CITY OF ASHLAND

HISTORIC COMMISSION MEETING
AGENDA
October 7, 2015 at 6:00 P.M.

I. **REGULAR MEETING - CALL TO ORDER:** 6:00 p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

II. **APPROVAL OF MINUTES:** Historic Commission regular meeting of September 2, 2015

III. **PUBLIC FORUM:** Business from the audience not included on the agenda. (Total time allowed for Public Forum is 15 minutes. Speakers are limited to 5 minutes or less, depending on the number of individuals wishing to speak.)

IV. **COUNCIL LIAISON REPORT**: Carol Voisin

V. **OLD BUSINESS:**
Dan Merrill will speak about the Goldenspike plaque for Railroad Park

VI. **PLANNING ACTION REVIEW:**

PLANNING ACTION: PA-2015-01517
SUBJECT PROPERTY: 209 Oak St., 221 Oak St., 225 Oak St. and 11 B St.
OWNER/APPLICANT: Spartan Ashland Natalie Real Estate, LLC
AGENTS: Kistler, Small & White, Architects
DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approvals for the properties at 209 Oak Street, 221 Oak Street, 225 Oak Street and 11 B Street. The proposal includes the renovation of two existing, historic homes; the construction of six townhouses along B Street; and the construction a new, detached residential cottage. Also included are requests for a Variance to allow a 15-foot wide, one-way driveway where a 20-foot driveway width would typically be required; two Conditional Use Permits to allow a 25 percent increase in the Maximum Permitted Floor Area, and to allow a commercial use within an existing, historic residential building; and an Exception to the Street Standards to allow a curbside sidewalk along B Street where a planting strip would typically be required between the curb and sidewalk. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BB; **TAX LOTS**: 15600, 15700, 15900 and 16000

PLANNING ACTION: PA-2015-01695
SUBJECT PROPERTY: 399 Beach Street
OWNER/APPLICANT: Chris and Samae Chlebowski
DESCRIPTION: The property owners are proposing to construct a new garage to facilitate off-street parking. Due to circumstances on the property, the application requests a Variance from the standard setbacks. **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DD; **TAX LOTS**: 1200.

PLANNING ACTION: PA-2015-01769
SUBJECT PROPERTY: 860 C Street
OWNER/ APPLICANT: Emily Inget/ Ben Treiger
DESCRIPTION: The request is for a Conditional Use Permit for a roof expansion on a non-conforming two story dwelling. The existing dwelling is three feet into the public right-of-way. The proposed development will involve replacing the existing flat roof with a gable roof.
COMPREHENSIVE PLAN DESIGNATION: Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09AD; **TAX LOTS**: 8600.

PLANNING ACTION: PA-2015-01846
SUBJECT PROPERTY: 345 Lithia Way
OWNER: Randolph Hays LLC
APPLICANT: Kistler, Small, White, Architects
DESCRIPTION: A request for a minor modification to a previously approved Site Design Review (PA-2014-01226). The proposal is to replace the decorative porcelain tile with a wall mounted, decorative steel element. The steel component is a free form design that will be unique to this location and produced by a local artist. The steel element will be attached to the existing concrete masonry wall and will have a clear finish to prevent the rust from staining surrounding finishes. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS**: 1801.

VII. NEW ITEMS:

Review board schedule.
Project assignments for planning actions.
PAC Gateway Island proposal
Oak Street railroad crossing sign

VIII. DISCUSSION ITEMS:

CLG study session recap

IX. COMMISSION ITEMS NOT ON AGENDA:

X. ADJOURNMENT:

ASHLAND HISTORIC COMMISSION
Meeting Minutes

September 2, 2015

Community Development/Engineering Services Building – 51 Winburn Way – Siskiyou Room

REGULAR MEETING - CALL TO ORDER 6:02p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way
Historic Commissioners Present: Mr. Skibby, Mr. Swink, Ms. Kencairn, Ms. Renwick, Mr. Whitford, Mr. Emery, Mr. Ladygo, Mr. Shostrom
Commission Members Absent: Mr. Giordano (U)
Council Liaison : Carol Voisin
Staff Present: Staff Liaison: Mark Schexnayder; Clerk: ReganTrapp

APPROVAL OF MINUTES
Mr. Whitford motioned to approve minutes with correction from August 5, 2015. Mr. Shostrom seconded. No one opposed. Minutes were approved with correction by Mr. Shostrom for **not** adding a park row at the curb in PA-2015-01496.

PUBLIC FORUM
There was no one in the audience wishing to speak.

COUNCIL LIAISON REPORT
Ms. Voisin gave the Council Liaison report.

OLD BUSINESS
Update from Parks Department staff in regards to the Butler-Perozzi Fountain.
Michael Black, Parks Director and Bruce Dickens Parks Superintendant with Ashland Parks and Recreation gave a presentation regarding the Butler-Perozzi Fountain to the Historic Commission. Mr. Black and Mr. Dickens gave a short history on the funding process of the Butler-Perozzi Fountain. They are looking at all avenues to save the fountain. They explained that Ashland Parks Foundation did a fundraiser and raised a few thousand dollars towards the project and there are other fundraisers in the works. Mr. Dickens explained that they are questioning if the structure and the stairs need to be fully restored or just repaired. At this time they are unsure. The Commission has requested that if the fountain is ever on the Parks Commission agenda that they be invited to attend. Mr. Dickens agreed.

Mr. Skibby read aloud the procedures for public hearings.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-2015-01115
SUBJECT PROPERTY: 34 S Pioneer Street
OWNER/APPLICANT: Oregon Shakespeare Festival
DESCRIPTION: A request for a Conditional Use Permit to operate a temporary food vendor in the Chautauqua Square plaza. The applicant has yet to decide on a vendor and, therefore, signage and design of the food cart is in the conceptual design stages. The location of the proposed food vendor is in a prominent area of the Oregon Shakespeare Grounds and is in the Downtown Historic

District. **COMPREHENSIVE PLAN DESIGNATION:** Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BC; **TAX LOT**: 1100

Mr. Schexnayder gave the staff report on PA-2015-01115.

Mr. Skibby opened the public hearing to the applicant.

An email submitted on August 19, 2015 by Alan Harper requested to supplement their original application materials.

Alan Harper, Attorney at Law, representing Oregon Shakespeare Festival, addressed the Commission. He spoke in depth about the list of conditions from the Planning department and defined the position of Oregon Shakespeare Festival in regards to these conditions.

Mr. Skibby closed the public hearing and opened to the Commission.

Mr. Shostrom motioned to approve PA-2015-01115 with the draft conditions as written #1 – 7. Mr. Ladygo seconded. No one opposed.

(Draft Conditions for PA-2015-01115)

1. Bright or neon colors used extensively to attract attention to the food cart(s) or use are prohibited. Final size, scale, color and materials of cart(s) to be reviewed by the Historic Commission Review Board and approved by the Staff Advisor before commencement of the temporary use. The food cart(s) and other site appurtenances associated with the temporary use (i.e. tables, umbrellas, etc.) should consist of colors that blend into the adjacent surroundings and back drop buildings.
2. A plan establishing a six-foot wide pedestrian path through the plaza from the stairs adjacent to Pioneer St. to the sidewalk on Main St., and a clear path to the front entrances of the Black Swan Theater and Chamber of Commerce shall be submitted for review and approval of the Staff Advisor before the commencement of the temporary use. The temporary use (e.g., food cart, tables, chairs) shall be located outside of the approved pedestrian path.
3. The seating walls around the existing planters shall be accessible and usable for pedestrians and the food cart tables and chairs shall be located a minimum of three feet from the seating walls.
4. A maximum of 15 square feet of signage will be allowed. Any signage applied to the cart awning/umbrella is limited to five square feet. Any remaining signage can be divided between two facades of the food cart, to be installed flush with the cart body.
5. The food cart is allowed two exempt incidental signs, not to exceed five square feet in combined total. If the temporary use utilizes a portable sign, the area of the portable sign shall be deducted from the five square feet aggregate sign allowed for exempt incidental signs. Furthermore, portable signs must be placed immediately adjacent to the food cart.
6. No signs shall use plastic as part of the exterior visual effects or be internally illuminated.
7. All applicable building and fire codes must be met before food cart can begin operation.

PLANNING ACTION: PA-2015-01496
SUBJECT PROPERTY: 35 South Second Street
OWNER/APPLICANT: MPM Investments
AGENT: Kistler, Small & White, Architects
DESCRIPTION: A request for Conditional Use Permit and Site Design Review approvals to allow 3,051 square feet of additions including a new kitchen, new bar, laundry room, two new second floor offices and an accessible lift, and the conversion of the existing kitchen into bussing and storage areas for the Winchester Inn located at 35 S. Second St. Also included are requests for Tree Removal Permits to remove two trees: a six-inch diameter Plum tree located within the footprint of the proposed new bar, and an eight-inch diameter Birch tree within the footprint of the addition at the rear of the main house; and Exception to the Street Standards to retain the existing curbside sidewalk along the perimeter of the property. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING: C**-1-D; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS**: 5600-5700

Mr. Schexnayder gave to staff report on PA-2015-01496.

Mr. Skibby opened the public hearing to the applicants.

Matt Small, with Kistler, Small, White presented to the Commission. Mr. Small stated that the proposal includes a new bar, two second floor offices, a new kitchen, a new laundry room and the remodel of the existing kitchen into the bussing station and storage areas. The additions proposed are a 360 square foot bar on the south side of the existing main building, adjacent to the existing dining area. The new full service kitchen will occupy the first floor of the west side of the main facility. The proposed new square footage of the kitchen is 869 square feet. The existing height and setback of the building is unchanged. The massing of the building will continue to be appropriate to the existing Victorian architecture, and smaller than the other commercial buildings in the immediate neighborhood.

Mr. Skibby closed the public hearing and opened to the Commission.

Ms. Kencairn motioned to approve PA-2015-01496 as submitted. Ms. Renwick seconded. No one opposed.

PLANNING ACTION: PA-2015-01512
SUBJECT PROPERTY: 198 Hillcrest Street
OWNER/APPLICANT: Britt Pearson
DESCRIPTION: A request for a Conditional Use Permit to alter a non-conforming structure. The applicant proposes to add a second story balcony (6.5' x 20') extending out from the East side of the existing two story dwelling.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09CA; **TAX LOT**: 9900

Mr. Schexnayder gave the staff report on PA-2015-01512

Mr. Skibby opened the public hearing to the applicants. The applicants were not present. Mr. Skibby closed the public hearing and opened to the Commission.

Mr. Shostrom motioned to approve PA-2015-01512 as submitted. Ms. Kencairn seconded. No one opposed.

NEW ITEMS:

Review board schedule
Project assignments for planning actions
CLG study session, September 17, 2015 at 11am.

Mr. Schexnayder spoke regarding the CLG study session on September 17, 2015. The Commission agreed that it would be a good idea to drive around the Historic District and take pictures of bad examples of exterior work. They discussed and decided that a few Commissioners would each take certain areas of the district and report back to Ms. Trapp with their picture results for the CLG meeting.

OLD BUSINESS:

There was no old business to discuss.

DISCUSSION ITEMS:

Mr. Skibby addressed the Commission regarding appointing a liaison to attend the City Council meetings. The Commission discussed this and decided that they would not want to appoint a certain person and would like to take it on a case by case basis depending on the need.

Downtown Plaza project.

Mr. Schexnayder gave a report on the Downtown plaza project.

Katherine Thaldon, Landscape Architect, addressed the Commission regarding her ideas for the Downtown Plaza project. Ms. Thaldon stated that she was approached by several members of the City Council to help them in reading the plans for the Downtown Plaza project. She emphasized that the plantings in the Plaza are in good condition except for the bare area behind the information booth. She spoke about fencing options and what would possibly work for the Plaza area. Ms. Thaldon recommended using substantial green plantings instead of a shorter fence.

After much discussion, the Commission briefly outlined some recommendations that they would like to send to the City Council regarding the project.

The recommendation of the Historic Commission is to use substantial plantings **instead** of fencing to make the space look less confined. The plantings would be much more cost effective and safer than a fence. The Historic Commission recommends 5 gallon plants, closely spaced together to create a natural foliage barrier. By planting evergreen or big leafy type plants (drought tolerant if possible) it would make the space lush and welcoming. Adding an anchor evergreen plant in each pot for winter interest would be a nice touch.

COMMISSION ITEMS NOT ON AGENDA:

There was nothing to discuss.

Review Board Schedule

September 17th	Terry, Sam, Kerry
September 24th	Terry, Allison, Tom
October 1st	Terry, Andrew, Bill
October 8th	Terry, Andrew, Keith

Project Assignments for Planning Actions

PA-2014-01956	Lithia & First	All
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-00251	30 S. First St	Whitford
BD-2013-00813	374 Hargadine	Swink
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	Renwick
PA-2015-00178	156 Van Ness Ave	Kencairn
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00541	345 Lithia Way	Giordano & Renwick
PA-2015-00493	37 N. Main	Skibby
PA-2015-00878	35 S. Pioneer	Ladygo
PA-2015-01163	868 A' Street	Kencairn
PA-2015-00980	637 B' Street	Shostrom
PA-2015-00797	266 Third	Ladygo
PA-2015-01115	34 S. Pioneer	Ladygo
PA-2015-01496	35 S. Second-Winchester Inn	Shostrom
PA-2015-01512	198 Hillcrest	Swink

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for October 7, 2015, 6:00 pm.

There being no other items to discuss, the meeting adjourned at 8:45pm

Respectfully submitted by Regan Trapp

Historical Commission

October 7, 2015

Enclosed is our presentation for the Signs and Plaques committee of the Ashland Parks and Recreation commission.

My intent this evening is to make the Historical Commission aware of our request and hopefully to solicit input and support for this project.

Thank you for your consideration.

Dan Merrill

Ashland Parks and Recreation

merrilld@ashland.or.us

Golden Spike Plaque

My purpose today is to ask you to consider a request to place a plaque on a large boulder in Railroad Park. This plaque would commemorate the ceremony in which a golden spike was driven on December 17th of 1887. On that day, the final connection of the Siskiyou line of the Southern pacific railroad connected Oregon and California, as well as completing freight and passenger service for the nation.

The area in question is located just off the road, at the corner of 8th and A Street. I have included some photographs of this stone, which also shows the proximity to the bike path. This will allow easy access from all directions, and I believe the placement of the boulder provides safe passage of bicycles. The area, immediately surrounding the plaque, could then be landscaped with ground cover and other low growing foliage to highlight and enhance this historical feature.

There is also a plaque at the corner of 5th and A Street that mentions the location as "somewhere south of here". It is important to mention that the location is documented in several ways, so we can be fairly certain that we have chosen the correct location.

Oregon Geographic names 6th edition by Lewis A McArthur states:

"In Mar. 1947, G.H. Kilborn, superintendant of the Southern Pacific company's Shasta Division at Dunsmuir had a search made of the old records, and reported that the golden spike was driven on Dec. 17, 1887, at about 5:04PM, on the east side of the track, at the south end of the Ashland yard at mileage 428.8. The spike was driven at survey station 1154 + 05. The driving of this spike completed the Siskiyou line of the Southern Pacific."

We have also included an article from the Daily Tidings 100th anniversary special edition on Thursday, June 17, 1976 (See attached).

There is also a Sandborn map from 1913 of the Ashland yard as it existed then.

Obviously this was a significant historical event that greatly contributed to the early development of Ashland and the economy of the region. I believe it is important to the people of Ashland to do what we can now to preserve it's history. According to the pamphlet "Preserving Ashland's History", There are over 1700 properties in the heart of the community that were developed before 1950 and National Register-listed historic districts include all of the downtown as well as much of the surrounding residential areas. There are many in the immediate area near this location. The railroad district of Ashland is very rich in history. This will also be a great opportunity to enhance a portion of Railroad Park that is not particularly aesthetically pleasing. Thank you for your consideration.

Big day for Ashland: weather was terrible

An evergreen arch straddled the railroad tracks. Its legend: "Welcome! California and Oregon linked at last!"

But the warmth of the greeting failed to warm the crowd of about a thousand persons who had gathered together at noon, December 17, 1887, in a freezing north wind to watch Southern Pacific's Charles Crocker drive a symbolic golden spike.

It was not until 5:04 p.m. when Crocker finally picked up a silver hammer for the ritual, shortly after two trains — one from the north and one from the south — met under the evergreen arch to mark the opening of Central Pacific's North-South line, now known as the Siskiyou route.

The southbound train from Portland arrived at 10:30 a.m. The northbound from San Francisco picked its way up the Sacramento River Canyon north of Redding, crossing the river 17 times. When it reached Tunnel 13 — a three-quarter-mile bore which the train reached on an ascending grade — it was stalled for more than two hours by a derailed construction train. At 4:35 p.m. — with only a trace of remaining daylight — the special pulled its trainload of dignitaries into Ashland.

The spike was quickly set in place and telegraph wires were connected to the track to record Crocker's blows as he hammered it home. In Portland, Sacramento and San Francisco steam whistles chorused and fire bells clanged three times as the hammer blows were reported. Cannons fired at military posts, church bells chimed.

Portland's Oregonian extolled the achievement: "Through the flinty, hard heart of the Siskiyou Mountains, the road has been built, the lines of shining steel laid, and now the 'iron nag' rushes through and over those frowning barriers and its loud shrieks wake the echoes of those wild solitudes . . . . Golden California has been wedded to her northern sister in the strong bonds of a common welfare, and the two states firmly united by clasping bands of steel."

Engineering difficulties faced in building the railroad through the Sacramento River Canyon and over the Siskiyou Mountains between Redding and Ashland rivaled in some respects the feats previously performed by the Central Pacific and Southern Pacific engineers in crossing the Sierra Nevada Tehachapi ranges.

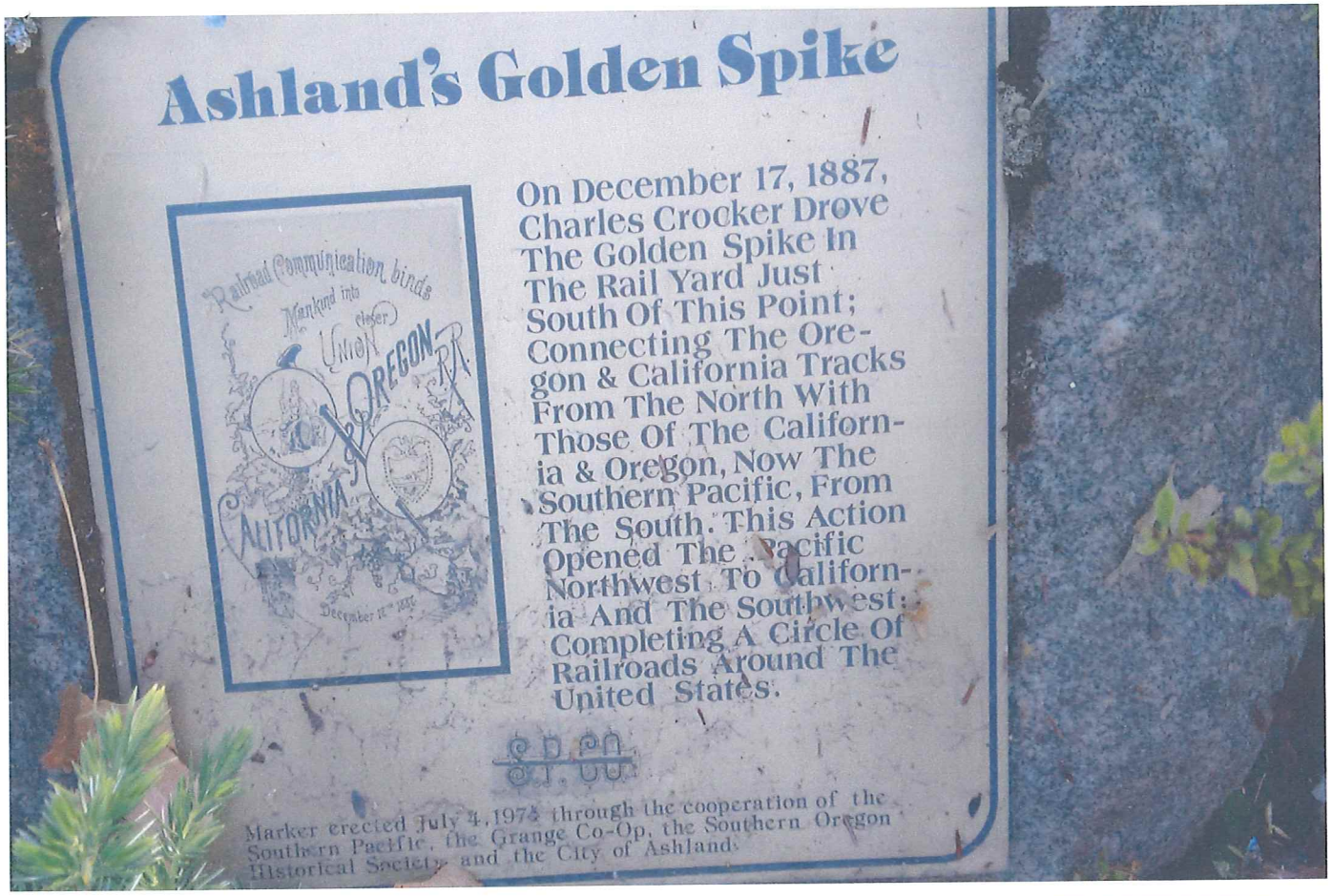
On the Siskiyou line, an elevation of 4435 feet was reached after passing through the 3,108-foot summit tunnel, the longest of 16 bored through high ridges. It was necessary to lay track on curvatures ranging up to 14 degrees and on a maximum grade of 3.3 per cent. One hundred miles of curved track was built in a distance of 171 miles. In this distance, the degrees of curvature totaled 31,700, causing a train to make 88 complete circles in traveling that distance.

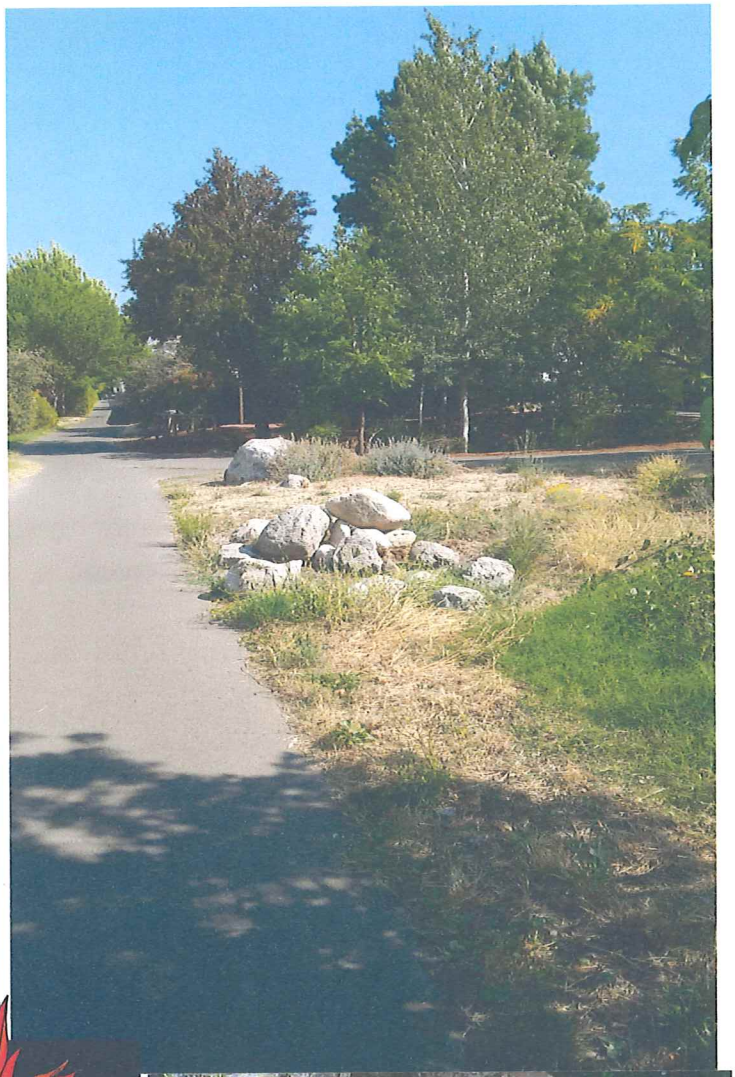
The road stands as a monument to Crocker and his chief engineer, William Hood, who share with Ben Holladay, Henry Villard, Richard Koehler, Chief Engineer Hans Thielsen and, to a certain extent, Joseph Gaston and Simon Elliott, the credit for building the railroad that joined Oregon to California.

The last spike ceremony was staged at the south end of the railroad yard at Ashland.

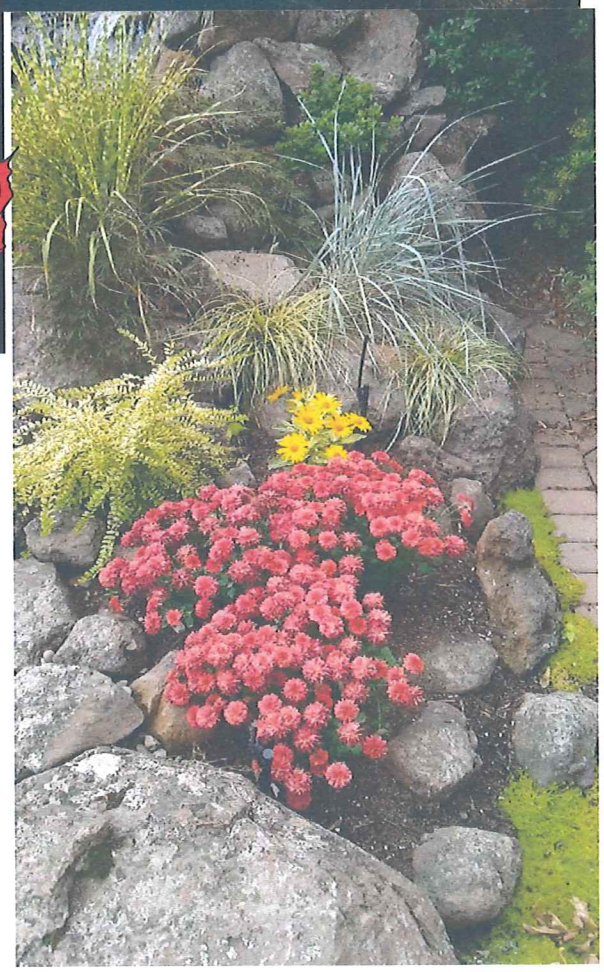
There, the final tap of the hammer signalled just the beginning of the celebration. Gas flames burned high in the windows of the houses that stair-stepped the hills like so many fireflies. Hundreds of Japanese lanterns turned the Plaza and Lithia Park into a community "winter garden party." Bonfires on the western hills blazed. The band played, children ran and shouted and the town went mad with excitement.

For some it was the beginning of a new life and for others the death toll for a way of life that would return no more. The day of the much-vaunted and much-appreciated stagecoach driver was supplanted by that of the engineer and by a new mode of travel — every bit as modern for its day as ultra-sonic jet travel is today.


Ashland's Golden Spike
Railroad Communication binds Mankind into closer
UNION
CALIFORNIA & OREGON R.R.
December 17th 1887
On December 17, 1887, Charles Crocker Drove The Golden Spike In The Rail Yard Just South Of This Point; Connecting The Oregon & California Tracks From The North With Those Of The California & Oregon, Now The Southern Pacific, From The South. This Action Opened The Pacific Northwest To California And The Southwest; Completing A Circle Of Railroads Around The United States.
S.P.CO.
Marker erected July 4, 1974 through the cooperation of the Southern Pacific, the Grange Co-Op, the Southern Oregon Historical Society and the City of Ashland.



Epiphillum



Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

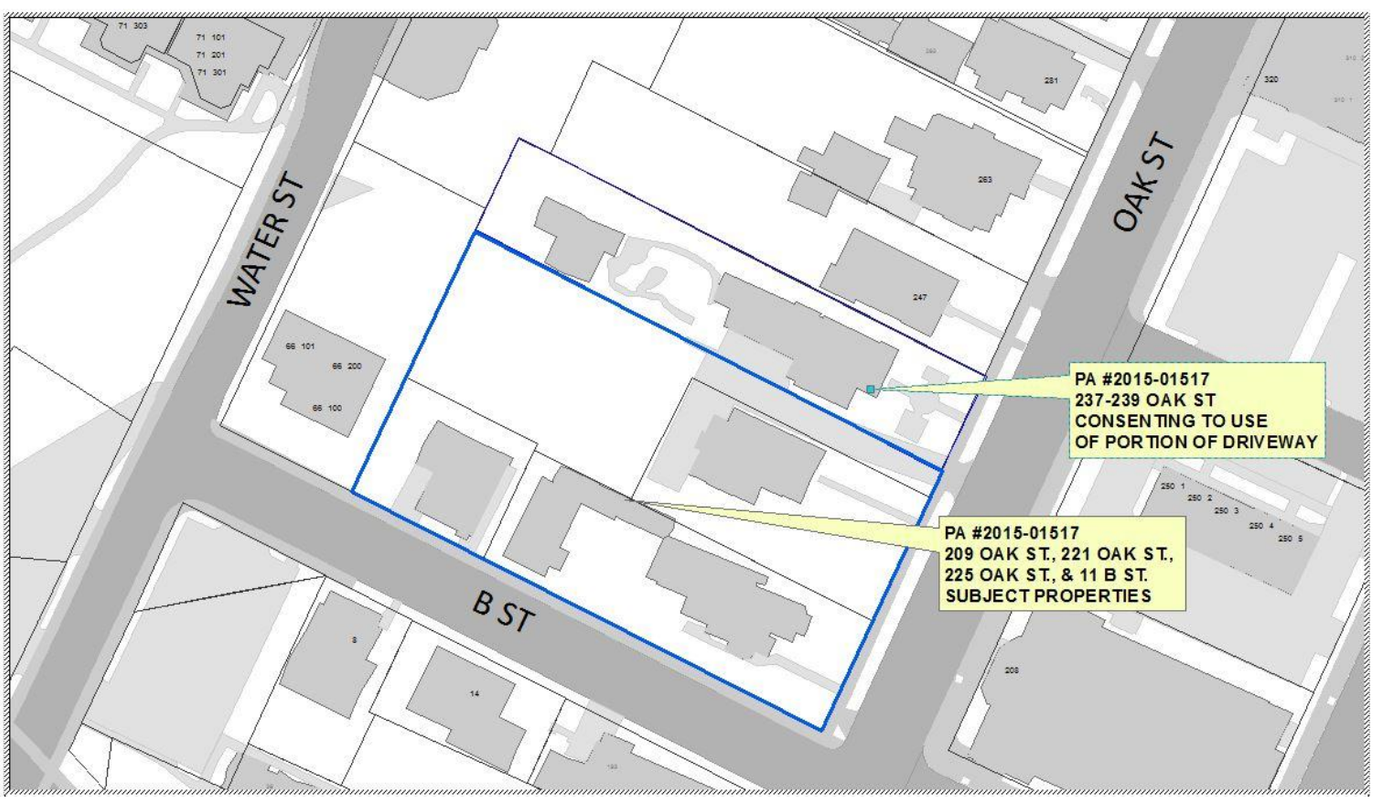
CITY OF ASHLAND

PLANNING ACTION: PA-2015-01517
SUBJECT PROPERTY: 209 Oak St., 221 Oak St., 225 Oak St. and 11 B St. ***(And shared driveway partially on 237-239 Oak St.)***
OWNER/APPLICANT: Spartan Ashland Natalie Real Estate, LLC
AGENTS: Kistler, Small & White, Architects
DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approvals for the properties at 209 Oak Street, 221 Oak Street, 225 Oak Street and 11 B Street. The proposal includes the renovation of two existing, historic homes; the construction of six townhouses along B Street; and the construction a new, detached residential cottage. Also included are requests for a Variance to allow a 15-foot wide, one-way driveway where a 20-foot driveway width would typically be required; two Conditional Use Permits to allow a 25 percent increase in the Maximum Permitted Floor Area, and to allow a commercial use within an existing, historic residential building; an Exception to the Street Standards to allow a curbside sidewalk along B Street where a planting strip would typically be required between the curb and the sidewalk; an Exception to the Site Development and Design Standards to allow the placement of a new residence on proposed Lot #9 to be placed behind the setback line of adjacent historic buildings; and a Tree Removal Permit to remove two trees which are within the footprints of proposed buildings. (The proposal involves use of the existing driveway which is partially located on the adjacent property to the north at 237-239 Oak Street; this property's owner has signed to allow the application to move forward using the shared driveway.) COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09BB; TAX LOTS: 15600, 15700, 15900 and 16000.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, October 7, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, October 8, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: ***Tuesday, October 13 at 7:00 PM, Ashland Civic Center, 1175 East Main Street***



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division, 541-488-5305.

OUTLINE PLAN APPROVAL
18.3.9.040.A.3

Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

a. The development meets all applicable ordinance requirements of the City.
b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.
d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
f. The proposed density meets the base and bonus density standards established under this chapter.
g. The development complies with the Street Standards.

FINAL PLAN APPROVAL
AMC 18.3.9.040.B.5

Approval Criteria for Final Plan. Final Plan approval shall be granted upon finding of substantial conformance with the Outline Plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria.

a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.
c. The open spaces vary no more than ten percent of that provided on the outline plan.
d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
g. The development complies with the Street Standards.
h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.

SITE DESIGN AND USE STANDARDS
18.5.2.050

The following criteria shall be used to approve or deny an application:

A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
    1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
    2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

CONDITIONAL USE PERMIT
18.5.4.050.A

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
    a. Similarity in scale, bulk, and coverage.
    b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
    c. Architectural compatibility with the impact area.
    d. Air quality, including the generation of dust, odors, or other environmental pollutants.
    e. Generation of noise, light, and glare.
    f. The development of adjacent properties as envisioned in the Comprehensive Plan.
    g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
    a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
    b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.

c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

VARIANCE
18.5.5.050

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

EXCEPTION TO STREET STANDARDS
18.4.6.020.B.1

Exception to the Street Design Standards. The approval authority may approve exceptions to the standards section in 18.4.6.040 Street Design Standards if all of the following circumstances are found to exist.

a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
b. The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.
   i. For transit facilities and related improvements, access, wait time, and ride experience.
   ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.
   iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.
c. The exception is the minimum necessary to alleviate the difficulty.
d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.

TREE REMOVAL PERMIT
18.5.7.040.B

B. Tree Removal Permit.
   1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
      a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
      b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
   2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
      1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
      2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
      3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
      4. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
      5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

Kistler + Small + White
66 Water Street
Ashland, Oregon 97520

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September 10, 2015

Supplemental Findings of Fact for PA-2015-01517, 209-221-225 Oak Street and 11 B Street

FINDING OF FACT - Reply to Incompleteness Determination

The following information has been provided by the applicants as a response to the Determination of Incompleteness for PA-2015-01517. The applicants have submitted the missing information as promptly as possible, within one day of reciept, and hope the application will not be subject to delay.

*For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Also, there are a number of responses that are repeated in order to ensure that the findings of fact are complete. Where appropriate numbering follows the sited AMC.*

CHAPTER 18.5.5.050, VARIANCE TO 18.4.3

1. **The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.**

2. **The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.**

3. **The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.**

4. **The need for the variance is not self-imposed by the applicant or property owner. For example the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant**

18.4.3 D.

Driveways and Turn-Around Design. Driveways and turn-around providing access to parking areas shall conform to the following provisions.

3. Parking areas of more than seven parking spaces shall be served by a driveway 20 feet in width and constructed to: facilitate the flow of traffic on or off the site, with due regard to pedestrian and

vehicle safety; be clearly and permanently marked and defined: and provide adequate aisles or turn-around areas so that all vehicles may enter the street in a forward manner.

The Applicant is requesting a Variance to 18.4.3 D for a twenty (20) foot driveway. The existing driveway is fifteen (15) feet wide and has two traffic lanes. The proposed circulation plan would be one-way with an entrance only on Oak street and an exit only on "B" street. (see figure 1). The applicants believe that new one-way circulation with the existing fifteen (15) foot driveway will have greater benefits to the residence of the site and the surrounding streets than expanding the driveway to 20 feet and allowing two-way traffic. The proposed exit will be on "B" street, which is less trafficked than Oak street. This configuration will eliminate the need for backing out onto the street, and the new cutout will be located approximately 40' further away from the Oak and "B" intersection than the existing cutout.

Furthermore, the location of the historic house at 221 Oak Street prohibits the expansion of the width of the driveway. The applicant is preserving this house out of a sense of civic mindedness. If the planning commission prefers, this house could be demolished thus removing its constraints on the development.

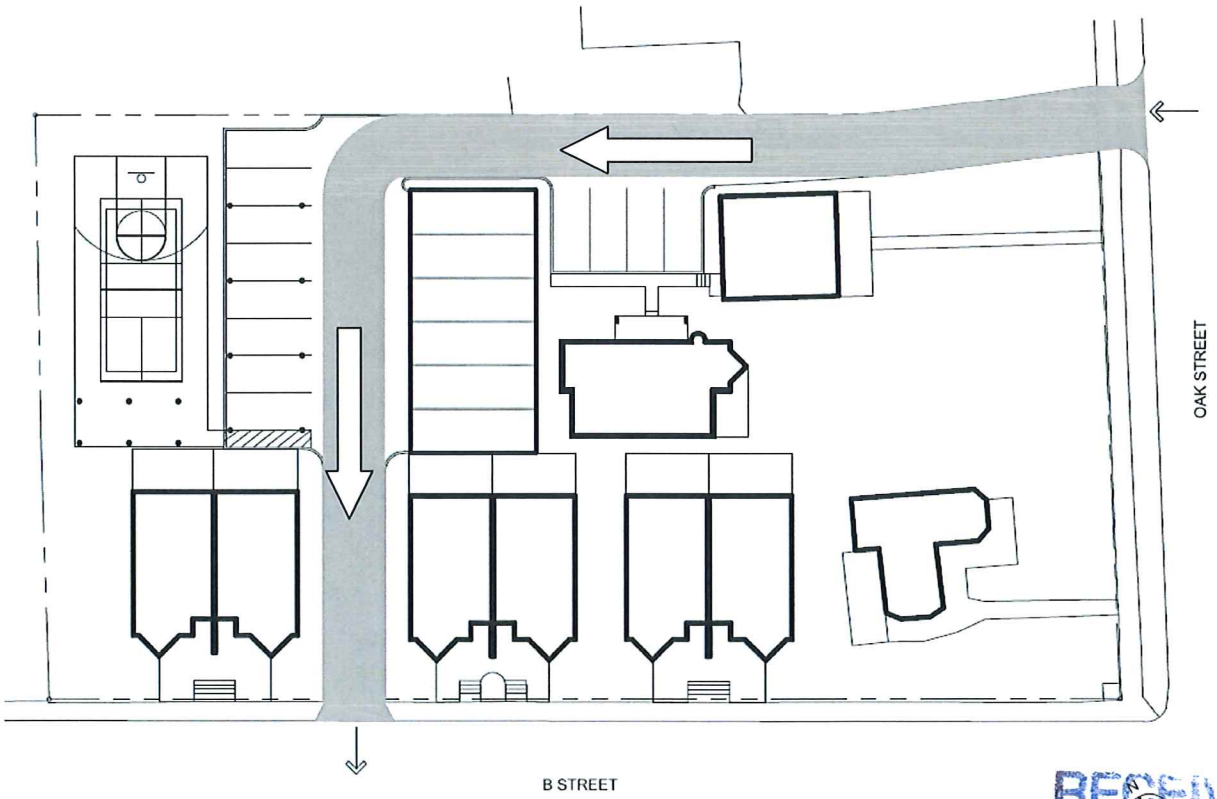

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Figure 1, Circulation

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EXTERIOR ELEVATIONS

The submittal requirements for Site Design Review call for exterior elevation drawings of all proposed building drawn to a scale of one inch equals ten feet or greater and indicating material, color, texture, shape, design features and any mechanical equipment not enclosed in buildings. While the materials provided include color renderings that will prove very helpful in illustrating the proposal, scalable elevations drawings are still necessary to enable staff and commissions to review the proposal for compliance with standards.

The applicant regrets the omission of all side/rear elevation drawings and they are included in this supplement submittal.

PROPERTY LINE CLARIFICATION

The application notes that individual buildings will be on footprint lots, but there is no plan illustration of the proposed lot configuration. Performance Standards Options submittal requirements include providing plans illustrating the existing and proposed lot lines as well as any existing or proposed easements.

A submittal providing clarification of the footprint lots will be provided as required by the Performance Standards Options.

NEW COTTAGE PLACEMENT/DESIGN

While not strictly a completeness issue, staff has some concern with the new detached cottage. The Site Design Review and Conditional Use Permit components bring the Historic District Design Standards into play, and these generally call for new buildings to be placed in the same plane as the facades of adjacent historic buildings, rather than being set in front of or behind the plane. Staff has some concern, at least initially, that this placement is contrary to the standard, and that it seems to place the cottage in an area which could be better used in providing required functional recreation space for the residents of the development.

The applicant is aware the Historic District Design Standard calls for new buildings to be placed in the same plane as the adjacent historic buildings, however, there were several reasons the cottage was located as presented. One of the primary considerations, for the design of this site, has been preserving the historic homes on Oak Street and the front yard trees. The placement of the cottage was deliberately set back in order to preserve the dominance of the historic homes from the Oak Street view. Both houses are quite set back on the lot, 209 Oak at approximately 30' and 221 Oak at over 60'. Historic District Design Standards would require the cottage to be set back approximately 45' (splitting the difference of the existing setbacks), this would greatly block the view of 221 Oak. Currently, 221 Oak is visible from the corner of Oak Streets and "B" Street. If the cottage was located to the design

standards 221 Oak would not be in site until a pedestrian, coming from the Oak Street and "B" Street corner, passed 209 Oak Street. The new cottage would obscure the historic home.

Rather, the cottage has designed in scale and function as an auxiliary unit of the new "Bricks" townhouses. While the cottage is not orientated to the front of the lot it is facing the decorative driveway (a running bond pattern of aged brick with a concrete border) creating an interior frontage. The cottage orientation will soften the parking lot area for both the tenants of development and the guests and owners of the Oak Street Station Bed and Breakfast on the adjacent property, who share the driveway easement.

In addition to these design considerations, the existing trees make construction in the area between the historic homes problematic (see Figure 2, below).

