HPAC Committee Agenda

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

July 8, 2026

AGENDA

(4:00) CALL TO ORDER: The meeting will be held in person and via Zoom.

Join Zoom Meeting: https://zoom.us/j/98277785816?pwd=E2yIZkKUlis4oDw694OaqaI8SWaEE3.1
Meeting ID: 982 7778 5816
Passcode: 970344

READING OF LAND ACKNOWLEDGEMENT

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

I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES
Minutes of June 3, 2026

III. PUBLIC FORUM

IV. LIASON REPORTS
Council Liaison – Derek Sherrell
Staff Liaison – Nick Schubert

V. DISCUSSION ITEMS
A. **State Historic Preservation Office Check-In**
B. **Meeting Schedule/Plan for Remainder of the Year**
C. **Review Board Assignments** – July, August & September 2026

VI. LAND USE APPLICATIONS
PLANNING ACTION: PA-T1-2026-00303
SUBJECT PROPERTY: 624 A Street
APPLICANT & OWNER: Justin Hymas / Banyan Depot LLC
DESCRIPTION: A request for Commercial Site Design Review approval for an additional exterior window and façade at the existing historic Ashland Depot Hotel South Wing building.
COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1;

MAP: 39-1E-09-AB; **TAX LOT:** 4900

VII. REVIEW BOARD ITEMS

95 Winburn Way/Ashland Parks Foundation

Pre-App Review for Permanent Covering for the Ice Rink

65 Fourth Street

Residential Building Permit

VIII. ADJOURNMENT

HPAC Committee Minutes

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

June 3, 2026
Minutes

CALL TO ORDER: Chair Prest called the meeting to order at 4:00 p.m. Committee members Prest, Repp, Whitford, Emery and Costella were present, along with Planning Commission liaison Verner, Community Development staff liaison Nick Schubert, and Planning Supervisor Derek Severson. Council liaison Derek Sherell was absent.

READING OF LAND ACKNOWLEDGEMENT
Prest read the land acknowledgement.

APPROVAL OF AGENDA
No changes were made to the agenda.

APPROVAL OF MINUTES
Prest/Repp m/s to approve the minutes of March 4, 2026, as presented. Voice vote: Prest, Repp, Whitford, Emery and Costella, All AYES. Motion passed.

PUBLIC FORUM
None.

LIASON REPORTS
Council Liaison Derek Sherrell was absent as there was a joint meeting of the Council and Parks Commission happening concurrently.

Planning Supervisor Derek Severson provided a brief staff update, noting that code changes to satisfy Senate Bill 974, which requires administrative decisions for urban housing applications, and House Bill 2138, dealing with Single Room Occupancies, will be moving forward to the Planning Commission and Council in the next couple months.

Severson also made HPAC members aware of a pending Demolition/Relocation Review Permit application at 263 Oak Street, which is a contributing resource. He explained that while the house presented as being in relatively good condition from the street, the application materials included an inspection report noting a number of substantive issues with the foundation and electrical, mechanical and plumbing systems, and evidence of a prior fire that had never been fully addressed. The cost of these repairs was used as the basis to assert that economically beneficial reuse of the historic structure was not feasible.

Preservation Week De-Brief

Peter Finkle of WalkAshland.com briefly discussed the Preservation Week events. It was noted:

- That there were two walking tours, and neither was particularly well attended.
- Tombstone Tales also saw reduced numbers this year, but a second day was added to accommodate a request from Ashland schools to present the event for third grade classes. Students very much enjoyed the event, and teachers indicated they would be interested in expanding it further next year.
- The awards ceremony was also not as well attended as in past years.

There was discussion that promotional efforts had not been as robust as in past years, and staff noted that they had spoken to the city's Communications Manager and would begin coordinating event promotion with her next year beginning in February (which means there will need to be at least a rough idea of events coming out of the January meeting).

There was also discussion of the potential to partner with an outside non-profit like the Southern Oregon Historical Society, which could carry out Tombstone Tales under its umbrella with HPAC sponsorship. Severson noted that staff would need to follow-up with the Legal Division to explore whether a city-sponsored event by a non-profit could occur on city property, and also follow-up to see if the Southern Oregon Historical Society would have any interest in partnering next year.

Meeting Schedule/Plan for Remainder of the Year

Staff discussed upcoming changes, including that:

- Schubert would be formally taking over the role of Staff Liaison moving forward.
- Severson would continue to attend meetings and provide support as time permitted but would be absent from the July meeting.
- The City Manager's Office has directed that all advisory committees shift to a **quarterly meeting schedule** with meetings to occur in **January, April, July and October**. This change is due to limited staffing levels in light of on-going budget challenges.
- The potential for additional meetings for HPAC remains if there are land use items subject to state timelines that need to be reviewed.
- Subcommittees could also be formed for event planning.
- *There will need to be further discussion of how to best handle the Review Board with a quarterly schedule.*
- There was discussion of trying to incorporate some training for members in the design standards and how to apply them as a recurring item on each agenda.
- The **October 7th** regular meeting would need to be dedicated to developing a workplan, which would by necessity be reduced given the quarterly schedule.
- Accomplishments of the past year and work plans for the coming year will be presented to the City Council at a **December 14th** Council Study Session/Committee Appreciation Event &

HPAC Committee Minutes

Council Work Plan Discussion.

Ideas for Meetings

There was discussion of ideas for upcoming meetings, noting:

- Members would like brief design standards/resources training incorporated in each meeting.
- Preservation Week will be a primary focus for HPAC moving forward.
- Members expressed an interest in conducting a speaker series with local preservation professionals speaking out about the value of preservation. Staff will look into potential speakers, and members indicated they would begin looking at potential venues.

Review Board Assignments

- June 3, 2026 – *This would have followed the regular meeting, but there were no items.*
- June 18, 2026 – Prest, Whitford and Costella
- July 8, 2026 – *To follow the regular meeting.*
- July 23, 2026 - *Prest, Whitford (+/-)*

LAND USE APPLICATIONS

None.

REVIEW BOARD ITEMS

None.

ADJOURNMENT

The meeting was adjourned at 04:56 p.m.

July 2026

HPAC Review Board

Meet at 3:00pm in the Lithia Room

Every other week

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

DATE	COMMITTEE MEMBERS ATTENDING		
July 8th	Review Board at Regular Meeting	Review Board at Regular Meeting	Review Board at Regular Meeting
July 23rd			

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

August 2026

HPAC Review Board

Meet at 3:00pm in the Lithia Room

Every other week

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

DATE	COMMITTEE MEMBERS ATTENDING		
August 5th	Review Board at Regular Meeting	Review Board at Regular Meeting	Review Board at Regular Meeting
August 20th			

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

September 2026

HPAC Review Board

Meet at 3:00pm in the Lithia Room

Every other week

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

DATE	COMMITTEE MEMBERS ATTENDING		
September 2nd	Review Board at Regular Meeting		
September 17th			

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

Planning Division
51 Winburn Way, Ashland OR 97520
Phone: 541-488-5305 Fax: 541-488-6006
Email: Planning@ashland.or.us

ZONING PERMIT APPLICATION

FILE # _____

DESCRIPTION OF PROJECT Add a window to the front of the building

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? ☐ YES ■ NO

Street Address 624 A St., Ashland, OR 97520

Assessor's Map No. 39 1E 09AB Tax Lot(s) 4900

Zoning E-1 Comp Plan Designation Employment

APPLICANT

Name Justin Hymas Phone (541) 502-027 E-Mail justin.ashlandbuilders@gmail.com

Address 365 Scenic Dr. City Ashland Zip 97520

PROPERTY OWNER

Name Banyan Depot LLC Phone (541) 200-554 E-Mail twauters@banyanbotanicals.com

Address 624 A St. City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

1) *that I produced sufficient factual evidence at the hearing to support this request;*
2) *that the findings of fact furnished justifies the granting of the request;*
3) *that the findings of fact furnished by me are adequate; and further*
4) *that all structures or improvements are properly located on the ground.*

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Justin Hymas 6.12.26

Applicant's Signature Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

6.24.26

Property Owner's Signature (required) Date

[To be completed by City Staff]

Date Received_____ Zoning Permit Type_____ Filing Fee $_____

OVER ▶▶

ZONING PERMIT SUBMITTAL REQUIREMENTS

- ☐ APPLICATION FORM must be completed and signed by both applicant and property owner.
- ☐ PLANNING FEES FORM must be completed and signed by both applicant and property owner.
- ☐ FINDINGS OF FACT – Respond to the appropriate zoning requirements in the form of factual statements or findings of fact and supported by evidence. List the findings criteria and the evidence that supports it. Include information necessary to address all issues detailed in the Pre-Application Comment document.
- ☐ TRUE SCALE PDF DRAWINGS – Standard scale and formatted to print no larger than 11x17 inches. Include site plan, building elevations, parking and landscape details.
- ☐ FEE (Check, Charge or Cash)
- ☐ LEED® CERTIFICATION *(optional)* – Applicant's wishing to receive priority planning action processing shall provide the following documentation with the application demonstrating the completion of the following steps:
    - Hiring and retaining a LEED® Accredited Professional as part of the project team throughout design and construction of the project; and
    - The LEED® checklist indicating the credits that will be pursued.

NOTE:

- Applications are accepted on a first come, first served basis.
- Applications will not be accepted without a complete application form signed by the applicant(s) AND property owner(s), all required materials and full payment.
- All applications received are reviewed for completeness by staff within 30 days from application date in accordance with ORS 227.178.
- The first fifteen COMPLETE applications submitted are processed at the next available Planning Commission meeting. (Planning Commission meetings include the Hearings Board, which meets at 1:30 pm, or the full Planning Commission, which meets at 7:00 pm on the second Tuesday of each month. Meetings are held at the City Council Chambers at 1175 East Main St).
- A notice of the project request will be sent to neighboring properties for their comments or concerns.
- If applicable, the application will also be reviewed by the Tree and/or Historic Commissions.

Planning Division
51 Winburn Way, Ashland, OR 97520
541-488-5305

Commercial Site Review
Valuation Estimate

Street Address: 624 A St., Ashland, OR 97520

Description of Project: Addition of one window.

Applicant: Justin Hymas

Property Owner: Banyan Depot LLC

Valuation Estimate Prepared by: Justin Hymas

Estimator Phone: (541) 502-0275 Estimator Email: justin.ashlandbuilders@gmail.com

DESCRIPTION:	VALUATION:
Excavation & Earthwork	$0.00
Landscaping	$0.00
Parking Area(s) & Driveways	$0.00
Sidewalks/Patios/Walkways	$0.00
New Construction – Materials & Labor Total*	$14,500.00
TOTAL PROJECT VALUATION:	$14,500.00

**Building permit valuations shall be based upon the Uniform Fee methodologies as established by OAR 918-050-0100.*

624 A St. Window Installation

Ashland Builders Narrative
June 5, 2026

Lot Size: .34 acres
Building Size: 1984 sf
Stories: 1
Lot Coverage: 32.3%, not changing
Zoning: E-1 Employment District
Adjacent Zoning: Residential Overlay and R-2

The manager of 624 A St. has hired Ashland Builders to plan and execute the installation of a new window in the building. The goal is to match the existing windows in size, shape, and material while providing light and airflow to the office space adjacent to the front entrance facing A St.

In the initial Pre-Application, the recommendation was to place the window as close to the right of the front door as the window on the left is, creating symmetry to the front entrance. Unfortunately, this is not possible. As you can see from the floor plan, there is an interior wall intersecting that location. Ideally, the window will be offset in the office space and placed between the next two existing vertical trim lines.

The diagram of the window is attached to provide details on how it will match the existing windows. The exterior trim detail will also match the existing exterior window trim (see attached images).

Historic District Design Standards

18.4.2.050.B.7 Rhythm of Openings

The new window will complement the rhythm of the existing window openings by matching the size and shape of the existing windows. It will also be placed between two existing vertical pieces of trim, thus maintaining (not interrupting) the existing siding/trim pattern.

18.4.2.050.B.11 Imitation of Historic Features

As this project does not include new construction or an addition, the goal is to blend the new window into the existing wall in such a way that it appears to have always been there.

18.4.2.060.C.4 Transparency, Scale, and Proportion

The new window will increase the overall transparency of the ground elevation facing A St and balance the existing window pattern by using a window that will match the size and shape of the existing windows and repeating the space between openings.

18.4.2.030.E Exterior Materials and Colors

The trim and siding will match the existing trim and siding on the building in shape, detail, and type. The colors used will match the existing colors: dark blue, light blue, and off-white. No new colors will be introduced. The window will be made of wood and painted to match the existing windows.

Site Design Review and Approval Criteria

A. 18.2 Underlying Zone

Building and Yard Setbacks

NA. The building footprint will not change.

Lot area and dimensions

The lot is 121.4' along A St and 122' along 5th St.

Density and floor area

The existing building is 75' along A St and 26' along 5th St. Neither of these dimensions will change. There is another building on the property that is approximately 23' x 23' and will not be affected by the scope of work discussed in this narrative.

Lot Coverage

Lot size =	.34 acres
Building coverage =	3,956sf
Accessory Building Coverage =	529sf
Parking and Path Coverage =	304.5sf
Total Coverage =	4,789.5sf (32.3%)

Building Height = 20'

Building Orientation – the building frontage faces roughly NNE (22.5 degrees)

B. 18.3 Overlay Zones

Detail Site Design Review

The building under review is less than 100’ in length and width and is less than 10,000 square feet.

Historic District (18.4.2.050)

The proposed window addition will respect the original building details while adding functionality to the building's users. The new window will be the only window in the room, providing natural light and ventilation.

C. 18.4 Site Development and Design Standards

Building Placement, Orientation, and Design

The window addition does not affect the building's placement, orientation or design.

Parking, Access, and Circulation

The window addition does not affect the building's Parking, Access or Circulation.

Landscaping, Lighting, and Screening

The window addition does not affect the building's Landscaping, Lighting, or Screening.

Tree Preservation and Protection

The window addition does not affect the trees on the property.

Public Facilities

The window addition does not affect the property’s facilities.

Signs

This project will not affect the signage on the property.

Solar Access

The window addition does not affect the adjacent properties' solar access.

Disc Antennas

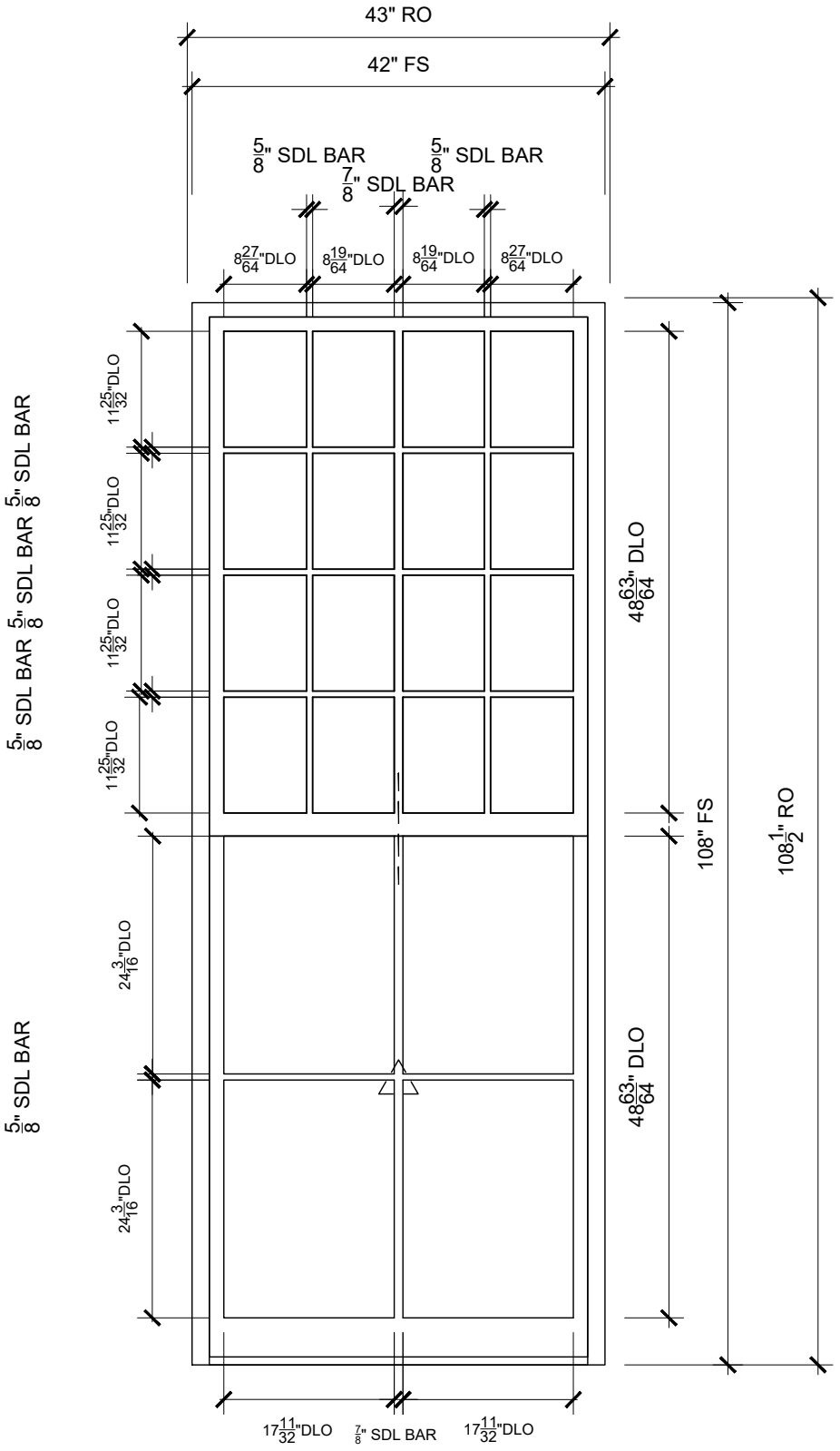
This project will not include disc antennas.

