

**Feb 13, 2025**  
**Revised Findings**

**Planning Application Submittal – Findings of Fact - New Residence in Environmental Constraints - Hillside Lands**

**ADDRESS:** **231 Granite Street, Ashland OR 97520**  
**Assessor's Map 39 1E 08 DA Tax Lot 1800**  
**Zoning:** **Rural Residential (RR-.5-P)**

**Owner**  
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Ashland, OR 97520  
541.621.2881

**Architect**  
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Carlos Delgado Architect LLC  
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Ashland, Oregon 97520  
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**Landscape Architect and Planning**  
Shelby Scharen  
Scharen Design Studio  
Landscape Architecture & Planning  
Ashland, OR 97520  
541.215.4464

**ATTACHMENTS**

- Project Narrative*
- A0.1\_Architectural Cover Sheet (11x17)*
- AS1.0\_Architectural Site Plan (11x17)*
- A1.0\_Architectural Daylight Basement Plan (11x17)*
- A1.1\_Architectural Main Floor Plan (11x17)*
- A2.1\_Exterior Elevations (11x17)*
- A2.2\_Exterior Elevations (11x17)*
- L0.1\_Tree Survey*
- L0.2\_Tree Removal Plan*
- L0.3\_Tree Removal Plan detail*
- L1.0\_Site Plan*
- L1.1\_Landscape Layout*
- L2.0\_Grading Plan*
- L2.1\_Existing Slope Analysis*
- L3.0\_Planting and Irrigation*

## **Project Description**

*This is a proposed new single-family residence of 4,798 sf, with 1/3 of the home as daylight basement, nestled into the hillside below grade and appearing at grade on the downhill side. The Main floor exits out onto the natural grade line and is integrated into the existing natural topography as such on the Southern side of the home.*

*This project is subject to the Development Standards for Hillside Lands of the Physical and Environmental constraints section of the Ashland Land Use Ordinance.*

*The project proposes a new driveway to access the residence as well that is created within and existing access and Utility easement. The residence will also have a 176 SF covered entry porch and 710 SF of outdoor covered patios.*

*The residence is located on the lowermost Northeastern corner of the 2.18 acre lot, thus minimizing the driveway access & parking area. This section of the lot also inhabits the lowest slopes of the site. The residence with living on both levels and being oriented longitudinally with the contour lines to optimize its relation to grades and balances this house well with both cut and fill on this hillside lot.*

*The following exceptions are requested and are addressed in these findings per the ALUO in this application:*

*Exception to the Development Standards for Hillside Lands per 18.3.10.090.E The applicant is requesting an exception to*

*Section E. 2. D. [Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet]*

## **Required Findings addressing the following Ashland Land Use Ordinance Sections**

<b>18.2.4</b>	<b>General Regulations for Base Zones</b>
<b>18.2.5</b>	<b>Standards for Residential Zones</b>
<b>18.3.10</b>	<b>Physical and Environmental Constraints-Hillside Severe Constraints</b>
<b>18.3.10.090.E</b>	<b>Exception to the Development Standards for Hillside Lands</b>
<b>18.3.10.100</b>	<b>Wildfire Lands</b>
<b>18.4.3.080.D</b>	<b>Driveways and Turn-Around Design</b>
<b>18.4.5</b>	<b>Tree Preservation and Protection</b>
<b>18.4.8</b>	<b>Solar Access</b>
<b>18.4.8.020.C.</b>	<b>Solar Setback Exceptions</b>
<b>18.5.5</b>	<b>Variance</b>
<b>18.5.7</b>	<b>Tree Removal Permits</b>

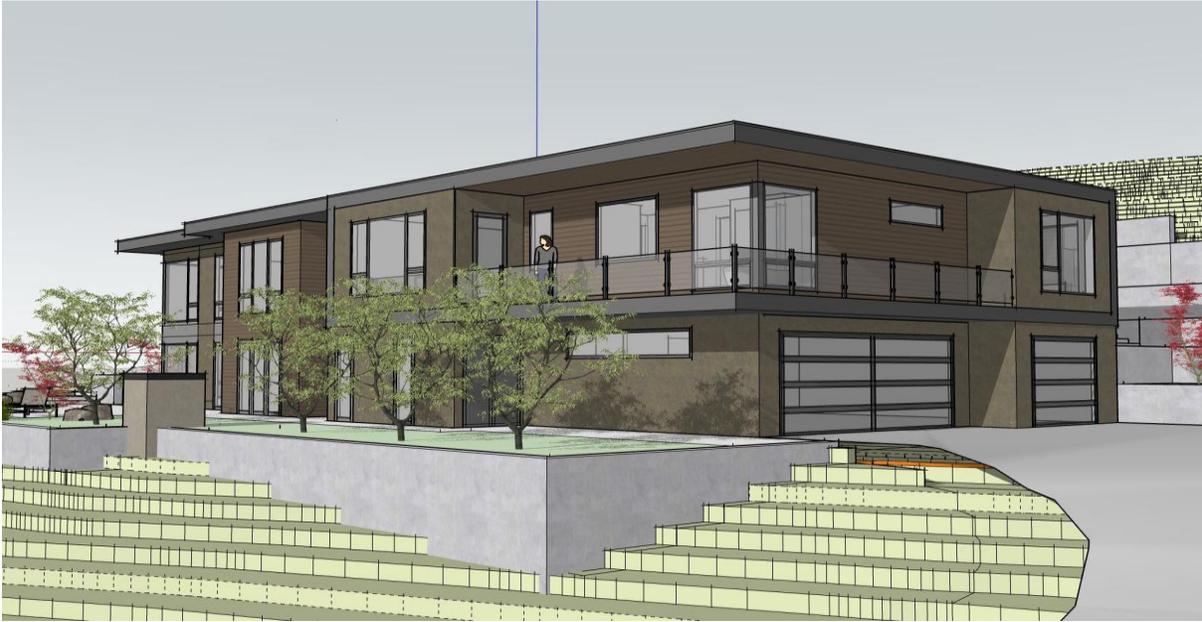


image 1 - PROPOSED NORTH EAST ELEVATION



image 2 - PROPOSED SOUTH EAST ELEVATION



image 3 - PROPOSED WEST ELEVATION

## FINDINGS OF FACT ADDRESSING THE ASHLAND LAND DEVELOPMENT ORDINANCE

### Chapter 18.2.4

#### GENERAL REGULATIONS FOR BASE ZONES

##### 18.2.4.010 Access and Minimum Street Frontage

Each lot shall abut a public street other than an alley for a width of not less than 40 feet; except, where a lot is part of an approved flag partition or abuts a cul-de-sac vehicle turn-around area, the minimum width is 25 feet.

***Complies: The lot is a pre-existing legal lot of record that does not abut a public street. The lot has existing, legal access via driveway easement from Granite St.***

### Chapter 18.2.5

#### STANDARDS FOR RESIDENTIAL ZONES

##### 18.2.5.030 Unified Standards for Residential Zones

***This property is in a residential zone (RR-.5) with a proposed single-family home on 2.18 acres and complies with all set back requirements for the front, side, and rear.***

## Chapter 18.3.10

### PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

#### 18.3.10.050 Approval Criteria

*Through the application of the requirements of the Hillside Ordinance, the oversight of a geotechnical expert, a civil engineer and a structural engineer, implementation of the erosion control plan, and tree protection/preservation, wildfire fuels management, potential adverse impacts have been minimized.*

*The home is situated in a manner that minimizes hillside disturbance by limiting cuts and fill for construction. The area of site disturbance has been limited through the creation of a small area in comparison to the size of the property that is for development of the home, the yard area and pool and the driveway. Potential impacts to the property and the nearby area have been considered and through the considerate design and layout, adverse impacts have been minimized.*

*The proposed residence and minimal outdoor area substantially exceed all required setbacks in the zone which reduces potential impacts to the nearby area and reduces the visual impacts of the new construction. At the same time, the area of development of the 2.18-acre site is in the area nearest the location of the vehicular access and the area of development substantially retains the majority of the large area property in an undeveloped state. The construction of a single-story residence with a basement reduces the building height and visual impacts to adjacent properties. The structure and driveway are cut into the hillside with the lower levels utilized to support the upper story and provide for an outdoor living area without creating a large, flat pad. The positioning, roofline style, generally low profile considering the steepness of the property and reduces the visual impacts. The proposed residence utilizes low pitch roofs with walk-out decks onto the floor below. This reduces the building height and mass, limiting impacts to nearby areas. The residence is cut into the hillslope without the use of substantial amounts of fill.*

*The proposed development minimizes fire hazard through the implementation of a fire management plan, minimizes slope failure through the implementation of appropriate drainage and retaining wall construction, and feasible storm water management through proper drainage and conveyance through the property and utility easements to the City Storm water system.*

*The proposed development preserves and protects the rural residential characteristics of the property and the surrounding properties. The proposed development has stepped, structural retaining walls to lessen the impact of a structure on the lot through the use of terracing, and erosion control plant materials.*

*The project design team including the geotechnical expert, the landscape architect, the civil engineer, and contractor have constructed upon Ashland's hillside properties*

***numerous times. All potential hazards, including erosion from the hillside, wildfire hazards, and reduced impacts to the developed residential area were all considered and anticipated in the development of the property.***

***Erosion control systems utilizing the installation of silt fencing and stormwater drainage consistent with the recommendations of the report from Rick Swanson, P.E., Marquess & Associates. The building plans, erosion control, retaining wall design, and proposed stormwater have been reviewed by Rick Swanson, P.E., Marquess, and Associates, who finds that the proposed site development will not create any hazards. There are no known hazards in the development area or immediately adjacent. There is no evidence of surface water or seepage, scarring or other evidence of landslides or slope failure on the subject property.***

***The foundation will be structurally engineered, and the geotechnical expert will provide periodic inspections of the site to verify the development requirements are being complied with. Erosion control silt fencing is proposed along the east side of the development area and track-out prevention pad will be provided at the entrance of the driveway with the shared driveway to limit impacts to the shared driveway system accessing the property.***

***All erosion control measures will remain in place throughout the duration of the site work portions of construction. The tree protection fencing will remain in place throughout the duration of construction or until the exterior of the structure is completed and no additional site disturbance is occurring.***

***The trees proposed for removal are requested to be removed to allow for the development of the driveway, the residence and within the associated development area. The trees proposed for removal are also to implement a wildfire fuel reduction plan which increases safety to the adjacent properties.***

***The proposal incorporates a cut foundation, with structural retention of all areas of cut and fill. The structure is less than 35-feet above natural grade.***

***The general contractor is skilled at developing steep hillside lots. The driveway and home construction is proposed to follow the direction and guidance of the geotechnical expert. The structurally engineered single-family residence and the associated site development has taken all reasonable steps to reduce adverse impact to the environment.***

***The site is heavily treed reduction of fuel loads in the wildfire land overlay and the protection of healthy, preservable trees reducing adverse impacts.***

***Adequate fire truck apparatus access is proposed. There will be residential sprinklers, and a nearby property private fire hydrant is present within the neighborhood accessed on the private driveway. The property owners have proposed a small outdoor pool area that can provide emergency firefighting water outflow. The proposed fire safety measures demonstrate all reasonable steps have been taken to reduce adverse impacts on the environment.***

***The building pad area is the minimum area of the site to allow for the construction of a single story with basement home, driveway access and small outdoor space. There is not a large yard area or lawn area proposed on the hillside slopes. Flag lots require a 20' x 20' yard area free of vehicle parking area and buildings.***

***A small lap pool is proposed within the only outdoor area. Pools are not prohibited. More than 50 percent of the area (30' x 17') where the total pool area (40' x 17') is proposed is situated on existing grade slopes of less than 25 percent. The area of the pool is within the areas of least slope and the majority of the pool area is on slopes of less than 25 percent. The placement of the pool within an area of least slope reduces adverse impacts, potential hazards and limits the amount of hillside disturbance.***

***The pool area is within the area of excavation for the construction of the house and the most viable contractor staging area during the construction of the residence. Because the area will be disturbed to allow for construction and in the place of the removed topsoil, it is logical to be used as an outdoor area and a small pool area. The area of excavation and site disturbance will not be falsely reconstructed as hillside will fill that requires substantial retaining walls to build back the slope.***

***The pool walls are engineered limiting potential hazards to the property and nearby areas. The pool and outdoor area are proposed within the area of disturbance for the residence and provides the minimum outdoor area required for flag lots.***

***The proposed site disturbance is substantially less than allowed. There is only 18,738 SF of disturbance proposed on the 94,960.8 SF area lot which maintains 80 percent (75,969 SF) in natural state which is substantially greater than the minimum percentage required.***

***The removal of the minimum amount of hillside soil to allow for the construction of the home, driveway, terrace and pool area is the minimum amount of disturbance and substantially less than the allowed areas of disturbance on the property.***

***The staff advisor or the commission can find that considering the existing development of the surrounding area and the maximum development permitted by this ordinance, the applicant***

*has taken all reasonable steps to reduce adverse impacts to adjacent properties and more than 80 percent of the site will remain in a natural state.*

#### **18.3.10.060 Land Classifications**

##### **B. Hillside Lands.**

*This property falls under the Hillside Lands category, it is identified in the hillside lands overlay map and contains slopes greater than 25 percent throughout the site.*

##### **C. Wildfire Lands.**

*This property is classified as Wildfire Lands by city of Ashland maps.*

#### **18.3.10.090 Development Standards for Hillside Lands**

##### **A. General Requirements.**

1. Buildable Area. All development shall occur on lands defined as having buildable area. Slopes greater than 35 percent shall be considered unbuildable except as allowed below. Exceptions may be granted to this requirement only as provided in subsection [18.3.10.090.H](#).

*There are no slopes of greater than 35 percent within the areas of proposed development.*

2. Building Envelope.

*The building envelope has an average 27 percent slope and is located in the gentlest slopes on the property, and closest location to the flag portion of the lot to further minimize lot disturbance.*

3. New Streets and Driveways.

*The existing access is via a 'flag driveway' due to the length of the driveway being more than 50 feet in length. The proposal is to extend this driveway up the flag portion of the lot which has average slopes 23 percent.*

*The driveway grade requires a variance to exceed 15 percent and exceed 18 percent. This is due to the pre-existing driveway location and grade that the subject property attaches too. See additional variance findings.*

4. Geotechnical Studies.

*The proposed development is not a subdivision or partition and a geotechnical study is not required.*

**B. Hillside Grading and Erosion Control.** All development on lands classified as Hillside shall provide plans conforming to the following items:

*All grading, retaining wall design, drainage and erosion control plans will be reviewed by the project geotechnical engineer. Eric (Rick) Swanson, P.E., Marquess & Associates has reviewed*

***the site and the proposed development and has found the proposal, and the site are suitable for development.***

2. Timing of Improvements.

***This is a single-family home and does not have to comply with “timing of Improvements” standards.***

3. Retention in Natural State.

***The average slope on this property is 27 percent***

***Total lot size: 2.18 acre = 94,961 SF***

***25 percent of the total lot area = 23,7402.5 SF***

***25 + 27 = 52 percent of the total lot area***

***Required total natural state is 52 percent - 49,379.72 SF***

***The total area being affected by grading and other disturbance is 18,738 SF, therefore maintaining 80 percent (75,969 SF) in natural state which is substantially greater than the minimum percentage required.***

4. Grading – Cuts. On all cut slopes on areas classified as Hillside Lands, the following standards shall apply:

***a. All cut slopes are contained by a segmental retaining wall system.***

***b. There will be no exposed cut slopes on this project.***

***c. The structure is cut into the hillside which reduces the visual bulk. The proposed house has a very low profile that is cut into the hill and is not perched high on the property. This was a response to the slopes and to limit the impacts on the topography and the large-stature trees. The home is surrounded by a dense forest limiting visual 'bulk' impacts to adjacent properties.***

***d. Revegetation of cut slope terraces includes the provision of a planting plan, introduction of topsoil where necessary, and the use of irrigation as necessary. Please see graphic submittal sheet L 2.0***

5. Grading – Fill. On all fill slopes on lands classified as Hillside Lands, the following standards shall apply:

***a. Complies, Refer to L2.0 – Grading Plan. There are no unretained fill slopes.***

***b. Complies, Refer to L2.0 – Grading Plan. All fill is retained with a vertical retaining wall.***

***c. Complies, all utilities will take advantage of the driveway for access to the homesite and not within any fill slopes.***

6. Revegetation Requirements.

***No un-retained fill slopes are proposed.***

7. Maintenance, Security, and Penalties for Erosion Control Measures.

***The landscaping will be maintained in perpetuity by the homeowners. The property was part of a larger parcel area that has been divided into smaller buildable lots with the last partition occurring in 1995, before January 1, 1998 date.***

8. Site Grading. The grading of a site on Hillside Lands shall be reviewed considering the following factors:

***All grading, retaining wall design, drainage and erosion control will be designed based on standards designed by the project geo-technical expert to be reviewed and approved by said consultant as part of the approval process. Erosion control practices will be designed to minimize solids in runoff from disturbed areas and any track-out from the site.***

***The stormwater facilities will be designed by a licensed civil engineer (Thornton Engineering) – attached under separate submittal are the relevant findings, site observations, and recommendations, including those from the geotechnical report and stormwater management considerations.***

