPLY WITH ALL RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT APPROPRIATE BENCHING OF FILLS IS REQUIRED FOR FILLS OVER 5
- FEET IN HEIGHT ON SLOPES IN EXCESS OF 5 HORIZONTAL TO 1 VERTICAL. THE GEOTECHNICAL ENGINEER SHALL INSPECT BENCHES
- 22. CUT AND FILL SLOPES SHALL BE PROTECTED FROM EROSION. SUCH CONTROL MAY CONSIST OF APPROPRIATE REVEGETATION OR OTHER ACCEPTABLE MEANS AND METHODS. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTHWORK OR SITE STRIPPING.
- 23. MATERIAL IN SOFT SPOTS WITHIN 5 FEET OF RIGHT-OF-WAYS. PAVEMENTS OR BUILDINGS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM SUBGRADE AND SHALL BE REPLACED WITH 1-1/2"-0" CRUSHED ROCK COMPACTED TO 95% PER ASTM D1557 24. THE NATIVE SUBGRADE SURFACE SHALL BE APPROVED BEFORE
- SCARIFYING OR PLACING ANY FILL OR BASE ROCK BY THE SOILS ENGINEER. THE UPPER 8 INCHES OF NATIVE SUBGRADE IS TO BE SCARIFIED DRIED AND RECOMPACTED TO 90% MAXIMUM DRY DENSITY PER ASTM D698. PLACE GEOTEXTILE FABRIC (MIRAFI 500X, PROPEX GEOTEX 200ST, CONTECH C200 OR EQUAL) BELOW ALL VEHICULAR PAVEMENT, FOR WET WEATHER CONSTRUCTION (AS DETERMINED BY THE GEOTECHNICAL ENGINEER) A WORKING BLANKET OF PIT RUN OR CRUSHED ROCK IS TO BE LAID OVER GEOTEXTILE FABRIC. ON-SITE COMPACTION TESTS AND DEFLECTION TEST(S) PERFORMED WITH A 50,000 LB, VEHICLE MUST BE PERFORMED AND WITNESSED BY THE GEOTECHNICAL ENGINEER. NO DEFLECTION IS ALL SUILDING AND PAVEMENT AREAS MUST BE PROOF-ROLLED, DURING WET WEATHER CONSTRUCTION (AS

- DETERMINED BY THE SOILS ENGINEER), PROVIDE THE PROOF-ROLL TEST OVER THE BASE ROCK SURFACES PRIOR TO PLACEMENT OF ANY
- 25. CRUSHED ROCK BASE MATERIAL AND PIPE ZONE MATERIAL SHALL BE CRUSHED ROCK CONFORMING TO OREGON DEPARTMENT OF TRANSPORTATION (ODOT) SECTION 00640 AND 00641 AND BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
- 26. 3/4" 0" CRUSHED ROCK PIPE ZONE AND BACKFILL MATERIAL IS REQUIRED FOR ALL UTILITY LINES, CONDUITS AND LEVELING COURSES. REFER TO THE TYPICAL UTILITY CONDUIT TRENCH AND PAVEMENT DETAILS.
- 27. ASPHALTIC CONCRETE (A.C.) PAVEMENT SHALL BE A LEVEL 4 HMAC SUPER PAVE WITH AN ASPHALT CONTENT PER OREGON DOT CLASSIFICATION AND APPROVED JMFM FOR ALL LIFTS. PAVEMENT SHALL BE PLACED ONLY ON DRY, CLEAN AND PROPERLY PREPARED SURFACES, AND WHEN CONDITIONS MEET THE SPECIFICATIONS AS SET FORTH IN THE MOST RECENT EDITION OF THE OREGON DOT SPECIFICATIONS. ALL NEW PAVEMENT AREAS SHALL CONFORM TO THE TYPICAL PAVEMENT SECTION DETAIL. ALL A.C. PAVEMENT TO BE COMPACTED TO 91% OF MAXIMUM DENSITY PER ASTM D2041 FOR FIRST LIFTS LESS THAN 3-INCHES AND 92% COMPACTION SHALL BE REQUIRED FOR SUBSEQUENT LIFTS.
- PERVIOUS ASPHALTIC CONCRETE PAVEMENT SHALL HAVE AGGREGATE AND ASPHALTIC MATERIALS IN ACCORDANCE WITH APPLICABLE STATE OF OREGON DOT SPECIFICATIONS FOR AN OPEN GRADED, 12.5MM GRADED MIX. PROVIDE 5.5% TO 5.7% ASPHALT
- 29. ALL JOINTS BETWEEN A.C AND CONCRETE STRUCTURES MUST BE TACKED WITH BITUMASTIC, NO EXCEPTIONS ALLOWED.
- ALL PORTLAND CEMENT CONCRETE PAVEMENT SHALL HAVE A 28 DAY
 MINIMUM ULTIMATE STRENGTH OF 4000 PSI. PROVIDE A MINIMUM OF (4) TEST CYLINDERS IN ACCORDANCE WITH CURRENT IBC AT EACH
- A. MINIMUM MIX REQUIREMENTS
- CEMENT CONTENT PER YARD: 5 SACKS.
- L. MAXIMUM WATERICEMENT RATIO: 0.45. FLY ASH MEETING ASTM
 C618 AND WITH LOSS ON IGNITION LESS THAN 3% MAY BE ADDED
 TO THE CEMENT, BUT NOT MORE THAN 15% BY WEIGHT.
- III. SLUMP: 3 INCH TO 4 INCH. DEVIATING FROM DESIGN SLUMP +1/2. INCH TO -1 INCH. WHEN CONCRETE IS TO BE PUMPED, ADD PLASTICIZERS MEETING ASTM C494 AND PROVIDE A NEW MIX DESIGN. DO NOT ADD WATER.
- IV. ADMIX: PROVIDE WATER REDUCING ADMIX (MASTER BUILDERS) AND REDUCE WATER USED BY 10% MINIMUM FOR ALL SLABS.

 V. AIR ENTRAINMENT: PER ACI 301 AND 306 AT ALL EXTERIOR SLABS
- AND FLAT WORK, 5.5% AIR MINIMUM. /I. ALL ADMIXTURES TO BE COMPATIBLE FROM SAME MANUFACTURER.
- B. PLACE AND CURE ALL CONCRETE PER ACI CODES AND STANDARDS. 2. SLEEVES, PIPES OR CONDUITS OF ALUMINUM SHALL NOT BE
- EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY D. PROVIDE CONTROL JOINTS IN ALL SLARS ON GRADE AS SHOWN ON PLANS. IN AREAS WHERE JOINTS ARE NOT SHOWN, INSTALL IN SQUARE PATTERN AT 15' ON CENTER EACH WAY MAXIMUM. INSTALL
- JOINTS AT ALL RE-ENTRANT CORNERS. F PROVIDE 1/4" PREMOI DED EXPANSION JOINT MATERIAL BETWEEN SLABS AND WALLS THAT ARE NOT DOWELED TOGETHER, AND AROUND COLUMNS THAT DO NOT HAVE SLAB BLOCKOUTS.
- 31. ON-SITE HANDICAP/DISABILITY ACCESS ROUTES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), STATE AND LOCAL REGULATIONS. NOTIFY ARCHITECT AND ENGINEER PRIOR TO INSTALLING FINISH PAVEMENT IN CONFLICT WITH ADA REQUIREMENTS CONTRACTOR TO VERIFY GRADING OF ADA PATHS OF TRAVEL AND PARKING STALLS AND CONTACT ENGINEER OF RECORD FOR ADDITION WORK IF EXISTING GRADING IS FOUND NOT TO MEET CODE REQUIREMENTS IN GENERAL
 - A. MAXIMUM CROSS SLOPE OF ANY PAVEMENT PERPENDICULAR TO DIRECTION OF TRAVEL IS 2.0%.
- B. MAXIMUM SLOPE OF WALKWAYS IN DIRECTION OF TRAVEL IS 5.0%.
- C. FOR RAMPS, THE MAXIMUM SLOPE IS 8.33% AND MAXIMUM RISE BETWEEN LANDINGS IS 30 INCHES, HANDRAILS ARE REQUIRED EACH SIDE OF ALL RAMPS WITH SLOPE GREATER THAN 5%
- D. MAXIMUM SLOPE OF CURB RAMPS AND WINGS OF CURB RAMPS IS 8.33%. THE MAXIMUM LENGTH OF A CURB RAMP IS 6 FEET
- E. PROVIDE FINISH PAVEMENT SURFACE TEXTURES IN ACCORDANCE WITH ADA
- STRAIGHT GRADE FINISH PAVEMENT AND TOP OF CURB ELEVATIONS BETWEEN GIVEN ELEVATION POINTS. BLEND FINISH GRADES AT GRADE BREAKS.
- GRADES AT ORADE BREAMS.

 32. PAVEMENT MARKINGS ON AC PAVEMENT SHALL BE MPI #32 ALKYD PAINT. INSTALL PER MANUFACTURERS RECOMMENDATIONS, VERIFY PAINT LOCATIONS, COLORS AND STENCILS WITH ARCHITECT.
- 33. ADA STALL PAVEMENT STENCILS SHALL BE THERMOPLASTIC STENCIL NSTALLED PER MANUFACTURES RECOMMENDATIONS

02.0 CLEARING AND GRUBBING

- ALL CONSTRUCTION AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THESE PLANS AND THE APPLICABLE REQUIREMENTS OF CITY OF DAYTON. STATE OF OREGON AND FEDERAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES NOTIFY ARCHITECT 2 BUSINESS DAYS BEFORE COMMENCING WORK
- CONTRACTOR SHALL REMOVE ALL TREES, SHRUBS, RUBBISH, AND MAN-MADE STRUCTURES INCLUDING BUT NOT LIMITED TO CONCRETE SLABS, WALLS, VAULTS, FOOTINGS, ASPHALTIC PAVED SURFACES. GRAVELED AREAS, SHED OR OTHER FREE-STANDING BUILDINGS (CONSTRUCTED OF WOOD, CONCRETE, METAL, ETC.) FOUNDATIONS, FENCES, RAILINGS, MACHINERY, ETC. WITHIN THE CLEARING LIMITS.

THE ITEMS LISTED ABOVE SHALL BE DISPOSED OF OFF-SITE. IT SHALL

- BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE NUMBER AND TYPE OF STRUCTURES TO BE REMOVED. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION AND WORK PERMITS ALL BURIED STRUCTURES (I.E. TANKS, LEACH LINES, DRAIN TILE, AND PIPES) NOT DESIGNATED TO REMAIN ON THE SITE, SHALL BE REMOVED AND THE RESULTING EXCAVATIONS SHALL BE PROPERLY INSPECTED, BACKFILLED AND COMPACTED PRIOR TO ANY GRADING OR FILLING OPERATIONS. THIS IS TO INCLUDE STUMPS AND ROOTBALLS OF TREES TO BE REMOVED FROM THE SITE. NOTIFY CITY
- FOR INSPECTIONS AS REQUIRED. THE AREA OF THE SITE DESIGNATED ON THE PLAN TO BE REGRADED OR PAVED SHALL BE STRIPPED TO REMOVE ALL ORGANIC MATERIAL DOWN TO FIRM SUBGRADE THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING SUBGRADE SOILS FROM OVERWORKING AND PROVIDE REPAIR TO DAMAGED SUBGRADE AT NO ADDITIONAL COST
- TO THE OWNER. ALL LINSUITABLE MATERIAL (SOIL AND VEGETATION) REMOVED DURING THE CLEARING AND GRUBBING OPERATIONS SHALL BE REMOVED BY THE CONTRACTOR AND LEGALLY DISPOSED OF IN A SUITABLE LOCATION.
- EXCAVATORS MUST COMPLY WITH ALL PROVISIONS OF ORS 757.541 TO 757.571 INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT USA LOCATES (681-7044), AT LEAST 48

- BUSINESS HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION.
- ALL EMBANKMENTS REQUIRED SHALL BE STRUCTURAL FILL MEETING THE REQUIREMENTS AND SPECIFICATIONS OF IBC CHAPTER 18.
 ALL EXCESS MATERIAL NOT UTILIZED ON-SITE SHALL BE LEGALLY
- DISPOSED OF BY THE CONTRACTOR
- TREES NOT DESIGNATED TO BE REMOVED BY THE ARCHITECT SHALL BE PROTECTED AT ALL TIMES. 11. SAWCUT STRAIGHT LINES TO MATCH EXISTING PAVEMENT WITH THE
- NEW PAVEMENT CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TRAFFIC CONTROL ALONG THE EXISTING ROADS AS REQUIRED BY THE CITY OF

03.0 PRIVATE UTILITIES

- CONTRACTOR TO PROVIDE UTILITY SUBMITTALS FOR REVIEW PRIOR TO INSTALLATION OF ALL PROPOSED UTILITY PIPES, CONDUITS, MANHOLES, BENDS/FITTINGS AND ALL OTHER SYSTEM APPLIRTENANCES
- SANITARY SEWER, STORM DRAIN AND WATER LINES IN PRIVATE PROPERTY SHALL BE PRIVATELY OWNED, MAINTAINED AND OPERATED. PROVIDE TRACER WIRE AND WARNING TAPE FOR ALL
- PLASTIC UTILITY LINES.
 ALL PRIVATE CATCH BASINS, AREA DRAINS, STORM DRAIN PIPE SANITARY SEWER PIPE AND WATER PIPE AND APPURTENANCES SHALL MEET THE REQUIREMENTS OF THE LATEST INTERNATIONAL PLUMBING
- ALL CONNECTIONS TO EXISTING PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAINS REQUIRE ISSUANCE OF A PUBLIC WORKS PERMIT AND INSPECTION BY THE CITY OF DAYTON AND THE CITY WATER DISTRICT AS APPLICABLE.
- PRIVATE SANITARY SEWER LATERALS SHALL COMPLY WITH THE REFERENCED PUBLIC STANDARDS AND DRAWINGS FOR PUBLIC SANITARY SEWER. LAY THE 'T' AT A 2% SLOPE.
- 6. CAST IRON SANITARY OR STORM DRAIN PIPE AND JOINTS SHALL BE HUBLESS, SERVICE WEIGHT, AND MEET THE REQUIREMENTS OF CISPI 301. JOINTS SHALL BE MECHANICAL CLAMP RING TYPE, STAINLESS STEEL EXPANDING AND CONTRACTING SLEEVES WITH FULL CIRCLE NEOPRENE RIBBED GASKETS FOR POSITIVE SEAL, COUPLINGS AND SHIELDS TO BEAR THE MANUFACTURER'S REGISTERED INSIGNIA.
 INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION
- PVC SANITARY SEWER OR STORM DRAIN PIPE SHALL BE ASTM D3034. SDR-35. COMPATIBLE ASTM D3034 FITTINGS MUST BE USED WITH ASTM D3034 PIPE. ALL ASTM D3034 PIPE USED MUST BE OF WATER-TIGHT JOINTS AND TESTED FOR ROUNDNESS AFTER BACKFILL PROVIDE PRESSURE TEST, PROVIDE TV VIDEO TAPE IF SO REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
 PERFORATED PVC SEPTIC DRAINFIELD PIPE SHALL BE PER ASTM
- D2729 WITH SOLVENT WELD JOINTS.
- PVC SANITARY SEWER PRESSURE (FORCE MAIN) PIPE SHALL BE SCHEDULE 40 PER ASTM D1784 WITH SOLVENT WELD JOINTS PER ASTM D1785.
- 10. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE AND ASSOCIATED HOPE FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D 3350 OR ASTM 1248, TYPE III, CLASS C, CATEGORY 4, GRADE P33 4 INCH TO 10 INCH PIPE SHALL MEET AASHTO M252 TYPE St 12 INCH TO 36 INCH PIPE SHALL MEET AASHTO M294 TYPE S; 42 INCH TO 48 INCH SHALL MEET AASHTO MP6-95, TYPE S; AND 54 INCH TO 60 INCH SHALL MEET AASHTO M294, TYPE S. JOINTS SHALL BE BELL AND SPIGOT COUPLINGS, OR EQUIVALENT, AND CONFORM TO ASTM D3212. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 WITH EXCEPTION THAT MINIMUM COVER IN TRAFFIC AREAS SHALL BE 18
- ABS SCHEDULE 40 SOLID WALL PLASTIC PIPE AND FITTINGS MEETING REQUIREMENTS OF ASTM D 2661 JOINED WITH PIPE CEMENT MEETING REQUIREMENTS OF ASTM 2235
- DUCTILE IRON PIPE: AWWA C-151, CLASS 52, WITH GASKETED BELL & SPIGOT JOINTS, SEAL COATED PER AWWA C-104. 13. GALVANIZED STEEL PIPE SHALL BE OF SCHEDULE 40 CONFORMING TO
- ASTM A120 AND AWWA C800 ZINC-COATED INSIDE AND OUTSIDE BY THE HOT-DIP PROCESS CONFORMING TO ASTM B6 AND ASTM A120. 14. REINFORCED CONCRETE STORM DRAIN PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C76, CLASS IV. PROVIDE
- WATER TIGHT JOINTS USING RUBBER RING GASKETS.

 15. BURIED EXTERIOR PERFORATED FOUNDATION DRAIN PIPE WITH CONTINUOUS FILTER FABRIC SOCK SHALL BE "ADS DRAINGUARD" OR PVC SCHED 40 PERFORATED PIPE WITH SOLVENT WELD JOINTS.
 INSTALL DRAIN PIPE AT 0.5% SLOPE UP FROM BOTTOM OF FOOTING IN EACH DIRECTION AROUND THE BLDG FROM THE BACKWATER VALVE(S) CONNECTION LOCATION(S) TO THE SITE STORM DRAINAGE SYSTEM. PROVIDE FILTER FABRIC WRAP AROUND A 24 INCH WIDE X 24 INCH HIGH (MIN.) CLEAN DRAIN ROCK BACKFILL SECTION AT PERIMETER OF BUILDING FOUNDATION. LAP FILTER FABRIC 12 INCHES. OVER TOP OF DRAIN ROCK SECTION. TOP OF DRAIN ROCK TO BE 9
 INCHES BELOW FINISH GRADE BESIDE BUILDING. SEE DWGS FOR TYPICAL FNDN DRAIN INSTALLATION DETAIL
- ABS OR PVC FOUNDATION DRAIN BACKWATER VALVES SHALL BE HORIZONTAL TYPE SIMILAR TO ASME A112.14.1, WITH REMOVABLE COVER AND SWING CHECK VALVE WITH GASKET. SEE DWGS FOR NSTALLATION DETAIL
- PERFORATED DRAIN PIPE LOCATED UNDER BUILDING SLAB SHALL BE PVC. SCHED 40 PERFORATED DRAIN PIPE PER ASTM D2729 WITH SOLVENT WELD JOINTS AND CONTINUOUS FILTER FABRIC SOCK
- 18. GEOCOMPOSITE DRAINAGE FABRIC SHALL BE "AQUADRAIN 15X, "MIRADRAIN 6200XL", OR ENGINEER PRE-APPROVED EQUAL
- AREA DRAINS IN LANDSCAPE AREAS SHALL BE 15"X15" TURF & LANDSCAPE AREA DRAINS MANUFACTURED BY THE 'LYNCH CO." WITH 4 INCH DIAMETER TRAPPED NO-HUB CONNECTION OUTLETS EXTENSIONS AND GRATES WITH BARS AT 1-1/4 INCH ON CENTER FOR
- 20. EXTERIOR AREA DRAINS IN CONCRETE PAVEMENT AREAS SHALL BE "SMITH" ELOOR DRAINS WITH 12 INCH DIAMETER TOPS, DEEP BODY SEDIMENT BUCKETS, 4 INCH DIAMETER TRAPPED NO-HUB
 CONNECTION OUTLETS, EXTENSIONS AND GRATES FOR COMPLETE ASSEMBLY
- 21. EXTERIOR CLEANOUTS IN WALKWAYS SHALL BE J.R. SMITH 4023-U WITH HEAVY DUTY NICKEL BRONZE TOP, TAPER HEAD, ABS PLUG AND TOP SECURED WITH VANDAL PROOF SCREWS, FLUSH AT FINISH
- 22. ALL SEWER LINES SHALL BE LAID IN A STRAIGHT ALIGNMENT AND IN A UNIFORM GRADE BETWEEN MANHOLES, CLEANOUTS OR OTHER STRUCTURES
- DUCTILE IRON WATER PIPE SHALL BE AWWA C-151, CLASS 52 WITH CEMENT MORTAR LINING AND SEAL COATED PER AWWA C-104. FITTINGS SHALL BE PER AWWA C-110 AND GASKETS PER AWWA C-111; JOINT RESTRAINING DEVICES PER EBAA IRON, INC.

 24. PVC WATER PIPE (4" TO 12" DIAMETER) SHALL BE AWWA C900, CLASS
 150. ELASTOMERIC JOINTS SHALL BE PER ASTM D3139, RUBBER
- GASKETS PER ASTM F477 AND ASTM D1869. INSTALLATION SHALL BE PER AWWA C605 AND PIPE MANUFACTURER'S PRINTED
 RECOMMENDATIONS AND INSTRUCTIONS. JOINT RESTRAINING DEVICES PER EBAA IRON, INC.

- 25. PVC WATER PIPE (3/4" TO 2-1/2" DIAMETER) SHALL CONFORM WITH ASTM D2241, 160 PSI PIPE. JOINTS SHALL BE SOLVENT CEMENT WELDED CONFORMING WITH ASTM D2672 OR ASTM 03036. SOLVENT CEMENT SHALL CONFORM TO ASTM D 2564.

 26. COPPER WATER PIPE (3/4 INCH TO 2-1/2 INCH DIAMETER) SHALL BE
- TYPE 'K' HARD TEMPERED COPPER PER ANSI H23.1 WITH WROUGHT
- COPPER SOLDER JOINT FITTINGS PER ANSI B16.22.

 27. INSTALL ALL PLASTIC PIPE AND FITTINGS IN ACCORDANCE WITH ASTM D2321.
- 28. PROVIDE A DOUBLE CHECK VALVE ASSEMBLY IN AN ACCESSIBLE ROOM, CONCRETE BOX OR VAULT WITH OPENABLE LID(S) FOR ALL WATER SERVICE LINES 1 INCH AND LARGER. PROVIDE DETECTOR CHECK PLUMBING AND METER AT DOUBLE CHECK ASSEMBLIES FOR FIRE SERVICE LINES.

 29. PROVIDE A PRESSURE REDUCING VALVE ASSEMBLY (INCLUDING GATE
- VALVES IMMEDIATELY UP AND DOWNSTREAM) IN AN ACCESSIBLE ROOM, CONCRETE BOX OR VAULT WITH OPENABLE LID(S) FOR ALL WATER SERVICE LINES WHERE MAXIMUM STATIC PRESSURE IS OR EXCEEDS EIGHTY (80) PSI, VALVES SHALL BE SET TO SUSTAIN A MAXIMUM PRESSURE OF 60 PSI AND SHALL BE OF A PRESSURE RATING. TO ACCOMMODATE THE UPSTREAM PRESSURE INCLUDING AN ALLOWANCE OF 100 PSI FOR SURGE. VALVE SHALL BE CLAYTON 90-01 SERIES AS MANUFACTURED BY CAL-VAL CO., NEWPORT BEACH, CA OR WATER DISTRICT PRE-APPROVED.

 30. ALL ELBOWS, BENDS, TEES, CROSSES AND DEAD ENDS ON WATER
- PIPES 3 INCHES AND LARGER IN SIZE SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS.
 A MINIMUM DEPTH OF 30 INCHES IN PRIVATE LANDSCAPE AREAS AND
- 36 INCHES IN PRIVATE STREETS FROM FINISHED GRADE TO THE TOP OF WATER PIPE IS REQUIRED
- 32. BLOW-OFF ASSEMBLIES ARE REQUIRED AT ALL DEAD-END PRIVATE WATER LINES. 33. ALL PRIVATE WATER LINES SHALL BE FLUSHED, PRESSURE TESTED
- AND DISINFECTED PER AWWA C600, SECTION 4 AND AWWA C601.

 34. ALL WATER LINE CROSSINGS WITH SANITARY SEWER SHALL COMPL WITH APPLICABLE DEQ AND OREGON STATE HEALTH DIVISION RULES. AND REGULATIONS RELATING TO VERTICAL AND HORIZONTAL
- 35. ALL NEW AND EXISTING MANHOLE RIMS, CATCH BASIN RIMS, CLEAN-OUTS AND OTHER INCIDENTAL STRUCTURES SHALL BE LOCATED AND ADJUSTED TO FINISH GRADE OR AS OTHER INDICATED ON THE DRAWINGS.
- 36. PRECAST CONCRETE UTILITY VAULTS: A. REINFORCED PRECAST CONCRETE UTILITY VAULTS SHALL BE APPROVED BY THE OREGON STATE PLUMBING BOARD. PROVIDE COMPLETE ASSEMBLIES FOR INSTALLATION INCLUDING INLET AND OLITI ET PIPING
- B. GRADE RINGS: PROVIDE MANUFACTURER'S STANDARD PRECAST CONCRETE GRADE RINGS FOR ADJUSTING VAULT LIDS TO FINISH
- . MINIMUM STRUCTURAL REQUIREMENTS: CONCRETE: 28 DAY COMPRESSIVE STRENGTH FC = 4500 PSI I REBAR: ASTM A-615 GRADE 60
- III. MESH: ASTM A185 GRADE 65.
 IV. STEEL: ASTM A36 GRADE 36.
- V. GALVANIZING: ASTM A-123-89 AND A-153-87 (HOT DIPPED) VI. STEEL DESIGN: AISC MANUAL OF STEEL CONSTRUCTION, 9Th
- CONCRETE DESIGN: ACI-318-89 BUILDING CODE.
- ASTM C-857 MINIMUM STRUCTURAL DESIGN. LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES.
- LOADS: AASHTO H-20 16 KIP WHEEL LOAD WITH 30%
- IMPACT (10"X20" FOOTPRINT)

 AASHTO LIVE LOAD SURCHARGE (2' SOIL) 8' DEPTH • EFFECTIVE SOIL PRESSURE ABOVE WATER TABLE - 80 P.C.F
- FEFECTIVE SOIL PRESSURE ABOVE WATER TABLE 45 P.C.E. IX. SOIL COVER: 11-6" MINIMUM WITH WATER TABLE 3-0"
 BELOW FINISHED GRADE.
 5'0" MAXIMUM WITH WATER TABLE 3-0" BELOW FINISHED GRADE.
- O' MINIMUM WITH WATER TABLE BELOW BOTTOM OF VAULT.
 5'-0" MAXIMUM WITH WATER TABLE BELOW BOTTOM OF VAULT. D. ACCEPTABLE MANUFACTURERS:
- I. UTILITY VAULT COMPANY, WILSONVILLE, OREGON I. ENGINEER PRE-APPROVED EQUAL MEETING SAME OR BETTER REQUIREMENTS.

12.0 CONSTRUCTION OBSERVATION, INSPECTION AND TESTING

12.1 GENERAL

- INDEPENDENT TESTING LAB TO BE RETAINED BY OWNER TO PROVIDE INSPECTIONS AND SPECIAL INSPECTIONS AS DESCRIBED HEREIN
- CONTRACTOR IS RESPONSIBLE TO COORDINATE AND PROVIDE ON SITE ACCESS TO ALL REQUIRED INSPECTIONS AND NOTIFY GEOTECHNICAL ENGINEER AND TESTING LABS IN TIME TO MAKE SUCH
- INSPECTIONS AND ALL NECESSARY REINSPECTIONS.
 CONTRACTOR: DO NOT COVER WORK REQUIRED TO BE INSPECTED OR REINSPECTED PRIOR TO INSPECTION BEING MADE. IF WORK IS COVERED. UNCOVER AS NECESSARY.
- INSPECTORS SHALL PROMPTLY NOTIFY THE CONTRACTOR PRIOR TO LEAVING THE SITE AND OWNER'S REPRESENTATIVE OF SUBSTANDARD WORK AND PROVIDE A COPY OF ALL REPORTS TO THE OWNER, ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING
- OFFICIAL.
 CONTRACTOR TO NOTIFY CIVIL ENGINEER WHEN UTILITY WORK BEGINS AND FOR OBSERVATION OF BASE ROCK PRIOR TO PLACING FINISH CURBS OR PAVEMENTS.

12.2 SPECIAL INSPECTIONS

- REQUIRED SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR PER SECTION 1701 OF THE INTERNATIONAL BUILDING CODE (IBC) FOR THE FOLLOWING:
- FOUNDATION EXCAVATION TO BE OBSERVED BY OWNER'S GEOTECHNICAL ENGINEER FOR FIELD VERIFYING FOUNDATION DRAINAGE AND DEWATERING RECOMMENDATIONS.

 II. NATIVE SUBGRADE SURFACE TO BE PROOF-ROLLED AND
- OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF ALL FILL OR BASE ROCK MATERIALS UNDER OR WITHIN 5 FEET OF ALL PAVEMENT AND BUILDING AREAS. DURING WET WEATHER CONSTRUCTION WHEN PROOF-ROLL OF NATIVE SUBGRADE MAY NOT BE APPROPRIATE (AS DETERMINED BY GEOTECHNICAL ENGINEER), PROVIDE
 PROOF-ROLL OF ALL BASE ROCK SURFACES PRIOR TO PLACEMENT OF ANY FINISH PAVEMENTS.
- III. DURING THE PLACEMENT OF ALL FILL, INCLUDING TRENCH BACKFILL AND BASE BELOW PAVEMENTS AND BUILDINGS, GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE TO VERIFY THAT MINIMUM COMPACTION REQUIREMENTS ARE MET. PROVIDE TEST FOR EACH 40 CUBIC YARDS PLACED.
- IV. GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE TO OBSERVE ALL PROOF ROLLS.
- CONTACT: GEOTECHNICAL SOLUTIONS, INC 20978 S SPRINGWATER ROAD ESTACADA, OR 97023 CONTACT: DON RONDEMA, MS, PE, GE DON@GEOTECHSOLUTIONSING.COM T: 503-869-8679
- B. PAVEMENTS:
- VERIFY COMPACTION OF ASPHALT PAVEMENTS
- I. VERIFY ULTIMATE STRENGTH, REINFORCEMENT SIZE, PLACEMENT AND GRADE OF CONCRETE PAVEMENTS.
- C. STORM DRAIN AND SANITARY PIPE:
- CONTRACTOR TO PROVIDE HYDROSTATIC OR AIR TESTING OF ALL PIPES, JOINTS, MANHOLES, ETC. AS REQUIRED BY LOCAL AND STATE JURISDICTIONS.
- II OBSERVE DEFLECTION TEST PERFORMED BY CONTRACTOR FOR ALL FLEXIBLE STORM AND SANITARY PIPE. DEFLECTION TEST TO BE IN ACCORDANCE WITH OREGON CHAPTER APWA 303.9.

DEFERRED BIDDER DESIGN SUBMITTALS

FOUR (4) SETS OF DEFERRED SUBMITTAL ITEMS PER IBC 106.3.4.2 SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD. ALL DEFERRED SUBMITTALS SHALL INCLUDE AN ENGINEERED DESIGN FOR ALL SITE SPECIFIC APPLICATIONS OF THE DESIGNED ITEM AND SHALL BE STAMPED BY A LICENSED ENGINEER (SPECIALTY ENGINEER). THE DESIGN SHALL BE BY A LICENSED ENGINEER (SPECIAL 17 ENGINEER). THE DESIGN SHALL BE THE SOLE RESPONSIBILITY OF THE SPECIAL TY ENGINEER INCLUDING, BUT NOT LIMITED TO THE DESIGN, COORDINATION, DIMENSIONS AND INTENDED PURPOSE. REVIEW BY THE ENGINEER OF RECORD SHALL BE GENERAL CONFORMANCE TO THE PROJECT DESIGN CRITERIA INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE ENGINEER OF RECORD AND APPROVED BY THE BUILDING OFFICIAL OR RESPONSIBLE REGULATING AGENCY HAVING

- DEFERRED SUBMITTAL LIST:
 I. BUILDING FIRE SPRINKLER SYSTEM:
- 1) DESIGN, FURNISH & INSTALL COMPLETE BUILDING FIRE SPRINKLER SYSTEM(S) INCLUDING SYSTEM SIZING, ANTI-FREEZE SYSTEMS, FIRESTOP PENETRATION SYSTEMS, FIRE DETECTION & ALARM ANNUNCIATION PANELS, CONNECTION TO TAMPER SWITCHES AND SUPPLY LINES, LOW TEMPERATURE SWITCHES
- FLOW DETECTORS, FDC APPURTENANCES, ETC.

 2) PROVIDE SYSTEM DESIGN AND SIZING CALCULATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13/13R, THE LOCAL WATER DISTRICT AND THE FIRE MARSHAL'S OFFICE HAVING REVIEW AUTHORITY AND JURISDICTION FOR FIRE PROTECTION.
- B) FURNISH & SUBMIT TO ARCHITECT LOCAL WATER DISTRICT AND FIRE MARSHAL DESIGN CALCULATIONS STAMPED BY AN OREGON LICENSED FIRE PROTECTION ENGINEER. THE FIRE PROTECTION ENGINEER SHALL BE RESPONSIBLE FOR OVERSEEING PREPARATION OF SHOP DWGS, SYSTEM INSTALLATION, INSPECTIONS, SYSTEM TESTING AND PROVIDE OWNER WITH CORRECTED RECORD DWGS AND FINAL ACCEPTANCE LETTER. SHOP DWGS SHALL INCLUDE PLANS, DETAILS & SCHEMATICS INCLUDING IDENTIFICATION OF ALL APPURTENANCES.

 4) PROVIDE A SYSTEM OPERATIONS & MAINTENANCE MANUAL
- INCLUDING LISTS OF SYSTEM COMPONENTS WITH MANUFACTURER'S USE AND MAINTENANCE INSTRUCTIONS, AND WARRANTY INFO.

