



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

# Notice of Filing

## Site Plan Review

SP-11-23

May 17, 2023

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Jennifer Cepello** at 541-917-7561 or [jennifer.cepello@cityofalbany.net](mailto:jennifer.cepello@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **May 31, 2023**.

### Application Information

|                            |   |
|----------------------------|---|
| Proposal:                  | To construct a new 900-square-foot residential accessory structure. |
| Review Body:               | Staff (Type I-L review)   |
| Property Owner/ Applicant: | John Origer; 3511 Bernard Avenue NE, Albany, OR 97321               |
| Address/Location:          | 3511 Bernard Avenue NE, Albany, OR 97321                            |
| Map/Tax Lot:               | Linn County Tax Assessor's Map No. 10S-03W-333DB Tax Lot 601        |
| Zoning:                    | Residential Single Dwelling Unit (RS-6.5)                           |
| Overlay Districts:         | Airport Approach Overlay  |
| Total Land Area:           | 23,760 Square Feet  |
| Existing Land Use:         | Residential; Home Occupation  |

The City of Albany has received the application for a Site Plan Review as referenced above. We are mailing notice of the application to property owners within 100 feet of the proposed development. We invite your written comments on this application to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **May 31, 2023**, 14 days from the date the City mails the notice of filing.

We have attached a location map, site plan, and elevation drawings. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Jennifer Cepello**, project planner, at 541-917-7561. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to [jennifer.cepello@cityofalbany.net](mailto:jennifer.cepello@cityofalbany.net). Any person submitting written comments will receive a copy of the notice of decision on the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code.

These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting.

The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450).

## Approval Standards for This Request

### Site Plan Review Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved.

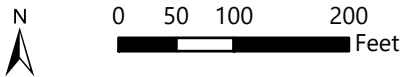
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (3) Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (7) The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
- (8) The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
- (9) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

**Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 6, 8, 9, and 12.**

Attachments: Location Map, Site Plan, Elevations



G:\Community Development\Planning Land Use Cases\2023\Site Plan Review (SP)\SP-11-23\3511 Bernard Ave NE\Public Notice Location Map.mxd



**3511 Bernard Ave NE**

Date: 4/21/2023 Map Source: City of Albany

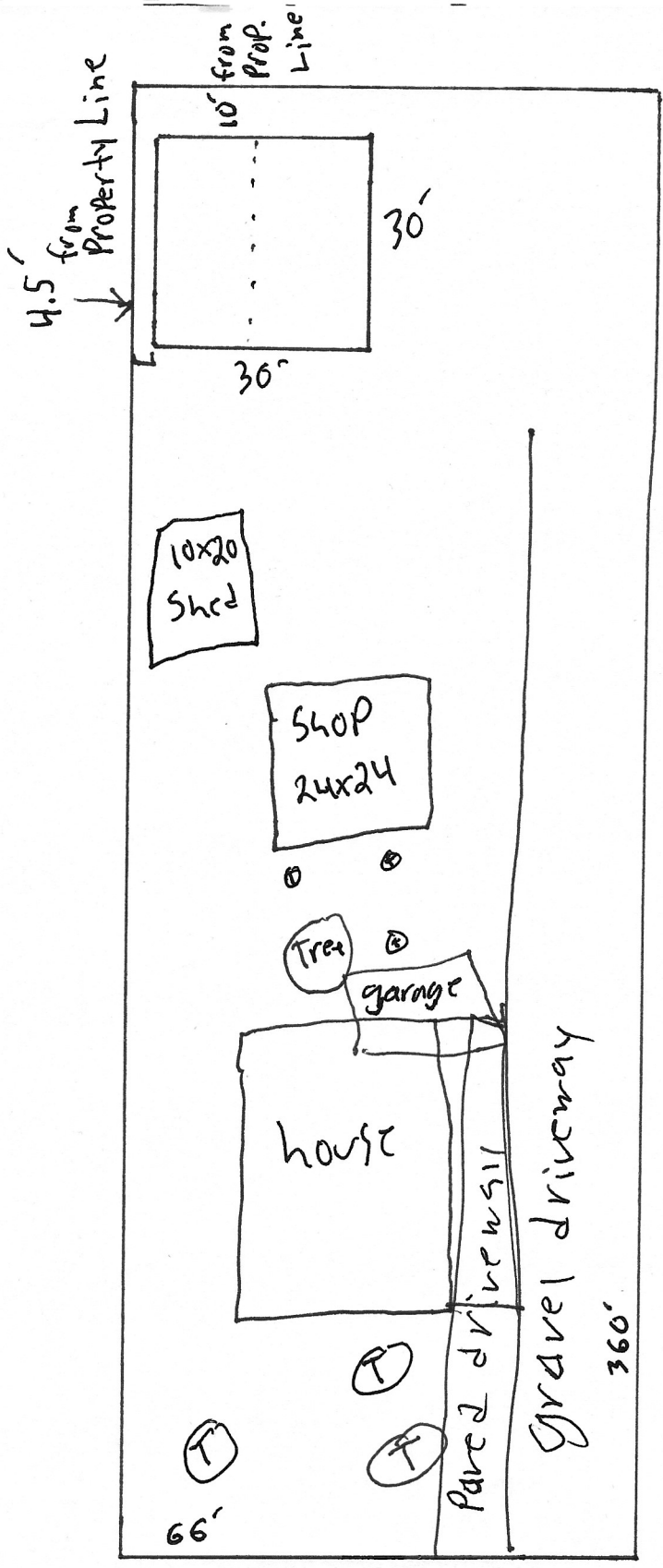
Location Map

North

3511 Bernard Ave  
Albany, OR  
97322

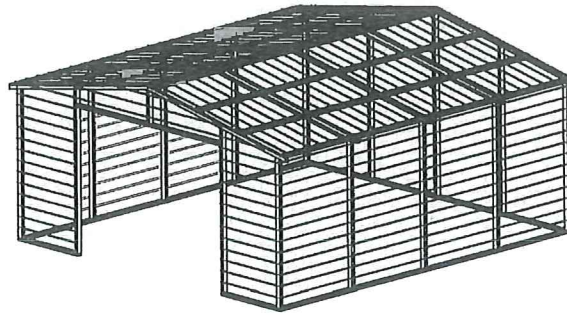
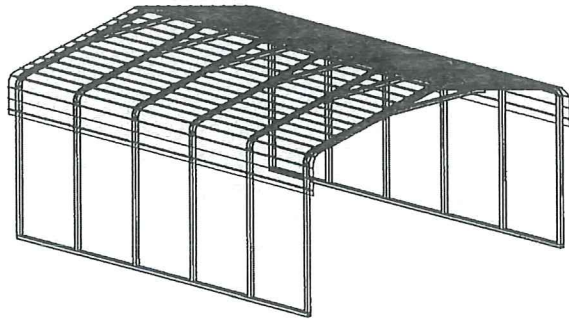
West

E



Bernard Ave

S



## REGULAR / A-FRAME 30'-0" WIDE CARPORT STYLE BUILDINGS

### DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, OSHA, AISC 360, AISI 100, ASCE 7-16, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
3. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 X 3/4" SDS (ESR-2196 OR EQ) WITHOUT WASHERS.
5. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ. CONNECTIONS SHALL BE #12-14 X 3/4" SDS (ESR-2196 OR EQ) WITH NEOPRENE WASHERS.
6. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI).
7. STRUCTURAL TUBE 2 1/2" X 2 1/2" - 14GA. IS EQUIVALENT TO TS 2 1/4" X 2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
8. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

