

## PROJECT NARRATIVE

DATE: November 29, 2021

PROJECT: The Vine – 4 story

ADDRESS: 160 Lithia Way, Ashland

The proposed project is a new 4-story mixed use building to be built between two existing 3-story buildings on Lithia Way. The first floor space facing Lithia Way will be for commercial use and the rear portion of the first floor, facing Will Dodge Way, will have covered parking spaces for use of the hotel guests. The second floor will have five hotel suites with kitchenettes, while the third floor will include two hotel suites as well as a private lounge with wine storage lockers. The fourth floor, at roof level, will have a covered open-air lounge for private use. It is possible that this level will include a small kitchen in an enclosed space. The building will be faced in brick, ground face CMU and stucco and will have aluminum-clad wood windows and doors.

Approval for a similar mixed use project on this same property was originally approved in 2012. The project at that time included commercial space, hotel suites and residential units. The new proposed project eliminates the residential units and adds a use on the fourth floor (roof level). In doing so, the height of the proposed building has increased to 50' (an additional 10' over allowable height in the C-1-D zone). In order to reduce the perceived mass of the building and more closely match the scale of the adjacent buildings, the top of the main roof parapet will be limited to approximately 41' above grade on the Lithia Way side. A roof structure covering most of the fourth floor will be pulled back 5'-9" from the north face of the building, with only open trellis projecting toward the street. The two stair wells and elevator extend to the fourth floor level and include parapets concealing HVAC equipment. These parapets will extend approximately 4'-2" above the fourth floor roof structure, however the walls of the stairs and elevator are located a minimum 15 feet back from the north face of the building to reduce their perceived height.

A "street view" elevation is included with this submittal (see sheet A6.1A) to show the proposed building in relation to the two existing adjacent buildings.

# PROJECT INFORMATION

THE VINE - 4 STORY  
160 LITHIA WAY  
ASHLAND, OREGON 97520

OWNER:  
DOUG & DIONNE IRVINE  
2113 EMIGRANT CREEK RD.  
ASHLAND, OR 97520

SITE ADDRESS: 160 LITHIA WAY

ASSESSOR'S MAP 39 1E 09BA, TL10800

# ZONING INFORMATION

ZONING MAP DESIGNATION: C1-D (DOWNTOWN)  
AREA OF LOT: 7000 sf (.16 ACRE)

**PROPOSED USES**  
PERMITTED USE: COMMERCIAL  
CONDITIONAL USE: HOTEL  
SPECIAL USE: BAR

**BUILDING AREA**

1st FLOOR	COMMERCIAL	3,085 sf
	PARKING	1,436 sf
		4,521 sf
2nd FLOOR	HOTEL - 5 UNITS	4,990 sf
3rd FLOOR	MEMBER'S LOUNGE/LOCKERS	4,990 sf
4th FLOOR	ROOF DECK MEMBER'S LOUNGE	4,217 sf
<b>TOTAL AREA (GROSS)</b>		<b>18,718 sf</b>

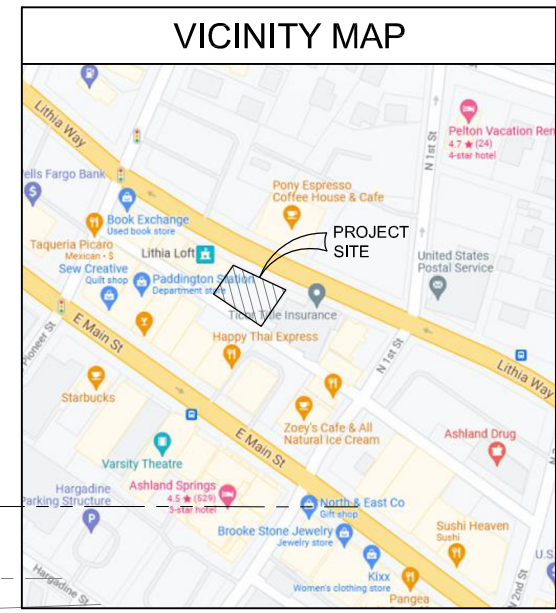
**BUILDING HEIGHT**  
AVERAGE GRADE: +1907.56'  
MAX. BUILDING HEIGHT: +1947.56' (+40'-0")  
PROPOSED BUILDING HEIGHT: +1957.50' (+50'-0")

