Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Ave, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

AGENCY REVIEW

Attached is a site review permit application (as submitted). Please evaluate and comment on these materials so that we can incorporate your feedback into our completeness review. This is not a substitute for public notice of a complete application. Once we determine the application is complete an additional notice will be mailed (with any revised information), offering you the opportunity to comment or informing you of a date for public hearing, as appropriate.

National Scenic Area Site Review

To:

- ☒ Gorge Commission/Cultural Advisory Committee
- ☒ U.S. Forest Service NSA Office
- ☒ Confederated Tribes of Warm Springs
- ☒ Confederated Tribes of the Umatilla Indian Reservation
- ☒ Nez Perce Tribe
- ☒ Yakama Indian Nation
- ☒ State Historic Preservation Office
- ☐ Oregon Department of Transportation
- ☒ Multnomah County Transportation Division
- ☒ PSU/Institute for Natural Resources
- ☒ Oregon Department of Fish and Wildlife

From: Rithy Khut, Planner

Vicinity Map N↑

Case File: T3-2018-9967

Location: 40301 E. Larch Mountain Road, Corbett

Proposal: Request a Conditional Use Permit, National Scenic Area (NSA) Review, a Hillside Development Permit, a Major Variance, and a Lot Consolidation to authorize and establish a retreat facility (wellness center) with overnight accommodations in a historic building commonly known as the Viewpoint Inn

Your written comments are needed no later than **4:00 p.m., Friday, February 23, 2018**.

Zoning: Gorge General Forestry – 40 (GGF-40) ☒ GMA ☐ SMA

National Scenic Area resources that may be impacted by this project include:

☒ Key Viewing Areas	☒ Cultural Resource	☐ Wetland/Stream/Lake Buffer
☐ Sensitive Wildlife Habitat	☐ Rare Plants	☐ Deer/Elk Wintering Range
☒ Historic Uses/Structures	☐ Natural Area	☐ Adjacent to Recreational Uses

Enclosures

EXHIBIT C.1

Multnomah County

Kathy FISHER <kathy.fisher@multco.us>

MULTNOMAH COUNTY COLUMBIA GORGE NSA AGENCY REVIEW

1 message

Kathy FISHER <kathy.fisher@multco.us> Thu, Feb 8, 2018 at 2:25 PM
To: Columbia River Gorge Commission <andring@gorgecommission.org>, "Donnermeyer, Christopher J -FS" <cjdonnermeyer@fs.fed.us>, "Helfen, Morai - FS" <moraihelfen@fs.fed.us>, "Shoal, Robin Z -FS" <rshoal@fs.fed.us>, cgatz@fs.fed.us, robert.brunoe@ctwsbnr.org, Bambi Rodriguez <bambirodriguez@ctuir.org>, nakiaw@nezperce.org, casey_barney@yakama.com, Right of Way Permits <row.permits@multco.us>, PSU INR <sue.vrilakas@pdx.edu>, todd.alsbury@state.or.us
Cc: Rithy KHUT <rithy.khut@multco.us>

Subject: T3-2018-9967 Multnomah County Columbia Gorge National Scenic Area (NSA) Site Review, 40301 E Larch Mountain Rd, Corbett OR.

An application to authorize and establish a retreat facility (wellness center) with overnight accommodations in a historic building commonly known as the Viewpoint Inn has been received by Multnomah County Land Use Planning for the above referenced area. Information about the application has been posted to our website at:

https://multco.us/landuse/40301-e-larch-mtn-rd

Please evaluate and comment on these materials so we can incorporate your feedback into our completeness review. A cover sheet with a more detailed description of the property is attached to the application. It also includes agencies or tribes we anticipate will want to comment, a list of resources likely to be impacted, and a staff contact. Please submit comments via US Mail or e-mail **Rithy Khut** at **rithy.khut@multco.us**. Rithy can be reached by phone at 503.988.0176.

Comments must be received **by 4:00pm** on **Friday, February 23, 2018**.

This is not considered a public notice of a complete application. Once that has been determined, a notice will be distributed offering you the opportunity to comment, or informing you of a public hearing date, whichever is applicable.

NOTE: PLEASE DIRECT QUESTIONS AND COMMENTS TO THE PLANNER LISTED ABOVE.

Thank you.

Kathy Fisher, Admin Assistant
Multnomah County Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
(503) 988.0187
kathy.fisher@multco.us

Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

February 23, 2018

Keith Daily
Emerick Architects
321 SW 4th Ave., #200
Portland, OR 97204

RE: Application for a Conditional Use Permit, National Scenic Area (NSA) Review, a Hillside Development Permit, a Major Variance, and a Lot Consolidation to authorize and establish a retreat facility (wellness center) with overnight accommodations in a historic building commonly known as the Viewpoint Inn (Case #T3-2018-9967)

Dear Keith Daily:

Thank you for submitting the land use application on property located at 40301 E. Larch Mountain Road. Your application has been reviewed by Land Use Planning to determine if all required materials have been provided. We appreciate the effort you have put into your project. As is common with applications subject to multiple approval criteria, I have identified additional information needed to process your application.

Information and Materials Requested:

1. **Administration and Procedures**: The application submitted requests a Conditional Use Permit, National Scenic Area (NSA) Review, a Hillside Development Permit, a Major Variance, and a Lot Consolidation Permit. The pre-application notes indicated that the subject property would require a lot consolidation by way of a replat. A payment of $259 for lot consolidation was paid, however a replat is $436, therefore there is an outstanding balance of $177 is due. Additionally, during the time of the application submittal a Notice fee ($159) and a Hillside Development fee ($969) was also not paid.

   - The fees are broken down as follows:

Permit	Fee Payment
Type I / Lot Consolidation/Legalization	$259
Type II / National Scenic Area Site Review	$1,545
Type III / National Scenic Area Conditional Use - deposit	$3,204
Type III / Variance - Hearing	$1,055
Miscellaneous / Transportation Impact Analysis	$49
Total Paid	$6,112

EXHIBIT C.2

Permit	Fee Payment
Outstanding Permits	
- Type II / Replats	$436
- Type II / Hillside Development	$969
- Miscellaneous / Notice - Type 2 and 3	$159
Outstanding Permits Total	$1,564

Total of All Permits (minus Lot Consolidation)	$7,417
Amount Paid	$6,112

Amount Due	**$1,305**

- Please submit a payment of $1,305 to Multnomah County Land Use Planning Division. This can be done either in person or over the phone by calling 503-988-0176.

2. **National Scenic Area Site Review Approval Criteria**: After consultation with the Forest Service, it has been determined that a Historic Survey is required. Chris Donnermeyer, Heritage Resources Program Manager, Columbia River Gorge National Scenic Area United States Forest Service wrote:

   > "The proposed project is a large-scale use and a historic survey is required. Therefore, the applicant will need to hire a contractor/architectural historian. Please let the applicant know that I'd like to be updated by either the applicant or contractor regarding the historic survey process and consultation with OR SHPO."

   - Please review and provide a response to MCC 38.7045(B)(3), which discusses Historic Surveys.
   - Please review and provide a response to MCC 38.7045(D)(2), which discusses Reconnaissance Surveys for Large Scale Uses and MCC 38.7045(D)(3), which discusses Historic Surveys.

   After the historic survey is completed, the State Historic Preservation Office (SHPO) will be given an opportunity to review the proposal, comment on the potential effects, and make a determination of significance.

   - If you have not already, please contact the State Historic Preservation Office and submit an OR SHPO Clearance Form as part of the formal reporting and consultation process.
     i. In correspondence with Chris Donnermeyer, "The form should discuss the 1985 [National Register of Historic Places] Nomination and the 2011 fire and how the fire didn't result in enough loss of integrity for the structure to be removed from the [National Register of Historic Places]. The most important part of the form, however, will be an assessment of the currently proposed project on the historic integrity/significance of the structure.

3. **Variance**: The application contains the form: Property Owner consent of Variance Request. The request was left blank. As required by MCC 38.7605, a major variance required all owners of record of property within 100 feet of the subject property grant their consent to the variance.

   - As required, the following need to be included with the request:

MCC 38.7605(B)(1) Application shall be accompanied by the written consent of the owner or owners of each lot adjoining and across any street from the subject property;

MCC 38.7605(B) (2) The form to be presented to each owner must include the zoning requirement, the amount of relief requested by the applicant and a declaration by the owner that the granting of the variance shall not harm the value and livability of his property.

I have include a mailing list for your convenience for all of the property owners within 100 feet of the subject properties.

- Please obtain consent from the property owners within 100 feet within the subject properties.

4. **Service Providers**: The application does not contain a Septic Review Certification. In order to ensure that the proposed use meets Onsite Septic requirements a Septic Review must be completed.
   - Please submit an Onsite Septic: Septic Review Certification (enclosed)
5. **Transportation**: The Transportation Division has provided the following comments that also need to be addressed.

   With regard to the temporary road closure and the temporary road construction (which was not part of the original pre-application meeting project narrative):

   - Please provide a narrative regarding the road closure including:
     i. Length of time they are requesting to close Columbia Avenue and reroute traffic onto temporary road (shown on site plan).
     ii. Number of houses impacted by closure and reroute
     iii. Anticipated timeline of construction of new road (how soon prior to construction)
     iv. Anticipated timeline and method of deconstruction of new road once the construction project is complete
   - Please determine which of the two temporary road options will be intended to used for the project (both are shown on site plan).

   Section 13.000 of Multnomah County Road Rules addresses temporary road closures. Please review section 13.000 - 13.600.

   - Please provide a narrative for section 13.200 A-E, G of this section as part of their application.
   - Provide narrative and/or site plan identifying how/where construction will be staged if the temporary road is not approved.

Once you have gathered all of the requested information and materials, you will need to submit all items in **one single submittal packet**. Once you have submitted a complete packet addressing the requested items, we will conduct a new completeness review of your application.

The County's code gives you two options at this point. You can either elect to provide or refuse to submit this missing information by **Wednesday, July 25, 2018**. If you refuse to submit the missing information, no action will be taken on your application. Your materials will be returned and your application fees forfeited. We recommend you elect to provide the additional information within the 180 day time period. We have enclosed a written option statement to assist you. If you are unable to make your application complete within 180 days, your application will be closed and your materials returned (application fees are forfeited) [MCC 38.0600(C)].

Please indicate on the attached form which option you would like to proceed under. You must sign the form and return it to my attention no later than **Sunday, March 25, 2018**. If you do not return this form by the dated provided above, Land Use Planning will assume you are refusing to complete the application in which case no decision will be made and your application materials will be returned (application fees are forfeited).

Please do not hesitate to contact me at (503) 988-0176 or at rithy.khut@multco.us if you have any questions.

Sincerely,

Rithy Khut
Planner

Enclosures: Mailing List of Properties within 100 feet of the subject properties
City of Portland Bureau of Development Services - Onsite Septic: Septic Review Certification

cc: File
Heinrich and Sheron Fruehauf, PO Box 70, Corbett, OR 97019

Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

Application # T3-2018-9967
Case Planner Rithy Khut

APPLICANT'S RESPONSE
(Return by **Sunday, March 25, 2018**)

☐ **I intend** to provide the additional information identified in the attached letter from Multnomah County Planning within 180 days. I understand that if I do not make my application complete by **Wednesday, July 25, 2018**, my application will be closed and I will forfeit my application fees.

☐ **I refuse** to provide the additional information identified in the attached letter from Multnomah County Land Use Planning and I am deeming my application complete. I understand that my application will be processed with the supplied information. I am aware that failure to meet the applicable code requirements is grounds for denial of my application.

Please Note: Failure of an applicant to accept the 180 day time period to complete the application within 30 days of the mailing of the completeness letter will constitute a refusal to complete the application. If an applicant refuses to complete an application, the County will take no action, reject the application, and return all materials to the applicant (application fees are forfeited).

_____
Signed and Acknowledged (Applicant)

_____
Applicant's Name

_____
Date

Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

PROPERTY OWNER CONSENT OF VARIANCE REQUEST

We, owners of property adjacent to, or in the vicinity of _____
(Address)

Acknowledge that we have been informed of a variance request regarding property described as _____
(Tax Roll Description, i.e. Tax Lot #, Section #, Township #, or Lot #, Subdivision Name)

and that we have reviewed a site plan which shows the development as proposed. By signing this document, we hereby give our consent for approval of the requested variance.

(Printed Name)	*(Address)*
(Signature)	*(Tax Roll Description)*
(Printed Name)	*(Address)*
(Signature)	*(Tax Roll Description)*
(Printed Name)	*(Address)*
(Signature)	*(Tax Roll Description)*
(Printed Name)	*(Address)*
(Signature)	*(Tax Roll Description)*
(Printed Name)	*(Address)*
(Signature)	*(Tax Roll Description)*
(Printed Name)	*(Address)*
(Signature)	*(Tax Roll Description)*
(Printed Name)	*(Address)*
(Signature)	*(Tax Roll Description)*

T3-2018-9967
ROWTON MICHELLE & JOHN
40400 E LARCH MOUNTAIN RD
CORBETT OR 97019-9723

T3-2018-9967
SNIDE CHRIS & JEAN
40415 E LARCH MOUNTAIN RD
CORBETT OR 97019-8732

T3-2018-9967
USDA FOREST SERVICE
902 WASCO ST #200
HOOD RIVER OR 97031-3117

T3-2018-9967
ODOT REGION 1
DEVELOPMENT REVIEW
123 NW FLANDERS ST
PORTLAND OR 97209

Multnomah County

Date: 2/23/2018
From RITHY
SAP#: 505203

Please:

- ☐ **Fax To:** _____ #_____
- ☒ **Photocopy** # of Copies_____
  - ☒ File Copy Needed
- ☒ **Mail** Case No. T3-2018-9967
  - ☐ Mailing List Attached
  - ☒ Send 1 Original to Property Owner
  - ☐ Mail Certified
  - ☐ Mail Standard
  - ☒ Mail To 1) Keith Daley
    2) Heinrich & Sherron Fruehauf
  - ☐ Other _____

Completed By JB Completion Date 2-23-18

Mailing Form_15

Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

Application # T3-2018-9967
Case Planner Rithy Khut

APPLICANT'S RESPONSE
(Return by **Sunday, March 25, 2018**)

☒ **I intend** to provide the additional information identified in the attached letter from Multnomah County Planning within 180 days. I understand that if I do not make my application complete by **Wednesday, July 25, 2018**, my application will be closed and I will forfeit my application fees.

☐ **I refuse** to provide the additional information identified in the attached letter from Multnomah County Land Use Planning and I am deeming my application complete. I understand that my application will be processed with the supplied information. I am aware that failure to meet the applicable code requirements is grounds for denial of my application.

Please Note: Failure of an applicant to accept the 180 day time period to complete the application within 30 days of the mailing of the completeness letter will constitute a refusal to complete the application. If an applicant refuses to complete an application, the County will take no action, reject the application, and return all materials to the applicant (application fees are forfeited).

Signed and Acknowledged (Applicant)

KEITH DAILY
Applicant's Name

3/2/18
Date

EXHIBIT
C.3

Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

July 27, 2018

Keith Daily
Emerick Architects
321 SW 4th Ave., #200
Portland, OR 97204

RE: Application for a Conditional Use Permit, National Scenic Area (NSA) Review, a Hillside Development Permit, a Major Variance, and a Lot Consolidation to authorize and establish a retreat facility (wellness center) with overnight accommodations in a historic building commonly known as the Viewpoint Inn (Case #T3-2018-9967)

Dear Keith Daily:

I am pleased to inform you that I have received all materials required to process your land use application and that Case # **T3-2018-9967** is deemed complete as of **Tuesday, July 24, 2018**.

Now that the application is complete, I will schedule a hearing on an available hearing date and mail notice at least 20 days prior to the hearing. The notice will go to the Gorge Commission, the U.S. Forest Service, the Indian Tribal governments, State Historic Preservation Office, any recognized neighborhood associations for the area, and property owners within 750 feet of the subject property [MCC 38.0530(C)]. Recipients of this notice can provide comments and/or attend the hearing. Comments can be submitted at the hearing either by staff or by parties in attendance. A staff report will be available to the public at least seven (7) days prior to the hearing.

I look forward to helping you move this project through the process. Please do not hesitate to contact me if you have any questions.

Sincerely,

Rithy Khut
Planner

cc: File
Heinrich and Sheron Fruehauf, PO Box 70, Corbett, OR 97019
Multnomah County Transportation Planning and Development Program

EXHIBIT
C.4

FILE

Multnomah County

Date: 7/27/2018
From Rithy
SAP#: 505202

Please:

- ☐ **Fax To:** _____ **#** _____
- ☒ **Photocopy** # of Copies _____
  - ☒ File Copy Needed
- ☒ **Mail** Case No. T3-2018-9967
  - ☐ Mailing List Attached
  - ☒ Send 1 Original to Property Owner
  - ☐ Mail Certified
  - ☐ Mail Standard
  - ☒ Mail To Keith Daily (APP)
    Heinrich & Sheron Frechout (Own)
    Troposteta Dirlk
  - ☐ Other _____

Completed By JB Completion Date 7-31-18

Mailing Form_15

FILE

Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

October 12, 2018

Oregon Parks and Recreation Department - State Historic Preservation Office
Attn: Jason Allen, Survey Program Coordinator and Historic Preservation Specialist
725 Summer St., NE, Suite C
Salem, OR 97301

RE: SHPO Case No. 18-0249, View Point Inn Retreat Facility (Case #T3-2018-9967)

Dear Ian Johnon and Jason Allen,

As required by Multnomah County Code (MCC) 38.7380: Special Uses in Historic Buildings, prior to approving any use associated with buildings listed on the National Register of Historic Places, the Land Use Planning Division is required to provide a copy of the applicant's documentation to the State Historic Preservation Office for your review and comments.

More specifically, MCC 38.7380 requires that the Land Use Planning Division submit a copy of the "Protection and Enhancement Plan" to the State Historic Preservation Office for comments to ensure that the proposed "Protection and Enhancement Plan" and proposed use is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties and the Secretary of the Interior's Standards for Preservation of Historic Properties, and the effect of the proposed use on the historic resource.

The proposed project will establish a Wellness Retreat Center in the building that was previously the View Point Inn. The Wellness Retreat Center will contain five guest rooms to accommodate overnight guests, a restaurant, spa facilities, and a health assessment center.

Attached is the Application Coversheet, Plans, and the Protection and Enhancement Plan.

If you have any comments, please send them to me at the above address, at *rithy.khut@multco.us* or at 503-988-0176.

Please submit any comments prior to 4:00 PM on Monday, November, 12, 2018.

Respectfully,

Rithy Khut
Planner

CC: Ian Johnson, Associate Deputy State Historic Preservation Office

Enclosures: Application Coversheet, Plans, and the Protection and Enhancement Plan

EXHIBIT
C.5

FILE

Multnomah County

Date: 10/12/2018
From RTHY
SAP#: 505203

Please:

- ☐ **Fax To:** _____ #_____
- ☒ **Photocopy** # of Copies_____
  - ☒ File Copy Needed
- ☒ **Mail** Case No. T3-2018-9967
  - ☐ Mailing List Attached
  - ☐ Send 1 Original to Property Owner
  - ☐ Mail Certified
  - ☐ Mail Standard
  - ☒ Mail To Jason Allen & Ian Johnson
  - ☐ Other _____

Completed By SJJ Completion Date 10-12-18

Mailing Form_15

FILE

Multnomah County

L. Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

GENERAL APPLICATION FORM

11:57AM 000001 #8645
0005 JACKIE
PERMITS-TYPE 1 $259.00
PERMITS-TYPE 3 $1055.00
PERMITS-TYPE 3 $3204.00
PERMITS-TYPE 2 $15.45
R/W $49.00
PERMITS-TYPE 2 $1529.55
CR CARD $6112.00

PROPERTY IDENTIFICATION

Property Address 40301 E. Larch Mountain Road, Corbett, OR 97019

State Identification 1N-5E-30CC, Tax Lot 1600 Site Size 1 acre

A&T Alternate Account Number R# R832300010

OTHER PARCEL (if applicable)

Property Address

State Identification 1N-5E-30CC, Tax Lot 1500 Site Size 0.2 acre

A&T Alternate Account Number R# R832301940

PROPERTY OWNER(S) ☒ OR CONTRACT PURCHASER(S) ☐

Name HSF, LLC

Mailing Address PO Box 70

City Corbett State OR Zip Code 97019 Phone#

I authorize the applicant below to make this application.

Hamish Fraser
Property Owner Signature #1

Property Owner Signature #2

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

If no owner signature above, a letter of authorization from the owner is required. ☐

APPLICANT'S NAME AND SIGNATURE

Applicant's Name Keith Daily

Mailing Address 321 SW Fourth Ave, #200

City Portland State OR Zip Code 97204 Phone # 503-235-9400

Fax E-mail keith@emerick-architects.com

Applicant's Signature

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

The View Point Inn and Wellness Center is a rehabilitation and expansion of a historic landmark on the National Register of Historic Places. The proposed use is for a wellness retreat center with accommodations for overnight guests. There will be five guest rooms with a small restaurant, spa facilities and health assessment center to provide the supporting amenities necessary for the retreat center.

Note: This application for Conditional Use Permit & Hillside Development Permit

For Staff Use

CASE NUMBER
T3-2018-9967
505203 505202

LAND USE PERMIT(S)
CU, NSA Site Review
Lot Consol. 505204
Variance 505205
Hillside Develop.
505206 Replat 505311

DATE SUBMITTED
1/26/2018

Compliance Related ☑

Potential Transportation Impact ☑

PF/PA No.

ZV-2017-9820
Related Case No.

Related Case No.

ZONING

Zoning District

Zoning Overlay

EXHIBIT
A.1

EMERICK ARCHITECTS

VIEW POINT INN & WELLNESS CENTER
OPERATIONAL PLAN

The View Point Inn and Wellness Center will include the following components of its operation:

- Five guest bedrooms accommodating up to ten guests within the Inn's historic structure.
- Holistic health assessment center located in the new addition proposed where the non-historic garage is currently situated.
- Health spa located in the expanded basement and restored accessory building.
- Health food restaurant for registered guests located in the Inn's historic great room.
- Limited larger events as described below.

Overnight Guests

The primary business activity for the View Point Inn and Wellness Center is focused on the five guest bedrooms that were previously operated by the historic Inn. These rooms will continue to be within the historic part of the building, restoring a centerpiece of the Corbett community while creating a healing retreat for guests who want to appreciate the natural beauty of the Columbia River Gorge.

The five queen beds offer space for a maximum of 10 overnight guests. who will be required to register for a minimum one-week stay. In addition to health assessments and spa treatments, overnight guests will be able to partake in daily educational talks on healthy living, hiking excursions into the Gorge, and healthy meals provided by the restaurant. The assessment center, spa facilities and restaurant serve to create a holistic retreat experience for the Inn's overnight guests.

Day Visitors

To efficiently utilize space, reconcile the needs of the entity's business projections and accommodate the needs of local clients, the View Point Inn and Wellness Center's operational plan incorporates the use of all facilities for day visitors, by appointment only. The restaurant will only be open to clients who have made an appointment for use of the spa facilities. Day visitor numbers are projected at an average of 15-45 external visitors per day who will stay for one to four hours per appointment.

Health Assessment Center

To create a holistic approach to wellness for the overnight guests and day use visitors, the health assessment center provides essential support to the spa facilities. The assessment center will include staff offices, health monitoring equipment, and an area for storing, mixing and shipping/receiving of herbal extracts.

A loading space is located adjacent to the health assessment center to service the shipping/receiving needs of the facility. An average of 3 deliveries and pick-ups are anticipated per week.

321 SOUTHWEST FOURTH AVENUE #200 PORTLAND OREGON 97204 503 235 9400
emerick-architects.com

EXHIBIT
A.3

Staff

Staff and intern numbers are anticipated to be 5-12 employees, depending on the facility's fill rate. Work shifts will range from three to eight hours in length, including one overnight staff person.

Internships and volunteer opportunities will be offered to students and graduates of local universities and institutions to provide for advanced learning within the community.

Commercial Events

Plans for potential larger events include:

- 12 educational community lectures (high tea) per year, by reservation only. Maximum attendance of 40 people.
- 4-8 seasonal special menu dinners, by reservation only. Maximum attendance of 40 people.
- 1 annual Christmas party for staff and families. Maximum attendance of 80 people (including service staff).

Food will be provided onsite by the restaurant. No weddings will occur at the View Point Inn.

Overnight accommodations will still be available during the community lectures and seasonal dinners, allowing the primary use of the property to continue throughout these incidental events. The proposed events will provide opportunities beyond the retreat and wellness services of the inn and spa for the community to engage with this historic resource. Integrating the View Point Inn with the community will further the protection and enhancement of this historic resource.

Hours of Operation

The Wellness Center and restaurant will be open to registered day visitors from 9 am to 8 pm, seven days per week.

The commercial events described above will conclude by 10 pm. Except between Memorial Day and Labor Day, any outdoor activities associated with these events will conclude by 7 pm or sunset.

Parking & Deliveries

The property includes a parking lot that accommodates 27 cars.

All overnight and day guests can be accommodated within the provided parking lot.

Commercial event parking will be accommodated by the provided parking lot. As indicated above, the maximum event will be 80 people, including any service staff for the event. Per MCC 38.4205, commercial events require 1 space per 3 guests (80/3 = 27 spaces).

Deliveries are anticipated to be 3 times per week during business hours.

321 SOUTHWEST FOURTH AVENUE #200 PORTLAND OREGON 97204 503 235 9400
emerick-architects.com

EMERICK ARCHITECTS

RECEIVED
JAN 26 2018
BY:

VIEW POINT INN & WELLNESS CENTER
PROTECTION AND ENHANCEMENT PLAN

MCC 38.7380(F)(1)(b): Applications for Special Uses in Historic Buildings shall include a "Protection and Enhancement Plan" which shall include the following:

(i) A description of how the proposed use will significantly contribute to the protection and enhancement of the historic resource, including specific actions that will be taken towards restoration, protection and enhancement, and adequate maintenance of the historic resource, and a proposed schedule for completion of such actions.

The significant investment by HSF, LLC in the View Point Inn property and reopening of the building as a wellness center with an overnight stay component will significantly contribute to the protection and enhancement of this historic resource. Continuing to use the building as an inn allows for the greatest retention of historic character. While the historic finishes were destroyed by fire, the layout of the historic building is largely intact. By reusing the building in a manner that includes hospitality, the historically-significant great room is retained for its original function and the five guest rooms are also retained. This precludes the need to completely re-demise the interior as might be required for a different use. The other types of spaces that are needed to fulfill the HSF, LLC business plan are accommodated in a compatible side addition and a basement expansion. This approach allows the property to thrive as an income-producing asset, but preserves the character of the historic building.

Given that this National Register property is currently participating in the Special Assessment Program and also intends to apply for Historic Tax Credits through the National Park Service (NPS), all work on the property will be closely review by the Oregon State Historic Preservation Office (SHPO) and NPS for conformance with the Secretary's Standards for Historic Rehabilitation.

The enclosed plans outline the specific work that will be taken to restore, protect, and enhance the View Point Inn. Some key scopes of work include:

- Reroofing and residing the Inn with wood shingles to match the historic condition.
- Restoring the great room, including the fireplace, wood paneling, wood floors, and other character-defining finishes.
- Replacing the metal-frame porch enclosure with wood windows that are consistent with the historic condition.
- Restore the grounds and retain historic features such as the rock-faced piers.

The project is intended to commence in summer 2018 and be completed the following year.

As a property supporting a commercial business, the View Point Inn will be professionally managed, which will include regular maintenance to the historic resource and the grounds.

321 SOUTHWEST FOURTH AVENUE #200 PORTLAND OREGON 97204 503 235 9400
emerick-architects.com

EXHIBIT
A.4

(ii) A statement addressing consistency of the proposed use with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties and the Secretary of the Interior's Standards for Preservation of Historic Properties.

Standard #1 reads: "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." Many historic rehabilitation projects are challenged to meet this first Standard, but not the View Point Inn. As stated above, by retaining the building's use as an inn, the character of the building can be restored to its historic condition.

Adding square footage and program in an expanded basement is a historically-sensitive approach to enlarging a building. Likewise, a horizontal addition that replaces the non-historic garage and lightly touches the building with a small "hyphen" type connection, allows the historic building to read as the primary resource. The addition includes compatible, high-quality materials and harmonizes with the historic inn through its common forms, but does not visually compete for attention. The location on the northeast side of the building also allows the inn to retain its historic view from Larch Mountain Road.

The basement expansion and the addition have both been reviewed by Joy Sears at SHPO in August 2017. Her feedback was that our approach to these elements and the project, as a whole, is consistent with the Secretary's Standards.

(iii) Detailed architectural drawings and building plans that clearly illustrate all proposed exterior alterations to the building associated with the proposed use. Any exterior additions to the building or outdoor components of the proposed use (e.g. parking areas, site for temporary structures, interpretive displays) shall be shown on the site plan.

Architectural drawings for the proposed project, including site plans, building plans and exterior elevations have been included with this application. Refer to those drawings for necessary information.

(iv) Any proposal for commercial events at a historic property shall include an Operation Plan for Commercial Events, to be incorporated into the "Protection and Enhancement Plan". The Operational Plan shall include sufficient information to demonstrate how the commercial events will remain incidental and subordinate to the primary use of the property, and shall, at minimum, address:

- *Number of events to be held annually.*
- *Maximum size of events, including number of guests & vehicles at proposed parking area.*
- *Provision for temporary structures, including location and type of structures anticipated.*
- *How the proposed commercial events will contribute to protection and enhancement of the historic resource.*

Refer to the Operational Plan that has been included with this application.