### DESIGN CRITERIA

- |                  |                      |
|------------------|----------------------|
| PREVAILING CODE: | OSSC 2019 (IBC 2018) |
| USE GROUP:       | U (CARPORTS, BARNS)  |
| RISK CATEGORY:   | 1                    |
- 
- |                             |   |
|-----------------------------|---|
| 1. DEAD LOAD (D)            | D = 4 PSF   |
| 2. ROOF LIVE/SNOW LOAD (Lr) | Lr = 20 - 61 PSF<br>(AS PER SNOW LOAD<br>SEE TABLE 4) |
| 3. SNOW LOAD (S)            |   |
| GROUND SNOW LOAD            | P <sub>g</sub> = 20 - 90 PSF                          |
| IMPORTANCE FACTOR           | I <sub>s</sub> = 0.8                                  |
| THERMAL FACTOR              | C <sub>t</sub> = 1.2                                  |
| EXPOSURE FACTOR             | C <sub>e</sub> = 1.0                                  |
| ROOF SLOPE FACTOR           | C <sub>s</sub> = 1.0                                  |
| 4. WIND LOAD (W)            |   |
| BASIC WIND SPEED            | V <sub>ULT</sub> = 105 - 180 MPH                      |
| EXPOSURE                    | C   |
| 5. SEISMIC LOAD (E)         |   |
| DESIGN CATEGORY             | D   |
| IMPORTANCE FACTOR           | I <sub>e</sub> = 1.00                                 |
- 
- LOAD COMBINATIONS:**
1. D + (Lr OR S)
  2. D + (0.6W OR ±0.7E)
  3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
  4. 0.6D + (0.6W OR ±0.7E)

### DRAWING INDEX

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| OPTIONAL LEAN-TO ADDITION             | ---- | 10           |
| FOUNDATION OPTIONS                    | ---- | 11-A TO 11-D |

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
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**A&A ENGINEERING**  
CIVIL • STRUCTURAL  
6063 Renaissance Place, Toledo, OH 43623  
Tel. 419-292-1983 • Fax. 419-292-0955  
www.aa-engineers.com

### DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS  
LOCATION: STATE OF OREGON  
PROJECT NO.: 233-23-0070  
SHEET TITLE:

### COVER SHEET

SHEET NO.: 1 / 11  
DRAWN BY: A.W. DATE: 1/25/22  
CHECKED BY: OAA DATE: 1/25/22

### LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. - DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



### CUSTOMER INFORMATION

OWNER:  
ADDRESS:

### DESIGN LOADS

GROUND SNOW:  
ROOF LIVE LOAD:  
BASIC WIND SPEED:

### BUILDING INFORMATION

WIDTH:  
LENGTH:  
HEIGHT:

FRAME TYPE:  A-FRAME  
 REGULAR  
ENCLOSURE TYPE:  FULL  
 PARTIAL  
 OPEN

### CERTIFICATION VALIDITY NOTICE

DATE OF PLANS EXPIRATION: **01-13-2024**  
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

STAMP EXPIRY: **12-31-2023**  
DATE SIGNED: **01-13-2023**

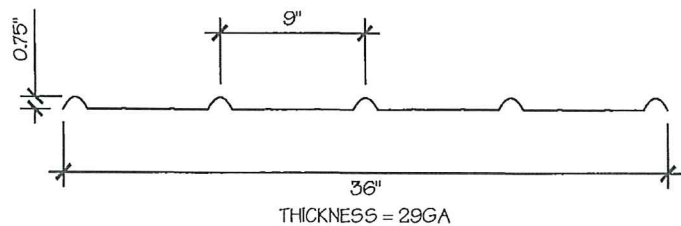
TABLE 2.1: MEMBER PROPERTIES

| NO. | LABEL                         | PROPERTY   | DETAIL NO. |
|-----|-------------------------------|--|------------|
| 1   | COLUMN POST                   | 2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT          | 11         |
| 2   | ROOF BEAM                     | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 3   | BASE RAIL                     | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 4   | PEAK BRACE                    | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 5   | KNEE BRACES                   | 2.5" X 1.5" 14GA CHANNEL   | 4          |
| 6   | CONNECTOR SLEEVE              | 2.25" X 2.25" X 12GA TUBE  | 2          |
| 7   | BASE ANGLE                    | 2" X 2" X 3" LG. 3/16" ANGLE   | 10         |
| 8   | PURLIN                        | 4.25" X 1.5" X 18GA / 14GA HAT CHANNEL                               | 5          |
| 9   | GIRT                          | 4.25" X 1.5" X 18GA / 14GA HAT CHANNEL                               | 5          |
| 10  | SHEATHING                     | 29 GA CORRUGATED SHEET   | 8          |
| 11  | END WALL POST                 | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 12  | DOOR POST                     | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 13  | SINGLE HEADER                 | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 14  | DOUBLE HEADER                 | DBL. 2.5" X 2.5" X 14GA TUBE   | 1          |
| 15  | SERVICE DOOR / WINDOW FRAMING | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 16  | ANGLE BRACKET                 | 2" X 2" X 2" LG. 14GA ANGLE  | 7          |
| 17  | STRAIGHT BRACKET              | 2" X 2" X 4" LG. 14GA PLATE  | 6          |
| 18  | PB SUPPORT                    | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 19  | DIAGONAL BRACE                | 2" X 2" X 14 GA TUBE   | 3          |
| 20  | GABLE BRACE                   | 2" X 2" X 14 GA TUBE   | 3          |
| 21  | DB BRACKET                    | 2.25" X 2.25" X 6" X 14GA ANGLE                                      | 9          |
| 22  | TRUSS SPACER                  | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 23  | ALL FASTENERS                 | #12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER |            |

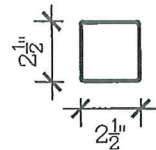
TABLE 2.2: SHEATHING FASTENER SCHEDULE

| LOCATION | CORNER PANELS | SIDE LAPPS | EDGE LAPPS | ELSEWHERE |
|----------|---------------|------------|------------|-----------|
| SPACING  | 9" C/C        | MIN. 1     | 4 1/2" C/C | 9" C/C    |

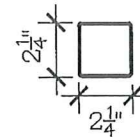
FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER  
 \*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



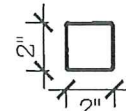
29 GA CORRUGATED SHEATHING (8)  
 SCALE: NTS



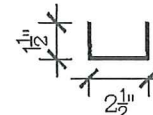
2.5" X 2.5" 14GA TUBE (1)  
 SCALE: NTS



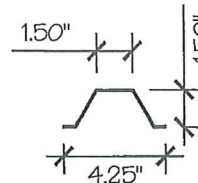
2.25" X 2.25" 12GA TUBE (2)  
 SCALE: NTS



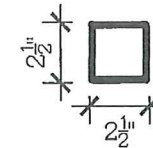
2" X 2" 14GA TUBE (3)  
 SCALE: NTS



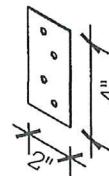
2.5" X 1.5" 14GA CHANNEL (4)  
 SCALE: NTS



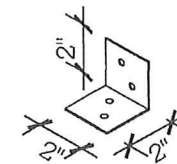
4.25" X 1.5" X 18GA / 14GA HAT CHANNEL (5)  
 SCALE: NTS



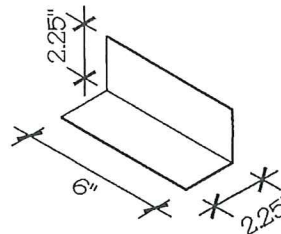
2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT (11)  
 SCALE: NTS  
 NOTE: INSERT FULL LENGTH & FIELD BOLT W/ [23] FASTENERS @ 12" C/C STAGGERED OPPOSITE FACE



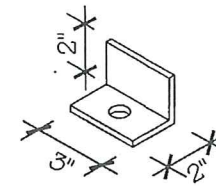
STRAIGHT BRACKET (6)  
 THICKNESS = 14GA  
 SCALE: NTS



ANGLE BRACKET (7)  
 THICKNESS = 14GA  
 SCALE: NTS



DB BRACKET (9)  
 THICKNESS = 14GA  
 SCALE: NTS



BASE ANGLE (10)  
 THICKNESS = 3/16"  
 SCALE: NTS

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS  
 LOCATION: STATE OF OREGON  
 PROJECT NO.: 233-23-0070  
 SHEET TITLE:

SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11  
 DRAWN BY: A.W. DATE: 1/25/22  
 CHECKED BY: OAA DATE: 1/25/22

LEGAL INFORMATION

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STAMP EXPIRY: 12-31-2023  
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**DRAWING INFORMATION**

