

COLUMBIA RIVER GORGE COMMISSION MINOR CHANGE TO A DIRECTOR'S DECISION

CASE FILE: Minor Change #2 to C20-0013

**MINOR CHANGE
APPLICANT:** Chester Overlees

**ORIGINAL
APPLICANT:** Mary Kleihege

LANDOWNER: Mary Kleihege

**ORIGINAL
PROPOSAL:** The Columbia River Gorge Commission has approved an application for

- 1) an addition and deck for an existing single-family dwelling,
- 2) new exterior finish and windows for another existing single-family dwelling,
- 3) a deck, new windows, and separate septic system for an existing agricultural building,
- 4) a new deck and agricultural labor housing in another existing agricultural building,
- 5) a greenhouse (30 ft x 60 ft),
- 6) a well house (11 ft x 18 ft),
- 7) a carport (19 ft x 17 ft), and
- 8) the after-the fact reviews of replacement fencing, road improvements, and maintenance and repair to several farm buildings.

**MINOR CHANGE
REQUEST :** The same development as in the original approved Director's Decision (May 10, 2021) and first Minor Change to the Director's Decision (August 9, 2022) with changes as follows:

1. A 114 ft retaining wall on the north side of an existing agricultural building.

LOCATION: The subject property is 214 acres located in Klickitat County at 386 Lyle Snowden Rd, Lyle, WA, in the east half of Section 9, Township 3 North, Range 12 East, Willamette Meridian; Tax Lot Number 03-12-0900-0001/00.

**LAND USE
DESIGNATION:** General Management Area (GMA) – Commercial Forest (80)

AUTHORITY TO APPROVE MINOR CHANGE:

This application was received and reviewed under Commission Rule 350-81. The proposed minor changes are therefore being reviewed pursuant to Commission Rule 350-81-046.

Commission Rule 350-81-046 states:

Any change to a development action approved by the Executive Director shall be processed as a new action, except that the Executive Director may approve minor changes to findings, conclusions, and conditions of approval deemed to be consistent with the guidelines of Commission Rule 350-81 and the findings and conclusions for the original action. If the Executive Director approves a minor change, the Director shall notify all of the parties that would have standing to appeal the change, including the applicant, the Forest Service, the four Indian tribal governments, the county planning department, and anyone who submitted comments during the comment period on the original land use application. The change itself (not the original decision) would be subject to appeal under the same time frames applicable to the original decision.

DECISION:

Based upon the findings of fact in the Staff Report for Director’s Decision C20-0013, the request for a minor change by Chester Overlees is consistent with the purposes of the Columbia River Gorge National Scenic Area Act (Act) and the standards in Section 6 of the Act, 16 U.S.C. §§ 544(a), 544d(d), the Management Plan for the Columbia River Gorge National Scenic Area (Management Plan), and Commission Rule 350-81, and is hereby approved.

AMENDED CONDITIONS OF APPROVAL: The following conditions of approval are given to ensure that the subject request is consistent with the standards of Section 6 and the purposes of P.L. 99-663, and the Management Plan and approvable under Commission Rule 350-81. Compliance with them is required. **This decision must be recorded in county deeds and records to ensure notice of the conditions to all successors in interest (Management Plan, Review Uses Guideline 1, pg. II-96).** *(Note: Conditions with changes are shown with ~~strikeout text~~ indicating deletions to the original condition and underlined text indicating additions to the original condition.)*

1. To ensure notice of the conditions to successors in interest, this Director’s Decision, Staff Report for C20-0013, and approved site plan shall be recorded in county deeds and records at the Klickitat County Auditor’s Office. Once recorded, the applicants shall submit a copy of the recorded documents to the Executive Director.
2. This decision does not exempt the proposal from other non-Scenic Area rules and regulations. It is the applicant’s responsibility to ensure the use complies with all other applicable federal, state, and county laws and to obtain necessary approvals, including utility easement approvals.

3. Any new land uses or structural development such as garages, workshops, or other accessory structures, additions, alterations, or grading not included in the approved application or site plan will require a new application and review.
4. The developments shall be constructed as shown on the approved project description, site plan and elevation drawings. Any changes shall be reviewed and approved by the Executive Director before the changes are implemented.
5. All exterior building materials, including roof, doors, siding, trim, window casings and sashes, decks, and railings shall be dark earth-tone colors. Only approved dark earth-tone colors for exterior materials shall be used. The following colors submitted by the applicants for the exterior of the house are consistent with this condition and are hereby approved:

Exterior:	Valhalla Lifetime Wood Treatment
Roof:	Taylor Metal Saddle Tan (SRI-37)
<u>Retaining Wall:</u>	<u>Brown concrete (241)</u>

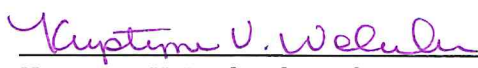
Any proposed changes to these colors shall be submitted to the Gorge Commission for consistency review with this condition of approval. The color of the development shall be maintained by painting and staining as necessary to maintain the approved color.

6. All exterior building materials, including roof, doors, siding, trim, window casing and sash, decks, and railings shall be nonreflective or have low reflectivity. Any exterior metal materials shall be painted with low-gloss black colored finish and maintained as necessary to ensure that the material is non-reflective. Solar panels shall be black, including panels and frames, to minimize reflectivity, with no bare aluminum framing or bare structural surfaces.
7. All windows shall be composed of low-reflectivity glass. A reflectivity rating of 11% is required.
8. The proposed development shall comply with the following fire protection criteria. The applicant shall submit a written statement and amended site plan addressing each criterion to the Gorge Commission for review and approval by the Executive Director, before construction begins. The applicant shall notify the Commission when construction is complete, so an inspection of the dwelling can be made to verify compliance with the fire safety guidelines.
 - A. All buildings shall be surrounded by a maintained fuel break of 50 feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire-resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.
 - B. Buildings with plumbed water systems shall install at least one standpipe a