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50% DESIGN

5/23/22

Page Number Sheet Number Sheet Title C1.0 NOTES & ABBREVIATIONS **EXISTING CONDITIONS** C1.1 C1.2 DEMOLITION PLAN SITE PLAN C1 3 **EROSION & SEDIMENT CONTROL** C2.0 5 C2.1 **GRADING PLAN** UTILITY PLAN C2.2

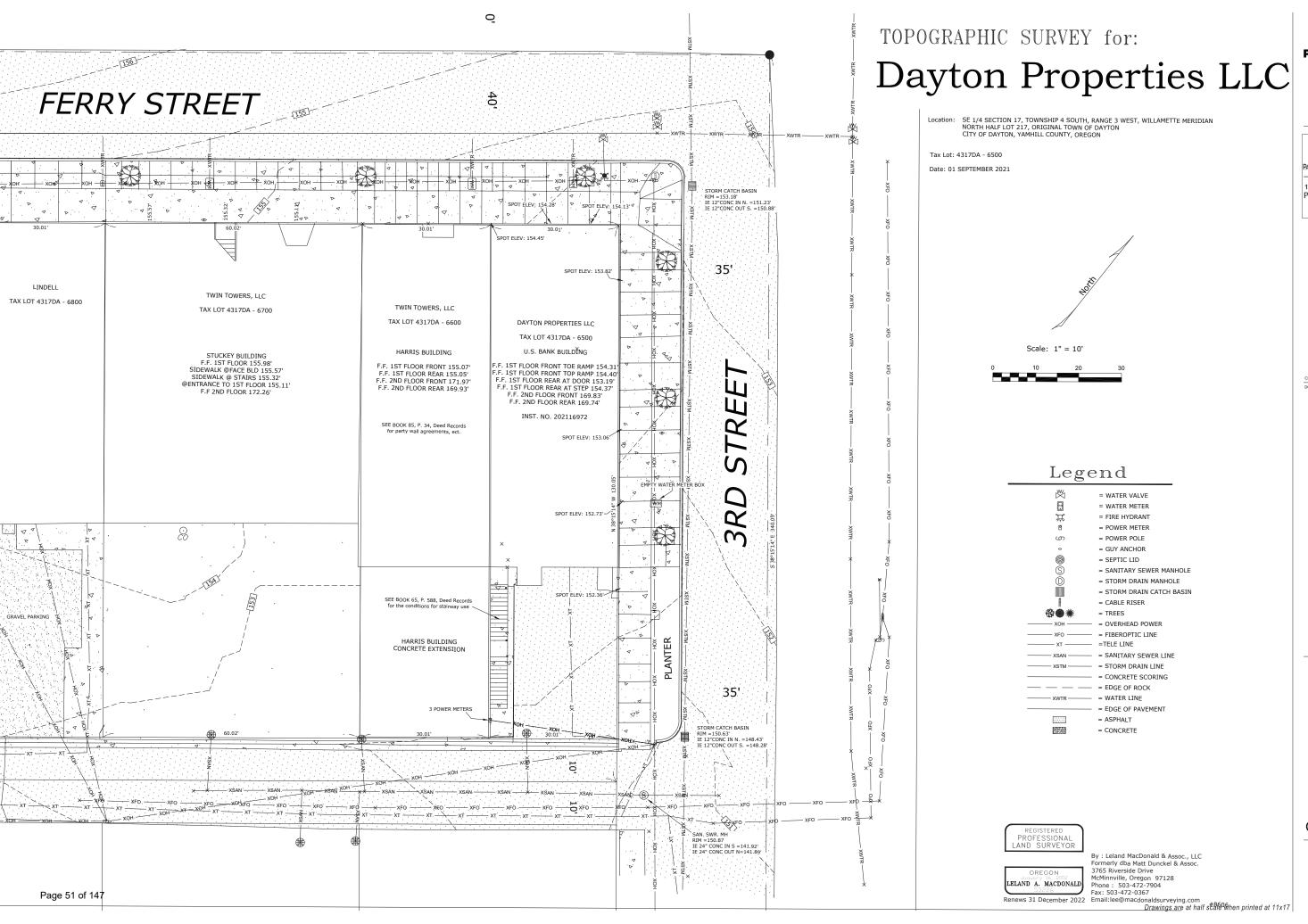
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CIVIL DETAILS

C3.0

C3.1

SHEET LIST



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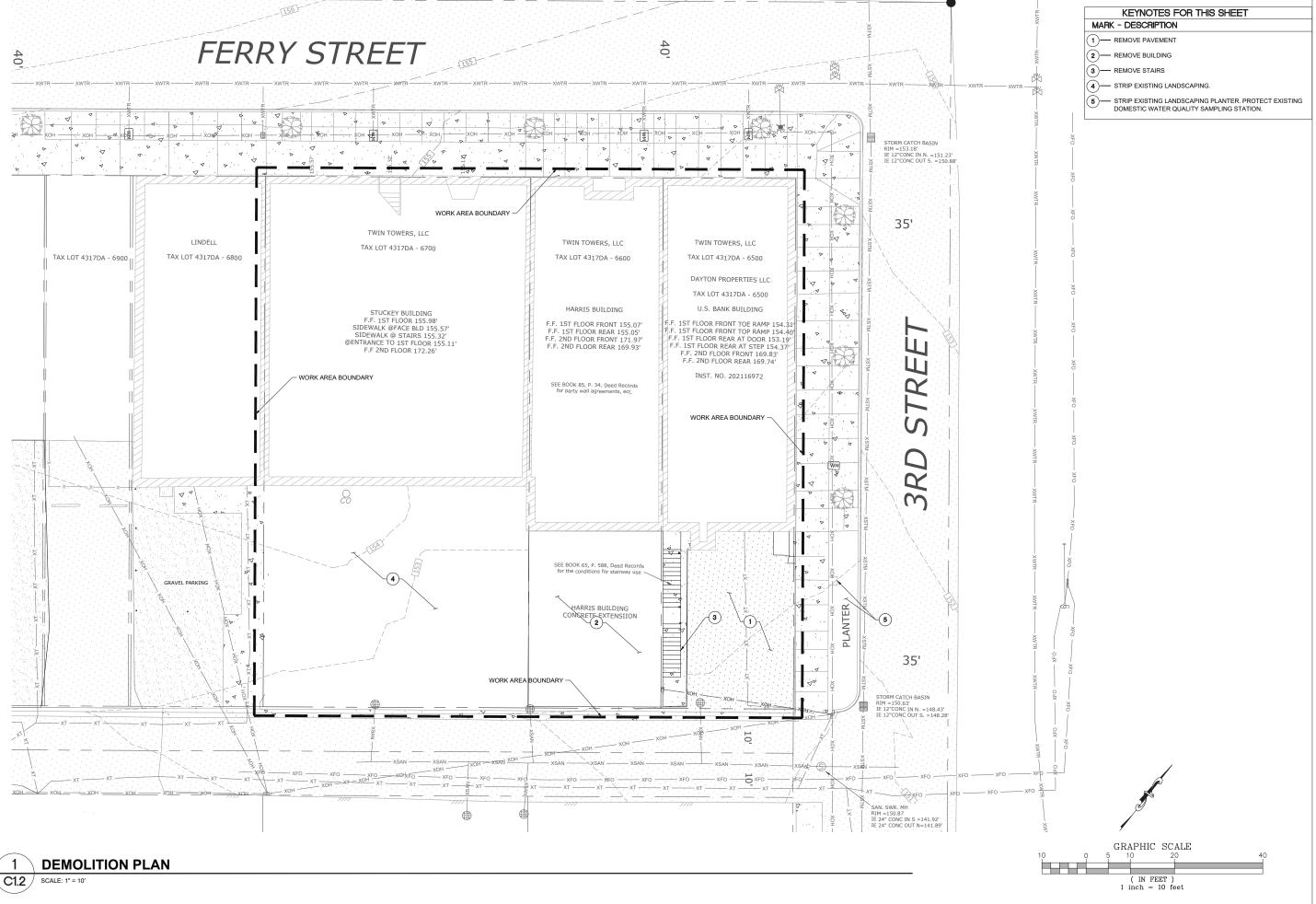
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EXISTING CONDITIONS



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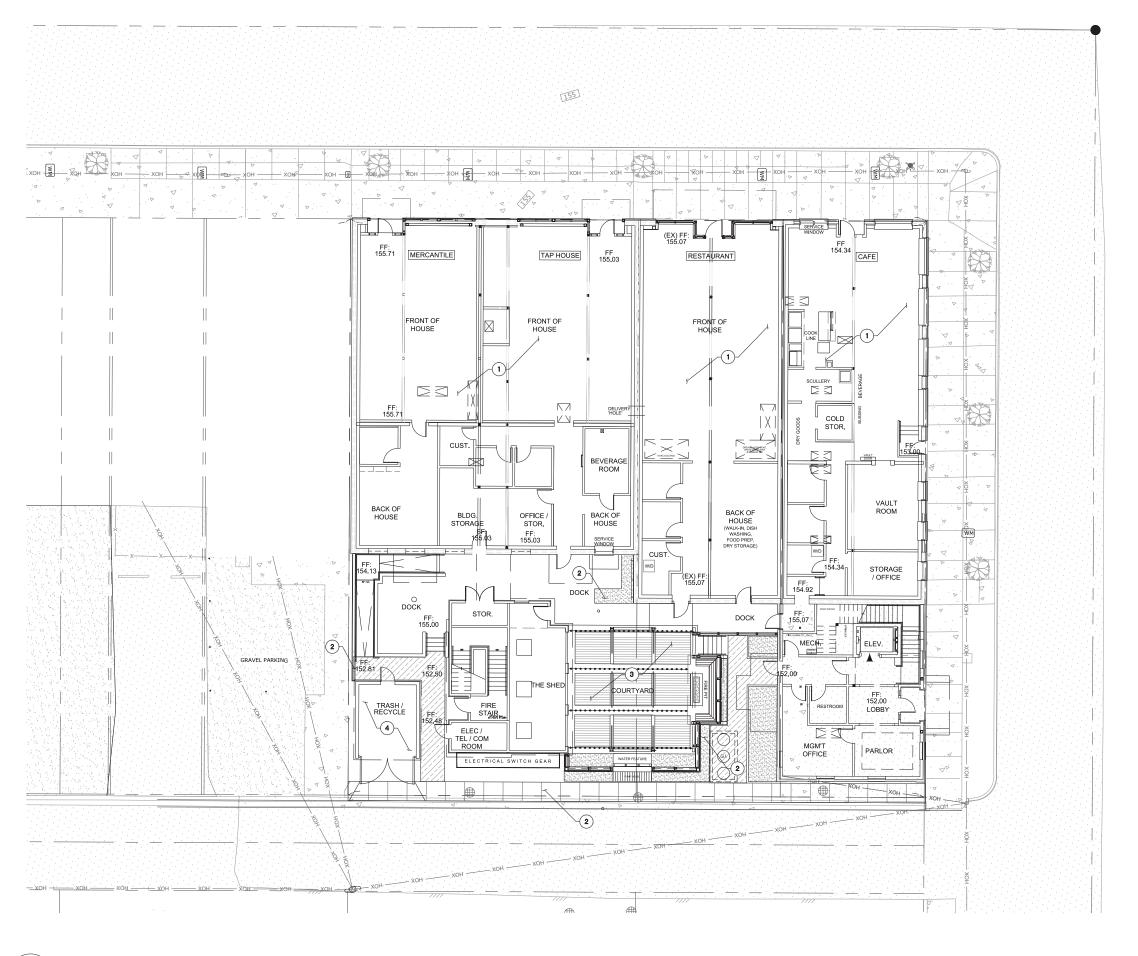
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DEMOLITION PLAN



KEYNOTES FOR THIS SHEET

MARK - DESCRIPTION

1)— EXISTING BLDG TO REMAIN, SEE ARCH AND STRUCTURAL FOR RENOVATIONS.

2 - NEW CONCRETE WALKWAY.

NEW COURTYARD AREA, SEE ARCH.

(4)— NEW TRASH AND RECYCLING ENCLOSURE, SEE ARCH.

5 — NEW LOADING DOCK AREA. NO VEHICULAR ACCESS TO THIS DOCK AREA.

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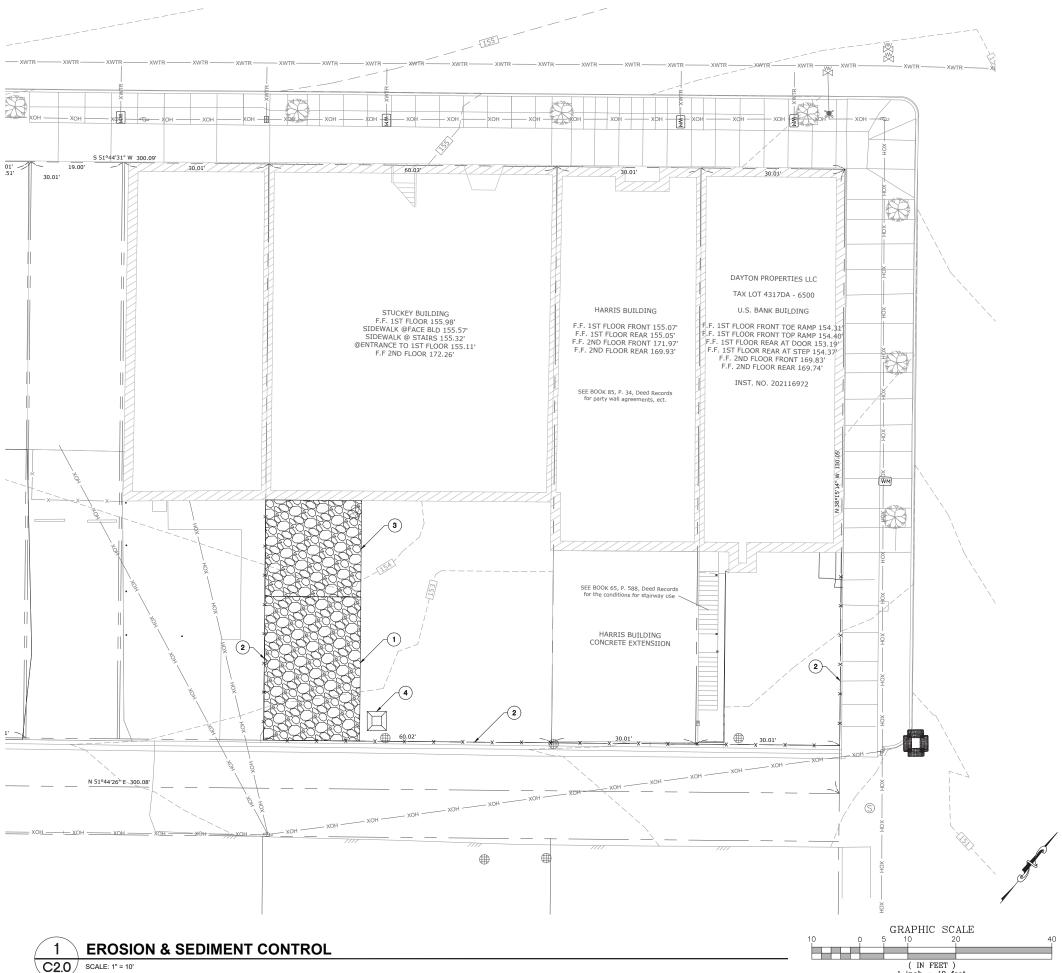
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SITE PLAN

GRAPHIC SCALE

(IN FEET) 1 inch = 10 feet





EMERGENCY CONTACT: TBD

08.0 EROSION CONTROL NOTES

- APPLICANT/CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL
- THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/I ANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE
- AFTER THE PROJECT IS APPROVED UNTIL THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE OWNER CONSTRUCTION IS COMPLETE.

 THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING THIS CONTINUE TO SOME THE CLEARING THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

 THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING
- AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARD THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE
- CONDITIONS DURING CONSTRUCTION PERIOD. THESE ESC FACILITIES SHALL BE LIPGRADED AND MODIFIED BY THE CONTRACTOR/OWNER AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS
- NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
 AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARRIER HEIGHT. ALL
 CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS
- SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

 STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND
 MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT
- STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
 THE CONTRACTOR SHALL EMPLOY BMP'S TO PROTECT THE PUBLIC RIGHT-OF-WAY FROM SEDIMENT DURING.
- CONSTRUCTIONS, PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.

 11. SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.

 12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE EROSION
- PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CHAPTER 4) FOR REQUIREMENTS.

 THE CONTRACTORIDEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.
- 14. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL 14. AFFROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

 15. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM FROM VEHICLES ONTO ROADWAYS OR INTO
- THE STORMWATER COLLECTION SYSTEM SHALL BE REMOVED OR CLEANED UP IMMEDIATELY, AND NO LATER THAN THE END OF THE WORK DAY. THE USE OF WATER TRUCKS TO WASH THE MATERIAL OFF THE ROADWAY IS NOT ALLOWED. WATER TRUCKS MAY BE USED IMMEDIATELY BEFORE SWEEPERS OR VACUUM SYSTEMS TO LOOSEN SEDIMENT, PROVIDED THAT THE DISCHARGE TO THE STORMWATER COLLECTION SYSTEM DOES NOT

10.0 SEDIMENT FENCES

1 inch = 10 feet

- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE
- THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES
- THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
- SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 SEDIMENT FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT
- LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY

11.0 STANDARD NOTES FOR TEMPORARY EROSION CONTROL GRASSES

- PERMANENT COVER MUST BE ESTABLISHED PRIOR TO THE REMOVAL OF ANY EROSION CONTROL MEASURES ON ALL EXPOSED GROUND SURFACES AT THE END OF THE CONSTRUCTION PERIOD.
- TEMPORARY GRASS COVER MEASURES MUST BE SEEDED BY SEPTEMBER 1 AND FULLY ESTABLISHED BY NOVEMBER 1 OR OTHER COVER MEASURES WILL HAVE TO BE IMPLEMENTED UNTIL ADEQUATE GRASS COVERAGE IS ACHIEVED.
- HYDROMULCH SHALL BE APPLIED WITH GRASS SEED AT A RATE OF 2,000 LB/ACRE. (SEED MUST BE APPLIED AT 275 LB/ACRE.) ON SLOPES STEEPER THAN 10 PERCENT (10%) OR WHEN APPLIED BETWEEN SEPTEMBER 15 AND APRIL 15, HYDROSEED AND MULCH SHALL BE APPLIED WITH A BONDING AGENT (TACKIFIER). APPLICATION RATE AND METHODOLOGY TO BE IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.
- IF STRAW IS USED IN CONJUNCTION WITH HYDRO MULCH, IT MUST BE DRY, LOOSE, WEED-FREE, AND APPLIED AT A RATE OF 4,000 LB/ACRE AND SHALL HAVE A MINIMUM DEPTH IN-PLACE OF 2 INCHES. ANCHOR STRAW BY WORKING IN BY HAND OR WITH EQUIPMENT (ROLLERS, CLEAT TRACKS, ETC.).
- STRAW MULCH SHALL BE SPREAD UNIFORMLY IMMEDIATELY FOLLOWING SEEDING
- SOIL PREPARATION TOP SOIL SHOULD BE PREPARED ACCORDING TO LANDSCAPE PLANS, IF AVAILABLE, OR RECOMMENDATIONS OF GRASS SEED SUPPLIES. IT IS RECOMMENDED THAT SLOPES BE ROUGHENED PATTERN OF CLEAT IMPRINTS PARALLEL TO SLOPE CONTOURS) OR OTHER METHOD TO PROVIDE MORE STABLE SITES FOR SEEDS TO REST.
- SEEDING REQUIRED SEED MIXES ARE AS FOLLOWS. SIMILAR MIXES MAY BE SUBSTITUTED IF APPROVED BY THE CITY AND STILL TOTAL 275 LB/ACRE.
- A. DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE): DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT; CREEPING RED FESCUE, 20% BY WEIGHT: 275 LB/ACRE
- B. STANDARD HEIGHT GRASS MIX: ANNUAL RYEGRASS, 40% BY WEIGHT; TURF-TYPE FESCUE, 60% BY WEIGHT: 275 LB/ACRE.
- FERTILIZATION FOR GRASS SEED IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS. DEVELOPMENT AREAS WITHIN 50 FEET OF WATER BODIES AND WETLANDS MUST USE A NON-PHOSPHORUS FERTILIZER.
- WATERING SEEDING SHALL BE SUPPLIED WITH ADEQUATE MOISTURE TO ESTABLISH GRASS. SUPPLY WATER AS NEEDED, ESPECIALLY IN ABNORMALLY HOT OR DRY WEATHER OR ON ADVERSE SITES. WATER APPLICATION RATES SHOULD BE CONTROLLED TO PROVIDE ADEQUATE MOISTURE WITHOUT CAUSING
- RE-SEEDING AREAS WHICH FAIL TO ESTABLISH GRASS COVER ADEQUATE TO PREVENT EROSION SHALL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED, AND ALL APPROPRIATE MEASURES TAKEN TO ESTABLISH ADEQUATE COVER.



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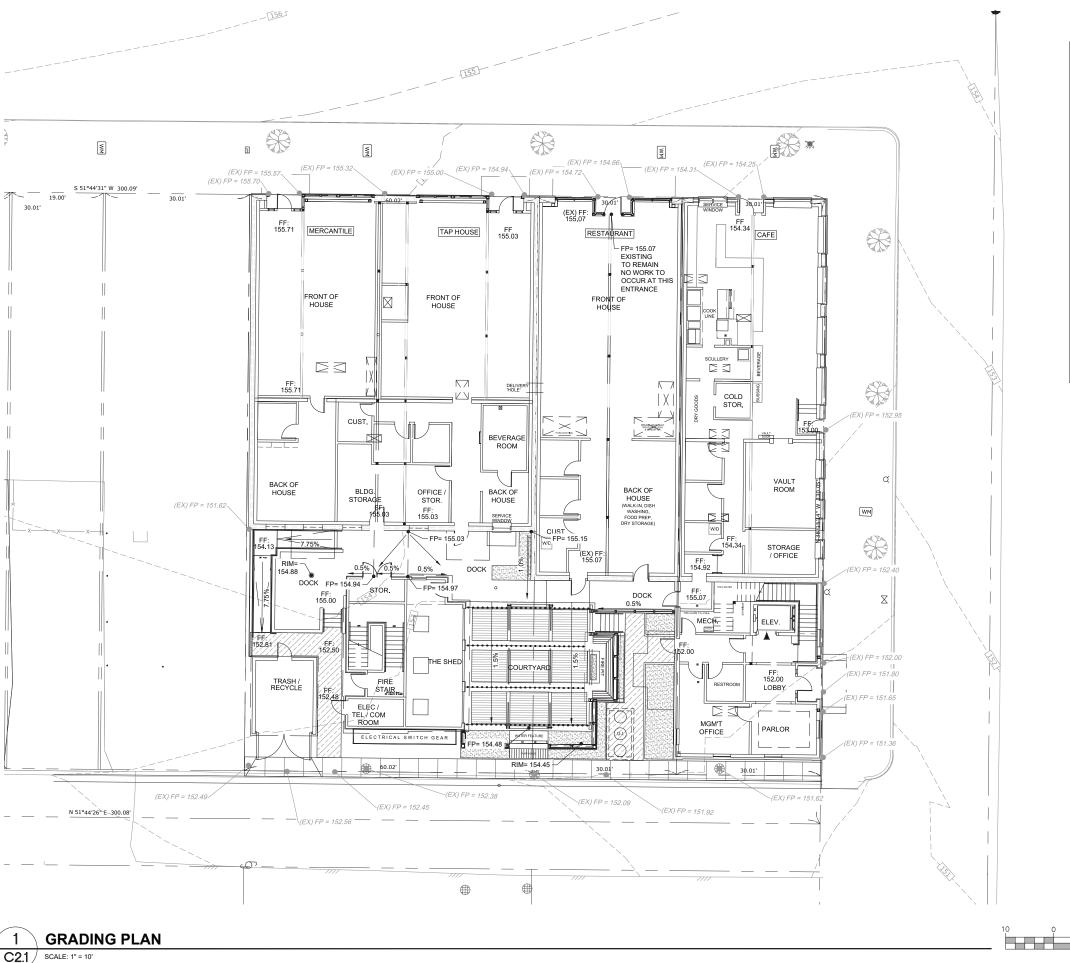
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EROSION & SEDIMENT CONTROL



GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE TO PERFORM CUT AND FILL EARTH WORK IN SUCH A MANNER TO PROTECT NATIVE SOILS FROM BEING OVER WORKED AND FROM BECOMING
TOO SATURATED DURING WET WEATHER, DURING WET WEATHER PERFORM WORK IN AREAS SMALL ENOUGH TO CUT AND ROCK SITE AREAS UNDER PAVEMENT AND BUILDING TO PREVENT AREAS OF NATIVE SOIL BEING EXPOSED TO WET WEATHER. COORDINATE SITE WORK AND ESC MEASURES ACCORDINGLY.

- REFER TO ARCHITECTURAL SITE PLANS FOR ALL SITE LAYOUT DIMENSIONS INCLUDING WALKWAYS, BUILDING, AND RETAINING WALLS.
- 3. PROVIDE SEPARATE BID ADDITIVES IN SPEC SECTION 12.0 FOR WET WEATHER CONSTRUCTION OVER-EXCAVATION OF SUBGRADE AND REPLACEMENT WITH CRUSHED ROCK. PROVIDE FOR AN OVER-EXCAVATION AND REPLACEMENT OF NATIVE SOIL UNDER THE BUILDING FOOTPRINT (EXTEND TO 5 FEET BEYOND OUTSIDE OF FOOTING) AND A OVER-EXCAVATION AND REPLACEMENT UNDER ALL PARKING LOT AREAS (EXTEND 1.33 FEET BEYOND CURBS). VERIFY REQUIREMENTS WITH AND OBTAIN APPROVAL FROM PROJECT GEOTECHNICAL ENGINEER AND PROJECT ARCHITECT PRIOR TO EXECUTING.
- 4. CONTRACTOR TO CONFIRM WITH OWNER AND REMOVE AND DISPOSE OF OFFSITE ALL EXCESS SOIL, DEBRIS AND MATERIALS NOT REUSABLE FOR THIS PROJECT.
- 5. ON-SITE HANDICAP/DISABILITY ACCESS ROUTES SHALL COMPLY WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), STATE AND LOCAL REGULATIONS. IN GENERAL
- 5.1. MAXIMUM CROSS SLOPE OF ANY PAVEMENT PERPENDICULAR TO DIRECTION OF
- 5.2. MAXIMUM SLOPE OF WALKWAYS WITHOUT HANDRAILS IN DIRECTION OF TRAVEL IS
- 5.3. FOR RAMPS, THE MAXIMUM SLOPE IS 8.33% AND MAXIMUM RISE BETWEEN LANDINGS IS 30 INCHES. HANDRAILS ARE REQUIRED EACH SIDE OF ALL RAMPS WITH SLOPE GREATER THAN 5%.

 5.4. MAXIMUM SLOPE OF CURB RAMPS AND WINGS OF CURB RAMPS IS 8.33%. THE MAXIMUM
- LENGTH OF A CURB RAMP IS 6 FEET WITH A MAXIMUM 6-INCH RISE.

 5.5. PROVIDE FINISH PAVEMENT SURFACE TEXTURES IN ACCORDANCE WITH ADA.

 5.6. CONTACT ARCHITECT AND ENGINEER FOR INSTRUCTIONS PRIOR TO INSTALLING FINISH
- PAVEMENTS IN CONFLICT WITH ADA REQUIREMENTS.
- 6. STRAIGHT GRADE FINISH PAVEMENT BETWEEN CATCH BASIN AND SURROUNDING GUTTER ELEVATIONS. STRAIGHT GRADE BETWEEN GIVEN ELEVATION POINTS, BLEND FINISH GRADES BETWEEN GIVEN POINTS AND AT GRADE BREAKS.
- 7. SEE SHEET C1.0, SECTION 12.0 FOR CONSTRUCTION TESTING, INSPECTIONS, AND OBSERVATION REQUIREMENTS.

PRELIMINARY

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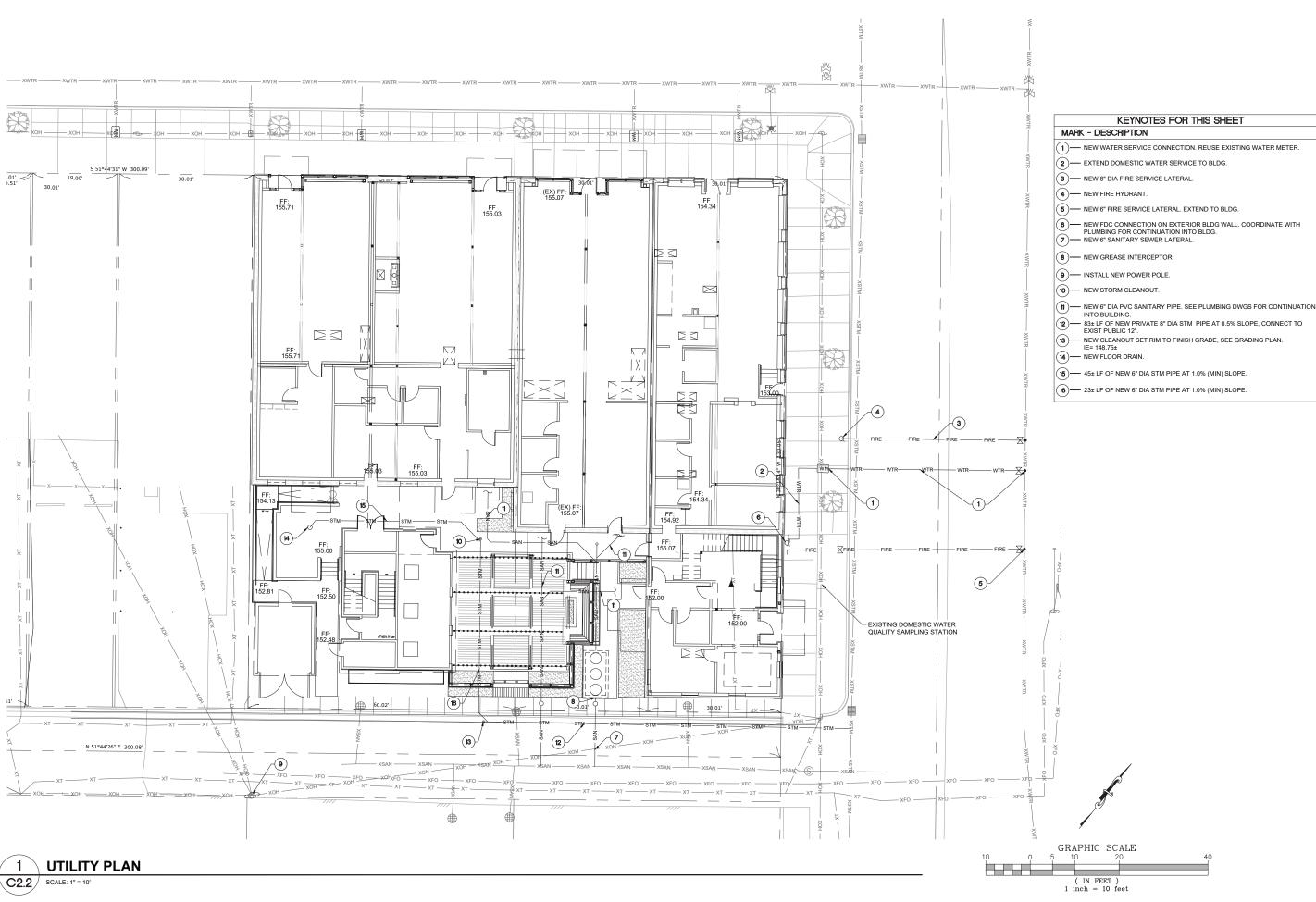
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GRADING PLAN

GRAPHIC SCALE (IN FEET)

1 inch = 10 feet





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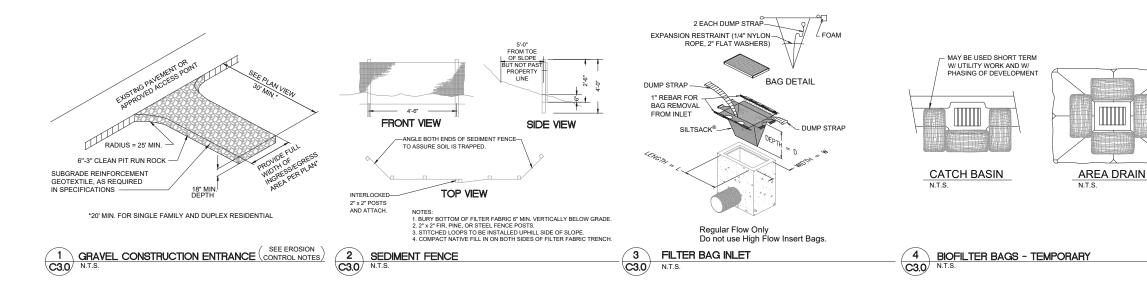
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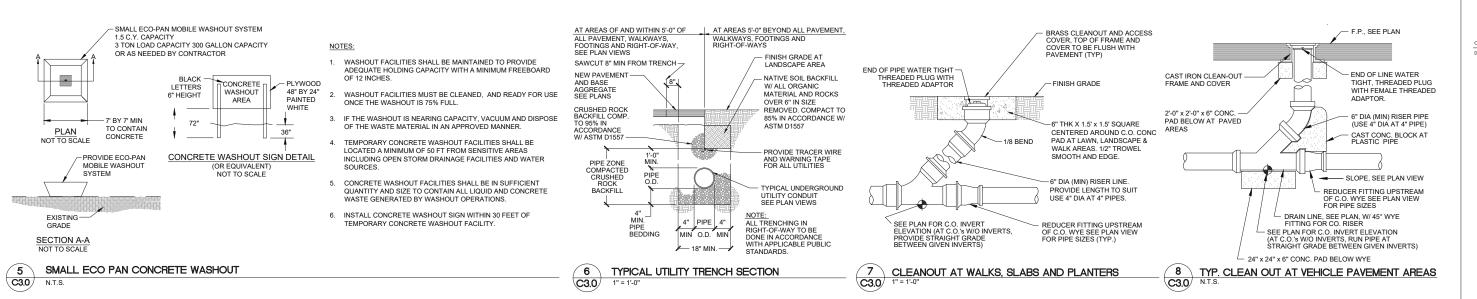
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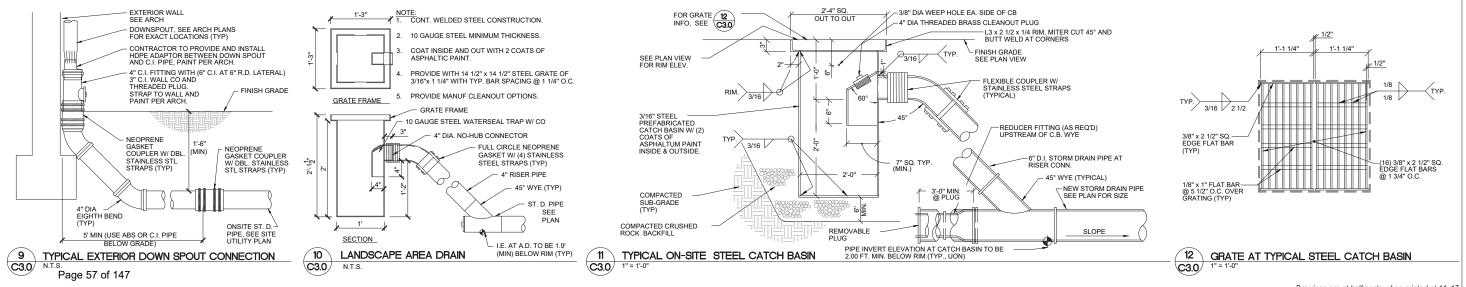
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UTILITY PLAN