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 233-23-0070

SHEET TITLE:

**FRAME SECTIONS & DETAILS**

SHEET NO.: 3 / 11

DRAWN BY: A.W. DATE: 1/25/22

CHECKED BY: OAA DATE: 1/25/22

**LEGAL INFORMATION**

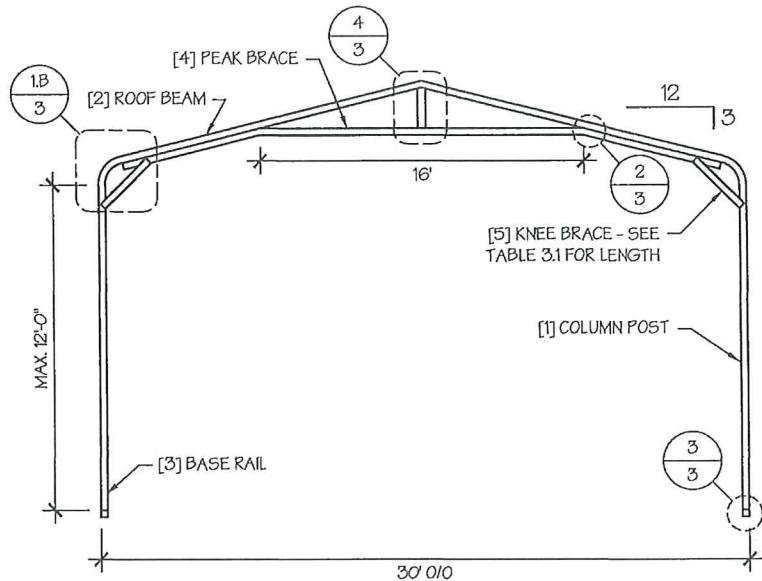
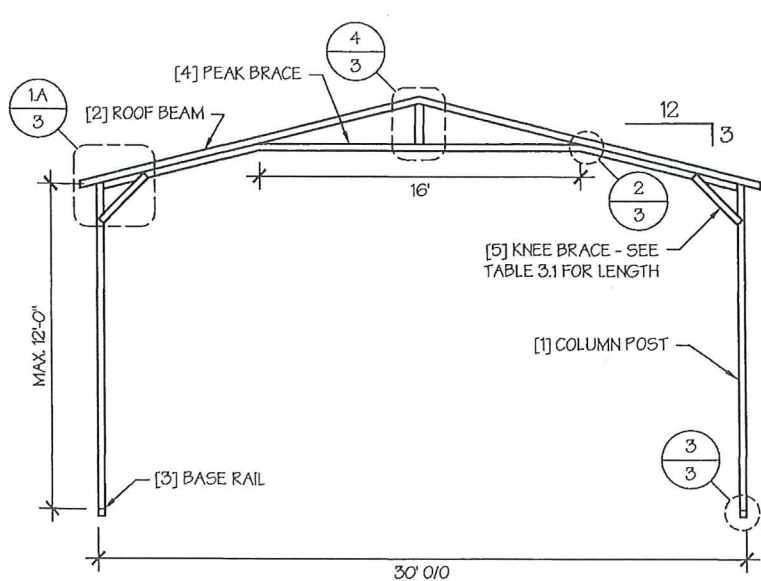
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SEAL:



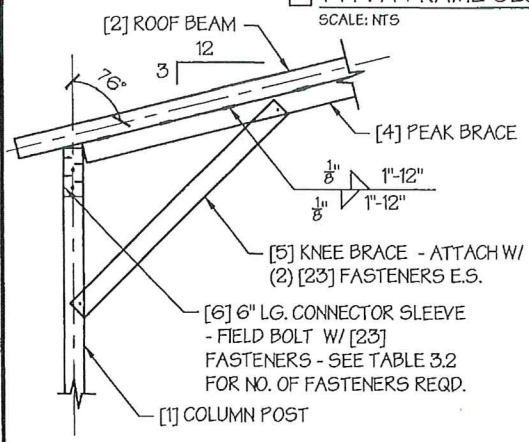
STAMP EXPIRY: 12-31-2023

DATE SIGNED: 01-13-2023

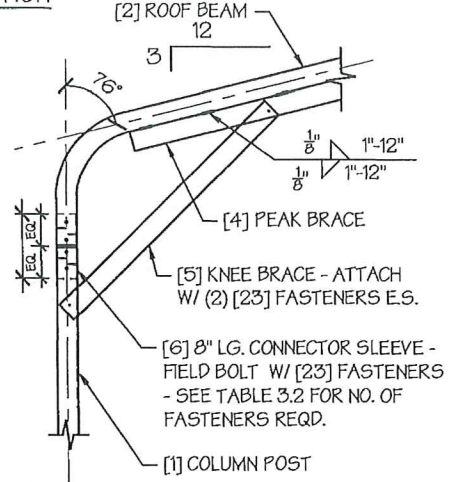


TYP. A-FRAME SECTION  
SCALE: NTS

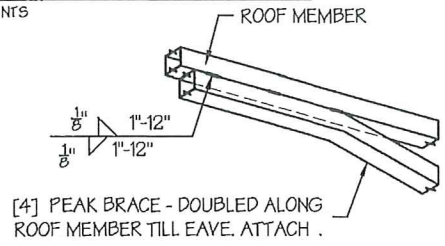
TYP. REGULAR FRAME SECTION  
SCALE: NTS



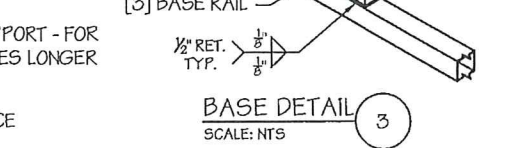
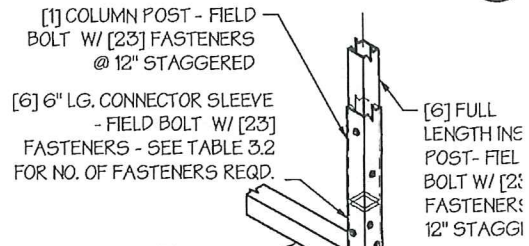
A. A-FRAME  
EAVE DETAIL 1  
SCALE: NTS



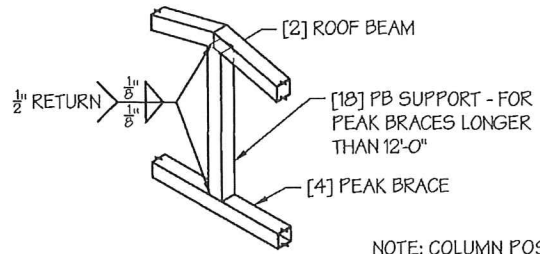
B. REGULAR FRAME  
SCALE: NTS



PEAK BRACE CONNECTION DETAILS 2  
SCALE: NTS



BASE DETAIL 3  
SCALE: NTS



PB SUPPORT DETAIL 4  
SCALE: NTS

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

TABLE 3.1: KNEE BRACE SCHEDULE

| EAVE HEIGHT                        | KNEE BRACE LENGTH |
|------------------------------------|-------------------|
| <input type="checkbox"/> UP TO 8'  | 24"               |
| <input type="checkbox"/> 9' TO 12' | 36"               |

TABLE 3.2 FASTENER SCHEDULE

| WIND SPEED (MPH)                    | NO. OF FASTENERS |
|-------------------------------------|------------------|
| <input type="checkbox"/> 105 TO 125 | 4                |
| <input type="checkbox"/> 130 TO 155 | 6                |
| <input type="checkbox"/> 160 TO 180 | 8                |