321 SOUTHWEST FOURTH AVENUE #200 PORTLAND OREGON 97204 503 235 9400
emerick-architects.com

VIEW POINT INN AND WELLNESS CENTER

RENDERED WEST ELEVATION

01.19.18

RECEIVED
JAN 26 2018

EMERICK ARCHITECTS

tabbies
EXHIBIT
A.6

VIEW POINT INN AND WELLNESS CENTER

EXISTING VIEW FROM WOMEN'S FORUM

01.29.18

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

NEW VIEW FROM WOMEN'S FORUM

01.29.18

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

KEY VIEWING AREAS

01.29.18

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

HISTORIC PHOTOS | INTERIOR
01.12.18

WINDOW PATTERN PREDECENT
c. 1972

AERIAL SITE PHOTO
c. 1960

NATIONAL REGISTER - EAST
c. 1984

NATIONAL REGISTER - SW CORNER
c. 1984

NATIONAL REGISTER - WEST
1984

NATIONAL REGISTER - NW CORNER
c. 1984

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

HISTORIC PHOTOS - INTERIOR

01.29.18

GREAT HALL
c. UNKNOWN

ENTRY HALL STAIR
1984

ENCLOSED VERANDA
c. UNKNOWN

SECOND FLOOR FIREPLACE
c. 1984

GREAT HALL FIREPLACE
c. 1984

NATIONAL REGISTER - OPEN VERANDA
c. 1984

EMERICK ARCHITECTS

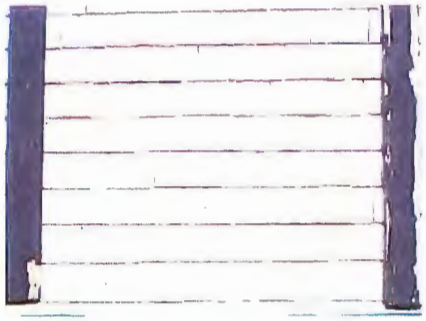
VIEW POINT INN AND WELLNESS CENTER

EXTERIOR MATERIALS
01.29.18

BRICK CHIMNEY
Matched Materials
Colonial Red, Mission texture

SAWN CEDAR SHINGLE ROOF
Match size + texture of original roof found under existing shakes

STANDING SEAM COPPER ROOF
At New Seam Connection
Pre-Patinated for Aged Appearance



CEDAR SHINGLE SIDING + WOOD TRIM
Match existing size - 5 1/4" visible - and texture
Match historic black + white color scheme

ROUGH HEWN WOOD TRIM
Match existing size and texture

EMERICK ARCHITECTS

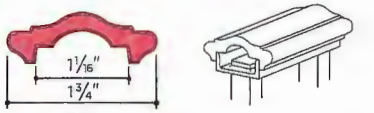
VIEW POINT INN AND WELLNESS CENTER

EXTERIOR SPECIFICATIONS

01.19.18

EXTERIOR WALL LANTERN
Hinkley Arlington
Aged Zinc finish

EXTERIOR TERRACE POST BASE
Julius Blum 369
Black painted finish

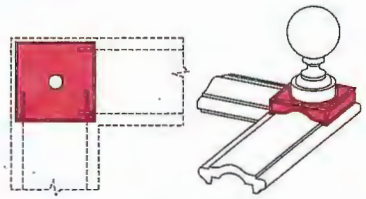


4429 used with 1" channel

4429 Prime Domestic Steel 1.50 lb/ft

Fittings: B-C-CC-CL-CR-E-F-GL-GR-JL-JR-L-N-S-SL-SR-T-U-UC-UL-V

EXTERIOR TERRACE HANDRAIL
Julius Blum 4429
Black painted finish



EXTERIOR TERRACE FINIALS
Julius Blum 3543
Black painted finish

EXTERIOR TERRACE STARTING POST
Black painted finish

331L
Forged Steel

EXTERIOR TERRACE SPINDLES

330L
Steel

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

EXTERIOR LIGHTING
01.19.18

PATHWAY LIGHTING
Bega Bollard
Finish: Texture
Color Temp: 3000K
LED Bollard
Heights: 7.5" + 14.25"

PARKING AREA LIGHTING
Bega Small Scale Floodlight + 18' Ht Steel Pole
Finish: Black
Color Temp: 4000K
LED Floodlight

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

INTERIOR MATERIALS

01.18.18

EXISTING GREAT ROOM WALL CEILING

Replace existing non-historic wallboard with sand finished plaster to match historic finish

EXISTING GREAT ROOM FIRWALL PANELLING

Match profile throughout, refer to interior elevations for panel layout

EXISTING FIR NEWELL POST

To be salvaged, repaired, and relocated to new stair location

EXISTING DOOR CASING

Match size and detail for new casings throughout

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

INTERIOR MATERIALS
01.19.18

EXISTING VERANDA CEILING
Replace with new 3 1/4" tongue and groove boards w/beveled edges to match existing historic ceiling

FLOORING THROUGHOUT
Replace with new 2 1/4" maple flooring to match historic floor

EXISTING GREAT HALL FIREPLACE
Restore existing river rock fireplace and wood mantle

EXISTING SITTING ROOM FIREPLACE
Restore existing painted wood surround and reinstate in Sitting Room

EMERICK ARCHITECTS

VIEW POINT INN & WELLNESS CENTER

DRAWING INDEX

GENERAL

G0.0	INDEX, PROJECT INFORMATION, VICINITY MAP
G1.0	SURVEY - EXISTING

CIVIL

C1.0	GRADING AND EROSION CONTROL PLAN
C2.0	UTILITY PLAN
C3.0	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

LANDSCAPE

L0.01	TREE REMOVAL AND PROTECTION PLAN
L1.01	MATERIALS PLAN
L2.01	PLANTING PLAN

ARCHITECTURAL

A0.1	SITE PLAN
A2.1	BASEMENT FLOOR PLAN - PROPOSED
A2.2	FIRST FLOOR PLAN - PROPOSED
A2.3	SECOND FLOOR PLAN - PROPOSED
A3.1	WEST ELEVATION - PROPOSED
A3.2	NORTH ELEVATION - PROPOSED
A3.3	EAST ELEVATION - PROPOSED
A3.4	SOUTH ELEVATION - PROPOSED
A3.5	ACCESSORY BUILDING

PROJECT TEAM

ARCHITECTURE

Emerick Architects P.C.
Contact Person(s):

Brian Emerick
brian@emerick-architects.com

Keith Dolly
keith@emerick-architects.com

321 SW 4th Ave., Suite 200
Portland, OR 97204
503.235.9400

STRUCTURAL

Grummel Engineering, LLC
Contact Person(s):

Robert Grummel
bob@grummelengineering.com

Eric Plau
eric@grummelengineering.com

920 SW 3rd Ave #200
Portland, OR 97204
503.244.7014

OWNER

HSF, LLC
PO Box 70, Corbett, OR 97019

OWNER'S REP/HISTORICAL CONSULTANT

Venerable Properties
Contact Person(s):

Jessica Engeman
jessica@venerableproperties.com

1111 NE Flanders Street, Suite 206
Portland, OR 97232
503.224.2446

LANDSCAPE ARCHITECT

Lango Hansen
Contact Person(s):

Kurt Lango
kurt@langohansen.com

1100 NW Glisan St., #3B
Portland, OR 97209
503.295.2437

CIVIL ENGINEER

Humber Design Group
Contact Person(s):

Martha Williamson
martha.williamson@hdgpdx.com

Janel Fitzpatrick
janel.fitzpatrick@hdgpdx.com

117 SE Taylor St, Suite 001
Portland, OR 97214
503.946.6690

GENERAL CONTRACTOR

Schommer & Sons
Contact Person(s):

Bob Schommer
bob@schommer-sons.com

Chris McGhie
cmcghie@schommer-sons.com

6421 NE Colwood Way
Portland, OR 97218
503.287.4646

MEP ENGINEER

MKE
Contact Person(s):

Rick Dusa
rickd@mke-inc.com

Steve Lockhart
stevel@mke-inc.com

6915 SW Macadam Ave, Suite 200
Portland, OR 97219
503.862.1188

(1) VICINITY PLAN
SCALE: N.T.S.

GENERAL NOTES

1. THE CONTRACTOR, OWNER AND ARCHITECT SHALL BE BOUND TO THE CURRENT EDITION OF AIA DOCUMENT A201. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. EACH PARTY'S ROLES AND RESPONSIBILITIES SHALL BE LAID FORTH IN THAT DOCUMENT UNLESS MODIFICATIONS ARE AGREED TO BY WRITTEN CONSENT OF THE PARTIES INVOLVED.
2. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THE GENERAL NOTES TO THE EXTENT SHOWN.
3. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR USE ON THIS PROJECT LOCATED AT THE ADDRESS NOTED HERIN. POSSESSION OF THESE DRAWINGS DOES NOT GRANT A LICENSE TO CONSTRUCT OR FABRICATE THE WHOLE OR PARTS OF THIS PROJECT IN OTHER LOCATIONS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS WITH ACTUAL FIELD DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR IF ACTUAL FIELD CONDITIONS DIFFER FROM THOSE INDICATED IN THE DRAWINGS.
5. ALL CONSTRUCTION & M.E.P. SYSTEMS SHALL BE IN COMPLIANCE W/ CURRENT LOCAL CODES & ORDINANCES.
6. COORDINATE HOURS OF OPERATION & JOB SITE CLEAN-UP SCHEDULES & REQUIREMENTS WITH TENANT AND/OR BUILDING OWNER.
7. INSPECTION AND/OR JOB SUPERVISION IS NOT PROVIDED BY ARCHITECT.
8. UNLESS NOTED OTHERWISE, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE SEPARATE PERMITS FOR ALL BIDDER DESIGN SYSTEMS.
9. ALL ITEMS ARE CONSIDERED NEW UNLESS NOTED EXISTING OR (E).
10. ALL DIMENSIONS ARE TO FACE OF GWB FINISH, UNLESS SPECIFICALLY NOTED OTHERWISE.
11. ALL DAMAGE TO THE EXISTING BUILDING AND/OR FINISHES CAUSED BY DEMOLITION AND/OR NEW CONSTRUCTION IS TO BE PATCHED AND REPAIRED TO MATCH AT MINIMUM THE CONDITION PRIOR TO THE DAMAGE.
12. WHEN APPLICABLE THE CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING WHILE THE PROJECT IS UNDER CONSTRUCTION AND GENERALLY MINIMIZE THE AMOUNT OF DAMAGE TO THE SITE AS MUCH AS POSSIBLE. WHERE LANDSCAPING REQUIRES REMOVAL, THE CONTRACTOR IS TO NOTIFY THE OWNER WITH AMPLE LEAD TIME, SO IF THE OWNER CHOOSES, THE SPECIMENS IN QUESTION CAN BE RELOCATED.
13. ALL WINDOWS WITHIN 18" OF FLOOR AND WITHIN 24" OF ANY DOOR TO BE TEMPERED GLAZING, TYP.
14. PROVIDE WATER RESISTANT GYPSUM WALL BOARD IN ALL WET LOCATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
15. OWNER/ARCHITECT TO SELECT AND APPROVE ALL FINISHES (PAINT COLORS, MASONRY, MORTAR, ETC.) AND CUT SHEET SELECTIONS PRIOR TO PURCHASE OR INSTALLATION. CONTRACTOR TO PROVIDE THE OWNER & ARCHITECT WITH AMPLE LEAD TIME FOR REVIEW SO THAT THE PROJECT SCHEDULE IS NOT JEOPARDIZED. WHEN REQUESTED BY THE ARCHITECT, FULL SCALE MOCK UPS OF COLORS AND FINISH ASSEMBLIES SHALL BE TEMPORARILY INSTALLED ON SITE.
16. SHOW DRAWINGS AND/OR PRODUCT SPECIFICATION CUT SHEETS SHALL BE PROVIDED FOR THE FOLLOWING:
    - A. DOORS + WINDOWS
    - B. CABINETRY
    - C. HARDWARE
    - D. BRICK AND/OR STONE MASONRY
    - E. LANDSCAPING
    - F. PAINT COLORS
    - G. ROOFING COMPONENTS, ACCESSORIES, PRODUCTS + DETAILS
    - H. FLOORING + LEVELING COMPOUNDS
    - I. MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT, FIXTURES + DETAILS
    - J. ALL STEEL FABRICATION

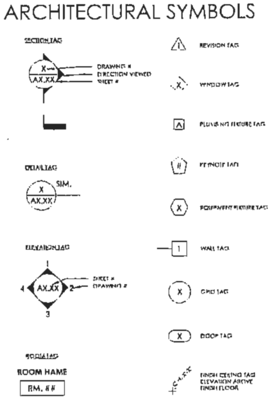
    PROVIDE SUBMITTALS FOR ANY OTHER ITEMS SPECIFIED IN THE A201 GENERAL CONDITIONS. PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL ASSEMBLIES TO BE FABRICATED FOR THE PROJECT. SHOP DRAWINGS OF BIDDER DESIGNED ITEMS ARE TO BE PREPARED BY AND BEAR THE STAMP OF AN OREGON LICENSED ENGINEER / PRODUCT ENGINEER. SUCH DRAWINGS SHALL CERTIFY THAT THERE HAS BEEN NO DEVIATION FROM THE ARCHITECT'S DESIGN IN ANY WAY, OR SHALL CALL TO THE ATTENTION OF ARCHITECT THAT THE ENGINEER HAS DEVIATED FROM THE ARCHITECT'S DESIGN DRAWINGS. SUCH DEVIATION MAY BE CAUSE FOR REJECTING THE SHOP DRAWINGS. THE ARCHITECT WILL MARK-UP A MAXIMUM OF FOUR SETS OF SHOP DRAWINGS. FAX OR EMAIL SUBMITTALS WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL. ALL SUBMITTALS SHALL BE REVIEWED AND STAMPED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT. ALL STRUCTURAL MEMBERS TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC STANDARDS LATEST EDITION.

ARCHITECTURAL ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE USED. ABBREVIATIONS MAY BE USED IN CONJUNCTION WITH OTHERS.

∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
℘	PLATE
#	POUND OR NUMBER
/	PER OR OVER
±	PLUS OR MINUS
+	AND
A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADA	AMERICANS W/ DISABILITIES ACT
ADJ.	ADJUSTABLE OR ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT OR ARCHITECTURAL
AUTO	AUTOMATIC
AVE.	AVENUE
BD.	BOARD
BTWN.	BETWEEN
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT	BOTTOM
B.O.	BOTTOM OF
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C.J.	CONTROL JOINT
CLO.	CLOSET
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL.	COLUMN
COMP.	COMPACT
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT	CONTINUOUS (CONTINUATION)
CONTR.	CONTRACTOR
COORD.	COORDINATE
CORR.	CORRIDOR
C.T.	CERAMIC TILE
CTR.	CENTER
CNTRSK.	COUNTERSINK
C.W.	COLD WATER
C.V.G.	CLEAR VERTICAL GRAIN
DBL.	DOUBLE
DEMO.	DEMOLITION (DEMOLISH)
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSOR
DN.	DOWN
DR.	DOOR
D.S.	DOWN SPOUT
DTL.	DETAIL
DW.	DISHWASHER
DWG.	DRAWING
(E)	EXISTING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EMERG.	EMERGENCY
ENCL.	ENCLOSURE
ENGR.	ENGINEER
EQ.	EQUAL
ETC.	ETCETERA
E.T.R.	EXISTING TO REMAIN
EXP.	EXPANSION OR EXPOSED
EXT.	EXTERIOR
F.C.	FINISH CEILING
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FOUND.	FOUNDATION
F.P.	FIRE PROOF
FR.	FRAME
F.S	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GRND.	GROUND
GR.	GRADE
GWB	GYPSUM WALL BOARD
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.W.	HOT WATER
I.B.C.	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIAMETER
IN.	INCH (INCHES)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
I.R.C.	INTERNATIONAL RESIDENTIAL CODE
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
LAV	LAVATORY
MSNRY.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
M.E.P.	MECHANICAL, ELECTRICAL & PLUMBING
MANUF.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.I.S.	NOT IN SCOPE
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.E.E.S.C.	OREGON ENERGY EFFICIENCY SPECIALTY CODE
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
O.R.S.C.	OREGON RESIDENTIAL SPECIALTY CODE
O.S.S.C.	OREGON STRUCTURAL SPECIALTY CODE
P.C.P.	PORTLAND CEMENT PLASTER
P.C.	POWDER COAT
PL.	PLATE
P-LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PRCST.	PRE-CAST
PRE-FIN.	PRE FINISH
PROP.	PROPERTY
PRTN.	PARTITION
P.T.	PRESSURE TREATED
QNTY.	QUANTITY
RAD.	RADIUS
R.B.	RUBBER BASE
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REF.	REFERENCE OR REFER
REQ.	REQUIREMENT(S)
REQ.'D	REQUIRED
REV.	REVERSE OR REVISION
RM.	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FEET OR FOOT
SHT.	SHEET
SIM.	SIMILAR
SIMP.	SIMPSON
S.M.S.	SHEET METAL SCREWS
SPEC.	SPECIFICATION
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
ST.	STREET
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE OR STRUCTURAL
SYM.	SYMBOL
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SPECIFIED
TEMP.	TEMPERATURE
T&G	TONGUE AND GROOVE
THK.	THICK
THRESH.	THRESHOLD
T.O.	TOP OF
T.O.S.	TOP OF SHEATHING
T.O.W.	TOP OF WALL
TR.	TREAD
T.S.	TUBE STEEL
T-STAT.	THERMOSTAT
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORIES
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VEN.	VENEER
VERT.	VERTICAL
VFY.	VERIFY
V.I.F.	VERIFY IN FIELD
V.G.	VERTICAL GRAIN
W.	WEST
W/	WITH
W/IN	WITHIN
WD.	WOOD
W.A.	WATER HEATER
WNDW.	WINDOW
WRGB	WATER RESISTANT GYPSUM WALL BOARD
W/O	WITHOUT
W.P.	WATER PROOF
WSCT.	WAINSCOT
WT.	WEIGHT
YRD.	YARD

ARCHITECTURAL SYMBOLS



PROJECT INFORMATION

PROJECT ADDRESS:	40301 E Larch Mountain Rd, Corbett, OR 97019
LEGAL DESCRIPTION:	1N-5E-30CC-TAX LOT 1500 & 1600
ALT. ACCOUNT. #:	R82300010 + R82301940
YEAR BUILT:	1924
ZONING DESIGNATION:	GGF-40
MAX HEIGHT ALLOWED:	35'
PROPOSED HEIGHT:	33' - 4" (Existing)
EXISTING LOT SIZE:	TAX LOT 1600: 41,754 SF TAX LOT 1500: 9,725 SF

FLOOR AREAS:

MAIN BUILDING EXISTING:		MAIN BUILDING PROPOSED:	
Basement:	1067 SF	Basement:	4194 SF
First Floor:	3222 SF	First Floor:	4458 SF
Second Floor:	1850 SF	Second Floor:	2872 SF
TOTAL:	6139 SF	TOTAL:	11524 SF
Accessory Bldg:	425 SF	Accessory Bldg:	425 SF

APPLICABLE BUILDING CODES:

1. MULTNOMAH COUNTY CODE OF ORDINANCES
2. 2014 OREGON STRUCTURAL SPECIALTY CODE

ASSOCIATED PERMITS, APPEALS, L.U.R.'S ETC.

PRE-APPLICATION CONFERENCE NOTES:

CASE FILE NO.: PA 2016 - 6044

JAN 26 2018

BY:

tabbies

EXHIBIT A.5

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET

NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd, Corbett, OR 97019

INDEX, PROJECT INFORMATION, VICINITY MAP

LAND USE SUBMITTAL

PROJECT NO: 1723
DRWN BY: JC | CHK'D BY: KMD
DATE: 1/19/2018

G0.0

TOPOGRAPHIC SURVEY FOR PETER MEIJER ARCHITECT

LOCATED IN THE SW 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 5 EAST W.M.
LOTS 1 AND 2 OF BLOCK 1 AND LOT 2 OF BLOCK 2, RE-PLAT OF PARTS OF
BLOCKS 1 & 2 OF THOR'S HEIGHTS ADDITION,
MULTNOMAH COUNTY, OREGON.
TAX LOTS 1500 & 1600, 1N-5E-30CC

NARRATIVE:

[illegible]

HORIZONTAL DATUM:

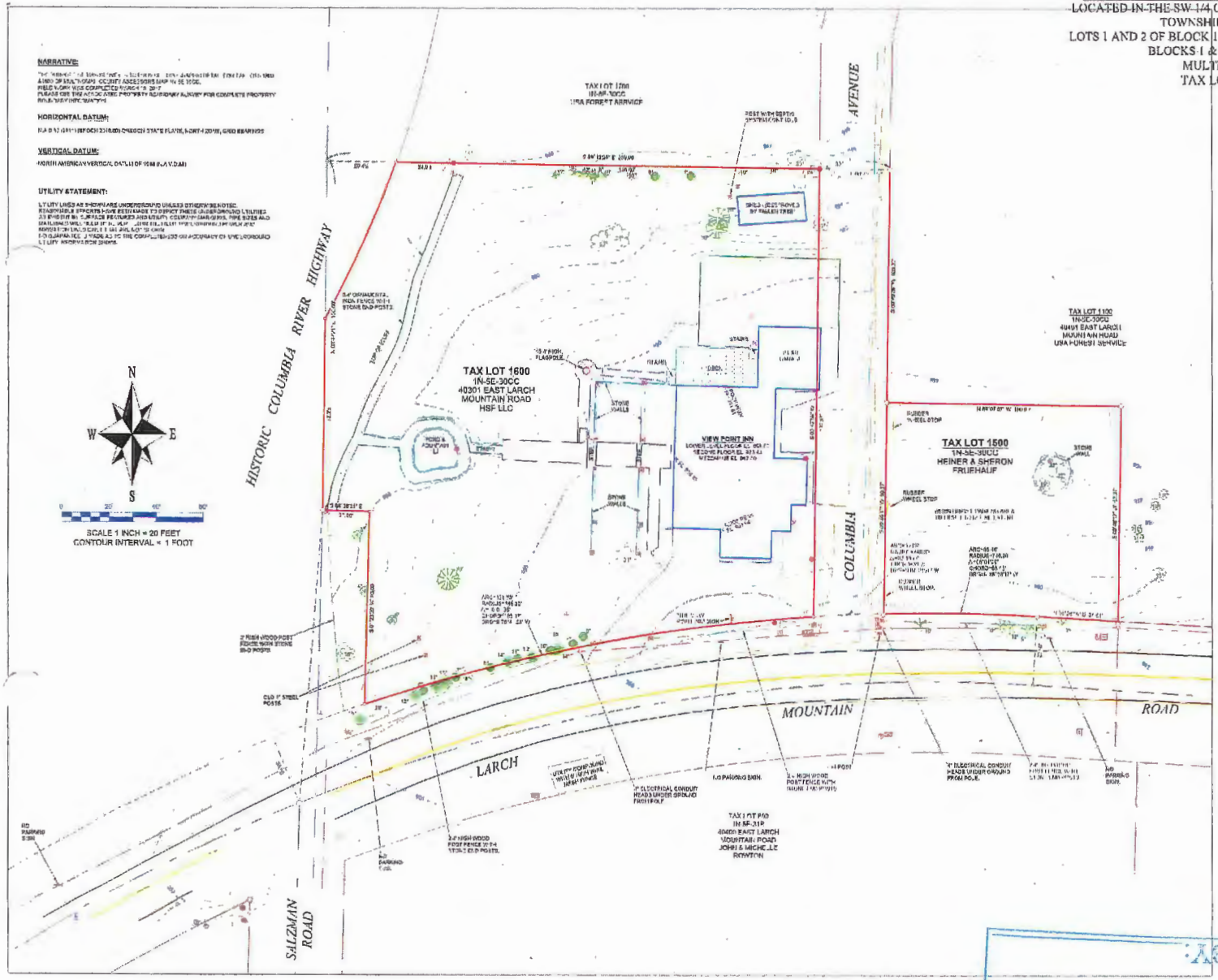
[illegible] OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)

UTILITY STATEMENT:

UTILITY LINES AS SHOWN ARE UNDERGROUND UNLESS OTHERWISE NOTED. REASONABLE EFFORTS HAVE BEEN MADE TO DEPICT THESE UNDERGROUND UTILITIES AS PROVIDED BY SURVEYS REQUIRED AND MAPS, COMPANY MARKINGS, PIPE SIZES AND MULTIPLE UNDERGROUND UTILITIES MAY EXIST. [illegible] THE ACCURACY OF THE UNDERGROUND UTILITY INFORMATION SHOWN.



SYMBOL LEGEND:

- SURVEY CONTROL POINT
- PROPERTY MONUMENT SET (SEE BOUNDARY SURVEY)
- MONUMENT SET (SEE BOUNDARY SURVEY)
- UTILITY POLE
- CLEANOUT
- ELECTRICAL METER
- ELECTRICAL OUTLET
- HYDRANT
- SIGN
- WATER METER
- WATER VALVE
- GAS VALVE
- STEEL WIRE ANCHOR
- STORM CATCH BASIN
- FIBER
- UTILITY VAULT
- TELEPHONE PEDESTAL
- MAILBOX
- FLOOR DRAIN
- FLAGPOLE
- POST
- FENCE
- SANITARY SEWER
- UNKNOWN WATER
- UNKNOWN DRAINAGE
- TREE OF UNKNOWN SPECIES WITH TRUNK DIAMETER
- FIR TREE WITH TRUNK DIAMETER
- PINE TREE WITH TRUNK DIAMETER
- FRUIT TREE WITH TRUNK DIAMETER
- CEDAR TREE WITH TRUNK DIAMETER
- HOLLY TREE WITH TRUNK DIAMETER
- GRAVEL
- BUILDING
- PAVEMENT
- CONCRETE
- WOOD DECKING
- STONE WALKWAY OR RETAINING WALL

REGISTERED PROFESSIONAL LAND SURVEYOR

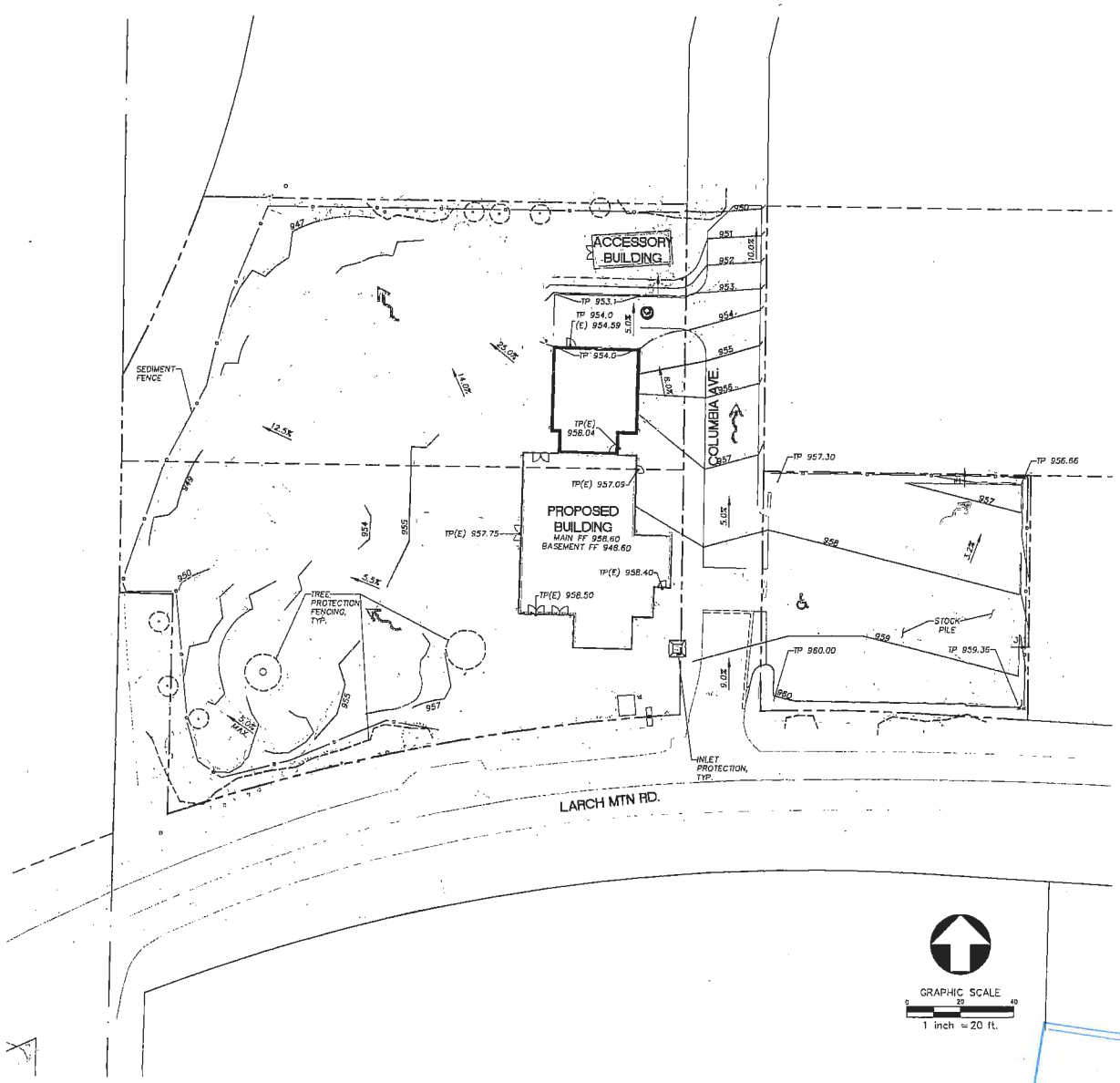
OREGON
JANUARY 15, 2002
BRADLEY J. CLOSS
59021

RENEWS: 12/31/2017

PROJECT NUMBER: 2017002
DATE OF DRAWING: MARCH 17 2017

COLUMBIA RIVER SURVEYING & MAPPING
1767 12th St, #101
HOOD RIVER, OREGON, 97031
PHONE: 541-386-5002
EMAIL: INFO@COLUMBIASURVEYING.COM