Wireless Communication Facilities

This project will not include wireless communication facilities.

D. 18.4.6 City Facilities

City Facilities will not be affected by this project.



01

MARVIN	PROJ/JOB: JUSTIN HYMAS / HISTORIC DOUBLE HUNG DIST/DEALER: MITCHELL WINDOW & DOOR-GRANTS PASS DRAWN: Eric Eliason QUOTE#: 5VLY32G	PK VER: 0004.21.00	CREATED:05/28/2026	REVISION:	SHEET 1 OF 1

624 A St

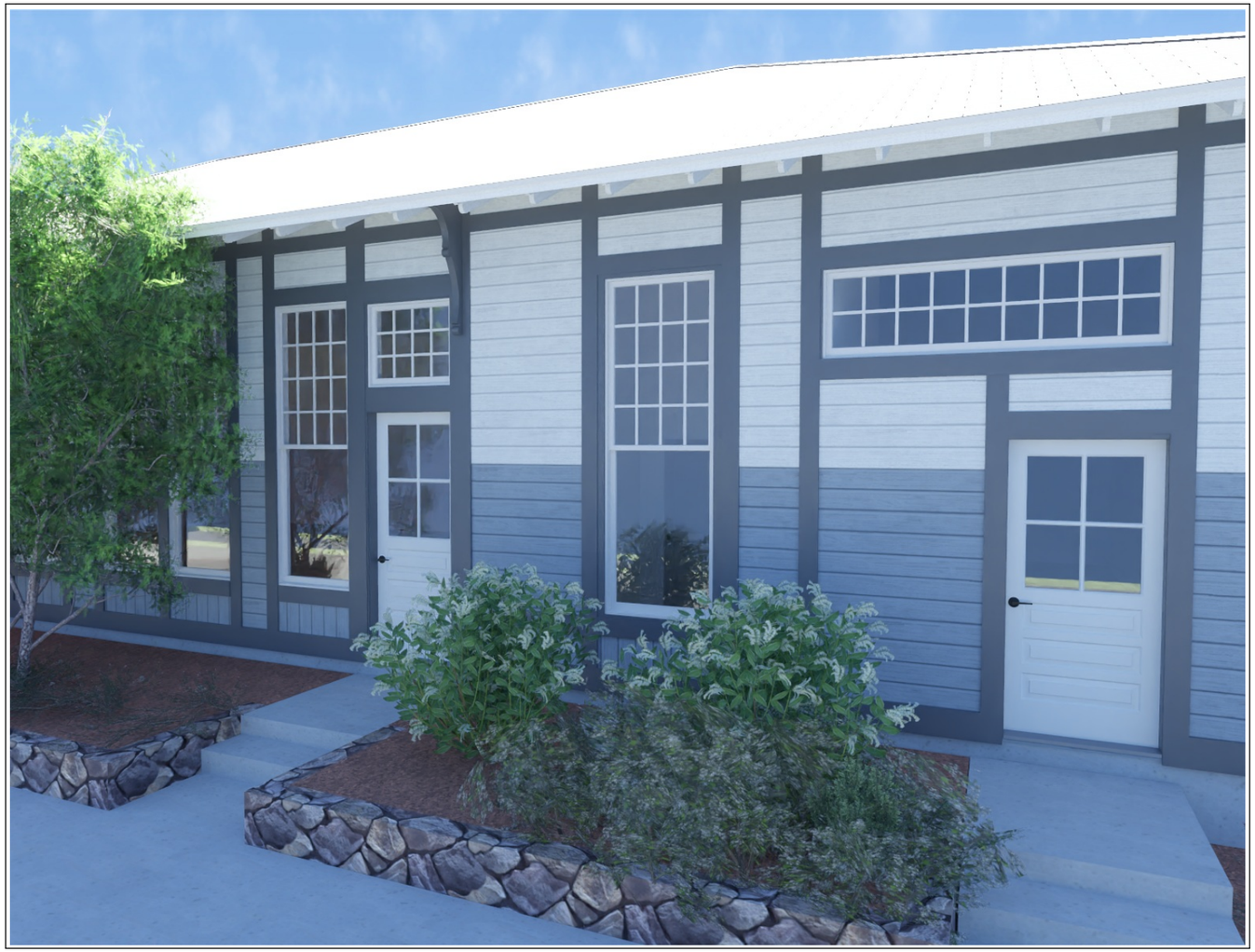
Window Addition

Site and Building Data:
Location 391E09-AB-04900
Lot Size 0.34 Acres
Zoning 201
COMMERCIAL IMPROVED, ZONED COMMERCIAL

Contractor Info:
Justin Hymas
Ashland Builders
CCB:240008
(541)708-1132
Justin.ashlandbuilders@gmail.com

Climatic and Geographical Design Criteria

Table R301.2(1)	
Wind Speed	96MPH
Seismic Design	Category C
Weathering	Moderate
Frost Line Depth	12"
Decay	Slight
Air Freezing Index	≤1,500
Structural Design Load	25 lbs. per sq ft
Prescriptive Bracing Design	



Layout Page Table	
Label	Title
P-1	Project Overview
P-2	Plot Proposal and Topo Map
P-3	New Window Layout
P-4	Elevation

Standards – Abbreviations:

A.B. – Anchor Bolt
A.F.F. – Above Finish Floor
A.G. – Above Grade
A.N.G. – Average Natural Grade
B.O. – Bottom of
B.W.G. – Below Waterproofing Grade
BKG. – Blocking
BLDG. – Building
B.O.C. – Bottom of Curb
B.O.F. – Bottom of Footing
B.O.S. – Bottom of Slab
C.L. – Center Line
C.M.U. – Concrete Masonry Unit
C.O. – Cleanout
COL. – Column
CONT. – Continuous
D.F. – Douglas Fir
DIAG. – Diagonal
DN. – Down
E.J. – Expansion Joint
E.W. – Each Way
E.O. – Each Of
ELEV. – Elevation
EQ. – Equal
EXIST. – Existing
EXT. – Exterior
F.F. – Finish Floor
F.O. – Face of
FT. – Foot / Feet
GYP. – Gypsum
H.B. – Hose Bibb
HDR. – Header
HORIZ. – Horizontal
HT. – Height
MAX. – Maximum
MIN. – Minimum
MISC. – Miscellaneous
MTL. – Metal
N.I.C. – Not In Contract
N.T.S. – Not To Scale
O.C. – On Center
O.F. – Outside Face
O.F.C. – Outside Face of Concrete
O.F.S. – Outside Face of Stud
P.L. – Property Line
PLAM – Plastic Laminate
P.O.P. – Point of Property Line
PT. – Pressure Treated
P.T.D. – Painted
P.V.C. – Polyvinyl Chloride
R.O. – Rough Opening
R & R – Remove and Replace
REF. – Reference
REQ'D – Required
SCHED. – Schedule
SHT. – Sheet
SIM. – Similar
S.M. – Sheet Metal
SPEC. – Specification
S.S. – Stainless Steel
STD. – Standard
STL. – Steel
STOR. – Storage
T.B.D. – To Be Determined
T.O. – Top of
T.O.S. – Top of Slab
TYP. – Typical
U.O.N. – Unless Otherwise Noted

Applicable Codes:

2025 Oregon Building Standards Administrative Code
2025 Oregon Building Code
2025 Oregon Residential Code
2025 Oregon Electrical Code
2025 Oregon Mechanical Code
2025 Oregon Plumbing Code
2025 Oregon Energy Code
2025 Oregon Fire Code
2025 Oregon Existing Building Code
2025 Oregon Building Code

Standards – General:

Contractor shall verify that site conditions comply with drawings before starting work. Verify that soil is stable and level before footings. Notify architect of discrepancies.
Written dimensions take precedence over scaled measurements.
All rooms must have a minimum ceiling height of 7 ft. 6 in. unless noted otherwise.
No habitable room shall be less than 7 ft. in width or 70 sq. ft. in area.
Glass within 24 in. of doorways and 60 in. above tubs or showers must be tempered.
All safety glazing to comply with ANSI Z97.1 and CPSC 16 CFR 1201.
All exterior windows to be double glazed.
Bathrooms must have mechanical ventilation exhausting to the exterior.
Electrical receptacles in bathrooms, kitchens, garages to be GFCI protected.
Provide attic and crawlspace venting per 2022 California Building Code.
Special inspections, testing, and reports per 2022 CBC and local requirements.
Maintain copies of reports on site.

Standards – Exterior Deck and Patio:

Stair risers shall be 7 3/4” max. Treads min. 10”.
Guardrail height min. 42” for decks 30” or more above grade.
Handrail height 34–38”.
Openings in guards shall not allow passage of a 4” sphere.
Guards shall resist 200 lb. concentrated load.
Decks to comply with CRC R507.2.2 (pressure-treated or naturally durable wood).
Posts to be min. 4x4 with concrete or approved footing.

Standards – Mechanical:

All rooms with fuel-fired appliances must have combustion air openings.
Exhaust ducts must vent to exterior (not attic or crawlspace).
Ducts within 3 ft. of furnace must be metal.
Gas piping to be black iron, copper, or approved material.
Furnace clearances: 30” front access, 6” sides unless otherwise noted.
Install shutoff valve and drip leg at gas appliance.
Dryer vents to be 4” smooth metal, max 35 ft.

Standards – Glazing:

Glazing near walking surfaces, doors, stairs, landings, or wet locations must be tempered.
Safety glazing must be labeled and permanently identified.
Skylights must comply with Section R308.6.
Provide tempered glass where within 24” arc of door swing or bottom edge less than 60” above walking surface.

EST 2022 ASHLAND BUILDERS

Project Overview

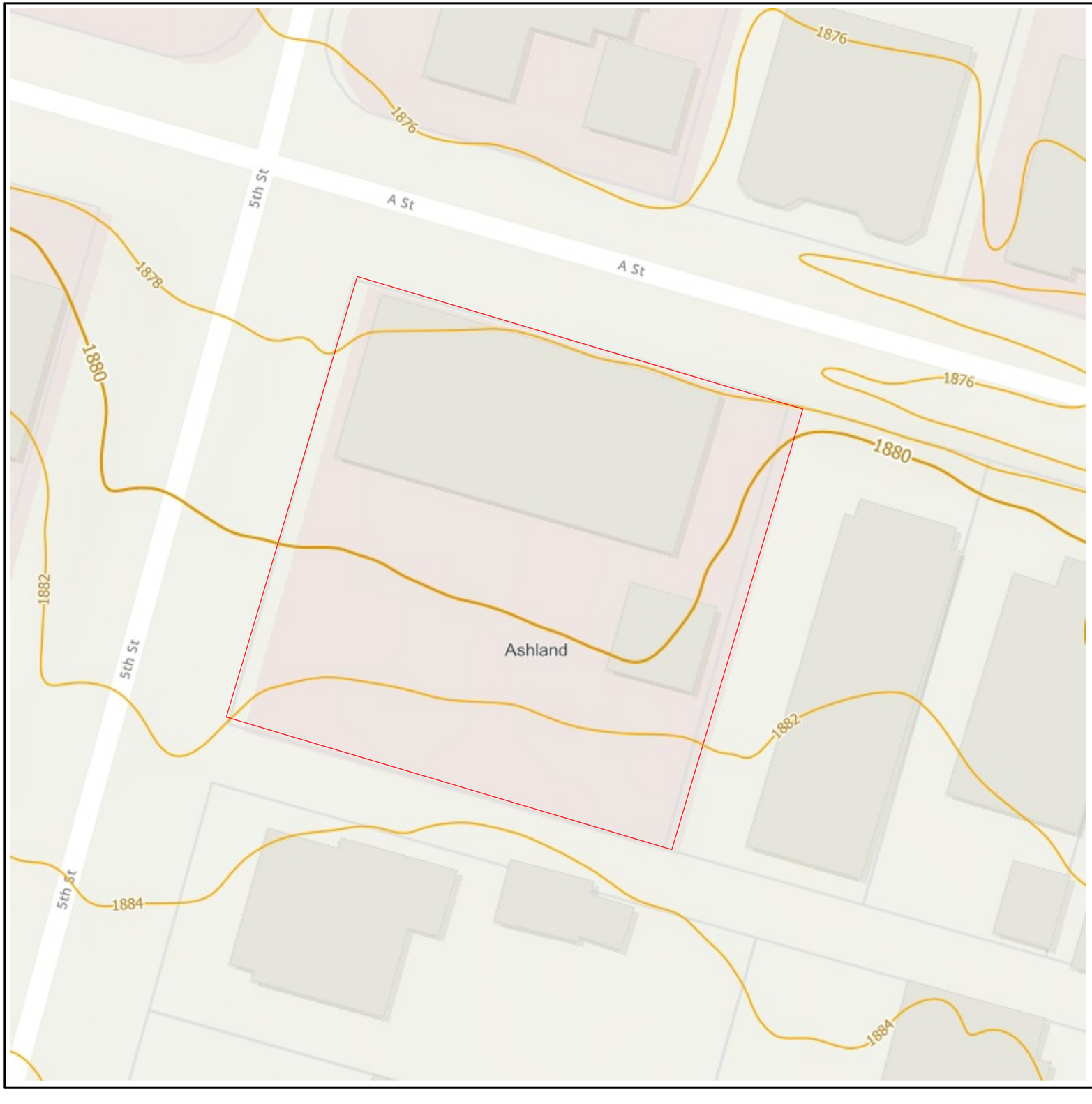
CLIENT INFO:
Tyler Wauters
(541) 200-5540
twauters@banyanbotanicals.com

DRAWINGS PROVIDED BY:
Jocelyn Olsen
(541)326-1075
josie@ashlandbuilt.com

DATE: 6/23/2026

SCALE:

SHEET: P-1



Property Details:
-Lot size = .34 acres
-Building Coverage = 3,956sf
-Accessory Building Coverage = 529sf
-Parking and Path Coverage = 304.5
-Total Coverage = 4,789.5sf (32.3%)

ASHLAND BUILDERS

Plot Proposal and Topo Map

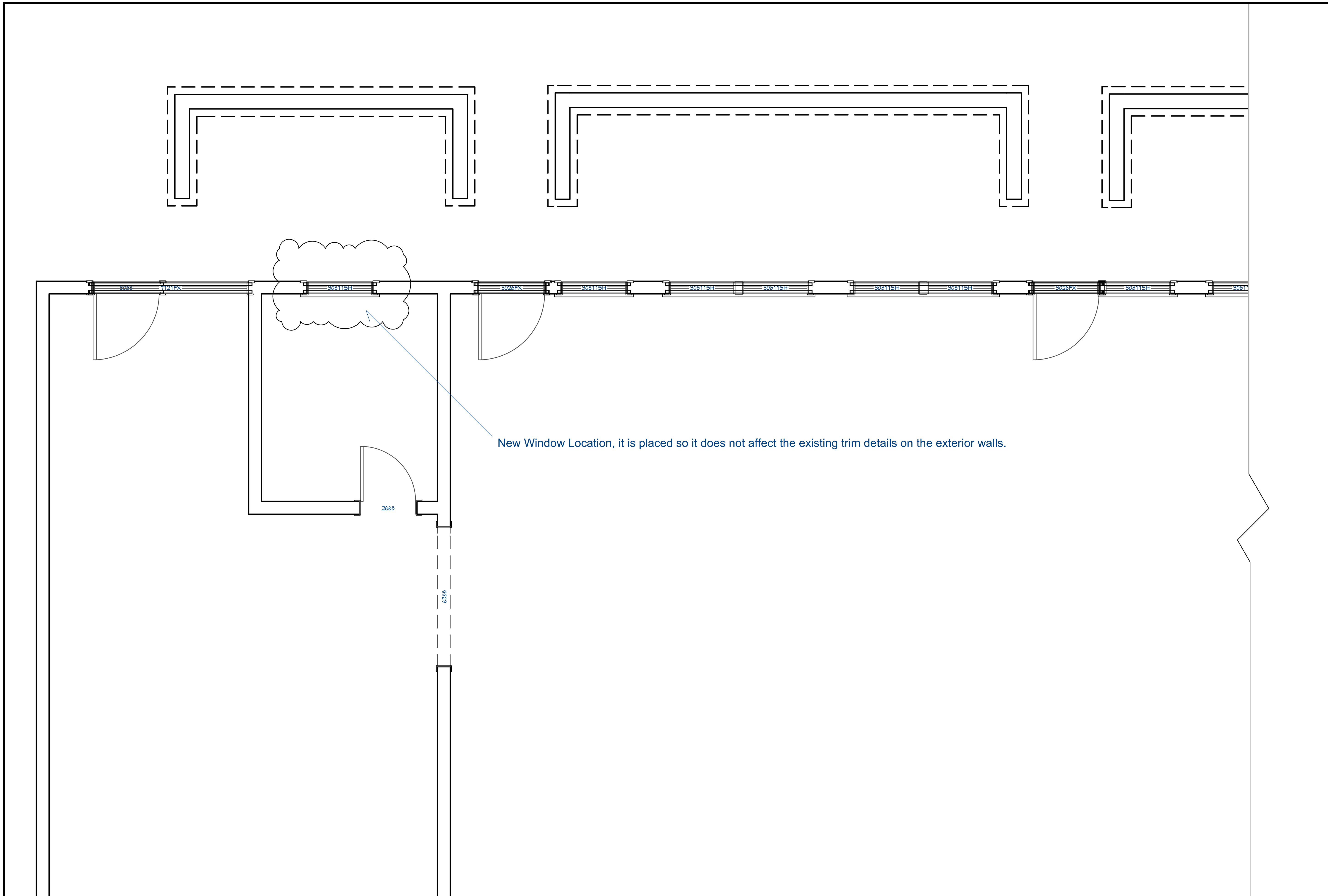
CLIENT INFO:
Tyler Wauters
(541) 200-5540
twauters@banyanbotanicals.com