- minimum of 50 feet from the structures.
- C. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separated from the dwelling.
 - D. Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent.
 - E. Telephone and power supply systems shall be underground.
 - F. Roofs of structures shall be constructed of fire-resistant materials such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
 - G. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than $\frac{1}{4}$ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - H. All structural projections such as balconies, decks and roof gables shall be built with fire resistant materials equivalent to that specified in the Uniform Building Code. The applicant shall submit building materials for the decks of the development to the Gorge Commission for review and approval.
 - I. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than $\frac{1}{4}$ -inch mesh metal screen that is noncombustible and corrosion resistant.
9. All outdoor lighting shall be directed downward and sited, hooded, and shielded such that it is not highly visible as seen from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
10. The following mitigation measures are required to enhance habitat for western gray squirrel:
- A. Do not cut any tree containing a gray squirrel nest. WDFW recommends a 50-ft no-cut buffer around nest trees to maintain an interlocking tree canopy and minimize disturbance.
 - B. Do not cut mature Oregon white oak. The landowner is encouraged to reduce hazard fuels throughout parcel, including surface and ladder fuels, and by thinning out dense tree stands.
 - C. Promote "oak release" by removing overtopping and encroaching conifers from the vicinity of oak trees on the subject parcel, thereby reducing the competition for light, water, and nutrients.
11. All cattle fencing, including all recently replaced fencing, shall adhere to the following specifications:
- A. The top wire is not more than 42 inches high, to make it easier for deer to jump over the fence;
 - B. a gap of at least 10 inches is maintained between the top two wires to make it easier for deer to free themselves if they become entangled;

- C. the bottom wire is a smooth wire, placed at least 16 inches above the ground to allow fawns to crawl under the fence
 - D. stays, or braces placed between strands of wire, are positioned between fence posts where deer are most likely to cross, creating a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
12. All disturbed areas shall be reseeded with native grasses and forbs. Disturbed areas shall be revegetated immediately upon completing the project (or as soon as possible thereafter if the project is completed during the winter months) with at least 80 percent vegetative coverage within 1 year. The Commission encourages the applicant to use a seed mix from the Recommended Seed Mixes for East Side Environments, which is included as an attachment to this Director's Decision.
 13. If cultural resources are discovered during construction activities, all activities within 100 feet of the cultural resources shall immediately cease and the applicants shall notify the Gorge Commission within 24 hours of discovery and the State Physical Anthropologist, Dr. Guy Tasa at (360) 586-3534 or guy.tasa@dahp.wa.gov. The cultural resources shall remain as found and further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
 14. If human remains are discovered during construction activities, all activities shall cease immediately upon their discovery. Local law enforcement, the Executive Director and Indian Tribal governments shall be contacted immediately. Further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
 15. The applicant shall notify the Gorge Commission within 30 days of project completion to arrange for a FINAL INSPECTION to confirm compliance with all of the conditions of approval. Project completion means completion of all work to the exteriors of structures (including painting). The applicants shall arrange the inspection by calling the Gorge Commission at (509) 493-3323 or info@gorgecommissin.org. Each inspection may take up to seven business days from the time of calling for the inspection.
 16. The 'white barn' shall not be used as dwelling. The barn shall not be certified for occupancy.

DATED AND SIGNED THIS 21 day of December 2022 at White Salmon, Washington.



Krystyna U. Wolniakowski
Executive Director

EXPIRATION OF APPROVAL:

Commission Rule 350-81-044 governs the expiration of this Director's Decision.

This decision of the Executive Director becomes void on the 21 day of December 2024 unless construction has commenced in accordance with Commission Rule 350-81-044(4).

Commission Rule 350-81-044(4) specifies that commencement of construction means actual construction of the foundation or frame of the approved structure.

Construction must be completed within two years of the date that the applicant commenced construction. The date of the Executive Director's preconstruction inspection to confirm the location of proposed structural development as required by this decision shall be considered the date the applicant commenced construction, unless the applicant demonstrates otherwise.

Once the applicant has commenced construction of one element in this decision, the applicant will need to complete all elements in this decision in accordance with Commission Rule 350-81-044. The Commission does not use different "commencement of construction" dates for different elements in this decision.

The applicant may request one 12-month extension of the time period to commence construction and one 12-month extension to complete construction in accordance with Commission Rule 350-81-044(6). The applicant must submit the request in writing prior to the expiration of the approval. If the applicant requests an extension of time to complete construction after commencing construction, the applicants shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicants were not responsible, would prevent the applicants from commencing or completing the proposed development within the applicable time limitation. The Executive Director shall not grant an extension if the site characteristics and/or new information indicate that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

APPEAL PROCESS:

The appeal period ends on the 20 day of January 2023.

The decision of the Executive Director is final unless the applicant or any other person who submitted comment files a Notice of Intent to Appeal and Petition with the Commission within thirty (30) days of the date of this decision. Information on the appeal process is available at the Commission office.

NOTES:

Any new land uses or structural development such as driveways, parking areas, garages, workshops, fences or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review. New cultivation also requires a new application and review.

This decision does not address local, state, or federal requirements that may be applicable to the proposed development. The landowner is responsible for obtaining all applicable county, state, or federal permits required for the development.

- c: Confederated Tribes and Bands of the Yakama Nation
- Confederated Tribes of the Umatilla Indian Reservation
- Confederated Tribes of Warm Springs Reservation of Oregon
- Nez Perce Tribe
- U.S. Forest Service National Scenic Area Office
- Washington Department of Archaeology and Historic Preservation
- Klickitat County Planning Department
- Klickitat County Building Department
- Klickitat County Public Works Department
- Klickitat County Health Department
- Klickitat County Assessor
- Washington Natural Heritage Program
- Washington Department of Fish and Wildlife
- Steve McCoy, Friends of the Columbia Gorge

Attachments:

- Staff Report for C20-0013
- Approved site plan and elevation drawings
- International Dark-Sky Association example sheet of acceptable & unacceptable light fixtures
- Recommend Seed Mixes for East Side Environments

COMMENTS FROM INDIVIDUALS/AGENCIES/GOVERNMENTS:

Notice of the original subject request was mailed to property owners within 200 feet of the subject parcel and the following organizations/agencies/governments:

- Confederated Tribes and Bands of the Yakama Nation
- Confederated Tribes of the Umatilla Indian Reservation
- Confederated Tribes of Warm Springs Reservation of Oregon
- Nez Perce Tribe
- U.S. Forest Service National Scenic Area Office (USFS NSA)
- Washington Department of Archaeology and Historic Preservation
- Klickitat County Planning Department
- Klickitat County Building Department
- Klickitat County Public Works Department
- Klickitat County Health Department
- Klickitat County Assessor
- Skamania County
- Washington Natural Heritage Program
- Washington Department of Fish and Wildlife
- Friends of the Columbia Gorge

Written comments were received from:

- Chris Donnermeyer, Heritage Resource Program Manager, USFS NSA
- Steve McCoy, attorney, Friends of the Columbia Gorge