JAN 26 2018



GRADING NOTES

1. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION.
2. MAJORITY OF CUT WITHIN PROPOSED BUILDING FOOTPRINT IN ORDER TO CREATE FULL BASEMENT. MAJORITY OF FILL IS PARKING AND DRIVE GRAVEL SURFACING.
3. EARTHWORK (EXISTING GRADE TO FINISHED GRADE)
   480 CY FILL
   1093 CY CUT
   613 CY NET FILL

GRADING LEGEND

	STOCKPILE AREA WITH PLASTIC SHEETING	4 / C3.0
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	3 / C3.0
TC XXX.XX	GRADE AT TOP OF CURB	
TP XXX.XX	GRADE AT TOP OF PAVEMENT	
FG XX.XX	FINISHED GRADE	
EG XX.XX	EXISTING GRADE	
X	ADA ACCESS SEE ENLARGED PLANS	
X.XX	SLOPE ARROW	
GB	GRADE BREAK	
	EXISTING CONTOUR	
986	PROPOSED CONTOUR	
	SEDIMENT FENCE	1 / C3.0
	DRAINAGE FLOW DIRECTION	
	FILTER FABRIC INLET PROTECTION	2 / C3.0
	BIO BAG PROTECTION	
	TREE PROTECTION FENCING	5 / C3.0

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		SETBACK LINE
		BLDG OVERHANG
		SAWCUT LINE
		EDGE OF PAVEMENT
		CURB, WHEEL STOPS
		STORM PIPE
		CATCH BASIN
		DRYWELL
		FLOW LINE
		SANITARY LINE
		SANITARY CLEANOUT
		SANITARY DRAIN FIELD
		WATER LINE
		WATER METER VAULT
		WATER VALVE
		CONCRETE
		A.C. PAVEMENT
		GRAVEL
		STONE WALKWAY
		STONE WALL
		FENCE
		TREE
		MAIL BOX
		GRAVEL
		BUILDING
		PAVEMENT
		CONCRETE
		WOOD DECKING
		STONE WALL

JAN 26 2018

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

EMERICK ARCHITECTS
233 SOUTHWEST FOURTH AVE SUITE 300 PORTLAND OR 97204
P 503.233.9400 W EMERICKARCHITECTS.COM

Humber Design Group, Inc.
Portland, OR • 503.946.6690 • hdgpdx.com

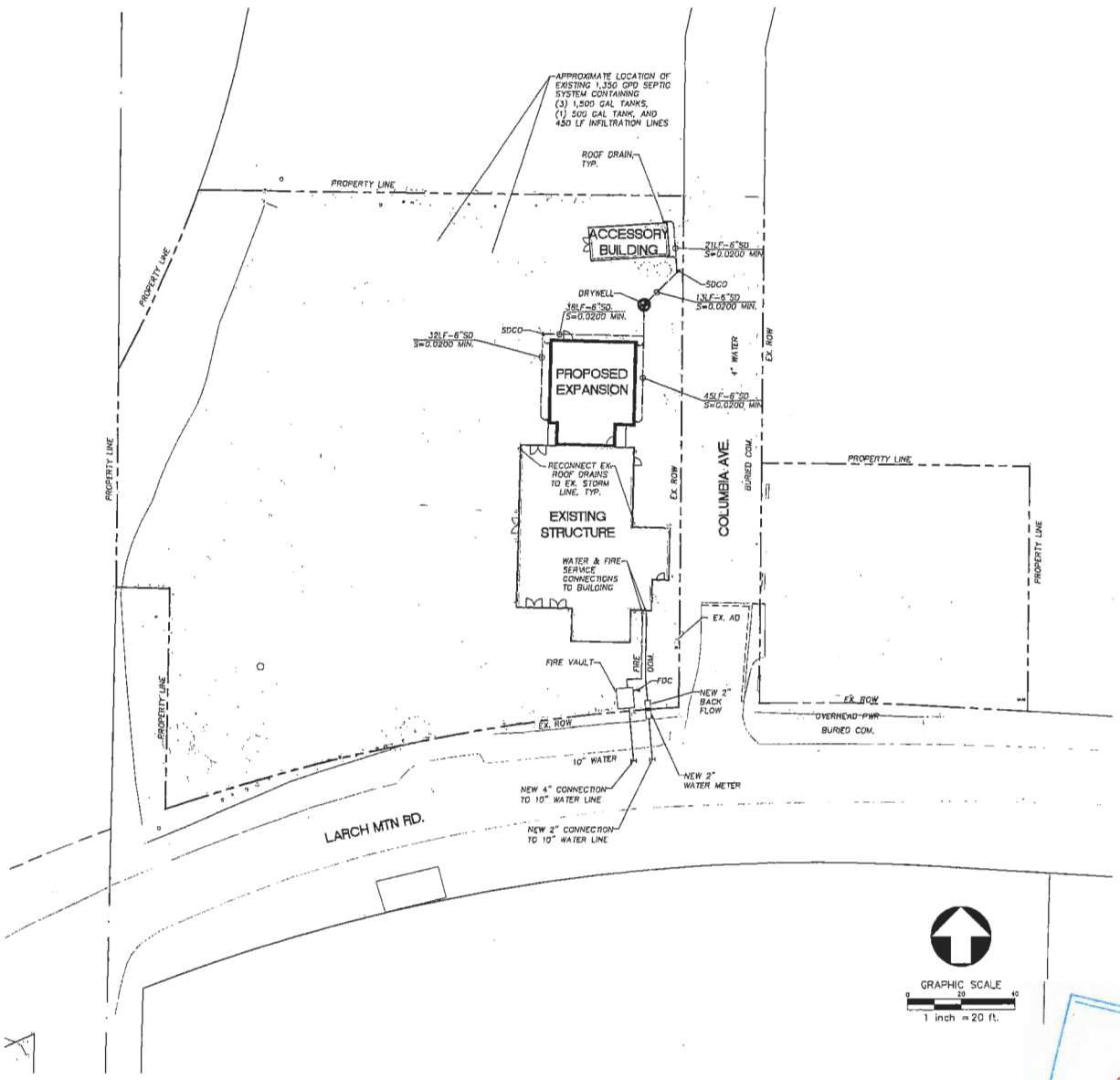
REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.,
Corbett, OR 97019

GRADING AND EROSION CONTROL PLAN

PROJECT NO: 1723
DRWN BY: JIAF CHKD BY: IASW
DATE: 01.19.18

C1.0



UTILITY NOTES

1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY CORBETT WATER DISTRICT AT OWNER'S EXPENSE. CONTRACTOR SHALL COORDINATE WITH CORBETT WATER DISTRICT MANAGER, JEFF BUSTO (503)695-2284.
2. CONTRACTOR SHALL LOCATE EXISTING SEPTIC FACILITIES PRIOR TO CONSTRUCTION TO VERIFY LOCATION.
3. INSTALL FOUNDATION DRAIN AROUND PERIMETER OF ALL STRUCTURES.
4. CAP AND ABANDON EXISTING WATER SERVICE AT MAIN.

UTILITY LEGEND

- AREA DRAIN, CATCH BASIN, OVERFLOW DRAIN
- CLEANOUT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER VAULT
- DRYWELL

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		SETBACK LINE
		BLDG OVERHANG
		SAWCUT LINE
		EDGE OF PAVEMENT
		CURB, WHEEL STOPS
		STORM PIPE
		CATCH BASIN
		DRYWELL
		FLOW LINE
		SANITARY LINE
		SANITARY CLEANOUT
		SANITARY DRAIN FIELD
		WATER LINE
		WATER METER VAULT
		WATER VALVE
		CONCRETE
		A.C. PAVEMENT
		GRAVEL
		STONE WALKWAY
		STONE WALL
		FENCE
		TREE
		MAIL BOX
		GRAVEL
		BUILDING
		PAVEMENT
		CONCRETE
		WOOD DECKING
		STONE WALL

JAN 26 2018

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

HERICK ARCHITECTS
331 SW FIRST AVE, SUITE 300 PORTLAND, OR 97204
P 503.224.1482 W HERICKARCHITECTS.COM

Humber Design Group, Inc.
Portland, OR • 503.945.6616 • hdgpdx.com

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.,
Corbett, OR 97019

UTILITY PLAN

PROJECT NO: 1722
DRAWN BY: JAF CHK'D BY: TASW
DATE: 01.19.18

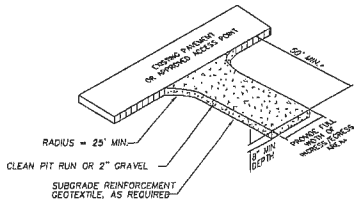
C2.0

EROSION CONTROL NOTES

1. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE WORK SITE. THE CONTRACTOR SHALL USE ALL AVAILABLE MEANS TO ACHIEVE THIS RESULT.
3. THE IMPLEMENTATION OF THESE ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE BOUNDARY OF THE CLEARING LIMITS SHOWN ON THIS PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
8. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
9. ALL STORM INLETS SHALL BE PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. CLEANING OF CATCH BASINS SHALL OCCUR WHEN SEDIMENT CONSUMES ONE-THIRD OF THE DEVICE STORAGE AREA. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT NOT RECEIVING A HARD, DURABLE SURFACE SHALL BE GRASSED AND/OR LANDSCAPED AT EARLIEST PRACTICABLE TIME.
11. IN GENERAL, CONSTRUCTION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM. THE CONTRACTOR SHALL CONSTRUCT ESC FACILITIES IN CONJUNCTION WITH ALL CLEARING, GRADING AND OTHER LAND ALTERATION ACTIVITIES.
12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
13. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN FUNCTIONAL AND IN PLACE UNTIL THEIR REMOVAL IS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL COMPLETELY RESTORE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY EROSION CONTROL MEASURES. REMOVED MATERIALS SHALL BECOME PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND JURISDICTIONS.
14. CONTRACTOR WILL PROVIDE TRUCKS THAT ARE WELL SEALED FOR TRANSPORTATION OF SATURATED SOILS/MATERIAL FROM THE SITE. A TRUCK MUST NOT LEAK LIQUIDS AT ANY RATE GREATER THAN 1 GAL./HR.
15. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND 2008 EROSION AND SEDIMENT CONTROL MANUAL.
16. SUPPLEMENTARY WET WEATHER MEASURES SHALL BE IN PLACE AND FUNCTIONING BY OCTOBER 1 AND REMAIN OPERATIONAL UNTIL APRIL 30.
17. SUPPLEMENTARY WET WEATHER MEASURES ARE IN ADDITION TO BASE MEASURES.
18. WHEN CONCRETE TRUCKS ARE USED, A SHALLOW PIT SHALL BE DUG FOR RESIDUAL CONCRETE, AGGREGATE AND WATER. TRUCKS THAT RECYCLE THIS RESIDUAL BACK INTO THE TRUCK MAY BE USED IN LIEU OF THE PIT.
19. IF FERTILIZERS ARE USED TO ESTABLISH VEGETATION, THE APPLICATION RATES SHALL FOLLOW THE MANUFACTURER'S GUIDELINES AND THE APPLICATION SHALL BE DONE IN SUCH A WAY TO MINIMIZE NUTRIENT-LADEN RUNOFF TO RECEIVING WATERS.
20. STOCKPILES SHALL BE LOCATED AWAY FROM THE CONSTRUCTION ACTIVITY AND SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY.
21. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVE THE SITE SHALL BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE OR PROPERLY DISPOSED.
22. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK SHALL BE INSTALLED BEFORE ANY LAND DISTURBANCE.

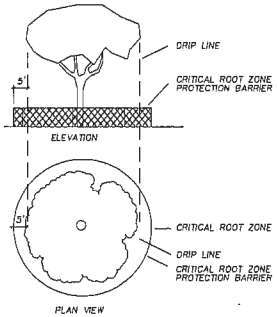
SEDIMENT FENCE NOTES

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A 6-INCH MINIMUM OVERLAP, AND BOTH END SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACHED AS SHOWN IN SEDIMENT FENCE DETAIL INCLUDED IN THESE PLANS.
2. 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.
3. A TRENCH SHALL BE CUT ALONG SLOPE CONTOURS AND AROUND STOCKPILES FOR SILT FENCE INSTALLATION. THE FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM THE FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE UPHILL SIDE OF AND AGAINST THE FENCE.
4. STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS TO FIT 2"x2" INSTALLATION POST. STAPLED FENCE PRODUCTS ARE NOT ALLOWED. STITCHED LOOPS SHALL BE INSTALLED ON THE UPHILL SIDE OF THE SLOPED AREA, WITH POST SPACED A MAXIMUM OF 6 FEET APART.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. SILT FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS, OR ADDITIONS SHALL BE MADE IMMEDIATELY.
7. AT NO TIME SHALL MORE THAN 1-FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE UP SLOPE OF A SILT FENCE. SEDIMENT SHALL BE REMOVED OR RE-GRADED ONTO SLOPES AND THE SILT FENCE REPAIRED AND REESTABLISHED.



*20' MIN. FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL

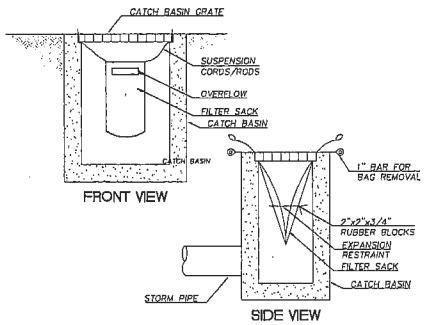
3 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NTS



NOTES:

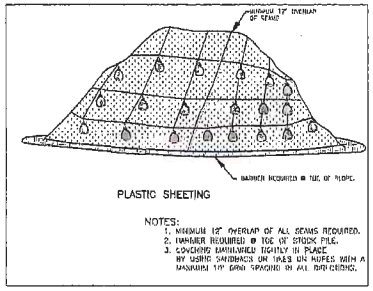
1. THE ROOT PROTECTION ZONE IS A MINIMUM OF 1 FOOT FOR EVERY 1 INCH OF TREE DIAMETER.
2. AT THE PERIMETER OF THE ROOT PROTECTION ZONE THERE MUST BE A 6' TALL CHAINLINK FENCE HAVING 8' POSTS.

5 TREE PROTECTION DETAIL
NTS



NOTE:
1. REPLACE BIOFILTER BAGS WITH INSERT SACKS AFTER THE FIRST LIFT OF PAVING.

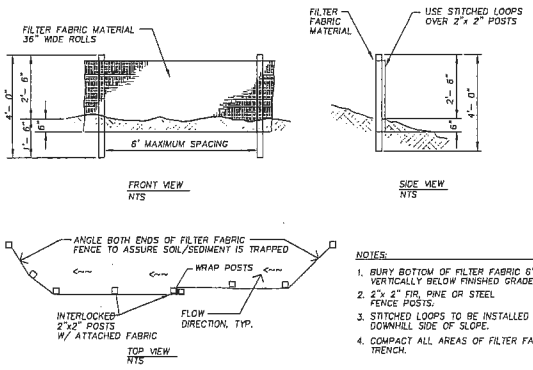
2 FILTER FABRIC INLET PROTECTION
NTS



PLASTIC SHEETING

NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS ON 10-FT ON CENTERS WITH A MAXIMUM 1/2" GRID SPACING IN ALL DIRECTIONS.

4 PLASTIC SHEETING
NTS



NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED DOWNHILL SIDE OF SLOPE.
4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.

1 SEDIMENT FENCE
NTS

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

RECEIVED
JAN 26 2018
BY:

EMERICK ARCHITECTS
Humber Design Group, Inc.

REV. #: DATE: DESCRIPTION:

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.,
Corbett, OR 97019

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

PROJECT NO: 1723
DRWN BY: JKP CHK'D BY: JASW
DATE: 01.19.18

C3.0

TREE INVENTORY TABLE

#	TREE SPECIES (Botanical Name ~ Common Name)	SIZE	STATUS
1	Ilex aquifolium ~ English Holly	12" DIAMETER	TO REMAIN
2	Ilex aquifolium ~ English Holly	10" DIAMETER	TO REMAIN
3	Ilex aquifolium ~ English Holly	12" DIAMETER	TO REMAIN
4	Ilex aquifolium ~ English Holly	6" DIAMETER	TO REMAIN
5	Ilex aquifolium ~ English Holly	3" DIAMETER	TO REMAIN
6	Ilex aquifolium ~ English Holly	5" DIAMETER	TO REMAIN
7	Ilex aquifolium ~ English Holly	8" DIAMETER	TO REMAIN
8	Alnus rubra ~ Red Alder	10" DIAMETER	TO REMAIN
9	Pinus nigra ~ Black Pine	9" DIAMETER	TO REMAIN
10	Pinus nigra ~ Black Pine	7" DIAMETER	TO REMAIN
11	Acer platanoides ~ Norway Maple	10" DIAMETER	TO REMAIN
12	Acer platanoides ~ Norway Maple	18" DIAMETER	TO REMAIN
13	Acer platanoides ~ Norway Maple	24" DIAMETER	TO REMAIN
14	Pseudotsuga menziesii ~ Douglas Fir	28" DIAMETER	TO BE REMOVED
15	Pseudotsuga menziesii ~ Douglas Fir	30" DIAMETER	TO BE REMOVED

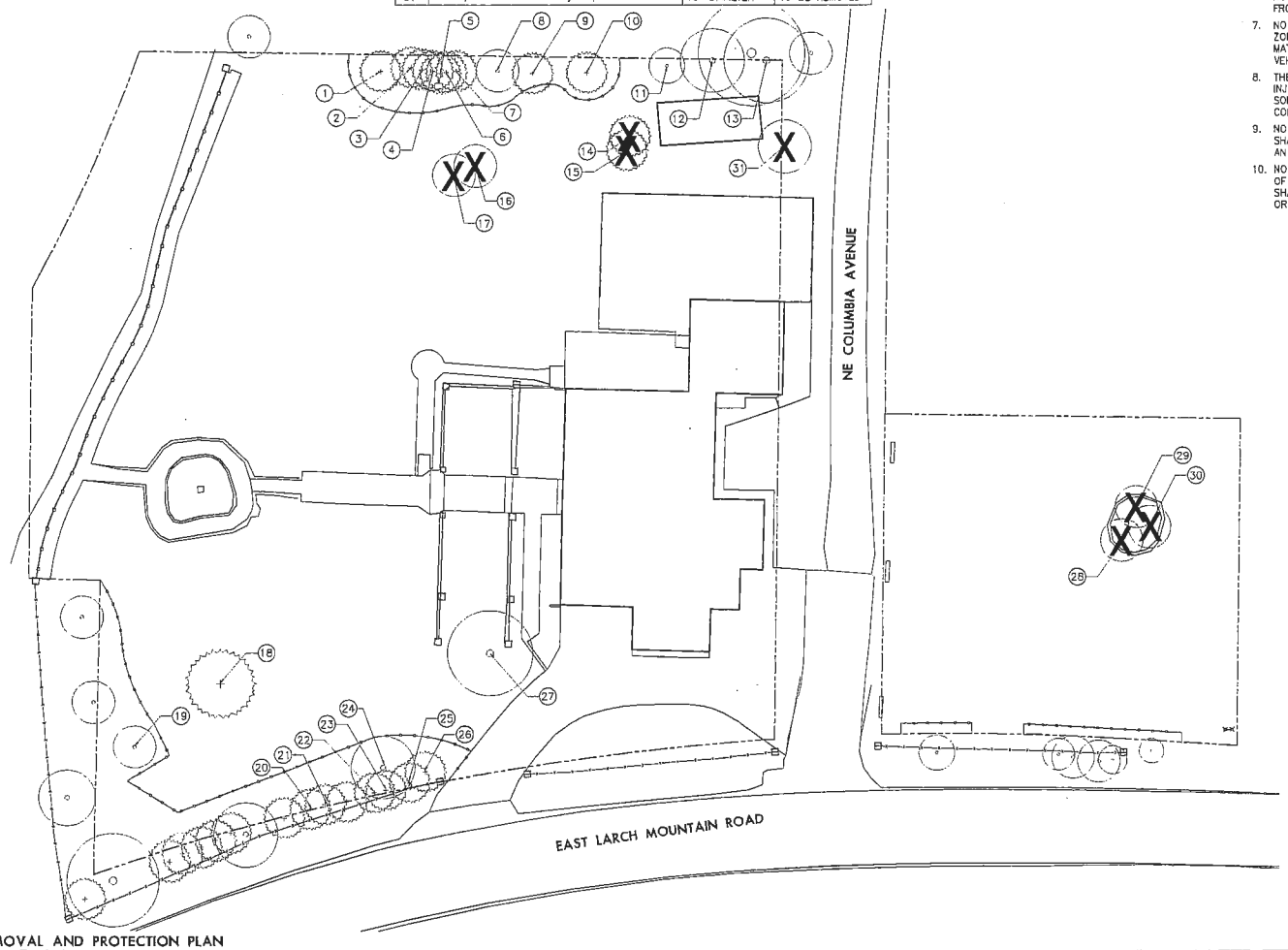
#	TREE SPECIES (Botanical Name ~ Common Name)	SIZE	STATUS
16	Alnus rubra ~ Red Alder	24" DIAMETER	TO BE REMOVED
17	Alnus rubra ~ Red Alder	22" DIAMETER	TO BE REMOVED
18	Pseudotsuga menziesii ~ Douglas Fir	30" DIAMETER	TO REMAIN
19	Prunus sargentii ~ Sargent Cherry	4" DIAMETER	TO REMAIN
20	Pinus nigra ~ Black Pine	8" DIAMETER	TO REMAIN
21	Pinus nigra ~ Black Pine	14" DIAMETER	TO REMAIN
22	Pinus nigra ~ Black Pine	10" DIAMETER	TO REMAIN
23	Pinus nigra ~ Black Pine	14" DIAMETER	TO REMAIN
24	Crataegus laevigata ~ English Hawthorne	18" DIAMETER	TO REMAIN
25	Pinus nigra ~ Black Pine	8" DIAMETER	TO REMAIN
26	Pinus nigra ~ Black Pine	9" DIAMETER	TO REMAIN
27	Prunus sargentii ~ Sargent Cherry	24" DIAMETER	TO REMAIN
28	Acer platanoides ~ Norway Maple	18" DIAMETER	TO BE REMOVED
29	Acer platanoides ~ Norway Maple	32" DIAMETER	TO BE REMOVED
30	Acer platanoides ~ Norway Maple	27" DIAMETER	TO BE REMOVED
31	Acer platanoides ~ Norway Maple	15" DIAMETER	TO BE REMOVED

TREE REMOVAL LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS TREE, TO BE REMOVED
- EXISTING EVERGREEN TREE
- EXISTING EVERGREEN TREE, TO BE REMOVED
- TREE PROTECTION FENCING

TREE REMOVAL NOTES

1. THIS PLAN IS BASED ON A SURVEY BY COLUMBIA RIVER SURVEYING AND MAPPING DATED 03/17/2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES. INSTALL PROTECTIVE FENCING WHERE INDICATED ON THE TREE PROTECTION PLAN. PROTECTIVE BARRIERS SHALL BE PLACED BEFORE PHYSICAL DEVELOPMENT STARTS AND SHALL STAY IN PLACE UNTIL AFTER PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
3. TREE PROTECTION FENCING SHALL BE CHAIN LINK, MINIMUM OF 6' HEIGHT, SECURED WITH STEEL POSTS, INSTALLED 5' BEYOND THE EDGE OF THE ROOT ZONE OR AS INDICATED ON THE TREE REMOVAL AND PROTECTION PLAN.
4. EXCAVATION WITHIN THE TREE PROTECTION ZONE WILL BE PERFORMED USING ONLY NON-MOTORIZED HANDHELD TOOLS AND SHALL BE THE MINIMUM NECESSARY TO ACCOMPLISH THE PURPOSE FOR THE EXCAVATION AND TO ENSURE LONG-TERM SURVIVAL OF THE TREE.
5. TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
6. APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE COUNTY MANAGER.
7. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, OR PARKED VEHICLES AND EQUIPMENT.
8. THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUNOFF.
9. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON SITE AND APPROVED BY THE CITY MANAGER.
10. NO FILL OR COMPACTION SHALL OCCUR WITHIN THE CRITICAL ROOT ZONES OF ANY OF THE TREES. IF COMPACTION IS UNAVOIDABLE, MEASURES SHALL BE TAKEN AS RECOMMENDED BY A CERTIFIED ARBORIST TO REDUCE OR MITIGATE THE IMPACT OF THE FILL OR COMPACTION.



1 TREE REMOVAL AND PROTECTION PLAN

Plan
1"=16'-0"

RECEIVED
JAN 26 2018
BY:

lango.hansen
LANDSCAPE ARCHITECTS
1160 n.w. gilsan #13
portland or 97209

REVIEW SET

NOT FOR CONSTRUCTION

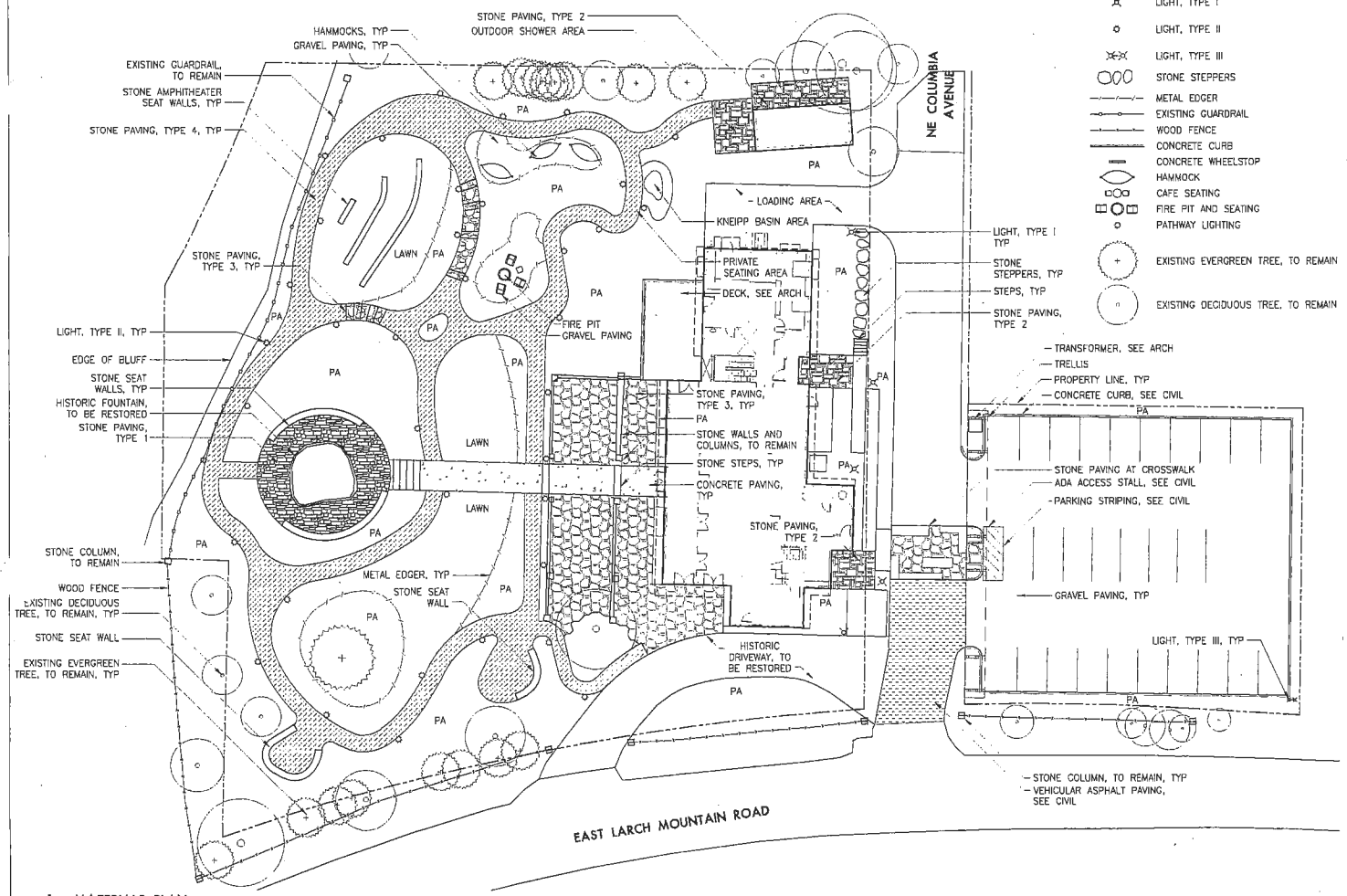
REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

TREE REMOVAL AND PROTECTION PLAN

PROJECT NO: 1723
DRWN BY: BEO CHKD BY: KL
DATE: 01.19.18

L0.01



1 MATERIALS PLAN

Plan
1"=16'-0"

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- PEDESTRIAN CONCRETE PAVING
- VEHICULAR ASPHALT PAVING, SEE CIVIL
- STONE PAVING – TYPE 1
- STONE PAVING – TYPE 2
- STONE PAVING – TYPE 3
- STONE PAVING – TYPE 4
- GRAVEL PAVING
- VEHICULAR GRAVEL PAVING
- LIGHT, TYPE I
- LIGHT, TYPE II
- LIGHT, TYPE III
- STONE STEPPERS
- METAL EDGER
- EXISTING GUARDRAIL
- WOOD FENCE
- CONCRETE CURB
- CONCRETE WHEELSTOP
- HAMMOCK
- CAFE SEATING
- FIRE PIT AND SEATING
- PATHWAY LIGHTING
- EXISTING EVERGREEN TREE, TO REMAIN
- EXISTING DECIDUOUS TREE, TO REMAIN

ABBREVIATIONS

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
ELEC	ELECTRICAL
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SIM	SIMILAR
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
TYP	TYPICAL
W/	WITH

MATERIALS NOTES

1. THIS PLAN IS BASED ON A SURVEY BY COLUMBIA RIVER SURVEYING AND MAPPING DATED 03/17/2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION FOR FENCING AND OTHER REQUIREMENTS.
3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
4. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE, AS WELL AS ANY VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

