



## TREE COMMISSION AGENDA December 8, 2016

### I. CALL TO ORDER

6:00 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

### II. APPROVAL OF MINUTES

Approval of November 3, 2016 meeting minutes.

### III. ANNOUNCEMENTS & LIAISON REPORTS

- City Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

### IV. PUBLIC FORUM

Welcome Guests

### V. TYPE I REVIEWS

**PLANNING ACTION:** PA-2016-02103

**SUBJECT PROPERTY:** 133 Alida Street

**OWNER/APPLICANT:** Mike and Karen Mallory, trustees for the Mallory Revocable Trust

**DESCRIPTION:** A request for Site Design Review approval to construct a 417 square foot Accessory Residential Unit for the property located at 133 Alida Street. The application includes requests for Exception to the Site Development and Design Standards for the placement and screening of parking relative to the Accessory Residential Unit. *(The proposal is based upon designation of Alida Street as the front lot line which is consistent with the established orientation of the historic contributing "James A. & Viola Youngs" house on the property.)* **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DA; **TAX LOT #:** 3300.

**PLANNING ACTION:** PA-2016-02017

**SUBJECT PROPERTY:** 565 Allison Street

**APPLICANT:** Randy Ellison

**DESCRIPTION:** This application requests a Tree Removal Permit to remove and replace two replace two dying Birch trees from a six-unit multi-family property. **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 DB **TAX LOT:** 2300.

**PLANNING ACTION:** PA-2016-02086  
**SUBJECT PROPERTY:** 801 Ashland Street  
**APPLICANT:** Rogue Real Estate  
**OWNER:** Bobwig Limited LLC  
**DESCRIPTION:** This is a request to remove two hazardous Calocedrus Decurrens trees from the multi-family property at 801 Ashland Street. According to the arborist report both trees are damaging retaining walls which support foundation and structure of nearby buildings. In addition, the trunks of the trees are touching the structures eaves damaging the building. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09 DC **TAX LOT:** 10200. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 05 DA; **TAX LOT:** 5200.

**PLANNING ACTION:** PA-2016-02212  
**SUBJECT PROPERTY:** 549 East Main Street  
**APPLICANT:** Len Gotshalk  
**DESCRIPTION:** This application proposes to remove one potentially-hazardous Walnut tree and mitigate the removal with a Raywood Ash or similar species.  
**COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 AC **TAX LOT:** 6100.

**PLANNING ACTION:** PA-2016-01947  
**SUBJECT PROPERTY:** 549 Fairview Street  
**APPLICANT:** Bob Haxton  
**OWNER:** James Williams  
**DESCRIPTION:** A request for a Site Design Review to allow for the construction of a 499 square foot second dwelling unit on the subject property. The proposed structure will be two stories with a single car garage located on the first floor and the dwelling unit on the second floor. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09CA; **TAX LOT:** 14100.

**PLANNING ACTION:** PA-2016-02026  
**SUBJECT PROPERTY:** 602 Glenwood Drive  
**APPLICANT:** Yanneka De La Mater  
**OWNER:** Boisvert Trust  
**DESCRIPTION:** A request for a Site Design Review to allow for the conversion of a portion of an existing residence to an Accessory Residential Unit (ARU) on the subject property. The proposed dwelling unit will be located entirely within the existing buildings footprint and will not require any exterior modifications. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 16AA; **TAX LOTS:** 600 & 700.

**PLANNING ACTION:** PA-2016-02223  
**SUBJECT PROPERTY:** 19 Granite Street  
**APPLICANT:** John Reitan  
**DESCRIPTION:** This application proposes to remove one potentially-hazardous Incense Cedar tree located along the driveway of 19 Granite Street. **COMPREHENSIVE PLAN DESIGNATION:** Single-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 BB **TAX LOT:** 6100.

**PLANNING ACTION:** PA-2016-01890  
**SUBJECT PROPERTY:** 662 South Mountain Avenue  
**APPLICANT:** Amy Gunter/Rogue Planning & Development Services  
**DESCRIPTION:** This is a request to remove four non-hazardous Ponderosa Pine trees greater than 18-inches in diameter at breast height on a vacant property located at 662 South Mountain Avenue. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 16 AA **TAX LOT:** 9001.

**PLANNING ACTION:** PA-2016-02104  
**SUBJECT PROPERTY:** 183 West Nevada Street  
**APPLICANT:** Barb Barasa  
**DESCRIPTION:** This application requests Site Design Review approval to allow for a conversion of the garage into a 538 sq. ft. Accessory Residential Unit. The application also includes a request for an exception to street standards to not install city standard sidewalks trees and a request for an exception to provide mesh tree protection fencing instead of chain link. **COMPREHENSIVE PLAN DESIGNATION:** Single-family; **ZONING:** R-1-5; **ASSESSOR'S MAP:** 39 1E 04 BC **TAX LOT:** 2300.

**PLANNING ACTION:** PA-2016-02201  
**SUBJECT PROPERTY:** 221 Oak Street  
**OWNER:** Spartan Ashland Natalie Real Estate, LLC  
**APPLICANT:** Bemis Developments, Inc.  
**DESCRIPTION:** A request for a modification of previously approved Planning Action #2015-01517 for the property located at 221 Oak Street. The modifications requested include: 1) relocation of the recreation area to the east side of the property, between 209 and 221 Oak Street; 2) relocation of the new cottage to the west side of the property, in the previously approved recreation area; 3) the addition of four new parking spaces; 4) the removal of one tree (Tree #1), the large cedar located at the northeast corner of the property near the driveway entrance; and 5) modifications to the design of the home being reconstructed at 221 Oak Street including the exterior treatment and roof pitch. Also requested is an Exception to the Solar Setback requirement to allow the reconstructed home at 221 Oak Street to cast a shadow on the property to the north greater than would be cast by a six-foot fence built on the property line. The owner of the property to the north has agreed to the proposed Exception. *(The previous approval granted Outline & Final Plan, Site Design Review, Conditional Use Permit, Variance, Exceptions and Tree Removal Permit approvals for the properties at 209-221-225 Oak Street and 11 B Street.)*

**COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BB; **TAX LOTS:** 15900.

**PLANNING ACTION:** PA-2016-02095  
**SUBJECT PROPERTY:** 563 Rock Street  
**APPLICANT:** Advantage Building & Design  
**OWNER:** Michael & Maxine McNab

**DESCRIPTION:** A request for a Site Design Review to allow for the construction of a 990 square foot second dwelling unit at 563 Rock Street. The project involves restoring the existing historic contributing residence and the construction of a new second dwelling unit located off of Maple Street. The proposal also requests an Exception to Site Development and Design Standards to allow for a parking buffer less than eight feet from a residential structure. Seven non-hazardous trees are proposed for removal from the subject property as part of the application.

## **VI. TYPE II REVIEWS**

**PLANNING ACTION:** PA-2016-02060  
**SUBJECT PROPERTY:** 639 Tolman Creek Road  
**OWNER/APPLICANT:** Southern Oregon Goodwill

**DESCRIPTION:** A request for Site Design Review approval for a renovation and addition to the existing Southern Oregon Goodwill store located at 639 Tolman Creek Road. The application includes a proposed 7,461 square foot addition consisting of retail and warehouse space and the relocation and expansion of the covered drop-off area. Also included is a request for a Tree Removal Permit to remove six trees that are greater than six-inches in diameter from the property. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 14BA; **TAX LOT #:** 1400.

## **VII. DISCUSSION**

***Roberts Rules of Order.*** Does the Commission wish to request formal training?

***Plaza Tree Installation.*** Does the Tree Commission wish to discuss the proposal in greater detail, either by clarifying the standing vote of support or providing a formal letter of recommendation to the Council?

***Tree Commission Goals.*** Review overlap and solidify goals.

***Commissioner Submitted Document Review***

## **VIII. ADJOURNMENT**

**Next Meeting:** January 5, 2016



**CITY OF  
ASHLAND  
TREE COMMISSION MINUTES  
November 3, 2016**



**CALL TO ORDER**

Chair Christopher John called the meeting to order at 6:04p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

<b>Commissioners Present:</b>	<b>Council Liaison:</b>
Maureen Batistella	Carol Voisin
Mike Oxendine	
Russell Neff	<b>Parks Liaison:</b>
Christopher John	Peter Baughman
Casey Roland	
Asa Cates	<b>Staff Present:</b>
	Cory Darrow, <i>Assistant Planner</i>
<b>Commissioners Absent:</b>	

**APPROVAL OF MINUTES**

John/Oxendine m/s to approve the minutes of the October 6, 2016 Tree Commission meeting. Voice Vote: All Ayes. Motion passed unanimously.

**ANNOUNCEMENTS & LIAISON REPORTS**

**City Council Liaison –**

- The City Hall discussion is coming back to City Council meeting on Dec 20<sup>th</sup>.
- The Schaeffer case on Morton Street has been settled.
- The removal of trees at Lithia Way/Pioneer beautification project has been moved to Dec 20<sup>th</sup> meeting. Tree Commission encouraged to attend.
- Council will review removing public art from Chapter 18 on Nov 15<sup>th</sup> at 7PM.
- Winter shelter for the homeless has been approved for Tue/Thurs evenings (Pioneer Hall) and Sunday may be added as well.
- Council considered and passed motion to purchase land necessary for the Washington Street extension. It's been offered at \$60,000 over the appraised value and would cost a total of \$331,000. This is an 800 foot street that comes out on Tolman Creek Rd and will come to a cost of about 2 million dollars.

Council wanted to rush this through without public notice as they don't want the property owner to change their mind.

- Electricity will increase 7% for rates and 1.50 for the base charge to eventually reach 14.00. This is called cost of service for the operations of the electric department and the Council will have to vote on this.

#### **Parks & Recreation Liaison –**

- Garfield Park bid came in at \$817,000 made by Vitus Construction.
- Tree City report will be finished soon and given to Darrow. The deadline is in December.

#### **Community Development Liaison –**

- Darrow looked into the questions on Leland Cypress Trees and announced that they do not require a permit for removal. They are considered a shrub.
- Call for presentations for the annual Urban and Forestry Conference in June 2017 in Portland, Oregon. If anyone would like to submit a proposal Darrow has additional information on this. Darrow will look into funding for this.
- Monday Nov 14<sup>th</sup> at the OSU extension in Central Point there are some seminars available to attend.
- Darrow discussed approval criteria for the night's meeting.

#### **PUBLIC FORUM**

There was no one in the audience wishing to speak.

John read aloud the procedures for public hearings.

#### **TYPE I REVIEWS**

**PLANNING ACTION:** PA-2016-01890

**SUBJECT PROPERTY:** 662 South Mountain Avenue

**APPLICANT:** Amy Gunter/Rogue Planning & Development Services

**DESCRIPTION:** This is a request to remove four non-hazardous Ponderosa Pine trees greater than 18-inches in diameter at breast height on a vacant property located at 662 South Mountain Avenue. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 16 AA **TAX LOT:** 9001.

John recused himself from the discussion due to conflict of interest.

Darrow gave the staff report for PA-2016-01842.

Amy Gunter of Rogue Planning and Development Services, 1424 S. Ivy Street in Medford addressed the Commission regarding this request.

Oxendine/Cates m/s to deny application with the recommendation that the applicant mark the

trees on site and submit the following information for subsequent review: updated tree inventory and tree protection plan, a shadow plan of the development, as well as an ingress and egress plan. Voice Vote: All AYES; Commissioners Batistella, Neff, Oxendine, Cates. NAYS; Commissioner Roland. Motion carries.

**PLANNING ACTION:** PA-2016-01990

**SUBJECT PROPERTY:** 435 Lori Lane

**APPLICANT:** Dermot and Sally O'Brien

**DESCRIPTION:** This is a request to remove one multi-stemmed, approximately 100-year old potentially hazardous Almond tree from the Lori Lane Cottages hotel property.

**COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1;

**ASSESSOR'S MAP:** 39 1E 05 DA **TAX LOT:** 2801.

There was no conflict of interest or ex parte contact.

Darrow gave the staff report for PA-2016-01990.

Dermot O'Brien, owner of 435 Lori Lane in Ashland, addressed the Commission regarding this request.

Roland/Oxendine m/s to deny application on the basis that it does not meet the criteria for a hazard tree and they recommend the applicant submit an ISA risk assessment form and a mitigation plan from an arborist. It was recommended that Code Enforcement look into the vandalism of the tree and levy fines where appropriate. Voice Vote: All AYES; Commissioners Batistella, Roland, Oxendine, John, Neff, Cates. Motion carries.

**PLANNING ACTION:** PA-2016-01848

**SUBJECT PROPERTY:** 725 Indiana Street

**APPLICANT:** Beatrice J. Berry

**DESCRIPTION:** This is a request to remove one hazardous Douglas Fir tree from the property at 725 Indiana Street. The tree is located on slopes greater than 25% requiring a Physical and Environmental Constraints Review Permit. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 15 BA **TAX LOT:** 7600.

There was no conflict of interest or ex parte contact.

Darrow gave the staff report for PA-2016-01848.

Beatrice Berry and Jim Holloway, owners of 725 Indiana in Ashland, addressed the Commission regarding this request.

Roland/John m/s to approve this application with recommendation that a mitigation tree be planted. Voice Vote: All AYES; Commissioners Batistella, Roland, Oxendine, John, Neff, Cates. Motion carries.

**PLANNING ACTION:** PA-2016-01968

**SUBJECT PROPERTY:** 175 North Main Street

**APPLICANT:** Leigh Madsen

**DESCRIPTION:** This is a request to remove four trees on the subject property. The trees to be removed include one 12 inch DBH Blue Spruce, one 9.2 inch DBH Flowering Dogwood, and two Vine Maples (13.7 and 16.2 inches DBH). **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 05 DD **TAX LOT:** 9000.

Above item not on the agenda. **See exhibit A for the record, attached (12 pages).**

Darrow gave history on the submittal process for this applicant and stated that it was submitted later in the month and there was no time to add this to the agenda. There was no staff report given for this planning action.

Leigh Madsen of 176 Orange Avenue in Ashland. Mr. Madsen discussed the project briefly and asserted the trees proposed for removal are not hazardous but need to be removed to allow better visibility of the building and the stained glass windows that recently went through a renovation costing nearly \$100,000.

Cates/Roland m/s to deny this application with the recommendation that an updated tree inventory and mitigation plan is submitted and the Tree Commission is given adequate notice to the application and visit the site. Voice Vote: All AYES; Commissioners Batistella, Roland, Oxendine, John, Neff, Cates. Motion carries.

**PLANNING ACTION:** PA-2016-01842

**SUBJECT PROPERTY:** 2855 Ashland Street

**APPLICANT:** Secure Storage

**DESCRIPTION:** This is a request to remove two potentially unhealthy Birch trees from the front of the Secure Storage property. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 12 **TAX LOT:** 320.

There was no conflict of interest or ex parte contact.

Darrow gave the staff report for PA-2016-01842

The applicant was not present.

Oxendine/Cates m/s to approve this application with recommendation that mitigation plantings of heritage birch, redbud or paper bark birch be required. All AYES; Commissioners Batistella, Roland, Oxendine, John, Neff, Cates. Motion carries.

**PLANNING ACTION:** PA-2016-01843

**SUBJECT PROPERTY:** 119-131 East Hersey

**APPLICANT:** Oak View Homeowners Association  
**DESCRIPTION:** This is a request to remove one potentially hazardous approximately 24” diameter-at-breast-height Cottonwood tree. Approval to remove the tree was previously granted in 2014 however, the approval has since expired. The applicant has proposed to mitigate the removal by planting four new trees on the property. **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR’S MAP:** 39 1E 04 CD **TAX LOT:** 513.

There was no conflict of interest or ex parte contact.

Darrow gave the staff report for PA-2016-01843.

The applicant was not present.

John/Oxendine m/s to approve this application with the recommendation that staff verify that previous removals were permitted and mitigation was completed as required; if it is found that mitigation was not performed as required, that fines be levied and mitigation occur within 60 days following removal. All AYES; Commissioners Batistella, Roland, Oxendine, John, Neff, Cates. Motion carries.

**PLANNING ACTION:** PA-2016-01857  
**SUBJECT PROPERTY:** 475 Waterline  
**APPLICANT:** Stark  
**DESCRIPTION:** This is a request to remove one non-hazardous Madrone tree from the front yard of 475 Waterline. The tree is located on slopes greater than 25% requiring a Physical and Environmental Constraints Permit. This application also involves a compliance component resulting from the unpermitted removal of three trees from the rear of the property, which were also located on slopes in excess of 25%. **COMPREHENSIVE PLAN DESIGNATION:** Low-density Residential; **ZONING:** RR-.5; **ASSESSOR’S MAP:** 39 1E 16 BA **TAX LOT:** 702.

There was no conflict of interest or ex parte contact.

Darrow gave the staff report for PA-2016-01857

The applicant was not present.

Batistella/Oxendine m/s to deny this application with the recommendation that fines be levied for non-permitted removal and mitigation be required for the removals. All AYES; Commissioners Batistella, Roland, Oxendine, John, Neff, Cates. Motion carries.

**DISCUSSION ITEMS**

All discussion items deferred until next meeting due to time constraints.

**ADJOURNMENT**

Meeting adjourned at 9:00 p.m.

## Exhibit A

RECEIVED

OCT 18 2018

City of Ashland

### Ashland 1<sup>st</sup> United Methodist Church Landscape Restoration Project

The goal of this effort is to increase the safety of all visitors to our campus and to enhance the visual impact of our historic building as viewed from Main St or from Laurel St. The current landscape encourages people to camp on the property and to engage in unauthorized activities. In addition, the overgrown shrubs and trees are a potential physical hazard to the building. In particular the three trees scheduled for removal threaten to damage the historic stained glass windows which the AFUMC has invested nearly \$100,000 in restoring and preserving over the past two years. The front of our historic 150 year building is now obscured from view from Main St. passersby. They do not see the building and miss entirely the marvelous stained glass. The trees that are scheduled for removal were planted as shrubs and never were intended to become this large. These trees do not do well when severely pruned, so to restore the beauty of this space we must start anew.

The evergreen on the berm on High St. is dying and must be removed.

One Blue Spruce tree that sits on the berm on High St near Laurel is dying. The entire top half is bare. When contacted ,the City of Ashland Utility Department spokesperson agreed that the tree should be removed. However, it is not within their scope of work to remove it. See arborists report on this tree.

The three overgrown shrubs in the front, Main St. entrance are: split leaf maple on the north side of the entry steps to the historic entrance of the church, dogwood on the south side of these steps, and a second split leaf maple on the south side of the second, south, entrance to the sanctuary. When these trees are removed all will see the beauty of our historic sanctuary and we will not offer hiding places for uninvited campers.

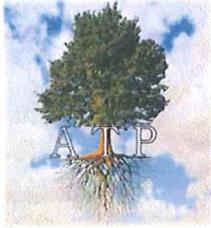
The Maple tree nearest Laurel street is being crowded by both the parking strip trees and the cut leaf Maple that resides on the corner near the fountain. They will do better without the competition. It also has a severe lean to the trunk and few roots to support it. In a heavy snow it could easily be uprooted.

There is an Oregon Maple on the opposite corner of the lot next to the Parsonage lot (165 N. Main) next door, and also a Magnolia that will have improved access to light and water without the cut leaf Maple on that end of the building. These too were planted as shrubs but are now attaining mature size and alone are enough large trees for the Main street side of the building.

**RECEIVED**

OCT 18 2018

City of Ashland



## ARBORSMITH TREE PROFESSIONALS

930 Amanda Way  
Central Point, OR 97502  
Tel. 541-261-6016  
CCB Lic. 200417

RECEIVED

OCT 18 2016

City of Ashland

October 14, 2016

First United Methodist Church  
175 N. Main Street  
Ashland, OR 97520

RE: Arborists Opinion Letter – Removal of 4 Trees.

Dear Gentlepersons:

Per your request I have inspected the four trees on your property. This property is in the Skidmore Academy Historic District, and was placed on the National Register of Historic Places in 2001. This property has a great diversity of trees and species already. Any impact by the removals suggested here would be minimal.

The trees are a blue spruce (*Picea pungens*) hereafter referenced as "Tree 1". This tree has an estimated DBH (diameter at breast height) of 12 inches. Total tree height is approximately 25 feet. This is a commonly observed species locally in Southern Oregon. Next is a vine maple (*Acer circinatum*) hereafter "Tree 2". The DBH is 13.7". Tree height is 25 feet. Next is a flowering dogwood (*Cornus florida*) hereafter "Tree 3". Its diameter before the trunk splits to multiple leads is 9.2". Total tree height is approximately 15 feet. Last is a vine maple (same variety as Tree 2). Its is a 16.2" diameter before trunk splits. Total tree height is 22 feet. None of these varieties have special concerns for preservation status in Oregon. (USFS)

Tree 1 has dead co-dominant tops, signs of a wood borer infestation (likely spruce bark beetles) as observed from entrance and emergence holes and sap excretion. It also suffers severe defoliation. My recommendation is to remove the tree as soon as possible, destroying the debris to protect the healthy blue spruce in near proximity.

Tree 2 has a unbalanced canopy with all the weight in one direction along with a trunk lean in that direction. Not being pruned to manageable size over the years, it has outgrown its location and now sends primary root growth under the foundation of the building, likely to cause damage to the structure. The tree also presents a potential for limbs to damage high value stained glass windows in the historic building. My recommendation is to remove the tree

**ARBORSMITH TREE PROFESSIONALS**

YOUR LICENSED, BONDED AND INSURED FULL SERVICE ISA CERTIFIED TREE CARE EXPERTS

October 14, 2016  
Page 2

and replant a more size appropriate species at a greater distance from the structure.

Tree 3 has been improperly pruned from a young age, leaving sub-optimal branch structure with crossing leaders, interior die back and it also has a proximity problem to the structure, both foundation and the stained glass windows. My recommendation is a remove this tree and replace with a size appropriate species a greater distance from the historical structure.

Tree 4 has severe crown die-back/defoliation which is believe is caused by a root issue, and the fact that it is nearing its maturation. The root system is exposed and approaching the 1864 built foundation segment. Suckers are sprouting from the root system indicating that the tree is in a mortality spiral. My recommendation is a remove this tree and replace with a size appropriate species a greater distance from the historical structure.

I am attaching photos with descriptions to reflect each of the above situations.

Thank you for your business. Please call if we can be of assistance in the future.

Yours truly:

ARBORSMITH TREE PROFESSIONALS



ZACHARY G. SMITH, Owner  
ISA Certified Arborist PN-8034A

ZGS:rs  
Encl: None  
CC: Client file.

**RECEIVED**

OCT 18 2016

City of Ashland



Tree 1 – Entire Tree



Tree 1 – close of defoliation



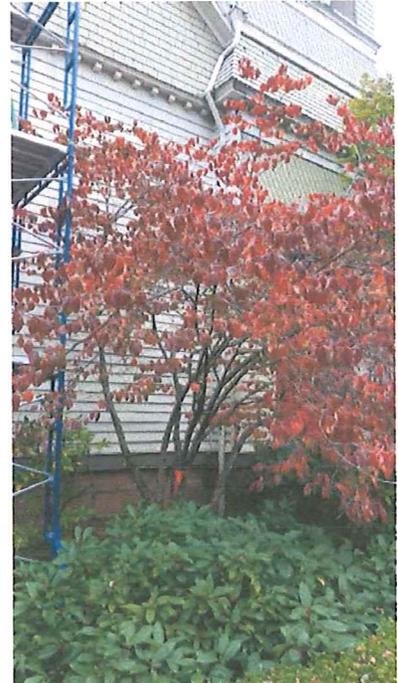
Tree 2 – proximity to bldg lean and unbalanced crown



Tree 2 roots going under foundation.