AMENDED FINDINGS OF FACT AND CONCLUSIONS AND ANALYSIS OF CONSISTENCY OF

PROPOSED CHANGES: *(Note: Findings and Conclusions with changes are shown with strikethrough text indicating deletions to the original findings and underlined text indicating additions to the original findings. Original, unchanged Findings and Conclusions are not included.)*

A. LAND USE

3. The applicant has multiple development requests for the property. The applicant proposes the following modifications to existing buildings:
 1. Farmhouse: Add a 12 ft x 18 ft entry way addition, replace windows and finish repairs to existing deck.
 2. Hermitage: Repair building within its existing footprint including exterior decks, which had begun to rot. Enlarge some of the windows, as indicated on the elevation drawings.
 3. Office Building: Formerly used as an office building and guest housing, to be converted into worker housing. Add a second-floor exterior deck 8 ft. wide running the length of the building.
 4. Big White Barn: First floor: Level concrete floor, add a 114 ft retaining wall along the north side, add a bathroom and separate septic system, enlarge windows on east, north, and south sides as indicated on the elevation drawings. On the south side of the barn, with the shed addition, reinstall metal roof, and add windows evenly spaced across the south side. Top floor: enlarge the windows evenly spaced across the south side. On the east end, build a 30 ft x 10 ft deck on the second floor.

The applicant proposes the following new buildings:

<u>Building Name</u>	<u>Footprint</u>	<u>Building Height</u>
1. Carport (accessory)	323 sq ft (19 ft x 17 ft)	15 ft
2. Greenhouse (agricultural)	1,800 sq ft (30 ft x 60 ft)	10 ft
3. Well House (agricultural)	198 sq ft (11 ft x 18 ft)	10 ft

The applicant also requests after-the-fact review of replacement fencing and for road maintenance. The applicant originally requested three greenhouses, but during the course of the review withdrew the request for two of the greenhouses.

CONCLUSION:

With conditions of approval requiring the proposed developments are allowed review uses, subject to Commission Rules 350-81-520 through 350-81-620 that protect scenic, cultural, natural, and recreation resources.

ANALYSIS OF CONSISTENCY OF PROPOSED CHANGE:

This finding is hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project will be consistent with Commission Rule 350-81.

B. SCENIC RESOURCES

15. Commission Rules 350-81-520(2)(l) states:

Unless expressly exempted by other provisions in 350-81-520, colors of structures on sites visible from Key Viewing Areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval.

The applicant has proposed Valhalla Wood Preservatives *Lifetime Wood Treatment* for the exterior walls of the wellhouse, carport and the addition to the dwelling, and Taylor Metal *Saddle Tan* (SRI-37) for the roofing. The retaining wall will be stained a deep brown. These dark earth-tone browns are found within the shadows of the surrounding landscape. A condition of approval requires all exterior surfaces of the proposed development, including doors, siding, trim, window sash, and roof, to be dark earth-tone colors to ensure consistency with Commission Rule 350-81-520(2)(l).

19. Commission Rule 350-81-520(2)(aa) requires all proposed structural development involving more than 200 cubic yards of grading on sites visible from KVAs to include a grading plan containing specific plan elements.

The proposed greenhouse, the well house and the carport are small and will be constructed on flat ground and no other buildings or roads are proposed. The proposed retaining wall will require approximately 100 cu yd of grading. There will not be more than 200 cubic yards of grading for the structural development. A grading plan is not required.

CONCLUSION:

The proposed development is consistent with Commission Rule 350-81-520 that protects scenic resources in the National Scenic Area.

ANALYSIS OF CONSISTENCY OF PROPOSED CHANGE:

This finding is hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project will be consistent with Commission Rule 350-81-520.

C. CULTURAL RESOURCES

2. Chris Donnermeyer, Heritage Resource Program Manager for the U.S. Forest Service Columbia River Gorge National Scenic Area, reviewed the land use application and determined in a Cultural Resources Survey Determination, dated September 11, 2020, that pursuant to Commission Rule 350-81-540(1)(c)(A)(iii) a Cultural Resource Reconnaissance Survey is not required because the proposed use would not disturb the ground and would involve a lot-line adjustment or partition, is not within 100 feet of a high probability zone, and does not occur within 500 feet of a known archaeological site.

While reviewing the original July 20, 2022, minor change request, Gorge Commission staff contacted Brittney Cardarella Archaeological Technician, U.S Forest Service. Ms. Cardarella concluded in message dated July 28, 2022, the proposed changes to the barn do not change the original survey determination.

While reviewing the second minor change request, Gorge Commission staff contacted Mr. Donnermeyer, who concluded in a message dated November 30, 2022, the proposed changes to the barn do not change the original survey determination.

CONCLUSION:

With conditions protecting unknown cultural resources and human remains discovered during construction, the proposed development is consistent with the guidelines in Commission Rule 350-81-540 that protects cultural resources in the National Scenic Area.

ANALYSIS OF CONSISTENCY OF PROPOSED CHANGE:

This finding is hereby amended to accurately describe the proposed changes. The amended finding continues to support the conclusion that the project will be consistent with Commission Rule 350-81-540.

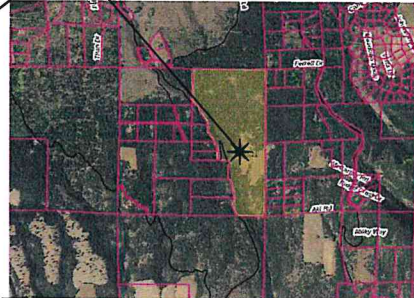
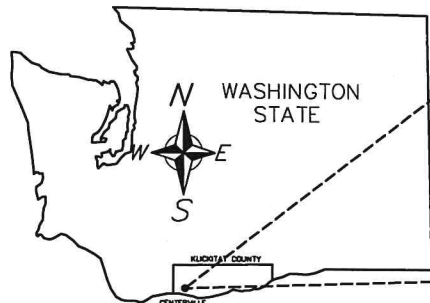
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MARY KLEIHEGE - BARN REMODEL