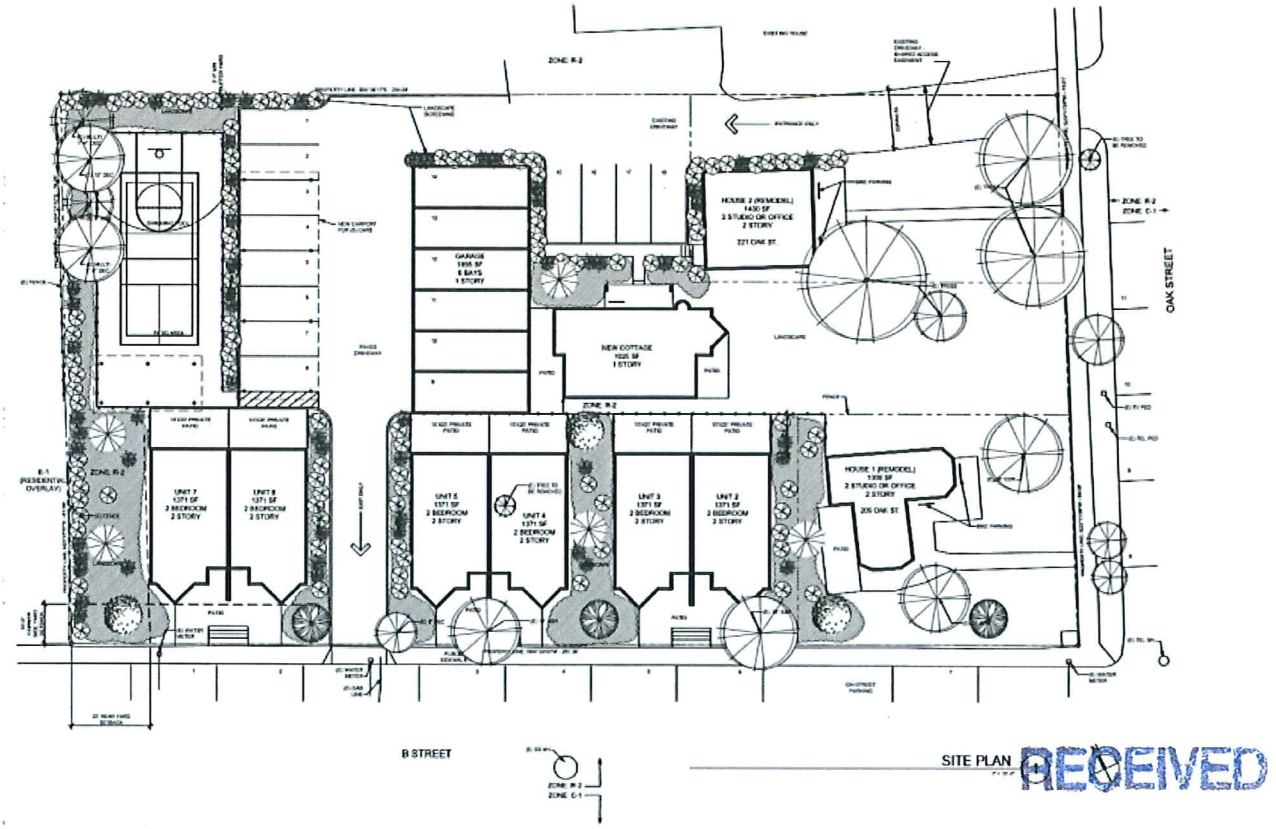

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Figure 2

Lastly, Staff suggests that the proposed space would be better used as recreational space. The applicant would note, that there is a major recreational facility on site and believes that there is greater potential for communal space under the mature existing trees at the front of the property.

PUBLIC FACILITIES

Per the written comments of the July 8, 2015 there are currently no storm drainage facilities in place for this block of B Street, that new storm drainage facilities will likely need to be installed by the applicants within the B Street right-of-way to connect to the existing facilities in Water Street, and that the applicants would need to work with the City's Public Works/Engineering Department in arriving at an acceptable plan.

The applicant intends to use bioswales and permeable pavement for water retention onsite. As with the adjacent property, on 66 Water Street, the development will not add load to "B" Street storm drainage from parking or driveways.

The Applicant noted, in a recent storm event, that there was significant flooding on "B" street and that a storm drain would be desirable, however the applicant observed that the volume of water was coming North on Oak Street , hitting the Oak/"B" Street curb and turning downhill on "B" Street. The existing subject property was not contributing to the water on "B" Street. Therefore, the applicant does not believe an installation of a storm drain should be a condition of approval of this site review, unless this development contributes to the generation of storm water into "B" Street. The applicant will coordinate with the City's Public Works/Engineering Department to reduce the impact on the neighborhood, if the City decides that it is an appropriate time for an addition of a storm drain addition during the construction of this project. The applicant will also provide infrastructure as determined by public works to the storm drain system for water collecting on the site, however they do not feel the development should be financially responsible for water arriving on "B" street from other locations in Ashland.

TREE PROTECTION PLAN

All land use applications are required to include a Tree Protection Plan addressing all trees on the site and within 15 feet of the site, including street trees, which includes an assessment of the tree's health and relative tolerance for the construction disturbance proposed and recommendations for the treatment of each tree prepared by an arborist. The materials provided suggest that a Tree Protection Plan will be provided, but none has been included with the submittals.

The applicant is aware of the need to protect the existing trees during construction, a specific Tree Protection Plan is submitted with this supplement to the application.

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EXCEPTION TO STREET STANDARDS

While also not a completeness issue with the request, staff would note that it has historically been difficult to justify an Exception to the Street Standards to not install city standard facilities for a proposal that essentially has the opportunity to address the street corridor for an entire block. The intent of the standards is to provide multiple transportation options, create a safe and optimal environment for all users, design streets as public spaces, and enhance the livability of the neighborhoods. The Street Standards recognize that Ashland's streets are some of the most important public spaces in the community and each street component used to create an environment where people feel comfortable and the maximum number of people will walk, bicycle and use transit. Exceptions require a demonstration that the facilities and resultant connectivity proposed are equal or superior to those required under the standards; that the exceptions requested are the minimum necessary to alleviate the difficulty, and that the exceptions are consistent with the purpose and intent of the Street Standards. In staff's view, it may be difficult to approve the Exception as proposed based on on-street parking providing a suitable alternative to a parkrow in buffering pedestrians when both are identified as components of a complete streetscape under the standards. If the mature trees are the basis for an Exception there should be a strong indication from an arborist as to their current health and ability to accommodate the proposed construction disturbance.

The Applicant is, in general, very supportive of the parkrows street standard, and understands that the City's Planning Department and Commission are strong advocates of them for all the reasons addressed above. However, it is believed in this case, the exception should be granted, an opinion that is supported by the Historic Commission. At the Historic Commission of August 8, 2015, the issue of the parkrow was specifically addressed. The minutes of that meeting state: "Mr. Shostrom submitted his comments in an email due to his absence. Mr. Kistler addressed Mr. Shostrom's comments and agreed with *not adding a park row at the curb* and adding porch width on the brownstones."

One of the most significant arguments supporting the exception of a parkrow, discussed at that meeting, was the Urban design of the "Bricks". This specific block of Ashland is an uniquely urban setting (see figure 3, below).

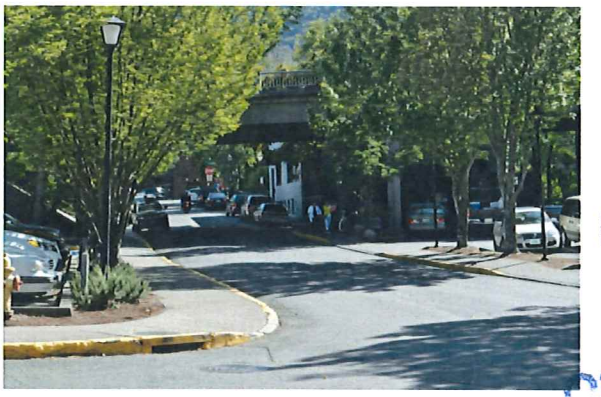

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Figure 3

The "Bricks" were designed for this block and as the Architect, Raymond Kistler, says; the development would not be appropriate for another site even a block away. Equally so, a parkrow is a suburban feature and is not appropriate for this specific urban frontage. It should also be noted that on the opposite side of the street there is a partial sidewalk, it assumed that someday in the future there will a sidewalk upgrade, but there is not now nor will ever be a parkrow (see Figure 4, below).

Figure 4

Both the point that, the existing continual on-street parking buffers pedestrians and there are mature trees that would be saved if possible, may not reach the level of an out-right exception to the street standard, they are additional support for that decision. The requirement to add a park row would absolutely require removal of three, possibly four, large, healthy (recently pruned by a professional arborist), trees.

Additionally, the requirement for a parkrow would greatly reduce the size of the patios in the front of the "Bricks" (an increase to the original size was a result of a request of the Historic Commission) . The patios, and the floor plans were intended to orient public activity, and recreation toward the street. The reduction required by a parkrow would be counter to its intent to have interesting and attractive walkways.

And finally, it was sited that this exception would affect the entire block, while the frontage of the site is the majority of the block it would require the sidewalk to offset as there is no parkrow in front of the Winston Building (on the corner of Oak and "B") or across the street. The Winston Building was completed in 2014 and will not likely, ever, have a parkrow. For these reasons, we feel the suggestion of the first pre-application's comments of improving the sidewalk to match the style of the sidewalk of the Winston building to be the most beneficial overall. (see figure 5, below)

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Figure 5

Respectfully submitted by:

Raymond Kistler

Raymond Kistler, Principal Architect
Kistler Small + White, Architects

Sep 10, 2015
Date

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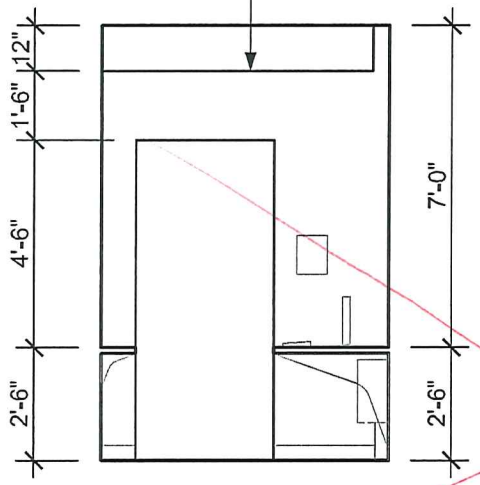
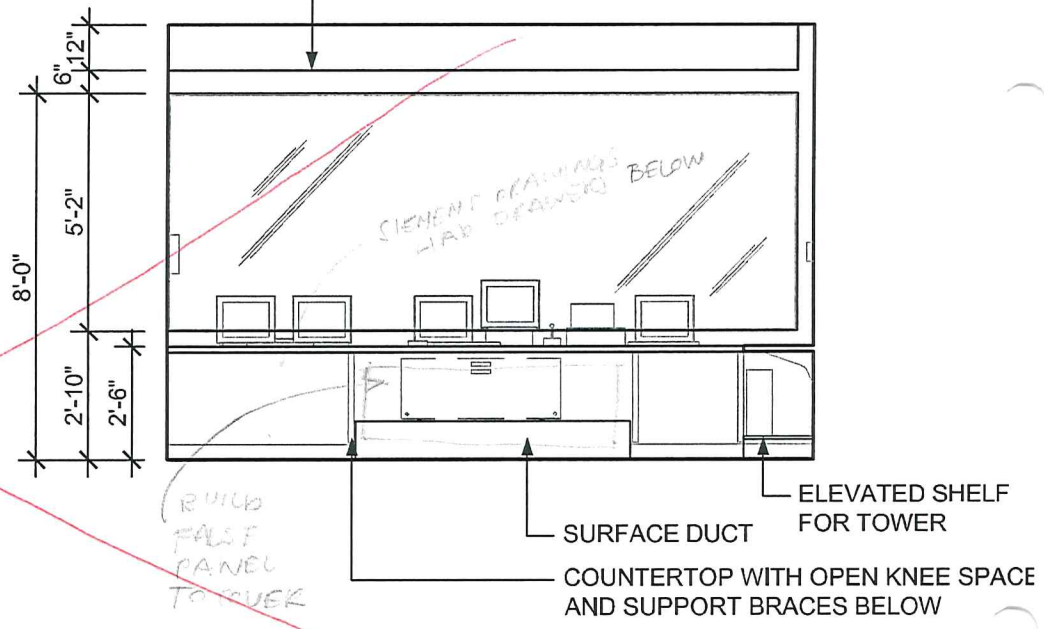
Enclosures: Drawings:
Applicant's Statement of Completeness
Lot Plan
Tree Protection Plan
Brownstone Exterior Elevations
House 1 Exterior Elevations
House 2 Exterior Elevations
Garage Exterior Elevations
Cottage Exterior Elevations
Site Survey



102 - CONTROL 5

NORTH 1/4"=1'-0"



102 - CONTROL 6

EAST 1/4"=1'-0"

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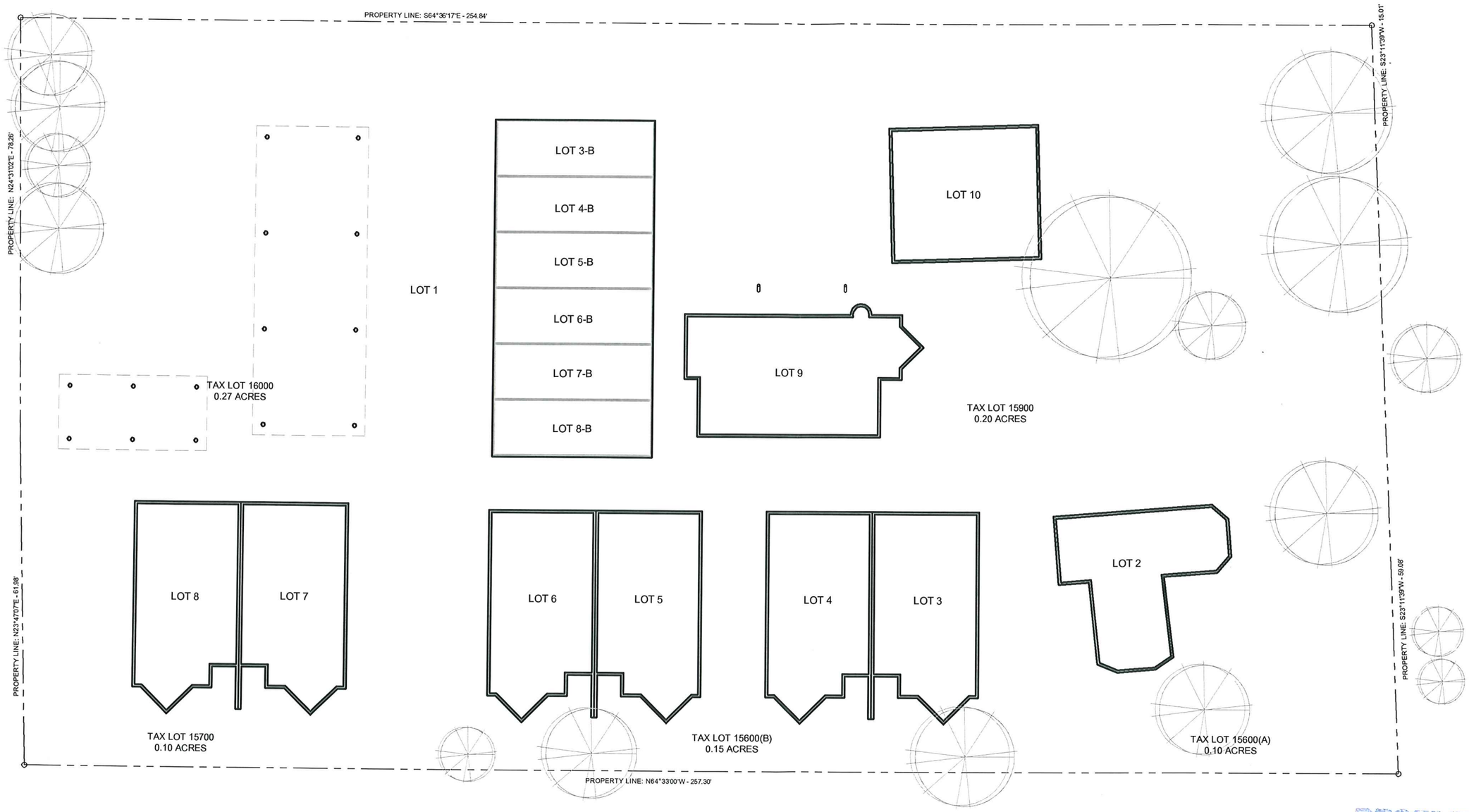

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LOT PLAN 1
1" = 10'-0"

TOTAL ACREAGE = .82 AC

kistler+ small +white architects
66 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL.: 541.488.8200

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

LOT PLAN

PROJECT: 14-028
ISSUE DATE: -
SHEET:
1

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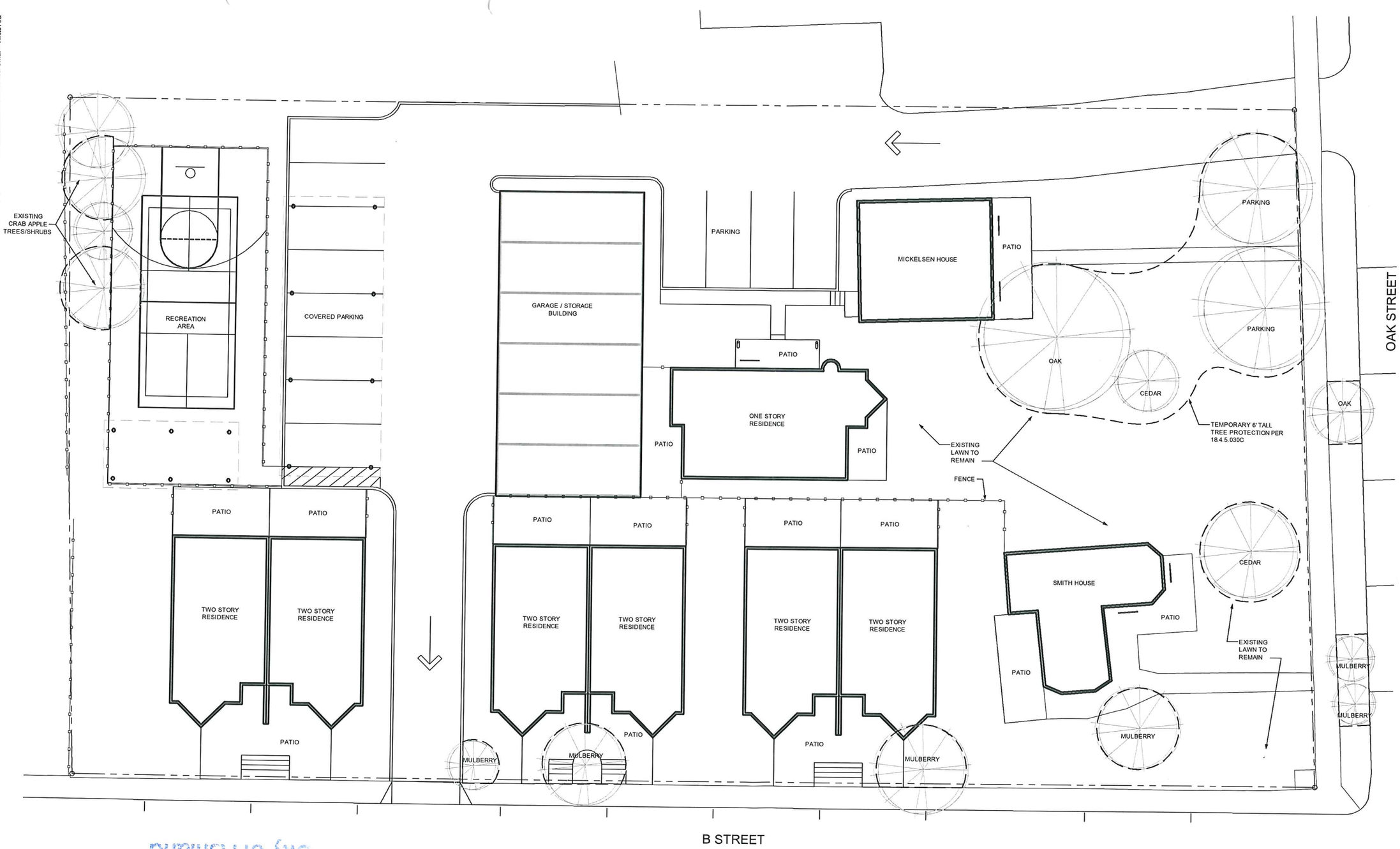

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ALL REMAINING TREES TO BE INDIVIDUALLY PROTECTED PER 18.4.5.030C

TREE PROTECTION PLAN (1)

1" = 10'-0"

N

kistler+ small +white architects
66 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL.: 541.488.8200

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

TREE PROTECTION PLAN

PROJECT: 14-028
ISSUE DATE: -
SHEET:

L1

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

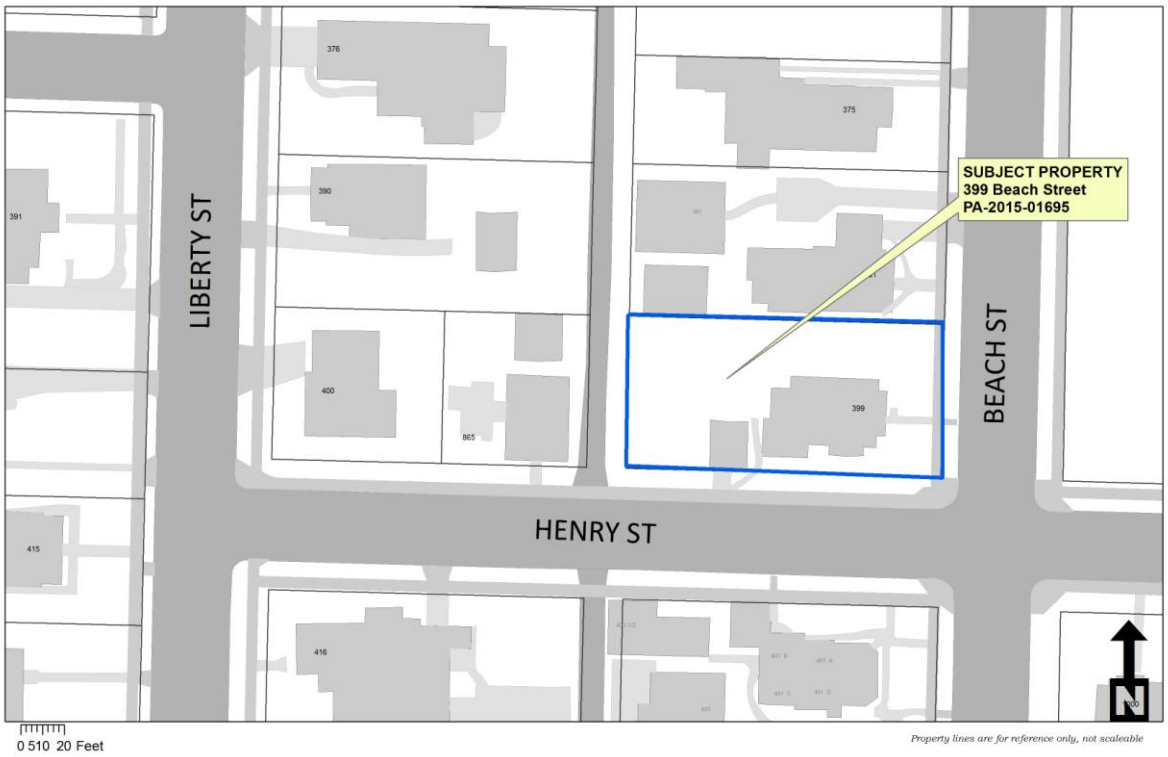
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-01695
SUBJECT PROPERTY: 399 Beach Street
OWNER/APPLICANT: Chris and Samae Chlebowski
DESCRIPTION: The property owners are proposing to construct a new garage to facilitate off-street parking. Due to circumstances on the property, the application requests a Variance from the standard setbacks**. COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DD; **TAX LOTS:** 1200.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, October 7, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: September 24, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: October 8, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

VARIANCE

18.5.5.050 Approval Criteria

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

The Village Arborist LLC; CCB License #167378
August Schilling; ISA Certified Arborist #PN1330A
280 Meade St; Ashland OR 97520
+1.541.482.8529

City of Ashland; Planning Commission
51 Winburn Way
Ashland OR 97520

Opinion Regarding Tree Preservation As Pertains To The Chris Chlebowski Garage Project , 399 Beach St, Ashland Oregon

To Whom It May Concern:

At the request of Mike Jack, I have visited the property at 399 Beach St in Ashland to inspect three trees that will be impacted by the proposed garage construction.

The trees in question are a boxelder (Acer *negundo*) approximately 25' tall and 10"dbh, a Douglas fir (Pseudotsuga *menzsieii*) approximately 60' tall and 22"dbh, and a California black oak (Quercus *kelloggii*) approximately 60' tall and 18"dbh.

It is my understanding that the city would like the new garage structure situated 10' from the southern property boundary and 10' from the western property boundary, preserving all three abovementioned trees.

It is my opinion that this is a misguided directive.

If the building is constructed with the prescribed 10' setback, it will have a negative affect on all three trees. In the case of the boxelder, this setback would place the building's western wall approximately 1' from the tree's base. This would necessitate destroying approximately 30% of the tree's roots, negatively impacting the health of the tree and increasing the likelihood of the tree falling into the alleyway in the future. There is also the possibility that the boxelder, if it survives, could cause foundation damage to the new garage in the future due to this proximity. In the case of the Doug fir and the oak, the prescribed setback would place a portion of the building within the critical root zone of both trees, providing a deleterious affect to the health of the trees.

The homeowner is interested in pursuing a variance in order to move the new structure 5' closer to both the southern and western property lines. This places the boxelder within the footprint of the new garage, necessitating this tree's removal.

I believe that it would be better to remove the boxelder to minimize the impact on the more valuable and mature Doug fir and oak trees than to proceed with an attempt to preserve all three trees. The latter attempt actually provides a huge negative impact for the boxelder and significant negative impacts for the Doug fir and the oak. Put simply, I would rather have two healthy trees than three negatively impacted trees, one of which (boxelder) is certain to be a liability in the foreseeable future.

In conclusion, I recommend that the city grant the variance for the project and sacrifice one small tree in favor of minimizing damage to two trees of much higher value.

Thank you for your attention regarding this matter. Feel free to contact me for further questions, concerns, or clarification.

Sincerely,
August Schilling
31 August 2015

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RE: 399 Beach Street

Dear Sir or Madam:
Thank you for taking the time to read this letter and consider our request for a setback variance.
The intention of this letter is to explain and satisfy all of the relevant criteria and standards for proposing a property setback code variance for a new garage structure at 399 Beach St, owned by Samae and Chris Chlebowski.
The main reasons for asking for this variance are to One, facilitate off street parking. Two, to not interfere with properties' large primary tree. Three, to remove the inadequate, and flood-prone, existing curb cut to the existing unusable garage. And finally, to better meet the intent of the parking code. All of this is further facilitated by the existing 10' right of way on Henry Street.

1. Facilitate two off-street parking spaces:

A). 399 Beach St currently has no usable off street parking; AMC states that two off-street parking spaces are required for a single-family residence.

B). The current single parking space is unusable as it is just under 10' long and leads very steeply into the existing historic carriage house which is too small to park most modern cars.

C). The corner of Beach and Henry street has a fire hydrant so approximately 44% of the on street parking of the 399 Beach property is un-usable.

D). 399 Beach is located two blocks from SOU. During the school year most parking spaces are occupied by 9am until roughly 5pm by college students. Additionally Lincoln School is across the street, which currently houses a Montessori program. During child drop off and pick up times parking is also hindered. Finally, directly to the south on Henry Street is an apartment building. This also generates a high density of cars in a residential area.

E) Proposed garage with two off street parking spaces will lighten demand for on-street parking along Beach and Henry.

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2. To not interfere with properties primary trees

A) Building the new proposed garage at the standard 10' side yard setback puts the building inside the drip line of the properties biggest and oldest tree, a 28" diameter Doug fir that is in excellent condition. See attachment assessment by arborist.

B) Henry street along 399 Beach has a generous 10' right of way already in place. Building a garage another 10' off of the property line would infringe on the large tree.

C) Reducing side yard setback to 5'6" would reduce major impact due to construction

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effecting Doug Fir root zone.

D). One 10" diameter box elder will need to be removed in order to build. Removing it appears to have no effect on any other trees, soil erosion, utilities, density, windbreak or other any other concerns. This box elder is infected with box elder bugs in the spring and is a great nuisance to the neighbors to the East. They have requested that the tree be removed on numerous occasions.

E) This site is the only spot on the property where a two-car garage facilitating two off street parking spots can be achieved without impacting one or more of the properties mature trees.

3. Remove inadequate and prone to flooding existing curb cut

A) During times of heavy rain the existing carriage house is subject to regular flooding as water comes down the alley on the south side off Henry street, and is directed via the steep crown in Henry street directly down the driveway into the garage which sits lower than the street. (see attached photos and videos). This also makes this garage unusable for storage as it has flooded many times

B) Plans include fixing side walk/curb at homeowner's expense. This should help to reduce car/pedestrian interactions. We will be remedying these issues by removing curb cut and old driveway and replacing it with regular curb and sidewalk eliminating flooding and also reducing car/pedestrian/cyclist interaction.

4. Meet Ashland City code by creating two parking spaces within garage

A) Building of this garage will allow two parking spaces inside the garage. This will lighten the on street parking demand and meet the requirement for two parking spaces

B) Parking in the existing spot is impossible due to its steepness and parking in it would block pedestrian travel along the sidewalk.

5. Additional Information

The section of Henry Street along 399 Beach Street has a ten-foot public right of way. Requiring an additional ten feet off of this would force the garage to be built in such a way to damage the large 80' tall Doug Fir.

Because of the 10' right of way any structure built would not feel as if it is too close to the street. Other structures along Henry street include the existing carriage house which is built right on the property line. A residence at 865 Henry Street, which is 5'6" from the setback. Garages across Henry street, which are directly on the property line.

We believe that a request to build 5'6'' off of the property line is reasonable and is in line with current structures. This makes the most sense for flooding issues and to not damage

the large tree on the property.

This structure will be built to match the existing home and will not appear to be a non-conforming structure in any way.

Vision clearance on the alley will not be affected by this structure as it will be 15' 6" from Henry Street and matching the residence at 865 Henry Street, which is also along this alley.

Thank you for your time in considering our variance request

Sincerely,

Samae and Chris Chlebowksi

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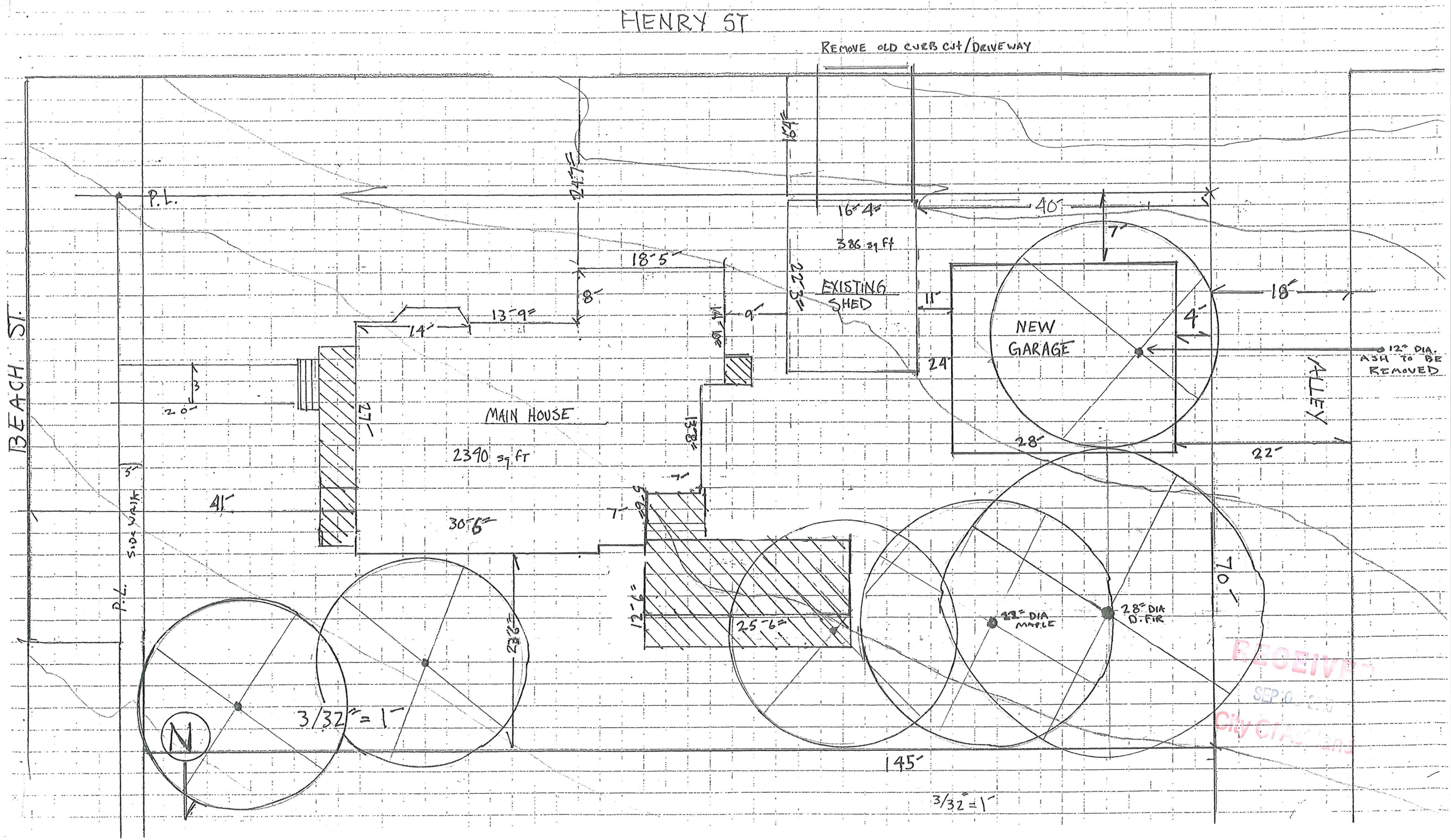
CHLEBLOWSKI
399 BEACH ST. ASHLAND, OR

PROPOSED GARAGE



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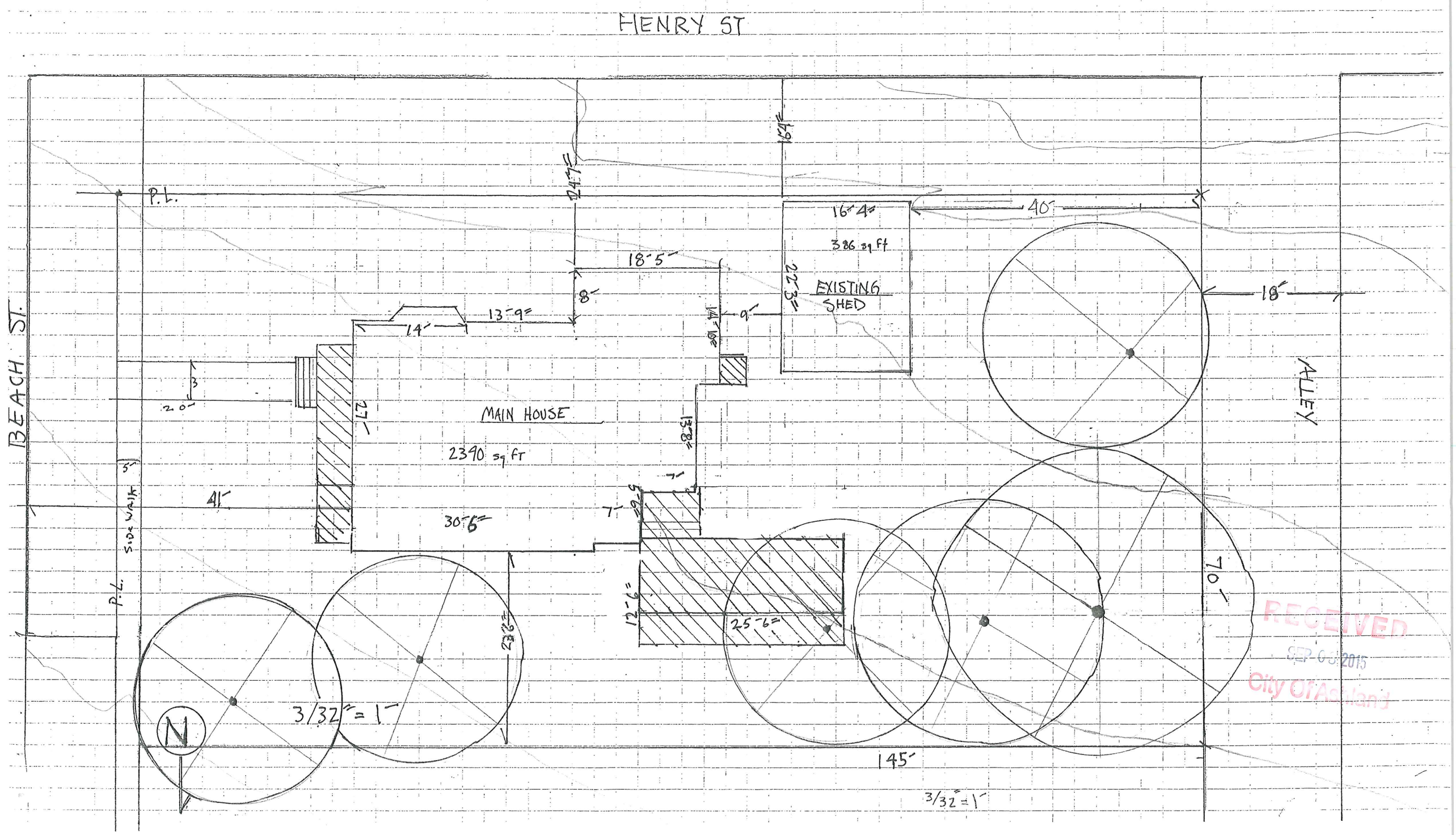
CHLEBLOWSKI
399 BEACH ST. ASHLAND, OR.

