

# CITY OF ASHLAND

## HISTORIC COMMISSION MEETING

### AGENDA

November 5, 2014 at 6:00 P.M.

- I. **REGULAR MEETING - CALL TO ORDER:** 6:00 p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way
- II. **APPROVAL OF MINUTES:** Historic Commission regular meeting of October 8, 2014.
- III. **PUBLIC FORUM:** Business from the audience not included on the agenda. (Total time allowed for Public Forum is 15 minutes. Speakers are limited to 5 minutes or less, depending on the number of individuals wishing to speak.)
- IV. **COUNCIL LIAISON REPORT:** Mike Morris
- V. **PLANNING ACTION REVIEW:**  
  
**PLANNING ACTION:** PA-2014-01695  
**SUBJECT PROPERTY:** 488 N Main Street  
**APPLICANT:** Michael Lisk  
**OWNER:** Vic and Claudia Lively  
**DESCRIPTION:** A request for a Site Review approval for a change of use to convert the existing office / residential building located at 488 N Main into a medical marijuana dispensary. No changes to the structure are proposed. The location complies with the recently adopted standards regarding location and is considered as special permitted use in the zone. An exception to the Site Design and Use Standards for parking lot landscaping buffering is also requested.  
**COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 10CB; **TAX LOTS:** 3500  
  
**PLANNING ACTION:** PA-2014-01837  
**SUBJECT PROPERTY:** 95 Winburn Way ("The Ice Rink parking lot")  
**OWNER/APPLICANT:** City of Ashland, Ashland Parks & Recreation  
**DESCRIPTION:** A request for Site Review approval to place a canopy over the Ice Rink, a recreational facility within Lithia Park, located at 95 Winburn Way. The application includes requests for Exception to the Site Design and Use Standards (II-C-1-a and IV-C ) and for a Variance to allow the canopy structure to be placed within the required ten-foot side yard setback along Winburn Way. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09; **TAX LOTS:** Part of Tax Lot #100 (Lithia Park lot) E 05DA; **TAX LOTS:** 3500
- VI. **OLD BUSINESS:**
- VII. **NEW ITEMS**
  - A. Review Board Schedule
  - B. Project Assignments for planning actions
  - C. Iron Mike

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone number is 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title1).

VIII. DISCUSSION ITEMS

IX. COMMISSION ITEMS NOT ON AGENDA

X. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone number is 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title1).

# ASHLAND HISTORIC COMMISSION

## Meeting Minutes

October 8, 2014

**Community Development/Engineering Services Building – 51 Winburn Way – Siskiyou Room**

**REGULAR MEETING - CALL TO ORDER, 6:02p.m.** – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way  
**Historic Commissioners Present:** Mr. Skibby, Mr. Swink, Mr. Emery, Ms. Renwick, Mr. Whitford, Mr. Giordano

**Commission Members Absent:** Ms. KenCairn (U), Mr. Shostrom(E)

**Council Liaison:** Mike Morris, Absent

**Staff Present:** Staff Liaison: Amy Gunter, Clerk: Regan Trapp

**APPROVAL OF MINUTES:** Historic Commission regular meeting of August 6, 2014. Mr. Skibby motioned that minutes be approved from August 6, 2014 and Ms. Renwick seconded. Motion passed unanimously.

**PUBLIC FORUM:** There was no one wishing to speak.

**COUNCIL LIAISON REPORT:** No report was given

**PLANNING ACTION REVIEW/PUBLIC HEARING:** There were no planning actions for review.

**OLD BUSINESS:** There was no old business to discuss.

### **NEW ITEMS:**

#### **A. Review Board Schedule**

Oct 9th	Dale, Allison, Sam, Bill
Oct 16th	Tom, Sam, Dale
Oct 23rd	Terry, Bill
Oct 30th	Terry, Sam, Allison
Nov 6th	Keith, Bill, Dale

#### **B. Project Assignments for Planning Actions**

PA-2014-01388	107 Fork St.	Emery
PA-2014-01126	345 Lithia Way-Gas station conversion to retail/restaurant	Giordano
PA-2014-00725	121 Manzanita-Under construction	Whitford
PA-2014-00725	469 Allison-Under construction	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
BD-2013-00256	175 Lithia Way – Under construction	Giordano
BD-2013-00718	5 B Street – Under construction/ almost done	Not assigned
PA-2014-00251	30 S. First St. – No new permits issued	Whitford
PA-2014-00491	566 Fairview St. – Under construction/almost done	Shostrom
BD-2013-00813	374 Hargadine – Under construction/almost done	Swink
PA-2013-01388	14Calle Guanajuato(Sandlers)Restaurant-Under construction	Renwick
PA-2013-01421	270 N. First St.(Nisha Jackson)- Building permits issued	Renwick
PA-2013-01829	60 Alida St. (Lieberman) - Complete	Shostrom
PA-2013-01828	310 Oak St. (Thompson) – No new permits issued	Shostrom

**C. Heritage Barn Workshop.** Mr. Giordano spoke in detail about this workshop and said he was impressed with Washington State's progress on restoring old barns.

**D. CLG Training review** Mr. Skibby attended the CLG training and said that we are recognizing the standards well when it comes to the grant. We had the highest attendance from our commission at this conference with 5 of our members attending. He suggested we post the award received on the website.

**E. Welcome, Bill Emery,** the newest Historic Commissioner appointed on September 2, 2014.

## DISCUSSION ITEMS:

### **A. Lithia Way & First Street, pre-application submittal.**

Ms. Gunter opened by discussing the Plaza Central pre-application proposal in detail, and provided the commission with the downtown design standards for further discussion. She stated there are some concerns with this project, such as, the First street building, having no real defined base and different windows. She stated that staff felt it looks like it could be two different types of buildings connected as one. Mr. Severson, planner on this project, spoke about the specific details. Mr. Severson spoke about the pre-application and stated that most of the site issues have been addressed. Mr. Severson said that the applicants want to address the design standards now, before the project goes any further. Mark Knox, of Urban Development services, spoke about the project in detail, saying that their intent is to make it look like two different buildings. Mr. Knox stated that the idea is to attack both projects at one time and be finished and complete within 2 yrs. Jerome White, architect, spoke about the specific project details and design of the building. Mr. White said they are being consistent with the downtown design standards. Mr. Knox said that they are asking for an exception on the windows from the design standards. Mr. White stated examples where the windows are triple wide and said in order to simplify the look they have to build it this way. Mr White also spoke about the issue of the livability of the space and there being only a few windows per living space. Mr. White talked about the types of materials being used and stated that they are still in the early stages but are favorable to the red brick with stucco look. He stated that the decks will hardly be seen and there is a possibility of using "accordion type" windows that could be opened to make a covered deck. It wouldn't compromise the interior space and would comply with the design standards to have decks that don't distract, but provide livability for tenants. Mr. White talked about the color of the building being more of and off white, like City Hall, not a bright white. The Commission agreed that it's moving in the right direction and like the project as a whole. Mr. Skibby said that the project isn't over done at all and Ms. Renwick loves the inset balconies. Mr. Swink likes the simplicity of the building and said it adds interest to the street scape. Mr. Whitford likes the concept and thinks they are doing a first class job. Mr. Knox said they are submitting in Nov and will come back with more design details and brick details as well. Mr. Severson asked opinions from the Commission on the accordion windows and the full floor base. Mr. Skibby said that it depends on the detailing but thinks it would work and said the bi-fold doors that open in sound like a good idea. The "accordion type" windows are well liked by the Commission. Mr. Emery asked about the width of the windows and Mr. White stated they are pretty thin and there will not be any mullion at all. Mr. Emery asked about the divided lights in the windows and Mr. White said they haven't made a decision yet.

Steve Ennis, architect, discussed the pre-application for the Plaza North building on taxlots 10104 and 10105, in depth. The applicants propose to consolidate the lots and obtain a site review permit to construct a three-story 9,628 square foot building. Mr. White explained that the building has a very strong base and that some of the materials

being used are red brick and split faced block, with stucco on the rest of the building. Mr. Ennis said they have not decided on the dimensions of the wood windows or what the material of the headers would be as of yet. Mr. Skibby said that the design meshes well with Plaza Central and Mr. Giordano likes the massing but would like more information on the specific materials being used. He suggested they come back with further details on the trim, windows, and the corners of the building. Mr. Ennis said that they would like an exception to the design standard for the windows on this building as well. The commission agreed that the project so far looks good but need more details. Mr. Swink said that the stepping down works really well and dictates the design and they have brought this project together very nicely. Mr. Emery said it's a really good example of contemporary, yet complimentary design.

**ANNOUNCEMENTS & INFORMATIONAL ITEMS:**

Mr. Giordano and Ms. Gunter attended a Main St. historic preservation conference in McMinnville, Oregon a few weeks ago. Mr. Giordano gave out informational pamphlets and Ms. Gunter discussed the event in detail.

Next meeting is scheduled for Nov 5, 2014, 6:00 pm.

*There being no other items to discuss, the meeting adjourned at 8:04 pm.*

Respectfully submitted by Regan Trapp



**NOTICE OF APPLICATION**

**PLANNING ACTION:** 2014-01695

**SUBJECT PROPERTY:** 488 N. Main

**OWNER/APPLICANT:** Vic and Claudia Lively/Mike Lisk

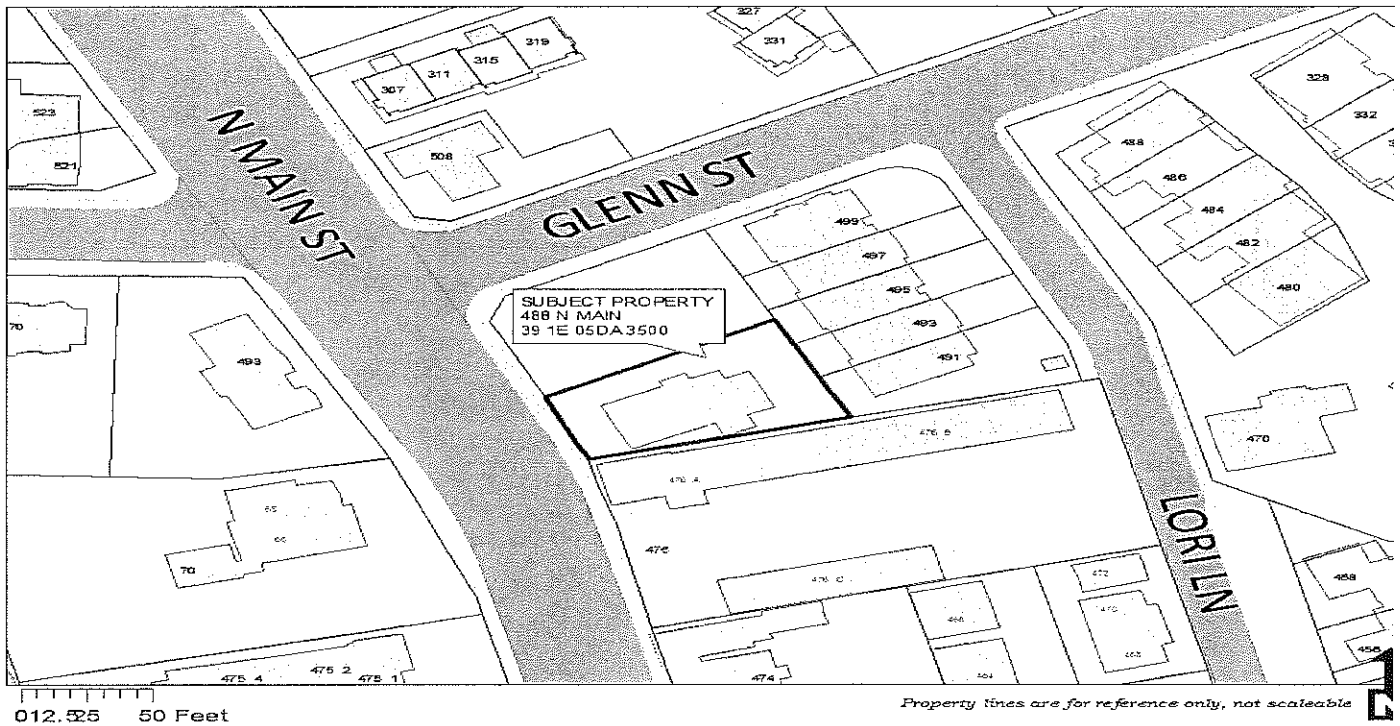
**DESCRIPTION:** A request for a Site Review approval for a change of use to convert the existing office / residential building located at 488 N Main into a medical marijuana dispensary. No changes to the structure are proposed. The location complies with the recently adopted standards regarding location and is considered as special permitted use in the zone. An exception to the Site Design and Use Standards for parking lot landscaping buffering is also requested.

**COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 05DA; **TAX LOTS:** 3500

**NOTE:** The Ashland Historic Commission will also review this Planning Action on **Wednesday, November 5, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

**NOTICE OF COMPLETE APPLICATION:** October 15, 2014

**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS:** October 29, 2014



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

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

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

## **SITE DESIGN AND USE STANDARDS**

### **18.72.070 Criteria for Approval**

The following criteria shall be used to approve or deny an application:

- A. All applicable City ordinances have been met or will be met by the proposed development.
- B. All requirements of the Site Review Chapter have been met or will be met.
- C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.
- D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

## **EXCEPTION TO THE SITE DESIGN AND USE STANDARDS**

### **18.72.090**

An exception to the requirements of this chapter may be granted with respect to the requirements of the Site Design Standards adopted under section 18.72.080 if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist:

- A. There is a demonstrable difficulty in meeting the specific requirements of the Site Design and Use Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Design and Use Standards; and the exception requested is the minimum which would alleviate the difficulty; or
- B. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Design and Use Standards.  
(Ord 3054, amended 12/16/2011)

Extra copy

September 25, 2014

Amy Gunter  
City of Ashland Planning Dept.

Regarding site plan and findings for 488 N Main St Ashland, OR:

The orientation of said building is now non-conforming and would remain non-conforming but what we plan to do would be to improve the building for us and for the neighborhood.

Here is my site plan and written findings on addressing how the city ordinances criteria are and will be satisfied.

Most of the information asked for will not be relevant due to the minimal or no changes to the building or property with the exception of the usage and the parking.

The only changes to the building would be to change the residential usage back to office and mercantile/retail. The building had previously been used for offices and retail. Unit 1 & 3 will be used as office space and unit 2 would be used as retail/mercantile, this would eliminate any need for fire separation between different uses.

Regarding the parking, I am having difficulty meeting the specific requirements of the Site Design and Use Standards due to the size of the lot and the placement of the existing structures. An exception will not negatively impact adjacent properties and the exception is consistent with the stated purpose of the Standards. The exception requested is the minimum which would alleviate the difficulty.

With regard to parking:

- There is one existing handicap parking spot in the front and it will stay as is.

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- Parking in the back will be moved immediately to the south, allowing the old parking spaces to be used as a place to backup and as a turnaround area.
- This would be safer as vehicles would not have to back onto Main St when leaving. Also it would minimize headlight intrusion to the residential neighbors to the east.

In conclusion there is one existing handicap and one drop off spot in the front. There will be three parking spots in the back, with a turnaround and backup area.

Landscaping: no new landscaping is to be done, but some will be removed to allow for additional parking spaces.

Screening Standards: There is a fence on the south and east property line. There will be screening in the old carport to conceal trash receptacles.

The other change is the covered parking space in the back would then be converted into covered bicycle parking area and a screened area for trash.

Street trees: no street trees will be altered.

Water conserving guidelines: The backyard will be smaller requiring reduced water usage.

Historic district: nothing new will be done to the outside of the building.

In response to our list:

A. Does not apply

B, C, D, E, F, & G. Are all on the new site map, refer to site map

H. Zoning is E1

I. To the properties north and south of said address are also zoned E1

J. There are two fences on said property which are on the south and west property lines. There is only one structure on said

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address. All fencing is to remain. Existing parking spaces in the back are to be immediately moved to the south with asphalt and the old spaces will be used for backup and turnaround area. The covered parking area will be used for covered bike parking and an area to be screened for trash. (See site map). Everything else to remain the same.

K. 1. Water meter size is            the location is on the site map.

2 & 3. Not available.

4. Shown of map, please see map.

L, M, N, O & P. Not available, all existing.

Q. Please see map.

R. See map.

S, T, U, V, W. Not available, all existing.

X-1a, b, c. Not available, all existing.

X-1d. One handicap spot and one unloading spot existing in front of building to remain the same. Three regular parking spots in the back, and one or more covered bike parking spots in the back.

X-1e. Approximately 100 sq. feet back right corner of site map, (see map). I can make the yard area larger with parking being smaller or make the parking larger and the yard smaller, depending on the preference of the city.

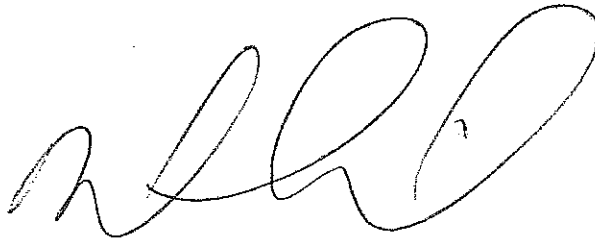
X-2. Not available, all existing.

Signage is still to be determined but will comply with all city requirements.

Thank you for your time, any questions please call me at 541-951-6904.

Sincerely,

Mike Lisk



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488 N Main Street additional information.

Unit 1 (office or storage) = 175 ft

Unit 2 (dispensary) = 820 ft

Unit 3 (office) = 400ft

The county assessor's office is using the unfinished basement space in their assessed square footage. Unit two would be the retail/dispensary, unit three would be office unit one might be office or storage.

575 square feet for office requires 1.15 parking spaces. 820 square feet for retail requires 2.34 parking spaces for a total of 3.49 or 4 parking spaces.

AMC 18.40.030

1. The dispensary is located at 480 North Main St. in Ashland which is a major Boulevard.
2. This is a converted apartment building with the concrete foundation, and no outdoor storage of raw materials or any kind of materials or medical marijuana will not be allowed.
3. We are not doing anything to the outside of the building there are security gate on the back windows that have been there for years.
4. There is no drive-through on this building.
5. There will be no disposal of medicine or by products of medicine on property.
6. I have applied for the state license and have not received an answer on that as of yet.

