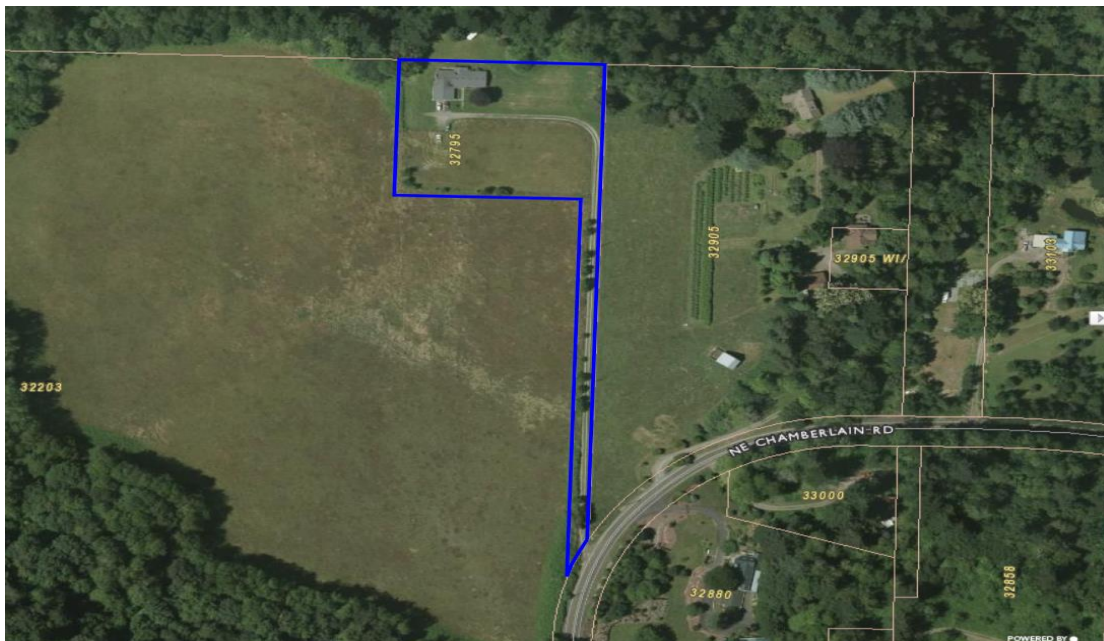


1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

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



Case File: T2-2018-10407

Location: 32795 NE Chamberlain Rd
Tax Lot 900, Section 28C, Township 1 North, Range 4 East, W.M.
Alternative Account #R944280240, Property Id. # R322342

Proposal: Request to construct a 30' x 50' x 24' accessory building (pole building)

Your written comments are needed no later than **4:00 p.m., Wednesday, May 30, 2018**. Please send comments to Chris Liu, Assistant Planner or email them to chris.liu@multco.us.

Zoning: Gorge Special Agriculture – 40 (GSA-40)

☐ GMA ☒ SMA

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Key Viewing Areas | <input type="checkbox"/> Cultural Resource | <input type="checkbox"/> Wetland/Stream/Lake Buffer |
| <input type="checkbox"/> Sensitive Wildlife Habitat | <input type="checkbox"/> Rare Plants | <input type="checkbox"/> Deer/Elk Wintering Range |
| <input type="checkbox"/> Historic Uses/Structures | <input type="checkbox"/> Natural Area | <input type="checkbox"/> Adjacent to Recreational Uses |

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



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

05/08/2018 11:21AM 000001 #9452

0011 KATHY

NSA PERMITS-TYPE 2 \$1545.00
NOTICE FEE \$159.00
CHECK \$1704.00

Application Form

PROPERTY IDENTIFICATION

Property Address 32795 NE CHAMBERLAIN RD CORVALLIS OR 97331
State Identification# SEC 28C IN 4E 2# 900
Site Size 2.52 ac
A&T Alternate Account Number R# 944280240

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

Name Jay R. Wells
Mailing Address 32795 NE CHAMBERLAIN RD
City CORVALLIS State OR Zip Code 97331 Phone# 503-896-2058

I authorize the applicant below to make this application.

Jay R. Wells
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 DALE BURKHOLDER
Mailing Address 10124 305
City CORVALLIS State OR Zip Code 97331 Phone# 503-830-8614
Fax 503-492-8172 e-mail daleburkholder@prockmail.com

Dale Burkholder
Applicant's Signature

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

Request to construct an accessory building in a
GSA-40 ZONE 30X50X24 POLE BUILDING

For Staff Use

CASE NUMBER

12-2018-10401
505092
LAND USE PERMIT(S)
NSA Site Review

DATE SUBMITTED

5/8/2018

Compliance
Related ☐

Potential
Transportation
Impact ☐

PF-2017-8319
PF/PA No.

ZONING

GSA40/GSO
Zoning District

Zoning Overlay.

KEY VIEWING AREAS: Check all the following sites from which your property can be seen.

- | | | |
|--|--|---|
| <input type="checkbox"/> Cape Horn | <input checked="" type="checkbox"/> Historic Columbia River Highway | <input checked="" type="checkbox"/> Sandy River |
| <input type="checkbox"/> Crown Point | <input type="checkbox"/> Portland's Women's Forum State Park | <input type="checkbox"/> Pacific Crest Trail |
| <input checked="" type="checkbox"/> Larch Mountain | <input checked="" type="checkbox"/> Highway I-84, including rest stops | <input type="checkbox"/> Larch Mountain Road (SMA only) |
| <input type="checkbox"/> Multnomah Falls | <input checked="" type="checkbox"/> Rooster Rock State Park | <input type="checkbox"/> Sherrard Point on Larch Mountain (if in SMA) |
| <input checked="" type="checkbox"/> Columbia River | <input type="checkbox"/> Bonneville Dam Visitor Centers | |
| <input type="checkbox"/> Beacon Rock | <input checked="" type="checkbox"/> Washington State Route 14 | |



MULTNOMAH COUNTY, OREGON PROPERTY RECORDS

Property Information

Property
InformationTax
SummaryAssessment
HistoryImprovement
InformationNew
SearchSearch
ResultsPrintable
Summary

Logoff

Search Results for R322342

Pay Now

Owner Name

WELLS,JAY R

Property ID Number

R322342

Owner Address32795 NE CHAMBERLAIN RD
CORBETT, OR 97019-8626**Situs Address**32795 NE CHAMBERLAIN RD
CORBETT, OR 97019**Alternate Account Number**

R944280240

Neighborhood

R020

Map Tax Lot

1N4E28C -00900

Levy Code Area - Taxing Districts

074

Portland Maps[Click to Open Map](#)**Information on Ordering Copies**[Click to Open Order Form](#)**Property Description****Exemption****Expiration Date****Tax Roll Description**

SECTION 28 1N 4E, TL 900 2.52 ACRES

Map Number

281N4E 1N4E28C -00900

Parcel**Account Status**

A - Active

Property Use

B - RESIDENTIAL IMPROVED

Year Built Acreage

1969 2.52

Related Accounts**Linked Accounts****Split/Merge Account****Split/Merge Account Message**

Special Account Information**Sales Information**

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
WD	WELLS,JAY R TR	WELLS,JAY R	<u>2011098078</u>	09/06/11	\$0
WD	WELLS,JAMES R &	WELLS,JAY R TR	<u>2007115648</u>	06/27/07	\$0
INST	WELLS,JAMES R &	WELLS,JAMES R &	BP06571367		\$0

2018 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft
L1	RES - RESIDENTIAL LAND	2.52	

Metal Roofing,
Siding & Building
Accessories



METALLION INDUSTRIES

Residential
Agricultural
Commercial

White



Parchment



Light Stone



Ivory



Hickory



Gray



Charcoal



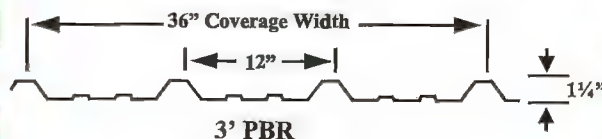
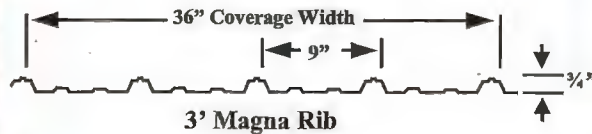
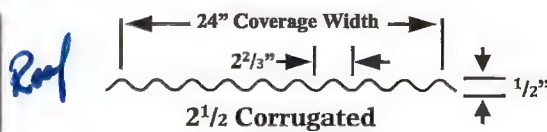
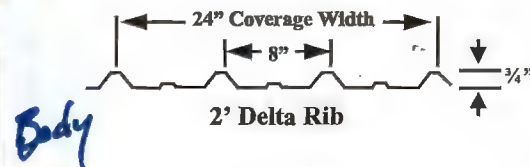
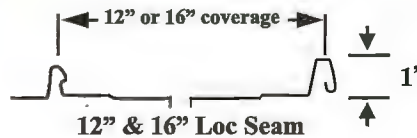
Burgundy



Brick Red



Dark Red



Slate Blue



Dark Blue



Sage Green



Forest Green



Hunter Green



Coco Brown



Dark Brown



Weathered Copper



Black



Copper Penny



Colors listed above are intended to be close representations.
Actual color chips are available upon request. Please verify color,
gauge, and profile availability. See back page for details.
Contact us for other color variations and their associated lead times.

AGRICULTURAL DISTRICTS - GGA and GSA

§ 38.2200- PURPOSES

The purposes of the Gorge General Agriculture and Gorge Special Agriculture districts are to protect and enhance agricultural land within the Columbia River Gorge National Scenic Area for agricultural uses. Agricultural lands are those lands which are used for or suitable for agricultural use.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.2205 AREA AFFECTED

MCC 38.2200 through 38.2295 shall apply to those areas designated GGA and GSA on the Multnomah County Zoning Map. County GGA-20 zoning implements Small-Scale Agriculture 20-acre and 40-acre land use designations shown on Gorge Commission maps or established pursuant to Section 8(o) of the Columbia River Gorge National Scenic Area Act.

(Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.2215 USES

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC 38.2200 through 38.2230.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.2220 ALLOWED USES

The uses listed in MCC 38.1005 are allowed on land designated GGA and GSA without review.

(Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 977, Amended, 02/07/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.2223 EXPEDITED USES

The uses listed in MCC 38.1010 may be allowed on land designated GGA and GSA, pursuant to MCC 38.7100.

(Ord. 1064, Add, 06/23/2005)

§ 38.2225 REVIEW USES

(A) The following uses may be allowed on lands designated GGA pursuant to the provisions of MCC 38.0530 (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied: **APPLICANT: The PROPERTY OWNER IS PROPOSING TO CONSTRUCT A30X50X24 ACCESSORY BUILDING ON 2.52 AC PARCEL ZONED GGS-40 THE SITE HAS AN EXISTING DWELLING BUILT IN 1968 WHEN ZONING WAS FF-2**

(B)

(1) New cultivation, including actions implementing a Wildlife Habitat Conservation and Management Plan involving ground disturbing activity, subject to compliance with MCC 38.7045, 38.7055, 38.7060, 38.7065, and 38.7070.

(2) Agricultural structures, except buildings in conjunction with agricultural use.

(3) Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to MCC 38.7340.

(4) Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in MCC 38.2225 (A)(5) or MCC 38.2225 (A)(6).

(5) Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel less than or equal to 10 acres in size are subject to the following additional standards:

(a) The combined footprints of all accessory buildings on a single parcel

(8) Bed and breakfast inns in structures that are included in, or eligible for inclusion in, the National Register of Historic Places approved under MCC 38.7335. The use or development shall be compatible with agricultural use. Buffer zones should be considered to protect agricultural practices from conflicting uses.

(9) Disposal sites managed and operated by the Oregon Department of Transportation, or the Multnomah County public works department for earth materials and any intermixed vegetation generated by routine or emergency/disaster public road maintenance activities with the Scenic Area, subject to compliance with MCC 38.7350.

(10) Fish hatcheries and aquaculture facilities.

(11) Towers and fire stations for forest fire protection.

(Ord. 1197, Amended 02/16/2013; Ord. 1125, Amended, 12/11/2008; Ord. 1074, Amended, 05/04/2006; Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.2260 DIMENSIONAL REQUIREMENTS

(A) Except as provided in MCC 38.2230 (A) (16) and (17), the minimum lot size shall be according to the short-title zone district designation on the Zoning Map, as follows:

GGA-20	20 acres
GGA-40	40 acres
GSA-40	Not Applicable

(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

(C) Minimum Yard Dimensions - Feet
 APPLICANT: THE LOT IS A 2.52 AC FLAG LOT WITH 10 FTT SIDE YARD SETBACKS THE BUILDING WILL BE 10FT OFF THE WEST PROPERTY

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance.

(E) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.2285 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided as required by MCC 38.4100 through 38.4215.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.2290 ACCESS

Any lot in this district shall abut a street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and passenger and emergency vehicles. APPLICANT: THE PROPERTY HAS DEEDED ACCESS TO NE CHAMBERLAIN RD.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.2295 SIGNS

Signs, pursuant to the provisions of MCC 38.0080.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

shall prioritize those areas specifically recommended as extreme or high priorities for undergrounding in the Columbia River Gorge National Scenic Area Corridor Visual Inventory prepared in April, 1990.

(6) New production and/or development of mineral resources proposed within one-quarter mile of the edge of pavement of a Scenic Travel Corridor may be allowed upon a demonstration that full visual screening of the site from the Scenic Travel Corridor can be achieved by use of existing topographic features or existing vegetation designed to be retained through the planned duration of the proposed project. An exception to this may be granted if planting of new vegetation in the vicinity of the access road to the mining area would achieve full screening. If existing vegetation is partly or fully employed to achieve visual screening, over 75 percent of the tree canopy area shall be coniferous species providing adequate winter screening. Mining and associated primary processing of mineral resources is prohibited within 100 feet of a Scenic Travel Corridor, as measured from the edge of pavement, except for access roads. Compliance with full screening requirements shall be achieved within time frames specified in MCC 38.7035 (B) (29).

(7) Expansion of existing quarries may be allowed pursuant to MCC 38.7035 (B) (26). Compliance with visual subordination requirements shall be achieved within time frames specified in MCC 38.7035 (B) (28).

(Ord. 1125, Amended, 12/11/2008; Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.7040 SMA SCENIC REVIEW CRITERIA

The following scenic review standards shall apply to all Review and Conditional Uses in the Special Management Area of the Columbia River Gorge National Scenic Area with the exception of rehabilitation or modification of historic structures eligible or on the National Register of Historic Places when

such modification is in compliance with the national register of historic places guidelines: APPLICANT: N/A

(A) All Review Uses and Conditional Uses visible from KVAs. This section shall apply to proposed development on sites topographically visible from KVAs APPLICANT : THE SITE HAS MATURE VEGETATION AND TREES AS A BUFFER TO THE EAST, WEST AND NORTH.

(1) New developments and land uses shall be evaluated to ensure that the scenic standard is met and that scenic resources are not adversely affected, including cumulative effects, based on the degree of visibility from Key Viewing Areas.

(2) The required SMA scenic standards for all development and uses are summarized in the following table. APPLICANT: THE SITE WOULD BE CONSIDERED PASTORAL.

REQUIRED SMA SCENIC STANDARDS		
LANDSCAPE SETTING	LAND USE DESIGNATION	SCENIC STANDARD
Coniferous Woodland, Oak-Pine Woodland	Forest (National Forest Lands), Open Space	NOT VISUALLY EVIDENT
River Bottomlands	Open Space	NOT VISUALLY EVIDENT
Gorge Walls, Canyonlands, Wildlands	Forest, Agriculture, Public Recreation, Open Space	NOT VISUALLY EVIDENT
Coniferous Woodland, Oak-Pine Woodland	Forest, Agriculture, Residential, Public Recreation	VISUALLY SUBORDINATE
Residential	Residential	VISUALLY SUBORDINATE
Pastoral	Forest, Agriculture, Public	VISUALLY SUBORDI-

		Recreation, Open Space	NATE
River Bottom-lands		Forest, Agriculture, Public Recreation	VISUALLY SUBORDINATE

(3) In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development. APPLICANT: THE BUILDING WILL HAVE EARTHTONE COLORS AND WILL BE BUFFERED BY THE ON SITE VEGETATION AND MATURE TREES TO THE EAST WEST AND NORTH.

(4) Proposed developments or land use shall be sited to achieve the applicable scenic standards. Development shall be designed to fit the natural topography and to take advantage of vegetation and land form screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics. When screening of development is needed to meet the scenic standard from key viewing areas, use of existing topography and vegetation shall be given priority over other means of achieving the scenic standard such as planting new vegetation or using artificial berms. APPLICANT: THE SITE IS FLAT AND THE BUILDING WILL BE SLAB ON LIFTED ROCK GRADE

(5) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas.

(a) Decisions shall include written findings addressing the Primary factors influencing the degree of visibility, including but not limited to:

1. The amount of area of the building site exposed to key viewing areas, APPLICANT: THE BUILDING WILL NOT EXCEED THE HEIGHT OF THE VEGETATION

THE FOLLOWING #2,3,4 WILL NOT APPLY

2. The degree of existing vegetation providing screening,

3. The distance from the building site to the key viewing areas from which it is visible,

4. The number of key viewing areas from which it is visible, and

5. The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads).
APPLICANT: N/A

(b) Conditions may be applied to various elements of proposed developments to ensure they meet the scenic standard for their setting as seen from key viewing areas, including but not limited to:

1. Siting (location of development on the subject property, building orientation, and other elements),
APPLICANT: THE BUILDING WILL BE CLUSTERED WITH THE EXISTING DWELLING

2. Retention of existing vegetation,
APPLICANT: NO VEGETATION WILL BE REMOVED EXCEPT FOR ONE TREE CLOSE TO THE POWER POLE AND TRANSFORMER SERVING THE PROPERTY

3. Design (color, reflectivity, size, shape, height, architectural and design details and other elements),
and APPLICANT: THE BUILDING IS 30X50X24 AND WILL HAVE APPROVED EARTH TONE COLORS OF APPROVE NON REFLECTIVE METAL

4. New landscaping.
APPLICANT: N/A

(6) Sites approved for new development to achieve scenic standards shall be consistent with guidelines to protect wetlands, riparian corridors, sensitive plant or wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources. APPLICANT: THERE ARE NO KNOWN WETLANDS SENSITIVE PLANTS AND WILL HAVE NO IMPACT ON THE WILD LIFE OF THE AREA.

(7) Proposed developments shall not protrude above the line of a bluff, cliff, or skyline as seen from Key Viewing Areas.
APPLICANT: THE STRUCTURE WILL NOT PROTRUDE ABOVE THE EXISTING TREES THAT BUFFER TO THE EAST, WEST AND NORTH

(8) Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that compliance with this standard is not feasible considering the function of the structure. APPLICANT: SAME AS 7 ABOVE

(9) The following guidelines shall apply to new landscaping used to screen development from key viewing areas:

(a)

(b) If new landscaping is necessary to meet the required standard, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this guideline shall be sized to provide sufficient screening to meet the scenic standard within five years or less from the commencement of construction. APPLICANT: N/A C AND D BELOW N/A

(c) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

(d) The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in this chapter, and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

(10) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The *Scenic Resources Implementation Handbook* will include a recommended palette of colors as dark or darker than the colors in the shadows of the natural features surrounding each landscape setting
APPLICANT: THE BUILDING WILL HAVE EARTH TONE COLORS SEE CHART PROVIDED WITH APPLICATION

(11) The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. The *Scenic Resources Implementation Handbook* will include a recommended list of exterior materials. These recommended materials and other materials may be deemed consistent with this guideline, including those where the specific application meets approval thresholds in the "Visibility and Reflectivity Matrices" in the *Implementation Handbook*. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure meeting the scenic standard. Recommended square footage limitations for such surfaces will be provided for guidance in the *Implementation Handbook*. APPLICANT: THE SIDING AND ROOF SHALL BE APPROVED LOW OR NON REFLECTIVE METAL AND THE BUILDING WILL HAVE NO WINDOWS.

(12) Any exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting except for road lighting necessary for safety purposes. APPLICANT: THE OUTSIDE LIGHTING SHALL BE DIRECTED DOWN AND SHIELDED.

(3) River Bottomlands: River bottomland shall retain the overall visual character of a floodplain and associated islands.

(a) Buildings should have an overall horizontal appearance in areas with little tree cover.

(b) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.

(4) Pastoral: Pastoral areas shall retain the overall appearance of an agricultural landscape. APPLICANT: THE SITE IS CONSIDERED PASTORAL AND HAS MINIMAL IMPACT ON THE AGRICULTURAL OPERATIONS OF THE AREA

The use of plant species common to the landscape setting shall be encouraged. The use of plant species in rows as commonly found in the landscape setting is encouraged.

