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 CONTINUANCE OF PUBLIC HEARING

This notice concerns continuance of a public hearing scheduled to consider the land use case 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 **Monday, June 24, 2019** at **9:30 AM** or soon thereafter, in Board Room at the Multnomah Building located at 501 SE Hawthorne Boulevard, Portland, OR 97214.

Proposal: The applicant is requesting to establish a new single-family dwelling and a special use in two historic buildings. The special use would establish a Wellness Retreat Center in the building that was previously the View Point Inn and an associated accessory building. The applicant is proposing to add additional square footage of floor area to the historic structure, reconstruct a damaged accessory building, and establish parking on the adjacent property. The Wellness Retreat Center will contain five guest rooms to accommodate overnight guests, a restaurant, spa facilities, and a health assessment center.

After the first hearing on December 14, 2018, the applicant requests to also add to the application, the establishment of a new single-family dwelling above the attached garage.

To establish the uses a Conditional Use Permit, National Scenic Area Site Review, Variance, Hillside Development Permit, Replat, and Road Rules Variance 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, MCC 38.0045 Review and Conditional Use Applications – Submittal Requirements

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Forest District – GGF: MCC 38.2025(A)(1), (22), and (25) Review Uses, 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 38.4100 through MCC 38.4205, more specifically MCC 38.4105 General Provisions, 38.4125 Use of Space, MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4135 Improvements Required, MCC 38.4145 Joint Parking or Loading Facilities, MCC 38.4165 Design Standards: Scope, MCC 38.4170 Access, MCC 38.4175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4190 Signs, 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 Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Special Uses - Approval Criteria and Submittal Requirements: MCC 38.7300 Review and Conditional Uses, MCC 38.7305 Fire Protection in Forest Zones, MCC 38.7315 Siting of Dwellings on Forest Land, 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 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 Surface Drainage and Storm Sewer Systems

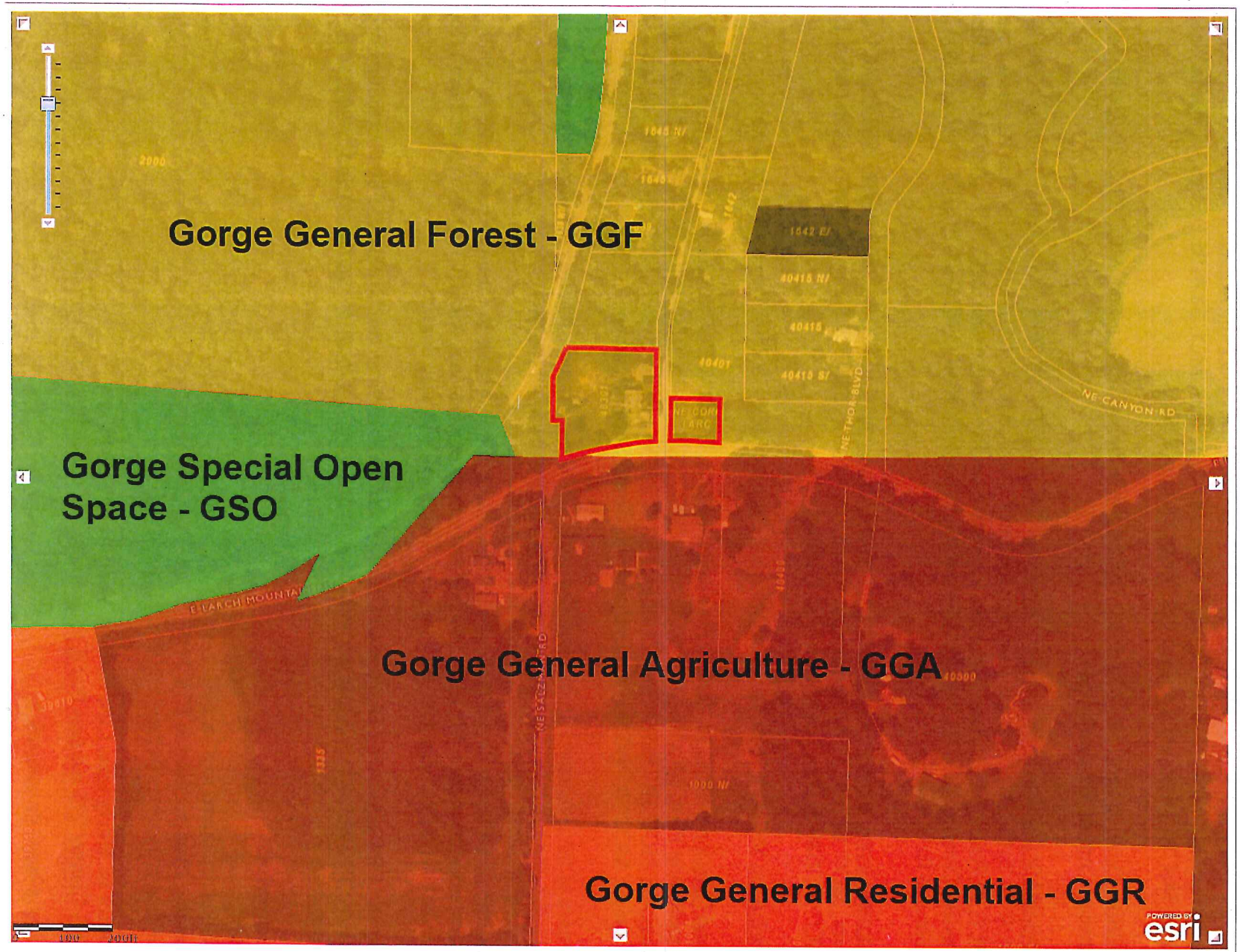
Copies of the referenced *Multnomah County Code* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at *https://www.multco.us/landuse/*