DRAWINGS PROVIDED BY:
Jocelyn Olsen
(541)326-1075
josie@ashlandbuilt.com

DATE:
6/23/2026

SCALE:
NTS

SHEET:
P-2



EST 2022
ASHLAND
BUILDERS

New Window Layout

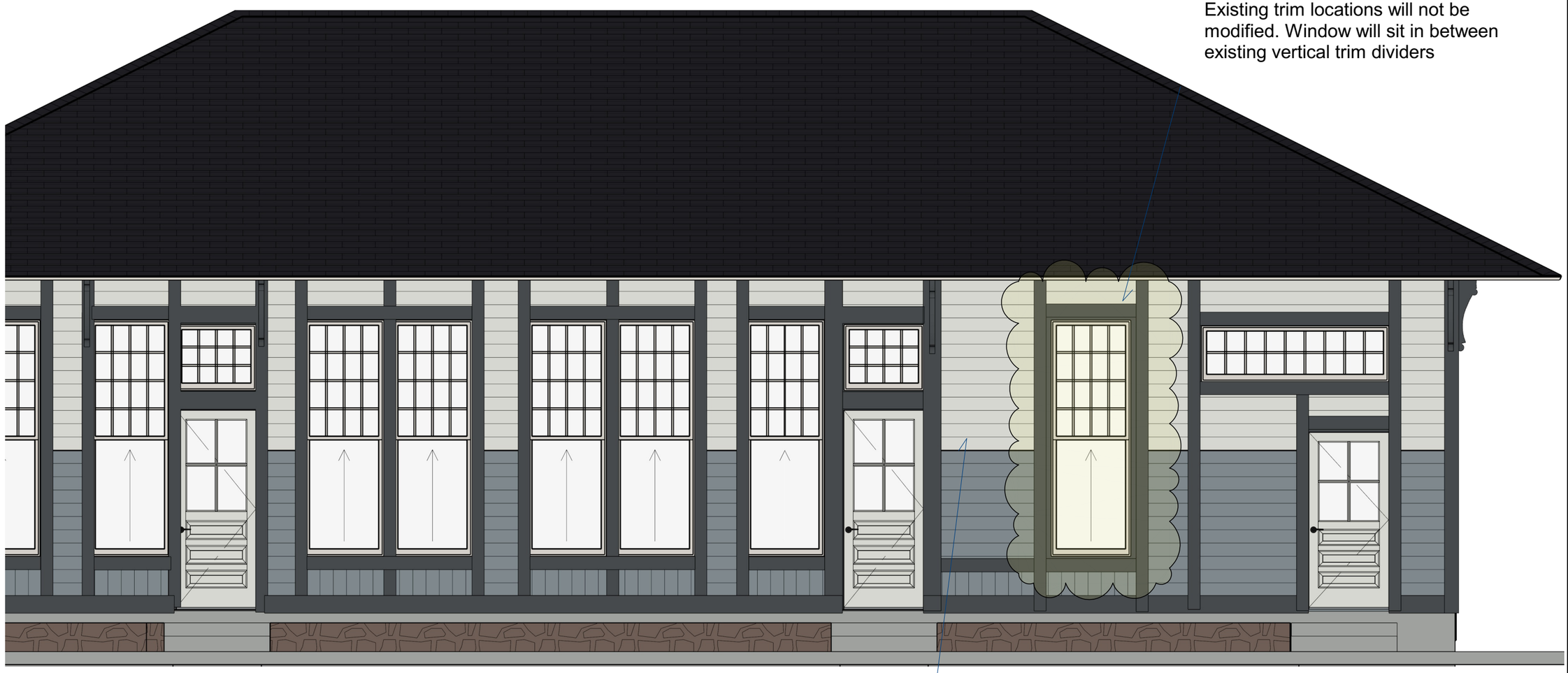
CLIENT INFO:
Tyler Wauters
(541) 200-5540
twauters@banyanbotanicals.com

DRAWINGS PROVIDED BY:
Jocelyn Olsen
(541)326-1075
josie@ashlandbuilt.com

DATE:
6/23/2026

SCALE:
1/4"=1'

SHEET:
P-3



E1 ELEVATION 1

1/4 IN = 1 FT

ASHLAND BUILDERS

EST 2022

Elevation

CLIENT INFO:
Tyler Wauters
(541) 200-5540
twauters@banyanbotanicals.com

DRAWINGS PROVIDED BY:
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josie@ashlandbuilt.com

DATE: 6/23/2026

SCALE: 1/4"=1'

SHEET: P-4

“LITHIA PAVILLION IN LITHIA PARK”
(NEW ICE RINK)
PRE-APPLICATION

A PROPOSAL FOR

A SITE REVIEW PERMIT AND VARIANCE REQUEST TO CONSTRUCT A PERMANENT ICE RINK COVER AND ACCESSORY BUILDING TO REPLACE THE SITE’S EXISTING ICE RINK COVER AND ASSOCIATED TEMPORARY STRTUCTURES

SUBMITTED TO

CITY OF ASHLAND

BY
THE ASHLAND PARKS FOUNDATION
PO BOX 247
ASHLAND, OR 97520

JUNE 23RD, 2026

PROJECT INFORMATION:

PROJECT NAME: "Lithia Pavilion"

APPLICANT: Ashland Parks Commission and Ashland City Council

PRE-APPLICATION: Ashland Parks Foundation PO Box 247 Ashland, OR 97520	**ARCHITECT** KSW Architects 143 N 1st Street Ashland, OR 97520	**LANDSCAPE ARCHITECT** Laurie Sager Landscape Architects P. O. Box 1778 Jacksonville, OR 97530
SURVEYOR: Pariani Land Surveying 17 South Platt Avenue, Suite C Eagle Point, OR 97524	**LAND USE PLANNING:** Ashland Parks Foundation PO Box 247 Ashland, OR 97520	**CONTRACTOR:** Outlier Construction 2070 Nansen Drive Medford, OR 97504

ZONING DESIGNATION: R-1-7.5 Residential Single Family

COMPREHENSIVE PLAN DESIGNATION: City Parks

Property*:* The subject property is located on the corner of Winburn Way and Nutley Street which is part of the larger (90+ acre) Lithia Park and was acquired by the City as parks and open space consistent with the City's adopted Parks and Open Space Plan. The site is currently a public parking lot in the summer months and as a dormant park and ice rink in the winter months. The ice rink and its uses (family ice-skating, open ice-skating events, hockey, etc.) rose out of a grass roots community fundraising effort in the late 1990's and for the most part, has been appreciated by the citizenry and visitors since inception.

The public parking lot has a level concrete slab surface area, which aligns with the oval shaped ice-rink and serves as a below surface fixed-cooling system for the rink's ice surface). Short 3' to 4' masonry walls exist along the west and south sides, but the site is relatively level with Winburn Way. Vehicular access to the parking lot is located at the far northeast corner of the property from Winburn Way. The parking lot measures approximately 12,800 sq. ft. and the ice rink portion is approximately 7,600 sq. ft. The existing structure's foundation piers (anchors) added in 2013 are placed immediately behind the noted retaining wall on the west side as well as the east side (parallel with Winburn Way) within an odd remnant asphalt area when the facility had no cover. Bollards are located throughout parking lot to protect piers.

Both of the property's Nutley and Winburn Way street sides are fully improved, including raised sidewalks, which provide many of the Park's users comfortable mobility throughout Lithia Park and its various spaces.

Request #1 of City Staff: The applicants request the corner of Nutley and Winburn Way be evaluated in the next TSP Update with respect to the various improvements and activities created since the previous TSP was adopted. The applicants desire to work with City staff to participate in concept plans to achieve not only modal equity opportunities near the proposed pavilion, but also increased safety opportunities for traffic calming options.

Proposal: The proposal is to replace the existing temporary canopy with a permanent steel frame structure that is not only attractive and efficient, but also capable of a multitude of public assembly

opportunities that are recreational in nature or public event oriented, including weddings, bicycle training, roller skating, farmer's markets, City events, etc.).

Proposed Site Plan: The draft site plan submitted herein identifies the oval surface area which outlines the ice rink and noted on-site parking spaces. The proposal modifies the parking area by reducing the aisle width and shifting the parking spaces accordingly consistent with City Parking standards. The modification is generally a surface improvement (surface graphics) which results in an opportunity to increase event viewing for Park patrons and passersby's to enjoy viewing of events - under shelter. To the north of the site the existing driveway will remain and also double, as it does currently, as a storage area for snow shavings and a turnaround area for the rink's Zamboni machine (tractor) and any additional facility equipment. The plan also includes the reduction of two parking spaces which are intended to soften the parking lot's auto-centric appearance and reduce the site's solar reflective heat gains from the asphalt, but also for additional tree and shrubbery plantings to assist in stopping projectile objects in that direction (hockey pucks - which has been a common occurrence).

The Winburn Way street side is proposed to be a mixture of landscaping and hard surface area for pedestrian mobility, streetscape aesthetic, sidewalk viewing and contextual enhancement within the park itself. In this regard, the applicants are proposing to extend/widen sections of the 5' public sidewalk an additional 4' toward the rink as part of an enhanced entry element but also added viewing opportunity or respite area from the abutting sidewalk. The roof cover extends to the edge of the property line providing shelter for the Winburn Way assembly area(s) as well as a comfortable walking aisle for spectators and participants with ice skates on.

The rear or west side of the property is intended to remain "as is" other than some strategic tree plantings to be determined by the project's Landscape Architect and Project Arborist with the assistance of abutting neighbors. The area is essentially an embankment with trees (some stumps preserved for root stability), shrubs and grasses. Above the embankment is abutting residential single-family houses, most of which are historic and located within the Skidmore Academy Historic District.

The south side of the property is currently an underutilized park space with grass, intermittent trees, rock outcroppings and the rink's chiller building for the rink's ice surface. However, the proposal is to enhance this area by creating a multi-use assembly area that functions as a distinct viewing area to the Pavilion's active uses as well as independent gathering space for public or private events. This area includes a small building for skate rental accommodations, light drink/food concessions, bathrooms, Zamboni (tractor) garage and general storage space.

Request #2 of City Staff: The subject proposal is entirely dependent on private donations raised through the Ashland Parks Foundation and will not include any public funding. As such, it is to be understood certain elements of the plaza space, all elements other than City code obligated elements (bicycle parking, street lighting, etc.) "may" be deferred to a secondary phase. If this is the case, the applicants request staff to identify any additional code obligated requirements in order to ensure early incorporation onto Planning and construction plans.

Building Design: The projects Architects have designed the pavilion to be an attractive building fitting well into the context of the Winburn Way streetscape which includes both prominent public and private buildings. The pavilion building is inviting with its openness, accentuated entry areas and associated plaza. The pavilion's shed-roof, streamed-line height and split-level accessory building has been carefully considered for two specific reasons first relating to the rink's southern sun light exposure and occasional warm winds that currently melt the ice in the late winter / early spring months which have been very problematic for Park's staff to maintain ice temperatures (thus the dropped canopy on the southern end of

the current structure). Secondly, the height has been carefully planned to mitigate the structure's roof mass relative to neighboring views from above and to the north side of the site. Finally, the accessory building's design and orientation fit well into the overall architectural scheme and planned uses with a split-level building design for activities at the surface level of the ice rink as well as the upper level of the plaza area.

Variance Request: A Variance to the building's setback along Winburn Way is to be proposed with this application, similar to the request and reasoning proposed with the existing structure's Planning Action approvals (PA-T1-2014-01837 and PA-T1-2025-00270. The request allows the roof line of the pavilion to extend to the property line which will help provide shelter to the rink's assembly area along the Winburn Way frontage. The space is further enhanced by new structural steel posts that are proposed to be roughly an additional eight feet, abutting the rink's dasher board, which will allow for a more spacious and continuous seating area and walking aisle. As it functions currently, the temporary building's roof sits directly over the rink's edge causing rain runoff to fall directly onto spectators. Further complicating this area are the temporary structure's posts which are located in the path conflicting with needed mobility areas, especially for those with ice skates on.

Site Review Permit: To the best of the applicant's knowledge, the proposal does comply with the City's applicable Site Design Standards.

Plaza: At the time of this writing, the Plaza's design has not been fully resolved or a budget assigned to the space. However, at the time of the official land use application submittal, more detail plans will be provided. Regardless, the intent of the plaza is to be a multi-purpose space serving as an ancillary gathering space for both winter and summer recreational activities. The plaza will include seating, shade trees and other landscape elements intended to enhance the space. Further, the accompanying plaza building is planned to include a concession space with attached bathrooms on the upper level (plaza level) and a skate rental office, lockers and a Zamboni garage at the lower ice rink level. The rink's existing mobile trailer and porta-potty are to be eliminated with this proposal.

Trees: Similar to the plaza design noted above, further analysis relating to the site's trees, especially within the planned plaza area, is still to be determined. At the time of this writing, a number of trees within the plaza area will likely need to be removed in order to accommodate the proposed building placement, site circulation, utilities and seating accommodations. A tree protection and tree replacement plan will be provided at the time of the final application submittal.

Parking: Of the site's 24 parking spaces, two are proposed to be removed to accommodate the proposal. The subject spaces are located on the northern end of the site, abutting a residence. The space is proposed to be landscaped with shrubs and trees to not only soften the asphalt and increase permeable surface area, but also function as a buffer to the adjoining residence that currently is impacted by lighting, noise and projectiles (hockey pucks). Further, it's the Architects and Design Committee's attempt to soften the rink's parking centric appearance by slightly reducing the site's asphalt area. The applicants understand the importance of parking for Downtown uses, but contend the two lost spaces are justified when compared to the Pavilion's positive economic impact on Ashland's overall summer and winter economy.

The applicants and Parks Foundation Board look forward to meeting with City staff to further enhance the proposal. Various meetings have already occurred with Parks staff to address specific Park Department operation needs, but additional input would be helpful to the success of the proposed project.

Ashland Parks Foundation (Non-Profit501C3)
Representative, Mark Knox, 541-821-3752, knox@mind.net

6/23/2026 5:34:58 PM

PLUMBING FIXTURES

CHAPTER 29 AND PLUMBING CODE

		WATER CLOSETS		URINALS	LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS
OCCUPANCY	**OCC LOAD**	M	F	M	M	F	U	U
A-4	300	2.0	3.75	1.33	0.75	1.00	-	1.00
X-X	XX	X.XX	X.XX	X	X.XX	X.XX	X.XX	X.XX
SUBTOTAL		X.XX	X.XX	X	X.XX	X.XX	X.XX	X.XX*
ROUNDED TOTAL		3	4	2	1	1	X	X
PROPOSED		X	X	X	X	X	X	X

- A-4 RINK OCCUPANCY CALCULATION (TABLE 1004.5):
  - RINK SURFACE = 7,417 SF (7417/50 = 148.34) = **149**
  - DECK UNDER STRUCTURE = 2,265 SF (2265/15 = 151.00) = **151**

- REQUIRED FIXTURES FOR BOTH USE CASES SHALL BE PROVIDED AT EXISTING PARK RESTROOM FACILITY TO THE EAST OF THE STRUCTURE
- TRAVEL DISTANCE TO ADJACENT PARK RESTROOM FACILITY IS <300'-0"
- SIGN TO BE POSTED IN STRUCTURE INDICATING LOCATION OF ADJACENT RESTROOMS
- ADJ PARK RESTROOMS SHALL REMAIN OPEN AND ACCESSIBLE DURING ICE RINK OPERATIONS

BICYCLE PARKING

PER CITY OF ASHLAND LAND USE ORDINACE - SECTION 18.4.3

BICYCLE PARKING REQUIREMENT:
SKATING RINKS: 1 SPACE PER 1000 GSF
10,462 GSF / 1,000= **11 BICYCLE SPACES REQUIRED**

NOTE:
Bicycle parking shall be located so that it is visible to and conveniently accessed by cyclists, and promotes security from theft and damage.

Bicycle parking requirements, pursuant to this section, can be met in any of the following ways:

a. Providing bicycle racks or lockers outside the main building, underneath an awning or marquee, or in an accessory parking structure.

b. Providing a bicycle storage room, bicycle lockers, or racks inside the building.

c. Providing bicycle racks on the public right-of-way, subject to review and approval by the Staff Advisor.

All required exterior bicycle parking shall be located on-site and within 50 feet of a regularly used building entrance and not farther from the entrance than the closest motor vehicle parking space. Bicycle parking shall have direct access to both the public right-of-way and to the main entrance of the principal use.

VEHICLE PARKING

PER CITY OF ASHLAND LAND DEVELOPMENT CODE - SECTION 18.4.3

OFF-STREET AUTOMOBILE & BIKE PARKING (TABLE 18.4.3.040)		
LAND USE CATEGORY	**MAX AUTO ALLOWED**	**MIN BIKE REQUIRED**
SKATING RINKS	1 SPACES FOR EACH 350 GSF OF FLOOR AREA **= 29 SPACES MAX.** (10,462GSF / 350) *24 PROVIDED*	1.0 PER EACH 1000 GSF OF FLOOR AREA **= 11 SPACES MIN.** (10,462GSF / 1000)

NOTES:

A) STANDARD SPACE SIZE: 9' X 18'

B) COMPACT SPACE SIZE: 8' X 16'

C) ACCESSIBLE SPACES: 18' LONG, 9' WIDE, 7' HIGH, 6' AISLE (OSSC 1106)
1-25 SPACES = **1 ACCESSIBLE SPACES SHALL BE PROVIDED**

D) VAN ACCESSIBLE SPACES: 18' LONG, 9' WIDE, 8' HIGH, 8' AISLE (OSSC 1106)
1-25 SPACES = **1 VAN ACCESSIBLE SPACE SHALL BE PROVIDED**

E) 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

F) PARKING AREAS OF MORE THAN SEVEN PARKING SPACES SHALL BE SERVED BY A DRIVEWAY ACCOMMODATING TWO-WAY VEHICULAR CIRCULATION ON SITE SHALL BE 20 FEET.

