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SHEET GENERAL NOTES

- A. TREE DRIPLINES SHOWN ARE APPROXIMATED AVERAGES TAKEN AT CANOPY BASE AND ARE IDEALIZED TO BE CENTERED OVER TREE TRUNK, ACTUAL DRIPLINES VARY.
- B. TREES SEEN IN ASSOCIATED IMAGES WERE FLAGGED TO NOTE WHICH HAD BEEN SURVEYED FOR SURVEYING EFFICIENCIES AND WERE LEFT IN PLACE AT TIME OF IMAGE COLLECTION. FLAGGING ON TREES DOES NOT INDICATE "TREE TO BE REMOVED", SEE ASSOCIATED IMAGES.
- C. CONTOUR INTERVALS ARE SHOWN AT 1' INCREMENTS.

PROJECT NARRATIVE

THE PROJECT IS A NEW SINGLE-FAMILY RESIDENCE LOCATED ON AN EXISTING LOT IN THE R1 ZONE. THE EXISTING VEGETATION IS PRIMARILY OAK TREES, SAVE FOR A SINGLE LARGE PONDEROSA PINE ON THE LOWER PORTION OF THE LOT. IN GENERAL, THE EXISTING TREES ARE TALL AND NARROW ("LEGGY") DUE TO THE AMOUNT OF TREES COMPETING FOR LIGHT. APPROXIMATELY 3 YEARS AGO, THE EXISTING TREES WERE THINNED FOR FIRE FUELS REDUCTION.

THE LOT IS APPROXIMATELY 85' WIDE IN THE NORTH-SOUTH DIRECTION. A NARROW BUILDING WIDTH ALONG AN EAST-WEST AXIS WAS CHOSEN TO ALLOW REASONABLE VEHICLE MANUEVERING/PARKING AT THE DRIVEWAY INTERSECTION, A SMALL YARD AREA TO THE SOUTH OF THE GARAGE, AND TO CREATE BUFFER SPACE ON EITHER SIDE OF THE RESIDENCE FROM THE NORTH AND SOUTH LOT LINES. ADDITIONALLY, THE HOUSE IS ORIENTED PERPENDICULAR TO THE PREDOMINANT SLOPE TO MINIMIZE THE EXTENT OF GRADING AND ALLOW NATURAL DRAINAGE PATTERNS TO REMAIN ON EITHER SIDE OF THE RESIDENCE. THE HOUSE IS ORGANIZED ON A 12' STRUCTURAL GRID IN THE EAST/WEST DIRECTION. FOR A DISTANCE OF 24', THE WESTERN PORTION OF THE LOWER LEVEL IS BUILT ON STEMWALLS AND CONTINUOUS FOOTINGS, BUT TRANSITIONS TO A POST-AND-PIER SYSTEM ON STRIP FOOTINGS TO MINIMIZE THE OVERALL EXCAVATION DEPTH AS IT CONTINUES EAST. THE MAIN HOUSE (MAIN AND LOWER LEVELS) IS APPROXIMATELY 20' WIDE AS IS THE STUDIO SPACE ABOVE THE GARAGE. THE GARAGE IS 24' WIDE TO ACCOMMODATE A STANDARD GARAGE DEPTH.

LOT DATA

BASE ZONE:	R1 RESIDENTIAL	BASE ZONE MINIMUM LOT SIZE:	5,000SF
LOT SIZE:	14,999SF	LOT COVERAGE ALLOWED:	50%
COVERAGE AREA:	2,960SF [ROOF + BALCONY AREAS]	BASE ZONE FRONT SETBACK:	20 FEET
LOT COVERAGE:	19.7% [ACTUAL]	BASE ZONE REAR SETBACK:	15 FEET
		BASE ZONE SIDE SETBACK:	5 FEET