Tree 3 crossed trunks



Tree 3 – proximity to building

**RECEIVED**

OCT 18 2016

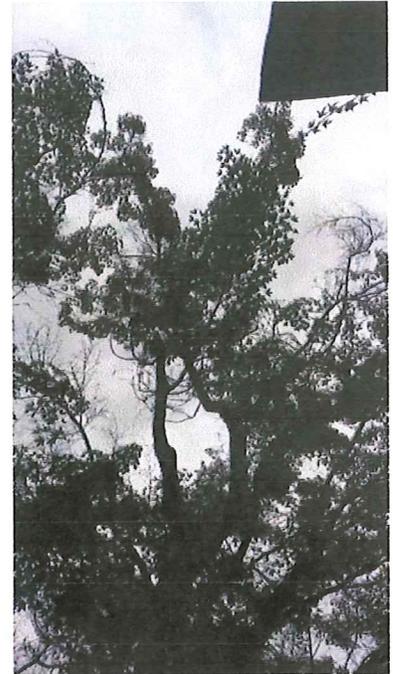
City of Ashland



Tree 4 – Proximity to bldg



Tree 4 – dieback of foliage



Tree 4 – More dieback.



Tree 4 – suckers growing from roots near foundation



Tree 4 – surface roots with suckers

RECEIVED  
OCT 18 2016  
City of Ashland



Tree 1 – site placement.



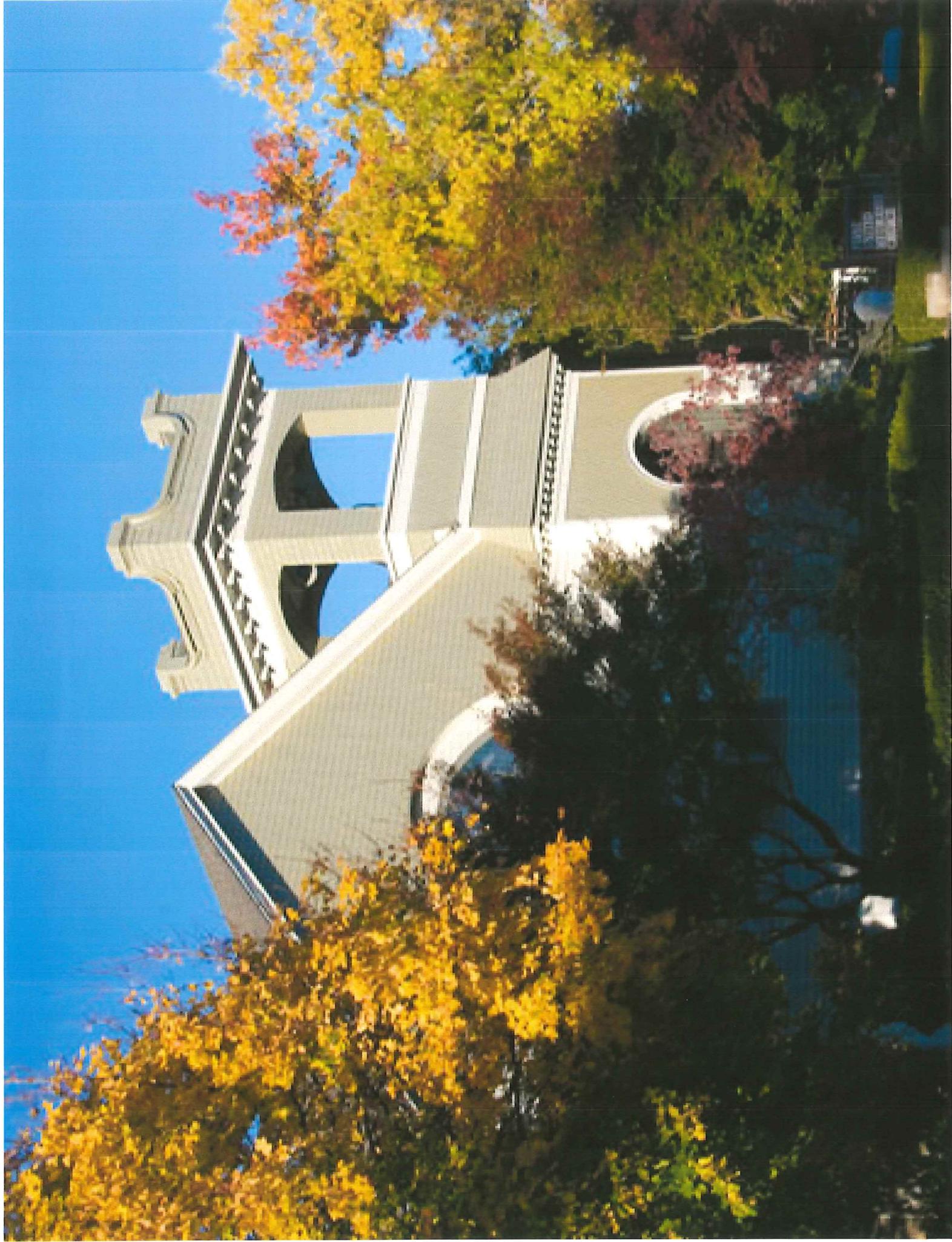
Trees 2-3-4 – site placement

**RECEIVED**

OCT 18 2018

City of Ashland









**NOTICE OF APPLICATION**

**PLANNING ACTION:** PA-2016-02103

**SUBJECT PROPERTY:** 133 Alida Street

**OWNER/APPLICANT:** Mike and Karen Mallory, trustees for the Mallory Revocable Trust

**DESCRIPTION:** A request for Site Design Review approval to construct a 417 square foot Accessory Residential Unit for the property located at 133 Alida Street. The application includes requests for Exception to the Site Development and Design Standards for the placement and screening of parking relative to the Accessory Residential Unit. *(The proposal is based upon designation of Alida Street as the front lot line which is consistent with the established orientation of the historic contributing "James A. & Viola Youngs" house on the property.)*

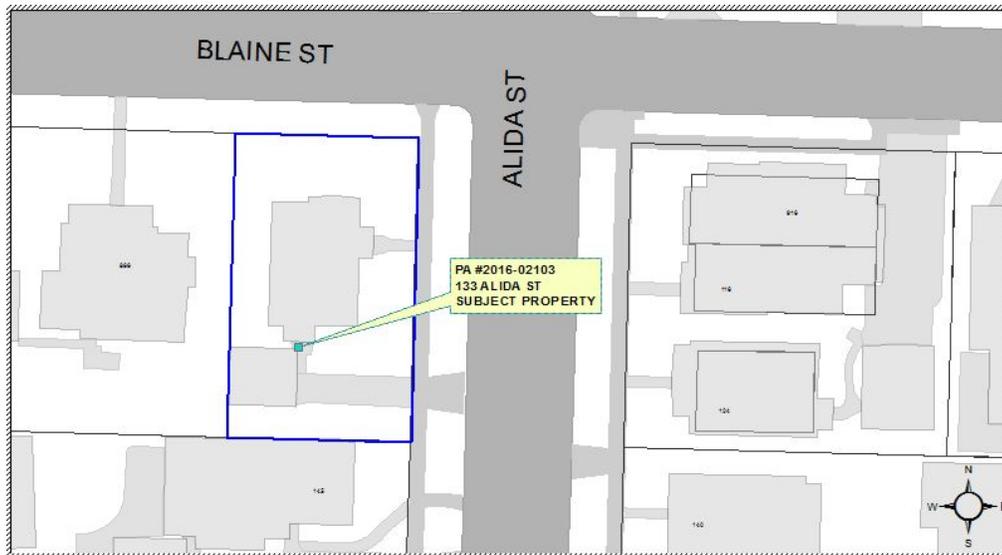
**COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DA; **TAX LOT #:** 3300.

**NOTE:** The Ashland Historic Commission will review this Planning Action on **Wednesday December 7, 2016 at 7:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

**NOTE:** The Ashland Tree Commission will review this Planning Action on **Thursday, December 8, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

**NOTICE OF COMPLETE APPLICATION:** November 30, 2016

**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS:** December 14, 2016



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 18.5.1.050.G)

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.

## 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.

## ACCESSORY RESIDENTIAL UNITS

### 18.2.3.040

Where accessory residential units are allowed, they are subject to Site Design Review under chapter 18.5.2, and shall meet all of the following requirements.

- A. R-1 Zone. Accessory residential units in the R-1 zone shall meet the following requirements.
  1. One accessory residential unit is allowed per lot, and the maximum number of dwelling units shall not exceed two per lot.
  2. Accessory residential units are not subject to the density or minimum lot area requirements of the zone, except that accessory residential units shall be counted in the density of developments created under the Performance Standards Option in chapter 18.3.9.
  3. The maximum gross habitable floor area (GHFA) of the accessory residential unit shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA.
  4. The proposal shall conform to the overall maximum lot coverage and setback requirements of the underlying zone.
  5. Additional parking shall be provided in conformance with the off-street parking provisions for single-family dwellings in section 18.4.3.040, except that parking spaces, turn-arounds, and driveways are exempt from the paving requirements in subsection 18.4.3.080.E.1.

**Application Submittal**  
**133 Alida Street**  
**39 1E 09 DA 3300**  
**Zoning R-2, Multi Family, Low Density Residential**  
**Siskiyou Hargadine Historic District**

**Mike and Karen Mallory**  
**PO BOX 836**  
**Yreka CA, 96097 0836**  
**530 598-0261**

**Building Designer**  
**Michaeldavid Uri**  
**FLS Design**  
**779 Sylvia Street**  
**Ashland, OR 97520**  
**541 951-3201**

**Surveyor**  
**Shawn Kampmann**  
**Polaris Land Surveying**  
**PO Box 459**  
**Ashland, Oregon 97520**  
**541 482-5009**

**Applicable Code Sections**

**18.2.2 ARU Permitted with Special Use Standards**  
**18.2.3 Special Use Standards**  
**18.2.4 General Regulations**  
**18.2.5 Standards for Residential Zones**  
**18.4.3 Parking, Access and Circulation**  
**18.4.4 Landscaping, Lighting and Screening**  
**18.4.5 Tree Preservation and Protection**  
**18.4.8 Solar Access**  
**18.5.2 Site Design Review**

**SUMMARY OF REQUESTS**

- I. Change front lot line designation from Blaine Street to Alida Street.
- II. A basic site review approval to remove existing detached garage and replace it with a studio apartment ARU in a Multi-Residential zone (R-2).
  - An Exception allowing parking between the building and the street is requested. The Findings indicate this ordinance is typically applied to multi-family projects, and is not typically applied to ARUs, so it may be determined that this Exception is not needed.

Mallory- 133 Alida Street

**Landscape Architect and Planning**  
**Kerry KenCairn**  
**KenCairn Landscape Architecture**  
**545 A Street Suite 3**  
**Ashland, OR 97520**  
**541 488-3194**

**Arborist**  
**Camp Kaye**  
**Heartwood Tree Service**  
**PO Box 1173**  
**Ashland, Oregon 97520**  
**541 840-5546**

**RECEIVED**  
**NOV 07 2016**  
**City of Ashland**

- **An Exception to the landscape/screening buffer width between the ARU and the parking area is requested. The Exception requested is a 2 inch by 10 foot strip along the east wall of the ARU, and a 26 inch by 8 foot portion of the covered porch, both of which protrude into the 8 foot buffer. Specifically, the ARU wall and porch will protrude into the 8 foot buffer 2" for 10 feet and 26" for 8 feet.**

#### **NARRATIVE DESCRIPTION OF PROPOSAL**

The property is located on the southwest corner of Alida and Blaine Streets in the Siskiyou-Hargadine Historic District which is in the R-2 Zone. The existing residence is oriented to Alida Street and is approximately 1,050 square feet with a 320 square foot detached garage. Applicants desire to construct a second residential unit on the property.

The parcel was surveyed in September 2015 by Polaris Land Surveying, and the lot was determined to be just less than 6,000 square feet, which is less than the minimum lot size of 7,000 square feet as required for two units in the R-2 zone. The proposed structure will therefore be classified as an Accessory Residential Unit (ARU) rather than a second unit, which is limited to half the size of the main residence or 500 square feet, whichever is less. The proposed ARU is 417 square feet.

The proposed project consists of removing the existing detached garage and constructing an ARU in its place, observing all required side and backyard setbacks, and the required separation from the main residence. The existing garage is original, is in rough condition, and is a non-conforming structure in that the back wall is only six inches inside the western property line. The proposed ARU will be just over 400 square feet which will provide ample space for a single story studio apartment. The new structure has been thoughtfully designed to maintain the character of the neighborhood with minimal impact to the existing historical residence as well as adjoining properties. Thoughtful placement of windows on the south wall of the ARU and plans for mutually agreeable fencing will minimize impacts to the property to the south. The ARU will have a positive effect on the community by not only helping to ease the housing shortage, but also by encouraging a healthy lifestyle of walking and biking as the property is located within easy walking distance of the college, shopping, parks, and downtown. ARUs are part of the character of the neighborhood; in fact, if approved this will be the fourth ARU constructed along Alida street in recent years.

#### **I. FRONT LOT LINE DESIGNATION CHANGE**

Ashland Municipal Code § 18.08.420 defines the front lot line for a corner lot as being the narrower street frontage, which in this case is along Blaine Street. The residence front door and existing garage are clearly oriented east toward the Alida Street frontage, with vehicle access through the curb cut on Alida Street near the southeast corner of the lot.

Mallory- 133 Alida Street

RECEIVED  
NOV 07 2016  
City of Ashland

Access off of Blaine Street would be problematic in that vehicles would have to be parked between the street and the north side of the residence. The Blaine Street side is not the primary orientation for the home, yet R-2 design standards (for multi-family development) require parking areas to be behind buildings or to one or both sides. In this case the western side of the house would be the only possible option. The site survey shows that there is only 13.3' between the residence and the western property line, which will not accommodate a 9' wide driveway. There is a 15" cedar tree near the northwest corner of the house, and approximately 30' to the south a 16" maple tree is situated very close to the property line in the neighbor's yard. Even if the area could be used for a driveway, the 15" cedar tree would have to be removed to provide for adequate clearance, and the root system of the neighbor's maple tree would be heavily impacted by driveway construction.

The issues noted above create access problems off the narrower frontage, making this front lot line designation impractical (AMC 18.08.420). The Pre-Application comment sheet notes support for continued designation of Alida Street as the front lot line, and that such determination will be included in the public notice for the ARU. In addition, email communications and notes in the Applicant's former File PA#-2015-01266 will show Staff's acknowledgement of the access problems off Blaine Street, and support in concept for the frontage change to Alida Street. Consideration of the frontage change is instrumental in creating the most practical and attractive ARU design, allowing for a slightly wider, more attractive building that supports a more functional interior floor plan.

**Historic District Design Standards:**

The property is within the Siskiyou-Hargadine Historic District. The proposed ARU will maintain the style of the main residence and will comply with the Historic District Design Standards for new construction. The siding on the ARU will match the existing cove rustic siding on the main home. The light blue-grey paint color (*Silent Path* by Miller) will match the main home. New windows will be of similar style as the main home, which has been updated with vinyl-clad windows. The front of the ARU will be of the same style as the north side of the main residence. The intent is to enhance the original style of the property to ensure that it continues to be compatible with the look and feel of the neighborhood. Please refer to elevations provided.

**Height:** The proposed ARU is proportionately lower in height than the main home due to a smaller building size overall, as is common for ARUs in the neighborhood. The height of the ARU will be just over 14.5 feet at the peak of the gable roof, and will be consistent with similar-sized existing single-level buildings in the neighborhood.

**Scale:** The proposed ARU will appropriately relate to the size and proportions of the adjacent buildings. The ARU will present a cottage look which is similar to other ARUs in the area and will be compatible with the size and proportions of the main home and neighboring homes.

Mallory- 133 Alida Street

RECEIVED  
NOV 07 2016  
City of Oakland

**Massing:** Small varied masses are provided in the proposal; the proposal does not include uninteresting box-like forms. The ARU will have a front porch which breaks up the street-front wall, with a nested gable roof resembling the north side of the main residence. Windows will be interesting and consistent with the windows of the main home and neighborhood. All of these features will add variation, style and interest to the project.

**Setback:** The proposal maintains the historic façade lines of streetscapes by locating the front wall of the ARU with a slight set back from the plane of the main home. This is consistent with the streetscape setback of other historic properties in the district.

**Roof Shapes:** The roof line, roof pitch, and roof orientation of the ARU will be proportional to the main home. The ARU roofline, which is oriented perpendicular to the main home, is an orientation similar to other ARU buildings in the district. The front of the ARU has a traditional nested gable end compatible with the architecture of the north side of the main home.

**Rhythm of Openings:** The door and window openings are compatible with the main home and of other nearby homes. The main home contains a variety of window sizes and styles; the ARU will have new windows that are similar to those found in the main home. The proposed façade pattern is respectful of the historic patterns and the window-to-height ratios observed in the district.

**Platforms:** The proposed ARU will have a continuous concrete foundation and slab floor. The visible concrete foundation wall will present a platform similar to the main home and homes in the area. The front porch provides a clearly defined base to the building. In addition, the horizontal siding on the ARU will match the siding on the main house and will further enhance the platform.

**Directional Response:** The proposed ARU has a directional response consistent with similar buildings in the neighborhood. The ARU will be oriented towards the street and the entrance door of the ARU will also face east, which maintains the direction and style of the main home.

**Main entrance:** The entrance of the ARU will be on the east side near the north corner. The porch will be of similar style of the main home and will provide a pronounced sense of entry for the ARU without detracting from the look of the original historic main residence. Stepping stones from the parking area to the porch will further provide guidance to the entrance of the ARU. The street number and an exterior porch light mounted on the east wall will further articulate the ARU entrance.

**New Electric Service:**

The owners contacted the City Electric Department and confirmed that the main electric service line at the street has the capacity to serve the two separate units. The existing

Mallory- 133 Alida Street

RECEIVED  
NOV 07 2016  
City of Oakland

power drop to the south side of the primary residence will be upgraded and split into a 2-gang meter box and a separate electric service will then be routed underground to the north side of the ARU.

**New Address:**

The ARU will be a stand-alone residence, and will have its own address on Alida Street as assigned by the City. The number will be prominently displayed near the ADU entrance.

**Utility Connections:**

The owners contacted the City Water and Sewer Departments to verify that the existing water and sewer service have the capacity to serve both the main home and the ARU, and they have been advised that no additional improvements will be needed.

**Street/Sidewalk Improvements:**

There is an existing sidewalk on Alida Street. There is no sidewalk on this section of Blaine Street and the corner has an existing power pole and fire hydrant. The applicants will sign in favor of a Local Improvement District for future improvements on Blaine Street for the installation of sidewalks, curbs, gutters, and paving.

**18.2.3.040 Accessory Residential Unit**

Where accessory residential units are allowed, they are subject to Site Design Review under chapter 18.5.2, and shall meet all of the following requirements.

**C. R-2 and R-3 Zones. Accessory residential units in the R-2 and R-3 zones shall meet the standards in subsection 18.2.3.040.A, except that the maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 500 square feet GHFA.**

Complies, the proposed ARU is 417 Square feet; the primary structure is 1,050 square feet. The ARU complies with this ordinance.

**18.2.4 General Regulations**

**18.2.4.010 Access and Minimum Street Frontage**

Complies, frontage on Blaine is 60 feet and frontage on Alida is 100 feet

**18.2.4.020 Accessory Structures and Mechanical Equipment**

**B. Mechanical Equipment.**

Complies, the mechanical equipment will be in the side and rear yard setback.

**18.2.4.040 Vision Clearance Area**

No visual obstruction (e.g., planting, fence, wall, sign, structure, fence, or temporary or permanent obstructions) exceeding 2 ½ in height shall be placed in "vision clearance areas" at street intersections as illustrated in Figure 18.2.4.040.A and Figure 18.2.4.040.B.

Complies, see site plan (COVER) with Vision Clearance area identified.

## 18.2.5 Standards for Residential Zones

### 18.2.5.030 Unified Standards for Residential Zones

- The lot meets all of the dimensional Standards for the R-2 zone designation.
- All setback requirements have been met (see COVER).
- Separation between the ARU and the existing home has been met at 7'-6". See East Elevation for mid-point gable height at 11'-7", with minimum separation being half that height at 5'-10".
- Lot Coverage with all improvements falls under the allowable 65% (see COVER)

### 18.2.5.070 Maximum Permitted Residential Floor Area in Residential Zones

N/A the ARU is separated from the existing home by more than 6 feet

## 18.4.3 – Parking, Access, and Circulation

### 18.4.3.040 Parking Ratios

Except as provided by section 18.4.3.030, the standard ratios required for automobile parking are as follows. See also, accessible parking space requirements in section 18.4.3.050.

Table 18.4.3.040 – Automobile Parking Spaces by Use	
Use Categories	Minimum Parking per Land Use (Based on Gross Floor Area; fractions are rounded to whole number )
<b>Residential</b>	
Single Family Dwelling	2 spaces for the primary dwelling unit and the following for accessory residential units. a. Studio units or 1-bedroom units less than 500 sq. ft. -- 1 space/unit. b. 1-bedroom units 500 sq. ft. or larger -- 1.50 spaces/unit. c. 2-bedroom units --1.75 spaces/unit.
Multifamily	a. Studio units or 1-bedroom units less than 500 sq. ft. space/unit. b. 1-bedroom units 500 sq. ft. or larger -- 1.50 spaces/unit. c. 2-bedroom unit d. 3-bedroom or greater units -- 2.00 spaces/unit. e. Retirement complexes for seniors 55-years or greater -- One space per unit.

Based on the above Table, the single family home with the less than 500 square foot ARU requires 2 spaces for the single family home and 1 space for the ARU, for a total of three parking spaces. This proposal includes two off street parking spaces and requests on street credit of two parking spaces as there are a total of four spaces adjacent to the property (see COVER for parking assessment).

Mallory- 133 Alida Street

RECEIVED  
 NOV 07 2016  
 City of Oakland

**18.4.3.050 Accessible Parking Spaces**

Not Applicable

**18.4.3.060 Parking Management Strategies**

Except for single-family dwellings, the off-street parking spaces may be reduced through the application of the following credits. The total maximum reduction in off-street parking spaces is 50 percent, except as allowed for Off-Site Shared Parking credits in subsection 18.4.3.060.E, below. The approval authority may require a parking analysis prepared by a qualified professional. See 18.4.3.030.A.3 for parking analysis requirements.

This project provides two off street parking spaces and has four on street spaces at curb. The proposed ARU (under 500 feet) and existing residence require three spaces. We are proposing two off street and credit for the additional space be provided through the available on street parking. Off street spaces measure 9 x 18 feet and the on street spaces are 22 foot in length.

**18.4.3.070 Bicycle Parking**

This application includes three bicycle parking spaces along the back of the primary dwelling unit. The bicycles are to be hung on the back wall under a four-foot eave extension.

**I. Bicycle Parking Design Standards.**

The bicycle parking will be paved with a compacted crushed stone and is accessed by the main path between the house and new ARU. Security is provided by the use of steel bike hangers that can easily allow locking of the bike. The awning and bike area on the back of the primary dwelling unit is four feet in depth and eight feet in width.

**18.4.3.080 Vehicle Area Design****A. Parking Location**

**Except for single and two-family dwellings.**

This proposal is for a single family dwelling and associated ARU.

**Except as allowed in the subsection below, automobile parking shall not be located in a required front and side yard setback area abutting a public street, except alleys.**

This proposal is a single-family residence with a proposed ARU, and the parking standard should be addressed in this fashion. It is common in residential zones to have parking in driveways between the building and the street, as would occur with a standard garage placement. Although this proposal is in the R-2 zone it is for a single-family residential home and an ARU and should not be reviewed as a multi-family project.

**In all residential zones, off-street parking in a front yard for all vehicles, including trailers and recreational vehicles is limited to a contiguous area no more than 25 percent of the area of the front yard, or a contiguous area 25 feet wide and the depth of the front yard, whichever is greater. Since parking in violation of this section is**

occasional in nature, and is incidental to the primary use of the site, no vested rights are deemed to exist and violations of this section are not subject to the protection of the nonconforming use sections of this ordinance.

