



MEDFORD PLANNING

Date: March 10, 2026

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|---|---|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> Avista Utilities | <input checked="" type="checkbox"/> Medford Irrigation District |
| <input checked="" type="checkbox"/> City Attorney – Alicia Wilson | <input checked="" type="checkbox"/> Charter Communications | <input type="checkbox"/> Rogue River Valley Irrigation |
| <input checked="" type="checkbox"/> Engineering – Jodi Cope | <input checked="" type="checkbox"/> Hunter Communication | <input type="checkbox"/> Talent Irrigation District |
| <input checked="" type="checkbox"/> Engineering – Mike Casper | <input checked="" type="checkbox"/> LS Networks of So. Oregon | <input type="checkbox"/> Medford School Dist. 549C |
| <input checked="" type="checkbox"/> Engineering – Karl MacNair | <input checked="" type="checkbox"/> Lumen (Centurylink) | <input type="checkbox"/> Phoenix School District 4 |
| <input checked="" type="checkbox"/> Engineering – Jennifer Ingram | <input checked="" type="checkbox"/> Pacific Power & Light | <input checked="" type="checkbox"/> R.V. International Airport |
| <input checked="" type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Rogue Disposal | <input checked="" type="checkbox"/> OR Dept. of Aviation |
| <input checked="" type="checkbox"/> Parks & Recreation | <input checked="" type="checkbox"/> Rogue Valley Sewer Services | <input checked="" type="checkbox"/> Federal Aviation Admin. |
| <input type="checkbox"/> Police Department | <input type="checkbox"/> Rogue Valley Transit District | <input type="checkbox"/> Fire District #2 |
| <input checked="" type="checkbox"/> Water Commission | <input type="checkbox"/> US Post Office | <input type="checkbox"/> Fire District #3 |
| <input type="checkbox"/> City Manager | <input type="checkbox"/> Jackson Co. Admin. Officer | <input type="checkbox"/> ODOT |
| <input type="checkbox"/> Floodplain – Liz Hamblin | <input type="checkbox"/> Jackson Co. Health | <input type="checkbox"/> ODOT Rail |
| <input type="checkbox"/> Urban Renewal (MURA) | <input type="checkbox"/> Jackson Co. Planning | <input type="checkbox"/> OR Dept. Fish & Wildlife |
| <input type="checkbox"/> Alt Trans Advis Comm (ATAC) | <input type="checkbox"/> Jackson Co. Roads & Parks | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> DLCDC – Josh LeBombard | <input type="checkbox"/> Jackson Co. Surveyor | <input type="checkbox"/> Bear Creek Watershed Council |

File No. AC-26-035 & E-36-093

Project Name: Medford Heights

Agent Contact:

Jim Maize
jmaize389@gmail.com

Consideration of plans for the construction of a multi-family development consisting of 12 dwelling units together with an Exception request to eliminate the Planter Strip, reduce Street Frontage Landscaping, and reduce sidewalk length. The subject site consists of one parcel totaling approximately 0.34 acres located between Medford Heights Lane and Florence Avenue (130 Florence Avenue). The development is within the MFR-30 (Multi-Family Residential – 20 to 30 dwelling units per gross acre) zoning district (371W30AD3900).

Planner:

Steffen Roennfeldt
planning@cityofmedford.org

Associated: PA-25-187 & ZC-24-334

A Land Development Committee meeting is scheduled for Wednesday, March 25, 2026 at 9:30 a.m. via Zoom webinar.

Topic: Land Development Meeting

Link to join the webinar: <https://us02web.zoom.us/j/83028661620>

Webinar ID: 830 2866 1620

Attached are documents for your review. Please investigate and submit a written report setting forth any necessary conditions as required of your department/agency for approval to the Planning Department within ten working days.

If no comments are received within the 10-day review period, it will be assumed that there are no comments.

If you have any questions, please contact the planner listed above. Thank you.

PROJECT INFORMATION

PERMIT APPLICANT: KSW ARCHITECTS LLC
ON BEHALF OF KOGAP ENTERPRISES INC.
PROJECT ADDRESS: FLORENCE AVE
MEDFORD, OR 97504
JACKSON COUNTY
PROJECT AGENT: KOGAP ENTERPRISES INC.
115 STEWART AVE #202
MEDFORD, OR 97501
PROJECT NARRATIVE:

THE PROPOSED PROJECT IS ONE (1) MULTI-FAMILY R-2 BUILDING SEPARATED INTO THREE STRUCTURES, EACH (2) 3-STORIES (WITH BASEMENTS) & 2,444 GSF. THE CUMULATIVE SQUARE FOOTAGE FOR THE 3 STRUCTURES IS 8,332 GSF. THE PROJECT SITE IS LOCATED ON FLORENCE AVE BETWEEN MEDFORD HEIGHTS LANE TO BOTH THE NORTH AND SOUTH. THE PROJECT SITE IS CURRENTLY ZONED MFR-30.

EACH STRUCTURE INCLUDES 2,844 SF OF MULTI-FAMILY RESIDENTIAL USE (4 B/R APARTMENTS). THE APARTMENTS ARE ACCESSED BY SHARED COVERED EXTERIOR STAIRS AND LANDINGS CONSTRUCTED OF STRUCTURAL STEEL WITH OPEN-HESS-PROOF AND ADA-COMPLIANT FULLY TRUED FIBERGLASS BAR GRATING.

WALKWAYS & RAMPS OF THE SAME CONSTRUCTION CONNECT THE EXTERIOR EXTERIOR STAIRS AT LEVEL 0 TO THE PROPOSED ASPHALT PARKING LOT AT GRADE WITH MEDFORD LANE. THE PARKING LOT ACCOMMODATES PARKING FOR 4 VEHICLES. BICYCLE PARKING IS PROVIDED INSIDE THE BUILDING BY THE INDIVIDUAL DWELLING UNITS. THE BUILDING SITE INCLUDES NATIVE LANDSCAPING, RETAINING WALLS, AND A STORMWATER RETENTION BASIN/WALE.

CONSTRUCTION IS 3 STORES (WITH A BASEMENT) OF TYPE VB.

ZONING INFORMATION

ZONING:	MFR-30 (MULTIPLE FAMILY RESIDENTIAL)
OVERLAY ZONES:	12U (URBAN HIGH DENSITY RESIDENTIAL) A-C (AIRPORT AREA OF CONCERN)
CURRENT USE:	VACANT
MAP & TAX LOT:	31700AD - 3900
OWNER:	0.47 AC
NET ACREAGE (GROSS - NDA):	0.38 AC (0.47 AC - 0.09 AC OF %30 SLOPE)

RESIDENTIAL SITE DEVELOPMENT STANDARDS (15.110) MFR-30	
MAX COVERAGE FACTOR (SEE 10.710)	10% MULTI-FAMILY
MIN FRONT STREET SIDE YARD BUILDING SETBACK	10 FEET (20 GARAGE)
MIN REAR & SIDE YARD BUILDING SETBACK	BUILDING HEIGHT - 5' SIDE YARD 18.5' - 22.49' 8' YARD 22.50' - 24.49' 9' YARD 24.50' + 10' YARD
MAX BUILDING HEIGHT	35 FEET
MIN LOT AREA (SEE 10.708-1 - MULTI-FAMILY)	5,000 SQ FT
MIN DENSITY (SEE 10.708-1 - MULTI-FAMILY)	9 DU (20/ACRE)
MAX DENSITY (SEE 10.708-1 - MULTI-FAMILY)	14 DU (20/ACRE)

SITE COVERAGE	
BUILDING ROOF & COVERED AREAS:	
BUILDING:	2,444 SF
WALKWAYS:	335 SF
PARKING:	1,138 SF
TOTAL:	4,917 SF
LOT COVERAGE:	4,917 SF / 14,810 SF = 42%

LIMITS	
STREET CLOSURE:	70.4 SF X 8' 0.336 GSF
1-1/2 BAY (MIN):	70.4 SF X 1' 2.112 GSF
1-1/2 BAY (MAX):	70.4 SF X 1' 4.224 GSF

ALL STRUCTURES ARE 3 STORES (WITH BASEMENTS) WITH BUILDING HEIGHT OF 47 (10.705)

VEHICLE PARKING

PER CITY OF MEDFORD LAND DEVELOPMENT CODE - SECTION 16.741

OFF-STREET VEHICLE PARKING (TABLE 16.741.3)		
LAND USE CATEGORY	MINIMUM REQUIRED	MAXIMUM ALLOWED
RESIDENTIAL MULTI-FAMILY	1.0 SPACE PER DWELLING UNIT AND ONE-BEDROOM (STUDIO AND ONE-BEDROOM PARKING MINIMUM)	2.0 SPACE PER DWELLING UNIT

NOTES:

- STANDARD SPACE SIZE: 9' X 19' EXCEPTION ALLOWS 7' OVERHANG AT 7' WALK OR LANDSCAPE
- COMPACT SPACE SIZE: 9' X 16' PER 10.746-17, 50% OF SPACES CAN BE COMPACT (DESIGNATED "W" C)
- VANPOOL CARPOOL SPACE SIZE: 9' X 19' PER 10.809, 10% OF SPACES SHALL BE VANPOOL CARPOOL
- ACCESSIBLE SPACES: 19' LONG, 9' WIDE, 7' HIGH & ASLE (OSBC 1106.2) 1-25 SPACES = 1 ACCESSIBLE SPACES SHALL BE PROVIDED
- VAN ACCESSIBLE SPACES: 19' LONG, 9' WIDE, 8' HIGH & ASLE (OSBC 1106.2) 1-25 SPACES = 1 VAN ACCESSIBLE SPACE SHALL BE PROVIDED
- TWO-WHEELED VEHICLE SPACE SIZE: 6' X 8' 5% OF THE REQUIRED PARKING MAY BE TWO-WHEELED VEHICLE SPACES 2 SPACES MAY BE TWO-WHEELED VEHICLE SPACES
- ELECTRIC VEHICLE CHARGING 40% OF THE PARKING SPACES SHALL BE INSTALLED WITH THE ELECTRICAL SERVICE CAPACITY AND CONDUIT FOR CHARGING ELECTRIC VEHICLES. 4 ELECTRICAL VEHICLE STALLS SHALL BE ACCOUNTED FOR

OFF-STREET LOADING (16.742)		
USE	MINIMUM REQUIRED	PROVIDED
MULTIFAMILY + 25,000 SF	0	0

BICYCLE PARKING

PER CITY OF MEDFORD LAND DEVELOPMENT CODE - SECTION 16.748

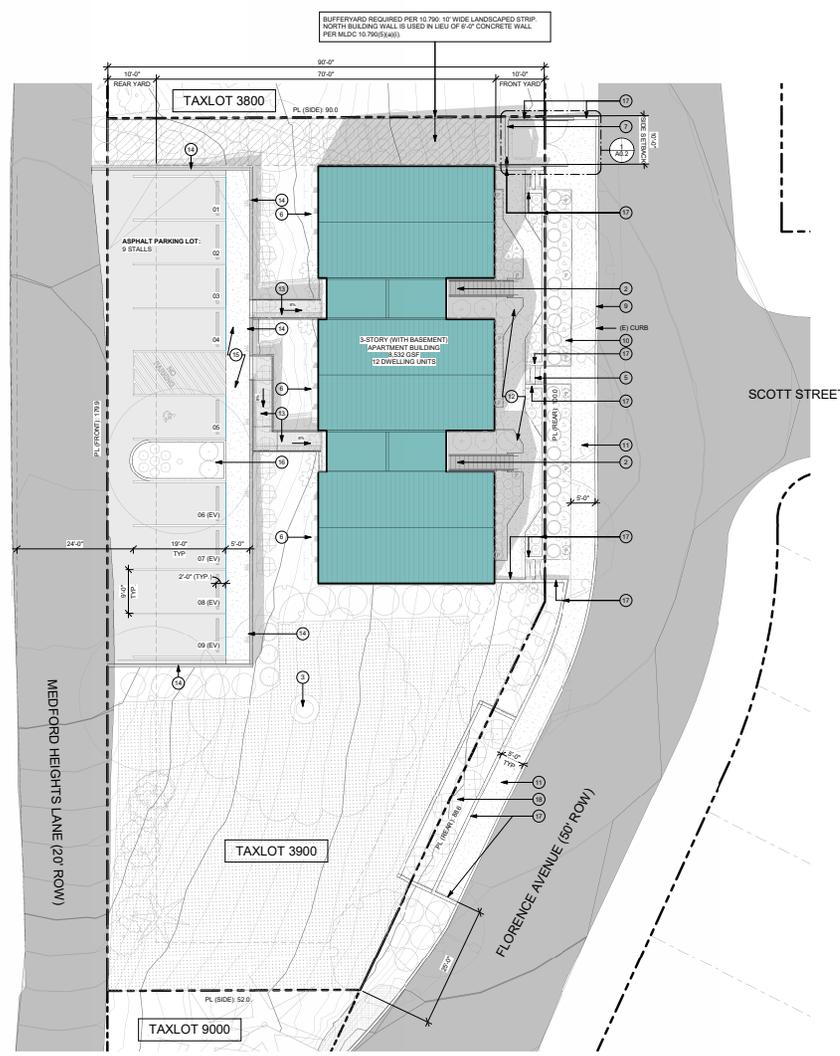
BICYCLE PARKING REQUIREMENT:
RESIDENTIAL MULTI-FAMILY: 1 SPACE PER UNIT (UNITS OR MORE)
12 DWELLING UNITS < 1 = 12 BICYCLE SPACES REQUIRED (PROVIDED IN UNITS)

NOTE: REQUIRED BICYCLE PARKING SPACES SHALL BE IN WELL LIGHTED, SECURE LOCATIONS WITHIN 50 FEET OF WELL-LIGHTED ENTRANCES AND NOT FURTHER FROM THE ENTRANCE THAN THE CLOSEST AUTOMOBILE PARKING SPACE. BICYCLE PARKING MAY ALSO BE PROVIDED INSIDE A BUILDING.

DWELLING UNIT ACCESSIBILITY

REQUIRED NUMBER OF ADAPTABLE UNITS (OSBC 1108.6.2)

ACCESSIBLE UNITS: 0
TYPE A UNITS: 0 (1-20 DWELLING UNITS PER OSBC 1108.2.2.1)
TYPE B UNITS: 0 (LEVEL 02 UNITS ONLY PER EXCEPTIONS 1108.7.1, 1108.7.1.2 & 1108.7.4)



SITE PLAN 1
SCALE: 1" = 10'-0" (30 X 42)
SCALE: 1" = 20'-0" (15 X 21)

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EACH STRUCTURE INCLUDES 2,844 SF OF MULTIFAMILY RESIDENTIAL USE (4 1BR APARTMENTS). THE APARTMENTS ARE ACCESSED BY SHARED COVERED EGRESS STAIRS AND LANDINGS CONSTRUCTED OF STRUCTURAL STEEL WITH OPEN HEEL-PROOF AND ADA-COMPLIANT PULTRUDED FIBERGLASS BAR GRATING.
WALKWAYS & RAMPS OF THE SAME CONSTRUCTION CONNECT THE EXTERIOR EGRESS STAIRS AT LEVEL 02 TO THE PROPOSED ASPHALT PARKING LOT AT GRADE WITH MEDFORD LANE. THE PARKING LOT ACCOMMODATES PARKING FOR 9 VEHICLES. BICYCLE PARKING IS PROVIDED INSIDE THE BUILDING IN THE INDIVIDUAL DWELLING UNITS. THE BUILDING SITE INCLUDES NATIVE LANDSCAPING, RETAINING WALLS, AND A STORMWATER RETENTION BIOSWALE.
CONSTRUCTION IS 3 STORIES (WITH A BASEMENT) OF TYPE VB.

ZONING INFORMATION

ZONING: MFR-30 (MULTIPLE FAMILY RESIDENTIAL)
CLUP: UH (URBAN HIGH DENSITY RESIDENTIAL)
OVERLAY ZONES: A-C (AIRPORT AREA OF CONCERN)
CURRENT USE: VACANT
MAP & TAX LOT: 371W30AD - 3900
GROSS AREA: 0.47 AC
NET ACERAGE (GROSS - NDA): 0.38 AC (0.47 AC - 0.09 AC OF >30% SLOPE)

Table with 2 columns: Residential Site Development Standards (10.710), MFR-30 and various metrics like Max Coverage Factor, Min Front & Street Side Yard Building Setback, etc.

Table with 2 columns: Site Coverage and Unit Mix. Site Coverage includes Building Roof & Covered Areas, Buildings, Walkways, Parking, Total. Unit Mix includes 1BR (Large), 1BR (Small), 12 Units.

ALL STRUCTURES ARE 3 STORIES (WITH BASEMENTS) WITH BUILDING HEIGHT OF 43' (10.705)

VEHICLE PARKING

PER CITY OF MEDFORD LAND DEVELOPMENT CODE - SECTION 10.741

Table: Off-Street Vehicle Parking (Table 10.743-1) with columns: Land Use Category, Minimum Required, Maximum Allowed.

- NOTES: A) STANDARD SPACE SIZE: 9' X 19'... B) COMPACT SPACE SIZE: 9' X 16'... C) VANPOOL/ CARPOOL SPACE SIZE: 9' X 19'... D) ACCESSIBLE SPACES: 19' LONG, 9' WIDE, 7' HIGH, 6' AISLE... E) VAN ACCESSIBLE SPACES: 19' LONG, 9' WIDE, 8' HIGH, 6' AISLE... F) TWO-WHEELED VEHICLE SPACE SIZE: 4' X 8'... G) ELECTRIC VEHICLE CHARGING: 40% OF THE PARKING SPACES SHALL BE INSTALLED WITH THE ELECTRICAL SERVICE CAPACITY AND CONDUIT FOR CHARGING ELECTRIC VEHICLES.

Table: Off-Street Loading (10.742) with columns: Use, Minimum Required, Provided.

BICYCLE PARKING

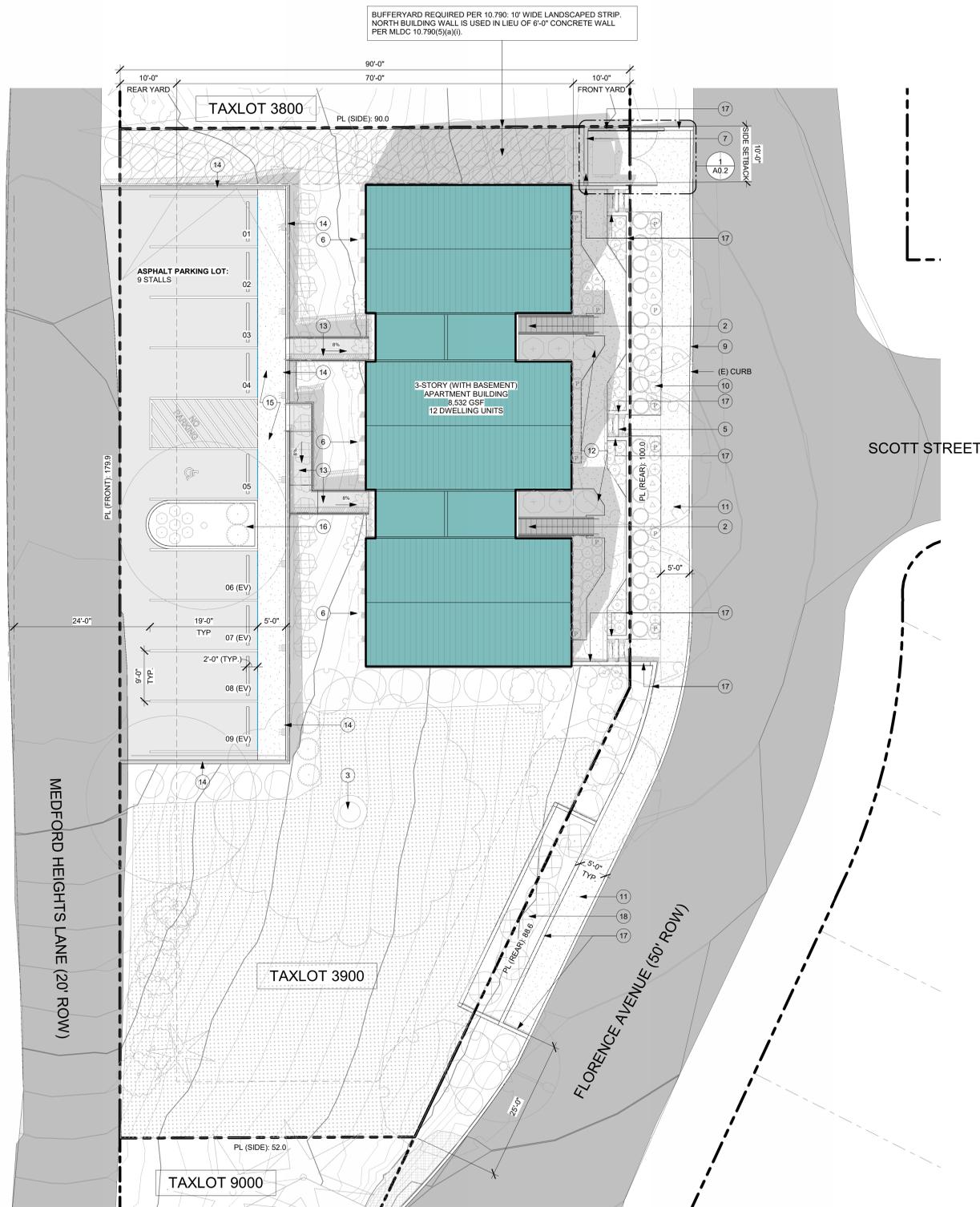
PER CITY OF MEDFORD LAND DEVELOPMENT CODE - SECTION 10.748

BICYCLE PARKING REQUIREMENT: RESIDENTIAL, MULTIFAMILY: 1 SPACE PER UNIT (5 UNITS OR MORE) 12 DWELLING UNITS X 1 = 12 BICYCLE SPACES REQUIRED (PROVIDED IN UNITS)

NOTE: REQUIRED BICYCLE PARKING SPACES SHALL BE IN WELL LIGHTED, SECURE LOCATIONS WITHIN 50 FEET OF WELL-USED ENTRANCES AND NOT FARTHER FROM THE ENTRANCE THAN THE CLOSEST AUTOMOBILE PARKING SPACE. BICYCLE PARKING MAY ALSO BE PROVIDED INSIDE A BUILDING.

DWELLING UNIT ACCESSIBILITY

REQUIRED NUMBER OF ADAPTABLE UNITS (OSSC 1108.8.2): ACCESSIBLE UNITS: 0 TYPE A UNITS: 0 (<20 DWELLING UNITS PER OSSC 1108.2.2.1) TYPE B UNITS: 3 (LEVEL 02 UNITS ONLY PER EXCEPTIONS 1108.7.1, 1108.7.1.2 & 1108.7.4)



SITE - PLAN 1
SCALE: 1" = 10'-0" (30 X 42)
SCALE: 1" = 20'-0" (15 X 21)

GENERAL NOTES - SITE PLAN

- A. SITE PLAN KEYNOTES APPLY TO SHEET A0.1.
B. ARCHITECTURAL REFERENCE ELEVATION 0'-0" = 1440.50' ON SURVEY AND CIVIL DOCUMENTS.
C. REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.
D. WORK IN THE RIGHT OF WAY IS SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT DRAWINGS FOR INFORMATION.
E. REFERENCE ELECTRICAL DRAWINGS FOR SITE LIGHTING SCHEDULE.

KEYNOTES - SITE PLAN

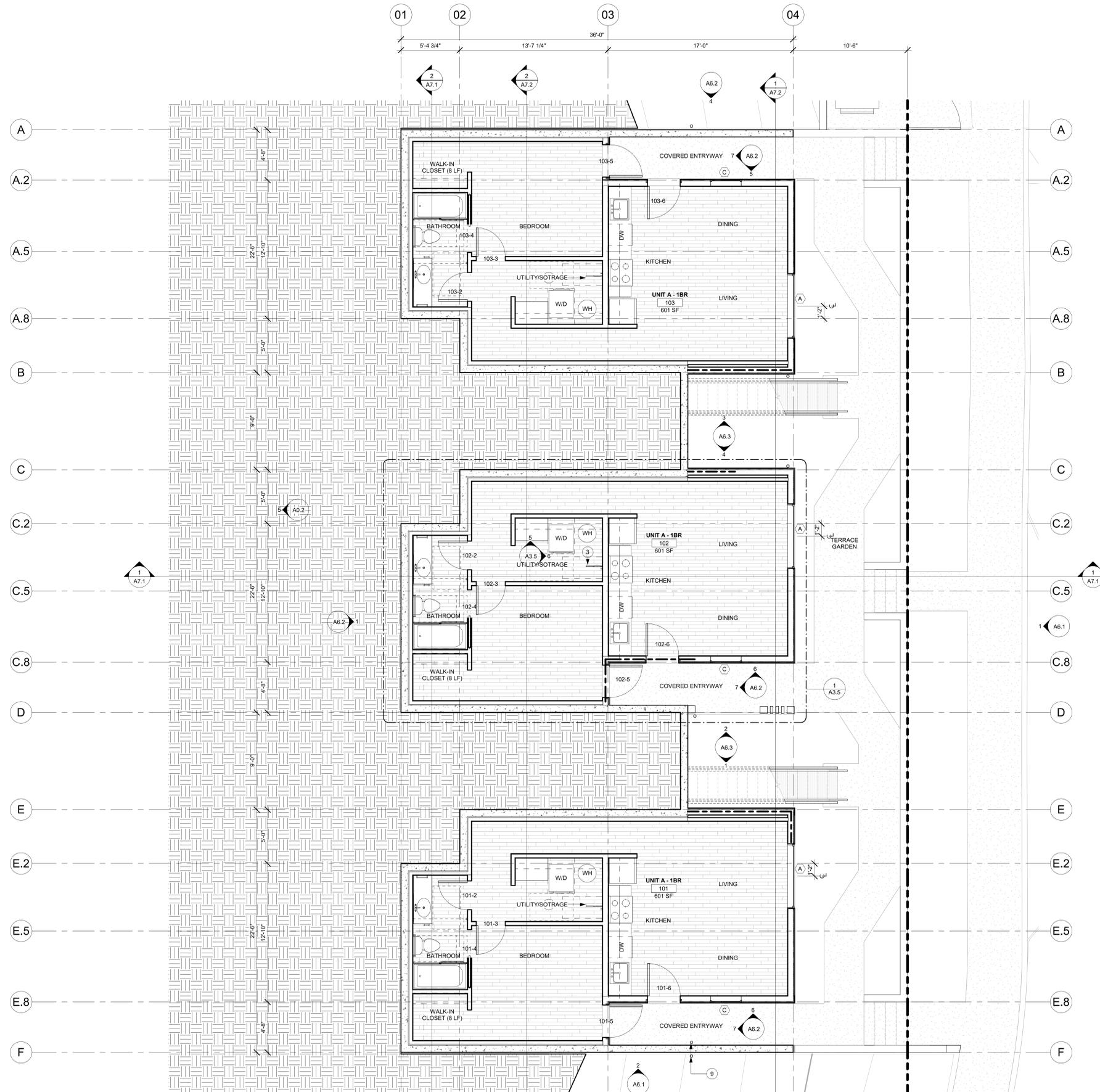
- 1 07 41 13 - STANDING SEAM METAL ROOF PANEL (MP-1)
2 05 50 00 - GALVANIZED STEEL STAIR & EGRESS BALCONY WITH ADA-COMPLIANT & HEEL PROOF PULTRUDED FIBERGLASS GRATING
3 LARGE MATURE OAK TREE TO BE PROTECTED
5 CONCRETE SITE STAIRS. REFER TO CIVIL & LANDSCAPE.
6 OUTDOOR MECHANICAL UNITS WITH CONCRETE PAD. REFER TO MECHANICAL AND CIVIL.
7 TRASH ENCLOSURE PER MLD0 10.781. INTEGRATED WITH ADJACENT SITE RETAINING WALLS.
8 LANDSCAPED MECHANICAL WELL APPROX 10'-0" BELOW SURFACE OF PARKING LOT AND WALKWAYS TO LEVEL 02. REFER TO LANDSCAPE
9 NEW CURB. REFER TO CIVIL.
10 STREET LANDSCAPE FRONTAGE WHERE APPLICABLE PER 10.797
11 CURBTIGHT CONCRETE SIDEWALK. REFER TO CIVIL & LANDSCAPE.
12 LANDSCAPED TERRACE. REFER TO LANDSCAPE
13 05 50 00 - GALVANIZED STEEL ENTRY RAMP WITH ADA-COMPLIANT AND HEEL PROOF PULTRUDED FIBERGLASS GRATING
14 CONCRETE RETAINING WALL. TOP OF WALL 6" ABOVE ADJACENT CONCRETE AND ASPHALT SURFACES OF PARKING LOT. PAINTED STEEL GUARDRAILS BOLTED TO TOP OF WALLS. 6" ABOVE GRADE. VERTICAL BOARD FORMED WHERE ABOVE GRADE. REFER TO CIVIL & LANDSCAPE.
15 CONCRETE SIDEWALK. FLUSH WITH ASPHALT PARKING LOT. REFER TO CIVIL & LANDSCAPE.
16 LANDSCAPE PLANTER WITH 6" CURB. TOP OF CURB FLUSH WITH ASPHALT PARKING LOT SURFACE. REFER TO CIVIL & LANDSCAPE.
17 CONCRETE RETAINING WALL. VERTICAL BOARD FORMED WHERE ABOVE GRADE. TOP OF WALLS 30" MAXIMUM FROM ADJACENT GRADES. PAINTED STEEL GUARDRAILS IN LOCATIONS HIGHER THAN 30" ABOVE ADJACENT GRADES. REFER TO CIVIL & LANDSCAPE.
18 FENCED STORMWATER TREATMENT FACILITY. REFER TO CIVIL.

GENERAL NOTES - FLOOR PLANS

- A. FLOOR PLAN KEYNOTES APPLY TO SHEETS A3.0 - A3.7. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. ARCHITECTURAL REFERENCE ELEVATION 0'-0" = 1440.5' ON SURVEY AND CIVIL DOCUMENTS.
- C. SEE A1.1 FOR ASSEMBLIES AND DIMENSION SET POINTS.
- D. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.
- E. REFERENCE SHEET AXXX FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS.
- F. FURNITURE, FIXTURES, AND EQUIPMENT SHOWN FOR REFERENCE ONLY.
- G. REFERENCE SHEET A11.1 FOR ROOM FINISH INFORMATION.
- H. CLEAR DISTANCE AT HINGE SIDE OF ALL DOOR JAMBS ARE TO BE 4" FROM ADJOINING WALL, UNLESS NOTED OTHERWISE.
- I. WINDOW OPENING DIMENSIONS SHOWN ARE TO THE ROUGH OPENING. REFER TO SPECIFIC DETAILS FOR REQUIRED CLEARANCES FROM THE ROUGH OPENING TO THE WINDOW UNIT.

