



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

---

CITY OF THE DALLES

## **SUPPLEMENTAL AGENDA**

### **COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD**

Meeting Conducted in a Room in Compliance with ADA Standards

**Tuesday, June 20, 2017**

5:30 P.M.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

#### **FOLLOWING DISCUSSION ITEMS**

- X. ACTION ITEM
  - A. Façade Improvement Grant Application  
Hewitt Hillis/Hillis Hew Enterprises, LLC – Lemke Building, 110 E 2<sup>nd</sup> Street
- XI. STAFF COMMENTS  
Next Meeting Date: **July 18, 2017**
- XII. BOARD MEMBERS COMMENTS OR QUESTIONS
- XIII. ADJOURNMENT



IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**CITY OF THE DALLES**

**AGENDA STAFF REPORT**  
**AGENDA LOCATION: X. A.**

Date: June 20, 2017

To: Urban Renewal Agency Board

From: Steven K. Harris, AICP  
Urban Renewal Manager

**Subject: Urban Renewal Property Rehabilitation Façade Improvement Application Review and Action for Hewitt Hillis/Hillis Hew Enterprises, LLC – Lemke Building, 110 E. 2<sup>nd</sup> Street**

**BACKGROUND**

Mr. Hewitt Hillis (Hillis Hew Enterprises, LLC) has submitted a second, or supplemental, façade improvement grant application to assist in funding unexpected construction costs associated with exterior building improvements, window replacement and installation of awnings on the Lemke Building located at 110 E. 2<sup>nd</sup> Street. The applicant is requesting a grant in the amount of \$15,000 out of \$29,967 for the additional work.

In 2016 the Agency Board approved a façade improvement grant in the amount of \$20,000 to offset renovation project costs of \$39,919. Also in 2016 an Architectural and Engineering Services Grant of \$2,700 was administratively awarded.

Staff is recommending approval of the grant request in the amount of \$14,943.

**PROJECT DESCRIPTION**

The additional work associated with this grant request includes the following components:

- Installation of new steel columns and beams to support new awnings
- Installation of new windows due to new steel beams

A more thorough project description, the construction process and necessary redesigns can be found in the attached application package.

**APPLICATION**

The applicant originally approached Agency staff to request assistance in funding exterior frontage improvements that would replace the existing awning with a new horizontal awning similar to that installed on the Commodore II building. Installation of such an awning would require upgrades to the support system as well as certain interior improvements, including modifications to the ceiling to allow the transom windows to be fully functional. The proposed modifications would be consistent with historical photos of the building. The Historic Landmarks Commission approved the modifications at their meeting of January 27, 2016.

The new windows and framing that are proposed with this application are similar to those approved in 2016 by the Historic Landmarks Commission, staff therefore is of the opinion that the modifications can be approved administratively.

As noted above, once construction commenced iron columns were discovered inside the visible brick columns and an iron beam was discovered above the transom windows. The iron columns and beam are to be replaced by steel, which has led to increased costs and delays in the construction schedule.

**Expected Project Costs**

The expected cost for this new work is \$29,967 (see attached contractor's bid).

**Proposed Fund Sources**

Applicant:	\$15,024
Urban Renewal Grant:	<u>\$14,943</u>
<b>Total:</b>	<b>\$29,967</b>

**BUDGET IMPLICATIONS**

This fiscal year (FY2016-17) there was \$200,000 budgeted for the Property Rehabilitation Grant and Loan Program. Grant and loan applications to date have received funding commitments totaling \$166,918, leaving a fund balance of \$33,082 for the remainder of the budget year. If the Board were to fund this grant application at the staff recommended level (\$14,943), there would be a remaining fund balance of \$18,082.

**FY 2016-17 Funding Commitments (to date)**

**Façade Improvement Grants**

- Lemke Bldg (original request) \$20,000
- Craig Bldg \$21,169
- Chamber of Commerce Bldg \$38,517
- Honald Bldg \$40,000
- Herbring House (6/20/17) \$19,899

**Fire Suppression System Grants**

- Honald Bldg \$20,000

### Architectural & Engineering Services Grants

- Honald Bldg \$3,000
- Lemke Bldg \$1,200
- Craig Bldg \$333
- Herbring House \$2,700

In addition to the above, staff has also received a demolition loan request in the amount of \$9,975 from Griffith Motors. Due to the amount, this loan request will be processed administratively. A fire suppression system grant application has also been received from Sweetshop Bakery that, when complete, will be forwarded to the Board for consideration in the coming fiscal year.

### **STAFF REVIEW**

For the purposes of this review staff considers this new grant application as a supplement to the 2016 grant since it applies to the original renovation work.

The Façade Improvement Grant Program mandates a 100% match for grant awards greater than \$20,000, and a 50% match for awards of \$20,000 or less. When combined, the original \$20,000 and the supplemental request of \$15,000 total \$35,000 and therefore would require a 100% match. With a total project cost of \$69,886 the cost would be divided evenly between the applicant's matching funds and the Agency's grant awards (\$34,943). Deducting \$20,000 (2016 grant award) from \$34,943 results in a maximum of \$14,943 than can be awarded with the supplement grant request.

Total project cost	\$69,886
100% match required	<u>\$34,943</u>
Max grant award	\$34,943
Phase 1 grant award	<u>\$20,000</u>
Phase 2 grant award	\$14,943

### **BOARD ALTERNATIVES**

Staff offers the following options for the Urban Renewal Agency Board:

1. Approve a \$14,943 Urban Renewal Property Rehabilitation Façade Improvement Grant to Hewitt Hillis (Hillis Hew Enterprises, LLC) to be used for façade improvements, as presented, on the Lemke Building located at 110 E. 2<sup>nd</sup> Street, The Dalles, Oregon, with the condition that the applicant provide the following:
  - a. Applicant to provide documentation of matching funds availability.
2. Deny the grant request.

