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

14 DAY OPPORTUNITY TO COMMENT

Application for National Scenic Area Site Review

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case File: T2-2021-15109

Location: Address: 39072 E. Knieriem Road
Alternate Account #:944360410
Map, Tax Lot: 1N4E36AC -00800
Property ID #: R322835

Applicant: Noppawan Smith

Base Zone: Gorge General Agriculture – 20 (GGA-20), Gorge General Residential – 10 (GGR-10)

Key Viewing Areas: None

Landscape Setting: Rural Residential in Pastoral

Proposal: National Scenic Area Site Review for the replacement of an existing dwelling and conversion of an existing agricultural building to an Accessory Structure.

Vicinity Map **North ↑**

Comment Period: Written comments regarding this application will be accepted via email at *chris.liu@multco.us*, if received by **4:00 pm on Thursday, June 2, 2022**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting Chris Liu via email at *chris.liu@multco.us*. Copies of these materials may be purchased for $0.40/per page.

Applicable Approval Criteria [Multnomah County Code (MCC)]:

General Provisions: MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions – Parcel, MCC 38.0030(A), (B), (D) & (E) Existing Uses, MCC 38.0045 Review Use Applications, MCC 38.0060 Agricultural Buffer Zones, MCC 38.0110 Indian Tribal Treaty Rights

Gorge General Agriculture – 20 Zone: MCC 38.2225(A)(5) – Review Uses – Accessory Buildings, MCC 38.2260 (C) & (D) – Dimensional Requirements, MCC 38.2285 Off-Street Parking and Loading, MCC 38.2290 Access

NSA Site Review Criteria: MCC 38.7035 GMA Scenic Review, MCC 38.7045 GMA Cultural Resource Review, MCC 38.7055 GMA Wetland Review, MCC 38.7060 GMA Stream, Lake and Riparian Area Review, MCC 38.7065 GMA Wildlife Review, MCC 38.7070 GMA Rare Plant Review, MCC 38.7080 GMA Recreation Resource Review

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at https://multco.us/landuse/zoning-codes/ under the link **Chapter 38 – Columbia River Gorge National Scenic Area**

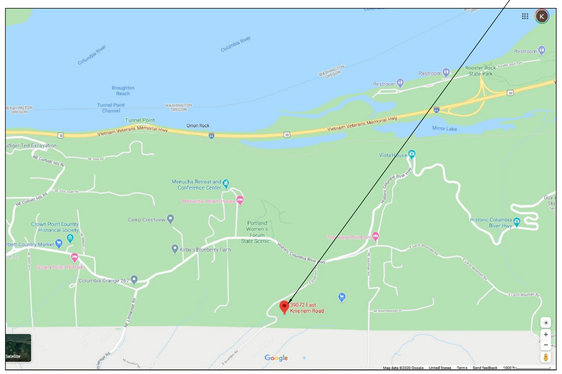
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: 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.

Enclosures:
Site Plan
Floor Plan
Building Elevation

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.

Vicinity Map



Site / Building Data

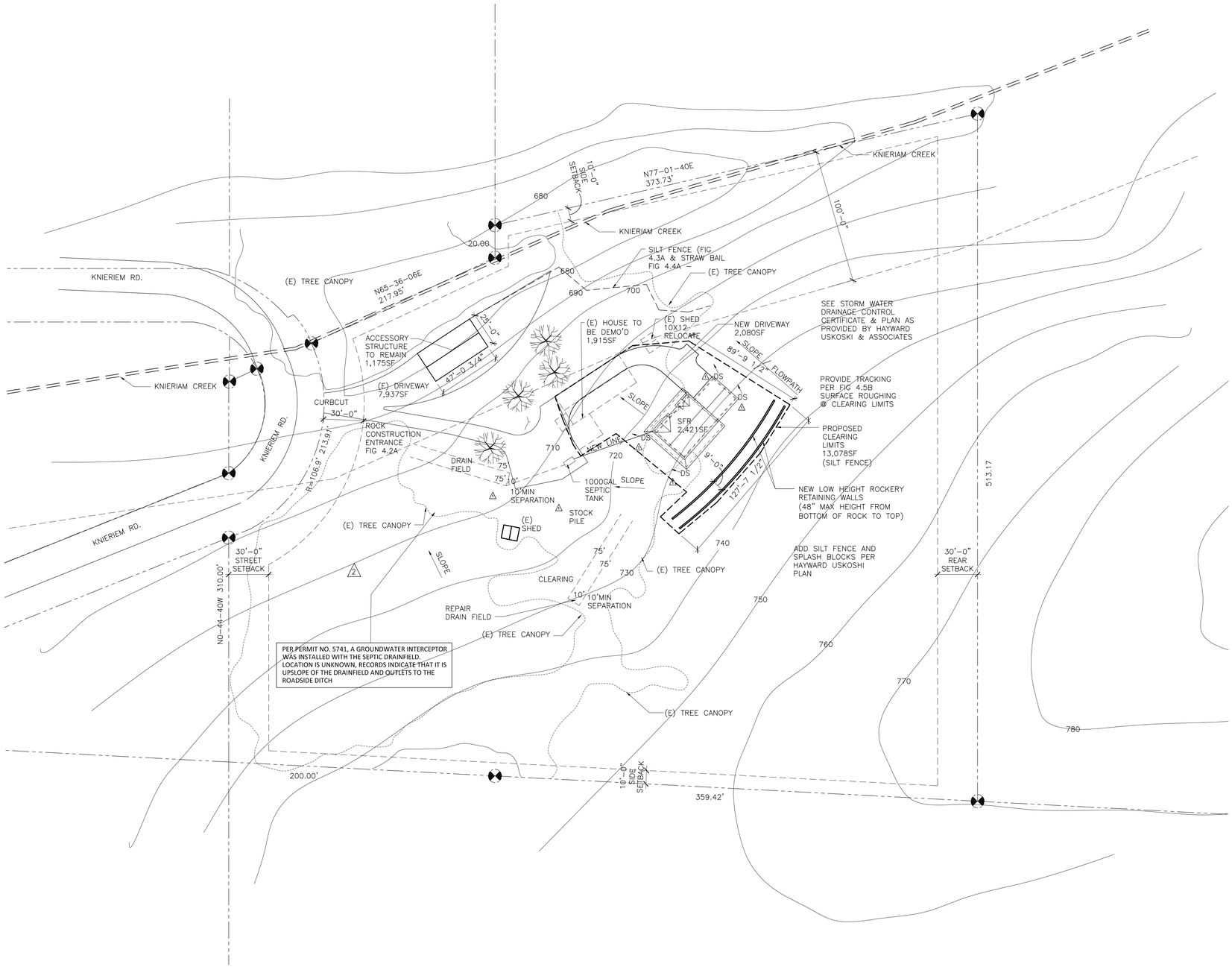
OWNER:	NOPPAWAN M. SMITH PO BOX 1945 FAIRVIEW OR 97024
AHJ:	MULTNOMAH COUNTY, OR
SITE ADDRESS:	39072 E. KNIERIEM RD. CORBETT, OR 97019
YEAR BUILT:	1982 (TO BE DEMO'D & SALVAGED)
ZONING:	GGA10 / GGA20
PROPERTY SIZE (ACRES):	5.21
PROPERTY SIZE (SQ. FEET):	226,948SF