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

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

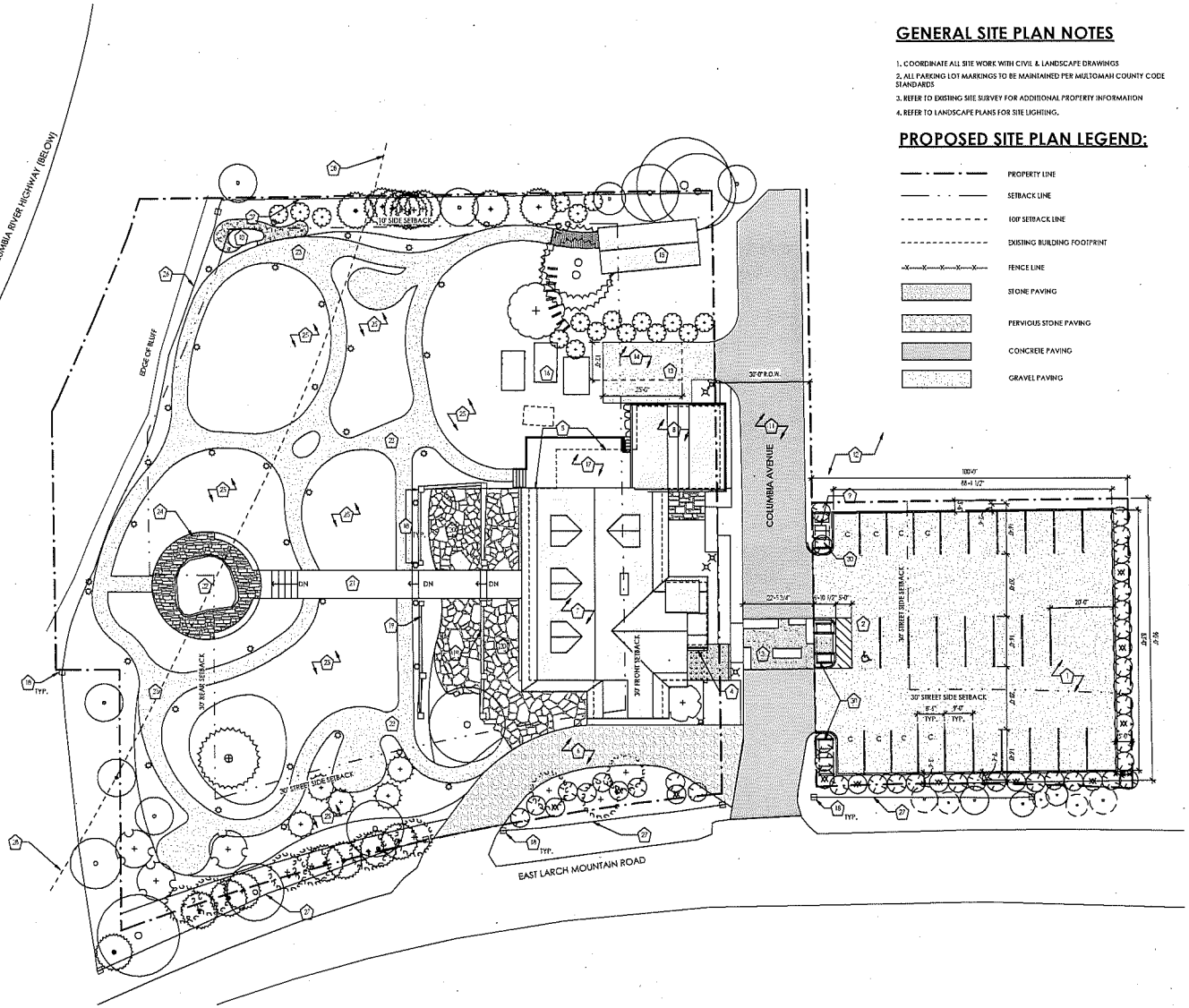
Department of Community Services
Land Use Planning and Transportation Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

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
4. REFER TO LANDSCAPE PLANS FOR SITE LIGHTING.

PROPOSED SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 100' SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- FENCE LINE
- STONE PAVING
- PERVIOUS 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
5 EXISTING BUILDING FOOTPRINT TO REMAIN
6 EXISTING HISTORIC DRIVE & AISLE ACCESS TO BE RESURFACED. REMOVE EXISTING PAVEMENT AND PROVIDE NEW PAVER SURFACE PER LANDSCAPE DRAWINGS
7 EXISTING HISTORIC BUILDING TO BE REHABILITATED
8 EXISTING GARAGE TO BE REMODELED/CONVERTED
9 PROPOSED ELECTRICAL TRANSFORMER LOCATION, TO BE SCREENED OR LOCATED BELOW GROUND
10 KNEIPP WATER BASIN AREA
11 COLUMBIA AVENUE PAVING TO BE UPGRADED AS REQUIRED BY MULTNOMAH COUNTY TRANSPORTATION
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 SEPTIC EQUIPMENT BELOW
17 EXISTING WOOD DECK TO BE REBUILT
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 SEAT, 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
30 WOOD SCREENING TRELLIS