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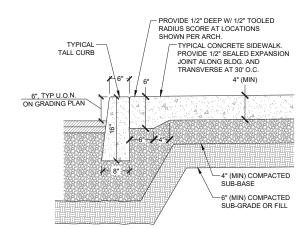
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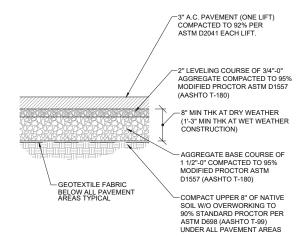
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CIVIL **DETAILS**















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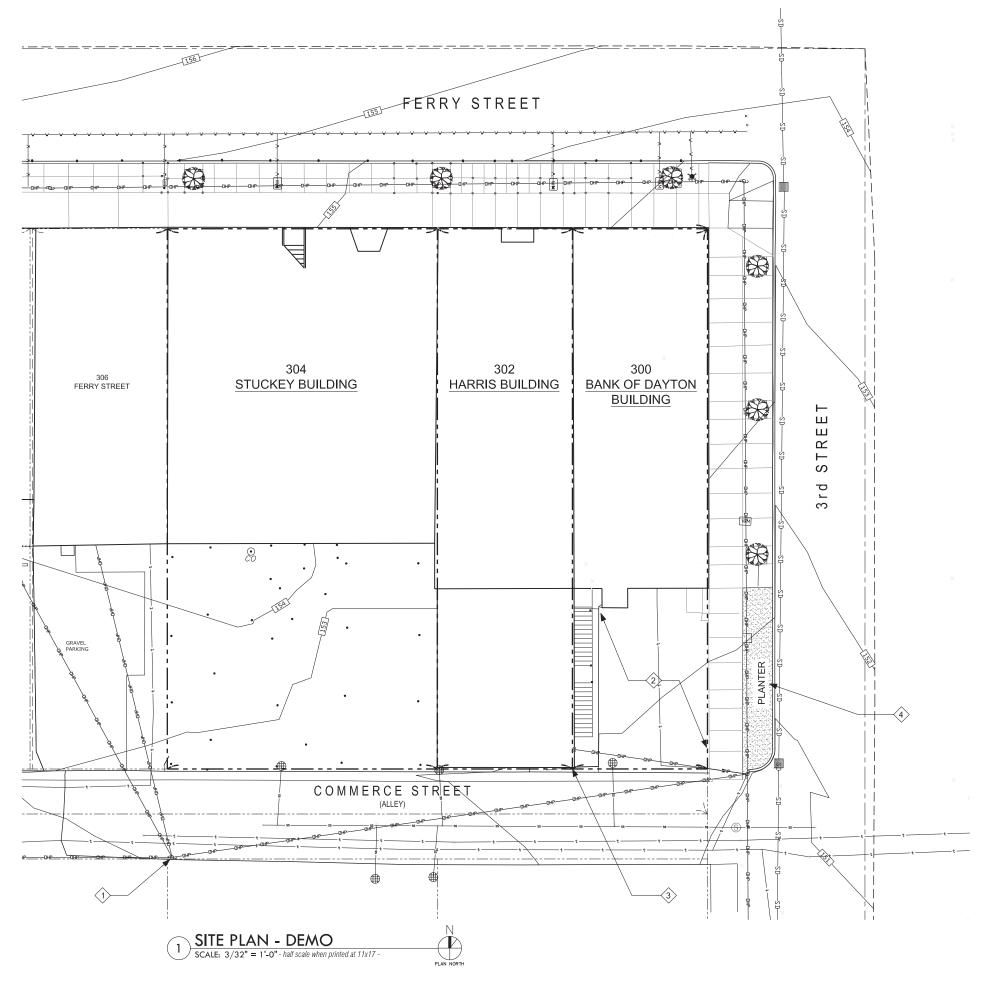
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CIVIL **DETAILS**



GENERAL DEMOLITION NOTES

- 1. COORDINATE DEMOLITION SCOPE OF WORK WITH ALL PROJECT DOCUMENTS
- THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK.
- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.

SITE PLAN LEGEND

PROPERTY LINE WATER SUPPLY SANITARY SEWER STORM SD DRAIN TELEPHONE / INTERNET OVERHEAD OHP-POWER BURIED PWR-POWER

X

CATCH BASIN

POLE

FENCE

EDGE OF PAVEMENT POWER

FIRE HYDRANT

SANITARY MANHOLE

KEY NOTES

- 1) EXISTING POWER POLE TO BE DEMOLISHED AND REPLACED WITH NEW.
- 2 DEMOLISH EXISTING PARKING LOT.
- 3 DEMOLISH CONCRETE ADDITION.
- REMOVE LANDSCAPING, BUT RETAIN AND PROTECT WATER QUALITY PIPE.





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LAND USE REVIEW

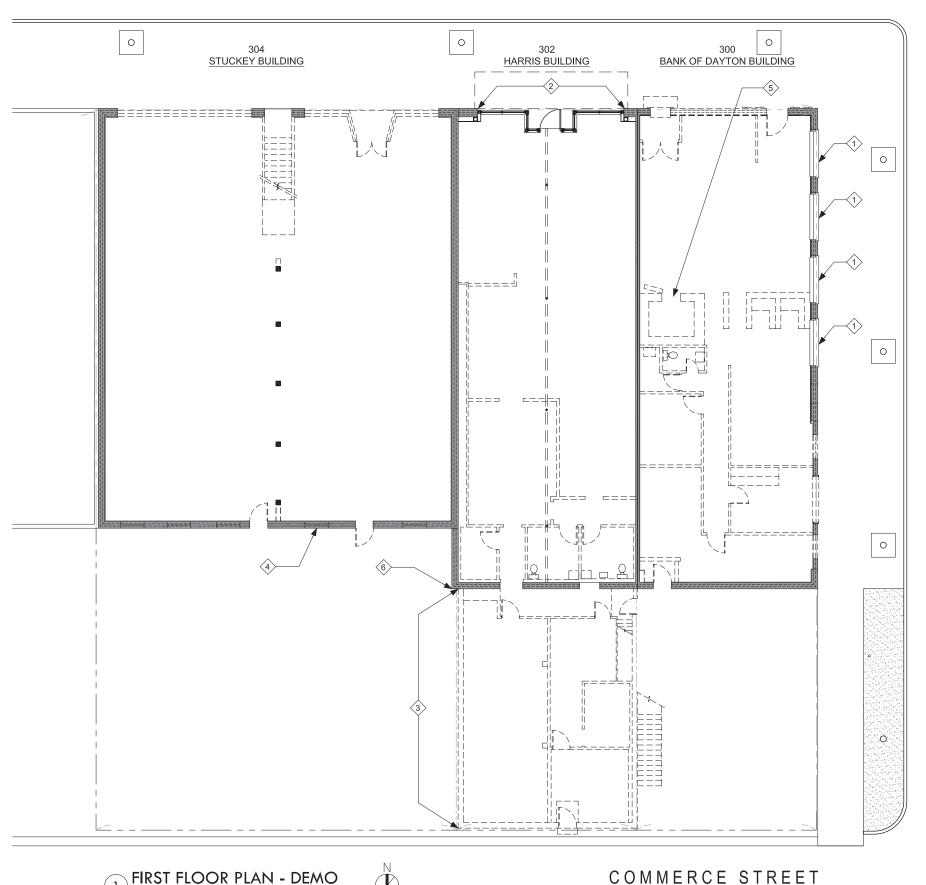
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SITE PLAN - DEMO

D1.0

FERRY STREET



SCALE: 1/8" = 1'-0" - half scale when printed at 11x17 -

GENERAL DEMOLITION NOTES

- 1. COORDINATE DEMOLITION SCOPE OF WORK WITH ALL PROJECT DOCUMENTS
- 2. THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK
- 4. PROTECT EXISTING BRICK WALLS FROM
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.
- 6. THE FIRST FLOOR FRAMING AND FINISHES TO BE REMOVED AND REPLACED WITH A CONCRETE SLAB.
- 7. LATHE AND PLASTER TO BE REMOVED FROM THE INTERIOR OF THE BRICK WALLS. PLASTER APPLIED DIRECTLY TO BRICK WALLS TO REMAIN, UNLESS NOTIFIED BY THE ARCHITECT

FLOOR PLAN LEGEND

EXTERIOR WALL

INTERIOR WALL

☐ ☐ ☐ ☐ ☐ ITEM TO BE DEMOLISHED

KEY NOTES

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(ALLEY)

- windows to be retained protect from damage.
- APPLIES STOREFRONT AND CANOPY TO REMAIN PROTECT FROM DAMAGE.
- (3) HARRIS CONCRETE ADDITION TO BE REMOVED IN ITS ENTIRETY.
- 4 NEW DOOR OPENING IN BRICK WALL.
- 5 CONCRETE BANK VAULT TO BE REMOVED, WITH STEEL DOOR AND SURROUND TO BE SALVAGED AND STORED FOR POSSIBLE REUSE.
- 6 CUT CONCRETE WALL IN ALIGNMENT WITH BRICK WALL ABOVE.

PAUL M. FALSETTO OF OREGOT



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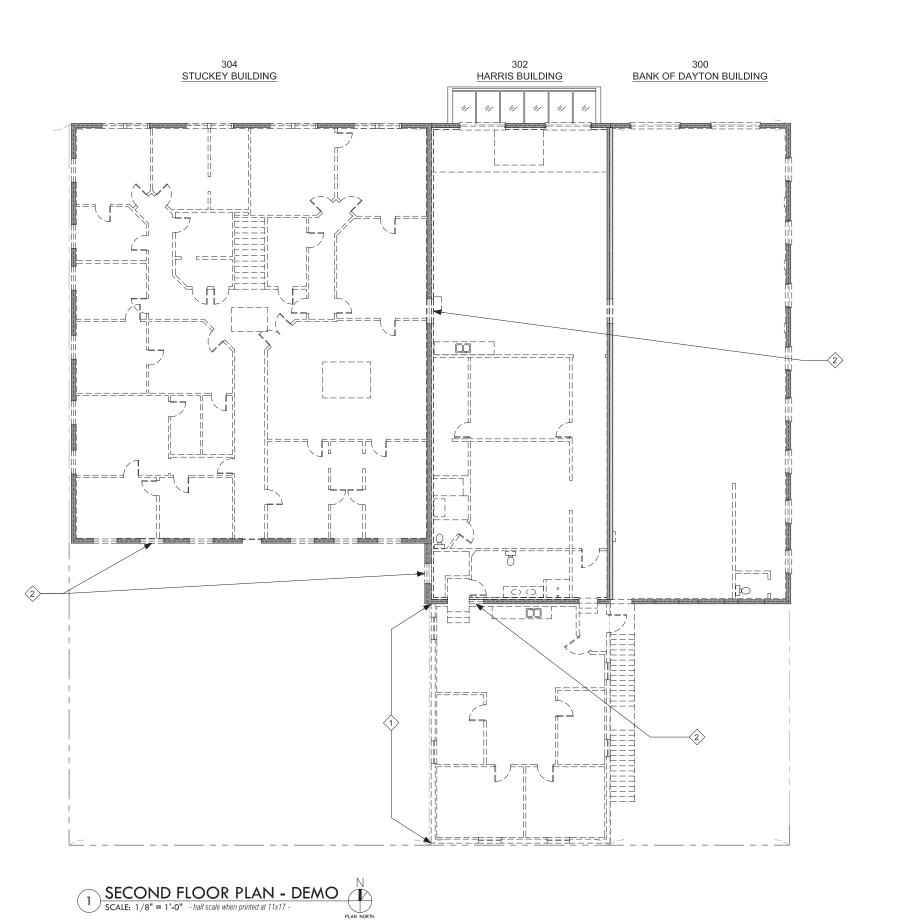
LAND USE REVIEW

21003

6/13/22

FIRST FLOOR PLAN - DEMO

D2.0



- COORDINATE DEMOLITION SCOPE OF
 WORK WITH ALL PROJECT DOCUMENTS
- 2. THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK.
- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.
- 6. THE FIRST FLOOR FRAMING AND FINISHES TO BE REMOVED AND REPLACED WITH A CONCRETE SLAB.
- 7. LATHE AND PLASTER TO BE REMOVED FROM THE INTERIOR OF THE BRICK WALLS. PLASTER APPLIED DIRECTLY TO BRICK WALLS TO REMAIN, UNLESS NOTIFIED BY THE ARCHITECT

FLOOR PLAN LEGEND

EXTERIOR WALL

INTERIOR WALL

☐ ☐ ☐ ☐ ☐ ITEM TO BE DEMOLISHED

KEY NOTES

HARRIS CONCRETE ADDITION TO BE REMOVED IN ITS ENTIRETY.

2 NEW OPENING IN BRICK WALL.

PAUL M.
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OF OR OR



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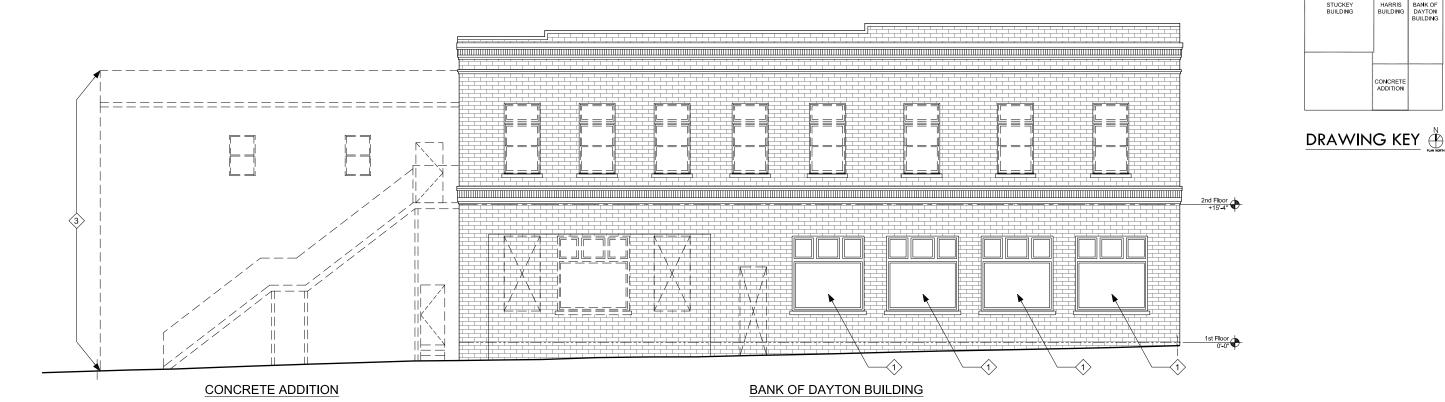
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SECOND FLOOR PLAN - DEMO

D2.1



NORTH ELEVATION - DEMO [from Ferry Street]



EAST ELEVATION - DEMO [from 3rd Street] SCALE: 3/16" = 1'-0" - half scale when printed at 11x17

GENERAL DEMOLITION NOTES

- 1. COORDINATE DEMOLITION SCOPE OF WORK WITH ALL PROJECT DOCUMENTS.
- 2. THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 3. AT LOCATIONS WHERE ITEMS ARE REMOVED AND ADJACENT SPACES ARE TO REMAIN, REPAIR AND PATCH AFFECTED AREAS OR PREPARE FOR NEW WORK.
- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.

ELEVATION LEGEND

□ □ □ □ □ ITEM TO BE DEMOLISHED

KEY NOTES

- (1) WINDOWS TO BE RETAINED PROTECT FROM DAMAGE.
- 2 HARRIS STOREFRONT AND CANOPY TO REMAIN - PROTECT FROM DAMAGE

1

HARRIS BUILDING

STUCKEY BUILDING

BANK OF DAYTON BUILDING

3 HARRIS CONCRETE ADDITION TO BE REMOVED IN ITS ENTIRETY.

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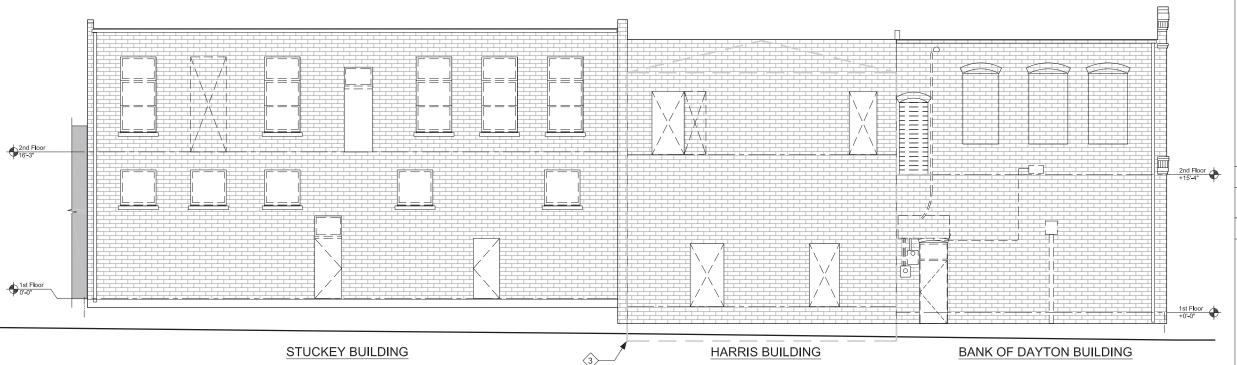
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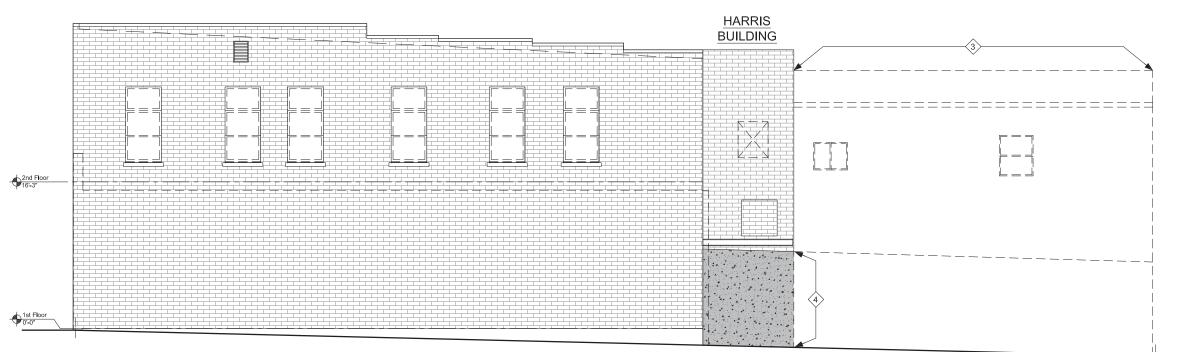
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ELEVATIONS -NORTH & EAST -DEMO

D3.0



SOUTH ELEVATION - DEMO [from Commerce Street]



STUCKEY BUILDING

WEST ELEVATION - DEMO [from property line]
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -

GENERAL DEMOLITION NOTES

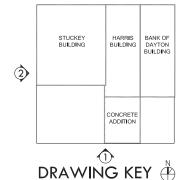
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- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.

ELEVATION LEGEND

☐ ☐ ☐ ☐ ☐ ITEM TO BE DEMOLISHED

KEY NOTES

- windows to be retained protect from damage.
- 2 HARRIS STOREFRONT AND CANOPY TO REMAIN PROTECT FROM DAMAGE
- HARRIS CONCRETE ADDITION TO BE REMOVED IN ITS ENTIRETY.
- SAWCUT CONCRETE WALL TO SEPARATE ADDITION FROM BUILDING TO REMAIN.



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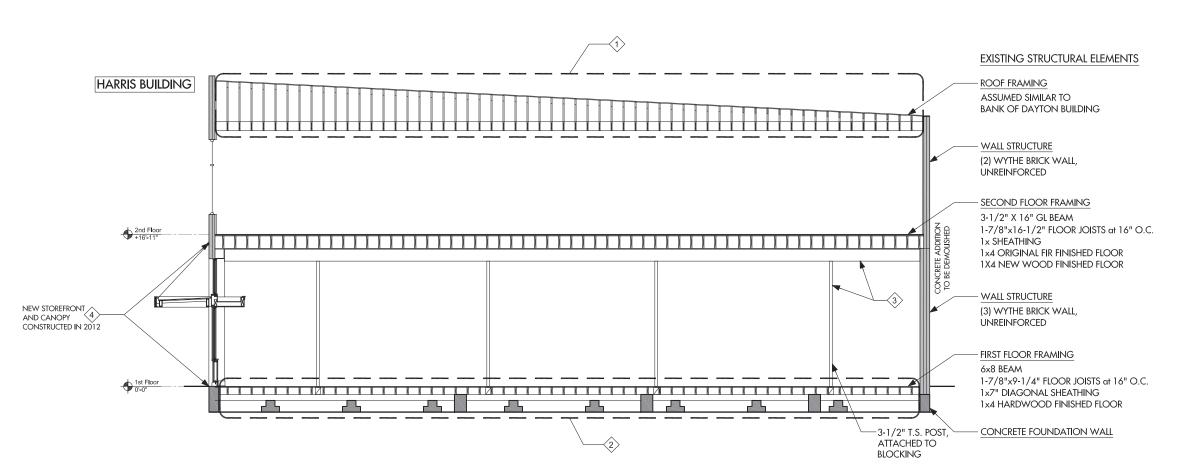
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6/13/22

ELEVATIONS -SOUTH & WEST -DEMO

D3.1



GENERAL DEMOLITION NOTES

- COORDINATE DEMOLITION SCOPE OF
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- 2. THE DEMOLITION DESCRIPTION IS NOT INTENDED TO BE COMPLETE AND INCLUSIVE, BASED ON CONDITIONS HIDDEN FROM VIEW. COORDINATE THE REMOVAL OF ITEMS WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
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- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES

ELEVATION LEGEND

□ □ □ □ □ ITEM TO BE DEMOLISHED

KEY NOTES

- REMOVE ROOF FRAMING, SALVAGE LUMBER FOR POSSIBLE REUSE.
- REMOVE FLOOR FRAMING, SALVAGE LUMBER FOR POSSIBLE REUSE.
- POST AND BEAM TO BE REPLACED SEE STRUCTURAL.
- HARRIS STOREFRONT AND CANOPY TO REMAIN PROTECT FROM DAMAGE

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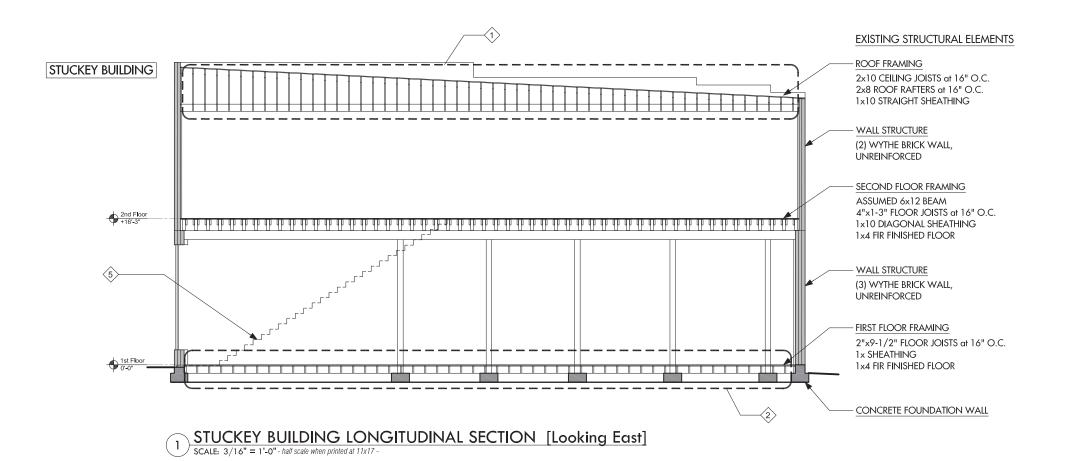
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SECTIONS -LONGITUDINAL -DEMO

D4.0



GENERAL DEMOLITION NOTES

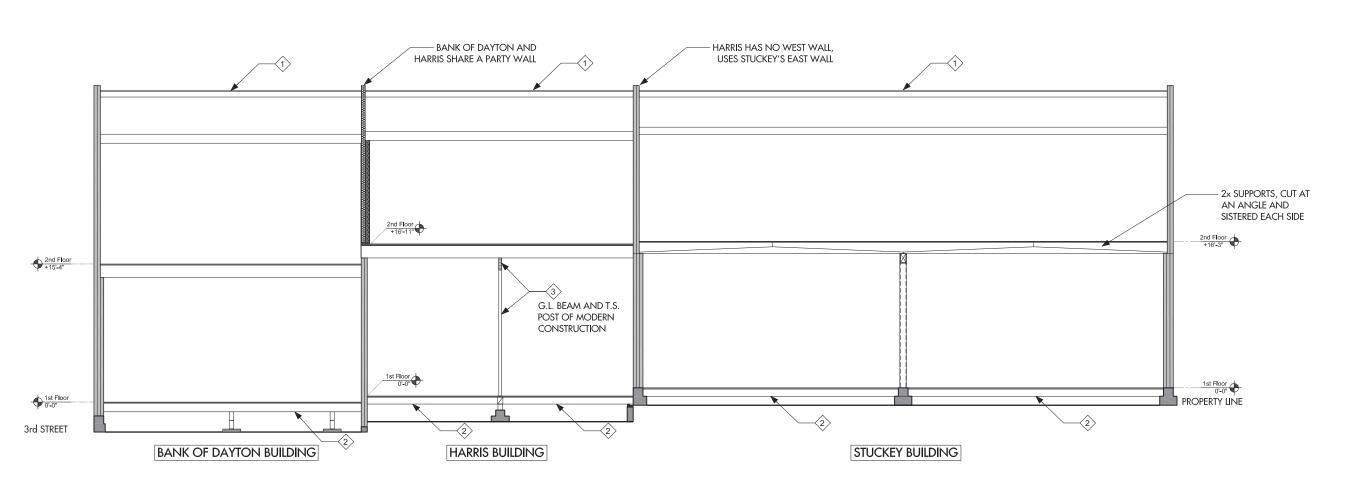
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- 4. PROTECT EXISTING BRICK WALLS FROM DAMAGE DURING DEMOLITION.
- 5. REMOVE ALL EXISTING, SURFACE-MOUNTED APPURTENANCES.

ELEVATION LEGEND

□□□□□□ ITEM TO BE DEMOLISHED

KEY NOTES

- REMOVE ROOF FRAMING, SALVAGE LUMBER FOR POSSIBLE REUSE.
- REMOVE FLOOR FRAMING, SALVAGE LUMBER FOR POSSIBLE REUSE.
- POST AND BEAM TO BE REPLACED SEE STRUCTURAL.
- HARRIS STOREFRONT AND CANOPY TO REMAIN PROTECT FROM DAMAGE
- 5 REMOVE STAIR TO SECOND FLOOR.



2 CROSS SECTION [Looking South]
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -

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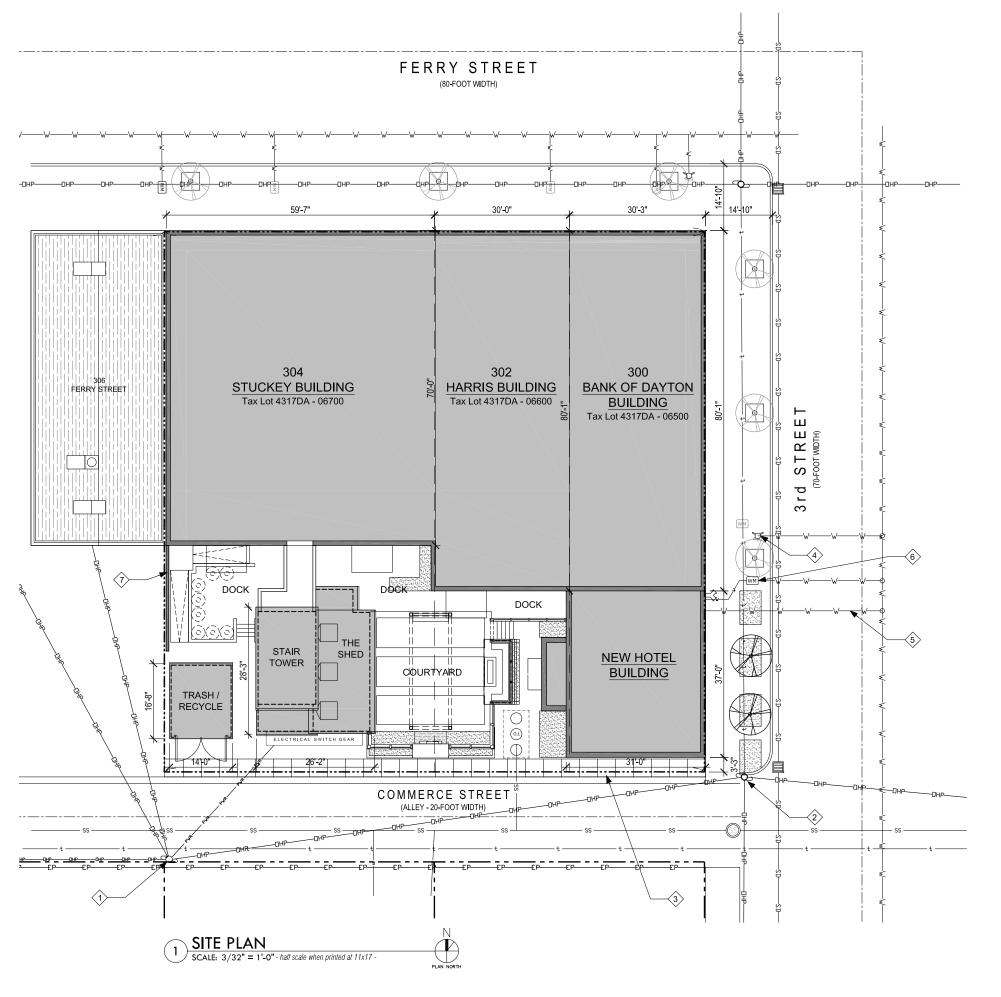
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SECTIONS -LONGITUDINAL & CROSS - DEMO

D4.1



GENERAL NOTES

- 1. CONFIRM ALL PROPERTY LINE AND EASEMENT LOCATIONS.
- 2. SEE CIVIL FOR TOPOGRAPHY LINES.

SITE PLAN LEGEND

OHE LEAT LEGEND				
PROPERTY LINE	<u></u>			
WATER SUPPLY				
SANITARY SEWER	ss			
STORM DRAIN	SDSDSD			
TELEPHONE / INTERNET	t			
OVERHEAD POWER	OHP			
BURIED POWER	PWR PWR			
FENCE	xx			
EDGE OF PAVEMENT	——EP——EP——EP——			

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WM

GREASE 00 INTERCEPTER

POWER

POLE

CATCH

BASIN

FIRE

HYDRANT

SANITARY MANHOLE

WATER METER

PROPANE TANK

FIRE DEPT.

