



HPAC Committee Agenda

Note: Anyone wishing to speak at any HPAC meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair. **Times noted for each item are approximate...**

October 2, 2024

AGENDA

(4:00) CALL TO ORDER: Meeting held in person at 51 Winburn Way and via Zoom at:

READING OF LAND ACKNOWLEDGEMENT

"We acknowledge and honor the aboriginal people on whose ancestral homelands we live, –the Ikirakutsum Band of the Shasta Nation, including the original past indigenous inhabitants, as well as the diverse Native communities who make their home here today. We also recognize and acknowledge the Shasta village of K'wakhakha – "Where the Crow lights"–that is now the Ashland City Plaza."

I. **(4:05) APPROVAL OF AGENDA**

II. **(4:10) APPROVAL OF MINUTES**

Minutes of September 4, 2024

III. **(4:15) PUBLIC FORUM**

IV. **(4:30) LIASON REPORTS**

A. Council Liaison – Jeff Dahle

B. Staff Liaison – Derek Severson

VI. **(4:45) DISCUSSION ITEMS**

A. Review Board

B. Goal Setting

VII. **(5:30) PLANNING ACTION REVIEW**

PLANNING ACTION: PA-TI-2024-00247

SUBJECT PROPERTY: 77 Fifth Street

OWNER/APPLICANT: Asher Homes

DESCRIPTION: A request for a Conditional Use Permit approval for an addition to an existing non-conforming structure at 77 Fifth Street. The proposal is for a 295 square foot addition to the rear of the existing residence. **COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING:** R-2; **MAP:** 39IE09AC; **TAX LOT:** 6,900

VIII. **(6:00) ADJOURNMENT**



HPAC Committee Minutes (Draft)

September 4, 2024

4:00PM – 6:00PM

Community Development/Engineering Services Building – 51 Winburn Way

****See presentation from this meeting at the end of the minutes****

4:00PM CALL TO ORDER

Scharen called the meeting to order at 4:03

Commissioners Present:	Council Liaison:
Shostrom	Jeff Dahle
Skibby – Zoom	Staff Present:
Repp – Zoom	Derek Severson; Planning Manager
Bonetti	Regan Trapp; Admin Support
Scharen	
Whitford	
Emery	
Brouillard	
Commissioners Absent:	ALL PRESENT

READING OF LAND ACKNOWLEDGEMENT

Land Acknowledgement was read by Scharen.

"We acknowledge and honor the aboriginal people on whose ancestral homelands we live, – the Ikirakutsum Band of the Shasta Nation, including the original past indigenous inhabitants, as well as the diverse Native communities who make their home here today. We also recognize and acknowledge the Shasta village of K'wakhakha – "Where the Crow lights"—that is now the Ashland City Plaza."

(4:05) APPROVAL OF AGENDA (5 min)

- Commissioner suggested amendments to Agenda.
 - No suggested amendments were made to the agenda until later in the meeting. The planning action review was moved up as the Climate Friendly Areas discussion took longer than expected.

(4:10) APPROVAL OF MINUTES (5 min)

- Historic Commission meeting of August 7, 2024

Shostrom/Whitford m/s to approve the minutes of August 7, 2024. ALL AYES. Motion passed.

(4:15) PUBLIC FORUM (15 min)

There was no one in the audience wishing to speak.



HPAC Committee Minutes (Draft)

(4:30) LIAISON REPORTS (5 min)

Councilor Dahle gave liaison report. Items discussed were:

- Sabrina Cotta has been officially appointed as City Manager.

Severson gave the staff report. Items discussed were:

- Report of Ross Johnson Tires being demolished without the approval of the demolition application. The findings are currently unknown.

(4:45) DISCUSSION ITEMS (10 min)

A. Climate Friendly Areas discussion – Deadline for decision is December 31, 2023.

- o See Power Point presentation given by Severson (attached after the minutes)

The state-adopted Climate Friendly & Equitable Communities (CFEC) rules require the city to select and zone Climate Friendly Areas (CFAs) to accommodate 30 percent of Ashland's future population in mixed-use, pedestrian-friendly areas served by a robust multi-modal transportation system. Ashland has studied the former Croman Mill site, the Transit Triangle, the Railroad Property and the historic Downtown as potential Climate Friendly Areas and must select and re-zone sufficient land area to satisfy the CFEC rules by the end of December 2024.

In considering the CFA Project, the Historic Preservation Advisory Committee (HPAC) discussed:

- *That the mandated CFA rules at a minimum allow an additional ten feet/one-story over current height limits, and that many historic resources in the downtown are well below the current maximum heights. The CFA rules would also remove maximum density limits. The HPAC discussed whether additional height and density allowances might encourage the demolition of historic resources, or incompatible additions, due to increased redevelopment potential.*
- *Staff noted that inclusion of the downtown as a CFA was not necessary to meet the population requirements for a CFA, and that it would be reasonable for HPAC to recommend against CFA designation for the downtown if they had concerns over detrimental impacts to the district's historic character.*
- *There was also discussion of whether it might be possible to treat the downtown as a secondary CFA, forgoing the prescriptive requirements dealing with height and density in favor of a demonstration that the existing standards meet more performance-based standards in the CFA rules.*
- *HPAC discussed how CFA requirements might impact the implementation of existing historic district and downtown design standards in the National Register-listed Downtown Historic District. HPAC noted that current Historic District Development Standards seek heights to conform with buildings in the immediate vicinity (AMC 18.4.2.050.B.2) while the Downtown Design Standards call for a slightly dissimilar heights to maintain a traditional staggered streetscape (AMC 18.4.2.060.C.1). The prescriptive CFA rules appear to require an outright allowance of at least 50 feet that does not readily accommodate limits imposed through design standards.*
- *The CFA rules allow single-use residential development when a minimum density of 15 dwelling units per acre is achieved, which could result in apartments or townhomes in otherwise commercial areas. The CFA rules may allow cities to require a percentage of ground floor space be retained as commercial similarly to current city rules in the C-1-D district requiring that 65 percent of the ground floor be commercial uses. (Staff*



HPAC Committee Minutes (Draft)

also noted that recently adopted state laws independent of the CFA rules require cities to allow affordable housing in commercial zones and to allow conversion of vacant commercial space to residential use; both circumstances would override any local ground floor commercial space requirements.)

The relationship of the potential Railroad Property Climate Friendly Area (CFA) to the historic Railroad Addition Historic District, noting that the two are separated by the existing Union Pacific Railroad tracks and that development of the Railroad Property will very much be visible from the Railroad District.

Following this discussion, HPAC members generally indicated:

- That they were supportive of the purposed and intent of the Climate Friendly & Equitable Communities rules and specifically with the Climate Friendly Areas project.*
- That they believed that the other three potential Climate Friendly Areas at the Railroad Property, the Transit Triangle and the former Croman Mill site seemed to make sense in the big picture for Ashland.*
- That while new development in the Downtown would likely to be limited to a few vacant lots and parking lots, the new CFA requirements would nonetheless pose concerns if they in any way supplanted existing Historic District and Downtown Design Standards which have been crafted over the years in cooperation between the City and the State Historic Preservation Office (SHPO) to minimize the impacts of new development on the National Register-listed Downtown Historic District. HPAC members generally seemed willing to support the new CFA requirements in terms of heights and densities for the vacant lots within the downtown but noted that they would have concerns if the new requirements increased pressures to redevelop existing historic resources in the downtown.*
- Historic Preservation Advisory Committee members also expressed concerns that, if the goal of the CFEC rules is to provide housing within CFAs, allowances for short-term rentals in the form of Travelers Accommodations or Hotel/Motel uses should be restricted or townhomes and apartment buildings developed as single-use residential would quickly convert to short-term rentals and the intended climate-friendly benefits of the district designation lost.*

Emery/Scharen m/s to express HPAC's support for the designation of the Downtown as a secondary Climate Friendly Area provided that such a designation would not result in the alteration existing approval criteria or design standards. Voice vote: All AYES, Repp abstained. Motion passed.

(4:35) PLANNING ACTION REVIEW (20 min)

PLANNING ACTION: PA-T2-2024-00050

SUBJECT PROPERTY: 113 Pine St.

APPLICANT & OWNER: Rogue Development for Charlie Hamilton

DESCRIPTION: Outline & Final Plan Performance Standards Option subdivision to create four-lots including three residential lots and one common space. Also includes: a request for an Exception to Street Design Standards to not install park row and retain the curbside sidewalk; and a request to remove seventeen trees, five of which are 'significant'. Conceptual building



HPAC Committee Minutes (Draft)

designs have been provided; final home designs will be developed as each lot is sold. [Note: Demolition of the existing 'E.E. Phipps House' as a dangerous building has been approved by the Building Division. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **MAP:** 39-1E-08-AD; **TAX LOT:** 2600

Severson gave the staff report for PA-T2-2024-00050.

There was no conflict of interest or ex-parte contact indicated by the Committee.

Applicants present:

- Amy Gunter, applicant's representative
- Charlie and Kasey Hamilton, owners

No official motion was necessary for PA-T2-2024-00050. All Committee members approved of this development. The plans for the development will come back to the Committee at a later date.

DISCUSSION ITEMS (Continued after Planning Action Review)

B. Cabinet Replacements – ODOT

Bonetti/Repp m/s to approve ODOT's proposal of the light poles and cabinets at 6 intersections to be painted black in color. ALL AYES. Brouillard NAY. Motion passed.

C. Review Board – Sept/Oct

- Sept 5th – Canceled
- Sept 19th – Whitford, Brouillard, Emery
- Oct 3rd – Scharen, Emery, Repp
- Oct 17th – Brouillard, Shostrom, Scharen

ADJOURNMENT

*Next meeting is scheduled October 2, 2024, at 4:00pm at, 51 Winburn Way
There being no other items to discuss, the meeting adjourned at 5:45 pm
Respectfully submitted by Regan Trapp*



Climate Friendly Areas

Historic Preservation Advisory Committee Update
September 4, 2024

Rules Apply in Oregon's Metropolitan Areas

These contain
over 60% of
Oregon's
population and
70% of jobs





What is a Climate Friendly Area?

- Imagine downtowns and neighborhood centers
- Walkable area with a mix of residential, office, retail, services, and public uses
- High-quality pedestrian, bicycle, and transit services
- Parking is well-managed



Additional rule provisions Climate-Friendly Areas

- Sized so zoned building capacity in combined Climate-Friendly Area(s) can accommodate 30+% of community housing needs
(or 25 acres for cities 5,000-10,000 population)
- May include abutting high density residential or employment areas
- Local governments may choose prescriptive or outcome-based standards (next slide)

The housing



The commute



Climate-Friendly & Equitable Communities Timeline

CFA Study

Completed

Parking

Eliminate Mandates

Completed

CFA Code

*Audit & Market
Analysis*

Underway

CFA

**Zoning/Code
Adoption**

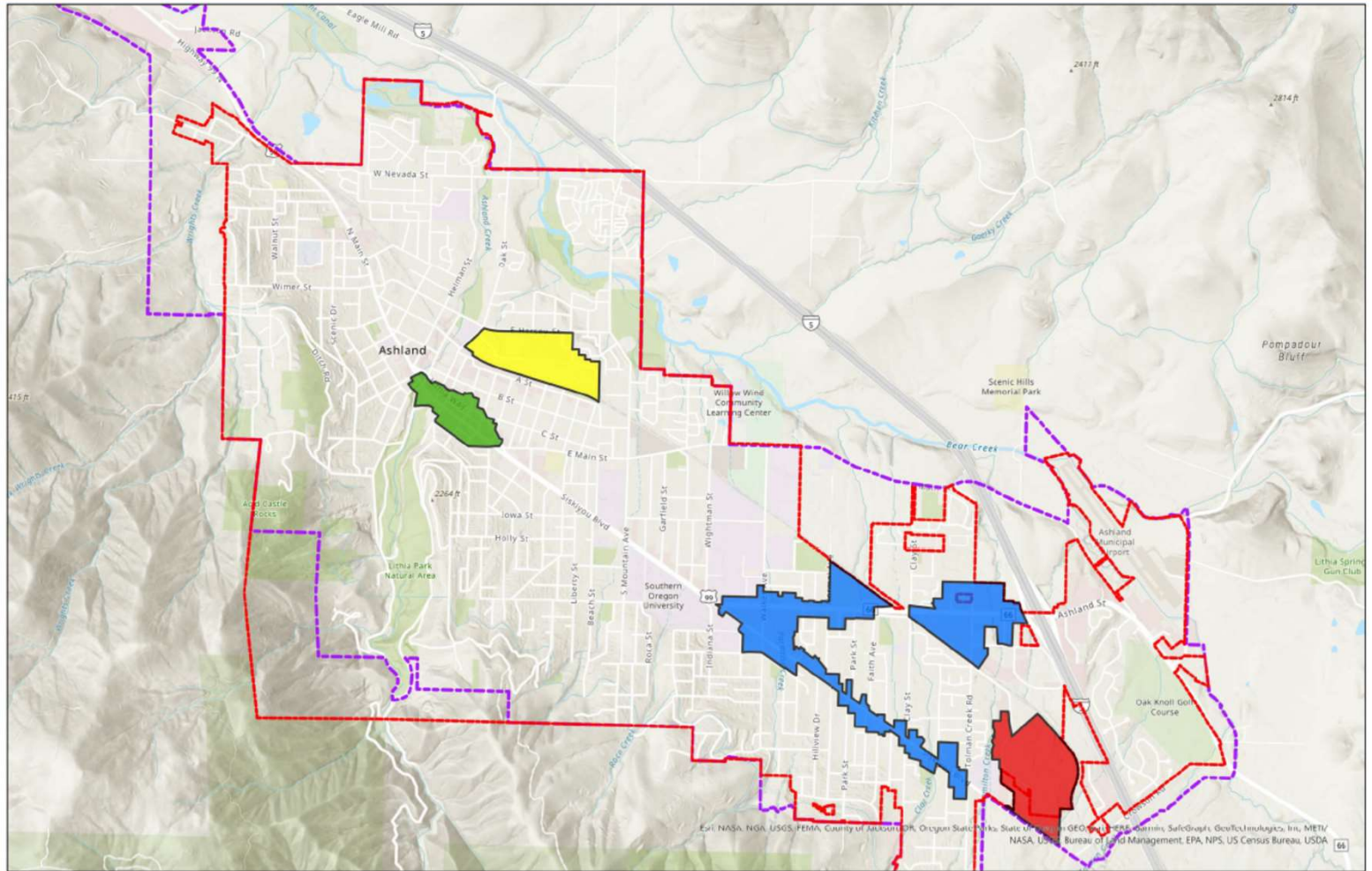
Kicking Off Now...

Phase 1, the required CFA study identified four potential CFAs and evaluated development standards that may be applied within them.

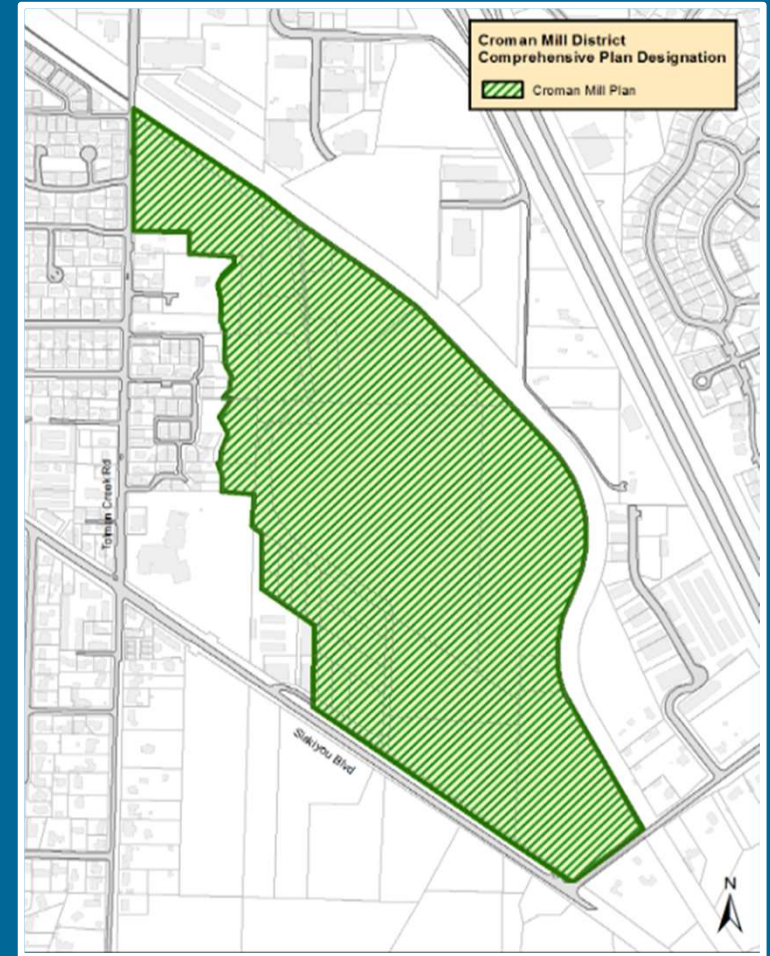
Phase 2, CFA locations and development standards will adopt & amend zoning in these areas to comply with applicable CFA standards.