***There are no hazardous areas or unstable portions of the site.***

***The building pad area is the minimum area of the site to allow for the construction of a single story with basement home, driveway access and small outdoor space. There is not a large yard area or lawn area proposed on the hillside slopes. Flag lots require a 20X20 yard area free of vehicle parking area and buildings. Though a small lap pool is proposed, the proposed site disturbance is substantially less than allowed. Pools are not prohibited. The pool and outdoor area is proposed within the area of disturbance for the residence and provides the minimum outdoor area required for flag lots. There is only 18,738 SF of disturbance proposed on the 94,960.8 SF area lot which maintains 80 percent (75,969 SF) in natural state which is substantially greater than the minimum percentage required.***

9. Inspections and Final Report.

***Periodic inspection of the property and construction consistent with the recommendations and conducted by the geotechnical engineer will be obtained. The final inspection report completed by the geotechnical expert will be provided prior to the issuance of the certificate of occupancy.***

C. **Surface and Groundwater Drainage**

***All the stormwater on the site is directed to surface drains and collection behind walls. The water is ultimately taken through the site to the storm water system on Granite Street. No water will travel over cut faces or fill areas. It is not feasible to install detention on this site due to steepness. As designed, this project will minimize erosion and storm flow increases to the greatest extent possible. The stormwater facilities will be designed by a licensed civil engineer (Thornton Engineering).***

**D. Tree Conservation, Protection and Removal.** All development on Hillside Lands shall conform to the following requirements:

***An inventory of the site trees was conducted, there are hundreds of trees on the property. There are 75 trees six inches in diameter at breast height or larger in the area of construction disturbance. The predominate species are Douglas Fir, White Oak and Madrone. Eight (8) of the trees are dead.***

***The trees were evaluated for health, structure, species, variety and size. wildfire safety and hazards removal, and removal due to the proposed access, retaining walls, and the approved and proposed building envelope area.***

***The tree assessment retains most of the site slope stabilizing trees. The tree analysis identified the health of the trees and provided suggestions as to which trees should be removed.***

***The property will remain heavily treed following the removal of the small diameter fuels, the dead trees and the trees in poor condition.***

***Tree protection zones are included on the tree protection plan including preservation plans for tree conservation during construction.***

***A six-foot chain-link fence is proposed to be installed according to the Tree Protection plan found on Sheet L 1.2. The fencing is proposed to be installed at grade and to remain in place throughout the duration of the project. The fenced tree protection zone will remain free of any construction disturbance. The project Landscape Architect or project Arborist will oversee any potential site disturbance within the tree protection zone.***

***Please refer to provided graphic tree inventory, proposed removal and tree protection plan, sheets L0.1, L0.2 and L0.3.***

***Tree Removal.***

***Of the 75 trees in the vicinity of the area of disturbance, four (4) significant trees are proposed for removal, eight (8) dead trees and a total of 67 trees removed that are greater than six inches in diameter at breast height but less than 12 inches in diameter at breast height deciduous trees and less than 18 inches in diameter at breast height conifer trees. The other significant trees are incorporated into the project design.***

***The trees that are proposed for removal is because they are within the building envelope/footprint.***

***Many of the trees proposed for removal are within the proposed driveway or within the identified area of disturbance.***

***Of the 75 trees in the vicinity of the area of disturbance, there are 67 trees greater than 6" in diameter at breast height proposed for removal. Of the 67 trees proposed for removal, only four (4) significant trees are proposed for removal.***

***The other tree proposed for removal include eight (8) Douglas Fir trees in poor condition that are smaller than 18 inches in diameter at breast height, fourteen (14) Douglas Fir trees in poor condition that are smaller than 18 inches in diameter at breast height.***

***There is a five stem Madrone each stem is greater than 18 inches in diameter at breast height; two multi-stem oak trees with one stem each greater than 12 inches in diameter at breast height that are in good health proposed for removal.***

***As noted above, the trees proposed for removal are largely within the driveway area or within the area of disturbance for the home construction.***

***The trees proposed for removal will not have a significant impact on the erosion, soil stability or flow of waters.***

***There are four (4) significant trees proposed for removal. These include a five-stem Madrone, a five stem Oregon white Oak, a three stem Oregon white Oak and a 12 inch in diameter at breast height Oregon white oak. The proposed mitigation trees are deciduous and there are no replacement conifers proposed.***

#### **E. Building Location and Design Standards.**

##### **1. Building Envelopes.**

**a. The building envelope shall contain a buildable area with a slope of 35 percent or less. *There are no slopes of greater than 35 percent within the areas of proposed development.***

**b. Building envelopes and lot design shall address the retention of a percentage of the lot in a natural state as required in subsection 18.3.10.090.B.3.**

***The average slope on this property is 27 percent***

***Total lot size: 2.18 acre = 94,961 SF***

***25 percent of the total lot area = 23,740.5 SF***

***25 + 27 = 52 percent of the total lot area***

***Required total natural state is 52 percent - 49,379.72 SF***

***The total area being affected by grading and other disturbance is 18,738 SF, therefore maintaining 80 percent (75,969 SF) in natural state which is substantially greater than the minimum percentage required.***

c. Building envelopes shall be designed and located to maximize tree conservation as required in subsection 18.3.10.090.D.3 while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.

***An inventory of the site trees was conducted and there are hundreds of trees on the property. There are 75 trees six inches in diameter at breast height or larger in the area of construction disturbance. The predominate species are Douglas Fir, White Oak and Madrone. Eight (8) of the trees are dead.***

***The trees were evaluated for health, structure, species, variety and size. wildfire safety and hazards removal, and removal due to the proposed access, retaining walls, and the approved and proposed building envelope area.***

***The tree assessment retains most of the site slope stabilizing trees. The tree analysis identified the health of the trees and provided suggestions as to which trees should be removed. There are 67 of the 75 trees in the area of construction development proposed for removal. Of those eight are dead and only four of the 67 trees are significant trees.***

***The property will remain heavily treed following the removal of the small diameter fuels, the dead trees and the trees in poor condition.***

***Tree protection zones are included on the tree protection plan including preservation plans for tree conservation during construction.***

d. It is recommended that building envelope locations should be located to avoid ridgeline exposures, and designed such that the roofline of a building within the envelope does not project above the ridgeline as illustrated in Figure 18.3.10.090.E.1.d.

***Not applicable.***

2. Building Design. To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside Lands, excepting those lands within the designated Historic District, shall incorporate the following into the building design and indicate features on required building permits:

a. The height of all structures shall be measured vertically from the natural grade to the uppermost point of the roof edge or peak, wall, parapet, mansard, or other feature perpendicular to that grade. Maximum hillside building height shall be 35 feet. See Figure 18.3.10.090.E.2.a.i and Figure 18.3.10.090.E.2.a.ii

***Complies – maximum height is 19’10” - refer to Sheet A2.1***

b. Cut buildings into hillsides to reduce effective visual bulk.

***The structure is cut into the hillside to the greatest extent possible. The proposed building design limits the amount of cut to the area nearest the location of the driveway. The driveway location and grade determine the location of the garage and entrance to the residence.***

i. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.

***Complies – stepped footings are proposed within the southern portion of the residence that addresses the natural swale to the south. Per section 18.3.10.090.B.4. findings – the residence has an average 36 foot width of structure along the east/west axis (perpendicular to the slope). This width in combination of the structure cut into the hillside, and limited vehicular access on the north end prohibits stepped footings.***

ii. Reduce building mass by utilizing below grade rooms cut into the natural slope.

***Complies. The building mass is cut into the hillside with approximately 40 percent of the structure cut into the natural slope - refer to Sheets A2.1 and A2.2.***

c. A building step-back shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Step-backs shall be a minimum of six feet. Decks projecting out from the building wall and hillside shall not be considered a building step-back. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade. See Figure 18.3.10.090.E.2.c.

***Complies. The maximum wall height is 18'-9" on east (downhill) elevation – refer to Sheet A2.1 for height dimension of wall to existing natural grade. Spot elevations and other referenced dimensions above 20' in height refer to top of roof heights to finished grade.***

d. Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet. See Figure 18.3.10.090.E.2.d.

***The building has horizontal building planes that are divided into smaller masses. The façade of the structure on the downhill (east) side is divided into four distinct sections. Of those, the southern half requires an exception because the total wall length is 39 feet with a four-foot offset. The other half of the building has offsets of six feet. The south wall has a total plane length of 44 feet with a five foot off-set. – Refer to section H (Exception to the Development Standards for Hillside Lands)***

e. It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken roof lines are discouraged. Large gable ends on downhill elevations should be avoided; however, smaller gables may be permitted. See Figure 18.3.10.090.E.2.c.

***While the roof on this modern design has the majority of the roof flat. The clerestory and the extended soffit "waterfalls" to landscape walls and landscape retaining walls– the proposed building mass and scale expresses the irregularity on the hillside. In view with the staggered wall and varied eave overhangs – the structure is broken up to appear as segmented building components meeting the intent of this section.***

**Additionally, with the structure cut into the hillside, the mass and the rooflines are further minimized with the natural grade of the surrounding hillside being higher than the proposed residence. There are no large gables and the flat roof does not project upwards of the house to increase height and mass. Refer to image 1 and image 2 on previous pages. There are 4ft to 5ft setbacks in the structure below the linear roof and material changes within these setbacks. This complies with the intent of the ordinance that seeks to break up the mass of the structure into smaller building components to reflect the irregular form of the hillside. The lot is one long consistent linear hill with rock outcroppings, and the proposed structure has differentiated masses to mimic smaller masses.**

- f. It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.

**The lower floor level is used as a deck for a portion of the residence. The only overhang is also the eave of the roof of the floor below. There are no vertical supports.**

- g. It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.

**Neutral colors found in the surrounding landscape that minimize contrast between the natural environment and the structure will be used on the exterior paint.**

**F.** All structures on Hillside Lands shall have foundations designed by an engineer or architect with demonstrable geotechnical design experience. A designer, as defined, shall not complete working drawings without having foundations designed by an engineer.

**The foundation of the structure will be designed by an engineer and reviewed by the project geotechnical expert.**

**G.** All newly created lots or lots modified by a lot line adjustment must include building envelopes containing a buildable area less than 35 percent slope of sufficient size to accommodate the uses permitted in the underlying zone, unless the division or lot line adjustment is to provide open space or for conservation purposes.

**Not applicable**

#### **H. Exception to the Development Standards for Hillside Lands.**

An exception under this section is not subject to the variance requirements of chapter [18.5.5](#), Variances. An application for an exception is subject to the Type I procedure in section [18.5.1.050](#) and may be granted with respect to the development standards for Hillside Lands if the proposal meets all of the following criteria:

1. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.

***The applicant is requesting an exception to Section E. 2. D. [Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet]***

***The proposed residence has horizontal building planes that are divided into smaller masses. The façade of the structure on the downhill (east) side is divided into four distinct sections. The entire horizontal building plane of 83 feet is a combination of five different planes. The first two planes from the north corner to the first six foot offset is 22 ft. 3 inches the second section is 16 feet. This leads to a six-foot offset on the north side that is reduced to four feet on the south side. The next two sections comprise a 16 ft 9in section and 22 ft 3in section, the southern half requires an exception because the total wall length is 39 feet with a four-foot offset. The south wall has a total plane length of 44 feet with a five foot off-set. (Refer to east wall line and south wall line on Sheet A1.1 – Main Floor plan and to image 1 and image 2 on previous pages.***

***A reasonable number of offsets and variation of depth in the design technique of the offsets meet the intent of the hillside standards to provide variation and interest on the minimally visible façade on the approach to the residence. The difficulty in meeting this requirement is due to the unique ravine/drainage to the south and the publicly used trail alongside the Talent Irrigation Ditch to the west.***

***The property is steeper to the south and west. The project has been designed to fit within these constraints and in particular within the east to west topography of the site. The floor level entries and constraints improve the site design and its relationship to both the main floor and the lower floor's relationship to the ravine. The property existed prior to the hillside design standards and unlike the other homes in the immediate vicinity that are built up taller with large gables, the design sets the home into the hillside to minimize the mass and the scale. The exception allows for the best integration of the yard and the existing topography. The proposed structure is more than 220-feet from the south property line and more than 31 feet from the east property line and more than 190 feet from the adjacent residence to the east.***

2. The exception will result in equal or greater protection of the resources protected under this chapter.

***The project has been designed to fit within these constraints and in particular within the east to west topography. To reduce hillside disturbance through the use of slope responsive design techniques, the buildings on the steep hillside lands have longer planes to reduce cutting horizontally and vertically. The areas where the wall is more than 36-feet are in the areas of least visual impacts to adjacent properties and the impact from the horizontal planes is reduced and provides greater protection of the resources protected under this chapter.***

3. The exception is the minimum necessary to alleviate the difficulty.

***The request of the six foot offset of the east wall plan to be four feet and a five foot offset on the southern plane is the minimum necessary to alleviate the difficulty.***

4. The exception is consistent with the stated Purpose and Intent of chapter [18.3.10](#), Physical and Environmental Constraints Overlay, and section [18.3.10.090](#), Development Standards for Hillside Lands. (Ord. 3199 § 18, amended, 06/15/2021; Ord. 3191 § 18, amended, 11/17/2020; Ord. 3158 § 4, amended, 09/18/2018)

***The proposed step backs of the wall planes minimizes alteration of the area of natural slope retention and protects the topographic character and integrity of the hillside lands. The proposal reduces the amount of cutting, scarring and when considering the difficulty of constructing in the neighborhood, the proposal is sensitive to the adjacent properties and the impacts of construction by locating the residence on the lesser slopes of the property***

***The exceptions allow for a reasonable use that complements the natural and visual character of the city on a challenging site.***

***The requested exception is consistent with the Purpose and Intent of the Physical and Environmental Constraints Overlay chapter.***

***The proposed site development provides for safe, orderly, and beneficial development of a 2.18 acre single family lot. The property includes significant natural features characterized by diversity of physiographic conditions and significant natural features. The proposed development though impactful due to the steepness of the property and the long vacant lot accessed via a non-conforming driveway, limits alteration of topography and reduces encroachment upon, or alteration of, any natural environment. Where only 52 percent of the site is required to be maintained in a natural state, the proposal retains 80 percent of the site in a natural state. The proposal provides for sensitive development in areas that are constrained by various natural features and preserves the largest stature, significant trees, reduces wildfire risks and provides additional protections of a large acre parcel. The proposed residence is designed to have a minimal impact on the topography of the site. By substantially limiting the amount of disturbance (80 percent of the site preserved in a natural state vs. the allowed 50 percent disturbance), the encroachment upon the natural environment preserves the site's physiographic conditions including the limits on slope disturbance, limited development of the forested site, and retention of many of the site's significant trees and natural vegetation outside the building footprint and fuel reduction zone. The applicant has taken all reasonable steps to design a home that will not have adverse impacts on the environment when considering the existing development of the surrounding area and the maximum development of this site as allowed by the ordinance.***

**18.3.10.100 Development Standards for Wildfire Lands –**

***A Wildfire Prevention and Control plan has been provided with this application, please see sheet L 1.1***

***Compliance with the development standards for wildfire lands will be implemented on-site prior to the introduction of combustible construction materials. Areas of heavy vegetation are proposed to be thinned to reduce the fuel load on the lower portion of the property. All dead and dying trees are proposed for removal. The number of trees proposed for planting on the site is sufficient for erosion control but does not increase fuel load and tree densities in the wildfire overlay.***

***Please refer to architectural plans for appropriate building specifications to this ordinance requirement. Stucco, metal and fire resistant materials are proposed for the exterior of the building. Fire suppression will be provided within the dwelling.***

***Per ORSC R327.4 Wildfire Hazard Mitigation requirements, Exterior patios and porch ceilings, floor projections (N/A), Enclosed roof eaves, soffits will comply with requirements for noncombustible material or ignition resistant materials or with 1 layer of 5/8" Type X exterior gypboard.***

***Please refer to the City of Ashland Wildfire Mitigation Plan Submittal Form submitted in this application for intended materials to meet compliance. The applicant requests a deferred submittal for exact specifications. The following excerpts from ALUO chapter 18.3.10.100 is provided as reference and specifications for compliance.***

***The applicable fire prevention measures will be provided in the final application on the Landscape design plans.***

***Dead and dying vegetation will be removed – Refer to Sheet L0.2 and L0.3***

***Vegetation within 40 feet of the building will be wildfire resistant plant species.***

***Existing prohibited flammable plant material will be removed, refer to L0.2 and L0.3***

***No combustible materials will be located within 5 feet of the new building. Mulch is specified as decomposed granite.***

***Existing trees are being removed within 20 feet of the building. The closest flammable existing tree to the new home has a tree canopy that terminates 17 feet horizontal distance away from the building roof.***

***Proposed trees focus on dwarf and compact varieties, refer to L3.0***

***Existing flammable trees within 100 feet of the building will be pruned to 8 feet above the ground or one-third tree height.***

***Proposed shrubs are low flammable species, refer to L3.0***

***Proposed vegetation beneath existing tree canopies is limited to grasses & forbs and low-growing shrubs. No vegetation from the prohibited plan list are proposed, refer to L3.***

***Proposed fencing is of metal construction only.***

## **PARKING, ACCESS, AND CIRCULATION**

### **18.4.3.080 Vehicle Area Design**

#### **A. Parking Location.**

***The three parking spaces for this home are located within the garage.***

***There are two exterior parking bays, one for guests and a hammerhead bay for maneuvering.***

***The driveway to access this project is 15 feet wide with 12 foot paved width throughout. The access easement is 15 feet wide and trees within the easement will be limbed up to provide 13.5 foot of vertical clearance throughout the driveway length.***

### **18.4.5.030 Tree Protection**

**A. Tree Protection Plan.** A tree protection plan shall be approved by the Staff Advisor concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal is proposed, a Tree Removal Permit pursuant to chapter [18.5.7](#) may be required.

