

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF FEBRUARY 23, 2022

FILE NO: LU-2021-0454

AGENDA ITEM: 3.A

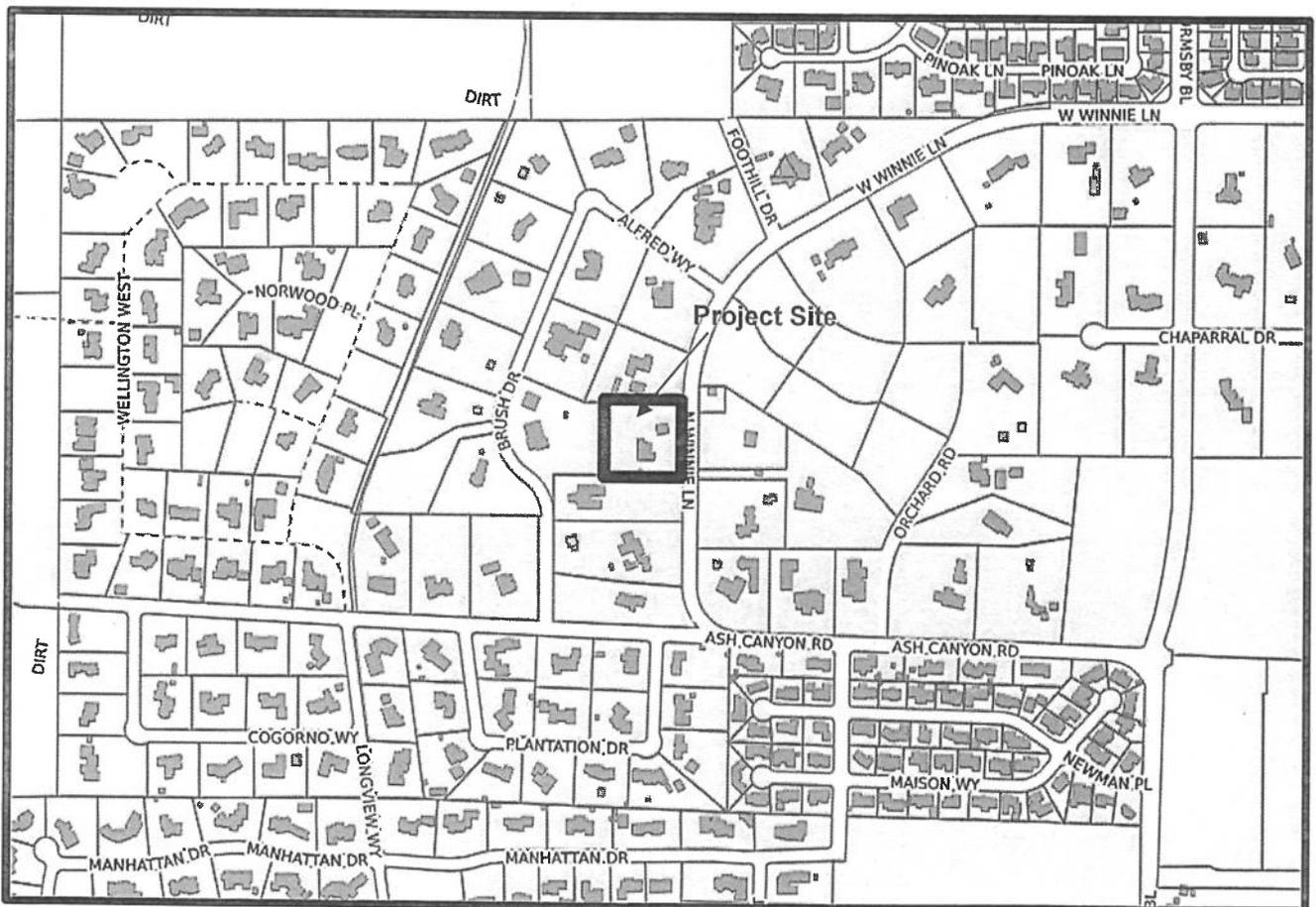
STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: LU-2021-0454 For Possible Action: Discussion and possible action regarding a request for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 73 percent of the size of the primary structure on property zoned Single Family 2 Acre located at 1780 N. Winnie Lane (Lena Reseck, lreseck@carson.org)

Summary: The applicant is proposing construction of a 952 square foot metal storage building. A storage building is a permitted accessory use in the Single Family 2 Acre zoning district; however, Carson City Municipal Code ("CCMC") 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50%, but less than 75% of the square footage of the primary structure.

PROPOSED ACTION: "I approve the administrative permit based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year and no extension granted, the permit shall become null and void.

The following shall be submitted with a Building Permit application:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The exterior building materials and colors shall be compatible with the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.