This proposal includes shifting "the front" yard to Alida street which is 100 feet long. The parking area is 18 feet wide which is less than 20% of the front yard.

**Parking Area Design.** Required parking areas shall be designed in accordance with the following standards and dimensions as illustrated in 18.4.3.080.B. See also, accessible parking space requirements in section 18.4.3.050 and parking lot and screening standards in subsection 18.4.4.030.F.

The two proposed parking spaces contain two 9 x 18 foot spaces. The paving surface shall be compacted crushed stone.

**Parking and Access Construction.** The development and maintenance as provided below, shall apply in all cases, except single-family dwellings.

1. **Paving.** All required parking areas, aisles, turn-arounds, and driveways shall be paved with concrete, asphaltic, porous solid surface, or comparable surfacing, constructed to standards on file in the office of the City Engineer.

The apron for the parking will be city standard concrete, the two parking spaces are proposed to be compacted crushed stone to help with the impact to tree roots and to help control run off.

2. **Drainage.** All required parking areas, aisles, and turn-arounds shall have provisions made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property.

The proposed parking will have under drains to prevent sheet flow over the sidewalk or into the street.

3. **Driveway Approaches.** Approaches shall be paved with concrete surfacing constructed to standards on file in the office of the City Engineer.

The apron for the parking will be city standard concrete, the two parking spaces are proposed to be compacted crushed stone to help with the impact to tree roots and to help control run off.

#### **18.4.4.030 Landscaping and Screening**

##### **Landscape Buffers:**

A five foot landscape buffer/screen will be provided between the proposed parking area and the southern property line as required by AMC 18.4.4.030. Planting improvements are proposed with the goal of improving aesthetics as well as providing screening for the neighbor to the south.

Mallory- 133 Alida Street

RECEIVED  
NOV 07 2016  
City of Oakland

An eight foot landscape buffer between the parking area and the ARU is required per AMC 18.4.4.030. Lot depth is such that a 2 inch by 10 foot portion of the front side of the ARU, as well as a 26 inch by 8 foot portion of the covered porch, protrude into this buffer area. We are asking for an exception to the 8 foot requirement as the 2 inch by 10 foot strip is negligible, and the covered porch produces an architecturally pleasing style consistent with the north side of the main residence. This will produce a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

**Landscape Plan, Irrigation Plan, Open Space, and Street Trees:**

The amount of open space dedicated to the occupants is greater than 8 percent of the lot area. The existing front yard landscaping includes lawn, shrubs, Hypericum, and a few trees. With the exception of one juniper tree south of the driveway, there are no other street trees in the parkway between the curb and the sidewalk. In consideration of power lines overhead, a power pole and hydrant at the corner, and driveway visibility, two street trees will be planted with appropriate spacing in the parkway along Alida Street. The trees shall conform to the approved street tree list approved by the Ashland Tree Commission with consideration for overhead lines. The proposal further meets the requirement to upgrade landscaping by adding a landscaped buffer between the ARU and the parking area (see Landscape Buffers). The species and size of the planned landscaping will meet the Landscaping section of the Site Development and Design Standards.

The existing juniper tree located south of the driveway in the parkway appears to have required pruning around the power lines in the past causing it to become disfigured, and attempts will be made to make it more shapely. This project proposes to save all trees on site and protect trees on the adjacent properties.

The proposal intends to minimize the amount of irrigation needed for landscaping by using drought-tolerant and native species. The new landscape will require a drip irrigation system for two years until it is established. The two new street trees will have drip irrigation for several years until they are large enough to pull water from the water table. Going forward, the owners intend to build on the work conducted by this proposal to gradually convert the existing lawn and plants to a more drought-tolerant landscape consistent with nearby attractive well-designed yards.

**Tree Preservation, Protection, and Removal.**

There is one large Tulip Tree in the front yard along Alida Street that will receive special protection and consideration both in how parking is achieved below it and during construction. During construction the Tulip tree will be protected from all vehicles, materials and equipment by the implementation of the tree protection plan submitted with this application. Under the guidance of the consulting local arborist, the tree will be protected by construction fencing along the north side of the driveway and arcing north along the drip line. The Juniper tree in the park row will receive similar care and

protection. No trees will be removed as part of this project. Trees within 15 feet of the property line have been considered and their root zones are receiving a deep mulch to protect them during construction.

**Street Trees. The purpose of street trees is to form a deciduous canopy over the street. The same effect is also desired in parking lots and internal circulation streets; rows of street trees should be included in these areas where feasible.**

Two new street trees are being proposed for this project; in consideration of overhead power lines small stature Crepe Myrtles and are being proposed in the park row along Alida Street.

#### **Irrigation.**

The proposal intends to minimize the amount of irrigation needed for landscaping by using drought-tolerant and native like species. The new landscape buffer between the parking area and the ARU will require a drip irrigation system for two years until it is established. The two new street trees will have drip irrigation for several years until they are large enough to pull water from the water table. Going forward, the owners intend to build on the work conducted by this proposal to gradually convert the existing lawn and plants to a more drought-tolerant landscape consistent with nearby attractive well-designed yards.

#### **Water Conserving Landscaping.**

##### **Landscaping Design Standards**

- a. **Landscaping Coverage.** The landscape areas that have been disturbed by this project contain new landscape that will achieve 90% coverage in the next two years.
- b. **Plant Selection.** All proposed plants are drought tolerant.
- c. **Screening.** There are no proposed hedges; screening will be done with fencing.
- d. **Mulch.** The planting areas and the new trees will receive 3" of fine bark mulch
- e. **Turf and Water Areas.** There is no new turf proposed for this project.
- f. **Fountains.** N/A
- g. **Turf Location.** N/A
- h. **Berms and Raised Beds.** N/A
- i. N/A

**Irrigation System Design Standards. Irrigation plans are reviewed through a Ministerial process at the time of building permit submittals, and are subject to the following standards.**

The proposed irrigation system is for the new landscape only; the rest of the site has not been irrigated. The new irrigation system has a smart controller. The system is designed so that it may be added to in the future. All irrigation is drip.

**J. Maintenance. All landscaping shall be maintained in good condition, or otherwise replaced by the property owner; dead plants must be replaced within 180 days of**

discovery. Replacement planting consistent with an approved plan does not require separate City approval.

#### **18.4.4.040 Recycling and Refuse Disposal Areas**

**Recycling.** All residential, commercial, and manufacturing developments that are subject to chapter 18.5.2 Site Design Review shall provide an opportunity-to-recycle site for use of the project occupants.

A fenced area will be constructed for trash and recycling receptacles for both the main house and ARU at the northwest area of the ARU. The area will provide visual screening of the containers from the street.

#### **18.4.4.050 Outdoor Lighting**

The ARU will have exterior lighting mounted on the east wall near the front entrance that will be oriented downward to prevent glare.

#### **18.4.4.060 Fences and Walls**

**Design Standards.** Fences, walls, hedges, and screen planting shall meet the following standards, where height is measured pursuant to subsection 18.4.4.060.B.2, below. See Figure 18.4.4.060.B.1 for illustration of maximum fence heights.

**1. Height.** Fences, walls, hedges, and screen planting shall not exceed the following heights.

**a. Front Yard.** In any required front yard, not more than 3 ½ feet in height.

Not applicable at this time

**b. Rear and Side Yard.** In any rear or side yard, not more than 6 ½ feet in height.

The new property line fence shall be standard, good neighbor fencing made of wood and/or utility panel, no more than 6 1/2 feet high.

#### **Restricted Materials.**

The new property line fence shall be standard, good neighbor fencing made of wood and/or utility panel.

#### **Deer Fencing.**

Not Applicable at this time

### **Chapter 18.4.5 – Tree Preservation and Protection**

#### **18.4.5.30 Tree Protection**

##### **Tree Protection Plan.**

A Tree Protection Plan (see Sheet L1.1) that meets all of the code requirements has been provided in this submittal package.

##### **Tree Protection Plan Submission Requirements.**

A Tree Protection Plan (see Sheet L1.1) that meets all of the code requirements has been provided in this submittal package.

Mallory- 133 Alida Street

RECEIVED  
NOV 07 2016  
City of Oakland

**Tree Protection Measures Require.**

A Tree Protection Plan (see Sheet L1.1) that meets all of the code requirements has been provided in this submittal package.

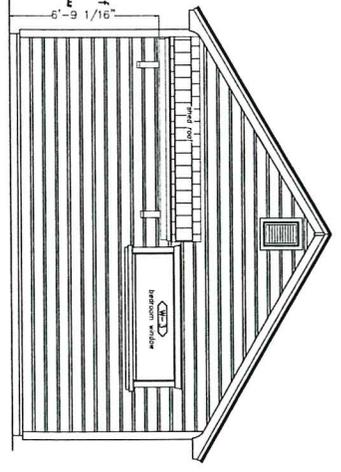
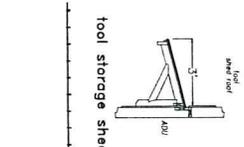
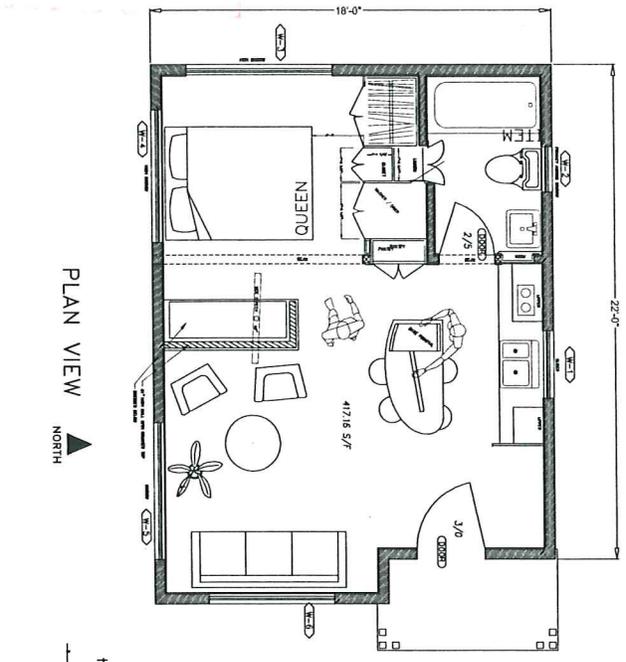
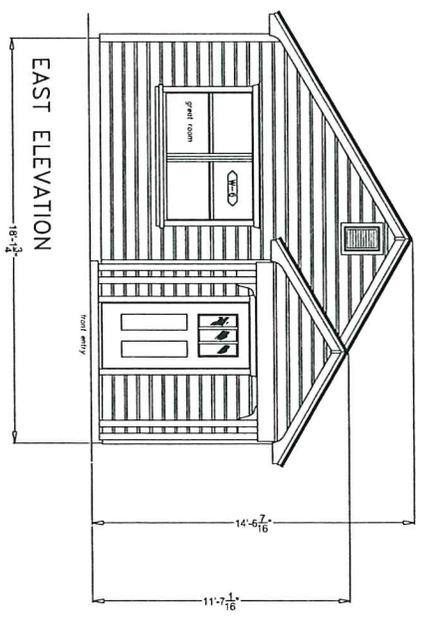
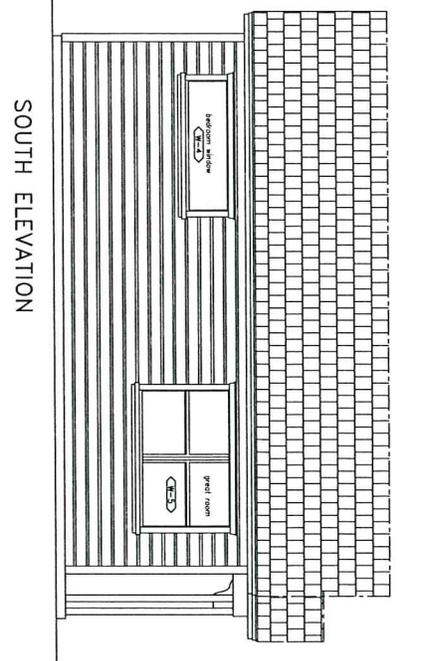
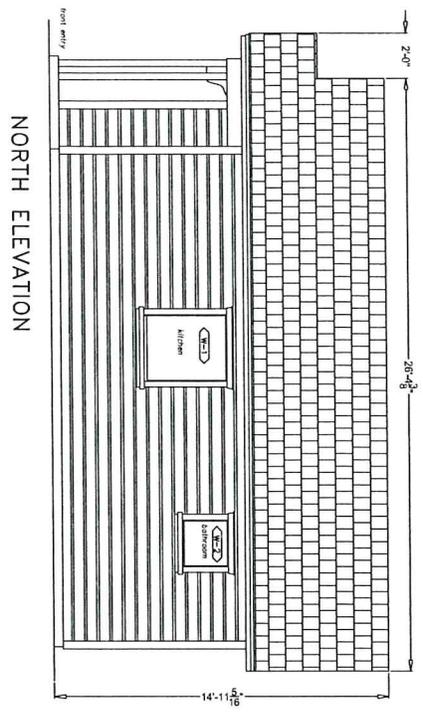
**18.4.5.050 Verification Permit**

All trees will be tagged per the requirements in this section. Any work will await a verification permit prior to proceeding with any tree removals on the site.

**18.4.8.030 Solar Setbacks**

The ARU is proposed along the southern portion of the site and has no affect on the northern property line. This ordinance is not applicable to this project.





DESIGN PAGE INDEX

- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN AND SECTION SCHEDULES
- 4- PLAN AND SECTION SCHEDULES
- 5- FRONT SECTION
- 6- DETAIL
- 7- PORCH ROOF FRAMING & SECTION
- 8- DETAIL
- 9- SCHEDULES
- 10- SCHEDULES
- 11- CABINETS & CLOSETS
- 12- CABINETS & CLOSETS

SCALE: 1/4" = 1'  
 DRAWN: JMB  
 REVIEWED: JMB  
 DATE: 3-17-16

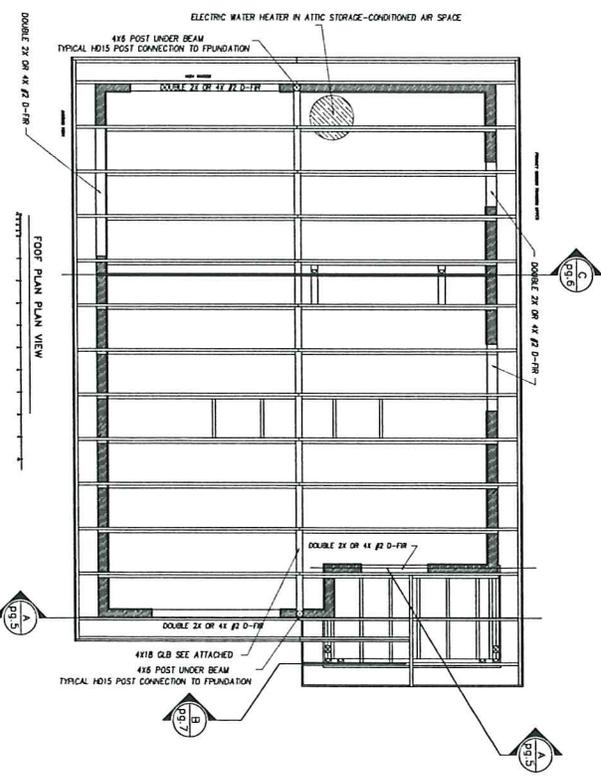
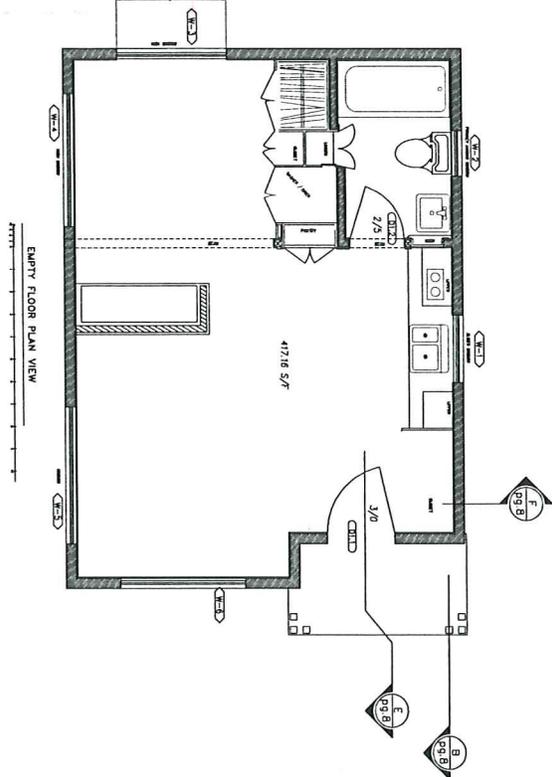
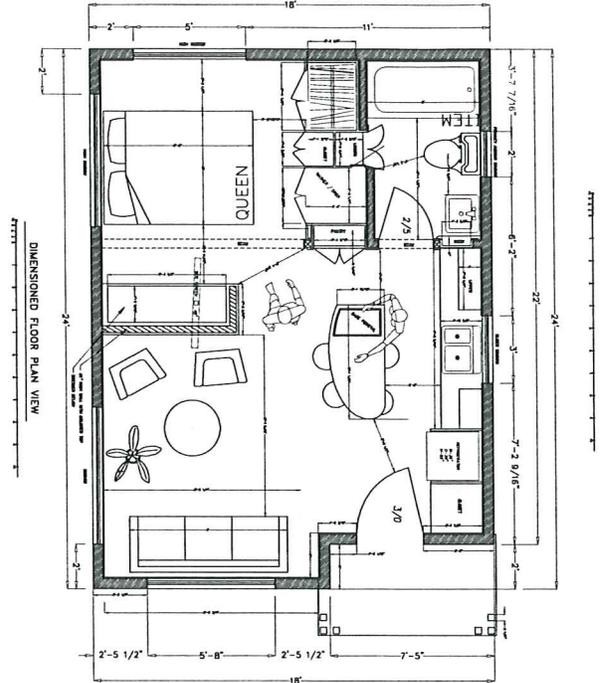
DESIGNS FOR : Mike and Karen Mallory  
 Remove garage and construction of new ADU  
 PROJECT LOCATION: 133 Alida Street  
 ASHLAND OREGON 97520

**LUCID**  
 DESIGNS, LLC.  
 541-951-3201  
 1100 ALIDA STREET  
 ASHLAND, OR 97520  
 lucid@lucidllc.com

MALLORY  
 PROJECT 722

City of Ashland  
 NOV 07 2016





**HEADER SCHEDULE**

MAX. OPENING WIDTH	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"
NONBEARING	4"	6"	8"	10"	12"
BEARING	6"	8"	10"	12"	14"

**WINDOW TAG SELECT STYLE BY OWNER**

WINDOW SCHEDULE	TAG	TYPE	MAT.	QTY.	WD.	HT.	NOTES
FIRST FLOOR	W1	WNL	-	3-0	3-6	WNL	
W2	WNL	-	2-0	2-0	WNL		
W3	WNL	-	3-0	1-6	WNL		
W4	WNL	-	5-0	1-6	WNL	HOUSE GREEN	
W5	WNL	-	5-0	1-6	WNL	HOUSE GREEN	
W6	WNL	-	5-8	4-0	WNL	HOUSE GREEN	

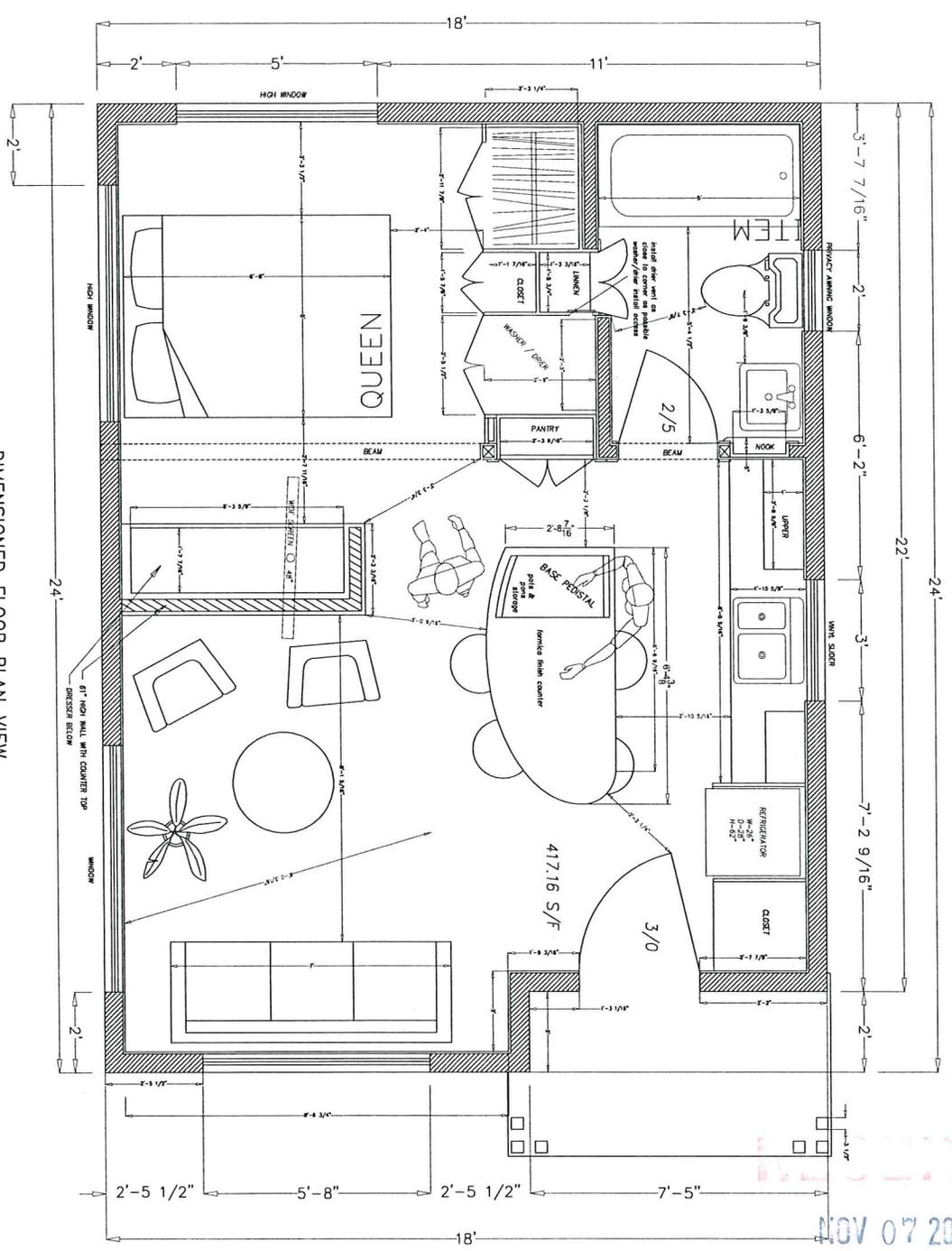
**DOOR TAG SELECT STYLE BY OWNER**

DOOR SCHEDULE	TAG	TYPE	MAT.	QTY.	WD.	HT.	NOTES
D1-1	EX	FIR	1	6-8	1	FRONT ENTRY	
D1-2	P	FIR	1	6	PHL		

- DESIGN PAGE INDEX**
- 1- SITE PLAN
  - 2- ELEVATIONS
  - 3- WINDOW & DOOR SCHEDULES
  - 4- DIMENSIONED FLOOR PLAN
  - 5- FRONT SECTION WALL SECTION
  - 6- DETAIL A
  - 7- PORCH-WINDOW FRAMING & SECTION
  - 8- DETAIL B
  - 9- SCHEMATIC
  - 10- SCHEDULES
  - 11- COMMENTS
  - 12- MATERIALS & CLOSERS