KEYNOTES - FLOOR PLANS

- 1 ALIGN
- 2 1 HOUR RATED FIRE BARRIER REQUIRED AT EXTERIOR WALLS ADJACENT EXTERIOR STAIR (OSSC 102). REQUIRED CONTINUITY FROM FOUNDATION TO UNDERSIDE OF ROOF DECK. OPENINGS IN FIRE BARRIERS REQUIRED TO BE 45-MINUTE RATED. CLOSERS REQUIRED AT DOORS.
- 3 12 93 13 - WALL MOUNTED BICYCLE RACK. PROVIDE MANUFACTURER REQUIRED MOUNTING HEIGHTS, BLOCKING, AND CLEARANCE
- 5 FIRE RISER CLOSET. VERIFY LOCATION WITH CIVIL DRAWINGS AND PROVIDE INSULATED CLOSET AROUND RISER.
- 6 08 31 00 - 24"x36" INSULATED METAL ACCESS DOOR. FINISH TO MATCH SIDING
- 7 05 50 00 - GALVANIZED STEEL STAIR & EGRESS BALCONY WITH GALVANIZED STEEL BAR GRATING. ADA-COMPLIANT. HEEL-PROOF, AND FINGER-ENTRAPMENT-PREVENTING SPACING REQUIRED. BEARING BARS TO SPAN PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 8 05 50 00 - GALVANIZED STEEL ENTRY RAMP WITH GALVANIZED STEEL BAR GRATING. ADA-COMPLIANT. HEEL-PROOF, AND FINGER-ENTRAPMENT-PREVENTING SPACING REQUIRED. BEARING BARS TO SPAN PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 9 07 02 00 - 3" DIA ROUND DOWNSPOUTS. FINISH TO MATCH ROOF
- 10 06 20 00 - WOOD TRIM CLAD WOOD COLUMN. FINISH TO MATCH ADJACENT WOOD SLAT WALL MEMBERS. REFER TO STRUCTURAL
- 11 06 20 00 - EXPOSED WOOD SLAT WALL. SOLID STOCK, DOUGLAS FIR, CLEAR WEATHERPROOF FINISH. 4" MAX GAP BETWEEN SLATS. (LWG-1)
- 12 11 31 00 - WASHER/DRYER -W/D-1
- 13 10 57 23 - 12" WIRE SHELVING
- 14 10 28 00 - ROBE HOOK (RH-1)
- 15 10 28 19 - SLIDING GLASS DOOR (SD-1)



PLAN - BASEMENT LEVEL
SCALE: 1/4" = 1'-0" (30 X 42)
SCALE: 1/8" = 1'-0" (15 X 21)

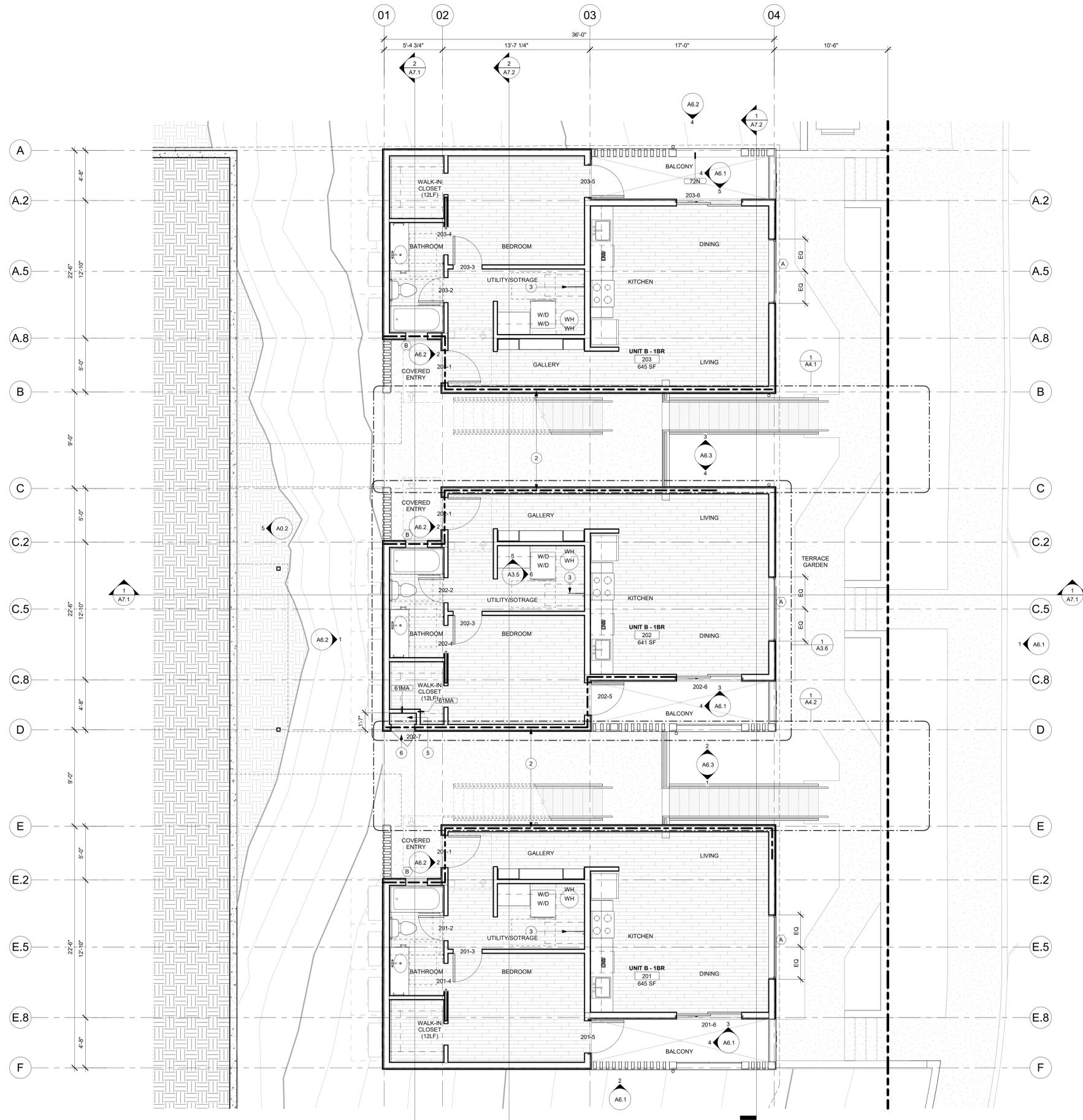
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KEYNOTES - FLOOR PLANS

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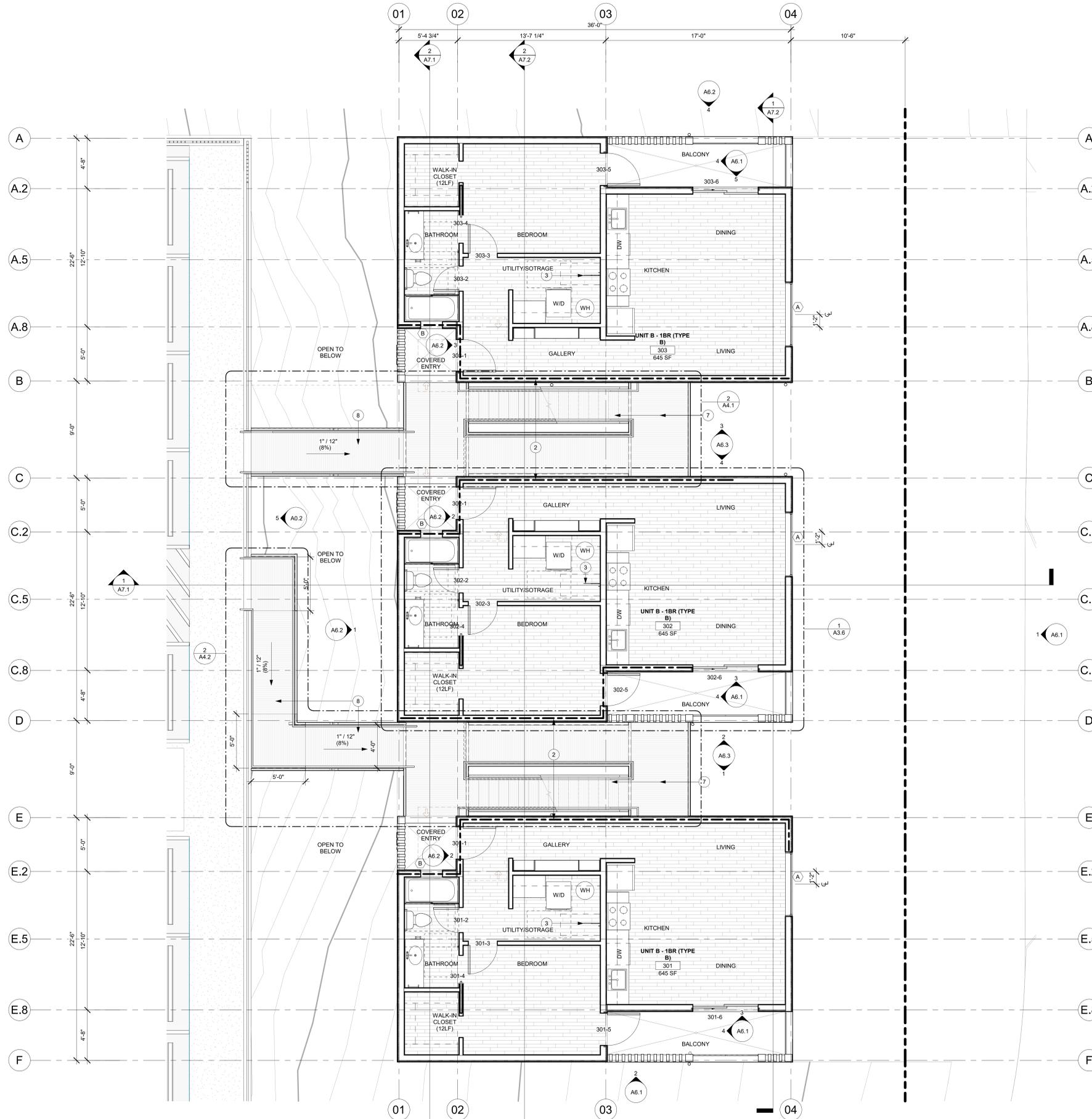
PLAN - LEVEL 01
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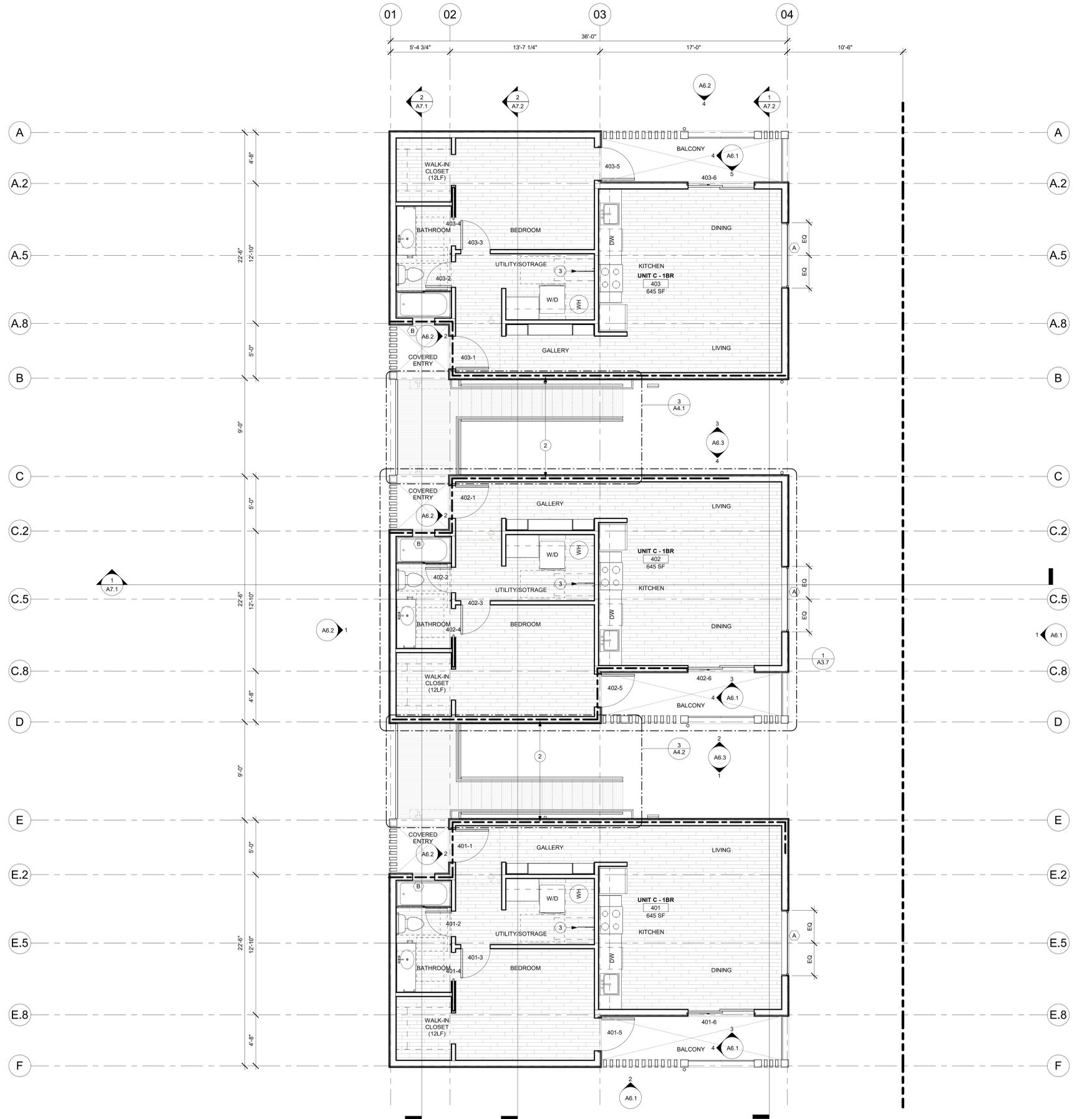
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- 1 ALIGN
- 2 1 HOUR RATED FIRE BARRIER REQUIRED AT EXTERIOR WALLS ADJACENT EXTERIOR EXT STAIR (OSCC 102). REQUIRED CONTINUITY FROM FOUNDATION TO UNDERSIDE OF ROOF DECK. OPENINGS IN FIRE BARRIERS REQUIRED TO BE 45-MINUTE RATED. CLOSERS REQUIRED AT DOORS.
- 3 12 93 13 - WALL MOUNTED BICYCLE RACK, PROVIDE MANUFACTURER REQUIRED MOUNTING HEIGHTS, BLOCKING AND CLEARANCE
- 5 FIRE RISER CLOSET. VERIFY LOCATION WITH CIVIL DRAWINGS AND PROVIDE INSULATED CLOSET AROUND RISER.
- 6 06 31 00 - 24"x36" INSULATED METAL ACCESS DOOR, FINISH TO MATCH SIDING
- 7 05 00 00 - GALVANIZED STEEL STAIR & EGRESS BALCONY WITH GALVANIZED STEEL BAR GRATING. ADA-COMPLIANT, HEEL-PROOF, AND FINGER-ENTRAPMENT-PREVENTING SPACING REQUIRED. BEARING BARS TO SPAN PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 8 05 50 00 - GALVANIZED STEEL ENTRY RAMP WITH GALVANIZED STEEL BAR GRATING. ADA-COMPLIANT, HEEL-PROOF, AND FINGER-ENTRAPMENT-PREVENTING SPACING REQUIRED. BEARING BARS TO SPAN PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 9 07 62 00 - 3" DIA ROUND DOWNSPOUTS, FINISH TO MATCH ROOF MEMBERS. REFER TO STRUCTURAL.
- 11 06 20 00 - EXPOSED WOOD SLAT WALL, SOLID STOCK, DOUGLAS FIR, CLEAR WEATHERPROOF FINISH. 4" MAX GAP BETWEEN SLATS. (LWG-1)
- 12 11 31 00 - WASHER/DRYER -W/D-1
- 13 10 57 23 - 12" WIRE SHELVING
- 14 10 28 00 - ROBE HOOK (RH-1)
- 15 10 28 19 - SLIDING GLASS DOOR (SD-1)



PLAN - LEVEL 02
SCALE: 1/4" = 1'-0" (30 X 42)
SCALE: 1/8" = 1'-0" (15 X 21)

1



GENERAL NOTES - FLOOR PLANS

- A. FLOOR PLAN KEYNOTES APPLY TO SHEETS A3.0 - A3.7. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. ARCHITECTURAL REFERENCE ELEVATION 0'-0" = 1440.5' ON SURVEY AND CIVIL DOCUMENTS.
- C. SEE A1.1 FOR ASSEMBLIES AND DIMENSION SET POINTS.
- D. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.
- E. REFERENCE SHEET AXXX FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS.
- F. FURNITURE, FIXTURES, AND EQUIPMENT SHOWN FOR REFERENCE ONLY.
- G. REFERENCE SHEET A11.1 FOR ROOM FINISH INFORMATION.
- H. CLEAR DISTANCE AT HINGE SIDE OF ALL DOOR JAMBS ARE TO BE 4" FROM ADJOINING WALL, UNLESS NOTED OTHERWISE.
- I. WINDOW OPENING DIMENSIONS SHOWN ARE TO THE ROUGH OPENING. REFER TO SPECIFIC DETAILS FOR REQUIRED CLEARANCES FROM THE ROUGH OPENING TO THE WINDOW UNIT.

KEYNOTES - FLOOR PLANS

- 1 ALIGN
- 2 1 HOUR RATED FIRE BARRIER REQUIRED AT EXTERIOR WALLS ADJACENT EXTERIOR EXT STAIR (SSC 102). REQUIRED CONTINUITY FROM FOUNDATION TO UNDERSIDE OF ROOF DECK. OPENINGS IN FIRE BARRIERS REQUIRED TO BE 45-MINUTE RATED. CLOSERS REQUIRED AT DOORS.
- 3 12 93 13 - WALL MOUNTED BICYCLE RACK, PROVIDE MANUFACTURER REQUIRED MOUNTING HEIGHTS, BLOCKING, AND CLEARANCE
- 5 FIRE RISER CLOSET. VERIFY LOCATION WITH CIVIL DRAWINGS AND PROVIDE INSULATED CLOSET AROUND RISER.
- 6 08 31 00 - 24"x36" INSULATED METAL ACCESS DOOR, FINISH TO MATCH SIDING
- 7 05 00 00 - GALVANIZED STEEL STAIR & EGRESS BALCONY WITH GALVANIZED STEEL BAR GRATING. ADA-COMPLIANT, HEEL-PROOF, AND FINGER-ENTRAMPMENT-PREVENTING SPACING REQUIRED. BEARING BARS TO SPAN PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 8 05 50 00 - GALVANIZED STEEL ENTRY RAMP WITH GALVANIZED STEEL BAR GRATING. ADA-COMPLIANT, HEEL-PROOF, AND FINGER-ENTRAMPMENT-PREVENTING SPACING REQUIRED. BEARING BARS TO SPAN PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 9 07 62 00 - 3" DIA ROUND DOWNSPOUTS, FINISH TO MATCH ROOF
- 10 06 20 00 - WOOD TRIM CLAD WOOD COLUMN, FINISH TO MATCH ADJACENT WOOD SLAT WALL MEMBERS. REFER TO STRUCTURAL
- 11 06 20 00 - EXPOSED WOOD SLAT WALL, SOLID STOCK, DOUGLAS FIR, CLEAR WEATHERPROOF FINISH. 4" MAX GAP BETWEEN SLATS. (LWG-1)
- 12 11 31 00 - WASHER/DRYER -W/D-1
- 13 10 57 23 - 12" WIRE SHELVING
- 14 10 28 00 - ROBE HOOK (RH-1)
- 15 10 28 19 - SLIDING GLASS DOOR (SD-1)

PLAN - LEVEL 03 1

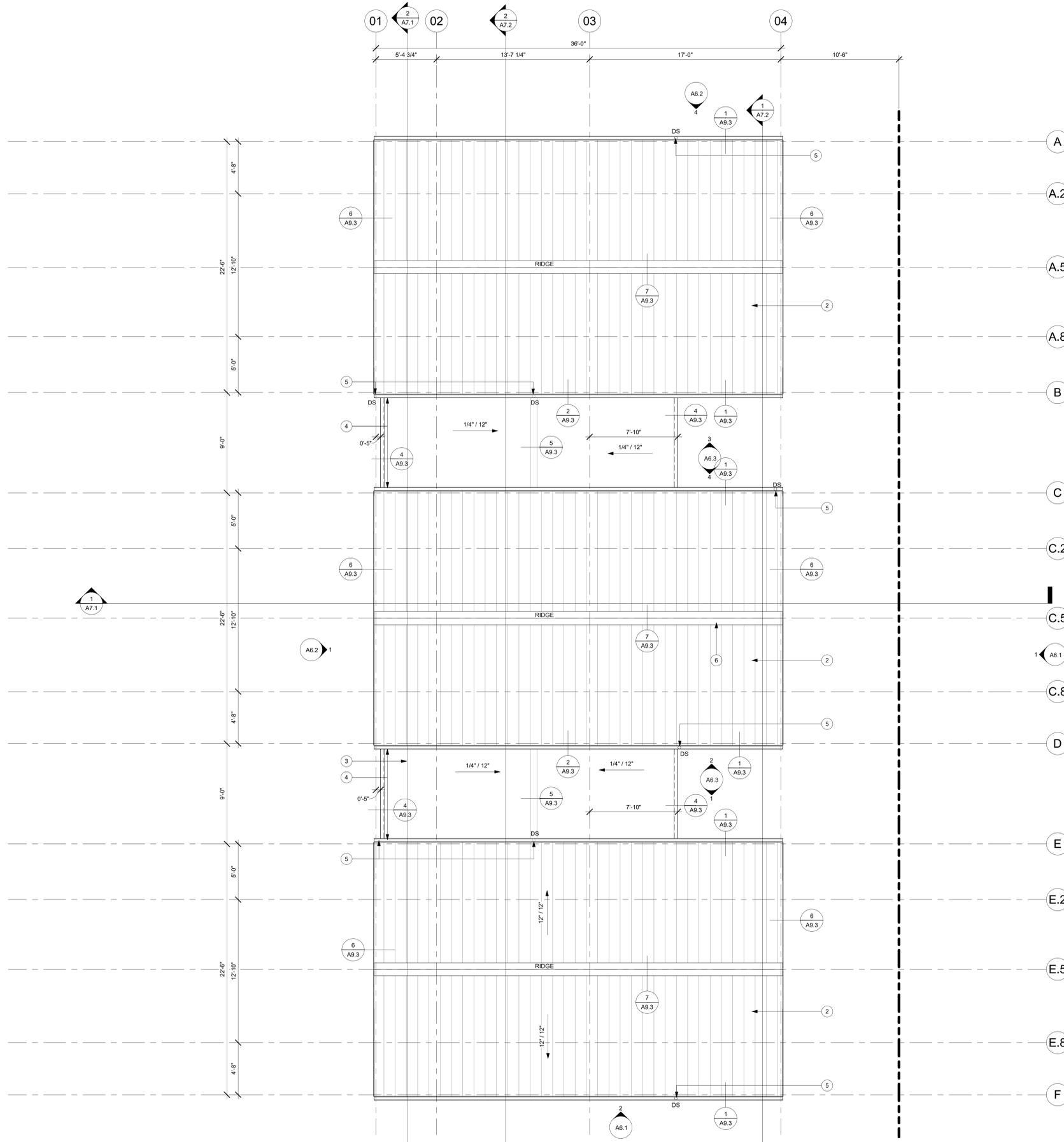
SCALE: 1/4" = 1'-0" (30 X 42)
SCALE: 1/8" = 1'-0" (15 X 21)

GENERAL NOTES - ROOF PLAN

- A. ROOF PLAN KEYNOTES APPLY TO SHEETS A3.4. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. ARCHITECTURAL REFERENCE ELEVATION 0'-0" = 1440.50' ON SURVEY AND CIVIL DOCUMENTS
- C. SEE A1.1 FOR ASSEMBLIES
- D. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

KEYNOTES - ROOF PLAN

- 1 ALIGN
- 2 07 41 13 - STANDING SEAM METAL ROOF PANEL (MP-1)
- 3 SINGLE PLY TPO ROOFING OVER 1/4" COVERBOARD OVER SHEATHING & WOOD JOISTS (REFER TO STRUCTURAL), CHARRED WOOD, 6" SHIPLAP, NATURAL WOOD FINISH (W-2) SOFFIT FASTENED DIRECTLY TO JOISTS
- 4 07 62 00 - 5 1/2" HALF ROUND GUTTER, FINISH TO MATCH ROOF
- 5 07 62 00 - 3" DIA ROUND DOWNSPOUTS, FINISH TO MATCH ROOF
- 6 07 41 13 - CONTINUOUS RIDGE VENT, FINISH TO MATCH ROOF PANELS.



PLAN - ROOF 1
SCALE: 1/4" = 1'-0" (30 X 42)
SCALE: 1/8" = 1'-0" (15 X 21)

SPAR SUBMITTAL

SHEET FORMAT = 30" X 42"

MEDFORD HEIGHTS LOFTS

KOGAP ENTERPRISES INC.
130 FLORENCE AVE, MEDFORD OREGON 97501

REVISIONS

PLAN - ROOF

PROJECT NO.: 24-024
ISSUE DATE: 01/20/2026
SHEET:

A3.4

GENERAL NOTES - EXT ELEVATIONS

- A. ELEVATION KEYNOTES APPLY TO SHEETS A6.1 - A6.3. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A1.0 FOR WALL ASSEMBLIES
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

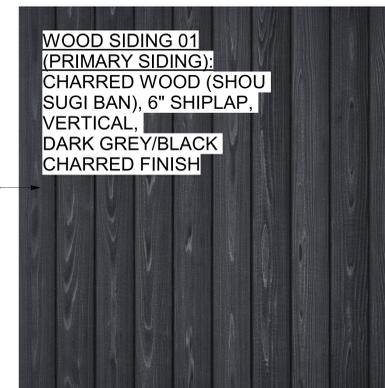
KEYNOTES - EXTERIOR ELEVATIONS ← ①

- 1 ALIGN
- 2 07 46 23 - CHARRED WOOD, 6" SHIPLAP (VERTICAL), DARK GRAY/BLACK FINISH (W-1)
- 3 07 46 23 - CHARRED WOOD, 6" SHIPLAP (VERTICAL), NATURAL WOOD FINISH (W-2)
- 4 06 20 00 - EXPOSED WOOD SLAT WALL, SOLID STOCK, DOUGLAS FIR, CLEAR WEATHERPROOF FINISH, 4" MAX GAP BETWEEN SLATS. (LWG-1)
- 5 06 20 00 - WOOD TRIM CLAD WOOD COLUMN, FINISH TO MATCH ADJACENT WOOD SLAT WALL MEMBERS. REFER TO STRUCTURAL.
- 6 05 51 00 - STEEL STAIR, PAINTED, WITH GALVANIZED OR STAINLESS STEEL GRATING TREADS & LANDINGS. REFER TO STRUCTURAL.
- 6.1 05 51 00 - FLAT PLATE/BAR STEEL GUARDRAIL, PAINTED TO MATCH BEAMS
- 7 07 41 13 - STANDING SEAM METAL ROOF (MP-1)
- 8 08 53 13 - VINYL WINDOWS (WDW-1)
- 9 05 51 00 - STEEL FRAMED ENTRY RAMP, PAINTED (P-3), WITH GALVANIZED OR STAINLESS STEEL GRATING TREADS & LANDINGS. REFER TO STRUCTURAL.
- 10 07 62 00 - 5 1/2" HALF ROUND GUTTER, FINISH TO MATCH ROOFING
- 11 07 62 00 - 3" DIA ROUND DOWNSPOUTS, FINISH TO MATCH ROOFING
- 12 05 73 00 - FRAMELESS GLAZED METAL GUARDRAIL
- 13 08 32 00 - EXTERIOR VINYL SLIDING DOORS, INT. WHITE, EXT. BLACK
- 14 08 11 13 - HOLLOW METAL DOOR
- 14.1 08 11 13 - HOLLOW METAL DOOR, 45-MIN FIRE RATED ASSEMBLY
- 15 OUTDOOR MECHANICAL UNITS, MOUNTED TO EXTERIOR WALL WITH BRACKETS. REFER TO MECHANICAL.
- 16 TRASH ENCLOSURE PER MDDO 10.781. INTEGRATED WITH ADJACENT BLUFFERYARD WALL AND SITE RETAINING WALLS. GATE WITH CORRUGATE METAL SIDING PANELS (MP-2)
- 17 08 31 00 - 24"x36" INSULATED METAL ACCESS DOOR, FINISH TO MATCH SIDING
- 18 03 10 00 - CONCRETE RETAINING WALL, VERTICAL BOARD FORMED WHERE ABOVE GRADE. TOP OF WALLS 30" MAXIMUM FROM ADJACENT GRADES. PAINTED STEEL GUARDRAILS IN LOCATIONS HIGHER THAN 30" ABOVE ADJACENT GRADES. REFER TO CIVIL & LANDSCAPE.
- 19 10" HIGH METAL IDENTIFICATION NUMBERS CORRESPONDING TO THE UNIT NUMBERS. STYLE: CENTURY GOTHIC. FINISH BRUSHED ALUMINIUM. MOUNT WITH 1" STAND OFF SPACERS.
- 21 RECESSED CAN LIGHTS AT EXTERIOR WOOD SOFFITS
- 22 LED WALL-MOUNTED LIGHT FIXTURES, LITHONIA WPX OR EQUIVALENT, BLACK FINISH. REFER TO ELECTRICAL.
- 23 08 11 13 - HOLLOW METAL FRAMED WINDOW, FINISHED TO MATCH OTHER WINDOWS AND DOORS (BLACK), ASSEMBLY TO BE RATED 45-MINUTES.