EXISTING PLOT PLAN



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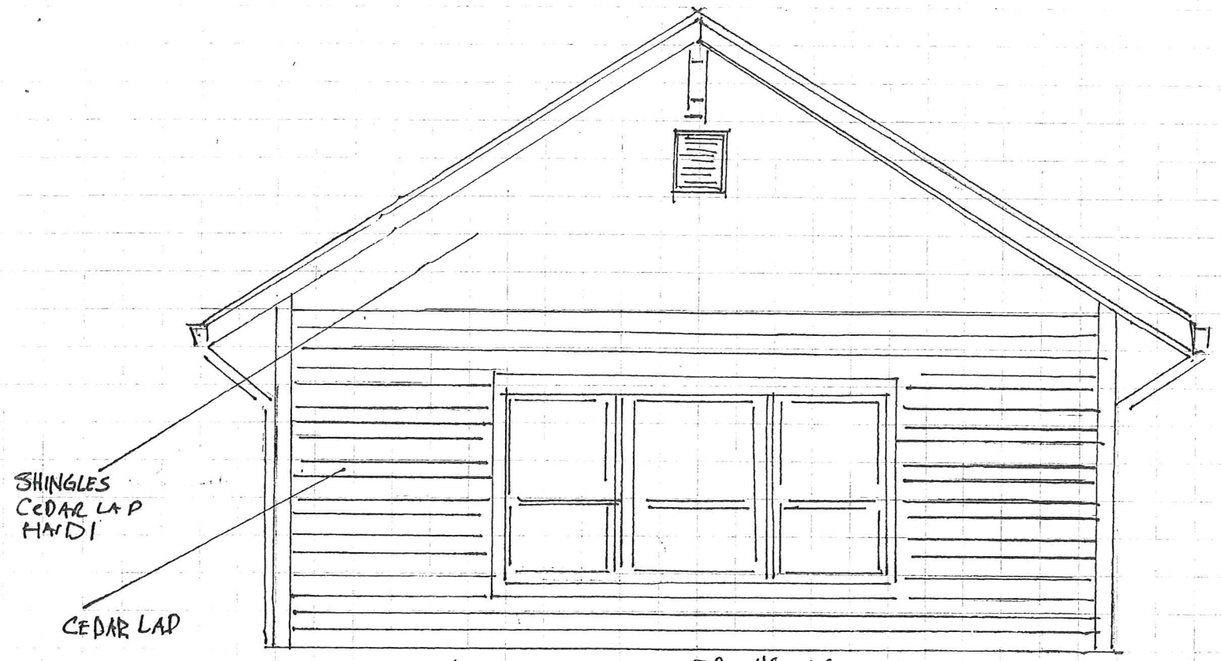
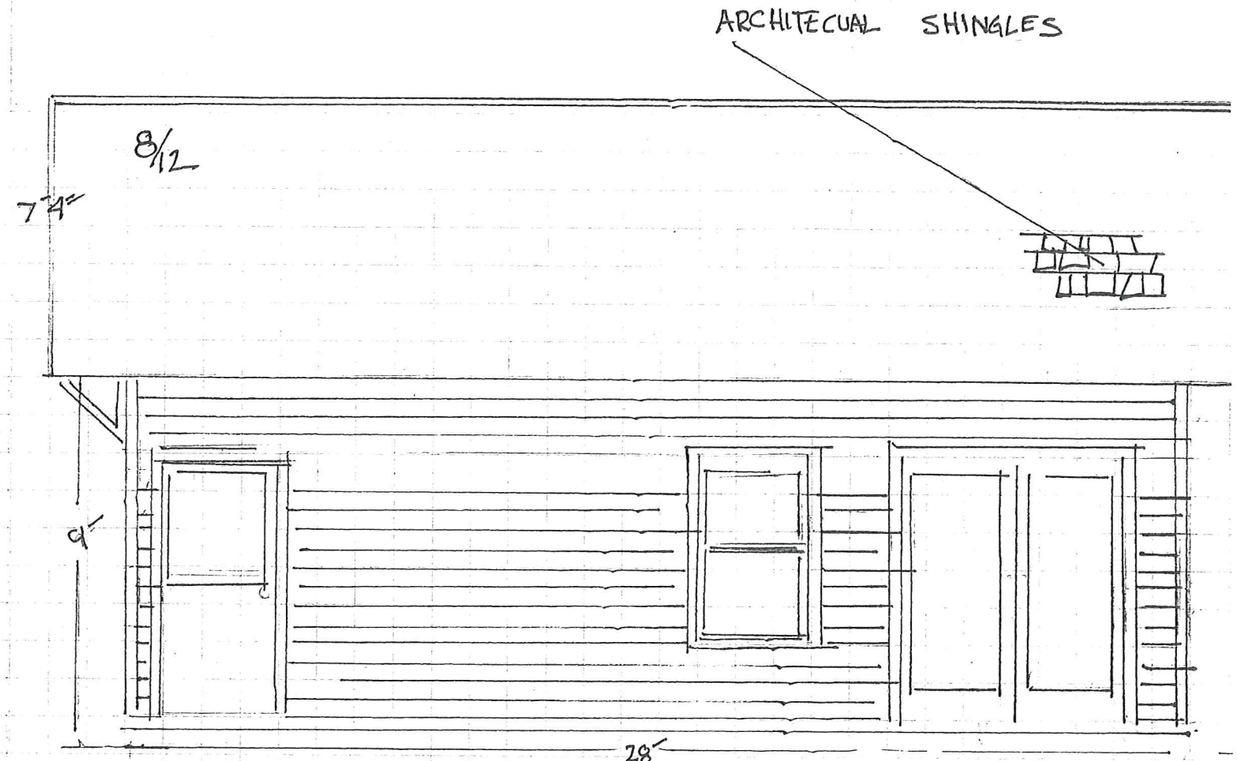
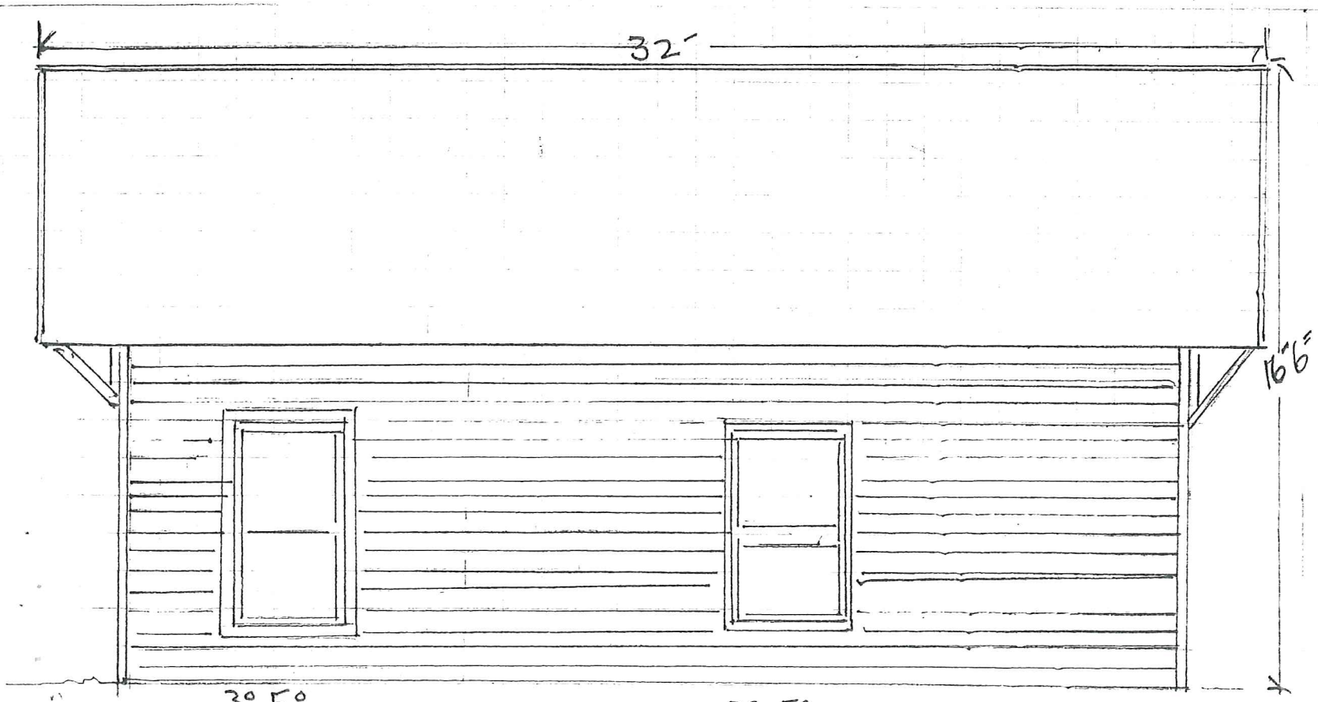
ALL DETAILS TO MATCH EXISTING HOUSE



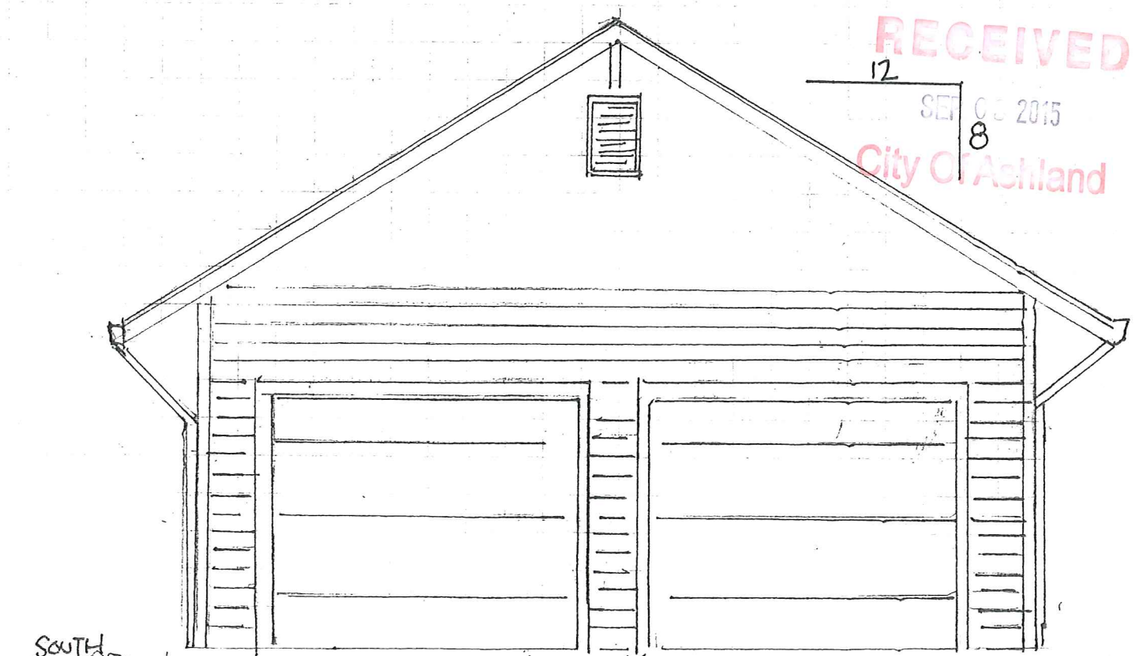
NORTH ELEVATION 3°-4°-3° X 5°



3° 6° EAST ELEVATION 3° 5° 6° 6°



3° 5° WEST ELEVATION 3° 5°



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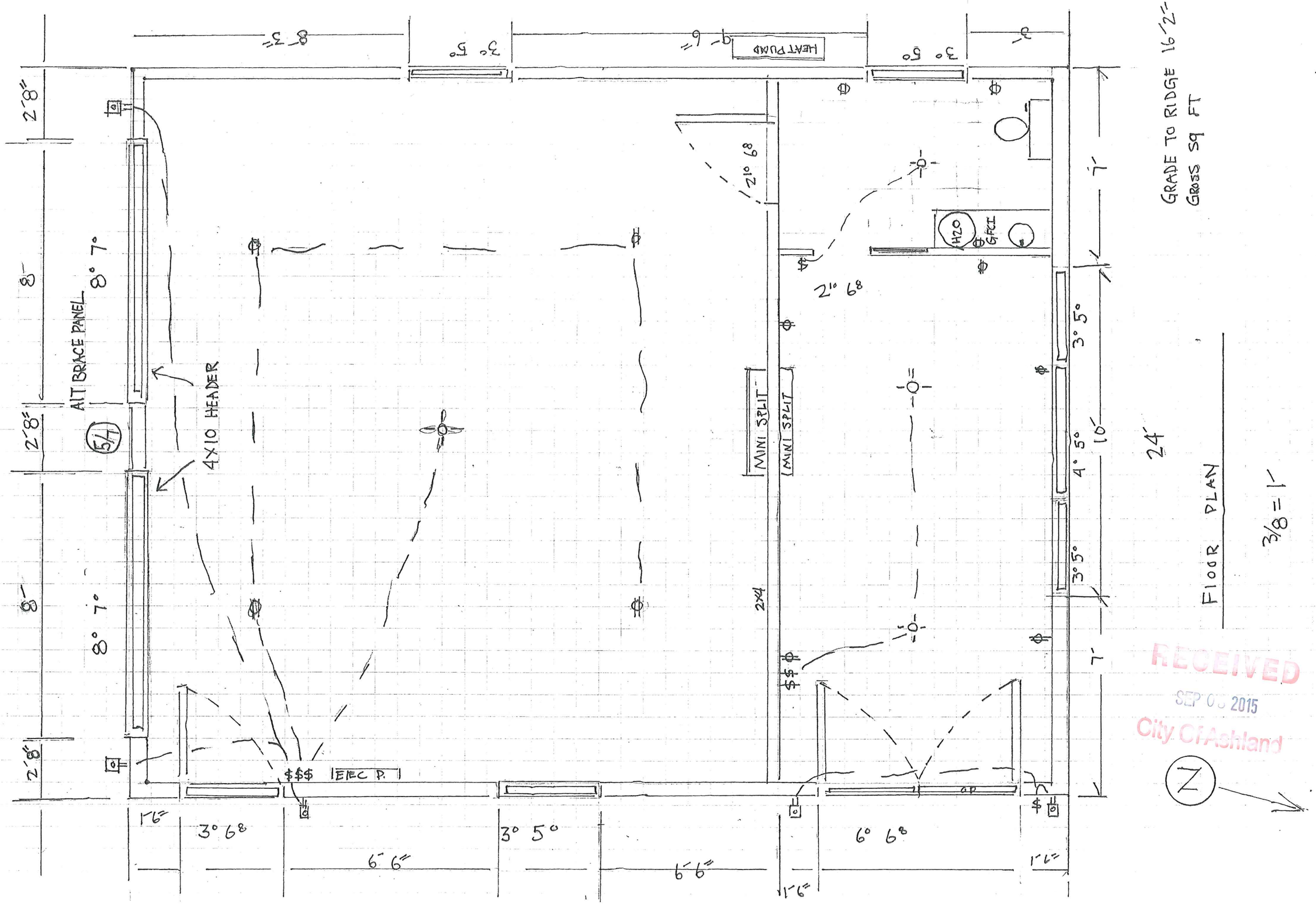
SOUTH ELEVATION 6°-6° 7'4" 6°-6°

ELEVATION PLAN



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ding Code Compliance

planset was prepared to comply
the International
ential Code (IRC)

meters For Design

Speed: 100 mph, 3 sec. gust

Exposure: 'B'

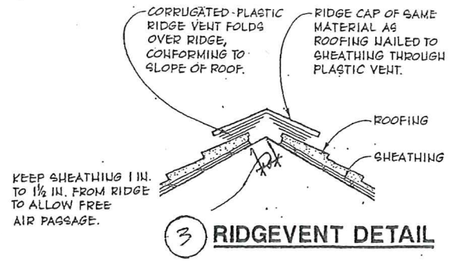
ic Category: 'A' and 'B'

Load: 30#/sq. ft.

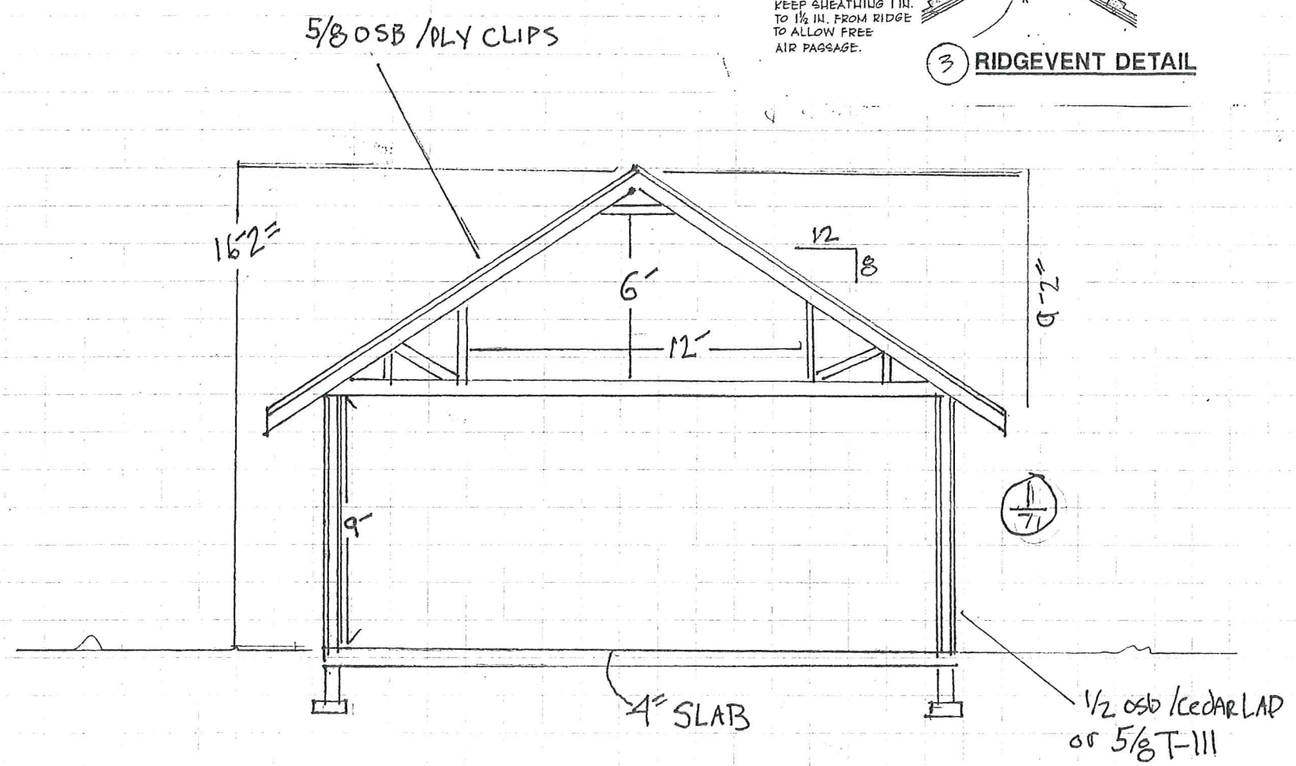
ing Data

pancy: "U"

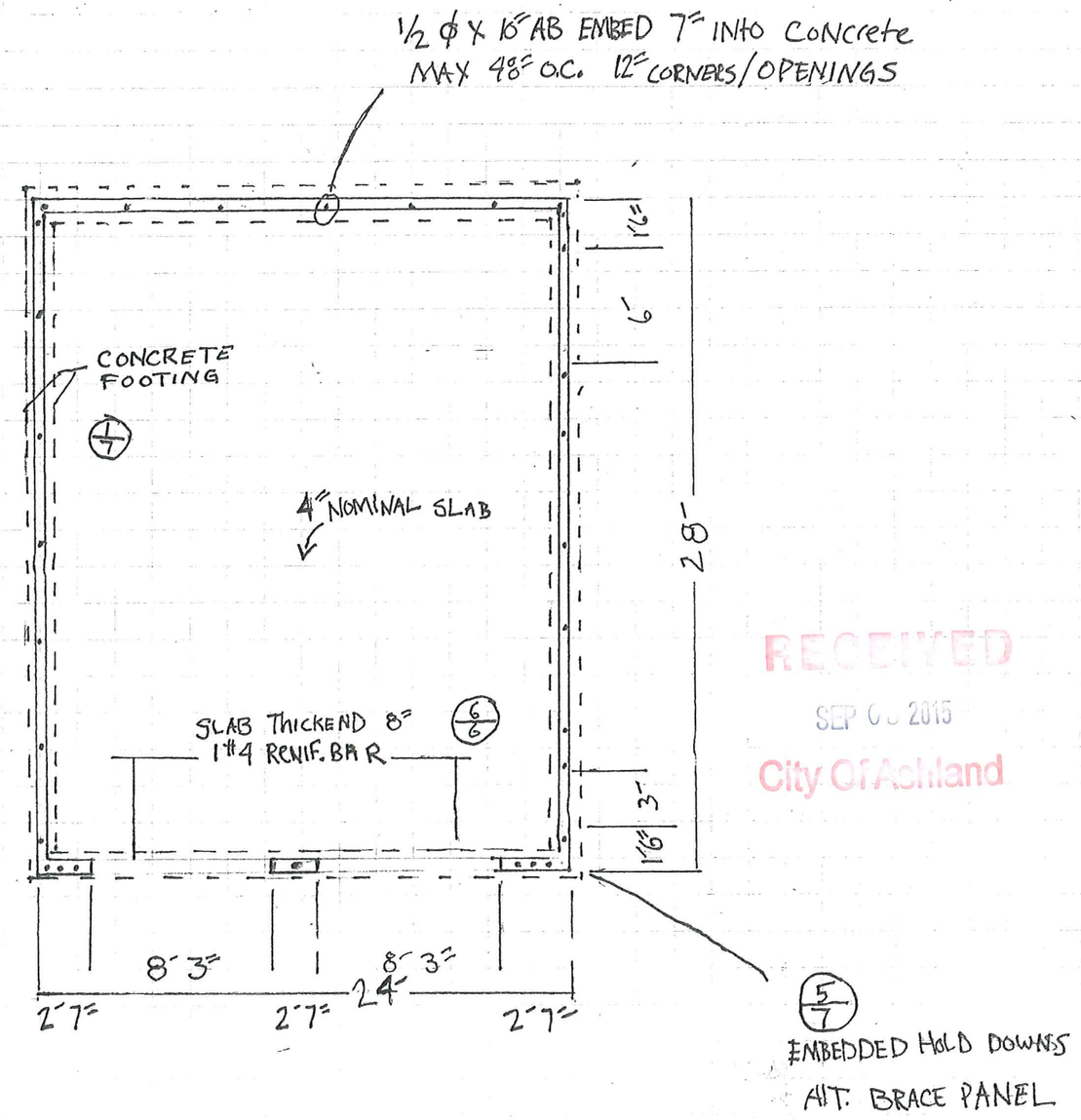
ruction Type: "V"



3 RIDGEVENT DETAIL



CROSS SECTION 3/16=1'



FOUNDATION PLAN

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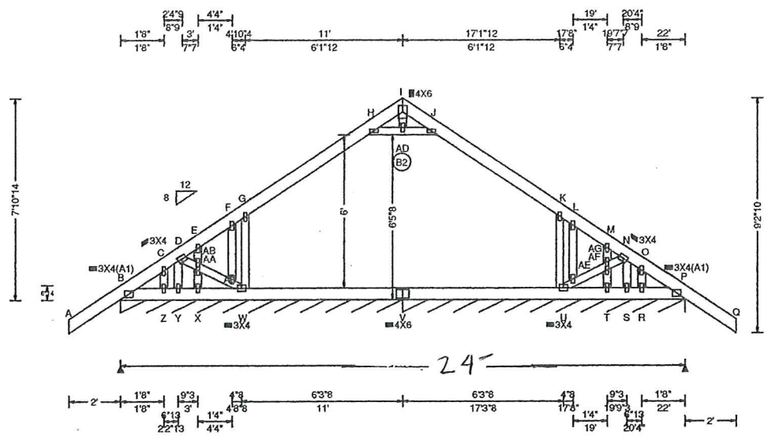
9020
Mike Jack Mike Jack
T1

Ply: 1
Qty: 2
Wgt: 162.4 lbs

SEQN: 230566 / T13 / GABL
FROM: DR

DRW:
... / ... 05/06/15



LEFT RAKE = 2'4"14

RIGHT RAKE = 2'4"14

Loading Criteria (psf)
TCLL: 25.00
TCDL: 7.00
BCLL: 0.00
BCDL: 10.00
Des Ld: 42.00
NCBCLL: 10.00
Soffit: 2.00
Load Duration: 1.15
Spacing: 24.0 "

Wind Criteria
Wind Std: ASCE 7-10
Speed: 110 mph
Enclosure: Closed
Risk Category: II
EXP: B
Mean Height: 15.00 ft
TCDL: 4.2 psf
BCDL: 6.0 psf
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
GCpi: 0.18
Wind Duration: 1.60

Snow Criteria (Pg,Pf in PSF)
Pg: 25.0 Ct: 1.1 CAT: II
Pf: 19.3 Ce: 1.0
Lu: - Cs: not used
Snow Duration: 1.15

Code / Misc Criteria
Bldg Code: IRC 2012
TPI Std: 2007
Rep Factors Used: Yes
FT/RT: 20.0%(0.0%)/10(0)
Plate Type(s):
WAVE

Defl/CSI Criteria

PP Deflection in	loc	L/defl	L/#
VERT(LL): 0.018	V	999	240
VERT(TL): 0.037	V	999	180
HORZ(LL): 0.007	L	-	-
HORZ(TL): 0.014	L	-	-

Creep Factor: 2.0
Max TC CSI: 0.186
Max BC CSI: 0.220
Max Web CSI: 0.261
Mfg Specified Camber:

VIEW Ver: 13.02.07.0228.14

▲Maximum Reactions (lbs), or *=PLF

Loc	R	/ U	/ Rw	/ Rh	/ RL	/ W
B*	2030	/ 84	/ 879	/ -	/ 265	/ 132
V*	1964	/ 142	/ 724	/ -	/ -	/ 132

Wind reactions based on MWFRS
B Min Brg Width Req = -
V Min Brg Width Req = -
Bearings B & V are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	154	0	I - J	35	-266
B - C	29	-645	J - K	193	-1222
C - D	18	-568	K - L	39	-897
D - E	6	-999	L - M	28	-987
E - F	28	-987	M - N	6	-999
F - G	39	-897	N - O	18	-568
G - H	193	-1222	O - P	29	-645
H - I	35	-266	P - Q	154	0

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
B - Z	419	-57	V - U	837	-36
Z - Y	419	-53	U - T	425	-53
Y - X	425	-53	T - S	425	-53
X - W	425	-53	S - R	419	-53
W - V	837	-36	R - P	419	-57

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
Y - D	0	-493	AD- J	235	-733
D -AA	492	0	K - U	176	-654
AB-AC	492	0	U -AE	476	0
AC- W	476	0	AE-AF	492	0
W - G	176	-654	AG- N	492	0
H -AD	235	-733	N - S	0	-493
I -AD	229	-74			

Maximum Gable Forces Per Ply (lbs)

Gables	Tens.	Comp.	Gables	Tens.	Comp.
C - Z	39	-57	AE- L	10	-29
E -AA	18	-83	AF- T	21	-100
X -AB	21	-100	AG- M	18	-83
F -AC	10	-29	R - O	39	-57

Lumber
Top chord 2x6 DF-L SS(g)
Bot chord 2x6 DF-L #2(g)
:B2 2x4 DF-L #1&Bet.(g):
Webs 2x4 DF-L Standard(g)

Plating Notes
Connectors in green lumber (g) designed using NDS/TPI reduction factors.
All plates are 1.5X4 except as noted.

Loading
Truss spaced at 24.0" OC designed to support 2-0-0 top chord outlookers. Cladding load shall not exceed 3.00 PSF. Top chord must not be cut or notched.
Truss passed check for 20 psf additional bottom chord live load in areas with 42"-high x 24"-wide clearance.
Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-12 section 301.5.
Unbalanced snow loads have not been considered.

Wind
Wind loads based on MWFRS with additional C&C member design.

Additional Notes
See DWGS A11515ENC1002012, GBLLETIN0212, & GABRST100212 for more requirements.

WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING!
IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise,top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

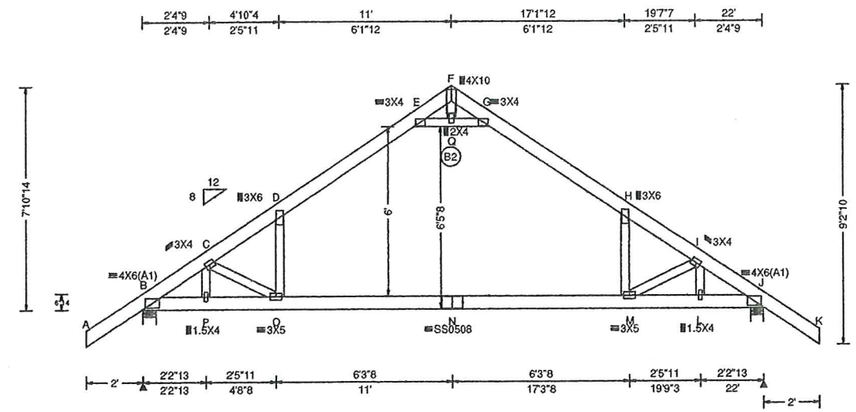
ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing,any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. **A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.**

9020
Mike Jack Mike Jack
T2

Ply: 1
Qty: 13
Wgt: 145.6 lbs

SEQN: 230566 / T17 / COMN
FROM: DR

DRW:
... / ... 05/06/15



LEFT RAKE = 2'4"14

RIGHT RAKE = 2'4"14

Loading Criteria (psf)
TCLL: 25.00
TCDL: 7.00
BCLL: 0.00
BCDL: 10.00
Des Ld: 42.00
NCBCLL: 10.00
Soffit: 2.00
Load Duration: 1.15
Spacing: 24.0 "

Wind Criteria
Wind Std: ASCE 7-10
Speed: 110 mph
Enclosure: Closed
Risk Category: II
EXP: B
Mean Height: 15.00 ft
TCDL: 4.2 psf
BCDL: 6.0 psf
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
GCpi: 0.18
Wind Duration: 1.60

Snow Criteria (Pg,Pf in PSF)
Pg: 25.0 Ct: 1.1 CAT: II
Pf: 19.3 Ce: 1.0
Lu: - Cs: not used
Snow Duration: 1.15

Code / Misc Criteria
Bldg Code: IRC 2012
TPI Std: 2007
Rep Factors Used: Yes
FT/RT: 20.0%(0.0%)/10(0)
Plate Type(s):
WAVE, 18SS

Defl/CSI Criteria

PP Deflection in	loc	L/defl	L/#
VERT(LL): 0.240	M	999	240
VERT(TL): 0.491	M	530	180
HORZ(LL): 0.157	D	-	-
HORZ(TL): 0.323	D	-	-

Creep Factor: 2.0
Max TC CSI: 0.704
Max BC CSI: 0.852
Max Web CSI: 0.335
Mfg Specified Camber:

VIEW Ver: 13.02.07.0228.14

▲Maximum Reactions (lbs)

Loc	R	/ U	/ Rw	/ Rh	/ RL	/ W
B	1303	/ -	/ 504	/ -	/ 133	/ 5.5
J	1304	/ -	/ 504	/ -	/ -	/ 5.5

Wind reactions based on MWFRS
B Min Brg Width Req = 1.3
J Min Brg Width Req = 1.3
Bearings B & J are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	79	0	F - G	453	0
B - C	57	-1595	G - H	105	-1120
C - D	32	-1635	H - I	32	-1636
D - E	104	-1121	I - J	56	-1598
E - F	452	0	J - K	79	0

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
B - P	1290	0	N - M	1067	0
P - O	1295	0	M - L	1297	0
O - N	1067	0	L - J	1293	0

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
P - C	0	-372	Q - G	137	-1833
C - O	55	-264	H - M	758	0
O - D	755	0	M - I	54	-267
E - Q	137	-1833	I - L	0	-371
F - Q	593	-43			

Lumber
Top chord 2x6 DF-L SS(g)
Bot chord 2x6 DF-L #2(g)
:B2 2x4 DF-L #1&Bet.(g):
Webs 2x4 DF-L Standard(g)

Plating Notes
Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
Truss passed check for 20 psf additional bottom chord live load in areas with 42"-high x 24"-wide clearance.
Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-12 section 301.5.
Unbalanced snow loads have not been considered.

Wind
Wind loads based on MWFRS with additional C&C member design.

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WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING!
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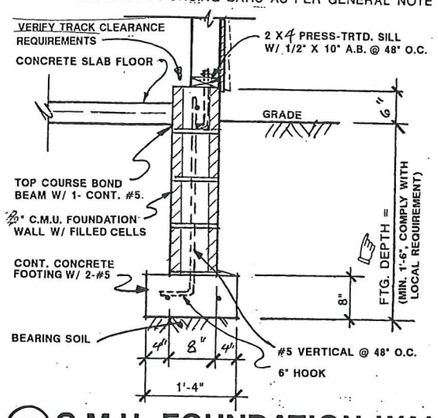
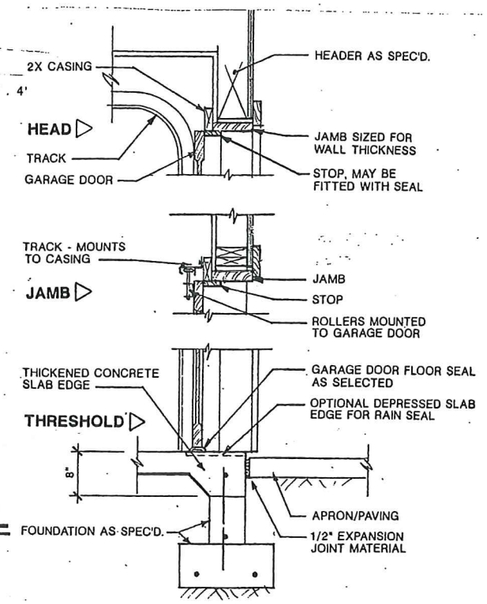
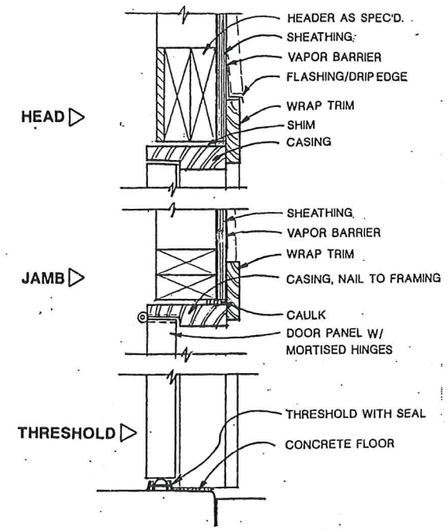
NOTE: CORNER REINFORCING BARS AS PER GENERAL NOTE *F . 4'



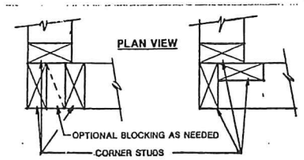
7 C.M.U. FOUNDATION WALL
(ALTERNATE)



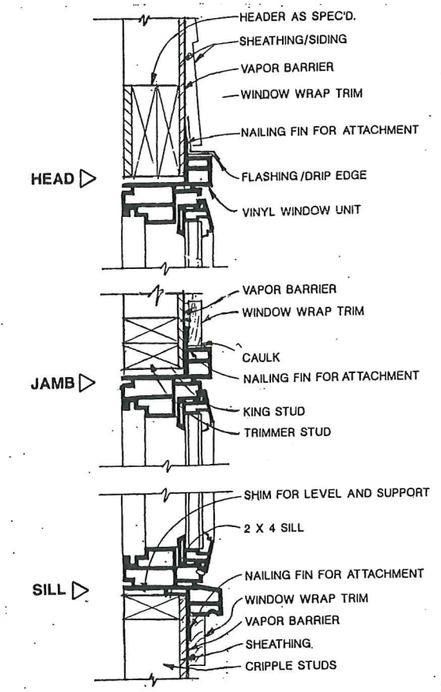
6 GARAGE DOOR DETAIL
3/4" = 1'-0"



3 DOOR DETAIL

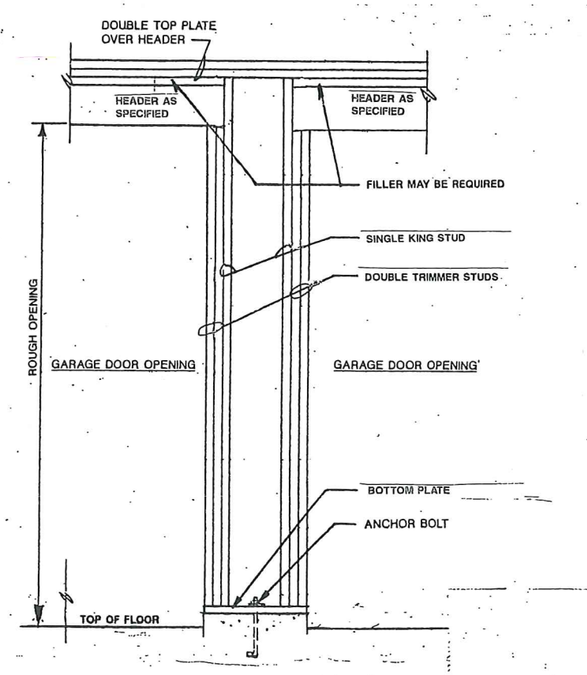


CORNER FRAMING OPTIONS

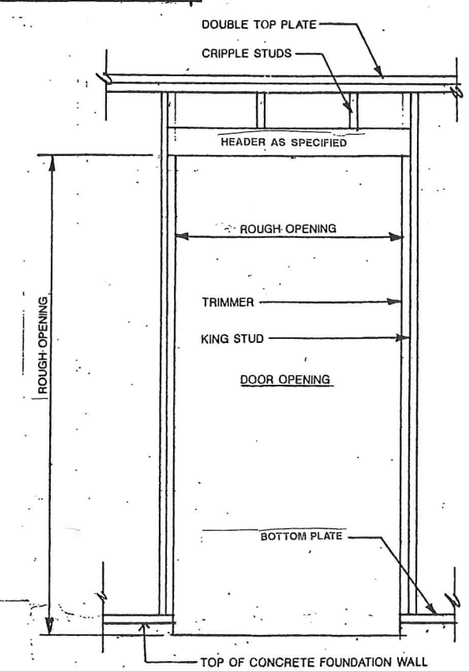


2 VINYL WINDOW DETAIL

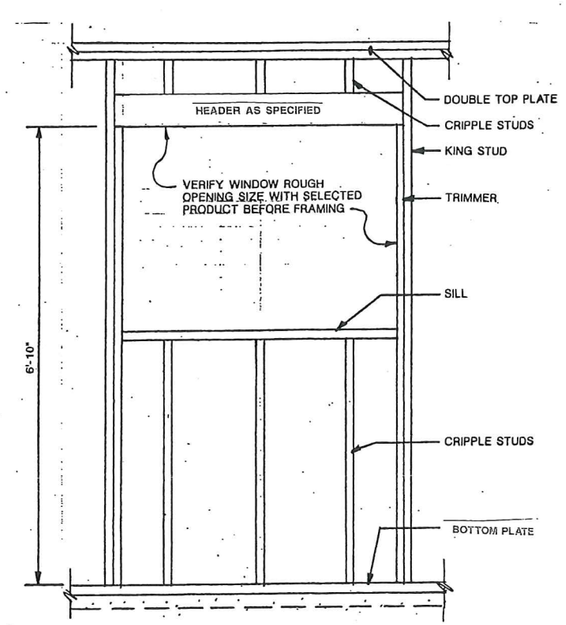
NOTE: DOOR AND WINDOW COMPONENTS SHOWN ARE GENERIC AND ACTUAL PRODUCTS MAY VARY SLIGHTLY IN CONFIGURATION.



5 GARAGE DOOR SEPARATOR FRAMING DETAIL



4 DOOR FRAMING DETAIL



1 WINDOW FRAMING DETAIL

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PLAN NO. 996-1

DESIGN VB
DRAWN VB
DATE 5/

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GARAGE DOOR DETAILS
DOOR DETAILS
WINDOW DETAILS
WALL OPENING FRAMING DETAILS

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Structural/General Notes /Specifications

General
The following notes shall clarify and supplement the working drawings.

Live Loads
Roof.....25 lbs/sf
Floors.....40 lbs/sf
Stairs & Exist ..... 100 lbs/sf

Earth Pressure .....30lbs/cf equiv. Fluid pressure

Soil & Foundation Data
1. Soil bearing data not available. Assumed soil bearing capacity =1500 lbs/sf.
2. Extend all footings down to undisturbed soil of the specified strength with a minimum depth of 1'-6" below adjacent grade, or as required by local building official, based on local frost line depth.
3. Center all footings on columns and walls unless specifically dimensioned otherwise.
4. Compacted fill to be well graded and granular with not more than 5% passing a 200 sieve. Place in 8-inch loose lifts and compact to 95% modified AASHO density at optimum moisture.

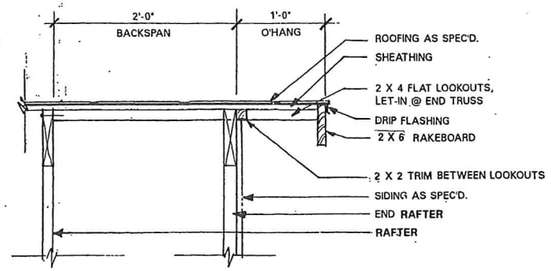
Cast-In-Place Concrete and Reinforcing Steel
1. Concrete of the following 28-day strength: 5 sack cement/cy (min.2500 #); max. 6 gal water/sack for all structural concrete, including foundations and slabs on grade. Maximum sized aggregate ¾". Maximum slump 4". Add Master Builders Pozzolith per manufacturer's recommendations to all concrete except footings. Concrete for exterior walks to be air entrained (5% air).
2. Reinforcing steel ASTM A-615 grade 40/60. Use grade 40 for temperature steel, stirrups and dowels. Detail, fabricate and place in accordance with the latest edition of A.C.I. "Manual Of Standard Practice".
3. Concrete cover on reinforcing steel (clear dimensions):
   Suspended slabs.....¾"
   Beams & columns (to ties).....1 ½"
   Non-exposed vertical faces.....1"
   Vertical faces exposed to earth or weather..2"
   Bottom of footings.....3
   Slabs-on-grade (from top).....1 ½"
4. Lap all field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
5. Provide min. one continuous #4 bar at top and bottom of foundation walls w/ #4 at 12" o.c. where wall height exceed two feet. Provide min two continuous #4 bars in footings. Dowel foundation walls to footings w/ #4 x 1'-6" long @ 16" o.c. Embedded 6" into footing. (No shear keys required)
6. Reinforce around wall and slab openings, with sides of 12" or greater, with two #5 bars extending 24" beyond corners on all four sides. Provide one extra #5 diagonal bar, 4'-0" long, at each corner.
7. Slabs-on-grade: Roll sub grade and moisten before pour. Saw cut crack control joints within 24 hours of pour or install Zip-Strip, with maximum of 12'-0" for 4" non-reinforced slabs and 40'-0" for reinforced slabs. (min. reinforcing: w6 x 6 - w1.4 x 1.4, supported)
8. Vibrate all concrete. Segregation of materials to be prevented. Test cylinders not required.
9. Place no fill against foundation or basement walls until floors are in place or walls have been adequately shored to resist lateral earth pressures.

Masonry (as applicable)
1. Hollow masonry units: F'M=1350 (half & half c.m.u.)
   Mortar type S: 1 pc, ½ lime putty, 4 sand
   Grout: 2000 psi pea gravel concrete (7 sack)
2. Reinforcing steel: ASTM A-615, grade 40.
3. Place grout in lifts no greater than 4'-0" height.
4. Wall reinforcing:
   6" walls: #4 vertical @ 48" o.c. w/ #9 wire horiz. Joint reinf. @ 8" o.c.
   8" walls: #5 vertical @ 48" o.c. w/ 3/16" dia. wire horiz. Joint reinf. @ 8" o.c.
Install two bars in corners, wall intersections, wall endings and around openings. Lap all bars 20 inches and joint reinforcing, 12 inches. Use corner bars for outer bars in bond beams and at intersecting walls.
5. Anchor brick veneer to wood framed wall as detailed with 22 ga. X 7/8" x 7" galvanized corrugated wall ties @ 16" o.c. ea. Way with one Simpson n20a nail.

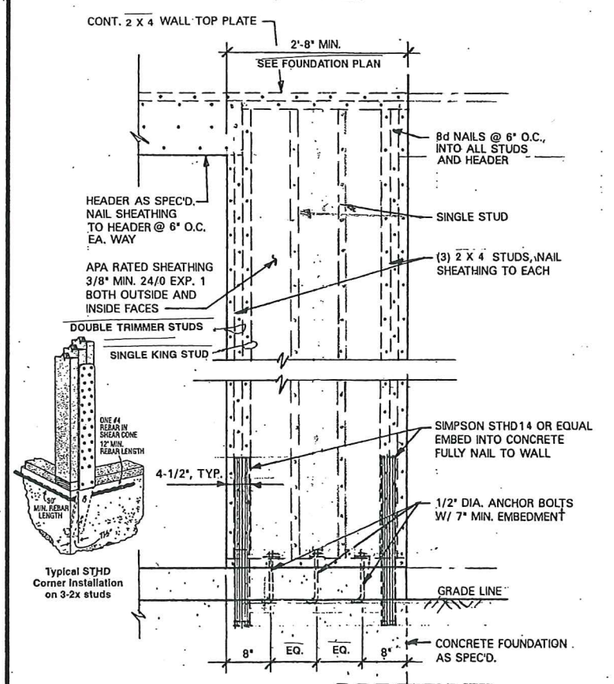
Timber and Wood Framing
1. Substitution of wood species identified herein may be as approved by local Building Official and material strength and capacities shall equal or exceed that of the species identified herein.
2. All lumber to be graded per book 16 of the West Coast Lumber Inspection Bureau:
   HF/DF no. 2 for joists, rafters, light framing, plates and bracing
   DF no. 1 for posts and beams
   HF/DF "stud" for stud wall framing
3. Comply with the latest edition of the NFPA "National Design Specification" as modified by the IBC for all structural timber requirements.
4. Joists and rafters shall have 2" nominal thick solid blocking at supports.
5. Spike laminated members together w/ 10d nails @ 12" o.c., staggered. Splice laminations at supports only.
6. Provide cut washers for all bolts bearing on wood.\7. All nails shall be common wire nails.
8. Glue-laminated timbers, Douglas Fir, A.I.T.C. grading: combination 24F-V3 for simple spans: 24F-V8 for cantilevered spans. Dry conditions of use. Architectural appearance grade where exposed to view. Fabrication plant A.I.T.C. inspected./ Wrap individual members.
9. Plywood: Roof sheathing to be ½" C-D int-apa plywood with exterior glue, P.I. 24/0 (use 5-ply for panelized roofs) Nailing 8d @ 6" o.c. at panel edges and 8d @ 12" o.c. at intermediate supports. Sub-flooring to be ¾" C-D-apa plywood with exterior glue, P.I. 32/16. Use T&G if no underlayment. Glue and nail with 8d @ 6" o.c. at panel edges and @ 10" at intermediate supports.
10. Pre-fabricated trussed members to be designed by applicable state licensed engineer in accordance with requirements shown in the drawings. Contractor shall verify as-framed dimensions and conditions prior to truss fabrication and coordinate as required. All engineering data shall be made available for submittal to the Building Official as required.

Structural Steel
1. All steel, except tubing: ASTM A-36. Pipe: ASTM A-53, Type E or S, grade B. Tubular section: ASTM A500, grade B. All bolts: ASTM A-307
2. All fabrication, erection and detailing shall be in accordance with the latest edition of the "Manual Of Steel Construction" of the American Institute Of Steel Construction.
3. All welding by WABO certified welders in accordance with the "Welding Handbook" by the American Welding Society.
4. All welds 3/16" min. continuous fillet welds using ASWAS, E70XX electrodes.
5. Provide washers on all bolted connections.
6. All steel not embedded in concrete or masonry shall receive one shop coat of an approved primer paint. Apply two coats of heavy asphaltic paint to all steel exposed to earth.
7. Furnish complete shop drawings prior to fabrication.