TABLE 4: FRAME SPACING CHART / SCHEDULE

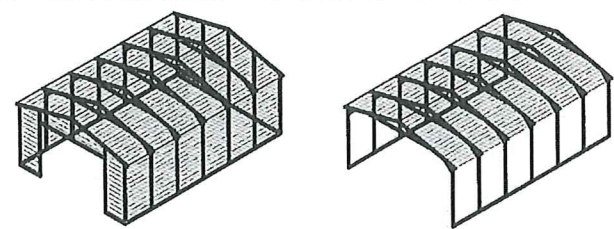
| GROUND SNOW / ROOF LIVE LOAD (PSF) | ■ ENCLOSED BUILDINGS |       |       |       |       |       |       | ■ OPEN BUILDINGS |       |       |       |       |       |       |
|------------------------------------|----------------------|-------|-------|-------|-------|-------|-------|------------------|-------|-------|-------|-------|-------|-------|
|                                    | WIND SPEED (MPH)     |       |       |       |       |       |       | WIND SPEED (MPH) |       |       |       |       |       |       |
|                                    | □105                 | □115  | □130  | □140  | □155  | □165  | □180  | □105             | □115  | □130  | □140  | □155  | □165  | □180  |
| □ 30 / 20                          | 60                   | 60    | 54/60 | 54    | 48    | 42/48 | 36/42 | 54               | 48/54 | 42/48 | 42    | 36/42 | 36    | 30    |
| □ 40 / 27                          | 48/60                | 48/60 | 42/60 | 42/54 | 48    | 42/48 | 36/42 | 48               | 48    | 42/48 | 42    | 36/42 | 36    | 30    |
| □ 50 / 34                          | 40/48                | 40/48 | 40/48 | 40/48 | 40/48 | 40/48 | 36/42 | 40/42            | 40/42 | 40/42 | 40/42 | 36    | 36    | 30    |
| □ 60 / 41                          | 36/42                | 36/42 | 36    | 36    | 36    | 36    | 36    | 36               | 36    | 30    | 30    | 30    | 30    | 24    |
| □ 70 / 47                          | 32/36                | 32/36 | 32/36 | 32/36 | 30    | 30    | 30    | 30               | 30    | 30    | 24    | 24    | 24    | 24    |
| □ 80 / 54                          | 24                   | 24    | 24    | 24    | 24    | 24    | 24    | 24               | 24    | 24    | 24    | 24    | 24    | ---   |
| □ 90 / 61                          | 18                   | 18    | 18    | 18    | ---   | ---   | ---   | 18               | 18    | ---   | ---   | ---   | ---   | ---   |
| □ 30 / 20                          | 60                   | 60    | 54/60 | 54    | 48    | 42/48 | 36/42 | 54               | 48/54 | 42/54 | 42/48 | 36/42 | 36/42 | 30/36 |
| □ 40 / 27                          | 48/60                | 48/60 | 42/60 | 48/54 | 48    | 42/48 | 36/42 | 48               | 48    | 42/48 | 42/48 | 36/42 | 36/42 | 30/36 |
| □ 50 / 34                          | 40/54                | 40/54 | 40/54 | 40/48 | 40/48 | 40/48 | 36/42 | 40/42            | 40/42 | 40/42 | 40/42 | 36/42 | 36    | 30/36 |
| □ 60 / 41                          | 36/48                | 36/42 | 36/42 | 36/42 | 36/42 | 36/42 | 36/42 | 36               | 36    | 36    | 36    | 36    | 36    | 30/36 |
| □ 70 / 47                          | 32/36                | 32/36 | 32/36 | 32/36 | 32/36 | 30    | 30    | 30               | 30    | 30    | 30    | 30    | 30    | 24    |
| □ 80 / 54                          | 30                   | 30    | 30    | 30    | 30    | 30    | 30    | 24               | 24    | 24    | 24    | 24    | 24    | 24    |
| □ 90 / 61                          | 24                   | 24    | 24    | 24    | 24    | 24    | 24    | 18               | 18    | 18    | 18    | 18    | 18    | 18    |
| □ 30 / 20                          | 60                   | 60    | 54/60 | 54    | 48    | 42/48 | 36/42 | 54               | 48/54 | 42/54 | 42/54 | 36/48 | 36/48 | 30/36 |
| □ 40 / 27                          | 48/60                | 48/60 | 42/60 | 42/54 | 42/48 | 42/48 | 36/42 | 48               | 48    | 42/48 | 42/48 | 36/48 | 36/48 | 30/36 |
| □ 50 / 34                          | 40/54                | 40/54 | 40/54 | 40/48 | 40/48 | 40/48 | 36/42 | 40/42            | 40/42 | 40/42 | 40/42 | 36/42 | 36/42 | 30/36 |
| □ 60 / 41                          | 36/48                | 36/48 | 36/48 | 36/48 | 36/42 | 36/42 | 36/42 | 36               | 36    | 36    | 36    | 36    | 36    | 30/36 |
| □ 70 / 47                          | 32/42                | 32/42 | 32/36 | 32/36 | 32/36 | 32/36 | 30    | 32/36            | 32/36 | 30    | 30    | 30    | 30    | 24    |
| □ 80 / 54                          | 30/36                | 30/36 | 30/36 | 30/36 | 30/36 | 30    | 30    | 30               | 30    | 30    | 30    | 30    | 24    | 24    |
| □ 90 / 61                          | 30/36                | 30/36 | 30    | 30    | 30    | 30    | 30    | 24               | 24    | 24    | 24    | ---   | ---   | ---   |

■ EAVE HEIGHT = 10'-0" TO 12'-0"  
 ■ EAVE HEIGHT = 7'-0" TO 9'-0"  
 ■ EAVE HEIGHT = UP TO 6'-0"

- NOTES:**
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
  2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
  3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
  4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

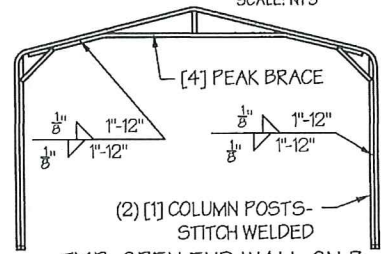
**ENCLOSURE CLASSIFICATION:**

1. **ENCLOSED BUILDING** = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. **OPEN BUILDING** = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. **3FT PARTIALLY ENCLOSED** = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. **PARTIALLY ENCLOSED** = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. **3 SIDED ENCLOSED** = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.



TYP. ENCLOSED BUILDING  
SCALE: NTS

TYP. OPEN BUILDING  
SCALE: NTS



TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING  
SCALE: NTS

**GENERAL NOTES:**

1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).

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**DRAWING INFORMATION**

PROJECT: 30'-0" WIDE BUILDINGS  
LOCATION: STATE OF OREGON  
PROJECT NO.: 233-23-0070  
SHEET TITLE:

SPACING SCHEDULES  
& ENCLOSURE NOTES

SHEET NO.: 4 / 11  
DRAWN BY: A.W. DATE: 1/25/22  
CHECKED BY: OAA DATE: 1/25/22

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TABLE 5.1: PURLIN SPACING SCHEDULE

