

EMERICK ARCHITECTS

321 SOUTHWEST FOURTH AVE. SUITE 200 PORTLAND OR 97204
P 503.233.9400 W EMERICK-ARCHITECTS.COM

LAND USE SUBMITTAL

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

INDEX, PROJECT INFORMATION, VICINITY MAP

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

G0.0

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

EXHIBIT
I.8

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC DETAIL FOR TAX LOTS 1500
AND 1600 OF MULTNOMAH COUNTY ASSESSORS MAP 1N-5E-30CC.
FIELD WORK WAS COMPLETED MARCH 18, 2017.
PLEASE SEE THE ASSOCIATED PROPERTY BOUNDARY SURVEY FOR COMPLETE PROPERTY
BOUNDARY INFORMATION.

HORIZONTAL DATUM:

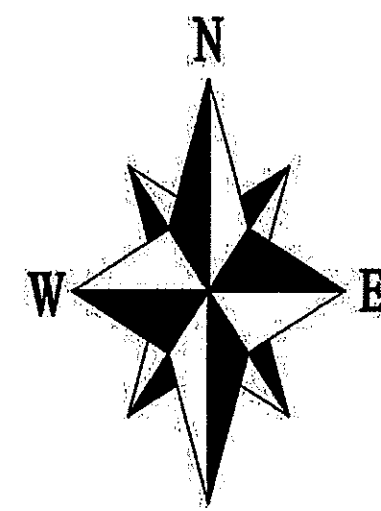
N.A.D.83 (2011) (EPOCH 2010.00) OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS.

VERTICAL DATUM:

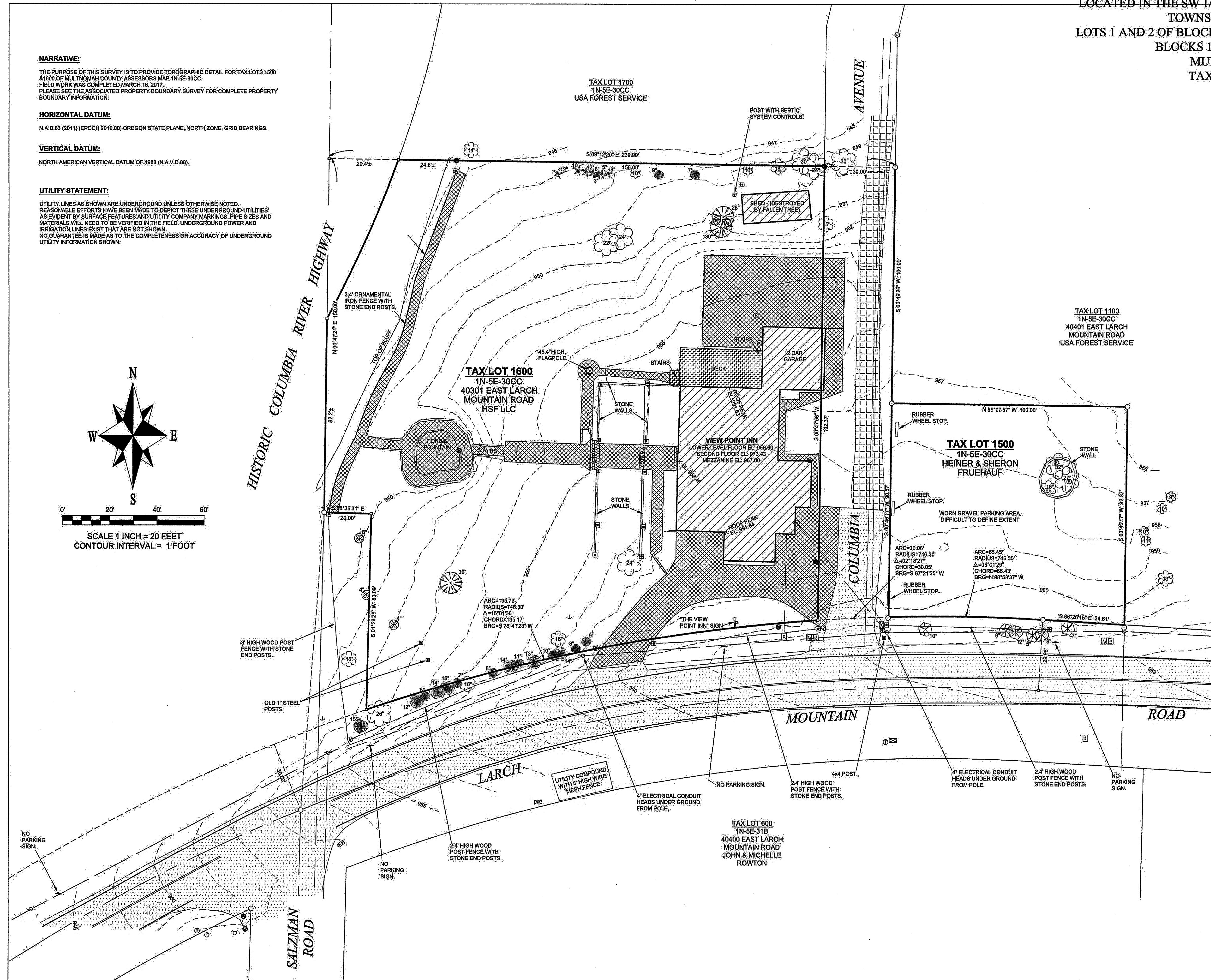
NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88).

UTILITY STATEMENT:

UTILITY LINES AS SHOWN ARE UNDERGROUND UNLESS OTHERWISE NOTED.
REASONABLE EFFORTS HAVE BEEN MADE TO DEPICT THESE UNDERGROUND UTILITIES
AS EVIDENT BY SURFACE FEATURES AND UTILITY COMPANY MARKINGS. PIPE SIZES AND
MATERIALS WILL NEED TO BE VERIFIED IN THE FIELD. UNDERGROUND POWER AND
IRRIGATION LINES EXIST THAT ARE NOT SHOWN.
NO GUARANTEE IS MADE AS TO THE COMPLETENESS OR ACCURACY OF UNDERGROUND
UTILITY INFORMATION SHOWN.



SCALE 1 INCH = 20 FEET
CONTOUR INTERVAL = 1 FOOT



SYMBOL LEGEND:

	SURVEY CONTROL POINT
	FOUND MONUMENT OF RECORD (SEE BOUNDARY SURVEY)
	NEW MONUMENT SET (SEE BOUNDARY SURVEY)
	UTILITY POLE
	CLEANOUT
	ELECTRICAL METER
	ELECTRICAL OUTLET
	HYDRANT
	SIGN
	WATER METER
	WATER VALVE
	GAS VALVE
	STEEL WIRE ANCHOR
	STORM CATCH BASIN
	FIBER
	UTILITY VAULT
	TELEPHONE PEDESTAL
	MAIL BOX
	FLOOR DRAIN
	FLAGPOLE
	POST
	FENCE
	OVERHEAD POWER
	UNDERGROUND WATER
	UNDERGROUND COMMUNICATIONS
	TREE OF UNKNOWN SPECIES WITH TRUNK DIAMETER
	FIR TREE WITH TRUNK DIAMETER
	PINE TREE WITH TRUNK DIAMETER
	FRUIT TREE WITH TRUNK DIAMETER
	CEDAR TREE WITH TRUNK DIAMETER
	HOLLY TREE WITH TRUNK DIAMETER
	GRAVEL
	BUILDING
	PAVEMENT
	CONCRETE
	WOOD DECKING
	STONE WALKWAY OR RETAINING WALL

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

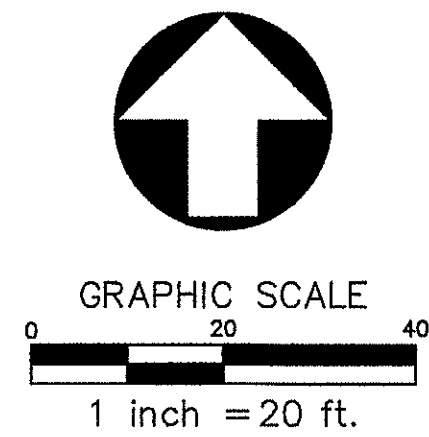
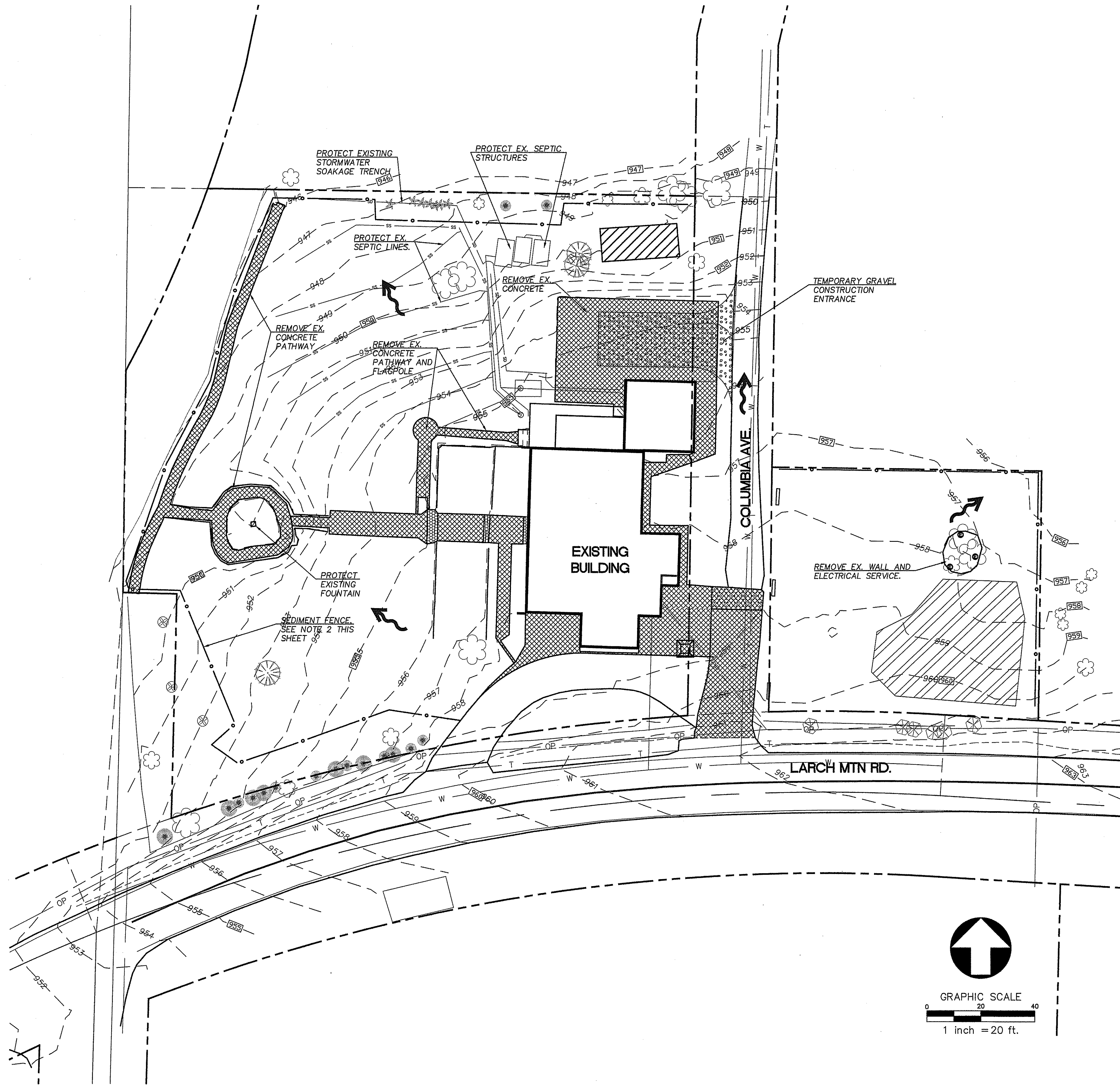
RENEWALS: 12/31/2017

PROJECT NUMBER: 2017002
DATE OF DRAWING: MARCH 17, 2017

**COLUMBIA RIVER
SURVEYING
& MAPPING**

1767 12th St., #191
HOOD RIVER, OREGON, 97031
PHONE: 541-388-9002
EMAIL: INFO@COLUMBIASURVEYING.COM

G0.1



- DEMO NOTES**
1. SEE LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL INFORMATION.
 2. SEDIMENT FENCE TO BE PLACED ON BUILDING SIDE OF TREE PROTECTION FENCING.

DEMO LEGEND	
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
	REMOVE EXISTING STRUCTURE
	REMOVE A.C. PAVEMENT, CURB AND SIDEWALK TO SAWCUT LINE
	FILTER FABRIC INLET PROTECTION
	BIO BAG PROTECTION
	DRAINAGE FLOW DIRECTION
	REMOVE EXISTING UTILITY OR STRUCTURE
	SEDIMENT FENCE
	STOCKPILE AREA WITH PLASTIC SHEETING

REV. #:	DATE:	DESCRIPTION:

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

**DEMO AND
EROSION CONTROL
PLAN**

PROJECT NO: 1723
DRWN BY: PLM CHK'D BY: MSW
DATE: 05.24.19

C0.1

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

REV. #:	DATE:	DESCRIPTION:

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

**GRADING AND
EROSION CONTROL
PLAN**

PROJECT NO: 1723
DRWN BY: PLM CHK'D BY: MSW
DATE: 05.24.19

C1.0

LAND USE SUBMITAL

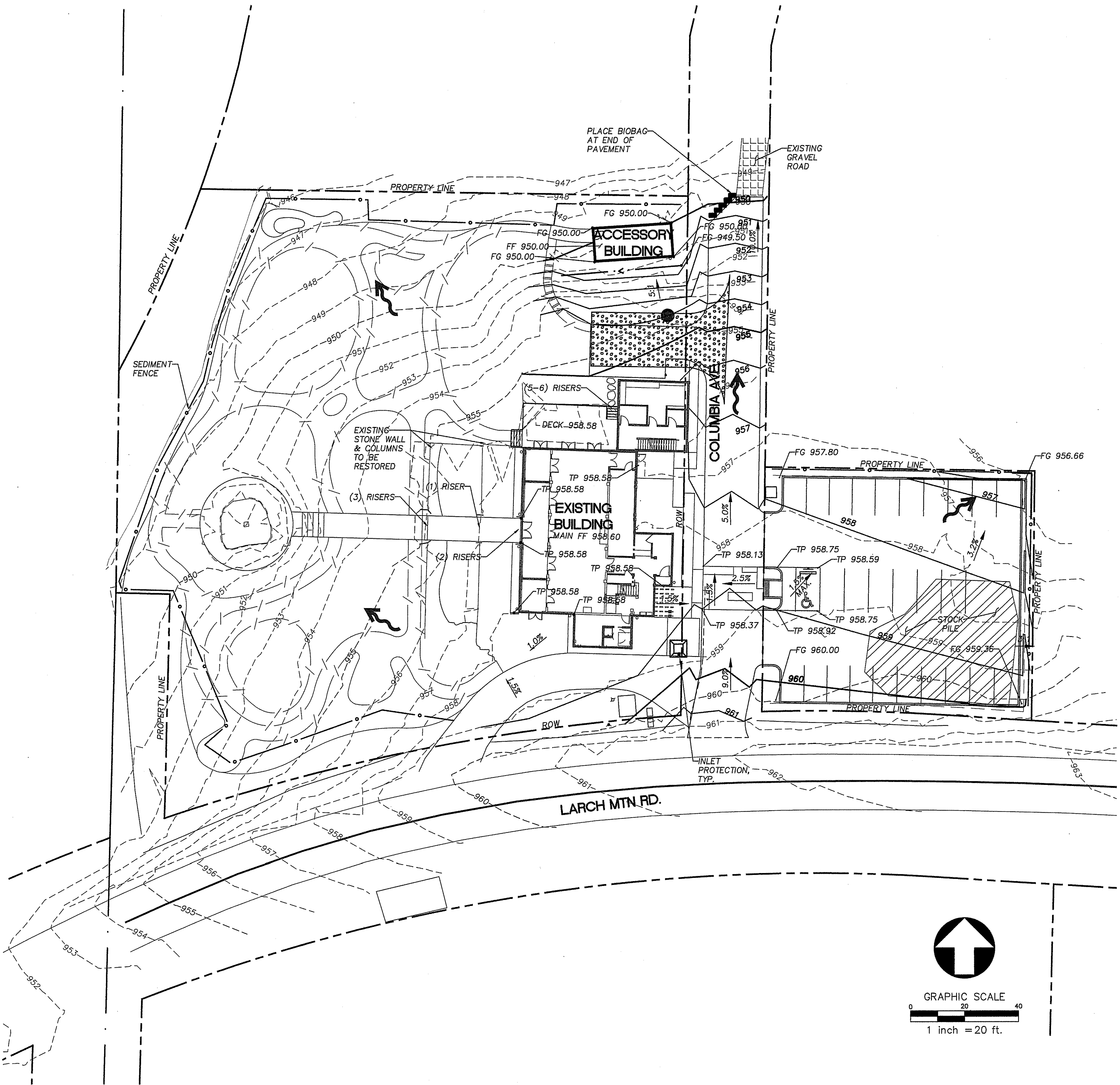
NOTE: INFORMATION IN THESE
DOCUMENTS IS NOT APPROVED FOR
CONSTRUCTION UNTIL A BUILDING
PERMIT HAS BEEN ISSUED.

GRADING NOTES

1. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION.
2. MAJORITY OF CUT DUE TO CLEARING AND GRUBBING FOR NEW VEHICULAR AND PEDESTRIAN PATHWAYS. MAJORITY OF FILL IS PARKING AND DRIVE GRAVEL SURFACING.
3. EARTHWORK (EXISTING GRADE TO FINISHED GRADE)
299 CY FILL
334 CY CUT
35 CY NET CUT
4. EXPOSED SOIL SURFACE SHALL BE SEEDED AND MULCHED OR GRAVELED AS QUICKLY AS POSSIBLE AFTER DISTURBANCE TO PREVENT EROSION PER PLAN. SEE LANDSCAPE PLANS FOR PLANTINGS.
5. EXCESS SPOIL MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES AND MAINTAINED IN WORKING ORDER THROUGH THE DURATION OF CONSTRUCTION.

