

# Land Use Application

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Applicant(s): Erik Becker (architect) Property Owner(s): John + Megan Murphy

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Mailing Address: PO Box 712 Mailing Address: 635 NW Albermarle Terrace  
Hood River, OR 97031 Portland, OR 97210

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Phone: 503.734.8800 Phone: 917.690.3103 - Megan 646.335.3340  
John

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Email: erik.becker@gmail.com Email: megankatemurphy@gmail.com

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john.m.murphy@refinitiv.com

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## Location of property:

Township: 03 11 345 7000 400Range: Parcel address: 15 Locke Rd.

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Section & Qtr. Section: County: Klickitat

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Tax Lot No(s): TL 4WS-51 IN E2NESENW; 34-3-11 Parcel Size (acres): 5

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Existing use of parcel: Single family residence

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Use of adjacent parcels: Single family residence

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**Project description:** This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

New construction of a single story, 440 sf accessory building. The structure is burrowed into an existing hillside, largely hiding it from view. The building sits very low, under the existing tree canopy that surrounds it on all 4 sides. Simple, durable materials of cast in place concrete, glass, and weathering steel panel, and natural stone, clad the small structure. The rusted surface of the weathering steel panels are non-reflective, and blend in visually with the surrounding landscape, while also protecting the structure from the threat of fire. The use of the natural stone also hides the structure into the landscape.

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Approximate cut of 73-75 cubic yards into the existing hillside to burrow the structure into the landscape. The cut fill will be redistributed onsite in best construction practice.

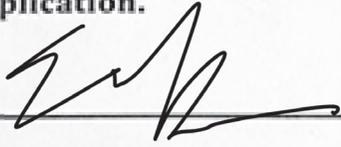
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**Application checklist:** The following is required to complete your application:

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature:

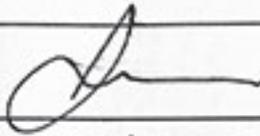


date 7/5/20

date

Property owner(s) signature:

JOHN MURPHY



date 7/5/2020

MEGAN MURPHY



date 7/5/2020

## ***Key Viewing Areas:***

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Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas are listed below.

Please check those sites which can be seen from your property:

- Historic Columbia River Highway
- Old Highway 8 (County Road 1230)
- Highway I-84
- Washington State Route 142
- Washington State Route 14
- Washington State Route 141
- Panorama Point Park
- Columbia River
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

**Elevation drawings** must show the sides of proposed buildings which would be visible from key viewing areas, including:

- the appearance of proposed buildings over 400 square feet in size*
- surrounding final grades*

**Landscape details** must show how your project will be screened from key viewing areas, including:

- location of plants used*
- number of plants*
- size of plants*
- type of plants*
- irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- location of existing and proposed topographical features which would screen your project.*



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SCENIC REVIEW  
7.3.20

MURPHY RESIDENCE  
ACCESSORY BUILDING NEW STRUCTURE

15 LOCKE RD.  
WHITE SALMON, WA 98672



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**PROJECT INFORMATION**

PROJECT ADDRESS: 15 LOCKE RD.  
WHITE SALMON, WA 98672

**OWNER**

JOHN + MEGAN MURPHY  
635 NW ALBEMARLE TERRACE  
PORTLAND, OR 97210  
541.490.3398  
john.murphy@refinitiv.com  
megankatemurphy@gmail.com

**ARCHITECT**

ERIK BECKER  
eb architecture + design llc  
PO BOX 712  
HOOD RIVER, OR 97031  
erik.becker@gmail.com  
503.734.8800

**SCOPE OF WORK:**

NEW CONSTRUCTION OF A 440 SF ACCESSORY BUILDING.