### **Attachments**

Grant Application – dated June 15, 2017

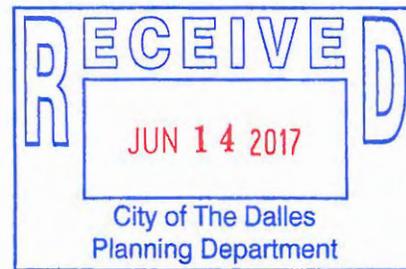
Date: June 14, 2017

To: Steve Harris, Director of Planning, City of The Dalles

Cc: Hewitt Hillis, Dave Adams, Jeremiah Paulsen

From: Luise Langheinrich, Lines of Designs in Lemke Building, Main Street Board Member

Re: Status of Main Street Façade project on Lemke Building and request to extend project/grant deadline.



This memo serves as an update of the Main Street Façade project on the Lemke Building for which the owner, Hewitt Hillis, was awarded the grant October 18, 2016 from the Urban Renewal Agency.

The physical project started in May 2017 with removal of the awning and a portion of the 2 false ceilings. It has since gone through 3 engineering re-designs. The original engineering plan was to attach the 900 pounds steel beam to the brick columns to support the new transom windows. During the demolition it was discovered that there was metal inside the brick columns. This led to the second re-design: attach the 900 pounds steel beam to the metal columns. This was attempted May 26 but it was quickly discovered that the metal columns were cast iron and would not hold a weld with steel.

Now we are on engineering re-design #3: insert steel columns to support the steel beam. But with this design the complete "store front," 2 windows and 1 door, need to be replaced to accommodate the steel columns. This is a change of 2 inches width at each side, total of 4 inches, thus requiring a new "store-front," 2 windows and 1 door.

This change in "store front" is minor and was approved by planning staff.

As of today's date, we are waiting on a new bid package from Adam's Construction to submit to Urban Renewal for additional grant funds due to the increased costs.

Here is a breakdown of funds to date: Total original cost: \$39,919.00

City-grant \$20,000

Spent: \$5347.90 to Adams Construction  
\$4,652.10 to Pike Awning

Hewitt Hillis--\$19,919

Spent: \$7,761.60 to Adams Construction

Mr. Hillis has also spent, listed below, for engineering which is outside of the façade grant but there is a fund for engineering up to \$3000. Only a portion has been used of this \$3000, thus Mr. Hillis should be reimbursed from the remaining balance of the engineering funds.

Spent as of 5/24/17: Engineering for Pike Awning = \$1200      Haffner Consulting = \$ 5162.17      There was engineering reimbursement of \$1447.92 (\$500 on 5/12/16 & \$947.92 on 7/15/16).

As you can see, this façade project on a 107 year old building is full of surprises and causing difficulty to stay on schedule. I request an extension of the original grant completion and the additional grant request will be submitted to the Urban Renewal Agency. I do believe that we (myself, Hewitt, Dave Adams) are all looking forward to the successful completion of this project. This project is the first of this type for the Main Street façade program for downtown The Dalles and we definitely have a learning curve.

To: Steve Harris, Director of Planning

Cc: Hewitt Hillis, Dave Adams, Jeremiah Paulsen

From: Luise Langheinrich, Lines of Designs in Lemke Building, Main Street Board Member

Re: Lemke Building Façade Project—additional funds grant application and summary, Updated 6/15/2017

Attached is the Urban Renewal Agency Grant Application for the Façade Program—a request for additional funds. Also included are a summary of the project and an accounting of funds from the original grant, the new additional contractor bid package, and the new engineering re-design #3.

Briefly, the original project cost was \$39,919 with Mr. Hillis contributing \$19,919 and Urban Renewal’s portion \$20,000. The new total project cost is \$69,886. This reflects the required change to complete the project with that cost being \$29,967.00.

This is a tier 2 grant request. The total project is \$69,886, half is \$34,943. The request to Urban Renewal Agency is

Complete project \$69,886 divided by 2 = \$34,943.	City	Mr. Hillis
	\$34,943	\$34,943
Less Original Grant & Match	<u>\$20,000</u>	<u>\$19,919</u>
Balance	\$14,943	\$15,024

Request: Urban Renewal Agency Grant: \$15,000 and Mr. Hillis’ match will be \$14,967.

This is the first project of this magnitude in the Main Street Façade program and there is definitely a steep learning curve in dealing with these historic buildings. We (Main Street, Engineering consultant, Planning, and contractors) will continue to work on smoothing this process to the best of our abilities. The end goal is to bring back the historic beauty of our downtown. We are blessed, as we have been told by the Oregon Main Street organization, with having such a large inventory of historic buildings intact.

I thank you for your consideration.

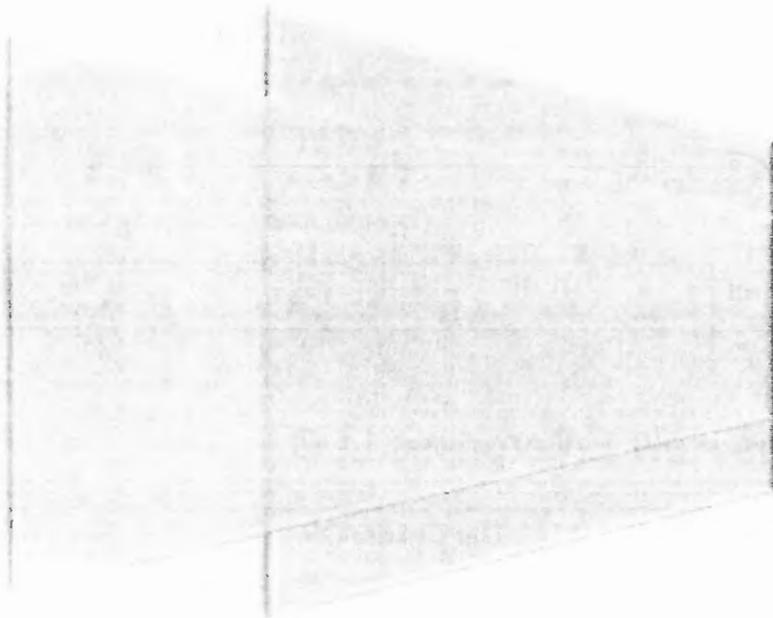


APPLICATION

# THE DALLES

## URBAN RENEWAL AGENCY

PROPERTY REHABILITATION  
GRANT AND LOAN PROGRAMS



MAY CONTAIN CONFIDENTIAL INFORMATION

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

Application Date: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PROGRAM APPLYING TO (Check One)**