CONNECTION **NEW STREET**



KEY NOTES

TREE

- POWER POLE WITH 3-PHASE TRANSFORMER TO SERVE PROJECT
- 2 EXISTING POWER POLE TO REMAIN AND TO BE ANCHORED LOCALLY
- 3 NEW SIDEWALK ALONG SOUTHERN FRONTAGE
- 4 NEW FIRE HYDRANT
- 5 NEW FIRE WATER LINE
- REUSE EXISTING WATER METER LOCATION FOR NEW WATER METER
- 7 6-FOOT HIGH WOOD FENCE

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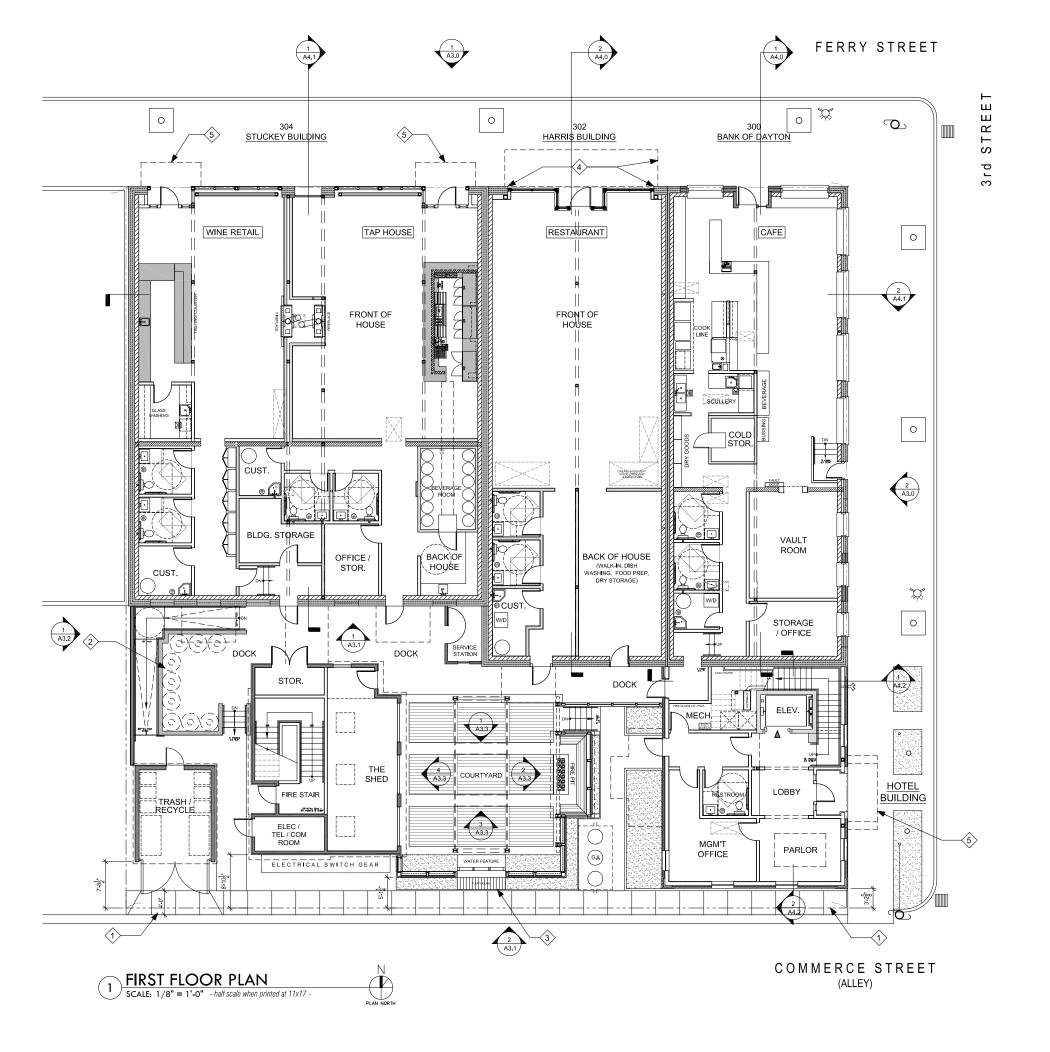
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SITE PLAN



- DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N. DIMENSIONS SHOWN ON ENLARGED FLOOR PLANS.
- 2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.
- 3. REFER TO A6.0 FOR ADA DIMENSIONS.
- PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

FLOOR PLAN LEGEND

EXTERIOR WALL

INTERIOR WALL

PERIMETER SHEAR WALL

INTERNAL SHEAR WALL

NEW COLUMN LINE

HVAC SHAFT ABOVE

LANDSCAPE

PROPANE TANK LOCATION

FIRE DEPT. CONNECTION

KEY NOTES

- PUBLIC WALKWAY (MOSTLY ON PRIVATE PROPERTY)
- 2 PROPANE TANKS
- FOUNTAIN PUMP AND IRRIGATION EQUIPMENT
- STOREFRONT AND CANOPY TO REMAIN, PROTECT FROM DAMAGE
- 5 NEW CANOPY ABOVE

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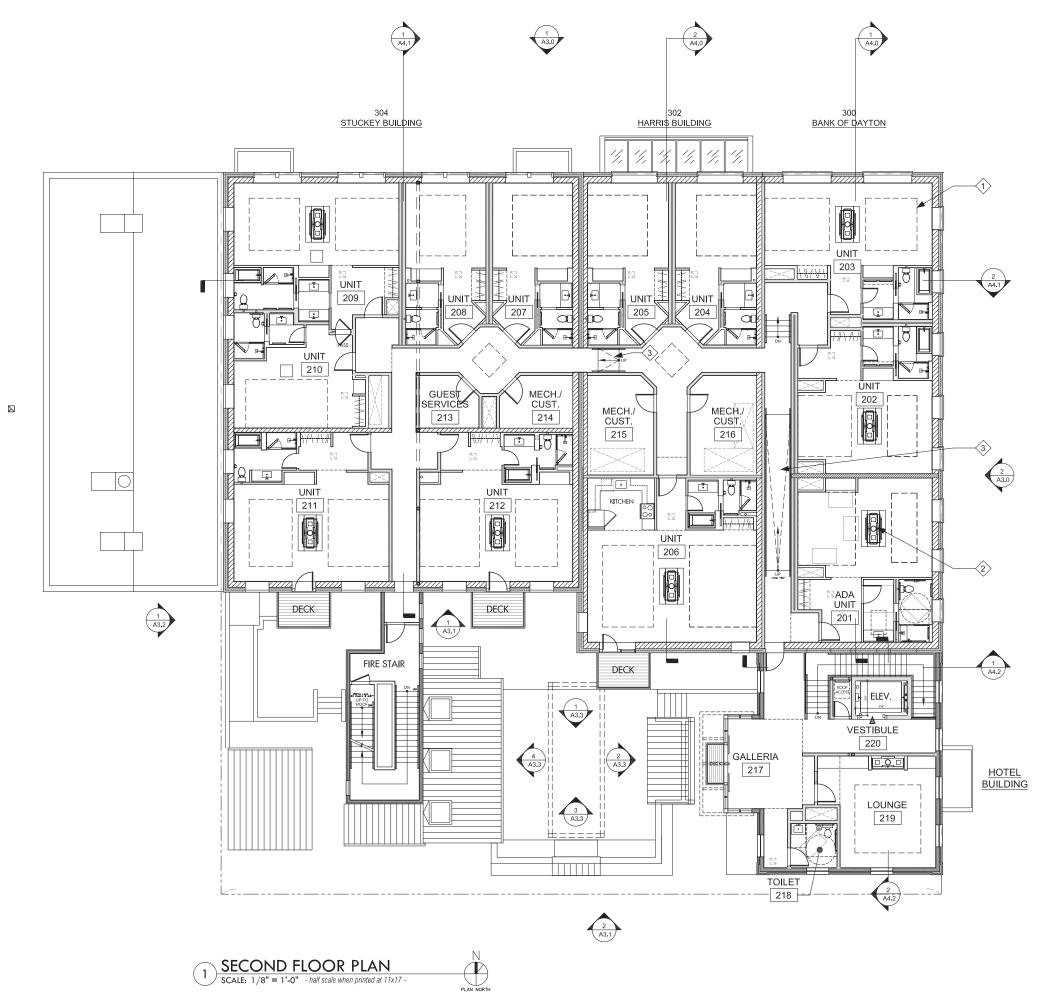
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FIRST FLOOR PLAN

A2.0



- DIMENSIONS ARE TO GRIDLINE OR FACE
 OF STUD, U.O.N. DIMENSIONS SHOWN
 ON ENLARGED FLOOR PLANS.
- 2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.
- 3. REFER TO A6.0 FOR ADA DIMENSIONS.
- 4. PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

FLOOR PLAN LEGEND

EXTERIOR WALL

INTERIOR WALL

PERIMETER SHEAR WALL

MINIMUM INTERNAL SHEAR WALL

NEW COLUMN LINE

HVAC SHAFT

KEY NOTES

- 1 RECESSED COVED CEILING, TYP.
- DOUBLE-SIDED FIREPLACE WITH TVS ABOVE EACH SIDE, TYP.
- 3 RAMPS

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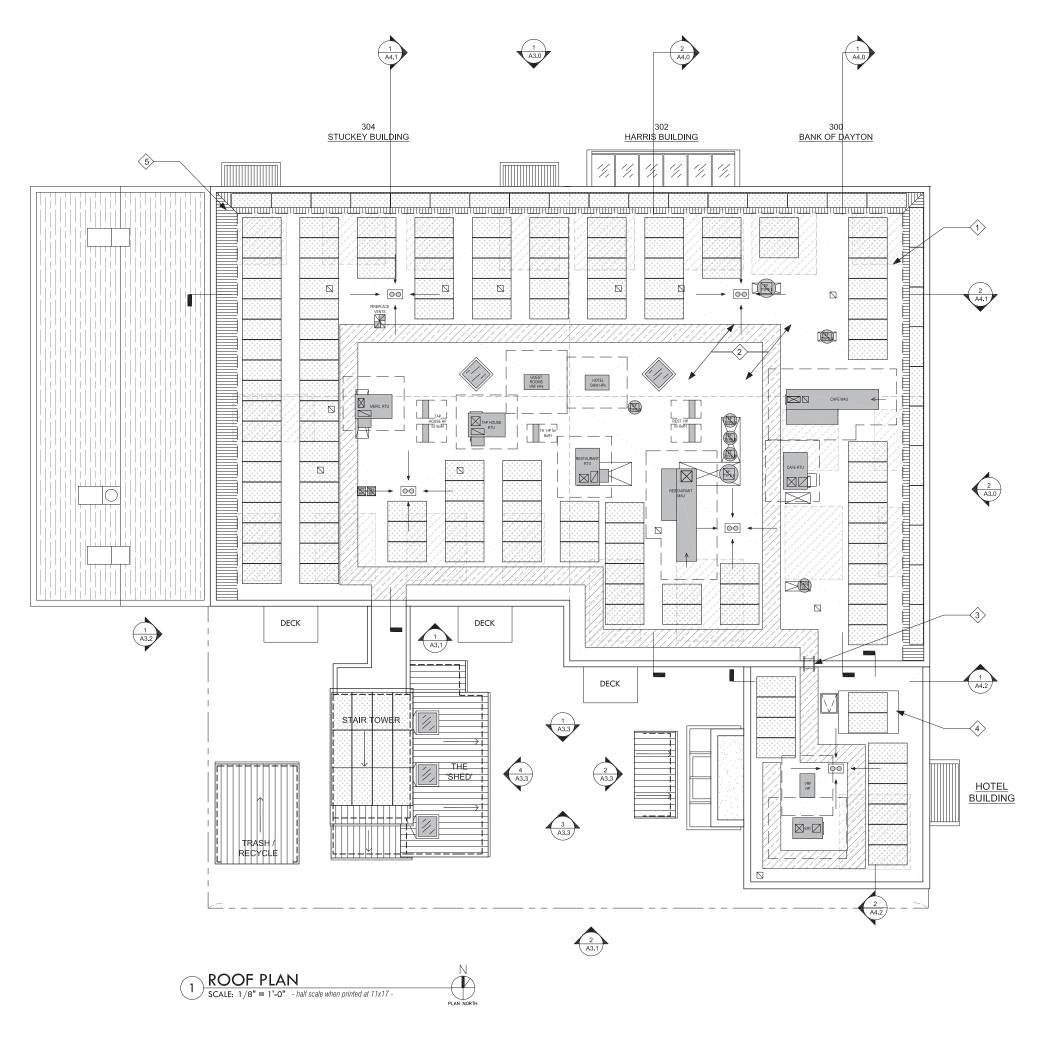
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SECOND FLOOR PLAN

A2.1



- DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N. DIMENSIONS SHOWN ON ENLARGED FLOOR PLANS.
- 2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.
- 3. REFER TO A6.0 FOR ADA DIMENSIONS.
- 4. PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

FLOOR PLAN LEGEND



BUILT-UP ROOF



SKYLIGHT



HVAC SHAFT



WALK WAY



PHOTO VOLTAIC PANELS



ROOF ACCESS HATCH

KEY NOTES

- 1 OUTLINE OF LIVING AREAS BELOW
- 2 EXISTING ROOFS TO BE REMOVED AND REBUILT TO BE CONTINUOUS
- 3 LADDER
- 4 ELEVATOR OVERRUN
- 5 AREA OF PARAPET BRACING





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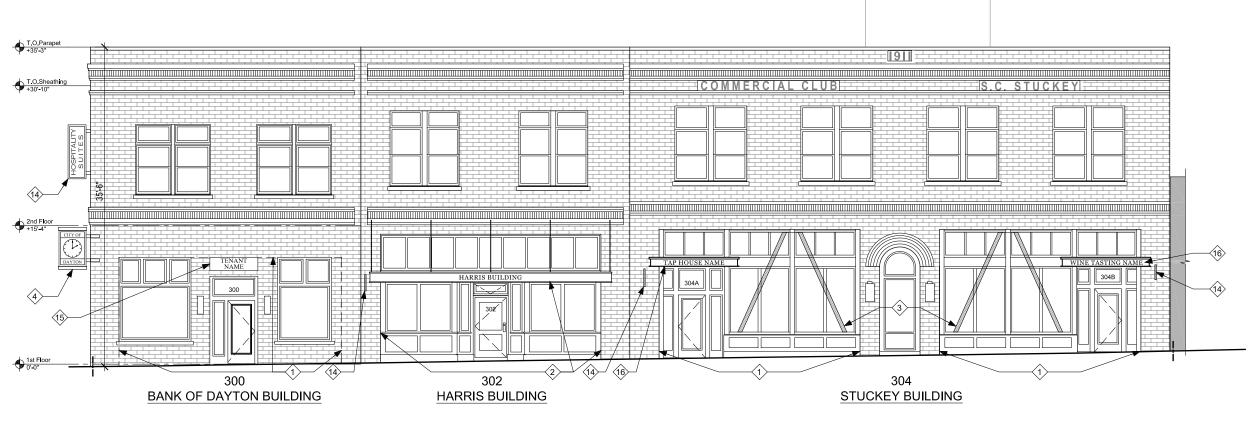
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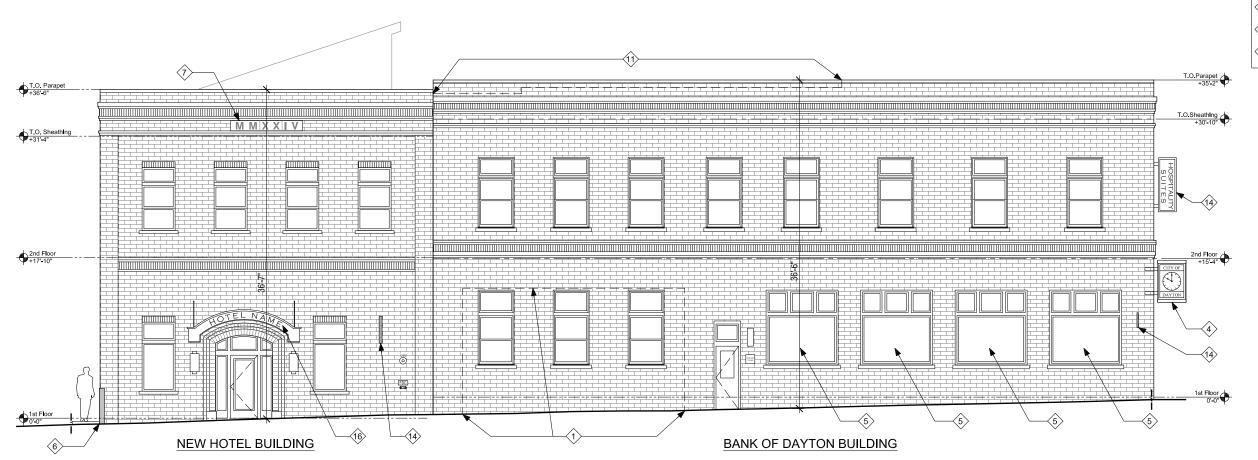
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ROOF PLAN

A2 2



NORTH ELEVATION [from Ferry Street]



2 EAST ELEVATION [from 3rd Street]
SCALE: 3/16" = 1'-0"- half scale when printed at 11x17 -

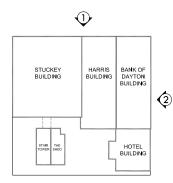
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GENERAL NOTES

- RETAIN HISTORIC MATERIAL, REPAIRING
 AS REQUIRED AND NOTED IN THE
 ELEVATION DEMOLITION DRAWINGS.
 CONSULT WITH ARCHITECT ON ALL
 REMOVAL AND REPLACEMENT.
- ALL EXISTING MASONRY TO BE
 CLEANED AND MORTAR REPOINTED AS
 REQUIRED.

KEY NOTES

- 1 AREA OF NEW STOREFRONT
- RETAIN STOREFRONT AND CANOPY, PROTECT FROM DAMAGE
- 3 BRACED FRAME SYSTEM SEE STRUCTURAL
- 4 NEW CORNER CLOCK
- (5) EXISTING WINDOWS TO REMAIN
- 6 METAL CORNER GUARD
- ⟨7⟩ G.F.R.C. BUILDING DATE
- 8 'BRIDGE' BETWEEN STUCKEY BUILDING AND STAIR TOWER
- 9 NEW METAL CLAD WALL
- (10) ELECTRICAL SWITCH GEAR
- REBUILD MASONRY WALL TO MATCH ESTABLISHED PARAPET HEIGHT
- (12) 3-DIMENSIONAL LETTERS
- (13) METAL TRUSS
- (14) BLADE SIGN
- 15 WALL SIGN
- 16 CANOPY SIGN



DRAWING KEY

ELEVATIONS - NORTH & EAST

A3.0

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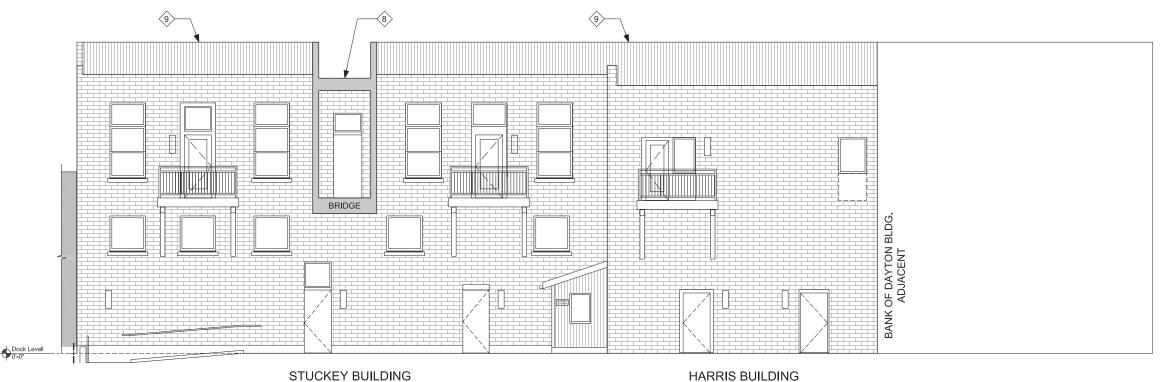
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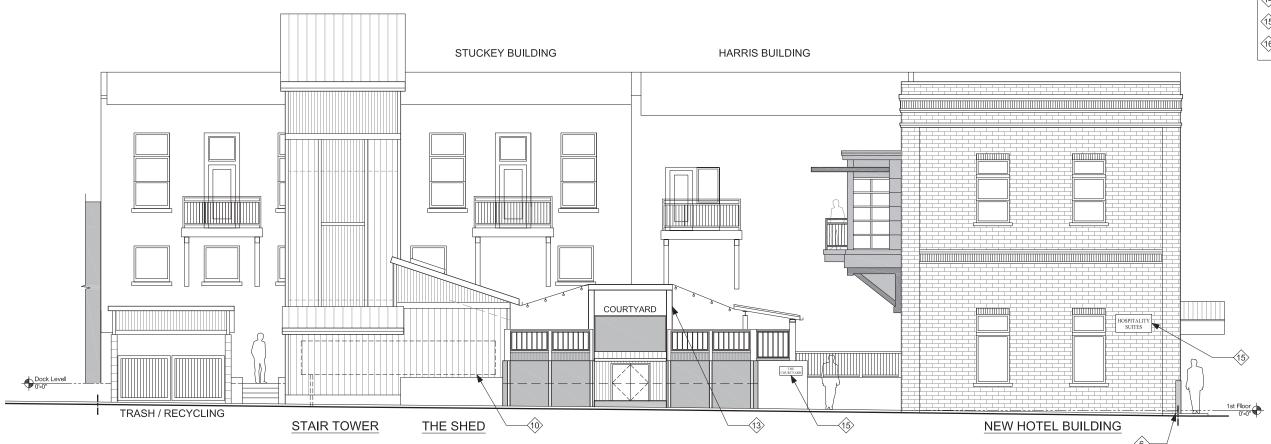
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NORTH & EAS



SOUTH ELEVATION [from dock] SCALE: 3/16" = 1'-0" - half scale when printed at 11x17

HARRIS BUILDING



SOUTH ELEVATION [from Commerce Street]
SCALE: 3/16" = 1'-0"- half scale when printed at 11x17 -

GENERAL NOTES

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ALL EXISTING MASONRY TO BE CLEANED AND MORTAR REPOINTED AS REQUIRED.

KEY NOTES

1 AREA OF NEW STOREFRONT

RETAIN STOREFRONT AND CANOPY, PROTECT FROM DAMAGE

3 BRACED FRAME SYSTEM - SEE

4 NEW CORNER CLOCK

5 EXISTING WINDOWS TO REMAIN

6 METAL CORNER GUARD

7 G.F.R.C. BUILDING DATE

8 'BRIDGE' BETWEEN STUCKEY BUILDING AND STAIR TOWER

9 NEW METAL CLAD WALL

10 ELECTRICAL SWITCH GEAR

1 REBUILD MASONRY WALL TO MATCH ESTABLISHED PARAPET HEIGHT

12 3-DIMENSIONAL LETTERS

(13) METAL TRUSS

14 BLADE SIGN

15 WALL SIGN

16 CANOPY SIGN

HARRIS BUILDING

DRAWING KEY 🕀

A3.1

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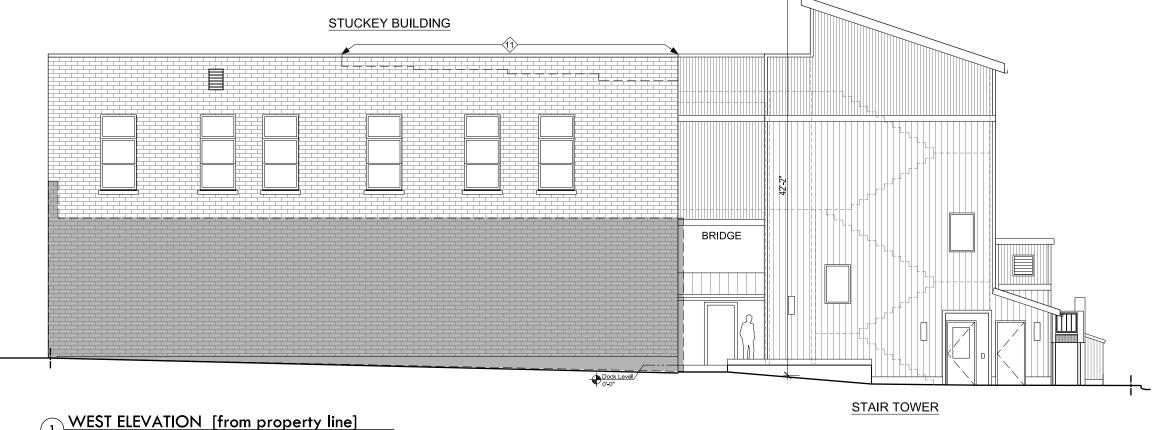
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ELEVATIONS -SOUTH



- RETAIN HISTORIC MATERIAL, REPAIRING AS REQUIRED AND NOTED IN THE ELEVATION DEMOLITION DRAWINGS. CONSULT WITH ARCHITECT ON ALL REMOVAL AND REPLACEMENT.
- ALL EXISTING MASONRY TO BE
 CLEANED AND MORTAR REPOINTED AS
 REQUIRED.

KEY NOTES

- 1 AREA OF NEW STOREFRONT
- RETAIN STOREFRONT AND CANOPY, PROTECT FROM DAMAGE
- 3 BRACED FRAME SYSTEM SEE STRUCTURAL
- 4 NEW CORNER CLOCK
- 5 EXISTING WINDOWS TO REMAIN
- 6 METAL CORNER GUARD
- 7 G.F.R.C. BUILDING DATE
- 8 'BRIDGE' BETWEEN STUCKEY BUILDING AND STAIR TOWER
- 9 NEW METAL CLAD WALL
- 10 ELECTRICAL SWITCH GEAR
- 11) REBUILD MASONRY WALL TO MATCH ESTABLISHED PARAPET HEIGHT
- (12) 3-DIMENSIONAL LETTERS
- 13 METAL TRUSS
- 14 BLADE SIGN
- 15 WALL SIGN
- (16) CANOPY SIGN

STAIR **TOWER -DAYTON** BUILDING BRIDGE THE SHED

SCALE: 3/16" = 1'-0" - half scale when printed at 11x17

EAST ELEVATION [from Courtyard] SCALE: 3/16'' = 1'-0'' - half scale when printed at 11x17



SCALE: 3/16" = 1'-0" - half scale when printed at 11x1

WEST ELEVATION [from Courtyard]

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ELEVATIONS -WEST & EAST

A3.2

HARRIS BUILDING

23

DRAWING KEY







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PAUL M.
PORTLAND, OR
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GENERAL NOTES

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 ELEVATION DEMOLITION DRAWINGS.
 CONSULT WITH ARCHITECT ON ALL
 REMOVAL AND REPLACEMENT.

ALL EXISTING MASONRY TO BE
 CLEANED AND MORTAR REPOINTED AS
 REQUIRED.

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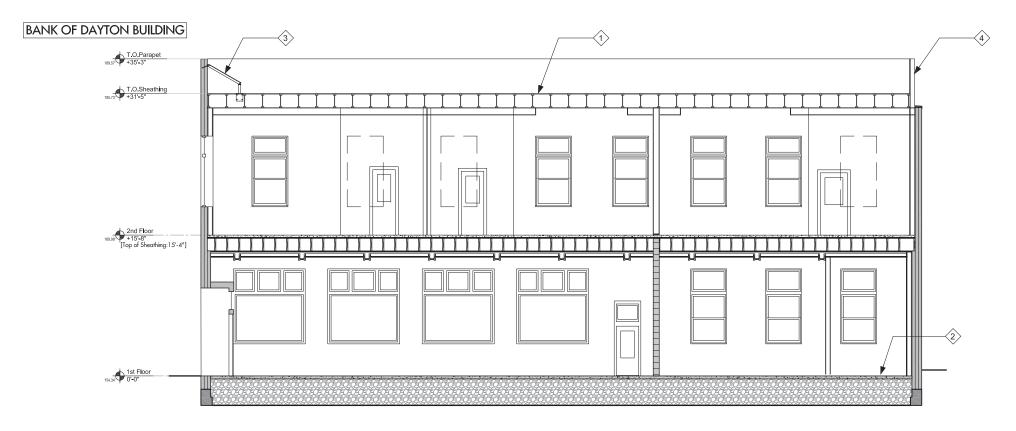
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ELEVATIONS -COURTYARD

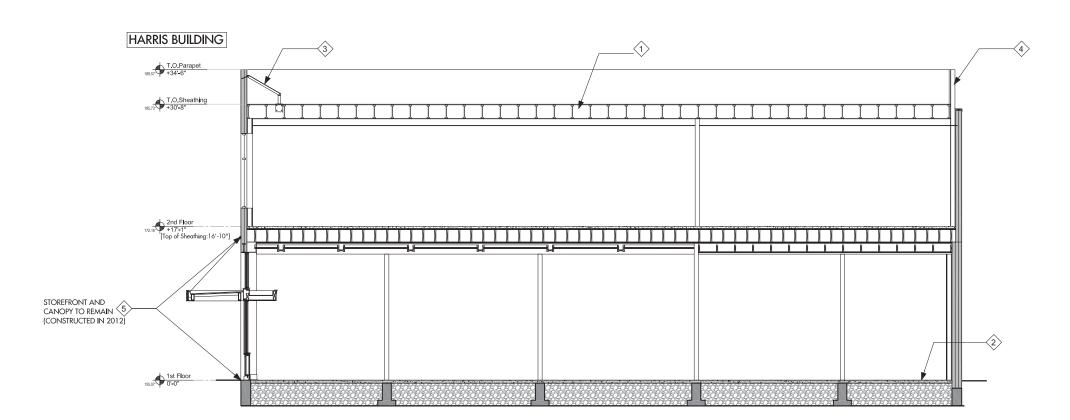
A3.3

DRAWING KEY 🖺

Drawings are at half scale when printed at 11x17



BANK OF DAYTON LONGITUDINAL SECTION [Looking East]



HARRIS BUILDING LONGITUDINAL SECTION [Looking East] SCALE: 3/16" = 1'-0" - half scale when printed at 11x17

GENERAL NOTES

- 1. DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N. DIMENSIONS SHOWN ON ENLARGED FLOOR PLANS.
- 2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.

KEY NOTES

- 1 NEW ROOF FRAMING.
- 2 NEW CONCRETE FLOOR.
- 3 PARAPET BRACE
- 4 NEW WOOD FRAMED, METAL CLAD
- (5) EXISTING HARRIS STOREFRONT AND CANOPY TO REMAIN.





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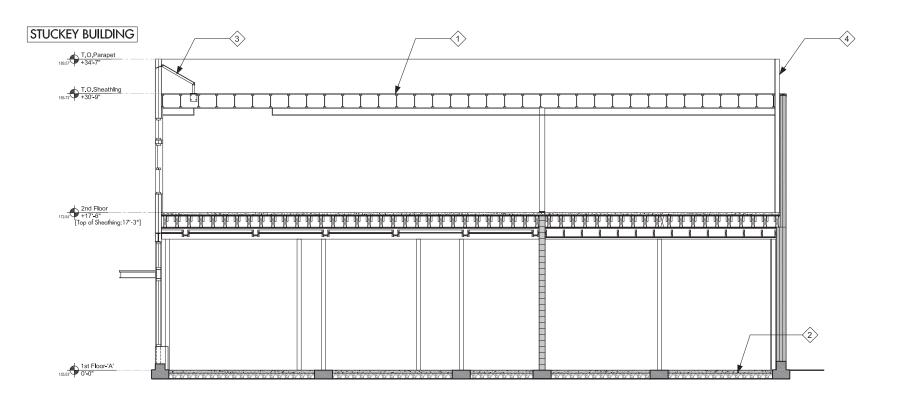
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SECTIONS -LONGITUDINAL



- DIMENSIONS ARE TO GRIDLINE OR FACE
 OF STUD, U.O.N. DIMENSIONS SHOWN
 ON ENLARGED FLOOR PLANS.
- FIRESTOP ALL PENETRATIONS OF FIRE
 RATED ASSEMBLIES, PROVIDE
 FIREBLOCKING AS REQUIRED BY CODE.

KEY NOTES

- 1 NEW ROOF FRAMING.
- 2 NEW CONCRETE FLOOR.
- 3 PARAPET BRACE.
- NEW WOOD FRAMED, METAL CLAD WALL.
- (5) EXISTING HARRIS STOREFRONT AND CANOPY TO REMAIN.

PAUL M.
FALSETTO
PAUL M.
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OF OR RECO



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phase

LAND USE REVIEW

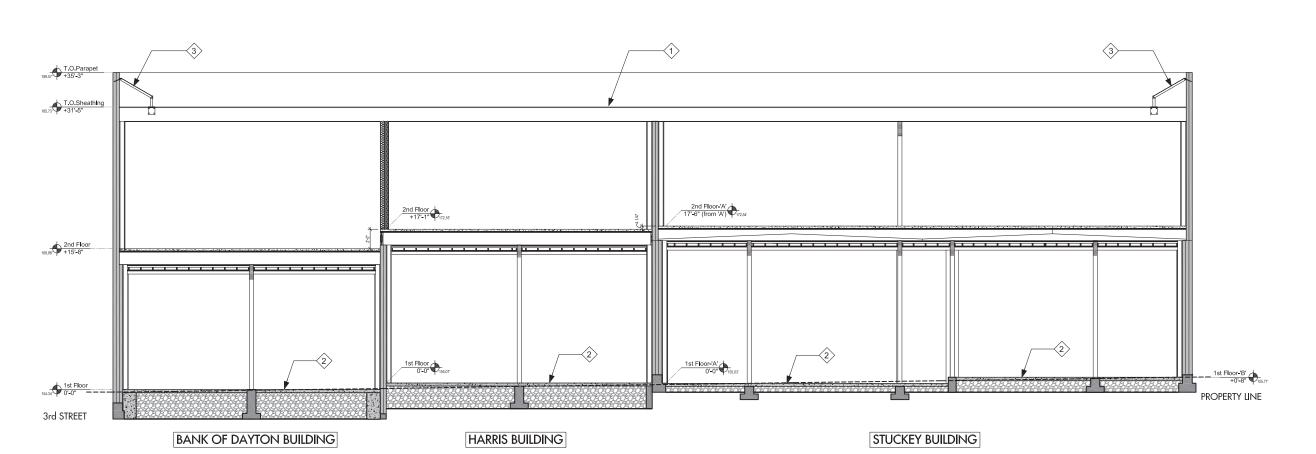
> job number 21003 issue date

issue date 6/13/22

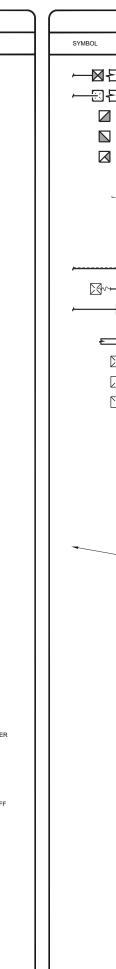
SECTIONS -LONGITUDINAL & CROSS

A4.