REQUIRED OFF-STREET PARKING PER MCC 38.4205		
OVERNIGHT ACCOMMODATIONS:	5 GUEST ROOMS	= 5 PARKING SPACES
RESTAURANT/DINING ROOM:	1225sf/100sf	= 12 PARKING SPACES
RETREAT FACILITIES (PERSONAL SERVICE):	3195sf/400sf	= 8 PARKING SPACES
RESIDENTIAL APARTMENT:		= 2 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 = 2 = 24
SEASONAL DINNERS:		40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL DINNER PARKING REQUIRED = 19 - 5 = 2 = 24
ANNUAL HOLIDAY PARTY:		75 GUESTS MAXIMUM – INCLUDING STAFF (75/3)=25 TOTAL HOLIDAY PARTY PARKING REQUIRED: 25 + 2 = 27

NOTES REGARDING COMMERCIAL EVENTS:

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

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

LAND USE SUBMITTAL

EMERICK ARCHITECTS
301 BROADWAY NORTH #4 | EATON BUILDING | CY 97059
T 503.557.9400 | W EMERICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

SITE PLAN

PROJECT NO: 1723
DRWN BY: BA | CHK'D BY: EMD
DATE: 03/24/2019

A0.1

PLAN LEGEND:

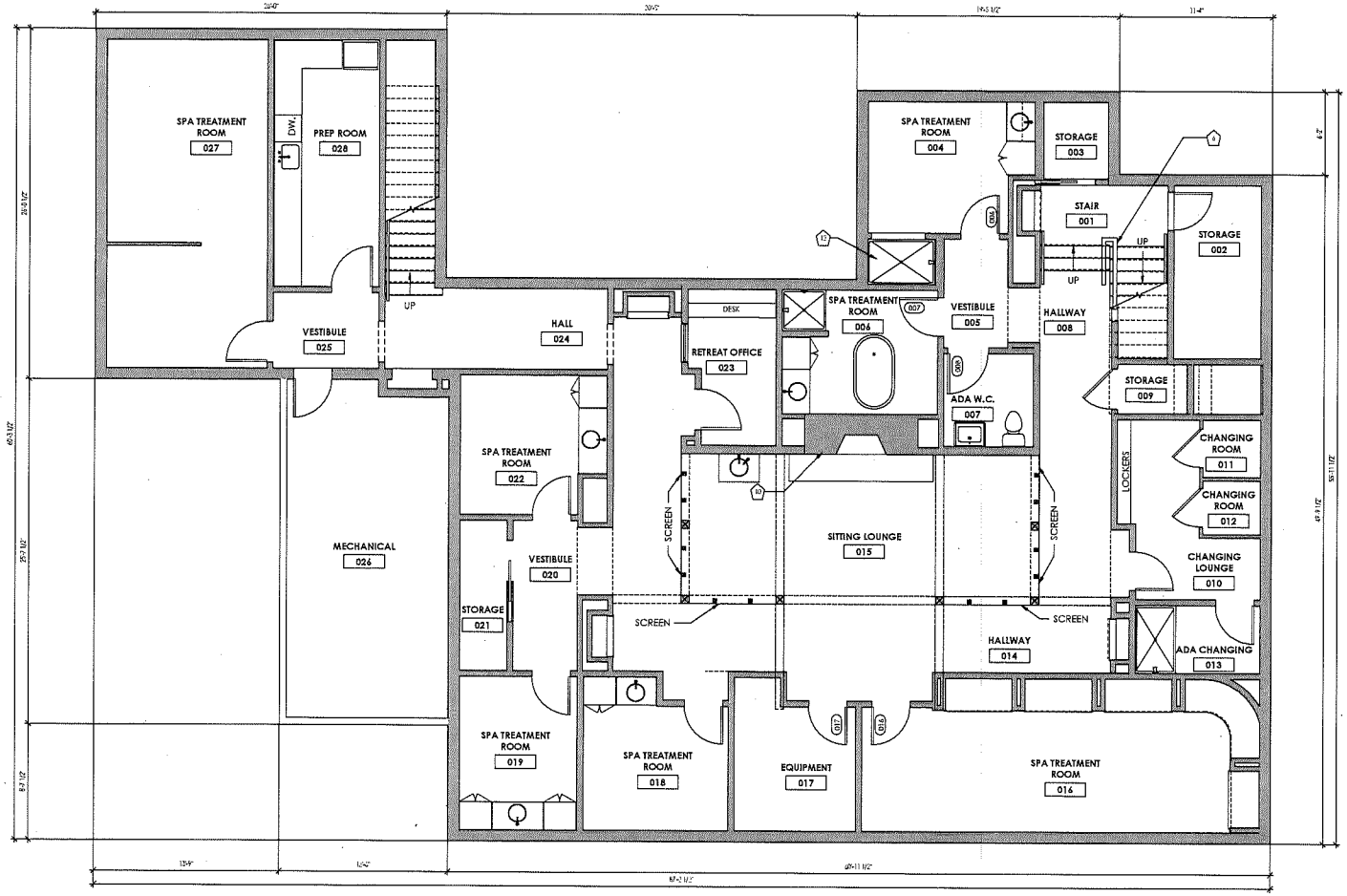
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT. EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
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
8. TYPICAL INTERIOR PARTITIONS TO HAVE WOOD CHIP/CLAY INFILL AT STUD CAVITIES WITH WOOD LATH ON EACH SIDE
9. PRICING ALTERNATE: SHEEP WOOL IN LIEU OF ROCK WOOL
10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC. SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 ISUKUBAI WATER BASIN
3 DOUBLE HEIGHT SPACE
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 EXISTING DECK TO BE REBUILT
8 VERIFY INTERIOR MATERIALS TO BE SALVAGED/MATCHED
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE
13 LAY-IN TEAK BATH MAT @ SHOWERS IN SPA
14 RESIDENTIAL APARTMENT