KLICKITAT COUNTY - TAX PARCEL #: 03-12-0900-0001/00

386 LYLE SNOWDEN ROAD, LYLE, WA 98635

BUILDING LOCATION VICINITY MAP



LEGEND

AFF	ABOVE FINISH FLOOR	MIEG	MISCELLANEOUS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	N	NORTH
AWG	AMERICAN WELDING SOCIETY	NET	NOT TO SCALE
BM	BEAM	O.C.	ON CENTER TO CENTER SPACING
CI	CONSTRUCTION JOINT	OFF	OPPOSITE HAND
CLR	CLEAR	QV/SZ	QUANTITY
CMU	CONCRETE MASONRY UNIT	OFJ	OPEN WEB JOIST
COC	CONCRETE	PF	POUNDS PER CUBIC FOOT
COL	COLUMN	PMB	PRE-ENGINEERED METAL BUILDING
CONC	CONCRETE	PERP	PERPENDICULAR
CONT	CONTINUOUS	PL	PLATE
CTR	CENTER	PLF	POUNDS PER LINEAR FOOT
D	DIA. (DIAMETER)	PSF	POUNDS PER SQUARE FOOT
DI	DIAMETER	PSI	POUNDS PER SQUARE INCH
DN	DOWN	R	REINFORCEMENT, REINFORCING
DL	DEAD LOAD	REQD	REQUIRED
DSL	DRIFT SNOW LOAD	SC	SCALE
DWL	DOWN	SCJ	SAWN CONTROL JOINT
E	EACH	SECT	SECTION
EF	FACE	SIM	SHIM
EJ	EXPANSION JOINT	SJ	STEEL JOIST
ELV	ELEVATION	SL	SNOW LOAD
EMBD	EMBEDMENT	SLAB	SLAB ON GRADE
EQ SP	EQUAL SPACING	STD	STANDARD
EW	EACH WAY	SPEC	SPECIFICATION
FDI	FOUNDATION	SQ	SQUARE
FF	FINISH FLOOR	SST	STAINLESS STEEL
FT	FOOT; FEET	STL	STEEL
GB	GYPSON BOARD	STRUC	STRUCTURAL
GLB	GLUE-LAMINATED BEAM	T&B	TOP AND BOTTOM
GNZ	GROUDED	T&G	TONGUE AND GROOVE
HORZ	HORIZONTAL	TOC	TO BE DETERMINED
HST	HOLLOW STRUCTURAL STEEL	TOP	TOP OF DECK
HIGH	HIGH; INCHES	TOF	TOP OF FOOTING
INT	INTERIOR	TOM	TOP OF MASONRY
INT	INTERIOR	TOS	TOP OF STEEL
JOINT	JOINT	TOPW	TOP OF STEM WALL
KIP	KIP; KIIPS	TOPF	TOP OF TRACK
KIP/SQ	KIP/SQ	TOT	TREATED
KIP/SQ INCH	KIP/SQ INCH	TRF	TYPICAL
LB	POUND; POUNDS	UNO	UNLESS NOTED OTHERWISE
LF	LINEAR FOOT	VERT	VERTICAL
LI	DOUBLE ANGLE	W	WITH
LIV	LONG LEG HORIZONTAL	W/O	WITHOUT
LVL	LONG LEG VERTICAL	WF	WIDE FLANGE
LVL	LAMINATED STRAND LUMBER	WIN	WINDOW
LVL	LAMINATED VENEER LUMBER	YARD	YARD
MAX	MAXIMUM		
MIN	MINIMUM		

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 INTERNATIONAL BUILDING CODE (IBC), LOCAL RULES AND STANDARDS OF GOVERNING AGENCIES HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP FABRICATION AND/OR FIELD ERECTION. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. WORK DONE WITHOUT THE ENGINEER'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION, ALL TEMPORARY BRACING AND/OR SHORING REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING DESIGN AND INSTALLATION.
- PRIOR TO DIGGING VERIFY LOCATION AND DEPTH OF UTILITIES AND OTHER UNDERGROUND INTERFERENCES. CALL TWO BUSINESS DAYS BEFORE YOU DIG AT 811.

TIMBER

- SEE IRC 2018 FASTENING SCHEDULE (TABLE R602.3(1)) FOR GENERAL FRAMING NAILING REQUIREMENTS AND REFER TO THE SHEAR WALL SCHEDULE PROVIDED FOR SHEAR WALL NAILING REQUIREMENTS. SEE G-0.1 AND G-0.2 FOR SCHEDULES.
- ALL FRAMING MATERIAL SHALL BE DOUGLAS FIR-LARCH OR HEM-FIR NO. 2 OR BETTER, LEDGERS, STUDS, FLATES, AND MISCELLANEOUS LIGHT FRAMING SHALL BE DOUGLAS FIR OR HEM FIR STANDARD TOP AND BOTTOM FLATES AT BEARING WALLS.
- ALL NAILING REQUIREMENTS LISTED ARE BASED UPON THE USE OF COMMON WIRE NAILS (NOT SINKERS, BOX, ETC.). ALTERNATIVE NAIL TYPES OF EQUIVALENT DIAMETERS MAY BE SUBSTITUTED, WITH PRIOR APPROVAL OF THE ENGINEER OF RECORD. SEE ALTERNATIVE ATTACHMENTS TABLE ON PAGE G-0.1 FOR EQUIVALENT FASTENING TYPES FOR ROOF AND WALL SHEATHING NAILING.
- WOOD IN CONTACT WITH CONCRETE THAT IS IN DIRECT CONTACT WITH EARTH OR WITHIN 6" OF EXPOSED SOIL SHALL BE PRESSURE TREATED.
- ALL METAL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
- ALL WOOD FRAMED EXTERIOR WALLS SHALL BE SHEATHED IN ACCORDANCE WITH THE NAILING REQUIREMENTS OF S-W-1 OF THE SHEAR WALL SCHEDULE ON SHEET G-0.1 (1A).
- ALL FRAMED OPENINGS SHALL HAVE DOUBLE STUD HEADER, SUPPORTS PLUS A KING STUD, MINIMUM.
- ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
- ALL STUD WALLS, UNLESS NOTED OTHERWISE, SHALL BE 2x4 AT 16 INCHES O.C. AT EXTERIOR WALLS AND SHALL BE 2x4 AT 16 INCHES O.C. AT INTERIOR PARTITION WALLS. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE.
- ALL GLUE-LAMINATED BEAMS (GLB) SHALL BE GRADED 24F-V4 D/P/F. ALL LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF $f_b = 3,100$ PSI.
- ROOF SHEATHING SHALL BE APA RATED 3/2x4 AND BE AT LEAST 1/2" THICK FLOORBOARDS WITH 8D NAILING @ 6" O.C. AT ALL SUPPORTED PANEL EDGES, BLOCKING LINES, DRAG STRUTS, AND AT 12" O.C. AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD (UNO). NO DIAPHRAGM BLOCKING IS REQUIRED, WITHIN 48" OF ROOFS, RAFTERS AND GABLE END WALLS. INTERMEDIATE NAIL SPACING SHALL BE DECREASED TO 4" O.C. AND 4" O.C. TO GABLE END WALL FRAMING.
- ALL WOOD SILL FLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS SPACED A MAXIMUM OF 4 FEET ON CENTER. ANCHOR BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. A 3/4" PLATE WASHER AND NUT SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.