STUCKEY BUILDING LONGITUDINAL SECTION [Looking East] SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -



2 CROSS SECTION [Looking South] SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -



MECHANICAL SYI	MBOLS A	ND ABBREVIATIONS
SYMBOL	ABBREV.	DESCRIPTION
<u>~</u> ⊠€⊠~⊗∑⊗	SA	SUPPLY DUCT TURN UP
	SA	SUPPLY DUCT TURN DOWN
	RA	RETURN AIR
	EXH	EXHAUST
	OSA	OUTSIDE AIR
●●–	FSD FD MVD	FIRE SMOKE DAMPER FIRE DAMPER MANUAL VOLUME DAMPER
5 (§) (†) (♥)		MOTORIZED DAMPER BACKDRAFT DAMPER TEMPERATURE SENSOR WALL MOUNTED THERMOSTAT CEILING MOUNTED THERMOSTAT
		ACOUSTICAL LINER
		FLEXIBLE DUCT TO GRILLE/DIFFUSER
		EQUIPMENT CONNECTION
2>		DUCT PRESSURE CLASS SYMBOL
		SUPPLY DIFFUSER/GRILLE
		RETURN DIFFUSER/GRILLE
		EXHAUST DIFFUSER/GRILLE
		LINEAR SLOT DIFFUSER SIDEWALL DIFFUSER/GRILLE
		— DETAIL/SECTION NUMBER
TOP		DETAIL/SECTION SYMBOL
A		DRAWING WHERE DETAIL/SECTION APPEARS POINT OF CONNECTION TO (E)
/TOP	_	— NEW EQUIPMENT IDENTIFICATION
BOT		NEW EQUIPMENT MARK
		— EXISTING EQUIPMENT IDENTIFICATION
<u>X-1</u>		EXISTING EQUIPMENT NUMBER EXISTING EQUIPMENT NUMBER
8"Ø 100		— NECK SIZE (IN) <u>DIFFUSER/GRILLE MARK</u> — CFM
	AD	ACCESS DOOR
	AF	AIR FOIL (FAN)
	AFF APD	ABOVE FINISHED FLOOR AIR PRESSURE DROP
	AVG	AVERAGE
	BHP BI	BRAKE HORSEPOWER BACKWARD INCLINED (FAN)
	BLDG	BUILDING
	BOD BOP	BOTTOM OF DUCT BOTTOM OF PIPE
	BTU BTUH	BRITISH THERMAL UNIT BTU PER HOUR
	CFM	CUBIC FEET PER MINUTE
	CI	CAST IRON CLEAN OUT
	CO COTG	CLEAN OUT TO GRADE
	CONC	CONCRETE CONDENS (FR.INC.ATE)
	COND	CONDENS - (ER, ING, ATE) CONTINU - (E, ED, OUS, ATION)
	CU FT dB	CUBIC FEET DECIBEL
	DB	DRY BULB
	DDC DEG	DIRECT DIGITAL CONTROL(S) DEGREE
	DEMO	DEMOLISH(ED)
	DIA DN	DIAMETER DOWN
	DS	DOWNSPOUT
	EA EAT	EACH ENTERING AIR TEMPERATURE
	EFF	EFFICIENCY
	ELEV ELEC	ELEVATION ELECTRIC(AL)
	ENT	ENTERING
	EQUIP ESP	EQUIPMENT EXTERNAL STATIC PRESSURE
	EWT	ENTERING WATER TEMPERATURE
	EXH EXIST	EXHAUST (AIR) EXISTING
	F	FAHRENHEIT

ME	CHANICAL ABBREVIATIONS
ABBREV.	DESCRIPTION
FC FCO	FORWARD CURVED (FAN) FLOOR CLEAN OUT
FF	FINISHED FLOOR
FPM	FEET PER MINUTE
FPS FA	FEET PER SECOND FREE AREA
FT	FOOT OR FEET
GA	GAUGE
GAL	GALLON(S)
GALV GPH	GALVANIZED GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	HEAD / HUB DRAIN
HG HOA	MERCURY HAND OFF AUTO
HP	HEAT PUMP / HORSEPOWER
HR	HOUR
HTG	HEATING
HZ IE	HERTZ (FREQUENCY) INVERT ELEVATION
IN	INCH(ES)
KW	KILOWATT
HWH	KILOWATT-HOUR LEAVING AIR TEMPERATURE
LAT LBS	POUNDS
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MAX MBH	MAXIMUM BTU PER HOUR (THOUSANDS)
MECH	MECHANICAL
MIN	MINIMUM
N/A NC	NOT APPLICABLE NOISE CRITERIA / NORMALLY CLOSED
NIC	NOT IN CONTRACT
NIM	NOT IN MECHANICAL
NO	NORMALLY OPEN / NUMBER
NTS OBD	NOT TO SCALE OPPOSED BLADE DAMPER
ODD	OUTSIDE DIAMETER / OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OSA PD	OUTSIDE AIR PRESSURE DROP/ DIFFERENCE
PH	PHASE
PPM	PARTS PER MILLION
PRV	PRESSURE REDUCING VALVE
PSI PSIA	POUNDS PER SQUARE INCH PSI, ABSOLUTE
PSIG	PSI, GAUGE
P&T	PRESSURE & TEMPERATURE RELIEF VALVE
(R) R	RELOCATE(D) RADIUS
RA	RETURN (AIR)
RD	ROOF DRAIN
RECIRC	RECIRCULAT - (E, ING, OR)
REQ RH	REQUIRED RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY (AIR)
SAT SCFM	SATURATION CFM, STANDARD CONDITIONS
SCFM	SMOKE DAMPER / STORM DRAIN
SEC	SECOND
SF	SQUARE FEET
SM SP	SHEET METAL STATIC PRESSURE
SPEC	SPECIFICATION(S)
SQ FT	SQUARE FEET
SS STD	STAINLESS STEEL STANDARD
STRUCT	STRUCTURAL
SYS	SYSTEM
TEMP	TEMPERATURE
TONS TSP	TONS OF REFRIGERATION TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TYP	TYPICAL
VAC	VACUUM
VAV VD	VARIABLE AIR VOLUME (BOX/UNIT/SYSTEM) VOLUME DAMPER
VEL	VELOCITY
VENT	VENTILATION
VFD	VARIABLE FREQUENCY DRIVE
VOL VTR	VOLUME VENT THROUGH ROOF
VA/T	VARIABLE VOLUME AND TEMPERATURE
? W/	WITH
W	WASTEWATT
WB WPD	WET BULB WATER PRESSURE DROP
WT	WEIGHT
ZD	ZONE DAMPER

DRAWING INDEX

MT0.0 MECHANICAL TITLE SHEET SCHEDULES - PLUMBING SCHEDULES - PLUMBING FIRST FLOOR PLAN - PLUMBING SECOND FLOOR PLAN - PLUMBING ROOF PLAN - PLUMBING

DWG. DESCRIPTION

SCHEDULES - HVAC SCHEDULES - HVAC SCHEDULES - HVAC FIRST FLOOR PLAN - HVAC SECOND FLOOR PLAN - HVAC ROOF PLAN - HVAC

NOTE:

NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED.

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50% DESIGN DEVELOPMENT

job number 21003

5/20/22

MECHANICAL TITLE SHEET

MT0.0

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HVAC



7

(8)

9

(3)

FIRST FLOOR PLAN - PLUMBING

4



EXPIRES 12-31-23



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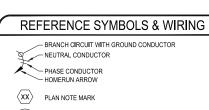
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FIRST FLOOR PLAN - PLUMBING

P2.0



XX SHEET REFERENCE MARK

XX FEEDER MARK

XX MECHANICAL EQUIPMENT NOTE MARK KITCHEN EQUIPMENT NOTE MARK

STANDARD MOUNTING HEIGHT TO CENTER UNLESS OTHERWISE NOTED ON DRAWINGS [+ XX"]

ABBREVIATIONS EXISTING TO REMAIN EXISTING TO BE RELOCATED ALTERNATING CURRENT A AME AMPERES ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ARC FAULT CIRCUIT INTERRUPTER AUTHORITY HAVING JURISDICTION EQUIPMENT SHORT CIRCUIT INTERRUPT RATING AL ATS ALUMINUM AUTOMATIC TRANSFER SWITCH AUX AWG AUXILIARY AMERICAN WIRE GAUGE CONDUIT CIRCUIT BREAKER CONTROLLED RECEPTACLE CURRENT TRANSFORMER COPPER D**I**A DWG DIAMETER DRAWING EXHAUST FAN EMERGENCY EM EMT ELECTRICAL METALLIC TUBING ENCLOSURE FIRE ALARM
FIRE ALARM ANNUNCIATOR FA FAA FBO FURNISHED BY OTHERS FOOT CANDLES
FULL LOAD AMPERES FLA FSD GFCI FIRE & SMOKE DAMPER GROUND FAULT CIRCUIT INTERRUPTER GFEP GND HP GROUND FAULT EQUIPMENT PROTECTION GROUND HORSEPOWER HTR INVERTER THOUSAND CIRCULAR MILS THOUSAND WATTS
THOUSAND VOLT-AMPERES LTG LCP MB MCA MDP LIGHTING LIGHTING CONTROL PANEL MINIMUM CIRCUIT AMPERES MAIN DISTRIBUTION PANEL MIN MLO NAC NEC MINIMUM MAIN LUGS ONLY NOTIFICATION APPLIANCE CIRCUIT NATIONAL ELECTRICAL CODE NEM/ NTS NATIONAL ELECTRICAL MFGR'S ASSOCIATION. OWNER FURNISHED, CONTRACTOR INSTALLED

OWNER FURNISHED, OWNER INSTALLED OCCUPANCY SENSOR

SUB DISTRIBUTION PANEL TOE KICK MOUNTED

VARIABLE FREQUENCY DRIVE WATT WEATHERPROOF

DISTRIBUTION & EQUIPMENT

POWER DEVICES

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VAULT

① ① ⊕ IFLUSH IN FLOORI

ABOVE GROUND JUNCTION BOX

METER AND SOCKET

SINGLE RECEPTACLE

DUPLEX RECEPTACLE

ONTROLLED RECEPTACLES

Q Q Q GFCI, USB/GFCI, ISOLATED/GFCI

MAGNETIC STARTER

SAFETY SWITCH

JUNCTION BOX

FUSED SAFETY SWITCH

JUNCTION BOX [IN FLOOR]

PUSH BUTTON CONTROL

VARIABLE FREQUENCY DRIVE

ELECTRICAL MOTOR CONNECTION

SINGLE POINT ELECTRICAL CONNECTION

UP/DOWN/STOP PUSH BUTTON CONTROL

USB DUPLEX RECEPTACLE

POWER/DATA BOX [RECESSED IN FLOOR]

SPECIAL PURPOSE POWER RECEPTACLE

ELECTRICAL EQUIPMENT CONNECTION

DOUBLE DUPLEX RECEPTACLE

FLUSH ELECTRICAL PANEL SURFACE ELECTRICAL PANEL FLUSH CONTROL PANEL SURFACE CONTROL PANEL

ΠK 貸 360° MOTION SENSOR VIDEO SURVEILLANCE CAMERA Κp KEYPAD [+ 45"] 0 MAGNETIC DOOR SWITCH Es ELECTRIC STRIKE EL ELECTRIC LOCK

REX VIDEO CALL STATION VIDEO RECEIVER STATION

LINETYPE LEGEND

ABOVE GROUND, IN WALL, CEILING, ETC

NEW EQUIPMENT (TYPICAL) EXISTING EQUIPMENT (TYPICAL)

FIRE ALARM DESIGN BUILD NOTE

LIGHTING DEVICES

SURFACE MOUNTED LUMINAIRES

PENDANT MOUNTED LUMINAIRES

WALL MOUNTED LUMINAIRES

STRIP LUMINAIRE

WALL WASH LUMINAIRES

POLE ARM MOUNT LUMINAIRE

POLE TOP MOUNT LUMINAIRE

EXIT SIGN [CEILING MOUNTED]

EXIT SIGN [WALL MOUNTED]

EXIT SIGN W/ EMERGENCY LIGHT

SINGLE-POLE SWITCH [+ 45"]

TWO-POLE SWITCH [+ 45"]

DIMMER SWITCH [+ 45"]

KEYED SWITCH [+ 45"]

PHOTOCELL

DAYLIGHT SENSOR

LIGHTING CONTACTOR

— SWITCH FOR ZONE 'x'

XX TYPE 'XX' LUMINAIRE LUMINAIRE IN ZONE 'x' - CIRCUIT NUMBER

CONTROL IN ZONE 'x'

NOTE: SYMBOLS AND DEFINITIONS LISTED ON TITLE SHEET ARE TYPICAL OF ALL PROJECTS AND SOME MAY NOT BE PRESENT IN ANY

LOW-VOLTAGE SWITCH [+ 45"]

MULTI-ZONE WALL POD [+ 45"]

OCCUPANCY SENSOR POWER PACK

EMERGENCY LOAD TRANSFER DEVICE

ROOM CONTROLLER WITH [X] # RELAYS

SWITCH - LUMINAIRE CONTROL

\$_{LV}

ଢ଼ି ଏ⊚

THREE-WAY SWITCH [+ 45"]

OCCUPANCY SENSOR SWITCH [+ 45"]

OCCUPANCY SENSOR & DIMMER SWITCH [+ 45"]

OCCUPANCY SENSOR 360° [CEILING MOUNTED]

DIRECTIONAL OCCUPANCY SENSOR (UNIVERSAL MOUNT)

DIRECTIONAL LUMINAIRE [IN GRADE]

[EMERGENCY]

STEP LUMINAIRE

[EMERGENCY]

■ [EMERGENCY]

[EMERGENCY]

[EMERGENCY]

■ [EMERGENCY]

RECESSED LUMINAIRES

PER SPECIFICATION SECTION 28 31 00 - THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING, FURNISHING, AND INSTALLING A COMPLETE FIRE ALARM SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL ADDRESSABLE FIRE ALARM PANELS, NAC PANELS, INITIATION DEVICES, MONITORING DEVICES, CONTROL DEVICES, ANNUNCIATION DEVICES, AND OTHER FOURMENT AS REQUIRED BY OTHER DIVISIONS OF THE

SECURITY DEVICES

GLASS BREAK DETECTOR GK DIRECTIONAL MOTION SENSOR

FLUSH AUTOMATIC DOOR ACTUATOR [+ 45"]

M MAGNETIC DOOR LOCK C_C CENTRONIC DOOR CLOSER

 $\mathbf{c}_{\mathbf{R}}$ CARD READER [+ 45"] REQUEST TO EXIT DEVICE

ľα

UNDER GROUND

□ □ n DEMOLISHED EQUIPMENT (TYPICAL)

DRAWING INDEX

ELECTRICAL DEMOLITION PLAN - SITE FLECTRICAL PLAN - SITE ELECTRICAL PLAN - FIRST FLOOR ELECTRICAL PLAN - SECOND FLOOR

ELECTRICAL PLAN - ROOF ELECTRICAL ONE-LINE AND SCHEDULES

F5.0 ELECTRICAL DETAILS

DESCRIPTION

F0.0 FLECTRICAL TITLE SHEET

DESCRIPTION

LIGHTING FIXTURE INDEX

For information Oʻʻnʻily Not for Construction

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5

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5/20/22

ELECTRICAL TITLE SHEET

E0.0

TELECOMMUNICATION DEVICES

DATA OUTLET 2-PORT [+ 18"]

DATA OUTLET 3-PORT [+ 18"]

DATA OUTLET FOR WIRELESS NODE 1-PORT [+ 96"]

DATA OUTLET 1-PORT [+ 18"]

DATA OUTLET 4-PORT [+ 18"]

OFCI

OFOI OS PH, Ø

PANEL

TYPICAL

UNDERCARINET

VOLT-AMPERES

TRANSFORMER

PNL SDP TK

XEMB



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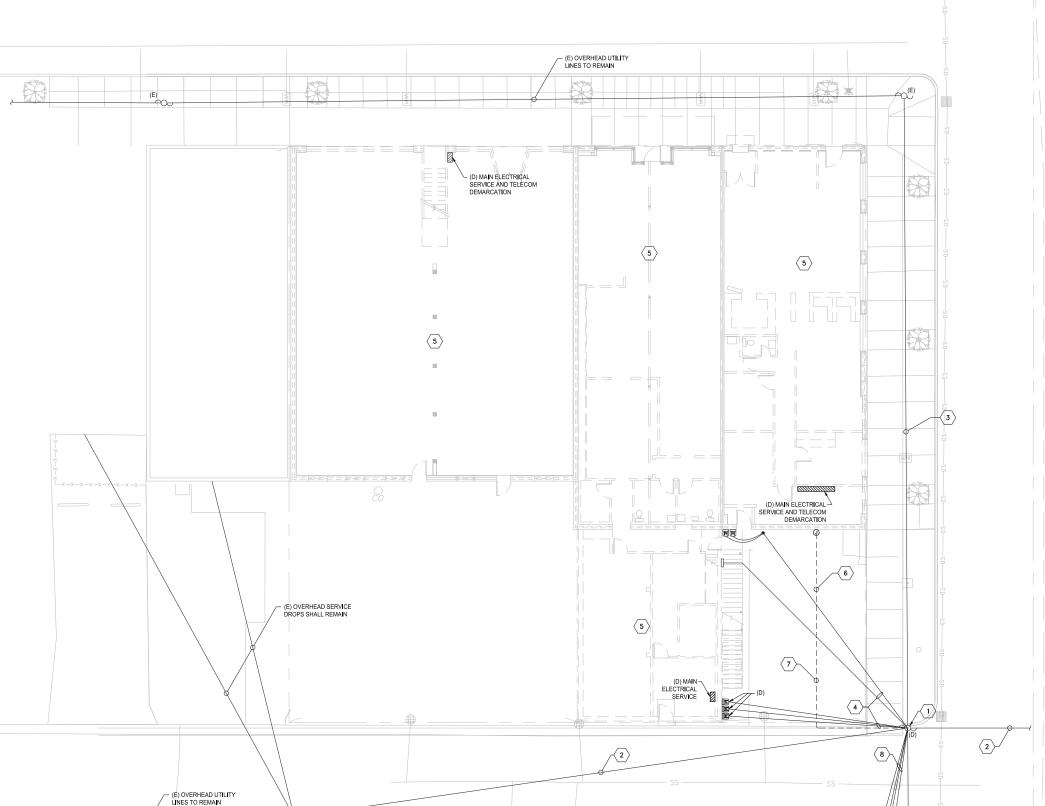
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ELECTRICAL DEMOLITION PLAN - SITE

ED1.0



GENERAL NOTES:

- CONTRACTOR SHALL VISIT SITE AND BECOME THOROUGHLY CONTING TON SPALE VIST SITE AND BECOME THOROUGH. IT SHALLDAN WITH THE EXISTING CONDITIONS PRIOR TO BIDDING, ELECTRICAL OUTLETS, DEVICES AND EQUIPMENT SHOWN DASHED REPRESENT EXISTING TO BE DEMOLISHED, EXISTING ELECTRICAL OUTLETS, DEVICES AND EQUIPMENT TO REMIAN ARE SHOWN WITH "(E)" DESIGNATION OR OTHERWISE SPECIFICALLY NOTED.
- LABOR AND MATERIALS REQUIRED TO CHANGE THE EXISTING ELECTRICAL INSTALLATION AS INDICATED SHALL BE PROVIDED. DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL EXISTING INTERCONNECTING COMPONENTS.
- UNLESS OTHERWISE NOTED. REMOVE EXISTING FLECTRICAL UNLESS OTHERWISE NOTED, REMOVE EXISTING ELECTRICAL OUTLETS, DEVICES, EQUIPMENT AND ASSOCIATED CONDUITS, CONDUCTORS AND HARDWARE IN AREAS SCHEDULED FOR DEMOLITION AND AS SHOWN ON DRAWING. COORDINATE WITH ARCHITECTURAL DRAWINGS. EXTEND AND RECONNECT ANY INTERRUPTED CIRCUITS TO OTHER EXISTING ELECTRICAL OUTLETS, DEVICES AND EQUIPMENT WHICH ARE TO REMAIN, THE CONTRACTOR SHALL INCLUDE COSTS FOR LABOR AND MATERIALS REQUIRED TO MAINTAIN EXISTING SYSTEMS INDICATED FOR
- EXCEPT AS MAY BE SPECIFICALLY INDICATED, OWNER SHALL HAVE FIRST RIGHT OF SALVAGE OF ELECTRICAL MATERIALS AND EQUIPMENT INTENDED FOR DEMOLITION. OTHERWISE ELECTRICAL MATERIALS AND EQUIPMENT REMOYED FROM THE EXISTING INSTALLATION IN THE COURSE OF PERFORMING THE INDICATED WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR AND MATERIALS TO MAINTAIN TEMPORARY ELECTRICAL SYSTEMS AS MAY BE REQUIRED BY THE ARCHITECT OR OWNER IN OPERATION DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CAREFULLY REVIEW THE PROJECT CONSTRUCTION PHASE PLAN AND SCHEDULE AND COORDINATE WORK WITHIN THOSE LIMITATIONS. EXISTING ELECTRICAL SYSTEMS, CONDUIT AND WIRING WHICH ARE NOT DEMOLISHED SHALL BE PROTECTED FROM DAMAGE DURING THE DEMOLITION AND CONSTRUCTION PHASES.
- ABANDONED WIRING SHALL BE REMOVED COMPLETELY BACK TO ABANDONED WINNES SHALL BE REUSED IF PRACTICAL, CAPPING OFF CONDUIT MAY BE REUSED IF PRACTICAL, CAPPING OFF CONDUIT STUBS THAT MAY REMAIN. CONDUIT PENETRATING WALLS AND FLOORS WHICH ARE TO REMAIN SHALL BE CUT OFF FLUSH. SEAL ABANDONED CONDUIT.
- INFORMATION GIVEN ON THE DRAWINGS IN REFERENCE TO EXISTING FEATURES HAS BEEN OBTAINED FROM RECENT OBSERVATIONS, BUT CANNOT BE GUARANTEED TO BE COMPLETELY ACCURATE, VERIFY INFORMATION BEFORE PROCEEDING WITH ANY WORK.

KEYED NOTES:

- EXISTING UTILITY POLE TO REMAIN.
- 2. EXISTING OVERHEAD UTILITIES TO REMAIN.
- EXISTING OVERHEAD COMMUNICATION UTILITY LINES TO REMAIN. POWER UTILITY TO RELOCATE UTILITY POLE ANCHOR LINES. COORDINATE EFFORT WITH UTILITY.
- DEMOLISH EXISTING OVERHEAD ELECTRICAL SERVICE DROPS. COORDINATE DISCONNECT OF POWER WITH UTILITY. ELECTRICAL SERVICE EQUIPMENT AND ASSOCIATED CONDUIT AND CONDUCTOR SHALL BE DEMOLISHED COMPLETE.
- INTERIOR ELECTRICAL SHALL BE DEMOLISHED COMPLETE. INTERIOR ELECTRICAL SHALL BE DEMOLISHED COMPLETE, INCLUDING BUT NOT LIMITED TO ELECTRICAL SERVICE EQUIPMENT, PANELBOARDS, DISCONNECTS, CIRCUIT BREAKERS, LIGHTING FIXTURES, RECEPTACLES, LIGHT SWITCHES, EQUIPMENT CONNECTIONS, LOW-VOLTAGE SYSTEMS, DEMARCATION EQUIPMENT, TERMINAL BLOCKS, CABLE, ASSOCIATED CONDUIT CONDUCTOR COORDINATE DISCONNECT OF ELECTRICAL SERVICE EQUIPMENT WITH DEMOLITION
- DEMOLISH EXISTING UNDERGROUND TELECOM SERVICES. DEMOLISH EAST ING UNDERCROUND TELECOM SERVICES.
 COORDINATE DISCONNECT AND REMOVAL OF CONDUCTOR WITH
 UTILITY. DEMOLISH CONDUIT AT EACH END TO BELOW FINISHED
 GRADE, CAP OFF AND ABANDON IN PLACE.
- DEMOLISH EXISTING OVERHEAD TELECOM SERVICES.
 COORDINATE DISCONNECT AND REMOVAL OF CONDUCTOR WITH UTILITY.
- EXISTING OVERHEAD POWER AND TELECOM UTILITY SERVICE DROPS SHALL TO ADJACENT BUILDING TO REMAIN.



PLOTTED: ANNA PIETSCH 5/20/2022 X:\DWG\PF\5684\5684ED10

- UTILITY CONDUIT SHALL BE MINIMUM 36" DEEP BURY, USE MINIMUM 36" RADIUS ELLS.

KEYED NOTES:



CONDUIT ROUTES ARE DIAGRAMMATIC. COORDINATE UNDERGROUND CONDUIT ROUTES WITH LANDSCAPE, CIVIL DRAWINGS AND UTILITIES.

3. UNDERGROUND PVC CONDUIT SHALL BE TRANSITIONED TO GRC PRIOR TO BEING EXPOSED ABOVE GRADE, INCLUDING BUT NOT LIMITED TO UTILITY PRIMARY CUSTOMER SECONDARY SERVICE CONDUIT.

4. PROVIDE PULL STRING IN ALL EMPTY CONDUIT.

5. COORDINATE POWER UTILITY WORK WITH PGE.

- 1. EXISTING UTILITY POLE TO REMAIN.
- 2. EXISTING OVERHEAD UTILITIES TO REMAIN.
- 3. EXISTING OVERHEAD UTILITIES TO REMAIN.
- NEW POLE MOUNTED TRANSFORMERS TO SERVE NEW ELECTRICAL SERVICE. MAY REQUIRE UPGRADE! REPLACEMENT OF POLE. COORDINATE WITH POWER UTILITY. WILL IMPACT OTHER EXISTING UTILITIES ON POLE AS WELL AS EXISTING FLOOD
- PROVIDE (5) 5" SCH. 40 PVC CONDUIT FROM UTILITY POLE OR SECONDARY JUNCTION BOX TO 1600A, 120/208V, 3PH, MAIN SERVICE PANEL (MSP).
- 6. 1600A, 120/208V, 3PH, 4W MAIN SERVICE PANEL. SEE ONE-LINE DIAGRAM 1/E4.0.

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EXPIRES 12-31-22

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> job number 21003 5/20/22

ELECTRICAL PLAN - SITE

SITE - ELECTRICAL PLAN

- (E) OVERHEAD UTILITY LINES TO REMAIN

SCALE: 1" = 10'-0'

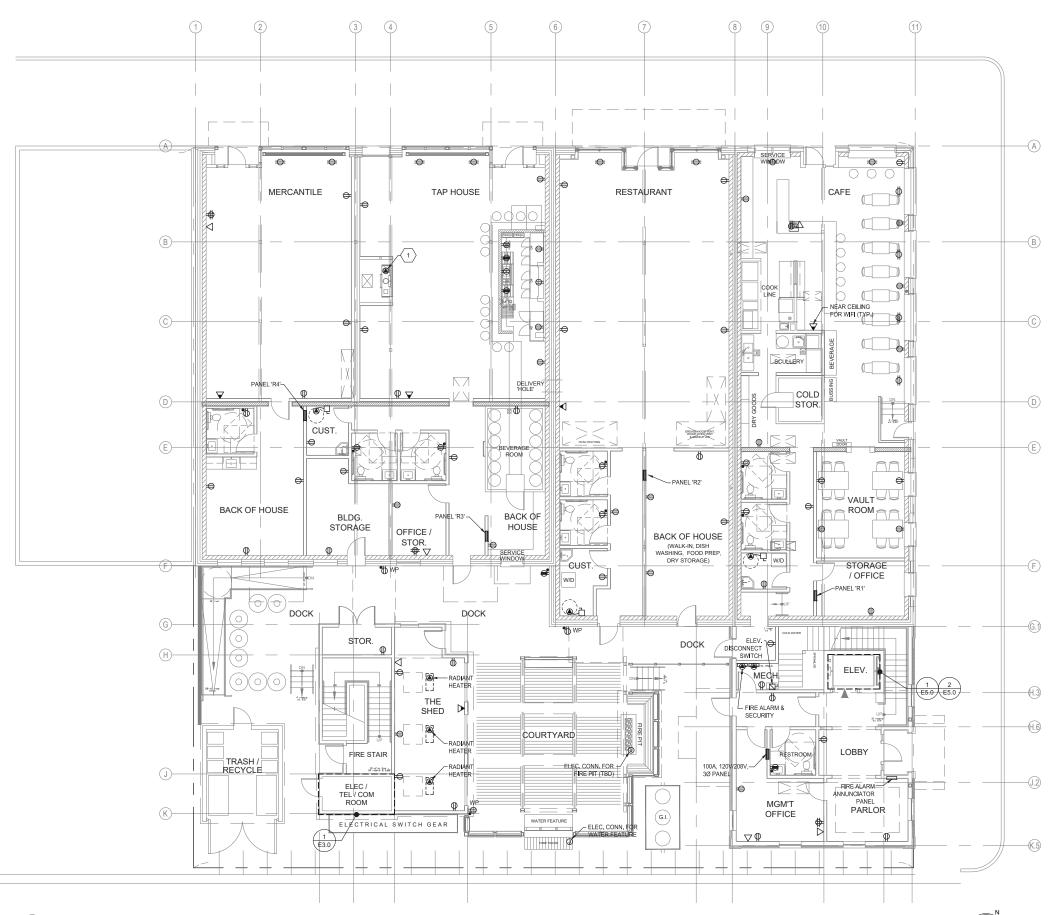
PLOTTED: ANNA PIETSCH X:\DWG\PF\5684\5684E10

-0 (

PLAN - FIRST

FLOOR





GENERAL NOTES:

ELECTRICAL CONDUITS SHALL BE EITHER CONCEALED IN THE ROOM CEILING, WALLS, FLOOR. NO EXPOSED CONDUIT ALLOWED WITHOUT PRIOR APPROVAL OF ARCHITECT OR ENGINEER OF

COORDINATE EXACT LOCATION OF POWER, LOW VOLTAGE AND EQUIPMENT CONNECTIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO ROUGH-IN.

CONDUCTOR DESIGNATIONS "TIC MARKS" MAY NOT APPEAR ON THIS DRAWING, CONDUCTORS SHALL BE PROVIDED AS NECESSARY TO ACCOMPLISH THE INTENT OF THE CIRCUITING.

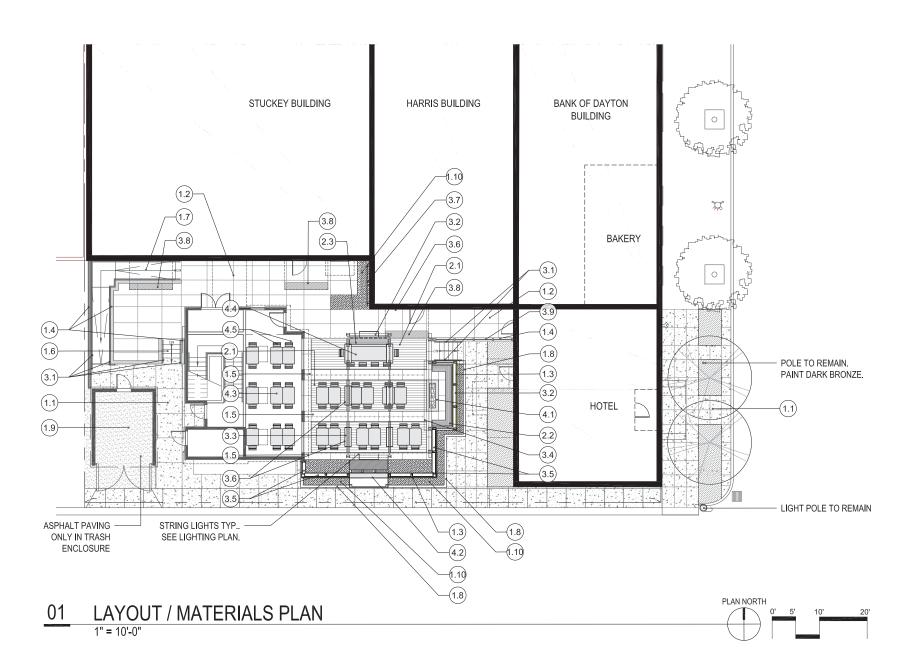
CONTROLLED RECEPTACLES ARE NOT REQUIRED PER 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE SECTION 8.4.2, PARAGRAPH 3.B

KEYED NOTES:

1. PROVIDE 120V ELECTRICAL CONNECTION TO FIRE PLACE.

FIRST FLOOR - ELECTRICAL PLAN

PLOTTED: ANNA PIETSCH X: \DWG\PF\5684\5684E20



MATER	IALS LEGEND
	CONCRETE DOCK/SCORED RETAINING WALLS
	HIGH ALBEDO CONCRETE PAVING
	ASPHALT PAVING
	THERMALLY MODIFIED ASH DECKING
	MEXICAN PEBBLE MULCH AND PLANTINGS
	SITE PLANTINGS - 430 S.F. / PLANTINGS IN TROUGH PLANTER BOXES - 64 S.F.
	NEW TREES IN RIGHT OF WAY - 2
A CONTRACTOR OF THE PARTY OF TH	EXISTING TREES IN RIGHT OF WAY

1.0	DAVING / DETAIN	JINO WALLS / CTERS	DETAIL	QTY
1.0	PAVING / RETAIN	NING WALLS / STEPS SCORED CONCRETE PAVING	4+5/L4.3	1,320 S
	1.2	SCORED CONCRETE SLAB FOR DOCK	SEE ARCH/	1,020 0
	1.3	CONCRETE RETAINING WALLS (5.5' TALL)	SEE ARCH/ CIVIL	
	1.4	CONCRETE RETAINING WALLS (3' TALL)	SEE ARCH/ CIVIL	
	1.5	SCORED CONCRETE WALLS TO SUPPORT DECKING (3' TALL)	SEE ARCH/ CIVIL	
	1.6	CONCRETE STAIRS	SEE ARCH/ CIVIL	
	1.7	CONCRETE RAMP	SEE ARCH/ CIVIL	
	1.8	CONCRETE CURB	SEE ARCH/ CIVIL	
	1.9	ASPHALT PAVING	SEE CIVIL	
	1.10	MEXICAN PEBBLE MULCH	3/L4.3	154 S.F
2.0	CARPENTRY			
\bigcirc	2.1	THERMALLY MODIFIED ASH DECKING	1+2/L4.3	468 S.I
	2.2	CUSTOM SEATBENCH AT FIREPIT	2/L4.2	8 L.F.
	2.3	CUSTOM SEATBENCH AT TRUSS ARBOR	3/L4.2	21 L.F.
3.0	METAL			
	3.1	HANDRAILS	SEE ARCH	
	3.2	METAL FENCE BEHIND SEAT BENCH	SEE ARCH	
	3.3	TRUSS ARBOR	SEE ARCH	
	3.4	ROOF OVER FIREPIT	SEE ARCH	
	3.5	METAL TROUGH PLANTERS AT FENCE	3/L4.1	7
4.0	3.6	HANGING METAL TROUGH PLANTERS	2/L4.1	8
	3.7	METAL WALL TRELLISES	SEE ARCH	
	3.8	PLANTERS AND RAILS AT UPPER PORCHES	SEE ARCH	
	3.9	METAL PICKET GUARDRAIL	SEE ARCH	
	SITE FURNISHINGS			
	4.1	CONCRETE FIREPIT	1/4.2	1
	4.2	WATERWALL	1/L4.1	1
	4.3	CAFE TABLES	SEE ARCH	
	4.4	FARM TABLE	SEE ARCH	
	4.5	CAFE CHAIRS	SEE ARCH	

NOTES

- FOR GRADING, UTILITIES AND DRAINAGE, AND PARKING LOT SEE CIVIL PLANS.
 ECOTONE WILL PROVIDE IDEAS FOR SITE LIGHTING AND COORDINATE WITH ARCHITECT
- ON AESTHETICS. FOR SITE LIGHTING PLANS SEE LIGHTING PLANS AND NARRATIVES.
- 3. FOR RETAINING WALL, MAJOR RAMP AND MAJOR STAIR DETAILS, SEE STRUCTURAL.
- FOR SITE SIGNAGE SEE ARCH PLANS.
 FOR SITE SIGNAGE SEE ARCH PLANS.
 ASSUME IRRIGATION TO BE HARD PIPED DRIP DUE TO SMALL SIZE OF PLANTING BEDS. A 1" IRRIGATION BACKFLOW WITH DEDUCT METER WILL BE INSTALLED. A WEATHERSMART CONTROLLER WILL BE PROVIDED TO LIMIT WATER USE.
- 6. USE 1" MEXICAN PEBBLE MULCH IN PLANTINGS BEDS WITHIN PATIO. USE 2" OF DARK HEMLOCK MULCH OUTSIDE OF PATIO AND IN RIGHT OF WAY PLANTING BEDS.
- 7. ALL METAL FENCING, ARBORS, RAFTERS, TRUSSES AND LASER CUT PANELS TO BE POWDERCOATED DARK BRONZE OR AS DIRECTED BY ARCHITECT.