| GROUND SNOW / ROOF LIVE LOAD (PSF) | 14GA. HAT CHANNEL PURLIN |     |     |     |     |     |     |
|------------------------------------|--------------------------|-----|-----|-----|-----|-----|-----|
|                                    | WIND SPEED (MPH)         |     |     |     |     |     |     |
|                                    | 105                      | 115 | 130 | 140 | 155 | 165 | 180 |
| 30/20                              | 54                       | 48  | 42  | 36  | 30  | 24  | 24  |
| 40/27                              | 42                       | 42  | 42  | 36  | 30  | 24  | 24  |
| 50/34                              | 40                       | 40  | 40  | 36  | 30  | 24  | 24  |
| 60/41                              | 36                       | 36  | 36  | 36  | 30  | 24  | 24  |
| 70/47                              | 32                       | 32  | 32  | 32  | 30  | 24  | 24  |
| 80/54                              | 30                       | 30  | 30  | 30  | 30  | 24  | 24  |
| 90/61                              | 24                       | 24  | 24  | 24  | 24  | 24  | 24  |
| 30/20                              | 54                       | 48  | 42  | 42  | 36  | 30  | 30  |
| 40/27                              | 42                       | 42  | 42  | 42  | 36  | 30  | 30  |
| 50/34                              | 40                       | 40  | 40  | 40  | 36  | 30  | 30  |
| 60/41                              | 36                       | 36  | 36  | 36  | 36  | 30  | 30  |
| 70/47                              | 32                       | 32  | 32  | 32  | 32  | 30  | 30  |
| 80/54                              | 32                       | 32  | 32  | 32  | 32  | 30  | 30  |
| 90/61                              | 30                       | 30  | 30  | 30  | 30  | 30  | 30  |
| 30/20                              | 54                       | 48  | 42  | 42  | 36  | 36  | 30  |
| 40/27                              | 42                       | 42  | 42  | 42  | 36  | 36  | 30  |
| 50/34                              | 40                       | 40  | 40  | 40  | 36  | 36  | 30  |
| 60/41                              | 36                       | 36  | 36  | 36  | 36  | 36  | 30  |
| 70/47                              | 32                       | 32  | 32  | 32  | 32  | 32  | 30  |
| 80/54                              | 32                       | 32  | 32  | 32  | 32  | 32  | 30  |
| 90/61                              | 30                       | 30  | 30  | 30  | 30  | 30  | 30  |
| 30/20                              | 54                       | 48  | 42  | 42  | 36  | 36  | 30  |
| 40/27                              | 42                       | 42  | 42  | 42  | 36  | 36  | 30  |
| 50/34                              | 40                       | 40  | 40  | 40  | 36  | 36  | 30  |
| 60/41                              | 36                       | 36  | 36  | 36  | 36  | 36  | 30  |
| 70/47                              | 32                       | 32  | 32  | 32  | 32  | 32  | 30  |
| 80/54                              | 32                       | 32  | 32  | 32  | 32  | 32  | 30  |
| 90/61                              | 30                       | 30  | 30  | 30  | 30  | 30  | 30  |

NOTES:

- PURLIN SPACING UNITS ARE IN INCHES.
- FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

IRREGULAR BUILDING NOTES:

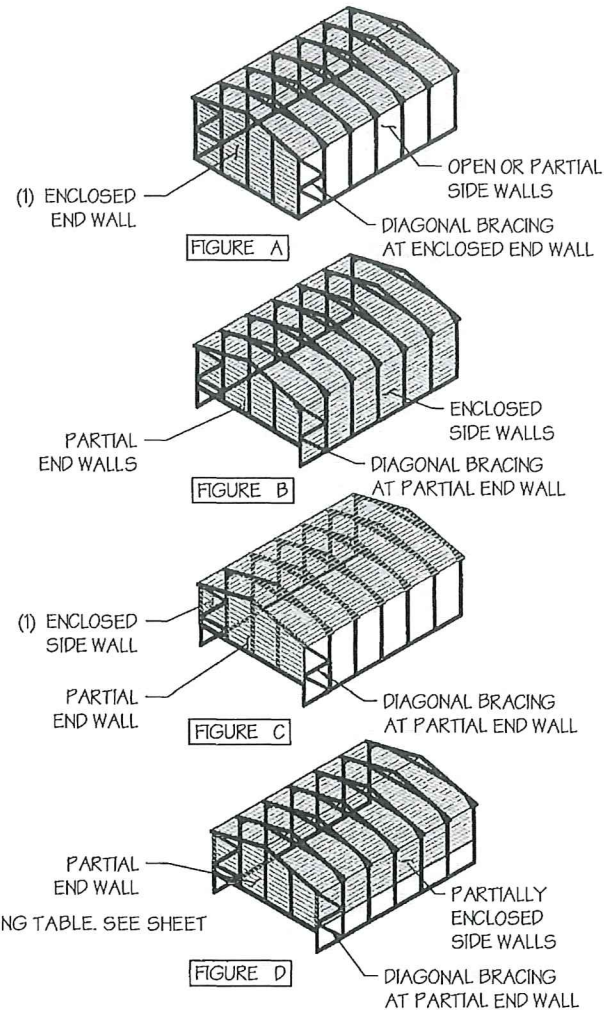
- FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
- FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
- SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.

TABLE 5.2: GIRT SPACING SCHEDULE

| FRAME SPACING  | WIND SPEED (MPH) |     |     |     |     |     |     |
|----------------|------------------|-----|-----|-----|-----|-----|-----|
|                | 105              | 115 | 130 | 140 | 155 | 165 | 180 |
| 5'-0"          | 60               | 48  | 36  | 30  | 24  | 24  | 18  |
| 4'-6"          | 60               | 60  | 48  | 42  | 36  | 30  | 24  |
| 4'-0"          | 60               | 60  | 54  | 54  | 42  | 36  | 30  |
| 3'-6"          | 60               | 60  | 54  | 54  | 48  | 42  | 42  |
| 2'-0" TO 3'-0" | 60               | 60  | 54  | 54  | 48  | 42  | 42  |

NOTES:

- GIRT SPACING UNITS ARE IN INCHES.
- THIS SCHEDULE IS TO BE USED FOR BOTH 14GA
- FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.



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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 233-23-0070

SHEET TITLE:

PURLIN & GIRT  
SPACING SCHEDULES

SHEET NO.: 5 / 11

DRAWN BY: A.W. DATE: 1/25/22

CHECKED BY: OAA DATE: 1/25/22

LEGAL INFORMATION

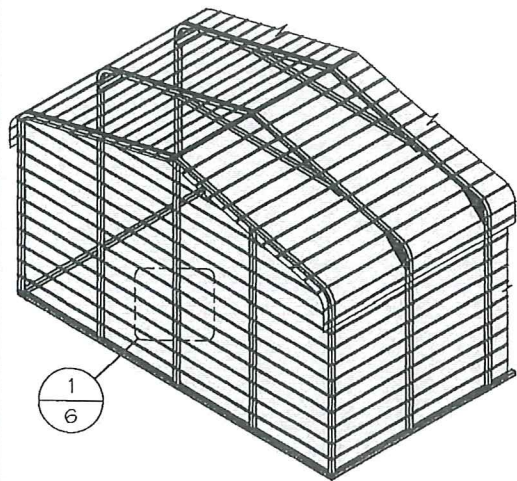
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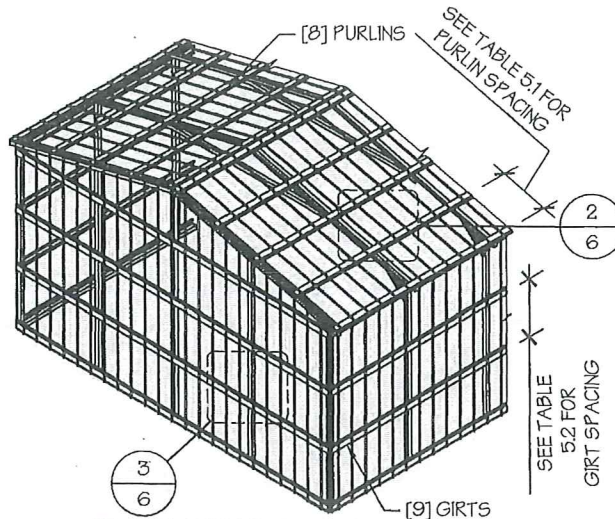


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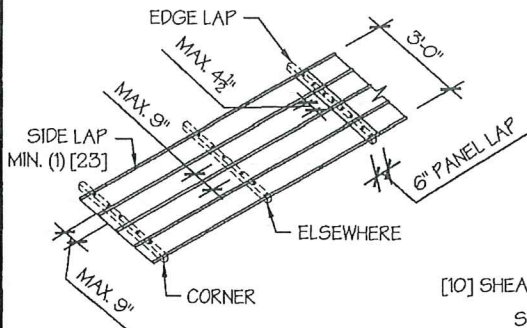
□ TYP. HORIZONTAL SHEATHING  
SCALE: NTS