DESIGNS FOR : Mike and Karen Mallory  
 Remove garage and construction of new ADU  
 PROJECT LOCATION: 133 Alida Street  
 ASHLAND OREGON 97520

**MALLORY**  
 PROJECT 722  
**LUCID**  
 DESIGNS LLC  
 541-951-3201  
 MICHAEL DAVID LRI  
 P.O. BOX 3323  
 ASHLAND, OR  
 97520  
 lucid@722.net



DIMENSIONED FLOOR PLAN VIEW

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

RECEIVED  
NOV 07 2016  
City of Ashland

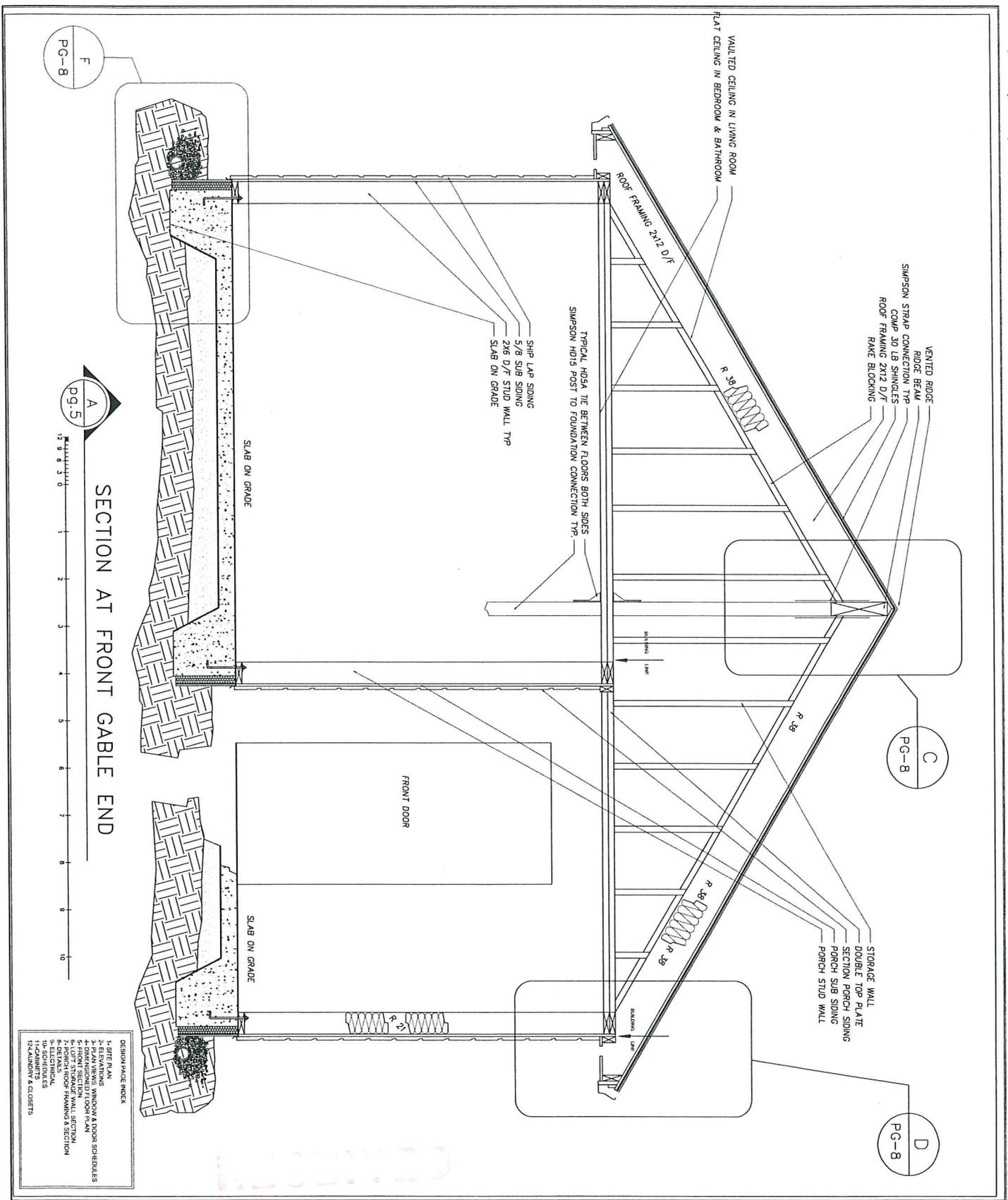
1- SITE PLAN
2- ELEVATIONS
3- PLAN VIEWS, WINDOW & DOOR SCHEDULES
4- SECTION VIEWS
5- FRONT SECTION
6- REAR SECTION
7- PORCH ROOF FRAMING & SECTION
8- DETAILS
9- FINISH SCHEDULES

SCALE: 1/2" = 1'  
DRAWN: UNB  
CHECKED: UNB  
DATE: 5-17-16

PAGE 4

DESIGNS FOR : Mike and Karen Mallory  
Remove garage and construction of new ADU  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

MALLORY  
PROJECT 222  
LUCID  
DESIGNS LLC.  
541-951-3201  
MICHAEL@LUCID.COM  
P.O. BOX 338  
ASHLAND, OR  
97520  
lucid@lucid.com



PG-8  
F

PG-8  
C

PG-8  
D

PG-5  
A

SECTION AT FRONT GABLE END

12 9 6 3 0 1 2 3 4 5 6 7 8 9 10

- DESIGN PAGE INDEX
- 1- SITE PLAN
  - 2- PLAN VIEWS: WINDOW & DOOR SCHEDULES
  - 3- PLAN VIEWS: WINDOW & DOOR SCHEDULES
  - 4- INTERIOR FLOOR PLAN
  - 5- LOT STORAGE WALL SECTION
  - 6- LOT STORAGE WALL SECTION
  - 7- DETAILS
  - 8- DETAILS
  - 9- ELECTRICAL
  - 10- ELECTRICAL
  - 11- CANNETS
  - 12- CANNETS & CLOSETS

NOV 07 2016  
City of Ashland

DESIGNS FOR : Mike and Karen Mallory  
 Remove garage and construction of new ADU  
 PROJECT LOCATION: 133 Alida Street  
 ASHLAND OREGON 97520

**LUCID**  
 DESIGNS, LLC  
 541-951-3201  
 MICHAEL@LUCIDDESIGNS.COM  
 P.O. BOX 3222  
 ASHLAND, OR  
 97520  
 lucid@lucid.com

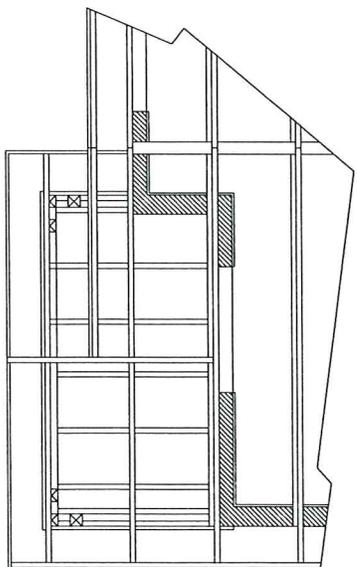
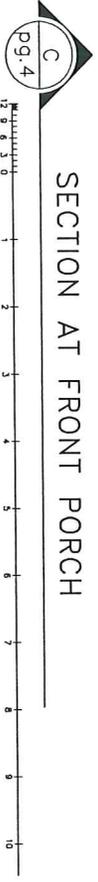
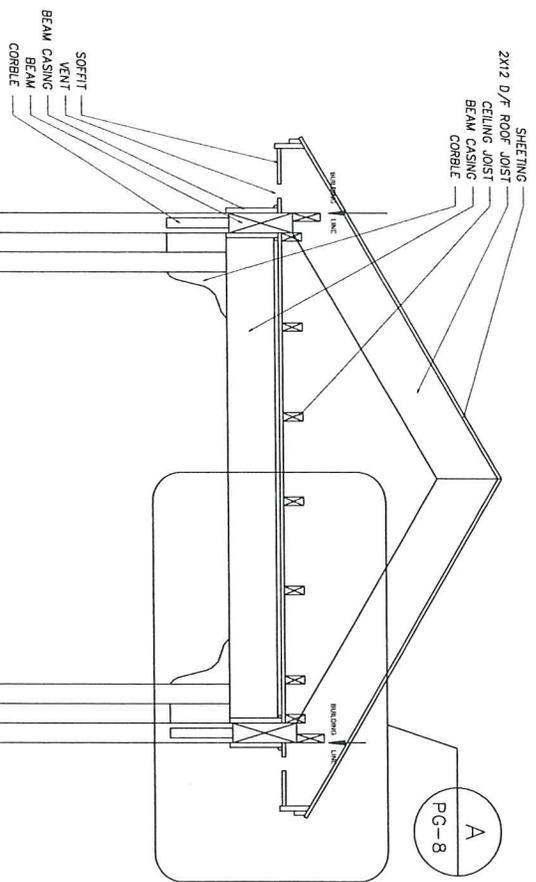
PROJECT 222

MALLORY

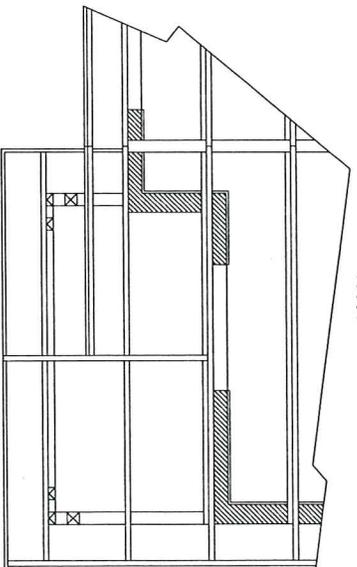
SCALE: 1/4" = 1'  
 DRAWN: JMB  
 REVIEWED: JMB  
 DATE: 3-17-16

PAGE 5





FRONT PORCH CEILING, PLAN VIEW



FRONT PORCH ROOF, PLAN VIEW

DETAIL B

DETAIL C

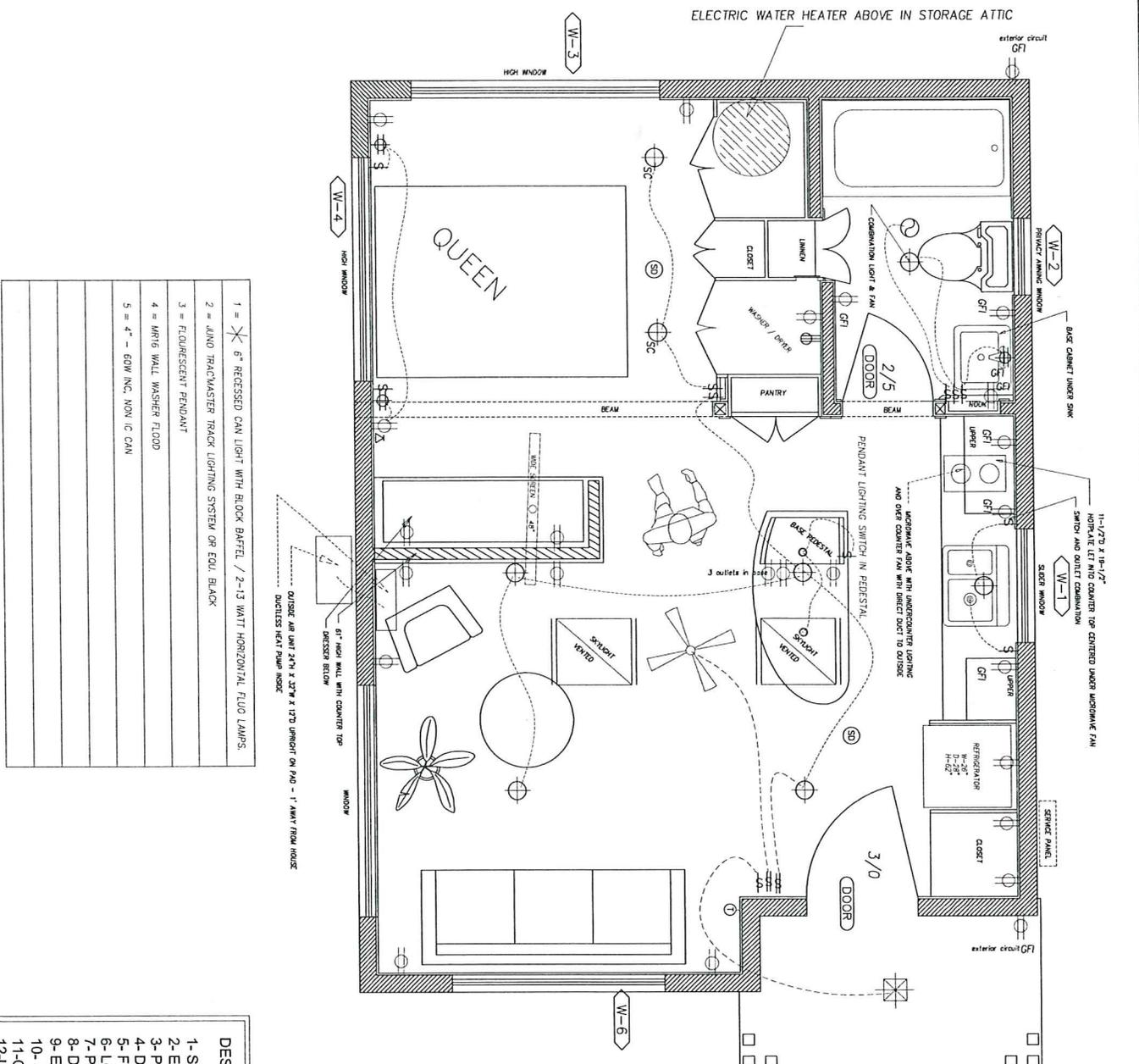
- DESIGN PAGE INDEX
- 1- SITE PLAN
  - 2- FLOOR PLAN
  - 3- PLAN VIEW, WINDOW & DOOR SCHEDULES
  - 4- DIMENSIONED FLOOR PLAN
  - 5- FLOOR STORAGE WALL SECTION
  - 6- FRONT PORCH ROOF PLAN & SECTION
  - 7- ELECTRICAL
  - 8- ELECTRICAL
  - 9- ELECTRICAL
  - 10- COMMENTS
  - 11- LAUNDRY & CLOSETS

MALLORY  
PROJECT 222  
LUCID  
DESIGNS, LLC  
541-951-3201  
MICHAEL DAVID YEH  
P.O. BOX 3026  
ASHLAND, OR  
97520  
lucid@lucid.com

DESIGNS FOR : Mike and Karen Mallory  
Remove garage and construction of new ADU  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

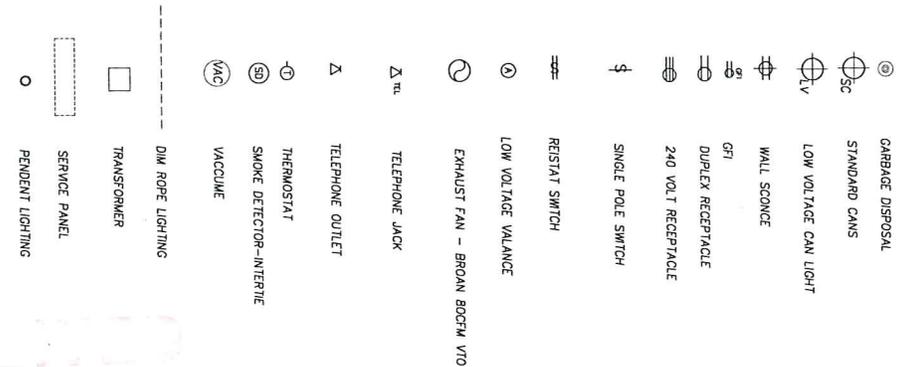
NOV 07 2016  
SCALE: 1/4" = 1'  
DRAWN: UBI  
CHECKED: UBI  
DATE: 3-17-16





1 =	6" RECESSED CAN LIGHT WITH BLACK BAFFLE / 2-13 WATT HORIZONTAL FLUO LAMPS.
2 =	JAND TRACKMASTER TRACK LIGHTING SYSTEM OR EQL. BLACK
3 =	FLUORESCENT PENDANT
4 =	MFR16 WALL WASHER FLOOD
5 =	4" - 60W INC. NON IC CAN

1-	SITE PLAN
2-	ELEVATIONS
3-	PLAN VIEWS, WINDOW & DOOR SCHEDULES
4-	DIMENSIONED FLOOR PLAN
5-	FRONT SECTION
6-	LOFT STORAGE WALL SECTION
7-	PORCH ROOF FRAMING & SECTION
8-	DETAILS
9-	ELECTRICAL
10-	SCHEDULES
11-	CABINETS
12-	LAUNDRY & CLOSETS



MALLORY  
PROJECT 722

**LUCID**  
DESIGNS LLC.  
541-951-3204  
MICHIGANLAND DR  
P.O. BOX 332  
ASHLAND, OR  
97520  
lucid@722.com

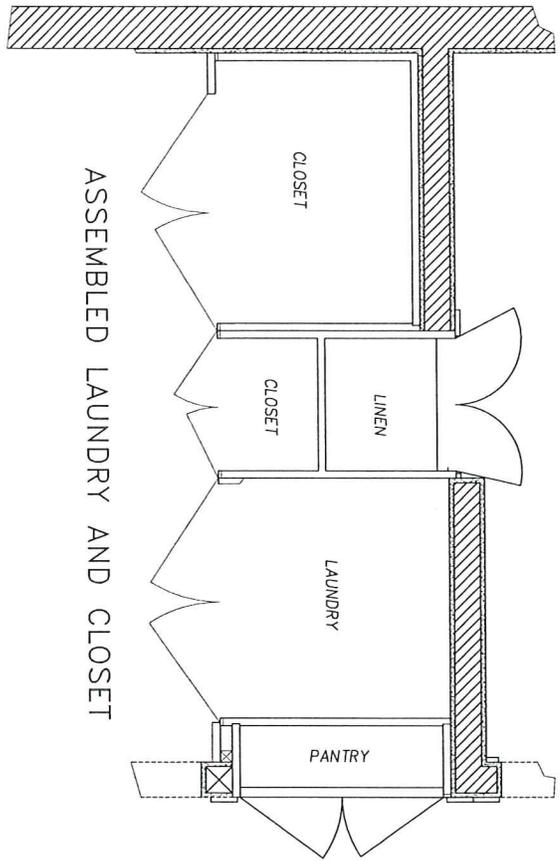
DESIGNS FOR : Mike and Karen Mallory  
Remove garage and construction of new ADU  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

NOV 07 2015

SCALE: 1/2" = 1'  
DRAWING: UM  
REVIEWED: UM  
DATE: 3-17-16  
PAGE 9

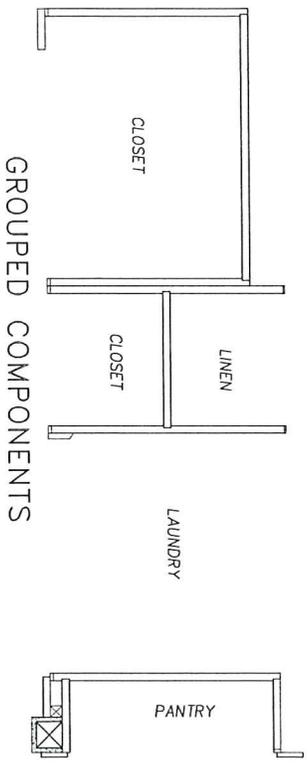




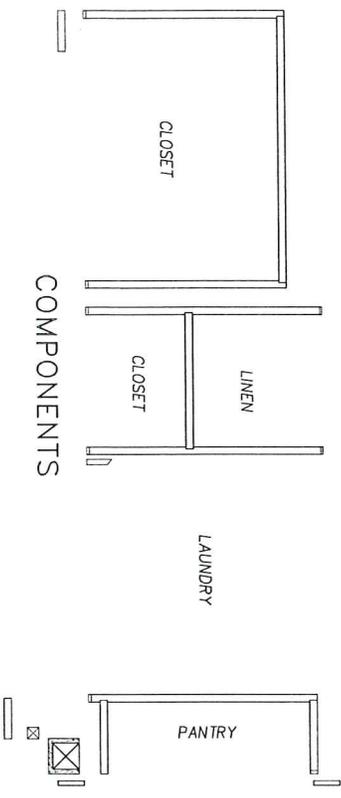


ASSEMBLED LAUNDRY AND CLOSET

LAUNDRY AND CLOSET  
CABINET LAYOUT



GROUPED COMPONENTS



COMPONENTS

DESIGN PAGE INDEX

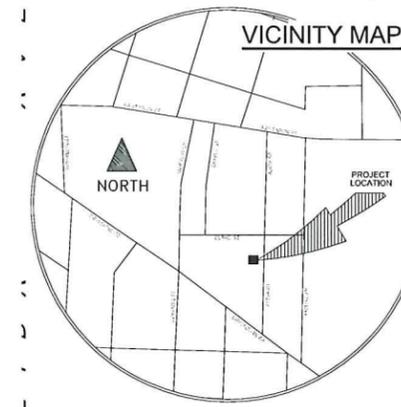
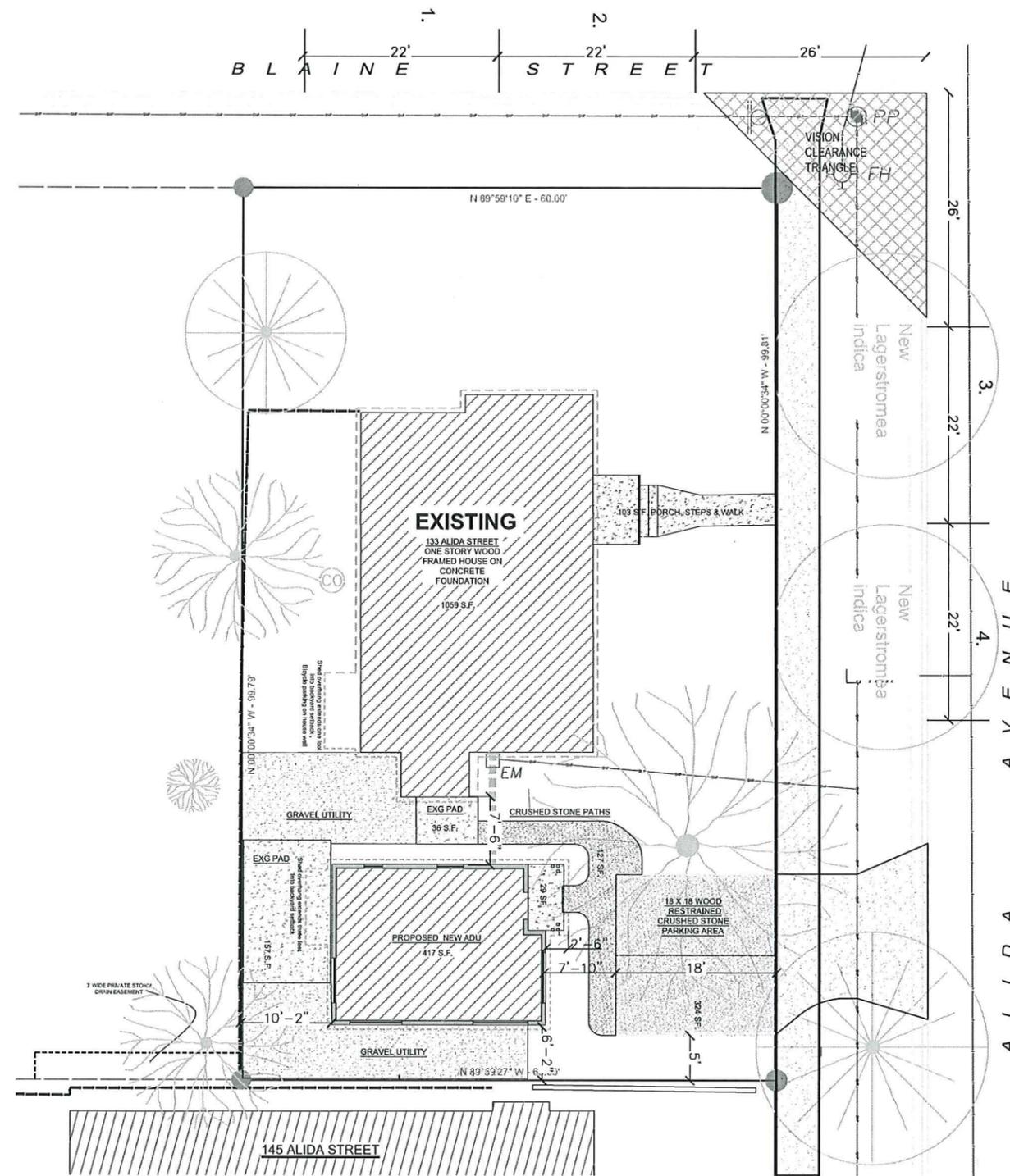
- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN VIEW'S WINDOW & DOOR SCHEDULES
- 4- FRONT SECTION - WALL SECTION
- 5- FRONT SECTION - FLOOR SECTION
- 6- DETAIL'S
- 7- FRONT ROOF FRAMING & SECTION
- 8- DETAIL'S
- 9- SCHEDULES
- 10- SCHEDULES
- 11- LAUNDRY & CLOSETS