TREE TABLE

NO.	DESCRIPTION	REF. IMAGE	REMOVE?	NO.	DESCRIPTION	REF. IMAGE	REMOVE?
1	14' OAK	3, 9	NO	19	15' OAK [MULTI]	23	YES
2	10' OAK	11, 12	NO	20	7' OAK	23	YES
3	12' OAK	11, 12, 15	NO	21	18' OAK [MULTI-STEMMED]	20, 22	NO
4	11' OAK	14, 15	YES	23	23' OAK (17' @ 2') [MULTI W/FORK @ 3']	32, 34	NO
5	14' OAK	7, 8	YES	24	10' OAK	26, 31	YES
7	20' OAK (16' @ 2') [MULTI W/FORKS @ 3.5']	5, 6, 18	YES	25	12' OAK	26, 27, 28	YES
8	12' OAK	4, 20, 21	--	26	13' OAK	27, 28	YES
9	20' OAK (15' @ 2.5') [MULTI W/FORK @ 3']	20, 21	NO	27	10' OAK	28, 29, 30	NO
11	15' OAK [MULTI]	18	YES	28	10' OAK	27, 37	YES
12	9' OAK	17, 19	YES	29	8' OAK	26, 27, 36	YES
13	10' OAK	17, 19	YES	30	11' OAK	26, 36	YES
14	9' OAK	16	YES	31	10' OAK	34	NO
15	10' OAK	25, 29, 30	NO	32	16' OAK	34	NO
16	13' OAK	25	YES	33	10' OAK	34, 35, 38	--
17	8' OAK	24, 33	YES	34	8' OAK	35, 38	--
18	11' OAK	33	YES	35	10' OAK	35, 38	--
				36	30' PINE	39	NO

NOTE: TREES THAT ARE TO REMAIN AND THAT ARE NEAR GROUND AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO BE PRUNED TO CREATE PROPER ROOT/SHOOT BALANCE FOR SURVIVABILITY AND REDUCE RISK OF FIRE SPREAD. OTHER TREES TO REMAIN WILL BE PRUNED FOR GENERAL HEALTH AND TO REDUCE RISK OF FIRE SPREAD.

SHEET KEYNOTES

1. GARAGE WITH STUDIO SPACE ABOVE.
2. COVERED BREEZEWAY.
3. MAIN HOUSE LIVING AREA WITH BEDROOMS ON LEVEL BELOW.
4. EXISTING DRIVEWAY.
5. GENERAL MINIMUM REQUIRED AREA OF DISTURBANCE ON LOWER PORTION OF PROPERTY BY EXCAVATOR TRACK.
6. GENERAL EXCAVATOR PATH TO UPPER PORTION OF PROPERTY DURING EXCAVATION AND GRADING OPERATIONS.
7. TAPERED RETAINING WALL, 2' HIGH MAX.
8. TAPERED RETAINING WALL, 2' HIGH MAX.
9. UNDERGROUND SEWAGE LIFT STATION, EXACT LOCATION AND DETAILS TBD.
10. UNDERGROUND HOLDING TANK FOR STORMWATER MANAGEMENT, EXACT LOCATION AND DETAILS TBD.

LEGEND

	EXISTING TREE TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION ACTIVITIES.		EXISTING TREE TO BE REMOVED, COMPLETE.
	EXISTING > 14" DBH OAK TREE, OR > 18" TREE, TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION ACTIVITIES.		EXISTING > 14" DBH OAK TREE, OR > 18" TREE, TO BE REMOVED, COMPLETE.
	MUNICIPAL CODE-SPECIFIED ZONING SETBACK		PROPOSED BUILDING FOUNDATION
	PROPOSED ROOF OUTLINE		OUTLINE OF FOUNDATION WALL OR PIER STRUCTURE
	EXISTING MAJOR CONTOUR		EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR		PROPOSED MINOR CONTOUR
	15' HERITAGE TREE BUFFER OUTLINE		



1 Tree Plan
1" = 10'-0"

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Stamp

Consultant Logo

Key Plan

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Project Name:
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Project Address:
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Revisions to Sheet

No.	Revision	Date

Status: **PRELIMINARY**

Date: **11/10/20**

Sheet Title
Tree Plan

Sheet No.
L 1.0

Project No.

JDA