The second phase must be completed by December 31, 2024, *unless a requested time-extension request is approved.*



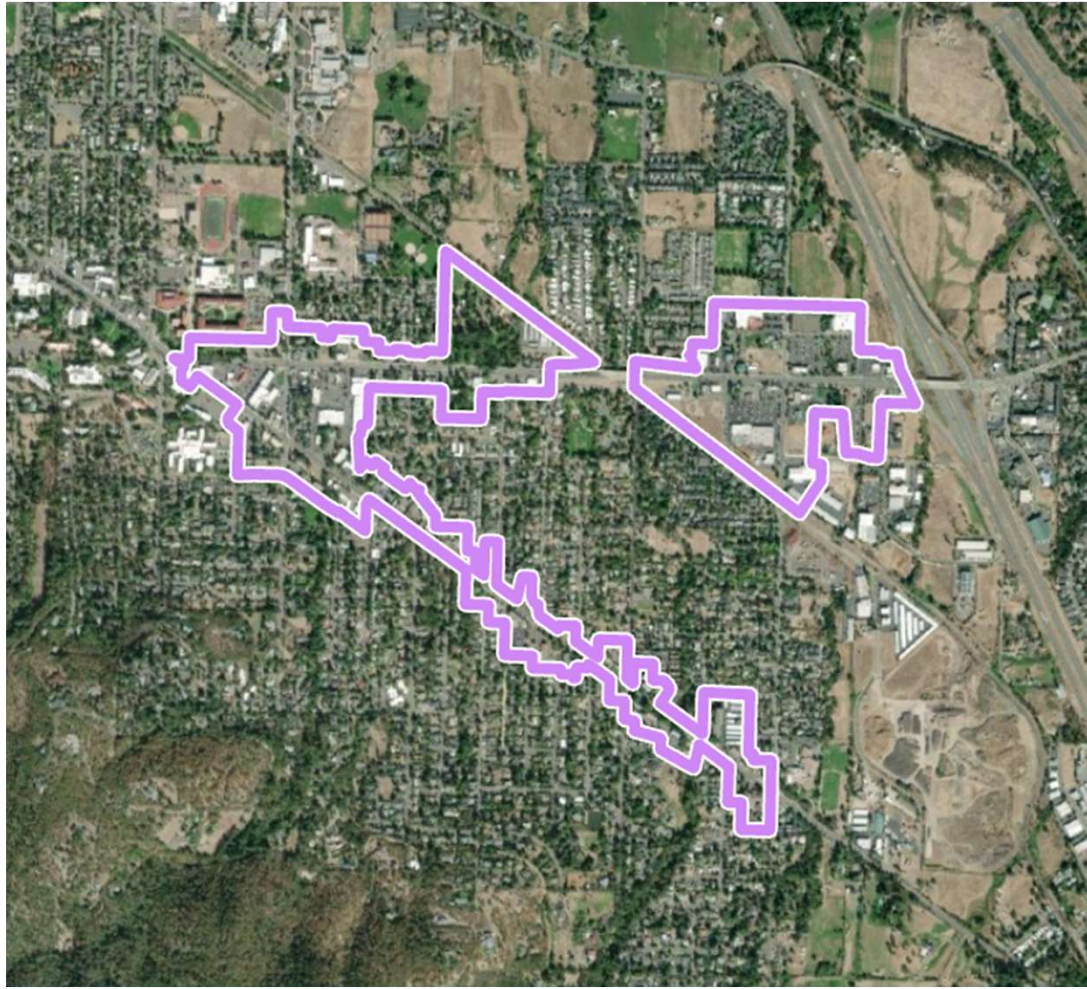


CFA Potential Areas Identified in Report



Croman Mill District

Transit Triangle

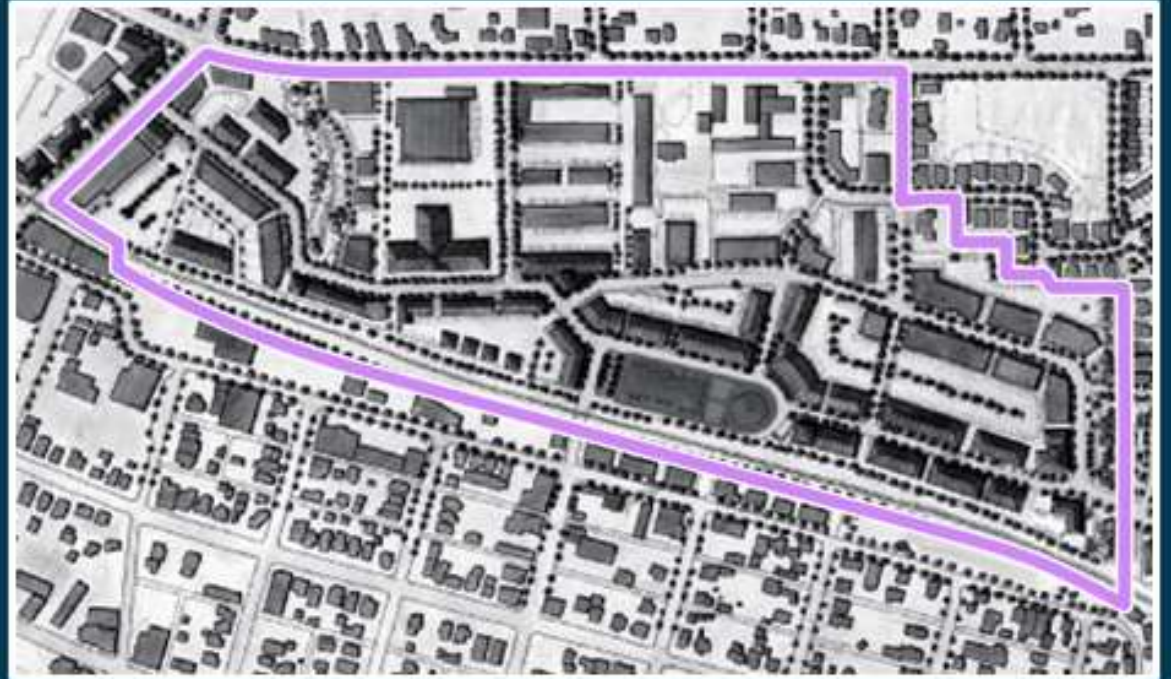


Transit Triangle

- Approximately 167 acres
- Undeveloped or underdeveloped
- Largely auto-dependent uses in "strip development" pattern
- Likely a center of future growth
- Adjacent to SOU on west end



Transit Triangle Overlay



- Approx. 57 acres.
- Southern portion largely undeveloped.
- Clean-up Plan under development.
- 2001 Masterplan not adopted, Street plan adopted.



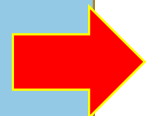
Railroad Property



Downtown

- Largely Developed without off-street parking requirements
- National Register-Listed Historic District

Given the level of development and the historic status, the Downtown is being looked at as a CFA, but was not analyzed under the lens of the prescriptive CFA methodology given it is nearly built out.



		Prescriptive Option		Outcomes Option
Population	Climate Friendly Area Size	Minimum Density (for single-use residential)	Maximum Allowed Building Height No Less Than (for at least one CFA per community if multiple CFAs)	Target Development Level
5,001 – 9,999	25+ acres	15 dwelling units/net acre	50 feet	20 homes and jobs/net acre
10,000 – 24,999	Could fit 30% of housing	15 dwelling units/net acre	50 feet	20 homes and jobs/net acre
25,000 – 49,999	Could fit 30% of housing	20 dwelling units/net acre	60 feet	30 homes and jobs/net acre
50,000+	Could fit 30% of housing	25 dwelling units/net acre	85 feet	40 homes and jobs/net acre

Overarching Community Engagement Objectives

The public involvement process aims to meet the following objectives:

- Inform the community with timely, transparent, and accurate information.
- Educate community members about planning and decision-making processes.
- Consult and involve the community in the identification, refinement and prioritization of policy updates needed to guide growth and development in Ashland. Ensure community members understand how decisions are made, their concerns are heard, and they know how their feedback influenced decisions.
- Partner with city and agency representatives to ensure officials are engaged in the planning process and key decisions.
- Reach a diversity of stakeholders who reflect Ashland's greater community.



Advisory Committees, Planning Commission & Council

September – November 2024

- **2024-0904 4:00 P.M. Historic Preservation Advisory Committee (Hybrid)**
- **2024-0905 5:00 P.M.** Social Equity and Racial Justice Advisory Committee (Zoom)
- **2024-0912 5:30 P.M.** Climate and Environment Policy Advisory Committee (Hybrid)
- **2024-0919 6:00 P.M.** Transportation Advisory Committee (Zoom)
- **2024-0926 4:00 P.M.** Housing and Human Services Advisory Committee (Hybrid)
- **2024-1022 7:00 P.M.** Planning Commission Study Session (Hybrid)
- **2024-1104 5:30 P.M.** City Council Study Session (Hybrid)

Public Meeting/Open house

September 17, 2024 (4:00 to 6:00 p.m., Siskiyou Room & via Zoom)

- Present Project Scope, Goals & Recommendations
- Online Survey



Public Engagement



Council and Planning Commission

- **Study Sessions in October/November**
- **Adoption: Public Hearings in December**
 - - Zone Change or Overlay adoption
 - Ordinance Amendments
 - Design Standard amendments
 - Highway Impact Analysis
 - Multimodal Transportation Gap Summary



Public Engagement

Deadline Extension Request

The city has formally requested an extension to the December 31, 2024 deadline from DLCD to align with the consultant contract timeline, at the direction of Council with support from the Planning Commission

Key factors in this request were efforts to ensure comprehensive public engagement and code analysis.

- Delayed DLCD/Consultant contract initiation of work
- DLCD contract extends through May 2024.
- City of Ashland public engagement efforts
- Significant Progress made by Dec.31, 2024.
- Closely-related studies informed by final decisions



General Discussion Questions

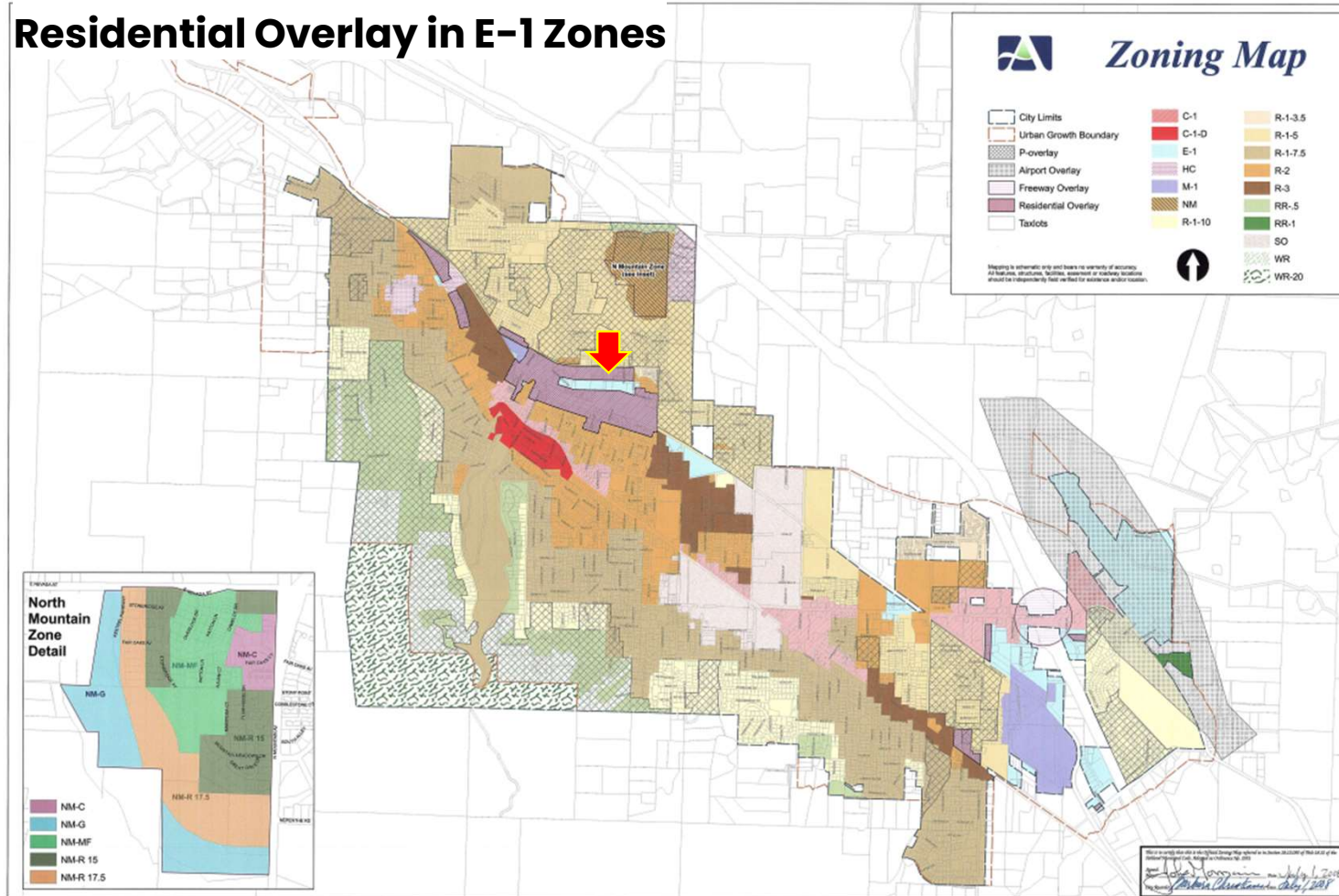
General Discussion Questions Posed to Council & Planning Commission

- Allow additional height in CFAs or all E-1/C-1 Zones (50 feet/4-stories *or more*)?
- Eliminate density maximums in CFAs or all E-1/C-1 Zones?
- Create a new CFA zone, a new CFA overlay and/or make broader general code amendments?
- Expand Residential Overlay to accommodate CFAs, or make residential special permitted in all E-1 Zones?



General CC/PC Discussion Questions

Residential Overlay in E-1 Zones



E-1 Zone & R-Overlay?

Does the HPAC have specific concerns with the designation of the Downtown as a CFA? Such concerns might include:

Additional height allowances could encourage demolition of historic resources, or incompatible additions, for their redevelopment potential. CFA rules at a minimum allow an additional 10 feet/one-story over current regulations, and many historic resources in the downtown are well below the current maximum height.

- *CFA requirements may impact the implementation of design standards.* Current historic district development standards seek [heights to conform with buildings in the immediate vicinity](#) while downtown standards call for a [slightly dissimilar heights to maintain a traditional staggered streetscape](#). CFA rules appear to require an outright allowance of at least 50 feet.
- *CFA rules allow single-use residential development when a minimum density of 15 d.u./acre is achieved. This could include apartments or townhomes.* CFA rules allow cities to require a percentage of ground floor space be retained as commercial (current rules in the C-1-D district require that 65 percent of the ground floor be commercial uses). Would the HPAC have concerns with single-use development downtown (townhomes or apartments) and prefer that a ground floor commercial requirement similar to the existing standard be retained? **(Note: Recently adopted state laws independent of the CFA rules require cities to allow affordable housing in commercial zones and to allow conversion of vacant commercial space to residential use; both of these circumstances would override any ground floor commercial requirement.)**



HPAC Discussion Questions

CFA requirements may impact the implementation of design standards. Current historic district development standards seek [heights to conform with buildings in the immediate vicinity](#) while downtown standards call for a [slightly dissimilar heights to maintain a traditional staggered streetscape](#). The CFA rules appear to require an outright allowance for at least 50 feet.

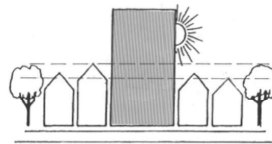
B. 2. Height.

RECOMMENDED



Construct new buildings to a height within the range of historic building heights on and across the street.

AVOID



New construction that varies in height (i.e., too high or too low) from historic buildings in the vicinity.

C. Downtown Design Standards.

1. Height. Building height shall vary from adjacent buildings, using either stepped parapets or slightly dissimilar overall height to maintain the traditional staggered streetscape appearance as illustrated in Figures [18.4.2.060.C.1](#), 5, and 10. Avoid treatment shown in Figure [18.4.2.060.C.3](#). An exception to this standard would be buildings that have a distinctive vertical division/façade treatment that visually separates it from adjacent buildings. Multi-story development is encouraged in the downtown as illustrated in Figures [18.4.2.060.C.1](#), 5, 6, and 10.

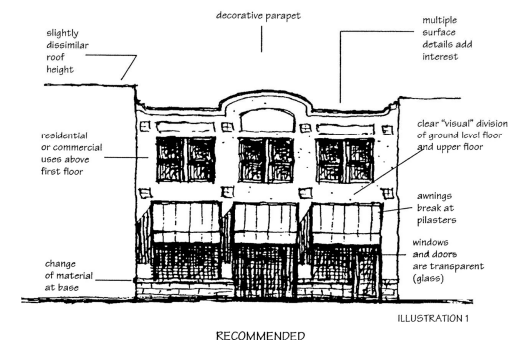


Figure 18.4.2.060.C.1.





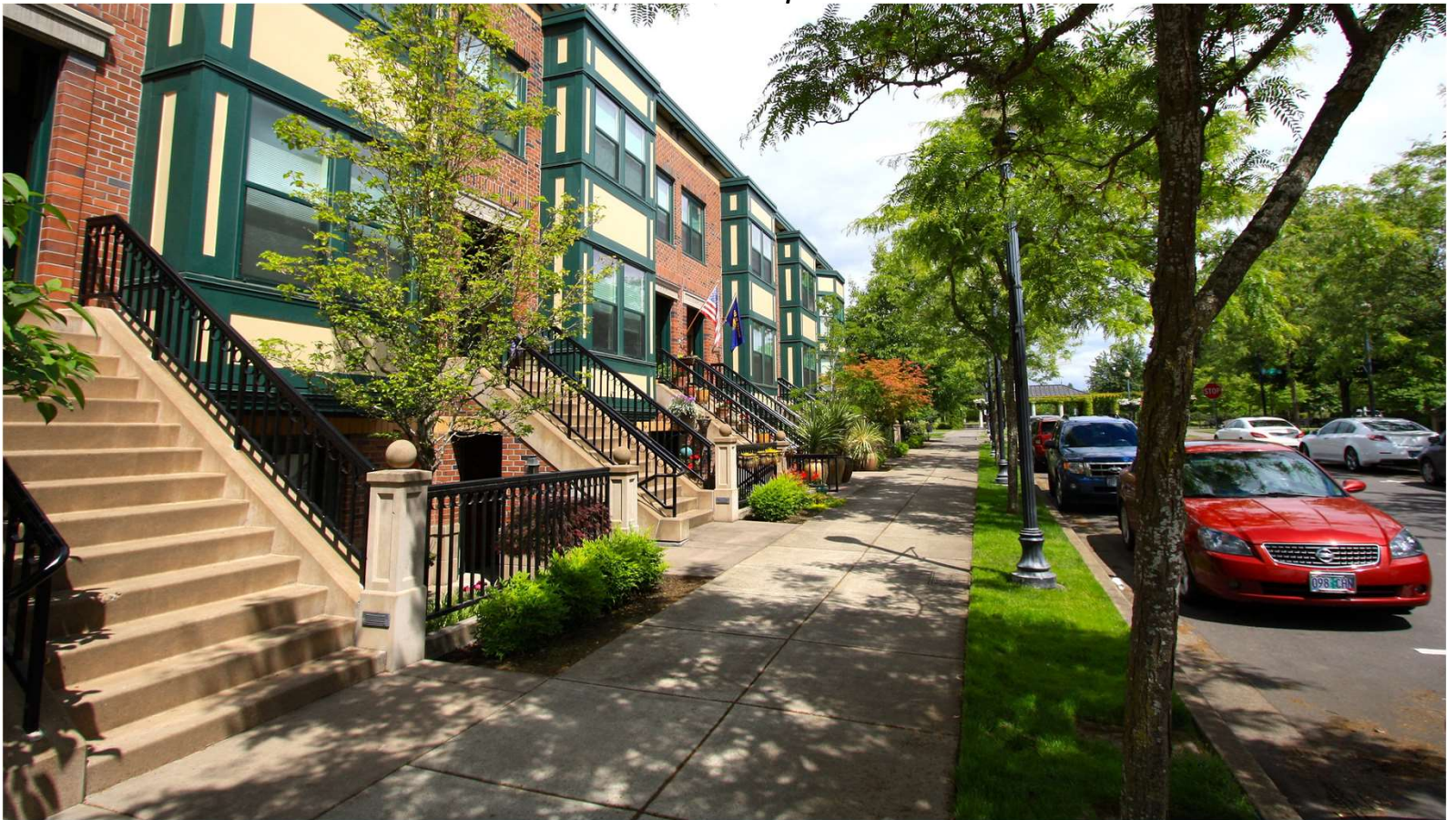


Brick Townhomes Approved on B Street (Between Water & Oak)



Not Yet Built

CFA rules allow single-use residential development when a minimum density of 15 d.u./acre is achieved. This could include apartments or townhomes.