**B. Tree Protection Plan Submission Requirements.** In order to obtain approval of a tree protection plan, an applicant shall submit a plan to the City, which clearly depicts all trees to be preserved and/or removed on the site. The plan must be drawn to scale and include the following:

***These measures will be specified and will be provided with a graphic response in the Landscape design plans Sheets L0.1,L.02, L.03***

**C. Tree Protection Measures Required.**

***These measures will be specified and will be provided with a graphic response in the Landscape design plans Sheet L0.1***

**D. Inspection.** A tree protect removal plan shall be requested prior to commencing with any work other than the installation of the erosion control measure.

## **Chapter 18.4.8**

### **SOLAR ACCESS**

***The project is designed to conform to solar setback A and meets all the required standards for this category.***

***Height of roof***

***23 – 6”***

Type, slope of roof 1/2:12 slope

Setback standard Table A

Setback required per standard

$(2234.33(-) 2217.00) = 17.33 \text{ '(-)6 ' / (.432)} = 26 \text{ '3"} \text{ SSB REQUIRED} - (34 \text{ '3"} \text{ PROVIDED)}$

$(2234.33(-) 2210.50) = 23.83 \text{ '(-)6 ' / (.432)} = 41 \text{ '4"} \text{ SSB REQUIRED} - (43 \text{ '3"} \text{ PROVIDED)}$

**\*\*AVG. 150 'SLOPE TO NORTH IS  $(2269 \text{ '}-2272 \text{ '=} +3 \text{ '}) (2189 \text{ '}-2182 \text{ '=} -7 \text{ '}) (+3 \text{ '}) -7 \text{ '}/2 = -2 \text{ '}/150 \text{ '=}$**   
 **$(-.013 \text{ slope})$**

**\*\*AVG NORTH/SOUTH LOT DIMENSION = 313.13'**

**$[.445 + (-.013) = .432]$**

**FORMULA 1  $(30 \text{ ' / .432)} = 69.44 \text{ ' (IF < 313.13 '= STD 'A '(-6)$**

## Chapter 18.5.5

### VARIANCE

A Variance to the driveway grade in excess of 15 percent and not more than 18 percent from the Flag Driveway Standards (18.5.3.060.F.) is necessary. The flag drive within the 33.04' x 163.04' "flag pole" access to the site is proposed to be 15 feet wide and currently unpaved and proposed to be paved within the existing 15' access easement. Where this access easement ends this flag portion of the lot has many trees and every effort will be made to avoid the trees. The average slope of the existing grade is 27 percent with no feasible area for mitigating the grade slope with turns or curves within the 33.04' width of property (within the "flagpole" access to the property).

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

***The variance to maximum driveway grades is necessary. The existing driveway that the lot has historic, legal access to from Granite Street is in excess of 15 percent grade and is a legal, non-conforming situation. The proposed driveway upon the subject property where undeveloped is in excess of the maximum 15 percent grade and in excess of the allowed up to 18 percent grade for not more than 200-feet as allowed with a Type I Variance (AMC 18.5.3.060.F). Refer to sheet AS1.0 for the dimension of the driveway***

***The grade of the existing driveway and proposed driveway grade are due to the topography of the properties between the subject property and Granite Street. The grade of the existing driveway determines the connection of the proposed driveway. The driveway upon the subject property where this variance applies is due to the site topography. The lot has a narrow strip of land within which the driveway will be located. The driveway cannot***

***switchback outside of the property boundaries due to lack of easement and the existing retaining walls and other physical features that belong to adjacent property owners.***

***The shape of the lot and the topography of the lot and the surrounding natural features are unique physical constraints that create the difficulty in meeting the driveway grade standards.***

***When the lot was originally created in the early 1900, the code provisions at the time appeared to not address driveway grades. In 1990 (ORD 2604) language was added speaking to driveway grades, this language was amended in 1993 (ORD 2663) and reads the same today. Additionally, the language regulating driveway grades was not found in the pre-1990 ordinances. Though the lot was last partitioned in 1995, access was implied from the existing driveway and the grade of the driveway and number of lots taking access from the driveway do not appear to have been accounted for.***

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

***The proposed residence has legal access to the existing, non-conforming driveway. Allowing access and the variance to driveway grade is the minimum necessary to address the unique physical circumstances related to the subject property.***

***Access is not available from another driveway in the vicinity. The adjacent properties to the northwest are accessed via a private driveway that extends to Strawberry Lane. These lots were part of a property line adjustment between three lots, the maximum number allowed to be served via a private driveway (PA90-008).***

***Because of the legal access to the driveway accessing the property from Granite Street, it is not necessary or possible to create an alternative variance situation.***

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

***The proposal allows for the construction of a residence on a legal lot of record. The benefits allow for use of the property and the variance to the driveway is necessitated by the slope of the property and the grade of the existing driveway which this driveway connects too. There are no negative impacts from the proposed driveway grade upon the adjacent properties because the adjacent properties have driveway access from the shared driveway. The proposal has been reviewed by Mark Shay, Fire Marshal, Ashland Fire and Rescue and he is aware of the pre-existing, legal lot of record being accessed from an existing driveway system that does not comply with the standards. The proposed residence will have a fire suppression system which mitigates the negatives from the steep driveway.***

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

***The subject property is a portion of a parent tract that was owned by the Clary family. Through a series of partitions and property line adjustments prior to 1995, the resulting property was created in its current form. The Clary property through divisions and deed transfers created the property and those that take access from the shared driveway. Additionally, the subject property is more steep to the north and west creating further difficulties with achieving driveway grade.***

***The slope of the existing driveway is a pre-existing legal non-conforming grade. The proposed residence and the grade of the driveway that allows for access to a residential dwelling situated in the northeast corner of the property at a minimum distance to allow the development of a residential dwelling and the resulting driveway grade which is in excess of 15 percent grade is not a self-imposed situation. The property is a legal lot of record with legal access that were created prior to the standards that limit driveway grades. The property owner did not self impose this situation. The only way to access any home on the site is with a variance to driveway grade.***



Carlos Delgado ARCHITECT  
200 Clear Crk #C • Ashland, OR 97520  
541.552.9502  
info@CarlosDelgadoArchitect.com

DESCRIPTION	DATE

NEW RESIDENCE  
BRYAN & STEPHANIE DEBOER  
231 GRANITE ST.  
ASHLAND, OR 97520  
ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

DRAWN : CHECKED:  
TS CD  
DATE :  
01/30/25  
PROJECT :  
ROGERS\_24  
SHEET :  
A0.1

11X17 SHEETS ARE HALF SCALE

### PROJECT DIRECTORY

OWNER: STEPHANIE & BRYAN DEBOER  
85 WINBURN WAY  
ASHLAND OR 97520  
541.326.2275

ARCHITECT: CARLOS DELGADO ARCHITECT  
200 CLEAR CRK DR, #C  
ASHLAND, OR 97520  
541.552.9502

CONTRACTOR: MARK LACKEY  
INTEGRITY BUILDING CONTRACTORS  
PO BOX 225  
ASHLAND, OR 97520  
541.890.2371

LANDSCAPE ARCHITECT: SHELBY SCHAREN  
SCHAREN DESIGN STUDIO  
ASHLAND, OR 97520  
541.215.4464

STRUCTURAL ENGINEER: STRUCTURAL SOLUTIONS INC.  
3559 NATIONAL DR, #103  
MEDFORD OR 97504  
541.608.8117

### PLANNING SUMMARY

PROPERTY DESCRIPTION:  
ZONING DESIGNATION: RR-5  
ASSESSOR'S PARCEL NUMBER: 39-1E-08DA; T.L.# 1800  
231 GRANITE ST., ASHLAND, OREGON 97520

**BUILDING SUMMARY:**

GHFA LOWER FLOOR:	1,328 SF
GHFA MAIN FLOOR:	3,470 SF
GHFA TOTAL FOR (P) RESIDENCE:	4,798 SF
3 CAR GARAGE:	1,250 SF

**LOT COVERAGE SUMMARY:**

(P) BUILDING FOOTPRINT:	3,477 SF
(P) DRIVEWAY & WALK:	5,354 SF
PROPOSED TOTAL LOT COVERAGE:	8,831 SF

TOTAL LOT AREA: 94,961 SF (2.18ACRE)  
TOTAL LOT COVERAGE ALLOWED 20%: 18,992 SF  
TOTAL PROPOSED LOT COVERAGE (8,831 SF / 94,961 SF): 9%

**SOLAR SUMMARY:**

HT. OF (N) ROOF: ±23'-6"  
TYPE / SLOPE OF ROOF: 1/2:12 SLOPE  
SETBACK STANDARD: TABLE 'A'  
SETBACK PER STANDARD:

(2234.33' (-) 2217.00' = 17.33' (-) 6' / (.432) = 26'-3" SSB REQUIRED  
(2234.33' (-) 2210.50' = 23.83' (-) 6' / (.432) = 41'-4" SSB REQUIRED  
(2238.58' (-) 2231.58' = 7.00' (-) 6' / (.432) = 2'-4" SSB REQUIRED  
(2238.58' (-) 2223.58' = 15.00' (-) 6' / (.432) = 20'-10" SSB REQUIRED

\*\*AVG. 150' SLOPE TO NORTH IS (2269'-2272'+3')/(2189'-2182'-7'+3'+7')/2=-2/150' = (-.013)  
\*\*AVG. NORTH/SOUTH LOT DIMENSION = 313.13'

[.445+(-.013) = .432]  
FORMULA I: (30' / .432) = 69.44' (IF < THAN 313.13' = STD 'A' (4') ; (IF > THAN 313.13' USE STD 'B')  
FORMULA II: (10' / .432) = 23.15' (IF < THAN 313.13' = STD 'B' (-16') ; (IF > THAN 313.13' USE STD 'C' (-21'))

### UTILITY MAP TO GRANITE ST.

**BUILDING CODE:** OREGON RESIDENTIAL SPECIALTY CODE 2023

**CONSTRUCTION TYPE:** TYPE V - WOOD FRAMED

**OCCUPANCY TYPE:** R - RESIDENTIAL

**STRUCTURAL LOADS:** SEE STRUCTURAL CALCS

### BUILDING CODE SUMMARY

ORSC TABLE N1101.1(1)	CODE VALUES	DESIGN VALUES
WALL INSULATION ABOVE GRADE	R-21	R-28
WALL INSULATION BELOW GRADE	R-15/R-21	N/A
FLAT CEILINGS	R-49	R-60
VAULTED CEILINGS	R-30	N/A
UNDERFLOORS	R-30	R-30
SLAB EDGE PERIMETER	R-15	N/A
HEATED SLAB INTERIOR	R-10	N/A
WINDOWS	U-0.27	U-0.27
WINDOW AREA LIMITATION	N/A	N/A
SKYLIGHTS	U-0.50	U-0.60
EXTERIOR DOORS	U-0.20	U-0.20
EXTERIOR DOORS W/≥ 2.562' GLAZING	U-0.40	U-0.40
FORCED AIR DUCT INSULATION	R-8 - W/ R-19 (over)	R-8 - W/ R-19

### DRAWING INDEX

A0.1	INDEX, SYMBOLS, ABBREVIATIONS, VICINITY MAP
AS1.0	ARCHITECTURAL SITE PLAN
A1.0	LOWER FLOOR PLAN
A1.1	MAIN FLOOR PLAN
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.1	INTERIOR ELEVATIONS
A4.2	INTERIOR ELEVATIONS
A5.1	DOOR & WINDOW SCHEDULES
A6.1	ARCHITECTURAL ASSEMBLIES
A6.2	ARCHITECTURAL DETAILS
A6.3	ARCHITECTURAL DETAILS
A6.4	ARCHITECTURAL DETAILS

**STRUCTURAL DETAILS**

S1.0	STRUCTURAL DETAILS
S1.1	FOUNDATION PLAN & MAIN FLOOR FLR FRAMING PLAN
S1.2	MAIN FLOOR ROOF FRAMING PLAN
S1.3	UPPER FLOOR FLR FRAMING PLAN
S1.3	UPPER FLOOR ROOF FRAMING PLAN & DETAILS
S1.4	LOWER FLR. ELEC. & LIGHTING PLAN, & LIGHTING SCHEDULE

**ELECTRICAL & LIGHTING PLANS**

E1.0	LOWER FLOOR ELECTRICAL & LIGHTING PLAN
E1.1	MAIN FLOOR ELECTRICAL & LIGHTING PLAN

### ORSC ADDT. MEASURES

2023 ORSC - All conditioned spaces within residential buildings must comply with 1 measure from below Table N1101.1(2);

- HIGH EFFICIENCY HVAC SYSTEM:
  - Gas-fired furnace or boiler AFUE 94% (sealed combustion air ducted directly from outdoors if furnace or boiler is within conditioned space) or
  - Air-source heat pump 10/14.0 SEER cooling or
  - Ground source heat pump COP 3.5 or Energy Star rated
- HIGH EFFICIENCY WATER HEATING SYSTEM:
  - Natural gas/propane water heater with UEF 0.90 or
  - Electric heat pump water heater with min. 2.0 COP or
  - Natural gas/propane tankless instantaneous heater with min. 0.80UEF and Drain Water Heat Recovery Unit installed on min. of one shower / tub/shower.
- WALL INSULATION UPGRADE:
 

Exterior walls - U-0.045/R-21 conv. framing with R-5.0 cont.insul.
- ADVANCED ENVELOPE:
 

Windows - U-0.21 (average) and  
Flat ceiling - U-0.017/R-60 and  
Framed floors - U-0.026/R-38 or slab edge insul. to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
- DUCTLESS HEAT PUMP
 

For dwelling units with all elect. heat Provide:  
ductless heat pump of min. HSPF 10 in primary zone replaces zonal elect. heat sources and  
Programmable thermostat for all heaters in bedrooms
- HIGH EFFICIENCY THERMAL ENVELOPE UA
 

Proposed UA is 8% lower than the code UA
- GLAZING AREA
 

Glazing area, measured as the total of framed opening is less than 12% of Conditioned floor area
- 3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
 

Achieve a max. of 3.0 ACH 50 whole-house air leakage when third party tested and provide a whole -house ventilation system including heat recovery with a min. sensible heat recovery efficiency of not less than 66%

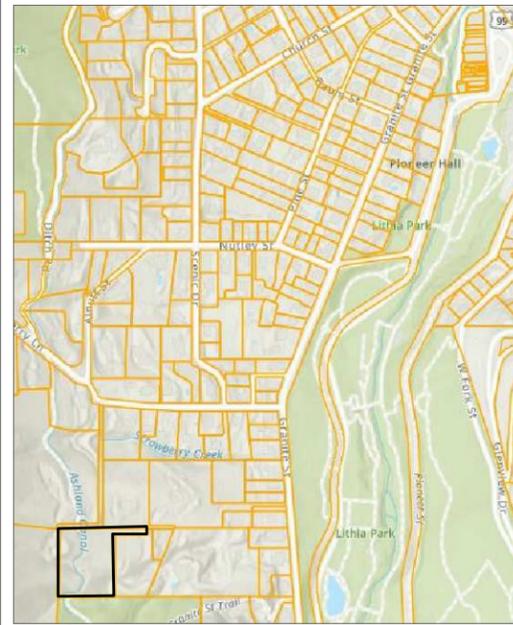
### ABBREVIATIONS

A.B.	ANCHOR BOLT	K.D.	KILN DRIED
A.B.P.	ALTERNATE BRACE PANEL	L.M.	LAMINATED
AC.	ACOUSTICAL	L.T.	LIGHT
ADJ.	ADJUSTABLE	L.L.	LIVE LOAD
AF	AIR CONDITIONER	MFR.	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MECH.	MECHANICAL
A.H.	AIR HANDLER	M.I.W.	MAKE IT WORK
A.C.	ASPHALT CONCRETE	MTL.	METAL
		M.C.	MOISTURE CONTENT
B.O.F.	BOTTOM OF FOOTING	(N)	NEW
BM	BEAM	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
B.P.	BRACE PANEL	OB.S.	OBSOLETE
		O.C.	ON CENTER
CAB.	CABINET	O.H.	OVERHEAD
CLG.	CEILING	PR.	PAIR
CTR.	CENTER	PL.	PLASTIC OR PLATE
CL	CENTERLINE	P.LAM.	PLASTIC LAMINATE
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	P.T.	PRESSURE TREATED
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PROPERTY LINE
		R	RADIUS
CONT.	CONTINUOUS	REFR.	REFRIGERATOR
C-J	CONTROL JOINT	REG.	REGISTER
CSK.	COUNTERSINK	REINF.	REINFORCING
D.L.	DEAD LOAD	REIN.	REQUIRED
DEEP	DEEP	R.H.	RIGHT HAND
DP.	DIAMETER	RD.	ROOF DRAIN
DM	DIMENSION	RM	ROOM
DBL.	DOUBLE	R.O.	ROUGH OPENING
D.S.	DOWN SPOUT	R.B.	RUBBER BASE
DWG.	DRAWING	S.J.	SAWN JOINT
D.F.	DRINKING FOUNTAIN	SECT.	SECTION
		SHT.	SHEET
EA	EACH	SH.	SIMILAR
E.S.	EACH SIDE	SL	SOLID CORE
E.W.	ELECTRIC	SPKR.	SPEAKER
ELEV.	ELEVATION	SPEC.	SPECIFICATIONS
ENCL.	ENCLOSURE	SQ.	SQUARE
EA	EDGE NAILING	S.S.	STAINLESS STEEL
EO.	EQJAL	STD.	STANDARD
EXH.	EXHAUST	STL.	STEEL
EXST.	EXISTING	STRUCT.	STRUCTURAL
(E)	EXISTING	SUSP.	SUSPENDED
EXP.	EXPANSION	TEL.	TELEPHONE
E.J.	EXPANSION JOINT	TEMP.	TEMPERED OR
EXT.	EXTERIOR	TEMPOR.	TEMPORARY
		T&G	TONGUE & GROOVE
F.G.	FIBERGLASS	T.J.	TOOLED JOINT
FN.	FINISH	T.O.	TOP OF ...
F.F.	FINISH FLOOR	TYF.	TYPICAL
F.D.	FACE OF ...	W.R.	WATER RESISTANT
FLR.	FLOOR	W.P.	WEATHER PROOF
GALV.	GALVANIZED	WMM	WELDED WIRE MESH
GA.	GAUGE	W	WITH
G.D.	GARBAGE DISPOSAL	W/O	WITHOUT
G.L.	GLASS	WD.	WOOD
G.L.B.	GLUE LAM BEAM		
GYP.BD.	GYP.SUM WALL BOARD		
HDW.	HARDWARE		
HDR.	HEADER		
HGT.	HEIGHT		
H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING		
HC	HOLLOW CORE		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
H.B.	HOSE BIBB		