GRADING LEGEND

	STOCKPILE AREA WITH PLASTIC SHEETING	
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	
TC XXX.XX	GRADE AT TOP OF CURB	
TP XXX.XX	GRADE AT TOP OF PAVEMENT	
FG XX.XX	FINISHED GRADE	
EG XX.XX	EXISTING GRADE	
	ADA ACCESS SEE ENLARGED PLANS	
	SLOPE ARROW	
	GRADE BREAK	
	EXISTING CONTOUR	
	PROPOSED CONTOUR	
	SEDIMENT FENCE	
	FLOW LINE	
	DRAINAGE FLOW DIRECTION	
	FILTER FABRIC INLET PROTECTION	
	BIO BAG PROTECTION	



REV. #: DATE: DESCRIPTION

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

UTILITY PLAN

PROJECT NO: 1723
DRWN BY: PLM CHK'D BY: MSW
DATE: 05.24.19

C2.0

LAND USE SUBMITAL

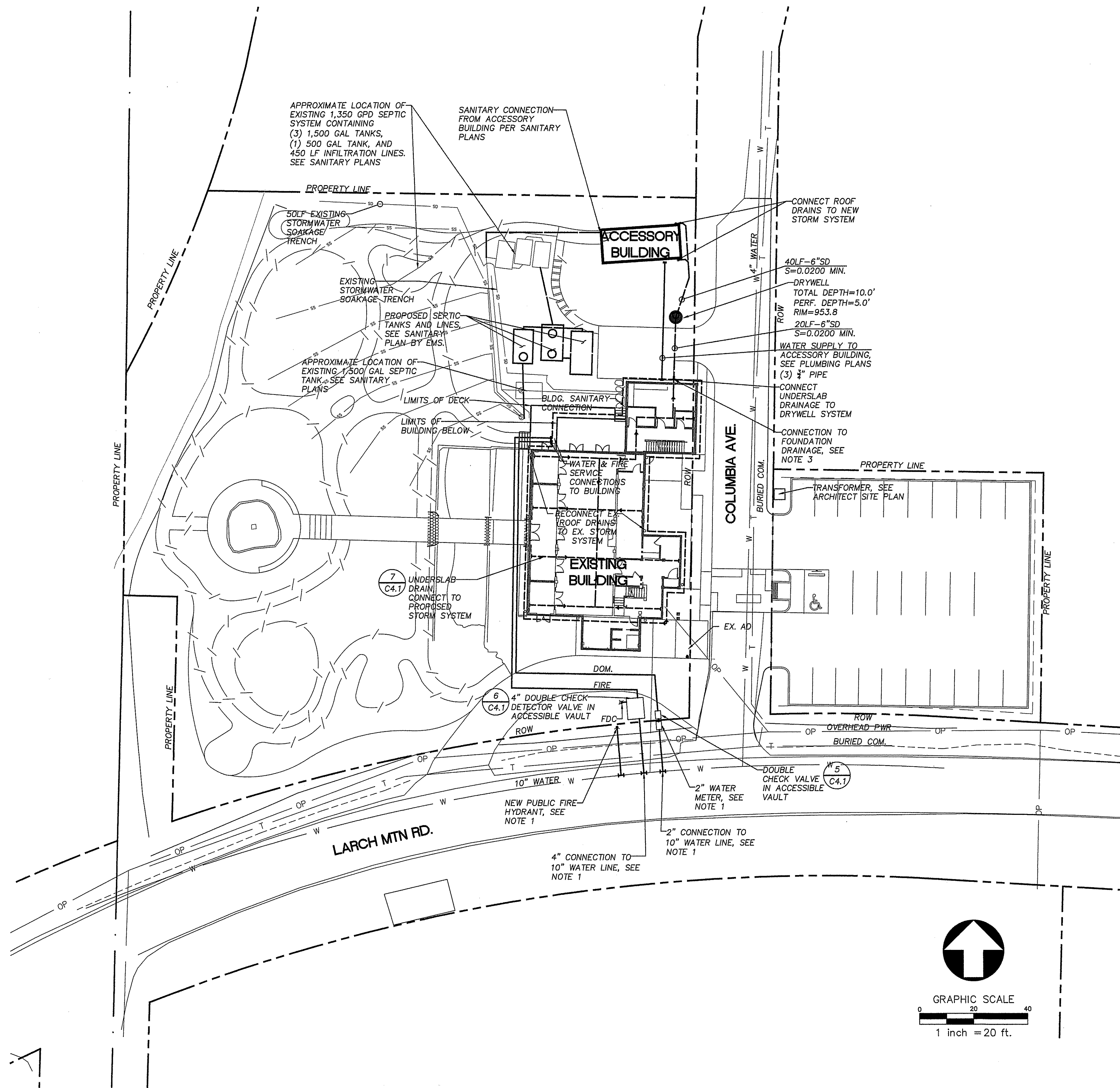
NOTE: INFORMATION IN THESE
DOCUMENTS IS NOT APPROVED FOR
CONSTRUCTION UNTIL A BUILDING
PERMIT HAS BEEN ISSUED.

UTILITY NOTES

1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY CORBETT WATER DISTRICT AT OWNER'S EXPENSE. CONTRACTOR SHALL COORDINATE WITH CORBETT WATER DISTRICT MANAGER, JEFF BUSTO (503)695-2284.
2. EXISTING SEPTIC SYSTEM VAULTS AND PIPING HAVE NOT BEEN SURVEYED. CONTRACTOR SHALL LOCATE EXISTING SEPTIC FACILITIES PRIOR TO CONSTRUCTION TO VERIFY LOCATION. SEE SANITARY PLANS FOR PROPOSED SEPTIC SYSTEM IMPROVEMENTS.
3. INSTALL 4" PERFORATED FOUNDATION DRAIN AROUND PERIMETER OF BUILDING AT FOUNDATION WALL PER DETAIL 6, SHEET C4.1. CONNECT PERFORATED PIPE TO SOLID PIPE WITH CLEANCHECK BACKFLOW PREVENTOR.
4. CAP AND ABANDON EXISTING WATER SERVICE AT MAIN.
5. RECONNECT EXISTING ROOF DRAINS TO EXISTING ROOF DRAINAGE SYSTEM.
6. ALL JOINTS SHALL BE MECHANICALLY RESTRAINED FOR ON-SITE PRESSURE PIPING.

UTILITY LEGEND

- CLEANOUT
 - ✦ FIRE DEPARTMENT CONNECTION (FDC)
 - ▲ FIRE HYDRANT
 - WATER VAULT
 - DRYWELL
 - ○ SEPTIC TANK (SEE PLANS BY EMS)
- 3
C4.1
- 1
C4.1



REV. #: DATE: DESCRIPTION

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

PAVING PLAN

PROJECT NO: 1723
DRWN BY: PLM CHK'D BY: MSW
DATE: 05.24.19

C3.0

LAND USE SUBMITTAL

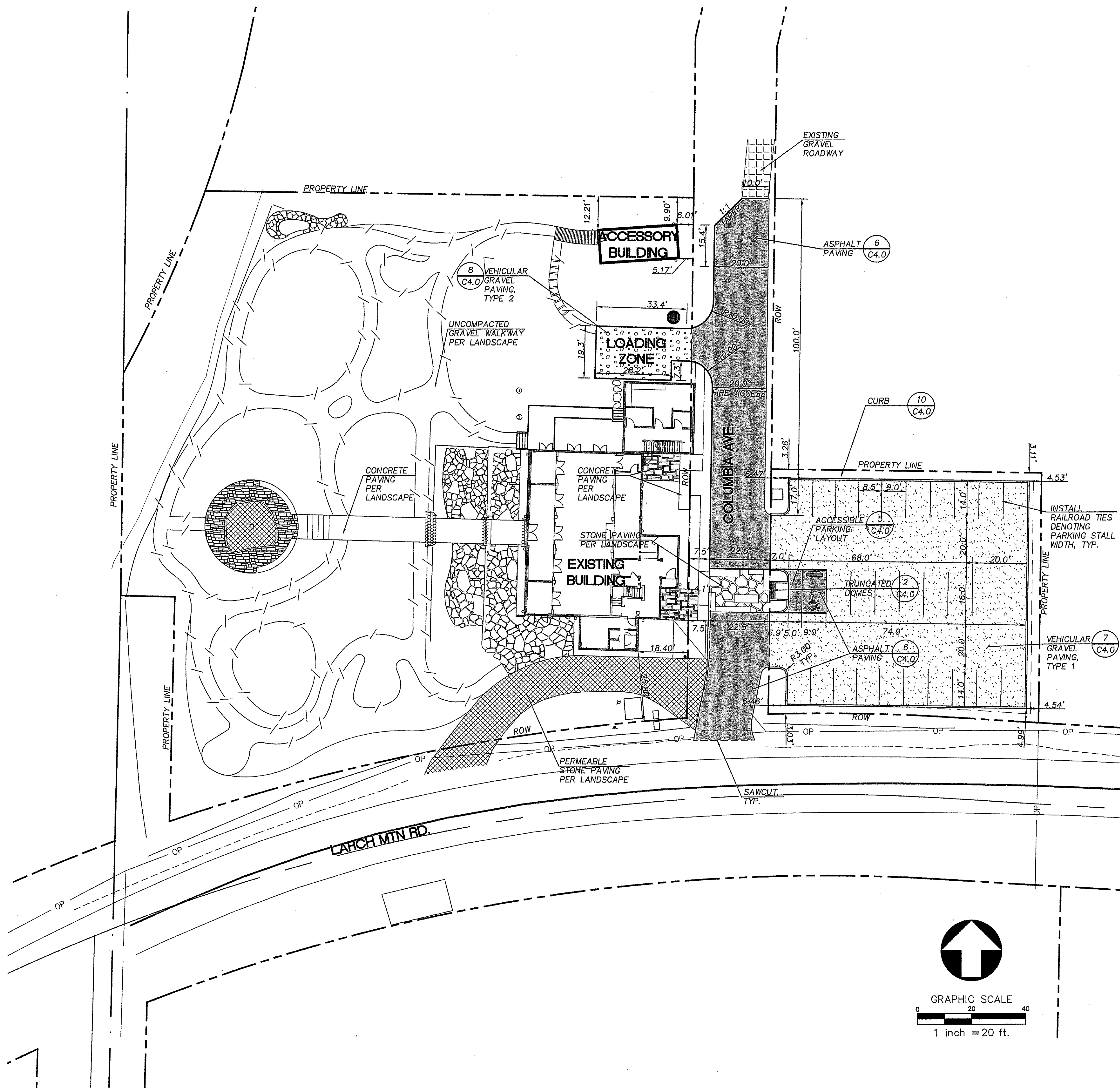
NOTE: INFORMATION IN THESE
DOCUMENTS IS NOT APPROVED FOR
CONSTRUCTION UNTIL A BUILDING
PERMIT HAS BEEN ISSUED.

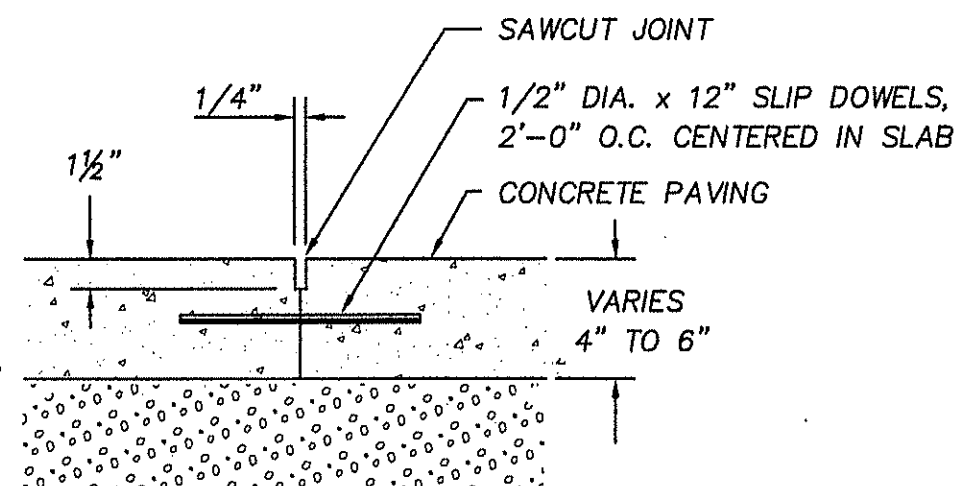
SITE NOTES

1. SEE L1.01, MATERIALS PLAN FOR ADDITIONAL INFORMATION.

PAVING LEGEND

	ASPHALT PAVING	
	VEHICULAR GRAVEL PAVING, TYPE 1	
	VEHICULAR GRAVEL PAVING, TYPE 2	
	CURB	
	WHEEL STOP	
	EDGE OF PAVING	

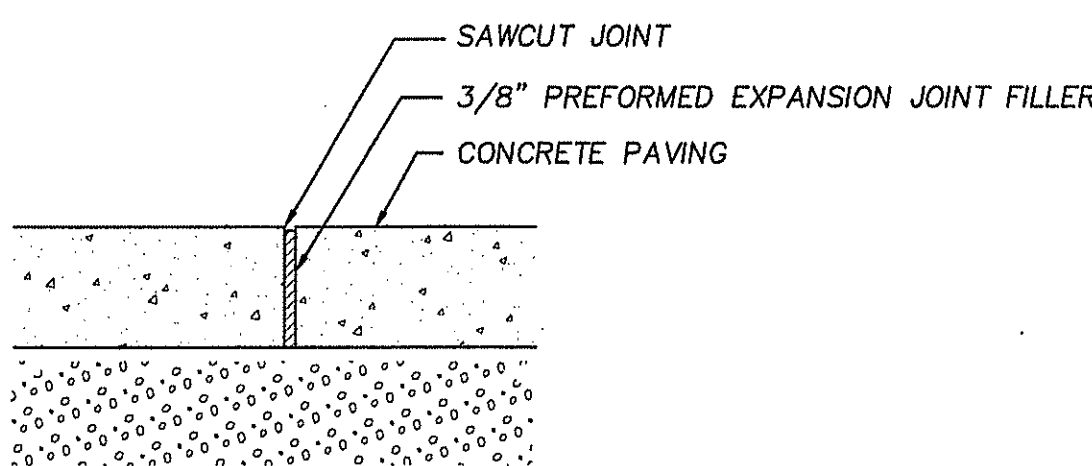




NOTE:
INSTALL CONSTRUCTION JOINTS 2'-0" O.C. WHERE EXISTING CONC. PAVING ABUTS PROPOSED CONC. PAVING.

14 CONSTRUCTION JOINT

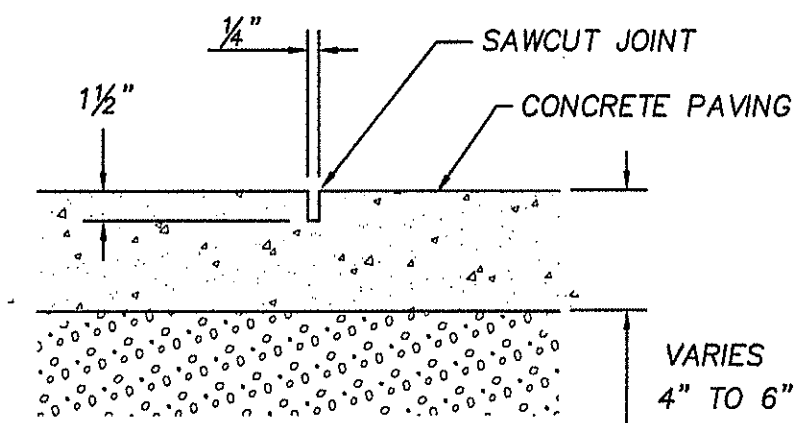
NTS



NOTE:
PLACE EXPANSION JOINTS AT MAXIMUM 20.0' ON CENTER.

13 EXPANSION JOINT

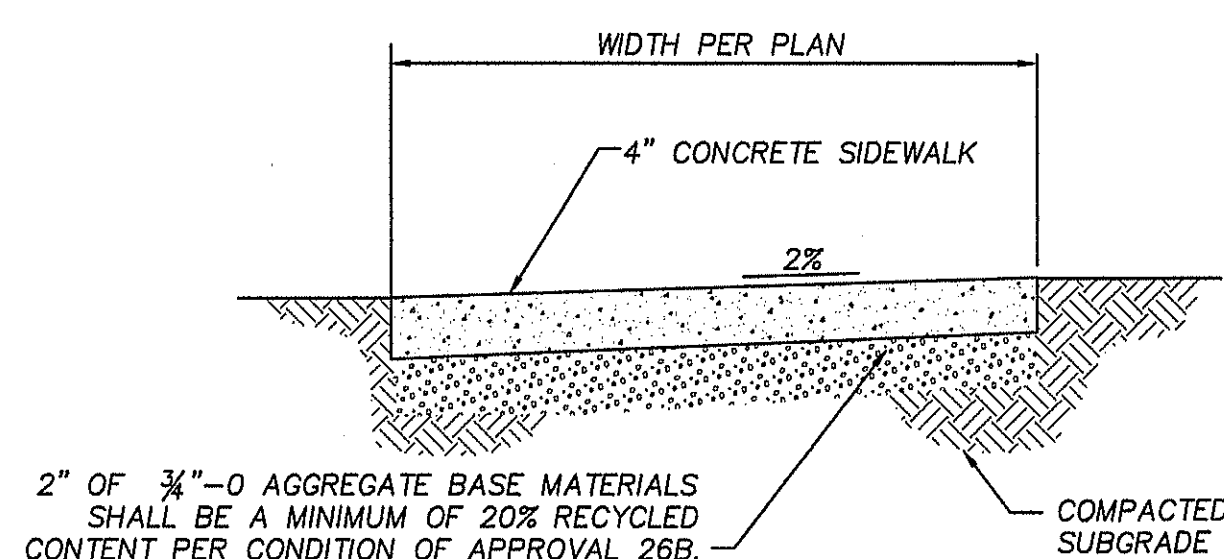
NTS



NOTE:
PLACE SCORE JOINTS AT MAXIMUM 15.0' ON CENTER.

12 SCORE JOINT

NTS

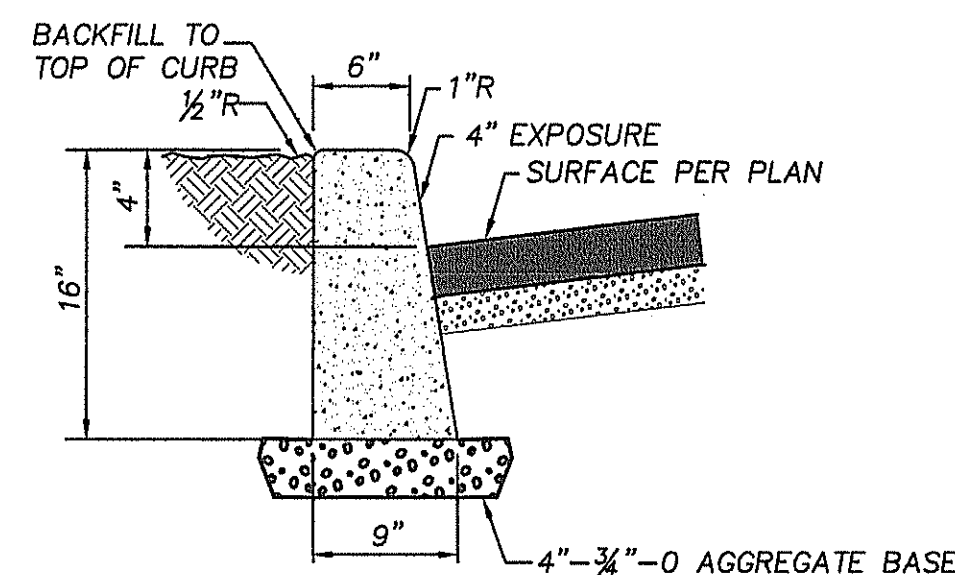


2" OF 3/4"-0 AGGREGATE BASE MATERIALS SHALL BE A MINIMUM OF 20% RECYCLED CONTENT PER CONDITION OF APPROVAL 26B.

NOTE:
1. CONCRETE SHALL BE 3000 PSI, SLUMP RANGE 3" TO 5".