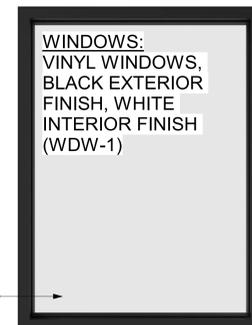
ROOFING:
STANDING SEAM METAL
ROOFING, ZINCALUME FINISH



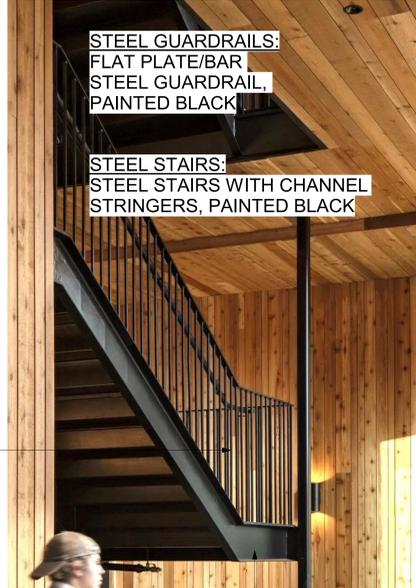
**WOOD SIDING 01
(PRIMARY SIDING):**
CHARRED WOOD (SHOU
SUGI BAN), 6" SHIPLAP,
VERTICAL,
DARK GREY/BLACK
CHARRED FINISH



WINDOWS:
VINYL WINDOWS,
BLACK EXTERIOR
FINISH, WHITE
INTERIOR FINISH
(WDW-1)

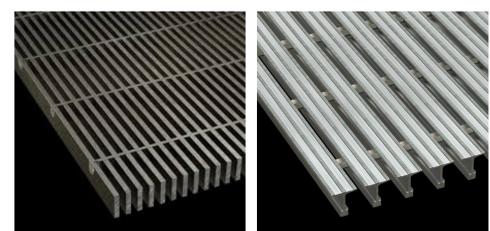


STEEL GUARDRAILS:
FLAT PLATE/BAR
STEEL GUARDRAIL,
PAINTED BLACK

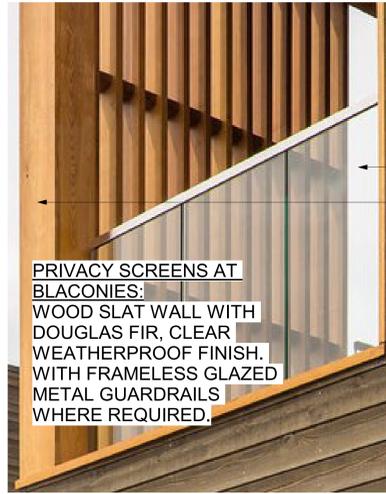


STEEL STAIRS:
STEEL STAIRS WITH CHANNEL
STRINGERS, PAINTED BLACK

STEEL STAIR GRATING:
GALVANIZED OR STAINLESS
STEEL GRATING TREADS &
LANDINGS AT ALL STAIRS AND
WALKWAYS



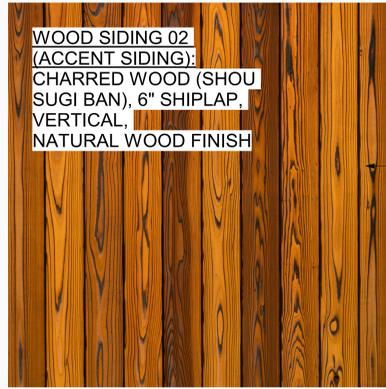
**PRIVACY SCREENS AT
BLAONIES:**
WOOD SLAT WALL WITH
DOUGLAS FIR, CLEAR
WEATHERPROOF FINISH,
WITH FRAMELESS GLAZED
METAL GUARDRAILS
WHERE REQUIRED.



**CONCRETE RETAINING &
BUILDING WALLS:**
VERTICAL BOARD FORMED
CAST IN PLACE CONCRETE,
WHERE EXPOSED



**WOOD SIDING 02
(ACCENT SIDING):**
CHARRED WOOD (SHOU
SUGI BAN), 6" SHIPLAP,
VERTICAL,
NATURAL WOOD FINISH





EAST ELEVATION - PRESENTATION ①

SCALE: 3/16" = 1'-0" (30 X 42)
SCALE: 3/32" = 1'-0" (15 X 21)



SOUTH ELEVATION - PRESENTATION ②

SCALE: 3/16" = 1'-0" (30 X 42)
SCALE: 3/32" = 1'-0" (15 X 21)

GENERAL NOTES - EXT ELEVATIONS

- A. ELEVATION KEYNOTES APPLY TO SHEETS A6.1 - A6.3. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A1.0 FOR WALL ASSEMBLIES
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

KEYNOTES - EXTERIOR ELEVATIONS ①

- 1 ALIGN
- 2 07 46 23 - CHARRED WOOD, 6" SHIPLAP (VERTICAL), DARK GRAY/BLACK FINISH (W-1)
- 3 07 46 23 - CHARRED WOOD, 6" SHIPLAP (VERTICAL), NATURAL WOOD FINISH (W-2)
- 4 06 20 00 - EXPOSED WOOD SLAT WALL, SOLID STOCK, DOUGLAS FIR, CLEAR WEATHERPROOF FINISH, 4" MAX GAP BETWEEN SLATS. (LWG-1)
- 5 06 20 00 - WOOD TRIM CLAD WOOD COLUMN, FINISH TO MATCH ADJACENT WOOD SLAT WALL MEMBERS. REFER TO STRUCTURAL.
- 6 05 51 00 - STEEL STAIR, PAINTED, WITH GALVANIZED OR STAINLESS STEEL GRATING TREADS & LANDINGS. REFER TO STRUCTURAL.
- 6.1 05 51 00 - FLAT PLATE/BAR STEEL GUARDRAIL, PAINTED TO MATCH BEAMS
- 7 07 41 13 - STANDING SEAM METAL ROOF (MP-1)
- 8 08 53 13 - VINYL WINDOWS (WOW-1)
- 9 05 51 00 - STEEL FRAMED ENTRY RAMP, PAINTED (P-3), WITH GALVANIZED OR STAINLESS STEEL GRATING TREADS & LANDINGS. REFER TO STRUCTURAL.
- 10 07 62 00 - 5 1/2" HALF ROUND GUTTER, FINISH TO MATCH ROOFING
- 11 07 62 00 - 3" DIA ROUND DOWNSPOUTS, FINISH TO MATCH ROOFING
- 12 05 73 00 - FRAMELESS GLAZED METAL GUARDRAIL
- 13 08 32 00 - EXTERIOR VINYL SLIDING DOORS, INT. WHITE, EXT. BLACK
- 14 08 11 13 - HOLLOW METAL DOOR
- 15 08 11 13 - HOLLOW METAL DOOR, 45-MIN FIRE RATED ASSEMBLY, OUTDOOR MECHANICAL UNITS, MOUNTED TO EXTERIOR WALL WITH BRACKETS. REFER TO MECHANICAL.
- 16 TRASH ENCLOSURE PER MLD0 10.781. INTEGRATED WITH ADJACENT BUFFER/YARD WALL AND SITE RETAINING WALLS. GATE WITH CORRUGATE METAL SIDING PANELS (MP-2)
- 17 08 31 00 - 24"x36" INSULATED METAL ACCESS DOOR, FINISH TO MATCH SIDING
- 18 03 10 00 - CONCRETE RETAINING WALL, VERTICAL BOARD FORMED WHERE ABOVE GRADE, TOP OF WALLS 30" MAXIMUM FROM ADJACENT GRADES, PAINTED STEEL GUARDRAILS IN LOCATIONS HIGHER THAN 30" ABOVE ADJACENT GRADES. REFER TO CIVIL & LANDSCAPE.
- 19 10" HIGH METAL IDENTIFICATION NUMBERS CORRESPONDING TO THE UNIT NUMBERS, STYLE: CENTURY GOTHIC, FINISH BRUSHED ALUMINUM, MOUNT WITH 1" STAND OFF SPACERS.
- 21 RECESSED CAN LIGHTS AT EXTERIOR WOOD SOFFITS
- 22 LED WALL-MOUNTED LIGHT FIXTURES, LITHONIA WPX OR EQUIVALENT, BLACK FINISH. REFER TO ELECTRICAL.
- 23 08 11 13 - HOLLOW METAL FRAMED WINDOW, FINISHED TO MATCH OTHER WINDOWS AND DOORS (BLACK), ASSEMBLY TO BE RATED 45-MINUTES.

SPAR SUBMITTAL

SHEET FORMAT = 30" X 42"

MEDFORD HEIGHTS LOFTS

KOGAP ENTERPRISES INC.
130 FLORENCE AVE, MEDFORD OREGON 97501

REVISIONS

EXTERIOR ELEVATIONS

PROJECT NO.: 24-024
ISSUE DATE: 01/20/2026
SHEET:

AP6.1



WEST ELEVATION - PRESENTATION 1

SCALE: 3/16" = 1'-0" (30 X 42)
SCALE: 3/32" = 1'-0" (15 X 21)

GENERAL NOTES - EXT ELEVATIONS

- A. ELEVATION KEYNOTES APPLY TO SHEETS A6.1 - A6.3. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A1.0 FOR WALL ASSEMBLIES
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

KEYNOTES - EXTERIOR ELEVATIONS 1

- 1 ALIGN
- 2 07 46 23 - CHARRED WOOD, 6" SHIPLAP (VERTICAL), DARK GRAY/BLACK FINISH (W-1)
- 3 07 46 23 - CHARRED WOOD, 6" SHIPLAP (VERTICAL), NATURAL WOOD FINISH (W-2)
- 4 06 20 00 - EXPOSED WOOD SLAT WALL, SOLID STOCK, DOUGLAS FIR, CLEAR WEATHERPROOF FINISH, 4" MAX GAP BETWEEN SLATS. (LWG-1)
- 5 06 20 00 - WOOD TRIM CLAD WOOD COLUMN, FINISH TO MATCH ADJACENT WOOD SLAT WALL MEMBERS. REFER TO STRUCTURAL.
- 6 05 51 00 - STEEL STAIR, PAINTED, WITH GALVANIZED OR STAINLESS STEEL GRATING TREADS & LANDINGS. REFER TO STRUCTURAL.
- 6.1 05 51 00 - FLAT PLATE/BAR STEEL GUARDRAIL, PAINTED TO MATCH BEAMS
- 7 07 41 13 - STANDING SEAM METAL ROOF (MP-1)
- 8 08 53 13 - VINYL WINDOWS (WVW-1)
- 9 05 51 00 - STEEL FRAMED ENTRY RAMP, PAINTED (P-3), WITH GALVANIZED OR STAINLESS STEEL GRATING TREADS & LANDINGS. REFER TO STRUCTURAL.
- 10 07 62 00 - 5 1/2" HALF ROUND GUTTER, FINISH TO MATCH ROOFING
- 11 07 62 00 - 3" DIA ROUND DOWNSPOUTS, FINISH TO MATCH ROOFING
- 12 05 73 00 - FRAMELESS GLAZED METAL GUARDRAIL
- 13 08 32 00 - EXTERIOR VINYL SLIDING DOORS, INT. WHITE, EXT. BLACK
- 14 08 11 13 - HOLLOW METAL DOOR
- 14.1 08 11 13 - HOLLOW METAL DOOR, 45-MIN FIRE RATED ASSEMBLY
- 15 OUTDOOR MECHANICAL UNITS, MOUNTED TO EXTERIOR WALL WITH BRACKETS. REFER TO MECHANICAL.
- 16 TRASH ENCLOSURE PER MDDO 10.781, INTEGRATED WITH ADJACENT BUFFER/YARD WALL AND SITE RETAINING WALLS. GATE WITH CORRUGATE METAL SIDING PANELS (MP-2)
- 17 08 31 00 - 24"x36" INSULATED METAL ACCESS DOOR, FINISH TO MATCH SIDING
- 18 03 10 00 - CONCRETE RETAINING WALL, VERTICAL BOARD FORMED WHERE ABOVE GRADE, TOP OF WALLS 30" MAXIMUM FROM ADJACENT GRADES, PAINTED STEEL GUARDRAILS IN LOCATIONS HIGHER THAN 30" ABOVE ADJACENT GRADES. REFER TO CIVIL & LANDSCAPE.
- 19 10" HIGH METAL IDENTIFICATION NUMBERS CORRESPONDING TO THE UNIT NUMBERS, STYLE: CENTURY GOTHIC, FINISH BRUSHED ALUMINUM, MOUNT WITH 1" STAND OFF SPACERS.
- 21 RECESSED CAN LIGHTS AT EXTERIOR WOOD SOFFITS
- 22 LED WALL-MOUNTED LIGHT FIXTURES, LITHONIA WPX OR EQUIVALENT, BLACK FINISH. REFER TO ELECTRICAL.
- 23 08 11 13 - HOLLOW METAL FRAMED WINDOW, FINISHED TO MATCH OTHER WINDOWS AND DOORS (BLACK), ASSEMBLY TO BE RATED 45-MINUTES.



NORTH ELEVATION - PRESENTATION 2

SCALE: 3/16" = 1'-0" (30 X 42)
SCALE: 3/32" = 1'-0" (15 X 21)

VIEW FROM MEDFORD HEIGHTS LANE



VIEW FROM FLORENCE AVE



GENERAL NOTES - EXT ELEVATIONS

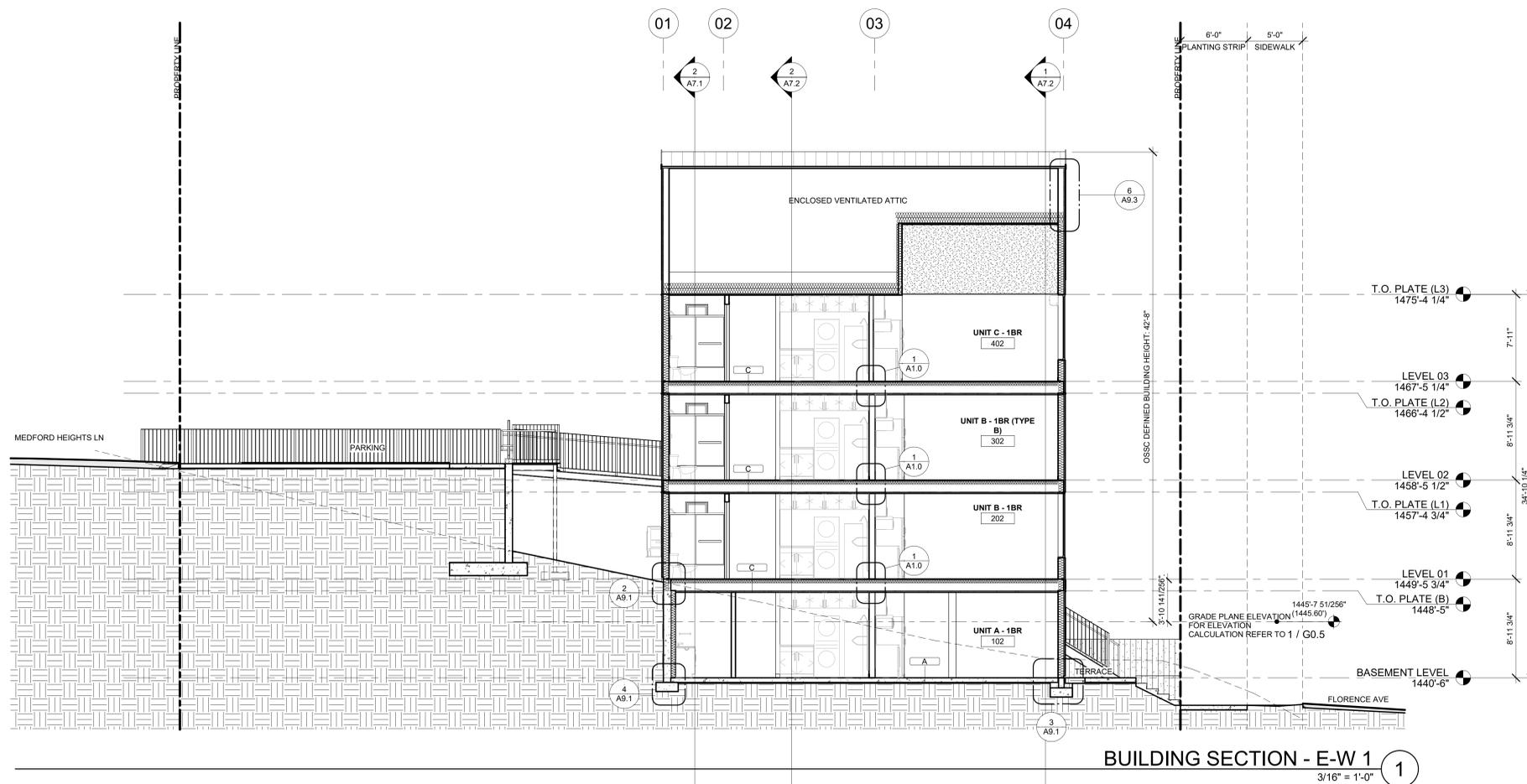
- A. ELEVATION KEYNOTES APPLY TO SHEETS A6.1 - A6.3. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A1.0 FOR WALL ASSEMBLIES
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

KEYNOTES - EXTERIOR ELEVATIONS - ①

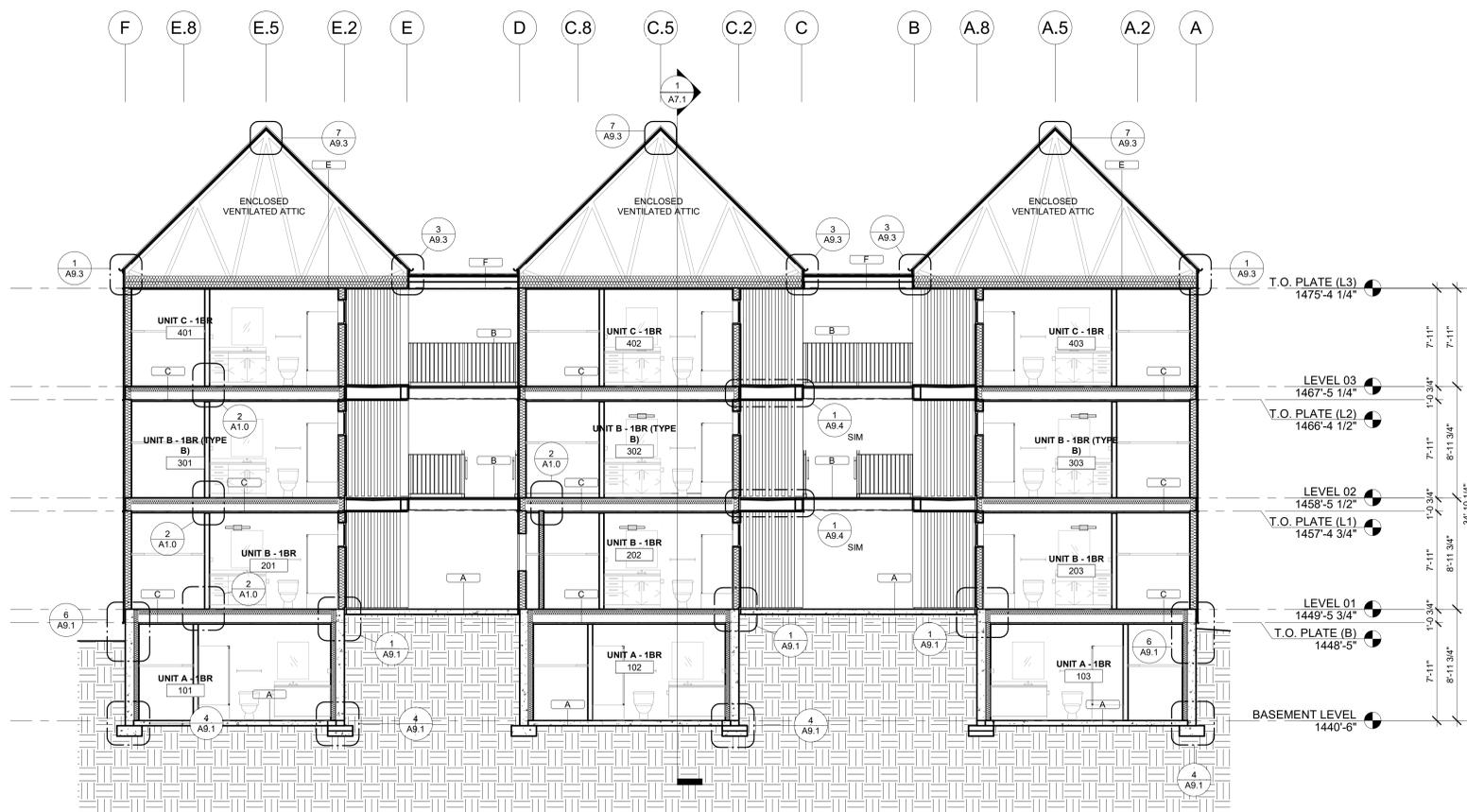
- 1 ALIGN
- 2 07 46 23 - CHARRED WOOD, 6" SHIPLAP (VERTICAL), DARK GRAY/BLACK FINISH (W-1)
- 3 07 46 23 - CHARRED WOOD, 6" SHIPLAP (VERTICAL), NATURAL WOOD FINISH (W-2)
- 4 06 20 00 - EXPOSED WOOD SLAT WALL, SOLID STOCK, DOUGLAS FIR, CLEAR WEATHERPROOF FINISH, 4" MAX GAP BETWEEN SLATS. (LWG-1)
- 5 06 20 00 - WOOD TRIM CLAD WOOD COLUMN, FINISH TO MATCH ADJACENT WOOD SLAT WALL MEMBERS. REFER TO STRUCTURAL.
- 6 05 51 00 - STEEL STAIR, PAINTED, WITH GALVANIZED OR STAINLESS STEEL GRATING TREADS & LANDINGS. REFER TO STRUCTURAL.
- 6.1 05 51 00 - FLAT PLATE/BAR STEEL GUARDRAIL, PAINTED TO MATCH BEAMS
- 7 07 41 13 - STANDING SEAM METAL ROOF (MP-1)
- 8 08 53 13 - VINYL WINDOWS (WDW-1)
- 9 05 51 00 - STEEL FRAMED ENTRY RAMP, PAINTED (P-3), WITH GALVANIZED OR STAINLESS STEEL GRATING TREADS & LANDINGS. REFER TO STRUCTURAL.
- 10 07 62 00 - 5 1/2" HALF ROUND GUTTER, FINISH TO MATCH ROOFING
- 11 07 62 00 - 3" DIA ROUND DOWNSPOUTS, FINISH TO MATCH ROOFING
- 12 05 73 00 - FRAMELESS GLAZED METAL GUARDRAIL
- 13 08 32 00 - EXTERIOR VINYL SLIDING DOORS, INT. WHITE, EXT. BLACK
- 14 08 11 13 - HOLLOW METAL DOOR
- 14.1 08 11 13 - HOLLOW METAL DOOR, 45-MIN FIRE RATED ASSEMBLY.
- 15 OUTDOOR MECHANICAL UNITS, MOUNTED TO EXTERIOR WALL WITH BRACKETS. REFER TO MECHANICAL.
- 16 TRASH ENCLOSURE PER MDDO 10.781. INTEGRATED WITH ADJACENT BUFFERYARD WALL AND SITE RETAINING WALLS. GATE WITH CORRUGATE METAL SIDING PANELS (MP-2)
- 17 08 31 00 - 24"x36" INSULATED METAL ACCESS DOOR, FINISH TO MATCH SIDING
- 18 03 10 00 - CONCRETE RETAINING WALL, VERTICAL BOARD FORMED WHERE ABOVE GRADE, TOP OF WALLS 30" MAXIMUM FROM ADJACENT GRADES. PAINTED STEEL GUARDRAILS IN LOCATIONS HIGHER THAN 30" ABOVE ADJACENT GRADES. REFER TO CIVIL & LANDSCAPE.
- 19 10" HIGH METAL IDENTIFICATION NUMBERS CORRESPONDING TO THE UNIT NUMBERS. STYLE: CENTURY GOTHIC. FINISH BRUSHED ALUMINIUM. MOUNT WITH 1" STAND OFF SPACERS.
- 21 RECESSED CAN LIGHTS AT EXTERIOR WOOD SOFFITS
- 22 LED WALL-MOUNTED LIGHT FIXTURES, LITHONIA WPX OR EQUIVALENT, BLACK FINISH. REFER TO ELECTRICAL.
- 23 08 11 13 - HOLLOW METAL FRAMED WINDOW, FINISHED TO MATCH OTHER WINDOWS AND DOORS (BLACK), ASSEMBLY TO BE RATED 45-MINUTES.

GENERAL NOTES - BUILDING SECTIONS

- A. SECTION KEYNOTES APPLY TO SHEETS A7.1 - A7.2. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A1.0 FOR ASSEMBLIES.
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.



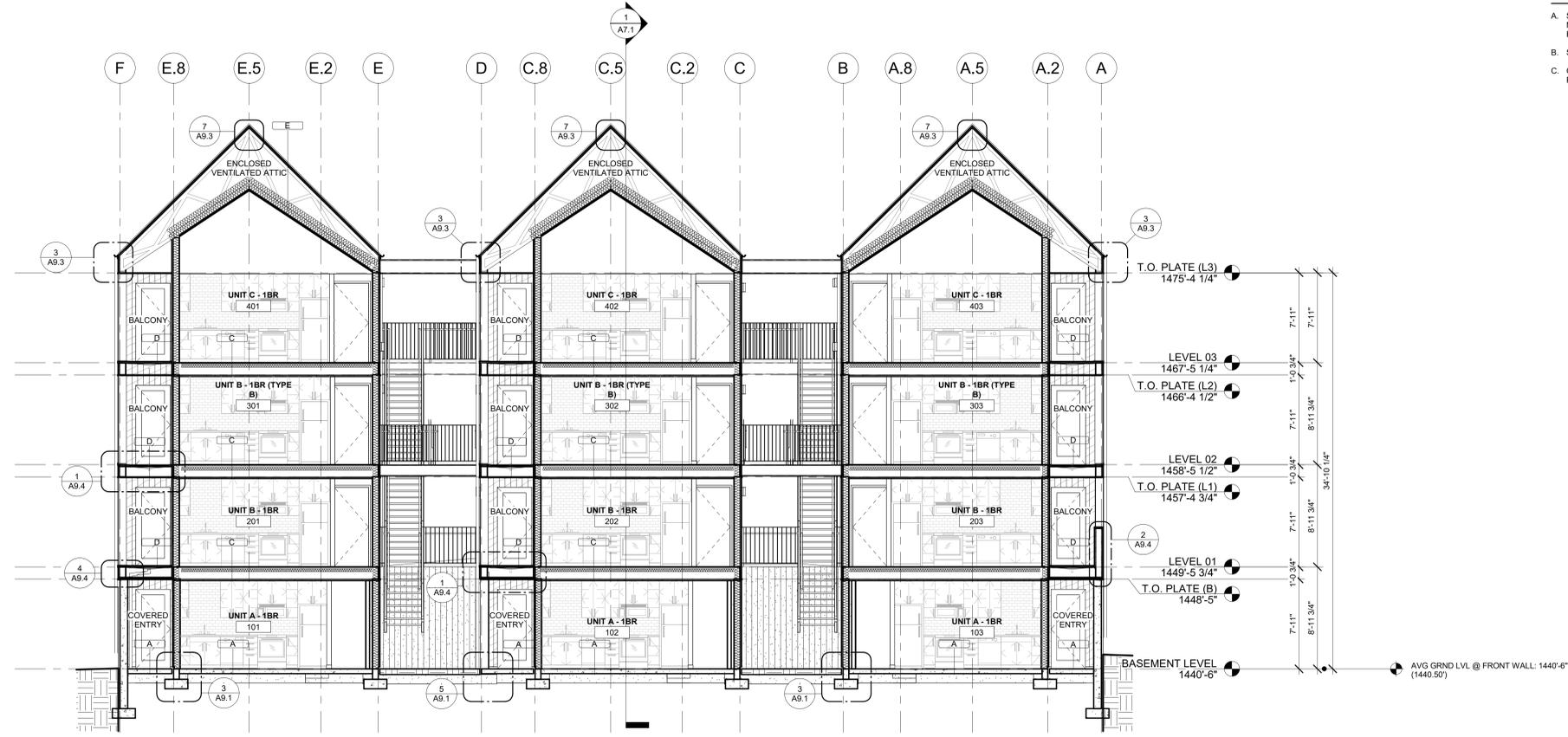
BUILDING SECTION - E-W 1
3/16" = 1'-0" 1



BUILDING SECTION - N-S 5
3/16" = 1'-0" 2

GENERAL NOTES - BUILDING SECTIONS

- A. SECTION KEYNOTES APPLY TO SHEETS A7.1 - A7.2. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A1.0 FOR ASSEMBLIES.
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.