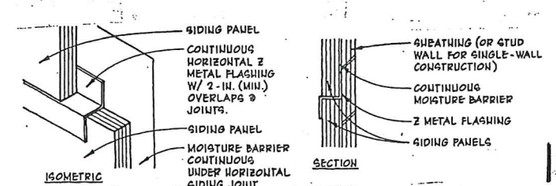
Miscellaneous
1. Contractor shall verify all site conditions and dimensions in field.
2. Provide temporary bracing as required until all permanent connections and stiffening have been installed.
3. Verify size and locations of all openings in floor, roof and walls and coordinate with electrical and mechanical work.
4. Pre-fabricated items shall be handled and installed in accordance with manufacturers' recommendations. Pre-fabricated assemblies shall be coordinated with any as-built conditions by the contractor regarding dimensions, clearance and applicable building code requirements.
5. All HVAV equipment shall be determined by owner and/or contractor specific to this project and comply with all applicable codes. Performance data and distribution layout shall be provided by mechanical subcontractor. Submittals shall be coordinated by the contractor as required by the Building Official.
6. It is the intent of these drawings and specifications to comply with the requirements of the Building Code and all other relevant codes and ordinances. Any discrepancies, omissions or errors shall be brought to the attention of the designer for clarification or correction before beginning the work. It is the responsibility of the general contractor to seek clarification or correction if needed.



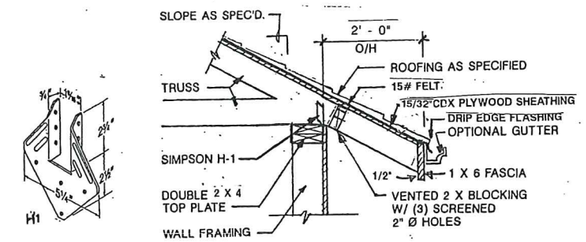
4 GABLE LOOKOUT DETAIL
SCALE: 1" = 1'-0"



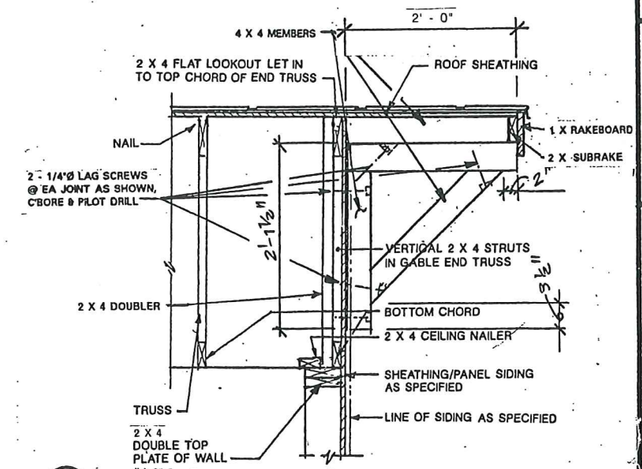
5 ALTERNATE BRACED WALL PANEL
3/4" = 1'-0"



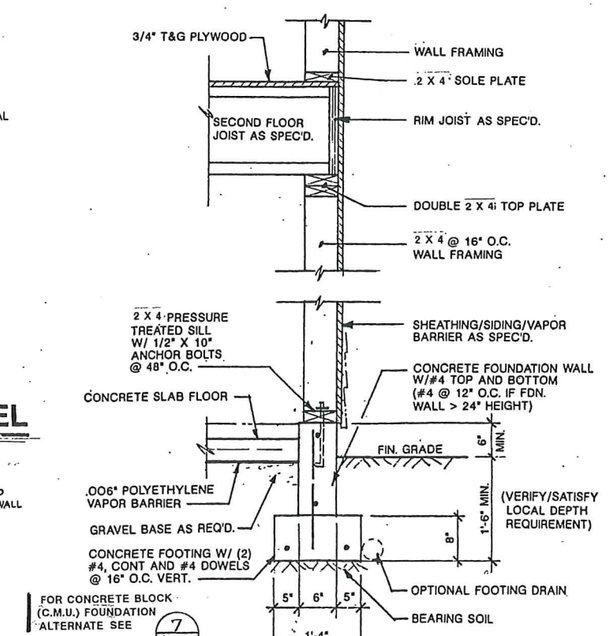
6 FLASHING DETAIL
FOR PANEL SIDING



3 TRUSS EAVE DETAIL
3/4" = 1'-0"



2 GABLE/BRACKET DETAIL



1 TYPICAL WALL SECTION
3/4" = 1'-0"

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PLAN NO.
996-1

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- FASTENING REQUIREMENTS -

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a,b,c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (mph)		
							Wind exposure category		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces per Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood Structural Panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 oc or 24 oc shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 oc shall be used with studs spaced a maximum of 16 inches on center.

TABLE R602.3(4)
ALLOWABLE SPANS FOR PARTICLEBOARD WALL SHEATHING[a]

THICKNESS (inch)	GRADE	STUD SPACING (inches)	
		When siding is nailed to studs	When siding is nailed to sheathing
3/8	M—1 Exterior glue	16	—
1/2	M—2 Exterior glue	16	16

For SI: 1 inch = 25.4 mm.

a. Wall sheathing not exposed to the weather. If the panels are applied horizontally, the end joints of the panel shall be offset so that four panels corners will not meet. All panel edges must be supported. Leave a 1/16-inch gap between panels and nail no closer than 3/8 inch from panel edges.

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie rafter, face nail or 1 1/4" × 20 gage ridge strap	3-10d (3" × 0.128")	—
5	Rafter to plate, toe nail	2-16d (3 1/2" × 0.135")	—
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" × 0.135") 3-16d (3 1/2" × 0.135")	— —
	Wall		
7	Built-up corner studs	10d (3" × 0.128")	24" o.c.
8	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3 1/2" × 0.135")	16" o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")	—
11	Double studs, face nail	10d (3" × 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" × 0.135")	—
14	Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d 3 1/2" × 0.135")	— —
17	Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")	—
18	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
19	1" brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— —
20	1" × 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— —
21	1" × 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"	— —
22	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"	— —
	Floor		
23	Joist to sill or girder, toe nail	3-8d (2 1/2" × 0.113")	—
24	1" × 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— —
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" × 0.135")	—
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" × 0.113")	6" o.c.
27	2" planks (plank & beam – floor & roof)	2-16d (3 1/2" × 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3 1/2" × 0.135")	At each joist or rafter

TABLE R602.3(2)
ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)	SPACING[c] OF FASTENERS: Edges (inches)	SPACING[c] OF FASTENERS: Intermediate supports (inches)
Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing[f]			
up to 1/2	Staple 15 ga. 1 3/4	4	8
	0.097 - 0.099 Nail 2 1/4	3	6
	Staple 16 ga. 1 3/4	3	6
19/32 and 5/8	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail 2 1/4	4	8
23/32 and 3/4	Staple 14 ga. 2	4	8
	Staple 15 ga. 1 3/4	3	6
	0.097 - 0.099 Nail 2 1/4	4	8
	Staple 16 ga. 2	4	8
1	Staple 14 ga. 2 1/4	4	8
	0.113 Nail 2 1/4	3	6
	Staple 15 ga. 2 1/4	4	8
	0.097 - 0.099 Nail 2 1/2	4	8
NOMINAL MATERIAL THICKNESS (inches)	**DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)**	**SPACING[c] OF FASTENERS: Edges (inches)**	**SPACING[c] OF FASTENERS: Body of panel[d] (inches)**
Floor underlayment; plywood-hardboard-particleboard[f]			
Plywood			
1/4 and 5/16	1 1/4 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	3	6
	Staple 18 ga., 7/8, 3/16 crown width	2	5
11/32, 3/8, 15/32, and 1/2	1 1/4 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	6	8[e]
19/32, 5/8, 23/32 and 3/4	1 1/2 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	6	8
	Staple 16 ga. 1 1/2	6	8
Hardboard[f]			
0.200	1 1/2 long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., 7/8 long (plastic coated)	3	6
Particleboard			
1/4	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., 7/8 long, 3/16 crown	3	6
3/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 1/8 long, 7/8 crown	3	6
1/2, 5/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 5/8 long, 7/8 crown	3	6

For SI: 1 inch = 25.4 mm.

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

f. Hardboard underlayment shall conform to ANSI/AHA A135.4.

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[a, b, e]	SPACING OF FASTENERS: Edges (inches)[f]	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor wall)[j] 8d common (2 1/2" × 0.131") nail (roof)	6	12[g]
31	3/16" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2 1/2" × 0.131") nail (roof)[f]	6	12[g]
32	19/32" - 1"	8d common nail (2 1/2" × 0.131")	6	12[g]
33	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6	12
Other wall sheathing[h]				
34	1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
35	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
36	1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4 screws, Type W or S	7	7
37	3/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail; staple galvanized, 1 3/4" long; 1 5/8" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6	12
39	7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6	12
40	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

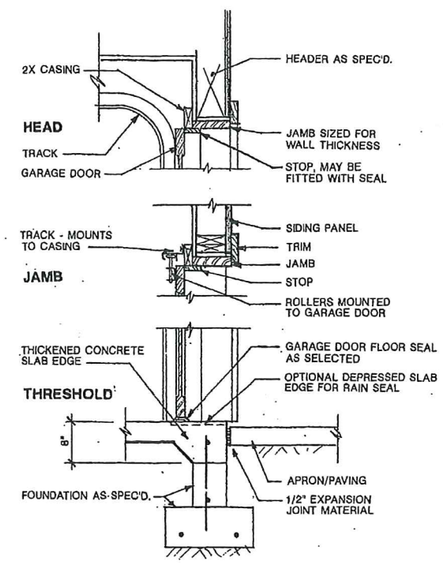
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" × 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.



1 GARAGE DOOR DETAILS

Behm Design Building plans

QUESTIONS?...CALL 1-800-210-6776

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RECEIVED SEP 08 2015 City Of Ashland

PLAN NO. 996-1

DESIGN BY: JJB

DATE: 04/11

SHEET CONTENTS: REQUIREMENTS FOR FASTENINGS AND SHEATHING GARAGE DOOR DETAILS

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541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

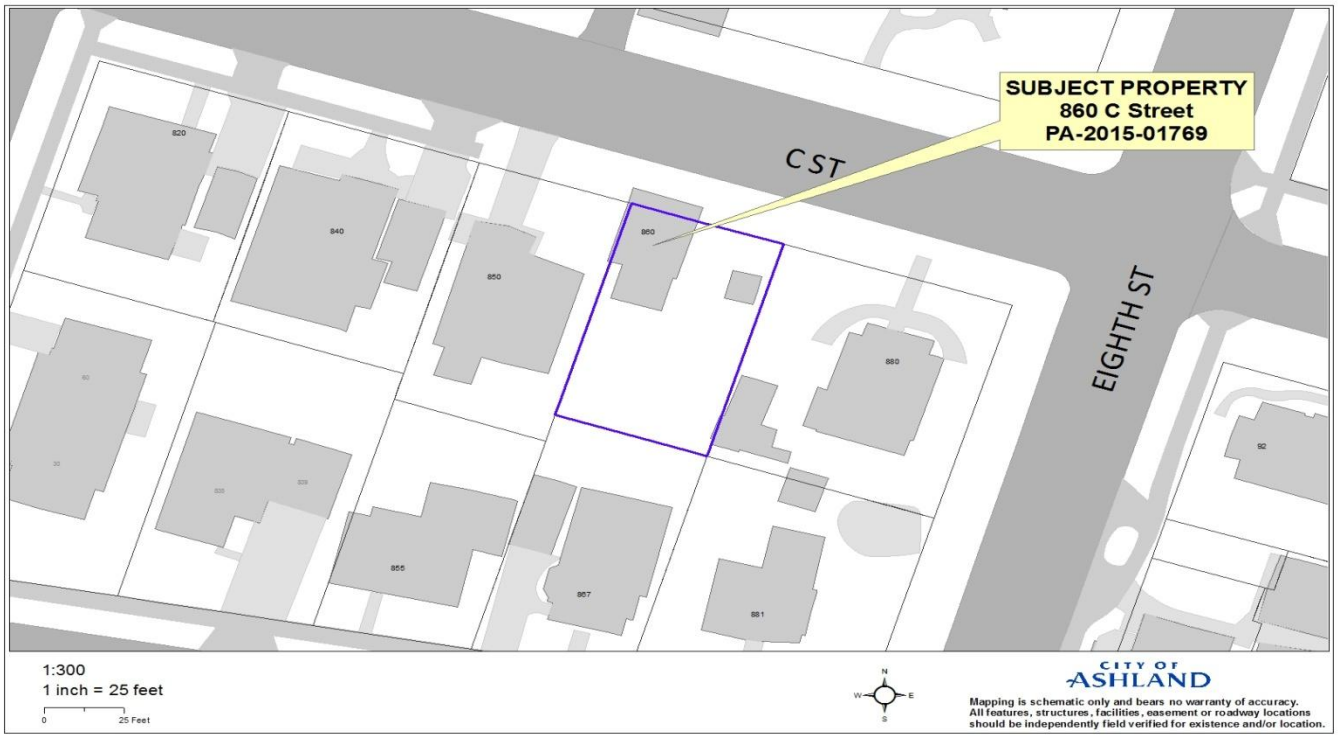
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: 2015-01769
SUBJECT PROPERTY: 860 C Street
OWNER/APPLICANT: Emily Inget/Ben Treiger
DESCRIPTION: The request is for a Conditional Use Permit for a roof expansion on a non-conforming two story dwelling. The existing dwelling is three feet into the public right-of-way. The proposed development will involve replacing the existing flat roof with a gable roof. **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING: R-2; ASSESSOR'S MAP:** 39 1E 09AD; **TAX LOTS:** 8600**.**

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, October 7, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: September 28, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: October 12, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

CONDITIONAL USE PERMITS
18.5.4.050.A. Approval Criteria

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
   a. Similarity in scale, bulk, and coverage.
   b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
   c. Architectural compatibility with the impact area.
   d. Air quality, including the generation of dust, odors, or other environmental pollutants.
   e. Generation of noise, light, and glare.
   f. The development of adjacent properties as envisioned in the Comprehensive Plan.
   g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
   a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
   b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
   c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
   d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
   e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
   f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
   g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
   h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
   i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
   k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
   l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

CITY OF ASHLAND
Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # 2015-01769

DESCRIPTION OF PROJECT Expansion of the roof of a nonconforming structure and addition

Pursuing LEED® Certification? ☐ YES ☒ NO

DESCRIPTION OF PROPERTY

Street Address 860 C Street

Assessor's Map No. 39 1E 09 AD Tax Lot(s) 8600

Zoning R-2 Comp Plan Designation Multi-family residential

APPLICANT

Name Ben Treiger Phone 5416217862 E-Mail bentreiger@gmail.com

Address 237 Talent Ave City Talent Zip 97540

PROPERTY OWNER

Name Emily Inget Phone 541-326-6204 E-Mail emilye@osfashland.org

Address 860 C Street City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

1) *that I produced sufficient factual evidence at the hearing to support this request;*
2) *that the findings of fact furnished justifies the granting of the request;*
3) *that the findings of fact furnished by me are adequate; and further*
4) *that all structures or improvements are properly located on the ground.*

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Applicant's Signature Date 9/17/15

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Property Owner's Signature (required) Date 9/17/15

[To be completed by City Staff]

Date Received 9-17-15 Zoning Permit Type 1 Filing Fee $ 1012.00

OVER ▸▸

G:\comm-dev\planning\Forms & Handouts\Zoning Permit Application.doc

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City Of Ashland

Ben Treiger
Ben the Builder, Inc.
General contractor and certified project manager
CCB #194317, CAPM #1409567, CAPS
237 Talent Ave.
Talent, OR 97540
541.621.7862
benthebuilder@contractor.net

Conditional use permit narrative

Homeowners:
Bart Grady and Emily Inget
860 C Street
Ashland, OR 97520

Existing house and proposed construction

The existing house is three feet onto the public right of way for sidewalks and park rows. The proposed construction will replace the existing flat roof with a gable roof, and add an addition at the back of the house which will have a gable roof as well. This will change the rectangular house footprint into an L-shape.

Conformance

With the imposition of conditions, the proposed use will be in conformance with historic railroad district standards and comprehensive plan policies. The proposed development conforms to the target use of the zone R-2. It is an addition to a residential structure, it does not change the residential use and conforms to density requirements. The proposed floor area of 1562 square feet is near the maximum permitted floor area of 1609 square feet and the allowable lot coverage is 43%.

Livability

The livability of the area will be increased by adding a sidewalk in front of the lot, and by improving the historic compatibility of the house. The existing house is a non-contributing structure in the district. Changing the roof will increase the historic compatibility with the surrounding homes in the district.

The surrounding homes are a mixture of one and two story homes. The proposed two story addition will increase the size of the house to a size that is in the middle of the range of sizes of the surrounding homes.

Traffic levels will remain unchanged.

Architectural compatibility with the area will increase by changing the house from a nearly flat-roofed cube to a more appealing L-shape with a gable roof.

No impact to air quality will result from this conditional use, and no additional noise, light, and glare will be created.

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Historic compatibility

Complying with historic compatibility standards, the proposed addition to the non-contributing structure aims to improve compatibility by changing the roof shape and adding frieze boards at the eaves and gables. The front of the house will have a gable end trimmed with frieze boards and a belly band. It will retain its existing windows and siding. The existing entry porch will remain unchanged. To enhance the visual appeal and historic compatibility of the proposed addition, a water table and belly band will be used at grade and a belly band will be used at the break between the first and second floor. A frieze board will be used at the eave line. Frieze and belly band will be used at gable-end walls.

The existing building is a flat-roofed two story surrounded by one and two story homes. The height of the home will increase with the addition of the gable roof, though this will remain in proportion with surrounding homes. The scale of the home will be within the range of the surrounding homes. The increased size of the home will place it in the middle of the range of surrounding home sizes. The massing of the front of the home will remain unchanged. The addition at the back of the home will break up the massing by configuring the footprint of the home into an L-shape and using belly bands and window trim to break up wall surfaces. The roof will be gabled, with one of the gable ends facing the street. Windows and doors facing the street will remain unchanged. The addition will have a clearly defined base through the use of a water table and belly band. The form of the house will be improved by changing the shape of the roof from a flat roof to a gabled roof. The existing entrance will remain unchanged, it is well defined by an entry roof. The addition will enhance adjacent historic buildings by using trim to emphasize and delineate structures and by adding a gabled roof that will improve the shape of the home. The addition will be visually unobtrusive from the public right of way and will be located at the back of the building to retain the primary façade of the existing home.

Public right of way encroachment

The home encroaches on the public right of way. It is three feet on the sidewalk right of way and does not meet front yard setback guidelines. A public works encroachment permit has been issued. The addition will meet setback guidelines.

Requested exception to street design standards

An exception to the street design standards is requested. The home is partially on the sidewalk right of way. Because of the unusual house location on the lot, encroaching on the public right of way, meeting the street design standards would require removing the house. There is not enough space for a park row and a sidewalk in front of the house on the public right of way, and the neighboring property has an existing fence within six feet of the curb. The sidewalk will be installed adjacent to the curb. No park row will be installed, though there is already substantial mature vegetation in place at the edge of the right

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of way. Street trees are mature and in place, no additional street trees will be installed. The feeling of safety and comfort level while walking along the roadway will not be reduced. The sidewalk will be constructed using engineered plans following city drawings CD720 and CD745.

Tree protection plan

Trees will be protected during the course of construction. Trees on the lot and on the adjoining fifteen feet of the neighboring properties are mapped on the landscaping plan. One tree is larger than six inches diameter at breast height, a twenty inch Cedar street tree at the front northeast corner of the house in the public right of way. It will be protected by the installation of a temporary chain link fence at original grade around the drip line. The protection will be installed and inspected prior to the beginning of construction and re-inspected before the final inspection. No construction activity will occur within the tree protection zone, and no chemically injurious substances will be added. No trenching and excavation will occur within the tree protection zone.

Landscape plan

The lot has mature landscaping that will be preserved and maintained. The landscaping exceeds the thirty-five percent minimum. Existing street trees will remain, along with existing brush and shrub vegetation along the public right of way.

Drainage plan

The foundation drains will be tied directly to the existing storm sewer. This will follow drawing CD310 and comply with CD282. The storm drainage plan will be engineered.

Maximum permitted floor area

Lot area x adjustment factor = adjusted lot area x 0.38FAR = MPFA
3920.4 x 1.08 = 4234.46 x 0.38 = 1609.1 MPFA
Proposed floor area = 1562 square feet

Lot coverage

Lot size: 3920.4 square feet
House footprint: 806 square feet
Driveway: 324 square feet
Sheds: 135.5 square feet
Patios: 413 square feet
Total lot coverage: 1678.5 square feet
Percent lot coverage: 43% R-2 allowable lot coverage: 65%

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Solar access

Slope

Elevation changes

1914 to 1907, the difference is seven feet downhill

1915 to 1908, the difference is seven feet downhill

Slope

V = -7', h = 150'

v/h = -7'/150' = 0.0467

Tan^{-1} (-0.0467) = -0.0466 = degree of slope

Solar access

Formula I = 30'/(0.445-0.0466) = 75.3' minimum N/S lot dimension

N/S lot dimension = 91.25+76.33)/2 = 83.79'

Formula I is exceeded, use Standard A

Standard A: SSB = (H-6')/(0.445+S) = (25.67'+6')/(0.445-0.0466) = 49.37'

The solar access setback is 49.37'. The northerly lot line abuts the street. No shading of the neighboring property to the north will occur.

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Site, tree, drainage and parking plan

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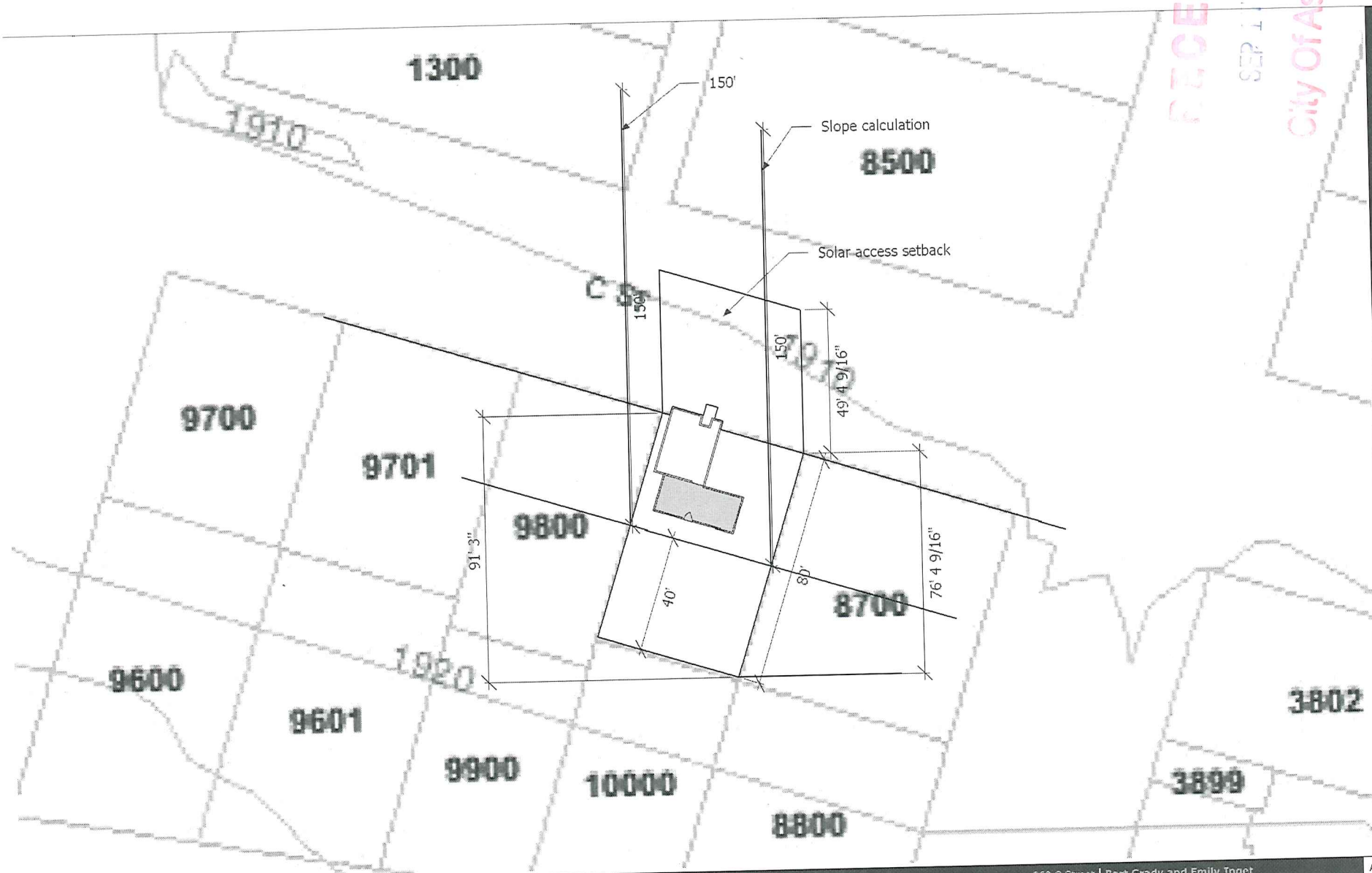

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Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Solar access, N/S distance, and slope

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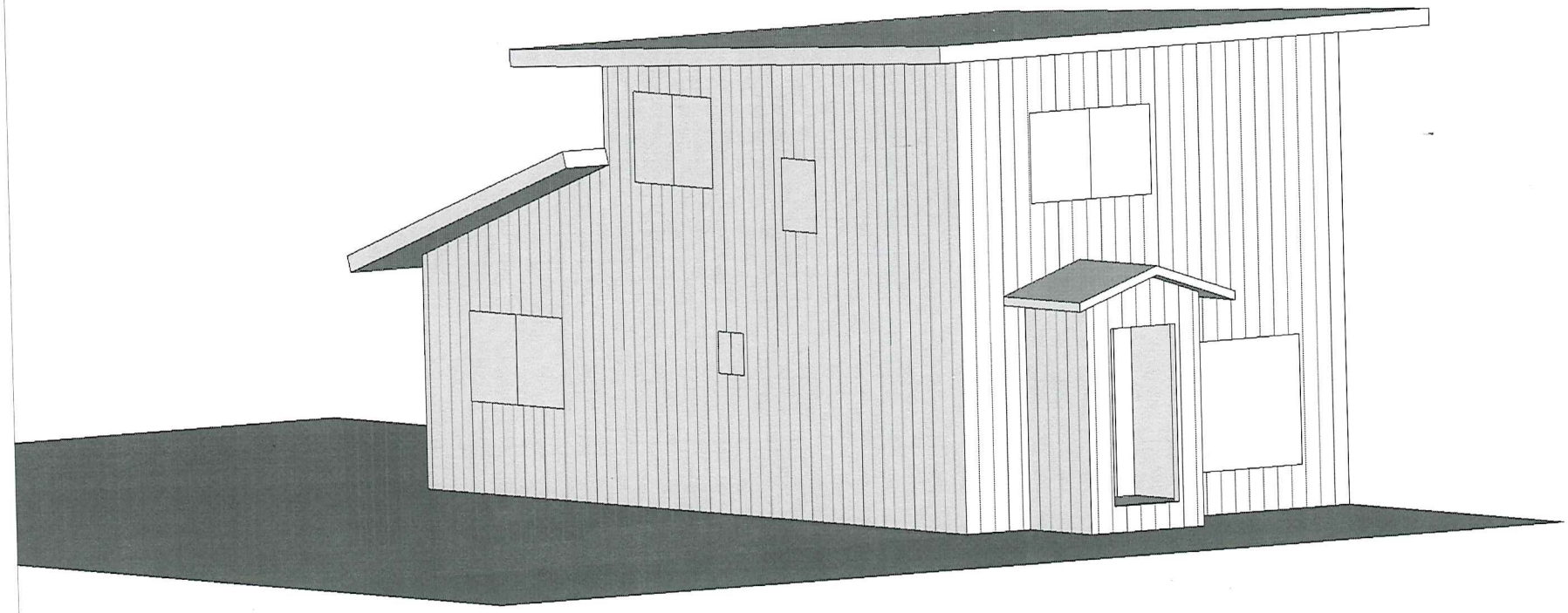

Existing house

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

1/4" = 1'

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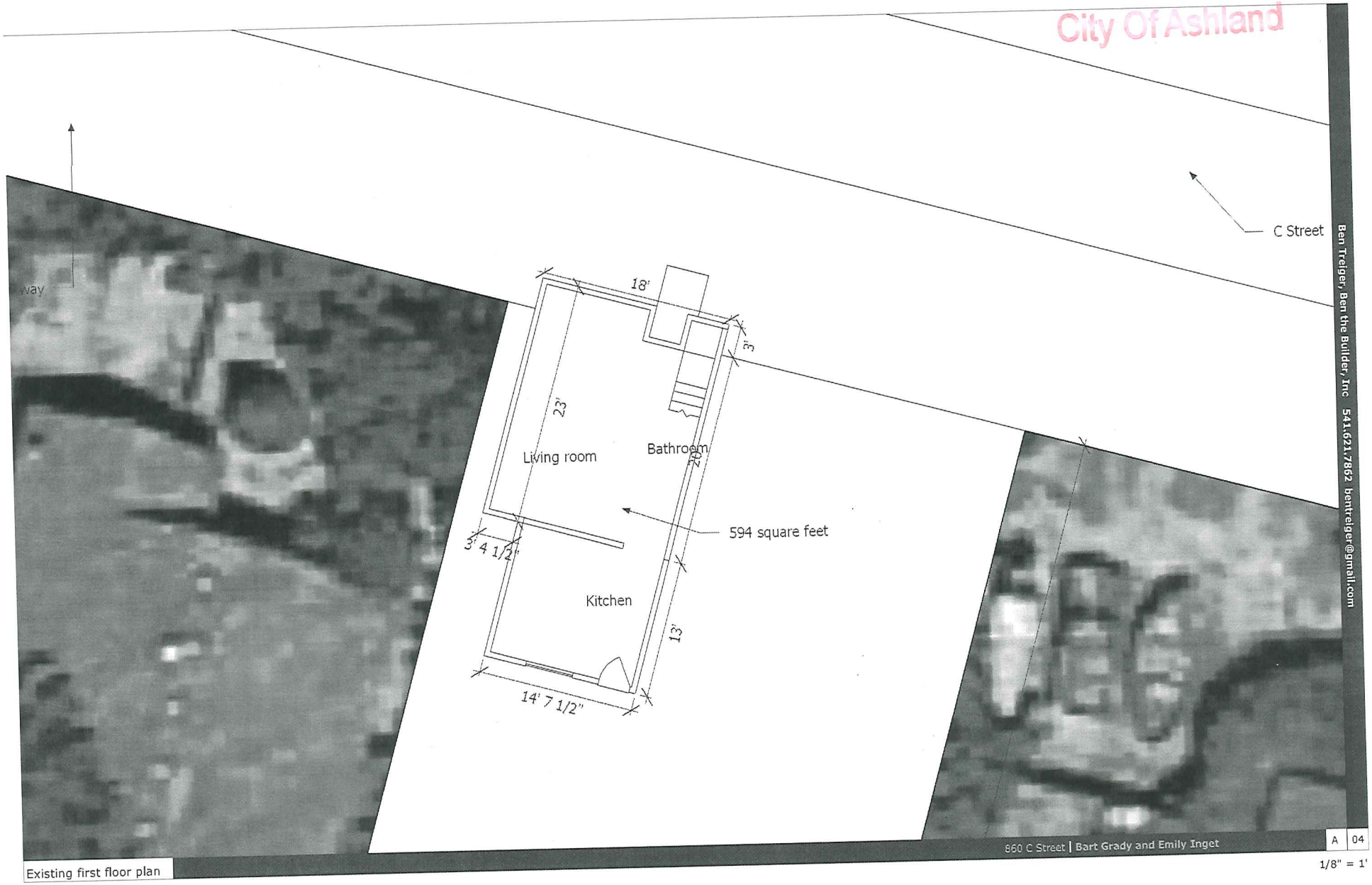

Existing first floor plan

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

860 C Street | Bart Grady and Emily Inget

A 04

1/8" = 1'

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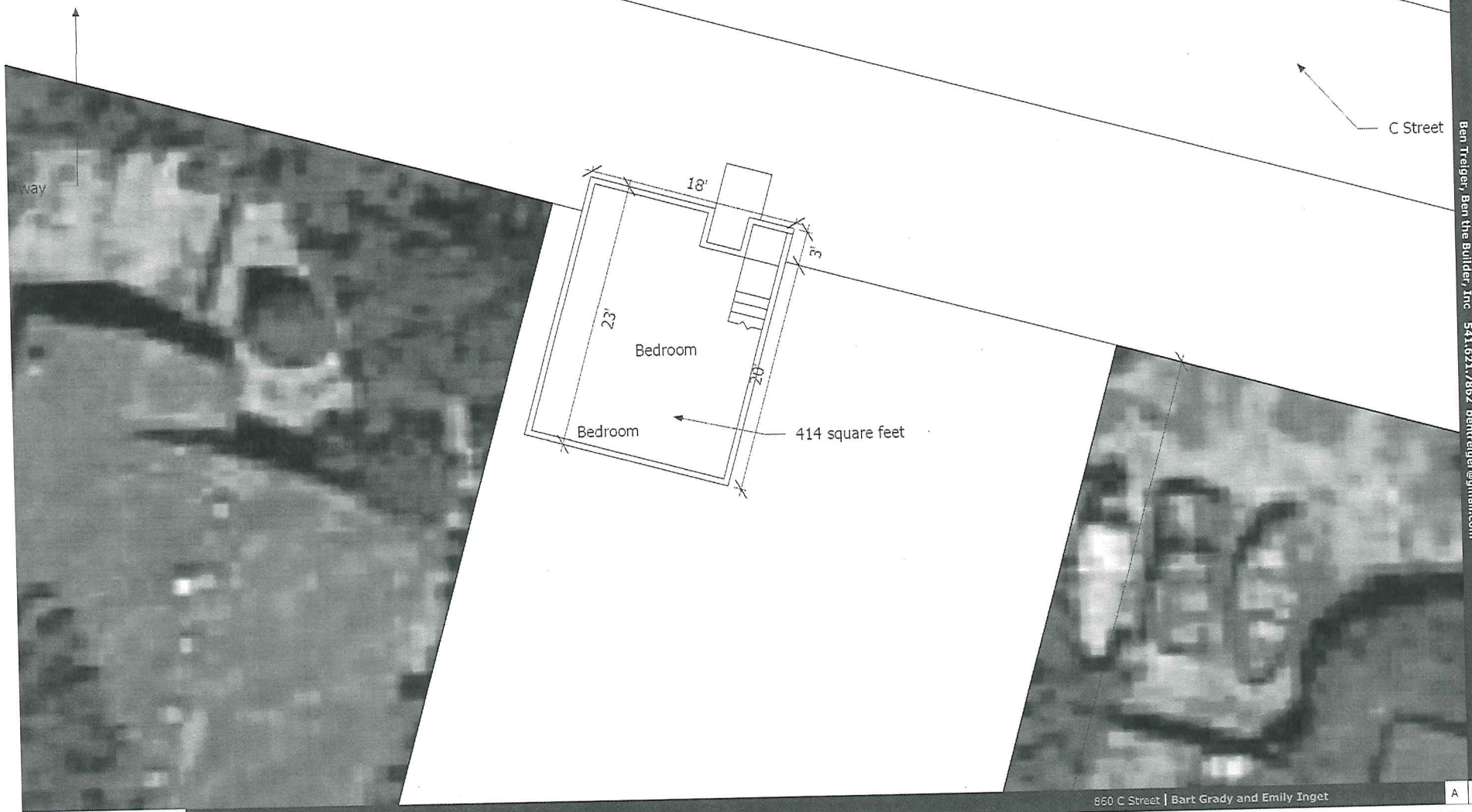

Existing second floor plan

1/8" = 1'

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

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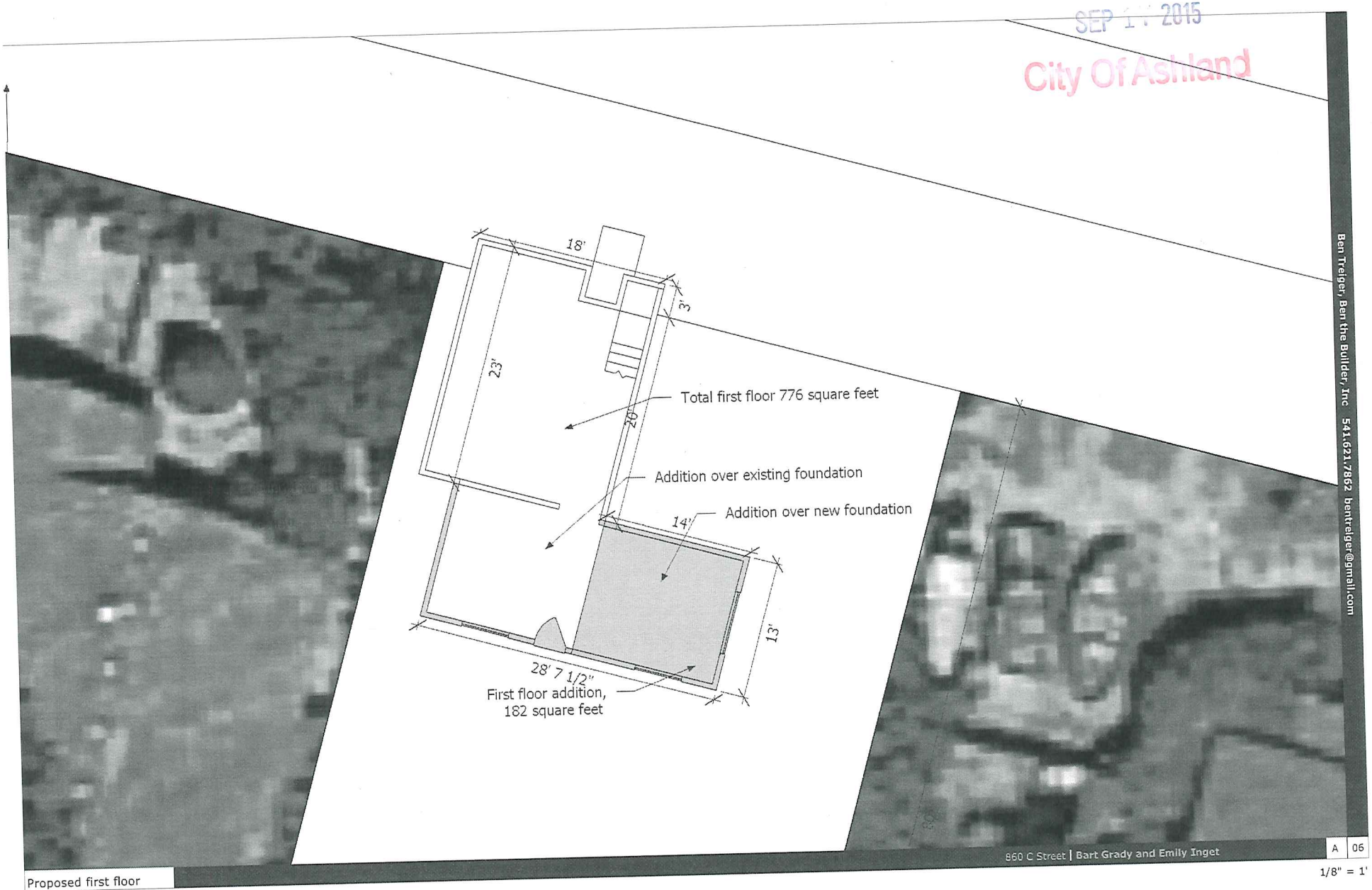

Proposed first floor square footage

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

860 C Street | Bart Grady and Emily Inget

A 06

1/8" = 1'

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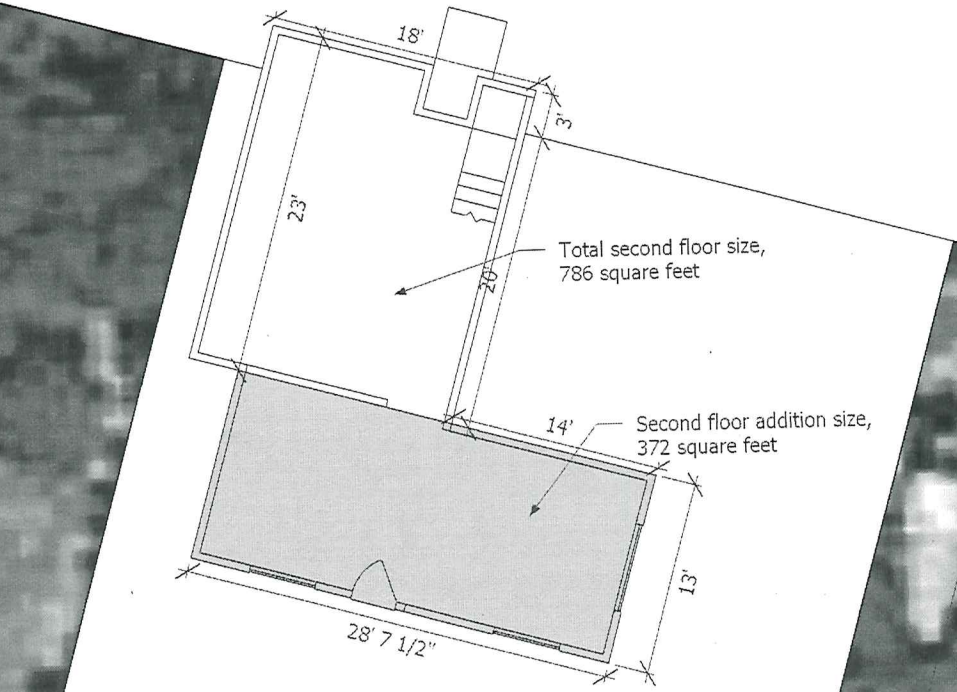

Proposed second floor square footage

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860 C Street | Bart Grady and Emily Inget

A 07

1/8" = 1'