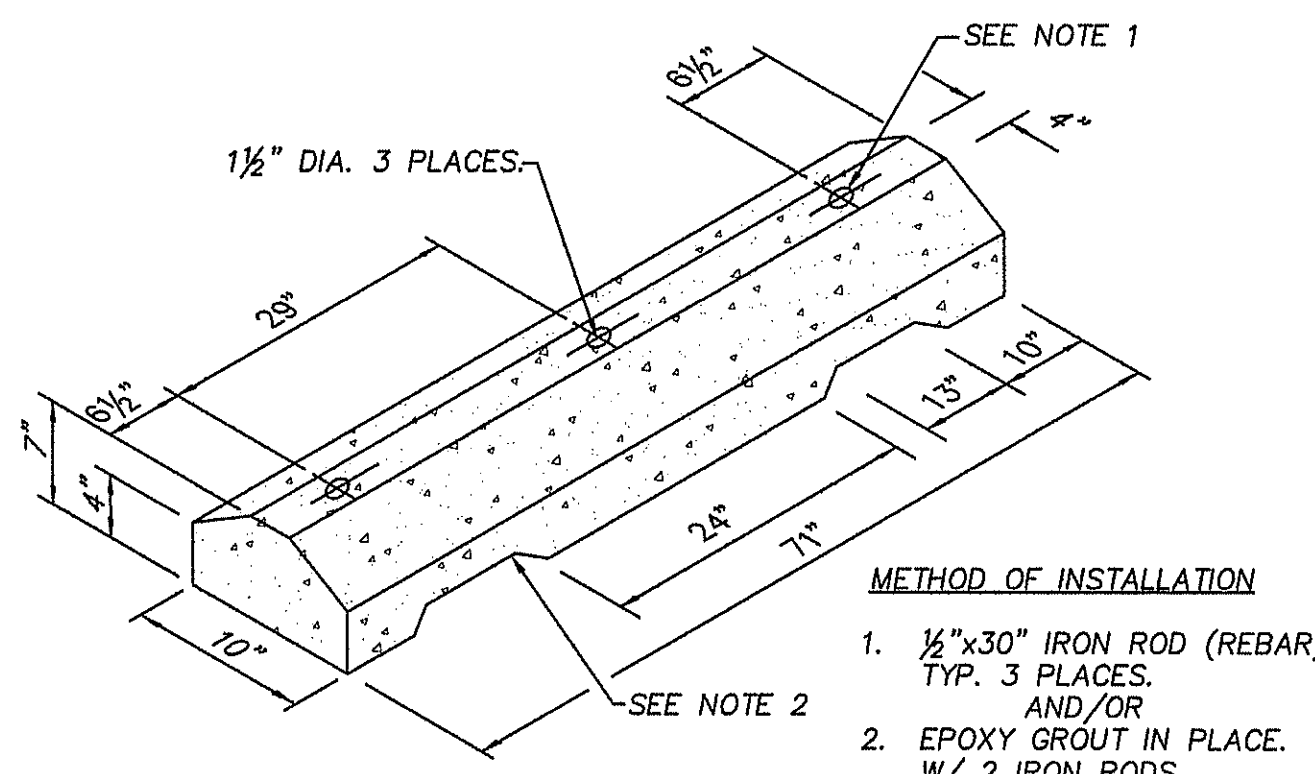
11 CONCRETE SIDEWALK

NTS



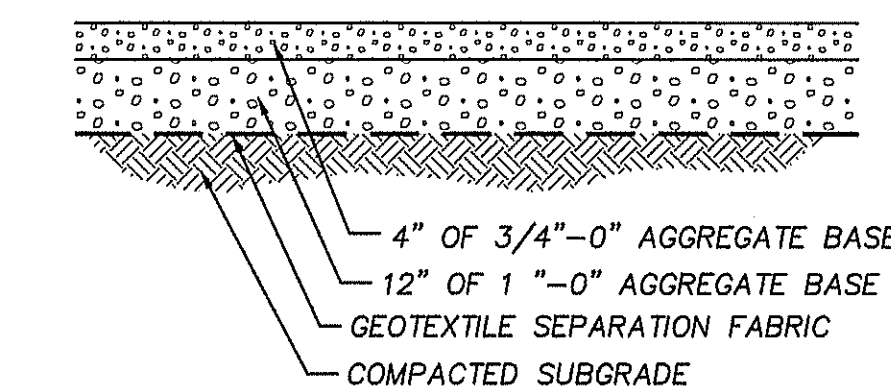
10 STANDARD CONCRETE CURB

NTS



9 WHEEL STOP

NTS

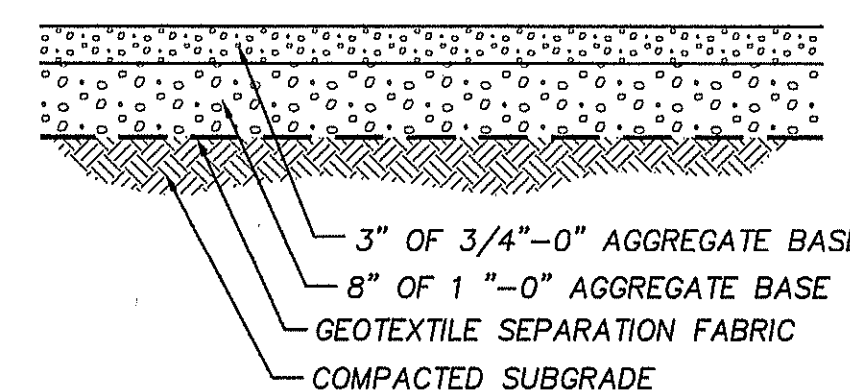


NOTES:

1. AGGREGATE BASE AND THE UPPER 12" OF THE SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.
2. GRAVEL SECTION IS BASED ON ASSUMPTION THAT CONSTRUCTION WILL OCCUR IN DRY WEATHER. A THICKER PAVEMENT SECTION IS REQUIRED IF PAVING OCCURS DURING WET WEATHER.
3. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE THE PAVEMENT SUBGRADE PROOF ROLLING BEFORE AGGREGATE BASE IS PLACED.

8 VEHICULAR GRAVEL PAVING TYPE 2

NTS

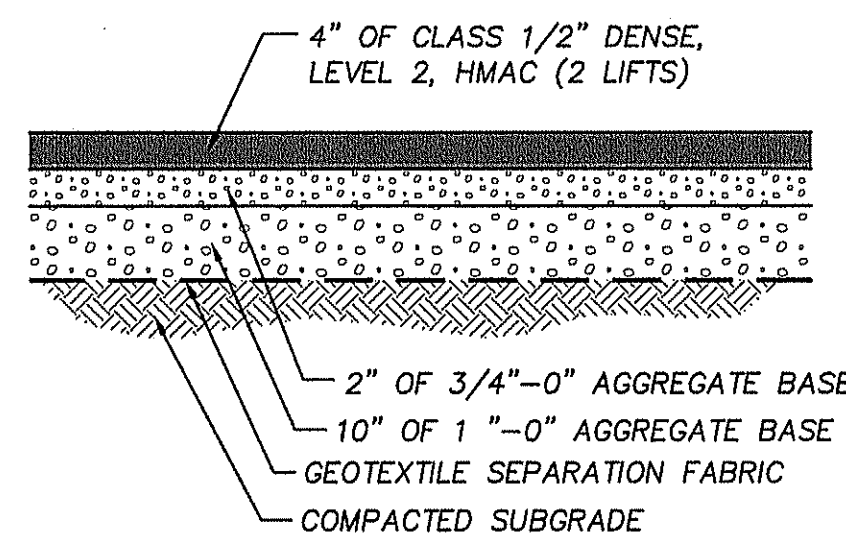


NOTES:

1. AGGREGATE BASE AND THE UPPER 12" OF THE SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.
2. GRAVEL SECTION IS BASED ON ASSUMPTION THAT CONSTRUCTION WILL OCCUR IN DRY WEATHER. A THICKER PAVEMENT SECTION IS REQUIRED IF PAVING OCCURS DURING WET WEATHER.
3. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE THE PAVEMENT SUBGRADE PROOF ROLLING BEFORE AGGREGATE BASE IS PLACED.

7 VEHICULAR GRAVEL PAVING TYPE 1

NTS

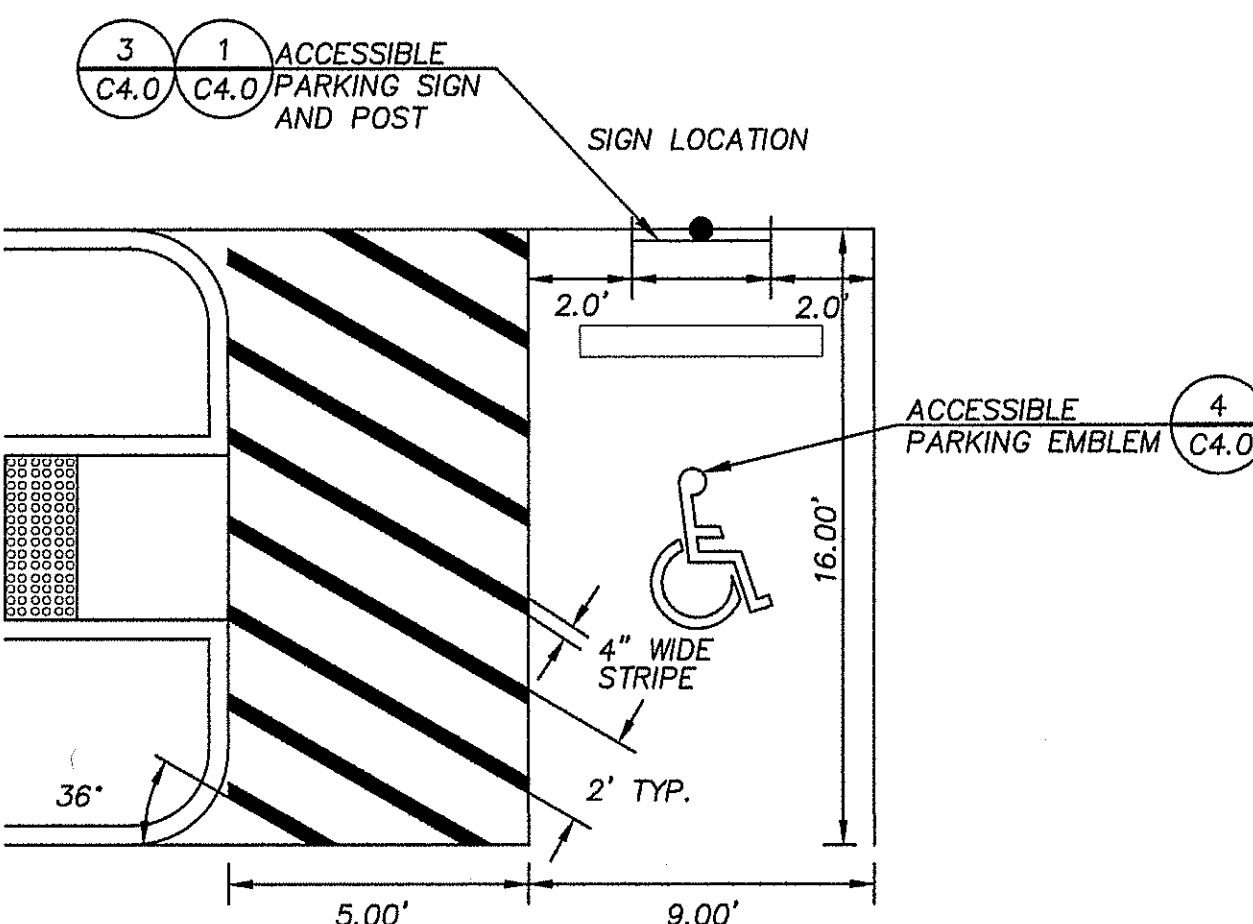


NOTES:

1. AGGREGATE BASE AND THE UPPER 12" OF THE SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.
2. AC PAVEMENT SHALL BE COMPACTED TO 91% OF THE RICE DENSITY OF THE MIX.
3. PAVEMENT SECTION IS BASED ON ASSUMPTION THAT CONSTRUCTION WILL OCCUR IN DRY WEATHER. A THICKER PAVEMENT SECTION IS REQUIRED IF PAVING OCCURS DURING WET WEATHER.
4. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE THE PAVEMENT SUBGRADE PROOF ROLLING BEFORE AGGREGATE BASE IS PLACED.

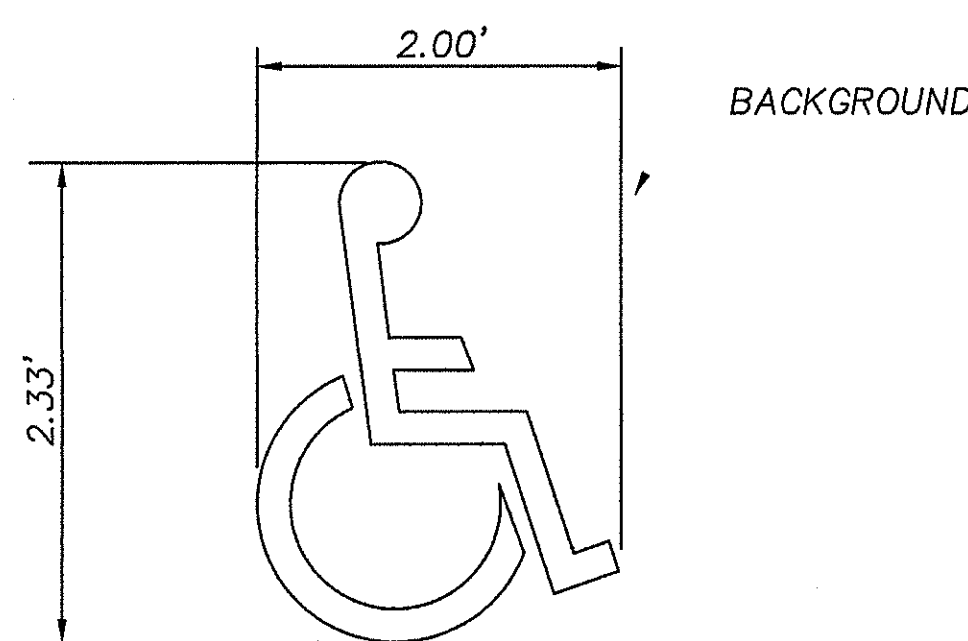
6 TYPICAL PAVEMENT SECTION

NTS



5 ACCESSIBLE PARKING LAYOUT

NTS

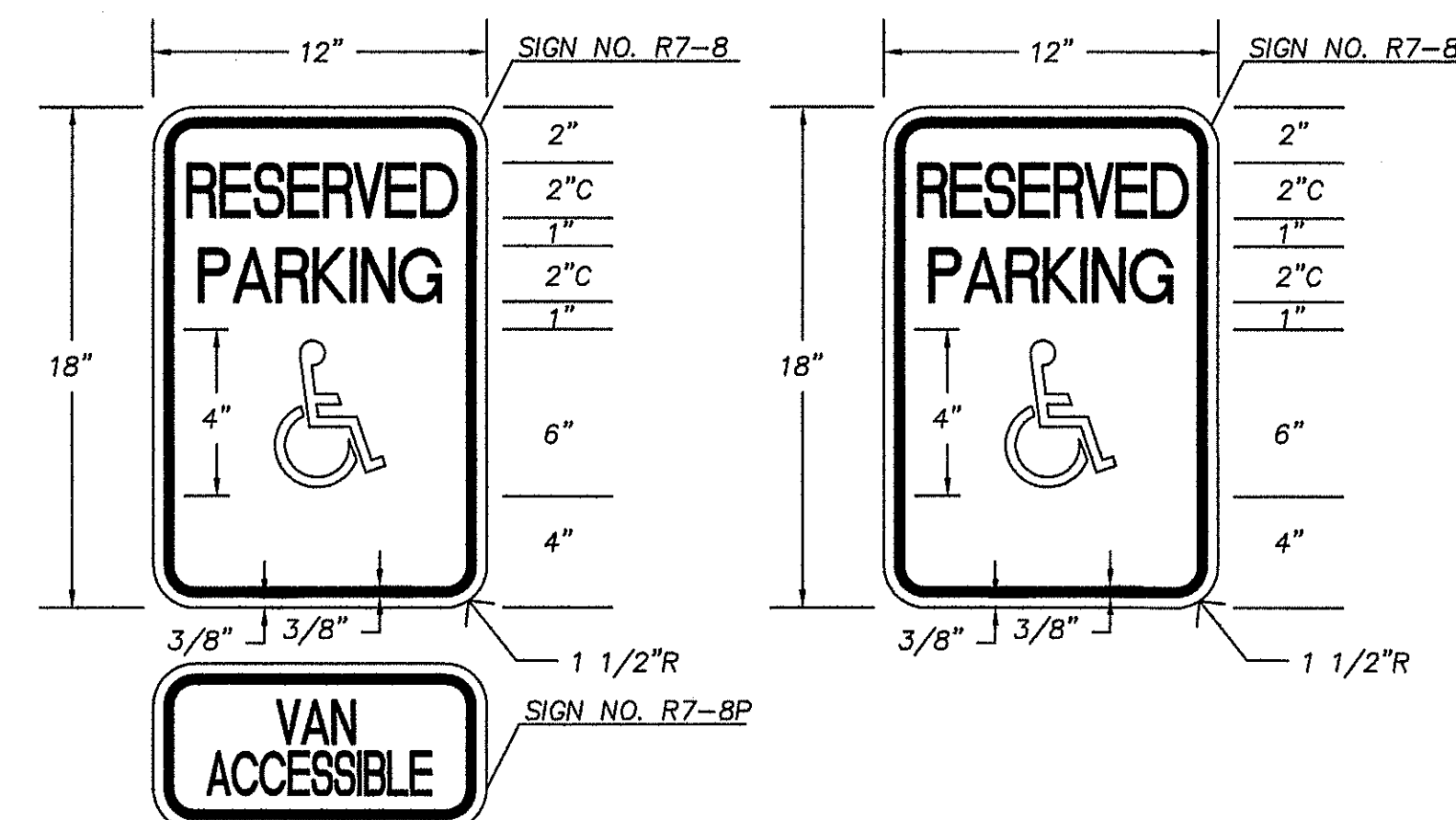


NOTES:

1. PAVEMENT MARKING BACKGROUND: OPTIONAL: BLUE, RETROREFLECTIVE
2. PAVEMENT MARKING STENCIL: WHITE, RETROREFLECTIVE

4 ACCESSIBLE PARKING EMBLEM

NTS



VAN ACCESSIBLE

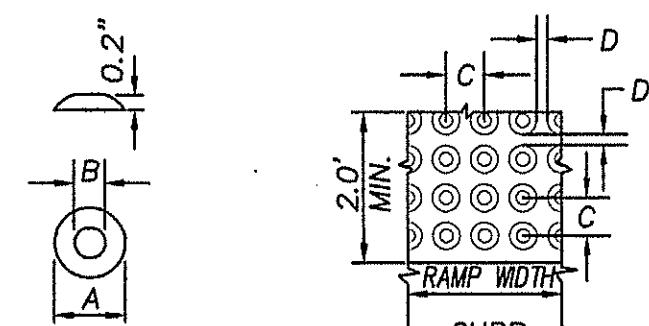
STANDARD

NOTES:

1. SIGN BACKGROUND: WHITE, RETROREFLECTIVE SHEETING
2. SIGN LEGEND: GREEN, RETROREFLECTIVE SHEETING
3. SIGN SYMBOL (STANDARD ONLY): WHITE ON BLUE, RETROREFLECTIVE SHEETING

3 ACCESSIBLE PARKING SIGN

NTS



TRUNCATED DOME RAMP TEXTURE PATTERN

DIMENSIONS

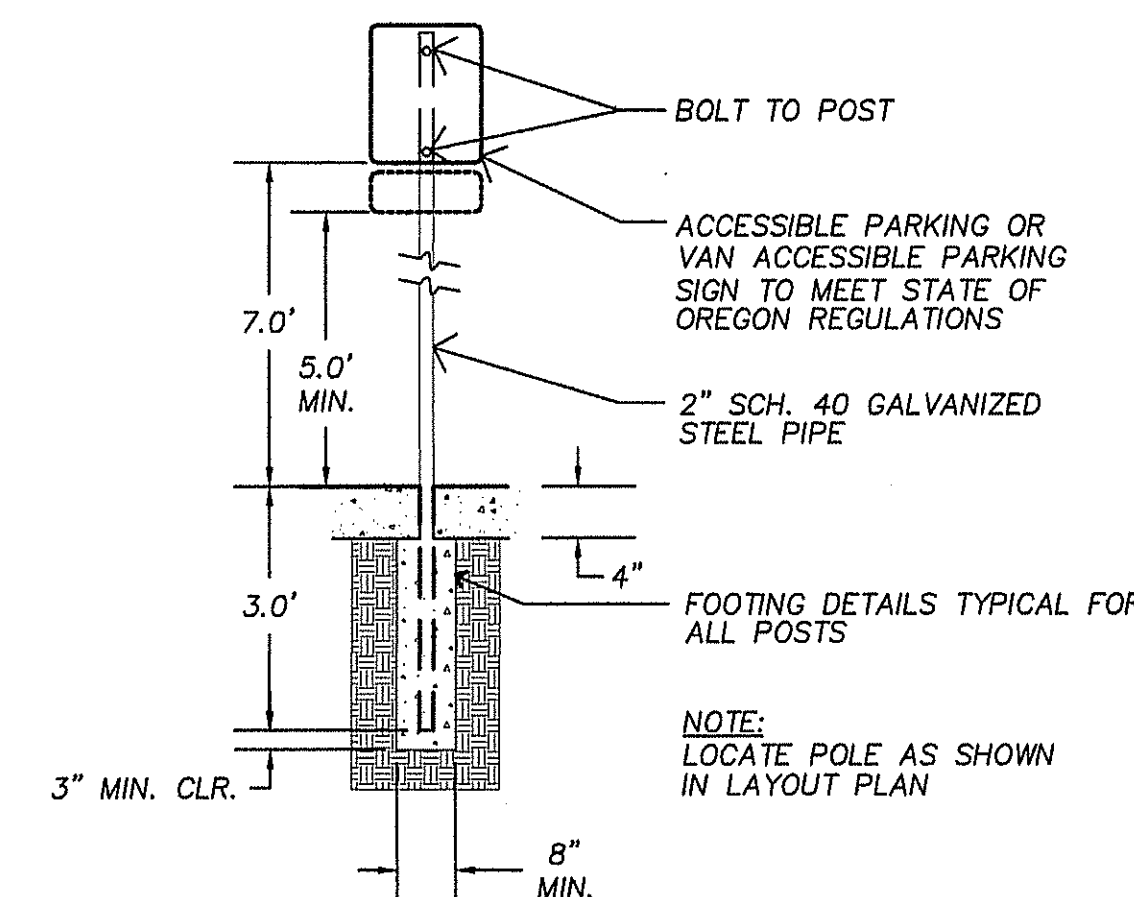
- A = 0.9 INCHES (MIN.) TO 1.4 INCHES (MAX.)
- B = 50% OF 'A' (MIN.) TO 65% OF 'A' (MAX.)
- C = 1.6 INCHES O.C. (MIN.) TO 2.4 INCHES O.C. (MAX.)
- D = 0.65 INCHES (MIN.)