HPAC Discussion Questions

CFA rules allow cities to require a percentage of ground floor space be retained as commercial (*current rules in the C-1-D district require that 65 percent of the ground floor be commercial uses*). Would the HPAC have concerns with single-use development downtown (townhomes or apartments) and prefer that a ground floor commercial requirement similar to the existing standard be retained?



HPAC Discussion Questions

Does the HPAC have specific concerns with the designation of the Downtown as a CFA? Such concerns might include:

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HPAC Discussion Questions

Specific Questions for the Historic Preservation Advisory Committee (HPAC)

Would the HPAC be supportive of CFA designation for the downtown if concerns could be addressed and designation enabled the prioritization of multi-modal transportation projects in the downtown? This could potentially be achieved if the city demonstrated that certain performance standards (i.e. 20 d.u./acre and 20 jobs/acre or a certain gross square footage per acre) could be met relying on current criteria and standards.



HPAC Discussion Questions

Specific Questions for the Historic Preservation Advisory Committee (HPAC)

Does the HPAC have any concerns with designation of the Railroad Property as a CFA, given its proximity to the Railroad Addition Historic District? The Railroad Property is immediately across the railroad tracks and development there will be visible from the historic district.



HPAC Discussion Questions

Additional Discussion?



Climate Friendly Areas

Historic Preservation Advisory Committee Update
September 4, 2024

ODOT Inquiry – Signal Cabinet Replacement

- ODOT is replacing six signal cabinets in and around Ashland's historic districts.
- 5 of the 6 are pole-mounted, the 6th is ground mounted. All are getting 7.5 inches taller
- Architectural Historian Larissa Rudnicki is recommending they be powder-coated black to match signals, versus natural metal finish.
- Seeking any comments from HPAC













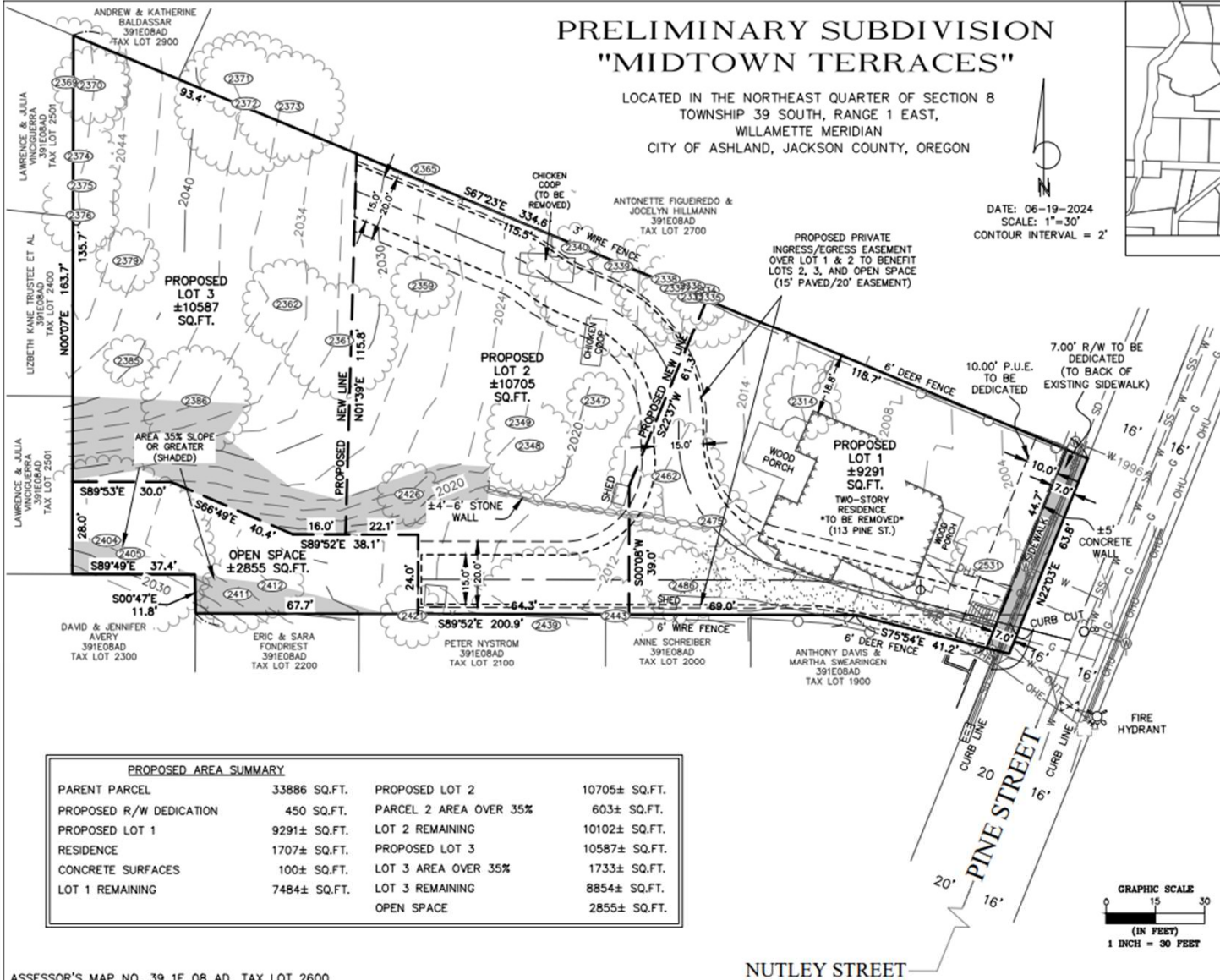
113 Pine Street Subdivision



PRELIMINARY SUBDIVISION "MIDTOWN TERRACES"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

DATE: 06-19-2024
SCALE: 1"=30'
CONTOUR INTERVAL = 2'



APPLICANT/OWNER: SUNCREST HOMES
PO BOX 1313
TALENT, OREGON 97540
(541) 535-8641

AGENT: AMY GUNTER
ROGUE PLANNING AND
DEVELOPMENT SERVICES, LLC.
1424 SOUTH IVY STREET
MEDFORD, OREGON 97501
(541) 951-4020

LAND SURVEYOR: PHILIP J. DROSSOS
TERRASURVEY, INC.
270 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474

SITE: 113 PINE STREET
ASHLAND, OREGON 97520
MAP NO. 39 1E 08 AD
TAX LOT NO. 2600

ZONING: R-1-7.5
(WILDFIRE LANDS OVERLAY)

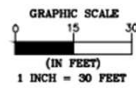
REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
PHILIP J. DROSSOS
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

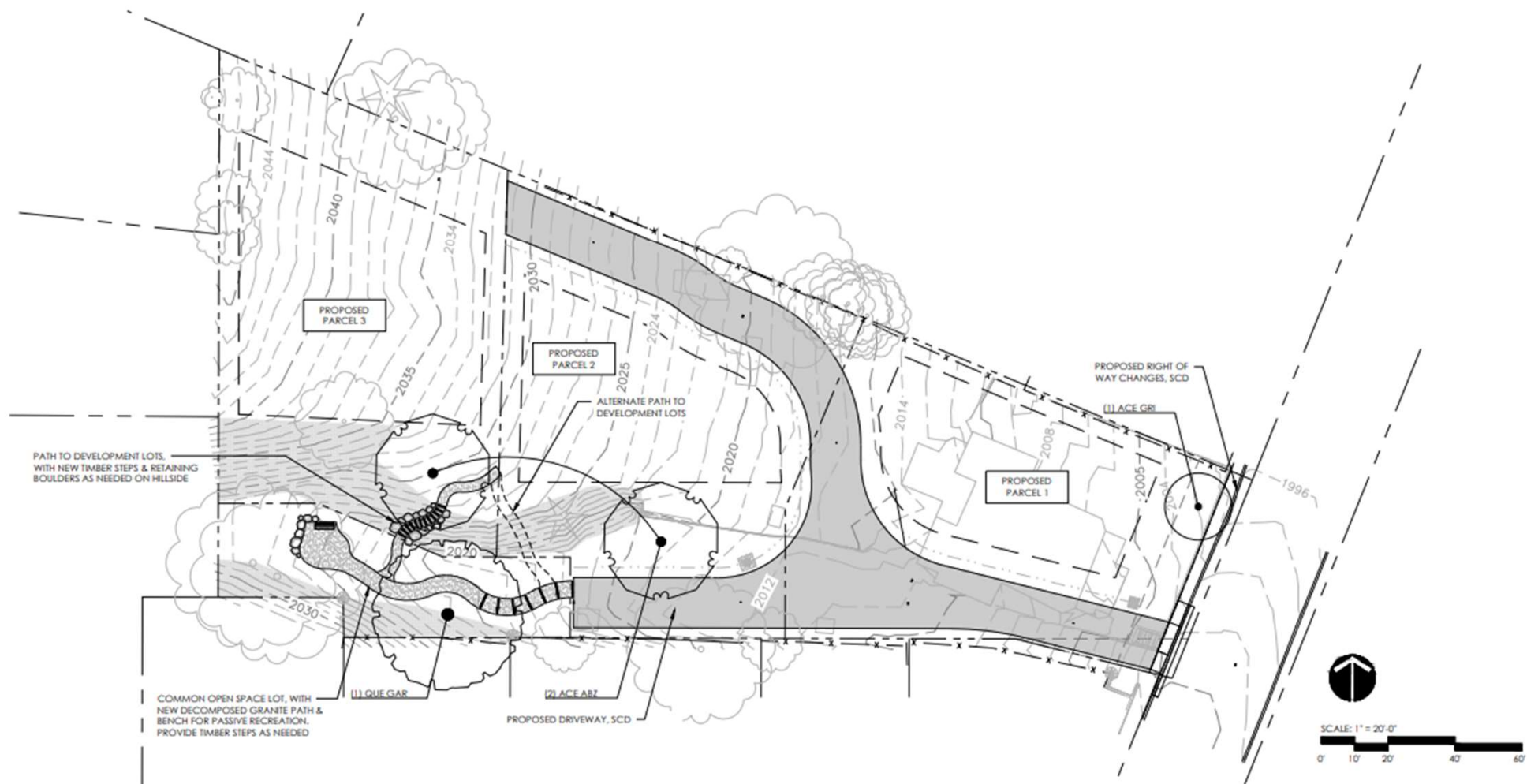
Renewal 12-31-25

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
270 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB NO. 1162-18

PROPOSED AREA SUMMARY			
PARENT PARCEL	33886 SQ.FT.	PROPOSED LOT 2	10705± SQ.FT.
PROPOSED R/W DEDICATION	450 SQ.FT.	PARCEL 2 AREA OVER 35%	603± SQ.FT.
PROPOSED LOT 1	9291± SQ.FT.	LOT 2 REMAINING	10102± SQ.FT.
RESIDENCE	1707± SQ.FT.	PROPOSED LOT 3	10587± SQ.FT.
CONCRETE SURFACES	100± SQ.FT.	LOT 3 AREA OVER 35%	1733± SQ.FT.
LOT 1 REMAINING	7484± SQ.FT.	LOT 3 REMAINING	8854± SQ.FT.
		OPEN SPACE	2855± SQ.FT.

ASSESSOR'S MAP NO. 39 1E 08 AD, TAX LOT 2600







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



**REVIEW BOARD
OCT & NOV 2024**



Oct 2024

HPAC Review Board

Meet at 3:00pm – Lithia Room

Every other week

****Staff to email if there is anything to review on the off weeks****

<u>DATE</u>	<u>COMMITTEE MEMBERS ATTENDING</u>		
Oct 3rd	Scharen	Emery	Repp
Oct 17th	Brouillard	Shostrom	Scharen

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



Nov 2024

HPAC Review Board

Meet at 3:00pm – Lithia Room

Every other week

****Staff to email if there is anything to review on the off weeks****

<u>DATE</u>	<u>COMMITTEE MEMBERS ATTENDING</u>		
Nov 7th			
Nov 21st			

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

GOAL SETTING MEMO

Memo

DATE: October 2, 2024
TO: Historic Preservation Advisory Committee (HPAC) Members
FROM: Derek Severson, *Planning Manager*
RE: HPAC Priorities & Workplan Preliminary Discussion

Background

The City Council's "LookAhead" tentatively includes a study session on Monday, December 16th to consider advisory committee workplans and celebrate volunteers. Assuming this will be handled like other study sessions, it will be held at 5:30 p.m. at the Council Chambers. I'll make you aware once final details are announced.

HPAC held a retreat early in 2023 and developed workplan and list of priorities that were provided to the City Council noting that these would be the focus of HPAC meetings when there were not multiple land use actions to consider. The 2023 priority list included:

Restart the HPAC Weekly Review Board

The Review Board resumed weekly in-person meetings on Thursday afternoons by appointment and has reviewed building permit submittals and pre-applications and provided consultations with property owners, designers and contractors by appointment as needed. Permits and planning actions within the districts have been relatively slow compared to prior years, and the Review Board shifted to meeting every other week earlier in 2024. Scheduled members are notified in advance if there are no items to review or appointments scheduled.

Implement Residential Site Design Review

With the passage of House Bill 2001, which required cities to allow accessory residential units and duplexes with the same procedural requirements for review as detached single-family homes, HPAC no longer reviews a substantial

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



portion of the new construction in the four National Register-listed historic districts which previously required review. HPAC members conveyed to Council that they would like to see residential Site Design Review requirements implemented so that the designs for new Single-Family Residences, Accessory Residential Units and Duplexes in the historic districts could be reviewed for compliance with Historic District Development Standards.

In staff's assessment, this could be difficult to accomplish as the current long-range workplan in implementing new state laws and rules along with local priorities has Ashland's limited staffing scheduled at least 18-24 months out (i.e. Climate Friendly & Equitable Communities (CFEC) rules Climate Friendly Areas (CFAs) including Re-Zoning CFAs and developing new land use regulations, crafting new Walkable Design Standards required under CFEC, completing Multi-Modal Gap Analyses and Highway Impact Summaries for the CFAs; completing a new city-wide Economic Opportunities Analysis; developing a new Manufactured Home Park Ordinance, and creating a new Transportation System Plan (TSP) which will require a greater Planning role in response to CFEC requirements, and continuing to work on large scale developments including the Townmakers' masterplan of the former Croman Mill site and the potential third iteration of the Grand Terrace annexation.)

Update the city's [Historic Preservation Plan](#).

The current Preservation Plan was completed in 2008 using consultant services funded by a Certified Local Government (CLG) grant. The plan speaks to the cities planned preservation activities from 2009-2018, and in 2023 HPAC members indicated it was overdue for an update.

In the absence of available consultant services funds, HPAC had discussed revisiting the plan and updating it through regular meetings or as a subcommittee project but there seemed to be limited interest after initial discussions last year.

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Update Historic Surveys.

The documents inventorying the four existing historic districts are decades old, and do not reflect new development within the districts or buildings which were not eligible to be considered historic resources at the time the districts were adopted but may now be considered historic due to their age. In addition, there may be additional areas, such as the Quiet Village Subdivision, which are now qualified for nomination as historic districts.

Historic Surveys are a substantial undertaking and typically rely heavily on consultant services because they are so time and labor intensive.

Digitize Text & Photos of Existing Historic Surveys/Make Available On-Line.

The photos used in the existing survey were taken on film originally. Digitizing them would require obtaining negatives from the original consultant who prepared the original historic district survey documents, having them scanned, and then creating a user-friendly, searchable webpage. It might also involve the creation of a “story map” through the city’s Geographic Information System (GIS).

Currently, there are not funds budgeted to support such an undertaking.

Updating the [HPAC Webpage](#).

In 2023, HPAC members noted that they would like to see the committee’s webpage updated to be more comprehensive and user friendly and to contain all documents relating to the historic districts and historic preservation in Ashland in a single convenient on-line location.

In 2024, Maureen Batistella of the Jackson County Heritage Association provided some recommendations for a webpage update. In mid-2024, the city’s webpage was fully replaced and now has the web address of <http://www.ashlandoregon.gov>. Pages associated with individual departments and divisions, as well as commissions and committees, are being rebuilt individually as staff time allows. If the Commission wanted to make this a

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project, we could review the current page at a regular meeting item to identify needed changes, or consider forming a subcommittee.

As previously discussed, it would be worthwhile to consolidate historic documents on a single HPAC page including the current survey information in as much detail as possible for the four National Register-listed historic districts, and to ultimately look at the potential for using GIS Story Maps.

Continuing education opportunities for HPAC members

Last year's discussion suggested that when meeting time was available, HPAC could take advantage of the extra time to provide some continuing education on the information that HPAC members should know in order to carry out their responsibilities, such as:

- o Review the Ashland Municipal Code to understand HPAC's role and responsibilities as an Advisory Body to the City Council. (**Note:** *The ordinance establishing advisory committee roles and responsibilities will be updated at Council in the coming months, and a training manual/guidebook is being developed by the City Manager.*)
- o Become familiar with the regulations for Building Placement, Orientation, and Design for residential and non-residential developments, as well as Historic District developments, and Downtown Ashland (AMC 18.4.2).
- o Provide a short workshop on how to read the monthly packets, which include becoming familiar with the definition of terms related to Planning Actions reviewed by HPAC. For example, understand the difference between a contributing and non-contributing property, conforming and non-conforming property, etc.
- o Become familiar with the different kinds of planning actions, such as site reviews, or conditional use permits, etc.
- o Review the national standards for historic preservation from the National Park's Service's National Register of Historic Places.

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- o Become familiar with the responsibilities of being designated as a Certified Local Government under the State Historic Preservation Office (SHPO).

If the HPAC would like to move ahead with continuing education items like this, they could be scheduled whenever regular meeting time is available.

Raise Public Awareness of Historic Preservation and HPAC's Role

HPAC discussion of promoting preservation and the committee included:

- o Plan special events and activities that educate the general public about the role historic preservation plays in revitalizing neighborhoods and promoting tourism that highlights the historic and cultural heritage of Ashland, such as the annual Historic Preservation Week in May.
(Preservation Week in May 2024 included a number of events promoting the Railroad Addition Historic District as highlighted through the Marking Ashland Places (MAP) Project and the HPAC's role in partnering with the Public Arts Advisory Committee, Ashland Chamber of Commerce, Southern Oregon University and [WalkAshland](#).)
- o Identify target professional groups, such as realtors, developers, designers and architects, to inform them of the design standards, as well as building materials, that are required in properties located within the Historic Districts. This information is already available in pamphlet form.
- o Strategize ways to make new homebuyers moving into Ashland's historic districts aware of the City's process in regards to making exterior improvements to their properties (See attached Historic Building Brief #1 "[Living With Historic Buildings](#)").
(There was an initial mailing of the Living With Historic Buildings brief to new homeowners within the districts. This could be repeated.)

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- o HPAC also noted "Preservation Planning for Local Governments" from Oregon Heritage (<http://www.oregonheritage.org>) as a reference item.

Next Steps

The December 16th study session will provide an opportunity to communicate HPAC's priorities and proposed workplan to the Council and hear any feedback.

Staff felt that tonight's meeting was a good opportunity for an initial review and discussion of the items from last year's priority list, and we'll plan to have an agenda item for the November 6th meeting to craft a priority list/work plan to send to the Council for their December study session.