(5) Residential: The Residential setting is characterized by concentrations of dwellings.

(a) At Latourell Falls, new buildings shall have an appearance consistent with the predominant historical architectural style.

(b) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.

(C) SMA Requirements for KVA Foregrounds and Scenic Routes

(1) All new developments and land uses immediately adjacent to the Historic Columbia River Highway, Interstate 84, and Larch Mountain Road shall be in conformance with state or county scenic route standards. APPLICANT: N/A

Cut:

- (1) An excavation;
- (2) The difference between a point on the original ground surface and the point of lowest elevation on the final grade;
- (3) The material removed in excavation work.

Development Area – The total area of alteration of the naturally occurring ground surface resulting from construction activities whether permanent or temporary. APPLICANT: HDP DOES NOT APPLY FOR THE DEVELOPMENT SITE AND ONLY MINIMAL IMPACT WILL APPLY. THEY WILL BE TRENCHING FOR THE EXISTING POWER TO BE PUT UNDERGROUND AND REMOVAL OF THE OVERHEAD SERVICE TO THE DWELLING. THE BUILDING WILL NOT REQUIRE ANY REMOVAL OF SOIL BUT WILL BE LIFTED WITH GRAVEL FOR THE SLAB TO GO ON

Drainage Area – The subject property together with the watershed (acreage) contributing water runoff to and receiving water runoff from the subject property.

Drainageway – Any natural or artificial stream, swale, creek, river, ditch, channel, canal or other open water-course.

Earth Movement – Any type of land surface failure resulting in the downslope movement of material. The term includes, but is not limited to, soil creep, mudflow, rockslides, block failures, and massive landslides.

Erosion – The wearing away or removal of earth surface materials by the action of natural elements or forces including, but not limited to, wind, water or gravity.

Excavation – Any act by which earth, sand, gravel, rock or any similar material is dug into, cut, quarried, uncovered, removed, displaced,

relocated or bulldozed, including the conditions resulting therefrom.

Fill:

(1) Any act by which earth, sand, gravel, rock or similar material is pushed, placed, dumped, stacked, pulled, transported, or in any way moved to a new location above the existing natural surface of the ground or on the top of a stripped surface, including the condition resulting therefrom.

(2) The difference in elevation between a point on the original ground surface and the point of higher elevation on a finished grade.

(3) The material used to make a fill.

Geotechnical Engineer - A Civil Engineer, licensed to practice in the State of Oregon, who by training, education and experience is competent in the practice of geotechnical or soils engineering practices.

Geotechnical Report – Any information required in addition to HDP Form 1 which clarifies the geotechnical conditions of a proposed development site. Examples of this would be reports on test hole borings, laboratory tests or analysis of materials, or hydrologic studies.

Grading – Any stripping, cutting, filling, stockpiling or any combination thereof, including the land in its cut or filled condition.

HDP Form- 1 – The form required for specified developments subject to the Hillside Development and Erosion Control subdistrict. It contains a geotechnical reconnaissance and stability questionnaire which must be filled out and certified by a Certified Engineering Geologist or Geotechnical Engineer.

Land-disturbing Activities – Any act which alters earth, sand, gravel, or similar materials and exposes the same to the elements of wind, water, or gravity. Land-disturbing activities in-

MCC 38.7045 (J) are met and the mitigation plan is executed.

(Ord. 1125, Amended, 12/11/2008; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 994, Amended, 09/26/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.7050 SMA CULTURAL RESOURCE REVIEW CRITERIA

(A) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7050 (H), if the U.S. Forest Service or Planning Director does not require a cultural resource survey and no comment is received during the comment period provided in MCC 38.0530 (B).

(B) If comment is received during the comment period provided in MCC 38.0530 (B), the applicant shall offer to meet with the interested persons within 10 calendar days. The 10 day consultation period may be extended upon agreement between the project applicant and the interested persons. APPLICANT: ALL OF 38.7050 THAT APPLIES WILL BE COMPLIED TO

(1) Consultation meetings should provide an opportunity for interested persons to explain how the proposed use may affect cultural resources. Recommendations to avoid potential conflicts should be discussed.

(2) All written comments and consultation meeting minutes shall be incorporated into the reconnaissance or historic survey report. In instances where a survey is not required, all such information shall be recorded and addressed in a report that typifies a survey report; inapplicable elements may be omitted.

(C) The procedures of MCC 38.7045 shall be utilized for all proposed developments or land uses other than those on all Federal lands, federally assisted projects and forest practices.

(D) All cultural resource information shall remain confidential, according to the Act, Section 6(a)(1)(A). Federal agency cultural resource information is also exempt by statute from the

Freedom of Information Act under 16 USC 470 hh and 36 CFR 296.18.

(E) Principal investigators shall meet the professional standards published in 36 CFR part 61.

(F) The U.S. Forest Service will provide for doing (1) through (5) of subsection (G) below for forest practices and National Forest system lands.

(G) If the U.S. Forest Service or Planning Director determines that a cultural resource survey is required for a new development or land use on all Federal lands, federally assisted projects and forest practices, it shall consist of the following:

(1) Literature Review and Consultation

(a) An assessment of the presence of any cultural resources, listed on the National Register of Historic Places at the national, state or county level, on or within the area of potential direct and indirect impacts.

(b) A search of state and county government, National Scenic Area/U.S. Forest Service and any other pertinent inventories, such as archives and photographs, to identify cultural resources, including consultation with the State Historic Preservation Office (SHPO) and tribal governments.

(c) Consultation with cultural resource professionals knowledgeable about the area.

(d) If the U.S. Forest Service determines that there no recorded or known cultural resource, after consultation with the tribal governments on or within the immediate vicinity of a new development or land use, the cultural resource review shall be complete.

**ONSITE SEPTIC**

City of Portland - Bureau of Development Services

1300 SW 4th Avenue, Portland, Oregon 97201 - 503-423-6882 - TTY 503-423-4888 - www.portlandoregon.gov/permits**SEPTIC REVIEW CERTIFICATION (Land Use/Planning)**

Land Use/Planning and Zoning approval involving new construction or addition to any building(s), any change in use, and the creation of a new parcel or property line adjustment requires approval by the Sanitarian.

STEP 1- Complete the following:Address of Proposed Work: 32795 NE Commercial Rd Corvallis, OR 97331Property Map & Tax Lot #: _____ Alternate Acct #: R 943202YDDescription of proposed work for this Septic Planning Review: Request to construct a six-story pole building, open floor plan, no interior plumbingChange in number of bedrooms? ☐ Yes ☐ No # of existing bedrooms NA # of bedrooms at completion NAApplicant's Name: DAVE BUCKHOLDApplicant E-mail: davebuckholder@comcast.netMailing Address: PO Box 325 Phone: _____City: Corvallis State: OR ZIP: 97331

STEP 2- Submit with current Septic Evaluation application for each lot affected along with all required checklist items listed on the application. Refer to the current Septic Evaluation application for current fee for Septic Planning Review "with site visit".

Septic Evaluation Application available for download at www.portlandoregon.gov/permits Septic Evaluation Application or Multnomah County Land Use Planning Office

Mail or deliver completed Septic Evaluation Submittal package to:
City of Portland, Bureau of Development Services, Trade Permits
1300 SW 4th Ave., First Floor, Portland, OR 97201
For questions please call 503-423-6882

STEP 3- Review: After submittal, allow up to 20 business days for submittal application package review

STEP 4- Site Visit: Sanitarian will contact you with any questions and/or time of site visit

STEP 5- Sign Off: Sanitarian Approves Septic Planning Review

Based on present knowledge of the area, and current regulations of the State of Oregon Department of Environmental Quality (DEQ), the Sanitarian hereby finds that the above proposal is:

☒ Approved - It will not impact the existing system

☐ Approved - the lot is approved for an onsite septic system BCR _____

☐ Approval for general layout only* - A septic permit to install the system is required prior to building permit issuance
*Modifications may be required based on specific plans and/or soil conditions impacting the overall site design

Conditions/Comments: Proposed pole barn w/ open floor plan + no interior plumbing poses NO concern to septic. No site visit, photo of Lindsey Buchhe, WWS 3/29/18 system components rec'd.

STEP 6- Return: to Multnomah County Land Use Office with this signed form and site plan (floor plans if applicable)

Pg 1 of 3

Permit No.

Date

17-235829-SE

3/29/18

17-135829-8E

32795 NE Chamberlain Rd

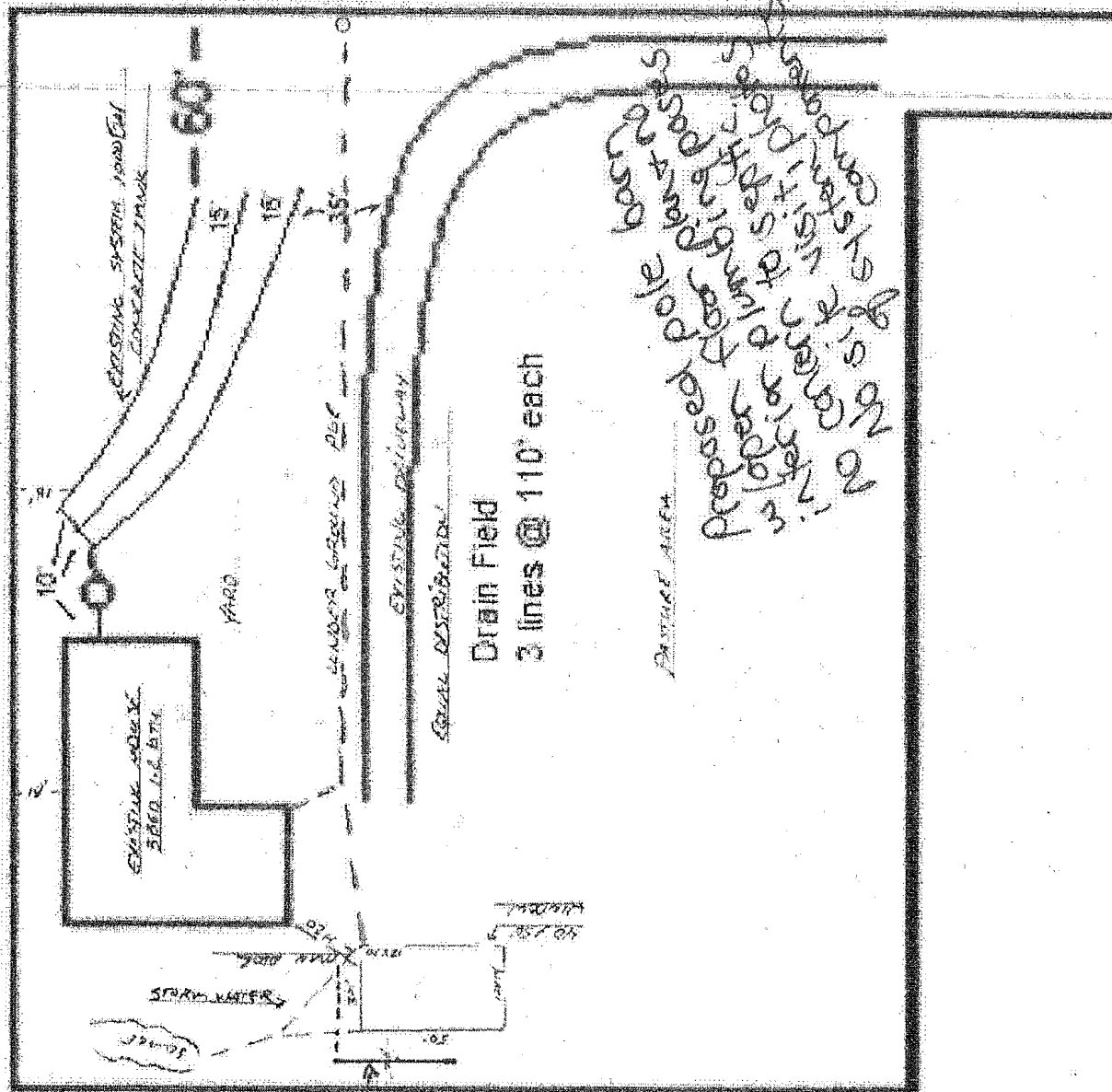
650

54C 236 1145 8 6100

R382342 A47 79X/280240

THE PRICE ON CONVENTIONAL
IN THE CHAIRMAN TO 11.0

F18-013



45, 23, 23
504146E TRENK 4

RIDGE C 24'

Drain Field
3 lines @ 110' each

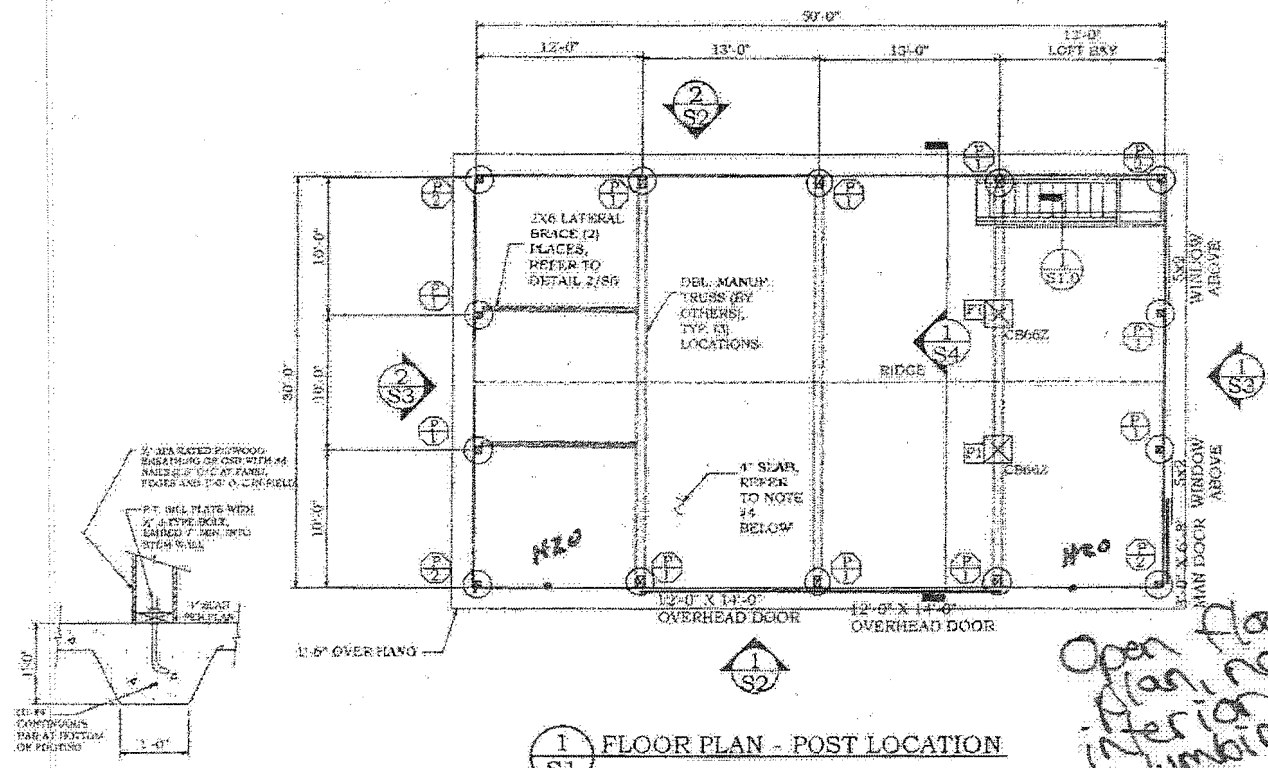
دینار

[illegible]

3-28-88

pg 2 of 3

17-235829-SE



1 FOOTING SECTION
S1.0 SCALE: 1" = 1'-0"

1 FLOOR PLAN - POST LOCATION
S1.0

FOOTING	SCHEDULE	REINFORCING BARS	CAPACITY
F1	2'-0" x 2'-0" x 8"	(2) #4 BARS EACH WAY	5500#

- NOTE:
1. FOR DOOR AND WINDOW FRAMING REFER TO SHEET D1. VERIFY SIZE AND CLEARANCES BEFORE BUILDING ERECTION AND DOOR INSTALLATION.
 2. FOR POST SIZES AND EMBEDMENT REFER TO SCHEDULE, FLOOR PLAN ABOVE AND SECTION 1/54.
 3. REFER TO SHEET N2 AND S5 FOR TYPICAL GIRT AND PURLIN CONNECTION AND SIZES.
 4. REFER TO GENERAL NOTES FOR MIN. REQUIREMENTS. ALL CRACK CONTROL PREVENTION TO BE DETERMINED BY OWNER.
 5. GRAVEL BACKFILL TO BE THOROUGHLY COMPACTED IN 8" LIFTS.

Open floor plan, no interior plumbing. Exterior pipe only.
3/29/18
L. Ruchke

POST DATA SCHEDULE

8x10 P.T. POST 1/2" GRAVEL BACKFILL (NOTES 45 BELOW)
2'-0" DIA. x 3' HOLE DEPTH
#7.5" CONCRETE FOOTING
6x6 P.T. POST 1/2" GRAVEL BACKFILL (NOTES 45 BELOW)
2'-0" DIA. x 3' HOLE DEPTH
#7.5" CONCRETE FOOTING

PROJECT NAME
WELLS FOLEY BARN
GENERAL NOTES

TURNER
ENGINEERING & DESIGN
Office/Cell: (503) 970-5807
Email: turner@turnereng.com
P.O. BOX 120
EAGLE CREEK, OREGON 97022

ENGINEER'S STAMP

REGISTERED PROFESSIONAL ENGINEER
58949PE
Richard J. Turner
OREGON
JULY 15, 2003
RICHARD J. TURNER

EXP. DATE: 06-30-18

ISSUE: CD

DESIGNED BY: BJT

DRAWN BY: JSF

CHECKED BY: BJT

DATE: 06/25/2017

PROJECT NO.: R17420

SHEET NO.: S1



MULTNOMAH COUNTY OREGON

LAND USE AND TRANSPORTATION PROGRAM

1600 SE 190TH Avenue Portland, OR 97233

PH: 503-988-3043 FAX: 503-988-3389

http://www.co.multnomah.or.us/dbcs/LUT/land_use

STORM WATER CERTIFICATE

(Required when >500 Square Feet of Impervious Surface Created)

Please have an Oregon Licensed Professional Engineer fill out the property and project description and check one of the boxes below:

Property Address or Legal Description: 32795 NE Chamberlain Rd., Corbett, Oregon 97019

Description of Project: Construction of a new 50ft X 30ft structure

☐

Construction of an on-site storm water drainage control system **is not required**. The rate of storm water runoff attributed to the development (during the 10-year/24-hour storm) will be no greater than that which existed prior to development as measured from the property line or from the point of discharge into a watercourse (MCC 29.333(C), or MCC 29.353(C)). I certify through the attached stamped and signed site plan and stamped and signed calculations dated _____ that the proposal will meet the requirements listed above.

☒

Construction of an on-site storm water drainage control system **is required**. After installation of the drainage control system, the rate of storm water runoff attributed to the development (during the 10-year/24-hour storm) will be no greater than that which existed prior to development as measured from the property line or from the point of discharge into a watercourse (MCC 29.333(C), or MCC 29.353(C)). I certify the attached stamped and signed storm water system design details, and stamped and signed calculations dated 3-21-18 will meet the requirements listed above.

Signature _____

Print Name Kelli A. Grover

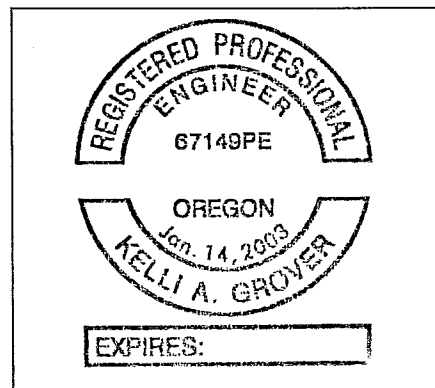
Address 359 E. Historic Columbia River Highway

Engineer's Stamp Below:

Phone 503-668-3737

Fax 503-668-3788

Date 3-21-18





Firwood Design Group, LLC


SURVEYING • ENGINEERING • PLANNING

March 21, 2018

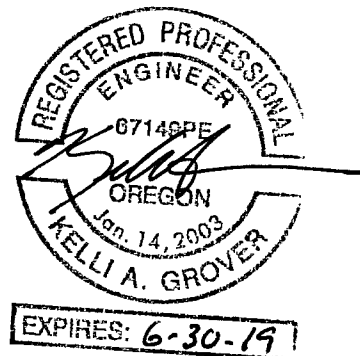
RE: Site Plans for Stormwater
32795 NE Chamberlain Rd., Corbett, Oregon 97019
FDG # E18-013

To Whom it May Concern,

This letter is prepared to certify that I have reviewed the site plan prepared by Dale Burkholder dated 3-21-18 and concur with the location of the stormwater infiltration trench as shown on the site plan for the construction of a new 50ft X 30ft structure is adequate. The size and configuration of the infiltration trench shall be in conformance with the calculations provided along with the stormwater certificate for Multnomah County.