- Historic Design and Restoration Program
- Redevelopment of Unused & Underused Property Program
  - Loan Interest Subsidy Program
  - Demolition Loan Program
- Civic Improvements Grant Program
- Façade Improvement Grant Program
  - Residential Structure
- Fire Suppression System Grant Program

**APPLICANT INFORMATION**

Applicant Name: Hewitt Hillis

Contact Person: \_\_\_\_\_

Mailing Address: 1505 W 1st St., The Dalles, OR 97058

Applicant is: Owner  Leaser

Phone Number: 541-296-2915 Email: \_\_\_\_\_

Property Owner Name (print clearly): \_\_\_\_\_

Federal Tax ID or Social Security Number: \_\_\_\_\_  
(Loan & Interest Subsidy Only)

Bank of account and contact:  
(Loan & Subsidy Only)

Name of Business: Hillis Hew Enterprises LLC

Business Mailing Address: 1505 W. 1st St., The Dalles, OR 97058

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

Name of Applicant or Principle of Organization: Hewitt Hillis

Site Address

110 E. 2nd St., The Dalles, OR

Legal Description

1N 13E 3 BC 200

**HISTORIC PROPERTY (STAFF USE) YES**  **NO**  (If yes, requires HLC approval)

**PROJECT INFORMATION**

Building Age: 1910 Building Square Footage: 15,000

Building Current Use: Retail

Building Planned Use: Retail

Project Description Outline:

This project is same as submitted previously with contract awarded 10/18/2016. The project is to remove and replace existing awning with new flat awning similar to those on the Commodore II building. Also the holes that once held the transom windows, hidden by the old awning and filled with plywood, will be filled with new windows.

The project was started in May 2017 with removal of the awning and a portion of the false ceilings. It has since gone through 3 engineering re-designs. The original engineering plan was to attach the 900 pounds steel beam to the brick columns. During the demolition it was discovered that there actually was metal inside the brick columns. This lead to the second re-design: attach the 900 pounds steel beam to the metal column. May 26 this was attempted but it was quickly discovered that the metal columns were cast iron and would not hold a weld with steel.

Now we are on engineering re-design 3: insert steel columns to support the steel beam. But with this design the complete "store front", 2 windows and 1 door, need to be replaced to accommodate the steel columns. This is a change of 2 inches width at each side, total of 4 inches, thus requiring a new "store-front", 2 windows and door.

This change in "store-front" is minor and was approved by planning staff.



The Dalles Urban Renewal Agency  
 Property Rehabilitation Grant and Loan Programs  
 -APPLICATION-

**PROPOSED SOURCES OF FUNDING (loans)**

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Match</u>
Urban Renewal Loan	\$ _____			
Equity (applicant)	\$ _____			
_____ Bank	\$ _____	_____ %	_____	

**PROPOSED SOURCES OF FUNDING (grants)**

Urban Renewal Grant	\$ <u>15,000</u>			
Applicant Match	\$ <u>14,967</u>			
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Total	\$ <u>29,967</u> (Must equal total expected costs)			

Facade Grant Matching Funds:

- : Request \$20,000 or less (50% match)   
 : Over \$20,000 (100% match)

**NOTE:** To determine what tier your grant match is in and what your match will need to be, divide your total project costs by three (3); that amount is your match in tier one, unless the balance remaining is higher than \$20,000. If that request amount is higher than \$20,000 your grant will be tier two. To determine that divide the total project cost by two (2), this amount is your grant request and your match.

██████████: Suppose your total project cost is \$22,170. Divide that by three (3) gives you \$7,390, this is your required match. The remaining balance is \$14,780. This is your grant request, since it is \$20,000 or less. Your grant is in tier one. (\$7,390 is 50% of \$14,780)

██████████: Suppose your total project cost is \$45,650. Divide that by three (3) gives you \$15,216.66, and the remainder is \$30,433.34 which is greater than \$20,000. Your grant is tier 2. Divide the total project cost by two (2); \$22,825 this is the amount of your grant and your required match.

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I Hewitt Hollis have read and understood the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

  
\_\_\_\_\_  
Signature of Applicant

6-15-17  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature and Title if appropriate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature and Title if appropriate

\_\_\_\_\_  
Date

The Following Items Are Required Before A Loan Is Approved Or Grant Project Can Begin:

A. Loans and Grants

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission (if required).
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from a licensed contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.

B. Loans Only

1. Amount of loan requested and proposed terms being requested.
2. Bank's loan application and any other information the bank requires, such as current financial statements, including balance sheets and income statements.

For Applicants Under The Civil Improvements Grant Program:

The grants will be awarded semi-annually on a competitive basis and based on the selection criteria in your narrative and attach it to this application form. The deadlines for applications are July 31 and January 31 of each year.



Lemke Building  
110 E 2nd St.  
The Dalles, OR 97058

Date: 6/15/2017

Proposal #1744-CO1

**We Hereby submit specifications and estimate for:**

**Change Order #1**

**Framing in Stairway:**

- > Demolition of door assembly and framing above drywall.
- > Install LVL beams as per revised plan dated 6/5/17.
- > Install LVL beams and framing with Simpson brackets as per revised plans dated 6/5/17.
- > Install (2) angle braces.
- > Drywall patch, texture to match existing.
- > Prime and paint new drywall with Sherwin Williams ProMar 200, color TBD.

**New Storefront Retail Space:**

*\* Bob's Glass additional:*

- > Supply and install (1) 3'6"x7' and (1) 3'x7' bronze storefront doors.
- > Annealed (tempered where required), clear/std Low E insulated glass, smt closers, std locks and hardware, 2"x4-1/2" bronze storefront metal, 10" bottom rails.

*\* Schock Welding additional:*

- > Install (2) new HSS 2"x10"x3/16 support posts from floor up to existing 'I' beam header as per revised plans.
- > Install HSS 10"x10" header horizontally between the new support posts.
- > Install angle iron braces as per plan.

**Demolition Storefront:**

- > Drill (16) holes in existing beam.
- > Clean beams and post with acetone.
- > Prime and paint with Sherwin Williams Pro Industrial DTM Acrylic coating, color TBD.