SETBACKS: (38.2260)
DIMENSIONAL REQUIREMENTS: 30' FRONT / 10' SIDE / 30' STREET SIDE / 30' REAR

(AT POINT X:7751382.847440943 Y:682973.3356299251)
RURAL PLAN AREAS:COLUMBIA RIVER GORGE NSA (AT POINT X:7751382.847440943 Y:682973.3356299251)
GORGE ZONING:COLUMBIA RIVER GORGE NSA GGA20 - GENERAL MANAGEMENT AREA (AGRICULTURAL)
(AT POINT X:7751382.847440943 Y:682973.3356299251)
FIRE DISTRICT:CORBETT RURAL FIRE PROTECTION DISTRICT #14 (AT POINT X:7751382.847440943 Y:682973.3356299251)
WATER DISTRICT:CORBETT WATER DISTRICT (AT POINT X:7751382.847440943 Y:682973.3356299251)
WATERSHED NAME:LOWER SANDY WS (AT POINT X:7751382.847440943 Y:682973.3356299251)

(FOR TAX LOT)
GORGE ZONING:COLUMBIA RIVER GORGE NSA GGA20 - GENERAL MANAGEMENT AREA (AGRICULTURAL)
(FOR TAX LOT)
GORGE ZONING:COLUMBIA RIVER GORGE NSA GGR10 - GENERAL MANAGEMENT AREA (RESIDENTIAL)
(FOR TAX LOT)
WATER DISTRICT:CORBETT WATER DISTRICT (FOR TAX LOT)
WATERSHED NAME:LOWER SANDY WS (FOR TAX LOT)
RURAL ZONING:CFU4 - COMMERCIAL FOREST USE (MIN. 80 AC.) (FOR TAX LOT)
FIRE DISTRICT:CORBETT RURAL FIRE PROTECTION DISTRICT #14 (FOR TAX LOT)
RURAL PLAN AREAS:COLUMBIA RIVER GORGE NSA (FOR TAX LOT)
RURAL PLAN AREAS:COLUMBIA RIVER GORGE NSA (FOR TAX LOT)
RURAL PLAN AREAS:EAST OF SANDY RIVER RPA (FOR TAX LOT)

RD EASEMENT: RD1264
SAIL RECORD: 54747



General Notes

1. CALL LOCAL UTILITIES BEFORE YOU DIG
2. CONTRACTOR RESPONSIBLE FOR POSTING ALL PERMITS ON SITE

Legal Description

ALTACCTNUM:R944360410
PROPID:R322835

LEGAL DESCRIPTION:SECTION 36 1N 4E, TL 800 5.21 ACRES

IMPERVIOUS SURFACE

LOT 1

PROPOSED SITE

(E) HOUSE	+1,915SF (DEMO)
(E) ACCESSORY BLDG.	+1,175SF
(E) SHED	+120SF
NEW DRIVEWAY	+2,080SF
NEW SFR	+2,421SF
NEW TOTAL	= 5,796SF

IMPERVIOUS PROPOSED SURFACE ON SITE
5,796SF/226,948SF = 2.5%

*ALL LOT LINES & DIMENSIONS ARE APPROXIMATE – ARCHITECT MAKES NO GUARANTEES AS TO ACCURACY

THIS DRAWING IS AN ARCHITECTURAL REPRESENTATION OF THE SITE, IT IS NOT A SURVEY.

1 SITE VISIT REQUIRED – CITY OF PORTLAND – BUREAU OF DEVELOPMENT SERVICES

A SITE VISIT WILL BE REQUIRED TO VERIFY THE CONDITION OF THE EXISTING SEPTIC SYSTEM. FOR THE SITE VISIT, PLEASE ENSURE THAT THE SEPTIC TANK IS ACCESSIBLE, UNCOVER THE DROPBOX(ES), AND FLAG OUT THE DRAINFIELD LINES. PLEASE ALSO STAKE OUT THE FOOTPRINT OF THE PROPOSED HOUSE. THE PROPOSED STORMWATER DISPOSAL SYSTEM MAY NEED TO BE STAKED OUT AS WELL, DEPENDING ON THE SYSTEM PROPOSED. EAST COUNTY INSPECTION DAYS WEDNESDAYS AND FRIDAYS. THE SITE VISIT WILL BE SCHEDULED AFTER THE CHECKSHEET RESPONSES HAVE BEEN RECEIVED.

1 - PROPOSED SITE PLAN
SCALE: 1:40
0 20 40 80 120
1 = 40

APPROVAL STAMP AREA

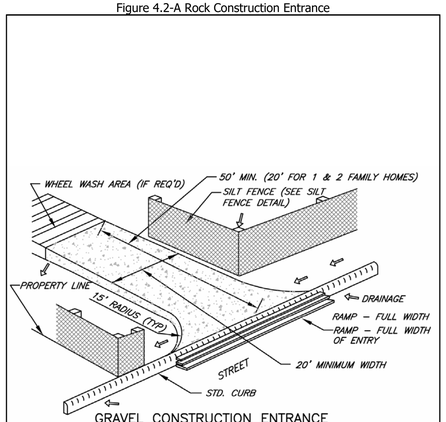
08-25-2020	SITE PLAN
01-12-2021	RESUBMISSION / 1
03-01-2021	RESUBMISSION / 2
03-16-2021	RESUBMISSION / 3

kva
architecture
COMPANY
2002 - 224th Place NE
Sammamish, WA 98074
425.260.0413
kvondruska@kva-arch.com

Smith Residence
39072 E. Knieriem Rd.
Corbett, OR 97019

3
A1.01

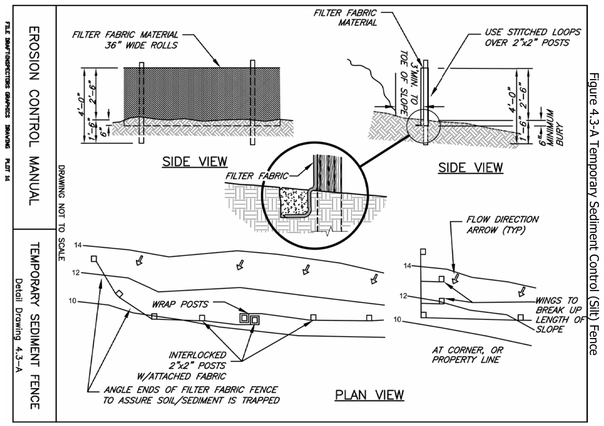
Figure 4.2-A Rock Construction Entrance



EROSION CONTROL MANUAL | GRAVEL CONSTRUCTION ENTRANCE
Detail Drawing 4.2–A

FILE DRAFT:INSPECTORS GRAPHICS DRAWING DR 3.3.1 PLOT 14

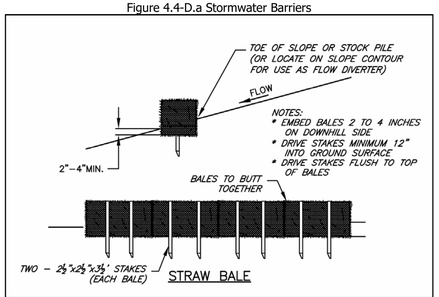
Figure 4.3-A Temporary Sediment Control (Silt) Fence