CONCRETE

- CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) NOT LESS THAN 5 PERCENT. ALL OTHER CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH TOTAL AIR CONTENT NOT LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT. ALL CONCRETE SHALL BE AIR-ENTRAINED WITH THE ABOVE-MENTIONED PERCENTAGES.
- ALL REINFORCING STEEL SHALL BE GRADE 40 DEFORMED BARS COMPLYING WITH ASTM SECTION A615. REINFORCING STEEL WHICH IS INDICATED ON THE PLANS AS BEING WELDED SHALL COMPLY WITH ASTM A706, AND SHALL ALSO BE DEFORMED. WELDING OF REINFORCING BARS SHALL BE PER AWS D1.4.
- REINFORCEMENT LAP HOOKS, ETC., SHALL BE PER THE REINFORCEMENT BAR SCHEDULE ON SHEET G-0.1 UNLESS NOTED OTHERWISE.
- ALL EXPOSED CORNERS OF CONCRETE SHALL BE FORMED INTO A 3/4" x 45 DEGREE CHAMFER, OR SCRIBED WITH A CONCAVE TOOLING DEVICE UNLESS NOTED OTHERWISE.
- CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT 1Z OR SIMPSON STRONG BOLT OR, ENGINEER APPROVED. PERIODIC SPECIAL INSPECTION IS REQUIRED PER IBC TABLE 1709.9 SECTION 4B. INSPECTION SHALL BE IN ACCORDANCE WITH ACI 318-14 SECTION 17.8.2.
- REINFORCING DOVEL ADHESIVE SHALL BE HILTI RE 500-SD ADHESIVE, OR SIMPSON SET-XF ADHESIVE. SPECIAL INSPECTION OF ADHESIVE DOVELS IS NOT REQUIRED.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT (MIN. COVER LISTED):
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #6 THROUGH #8 BARS: 2"
 - #5 BAR, W31 OR D31 WIRE AND SMALLER: 1 1/2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
 - SLABS, WALLS, JOISTS:
 - #14 AND 18 BARS: 1 1/2"
 - #11 BAR AND SMALLER: 3/4"
 - BEAMS, COLUMNS:
 - PRIMARY REINFORCEMENT, TIES, STRIPPERS, SPIRALS: 1 1/2"
 - SHEATH, FOLDED PLATE MEMBERS:
 - #6 BAR AND LARGER: 3/4"
 - #5 BAR, W31 OR D31 WIRE AND SMALLER: 1/2"

DESIGN CRITERIA

- RISK CATEGORY II
- ROOF LIVE LOAD: 20 PSF
 ROOF DEAD LOAD: 20 PSF
 FLOOR DEAD LOAD: 15 PSF
 FLOOR LIVE LOAD:
 SLEEPING ROOMS = 30 PSF
 OTHER ROOMS = 40 PSF
- SNOW DESIGN LOAD DATA
 GROUND SNOW LOAD: P_g = 22 PSF
 ROOF SNOW LOAD: P_s = 52 PSF
- WIND DESIGN LOAD DATA (PER 2018 IBC)
 VELOCITY (3-SEC. GUST) = 110 MPH (EQUVALENT STRENGTH WIND)
 EXPOSURE = C
- SEISMIC DESIGN DATA:
 SEISMIC SITE CLASS: C
 SEISMIC DESIGN CATEGORY: C
- LATERAL ANALYSIS PROCEDURE:
 BRACED WALL PANEL DESIGN PER SECTION R602.10.2 OF THE IRC.

FOUNDATIONS

- FOUNDATION DESIGN BASED ON AN ALLOWABLE SOIL BEARING OF 1,500 PSF.
- COMPACTED FILL SHALL NOT BE COMPACTED LESS THAN 90% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.

PRELIMINARY, NOT FOR CONSTRUCTION

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MARY KLEIHEGE
 BARN REMODEL
 LYLE, WA

COVER SHEET & GENERAL NOTES

DATE PLOTTED: 4/28/2022

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SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

REL
 REGISTERED PROFESSIONAL ENGINEER
 3115
 WASHINGTON

DATE: 4/28/2022
 DRAWN: [Signature]
 CHECKED: [Signature]

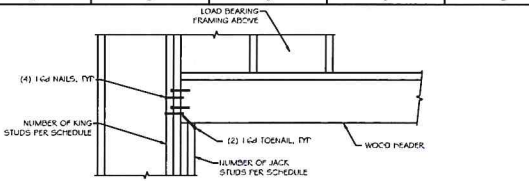
NO.	DATE	DESCRIPTION
1	4/28/2022	INITIAL DESIGN REVIEW
2	4/28/2022	UPDATED DECK SIZE & ADDED LARGE HEADER BEAM
3	4/28/2022	REVISION

SHEET NO.

G-0.0

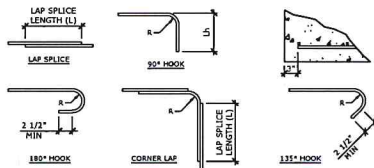
SCALE: AS NOTED
 JOB NO. REV.
 20-113-92

APPROVED



HEADER SCHEDULE					
WALL TYPE	DWG MARK	SFAN	HEADER	JACK	KING
	HDR1	0' < L ≤ 4'	(2) 2x6 DP-L#2	(1) 2x	(1) 2x
2x WOOD STUDS	HDR2	4' < L ≤ 8'	3-1/2" x 9" GLD	(2) 2x	(2) 2x

HEADER SCHEDULE



BAR SIZE	LAP SPLICES L		HOOKS		CORNER BAR	
	SLAB ON GRADE	OTHERS	90°	135°	90°	135°
#3	12"	24"	1 1/2"	8"	1 1/2"	15"
#4	22"	37"	1 1/2"	8"	1 1/2"	25"
#5	32"	47"	1 1/2"	10"	1 1/2"	31"
#6	37"	56"	2 1/4"	12"	2 1/4"	38"
#7	47"	68"	2 5/8"	14"	2 5/8"	54"
#8	54"	87"	3"	14"	3"	62"

- LENGTHS ARE BASED ON ACI 318-14 SECTION 25.4 FOR $f_c = 3000$ PSI, EXCEPT FOR SLABS ON GRADE WHICH IS BASED ON 4000 PSI.
- LENGTHS ARE BASED ON CLASS B SPLICES, STAGGERING OF SPLICES IS NOT REQUIRED.