REFERENCES & ATTACHMENTS

None.

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Application for 77 Fifth

NOTICE OF APPLICATION

PLANNING ACTION: PA-T1-2024-00247

SUBJECT PROPERTY: 77 Fifth Street

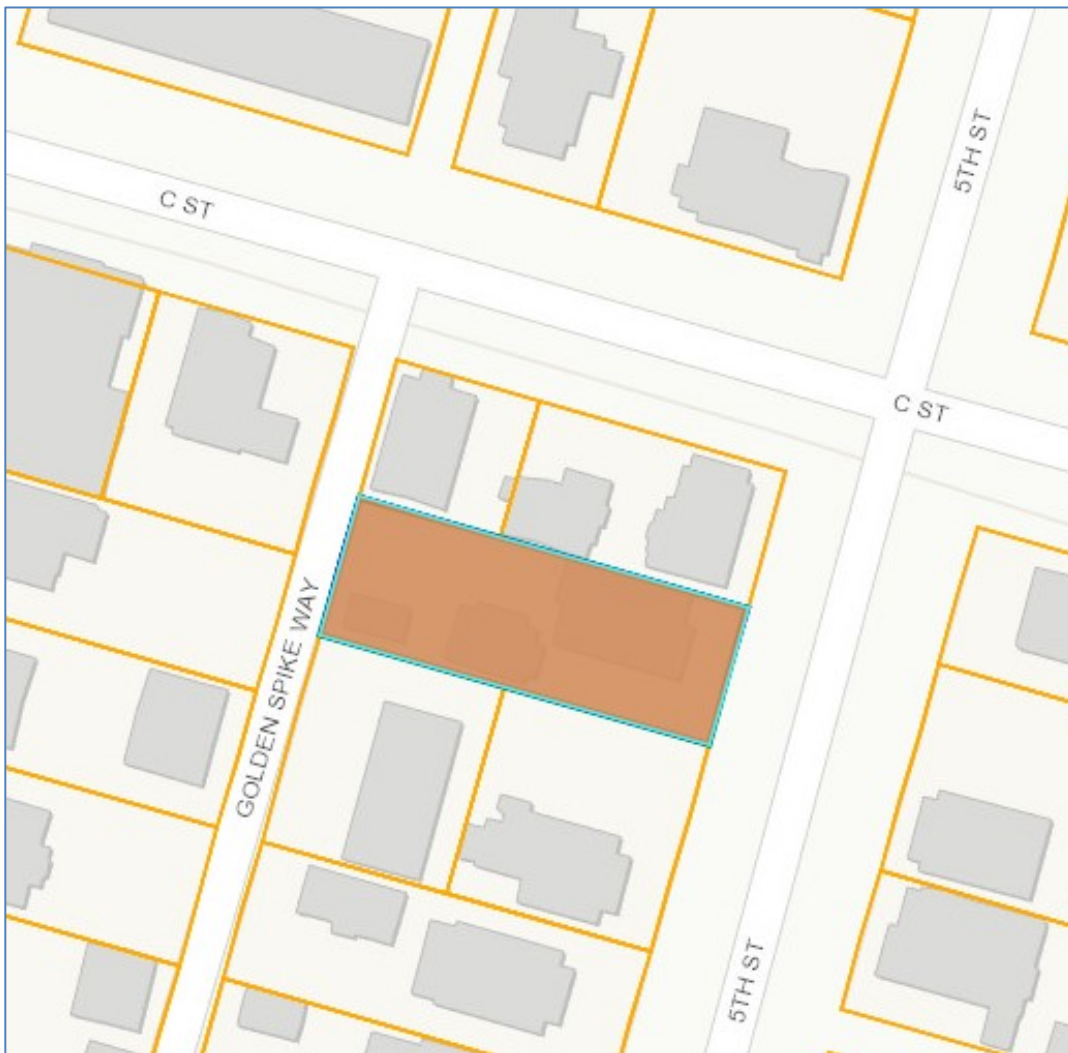
OWNER/APPLICANT: Asher Homes

DESCRIPTION: A request for a Conditional Use Permit approval for an addition to an existing non-conforming structure at 77 Fifth Street. The proposal is for a 295 square foot addition to the rear of the existing residence. **COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING:** R-2; **MAP:** 391E09AC; **TAX LOT:** 6,900

NOTE: The Ashland Historic Preservation Advisory Committee will review this Planning Action on **Wednesday, October 2, 2024 at 5:00 PM** at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: September 26, 2024

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: October 10, 2024



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The Ashland Planning Division Staff has received a complete application for the property noted on Page 1 of this notice.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at <https://gis.ashland.or.us/developmentproposals/>. Copies of application materials will be provided at reasonable cost, if requested. Application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

Any affected property owner or resident has a right to submit written comments within the 14-day comment period to planning@ashland.or.us or to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown on Page 1.

Ashland Planning Division Staff determine if a land use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting the application. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

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

If you have questions or comments concerning this request, please feel free to contact Jennifer Chenoweth at 541-552-2045 or Jennifer.chenoweth@ashland.or.us

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

CONDITIONAL USE PERMITS (See <https://ashland.municipal.codes/LandUse/18.5.4.050>)

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

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.

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- e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
- a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
 - f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
 - h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
 - i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
 - k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
 - l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

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Proposal:

The request is to add a 295 square foot addition at the rear of the residence to allow for the addition of a bathroom and flexible room space. The existing structure does not comply with the minimum side yard setback on the north side. The proposed addition continues the wall plane of the structure within the six-foot side yard to match the existing with a 4.5-foot side yard setback.

The existing structure setback was constructed before building code and land use regulations were in place. The existing structure is a pre-existing, non-conforming structure. According to AMC 18.1.4.030.B., a Conditional Use Permit is required to expand or enlarge a lawfully constructed, non-conforming structure.

The existing residence is oriented towards Fifth Street. The proposed addition will not alter the historic, primary orientation of the structure towards the public street. The addition is proposed to have an 8 ½: 12 pitch roof to match the existing pitch. The proposed siding, trim, and colors are also proposed to match the existing structure. The second-floor addition does not increase the bulk or the mass when viewed from the public street. The addition to the structure on the ground floor also does not increase the bulk, massing or scale of the structure substantially or in a way that is not consistent with the Historic District Design Standards.

The proposal complies with Maximum Permitted Floor Area (MPFA) in the historic district.

Lot area: $7100 \times .85 = 6,035 \times .38 = 2,296$ square feet MPFA

Based on the project architect measurements, the existing area of the residence is 1,008 square feet. The proposed addition is 295 square feet in area. The 576 square foot, detached studio is ten feet from the residence and excluded from the MPFA. The proposed gross habitable floor area of the residence is 1,303 square feet is less than the allowed MPFA.

The proposed addition to the historic residence is historically appropriate development for the Historic Railroad District. The proposed development is similar in bulk, scale and coverage as other historic residences on the small parcels that are found in the Railroad District. The new addition proposes to match the existing siding material and reveal. The window style matches except along the north property line. Here, high, smaller single pane windows in a group of three are proposed. This window pattern and style is found on Arts and Crafts bungalow structures, and they are historically accurate for the era of the Railroad Districts predominate construction style.

The proposal complies with the lot coverage standards in the R-2 zone as well. The property has approximately 3,000 square feet of impervious surfaces, 42 percent coverage, substantially less than the maximum of 65 percent.

The property complies with the solar setback ordinance for a standard B lot. The existing lots north/south dimension is 65.7 feet, and the property has a slope of four percent downhill to the north. Because the property is less than 74.07 feet wide and more than 24.69 feet wide, it is subject to solar setback

standard B. The allowed shadow on the north property line is 16-feet. The proposed peak of the roof is less than 16-feet tall. The proposed setback complies.

Findings addressing the criteria for the approval of a conditional use permit for the use of the expansion of a non-conforming setback at 77 Fifth Street are attached. The criteria from the Ashland Municipal Code is in Calibri font and the applicant's findings are in Times New Roman.

ABBREVIATIONS

(CBAUWTS)	CONTINUOUS BEAD OF APPROVED UNBROKEN WATER TIGHT SEALANT	IN. INSUL.	INCH OR INCHES
<	ANGLE	INT.	INTERIOR
CL	CENTERLINE	JAN.	JANITOR
AC	DIAMETER OR ROUND	JT.	JOINT
ABV.	AIR CONDITIONING	KIT.	KITCHEN
ACOUS.	ABOVE	LAU.	LAUNDRY
ADJ.	ACCOUSTICAL	LAV.	LAVATORY
A.F.F.	ADJUSTABLE	LT.	LIGHT
ALUM.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALT.	ALUMINUM	M.C.	MEDICINE CABINET
APROX.	ALTERNATE / ALTERNATIVE	M.E.C.H.	MECHANICAL
ARCH.	APPROXIMATE	MEMB.	MEMBRANE
ASPH.	ARCHITECTURAL	MFR.	MANUFACTURER
BA	ASPHALT	MIN.	MINIMUM
BALC.	BATH	MISC.	MISCELLANEOUS
BD.	BALCONY	M.O.	MASONRY OPENING
BED.	BOARD	MRG.	MOISTURE RESISTANT
BITUM.	BEDROOM	MTD.	MOUNTED
BLDG.	BITUMINOUS	MTL.	METAL
BLKG.	BLOCKING	MUL.	MULLION
BLW.	BELOW	N.I.C.	NOT IN CONTRACT
BM.	BEAM	NO.	NUMBER
BOT.	BOTTOM	NOM.	NOMINAL
CAB.	CABINET	N.T.S.	NOT TO SCALE
CEM.	CEMENT	O/	OVER
CER.	CERAMIC	OA.	OVERALL
C.I.	CAST IRON	OBSC.	OBSCURE
CLC.	CIRCLE OR CIRCULAR	O.C.	ON CENTER
CLG.	CEILING	OFF.	OFFICE
CLKG.	CAULKING	OPN.G.	OPENING
CLR.	CLEAR	OP.	OPPOSITE
C.M.U.	CONCRETE MASONRY UNIT	PREST.	PRECAST
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLAS.	PLASTER
CONN.	CONNECTION	PLYWD.	PLYWOOD
CONST.	CONSTRUCTION	PNT.	POINT
CONT.	CONTINUOUS	PR	PAIR
CSMT.	CASEMENT	P.T.	PRESSURE TREATED
CT.	CERAMIC TILE	QT.	QUARRY TILE
CTR.	CENTER	R.	RISER
DBL.	DOUBLE	RAD.	RADIUS
DEPT.	DEPARTMENT	RECT.	RECTANGLE
DTL.	DETAIL	REF.	REFERENCE
DH.	DOUBLE HUNG	REFR.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DISP.	DISPENSER	RESUL.	RESULT
DK.	DECK	REV.	REVISION
DN.	DOWN	RF.	ROOF
DR.	DOOR	RM.	ROOM
DRN.	DRAIN	R.O.	ROUGH OPENING
D.S.	DOWNSPOUT	RWD.	REDWOOD
DWG.	DRAWING	S.C.	SOLID CORE
ELEC.	ELECTRICAL	SCHED.	SCHEDULE
ELEV.	ELEVATION	SECT.	SECTION
EMER.	EMERGENCY	SH.	SINGLE HUNG
ENCL.	ENCLOSURE	SHWR.	SHOWER
EQ.	EQUAL	SHT.	SHEET
EQPMT.	EQUIPMENT	SHTG.	SHEATHING
EXIST.	EXISTING	SIM.	SIMILAR
EXP.	EXPANSION	SL.	SLOPE
EXP'D.	EXPOSED	SLDR.	SLIDER
EXT.	EXTERIOR	SNK.	SINK
F.A.	FIRE ALARM	SPEC.	SPECIFICATION
F.E.C.	FIRE EXTINGUISHER CABINET	SQ.	SQUARE
F.F.	FINISH FLOOR	S.S.	STAINLESS STEEL
FG.	FIXED GLASS	S.S.D.	SEE STRUCTURAL DRAWINGS
FIN.	FINISH	STA.	STATION
FLASH.	FLASHING	STD.	STANDARD
FL.	FLOOR	STL.	STEEL
FLUOR.	FLUORESCENT	STOR.	STORAGE
FND.	FOUNDATION	STR.	STAIR
F.O.C.	FACE OF CONCRETE	STRUCT.	STRUCTURAL
F.O.F.	FACE OF FINISH	SUSP.	SUSPENDED
F.O.S.	FACE OF STUD	SYM.	SYMMETRICAL
F.O.P.	FACE OF PLYWOOD	T&G.	TONGUE AND GROOVE
FPRF.	FIREPROOF	T.B.	TOWEL BAR
FR. DR.	FRENCH DOOR	T.O.	TOP OF
FT.	FOOT OR FEET	THK.	THICK
FTG.	FOOTING	T.O.C.	TOP OF CURB
FURR.	FURRING	T.P.	TOILET PAPER HOLDER
G.A.	GAUGE	T.	TREAD
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.D.O.	GARAGE DOOR OPENER	TYP.	TYPICAL
G.I.	GALVANIZED IRON	UNF.	UNFINISHED
G.L.	GLASS	UN.O.	UNLESS NOTED OTHERWISE
GND.	GROUND	UR.	URINAL
GR.	GRADE	VERT.	VERTICAL
GYP.	GYPSPUM	VEST.	VESTIBULE
H.B.	HOSE BIBB	W/	WITH
H.C.	HOLLOW CORE	W/O	WITHOUT
HD.	HEADER	W.C.	WATER CLOSET
HDWD.	HARDWOOD	WD.	WOOD
HDW.	HARDWARE	WDW.	WINDOW
H.M.	HOLLOW METAL	W.P.	WATERPROOF
HORIZ.	HORIZONTAL	W.SCT.	WAINSCOT
HR.	HOUR	WT.	WEIGHT
HT.	HEIGHT	W.I.C.	WROUGHT IRON WALK IN CLOSET

REVISION HISTORY

OR. ENERGY CODE SUMMARY

TYPE OF CONSTRUCTION: SMALL ADDITION

- N1101.3.2 SMALL ADDITIONS:** ADDITIONS THAT ARE LESS THAN 600 SQUARE FEET IN AREA SHALL BE REQUIRED TO SELECT ONE MEASURE FROM TABLE N1101.1(2) **OR** COMPLY WITH TABLE N1101.3.2. EXCEPTION: ADDITIONS THAT ARE LESS THAN 225 SQUARE FEET IN AREA SHALL NOT BE REQUIRED TO COMPLY WITH N1101.1(2) OR TABLE N1101.3.2.

N1101.1 GENERAL: ALL CONDITIONED SPACES WITHIN RESIDENTIAL BUILDINGS SHALL COMPLY WITH TABLE N1101.1(1) AND ONE ADDITIONAL MEASURE FROM TABLE N1101.1(2).

EXCEPTIONS:

- APPLICATION TO EXISTING BUILDINGS SHALL COMPLY WITH SECTION N1101.2.
- APPLICATION TO ADDITIONS SHALL COMPLY WITH SECTION N1101.3.
- HEATED OR COOLED DETACHED ACCESSORY STRUCTURES THAT ARE NOT HABITABLE SHALL MEET THE FOLLOWING ENVELOPE REQUIREMENTS WITHOUT ANY ADDITIONAL MEASURES: WALLS: R-21/U-0.064; HEATED SLAB INTERIOR: R-10 UNDER ENTIRE SLAB, UNDER FLOORS: R-30, ROOFS: R-38/U-0.027 (ATTIC) OR R-20 CONTINUOUS INSULATION/U-0.048 (ABOVE DECK); WINDOWS: U-0.35; OPAQUE DOORS: U-0.70; ROLL-UP DOORS: U-0.50.

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS STANDARD BASE CASE		
BUILDING COMPONENT	REQUIRED PERFORMANCE	EQUIVALENT VALUE ^b
WALL INSULATION - ABOVE GRADE	U-0.059 ^c	R-21 INTERMEDIATE ^c
WALL INSULATION - BELOW GRADE ^a	C-0.063	R-15 c1 / R-21
FLAT CEILING ^d	U-0.021	R-49
VAULTED CEILING ^e	U-0.033	R-30 RAFTER OR R-30A ^g SCISSOR TRUSS
UNDER FLOORS	U-0.033	R-30
SLAB-EDGE PERIMETER ^f	F-0.520	R-15
HEATED SLAB INTERIOR	N/A	R-10
WINDOWS ^j	U-0.27	U-0.27
SKYLIGHTS	U-0.50	U-0.50
EXTERIOR DOORS ^h	U-0.20	U-0.20

FOR SI 1 INCH = 25.4 MM, 1 SQUARE FOOT = 0.0929 M², 1 DEGREE = 0.0175 RAD

N/A = NOT APPLICABLE

- AS ALLOWED IN SECTION N1104.1, THERMAL PERFORMANCE OF A COMPONENT MAY BE ADJUSTED, PROVIDED THAT OVERALL HEAT LOSS DOES NOT EXCEED THE TOTAL HEAT LOSS FROM CONFORMANCE TO THE REQUIRED U-FACTOR STANDARDS. CALCULATIONS TO DOCUMENT EQUIVALENT HEAT LOSS SHALL BE PERFORMED USING THE PROCEDURE AND APPROVED U-FACTORS CONTAINED IN TABLE N1104.1(i).
- R-VALUES USED IN THIS TABLE ARE NOMINAL FOR THE INSULATION ONLY IN STANDARD WOOD-FRAMED CONSTRUCTION AND NOT FOR THE ENTIRE ASSEMBLY.
- WALL INSULATION REQUIREMENTS APPLY TO ALL EXTERIOR WOOD-FRAMED, CONCRETE OR MASONRY WALLS THAT ARE ABOVE GRADE. THIS INCLUDES CRIPPLE WALLS AND RIM JOIST AREAS. NOMINAL COMPLIANCE WITH R-21 INSULATION AND INTERMEDIATE FRAMING (SECTION N1104.5.2) WITH INSULATED HEADERS.
- THE WALL COMPONENT SHALL BE A MINIMUM SOLID LOG OR TIMBER WALL THICKNESS OF 3 1/2 INCHES.
- BELOW-GRADE WOOD, CONCRETE OR MASONRY WALLS INCLUDE ALL WALLS THAT ARE BELOW GRADE AND DO NOT INCLUDE THOSE PORTIONS OF SUCH WALL THAT EXTEND MORE THAN 24 INCHES ABOVE GRADE. R-21 FOR INSULATION IN FRAMED CAVITY, R-15 CONTINUOUS INSULATION.
- INSULATION LEVELS FOR CEILINGS THAT HAVE LIMITED ATTIC/RAFTER DEPTH SUCH AS DORMERS, BAY WINDOWS OR SIMILAR ARCHITECTURAL FEATURES TOTALING NOT MORE THAN 150 SQUARE FEET IN AREA MAY BE REDUCED TO NOT LESS THAN R-10 WHERE REDUCED, THE CAVITY SHALL BE FILLED (EXCEPT FOR REQUIRED VENTILATION SPACES) R-49 INSULATION INSTALLED TO MINIMUM 6-INCH DEPTH AT TOP PLATE AT EXTERIOR OF STRUCTURE TO ACHIEVE U-FACTOR.
- VAULTED CEILING HEATED SPACE FLOOR AREA EXCEEDING 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NOT GREATER THAN U-0.026 (EQUIVALENT TO R-38 RAFTER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING).
- A = ADVANCED FRAME CONSTRUCTION. SEE SECTION N1104.6.
- HEATED SLAB INTERIOR APPLIES TO CONCRETE SLAB FLOORS (BOTH ON AND BELOW GRADE) THAT INCORPORATE A RADIANT HEATING SYSTEM WITHIN THE SLAB. INSULATION SHALL BE INSTALLED UNDERNEATH THE ENTIRE SLAB IN ADDITION TO PERIMETER INSULATION. GLASS DOORS SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS. WINDOWS EXEMPT FROM TESTING IN ACCORDANCE WITH SECTION N1104.4 SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS IF CONSTRUCTED WITH ALUMINUM WITH THERMAL BREAK, WOOD, VINYL, REINFORCED VINYL, ALUMINUM-CLAD WOOD, OR INSULATED FIBERGLASS FRAMES, AND DOUBLE-PANE GLAZING WITH LOW-EMISSIVITY COATINGS OF 0.10 OR LESS. BUILDINGS DESIGNED TO INCORPORATE PASSIVE SOLAR ELEMENTS MAY INCLUDE GLAZING WITH A U-FACTOR GREATER THAN 0.35 BY USING TABLE N1104.1(i) TO DEMONSTRATE EQUIVALENCE TO BUILDING ENVELOPE REQUIREMENTS.
- A MAXIMUM OF 28 SQUARE FEET OF EXTERIOR DOOR AREA PER DWELLING UNIT MAY HAVE A U-FACTOR OF 0.54 OR LESS.
- MINIMUM 24-INCH HORIZONTAL OR VERTICAL BELOW GRADE. THE MINIMUM TOTAL DISTANCE OF 24 INCHES MAY BE A COMBINATION OF THE HORIZONTAL AND VERTICAL PLANES. IF A HORIZONTAL PLANE IS USED ON THE EXTERIOR OF THE SLAB, IT MUST BE A MINIMUM OF 12 INCHES BELOW FINISHED GRADE.