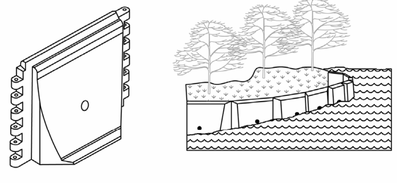


EROSION CONTROL MANUAL | TEMPORARY SEDIMENT FENCE
Detail Drawing 4.3–A
DRAWING NOT TO SCALE

FILE DRAFT:INSPECTORS GRAPHICS DRAWING PLOT 14

Figure 4.4-D.a Stormwater Barriers





EROSION BARRIER
DRAWING NOT TO SCALE

EROSION CONTROL MANUAL | STORMWATER BARRIERS #1
Detail Drawing 4.4–D

FILE DRAFT:INSPECTORS GRAPHICS DRAWING PLOT 14

Straw Bales

Straw bales shall be standard 40- to 60-pound rectangular bales of weed-free grass, hay, or seed straw.

Straw bales shall be keyed 2 to 4 inches into the existing ground.

Stakes shall be wood and of the size shown on Figure 4.4–D, and shall be driven through bales and into the ground to a minimum depth of 12 inches.

Avoid ground contact with baling wire or ties to prolong the longevity of the bales.

Maintenance Specifications

Maintenance is critical. At no time shall sediment be allowed to accumulate more than one-third of the stormwater barrier's height. Sediment shall be removed or re-graded into the slope, or new lines of barriers shall be installed upstream of sediment-laden barriers.

Check placement and performance often to avoid impacts from flows and/or vandalism.

Check flow rates often, since high flows can limit performance and damage the barrier.

Note: More permanent sediment control (ponds, traps) and flow diversion structures (temporary swales) are preferred for long-term projects.

Removal Specifications

Once the upslope area is stabilized, stormwater barriers shall be removed for disposal or reuse. Straw bales and other organic barriers may be reused onsite.

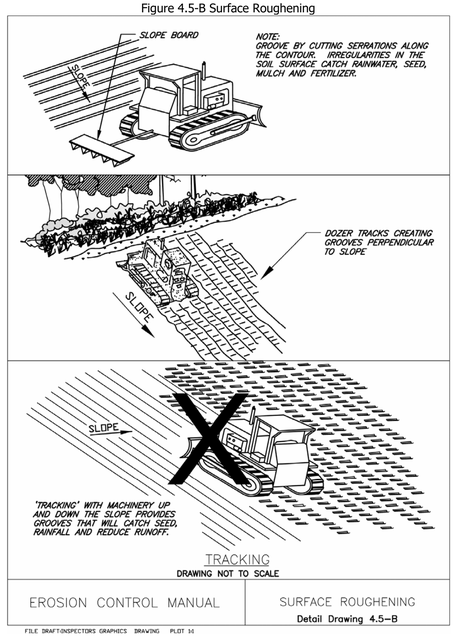
Straw and other organic materials can be incorporated as mulch after completion of site work if approved by the City. Removal will necessitate a post-construction site visit.

Installation Tips

Install per manufacturer's specifications.

Some barriers may be good for use on impervious surfaces.

Figure 4.5-B Surface Roughening



EROSION CONTROL MANUAL | SURFACE ROUGHENING
Detail Drawing 4.5–B

FILE DRAFT:INSPECTORS GRAPHICS DRAWING PLOT 14

7 APPENDIX B: RECOMMENDED STANDARD NOTES FOR EROSION CONTROL PLANS

A. 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.)

B. The implementation of this ESPCP and the construction, maintenance, replacement, and upgrading of these ESPCP facilities is the responsibility of the applicant/contractor until all construction is completed and approved and vegetation/landscaping is established.

C. The boundaries of the clearing limits shown on this plan 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 applicant/contractor for the duration of construction.

D. 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 insure that sediment and sediment laden water do not enter the drainage system, roadways, or violate applicable water standards.

E. 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.

F. The ESPCP facilities shall be inspected daily by the applicant/contractor and maintained as necessary to ensure their continued functioning.

G. 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.

H. 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 insure that all paved areas are kept clean for the duration of the project.

Standard Notes for Sediment Fences:

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 a support post, with a minimum 6-inch overlap, and both ends securely fastened to the post, or overlap 2 inch x 2 inch posts and attach as shown on detail sheet 4-2A.
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. The filter fabric shall have a minimum vertical burial of 6 inches. All excavated material from filter fabric fence installation, shall be backfilled and compacted, along the entire disturbed area.

4. Standard or heavy duty filter fabric fence shall have manufactured stitched loops for 2 inch x 2 inch post installation. Stitched loops shall be installed on the up hill side of the sloped area.
5. Filter fabric fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently protected and stabilized.
6. Filter fabric fences shall be inspected by applicant/contractor immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