CONCRETE REINFORCING BAR SCHEDULE

NTS

KEY:

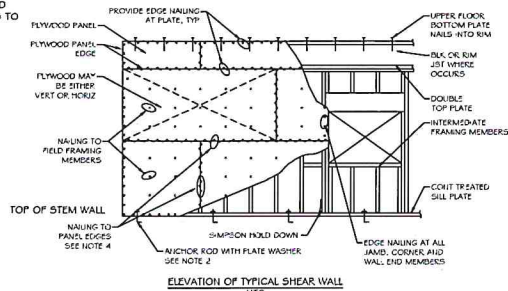
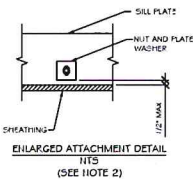
SHEAR WALL CALL-OUT

SHEAR WALL EDGE/END/TEE

SHEAR WALL MAKE

MARK	WALL SHEATHING REQUIREMENTS		WALL STUDS	COMMON NAIL SPACING			SILL PLATE ANCHOR SPACING	BOTTOM PLATE 1 1/2" NAIL SPACING	SPECIAL NOTES
	THICK.	TYPE		SIZE	EDGE O.C.	FIELD O.C.			
1	7/16"	AFA RATED PLYWOOD/OSB	2x AT 16" O.C. MAX	8d	6"	12"	48" O.C.	8" O.C.	SINGLE SIDED

- SHEAR WALL SHEATHING SHALL BE AFA RATED AND PLACED EITHER VERTICALLY OR HORIZONTALLY. NAILING OF PANELS TO WALL STUDS SHALL BE STAGGERED AT ADJACENT PANEL EDGES.
- BOTTOM PLATE ANCHORS SHALL BE 1/2" DIAMETER BOLT ANCHOR WITH 7" EMBEDMENT WITH NUT AND 3/8" x 3" PLATE WASHER.
- SHEAR WALLS SHALL HAVE DOUBLE OR TRIPLE VERTICAL STUDS AT ALL HOLD-DOWN LOCATIONS, U.H.O. BLOCKING SHALL BE PLACED AT ALL PANEL EDGES.



SHEAR WALL SCHEDULE

HOLD DOWN SCHEDULE

FASTENER TYPE	MINIMUM NOMINAL LENGTH	IF NAILING REQUIREMENTS ARE		
		8D COMMON NAIL SPACED 4" O.C.	8D COMMON NAIL SPACED 6" O.C.	8D COMMON NAIL SPACED 12" O.C.
		16 GAGE STAPLE	1-3/4", 2"	2"
15 GAGE STAPLE	1-3/4", 2", 2-1/4", 2-1/2"	2"	4"	8"
14 GAGE STAPLE	2", 2-1/4", 2-1/2", 3"	3"	4"	8"

- THIS TABLE ONLY APPLIES TO 1/2" AND THINNER WOOD STRUCTURAL PANELS AND PARTICLEBOARD SHEATHING TO WOOD FRAMING MEMBERS USING 8D COMMON NAILS.
- STAPLES MUST HAVE MINIMUM 7/16" CROWN WIDTHS.

ALTERNATIVE ATTACHMENTS TABLE

PSE

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DRAWING SCHEDULES & GENERAL NOTES

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COREY L. WEIR
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
No. 11111
EXPIRES 12/31/2022