**Includes:** Permits and Fees, Equipment and Operator, Scissor Lift, Exploratory Needs.

**Total Change Order Cost: \$29,967.00**

Any alterations or deviations from work to be performed will involve extra cost of materials and labor above the sum mentioned in this contract which does not include the cost of any permits that may be involved, plumbing, or electrical unless specifically stated in the above proposal. All agreements must be in writing. Note: This proposal may be withdrawn by us if not accepted within 30 days.

Authorized by

**TERMS**

50% deposit via cash / check / credit card required at time of acceptance, 50% due at time of substantial completion.

*Credit card payments will incur a processing fee of 2.5% of total project cost.*

**Total Down \$** \_\_\_\_\_ **Check #** \_\_\_\_\_ **Verification** \_\_\_\_\_ / \_\_\_\_\_

**ACCEPTANCE**

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which

\_\_\_\_\_ agrees to pay the proposed amount, according to the terms above.

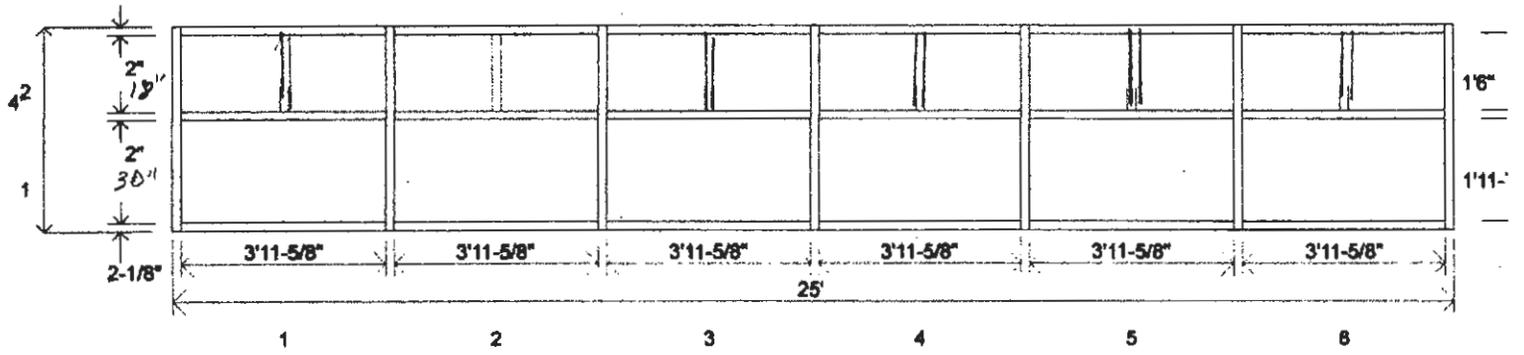
**Accepted**

\_\_\_\_\_ Date \_\_\_\_\_

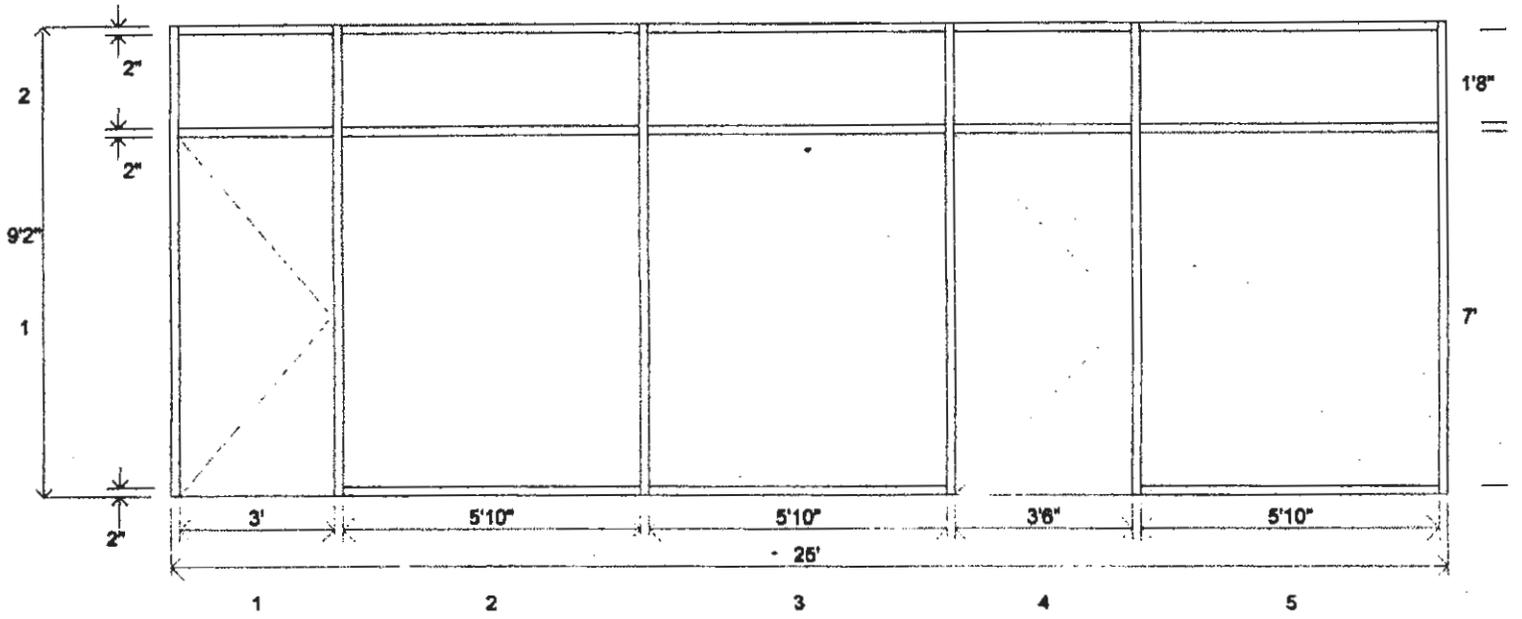
**(541) 296-4242**

1215 E. 18<sup>th</sup> Street • The Dalles, OR 97058

CCB# 160249 • WA# ADAMSCL956JL



Elevation Description : 1  
 Copies of Elevation : 1  
 System Type : FG-3000



Elevation Description : 2  
 Copies of Elevation : 1  
 System Type : FG-3000

NEW CANOPY  
LEMKE BUILDING

110 EAST 2ND STREET  
THE DALLES, OREGON

# HAFFNER CONSULTING ENGINEERING

P.O. Box 584 Mosier, OR 97040  
Phone & Fax: (541) 478-3052  
www.haffnerconsulting.com