RETAINING WALLS

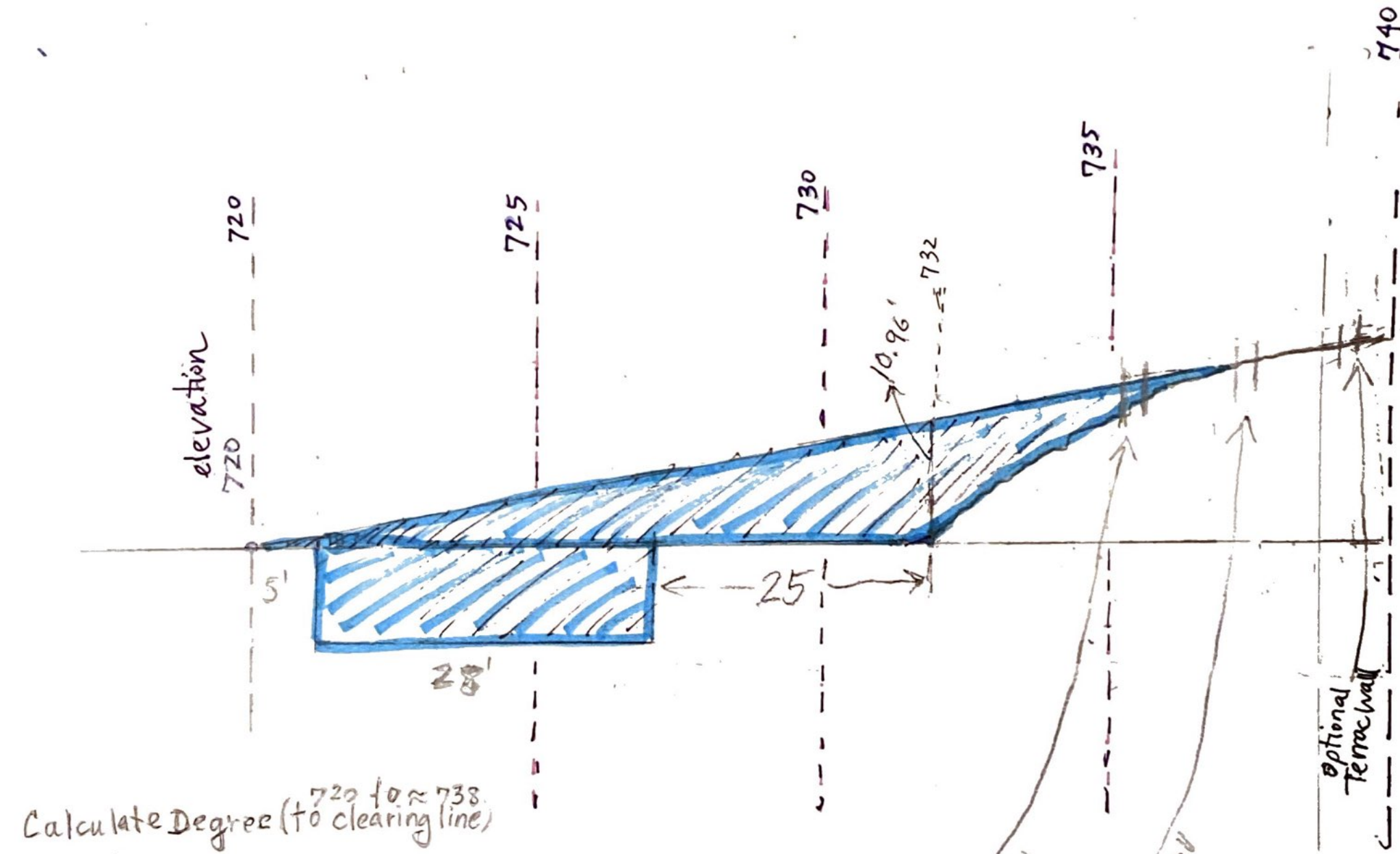
APPROVAL STAMP AREA

08-25-2020	SITE PLAN
01-12-2021	RESUBMISSION 1
03-01-2021	RESUBMISSION 2
03-16-2021	RESUBMISSION 3

kva architecture COMPANY
2002 - 224th Place NE
Sammamish, WA 98074
425.260.0413
kvondruska@kva-arch.com

Smith Residence
39072 E. Knieriem Rd.
Corbett, OR 97019

A1.02



Calculate Degree (to $\overset{720}{\text{to}} \approx \overset{738}{\text{clearing line}}$)

$\tan^{-1}(18.2/96) \approx 10.7°$

Height (Approx) at 732 contour line

$\tan(10.7°) = \frac{??}{58ft} \rightsquigarrow 10.96$ feet

** Divided by 2 because it's ◿ not ▭.
(up the hill)

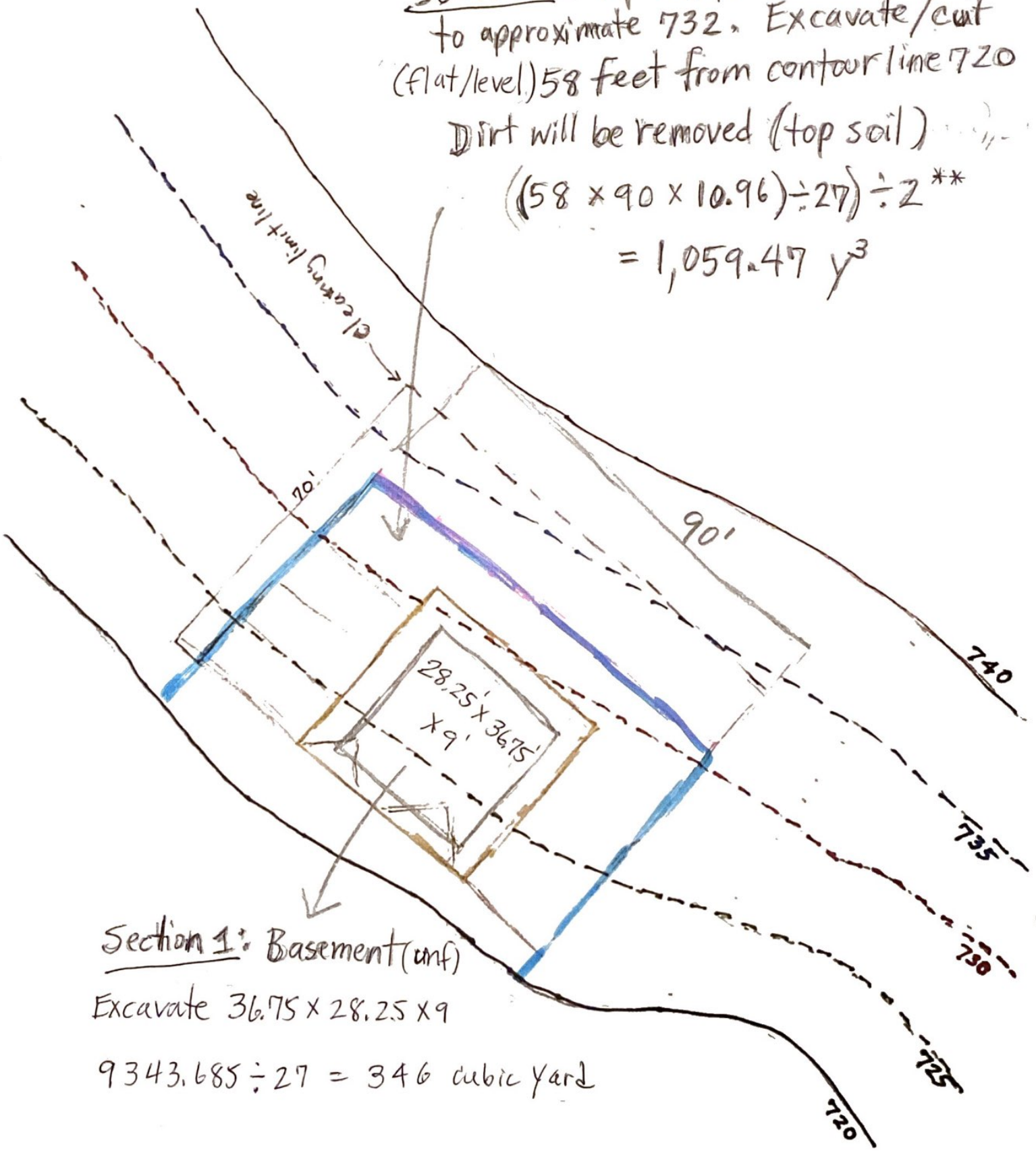
(propose rising up as tiers)