TABLE N1101.1(2) ADDITIONAL MEASURES		
MEASURE NO.		MEASURE DESCRIPTION
1	☐	HIGH-EFFICIENCY HVAC SYSTEM^a a. GAS-FIRED FURNACE OR BOILER AFUE 94 PERCENT, OR b. AIR SOURCE HEAT PUMP HSPF 10.0/16.0 SEER COOLING OR 8.5 HSPF2 / 15.0 SEER2, OR c. GROUND-SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED.
2	☐	HIGH-EFFICIENCY WATER HEATING SYSTEM a. NATURAL GAS/PROPANE WATER HEATER WITH MINIMUM 0.90 UEF, OR b. ELECTRIC HEAT PUMP WATER HEATER WITH MINIMUM 3.45 UEF, OR c. NATURAL GAS/PROPANE TANKLESS/INSTANTANEOUS HEATER WITH MINIMUM 0.80 UEF AND DRAIN WATER HEAT RECOVERY UNIT INSTALLED ON A MINIMUM OF ONE SHOWER/TUB-SHOWER.
3	☐	WALL INSULATION UPGRADE EXTERIOR WALLS—U-0.045/R-21 CONVENTIONAL FRAMING WITH R-5.0 CONTINUOUS INSULATION
4	☐	ADVANCED ENVELOPE WINDOWS—U-0.21 (AREA-WEIGHTED AVERAGE), AND FLAT CEILING ^c —U-0.017/R-60, AND FRAMED FLOORS—U-0.036/R-39 OR SLAB EDGE INSULATION TO F-0.48 OR LESS (R-10 FOR 48"; R-15 FOR 36" OR R-5 FULLY INSULATED SLAB)
5	☒	DUCTLESS HEAT PUMP (DWELLING UNITS WITH ALL-ELECTRIC HEAT) a. PROVIDE DUCTLESS HEAT PUMP OF MINIMUM HSPF 10.0 OR HSPF2 9.0 IN PRIMARY ZONE REPLACES ZONAL ELECTRIC HEAT SOURCES, AND b. PROVIDE PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS
6	☐	HIGH-EFFICIENCY THERMAL ENVELOPE UA^a PROPOSED UA IS 8 PERCENT LOWER THAN THE CODE UA. 2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
7	☐	ACHIEVE A MAXIMUM OF 2.75 ACH50 WHOLE-HOUSE AIR LEAKAGE WHEN THIRD-PARTY TESTED AND PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM, INCLUDING HEAT RECOVERY WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF NOT LESS THAN 66 PERCENT AND TOTAL FAN EFFICACY OF 16 CFM/WATT (COMBINED INPUT FOR SUPPLY AND EXHAUST)

FOR SI 1 SQUARE FOOT = 0.093 M², 1 WATT PER SQUARE FOOT = 10.8 W/M²

- APPLIANCES LOCATED WITHIN THE BUILDING THERMAL ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.
- THE MAXIMUM VAULTED CEILING SURFACE AREA SHALL NOT BE GREATER THAN 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA UNLESS VAULTED AREA HAS A U-FACTOR NOT GREATER THAN U-0.026.
- IN ACCORDANCE WITH TABLE N1104.1(i), THE PROPOSED UA TOTAL OF THE PROPOSED ALTERNATIVE DESIGN SHALL BE A MINIMUM 8 PERCENT LESS THAN THE CODE UA TOTAL OF THE STANDARD BASE CASE.

PROJECT DESCRIPTION

NEW ADDITION TO EXISTING SINGLE STORY RESIDENCE LOCATED IN ASHLAND, OREGON. THE PARCEL IS APPROXIMATELY .16 ACRES AND IS ACCESSED FROM A PAVED ROAD FROM 5TH STREET. PROPOSED CONSTRUCTION SHALL HAVE (1) FLEX SPACE AND (1) BATH.

AREA CALCULATIONS

EXISTING SQUARE FOOTAGE:

GROUND FLOOR: 1,008 SQ. FT.
TOTAL LIVABLE: 1,008 SQ. FT.

PROPOSED SQUARE FOOTAGE:

GROUND FLOOR ADDITION: 295 SQ. FT.

LOT COVERAGE:

(EXISTING CONDITIONS HAVE BEEN ESTIMATED, CONTRACTOR TO VERIFY IN FIELD THAT LOT COVERAGE COMPLIES)

TOTAL LOT AREA: 7,100 SQ. FT.
EXISTING LOT COVERAGE: 2,862 (40%)
PROPOSED LOT COVERAGE: 3,282 (46%)

MINIMUM SETBACKS:

FRONT: 15'-0"
REAR: 10'-0"
SIDE: 4'-6"

VICINITY MAP



PROJECT NOTES

DEFERRED SUBMITTALS:

- LANDSCAPE DRAWINGS
- OREGON-OSHA PERMIT WHEN REQUIRED FOR EXCAVATIONS
- WALLS, FENCES & ALL FREE STANDING STRUCTURES

DESIGN-BUILD:

MECHANICAL, PLUMBING, ELECTRICAL LOADS AND CALCULATIONS AND ENGINEERING CONSTRUCTION DRAWINGS TO BE DESIGN BUILD AND NOT PART OF THESE DRAWINGS AND SCOPE OF WORK.

CITY NOTES:

DRAWING INDEX

ARCHITECTURAL

CVR-01 COVER SHEET
GN-01 GENERAL NOTES
GN-02 GENERAL NOTES
GN-03 GENERAL NOTES
GN-04 GENERAL NOTES
A00-01 ARCHITECTURAL SITE PLAN
A01-01 SLAB EDGE PLAN & ROOF PLAN
A02-01 DIMENSION & REFERENCE PLANS
A03-01 EXTERIOR ELEVATIONS & BUILDING SECTION
AD01-01 DETAILS

STRUCTURAL

S1 STRUCTURAL NOTES & STANDARD STRUCTURAL DETAILS
S3 FOUNDATION & ROOF FRAMING PLANS & DETAILS

PROJECT DIRECTORY

PROPERTY OWNER:

LOIS PETTINGER & MARIKA MOOYMAN
77 5TH STREET
ASHLAND, OREGON, 97520
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PHONE: 541.552.1385
EMAIL: L.PETT66@GMAIL.COM

ARCHITECT:

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CONTACT: DANIELLE ASHER
PHONE: 949.292.7285
EMAIL: DANI@ASHERDESIGNGROUP.COM

GENERAL CONTRACTOR:

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STRUCTURAL ENGINEER:

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KLAMATH FALLS, OREGON 97603
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PHONE: 541-884-1081
EMAIL: CHAD@EBELL.C.NET

PLANNING SUMMARY

PROPERTY ADDRESS: 77 5TH STREET
ASHLAND, OREGON 97520

ASSESSOR'S PARCEL NUMBER: #39-1E-09 AC #6900

ZONING: R-2

LOT SIZE: APPROX. .16 ACRES

BUILDING SUMMARY

PROPOSED USE: SINGLE FAMILY DETACHED (ADDITION)

CONSTRUCTION TYPE: VB (NON-RATED)

OCCUPANCY: R-3 - DWELLINGS

NUMBER OF STORIES: 1 EXISTING STORY

CODE COMPLIANCE: 2021 OREGON RESIDENTIAL SPECIALTY CODE
2022 OREGON FIRE SPECIALTY CODE
2022 OREGON MECHANICAL SPECIALTY CODE
2022 OREGON STRUCTURAL SPECIALTY CODE
2023 OREGON ELECTRICAL SPECIALTY CODE
2023 OREGON RESIDENTIAL SPECIALTY CODE
2023 OREGON PLUMBING SPECIALTY CODE



PETTINGER | MOOYMAN RESIDENCE ADDITION
LOIS PETTINGER & MARIKA MOOYMAN
77 5TH STREET
ASHLAND, OREGON, 97520
APN #39-1E-09 AC #6900

PROJECT INFO:	PROJECT TEAM
	DSA, DBA
PROJECT INFO:	PROJECT NUMBER
	AH1-2406

BLOG DEPT. SUB:	
BLOG DEPT. SUB:	

REVISIONS:	
REVISIONS:	

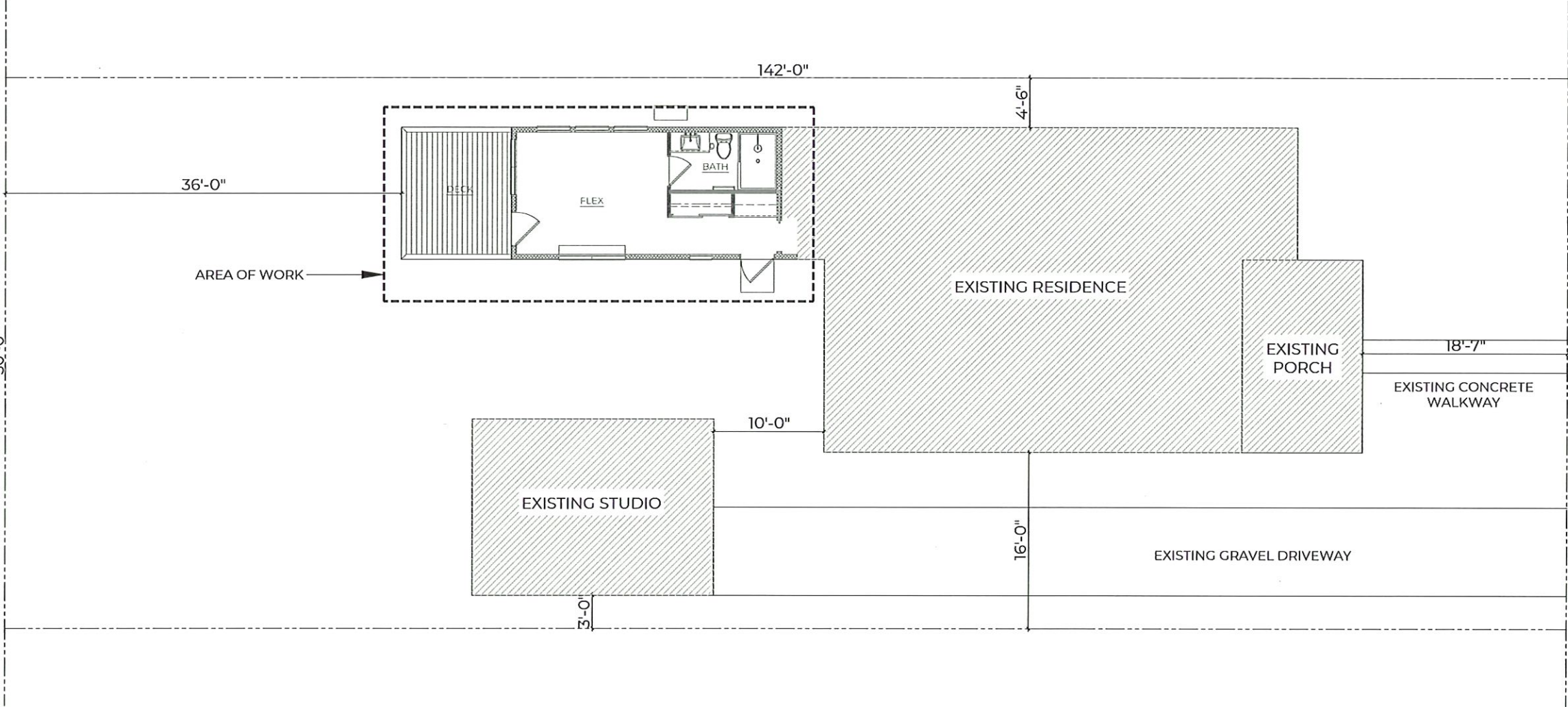
ARCHITECTURAL COVER SHEET

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CVR-01

PLOT REFERENCE DATE:

09/17/2024



SOLAR SETBACK CALCULATION
AVERAGE N/S LOT WIDTH = 46.5' AVERAGE SLOPE OF THE LOT TO THE NORTH = -.04 A: 30' / .04 = 74.07 B: 10' / .05 = 24.69 IF THE AVERAGE LOT WIDTH N/S IS LESS THAN (A) AND MORE THAN THAT IN (B), THE LOT IS SUBJECT TO SOLAR SETBACK STANDARD B. H = SHADE-PRODUCING POINT = 14.6' 14.6 - 16 / .05 = -3.45 THE ADDITION'S HEIGHT IS LOWER THAN THE SHADOW ALLOWED AT THE PROPERTY LINE.

ARCHITECTURAL SITE PLAN

ADC

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING

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RANCHO MISSION VIEJO
CALIFORNIA 92694
[P] 714.351.6654

REGISTERED ARCHITECT
DANIELLE ASHER
ARCHITECT
STATE OF OREGON

STAMP:

PROJECT DESCRIPTION:

PETTINGER |
MOOYMAN
RESIDENCE
ADDITION
LOIS PETTINGER &
MARIKA MOOYMAN
77 5TH STREET
ASHLAND, OREGON,
97520
APN #39-1E-09 AC
#6900

PROJECT TEAM:

DSA, DBA
PROJECT NUMBER:
AHI-2406

BLOG, DEPT, SUB:

REVISIONS:

SHEET TITLE:

ARCHITECTURAL
SITE PLAN

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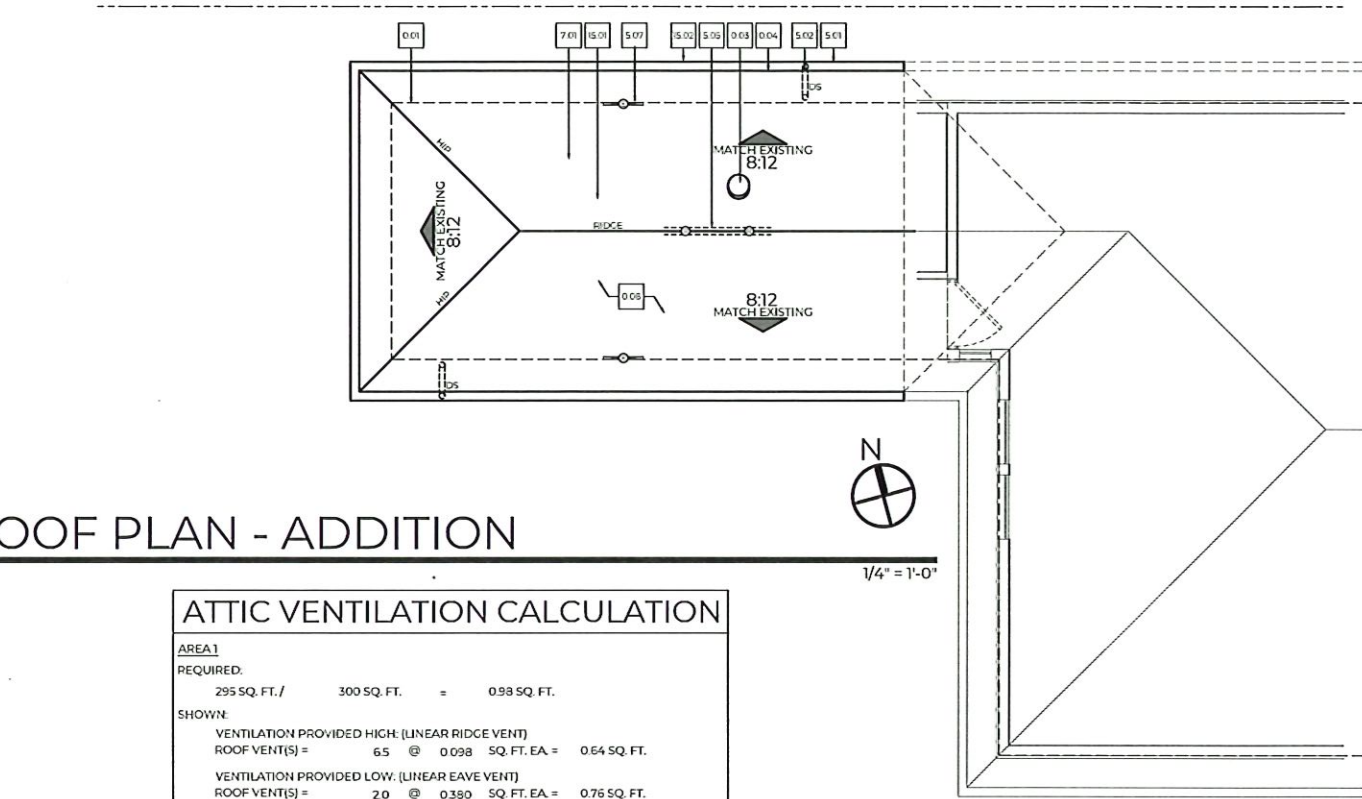
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A00-01