**DRAWING LIST**

- CS COVER SHEET
- 00 INFORMATION SHEET
- A1.0 AERIAL / CONTEXT MAP
- A1.1 SITE PLAN / TREE REMOVAL PLAN
- A2.1 PROPOSED FLOOR PLAN
- A2.2 AREA OF GRADING PLAN & SECTION
- A3.1 EXTERIOR ELEVATIONS

**LEGEND OF SYMBOLS**



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INFORMATION  
GENERAL NOTES



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1 AERIAL CONTEXT MAP  
NTS



AERIAL CONTEXT  
MAP

## SITE INFORMATION

### SITE ADDRESS:

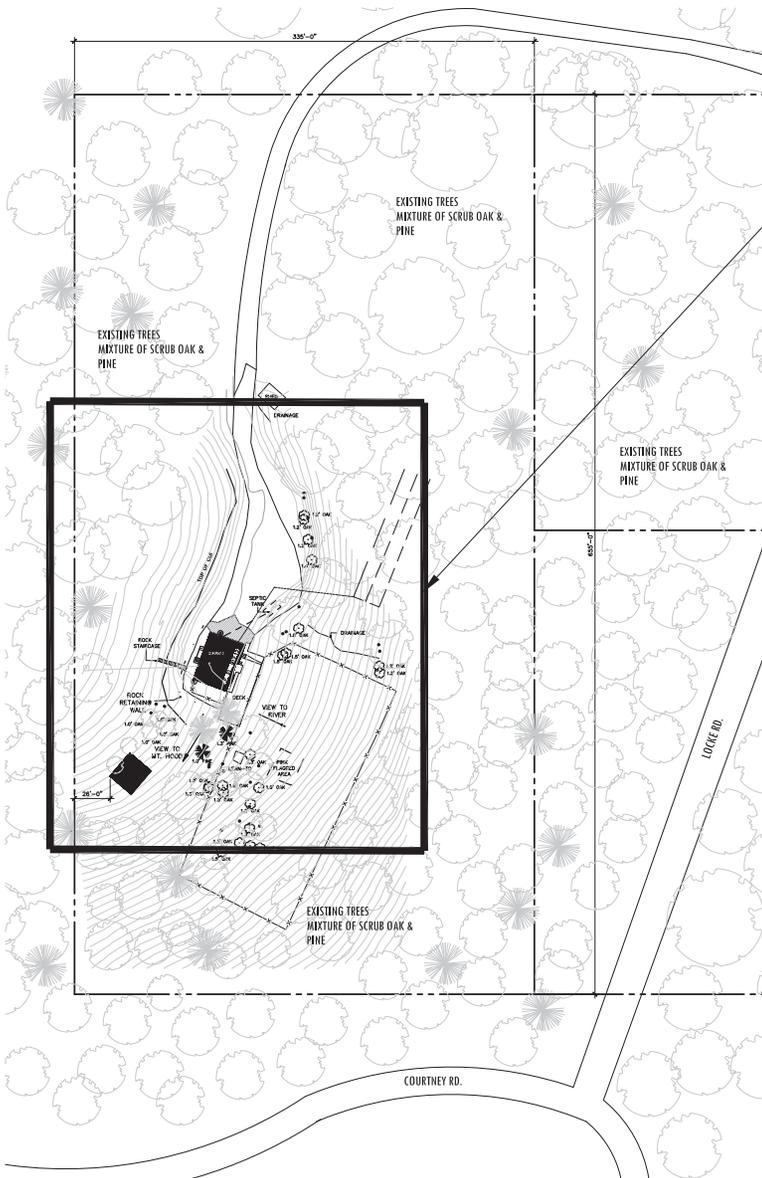
15 LOCKE RD.  
WHITE SALMON, WA 98672

### LEGAL DESCRIPTION

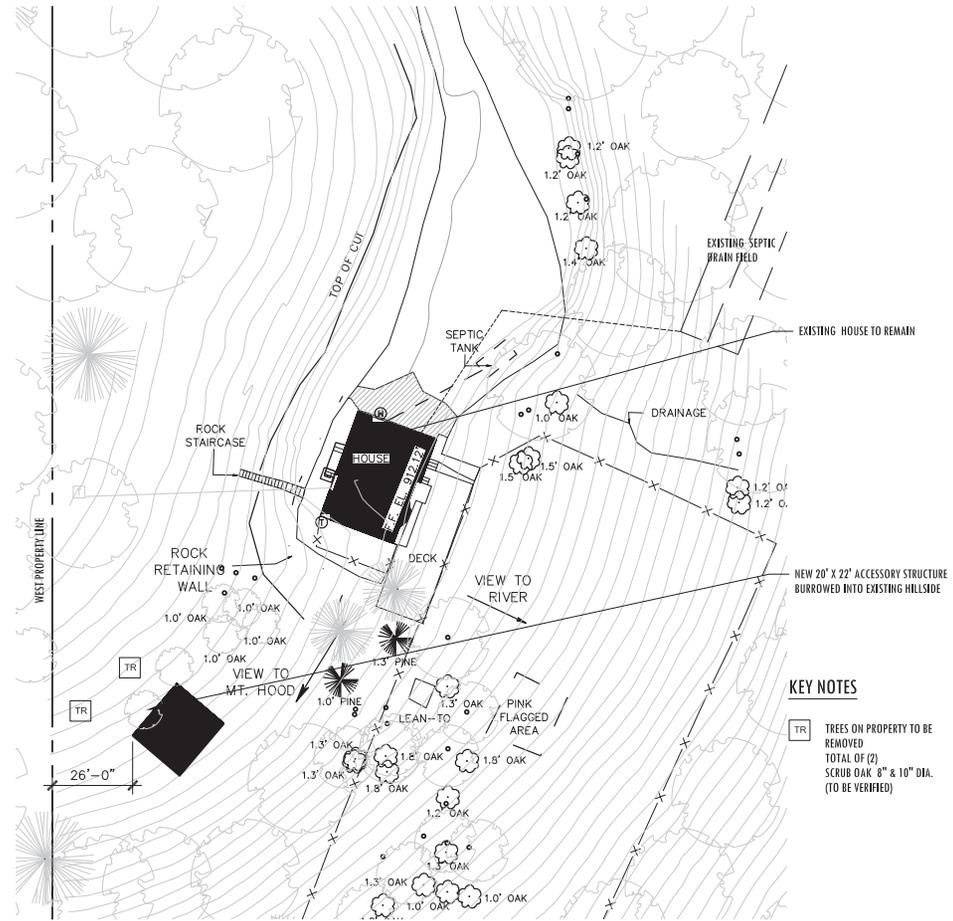