1  
CTH

5  
~~6-5-11~~  
~~4-22-16~~

Copyright 2017: Reproduction of all or a portion of this work without written permission of Haffner Consulting Engineering is prohibited

### GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL NEW AND EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF SIGNIFICANT DISCREPANCIES PRIOR TO INITIATING ANY RELATED WORK.
2. STRUCTURAL STEEL SHALL BE ASTM A992 (BEAMS), ASTM A36 (MISC. STEEL), ASTM A500 GRADE B (HSS SHAPES), AND ASTM A53 (PIPE).
3. ALL BOLTS AND RODS SHALL BE F1554, GRADE 36.
4. DRILL HOLES INTO EXISTING BRICK WITHOUT IMPACT (ROTARY ONLY). ALL EPOXY SHALL BE SIMPSON AT (ACRYLIC TIE), SIMPSON SET OR SIMPSON ET OR EQUAL WHERE INSTALLING INTO FULL DEPTH BRICK EMBED 8" WITH A SCREEN TUBE. ALL MANUFACTURERS RECOMMENDATIONS SHALL BE STRICTLY FOLLOWED.
5. DRAWINGS TAKE PRECEDENCE OVER CALCULATIONS.
6. THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROPERLY ALIGN AND PROTECT THE STRUCTURE(S) DURING CONSTRUCTION.



Digitally signed  
by Christopher  
Haffner, PE

Date:  
2017.06.05

6-17-17 15:54:25 -07'00'

NEW CANOPY  
LEMKE BUILDING

110 EAST 2ND STREET  
THE DALLES, OREGON

**HAFFNER CONSULTING ENGINEERING**

P.O. Box 584 Mosier, OR 97040  
Phone & Fax: (541) 478-3052  
www.haffnerconsulting.com

2  
CTH

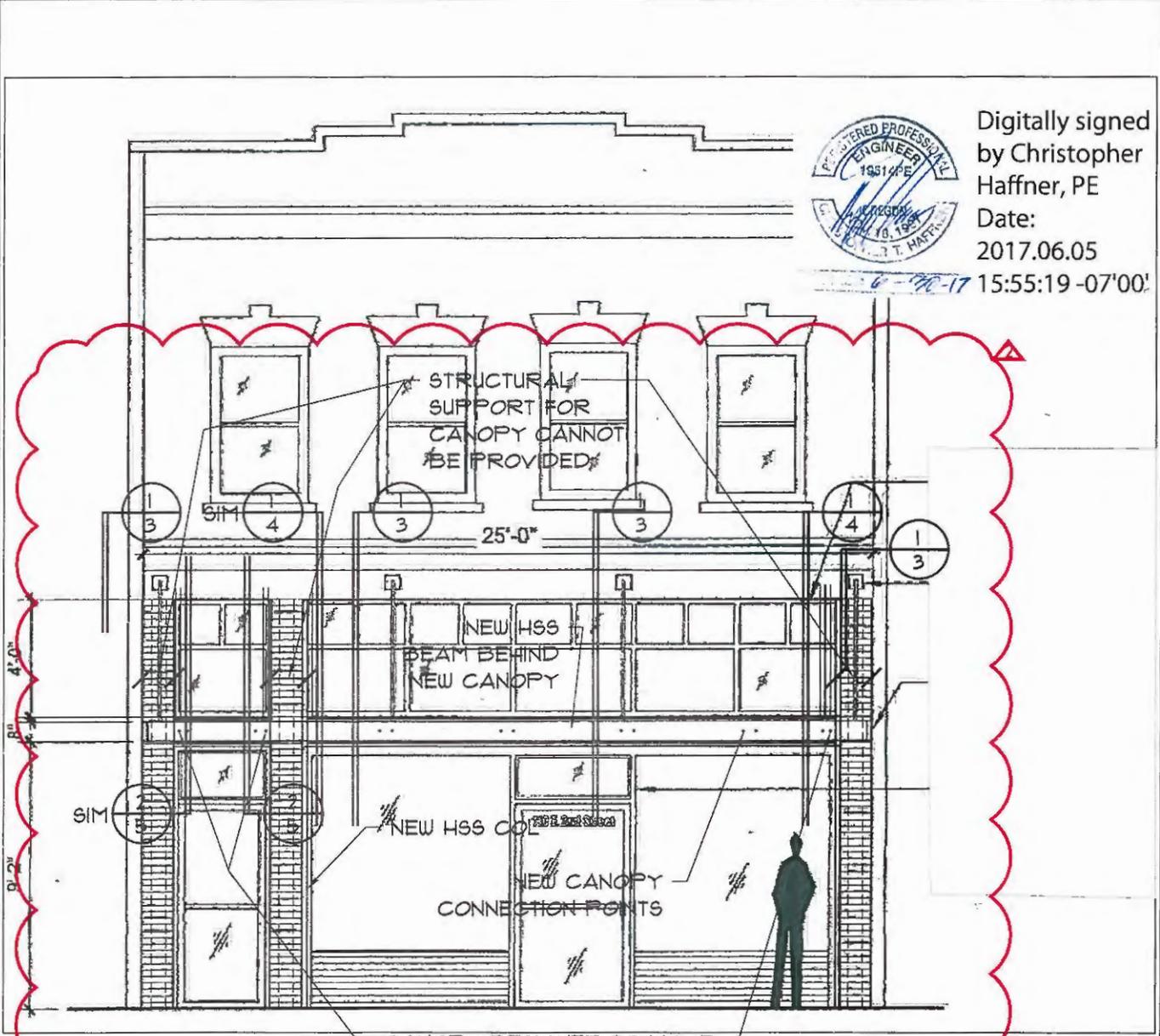
5  
~~6-5-17~~  
~~4-22-16~~

Copyright 2017: Reproduction of all or a portion of this work without written permission of Haffner Consulting Engineering is prohibited