ALLOWABLE AREA

CHAPTER 5

ALLOWABLE AREA PER FLOOR (TABLE 506.2):			
CONST TYPE	OCCUPANCY TYPE	ALLOWABLE AREA PER STORY	NOTES
IIB	A-4	9,500	

FRONTAGE INCREASE FACTORS (506.2.1)

I_f = AREA INCREASE DUE TO FRONTAGE (SECTION 506.2, EQUATION 5.1 - 5.2)
F = BUILDING PERIMETER THAT FRONTS PUBLIC WAY OR OPEN SPACE
= 45'-8" + 32'-11" + 37'-2" + 131'-0" + 80'-11"
= 327'-8"
P = PERIMETER OF ENTIRE BUILDING
= 45'-8" + 32'-11" + 37'-2" + 131'-0" + 80'-11" + 37'-2" + 131'-0"
= 496'-0
W = WEIGHTED WIDTH OF OPEN SPACE/PUBLIC WAY
=(L1 × w1 + L2 × w2 + L3 × w3 ...)/F (20' min / 30' max)
=(45'-8" x 28' + 32'-11" x 30' + 37'-2" x 30' + 131'-0" x 30' + 80'-11" x 30)/327'-8"
=29.71

$I_f = \left[\frac{F}{P} - 0.25\right]\frac{W}{30}$ $\quad 0.4065 = \left[\frac{327.6}{496} - 0.25\right]\frac{29.71}{30}$

FRONTAGE INCREASE FACTOR: I_f = 40.65%

Aa=Ao×(1+If)+(Ao×If×Is)
Aa=9500 x (1+0.4065) + (0) + (0)
Aa=13,361

PROPOSED BUILDING AREAS (SF)							
LEVEL	A-4 OCC						ALLOWED (Aa)
1	10,462 SF						13,361 SF
TOTAL	10,462 SF						13,361 SF

GENERAL NOTES - SITE PLAN

A. SITE PLAN KEYNOTES APPLY TO SHEET AXXX.

B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" = XXX.XX' 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 ALIGN

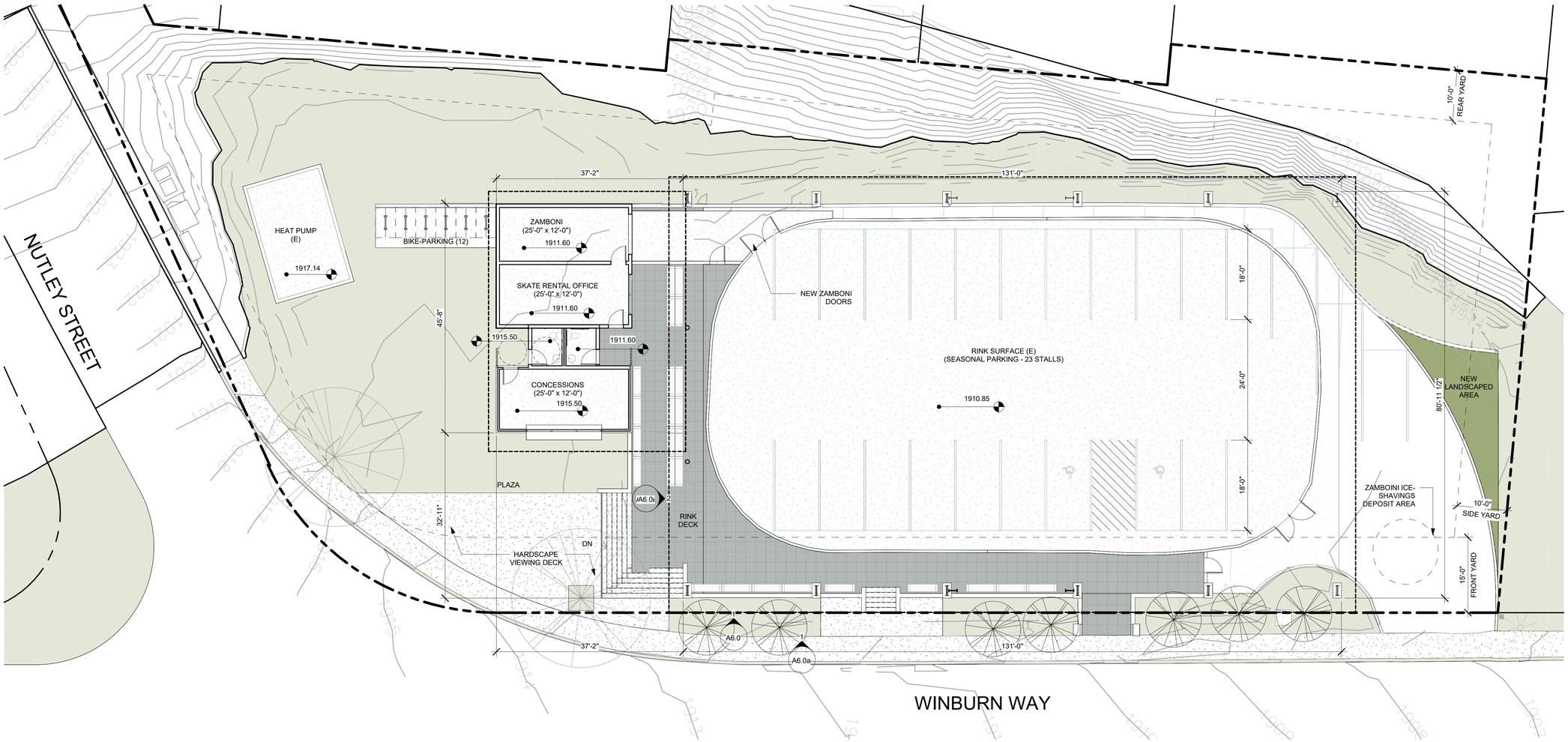
ZONING INFORMATION

BASE ZONE: R-1-7.5

OVERLAY ZONES: -

SPECIAL DISTRICTS: -

MAP & TAX LOT: 391E09 - 100



SITE - PLAN
3/32" = 1'-0"

ksw ARCHITECTS
143 N 1st. ST.
ASHLAND OR
97520
TEL.: 541.488.8200

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR:
CONSTRUCTION
BIDDING
RECORDATION
CONVEYANCE
ISSUANCE OF A PERMIT

CONCEPT DESIGN

SHEET FORMAT = 24" X 36".

LITHIA PAVILION
CITY OF ASHLAND
95 Winburn Way, Ashland, OR 97520

REVISIONS

SITE PLAN & ZONING SUMMARY

PROJECT NO.: 26-024
ISSUE DATE: 06/22/2026
SHEET:

A0.1

GENERAL NOTES - EXT ELEVATIONS

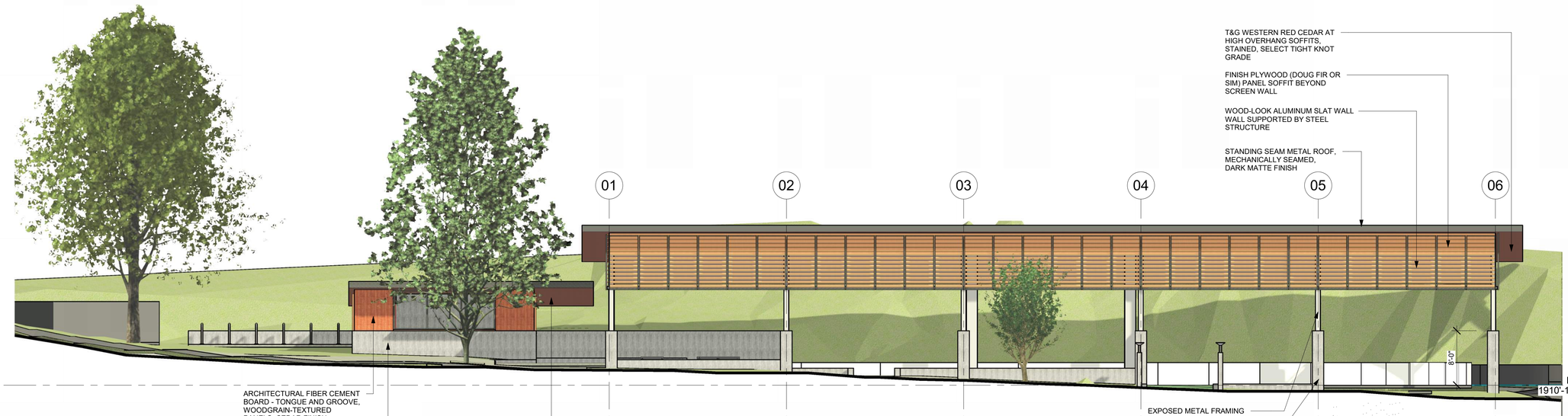
A. ELEVATION KEYNOTES APPLY TO SHEETS A6.X - A6.X. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE A1.X FOR WALL ASSEMBLIES

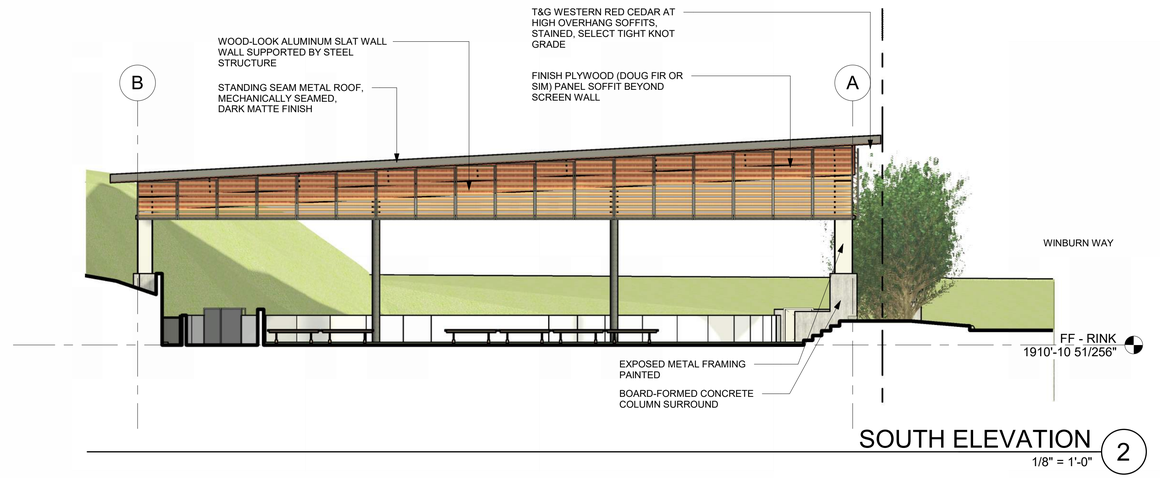
C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

KEYNOTES - EXTERIOR ELEVATIONS ◄ 1

1 ALIGN



EAST ELEVATION 1
1/8" = 1'-0"



SOUTH ELEVATION 2
1/8" = 1'-0"

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95 Winburn Way, Ashland, OR 97520

REVISIONS

EXTERIOR ELEVATIONS

PROJECT NO.: 26-024
ISSUE DATE: 06/22/2026
SHEET:

A6.0

6/23/2026 5:35:06 PM

VIEW FROM WINBURN NORTH 1

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REVISIONS

EXTERIOR
PERSPECTIVES

PROJECT NO.: 26-024
ISSUE DATE: 06/22/2026
SHEET:

A6.1

VIEW FROM PLAYGROUND 1

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REVISIONS

EXTERIOR
PERSPECTIVES

PROJECT NO.: 26-024
ISSUE DATE: 06/22/2026
SHEET:

A6.2

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VIEW FROM WINBURN 1

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95 Winburn Way, Ashland, OR 97520

REVISIONS

EXTERIOR PERSPECTIVES

PROJECT NO.: 26-024
ISSUE DATE: 06/22/2026
SHEET:

A6.3

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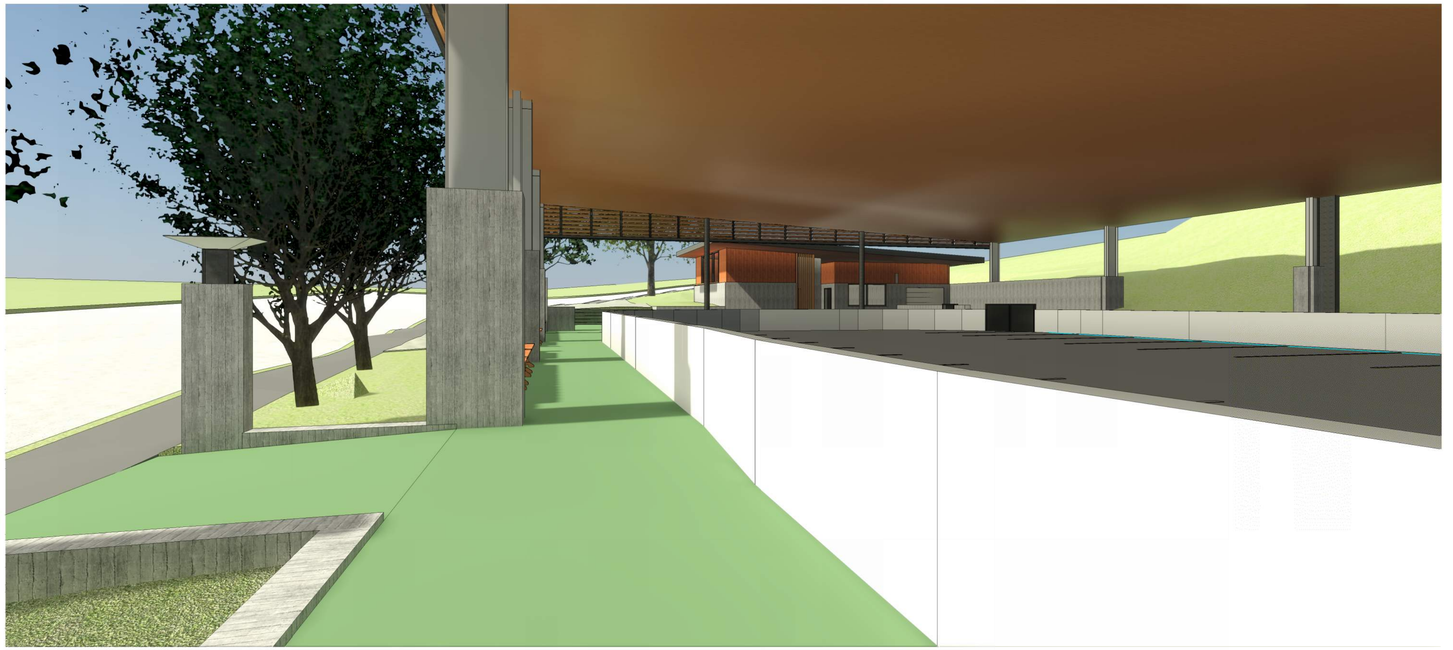
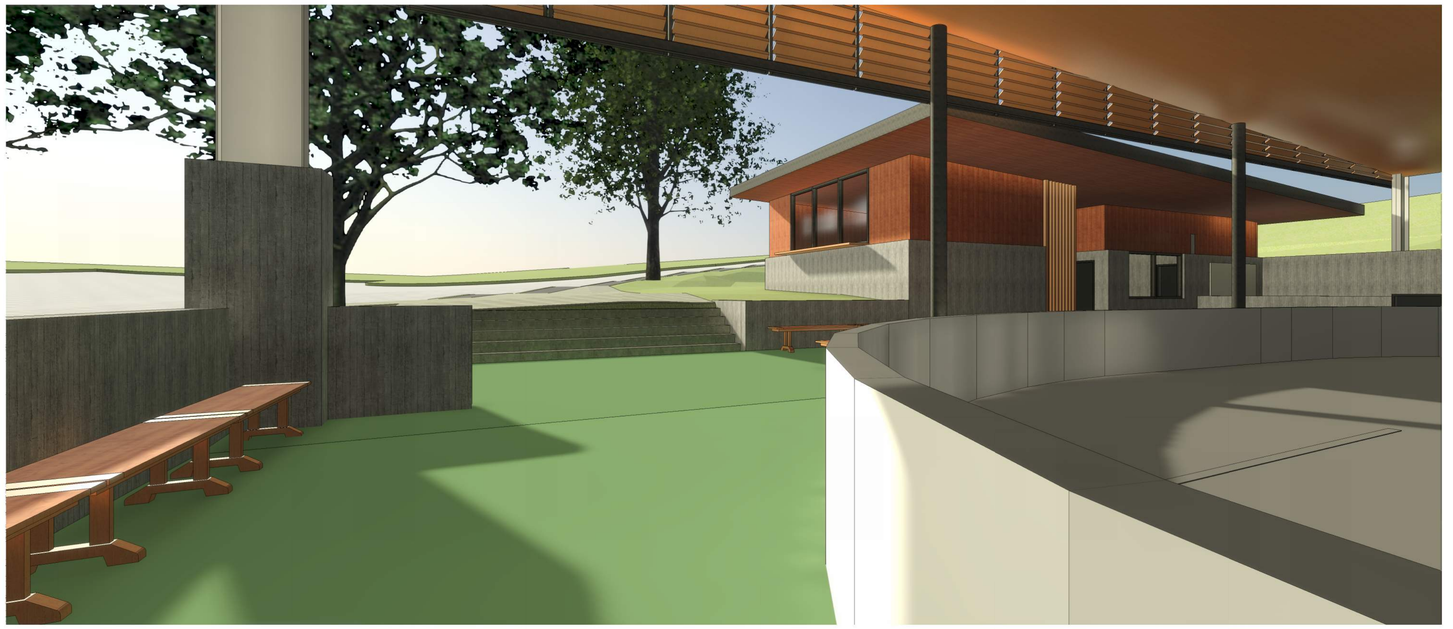