PARCEL # 1 : 03113457000400  
LEGAL: T1 4 WS-S1 IN E2NESENW; 34-3-11  
LOT SIZE: 5 ACRES  
LAND: 23000  
IMPRV: 63200  
TOTAL AV: 293200  
TAXCODE: 42  
USECODE: 18  
ZONING: SMA-AG

HEIGHT LIMIT : 24' FOR ACCESSORY STRUCTURES

SETBACKS : PER SMA GUIDELINES



AREA OF WORK  
SEE ENLARGED PLAN 2/A1.1



### KEY NOTES

TR TREES ON PROPERTY TO BE REMOVED  
TOTAL OF (2)  
SCRUB OAK 8" & 10" DIA.  
(TO BE VERIFIED)

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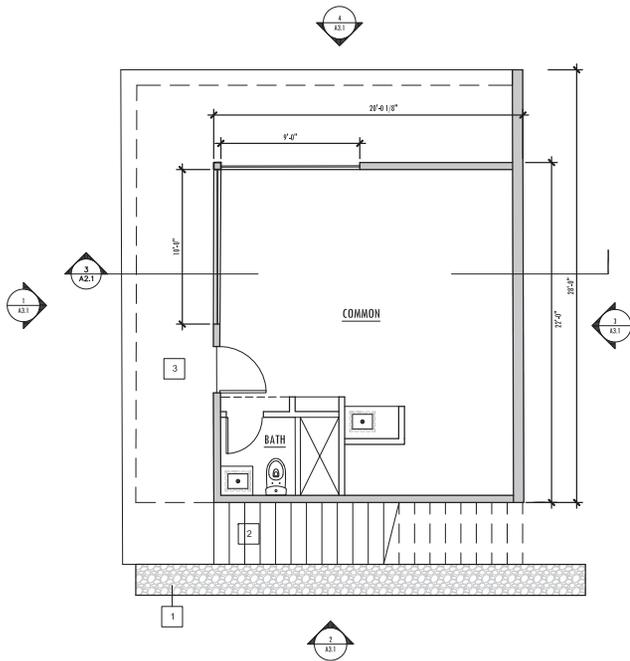
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SITE PLAN /  
TREE REMOVAL  
PLAN