PRELIMINARY Construction



Not For





3rd & FERRY STREET DEVELOPMENT Twin Towers, LLC. 300 / 302 / 304 Ferry Street | Dayton,

50% DESIGN DEVELOPMENT job number 21003

5/20/22

LAYOUT/ MATERIALS PLAN

L1.1

PATIO AND BACK ENTRYWAY PLANTINGS





FRONT OF HOTEL PLANTINGS



PLANTER BOXES



LAVANDULA ANGUSTIFOLIA



12-14' TALL

SEDUM SEBOLDII 'OCTOBER DAPHNE' BLUE ARROW RUSH

2

503.750-5750 paul@pmf-arch.com ecotone

PRELIMINARY

Not For Construction

1605 NE Buffalo Street

Portland, Oregon 97211

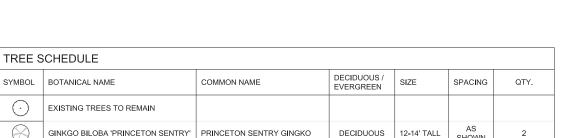
3rd & FERRY STREET DEVELOPMENT Twin Towers, LLC. 300 / 302 / 304 Ferry Street | Dayton,

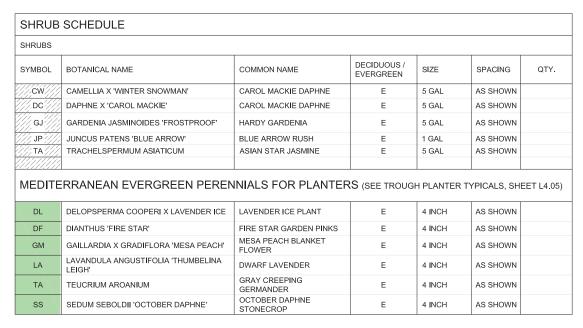
50% DESIGN DEVELOPMENT

> 21003 5/20/22

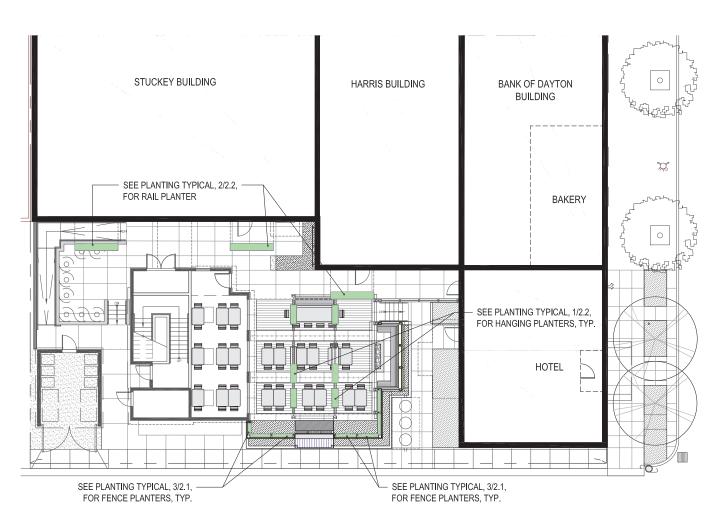
PLANTING PLAN







GROUN	IDCOVER SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	DECIDUOUS / EVERGREEN	SIZE	SPACING	QUANTITY- PHASE 1
	CAREX MORROWII 'ICE DANCE'	JAPANESE SEDGE	E	1 GAL	18" O.C.	
	JUNCUS PATENS 'BLUE ARROW'	BLACK MONDO GRASS	E	1 GAL	18" O.C.	
	TRACHELSPERMUM JASMINOIDES	STAR JASMINE	E	1 GAL	30" O.C.	





MEDITERRANEAN EVERGREEN PERENNIALS FOR PLANTERS (SEE TROUGH PLANTER TYPICALS, SHEET L4.05)						
DL	DELOPSPERMA COOPERI X LAVENDER ICE	LAVENDER ICE PLANT	Е	4 INCH	AS SHOWN	
DF	DIANTHUS 'FIRE STAR'	FIRE STAR GARDEN PINKS	E	4 INCH	AS SHOWN	
GM	GAILLARDIA X GRADIFLORA 'MESA PEACH'	MESA PEACH BLANKET FLOWER	E	4 INCH	AS SHOWN	
LA	LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH'	DWARF LAVENDER	E	4 INCH	AS SHOWN	
TA	TEUCRIUM AROANIUM	GRAY CREEPING GERMANDER	E	4 INCH	AS SHOWN	
SS	SEDUM SEBOLDII 'OCTOBER DAPHNE'	OCTOBER DAPHNE STONECROP	E	4 INCH	AS SHOWN	

01 HANGING TROUGH PLANTER PLANTING TYPICAL

1"=1'-0" PLANTING TYPICAL

02 UPPER PORCH RAIL PLANTER TYPICAL

1"=1'-0" PLANTING TYPICAL

<u> 72 FENCE TROUGH PLANTERS TYPICAL</u>

PLANTING TYPICAL

PRELIMINARY

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OPYRIGHT - PAUL M. FALSETTO ARCHITECT

uob

3rd & FERRY STREET DEVELOPMENT Twin Towers, LLC. 300 / 302 / 304 Ferry Street | Dayton, Oreg

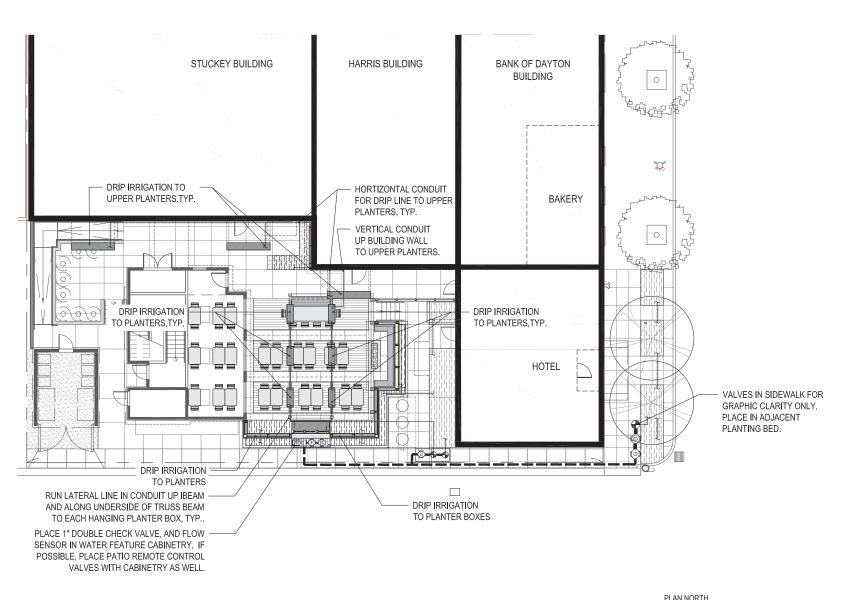
phase
50% DESIGN
DEVELOPMENT

job number 21003

5/20/22

TROUGH PLANTER PLANTING TYPICALS

L2.2



01	IRRIGATION PLAN	(1	\ \	0'	5'	10'	20'	
	1" = 10'-0"		I	フ					

IRRIGATI	ON LEGEND		
SYMBOL	MANUFACTURER	MODEL / PERFORMANCE / REMARKS	DETAIL / SHEET
Ē	FLOW SENSOR	HUNTER HC-100-FLOW	5/L4.5
0	DRAIN VALVE	HIGH PRESSURE CAPABLE	- /L4.5
<u>©</u>	SHUTOFF VALVE	SEE SPECIFICATIONS	1/L4.5
•	CONTROL VALVE	MODEL # ICZ-101 DRIP ZONE KIT	7/L4.5
	1" SCHEDULE 40 PVC MAINLINE		4/L4.5
	SCHEDULE 40 PVC LATERAL LINE	SEE PLANS FOR SIZING	4/L4.5
	SCHEDULE 40 PVC SLEEVE	SIZE PER SIZE OF PIPE TO SLEEVE	3/L4.5
POC	POINT OF CONNECTION	CONNECT TO 1" DOUBLE CHECK VALVE DOWNSTREAM OF WATER METER	1/L4.5
C	CONTROLLER	HUNTER ICOR600-M	2/L4.5
W	WEATHER SENSOR	HUNTER: SOLAR SYNC	2/L4.5
R	REMOTE CONTROL	HUNTER: ROAM XL	2/L4.5
	HUNTER 'HDL' INLINE DRIP TUBING	LINE SPACING / .6GPH EMITTERS SPACED 12" O.C.	8/L4.5

VALVE DIAGRAM LATERAL PIPE SIZI		
	PIPE SIZE	MAX. FLOW
XX - VALVE GPM	3/4"	11 GPM
X X VALVE SIZE	1"	18 GPM
	1-1/4"	26 GPM
VALVE NUMBER	1-1/2"	35 GPM
	2"	50 GPM

SYSTEM CALCULATIONS

- STATIC PRESSURE AT METER CONNECTION -.-- PSI MAXIMUM WORKING FLOW: 18.00 GPM

PRESSURE LOSS / GAIN AT FURTHEST VALVE.

WATER METER. BACKFLOW... - PSI GATE VALVE. - PSI MASTER VALVE... - PSI CONTROL VALVE... - PSI MAINLINE 570 L.F. ..

TOTAL PRESSURE LOSS...... - -- PSI TOTAL MINIMUM PRESSURE AT FURTHEST VALVE: 30 PSI

NOTES

- 1. SLEEVING IS REQUIRED FOR ALL IRRIGATION AND CONTROL WIRE UNDER ALL PAVEMENTS, WALLS, ETC.. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE SIZE OF ALL SLEEVING REQUIRED.
- 2. RUN CONTROL WIRE FROM CONTROLLER TO REMOTE CONTROL VALVES ALONG SIDE MAINLINE TO REDUCE TRENCHING
- 3. MAINLINE SHOWN RUNNING PARALLEL TO PAVING EDGE SHALL BE INSTALLED IN ADJACENT PLANTING AREAS AND NOT UNDER PAVEMENT.
- 4. VERIFY SITE DIMENSIONS AND EXISTING CONDITIONS INCLUDING LOCATIONS OF UNDERGROUND UTILITIES SUCH AS GAS LINE AND WATER LINES PRIOR TO BEGINNING WORK.
- 5. IRRIGATION PLAN IS DIAGRAMMATIC. PLACE MAINLINES AND LATERALS IN PLANTING BEDS AND AVOID TO THE EXTENT POSSIBLE PLACING THEM UNDER PAVEMENT. PLACE ALL VALVE BOXES/POC IN PLANTING AREAS AWAY FROM EDGE. VALVE BOXES PLACED IN SHRUB AREAS OR CIRCULATION PATHS WILL BE MOVED AT CONTRACTOR EXPENSE.
- 6. DRAIN VALVES FOR MAIN LINES AND LATERAL LINES REQUIRED FOR WEATHERIZATION.

PRELIMINARY

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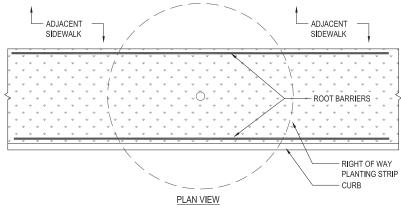
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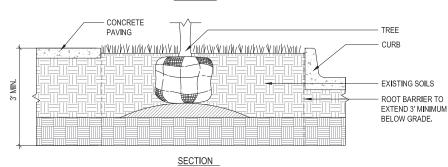
21003

5/20/22

IRRIGATION PLAN

1. INSTALL ROOT BARRIER AT ALL TREES WITHIN 3'-0" OF CURB OR SIDEWALK.





ROOT BARRIER FOR RIGHT OF WAY TREES



DETAIL

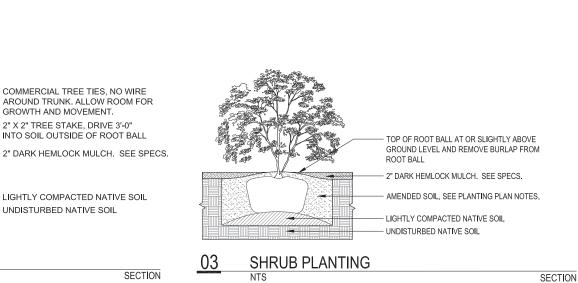
BROADLEAF TREE PLANTING SECTION

– COMMERCIAL TREE TIES, NO WIRE AROUND TRUNK. ALLOW ROOM FOR GROWTH AND MOVEMENT.

LIGHTLY COMPACTED NATIVE SOIL

- UNDISTURBED NATIVE SOIL

- 2" X 2" TREE STAKE, DRIVE 3'-0" INTO SOIL OUTSIDE OF ROOT BALL



TRIANGULATE, O.C. SPACING AS SPECIFIED ON PLANTING PLAN CENTER OF PLANT

2" DARK HEMLOCK OR PEBBLE MULCH. SEE MATERIALS PLAN MULCH TYPE. ROOT BALL AMENDED SOIL. SEE SOIL SPECIFICATIONS. UNDISTURBED NATIVE SOIL

GROUNDCOVER PLANTING NTS

SECTION

PLAN VIEW

1. SEE SOIL SPECIFICATIONS. 2" DARK HEMLOCK MULCH OR PEBBLE MULCH. SEE MATERIALS PLAN FOR MULCH TYPE. 4" ORGANIC COMPOST. TILL INTO NATIVE SOILS OR TOPSOIL BELOW. -EXISTING SOILS. SCARIFY THE TOP 4" OF EXISTING SOILS TO IMPROVE DRAINAGE.

PLANTING BED SOIL PREPARATION

NOTES

SECTION

PRELIMINARY

Not For Construction

1605 NE Buffalo Street Portland, Oregon 97211 503.750-5750 paul@pmf-arch.com



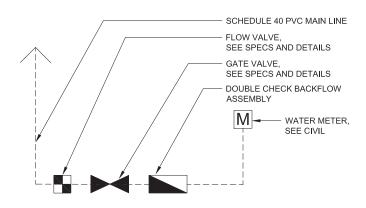
3rd & FERRY STREET DEVELOPMENT Twin Towers, LLC. 300 / 302 / 304 Ferry Street | Dayton,

50% DESIGN DEVELOPMENT

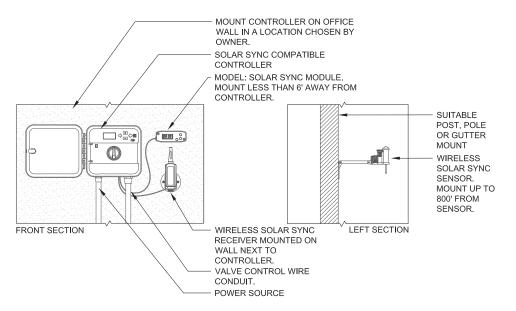
21003

5/20/22

PLANTING DETAILS

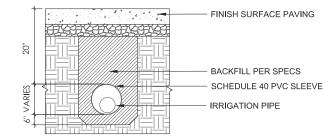


IRRIGATION POINT OF CONNECTION



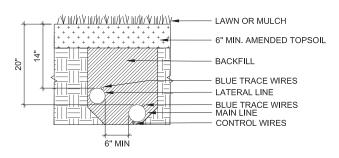
02 IRRIGATION CONTROLLER

ELEVATION / SECTION

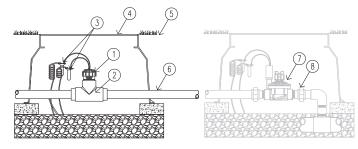


IRRIGATION SLEEVING

SECTION



IRRIGATION TRENCHING SECTION



NOTES

1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO

FLOW SENSOR

1) MODEL HFS-150P, HUNTER

(2) MODEL FCT-208, SCHEDULE 40

MIN. 18/2 WIRE TO ACC POWER MODULE.
MAXIMUM WIRE DISTANCE RUN OF 1,000'

(4) STANDARD VALVE BOX

(5) FINISH GRADE

(6) MAIN LINE PIPE

(7) MASTER VALVE

8 SCHEDULE 80 UNIONS, BOTH SIDES OF VALVE, TYP.

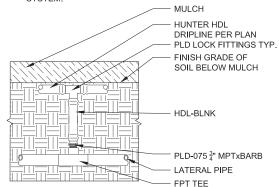
TROUGH PLANTER DRIP IRRIGATION

SECTION

NOTES:

2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT

FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
3. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN





AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE

SECTION

PLD LOCK FITTINGS TYP. ECO-INDICATOR ON SWING AIR RELIEF VALVE IN VALVE HDL TUBING EXHAUST HEADER - HDL TUBING SUPPLY HEADER DRIP CONTROL ZONE KIT PER FLUSH POINT (PLD-BV) IN AS SPECIFIED SUBTERRANEAN BOX PER

SUB SURFACE DRIP LINE

DRIP ZONE CONTROL VALE Page 88 of 147^{NTS}

PRELIMINARY Not For

Construction

1605 NE Buffalo Street

Portland, Oregon 97211 503.750-5750 paul@pmf-arch.com



3rd & FERRY STREET DEVELOPMENT Twin Towers, LLC. 300 / 302 / 304 Ferry Street | Dayton,

50% DESIGN DEVELOPMENT

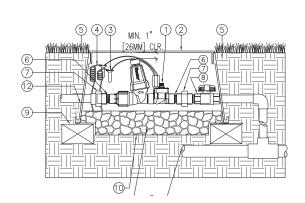
21003

5/20/22

IRRIGATION **DETAILS**

L4.5

Drawings are at half scale when printed at 11x17



LEGEND

HUNTER REMOTE CONTROL VALVE WITH FILTER REGULATOR

IRRIGATION VALVE BOX: HEAT

② STAMP LID WITH RCD IN 2' LETTERS (3) WATERPROOF CONNECTORS (2)

(4) 18-24" COILED WIRE TO CONTROLLER

5 FINISH GRADE AT ADJACENT SURFACE 1

SCHEDULE 80 CLOSE NIPPLE, MATCH SIZE TO VALVE

(7) PVC SLIP X FPT UNION 8 ISOLATION VALVE PER SPECS. (9) BRICK SUPPORTS (4)

FILTER FABRIC BETWEEN

AND SUB-BASE SOILS 3/4" CLEAN CRUSHED GRAVEL - 4" MIN. DEPTH

(2) IRRIGATION LATERAL

MAINLINE LATERAL AND FITTINGS

NTS

SECTION

SECTION

HUNTER HDL DRIPLINE PER



Phone: (503) 443-3900 Fax: (503) 443-3700

STORM DRAINAGE NARRATIVE

FOR

3rd and Ferry Street Development 300 SE Ferry St Dayton, OR 97114

June 6, 2022



TABLE OF CONTENTS:

Storm Drainage Narrative:	STM-1
Onsite Tributary Area Maps:	
Photo of the Site in 2013:	STM-4



7650 SW Beveland Street, Suite 100 Tigard, Oregon 97223

Phone: (503) 443-3900 Fax: (503) 443-3700

June 6, 2022

Paul M Falsetto Architect, LLC 1605 NE Buffalo Street Portland, OR 97211

RE: 3RD and Ferry Street Development "Storm Drainage Narrative"

Dear Mr. Falsetto,

At your request, T M Rippey Consulting Engineers has completed the following preliminary stormwater drainage narrative for 3rd and Ferry Street Development. The purpose of this narrative is to demonstrate that storm runoff from the projects new and redevelopment areas will be in compliance with the City of Dayton Stormwater Management Manual.

Site Existing Conditions

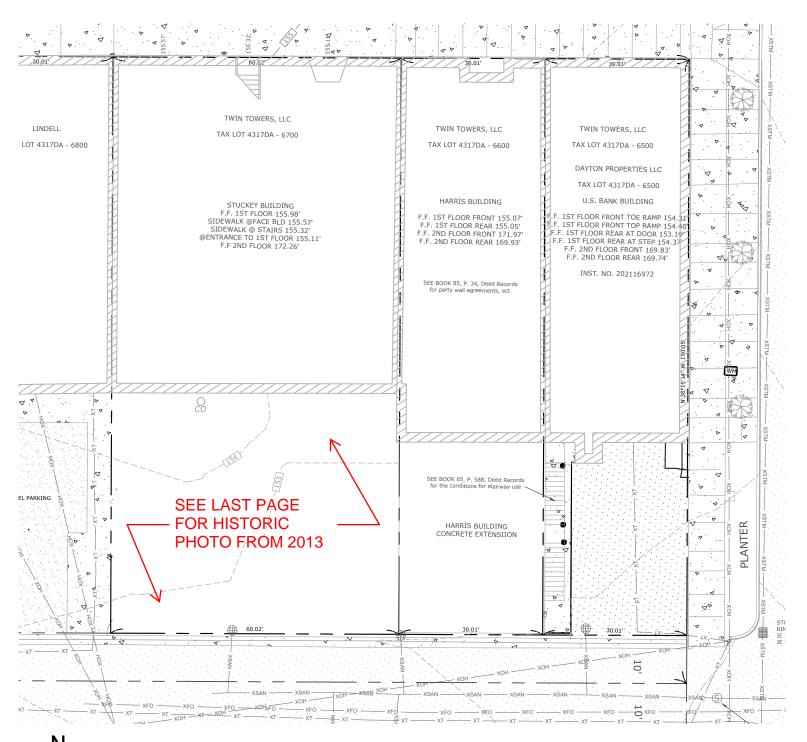
The existing site previously consisted of three separate mixed-use commercial/retail buildings and an associated asphalt parking area. At the time when these three lots were initially beginning the redevelopment work, it was determined that the three sites existed collectively as 100% impervious area. In 2013, the owner had began a land use process and chose to remove the hazardous Stuckey Concrete Additions on the southwestern portion of the site and scraped the parking lot to gravel with a demolition permit in anticipation of proceeding with the redevelopment project that started in 2013. See attached photos from the Historic Property – Request for Change Application initially submitted in 2013. The project was stalled and is now continuing the redevelopment where they left off from the 2013 project. The site has historically existed as 100% impervious. Stormwater runoff from this site has historically been directed to the public stormwater system.

Proposed New Site Development:

The redevelopment will retain the three existing main buildings on the north side of the sites. The existing Harris Concrete Addition on the south portion of the Harris Building site will be removed and replaced with an outdoor patio, shed and water feature including some landscaping. There will be a small addition added to the south side of the bank building that will replace existing asphalt. This proposed development will add a small amount of pervious area to the site but the remaining amount of impervious area actually reducing the impervious area from its existing conditions. The stormwater from this site will be directed via area drains and roof downspouts to south and enter the existing stormwater system. Due to no increase in storm water runoff and understanding this site has historically discharged to the public storm system, no storm water quantity detention systems are being proposed. The city currently does not have a water quality requirement but all the storm water from this site will come from roof or pedestrian accessible area's only, no onsite parking or vehicle loading zones are planned for and therefore no water quality mitigation is being proposed.

Enclosed with this narrative are maps of the pre-developed and proposed new development demonstrating why there is no additional need for stormwater analysis. The new impervious area will not contribute additional stormwater as compared to what was previously allowed with the existing system.

Sincerely, Chris Deslauriers, P.E.





EXISTING AREA MAP

AMP

T.M. RIPPEY

CONSULTING ENGINEERS

DETAIL:

1" = 20'-0"

SCALE:

7650 SW Beveland, Suite 100 Tigard, Oregon 97223 Phone: (503) 443-3900

Fax: (503) 443-3700

Job Name: 3RD AND FERRY STREET DEVELOPMENT **Date:**

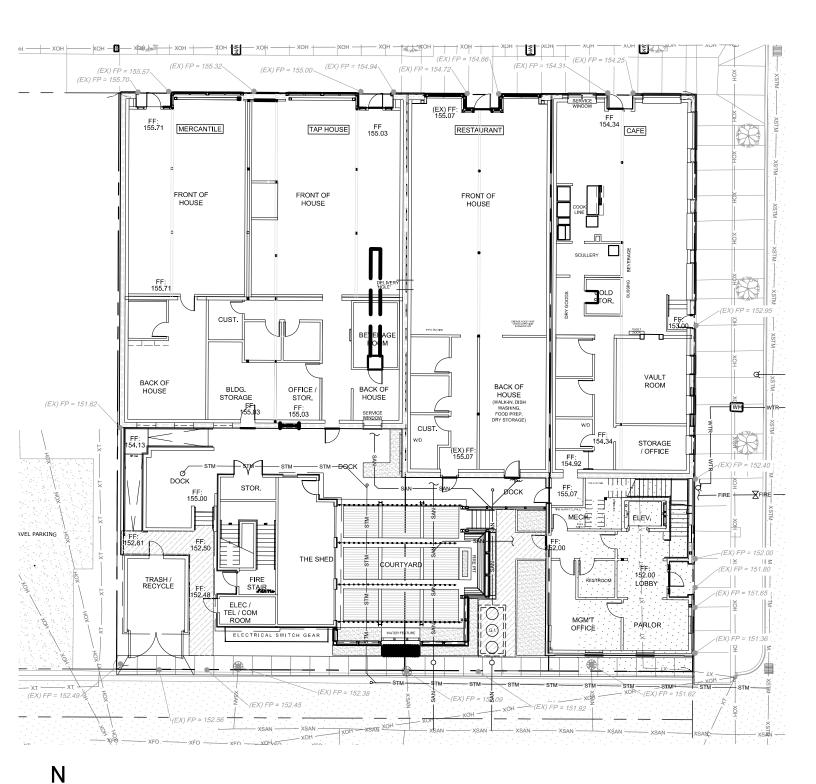
 Job No.:
 22606
 Drawn:
 PRM

STORMWATER EXISTING TRIBUTARY AREA MAP

Consulting engineers inc. 2929298101184752ERVED

PAUL M FALSETTO ARCHITECT LLC Sheet: STM-2

06/01/2022



PROPOSED AREA MAP

T.M. RIPPEY

SCALE:

1" = 20'-0"

CONSULTING ENGINEERS **DETAIL:** STORMWATER PROPOSED TRIBUTARY AREA MAP

7650 SW Beveland, Suite 100 Tigard, Oregon 97223

Phone: (503) 443-3900 Fax: (503) 443-3700

Job Name: 3RD AND FERRY STREET DEVELOPMENT 06/01/2022 Date:

PRM Job No.: 22606 **Drawn:** Sheet: STM-3 Client: PAUL M FALSETTO ARCHITECT LLC

T.M. RIPPEY CONSULTING ENGINEERS INC. 2013 age 92 of 1847 SERVED



aerial



view from alley

First American Title Company of Oregon



825 NE Evans Street McMinnville, OR 97128 Phn - (503)376-7363 Fax - (866)800-7294

Order No.: 1031-2010468 December 18, 2012

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LINDA FINN, Escrow Officer/Closer

Phone: (503)472-4627 - Fax: (866)800-7294 - Email:lfinn@firstam.com First American Title Company of Oregon 775 NE Evans Street, McMinnville, OR 97128

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer

Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Preliminary Title Report

County Tax Roll Situs Address: 304 Ferry Street, Dayton, OR 97114

Proposed Insured Lender: TBD

2006 ALTA Owners Standard Coverage	Liability \$	275,000.00	Premium	\$ 888.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium	\$
2006 ALTA Lenders Standard Coverage	Liability \$		Premium	\$
2006 ALTA Lenders Extended Coverage	Liability \$		Premium	\$
Endorsement			Premium	\$
Govt Service Charge			Cost	\$
Other			Cost	\$

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

Lot 218 in the Town of Dayton, in Yamhill County, Oregon, except a strip 6 1/2 inches wide and 120 feet long adjacent to the lot line between Lots 218 and 217.

and as of December 14, 2012 at 8:00 a.m., title to the fee simple estate is vested in:

Putt's Market, Inc., an Oregon corporation

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.

Preliminary Report Order No.: **1031-2010468**

Page 2 of 4

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. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- 7. An easement reserved in a deed, including the terms and provisions thereof;

Recorded: December 6, 1921

Recording Information: Book 85, Page 010, Deed and Mortgage Records

From: The Dayton Commercial Club

To: Ella J. Harris

- 8. Unrecorded leases or periodic tenancies, if any.
- 9. Evidence of the authority of the officers of Putt's Market, Inc. , to execute the forthcoming instrument, copies of the current Articles of Incorporation, By-Laws and certified copies of appropriate resolutions should be submitted <u>prior to closing.</u>
- 10. Evidence of the identity and authority of the officers of Twin Towers LLC to execute the forthcoming instrument must be submitted.

Preliminary Report Order No.: **1031-2010468**

Page 3 of 4

11. This Preliminary Title Report is subject to any matters which may appear in the records of the Circuit Court for Yamhill County and which affect title to the property which is the subject of this search subsequent to December 5, 2012 due to failure of such records to be available for review.

- END OF EXCEPTIONS -

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 judgments or United States Internal Revenue liens against Twin Towers LLC

NOTE: Taxes for the year 2012-2013 PAID IN FULL

Tax Amount: \$1,607.22

Map No.: R4317DA 06700

Property ID: 116056 Tax Code No.: 8.0

Situs Address as disclosed on Yamhill County Tax Roll:

304 Ferry Street, Dayton, OR 97114

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

RECORDING INFORMATION

Filing Address: Yamhill County

535 NE Fifth Street McMinnville, OR 97128

Recording Fees: \$36.00 for the first page

\$ **5.00** for each additional page

cc: Twin Towers LLC

cc: Putts Market, Inc.

cc: Mary Ann Stoller, Willamette West Realtors 708 NE Baker St, McMinnville, OR 97128

cc: Haugeberg, Rueter, Gowell, Fredricks, & Higgins, PC

PO Box 480, McMinnville, OR 97128

Order No.: 1031-2010468 Page 4 of 4



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:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - the occupancy, use, or enjoyment of the Land;
 - 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.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 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);
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage
- 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.
- 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.

 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.
- 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.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 - 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;
 - resulting in no loss or damage to the Insured Claimant;
 - 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.

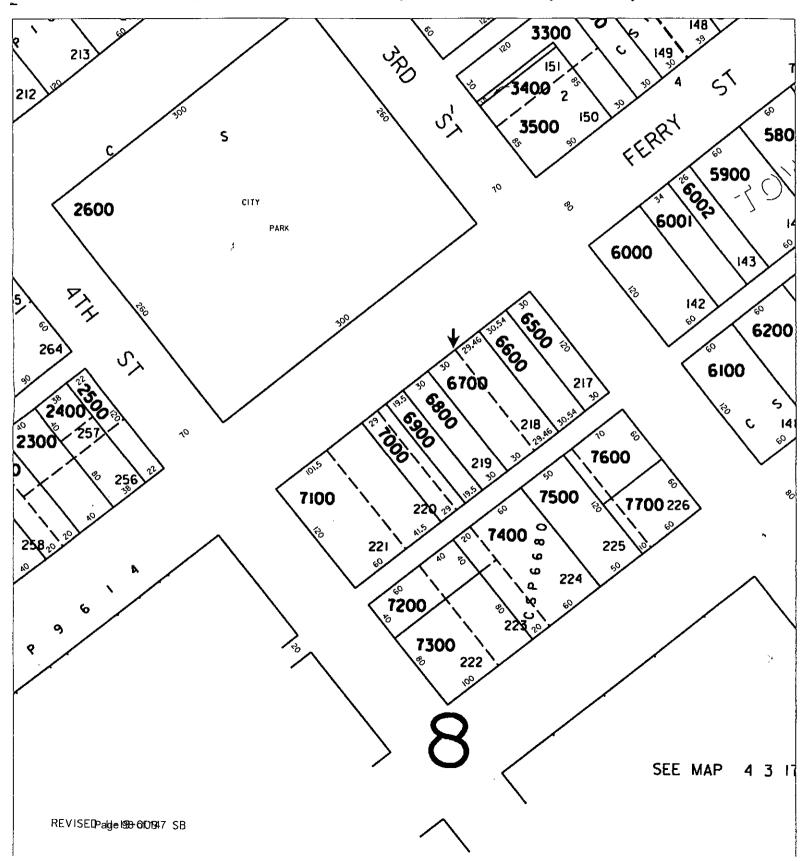
NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08





This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey





After recording return to: Twin Towers, LLC 7401 SW Washo Ct. #200 Tualatin, OR 97062

Until a change is requested all tax statements shall be sent to the following address:

Twin Towers, LLC

7401 SW Washo Ct., #200

File No.: 1031-2010468 (LF) Date: December 13, 2012

Tualatin, OR 97062

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS
---REBEKAH-STERN-DOLL; COUNTY CLERK

2012-18841

\$41.00

12/27/2012 11:18:27 AM

STATUTORY WARRANTY DEED

Marlene Jean Putman, Bret A. Putman and Christie A. Rose, Co-Trustees of the Putman Family Trust dated February 18, 2003, as amended, Grantor, conveys and warrants to Twin Towers, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

Lot 218 in the Town of Dayton, in Yamhill County, Oregon.