Section 2: Top soil from contourline 720 to approximate 732. Excavate/cut (flat/level) 58 feet from contourline 720

Dirt will be removed (top soil)

$((58 \times 90 \times 10.96) \div 27) \div 2$ **

$= 1,059.47\ y^3$



Section 1: Basement (unf)

Excavate $36.75 \times 28.25 \times 9$

$9343.685 \div 27 = 346$ cubic yard

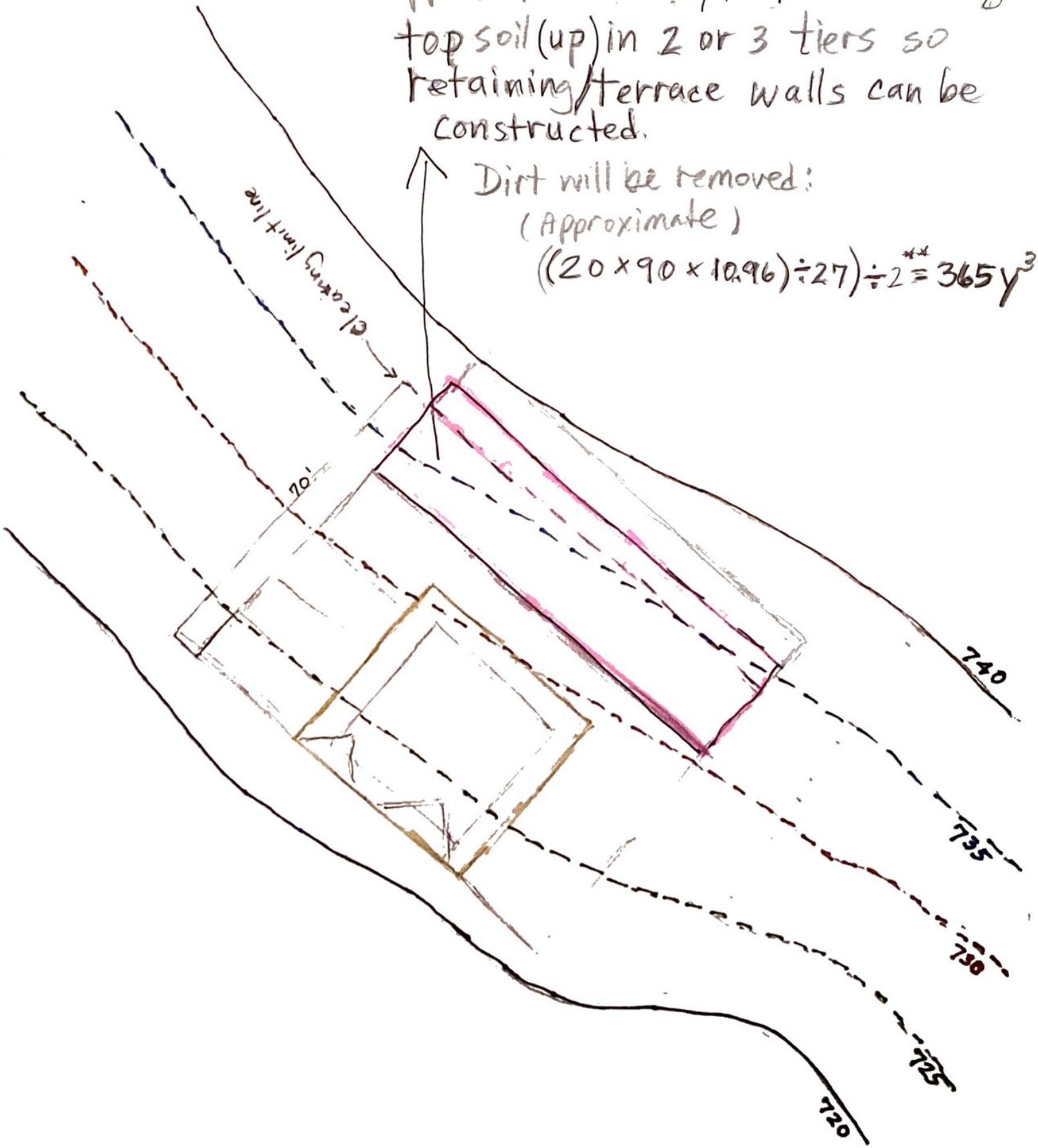
** Divided by 2
It's ◁ not □.

Section 3: From contour line

approx 732 to 736; propose excavating top soil (up) in 2 or 3 tiers so retaining/terrace walls can be constructed.

Dirt will be removed:
(Approximate)