RECEIVED
JAN 26 2018
BY:

lango.hansen
LANDSCAPE ARCHITECTS
1150 NW Glisan #3B
Portland OR 97209

REVIEW SET

NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

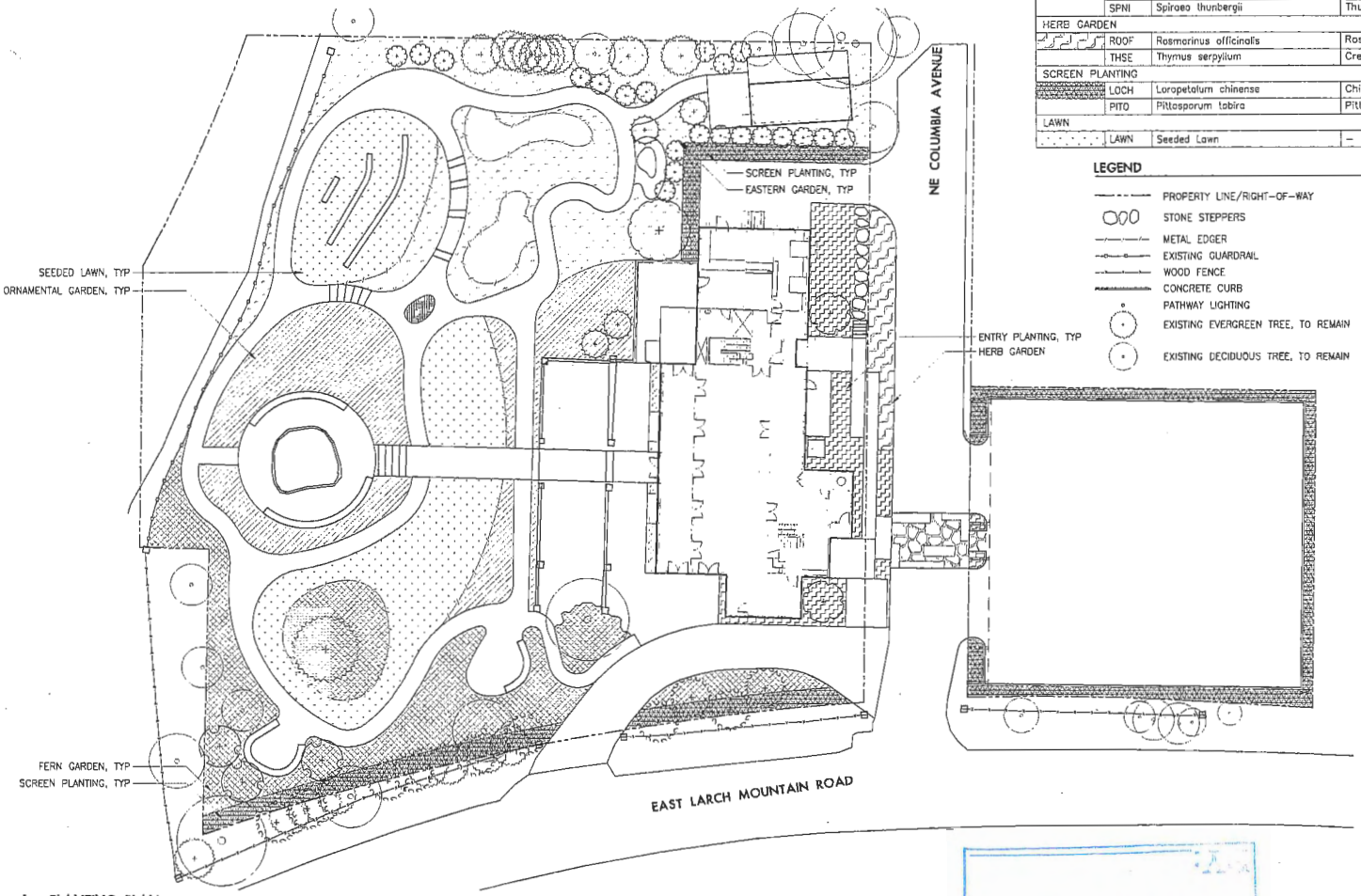
MATERIALS PLAN

PROJECT NO: 1723
DRWN BY: BEO CHKD BY: KL
DATE: 01.19.18

L1.01

PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES					
	AP	Acer palmatum	Japanese Maple	3" CAL., B&B	as shown
	CK	Cornus kousa	Kousa Dogwood	3" CAL., B&B	as shown
	FR	Fargesia rufa 'Green Panda'	Fargesia	#10/CONT	as shown
	MR	Morus rubra	Mulberry Tree	3" CAL., B&B	as shown
	PM	Pinus mugo	Mugo Pine	4' HT., B&B	as shown
	PS	Pinus sylvestris	Scots Pine	7' HT., B&B	as shown
FERN GARDEN					
	AFTI	Athyrium filix-femina	Lady Fern	#5/CONT	3' O.C.
	MARE	Mahonia repens	Creeping Mahonia	#1/CONT	18" O.C.
	OSCI	Osmundastrum cinnamomeum	Cinnamon Fern	#5/CONT	2' O.C.
	PATE	Pachysandra terminalis	Japanese Spurge	SP#4	12" O.C.
	POMU	Polystichum munitum	Sword Fern	#5/CONT	3' O.C.
ORNAMENTAL GARDEN					
	BUMI	Buxus microphylla var. japonica	Japanese Boxwood	#3/CONT	2' O.C.
	CASA	Camellia sasanqua 'Marge Miller'	Camellia	#1/CONT	18" O.C.
	LIMU	Liriope muscari	Lilyturf	#1/CONT	18" O.C.
	HAMA	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#3/CONT	18" O.C.
EASTERN GARDEN					
	DAOD	Daphne odora	Daphne	#1/CONT	3' O.C.
	NADO	Nandina domestica 'Compacta'	Heavenly Bamboo	#5/CONT	3' O.C.
	OPJA	Ophiopogon japonicus	Mondo Grass	#1/CONT	12" O.C.
	PIJA	Pieris japonica	Pieris	#5/CONT	5' O.C.
	TRJA	Trachelospermum jasminoides	Star Jasmine	#1/CONT	12" O.C.
ENTRY PLANTING					
	EDCH	Edgeworthia chrysantha	Edgeworthia	#5/CONT	3' O.C.
	FOIN	Forsythia x intermedia	Forsythia	#5/CONT	5' O.C.
	SPNI	Spiraea thunbergii	Thunberg Spiraea	#5/CONT	4' O.C.
HERB GARDEN					
	ROOF	Rosmarinus officinalis	Rosemary	#5/CONT	30" O.C.
	THSE	Thymus serpyllum	Creeping Thyme	SP#4	12" O.C.
SCREEN PLANTING					
	LOCH	Loropetalum chinense	Chinese Fringe Flower	#5/CONT	4' O.C.
	PITO	Pittosporum tobira	Pittosporum	#5/CONT	5' O.C.
LAWN					
	LAWN	Seeded Lawn	–	–	–



1 PLANTING PLAN

Plan
1"=16'-0"

N

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- STONE STEPPERS
- METAL EDGER
- EXISTING GUARDRAIL
- WOOD FENCE
- CONCRETE CURB
- PATHWAY LIGHTING
- EXISTING EVERGREEN TREE, TO REMAIN
- EXISTING DECIDUOUS TREE, TO REMAIN

ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER
CONT	CONTAINER
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
HT	HEIGHT
O.C.	ON CENTER
SPECS	SPECIFICATIONS
TYP	TYPICAL
#	CONTAINER SIZE

PLANTING NOTES

1. THIS PLAN IS BASED ON A SURVEY BY COLUMBIA RIVER SURVEYING AND MAPPING DATED 03/17/2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
4. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
5. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH, SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE DEEMED NECESSARY BY PLANNING OFFICIAL.
7. ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT RESEEDED DISTURBED AREAS, THOSE ARE ARE TO BE NON-IRRIGATED.

RECEIVED
JAN 26 2018

lango.hansen
LANDSCAPE ARCHITECTS
1100 NW GLISAN AVE
PORTLAND OR 97209

REVIEW SET

NOT FOR CONSTRUCTION

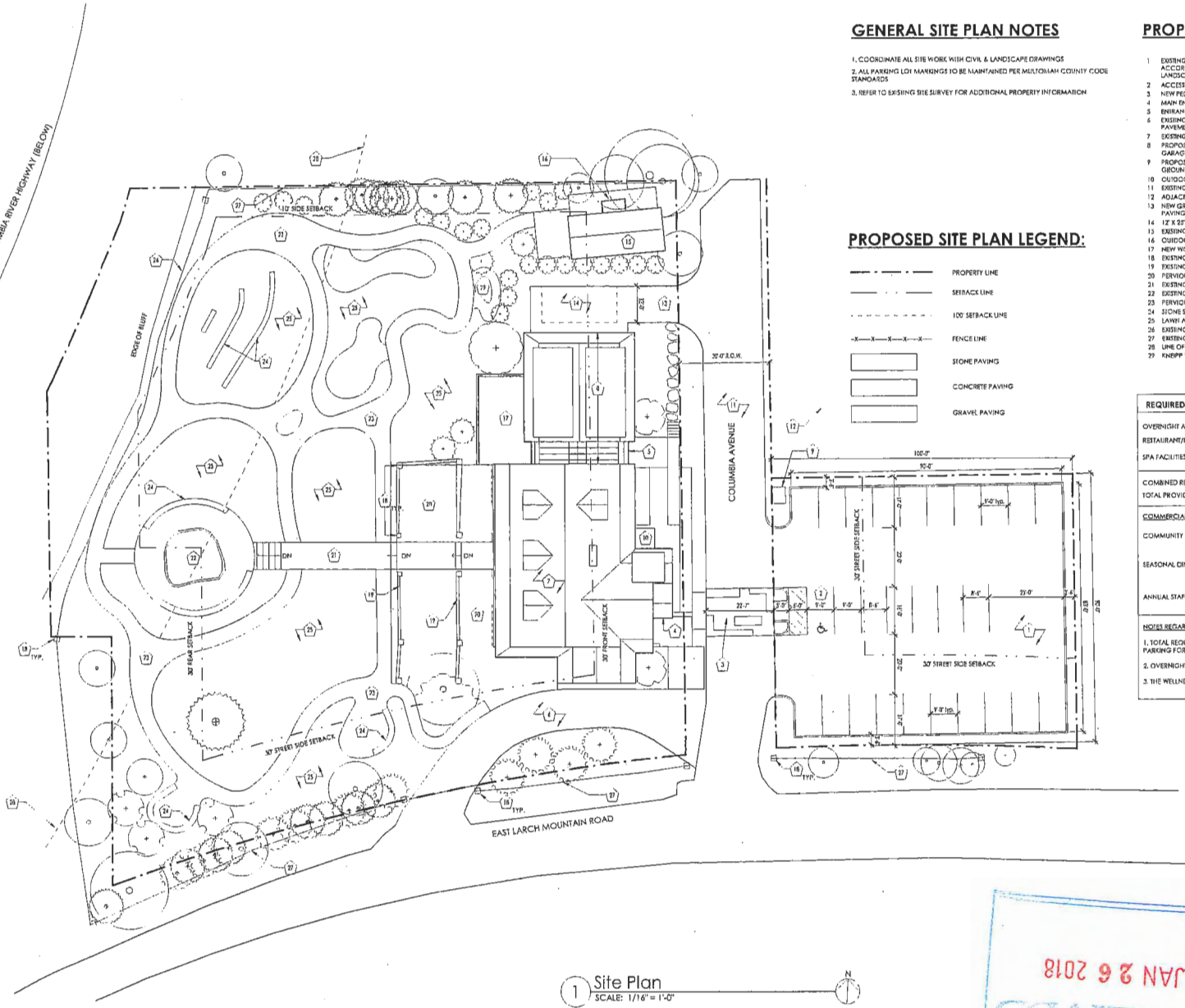
REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

PLANTING PLAN

PROJECT NO: 1723
DRWN BY: BEO CHKD BY: KL
DATE: 01.19.18

L2.01



1 Site Plan
SCALE: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. COORDINATE ALL SITE WORK WITH CIVIL & LANDSCAPE DRAWINGS
2. ALL PARKING LOT MARKINGS TO BE MAINTAINED PER MULTNOMAH COUNTY CODE STANDARDS
3. REFER TO EXISTING SITE SURVEY FOR ADDITIONAL PROPERTY INFORMATION

PROPOSED SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 100' SETBACK LINE
- FENCE LINE
- STONE PAVING
- CONCRETE PAVING
- GRAVEL PAVING

PROPOSED SITE PLAN KEYNOTES:

1. EXISTING GRAVEL PARKING AREA TO BE REFURBISHED. PROVIDE NEW GRAVEL & LAYOUT ACCORDING TO PLANS. PROVIDE 4" THICK CURB AROUND PERIMETER. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
2. ACCESSIBLE STALL & AISLE TO BE PROVIDED
3. NEW PEDESTRIAN CROSSWALK. SEE LANDSCAPE FOR DESIGN
4. MAIN ENTRANCE FOR OVERNIGHT ACCOMMODATIONS
5. ENTRANCE FOR WELLNESS CENTER ACTIVITIES
6. EXISTING HISTORIC DRIVE & AISLE ACCESS TO BE RESURFACED. REMOVE EXISTING PAVEMENT AND PROVIDE NEW GRAVEL SURFACE
7. EXISTING HISTORIC BUILDING TO BE REHABILITATED
8. PROPOSED BUILDING ADDITION @ APPROXIMATE LOCATION OF EXISTING, NON-HISTORIC GARAGE TO BE REMOVED
9. PROPOSED ELECTRICAL TRANSFORMER LOCATION, TO BE SCREENED OR LOCATED BELOW GROUND
10. OUTDOOR COOLER FOR KITCHEN. SEE LANDSCAPE PLANS FOR SCREENING
11. EXISTING GRAVEL SURFACE @ COLUMBIA AVENUE TO REMAIN
12. ADJACENT VACANT LOT--NOT IN CONTRACT
13. NEW GRAVEL DRIVEWAY & LOADING AREA TO REPLACE EXISTING CONCRETE DRIVEWAY PAVING
14. 12' X 30' LOADING SPACE
15. EXISTING SINGLE STORY ACCESSORY BUILDING TO BE RE-CONSTRUCTED
16. OUTDOOR SHOWER AREA TO BE PROVIDED AT NORTH SIDE OF ACCESSORY BUILDING
17. NEW WOOD DECK W/ METAL HANDRAILS TO REPLACE EXISTING DECK
18. EXISTING HISTORIC STONE PILLARS TO REMAIN. REFURBISH EACH AS REQ'D
19. EXISTING HISTORIC LOW STONE WALLS TO REMAIN. REFURBISH AS REQ'D
20. PERVIOUS PATIO PAVING AREA. SEE LANDSCAPE DRAWINGS
21. EXISTING CONCRETE WALKWAY TO BE REFURBISHED
22. EXISTING FOUNTAIN TO BE RESTORED
23. PERVIOUS PATHWAY PAVING. SEE LANDSCAPE DRAWINGS
24. STONE SEATING AREA. SEE LANDSCAPE DRAWINGS
25. LAWN AND/OR PLANTING AREA. SEE LANDSCAPE DRAWINGS
26. EXISTING GUARDRAIL/FENCE TO REMAIN
27. EXISTING FENCING TO REMAIN. REPAIR AND/OR REPLACE AS NECESSARY
28. LINE OF 100' SETBACK FROM EDGE OF COLUMBIA RIVER HIGHWAY
29. KNEIPP WATER BASIN AREA

REQUIRED OFF-STREET PARKING PER MCC 38.4205		
OVERNIGHT ACCOMMODATIONS:	5 GUEST ROOMS	= 5 PARKING SPACES
RESTAURANT/DINING ROOM:	1225sf/100sf	= 12 PARKING SPACES
SPA FACILITIES (PERSONAL SERVICE):	397Sf/400sf	= 10 PARKING SPACES
COMBINED REQUIRED:		= 27 PARKING SPACES
TOTAL PROVIDED:		= 27 PARKING SPACES
COMMERCIAL EVENT PARKING		
COMMUNITY LECTURES:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL LECTURE PARKING REQUIRED = 19 + 5 = 24	
SEASONAL DINNERS:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL DINNER PARKING REQUIRED = 19 + 5 = 24	
ANNUAL STAFF HOLIDAY PARTY:	80 GUESTS MAXIMUM - INCLUDING STAFF (80/3)=27 TOTAL HOLIDAY PARTY PARKING REQUIRED: 27	

NOTES REGARDING COMMERCIAL EVENTS:

1. TOTAL REQUIRED PARKING FOR COMMUNITY LECTURE + SEASONAL DINNER EVENTS INCLUDES PARKING FOR OVERNIGHT ACCOMMODATIONS.
2. OVERNIGHT ACCOMMODATIONS WILL NOT BE AVAILABLE DURING ANNUAL HOLIDAY PARTY
3. THE WELLNESS CENTER/SPA FEATURES WILL NOT BE OPEN DURING COMMERCIAL EVENTS

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

SITE PLAN

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A0.1

PLAN LEGEND:

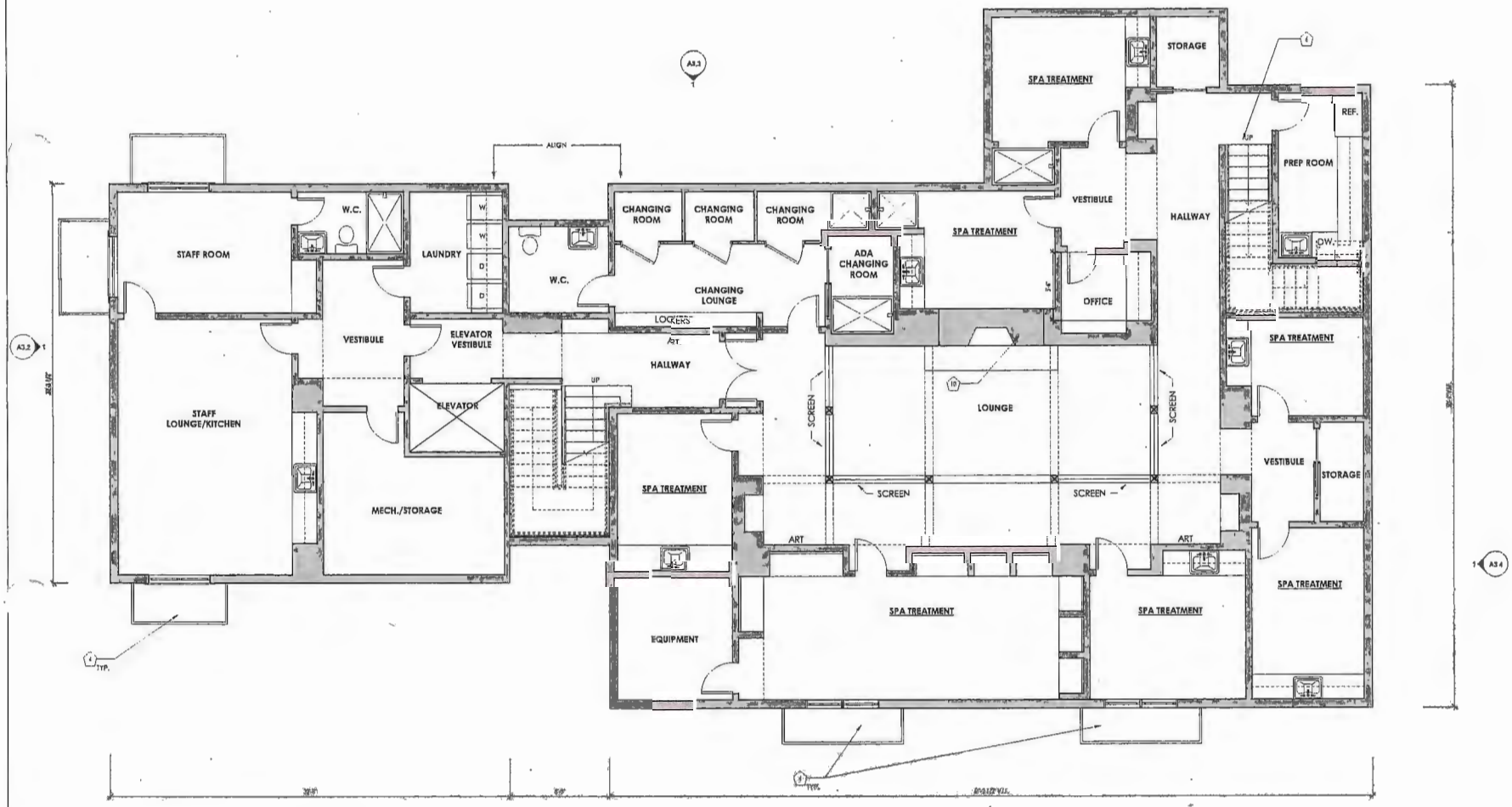
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COASER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTIABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TRADITIONAL WATER BLEEDING
3 DOUBLE HEIGHT SPACE
4 WINDOW WELL TO BASEMENT. SEE EXT. ELEVATION
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 NEW WALK-IN COOLER
8 SEE MATERIALS SHEET LUR-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9 NEW WOOD DECK. SEE SITE PLAN FOR MATERIALS
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

CONSULTANT LOGO SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

BASEMENT FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRAWN BY: JC CHKD BY: RMD
DATE: 1/19/2018

A2.1

LAND USE SUBMITTAL

PLAN LEGEND:

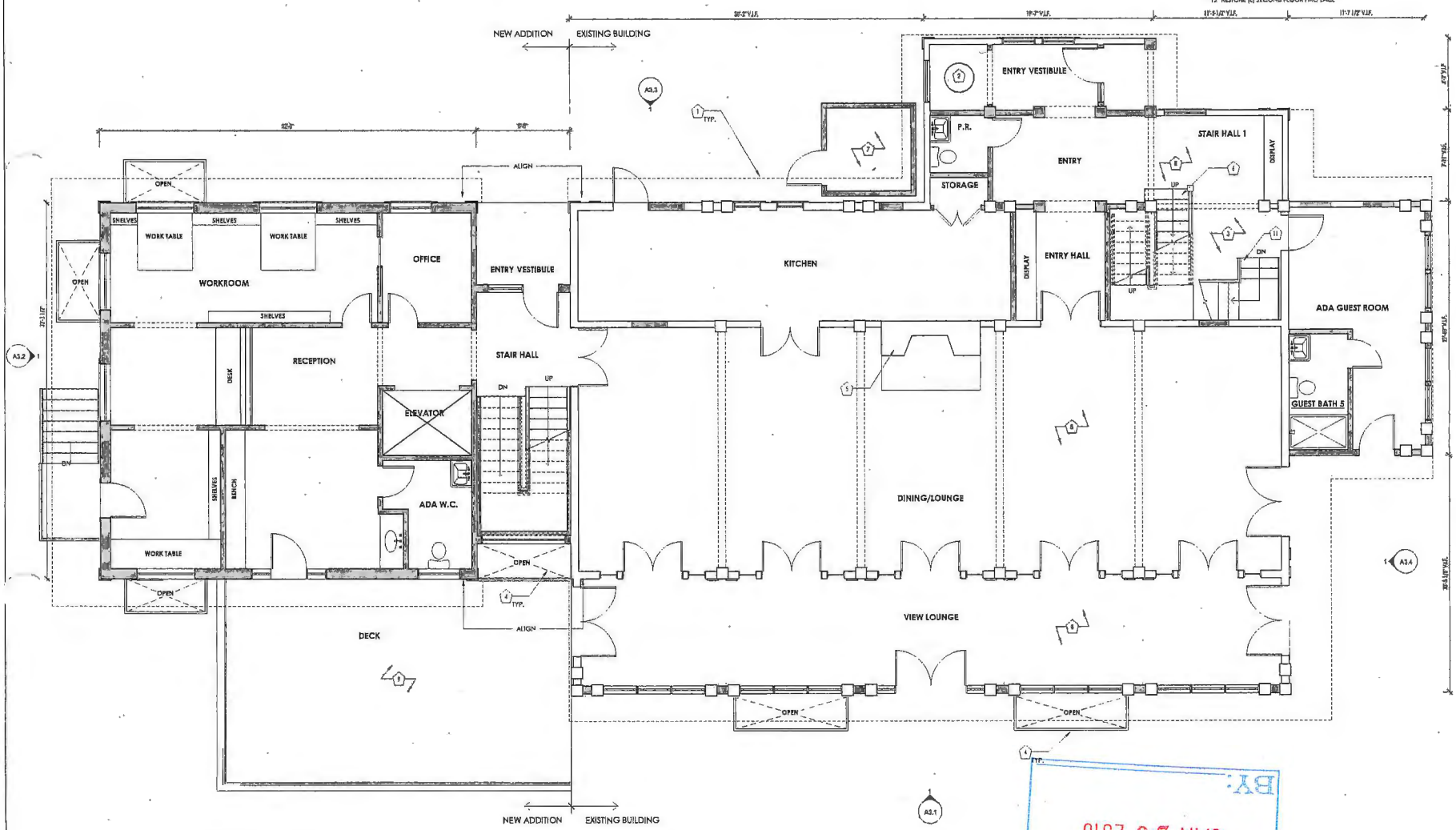
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1. ROOF OVERHANG
2. TSUKUBAI WATER BLESSING
3. DOUBLE HEIGHT SPACE
4. WINDOW WELL TO BASEMENT, SEE EXT. ELEVATION
5. RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6. NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7. NEW WALK-IN COOLER
8. SEE MATERIALS SHEET LUR-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9. NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
10. NEW MASONRY FIREPLACE @ BASEMENT
11. NEW BASEMENT STAIR
12. RESTORE (E) SECOND FLOOR FIREPLACE



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

FIRST FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A2.2

LAND USE SUBMITTAL

PLAN LEGEND:

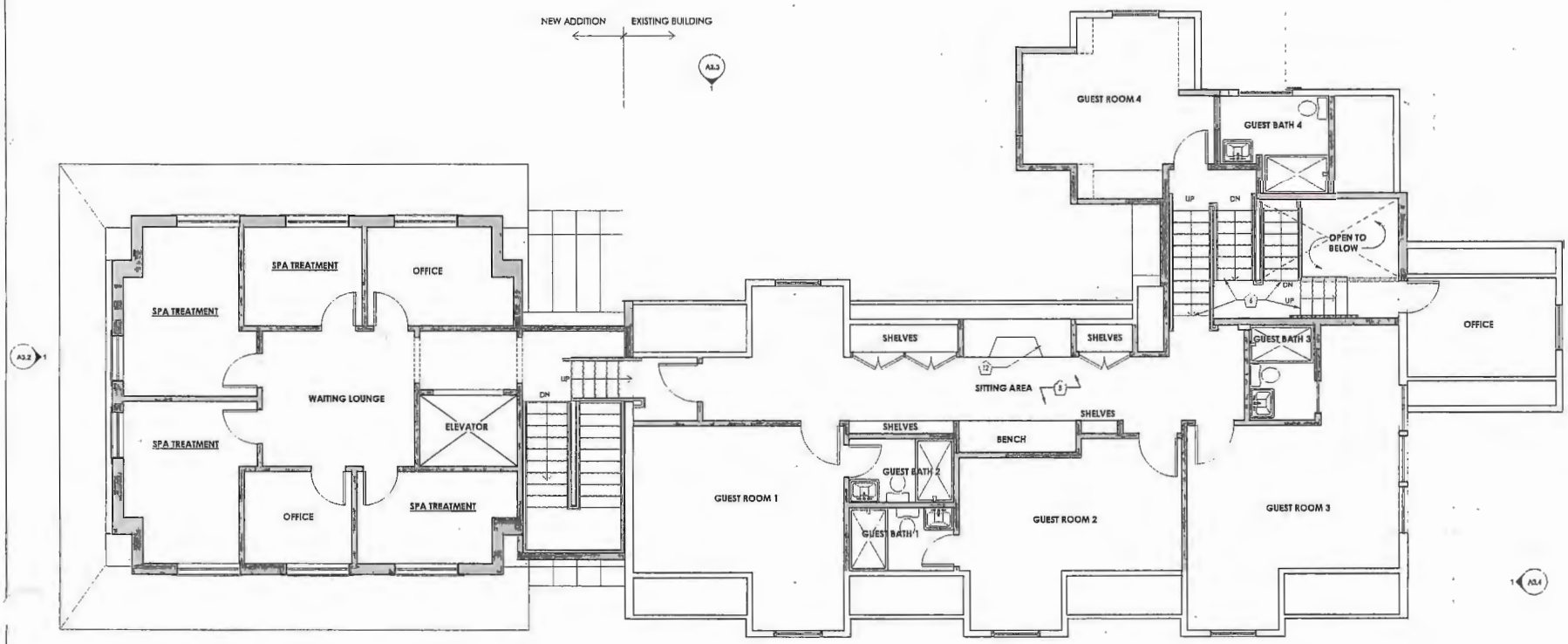
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTAIBLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSUKUBAI WATER BLESSING
3 DOUBLE HEIGHT SPACE
4 WINDOW WELL TO BASEMENT. SEE EXT. ELEVATION
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE, DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 NEW WALK-IN COOLER
8 SEE MATERIALS SHEET LUR-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9 NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW ADDITION EXISTING BUILDING