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OCT 20 2014

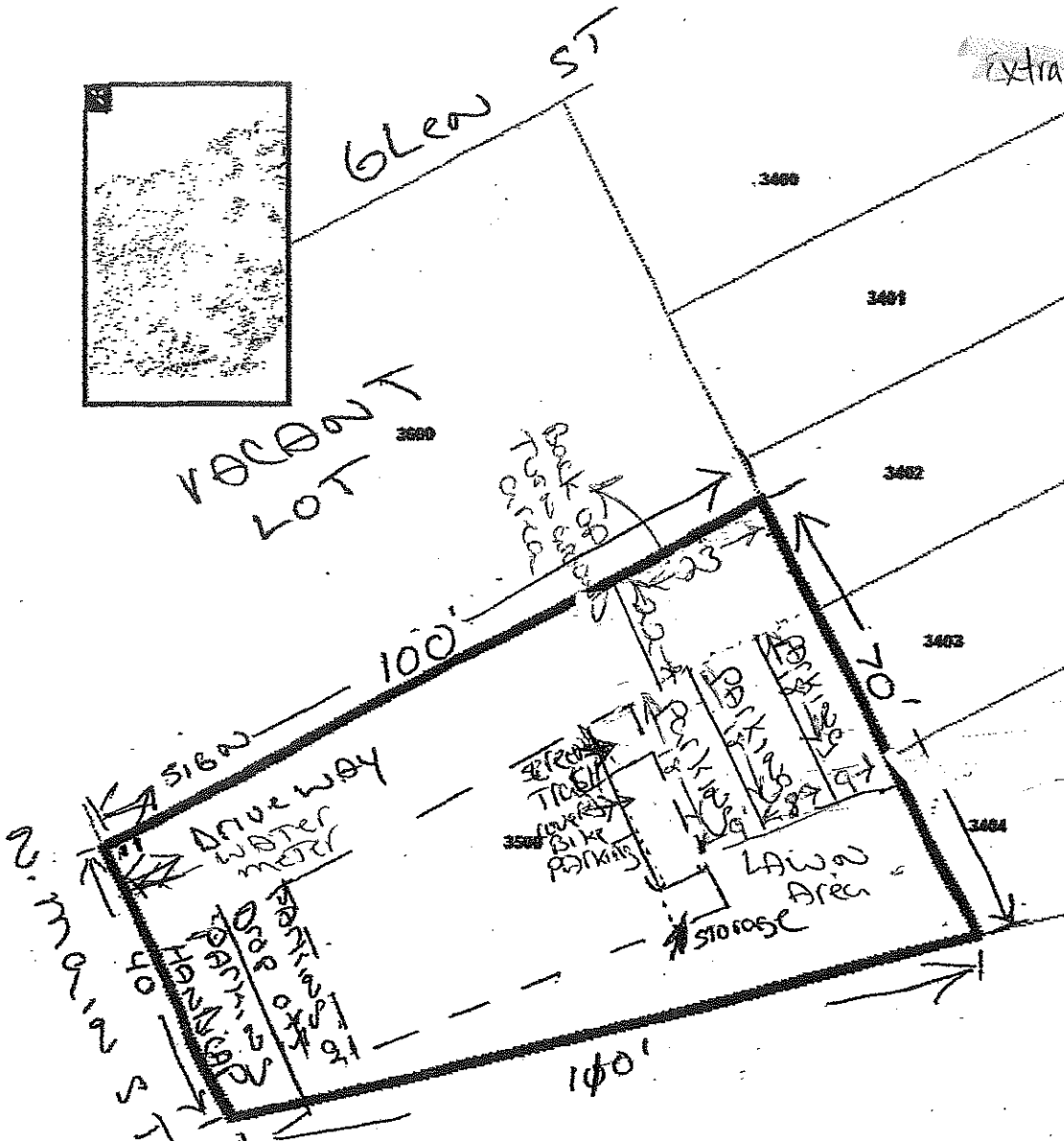
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Extra Copy



6th ST

VACANT LOT



0 ————— 40'

9/25/14

New Copy

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OCT 27 2014

City of Ashland  
Community Development

10/24/2014

City of Ashland  
Planning Department  
51 Winburn Way  
Ashland, OR 97520

Ref: Notice of Application. Subject Property: 488 N Main

I read with great concern the business application for a medical marijuana dispensary at this location, adjacent and within the neighboring residential areas.

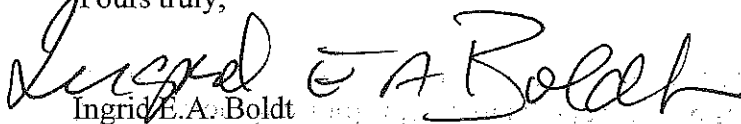
The impact of increased vehicle traffic and lack of parking spaces, is very troubling. Currently the cross streets of Glenn and Hersey not only have limited parking available but have become somewhat dangerous, to turn into and out of N Main street.

Coming from Medford, a left turn onto these streets, and the proposed 488 N Main site are getting more time consuming with the amount of oncoming traffic from Ashland. As it is, near vehicle collisions, caused by impatient drivers is not uncommon

Lori Lane does not and cannot allow any future parking., due to the density of residential buildings, which require the owners to back out of and into Lori Lane. Allowing a permit to the 488 N Main site will, without question effect and increase the traffic pattern on Lori Lane.

The undersigned herewith opposes the business permit, for the reasons stated.

Yours truly,



Ingrid E. A. Boldt  
486 Lori Lane  
Ashland, OR 97520



**PLANNING ACTION: #2014-01837**

**SUBJECT PROPERTY: 95 Winburn Way (Ice Rink Parking Lot)**

**OWNER/APPLICANT: City of Ashland, Ashland Parks & Recreation**

**DESCRIPTION: A request for Site Review approval to place a canopy over the Ice Rink, a recreational facility within Lithia Park, located at 95 Winburn Way. The application includes requests for Exception to the Site Design and Use Standards (II-C-1-a and IV-C ) and for a Variance to allow the canopy structure to be placed within the required ten-foot side yard setback along Winburn Way. COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; ZONING: R-1-7.5; ASSESSOR'S MAP: 39 1E 09; TAX LOTS: Part of Tax Lot #100 (Lithia Park lot).**

**NOTE: The Ashland Historic Commission will also review this Planning Action on Wednesday, November 5, 2014 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.**

**ASHLAND PLANNING COMMISSION MEETING: *Wednesday, November 12, 2014 at 7:00 PM*  
*Ashland Civic Center, 1175 East Main St***



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

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

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

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

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division, 541-488-5305.

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- D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

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- B. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Design and Use Standards.  
(Ord 3054, amended 12/16/2011)

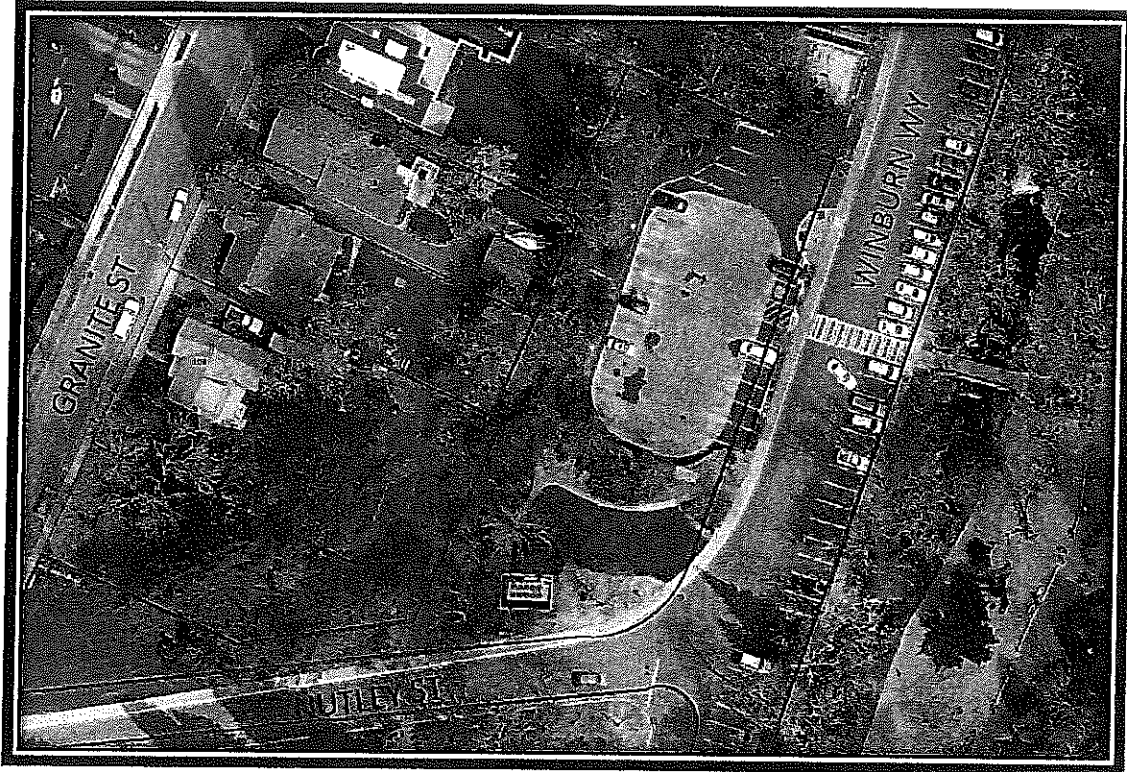
## **VARIANCE**

### 18.100.020 Application

The owner or his agent may make application with the Staff Advisor. Such application shall be accompanied by a legal description of the property and plans and elevations necessary to show the proposed development. Also to be included with such application shall be a statement and evidence showing that all of the following circumstances exist:

- A. That there are unique or unusual circumstances which apply to this site which do not typically apply elsewhere.
- B. That the proposal's benefits will be greater than any negative impacts on the development of the adjacent uses; and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.  
(ORD 2425, 1987).
- C. That the circumstances or conditions have not been willfully or purposely self-imposed.  
(ORD 2775, 1996)

**PROJECT DESCRIPTION FOR A SITE REVIEW  
PERMIT AND EXCEPTION TO THE SITE DESIGN AND  
USE STANDARDS FOR AN ICE RINK COVER OVER  
THE EXISTING LITHIA PARK ICE RINK**



Submitted to:

**CITY OF ASHLAND PLANNING DEPARTMENT  
ASHLAND, OR**

Submitted by:

**ASHLAND PARKS AND RECREATION  
340 SOUTH PIONEER STREET  
ASHLAND, OR 97520**

**COPY**

**October 20, 2014**

**RECEIVED**

**OCT 23 2014**

**City of Ashland**



## Project Information

**Planning Action Requested:** Ashland Parks and Recreation seeks a site plan approval for a seasonal ice rink cover over the existing Ashland Rotary Centennial Ice Rink (the "*Ice Rink*"). The Ice Rink has been established at the location for since November, 1996 and has operated seasonally since 1998. The Ice Rink Canopy (the "*Canopy*") is a replacement structure for one of similar size, shape, design, color and placement that was destroyed in January of 2007 by a falling tree. While it is not in use as the Ice Rink the site functions as a parking lot serving Lithia Park. The Ice Rink season is generally late fall through winter each year.

Ashland Parks and Recreation sought a permit from the planning department in the Fall of 2013 and was informed at that time that the correct process would be obtain a building permit which included a cursory review by planning (for zoning, bulk and massing, etc) and an in-depth review by the building department with inspections. APR followed that process, as instructed by planning, and obtained a building permit prior to the Canopy being erected.

Following the erection of the Canopy, a neighbor – who was not familiar with the previous canopy since she purchased her home after the original structure was destroyed by a falling tree – approached the planning department and questioned the validity of the process that was used to permit the Canopy. After a thorough review, the community development director and the city attorney determined that APR was indeed informed incorrectly and that the process of the building permit was only part of the process that was required to permit the Canopy. APR was informed in September of 2014 that the process that would be required is to seek Site Plan Review for a Permitted Use in the R-1-7.5 zone.

Although APR feels that due diligence was given to the process of permitting in 2013 and that every attempt was made by APR to seek the proper approvals, we find ourselves in the position of re-applying for the same structure that was in place for the entire 2013 season. Regardless of the hardship that it causes the Ice Rink operations and revenue this year, APR truly believes that this initial information was an honest mistake and we are more than happy to follow the development process to receive the appropriate permit to place the Canopy according the Ashland Municipal Code.

The Planning Action requests one entitlement, one exception and one variance: 1.) the Site Plan Review approval; 2.) an Exception from the Historic District Design Standards; and, 3.) a Variance for a side yard setback to accommodate the Canopy's anchors and structural supports.

Y9903  
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## Property Information

**Property Address:** Lithia Park – 340 South Pioneer Street, Ashland, OR 97520

**Legal Description:** 391E09 Tax Lot 100

**Applicant & Owner:**

Ashland Parks and Recreation  
340 S. Pioneer St.  
Ashland, OR 97520

Marquess & Associates, Inc.  
1120 East Jackson  
PO Box 490  
Medford, OR 97501

**Architect:**

Steve Ennis Architect

**Application Prepared by:**

Michael A. Black, Director  
Ashland Parks and Recreation  
340 S. Pioneer St.  
Ashland, OR 97520

**Civil Engineer:**

**Comp. Plan Designation:**

Single Family Residential

**Zoning Designation:**

R-1-7.5

Recreational Facilities – Permitted Uses: AMC 18.20.020 E. (“public schools, parks, and recreational facilities”)

**Total Lot Area:**

75.21 acres (Lithia Park Acreage)

**Adjacent Zoning/Use:**

**North:** C-1-D – Commercial (N. Main Street, E. Main Street)

**East:** RR-.5 – Rural Residential, Single Family Residential (Terrace Street)

R-1-7.5 – Single Family Residential (S. Pioneer Street)

C-1-D – Commercial (S. Pioneer Street)

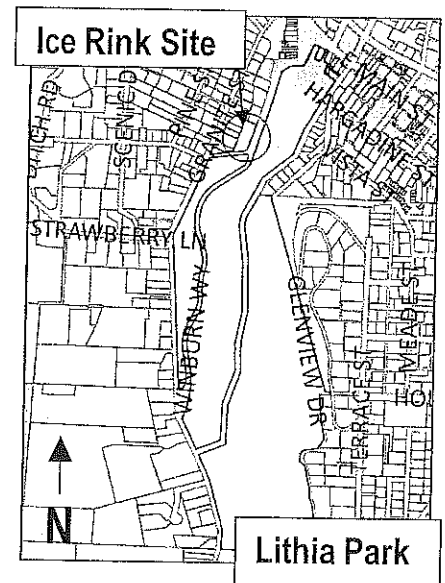
**South:** R-1-7.5 – Park Expansion

**West:** R-1-7.5 – Single Family Residential (Granite Street)

R-2 – Single Family Residential (Granite Street)

C-1-D – Commercial (City of Ashland, Community Dev. Office)

R-1-10 – Single Family Residential (Granite Street)



**Property Description:**

The lot's total acreage is over 75 acres, and Lithia Park's total acreage is more than 90 acres. The site is on the northern end of the park and is housed fully within a parking lot. The parking lot surface has been modified to provide a level and refrigerated surface for the Ice Rink. The site is a level concrete slab with an existing masonry retaining wall of varying heights up to four feet along the west and south sides of the

parking lot. There is an existing steep slope (over 30%) to the west of the parking lot which rises to developed residential lots fronting on Granite Street. This slope is thickly vegetated at this time. Access to the parking lot is along Winburn Way at the extreme northern side of the parking lot.

The parking lot measures approximately 80'x160' or 12,800 square feet. The Ice Rink portion of the parking lot is 120'x65' or 7,800 square feet.

A series of column foundations were placed behind the existing masonry wall in late 2013 to accommodate the Ice Rink cover. Additional column foundations have been placed within the parking lot adjacent to Winburn Way and in the flat landscape areas around the parking lot to adequately cover the structural requirements of the tent.

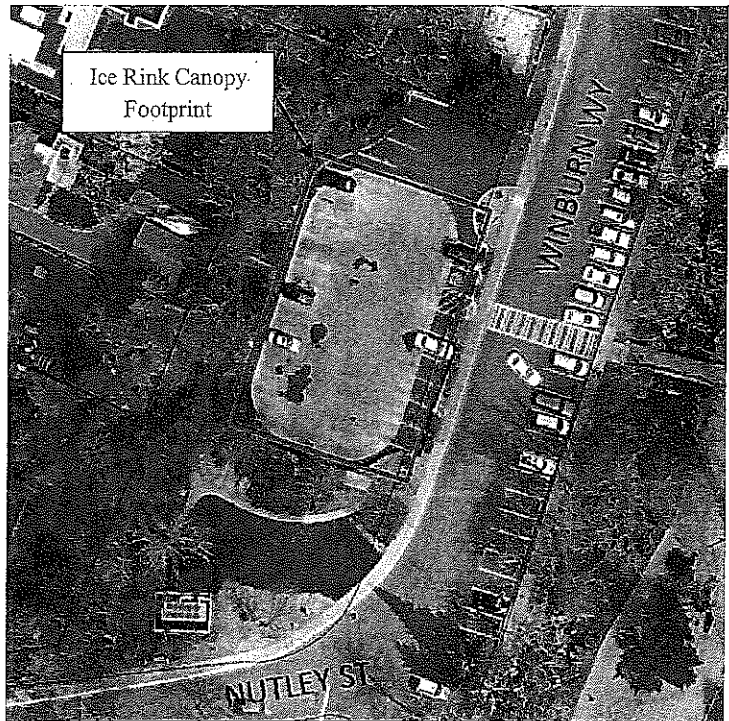
**Project Proposal:**

The Ice Rink has been in place at Lithia Park since 1996. The Ice Rink was originally sheltered by a tent that stood for nine years. That tent structure was damaged in 2007 when a falling tree landed on it. The structure was beyond repair after the tree had fallen and the decision was made to replace the housing in order to ensure the Ice Rink was to operate into the future. The Ice Rink was without a canopy for 5.5 years between the years of 2007 and 2013.