Kelli A. Grover, P.E.
Principal Engineer



FIRWOOD DESIGN GROUP, LLC

STORM DRAINAGE CALCULATIONS

For

New Accessory Building

**32795 NE Chamberlain Rd.
Corbett, Oregon 97019**

March 21, 2018

Prepared by:

Firwood Design Group, LLC
359 E. Historic Columbia River Highway
Troutdale, OR 97060
(503) 668-3737

Infiltration:

Soil permeability rate = 0.63 in/hr

Peak elevation in swale = 2.83'

Peak outflow = 0.01 cfs

Overflow = 0.00 cfs

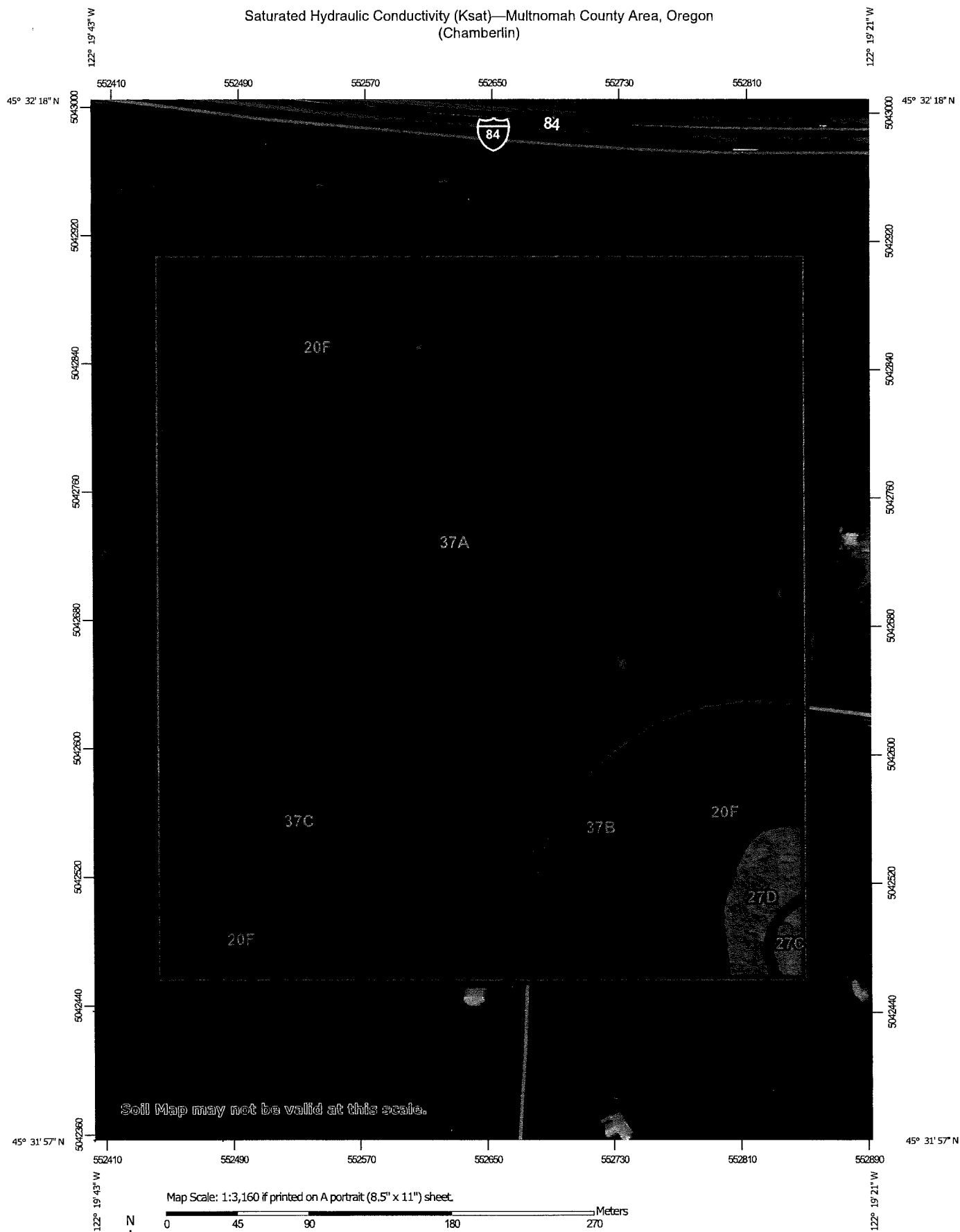
Peak storage = 153 cf

Conclusion:

The net increase in impervious area for the roof top is approximately 1500 sf.

Infiltration trench required: 45' by 3' bottom width by 3' depth, filled with drain rock, for total available storage of 162 cf (see typical detail for the trench drains, as enclosed).

Saturated Hydraulic Conductivity (Ksat)—Multnomah County Area, Oregon
(Chamberlin)



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

3/21/2018
Page 1 of 3

Saturated Hydraulic Conductivity (Ksat)—Multnomah County Area, Oregon
(Chamberlin)

MAP LEGEND

Area of Interest (AOI)





 Area of Interest (AOI)

Background





 Aerial Photography

Soils





Soil Rating Polygons

-  ≤ 4.4211
-  > 4.4211 and ≤ 4.5000
-  > 4.5000 and ≤ 7.7000
-  Not rated or not available


Soil Rating Lines

-  ≤ 4.4211
-  > 4.4211 and ≤ 4.5000
-  > 4.5000 and ≤ 7.7000
-  Not rated or not available

Soil Rating Points

-  ≤ 4.4211
-  > 4.4211 and ≤ 4.5000
-  > 4.5000 and ≤ 7.7000
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Multnomah County Area, Oregon
Survey Area Data: Version 15, Sep 19, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2015—Sep 21, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
20F	Haplumbrepts, very steep	7.7000	11.1	24.4%
27C	Mershon silt loam, 8 to 15 percent slopes	4.5000	0.2	0.5%
27D	Mershon silt loam, 15 to 30 percent slopes	4.5000	0.9	2.1%
37A	Quatama loam, 0 to 3 percent slopes	4.4211	21.6	47.4%
37B	Quatama loam, 3 to 8 percent slopes	4.4211	5.5	12.0%
37C	Quatama loam, 8 to 15 percent slopes	4.4211	6.2	13.6%
Totals for Area of Interest			45.5	100.0%

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits.

Rating Options

Units of Measure: micrometers per second

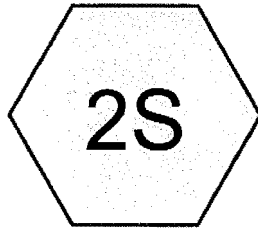
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

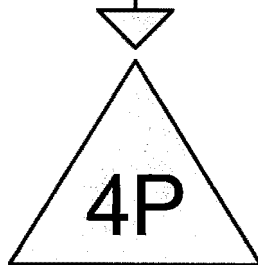
Tie-break Rule: Fastest

Interpret Nulls as Zero: No

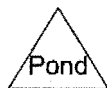
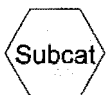
Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)



New Building



Infiltration Trench



Drainage Diagram for Storm Cert

Prepared by {enter your company name here} 3/21/2018
HydroCAD® 8.00 s/n 004664 © 2006 HydroCAD Software Solutions LLC

Storm Cert*Type IA 24-hr 10 YR 24 HR Rainfall=3.95"*

Prepared by {enter your company name here}

Page 3

HydroCAD® 8.00 s/n 004664 © 2006 HydroCAD Software Solutions LLC

3/21/2018

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points

Runoff by SBUH method

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 2S: New Building

Runoff Area=1,500 sf Runoff Depth=3.71"

Tc=6.0 min CN=98 Runoff=0.03 cfs 463 cf

Pond 4P: Infiltration Trench

Peak Elev=2.83' Storage=153 cf Inflow=0.03 cfs 463 cf

Outflow=0.01 cfs 370 cf

Total Runoff Area = 1,500 sf Runoff Volume = 463 cf Average Runoff Depth = 3.71"**0.00% Pervious Area = 0 sf 100.00% Impervious Area = 1,500 sf**

Storm Cert

Type IA 24-hr 10 YR 24 HR Rainfall=3.95"

Prepared by {enter your company name here}

Page 5

HydroCAD® 8.00 s/n 004664 © 2006 HydroCAD Software Solutions LLC

3/21/2018

Pond 4P: Infiltration Trench

Inflow Area = 1,500 sf, Inflow Depth > 3.71" for 10 YR 24 HR event
Inflow = 0.03 cfs @ 7.90 hrs, Volume= 463 cf
Outflow = 0.01 cfs @ 11.20 hrs, Volume= 370 cf, Atten= 81%, Lag= 198.4 min
Discarded = 0.01 cfs @ 11.20 hrs, Volume= 370 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 2.83' @ 11.20 hrs Surf.Area= 135 sf Storage= 153 cf

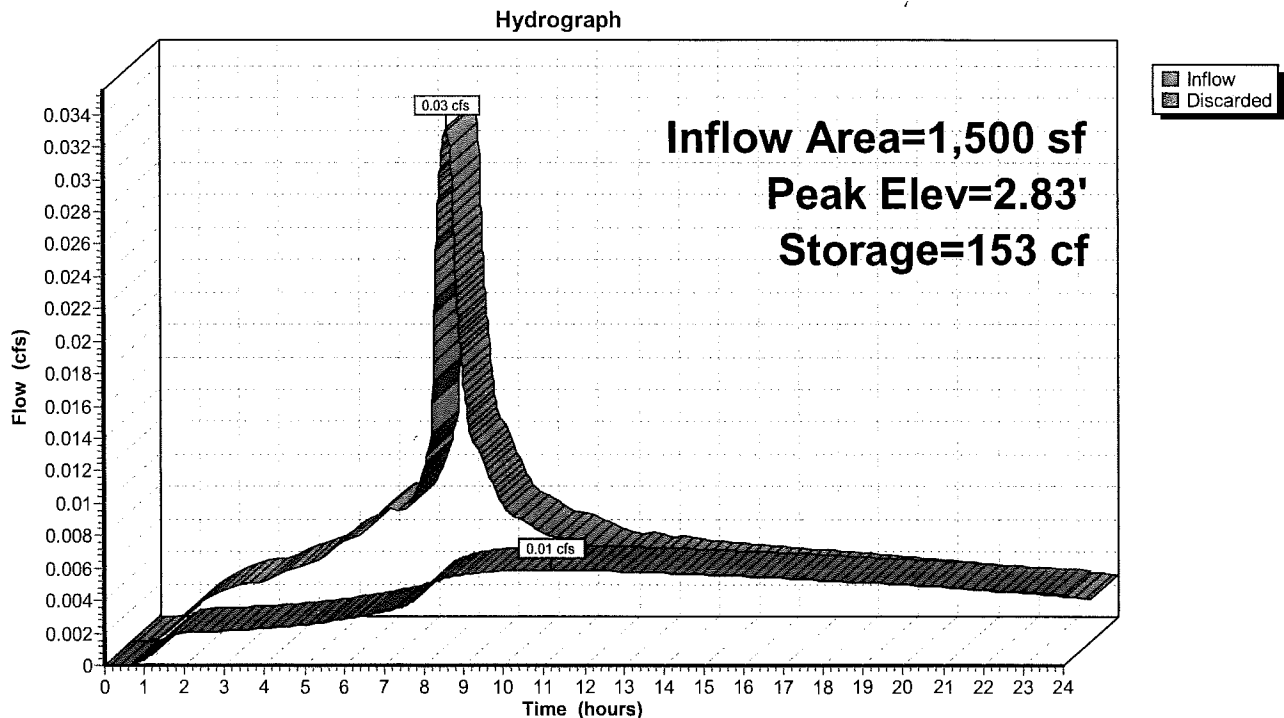
Plug-Flow detention time= 305.2 min calculated for 370 cf (80% of inflow)
Center-of-Mass det. time= 171.0 min (830.2 - 659.3)

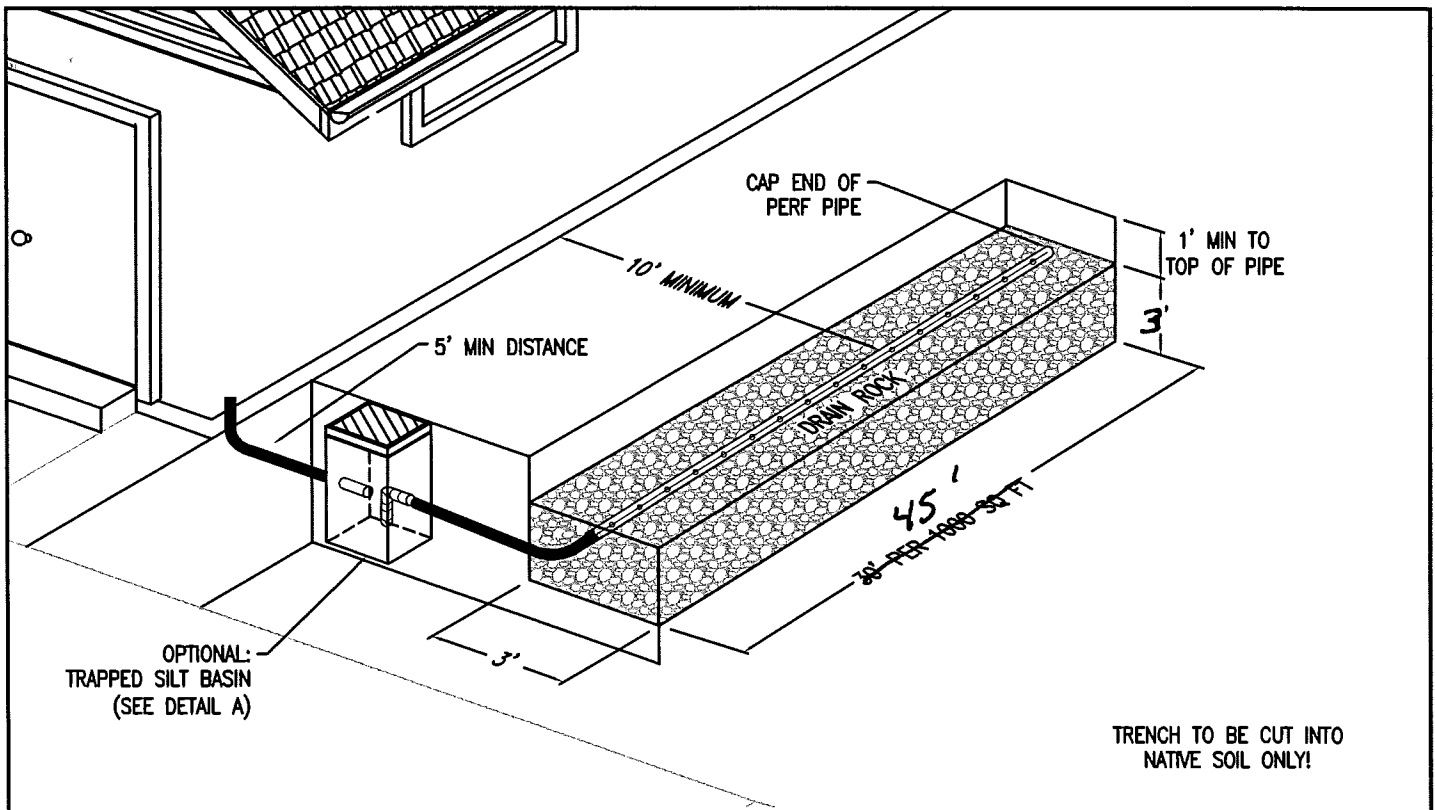
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	162 cf	3.00'W x 45.00'L x 3.00'H Prismatoid 405 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	0.626 in/hr Exfiltration over Wetted area

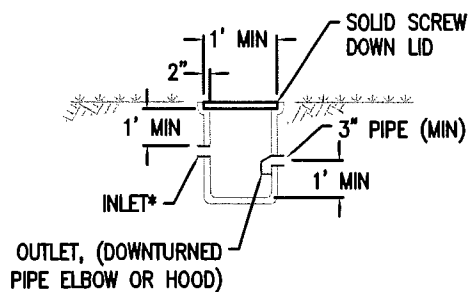
Discarded OutFlow Max=0.01 cfs @ 11.20 hrs HW=2.83' (Free Discharge)
↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Pond 4P: Infiltration Trench



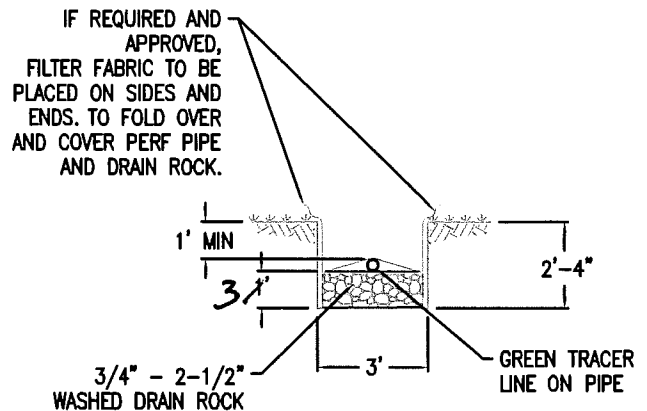


DETAIL A: OPTIONAL TRAPPED SILT BASIN DETAIL



* THE BOTTOM OF THE INLET PIPE MUST NOT BE LOWER THAN THE TOP OF THE OUTLET PIPE.

DETAIL B: SOAKAGE TRENCH CONSTRUCTION



IF REQUIRED AND APPROVED, LINE TRENCH SIDES WITH FILTER FABRIC AS SHOWN, ADD 18" OF DRAIN ROCK. PLACE PERF. PIPE AND COVER ALL.

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT TYPICAL DETAILS

- Simplified / Presumptive Design Approach -
Soakage Trench
West Side



Bureau of Environmental Services



NUMBER

SW-181



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

FIRE SERVICE AGENCY REVIEW

TO THE APPLICANT: Take this form to the Structural Fire Service Provider* that serves your property along with the following:

- ☐ A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information;
- ☐ A floor plan of the proposed development; and
- ☐ A fire flow report from your water purveyor (if applicable) [Not applicable for Properties served by MCRFD#14 customers]

After the fire official signs this form, include it with your application material. See Fire Code Application Guide for fire-related access standards and fire flow information.

*If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.

Address of Site: 32795 NE CHAMBERLAIN RD CORBETT, OR 97019
Map & Tax Lot: SEC 28C 1N 4E 'R' number: 322342
Description of Proposed Use: CONSTRUCTION OF ACCESSORY BUILDING 30'x50'x24'
Total Square Footage of Building (including roof projections, eaves & attached structures): 1749 with eaves
Applicant Name: DALE BURKHOLDER Phone: 503-830-8614
Mailing Address: PO BOX 305
City: CORBETT State: OR Zip Code: 97019 Email: daleburkholder@att.net
com

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: Corbett Fire Dist Date of Review 4-27-18

- ☒ The subject property is located within our service boundaries or is under contract.
- ☐ The subject property is outside of our service boundaries and will not be providing fire protection services via contract. (Additional review is not needed.)

** Access Review by Structural Fire Service Agency Providing Service **

- ☒ The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our agency.
- ☐ The following access improvements must be completed prior to issuance of the building permit and be re-inspected by our agency before flammable materials are placed on the property.

- ☐ The proposed development is **not** in compliance with the adopted Fire Service Agency's access standards. The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.1.3 (NFPA 13D) of the Oregon Fire Code.

Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.

[Signature] Fire Chief

Signature & Title of Fire Official

See Other Side

STRUCTURAL FIRE SERVICE AGENCY REVIEW, CONTINUED.

**** Fire Flow by Structural Fire Service Agency Providing Service ****

- ☒ The structure, building or addition is exempt from the fire flow standards of the OFC B-105.2.
- ☐ The proposed non-commercial structure is less than 3,600 sq. ft. (including the horizontal projections of the roof) and there is 1,000 gallons per minute of fire-flow available at 20 psi from public water lines. No mitigation measures are necessary.
- ☐ The proposed non-commercial structure is more than 3,600 sq. ft. (including the horizontal projections of the roof) and the fire-flow & flow duration at 20 psi is available from public water lines or private well and is in compliance with minimums specified in Appendix B, Table B105.1 of the Oregon Fire Code. No mitigation measures are necessary.
- ☐ The existing fire-flow & flow duration available from public water lines or private well is not adequate to serve the proposed non-commercial structure in compliance with Appendix B of the Oregon Fire Code. The following mitigation measures are necessary* and must be installed prior to occupancy or use of the structure.
- ☐ A monitored fire alarm must be installed
 - ☐ A Class A or non-combustible roof materials must be installed.
 - ☐ Defensible space of 30 feet around the structure/building/addition.
 - ☐ A defensible space of 100 feet around the structure/building/addition due to slopes greater than 20 %.
 - ☐ A fire sprinkler system meeting Section 903.1.3 (NFPA13D) of the Oregon Fire Code shall be installed.
 - ☐ Other _____

*The above required structural features are required by the Oregon Fire Code and shall be shown clearly on all building plans.