BUILDING SECTION - N-S 1
3/16" = 1'-0"



BUILDING SECTION - N-S 2
3/16" = 1'-0"



 TOTAL SITE AREA:
14,810 (NET)

SLOPE ANALYSIS

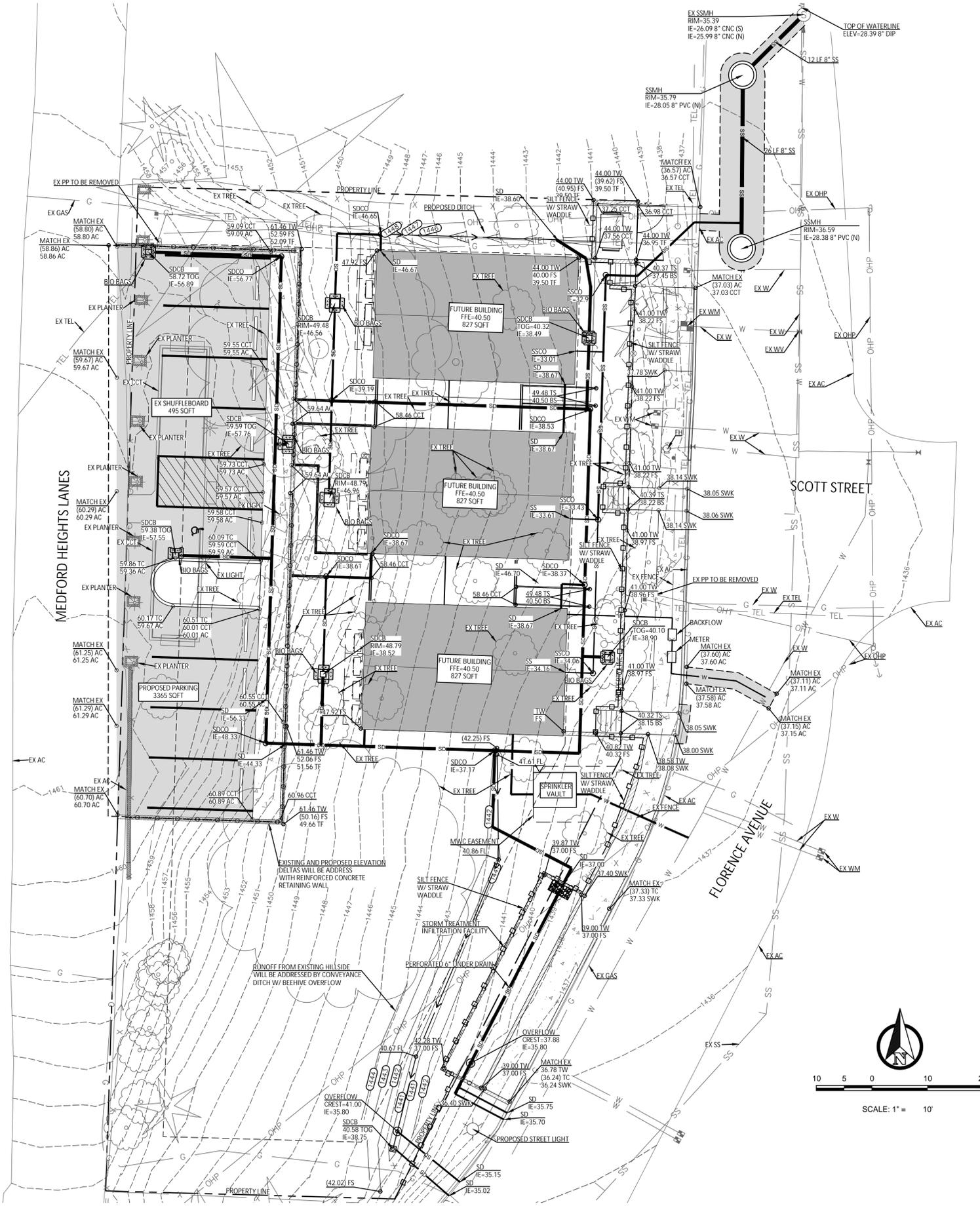
-  15% - 35%
(APPROX 9,640 SF
ON PROPERTY)
-  >35%
(APPROX 3,360SF
ON PROPERTY)

SITE - SLOPE ANALYSIS 1
1/8" = 1'-0"

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CALL BEFORE YOU DIG
1-800-332-2344
48 HOURS BEFORE BEGINNING EXCAVATION
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 850-001-0010 THROUGH OAR 850-001-0050. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT 503-232-1987.



ksw
ARCHITECTS

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



RENEWS: JUNE 30, 2027



MAI Project Number: 24-1035
1120 East Jackson
PO Box 490
Medford, OR, 97501
P: 541-772-7115

MEDFORD HEIGHTS LOFTS

KOGAP ENTERPRISES INC.
115 STEWART AVE #202
MEDFORD, OR 97501

REVISIONS

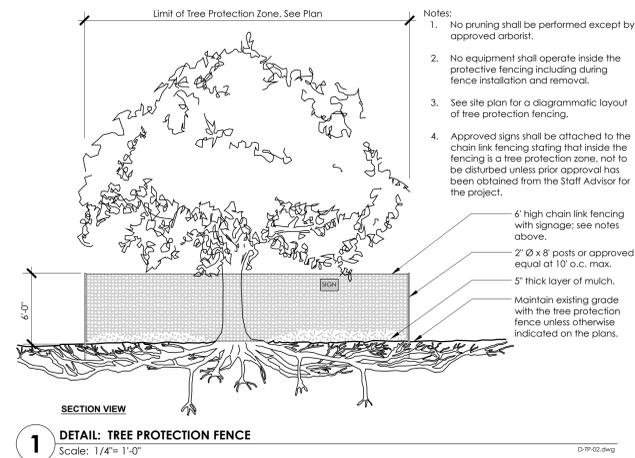
SPAC PLAN

PROJECT NO.: 24-1246
ISSUE DATE: 08-20-2025
SHEET:

C0.01

TREE PROTECTION AND REMOVAL NOTES

- PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED.
- FENCES MUST BE ERRECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED. THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
- CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES. SEE DETAIL #1 "TREE PRESERVATION FENCING" FOR ADDITIONAL REQUIREMENTS.
- ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROJECT PLANS CONFLICT WITH THIS REQUIREMENT.
- NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
- NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED FOR CONSTRUCTION CLEARANCE.
- IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFENDING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
- WATERING SCHEDULE: WATERING PROTECTED TREES SHALL FOLLOW THESE STANDARDS. HOWEVER PERIODS OF EXTREME HEAT, WIND, RAINFALL OR DROUGHT MAY REQUIRE MORE OR LESS WATER THAN RECOMMENDED IN THESE NOTES.
 - MOST SPECIES: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER)
 - QUERCUS/OAK: DEEP WATER IN MAY AND SEPTEMBER. DO NOT WATER DURING OTHER MONTHS. FOR OAKS ALREADY IN THE VICINITY OF IRRIGATED CONDITIONS, AUTOMATIC SPRINKLERS OR REGULAR WATERING SHALL NOT BE ALLOWED TO SPRAY ON OR WITHIN 3 FEET OF THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARDS THE TRUNK.
 - WATERING METHOD: HAND WATERING SYSTEMS, RECOMMENDED FOR TREES THAT ARE PART OF A DEVELOPMENT PROJECT THAT MUST BE WATERED TO INSURE TREE SURVIVAL DURING THE COURSE OF CONSTRUCTION UNTIL AUTOMATIC IRRIGATION IS INSTALLED.
- EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED ON THE UPHILL SIDE OF THE TREE PROTECTION ZONE TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
- BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
- ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
- IF TEMPORARY HALL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6-8 INCHES OF WOOD MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REFRESHED AS NECESSARY TO MAINTAIN A MIN. 6 INCH DEPTH.
- SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
- NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
- MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
- DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
- REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
- EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK COMMENCING.
- AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES SHOWN ON THIS PLAN SHALL RECEIVE AN APPLICATION OF MYCOAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. THIS MYCORRHIZAE PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT BIOSTIMULANT WHICH ENHANCES THE ASSORPTIVE SURFACE AREA OF THE TREES' ROOT SYSTEMS. THIS PROMOTES AND IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITIES OF THE REMAINING ROOT STRUCTURE. DISTRIBUTE MYCOAPPLY EVENLY WITHIN THE ACTIVE ROOT ZONE OF RETAINED TREES. APPLY 30 GALS. OF SOLUTION PER TREE 6" DBH AND GREATER, A MINIMUM OF 4" BELOW SOIL SURFACE IN QUANTITIES OF 1/2 GALLON AT EACH POINT OF APPLICATION. LOCATE THE ACTIVE ROOT ZONES WITH LANDSCAPE ARCHITECT PRESENT. MYCOAPPLY IS AVAILABLE FROM MYCORRHIZAL APPLICATION, INC., PHONE (541) 474-3985.



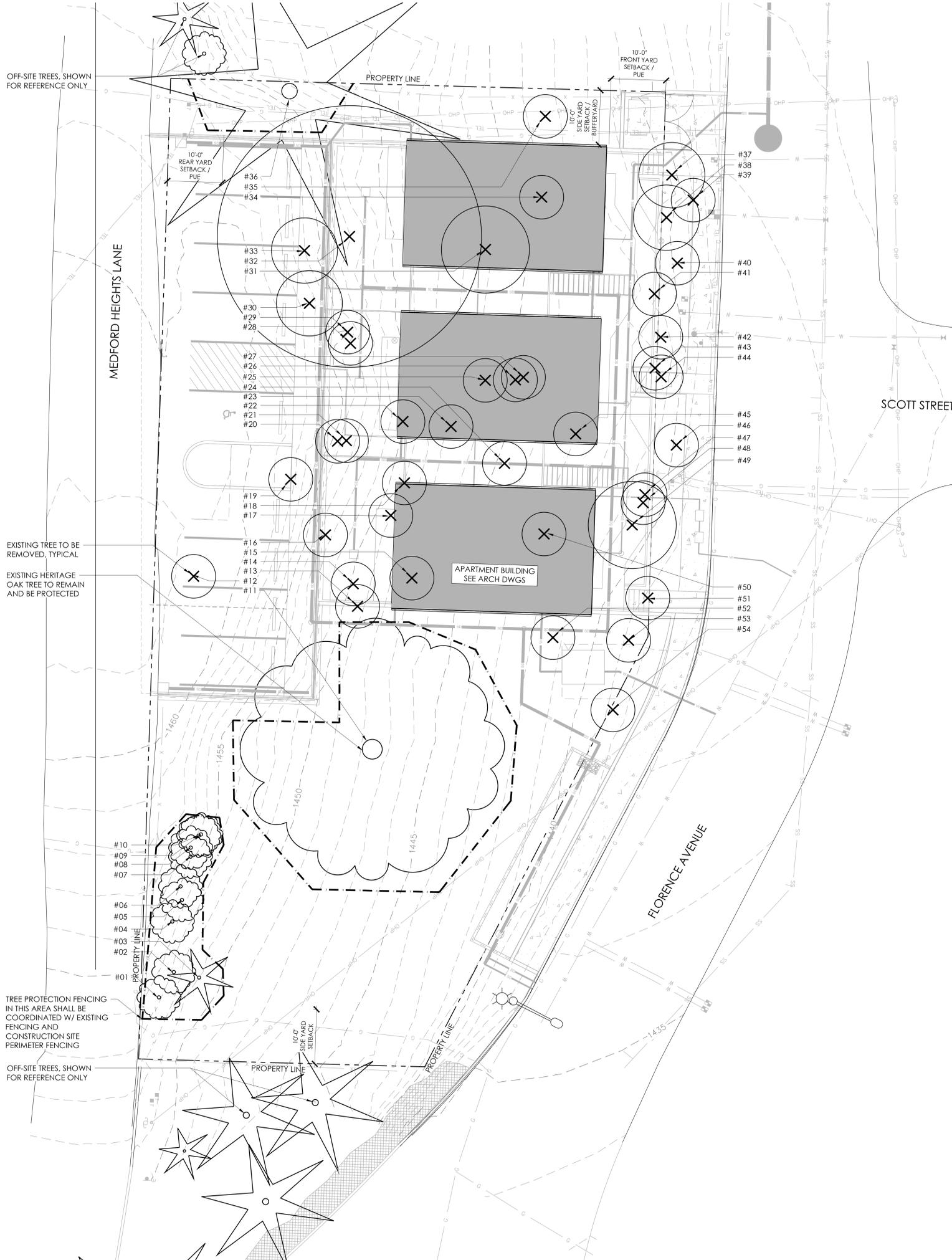
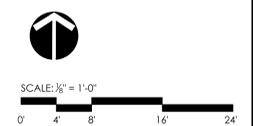
EXISTING TREE INVENTORY

TREE #	TREE TYPE	DBH	REMOVE / PRESERVE	NOTES
01	DECIDUOUS	10"	PRESERVE	
02	DECIDUOUS	10"	PRESERVE	
03	CONIFER	10"	PRESERVE	
04	DECIDUOUS	10"	PRESERVE	
05	DECIDUOUS	10"	PRESERVE	
06	DECIDUOUS	10"	PRESERVE	
07	DECIDUOUS	10"	PRESERVE	
08	DECIDUOUS	10"	PRESERVE	
09	DECIDUOUS	10"	PRESERVE	
10	DECIDUOUS	10"	PRESERVE	
11	OAK	48"	PRESERVE	HERITAGE TREE
12	DECIDUOUS	8"	REMOVE	
13	DECIDUOUS	10"	REMOVE	
14	DECIDUOUS	10"	REMOVE	
15	DECIDUOUS	10"	REMOVE	
16	DECIDUOUS	10"	REMOVE	
17	DECIDUOUS	12"	REMOVE	
18	DECIDUOUS	10"	REMOVE	
19	DECIDUOUS	10"	REMOVE	
20	DECIDUOUS	8"	REMOVE	
21	DECIDUOUS	8"	REMOVE	
22	DECIDUOUS	8"	REMOVE	
23	DECIDUOUS	10"	REMOVE	
24	DECIDUOUS	12"	REMOVE	
25	DECIDUOUS	10"	REMOVE	
26	DECIDUOUS	12"	REMOVE	
27	DECIDUOUS	12"	REMOVE	
28	DECIDUOUS	4"	REMOVE	
29	DECIDUOUS	18"	REMOVE	
30	CONIFER	8"	REMOVE	
31	DECIDUOUS	24"	REMOVE	
32	DECIDUOUS	48"	REMOVE	
33	CONIFER	8"	REMOVE	
34	DECIDUOUS	6"	REMOVE	
35	DECIDUOUS	6"	REMOVE	
36	CONIFER	48"	PRESERVE	
37	CONIFER	15"	REMOVE	
38	CONIFER	18"	REMOVE	
39	DECIDUOUS	15"	REMOVE	
40	DECIDUOUS	6"	REMOVE	
41	DECIDUOUS	6"	REMOVE	
42	DECIDUOUS	6"	REMOVE	
43	DECIDUOUS	10"	REMOVE	
44	DECIDUOUS	10"	REMOVE	
45	DECIDUOUS	16"	REMOVE	
46	DECIDUOUS	6"	REMOVE	
47	DECIDUOUS	8"	REMOVE	
48	DECIDUOUS	8"	REMOVE	
49	DECIDUOUS	24"	REMOVE	
50	DECIDUOUS	10"	REMOVE	
51	DECIDUOUS	6"	REMOVE	
52	DECIDUOUS	10"	REMOVE	
53	DECIDUOUS	6"	REMOVE	
54	DECIDUOUS	10"	REMOVE	

NOTE: TREE LOCATIONS AND SIZES ARE BASED ON TOPOGRAPHIC SURVEY BY PARIANI LAND SURVEYING, DATED APRIL 9, 2024.

TREE PROTECTION + REMOVAL PLAN LEGEND

SYMBOL	DESCRIPTION
#01	TREE TO REMAIN APPROXIMATE DBH TRUNK AND DRIFLINE SHOWN
#01	TREE TO REMOVE
	TREE PROTECTION FENCE SEE DETAIL 1, THIS SHEET

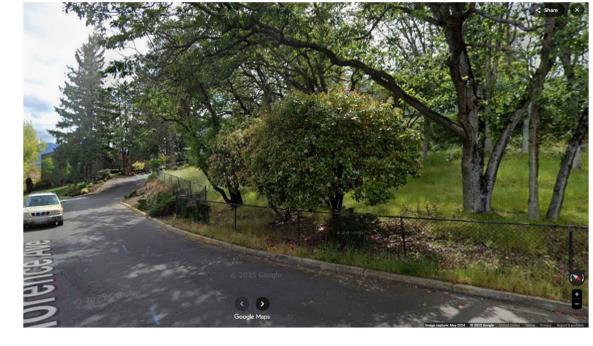
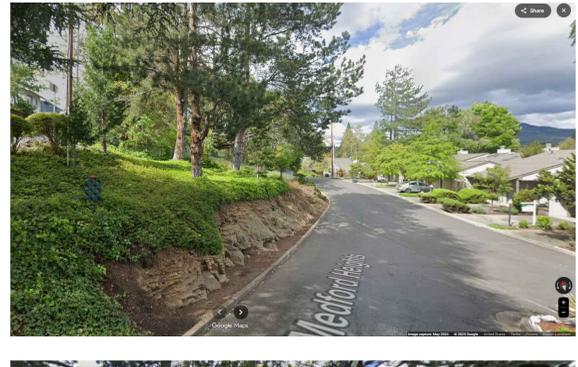


OFF-SITE TREES, SHOWN FOR REFERENCE ONLY

EXISTING TREE TO BE REMOVED, TYPICAL
EXISTING HERITAGE OAK TREE TO REMAIN AND BE PROTECTED

TREE PROTECTION FENCING IN THIS AREA SHALL BE COORDINATED W/ EXISTING FENCING AND CONSTRUCTION SITE PERIMETER FENCING

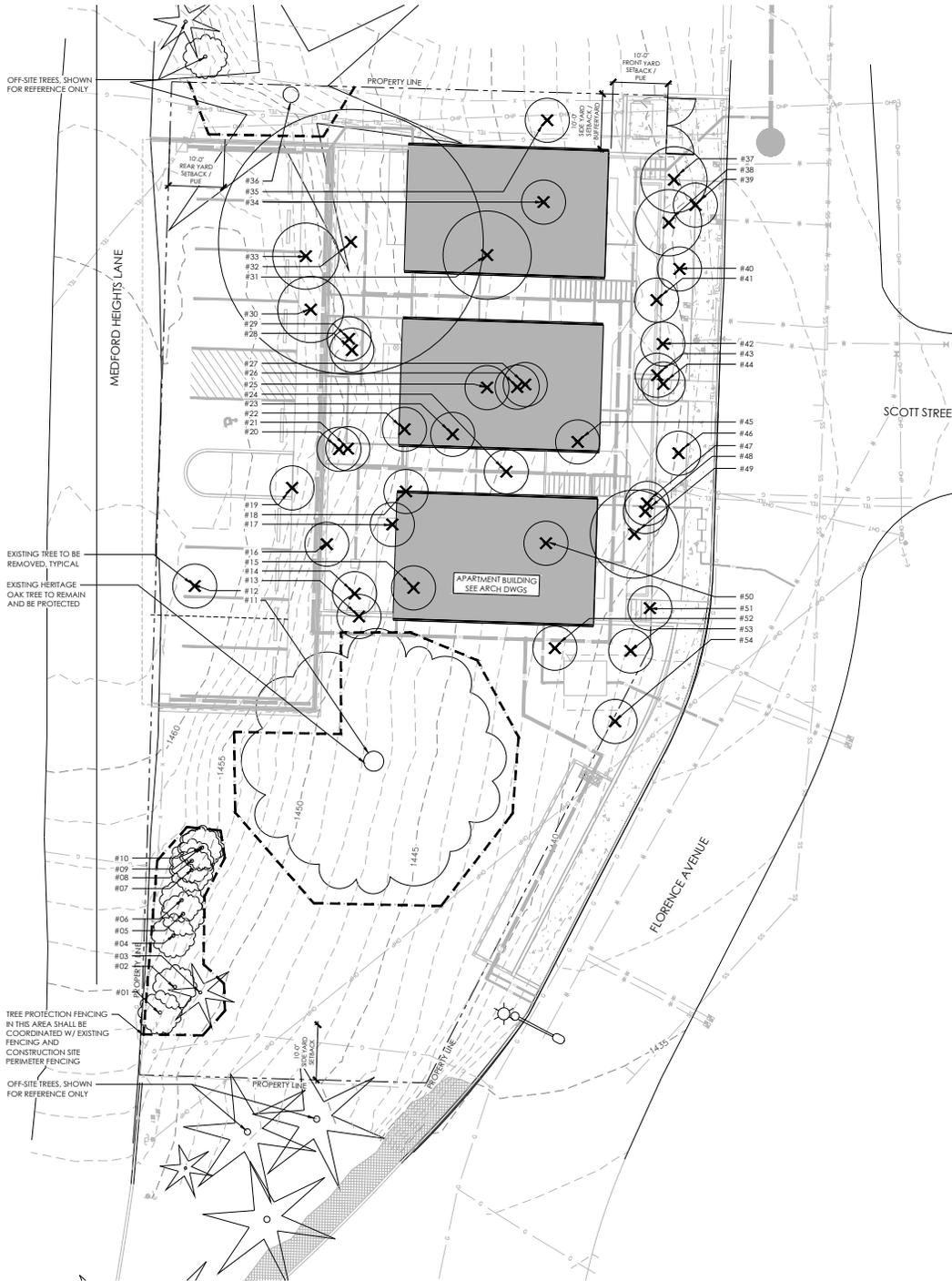
OFF-SITE TREES, SHOWN FOR REFERENCE ONLY



PHOTOS OF EXISTING CONDITIONS ALONG FLORENCE AVENUE RIGHT-OF-WAY
 SOURCE: GOOGLE MAPS IMAGES, MAY 2024

MEDFORD HEIGHTS LOFTS
 FLORENCE AVE & MEDFORD HEIGHTS LANE
 MEDFORD, OR, 97504

REVISIONS		
#	DATE	DESCRIPTION



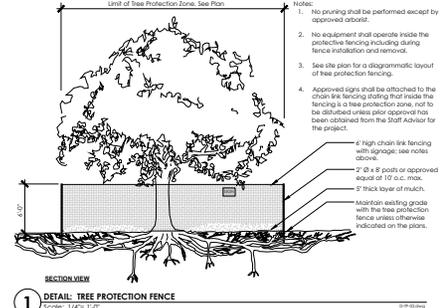
TREE PROTECTION AND REMOVAL NOTES

- PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED.
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- NO MATERIALS, EQUIPMENT, SPILL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
- NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED FOR CONSTRUCTION CLEARANCE.
- IF HARMY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFENDING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
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 - MOST SPECIES: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER).
 - QUERCUS/OAK: DEEP WATER IN MAY AND SEPTEMBER. DO NOT WATER DURING OTHER MONTHS. FOR OAKS ALREADY IN THE VICINITY OF IRRIGATED CONDITIONS, AUTOMATIC SPRINKLERS OR REGULAR WATERING SHALL BE ALLOWED TO SPRAY ON OR WITHIN 3 FEET OF THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL, OR DRAIN TOWARDS THE TRUNK.
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- EROSION CONTROL DEVICES SUCH AS SALT FENCING, DEBRIS BASKS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED ON THE UPRILL SIDE OF THE TREE PROTECTION ZONE TO PREVENT EROSION AND/OR EROSION ZONE.
- BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE. CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING SPOPED CUTS WITH A SAW, IRBANDON OF ROCK SAW, HARBOR TRENCHER WITH SHARP SLACKER, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
- ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
- IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 4" BENCHES OF WOOD MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLISHED AS NECESSARY TO MAINTAIN A MIN. 4" RICH DEPTH.
- SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
- NO BURN PILLS OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
- MAINTAIN FIRE SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
- DO NOT RAISE THE SOIL LEVEL WITHIN THE DRP LINES TO ACHIEVE POSITIVE DRAINAGE EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, REPAIR THE EXISTING TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
- REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
- EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK COMMENCING.
- AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES SHOWN ON THIS PLAN SHALL RECEIVE AN APPLICATION OF MYCOAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. THIS MYCOBIOLOGICAL PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT STIMULANT WHICH ENHANCES THE ABSORPTIVE SURFACE AREA OF THE TREES' ROOT SYSTEMS. THIS PROMOTES AND IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITIES OF THE REMAINING ROOT STRUCTURE. DISTRIBUTE MYCOAPPLY EVENLY WITHIN THE ACTIVE ROOT ZONE OF RETAINED TREES. APPLY 30 GALS. OF SOLUTION PER TREE OF DBH AND GREATER, A MINIMUM OF 4" BELOW SOIL SURFACE IN QUANTITIES OF 1/2 GALLON AT EACH POINT OF APPLICATION. LOCATE THE ACTIVE ROOT ZONES WITH LANDSCAPE ARCHITECT PRESENT. MYCOAPPLY IS AVAILABLE FROM MYCOBIOLOGICAL APPLICATION, INC., PHONE (541) 474-3985.

EXISTING TREE INVENTORY

TREE #	TREE TYPE	DBH	REMOVE / PRESERVE	NOTES
01	DECIDUOUS	10"	PRESERVE	
02	DECIDUOUS	10"	PRESERVE	
03	CONIFER	10"	PRESERVE	
04	DECIDUOUS	10"	PRESERVE	
05	DECIDUOUS	10"	PRESERVE	
06	DECIDUOUS	10"	PRESERVE	
07	DECIDUOUS	10"	PRESERVE	
08	DECIDUOUS	10"	PRESERVE	
09	DECIDUOUS	10"	PRESERVE	
10	DECIDUOUS	10"	PRESERVE	
11	OAK	48"	PRESERVE	HERITAGE TREE
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16	DECIDUOUS	10"	REMOVE	
17	DECIDUOUS	12"	REMOVE	
18	DECIDUOUS	10"	REMOVE	
19	DECIDUOUS	10"	REMOVE	
20	DECIDUOUS	8"	REMOVE	
21	DECIDUOUS	8"	REMOVE	
22	DECIDUOUS	8"	REMOVE	
23	DECIDUOUS	10"	REMOVE	
24	DECIDUOUS	12"	REMOVE	
25	DECIDUOUS	10"	REMOVE	
26	DECIDUOUS	12"	REMOVE	
27	DECIDUOUS	12"	REMOVE	
28	DECIDUOUS	4"	REMOVE	
29	DECIDUOUS	10"	REMOVE	
30	CONIFER	8"	REMOVE	
31	CONIFER	24"	REMOVE	
32	DECIDUOUS	48"	REMOVE	
33	CONIFER	8"	REMOVE	
34	DECIDUOUS	6"	REMOVE	
35	DECIDUOUS	6"	REMOVE	
36	CONIFER	48"	PRESERVE	
37	CONIFER	15"	REMOVE	
38	CONIFER	18"	REMOVE	
39	DECIDUOUS	15"	REMOVE	
40	DECIDUOUS	6"	REMOVE	
41	DECIDUOUS	6"	REMOVE	
42	DECIDUOUS	6"	REMOVE	
43	DECIDUOUS	10"	REMOVE	
44	DECIDUOUS	10"	REMOVE	
45	DECIDUOUS	16"	REMOVE	
46	DECIDUOUS	6"	REMOVE	
47	DECIDUOUS	8"	REMOVE	
48	DECIDUOUS	8"	REMOVE	
49	DECIDUOUS	24"	REMOVE	
50	DECIDUOUS	10"	REMOVE	
51	DECIDUOUS	6"	REMOVE	
52	DECIDUOUS	10"	REMOVE	
53	DECIDUOUS	6"	REMOVE	
54	DECIDUOUS	10"	REMOVE	

NOTE: TREE LOCATIONS AND SIZES ARE BASED ON TOPOGRAPHIC SURVEY BY PARIAN LAND SURVEYING, DATED APRIL 9, 2024.



TREE PROTECTION + REMOVAL PLAN LEGEND

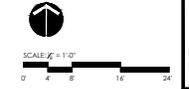
SYMBOL	DESCRIPTION
#01 (Tree with star)	TREE TO REMAIN APPROXIMATE DBH TRUNK AND DRIFLINE SHOWN
#01 (Tree with X)	TREE TO REMOVE
(Dashed line)	TREE PROTECTION FENCE SEE DETAIL 1, THIS SHEET

MEDFORD HEIGHTS LOFTS
 FLORENCE AVENUE & MEDFORD HEIGHTS LANE
 MEDFORD, OR, 97504

REVISIONS
 # DATE DESCRIPTION

SPAR
 TREE PROTECTION + REMOVAL PLAN

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 PROJECT NO. 2534
 NOVEMBER 17, 2025
 TEAM: P.V.C., E.G.

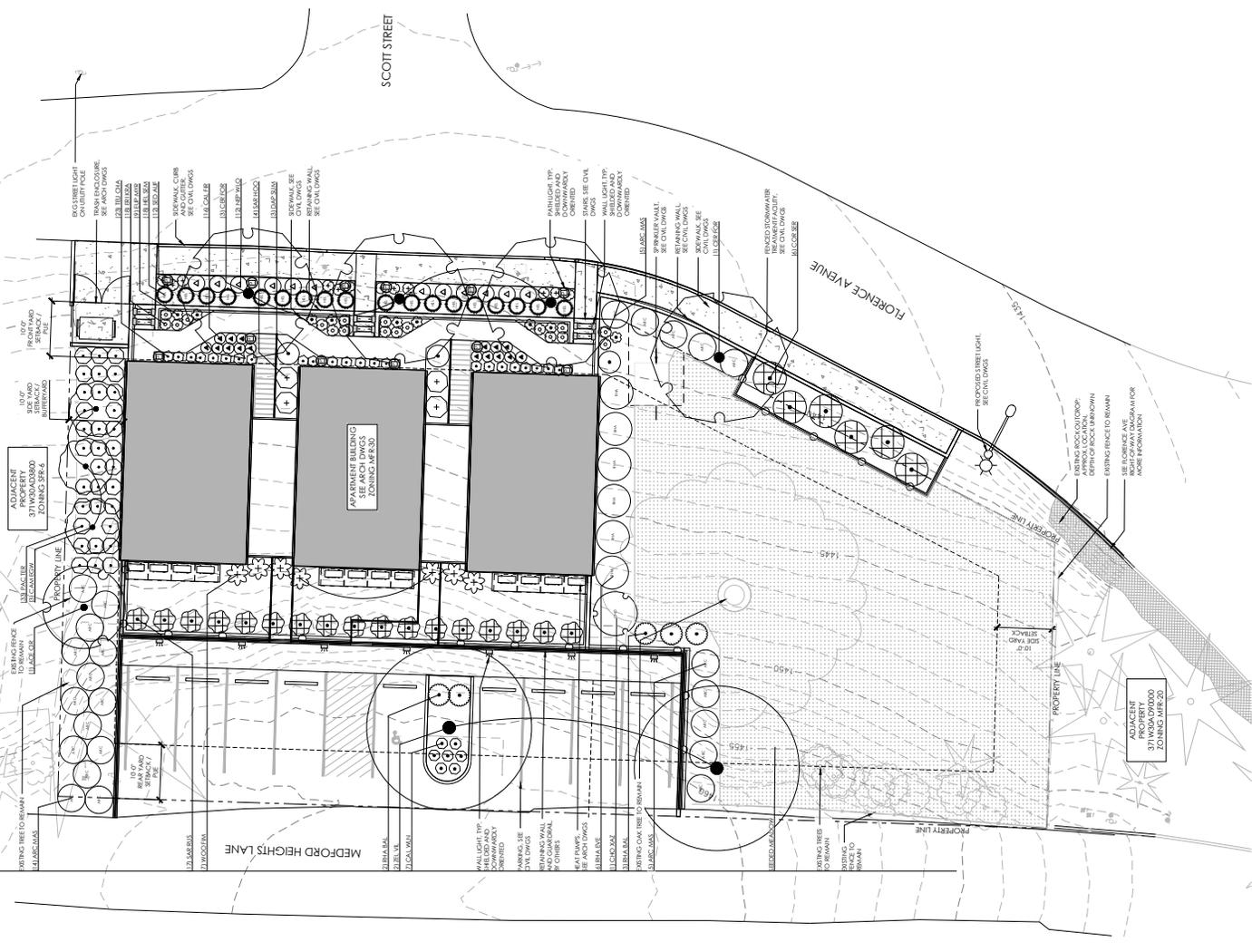


PRELIMINARY LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE ANNUALS OR PERENNIALS UNLESS OTHERWISE NOTED.
2. PLANTINGS SHALL BE ANNUALS OR PERENNIALS UNLESS OTHERWISE NOTED.
3. PLANTINGS SHALL BE ANNUALS OR PERENNIALS UNLESS OTHERWISE NOTED.
4. PLANTINGS SHALL BE ANNUALS OR PERENNIALS UNLESS OTHERWISE NOTED.
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	IRRIGATION	QTY	REMARKS
(Symbol)	ASZ	AZALEA	YFZ MAZE	1.5' W/ CAL	RUNNER	1	
(Symbol)	CAW	CAMELLIA	E.G. WATERHOUSE CAMELLIA	1.5' GAL	BUMPER	3	
(Symbol)	CEP	CERISE	FOREST PANSY EASTERN REDWOOD	1.5' FT CAL	BUMPER	4	
(Symbol)	RE	RENOVA	RENOVA JAPANESE BIRCH	1.5' W/ CAL	BUMPER	2	
(Symbol)	ARC	ARCTIC	ARCTIC	1' GAL	DRP	24	
(Symbol)	CAW	CAMELLIA	W/RE LAMINATE	1' GAL	DRP	7	
(Symbol)	CAW	CAMELLIA	W/RE LAMINATE	1' GAL	DRP	16	
(Symbol)	CHO	CHOISY	ATZIC PEAK	1.5' GAL	DRP	6	
(Symbol)	COB	CORONILLA	RED TWIG DOGWOOD	2' GAL	SPRAY	3	
(Symbol)	DAF	DAFFODIL	DAFFODIL	1' GAL	DRP	18	
(Symbol)	EUP	EUPHORBIA	W/RE LAMINATE	1' GAL	DRP	9	
(Symbol)	HEG	HELEBRUS	HELEBRUS	1' GAL	DRP	18	
(Symbol)	HEP	HEPHERCIS	HEPHERCIS	1' GAL	DRP	12	
(Symbol)	JAP	JAPANESE	JAPANESE	1' GAL	DRP	33	
(Symbol)	RYA	RYAN	RYAN	1' GAL	DRP	6	
(Symbol)	SAR	SARAWAK	SARAWAK	1' GAL	DRP	4	
(Symbol)	SAR	SARAWAK	SARAWAK	1' GAL	DRP	17	
(Symbol)	SED	SEDUM	SEDUM	1' GAL	DRP	13	
(Symbol)	TEL	TELEKIA	TELEKIA	1' GAL	DRP	23	
(Symbol)	WOO	WOOD	WOOD	1' GAL	DRP	7	



CONSTRAINTS ANALYSIS

for

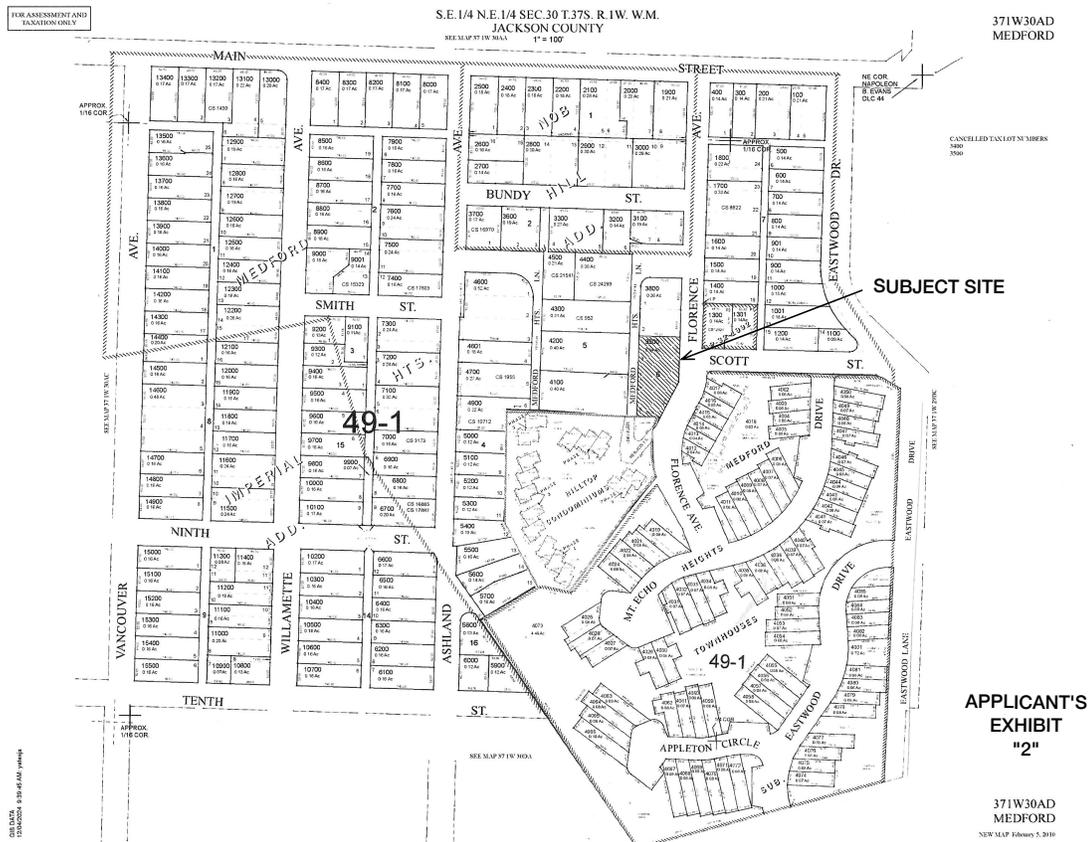
Medford Heights 2, LLC

Property at 130 Florence Avenue, Medford

Map 37-1W-30AD Tax Lot 3900 - approx. 0.34 ac

List of Content Items:

1. Notes
2. Slope Analysis by KSW Architects
3. Stormwater and Drainage Plans C0.00 and C0.01 by Marquess & Associates, Inc.
4. *Geotechnical and Geologic Investigation*, Applied Geotechnical Engineering, Dec. 16, 2025
5. Hydrology Report by Marquess & Associates, Inc.
6. Email from Robin Warren, Applied Geotechnical Engineering & Geologic Consulting, Jan. 13, 2026, assessing the groundwater conditions on the subject site



1. Notes

Before an application for Site Plan review can be submitted for development proposed on slopes of greater than 35 percent, a Preapplication Conference is required to be held, with a Constraints Analysis as one of the submittal documents.