**PARKING**

COMMERCIAL / RETAIL	0 SP
7 HOTEL UNITS	7 SP
0 STAFF	0 SP
<b>TOTAL REQUIRED</b>	<b>7 SP</b>
<b>PROPOSED ON-SITE</b>	<b>7 SP</b>

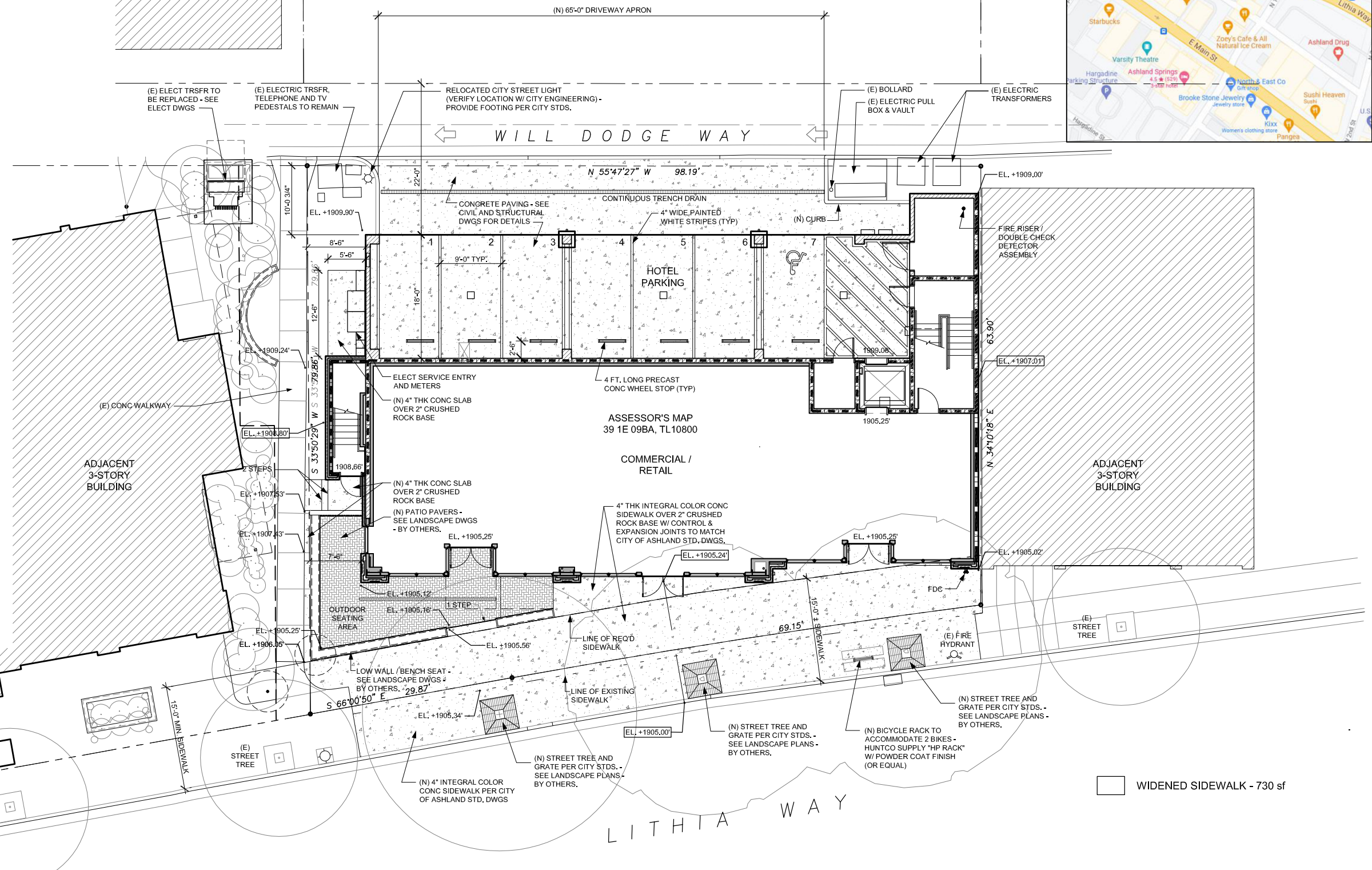
**LOT COVERAGE**

BUILDING	(50%)	3,494 sf
PARKING	(20%)	1,426 sf
LANDSCAPE	(3%)	210 sf
HARDSCAPE PAVING	(27%)	1,870 sf
<b>TOTAL</b>		<b>7,000 sf</b>



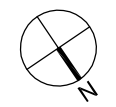
66 WATER STREET  
SUITE 101  
ASHLAND, OR  
97520  
TEL.: 541.488.8200

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WIDENED SIDEWALK - 730 sf

**SITE PLAN** 1  
SCALE: 1/8" = 1'-0" (24 X 36)  
SCALE: 1/16" = 1'-0" (11 X 17)



**THE VINE - 4 STORY**  
**TASTING ROOM, HOTEL, MEMBER'S LOUNGE**  
OWNER: DOUG AND DIONNE IRVINE  
160 LITHIA WAY, ASHLAND, OREGON 97520

REVISIONS

**SITE PLAN & ZONING SUMMARY**

PROJECT: 21-034  
ISSUE DATE: 01-25-22  
SHEET:

**A0.1**

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FIRST FLOOR  
PLAN

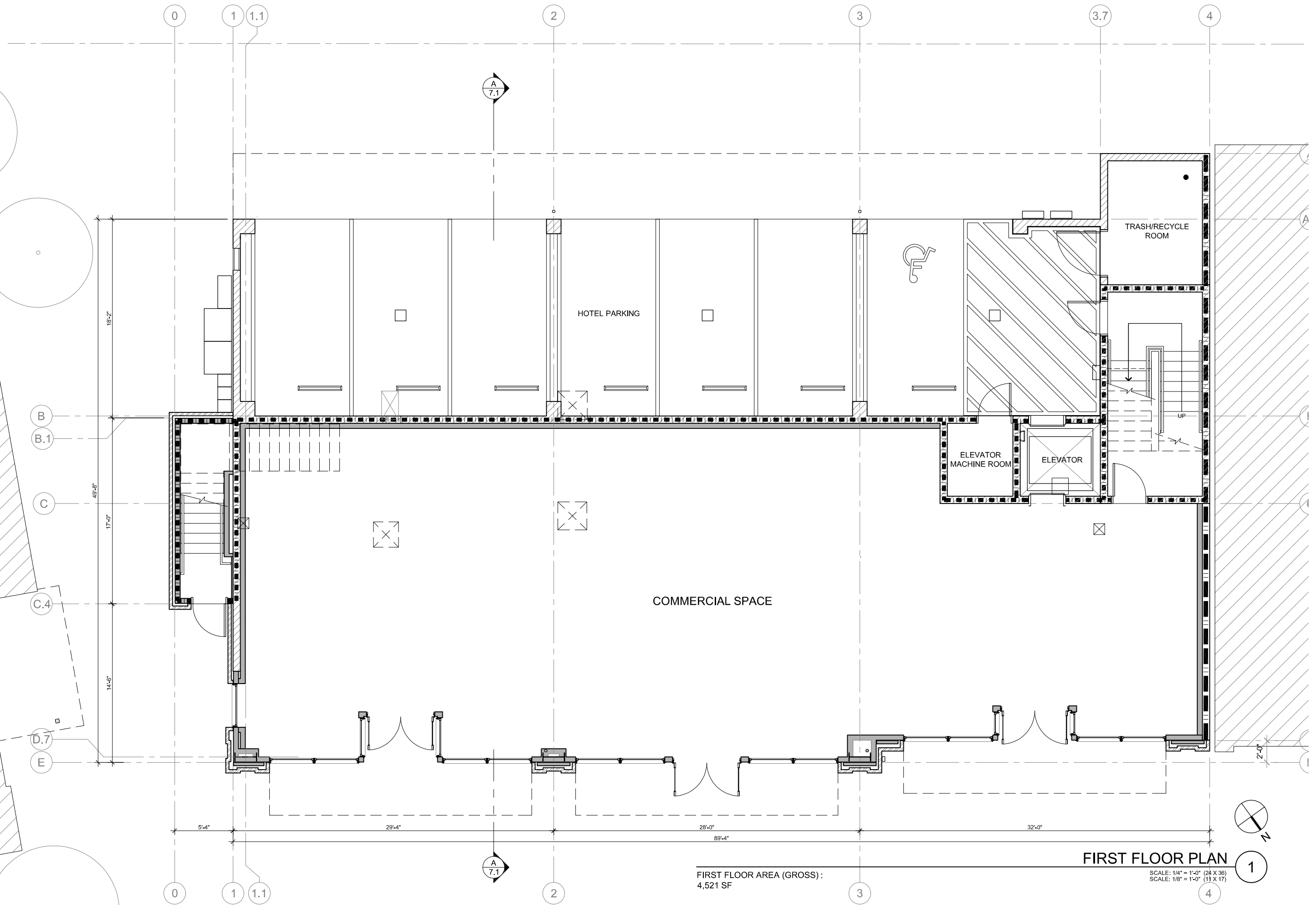
PROJECT: 21-034

ISSUE DATE: 01-25-22

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**A3.1**

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FIRST FLOOR AREA (GROSS):  
4,521 SF

**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0" (24 X 36)  
SCALE: 1/8" = 1'-0" (11 X 17)

1

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SECOND FLOOR PLAN

PROJECT: 21-034

ISSUE DATE: 01-25-22

SHEET:

**A3.2**



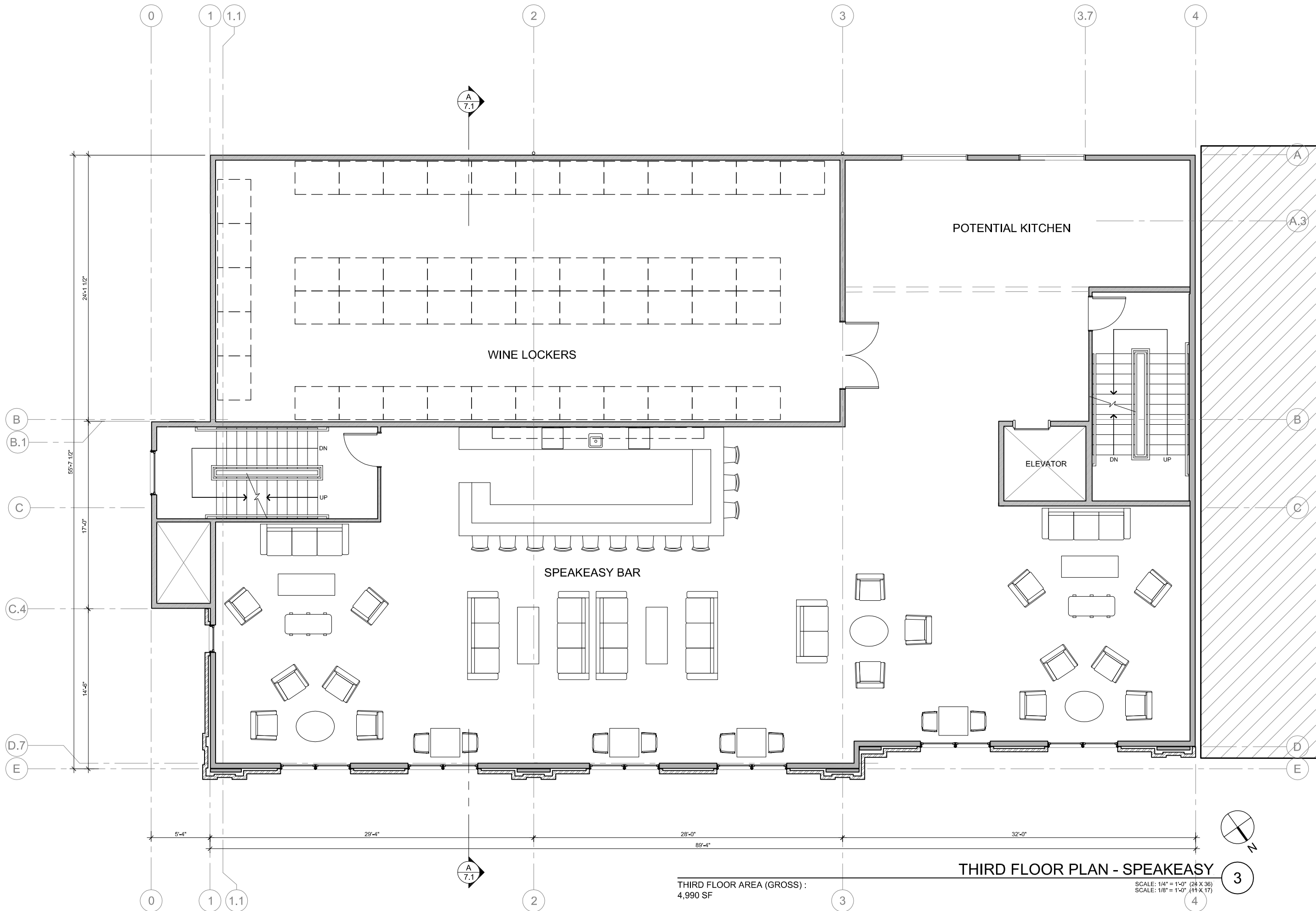
SECOND FLOOR AREA (GROSS) :  
4,990 SF

SECOND FLOOR PLAN - HOTEL

SCALE: 1/4" = 1'-0" (24 X 36)  
SCALE: 1/8" = 1'-0" (11 X 17)

2

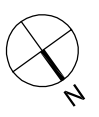
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THIRD FLOOR AREA (GROSS) :  
4,990 SF

THIRD FLOOR PLAN - SPEAKEASY

SCALE: 1/4" = 1'-0" (24 X 36)  
SCALE: 1/8" = 1'-0" (11 X 17)