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

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EMERICK ARCHITECTS

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40301 E Larch Mountain Rd.
Corbett, OR 97019

BASEMENT FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 05/24/2019

A2.1

PLAN LEGEND:

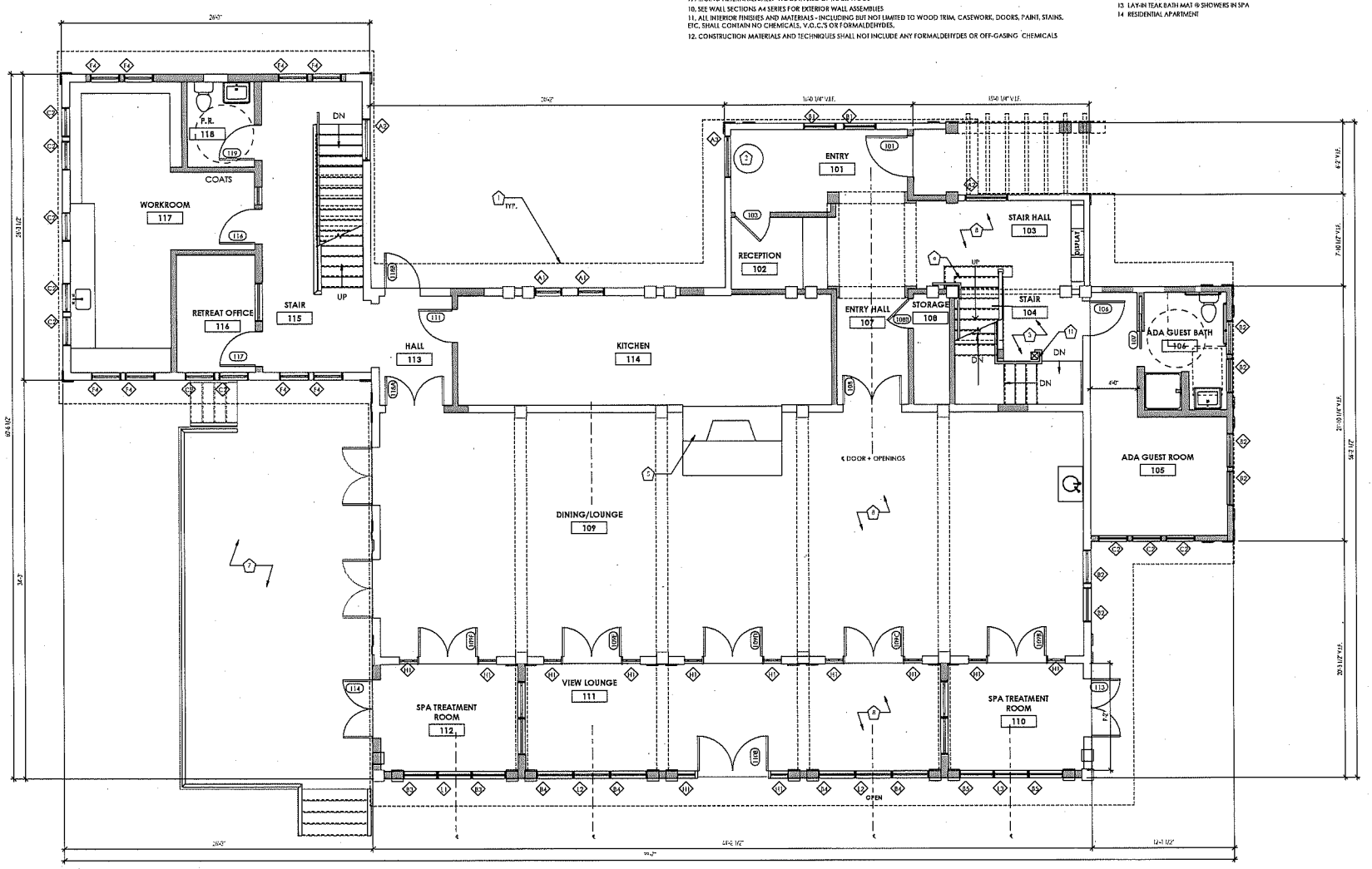
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT, EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
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
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10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC. SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSUKUBAI WATER BASIN
3 DOUBLE HEIGHT SPACE
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
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12 RESTORE (E) SECOND FLOOR FIREPLACE
13 LAY-IN TEAK BATH MAT @ SHOWERS IN SPA
14 RESIDENTIAL APARTMENT



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

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ENERICF ARCHITECTS

CONSULTANT LOGO SPACE

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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: 05/24/2019

A2.2

PLAN LEGEND:

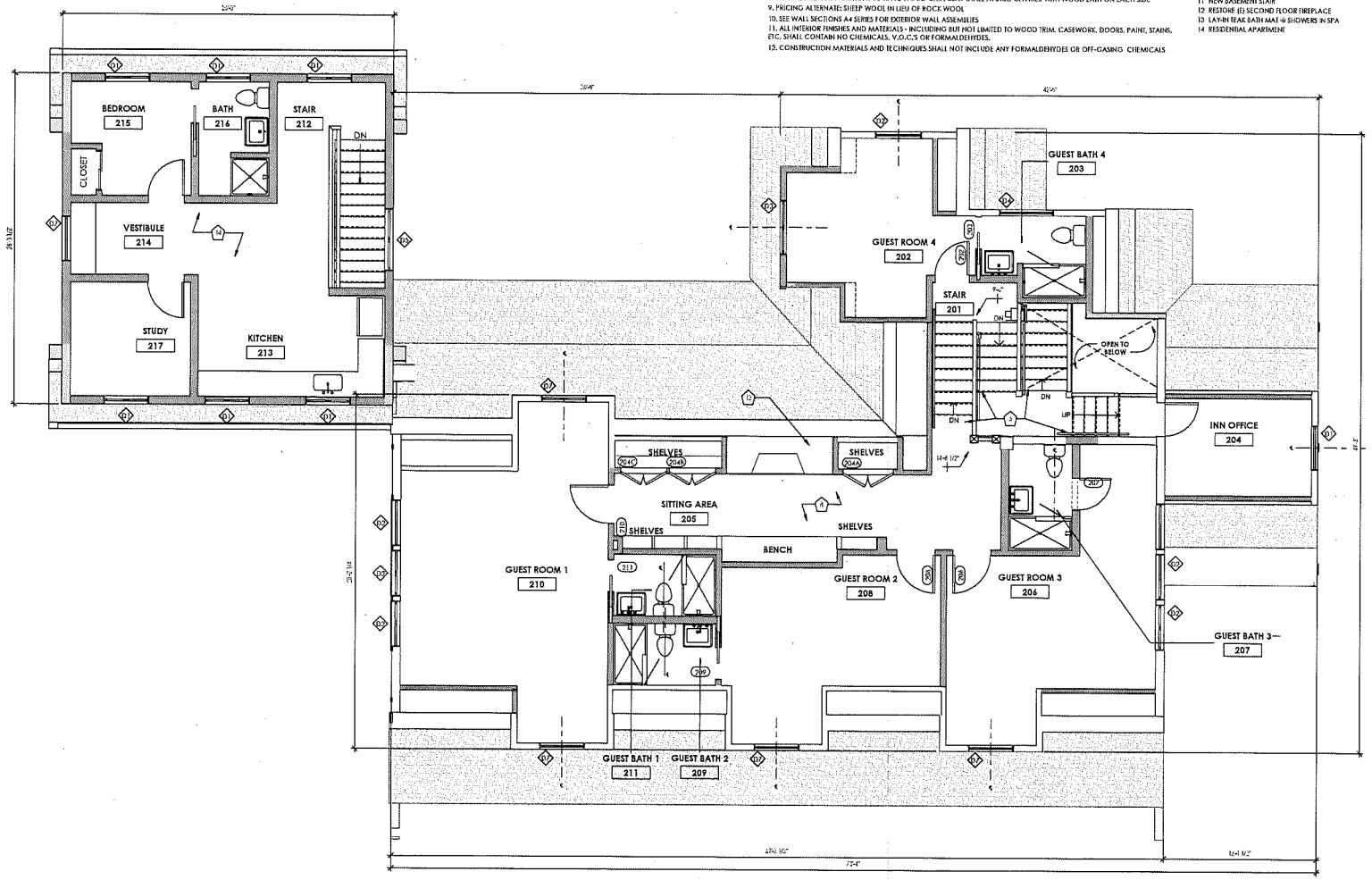
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT. EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
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12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

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14 RESIDENTIAL APARTMENT



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

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ENERICA ARCHITECTS
311 SOUTHWEST FOURTH AVE. SUITE 1100 PORTLAND, OR 97204
T. 971.279.1480 W. ENERICA-ARCHITECTS.COM

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Corbett, OR 97019

SECOND FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC | CHKD BY: EMD
DATE: 05/24/2019

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. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

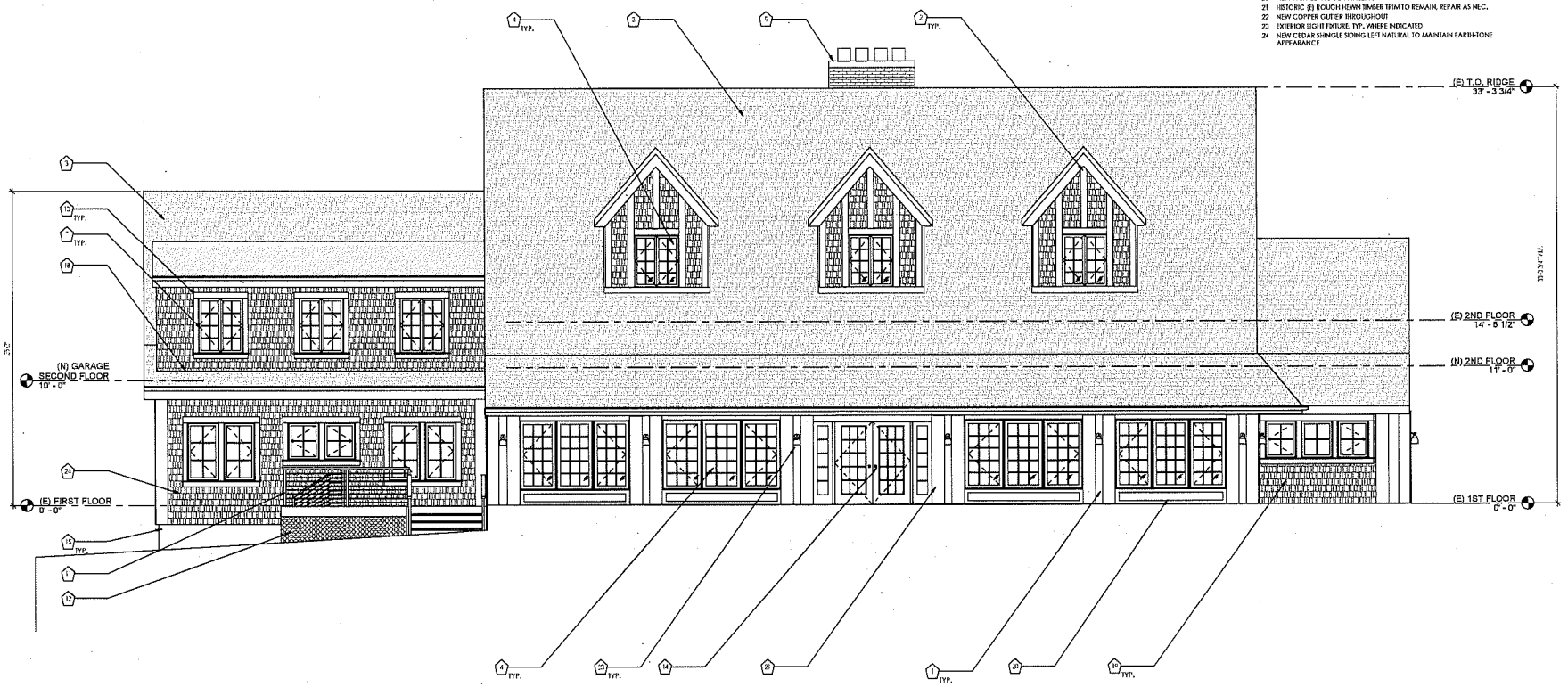
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