The Slope Analysis map (#2) shows the slopes on the subject site.

A Constraints Analysis was submitted to the City with the Preapplication Conference application for the subject site and a Conference for the development was held on July 23, 2025.

In preparation of submitting a Site Plan and Architectural Review application for the subject property, the Public Works Department advised the applicant's representatives that the Constraints Analysis was submitted with the Preapplication Conference application was insufficient because it did not meet the requirements of the Code.

The Constraints Analysis was revised and supplemented by Applied Geotechnical Engineering on December 16, 2025 to meet the relevant standards of the Medford Land Development Code Section 10.933 - Constraints Analysis.

The Hydrologic Report below is taken from the notes prepared by Marquess & Associates, Inc., included on the updated stormwater plans (C0.00 and C0.01), which are attached.

In the SPAR application, the applicant plans to stipulate to request the City Council to initiate proceedings to vacate the area of public right-of-way behind the sidewalk to the existing property line, which will allow the area for the private stormdrainage facilities.

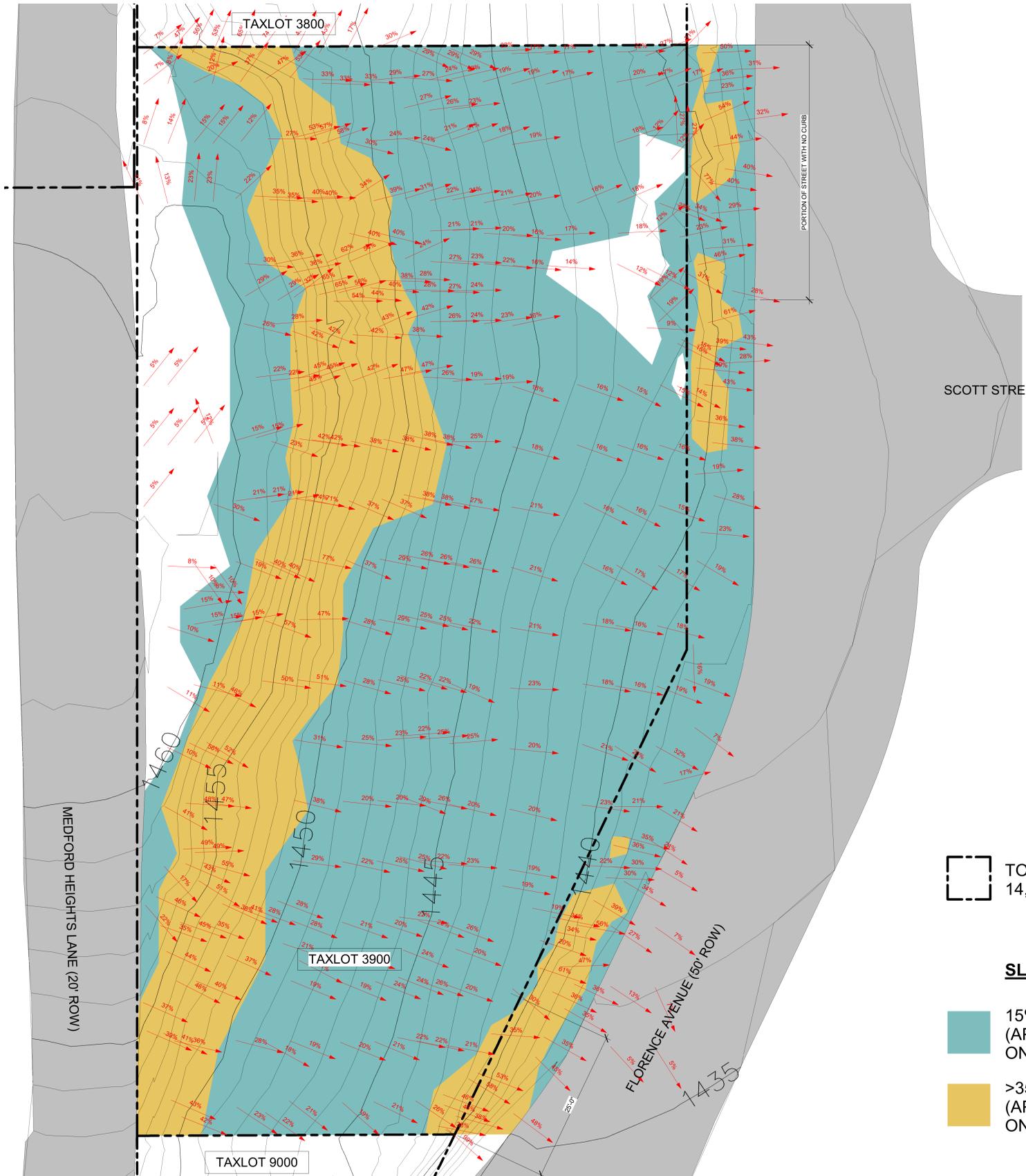
Jim Maize

January 20, 2026

MAIZE & ASSOCIATES, INC.
PLANNING CONSULTANTS

(541) 301-1466
PO Box 628
Medford, OR 97501

jmaize389@gmail.com



□ TOTAL SITE AREA:
14,810 (NET)

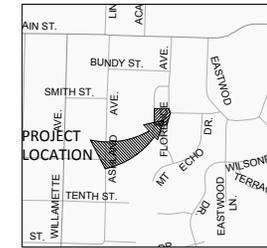
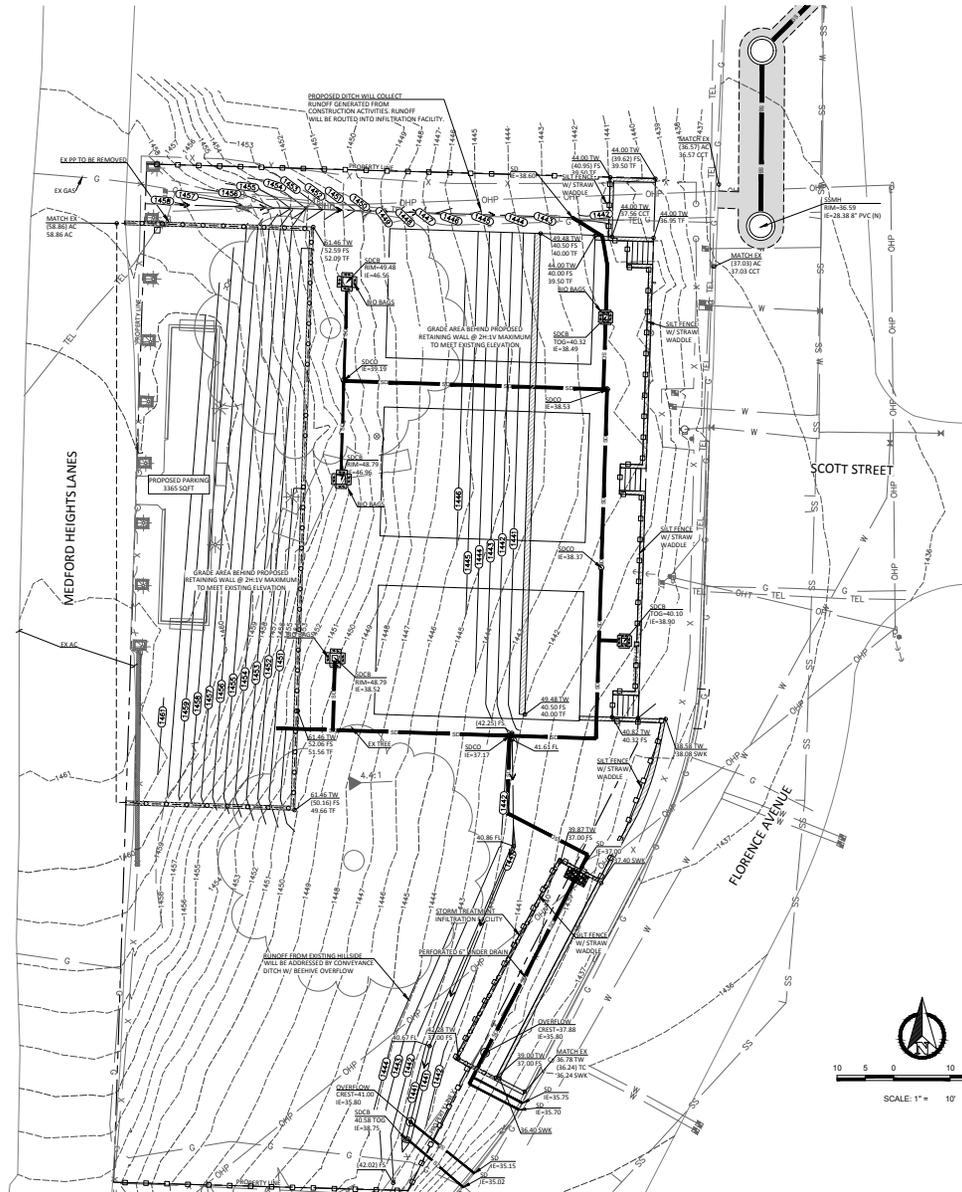
SLOPE ANALYSIS

15% - 35%
(APPROX 9,640 SF
ON PROPERTY)

>35%
(APPROX 3,360SF
ON PROPERTY)

SITE - SLOPE ANALYSIS 1
1/8" = 1'-0"

Exhibit "7"



SITE DATA:

ELEVATION 5465.5488
 ZONE RESIDENTIAL
 OCCUPANCY R
 USE MULTI-FAMILY RESIDENCE
 LOT AREA 5.8 ACRES
 NEW IMPERVIOUS AREA 0.23 ACRES

SITE HYDROLOGY AND DEVELOPMENT

MEDFORD TYPICALLY RECEIVES 38.30 INCHES OF PRECIPITATION ANNUALLY. GIVEN THE HILLSIDE'S ROCKY OUTCROPPING, SITE SOILS ARE CLASSIFIED AS HYDRAULIC SOILS (GROUP C-3) AND 44.15% ADJUSTS THE MAJORITY OF SURFACE WATER WILL SHEET FLOW ACROSS FLORENCE AVE.

ALL NEW IMPERVIOUS SURFACE WILL FLOW INTO AN INFILTRATION FACILITY. THE FACILITY DISCHARGES THROUGH CURB FACE TO EXISTING STORM SYSTEM.

SHEET FLOW FROM EXISTING HILLSIDE WILL BE CAPTURED BY A CONVEYANCE DITCH TO THE SOUTH. THE DITCH WILL HOLE HOOP THROUGH EXISTING CURB FACE INTO EXISTING STORM SYSTEM.

SHEET FLOW FROM THE NORTH OF THE BUILDING WILL BE CAPTURED BY A CONVEYANCE DITCH. THE DITCH FLOWS INTO THE INFILTRATION FACILITY.

EROSION CONTROL AND SEDIMENT:

GIVEN THE STEEP SLOPE ENCOUNTERED AT THE SITE, SOIL EROSION AND SEDIMENTATION COULD NEGATIVELY AFFECT THE ADJACENT ROAD SURFACE. TO MITIGATE THESE EROSION FACTORS SEDIMENT FENCES ALONG WITH STRAW MATS WILL BE INSTALLED ON THE DOWN HILL SIDE OF THE PROPERTY AND 80% FILTRATION BAGS WILL BE ADDED TO CATCH BASIN GRATES. THIS ALSO WILL REDUCE THE AMOUNT OF SEDIMENT ENTERING THE CITY STORM SYSTEM.

CONSTRUCTION SCHEDULE

PHASE 1 - INFILTRATION FACILITY

A STORM WATER TREATMENT FACILITY WILL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THIS WILL ENSURE ALL PARTICULATES WILL BE REMOVED FROM STORM AND GROUND WATER BEFORE DISCHARGING INTO CITY STORM SYSTEM. A 6\"/>

PHASE 2 - GRADING AND STORM UTILITY CONSTRUCTION

SURFACING SOIL WILL BE RECOVERED UP HILL OF RETAINING WALLS TO ENSURE CONSTRUCTABILITY AND MAINTAIN SLOPE STABILITY. TEMPORARY STAKES WILL BE INSTALLED AT THE TOP OF GRADED SLOPES ROUTING STORM WATER AND GROUND WATER AROUND RETAINING WALLS AND TO STORM TREATMENT FACILITY.

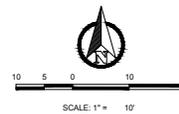
PHASE 3 - VERTICAL AND UTILITY CONSTRUCTION

CONCRETE RETAINING WALLS, ASPHALT PARKING, CONCRETE SIDEWALK, WATER/SEWER AND RESIDENTIAL BUILDINGS WILL BE INSTALLED ON SITE.

ABBREVIATIONS

AC	ASPHALT SURFACE	LF	LINEAR FEET
ARV	AIR RELEASE VALVE	LT	LEFT OFFSET
BS	BOTTOM OF STEPS	MH	MANHOLE
CB	CATCH BASIN	OHP	OVERHEAD POWER
CL	CONCRETE SURFACE	PP	POWER POLE
CCT	CENTERLINE	FW	POWDERPAPER
CO	CLEANOUT	ROW	RIGHT OF WAY
CI	CURB INLET	RT	RIGHT OFFSET
DI	DITCH INLET	SD	STORM DRAIN
EX	EXISTING	SS	SANITARY SEWER
FFE	FINISHED FLOOR ELEVATION	SWK	SIDEWALK
FI	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TGB	TOP OF GRATE
FB	FIBER OPTIC	TS	TOP OF STEPS
FS	FINISH SURFACE	TW	TOP OF WALL
G	GAS	W	WATER LINE
GRV	GRAVEL	WM	WATER METER
IE	INVERT ELEVATION	(W)	EX GRADE/FEATURE

NOTE: ADD 1400.00 TO TRUNCATED DESIGN GRADES TO EQUAL ACTUAL ELEVATION.



ksw
ARCHITECTS

65 WATER STREET
 SUITE 101
 ASHLAND, OR
 97520
 TEL: 541-488-8200



RENEWS: JUNE 30, 2027



UW Project Number: 24-1246
 1120 East Jackson
 PO Box 400
 Medford, OR 97501
 P: 541-772-7115

MEDFORD HEIGHTS LOFTS
KOGAP ENTERPRISES INC.
 115 STEWART AVE #202
 MEDFORD, OR 97501

REVISIONS

CONSTRUCTION PLAN

PROJECT NO.: 24-1246
 ISSUE DATE: 08-20-2025
 SHEET:

C0.00

This document and its contents are the property of KSW Architects and shall not be used in whole or in part for any other project without the written authorization of KSW Architects.

CALL BEFORE YOU DIG
 1-800-332-2344
48 HOUR NOTICE REQUIREMENT NOTIFICATION
 OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OUR 800-332-2344 WEBSITE (ORS 820.001-006). YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT 800-332-2344.

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KOGAP Construction LLC
115 Stewart Avenue, Suite 202
Medford, OR 97501

**SUBJECT: Geotechnical and Geologic Investigation
 Medford Heights Lofts
 Medford, Oregon**

At your request, Applied Geotechnical Engineering and Geologic Consulting LLC (AGEGC) has completed a geotechnical and geological investigation of the proposed new residential development to be located on Medford Heights Lane in Medford, Oregon. Our investigation included a review of available geotechnical and geologic information for the vicinity of the site, a ground-level reconnaissance of the site by a geotechnical engineer from AGEGC, subsurface explorations, an evaluation of geology hazards, and engineering analysis. This report describes the work accomplished and provides our recommendations for development of the site with multi-family residential structures.

We understand that the project consists of three, 3-story, wood-frame structures. Due to the moderate slopes, a retaining wall will be required along the uphill side of the units.

A licensed geotechnical engineer and geologist from AGEGC completed a site visit to the property on March 24, 2025. The property is bound on the uphill side by Medford Heights Lane (west side) and on the downhill side by Florence Avenue (east side). The site has several large trees and slopes moderately down to the east. The western portion of the site, adjacent to Medford Heights Lane, has been graded with substantial fill.

As part of our site investigation, four test pits were completed on the site. The test pit work and logs are summarized in Appendix A. The approximate locations of the test pits are shown on Figure 2, The Site Plan. The native slopes on the lot are mantled with expansive clayey silt soils over weathered sandstone. The test pits indicate that the site is mantle with a variable thickness of the moderately to highly expansive clayey silt soils. Clayey silt soils have a high shrink-swell ratio and a low shear strength. Clayey silt soils can cause damage to structures built on these soils.

Based on our experience with this sandstone, the depth to the top of competent, hard sandstone rock can vary significantly over relatively short distances. The test pits encountered relatively hard sandstone at depths of 0.5 to 4 ft below existing grades. Locally, the hard sandstone is mantled with a hard silt (severely weathered sandstone). Test pits TP-1, TP-3, and TP-4 were terminated in competent sandstone at depths of 2.0 to 4.5 ft.

Indications of deep-seated slope instability were not observed on the lot; however, soil creep typically occurs in the surficial silt soils.

Groundwater seepage was not observed on the lot.

CONCLUSIONS AND RECOMMENDATIONS

In our opinion, the proposed building site is suitable for development with the proposed new residential development. The main geotechnical considerations for development of the site are the potential for uncontrolled (non-structural) fill, expansive soils, the steep slope, and shallow hard sandstone on the site.

General recommendations for development of the site with the new residential development are provided below.

- 1) Existing fill and expansive clayey silt soils are not suitable for support of the building foundations and concrete flatwork without significant risk of post-construction differential movement. To reduce this risk, we recommend that existing fill and expansive clayey silt soils be removed within 3 ft of the building foundations and 1 ft of concrete flatwork and be replaced with imported crushed rock fill. In addition, stumps and roots up to 1 in. in size should be removed as part of site stripping. The excavation spoils are unsuitable for use as structural fill and should be removed from the site.
- 2) Any fill placed within 3 ft of the building or 1 ft of flatware footprint (including utility trenches) should consist of structural fill. Structural fill should consist of imported crushed rock fill (¾-in.-minus crushed rock) approved by the project geotechnical engineer. The fill should be compacted to at least 95% of the maximum dry density as determined by ASTM D 698 using a smooth-drum vibratory roller and/or vibratory plate compactor.
- 3) Final graded slopes (cut and fill) should be no steeper than 2H:1V; however, we understand only minor grading of the site will occur, primarily a cut to embed the lower floors of the buildings. We understand that the cut required for development with the three buildings will be retained with a retaining wall on the uphill side of the structures.
- 4) Hard sandstone was encountered in three of the test pits. Where similar hard sandstone has been encountered on other projects, the sandstone required use of rock excavation methods (hoe-ram) to remove. Based on our observations at the site, depending on the depth of excavation required, in our opinion, the risk of encountering hard rock within the required excavation can be significant. The risk can be reduced by minimizing excavation depths.
- 5) Structural loads may be supported on continuous spread footing foundations designed on the basis of an allowable soil bearing pressure of up to 2,000 psf. Isolated, pad foundations should not be used. In general, where practical, spread footing foundations should run east-west (perpendicular to the slope) to provide lateral support to the downhill foundations. To provide uniform support of foundations (important to minimize differential settlement of the foundations), we recommend that all excavations be completed using a backhoe or trackhoe equipped with a smooth-lip bucket to minimize disturbance of the subgrade. Foundations should be underlain by a minimum of 12 in. of imported crushed rock fill (structural fill). The minimum width of any footing should not be less than 18 in.,

and footings should be established a minimum of 18 in. below the lowest adjacent exterior grade.

- 6) For foundations founded on structural fill over very stiff silt soil or sandstone, we estimate that the total, long-term settlement of spread footings designed in accordance with the above recommendations and imposing a real bearing pressure of 2,000 psf will be less than ½ in. for continuous spread foundations loads of up to 4 kips/ft. For design purposes, the real bearing value refers to the total of dead load plus frequently and/or permanently applied live loads and can be increased by one-third for the total of all loads; dead, live, and wind or seismic.
- 7) When not founded on hard rock, foundations parallel to the slope should be set-back a horizontal distance of at least 10 ft from the face of any slope. The recommended setback may be obtained by embedding the foundation below existing grades. For example, foundations located on or near a 2H:1V slope can be embedded at least 5 ft below grades to obtain the recommended slope setback. The slope setbacks should be evaluated by the project geotechnical engineer.
- 8) We understand that retaining walls will be required along the uphill side of the buildings. The following embedded wall design recommendations assume that the wall backfill consists of clean granular material (sand or crushed rock) within at least 3 ft of the wall, the backfill is compacted to 90 to 95% of ASTM D 698, the backfill is level within 10 ft of the wall, and the embedded wall is fully drained, i.e., hydrostatic pressure cannot act on the wall. Walls that are allowed to yield by tilting about their base (cantilevered retaining walls are typically considered yielding) should be designed using a lateral earth pressure based on an equivalent fluid having a unit weight of 35 pcf. We also recommend waterproofing of residential embedded walls extending from 6 in. above final grades down to the base of the foundation, below any cold joints in the concrete. The foundation drain should be installed along the base of the exterior foundations.

Horizontal shear forces can be resisted partially or completely by frictional forces developed between the base of spread footings and the underlying soil and by passive soil resistance. The total frictional resistance between the footing and the soil is the normal force times the coefficient of friction between the soil and the base of the footing. We recommend an ultimate value of 0.4 for the coefficient of friction; the normal force is the sum of the vertical forces (dead load plus real live load).

- 9) Downspouts from the roof drains/gutters should be hard piped to discharge away from the building to prevent erosion of the slopes below and adjacent to the building. In addition, foundation drains consisting of a 4-in.-diameter perforated drainpipe and crushed clean drain rock wrapped in a non-woven geotextile (5-oz-minimum weight) should be installed adjacent to the foundation footing around the exterior of the building. The ground surface should be graded to slope away from the building within 10 ft of the foundations.

- 10) Based on our experience in the area, we estimate that relatively competent rock occurs at a depth of less than 10 ft at the site. In our opinion, based on the State of Oregon's Structural Specialty Code Amendments and the International Building Code, the subsurface conditions at this site may be classified as a Site Class B for seismic design purposes. Based on the site location, we recommend an S_s of 0.73 and an S_1 of 0.33. Based on the results of our study, we recommend an S_{MS} value of 0.60 and an S_{M1} value of 0.30. We also recommend an S_{DS} value of 0.40 and an S_{D1} value of 0.20. Based on the results of our investigation, the location of the site, and the nature of the underlying soil/rock, we anticipate that the potential for earthquake-induced fault displacement, subsidence, significant liquefaction-induced settlement, and/or lateral displacement, or seiches at this site is very low.
- 11) The geotechnical engineer of record for the project should observe site grading including overexcavation of unsuitable soils and placement of the imported structural fill. AGE GC is available to provide construction engineering services during construction including evaluation of the building pad and foundation subgrade.

EVALUATION OF GEOLOGIC HAZARDS

As part of our standard investigation, geologic hazards that could impact design, construction, or livability of the structures were evaluated. The intent of this section is to specifically address the City of Medford's questions regarding MLDC 10.933 (1). Potential geologic hazards for the site include:

- 1) Expansive soils can cause differential vertical movements in structures due to changes in the soil volume. Expansive clay soils also have a low shear strength and can cause differential downslope movements (soil creep) in the new buildings. Expansive soils will be removed from the building areas.
- 2) The site is moderately steep. With poor strength soils or rock with strike/dip oriented to daylight into cut slopes, the area can experience slope stability movements which can structurally damage the new buildings. The buildings will be founded on competent material. The strike/dip of the bedrock is not averse to the building design and cuts required for construction. Unsupported cut slopes will not result from construction. In our opinion, the risk of slope instability will be lower after completion of the three buildings and associated retaining walls.
- 3) Geologic maps of the area indicate no active faults within 20 miles of the site. The site has a moderately steep slope but a significant portion of the slope by the buildings will be retained by the new structures. There are no bodies of water near or upslope of the site. The site is underlain by hard sandstone at shallow depths. Based on the results of our investigation, the location of the site, and the nature of the underlying soil/rock, we anticipate that the potential for earthquake-induced fault displacement, subsidence, significant liquefaction-induced settlement, and/or lateral displacement, or seiches at this site is very low.

In our opinion, the existing geologic hazards at this site (expansive soils and moderately steep slopes) will be mitigated by construction of the new buildings.

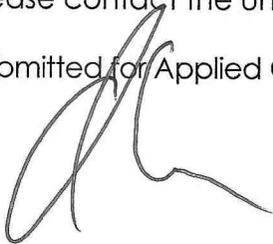
LIMITATIONS

This report has been prepared to aid in the evaluation of this site and to assist the owner's design team in the design and construction of the proposed new residential units. The scope is limited to the specific project and location described herein, and our description of the project represents our understanding of the significant aspects of the project relevant to the design and construction of the proposed structures. AGEGC should be allowed to review any proposed design and to modify or reaffirm the conclusions and recommendations of this report in writing.

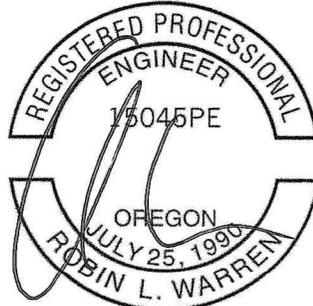
The conclusions and recommendations submitted in this report are based on the sources of information described above. However, it is acknowledged that variations in soil conditions may exist. If during construction, subsurface conditions different from those assumed in this report are observed or encountered, we should be advised at once so that we can observe and review these conditions and reconsider our recommendations where necessary.

Please contact the undersigned if you have any questions.