The Canopy was erected in 2013. The replacement project was presented to the Ashland Planning Department by the project architect Steve Ennis. At the time of the proposal, full copies of site plans and structural details were provided to the project review staff in planning. In turn, the planning staff informed Ashland Parks and Recreation and the project architect that the proper land use procedure would be to obtain a building permit. As a result a building permit was sought and issued.

The current proposal is to re-apply to the planning department for a land use permit. This time, the procedure that has been identified for the Canopy is the Site Design Review (AMC 18.108.040(A)(1)).

Ashland Parks and Recreation seeks to gain site plan approval for a Seasonal Ice Rink Cover. The Ice Rink Cover measures 80'x120' and is about 30' tall at its highest point.



### Findings of Fact

The following information has been provided by the applicant to help the planning staff, planning commission and neighbors better understand the proposed project. In addition, the required findings of fact have been provided to ensure the proposed project meets the criteria as outlined in the Ashland Municipal Code.

### Criteria for a Site Review Permit

#### AMC Chapter 18.72.070

**A. All applicable City Ordinances have been met or will be met by the proposed development.**

To the applicant's knowledge, all City regulations are or will be complied with unless otherwise noted herein.

**B. All requirements of the Site Review Chapter have been met or will be met.**

To the applicant's knowledge all City regulations are or will be complied with by this application. All requirements listed in the Site Review Chapter (18.72) have or will be complied with.

**C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.**

As outlined below, all requirements listed in the Site Design Standards have or will be met with this application.

**D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options. (Ord. 2655, 1991; Ord 2836 S6, 1999)**

All utilities offered by the City of Ashland are available and have been extended to site previously. This application does not contemplate any new extension of services beyond what has already been provided to the site. Ashland Engineering, Public Works and Electrical Departments have reviewed previous site plans and building permits to ensure compliance with City standards.

### Site Design Standards

#### II-C-1a) Orientation and Scale

1. Buildings shall have their primary orientation toward the street rather than the parking area. Building entrances shall be oriented toward the street and shall be accessed from a public sidewalk. Where buildings are located on a corner lot, the entrance shall be oriented toward the

higher order street or to the lot corner at the intersection of the streets. Public sidewalks shall be Ashland Site Design & Use standards 18 provided adjacent to a public street along the street frontage. Buildings shall be located as close to the intersection corner as practicable. (Amended September 23, 2003 Ordinance #2900)

2. Building entrances shall be located within 20 feet of the public right of way to which they are required to be oriented. Exceptions may be granted for topographic constraints, lot configuration, designs where a greater setback results in an improved access or for sites with multiple buildings, such as shopping centers, where this standard is met by other buildings. Automobile circulation or parking shall not be allowed between the building and the right-of-way. The entrance shall be designed to be clearly visible, functional, and shall be open to the public during all business hours. (Amended September 23, 2003 Ordinance #2900)
3. These requirements may be waived if the building is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices, and automotive service stations. (Amended September 23, 2003 Ordinance #2900)

Response: Standard Met. The building is accessible by pedestrians and is oriented toward Winburn Way which is a side yard. The building is designed to provide functionality for pedestrians and its entrance is clearly visible from the street. Sidewalks provide direct pedestrian access to the entrance.

#### II-C-1b) Streetscape

One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street.

Response: Standard met. Street trees have been established on Winburn Way and are consistent with the overall site planning of Lithia Park. Street trees adjacent to the site are seasonal – they are contained in large mobile planters – and will be removed at the time of the installation of the tent. Those trees will be replaced at the site upon the conclusion of the Ice Rink Season.

#### II-C-1c) Landscaping

1. Landscaping shall be designed so that 50% coverage occurs after one year and 90% coverage occurs after 5 years.
2. Landscaping design shall utilize a variety of low water use and deciduous and evergreen trees and shrubs and flowering plant species.
3. Buildings adjacent to streets shall be buffered by landscaped areas at least 10 feet in width, except in the Ashland Historic District and Detail Site Review Zone. Outdoor storage areas shall be screened from view from adjacent public rights-of-way, except in M-1 zones. Loading facilities shall be screened and buffered when adjacent to residentially zoned land.
4. Irrigation systems shall be installed to assure landscaping success.
5. Efforts shall be made to save as many existing healthy trees and shrubs on the site as possible.

Response: Standard Met. Landscaping for Lithia Park has been established over a century of planning, implementation and maintenance. The area surrounding the site, and especially the area to the south of the site (the front yard), is a park and landscaping is typical of Lithia Park. Types of landscaping, irrigation and outdoor storage all comply with this section of the design standards.

No healthy trees, shrubs or other plant material will be damaged or removed as a direct result of the placement of the Ice Rink structure.

**II-C-1d) Parking**

- 1. Parking areas shall be located behind buildings or on one or both sides.**
- 2. Parking areas shall be shaded by deciduous trees, buffered from adjacent non-residential uses and screened from non-residential uses.**

Response: Standard met. Parking for the Ice Rink is provided at Lithia Park along Winburn Way. Winburn Way and associated parking is landscaped by large deciduous and coniferous trees that are part of the overall landscaping of Lithia Park.

**II-C-1e) Designated Creek Protection**

- 1. Designated creek protection areas shall be considered positive design elements and incorporated in the overall design of a given project.**
- 2. Native riparian plant materials shall be planted in and adjacent to the creek to enhance the creek habitat.**

Response: Not applicable. The Canopy is not within a designated creek protection area.

**II-C-1f) Noise and Glare**

**Special attention to glare (AMC 18.72.110) and noise (AMC 9.08.170(c) & AMC 9.08.175) shall be considered in the project design to insure compliance with these standards.**

Response: Met with proposed mitigation. Ashland Parks and Recreation has been made aware that a glare issue may present itself at times during sunny days due to the sheer size of the white fabric surface. At least one adjacent neighbors have expressed concern that, at times, the reflection from the canopy has produced undesirable glare in their homes.

Due to the fact that the fabric on the Canopy covers such a large area and that it is white, there is reason to believe that this could be an issue at certain times of the day. APR is willing to install perimeter landscaping on the property line of the property owners immediately west of the site to mitigate the potential for glare.

II-C-1g) Expansions of Existing Sites and Buildings

For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building expansion, e.g., if a building area is expanded by 25%, then 25% of the site must be brought up to the standards required by this document.

Response: Not applicable.

Historic District Design Standards

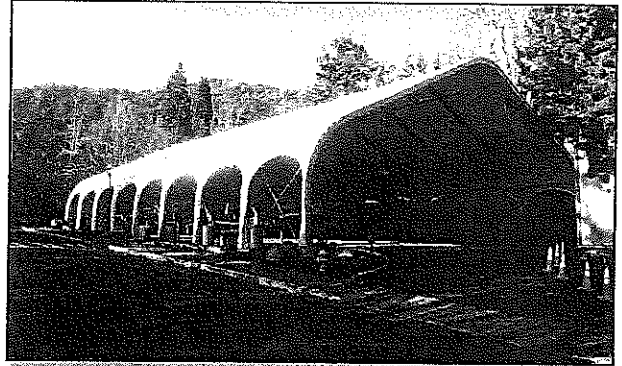
The Ice Rink site is located within the Skidmore Academy District Historic District.

The Canopy is a seasonal structure and is not intended to be placed permanently. With that in mind, the Canopy has been placed with consideration to its height, scale, massing and setbacks and their relationships to the surrounding structures, vegetation and topography.

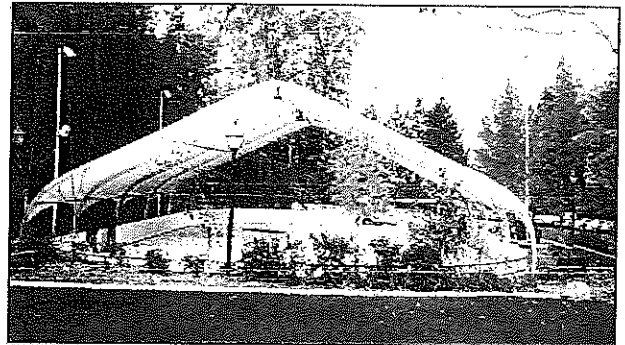
The structure is open on four sides and provides shelter from the elements by shielding the Ice Rink and the skaters from falling snow and rain. The structure is steel and white fabric (see pictures). The design intent of the structures is intended to be low impact and easily assembled/dissembled.

Ashland Parks and Recreation seeks an exception from the Historic District Design Standards for the following reason:

1. The Canopy is simply a replacement of a structure with a long history at the site (since 1998).
  - a. The Canopy is only slightly larger than the previous structure and is the same design and color (the replacement is about 12 feet wider and only 3 feet taller).



**New Canopy in Place at the Ice Rink in 2013**



**Old Canopy in Place at the Ice Rink in 2007**

Criteria for a Variance  
AMC Chapter 18.100

Ashland Parks and Recreation is requesting a variance to the ten foot side yard setback. The Ice Rink Canopy and its associated structural components are currently eleven feet from the curb face of Winburn Way and about four feet from the back of the sidewalk.

We respectfully request a variance to the side yard setback with and offer the following as evidence that unique, or peculiar, circumstances are present and that those circumstances provide an inability to meet the site yard setback standards:

**A. That there are unique or unusual circumstances which apply to this site which do not typically apply elsewhere.**

The site is located within historic Lithia Park. The fact that the site is located within this park provides very unique circumstances to the placement of structures. The identified parking lot was determined to be the most appropriate location for the Ice Rink for the reasons listed below. Some other considerations were that the location provided for placement of the Ice Rink without damaging or eliminating developed park areas within Lithia Park. The parking lot was already paved and developed and therefore was not considered a "park" area, but rather an ancillary use customary to providing the services of the park. During the winter, however, parking demand decreases in the park and allows for some of that parking to be taken on a seasonal basis without harming the ability to provide adequate parking for the rest of the park.

These two factors – a site that was already paved, and its relative availability for a secondary use – made the location the most logical if the Ice Rink was to be located in Lithia Park.

The major limiting site factor was the narrow nature of the lot as it was hemmed in on the west by a steep slope and on east by Winburn Way. To prevent the need for a variance, another development option was explored during the process of location analysis– excavating the hillside – but it was eventually abandoned due to the impracticality of the proposal and the excessive permanent impact to the landscape for a seasonal use.

**B. That the proposal's benefits will be greater than any negative impacts on the development of the adjacent uses; and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City. (Ord.2425 S1, 1987).**

The Ashland Rotary Centennial Ice Rink was established through a community effort to provide a seasonal skating rink within the Ashland area. The location for the Ice Rink was wished to be as close as possible, or within, the downtown to provide for ease of access to patrons. In addition, the proximity of the Ice Rink to the downtown could be considered a positive draw for winter visitors to the downtown. Availability of adequate space could be considered the other factor for the location analysis of the Ice Rink. With all of these things considered, and few more not listed here, the decision to locate the Ice Rink at the Nutley and Winburn Way parking lot was made.

The Ice Rink provides a regional benefit to Southern Oregon since it is the only outdoor seasonal skating rink within the Rogue Valley (the closest outdoor alternative is in Klamath Falls). In addition to the regional benefit, there is also a local benefit that is evident in the activity created by the Ice Rink. The seasonal Ice Rink draws 15,000 people each year. Those people provide activity to the downtown and additional life to Lithia Park in the winter months. Additionally, the social and individual impact of ice

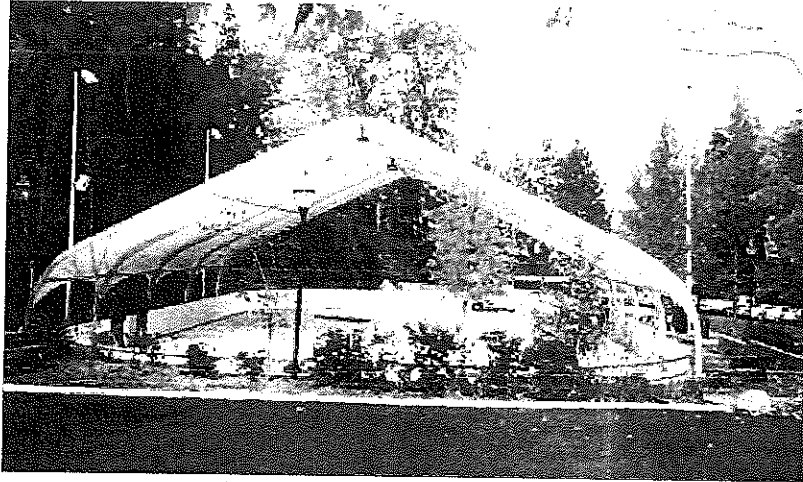


skating programs on the community is immense. Outdoor recreation programs provide children and adults with the opportunity to recreate in the outdoors which leads to better physical and mental health.

**C. That the circumstances or conditions have not been willfully or purposely self-imposed.(Ord. 2775, 1996)**

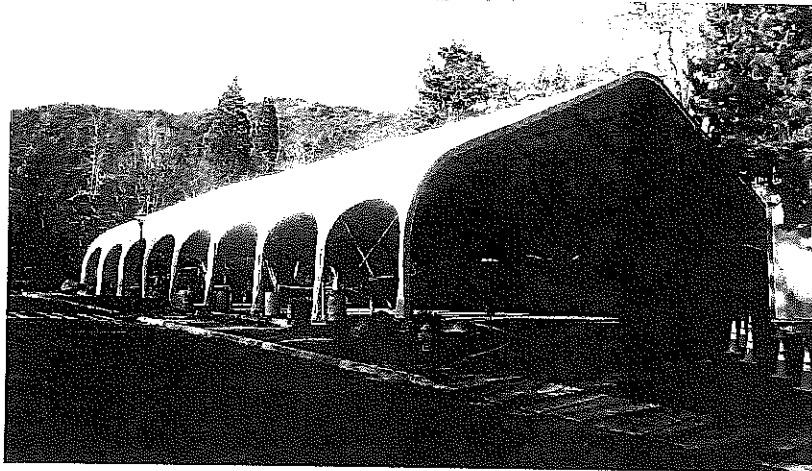
Due to the unique, or peculiar, nature of the circumstances detailed above, Ashland Parks and Recreation believes that the conditions have not been willfully or purposefully self-imposed.

## Ashland Rotary Centennial Ice Rink Canopies Timeline



Pictured Above is the original Ashland Rotary Centennial Ice Rink Canopy. The timeline for the first canopy is as follows:

1. 1996 – the Ice Rink opened.
2. 1998 – a structure (pictured above) was placed to cover the Ice Rink to ensure the quality of the ice and to prevent rain day Ice Rink closures.
3. 2007 – a mature Oak Tree fell on the original canopy and destroyed the structure.



The picture above is of the replacement Ice Rink Canopy. The picture was taken in 2013 and the history of that structure is as follows:

1. 2013 – a decision was made to replace the old canopy to again ensure quality of ice and to prevent rain closures.
2. 2013 – a permit was sought, and granted, from the planning and building department for the erection of the structure.
3. Fall 2014 – APR was informed that an amended process would be required. This would include a public hearing at the planning commission.
4. Fall 2014 – an application for a Site Review, Exception and a Variance was applied for by APR.

# ADDENDUM

Project: Ashland Ice Rink Cover

Project No.: 000305.999

Addendum No.: 01

Project Address: 95 Winburn Way, Ashland, OR 97520

Date: August 15, 2013

Owner: City of Ashland  
Ashland Parks and Recreation

From (Architect): Steve Ennis Architect

## Instructions to Prospective Bidders:

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents and/or prior Addenda as noted below. All conditions, requirements, materials and workmanship are to be as described in the Contract Documents unless specifically stated otherwise. This Addendum consists of one page, plus the attached Geotechnical Report (8 pages), revised Drawing S-3 and revised Drawing S-4; for a total of 11 pages.

1. Changes to prior Addenda: (none)
2. Changes to Part I – Bid & Contract Documents:
  - a. Special Provisions. Section 00140 – Scope of Work, 00140.00 Purpose of Contract. Add the following to item 6 (on page 75):
    - e. Minor grading, tree trimming and tree removal at SW corner of site as required to construct new roof structure.
  - b. Special Provisions. Section 00140 – Scope of Work, 00140.00 Purpose of Contract. Add the following (on page 75):
    8. Add the Geotechnical Report, dated 8/15/13 and attached to Addendum 01 to the bid documents.
3. Changes to Part II – Technical Specifications: (none)
4. Changes to Part III – Project Drawings:
  - a. Drawing SD-2, Enlarged Site Plan. In the Enlarged Site Plan, change the approximate elevation of the SW column footing from +8'-0" to +6'-0".
  - b. Drawing S-3, Foundation Plan. Replace Drawing S-3 dated 08/7/13 with the attached Drawing S-3, dated 8/15/13. Pier depths have been changed in response to the attached Geotechnical Report.
  - c. Drawing S-4, Structural Details. Replace Drawing S-4 dated 08/7/13 with the attached Drawing S-4, dated 8/15/13. Pier depths at details have been replaced with a note to see the foundation plan in response to the attached Geotechnical Report.

End of Addendum



OCT 21 2014

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P 541-772-7115 F 541-779-4079 1120 EAST JACKSON PO BOX 490 MEDFORD, OR 97501  
EMAIL: info@marquess.com WEB: www.marquess.com

August 15, 2013

Rachel Dials, Recreation Superintendent  
Ashland Parks and Recreation  
340 South Pioneer Street  
Ashland, Oregon

**RE: GEOTECHNICAL INVESTIGATION REPORT  
ASHLAND ICE RINK COVER  
ASHLAND, OREGON  
MAI JOB NO. 13-1114**

Dear Ms. Dials:

#### Introduction

We are pleased to present our geotechnical investigation report for the proposed new Ice Rink Cover in Lithia Park in Ashland, Oregon. The purpose of this investigation was to evaluate the prevailing soil and foundation conditions at the site and develop recommendations for the foundation engineering aspects of the project.

Our office has prepared the structural drawings (Sheets S-1 through S-4, dated August 7, 2013) for the construction of the project. The structural design was performed prior to the preparation of this geotechnical investigation report and may require modification in view of the lateral load resistance values presented herein.

The cover will be a fabric-covered overhead structure with three walls supported by a light steel frame. The cover will be supported on 18 metal posts and drilled pier foundations constructed several feet outside of the existing concrete ice rink. The dominant loads on the pier foundations will be lateral loads.