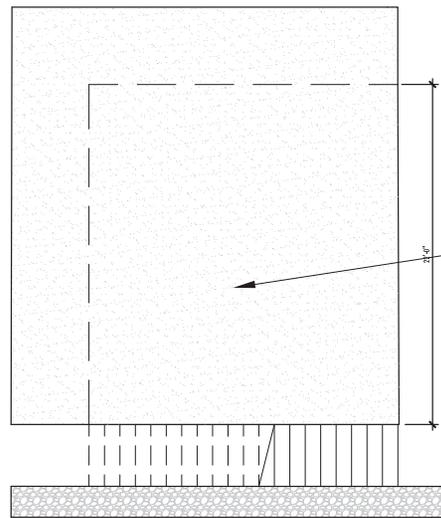
1 OVERALL SITE PLAN  
1" = 80'-0"

2 AREA OF WORK SITE PLAN / TREE REMOVAL PLAN  
1" = 40'-0"

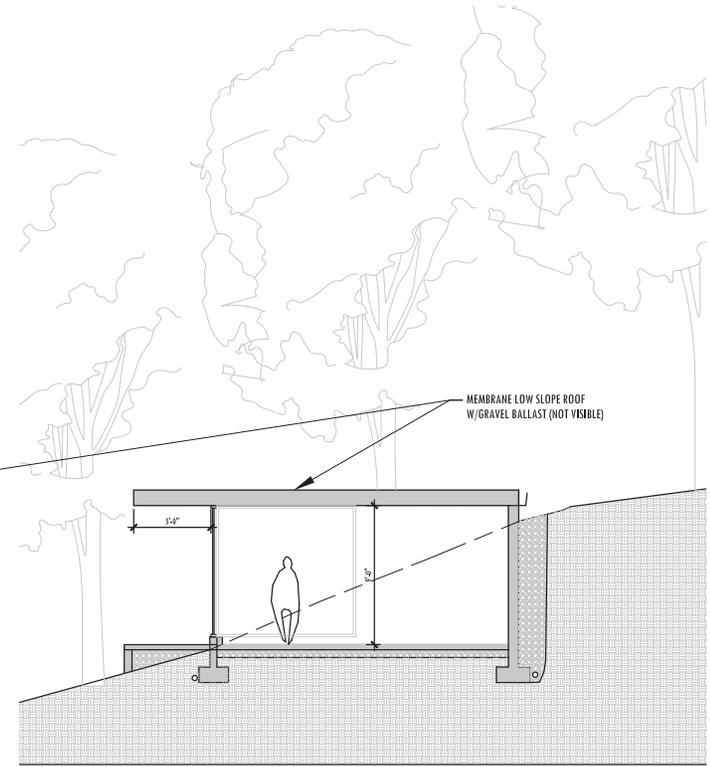
**A1.1**



**1 MAIN LEVEL PLAN**  
1/8" = 1'-0"