RECEIVED
JAN 26 2018

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

SECOND FLOOR PLAN - PROPOSED

PROJECT NO: 1725
DRWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

A2.3

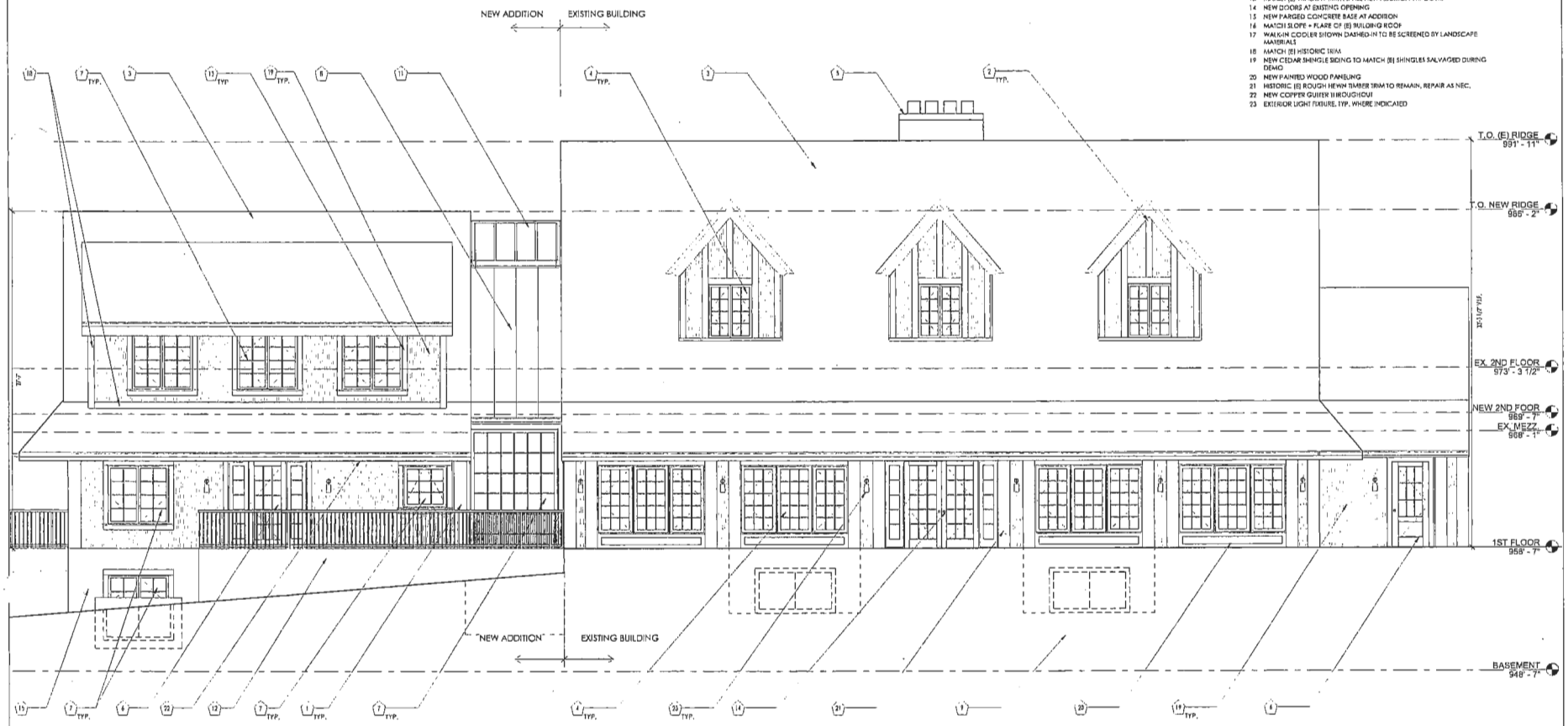
LAND USE SUBMITTAL

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEWN TIMBER TRIM
2. REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9. NEW WINDOW WELL TO BASEMENT, TYP.
10. NEW DORMER IN LOCATION OF PREVIOUS DORMER. PATCH + REPAIR AS REQ.
11. NEW RIDGE SKYLIGHT
12. NEW WOOD DECK W/ PTD METAL RAILINGS
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE BASE AT ADDITION
16. MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17. WALK-IN COOLER SHOWN DASHED-IN TO BE SCREENED BY LANDSCAPE MATERIALS
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



1 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS
2535 SW-SIXTH AVENUE, SUITE 200 PORTLAND, OR 97201
P 503.227.1254 F 503.227.1274 WWW.EMERICKARCHITECTS.COM

CONSULTANT LOGO SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

WEST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: EMD
DATE: 1/19/2018

A3.1

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

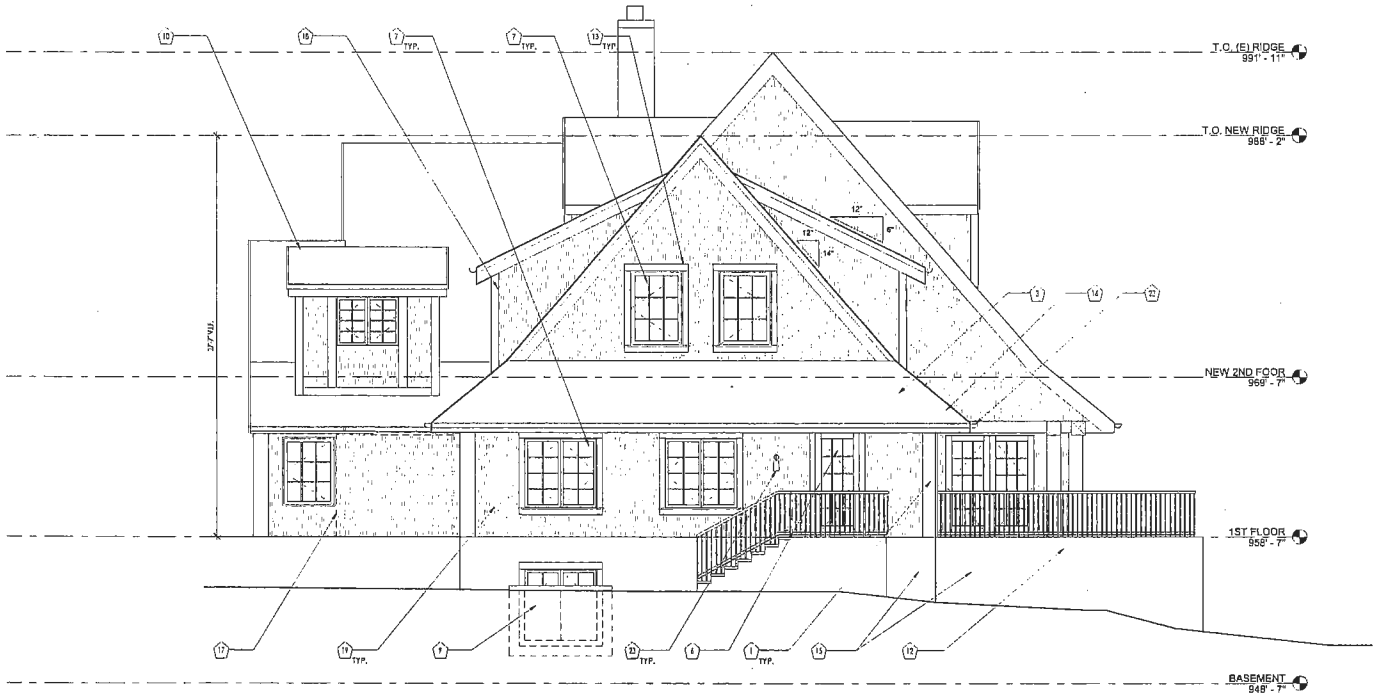
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 MATCH (E) ROUGH HEWN TIMBER TRIM
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS, REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8 NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9 NEW WINDOW WELL TO BASEMENT, TYP.
10 NEW DORMER IN LOCATION OF PREVIOUS DORMER, PATCH + REPAIR AS REQ.
11 NEW RIDGE SKYLIGHT
12 NEW WOOD DECK W/ PTD METAL RAILINGS
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW FARGED CONCRETE BASE AT ADDITION
16 MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17 WALK-IN COOLER SHOWN DASHED-IN TO BE SCREENED BY LANDSCAPE MATERIALS
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP., WHERE INDICATED



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

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMBRICK ARCHITECTS
231 NW FIRST AVENUE, SUITE 220 PORTLAND, OR 97209
P 503.224.4420 W EMBRICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

NORTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

A3.2

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

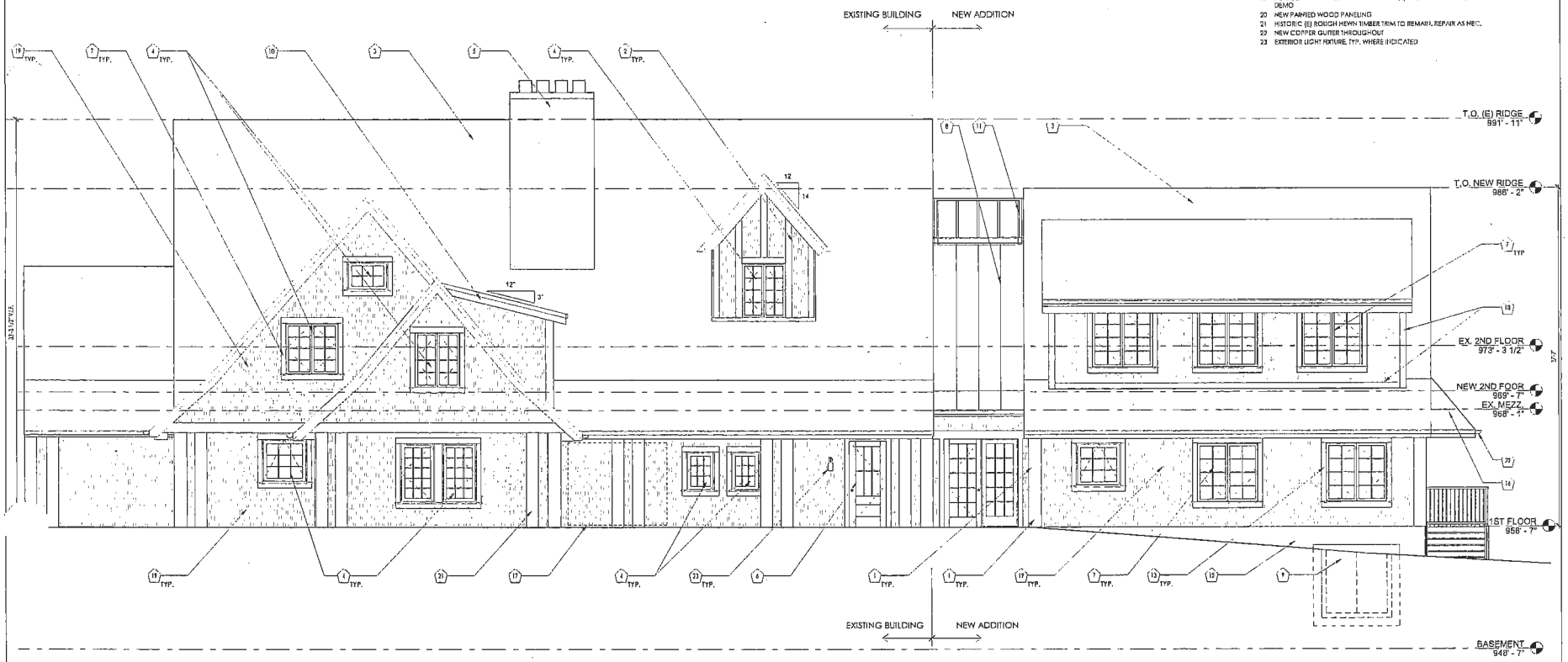
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEWN TIMBER TRIM
2. REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS, REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9. NEW WINDOW WELL TO BASEMENT, TYP.
10. NEW DORMER IN LOCATION OF PREVIOUS DORMER. PATCH + REPAIR AS REQ.
11. NEW RIDGE SKYLIGHT
12. NEW WOOD DECK W/ PTD METAL RAILINGS
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE BASE AT ADDITION
16. MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17. WALK-IN COOLER SHOWN DASHED-IN TO BE SCREENED BY LANDSCAPE MATERIALS
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS REQ.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

EAST ELEVATION - PROPOSED

PROJECT NO: 1723
DRAWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A3.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE, MANUFACTURER TO BE MARVIN OR EQUIVALENT

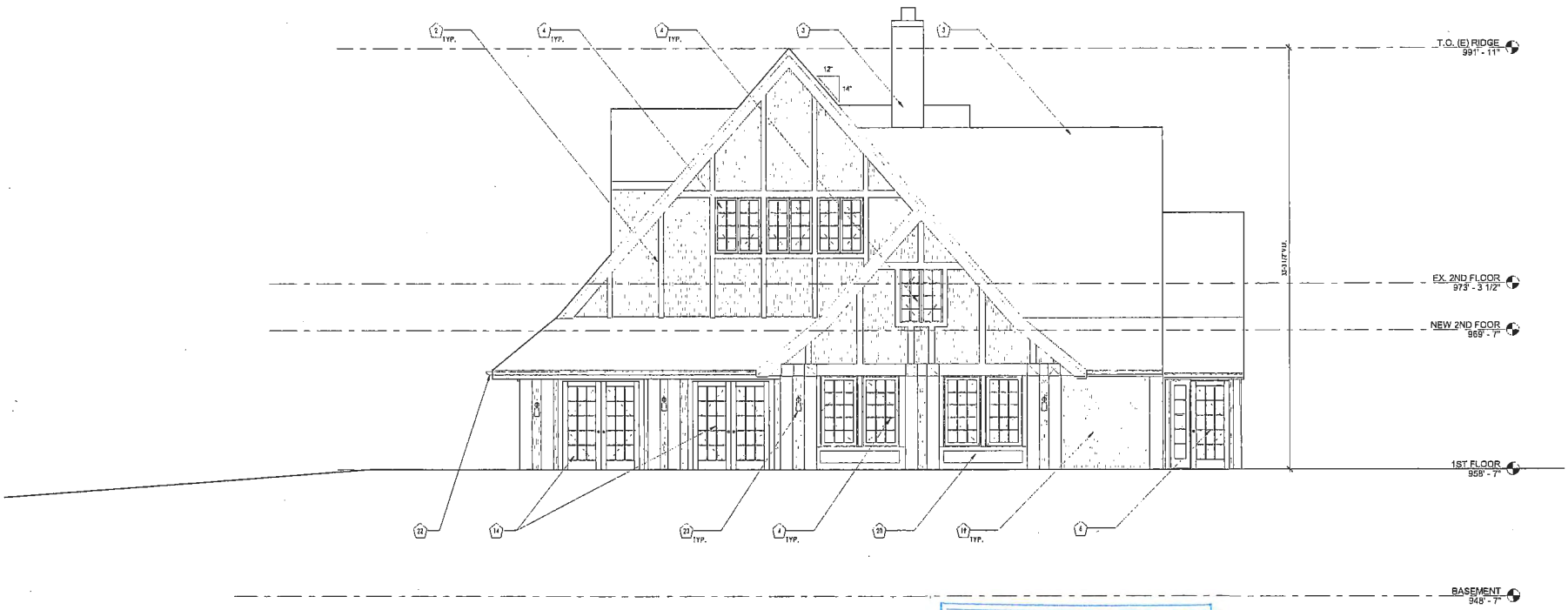
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEWN TIMBER TRIM
2. REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS, REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9. NEW WINDOW WELL TO BASEMENT, TYP.
10. NEW DORMER IN LOCATION OF PREVIOUS DORMER, PATCH + REPAIR AS REQ.
11. NEW RIDGE SKYLIGHT
12. NEW WOOD DECK W/ PTD METAL RAILINGS
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE BASE AT ADDITION
16. MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17. MAU&W COOLER SHOWN DASHED IN TO BE SCREENED BY LANDSCAPE MATERIALS
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS REQ.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS
2331 SW CHAPMAN AVE, PORTLAND, OR 97205
p 503.227.1860 w EMERICKARCHITECTS.COM

CONSULTANT LOGO SPACE

REVIEW SET

NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

SOUTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A3.4

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE, MANUFACTURER TO BE MARVIN OR EQUIVALENT

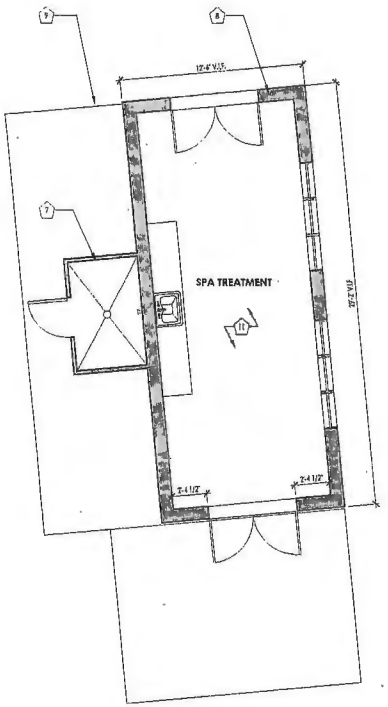
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

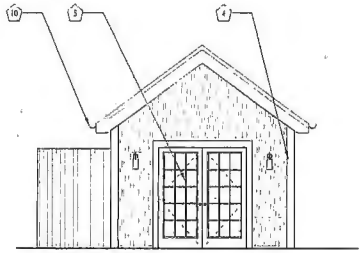
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED OUTBUILDING KEYNOTES:

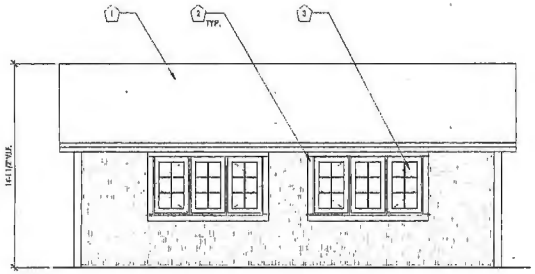
1. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL ROOF OF MAIN BLDG
2. MATCH (E) WINDOW TRIM AT ALL NEW WINDOWS
3. NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH MAIN BLDG, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
4. MATCH (E) HISTORIC TRIM
5. NEW ALUMINUM CLAD, WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
6. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
7. OUTDOOR SHOWER WITH NATURAL WOOD ENCLOSURE
8. RECONSTRUCTED ACCESSORY BUILDING ON EXISTING FOOTPRINT
9. TERRACE, SEE LANDSCAPE DRAWINGS
10. NEW COPPER GUTTER THROUGHOUT
11. REPAIR OR REPLACE EXISTING SLAB ON GRADE AS NECESSARY
12. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



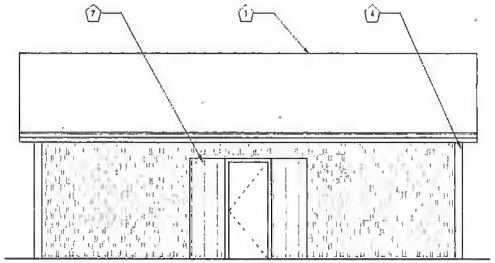
1 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



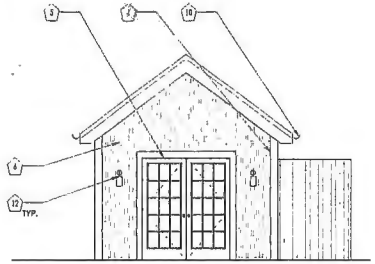
2 WEST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



5 EAST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

EMERICK ARCHITECTS
231 BROADWAY FOURTH AVE, SUITE 200 PORTLAND, OR 97204
P: 503.223.1162 W: EMERICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

ACCESSORY BUILDING

PROJECT NO: 1723
DRAWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A3.5

LAND USE SUBMITTAL

Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF PUBLIC HEARING

This notice concerns a public hearing scheduled to consider the land use case(s) cited and described below.

35 Notices
Decision Notices
mailed on 11-15-18
by - Joe Turner

Case File: T3-2018-9967

Scheduled before one of the following County Hearings Officers:
- Liz Fancher - Dan Olsen

The hearing is to be held on **Friday, December 14, 2018**, at **10:30 AM** or soon thereafter, in Room 103 at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233

Proposal: The applicant is requesting to establish a special uses in historic buildings. The special use would establish a Wellness Retreat Center in the building that was previously the View Point Inn. The Wellness Retreat Center will contain five guest rooms to accommodate overnight guests, a restaurant, spa facilities, and a health assessment center. To establish the use, a Conditional Use Permit, National Scenic Area Site Review, Variance, Hillside Development Permit, and Replat will be required.

Location: 40301 E Larch Mountain Road and adjacent property to east across NE Columbia Ave.
Tax Lot 1600 and 1500, Section 30CC, Township 1 North, Range 5 East, W.M.
Tax Account #R832300010 and R832301940 Property ID #R287200 and R287215

Applicant: Keith Daily, Emerick Architects

Owner: Heinrich and Sheron Fruehauf

Vicinity Map N↑

EXHIBIT C.6

Public Participation and Hearing Process:

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, at the Land Use Planning Division office during normal business hours. A staff report will be available for inspection 7 days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of 30-cents per page. For further information on this case, contact Rithy Khut, Staff Planner at rithy.khut@multco.us or at 503-988-0176.

All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Columbia River Gorge Commission by the applicant, the County, or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.

Applicable Approval Criteria:

Multnomah County Code (MCC):
General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Forest District – GGF and GSF: MCC 38.2030(A)(10) Conditional Uses, MCC 38.2060 Dimensional Requirements, MCC 38.2085 Off-Street Parking and Loading, MCC 38.2090 Access

Off-Street Parking and Loading: MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4170 Access, MCC 38.175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4195 Design Standards: Setbacks, MCC 38.4205 Minimum Required Off-Street Parking Spaces

Hillside Development: MCC 38.5515 Application Information Required, MCC 38.5520 Grading and Erosion Control Standards

National Scenic Area Site Review - Approval Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review

Special Uses - Approval Criteria and Submittal Requirements: MCC 38.7300 Review and Conditional Uses, MCC 38.7380 Special Uses in Historic Buildings

Variances: MCC 38.7600 Variance Approval Criteria, MCC 38.7605 Variance Classification

Land Divisions: MCC 38.7794 Consolidation of Parcels and Lots, MCC 38.7797 Replatting of Partition and Subdivision Plats, MCC 38.7935 Easements, MCC 38.7950 Water Systems, MCC 38.7955 Sewage Disposal, MCC 38.7960 Surface Drainage, MCC 38.7985 Water System, MCC 38.7990 Sewage Disposal, MCC 38.7995

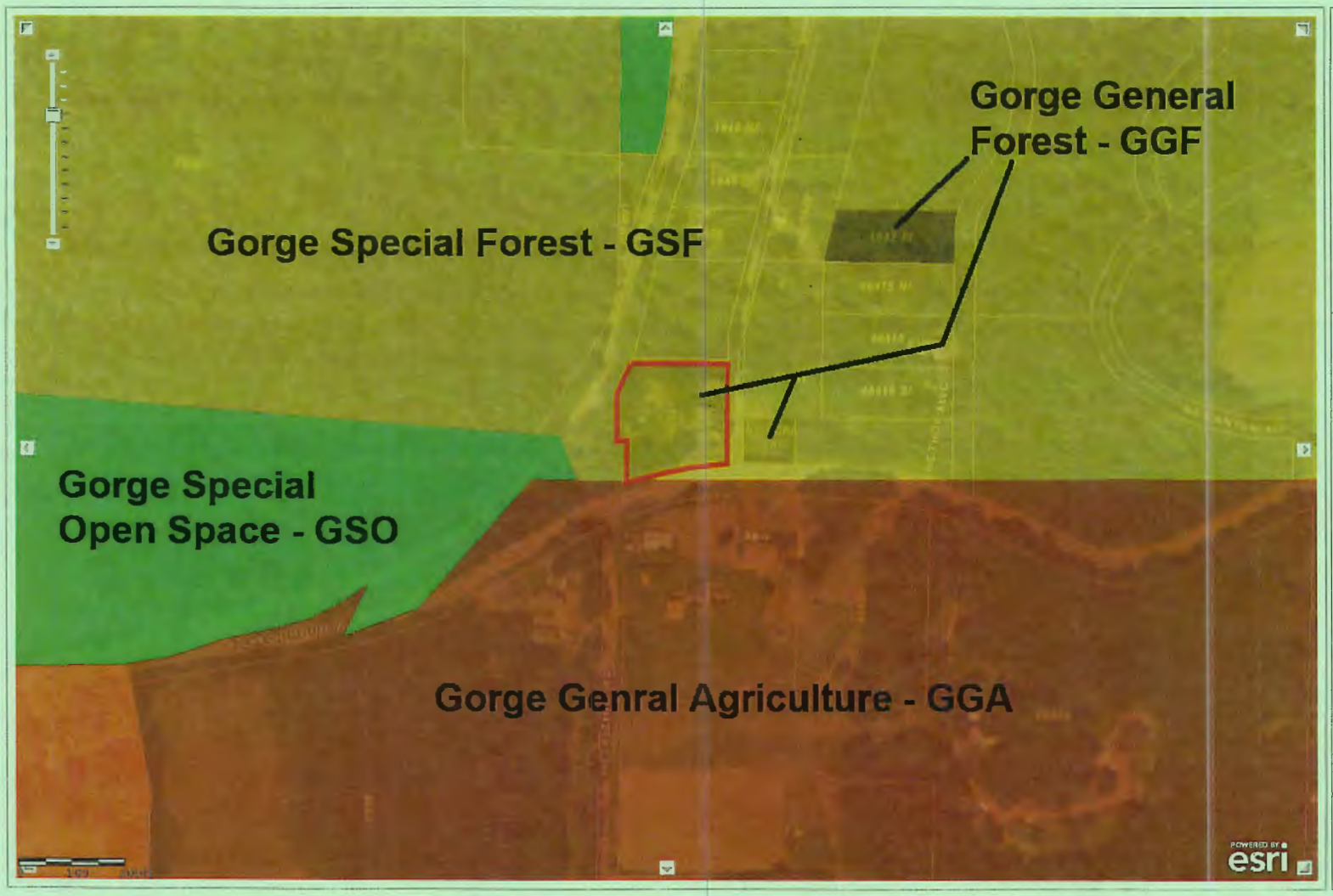
Copies of the referenced *Multnomah County Code* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at *https://www.multco.us/landuse/*

Multnomah County Road Rules (MCRR):
MCRR 4.000 Access to County Roads, MCRR 5.000 Transportation Impact, MCRR 6.000 Improvement Requirements, MCRR 16.000 Variance from County Standards and Requirements, MCRR 18.000 Right-of-Way Use Permits, MCRR 26.000 Stormwater and Drainage

Copies of the referenced *Multnomah County Road Rules* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at *https://multco.us/transportation-planning/plans-and-documents/*

Enclosures:
Zoning Map
Site Plan (reduced to 8" x 11")
Building Plan (reduced to 8" x 11")
Building Elevations (reduced to 8" x 11")

Notice to Mortgagee, Lien Holder, Vendor, or Seller:
ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



multco.us

Department of Community Services
Land Use Planning and Transportation Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, ommissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Zoning Map showing 40301 E Larch Mountain Road and adjacent property to east across NE Columbia Ave.