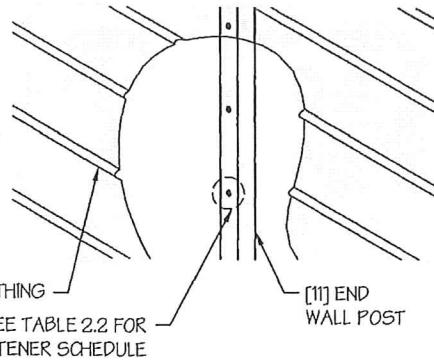
□ TYP. VERTICAL SHEATHING  
SCALE: NTS

**GENERAL SHEATHING NOTES:**

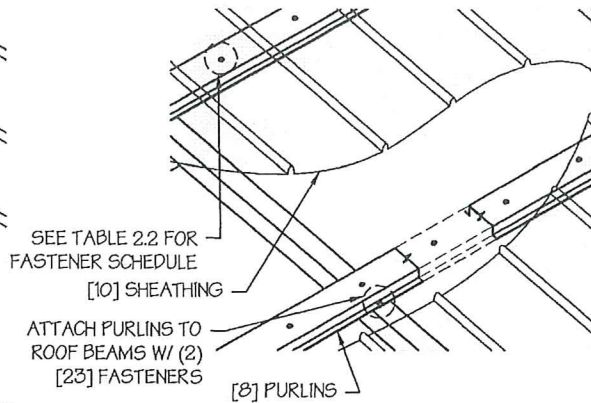
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



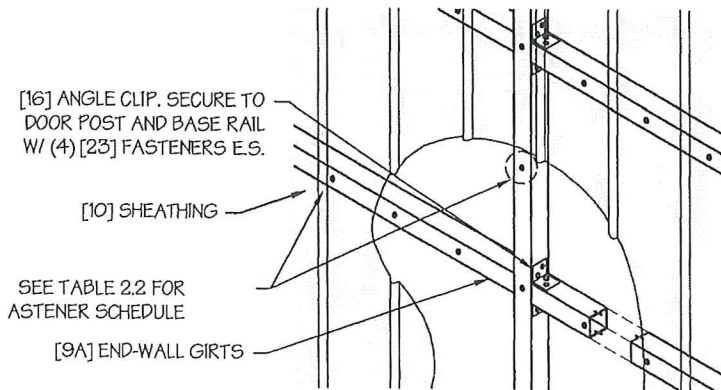
TYP. SHEATHING FASTENER SCHEDULE  
SCALE: NTS



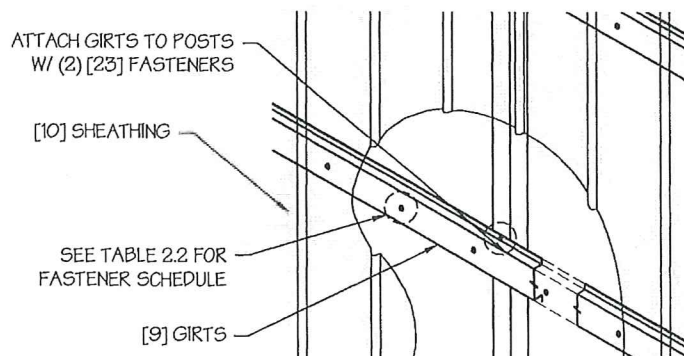
TYP. HORIZONTAL SHEATHING DETAIL 1  
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL 2  
SCALE: NTS



□ WALL VERTICAL SHEATHING - TUBE DETAIL 3  
SCALE: NTS



□ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3  
SCALE: NTS

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**DRAWING INFORMATION**

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 233-23-0070

SHEET TITLE:

**SHEATHING OPTIONS  
& DETAILS**

SHEET NO.: 6 / 11

DRAWN BY: A.W. DATE: 1/25/22

CHECKED BY: OAA DATE: 1/25/22

**LEGAL INFORMATION**

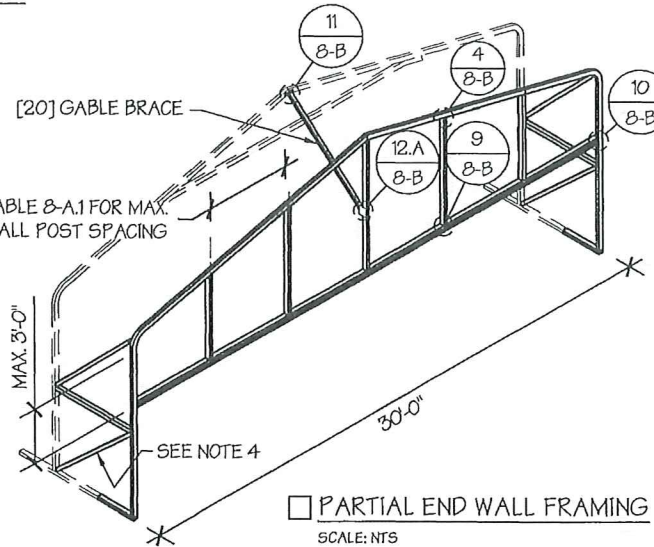
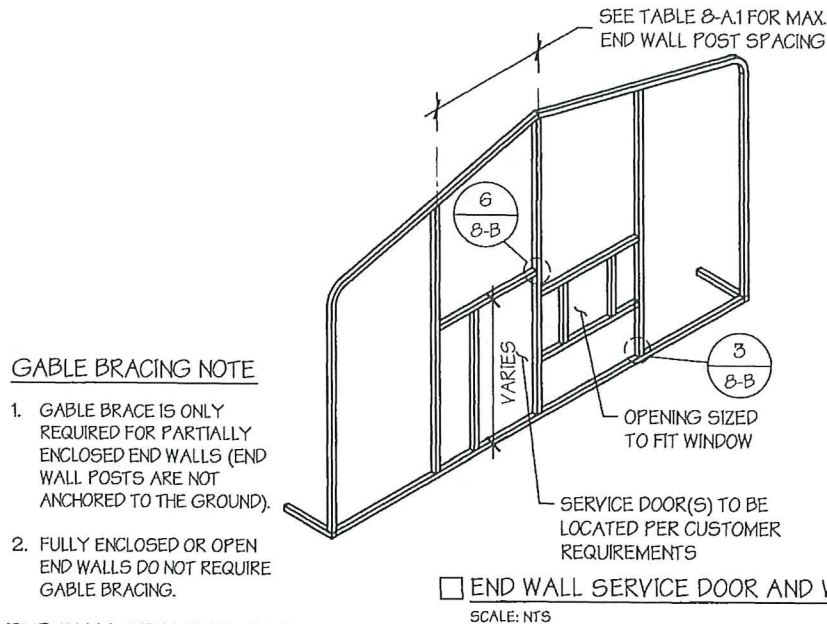
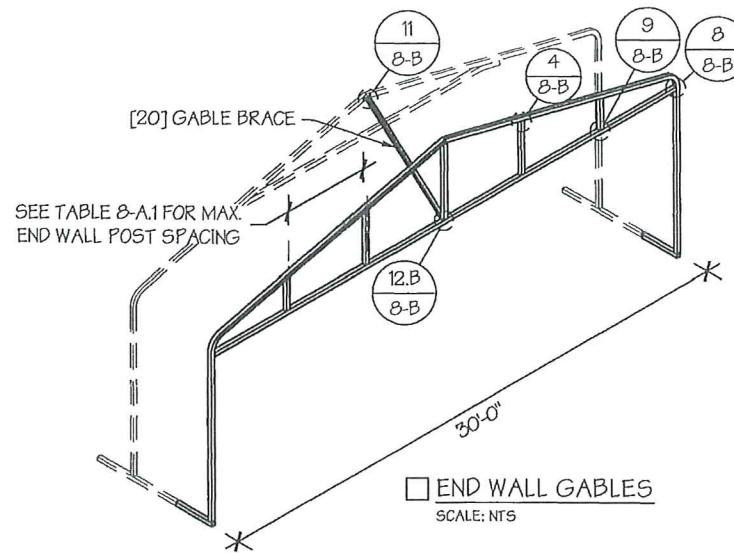
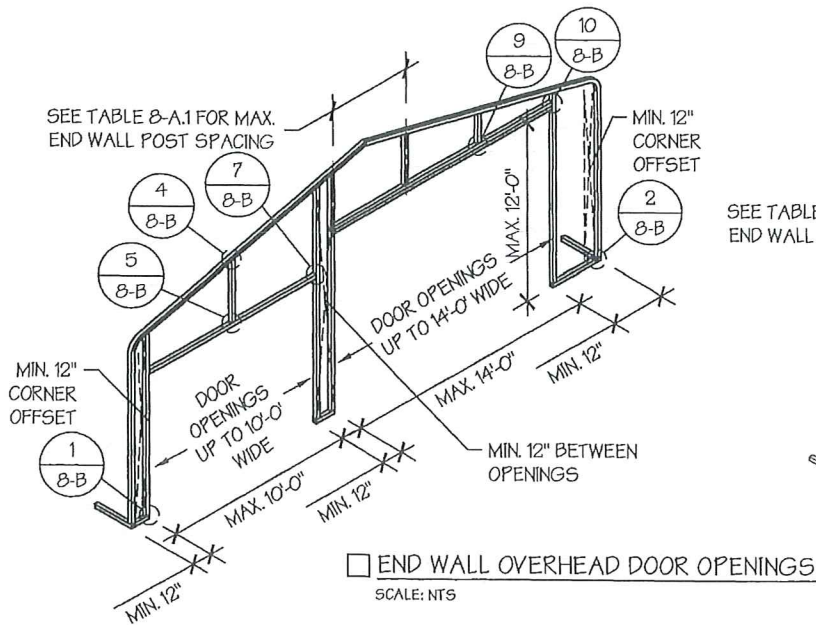
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**GABLE BRACING NOTE**

- GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
- FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.

**END WALL FRAMING NOTES:**

- DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
- MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
- SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
- DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

**TABLE 8-A.1: END WALL POST SPACING SCHEDULE**

| WIND SPEED (MPH)                   | EAVE HEIGHT |          |            |
|------------------------------------|-------------|----------|------------|
|                                    | UP TO 7'    | 8' TO 9' | 10' TO 12' |
| <input type="checkbox"/> 105       | 5'          | 5'       | 5'         |
| <input type="checkbox"/> 115       | 5'          | 5'       | 4.5'       |
| <input type="checkbox"/> 130       | 4.5'        | 4.5'     | 4'         |
| <input type="checkbox"/> 140       | 4.5'        | 4.5'     | 3'         |
| <input type="checkbox"/> 155       | 4'          | 4'       | 2.5'       |
| <input type="checkbox"/> 165 - 180 | 3.5'        | 3'       | 2'         |

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**DRAWING INFORMATION**

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LOCATION: STATE OF OREGON

PROJECT NO.: 233-23-0070

SHEET TITLE:

**END WALL FRAMING**

SHEET NO.: 8-A / 11

DRAWN BY: A.W. DATE: 1/25/22

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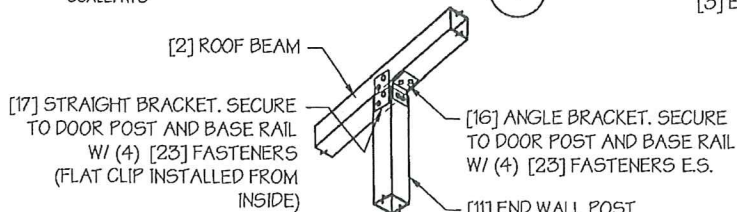
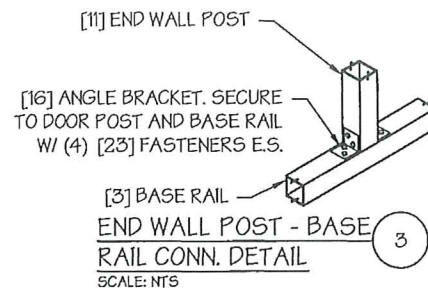
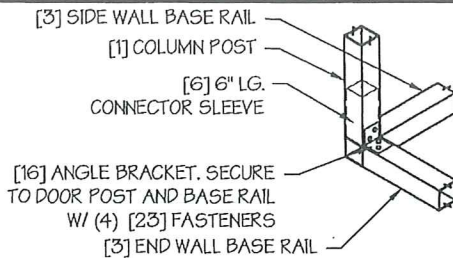
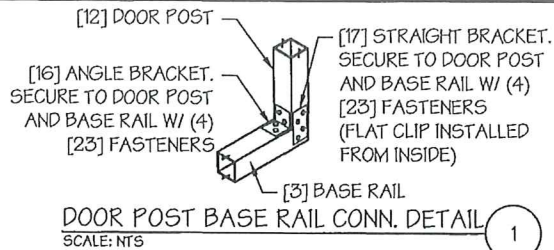
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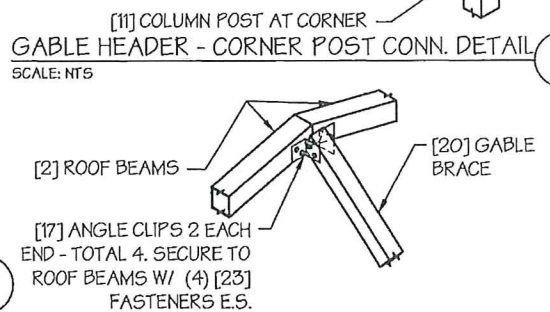
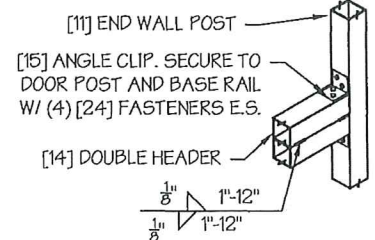
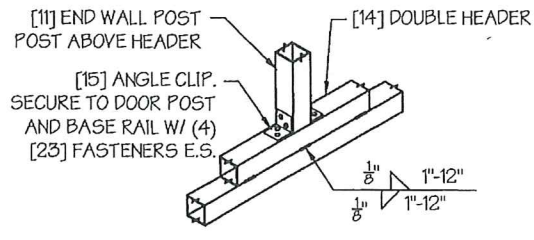
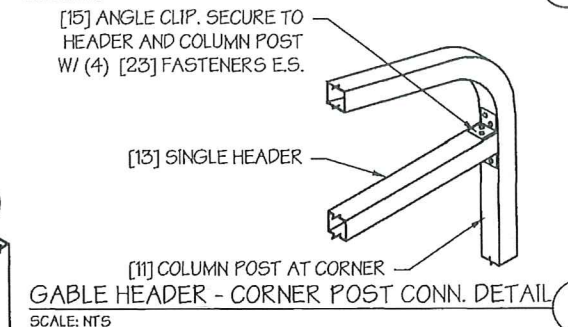
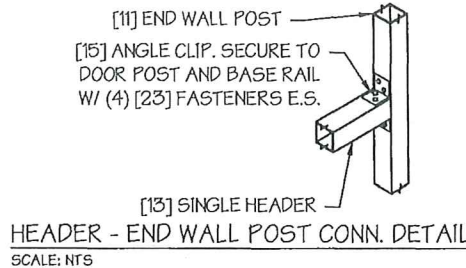
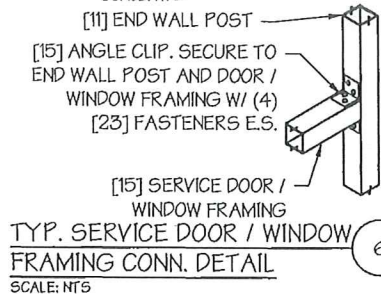
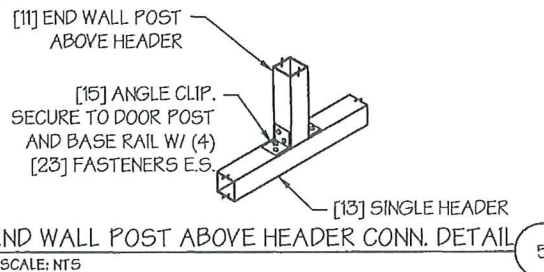