Digitally signed  
by Christopher  
Haffner, PE  
Date:  
2017.06.05

6-5-17 15:55:19 -07'00'



CANOPY DESIGNER TO MOVE BOLTS & REWORK CANOPY FRAME TO ADEQUATELY TRANSFER LOADS TO NEW STRUCTURE

**NORTH ELEVATION**

BY LRS ARCHITECTS

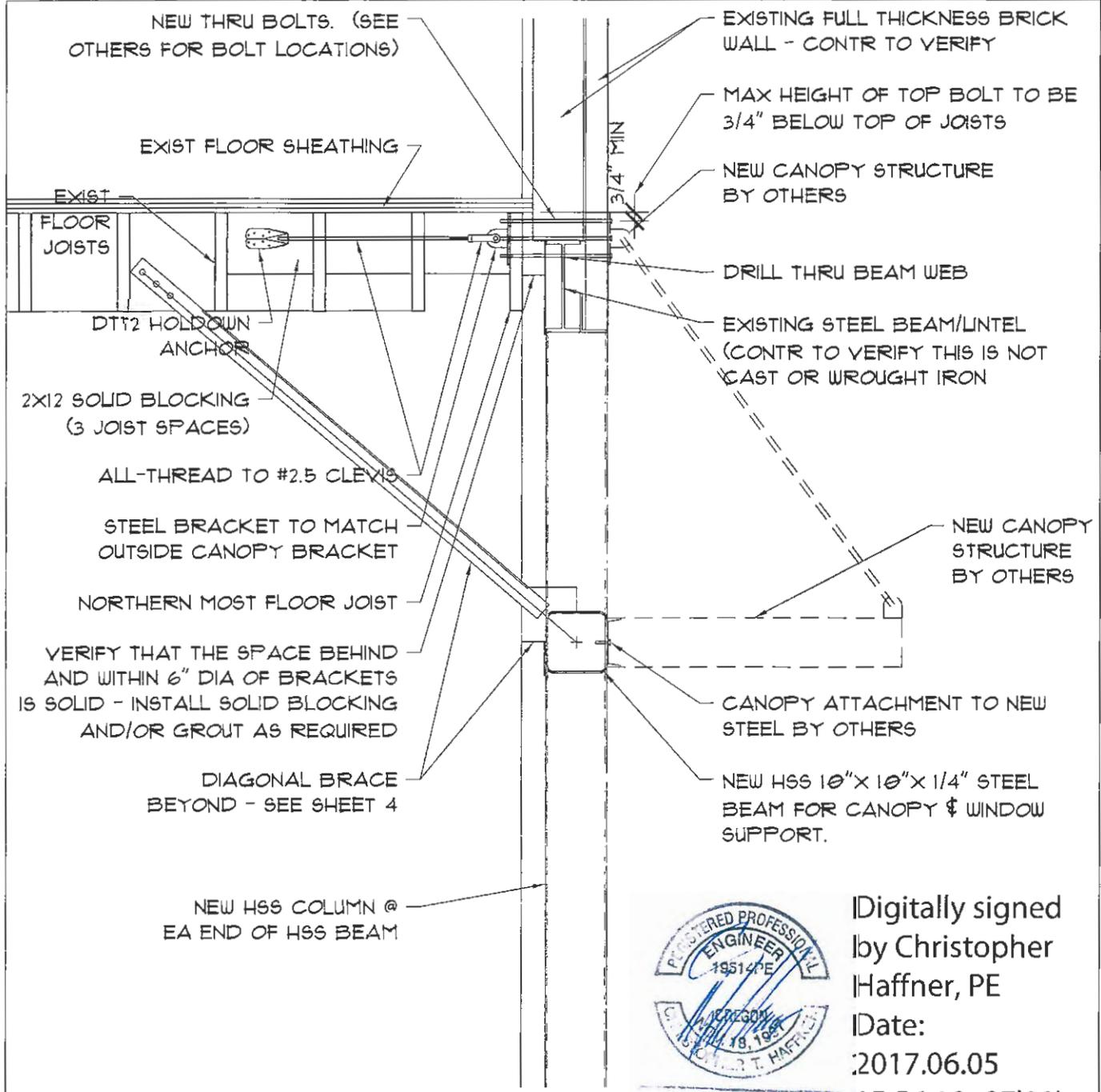
# HAFNER CONSULTING ENGINEERING

P.O. Box 584 Mosier, OR 97040  
Phone & Fax: (541) 478-3052  
www.haffnerconsulting.com

3
CTH

5  
~~6-5-11~~  
~~4-22-16~~  
**RE-ISSUED SHEET**

Copyright 2017: Reproduction of all or a portion of this work without written permission of Haffner Consulting Engineering is prohibited



Digitally signed  
by Christopher  
Haffner, PE

Date:  
2017.06.05

6-10-17 15:56:10 -07'00'