VIEW FROM WINBURN ENTRY 1



VIEW FROM PLAZA ENTRY 2

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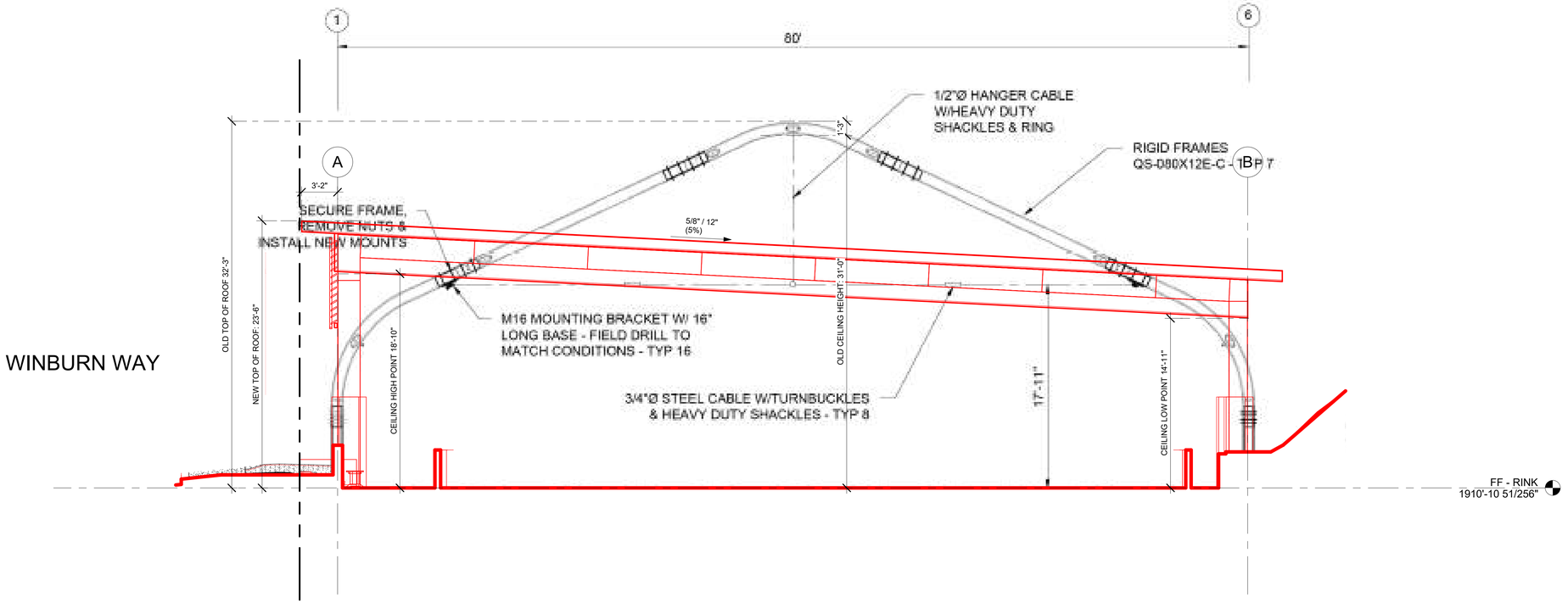
95 Winburn Way, Ashland, OR 97520

REVISIONS

INTERIOR PERSPECTIVES

PROJECT NO.: 26-024
ISSUE DATE: 06/22/2026
SHEET:

A6.4



BUILDING SECTION E-W 2

3/16" = 1'-0"

GENERAL NOTES - BUILDING SECTIONS

A. SECTION KEYNOTES APPLY TO SHEETS A7.X - A7.X. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE A1.X FOR ASSEMBLIES.

C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

ksw ARCHITECTS

143 N 1st. ST.
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97520

TEL.: 541.488.8200

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR:
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RECORDATION
CONVEYANCE
ISSUANCE OF A PERMIT

CONCEPT DESIGN

SHEET FORMAT = 24" X 36".

LITHIA PAVILION

CITY OF ASHLAND
95 Winburn Way, Ashland, OR 97520

REVISIONS

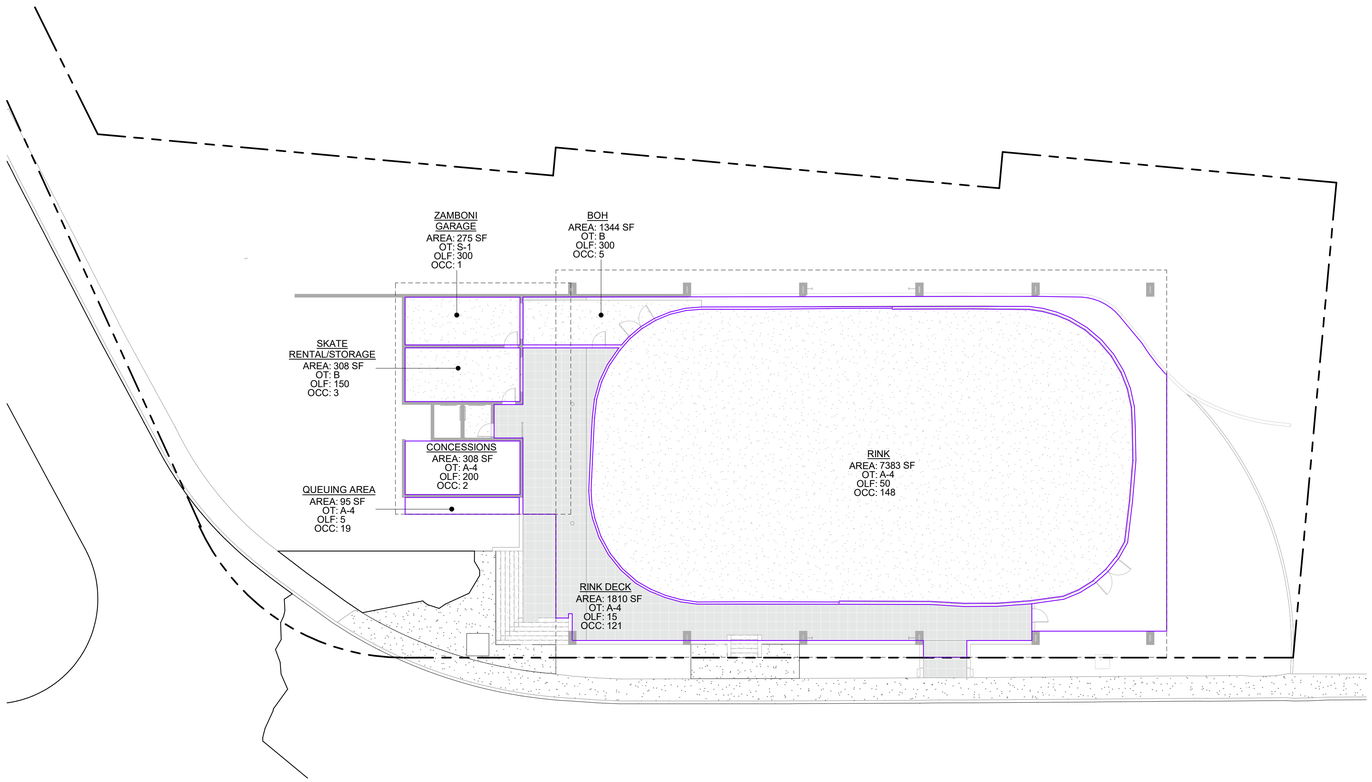
BUILDING SECTIONS

PROJECT NO.: 26-024
ISSUE DATE: 06/22/2026
SHEET:

A7.1

6/23/2026 5:35:18 PM

CODE SUMMARY - RINK LEVEL									
OCC TYPE	NAME	AREA	OCC L.F.	OCC LOAD	AREA - OCC LOAD (CHECK N' HIDE)	# OF EXITS (1006)	COMMON PATH DIST (1006.2.1)	EXIT ACCESS DIST (1017)	COMMENTS
A-4									
A-4	CONCESSIONS	308 SF	200	2	2				
A-4	QUEUING AREA	95 SF	5	20	19				
A-4	RINK	7383 SF	50	148	148				
A-4	RINK DECK	1810 SF	15	121	121				
A-4		9597 SF		291					
B									
B	BOH	1344 SF	300	5	5				
B	SKATE RENTAL/STORAGE	308 SF	150	3	3				
B		1652 SF		8					
S-1									
S-1	ZAMBONI GARAGE	275 SF	300	1	1				
S-1		275 SF		1					
Grand total		11523 SF		300					



CODE SUMMARY - RINK LEVEL 1

1/16" = 1'-0"

GENERAL NOTES - CODE SUMMARY

A. ALL WORK SHOWN ON THIS SHEET IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, WHETHER SHOWN ELSEWHERE OR NOT. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.

B. SEE ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL SYMBOLS

C. PROVIDE A LISTED FIRESTOP, CONTINUOUS AT PERIMETER GAPS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING.

LEGEND - CODE SUMMARY

- PROPERTY LINE
- 1/2 HOUR FIRE PARTITION - 1/3 HOUR DOOR
- 1 HOUR FIRE PARTITION - 1/3 HOUR DOOR
- 1 HOUR FIRE BARRIER - 1 OR 3/4 HOUR DOOR
- 2 HOUR FIRE BARRIER - 1 1/2 HOUR DOOR
- 3 HOUR FIRE BARRIER - 3 HOUR DOOR
- XX" — EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMIATION FOR EXITING)
- XX" — INTERIOR EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING)
- C.P. XX'-XX" — COMMON PATH OF EGRESS TRAVEL (PER 1014.3)
- ACCESSIBLE ROUTE OF TRAVEL
- E.A. XX'-XX" — EXIT ACCESS DISTANCE (PER 1016)
- X HR — RATED SHAFT (WALL CONSTRUCTION TO MEET FIRE BARRIER REQUIREMENTS)
- AREA TAG
  - AREA NAME
  - AREA: 150 SF — AREA (SF)
  - OT: X-X — OCCUPANCY TYPE
  - OLF: XXX — OCCUPANT LOAD FACTOR
  - OCC: XX — # OF OCCUPANTS
- 555 — OCCUPANT LOAD TAG
- BUILDING EXIT
- ACCESSIBLE ENTRANCE
- CEILING MOUNTED LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) ARROW INDICATES DIRECTION ARROW ON SIGN
- WALL MOUNTED LIGHTED EXIT SIGN
- FE — FIRE EXTINGUISHER
- SMOKE DETECTOR
- MH — MAGNETIC HOLD OPEN
- MANUAL PULL STATION
- STANDPIPE

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PRELIMINARY

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CONCEPT DESIGN

SHEET FORMAT = 24" X 36".

LITHIA PAVILION

CITY OF ASHLAND
95 Winburn Way, Ashland, OR 97520

REVISIONS

CODE SUMMARY

PROJECT NO.: 26-024
ISSUE DATE: 06/22/2026
SHEET:

G0.6

Topographic Survey

Located at:
95 Winburn Way
SW1/4, NW 1/4 Section 9, Township 39 South,
Range 1 East, W.M., City of Ashland, Jackson County, Oregon

SURVEY FOR:
OUTLIER CONSTRUCTION
2070 NANSEN DR
MEDFORD, OR 97504

SURVEY BY:
PARIANI LAND SURVEYING
17 SOUTH PLATT AVENUE, SUITE C
EAGLE POINT, OREGON 97524

SURVEY NOTES:
HORIZONTAL:
OCRS, GRANTS PASS–ASHLAND ZONE
VERTICAL: NGVD29 PER CITY OF ASHLAND BM NO. 105.

TO CONVERT TO NAVD88 ADD 3.40'

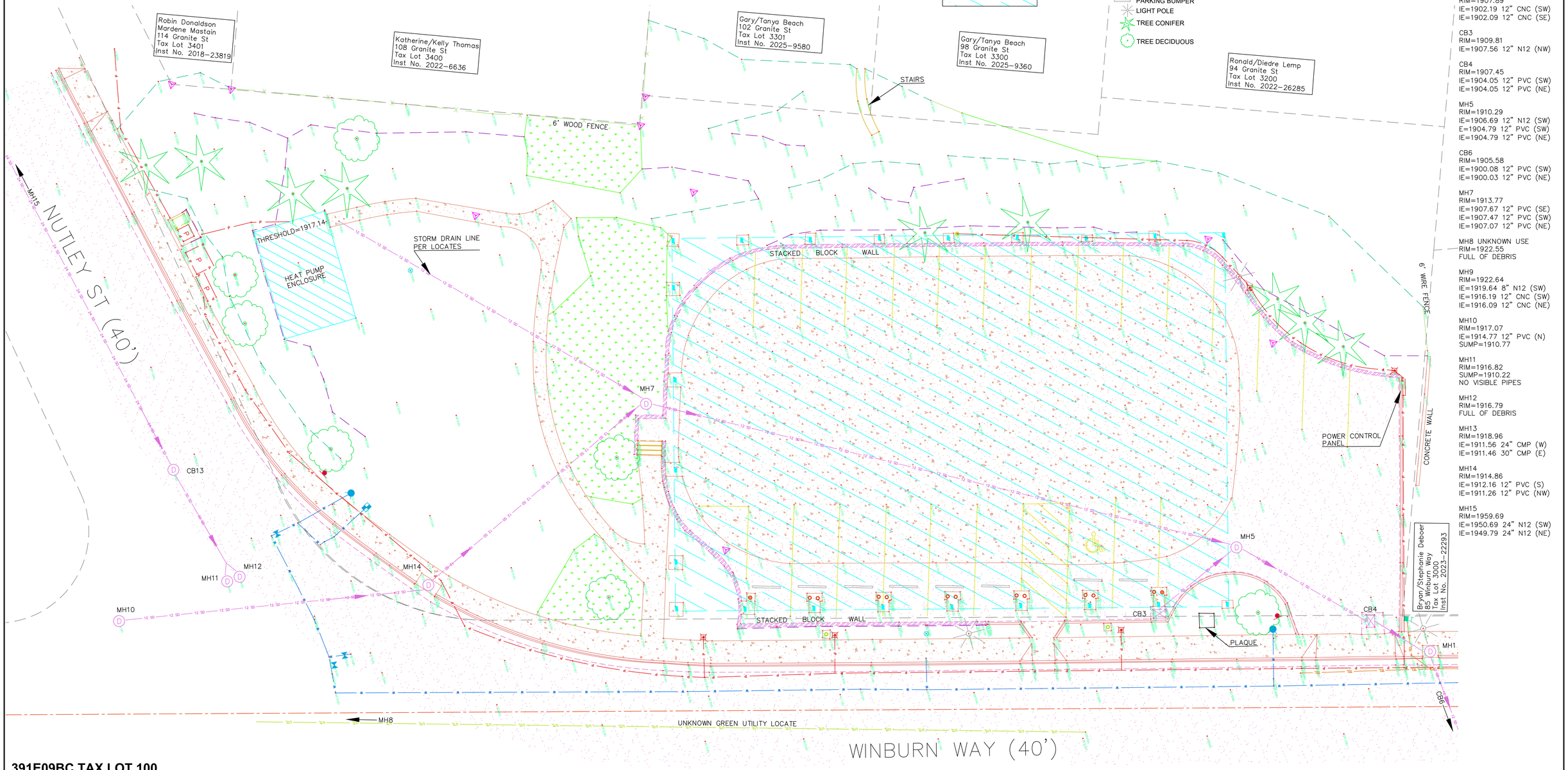
INITIAL FIELD WORK COMPLETED ON APRIL 6, 2026
PROPERTY LINES SHOWN HEREON ARE APPROXIMATE.

LOCATE TICKET# 26096042

HATCHING LEGEND
- PAVEMENT
- VEGETATION
- CONCRETE
- BUILDING
- TEMPORARY TENT

SYMBOLS
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SURVEY MONUMENT
- WATER VALVE
- SIGN
- WATER METER
- FIRE HYDRANT
- JUNCTION BOX
- TELECOMMUNICATIONS RISER
- TENT COLUMN
- TEMPORARY BOLLARD
- IRRIGATION VALVE
- UTILITY CONDUIT
- PARKING BUMPER
- LIGHT POLE
- TREE CONIFER
- TREE DECIDUOUS

CIVIL LEGEND:
- CURB
- EDGE OF PAVEMENT
- FENCING
- WATER-POTABLE
- TAX LOT LINE
- TELEPHONE-BURIED
- TOE OF SLOPE
- TOP OF BANK
- STORM DRAIN
- STRIPING
- POWER-BURIED
- SIDEWALK
- GENERAL UTILITY
- STAIRS
- RETAINING WALL



STORM DRAIN STRUCTURES:

MH1 SDCI
RIM=1907.03
IE=1903.78 12" PVC (SW)
IE=1901.23 12" PVC (NW)
IE=1900.93 12" PVC (SE)

MH2
RIM=1907.89
IE=1902.19 12" CNC (SW)
IE=1902.09 12" CNC (SE)

CB3
RIM=1909.81
IE=1907.56 12" N12 (NW)

CB4
RIM=1907.45
IE=1904.05 12" PVC (SW)
IE=1904.05 12" PVC (NE)

MH5
RIM=1910.29
IE=1906.69 12" N12 (SW)
E=1904.79 12" PVC (SW)
IE=1904.79 12" PVC (NE)

CB6
RIM=1905.58
IE=1900.08 12" PVC (SW)
IE=1900.03 12" PVC (NE)

MH7
RIM=1913.77
IE=1907.67 12" PVC (SE)
IE=1907.47 12" PVC (SW)
IE=1907.07 12" PVC (NE)

MH8 UNKNOWN USE
RIM=1922.55
FULL OF DEBRIS

MH9
RIM=1922.64
IE=1919.64 8" N12 (SW)
IE=1916.19 12" CNC (SW)
IE=1916.09 12" CNC (NE)

MH10
RIM=1917.07
IE=1914.77 12" PVC (N)
SUMP=1910.77

MH11
RIM=1916.82
SUMP=1910.22
NO VISIBLE PIPES

MH12
RIM=1916.79
FULL OF DEBRIS

MH13
RIM=1918.96
IE=1911.56 24" CMP (W)
IE=1911.46 30" CMP (E)

MH14
RIM=1914.86
IE=1912.16 12" PVC (S)
IE=1911.26 12" PVC (NW)

MH15
RIM=1959.69
IE=1950.69 24" N12 (SW)
IE=1949.79 24" N12 (NE)

391E09BC TAX LOT 100

NO.	DESCRIPTION	REV. BY	CKD. BY	DATE

REVISIONS TO DRAWINGS

WARNING
LINE IS 2 INCHES AT FULL SIZE
(IF NOT 2"–SCALE ACCORDINGLY)

Pariani Land Surveying
PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

0 5 10

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2026

391E09
Tax Lot 100

Existing Conditions Topographic Survey

Ashland Ice Rink
95 Winburn Way
Ashland, OR 97520

PROJECT NO.	2026-1074
DATE:	April 9, 2026
DRAWN BY:	JRH
REVIEWED BY:	CJP/MNB
APPROVED BY:	JRP
HORZ SCALE:	1" = 10'
VERT SCALE:	

SHEET 1 of 1
DRAWING NO. V1
REV. NO.