$((20 \times 90 \times 10.96) \div 27) \div 2^{**} = 365 y^3$

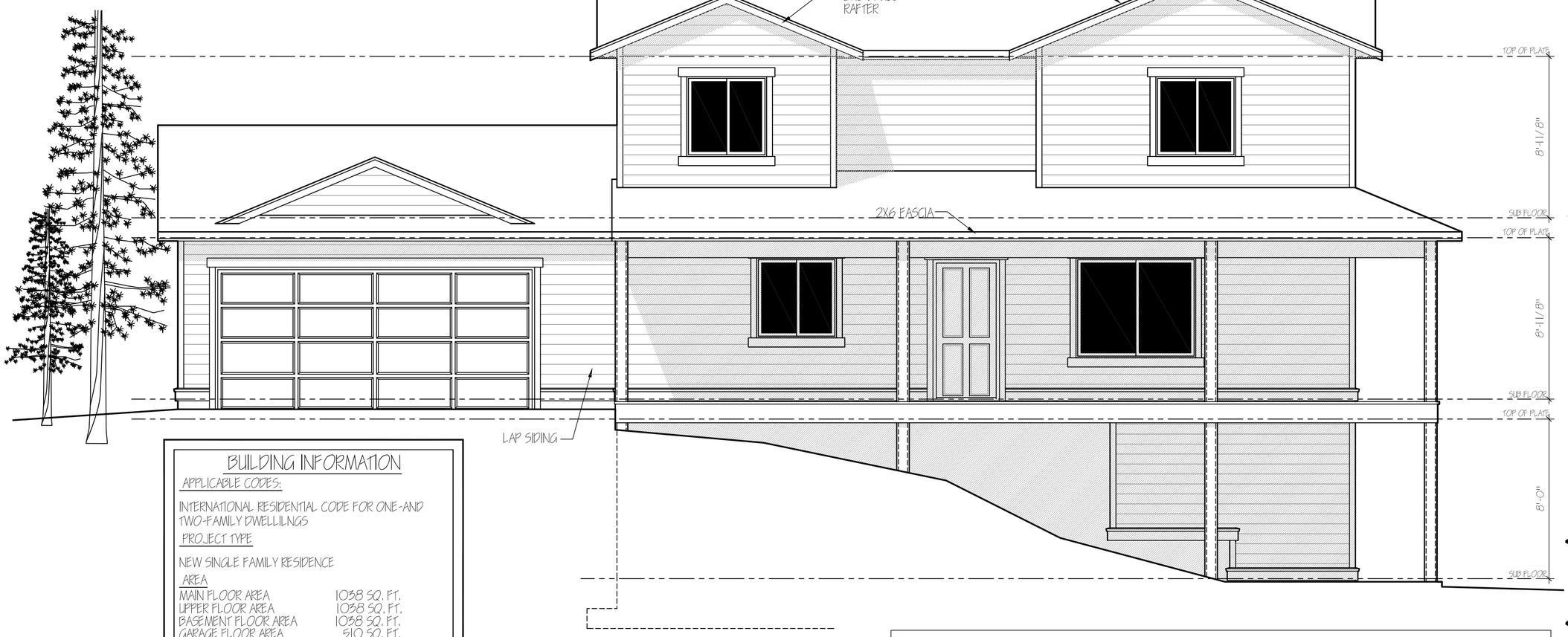


APPROVED ADDRESS NUMBERS SHALL BE PAINTED OR AFFIXED TO THE FRONT OF THE BUILDING IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAT 4" IN HEIGHT FOR RESIDENTIAL USE. THE NUMBERS SHALL BE AFFIXED PRIOR TO FINAL INSPECTION. (513)(UFC 10.301)(ORD774)

A ROADSIDE MARKER SHALL BE PLACED AT THE ACCESS POINT WITH ADDRESS NUMBERS IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 3" IN HEIGHT.

FRONT ELEVATION

NOTE:
ACTUAL FINISHED GRADES MAY VARY FROM FINISHED GRADES SHOWN ON ELEVATIONS AND PLANS



BUILDING INFORMATION

APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLILNGS

PROJECT TYPE

NEW SINGLE FAMILY RESIDENCE

AREA

MAIN FLOOR AREA	1038 SQ. FT.
UPPER FLOOR AREA	1038 SQ. FT.
BASEMENT FLOOR AREA	1038 SQ. FT.
GARAGE FLOOR AREA	510 SQ. FT.
ROOF DRAINAGE AREA	2421 SQ. FT.
TOTAL LIVING AREA	2076 SQ.FT.

DESIGN LOADS

A. ROOF LIVE LOAD	= 25 P.S.F.
B. WIND LOAD	= 120 MPH, EXPOSURE B
C. SEISMIC ZONE	= CATEGORY D1
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1000 P.S.F.

ALL EXTERIOR MATERIALS AND FINISHES ARE FOR PRESENTATION PURPOSES ONLY ACCRUAL MATERIALS, FINISHES, AND GRADE UP TO BUILDERS DISCRESSION.

BUILDING COMPONENTS:

MAXIMUM ALLOWABLE AREA	NO LIMIT
WINDOW GLASS	U = 0.28
DOORS, OTHER THAT ENTRY	U = 0.20
MAIN ENTRY DOOR (MAX. 24 SQ. FT.)	U = 0.20
WALL INSULATION	R-23
UNDERFLOOR INSULATION	R-38
FLAT CEILINGS	R-49
VAULTED CEILINGS	R-30
SKYLIGHT GLASS	U = .050
SKYLIGHT AREA	LESS THAN 2%
BASEMENT WALLS	R-21
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8

GERNERAL NOTES

1. THE INTENT OF THESE PLANS IS TO PROVIDE THE CONTRACTOR WITH A GUIDE FOR A FULL, COMPLETE AND WORKABLE PROJECT, IN SO FAR AS THE DRAWINGS SHOW AND THE SPECIFICATIONS CALL FOR. THESE PLANS ARE INTENDED FOR USE BY PEOPLE WITH KNOWLEDGE OF BUILDING CONSTRUCTION.
2. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL ONE AND TWO FAMILY DWELLING CODE, AND ANY APPLICABLE LOCAL OR COUNTY JURISDICTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL TAKE ALL PRECEDENCE OVER SCALED DIMENSIONS.
5. HEATING/ COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTIO AS REQUIRED BY BUILDING OFFICIALS.
6. PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES, AS REQUIRED BY BUILDING OFFICIALS.
7. HEATING LOSS AND ENERGY CALCULATIONS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR, OR OTHER QUALIFED PROFESSIONAL AS REQUIRED BY BUILD OFFICIALS.
8. TRUSS MANUFACTURE SHALL PROVIDE ALL DRAWINGS, SPECIGICATIONS AND ENGINEERING AS REQUIRED BY BUILDING OFFICIALS.

TABLE N1101.1(2) – ADDITIONAL MEASURES

☑	1	**HIGH-EFFICIENCY HVAC SYSTEM[a]** a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air-source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground-source heat pump COP 3.5 or Energy Star rated
☐	2	**HIGH-EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
☐	3	**WALL INSULATION UPGRADE** Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
☐	4	**ADVANCED ENVELOPE** Windows—U-0.21 (Area weighted average), and Flat ceiling[b]—U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
☐	5	**DUCTLESS HEAT PUMP** For dwelling units with all-electric heat, provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and programmable thermostat for all heaters in bedrooms
☐	6	**HIGH EFFICIENCY THERMAL ENVELOPE UA[c]** Proposed UA is 8 percent lower than the code UA
☐	7	**GLAZING AREA** Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
☐	8	**3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