Web Layout

GENERAL SITE PLAN NOTES

1. COORDINATE ALL SITE WORK WITH CIVIL & LANDSCAPE DRAWINGS
2. ALL PARKING LOT MARKINGS TO BE MAINTAINED PER MULTOMAH COUNTY CODE STANDARDS
3. REFER TO EXISTING SITE SURVEY FOR ADDITIONAL PROPERTY INFORMATION

PROPOSED SITE PLAN LEGEND:

— · — · —	PROPERTY LINE
— · · —	SETBACK LINE
- - - - - -	100' SETBACK LINE
-x—x—x—x—x—	FENCE LINE
▭	STONE PAVING
▭	CONCRETE PAVING
▭	GRAVEL PAVING

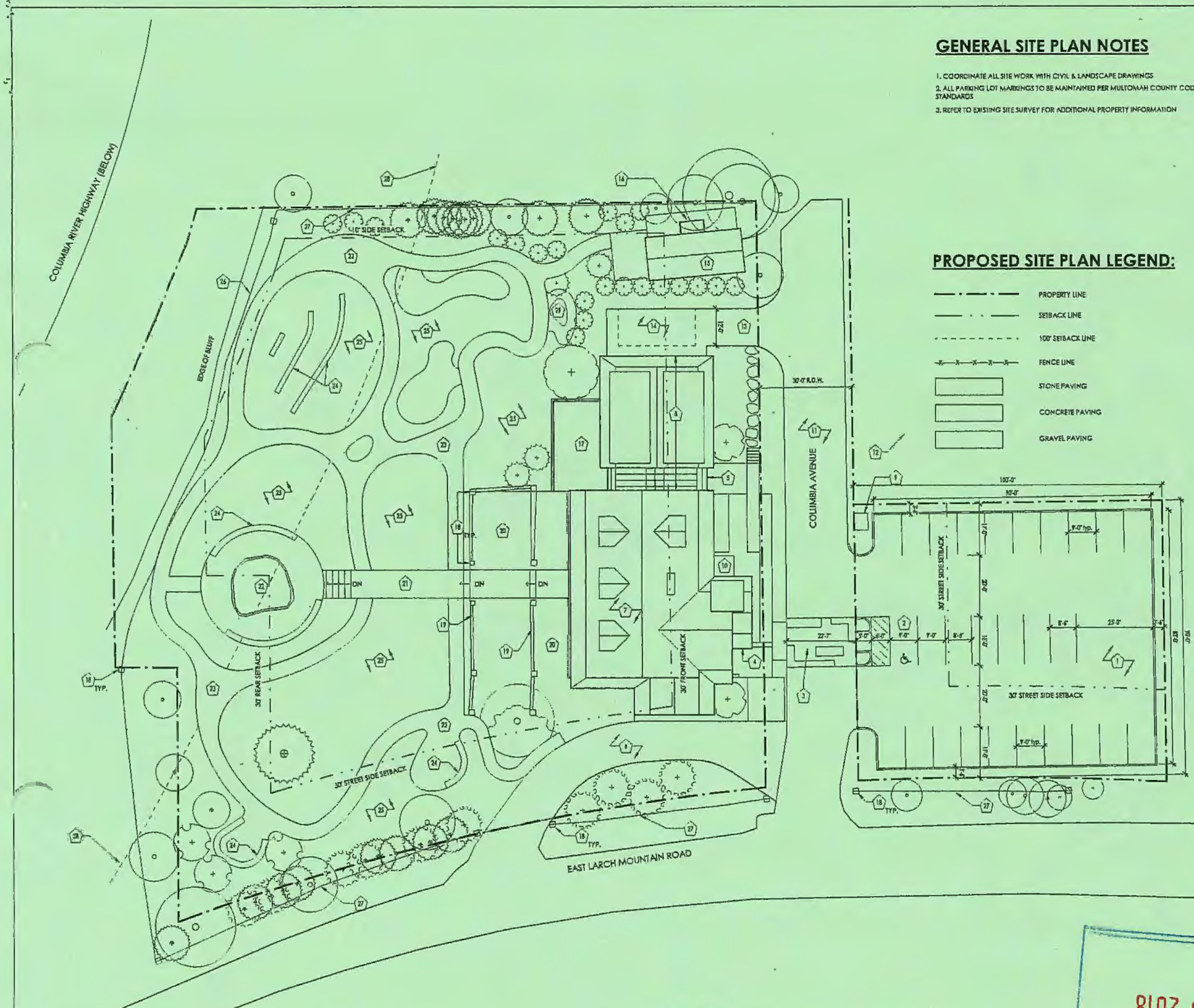
PROPOSED SITE PLAN KEYNOTES:

1 EXISTING GRAVEL PARKING AREA TO BE REFURBISHED. PROVIDE NEW GRAVEL & LAYOUT ACCORDING TO PLANS, PROVIDE 4" THICK CURB AROUND PERIMETER. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
2 ACCESSIBLE STALL & AISLE TO BE PROVIDED
3 NEW PEDESTRIAN CROSSWALK. SEE LANDSCAPE FOR DESIGN
4 MAIN ENTRANCE FOR OVERNIGHT ACCOMMODATIONS
5 ENTRANCE FOR WELLNESS CENTER ACTIVITIES
6 EXISTING HISTORIC DRIVE & AISLE ACCESS TO BE RESURFACED. REMOVE EXISTING PAVEMENT AND PROVIDE NEW GRAVEL SURFACE
7 EXISTING HISTORIC BUILDING TO BE REHABILITATED
8 PROPOSED BUILDING ADDITION @ APPROXIMATE LOCATION OF EXISTING, NON-HISTORIC GARAGE TO BE REMOVED
9 PROPOSED ELECTRICAL TRANSFORMER LOCATION, TO BE SCREENED OR LOCATED BELOW GROUND
10 OUTDOOR COOLER FOR KITCHEN. SEE LANDSCAPE PLANS FOR SCREENING
11 EXISTING GRAVEL SURFACE @ COLUMBIA AVENUE TO REMAIN
12 ADJACENT VACANT LOT--NOT IN CONTRACT
13 NEW GRAVEL DRIVEWAY & LOADING AREA TO REPLACE EXISTING CONCRETE DRIVEWAY PAVING
14 12' X 25' LOADING SPACE
15 EXISTING SINGLE STORY ACCESSORY BUILDING TO BE RE-CONSTRUCTED
16 OUTDOOR SHOWER AREA TO BE PROVIDED AT NORTH SIDE OF ACCESSORY BUILDING
17 NEW WOOD DECK W/ METAL HANDRAILS TO REPLACE EXISTING DECK
18 EXISTING HISTORIC STONE PILLARS TO REMAIN. REFURBISH EACH AS REQ'D
19 EXISTING HISTORIC LOW STONE WALLS TO REMAIN. REFURBISH AS REQ'D
20 PERVIOUS PATIO PAVING AREA. SEE LANDSCAPE DRAWINGS
21 EXISTING CONCRETE WALKWAY TO BE REFURBISHED
22 EXISTING FOUNTAIN TO BE RESTORED
23 PERVIOUS PATHWAY PAVING. SEE LANDSCAPE DRAWINGS
24 STONE SEATING AREA. SEE LANDSCAPE DRAWINGS
25 LAWN AND/OR PLANTING AREA. SEE LANDSCAPE DRAWINGS
26 EXISTING GUARDRAIL/FENCE TO REMAIN
27 EXISTING FENCING TO REMAIN. REPAIR AND/OR REPLACE AS NECESSARY
28 LINE OF 100' SETBACK FROM EDGE OF COLUMBIA RIVER HIGHWAY
29 KNEIPP WATER BASIN AREA

REQUIRED OFF-STREET PARKING PER MCC 38.4205		
OVERNIGHT ACCOMMODATIONS:	5 GUEST ROOMS	= 5 PARKING SPACES
RESTAURANT/DINING ROOM:	1225sf/100sf	= 12 PARKING SPACES
SPA FACILITIES (PERSONAL SERVICE):	3975sf/400sf	= 10 PARKING SPACES
COMBINED REQUIRED:		= 27 PARKING SPACES
TOTAL PROVIDED:		= 27 PARKING SPACES
COMMERCIAL EVENT PARKING		
COMMUNITY LECTURES:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL LECTURE PARKING REQUIRED = 19 + 5 = 24	
SEASONAL DINNERS:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL DINNER PARKING REQUIRED = 19 + 5 = 24	
ANNUAL STAFF HOLIDAY PARTY:	80 GUESTS MAXIMUM - INCLUDING STAFF (80/3)=27 TOTAL HOLIDAY PARTY PARKING REQUIRED: 27	

NOTES REGARDING COMMERCIAL EVENTS:

1. TOTAL REQUIRED PARKING FOR COMMUNITY LECTURE + SEASONAL DINNER EVENTS INCLUDES PARKING FOR OVERNIGHT ACCOMMODATIONS.
2. OVERNIGHT ACCOMMODATIONS WILL NOT BE AVAILABLE DURING ANNUAL HOLIDAY PARTY
3. THE WELLNESS CENTER/SPA FEATURES WILL NOT BE OPEN DURING COMMERCIAL EVENTS



1 Site Plan
SCALE: 1/16" = 1'-0"

RECEIVED
JAN 26 2018
BY:

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW... NOT F... CONSTRUC...

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd, Corbett, OR 97019

SITE PLAN

PROJECT NO: 1723
DRWN BY: JC | CHK'D BY: KMO
DATE: 1/19/2018

LAND USE SUBMITTAL

A0.1

PLAN LEGEND:

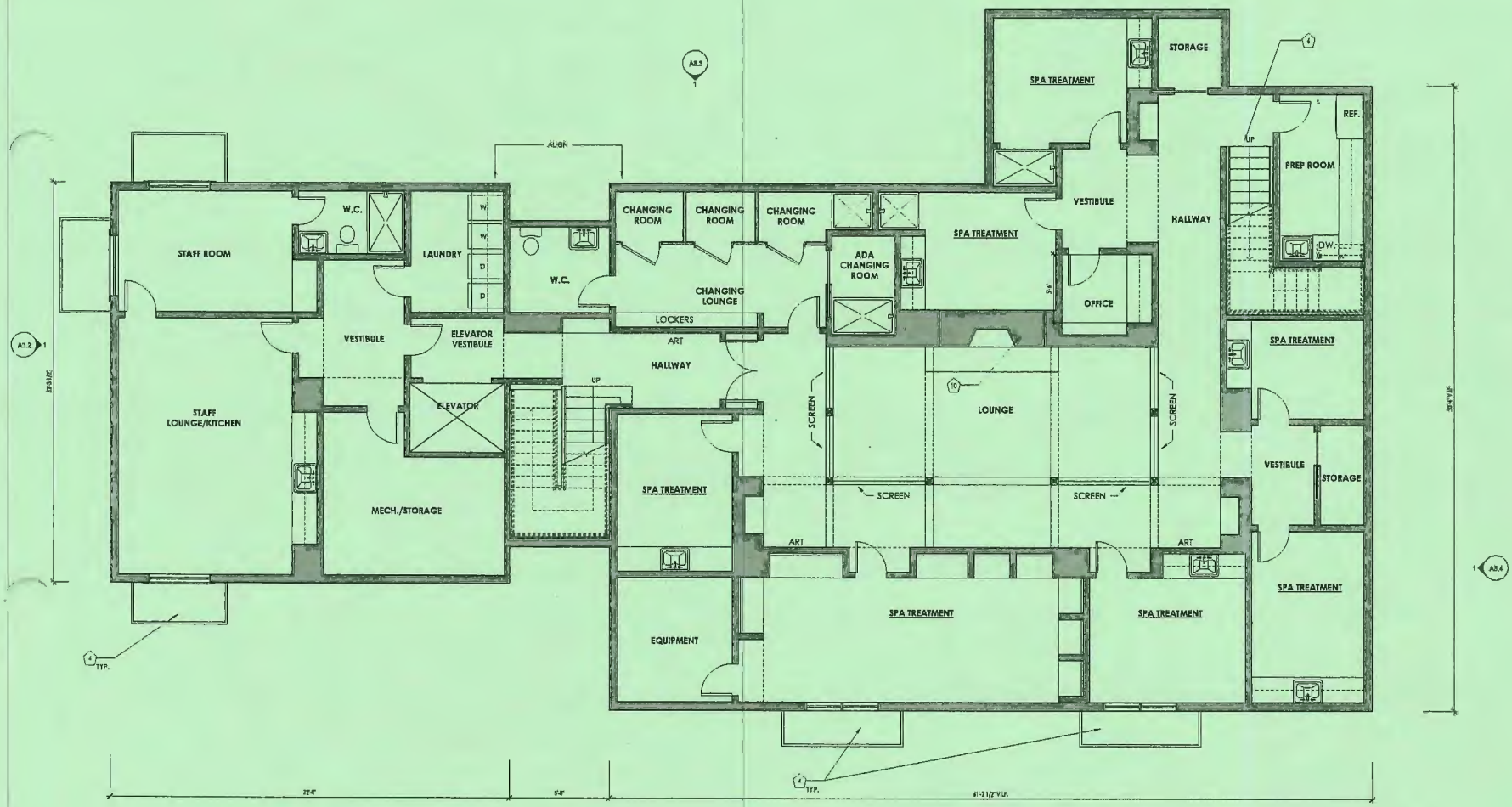
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COASER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSUKUBAI WATER BLESSING
3 DOUBLE HEIGHT SPACE
4 WINDOW WELL TO BASEMENT, SEE EXT. ELEVATION
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE, DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 NEW WALK-IN COOLER
8 SEE MATERIALS SHEET LU1-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9 NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
10 NEW MASONRY FIREPLACE W/ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVISED NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

BASEMENT FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC | CHK'D BY: KMD
DATE: 1/19/2018

A2.1

LAND USE SUBMITTAL

PLAN LEGEND:

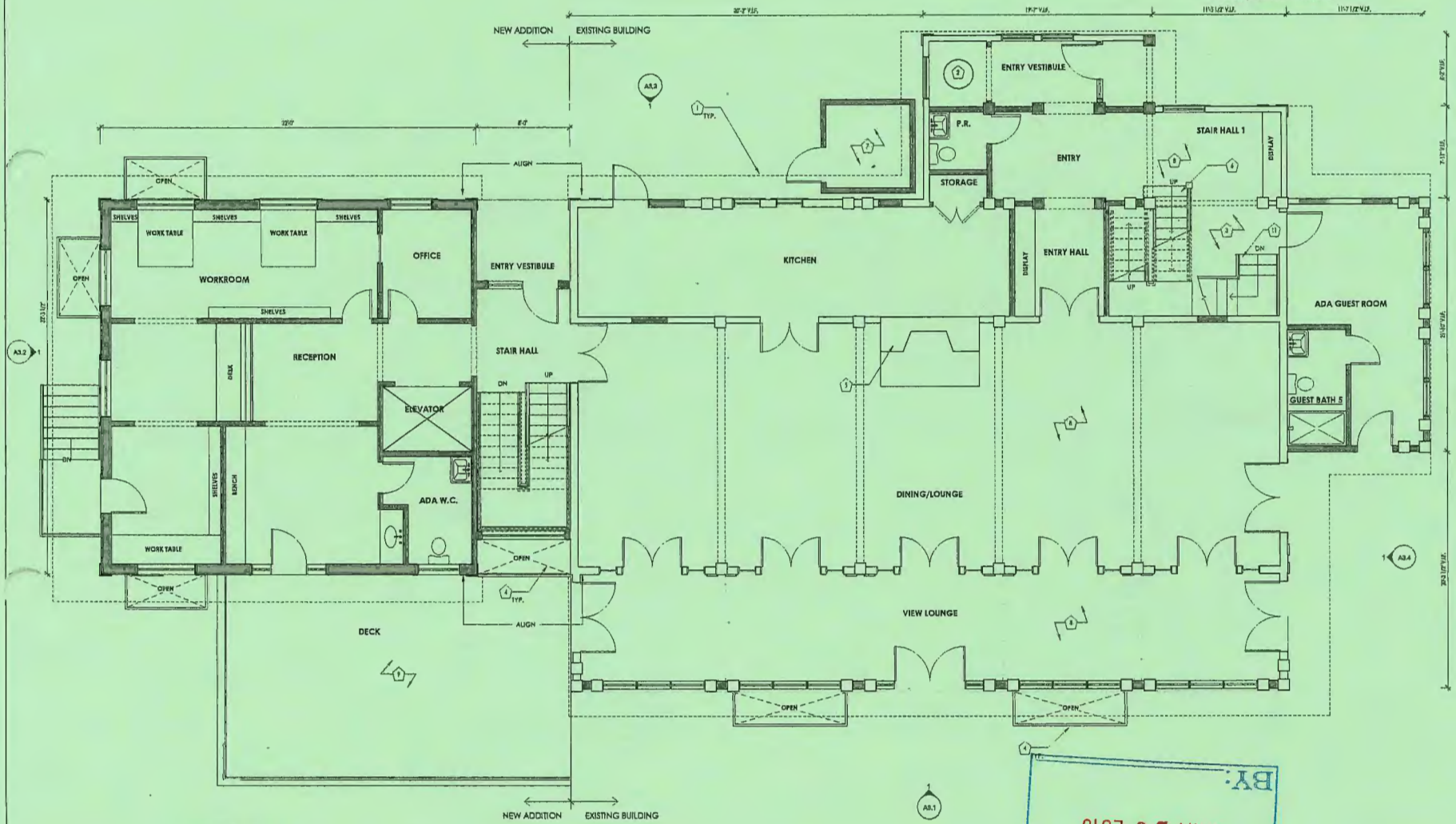
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1. ROOF OVERHANG
2. TSUKUBAI WATER BLESSING
3. DOUBLE HEIGHT SPACE
4. WINDOW WELL TO BASEMENT, SEE EXT. ELEVATION
5. RESTORE (2) RIVER ROCK FIREPLACE + HEARTH
6. NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7. NEW WALK-IN COOLER
8. SEE MATERIALS SHEET LUR-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9. NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
10. NEW MASONRY FIREPLACE @ BASEMENT
11. NEW BASEMENT STAIR
12. RESTORE (8) SECOND FLOOR FIREPLACE



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIE
NOT I
CONSTRUC

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

FIRST FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A2.2

PLAN LEGEND:

- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSUKUBAI WATER BLESSING
3 DOUBLE HEIGHT SPACE
4 WINDOW WELL TO BASEMENT. SEE EXT. ELEVATION
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 NEW WALK-IN COOLER
8 SEE MATERIALS SHEET LU8-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9 NEW WOOD DECK. SEE SITE PLAN FOR MATERIALS
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW ADDITION EXISTING BUILDING

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EHERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW NOT CONSTRUCTION

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

SECOND FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

A2.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

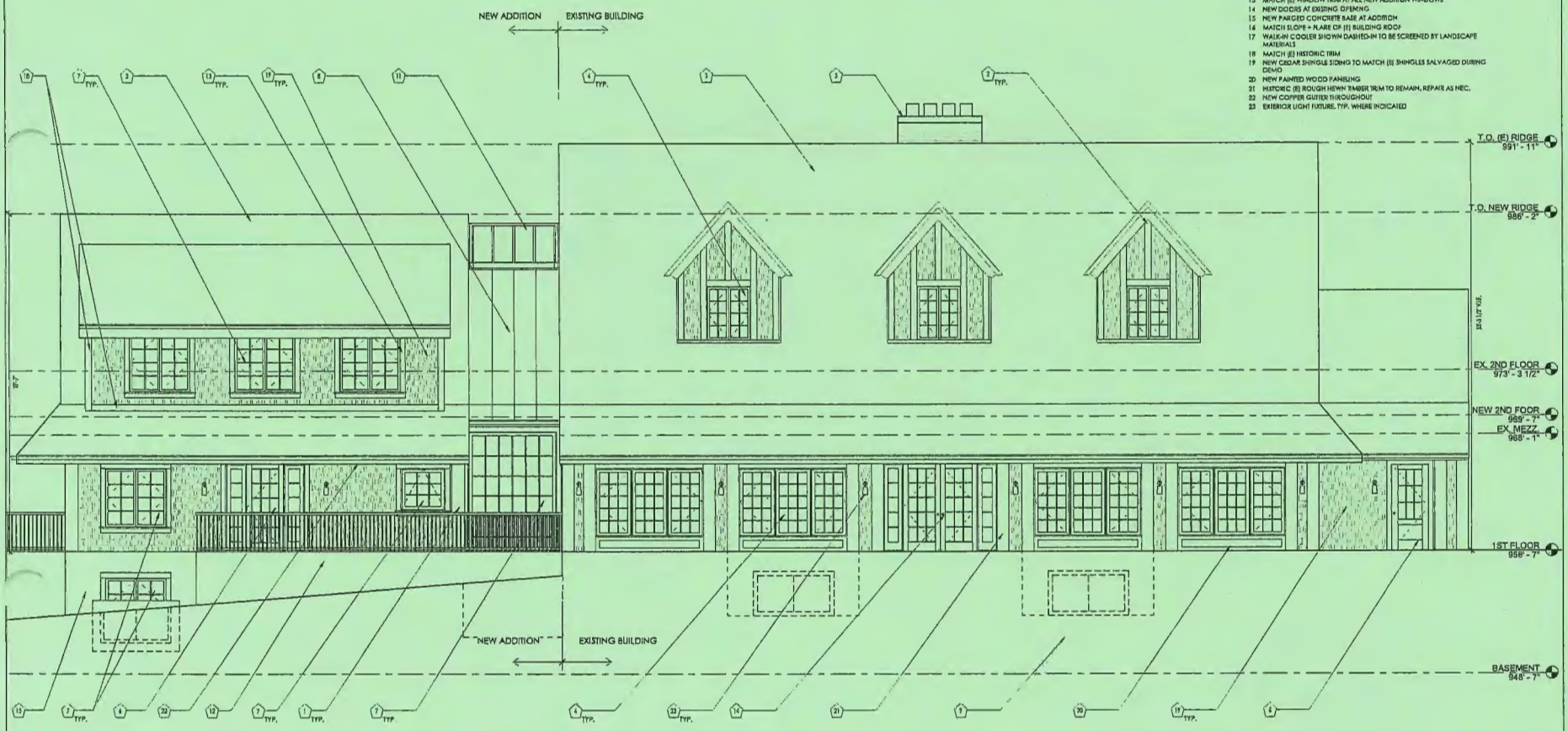
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 MATCH (E) ROUGH HEWN TIMBER TRIM
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP.
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS. DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS. DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8 NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9 NEW WINDOW WELL TO BASEMENT, TYP.
10 NEW DORMER IN LOCATION OF PREVIOUS DORMER. PATCH + REPAIR AS REQ.
11 NEW RIDGE SKYLIGHT
12 NEW WOOD DECK W/ PTD METAL RAILINGS
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE BASE AT ADDITION
16 MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17 WALK-IN COOLER SHOWN DASHEDIN TO BE SCREENED BY LANDSCAPE MATERIALS
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



1 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVISED NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

WEST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

A3.1

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

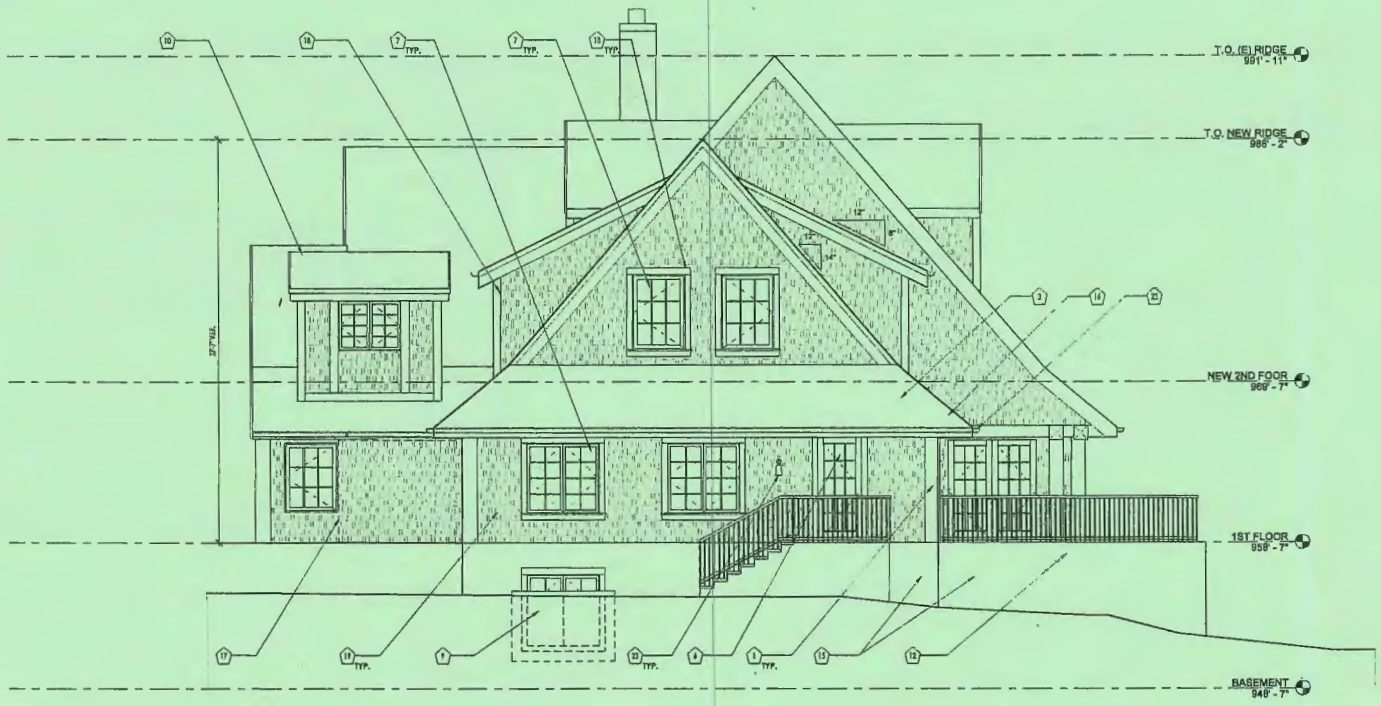
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 MATCH (E) ROUGH HEWN TIMBER TRIM
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP.
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8 NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9 NEW WINDOW WELL TO BASEMENT, TYP.
10 NEW DORMER IN LOCATION OF PREVIOUS DORMER. PATCH + REPAIR AS REQ.
11 NEW RIDGE SKYLIGHT
12 NEW WOOD DECK W/ PTD METAL RAILINGS
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE BASE AT ADDITION
16 MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17 WALK-IN COOLER SHOWN DASHED IN TO BE SCREENED BY LANDSCAPE MATERIALS
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



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

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMSWICK ARCHITECTS
211 SOUTHWEST FOURTH AVE, SUITE 300 PORTLAND, OR 97204
P: 503.223.9420 W: EMSWICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

NORTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: RMD
DATE: 1/19/2018

A3.2

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

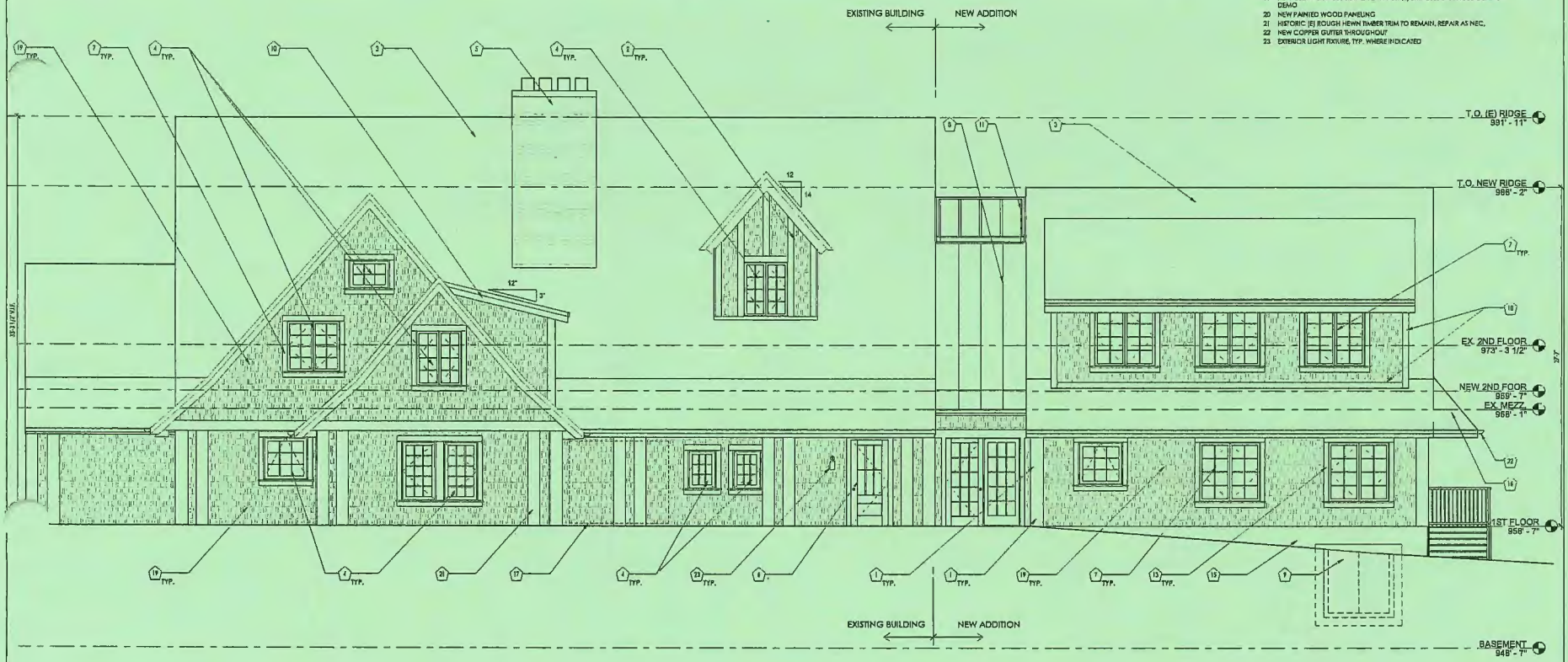
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEWN TIMBER TRIM
2. REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9. NEW WINDOW WELL TO BASEMENT, TYP.
10. NEW DORMER IN LOCATION OF PREVIOUS DORMER, PATCH + REPAIR AS REQ.
11. NEW RIDGE SKYLIGHT
12. NEW WOOD DECK W/ PTD METAL RAILINGS
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE BASE AT ADDITION
16. MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17. WALK-IN COOLER SHOWN DASHED-IN TO BE SCREENED BY LANDSCAPE MATERIALS
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS
231 NORTHWEST FOURTH AVE SUITE 200 PORTLAND OR 97209
P 503.243.1140 W EMERICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIE
NOT
CONSTRU

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

EAST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC | CHK'D BY: KMO
DATE: 1/19/2018

A3.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

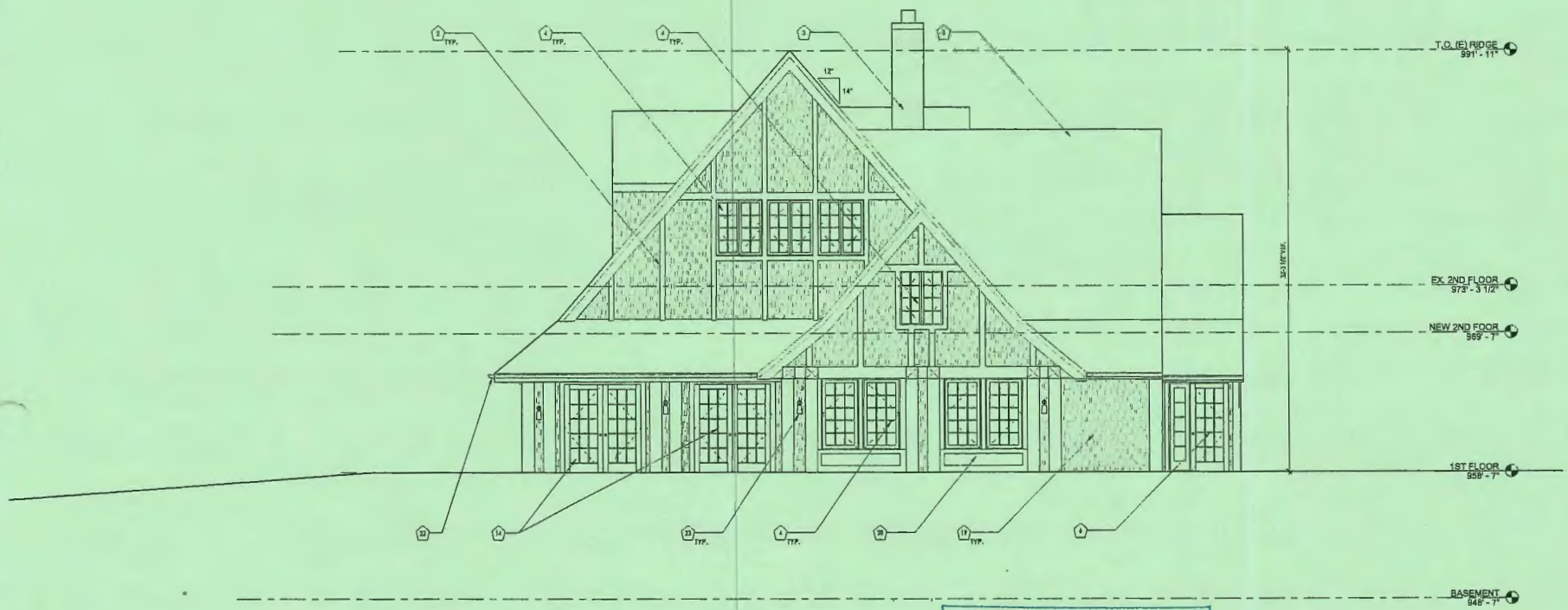
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 MATCH (E) ROUGH HEWN TIMBER TRIM
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP.
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8 NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9 NEW WINDOW WELL TO BASEMENT, TYP.
10 NEW DORMER IN LOCATION OF PREVIOUS DORMER. PATCH + REPAIR AS REQ.
11 NEW RIDGE SKYLIGHT
12 NEW WOOD DECK W/ PTD METAL RAILINGS
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE BASE AT ADDITION
16 MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17 WALK-IN COOLER SHOWN DASHED IN TO BE SCREENED BY LANDSCAPE MATERIALS
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS
231 NORTHWEST PARK AVE SUITE 300 PORTLAND, OR 97209
P 503.243.2400 W EMERICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

SOUTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

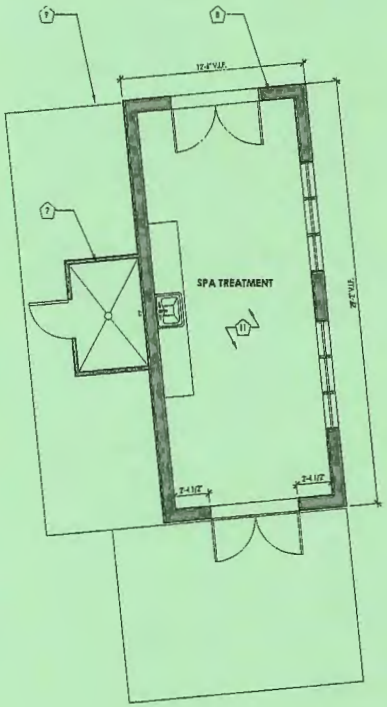
A3.4

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

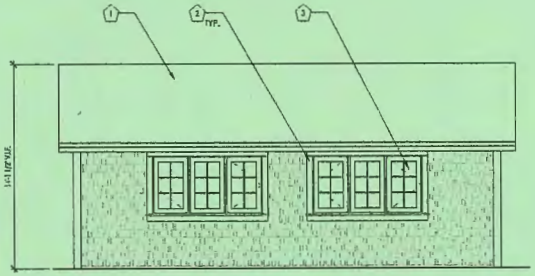
PROPOSED OUTBUILDING KEYNOTES:

1. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL ROOF OF MAIN BLDG
2. MATCH (E) WINDOW TRIM AT ALL NEW WINDOWS
3. NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH MAIN BLDG. DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
4. MATCH (E) HISTORIC TRIM
5. NEW ALUMINUM CLAD, WOOD DOORS. DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
6. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
7. OUTDOOR SHOWER WITH NATURAL WOOD ENCLOSURE
8. RECONSTRUCTED ACCESSORY BUILDING ON EXISTING FOOTPRINT
9. TERRACE. SEE LANDSCAPE DRAWINGS
10. NEW COPPER GUTTER THROUGHOUT
11. REPAIR OR REPLACE EXISTING SLAB ON GRADE AS NECESSARY
12. EXTERIOR LIGHT FIXTURE. TYP. WHERE INDICATED

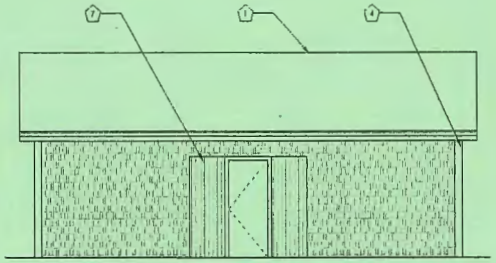


1 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"

5 EAST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIE
NOT I
CONSTRUC

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

ACCESSORY BUILDING

PROJECT NO: 1723
DRAWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A3.5

VIEW POINT INN AND WELLNESS CENTER

RENDERED WEST ELEVATION

01.29.18

JAN 26 2018

EMERICK ARCHITECTS

tabbies
EXHIBIT
A.6

Hearing Notice

T3-2018-9967
Rithy
App Khut

T3-2018-9967
BLUME STAYCE & JASON
3175 S TROUTDALE RD
TROUTDALE OR 97060-9442

T3-2018-9967
CORBETT EDUCATION
FOUNDATION
35800 E HIST COLUMBIA RVR HWY
CORBETT OR 97019-9687

T3-2018-9967
DAILY KEITH
321 SW FOURTH AVE #200
PORTLAND OR 97204

T3-2018-9967
DEIBERT KIM
40500 E LARCH MOUNTAIN RD
CORBETT OR 97019-8734

T3-2018-9967
FRANZ LAWRENCE & JANICE
1642 NE COLUMBIA AVE
CORBETT OR 97019-9785

T3-2018-9967
FRUEHAUF HEINRICH & SHERON
PO BOX 70
CORBETT OR 97019
own

T3-2018-9967
GREGG PHILLIP
22 KNOLLCREST LN
CHATHAM IL 62629-1056

T3-2018-9967
OREGON STATE HWY COMM
725 SUMMER ST #C
SALEM OR 97301

T3-2018-9967
ROWTON MICHELLE & JOHN
40400 E LARCH MOUNTAIN RD
CORBETT OR 97019-9723

T3-2018-9967
SNIDE CHRIS & JEAN
40415 E LARCH MOUNTAIN RD
CORBETT OR 97019-8732

T3-2018-9967
WITKA BARTHOLOMEW &
CHRISTINA
1000 NE SALZMAN RD
CORBETT OR 97019-9724

T3-2018-9967
COLUMBIA RIVER GORGE
COMMISSION
PO BOX 730
WHITE SALMON WA 98672

T3-2018-9967
CONF TRIBES UMATILLA INDIAN
ATTN: CAREY MILLER
PO BOX 460
PENDLETON OR 97801

T3-2018-9967
CONF TRIBES OF WARM SPRINGS
ATTN: ROBERT BRUNOE
PO BOX C
WARM SPRINGS OR 97761

T3-2018-9967
CORBETT COMMUNITY ASSOC
DALE BURKHOLDER
PO BOX 305
CORBETT OR 97019

T3-2018-9967
CROWN PT HISTORICAL SOCIETY
ATTN: CHUCK RAWLINS
PO BOX 232
CORBETT OR 97019

T3-2018-9967
EMSWCD
ATTN: ANDREW BROWN
5211 N WILLIAMS AVE
PORTLAND OR 97217

T3-2018-9967
FRIENDS OF COLUMBIA GORGE
ATTN: STEVE MCCOY
333 SW FIFTH AVE STE 300
PORTLAND OR 97204

T3-2018-9967
NEMCCA
ATTN: VICTORIA PURVINE
PO BOX 125
CORBETT OR 97019

T3-2018-9967
NEZ PERCE TRIBE
ATTN: NAKIA WILLIAMSON
PO BOX 350
LAPWAI ID 83540

T3-2018-9967
ODOT REGION 1
DEVELOPMENT REVIEW
123 NW FLANDERS ST
PORTLAND OR 97209

T3-2018-9967
OR DEPT OF FISH & WILDLIFE
ATTN: TODD ALSBURY
17330 SE EVELYN ST
CLACKAMAS OR 97015

T3-2018-9967
OREGON PARKS & RECREATION
725 SUMMER ST NE STE C
SALEM OR 97301

T3-2018-9967
SHPO #18-0249
DENNIS GRIFFIN
725 SUMMER ST NE STE C
SALEM OR 97301

T3-2018-9967
SHPO #18-0249
IAN JOHNSON, ASSOC DEPUTY
725 SUMMER ST NE STE C
SALEM OR 97301

T3-2018-9967
SHPO #18-0249
JASON ALLEN
725 SUMMER ST NE STE C
SALEM OR 97301

T3-2018-9967
SKAMANIA CO DEPT OF PLANNING
PO BOX 790
STEVENSON WA 98648

T3-2018-9967
US FOREST SERVICE NSA OFFICE
ATTN: ROBIN SHOAL
902 WASCO ST STE 200
HOOD RIVER OR 97031

T3-2018-9967
US FOREST SERVICE NSA OFFICE
ATTN: CHRIS DONNERMEYER
902 WASCO ST STE 200
HOOD RIVER OR 97031

T3-2018-9967
US FOREST SERVICE NSA OFFICE
ATTN: CASEY GATZ
902 WASCO ST STE 200
HOOD RIVER OR 97031

RECEIVED
NOV 15 2018
BY: .....

T3-2018-9967
YAKAMA INDIAN NATION
ATTN: CASEY BARNEY
PO BOX 151
TOPPENISH WA 98948

T3-2018-9967

ZV-2017-9820
CODE COMPLIANCE - BG

T3-2018-9967
RICHTER CARRIE
BATEMAN SEIDEL
888 SW 5th AVE STE 1250
PORTLAND OR 97204

T3-2018-9967

EP-2018-10017
ROW - JESSICA BERRY

T3-2018-9967
PSU / INSTITUTE FOR NATURAL RESOURCES

EMAIL ONLY: sue.vrilakas@pdx.edu

Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF PUBLIC HEARING

This notice concerns a public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-2018-9967

Scheduled before one of the following County Hearings Officers:
- Liz Fancher - Dan Olsen - Joe Turner

The hearing is to be held on **Friday, December 14, 2018**, at **10:30 AM** or soon thereafter, in Room 103 at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233

Proposal: The applicant is requesting to establish a special uses in historic buildings. The special use would establish a Wellness Retreat Center in the building that was previously the View Point Inn. The Wellness Retreat Center will contain five guest rooms to accommodate overnight guests, a restaurant, spa facilities, and a health assessment center. To establish the use, a Conditional Use Permit, National Scenic Area Site Review, Variance, Hillside Development Permit, and Replat will be required.

Location: 40301 E Larch Mountain Road and adjacent property to east across NE Columbia Ave.
Tax Lot 1600 and 1500, Section 30CC, Township 1 North, Range 5 East, W.M.
Tax Account #R832300010 and R832301940 Property ID #R287200 and R287215

Applicant: Keith Daily, Emerick Architects

Owner: Heinrich and Sheron Fruehauf

Vicinity Map N↑

Public Participation and Hearing Process:

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, at the Land Use Planning Division office during normal business hours. A staff report will be available for inspection 7 days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of 30-cents per page. For further information on this case, contact Rithy Khut, Staff Planner at rithy.khut@multco.us or at 503-988-0176.

All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Columbia River Gorge Commission by the applicant, the County, or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.

Applicable Approval Criteria:

Multnomah County Code (MCC):
General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Forest District – GGF and GSF: MCC 38.2030(A)(10) Conditional Uses, MCC 38.2060 Dimensional Requirements, MCC 38.2085 Off-Street Parking and Loading, MCC 38.2090 Access

Off-Street Parking and Loading: MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4170 Access, MCC 38.175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4195 Design Standards: Setbacks, MCC 38.4205 Minimum Required Off-Street Parking Spaces

Hillside Development: MCC 38.5515 Application Information Required, MCC 38.5520 Grading and Erosion Control Standards

National Scenic Area Site Review - Approval Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review

Special Uses - Approval Criteria and Submittal Requirements: MCC 38.7300 Review and Conditional Uses, MCC 38.7380 Special Uses in Historic Buildings

Variances: MCC 38.7600 Variance Approval Criteria, MCC 38.7605 Variance Classification

Public Participation and Hearing Process:

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, at the Land Use Planning Division office during normal business hours. A staff report will be available for inspection 7 days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of 30-cents per page. For further information on this case, contact Rithy Khut, Staff Planner at rithy.khut@multco.us or at 503-988-0176.

All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Columbia River Gorge Commission by the applicant, the County, or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.

Applicable Approval Criteria:

Multnomah County Code (MCC):
General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Forest District – GGF and GSF: MCC 38.2030(A)(10) Conditional Uses, MCC 38.2060 Dimensional Requirements, MCC 38.2085 Off-Street Parking and Loading, MCC 38.2090 Access

Off-Street Parking and Loading: MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4170 Access, MCC 38.175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4195 Design Standards: Setbacks, MCC 38.4205 Minimum Required Off-Street Parking Spaces

Hillside Development: MCC 38.5515 Application Information Required, MCC 38.5520 Grading and Erosion Control Standards

National Scenic Area Site Review - Approval Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review

Special Uses - Approval Criteria and Submittal Requirements: MCC 38.7300 Review and Conditional Uses, MCC 38.7380 Special Uses in Historic Buildings

Variances: MCC 38.7600 Variance Approval Criteria, MCC 38.7605 Variance Classification

Land Divisions: MCC 38.7794 Consolidation of Parcels and Lots, MCC 38.7797 Replatting of Partition and Subdivision Plats, MCC 38.7935 Easements, MCC 38.7950 Water Systems, MCC 38.7955 Sewage Disposal, MCC 38.7960 Surface Drainage, MCC 38.7985 Water System, MCC 38.7990 Sewage Disposal, MCC 38.7995

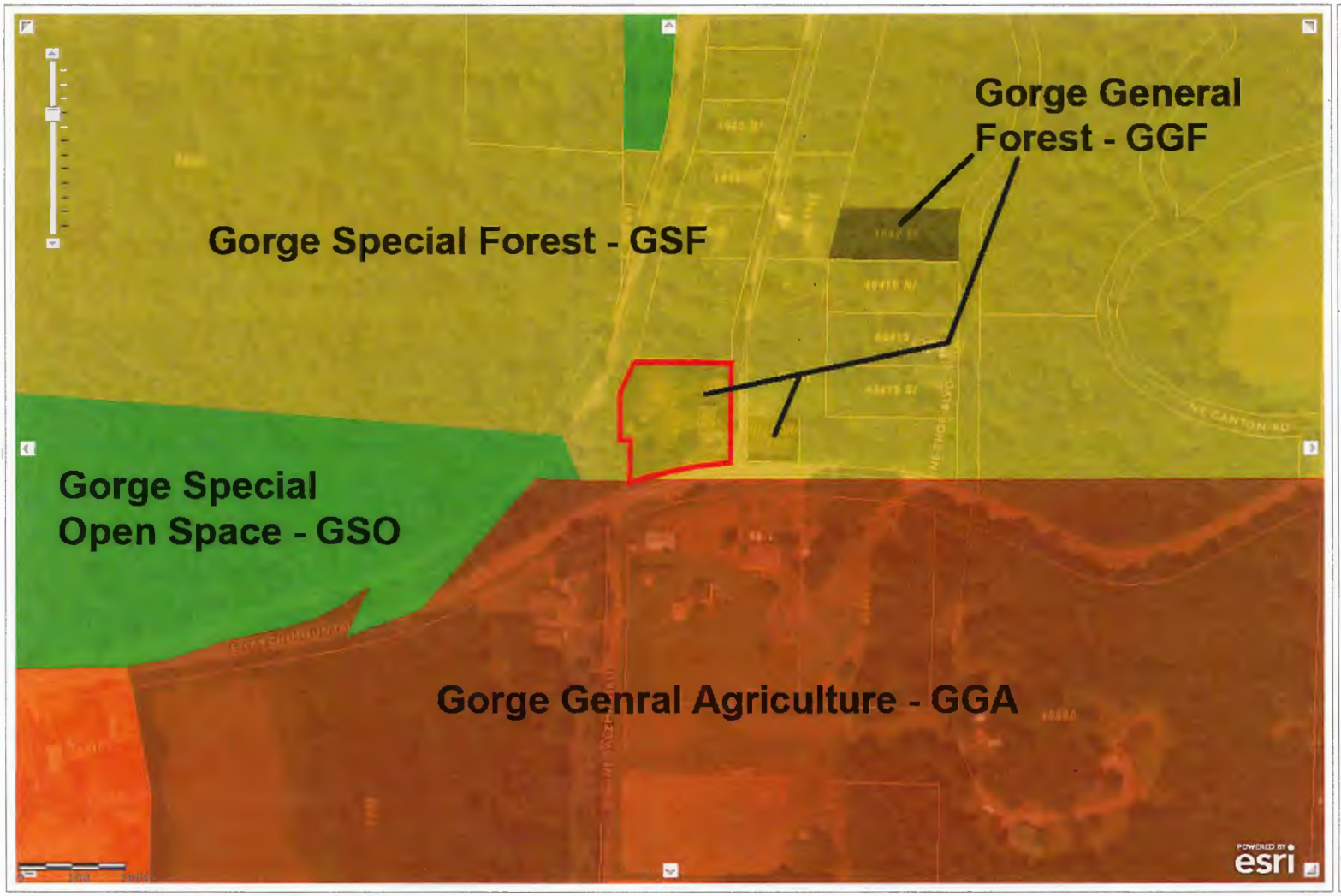
Copies of the referenced *Multnomah County Code* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at *https://www.multco.us/landuse/*

Multnomah County Road Rules (MCRR):
MCRR 4.000 Access to County Roads, MCRR 5.000 Transportation Impact, MCRR 6.000 Improvement Requirements, MCRR 16.000 Variance from County Standards and Requirements, MCRR 18.000 Right-of-Way Use Permits, MCRR 26.000 Stormwater and Drainage

Copies of the referenced *Multnomah County Road Rules* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at *https://multco.us/transportation-planning/plans-and-documents/*

Enclosures:
Zoning Map
Site Plan (reduced to 8" x 11")
Building Plan (reduced to 8" x 11")
Building Elevations (reduced to 8" x 11")

Notice to Mortgagee, Lien Holder, Vendor, or Seller:
ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



multco.us

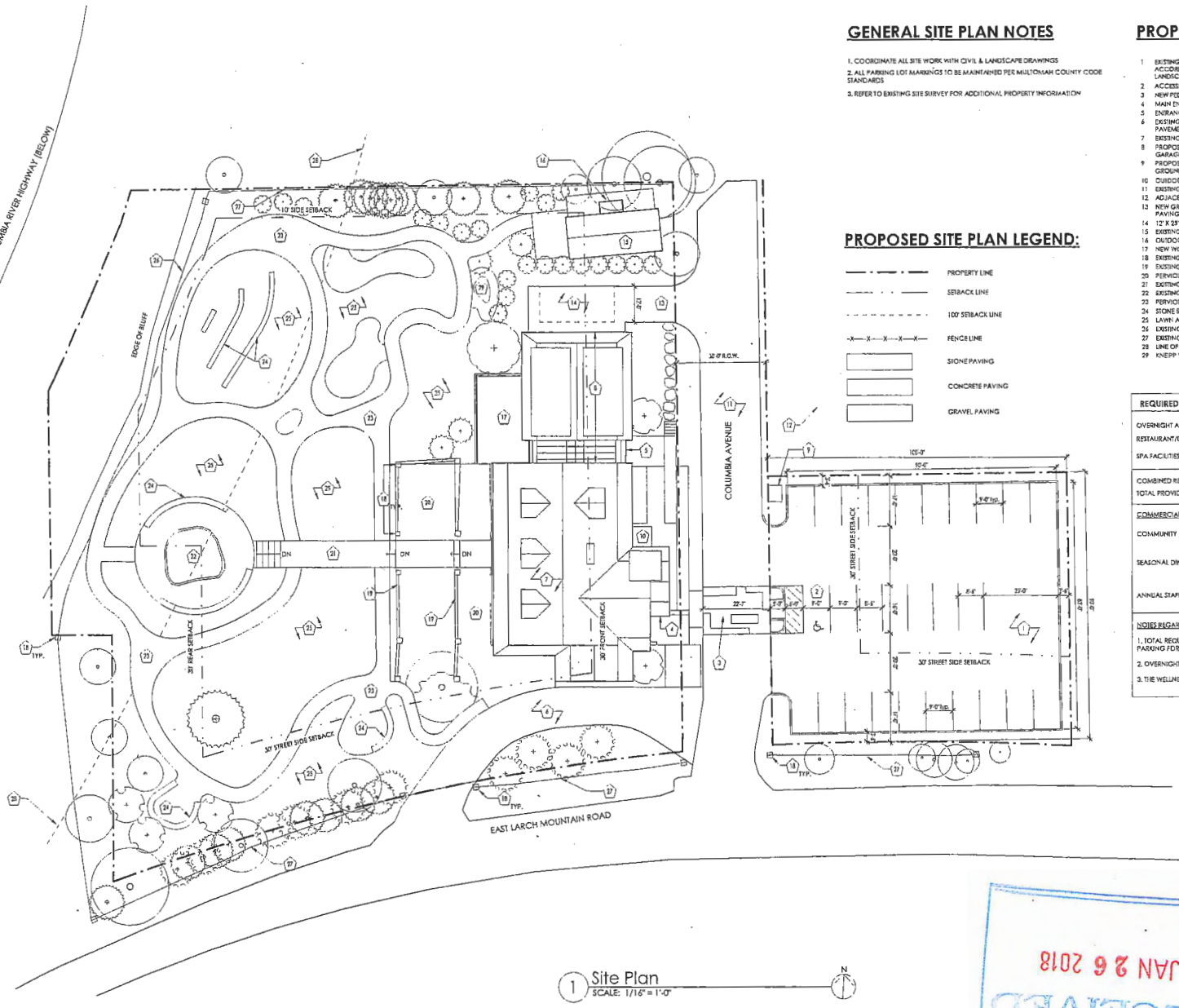
Department of Community Services
Land Use Planning and Transportation Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, ommissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Zoning Map showing 40301 E Larch Mountain Road and adjacent property to east across NE Columbia Ave.

Web Layout



1 Site Plan
SCALE: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. COORDINATE ALL SITE WORK WITH CIVIL & LANDSCAPE DRAWINGS
2. ALL PARKING LOT MARKINGS TO BE MAINTAINED PER MULTOMAH COUNTY CODE STANDARDS
3. REFER TO EXISTING SITE SURVEY FOR ADDITIONAL PROPERTY INFORMATION

PROPOSED SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 100' SETBACK LINE
- FENCE LINE
- STONE PAVING
- CONCRETE PAVING
- GRAVEL PAVING

PROPOSED SITE PLAN KEYNOTES:

1. EXISTING GRAVEL PARKING AREA TO BE REFURBISHED. PROVIDE NEW GRAVEL & LAYOUT ACCORDING TO PLANS. PROVIDE 4" THICK CURB AROUND PERIMETER. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
2. ACCESSIBLE STALL & AISLE TO BE PROVIDED
3. NEW PEDESTRIAN CROSSWALK. SEE LANDSCAPE FOR DESIGN
4. MAIN ENTRANCE FOR OVERNIGHT ACCOMMODATIONS
5. ENTRANCE FOR WELLNESS CENTER ACTIVITIES
6. EXISTING HISTORIC DRIVE & AISLE ACCESS TO BE RESURFACED. REMOVE EXISTING PAVEMENT AND PROVIDE NEW GRAVEL SURFACE
7. EXISTING HISTORIC BUILDING TO BE REHABILITATED
8. PROPOSED BUILDING ADDITION @ APPROXIMATE LOCATION OF EXISTING, NON-HISTORIC GARAGE TO BE REMOVED
9. PROPOSED ELECTRICAL TRANSFORMER LOCATION, TO BE SCREENED OR LOCATED BELOW GROUND
10. OUTDOOR COOLER FOR KITCHEN. SEE LANDSCAPE PLANS FOR SCREENING
11. EXISTING GRAVEL SURFACE @ COLUMBIA AVENUE TO REMAIN
12. ADJACENT VACANT LOT--NOT IN CONTRACT
13. NEW GRAVEL DRIVEWAY & LOADING AREA TO REPLACE EXISTING CONCRETE DRIVEWAY PAVING
14. 12' X 25' LOADING SPACE
15. EXISTING SINGLE STORY ACCESSORY BUILDING TO BE RE-CONSTRUCTED
16. OUTDOOR SHOWER AREA TO BE PROVIDED AT NORTH SIDE OF ACCESSORY BUILDING
17. NEW WOOD DECK W/ METAL HANDRAILS TO REPLACE EXISTING DECK
18. EXISTING HISTORIC STONE PILLARS TO REMAIN. REFURBISH EACH AS REQ'D
19. EXISTING HISTORIC LOW STONE WALLS TO REMAIN. REFURBISH AS REQ'D
20. PERVIOUS PATIO PAVING AREA. SEE LANDSCAPE DRAWINGS
21. EXISTING CONCRETE WALKWAY TO BE REFURBISHED
22. EXISTING FOUNTAIN TO BE RESTORED
23. PERVIOUS PATHWAY PAVING. SEE LANDSCAPE DRAWINGS
24. STONE SEATING AREA. SEE LANDSCAPE DRAWINGS
25. LAWN AND/OR PLANTING AREA. SEE LANDSCAPE DRAWINGS
26. EXISTING GUARDRAIL/FENCE TO REMAIN
27. EXISTING FENCING TO REMAIN. REPAIR AND/OR REPLACE AS NECESSARY
28. LINE OF 100' SETBACK FROM EDGE OF COLUMBIA RIVER HIGHWAY
29. KNEIPP WATER BASIN AREA

REQUIRED OFF-STREET PARKING PER MCC 38.4205

OVERNIGHT ACCOMMODATIONS:	5 GUEST ROOMS	= 5 PARKING SPACES
RESTAURANT/DINING ROOM:	1225sf/100sf	= 12 PARKING SPACES
SPA FACILITIES (PERSONAL SERVICE):	3975sf/400sf	= 10 PARKING SPACES
COMBINED REQUIRED:		= 27 PARKING SPACES
TOTAL PROVIDED:		= 27 PARKING SPACES

COMMERCIAL EVENT PARKING

COMMUNITY LECTURES:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL LECTURE PARKING REQUIRED = 19 + 5 = 24
SEASONAL DINNERS:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL DINNER PARKING REQUIRED = 19 + 5 = 24
ANNUAL STAFF HOLIDAY PARTY:	80 GUESTS MAXIMUM - INCLUDING STAFF (80/3)=27 TOTAL HOLIDAY PARTY PARKING REQUIRED: 27

NOTES REGARDING COMMERCIAL EVENTS:

1. TOTAL REQUIRED PARKING FOR COMMUNITY LECTURE + SEASONAL DINNER EVENTS INCLUDES PARKING FOR OVERNIGHT ACCOMMODATIONS.
2. OVERNIGHT ACCOMMODATIONS WILL NOT BE AVAILABLE DURING ANNUAL HOLIDAY PARTY
3. THE WELLNESS CENTER/SPA FEATURES WILL NOT BE OPEN DURING COMMERCIAL EVENTS

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS
511 SW PARK AVE, SUITE 100 PORTLAND OR 97201
P 503.227.1254 W EMERICKARCHITECTS.COM

CONSULTANT LOGO SPACE

REVIEW NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

SITE PLAN

PROJECT NO: 1723
DRWN BY: JC | CHKD BY: KMD
DATE: 1/19/2018

A0.1

PLAN LEGEND:

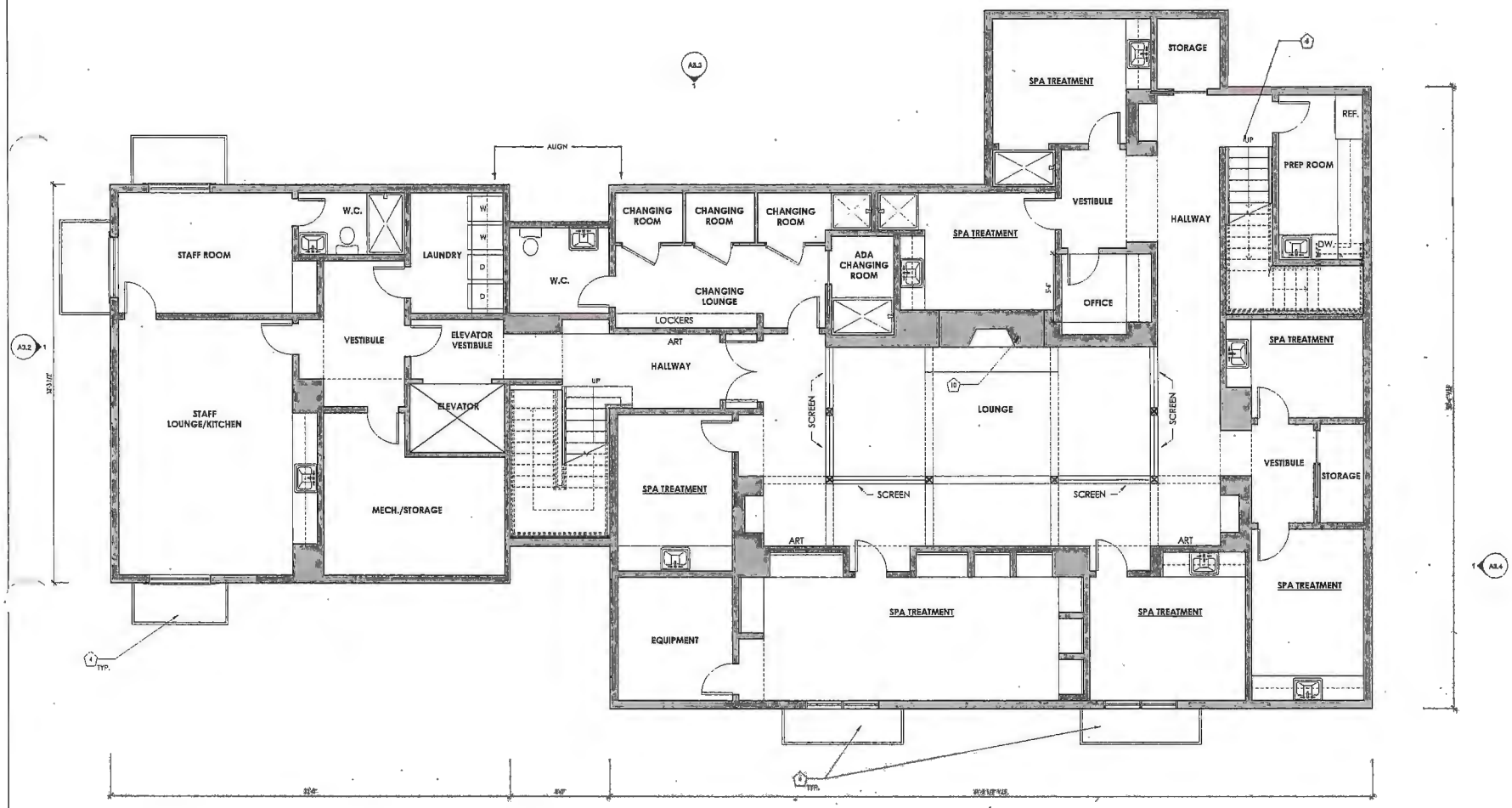
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSUKUBAI WATER BLESSING
3 DOUBLE HEIGHT SPACE
4 WINDOW WELL TO BASEMENT, SEE EXT. ELEVATION
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 NEW WALK-IN COOLER
8 SEE MATERIALS SHEET LUR-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9 NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS
231 SW ALDER STREET, SUITE 300 PORTLAND, OR 97204
P 503.231.1931 W EMERICKARCHITECTS.COM