NOTES:

1. ARRANGE DOMES USING IN-LINE-PATTERN ONLY AS SHOWN IN DETAIL.
2. THE TRUNCATED DOME RAMP TEXTURE SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
3. THE TEXTURE SURFACE SHALL EXTEND 2.0' MIN. IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION.
4. THE TEXTURE SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MIN. AND 8 INCHES MAX. FROM THE CURB LINE.

2 TRUNCATED DOME TEXTURE

NTS



1 ACCESSIBLE SIGN POST

NTS

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

REV. #:	DATE:	DESCRIPTION:

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

SITE DETAILS

PROJECT NO: 1723
DRWN BY: PLM | CHKD BY: MSW
DATE: 05.24.19

C4.0

LAND USE SUBMITAL

EMERICK ARCHITECTS

921 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND OR 97204
P 503.235.9400 W EMERICK-ARCHITECTS.COM

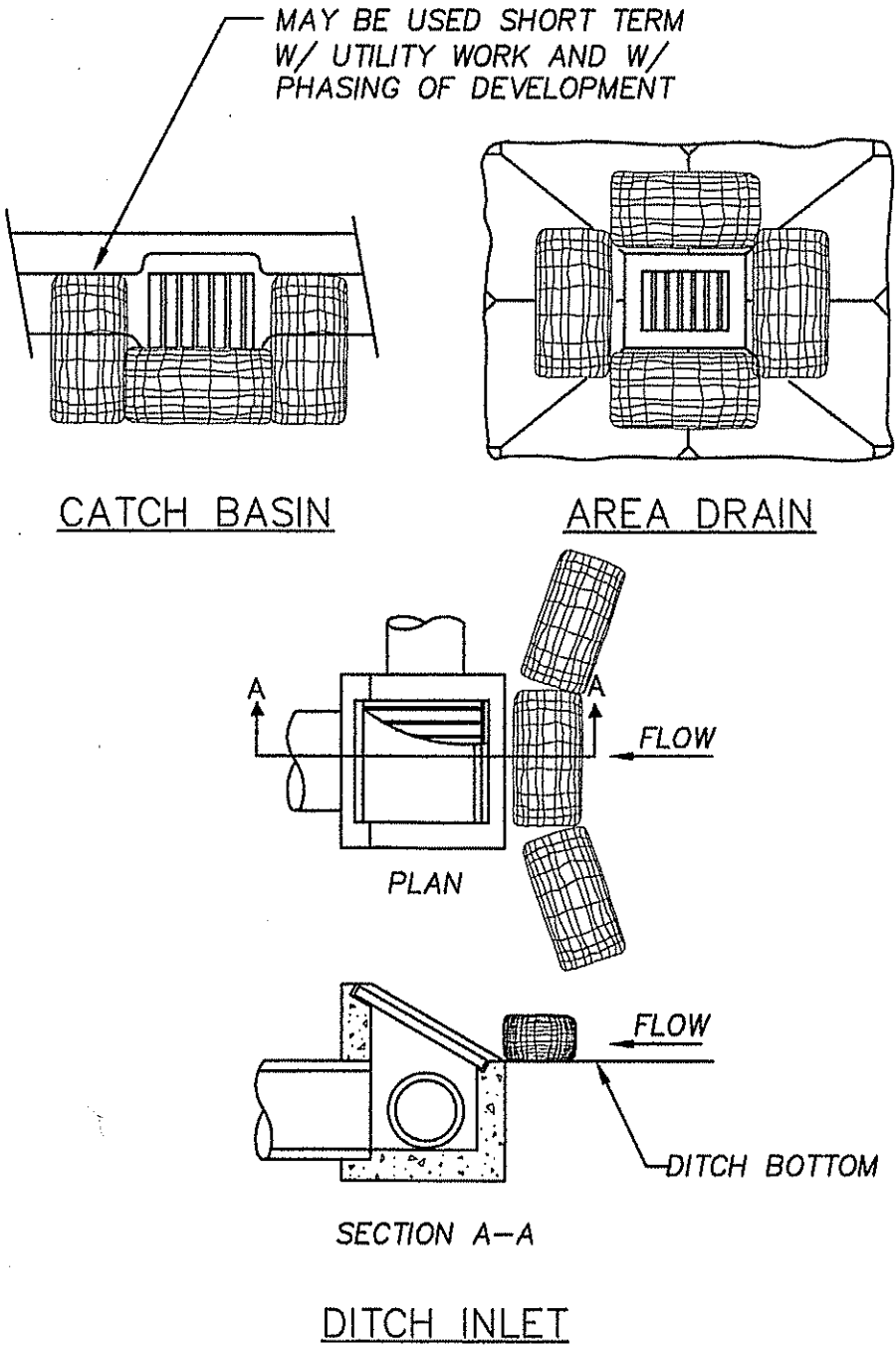
Humber Design Group, Inc.
Portland, OR • 503.946.6690 • hdpdx.com

EROSION CONTROL NOTES

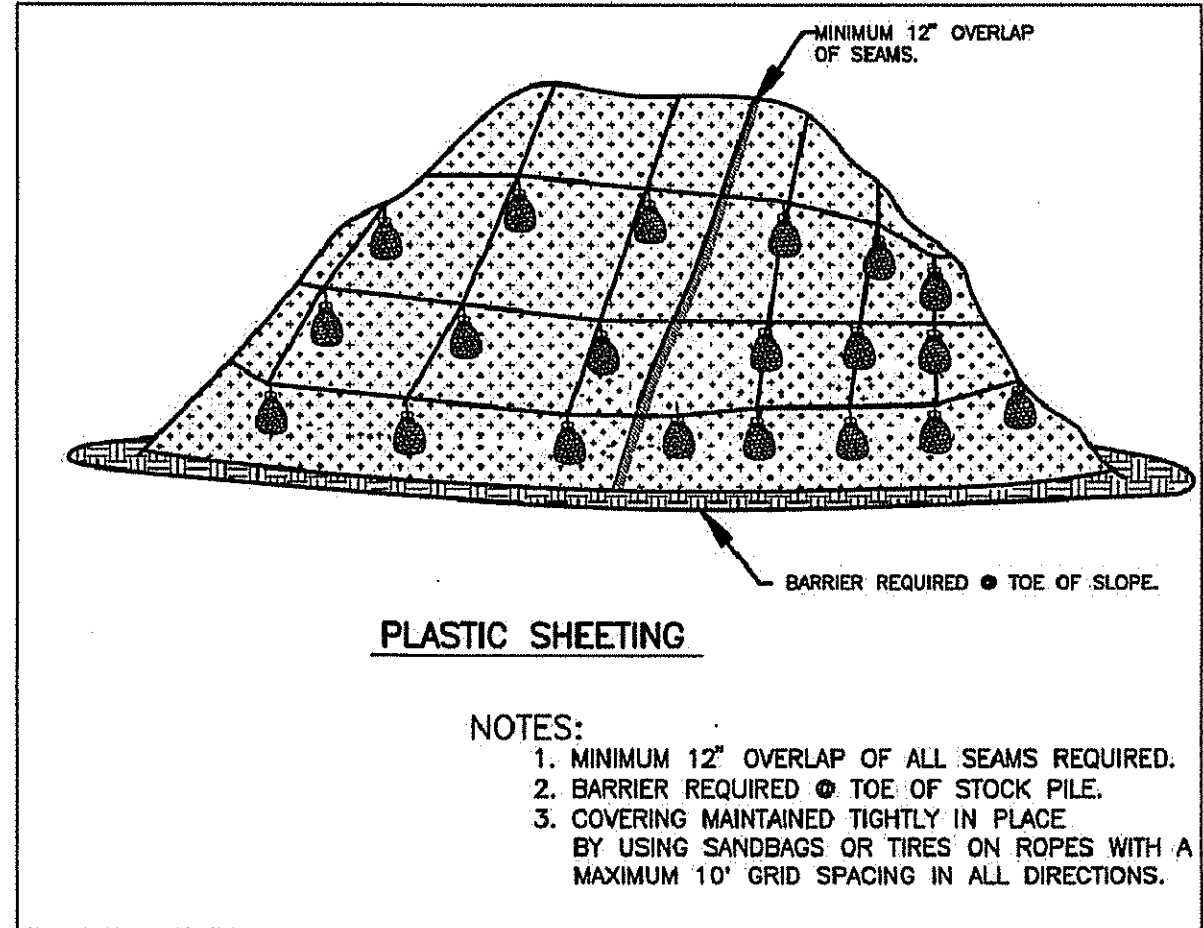
1. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS TO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

SEDIMENT FENCE NOTES

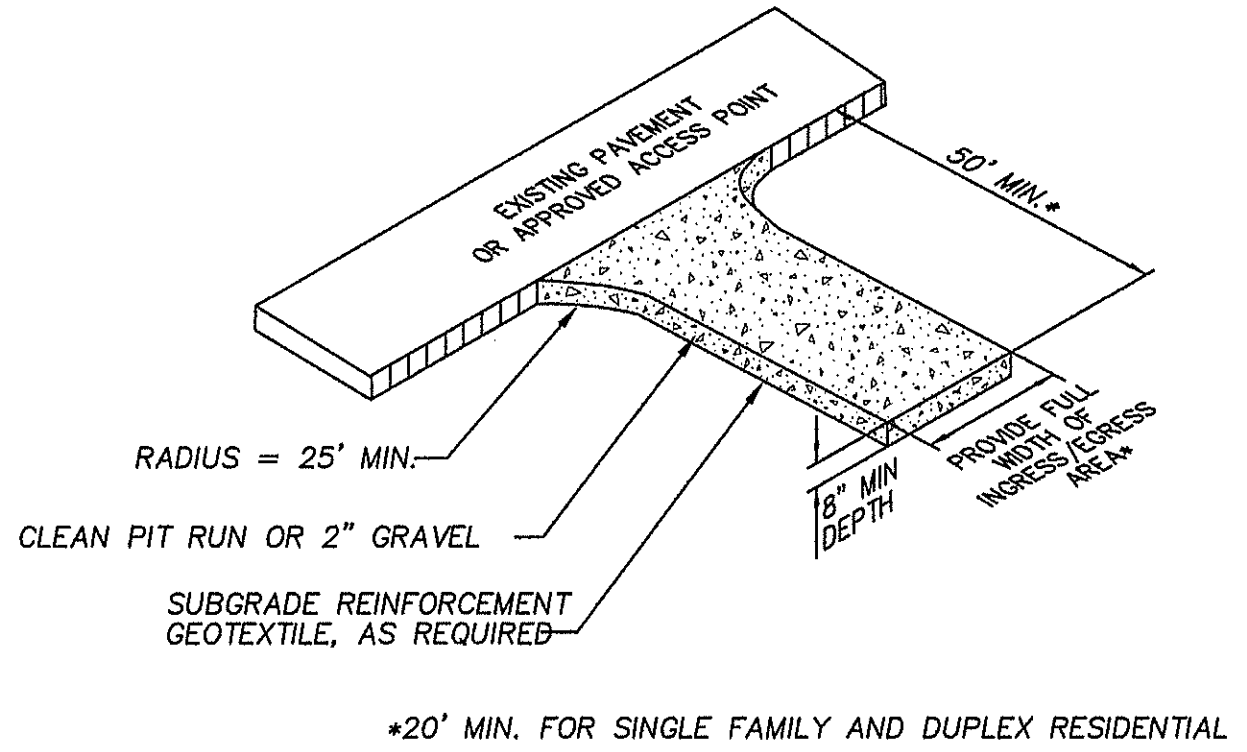
1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A 6-INCH MINIMUM OVERLAP, AND BOTH END SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACHED AS SHOWN IN SEDIMENT FENCE DETAIL INCLUDED IN THESE PLANS.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6- FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24-INCHES.
3. A TRENCH SHALL BE CUT ALONG SLOPE CONTOURS AND AROUND STOCKPILES FOR SILT FENCE INSTALLATION. THE FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM THE FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE UPHILL SIDE OF AND AGAINST THE FENCE.
4. STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS TO FIT 2"x2" INSTALLATION POST. STAPLED FENCE PRODUCTS ARE NOT ALLOWED. STITCHED LOOPS SHALL BE INSTALLED ON THE UPHILL SIDE OF THE SLOPED AREA, WITH POST SPACED A MAXIMUM OF 6 FEET APART.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. SILT FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS, OR ADDITIONS SHALL BE MADE IMMEDIATELY.
7. AT NO TIME SHALL MORE THAN 1-FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE UP SLOPE OF A SILT FENCE. SEDIMENT SHALL BE REMOVED OR RE-GRADED ONTO SLOPES AND THE SILT FENCE REPAIRED AND REESTABLISHED.



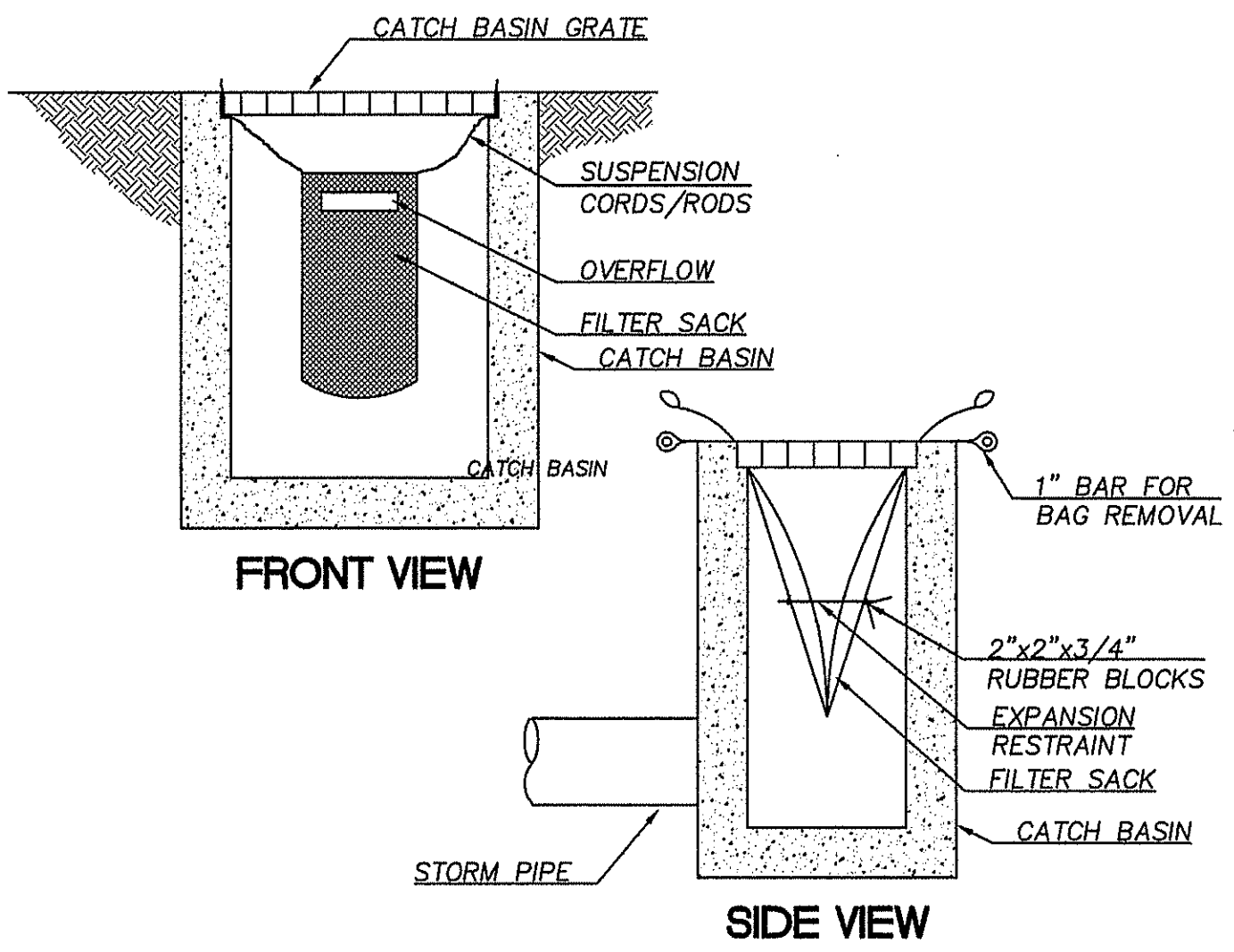
5 TEMPORARY BIOFILTER BAGS



4 PLASTIC SHEETING

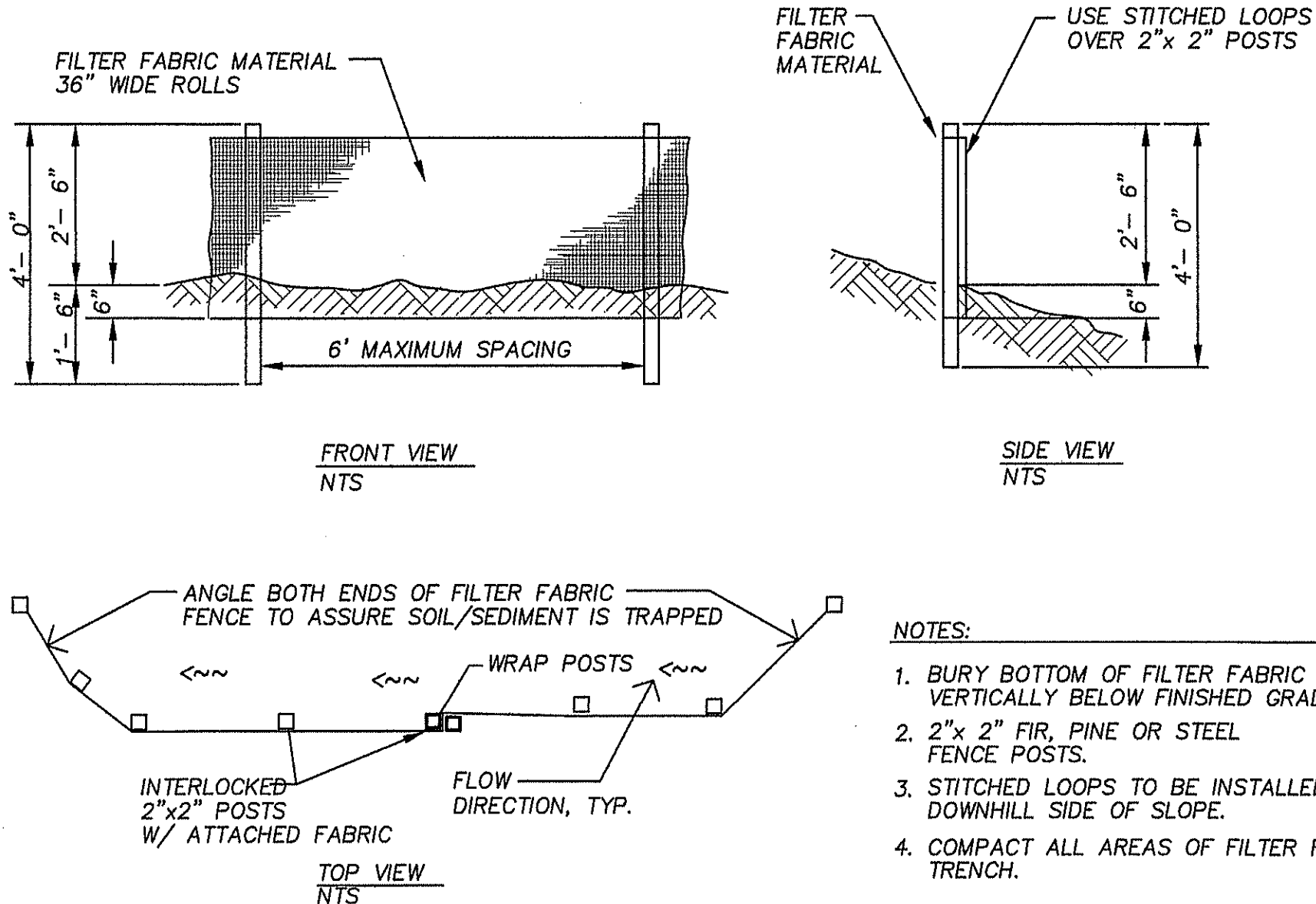


3 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



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

2 FILTER FABRIC INLET PROTECTION



1 SEDIMENT FENCE

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

EMERICK ARCHITECTS
321 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND OR 97204
P 503.233.9400 W EMERICK-ARCHITECTS.COM

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

REV. #:	DATE:	DESCRIPTION:

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

EROSION CONTROL NOTES AND DETAILS
PROJECT NO: 1723
DRWN BY: PLM CHK'D BY: MSW
DATE: 05.24.19

LAND USE SUBMITAL

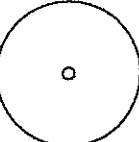
C4.2

TREE INVENTORY TABLE

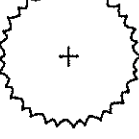
#	TREE SPECIES (Botanical Name – Common Name)	SIZE	STATUS
1	Ilex aquifolium – English Holly	12" DIAMETER	TO REMAIN
2	Ilex aquifolium – English Holly	10" DIAMETER	TO REMAIN
3	Ilex aquifolium – English Holly	12" DIAMETER	TO REMAIN
4	Ilex aquifolium – English Holly	6" DIAMETER	TO REMAIN
5	Ilex aquifolium – English Holly	3" DIAMETER	TO REMAIN
6	Ilex aquifolium – English Holly	5" DIAMETER	TO REMAIN
7	Ilex aquifolium – English Holly	8" DIAMETER	TO REMAIN
8	Alnus rubra – Red Alder	10" DIAMETER	TO REMAIN
9	Pinus nigra – Black Pine	9" DIAMETER	TO REMAIN
10	Pinus nigra – Black Pine	7" DIAMETER	TO REMAIN
11	Acer platanoides – Norway Maple	10" DIAMETER	TO REMAIN
12	Acer platanoides – Norway Maple	18" DIAMETER	TO REMAIN
13	Acer platanoides – Norway Maple	24" DIAMETER	TO REMAIN
14	Pseudotsuga menziesii – Douglas Fir	28" DIAMETER	TO REMAIN
15	Pseudotsuga menziesii – Douglas Fir	30" DIAMETER	TO REMAIN
16	Alnus rubra – Red Alder	24" DIAMETER	TO BE REMOVED
17	Alnus rubra – Red Alder	22" DIAMETER	TO BE REMOVED

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

TREE REMOVAL LEGEND

- 

EXISTING DECIDUOUS TREE
- 

EXISTING DECIDUOUS TREE, TO BE REMOVED
- 

EXISTING EVERGREEN TREE
- 

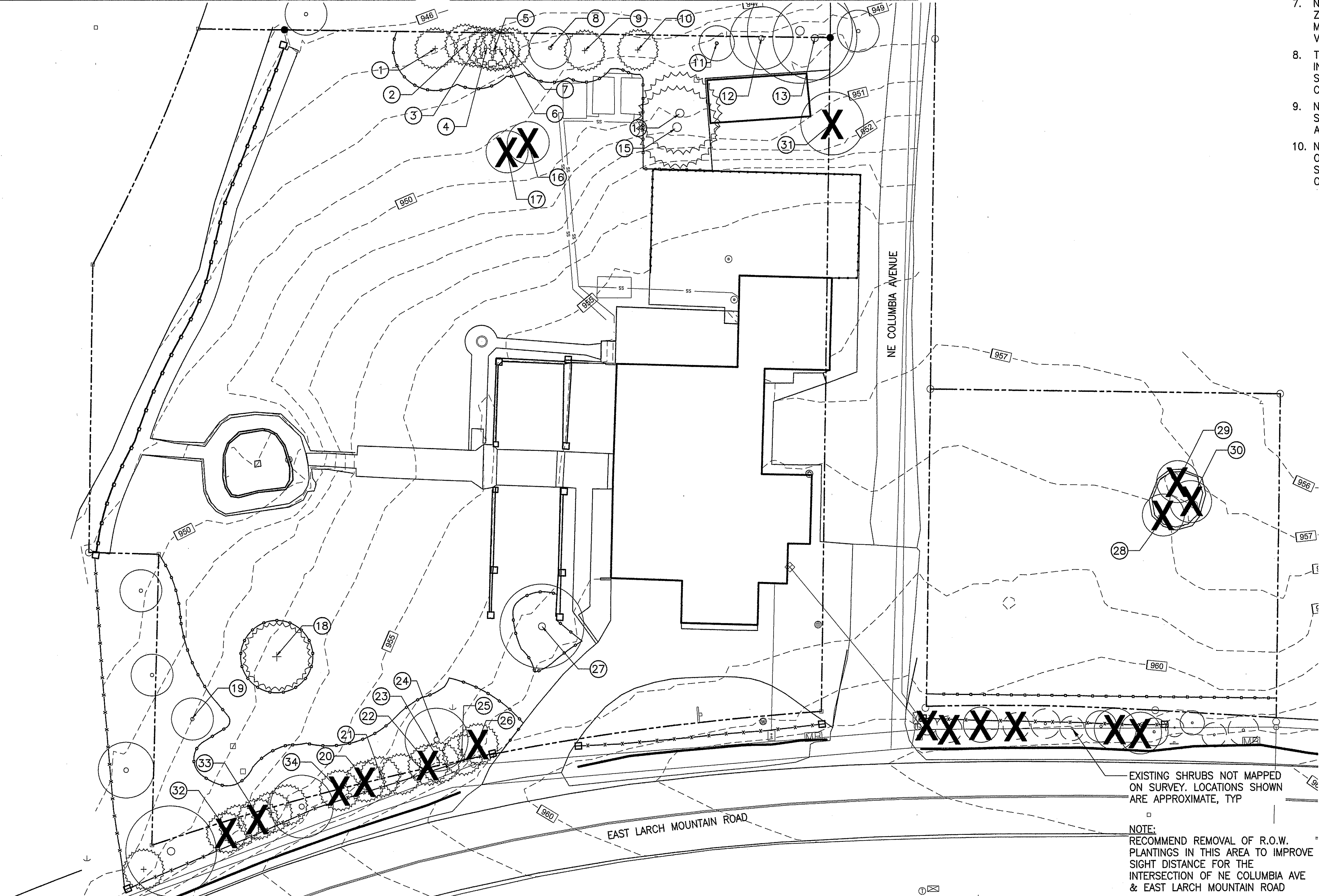
EXISTING EVERGREEN TREE, TO BE REMOVED
- 

EXISTING SHRUB, TO REMAIN
- 

TREE PROTECTION FENCING

TREE REMOVAL NOTES

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



EMERICK ARCHITECTS

321 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND OR 97204
P 503.235.9400 W EMERICK-ARCHITECTS.COM

lango.hansen

LANDSCAPE ARCHITECTS

1100 NW GLISAN #3b
portland or 97209

REVIEW SET

NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

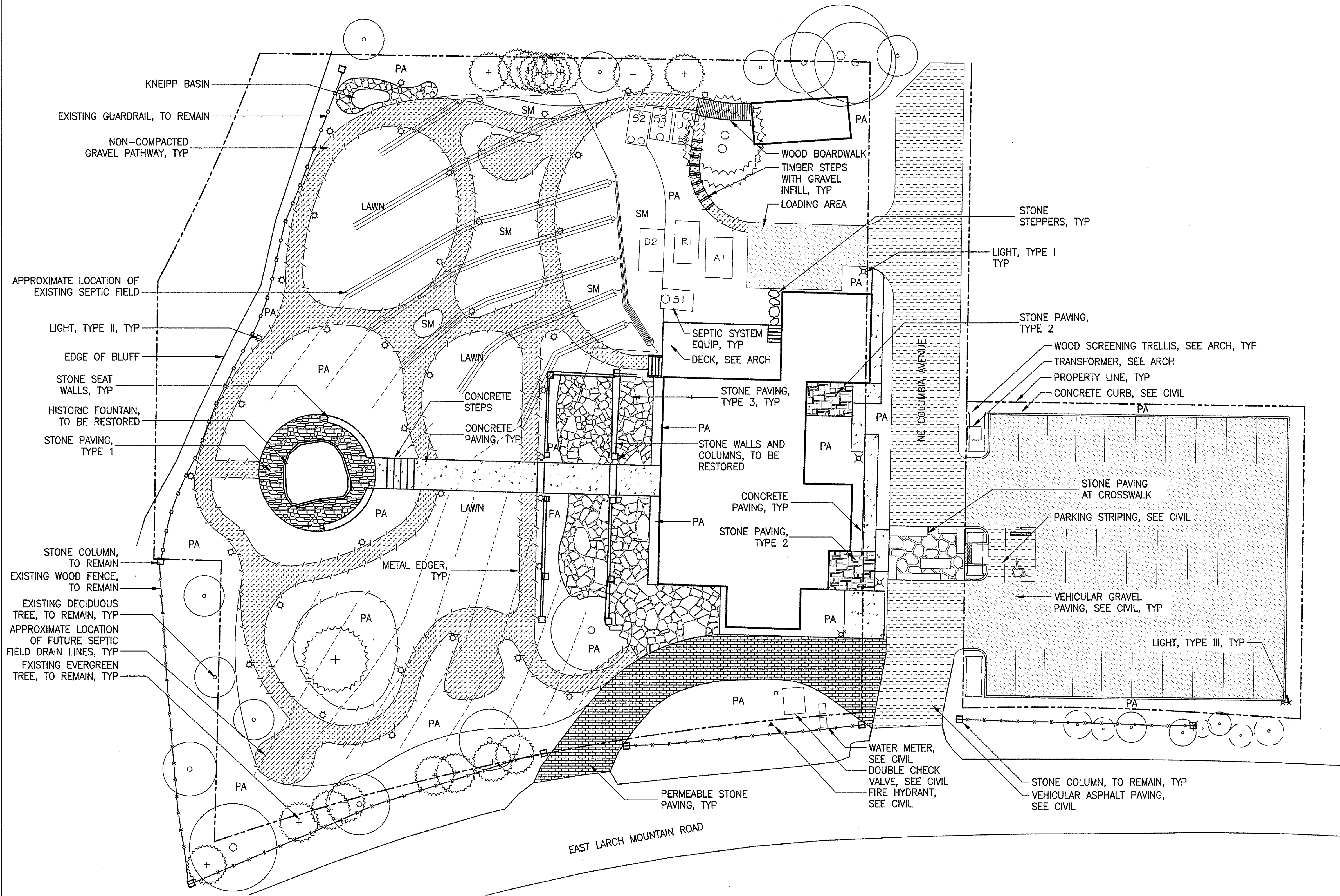
HSF, LLC
VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

TREE REMOVAL AND
PROTECTION PLAN

PROJECT NO: 1723
DRWN BY: BEO|CHK'D BY: KL
DATE: 05/24/2019

L0.01

LAND USE SUBMITTAL



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- BUILDING OVERHANG
- PEDESTRIAN CONCRETE PAVING
- VEHICULAR ASPHALT PAVING, SEE CIVIL
- STONE PAVING - TYPE 1
- STONE PAVING - TYPE 2
- STONE PAVING - TYPE 3
- NON-COMPACTED GRAVEL PATHWAY
- VEHICULAR GRAVEL PAVING
- PERMEABLE STONE PAVING
- LIGHT, TYPE I
- LIGHT, TYPE II
- LIGHT, TYPE III
- STONE STEPPERS
- METAL EDGER
- EXISTING GUARDRAIL
- EXISTING WOOD FENCE
- CONCRETE CURB
- CONCRETE WHEELSTOP
- EXISTING EVERGREEN TREE, TO REMAIN
- EXISTING DECIDUOUS TREE, TO REMAIN
- EXISTING SHRUB, TO REMAIN

ABBREVIATIONS

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

MATERIALS NOTES

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



REV. #:	DATE:	DESCRIPTION:

LEGEND

- BUILDING OVERHANG
--- PROPERTY LINE/RIGHT-OF-WAY
○○○ STONE STEPPERS
--- METAL EDGER
--- EXISTING GUARDRAIL
--- WOOD FENCE
--- CONCRETE CURB
⊕ EXISTING EVERGREEN TREE, TO REMAIN
○ EXISTING DECIDUOUS TREE, TO REMAIN
⊙ EXISTING SHRUB, TO REMAIN

PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES					
⊕	AP	Acer palmatum	Japanese Maple	3" CAL., B&B	as shown
⊕	CK	Cornus kousa	Kousa Dogwood	3" CAL., B&B	as shown
⊕	MR	Morus rubra	Mulberry Tree	3" CAL., B&B	as shown
⊕	PM	Pinus mugo subsp. mugo	Mugo Pine	4' HT., B&B	as shown
⊕	PS	Pinus sylvestris	Scots Pine	7' HT., B&B	as shown

FERN GARDEN					
⊕	AFTI	Athyrium filix-femina	Lady Fern	#5/CONT	3' O.C.
⊕	MARE	Mahonia repens	Creeping Mahonia	#1/CONT	18" O.C.
⊕	OSCI	Osmundastrum cinnamomeum	Cinnamon Fern	#5/CONT	2' O.C.
⊕	PATE	Pachysandra terminalis	Japanese Spurge	SP#4	12" O.C.
⊕	POMU	Polystichum munitum	Sword Fern	#5/CONT	3' O.C.
ORNAMENTAL GARDEN					
⊕	BUMI	Buxus microphylla var. japonica	Japanese Boxwood	#3/CONT	2' O.C.
⊕	CASA	Camellia sasanqua 'Marge Miller'	Camellia	#1/CONT	18" O.C.
⊕	LIMU	Liriope muscari	Liiyturf	#1/CONT	18" O.C.
⊕	HAMA	Hakonechloa macro 'Aureola'	Japanese Forest Grass	#3/CONT	18" O.C.
EASTERN GARDEN					
⊕	FR	Fargesia rufa 'Green Panda'	Fargesia	#10/CONT	as shown
⊕	DAOD	Daphne odora	Daphne	#1/CONT	3' O.C.
⊕	NADO	Nandina domestica 'Compacta'	Heavenly Bamboo	#5/CONT	3' O.C.
⊕	OPJA	Ophiopogon japonicus	Mondo Grass	#1/CONT	12" O.C.
⊕	PIJA	Pieris japonica	Pieris	#5/CONT	5' O.C.
⊕	TRJA	Trachelospermum jasminoides	Star Jasmine	#1/CONT	12" O.C.
ENTRY PLANTING					
⊕	EDCH	Edgeworthia chrysantha	Edgeworthia	#5/CONT	3' O.C.
⊕	FOIN	Forsythia x intermedia	Forsythia	#5/CONT	5' O.C.
⊕	SPNI	Spiraea thunbergii	Thunberg Spirea	#5/CONT	4' O.C.
HERB GARDEN					
⊕	ROOF	Rosmarinus officinalis	Rosemary	#5/CONT	30" O.C.
⊕	THSE	Thymus serpyllum	Creeping Thyme	SP#4	12" O.C.
SCREEN PLANTING					
⊕	ARCO	Arctostaphylos columbiana	Manzanita	#5/CONT	as shown
⊕	MYCA	Myrica californica	Pacific Wax Myrtle	#5/CONT	as shown
⊕	MARE	Mahonia repens	Creeping Oregon Grape	#1/CONT	18" O.C.
MEADOW PLANTING - TYPE 1					
⊕	MP-1	Xeriscape Lawn Alternative	SEED	SEED	-
MEADOW PLANTING - TYPE 2					
⊕	MP-2	Flowering Meadow Mix	SEED	SEED	-
LAWN					
⊕	LAWN	Seeded Lawn	SEED	SEED	-

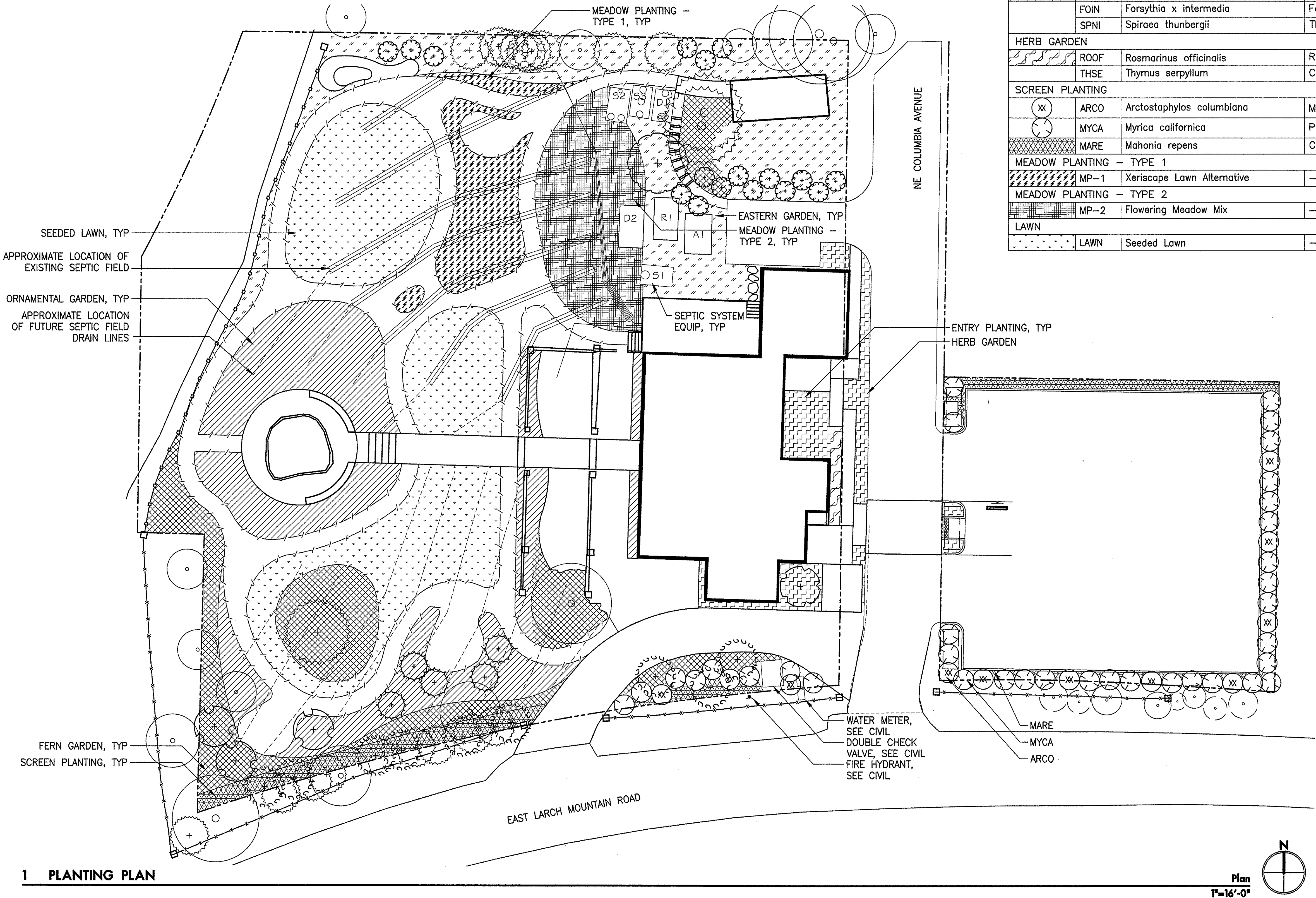
ABBREVIATIONS

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

PLANTING NOTES

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

1 PLANTING PLAN



EMERICK ARCHITECTS
321 DOWNTOWN FOURTH AVE SUITE 200 PORTLAND OR 97204
P 503.235.9400 W EMERICK-ARCHITECTS.COM

lango.hansen
LANDSCAPE ARCHITECT
1100 NW GLISAN #30
PORTLAND OR 97209

REVIEW SET

NOT FOR
CONSTRUCTION

REV. #	DATE	DESCRIPTION

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

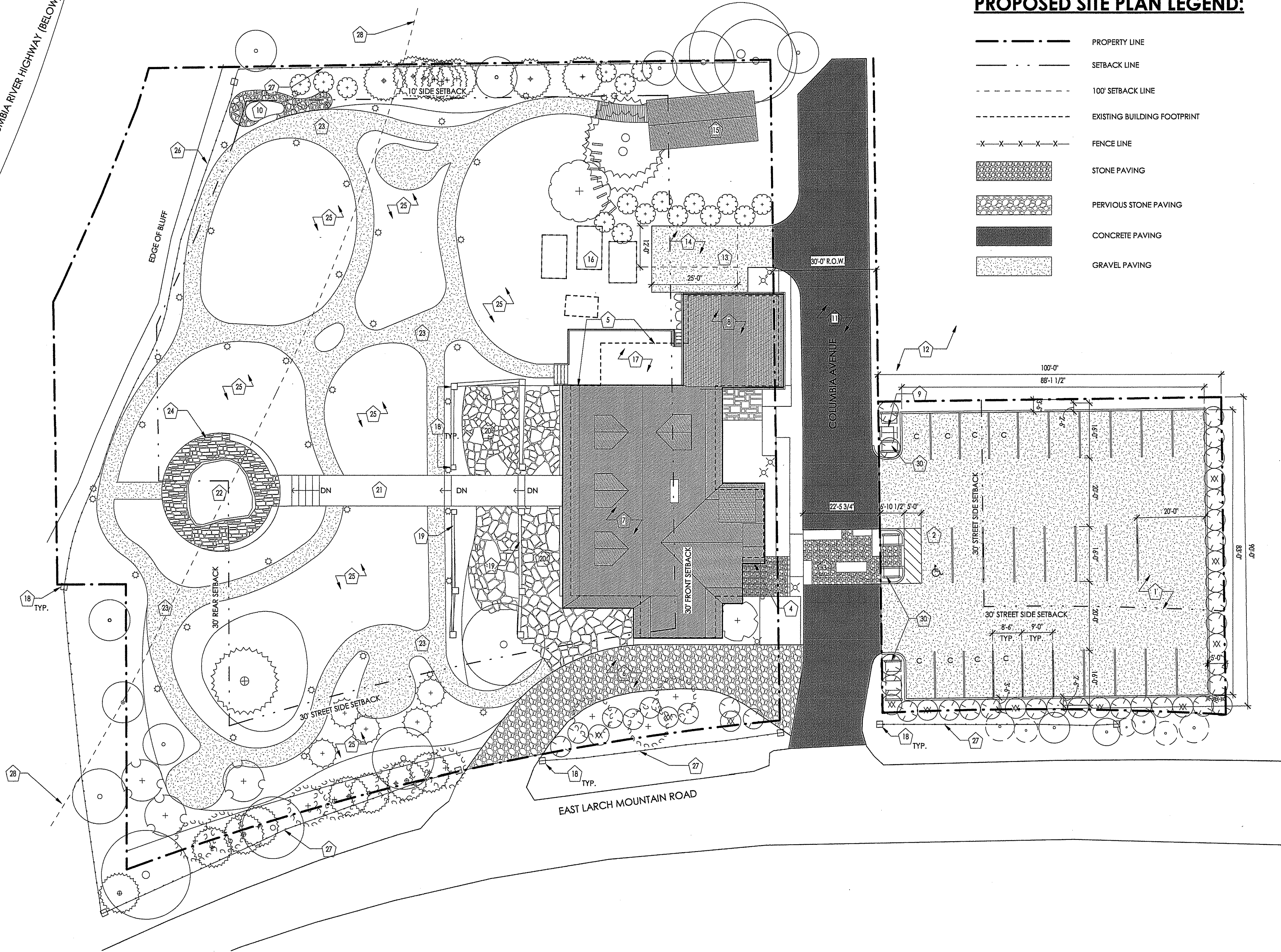
PLANTING PLAN

PROJECT NO: 1723
DRWN BY: BEO/CHK'D BY: KL
DATE: 05/24/2019

L2.01

LAND USE SUBMITAL

COLUMBIA RIVER HIGHWAY (BELOW)