Commercial/Industrial Buildings & Uses.

- ☐ The minimum fire flow and flow duration is available from public water lines or private well as specified in Appendix B, Table B105.1. No mitigation measures are required.
- ☐ The minimum fire flow & flow duration is not available from public water lines or private well as specified in Appendix B, Table B105.1. The following mitigation measures are required:
- _____
- _____

42718

Dr. F. Fire Chief

Signature & Title of Fire Official

To the Fire Official:

☐ Land Use Planning has determined that the proposed building will qualify as an Exempt Farm Structure and the property owner has indicated that the building will be used solely for farm purposes and they intend on using the provision under ORS 455.315 and will not be obtaining a building permit for its construction.

Multnomah County Land Use Planning

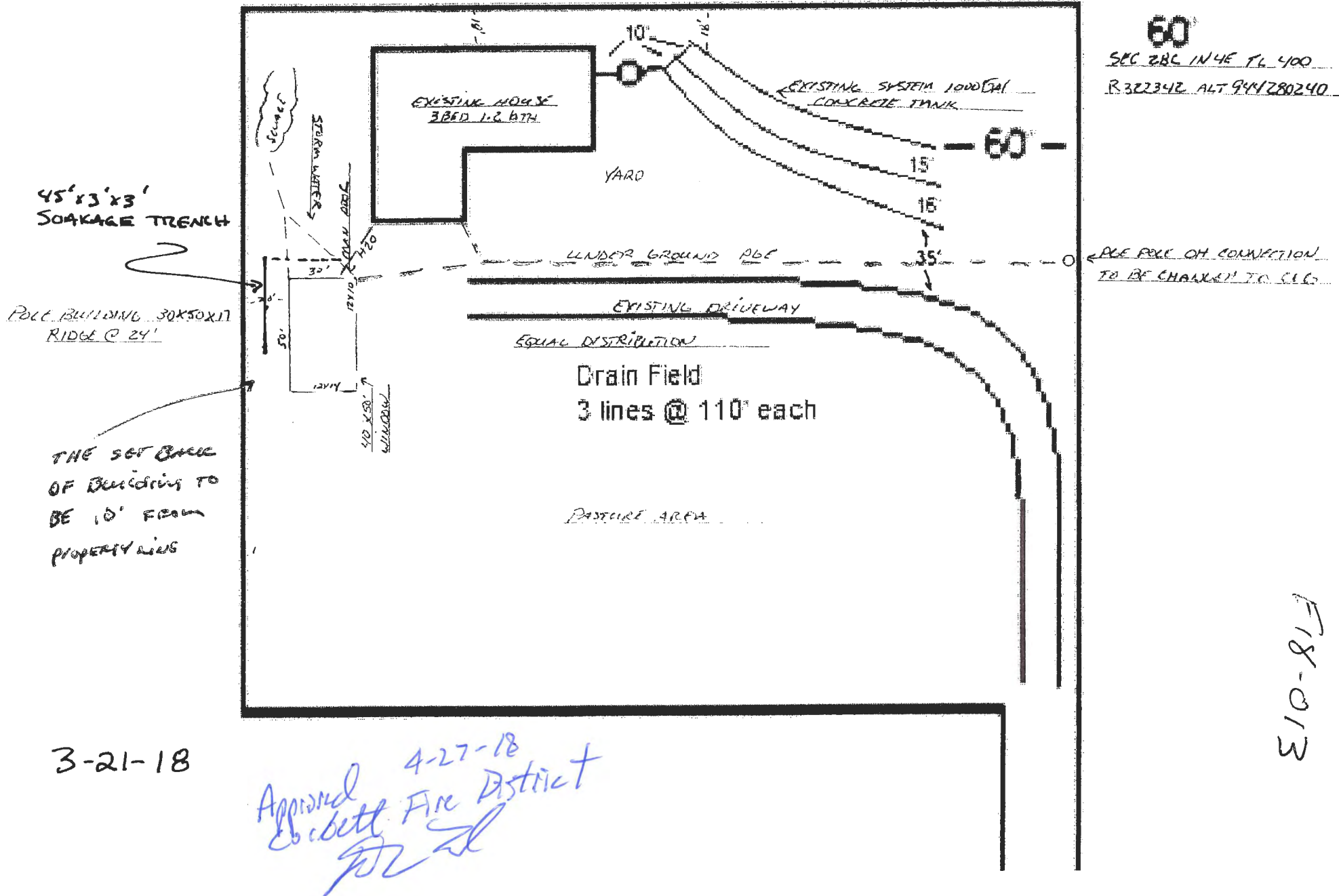
Site Plan

32795 NE Chamberlain Rd

N ↑
Scale

60'

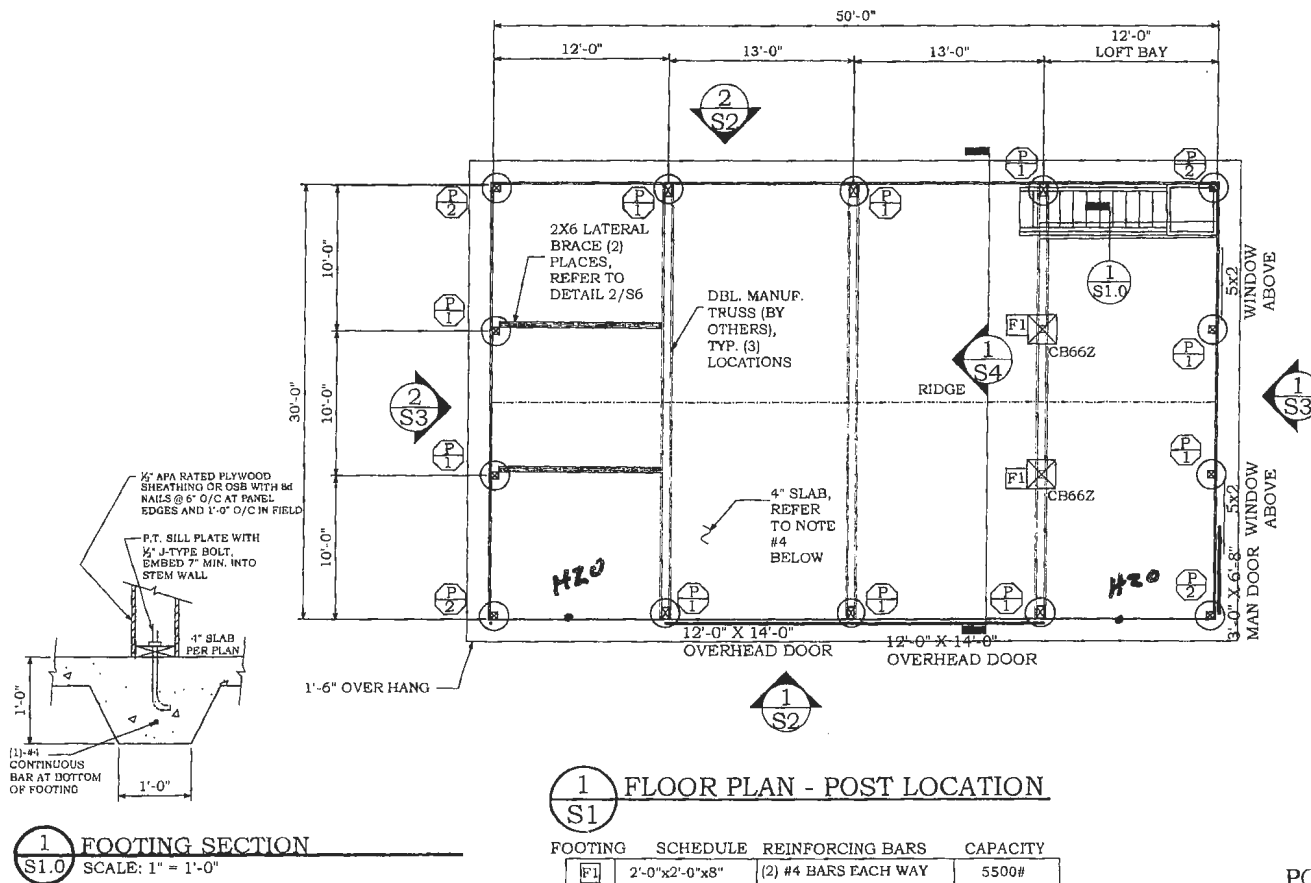
SEC 28C 1N4E T4 400
R 322342 ALT 944/280240



3-21-18

Approved 4-27-18
Eschett Fire District
[Signature]

18-013



- NOTE:
1. FOR DOOR AND WINDOW FRAMING REFER TO SHEET D1. VERIFY SIZE AND CLEARANCES BEFORE BUILDING ERECTION AND DOOR INSTALLATION.
 2. FOR POST SIZES AND EMBEDMENT REFER TO SCHEDULE, FLOOR PLAN ABOVE AND SECTION 1/S4.
 3. REFER TO SHEET N1 AND S5 FOR TYPICAL GIRT AND PURLIN CONNECTION AND SIZES.
 4. REFER TO GENERAL NOTES FOR MIN. REQUIREMENTS. ALL CRACK CONTROL PREVENTION TO BE DETERMINED BY OWNER.
 5. GRAVEL BACKFILL TO BE THOROUGHLY COMPACTED IN 8" LIFTS.

Approved 4-27-18
Gibbitt A/C Dist
RZJ

POST DATA SCHEDULE

- (P1) 6X10 P.T. POST 3/4" +/- GRAVEL BACKFILL (NOTE#5 BELOW) 2'-0" x 6'-3" HOLE DEPTH W/ 6" CONCRETE FOOTING
- (P2) 6X6 P.T. POST 3/4" +/- GRAVEL BACKFILL (NOTE#5 BELOW) 2'-0" x 4'-0" HOLE DEPTH W/ 6" CONCRETE FOOTING

PROJECT NAME
WELLS POLE BARN
GENERAL NOTES

TURNER
ENGINEERING & DESIGN
Office / Cell: (503) 970-9807
Email: rturner.teandesign@gmail.com
P.O. BOX 220
EAGLE CREEK, OREGON 97022

ENGINEERS STAMP
REGISTERED PROFESSIONAL ENGINEER
58948PE
RICHARD J. TURNER
JULY 15, 2008
EXP. DATE: 06-30-18
ISSUE
CD
DESIGNED BY
RJT
DRAWN BY
JSF
CHECKED BY
RJT
DATE
10/25/2017
PROJECT NO.
R17420
SHEET NO.
S1

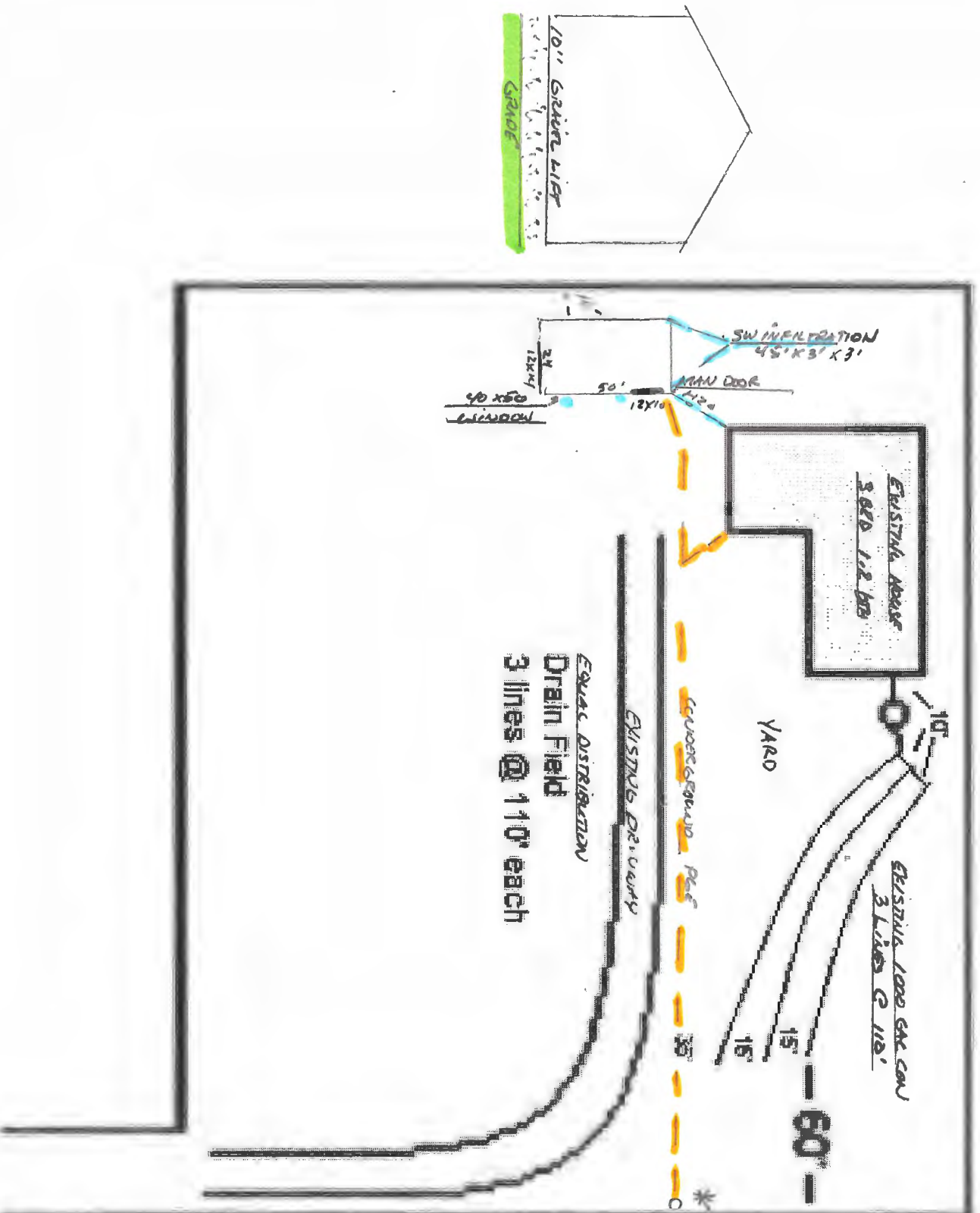
Site Plan

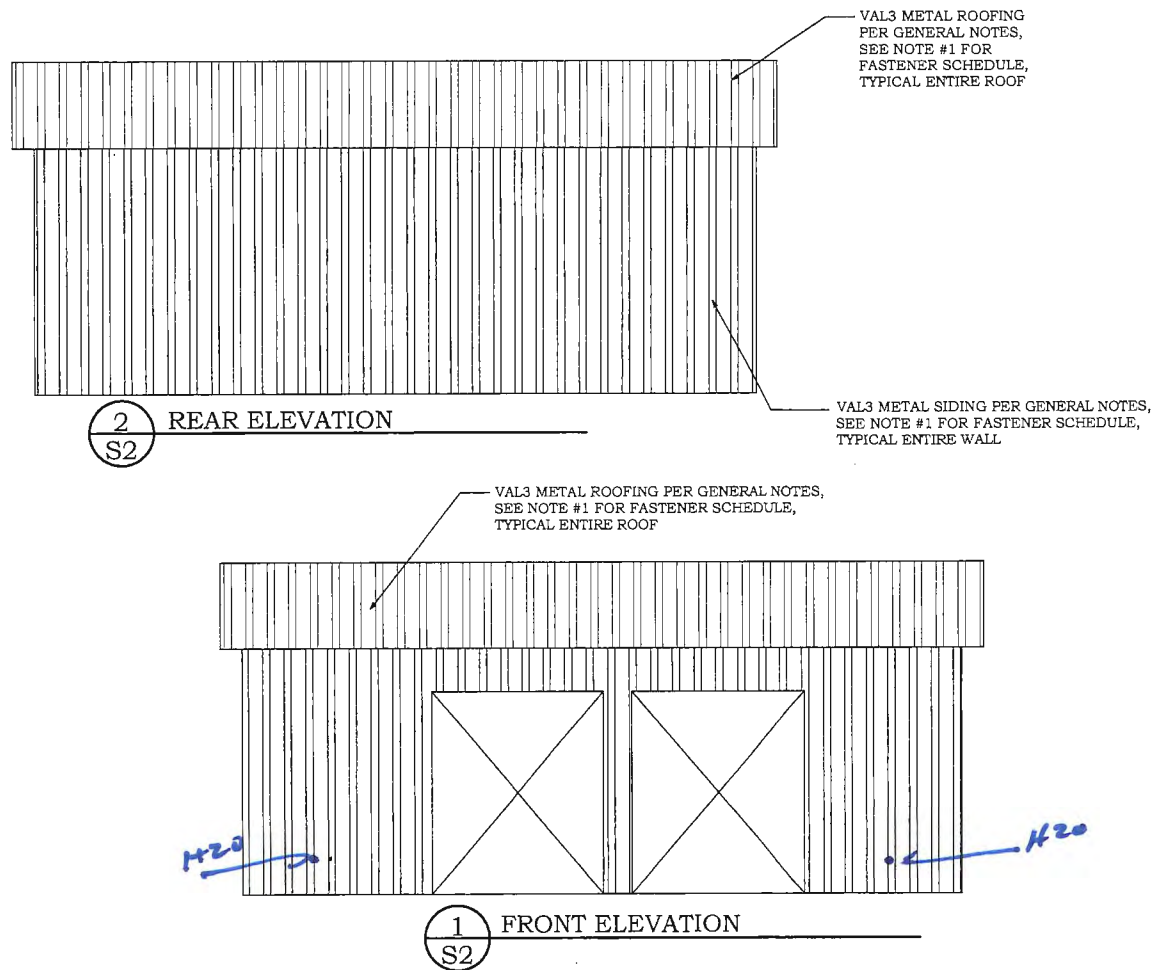
32795 NE Chamberlain Rd

N ↑
Scale

60'

SEC 28C IN 4E TL 400





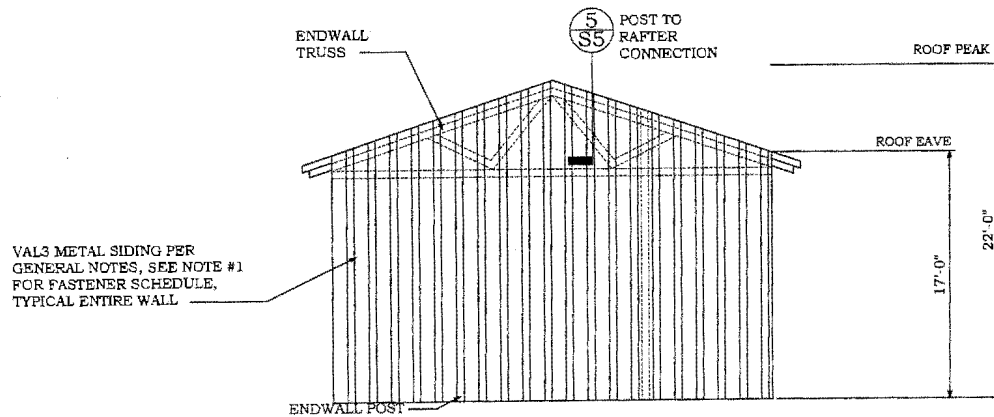
NOTE:

1. METAL SIDING/ROOFING ATTACHMENT TO BE #9 1½" LONG SCREWS 9" O/C ON ONE SIDE OF EACH MAJOR RIB ENTIRE LENGTH OF PANEL AND 12" O/C AT TERMINATING EDGES.
2. REFER TO SHEET N1 AND S5 FOR TYPICAL GIRT AND PURLIN CONNECTION AND SIZES.
3. REFER TO FLOOR/POST LOCATION PLAN FOR DOOR SIZES AND LOCATIONS.
4. REFER TO SHEETS D1 AND D2 FOR DOOR FRAMING INFORMATION.