This report has been prepared for the specific use of Ashland Parks and Recreation and their consultants in accordance with generally accepted soil and foundation engineering principles and practices. No other warranty, either expressed or implied, is made. In the event that any substantial changes in the nature, design, or location of the structure is planned, the conclusions and recommendations of this report shall not be considered valid unless such changes are reviewed and the conclusions of this report modified or verified in writing.

It should be recognized that changes in the site conditions may occur with the passage of time due to environmental processes or man-made changes. Furthermore, building code or state of the practice changes may require modifications in the recommendations presented herein. Accordingly, the

recommendations of this report should not be relied on beyond a period of three years without being reviewed by a geotechnical engineer.

### Method of Investigation

Four 14-inch diameter exploratory borings were drilled on August 9, 2013, with a boom-mounted auger drilling truck by Gage-It Construction. The borings were located approximately at the four diagonal corners of the proposed cover as shown on the attached Site Plan, Drawing 1. A key describing the soil classification system and soil consistency terms used in this report is presented on Drawing 2. Logs of the exploratory pits are presented on Drawing 3.

### Site Conditions

#### A. Surface

The ice rink consists of a refrigerated, level concrete slab within the interior of an asphalt paved parking lot. There is an existing masonry retaining wall varying up to about 4 feet in height along the west and south sides of the parking lot and the retaining walls support elevated grades outside of the parking lot. There is an existing very steep to near-vertical cutslope behind the masonry wall on the west side of the parking lot and the northerly portion of the cutslope exposes natural decomposed granodiorite bedrock. The middle and southern portions of the slope are smooth and thickly vegetated and appear to consist of slopewash soil or old fill.

Ten column foundations will be constructed behind the existing masonry walls (all foundations on the west side and three on the south side). The remaining eight column foundations will be constructed within either existing pavement areas or flat-lying landscaping areas.

#### B. Subsurface

Boring 1 encountered decomposed granodiorite bedrock. Borings 2 – 4 encountered two layers of earth materials: surficial loose sand over a layer of mixed sand and rocky materials (cobbles and boulders).

The decomposed granodiorite (dg) bedrock at Boring 1 was relatively soft. It was drillable with the boom-mounted auger using a 14" diameter soil-type auger bit. No caving of the drillhole was observed during and shortly after drilling. We believe that dg will be encountered in the proposed foundation at the northwest corner of the cover and also in the three adjacent pier foundations.

Borings 2, 3, and 4 encountered surficial loose silty sand to depths of 5', 2.5', and 3.0', respectively. These soils were followed underneath by light brown, loose to medium dense silty sand and rocky materials. The rocky materials consisted of cobbles (defined as 3" to 6" sized rock materials) and boulders (defined as rock materials greater than 6" in size). It is believed that the rocky materials comprise the majority of the earth materials in this layer and the silty sand soils comprise the matrix. We could not observe if the rocky materials were interlocked or in solid contact with each other; however, we believe the rocky materials are interlocked.

We encountered drilling refusal in the rocky materials in Borings 2, 3, and 4 at depths of 7.3', 2.75', and 4.5' deep, respectively. Concrete was observed in Boring 3 at the same depth as a boulder and contributed to drilling refusal.

It was not possible to fully evaluate the quantity, distribution, or size variation of the rocky materials. It is believed the rocky materials can be as large as 3' in diameter.

The attached logs and related information depict subsurface conditions only at the specific locations shown on Drawing 1 and on the date drilled. Subsurface conditions at other locations may differ from conditions occurring at these locations. Also, the passage of time may result in a change of soil conditions at these locations due to environmental changes.

### C. Groundwater

Groundwater was observed in Boring 2 at a depth of 5.0 feet during drilling and the inflow was relatively small – the groundwater source may have been a trapped pocket of water. No free groundwater was encountered in the other borings during drilling. Fluctuations in the groundwater level at the site may occur, however, because of variations in rainfall, temperature, runoff, irrigation, and other factors not evident at the time our observations were made and reported herein.

### Conclusions and Recommendations

From a soil and foundation engineering standpoint, it is our opinion that the proposed structure can be constructed as proposed provided the recommendations contained in this report are incorporated into the design and construction of the project.

Summary of Soil Conditions. Dg bedrock materials will likely be encountered in four of the proposed pier hole excavations on the north end of the west side of the cover. The dg is expected to be drillable with minimal difficulty and the holes will likely stand well. If groundwater is encountered in these holes, it is not expected to require more than simple dewatering by pumping or placing concrete via tremie method upon completion of drilling.

All other pier holes will encounter variable soils consisting of loose to medium dense sands and rock materials. In some spots, the sands will be present in layers. In others, the sand is expected to be a matrix material within cobble and boulder-sized rock materials. The boulders may vary up to 3' in diameter. All rock materials are expected to be hard with unconfined compressive strengths of 15,000 to 20,000 psi (concrete is 3,000 to 4,000 psi in comparison). The boulders will likely be interlocked, while smaller rocks such as gravels or cobbles may occur either within the boulders or locally as "floating" in the sand. Groundwater should be anticipated at a depth of 5' or so. All earth materials likely to be encountered in these holes are expected to be cohesionless and potentially unstable when wet. These holes will be difficult to drill due to extremely variable hard-and-soft drilling conditions. These holes will likely require temporary casing or slurry methods to stabilize the holes particularly below the water table.

The recommendations presented in the remainder of the report are contingent on our observation of the foundation installation phase of construction.

A. Drilled Pier Foundations

1. The cover may be supported on drilled, straight shaft, reinforced concrete piers.
2. The northerly four piers on the west side of the cover are expected to be wholly within decomposed granite bedrock materials. These drilled piers may be designed for an allowable friction of 500 psf to resist compression down loads and an allowable lateral passive pressure equal to an equivalent fluid pressure of 800 pcf to resist lateral loading. The lateral earth pressure should be limited to 8000 psf at depth. The allowable friction and earth pressure values should be neglected within one foot of finished grade.
3. All other drilled piers are expected to be in alluvial soils consisting of sand and rocky materials. These piers should be designed for an allowable friction of 300 psf to resist compression down loads and an allowable lateral passive pressure equal to an equivalent fluid pressure of 300 pcf to resist lateral loading. The lateral earth pressure should be limited to 3000 psf at depth. The allowable friction and earth pressure values should be neglected within one foot of finished grade.
4. Pier holes should be cleaned of loose material prior to pouring concrete. Casing or slurry methods will likely be required to protect the hole from fall-in or sloughing in the alluvial soils. Groundwater is likely to be encountered below a depth of 5 feet within the alluvial soils. The poured concrete in the upper five feet of the pier should be vibrated to ensure densification.
5. Foundation settlements and lateral movements are expected to be within tolerable limits for the proposed construction. Total post-construction movements of the foundations are expected to be less than one inch.

B. Construction Observation

1. We should be retained to provide monitoring services during the foundation installation phase of the project. This will provide the opportunity for correlation of the soil conditions found in our investigation with those actually encountered in the field, and thus permit any necessary modifications in our recommendations resulting from changes in anticipated conditions.

Rachel Dials  
August 15, 2013  
Page 5 of 5

Please contact this office if you have any questions regarding this report.



Very truly yours,

MARQUESS & ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Rick Swanson".

Rick Swanson, P.E., G.E.  
Civil Engineer 16885

RS/lex

Copies: Addressee (1)  
Steve Ennis Architect (1)

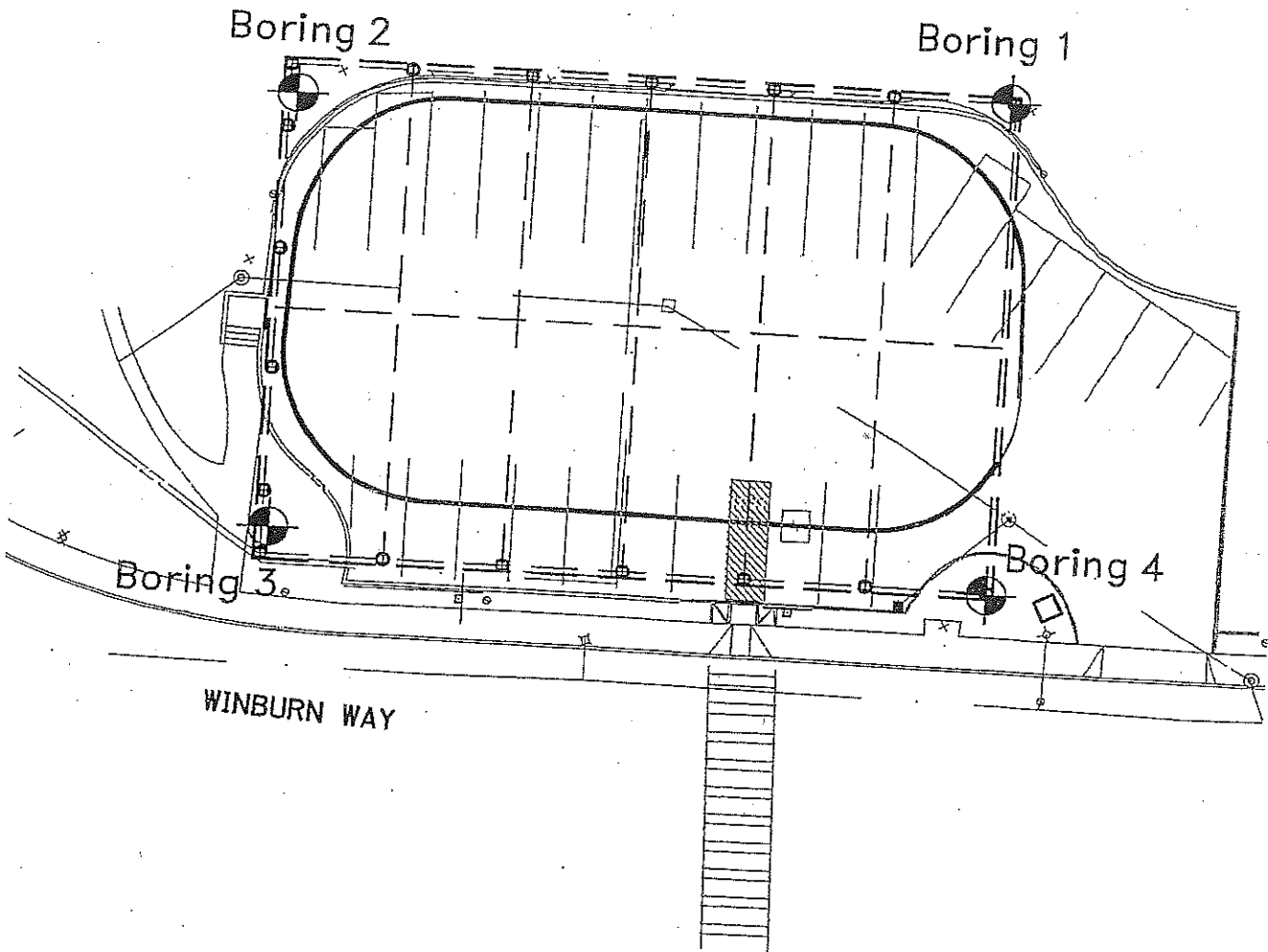
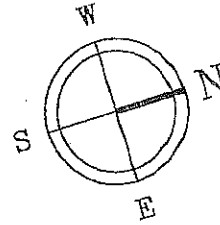
Attachments: Site Plan, Drawing 1  
Key to Boring and Pit Logs, Drawing 2  
Logs of Borings 1 - 4, Drawing 3



This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Marquess & Associates, Inc. and is not to be used, in part for any other project without the written authorization of Marquess & Associates, Inc.



SCALE: 1" = 30'



**MARQUESS ASSOCIATES**  
 P 541-772-7113  
 F 541-779-4079  
 1120 EAST JACKSON  
 PO BOX 490  
 MEDFORD, OR 97502

YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1937

STRUCTURAL | MECHANICAL | ELECTRICAL  
 CIVIL | GEOTECHNICAL | SURVEYING | CONSTRUCTION TESTING

<b>Site Plan</b>	
<b>Ashland Ice Rink Cover</b>	
Winburn Way at Nutley Street	
Ashland Oregon	
MAI JOB NO. 13-1114	DRAWN RS
ISSUE DATE Aug 2013	CHECKED RS

DRAWING

1

OF 3 DWGS

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN No. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN No. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels, or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN No. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN No. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

**UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)**

SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDFERS
	FINE	MEDIUM	COARSE	FINE	COARSE		
	200	40	10	4	3/4"	3"	12"

**GRAIN SIZES**

SANDS & GRAVELS	BLOWS/FOOT <sup>†</sup>
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

SILTS & CLAYS	STRENGTH <sup>‡</sup>	BLOWS/FOOT <sup>†</sup>
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

**RELATIVE DENSITY**

**CONSISTENCY**

<sup>†</sup> Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586).

<sup>‡</sup> Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.

**MARQUESS & ASSOCIATES, INC.**  
 P 541-772-7115  
 F 541-779-1079  
 1120 EAST JACKSON  
 PO BOX 450  
 MEDFORD, OR 97501  
 WWW.MARQUESS-INC.COM

**YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1976**

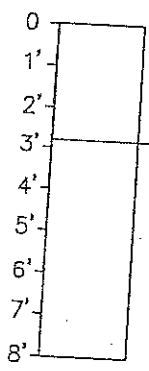
STRUCTURAL MECHANICAL ELECTRICAL  
 CIVIL GEOTECHNICAL PAVEMENT CONSTRUCTION

**KEY TO BORING AND PIT LOGS**  
**Ashland Ice Rink Cover**  
 Winburn Way at Nutley Street  
 Ashland Oregon

MAI JOB NO.	13-1114	DRAWN	RS
ISSUE DATE	Aug 2013	CHECKED	RS

DRAWING  
2  
 OF 3 DWGS

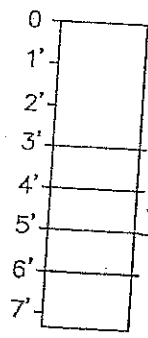
**TEST PIT 1**



(top of test pit corresponds to top of adjacent existing masonry wall)  
 Decomposed GRANODIORITE, soft, very deeply weathered, drilled with 14" diameter soil-toothed auger on boom-mounted drill truck  
 approximate AC finish grade at test pit (masonry retaining wall is 33" high above AC pavement finish grade)

Bottom of test pit = 8'

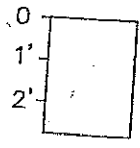
**TEST PIT 2**



(top of test pit corresponds to top of adjacent existing masonry wall)  
 SILTY SAND (SM), brown, loose, dry, with roots  
 (masonry retaining wall is 48" high above AC pavement finish grade)

SILTY SAND (SM), gray-brown, loose to medium dense, moist  
 CLAYEY SAND (SC), gray, medium dense, very moist  
 SILTY SAND (SM), light brown, medium dense, wet  
 SILTY SAND (SM) and COBBLES/BOULDERS, light brown, medium dense, wet  
 @5': Groundwater seepage during excavation  
 Drilling refusal on granite boulders at 7.3' deep  
 Bottom of test pit = 7.3'

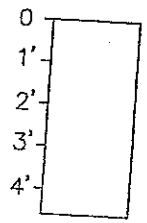
**TEST PIT 3**



(top of test pit is 2" above top of adjacent existing masonry wall)  
 SILTY SAND (SM), dark brown, loose, dry, with roots  
 (masonry retaining wall is 32" high above AC pavement finish grade)

Drilling refusal on concrete and granite boulder at 2.75' deep  
 Bottom of test pit = 2.75'

**TEST PIT 4**



(top of test pit is about 1' below Rink Slab finish grade)  
 SILTY SAND (SM), gray-brown, loose, dry to moist, with roots

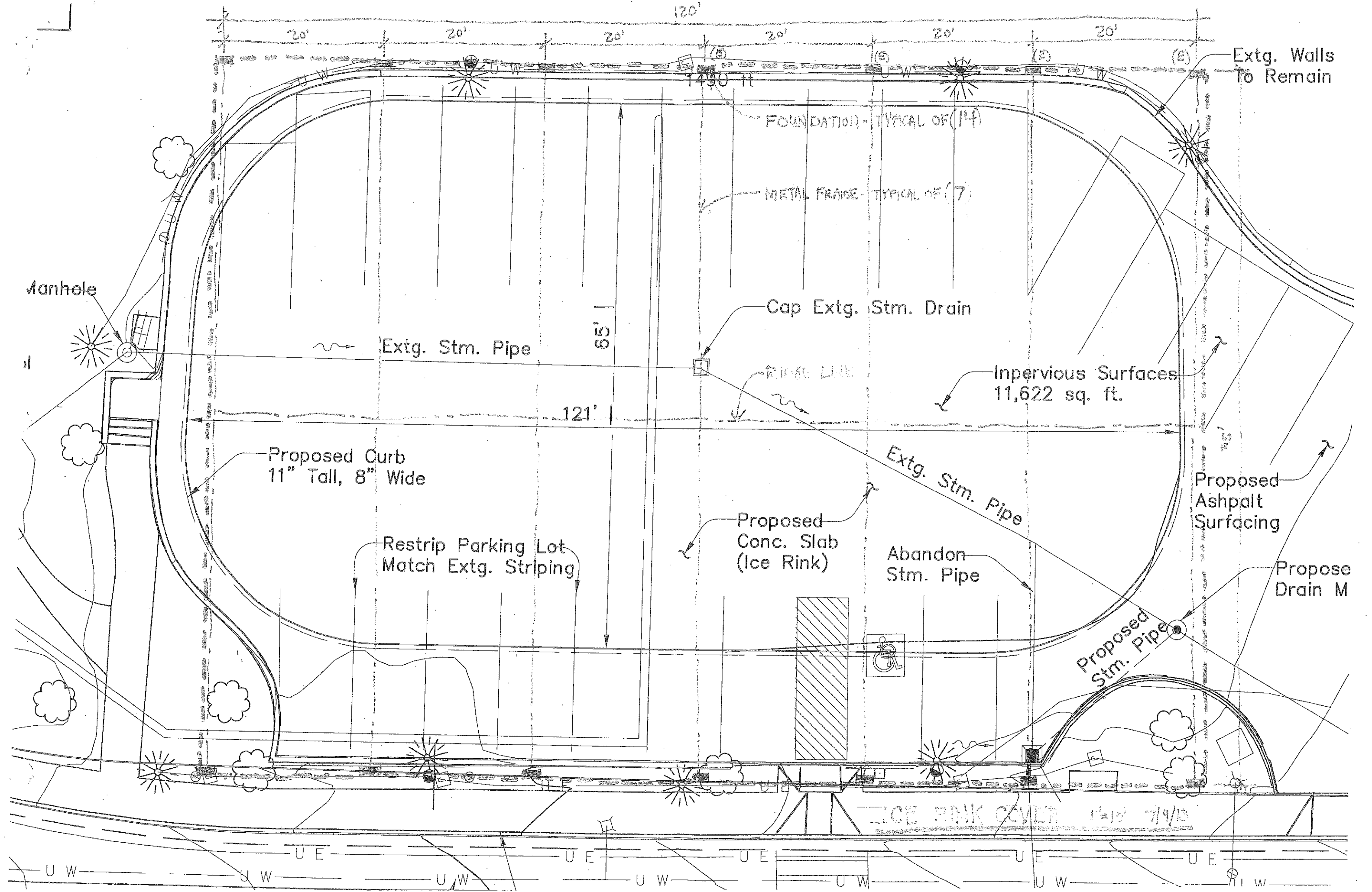
@3': with cobbles and boulders, harder drill  
 Drilling refusal on granite boulder at 4.5' deep  
 Bottom of test pit = 4.5'