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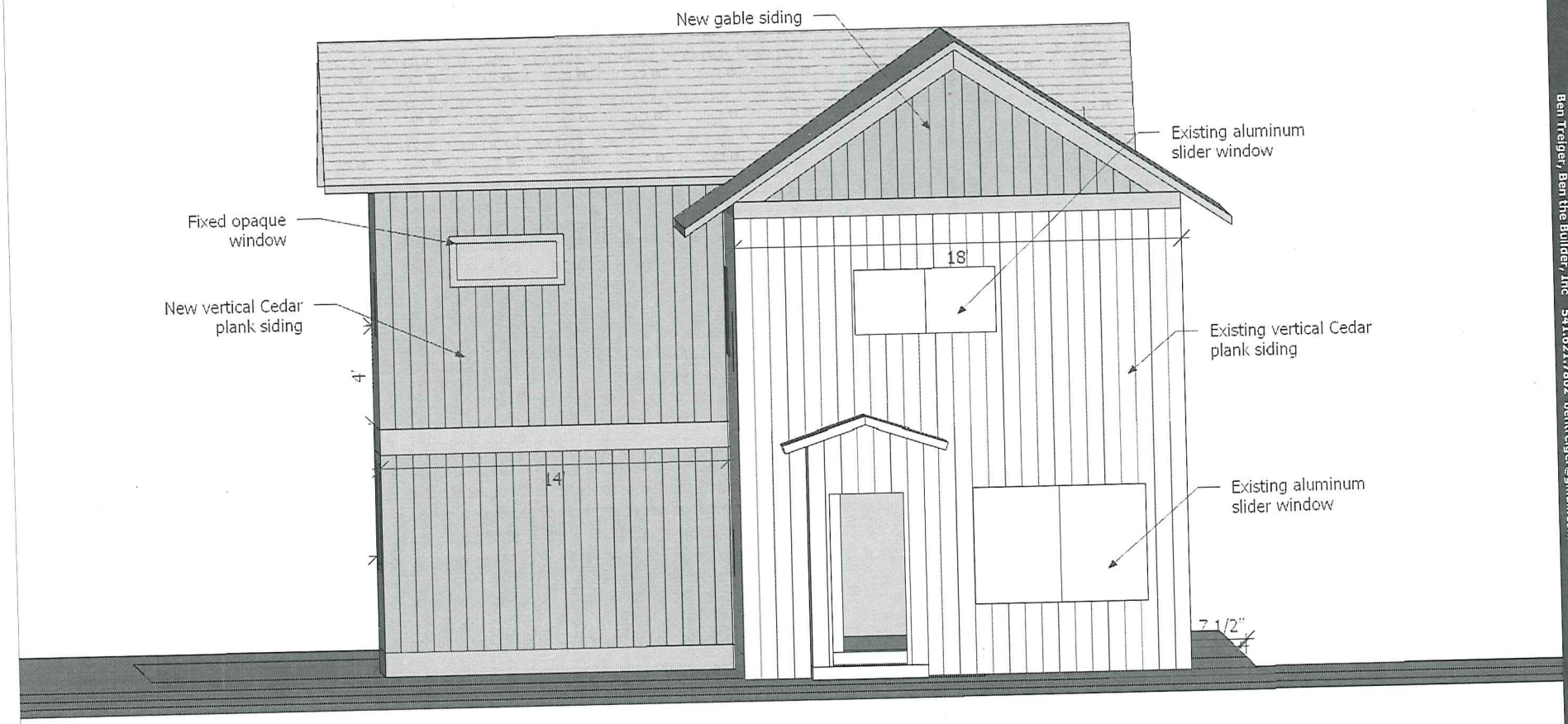

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

North elevation

1/4" = 1'

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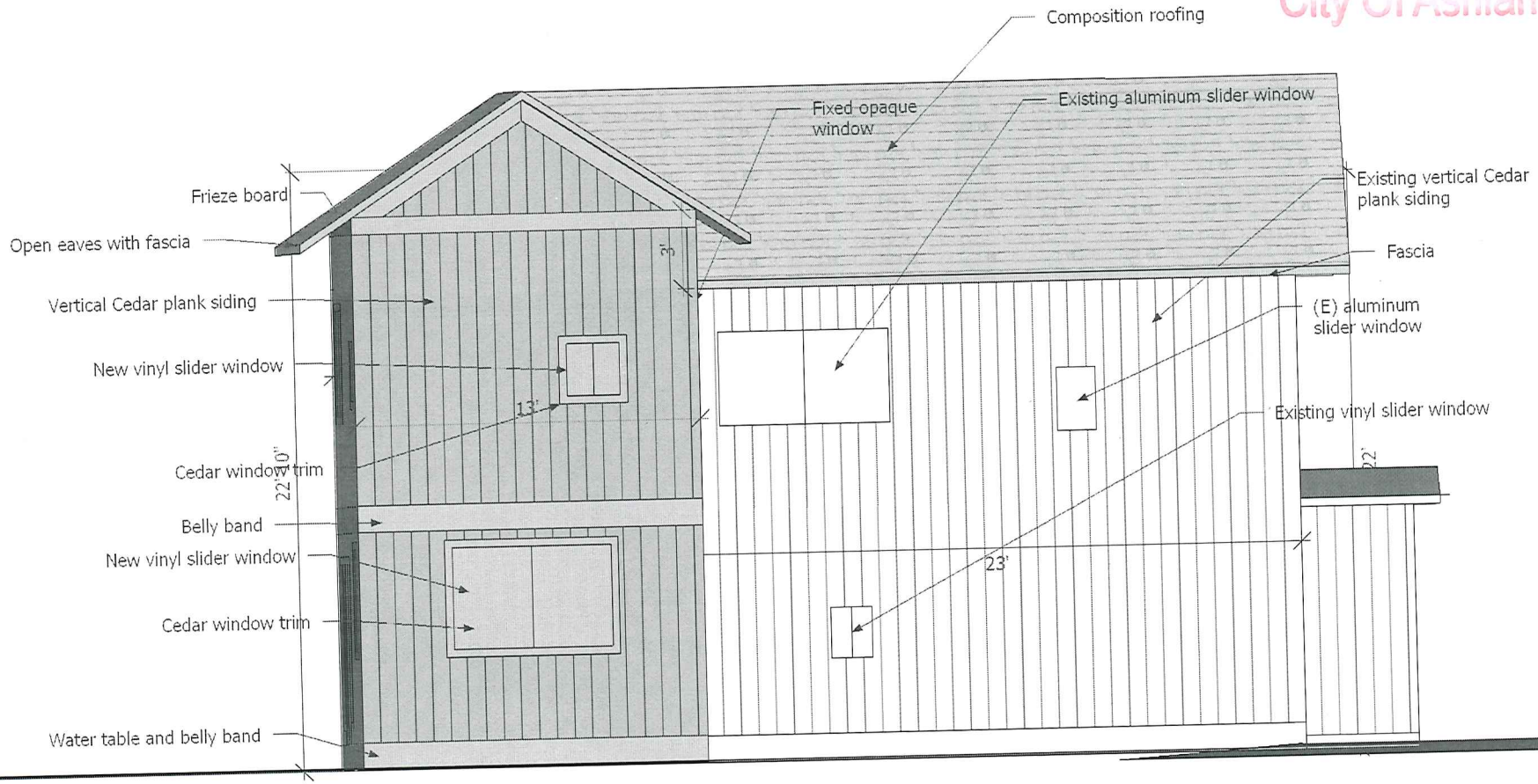

East elevation

1/4" = 1'

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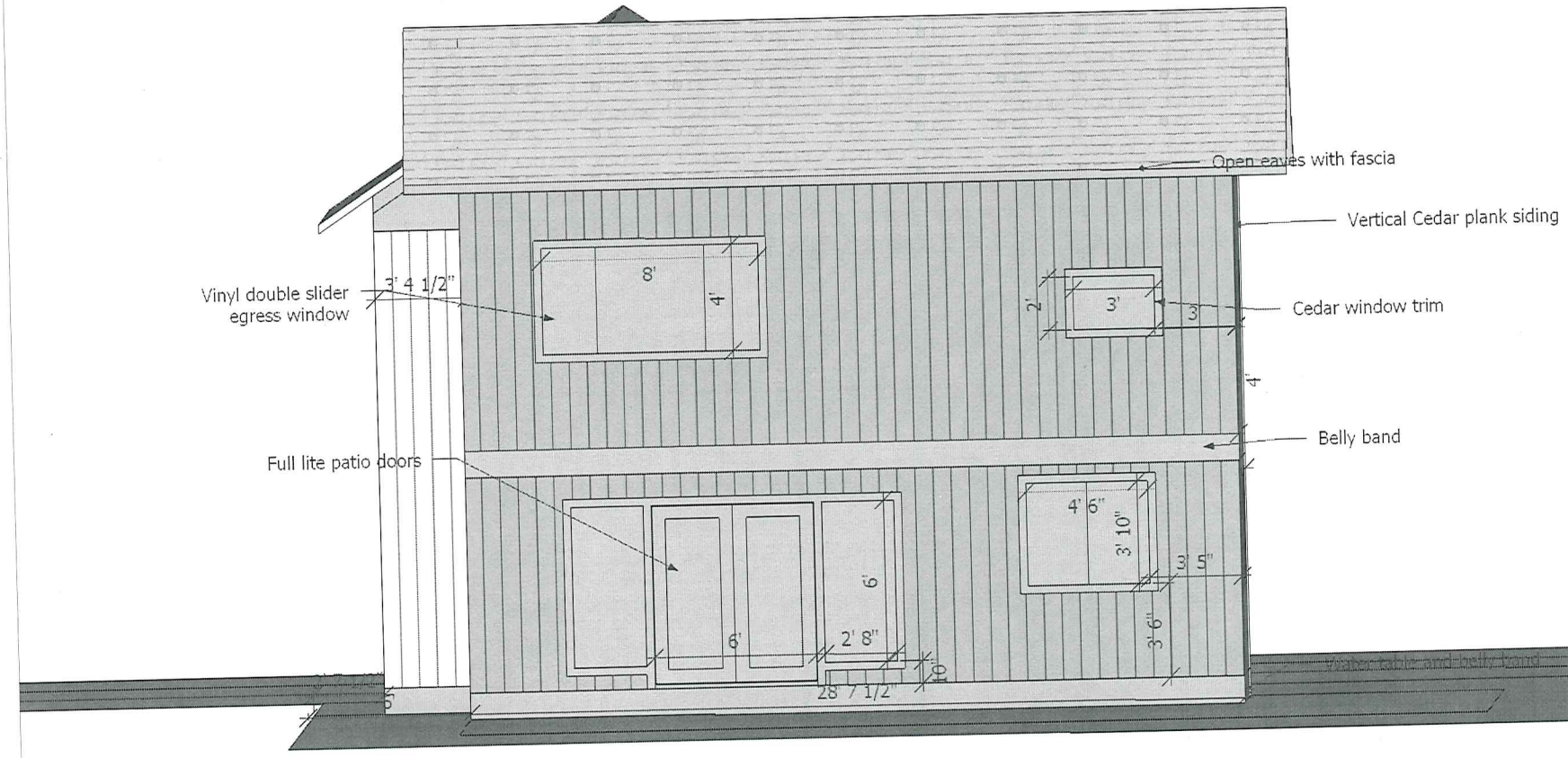

South elevation

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1/4" = 1'

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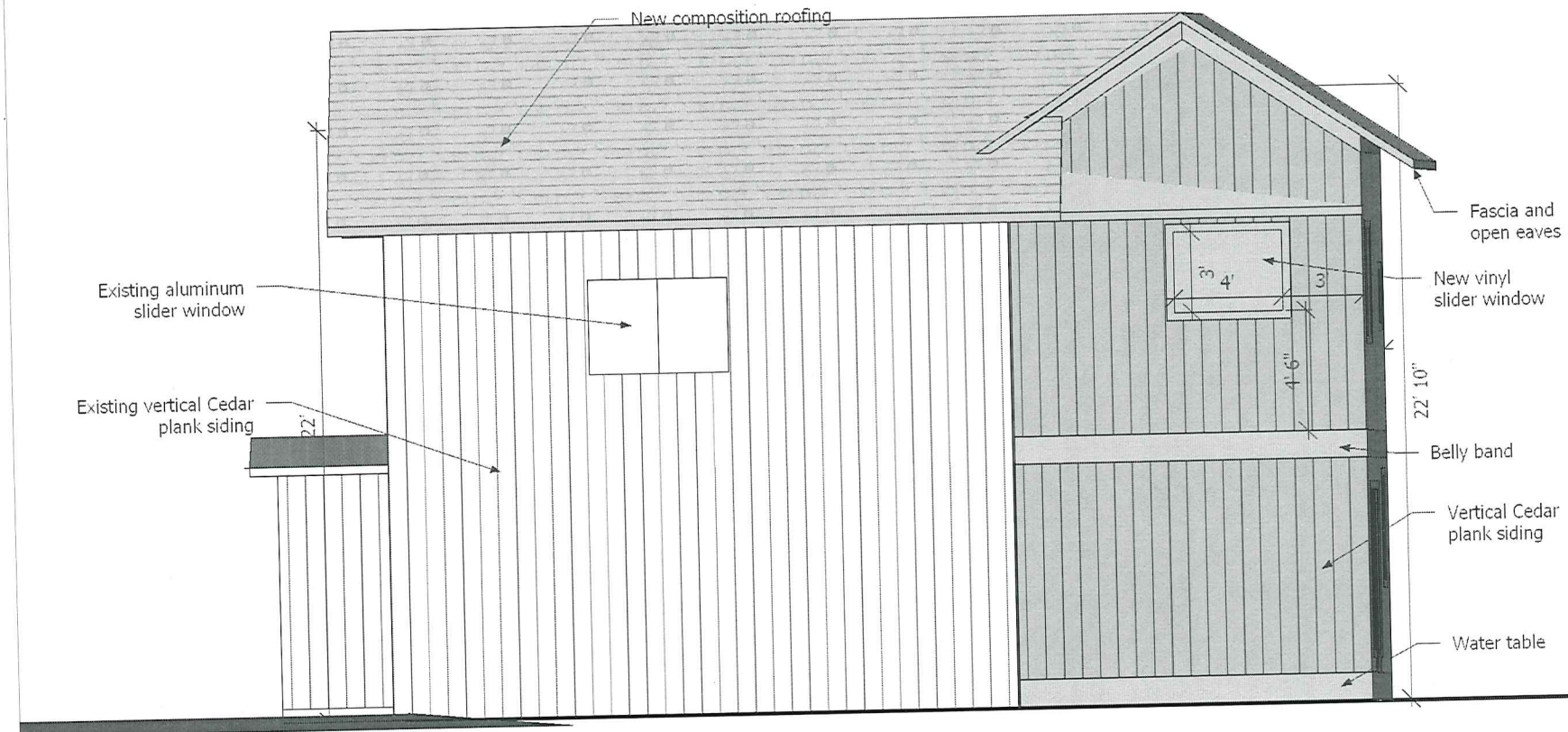

West elevation

1/4" = 1'

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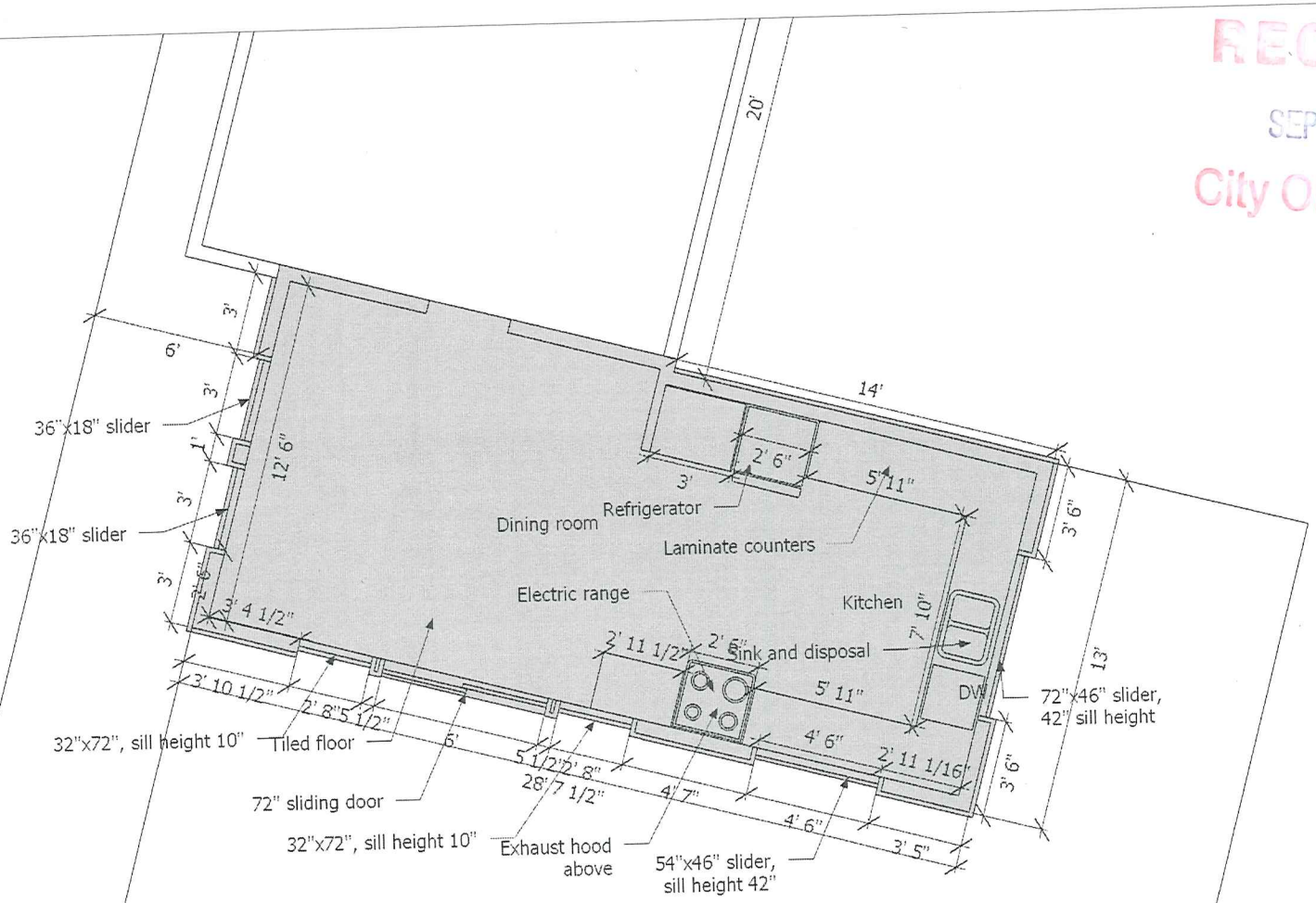

New first floor plan

860 C Street | Bart Grady and Emily Inget

A | 12

1/4" = 1'

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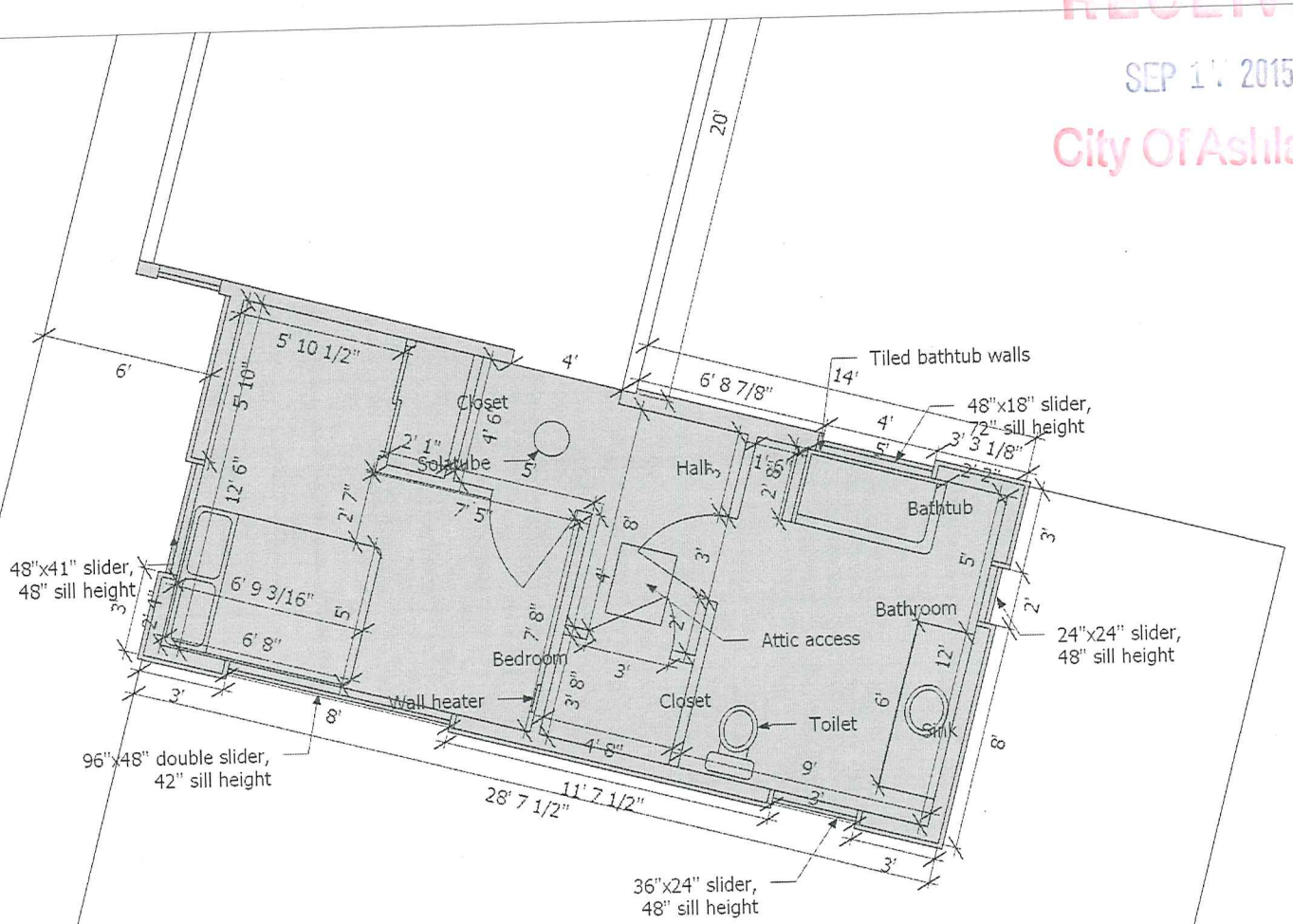

New second floor plan

1/4" = 1'

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

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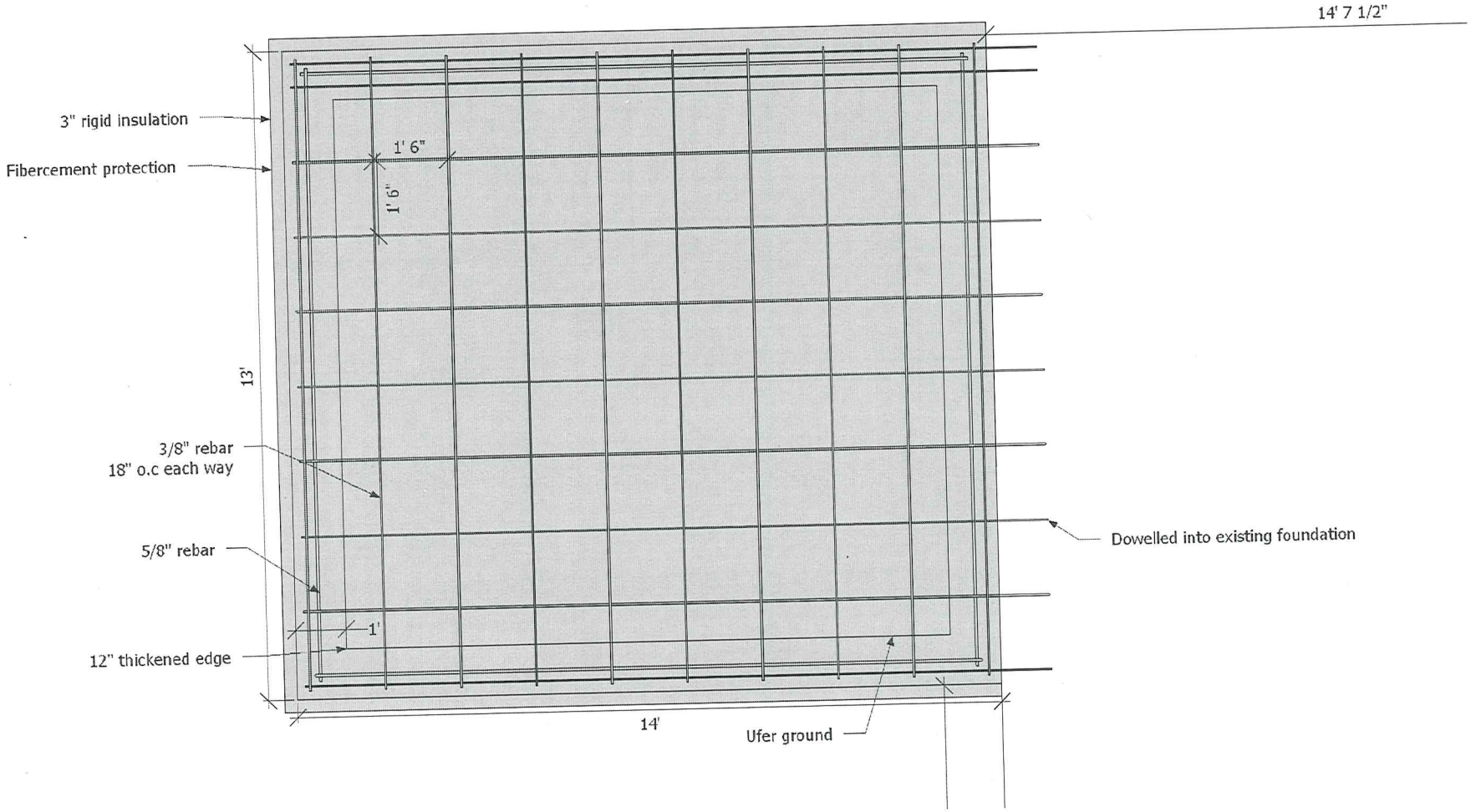

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Foundation plan

1/2" = 1'

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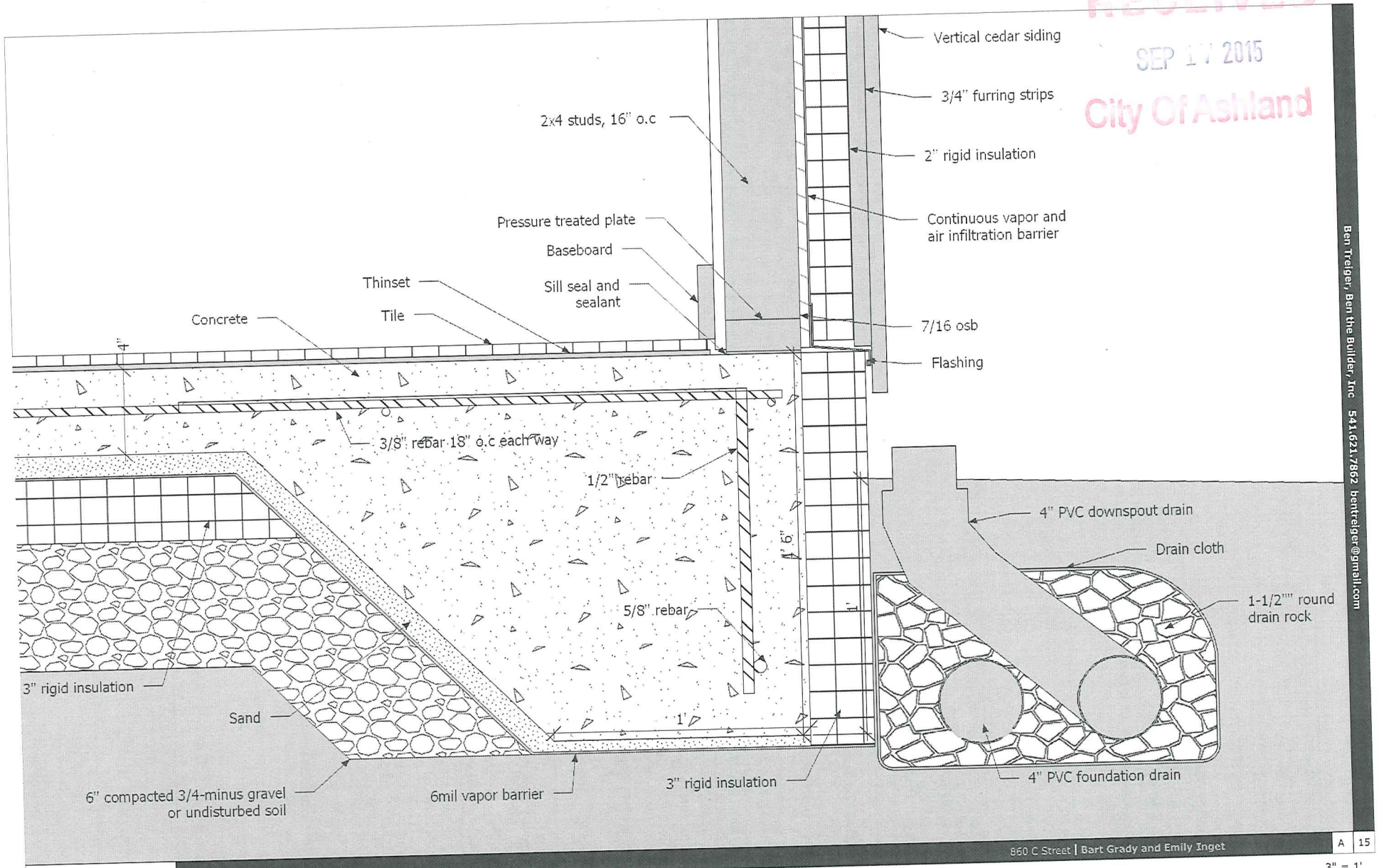

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Foundation and framing cross section

3" = 1'

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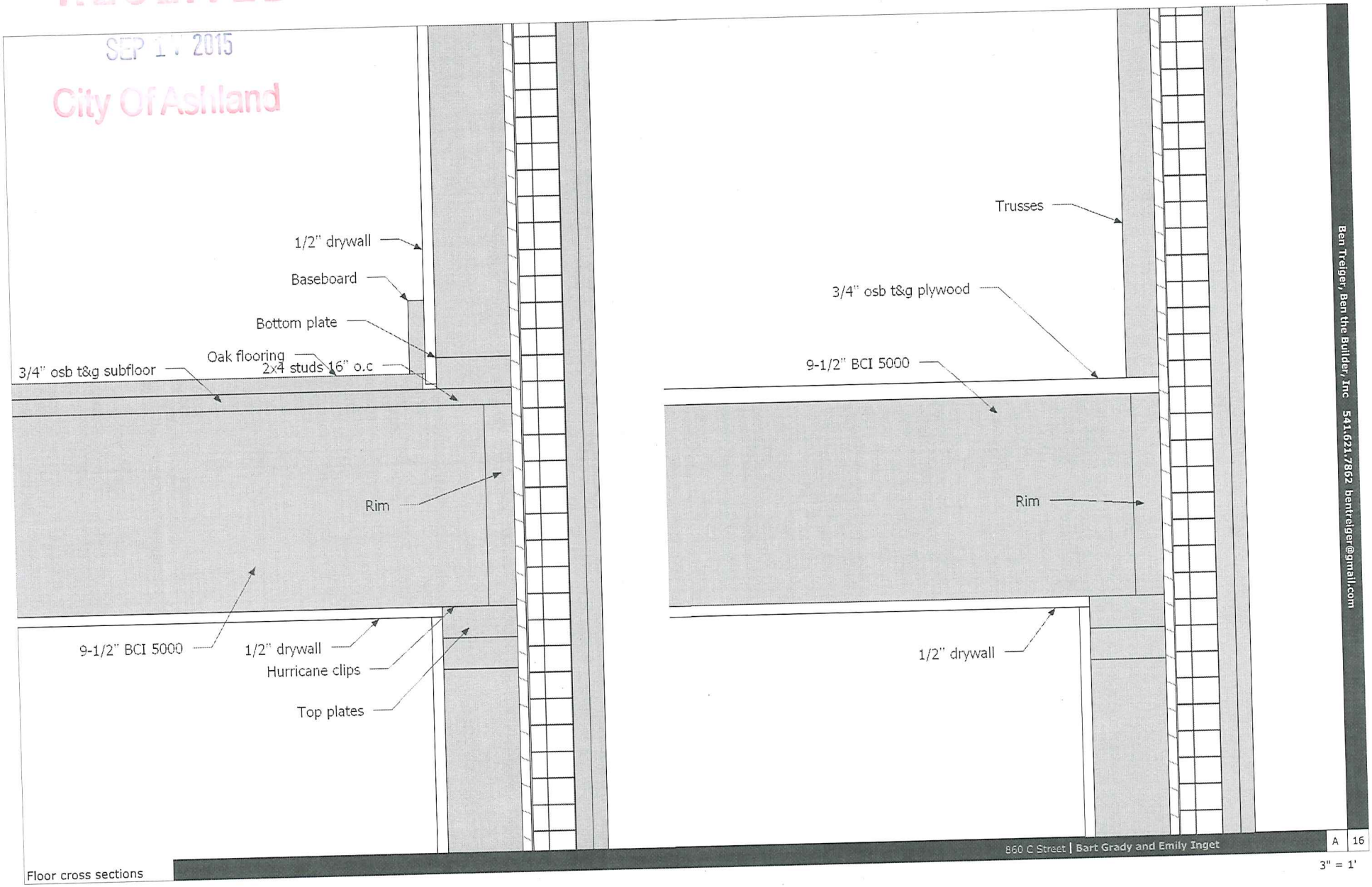

Floor cross sections

3" = 1'

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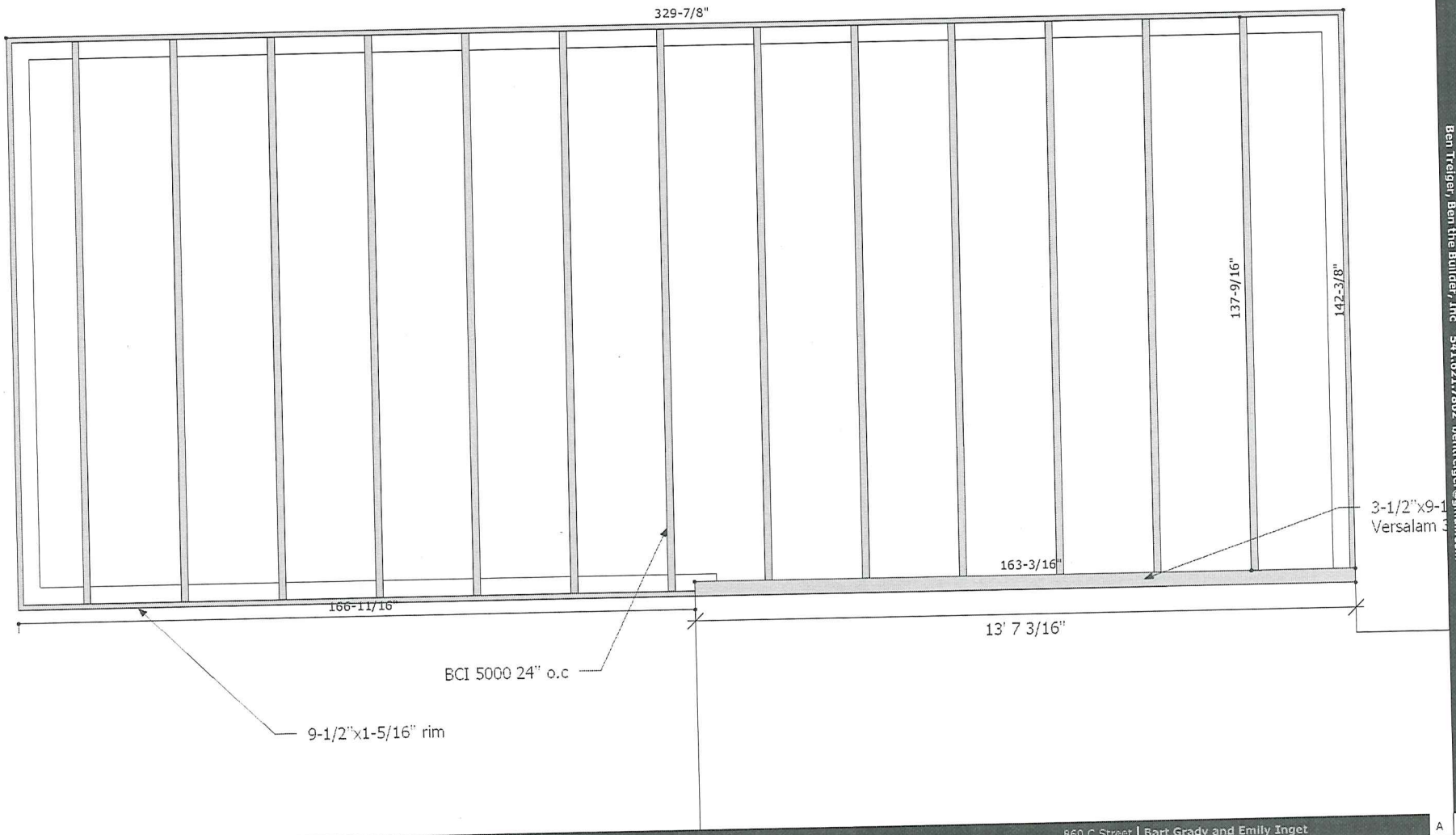

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Second floor framing plan

860 C Street | Bart Grady and Emily Inget

A 17

1/2" = 1'

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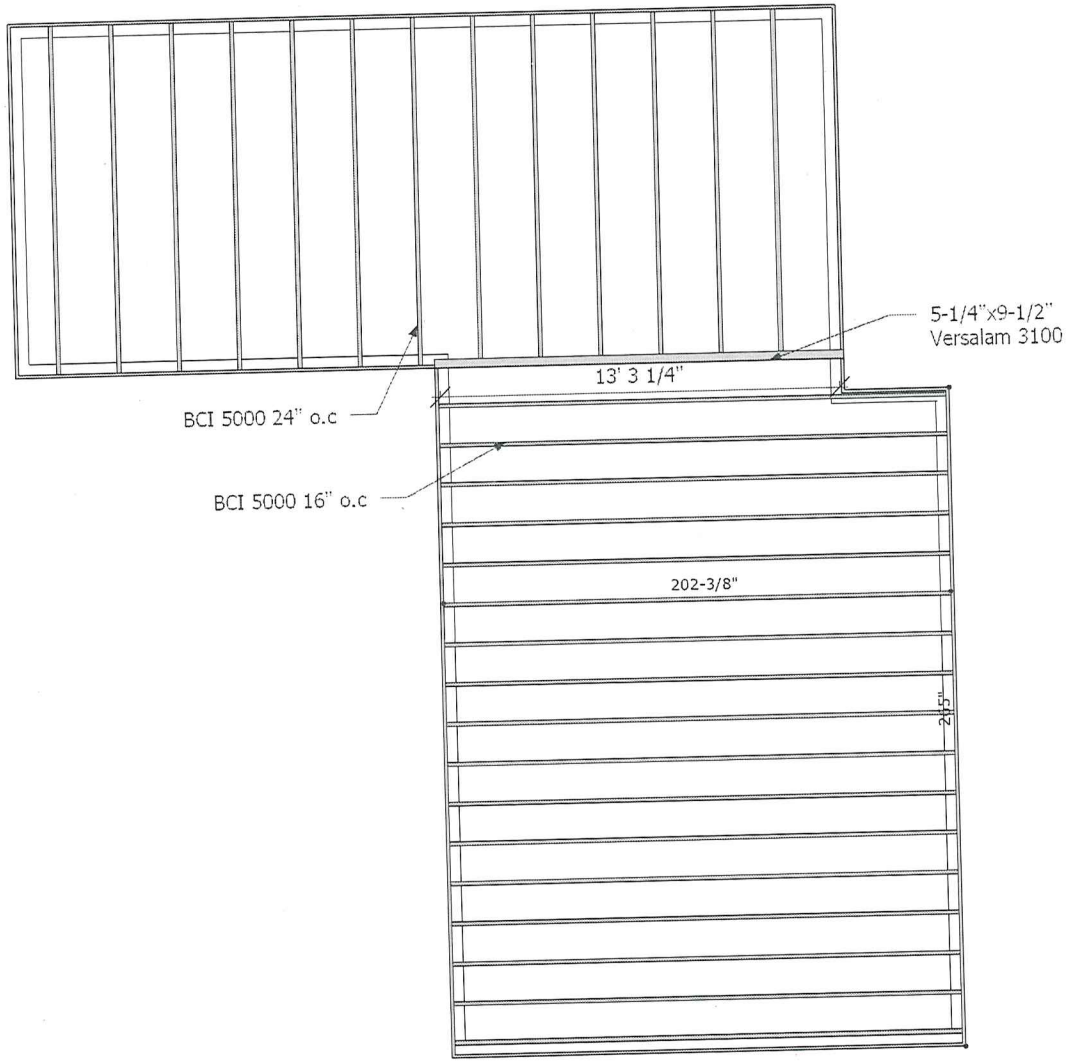
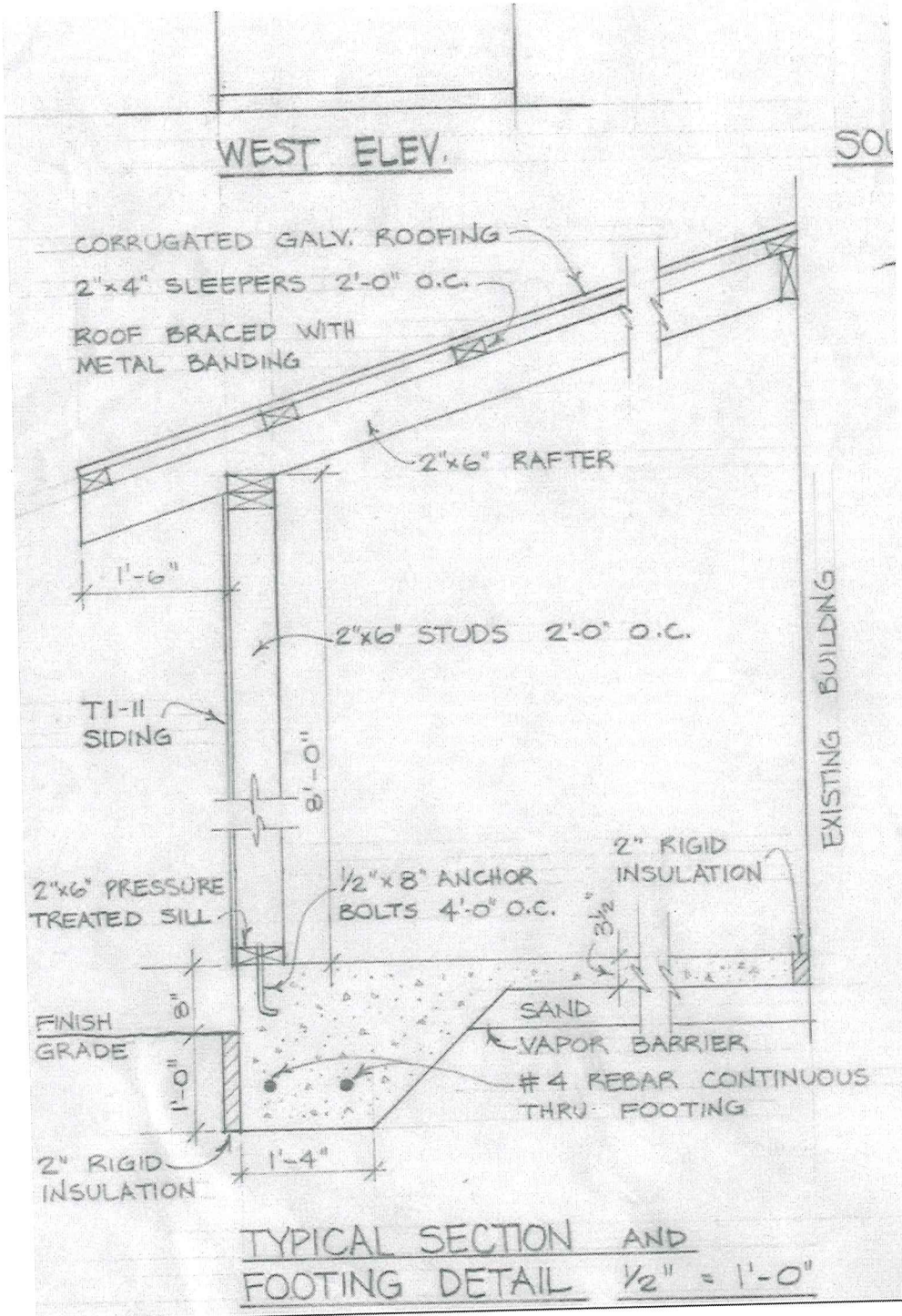


Attic floor framing plan

1/4" = 1'

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Ben Treiger Design and Build, Ben the Builder, Inc. 237 Talent Ave 541.621.7862 bentreiger@gmail.com



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Existing foundation cross section

Bart Grady and Emily Inget
860 C Street

Ben Treiger Design and Build, Ben the Builder, Inc. 237 Talent Ave 541.621.7862 bentreiger@gmail.com

Boise Cascade

Single 5-1/4" x 9-1/2" VERSA-LAM® 2.0 3100 DF

Dry | 1 span | No cantilevers | 0/12 slope

Floor Beam\FB02

July 29, 2015 17:04:04

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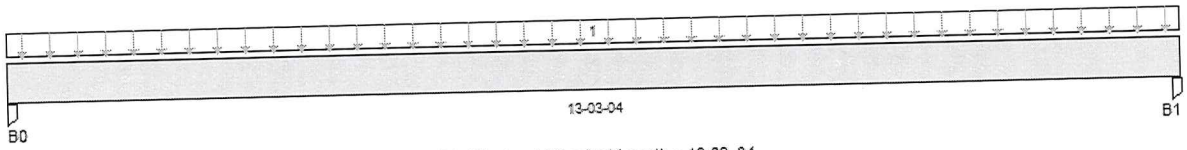
City Of Ashland

BC CALC® Design Report

Build 4137
Job Name:
Address:
City, State, Zip: ,
Customer:
Code reports: ESR-1040

File Name: Permanent yard beam
Description: Designs\FB02
Specifier:
Designer:
Company:
Misc:



Total Horizontal Product Length = 13-03-04

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B0, 3-1/2"	3,030 / 0	843 / 0			
B1, 3-1/2"	3,030 / 0	843 / 0			

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Trib.
1	Standard Load	Unf. Area (lb/ft^2)	L	00-00-00	13-03-04	40	10				11-05-00

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	11,976 ft-lbs	57.2%	100%	1	06-07-10
End Shear	3,240 lbs	34.2%	100%	1	01-01-00
Total Load Defl.	L/326 (0.472")	73.6%	n/a	1	06-07-10
Live Load Defl.	L/417 (0.369")	86.4%	n/a	2	06-07-10
Max Defl.	0.472"	47.2%	n/a	1	06-07-10
Span / Depth	16.2	n/a	n/a	0	00-00-00

Bearing Supports

		Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0	Post	3-1/2" x 3-1/2"	3,873 lbs	n/a	42.2%	Unspecified
B1	Post	3-1/2" x 3-1/2"	3,873 lbs	n/a	42.2%	Unspecified

Cautions

Member is not fully supported at post B0. A connector is required at this bearing.
Member is not fully supported at post B1. A connector is required at this bearing.