GENERAL SITE PLAN NOTES

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

PROPOSED SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 100' SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- FENCE LINE
- STONE PAVING
- PERVIOUS STONE PAVING
- CONCRETE PAVING
- GRAVEL PAVING

PROPOSED SITE PLAN KEYNOTES:

- 1 EXISTING GRAVEL PARKING AREA TO BE REFURBISHED, PROVIDE NEW GRAVEL & LAYOUT ACCORDING TO PLANS, PROVIDE 4" THICK CURB AROUND PERIMETER, SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
- 2 ACCESSIBLE STALL & AISLE TO BE PROVIDED
- 3 NEW PEDESTRIAN CROSSWALK, SEE LANDSCAPE FOR DESIGN
- 4 MAIN ENTRANCE
- 5 EXISTING BUILDING FOOTPRINT TO REMAIN
- 6 EXISTING HISTORIC DRIVE & AISLE ACCESS TO BE RESURFACED, REMOVE EXISTING PAVEMENT AND PROVIDE NEW PAVEMENT SURFACE PER LANDSCAPE DRAWINGS
- 7 EXISTING HISTORIC BUILDING TO BE REHABILITATED
- 8 EXISTING GARAGE TO BE REMODELED/CONVERTED
- 9 PROPOSED ELECTRICAL TRANSFORMER LOCATION, TO BE SCREENED OR LOCATED BELOW GROUND
- 10 KNEIPP WATER BASIN AREA
- 11 COLUMBIA AVENUE PAVING TO BE UPGRADED AS REQUIRED BY MULTOMAH COUNTY TRANSPORTATION
- 12 ADJACENT VACANT LOT-NOT IN CONTRACT
- 13 NEW GRAVEL DRIVEWAY & LOADING AREA TO REPLACE EXISTING CONCRETE DRIVEWAY PAVING
- 14 12' X 25' LOADING SPACE
- 15 EXISTING SINGLE STORY ACCESSORY BUILDING TO BE RE-CONSTRUCTED
- 16 SEPTIC EQUIPMENT BELOW
- 17 EXISTING WOOD DECK TO BE REBUILT
- 18 EXISTING HISTORIC STONE WALLS TO REMAIN, REFURBISH EACH AS REQ'D
- 19 EXISTING HISTORIC LOW STONE WALLS TO REMAIN, REFURBISH AS REQ'D
- 20 PERVIOUS PATIO PAVING AREA, SEE LANDSCAPE DRAWINGS
- 21 EXISTING CONCRETE WALKWAY TO BE REFURBISHED
- 22 EXISTING FOUNTAIN TO BE RESTORED
- 23 PERVIOUS PATHWAY PAVING, SEE LANDSCAPE DRAWINGS
- 24 STONE SEAT, SEE LANDSCAPE DRAWINGS
- 25 LAWN AND/OR PLANTING AREA, SEE LANDSCAPE DRAWINGS
- 26 EXISTING GUARDRAIL/FENCE TO REMAIN
- 27 EXISTING FENCING TO REMAIN, REPAIR AND/OR REPLACE AS NECESSARY
- 28 LINE OF 100' SETBACK FROM EDGE OF COLUMBIA RIVER HIGHWAY
- 30 WOOD SCREENING TRELLIS

REQUIRED OFF-STREET PARKING PER MCC 38.4205

OVERNIGHT ACCOMMODATIONS:	5 GUEST ROOMS	= 5 PARKING SPACES
RESTAURANT/DINING ROOM:	1225sf/100sf	= 12 PARKING SPACES
RETREAT FACILITIES (PERSONAL SERVICE):	3195sf/400sf	= 8 PARKING SPACES
RESIDENTIAL APARTMENT:		= 2 PARKING SPACES
COMBINED REQUIRED:		= 27 PARKING SPACES
TOTAL PROVIDED:		= 27 PARKING SPACES

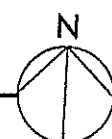
COMMERCIAL EVENT PARKING

COMMUNITY LECTURES:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL LECTURE PARKING REQUIRED = 19 + 5 + 2 = 26
SEASONAL DINNERS:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL DINNER PARKING REQUIRED = 19 + 5 + 2 = 26
ANNUAL HOLIDAY PARTY:	75 GUESTS MAXIMUM - INCLUDING STAFF (75/3)=25 TOTAL HOLIDAY PARTY PARKING REQUIRED: 25 + 2 = 27

NOTES REGARDING COMMERCIAL EVENTS:

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

1 SITE PLAN
SCALE: 1/16" = 1'-0"



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

EMERICK ARCHITECTS

321 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND OR 97204
P 503.263.9400 W EMERICK-ARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

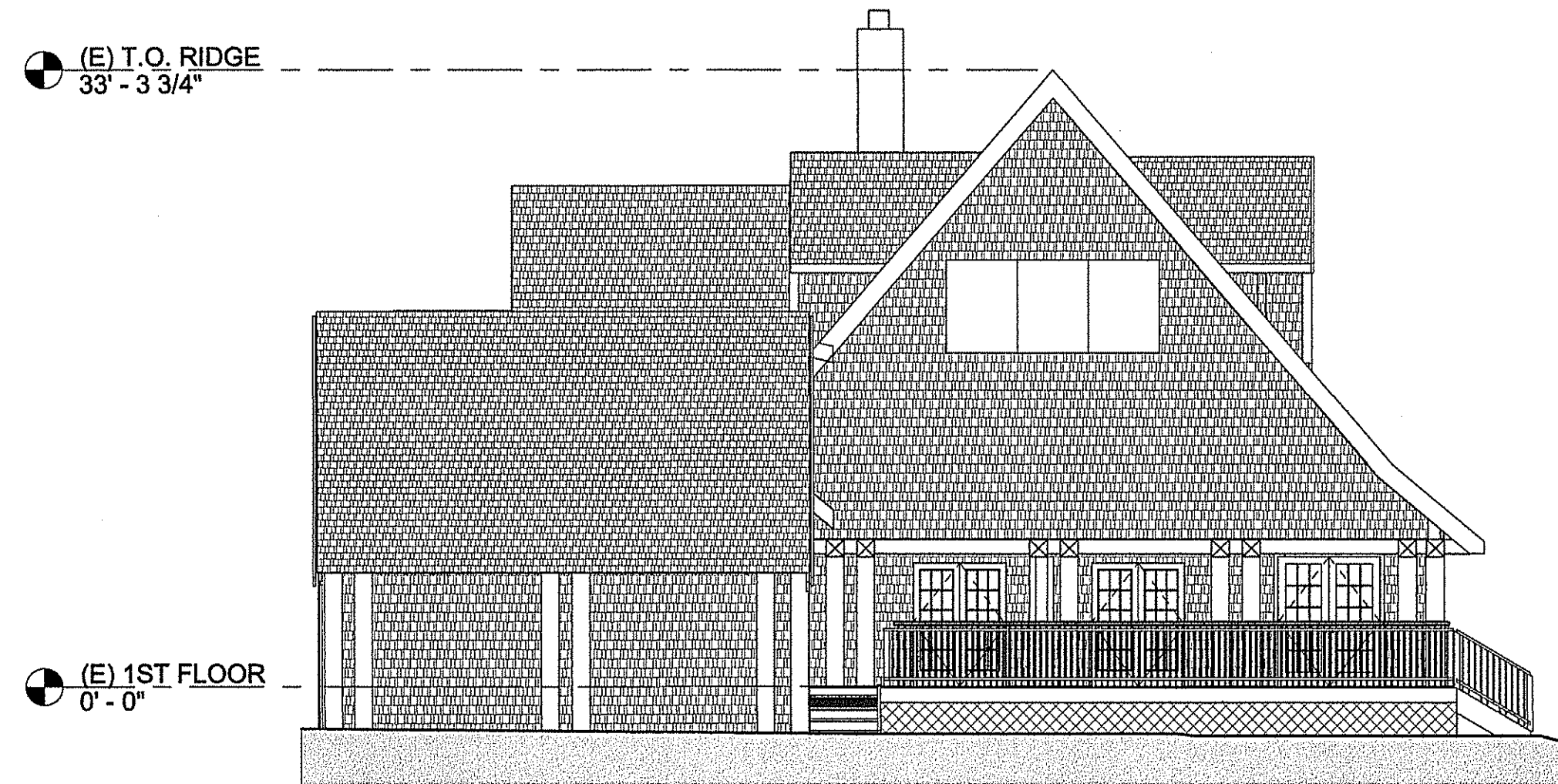
VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

SITE PLAN

PROJECT NO: 1723
DRWN BY: BA [CHKD BY: KMD]
DATE: 05/24/2019

A0.1

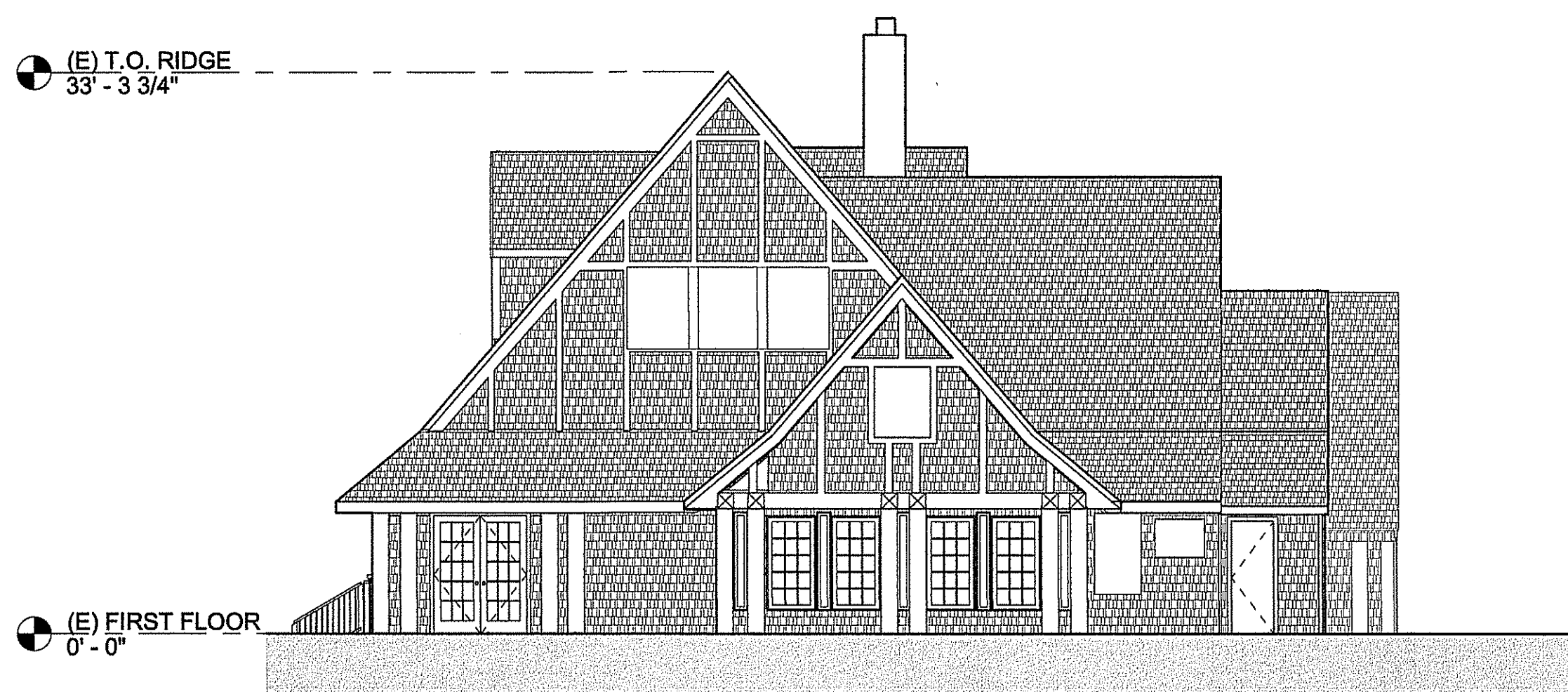
LAND USE SUBMITTAL



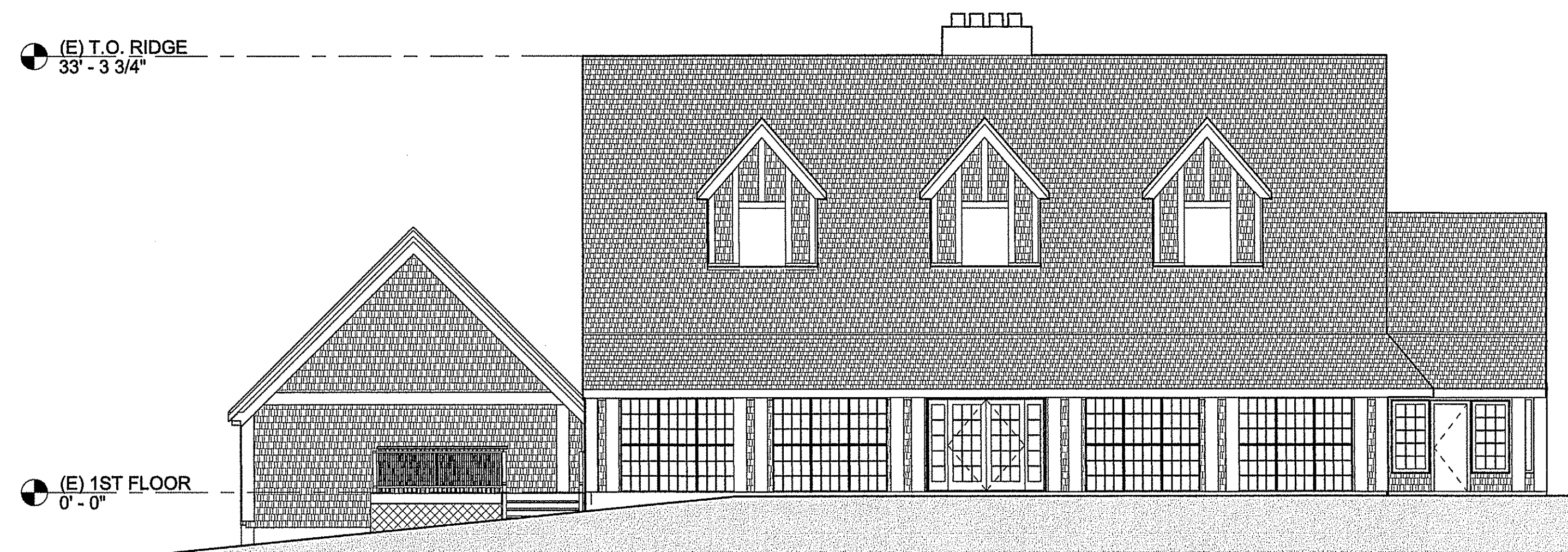
1 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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

EMERICK ARCHITECTS

321 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND, OR 97204
P 503.255.9400 W EMERICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

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

EXISTING ELEVATIONS

PROJECT NO: 1723
DRWN BY: MS |CHKD BY: KD
DATE: 05/24/2019

LAND USE SUBMITTAL

A1.11

PLAN LEGEND:

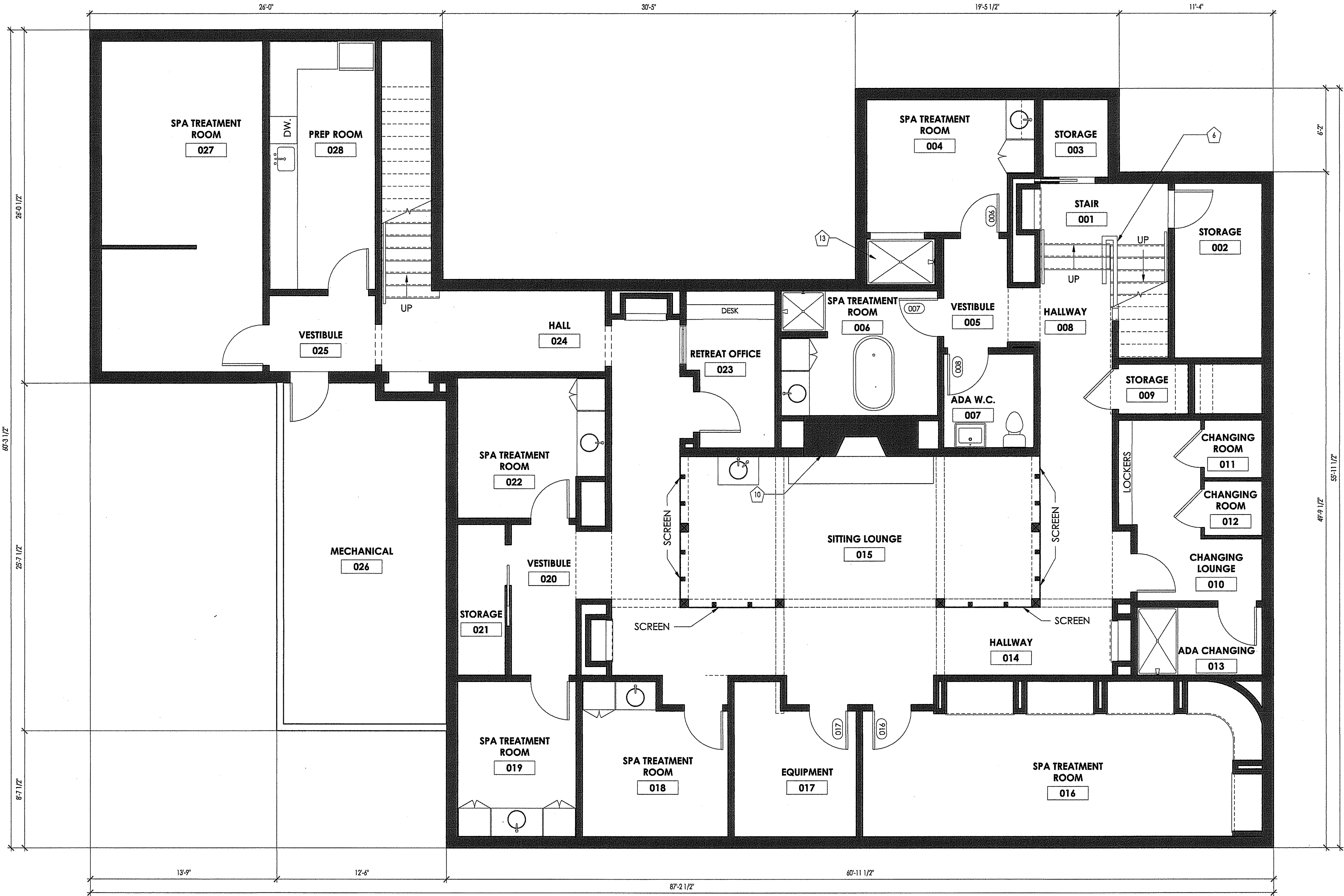
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT, EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
8. TYPICAL INTERIOR PARTITIONS TO HAVE WOOD CHIP/CLAY INFILL AT STUD CAVITIES WITH WOOD LATH ON EACH SIDE
9. PRICING ALTERNATE: SHEEP WOOL IN LIEU OF ROCK WOOL
10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC. SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