3

**ksw**  
ARCHITECTS

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THIRD FLOOR  
PLAN

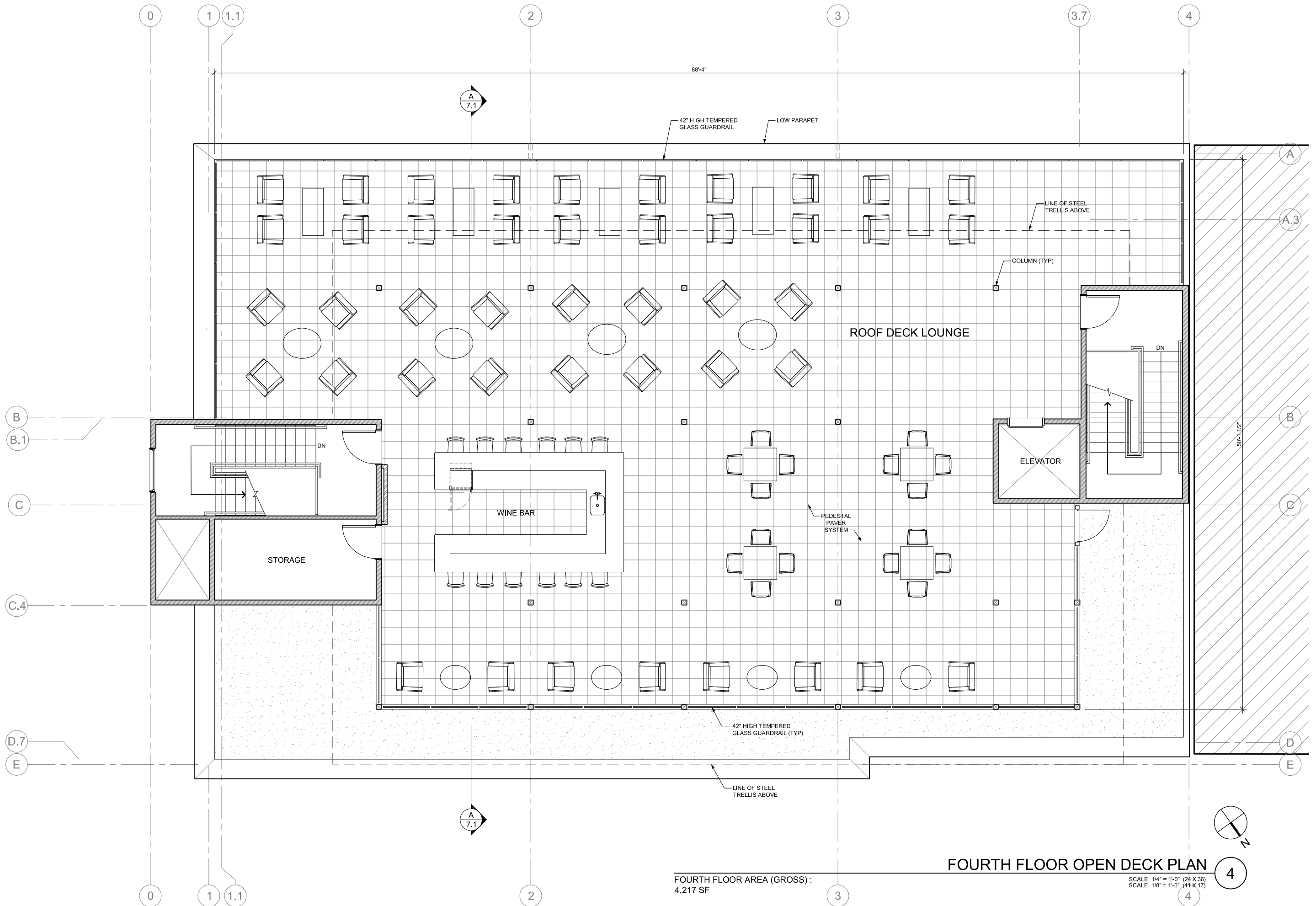
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**A3.3**

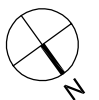
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FOURTH FLOOR AREA (GROSS) :  
4,217 SF

FOURTH FLOOR OPEN DECK PLAN

SCALE: 1/4" = 1'-0" (24 X 36)  
SCALE: 1/8" = 1'-0" (11 X 17)



4

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**NORTH ELEVATION**

SCALE: 1/4" = 1'-0" (24 X 36)  
SCALE: 1/8" = 1'-0" (11 X 17)

1

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**NORTH ELEVATION - STREET VIEW**

1

SCALE: 3/32" = 1'-0" (24 X 36)  
SCALE: 3/64" = 1'-0" (11 X 17)