NOV 07 2016  
City of Ashland

DESIGNS FOR : Mike and Karen Mallory  
Remove garage and construction of new ADU  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

**LUCID**  
DESIGNS LLC.  
541-951-3204  
MICHAEL DAVID JEN  
P.O. BOX 3324  
ASHLAND, OR  
97520  
huddell@lucid.net

SCALE: 1" = 1'  
DRAWN: URM  
REVIEWED: URM  
DATE: 3-17-16



**PROJECT INFORMATION:**

OWNERS: MICHAEL & KAREN MALLORY  
 PO BOX 836  
 YREKA, CA. 96097

LANDSCAPE ARCHITECT: KERRY KENCAIRN  
 KENCAIRN LANDSCAPE ARCHITECTURE  
 545 A STREET, STE. #3  
 ASHLAND, OR, 97520  
 PHONE: (541) 488.3194

LOCATION: 133 ALIDA STREET

TAX LOT: 391E09DA 3300  
 EXISTING LOT SIZE: 0.14 ACRES (5,988 ft<sup>2</sup>)

ZONING: R-2

<b>LOT COVERAGE</b>	
TAX LOT 391E09DA 3300	
LOT SIZE:	0.14 ACRES (5,988 ft <sup>2</sup> )
RESIDENCE FOOTPRINT:	1,059 SQUARE FEET
PROPOSED ARU FOOTPRINT:	417 SQUARE FEET
EXISTING PAVING:	325 SQUARE FEET
PROPOSED PAVED AND GRAVEL:	796 SQUARE FEET
PROPOSED LOT COVERAGE:	2,597 SQUARE FEET
PROPOSED PERCENT COVERAGE:	43.5%
ALLOWABLE LOT COVERAGE PER R-2:	65.0% = 3,125 SQUARE FEET

**SHEET KEY**

COVER	SITE PLAN
L 1.0	SITE LAYOUT PLAN
L 2.0	TREE REMOVAL PROTECTION PLAN
L 3.0	IRRIGATION PLAN
L 4.0	PLANTING PLAN



Drawn By:  
 SGB

SCALE: 1"=16'-0"

**MALLORY ARU**  
 133 ALIDA STREET  
 ASHLAND, OR, 97520

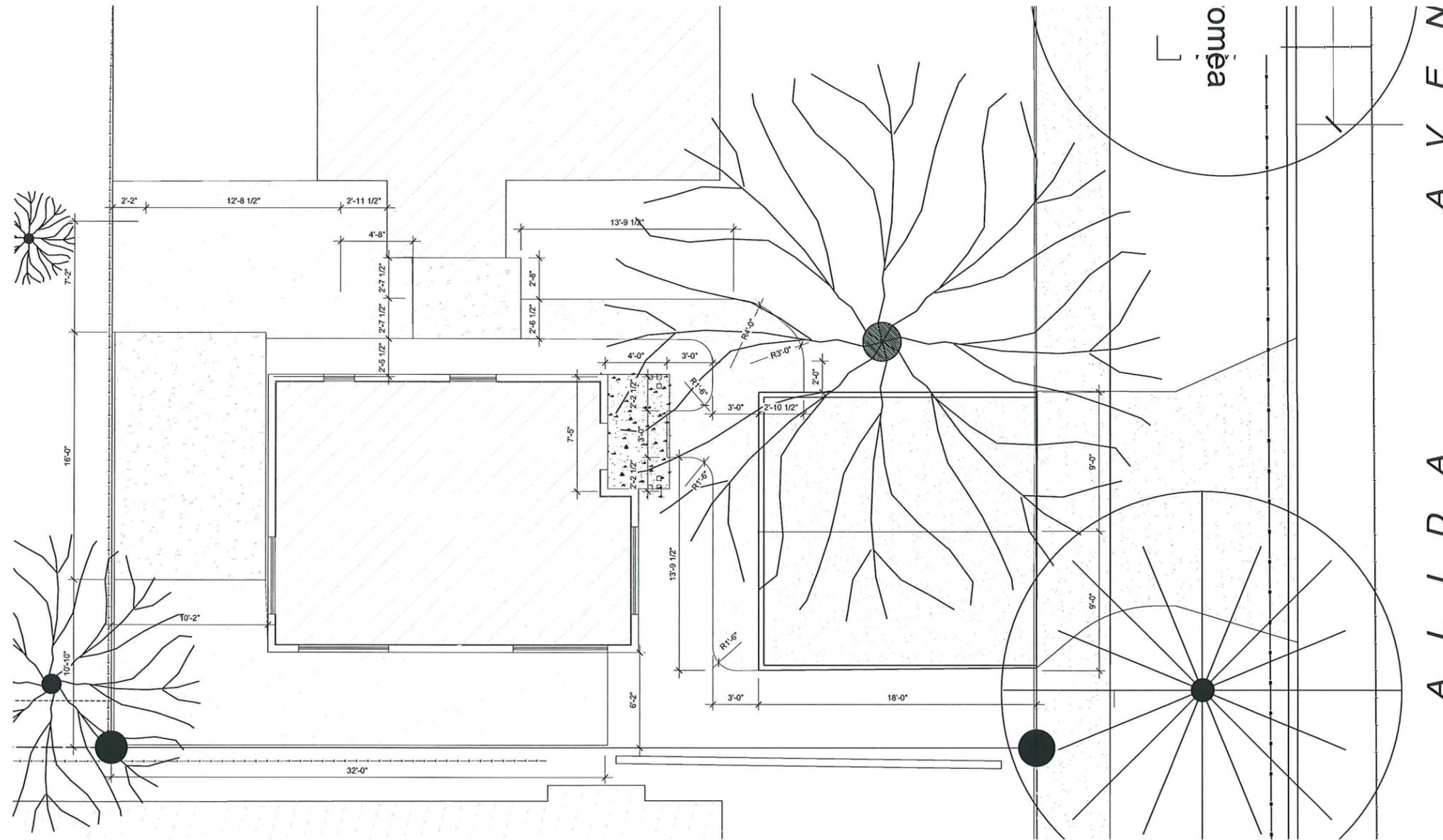
REVISION DATE

**SITE PLAN**

ISSUE DATE:  
 OCTOBER 31, 2016

**COVER**

NOV 07 2016  
 City of Ashland



RECEIVED  
NOV 07 2016  
City of Ashland



**KenCairn**  
Landscape Architecture

www.KenCairnLandscape.com  
545 A ST, STE 3, ASHLAND, OR 97520  
541.488.3194



Drawn By:  
SGB

SCALE: 1"=8'-0"

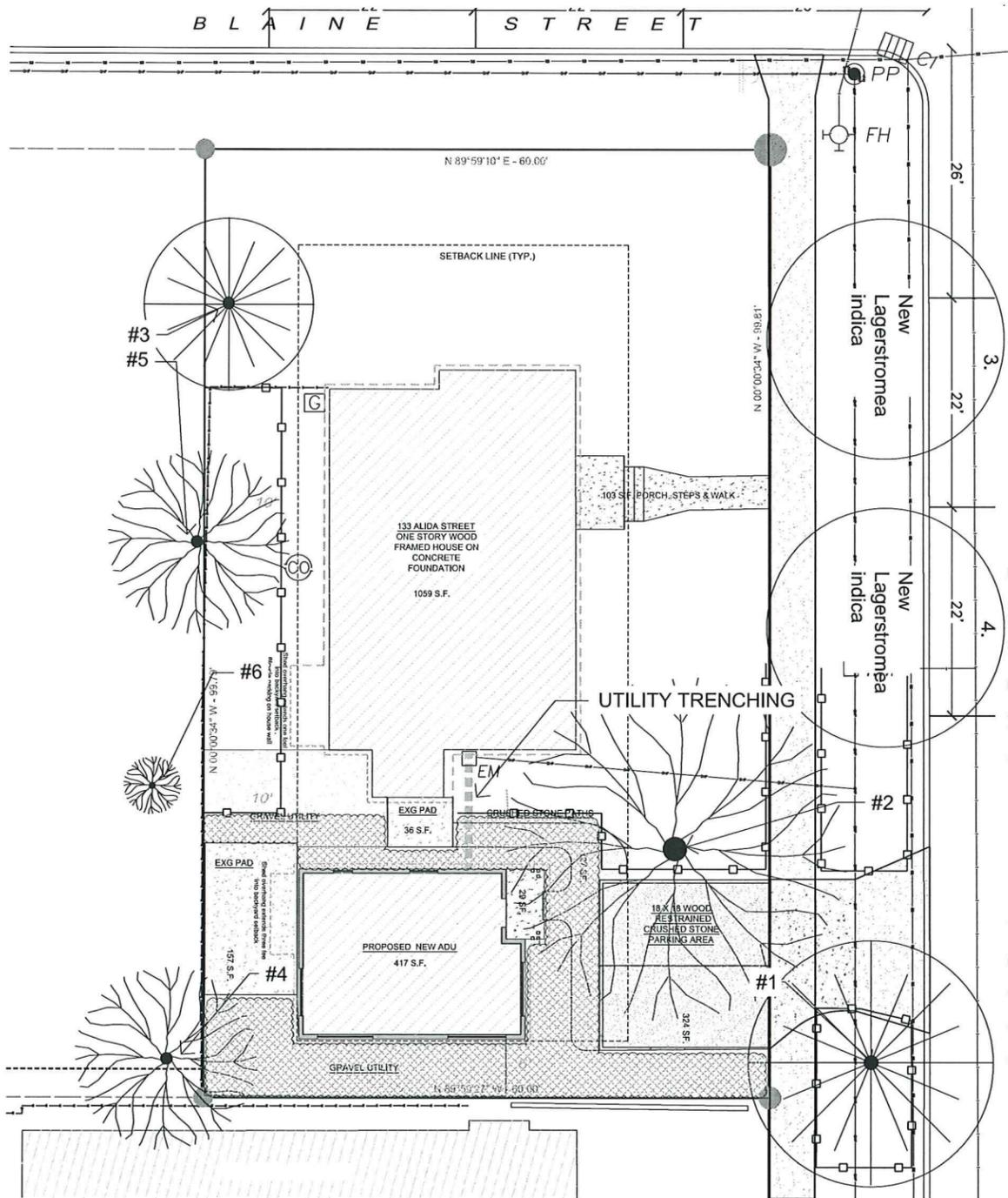
**MALLORY ARU**  
133 ALIDA STREET  
ASHLAND, OR, 97520

REVISION DATE

**SITE  
LAYOUT  
PLAN**

ISSUE DATE:  
OCTOBER 31, 2016

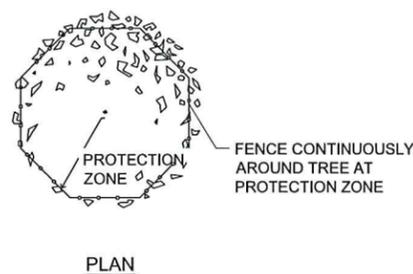
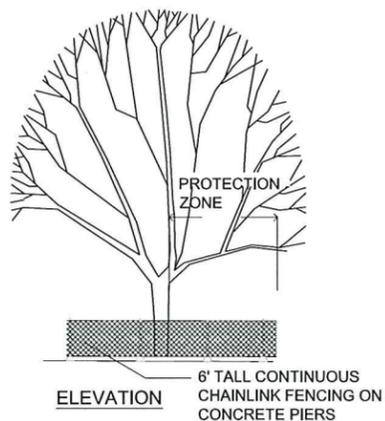
**L 1.0**



**SPECIFICATIONS FOR TREE PRESERVATION DURING CONSTRUCTION:**

- Before beginning work, the contractor is required to meet with the landscape architect or project arborist at the site to review all work procedures, access routes, storage areas, and tree protection measures.
- Fences must be erected to protect trees to be preserved as shown in diagram. Fencing shall be 6' tall temporary chain link panels installed with metal connections to all panels area integrated, these fences shall be installed so that it does not allow passage of pedestrians and/ or vehicles through it. Fences define a specific protection zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the landscape architect or project arborist.
- Chips are being laid down to prevent compaction of the soil while allowing construction activities to occur within the root zone of the trees. Chips must be redistributed if they become uneven to provide a consistent buffer to the soil.
- Construction trailers and traffic and storage areas must remain outside fenced areas at all times.
- All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree roots.
- No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
- Additional tree pruning required for the clearance during construction must be performed by a qualified arborist or landscape architect and not by construction personnel.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
- If injury should occur to any tree during construction, the tree consultant should evaluate it as soon as possible so that appropriate treatments can be applied. All damage caused by construction to existing trees shall be compensated for, before the project will be considered complete.
- The consulting arborist must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots.
- All trees shall be irrigated on a schedule to be determined by the landscape architect. Irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.
- Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/ or erosion within the tree protection zone.
- Before grading, pad preparation, or excavation for the foundations, footings, walls, or trenching: where tree protection zones overlap with any of this work, root prune at overlap edge by cutting all roots cleanly at a 90 degree angle to a depth of 24 inches. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly at a 90 degree angle to the root with a saw. Place damp soil around all cut roots to a depth equaling the existing finish grade within 4 hours of cuts being made.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6 inch depth.
- Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No burn piles or debris piles shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around fenced area. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.
- Do not raise the soil level within the drip lines to achieve positive drainage, except to match grades with sidewalks and curbs, and in those areas, feather the added topsoil back to existing grade at approximately 3:1 slope.
- Exceptions to the tree protection specifications may only be granted in extraordinary circumstances with written approval from the landscape architect.

#	SPECIES	D.B.H.	HEIGHT	CROWN RADIUS	TREE PROT. ZONE	CONDITION	NOTES
1.	<i>Juniperus californica</i>	17"	35'	15'	13'	GOOD	See narrative
2.	<i>Liriodendron tulipifera</i>	30"	80'	19'	30'	GOOD	See narrative
3.	<i>Calocedrus decurrens</i>	17"	52'	18'	17'	FAIR	See narrative
4.	<i>Acer macrophyllum</i>	14"	48'	16'	14'	GOOD	See narrative
5.	<i>Acer macrophyllum</i>	14"	46'	18'	14'	GOOD	See narrative
6.	<i>Cornus nuttallii</i>	5"	20'	5'	10'	FAIR	See narrative



**TREE PROTECTION DETAILS**

**SPECIFIC TREE NOTES**

- TREE #1**  
*Juniperus californica*  
Tolerance to construction for this tree species is not documented, similar species of juniper are listed as poor candidates for construction tolerance. The primary cause of stress is change of grade within the root zone. The construction on this site is not within the root zone of this tree.
- TREE #2**  
*Liriodendron tulipifera*  
Tolerance to construction for this species is poor to medium. The tree has light shedding of bark below lawn/crown level due to watering issues. The inner root bark is intact, the tree has approximately 5% die back equally through the canopy.
- TREE #3**  
*Calocedrus decurrens*  
Tolerance to construction for this species is moderate. This tree was recently topped, the lower portion of the tree is in good shape and there is a remedial watering plan in place to improve the response to topping and overall health.
- TREE #4**  
*Acer macrophyllum*  
Tolerance to construction for this species is poor to medium. The tree is in good shape, since this tree is off site we are using fencing and wood chips on site to protect the root zone from compaction and damage.
- TREE #5**  
*Acer macrophyllum*  
Tolerance to construction for this species is poor to medium. The tree is in good shape, since this tree is off site we are using fencing and wood chips on site to protect the root zone from compaction and damage.
- TREE #6**  
*Cornus nuttallii*  
Tolerance of this tree to construction is good. The tree multi trunked and is in good shape.



Drawn By:  
KK

SCALE: 1"=16'-0"

**MALLORY ARU**  
133 ALIDA STREET  
ASHLAND, OR, 97520

REVISION DATE

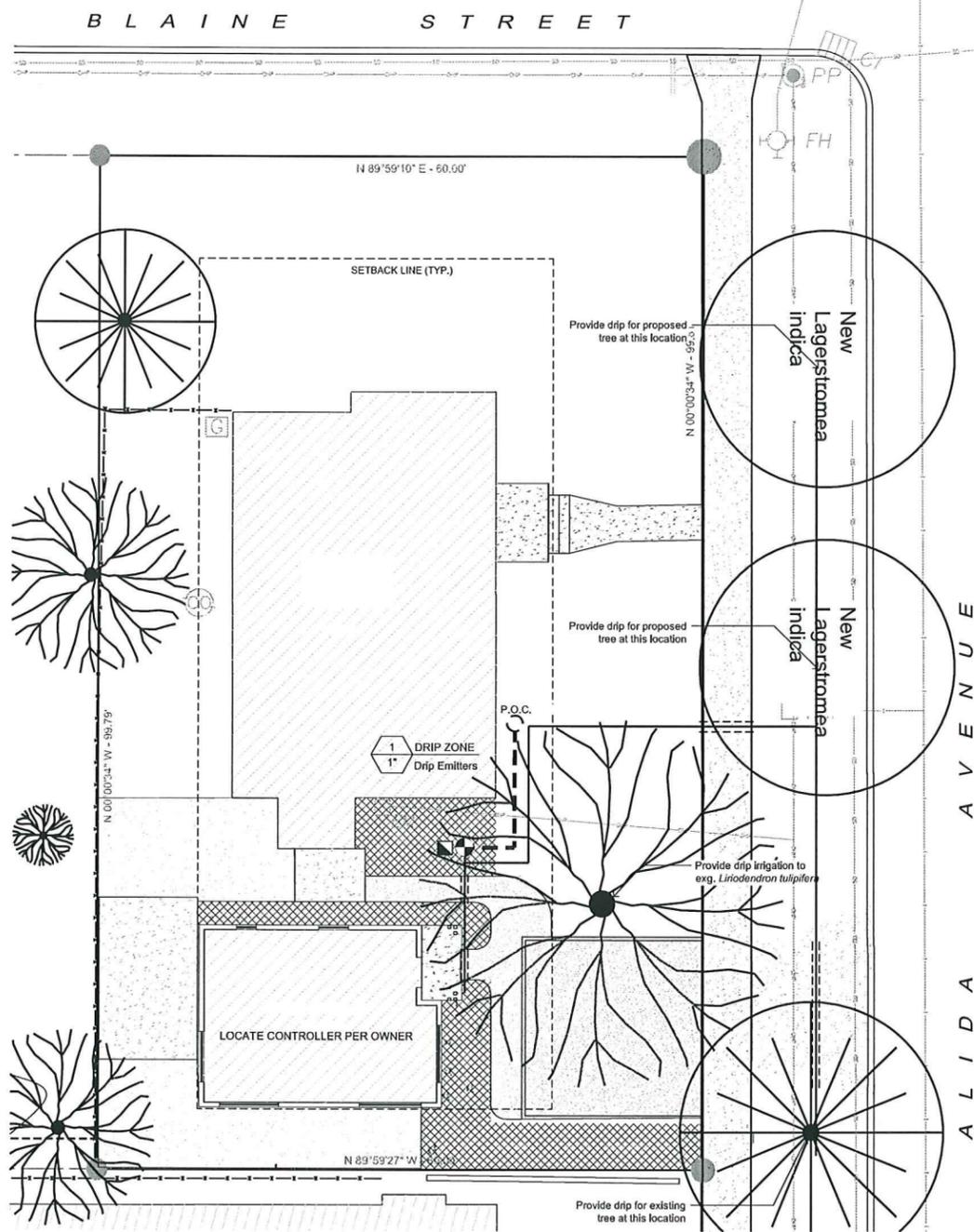
**TREE REMOVAL PROTECTION PLAN**

ISSUE DATE:  
OCTOBER 31, 2016

**L 2.0**

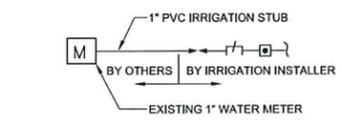


NOV 07 2016



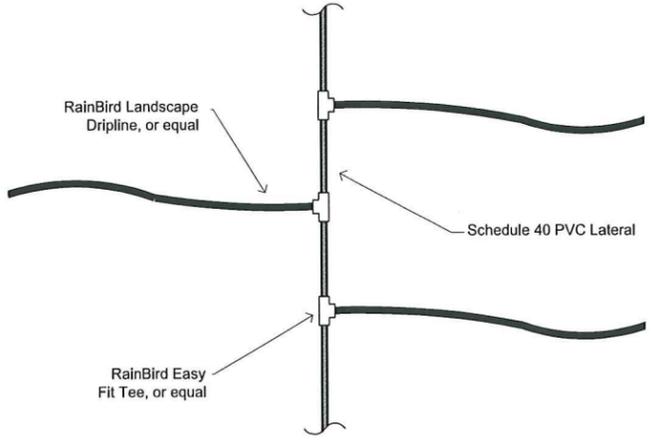
IRRIGATION LEGEND	
SYM.	ITEM
	HUNTER PCZ-101 (DRIP)
	MAIN LINE: SCH. 40 PVC (1")
	LATERAL LINES SHALL BE SCHEDULE 40 PVC. (3/4")
	SLEEVES - SCH. 40, MIN. SIZE SHALL BE 2x DIA. OF PASSING PIPE.
	ISOLATION GATE VALVE - LINE SIZE
	QUICK COUPLING VALVE: HUNTER 44RC
	CONTROLLER: HUNTER X-CORE WITH SOLAR SYNC - LOCATE PER OWNER
	ZONE I.D.
	G.P.M. APPLICATION
	VALVE SIZE
	POINT OF CONNECTION - SEE DETAIL 1 THIS SHEET
	POINT SOURCE DRIP IRRIGATION REQUIRED. USE RAINBIRD XERI-BUG DRIP EMITTERS.