**WALL SECTION** 1  
SCALE: 1/2" = 1'-0" 3

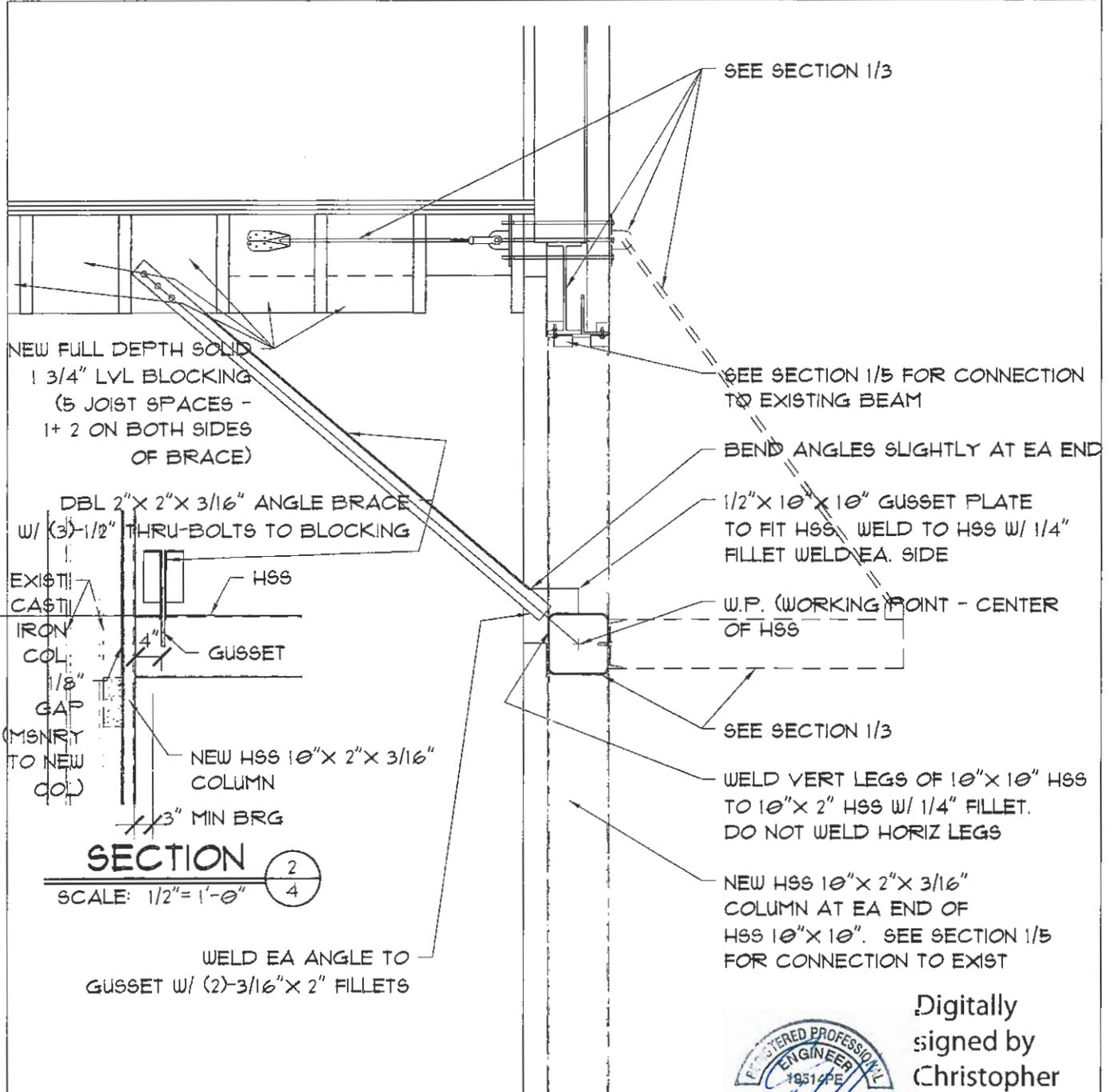
# HAFFNER CONSULTING ENGINEERING

P.O. Box 584 Mosier, OR 97040  
Phone & Fax: (541) 478-3052  
www.haffnerconsulting.com

4
CTH

5  
~~6-5-11~~  
~~4-22-16~~  
 RE-ISSUED  
 SHEET

Copyright 2017: Reproduction of all or a portion of this work without written permission of Haffner Consulting Engineering is prohibited



NEW FULL DEPTH SOLID  
1 3/4" LVL BLOCKING  
(5 JOIST SPACES -  
1+ 2 ON BOTH SIDES  
OF BRACE)

DBL 2" X 2" X 3/16" ANGLE BRACE  
W/ (3) 1/2" THRU-BOLTS TO BLOCKING

EXISTING CAST IRON COL.  
1/8" GAP (MSNRY TO NEW COL.)

NEW HSS 10" X 2" X 3/16" COLUMN  
3" MIN BRG

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

WELD EA ANGLE TO GUSSET W/ (2) 3/16" X 2" FILLETS

SEE SECTION 1/3

SEE SECTION 1/5 FOR CONNECTION TO EXISTING BEAM

BEND ANGLES SLIGHTLY AT EA END

1/2" X 10" X 10" GUSSET PLATE TO FIT HSS. WELD TO HSS W/ 1/4" FILLET WELD EA. SIDE

W.P. (WORKING POINT - CENTER OF HSS)

SEE SECTION 1/3

WELD VERT LEGS OF 10" X 10" HSS TO 10" X 2" HSS W/ 1/4" FILLET. DO NOT WELD HORIZ LEGS

NEW HSS 10" X 2" X 3/16" COLUMN AT EA END OF HSS 10" X 10". SEE SECTION 1/5 FOR CONNECTION TO EXIST

**WALL SECTION 1**  
SCALE: 1/2" = 1'-0"



Digitally signed by Christopher Haffner, PE  
Date: 2017.06.05 15:57:02 -07'00

NEW CANOPY  
LEMKE BUILDING

110 EAST 2ND STREET  
THE DALLES, OREGON

**HAFFNER CONSULTING ENGINEERING**

P.O. Box 584 Mosier, OR 97040  
Phone & Fax: (541) 478-3052  
www.haffnerconsulting.com