4/26/2022

DRAWN: CLW 4/22/22
CHECKED: CLW KK/KK/XX

PRELIMINARY, NOT FOR CONSTRUCTION

DATE: 4/26/22

UPDATED DECK SIZE & ADD'D LARGE HEADER BEAM

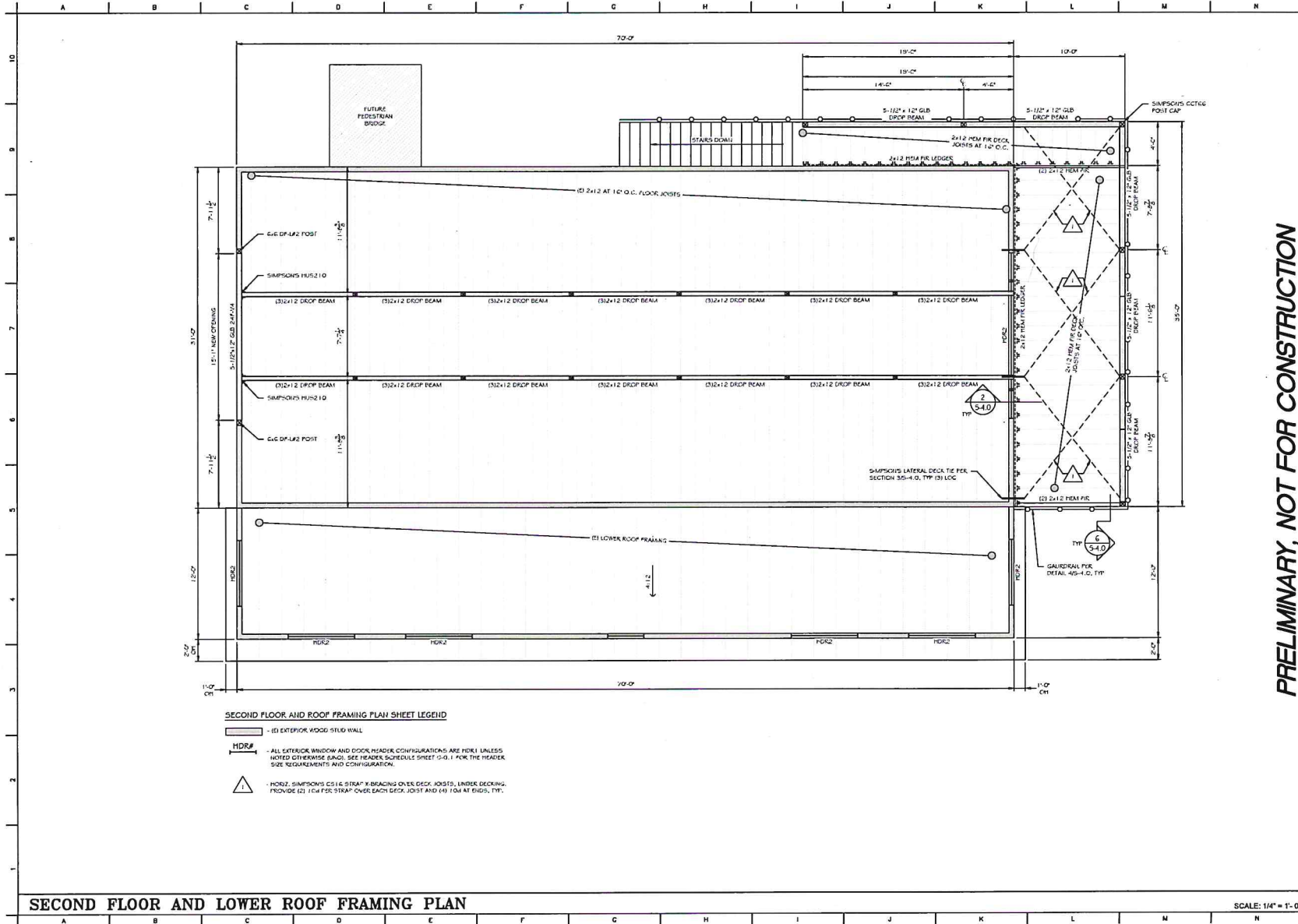
11/12/2021 INITIAL DESIGN REVIEW

SHEET NO. **G-01**

SCALE: AS NOTED

JOB NO. **20-113-92**

REV. **1**



SECOND FLOOR AND ROOF FRAMING PLAN SHEET LEGEND

- (S) EXTERIOR WOOD STUD WALL
- ALL EXTERIOR WINDOW AND DOOR HEADER CONFIGURATIONS ARE HDR1 UNLESS NOTED OTHERWISE (SING). SEE HEADER SCHEDULE SHEET 305-1 FOR THE HEADER SIZE REQUIREMENTS AND CONFIGURATION.
- (S)2 SIMPSON'S CS16 STRAP BRACING OVER DECK JOISTS, UNDER DECKING. PROVIDE (2) 2x4 FR STRAP OVER EACH DECK JOIST AND (4) 1x4 AT ENDS, TYP.

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SECOND FLOOR AND LOWER ROOF FRAMING PLAN
 DWG FILE: \\PSE\Projects\20-113-92\20-113-92-02.dwg

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FOREY L. BEYER
 STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
 4/26/2022

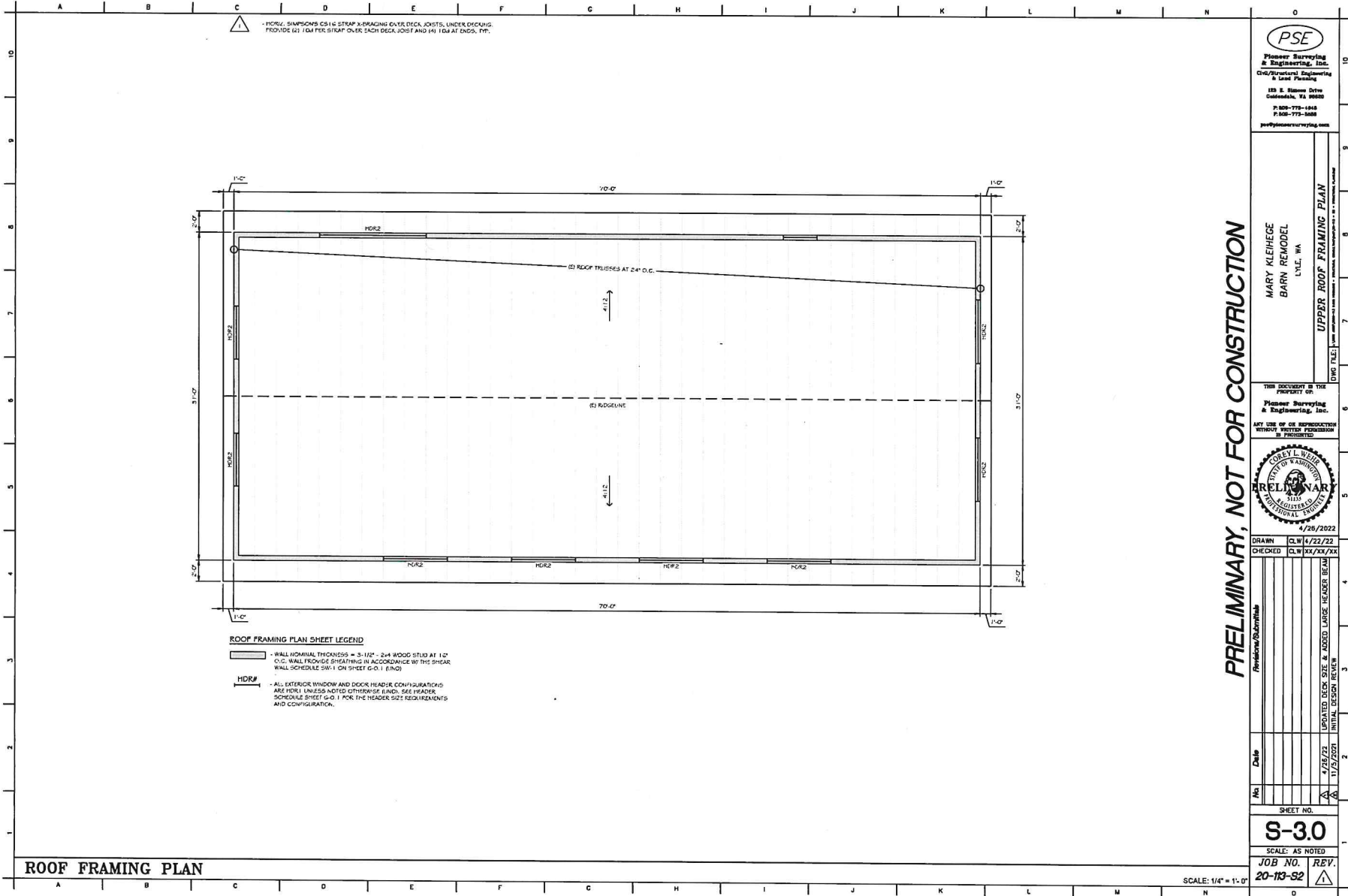
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CHECKED	CLW	KK/KK/XX

No.	Date	Revisions/Description
1	4/28/22	UPDATED DECK SIZE & ADDED LARGE HEADER BEAM
2	11/2/2021	INITIAL DESIGN REVIEW

SHEET NO.
S-20
 SCALE: AS NOTED
 JOB NO. 20-113-92
 REV.