Submitted for Applied Geotechnical Engineering and Geologic Consulting LLC,

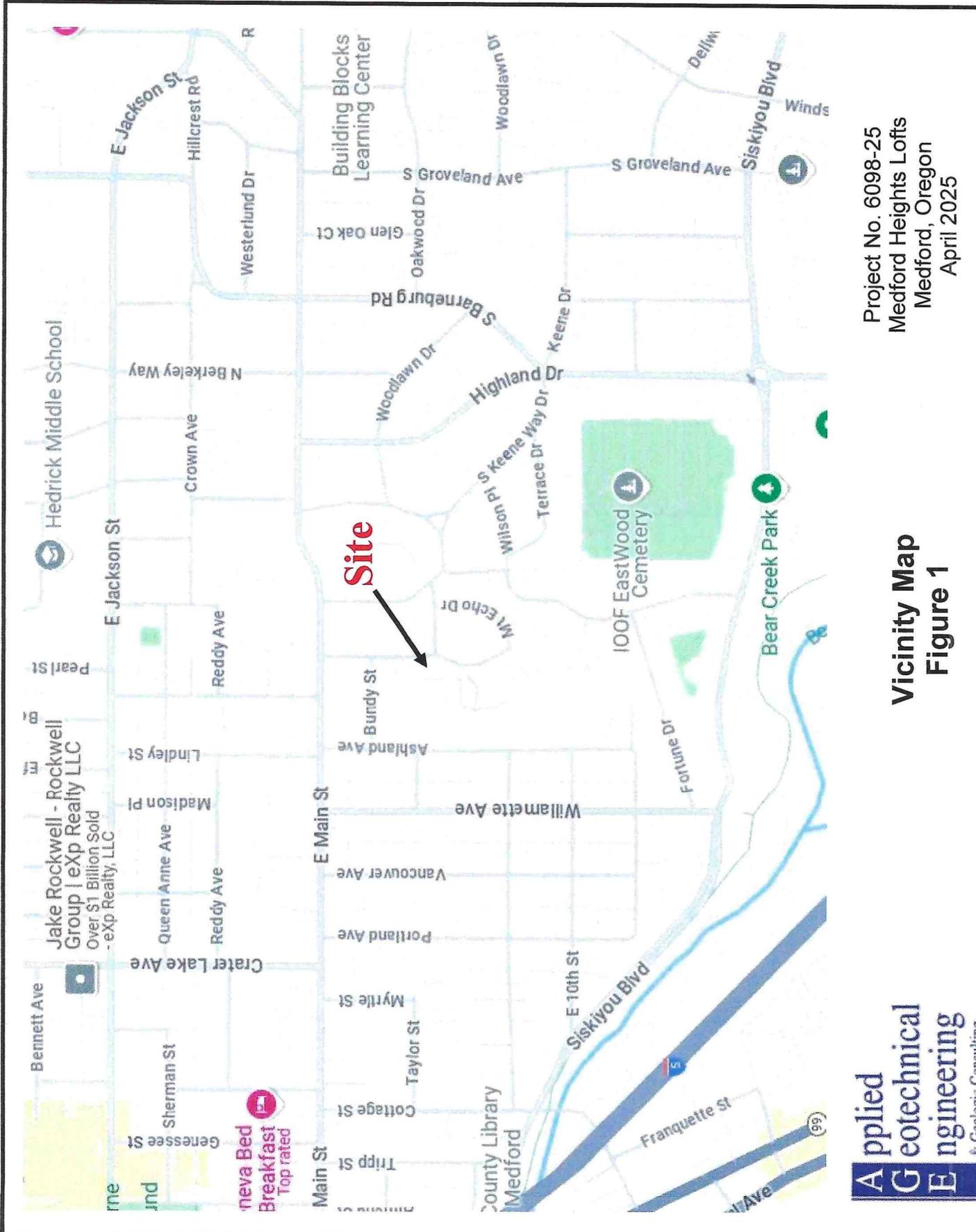


Robin L. Warren, P.E., G.E., R.G.
Principal Engineer



Renewal: June 2026





Project No. 6098-25
 Medford Heights Lofts
 Medford, Oregon
 April 2025

**Vicinity Map
 Figure 1**



Project No. 6098-25
Medford Heights Lofts
Medford, Oregon
April 2025

Figure 2
Site Plan

APPENDIX A FIELD EXPLORATIONS

The subsurface conditions and materials at the site were investigated on March 24, 2025, with four test pits, designated TP-1 through TP-4. The test pits were located in the field using existing landmarks. The approximate locations of the test pits are shown on Figure 2. A detailed description of the field exploration program completed for this project is provided below.

The test pits were excavated to depths ranging from 2.0 to 4.5 ft below the ground surface using a mini excavator equipped with a soft-rock bucket. All field explorations were observed by an experienced geotechnical engineer/geologist provided by our firm, who maintained a detailed log of the materials disclosed during the course of the work. Representative soil samples were saved in airtight sample containers that were returned to our laboratory for further examination and physical testing. The test pits were backfilled with the excavation spoils at the completion of our fieldwork.

Logs of the test pits are provided below. Each log presents a descriptive summary of the various types of material encountered in the test pits and notes the depths where the materials and/or characteristics of the material change. The terms used to describe the materials encountered in the test pits are defined in Tables 1A and 2A.

Test Pit TP-1

0.0 to 2.0 ft Soft, brown organic SILT; heavily rooted.
 2.0 to 2.5 ft Medium stiff, brown SILT; relict rock structure.
 2.5 to 3.0 ft Medium hard (RH-2), brown SANDSTONE: close fractures slightly weathered.
 Groundwater seepage not observed.
 No significant caving of test pit sidewalls.
 Completed March 24, 2025.

Test Pit TP-2

0.0 to 2.0 ft Medium stiff, black Clayey SILT; moderately expansive.
 2.0 to 3.5 ft Hard, brown SILT; relict rock structure.
 Groundwater seepage not observed.
 No significant caving of test pit sidewalls.
 Completed March 24, 2025.

Test Pit TP-3

0.0 to 2.0 ft Medium stiff, brown Clayey SILT; moderately expansive.
 2.0 to 4.0 ft Medium stiff, brown SILT; relict rock structure.
 4.0 to 4.5 ft Medium hard (RH-2), brown SANDSTONE: close fractures slightly weathered.
 Groundwater seepage not observed.
 No significant caving of test pit sidewalls.
 Completed March 24, 2025.

Test Pit TP-4

0.0 to 0.5 ft Medium stiff, brown Clayey SILT; moderately expansive.

0.5 to 2.0 ft Medium soft to medium hard (RH-1 to RH-2), brown SANDSTONE: close fractures slightly weathered.

Groundwater seepage not observed.

No significant caving of test pit sidewalls.

Completed March 24, 2025.

TABLE 1A: SOIL DESCRIPTION TERMINOLOGY

<u>Coarse-Grained Soils (Sand Size and Larger)</u>	
<u>Relative Density</u>	<u>Standard Penetration Resistance (N-Values)</u>
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

<u>Fine-Grained (Cohesive) Soils</u>			
<u>Consistency</u>	<u>Standard Penetration Resistance (N-Value)</u>	<u>Torvane Undrained Shear Strength, tsf</u>	<u>Field Identification</u>
Very Soft	2	Less than 0.125	• Easily penetrated by fist.
Soft	2-4	0.125-0.25	• Easily penetrated by thumb.
Medium Stiff	5-8	0.25-0.50	• Penetrated by thumb with moderate effort.
Stiff	9-15	0.50-1.0	• Readily indented by thumb but penetrated only with great effort.
Very Stiff	16-30	1.0-2.0	• Readily indented by thumbnail.
Hard	Over 30	Over 2.0	• Indented with difficulty by thumbnail.

<u>Grain Shape</u>	
<u>Term</u>	<u>Description</u>
Angular	Corners and edges sharp.
Subangular	Corners worn off, angles not worn off
Subrounded	Corners and angles worn off, flat surfaces remain.
Rounded	Worn to almost spherical shape.

<u>Grain Size Classification</u>	
Boulders	6 to 36 inches
Cobbles	3 to 6 inches
Gravel	1/4-3/4 inch (fine)
	3/4-3 inches (coarse)
Sand	No. 200-No. 40 sieve (fine)
	No. 40-No. 10 sieve (medium)
	No. 10-No. 4 sieve (coarse)
Silt/Clay	Pass No. 200 sieve

<u>Modifier for Subclassification</u>	
<u>Adjective</u>	<u>Percentage of Other Material in Total Sample</u>
Clean	0 - 1.5
Trace	1.5 - 10
Some	10 - 30
Sandy, Silty, or Clayey	30 - 50

TABLE 2A: ROCK DESCRIPTION TERMINOLOGY

<u>Scale of Rock Hardness (After Panama Canal Company, 1959)</u>		
RH-1	Soft	Slightly harder than very hard over-burden, rock-like character, but crumbles or breaks easily by hand.
RH-1	Medium Soft	Cannot be crumbled between fingers but can be easily picked with light blows of the geology hammer.
RH-2	Medium Hard	Can be picked with moderate blows of geology hammer. Can be cut with knife.
RH-3	Hard	Cannot be picked with geology hammer but can be chipped with moderate blows of the hammer.
RH-4	Very Hard	Chips can be broken off only with heavy blows of the geology hammer.

<u>Terms Used to Describe the Degree of Weathering</u>	
<u>Descriptive Term</u>	<u>Defining Characteristics</u>
Fresh	Rock is unstained. May be fractured but discontinuities are not stained.
Slight	Rock is unstained. Discontinuities show some staining on their surface but discoloration does not penetrate rock mass.
Moderate	Discontinuity surfaces are stained. Discoloration may extend into rock along discontinuity surfaces.
High	Individual rock fragments are thoroughly stained and can be crushed with pressure hammer. Discontinuous surfaces are thoroughly stained and may be crumbly.
Severe	Rock appears to consist of gravel-sized fragments in a "soil" matrix. Individual fragments are thoroughly discolored and can be broken with fingers.

<u>Thickness of Bedding</u>	
Massive	Beds are 3 feet thick or greater.
Thick Bedding	Beds from 1 to 3 feet thick.
Medium Bedded	Beds from 4 inch to 1 feet thick.
Thin Bedded	Beds less than 4 inch thick.

HYDROLOGY REPORT

The hydrology information below is copied from the notes prepared by Marquess & Associates, Inc., included on the attached stormwater plans (C0.00 and C0.01), and are supplemented by an assessment of the groundwater conditions by Applied Geotechnical Engineering and Geologic Consulting (Item #5).

SITE HYDROLOGY AND DEVELOPMENT

MEDFORD TYPICALLY RECEIVES 18-20 INCHES OF PRECIPITATION ANNUALLY. GIVEN THE HILLSIDES ROCKY OUTCROPPING, SITE SOILS BE CLASSIFIED AS HYDRAULIC SOIL GROUP C/D, AND 4H:1V SLOPES THE MAJORITY OF SURFACE WATER WILL SHEET FLOW ACROSS FLORENCE AVE.

ALL NEW IMPERVIOUS SURFACE WILL FLOW INTO AN INFILTRATION FACILITY. THE FACILITY DISCHARGES THROUGH CURB FACE TO EXISTING STORM SYSTEM.

SHEET FLOW FROM EXISTING HILLSIDE WILL BE CAPTURED BY A CONVEYANCE DITCH TO THE SOUTH. THE DITCH WILL WEEP HOLE THROUGH EXISTING CURB FACE INTO EXISTING STORM SYSTEM.

SHEET FLOW FROM THE NORTH OF THE BUILDING WILL BE CAPTURED BY A CONVEYANCE DITCH. THE DITCH FLOWS INTO THE INFILTRATION FACILITY.

EROSION CONTROL AND SEDIMENT:

GIVEN THE STEEP SLOPE ENCOUNTERED AT THE SITE, SOIL EROSION AND SEDIMENTATION COULD NEGATIVELY AFFECT THE ADJACENT ROAD SURFACE. TO MITIGATE THESE EROSION FACTORS SEDIMENT FENCES ALONG WITH STRAW WATTLES WILL BE INSTALLED ON THE DOWN HILL SIDE OF THE PROPERTY AND BIO-FILTRATION BAGS WILL BE ADDED TO CATCH BASIN GRATES. THIS ALSO WILL REDUCE THE AMOUNT OF SEDIMENT ENTERING THE CITY STORM SYSTEM.

CONSTRUCTION SCHEDULE

PHASE 1: INFILTRATION FACILITY

A STORM WATER TREATMENT FACILITY WILL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THIS WILL ENSURE ALL PARTICULATES WILL BE REMOVED FROM STORM AND GROUND WATER BEFORE DISCHARGING INTO CITY STORM SYSTEMS. A SILT FENCE WITH STRAW WADDLE WILL BE INSTALLED ALONG FLORENCE AVENUE AND THE NORTHERN AND SOUTHERN PROPERTY LINES.

PHASE 2: GRADING AND STORM UTILITY CONSTRUCTION

SUFFICIENT SOIL WILL BE REMOVED UP HILL OF RETAINING WALLS TO ENSURE CONSTRUCTABILITY AND MAINTAIN SLOPE STABILITY.
TEMPORARY DITCHES WILL BE INSTALLED AT THE TOE OF GRADED SLOPES ROUTING STORM WATER AND GROUND WATER AROUND RETAINING WALLS AND TO STORM TREATMENT FACILITY.

PHASE 3: VERTICAL AND UTILITY CONSTRUCTION

CONCRETE RETAINING WALLS, ASPHALT PARKING, CONCRETE SIDEWALK, WATER/SEWER AND RESIDENTIAL BUILDINGS WILL BE INSTALLED ON SITE.

Email from Robin Warren, Applied Geotechnical Engineers

Robin Warren

January 13, 2026 at 4:02 PM

Re: Hydrology and Grading Report

Jim,

Based on our discussions today, we have reviewed our fieldwork and our December 16, 2025 (Revised), report for the Medford Heights Lots. The site is located on a small ridge that is underlain by hard sandstone. Based on our review of the local groundwater conditions and geology, groundwater occurs at a depth of greater than 20 ft below the site and will not adversely impact the buildings if constructed in conformance with our recommendations.

Let me know if you need anything else.

Robin Warren, P.E., G.E., R.G.

Principal

Licensed in Oregon, California, Washington, Idaho and Utah

Applied Geotechnical Engineering and Geologic Consulting

1314-B Center Drive No. 452

Medford, OR 97501

541-226-6658

robin.warren@agegc.com

www.agegc.com

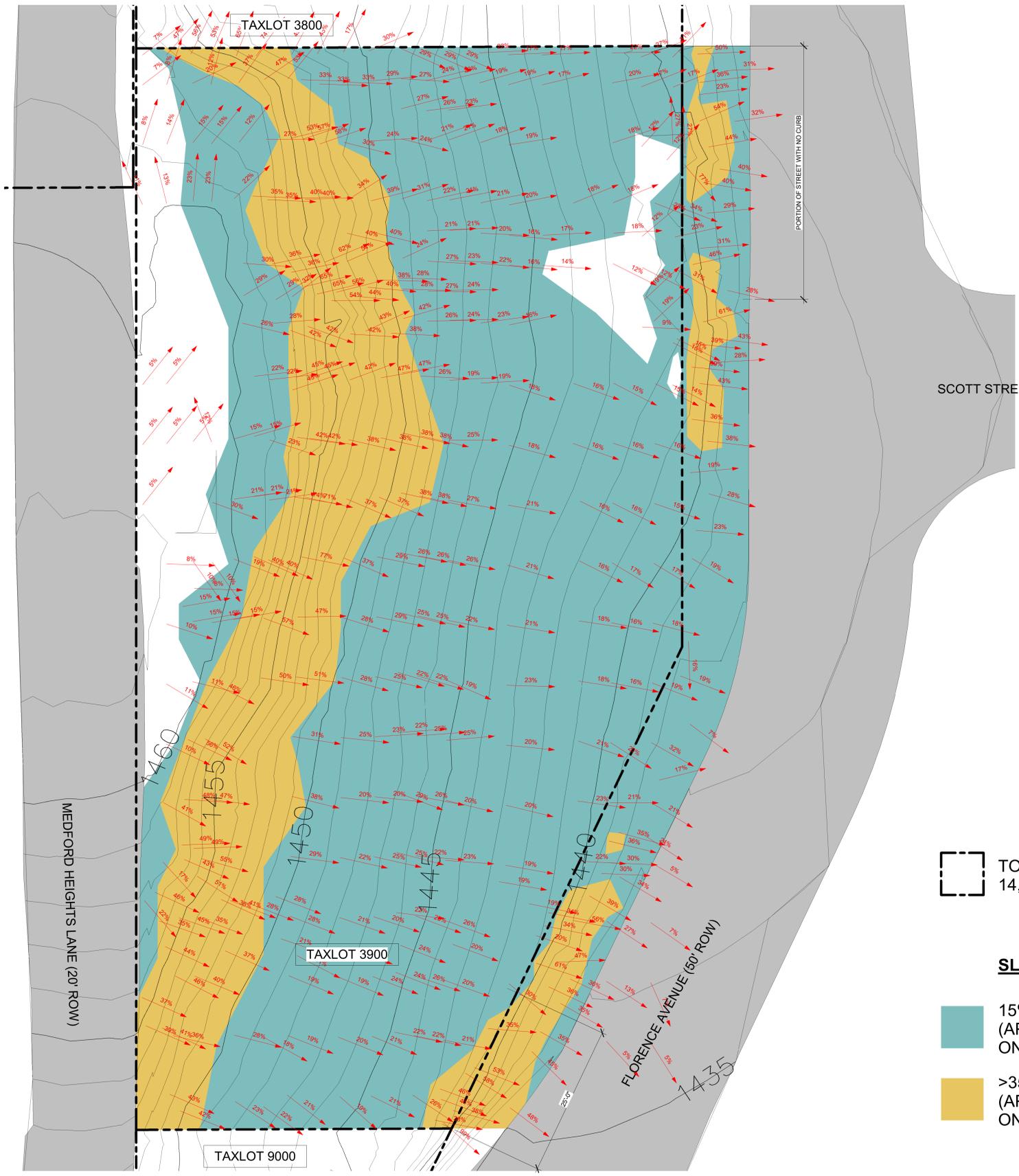
APPLICANT'S EXHIBIT "G0.7" and "5a"



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

PRELIMINARY
THESE DRAWINGS SHALL NOT BE USED FOR:
CONSTRUCTION
BIDDING
RECORDATION
CONVEYANCE
ISSUANCE OF A PERMIT
PRE-APPLICATION SUBMITTAL

SHEET FORMAT = 30" X 42"



TOTAL SITE AREA:
14,810 (NET)

SLOPE ANALYSIS

- 15% - 35%
(APPROX 9,640 SF ON PROPERTY)
- >35%
(APPROX 3,360SF ON PROPERTY)

SITE - SLOPE ANALYSIS **1**
1/8" = 1'-0"

MEDFORD HEIGHTS LOFTS

KOGAP ENTERPRISES INC.
115 STEWART AVE #202 MEDFORD, OR 97501

SLOPE ANALYSIS

PROJECT NO.: 24-024
ISSUE DATE: 03/18/2025
SHEET:

G0.7

FOR ASSESSMENT AND TAXATION ONLY

S.E. 1/4 N.E. 1/4 SEC. 30 T. 37S. R. 1W. W.M.
JACKSON COUNTY

SEE MAP 37 1W 30AA 1" = 100'

371W30AD
MEDFORD



CANCELED TAX LOT NUMBERS
3400
3500

SUBJECT SITE

APPLICANT'S
EXHIBIT
"2"

371W30AD
MEDFORD

NEW MAP February 5, 2010

GIS DATA
12/04/2024 9:39:45 AM yatesja

Legal Description for Subject Development Site

130 Florence Avenue
Map 37-1W-30AD Tax Lot 3900

PARCEL I:

Lot 4 and 5, Block 6, MEDFORD HEIGHTS ADDITION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record.

EXCEPTING therefrom the following described parts of said Lots: Beginning at the Southeast corner of Lot 5; thence West to a point 38 feet on the South line of said Lot 5; thence in a Northeasterly direction, in a straight line to a point on the East line of Lot 4, 20 feet North of the Southeast corner of Lot 4; thence South on the East line of Lots 4 and 5 to the point of beginning, forming a triangle on which area a public road has been built from Florence Avenue to the former site of the Sacred Head Hospital.

PARCEL II:

Lot 3, Block 6, MEDFORD HEIGHTS ADDITION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record.

REVISED
FINDINGS OF FACT AND CONCLUSIONS OF LAW

BEFORE THE CITY OF MEDFORD
SITE PLAN AND ARCHITECTURAL COMMISSION

**IN THE MATTER OF AN APPLICATION FOR
SITE PLAN AND ARCHITECTURAL REVIEW**

**APPLICANT'S
EXHIBIT 1**

APPLICATION: Request for approval of the site, architectural design and landscape plans for a multiple-family development consisting of 12 dwelling units on an approximate 0.34-acre parcel located between Florence Avenue and Medford Heights Lane, in an MFR-30 zoning district.

**APPLICANT/
OWNER:**

Medford Heights 2, LLC
115 Stewart Avenue, #202
Medford, OR 97501

AGENT:

Maize & Associates, Inc.
1473 Honeysuckle Ave.
Medford, OR 97504

I. NARRATIVE, OVERVIEW AND BACKGROUND

The purpose of the application is to seek approval by the Site Plan and Architectural Commission of the proposed project which consists of three attached structures, each including four small apartments, representing a total of approximately 8,532 square feet of residential space. The project parcel is located on the west side of Florence Avenue, and along the north and east sides of Medford Heights Lane.

In February 2025, the Planning Commission approved a zone change on the subject parcel from an existing SFR-6 zone to the MFR-30 (Multiple-Family Residential - 30 dwelling units per gross acre) zoning district, consistent with the property's Urban Residential - High Density land use designation.

As discussed in depth below, the subject application proposes a multifamily development on a parcel that is 3 acres or less and, therefore, the Medford Land Development Code (MLDC) requires that a Type II administrative review be utilized for its analysis, however the Planning Director has referred the application to the Site Plan and Architectural Commission, who will now become the approving authority for the application. The scope of these Findings of Fact and Conclusions of Law, as well as the review itself, is based upon the applicable provisions of the MLDC.

A significant design challenge of the subject site is its hillside location with slopes exceeding 15 percent on most of the site, and slopes exceeding 35 percent on approximately one-half of the parcel, as shown on the site's Slope Analysis (Exhibit "5a"), and the site photographs (Exhibit "6").

A great, majestic Oak tree with an approximate 40-inch diameter and a canopy width of about 50 feet is located on the southern portion of the hillside parcel. It is a centerpiece of that portion of the parcel, and will be protected during construction, pruned and remain in a natural state as an important focal point of the site.

On July 23, 2025, a Pre-application Conference was held with the City and the affected agencies to review and comment on the developmental plans for the site. Because some of the development will occur on an area that exceeds 35 percent, the Pre-application Conference was a prerequisite to submitting a site planning review application. A full discussion of that pre-application review and its comments follow in this document.

II. APPROVAL PROCEDURE AND APPROVING AUTHORITY

Section 10.175A from the MLDC establishes the basis for a Type II Site Plan and Architectural Review.

Section 10.175A - Site Plan and Architectural Review (SPAR) – Type II.

1. *Purpose of Site Plan and Architectural Review – Type II. The Site Plan and Architectural Review – Type II process is established to assure compliance with the standards and criteria set forth in this chapter for the development of property as applied to the improvement of individual lots or parcels of land as required by this code. The distinction of a Type II Site Plan and Architectural Review, from a Type III, is needed to provide a more expedited land use review for certain multi-family uses in the City as identified below. The SPAR – Type II land use review considers consistency with section 10.717 of the MLDC, site planning and general placement of related facilities as identified in 10.200 and throughout the Medford Municipal Code.*
2. *Site Plan and Architectural Review – Type II Required. A SPAR – Type II shall be used when reviewing land uses proposing multifamily development, in place of the SPAC – Type III, when the following conditions apply:*
 - a. *Is a multifamily development of three net acres or less; or (emphasis added)*
 - b. *Is a cottage cluster development of nine or more dwelling units on three net acres or less; and*

- b. *Decisions are made by the designated approving authority.*
- c. *Public notice, a public comment period, and a public hearing are required according to Section [10.124](#) of this Chapter.*
- d. *Requested action may be initiated by City Council, the Planning Commission or an applicant.*
- e. *Appeals of Type III decisions are heard by the City Council per Section [10.140\(8\)](#).*

MLDC Section 10.168(2) contains a provision that allows the Planning Director to refer a Site Plan and Architectural Review, Type II land use action to the Site Plan and Architectural Commission as a Type III land use action.

Section 10.168 - Type II Land Use Actions.

1. *Type II actions comprise the following land use reviews:*
Land Use Actions

Site Plan and Architectural Review (SPAR)

2. *Type II Action and Decision Time. The Planning Director shall take final action within 120 days after the application is deemed complete. An applicant may make a written request to extend the 120-day period for a specified period of time. In no case may the total extensions exceed 245 days. At the Planning Director’s discretion, an application requiring a Type II land use action may be referred directly to the Planning Commission for review through a Type III land use action, with the exception of the Site Plan and Architectural Review – Type II land use actions, which may be referred directly to the Site Plan and Architectural Review Commission as a Type III land use action. (emphasis added)*

*** indicates that following irrelevant material has not been included

Findings Addressing Approval Process and Approving Authority

Section 10.175(A)(3), above requires that before an application for a building permit of the subject apartment building can be submitted, there shall be a Site Plan and Architectural Review approval of the plans.

Because the proposed development is for a multi-family development and the parcel upon which the building will be constructed contains less than 3 net acres, Section 10.175(A)(2) provides that a SPAR - Type II review shall be used.

Section 10.106(2) provides the general process for a Type II administrative procedure, with the decision made by the Planning Director or designee.

On February 18, 2026 the Planning Director referred the subject application directly to the Site Plan and Architectural Commission as a Type III land use action, as allowed by MLDC Section 10.168(2).

Conclusion of Law

Based on the above findings, the Site Plan and Architectural Commission concludes that the proper land development procedure for the subject apartment development is now a Type III land use action with the Site Plan and Architectural Commission being the reviewing and approving authority.

III. REQUIRED APPLICATION SUBMITTALS

Section 10.200(10) of the MLDC provides the submittal requirements for a Site Plan and Architectural Review application.

Section 10.200(10) - Site Plan and Architectural Review Application Form

The application for Site Plan and Architectural Review shall contain the following plans, submitted in the quantity and sizes specified on the Site Plan and Architectural Review application form, including legible reduced copies of all plan documents.

- a. *Landscape Plan meeting the specifications and requirements in Section 10.780.*
- b. *Building Construction Plans: A site plan and architectural plan which are clearly and legibly drawn to scale shall be provided. Building construction plans shall include north arrow, orientation of building elevations indicating full dimensions and providing the following information:*
 - i. *Site Plan:*
 - (A) *Lot dimensions.*
 - (B) *All proposed and existing buildings and structures: location, size, height, proposed use.*
 - (C) *Public and private yards and open space between buildings.*
 - (D) *Walls and fences: location, height and material.*
 - (E) *Existing and proposed off-street parking: location, number, type and dimensions of spaces, parking area, internal circulation pattern.*
 - (F) *Proposed location of electric vehicle charging infrastructure, per Section 10.746(8).*

- (G) Required bicycle parking location, number, and rack type, per Section 10.747.
- (H) Access: pedestrian, vehicular, service, points of ingress and egress.
- (I) Loading: location, dimension, number of spaces, type of space (A or B), internal circulation.
- (J) Lighting: location and general nature, hooding devices.
- (K) Street dedication and improvements.
- (L) Drainage plan.
- (M) Location of existing public improvements including streets, curbs, sidewalks, street trees, utility poles, light fixtures, traffic signs and signals, and such other data as may be required to permit the Site Plan and Architectural Commission to make the required findings.
- (N) Location and screening of mechanical equipment.
- (O) Location and screening of outdoor trash bins.
- (P) Tree canopy plan per the requirements of Sections 10.746(11) and 10.780, as required.

ii. *Architectural Plans:*

- (A) Roof plan.
- (B) Floor plan.
- (C) Architectural elevations.
- (D) Materials and Colors.

iii. *A conceptual stormwater facility plan with associated landscape plan, if applicable, pursuant to Sections 10.486(2) or 10.729(2).*

The Site Plan and Architectural Review application form itself includes a list entitled Required Submittals, which need to be submitted in a .pdf file format, either via email or an upload link to the Planning Department. Those required submittal items that are not listed in Section 10.200(10), above, are:

- a. *Application Form*
- b. *Conceptual Stormwater Drainage and Quality/Detention Facility Plan*
- c. *Applicant's Questionnaire*
- d. *Code Compliance Worksheet*
- e. *Hillside Development Slope Analysis Form*
 - i. *Hillside Ordinance Constraints Analysis Status Form – (if applicable)*
 - ii. *Slope Analysis (Sections 10.929 – 10.933)*
 - iii. *If developing on slopes greater than 35%, attach recommendations received from the Planning Department after required Pre-Application Conference*
 - iv. *If site contains slopes greater than 15%, attach signed Constraints Analysis Status Form which indicates Analysis has been deemed complete*
 - v. *Constraints Analysis*

- f. *Written Consent of Owner*
- g. *Signed Statement Regarding Posting of Public Hearing/Public Notice Signs*
- h. *Agricultural Impact Assessment (if applicable – see Section 10.801 or 10.802)*
- i. *Legal description of project site*
- j. *Application fee of \$3,808.00*

Findings Addressing Application Submittal Requirements

The applicant has submitted the following items as part of this application. Notes have been included with several items for explanation.

- Exhibit 1 Application Form, including Additional Notes (Exhibit "4")
- Exhibit 1 Findings of Fact and Conclusions of Law, dated January 25, 2026
- Exhibit 2 Jackson County Assessor Map showing Subject Parcel
- Exhibit A Architectural Plans, including:
 - G0.7 Site Slope Analysis
 - A0.1 Site Plan
 - A3.0 Plan - Basement Level
 - A3.1 Plan - Level 1
 - A3.2 Plan - Level 2
 - A3.3 Plan - Level 3
 - A3.4 Plan - Roof
 - AP6.0 Exterior Materials
 - AP6.1 Exterior Elevations - East/South
 - AP6.2 Exterior Elevations - West/North
 - AP6.3 Exterior Perspectives
 - AP7.1 Building Sections - East/West
 - AP7.2 Building Sections - North/South
- Exhibit L Landscape Plans, including:
 - L0.1 Tree Protection and Removal Plan
 - L0.2 Florence Avenue Right-of-Way Diagram
 - L1.0 Preliminary Landscape Plan
 - L1.1 Preliminary Landscape Details
- Exhibit CO Conceptual Stormwater Drainage and Grading Plan
- Exhibit 4 Code Compliance Worksheet (see Additional Application Notes)
- Exhibit 5 Hillside Ordinance Documents
 - a. Slope Analysis (same as Exhibit G0.7)
 - b. Slope Analysis Form
 - c. Constraints Analysis, including geology & soils and hydrology & grading reports
 - d. Constraints Analysis Form
- Exhibit 6 Site Photographs (6a, 6b and 6c)
- Exhibit 7 Photographs of Adjacent Condominium Development
- Exhibit 8 Neighborhood Map Showing Street Circulation

- Exhibit 9 Pre-Application Conference Comments
 - a. Planning Department
 - b. Public Works
 - c. Medford Water
 - d. Medford Fire
- Exhibit 10 Legal Description of Project Site
- Exhibit 11 Written Consent of Owner
- Exhibit 12 Letter from Michelle King, Planning Director, dated February 18, 2026

- The application fee of \$3,808.00 has been submitted
- All plans and documents have been submitted in .pdf file format via a direct link to the Medford Planning Department.

A review of the applicant's submittals shows that all applicable required plans and documents have been submitted and those submittals include the requisite information specified in Section 10.200(10).

Conclusion of Law

The Site Plan and Architectural Commission concludes that all required applicable submittals have been included in proper form with the application.

IV. SITE PLAN AND ARCHITECTURAL REVIEW APPROVAL CRITERIA

Section 10.200(5)(b) of the MLDC contains the approval criteria for Site Plan and Architectural Review.