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EXTERIOR  
ELEVATIONS

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**A6.1A**



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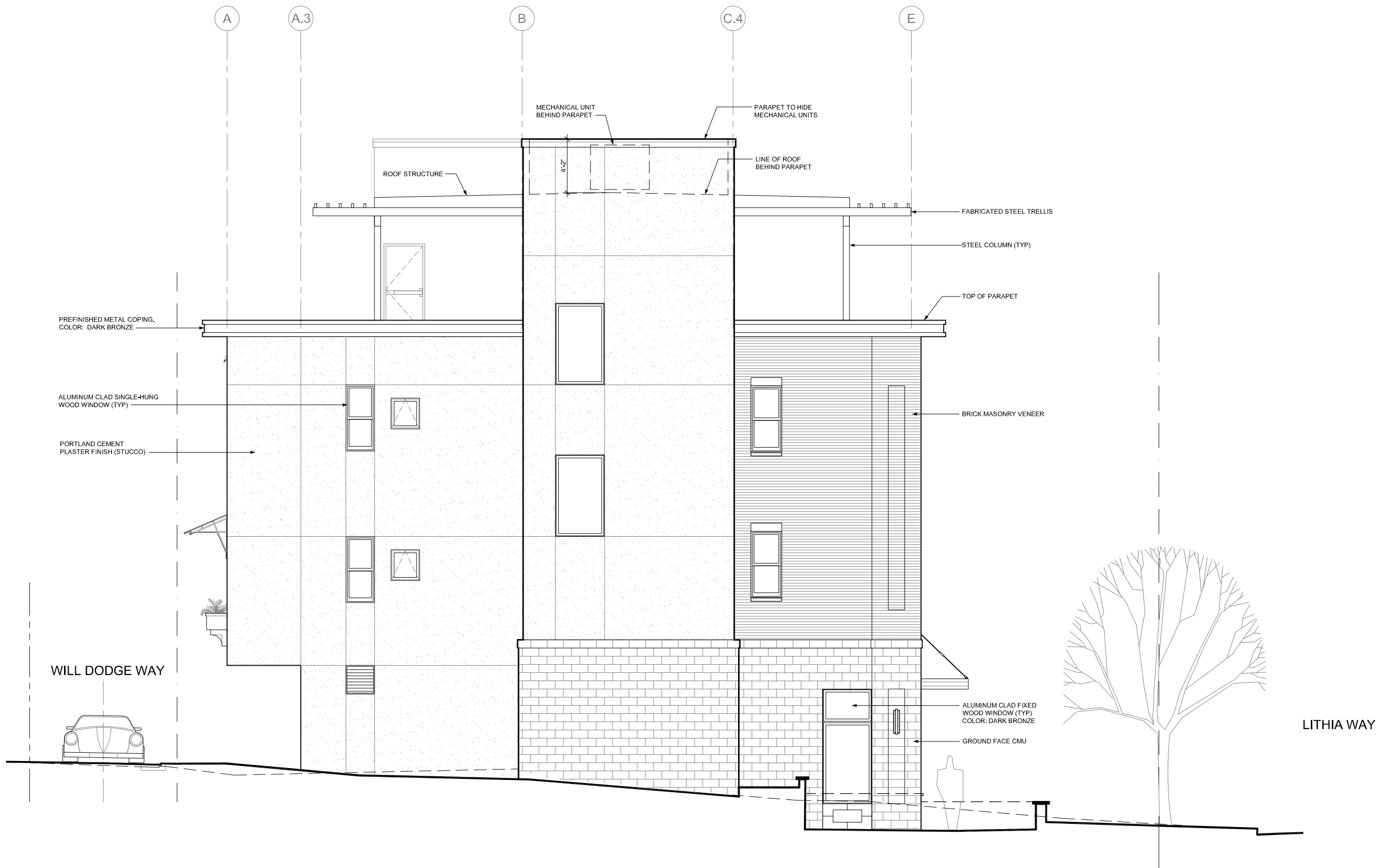
EXTERIOR  
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**A6.2**