PRELIMINARY, NOT FOR CONSTRUCTION

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



ROOF FRAMING PLAN SHEET LEGEND

WALL NOMINAL THICKNESS = 3-1/2" - 2x4 WOOD STUD AT 12" O.C. WALL PROVIDE SHEATHING IN ACCORDANCE W/ THIS SHEAR WALL SCHEDULE SW-1 ON SHEET G-0.1 (R.A.O.)

HDR# - ALL EXTERIOR WINDOW AND DOOR HEAD/RC CONFIGURATIONS ARE HDR# UNLESS NOTED OTHERWISE (E.G., SEE HEADER SCHEDULE SHEET G-0.1 FOR THE HEADER SIZE REQUIREMENTS AND CONFIGURATION.

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UPPER ROOF FRAMING PLAN
 DWG FILE: [unreadable]

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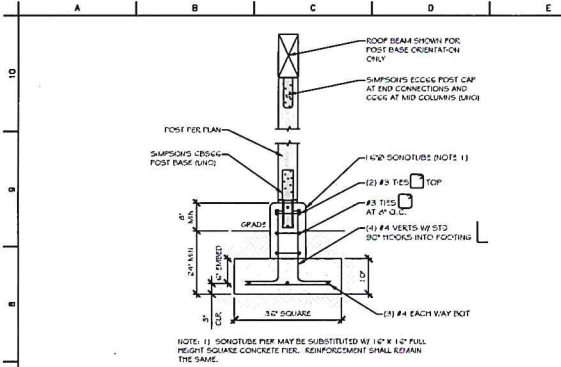
4/26/2022
 DRAWN: CLW 4/22/22
 CHECKED: CLW XX/XX/XX

No.	Date	By	For
1	4/26/22	CLW	UPDATED DECK SIZE & ADDED LARGE HEADER BEAM
2	11/5/2021	CLW	INITIAL DESIGN REVIEW

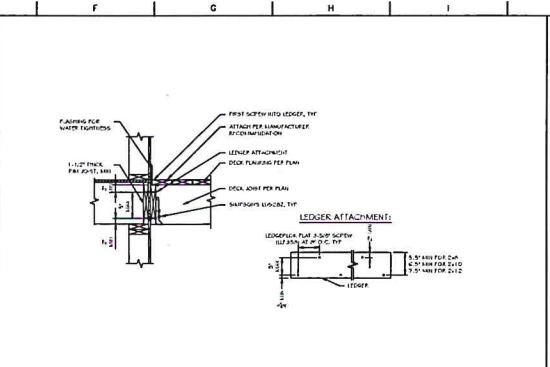
SHEET NO.
S-30
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 JOB NO. 20-13-S2
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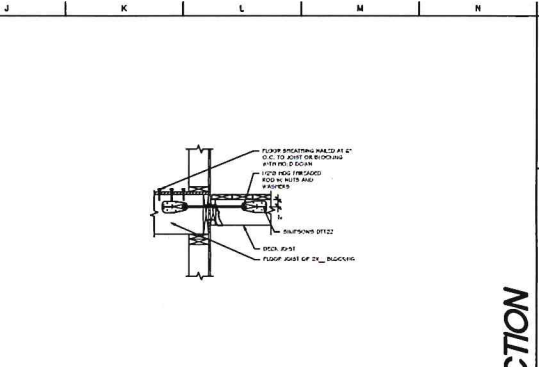
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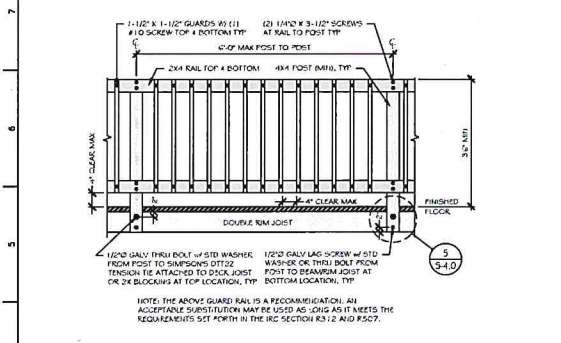
SECTION 1 REF: S-1.0 SCALE: 3/4" = 1'-0"



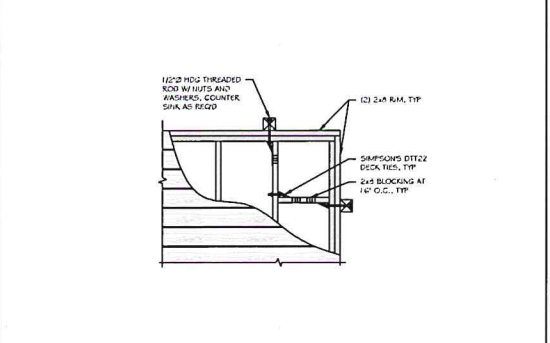
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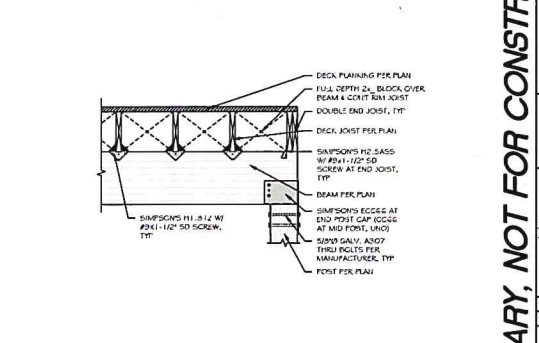
SECTION 3 REF: S-2.0 SCALE: 3/4" = 1'-0"



SECTION 4 REF: S-2.0 SCALE: 3/4" = 1'-0"



SECTION 5 REF: S-2.0 SCALE: 3/4" = 1'-0"



SECTION 6 REF: S-2.0 SCALE: 3/4" = 1'-0"

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SECTIONS AND DETAILS

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SHEET NO.
S-4.0
SCALE: AS NOTED
JOB NO. REV.
20-113-S2

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