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. NEW PAINTED WOOD TRIM BETWEEN COLUMNS
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 CUSTOM WOOD ENTRY DOOR
9. NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
10. PROVIDE NEW ROOF AT EXISTING DORMER
11. NEW CABLE RAIL SYSTEM WITH WOOD CAP
12. REBUILD EXISTING DECK
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE AT FOUNDATION
17. NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
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
24. NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

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LAND USE SUBMITTAL

EMERICK ARCHITECTS
331 SW PINE ST, SUITE A, PO BOX 1086, REDMOND, OR 97756
P: 541.923.7007 F: 541.923.7010

CONSULTANT
LOGO
SPACE

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REV. #:	DATE:	DESCRIPTION:

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: 05/24/2019

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. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

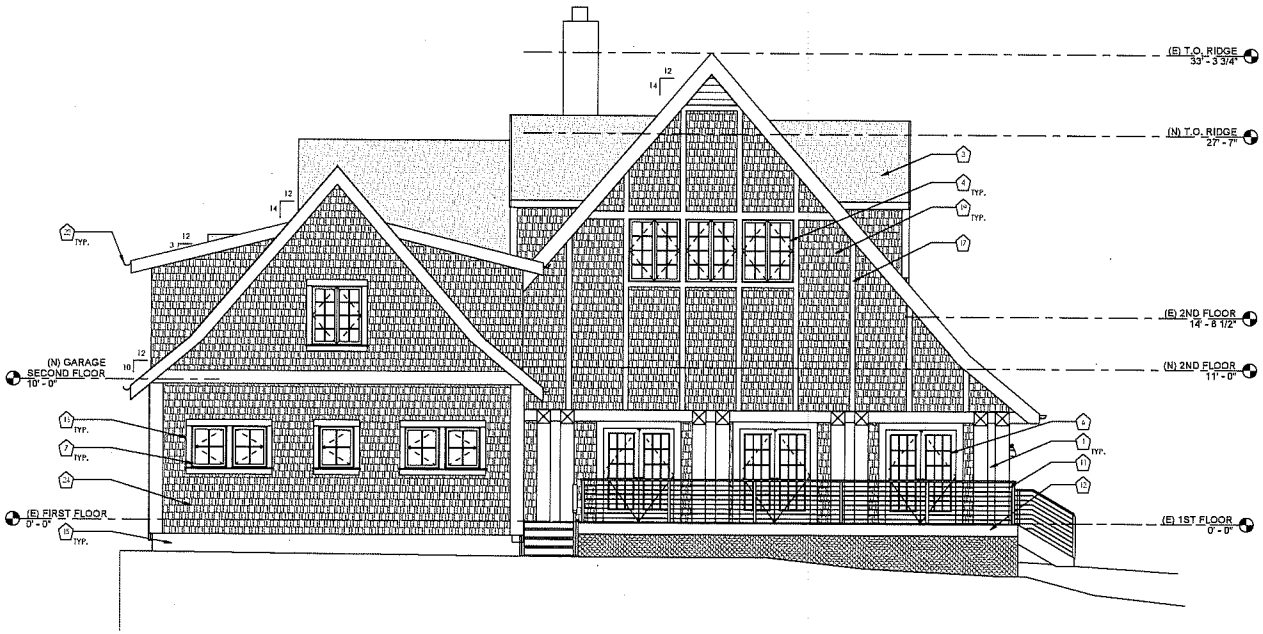
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

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 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
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 CUSTOM WOOD ENTRY DOOR
9 NEW PAINTED WOOD TREELS TO MATCH EXISTING HISTORIC CHARACTER
10 PROVIDE NEW ROOF AT EXISTING DORMER
11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
12 REBUILD EXISTING DECK
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE AT FOUNDATION
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
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
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

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

LAND USE SUBMITTAL

ENERGY ARCHITECTS

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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: 05/24/2019

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. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