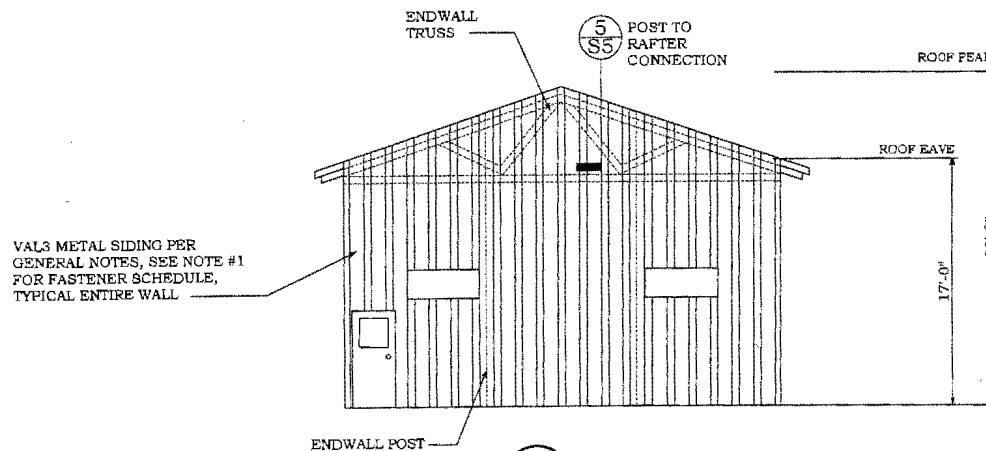
PROJECT NAME	WELLS POLE BARN GENERAL NOTES
--------------	----------------------------------

TURNER ENGINEERING & DESIGN Office/Cell: (503) 970-8907 Email: turner.teandinc@gmail.com P.O. BOX 220 EAGLE CREEK, OREGON 97022

ENGINEERS STAMP
EXP. DATE: 06-30-18
ISSUE
CD
DESIGNED BY
RJT
DRAWN BY
JSF
CHECKED BY
RJT
DATE
10/25/2017
PROJECT NO.
R17420
SHEET NO.
S2



2
S3 LEFT EXTERIOR ELEVATION



1
S3 RIGHT EXTERIOR ELEVATION

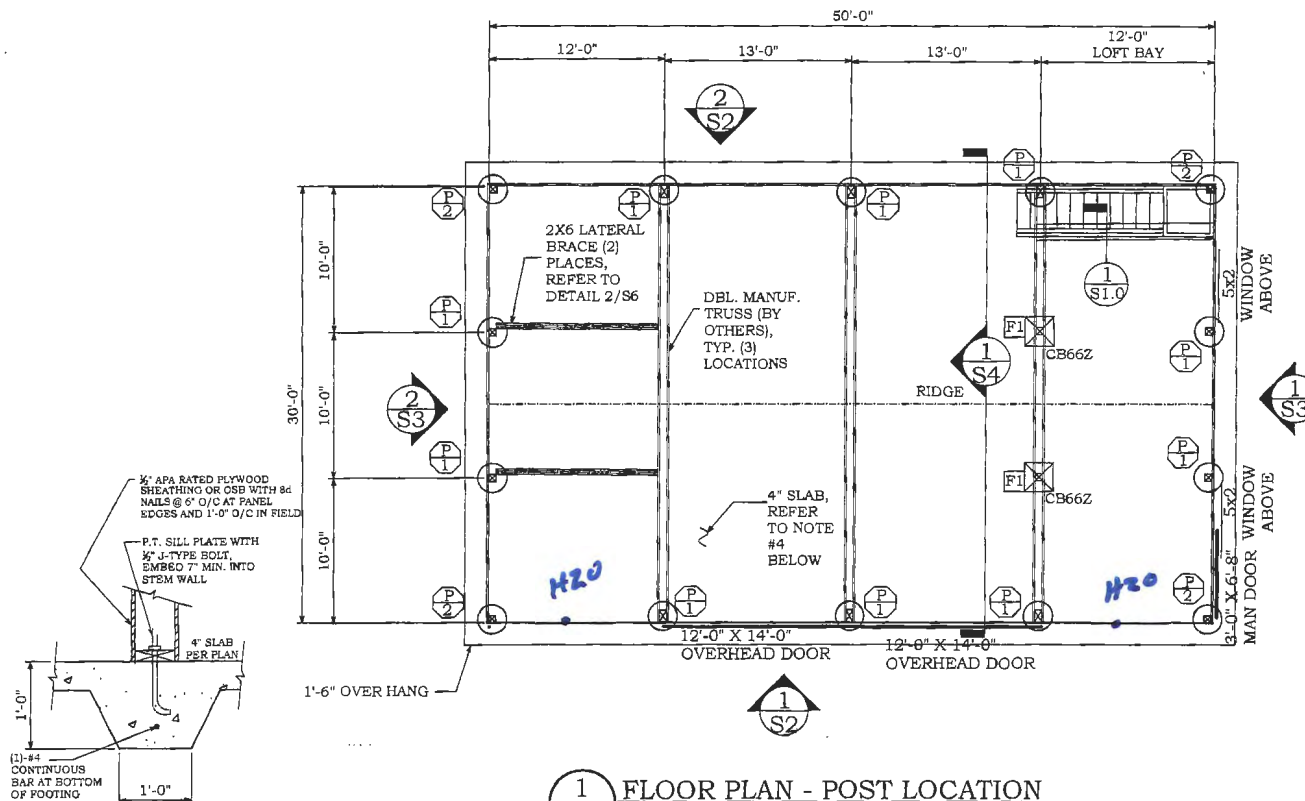
NOTE:

1. METAL SIDING/ROOFING ATTACHMENT TO BE #9 1 1/4" LONG SCREWS 9" O/C ON ONE SIDE OF EACH MAJOR RIB ENTIRE LENGTH OF PANEL AND 12" O/C AT TERMINATING EDGES.
2. REFER TO SHEET N1 AND S5 FOR TYPICAL GIRT AND PURLIN CONNECTION AND SIZES.
3. REFER TO FLOOR/POST LOCATION PLAN FOR DOOR SIZES AND LOCATIONS.
4. REFER TO SHEETS D1 AND D2 FOR DOOR FRAMING INFORMATION.

PROJECT NAME	WELLS POLE BARN GENERAL NOTES
--------------	----------------------------------

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DESIGNED BY
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CHECKED BY
RJT
DATE
10/25/2017
PROJECT NO.
R17420
SHEET NO.
S3



1 FOOTING SECTION
SCALE: 1" = 1'-0"

1 FLOOR PLAN - POST LOCATION

FOOTING	SCHEDULE	REINFORCING BARS	CAPACITY
F1	2'-0"x2'-0"x8"	(2) #4 BARS EACH WAY	5500#

POST DATA SCHEDULE

6X10 P.T. POST 3/4" +/- GRAVEL BACKFILL (NOTE#5 BELOW) 2'-0"x6'-3" HOLE DEPTH W/ 6" CONCRETE FOOTING
6X6 P.T. POST 3/4" +/- GRAVEL BACKFILL (NOTE#5 BELOW) 2'-0"x4'-0" HOLE DEPTH W/ 6" CONCRETE FOOTING

- NOTE:
- FOR DOOR AND WINDOW FRAMING REFER TO SHEET D1. VERIFY SIZE AND CLEARANCES BEFORE BUILDING ERECTION AND DOOR INSTALLATION.
 - FOR POST SIZES AND EMBEDMENT REFER TO SCHEDULE, FLOOR PLAN ABOVE AND SECTION 1/S4.
 - REFER TO SHEET N1 AND S5 FOR TYPICAL GIRT AND FURLIN CONNECTION AND SIZES.
 - REFER TO GENERAL NOTES FOR MIN. REQUIREMENTS. ALL CRACK CONTROL PREVENTION TO BE DETERMINED BY OWNER.
 - GRAVEL BACKFILL TO BE THOROUGHLY COMPACTED IN 8" LIFTS.

PROJECT NAME
WELLS POLE BARN
GENERAL NOTES

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REGISTERED PROFESSIONAL
ENGINEER
58949PE
RICHARD J. TURNER
JULY 15, 2008
OREGON

EXP. DATE: 06-30-18

ISSUE
CD

DESIGNED BY
RJT

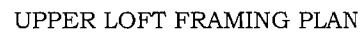
DRAWN BY
JSF

CHECKED BY
RJT

DATE
10/25/2017

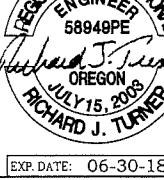
PROJECT NO.
R17420

SHEET NO.
S1



1. TYP. INTERIOR HEADER TO BE 4X8 DFL-#2 (MAX. SPAN 4'-0").
2. ATTACH JOIST TO BEAMS WITH SIMPSON 'LU210 HANGER, TYP.
3. INTERIOR WALL STUDS TO BE 2X4 DFL-#2 @ 24" O.C., TYPICAL U.N.O.
4. FLOOR SHEATHING TO BE ¾" APA RATED CDX SHEATHING OR OSB. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
5. FOR NAIL SIZES REFER TO BELOW.
6. FOR PRESSURE TREATED MATERIAL TREAT FASTENERS, POST CAP, POST BASE, AND HANGER PER MANUFACTURE'S REQUIREMENTS.
7. HANGERS TO BE:

NAIL	6d	8d	10d	16d
Ø	.113"	.131"	.148"	.162"
LENGTH	2"	2½"	3"	3½"

ENGINEERS STAMP	
	
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RJT	
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JSF	
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RJT	
DATE	
10/25/2017	
PROJECT NO.	
R17420	
SHEET NO.	
S1.1	

GENERAL NOTES:

SUMMARY OF WORK:

LOCATION: 32795 NE CHAMBERLAIN RD CORBETT, OREGON 97019
CONSTRUCTION DOCUMENTS FOR POST FRAMED BUILDING

DESIGN LOADS:

CODE: 2014 OSSC
USE OR OCCUPANCY OF BUILDINGS AND STRUCTURES RISK CATEGORY (ASCE TABLE 1.5-1): II
WIND SPEED Vult: 135 MPH EXPOSURE 'C', Vasd = 105 MPH (OSSC EQUATION 16-33)
SEISMIC DESIGN CATEGORY: 'D'
GROUND SNOW LOAD: 25 PSF (ROOF SNOW LOAD: 25 PSF)
ROOF DEAD LOAD: 5 PSF
SOIL BEARING PRESSURE: 1500 PSF
SOIL PASSIVE SOIL PRESSURE: 200 PSF

ENGINEER OF RECORD:

TURNER ENGINEERING AND DESIGN IS NOT ACTING AS THE ENGINEER OR ARCHITECT OF RECORD FOR THE WHOLE OF THIS PROJECT. TURNER ENGINEERING AND DESIGN IS PROVIDING ENGINEERING SERVICES BASED ON INFORMATION GIVEN BY OWNER.

QUALITY ASSURANCE GENERAL STATEMENT:

ALL DRAWINGS, SUPPLIED BY TURNER ENGINEERING AND DESIGN, SHOULD BE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT, OR CONTRACTOR BEFORE WORK BEGINS. FIELD VERIFY DIMENSIONS (DRAWINGS ARE NOT TO BE SCALED) BEFORE ORDERING FABRICATIONS OR PRODUCTS TO FIT IN PLACE. ALSO, NOTIFY ARCHITECT OF EXISTING CONDITIONS AND DIMENSIONS THAT DIFFER FROM THOSE SHOWN IN THE DRAWINGS. ALL DRAWINGS TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND RULES OF OTHER GOVERNING REGULATORY AGENCIES. ANY REVISIONS MADE TO THE APPROVED SET OF PLANS TO BE REVIEWED BY ARCHITECT. OBTAIN ALL REQUIRED PERMITS AND APPROVALS BEFORE BEGINNING WORK. OBEY ALL RESTRICTIONS OF GOVERNING AGENCIES.

DEFINITIONS: "BY OTHERS" - DESIGN AND INSTALLATION BY SOMEONE ELSE BESIDES TURNER ENGINEERING AND DESIGN.

OWNER TO PAY FOR ALL SPECIAL TESTS AND INSPECTIONS.

SITE PREPERATION:

OBTAIN AND OBEY ALL APPLICABLE REGULATIONS REGARDING GRADING AND EXCAVATION. IDENTIFY, MARK, AND PROTECT FROM DAMAGE ALL EXISTING UNDERGROUND PIPES, CONDUITS, AND CABLE (WATER SUPPLY, SANITARY SEWER, STORM SEWER, GAS, STEAM, ELECTRICAL AND COMMUNICATION CABLE). REMOVE SOIL WITH ORGANIC MATTER. PERFORM BACKFILL AND COMPACTION IN A SYSTEMATIC PATTERN, TO ASSURE COMPLETE AND CONSISTENT WORK. IF ANY OVER-EXCAVATION ACCIDENTALLY OCCURS, CORRECT IT WITH WELL-COMPACTED BACKFILL. PROVIDE TESTING AND INSPECTION OF BACKFILL AND COMPACTION. LAYER BACKFILL IN 6 IN. TO 12 IN INCREMENTS. COMPACT ALL FILL. USE STABILIZED FILL MATERIAL OF AN APPROVED TYPE AND FROM AN APPROVED SOURCE. TEST AND APPROVE MATERIAL DELIVERED FROM OTHER SITES. DO NOT ALLOW ANY DEBRIS TO BE MIXED WITH FILL. CURE CONCRETE TO FULL REQUIRED STRENGTH BEFORE BACKFILLING. PROVIDE DRAINAGE CATCHERS PER ARCHITECTURAL DRAWINGS.

SPECIAL INSPECTION:

MATERIALS:

WOOD:

POSTS: 6X10, P.T. HEM-FIR #2, 6X6 CORNERS
PURLINS: 2X6 DFL-#2 @ 24" O/C (STACKED AND OVERLAP, MAX SPAN 12'-0")
GIRTS: 2X6 DFL-#2 @ 24" O/C (COMMERCIAL STYLE, MAX. SPAN 12'-0")
ENDWALL RAFTER: TRUSSED ENDWALL

METAL SIDING/ROOFING:

ALL SIDING AND ROOFING TO BE 29 ga. MATERIAL, REFER TO ELEVATIONS FOR FASTENER SCHEDULE. DIAPHRAGM VALUES ARE BASED ON TEST DATA AND TABLES OBTAINED FROM THE POST FRAME BUILDING MANUAL. REFER TO CALCULATIONS FOR DIAPHRAGM STIFFNESS AND SHEAR VALUES.

CONCRETE:

CONCRETE STRENGTH: MIN. 28-DAY CONCRETE STRENGTH = 2500 psi.

GRADE BEAMS, PIERS, AND SPREAD FOOTINGS SHALL BE POURED ONTO UNDISTURBED, NATIVE SOIL WHICH IS FREE FROM ANY MATERIAL THAT WILL ADVERSELY AFFECT THE SOIL DESIGN BEARING PRESSURE REFERENCED ABOVE. ALL NON-STRUCTURAL WEATHER PROOFING AND FINISH MATERIAL TO BE DETERMINED "BY OTHERS".


SLAB CONTROL JOINTS: PER OWNERS REQUIREMENTS OR DIRECTION:

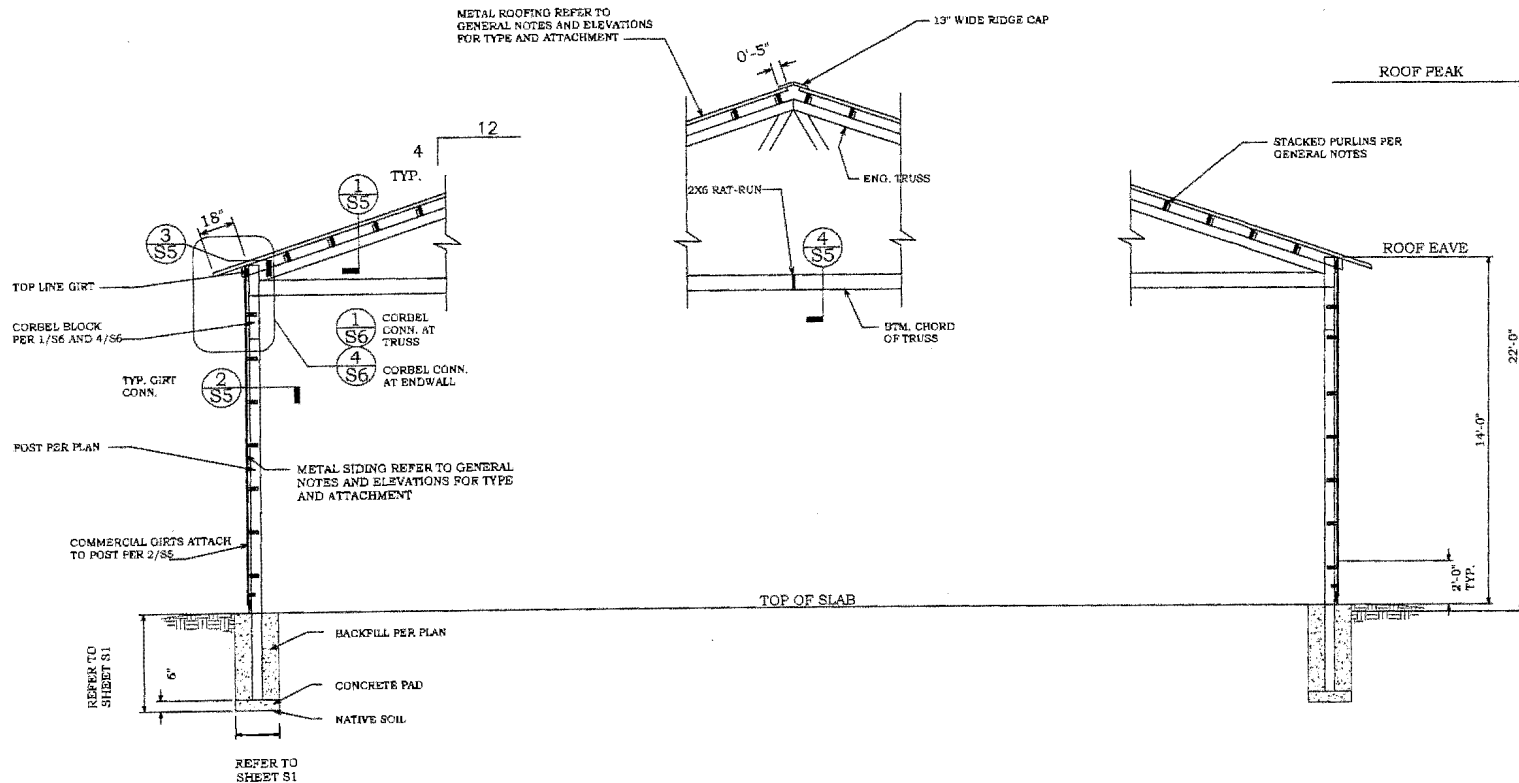
SHEET INDEX:

GENERAL NOTES:	N1
FLOOR PLANS:	S1
FRONT/REAR ELEVATIONS:	S2
SIDE ELEVATIONS:	S3
TRUSS/FRAMING PLANS:	S4
TRUSS/FRAMING PLANS:	S4.1
BUILDING DETAILS	S5
BUILDING DETAILS	S5.1
BUILDING DETAILS	S6
WINDOW/DOOR DETAILS	D1

PROJECT NAME	WELLS POLE BARN
GENERAL NOTES	

turner	ENGINEERING & DESIGN
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Email: turner.teanddnc@gmail.com	
P.O. BOX 220	
EAGLE CREEK, OREGON 97022	

ENGINEERS STAMP	
	
EXP. DATE: 06-30-18	
ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	JSF
CHECKED BY	RJT
DATE	10/25/2017
PROJECT NO.	R17420
SHEET NO.	N1



1
S4

FRAME SECTION

PROJECT NAME
WELLS POLE BARN
GENERAL NOTES

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REGISTERED PROFESSIONAL
ENGINEER
58849PE
RICHARD J. TURNER
OREGON
JULY 15, 2008

EXP. DATE: 06-30-18

ISSUE
CD

DESIGNED BY
RJT

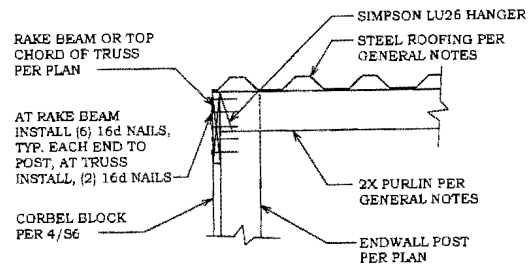
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JSP