### LEGEND

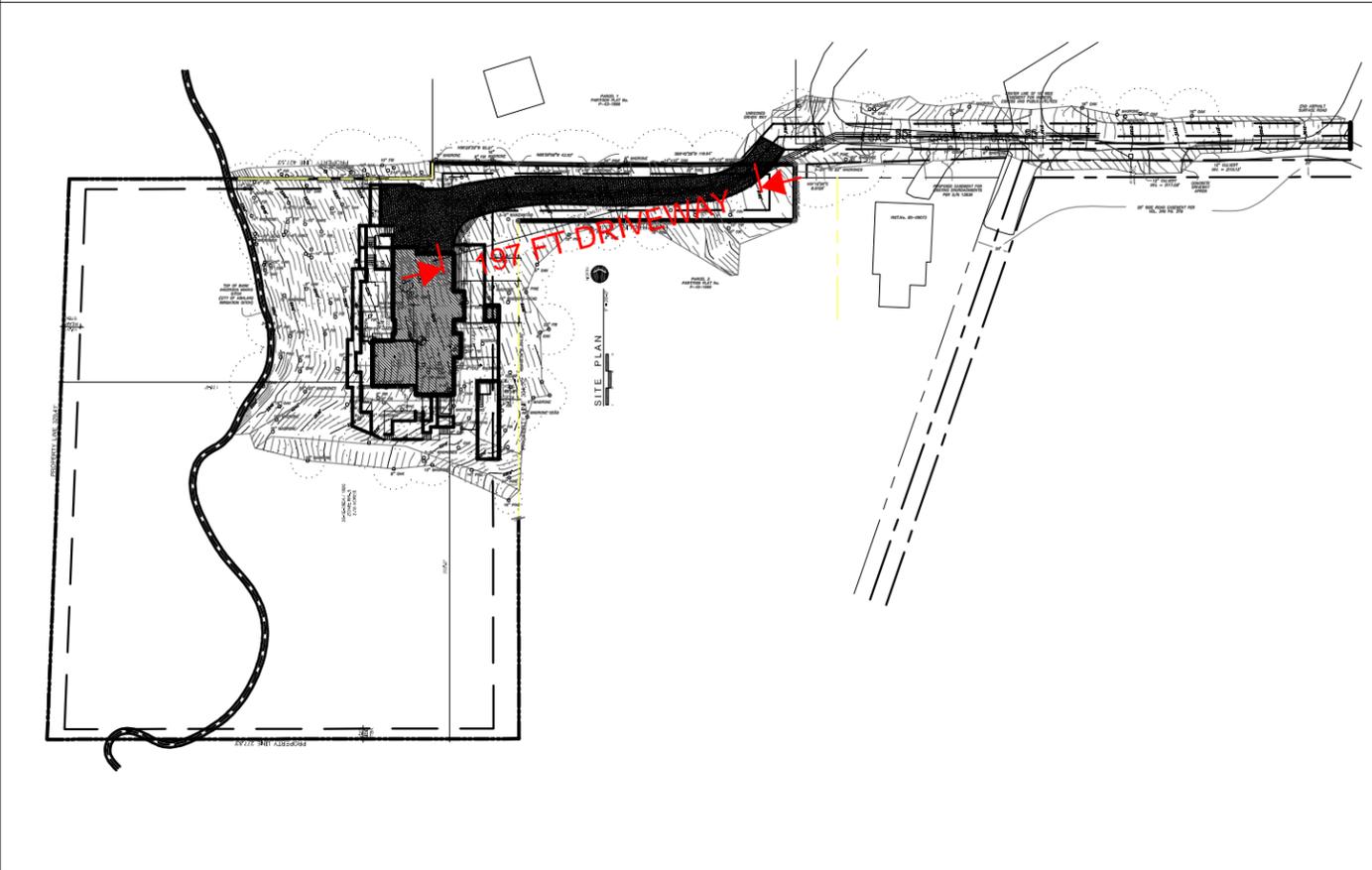
	ELEVATION		FINISH ELEVATION TAG
	ASSEMBLY TYPES (FLOOR, WALLS, ROOF)		BUILDING SECTION
	SECTION DETAIL		REVISION
	DOOR NUMBER		WINDOW NUMBER
	EQUIPMENT ID TAG		ROOM NAME
	ELEVATION KEY NOTE		NEW WOOD STUD FRAME CONSTR. - FULL HT.
	INTERIOR ELEVATIONS		NEW WOOD STUD FRAME CONSTR. - PARTIAL HT.
	BUILDING SECTIONS		ONE-HOUR RATED AREA SEPARATION WALLS
	SHEAR WALLS		HOLD-DOWNS

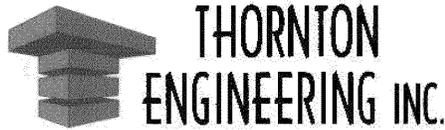
### VICINITY MAP



PROJECT SITE

### SITE PLAN - REDUCED, N.T.S. (REFER TO AS1.0)





January 17, 2025

**Re: Driveway Cross-Section Details for 231 Granite Street Application**

Carlos,

This letter provides the enclosed requested detail regarding the driveway cross-section for the 231 Granite Street project. Below are the specifications addressing the driveway pavements, base materials, and weight capacity to meet the fire access standards:

1. **Pavement Materials:**  
The driveway will be constructed using textured or grooved AC pavement or concrete; or concrete pavers. This material has been selected to ensure durability and compliance with fire access requirements.
2. **Base Materials:**  
The shoulders and base layer will consist of compacted crushed rock, designed to provide adequate support and stability for the driveway surface.
3. **Weight Capacity:**  
The driveway is be engineered to support a minimum weight capacity of 75,000 pounds to accommodate fire truck apparatus access.
4. **Infiltration LID Swale:**  
To enhance stormwater management and minimize environmental impact, an infiltration Low Impact Development (LID) swale will be constructed on both sides of the driveway. These swales are designed to capture and infiltrate runoff, reducing surface water flow and promoting groundwater recharge.
5. **Dimensions and Turnaround:**  
While this letter focuses on the cross-section details, the project site plan will illustrate the driveway dimensions, fire turnaround/hammerhead, and other relevant measurements.

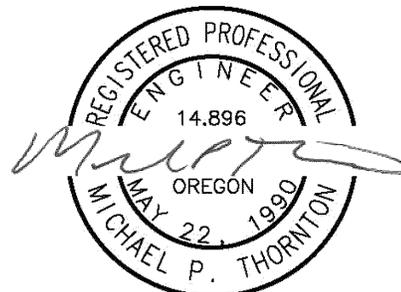
These specifications are intended to address the City's requirements and ensure compliance with fire access standards. Please let me know if additional details or modifications are needed.

Thank you for your attention to this matter.

Sincerely,

Thornton Engineering, Inc.

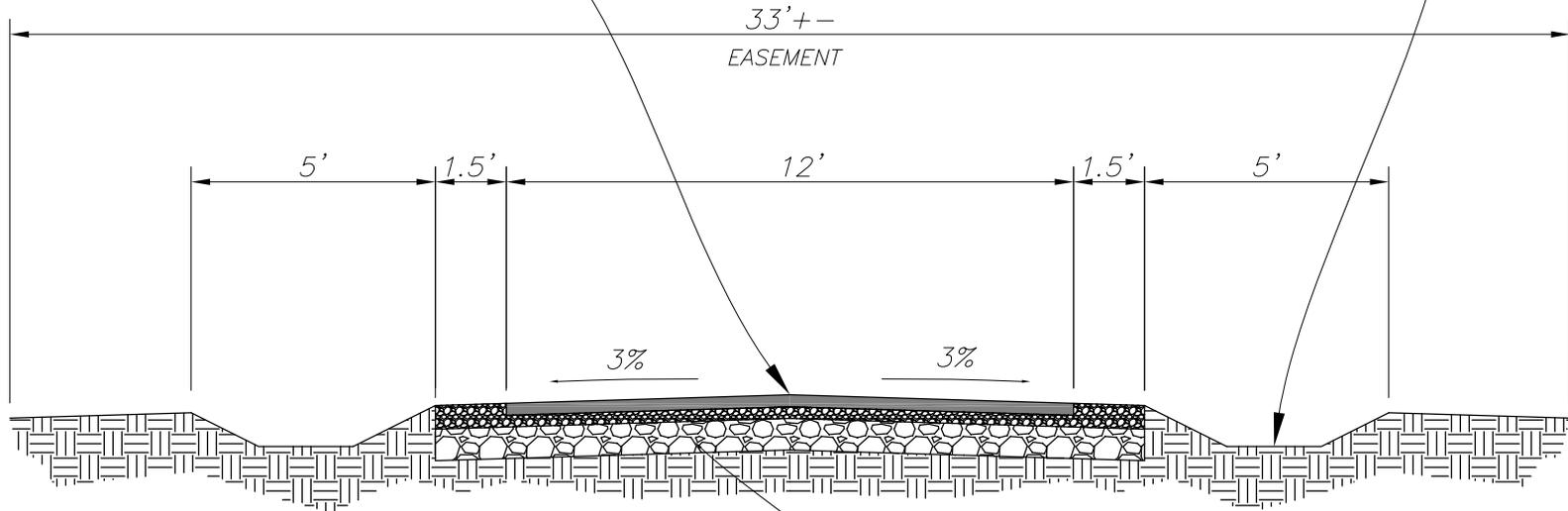
By:   
Michael P. Thornton, P.E.



RENEWAL DATE: 6/30/2026

NEW DRIVEWAY PAVEMENT,  
TEXTURED OR GROOVED AC,  
CONCRETE. OR PAVERS.

INFILTRATION LID SWALE,  
PER RVSDM BMP 4.5.2.b;  
CONTACT LANDSCAPE  
ARCHITECT TO VERIFY SOIL &  
PLANTING SPECIFICATIONS,  
TYPICAL.



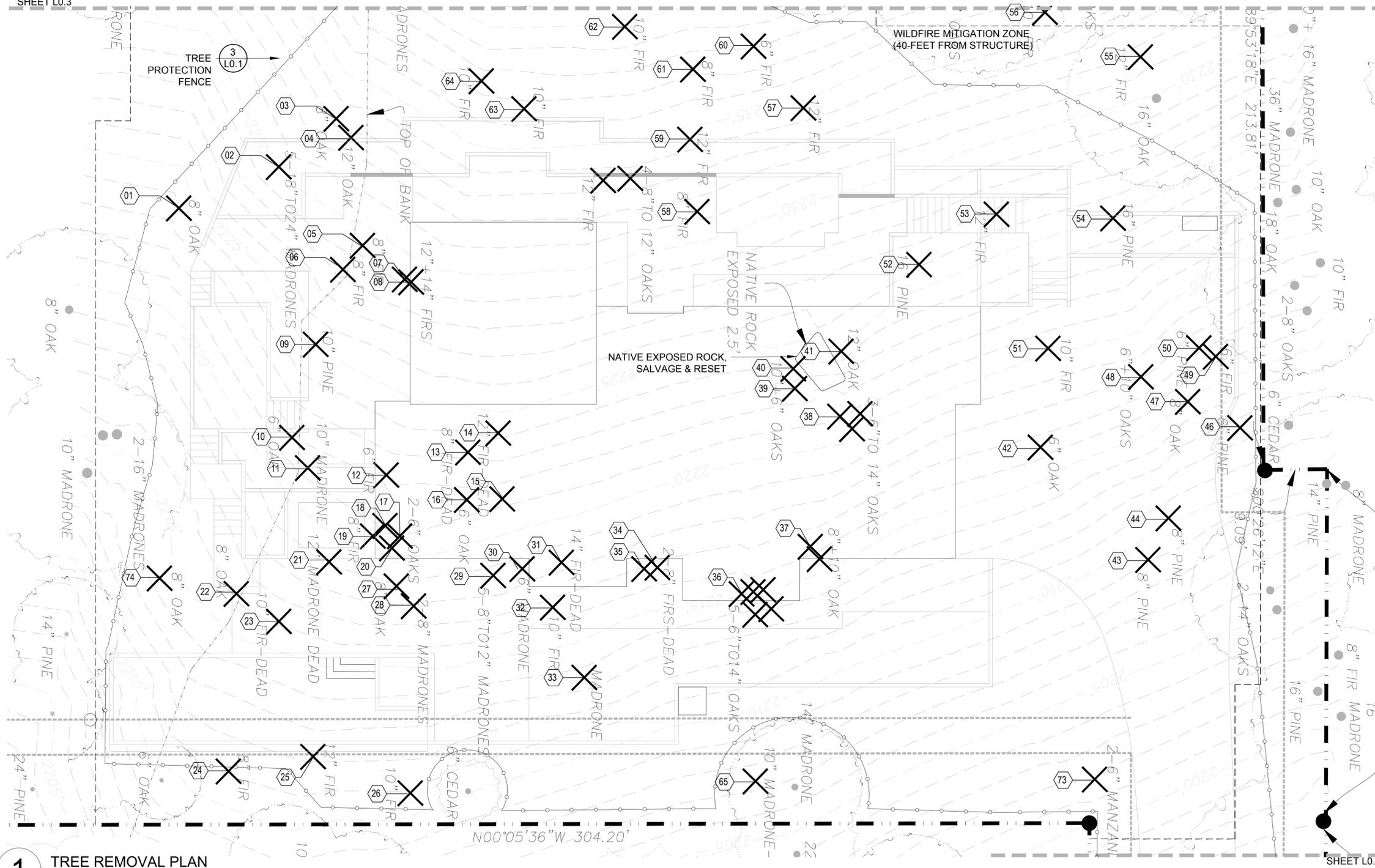
PAVEMENT SECTION – 75,000# CAPACITY, 6" OF 1"-0  
CRUSHED ROCK, 8" OF 4"-0 CRUSHED ROCK OVER  
NON-WOVEN GEOTECTILE FABRIC, OVER WELL COMPACTED  
SUBGRADE. CONTACT THE GEOTECHNICAL ENGINEER TO  
VERIFY PAVEMENT, ROCK BASE, AND SUBGRADE  
SPECIFICATIONS BASED ON SITE CONDITIONS.

## TYPICAL DRIVEWAY SECTION

SCALE: 1"=4'







**LEGEND**

- EX TREE TO REMAIN
- EX TREE TO REMOVE
- TREE PROTECTION FENCE
- WILDFIRE MITIGATION ZONE (40-FOOT FROM STRUCTURE)

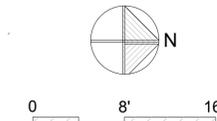
**NOTES**

1. WITHIN 100 FEET OF RESIDENCE, FLAMMABLE TREES SHALL BE LIMBED UP 8 FEET TO MAX 1/3 TREE HEIGHT FROM THE GROUND. INVASIVE BLACKBERRIES, DEAD AND DYING TREES WILL BE REMOVED.
2. WITHIN THE WILDFIRE MITIGATION ZONE (40 FEET FROM RESIDENCE) INVASIVE BLACKBERRIES AND DEAD AND DYING TREES WILL BE REMOVED. ALL DEAD WOOD (STANDING OR FALLEN) WILL BE REMOVED. FLAMMABLE SHRUBS SHALL BE PRUNED TO MAINTAIN 3X SHRUB HEIGHT DISTANCE BETWEEN TOP OF UNDERSTORY AND LOWER TREE BRANCHES.
3. WITHIN THE WILDFIRE MITIGATION ZONE, NEW VEGETATION WILL INCLUDE LOW FLAMMABILITY PLANT SPECIES ONLY.