Section 10.200 - Site Plan and Architectural Review

(5) Site Plan and Architectural Review Approval Criteria (Types II and III)

- b. The approving authority shall approve a site plan and architectural review application for a residential development if the proposed development complies with the applicable provisions of all City ordinances, or if the Site Plan and Architectural Commission has approved either of the following:*
 - i. Any Exceptions, as provided for in MLDC Section 10.186, which resolve(s) any instances of non-compliance with those provisions.*
 - ii. Any Adjustments or Exceptions from the Special Development Standards for Multiple-Family Dwellings, as provided for in Sections 10.715A through 10.717.*

iii. Any Adjustments or Exceptions from the Development Standards for a Cottage Cluster Development as provided for in Table 10.108-1 and Section 10.818A.

*** indicates that following irrelevant material has not been included

V. FINDINGS OF FACT AND CONCLUSIONS OF LAW REGARDING COMPLAINEE WITH THE APPROVAL CRITERIA

The Site Plan and Architectural Commission has considered the following facts that are pertinent to the application request and the relevant approval criteria. There are no Exceptions, provided for in Section 10.186 that are proposed with this application.

The proposed project is not a Cottage Cluster Development.

There are no Adjustments or Exceptions from the Special Development Standards for Multiple-Family Dwellings, as provided for in Sections 10.715A through 10.717.

Based upon all of the submitted material that comprise the subject SPAC application, including the associated exhibits, the application meets all relevant city ordinances and requirements of the Land Development Code. One of the submitted documents in the application is the Code Compliance Worksheet (Exhibit "4"), that provides an informational response for many of the code standards. The response to how those and other aspects of the proposed development comply with the relevant requirements of the code is included below, basically organized by MLDC section number.

Each section of this document includes the required relevant code standards that must be met, followed by findings showing how the application meets those requirements, and a conclusion that is based upon those findings.

The findings are organized into the following divisions.

- A. Use and Density Requirements
- B. Site Development Standards
- C. Multiple-Family Development Standards
- D. Public Improvement Standards and Requirements

Findings of Fact

A. USE AND DENSITY REQUIREMENTS

1. *Permitted Uses In Residential Land Use Classifications - Section 10.314 and 10.708*

The MLDC defines a Multiple-family, multiplex, or apartment dwelling as "attached dwelling units in one or more structures, but having at least five or more dwelling units per structure." The Code also includes a definition that a structure is a "sign, edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner which is intended to support or shelter any use or occupancy."

The submitted plans show that the proposed residential development consists of 12 dwelling units that are connected with walls, floors, ceilings, stairways and balconies.

In accordance with the plans and definitions, the proposed residential building type is considered a multi-family development.

As shown in the MFR-30 column of Figure 1 below, Multiple-Family or Multiplex Dwellings are a permitted use in the MFR-30 zoning district.

Figure 1

Permitted Uses in Residential Land Use Classifications - Section 10.314 (portion)

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR 00	SFR 2	SFR 4	SFR 6	MFR 10	MFR 15	MFR 20	MFR 30	Special Use or Other Code Section(s)
MULTIPLE-FAMILY RESIDENTIAL									
(a) Duplex Dwelling	X	P	P	P	P	P	P	P	10.710, 10.820 and 10.821
(b) Triplex, Quadplex	X	X	P	P	P	P	P	P	10.710
(c) Multiple-Family, Multiplex, or Apartment Dwelling (5 or more units)	X	X	X	X	P	P	P	P	10.710 and 10.716A

" P " = Permitted Use "X" = Prohibited Use

2. *Residential Density - Sections 10.708 and 10.709*

On February 13, 2025, the Medford Planning Commission adopted the Final Order, approving a zone change to MFR-30 on the subject parcel (ZC-24-334). Based upon a 1957 survey performed by Mark Boyden, a Registered Oregon Land Surveyor, the net acreage of the subject parcel is approximately 0.337 acres. Including one-half of the abutting rights-of-way, as prescribed in MLDC Section 10.708, the parcel has a gross

acreage of 0.489 acres. Under the existing MFR-30 (Multiple-Family Residential - 30 dwelling units per gross acre) zoning, a maximum of 15 dwelling units and a minimum of 10 dwelling units are allowed to be developed on the 0.489-gross acre subject parcel. The proposed 12 dwelling units are within that required range.

Conclusion of Law Regarding Use and Density

The Site Plan and Architectural Commission concludes that the 12 proposed multiple-family dwellings are a permitted use in the MFR-30 zoning district, and the 12 dwelling units meet the density requirements of that zone.

B. SITE DEVELOPMENT STANDARDS

Each individual structure includes four (4) one-bedroom apartments accessed by shared covered exterior egress stairs and landings constructed of structural steel with open, heel-proof, ADA-compliant galvanized or stainless-steel grating.

Walkways and ramps of similar construction connect the stairs at Level 02 to the proposed asphalt parking lot at grade with Medford Heights Lane.

The site design includes a 9-space surface parking lot, native landscaping, retaining walls, and a stormwater retention bioswale. Bicycle parking is provided within the individual dwelling units. Construction is Type VB, three stories with basements.

Setbacks, Coverage and Building Height

MLDC Section 10.710 and Table 10.710-1 provide the site development standards by zone. Figure 2 below is an excerpt of the relevant site-specific standards for MFR-30, Multiple-Family (5+ attached units).

Figure 2

Residential Zones – Site Development Standards

Table 10.710-1

Zone / Housing Type	Lot Coverage (%)	Front Yard Setback	Street Side Yard Setback	Side Yard Setback	Rear Yard Setback	Max Height
MFR-30 – Multiple-Family (5+ attached)	70%	10'	10'	<u>Building Height Range – Required Yard</u> 0 – 18.49 feet: 4' 18.50 – 22.49 feet: 6' 22.50 – 26.49 feet: 8' 26.50+ feet: 10'	<u>Building Height Range – Required Yard</u> 0 – 18.49 feet: 4' 18.50 – 22.49 feet: 6' 22.50 – 26.49 feet: 8' 26.50+ feet: 10'	55*

**Maximum building heights listed are reduced to 35 feet for portions of a structure within 150 feet of the following residential zoning districts: SFR-00, SFR-2, SFR-4, SFR-6, SFR-10 (only SFR-00 properties with the UR General Land Use Plan designation).*

MLDC Table 10.710-1 sets the development standards for multiple-family zoning. For MFR-30, the maximum allowable lot coverage is 70 percent. Based on the submitted plans, the proposed building and site coverage occupies 42% of the net developable area, which is under the 70 percent cap, and thus compliant.

The required front yard setback, adjacent to Florence Avenue, per Table 10.710-1 is ten (10) feet. The project provides a front setback of ten (10) feet along Florence Avenue, in compliance with the standard.

Side (non-street) and rear setbacks are determined based on building height. As per the table: up to 18.49 ft = 4 ft setback; 18.50–22.49 ft = 6 ft; 22.50–26.49 ft = 8 ft; and 26.50 ft or more = 10 ft. Following the methodology in MLDC Section 10.705 for height measurement, from the average grade at the front (Florence Avenue) wall to the highest top plate, the building height is 34'-10", which falls in the "26.50 + ft" category, requiring 10 ft side (non-street) and rear setbacks. The submitted site plan shows a ten (10) foot side yard and ten (10) foot rear yard, both in compliance with the standard.

Table 10.710-1 provides a maximum building height of 55 ft for MFR-30; however, any portion of the structure within 150 ft of SFR-6 zoning is limited to 35 ft. Because the project is entirely within 150 ft of an SFR-6 zone, the applicable maximum height is 35 ft. The proposed building height of 34'-10" is below this threshold, in compliance with the standard.

Conclusions of Law Regarding Setbacks, Coverage and Building Height

In accordance with these provisions, the Site Plan and Architectural Commission concludes that the proposed development complies with MLDC Section 10.710 by meeting the standards for lot coverage, front/street-side setbacks, height-based side and rear setbacks, and the adjusted maximum height in the context of the adjacent SFR-6 zoning.

C. MULTIPLE-FAMILY SITE DEVELOPMENT STANDARDS 10.717-10.719

MLDC Section 10.716A(2) states that the requirements of Sections 10.717 through 10.719 apply to all multiple-family dwellings consisting of five or more attached dwelling units as defined in Section 10.710.

Section 10.716A(3) provides that applicants electing to deviate from these standards are subject to the subjective standards of Section 10.719. The proposed development does not request any deviations and is designed to comply with the objective standards of Section 10.717.

1. *Building Orientation and Entrances – Section 10.717(1)*

The proposed development consists of a 12-unit multifamily residential building with ground-level units accessed via covered entryways and upper-level units accessed via exterior stairways. The building is located within 30 feet of the public street frontage of Florence Avenue and is oriented parallel to the right-of-way.

MLDC Section 10.717(1)(a) requires buildings to be oriented to public streets and public street intersections. The proposed building satisfies this requirement by aligning the primary façade, exterior stairways, and exterior covered entries toward the Florence Avenue frontage, establishing a strong visual and physical connection to the public right-of-way.

MLDC Section 10.717(1)(c) requires that, for buildings located within 30 feet of a street, the main entrances of ground-floor units face the street frontage. This requirement is met through clearly defined and visible covered entryways that provide direct access to the ground-floor units, as well as exterior stairways that serve the upper-level units. The street-facing façade includes window glazing exceeding the minimum 15 percent requirement, further supporting a strong connection between the building and the public street.

2. *Building Mass and Façade – Section 10.717(2)*

MLDC Section 10.717(2)(a) limits the length of residential buildings located within 30 feet of a street to 150 feet. As shown on the submitted plans, the building's overall length along the street frontage is approximately 86 feet, which complies with the maximum building length requirement.

MLDC Section 10.717(2)(c) requires that street-facing façades contain windows covering a minimum of 15 percent of the total façade area. The street-facing façade incorporates windows serving living and dining rooms, resulting in glazing of approximately 19 percent of the total façade area. This design provides natural light to interior spaces and enhances the pedestrian experience along the street frontage.

3. *Building Articulation – Section 10.717(3)*

The proposed development consists of a 12-unit multifamily residential building with exterior elevations designed to incorporate multiple articulation features to avoid long expanses of uninterrupted wall surfaces.

MLDC Section 10.717(3)(a)(i) requires that at least two design features be incorporated along the horizontal face of the building and repeated at

intervals of no more than 40 feet. The horizontal surfaces are broken up by exterior egress stairways and balconies providing access to each level, located at intervals of approximately 22 feet 6 inches. Additional articulation is provided through individual covered entries and large window groupings placed between the stairways and balconies.

MLDC Section 10.717(3)(a)(ii) requires that at least two design features be incorporated along the vertical face of the building and repeated at intervals of no more than 30 feet. The vertical surfaces are articulated with balconies and window groupings that are offset approximately 48 inches between levels, avoiding vertical alignment and creating variation in the façade.

MLDC Section 10.717(3)(b) specifies that offsets and projections used to meet articulation requirements must vary by a minimum of 2 feet and have a minimum width of 6 feet. The proposed building includes exterior stair and balcony recesses measuring approximately 9 feet in width and 25 feet in depth, exceeding this requirement.

MLDC Section 10.717(3)(c) requires that individual and common entries be articulated by roofs, awnings, or porticos with a minimum dimension of 6 feet wide and 4 feet deep. The common entries to the exterior stairways and balconies are articulated with a flat roof covering, and the balconies themselves measure approximately 9 feet wide by 25 feet deep.

MLDC Section 10.717(3)(d) requires windows to be inset at least 1.5 inches from the wall plane or fully surrounded by trim. The proposed vinyl windows are detailed with trim and installation methods that provide an inset of approximately 1.5 to 2 inches from the adjacent vertical wood siding, meeting this requirement.

4. Building Materials – Section 10.717(4)

The proposed development includes a street-facing façade clad primarily in natural and durable materials, and anticipates the inclusion of wood tongue-and-groove siding, vinyl-framed windows, standing seam metal roofing, exposed heavy timber and painted steel elements. The final choice of building materials will be in conformance with the standards of Section 10.717(4).

MLDC Section 10.717(4)(a) requires that at least 65 percent of the street-facing façade be composed of approved primary building materials. The proposed design exceeds this requirement, as the majority of the façade consists of wood siding and transparent glazing.

Section 10.717(4)(b) limits the use of certain materials, including plain concrete, to no more than 35 percent of each individual façade. Plain concrete is used only at a small portion of the base of the building along the street frontage, well below the maximum 35 percent threshold.

Section 10.717(4)(c) requires that vertical changes in wall cladding materials occur at inside corners and horizontal changes occur at belt courses, cornices, or similar horizontal elements. All vertical material transitions occur at the inside corners of recessed balcony areas, and there are no horizontal changes in wall cladding materials.

Section 10.717(4)(d) prohibits the use of vinyl siding and plywood siding (e.g., T1-11). Neither of these prohibited materials are proposed.

5. *Roof Forms – Section 10.717(5)*

MLDC Section 10.717(5)(a) requires all sloped roofs to have a minimum pitch of 4:12. The proposed building has a roof pitch of 12:12, which exceeds the minimum standard.

Conclusions of Law Regarding Building Elements

The Site Plan and Architectural Commission concludes that in accordance with these provisions, the proposed project is subject to and complies with the multiple-family dwelling design standards outlined in MLDC Sections 10.717 through 10.719, which includes:

- providing building orientation and street-facing entries consistent with MLDC standards.
- meeting the building length limit and incorporating window glazing in excess of the required minimum.
- incorporating a variety of balconies, stair recesses, window groupings, and entry features that provide visual interest and meet all horizontal, vertical, and detail articulation standards.
- incorporating approved primary materials on more than 65 percent of the street-facing façade, limiting restricted materials, and adhering to material transition requirements.
- providing a roof form that meets and exceeds the required slope.

6. *Fencing - 10.731-10.733*

The applicant will, most likely, leave as much of the existing black chain-link fence as possible. Any new fencing will be permitted and will be in conformance with the Code standards for signage in the MFR-30 zoning district.

7. *Vehicles*

a. *Vehicle Circulation and Parking – Section 10.717(6)*

MLDC Section 10.717(6)(a) prohibits the location of parking lots within any required front yard area and does not allow automobile circulation or parking between buildings and the street. As shown on the submitted plans, no parking is located within the required front yard area, and the parking lot is located at the rear of the building, behind the structure within the rear yard area.

b. *Off-Street Parking Standards – Section 10.743*

Per Minimums/Maximums by Use – §10.743(1) & Table 10.743-1, “Residential, Multiple-Family” requires no minimum spaces for studio and one-bedroom units. The project provides 9 spaces serving twelve 1-bedroom units, so no minimum is triggered and the supply is compliant. Residential maximums are 2.0 spaces per dwelling unit which for 12 units would be 24 spaces. As the project only provides 9 spaces, the proposed off-street parking complies with 10.743(1) minimums and maximums.

The submitted plan depicts stall/aisle dimensions, alley access, and accessible parking consistent with OSSC §1106 (1 accessible space required for 1–25 total). EV-readiness details are included on the plan set and keyed to the general design standards in §10.746.

c. *Shared Parking – Section 10.744*

No shared parking is proposed; all 9 spaces are dedicated to the on-site multifamily use, so §10.744 does not apply.

d. *Location of Parking Facilities – Section 10.745*

All parking is on-site and accessed directly from Medford Heights Lane behind the building. A safe, direct pedestrian route connects the lot to building entrances via concrete walkways shown on the plan. No off-site parking is relied upon.

e. *General Design Requirements for Parking – Section 10.746*

MLDC Section 10.746(1)–(2) states that all new parking areas must meet applicable design standards and that required improvements must be completed prior to issuance of a certificate of occupancy. The proposed 9-stall surface parking lot will be fully constructed as part of this development and completed before final occupancy approval.

MLDC Section 10.746(5)–(6) requires that parking areas be hard-surfaced and drained in accordance with Section 9.550. The proposed parking area will be asphalt-paved with striping, and stormwater will be managed through a storm treatment infiltration and drainage facilities as shown on the submitted Civil drawings, meeting City standards.

MLDC Section 10.746(7) requires new multifamily parking areas serving five or more units to include electrical conduit for electric vehicle charging to at least 40 percent of spaces. The site plan provides EV-ready infrastructure for 4 of the 9 stalls (44%), exceeding this standard.

MLDC Section 10.746(8), (14)(a), and (16) establish minimum dimensional standards for stalls and aisles, and allow alleyways to count toward required backup distance. All standard stalls measure 9 feet by 19 feet, aisles meet the minimum 24-foot requirement, and alley access is used to satisfy backup space, as shown on the submitted plan.

MLDC Section 10.746(9) requires landscaping where 25 or more parking stalls are created. While Parking Area Planter landscaping is not required for the proposed small parking lot, the applicant is proposing two (2) additional trees at the parking area on Medford Heights Lane, for a total of 10 new trees proposed on the site.

MLDC Section 10.746(12)(d) allows paving for parking spaces in the required rear yard. All parking for this development is located at the rear of the site, accessed from Medford Heights Lane, and complies with this allowance.

MLDC Section 10.746(17) allows up to 50 percent of required parking to be compact spaces measuring 9 feet by 16 feet if clearly designated. The project provides all standard stalls, exceeding this standard.

MLDC Section 10.746(18) allows a reduction in standard parking stall length by two feet if adjacent to a seven-foot pedestrian walkway, or by encroaching into a required landscape yard when an additional two

feet of landscape yard is provided, but no encroachment is allowed into buffer yards. The proposed parking layout does not rely on encroachment into pedestrian or landscape areas, fully complying with this requirement.

MLDC Section 10.746(19) refers to ORS 447.233 and the Oregon Structural Specialty Code (OSSC Section 1106) for accessible parking requirements. For parking facilities with 1–25 spaces, one van-accessible stall is required. The proposed parking lot includes one van-accessible space with an 8-foot aisle, satisfying this requirement.

Conclusions of Law Regarding Vehicles

The Site Plan and Architectural Commission concludes that in accordance with these provisions, the proposed development complies with the relevant vehicle requirements of MLDC Sections 10.717(6) and 10.743-10.746.

8. *Bicycle Parking*

a. Applicability – Section 10.747

MLDC Section 10.747 establishes bicycle parking standards for new developments. The proposed project is a multifamily building with 12 dwelling units, triggering bicycle parking requirements.

b. Minimum and Maximum Requirements – Section 10.748

MLDC Section 10.748 requires one bicycle parking space per unit for multifamily developments of five or more units. The proposed project includes a total of 12 bicycle parking spaces—one per unit—meeting this standard.

c. Location and Access – Section 10.749

MLDC Section 10.749 requires bicycle parking to be in a convenient, well-lit, and secure location, within 50 feet of a well-used entrance and no farther than the closest automobile space. Bicycle parking may also be provided inside a building. This project provides individual bike racks inside each unit, ensuring secure and immediate access for residents.

d. Rack Standards – Section 10.750

MLDC Section 10.750 outlines rack design standards, including that racks support a bicycle in at least two points of contact, accommodate

a U-lock, and provide adequate spacing. The project uses single bicycle wall-mounted hanging racks, which meet these standards.

e. Covered Parking – Section 10.751

MLDC Section 10.751 requires at least 50 percent of bicycle parking to be covered for multifamily developments. All bicycle racks are located inside individual units, meaning all parking is fully covered and secured.

Conclusions of Law Regarding Bicycles

The Site Plan and Architectural Commission concludes that in accordance with these provisions, the proposed project is subject to and complies with the bicycle regulations of Sections 10.747 - 10.751.

9. Pedestrian Walkways

Applicability – Section 10.722

MLDC Section 10.722 states: *“These walkway provisions are intended to provide safe, direct and convenient pedestrian access in new office and commercial developments.”* The proposed development is a multifamily residential project and does not include office or commercial uses.

Conclusion of Law Regarding Pedestrian Walkways

The Site Plan and Architectural Commission concludes that in accordance with these provisions, the proposed project is not subject to the pedestrian walkway standards of Section 10.722.

10. Landscape and Irrigation

The purpose statement for Landscaping and Irrigation requirements in MLDC 10.780(1) states that *“... this section is to help ensure the aesthetic environment of the entire community, and to enhance the quality of life for all citizens.”*

For developments containing more than 1,500 square feet of landscaping area, MLDC Section 10.780 requires landscape plan documents complying with subsections 10.780(6) and 10.780(7), and prepared by a State of Oregon licensed professional. Per the MLDC, an irrigation plan shall be submitted subsequent to the approval of the landscape plan, at the time of building permit application.

a. Landscape Plan and Irrigation Plan Requirements - 10.780(6)

The applicant has submitted a landscape plan for the proposed project (Exhibit "L1.0") with the information specified in Section 10.780, including but not limited to property lines, easements, clear vision areas, existing and proposed structures, hardscape, impervious surfaces, planting, groundcover material, and stormwater facilities.

A separate Tree Protection and Removal Plan (Exhibit "L0.1") has been provided to show the existing trees to be removed or protected, and tree protection fencing locations.

A separate Civil Site Plan (Exhibit "3") is provided to show utilities, grading and drainage, including more detailed stormwater facility management.

Plantings will meet the minimum size requirements and minimum coverage requirements for living groundcover. Mulch, which complies with non-living groundcover requirements, is proposed in landscape areas. High water use landscape elements shall be limited to 40% per requirements for Multiple-family residential development. Provisions for turf grass, sloping landscape areas, and irrigated areas next to impervious surfaces shall be met as defined in 10.780(7). The proposed landscape plan includes notes outlining planting and soil preparation.

Per Public Works requirements, an onsite stormwater detention facility is proposed. The stormwater basin will be planted and irrigated according to the vegetation standards of the current Rogue Valley Stormwater Quality Design Manual.

In accordance with these provisions, the proposed project complies with MLDC Section 10.780.

b. Street Frontage Landscaping Requirements – Section 10.797(1)

MLDC Section 10.797 requires new development to provide a minimum 10-foot landscaped strip along the entire street frontage. Landscaping must include trees, shrubs, and groundcover in accordance with the City's planting standards.

As shown on the submitted landscape plan, the proposed project includes street frontage landscaping along the Florence Avenue frontage where curb, sidewalk, and improvements are provided. The landscaping in this area will be integrated into both the 10-foot wide front setback and the existing public right-of-way behind the curb.

The required quantity of Street Frontage shrubs is 44, and 47 shrubs are currently proposed.

Regarding the Street Frontage Trees, the applicant proposes to include 4 street trees, where the Code standard requires a minimum of 7 trees, and requests relief from strict application of the landscaping standards as allowed by MLDC 10.780(3)(b), due to a unique circumstance of the site. Those findings are included below.

c. Living Groundcover Requirements - Section 10.780(7)(c)

The MLDC requires that all landscaping area include shrubs, turf grass and/or other living groundcover to spread over 85% of each area within 8 years. In addition to the typical landscaping adjacent to the residential structures and parking area, the applicant proposes to reseed the open hillside adjacent to the existing Oak tree with a low-maintenance blend of grasses and flowering plants.

d. Relief for Natural Features and Hillside Conditions – Section 10.780(3)(b)

The steep hillside at the southeast portion of the site, with slopes over 20 percent and some areas approaching nearly 100 percent, present a difficulty in providing the Code's required frontage landscaping in this area. A discussion of those impacts follows below.

Also, the site contains a large Oregon White Oak tree (Exhibit "6"), located on the steep hillside that is a natural feature, much loved by the surrounding community.

In order to preserve views of the Oak and to leave downhill space available for the required stormwater facility (outside the dripline of the Oak), the applicant proposes to reseed the hillside with a low-maintenance blend of grasses and flowering plants in order to restore a healthy, natural landscape with minimal impact to the steep slopes, soils, and the existing Heritage Oak tree.

Because of the impacts on the site caused by the slopes, and the desire to preserve the view of the large Oak tree from the neighborhood, the applicant proposes to reduce the Street Frontage landscaping for the approximate southern one-third of the Florence Avenue frontage and requests that approval by the Planning Director.

MLDC 10.780(3)(b) allows that the Site Plan and Architectural Commission *"may approve landscape plans or irrigation plans not in full compliance with provisions of the Medford Land Development*

Code Chapter 10 without the need for a separate application, subject to the following:

- 1. The approving authority shall make one of the following findings to grant relief from a provision:*
 - A. Due to a unique circumstance of the site, strict application of the standards requires an improvement that does not further the intent of this chapter, and granting relief does not:*
 - i. Diminish the quality of life;*
 - ii. Diminish the aesthetic environment of the site and its surroundings;*
 - iii. Increase reliance on irrigation water;*
 - iv. Allow landscaping that is horticultural incompatible with the surroundings or climate.*
 - B. A particular public benefit will be achieved by not complying with a provision of this section.*
- 2. If an application proposes a landscaping area to be left in a natural condition with undisturbed soil for purposes of protecting natural features, such as native trees, riparian vegetation, or similar attributes, the approving authority may grant relief from landscaping and/or irrigation design standards in accordance with this subsection.*
- 3. Relief from a provision shall not be used to cure a self-imposed condition.*
- 4. Granting relief from provisions is a discretionary decision and shall be sparingly exercised. Other landscaping or irrigation measures may be imposed by the approving authority in lieu of relieved provisions.*
- 5. The applicant shall provide findings supporting the request for relief within the project narrative submitted with the application. The project narrative shall provide the following information:*
 - A. The specific provision(s) and site location(s) for which relief is sought; and,*
 - B. How the strict application of this section results in an improvement that does not further the intent of this chapter and meets the criteria of subsection 10.780(3)(b)(i)(A) or, how a*

public benefit is achieved by granting relief from the provision(s).

Findings of Fact Regarding Relief From
Frontage Landscape Standards

The applicant requests approval by the Site Plan and Architectural Commission for landscape plans that do not entirely meet Code standards for two reasons. First, to protect the survivability and visibility of the Oak, and secondly to allow an area where the stormwater detention and treatment facilities can be reasonably located. The findings below address the requisite provisions.

A. The specific provision(s) and site location(s) for which relief is sought;

The applicant requests relief to reduce the Street Frontage Landscaping on the southern one-third of the Florence Avenue frontage, resulting in planting of 4 street trees, instead of the required 7 trees.

B. How the strict application of this section results in an improvement that does not further the intent of this chapter and meets the criteria of subsection 10.780(3)(b)(i)(A) or, how a public benefit is achieved by granting relief from the provision(s).

Due to a unique circumstance of the site, strict application of the standards requires an improvement that does not further the intent of this chapter, and granting relief does not:

- 1. Diminish the quality of life;*
- 2. Diminish the aesthetic environment of the site and its surroundings;*
- 3. Increase reliance on irrigation water;*
- 4. Allow landscaping that is horticultural incompatible with the surroundings or climate.*

- There are several unusual circumstances that affect the southern half of the project's Florence Avenue frontage, consisting of steep slopes of 20 percent, with some approaching 100 percent; the presence of rock outcroppings and shallow soils where the street trees would otherwise be planted; and an existing large, native Oak tree that will remain. The rock outcrop and shallow soils most-likely could jeopardize the health and survivability of the 3 trees and shrubbery.

- It became evident how important the Oak tree was to the neighborhood, when several testimonials were presented by the neighbors during the Zone Change public hearing in February 2025. In fact, that same month, neighborhood representatives submitted an application to the Medford Parks and Recreation Tree Committee to request the Oak be declared as a Heritage Tree.
- The applicant proposes to preserve the Heritage Oak tree in a natural meadow setting with seeded grasses and flowering plants. The Heritage Oak, pruned and maintained, will be a visual asset to the neighborhood and community and the 3 frontage street trees to its east would screen the Oak, but their elimination will allow it to be seen by the public, resulting in an increase to the aesthetic environment of the site and its surroundings. Allowing the tree's visibility from the east will definitely provide a public benefit to the neighborhood and community.
- A private facility to detain and treat the surface stormwater from the site is required and the most logical location point is at the bottom of the hillside in the area where the 3 subject trees would have been located.
- The proposed grassy hillside, with the native Oak tree, will be horticulturally consistent with the Rogue Valley's Oak Savanna habitat.
- There will not be an increase of irrigation water.
- The intent of the landscaping section of the MLDC is to *"help ensure the aesthetic environment of the entire community and to enhance the quality of life for all citizens."*
- Reducing the required trees from 7 trees to 4 trees for the 175 feet of street frontage will not diminish the quality of life, the aesthetics of the site or otherwise negatively impact the project.

e. *Planter Strip and Street Tree Standards. 10.452A*

As discussed in the Public Improvement and Requirement section below, the Medford Public Works Department recommends that there be no park strips required and a sidewalk be placed against the existing curb. Therefore, the street tree requirement for park strips does not apply to this application.

Conclusion of Law for Landscaping and Irrigation,
Including Relief for Natural Features and Hillside Conditions

Based on the above findings, the Site Plan and Architectural Commission concludes that the proposed landscaping and irrigation complies with all requirements and standards of the Medford Land Development Code, as modified by the Site Plan and Architectural Commission's authority to approve the requested reduction in the number of frontage trees and shrubbery at the southern portion of the hillside site.

11. Concealment

a. Concealment of Trash Receptacles – Section 10.781

MLDC Section 10.781 requires trash receptacles to be enclosed on at least three sides with a sight-obscuring fence or wall and to include a solid gate. The trash enclosure for this development is integrated with adjacent site retaining walls, located off Florence Avenue, and includes a gate clad in wood siding that matches the primary building siding. This design ensures the enclosure is fully screened and visually cohesive with the overall project design.

b. Concealment of Mechanical Equipment – Section 10.782

MLDC Section 10.782 requires exterior mechanical equipment to be screened from view from adjacent properties and the public right-of-way. The mini-split compressor units are located in a mechanical well on Level 01, one level below the parking area, and behind the building between the parking lot retaining wall. This placement ensures all equipment is completely out of view from the public right-of-way and adjacent properties.

Conclusions of Law Regarding Concealment

The Site Plan and Architectural Commission concludes that in accordance with these provisions, the proposed development complies with the concealment of trash receptacles standards of MLDC Section 10.781 and the mechanical equipment concealment standards of MLDC Section 10.782.

12. Bufferyards 10.790

a. Applicability – Section 10.790(1)

MLDC Section 10.790(1) establishes bufferyard requirements when higher-intensity residential zones abut lower-intensity residential

zones. The project is zoned MFR-30 and directly abuts a property zoned SFR along the northern property line, triggering a bufferyard requirement along this boundary.

b. Bufferyard Design Requirements – Section 10.790(5)(a)

MLDC Section 10.790(5)(a) requires a 10-foot wide Type A bufferyard when a project in a multifamily zone abuts an SFR-zoned property, typically consisting of a 6-foot-tall masonry wall with landscape screening. Section 10.790(5)(f)(i) allows the use of a building wall in lieu of the masonry wall if the wall has no openings below 8 feet above grade. The northern building wall has no openings below 8 feet above grade, satisfying this provision.

Per the Medford Planning Commission Staff Report dated July 31, 2025 from the Pre-application Conference, the proposed building wall substitution is consistent with the intent of this section, and as shown on the landscape plans, requisite trees and shrubs will be installed along the property line to provide additional screening.

Conclusions of Law Regarding Bufferyards

The Site Plan and Architectural Commission concludes that in accordance with these provisions, the proposed project is subject to and complies with the bufferyard design requirements of MLDC Section 10.790(1) and Section 10.790(5)(a), by providing a qualifying building wall in place of a freestanding wall, and which is supported by staff review.

13. Vanpool and Carpool Parking 10.809

This section applies only to commercial and industrial development, and is therefore not applicable to the proposed application.