CHECKED BY
RJT

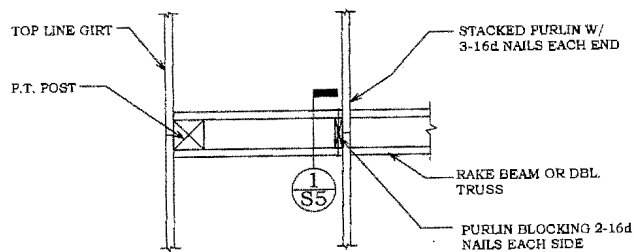
DATE
10/25/2017

PROJECT NO.
R17420

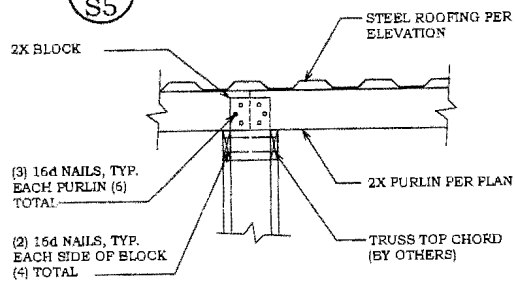
SHEET NO.
S4



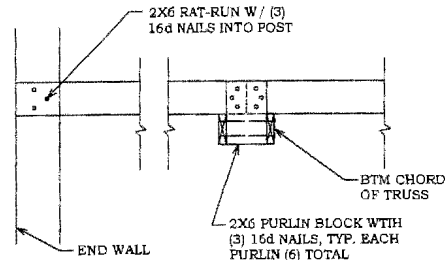
5
S5 RAKE BEAM CONNECTION



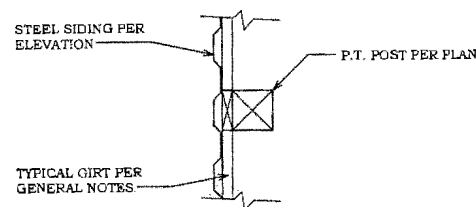
3
S5 TYPICAL PURLIN AT EAVE



1
S5 TYPICAL PURLIN CONNECTION



4
S5 TYP. RAT-RUN BRACE CONN.



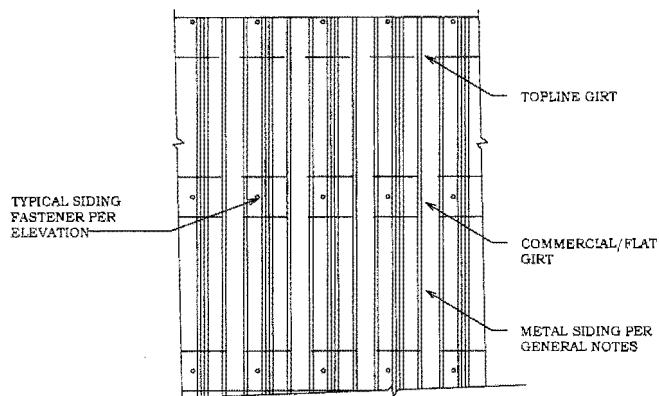
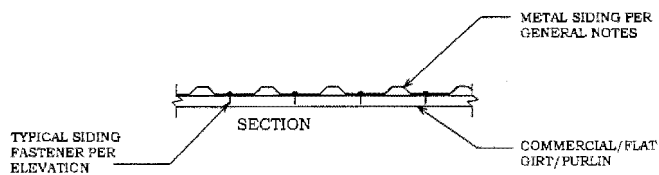
2
S5 TYPICAL GIRT CONNECTION

NOTE: FASTENER TO BE TREATED FOR P.T. MATERIAL (PER MANUFACTURE'S REQUIREMENTS)

PROJECT NAME	WELLS POLE BARN STRUCTURAL DETAILS
--------------	---------------------------------------

TURNER	ENGINEERING & DESIGN
	Office / Cell: (503) 970-9907 Email: turner.tearaddnc@gmail.com P.O. BOX 220 EAGLE CREEK, OREGON 97022

ENGINEERS STAMP	
EXP. DATE: 06-30-18	
ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	JSP
CHECKED BY	RJT
DATE	10/25/2017
PROJECT NO.	R17420
SHEET NO.	S5.0



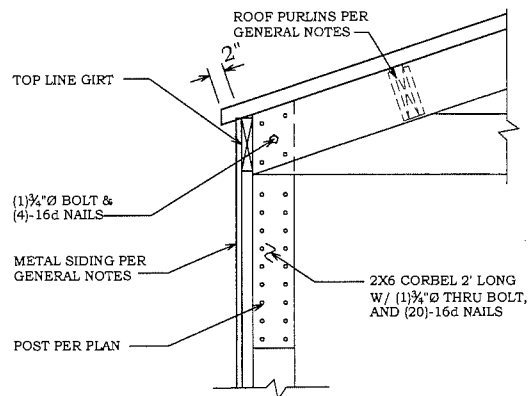
NOTE:
REFER TO ELEVATION SHEETS FOR
FASTENER SCHEDULE.

1
S5.1 TYP. SIDING AND ROOFING CONN.

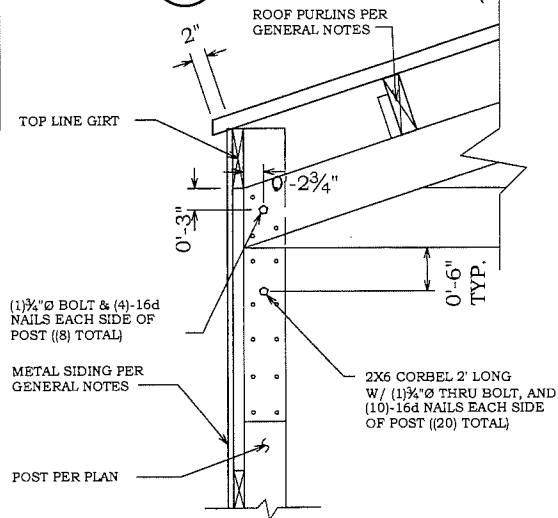
PROJECT NAME
WELLS POLE BARN
STRUCTURAL DETAILS

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Office/Cell: (503) 970-8807
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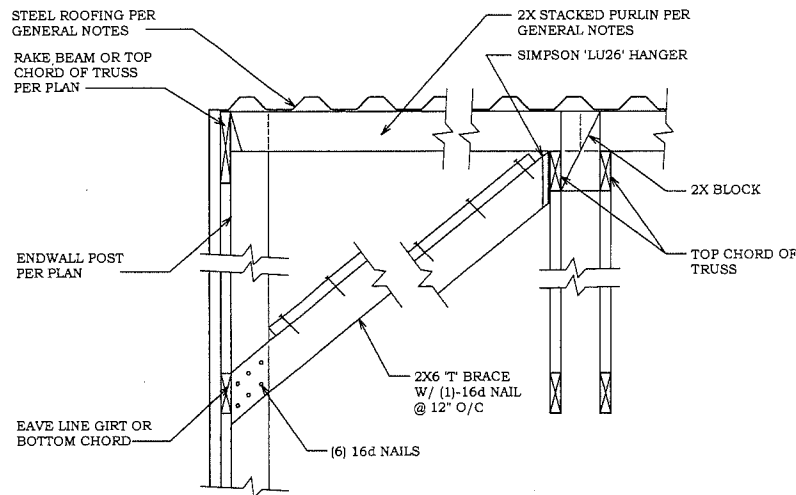
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EXP. DATE: 06-30-18	
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RJT	
DRAWN BY	
JSF	
CHECKED BY	
RJT	
DATE	
10/25/2017	
PROJECT NO.	
R17420	
SHEET NO.	
S5.1	



3
S6 TYPICAL CORBEL CONNECTION AT
ENDWALL TRUSS (EXTERIOR VIEW)



1
S6 TYPICAL CORBEL CONNECTION

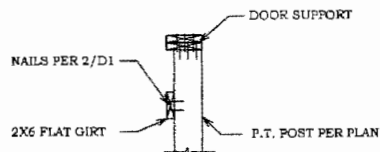


2
S6 GABLE LATERAL BRACE

PROJECT NAME	WELLS POLE BARN STRUCTURAL DETAILS
--------------	---------------------------------------

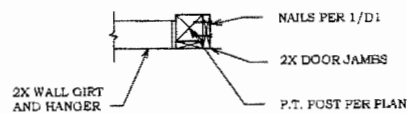
TURNER ENGINEERING & DESIGN Office/Cell: (503) 970-8807 Email: turner.teandinc@gmail.com P.O. BOX 220 EAGLE CREEK, OREGON 97022

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JSP
CHECKED BY
RJT
DATE
10/25/2017
PROJECT NO.
R17420
SHEET NO.
S6.0



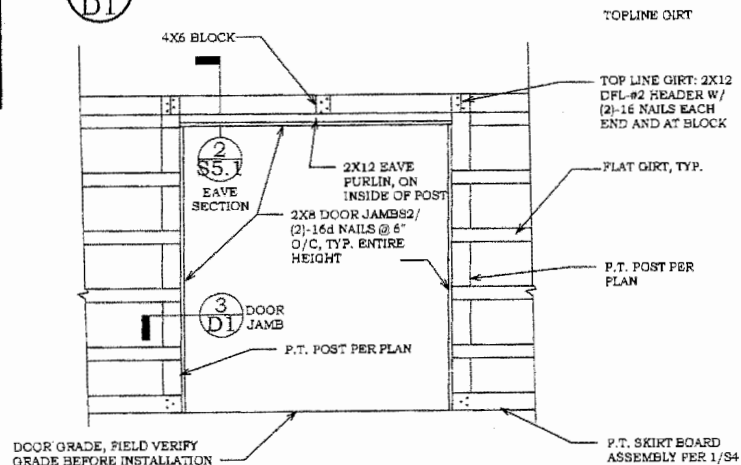
5 HEADER SECTION

D1



3 DOOR JAMB

D1

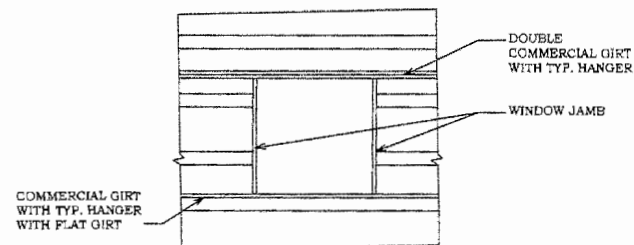


NOTE:
1. PIERS NOT SHOWN FOR CLARITY.
2. ROOFING AND SIDING NOT SHOWN FOR CLARITY.

1 OVERHEAD DOOR ELEVATION

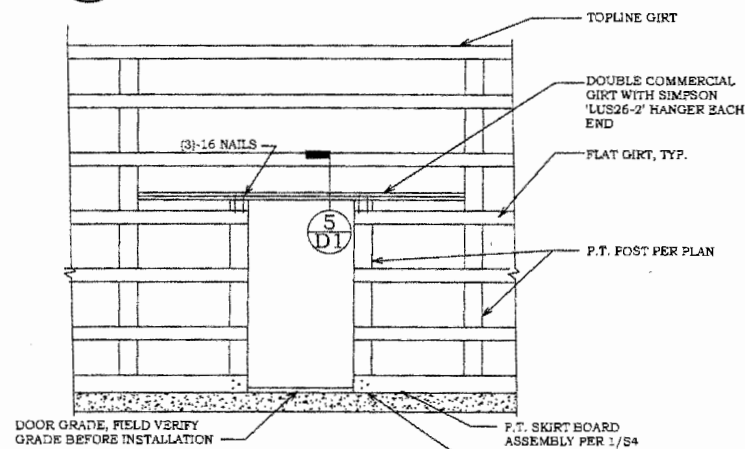
D1

NOTE: DRAWING NOT TO SCALE.



4 WINDOW FRAMING

D1



NOTE:
1. PIERS NOT SHOWN FOR CLARITY.
2. ROOFING AND SIDING NOT SHOWN FOR CLARITY.

2 3068 ENTRY DOOR

D1

PROJECT NAME
WELLS POLE BARN
DOOR DETAILS

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ISSUE

CD

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RJT

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JSF

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RJT

DATE
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PROJECT NO.
R17420

SHEET NO.
D1.0

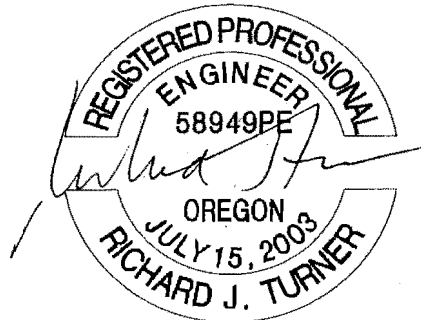
**STRUCTURAL CALCULATIONS FOR
JAY WELLS
POLE BARN
32795 NE CHAMBERLAIN RD
CORBETT, OREGON 97019**

by

RICHARD J. TURNER, P.E.

DATE: 10/25/17

PROJECT #: R17420



EXP. DATE: 06-30-18

10/26/2017

INDEX OF CALCULATIONS:

PAGES

DATE: 10/25/17

BUILDING INPUT:	1
SEISMIC LOAD:	2
WIIND LOADS:	3 TO 6
BUILDING STIFF. PROPERTIES:	7
POST DESIGN AND EMBEDMENT:	8 TO 10
SHEAR WALL/CORBEL ENDWALL RAFTER:	11
GIRT/PURLIN:	12 TO 13
BEAM ANALYSIS AND DESIGN:	14 TO 15

10/25/2017

BUILDING DATA INPUT SHEET:

CODE

GOVERNING CODE (WIND):	2014 OSSC	REFERENCE:
WIND SPEED (MPH):	135	1. 2000 POST FRAME BUILDING
WIND EXPOSURE:	C	DESIGN MANUAL
SNOW LOAD (PSF):	25	2. 2005 NDS (ASD)
SOIL BEARING PRESSURE (PSF):	1500	
RISK CATEGORY:	II	TABLE 1.5-1
SITE CLASSIFICATION:	D	TABLE 20.3-1

WEIGHTS:

ROOF DEAD LOAD (PSF):	5
WALL DEAD LOAD (PSF):	5
VERTICAL LOAD ON POST (lbf):	6420

BUILDING SIZE

BUILDING WIDTH (FT):	30
BUILDING LENGTH (FT):	50
BUILDING EAVE HEIGHT (FT):	17
BAY SPACING (FT):	12
ROOF PITCH (?/12):	4
NUMBER OF FRAMES:	5
SIDEWALL EXTENDED EAVES:	1.5
ENDWALL EXTENDED EAVES:	1.5
BASE AREA (FT^2):	1749

COMPONENT MATERIAL AND SIZE

SIDEWALL POST:	6X10 HEM-FIR #2
ENDWALL POST:	6X10 HEM-FIR #2
ROOFING AND	
SIDING MATERIAL:	29ga Regular Leg (Simple Beam Test) #9 1 1/2" LONG @ 9" O/C, #14 7/8" LONG LAP TEK SCREW
SCREW PATTERN:	AT PANEL OVERLAPS
ROOF PULINS:	FOR: 2X6 DFL-#2
WALL GIRTS:	FOR: 2X6 DFL-#2
FLAT/COMMERCAIL GIRTS:	FLAT
STACKED/HUNG PURLINS:	STACKED
BACKFILL TYPE:	GRAVEL

10/25/2017

**SEISMIC LOADS (2014 OSSC, ASCE 7-10
EQUIVALENT LATERAL FORCE PROCEDURE)**

DIRECTION: FRONT - TO - REAR

RISK CATEGORY: II TABLE 1.5-1
SITE CLASSIFICATION: D TABLE 20.3-1
hn: 25.833 FT
Ss: 1.010 MAPS
S1: 0.319 MAPS
I: 1.000 TABLE 1.5-2
Fa: 1.090 TABLE 11.4-1
Fv: 1.760 TABLE 11.4-2
Sms: 1.101 EQ. 11.4-1
Sm1: 0.561 EQ. 11.4-2
Sds: 0.734 EQ. 11.4-3
Sd1: 0.374 EQ. 11.4-4
To: 0.102
Ts: 0.510
Ct: 0.020 TABLE 12.8-2
x: 0.750 TABLE 12.8-2
Ta: 0.229 EQ. 12.8-7

T	Sa
0	0.294
0.0820	0.648
0.0920	0.691
0.1020	0.734
0.2	0.734
0.5100	0.734
0.6100	0.614
0.7100	0.527
0.8100	0.462
0.9100	0.411
1.0100	0.371
1.1100	0.337
1.2100	0.309
1.3100	0.286
1.4100	0.265
1.5100	0.248

Sa = SDs T0:

Ts:

**NOTE: Ss IS DETERMINED
BY FIG. 22-1,3,5,6
S1 IS DETERMINED
BY FIG. 22-2,4,5,6**

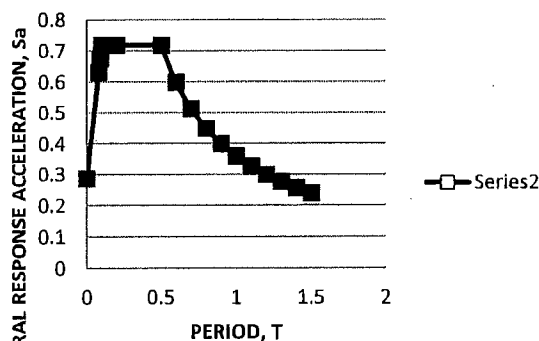
**SEISMIC DESIGN
CATEGORY (1 SEC):** D TABLE 11.6-1
**SEISMIC DESIGN
CATEGORY (1 SEC):** D TABLE 11.6-2
R: 6.5 TABLE 12.2-1
Q: 3.0 TABLE 12.2-1

**SIMPLIFIED
FORCE (V):** **0.135495** W

Cs: 0.113 W (EQ. 12.8-2)
Cs (MAX): 0.179 W (EQ. 12.8-3/4)
CS (MIN): 0.010 W (EQ. 12.8-5)
CS (MIN, E F): 0.025 W (EQ. 12.8-6)
Cs (ACTUAL): 0.113 W

**EQ. LATERAL
FORCE (V):** **0.113** W

**DESIGN RESPONSE
SPECTRUM**



**SEISMIC LOADS (2014 OSSC, ASCE 7-10
EQUIVALENT LATERAL FORCE PROCEDURE)**

BASE SHEAR AND FLOOR DISTRIBUTION

	AREA	WEIGHT (W)	(V) SHEAR	V*.7	(V) SHEAR	V*.7
AREA BASE (FT^2):	1749	23087	2606.7957	1825	602	421
WALL AREA SIDEWALL (FT^2):	1700	8500	959.75897	672	221	155
WALL AREA ENDWALL (FT^2):	1170	5850	660.54	462	152	107
W TOTAL (LB):	4619	37437	4227	2959	975	683

10/25/2017

WIND LOADS MWFRS (2014 OSSC, ASCE 7-10)
ENVELOPE PROCEDURE METHOD 1 (LOW-RISE BUILDING)

DIRECTION: FRONT - TO - REAR

WIND SPEED V_{ult} (MPH): 135WIND SPEED V_{asd} (MPH): 105

EXPOSURE: C

BUILDING DIMENSIONS:

LENGTH (HORIZONTAL, FT): 50

WIDTH (TRANSVERSE, FT): 30

ROOF MEAN HEIGHT (FT): 19.50

TOTAL ROOF HEIGHT (FT): 22.00

GABLE (Y/N):

ROOF PITCH: 4

THETA: 18.43 0.316 0.9487

2a (FT): 6

qh (MEAN ROOF HEIGHT):

I:	1
Kh:	0.93
Kzt:	1
Kd:	0.85
V:	105
qh:	22.13

OPEN/
 PARTIAL/
 ENCLOSED ENCLOSED

POSITIVE NEGATIVE

(GCpi)

0.18

-0.18

(ASCE 7-02, FIGURE 6-5)

P
 (PSF)

(GCpf) (FIGURE 6-10)		DESIGN PRESSURES (EQUATION 6-18)			
		(+Gcpi)	(-Gcpi)	TOTAL	TOTAL
1	0.516	7.44	15.41		
2	-0.690	-19.25	-11.29		
3	-0.469	-14.35	-6.38	-1.55	-1.55
4	-0.415	-13.18	-5.21	20.62	20.62
5	-0.450	-13.94	-5.97		
6	-0.450	-13.94	-5.97		
1E	0.780	13.28	21.25		
2E	-1.070	-27.66	-19.69		
3E	-0.673	-18.88	-10.92	-2.78	-2.78
4E	-0.618	-17.66	-9.69	30.94	30.94

-4.901

-8.778

DIRECTION: FRONT - TO - REAR

DIAPHRAGM LEVEL	BUILDING HEIGHT	TRIBUTARY HEIGHT	PROJ AREA INTERIOR	qh: INTERIOR	PROJ AREA END	qh: END	V (LBS)	STORY SHEAR
ROOF	0-20	5	220	-1.55	30	-2.78	-424	-424
WALL	0-20	17	718	20.62	132	30.94	18890	18890
			1100				18466	

TOTAL BASE SHEAR R: 18890

POST LOADS:	WIND	SEISMIC
Rroof (LBF):	-93	438
Rrwall (LBF):	3468	136
Rlwall (LBF):	1255	136
Rtotal (LBF):	4722	710