**1 TREE REMOVAL PLAN**

**TREE REMOVAL SCHEDULE**

NUMBER	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	REMARKS	NUMBER	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	REMARKS	NUMBER	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	REMARKS
01	Quercus garryana	Oregon white oak	8"	fair		23	Pseudotsuga menziesii	Douglas fir	10"	dead		46	Pinus ponderosa	Ponderosa pine	6"	good	
02	Arbutus menziesii	Pacific madrone	18" to 24"	fair	multi-stem, 5-trunks	24	Pseudotsuga menziesii	Douglas fir	8"	poor		47	Quercus garryana	Oregon white oak	8"	good	
03	Quercus garryana	Oregon white oak	8"	fair		25	Pseudotsuga menziesii	Douglas fir	12"	poor		48	Quercus garryana	Oregon white oak	6" & 10"	fair	2 trunks
04	Quercus garryana	Oregon white oak	12"	good		26	Pseudotsuga menziesii	Douglas fir	10"	poor		49	Pseudotsuga menziesii	Douglas fir	6"	fair	
05	Pseudotsuga menziesii	Douglas fir	8"	poor		27	Quercus garryana	Oregon white oak	8"	good		50	Pinus ponderosa	Ponderosa pine	6"	good	
06	Pseudotsuga menziesii	Douglas fir	8"	poor		28	Arbutus menziesii	Pacific madrone	8"	good	2 trunks, each 8" dbh	51	Pseudotsuga menziesii	Douglas fir	10"	fair	
07	Pseudotsuga menziesii	Douglas fir	12"	good		29	Arbutus menziesii	Pacific madrone	8" to 12"	good	5 trunks	52	Pinus ponderosa	Ponderosa pine	16"	good	
08	Pseudotsuga menziesii	Douglas fir	14"	good		30	Arbutus menziesii	Pacific madrone	6"	good		53	Pseudotsuga menziesii	Douglas fir	12"	good	
09	Pinus ponderosa	Ponderosa pine	10"	good		31	Pseudotsuga menziesii	Douglas fir	14"	dead		54	Pinus ponderosa	Ponderosa pine	16"	good	
10	Quercus garryana	Oregon white oak	6"	good		32	Pseudotsuga menziesii	Douglas fir	10"	poor		55	Pseudotsuga menziesii	Douglas fir	12"	fair	removal for wildfire remediation
11	Arbutus menziesii	Pacific madrone	10"	good		33	Arbutus menziesii	Pacific madrone	8"	good		56	Pseudotsuga menziesii	Douglas fir	10"	good	removal for wildfire remediation
12	Pseudotsuga menziesii	Douglas fir	6"	fair		34	Pseudotsuga menziesii	Douglas fir	8"	dead		57	Pseudotsuga menziesii	Douglas fir	12"	fair	
13	Pseudotsuga menziesii	Douglas fir	8"	dead		35	Pseudotsuga menziesii	Douglas fir	8"	dead		58	Pseudotsuga menziesii	Douglas fir	8"	good	
14	Pseudotsuga menziesii	Douglas fir	12"	dead		36	Quercus garryana	Oregon white oak	6" to 14"	good	5 trunks	59	Pseudotsuga menziesii	Douglas fir	12"	fair	
15	Pseudotsuga menziesii	Douglas fir	10"	dead		37	Quercus garryana	Oregon white oak	8" and 10"	good	2 trunks	60	Pseudotsuga menziesii	Douglas fir	6"	good	
16	Quercus garryana	Oregon white oak	6"	good		38	Quercus garryana	Oregon white oak	6" to 14"	good	3 trunks	61	Pseudotsuga menziesii	Douglas fir	8"	fair	
17	Quercus garryana	Oregon white oak	6"	good		39	Quercus garryana	Oregon white oak	6"	good		62	Pseudotsuga menziesii	Douglas fir	10"	fair	
18	Pseudotsuga menziesii	Douglas fir	8"	poor		40	Quercus garryana	Oregon white oak	10"	good		63	Pseudotsuga menziesii	Douglas fir	10"	fair	
19	Pseudotsuga menziesii	Douglas fir	8"	poor		41	Quercus garryana	Oregon white oak	12"	good		64	Pseudotsuga menziesii	Douglas fir	10"	fair	
20	Quercus garryana	Oregon white oak	6"	good		42	Quercus garryana	Oregon white oak	6"	good		65	Arbutus menziesii	Pacific madrone	10"	dead	
21	Arbutus menziesii	Pacific madrone	12"	dead		43	Pinus ponderosa	Ponderosa pine	8"	good		73	Manzanita	Manzanita	6"	good	2, 6" trunks
22	Quercus garryana	Oregon white oak	8"	good		44	Pinus ponderosa	Ponderosa pine	8"	good		74	Quercus garryana	Oregon white oak	8"	good	



**NEW RESIDENCE**  
 BRYAN & STEPHANIE DEBOER  
 PARCEL NUMBER: 39 1E 08 DA; T.L.# 1800  
 GRANITE ST., ASHLAND, OREGON 97520

JANUARY 17, 2025

**L0.2**  
**TREE REMOVAL**

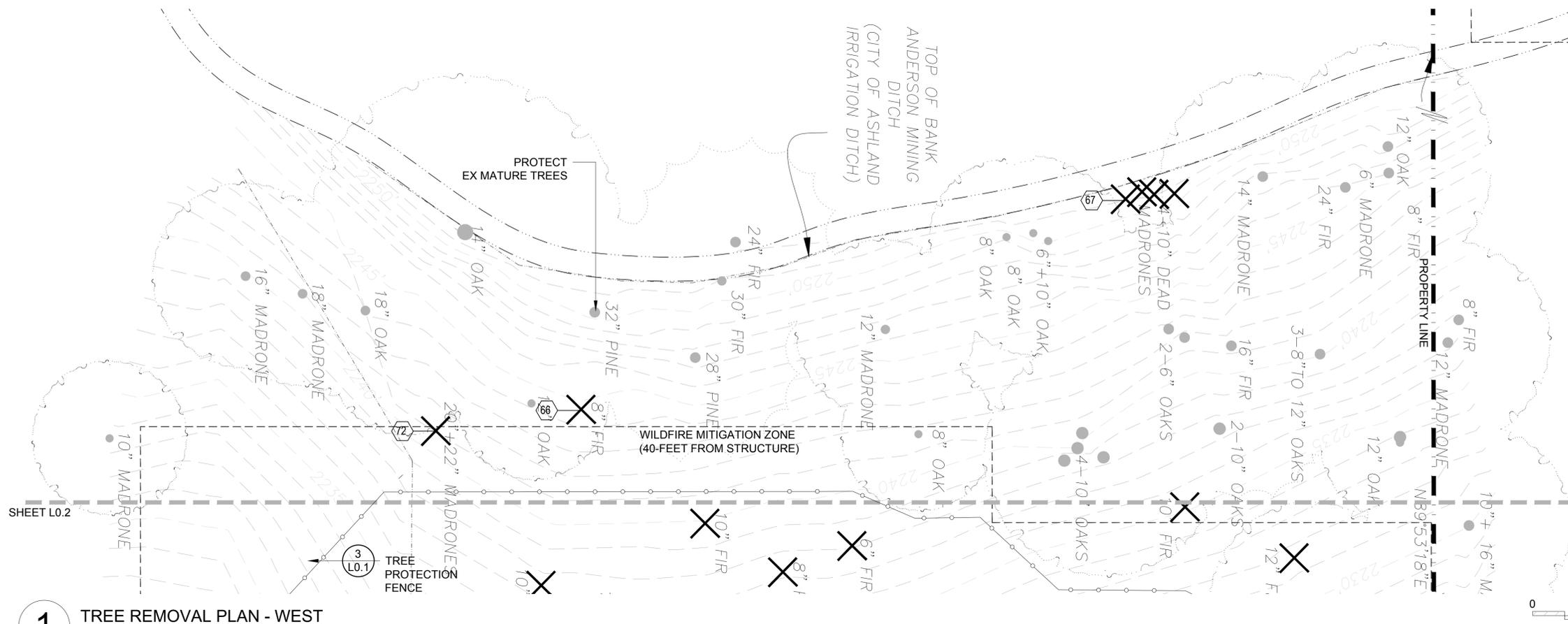
PRELIMINARY  
 NOT FOR CONSTRUCTION

LEGEND

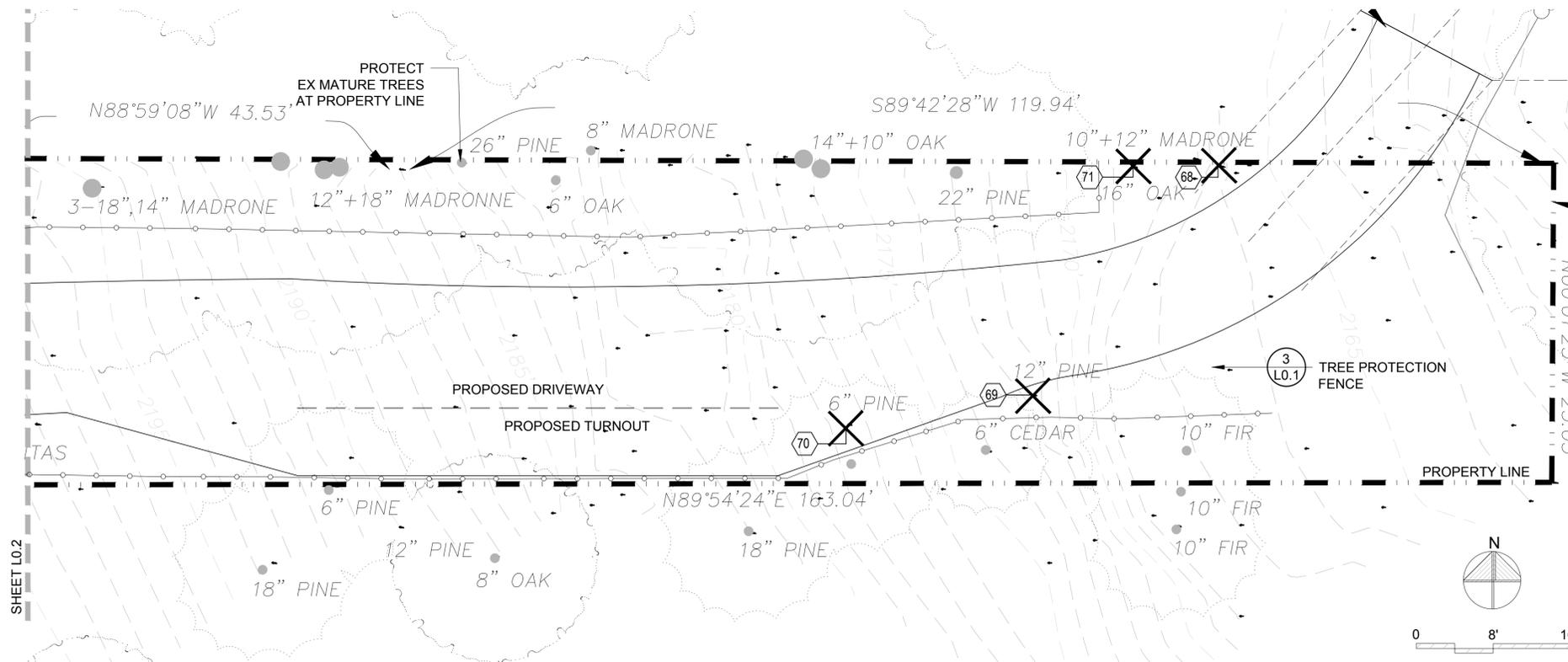
- EX TREE TO REMAIN
- EX TREE TO REMOVE
- TREE PROTECTION FENCE
- WILDFIRE MITIGATION ZONE (40-FEET FROM STRUCTURE)

NOTES

1. WITHIN 100 FEET OF RESIDENCE, FLAMMABLE TREES SHALL BE LIMBED UP 8 FEET TO MAX 1/3 TREE HEIGHT FROM THE GROUND. INVASIVE BLACKBERRIES, DEAD AND DYING TREES WILL BE REMOVED.
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3. WITHIN THE WILDFIRE MITIGATION ZONE, NEW VEGETATION WILL INCLUDE LOW FLAMMABILITY PLANT SPECIES ONLY.



1 TREE REMOVAL PLAN - WEST



2 TREE REMOVAL PLAN - EAST

TREE REMOVAL SCHEDULE

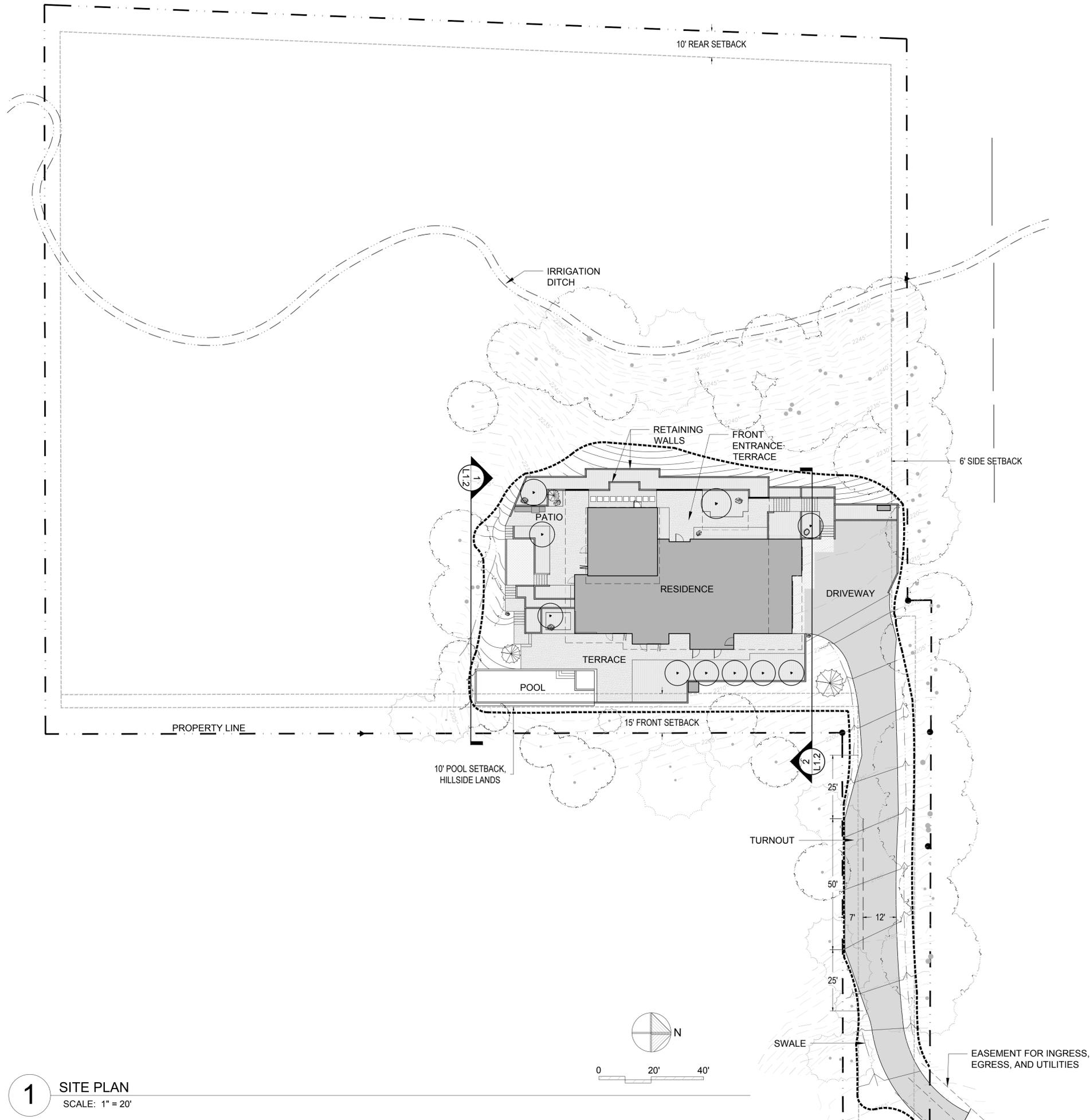
NUMBER	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	REMARKS
66	<i>Pseudotsuga menziesii</i>	Douglas fir	8"	fair	
67	<i>Arbutus menziesii</i>	Pacific madrone	10"	dead	multi-stem, 4-trunks
68	<i>Arbutus menziesii</i>	Pacific madrone	10" & 12"	good	multi-stem, 2-trunks
69	<i>Pinus ponderosa</i>	Ponderosa pine	12"	good	
70	<i>Pinus ponderosa</i>	Ponderosa pine	6"	good	
71	<i>Quercus garyana</i>	Oregon white oak	16"	good	
72	<i>Arbutus menziesii</i>	Pacific madrone	20" & 22"	fair	multi-stem, 2-trunks

JANUARY 17, 2025

L0.3

TREE REMOVAL

PRELIMINARY  
 NOT FOR CONSTRUCTION



**LEGEND**

- EXISTING TREE TO REMAIN
- PROPERTY LINE SETBACK
- EXISTING CONTOUR LINE (1-FOOT)
- PROPOSED CONTOUR LINE (1-FOOT)
- RETAINING WALL
- PROPOSED TREE
- EXTENT OF CONSTRUCTION