Subject to:

- Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- The true consideration for this conveyance is \$275,000.00. (Here comply with requirements of ORS 93.030)

File No.: 1031-2010468 (LF)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIEY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated th	nis <u>26</u> day o	f December, 20/2.
Putman Family To amended	rust dated Febru	ary 18, 2003, as
By: <u>Marlene</u> Jean I	Putman Co-Trust	Bulmon, la Investee
STATE OF	Oregon))ss.
County of	Yamhill)

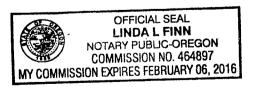
This instrument was acknowledged before me on this <u>a6</u> day of <u>We comber</u>, 20<u>12</u> by Marlene Jean Putman as Co-Trustee of Putman Family Trust dated February 18, 2003, as amended, on behalf of the Trust.

- Juni Linn

Notary Public for Oregon

My commission expires:

nission expires: 2/6/20/6



STATUTORY WARRANTY DEED

Grantor: Benjie M. Hedgecock

Grantee:

Twin Towers, LLC

Until a change is requested, all tax statements shall be sent to the following address:

Twin Towers, LLC

7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343

After Recording return to:

Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343

Escrow No.

915283 LLF

Title No.

915283

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS JAN COLEMAN, COUNTY CLERK

200800771



\$26.00

01/16/2008 03:14:43 PM

\$5.00 \$10.00 \$11.00

DMR-DDMR Cnt=1 Stn=5 KENTV

BENJIE M. HEDGECOCK, Grantor, conveys and warrants to TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to wit:

The South half of Lot 217, ORIGINAL TOWN OF DAYTON, County of Yamhill, State of Oregon.

TOGETHER WITH the rights and easements in and to the North 6-1/2 inches off the North side of Lot 218, ORIGINAL TOWN OF DAYTON, as described in Deed to Yamhill Lodge No. 20 I.O.O.F. recorded December 14, 1921 in Book 85, Page 34, Deed Records for Yamhill County, Oregon.

The said property is free from encumbrances except:

Conditions, Restrictions, Rights of Reversion, Party Wall Agreements and other rights as set forth in

Deed, including the terms and provisions thereof,

From:

Ella J. Harris and R. L. Harris

To: Dated:

Yamhill Lodge No. 20, I.O.O.F. of Dayton, Oregon November 30, 1921

Recorded Date:

December 14, 1921

Recording Number:

Book 85, Page 34, Deed Records

Said Deed further incorporates by reference, the conditions for stairway use, as set forth in Deed

From:

Ella J. Harris and R. L. Harris

To:

The Bank of Dayton June 30, 1913

Dated: Recorded Date:

July 25, 1913

Recording Number:

Book 65, Page 588, Deed Records

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$350,000.00. (Here comply with the requirements of ORS 93.030).

OR

State: County:

Yamhill

The foregoing instrument was acknowledged before me this ___ Benjie M. Hedgecock

My Commission Expires: 3/6/2008

OFFICIAL SEAL LINDA L FINN NOTARY PUBLIC - OREGON COMMISSION NO. 375793 MY COMMISSION EXPIRES FEB. 6, 2008

YAMHILL TITLE PLANT

829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 971280267 (503) 472-6101 • FAX: (503) 434-5311

December 27, 2007

Linda Finn

Ticor Title Insurance Company

829 N. Hwy 99 West

P.O. Box 267

McMinnville OR 97128-0267

READ & APPROVED

Date:

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St.

Dayton, OR 97114

County:

Yamhill

Enclosed please find a Preliminary Title Report for the above referenced transaction.

The report discloses the current status of record title and other requirements for the issuance of a title policy. Any of the numbered "exceptions to title", which may be removed prior to closing this transaction, will be deleted from the final policy.

We thank you for giving us the opportunity to be of service to you. Please contact me at the phone number above with any questions you may have regarding this report.

Sincerely,

TICOR TITLE INSURANCE COMPANY

Copies Sent To:
Twin Towers, LLC Bill Stoller
Benjie M. Hedgecock
Mary Ann Stoller Williamette West Realtors
McMinnville Office Ticor Title Insurance Company

I TICOR TITLE INSURANCE COMPANY

PRELIMINARY TITLE REPORT

McMinnville Office

829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 97128-0267 (503) 472-6101 • FAX: (503) 434-5311

December 27, 2007

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St.

Dayton, OR 97114

County:

Yamhill

Title Officer:

Debbie Clark

Escrow Officer:

Linda Finn

Linda.Finn@ticortitle.com

Can be reached at: (503) 472-6101

PROPOSED POLICY INFORMATION:

Policy Number:

915283

Policy Liability:

\$385,000.00

\$840.00

Issue Date:

Issue Time:

Premium: Policy Type:

Owner's Standard Policy

Premium reflects a Short Term Credit in the amount of:

(\$280.00)

Endorsements

Govt Service Fee:

\$15.00

DATED AS OF:

December 19, 2007, 8:00 am

VESTING:

BENJIE M. HEDGECOCK

LEGAL DESCRIPTION:

See Attached Legal Description.

PRELIMINARY TITLE REPORT (REP02)

A. The Standard Policy exceptions and the following Special exceptions shall appear on the final 1992 ALTA policy unless removed prior to issuance:

- 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.
- 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.
- 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.
- 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.

6. Conditions, Restrictions, Rights of Reversion, Party Wall Agreements and other rights as set forth in Deed, including the terms and provisions thereof,

From: Ella J. Harris and R. L. Harris

To: Yamhill Lodge No. 20, I.O.O.F. of Dayton, Oregon

Dated: November 30, 1921 Recorded Date: December 14, 1921

Recording Number: Book 85, Page 34, Deed Records

Said Deed further incorporates by reference, the conditions for stairway use, as set forth in Deed

From: Ella J. Harris and R. L. Harris

To: The Bank of Dayton
Dated: June 30, 1913
Recorded Date: July 25, 1913

Recording Number: Book 65, Page 588, Deed Records

B. We also find the following assessments, city liens, judgments and monetary liens:

7. Deed of Trust, including the terms and provisions thereof, given to secure a note,

Amount: \$220,000.00

Executed By: Benjie M. Hedgecock, a single person as his separate estate

Trustee: First American Title Insurance Company of Oregon

Beneficiary: Chesterfield Mortgage Investors, Inc., a Washington corporation

Dated: November 1, 2005 Recorded Date: November 9, 2005

Recording Number: 200525166 Loan Number: 2254

Assigned To: Chesterfield Mortgage Investors, Inc. as investment manager for

numerous investors as named in said instrument

Recorded Date: December 2, 2005

Recording Number: 200528216

Assigned To: Chesterfield Mortgage Investors, Inc., as investment manager for Equity

Trust Company, Custodian for the benefit of Gladyne R. Douglas, IRA

2

#734, as to a 9.091% interest

Recorded Date: December 14, 2005

Recording Number: 200528216

PRELIMINARY TITLE REPORT (REP02)

Successor Trustee: Krista L. White April 4, 2007 Recorded Date: Recording Number: 200707411



Financing Statement, including the terms and provisions thereof,

Debtor: Secured Party:

Benjie M. Hedgecock

Recorded Date:

Chesterfield Mortgage Investors, Inc.

April 13, 2006

Recording Number: 200608149

Dayton city lien(s), if any. We have requested a search and will advise if any unpaid liens are disclosed.

Additional Requirements / Notes:

NOTE: Property taxes PAID

Tax Year:

2007-2008 \$1,729.61

Tax Amount:

\$1,729.61

Paid Amount: Tax Acct Number:

116038; R4317DA-06600

Tax Levy Code: County:

8.0 Yamhill

- If requested to issue an extended coverage ALTA lenders policy, the following matters must be addressed:
 - The rights of tenants holding under unrecorded leases;
 - b) Any facts which would be disclosed by an accurate survey of the premises;
 - Matters disclosed by a statement as to parties in possession and as to any construction, c) alterations or repairs to the premises within the last 75 days. We also request that we be notified in the event that any funds are to be used for construction, alterations or repairs.
- We find no conveyances have been recorded affecting this property in the last 24 months, C. except:

Type of Deed:

Statutory Warranty Deed

Grantor:

Bruce A. Bilodeau and Joy M. Bilodeau

Grantee:

Benjie M. Hedgecock

Consideration:

\$181,000.00 November 9, 2005

Recorded:

Recording Number: 200525165

A search of the records discloses no judgments of record against the parties herein named as of the date hereof:

Twin Towers, LLC, an Oregon limited liability company

Note: Effective January 1, 2008, Chapter 864, Oregon Laws 2007 mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please read the Information for Sellers flyer that accompanies this report.

PREI IMINARY TITLE REPORT (REPO?)

3

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium is paid.

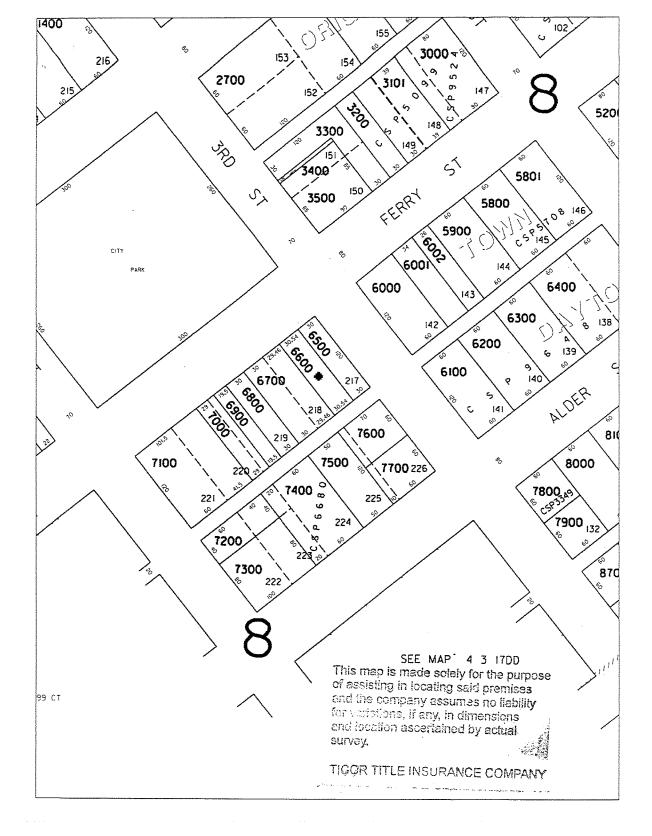
PRELIMINARY TITLE REPORT (REP02)

4

The South half of Lot 217, ORIGINAL TOWN OF DAYTON, County of Yamhill, State of Oregon.

TOGETHER WITH the rights and easements in and to the North 6-1/2 inches off the North side of Lot 218, ORIGINAL TOWN OF DAYTON, as described in Deed to Yamhill Lodge No. 20 I.O.O.F. recorded December 14, 1921 in Book 85, Page 34, Deed Records for Yamhill County, Oregon.

Legal Description TICOR TITLE INSURANCE COMPANY 1629 SW Salmon Portland, OR 97205 5





POLICY

YAMHILL TITLE PLANT

829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 971280267 (503) 472-6101 • FAX: (503) 434-5311

Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St.

Dayton, OR 97114

County:

Yamhill

Thank you for choosing Ticor Title Insurance to provide your title insurance. Attached is your title insurance policy.

We are happy to offer you not only good service and a friendly staff, but also an additional savings of up to 25% if the property is sold or refinanced within the next three years.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

TICOR TITLE INSURANCE COMPANY

Debbie Clark Senior Title Officer

IT TITLE INSURANCE COMPANY

ESCROW INSTRUCTIONS

McMinnville Office 829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 97128-0267 (503) 472-6101 • FAX: (503) 434-5311

Date:

1/15/2008

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St.

Dayton, OR 97114

County:

Yamhill

Escrow Officer:

Linda Finn

TO:

TICOR TITLE INSURANCE COMPANY, HEREINAFTER DESIGNATED "ESCROW AGENT".

PROPERTY DESCRIPTION

As shown in Preliminary Title Report issued by TICOR TITLE INSURANCE COMPANY under Title Folder No: 915283, a copy of which has been received and approved by the undersigned.

These joint escrow instructions may be executed in counterparts with like effect as if all signatures appeared on a single copy.

SELLER deposits with you under these instructions the following:

Approved Seller Settlement Statement (Estimate); Executed Statutory Warranty Deed in favor of purchaser; Seller's IRS Information Form; FIRPTA Affidavit; Approved Preliminary Title Report as described above; Oregon Withholding Forms

and authorizes delivery, release and recording thereof when you hold for the account of SELLER the sum of \$350,000.00 plus and minus credits and deductions authorized herein.

<u>PURCHASER</u> deposits with you under these instructions a sum as per the tentative statement attached, together with the following items:

Approved Buyer Settlement Statement (Estimate); FIRPTA Affidavit; Approved Statutory Warranty Deed as to form and content; Approved Preliminary Title Report as described above;

and will deposit with you such other sums and items as may be required to enable you to comply with these instructions, which sums and items you are authorized to deliver, release or pay over when you hold for the account of the PURCHASER:

POLICY INFORMATION

You are authorized and instructed to issue the following policy(s):

Owner/Purchaser's Policy(s) Insuring:

TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY

Policy Type:

Owner's Standard Policy

Policy Liability:

\$350,000.00

subject to printed conditions and exceptions in the usual form of title insurance policy, matters attaching by, through, or under the PURCHASER, and the following items of the preliminary title report noted above:

Exceptions to Remain:

#1-5, 6, 9

SELLER also agrees to pay and authorizes payment and deduction from and credit to the gross sum above specified in accordance with the SELLER's Tentative Escrow Statement.

PURCHASER also agrees to pay and authorizes payment and credit in accordance with the PURCHASER's Tentative Escrow Statement.

READ AND APPROVED BY	<u>/:</u>		
			KON
INITIALS	SELLER _	INITIALS	INITIALS PURCHASER INITIALS
ESCROW / POLICY INSTR	UCTIONS - STANDAR	D (EISTD)	Page 1

Prorate and adjust the following:

County Taxes, amount to Prorate \$1,729.61, as of Recording.

It is understood that water, sewer, waste collection, electricity and utility charges and inventory for fuel will be adjusted between SELLER and PURCHASER outside this escrow.

GENERAL INSTRUCTIONS

If you are unable to comply with these instructions on or before, said money and/or instruments shall thereafter be returned to me on my written demand, but in the absence of such demand you will proceed to comply with these instructions as soon as possible thereafter. When time is of the essence in requiring performance of any conditions of this escrow and delivery of the documents or monies necessary is not made until the last day limited and defined herein, no tender of such performance or compliance shall be binding upon you unless made prior to 10:00am of the last day limited for performance and the parties hereto agree that in the event tender of full performance is made subsequent to 10:00am on said day, that you are authorized to perform duties imposed hereunder upon the next following business day without liability for delay in closing of the escrow.

You will record/file the necessary legal instruments and you are then authorized to pay off such encumbrances of record as may exist at time of recording/filing such instruments, to permit issuance of said title policy as above stated and shall not be responsible for liens attaching after said date. PURCHASER and SELLER hereby acknowledge that they have and shall have continuing obligations to cooperate with TICOR in good faith to enable TICOR to fulfill its responsibilities under this agreement. Such obligations of PURCHASER and SELLER shall survive the closing of the transaction described herein and shall include, without limitations, the obligations to (a) disclose to TICOR any liens, encumbrances or any other rights, claims or matters known to PURCHASER or SELLER which affect or relate to the property and transactions referred to in this agreement., and (b) return to TICOR for proper disposition any funds, documents or other property which are for any reason improperly or mistakenly released to PURCHASER or SELLER.

You are to have no liability or responsibility with respect to any matters connected with the following (unless expressly authorized herein):

- 1) Compliance with requirements of the Consumer Credit Protection Act or Inter-State Land Sales Act, or similar laws;
- Compliance with the requirements of Oregon Revised Statutes 537.330 (related to water rights), Oregon Revised Statutes 537.788-793 (related to well information) and any similar laws;
- 3) Title to any personal property, or encumbrances thereon, including, but not limited to, personal property taxes, sales tax, instruments filed under the Uniform Commercial Code, water rights, or leased equipment on premises;
- 4) Forgeries or false impersonations of any person or party in connection with these instructions or this escrow;
- 5) Fire Insurance and any other insurance coverage, and SELLER AND PURCHASER agree that such coverage will be provided for outside this escrow.

TICOR assumes no liability or responsibility for verification of the nationality or foreign status of any transferor/seller in this transaction and has no responsibility for the collection, withholding, reporting or payment of any amounts due under Section 1445 and 6039C of the Internal Revenue Code, as amended, and regulations adopted thereunder (commonly called FIRPTA). TICOR is not the agent of the parties for purposes of such law and/or regulation and TICOR has made no representation concerning the effect of such law and/or regulation on any party to this escrow. Any determination of whether the withholding or payment of any tax is due pursuant to such law and/or regulation shall be made by the parties outside of escrow and TICOR hereby advises each party to contact his or her attorney or tax advisor regarding any questions on the applicability of such law and/or regulation to this transaction. Notwithstanding the fact that TICOR assumes no liability or responsibility to the parties for compliance with Section 1445 and 6039C of the Internal Revenue Code and regulations adopted thereunder (commonly called FIRPTA), TICOR reserves the right to take any action required of it by said law and/or regulation without further instruction by the parties to this escrow.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account or accounts of TICOR with any State or National Bank, and may be transferred to any other such general escrow account or accounts. All disbursements shall be made by check of TICOR or as otherwise instructed. All adjustments to be made on a per diem basis, except rentals which shall be pro-rated on the basis of a 30-day month. If for any reason funds are retained or remain in escrow after closing date, you are to deduct therefrom a reasonable monthly charge as custodian thereof of not less than \$10.00 per month.

TICOR is authorized to provide copies of the Escrow Instructions and Closing Statements showing disbursements, in accordance with these instructions, to the Real Estate Agent who consummated the transaction, the mortgagee or its agents or to the attorney who represented me in this matter, upon their request.

In the event any dispute arises between PURCHASER and SELLER concerning the property, documents, or funds covered by these instructions, TICOR may at its election (a) hold all matters in their existing status pending resolution of such dispute or (b) join or commence a court action and in such action deposit the funds and documents referred to herein with the court where such action is pending, and ask the court to determine the rights of PURCHASER and SELLER in and to such property, documents and funds. In the event of such dispute and TICOR's election of either alternative described above, TICOR shall have no further duties or obligations under this agreement other than either to hold such funds and documents until PURCHASER and SELLER have resolved their dispute or to deposit such funds and documents into court.

In the event any suit or action is brought by SELLER, PURCHASER, TICOR or any of them to enforce this agreement or to resolve any dispute between or among PURCHASER, SELLER and TICOR, including but not limited to a declaratory judgment action, the prevailing party shall be entitled to recover all expenses, costs and reasonable attorneys' fees

READ AND APPROVED BY:			N
			KDN
INITIALS	SELLER	INITIALS	INITIALS PURCHASER INITIALS
ESCROW / POLICY INSTRU	CTIONS - STANE	DARD (EISTD)	Page 2

incurred in connection with such suit or action at trial, on appeal, on any petition for review, in any arbitration, and any administrative or bankruptcy proceeding.

You shall not be concerned with oral directives, earnest money agreements or other writings, other than a mutually agreed express written amendment of these instructions.

DECLARATION OF ESCROW SERVICES

Both PURCHASER and SELLER acknowledge by their signatures hereon, the following:

I have been specifically informed that TICOR is not licensed to practice law and no legal advice has been offered by TICOR or any of its employees. I have been further informed that TICOR is acting only as an escrow holder and is forbidden by law to offer any advice to any party respecting the merits of this transaction or the nature of the instruments utilized, and that is has not done so.

I have not been referred by TICOR to any named attorney or attorneys or discouraged from seeking advice of an attorney but have been requested to seek legal counsel of my own choosing at my own expense, if I have doubt concerning any aspect of this transaction.

I further declare all instruments to which I am a party, if prepared by TICOR, have been prepared under the direction of my attorney or myself and particularly declare that copying legal descriptions from title reports into forms of deeds, etc., or reforming of legal descriptions or agreements is, or will be solely at my direction and request.

I have been afforded adequate time and opportunity to read and understand the escrow instructions and all other documents referred to therein.

NOTE: SPECIAL CLAUSES

The SELLER and PURCHASER herein agree, by executing the documents necessary to close this transaction, that all contingencies on the Earnest Money Agreement and any attachments thereto have been met or will be met to the satisfaction of the undersigned parties. If not met, they will be handled by and between the parties hereto outside this escrow. TICOR TITLE INSURANCE COMPANY, as Escrow Agent, will have no responsibility or liability for any of said contingencies not met.

SELLER and PURCHASER are hereby informed that TICOR deposits all funds into a non-interest bearing account and receives or may receive certain bank services including, but not limited to, checks, deposit slips, data processing and account services from or through various banks as a result of the banking relationships maintained in the regular course of its escrow and title insurance business. SELLER and PURCHASER each waive any and all rights or claims with respect to such bank services received by TICOR or any affiliates thereof. A Good Faith estimate of the value of the bank services received is \$23.00 per escrow transaction. This disclosure is made in compliance with Oregon Administrative Rule 863-50-065.

1/ WE ACKNOWLEDGE THE ABOVE DISCLOSURE AND PERMIT SUCH SERVICES TO TICOR.

INITIALS	SELLER	INITIALS	INITIALS	PURCHASER	INITIALS

IF APPLICABLE -- You are hereby authorized and instructed to pay consumer loans per lender's instructions. Because these debts are revolving accounts, payoff amounts are to be from the lender's instructions or from current statements provided by borrower. TICOR TITLE INSURANCE COMPANY will be held harmless from any discrepancy in said amount caused by additional payments and/or charges. Payments will be mailed through regular U.S. mail, and TICOR TITLE INSURANCE COMPANY will not be responsible for mail time or late charges that may be assessed to borrower. Any balances owing after receipt of our check will be paid by borrower outside of escrow. If through no fault of TICOR TITLE INSURANCE COMPANY, we are required to stop payment on a check, there will be a \$10.00 stop payment fee deducted from the issued check.

If for any reason additional funds shall become due for the accounts being paid through this escrow, the SELLER/PURCHASER agree to deposit such additional funds immediately upon notification.

Oregon Administrative Rules effective July 1, 1988, require that funds deposited in escrow including cashier's checks and loan fund checks be available at the depository bank prior to disbursement by escrow. The parties understand that disbursement of funds may be delayed according to the schedule of funds availability of U.S. Bank. Copies of availability schedules are on file in escrow for review. Delay for funds drawn on Oregon banks should be one day. TICOR TITLE INSURANCE COMPANY is hereby authorized to record all documents once satisfactory funds have been deposited in their account.

Borrower(s) acknowledge that, pursuant to regulations adopted under the real estate settlement procedures act, I (we) have a right to review the HUD-1 settlement statement one day prior to closing and do hereby waive such right and instruct the settlement agent, TICOR TITLE INSURANCE COMPANY, to proceed in accordance with alternative sections of such regulations.

THE FOLLOWING PARAGRAPH SUPERSEDES ANY OTHER INSTRUCTIONS REGARDING RECORDATION OF DOCUMENTS

Property sold within this transaction may require seller disclosures as provided in Oregon Revised Statutes 105.465 – 105.490. Parties to this transaction have handled this matter outside of closing and escrow agent is instructed to close without inquiry into this matter.

READ AND APPROVED BY	:		
INITIALS	SELLER	INITIALS	INTIALS PURCHASER INITIALS
ESCROW / POLICY INSTRU	JCTIONS - STAN	IDARD (EISTD)	Page 3

Any proceeds due from this escrow shall be delivered as follows: MAIL HOLD FOR PICK-UP DEPOSIT TO ACCOUNT (REQUIRES DEPOSIT SLIP, VIA MESSENGER SERVICE 24-48 HOUR DE NOTICE: Check deposits may be subject to a temporary "hold" on funds according to your Bank's policy. Please of Bank, if you will need access to funds immediately. WIRE PURSUANT TO ATTACHED INSTRUCTIONS WIRE TO ACCOUNT # YOU ARE AUTHORIZED TO DEDUCT FEE OF \$15.00 FOR WIRING SERVICE. ACCT NAME BANK ABA # BANK NAME BANK BRANCH, CITY, STATE PURPOSIT TO ACCOUNT (REQUIRES DEPOSIT SLIP, VIA MESSENGER SERVICE 24-48 HOUR DE NOTICE: Check deposits may be subject to a temporary "hold" on funds according to your Bank's policy. Please of Bank, if you will need access to funds immediately. WIRE PURSUANT TO ATTACHED INSTRUCTIONS WIRE TO ACCOUNT # YOU ARE AUTHORIZED TO DEDUCT FEE OF \$15.00 FOR WIRING SERVICE. ACCT NAME	ELIVERY) heck with your
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BANK ABA #	
BANK NAME	
BANK BRANCH, CITY, STATE	
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Page 4

ESCROW / POLICY INSTRUCTIONS - STANDARD (EISTD)

IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE ESCROW INSTRUCTIONS OR THOSE ESCROW INSTRUCTIONS WHICH ARE ATTACHED HERETO THAT SUCH INSTRUCTIONS CONSTITUTE THE WHOLE AGREEMENT BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF THIS ESCROW. READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

Dated this: Tuesday, January 15, 2008	
Seller Signature(s) Executed thisday of,	Purchaser Signature(s) Executed this Garage day of January, 2008
Benjie M, Hedgecock	Twin Towers, LUC Klrk Nelson, Member
Mail Papers To: Benjie M. Hedgecock P.O. Box 566 Dayton OR 97114	Mail Papers To: Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343
Receipt of money and/or instruments herein above mentioned is hereby acknowledged.	BY Linda Finn Escrow Officer

IT TITLE INSURANCE COMPANY

WIRE INSTRUCTIONS

McMinnville Office 829 N. Hwy 99 West P.O. Box 267 • McMinnville OR 97128-0267 (503) 472-6101 • FAX: (503) 434-5311

January 15, 2008

Order Number:

915283

Regarding:

Hedgecock to Twin Towers, LLC

Property Address:

302 Ferry St. Dayton, OR 97114

County:

Yamhill

Below are wiring instructions for the U.S. Bank Account for Ticor Title Insurance.

U.S. BANK

321 SW 6th

Portland, OR 97204

Account Number:

1536-0219-0933

ABA Number:

123000220

REFERENCE NUMBER TO BE SHOWN ON WIRE: 36-915283

Escrow Officer:

Linda Finn

Please call to notify us of the actual amount being transferred when you are prepared to wire funds.

KONU-1.15.08

Thank you.

TICOR TITLE INSURANCE COMPANY

Wire Transfer Services Outgoing Wire Transfer Request



A customer or team member, with the customer present, completes this form when requesting to send a wire. Outgoing wires can only be sent for Wells Fargo customers. Retain the original copy in the bank and provide a copy to the customer ensuring you give the customer the agreement for Outgoing Wire Transfer Request (page 2 when form is accessed on-line & preprinted on the back of printed forms). Required information is noted with an atterist, Note: Wells Fargo Wire Transfer Services will route wires based on correspondent banking relationships. See back (page 2) for explanations of the Mexican CLABE account, the SWIFT BIC, the International Routing Code (IRC) and the International Bank Account Number (IBAN).

*Today's Date 01/15/2008	*Send Date (if next day sub 01/15/2008	mil wire after 4:39 CT. Store must hold	If other than today or nort day data.)
1. Originator's Information			
*Customer's Name		*Phone Nu (503) 612	
Twin Towers, LLC *Customer's Address, City, State, Zip Code			-1301
7401 SW WaSho Ct STE 200 Tuale hi Transfer from Wells Fargo Bank 10 digit Account No. (Must be checking, savings, market re	1,02 97C	115 000	ar Wire Amount
*Transfer from Wells Fargo Bank 10 digit Account No. (Must be checking, savings, market ra 2908204197	ite or wholesale checking acc	\$353,647.	1
International Wire only: When sending in foreign currency, please ensure the beneficiary: Foreign Currency Type/Name (FX will be used unless specified otherwise)		signated currency.	Currency Amount
B. B. C.		and	
 Beneficiary/Recipient Information (This is the ultimate recipient of the wire transference). Beneficiary/Recipient Name 	nerer runds.)		
Ticor Title Insurance Company			
*Beneficiary Account Number, Mexican CLABE # or the International Bank Account Num 1536-0219-0933	per (IRWN) wuele abblica	DIB;	Popular
Beneficiary Address, City, State, Zip Code			1
Information for the Beneficiary (invoice number, Purchase order number, etc.)		Benefician	y Phone Number
36-915289 OFFICER: LINDA FINN			
3. Beneficiary Bank Information (This is the financial institution where the beneficiary			v. 16/6/2007
*Beneficiary Bank RTN or SWIFT Bank Identifier Code (SWIFT BIC) 123000220	*International Routing C	οου (π.Ο) ()	Or
*Beneficiary Bank Name			TOKEN SAD SO 10/200
US Bank			HIST SIG VIALUGE
Beneficiary Bank Address, City, State, Zip, Country (optional information) 321 SW 6th, Portland, OR 97204		1	SF I SHIPF NA
Information for Beneficiary Bank (wires to Mexican banks require the CLABE account number in the	Beneficiary instructions to er	nsure correct payment.)	PILIS/08 LAWEND NA
36-915283 OFCICER LINDAFINN			
 Intermediary Bank Information (This is a financial institution that the wire must prequired for all wires. Please note that routing may be altered depending on Wolfs Fargo Bank 	pass through before reach! k's correspondent relations	ng the final beneficiary bank.) 1 hips.	This section is optional and not
Optional: *Intermediary Seneficiary Bank RTN or SWIFT SIC	International Routing Co		·
*Intermediary Bank Name		*Intermediary Bank	Account No.
Intermediary Bank Address City, State, Zip, Country (optional information)	A		
Information for Intermediary Bank			
F Mile Pag C Contamp Cimplian and a second			
 Wire Fee & Customer Signature (Additional fees from intermediary and beneficial Wire Fee Amount (the Transfer From account will be charged the fee.) The region that houses 		*AU where the Originator's	
debited determines the fee amount. Use the fee information available through Tearnworks and	or the Banker's Guide.	account is located	- MA
Do not use SVT/SVP for fee when account is not in your region. Additional fees may apply (see My signature here indicates agreement to all of the information on this Outgoing Wire Trans		ms and conditions on the se	cond nace of this request
Wells Fargo Bank is authorized to rely on the information on this Request in making the req			*Date 1.75-08
6. Bank Use Only - Bank Approval - Following MUST be completed	for All outgoing w	ires	
International Wire Foreign Currency Information			
Rate Contract # (require	d when \$15,000 or more	U.S. S) FX Trader	Contact
Wire Transaction/FAS Number 94130	Name on ID used by c	ustomer	
FW (UE 13 T Ta)	Kiek Nels	on & Verifica	d on SVP
*ist ID type, number, issued by See/Country & Expiration Date ORDL 3652299 08/17/20 3	Known to RM Wend	State/Country & Expiration D	ara
*Initiated by and AV	11110	Second Approval, if	applicable
x 10245 0000 x 00000	y layton	X	
7. Wires in Process (WIP)	<i></i>	 	
*When Customer's account is not debited, the WIP Account is funded by Paid by Check Peid Cash Paid through account other than checking, savings,	MRA TRS or Honor Re	ference Acrt #	1
Tax ID Type – Type & No, are required when customer's account is not debited.		provide Alien ID#, Passport #&	Country)
Social Security ITIN Non-U.S. Citizen without TIN Employer ID			
8. Exception Process - Bank to Complete following as required/nee			
Vertification of Originator (Telephone, Fex, written requests or business account validate the origination of identification to verify requestor's authority to charge account for the wire		er & document below or attach aller's immediate phone numb	
Token ID	50	3 612-1555	
Reason caller cannot come into the Bank	1	siler's location 1 Company 🔲 Home 📋	Other:
Convenience Confirmation of Request (Banker calls customer for confirmation)		Company Cluddle C	1 Ong.
Phone # to call to verify request 5.03 (12 - 1551 1:35 pm	Source used:	Tolonhono Dimeira	Other:
Name of person placing call Customer Contact Name		Telephone Directory 0 (Jurai.
Ashlan Store Kirk Nelson			Denied the transfer
Telephone, Faster Written Request Approvals Approver's Printed Namey Approver's S	ignature	W	Date
Kyle Hanson x	- MU	U	7-15-08

Page 116 of 147

Retain original copy in Bank and provide a copy to the customer, including both pages 1 and 2. WTR6603 (11-07 112835FO)

STATUTORY WARRANTY DEED THIS SPACE RESERVED FOR RECORDER'S USE Grantor: Benjie M. Hedgecock Twin Towers, LLC Grantee: Until a change is requested, all tax statements shall be sent to the following address: Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343 After Recording return to: Twin Towers, LLC 7401 SW Washo Ct., Ste 200 Tualatin OR 97062-8343 Escrow No. 915283 LLE Title No. 915283 BENJIE M. HEDGECOCK, Grantor, conveys and warrants to TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to wit: The South half of Lot 217, ORIGINAL TOWN OF DAYTON, County of Yamhill, State of Oregon. TOGETHER WITH the rights and easements in and to the North 6-1/2 inches off the North side of Lot 218, ORIGINAL TOWN OF DAYTON, as described in Deed to Yamhill Lodge No. 20 I.O.O.F. recorded December 14, 1921 in Book 85, Page 34, Deed Records for Yamhill County, Oregon. The said property is free from encumbrances except: Conditions, Restrictions, Rights of Reversion, Party Wall Agreements and other rights as set forth in Deed, including the terms and provisions thereof. From: Ella J. Harris and R. L. Harris To: Yamhill Lodge No. 20, I.O.O.F. of Dayton, Oregon Dated: November 30, 1921 Recorded Date: December 14, 1921 Recording Number: Book 85, Page 34, Deed Records Said Deed further incorporates by reference, the conditions for stairway use, as set forth in Deed From: Ella J. Harris and R. L. Harris To: The Bank of Dayton June 30, 1913 Dated: Recorded Date: July 25, 1913 Recording Number: Book 65, Page 588, Deed Records BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES. AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$350,000.00. (Here comply with the requirements of ORS 93,030).