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 CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, CHEMICAL, PLUMBING, CONSTRUCTION, TRADING

<b>LOG OF PITS 1 - 4</b>			
<b>Ashland Ice Rink Cover</b>			
Winburn Way at Nutley Street			
Ashland		Oregon	
MAI JOB NO.	13-1114	DRAWN	RS
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DRAWING

3



COPY

# ASHLAND ICE RINK COVER

MARK	DATE	REVISION

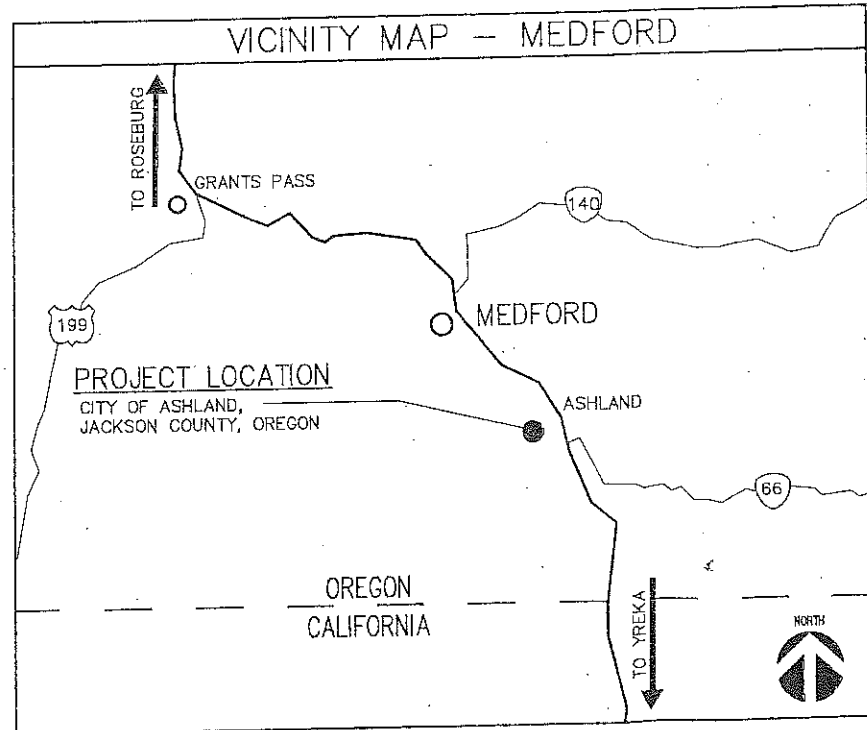
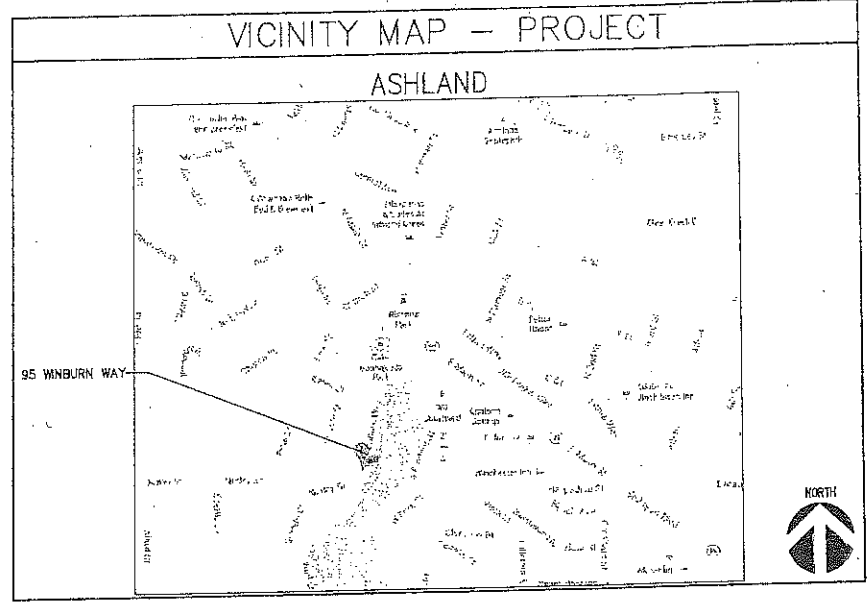
ARCHITECT & PROJECT MANAGER	OWNER'S REPRESENTATIVE	STRUCTURAL ENGINEER	GEOTECHNICAL ENGINEER
<b>STEVE ENNIS, ARCHITECT</b> CONTACT PERSON: STEVE ENNIS P.O. BOX 4051 2870 NANSEN DRIVE MEDFORD, OREGON 97501 (541) 618-9155 (541) 618-9156 FAX	<b>CITY OF ASHLAND</b> <b>ASHLAND PARKS AND RECREATION</b> CONTACT PERSON: RACHEL DIALS, RECREATION SUPERINTENDENT 340 SOUTH PIONEER STREET ASHLAND, OREGON 97520 (541) 488-5340 (541) 488-5314	<b>MARQUSS &amp; ASSOCIATES, INC.</b> CONTACT PERSON: RANDY CLEVELAND, S.E. 1120 EAST JACKSON STREET MEDFORD, OREGON 97504 (541) 772-7115 (541) 779-4079 FAX	<b>MARQUSS &amp; ASSOCIATES, INC.</b> CONTACT PERSON: RICK SWANSON, P.E., S.E. 1120 EAST JACKSON STREET MEDFORD, OREGON 97504 (541) 772-7115 (541) 779-4079 FAX

**STEVE ENNIS**  
**ARCHITECT**  
 P.O. BOX 4051  
 2870 NANSEN DRIVE  
 MEDFORD, OREGON 97501



PROJECT FOR  
**ASHLAND PARKS AND RECREATION**  
 PROJECT NAME  
**ASHLAND ICE RINK COVER**  
 PROJECT ADDRESS  
 95 WINBURN WAY  
 ASHLAND, OR 97520

- ### GENERAL NOTES
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
  - UNLESS SHOWN OTHERWISE, ALL DAMAGE CAUSED BY NEW WORK TO EXISTING AREAS OF THE SITE, CONSTRUCTION, FINISH CONSTRUCTION, ELECTRICAL OR MECHANICAL SYSTEMS SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS OR AS FOUND PRIOR TO ANY DAMAGE.
  - ALL WORK SHALL BE IN ACCORDANCE WITH THE FIRE AND LIFE SAFETY CODES, AND CURRENT SEISMIC BRACING CODE REQUIREMENTS.
  - THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SCOPE OF THE WORK AND SITE ACCESSIBILITY. THE CONTRACTOR IS REMINDED THAT THE PROJECT DRAWINGS INDICATE THE CONDITIONS AT THE SITE AS IT EXISTED. DEVIATIONS ENCOUNTERED DURING THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AT THE WORK AREA FROM WEATHER AND OTHER INCIDENT CONDITIONS. ANY DAMAGE INCURRED DUE TO THE FAILURE BY THE CONTRACTOR TO PROPERLY PROTECT SUCH WORK SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
  - THE CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND /OR DEMOLISHED MATERIAL, WASTE & DEBRIS CAUSED BY THE NEW WORK. THIS MATERIAL SHALL BE REMOVED FROM THE PROPERTY AND TAKEN TO A LEGALLY-OPERATED DISPOSAL SITE.
  - ALL CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES SHALL BE AS REQUIRED BY THE APPROPRIATE CODE AUTHORITIES. INSTALLATION SHALL FOLLOW THE MANUFACTURERS PUBLISHED SPECIFICATIONS AND/OR TRADE STANDARDS IN ADDITION TO MEETING OR EXCEEDING THE DESIGN STANDARDS.
  - ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THE EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.



### DRAWING INDEX

<b>GENERAL</b>	
G-1	INDEX SHEET
<b>SITE DEVELOPMENT</b>	
SD-1	SITE PLAN
SD-2	ENLARGED SITE PLAN
<b>ARCHITECTURAL</b>	
A-1	SECTION & ELEVATION
<b>STRUCTURAL</b>	
S-1	STRUCTURAL GENERAL NOTES
S-2	STRUCTURAL ABBREVIATIONS AND DETAILS
S-3	FOUNDATION PLAN
S-4	STRUCTURAL DETAILS

### GOVERNING CODES

THE DESIGN OF THIS PROJECT IS BASED ON THE FOLLOWING CODES:

- 2010 OREGON STRUCTURAL SPECIALTY CODE
- ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES, 07-23-04
- U.S. COURTS DESIGN GUIDE 2007
- OREGON STATE FIRE CODE
- OREGON ELECTRICAL SPECIALTY CODE
- OREGON MECHANICAL SPECIALTY CODE
- OREGON PLUMBING SPECIALTY CODE
- NFPA 13
- NFPA 72
- NFPA 101

### STANDARD SYMBOLS LEGEND

DETAIL		DETAIL LETTER SHEET NUMBER
SECTION		SECTION LETTER SHEET NUMBER
SHEET REFERENCE		TITLE SCALE
ROOM NUMBER		ROOM NAME ROOM NUMBER ENLARGED PLAN
DOOR DESIGNATION		
KEYED NOTE		
ELEVATION (VIEW)		ELEVATION LETTER SHEET NUMBER
ELEVATION (DATE)		

RECEIVED  
 OCT 21 2014  
 City of Ashland

SHEET TITLE  
 INDEX SHEET

FILE NAME X1221 ICE CD	SHEET NO. G-1
PROJECT # 1221	
DATE 08/07/2013	

MARK	DATE	REVISION

**STEVE ENNIS  
ARCHITECT**  
P.O. BOX 4051  
2870 NANSEN DRIVE  
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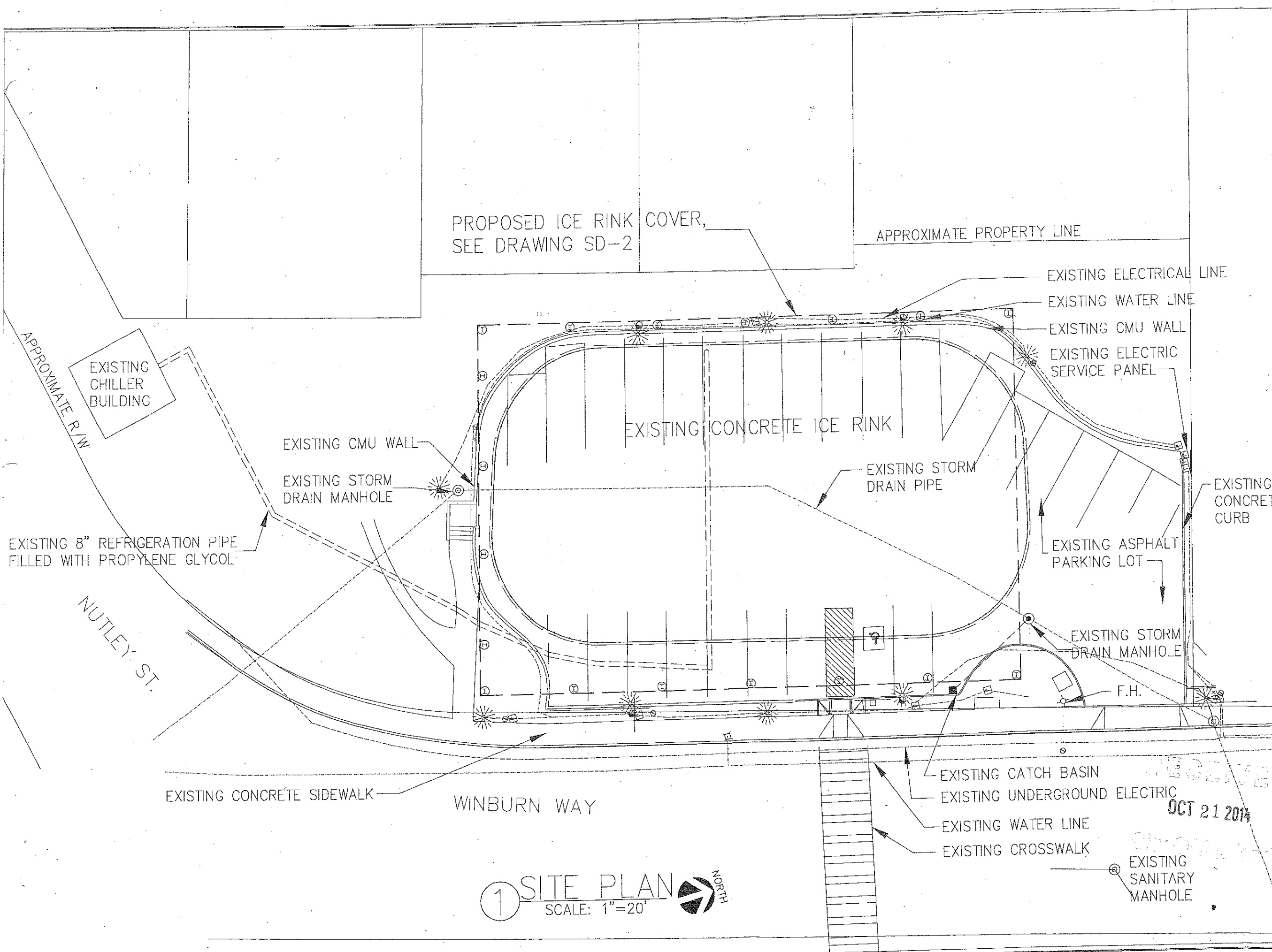


PROJECT FOR  
**ASHLAND PARKS  
AND  
RECREATION**  
PROJECT NAME  
**ASHLAND  
ICE RINK  
COVER**

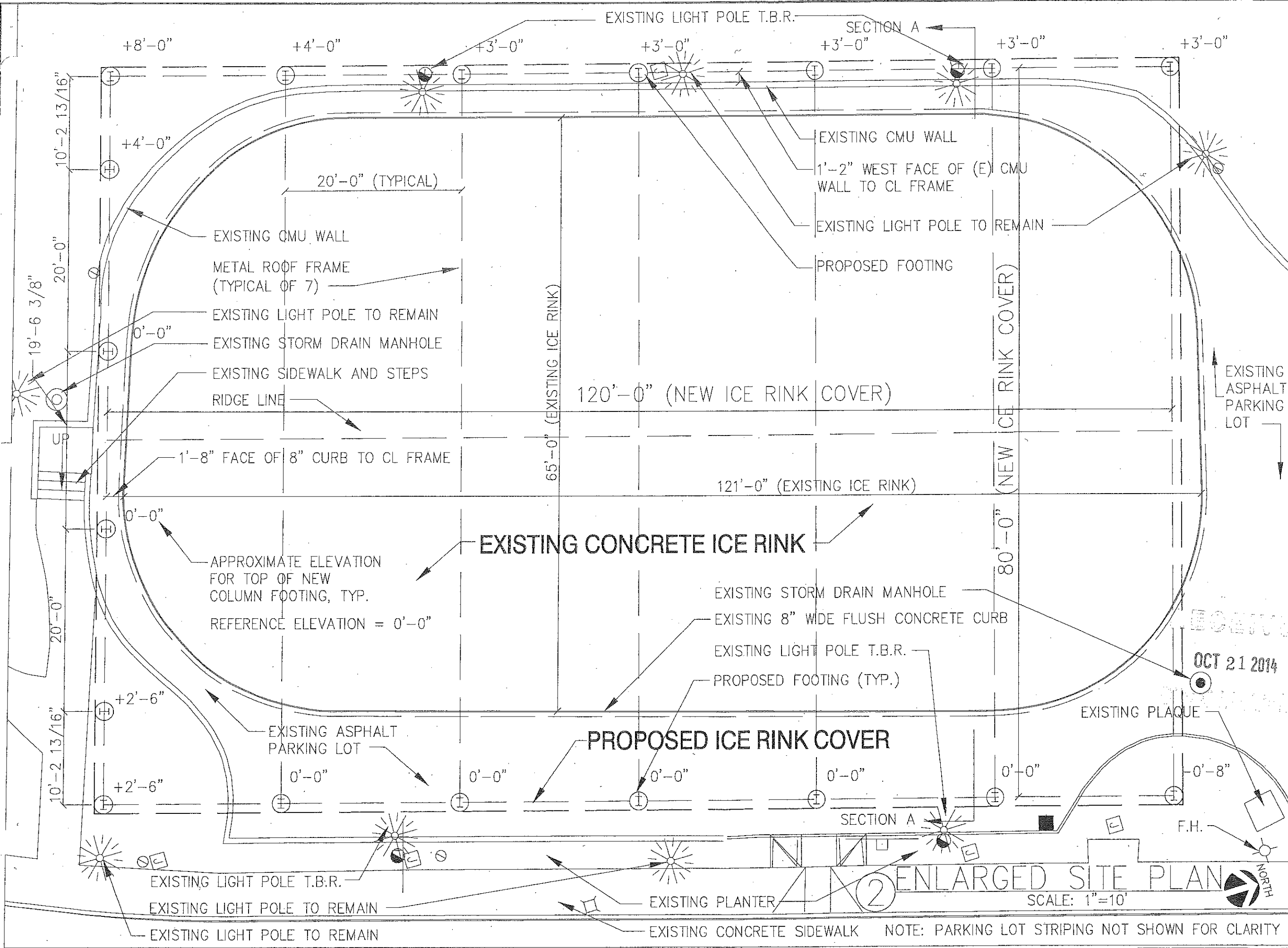
PROJECT ADDRESS  
95 WINBURN WAY  
ASHLAND, OR 97520