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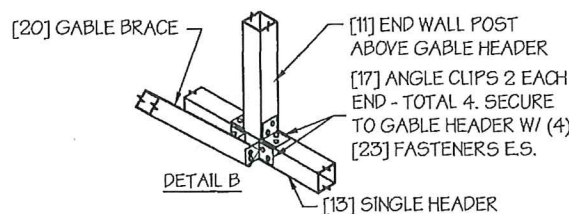
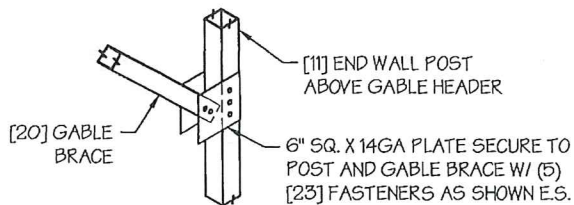
**CORNER DETAIL**  
SCALE: NTS



**END WALL POST ABOVE DOUBLE HEADER CONN. DETAIL**  
SCALE: NTS

**DOUBLE HEADER - END WALL POST CONN. DETAIL**  
SCALE: NTS

**TYP. GABLE BRACE CONN. DETAIL**  
SCALE: NTS



**GABLE BRACE - END WALL CONN. DETAIL**  
SCALE: NTS

**GABLE BRACING NOTE**

1. GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
2. FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.

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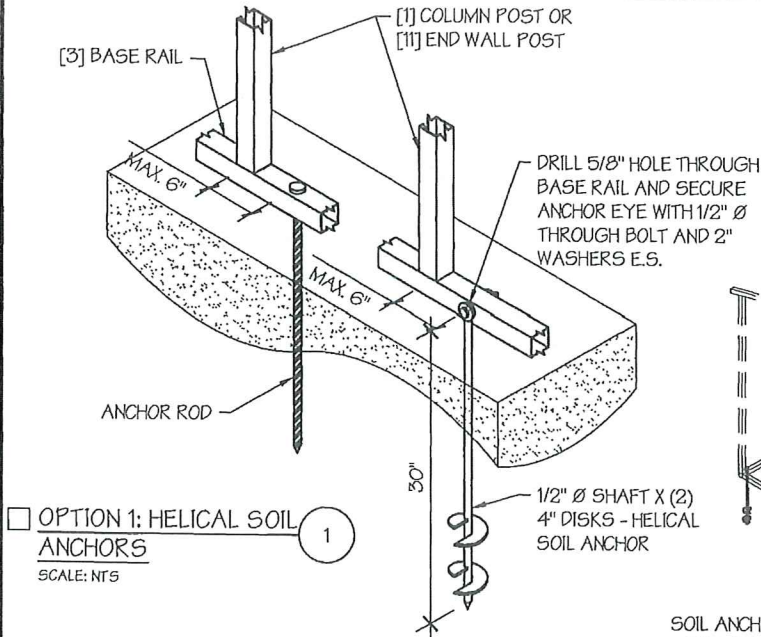
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LOCATION: STATE OF OREGON  
PROJECT NO.: 233-23-0070  
SHEET TITLE: END WALL FRAMING DETAILS  
SHEET NO.: 8-B / 11  
DRAWN BY: A.W. DATE: 1/25/22  
CHECKED BY: OAA DATE: 1/25/22

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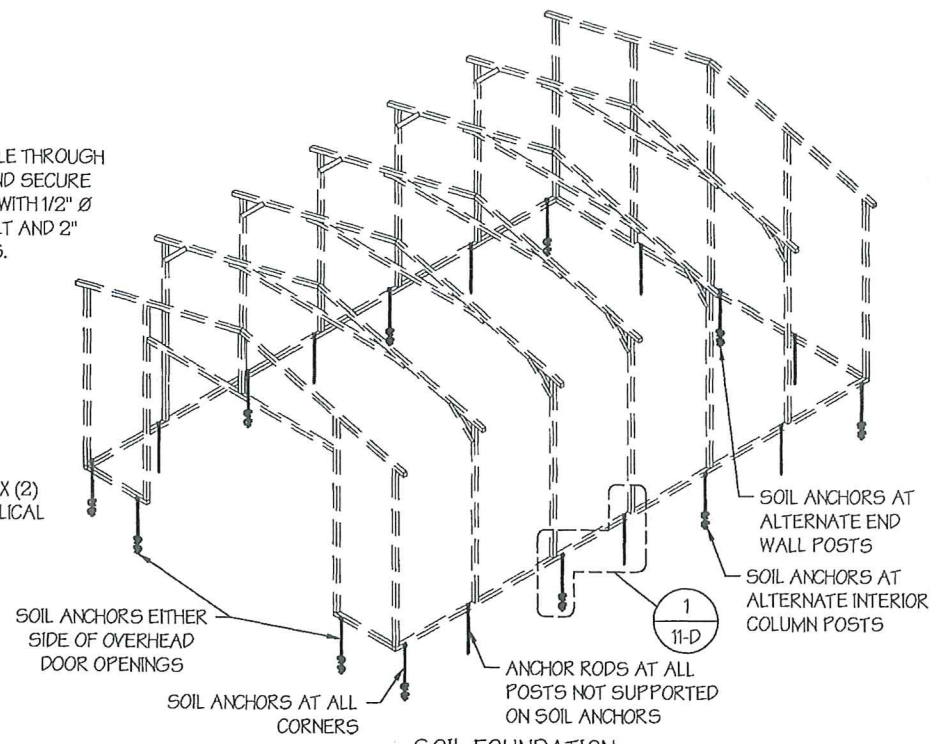
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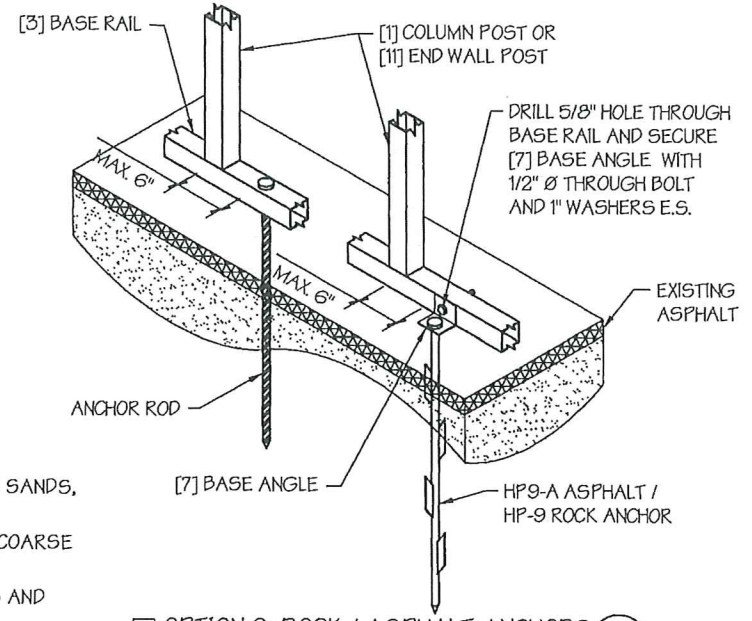
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**OPTION 1: HELICAL SOIL ANCHORS**  
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**SOIL FOUNDATION**  
SCALE: NTS



**OPTION 2: ROCK / ASPHALT ANCHORS**  
SCALE: NTS

**SOIL FOUNDATION NOTES:**

- DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
- SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
- HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
- ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

**SOIL CLASSIFICATIONS:**

| SOIL CLASS | DESCRIPTION  |
|------------|--|
| 2          | SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL. |
| 3          | SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.   |
| 4          | LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.   |


\*FROM HUD "MODEL MANUFACTURED HOME INSTALLATION STANDARDS"

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



**A&A ENGINEERING**  
CIVIL • STRUCTURAL  
6063 Renaissance Place, Toledo, OH 43623  
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**DRAWING INFORMATION**

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 233-23-0070

SHEET TITLE: FOUNDATION OPTION 4: SOIL ANCHORS

SHEET NO.: 11-D / 11


DRAWN BY: A.W. DATE: 1/25/22

CHECKED BY: OAA DATE: 1/25/22

**LEGAL INFORMATION**

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. - DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



STAMP EXPIRY: **12-31-2023**  
DATE SIGNED: **01-13-2023**