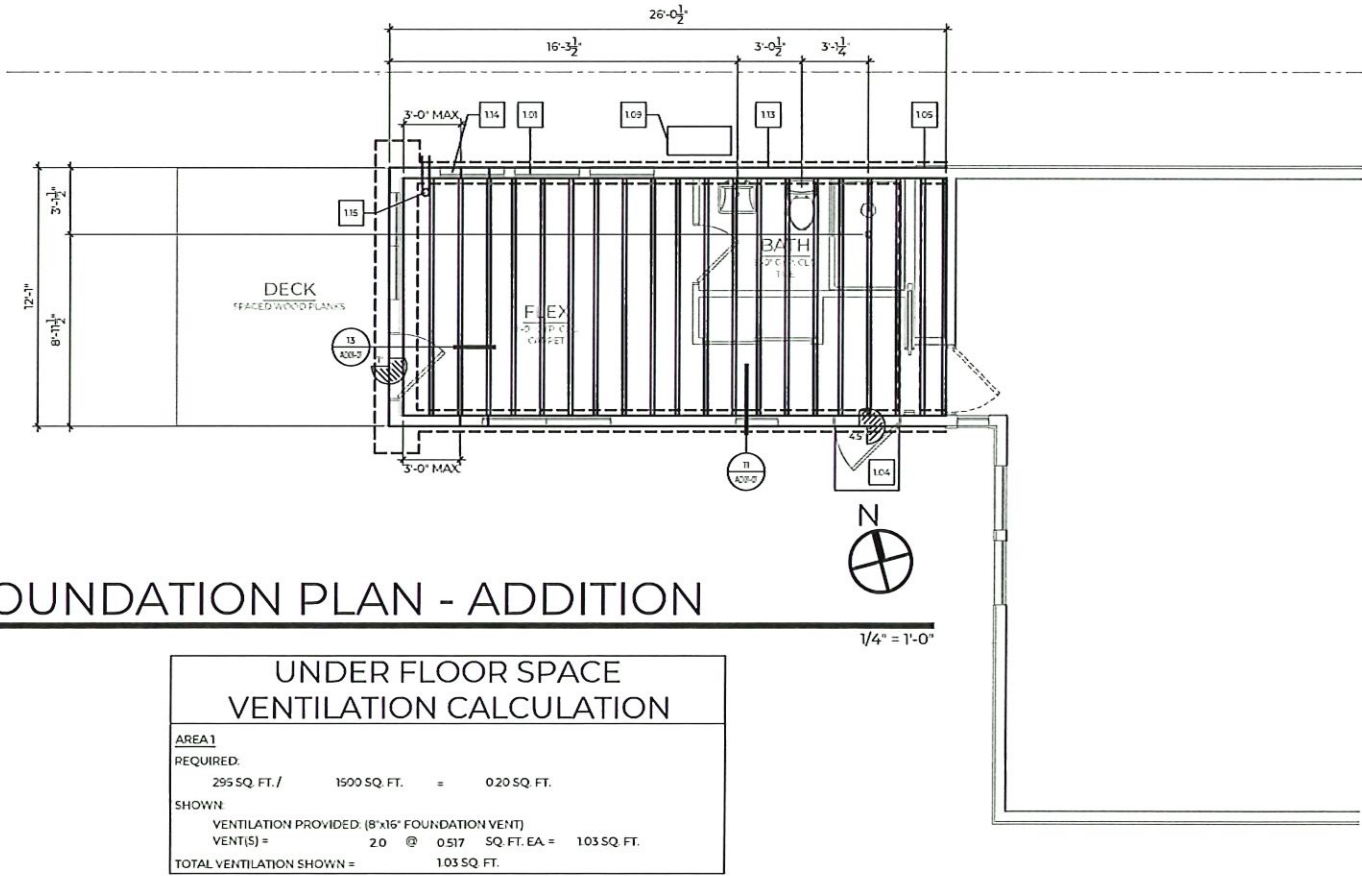
PLOT REFERENCE DATE:

09 | 17 | 2024

ROOF PLAN - ADDITION



FOUNDATION PLAN - ADDITION



NOTE:
IN COUNTIES WHERE RADON MITIGATING CONSTRUCTION IS REQUIRED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET.
WHERE RADON CONSTRUCTION IS NOT REQUIRED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 1500 SQUARE FEET OF UNDER-FLOOR AREA. (R408.2.2)

ROOF PLAN GENERAL NOTES

1. PROVIDE 8" MIN. DIMENSIONS FOR VERTICAL LEG ON ROOF UNDERSIDES.
2. PLUMBING VENTS, EXHAUST VENTS OR SIMILAR TERMINATION ACCESSORIES SHALL BE ROUTED TO A PLANE ON THE ROOF THAT IS LEAST VISIBLE FROM PUBLIC VIEW AND GROUPED TOGETHER WHEN POSSIBLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO INSTALLATION AND CONFIRM LOCATION.
3. ALL EXPOSED METAL ON ROOF SHALL BE CORROSION RESISTANT AND BE PAINTED TO MATCH THE COLOR OF THE ROOF MATERIAL, U.N.O.
4. ALL PENETRATIONS IN VALLEYS SHALL BE LOCATED 18" MIN. OUTSIDE VALLEY WATERWAYS, AND 18" MIN. FROM OTHER PENETRATIONS OR PROJECTIONS, SUCH AS PIPES, WALLS, CURBS, ETC. ALL PENETRATIONS SHALL BE OFFSET 18" MIN. FROM WATERWAY TERMINATIONS SUCH AS VALLEY ENDS AND TILE PAN ENDS, ETC. ALL PENETRATIONS SHALL BE VERTICALLY PLUMB THROUGH ROOF SHEATHING AND EXTEND 12" MIN. ABOVE SHEATHING. 26 GA. MIN. METAL FLASHING (TYP) FRAMER TO PROVIDE VENTILATION TO AREAS OF ATTIC ISOLATED BY OVER-FRAMING, PROVIDE A 22" X30" ACCESS WAY AT OVER-FRAMING THAT IS OVER 30" CLEAR IN HEIGHT.
5. THE TRUSS MANUFACTURER SHALL ALLOW FOR SERVICE ACCESS TO THE ATTIC MOUNTED FORCED AIR UNITS, (WHERE APPLICABLE).
6. DOWNSPOUTS SHALL BE TIED INTO AREA DRAINS.
7. REQUIRED VENTILATION OPENING SHALL OPEN DIRECTLY TO THE OUTSIDE AIR SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
8. PLUMBING VENTS AND B-VENTS TO BE LOCATED OUTSIDE OF SOLAR ZONE. FIELD VERIFY LOCATION BEFORE INSTALLATION.
9. ATTIC VENTILATION SHOWN FOR COUNT AND REFERENCE ONLY.
10. UN-VENTED HIGH PERFORMANCE ATTICS OR ENCLOSED RAFTER ASSEMBLIES SHALL HAVE AIR-IMPERMEABLE INSULATION APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. INSULATION AND ASSEMBLIES SHALL COMPLY WITH R80G5, UNLESS NOTED OTHERWISE. SPRAY POLYURETHANE FOAM INSULATION OR APPROVED EQUAL SHALL BE USED. INSTALL PER THE MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS WITH REQUIRED THERMAL & IGNITION BARRIERS. THE INSTALLER SHOULD BE CERTIFIED BY THE SPRAY POLYURETHANE FOAM ALLIANCE OR APPROVED EQUAL.
11. CLOAKED TILE VENTS AND DORMER VENTS SHALL BE LOCATED NO CLOSER THAN 3 TILE COURSES UP FROM THE EAVE OR 2 TILE COURSES AWAY FROM RIDGES, HIPPS OR VALLEYS.
12. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN 1/4" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
13. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/50 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/500 OF THE VENTED SPACE PROVIDED BOTH THE FOLLOWING CONDITIONS ARE MET:
 - a. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
 - b. AT LEAST 40% AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY, THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE.

ROOF PLAN NOTES

0. SPATIAL
 - 0.01 LINE OF EXTERIOR FACE OF FRAMING / STRUCTURE BELOW.
 - 0.02 LINE OF FLOOR AND/OR WALL BELOW.
 - 0.03 SKYLIGHT, REFER TO FLOOR PLANS.
 - 0.04 LINE OF EAVE.
 - 0.08 TRUSSES PER ENGINEERING.
5. METALS
 - 5.01 LINE OF C.R. METAL CUTTER, MATCH EXISTING.
 - 5.02 C.R. METAL DOWNSPOUT BELOW. TIE INTO STORM DRAIN SYSTEM. MATCH EXISTING.
 - 5.05 SHINGLE OF RIDGE VENT BY "CAP" OR APPROVED EQUAL. NET FREE VENTILATING AREA (NFVA) AS FOLLOWS:
 - a. COMPOSITION ASPHALT SHINGLE: "COBRA RIDGE EXHAUST VENT" (HAIL GUN-ABLE VERSION) - 14.10 SQ. IN. / LINEAR FOOT (0.098 SQ. FT.)
 - 5.07 C.R. METAL FULL EAVE BAY SCREEN VENT W/ MIN 1/2" MESH HARDWARE CLOTH BY "BEST MATERIALS" OR APPROVED EQUAL. 3.5'X22.25' NFVA = 55.00 SQ. IN. (0.38 SQ. FT.)
7. THERMAL PROTECTION
 - 7.01 COMPOSITION ASPHALT SHINGLE ROOF MATCH EXISTING.
15. MECHANICAL - INSTALL PER MANUF. APPROVED REQ.
 - 15.01 MECHANICAL UNIT (IN ATTIC OR CLOSET)
 - 15.02 A/C CONDENSER UNIT. TYPE & LOCATION TO BE DEFERRED SUBMITTAL. UNIT HEIGHT CANNOT EXCEED BUILDING HEIGHT REQUIREMENTS OF LOCAL CODE AMENDMENTS.

ROOF & FOUNDATION SYMBOL LEGEND

- KEYNOTE
- DENOTES DOWNSPOUT LOCATION. TIE INTO SITE DRAINAGE PER CIVIL
- ROOF PITCH:
 - a. ARROW POINTS TOWARDS DOWNSLOPE.
 - b. FIRST NUMBER IS VERTICAL RISE
 - c. SECOND NUMBER IS HORIZONTAL RUN.
- ROOF VENT:
H = HIGH
L = LOW
V = VENT NOT REQUIRED TO MEET EITHER HIGH OR LOW.
S = SOFFIT VENT
R = RIDGE VENT
E = EAVE VENT

FOUNDATION PLAN GEN. NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. THIS FOUNDATION PLAN IS GENERATED FOR ARCHITECTURAL NOTATION AND DIMENSION PURPOSES ONLY. THE CONTRACTOR SHALL REFER TO ALL STRUCTURAL AND FOUNDATION DRAWINGS FOR ACCURATE INFORMATION PRIOR TO STARTING ANY FOUNDATION WORK. ANY DISCREPANCY WITH STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE STRUCTURAL ENGINEER, ARCHITECT AND OWNER'S ATTENTION IMMEDIATELY.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE OF CONCRETE, OR FACE OF CMU UNLESS NOTED OTHERWISE.
5. ALL HARDSCAPE SHOWN SHALL BE CONSIDERED A SECONDARY POUR AND INDEPENDENT OF THE PRIMARY STRUCTURE, UNLESS NOTED OTHERWISE.
6. UNLESS SPECIFICALLY REQUIRED, BY APPLICABLE BUILDING CODES, HARDSCAPE AND SITE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. DRAINS AND FOUNDATION PENETRATIONS SHOWN ON THIS SHEET ARE FOR ARCHITECTURAL PURPOSES AND DO NOT REFLECT ALL REQUIRED CONDITIONS. CONTRACTOR TO REFER TO PLUMBING, MECHANICAL, AND STRUCTURAL PLANS. ALL PENETRATIONS ARE TO BE IN COMPLIANCE WITH THE STRUCTURAL PLANS.
9. ALL EQUIPMENT, APPLIANCES AND FIXTURES TO BE INSTALLED PER MFR'S RECOMMENDATIONS.
10. ALL ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO BEGINNING WORK. NOTIFY THE ENGINEER IMMEDIATELY IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN OR NOTED. REFER TO STRUCTURAL DRAWINGS FOR HOLDOWNS, FOOTINGS AND STRUCTURAL DETAILS.
12. FOR LOCATION OF DRIVEWAYS AND WALKWAYS REFER TO CIVIL ENGINEER AND LANDSCAPE PLANS.
13. THE YARD DRAINAGE IMPROVEMENTS SHALL BE INSPECTED AND CERTIFIED BY THE ENGINEER OF RECORD PRIOR TO FINAL APPROVAL.
14. FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY BOTH THE GEOLOGICAL AND GEOTECHNICAL CONSULTANTS PRIOR TO PLACEMENT OF STEEL OR CONCRETE. A MEMORANDUM SIGNED BY BOTH CONSULTANTS INDICATING THAT THIS INSPECTION AND APPROVAL HAS BEEN COMPLETED SHALL BE PROVIDED AT THE JOB SITE FOR BUILDING INSPECTOR AT FOUNDATION INSPECTION.
15. RUN PLUMBING LINES THROUGH WALLS WHERE POSSIBLE. AVOID RUNNING PLUMBING LINES THROUGH FOUNDATION WHERE POSSIBLE.
16. PROVIDE ELECTRICAL CONDUIT UNDER FLOOR AS NEEDED.
17. GAS PIPING EXTENDING THROUGH FOUNDATION SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON THE OUTSIDE.

FOUNDATION PLAN NOTES

- VERIFY W/ STRUCTURAL, CIVIL AND LANDSCAPE DRAWINGS
- 101 CONCRETE FOUNDATION AND FOOTINGS FOR RAISED FLOOR FRAMING. OFFSET FROM WALL FRAMING FOR EXTERIOR WALL SHEATHING THICKNESS. CONFIRM SHEATHING THICKNESS BEFORE POURING FOUNDATION FOR FLUSH TRANSITION. SEE DETAIL 13/AD01-01 FOR MORE INFORMATION.
 - 104 CONCRETE OR HARDSCAPE FINISH - 3/8" DEEP MIN. OR BY THE WIDTH OF THE DOOR MIN. U.N.O. SLOPE 1/2" PER 12" AWAY FROM BUILDING. PROVIDE CONTINUOUS TO GRADE AS REQUIRED.
 - 105 TIE IN NEW FOUNDATION AND FOOTINGS TO EXISTING FOUNDATION PER CODE.
 - 109 CONCRETE PAD FOR A/C CONDENSER UNIT. EXTEND 3" MIN. ABOVE FINISHED GRADE. CONFIRM SIZE WITH SPECIFICATION PRIOR TO POURING.
 - 111 LANDSCAPE AREA. BY OTHERS.
 - 113 CRAWL SPACE ACCESS DOOR THROUGH FOUNDATION STEM WALL. CONTRACTOR TO CONFIRM LOCATION IN FIELD.
 - 114 PLASTIC FOUNDATION VENT BY "CIBRALTAR BUILDING PRODUCTS" OR APPROVED EQUAL. 8'X16' NFVA = 73.00 SQ. IN. (0.517 SQ. FT.)
 - 115 4" PVC FOOTING DRAIN. VERIFY IN FIELD.

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97520
APN #39-1E-09 AC
#6900

PROJECT TEAM
DSA, DBA
PROJECT NUMBER
AHI-2406

BLOG, DEPT. SUB:
REVISIONS:

REVISIONS:

SHEET TITLE:
SLAB EDGE PLAN &
ROOF PLAN

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SHEET NO.:
A01-01

PLOT REFERENCE DATE:
09/17/2024

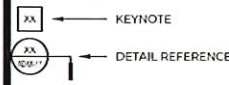

$$1/4'' = 1'-0''$$

$$1/4" = 1'-0"$$

PLOT REFERENCE DATE:
09 | 17 | 2024

EXISTING SQUARE FOOTAGE:	
GROUND FLOOR:	1,008 SQ. FT.
TOTAL LIVABLE:	1,008 SQ. FT.
PROPOSED SQUARE FOOTAGE:	
GROUND FLOOR ADDITION:	295 SQ. FT.

ELEVATION & SECTION SYMBOL LEGEND



ELEVATION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. FIRST FLOOR DIMENSIONS ARE FROM THE TOP OF FLOOR SHEATHING.
11. FRAMING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.
12. ALL EXTERIOR HARDSCAPE AND SITE DEVELOPMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO APPROVED DRAWINGS DESIGNED BY OTHERS.
13. ALL COLORS AND MATERIALS TO MATCH EXISTING RESIDENCE.
14. CONTRACTOR TO VERIFY DIMENSIONS OF EXISTING RESIDENCE.

ELEVATION PLAN NOTES

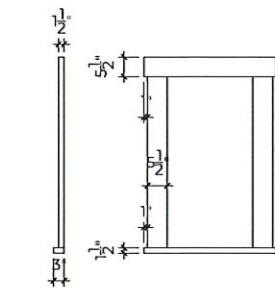
2. SITE
- 202 FINISHED GRADE.
5. METALS - SEE SHEET GN-1 FOR SPECS.
- 502 C.R. METAL CUTTER MATCH EXISTING.
- 503 C.R. METAL DOOR/POUT. MATCH EXISTING. TIE INTO SITE DRAINAGE SYSTEM, TYP. PER CIVIL DRAWINGS.
7. EXTERIOR FINISHES - SEE SHEET GN-1 FOR SPECS.
- 701 ROOFING MATERIAL MATCH EXISTING.
- 702 LINE OF EXISTING ROOF TO REMAIN.
- 707 CLAPBOARD SIDING W/ 4" EXPOSURE TO MATCH EXISTING.
- 709 COMPOSITE TRIM MATCH EXISTING.
8. OPENINGS
- 801 SKYLIGHT PER SPECS. SEE FLOOR PLANS.
15. MECHANICAL
- 1501 A/C COMPRESSOR LOCATION.
16. ELECTRICAL
- 1601 LIGHT FIXTURE MATCH EXISTING.

SECTION GENERAL NOTES

1. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
2. FOUNDATION SHALL BE POST-TENSIONED CONCRETE SLAB ON GRADE SYSTEM. DESIGNED BY OTHERS.
3. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
4. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
5. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
6. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
7. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
8. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
 - a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
 - b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
 - c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
 - d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
9. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS:
 - a. HAVE A 22"x30" MIN. (OR 30"x30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT, (WHERE APPLICABLE)
 - b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
 - c. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
 - d. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.

SECTION PLAN NOTES

- 104 RAISED FOUNDATION.
- 107 INSULATION PER ENERGY CALCS.
- 109 DESIGNED WOOD ROOF TRUSS. PER TRUSS MANUF.
- 110 WOOD FLOOR JOISTS. SEE STRUCTURAL ENGINEER.
- 111 PROVIDE ATTIC ACCESS AS REQUIRED.