SHEET TITLE  
SITE PLAN

FILE NAME 1221 ICE SP	SHEET NO.
PROJECT NUMBER 1221	SD-1
DATE 08/07/2013	

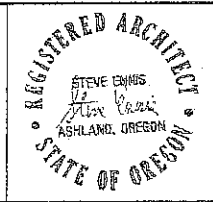


**1 SITE PLAN**  
SCALE: 1"=20'  
NORTH



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 P.O. BOX 4051  
 2870 NANSEN DRIVE  
 MEDFORD, OREGON 97501



PROJECT FOR  
**ASHLAND PARKS AND RECREATION**  
 PROJECT NAME  
**ASHLAND ICE RINK COVER**

PROJECT ADDRESS  
 95 WINBURN WAY  
 ASHLAND, OR 97520

SHEET TITLE  
**ENLARGED SITE PLAN**

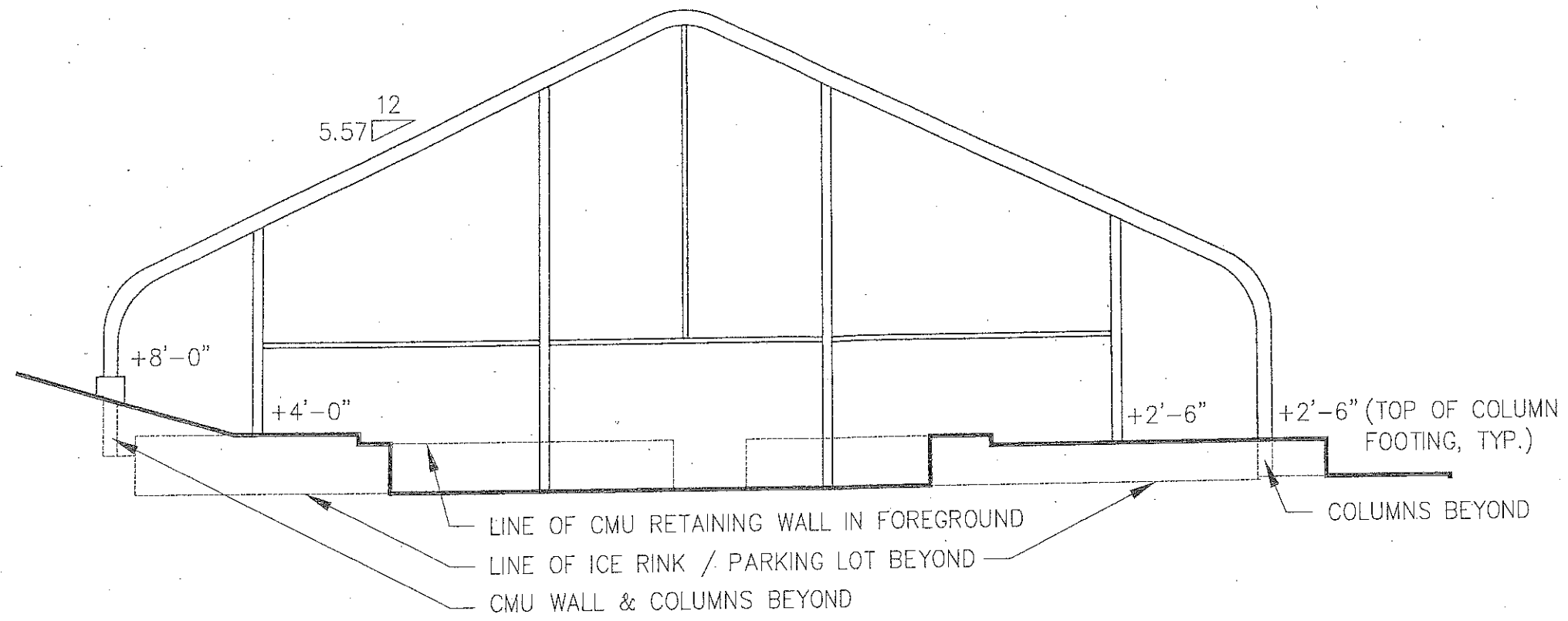
FILE NAME  
 1221 ICE SP  
 PROJECT NUMBER  
 1221  
 DATE  
 08/07/2013

SHEET NO.  
**SD-2**

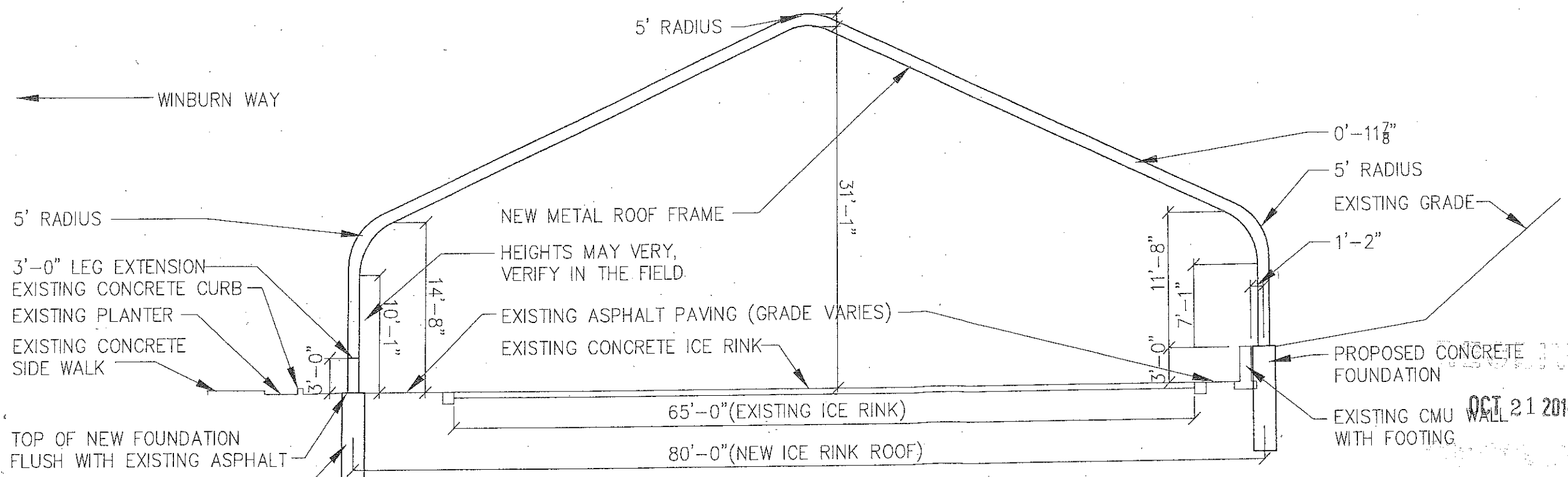
**2 ENLARGED SITE PLAN**  
 SCALE: 1"=10'

NOTE: PARKING LOT STRIPING NOT SHOWN FOR CLARITY

OCT 21 2014



**(B) SOUTH ELEVATION**  
SCALE: 1"=10'



**(A) ROOF SECTION**  
SCALE: 1"=10'

MARK	DATE	REVISION

**STEVE ENNIS ARCHITECT**  
P.O. BOX 4051  
2870 NANSEN DRIVE  
MEDFORD, OREGON 97501



PROJECT FOR  
**ASHLAND PARKS AND RECREATION**  
PROJECT NAME  
**ASHLAND ICE RINK COVER**

PROJECT ADDRESS  
95 WINBURN WAY  
ASHLAND, OR 97520

SHEET TITLE  
SECTION & ELEVATION

OCT 21 2014

FILE NAME 1221 ICE SP	SHEET NO. A-1
PROJECT NUMBER 1221	
DATE 08/07/2013	



# GENERAL NOTES

## 1. CODES AND STANDARDS

- A. Conform to the 2010 State of Oregon Edition Structural Specialty Code (OSSC) based on the 2009 Edition International Building Code (IBC). All reference to other codes such as ACI, ASTM, etc. shall be the edition adopted by the OSSC.

## 2. DESIGN LOADS

- A. Roof Loads  
 Dead Load = (Per Building MFR)  
 Live Load (Snow) = 20 psf  
 Collateral Load = 1 psf
- B. RIGID FRAME LOADS  
 See Building Manufacturer's plans for foundation reactions.
- C. Wind Load Basic Wind Speed = 95 mph (3-sec gust)  
 Exposure = "B"
- D. Seismic Load = Site Class "C"
- E. NEW DRILLED PIER DESIGN LOADS:

1. Piers shall be capable of resisting the following Design Loads (These loads shall be verified with Pre-engineered Fabric Structure Manufacturer's column base reactions, non-factored)
- Vertical Down Load (DL+SL) ..... = 20,400 lbs
  - Vertical Uplift Load (UL only) ..... = 16,500 lbs
  - Lateral Outward Load ..... = 17,000 lbs
  - Lateral Inward Load ..... = 5,000 lbs
  - Lateral Out-of-Plane Load ..... = 8,000 lbs

## 3. GENERAL REQUIREMENTS

- A. Contractor shall be responsible for all construction methods, techniques, sequencing, and safety required to complete construction.
- B. Contractor shall verify all dimensions and details prior to proceeding with construction.
- C. All workmanship, materials, finishes, trim, and accessories shall be of uniformly high quality. Include all labor and materials required for a complete and proper installation.

## 4. CONTRACTOR RESPONSIBILITIES

The General Contractor (GC) is responsible for carrying out the requirements of these documents through the use of their own effort or that of sub-contractors. The GC is responsible for all construction methods, techniques, sequencing, and safety required to complete construction. All instructions contained in these documents are interpreted to be instruction to the GC. Verify existing conditions prior to proceeding with construction. Immediately bring discrepancies to the attention of the Engineer of Record.

Facilitate required inspections, special inspections and tests specified by contract documents, Building Code.

Install items manufactured or supplied by others per the manufacturers specifications.

Any conflict or discrepancy shall be brought to the attention of the Engineer of Record (ENGINEER) for clarification and resolution.

- A. The Contractor shall warrant that:
- I. The Contractor and all subcontractors he intends to use have carefully and thoroughly reviewed the drawings and structural notes and have found them complete and free from ambiguities and sufficient for the purpose intended; further that,
  - II. The Contractor has carefully examined the site of the work and that from his own investigations, he has satisfied himself as to the nature and location of the work, as to the character, quality, quantities of material and difficulties to be encountered, as to the extent of equipment and other facilities needed for the performance of the work and as to the general and local conditions, and other items which may in any way affect the work or its performance; further that,
  - III. The Contractor and all workmen he intends to use are skilled and experienced in the type of construction represented by the drawings and documents; further that,
  - IV. Neither the Contractor nor any of his employees, agents, intended suppliers, or subcontractors have relied upon any verbal representations allegedly authorized or unauthorized from the owner or his employees or agents, including the engineer.

## 5. INSPECTION AND TESTING

- a. Special inspections and/or structural observations do not replace Building Code Section 108 Inspections by the building inspector
- b. All items noted as requiring special inspection in accordance with Building Chapter 17 shall be performed by a qualified person who can demonstrate competence for the particular type of construction being inspected
- c. Special inspection required for the following items, and/or as noted by design drawings, shall be performed as required by Building Code Section 1701:
1. Concrete
  2. Embeds installed in concrete
  3. Concrete Reinforcing Steel

## 6. FOUNDATIONS

- A. Equivalent Fluid Pressure  
 West Side EFF = 1000 psf/ft up to 10,000 psf  
 East Side EFF = 400 psf/ft up to 4,000 psf

## 7. CONCRETE

- A. All concrete shall develop a unit compressive strength of 4000 psi at the end of 28 days.
- B. Submit copy of concrete mix design to the Engineer prior to delivery to jobsite.
- C. Unless approved otherwise, all slabs shall be placed directly from concrete truck. Field verify by independent slump testing.
- D. Take a minimum of 4 concrete test cylinders as required by the Special Inspection Program. Break one one cylinder after 7 days and two cylinders after 28 days. Take additional cylinders as required by the Special Inspection Program. Hold additional cylinders to be broken if problems arise with test strength at 28 days.
- E. Do not place electrical, mechanical, plumbing or similar conduits in footings.
- F. Hard troweled top of all drilled pier footings and water cure for a minimum of seven days using wet cure burlap bags.

Location	Minimum Strength (psi)	Maximum W/C Ratio Max. Water 210#/CY	Maximum Slump [2]	Largest Aggregate Size Req'd	Air Entrainment
Footings	4000	0.50	5"	3/4"	6%

Notes:

1. Water cementitious materials ratio (W/C) includes all cement, fly-ash and other cementitious products used. Maximum fly-ash replacement is 15%
2. Slump is the maximum allowed prior to the addition of water reducing or superplasticizing agents. Water reducing admixture shall not be used in mix for slabs.

## 8. REINFORCING STEEL

- A. All reinforcing steel shall be rail steel deformed bars conforming to ASTM A706, Grade 60.
- B. Fabrication and placement of reinforcing steel shall be in accordance with CRSI MSP-1-90 "Manual of Std Practice" and Chapter 5 of ACI 301-89 "Specifications for Structural Concrete for Buildings".
- C. Contractor shall cast in all necessary inserts, and embeds.
- D. Do not weld reinforcing steel unless specified by design or without authorization of the Engineer.
- E. Support reinforcement with approved chairs, spacers, or ties. All reinforcement and embeds shall be securely tied in-place and shall be capable of supporting the weight of any worker without dislodging.
- F. All structural embeds shall be secured in place and inspected prior to delivery of concrete. Insertion of embedded items into wet concrete (wet setting) is prohibited unless approved prior to construction.
6. See typical details for bends and hooks, hoops, ties and corner bar conditions.

## 9. REINFORCING PROTECTION

- A. Concrete deposited against earth: 3 inches.

## 10. Placement and Curing

- A. Concrete conveying, depositing and consolidation shall be performed in accordance with ACI-301. Mechanical vibration shall be mandatory for all elements 12" and deeper.
- B. The GC retains responsibility for properly curing concrete and agrees to repair or replace improperly cured concrete at the engineer or architects discretion.
- C. Concrete shall be maintained above 50 degrees F for at least the first 7 days after placement.
- D. Contractor shall protect curing concrete against hot or cold weather effects.

## 11. Bolts

- A. Anchor bolts shall be ASTM A588 (Fy = 50 ksi) or F1554 Grade 55.

## 12. Headed Studs shall be TRM Nelson Type SBL or H4L with fluxed ends or approved equal (ANS D.1 Table 7.1 Type B) Provide appropriate ferrules and required accessories to accomplish the required automatic weld. Specified length is the nominal after welded length (AWL). Studs shall be welded with automatically timed stud welding equipment per ANS D1.1 Section 7.5.

- A. Stud qualification shall conform to ANS D1.1 Section 7.6.
- B. Stud production control testing shall conform to ANS D1.1 Section 7.7.

## 13. DRILLED PIER FOUNDATIONS

- A. Contractor shall use heavy duty pier drilling equipment capable of drilling lightly weathered granite bedrock and hard granite boulders.
- B. Pier holes to be cased as necessary to prevent loss of ground or fall-in during placement of concrete. All loose soil or fall-in shall be removed. All casing to be removed.
- C. Groundwater in pier holes shall be removed or controlled to prevent weakening of ground formation and weakening of concrete.
- D. Reinforcement shall be hung plumb and evenly separated from soil with sufficient wheel spacers.
- E. Concrete shall be deposited in a manner that prevents segregation. Top 5 feet of pier concrete shall be vibrated.

## 14. PREFABRICATED FABRIC BUILDING SYSTEM

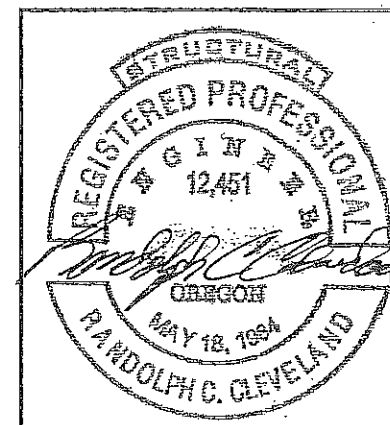
- A. Submit two sets of building engineering computations and shop drawings, including column reactions, stamped by Oregon Registered Engineer for approval prior to fabrication to Marquess & Associates, Inc. and governing Building Department. Clearly notate all deviations from Contract documents and obtain approval for each deviation.
- B. Materials shall be designed to support the specified loads.
- C. Supplier shall provide all necessary accessories to carry the specified loads such as, but not limited to, bearing, bracing, blocking, fastening and attaching devices (exception: anchor bolts and concrete embeds).
- D. Erection and installation shall be in accordance with the specifications set forth by the manufacturer.
- E. Secondary framing shall be provided for field bolting to the frames.
- F. Provide foundation bolting layout, sizes, and dimensions to correspond with requirements of Fabric Building Manufacturer prior to proceeding with work.
6. Fabric Building Manufacturer shall design the lateral force resistant system. They shall provide all bracing, portals, and connection accessories necessary to transfer all lateral loads to the foundation.