4722.45

POST UPLIFT (LB): 3288

10/25/2017

WIND LOADS MWFRS (2014 OSSC, ASCE 7-10)
ENVELOPE PROCEDURE METHOD 1 (LOW-RISE BUILDING)

DIRECTION: SIDE - TO -SIDE

WIND SPEED: 135
 EXPOSURE: C
 BUILDING DIMENSIONS:
 LENGTH (HORIZONTAL, FT): 50
 WIDTH (TRANSVERSE, FT): 30
 ROOF MEAN HEIGHT: 19.50
 TOTAL ROOF HEIGHT (FT): 22.00
 GABLE (Y/N):
 ROOF PITCH: 0
 THETA: 0.00 0.000 1.000
 2a: 6

qh (MEAN ROOF HEIGHT):

I:	1
Kh:	0.93
Kzt:	1
Kd:	0.85
V:	104.57
qh:	22.13

	POSITIVE	NEGATIVE	
OPEN/ PARTIAL/ ENCLOSED ENCLOSED	(GCpi) 0.18	-0.18	(FIGURE 6-5)
P (PSF)			

(GCpf) (FIGURE 6-10)		DESIGN PRESSURES (EQUATION 6-18)			
		(+Gcpi)	(-Gcpi)	TOTAL	TOTAL
1	0.4	4.87	12.83		
2	-0.69	-19.25	-11.29		
3	-0.37	-12.17	-4.20	0.00	0.00
4	-0.29	-10.40	-2.43	15.27	15.27
5	-0.45	-13.94	-5.97		
6	-0.45	-13.94	-5.97		
1E	0.61	9.52	17.48		
2E	-1.07	-27.66	-19.69		
3E	-0.53	-15.71	-7.75	0.00	0.00
4E	-0.43	-13.50	-5.53	23.01	23.01

DIRECTION: SIDE TO SIDE

DIAPHRAGM LEVEL	BUILDING HEIGHT	TRIBUTARY HEIGHT	PROJ AREA INTERIOR	qh: INTERIOR	PROJ AREA END	qh: END	V (LBS)	STORY SHEAR
ROOF	0-30	17	483.0	15.27	102	23.01	9722	9722
		8.5	204	15.27	51	23.01	4289	
			585.0					
							TOTAL BASE SHEAR (0 TO 18.666'):	9722
							TOTAL BASE SHEAR (6 TO 18.666'):	5434

10/25/2017

WIND LOADS (2007 OSSC, SECTION 6.5.12.4 LOW-RISE BUILDING
COMPONENTS AND CLADDING)

PRESSURES FOR WALL COMPONENTS:

ZONE 4

ENCLOSED (Y/N):	Y		
GIRT LENGTH (FT):	12		
GIRT SPACING (FT):	2		
EFFECTIVE AREA (FT^2):	47.952		
Gcp:	0.85		
-Gcp:	-0.95		
Gcpi:	0.18	-0.18	
Qh (PSF):	22.13	22.13	
WALL P. (PSF, +Gcp):	14.826	22.793	22.793
WALL P. (PSF, -Gcp):	-25.006	-17.039	25.006
WALL PRESSURE:	-25.006		

ZONE 5

ENCLOSED (Y/N):	Y		
GIRT LENGTH (FT):	12		
GIRT SPACING (FT):	2		
EFFECTIVE AREA (FT^2):	47.952		
Gcp:	0.85		
-Gcp:	-1.13		
Gcpi:	0.18	-0.18	
Qh (PSF):	22.13	22.13	
WALL P. (PSF, +Gcp):	14.826	22.793	22.793
WALL P. (PSF, -Gcp):	-28.878	-20.912	28.878
WALL PRESSURE:	-28.878		

REVISED EN
26.941985

PRESSURES FOR ROOF COMPONENTS:

ZONE 1

ENCLOSED (Y/N):	Y	NOTE: VALUES ADJUSTED FOR SLOPE IN ROOF	
PURLIN LENGTH (FT):	12	THETA OF ROOF (DEG):	18.43
PURLIN SPACING (FT):	2	USE GCP FACTOR FOR: GABLE ROOF 7<THETA<27	
EFFECTIVE AREA (FT^2):	47.952		
Gcp:	0.35		
-Gcp:	-0.83		
Gcpi:	0.18	-0.18	
Qh (PSF):	22.13	22.13	
ROOF P. (PSF, +Gcp):	3.762	11.728	11.728
ROOF P. (PSF, -Gcp):	-22.240	-14.273	22.240
ROOF PRESSURE:	-22.240		

ZONE 2

Gcp:	0.35		
-Gcp:	-1.35		
Gcpi:	0.18	-0.18	
Qh (PSF):	22.13	22.13	
ROOF P. (PSF, +Gcp):	3.762	11.728	11.728
ROOF P. (PSF, -Gcp):	-33.857	-25.891	33.857
ROOF PRESSURE:	-33.857		

REVISED EN
28.048

10/25/2017

WIND LOADS (2007 OSSC, SECTION 6.5.12.4 LOW-RISE BUILDING
COMPONENTS AND CLADDING)

ZONE 3

Gcp:	0.35		
-Gcp:	-2.15		
Gcpi:	0.18	-0.18	
Qh (PSF):	22.13	22.13	
ROOF P. (PSF, +Gcp):	3.762	11.728	11.728
ROOF P. (PSF, -Gcp):	-51.560	-43.594	51.560
ROOF PRESSURE:	-51.560		

REVISED EN
25.686

OVER-HANG ZONE 2

Gcp:	0.00		
-Gcp:	-2.20		
Gcpi:	0.18	-0.18	
Qh (PSF):	22.13	22.13	
ROOF P. (PSF, +Gcp):	-3.983	3.983	3.983
ROOF P. (PSF, -Gcp):	-52.667	-44.700	52.667
ROOF PRESSURE:	-52.667		

REVISED EN
37.453

OVER-HANG ZONE 3

Gcp:	0.00		
-Gcp:	-2.85		
Gcpi:	0.18	-0.18	
Qh (PSF):	22.13	22.13	
ROOF P. (PSF, +Gcp):	-3.983	3.983	3.983
ROOF P. (PSF, -Gcp):	-67.051	-59.084	67.051
ROOF PRESSURE:	-67.051		

REVISED EN
44.645

10/26/2017

STIFFNESS PROPERTIES AND LOAD DISTRIBUTION

NOTE: THE CALCULATIONS BELOW AREA DERIVED FROM SECTION 5.6.3 FORCE DISTRIBUTION METHOD OF THE 'POST FRAME BUILDING DESIGN MANUAL'.

STEP #2 STIFFNESS PROPERTIES

BAY SIZE: 12 FT THETA: 18.43
PITCH (#/12): 4 COS THETA 0.95

MEMBER INFORMATION

POST SIZE: 3X10 HEM-FIR #2

E: 1100000 PSI
I: 500.00 IN⁴
H: 204 IN

FRAME STIFFNESS

sec 9.3.1 kp: 194.35 LBF/IN SINGLE POST
k: 388.71 LBF/IN DBL. POST

DIAPHRAGM INFORMATION

METAL THICKNESS: 29 ga
ASSEMBLY WIDTH, 3 x a: 36 ft
Assembly Length, b: 12 ft
Allowable shear strength, va: 107.0 lbf/ft REFER TO SHEAR WALL DESIGN
Effective in-plane shear stiffness, c: 3700 lbf/in
Effective shear Modulus, G: 3700 lbf/in

DIAPHRAGM STIFFNESS

eq 6-9 cP (single panel): 4875 LBF/IN
Ch: 4388 LBF/IN
Ch (BOTH SIDES): 8776 LBF/IN

STEP #3 EAVE LOADS (REFER TO SEISMIC AND WIND SHEET)

R (ROOF): -93 LBF R (ROOF): -93
R (WWWALL): 3468 LBF R (WWWALL): 1300
R (LWWALL): 1255 LBF R (LWWALL): 471 1677.93
R (TOTAL): 4722 LBF R (TOTAL): 1678

STEP #4 LOAD DISTRIBUTION

NOTE: THE CALCULATIONS BELOW AREA DERIVED FROM SECTION 5.6.3 FORCE DISTRIBUTION METHOD OF THE 'POST FRAME BUILDING DESIGN MANUAL'.

Ke/K: 22.58
Ch/K: 22.58

FRAMES: 5

table 5.1 mS: 1.76

table 5.2 mD: 0.83

R (total): 1678

Vh: 2953 LBF TO ENDWALL

Q: 1393 LBF TO TOP OF POST

R-Q: 285 LBF

DELTA: 0.734 IN L/278

10/25/2017

COLUMN ANALYSIS AND DESIGN - (6X10 HEM-FIR #2)

POST SHEAR, AXIAL AND BENDING LOADS

WORST CASE LW

LOAD CASE:	DL + 1.0 WL	DL+.75WL+.75SL	DL + 1.0 WL
	FRAME POST	FRAME POST	END WALL
	WINDWARD	LEEWARD	POST (WW)
Kp (lb/in):	194.35	194.35	0.00
delta (in):	0.734	0.734	0.000
R(wwall, lb):	1300.32	829.07	0.00
s (ft):	12	12	10
q (psf):	15.41	9.88	153
Hp (ft):	16	16	16
y (ft):	16	16	16
Vt (lb):	-1158	-686	0
Vb (lb):	1801	1211	0
Mbase (in-lb):	61785	50340	58633
Mmax (in-lb):	-43483	-23843	0
P (Dead Load):	2010	2010	188
P (Snow Load):	0	3713	0
P (lb):	2010	5723	188

POST PROPERTIES:

POST LOCATION:	WINDWARD	LEEWARD	WINDWARD
	9	9	9
COLUMN SIZE:	6X10 HEM-FIR #2	6X10 HEM-FIR #2	6X10 HEM-FIR #2
b (in):	6	6	6
d (in):	10	10	10
L (in):	192	192	192
Ke:	0.8	0.8	0.8
Le:	153.6	153.6	153.6
A (in ²):	60	60	60
Sx (in ³):	100	100	100
Ix (in ⁴):	500	500	500
E (psi):	1100000	1100000	1100000
Fc (psi):	575	575	575
Fb (psi):	575	575	575
Cf:	1	1	1
Kce:	0.822	0.822	0.822
c:	0.8	0.8	0.8
Cd (wind):	1.6	1.6	1.6
Cr:	1	1	1
Cd (snow):	1.15	1.15	1.15
Ci:	0.85	0.85	0.85

10/25/2017

COLUMN ANALYSIS AND DESIGN CONTINUED...

MEMBER ALLOWABLE STRESS:

		WINDWARD	LEEWARD	LEEWARD
column	E MIN.:	400000	400000	1045000
stability	Le/dx:	15.36	15.36	15.36
compression	Fce:	1393.64	1393.64	3640.87
	Fc*	562.06	562.06	562.06
	Fce/Fc*:	2.48	2.48	6.48
	(1+Fce/Fc*)/2c:	2.17	2.17	4.67
	Cp:	0.90	0.90	0.97
	BASE Cp:	1	1	1
	le:	343	343	343
	Rb:	9.8	9.8	9.8
	Kbe:	0.439	0.439	0.439
	Fbe:	5069	5069	5069
	Fb*:	782	782	782
	Fbe/Fb*:	6.5	6.5	6.5
	(1+Fbe/Fb)/1.9:	3.9	3.9	3.9
	Cl:	0.991	0.991	0.991
	Fc' base (psi):	562	562	562
	Fb' base (psi):	775	775	775
	Fc' zero shear (psi):	505	505	543
	Fb' zero shear (psi):	775	775	
member	fc base (psi):	34	95	3
stresses	fb base (psi):	618	503	586
	fc zero shear (psi):	34	95	3
	fb zero shear (psi):	435	238	
combined stress				
ratios	combined unity base:	0.820	0.726	0.757
	combined unity zero shear:	0.579	0.366	

10/25/2017

**WINDWARD POST EMBEDMENT (WIND +1/2SL)
CONSTRAINED**

DEPTH CHOSEN (ft):	6.25	6.25	5
PASSIVE PRESSURE (psf):	200	200	200
S' (psf):	533.2	532	532
EFFECTIVE WIDTH OF POST b (ft):	0.7000	0.7000	0.7000
MINIMUM EMBEDMENT DEPTH d (ft):	3.88	3.63	3.82
NOT CONSTRAINED:			
MINIMUM EMBEDMENT DEPTH d (ft):	7.12	6.05	4.80
CONSTRAIN/NOT CONSTRAINED(C/NC):	C	NC	C
MIN. EMBEDMENT:	3.880	6.051	3.815

WINDWARD POST EMBEDMENT (UPLIFT)

PULLOUT LOAD (LBF):	3288	3288	1644
VOLUME OF SOIL V _s (FT^3):	20	20	16
TOTAL DEAD M _f :	1920	1920	1920
SOIL DENSITY W (LB/FT^3):	150	150	150
D _t (FT):	5.25	5.3	4.0
GRAVITATIONAL CONSTANT g (LBF/LBM):	1	1	1
UPLIFT RESISTANCE (LB):	4864	4864	4275
	O.K.	O.K.	O.K.

NOTE: EMBED POST MIN. 6.3 FT.

DIAMETER OF FOOTING

PICK RADIUS (FT):	1	1	1
WEIGHT OF BLDG. (LBF):	6420	6420	6420
WT. OF SOIL/EXTRA CONCRETE (LBF):	785	785	628
VERTICAL LOAD (LBF):	7205	7205	7048
ALL. SOIL PRESSURE S _v ' (PSF):	4687.9	4687.9	3732.5
FOOTING AREA REQUIRED (FT^2):	1.5	1.5	1.8

NOTE: INSTALL 2.0' DIAM FOOTING AT BTM. OF PIER

10/25/2017

SHEAR WALL DESIGN

V (sidewall): 2717 lbf

WALL LENGTH: 24 ft

v (sidewall) WIND: 113.20 lbf/ft WIND GOVERNS

v (sidewall) SEISMIC: 14.23 lbf/ft

NOTE: INSTALL: 29ga Metal Siding with #9 screws @ 9" O/C.
AND #14 STITCH SCREWS @ 9" O/C WHERE PANELS OVERLAP.

V (endwall): 2953 lbf

WALL LENGTH: 30 ft

v (sidewall): 98.44 lbf/ft

NOTE: INSTALL: 29ga Metal Siding with #9 screws @ 9" O/C.
AND #14 STITCH SCREWS @ 9" O/C WHERE PANELS OVERLAP.

CORBEL CONNECTION:	MIDDLE		END
SNOW + DEAD (LBF):	6420	2008	4898
ALLOWABLE LOAD FOR 3/4" DIAM. BOLT (LBF)	2190	2190	2190
ALLOWABLE LOAD FOR 16d NAIL (LBF):	89	89	89
ALLOWABLE LOAD FOR 20d NAIL (LBF):	102	102	102
Cd:	1.15	1.6	1.15
# OF BOLTS:	2.00	1	1.00
# of 16d Nails:	13.5	-10.5	23.2
# of 20d Nails:	11.8	-9.2	20.3

NOTE: INSTALL (2) 3/4" DIAM. A307 THRU BOLTS WITH/
(7) 16d NAILS EACH SIDE OF POST OR
(6) 20d NAILS EACH SIDE OF POST

10/25/2017

WALL GIRT DESIGN: FOR: 2X6 DFL-#2

GIRT LOCATION:	ZONE 4	ZONE 5
	1	1
MEMBER PROPERTIES:	2X6 DFL-#2	2X6 DFL-#2
B	1.5	1.5
D	5.5	5.5
A	8.25	8.25
Sx	7.56	7.56
Ix	20.80	20.80
E	1600000	1600000
Fb:	900	900
Fv:	180	180
Cd:	1.6	1.6
Cm:	1	1
Cf:	1.3	1.3
Cr:	1.15	1.15
SPAN (MAX BAY LENGTH, FT):	11.5	11.5
GIRT SPACING (FT):	2	2
DISTRIBUTED LOAD (LB/FT):	50.01	53.88
MOMENT (LB-FT):	827	891
SHEAR (LB):	288	310
DEFLECTION (IN) *.7:	0.41	0.44
fb (PSI):	1312	1413
fv (PSI):	35	38
Fb' (PSI):	2153	2153
Fv' (PSI):	288	288
END REACTION WIND (LB):	288	310
DEFLECTION (L/???):	L/ 334	L/ 310
BENDING STRESS:	O.K.	O.K.

NOTE: INSTALL SIMPSON 'LU26' HANGER AT EACH END

10/25/2017

ROOF PURLIN DESIGN: FOR: 2X6 DFL-#2

GIRT LOCATION:	ZONE 1	ZONE 2	ZONE 3	EE ZONE 2	EE ZONE 3
MEMBER PROPERTIES:	1	1	1	1	1
	2X6 DFL-#2	2X6 DFL-#2	2X6 DFL-#2	2X6 DFL-#2	2X6 DFL-#2
B:	1.5	1.5	1.5	1.5	1.5
D:	5.5	5.5	5.5	5.5	5.5
A:	8.25	8.25	8.25	8.25	8.25
Sx:	7.56	7.56	7.56	7.56	7.56
Ix:	20.80	20.80	20.80	20.80	20.80
E:	1600000	1600000	1600000	1600000	1600000
Fb:	900	900	900	900	900
Fv:	180	180	180	180	180
Cd:	1.15	1.15	1.15	1.15	1.15
Cm:	1	1	1	1	1
Cf:	1.3	1.3	1.3	1.3	1.3
Cr:	1.15	1.15	1.15	1.15	1.15
SPAN (MAX BAY LENGTH, FT):	11.25	11.25	11.25	11.25	11.25
PURLIN SPACING (FT):	2	2	2	1	1
DISTRIBUTED LOAD WIND(LB/FT):	44.48	56.10	51.37	37.45	44.65
DIST. LOAD SNOW+DL (LB/FT):	57.43	57.43	57.43	28.72	28.72
MOMENT (LB-FT):	909	909	909	593	706
SHEAR (LB):	323	323	323	211	251
DEFLECTION (IN):	0.62	0.62	0.55	0.40	0.48
fb (PSI):	1442	1442	1442	940	1121
fv (PSI):	39	39	39	26	30
Fb' (PSI):	1547	1547	1547	1547	1547
Fv' (PSI):	207	207	207	207	207
END UPLIFT WIND (LB):	250	316	289	211	251
END REACTION (SNOW, LB):	323	323	323	162	162
BENDING STRESS:	O.K.	O.K.	O.K.	O.K.	O.K.
DEFLECTION (L/???)	L/ 218	L/ 218	L/ 243	L/ 334	L/ 280

NOTE: INSTALL MIN. (3) 16d NAILS FROM PURLIN TO BLOCK

BEAM #

ANALYSIS

SKETCH AND DESIGN

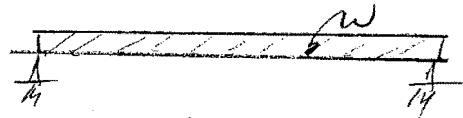
B1: Floor

BEAM

2)

$$P_g = 6' (10) = 60$$

$$P_L = 6' (40) = 240 \text{ plf}$$



$L =$

*

$$D = 300$$

$$\underline{L = 1200 \#}$$

3131 SW ORCHARD PLACE
 GRESHAM, OREGON
 503-970-8807
 R.J.TURNER@COMCAST.NET

Project Title:
 Engineer:
 Project Descr:

Project ID:

Printed: 25 OCT 2017, 5:06PM

Multiple Simple Beam

File = C:\Users\Owner\Dropbox\TURNER-1\2017\JO-1\401\05-1\1717420-1\ENGBEA-1\beams.ec6
 ENERCALC, INC, 1983-2017, Build:10.17.9.25, Ver:10.17.9.25

Lic. #: KW-06005610

Licensee: RICHARD TURNER

Description:

Wood Beam Design: b1

Calculations per NDS 2015, IBC 2015, CBC 2016, ASCE 7-10

BEAM Size: **4x12, Sawn, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-10 Load Combinations, Major Axis Bending

Wood Species: Douglas Fir - Larch

Wood Grade: No.2

Fb - Tension	875 psi	Fc - Pll	600 psi	Fv	170 psi	Ebend- xx	1300 ksi	Density	31.2 pcf
Fb - Compr	875 psi	Fc - Perp	625 psi	Ft	425 psi	Eminbend - xx	470 ksi		

Applied Loads

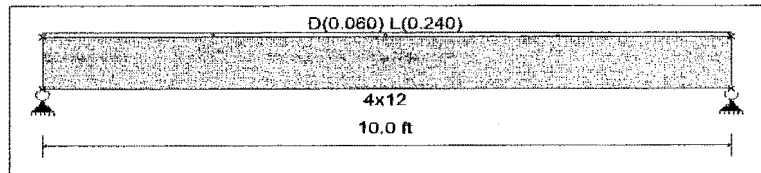
Unif Load: D = 0.060, L = 0.240 k/ft, Trib = 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.713 : 1**
 fb : Actual : 609.52 psi at 5.000 ft in Span # 1
 Fb : Allowable : 854.95 psi
 Load Comb : +D+L+H

Max fv/Fv Ratio = **0.273 : 1**
 fv : Actual : 46.48 psi at 9.067 ft in Span # 1
 Fv : Allowable : 170.00 psi
 Load Comb : +D+L+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.30	1.20					
Right Support	0.30	1.20					



Max Deflections

Transient Downward	0.101 in	Total Downward	0.126 in
Ratio	1193 > 360	Ratio	954 > 180

LC: L Only		LC: +D+L+H	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

15

PLANNING COMMISSION

No. BA 186-68

BOARD OF ADJUSTMENT XXXX

Date August 6, 1968

Location Chamberlain Road

DENIED

Legal A portion of Tax Lot '3', Sec. 28,
1N-4E, 1968 Assessor's Map

APPROVED X

Owner James R. Wells Address 108 Maple Blvd., Troutdale

Use 6.25-Foot Rear Yard Variance

F-2

(Construction of New Residence)

Conditions Imposed Include Staff Approved

July 15, 1968

1-19-69 PERMIT 45852

VARIANCE USED

R. J. H.

Retain this card until construction is completed.
Any necessary building requires a building permit.