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



CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

BASEMENT FLOOR
PLAN - PROPOSED

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

A2.1

LAND USE SUBMITTAL

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

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

PLAN LEGEND:

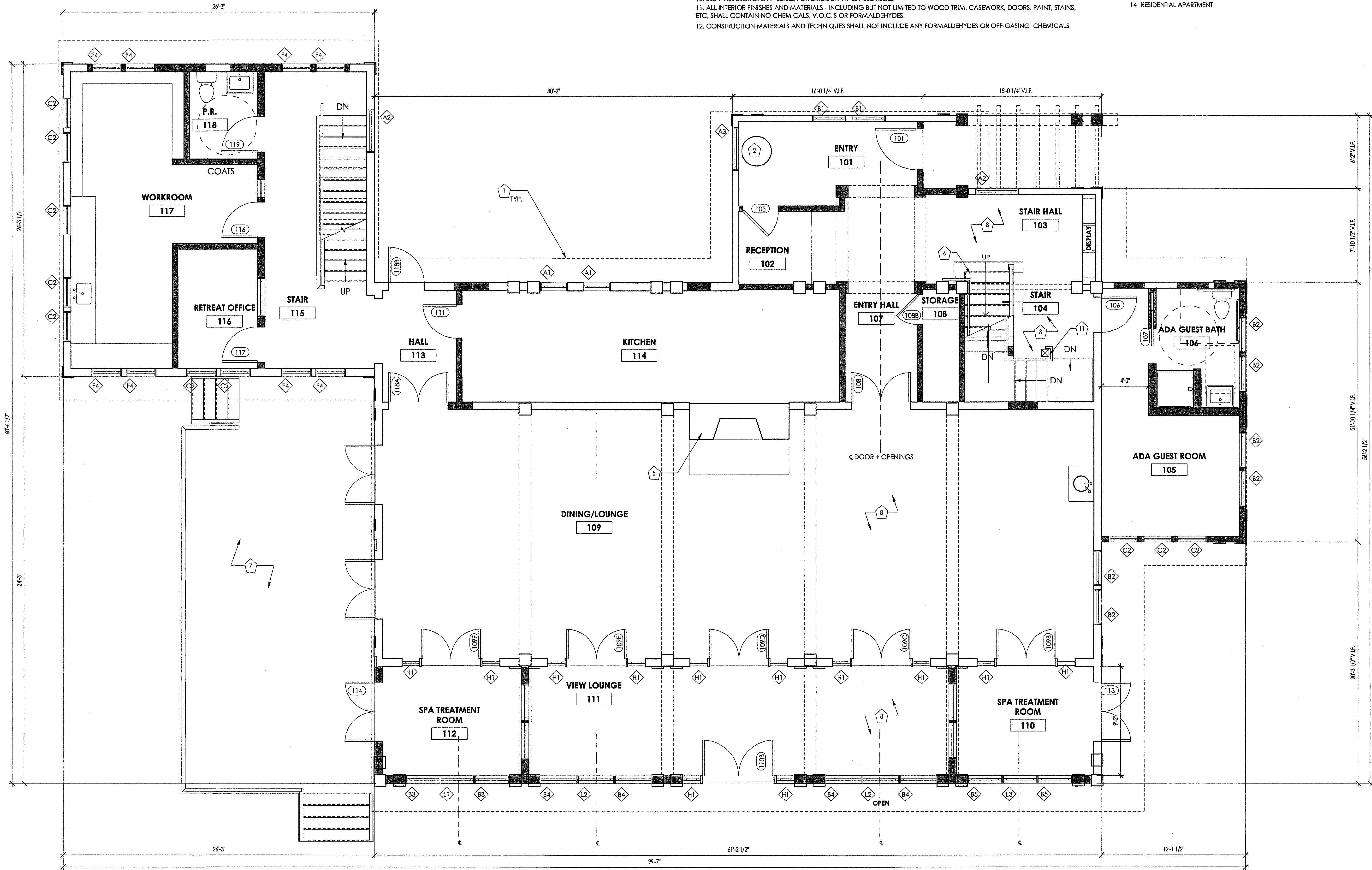
- EXISTING WALL
NEW WALL
ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT, EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
8. TYPICAL INTERIOR PARTITIONS TO HAVE WOOD CHIP/CLAY INFILL AT STUD CAVITIES WITH WOOD LATH ON EACH SIDE
9. PRICING ALTERNATE: SHEEP WOOL IN LIEU OF ROCK WOOL
10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC. SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

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



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

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

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

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

FIRST FLOOR PLAN -
PROPOSED

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

A2.2

LAND USE SUBMITTAL

PLAN LEGEND:

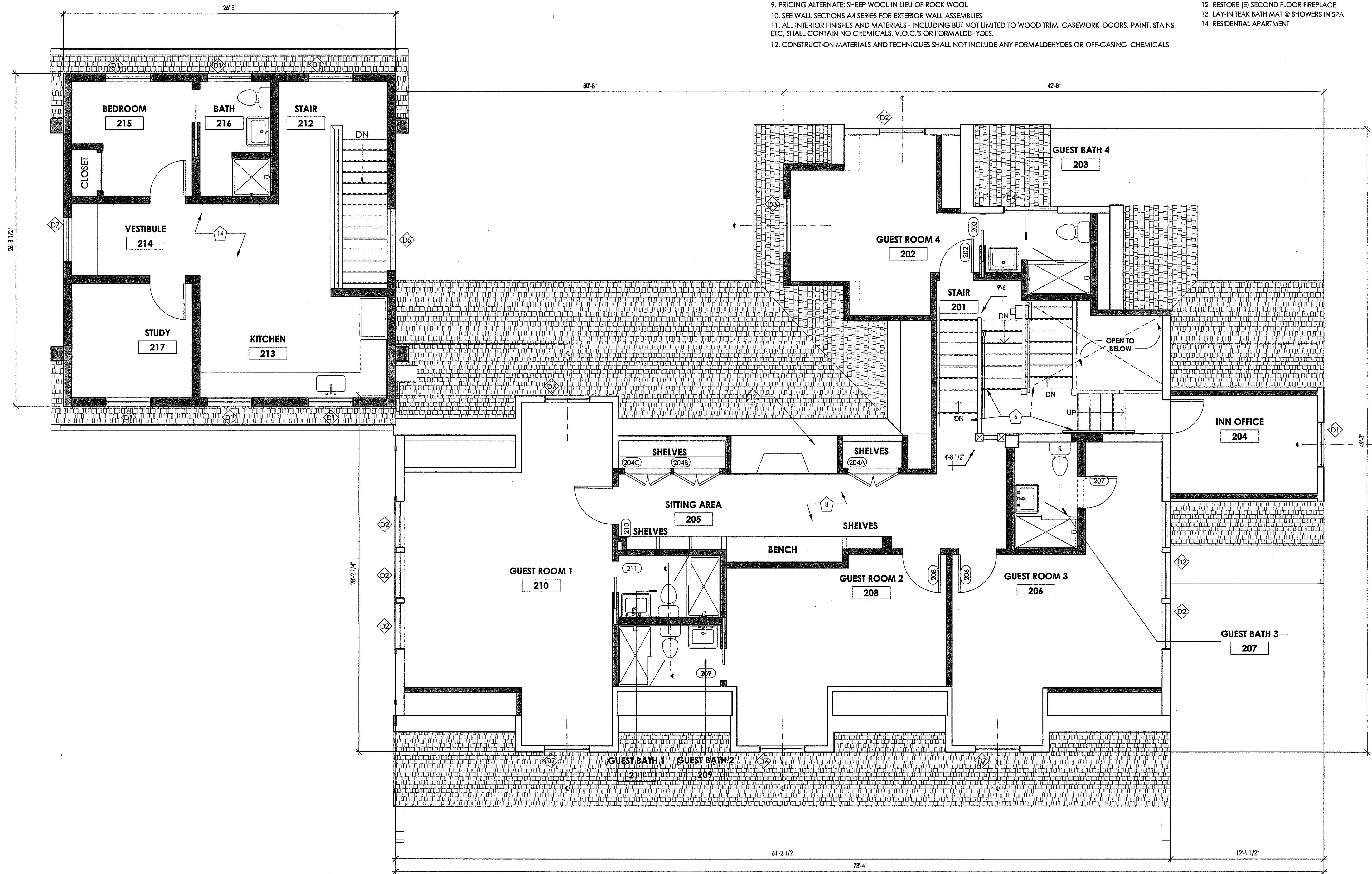
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT, EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
8. TYPICAL INTERIOR PARTITIONS TO HAVE WOOD CHIP/CLAY INFILL AT STUD CAVITIES WITH WOOD LATH ON EACH SIDE
9. PRICING ALTERNATE: SHEEP WOOL IN LIEU OF ROCK WOOL
10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC, SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

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



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

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

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

SECOND FLOOR PLAN -
PROPOSED

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

A2.3

LAND USE SUBMITTAL

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

ELEVATION NOTES:

- 1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.
- 2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS
- 3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
- 4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

- 1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
- 2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
- 3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
- 4 NEW WINDOW AT EXISTING OPENING, TYP.
- 5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
- 6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 8 NEW CUSTOM WOOD ENTRY DOOR
- 9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
- 10 PROVIDE NEW ROOF AT EXISTING DORMER
- 11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
- 12 REBUILD EXISTING DECK
- 13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
- 14 NEW DOORS AT EXISTING OPENING
- 15 NEW PARGED CONCRETE AT FOUNDATION
- 17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
- 18 MATCH (E) HISTORIC TRIM
- 19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
- 20 NEW PAINTED WOOD PANELING
- 21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
- 22 NEW COPPER GUTTER THROUGHOUT
- 23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
- 24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

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

EMERICK ARCHITECTS

321 COURTESY FOURTH AVE SUITE 200 PORTLAND OR 97204
P 503.235.5400 W EMERICK-ARCHITECTS.COM

CONSULTANT

LOGO

SPACE

REVIEW SET

NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

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

WEST ELEVATION -
PROPOSED

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

A3.1

LAND USE SUBMITAL

ELEVATION NOTES:

- 1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.
- 2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS
- 3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
- 4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

- 1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
- 2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
- 3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
- 4 NEW WINDOW AT EXISTING OPENING, TYP.
- 5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
- 6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 8 NEW CUSTOM WOOD ENTRY DOOR
- 9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
- 10 PROVIDE NEW ROOF AT EXISTING DORMER
- 11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
- 12 REBUILD EXISTING DECK
- 13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
- 14 NEW DOORS AT EXISTING OPENING
- 15 NEW PARGED CONCRETE AT FOUNDATION
- 17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
- 18 MATCH (E) HISTORIC TRIM
- 19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
- 20 NEW PAINTED WOOD PANELING
- 21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
- 22 NEW COPPER GUTTER THROUGHOUT
- 23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
- 24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

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

EMERICK ARCHITECTS

321 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND OR 97204
P 503.265.9400 W EMERICK-ARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

NORTH ELEVATION -
PROPOSED

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

A3.2

LAND USE SUBMITTAL

ELEVATION NOTES:

- 1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.
- 2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS
- 3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
- 4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

- 1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
- 2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
- 3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
- 4 NEW WINDOW AT EXISTING OPENING. TYP.
- 5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
- 6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 8 NEW CUSTOM WOOD ENTRY DOOR
- 9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
- 10 PROVIDE NEW ROOF AT EXISTING DORMER
- 11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
- 12 REBUILD EXISTING DECK
- 13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
- 14 NEW DOORS AT EXISTING OPENING
- 15 NEW PARGED CONCRETE AT FOUNDATION
- 17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
- 18 MATCH (E) HISTORIC TRIM
- 19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
- 20 NEW PAINTED WOOD PANELING
- 21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
- 22 NEW COPPER GUTTER THROUGHOUT
- 23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
- 24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

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

EMERICK ARCHITECTS

321 COURTHOUSE AVENUE SUITE 200 PORTLAND, OR 97204
P 503.226.9400 W EMERICK-ARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION:

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

EAST ELEVATION -
PROPOSED

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

A3.3

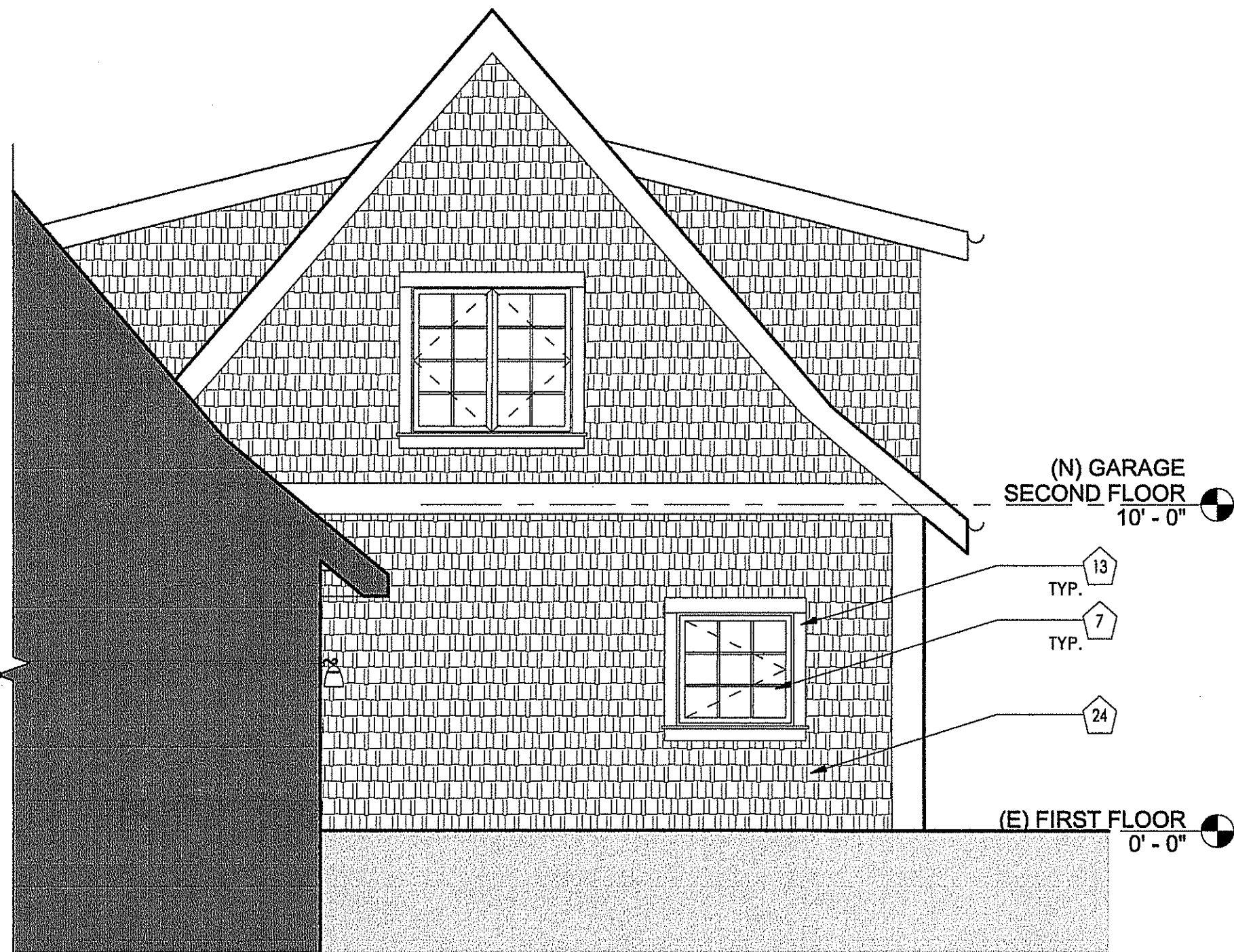
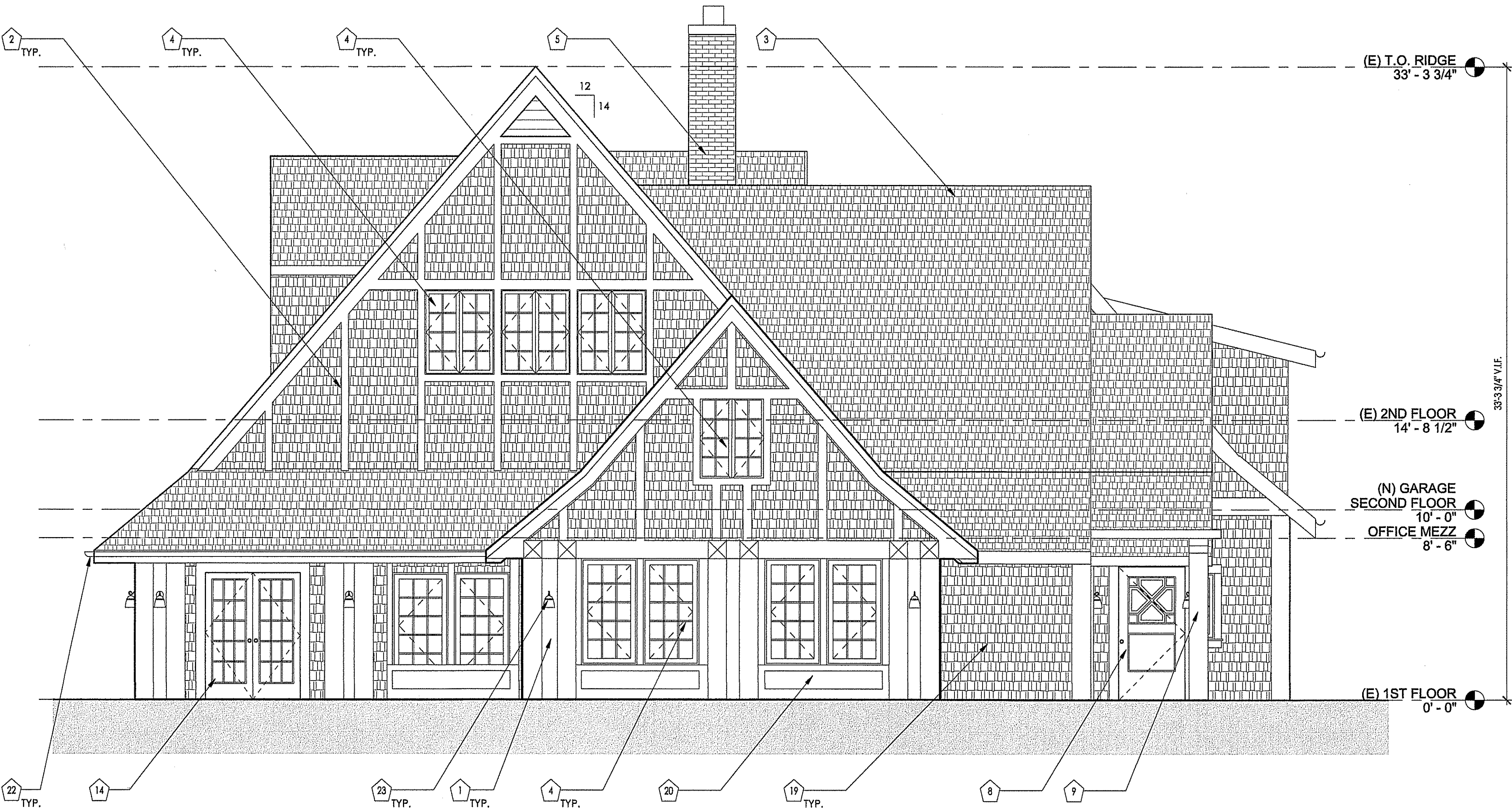
LAND USE SUBMITAL