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
Design meets arbitrary (1") Maximum total load deflection criteria.
Calculations assume Member is Fully Braced.
Design based on Dry Service Condition.
Deflections less than 1/8" were ignored in the results.

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

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Second floor and attic floor beam
Span calculations

Bart Grady and Emily Inget
860 C Street

Ben Treiger Design and Build, Ben the Builder, Inc. 237 Talent Ave 541.621.7862 bentreiger@gmail.com

Boise Cascade

BC CALC® Design Report

Single 9-1/2" BCI® 5000-1.7 DF

Dry | 1 span | No cantilevers | 0/12 slope
24 OCS | Non-Repetitive | Glued & nailed construction

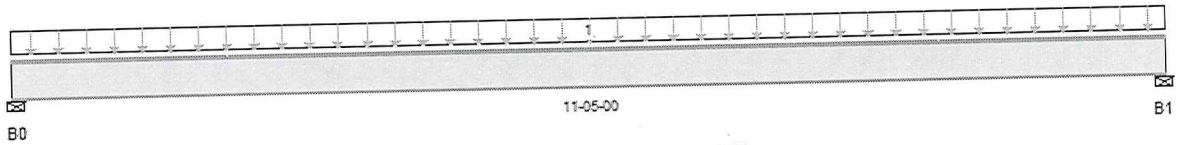
Joist\J01

July 29, 2015 17:03:22

RECEIVED
SEP 1? 2015
City Of Ashland

Build 4137
Job Name:
Address:
City, State, Zip: ,
Customer:
Code reports: ESR-1336

File Name: Permanent yard beam
Description: Designs\J01
Specifier:
Designer:
Company:
Misc:



Total Horizontal Product Length = 11-05-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B0, 2-1/2"	457 / 0	114 / 0			
B1, 2-1/2"	457 / 0	114 / 0			

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	OCS
1	Standard Load	Unf. Area (lb/ft^2)	L	00-00-00	11-05-00	40	10				24

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	1,547 ft-lbs	62.9%	100%	1	05-08-08
End Reaction	571 lbs	55%	100%	1	00-00-00
End Shear	550 lbs	37.3%	100%	1	00-02-08
Total Load Defl.	L/718 (0.186")	33.4%	n/a	1	05-08-08
Live Load Defl.	L/898 (0.149")	53.4%	n/a	2	05-08-08
Max Defl.	0.186"	18.6%	n/a	1	05-08-08
Vibration	11' 0"	75.3%	100%		00-00-00
Span / Depth	14.1	n/a	n/a	0	00-00-00

Bearing Supports

		Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0	Wall/Plate	2-1/2" x 2"	571 lbs	n/a	55%	Unspecified
B1	Wall/Plate	2-1/2" x 2"	571 lbs	n/a	55%	Unspecified

Vibration Summary

Subfloor: 23/32" OSB, Glue + Nail
Strapping: None
Gypsum Ceiling: 1/2"
Bracing: 2x SPF #3/Stud, 1 per Span

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets User specified (L/480) Live load deflection criteria.
Design meets arbitrary (1") Maximum total load deflection criteria.
Calculations assume Member is Fully Braced.
Composite EI value based on 23/32" thick OSB sheathing glued and nailed to member.
Design based on Dry Service Condition.

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

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Second floor and attic floor joists over addition
Span calculations

Bart Grady and Emily Inget
860 C Street

Ben Treiger Design and Build, Ben the Builder, Inc. 237 Talent Ave 541.621.7862 bentreiger@gmail.com

Boise Cascade

Single 9-1/2" BCI® 5000-1.7 DF

Joist\J02

July 29, 2015 17:02:01

Dry | 1 span | No cantilevers | 0/12 slope
24 OCS | Non-Repetitive | Glued & nailed construction

BC CALC® Design Report

Build 4137
Job Name:
Address:
City, State, Zip: ,
Customer:
Code reports: ESR-1336

File Name: Permanent yard beam
Description: Designs\J02
Specifier:
Designer:
Company:
Misc:

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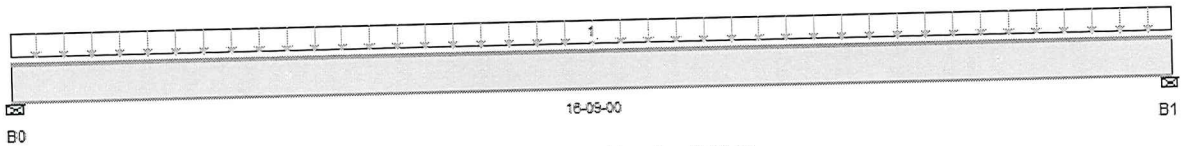
SEP 17 2015
City Of Ashland



Total Horizontal Product Length = 16-09-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B0, 2-1/2"	335 / 0	112 / 0			
B1, 2-1/2"	335 / 0	112 / 0			

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	OCS
1	Standard Load	Unf. Area (lb/ft^2)	L	00-00-00	16-09-00	30	10				16

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	1,806 ft-lbs	73.4%	100%	1	08-04-08
End Reaction	447 lbs	43.1%	100%	1	00-00-00
End Shear	436 lbs	29.5%	100%	1	00-02-08
Total Load Defl.	L/453 (0.436")	53%	n/a	1	08-04-08
Live Load Defl.	L/604 (0.327")	79.4%	n/a	2	08-04-08
Max Defl.	0.436"	43.6%	n/a	1	08-04-08
Span / Depth	20.8	n/a	n/a	0	00-00-00

Bearing Supports

		Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0	Wall/Plate	2-1/2" x 2"	447 lbs	n/a	43.1%	Unspecified
B1	Wall/Plate	2-1/2" x 2"	447 lbs	n/a	43.1%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets User specified (L/480) Live load deflection criteria.
Design meets arbitrary (1") Maximum total load deflection criteria.
Calculations assume Member is Fully Braced.
Composite EI value based on 23/32" thick OSB sheathing glued and nailed to member.
Design based on Dry Service Condition.
Deflections less than 1/8" were ignored in the results.

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

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Attic floor joists over existing
Span calculations

Bart Grady and Emily Inget
860 C Street

Ben Treiger Design and Build, Ben the Builder, Inc. 237 Talent Ave 541.621.7862 bentreiger@gmail.com

Boise Cascade

Double 1-5/16" x 9-1/2" VERSA-LAM® 1.4 1800 DF

Floor Beam\FB03

Dry | 3 spans | No cantilevers | 0/12 slope

July 29, 2015 17:25:04

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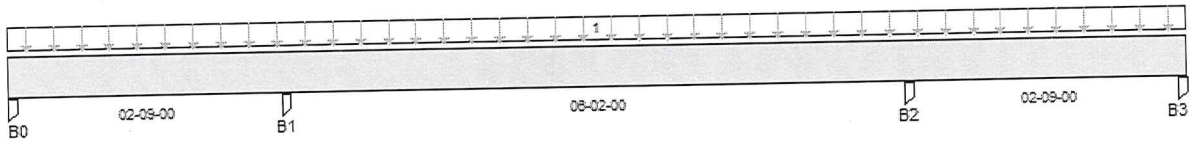
City Of Ashland

BC CALC® Design Report

Build 4137
Job Name:
Address:
City, State, Zip: ,
Customer:
Code reports: ESR-1040

File Name: Beam and joist spans 7 29 15
Description: Designs\FB03
Specifier:
Designer:
Company:
Misc:



Total Horizontal Product Length = 11-08-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B0, 3-1/2"	672 / 467	149 / 0	153 / 44		
B1, 3-1/2"	2,596 / 0	1,857 / 0	919 / 0		
B2, 3-1/2"	2,596 / 0	1,857 / 0	919 / 0		
B3, 3-1/2"	672 / 467	149 / 0	153 / 44		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Trib.
1	Standard Load	Unf. Area (lb/ft^2)	L	00-00-00	11-08-00	70	50	25			06-09-00

Controls Summary	Value	% Allowable	Duration	Case	Location
Pos. Moment	1,789 ft-lbs	29.4%	100%	3	05-10-00
Neg. Moment	-2,216 ft-lbs	36.5%	100%	5	08-11-00
End Shear	145 lbs	3.9%	100%	3	01-01-00
Cont. Shear	1,779 lbs	47.6%	100%	5	07-11-12
Uplift	-317 lbs	n/a	100%	3	00-00-00
Uplift	-317 lbs	n/a	100%	3	11-08-00
Total Load Defl.	L/999 (0.036")	n/a	n/a	3	05-10-00
Live Load Defl.	L/999 (0.022")	n/a	n/a	38	05-10-00
Total Neg. Defl.	L/999 (-0.004")	n/a	n/a	3	09-11-01
Max Defl.	0.036"	n/a	n/a	3	05-10-00
Span / Depth	7.8	n/a	n/a	0	00-00-00

Bearing Supports		Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0	Post	3-1/2" x 2-5/8"	821 lbs	n/a	17%	Unspecified
B1	Post	3-1/2" x 2-5/8"	4,493 lbs	n/a	93.2%	Unspecified
B2	Post	3-1/2" x 2-5/8"	4,493 lbs	n/a	93.2%	Unspecified
B3	Post	3-1/2" x 2-5/8"	821 lbs	n/a	17%	Unspecified

Cautions

Uplift of -317 lbs found at span 1 - Left.
Uplift of -317 lbs found at span 3 - Right.

Disclosure

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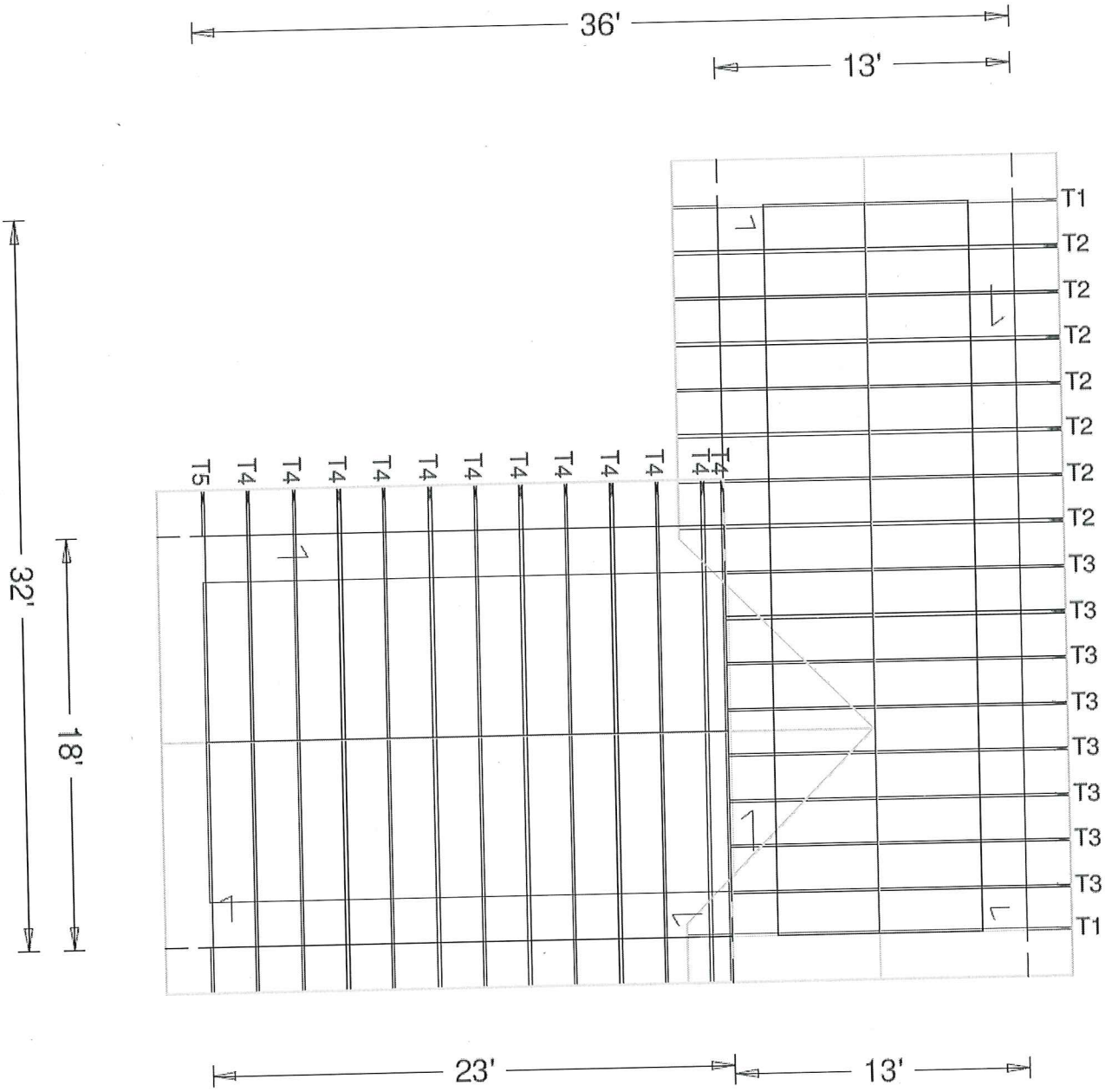
Door and windows beam
Span calculations

Bart Grady and Emily Inget
860 C Street

Ben Treiger Design and Build, Ben the Builder, Inc. 237 Talent Ave 541.621.7862 bentreiger@gmail.com

Roof framing plan



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City of Oakland

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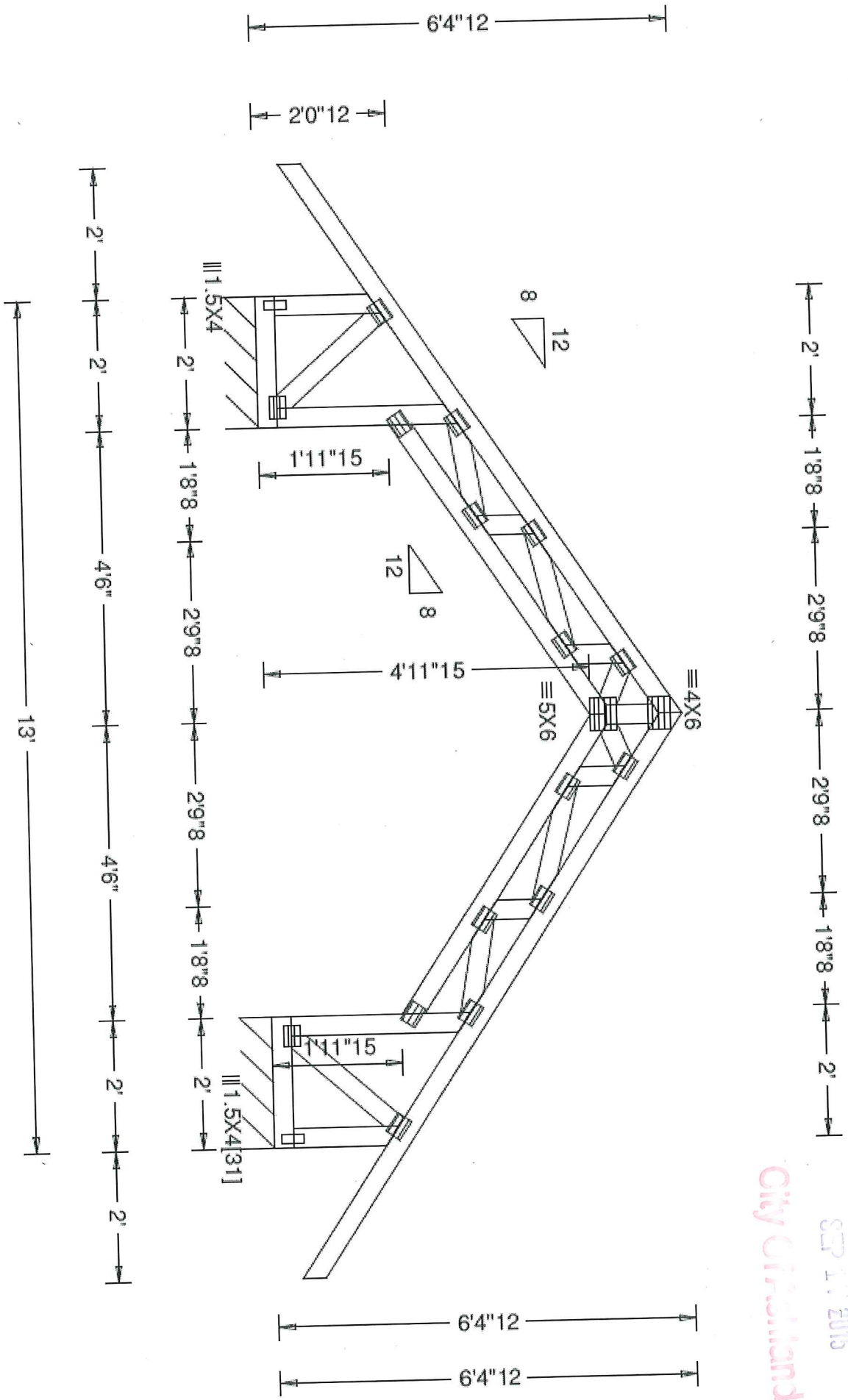

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City of Portland

Trusses over addition

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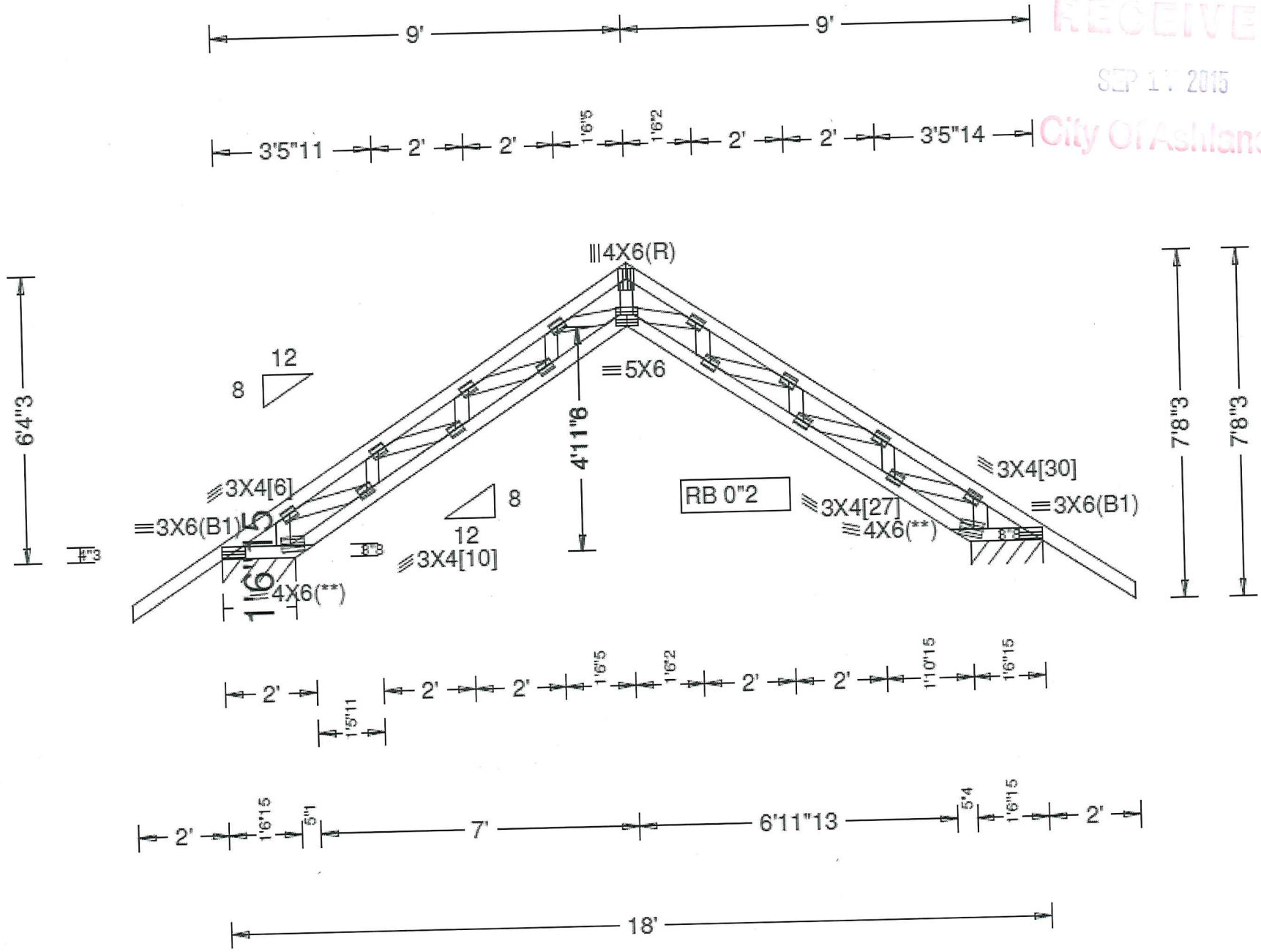
City Of Ashland



Trusses over existing

Bart Grady and Emily Inget
860 C Street

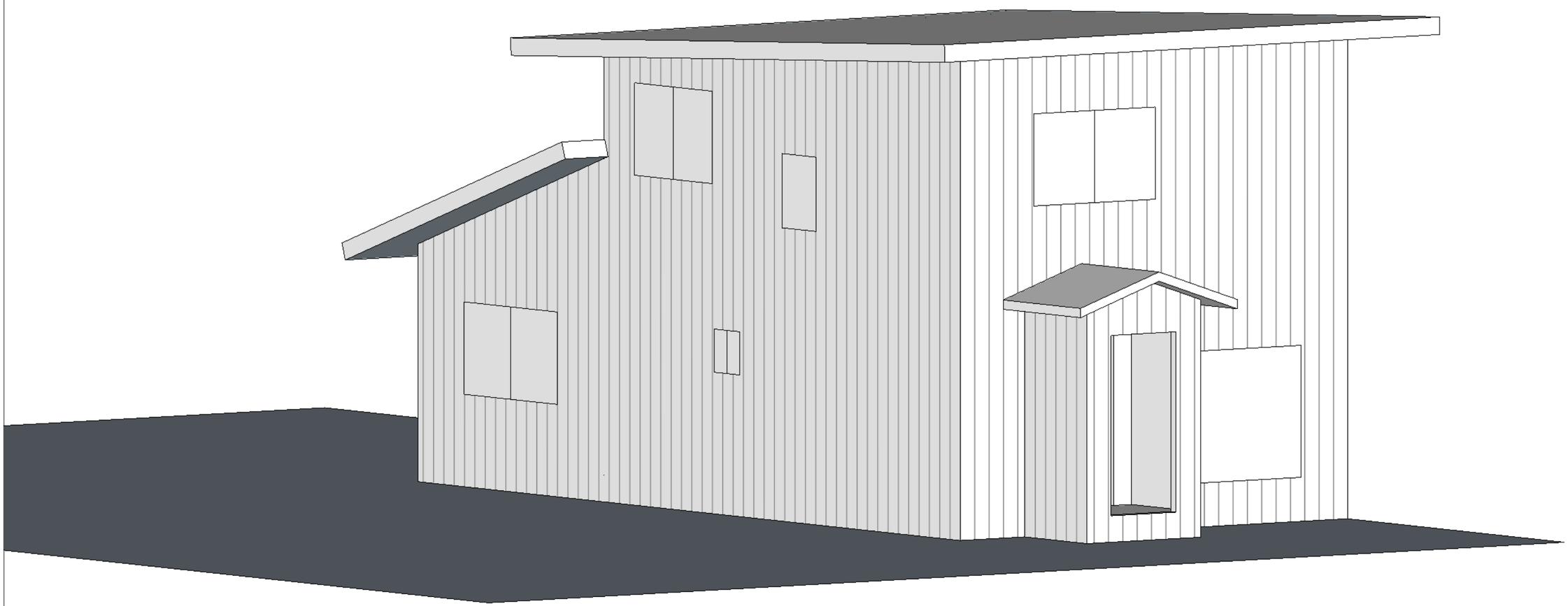
Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Site, tree, drainage and parking plan

1/16" = 1'

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Solar access, N/S distance, and slope



Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Existing house

860 C Street | **Bart Grady and Emily Inget**

A | 03

1/4" = 1'

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Existing first floor plan

1/8" = 1'

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Existing second floor plan

860 C Street | **Bart Grady and Emily Inget**

A | 05

1/8" = 1'

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

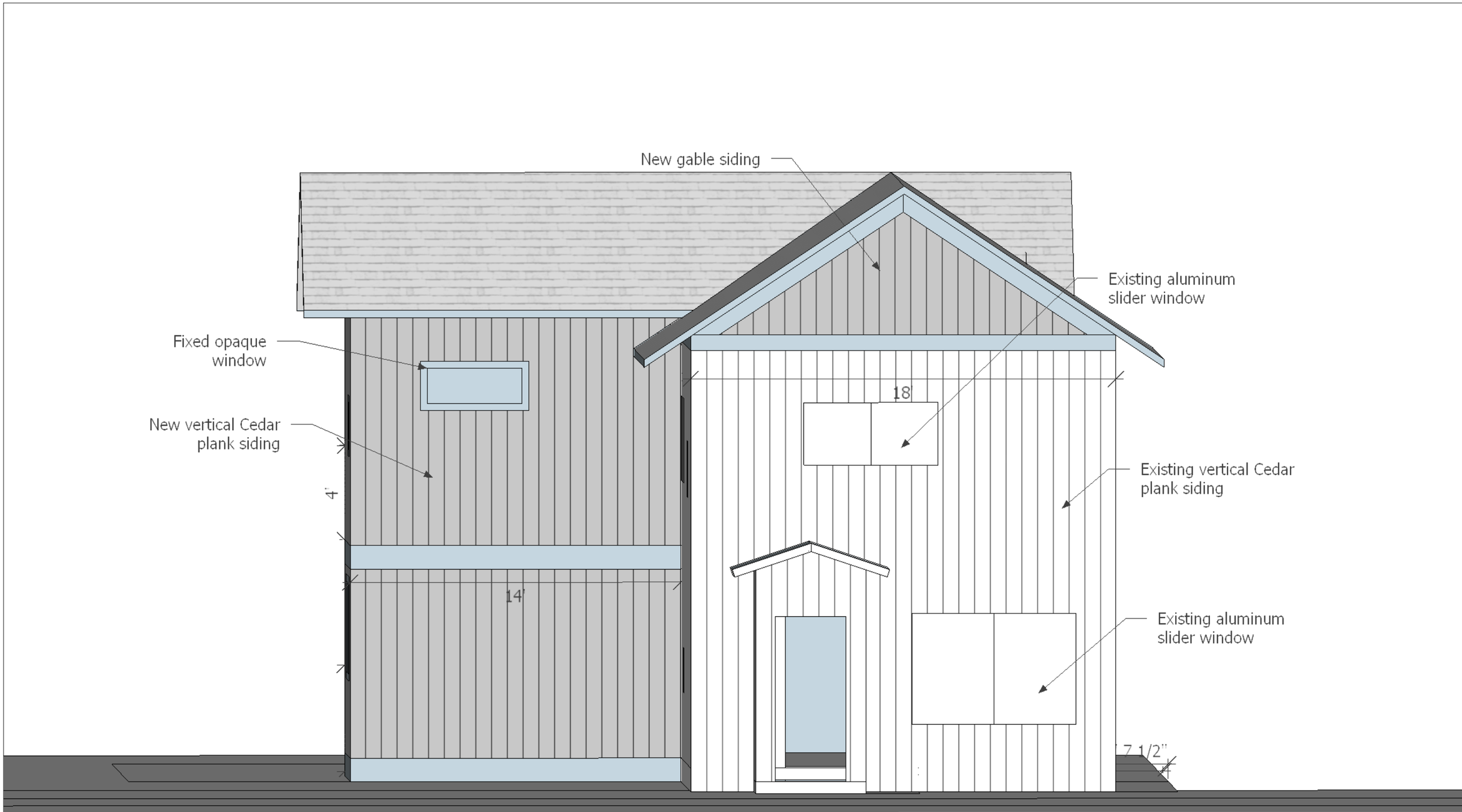
Proposed first floor square footage

1/8" = 1'

Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Proposed second floor square footage

1/8" = 1'



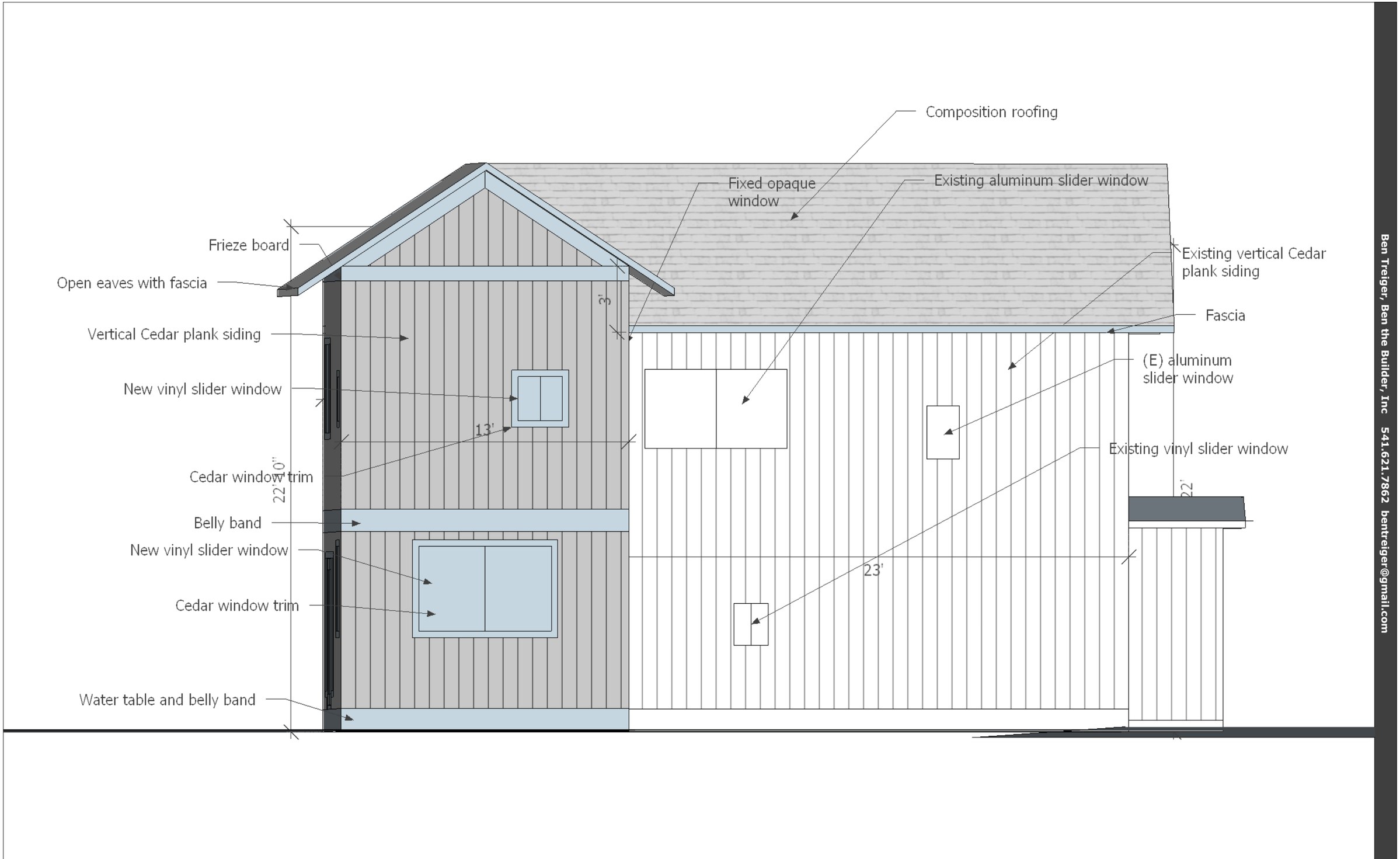
Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

North elevation

860 C Street | **Bart Grady and Emily Inget**

A | 08

1/4" = 1'

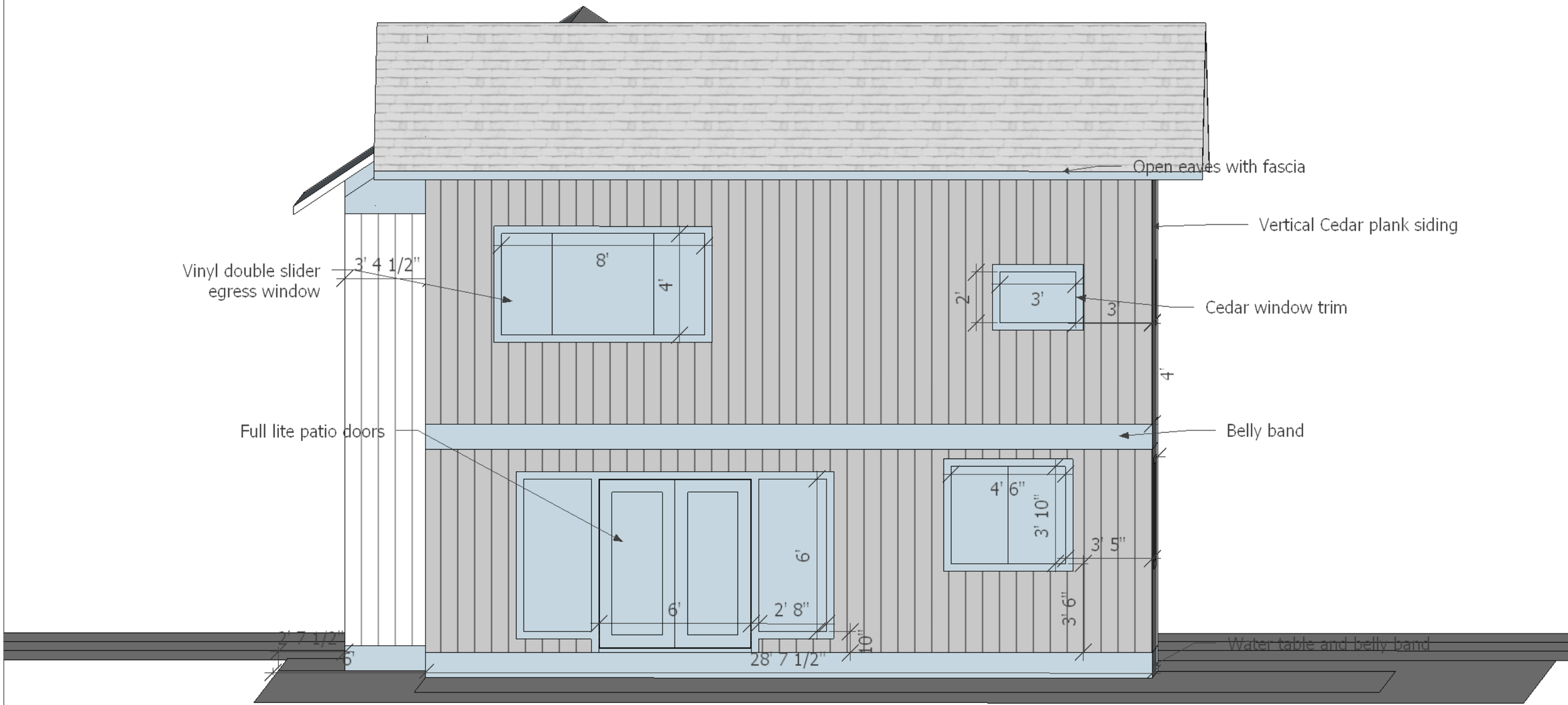


Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

East elevation

860 C Street | **Bart Grady and Emily Inget** A 09

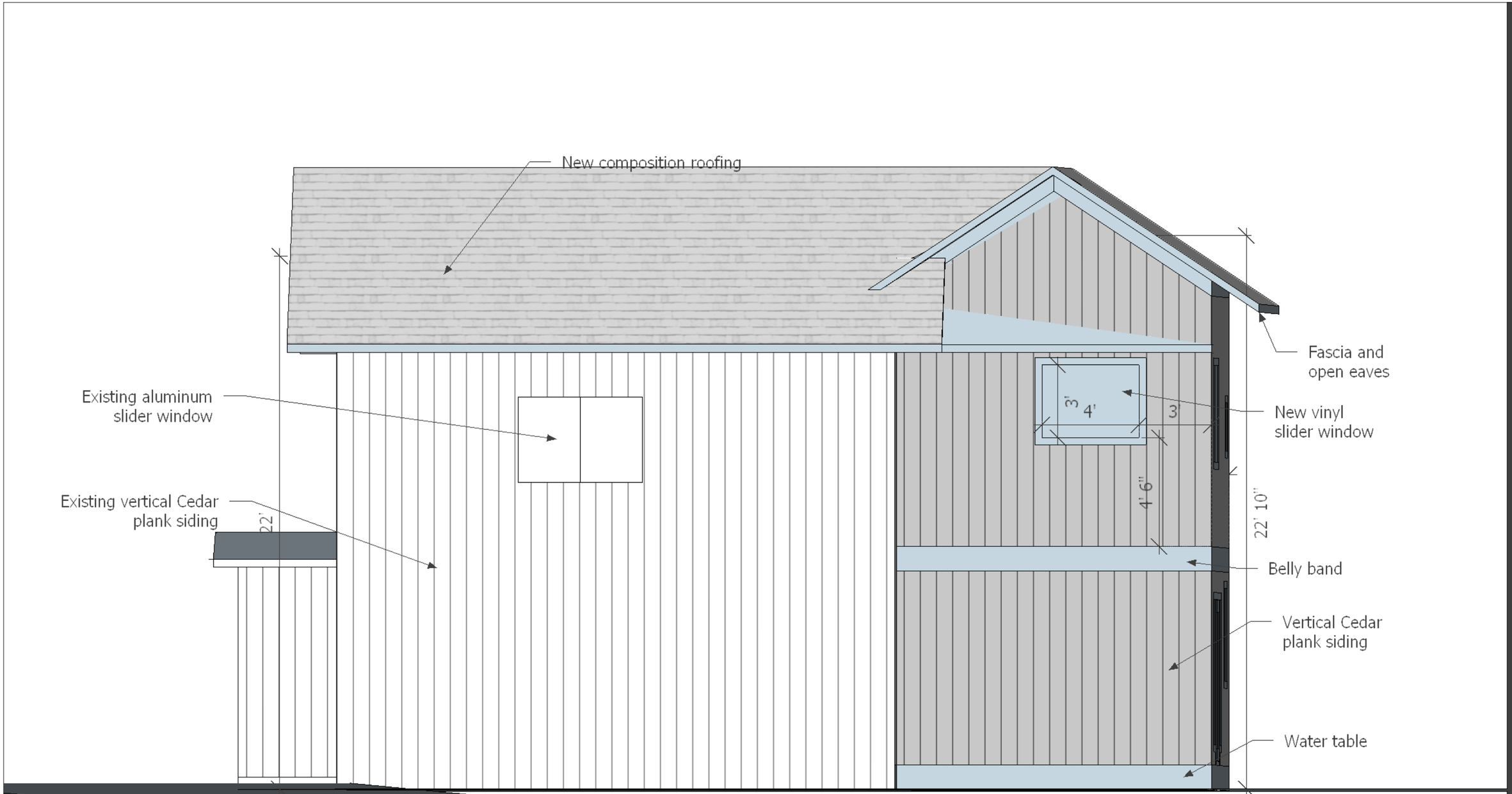
1/4" = 1'



Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

South elevation

1/4" = 1'



Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

West elevation

1/4" = 1'