## SPECIAL INSPECTION PROGRAM

(As required by IBC 1704)

1. Per ACI 301

- |  |  |
|--|--|
| <p>1. Concrete (1)</p> <p><input checked="" type="checkbox"/> Periodic placement inspection</p> <p><input type="checkbox"/> Exceptions: After 1st Pour</p> <p><input checked="" type="checkbox"/> 4 Cylinders per 100 CY</p> <p>Test: 1 @ 7, 2 @ 28, 0 Hold</p> <p>2. Bolts installed in concrete</p> <p><input checked="" type="checkbox"/> All bolts</p> <p><input type="checkbox"/> Location: _____</p> | <p>3. Reinforcing steel</p> <p><input checked="" type="checkbox"/> Placement inspection</p> <p><input type="checkbox"/> Stressing and grouting of tendons</p> <p><input type="checkbox"/> Mechanical Couplers</p> <p>4. Special grading, excavation, and filling (3)</p> <p><input checked="" type="checkbox"/> Periodic inspection</p> <p><input type="checkbox"/> Subgrade tests _____</p> <p><input checked="" type="checkbox"/> Compaction tests on Structural Fill</p> <p><input checked="" type="checkbox"/> Verify bearing strata</p> <p>5. Structural Welding (2)</p> <p>Periodic Visual Inspection:</p> <p><input checked="" type="checkbox"/> Welded studs</p> |
|--|--|



MARK	DATE	REVISION

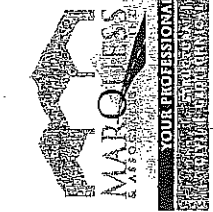
**STEVE ENNIS ARCHITECT**

P.O. BOX 4051  
 2870 NANSEN DRIVE  
 MEDFORD, OREGON 97501

P 541-772-7115  
 F 541-779-4079

1120 EAST JACKSON  
 P.O. BOX 490  
 MEDFORD, OR 97501

YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957



OCT 21 2014

PROJECT FOR  
**ASHLAND PARKS AND RECREATION**

PROJECT NAME  
**ASHLAND ICE RINK COVER**

PROJECT ADDRESS  
 95 WINBURN WAY  
 ASHLAND, OR 97520

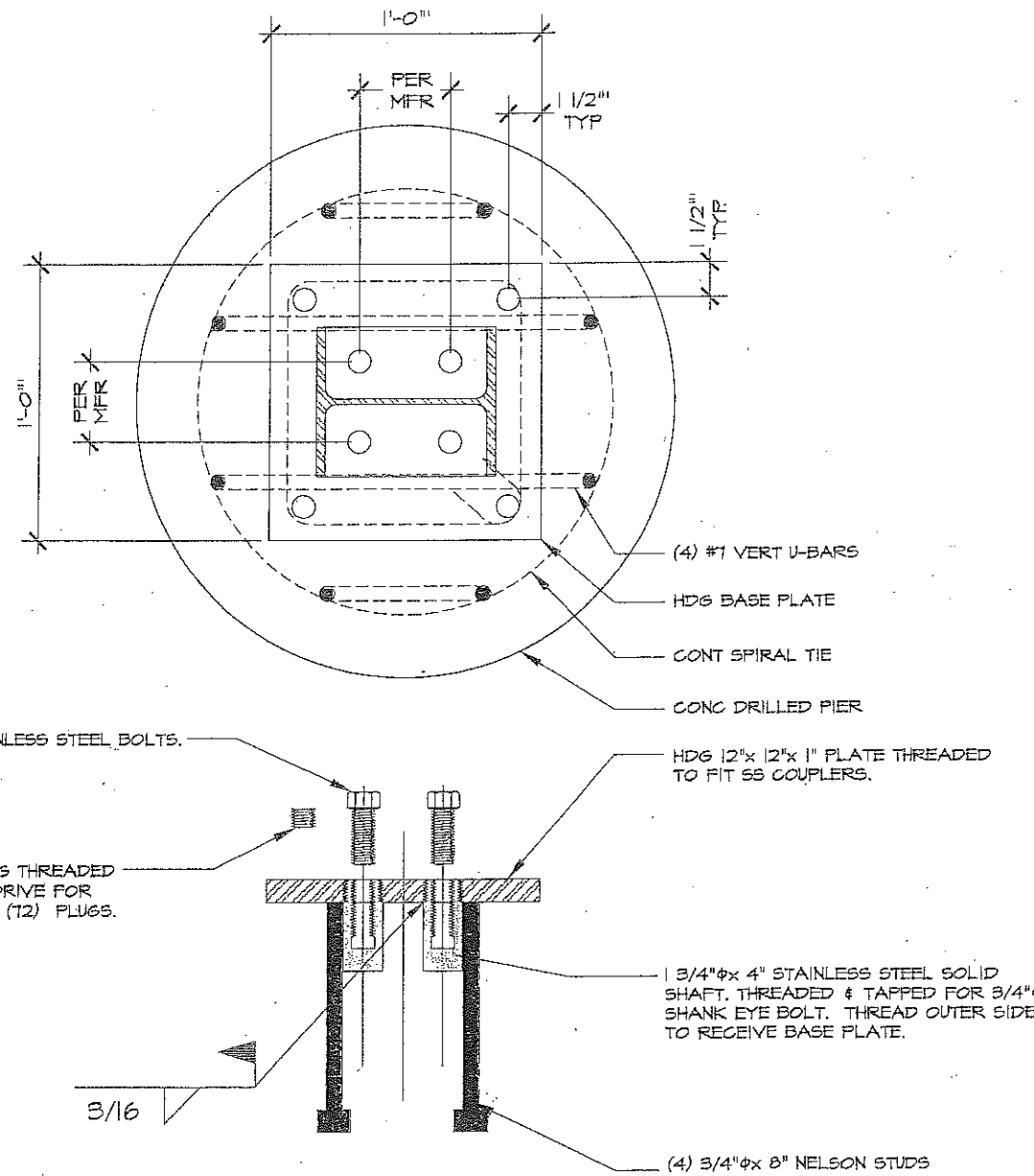
SHEET TITLE  
**STRUCTURAL GENERAL NOTES**

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NAI PROJECT # 13-1134	
DATE 08/07/2013	

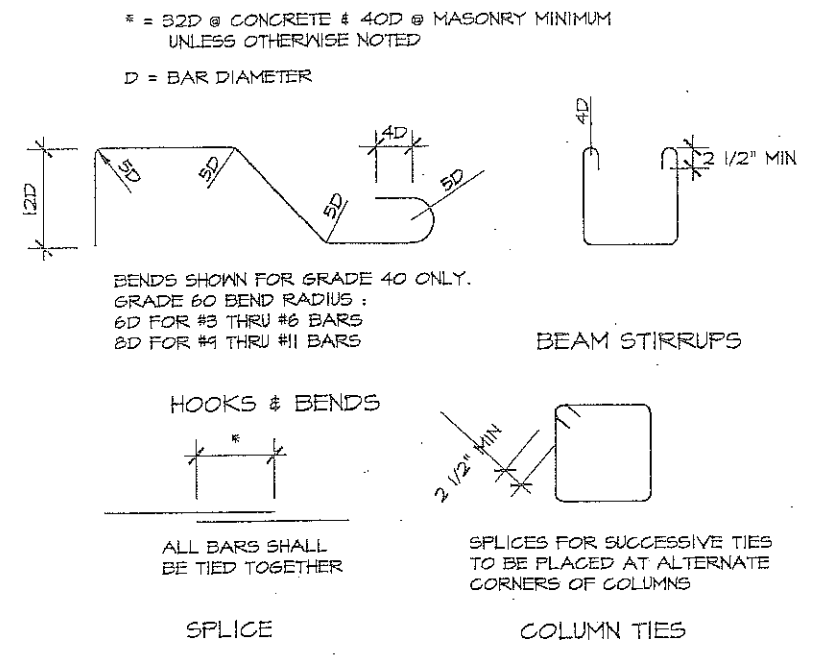
PLANNING DIVISION, 01/07/2013 12:03:02 PM

**ABBREVIATIONS**

- |                                 |               |
|---------------------------------|---------------|
| alternate                       | ALT           |
| anchor bolt                     | AB            |
| architectural                   | ARCH'L        |
| base plate                      | BASE PL       |
| bearing                         | BRG           |
| both sides                      | BS            |
| bottom                          | BTTM or BC    |
| bottom of footing               | BOF           |
| bottom of steel                 | BOS           |
| building                        | BLD'G         |
| cast in place                   | CIP           |
| centerline                      | CL or C       |
| clear/clearance                 | CLR/CLRC      |
| column                          | COL           |
| concrete                        | CONC          |
| construction/control joint      | CJ            |
| continuous                      | CONT          |
| dead load                       | DL or D       |
| detail                          | DTL           |
| diagonal                        | DIAG          |
| diameter                        | DIA or $\phi$ |
| dimension                       | DIM           |
| double                          | DBL           |
| drawing                         | DWG           |
| each                            | EA            |
| each face                       | EF            |
| each side                       | ES            |
| each way                        | EW            |
| equal                           | EQ            |
| expansion                       | EXP           |
| exterior                        | EXT           |
| far side                        | FS            |
| finish                          | FIN           |
| flange                          | FLG           |
| foot/feet                       | FT            |
| footing                         | FTG           |
| foundation                      | FND or FNE    |
| face of concrete                | FOC           |
| height                          | HT            |
| horizontal                      | HORIZ or H    |
| include                         | INCL          |
| inside diameter                 | ID            |
| inside face                     | IF            |
| interior                        | INT           |
| kips(s)                         | K             |
| kips per square inch            | KSI           |
| location, locate                | LOC           |
| machine bolt (A307 quality UNO) | MB            |
| material                        | MATL          |
| maximum                         | MAX           |
| metal                           | MTL           |
| minimum                         | MIN           |
| miscellaneous                   | MISC          |
| near side                       | NS            |
| north                           | N             |
| not to scale                    | NTS           |
| number                          | #             |
| not in contract                 | NIC           |
| on center                       | OC            |
| opening                         | OPN'G         |
| opposite                        | OPP           |
| outside diameter                | OD            |
| outside face                    | OF            |
| places                          | PLCS          |
| plate                           | PL or PL      |
| pounds per square foot          | PSF           |
| pounds per square inch          | PSI           |
| quantity                        | QTY           |
| reference                       | REF           |
| reinforce(ed, ing)              | REINF         |
| required                        | REQ'D         |
| revise/revision                 | REV           |
| schedule                        | SCHED         |
| section                         | SECT          |
| sheet                           | SHT           |
| similar                         | SIM           |
| snow load                       | SL            |
| south                           | S             |
| spacing                         | SPC'G         |
| specification                   | SPEC          |
| square                          | SQ            |
| staggered                       | STAG          |
| standard                        | STD           |
| steel                           | STL           |
| stirrup                         | STR           |
| structural/structure            | STRUC'L       |
| top and bottom                  | T&B           |
| top of concrete                 | TOC           |
| top of footing                  | TOF           |
| top of steel                    | TOS           |
| typical                         | TYP           |
| unless noted otherwise          | UNO           |
| vertical                        | VERT or V     |
| with                            | W/            |
| without                         | W/O           |



**1 ENLARGED - COLUMN BASE PLATE**  
SCALE: 1/2"=1'-0"



**2 REINFORCING DETAILS**  
SCALE: NTS

MARK	DATE	REVISION

**STEVE ENNIS ARCHITECT**  
P.O. BOX 4051  
2870 NANSEN DRIVE  
MEDFORD, OREGON 97501

P 541-772-7115  
F 541-779-4079  
1120 EAST JACKSON  
P.O. BOX 490  
MEDFORD, OR 97501  
YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957

REGISTERED PROFESSIONAL  
STRUCTURAL ENGINEER  
NO. 12451  
OREGON  
MAY 10, 1994  
R. C. CLEVELAND  
EXPIRES 12-31-13

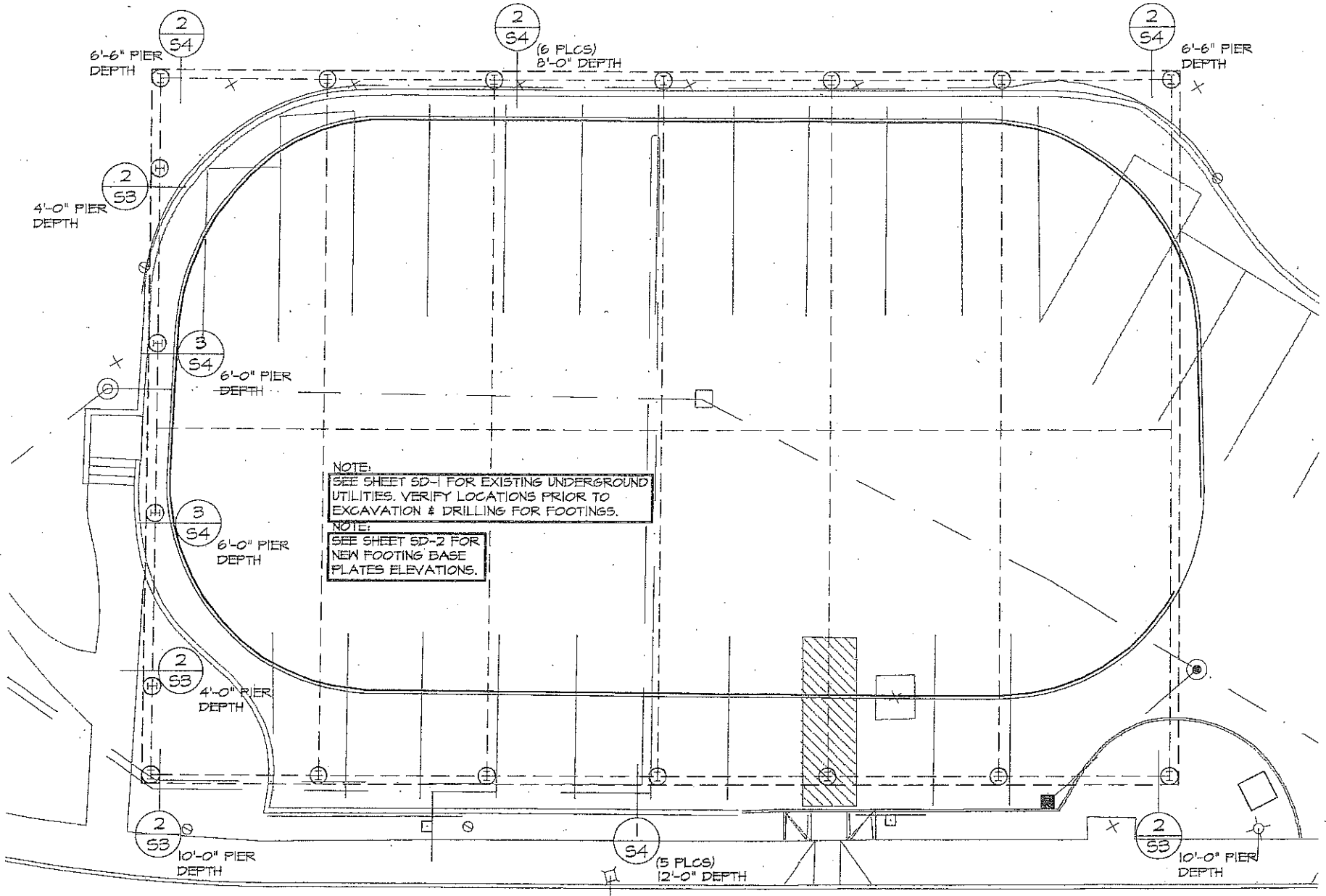
PROJECT FOR  
**ASHLAND PARKS AND RECREATION**  
PROJECT NAME  
**ASHLAND ICE RINK COVER**  
PROJECT ADDRESS  
95 WINBURN WAY  
ASHLAND, OR 97520

SHEET TITLE  
**STRUCTURAL ABBREVIATIONS AND DETAILS**

FILE NAME S-GEN.dwg	SHEET NO. S-2
DATE 05/07/2013	

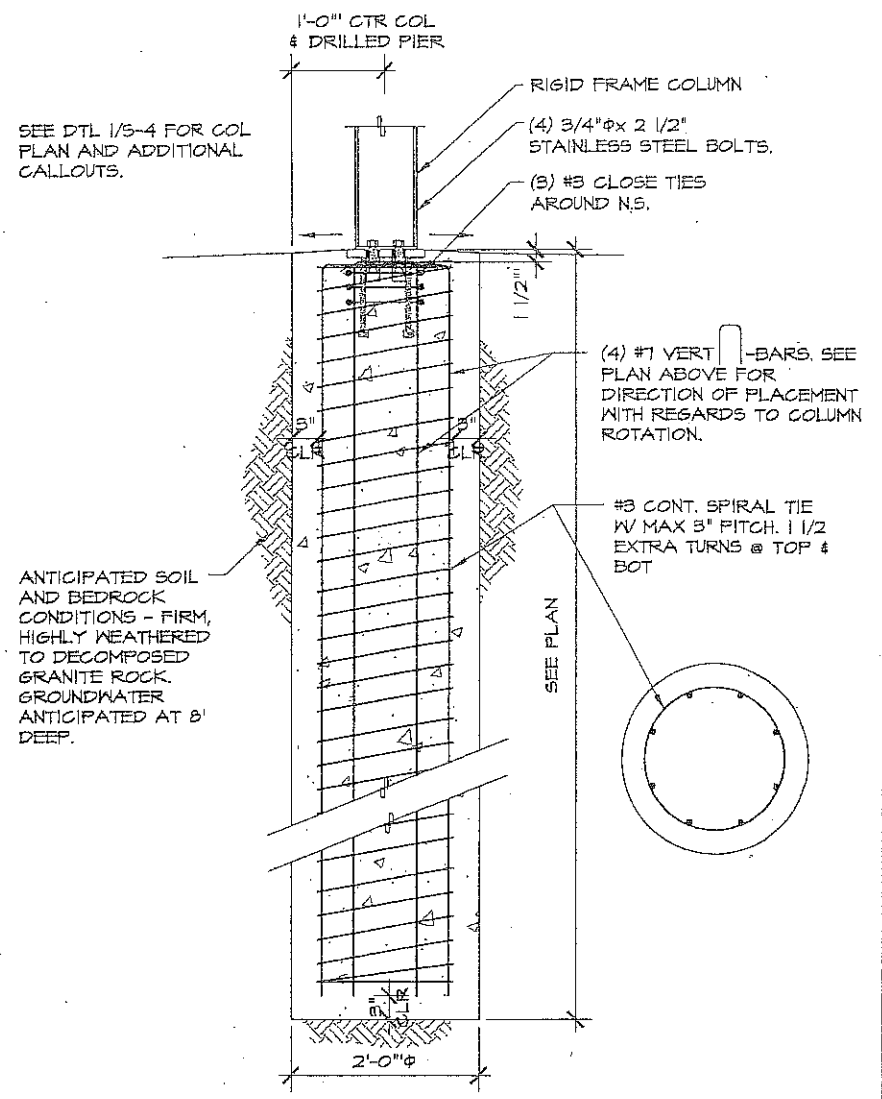
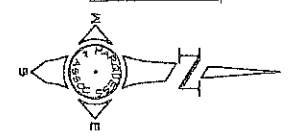
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MARK	DATE	REVISION