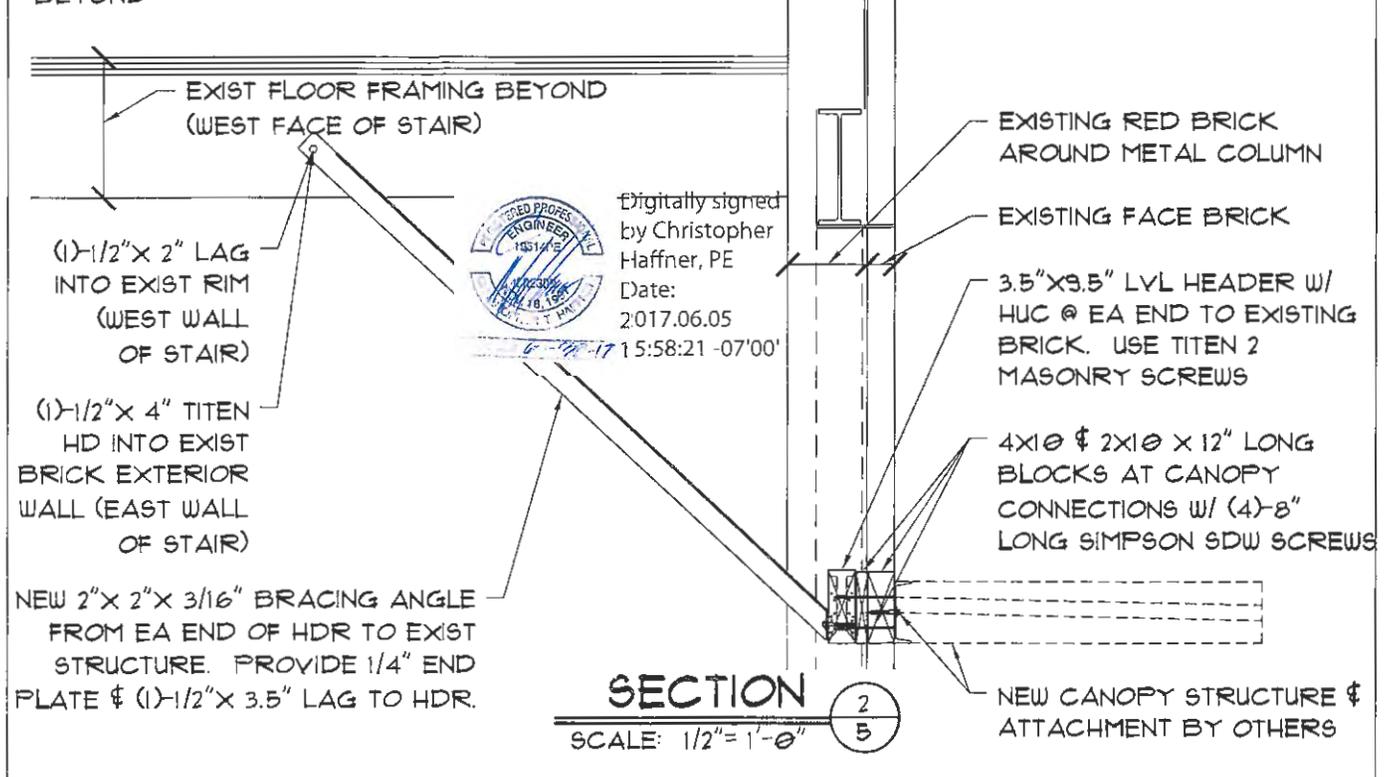
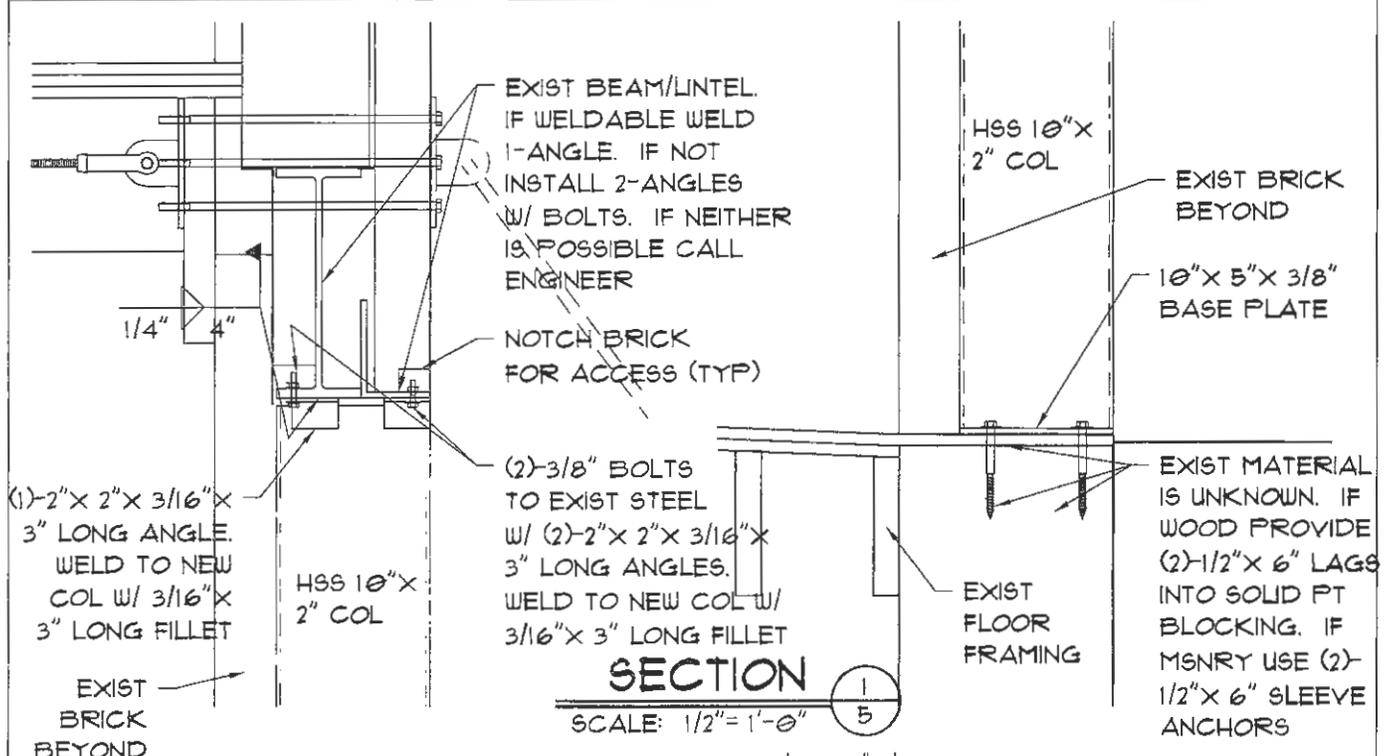
5
CTH

5

~~6-5-17~~  
~~4-22-16~~

**NEW SHEET**

Copyright 2017: Reproduction of all or a portion of this work without written permission of Haffner Consulting Engineering is prohibited



Digitally signed by Christopher Haffner, PE  
Date: 2017.06.05 15:58:21 -07'00'