- IRRIGATION NOTES**
- MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND OTHER PROJECT DOCUMENTS.
  - RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
  - ALL WORK SHALL BE INSTALLED BY COMPETENT WORKMEN EXPERIENCED IN TRADE IN A NEAT AND ORDERLY MANNER ACCEPTABLE TO THE OWNER'S REPRESENTATIVE. OWNER MAY INSTALL SYSTEM THEMSELVES.
  - CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
  - VERIFY THAT FIELD CONDITIONS ARE AS INDICATED ON DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE OBSERVED.
  - IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND.
  - VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
  - PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTERS AND AVOID UTILITIES AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL. THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
  - ALL LATERAL PIPE SHALL BE 1" IN SIZE UNLESS OTHERWISE INDICATED ON THE PLAN.
  - COORDINATE ALL IRRIGATION EQUIPMENT LOCATIONS WITH OTHER CONTRACTORS. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS ARE ENCOUNTERED.
  - PIPE DEPTH - LATERAL LINES - 12 INCH MINIMUM; MAINLINE - 18 INCH MINIMUM.
  - BOTTOM OF TRENCHES AND BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP OBJECTS. SHAKE PIPE FROM SIDE TO SIDE AT TRENCH BOTTOM TO ALLOW EXPANSION.
  - DO NOT INSTALL EMITTERS UNTIL LINES HAVE BEEN THOROUGHLY FLUSHED AND PRESSURE TESTED.
  - SHUT OFF VALVES ARE REQUIRED AT EACH POINT OF CONNECTION, VALVE BOX, AND AT EVERY LOCATION WHERE THE MAINLINE PASSES UNDER 20 FEET OF PAVEMENT.
  - COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
  - UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.
  - SLEEVING:**
  - LANDSCAPE CONTRACTOR SHALL VERIFY SLEEVING LOCATIONS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE.
  - COORDINATE THE INSTALLATION OF ELECTRICAL SERVICE AND CONDUIT TO THE LOCATION OF THE PROPOSED IRRIGATION CONTROLLER.

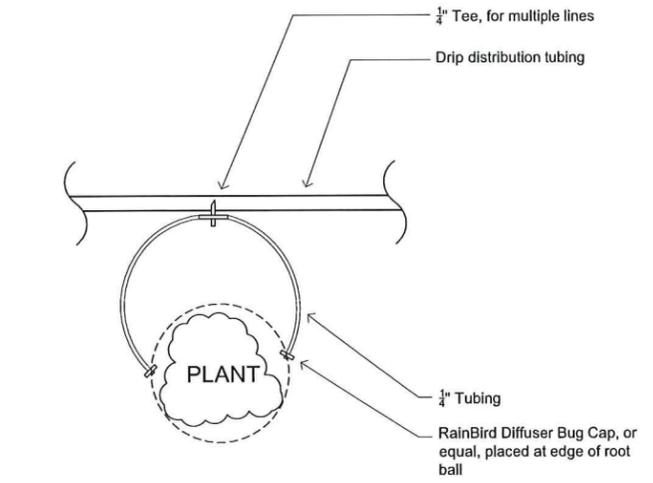


POINT OF CONNECTION TO METER	
	1" PRESSURE REGULATOR VALVE
	3/4" DOUBLE CHECK VALVE ZURN 350XL
	1" ISOLATION VALVE
	1" IRRIGATION P.O.C. STUB INTO LANDSCAPING BY OTHERS

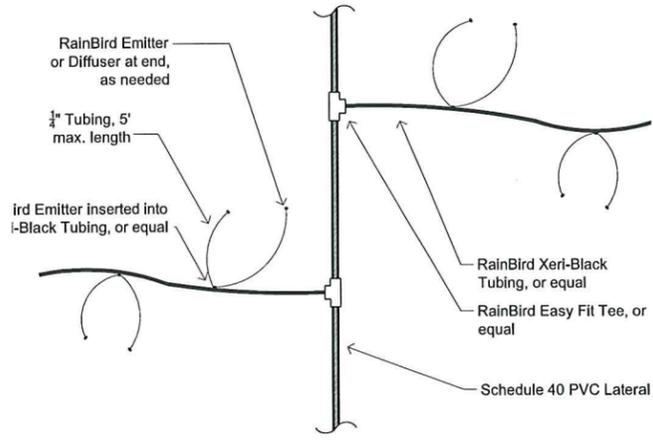
**1 IRRIGATION POINT OF CONNECTION**  
Scale: N.T.S.



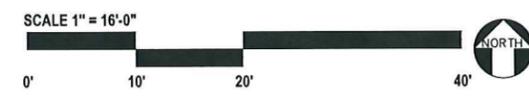
NOTE: Run dripline parallel to contours  
**2 PLAN DIAGRAM - LANDSCAPE DRIP LINE LAYOUT**  
Scale: N.T.S.



NOTE: Ends of 1/4" tubing must be moved away from plant center as plant's root zone increases.  
**3 PLAN DIAGRAM - EMITTERS/DISTRIBUTION TUBING DETAIL**  
Scale: N.T.S.



NOTE: Minimum 2 emitters per plant. Verify water needs of individual plant  
**4 PLAN DIAGRAM - DRIPLINE W/ EMITTERS DETAIL**  
Scale: N.T.S.



**KenCairn**  
Landscape Architecture

545 A ST. STE 3, ASHLAND, OR 97520  
541.488.3194

REGISTERED  
STATE OF OREGON  
REG. # 493

Kerry KenCairn  
11/12/99  
LANDSCAPE ARCHITECT

Drawn By:  
SGB

SCALE 1" = 16'-0"

**MALLORY ARU**  
133 ALIDA STREET  
ASHLAND, OR, 97520

REVISION DATE

**IRRIGATION PLAN**

ISSUE DATE:  
OCTOBER 31, 2016

**L 3.0**

NOV 07 2016  
City of Ashland



Drawn By:  
SGB

SCALE 1" = 16'-0"

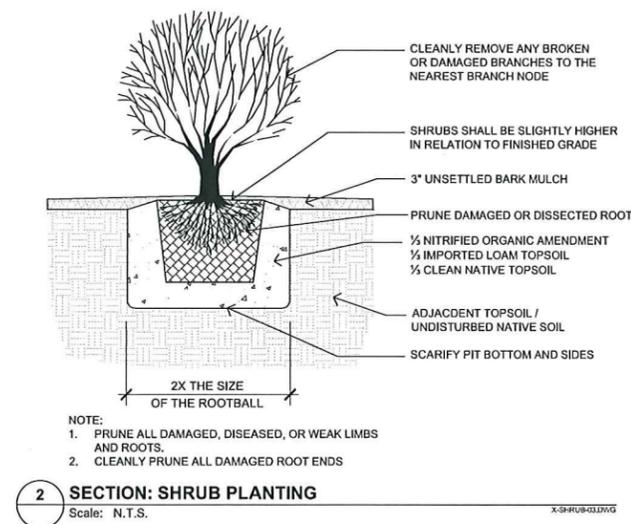
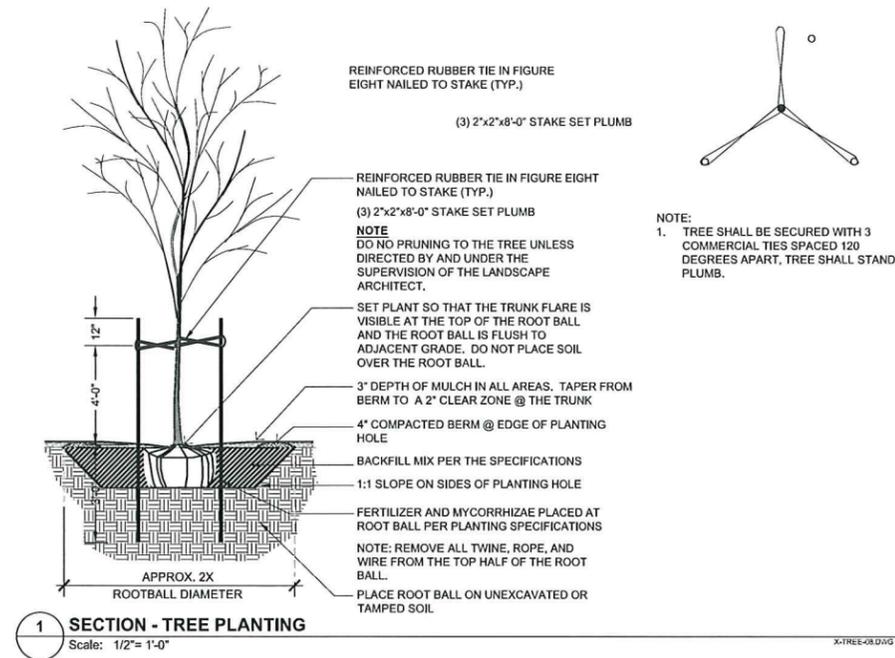
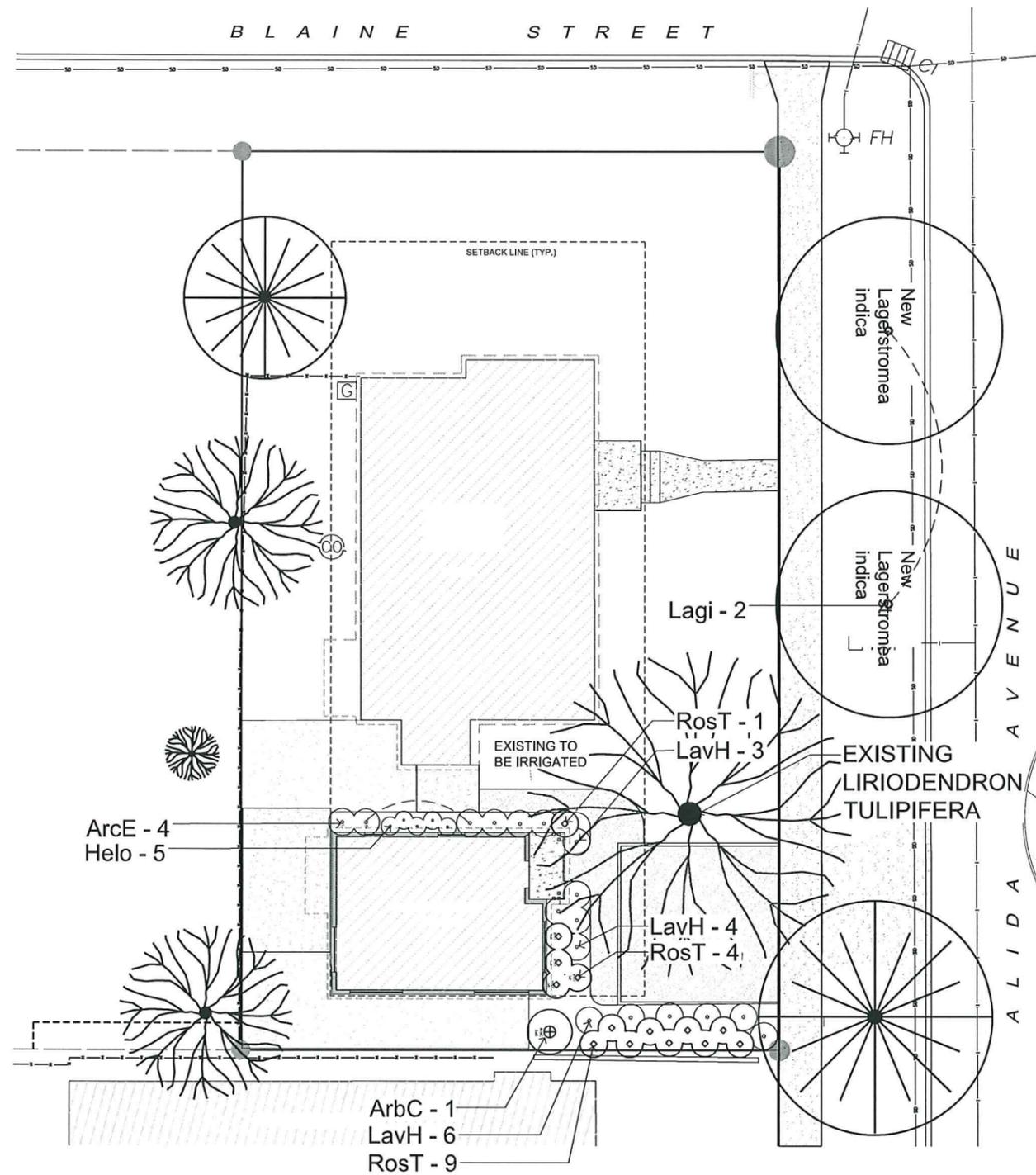
MALLORY ARU  
133 ALIDA STREET  
ASHLAND, OR, 97520

REVISION DATE

PLANTING  
PLAN

ISSUE DATE:  
OCTOBER 31, 2016

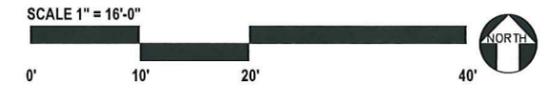
L 4.0



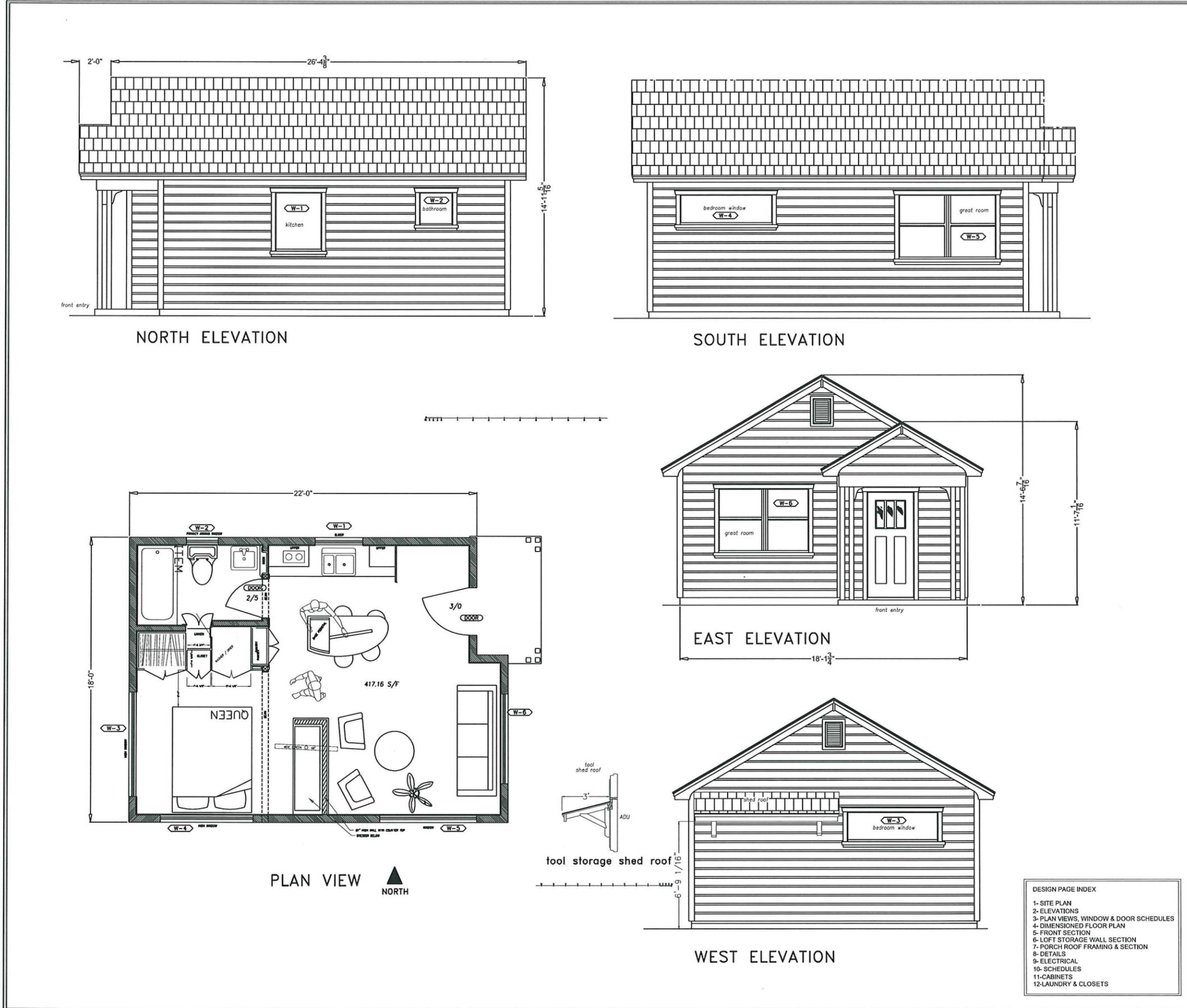
PLANT LEGEND

TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
Lagi	Lagerstroemia indica 'Dynamite'	DYNAMITE CREPE MYRTLE - RED	1 3/4" cal.
SHRUBS			
ArbC	Arbutus unedo 'Compacta'	DWARF STRAWBERRY TREE	5 gal.
ArcE	Arctostaphylos 'Emerald Carpet'	EMERALD CARPET MANZANITA	1 gal.
Helo	Helleborus orientalis	LENTEN ROSE	1 gal.
LavH	Lavandula angustifolia 'Hidcote Blue'	HIDCOTE BLUE ENGLISH LAVENDER	1 gal.
RosT	Rosmarinus 'Tuscan Blue'	TUSCAN BLUE ROSEMARY	1 gal.

NOV 07 2016  
City of Ashland



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29



MALLORY

PROJECT 222

**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3323  
ASHLAND, OR  
97520  
lucid@97520.net

DESIGNS FOR : Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION : 133 Alida Street  
ASHLAND OREGON 97520



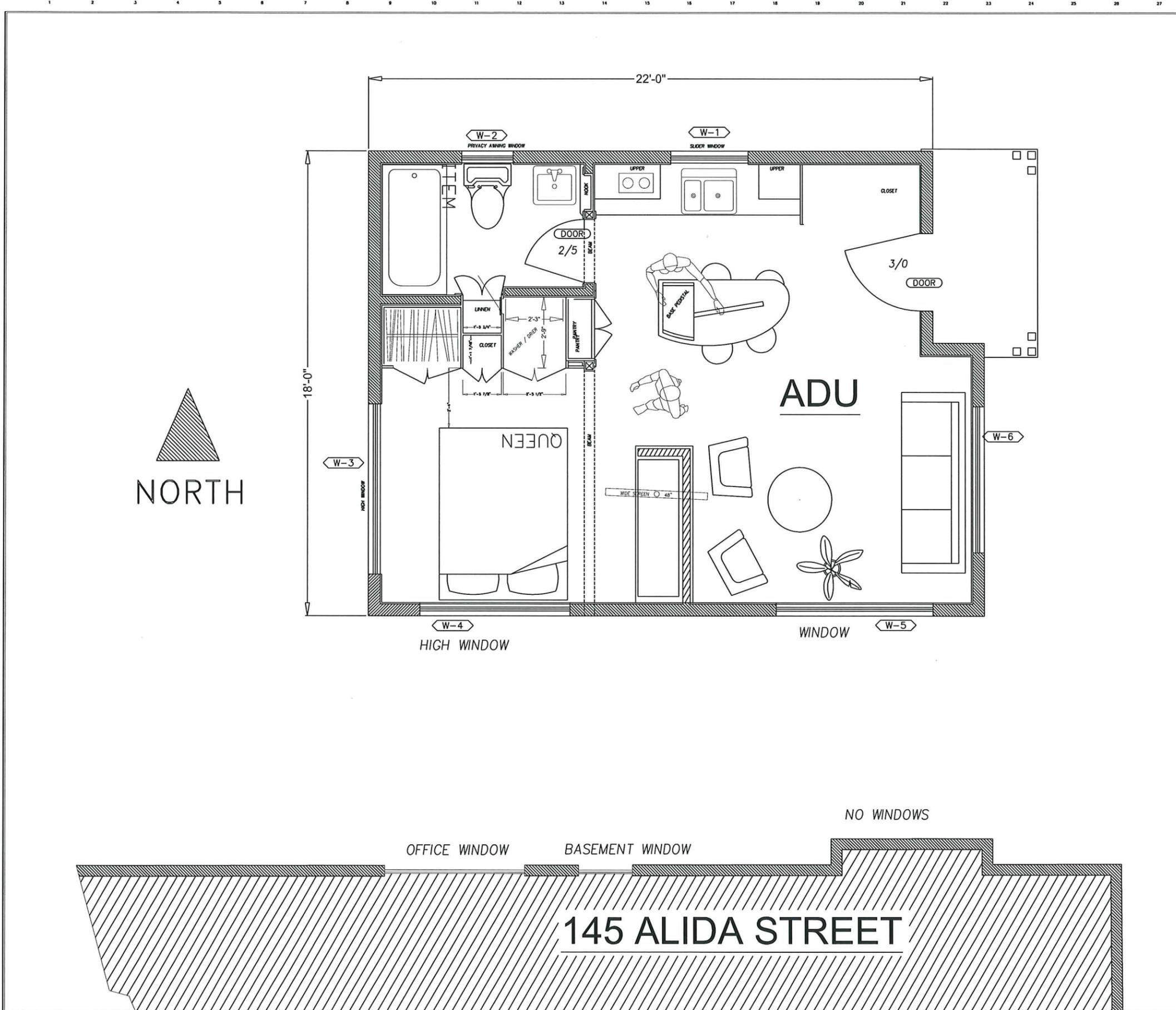
RECEIVED  
NOV 07 2016  
City of Ashland

SCALE: 1/4" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16

PAGE 2

DESIGN PAGE INDEX

- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN VIEWS, WINDOW & DOOR SCHEDULES
- 4- DIMENSIONED FLOOR PLAN
- 5- FRONT SECTION
- 6- LOFT STORAGE WALL SECTION
- 7- PORCH ROOF FRAMING & SECTION
- 8- DETAILS
- 9- ELECTRICAL
- 10- SCHEDULES
- 11- CABINETS
- 12- LAUNDRY & CLOSETS



MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3333  
ASHLAND, OR  
97520  
lucid@97520.net

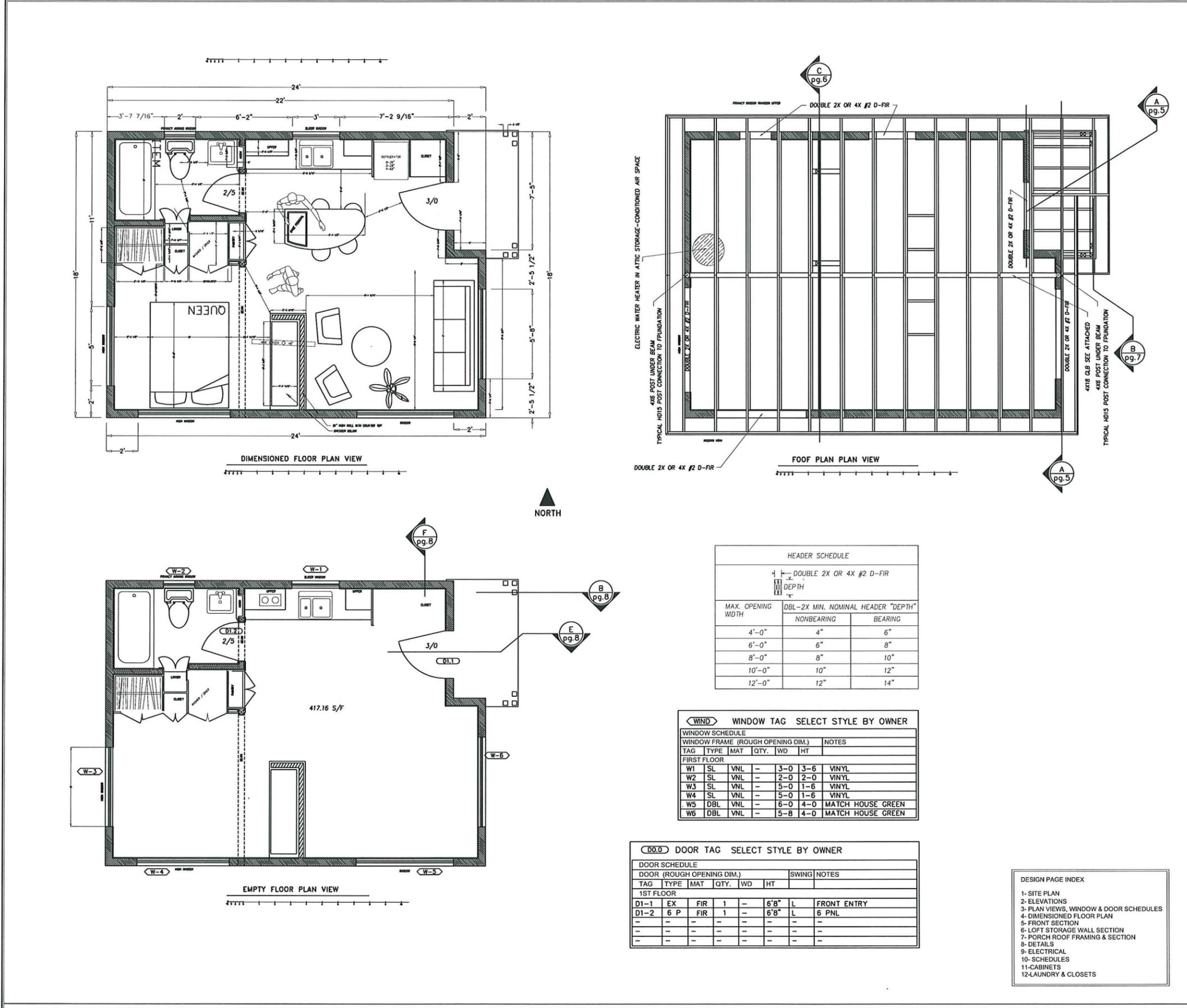
DESIGNS FOR : Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

THE DOCUMENT AND IDEAS AND  
DESIGNS INCORPORATED HEREIN ARE  
THE PROPERTY OF FLS DESIGN, AND IS  
NOT TO BE USED, IN WHOLE OR PART,  
FOR ANY OTHER PROJECT WITHOUT  
THE WRITTEN AUTHORIZATION OF FLS  
LUCID DESIGN LLC.