AREA MAP

RENDERING

PLANNING SUMMARY

PROPERTY DESCRIPTION: RESIDENTIAL - LOW DENSITY, MULTIPLE FAMILY
ZONING DESIGNATION: R-2
ASSESSOR'S PARCEL NUMBER: 391E09BD 200

LOT COVERAGE SUMMARY:

EXISTING BUILDING FOOTPRINT:	920 S.F.
EXISTING EXT. AREAS:	48 S.F.
EXISTING TOTAL LOT COVERAGE:	968 S.F.
PROPOSED BUILDING FOOTPRINT:	958 S.F.
PROPOSED EXT. AREAS:	84 S.F.
PROPOSED TOTAL LOT COVERAGE:	1,042 S.F.
TOTAL LOT AREA:	6,333 S.F.
TOTAL ALLOWED LOT COVERAGE:	(60%) 3,779 S.F.
TOTAL EXISTING LOT COVERAGE:	(15%) 968 S.F.
TOTAL PROPOSED BUILDING FOOTPRINT(S):	(15%) 958 S.F.
TOTAL PROPOSED LOT COVERAGE:	(17%) 1,042 S.F.
GHFA TOTAL FOR PROPOSED RESIDENCE:	958 S.F.
GHFA MAIN FLOOR:	958 S.F.

OFF STREET PARKING SUMMARY
PROPOSED DWELLING REQUIREMENT: 2 SPACES

H.T OF (N) PROPOSED ROOF:	14'-4 15/16"
TYPE:	STICK FRAMED ROOF
SLOPE OF ROOF:	5/12 AS NOTED

SETBACK STANDARDS:

FRONT:	20'-0" S.B.
REAR:	10'-0" S.B.
SIDES:	6'-0" S.B. LEFT 6'-0" S.B. RIGHT

BUILDING CODE SUMMARY

BUILDING CODE: 2023 OREGON RESIDENTIAL SPECIALTY CODE,
2023 OREGON PLUMBING SPECIALTY CODE,
2023 OREGON ELECTRICAL SPECIALTY CODE,
2022 OREGON MECHANICAL SPECIALTY CODE
2022 OREGON STRUCTURAL SPECIALTY CODE

CONSTRUCTION TYPE: TYPE V B– WOOD FRAMED

OCCUPANCY TYPE: R – RESIDENTIAL

STRUCTURAL LOADS: FLOOR LOAD: 40PSF LL, 12 PSF DL,
10 PSF PARTITION
ROOF LOAD: 25 PSF SNOW (1810' ELEVATION)
15PSF DL

BUILDING PLANNING DATA:

1. SEISMIC DESIGN CATEGORY (SDC) FROM TABLE R301.2(1): D0
2. BASIC WIND SPEEDS FROM FIGURE R301.2(4): 100 m.p.h.
3. EXPOSURE CLASSIFICATION FROM SECTION R301.2.1.4: B
4. WIND LOADS FROM TABLE 301.2(1) AND TABLE R301.2(2): 18 psf
5. WEIGHTS OF MATERIALS PER SECTION R301.2.2.2.1:

	DEAD	LIVE
(A) ROOF/CEILING ASSEMBLY:	15 P.S.F.	25 P.S.F.-SNOW LOAD
(B) EXTERIOR WALL BRACED LINE:	15 P.S.F.	
(C) INTERIOR WALL BRACED LINE:	10 P.S.F.	
(D) FLOOR ASSEMBLY:	15 P.S.F.	40 P.S.F.

HEADER SPANS:
HEADER SPANS PER TABLE R502.5(1) & R502.5(2)
PAGE 5-7 / 5-8 OF CHAPTER 5, 2011 RESIDENTIAL CODE BOOK
AND SCHEDULE ON ROOF PLAN

ATTIC VENTING:
1/150 TOTAL NET FREE VENTILATING AREA
1/300 PROVIDED AT LEAST 50% AND NOT
MORE THAN 80% VENTILATION AREA PROVIDED
W/ VENT OPENINGS LOCATED IN UPPER PORTION
OF SPACE AT LEAST 3' ABOVE EAVES OR CORNICE
VENTS W/ BALANCE PROVIDED BY EAVE OR CORNICE VENTS

FOUNDATION VENTING:
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE FEET (140 M2) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.

DRAWING INDEX

DISCLAIMER

ALL DIMENSIONS MUST BE VERIFIED BY THE BUILDER AND/OR OWNER.

POSSESSION AND USE OF THESE PLANS, BY A BUILDER AND/OR OWNER SIGNIFIES THAT THEY, THE BUILDER AND/OR OWNER, HAVE ACCEPTED SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL STATE AND APPLICABLE LOCAL CODES AND LAWS GOVERNING THIS PROPOSED CONSTRUCTION. FURTHER, SUCH BUILDER AND/OR OWNER HAVE ACCEPTED SOLE RESPONSIBILITY FOR SAFE CONSTRUCTION PRACTICES, THE STRUCTURAL INTEGRITY OF THE PROJECT AND, IN THE EVENT OF AN ACCIDENT OR ANY DEVIATION FROM THESE PLANS NULLIFIES AND ABSOLVES, THE ABOVE MENTIONED DESIGN FIRM AND ITS EMPLOYEES, OF ANY RESPONSIBILITY THAT EXISTS.

DWG INDEX #:
SHEET 1 OF 7

SCALE: 1/4" = 1'-0"
DRAWN BY: IP
CHECKED BY: JT
DATE: 6/17/2026

A0.0 COVER PAGE INFORMATION

DESIGN RESIDENTIAL, INC.
P.O. BOX 8062
MEDFORD, OR 97501
541-608-3956
www.designresidential.biz

design residential
AN EARNEST GREAT HOME DESIGN
SCOTPLAN

PROJECT OWNER:
SUNCREST HOMES
suncrest@mind.net
(541) 944-3976

CLIENT:
SUNCREST HOMES
suncrest@mind.net
(541) 944-3976

PROJECT: NEW SFD @:
65 4TH ST,
ASHLAND, OR 97520

LOT COVERAGE:

TOTAL PROPERTY AREA S.F.: 6,333

TOTAL LOT COVERAGE ALLOWED S.F.: 3,779
% LOT COVERAGE ALLOWED: 60

TOTAL LOT COVERAGE EXISTING S.F.: 968
% LOT COVERAGE EXISTING: 15

(E) SPECS S.F.: 968
(E) BUILDING FOOTPRINT S.F. 920
(E) CONC. PORCHES & PATIOS S.F.: 48

TOTAL SPECS S.F.: 1,042

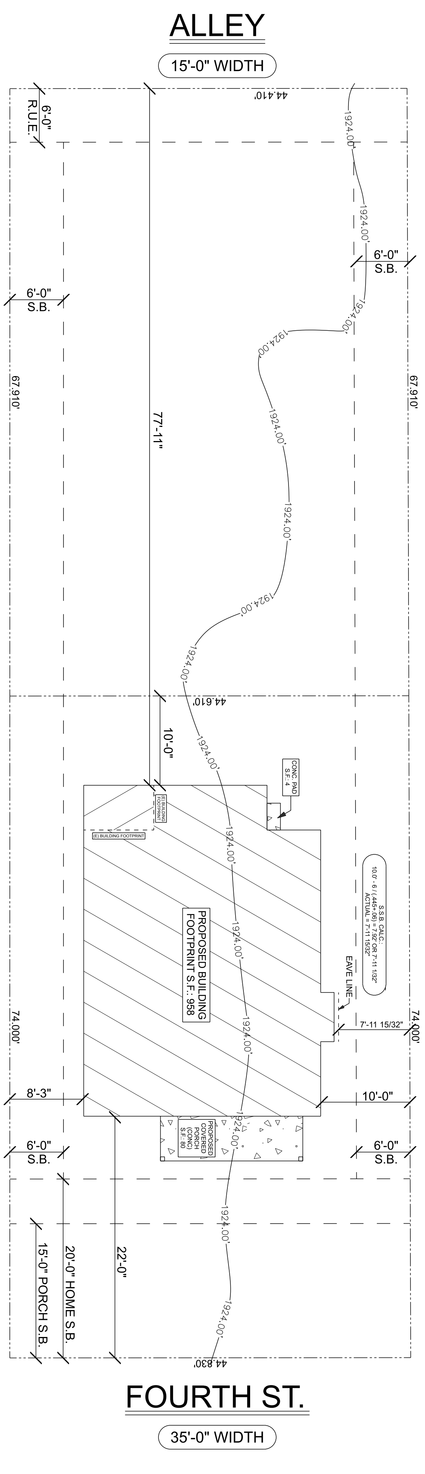
BUILDING FOOTPRINT S.F.: 958
CONC. PORCHES & PATIOS S.F.: 84

PROPOSED ADDITIONAL LOT COVERAGE S.F.: 74
% LOT COVERAGE: 2

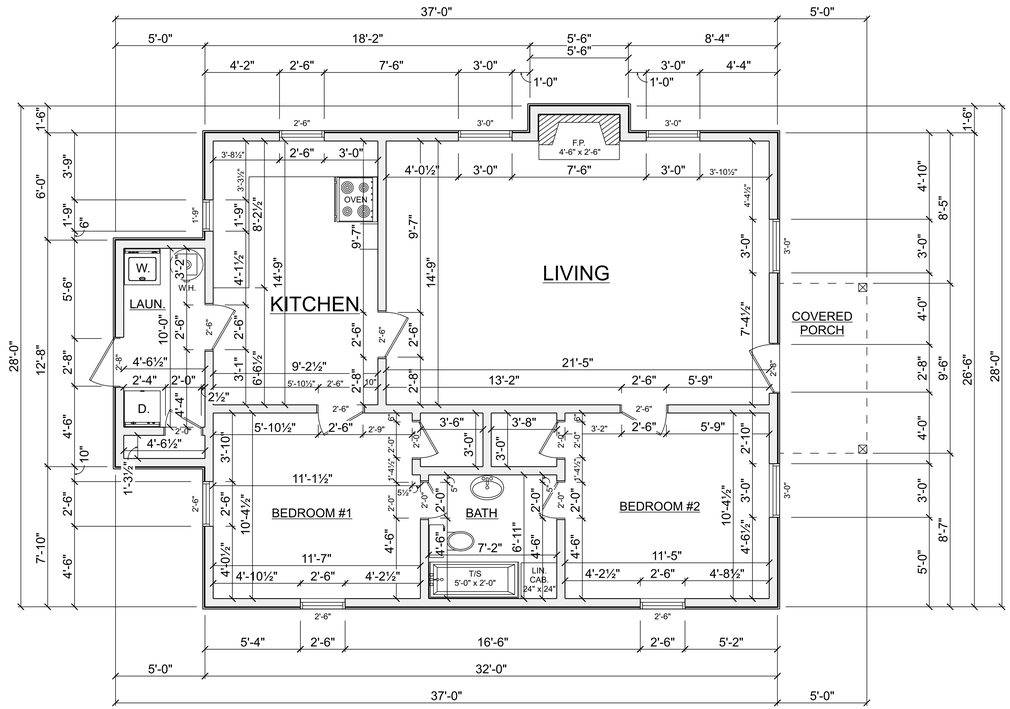
PROPOSED TOTAL LOT COVERAGE S.F.: 1,042
% LOT COVERAGE: 17

SITE PLAN

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



PROJECT: NEW SFD @: 65 4TH ST, ASHLAND, OR 97520	CLIENT: SUNCREST HOMES suncrest@mind.net (541) 944-3976	PROJECT OWNER: SUNCREST HOMES suncrest@mind.net (541) 944-3976	design residential INSANELY GREAT HOME DESIGN SOFTPLAN	DESIGN RESIDENTIAL, INC. P.O. BOX 8062 MEDFORD, OR 97501 541-608-3956 www.designresidential.biz	**A0.1 SITE PLAN**	SCALE: 1/8" = 1'-0" DRAWN BY: IP CHECKED BY: JT DATE: 6/17/2026	DWG INDEX #: A0.1 SITE PLAN SHEET 2 OF 7



EXISTING MAIN FLOOR PLAN

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

EXISTING S.F. NOTES:

LIVING S.F.: 920

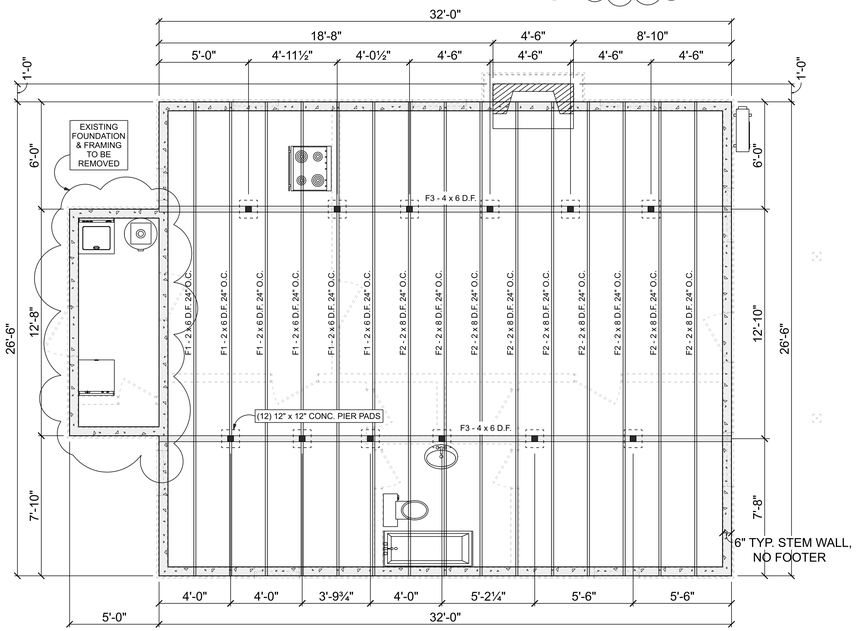
SPECS. S.F.: 48

COVERED PORCH S.F.: 48

TOTAL LIVING S.F.: 920
TOTAL BUILDING LOT COVERAGE S.F.: 920
TOTAL LOT COVERAGE S.F.: 968

ALL WALLS AT 2x6

ALL POSTS AND F3 LOCATIONS TO BE SITE VERIFIED

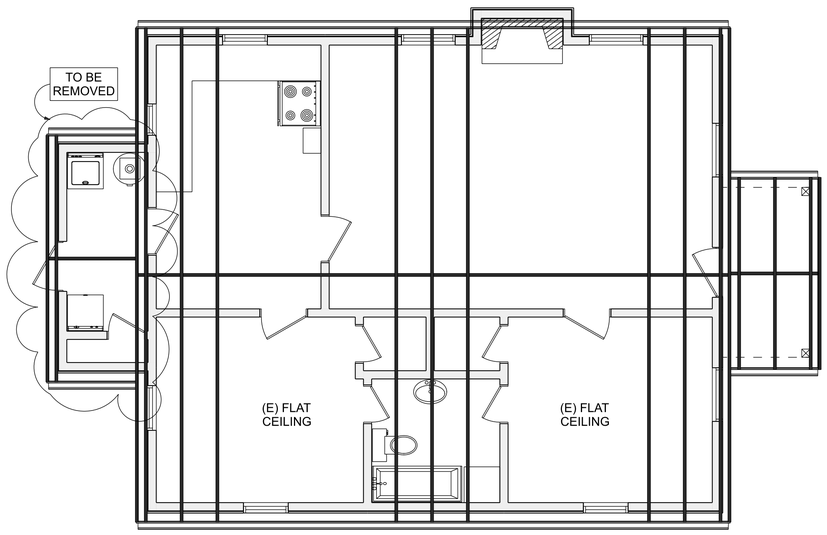


P1 EXISTING FOUNDATION & FLOOR FRAMING PLAN

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

(E) ROOF FRAMING NOTES:

ALL SLOPES @ 5/12, 6" OVERHANGS, 9" RAISED HEEL,
ALL CEILINGS @ 2 x 4 U.N.O.,
ALL ROOF RAFTERS @ 2 x 4 24" O.C. U.N.O.