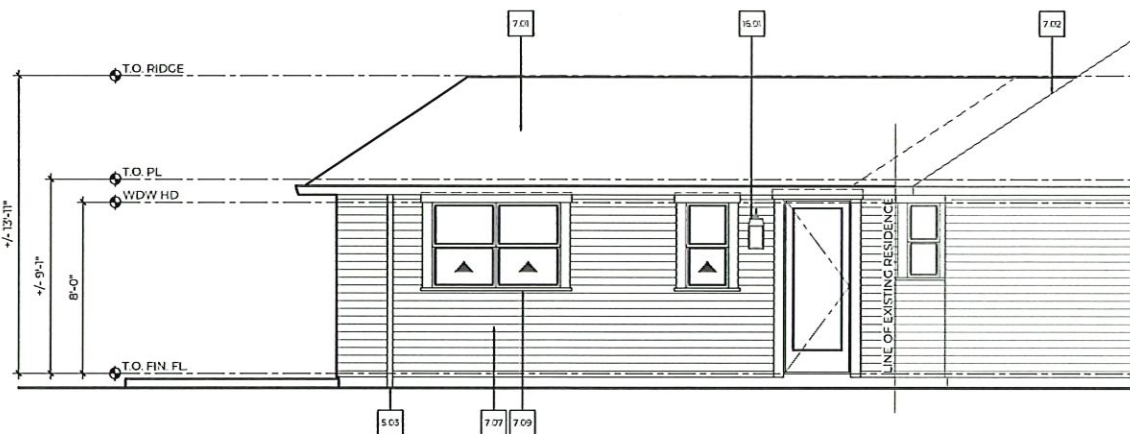
WINDOW TRIM

MATCH EXISTING WINDOW TRIM.
VERIFY DIMENSIONS IN FIELD. 1/2" = 1'-0"



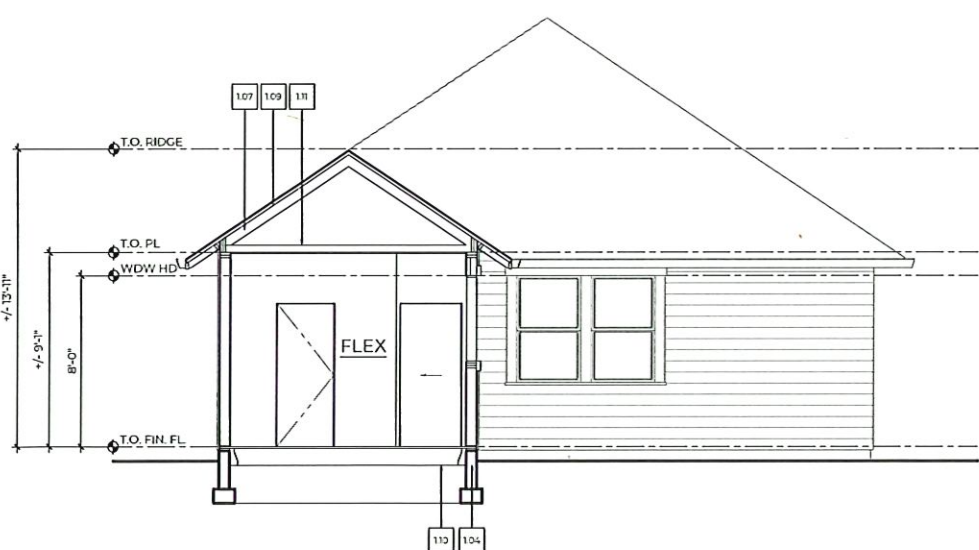
WEST ELEVATION

1/4" = 1'-0"



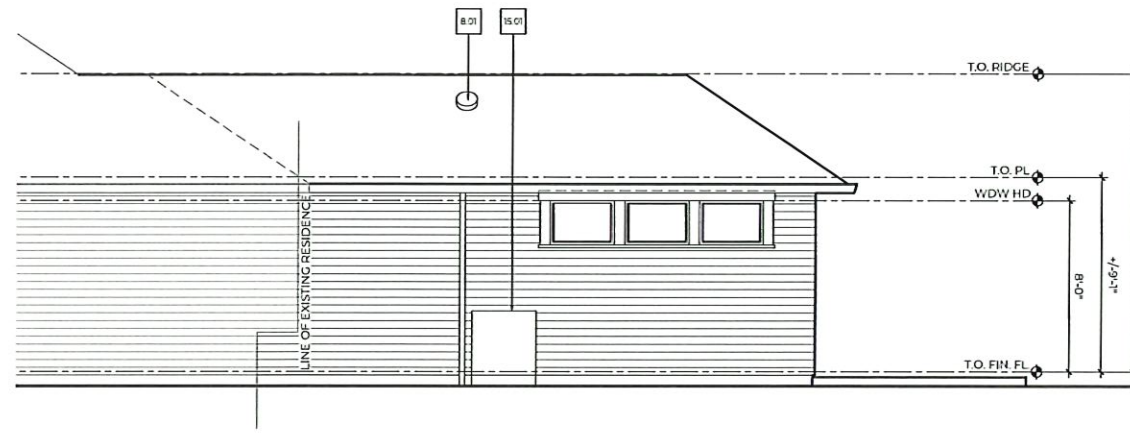
SOUTH ELEVATION

1/4" = 1'-0"



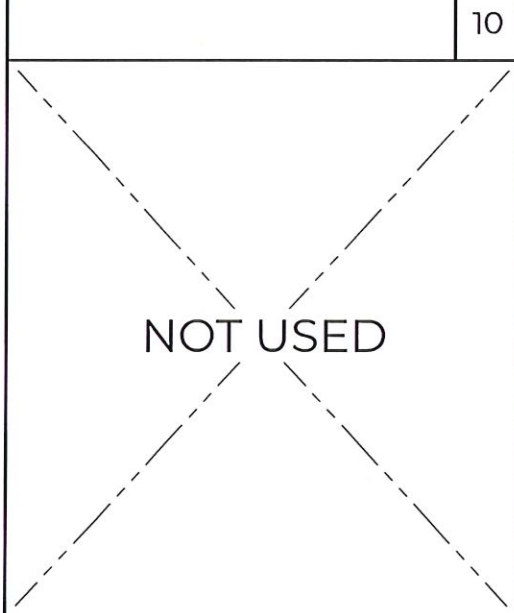
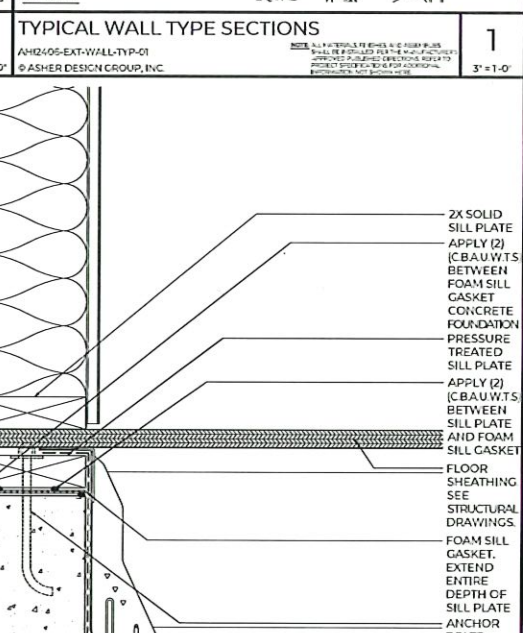
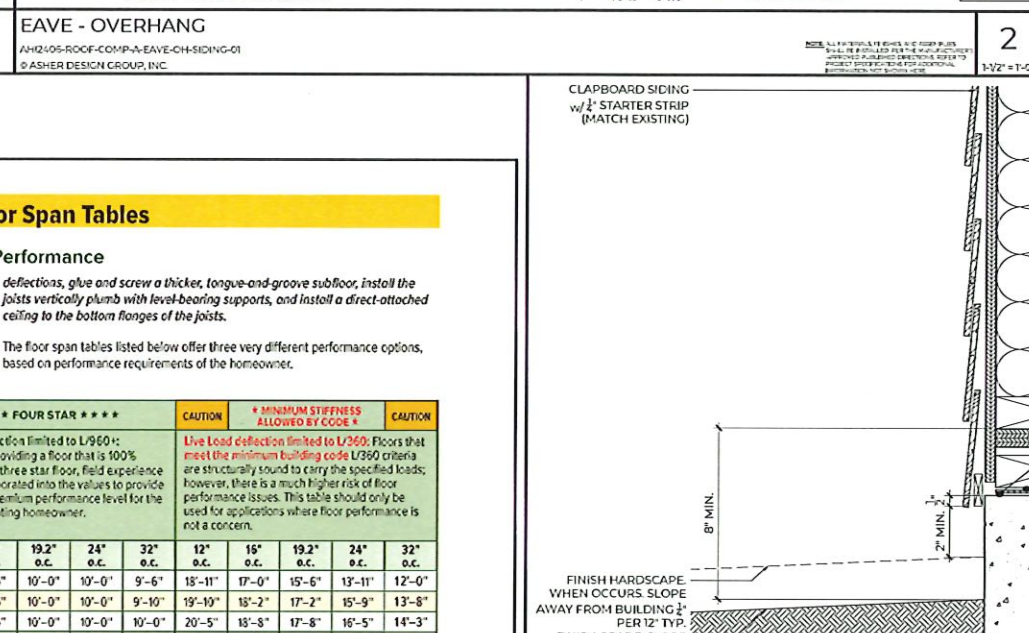
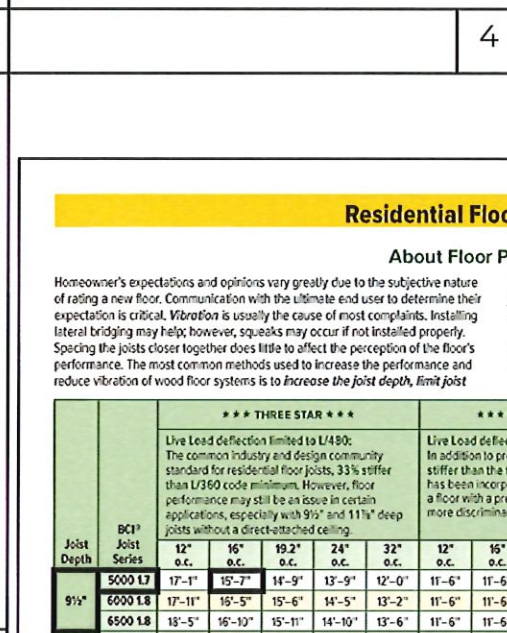
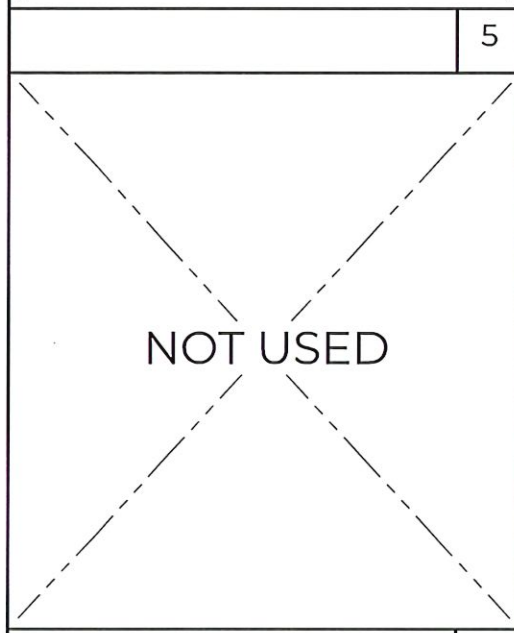
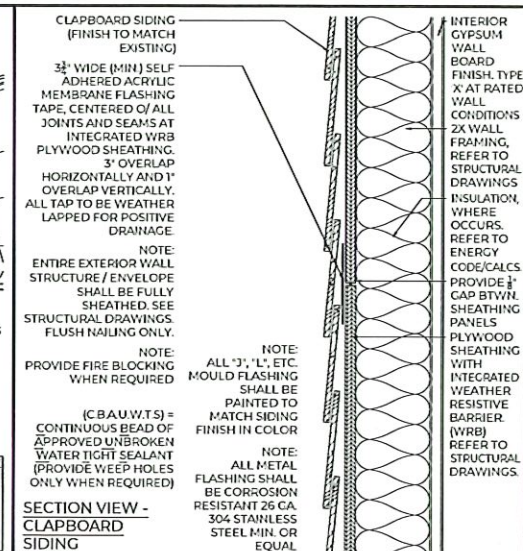
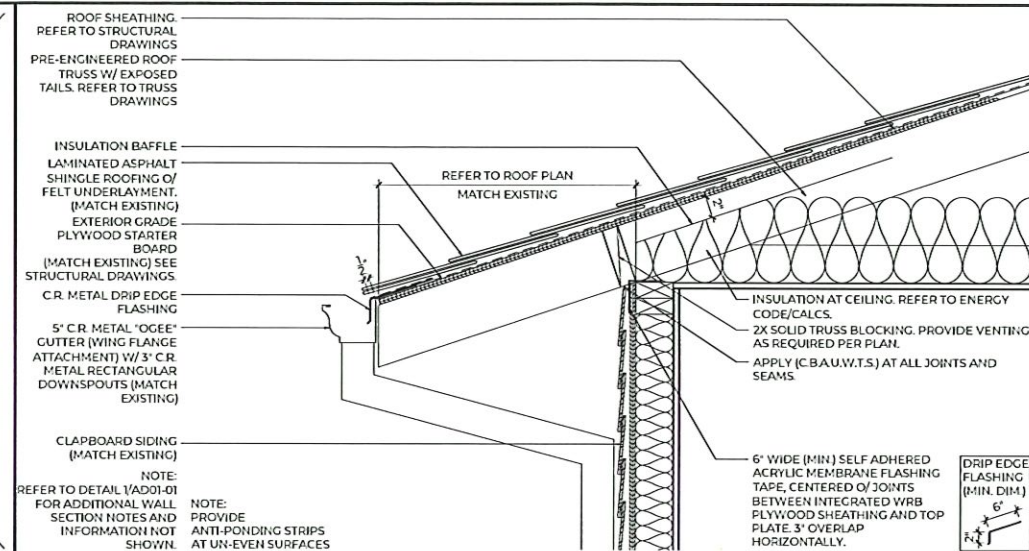
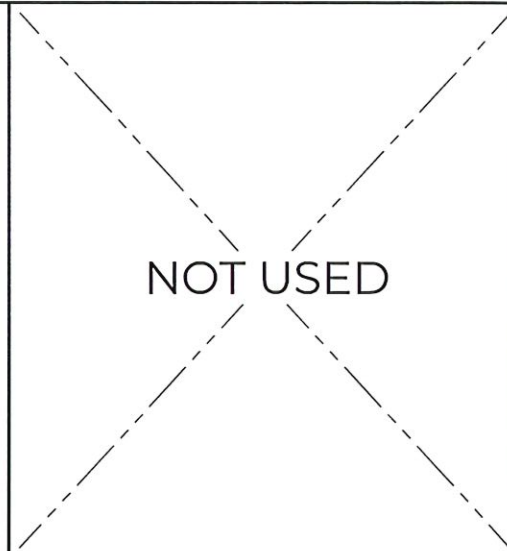
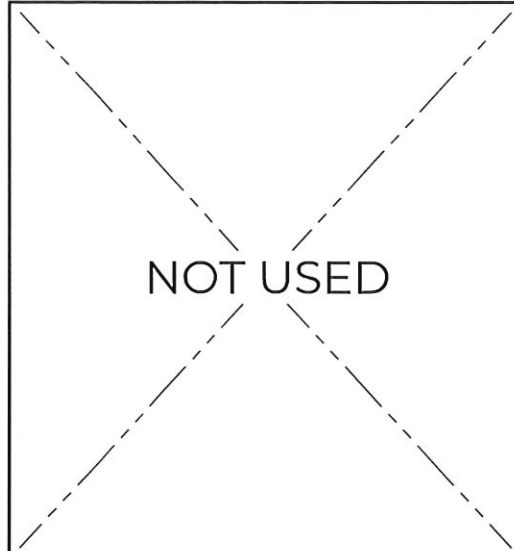
SECTION A-A

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



1 1/2"	5000 1.7	20'-2"	18'-5"	17'-5"	15'-9"	13'-4"	15'-6"	14'-4"	13'-6"	12'-7"	11'-5"	22'-3"	19'-4"	17'-7"	15'-9"	13'-4"
	6000 1.8	21'-3"	19'-5"	18'-4"	17'-1"	14'-10"	15'-6"	15'-1"	14'-3"	13'-0"	12'-0"	23'-6"	21'-6"	20'-0"	17'-11"	14'-10"
	6500 1.8	21'-11"	20'-0"	18'-11"	17'-7"	14'-10"	15'-0"	15'-7"	14'-5"	13'-8"	12'-5"	24'-3"	22'-2"	20'-11"	18'-10"	14'-10"
	60 2.0	23'-3"	21'-3"	20'-1"	18'-8"	16'-4"	18'-0"	16'-7"	15'-7"	14'-6"	13'-2"	25'-9"	23'-6"	22'-3"	20'-9"	16'-4"
1 3/4"	90 2.0	26'-3"	23'-11"	22'-6"	20'-11"	17'-1"	19'-0"	17'-7"	16'-2"	14'-8"	29'-0"	26'-6"	25'-0"	23'-9"	23'-9"	19'-4"
	5000 1.7	22'-11"	21'-0"	19'-2"	17'-2"	13'-11"	18'-0"	15'-5"	15'-6"	14'-5"	13'-1"	24'-4"	21'-0"	19'-2"	17'-2"	13'-11"
	6000 1.8	24'-2"	22'-2"	20'-11"	18'-5"	15'-5"	18'-11"	17'-3"	16'-3"	15'-2"	13'-9"	26'-9"	23'-11"	21'-10"	19'-6"	15'-5"
	6500 1.8	24'-10"	22'-9"	21'-5"	20'-0"	15'-5"	19'-5"	17'-9"	16'-8"	15'-6"	14'-1"	27'-6"	25'-1"	22'-11"	20'-6"	15'-5"
1 5/8"	60 2.0	26'-5"	24'-2"	22'-9"	21'-3"	16'-4"	20'-8"	18'-10"	17'-9"	16'-5"	14'-11"	29'-3"	26'-8"	25'-3"	21'-10"	16'-4"
	90 2.0	29'-9"	27'-1"	25'-6"	23'-8"	19'-6"	23'-3"	21'-1"	19'-9"	18'-4"	16'-7"	32'-10"	30'-0"	28'-3"	26'-0"	19'-6"
	6000 1.8	26'-9"	24'-5"	23'-1"	20'-10"	15'-9"	20'-11"	19'-1"	18'-0"	16'-9"	15'-2"	29'-6"	25'-6"	23'-4"	20'-10"	15'-9"
	6500 1.8	27'-5"	25'-1"	23'-8"	21'-5"	15'-9"	21'-6"	19'-7"	18'-5"	17'-2"	15'-4"	30'-4"	26'-11"	24'-6"	21'-1"	15'-9"
1 7/8"	60 2.0	29'-3"	26'-8"	25'-2"	21'-10"	16'-4"	22'-10"	20'-10"	19'-7"	18'-2"	16'-4"	32'-4"	29'-6"	27'-4"	21'-10"	16'-4"
	90 2.0	32'-11"	29'-11"	28'-2"	26'-2"	19'-7"	25'-8"	23'-4"	21'-11"	20'-3"	18'-4"	36'-4"	33'-2"	31'-3"	26'-2"	19'-7"
	90 2.0	35'-11"	32'-8"	30'-9"	28'-7"	23'-10"	28'-1"	25'-5"	23'-11"	22'-3"	20'-0"	38'-6"	35'-2"	34'-1"	31'-9"	23'-10"
2 0"	90 2.0	38'-10"	35'-4"	33'-4"	30'-11"	24'-8"	30'-4"	27'-6"	25'-11"	24'-0"	21'-8"	42'-11"	39'-1"	35'-10"	32'-11"	24'-8"

► Tables are based on

- residential floor load of 40 psf live load and 10 psf dead load (12 psf dead load for 90 2.0 joists).
- ¹/₂" minimum plywood/OSB rated sheathing glued and nailed to joists for composite action (joists spaced at 32" o.c. require sheathing rated for such spacing such as ¹/₂" plywood/OSB).
- the most restrictive of simple or multiple span applications. Analyze multiple span joists with BC Calc[®] sizing software if the length of any span is less than half the length of an adjacent span.