ELEVATION NOTES:

- 1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.
- 2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS
- 3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
- 4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

- 1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
- 2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
- 3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
- 4 NEW WINDOW AT EXISTING OPENING, TYP.
- 5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
- 6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 8 NEW CUSTOM WOOD ENTRY DOOR
- 9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
- 10 PROVIDE NEW ROOF AT EXISTING DORMER
- 11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
- 12 REBUILD EXISTING DECK
- 13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
- 14 NEW DOORS AT EXISTING OPENING
- 15 NEW FARGED CONCRETE AT FOUNDATION
- 17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
- 18 MATCH (E) HISTORIC TRIM
- 19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
- 20 NEW PAINTED WOOD PANELING
- 21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
- 22 NEW COPPER GUTTER THROUGHOUT
- 23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
- 24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



EMERICK ARCHITECTS

321 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND, OR 97204
P 503.235.9400 W EMERICK-ARCHITECTS.COM

CONSULTANT

LOGO

SPACE

REVIEW SET

NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

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

SOUTH ELEVATION -
PROPOSED

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

LAND USE SUBMITTAL

A3.4

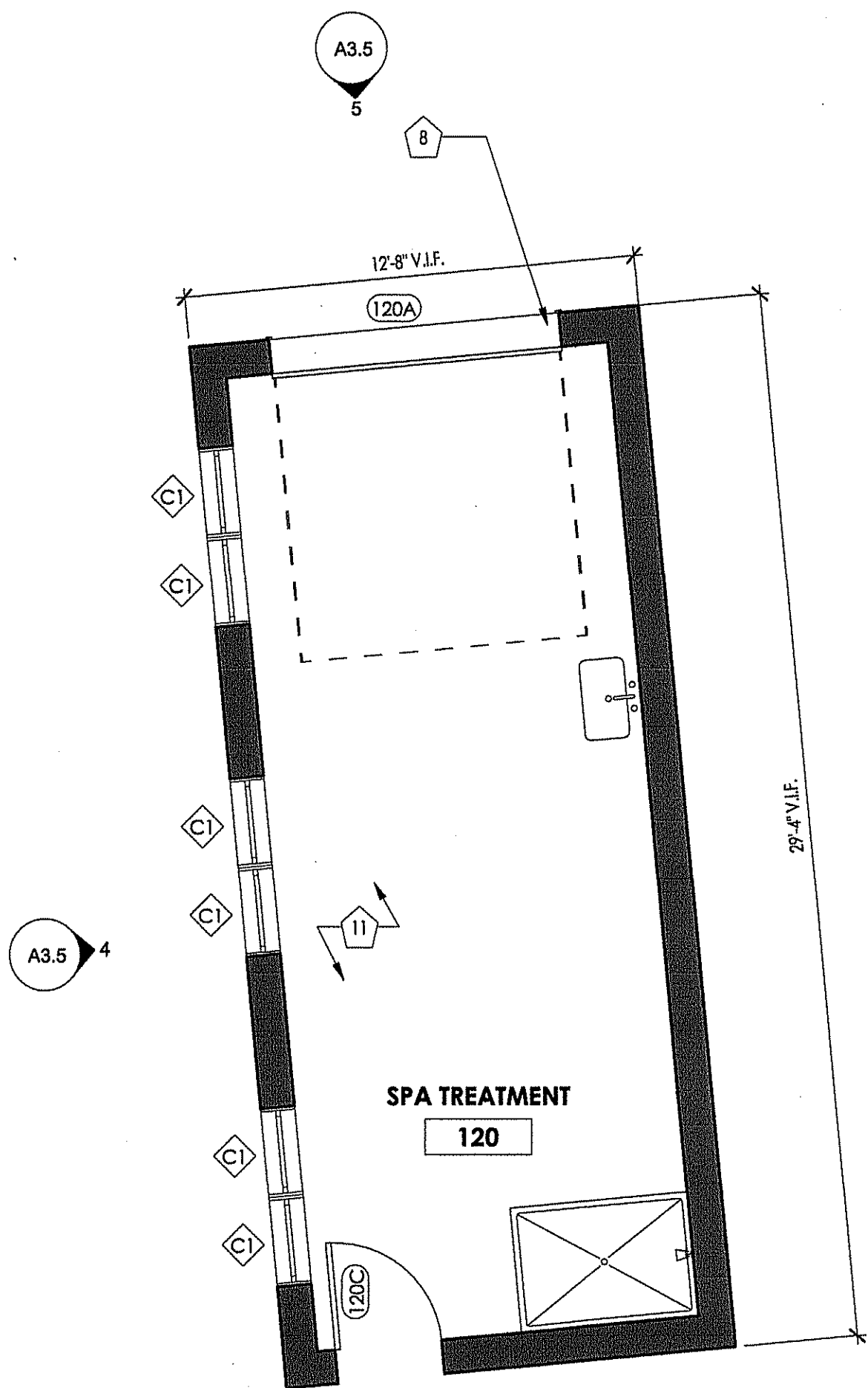
NOTE: INFORMATION IN THESE
DOCUMENTS IS NOT APPROVED FOR
CONSTRUCTION UNTIL A BUILDING
PERMIT HAS BEEN ISSUED.

ELEVATION NOTES:

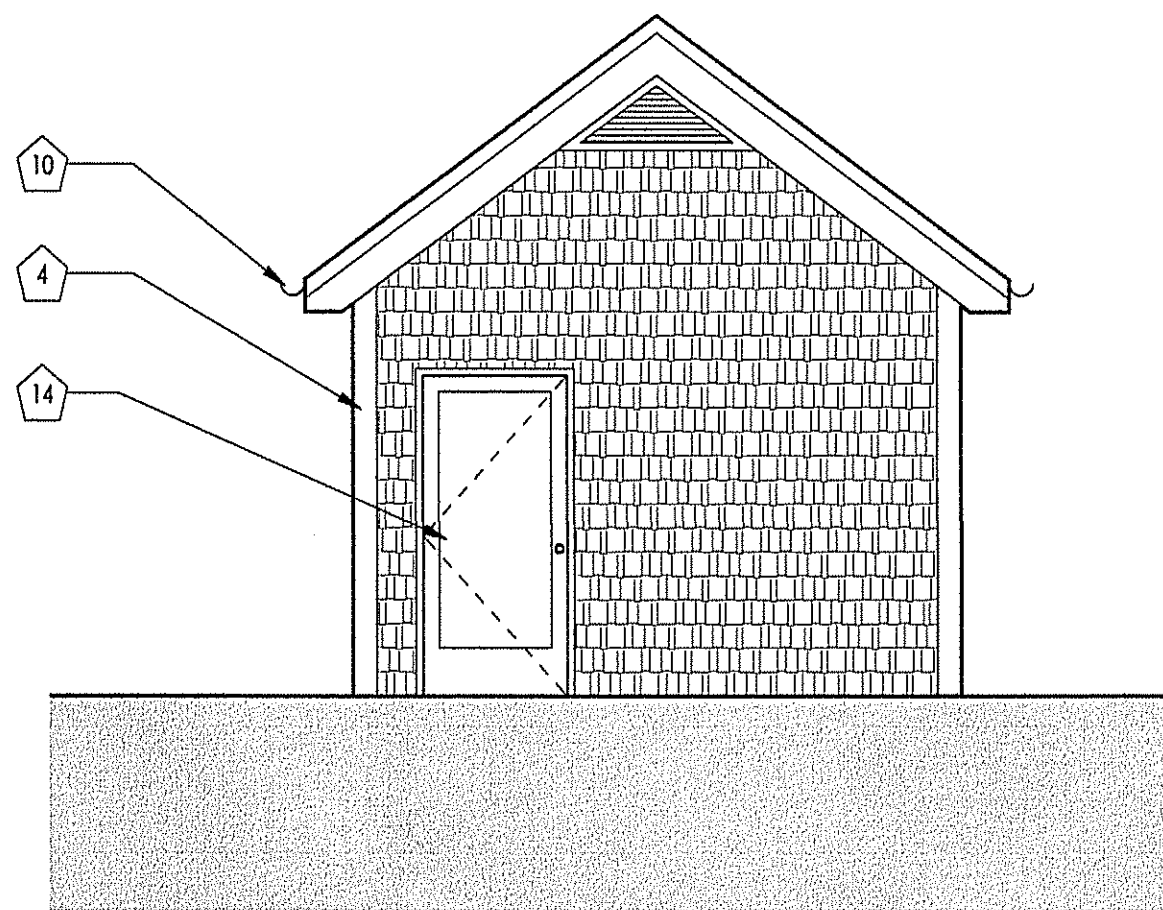
- 1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.
- 2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS
- 3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
- 4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED OUTBUILDING KEYNOTES:

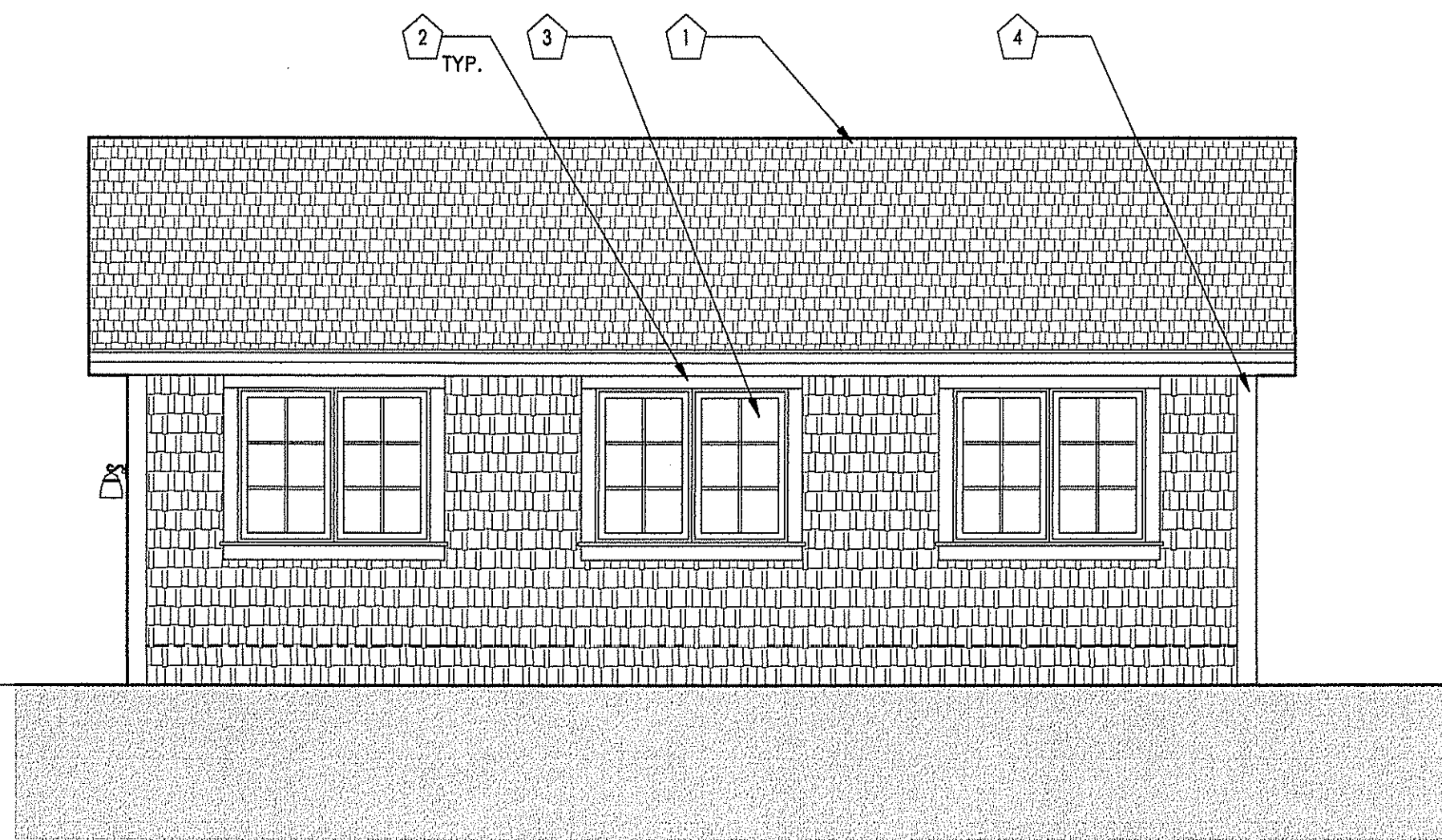
- 1 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL ROOF OF MAIN BLDG
- 2 MATCH (E) WINDOW TRIM AT ALL NEW WINDOWS
- 3 NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH MAIN BLDG, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
- 4 MATCH (E) HISTORIC TRIM
- 6 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN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



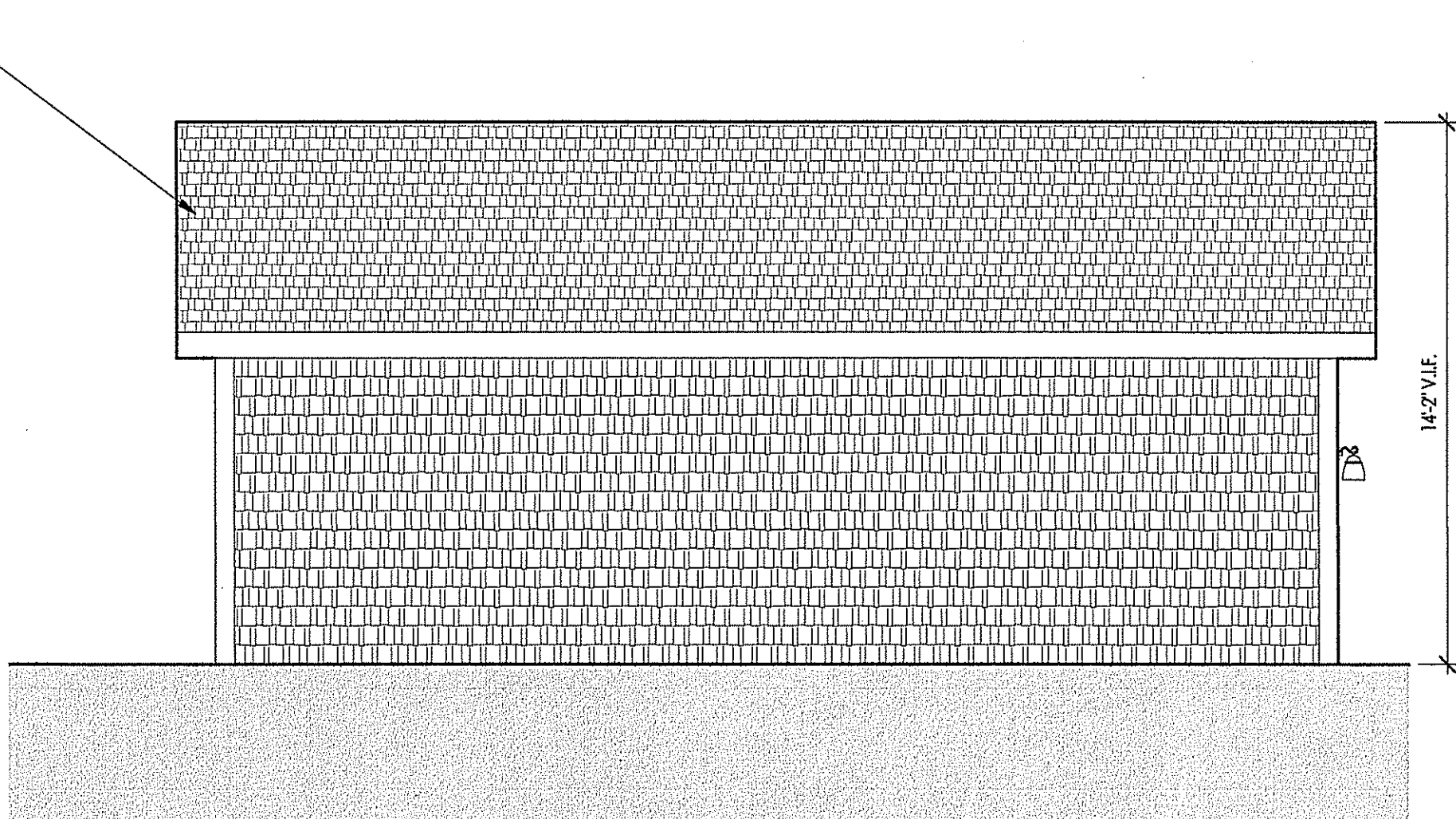
1 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



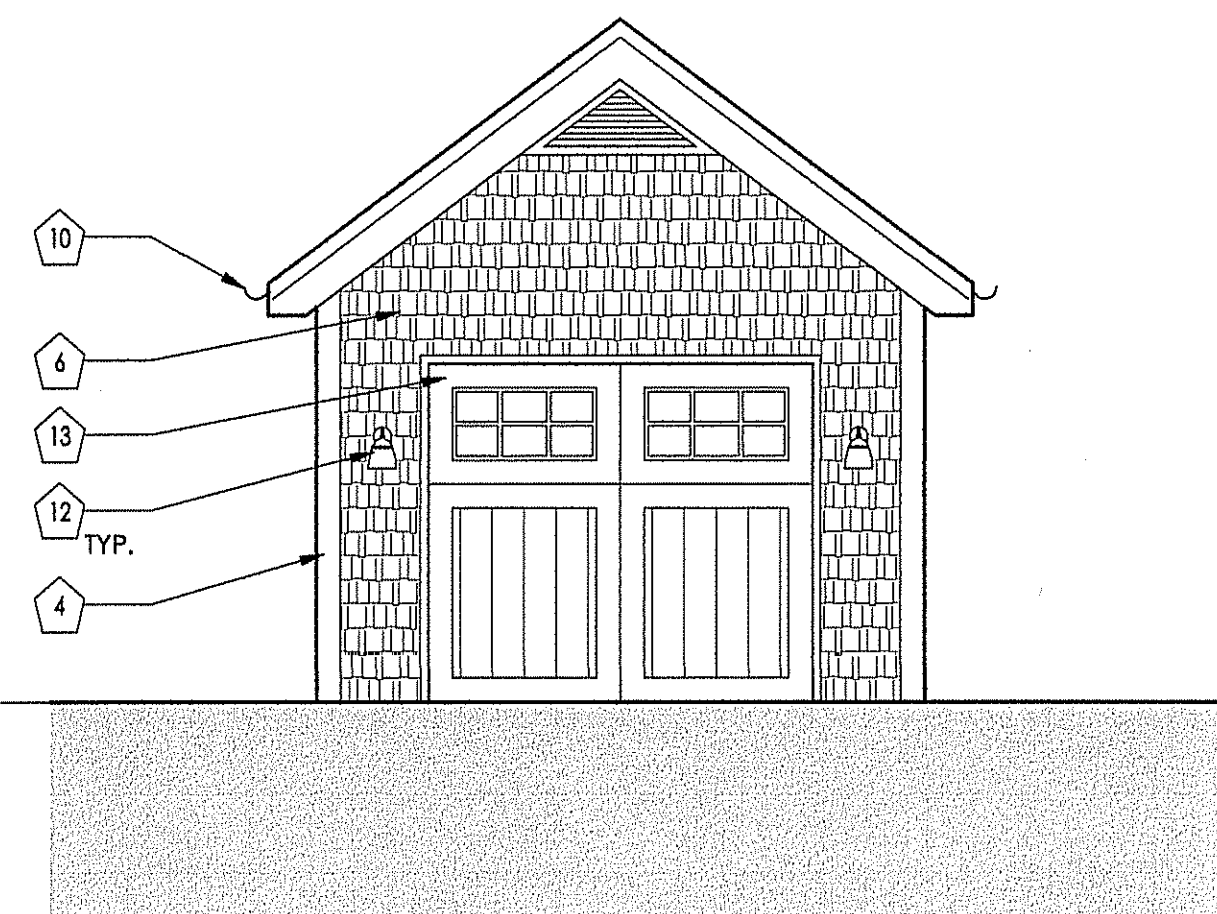
2 WEST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



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



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



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

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

EMERICK ARCHITECTS

3811 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND OR 97204
P 503.263.9400 W EMERICK-ARCHITECTS.COM

CONSULTANT

LOGO

SPACE

REVIEW SET

NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

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

ACCESSORY BUILDING

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

A3.5

LAND USE SUBMITTAL