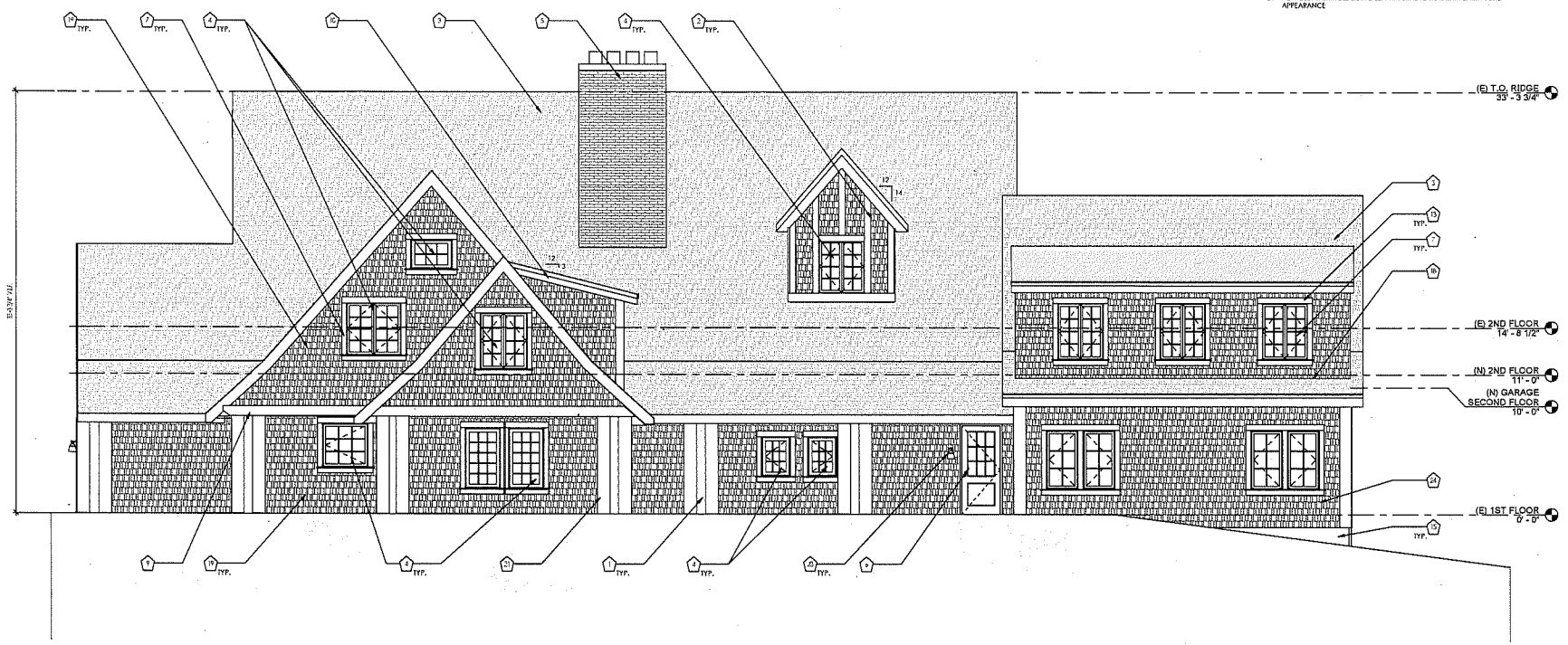
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

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 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
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 CUSTOM WOOD ENTRY DOOR
9 NEW PAINTED WOOD TREELS TO MATCH EXISTING HISTORIC CHARACTER
10 PROVIDE NEW ROOF AT EXISTING DORMER
11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
12 REBUILD EXISTING DECK
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE AT FOUNDATION
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
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
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

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LAND USE SUBMITTAL

EMERICK ARCHITECTS
311 SOUTHEAST FOURTH AVENUE, SUITE 201 PORTLAND, OR 97214
P: 503.274.1681 W: EMERICK-ARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

EAST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC | CHKD BY: KMD
DATE: 05/24/2019

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. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

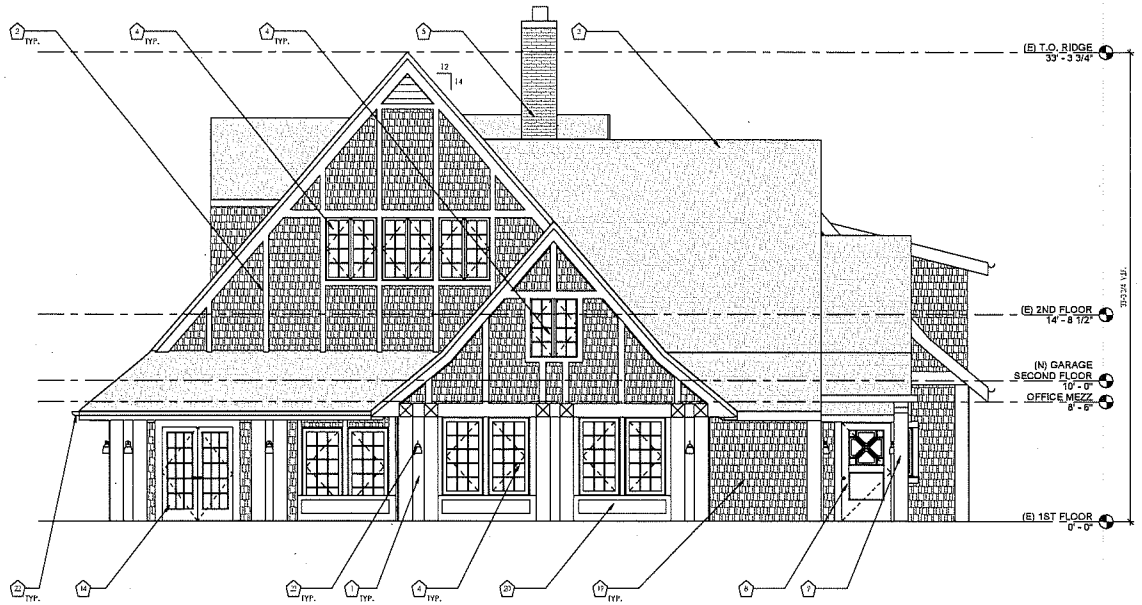
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