— maximum allowable clear distance between supports.

— minimum bearing lengths without web stiffeners for joist depths of 16" and less.

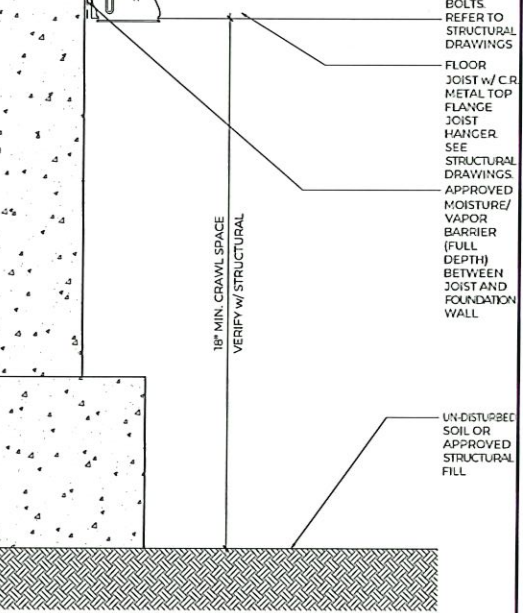
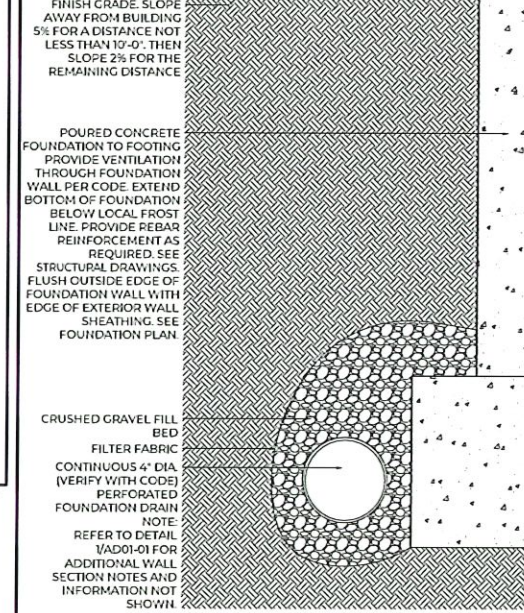
► All 18" and 20" BCI joists require web stiffeners at all bearing locations

► Floor tie will increase dead load and may require specific deflection limits, contact Boise Cascade EWP Engineering for further information.

► This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC Calc[®] sizing software.

NOTE:

SEE HIGHLIGHTED BOXES ABOVE PROVIDED FROM THE CURRENT EDITION OF THE BOISE CASCADE EWP U.S. WESTERN SPECIFICATION GUIDE[®] FOR JOIST DEPTH, SERIES, AND SPACING AS SELECTED FOR REFERENCE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ENGINEER DRAWINGS AND CALCULATIONS SHALL SUPERCEDE ANY SPECIFICATIONS DIFFER FROM THIS SELECTION.



Finding:

The proposed addition and the expansion of the non-conforming setback will not have an impact on the development of the adjacent properties as envisioned in the comprehensive plan.

g) Other factors found to be relevant by the approval authority for review of the proposed use.

Finding:

There are no other factors known to the applicant and project team that would affect the review of this application.

4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.

Finding:

The proposed 295 square foot addition to the north side of the residence expands a residential home. Residential uses and the proposed addition is not a prohibited use and the additional area is compliant with the required building codes for residential construction.

5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.

c) R-2:

Finding:

The proposed small addition to the residence is compliant with the purpose of the residential zone.

Site Development Standards for Additions to Historic Structures

18.4.2.050 Historic District Development

B. Historic District Design Standards.

The subject property is occupied by a 1,008 square foot historic contributing residence. A 295 square foot addition is proposed on the north side, at the rear of the existing residence. The proposed addition uses similar or matching materials. The proposed siding dimension and reveal, trim dimensions and color are to match the existing historic contributing residence.

The adjacent properties are developed with single and multi-family residences and their accessory structures. Most of the properties in the immediate impact area are Historic Contributing structures as well.

Height: The proposed addition is to the rear of the existing historic structure. The proposed addition is much lower in height than the existing structure. The matching 8 ½:12 pitch roof is cut into the primary structure roof line. The addition will not impact the building height as it relates to the street.

Scale: The scale of the proposed addition is within the allowed MPFA of the historic districts. The additional area is small, and the additional area is designed to be compatible with the residence and with other architecture found in the immediate vicinity.

Massing: The proposed addition is smaller in mass than the existing structure. The proposed addition expands the structure but the entire addition is to the rear of the structure and not visible from the public street.

Setback: The front (Fifth Street) setback are not proposed to be altered as construction of the addition. The proposed addition encroaches into the six-foot side yard setback. Reduced side yard setbacks is relatively common in the Railroad Historic District where the original lots were platted at 25-feet in width. Many of the historic houses have reduced side yard setbacks.

Roof: The proposed addition has a matching roof pitch as the historic contributing structure. The existing residence has an 8 ½:12 pitch gable roof. The proposed roof tie-in is less tall than the historic contributing structure and will not detract from the historic residence.

Rhythm of Openings: The proposed addition is consistent with rhythm of openings found on residential structures in the vicinity and on the existing structure. The proposed addition has high, single pane windows in a grouping of three. A window pattern like this is found in American and Craftsman Style bungalows. This window is higher to allow for furniture placement. The wall with the window is only visible along the north property line.

Base or Platform: The area of the addition has a base to match the existing residence. A 'typical' poured concrete footing, same as the existing residence.

Form: The form of the residence is a traditional residential form found throughout the Railroad Historic District.

Entrances: The primary residence has an entrance that faces the public street. There is not a change to the Fifth Street façade.

Imitation: The proposed addition structure has a matching roof pitch to the cottages gable roof. The siding, trim, and paint color are proposed to match the existing.

Garage Placement: No garage is proposed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Amended-March 2002

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Ashland Railroad Addition Historic District, Ashland, OR

directory shows Harold J. and Jacqueline Bibea living here. The Ganiard Rental House retains high integrity and effectively relates its historic period of development.

ID # 311.0 Survey #108

O'DONOGHUE, LAURA HOUSE
47 FIFTH ST
Arts & Crafts: Bungalow

1900
391E09AC 6700
Historic Contributing

This one-story wood-frame dwelling in the simple bungalow style was built in 1900, shortly after the lots were purchased by Mrs. Laura O'Donoghue. At the time the *Ashland Tidings* reported "...construction of a neat cottage on 5th Street in the Railroad Addition for Mrs. O'Donoghue is almost completed." Mrs. O'Donoghue's daughter, Sarah Ganiard, built a rental to the south, on land that was originally associated with this dwelling. (See ID #312) Laura O'Donoghue died in 1910 and her estate sold this house to George McNabb in 1915. Effie Galbraith lived here in 1948 according to city directories and by 1964 the house was owned and occupied by Bernard Morrow. Sometime after 1988 the front porch of the O'Donoghue House was rebuilt with the early paired, lattice-like, porch supports replaced with the present 4x4s. The original wood-skirted foundation was likely replaced at the same time. The O'Donoghue House retains sufficient integrity to relate its historic period of development.

ID # 312.0 Survey #109

CROCKER, MERTON HOUSE
57 FIFTH ST
Other: Vernacular [Queen Anne]

1900
391E09AC 6800
Historic Contributing

A fine one and one-half story wood-frame vernacular structure with both Queen Anne and Gothic stylistic influences, the Merton Crocker House was built in early 1900, shortly after Crocker and his wife Mattie purchased the site. "M. V. Crocker's new residence near the Catholic Church is nearing completion." (*Tidings*, 11-Jun-1900) Crocker worked as engineer for the Southern Pacific. After moving to East Main Street, the couple sold this house in 1904 and it was rented to Guy C. Jacobs, a railroad clerk. In 1948 E. A. Myers lived at this address and in 1964 the house was rented by Alden C. Joy. In 1988 the rear portion of this site was divided for construction of another dwelling, reducing the lot traditionally associated with Crocker House. The Merton Crocker House retains very high integrity and effectively relates its historic period of development.

ID # 313.0

JAMISON, HAROLD & MARJORIE HOUSE
60 GOLDEN SPIKE WAY

1988
391E09AC 6801
Builder: Taylor Made Builders
Non-Historic, Non-Contributing

Modern Period: Late 20th C Historic Period

This one and one-half story wood-frame dwelling was built in 1988 on the rear portion of the lot long associated with the Merton Crocker House. Developed by Raymond and Sandra Spaulding this dwelling is not historic but remains generally compatible in volume and mass with the character of this portion of the Railroad District.

ID # 314.0 Survey #110

FLAGG, W. H. HOUSE
77 FIFTH ST
Arts & Crafts: Bungalow

1911c
391E09AC 6900
Historic Contributing

A one story wood-frame bungalow, this house dates from about 1911 following the transfer of the lots to W. H. Flagg who either razed or substantially remodeled an earlier 1902c structure built on this site for Mr. and Mrs. Harley Fox. Flagg, a plumber, retained ownership through 1920. As early as 1942 the house was occupied by Roy Nye, who worked at Camp White, and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Amended-March 2002

Section Number: 7 Page: 91

Ashland Railroad Addition Historic District, Ashland, OR

his wife Laurene. The couple owned and occupied the house at least through 1964. The Flagg House retains very high integrity and effectively relates its historic period of development.

ID # 315.0 Survey #111

KING-MATHES RENTAL HOUSE

582 C STREET

Other: Vernacular

1908c

391E09AC 7000

Historic Contributing

A small, one-story wood-frame vernacular cottage, this structure was probably built for Burton E. King in 1908. King, an SP fireman, owned and occupied the house on the east portion of the lot (ID # 316.0) and apparently kept this house as rental. In 1909 the entire parcel was sold to H. G. Mathes, who continued to rent out this building. In 1922 Mathes sold this western portion and its dwelling to J. E. Callahan. Mrs. Ramona Anderson is listed at the site in 1948 city directories and by 1964 the house was rented by Wm. L. Ryberg. Though clad with asbestos shingle siding, the King-Mathes Rental House retains high integrity and effectively relates its historic period of development.

ID # 316.0 Survey #112

KING, BURTON F. HOUSE

586 C STREET

Other: Vernacular

1908c

391E09AC 7100

Historic Contributing

A fine wood-frame hipped-roof vernacular cottage, this single-story dwelling was probably built shortly after August 1908, when the lots were purchased by railroad brakeman Burton F. King. King sold the house and its associated rental unit (see ID #315.0) to H. G. Mathes in 1909, who apparently converted this house to rental use as well. Myrtle Helms was living here in 1912, according to Polk's Jackson County Directory. By 1948, the King House was occupied by George E. Miller and in 1964 the house was owned and occupied by George W. Van Buskirk and his wife Marie. The King House retains very high integrity and effectively relates its historic period of development.

ID # 317.0 Survey #113

MILLER-VAN VACTOR HOUSE

90 FIFTH ST

Other: Vernacular [Italianate]

1899c

391E09AC 7200

Historic Contributing

This well-detailed truncated hipped-roof cottage in the vernacular form is notable for its mansard-like front porch roof and shingle detailing. Built in early 1899 after the property was purchased by Elva and Eva Miller, the house was sold in 1904 to William E. Van Vactor, an SP engineer. At the time the *Ashland Tidings* noted "W. E. Van Vactor has bought of Eva and Elva Miller the residence property at 5th and C for \$1000." (*Tidings*, 19-Jun-1905, 2:3) Van Vactor retained ownership until 1920. In 1948 Mrs. June Carmean was living here, probably as a tenant. Robert W. Troutman, a sheetmetal worker, and his wife Mary, rented the property in 1964. The Miller-Van Vactor House retains high integrity and effectively relates its historic period of development.

ID # 318.0 Survey #114

EASLICK, WILLIAM RENTAL HOUSE

72 FIFTH ST

Other: Vernacular

1903c

391E09AC 7300

Historic Contributing

A one-story wood-framed vernacular cottage, this house was built shortly after the land was purchased by W. W. Eastlick and his new bride, the former Mary Rose. The couple, who lived at 77 Sixth Street, kept this house as a rental until 1906, when it was purchased by Cushman Cunningham. Various railroad employees rented the house in the early years of the 20th century. By 1942 Edith Newcomb was living here, remained at least through 1964. While the

The comments of this pre-app are preliminary in nature and subject to change based upon the submittal of additional or different information. The Planning Commission or City Council are the final decision making authority of the City, and are not bound by the comments made by the Staff as part of this pre-application.

**ASHLAND PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
COMMENT SHEET** June 12, 2024

SITE: 77 5th Street
APPLICANT: Asher Homes
OWNER: Lois Pettinger & Marika Mooyman

REQUEST: Construct 300 sq ft addition:
Conditional Use Permit for
expansion of nonconforming
structure and nonconforming
property line setback; and a
solar setback exception/waiver

ADDENDUM – under department comments Public Works did not submit comments, therefore, a strike though was added and updated to reflect that no comments were submitted.

PLANNING DIVISION COMMENTS

This pre-application conference is intended to highlight significant issues before the applicant prepares and submits a formal application.

Summary and Proposal: The proposal is to construct a 330 square foot addition to the main house, a 120 square foot deck, and a solar setback waiver. The addition, as shown on the site plan, will encroach 2 feet 4 inches into the side yard setback. The addition is shown to be in line with the existing main house. The main house was constructed in 1911 prior to the setback ordinance and therefore is an existing non-conforming structure.

The proposed development of the addition is an expansion of a nonconforming structure and setback. The proposal is to match the existing foundation and roof line. Per Chapter 18.1.4.040.B, nonconforming development may be enlarged subject to a Conditional Use Permit.

In preparation for the pre-application the Historic Preservation Review Board (HPAC) reviewed the submitted application on June 6, 2024 and provided the following advisory only comments:

- HPAC was pleased with Historical Element Notes submitted with the pre-application
- HPAC agrees with the hip roof extension at the back of the house to match the pitch/style with open tails and composition roof to match main house
- Matching windows, siding, and trim should be incorporated into the design
- If possible, double hung windows should be incorporated into the design
- A door that swings in with a wood sash instead of a vinyl sliding glass door would be preferred

Background/History of Site: The property is in the Railroad Historic District and is developed

77 Fifth Street
June 12, 2024/jnc
Page 1

with a 1911 single story residence and 2004 two story detached accessory structure (not a separate residence) with a no kitchen agreement.

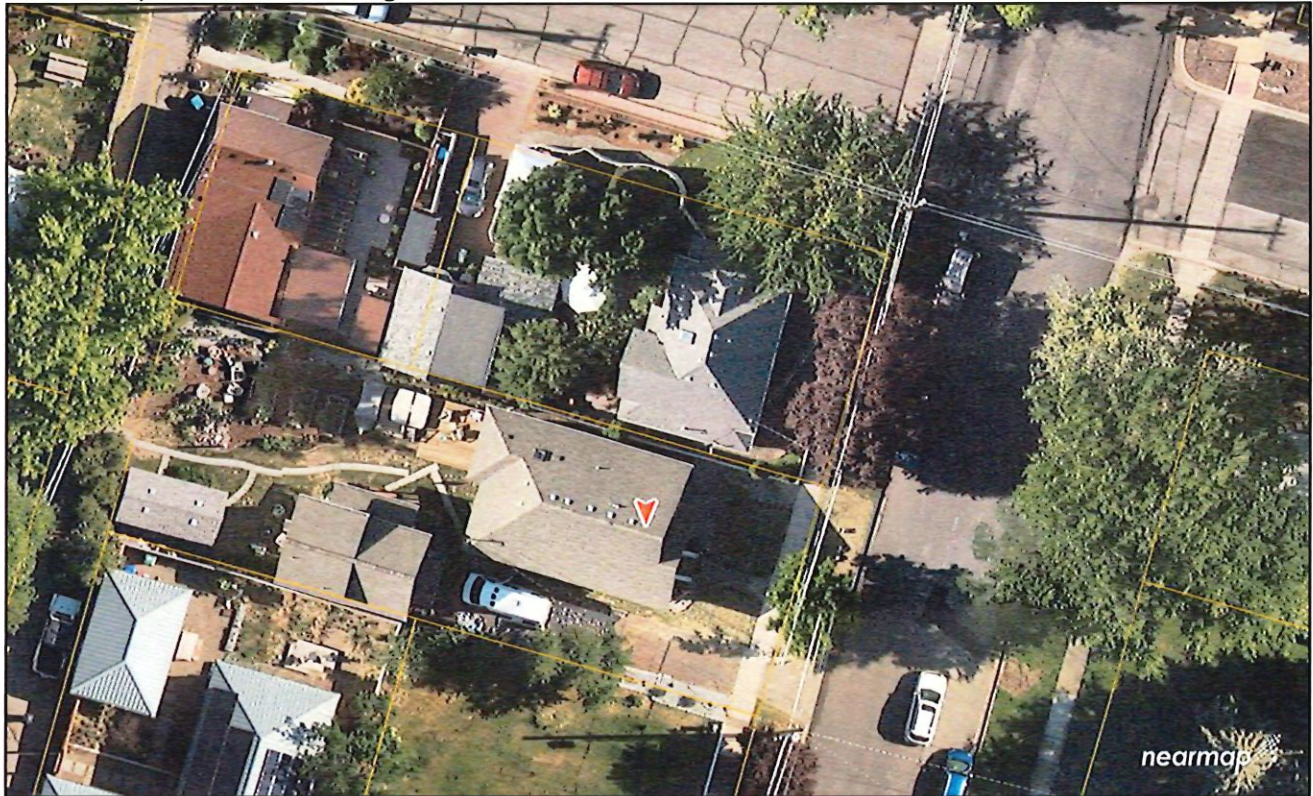


Figure 1: Aerial View of 77 5th Street (nearmap, June 15, 2023)

UNDERLYING ZONE PROVISIONS

Zoning: R-2, multifamily zone.

Overlays:

1. Historic District Overlay: The property is in the Ashland Railroad Addition Historic District. The original house is listed on the Oregon Historic Site Record as the W.H. Flagg house, a bungalow that has characteristics that are contributing to the historic district.

ID # 314.0 Survey #110

FLAGG, W. H. HOUSE

77 FIFTH ST

Arts & Crafts: Bungalow

1911c

391E09AC 6900

Primary/Contributing

A one story wood-frame bungalow, this house dates from about 1911 following the transfer of the lots to W. H. Flagg who either razed or substantially remodeled an earlier 1902c structure built on this site for Mr. and Mrs. Harley Fox. Flagg, a plumber, retained ownership through 1920. As early as 1942 the house was occupied by Roy Nye, who worked at Camp White, and his wife Laurene. The couple owned and occupied the house at least through 1964. The Flagg House retains very high integrity and effectively relates its historic period of development.

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Updated 5.1.2024