Variations. The Board of Adjustment may permit and authorize a variance from the requirements of this ordinance only when unusual circumstances cause undue hardship in the application of it. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the following conditions and facts exist.

Unusual circumstances or conditions applying to the property and/or to the intended use that do not apply generally to other property in the same vicinity or district.

That such a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district.

That the authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located.

The applicant shall state briefly the exact reason for the variance request and why he believes it is in keeping with the conditions stated above.

LETTER ATTACHED

Signature _____

Address _____

Received for the Planning Commission

Date

7-19-68

All decisions of denial by the Board of Adjustment may be appealed to the Board of County Commissioners, unless otherwise specified, within ten (10) days of such decision.

A variance so authorized shall become void after the expiration of one (1) year if no substantial construction has taken place. The Board of Adjustment may impose whatever reasonable requirements it feels will fulfill the intent of this ordinance.

multnomah county planning commission
board of adjustment

BA

this application must be complete and accurate before it can be processed.

Address Chamberlin Road
Between _____ and _____
Applicant James R. Wells
Address 108 Maple Blvd. Troutdale, Oregon
☒ Legal owner ☐ Contract owner ☐ Option holder ☐ Agent
Also Notify Lahti and Son Inc. Address 5705 SE Powell

Legal Description See notes and bounds description PORTION of
T Lot 3 Block _____ Addition SEC 28-1N-4E

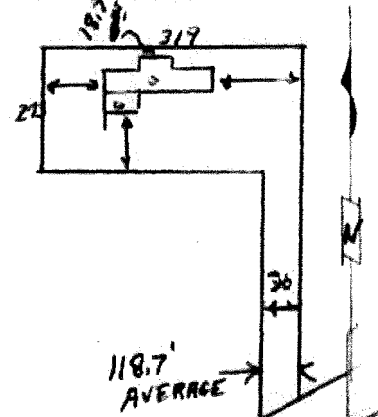
Exact dimensions of property _____ Use of bldg., structure, or property
273x319 Residence

Type of Variance	Amount Provided	Ordinance Requires	Variance Requested
<input type="checkbox"/> Front yard			
<input type="checkbox"/> Side yard			
<input checked="" type="checkbox"/> Rear yard	<u>18.75 feet</u>	<u>25 feet</u>	<u>6.25 feet</u>
<input type="checkbox"/> Lot area			
<input type="checkbox"/> Lot width			
<input type="checkbox"/> Temporary permit			
<input type="checkbox"/> Other (explain)			

Mrs. George & Perry J.
Rt. 1, Box 3052, Troutdale
TAX Lot #23
Geo. H. Perry Sr.
Rt. 1 Box 305A Troutdale
Ed. Klingaki
Rt. 3, Box 359 TAX Lot
Troutdale, Oregon #3
Bob & Susan
Rt. 1 - Box 606
Troutdale, Oregon

Plot Plan:

The following plot plan must be filled out completely, showing lot lines, building lines, streets, yards, parking spaces, all existing and/or proposed buildings, regardless of drawing attached.



B. A. No. 186-68
Fee 5.00
Receipt No. _____
Map Number SEC 28-1N-4E
Zone F2
Filing Date 7-15-68
Closing Date _____
Hearing Date _____
Received by ROTH
Date 7-25-68
Action: Staff Approved
Key
Date July 15-68

Fill out next page too.



MULTNOMAH COUNTY PLANNING COMMISSION
ROOM 403 COUNTY COURT HOUSE • PORTLAND, OREGON 97204 • 227-8411

July 23, 1968

COUNTY COMMISSIONERS

MEL GORDON
DAVID ECCLES
M. JAMES GLEASON

PLANNING COMMISSION

SAMUEL STEWART
CHAIRMAN

MRS. ROBERT WARREN
VICE CHAIRMAN

ROBERT ALLEGRE
NO ONE VICE CHAIRMAN

CLIFFORD S. ALTERMAN
NO ONE

GORDON E. TRAPP

FRANCIS J. MURPHY

CLIFFORD GITH

FRANK SCHMIDT

DONALD ZAROSINSKI

James P. Wells
108 Maple Blvd.
Troutdale, Oregon

Subject Board of Adjustment - BA 186-68

The Board of Adjustment considered your request for
a 6.25-foot rear yard variance at property
located on Chamberlain Road.

The request has been Staff Approved and permit may be
obtained at your convenience from the Building Department
Room 402, County Courthouse.

Yours very truly,

MULTNOMAH COUNTY PLANNING COMMISSION
Robert S. Baldwin, Planning Director

Douglas Cowley, Zoning Supervisor

DC:bk

ROBERT S. BALDWIN
PLANNING DIRECTOR

Location Chamberlain Road

Use No. _____

Previous Cases _____

Applicant James R. Wells

Address 108 Maple Blvd.

Troutdale, Oregon

Sectional Zoning Map No. _____

Map No. _____

Land Use Permit _____ dated
Plan Exhibit #1, Folded, 7-15-68

Legal Description _____

A portion of Tax Lot '3',

Section 28, 1N-4E

Map _____ By _____

Signature _____ By _____

Land Use _____

Field _____ By _____

Office _____ By _____

Agency _____ By _____

Form 10-1-68

CASE

No. BA 185-6A

Use 6.25-Foot Rear Yard Variance
(New Residence)

From F-2 No. _____

Planning Commission

Initial Hearing Date August 6, 1968

Action Staff Approved

July 15, 1968

Board of County Commissioners

Initial Hearing Date _____

Action _____

Subsequent Hearing Date _____

Action _____

Subsequent Hearing Date _____

Action _____

Final Action _____

Final Action _____

Final Board Order Date _____

CASE

Location Chamberlain Road

Use No. _____

Previous Case _____

Applicant James R. Wells

Address 108 Maple Blvd.

Troutdale, Oregon

Sectional Zoning Map No. _____

Map No. _____

Land Use Permit _____

Plans Exhibit #1, Folded, 7-15-68 dated _____

Legal Description _____

A portion of Tax lot '3',

Section 28, 1N-4E

Map _____ By _____

Signature _____ By _____

Land Use _____

Field _____ By _____

Office _____ By _____

Agenda _____ By _____

Form 10-6-68

Planning Commission

Initial Hearing Date August 6, 1968

Action Staff Approved

July 15, 1968

Subsequent Hearing Date _____

Action _____

Board of County Commissioners

Initial Hearing Date _____

Action _____

Subsequent Hearing Date _____

Action _____

No. DA 185-6P

Use 6.25-Foot Rear Yard Variance

(New Residence)

From F-2 to _____

Final Action _____

Final Action _____

Final Board Order Date _____



Chicago Title Company

10151 SE Sunnyside Road, Suite 300
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 866.892.3853
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE

Multnomah (OR)

OWNERSHIP INFORMATION

Owner	: Wells Jay R	Parcel Number	: R322342
CoOwner	:	Ref Parcel #	: 1N4E28C 00900
Site Address	: 32795 NE Chamberlain Rd Corbett 97019	T: 01N R: 04E S: 28 Q: SW QQ:	
Mail Address	: 32795 NE Chamberlain Rd Corbett Or 97019	Bldg #	: 1 Of 1
Telephone	:		

SALES INFORMATION

Transfer Date	: 09/06/2011	Document #	: 11098078
Sale Price	:	Deed Type	: Warranty
% Owned	: 100	Vesting Type	:
Prior Transfer Date	:	Prior Document #	:
Prior Sales Price	:		

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 105.00 Block: 1
Neighborhood : R020
Subdivision/Plat :
Improv Type : Sfr Single Family Residential
Class Code :
Land Use : 451 Agr,Tract,Unzoned Farm,Improved
Legal : SECTION 28 1N 4E, TL 900 2.52 ACRES
MAP 281N4E

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$220,750
Mkt Structure : \$202,820
Mkt Total : \$423,570
%Improved : 48
M50AssdTotal : \$364,350
Levy Code : 074
16-17 Taxes : \$4,782.97
Millage Rate : 13.1274

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Bldg SqFt	: 2,020	Year Built	: 1969
Bathrooms	: 2.00	1stFlrSqFt	: 2,020	EffYearBlt	:
Family Room	:	2ndFlrSqFt	:	LotAcres	: 2.52
Kitchen	: 1	AtticSqFt	:	LotSqFt	: 109,771
Dining Room	: 1	BsmtFinSqFt	:	Lot Dimen	:
Utility Room	: 1	BsmtUnFinSqFt	:	Curb/Gutter	:
Living Room	: 1	BsmtTotalSqFt	:	StAccess	:
Other Rooms	:	TotalLvgSqFt	: 2,020	Paving Matl	: Paved
Floor Cov	: Carpet	GarageSqFt	: 742	ElecService	:
Fireplace	: 2	GarageSp	: 2	Nuisance	: Lt Traffic
Cooling	:	GarageType	: Attached	Sewer	: Sanitary
Heat Method	: Forced	Patio SqFt	:	View Qlty	: 4
Heat Source	: Oil	Patio	:	Foundation	: Concrete
WallMaterial	: Wood	Deck SqFt	:	Roof Mat	: Composition
Water Source	: Yes	Deck	:	Roof Shape	: Gable
Bldg Style	: Ranch	Stories	: 1	Const Type	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed

32285 no characterization

Systr. Review	422
approx & pump	800
NSA site Review	1545
noti. fee	159
HOP ?	996
GCC	392
ingd fee	82
possible electronic	800
storm water eng	850
ROW	\$ 90
only Berkeley	\$ 1200.

AFTER RECORDING RETURN TO:

Law Offices of Geoff Bernhardt, P.C.
5603 SW Hood Avenue
Portland, OR 97239

SEND TAX STATEMENTS TO:

Jay R. Wells
32795 NE Chamberlain Road
Corbett, OR 97019

Multnomah County Official Records
R Weldon, Deputy Clerk

2011-098078



\$41.00

00877067201100980780020024

09/06/2011 11:11:54 AM

1R-W DEED

Cnt=1 Stn=24 ATRJG

\$10.00 \$11.00 \$15.00 \$5.00

Space above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

JAY R. WELLS, TRUSTEE, WELLS LEGACY IRREVOCABLE TRUST, dated June 18, 2007, **GRANTOR**, conveys and warrants to JAY R. WELLS, individually, **GRANTEE**, the following described real property, situated in the County of Multnomah, State of Oregon, free of encumbrances except as specifically set forth herein:

A Tract of land situated in the SE ¼ of the SW1/4 of Section 28, Township 1 North, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the NW corner of said legal subdivision, from which point the SW corner of Section 28 bears South 0° 06' 00" East 1320.00 feet and South 88° 54' 00" West 1300.95 feet; thence from the point of beginning North 88° 54' 00" East along the North line of said legal subdivision 319.40 feet; thence South 1° 06' 00" East, parallel with the West line of said legal subdivision a distance of 954.58 feet to a point on the Westerly line of Chamberlain Road, County Road No. 1427; thence along said Westerly line of the arc of a 470.8 foot radius curve to the left, through a central single 9° 56' 12", a distance of 81.65 feet, (the chord bears South 20° 28' 54" West 8155 feet); thence North 1° 06' 00" West a distance of 757.40 feet to a point; thence South 88° 54' 00" West a distance of 289.40 feet to a point in the West line of said legal subdivision; thence North 1° 06' 00" West along said West line 273.00 feet to the point of beginning.

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

///

Page 1 - STATUTORY WARRANTY DEED

2

DATED this 28th day of July, 2011.

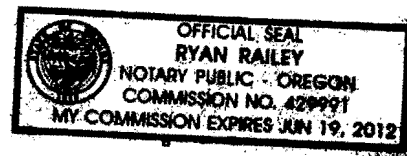
Jay R Wells 7-28-11
JAY R. WELLS, Trustee, Wells Legacy
Irrevocable Trust, Dated June 18, 2007

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

STATE OF OREGON)
) ss.
County of Multnomah)

The above-named JAY R. WELLS, Trustee of the Wells Legacy Irrevocable Trust, Dated June 18, 2007, personally appeared before me on this 28 day of July, 2011, and acknowledged the foregoing instrument to be his voluntary act.

Ryan Railey
Notary Public for Oregon



Page 2 - STATUTORY WARRANTY DEED

AFTER RECORDING RETURN TO:

Law Offices of Geoff Bernhardt
6420 Macadam Avenue, Suite 208
Portland, OR 97239

Recorded in MULTNOMAH COUNTY, OREGON

C. Swick, Deputy Clerk

A37 2

ATVLM

Total : 26.00

SEND TAX STATEMENTS TO:

JAY R. WELLS, TRUSTEE
3272 S.E Dora Court
Troutdale, OR 97060

2007-115648 06/27/2007 03:18:29pm

Space above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

JAMES R. WELLS and BARBARA K. WELLS, husband and wife, **GRANTOR**, convey and warrant to JAY R. WELLS, TRUSTEE, WELLS LEGACY IRREVOCABLE TRUST, dated June 18, 2007, **GRANTEE**, the following described real property, situated in the County of Multnomah, State of Oregon, free of encumbrances except as specifically set forth herein:

A Tract of land situated in the SE ¼ of the SW ¼ of Section 28, Township 1 North, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the NW corner of said legal subdivision, from which point the SW corner of Section 28 bears South 0° 06' 00" East 1320.00 feet and South 88° 54' 00" West 1300.95 feet; thence from the point of beginning North 88° 54' 00" East along the North line of said legal subdivision 319.40 feet; thence South 1° 06' 00" East, parallel with the West line of said legal subdivision a distance of 954.58 feet to a point on the Westerly line of Chamberlain Road, County Road No. 1427; thence along said Westerly line of the arc of a 470.8 foot radius curve to the left, through a central angle 9° 56' 12", a distance of 81.65 feet, (the chord bears South 20° 28' 54" West 81.55 feet); thence North 1° 06' 00" West a distance of 757.40 feet to a point; thence South 88° 54' 00" West a distance of 289.40 feet to a point in the West line of said legal subdivision; thence North 1° 06' 00" West along said West line 273.00 feet to the point of beginning.

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

///

Page 1 - STATUTORY WARRANTY DEED

2

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 18th day of June, 2007.

James R. Wells
JAMES R. WELLS

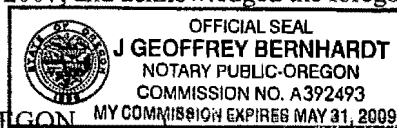
BARBARA K. WELLS

By: Jay R. Wells, Attorney-in-Fact for Barbara K. Wells
JAY R. WELLS, Attorney-in-Fact for BARBARA K. WELLS

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE ... SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

STATE OF OREGON)
) ss.
County of Multnomah)

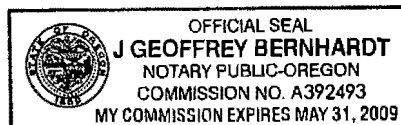
The above-named JAMES R. WELLS personally appeared before me on this 18th day of June, 2007, and acknowledged the foregoing instrument to be his voluntary act.



[Signature]
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Multnomah)

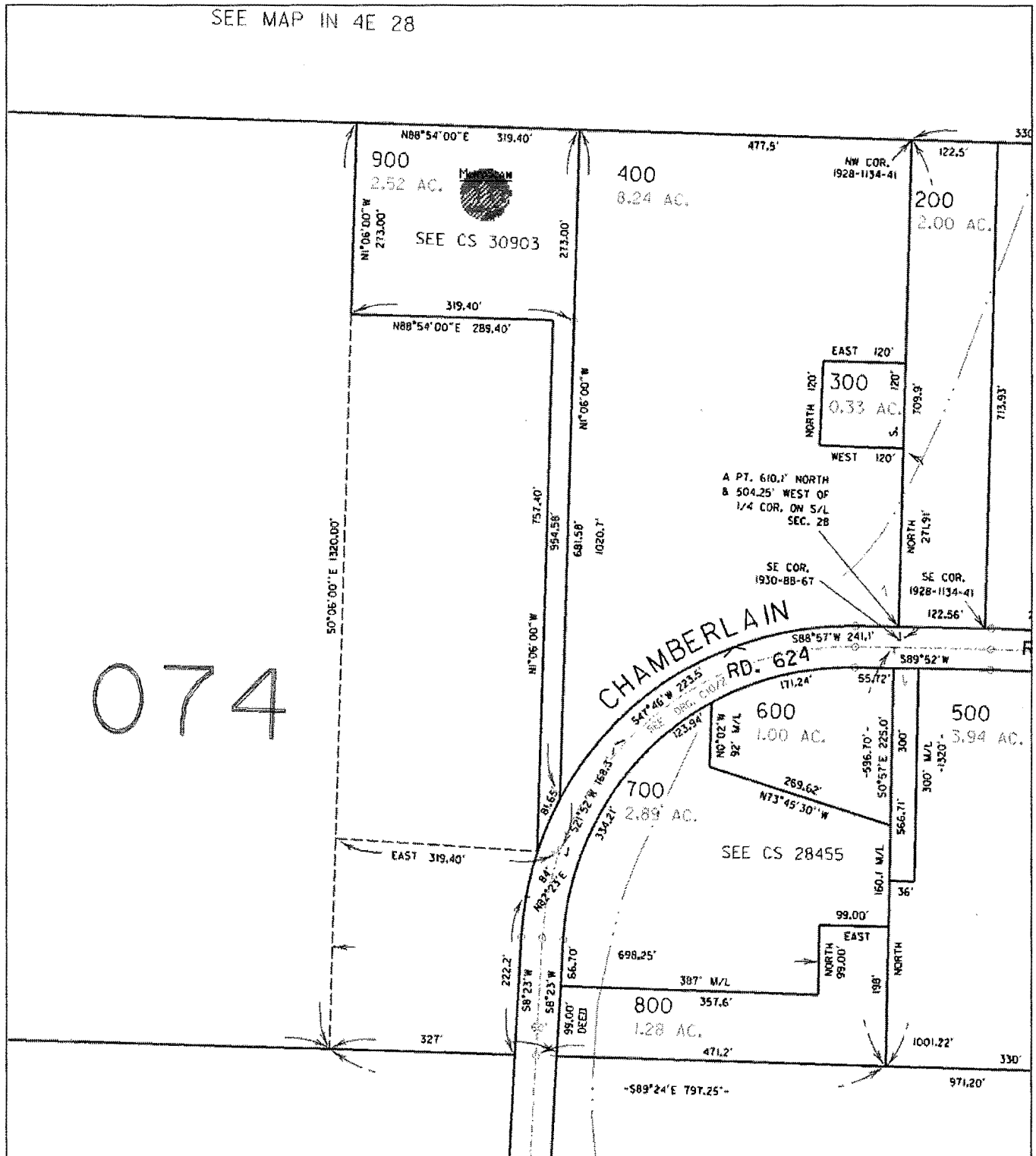
The above-named JAY R. WELLS, in his capacity as agent and attorney-in-fact for BARBARA K. WELLS, personally appeared before me on this 18th day of June, 2007 and acknowledged the foregoing to be his voluntary act.



[Signature]
Notary Public for Oregon

Page 2 - STATUTORY WARRANTY DEED

SEE MAP IN 4E 28



074

Map No. 1N4E28C 00900



CHICAGO TITLE COMPANY
10151 S.E. SUNNYSIDE ROAD Suite 300
CLACKAMAS, OREGON 97015



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.