CONSULTANT LOGO SPACE

REVIEW NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

BASEMENT FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRAWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

A2.1

PLAN LEGEND:

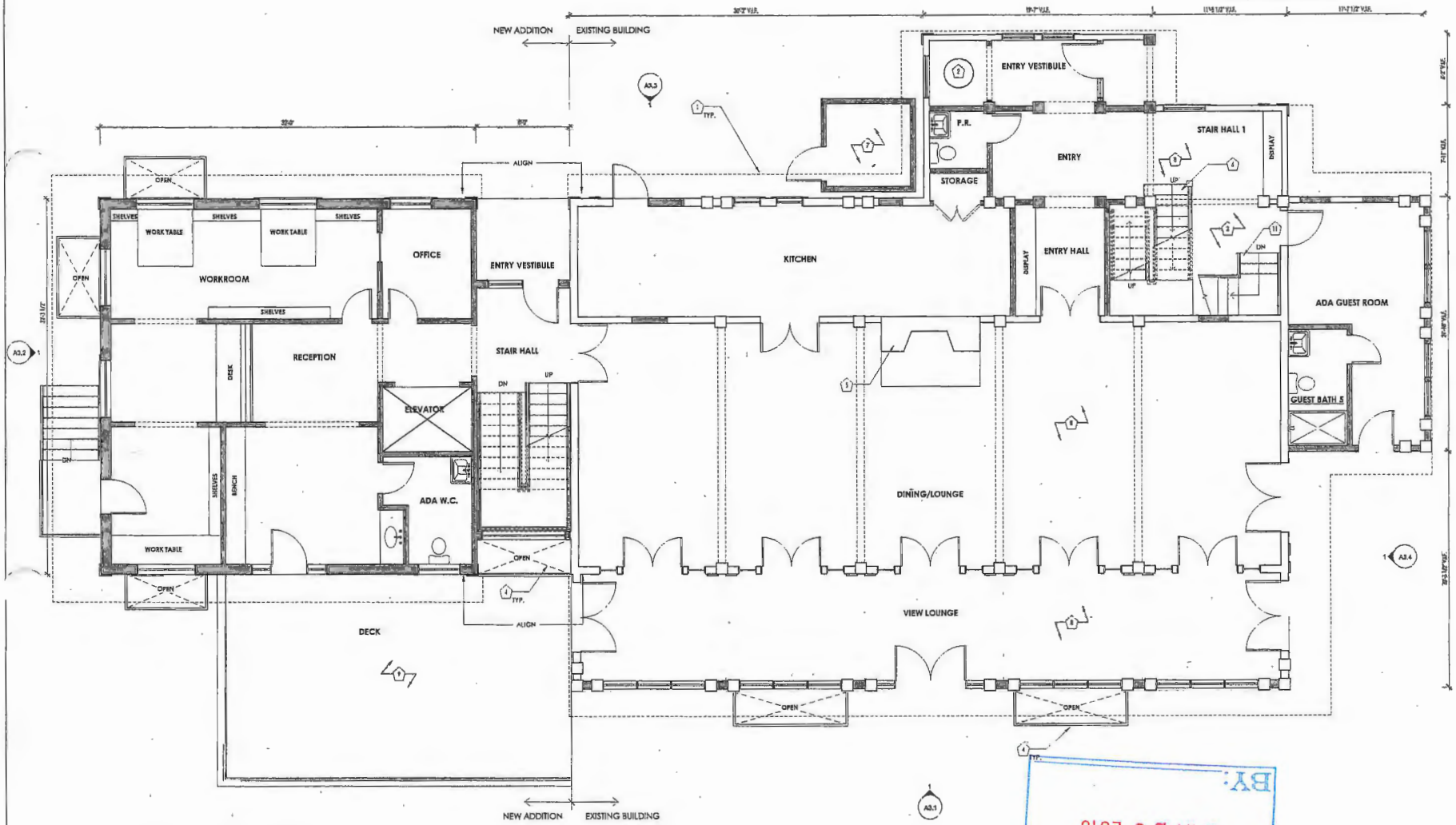
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTIBLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSUKUBAI WATER BLESSING
3 DOUBLE HEIGHT SPACE
4 WINDOW WELL TO BASEMENT. SEE EXT. ELEVATION
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 NEW WALK-IN COOLER
8 SEE MATERIALS SHEET LUX-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9 NEW WOOD DECK. SEE SITE PLAN FOR MATERIALS
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

EMERICK ARCHITECTS
223 SOUTHWEST FOURTH AVE SUITE 100 PORTLAND OR 97201
P 503.231.1163 W EMERICK-ARCHITECTS.COM

CONSULTANT LOGO SPACE

REVIEW NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

FIRST FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

A2.2

LAND USE SUBMITTAL

PLAN LEGEND:

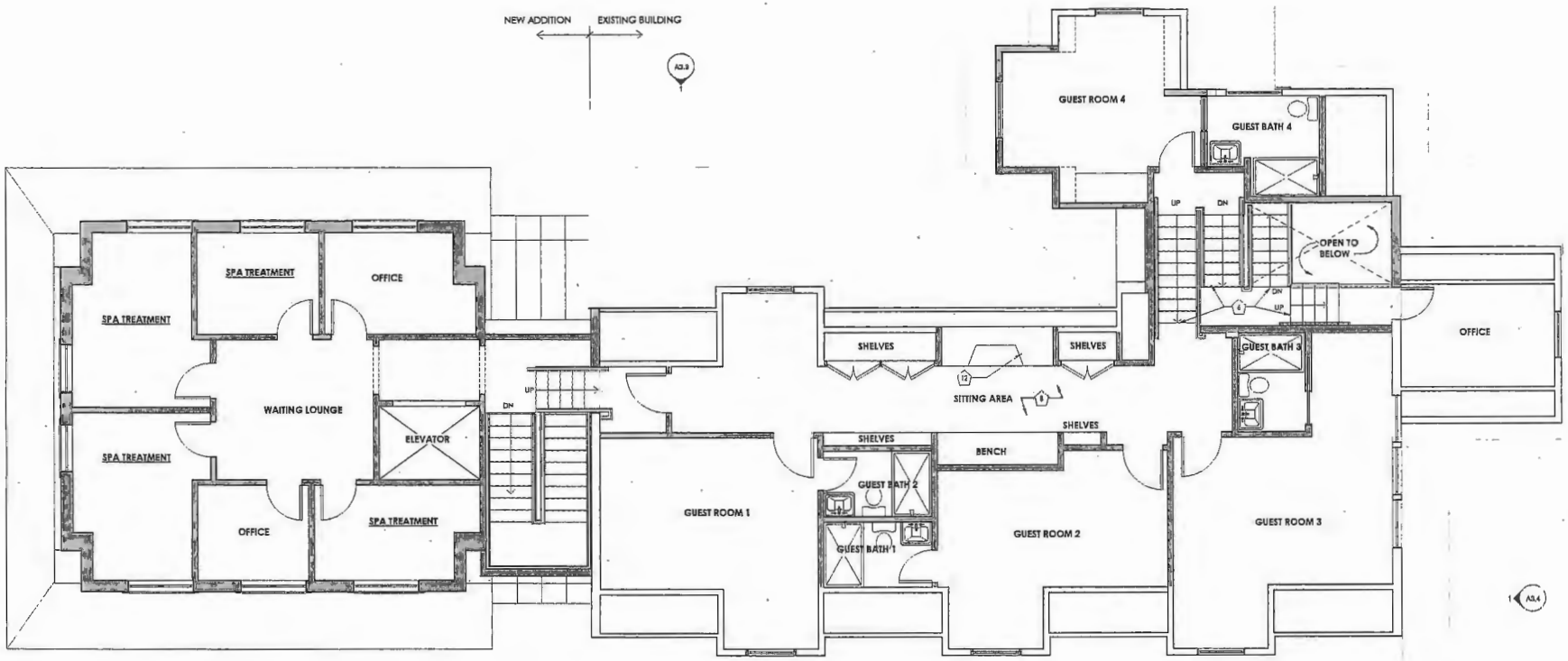
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COASER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSUKUBAI WATER BLESSING
3 DOUBLE HEIGHT SPACE
4 WINDOW WELL TO BASEMENT. SEE EXT. ELEVATION
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 NEW WALK-IN COOLER
8 SEE MATERIALS SHEET LUX-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9 NEW WOOD DECK. SEE SITE PLAN FOR MATERIALS
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW ADDITION EXISTING BUILDING

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW NOT FOR CONSTRUCTION

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd, Corbett, OR 97019

SECOND FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

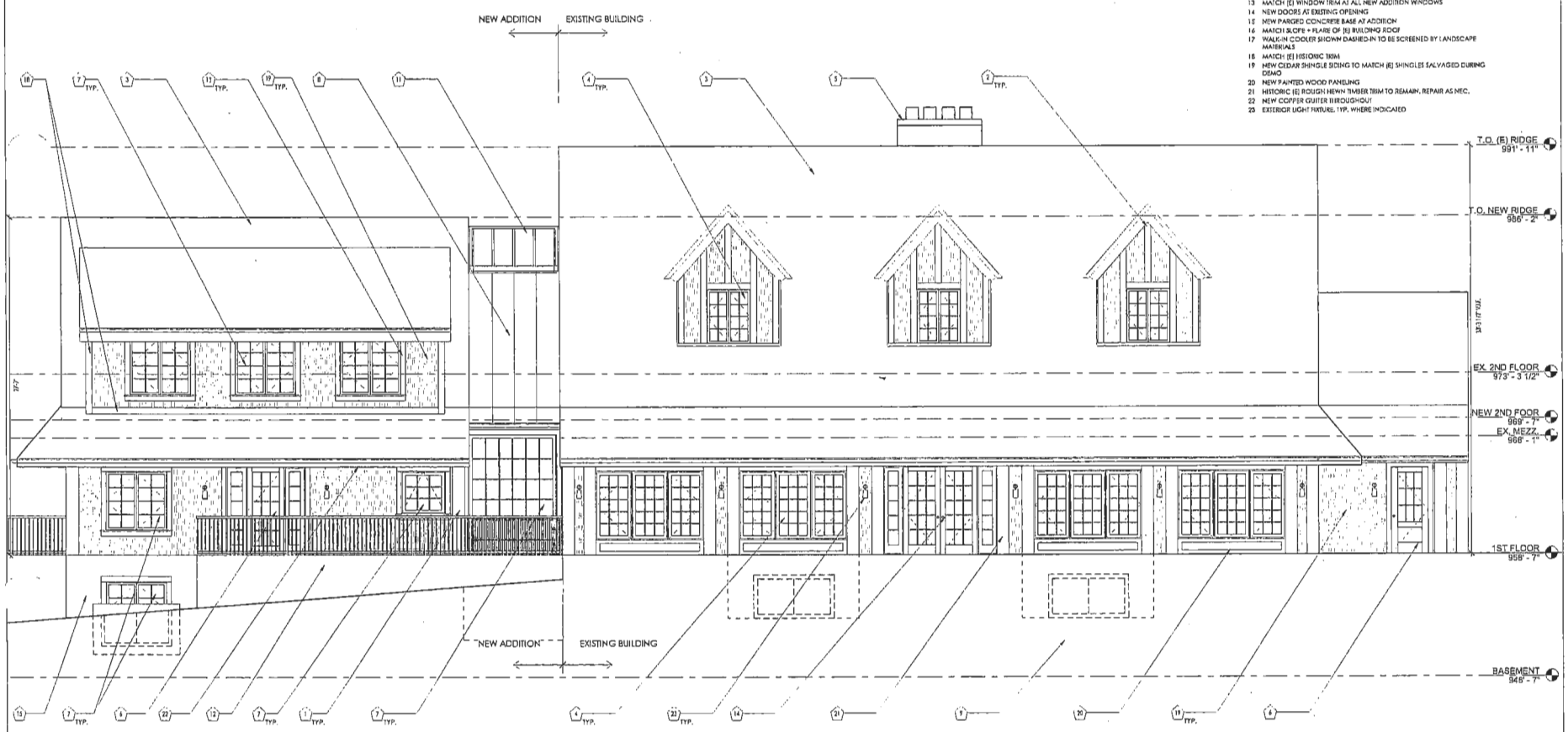
A2.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEWN TIMBER TRIM
2. REPAIR + REFINISHE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR W/ NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9. NEW WINDOW WELL TO BASEMENT, TYP.
10. NEW DORMER IN LOCATION OF PREVIOUS DORMER. PATCH + REPAIR AS REQ.
11. NEW RIDGE SKYLIGHT
12. NEW WOOD DECK W/ PTD METAL RAILINGS
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE BASE AT ADDITION
16. MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17. WALK-IN COOLER SHOWN DASHED-IN TO BE SCREENED BY LANDSCAPE MATERIALS
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



1 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS
2331 SW MARKET PLACE AVE SUITE 200 PORTLAND, OR 97201
P 503.242.1745 W EMERICKARCHITECTS.COM

CONSULTANT LOGO SPACE

REVIEW NOT CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

WEST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A3.1

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

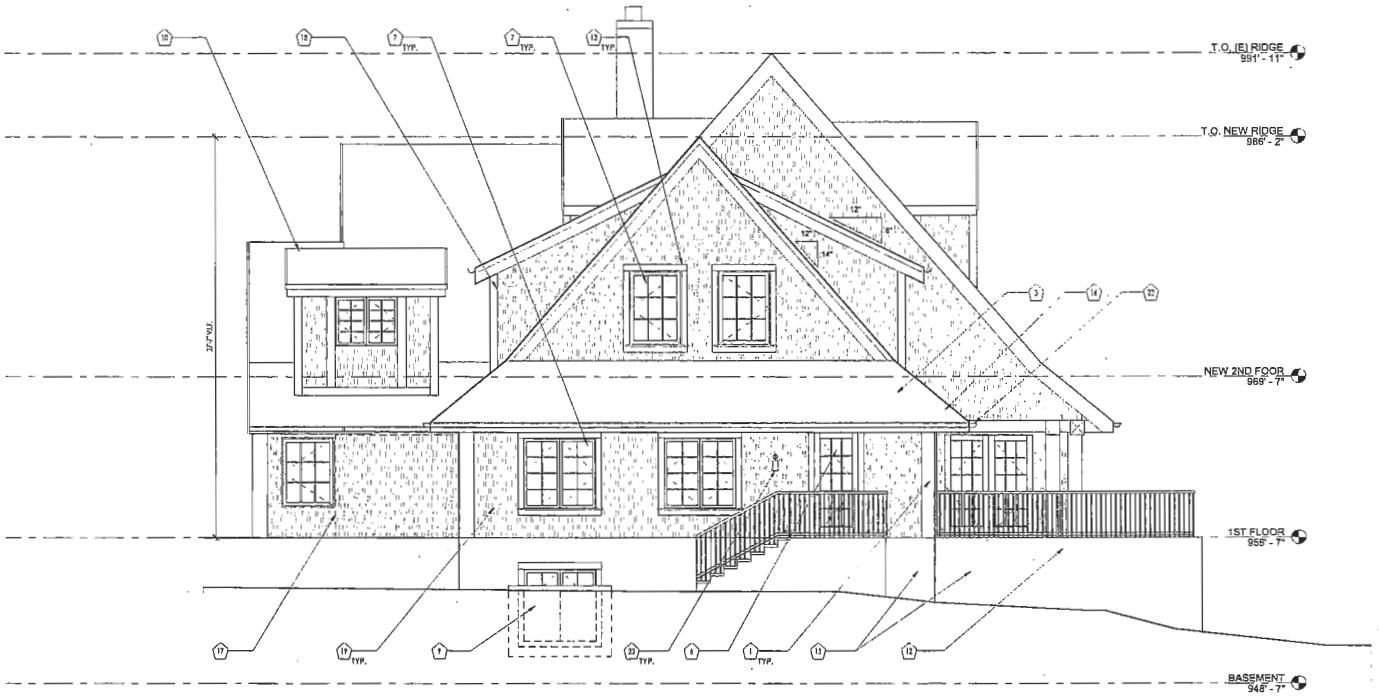
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 MATCH (E) ROUGH HEWN TIMBER TRIM
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP.
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSESLY AS POSSIBLE
8 NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9 NEW WINDOW WELL TO BASEMENT, TYP.
10 NEW DORMER IN LOCATION OF PREVIOUS DORMER. PATCH + REPAIR AS REQ.
11 NEW RIDGE SKYLIGHT
12 NEW WOOD DECK W/ PTD METAL RAILINGS
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE BASE AT ADDITION
16 MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17 WALK-IN COOLER SHOWN DASHED-IN TO BE SCREENED BY LANDSCAPE MATERIALS
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



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

RECEIVED
JAN 26 2018
BY:

EMERICK ARCHITECTS
231 SOUTHWEST RALPH'S WAY, SUITE 210 BEND, OR 97702
P 541.330.9160 W EMERICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

NORTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC | CHKD BY: EMD
DATE: 1/19/2018

A3.2

LAND USE SUBMITTAL

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

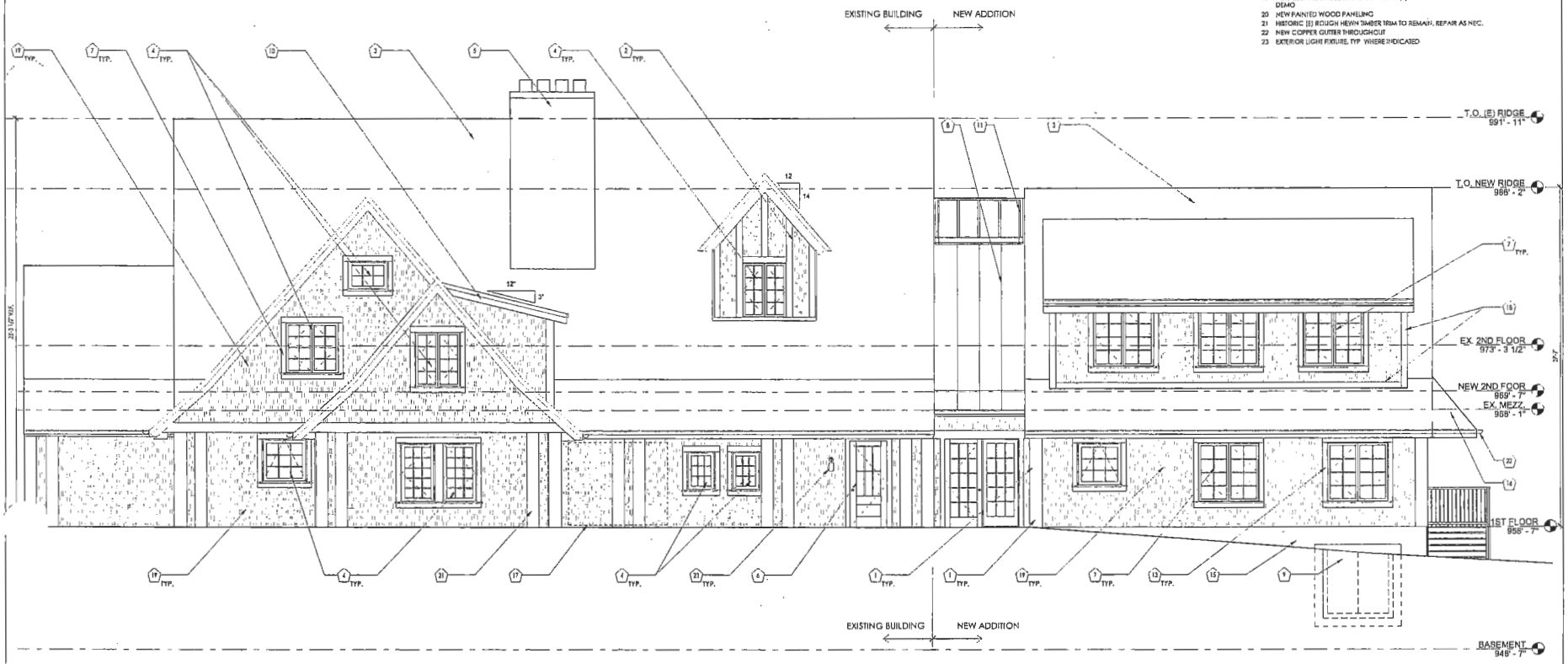
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEWN TIMBER TRIM
2. REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS, REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR & NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9. NEW WINDOW WELL TO BASEMENT, TYP.
10. NEW DORMER IN LOCATION OF PREVIOUS DORMER, PATCH + REPAIR AS REQ.
11. NEW RIDGE SKYLIGHT
12. NEW WOOD DECK W/ P10 METAL RAILINGS
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE BASE AT ADDITION
16. MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17. WALK-IN COOLER SHOWN DASHED-IN TO BE SCREENED BY LANDSCAPE MATERIALS
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP WHERE INDICATED



1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIE
NOT
CONSTRUC

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

EAST ELEVATION - PROPOSED

PROJECT NO: 1725
DRAWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

A3.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

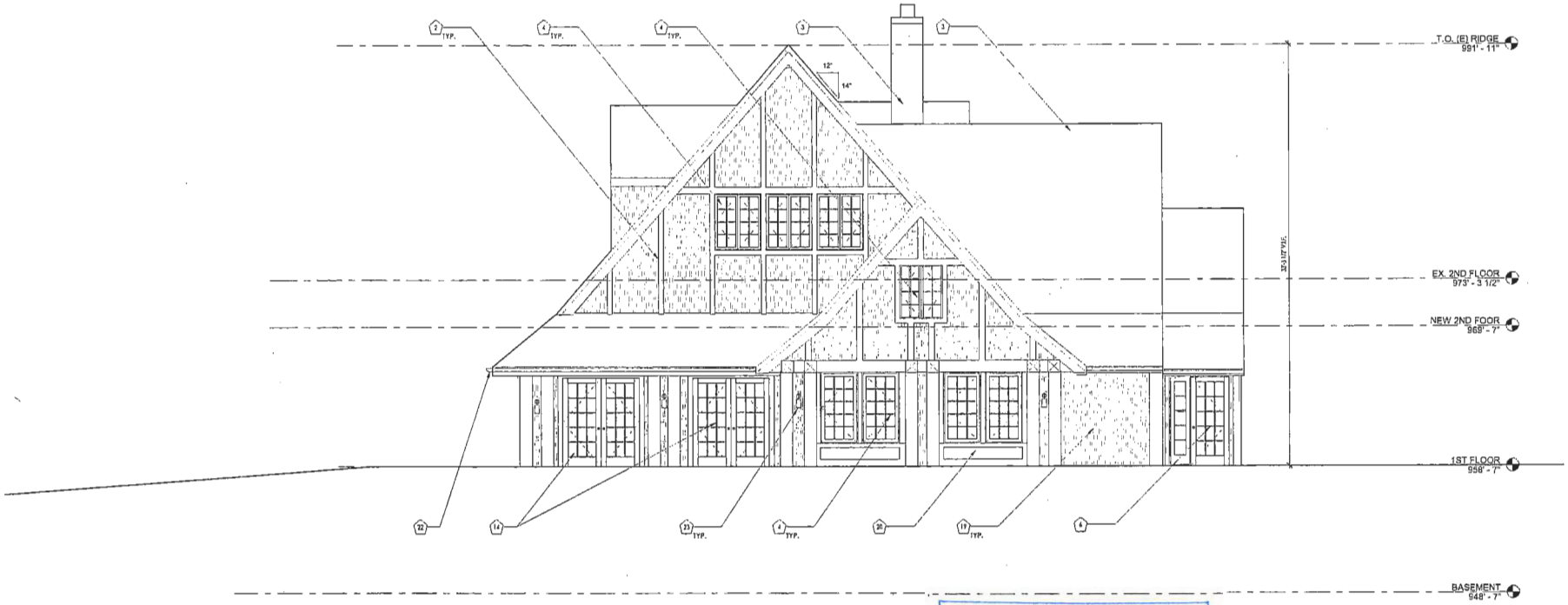
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEWN TIMBER TRIM
2. REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW COPPER STANDING SEAM ROOF, PRE-PATINATED TO ACHIEVE WEATHERED LOOK
9. NEW WINDOW WELL TO BASEMENT, TYP.
10. NEW DORMER IN LOCATION OF PREVIOUS DORMER. PATCH + REPAIR AS REQ.
11. NEW RIDGE SKYLIGHT
12. NEW WOOD DECK W/ PTD METAL RAILINGS
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE BASE AT ADDITION
16. MATCH SLOPE + FLARE OF (E) BUILDING ROOF
17. WALK-IN COOLER SHOWN DASHED-IN TO BE SCREENED BY LANDSCAPE MATERIALS
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS REQ.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP, WHERE INDICATED



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

EHENIC ARCHITECTS
2015 SW MARKET STREET, SUITE 2 PORTLAND, OR 97201
P 503.243.9400 W EHENIC-ARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVISED
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

HSF, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

SOUTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMO
DATE: 1/19/2018

A3.4

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT

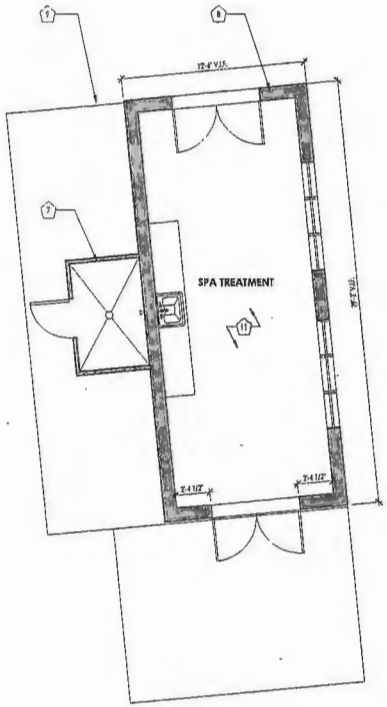
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

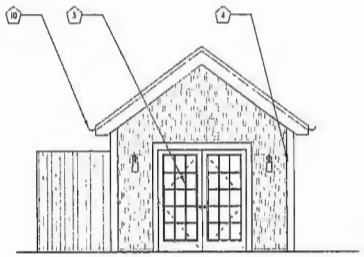
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED OUTBUILDING KEYNOTES:

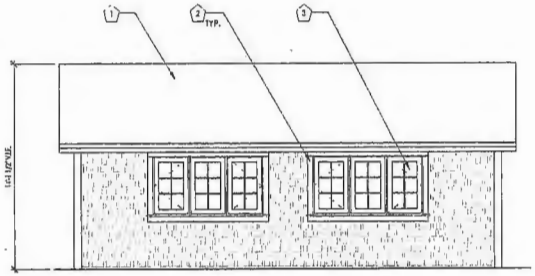
1 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL ROOF OF MAIN BLDG
2 MATCH (E) WINDOW TRIM AT ALL NEW WINDOWS
3 NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH MAIN BLDG, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
4 MATCH (E) HISTORIC TRIM
5 NEW ALUMINUM CLAD, WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
6 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
7 OUTDOOR SHOWER WITH NATURAL WOOD ENCLOSURE
8 RECONSTRUCTED ACCESSORY BUILDING ON EXISTING FOOTPRINT
9 TERRACE, SEE LANDSCAPE DRAWINGS
10 NEW COPPER GUTTER THROUGHOUT
11 REPAIR OR REPLACE EXISTING SLAB ON GRADE AS NECESSARY
12 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED



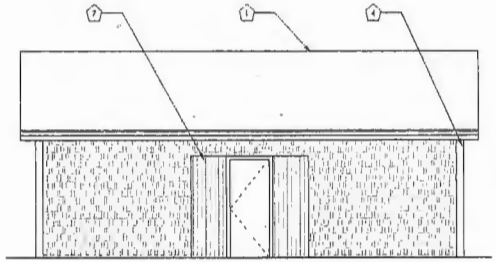
1 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



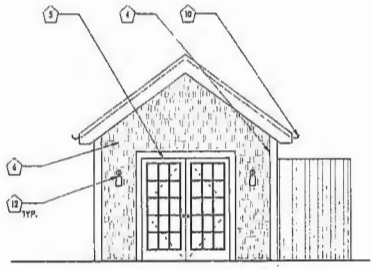
2 WEST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



5 EAST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

EMERIO DESIGN, LLC
205 SOUTHWEST TAYLOR AVE SUITE 200 PORTLAND OR 97204
P 503.223.7400 W EMERIODESIGN.COM

CONSULTANT
LOGO
SPACE

REVIEW
NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

HSF, LLC
VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

ACCESSORY BUILDING

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 1/19/2018

A3.5

LAND USE SUBMITTAL

VIEW POINT INN AND WELLNESS CENTER

RENDERED WEST ELEVATION

01.18.18

RECEIVED
JAN 26 2018

EMERICK ARCHITECTS

tabbies
EXHIBIT
A.6