EXISTING ROOF PLAN

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

DWG INDEX #:
A1.0 EXISTING FLOOR PLANS

SHEET 3 OF 7

SCALE: 1/4" = 1'-0"
DRAWN BY: IP
CHECKED BY: JT
DATE: 6/17/2026

A1.0 EXISTING FLOOR PLANS

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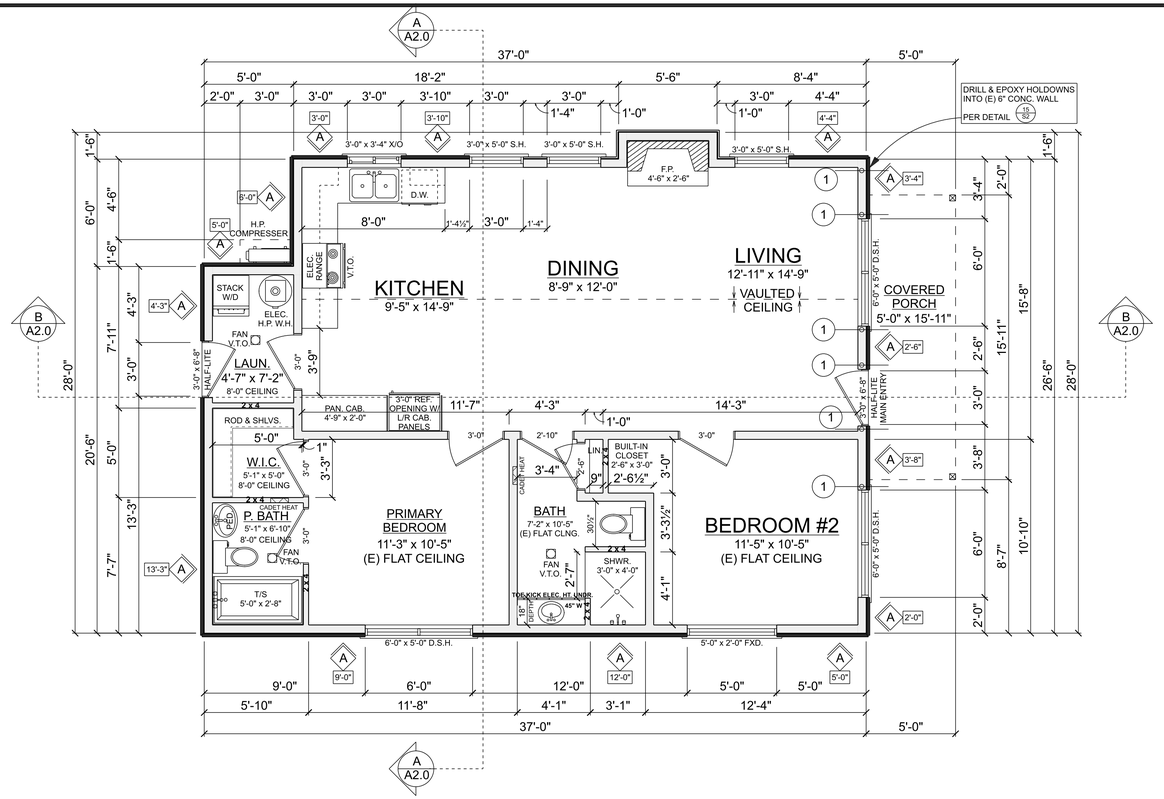


PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED S.F. NOTES:

EXISTING LIVING S.F.: 850
PROPOSED ADDITIONAL LIVING S.F.: 108

SPECS. S.F.: 84

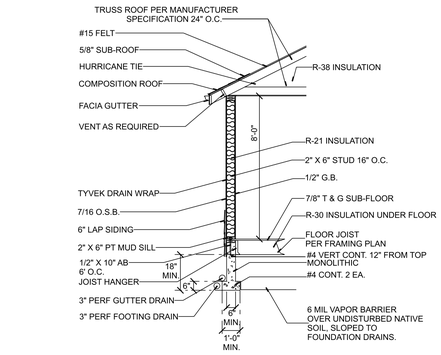
PROPOSED COVERED PORCH S.F.: 80
CONC. PAD S.F.: 4

TOTAL LIVING S.F.: 958
TOTAL BUILDING LOT COVERAGE S.F.: 958
TOTAL LOT COVERAGE S.F.: 1,042

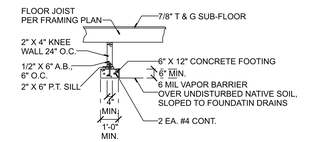
ALL WALLS AT 2x6 U.N.O.

LATERAL LEDGEND:

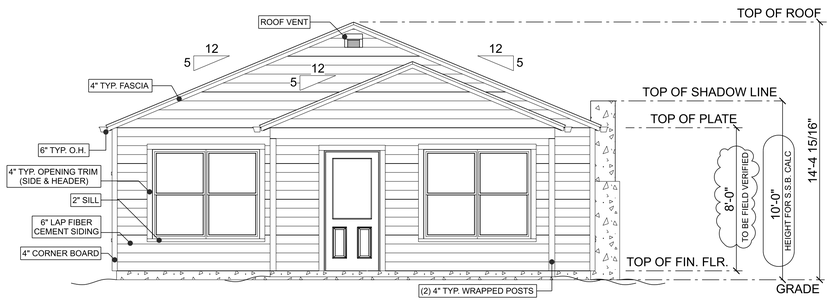
- SHEAR NAILING - SEE SCHEDULE ON SHT S1
- (X'-0") PANEL LENGTH
- HOLDDOWN- SEE SCHEDULE ON SHT S1 & DETAIL 15/S2 FOR EPOXY DETAIL



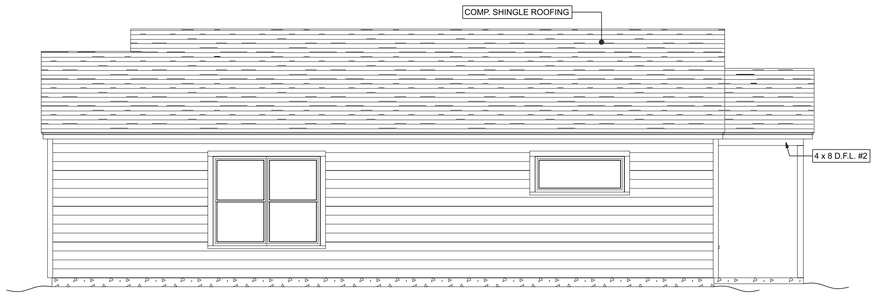
1/A1.1 SECTION: SS EXT. WALL DETAIL
SCALE: 1/4" = 1'-0"



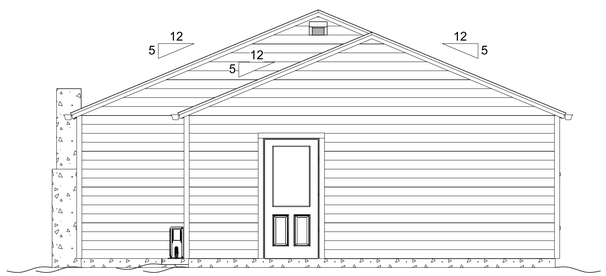
2/A1.1 SECTION: SS PONY WALL DETAIL
SCALE: 1/4" = 1'-0"



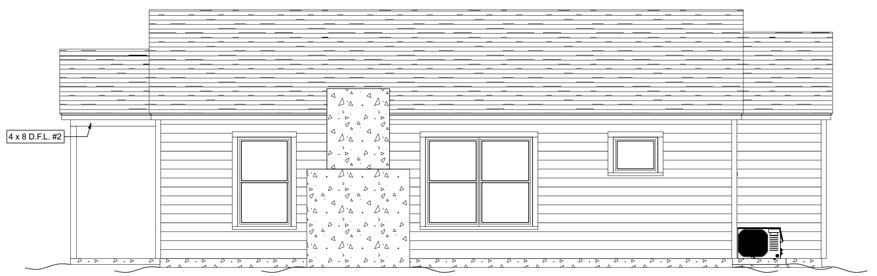
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

DWG INDEX #: A2.0 PROP. F.P. - ELEV. - DETAILS
SHEET 4 OF 7

SCALE: 1/4" = 1'-0"
DRAWN BY: IP
CHECKED BY: JT
DATE: 6/17/2026

A2.0 PROP. F.P. - ELEV. - DETAILS

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P.O. BOX 8062
MEDFORD, OR 97501
541-608-3956
www.designresidential.biz

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KNOWINGLY GREAT HOME DESIGN
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PROJECT OWNER:
SUNCREST HOMES
suncrest@mind.net
(541) 944-3976

CLIENT:
SUNCREST HOMES
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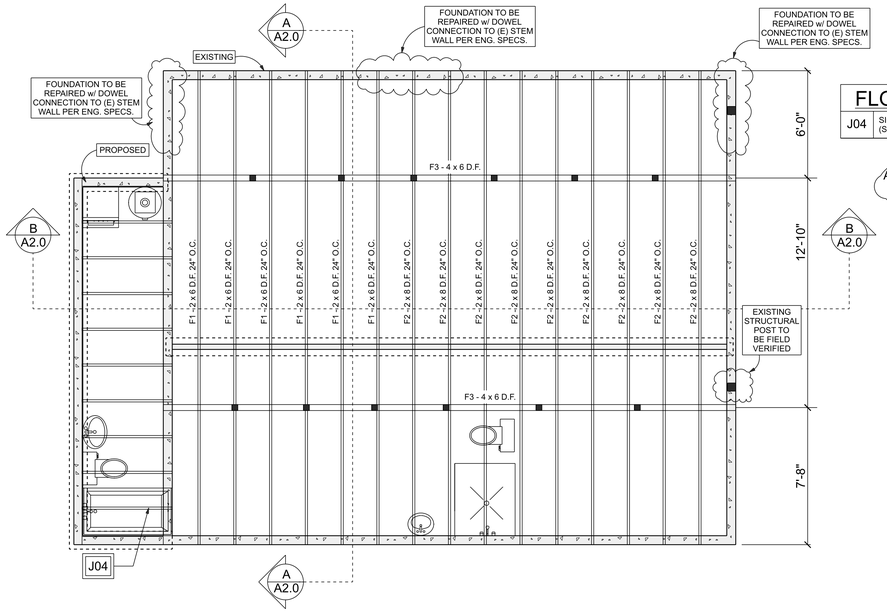
(541) 944-3976

PROJECT: NEW SFD @:
65 4TH ST,
ASHLAND, OR 97520



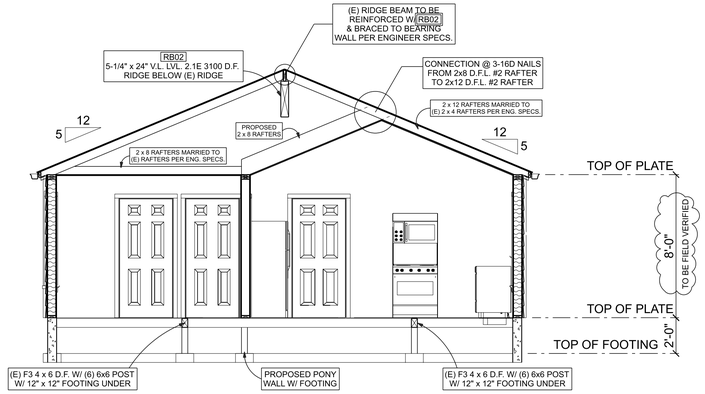
PROPOSED FLOOR FRAMING PLAN

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

FLOOR JOIST SCHEDULE:

J04	SINGLE 9-1/2" B.C.I. 5000-1.7 D.F. @ 32" O.C. W/ J.H. (SIMPSON ITS 2.08 / 9.5 OR EQUIV.)

ALL F1, F2, AND F3 LOCATIONS TO BE SITE VERIFIED



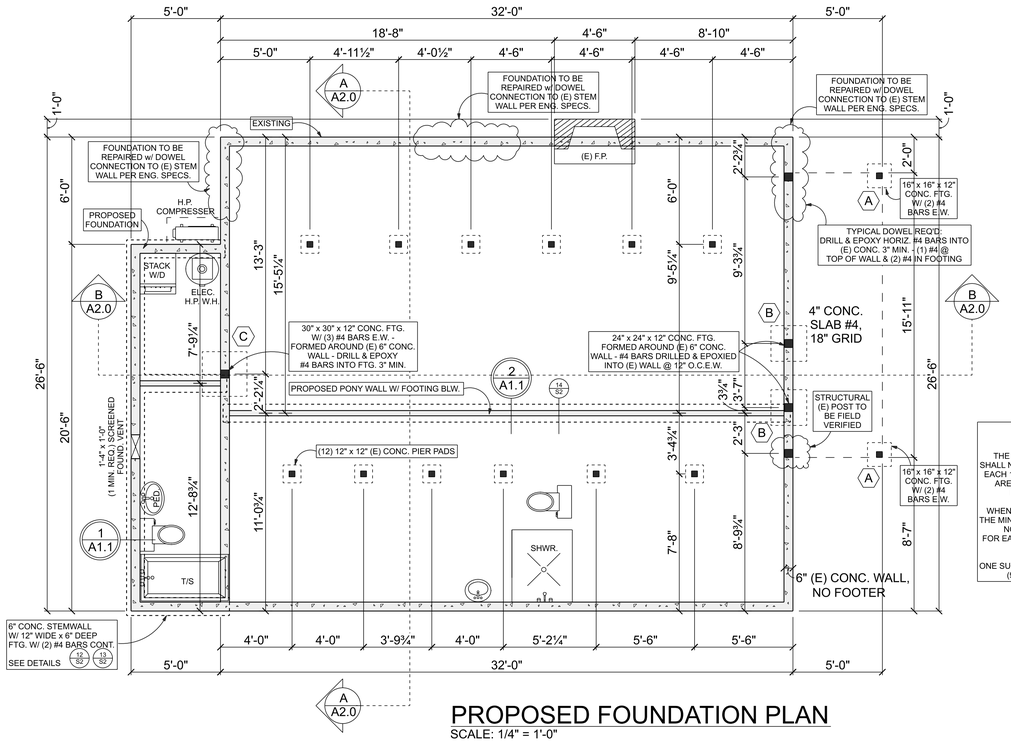
A 2.0 CROSS SECTION A

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

CONCRETE FOOTING TABLE

SYMBOL	SIZE	BAR	POST
A	16" X 16" X 12"	2 EA. #4 E.W.	4 X 4
B	24" X 24" X 12"	2 EA. #4 E.W.	4 X 4, 4 X 6, OR 6 X 6
C	30" X 30" X 12"	3 EA. #4 E.W.	4 X 6, OR 6 X 6

ALL POST LOCATIONS TO BE SITE VERIFIED



PROPOSED FOUNDATION PLAN

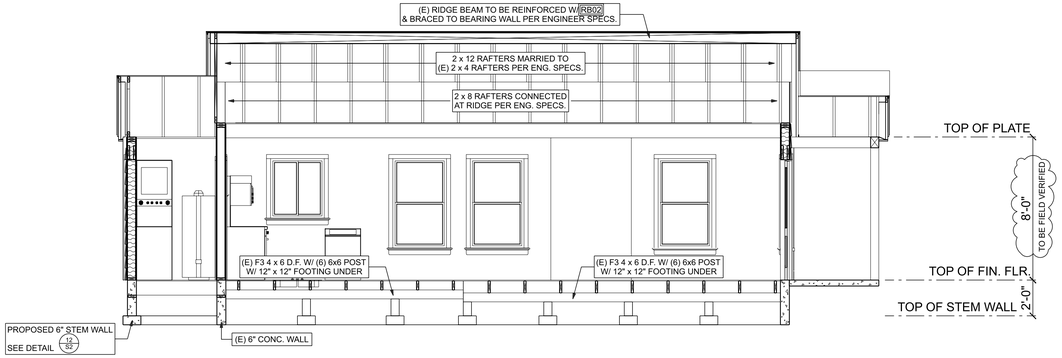
SCALE: 1/4" = 1'-0"

FOUNDATION VENTING:

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDERFLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL.

WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE FEET (140 M2) OF UNDER-FLOOR SPACE AREA.

ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.



A 2.0 CROSS SECTION B

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

DWG INDEX #: SHEET 5 OF 7

ALL PROP. CD's

SCALE: 1/4" = 1'-0"
DRAWN BY: IP
CHECKED BY: JT
DATE: 6/17/2026

A3.0 PROP. CD's

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MEDFORD, OR 97501
541-608-3956
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PASSIONATELY GREAT HOME DESIGN
SOFTPLAN

PROJECT OWNER:
SUNCREST HOMES
suncrest@mind.net
(541) 944-3976

CLIENT:
SUNCREST HOMES
suncrest@mind.net
(541) 944-3976

PROJECT: NEW SFD @:
65 4TH ST,
ASHLAND, OR 97520

EXISTING ROOF NOTES:

STICK FRAMED ROOF PER NOTES
ALL SLOPES @ 5/12 W/ 6" OVERHANGS,

ALL HEADERS @ 4 x 8 D.F.L. #2 U.N.O.,
ALL RIDGE BEAMS @ 4 x 10 D.F. #2 U.N.O.

TYP. HEADER SCHEDULE

(NO POINT LOADS)

SINGLE OR TOP STORY

LENGTH	CODE	SIZE/TYPE	GABLE	HIP
3' - 4'	HD4G	4x6 D.F. #2	X	
	HD4H	4x8 D.F. #2		X
4' - 6'	HD6G	4x8 D.F. #2	X	
	HD6H	4x10 D.F. #2		X
6' - 8'	HD8G	4x10 D.F. #2	X	
	HD8H	4x12 D.F. #2		X

BEAM SCHEDULE:

BEAM DESIGN	#	USAGE	PRODUCT
RB01	2	FLUSH	4 x 8 D.F.L. #2
RB02	1	FLUSH	(N) 5-1/4" x 24" V.L. LVL. 2.1E 3100 D.F. RIDGE BLW. (E) RIDGE
RB03	1	HDR.	3-1/2" x 7-1/4" V.L. LVL. 2.1E 3100 D.F.