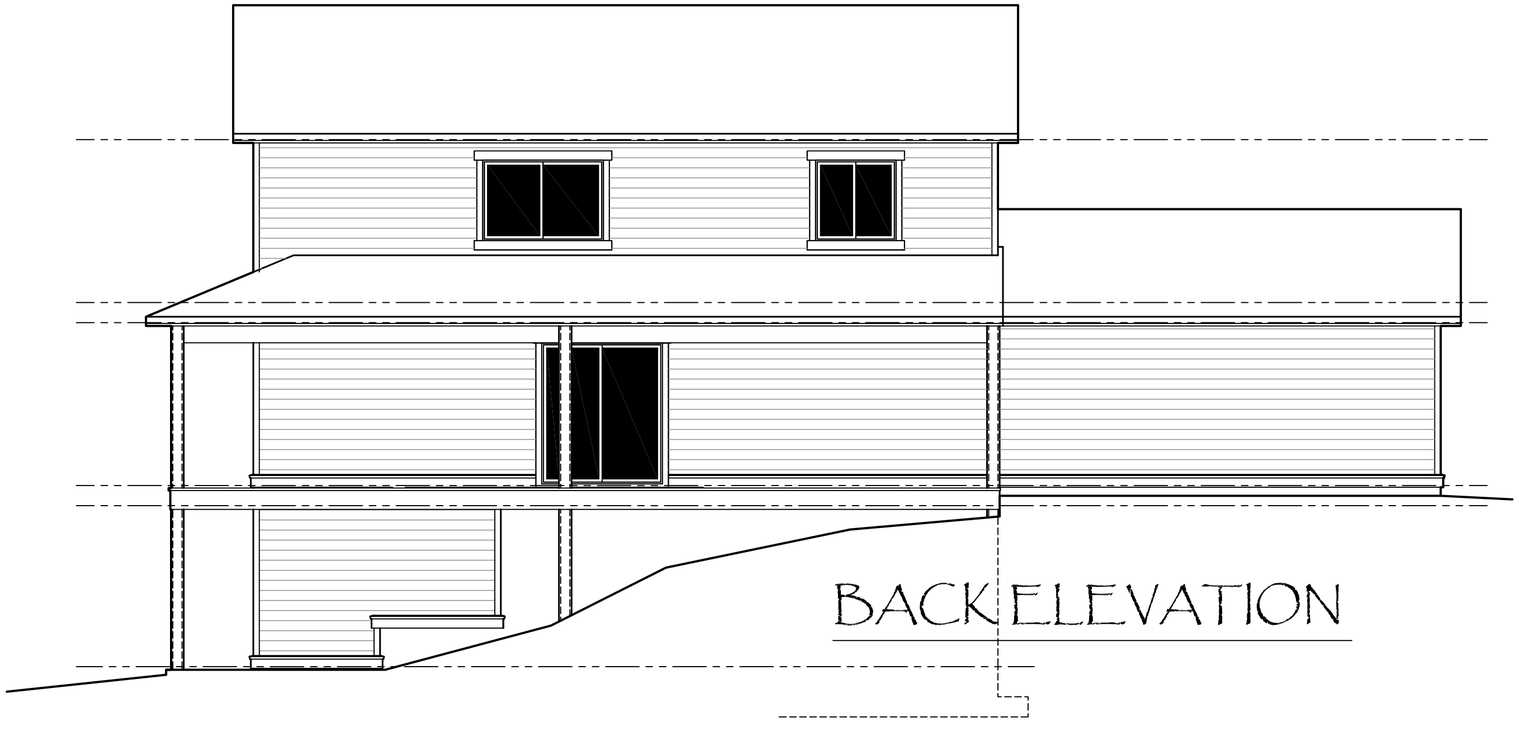
HDG
HURLEY DESIGN GROUP
541-791-9880

NEW HOUSE PLAN FOR:
SMITH RESIDENCE
39072 KNIERIEM RD. CORBET. OR. 97019

DATE: 3-23-2022
SCALE: 1/4" = 1'-0"
FILE # XXX
PROJECT: XXX

RIGHT ELEVATION

LEFT ELEVATION



BACK ELEVATION

HDG
HURLEY DESIGN GROUP
541-791-9880

NEW HOUSE PLAN FOR:

SMITH RESIDENCE

39072 KNIERIEM RD. CORBET. OR. 97019

©

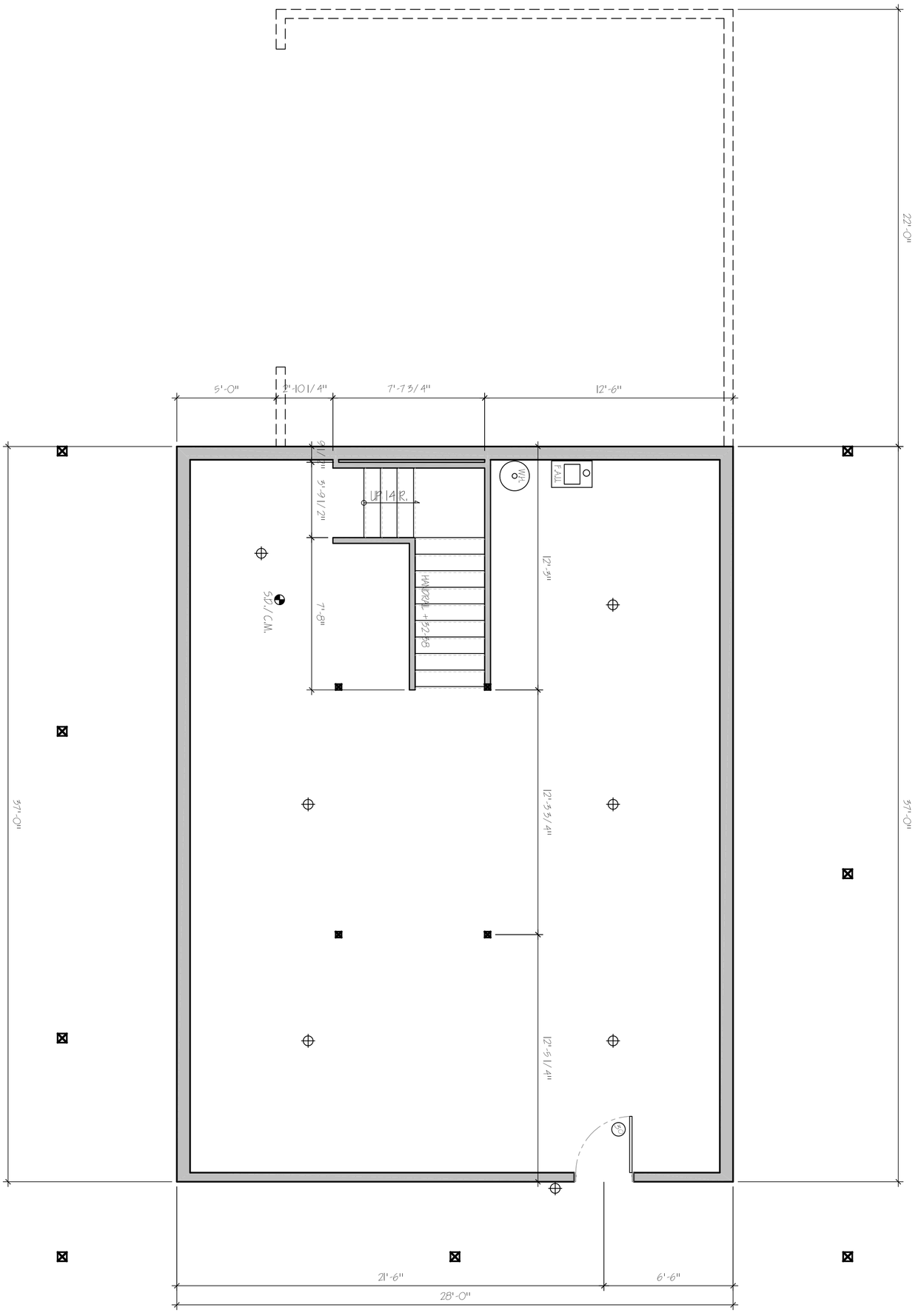
DATE: 3-23-2022

SCALE: 1/4" = 1'-0"

FILE # XXX

PROJECT: XXX

PAGE 2



BASEMENT FLOOR AREA - 1038 SQ.FT.

BASEMENT PLAN

PAGE 4

COPYRIGHT 2022

DATE: 3-23-2022

SCALE: 1/4" = 1'-0"

FILE # XXX

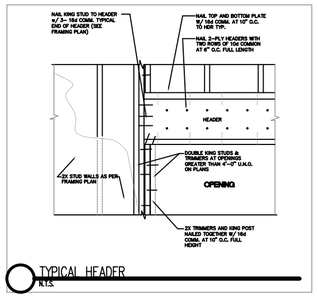
PROJECT: XXX

NEW HOUSE PLAN FOR:

SMITH RESIDENCE

39072 KNIERIEM RD. CORBET, OR. 97019

HDG
HURLEY DESIGN GROUP
541-791-9880



TYPICAL HEADER
N.T.S.