**PROJECT INFORMATION**

**OWNERS:** BRYAN & STEPHANIE DEBOER  
 85 WINBURN WAY  
 ASHLAND, OR 97520  
 541.621.2881

**ARCHITECT:** CARLOS DELGADO  
 200 CLEAR CREEK #C  
 ASHLAND, OR 97520  
 541.552.9502

**LANDSCAPE ARCHITECT:** SHELBY SCHAREN  
 548 C ST  
 ASHLAND, OR 97520  
 541.215.4464

**LOCATION:** TAX LOT NO. 1800  
 ASSESSOR'S MAP NO. 39 1E 08 DA  
 GRANITE STREET  
 ASHLAND, OREGON 97520

**ZONING:** RR-5 RESIDENTIAL  
 HILLSIDE LANDS, 27% AVERAGE SLOPE

**LOT COVERAGE**

<b>LOT SIZE</b>	2.18 AC (94,961 SF)
<b>EXISTING LOT COVERAGE</b>	0 SF
<b>PROPOSED COVERAGE</b>	
BUILDING FOOTPRINT	3,440 SF
DRIVEWAY, PAVED	4,574 SF
PATIO, WALKS, STEPS	2,822 SF
POOL SHED FOOTPRINT	16 SF
<b>PROPOSED TOTAL LOT COVERAGE</b>	10,852 SF
<b>TOTAL PERCENTAGE COVERAGE</b>	11.4%

**1** SITE PLAN  
 SCALE: 1" = 20'

**NEW RESIDENCE**  
 BRYAN & STEPHANIE DEBOER  
 PARCEL NUMBER: 39 1E 08 DA; T.L.# 1800  
 GRANITE ST., ASHLAND, OREGON 97520

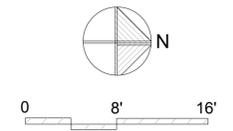
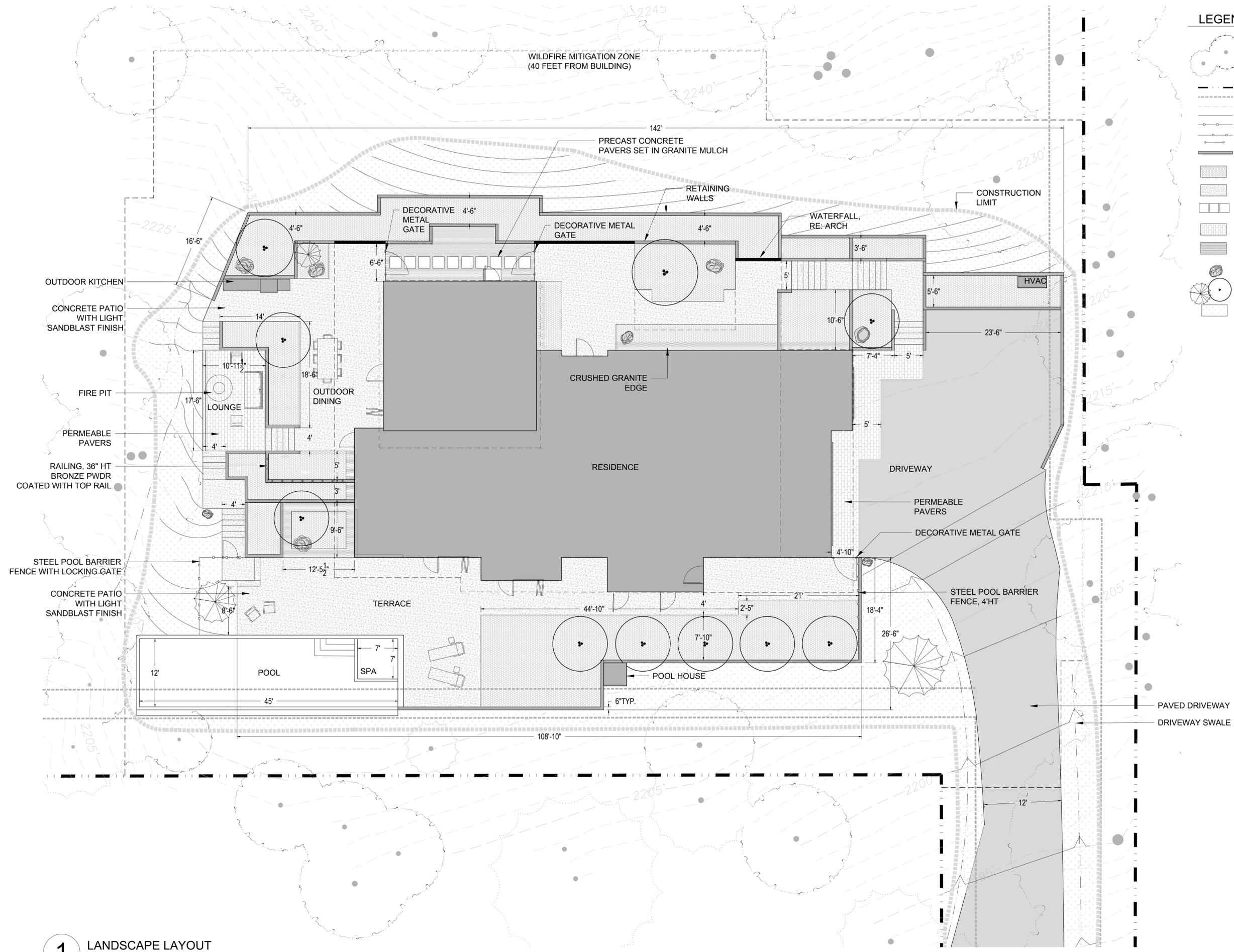
JANUARY 17, 2024

**L1.0**  
 SITE PLAN

PRELIMINARY  
 NOT FOR CONSTRUCTION

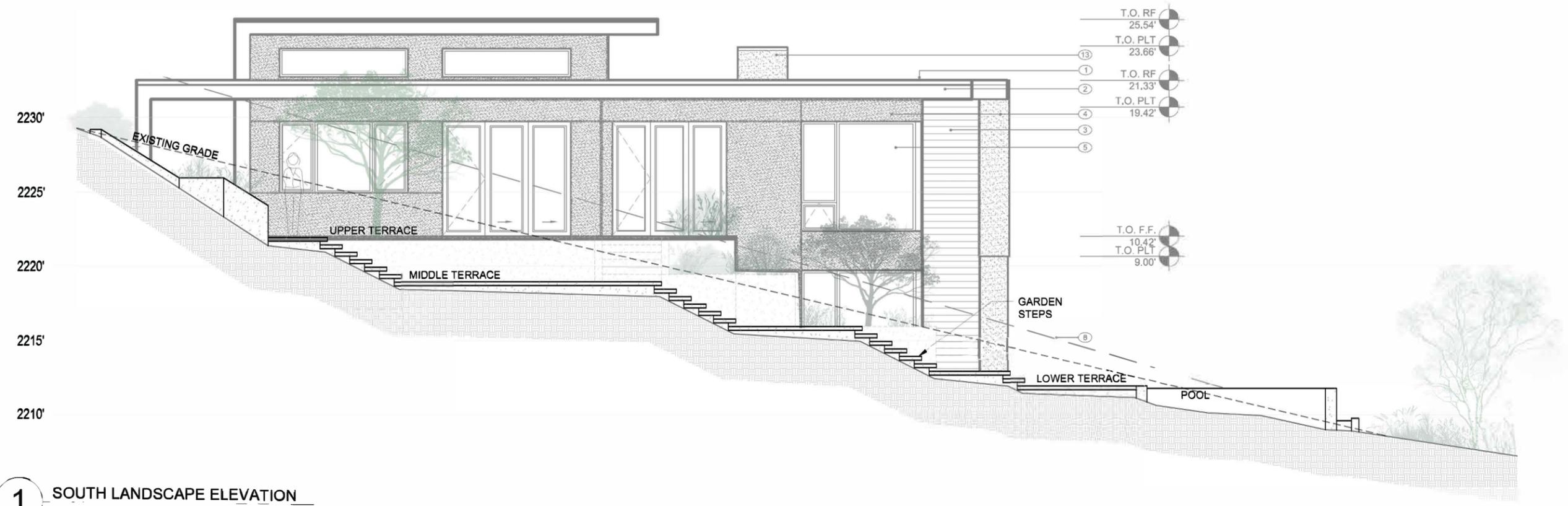
**LEGEND**

- EXISTING TREE TO REMAIN
- PROPERTY LINE
- SETBACK
- EXISTING CONTOUR LINE (1-FOOT)
- PROPOSED CONTOUR LINE (1-FOOT)
- FENCE, 4' HEIGHT
- RAILING
- GATE
- RETAINING WALL
- PLANTER
- CONCRETE
- CONCRETE PAVERS
- PERMEABLE PAVERS
- CRUSHED GRANITE
- BOULDER
- PROPOSED TREE
- REVEGETATED AREA

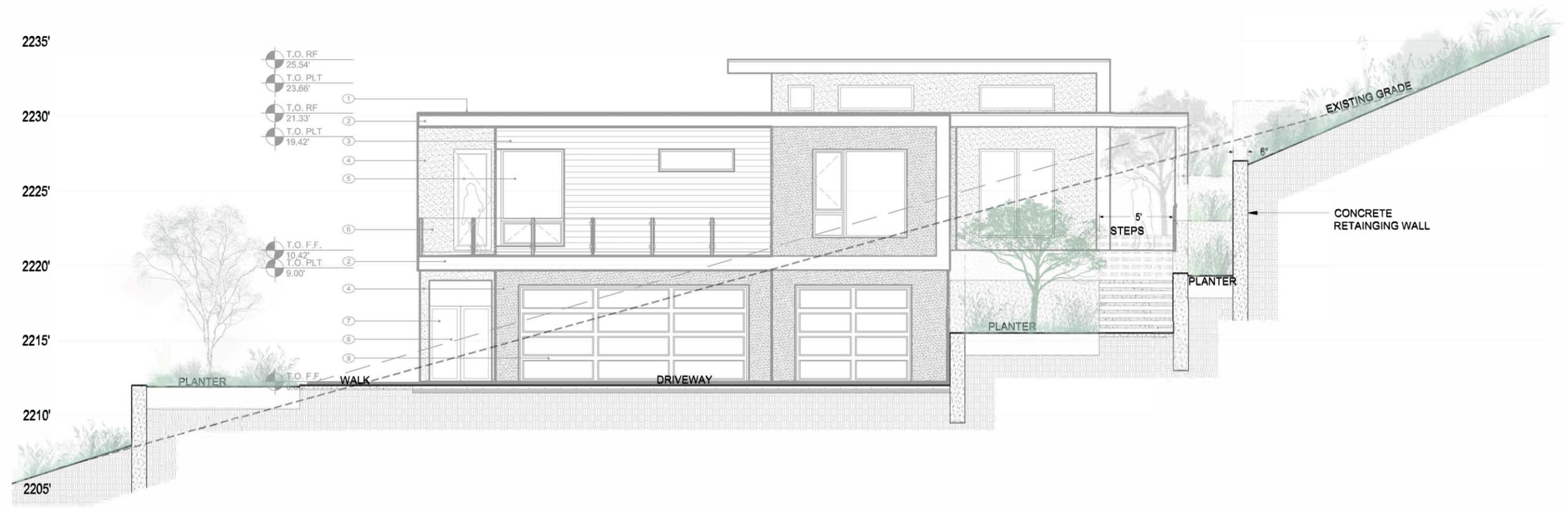


**1** LANDSCAPE LAYOUT  
 SCALE: 1" = 8'

PRELIMINARY  
 NOT FOR CONSTRUCTION



**1** SOUTH LANDSCAPE ELEVATION  
 SCALE: 1" = 4'



**2** NORTH LANDSCAPE ELEVATION  
 SCALE: 1" = 4'

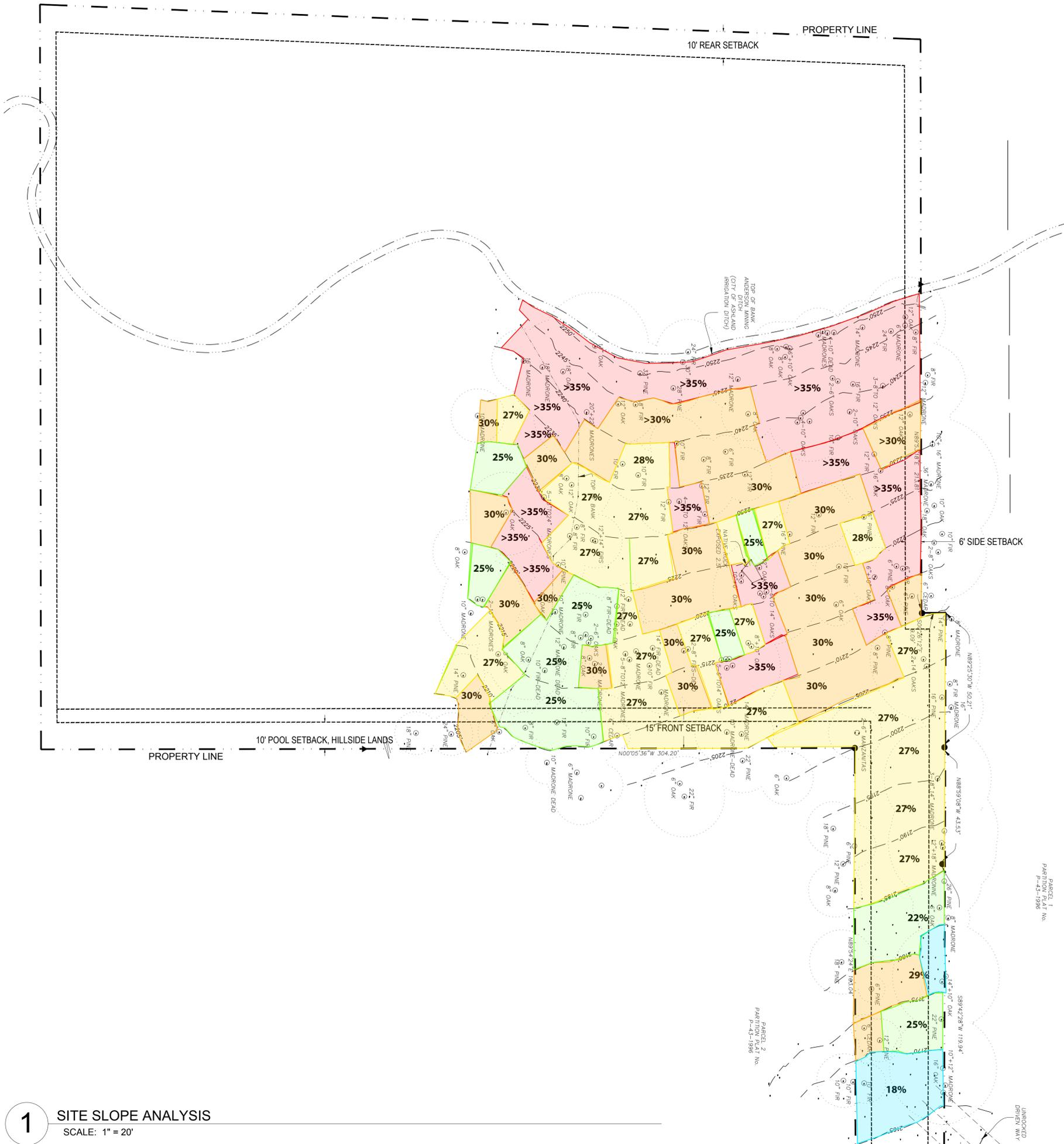
**NEW RESIDENCE**  
 BRYAN & STEPHANIE DEBOER  
 PARCEL NUMBER: 39 1E 08 DA; T.L.# 1800  
 GRANITE ST., ASHLAND, OREGON 97520