Dated this _____ day of ___ . 2008. Benjie M. Hedgecock

State: OR County: Yamhill

The foregoing instrument was acknowledged before me this ______ day of ______, 20_____by: Beniie M. Hedgecock

> Notary Public My Commission Expires:

TICOR TITLE INSURANCE COMPANY STATUTORY WARRANTY DEED (CL04)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

Duy L Smuth

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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Form 530 (R03)41 (1899-18)47

LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B. Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Issuing Office: 121 South 8th Street, Suite 1250,

Commercial Services Minneapolis, MN 55402

Issuing Office's ALTA® Registry ID: Loan ID No.:

Commitment No.: NCS-1077907-MPLS Issuing Office File No.: NCS-1077907-MPLS

Property Address: 300 Ferry Street, Dayton, OR

Revision No.:

SCHEDULE A

1. Commitment Date: July 12, 2021 at 8:00 a.m.

- 2. Policy to be issued:
 - ☑ ALTA® Owners Standard Coverage Policy

Proposed Insured: Dayton Properties, LLC, an Oregon limited liability company

Proposed Policy Amount: \$425,000.00 \$1,200.00

(b) ☐ ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$0.00 \$

(c) ☐ 2006 ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$

Govt Service Charge Cost \$ 20.00

The estate or interest in the Land described or referred to in this Commitment is 3.

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The United States National Bank of Portland (Oregon), a national banking association

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN TITLE INSURANCE COMPANY

By:

Authorized Signatory

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Form 530 (R08)44. 1/284991.8147 Page 4 of 10 OTIRO C-03 (Cond 9 Deleted) (Rev 4-2-18) ALTA Commitment for Title Insurance (8-1-16) If there are any questions concerning this Commitment, please contact:

Jessica Jorgensen at jjorgensen@firstam.com

First American Title Insurance Company National Commercial Services 121 South 8th Street, Suite 1250 Minneapolis, MN 55402 (612)305-2000 phone

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment No.: NCS-1077907-MPLS

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment No.: NCS-1077907-MPLS

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 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 Land onto adjoining land or of existing improvements located on adjoining land onto the Land), encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
- 6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- 7. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
- 8. Taxes for the fiscal year 2021-2022 a lien due, but not yet payable.

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- 9. City liens, if any, of the City of Dayton.

 Note: An inquiry has been directed to the City Clerk and subsequent advice will follow concerning the actual status of such liens.
- 10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

11. An easement reserved in a deed, including the terms and provisions thereof;

Recorded: July 25, 1913

Recording Information: Book 65, Page 588, Deed Records

From: Ella J. Harris (nee Jones) and R. L. Harris, her husband

To: Bank of Dayton, of Dayton, Oregon

- 12. Evidence of the identity and authority of the officers of United States National Bank of Portland (Oregon) to execute the forthcoming instrument must be submitted.
- 13. Unrecorded leases or periodic tenancies, if any.

-END OF EXCEPTIONS-

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INFORMATIONAL NOTES

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 matters of public record against Dayton Properties, LLC that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

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

Tax Amount: \$2,944.90 Map No.: \$2,944.90

Property ID: 115921 Tax Code No.: 8.0

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

Tax Amount: \$1,114.30
Map No.: P0818
Property ID: 516460
Tax Code No.: 8.0
(Affects Personal Property)

Situs Address as disclosed on Yamhill County Tax Roll:

300 Ferry St, Dayton, OR 97114-9771

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 Land. 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

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ISSUED BY

First American Title Insurance Company

File No: NCS-1077907-MPLS

File No.: NCS-1077907-MPLS

The Land referred to herein below is situated in the County of Yamhill, State of Oregon, and is described as follows:

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

THE NORTH HALF OF LOT NO. TWO HUNDRED SEVENTEEN (217) AS THE SAME IS NUMBERED ON THE RECORDED PLAT OF THE TOWN OF DAYTON, IN YAMHILL COUNTY, OREGON; FRONTING THIRTY (30) FEET ON FERRY STREET AND THENCE RUNNING BACK ONE HUNDRED TWENTY (120) FEET TO THE ALLEY.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Prepared by:

Dorsey & Whitney LLP (CCI) 50 South Sixth Street, Suite 1500 Minneapolis, MN 55402 Phone: (612) 340-2600

Send Tax Statements to:

Dayton Properties, LLC 3550 Liberty Road South, Suite 290 Salem, OR 97302 Attn: Eric W. Jamieson

After Recording Return To

First American Title Insurance Company National Commercial Services 121 South 8th Street, Suite 1250 Minneapolis, MN 55402 NCS-1077907-MPLS

QUIT CLAIM DEED

Date: August 17, 2021

For the consideration of Four Hundred Twenty-Five Thousand and no/100 dollars (\$425,000.00) and other valuable consideration, **U.S. Bank National Association**, a national banking association, successor in interest to The United States National Bank of Portland (Oregon), a national banking association, does hereby RELEASE and QUITCLAIM to **Dayton Properties**, **LLC**, an Oregon limited liability company, all right, title, interest, estate, claim and demand in the following described real estate in Yamhill County, Oregon:

SEE ATTACHED EXHIBIT A

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Quitclaim Deed - continued

File No.: NCS-1077907-MPLS

Date: 8/17/2021

Dated: August 17, 2021.

U.S. BANK NATIONAL ASSOCIATION,

a national banking association

STATE OF MINNESOTA

COUNTY OF HENNEPIN

On this day of August, 2021, before me the undersigned, Elizabeth Soverauthink through Public in and for said State, personally appeared Malik Cavallo, the Vice President, of U.S. Bank National Association, a national banking association, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public: Junusy 315, 2024

My Commission expires: January 315, 2024

ELIZABETH MARIA SONEXAYTHIKETH
Notary Public
Minnesota
My Commission Expires
Jan 31, 2024

Quitclaim Deed - continued

File No.: NCS-1077907-MPLS

Date: 8/17/2021

EXHIBIT A

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

THE NORTH HALF OF LOT NO. TWO HUNDRED SEVENTEEN (217) AS THE SAME IS NUMBERED ON THE RECORDED PLAT OF THE TOWN OF DAYTON, IN YAMHILL COUNTY, OREGON; FRONTING THIRTY (30) FEET ON FERRY STREET AND THENCE RUNNING BACK ONE HUNDRED TWENTY (120) FEET TO THE ALLEY.

- Fg - - -



Application for Variance

Major Minor

416 Ferry St - PO Box 339
Dayton OR 97114
Ph # (503) 864-2221
Fax # (503) 864-2956
www.ci.dayton.or.us
cityofdayton@ci.dayton.or.us

For City of Dayton use:								
Date Application Receiv	/ed:	Received By:		File Nun	ıber:			
Public Hearing Date:		Fee Amount:	Deposit Amount:					
Application Completed	Date:		Application A	pproval Da	ate:			
Applicant Information	ı:							
Applicant Name: Pau	l M. Falsetto Arc	nitect						
	ailing Address: 1605 NE Buffalo Street				_City: Portland ST: C			
Phone Number: 503-			Email: paul@		n.com		zip:_97211	
Site Information:								
Site Address or Location	n: <u>300 / 302 / 30</u> 4	4 Ferry Street						
Map & Tax Lot Number:			Zoning: C, CE	3O, HBO			*	
Is your site or building o	on the National Histo	ric Registry?	No X Yes	In a Flo	od Zone?	☐ Yes	⊠ No	
Owner Information:								
Property Owner(s):	vin Towers, LLC							
Address: 7401 SW W		te 200	City: Tualatin	<u> </u>		ST: OR	_z _{ip:} 97062	
Phone: Wayne Marschall 5			Email Address:				p.com	
(manager) Summary of Request:	(loc	al contact)		kellyjhaver	kate@gmail.	.com		
This request for variar	nce involves the heir	tht and character	of the new build	linas			-	
- Section 7.2.106.5-A2					feet			
- Section 7.2.111.06-E						height of e	existina buildinas.	
- Section 7.2.111.06-E								
	- (
Section(s) of the Code w	vhich you are seekin	q a variance for?						
Property Owner Signatur	re: W. Kee	-Wh			Date:	6/10/2022	2	
Property Owner Signatur				**				
/We the above signed Pro		nt to the proposed d	evelopment of ou		Date: s indicated o	n this applic	cation.	
For Office Use								
	eposit:	Amount Paid:		Date Paid:		Receipt #		
Approved by:		City Planner	Public Works			er 🔲 Fire	Marshall/Chief	
Applicant Notification Date		ounty Public Works Comments:	ŢODOŢ	Other				
Additional Services Amoun		Paid:	I	☐ Planner				
Engineer		☐ Staff Time			Other			

Applicant must provide evidence that all of the following circumstances substantially exist:

- A. There are unnecessary, unreasonable hardships or practical difficulties which can be relieved only by modifying the requirements of the Code, and is the minimum relief to relieve the hardship. Adverse economic impact shall not be considered an unreasonable hardship or practical difficulty.
- B. There are exceptional or extraordinary circumstances or conditions applying to the land, buildings, or use referred to in the application, which circumstances or conditions do not apply generally to the land, or uses in the same zone; however, non-conforming land, uses, or structures in the vicinity shall not in themselves constitute such circumstances or conditions.
- C. That granting the application will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises.
- D. That such variance is necessary for the preservation and enjoyment of the substantial property rights of petitioner.
- E. That the granting of the application will not, under the circumstances of the particular case, adversely affect the health or safety of persons working or residing in the neighborhood of the proeprty of the applicant.
- F. The degree of variance from the standard is the minimum necessary to permit development of the property for uses allowed in the applicable zone.
- G. The variance request is not the result of a deliberate action or knowing violation on the part of the applicatnt.

Describe the proposed Variance, make sure to address all the required criteria listed above (be specific):

Please see attached.	
	_
	_
	_
	_
	_
	_
	_
Attach additional pages if neede	
Attach additional pages if neede	a

Consultants (_		nat apply)					
		Planning				o Surveyor		
Name: Paul Fal	setto					_ Physical Address:same as mailir	ng address	
						_ City:		
Mailing Address: _	1605 N	NE Buffalo	Street			_Telephone #: _ 503-750 5750		
City: Portland			ST: OR		Zip: 97211	_ Cell Phone #:503-750 5750		
Email Address: _P	aul@r	omf-arch.c	om					
	O	Planning		X	Engineering	o Surveyor	o Other	
Name: Chris De	sLaur	iers				Physical Address: same as mailin	ng address	
Firm: T.M. Ripp	ey Co	nsulting E	ngineers			_ City:	ST:	_ Zip:
Mailing Address: 2	7650 S	SW Bevela	nd Street,	, S	uite 100	_Telephone #: _503-443-3900		
City: Tigard			ST: OR		Zip: 97223	_ Cell Phone #:		
Email Address: _C	DesL	auriers@T	MRippey.	co	<u>m</u>			
	o	Planning		o	Engineering	o Surveyor	o Other	
Name:						_ Physical Address:		
Firm:						_ City:	ST:	_ Zip:
						_Telephone #:		
						_ Cell Phone #:		
Email Address:								
	o	Planning		o	Engineering	o Surveyor	o Other	
Name:						_ Physical Address:		
Firm:						_ City:	ST:	_ Zip:
Mailing Address: _						_ Telephone #:		
City:			ST:		Zip:	_ Cell Phone #:		
Email Address:								
		Planning			Engineering		o Other	
Name:						_ Physical Address:		
Firm:						_ City:	ST:	_ Zip:
Mailing Address: _						_Telephone #:		
City:			ST:		Zip:	_ Cell Phone #:		
Email Address:								
Variance Application	n - Page	2						

3rd & Ferry Street Development – 21003 project re

Major Variance for Building Height & Character

6/13/22

site | 300 / 302 / 304 Ferry Street



1605 NE Buffalo Street, Portland, Oregon 97211 • 503.750-5750

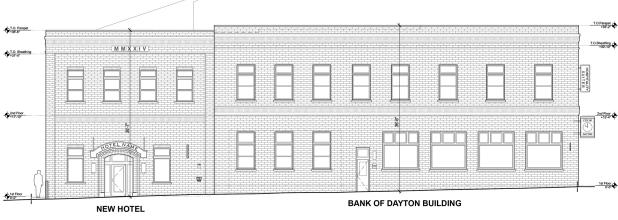
Overview

date

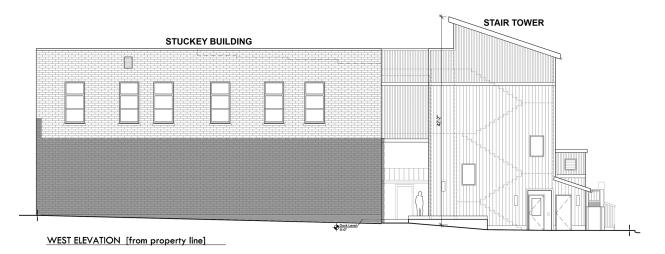
This request for variance involves height requirements from the Commercial Code, and height and character requirements from the CBO Code, which are all interrelated.

The height of the **Hotel Building** is required to allow its second floor to align with that of the adjacent Bank of Dayton Building, providing access to all the guest rooms in the existing buildings. Its height will still be lower than the Bank Building, which is the general intent of the height restrictions. The overall height of the Hotel also allows it to have a more compatible size in comparison with the other existing buildings on site, which would have been the established design direction if this structure was constructed in the 1910s.

The Stair Tower is designed to have the bare minimum height required to access the roof deck of the existing buildings, where most all mechanical equipment is located. Because of this efficiency in design, it has a different massing than the other buildings on site, and would look awkward if it was constructed of the same brick material. Instead, a metal panel system is a better fit, and recalls the grain elevators seen around Yamhill County. The Tower is not truly visible from Ferry and 3rd Streets, blocked from view by the adjacent buildings and its inboard location.







Code Sections

7.2.106 Commercial Code (C)

- 7.2.106.05 Dimensional Standards
- A. Lot Dimension and Height Requirements
- 2. Maximum Height. The maximum height shall be 35 feet.

7.2.111 Central Business Area Overlay Zone (CBO)

- 7.2.111.06 Building Standards
- E. Special Design Requirements
- 2. Building Height. New buildings shall be within 10% of the average height of existing buildings.
- 4. Building Design. New buildings shall be similar in character and design with existing structures.

Basis for Variance

A. Practical Difficulties

There are reasons for the proposed heights of the Hotel Building and Stair Tower that have to do with practical concerns, such as the need to access adjacent existing buildings. Without this access, there would be no easy manner to access the second floors of the existing buildings to allow their reuse. There would also be no ease of access to the roof deck of the existing buildings, required to maintain the number of mechanical units and the photovoltaic panels located there.

B. Exceptional Circumstances

The goal of this project is to successfully reuse the existing three buildings as fully as possible. The heights of the Hotel and Stair Tower are necessary to achieving this goal, and vital to the economics of the development.

C. No Detrimental Effects

There is no detriment that can be determined as to the proposed height and character of the two new buildings. Those heights allow for code-compliant access to, and egress from, the existing buildings, which is in the interest of the development and all who visit it.

D. Preservation of Property Rights

Approval of this variance will allow the property owner to fully use all aspects of the existing buildings, which is within their right to be able to do so.

E. No Adverse Effects

There are no adverse effects to the commercial core of Dayton to allow the proposed heights of the two new buildings.

F. Minimum Necessary Request

The height of the two new buildings is the minimum needed to access the spaces in the existing buildings they connect to, within the bounds of constructability and appropriate aesthetics.

G. No Deliberate Action or Knowing Violation

This variance request is to address existing conditions, and not because of any deliberate action or knowing violation.



Historic Property Request for Change Application

416 Ferry St - PO Box 339
Dayton OR 97114
Ph # (503) 864-2221
Fax # (503) 864-2956
www.ci.dayton.or.us
cityofdayton@ci.dayton.or.us

For City of Dayton Us	3e:					
Date Application Rece	ived:	Received By:		File Num	ıber:	
Public Hearing Date:		Fee Amount:	Deposit Amount:			
Application Completed	d Date:		Application Approval Date:			
TYPE OF ACTION RE	QUESTED:	🛚 Demolition	n 🛚 🔀 Repairs/	Restorations	s 🔲 Other	
Addition of	Designation	noval of Designation	X New Const	ruction 🛚	Alteration [Relocation
Site Address: 300 / 3	302 / 304 Ferry Stre	et				
Name of Applicant: Paul Falsetto						
Mailing Address: 160	5 NE Buffalo Street		City: Portland	d	ST;_ OR	zip:97211
Telephone Number:	503-750-5750		Cell Number:	503-750-5	5750	
Email Address: _paul	@pmf-arch.com					
Applicant Signature:	Frent PSC.	110			Date: 6/ /22	
		Twin Towers, LLC				
Address: 7401 SW V			City: Tualatin	1	ST;_OR	Zip:_ 97062
	Cc	onsultants (pleas	se list all that	apply)		
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Name: Paul Falsetto Firm: Paul M. Falsett	o Architect LLC		Physical Address City:	s: same as	mailing addres	SS Zip
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Who will verify that the alteration	on or new construction (if app	roved) has been completed according to the City's requirements?
Name: Paul Falsetto	Title: Architect	Relationship to Project: Project Architect
Name:	Title:	Relationship to Project:
Name:	Title:	Relationship to Project:
Provide a written description/e	xplanation of the proposed ext	terior alteration or new construction:
	see a	attached
Provide a Site Plan indicating the	ne location or proposed location	on of structures on the subject property:
		ttached
		-:
Provide photographs, other pic	torial/schematics, sample mate	erials/colors (if available) to represent the proposed changes or
additions for a new or to a rem		
	see a	ttached
Provide a written explanation o	f the intended alteration in cor	mparison with the City's 1993 Advisory Guidelines and the US
Secretary of Interior Guidelines	. (Review US guidelines on-lin	e at: www.nps.gov/history/hps/tps/standguide/index.htm)
	see a	ttached
		
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Provide any other information r	necessary to address the appro	oval criteria:
	see at	tached

Historic Property Request for Change Narrative

date 6/13/22

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site | 300 / 302 / 304 Ferry Street



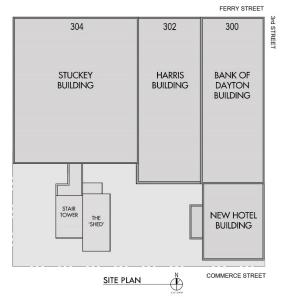
1605 NE Buffalo Street, Portland, Oregon 97211 • 503.750-5750

EXTERIOR ALTERATION & NEW CONSTRUCTION NARRATIVE



Ferry Street View





Aerial - Existing

Site Plan - Proposed

 Provide a written description/explanation of the proposed exterior alteration or new construction.

Twin Towers, LLC is proposing a full rehabilitation and seismic upgrade of three vintage brick buildings in the downtown core of Dayton. When complete, the ground floors of these buildings will host four commercial tenants providing food and beverage services. A new hotel structure abutting the Bank of Dayton Building on 3rd Street will provide the manager's office, elevator, and gathering spaces for the hotel guests. The second floor of all buildings will be interconnected to create twelve hotel rooms and support spaces. A back courtyard with a covered shed will host dining and other special events.

The Stuckey Building (1911) is the largest and oldest of the three existing buildings, and abuts the Harris Building (1913) to the east. The Bank of Dayton Building (1913) occupies a key corner in town. The Stuckey and Harris Buildings are listed as contributing structures in

the Dayton Multiple Property Nomination, and as such are listed in the National Register of Historic Places. The Bank of Dayton Building (its original name) was not listed as a contributing structure, likely due to heavy alterations of its original façade.



A current photo of the development site, at the corner of 3rd and Ferry Streets



An early image of Dayton's commercial core, showing the original configurations of the three buildings, and the demolished Opera House at the far extents of the block.



A contemporary image of the Stuckey Building

The Stuckey Building

The Stuckey Building will have its current storefront (windows, doors and bulkheads) removed and replaced with a system more in keeping with its original aesthetic, albeit with the two doors located at the ends of the opening. Seismic bracing will be installed at the inside center of the storefront, a necessary action to address the 'soft story' condition of the structure. The archway where the stairway to the second floor is located will remain, but the non-compliant stairs removed. Glazing will be installed in the arched opening, providing views into the Tap House. All second floor windows will be replaced with fiberglass-clad wood windows, of a matching configuration to the original.

The brick and mortar joints were cleaned and retooled within the last decade, and will be reexamined for any additional work needed. The brickwork at the first floor was at one time painted, and that paint was aggressively removed, damaging the weather-face finish of the brick. To protect the brickwork, it is proposed to apply a protective layer of paint at that location only. The building date and names at the parapet will be cleaned and kept in place.



The proposed main façade of Stuckey
Page 140 of 147
3rd & Ferry Street Development – Historic Property Request for Change Narrative



A contemporary image of the Harris Building

The Harris Building

The Harris Building had a new storefront and canopy installed in 2012, and that is to remain intact. The two second floor windows will be replaced with fiberglass-clad wood windows, of a matching configuration to the original.

The brick and mortar joints were cleaned and retooled as part of the 2012 scope of work, and look to be in good condition. The brickwork at the first floor was at one time painted, but that had been carefully removed without damaging the weather-face finish of the brick.

It is proposed to demolish the ca1930s concrete addition to the back of the Harris Building, which is not considered to be a contributing element in the Multiple Property Nomination. The addition is in poor condition and as an unreinforced masonry structure, would prove challenging to seismically upgrade. Its demolition will provide a majority of the space for a new courtyard, which is considered to be a very positive amenity for the development.





A 1940s image of the Bank of Dayton building, left, and a current photo, right

The Bank of Dayton Building

At some point in the past, the Bank of Dayton (formally the US Bank Building) had its lower façade on Ferry Street dramatically altered. The original and rather stoic configuration of a central door with flanking windows was changed when the two window openings were removed and the door was relocated to the corner. It is the intention of this project to return, as close as possible, the original look and feel of the main façade. The main difference will be ge 141 of 147

the creation of an alcove for the main door, allowing the door to operate not in the public right-of-way, as required by code.



The proposed Bank of Dayton Building, 3rd Street façade, left, and Ferry Street façade, right

The 3rd Street elevation originally had a full storefront with a single door adjacent, which was at some point replaced with brick infill and a large single window. This project will remove the single window and provide three windows matching the location and configuration of the second story windows above. The brick infill at the single door will be removed, and that doorway returned to use. The parapet wall at this elevation was at some point stepped down towards the back of the building. That wall will be rebuilt back to its original level.

It should be mentioned that this project proposes to install a projecting clock at the corner of the Bank of Dayton Building. Clocks of this type were often located on important buildings, like a bank, and on prominent intersections. Based on an interpretation of the Dayton sign code, this clock would be considered a 'sign', and would count against the allotment of signage to be provided for this project. It is our contention that this clock would be an architectural amenity to provide character and interest to the commercial core, and should not be considered an advertisement endeavor.

The New Hotel Building

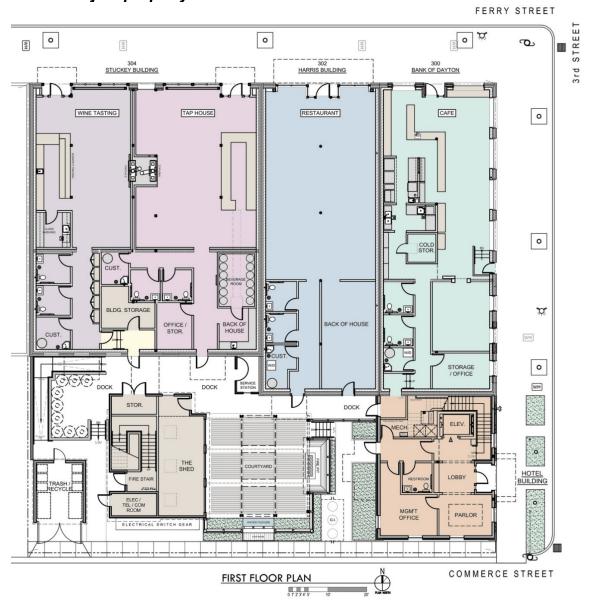
Adjacent to the Bank of Dayton Building and at the corner of 3rd and Commerce Street will be a new hotel building, providing the main entry, stairs and elevator, and support spaces for this establishment. A connection will be made into the second floor of the three existing buildings, where the twelve guest rooms will be located. The exterior of the hotel was designed to be fully compatible with the three existing buildings by use of a matching brick color and similar detailing. The hotel, though, is made distinct through other subtle details, such as corner piers and a flat arched entry. A rather ornate canopy will help mark the importance of a central hotel in town. Inspired by the Stuckey Building, the date of construction will be provided as an architectural feature, and in this case denoted through the use of Roman numerals (MMXXIV). This will hallmark the hotel as a contemporary structure, so as not to confuse it with an original historic building.



The exterior brickwork continues around the south and west elevations, where a cantilevered second story 'Galleria' provides views down into the Courtyard. At the opposite end of the Courtyard is the Stair Tower and Shed, which will be clad in metal panels as befits its functional nature and configuration. The Tower has some resemblance to grain elevator buildings seen locally, with that connection made more evident by placing "DAYTON" at its top. The Tower makes its connection to the back of the Stuckey Building by use of a bridge, which at its upper tier will provide access to the rooftop.

The existing shed roofs of the three existing buildings will be removed and replaced with a single roof with the necessary structural strength to address both seismic forces and the multitudes of mechanical units located there. That strength is also necessary in the installation over 140 photovoltaic panels on the roof deck.

Provide a Site Plan indicating the location or proposed location of structures on the subject property.



This site and floor plan, above, shows the Stuckey, Harris and Bank of Dayton buildings on the northern portion of the development, and the new Hotel building at the southeast corner. The Courtyard is at the back edge of the lot, and bracketed to the west by the Shed and Stair Tower.

 Provide photographs, other pictorial/schematics, sample materials/colors (if available) to represent the proposed changes or additions for a new or to a remodeled structure.

This information was provided in response to a previous question.

 Provide a written explanation of the intended alteration in comparison to the City's 1993 Advisory Guidelines and the US Secretary of Interior Guidelines.

The following is based on the "Commercial Exterior Rehabilitation Guidelines" section of the 1993 Advisory Design Guidelines

Building Height

The new Hotel Building is at a two story height, allowing it to match up with the height of the adjacent Bank of Dayton building, to which it connects. This height helps reinforce the overall importance of the commercial block.

Building Width

The Hotel Building dimensions are 37 feet facing 3rd Street, and 31 feet facing Commerce Street, which is an appropriate dimension for a two story building on this block.

Setback

The Hotel Building is set at the sidewalk edge, equal to the adjacent Bank of Dayton Building.

Proportion of Openings

There will be new windows installed on most all facades of the three existing buildings, with the exception being the four large ground floor windows on the east elevation of the Bank of Dayton. The new windows will reflect the historic proportions of the windows they are to replace.

The Bank of Dayton Building will have new windows installed on a recreated lower façade, which is to resemble the original configuration.

The Stuckey Building's new storefront will contain an upper band of windows, and the main windows will be divided into three sections, all to match the original configuration. The door locations are on the ends of each bay, to allow room for the necessary structural braced frame system.

<u>Materials</u>

The Hotel Building will be clad in red brick, to match as close as possible that of the three existing buildings. There will be similar brick details at the belt course and parapet wall.

Roof Forms

The Hotel Building will maintain a parapet wall similar to the three existing buildings. The level parapet walls at the visible sides of the Bank of Dayton and the Stuckey Building were at some point altered to create a stepped profile. Those walls will have brick added to bring them to a level profile yet again.

Color

Subtle colors are proposed for any painted surface of the existing and new Hotel buildings. The lower front façade of Stuckey will receive a protective layer of paint to cover the brick that was heavily damaged from an earlier paint removal project. The color of paint is yet unselected, but will either be a neutral color, or one that matches the adjacent brickwork.

<u>Awnings</u>

The Stuckey Building will receive metal canopies at their entry alcoves, to provide weather protection at the door locations. The Bank of Dayton will not have an awning, in keeping with the original bank façade. A canopy will be provide to mark the entry of the Hotel, as was the case with many historic hotels.

Signs

The signage locations have been carefully selected to not obscure important aspects of the buildings. At the Stuckey Building, the name of the commercial establishments will be placed on the front of the canopies, at about six inches in height. There will be one blade sign associated with each business, at a maximum of 3.8 square feet in size (20"x28").

The Harris Building tenant will have one blade sign at the 20"x28" size.

The Bank of Dayton Building will have a wall sign installed over its front door, and a blade sign on the 3rd Street façade.

Since the Hotel Building is not on Ferry Street and will be the destination of first-time visitors to Dayton, its signage is a critical aspect to its visibility. Proposed is the hotel name on the front of the canopy, and a blade sign on 3rd Street. At the highly-visible second floor corner of the Bank of Dayton Building is to be a blade sign. The South elevation at Commerce Street will have a wall sign, visible to vehicle traffic. A wall sign announcing the location of the Courtyard will be set back from Commerce Street.

As mentioned previously, it is our assertion that the building date for the hotel at the parapet (MMXXIV) and the proposed corner clock are to be considered architectural elements, and not advertisement signage. This would hold true for the "DAYTON" letters at the east face of the stair tower.

Alterations

Strong photographic and archival evidence has supported the direction of all alteration efforts. If any interior images are known and can be provided for the interior of the Bank of Dayton, that would be much appreciated.

New Additions

The Hotel Building is not a new addition, but a distinctly new building, yet it uses a similar strategy. From a distance of a block away, the hotel is to appear as a contributing member of the commercial block of buildings. As one gets closer, it becomes evident that the building is of contemporary construction, to not confuse it with an actual historic buildings. The building date at the parapet will confirm its vintage to all those who can read Roman numerals.

Commercial Landscapes

Street trees are existing at both Ferry and 3rd Streets, and one will be removed near the Hotel entry and replaced with two new ones, centered on that entry. The existing planter will be redesigned to allow ease of movement from street parking, and contain shrubs and ground covers.

Provide any other information necessary to address the approval criteria.

A set of drawings with more detailed design information has been submitted, and should be reviewed in conjunction with this narrative.

Please know that it is the development team's intention to thoughtfully and respectfully rehabilitate Dayton's three landmark buildings in the commercial core, while providing them with improved resiliency and well-appreciated uses.

■ 7.2.112.07 Exterior Alteration And New Construction

- F. Decision Criteria. To approve the application for exterior alteration of a Designated Landmark or new construction on property on the National Register of Historic Places, or in the Historical Property Overlay Zone, or in an historic district the Planning Commission shall consider the following criteria:
- 1. The proposed new use is similar to the historical use of the property or the proposed new use requires minimal change to the Designated Landmark's or its property's distinctive, materials, features, spaces, and spatial relationships.
 - **Response:** The uses for the ground floor will be commercial in nature, albeit in not the same manner as the Harris and Stuckey buildings were originally designed for. The new uses will retain the existing Harris storefront, and will return the storefronts of Stuckey back closer to their original configuration.
- 2. Historic character of the property is retained and preserved. The relocation of distinctive materials or alterations of exterior features, spaces, and spatial relationships that characterize the property shall be avoided.
 - **Response:** The existing historic exterior brick and decorative features of both buildings will be retained. The upper windows will be replaced, but in a manner that replicates the original configuration of a fixed sash over a double hung sash.
- 3. Use of the property recognizes the physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
 - **Response:** Very little work will be done to the Harris Building's main facade. The majority of work on the Stuckey façade will be in the construction of a new storefront, which will use the original storefront design as a guide.
- 4. Changes acquiring historic significance in their own right are retained and preserved.
 <u>Response</u>: The existing Stuckey storefront, which is to be replaced, has not itself acquired any historic significance.
- 5. Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.
 - Response: The brickwork and decorative metal items on Stuckey will be retained.
- 6. Historic features are repaired versus replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
 - **Response:** The replacement windows will replicate the configuration and profiles (as closely as possible) to the original. The Bank of Dayton Building's main façade will be reconstructed based on archival photographic evidence.
- 7. Use of chemical and physical treatments, if appropriate, are undertaken by the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

 Response: The gentlest means possible to clean the brickwork will be employed, which primarily involves a nylon bristle brush and warm water.
- 8. Alteration, including new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic

materials, features, size, scale, and proportions, and massing to protect the integrity of the property and environment.

Response: The new storefront at Stuckey will be compatible in its composition, but upon closer examination will be understood to be of new construction, and as such, differentiated. The new hotel building is designed to be compatible with the other vintage buildings on the lot, but will be easily differentiated by its new brick, and even the building date at the cornice, in Roman numerals.

9. New additions and adjacent or related new construction on the subject property are undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.

Response: The connection to the Stair Tower at the rear of Stuckey could be removed with minimal disruption to the exterior brickwork.

10. Consider design guidelines such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards.

Response: Duly noted and considered.