NOV 07 2016  
City of Ashland

SCALE: 1" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

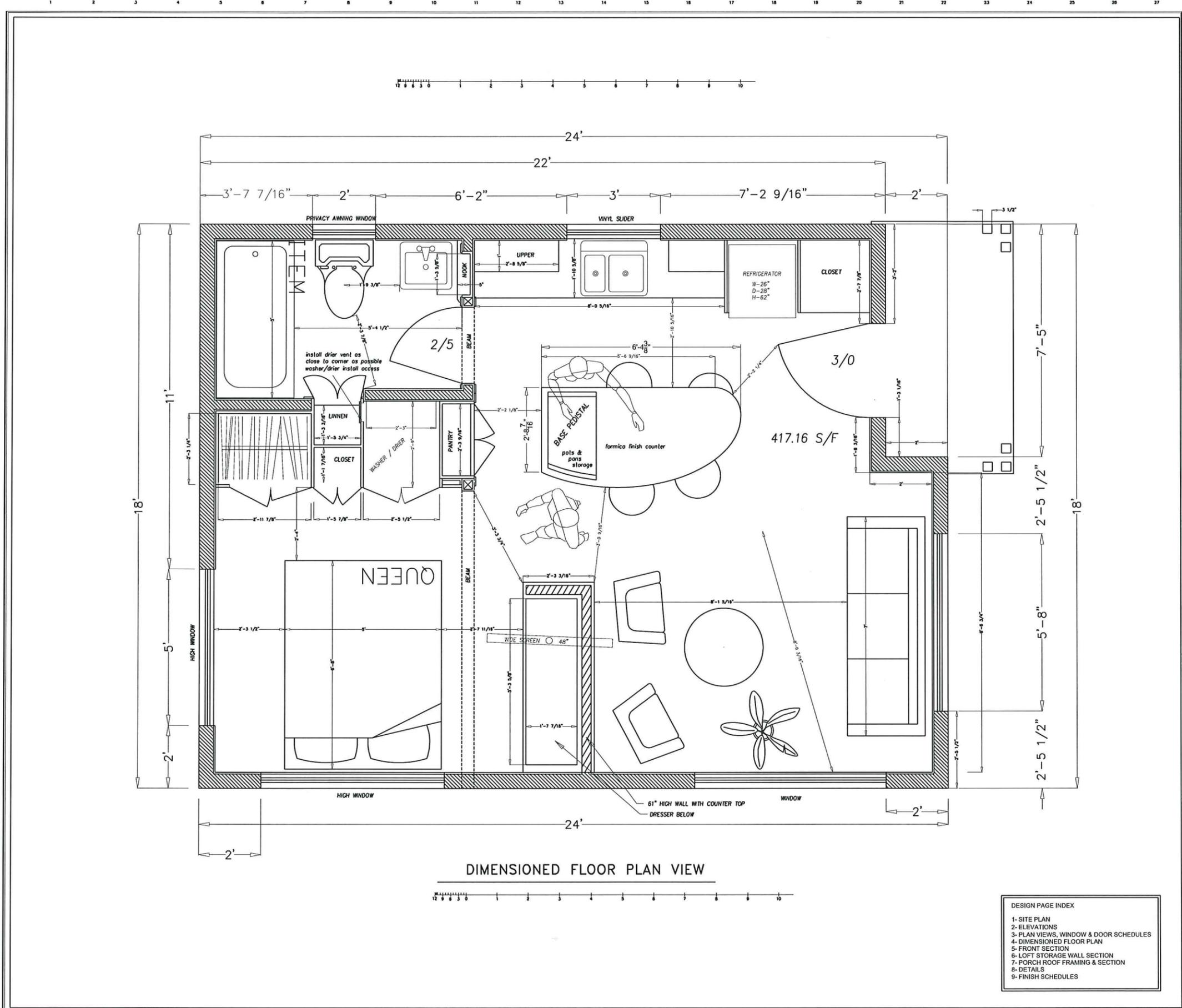


MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3333  
ASHLAND, OR  
97520  
lucid@97520.net

DESIGNS FOR: Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520



NOV 07 2016  
City of Ashland  
SCALE: 1/4" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16



DIMENSIONED FLOOR PLAN VIEW

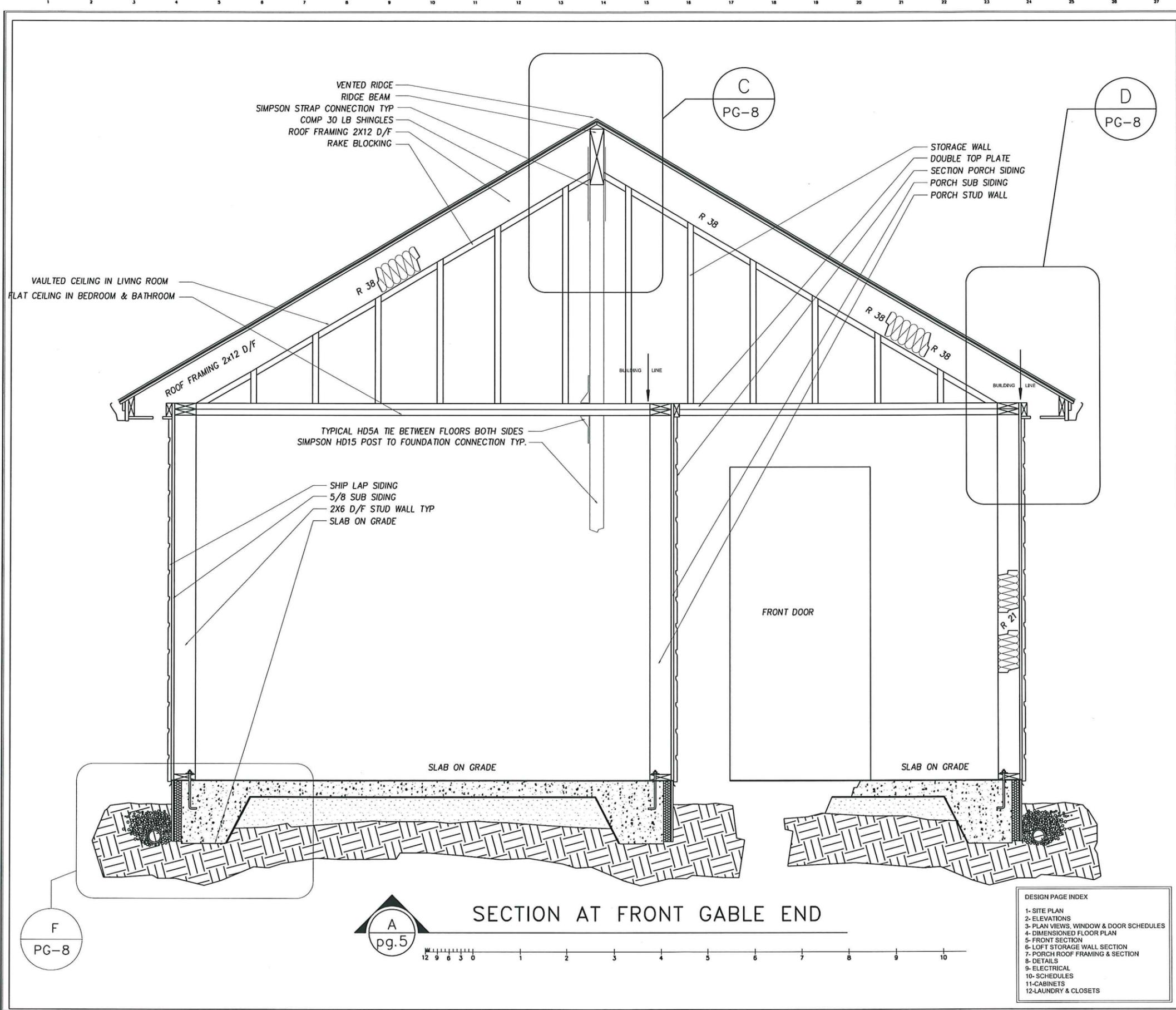
DESIGN PAGE INDEX	
1-	SITE PLAN
2-	ELEVATIONS
3-	PLAN VIEWS, WINDOW & DOOR SCHEDULES
4-	DIMENSIONED FLOOR PLAN
5-	FRONT SECTION
6-	LOFT STORAGE WALL SECTION
7-	PORCH ROOF FRAMING & SECTION
8-	DETAILS
9-	FINISH SCHEDULES

MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3323  
ASHLAND, OR  
97520  
lucid@97520.net

DESIGNS FOR: Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520



NOV 07 2016  
City of Ashland  
SCALE: 1/2" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16



MALLORY  
 PROJECT 222  
**LUCID**  
 DESIGNS LLC.  
 541-951-3201  
 MICHAEL DAVID URI  
 P.O. BOX 3323  
 ASHLAND, OR  
 97520  
 lucid@97520.net

DESIGNS FOR: Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
 PROJECT LOCATION: 133 Alida Street  
 ASHLAND OREGON 97520

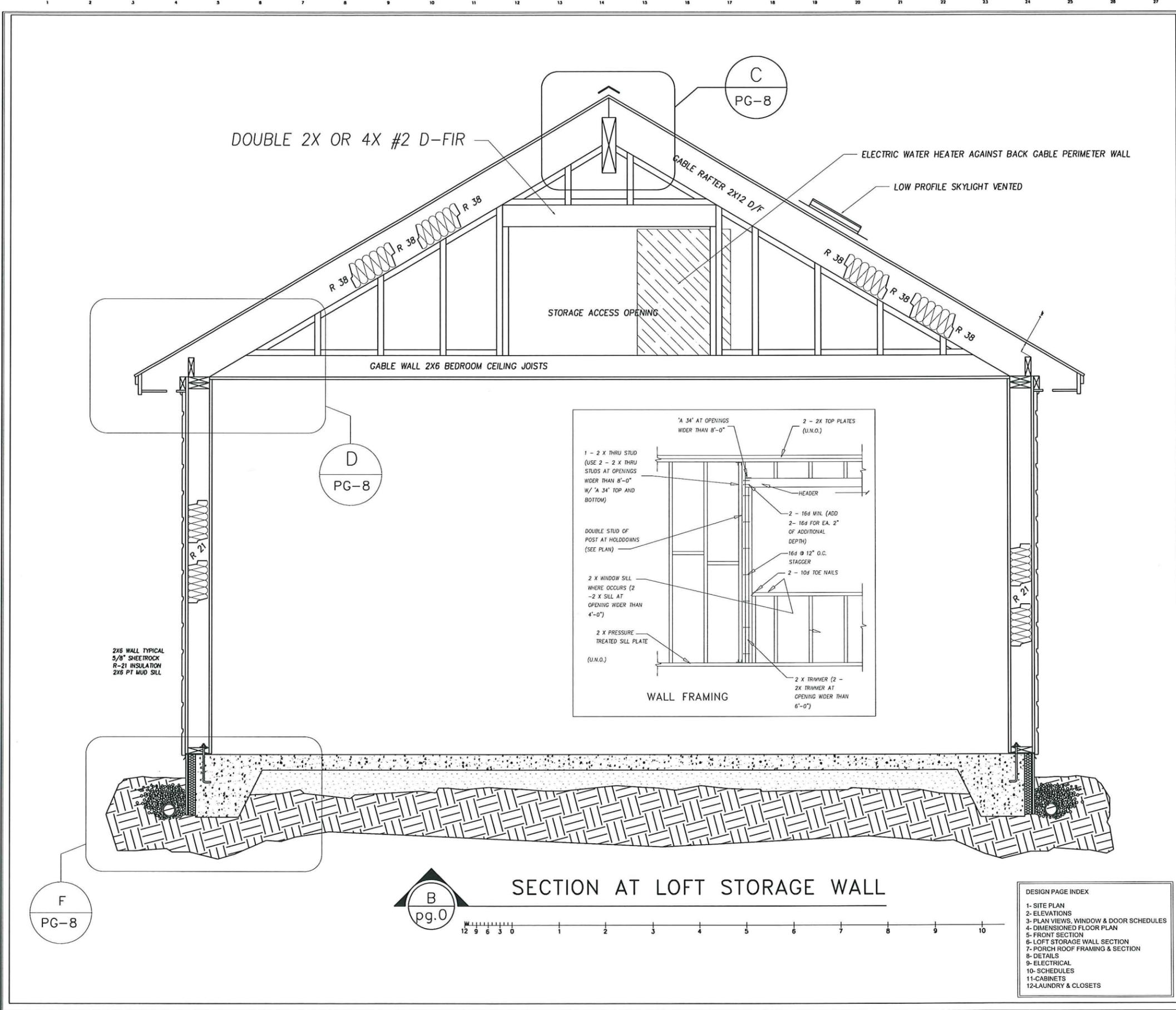


SCALE: 1/4" = 1'  
 DRAWN: URI  
 REVIEWED: URI  
 DATE: 3-17-16

DESIGN PAGE INDEX

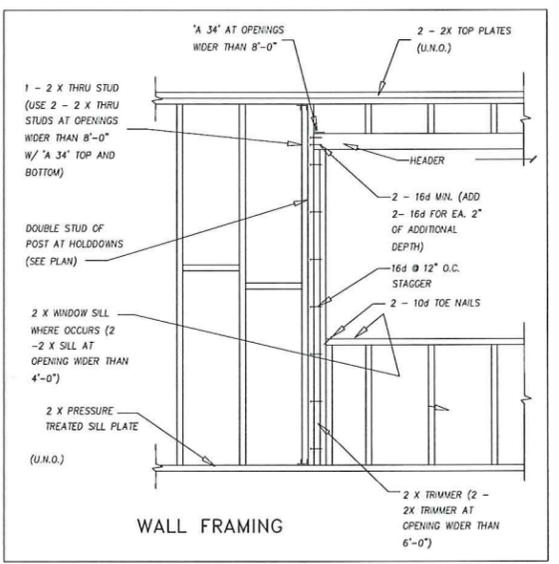
- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN VIEWS, WINDOW & DOOR SCHEDULES
- 4- DIMENSIONED FLOOR PLAN
- 5- FRONT SECTION
- 6- LOFT STORAGE WALL SECTION
- 7- PORCH ROOF FRAMING & SECTION
- 8- DETAILS
- 9- ELECTRICAL
- 10- SCHEDULES
- 11- CABINETS
- 12- LAUNDRY & CLOSETS

NOV 07 2016  
 City of Ashland



MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3323  
ASHLAND, OR  
97520  
lucid@97520.net

DESIGNS FOR: Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520



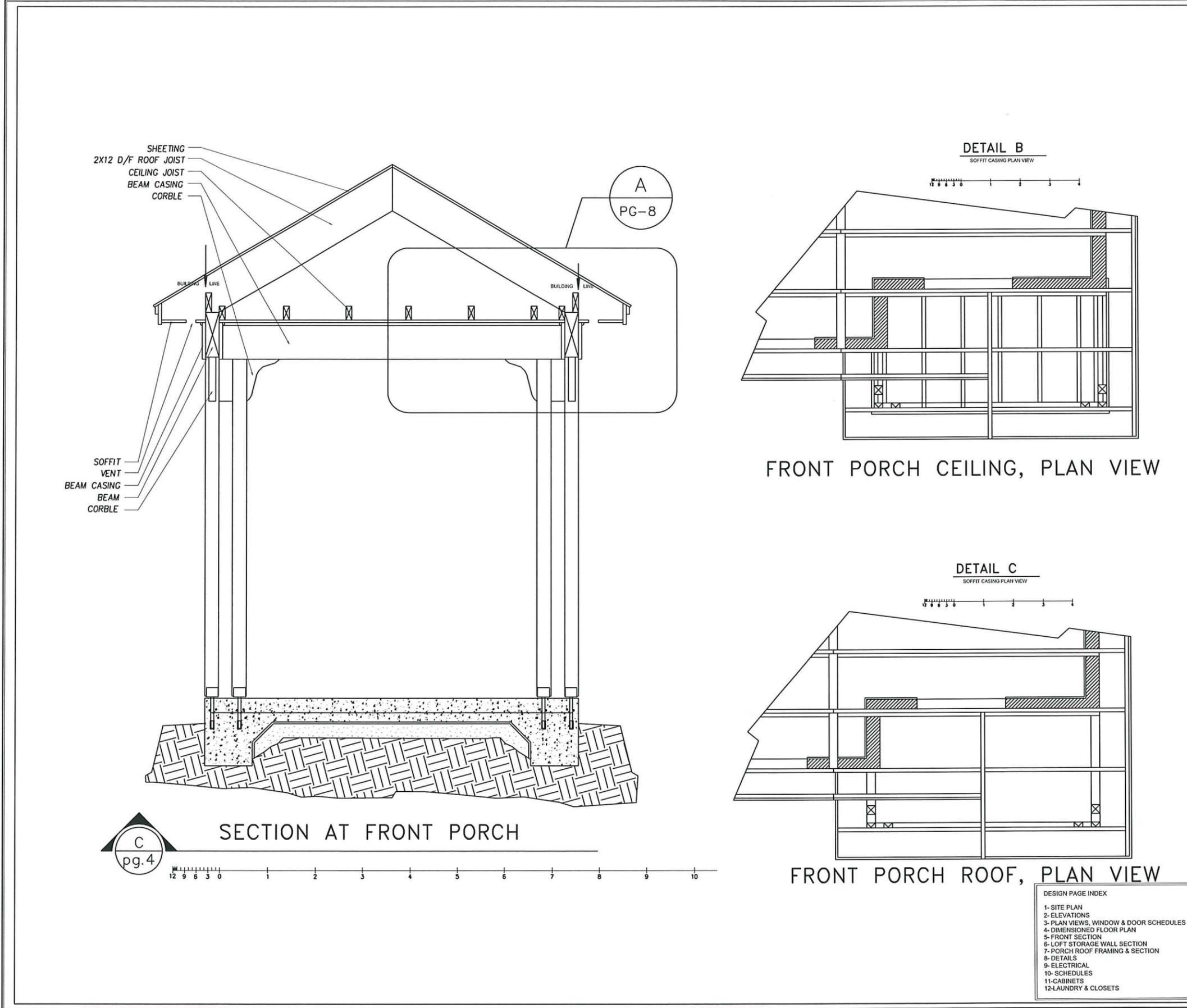
DESIGN PAGE INDEX

- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN VIEWS, WINDOW & DOOR SCHEDULES
- 4- DIMENSIONED FLOOR PLAN
- 5- FRONT SECTION
- 6- LOFT STORAGE WALL SECTION
- 7- PORCH ROOF FRAMING & SECTION
- 8- DETAILS
- 9- ELECTRICAL
- 10- SCHEDULES
- 11- CABINETS
- 12- LAUNDRY & CLOSETS

SCALE: 1/4" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16

167 07 2016  
City of Ashland

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29



MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3323  
ASHLAND, OR  
97520  
lucid@97520.net