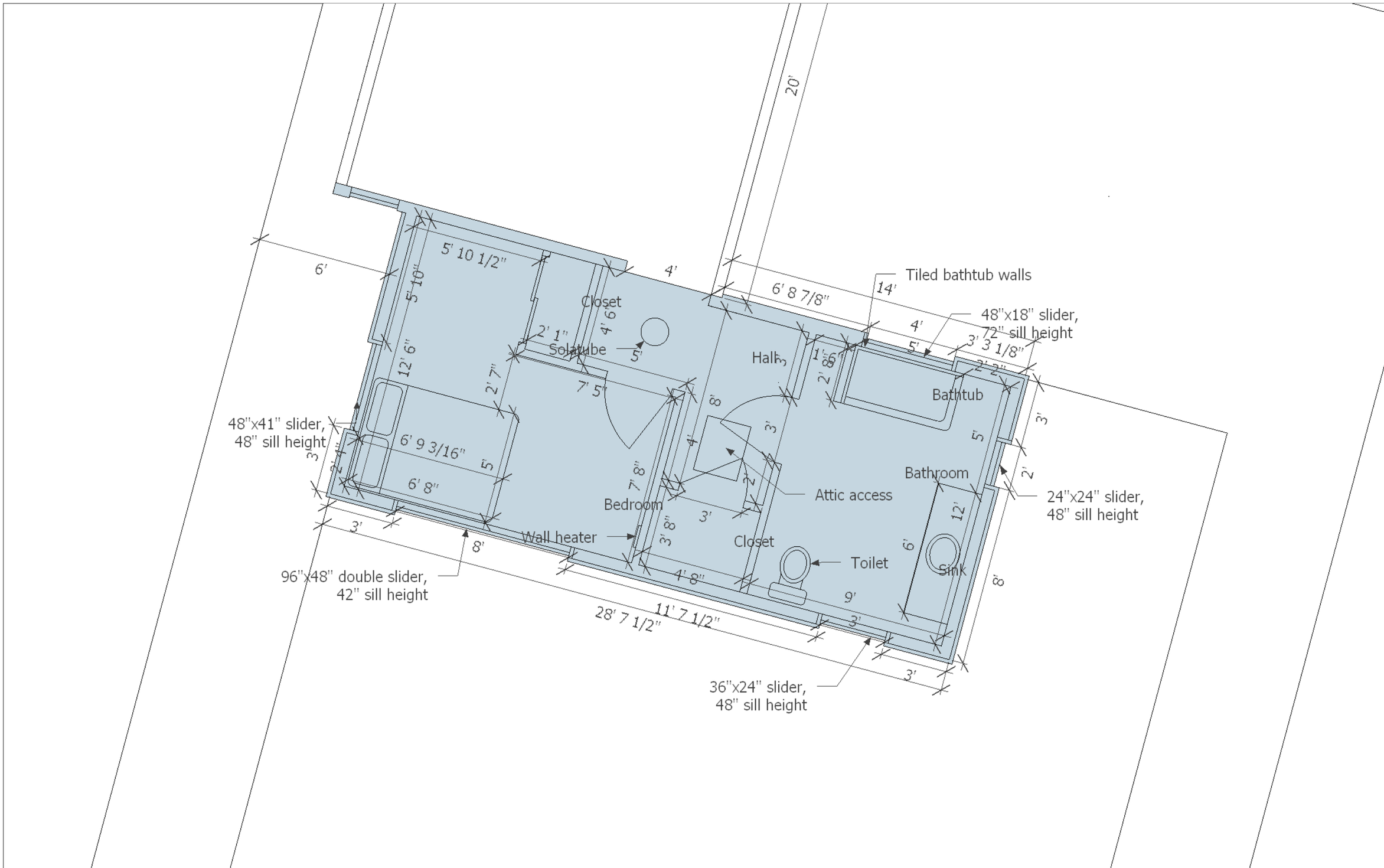
Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

New first floor plan

860 C Street | **Bart Grady and Emily Inget**

A 12

1/4" = 1'



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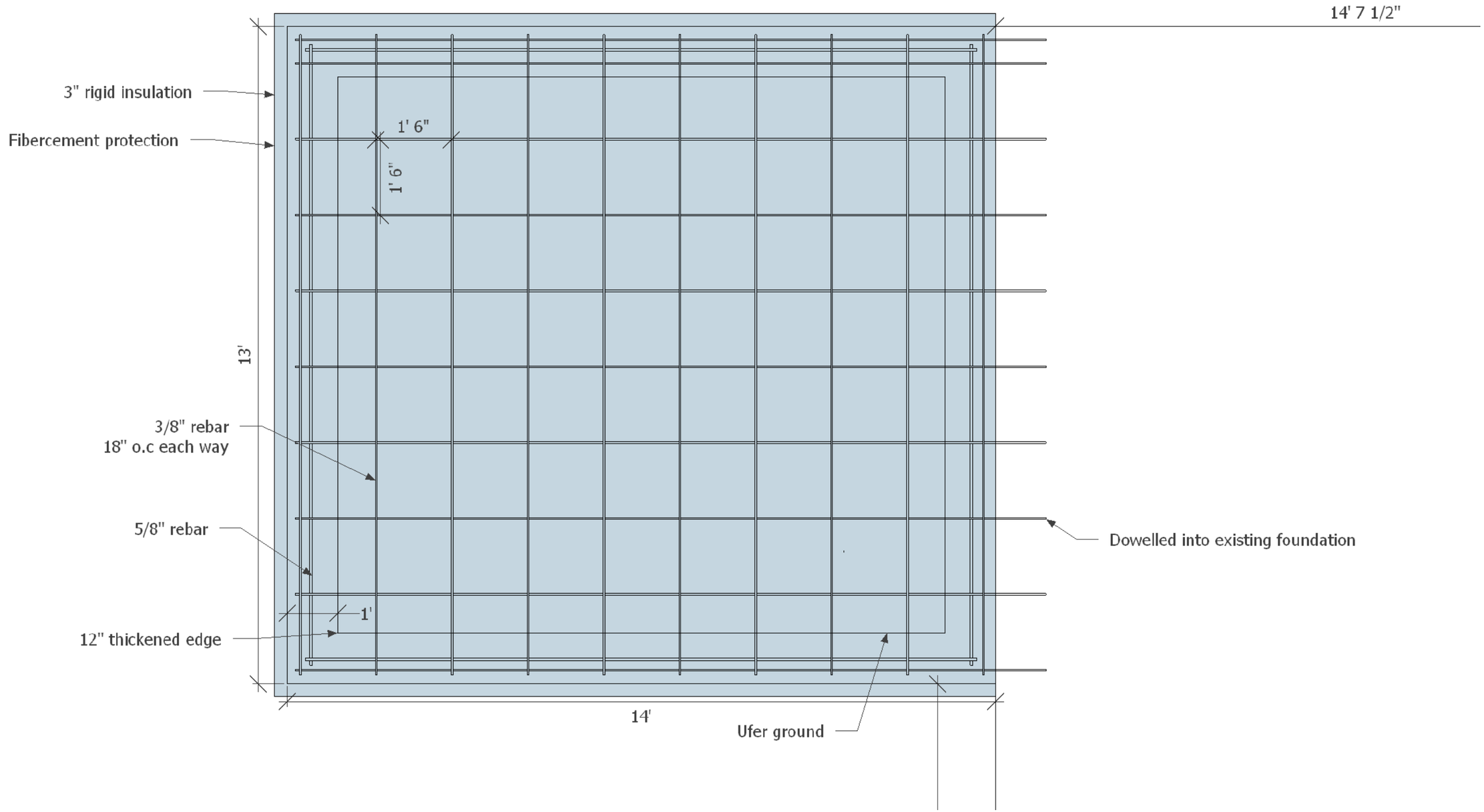
New second floor plan

860 C Street | **Bart Grady and Emily Inget**

A 13

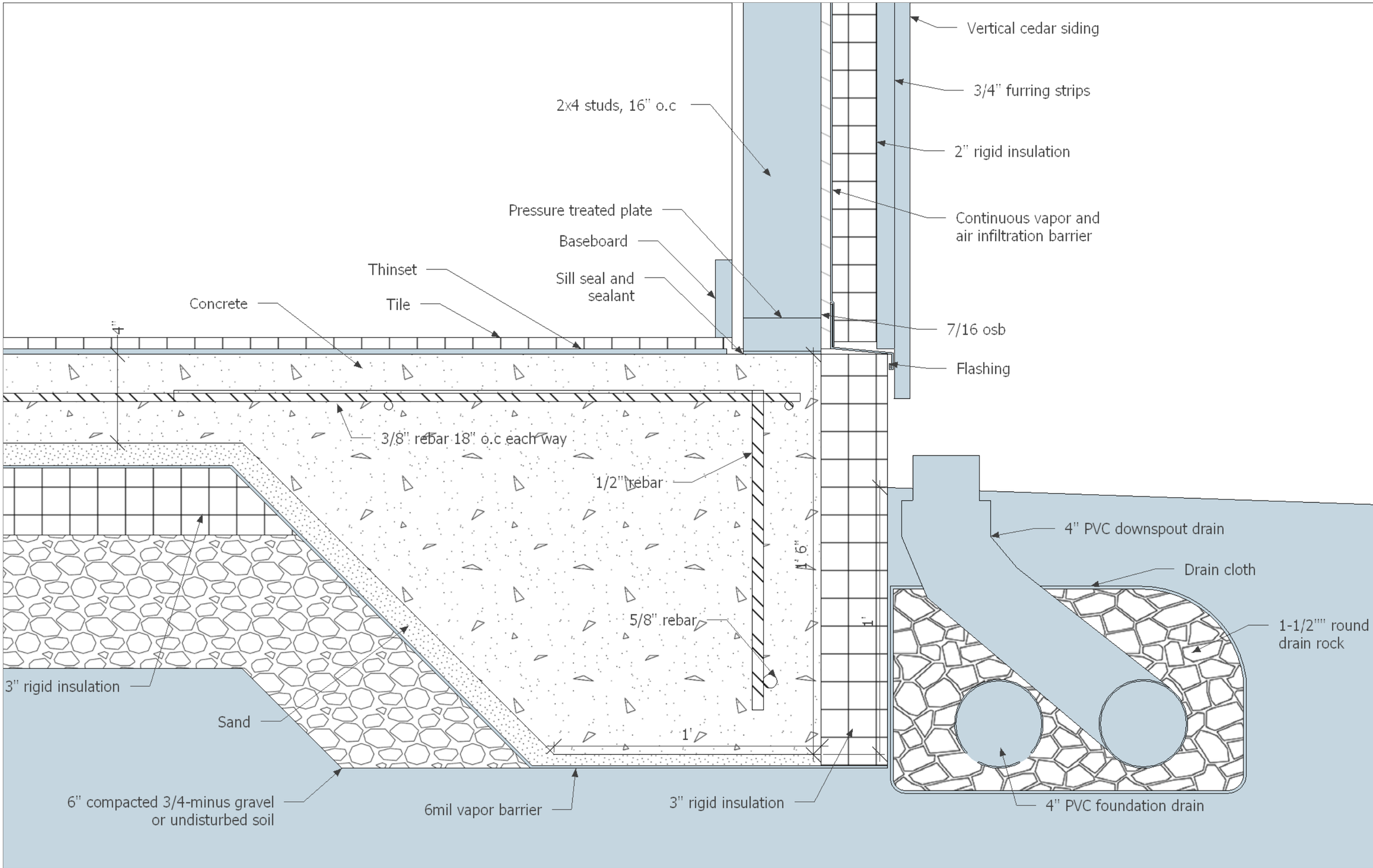
1/4" = 1'



Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Foundation plan

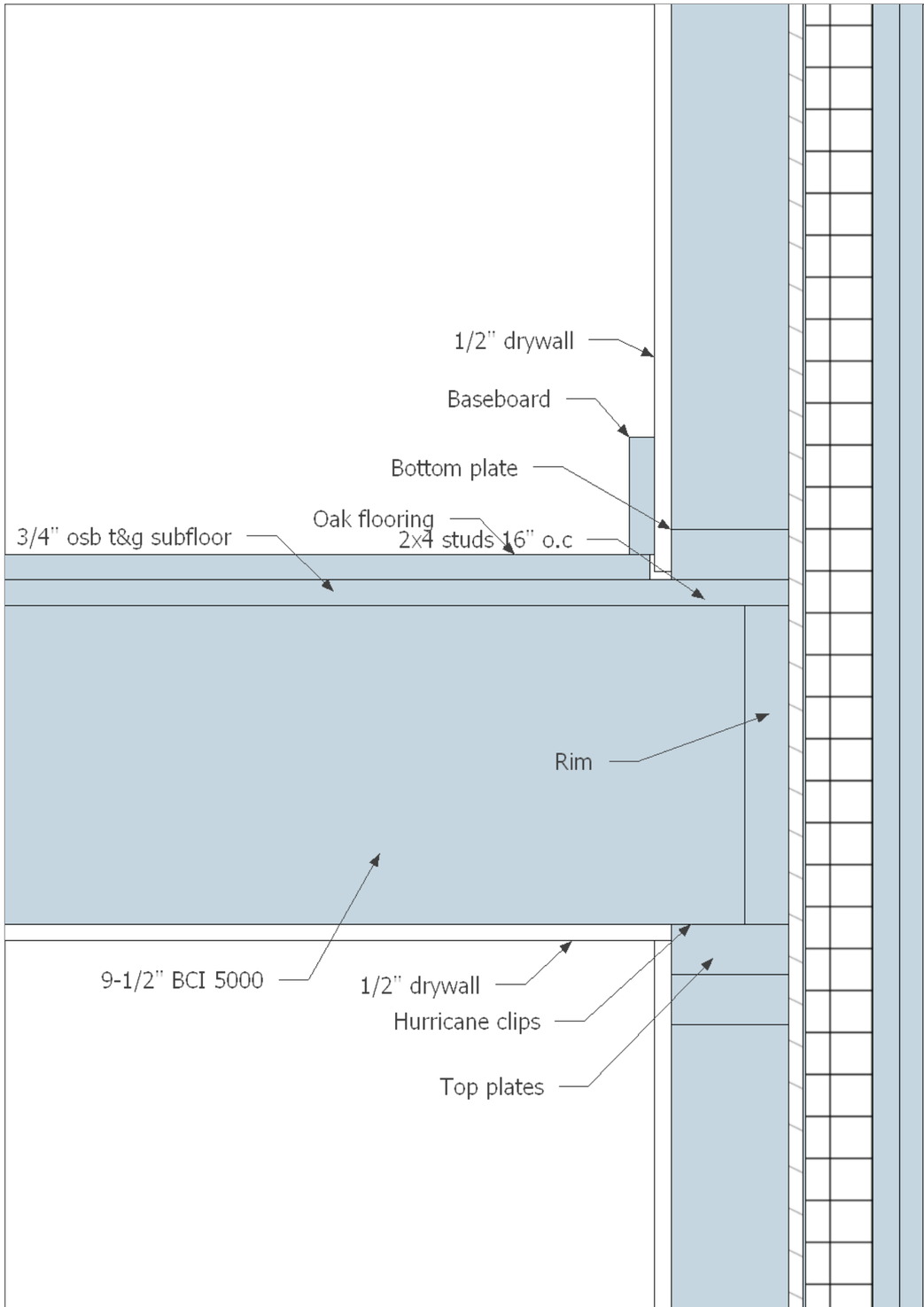
1/2" = 1'

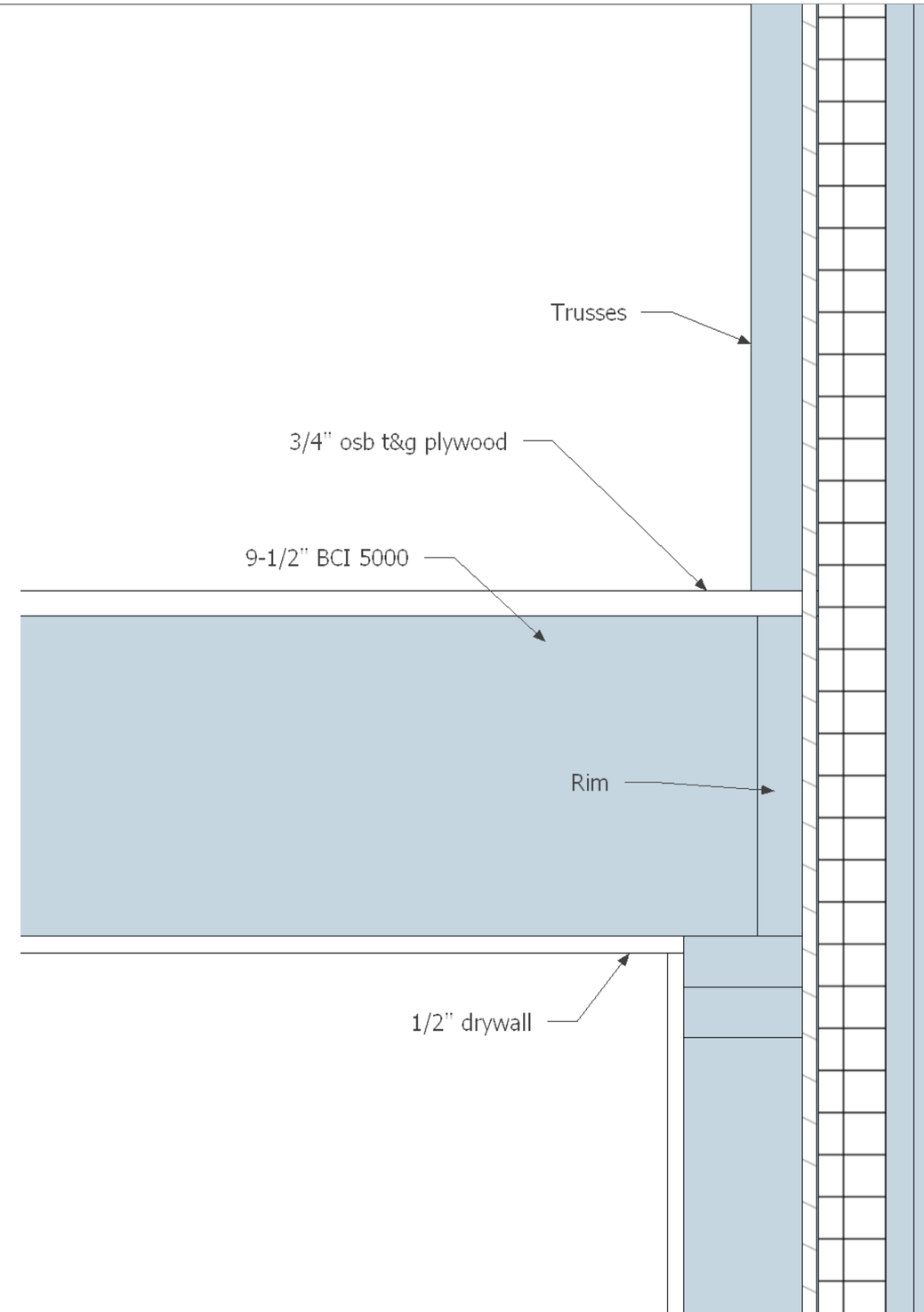


Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Foundation and framing cross section

3" = 1'

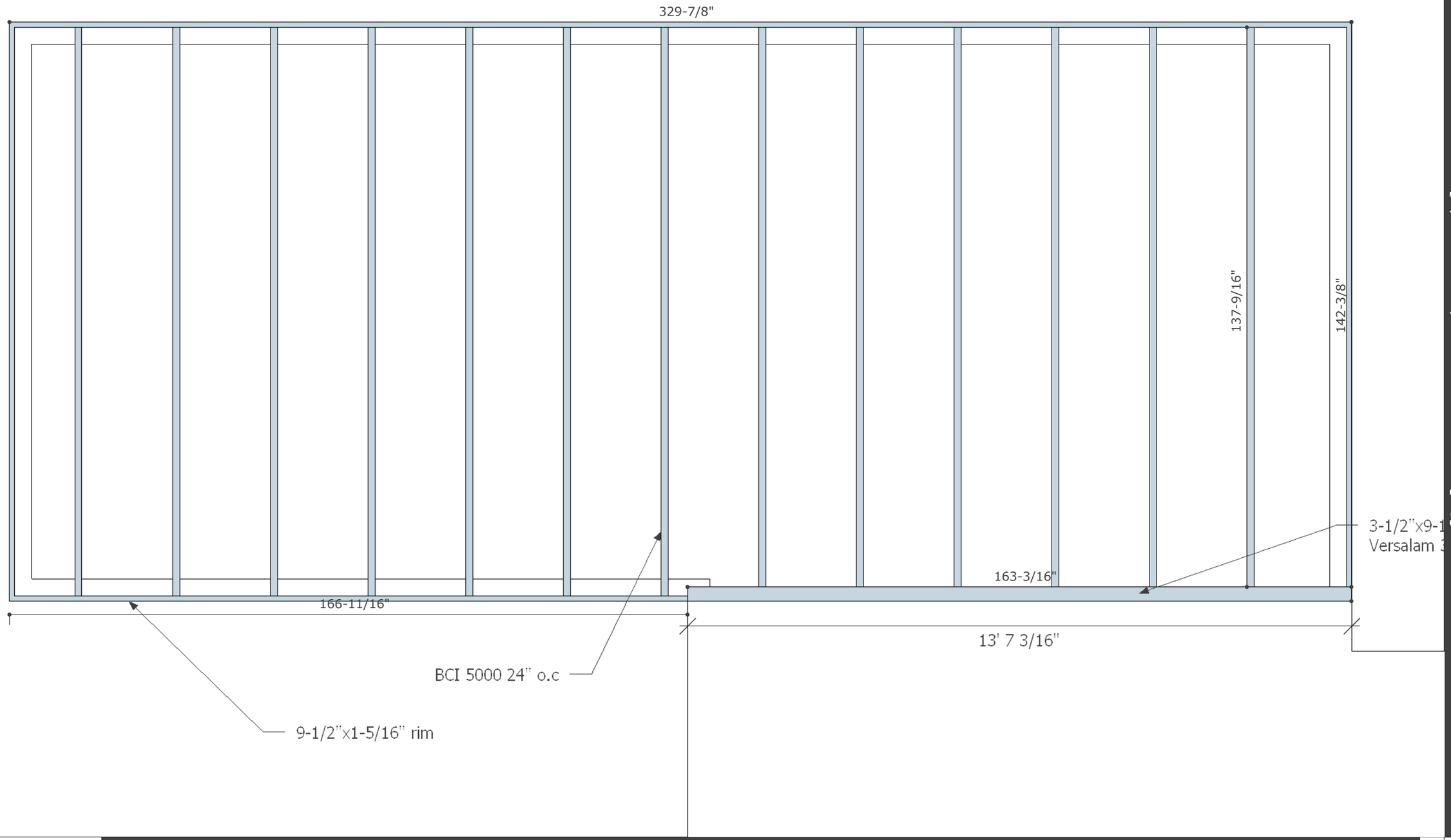




Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Floor cross sections

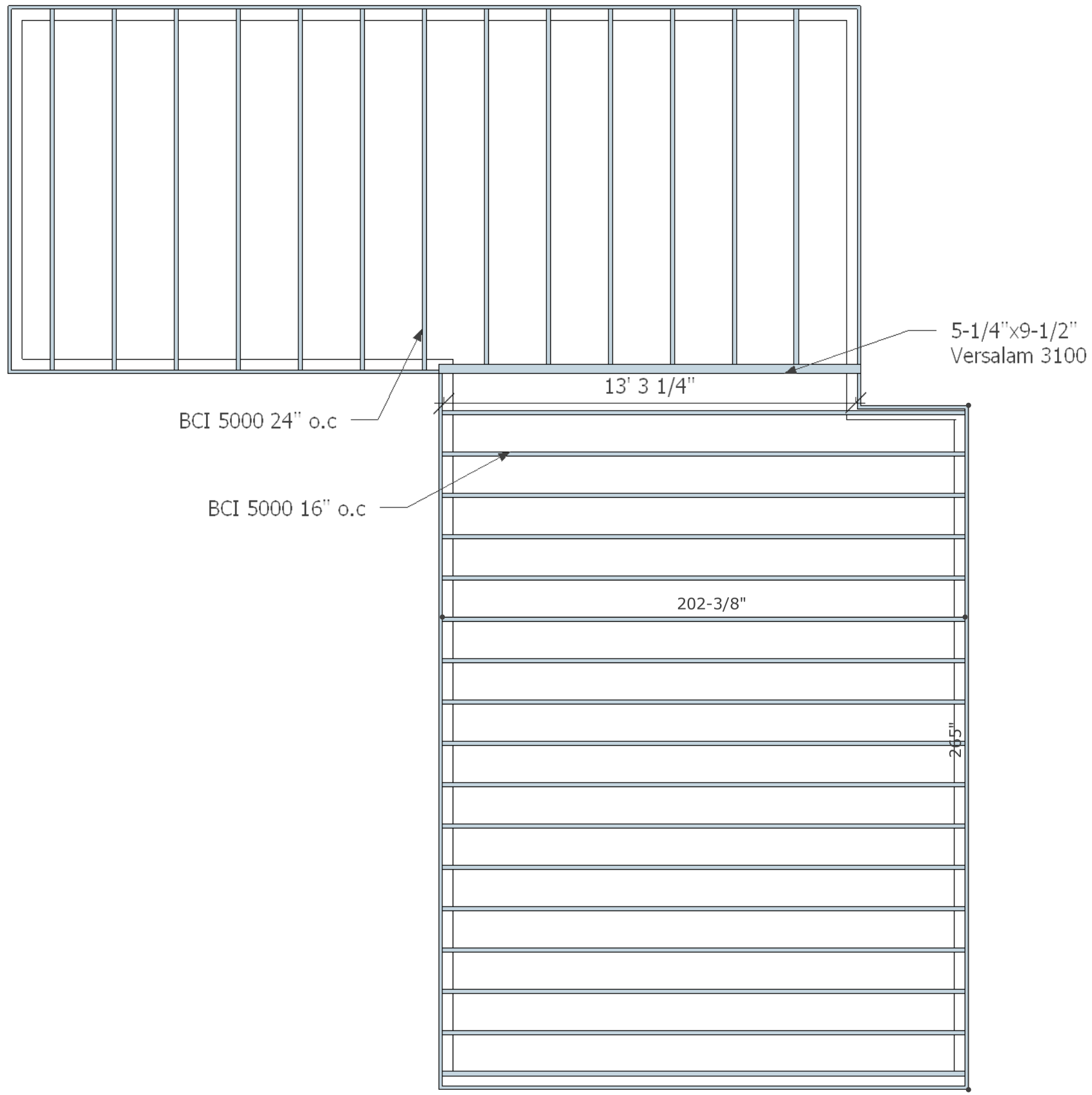
3" = 1'



Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Second floor framing plan

1/2" = 1'



Ben Treiger, Ben the Builder, Inc 541.621.7862 bentreiger@gmail.com

Attic floor framing plan

1/4" = 1'

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

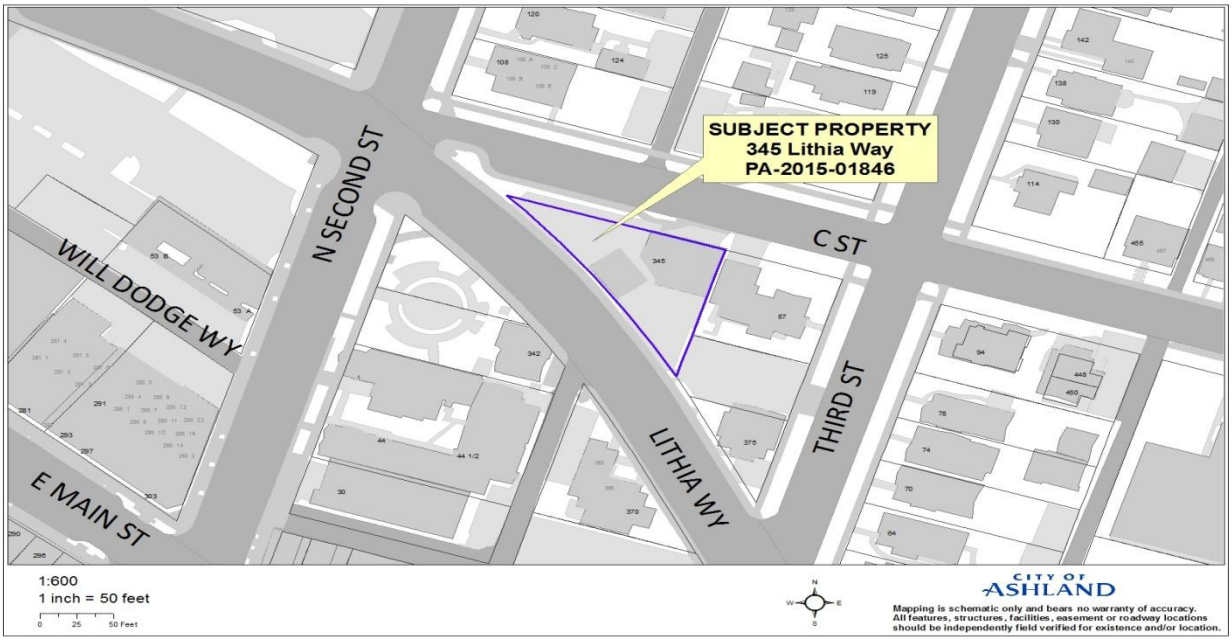
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: 2015-01846
SUBJECT PROPERTY: 345 Lithia Way
OWNER/APPLICANT: Hays Oil/Kistler, Small, White, Architects
DESCRIPTION: A request for a minor modification to a previously approved Site Design Review (PA-2014-01226). The proposal is to replace the decorative porcelain tile with a wall mounted, decorative steel element. The steel component is a free form design that will be unique to this location and produced by a local artist. The steel element will be attached to the existing concrete masonry wall and will have a clear finish to prevent the rust from staining surrounding finishes.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS**: 1801.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, October 7, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: September 30, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: October 14, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

MINOR MODIFICATIONS APPROVAL CRITERIA
18.5.6.040

C. Minor Modification Approval Criteria. A Minor Modification shall be approved only upon the approval authority finding that all of the following criteria are met.

1. Minor Modification applications are subject to the same approval criteria used for the initial project approval, except that the scope of review is limited to the modification request. For example, a request to modify a commercial development's parking lot shall require Site Design Review only for the proposed parking lot and any changes to associated access, circulation, etc. Notice shall be provided in accordance with chapter 18.5.1.
2. A modification adding or altering a conditional use, or requiring a variance, administrative variance, or exception may be deemed a Major Modification and/or may be subject to other ordinance requirements.
3. The approval authority shall approve, deny, or approve with conditions the application, based on written findings; except that conditions of approval do not apply, and findings are not required, where the original approval was approved through a Ministerial review.

SITE DESIGN AND USE STANDARDS

18.5.2.050 Approval Criteria

The following criteria shall be used to approve or deny an application:

A. **Underlying Zone:** The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

B. **Overlay Zones:** The proposal complies with applicable overlay zone requirements (part 18.3).

C. **Site Development and Design Standards:** The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

D. **City Facilities:** The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.

E. *Exception to the Site Development and Design Standards.* The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or

2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

CITY OF ASHLAND
Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # PA-2015-01846

DESCRIPTION OF PROJECT _____

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? ☐ YES ☒ NO

Street Address 345 Lithia Way

Assessor's Map No. 39 1E 09BD Tax Lot(s) 1801

Zoning C - 1 Comp Plan Designation Commercial

APPLICANT

Name Kistler Small + White, Architects Phone (541)488.8200 x15 E-Mail matt@kistlersmallwhite.com

Address 66 Water Street City Ashland, OR Zip 97520

PROPERTY OWNER

Name Hays Oil Phone (541)772.2053 E-Mail www.haysoil.com

Address 1890 South Pacific Hwy. City Medford, OR Zip 97501

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title Architect Name Matthew J. Small Phone (541)488.8200 x15 E-Mail matt@kistlersmallwhite.com

Address 66 Water Street, Suite 101 City Ashland, OR Zip 97520

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

1) *that I produced sufficient factual evidence at the hearing to support this request;*
2) *that the findings of fact furnished justifies the granting of the request;*
3) *that the findings of fact furnished by me are adequate; and further*
4) *that all structures or improvements are properly located on the ground.*

RECEIVED
SEP 28 2015
City Of Ashland

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Applicant's Signature September 25, 2015 Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Property Owner's Signature (required) September 25, 2015 Date

[To be completed by City Staff]

Date Received 9/28/15 Zoning Permit Type Type I Filing Fee $ 1012.00

OVER ▸▸

66 Water St, Ste 101
Ashland, OR
97520

kistlersmallwhite.com
email@kistlersmallwhite.com
541 488 8200

kistler small + white
architects

September 25, 2015

City of Ashland
Planning Department
51 Winburn Way
Ashland, OR 97520

Re: Planning Action: PA - 2014 - 01226
Request for a Modification to an Approved Planning Action - 2nd Modification

Letter Describing the Modification

The Applicant is proposing one modification to the plans. It is our belief and that of the Owner/Developer that the revision is a significant improvement. The modification is as described below:

EXTERIOR ELEVATIONS:
The change to the exterior envelope of the building is as follows;

- Replace the proposed decorative porcelain tile with a wall mounted, decorative steel element. The steel component is a free form design that will be unique to this location and produced by a local artist, Kirk Imus of "Mazama Design". The steel element will be attached to the existing concrete masonry (cmu) wall and offset roughly an 1 1/2" from the cmu face. The steel will have a clear finish to prevent the rust from staining surrounding finishes.
- The steel used for the project will be recycled from local metal fabrication shops.

Attachments: Photographs, Exterior Elevations

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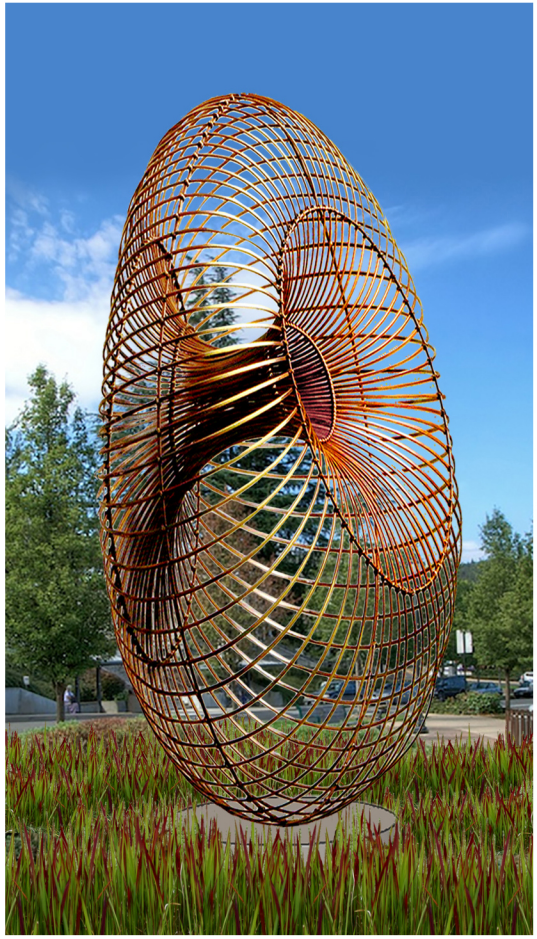
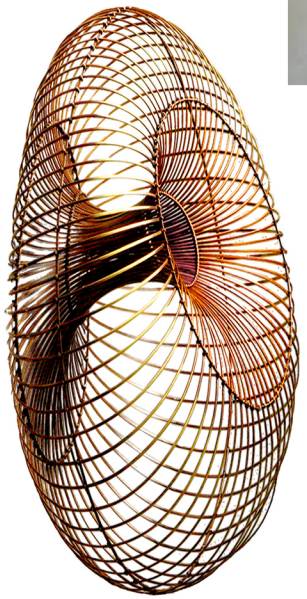
SEP 28 2015
City Of Ashland

PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

PA-2014-01956	Lithia & First	All
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-00251	30 S. First St	Whitford
BD-2013-00813	374 Hargadine	Swink
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	Renwick
PA-2015-00178	156 Van Ness Ave	Kencairn
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00541	345 Lithia Way	Giordano & Renwick
PA-2015-00493	37 N. Main	Skibby
PA-2015-00878	35 S. Pioneer	Ladygo
PA-2015-01163	868 A' Street	Kencairn
PA-2015-00980	637 B' Street	Shostrom
PA-2015-00797	266 Third	Ladygo
PA-2015-01115	34 S. Pioneer	Ladygo
PA-2015-01496	35 S. Second-Winchester Inn	Shostrom
PA-2015-01512	198 Hillcrest	Swink



Susan Zoccola
Artwork Concept Proposal
City of Ashland - Gateway Island
September 2015



Concept

This artwork was, first, inspired by my visit to Ashland, which I found to be very beautiful, warm and inviting. I was really moved by the vitality of the City, the natural beauty found everywhere, the richness of the performing and visual arts communities, the way people I met felt really committed to and connected with their city. Ideas for this sculpture also came from thinking about the site - how the sculpture would be seen approaching by car and explored on foot, with cool views from the steps of the Library. Visually, I was thinking about the community of Ashland, connections between people, baskets, weavings of networks that make a community, listening (gramophones & ears). That the site is surrounded by main arterial streets and is so close to the main library and fire station offer really exciting visual contexts. I believe this sculpture would enhance the experience of entering the downtown core, and help to create an iconic piece that would excite and engage the resident community, while also be welcoming and memorable to tourists, sharing the uniqueness of Ashland as well as it's connection to the larger world community with a contemporary sculpture.

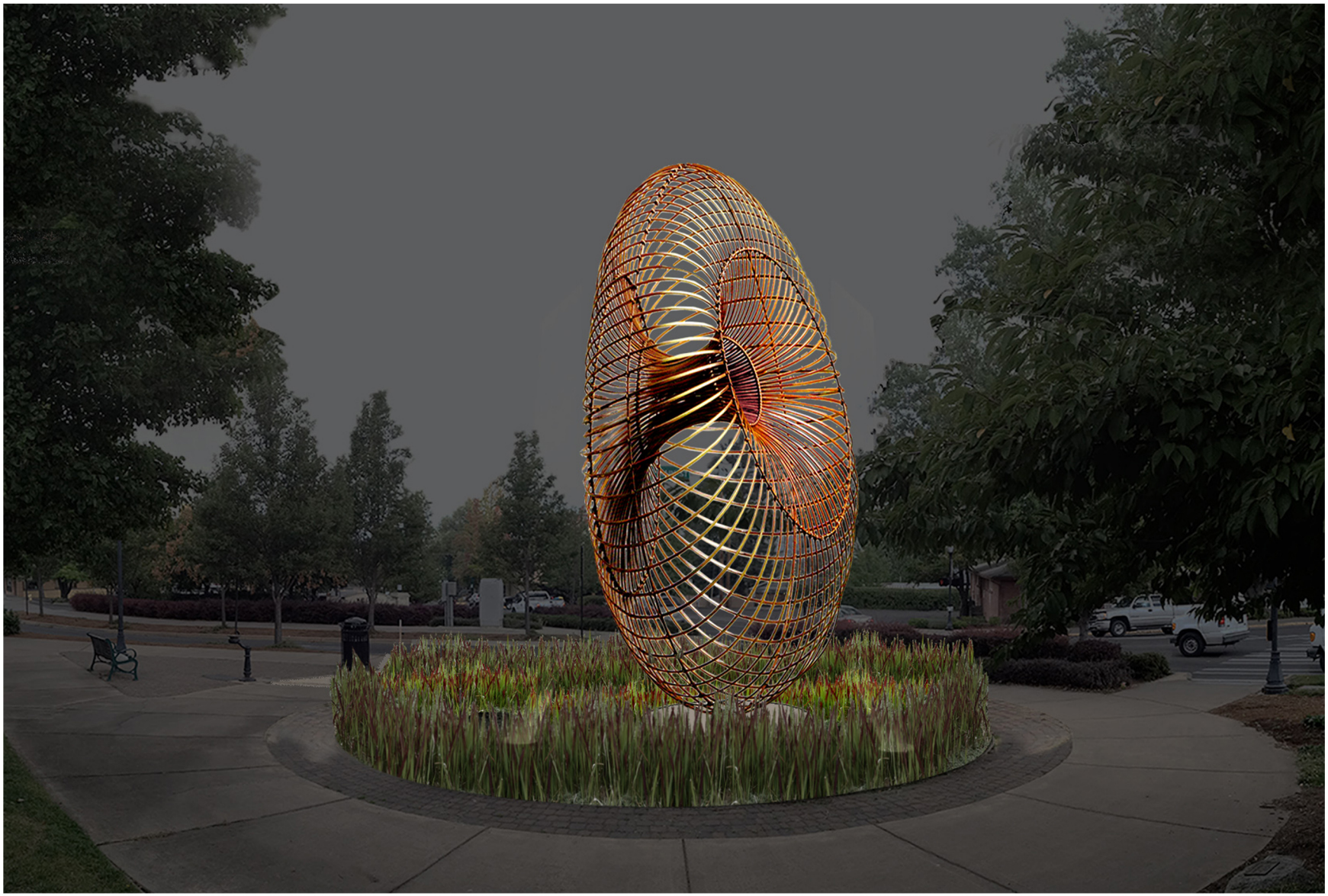
Form

This proposed freestanding sculpture would be made using steel, in flat bars and round pipes. At approximately 20 feet high, the piece would hold the Gateway Island space and create an iconic anchor to this portal to town. I will work with an engineer and fabricator to help me design it’s fabrication to keep it's lightness and openness, while being very strong, anchored to a concrete foundation inside the Gateway Island's bricked circle. The openness of the construction will allow the piece to be big and still have an inviting permeability. The finishing on the piece will be very important so that it is appealing both close and far away. At this stage of the proposal, I've chosen warm colors of metal patina - ambers and warm reds. There will be attention paid too to the connections, where the flat and round metals meet, as I would like for the piece to have interest and warmth close up too - even invite touch. The scale of the piece will enable it to be seen from several approaches. Conventional exterior up-ground lighting could enhance the night time views, and I’m including a spec sheet for a light I recommend for the City to consider. I have also spent time thinking about the surrounding landscape, and am submitting a planting suggestion (Japanese blood grass) around the site of the sculpture. The particulars of the materials and methods would be worked out in conversation with the Ashland Public Art Commission in design development, should this proposal be selected to move forward.