14. Signage 10.1300

No signage is being proposed with this application. Any and all future signage will be permitted and will be in conformance with the Code standards for signage in the MFR-30 zoning district.

D. PUBLIC IMPROVMENT STANDARDS AND REQUIREMENTS

As stated earlier, a zone change application from SFR-6 to MFR-30 was approved by the Planning Commission in early 2025. In their approval, the Planning Commission concluded that, regarding the essential Category "A" urban services and facilities:

- *"the water system, which serves the subject property, is adequately sufficient and available to provide water service to the subject property with future development that is permitted under the proposed MFR-30 zoning."*
- *"the sanitary sewer system and treatment facilities which serve the subject property are adequately sufficient and available to provide sanitary sewer service to the subject property with future development that is permitted under the proposed MFR-30 zoning."*
- *"the storm drainage system which serves the subject property is adequately sufficient and available to provide storm drainage to the subject property with future development that is permitted under the proposed MFR-30 zoning, provided that storm water detention is incorporated into the future development plans in accordance with City of Medford standards."*
- *"the transportation facilities which will serve the subject property are adequately sufficient and available to provide transportation service to the subject property with future development that is permitted under the proposed MFR-30 zoning."*
- *"adequate streets and street capacities have been provided in accordance with the Oregon Transportation Rule."*

The adequacy of those urban services and facilities has been determined in the change of zone application, and is therefore, not a criterion for this application.

1. Block Length Ordinance - 10.426

The subject parcel abuts on its south side, two established residential developments, totaling approximately 17 acres that lack a network of connecting public streets and sidewalks. A rough estimation of the block perimeter from the subject parcel's Florence Avenue frontage is about 6,000 feet, or 4 times the maximum allowed by today's MLDC. A review of Exhibit "8" shows that a full residential build-out surrounds the subject parcel, prohibiting a new street connection.

MLDC Section 10.426(4)(b) states that the *"approving authority may find that proposed blocks that exceed the maximum block and/or perimeter standards are acceptable when it is demonstrated by the findings that one or more of the constraints, conditions or uses listed below exists on, or adjacent to the site:*

The first constrain listed in that Code section is :

- (i) *Topographic constraints, including presence of slopes of 10% or more located within the boundary of a block area that would be required by subsection 10.426(4)(a)".*

A review of Exhibit "5a" shows that, except for a small approximate 1,300 square-foot area along Medford Heights Lane, the entire subject site consists of slopes that exceed 10 percent.

Conclusion of Law Regarding Blocks

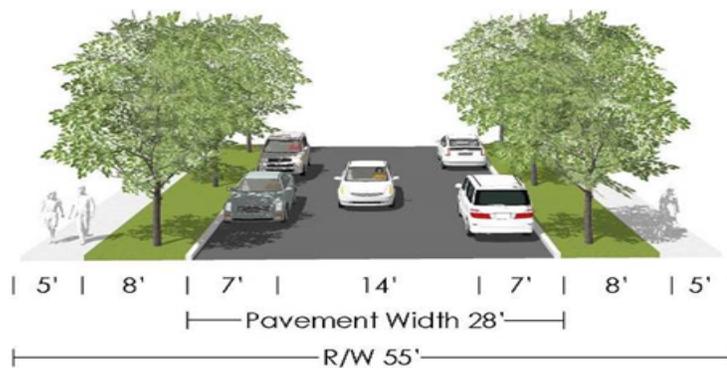
The Site Plan and Architectural Commission concludes that the application cannot be required to reduce the existing block length and perimeter distances because the presence of slopes in excess of 10% exist on the subject parcel and the existing block is, therefore, acceptable.

2. *Street Dedication and Street Improvement Requirements - 10.427(D) and (E)*

As mentioned earlier, the subject parcel is basically a hillside with Florence Avenue fronting the east side of the parcel, and Medford Heights Lane fronting along the west and south sides of the parcel.

Florence Avenue is classified as a Minor Residential Street. The current street cross section standard for a Minor Residential Street is shown below in Figure 3, and includes 55 feet of right-of-way, with a 28-foot pavement width, on-street parking, an 8-foot wide park strip and a 5-foot wide sidewalk on each side.

Figure 3



Minor Residential Street - Current Standard

Florence Avenue, which fronts the east side of the subject parcel, lacks certain public improvements. For the purposes of addressing specific dedication and

improvement requirements of the Code, these findings will divide the Florence Avenue street frontage into two separate street sections. First, is the southern section of Florence Avenue of about 143 feet in length, which is already improved with curb and gutter on both sides, but lacks sidewalks and park strips, and is therefore, defined as a "Legacy Street". The second street section is the northern approximate 46 feet of the Florence Avenue frontage that only has street paving and lacks curb, gutter, sidewalk and a park strip.

a. Florence Avenue - Southern Section

The subject parcel's southern section of its Florence Avenue frontage is improved with curb and gutter, but lacks a sidewalk and park strip and is, therefore defined as a Legacy Street by MLDC Section 10.427(4), which states that "*existing streets that are improved and do not meet the identified cross section as outlined in Sections 10.428 – 10.430B shall be known as legacy streets.*" As a Legacy Street, the provisions of MLDC Section 10.427(5) shall apply.

A survey of the existing street configuration of this section shows a right-of-way width of 50 feet and a pavement width of 28 feet, curb and gutter, with on-street parking on the west side only, and with no sidewalks or park strips on either side of the street.

There is existing right-of-way behind the abutting Florence Avenue curb, of an approximate width of a minimum of 6.5 feet at the south property line, to a maximum of approximately 10 feet at the north end of this street section, where the curb and gutter terminate.

A requirement of a land use action on property that contains a Legacy Street, is to hold a conference with the City Engineer prior to submitting an application. The applicant's representatives met with the Medford Engineering Division in January 2025 to discuss the development plans in context with the Legacy Street standards of Section 10.427(5).

Applicant's Exhibit "5a" shows that approximately 90% of the parcel's area has slopes that exceed 15 percent, and areas where the slopes exceed 35 percent amount to approximately 50% of the parcel, including the existing public right-of-way along Florence Avenue. Because of those slopes, the provisions of the Hillside Ordinance also apply to this application and require an initial pre-application conference prior to a Type II application.

That pre-application conference (PA-25-187) was held on Jul 23, 2025, with the requisite submittal material being included. The several City and agency staff reports, with their comments from that conference have also been submitted as Exhibit "9".

As stated in the MLDC, the purpose of the Hillside Ordinance is to *"establish procedural requirements for development on slopes in excess of 15 percent to decrease soil erosion and protect public safety."* Section 10.931(5)(a) requires that grading *"on slopes in excess of 15 percent for streets, private access drives and other vehicular ways shall be designed to reduce the extent of cuts and fills necessary for installation of the roadways, curbs, gutters, planter strips, sidewalks and utilities."*

The Legacy Streets provisions of Section 10.427(5)(b)(iv), allow that the 8-foot wide planter strip may be *"eliminated to fit the area context and surrounding roadways if sufficient findings justify such modification."* In its review, the Public Works Department recognized the degree of slope adjacent to the curb and did not include a condition for a planter strip, but stated the need to *"...dedicate for public right-of-way, sufficient width of land along the frontage, to provide a 5-foot-wide curb-tight sidewalk"* on the improved portion of Florence Avenue. (emphasis added)

The requisite findings for the elimination of a planter strip between the existing curb and sidewalk are provided herein:

1. The Slope Map (Exhibit "5a") shows that nearly all areas of the subject parcel exceed 15 percent, with slopes on approximately half of the parcel exceeding 35 percent. Because of those slopes, MLDC Section 10.931(a) requires the proposed development to be governed by the Hillside Ordinance.
2. The purpose of the Hillside Ordinance is to *"establish procedural requirements for development on slopes in excess of 15 percent to decrease soil erosion and protect public safety."*
3. MLDC Section 10.427(5)(b)(iv) states that *"the planter strip width may be reduced or eliminated to fit the area context and surrounding roadways if sufficient findings justify such modifications. Right-of-way dedication shall be reduced to the back of sidewalk."*
4. Language from the Hillside Ordinance [10.931(5)(a)] states that grading *"on slopes in excess of 15 percent for streets, private access drives and other vehicular ways shall be designed to reduce the extent of cuts and fills necessary for installation of the roadways, curbs, gutters, planter strips, sidewalks and utilities."* (emphasis added)
5. A distance of at least 13 feet would need to be excavated behind the curb to allow for installation of a park strip and sidewalk.
6. A retaining wall - several feet high behind the sidewalk would need to be constructed to hold back the hillside.

7. Roots of existing trees, especially the large mature Oak tree, could be cut and the health of the trees, jeopardized.

No additional right-of-way is required to be dedicated, as there is already a minimum of approximately 6.5 feet of existing right-of-way behind the Florence Avenue curb, sufficient to allow for the 5-foot wide sidewalk.

Conclusions of Law regarding Planter Strip and Right-of-Way Dedication

Based on the Legacy Street provisions found in MLDC Section 10.427(5)(b)(iv), the recommendation by the Medford Public Works Department and the findings provided above, the Site Plan and Architectural Commission concludes that the 8-foot wide planter strip shall be eliminated along the Southern Section of the Florence Avenue street frontage.

The Site Plan and Architectural Commission also concludes that there already exists sufficient public right-of-way between the existing curb and the property line to allow for a 5-foot wide sidewalk, and therefore an additional right-of-way dedication is not necessary.

Elimination of Southern 25 feet of Florence Avenue Sidewalk

The applicant proposes to install a 5-foot wide sidewalk against the existing Florence Avenue curb for its entire frontage, except for the southern 25 feet, as shown on the submitted plans, and the Code provides language that allows the Site Plan and Architectural Commission to approve this request. The entire site, including the abutting right-of-way, is subject to the Hillside Ordinance, which was incorporated into the City's MLDC to protect public safety and to decrease soil erosion for development proposed on slopes that exceed 15 percent. As shown on the Slope Map (Exhibit "5a"), the slopes in the 25-foot long area where a curb-tight sidewalk would be constructed, range from 35 to 99 percent.

Photographs (Exhibit "6") and the Slope Analysis have been submitted as part of the application to show the steep hillside and slopes in the southern 25-foot long area. It should be noted in the photos that there are two large conifer trees located above the sidewalk site on an adjoining parcel, not owned by the applicant. Excavation of the hillside to install a sidewalk, could remove some of the existing tree roots and otherwise jeopardize the survivability of those trees.

If the applicant were to excavate a portion of the hill to install the remainder of the sidewalk to the south property line, the sidewalk would terminate at a rock face as shown on Exhibit "6" and an approximate 5-6 foot high retaining would need to be built to hold back the hillside.

The Hillside Ordinance at MLDC Section 10.931(5)(a), requires that grading *"on slopes in excess of 15 percent for streets, private access drives, and other vehicular ways shall be designed to reduce the extent of cuts and fills necessary for installation of the roadways, curbs, gutters, planter strips, sidewalks and utilities."* (emphasis added)

The Code section which follows [10.931(5)(b)], continues to state that for *"streets other than arterial or collector streets in areas with slopes in excess of 15 percent, the approving authority may modify public street improvement standards to solve special hillside functional problems. Modifications may include:*

- i. Narrower streets;*
- ii. Streets that provide access to the downhill side only;*
- iii. Planter strip waivers;*
- iv. Modification of surface drainage treatment standards;*
- v. Modification of sidewalk standards;* (emphasis added)
- vi. Allowing through-lots abutting any street classification if the approving authority approves streets that provide access to the downhill side only; or,*
- vii. Placing utilities within the public right-of-way."*

Because of the extreme slope of up to 99 percent in that area, and in order to reduce the extent of a large cut in the hillside that would be necessary to install a 5-foot sidewalk, the Site Plan and Architectural Commission can utilize the provision that the sidewalk standards be modified in these circumstances, and allow for the elimination of the southern 25 feet of sidewalk on Florence Avenue.

It is important to remember that the purpose statement for the Hillside Ordinance in Section 10.929 includes the language that in case of conflict between a section of the Hillside Ordinance and other requirements set forth by ordinance, its Hillside Ordinance provisions shall govern. The City has placed a great importance on the Hillside Ordinance and in some situations, the need to protect the hillside prevails over sidewalk standards that would otherwise require one.

In accordance with MLDC Section 10.931(5)(c), modifications of public street improvement standards need to retain a minimum of 28 feet of paved width for residential streets, if including parking on only one side of the street. The measured width of Florence Avenue is at a minimum of 28 feet.

A map of the neighborhood showing the street circulation has been submitted as Exhibit "8". The map shows the lack of a street connection to the south, other than the Hilltop Condominium development and the

northern portion of the Medford Heights Townhouses. Florence Avenue terminates at Mt. Echo Drive, without ability to access anywhere further to the south. There are essentially no public sidewalks within the adjacent condominium and townhouse developments. Anyone who wants to drive or walk farther south from the subject site would use Scott Street to reach Eastwood Drive or Keene Way Drive. It would be difficult to show that the cost of preparing the hillside and installing a sidewalk in this section is roughly proportional to the burden of pedestrian impacts that the proposed development is placing on the public facilities where the expected use would be miniscule.

In adopting a modification to public street improvement standards, MLDC Section 10.931(5)(d) requires findings addressing the following to be provided.

1. *Why the modifications are needed.*

The modification to eliminate the southern-most portion of sidewalk is needed to avoid a severe cut into the hillside to install a sidewalk, including retaining wall and footing. The Code requires that the design shall reduce the extent of cut necessary for installation of a sidewalk.

The modification is also needed to conform to the Code standard that requires a rough proportionality between the burden of the cost of the sidewalk upon the developer and the impact of the development on the public sidewalk system.

2. *How the proposed modifications are safe and function properly.*

The proposed modification is safe and functions properly because the need for a sidewalk from the subject site exists almost exclusively to the north and east. The East Main Street sidewalk connection to nearby commercial uses is only approximately 600 feet away from the subject site and it is likely that someday a public sidewalk will be constructed in the existing right-of-way along Florence Avenue from the subject site, north to East Main Street. However, incorporating a public sidewalk through the condominium developments to the south is nearly impossible because of the lack of circulation and impediments that have been constructed where a future sidewalk could be located. Pedestrians will continue to walk at the street's edge going to the south, and fortunately the traffic is very light in this area.

3. *How the proposed modifications minimize soil erosion and protect the natural character of the site.*

Excavation of the hillside would be necessary to install the 25-foot long section of the sidewalk and would necessitate a retaining wall of approximately 5-6 feet in height. A retaining wall of that height doesn't protect, but reduces the natural character of the site. The proposed modification to eliminate the southern-most 25 feet of sidewalk will help to *"protect the natural character of the site."*

Conclusions of Law regarding the Elimination of the Southern 25 feet of Sidewalk on Florence Avenue

The Site Plan and Architectural Commission concludes that regarding the modification to eliminate the southern-most 25 feet of public sidewalk along Florence Avenue, that:

1. The modification to eliminate the southern-most sidewalk is necessary to avoid a severe cut into the hillside to install the sidewalk, including retaining wall and footing. The Code requires that the project design reduce the extent of cut necessary for installation of a sidewalk.

Photographs (Exhibit "6") submitted as part of the application, showing the steep hillside and slopes in the southern 25-foot long area. It should be noted in the photos that there are two large conifer trees located above the sidewalk site on an adjoining parcel, not owned by the applicant. Excavation of the hillside to install a sidewalk, could remove some of the existing tree roots and otherwise jeopardize the survivability of the trees.

2. The proposed modification is safe and functions properly because the need for a sidewalk from the subject site is almost exclusively to the north and east. Incorporating a public sidewalk through the condominium and townhouse developments to the south is nearly impossible and pedestrians will continue to walk at the street's edge going to the south.
3. Excavation of the hillside would be necessary to install the 25-foot long section of the sidewalk and will necessitate a retaining wall of approximately 5-6 feet in height. A retaining wall of that height doesn't protect, but reduces the natural character of the site. The proposed modification to eliminate the southern-most 25 feet of sidewalk will help to *"protect the natural character of the site."*
4. The modification is needed as a requirement to construct it would not conform to the Code standard that requires a rough proportionality

between the burden of the cost of the sidewalk upon the developer and the impact of the development on the public sidewalk system.

Finally, based on the above findings and conclusions, the Site Plan and Architectural Commission concludes that the elimination of the 25-foot long section of sidewalk is a modification that is allowed, meets the criteria for being approved and is, therefore removed as a requirement from this application.

b. Florence Avenue - Northern Section

The subject parcel's northern section of Florence Avenue frontage is approximately 46 feet in length and has a paved street surface, but does not have a curb, gutter, sidewalk or planter strip.

There is approximately 10 feet of existing right-of-way behind the curb and the applicant proposes to extend the curb and gutter and construct a 5-foot wide sidewalk adjacent to the curb in this section.

There is a right-of-way width of 50 feet, with 28 feet of existing pavement.

The applicant requests to eliminate the 8-foot wide planter strip between the curb and sidewalk, as allowed by the Hillside Ordinance.

As shown on the Slope Map (Exhibit "5a") the slopes in the area where a planter strip would otherwise be located are all over 15 percent with approximately 40% of the area having slopes exceeding 35 percent, and some exceeding 50 percent.

In accordance with Section 10.931(5)(a) as discussed earlier, the grading "*on slopes in excess of 15 percent for streets, private access drives and other vehicular ways shall be designed to reduce the extent of cuts and fills necessary for installation of the roadways, curbs, gutters, planter strips, sidewalks and utilities.*" (emphasis added)

Section 10.931(5)(b) allows the approving authority to modify public street improvement standards to solve special hillside function problems. One of those modifications is (iii) *Planter strip waivers*. This means that the planter strips can be relinquished or abandoned in certain situations, which is what the applicant requests.

As the 8-foot wide planter strip is eliminated in this street section, the requirement for the dedication of sufficient right-of-way to achieve the necessary 27.5 feet from the street's centerline is reduced to a required width of 19.5 feet. Records show that the existing right-of-way width is

50 feet, which means that the existing 25-foot half-width is already of sufficient width and no additional right-of-way is needed to be dedicated.

Again, as discussed earlier, findings addressing the following items are required in order to adopt modifications to street improvement standards.

1. *Why the modifications are needed.*

The modification is needed to avoid a cut into the hillside to provide the additional 8 feet for a planter strip. A retaining wall and footing would most likely be installed to hold back the hillside. The Code requires that the design shall reduce the extent of cut necessary for installation of a planter strip.

2. *How the proposed modifications are safe and function properly.*

The proposed modification is safe and functions properly because the 5-foot wide sidewalk will still be installed to the northern property line, allowing public access from the subject site to that point, and most likely, will be extended north to East Main Street sometime in the future.

3. *How the proposed modifications minimize soil erosion and protect the natural character of the site.*

The elimination of the 8-foot wide planter strip will minimize the amount of cut necessary for installation of the sidewalk. A small retaining wall will be installed to hold back the hillside, but a higher wall would be needed, unless the planter strip is eliminated. A retaining wall doesn't protect, but reduces the natural character of the site.

Conclusions of Law regarding the Northern Florence Avenue Section

The Site Plan and Architectural Commission concludes that:

1. The modification is needed to avoid a cut into the hillside to provide the additional 8 feet for a planter strip. A retaining wall and footing would most likely be installed to hold back the hillside. The Code requires that the design shall reduce the extent of cut necessary for installation of a planter strip.
2. The proposed modification is safe and functions properly because the 5-foot wide sidewalk will still be installed to the northern property line, allowing public access from the subject site to that point, and most likely, will be extended to East Main Street sometime in the future.

3. The elimination of the 8-foot wide planter strip will minimize the amount of cut necessary for installation of the sidewalk. A small retaining wall will be installed to hold back the hillside, but a higher wall would be needed, unless the planter strip is eliminated. A retaining wall doesn't protect, but reduces the natural character of the site.

Finally, based on the above findings and conclusions, the Site Plan and Architectural Commission concludes that the elimination of the planter strip is a modification that is allowed, meets the criteria for being approved and therefore, the request is approved.

3. *Accessways - Section 10.464*

Accessways are intended to provide public pedestrian and bicycle access within and from new subdivisions, PUDs, shopping centers and industrial park, which would mean that it does not apply to this development, which is on a single parcel without a land division. Also, Section 10.464(1)(b) precludes an accessway due to existing development which makes construction of an accessway impractical; and 10.464(1)(e) that precludes an accessway would need to cross topography where slopes exceed 30 percent or where path grade would exceed 12 percent slope, except when construction of a crossing structure is found to be feasible.

4. *Public Utility Easements - Section 10.471*

MLDC Section 10.471 cites a requirement for a public easement, ten (10) feet in width along the Florence Avenue frontage, "*or as otherwise required by the City.*" Medford's Hillside Ordinance, as discussed earlier, allows that for streets in areas with slopes in excess of 15 percent, the approving authority can modify public street improvement standards to solve special hillside functional problems. One of those modifications is to allow utilities to be placed within the public right-of-way.

The applicant requests the ability to be able to place utilities within the public right-of-way, as:

- a. The Slope Map (Exhibit "5a") shows that all areas of the subject parcel exceed 15 percent, with slopes on approximately half of the parcel exceeding 35 percent. Because of those slopes, the proposed development is governed by the Hillside Ordinance.
- b. The purpose of the Hillside Ordinance is to "*establish procedural requirements for development on slopes in excess of 15 percent to decrease soil erosion and protect public safety.*"

- c. Language from the Hillside Ordinance [10.931(5)(a)] states that grading *"on slopes in excess of 15 percent for streets, private access drives and other vehicular ways shall be designed to reduce the extent of cuts and fills necessary for installation of the roadways, curbs, gutters, planter strips, sidewalks and utilities."* (emphasis added)
- d. One of the modifications to public street standards allowed to solve special hillside functional problems is to be able to place utilities within the public right-of-way.
- e. Roots of existing trees, especially the Heritage oak, could be cut and the health of the trees, jeopardized.

Conclusions of Law for Accessways and Public Utility Easements

The Site Plan and Architectural Commission concludes that the requirement for public accessways does not apply to this application.

The Site Plan and Architectural Commission further concludes that based upon the above findings of fact, a 10-foot wide public utility easement shall not be required on the subject parcel adjacent to the Florence Avenue property line, and that the developer shall have the ability to place utility facilities within the public right-of-way.

5. *Storm Drainage Requirements - Section 10.485*

The submitted plans show how the proposed project will handle storm water from the site and how the development meets the requirements of the MLDC.

Because there are no existing public storm drainage facilities abutting the site, a condition of the applicant's recent zone change to MFR-30 required that prior to the issuance of a building permit the developer comply with the following:

A public storm drain main should be extended by the developer up Florence Avenue or Scott Street to serve the development, or stormwater runoff may drain through curb weepholes onto Florence Avenue as long as the following is confirmed by a professional engineer:

1. *Detention is provided with site development in accordance with the Rogue Valley Stormwater Design Manual, even if the project impervious area does not meet the minimum threshold for this requirement, and*
2. *Stormwater runoff will not drain north of Scott Street on Florence Avenue, and*

3. *The stormwater runoff will drain along the street gutter to the east down Scott Street and/or to the south down Florence Avenue, and*
4. *The downstream curb inlet has capacity for the increased gutter flow draining to it or shall be replaced with the development to provide capacity for the 10-year storm, and*
5. *The increased gutter flow from the development to the curb inlet can be fully contained within the street and gutter during the 10-year storm and does not encroach or drain onto private property.*

The applicant's plans for the Storm Drainage engineering will be approved by the Public Works Department before building permits are issued.

The submitted Stormwater and Drainage plan shows that a portion of the private detention and treatment facility is located in the public right-of-way. As the public sidewalk will be placed adjacent to the curb, without a planter strip, the applicant stipulates to applying to the City to vacate that excess right-of-way, which would then allow a location for the installation of the stormwater detention and treatment facility. Should the vacation not be approved, the applicant will need to revise the drainage plans to locate the private facility higher on the hillside, most-likely necessitating an evident cut and retaining wall.

6. *Sanitary Sewers - Section 10.490*

The plans for construction, including those involving the delivery to the public sanitary sewer system will be reviewed and approved by the Public Works Department prior to the issuance of building permits.

The applicant is aware that the portion of the sanitary sewer main that is located under Florence Avenue directly in front of the subject parcel has been abandoned and fallen into disrepair. A short section of the 6-inch sanitary sewer line will need to be replaced by the developer so that the sanitary sewer lateral for this development can connect, or the developer may choose to propose another solution to be approved by the Public Works Department.

7. *Street Lighting 10.495*

A Type R - 100 street light will be installed, as recommended by the Public Works Department at the Pre-Application Conference.

Conclusion of Law Regarding Storm Drainage, Sanitary Sewer and Street
Lighting

Based upon the submitted application material and the above Findings of Fact, the Site Plan and Architectural Commission concludes that the proposed development complies with the applicable provisions of all city ordinances regarding public storm drainage, sanitary sewer and street lighting.

E. ULTIMATE CONCLUSION

The Site Plan and Architectural Commission concludes that the site plan, architectural design plans, landscape plans and associated site element plans conform with the Site Plan and Architectural Review criteria found in Section 10.200(5)(b) of the Land Development Code and comply with all applicable standards of the Land Development Code, including relief from specific frontage landscape standards and modifications to dedication and improvement of public improvements as allowed by provisions of the Land Development Code.

The Site Plan and Architectural Commission finally concludes that as the subject application meets the relevant decisional approval criteria, the application is approved.

Respectively Submitted,



Maize & Associates, Inc.
agent for Medford Heights 2, LLC
Dated: March 3, 2026

APPLICATION FORM - ADDITIONAL NOTES
SITE PLAN AND ARCHITECTURAL REVIEW

1. Application Form

Landscaping (pg. 15)

 Bufferyard Landscaping (10.790)

 Fence/Wall Proposed: Building wall with no openings below 8 feet

 Required: 6 foot or building wall

Structure (pg. 15)

 Materials Proposed: The anticipated choices include metal roof, wood siding, exposed timbers, exposed steel, glass rails, metal grating (stair/balcony decks), board-formed concrete site and building walls. The final choice of building materials will be in conformance with the standards of Section 10.717(4).

 Colors: The planned colors are, zincalume (roof), dark and natural look charred wood (siding), natural wood, black painted steel, natural board-formed concrete.

2. Applicant's Questionnaire

One of the application submittal requirements is the Applicant's Questionnaire, which includes the following sections:

Section I - Narrative

The proposed project is a multi-family residential development consisting of three (3) separate 3-story structures (with basements), each containing 2,844 square feet, for a total of 8,532 square feet of residential use. The project site is located on Florence Avenue between Medford Heights Lane to the north and south and is zoned MFR-30.

Each individual structure includes four (4) one-bedroom apartments accessed by shared covered exterior egress stairs and landings constructed of structural steel with open, heel-proof, ADA-compliant pultruded fiberglass bar grating. Walkways and ramps of similar construction connect the stairs at Level 02 to the proposed asphalt parking lot at grade with Medford Lane.

The site design includes a 9-space surface parking lot, native landscaping, retaining walls, and a stormwater retention bioswale. Bicycle parking is provided within the individual dwelling units. Construction is Type VB, three stories with basements.

Section II - Compatibility: Criterion No. 1 for Commercial and Industrial Development (Type III)

As the subject application is for review of multiple-family residential development, and not commercial or industrial development, this section of the questionnaire does not apply to this application.

3. Agricultural Impact Analysis

The Medford Land Development Code (Section 10.801(2) requires that an Agricultural Impact Analysis be submitted as part of a land development application where land proposed for urban development abuts and has a common lot line with other land which is zoned Exclusive Farm Use (EFU) or Exclusive Agriculture (EA). As the subject parcel does not abut land which is zoned EFU or EA, this submittal requirement does not apply to the subject application.



February 18, 2026

Mr. Jim Maize
1473 Honeysuckle Ave
Medford, OR 97504

Subject: Referral of Type II Application to Type III Review Pursuant to MLDC 10.168 (File Number AC-26-035)

Dear Mr. Maize:

This letter is to formally notify you that I exercised my discretion pursuant to Medford Land Development Code (MLDC) Section 10.168 to refer the referenced application from a Type II review process to the Site Plan and Architectural Review Commission (SPAC) for consideration as a Type III land use action.

This determination is based on the volume and substance of public comments and concerns received during the Zone Change process, the Pre-Application Conference, and those already submitted in response to the current Architectural Commission (AC) application. Notably, public inquiries and comments have been received prior to the application being deemed complete.

For reference, MLDC Section 10.168 provides:

Type II Action and Decision Time. The Planning Director shall take final action within 120 days after the application is deemed complete. An applicant may make a written request to extend the 120-day period for a specified period of time. In no case may the total extensions exceed 245 days. At the Planning Director's discretion, an application requiring a Type II land use action may be referred directly to the Planning Commission for review through a Type III land use action, with the exception of the Site Plan and Architectural Review - Type II land use actions, which may be referred directly to the Site Plan and Architectural Review Commission as a Type III land use action.

Accordingly, the application will be processed as a Type III land use action and scheduled for review before SPAC.

Please do not hesitate to contact me if you have any questions regarding this determination or the next steps in the review process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michelle King', is written over the word 'Sincerely'.

Michelle King, Planning Director

EXISTING OAK TREE TO REMAIN

(approx 48" cal.)

Applicant's
Exhibit
"6c"



From SW Property Corner



From Florence Ave

PHOTOS OF SUBJECT SITE

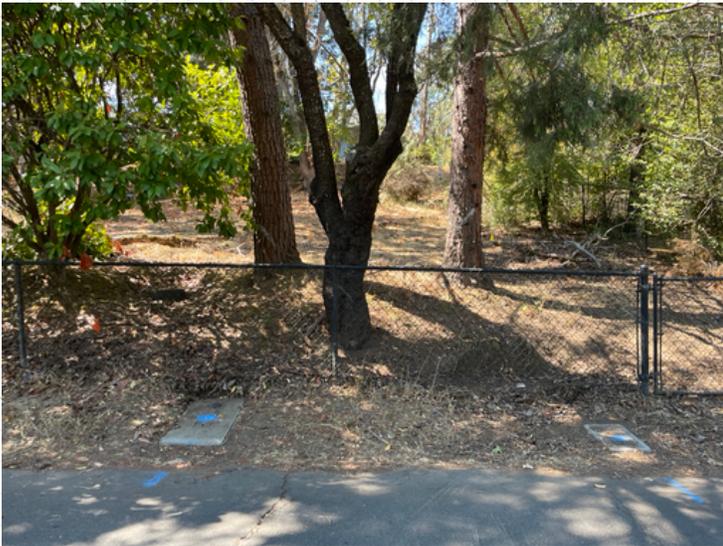
Applicant's
Exhibit
"6a"



**View of Building Site
Looking NW From Florence Ave**



**View Looking North Along
Florence Ave**



**View of Building Site
Looking West from Florence Ave**



**View of Building Site
Looking West from Florence Ave**

PHOTOS OF SUBJECT SITE ALONG FLORENCE AVE

Applicant's
Exhibit
"6b"



Looking South - Dotted Line is Approximate Line from SE Property Corner to Curb



Closeup of Photo to the Left



Further North -
Looking South



Further North -
Looking South