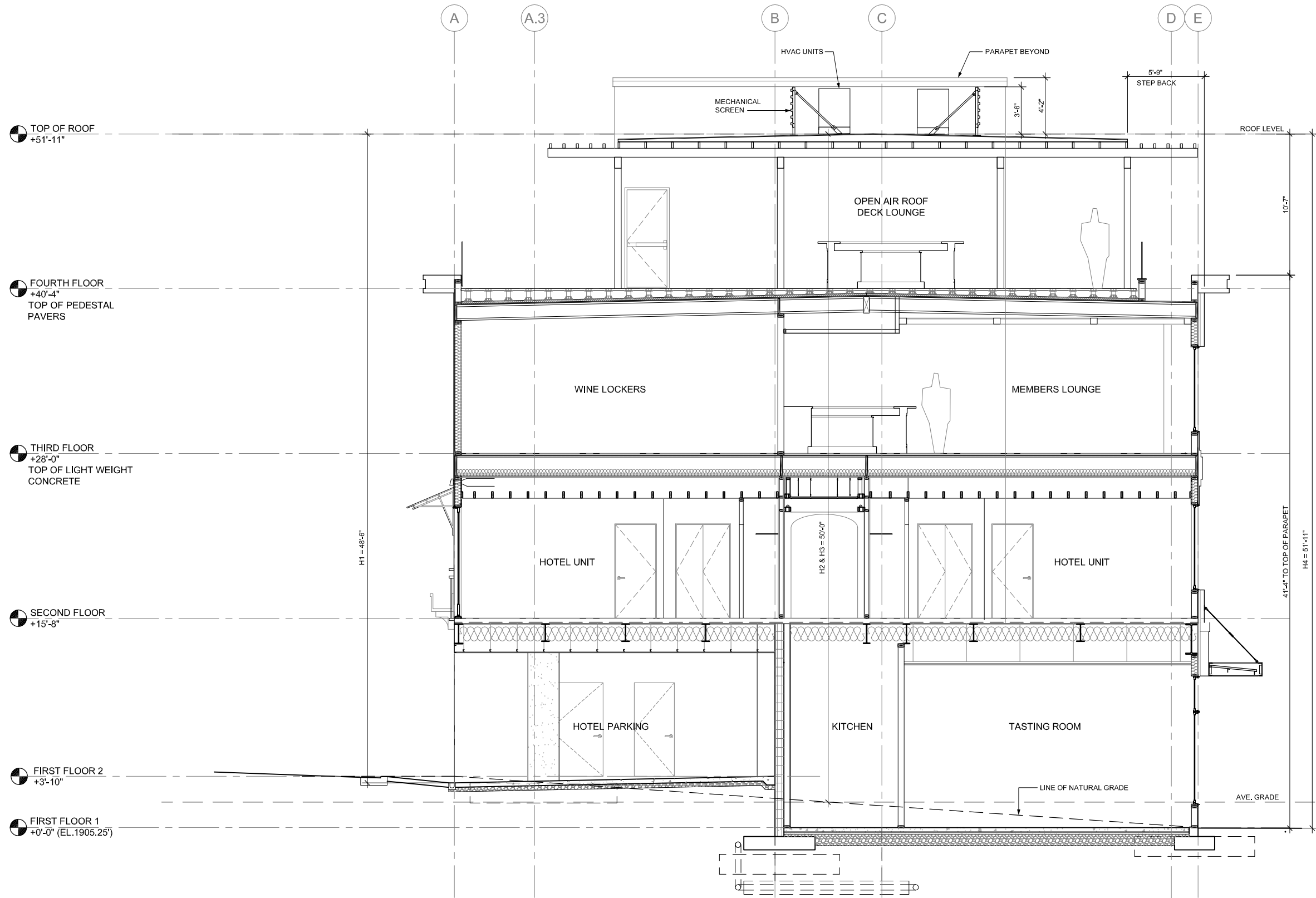


**EAST ELEVATION**

SCALE: 1/4" = 1'-0" (24 X 36)  
SCALE: 1/8" = 1'-0" (11 X 17)

2

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**MAXIMUM HEIGHT CALCULATION**  
 BUILDING HEIGHT = H1 + H2 + H3 + H4 / 4  
 = 48.5' + 50' + 50' + 51.9' / 4  
 = 50'-0"

TOP OF ROOF +51'-11"  
 FOURTH FLOOR +40'-4"  
 TOP OF PEDESTAL PAVERS  
 THIRD FLOOR +28'-0"  
 TOP OF LIGHT WEIGHT CONCRETE  
 SECOND FLOOR +15'-8"  
 FIRST FLOOR 2 +3'-10"  
 FIRST FLOOR 1 +0'-0" (EL. 1905.25')

H1 = 48'-6"  
 H2 & H3 = 50'-0"  
 H4 = 51'-11"

MECHANICAL SCREEN  
 HVAC UNITS  
 PARAPET BEYOND  
 3'-6"  
 4'-2"  
 5'-9" STEP BACK  
 ROOF LEVEL  
 10'-7"  
 41'-4" TO TOP OF PARAPET  
 H4 = 51'-11"  
 LINE OF NATURAL GRADE  
 AVE. GRADE



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BUILDING SECTIONS

PROJECT: 21-034  
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BUILDING SECTION A  
 SCALE: 1/4" = 1'-0" (24 X 36)  
 SCALE: 1/8" = 1'-0" (11 X 17)

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A7.1