**2 ROOF PLAN**  
1/8" = 1'-0"



**3 BLDG. SECTION AA**  
1/8" = 1'-0"

**KEY NOTES**

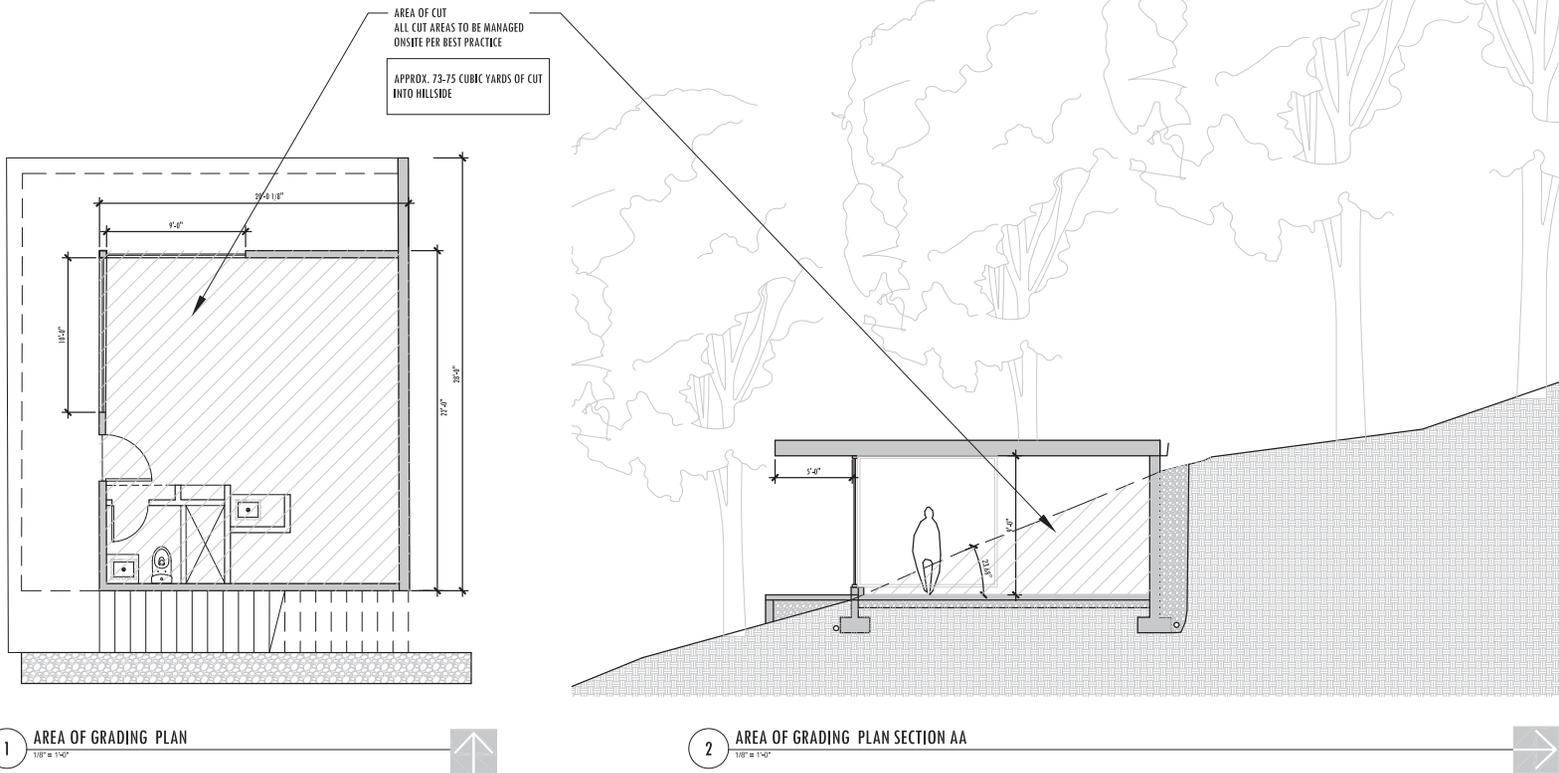
- 1 GABION ROCK SITE WALL
- 2 CAST IN PLACE CONCRETE SITE STAIRS
- 3 CAST IN PLACE CONCRETE DECK SURROUND