Susan Zoccola
Artwork Concept Proposal
City of Ashland, Gateway Island
September 2015

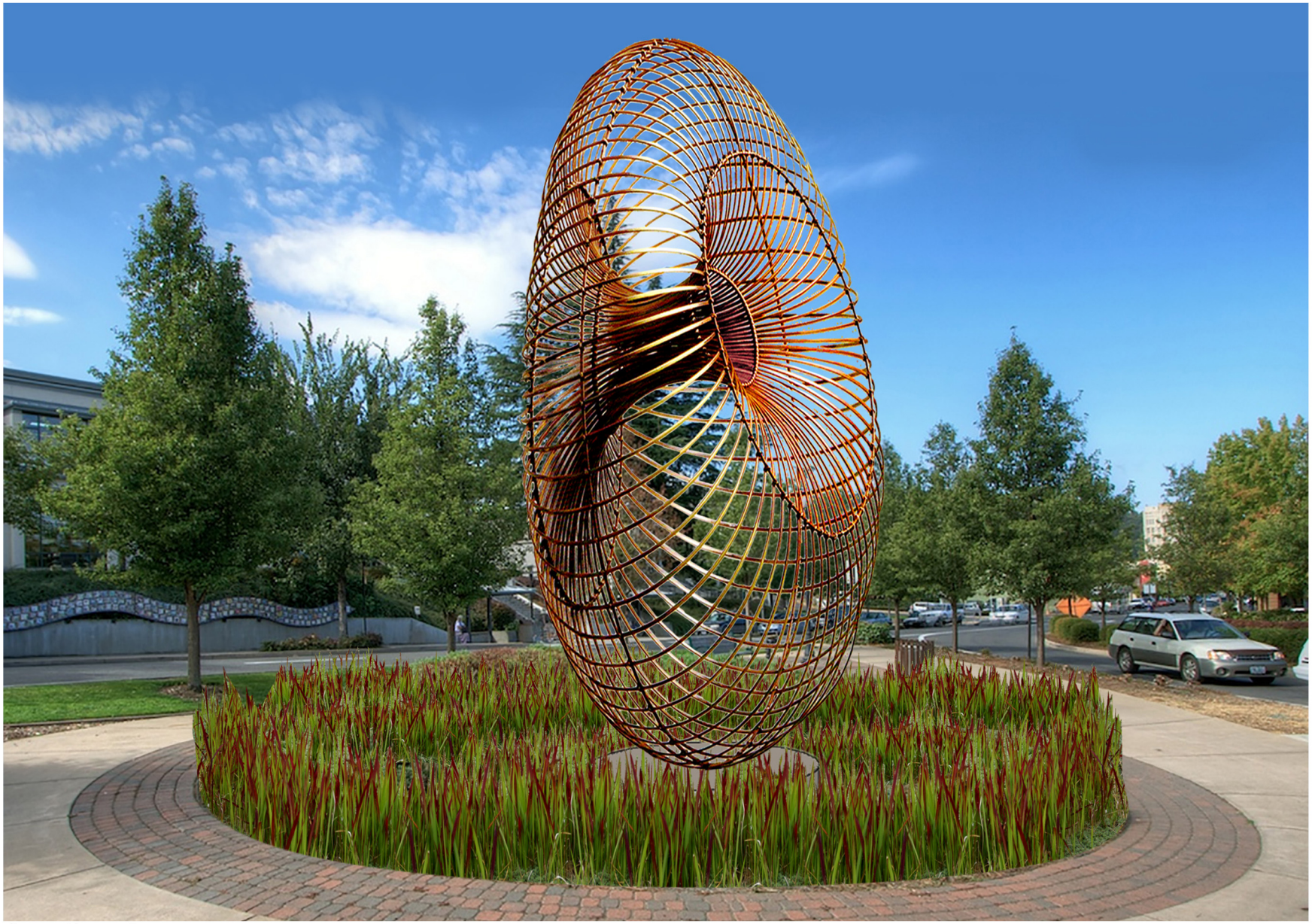
Susan Zoccola
Artwork Concept Proposal
City of Ashland, Gateway Island
September 2015

Day view



Susan Zoccola
Artwork Concept Proposal
City of Ashland, Gateway Island
September 2015

Night view



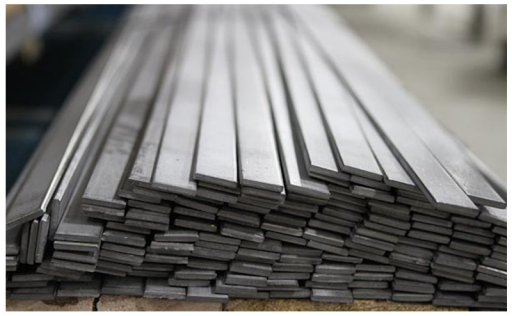
Susan Zoccola
Artwork Concept Proposal
City of Ashland, Gateway Island
September 2015

Pedestrian view towards Library

View from Fire Station roof

Susan Zoccola
Artwork Concept Proposal
City of Ashland, Gateway Island
September 2015

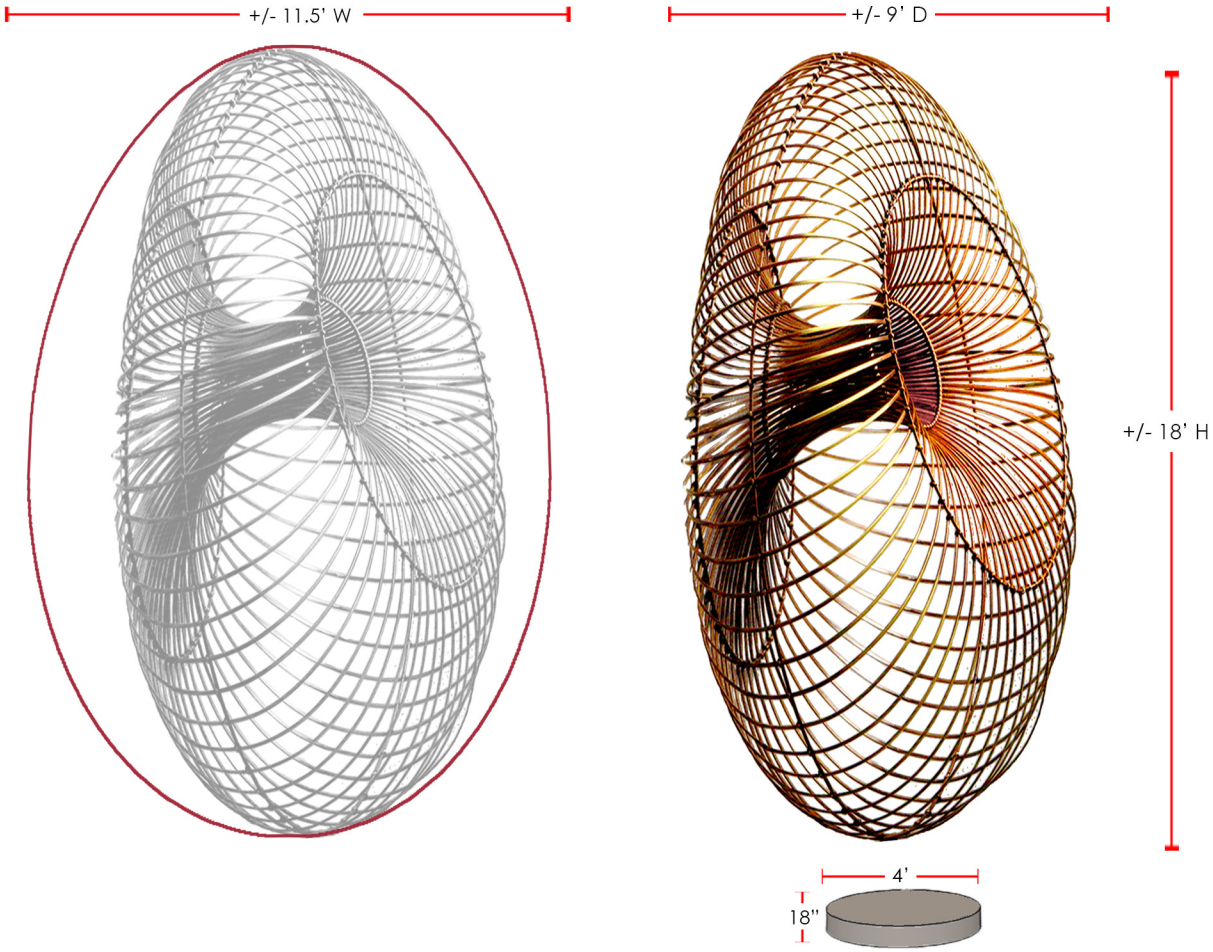
MATERIALS:



Steel flat bar stock

Steel round bar stock

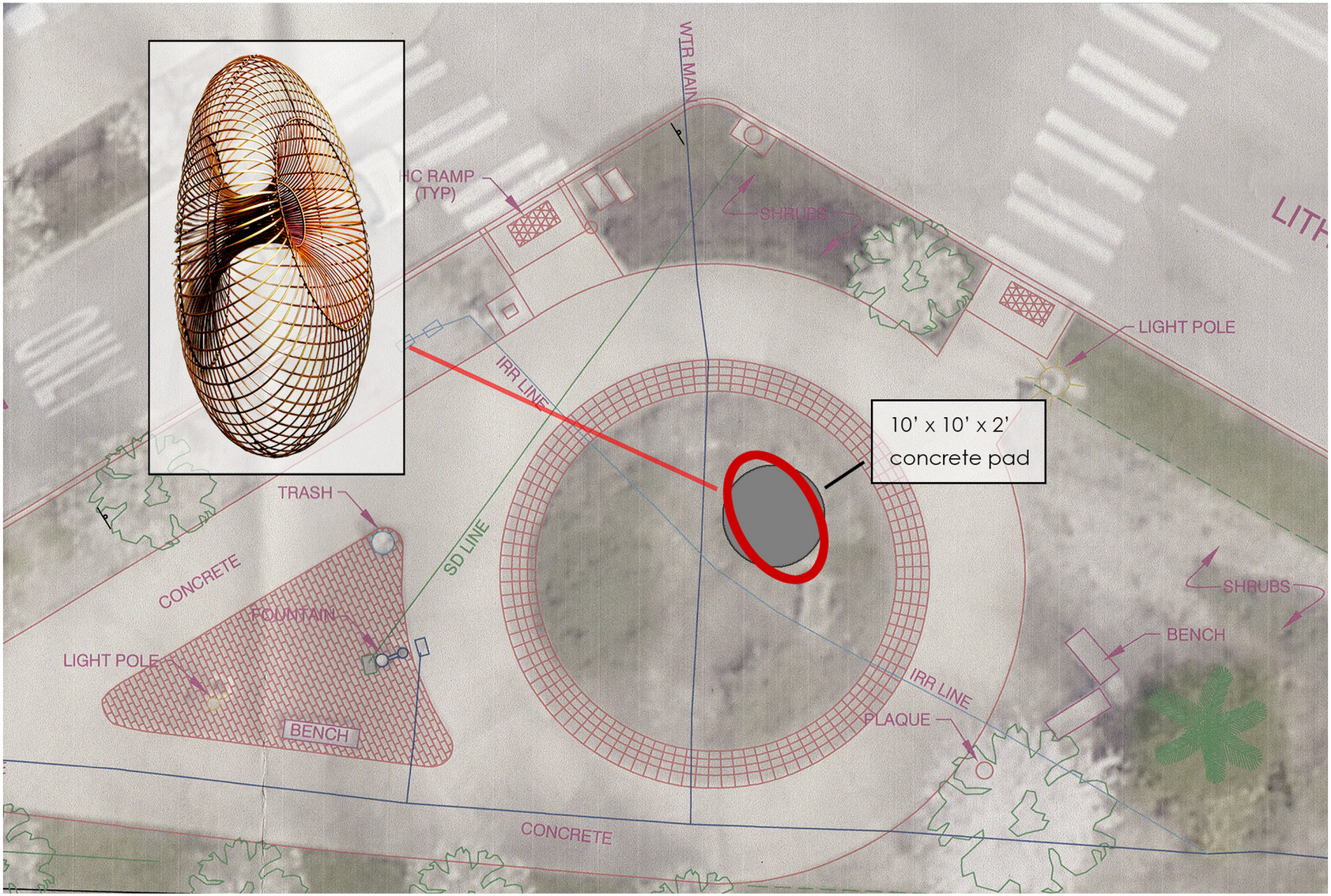
Two colored patinas on steel



Concrete base above concrete pad

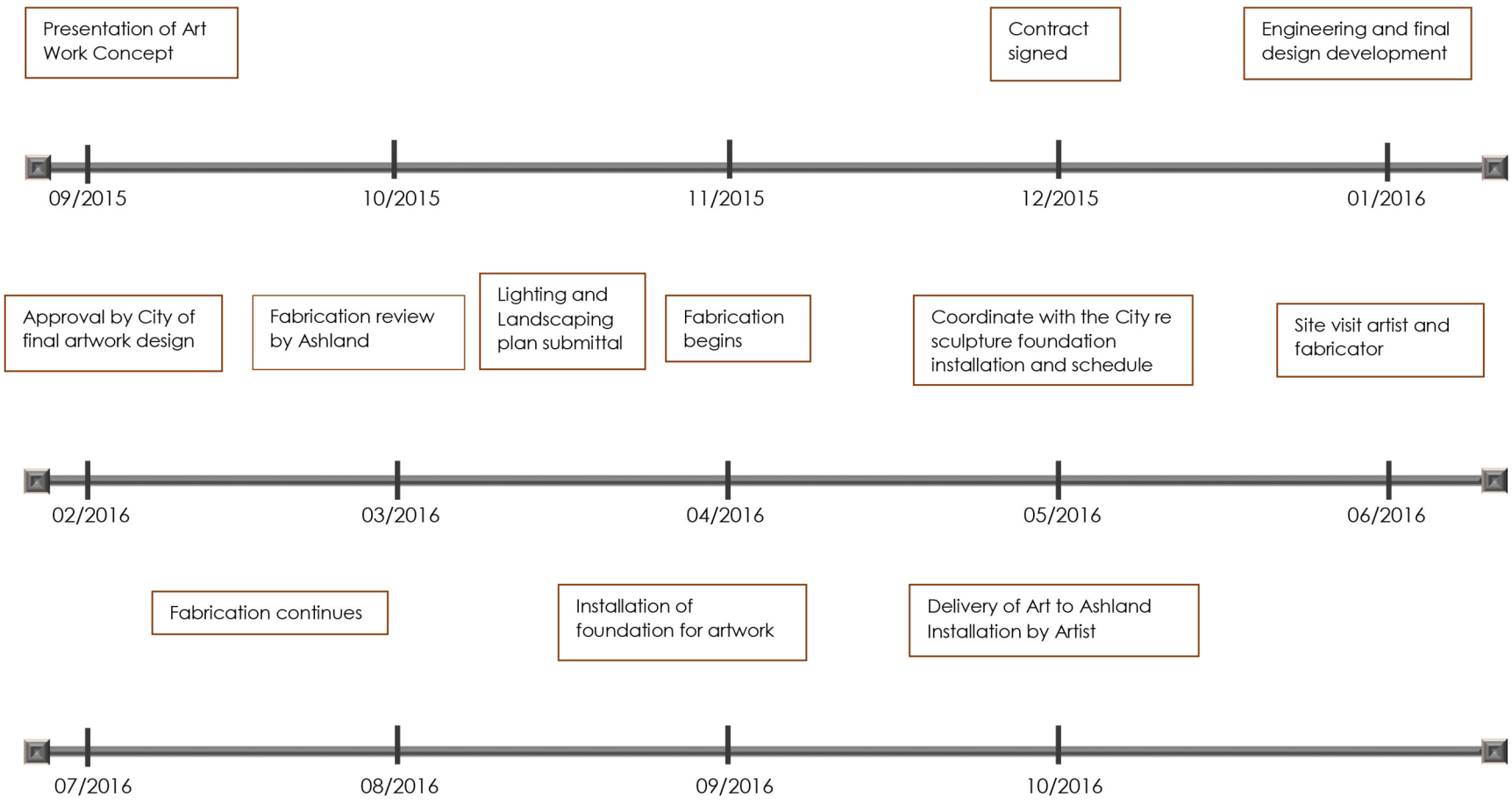
Susan Zoccola
Artwork Concept Proposal
City of Ashland, Gateway Island
September 2015

Materials and Scale



Susan Zoccola
Artwork Concept Proposal
City of Ashland, Gateway Island
September 2015

Artwork Location



Susan Zoccola
Preliminary Artist Proposal
City of Ashland – Gateway Island
September 2015

Proposed Timeline

PRELIMINARY BUDGET

•Final Design Development & documentation for construction	$ 5,000
PROJECT EXPENSES	
FABRICATION:	
•Metal Fabrication	$ 60,000.
•Engineering & Consultants	$ 5,000.
•Transportation	$ 7,000.
•Installation – concrete pad, excavation, crane etc.	$ 13,000.
•Contingency	$ 10,000.
TOTAL BUDGET	**$100,000.**

Imperata cylindrica 'Rubra'

Tried and Trouble-free Recommended by 5 Professionals
Common Name: Japanese blood grass
Type: Ornamental grass
Family: Poaceae
Zone: 5 to 9
Height: 2.00 to 4.00 feet
Spread: 2.00 to 4.00 feet
Bloom Time: Rarely flowers
Bloom Description: Rarely flowers
Sun: Full sun to part shade
Water: Medium
Maintenance: Medium
Suggested Use: Naturalize
Leaf: Colorful, Good Fall
Tolerate: Drought, Black Walnut, Air Pollution
Invasive: Where is this species invasive in the US?
Garden locations

Culture
Easily grown in dry to moist, well-drained soils in full sun to part shade.
In warm winter areas, it naturalizes aggressively by both rhizomes and self-seeding to form dense monocultures which displace native species.
It is tolerant of shade, poor soils, and drought. It tends to be less aggressive in the cooler conditions of USDA Zones 5-6.
'Rubra' is reportedly much less aggressive (shorter plant that spreads slower and does not produce seed).
It may only be propagated by division.

Noteworthy Characteristics
'Rubra' (aka var. rubra) is a shorter, less invasive horticultural selection that reportedly rarely flowers,
does not set seed and lacks the invasive spreading tendencies attributed to the species.
It typically grows much shorter (to 12-18" tall) than species plants. The upper part of each blade turns garnet red in summer,
with the red color often deepening toward burgundy as the growing season progresses.

Suggested Lighting Option

Susan Zoccola
Artist Proposal
City of Ashland, Gateway Sculpture
September 2015

1300 Industrial Road, Unit #19
San Carlos, CA 94070

Tel: 1-(650)-595-LUMA(5862)
Fax: 1-(650)-595-5820
Email: info@lumascape.com
FREE CALL 1-866-695-LUMA(5862) US & Canada

LUMASCAPE USA INC.

LS853LED

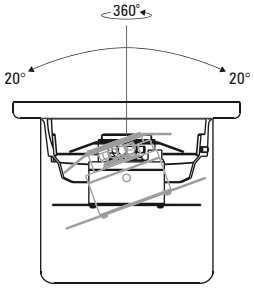
Ingrade

humantouch™ gripglass™ optiClear™ microantileach™

IP68 IK10 c UL us

The LS853LED is a full featured, shallow depth ingrade luminaire featuring lumen output and efficacy exceeding metal halide. This luminaire also features a universal input driver (120-277 V), and measures only 7.1 inches (180 mm) deep (in direct burial format). The ability to aim the luminaire ensures the most efficient light delivery can be set according to the site conditions.

LS853LED Round Flush Cover



Specifications

Lamp source	16 W or 20 W LED ☐ White (4 300 K typical) ☐ Warm white (2 900 K typical) ■ Blue (470 nm) *Other colors by request* ■ RGB *(consult factory for full details)*
UL classification	Suitable for wet locations
Lumen Maintenance (L70)	85,000 hrs @ 25 °C (20 W only)
Control Protocol *(optional, consult factory)*	0-10 V RGB via DMX
IP rating	IP68
Construction	316 marine grade stainless steel
Installation types	**Pre-Installation Blockout** Concrete pour, drive-over etc. **Direct Burial** Landscapes, planters etc.
Drive-over	With **OptiClear™** lens and pre-installation blockout (LS6052-K or LS6052-K-SP)
Static load rating	9 260 lb (4 200 kg) with **OptiClear™** lens and pre-installation blockout (LS6052-K or LS6052-K-SP)
Impact rating	IK10 with **OptiClear™** lens
Standard inclusions	Teflon coated cover screws **MicroAntiLeach™** wire entry Thermal cutout
Ambient operating temperature	20 W -22 °F to 122 °F (-30 °C to +50 °C) 16 W -22 °F to 104 °F (-30 °C to +40 °C)
Surface temperature	≤113 °F (45 °C)
Photometrics	www.lumascape.com

Any luminaire can become hot - take care with appropriate use and placement

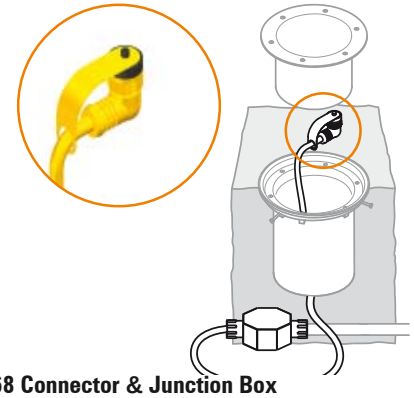
Why Use LS6052-K Pre-Installation Blockout?

The LS6052-K pre-installation kit (order separately) is a key aspect of Lumascape's approach to engineering high performance ingrade product. The LS6052-K acts as a blockout, and is intended for installation before the luminaire however it has other special functions. To simplify the installation, every LS6052-K is supplied complete with a 4-way, PVC junction box, inside which the installer can make all necessary connections, and allows the completion of all wiring even before the luminaire arrives on site. This method also ensures the luminaire itself is not damaged during concreting or other site works. ***Note: The junction box remains serviceable after installation***. To complete the installation, Lumascape provides an IP68 connector, enabling a tool-free final connection from the luminiare to the branch circuit. In addition, this connector is readily detachable, allowing for off-site maintenance.

Why Use LS6052-K-SP Pre-Installation Blockout?

The LS6052-K-SP pre-installation kit (order separately) is ideal for use in applications where maximum flexibility for the type and location of branch circuit connections are required or where exact site conditions may be unknown. The LS6052-K-SP is also for use with all applications requiring a color changing or dimmable lighting scheme. For use with the LS6052-K-SP, Lumascape provides the LS853LED complete with 6.5' of factory-installed hookup wire and a ½" NPT adapter (complete with a Microantileach seal). This provides the installer with greater flexibility to determine the type and location of the branch circuit connection. This option is also 100% hard-wired, and does not feature the IP68 detachable couplings for off-site maintenance. All aspects of the luminiare itself are still field serviceable.

Connection Type '85' for LS6052-K Pre-Installation Blockout

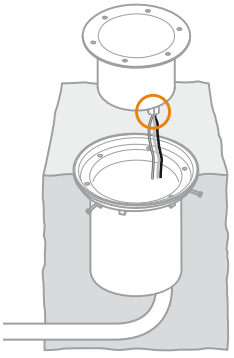


IP68 Connector & Junction Box

The luminaire is fitted with an IP68 connector, which attaches directly to the cable supplied with LS6052-K, without the use of any tools. The cable is 1.8 ft (0.56 m) in length, and is factory assembled with a 4 way junction box which remains field serviceable after installation.

Not suitable for color changing or dimmable applications.

Connection Type '82' for LS6052-K-SP Pre-Installation Blockout



Single Conduit Entry 0.5 inch NPT

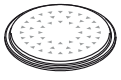
For 0.5 inch conduit installation with **MicroAntiLeach™** wire entry.

c/w 6.5 ft (2.0 m) hook-up wire.

Lens Options

OptiClear™ Glass

Glass of very high optical purity and load strength. Suitable for drive-over applications.



GripGlass™

OptiClear™ glass with slip reduction glazing process. Suitable for drive-over applications.

Borosilicate Glass

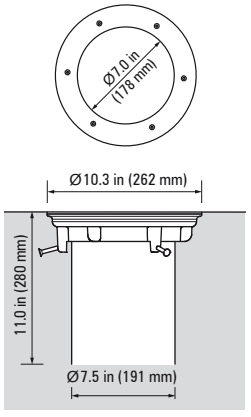
Ideal for general use areas. Not suitable for drive-over application.

Cover Options for Pre-Installation Blockout

Flush covers for pre-installation use special seals and support bushes to ensure static loads up to 9 260 lb (4 200 kg) are properly supported. In order to achieve this drive-over rating, **OptiClear™** or **GripGlass™** must be used.

Pre-Installation Blockout Round Flush Cover

- SS316: Polished
- Brass: Polished
- SS316: Brushed
- Brass: Brushed



Product Code	Lamp Code	Lens Code	Cover Code	Cable Entry Code	Optical System Code	Body Depth Code	Control Gear & Wire Entry Code	Supply Voltage Code
LS853LED						29	Q	

LAMP

Description	Wattage	Color	Code
LED	16 W	White (4 300 K typ.)	16W4
		Warm white (2 900 K typ.)	16H6
		Blue (470 nm)	16B4
LED	20 W	White (4 300 K typ.)	20W4
		Warm white (2 900 K typ.)	20H6
		Blue (470 nm)	20B4
		RGB	20M4

OPTICAL SYSTEM

Description	Beam		Code
Adjustable	Narrow	14°	N [1]
Adjustable	Narrow Medium	25°	NM
Adjustable	Medium	30°	M
Adjustable	Linear Horizontal	40° x 20°	LH
Adjustable	Linear Vertical	20° x 40°	LV

[1] Not available for RGB.

NOTE: See beam orientation diagram.

BODY DEPTH

Description	Depth	Code
Suits pre-install kit	11.0 inches (280 mm)	29

NOTE: For other body depths consult factory.

LENS

Description		Code
OptiClear™	Very high optical purity and load strength	A [1]
GripGlass™	**OptiClear™** with slip reduction glazing process	G [1]
Borosilicate Glass	Ideal for general use areas	X [2]

[1] Suitable for drive-over.

[2] Not suitable for drive-over.

WIRE ENTRY LOCATION

Location	Code
Bottom	Q

SUPPLY VOLTAGE

Voltage	Code
120V 60 Hz	4 [1]
277V 60 Hz	9 [1]
12 V 60 Hz or 12-24 V DC	13 [2]

[1] Not available for RGB.

[2] For appropriate transformer sizing refer to page 54 - 55 of the Lumascape LED catalog.

COVER

Description	Material	Finish	Code
Round Flush Cover	Stainless steel	Polished	M
		Brushed	N
	Brass	Polished	L
		Brushed	K

CONNECTION TYPE

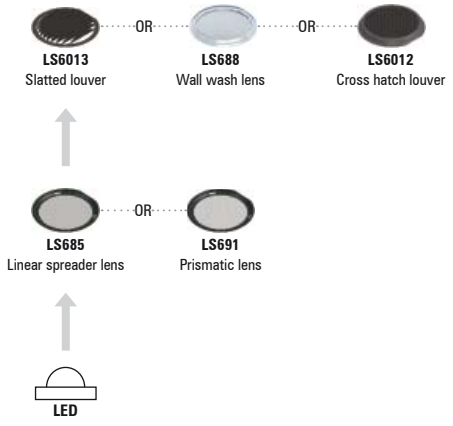
Description	Code
IP68 Connector & Junction Box	85 [1]
Single Conduit Entry 0.5 inch NPT	82 [2]

[1] Not suitable for color changing or dimmable applications. *LS6052-K required - order separately.*

[2] *LS6052-K-SP required - order separately.*

LS853LED Accessories

Stacking and order of accessories

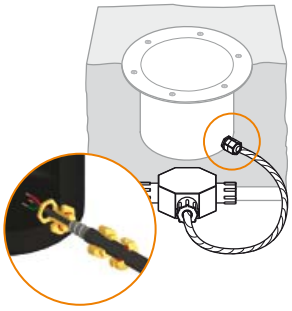


Other accessory stacking options may be available - consult factory

Why Use Direct Burial

Direct burial installation is ideal for landscaping areas or in locations where the depth is restricted. This type of installation also allows for maximum heat dissipation. The stainless steel construction of the luminaire performs flawlessly in alkaline and acidic soil types, as well as chemically fertilized landscapes.

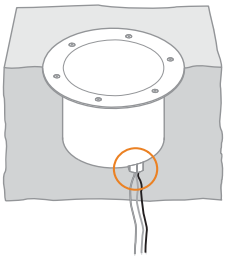
Cable Entry Options for Direct Burial



Armored Cable MC & Splice Box

Armored cable 2 ft (0.6 m) provides protection against damage to cable between luminaire and 4 way splice box (included). Allows for loop in/loop out and flexibility of luminaire placement.

Not suitable for color changing or dimmable applications. Side located entry only.



Single Conduit Entry 0.5 inch NPT

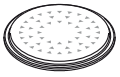
For 0.5 inch conduit installation with **MicroAntiLeach™** wire entry.

c/w 6.5 ft (2.0 m) hook-up wire.

Lens Options

OptiClear™ Glass

Glass of very high optical purity and load strength.



GripGlass™

OptiClear™ glass with slip reduction glazing process.

Borosilicate Glass

Ideal for general use areas and areas without pedestrian traffic.

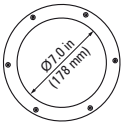
Cover Options for Direct Burial

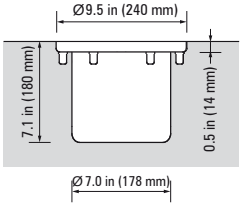
Use recessed cover for installation in soil, grass, pavers and other uneven surfaces where no cover overhang is desired.

Use flush covers for installation in fine finished surfaces such as granite and marble. They can also be used in some suspended applications. The flush cover will conceal gaps between the luminaire and the surrounding surface.

Recessed Cover

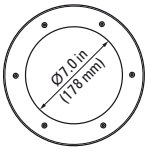
- SS316: Polished
- SS316: Brushed
- Brass: Polished

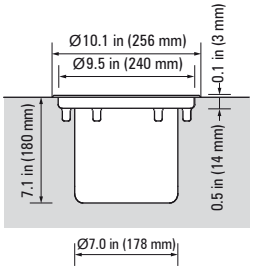




Round Flush Cover

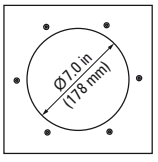
- SS316: Polished
- SS316: Brushed
- Brass: Polished

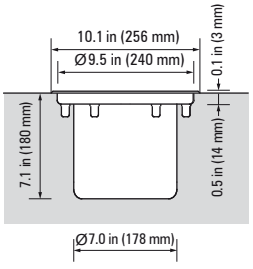




Square Flush Cover

- SS316: Polished
- SS316: Brushed
- Brass: Polished





Product Code	Lamp Code	Lens Code	Cover Code	Cable Entry Code	Optical System Code	Body Depth Code	Control Gear & Wire Entry Code	Supply Voltage Code
LS853LED						28		

LAMP

Description	Wattage	Color	Code
LED	16 W	White (4 300 K typ.)	16W4
		Warm white (2 900 K typ.)	16H6
		Blue (470 nm)	16B4
LED	20 W	White (4 300 K typ.)	20W4
		Warm white (2 900 K typ.)	20H6
		Blue (470 nm)	20B4
		RGB	20M4

OPTICAL SYSTEM

Description	Beam		Code
Adjustable	Narrow	14°	N [1]
Adjustable	Narrow Medium	25°	NM
Adjustable	Medium	30°	M
Adjustable	Linear Horizontal	40° x 20°	LH
Adjustable	Linear Vertical	20° x 40°	LV

[1] Not available for RGB.

NOTE: See beam orientation diagram.

BODY DEPTH

Description	Depth	Code
Direct burial	7.1 inches (180mm)	28

NOTE: For other body depths consult factory.

LENS

Description		Code
OptiClear™	Very high optical purity and load strength	A
GripGlass™	**OptiClear™** with slip reduction glazing process	G
Borosilicate Glass	Ideal for general use areas	X

WIRE ENTRY LOCATION

Location	Code
Side	N
Bottom	Q

SUPPLY VOLTAGE

Voltage	Code
120 V 60 Hz	4 [1]
277 V 60 Hz	9 [1]
12 V 60 Hz or 12-24 V DC	13 [2]

[1] Not available for RGB.

[2] For appropriate transformer sizing refer to page 54 - 55 of the Lumascape LED catalog.

COVER

Description	Material	Finish	Code
Recessed Cover	Stainless steel	Polished	B
		Brushed	H
	Brass	Polished	E
Round Flush Cover	Stainless steel	Polished	D
		Brushed	I
	Brass	Polished	G
Square Flush Cover	Stainless steel	Polished	U
		Brushed	V
	Brass	Polished	T

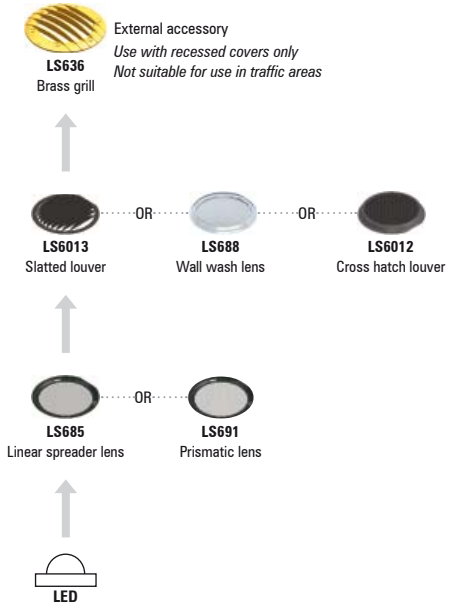
CONNECTION TYPE

Description	Code
Armored Cable MC & Splice Box	81 [1]
Single Conduit Entry 0.5 inch NPT	82

[1] Not suitable for color changing or dimmable applications. Side located wire entry only.

LS853LED Accessories

Stacking and order of accessories



Other accessory stacking options may be available - consult factory

Photometrics

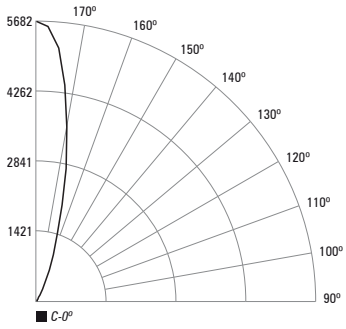
Photometric data is based on test results from an independent NIST traceable testing lab. IES data is available at www.lumascape.com.
Note: No depreciation factor is applied to the data shown.

LS853LED 4300 K[1] 25° Beam Angle

Power Input	21 W
Lumens	1265
Efficacy	60 lm/W

[1] To approximate warm white data, multiply by 0.84. Refer web site for IES files for all color temperatures.

Polar Candela Distribution



	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	7	5	5	4	4	6	7
140°	23	25	26	25	23	21	22
150°	155	148	146	144	145	145	162
160°	1001	987	961	953	961	964	956
170°	3573	3543	3518	3498	3475	3475	3493
180°	5682	5682	5682	5682	5682	5682	5682

Illuminance at a Distance

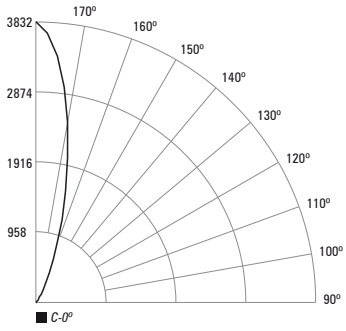
ft	Center Beam fc	Beam Ø
5	227.3	2 ft
10	56.8	4 ft
15	25.3	7 ft
25	9.1	11 ft
30	6.3	13 ft
40	3.6	18 ft
50	2.3	22 ft

LS853LED 4300 K[1] 30° Beam Angle

Power Input	21 W
Lumens	1137
Efficacy	54 lm/W

[1] To approximate warm white data, multiply by 0.84. Refer web site for IES files for all color temperatures.

Polar Candela Distribution



	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	12	11	9	7	8	9	11
140°	43	46	50	52	52	48	43
150°	206	204	204	209	210	209	219
160°	881	874	853	849	865	897	923
170°	2495	2463	2439	2435	2452	2489	2554
180°	3832	3832	3832	3832	3832	3832	3832

Illuminance at a Distance

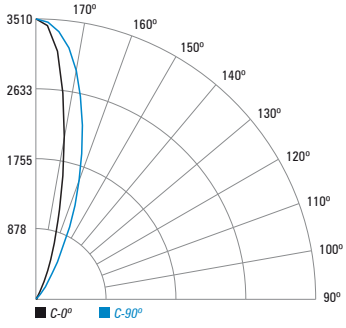
ft	Center Beam fc	Beam Ø
5	153.3	3 ft
10	38.3	5 ft
15	17	8 ft
25	6.1	13 ft
30	4.3	16 ft
40	2.4	21 ft
50	1.5	27 ft

LS853LED 4300 K[1] 20° x 40° Beam Angle

Power Input	21 W
Lumens	1126
Efficacy	54 lm/W

[1] To approximate warm white data, multiply by 0.84. Refer web site for IES files for all color temperatures.

Polar Candela Distribution



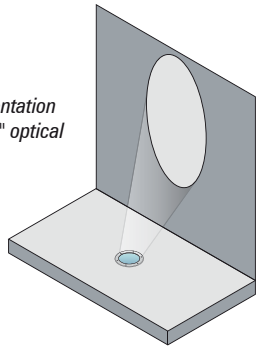
	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	10	9	8	8	13	21	28
140°	20	21	26	44	82	132	138
150°	89	101	130	199	325	479	541
160°	565	593	697	888	1149	1477	1582
170°	2073	2118	2252	2460	2714	2862	2905
180°	3510	3510	3510	3510	3510	3510	3510

Illuminance at a Distance

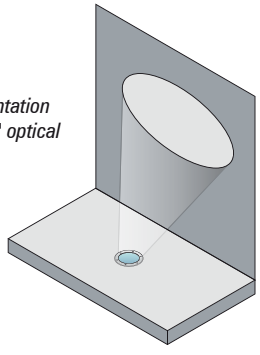
ft	Center Beam fc	Beam W	Beam L
5	140.4	2 ft	4 ft
10	35.1	4 ft	7 ft
15	15.6	5 ft	11 ft
25	5.6	9 ft	18 ft
30	3.9	11 ft	22 ft
40	2.2	14 ft	29 ft
50	1.4	18 ft	36 ft

Beam Orientations

Beam Orientation for the "LV" optical system



Beam Orientation for the "LH" optical system



ASHLAND HISTORIC COMMISSION

Meeting Minutes
September 17, 2015

STUDY SESSION MEETING - CALL TO ORDER 11:00 AM – SISKIYOU ROOM in the Community Development/Engineering Services Building, 51 Winburn Way.

Commissioners Present:
Bill Emery
Andrew Ladygo
Allison Renwick
Dale Shostrom
Terry Skibby
Keith Swink
Samuel Whitford

Staff Present:
Maria Harris, Planning Manager
April Lucas, Administrative Supervisor

Absent Members:
Tom Giordano
Kerry KenCairn

Council Liaison:
Carol Voisin, absent

DISCUSSION OF COMMISSIONER PHOTO SURVEYS:

- **Siskiyou/Hargadine Historic District *(Stostrom/Emery)***
  Commissioner Shostrom stated they looked at approximately 60 properties in this historic district and estimated 1% of the historic contributing properties have been altered. He stated they observed siding issues, lots of window replacements, and a few roof and porch issues. Overall siding and windows were the key issues. Shostrom voiced his concerns with Hardie plank siding and stated it homogenizes historic homes and makes it hard to tell if they are old or new.
- **Skidmore Academy Historic District *(Whitford/Swink)***
  Commissioner Whitford commented that vinyl siding is also an issue and stated selecting poor paint colors or using T-111 vertical siding can also create issues. He stated the installation of vinyl siding may require the removal of historic details and while it can be an inexpensive option for people, it should be discouraged. Commissioner Swink commented that owners of historic homes should understand the financial responsibility that comes with maintaining a historic home. Swink commented that asbestos siding and lead paint are other common issues in historic homes.
- **Downtown Historic District *(Skibby)***
  Commissioner Skibby commented on a commercial building downtown where the character was changed through the use of decorative panels and paint. Planning Manager Maria Harris clarified that painting a commercial building does not require a permit, and noted the proposed ordinance will only address residential properties. Skibby requested a discussion on exterior commercial alterations at a later date.
- **Railroad Historic District *(Renwick)***
  Commissioner Renwick agreed that vinyl windows and Hardie plank siding are problems, but stated the majority of recent alterations have been positive. She stated the biggest issues she observed were

changes to historic homes that were made 20 or more years ago. She recommended contractors take a stronger role in communicating historic compatible options to their clients.

Review and Discussion of Positive and Negative Effects Memo

Matt Davis with Architectural Resources group provided an overview of the memo included in the packet materials. Positive impacts of the draft ordinance were identified as: Retention of Ashland's distinctive historic character; higher property values; opportunities for a streamlined review process; and an opportunity to connect homeowners to resources. Mr. Davis noted the State Historic Preservation Office maintains a directory of contractors, but cautioned the city against recommending specific businesses or individuals. Regarding the review process, he stated the city may get some push back at the beginning, but noted the proposed streamlined process would rely on Planning staff review where possible and would keep review times and application fees to a minimum. Mr. Davis also noted the possibility to offer micro-grants to assist homeowners with historic compatible improvements.

Review and Discussion of Draft Historic Exterior Alteration Standards Ordinance

Mr. Davis explained the draft ordinance limits its purview to what is visible from the public right of way and clarified this would include alleys. He added the exemptions listed on page 2 of the ordinance could be removed if they start to become a problem. General support was voiced for keeping porch modifications on the list of actions subject to staff review. Comment was made regarding a specific house in the Railroad District where the improvements greatly changed the character of the original structure. Ms. Harris clarified that under this ordinance, those changes would have to be reviewed and approved by the City.

Ms. Harris explained if the commission moves forward with this ordinance they will be involved in the pre-application conferences for actions subject to Type I Review, and they will need to be more formal about their recommendations.

The commission discussed the importance of public outreach and education. Commissioner Whitford commented that many real estate agents aren't familiar with Ashland's historic districts and are not supplying the informational brochures the city has created. He suggested perhaps they would have better outreach by asking escrow agents to provide this instead.

The commission discussed whether to include the Demonstrated Hardship/Preferred Approach clause. Ms. Harris stated the commission could choose to not allow any exceptions, but Mr. Davis stressed that this may be needed in order to get the ordinance approved. Ms. Harris noted no other city has taken this approach and explained the more absolute the standard, the more work it creates for staff. Commissioner Shostrom commented on creating a list of recommended alternatives if the homeowner chooses to not do an in-kind replacement. Mr. Davis stated the approving body would likely still want to see an escape clause, and noted a set list of approved materials included in the ordinance may create issues since new materials are continuing to become available. He added, however, that if the commission decides to take this approach they could reference the list in the ordinance and maintain it at staff level. Comment was made that is it not just the materials, but making sure they are installed correctly is equally important.

Commissioner Renwick commented on the benefits of having conversations with homeowners early on in the process before they invest too much money. The commission questioned if it is possible to require a meeting with homeowners before they apply for a permit. Ms. Harris reminded the group that the Historic Commission is an advisory body and cautioned them against bringing forward an ordinance that greatly expanded their purview.

Review and Discuss Case Studies
Postponed due to limited time.

The commission voiced support for continuing this discussion to another meeting. Ms. Harris noted the commission will be responsible for presenting the draft ordinance to the Planning Commission and City Council, and encouraged them to start thinking about the types of outreach they will perform before this package moves forward. She explained the Planning Commission and City Council are going to want to know how these changes have been communicated with those who will be impacted.

ADJOURNMENT: Meeting adjourned at 1:15 p.m.

Respectfully submitted,
April Lucas, Administrative Supervisor

October 2015

Ashland Historic Review Board Schedule
Meet at 3:00pm, Lithia Room*

October 15th	**Terry**
October 22nd	**Terry**
October 29th	**Terry**
November 5th	**Terry**

*Call 541-488-5305 to verify there are items on the agenda to review

CITY OF ASHLAND

ASHLAND HISTORIC COMMISSION
Membership List

Commissioner's Name	Term Expiration	Mailing Address	Home Phone	Work Phone	E-Mail Address
Allison Renwick	4-30-2018				allison@mind.net
Dale Shostrom	4-30-2018				shobro@jeffnet.org (Cell – 621-9761)
Keith Swink	4-30-2016				kswink@mind.net
Kerry Kencairn	4-30-2016				kerry@kencairnlandscape.com
Sam Whitford	4-30-2018				skwhippet@mind.net
Terry Skibby Chairman	4-30-2016				terryskibby321@msn.com
Tom Giordano	4-30-2017				tomarch@charter.net
Bill Emery	4-30-2017				bill@ashlandhome.net
Andrew Ladygo	4-30-2017				allad@ashlandhome.net
Carol Voisin Council Liaison					carol@council.ashland.or.us
Mark Schexnayder		City of Ashland Planning Dept.			mark.schexnayder@ashland.or.us
Regan Trapp Admin. Staff		City of Ashland Planning Dept.		552-2233	regan.trapp@ashland.or.us