DECEMBER 6, 2024

**L1.2**  
 LANDSCAPE ELEVATIONS

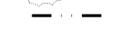
PRELIMINARY  
 NOT FOR CONSTRUCTION





**1** SITE SLOPE ANALYSIS  
 SCALE: 1" = 20'

LEGEND

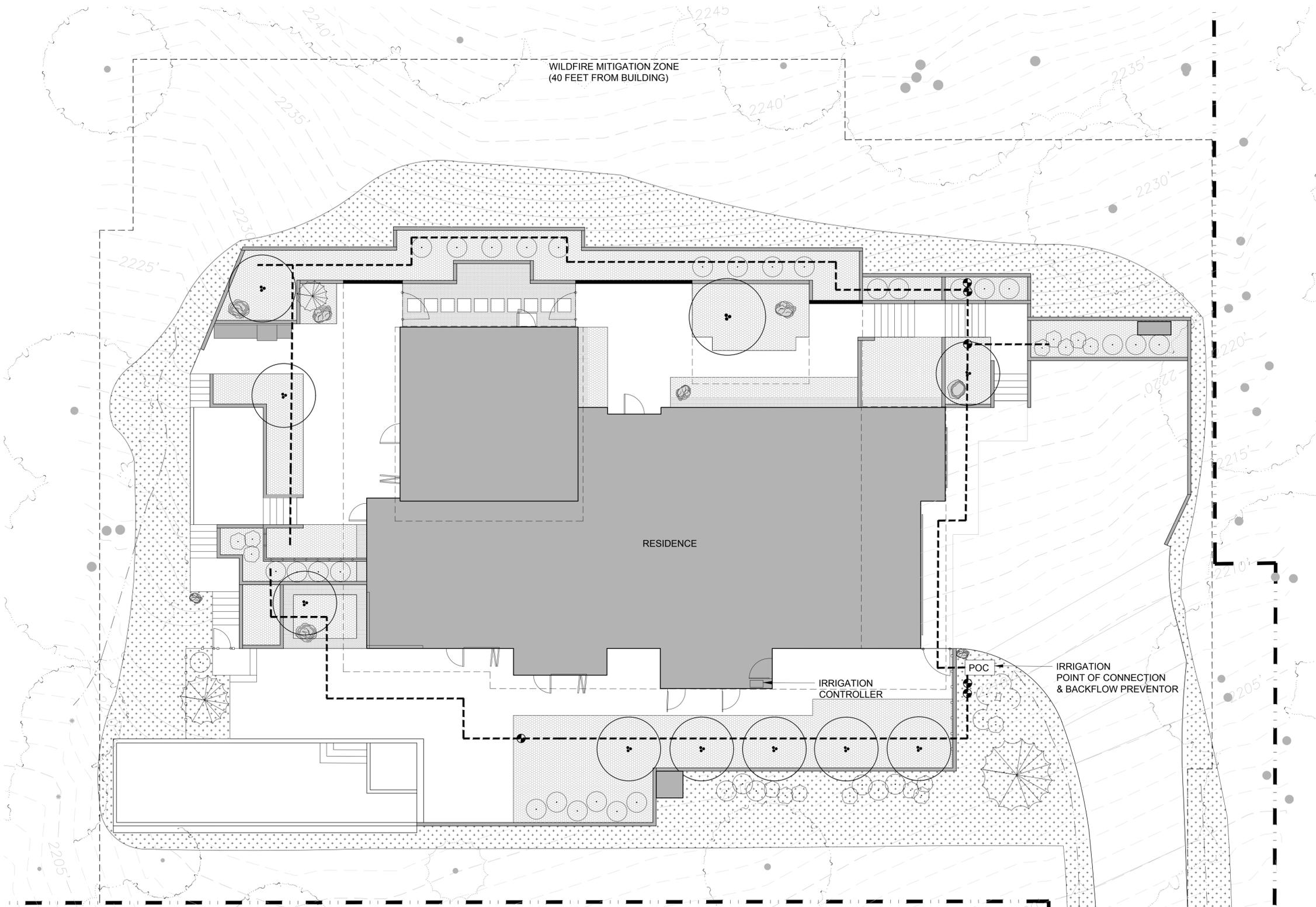
-  EX TREE TO REMAIN
-  PROPERTY LINE
-  RETAINING WALL
-  PLANTER
-  MULCH AREA (NO PLANTING)
-  BOULDER
-  PROPOSED DECIDUOUS TREE
-  PROPOSED CONIFER TREE
-  PROPOSED SHRUB
-  NATIVE SEED MIX
-  1" IRRIGATION MAIN LINE
-  IRRIGATION VALVE

PLANTING NOTES

1. WITHIN THE WILDFIRE MITIGATION ZONE, 40 FEET OF RESIDENCE, ALL VEGETATION WILL BE LIMITED TO LOW-FLAMMABILITY SPECIES.
2. AMEND ALL PLANTED AREAS WITH 6" DEPTH TOPSOIL AND WEED FREE AND DISEASE FREE COMPOST PRIOR TO PLANTING.
3. ALL PLANTED AREAS TO RECEIVE 3" DEEP DECOMPOSED GRANITE MULCH.
4. NATIVE SEED MIX TO BE USED TO RESTORE AREAS DISTURBED AS PART OF CONSTRUCTION. SEED MIX TO BE DISTRIBUTED BY HYDROSEEDING AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET, APPLIED POST-CONSTRUCTION DURING THE WET SEASON (NOVEMBER - MARCH).
5. FINAL PLANT LIST AND LOCATIONS TBD.
6. FINAL IRRIGATION LAYOUT TO BE DETERMINED, BASED UPON FINAL PLANT SELECTION.



0 8' 16'



PLANT LIST

BOTANICAL NAME	COMMON NAME
<b>TREES</b>	
<i>Acer japonicum</i>	Japanese Maple
<i>Betula nigra</i> 'DuraHeat'	Dura Heat River Birch
<i>Cedrus deodara</i> 'Karl Fuchs'	Karl Fuchs Dwarf Himalayan Cedar
<i>Cornus kousa</i> 'Wolf Eyes'	Wolf Eyes Japanese Dogwood
<i>Magnolia</i> 'Butterflies'	Butterfly Magnolia
<b>SHRUBS</b>	
<i>Buxus</i> x 'Green Mountain'	Green Mountain Boxwood
<i>Frangula purshiana</i>	Cascara
<i>Hebe</i> 'Karo Golden Esk'	Karo Golden Esk Hebe
<i>Holodiscus discolor</i>	Oceanspray
<i>Ramnus californica</i> 'Eve Case'	Eve Case Coffeeberry
<i>Tsuga canadensis</i> 'Jeddelloh'	Jeddelloh Dwarf Hemlock

BOTANICAL NAME	COMMON NAME
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>	
<i>Anemone</i> x hybrida 'Honorine Jobert'	Japanese Anemone
<i>Ligularia dentatum</i> 'Othello'	Othello Leopard Plant
<i>Polystichum polyblepharum</i>	Tassel Fern
<i>Sesleria autumnalis</i>	Autumn Moor Grass
<i>Sagina subulata</i>	Irish Moss

NATIVE SEED MIX

BOTANICAL NAME	COMMON NAME	% OF MIX
<i>Adelina grande</i>	Pacific Houndstongue	3%
<i>Balsamorhiza deltoidea</i>	Balsamroot	3%
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	20%
<i>Dicentra formosa</i>	Western Bleeding Heart	3%
<i>Festuca californica</i>	California Fescue	20%
<i>Festuca roemerii</i>	Roemers Fescue	15%
<i>Koeleria macanthra</i>	Praire Junegrass	15%
<i>Lolium multiflorum</i>	Annual Ryegrass	15%
<i>Lupinus latifolius</i>	Silvery Lupine	3%
<i>Trillium albidum</i>	Giant Trillium	3%



Carlos Delgado <carlos@carlosdelgadoarchitect.com>

**231 Granite**

1 message

**Mark Shay** <mark.shay@ashland.or.us>

Thu, Dec 5, 2024 at 12:21 PM

To: "carlos@carlosdelgadoarchitect.com" <carlos@carlosdelgadoarchitect.com>

Hi Carlos,

It was good to meet you today. As a recap of our discussion, for an alternate to the fire department turnaround I'll consider a turnout designed to Jackson County Development standards. Additionally, please provide documentation of the distance to the private hydrant already on the easement road.

Please let me know if you have any questions or I missed anything.

*Mark Shay*

Deputy Chief - Fire Marshal

(541) 552-2217

Ashland Fire & Rescue  
455 Siskiyou Boulevard  
Ashland, OR 97520

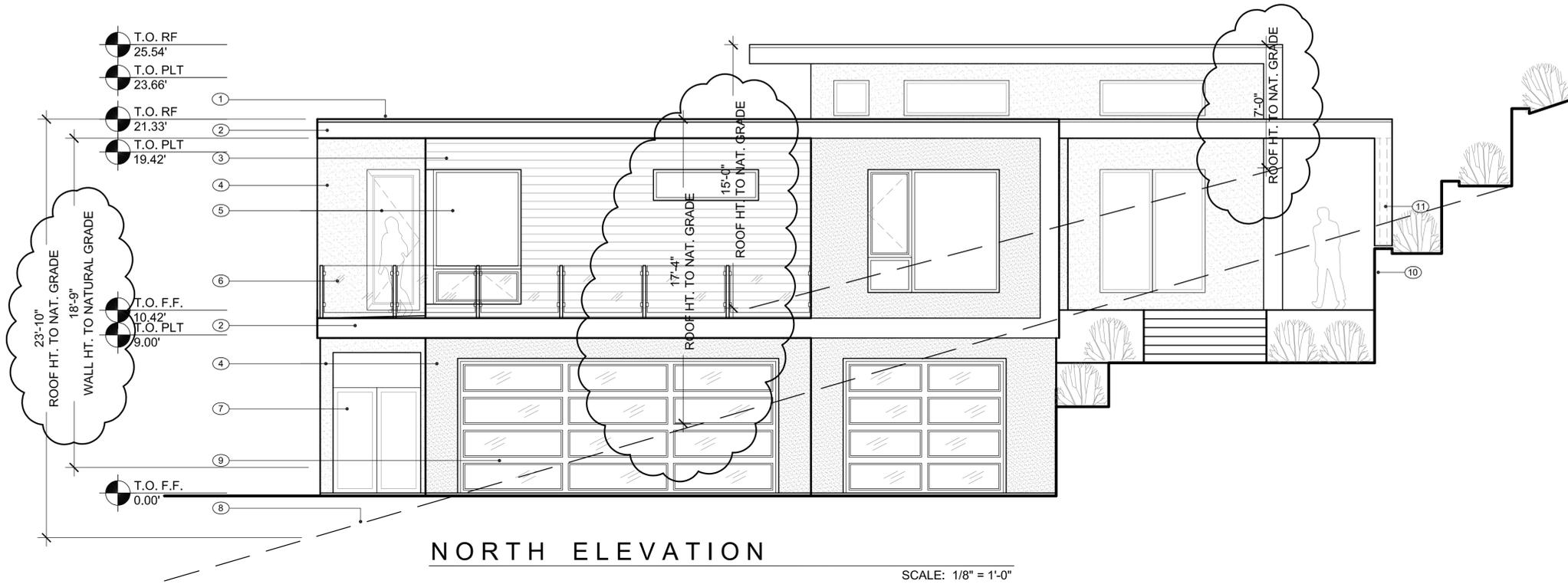


Online [ashlandoregon.gov](http://ashlandoregon.gov); social media (Facebook & Instagram @CityOfAshlandOregon | Twitter/X @CityofAshland | YouTube @cityofashlandor | Nextdoor)

*This email transmission is official business of the City of Ashland, and it is subject to Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at <541.552.2217>*

**ELEVATION KEY NOTES**

- ① MEMBRANE ROOFING, DARK GRAY W/ INTERIOR DRAINS
- ② STUCCO FASCIA W/ FLASHING TO MATCH STUCCO
- ③ HORIZONTAL SIMULATED WOOD LAMINATE SIDING
- ④ WESTERN 'ONE COAT' STUCCO FINISH W/ INTEGRAL COLOR
- ⑤ FIBERGLASS WINDOWS & DOORS, BLACK
- ⑥ +36" BRNZE POWDER COATED METAL POSTS W/ METAL RAIL & TEMP. GLASS GUARD, 4" SPHERE TO NOT PASS THRU
- ⑦ STEEL FRAME DOORS FOR GARBAGE NICHE
- ⑧ LINE OF APROX. EXISTING NATURAL GRADE
- ⑨ WAYNE DALTON ALUMINUM & GLASS GARAGE DOOR, BLACK
- ⑩ LANDSCAPE WALLS, SEE LANDSCAPE PLAN
- ⑪ STUCCO 'WATERFALL' COVERED PORCH AREAS
- ⑫ POURED CONCRETE ACCENT WALL
- ⑬ STUCCO VENEER CHIMNEY FOR GAS F.P.



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE

**NEW RESIDENCE**

BRYAN & STEPHANIE DEBOER  
 231 GRANITE ST.  
 ASHLAND OR 97520

ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

DRAWN : CHECKED:  
 TS CD

DATE :  
 10/03/24

PROJECT :  
 ROGERS\_24

SHEET :

**A2.1**

11X17 SHEETS ARE HALF SCALE

DESCRIPTION	DATE

**NEW RESIDENCE**  
BRYAN & STEPHANIE DEBOER  
231 GRANITE ST.  
ASHLAND OR 97520  
ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

DRAWN : CHECKED:  
TS CD  
DATE:  
10/03/24  
PROJECT:  
ROGERS\_24  
SHEET:  
**AS1.0**

11X17 SHEETS ARE HALF SCALE

# PLANNING SUMMARY

PROPERTY DESCRIPTION:  
ZONING DESIGNATION: RR-5  
ASSESSOR'S PARCEL NUMBER: 39-1E-08DA; T.L.# 1800  
231 GRANITE ST., ASHLAND, OREGON 97520

**BUILDING SUMMARY:**

GHFA LOWER FLOOR:	1,328 SF
GHFA MAIN FLOOR:	3,470 SF
GHFA TOTAL FOR (P) RESIDENCE:	4,798 SF
3 CAR GARAGE	1,250 SF

**SOLAR SUMMARY:**

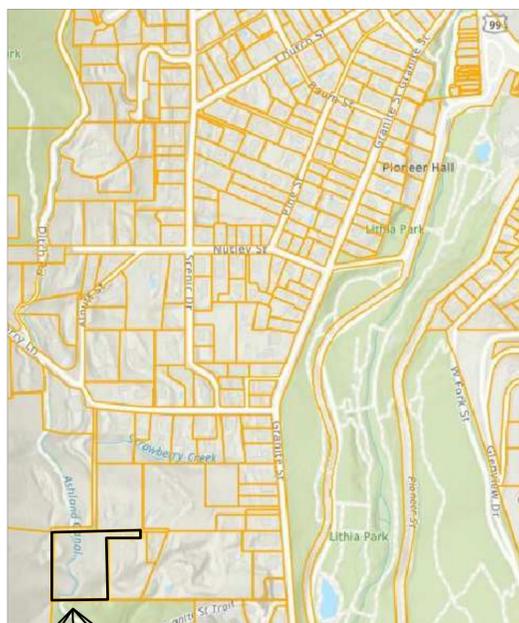
HT. OF (N) ROOF: ±23'-6"  
TYPE / SLOPE OF ROOF: 1/2:12 SLOPE TABLE 'A'  
SETBACK STANDARD: SETBACK PER STANDARD:

(2234.33' (-) 2217.00') = 17.33' (-)6' / (.432) = 26'-3" SSB REQUIRED  
(2234.33' (-) 2210.50') = 23.83' (-)6' / (.432) = 41'-4" SSB REQUIRED  
(2238.58' (-) 2231.58') = 7.00' (-)6' / (.432) = 2'-4" SSB REQUIRED  
(2238.58' (-) 2223.58') = 15.00' (-)6' / (.432) = 20'-10" SSB REQUIRED

\*\*AVG. 150' SLOPE TO NORTH IS  $(2269-2272 \div 13) \div (2169-2182 \div 7) \div (13 \div 7) \div 2 = 2' \div 150' = (-.013)$   
\*\*AVG. NORTH/SOUTH LOT DIMENSION = 313.13'

[.445+(-.013) = .432]  
FORMULA 1:  $(30' \div .432) = 69.44'$  (IF < THAN 313.13' = STD 'A' (-6') ; (IF > THAN 313.13' USE STD 'B')

# VICINITY MAP

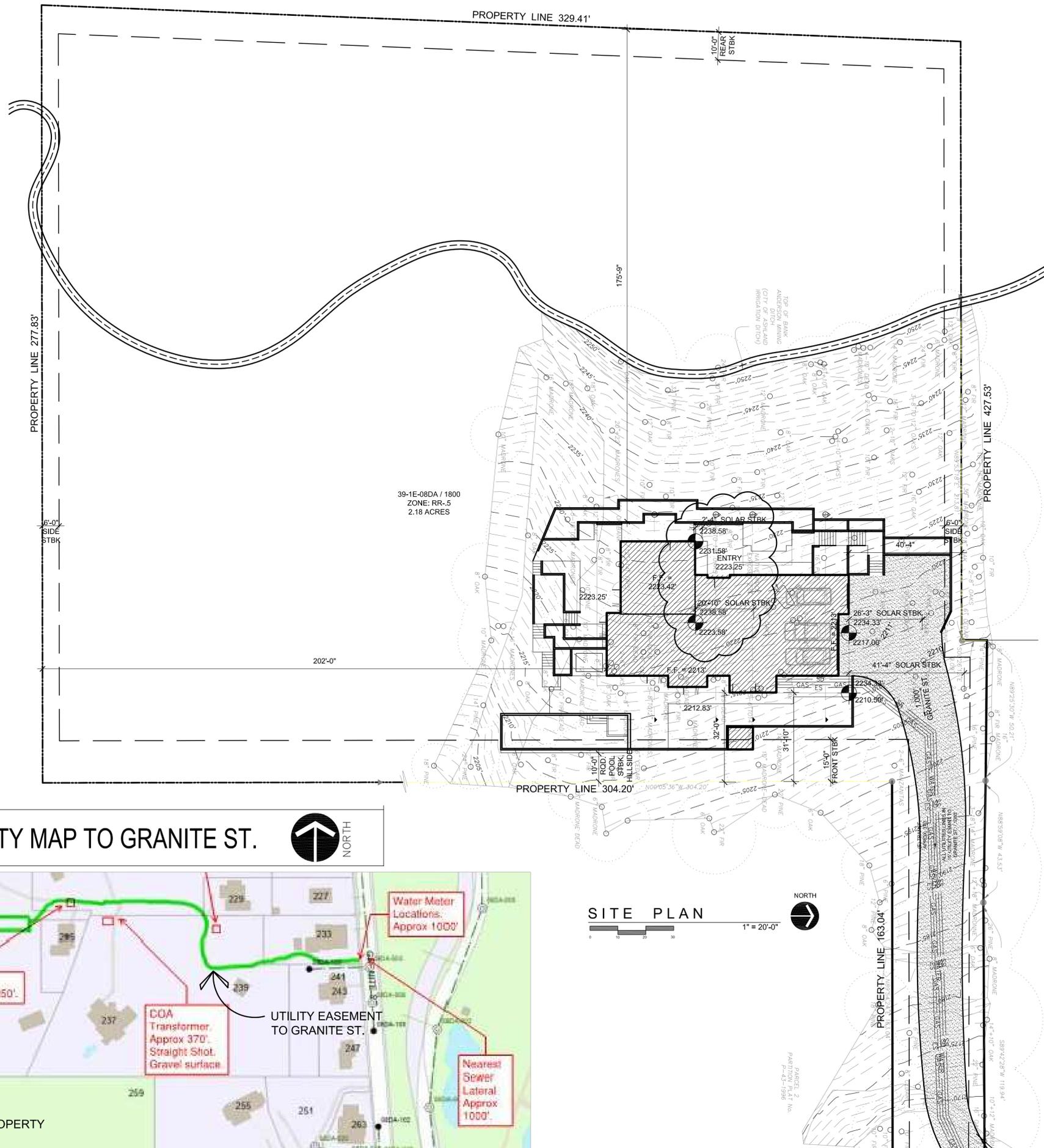


PROJECT SITE

# UTILITY MAP TO GRANITE ST.



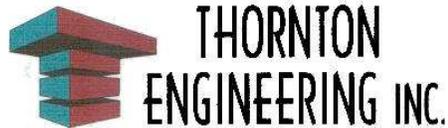
PROPERTY



# SITE PLAN

1" = 20'-0"





January 9, 2025

**Subject:** Variance Application for Driveway Slope and Compliance with Flag Lot Development Standards

Dear Carlos,

I am writing to submit a variance application for the proposed driveway at 231 Granite Street, Ashland, Oregon. As a civil engineer, I have visited the site and reviewed the geotechnical report to ensure that the proposed design aligns with the intent of the city's standards while addressing the unique challenges of the site. Below, I provide a detailed justification for the requested variance and demonstrate compliance with applicable criteria.