DESIGNS FOR : Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

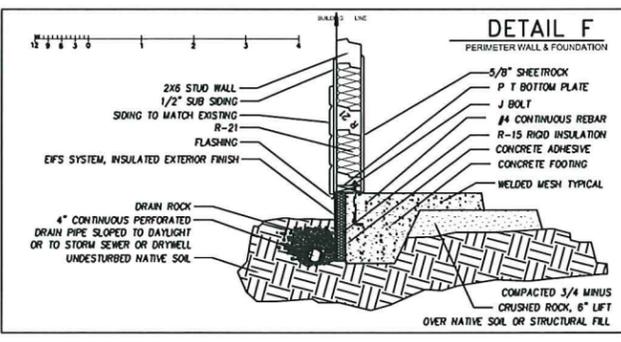
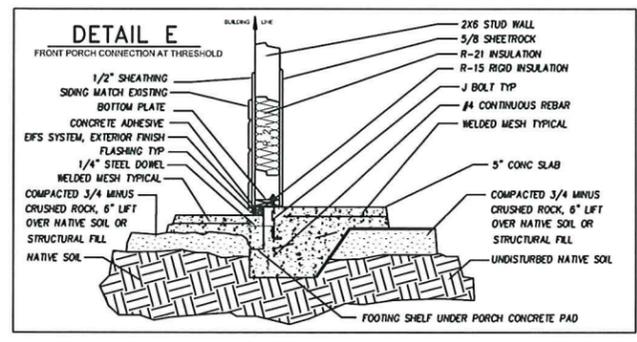
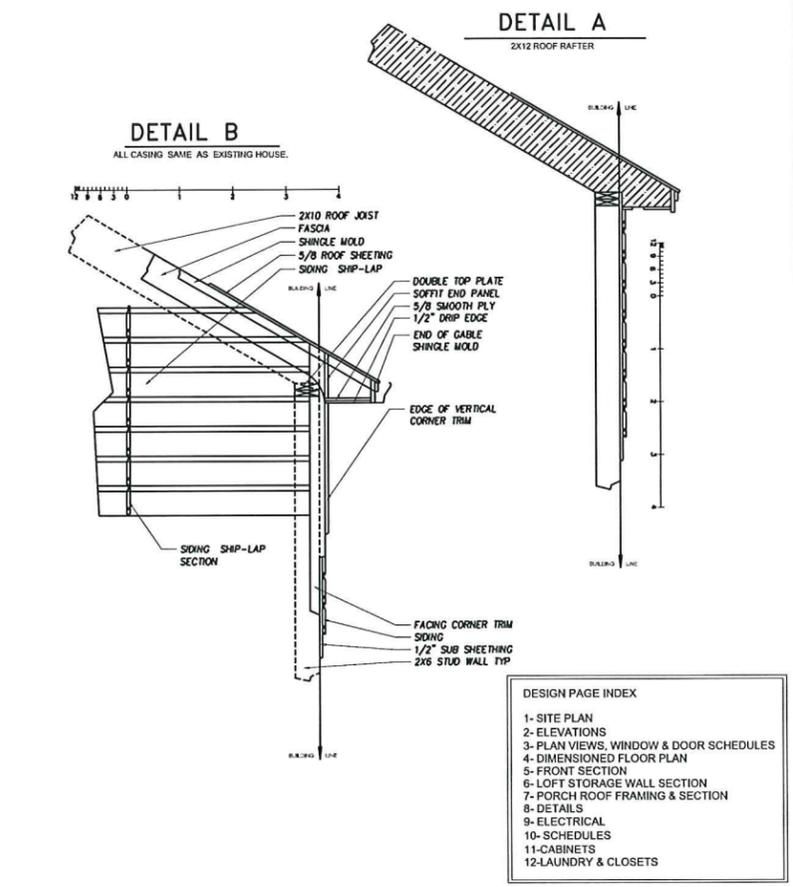
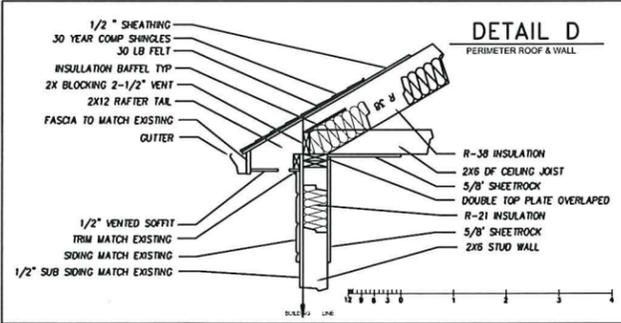
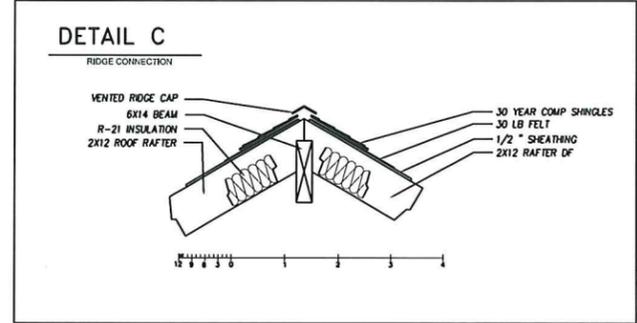
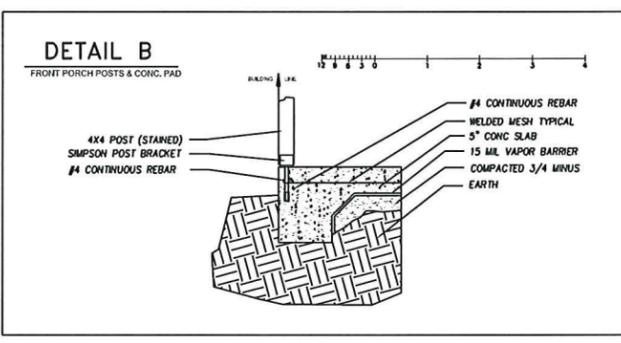
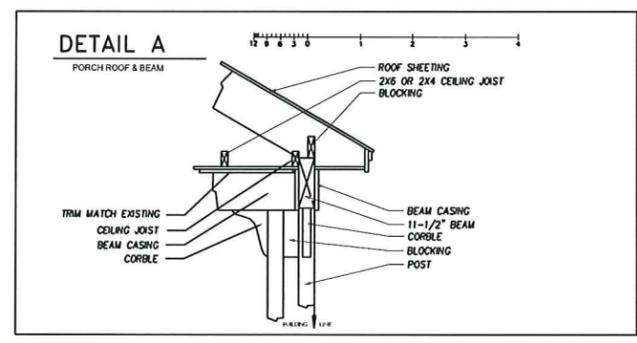
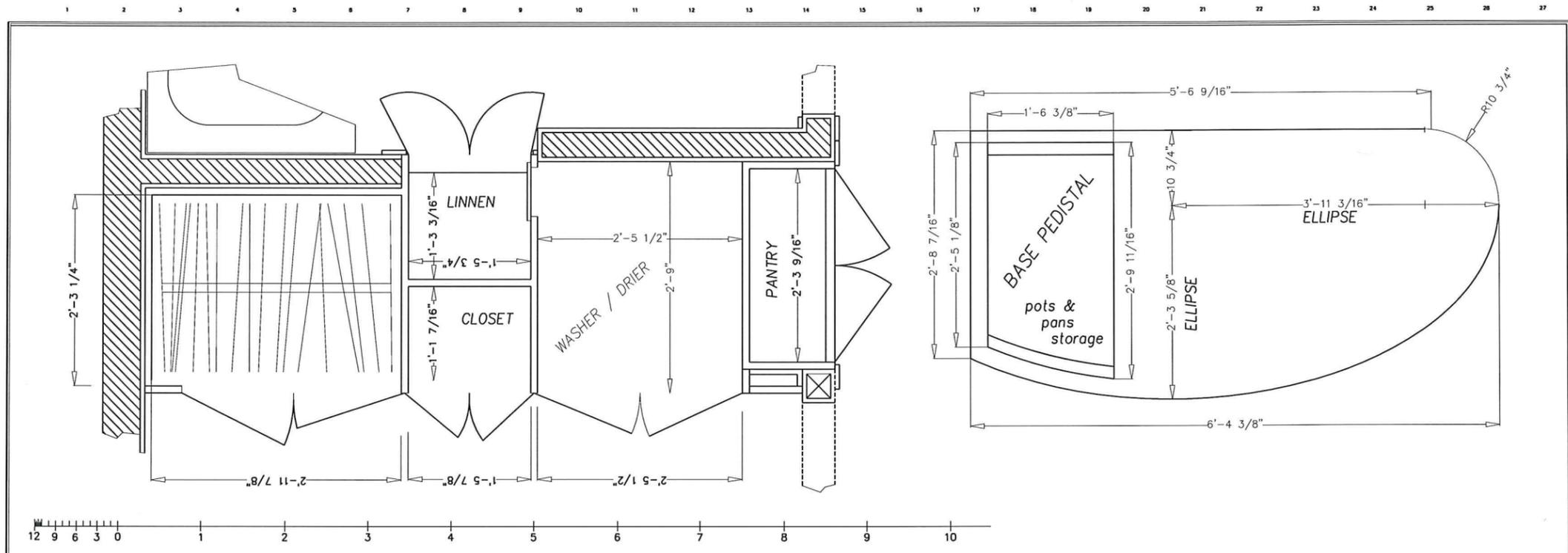
NOV 07 2016

SCALE: 1/4" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16

PAGE 7

DESIGN PAGE INDEX

- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN VIEWS, WINDOW & DOOR SCHEDULES
- 4- DIMENSIONED FLOOR PLAN
- 5- FRONT SECTION
- 6- LOFT STORAGE WALL SECTION
- 7- PORCH ROOF FRAMING & SECTION
- 8- DETAILS
- 9- ELECTRICAL
- 10- SCHEDULES
- 11- CABINETS
- 12- LAUNDRY & CLOSETS



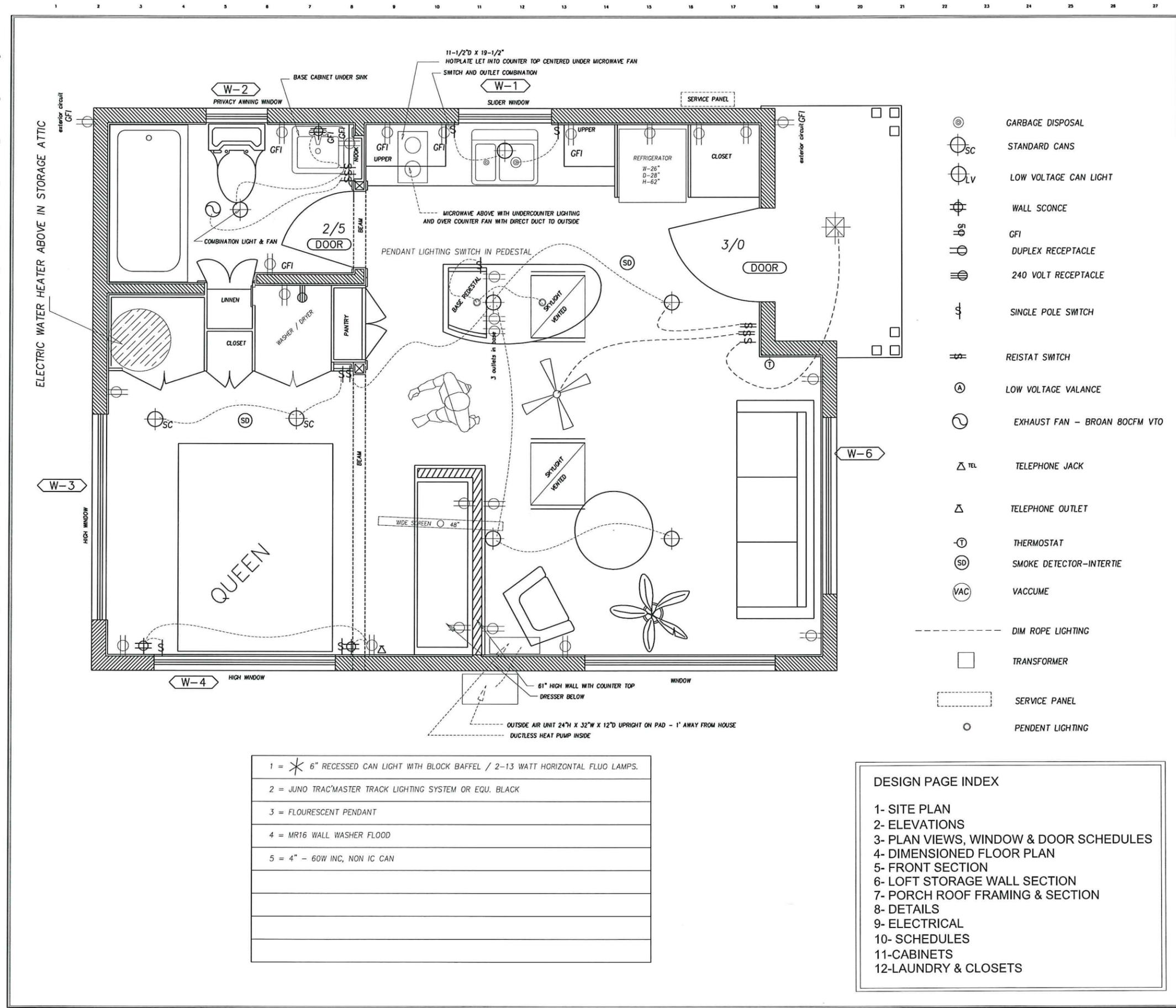
**DESIGN PAGE INDEX**

- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN VIEWS, WINDOW & DOOR SCHEDULES
- 4- DIMENSIONED FLOOR PLAN
- 5- FRONT SECTION
- 6- LOFT STORAGE WALL SECTION
- 7- PORCH ROOF FRAMING & SECTION
- 8- DETAILS
- 9- ELECTRICAL
- 10- SCHEDULES
- 11- CABINETS
- 12- LAUNDRY & CLOSETS

MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3323  
ASHLAND, OR  
97520  
lucid@97520.net

DESIGNS FOR : Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

SCALE: 1/4" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16



MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3323  
ASHLAND, OR  
97520  
lucid@97520.net

DESIGNS FOR : Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

- ⊗ GARBAGE DISPOSAL
- ⊕ SC STANDARD CANS
- ⊕ LV LOW VOLTAGE CAN LIGHT
- ⊕ WS WALL SCONCE
- ⊕ GS GFI
- ⊕ DS DUPLEX RECEPTACLE
- ⊕ TS 240 VOLT RECEPTACLE
- ⊕ SS SINGLE POLE SWITCH
- ⊕ RS REISTAT SWITCH
- ⊕ AL LOW VOLTAGE VALANCE
- ⊕ EF EXHAUST FAN - BROAN 80CFM VTO
- ⊕ TEL TELEPHONE JACK
- ⊕ TO TELEPHONE OUTLET
- ⊕ T THERMOSTAT
- ⊕ SD SMOKE DETECTOR-INTERTIE
- ⊕ VAC VACCUME
- - - DIM ROPE LIGHTING
- TRANSFORMER
- ⊠ SERVICE PANEL
- PENDENT LIGHTING

1	=	6" RECESSED CAN LIGHT WITH BLOCK BAFFEL / 2-13 WATT HORIZONTAL FLUO LAMPS.
2	=	JUNO TRAC MASTER TRACK LIGHTING SYSTEM OR EQU. BLACK
3	=	FLOURESCENT PENDANT
4	=	MR16 WALL WASHER FLOOD
5	=	4" - 60W INC, NON IC CAN

DESIGN PAGE INDEX	
1-	SITE PLAN
2-	ELEVATIONS
3-	PLAN VIEWS, WINDOW & DOOR SCHEDULES
4-	DIMENSIONED FLOOR PLAN
5-	FRONT SECTION
6-	LOFT STORAGE WALL SECTION
7-	PORCH ROOF FRAMING & SECTION
8-	DETAILS
9-	ELECTRICAL
10-	SCHEDULES
11-	CABINETS
12-	LAUNDRY & CLOSETS

SCALE: 1/2" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16

REV 07 2016  
City of Ashland

## 1ST FLOOR FINISH SCHEDULE

ID	ROOM NAME	FLOOR		BASE		N. WALL		E. WALL		S. WALL		W. WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
101	LIVING ROOM	CONCRETE	SATIN	A-MED	1-PAINT	C	3	C	3	C	3	C	3	CEILING-A	3	-
102	KITCHEN	CONCRETE	SATIN	A-MED	1-PAINT	E	3	C	3	C	3	C	3	3	3	-
103	BATHROOM 1ST FLOOR	CONCRETE	SATIN	A-MED	1-PAINT	C	4	C	4	C	4	C	4	C	4	-
104	BEDROOM	CONCRETE	SEAL	A-MED	1-PAINT	C	3	C	3	C	3	C	3	C	3	-
105	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
106	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
108	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

DESIGN PAGE INDEX

- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN VIEWS, WINDOW & DOOR SCHEDULES
- 4- DIMENSIONED FLOOR PLAN
- 5- FRONT SECTION
- 6- LOFT STORAGE WALL SECTION
- 7- PORCH ROOF FRAMING & SECTION
- 8- DETAILS
- 9- ELECTRICAL
- 10- SCHEDULES
- 11- CABINETS
- 12- LAUNDRY & CLOSETS

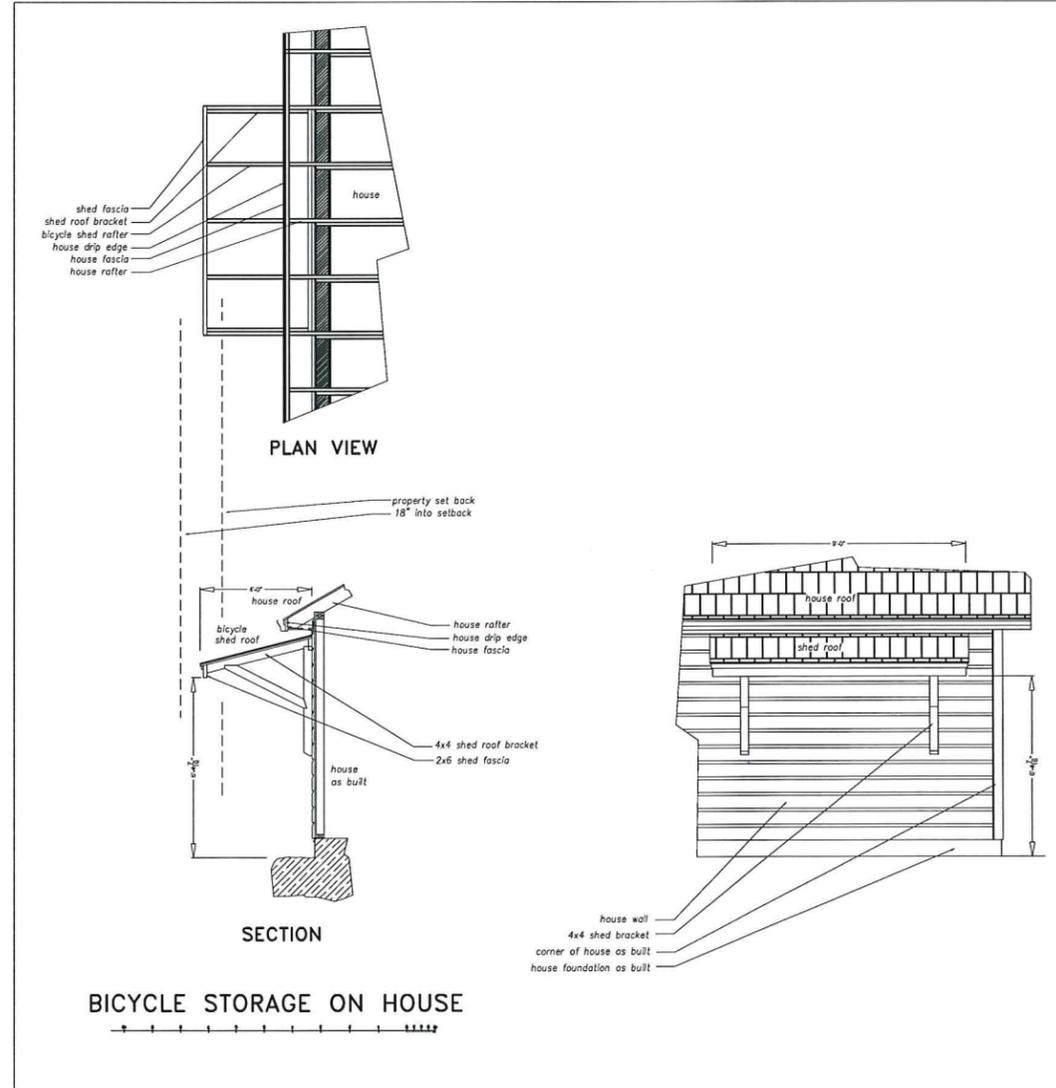
### SCHEDULE KEYS

ID	MATERIAL
A	MED.- BASE 3-1/2 MEDITE.- 1/2"x 5/8"SHOE
B	TALL.- BASE 4-1/2 MEDITE.- 1/2"x 5/8"SHOE
C	5/8" SHEETROCK-TYPICAL-
D	5/8 SHEETROCK FIRE RATED-
E	WALL TILE
F	-
G	-
H	-
(I)	-
J	-
K	-
L	-

### SCHEDULE KEYS

ID	FINISH
1	PAINT GRADE -SATIN-
2	STAIN GRADE-SATIN-
3	FINE TROWEL FINISH
4	PRODUCTION SMOOTH
5	HIGH SMOOTH FINISH
6	WALLPAPER
7	-
8	-
9	-
10	-
11	-
12	-

- 1 = \* 6" RECESSED CAN LIGHT WITH BLOCK BAFFEL / 2-13 WATT HORIZONTAL FLUO LAMPS.
- 2 = JUNO TRAC MASTER TRACK LIGHTING SYSTEM OR EQU. BLACK
- 3 = FLOURESCENT PENDANT
- 4 = MR16 WALL WASHER FLOOD
- 5 = 4" - 60W INC, NON IC CAN



MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3323  
ASHLAND, OR  
97520  
lucid@97520.net

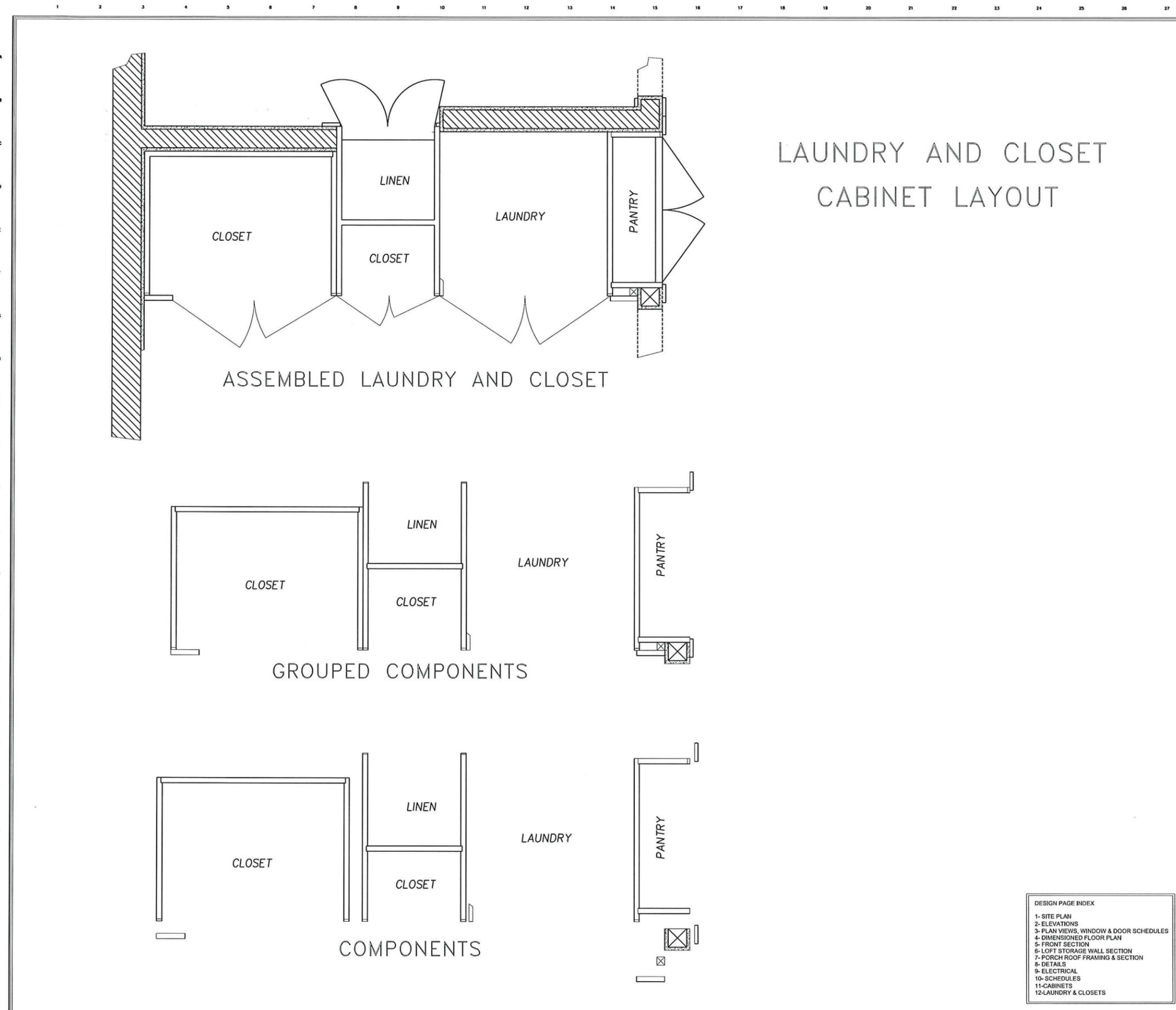
DESIGNS FOR: Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520



NOV 07 2016  
City of Ashland

SCALE: 1/4" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16





# LAUNDRY AND CLOSET CABINET LAYOUT

MALLORY  
PROJECT 222  
**LUCID**  
DESIGNS LLC.  
541-951-3201  
MICHAEL DAVID URI  
P.O. BOX 3323  
ASHLAND, OR  
97520  
lucid@97520.net

DESIGNS FOR: Mike and Karen Mallory  
**Remove garage and construction of new ADU**  
PROJECT LOCATION: 133 Alida Street  
ASHLAND OREGON 97520

DESIGN PAGE INDEX

- 1- SITE PLAN
- 2- ELEVATIONS
- 3- PLAN VIEWS, WINDOW & DOOR SCHEDULES
- 4- DIMENSIONED FLOOR PLAN
- 5- FRONT SECTION
- 6- LOFT STORAGE WALL SECTION
- 7- PORCH ROOF FRAMING & SECTION
- 8- DETAILS
- 9- ELECTRICAL
- 10- SCHEDULES
- 11- CABINETS
- 12- LAUNDRY & CLOSETS

SCALE: 1" = 1'  
DRAWN: URI  
REVIEWED: URI  
DATE: 3-17-16

NOV 07 2016  
City of Ashland