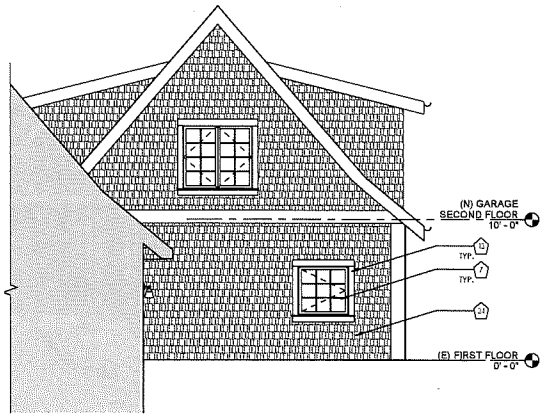
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
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 CUSTOM WOOD ENTRY DOOR
9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
10 PROVIDE NEW ROOF AT EXISTING DORMER
11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
12 REBUILD EXISTING DECK
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE AT FOUNDATION
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
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
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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



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

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LAND USE SUBMITTAL

ENERPICK ARCHITECTS

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

SOUTH ELEVATION - PROPOSED

PROJECT NO: 1733
DRAWN BY: JC | CHK'D BY: KMD
DATE: 05/24/2019

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. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

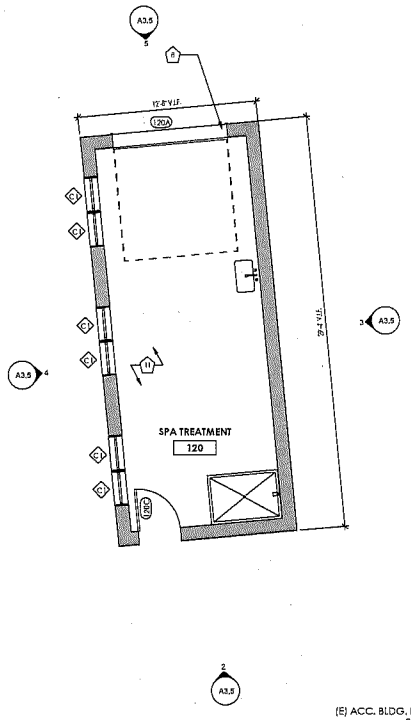
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

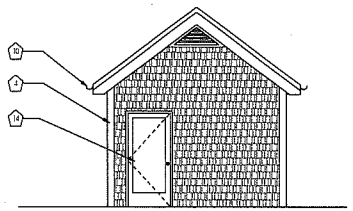
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED OUTBUILDING KEYNOTES:

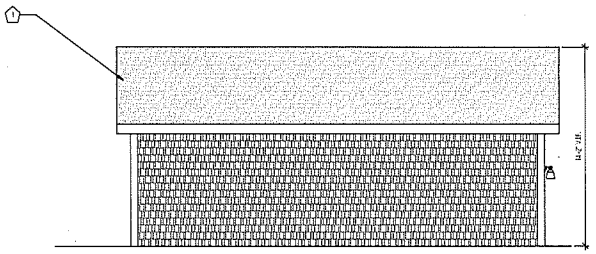
1. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL ROOF OF MAIN BLDG
2. MATCH (E) WINDOW TRIM AT ALL NEW WINDOWS
3. NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH MAIN BLDG, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
4. MATCH (E) HISTORIC TRIM
6. NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTHTONE APPEARANCE
8. RECONSTRUCTED ACCESSORY BUILDING ON EXISTING FOOTPRINT
10. NEW COPPER GUTTERS THROUGHOUT
11. REPAIR OR REPLACE EXISTING SLAB ON GRADE AS NECESSARY
12. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
13. NORTHWEST DOOR HERITAGE CLASSIC SERIES OR SIM
14. NEW DOORS TO MATCH MAIN HOUSE



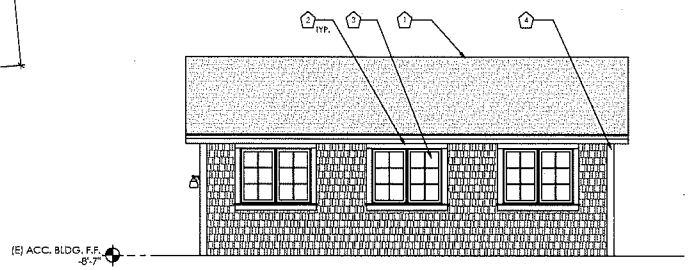
1 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



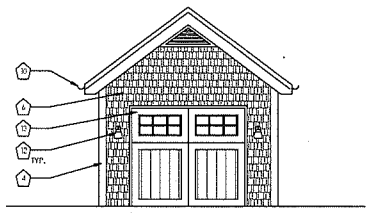
2 WEST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



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"

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SPACE

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REV. #:	DATE:	DESCRIPTION

VIEW POINT INN & WELLNESS CENTER

40301 E Larch Mountain Rd.
Corbett, OR 97019

ACCESSORY BUILDING

PROJECT NO: 1723
DRWN BY: JC | CHK'D BY: EMD
DATE: 05/24/2019

A3.5