WINBURN WAY

1 FOUNDATION PLAN  
SCALE: 1/16" = 1'-0"



2 SOUTH & EAST - RIGID FRAME FOOTINGS @ LANDSCAPE  
SCALE: 1/2" = 1'-0"

**STEVE ENNIS ARCHITECT**

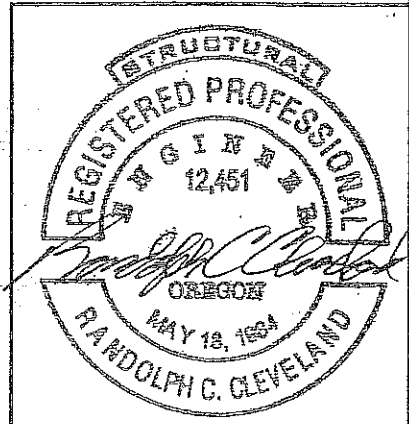
P.O. BOX 4051  
2870 NANSEN DRIVE  
MEDFORD, OREGON 97501

P 541-772-7115  
F 541-779-4079  
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**MARQUESS & ASSOCIATES**  
YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957

PROJECT FOR  
**ASHLAND PARKS AND RECREATION**  
PROJECT NAME  
**ASHLAND ICE RINK COVER**

PROJECT ADDRESS  
95 WINBURN WAY  
ASHLAND, OR 97520

SHEET TITLE  
FOUNDATION PLAN



OCT 21 2014

EXPIRES 12-31-13

FILE NAME S-PFND.dwg	SHEET NO. S-3
MAIL PROJECT # 13-1114	
DATE 06/07/2013	

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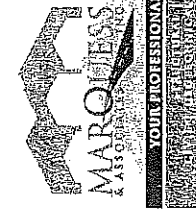
MARK	DATE	REVISION

**STEVE ENNIS ARCHITECT**

P.O. BOX 4031  
2870 NANSEN DRIVE  
MEDFORD, OREGON 97501

P 541-772-7115  
F 541-779-4079

1120 EAST JACKSON  
P.O. BOX 490  
MEDFORD, OREGON 97501



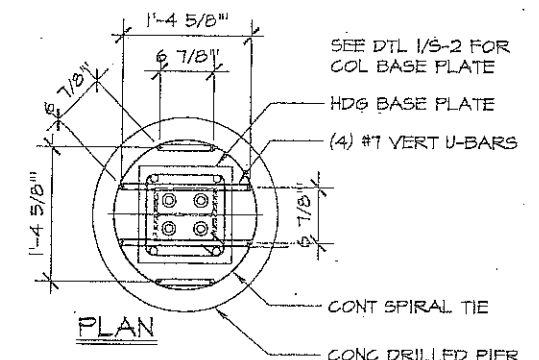
PROJECT FOR  
**ASHLAND PARKS AND RECREATION**

PROJECT NAME  
**ASHLAND ICE RINK COVER**

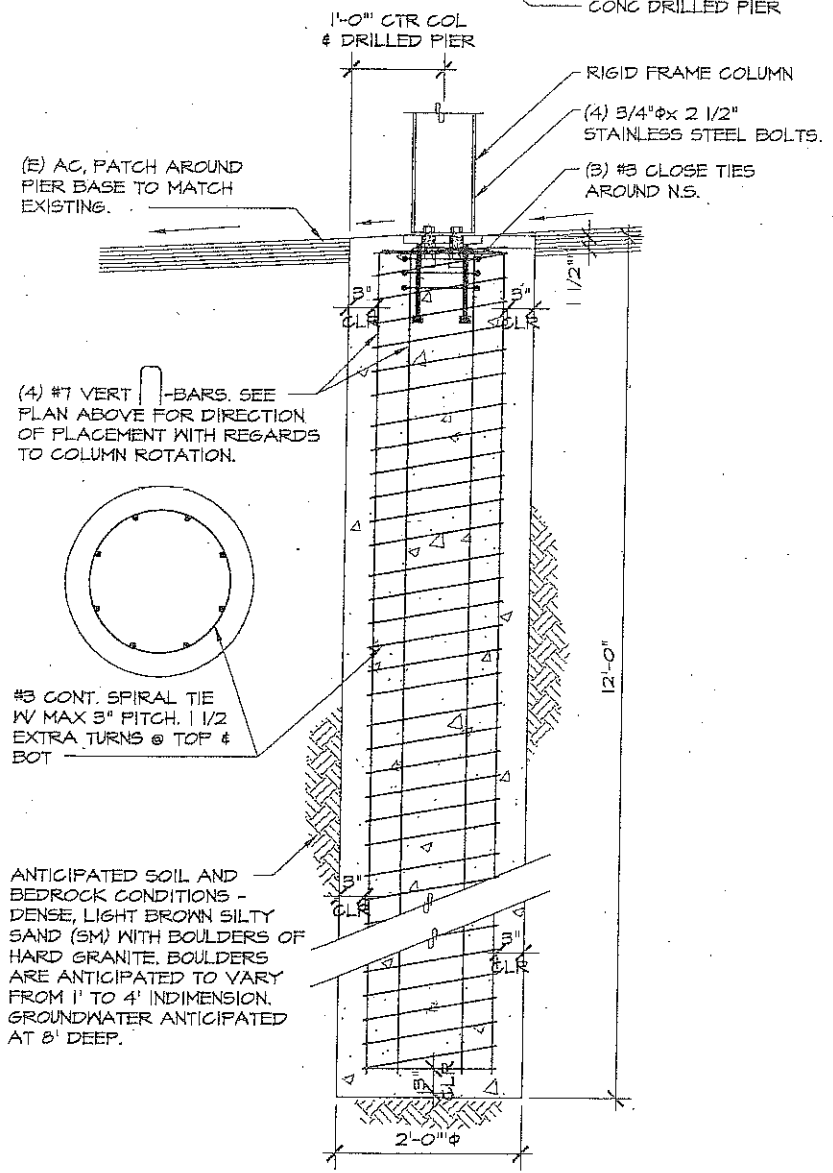
PROJECT ADDRESS  
95 WINBURN WAY  
ASHLAND, OR 97520

SHEET TITLE  
STRUCTURAL DETAILS

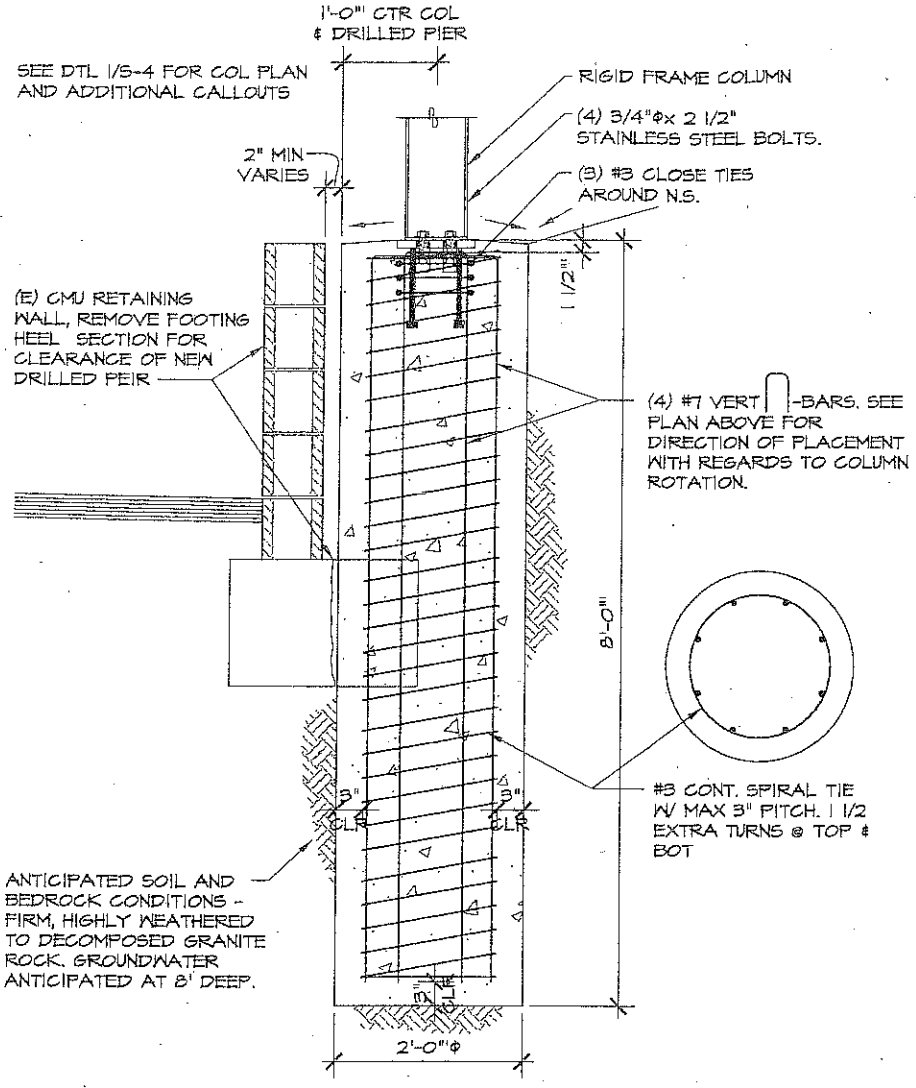
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NAI PROJECT # 13-1114	DATE 08/07/2013



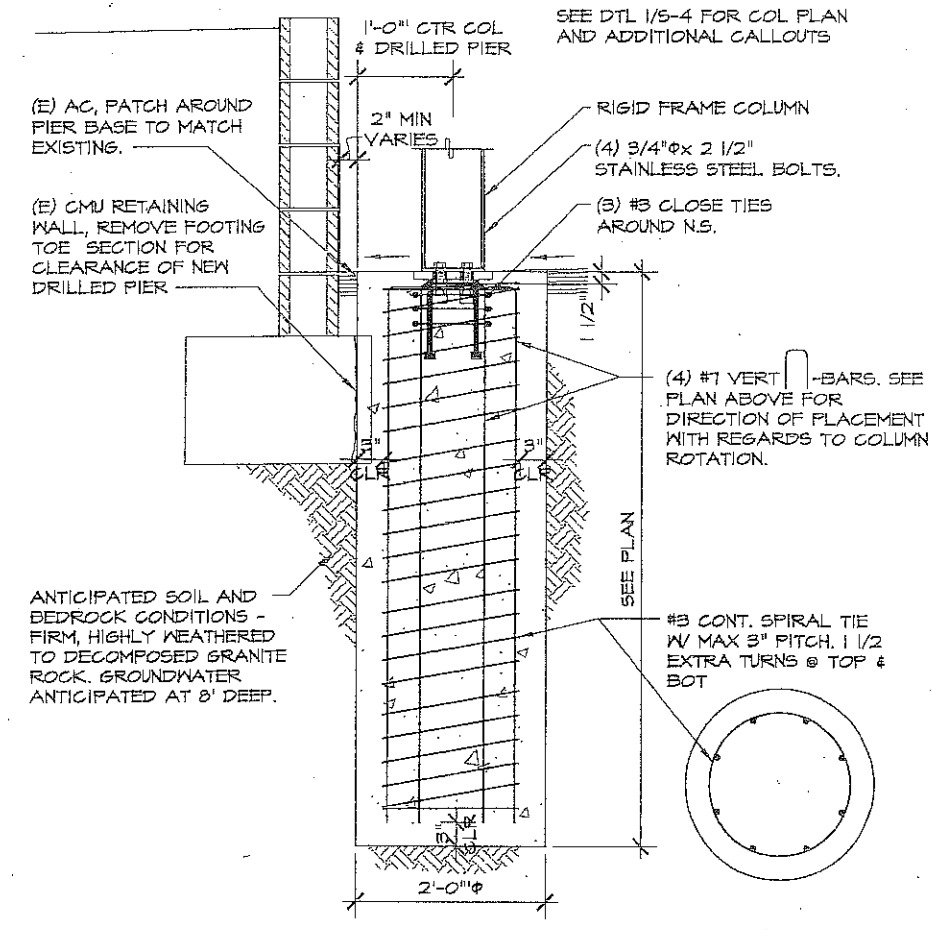
SEE DTL 1/5-2 FOR COL BASE PLATE  
HDG BASE PLATE  
(4) #7 VERT U-BARS  
CONT SPIRAL TIE  
CONC DRILLED PIER



**1 EAST - RIGID FRAME FOOTINGS**  
SCALE: 1/2" = 1'-0"

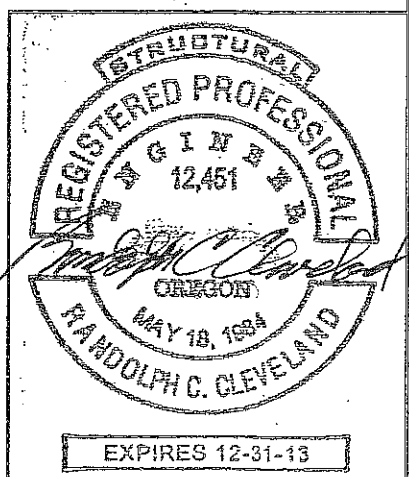


**2 WEST - RIGID FRAME FOOTINGS**  
SCALE: 1/2" = 1'-0"



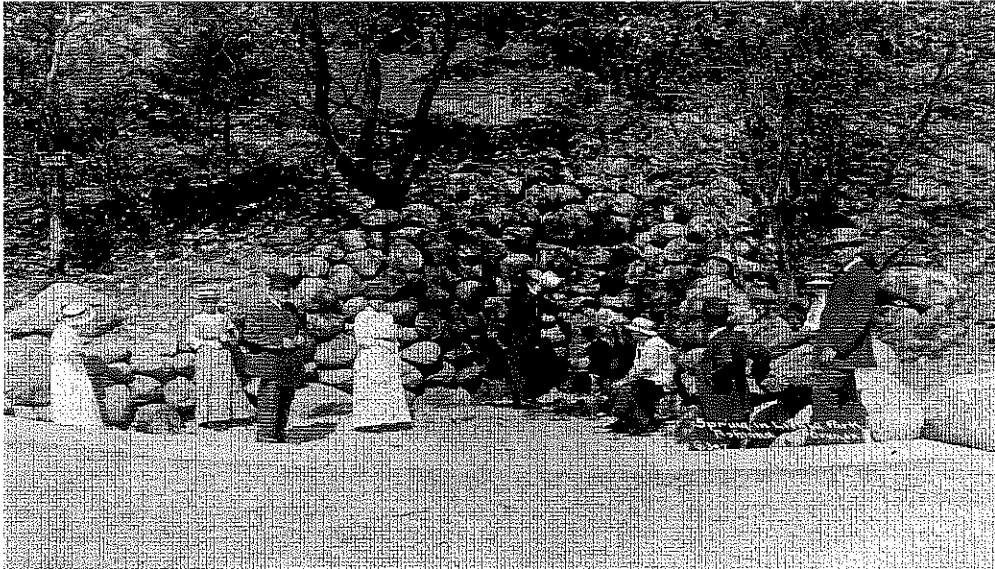
**3 SOUTH - RIGID FRAME FOOTINGS**  
SCALE: 1/2" = 1'-0"

OCT 21 2014



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# November 2014



## Ashland Historic Review Board Schedule Meet at 3:00pm, Lithia Room\*

November 6th	Keith, Bill, Dale
November 13th	
November 20th	
December 4th	

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

## PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

PA-2014-01388	107 Fork St.	Emery
PA-2014-01126	345 Lithia Way	Giordano
PA-2014-00725	121 Manzanita-Under construction	Whitford
PA-2014-00725	469 Allison-Under construction	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
BD-2013-00256	175 Lithia Way – <i>Under construction</i>	Giordano
BD-2013-00718	5 B Street – Under construction/ almost done	Not assigned
PA-2014-00251	30 S. First St. – No new permits issued	Whitford
PA-2014-00491	566 Fairview St. – Under construction/almost done	Shostrom
BD-2013-00813	374 Hargadine – Under construction/almost done	Swink
PA-2013-01388	14 Calle Guanajuato(Sandlers) Restaurant-Under construction/almost done	Renwick
PA-2013-01421	270 N. First St.(Nisha Jackson)- Building permits issued	Renwick
PA-2013-01829	60 Alida St. (Lieberman) - Complete	Shostrom
PA-2013-01828	310 Oak St. (Thompson) – No new permits issued	Shostrom
PA-2014-01837	95 Winburn Way – Ice Rink Cover	

**ASHLAND HISTORIC COMMISSION**  
**Membership List**

Commissioner's Name	Term Expiration	Mailing Address	Home Phone	Work Phone	E-Mail Address
Allison Renwick	4-30-2015	157 Sixth Street	482-6788		allison@mind.net
Dale Shostrom	4-30-2015	309 N Pioneer Street	482-8737	482-9761 Fax 488-2767	shobro@jeffnet.org (Cell - 621-9761)
Keith Swink	4-30-2016	524 Granite St.	482-8802	821-4375	kswink@mind.net
Kerry Kencairn	4-30-2016	545 A Street		488-3194	kerry@kencairandscape.com
Sam Whitford	4-30-2015	355 Scenic Drive	482-3450	821-0474	skwhippet@mind.net
Terry Skibby Chairman	4-30-2016	611 Beach Street	482-2805		terryskibby321@msn.com
Tom Giordano	4-30-2017	105 Lincoln St #A		482-9193 (Call to fax)	tomarch@charter.net
Bill Emery	4-30-2017	2962 Grizzly Drive	488-0660	944-8897	bill@ashlandhome.net
Council Liaison Mike Morris					mike@council.ashland.or.us
Amy Gunter Assistant Planner		City of Ashland Planning Dept.		552-2044	guntera@ashland.or.us
Regan Trapp Admin. Staff		City of Ashland Planning Dept.		552-2233	regan.trapp@ashland.or.us