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MAIN LEVEL  
PLAN PROPOSED

**A2.1**

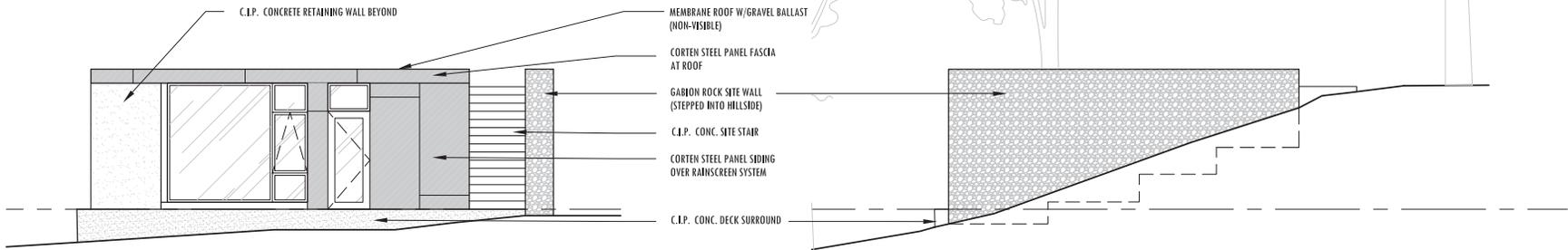




CORTEN STEEL PANEL EXAMPLE  
IMAGE (NON-REFLECTANT)

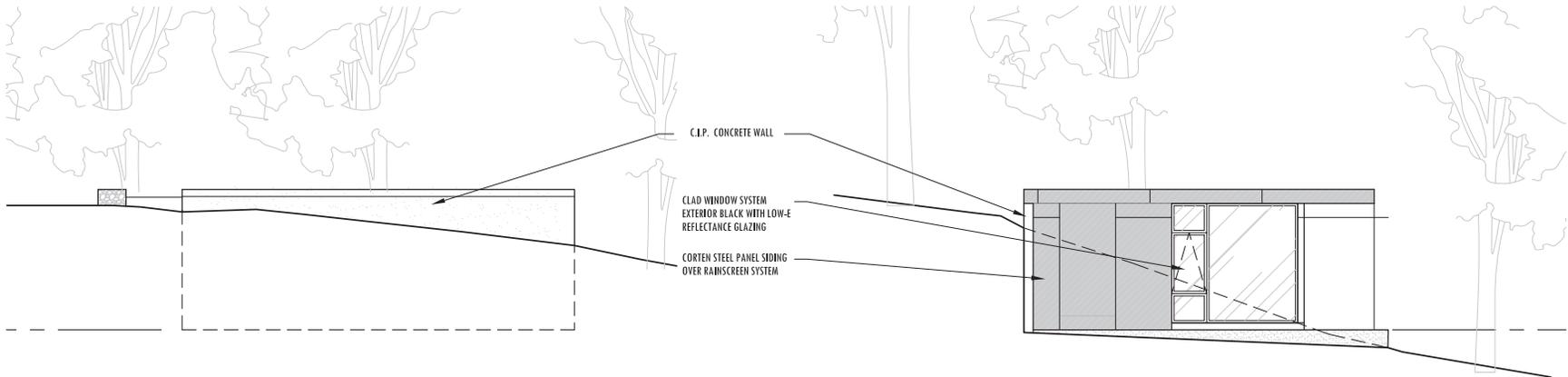


GABION ROCK SITE WALL  
EXAMPLE IMAGE - BASALT ROCK  
FILLED



1 SOUTH ELEVATION  
1/8" = 1'-0"

2 EAST ELEVATION (NOT VISIBLE FROM RIVER)  
1/8" = 1'-0"



3 NORTH ELEVATION (NOT VISIBLE FROM RIVER)  
1/8" = 1'-0"

4 WEST ELEVATION (NOT VISIBLE FROM RIVER)  
1/8" = 1'-0"



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EXTERIOR  
ELEVATIONS

**A3.1**