### **Project Overview**

The proposed driveway will serve as access to a flag lot and will be approximately 153 feet long with a slope of 23%. The proposed design includes provisions for stormwater management, fire apparatus access, and compliance with screening and landscaping requirements. The driveway is located within an existing access and utility easement and is designed to minimize disturbance to the site's natural features.

### **Justification for Variance**

#### **Slope Variance**

The proposed driveway slope exceeds the maximum allowable grade of 15% specified in Section 18.5.3.060(F) of the Ashland Development Code. While the code allows variances for grades up to 18% for limited sections, the unique topography of the site necessitates a slope of 23% to provide functional access. The following points support this variance request:

- **Unique Physical Constraints:** The existing driveway grade and the narrow flagpole access strip (33.04 feet wide) limit the ability to mitigate the slope through turns or curves. The topography and natural features of the site create unique physical constraints that necessitate the variance.
- **Engineering Feasibility:** The proposed slope is the minimum necessary to accommodate the site's topography while maintaining structural integrity and safety.
- **Mitigation Measures:** The design includes measures to ensure safe vehicular access, such as non-slip surface treatments and reflective markers.
- **Fire Safety:** The residence will include a fire suppression system, and the driveway design has been reviewed by the Ashland Fire Marshal.

#### **Stormwater Management**

The driveway design incorporates features to prevent surface drainage from flowing over sidewalks or public ways, as required by Section 18.5.3.060(G). These features include:

- Proper drainage and conveyance systems designed by Thornton Engineering to direct stormwater to the city's stormwater system on Granite Street.
- Measures to minimize erosion and storm flow increases, such as drainage swales.
- Onsite stormwater infiltration will be utilized to the extent recommended by the geotechnical engineer to further manage runoff and reduce impacts on the surrounding area.

### **Fire Code Compliance**

The driveway is classified as a Fire Apparatus Access Road under the Oregon Fire Code. To ensure compliance:

- A turnaround will be provided at the end of the driveway, as required for drives exceeding 150 feet in length.
- The design accommodates fire apparatus access, with a clear width of 15 feet and a fire work area of 20x40 feet within 50 feet of the structure.

### **Screening and Landscaping**

The design includes sight-obscuring fencing and landscaping along both sides of the driveway, as specified in Section 18.5.3.060(N). These features will:

- Enhance privacy for adjacent properties.
- Ensure that fire apparatus access is not obstructed by mature landscaping.

### **Compliance with Flag Lot Development Standards**

The proposed driveway meets the following criteria outlined in Section 18.5.3.060:

- **Ownership and Easements:** The flag drive will be in the same ownership as the flag lot it serves, with appropriate easements granted if necessary.
- **Width and Paving:** The driveway will have a minimum width of 15 feet with a 12-foot paved driving surface, as required for single flag lots.
- **Parking Restrictions:** No parking will be allowed within 10 feet of the centerline of the drive at the entrance.
- **Usable Yard Area:** The flag lot will provide a usable yard area of at least 20x20 feet, unobstructed by structures or vehicles.

### **Mitigation Measures for Vehicular Access**

To ensure safe and functional vehicular access for the proposed driveway with a slope of 23%, the following mitigation measures will be implemented:

1. **Surface Treatments:**
  - Non-slip surface materials, such as textured or grooved concrete or asphalt, will be used to improve traction, especially during wet or icy conditions.
2. **Drainage and Erosion Control:**
  - Drainage swales will be installed along the sides of the driveway to channel water away from the driving surface.
  - Culverts will be used at low points to direct water under the driveway and prevent pooling.
3. **Safety Features:**
  - Reflective markers or edge lighting will be added to improve visibility during low-light conditions.
4. **Winter Maintenance:**
  - A snow removal plan will be developed to ensure the driveway remains accessible during winter conditions.

These measures will help ensure that the driveway remains safe and functional for vehicular access, even with the steep slope.

**Conclusion**

The proposed driveway design addresses the unique challenges of the site while adhering to the intent of the city’s development standards. The requested variance for slope is supported by engineering justifications, mitigation measures, and compliance with other applicable criteria.

Thank you for your consideration. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Thornton Engineering, Inc.

By:   
Michael P. Thornton, P.E.





October 30, 2024

Shelby Scharen  
 Scharen Design Studio  
 Ashland, OR 97520

RE: Arborist statement for proposed tree removals at 231 Granite St

A total of 73 trees, located on an undeveloped hillside above Granite St (tax lot #1800), are requested to be removed in order to clear land for a home building project. The following statement provides information about the trees in question and ultimately supports the removal of all 73 trees. All proposed removals are volunteer / native trees, most of which are relatively young and smaller than 10” DBH. Trees are listed by species on the following tree table. A more thorough tree inventory list can be found on the building plans.

Tree Species	Scientific Name	Number of individual trees to be removed	Trunk size range (inches DBH)	Notes
Oregon white oak	<i>Quercus garryana</i>	20	6”-16”	Several individuals with multiple stems
Pacific madrone	<i>Arbutus menziesii</i>	11	6”-24”	Several individuals with multiple stems
Douglas fir	<i>Pseudotsuga menziesii</i>	33	6”-16”	Many trees are in poor health. For some, removal is recommended for fuels reduction
Ponderosa pine	<i>Pinus ponderosa</i>	9	6”-16”	
Manzanita	<i>Arctostaphylos patula</i>	1	6”	

Total number of tree removals: 73\*

Of all the trees proposed to be removed, 40 individual trees appear to be in relatively good health. Of the remaining trees, 16 appear to be in “fair” health, 8 are in decline, and 10 are dead.

\*trees are numbered #1-#74. Tree #45 has been marked for retention instead of removal, reducing the total number of proposed removals to 73

Each proposed tree removal can be justified for one of two reasons:

1. The base of the tree is located within the planned building footprint  
or
2. The tree is located close enough to the planned building that it would be likely to experience severe stress during construction, potentially resulting in death or severe decline

The majority of trees (approx. 50) fall into the first category. If construction goes forward as planned, the only realistic option for trees in this group is removal. The remaining trees, those located near the building footprint but not inside it, fall into the second category. On average, trees in this group originate in a location where sustaining construction-related damage would be nearly unavoidable. Stress factors such as soil compaction, mechanical damage, excessive pruning, and root damage can take a substantial toll on the health of any tree. Taking into account the size and condition of many of the trees in category #2, retention would be infeasible unless building plans are changed significantly. In addition, since the majority of trees in this category are douglas firs and pines, it may be prudent to remove them for fuels reduction, regardless of the impact of construction.

If one tree were to be retained, tree #02, a mature madrone composed of five main stems, each ranging from 18"- 24" DBH, would be a good candidate because of its unique size and age. However, since all five stems originate inside the planned building footprint, retaining and protecting the tree would necessitate major changes to the building plans. In addition, this madrone appears somewhat stressed even before work has begun, as evidenced by a relatively thin canopy and substantial tip dieback visible throughout. Since mature madrones can be especially sensitive to environmental changes, construction might still impact this tree, even if plans were changed and proper tree protection steps taken. Like the other trees that have been marked for removal, retaining tree #02 would significantly disrupt the building project, would require sustained monitoring and regular tree care going forward, and even then, its chances of recovery and long-term survival would be uncertain at best.

As construction moves forward, site plans include replanting at least 30 trees around the property. Since much of the construction / tree removal area will ultimately be occupied by the new building, it may be unrealistic to plant anywhere near the same number of trees as were removed. However, plans for replanting remain flexible and designers are open to planting more trees as appropriate. There are many options for tree species that would be suitable for the planting location. When selecting replacement trees, soil, water, and sunlight requirements should be taken into account, as well as fire safety and expected ongoing maintenance. Virtually any species of tree planted on the hillside would help control erosion going forward.

In summary, if the project goes forward as planned, the removal of each of the 73 listed trees will be required to make room for the new building. It would not be feasible to retain trees within the building footprint or to adequately protect those around the perimeter without making major alterations to the building plans. For many trees, retention could also result in an unnecessary increase in fire risk around the perimeter of the finished house. Rather than retaining trees inside the construction site, efforts would be better spent protecting those outside the work area and preparing for replanting once work is complete.

Please feel free to reach out with any questions or concerns. Pictures of the trees identified for removal can be provided upon request.

Cole Zollinger  
Canopy LLC  
ISA Certified Arborist #PN-9274A  
Certified Tree Risk Assessor (TRAQ)



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Date: December 5, 2024

To: Bryan DeBoer  
Carlos Delgado

From: Rick Swanson, P.E., G.E.

RE: Geotechnical Engineering Design Recommendations  
Proposed Residence at 231 Granite Street, Ashland, Oregon  
MAI Job No. 24-1249

As requested, we have prepared this letter report for the proposed residence at 231 Granite Street in Ashland, Oregon. As part of the preparation of this letter, we met with Carlos Delgado and Mark Lackey at the property on November 20, 2024, observed the surface conditions, and discussed the proposed construction. On November 21, 2024, we explored the subsurface conditions with three exploratory test pit excavations within the proposed building pad.

The residence is expected to be a one-story structure over a daylight (basement) garage. The structure will be set deeply into the upsloping hillside and it is expected that the garage level will require cuts on the order of 5' and up to 15' deep, respectively, at the front and at the rear of the proposed residence. The project also includes extending (and to some extent, improving) the existing driveway that will serve this project.

### Site Conditions

The site is vacant, undeveloped, and forested. The property slopes steeply uphill to the west. An irrigation ditch lies about 60' uphill of the proposed building site. The property is bounded by residential properties on all sides. No outcrops of granitic bedrock were observed in the area of the proposed residence.

No signs of unstable soils, hillside instability, or excessive soil erosion were observed.

Three exploratory test pits were excavated in the proposed building pad on November 21, 2024, with a mini-trackhoe. Test Pit 1, which was located near the southwest corner of the proposed residence (the area of the proposed kitchen), encountered 1.5' of gray, very loose silty sand overlying 1.5' of brown, dense silty sand underlain by darker brown, very dense to hard clayey sand to the depth explored (8'). Test Pit 2, which was located near the north side of the proposed residence (in the area of the proposed two-car garage), encountered 2' of gray, loose silty sand followed by 4' of brown, dense silty sand followed by brown, very dense silty sand (decomposed granite residual soil) to the depth explored (7'). Test Pit 3, which was dug in the proposed pool

area, encountered 1.5' of gray, loose silty sand overlying 1.5' of light gray, dense silty sand underlain by brown, very dense silty-clayey sand to the depth explored (8').

No groundwater was observed in the test pits during excavation.

The geologic map of the area (Beaulieu and Hughes, 1977, Land Use Geology of Central Jackson County, Oregon: DOGAMI Bulletin 94) indicates the site is underlain by diorite and granodiorite. The nearest known active fault (fault displaying movement within the last 10,000 years) system is the Sky Lakes Fault Zone that lies over 30 miles east of the site.

### **Geotechnical Engineering Design Recommendations**

We believe the proposed development can be constructed as proposed provided the recommendations contained in this letter are incorporated into the design and construction of the project.

- Erosion control measures (silt fencing, wattles, etc.) should be installed prior to beginning site earthwork.
- All existing organic-laden soil should be removed from beneath the building and from beneath future general fills and site hardscaping.
- All \*weak soil should be removed from beneath building footings and building slabs. (\*Weak soil is defined herein as the surficial gray, loose to very loose silty sands that were encountered in the test pits to depths of 1.5' deep at Pits 1 and 3 and to a depth of 2' deep at Pit 2.) Existing weak soils may also need to be removed from beneath future site paving or driveway paving. The need for removing these materials should be based on site observations and proofrolling observations of the subgrade soils at the time of construction. In general, site excavations for future general fills or hardscaping should be made flat and stairstep up- or down-hill to enable placement of structural fills or general fills on flat or nearly-flat subgrade surfaces.
- Upon completion of excavation work, we should be called out to observe the excavations to check for weak or deleterious materials.
- The on-site soils are not suitable for re-use as structural fill beneath the building. The excavated brown granitic silty sand soils may be re-used as general fill in landscaping and embankment areas. All fill materials must be compacted to at least 95 percent relative compaction in accordance with ASTM D698 Method A and until hard and stable. All fill should be placed in 8" thick (maximum) loose lifts. The compaction should be verified by either periodic density testing or by proofrolling, where appropriate, with a loaded 10 cy gravel truck.
- Finished cutslopes and fillslopes should not exceed 2 horizontal to 1 vertical. All new slopes should be protected from erosion and sediment loss by installing erosion protection measures (plantings, netting, hydroseeding, mulching, etc.).
- Building footings may bear directly on the dense to very dense silty sands that underlie the site. Building footings supported on these soils may be designed for an allowable bearing pressure of 3000 psf for dead plus live loadings and this pressure may be increased by one-third for short-term loadings (wind or seismic). Lateral loads can be

resisted with a friction coefficient of 0.35 and a passive pressure equal to an equivalent fluid pressure of 300 pcf.

- All slabs should be underlain by at least 6" of structural fill, such as well-compacted, high quality ¾"-0 crushed rock, and all weak soil should be removed from beneath slabs. Slab subgrades should be thoroughly hardened by compaction and proofrolled, where possible, with a loaded truck under our observation.
- The proposed garage level slab of the residence should be protected from adverse water penetration with an underslab drainage system. This drainage system should include 8" of mechanically tamped, free-draining ¾" crushed rock (no fines, no round rock) over dense to very dense silty sands or over structural fill underlain by dense to very dense silty sands or better. Three-inch diameter, perforated, rigid PVC pipes should be placed about 2" above the bottom of the free-draining crushed rock and spaced about 10' apart beneath the slab in an X-Y pattern and starting about 5' inboard of the perimeter retaining wall foundations. The pipes should be connected by a solid pipe sloped at 2% or steeper to some suitable discharge facility downslope of the house. A true waterproofing barrier should also be placed atop the free-draining rock.
- Retaining walls should be supported on footings designed in accordance with the criteria stated above. Unrestrained walls with level to gently sloping (less than 25 percent slopes) backslopes should be designed to resist an equivalent fluid pressure of 40 pcf. Where restrained, walls with similar backslope conditions should be designed for 60 pcf. Where backslopes exceed 25 percent, but are no steeper than 50 percent, the above equivalent fluid pressures should be increased by 20 pcf. Adequate backdrainage must be provided behind all retaining walls, and interior walls should be thoroughly waterproofed.
- On-site asphaltic pavements should consist of at least 2.0" asphaltic concrete over at least 12.0" of well-compacted, high quality ¾"-0 crushed rock over geotextile fabric over hard subgrade. Offsite (driveway) pavements should probably consist of at least 3.0" asphaltic concrete over at least 14.0" of well-compacted, high quality ¾"-0 crushed rock over geotextile fabric over hard subgrade. All general fill and all pavement baserock (¾"-0 crushed rock) should be compacted to at least 95 percent relative compaction in accordance with ASTM D698, Method A.
- A foundation drain should be placed adjacent to the perimeter building footings (except where retaining wall backdrains are required) to control moisture beneath the structure. The backdrains should be set as low as possible to enable maximum subdrainage control. Exterior grades around the structure should be sloped away from the structure.
- Site drainage should be captured and drained to suitable facilities downslope of the proposed residence. Drainage from the driveway should also be captured and drained to suitable facilities and this may include ditching and storm drain piping. Drainage from the site and driveway should not be allowed to negatively impact properties downslope of the proposed residence.

Bryan DeBoer  
Carlos Delgado  
December 5, 2024  
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Please call us if you need additional foundation design criteria.

This brief letter has been prepared in accordance with generally accepted soil and foundation engineering principles and practices in this area. No other warranty, either expressed or implied, is made.