59'-0"
22'-0"
37'-0"
4'-0"
18'-6"
18'-6"
HANDRAIL +32-38
6'-0"
8/0 X 6/8 SL.GL.DR. T.S.G.
2-CAR GARAGE
DINING
RANGE
24" D.W.
4/0 X 4/6 XO
DINING
HANDRAIL +32-38
6'-4"
12'-6"
6'-2"
28'-0"
12'-6"
PREWIRE FOR DOOR OPENER
9'-2"
11'-4"
12'-3 1/2"
36" FRIDGE
2'-1"
5 SHELVES
3'-3 1/2"
9'-3 1/2"
S.D./ C.M.
DN. 14 R.
6'-1"
HANDRAIL +32-38
3'-9 1/2"
2'-9 1/2"
UP 14 R.
FAN
3'-4"
16'-0" X 7'-0" O.H. DR.
4'-5"
S.D./ C.M.
3'-9 1/2"
LIVING
6/0 X 6/0 XO
HANDRAIL +32-38
7'-7 1/4"
15'-8"
7'-10 3/4"
28'-0"
25'-0"
5'-0"
4'-7"
4'-7"
4/0 X 4/0 XO
6/0 X 5/0 XO
6'-0"
6'-0"
HANDRAIL +32-38
HANDRAIL +32-38
2'-0"
16'-0"
4'-0"
9'-0"
3'-3 1/2"
6'-2 1/2"
8'-6"
10'-0"
12'-3 1/2"
24'-8 1/2"
22'-0"
37'-0"
4'-0"
59'-0"

MAIN FLOOR AREA - 1038 SQ.FT.

MAIN FLOOR PLAN

HDG
HURLEY DESIGN GROUP
541-791-9880

NEW HOUSE PLAN FOR:

SMITH RESIDENCE

39072 KNIERIEM RD. CORBET. OR. 97019

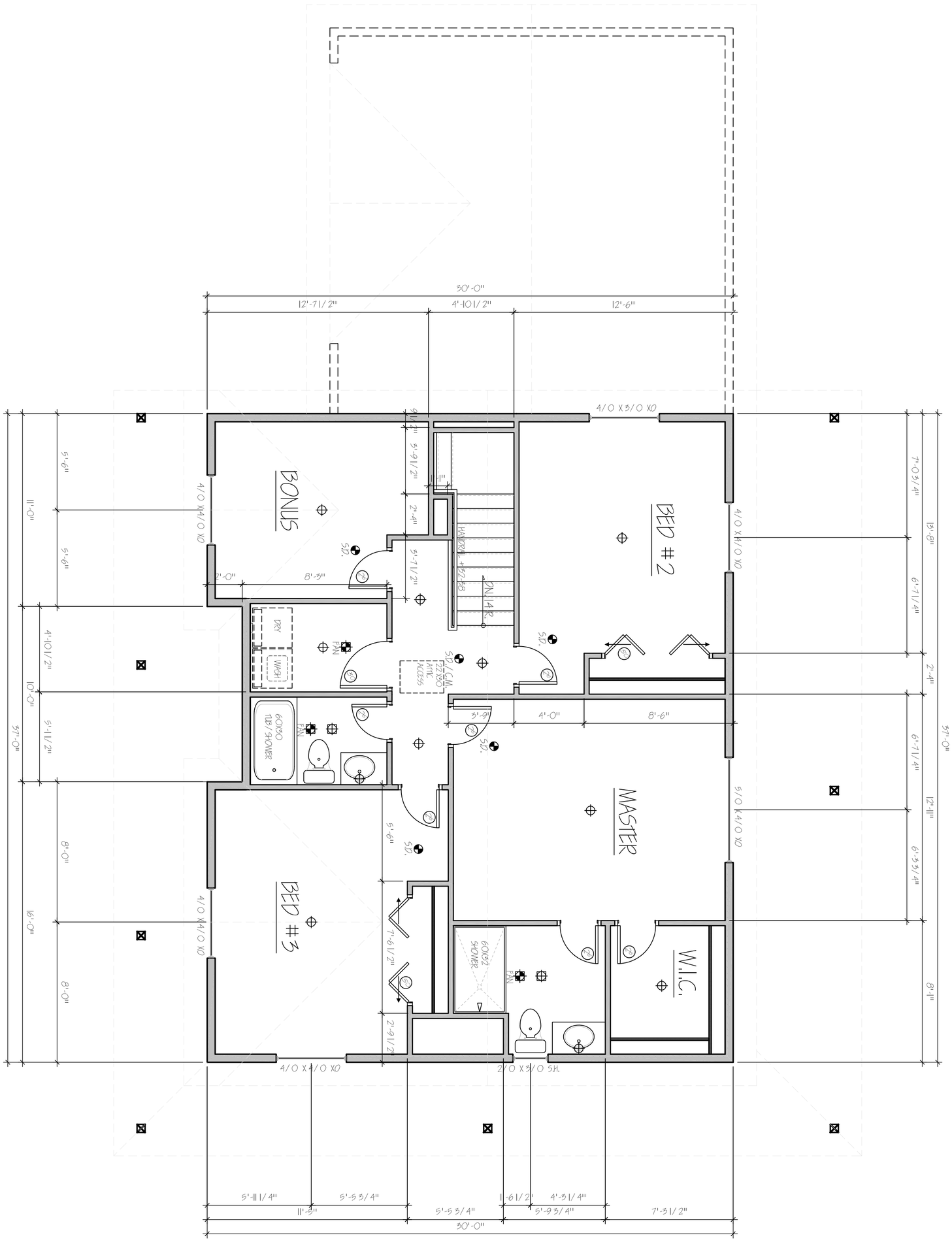
DATE: 3-23-2022

SCALE: 1/4" = 1'-0"

FILE # XXX

PROJECT: XXX

PAGE 6



UPPER FLOOR AREA - 1038 SQ.FT.

UPPER FLOOR PLAN

PAGE 8

DATE: 3-26-2022

SCALE: 1/4" = 1'-0"

FILE # XXX

PROJECT: XXX

NEW HOUSE PLAN FOR:

SMITH RESIDENCE

62708 RUFUS RIDGE LN: BRIGHTWOOD, OR. 97017

HDG
HURLEY DESIGN GROUP
541-791-9880

Outbuilding for 39072 E. Knieriem Rd. Corbett OR 97019

Floor Plan: One big great room on concrete pad with 2 sliding doors (front and back) and a regular entry door on the side.

Materials used: scrap metals, woods, concrete (for pad).

Elevation is 680 ft.

Backyard Garden shed: made of wood, has shingle roof and sits on a steel platform.