CEILING JOISTS PER TABLE R802.5.1(1)
TYP. RAFTERS PER TABLE R802.4.1(4)
VAULTED RAFTERS PER TABLE R802.4.1(3)

CEILING JOIST SCHEDULE:

CJ01	2 x 6 D.F. #2 C.J., 24" O.C. 15'0"
CJ02	2 x 8 D.F. #2 C.J., 24" O.C. 19'1"
CJ03	2 x 10 D.F. #2 C.J., 24" O.C 23'3"

RAFTER SCHEDULE:

R01	2 x 6 D.F. #2 RAFTERS, 24" O.C. 9'0"
R02	2 x 8 D.F. #2 RAFTERS, 24" O.C. 10'2"
R03	2 x 10 D.F. #2 RAFTERS, 24" O.C. 15'3"
R04	2 x 12 D.F. #2 RAFTERS, 24" O.C. 17'9"

HEADER SCHEDULE:

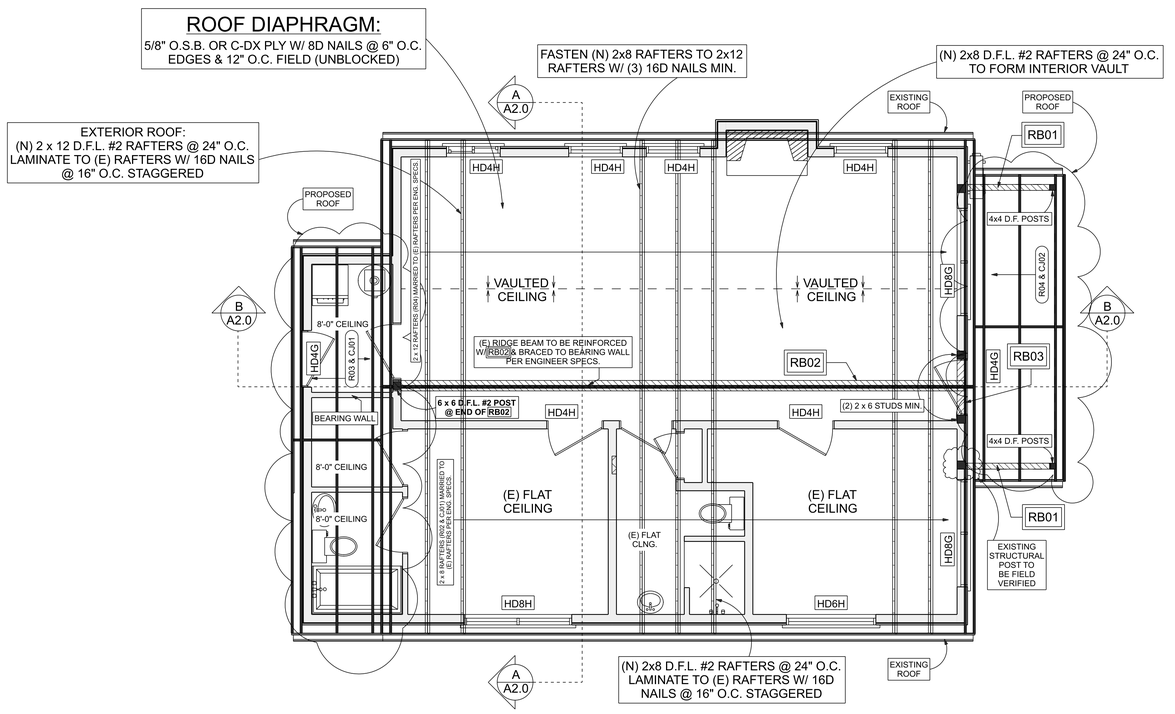
H01	4 x 10 D.F. #2 HDR.

ROOF DIAPHRAGM:
5/8" O.S.B. OR C-DX PLY W/ 8D NAILS @ 6" O.C. EDGES & 12" O.C. FIELD (UNBLOCKED)

FASTEN (N) 2x8 RAFTERS TO 2x12 RAFTERS W/ (3) 16D NAILS MIN.

(N) 2x8 D.F.L. #2 RAFTERS @ 24" O.C. TO FORM INTERIOR VAULT

EXTERIOR ROOF:
(N) 2 x 12 D.F.L. #2 RAFTERS @ 24" O.C.
LAMINATE TO (E) RAFTERS W/ 16D NAILS
@ 16" O.C. STAGGERED



PROPOSED ROOF PLAN

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

DWG INDEX #: A1.0 ROOF PLAN

SHEET 6 OF 7

SCALE: 1/4" = 1'-0"
DRAWN BY: IP
CHECKED BY: JT
DATE: 6/17/2026

A4.0 ROOF PLAN

DESIGN RESIDENTIAL, INC.
P.O. BOX 8062
MEDFORD, OR 97501
541-608-3956
www.designresidential.biz

design residential
INSANELY GREAT HOME DESIGN
SOFTPLAN

PROJECT OWNER:
SUNCREST HOMES
suncrest@mind.net
(541) 944-3976

CLIENT:
SUNCREST HOMES
suncrest@mind.net
(541) 944-3976

PROJECT: NEW SFD @:
65 4TH ST.
ASHLAND, OR 97520

OREGON ENERGY CODE SUMMARY 2023

PAGE 1

NEW CONSTRUCTION and ADDITIONS shall meet Table N1101.1(1) requirements AND proceed as directed below to make additional measure selectons:

- ✱ See page 6 for HVAC requirements.
- ☒ New 1&2 Family Dwellings – Proceed to page 2
- ☐ Large Additions (Additions of 600 sq ft or more) – Proceed to page 3
- ☐ Small Additions (Additions greater than 225 sq ft , less than 600 sq ft) - Proceed to page 4
- ☐ Additions up to 225 sq ft are only required to meet table N1101.1(1), no additional measures required.

TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS[a]

BUILDING COMPONENT	STANDARD BASE CASE	
	Required Performance	Equivalent Value[a]
Wall insulation—above grade	U-0.059[a]	R-21 Intermediate[a]
Wall insulation—below grade[a]	C-0.063	R-15 c.i. / R-21
Flat ceilings[f]	U-0.021	R-49
Vaulted ceilings[g]	U-0.033	R-30 Rafter or R-30AA[h] Scissor Truss
Underfloors	U-0.033	R-30
Slab-edge perimeter[e]	F-0.520	R-15
Heated slab interior[c]	N/A	R-10
Windows[i]	U-0.27	U-0.27
Skylights	U-0.50	U-0.50
Exterior doors[b]	U-0.20	U-0.20

ALTERATIONS, REPAIRS, and CHANGES OF USE (conversion of nonhabitable building space to habitable space) (N1101.2.3), shall meet the requirements of Table N1101.2 AND proceed as directed below to make additional measure selections:

- ✱ See page 6 for HVAC requirements.
- ☐ Change of Use to a space greater than 400 sq ft OR greater than 30% of the existing building's heated floor area (whichever is less) –Proceed to page 5
- ☐ Change of Use to a space up to 400 sq ft AND less than or equal to 30% of the existing building's heated floor area are only required to meet table N1101.2 - no additional measure required.
- ☐ Alterations/Repairs meet table N1101.2 to greatest extent practical - no additional measures required.

TABLE N1101.2
EXISTING BUILDING COMPONENT REQUIREMENTS

BUILDING COMPONENTS	REQUIRED PERFORMANCE	EQUIVALENT VALUE
Wall insulation	U-0.083	R-15
Flat ceiling	U-0.025	R-49
Vaulted ceiling > 10 inches nominal rafter depth	U-0.040	R-25
Vaulted ceiling ≤ 10 inches nominal rafter depth	U-0.047	R-21
Underfloor > 10 inches nominal joist depth	U-0.028	R-30
Underfloor ≤ 10 inches nominal joist depth	U-0.039	R-25
Slab-edge perimeter	N/A	N/A
Windows and glazed doors	U-0.30	U-0.30
Skylights	U-0.50	U-0.50
Exterior doors	U-0.20	R-5

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m²
N/A = Not Applicable.

PAGE 2

NEW CONSTRUCTION

Select TWO additional measures and ONE whole house ventilation method. Exception: If all ducts and air handling equipment are located fully within the building thermal envelope (with exception of up to 10' of duct, ventilation intake ductwork and exhaust ductwork) ONE additional measure and ONE whole house ventilation method is sufficient.

TABLE N1101.1(2)
ADDITIONAL MEASURES

MEASURE NUMBER	MEASURE DESCRIPTION
☐ 1	**HIGH-EFFICIENCY HVAC SYSTEM*** a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling or 8.5 HSPF2 / 15.0 SEER2, or c. Ground-source heat pump COP 3.5 or ENERGY STAR rated
☒ 2	**HIGH-EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/propane water heater with minimum 0.90 UEF, or b. Electric heat pump water heater with minimum 3.45 UEF, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and drain water heat recovery unit installed on a minimum of one shower/tub-shower
☐ 3	**WALL INSULATION UPGRADE** Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
☒ 4	**ADVANCED ENVELOPE** Windows—U-0.21 (Area-weighted average), and Flat ceiling[b]—U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
☐ 5	**DUCTLESS HEAT PUMP (Dwelling units with all-electric heat)** a. Provide ductless heat pump of minimum HSPF 10.0 or HSPF2 9.0 in primary zone replaces zonal electric heat sources, and b. Provide programmable thermostat for all heaters in bedrooms
☐ 6	**HIGH-EFFICIENCY THERMAL ENVELOPE UA*** Proposed UA is 8 percent lower than the code UA
☐ 7	**2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 2.75 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system, including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent and total fan efficacy of 1.6 CFM/Watt (combined input for supply and exhaust).

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².
a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor not greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum 8 percent less than the Code UA total of the Standard Base Case.

Choose one of the following methods to meet the Mechanical Whole-House Ventilation System requirements (see BCD technical bulletin)
☐ Supply and exhaust fans providing continuously-operating, balanced, WHV without a furnace.
☒ Supply and exhaust fans providing continuously-operating, balanced, WHV with a furnace.
☐ Central Fan Integrated Supply (CFIs) continuously-operating, balanced WHV. Furnace serves as the intake fan. Shall be interlocked with exhaust system and an override switch.
☐ Heat recovery/energy recovery ventilation providing continuously-operating, balanced, WHV. Supply may be connected to the central furnace return air.
☐ Natural ventilation per section R303 of 2023 ORSC (See page 7 of packet for required documention)

PAGE 3

LARGE ADDITIONS (additions of 600 sq ft or more)

Select ONE Additional Measure from Table N1101.1(2):

TABLE N1101.1(2)
ADDITIONAL MEASURES

MEASURE NUMBER	MEASURE DESCRIPTION
☐ 1	**HIGH-EFFICIENCY HVAC SYSTEM*** a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling or 8.5 HSPF2 / 15.0 SEER2, or c. Ground-source heat pump COP 3.5 or ENERGY STAR rated
☐ 2	**HIGH-EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/propane water heater with minimum 0.90 UEF, or b. Electric heat pump water heater with minimum 3.45 UEF, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and drain water heat recovery unit installed on a minimum of one shower/tub-shower
☐ 3	**WALL INSULATION UPGRADE** Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
☐ 4	**ADVANCED ENVELOPE** Windows—U-0.21 (Area-weighted average), and Flat ceiling[b]—U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
☐ 5	**DUCTLESS HEAT PUMP (Dwelling units with all-electric heat)** a. Provide ductless heat pump of minimum HSPF 10.0 or HSPF2 9.0 in primary zone replaces zonal electric heat sources, and b. Provide programmable thermostat for all heaters in bedrooms
☐ 6	**HIGH-EFFICIENCY THERMAL ENVELOPE UA*** Proposed UA is 8 percent lower than the code UA
☐ 7	**2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 2.75 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system, including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent and total fan efficacy of 1.6 CFM/Watt (combined input for supply and exhaust).

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².
a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor not greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum 8 percent less than the Code UA total of the Standard Base Case.

PAGE 4

SMALL ADDITIONS (additions greater than 225 sq ft, and less than 600 sq ft)

Select ONEAdditional Measure fromEITHERtable below:

TABLE N1101.3
SMALL ADDITION ADDITIONAL MEASURES (select one)

MEASURE NUMBER	MEASURE DESCRIPTION
1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
2	Replace all existing single-pane wood or aluminum windows to the *U*-factor as specified in Table N1101.2.
3	Insulate the existing floor, crawl space or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
4	Test the entire dwelling with a blower door and exhibit not more than 4.5 air changes per hour @ 50 Pascals.
5	Seal and performance test the duct system.
6	Replace existing 80-percent AFUE or less gas furnace with a 94-percent AFUE or greater system.
7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0 or HSPF2 of 9.0.
8	Replace existing electric forced-air furnace with an air source heat pump with a minimum HSPF of 9.5 or HSPF2 of 8.1.
9	Replace existing water heater with one of the following: a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 3.45 UEF.

TABLE N1101.1(2)
ADDITIONAL MEASURES

MEASURE NUMBER	MEASURE DESCRIPTION
☐ 1	**HIGH-EFFICIENCY HVAC SYSTEM*** a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling or 8.5 HSPF2 / 15.0 SEER2, or c. Ground-source heat pump COP 3.5 or ENERGY STAR rated
☐ 2	**HIGH-EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/propane water heater with minimum 0.90 UEF, or b. Electric heat pump water heater with minimum 3.45 UEF, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and drain water heat recovery unit installed on a minimum of one shower/tub-shower
☐ 3	**WALL INSULATION UPGRADE** Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
☐ 4	**ADVANCED ENVELOPE** Windows—U-0.21 (Area-weighted average), and Flat ceiling[b]—U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
☐ 5	**DUCTLESS HEAT PUMP (Dwelling units with all-electric heat)** a. Provide ductless heat pump of minimum HSPF 10.0 or HSPF2 9.0 in primary zone replaces zonal electric heat sources, and b. Provide programmable thermostat for all heaters in bedrooms
☐ 6	**HIGH-EFFICIENCY THERMAL ENVELOPE UA*** Proposed UA is 8 percent lower than the code UA
☐ 7	**2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 2.75 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system, including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent and total fan efficacy of 1.6 CFM/Watt (combined input for supply and exhaust).

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².
a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor not greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum 8 percent less than the Code UA total of the Standard Base Case.

PAGE 5

CHANGE OF USE to space greater than 400 sq ft OR 30% of the existing building's heated floor area (whichever is less)

Select ONE Additional Measure from Table N1101.3 below:

TABLE N1101.3
SMALL ADDITION ADDITIONAL MEASURES (select one)

MEASURE NUMBER	MEASURE DESCRIPTION
☐ 1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
☐ 2	Replace all existing single-pane wood or aluminum windows to the *U*-factor as specified in Table N1101.2.
☐ 3	Insulate the existing floor, crawl space or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
☐ 4	Test the entire dwelling with a blower door and exhibit not more than 4.5 air changes per hour @ 50 Pascals.
☐ 5	Seal and performance test the duct system.
☐ 6	Replace existing 80-percent AFUE or less gas furnace with a 94-percent AFUE or greater system.
☐ 7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0 or HSPF2 of 9.0.
☐ 8	Replace existing electric forced-air furnace with an air source heat pump with a minimum HSPF of 9.5 or HSPF2 of 8.1.
☐ 9	Replace existing water heater with one of the following: a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 3.45 UEF.

PAGE 6

HEATING AND AIR CONDITIONING SYSTEMS –

Choose ONE of the following options:

☒ All new duct systems, air handling equipment and appliances shall be located fully within the building thermal envelope.
- o Exceptions:
  - Ventilation intake ductwork and exhaust ductwork
  - *Up to 10 feet of HVAC ductwork
  - Where two measures are selected from Table N1101.2(2) and HVAC supply and return ductwork is deeply buried in accordance with one of the following sections: Section N1105.3.1; N1105.3.2; or N1105.3.3. See below option when using this exception.

☐ Ducts deeply buried in insulation shall be installed in accordance with all of the following:
1. Insulation shall be installed to fill gaps and voids between the duct and the ceiling, and a minimum of R-19 insulation shall be installed above the duct between the duct and unconditioned attic.Note:R-19 requirement is IN ADDITION to R-8 insulation.
2. Insulation depth marker flags shall be installed on the ducts every 10 feet or as approved by the building official.

*All new ducts and duct systems, with any portion located outside of the building envelope, shall be insulated to minimum R-8.

PAGE 7

NATURAL VENTILATION INSTEAD OF MECHANICAL WHOLE HOUSE VENTILATION:

R303.1 Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms; openable area to the outdoors shall not be less than 4 percent of the floor area being ventilated. Natural ventilation shall be through windows, skylights, doors, louvers, or other approved openings to the outdoor air. Openings shall be provided with ready access or shall otherwise be readily controlled by the building occupants.

R303.2 Adjoining rooms – where not less than one half of the area of the common wall is open and unobstructed and provides an opening of not less than one tenth of the floor area of the interior room and not less than 25 square feet.

To use natural ventilation in lieu of mechanical whole house ventilation, please provide calculations showing the area of each room, aggregate glazing area of each room, and openable glazing area of each room.

*Aggregate glazing area of each room, divided by room floor area shall be a minimum of 8%.

*Openable area divided by room floor area shall be minimum of 4%.

DWG INDEX #:

SHEET 7 OF 7

SCALE: 1/4" = 1'-0"
DRAWN BY: IP
CHECKED BY: JT
DATE: 6/17/2026

E-1 ENERGY PAGE

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MEDFORD, OR 97501
541-608-3956
www.designresidential.biz

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