The following are general requirements applicable through the life of the project:

7. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.050.2 (Single Family 2 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low-Density Residential ("LDR")

PRESENT ZONING: Single Family 2 Acre

KEY ISSUES: Will the proposed accessory structure have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 2 Acre/Single Family Residence
EAST: Single Family 2 Acre/Single Family Residence
SOUTH: Single Family 2 Acre/Single Family Residence
WEST: Single Family 2 Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X Shaded
2. EARTHQUAKE FAULT: Greatest Severity beyond 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 2.00 acres
2. PROPOSED STRUCTURE SIZE: 952 square feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 50 feet; Side: 20 feet; Street Side: 20 feet; Rear: 30 feet

Proposed

Front: 100+ feet; Side: 100+ feet on left side and 110 feet on right side; Rear: 64 feet

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct a detached metal storage building. A detached metal storage building is a permitted accessory use in the Single Family 2 Acre zoning district; however, CCMC 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50%, but less than 75%, of the square footage of the primary structure. The subject property contains a single-family residence, totaling 3,760 square feet. The square footage of the proposed accessory structure totals 952 square feet. There are existing accessory structures on the property that include a shed (160 square feet), pool house (384 square feet), and a detached garage (1,235 square feet). The total accessory structure square footage including the proposed accessory structure will be 2,731 square feet or 73% of the residence. The original hearing for this item was scheduled for January 26, 2022 but was rescheduled for February 23, 2022 because the applicant changed the style of the proposed building. The height of the building changed from 14 feet to 15 feet otherwise the size of the building remained the same, 952 square feet.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 33 adjacent property owners within 750 feet of the subject site on February 7, 2022. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on February 23, 2022, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Development Engineering Division:

The Development Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all Carson City Development Standards ("CCDS") and Standard Details including but not limited to the following:
 - If the structure has a garage door, the driveway must meet the width and materials requirements of CCDS 12.12.

DEVELOPMENT ENGINEERING DISCUSSION:

The Development Engineering Division has reviewed the application within our areas of purview

relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Development Engineering Division offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The closest street is N Winnie Ln. N Winnie Ln is a minor collector.

Parking and internal circulation: The site currently provides parking for the residence with the ingress/egress being onto N Winnie St.

Adjacent Streets On-Street Parking: N Winnie St does not provide paved on street parking.

Proposed and/or necessary improvements: If the structure includes a garage door, the proposed driveway must meet Carson City Development Standards for width and materials.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: The site is currently connected to septic due to the sewer main being over 400 ft away.

Water: This project is currently not proposing to connect to city infrastructure.

Storm Drain: There is currently a channel along the north side of the property which drains stormwater from the west. The plan does not change the natural drainage.

Public Lands: No comments.

CCMC 18.02.080(5)(e) – Title 18 Standards

Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project will meet engineering standards for health and safety if conditions are met.

Earthquake faults: The closest fault is over 500 ft away with a slip rate of between 1-5 mm/yr.

FEMA flood zones: The current FEMA flood zone is Zone X (shaded) so no special flood mitigation is required.

Site slope: The site is relatively flat.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

1. Project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The primary use of the Low-Density Residential master plan designation is neighborhoods which

primarily include single-family residences. A detached storage building is considered an accessory use in the SF2A zoning district and are therefore consistent with the master plan. The project site is a larger, single family lot in a rural setting. Detached accessory structures are common in such areas.

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

The design of the proposed building provides a look that is compatible with the neighborhood. The applicant intends to add windows for architectural detail and will provide a dirt berm with trees along the North side to provide a natural screening from the street and the neighbor's property. Staff is recommending a condition of approval requiring compatibility with the existing residence (COA #6). The proposed storage building will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. The need for the Administrative Permit is due to the cumulative square footage of the accessory structure, not the use itself. Detached accessory structures such as garages, shops, and sheds are common on larger single family lots in rural areas.

- 3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

A detached storage building is a permitted accessory use in the Single Family 2 Acre zoning district. The construction of the storage building will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

- 4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

A detached storage building is a permitted accessory use in the Single Family 2 Acre zoning district. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The construction of the accessory structure will have no impact on existing services and facilities.

- 5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

The application has been reviewed for compliance with the code. The subject parcel is zoned Single Family 2 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. A detached storage building is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50% but less than 75% of the size of the primary structure requires approval of an Administrative Permit. The proposed 952 square foot structure along with the existing detached accessory structures is 73% of the size of the primary residence. The primary residence is 3,760 square feet. The proposed detached storage building will be placed in compliance with all required setbacks and height limitations of the Single Family 2 Acre zoning district. As designed and conditioned the accessory structure meets the standards outlined in Title 18.

- 6. Will not be detrimental to the public health, safety, convenience and welfare.**

A detached storage building is a permitted accessory use in the Single Family 2 Acre zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory

structures is more than 50%, but less than 75% of the size of the primary structure. The square footage of the accessory structure will not be detrimental to the public health, safety, convenience, and welfare. Prior to construction beginning, the applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

7. Will not result in material damage or prejudice to other property in the vicinity.

The subject parcel is zoned Single Family 2 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as storage buildings, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50% but less than 75% of the size of the primary structure an Administrative Permit is required. The proposed 952 square foot accessory structure is 73% of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Single Family 2 Acre zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2021-0454)

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # LU-2021-0454

APPLICANT Frank Sindelar **PHONE #** 916/223-9570

MAILING ADDRESS, CITY, STATE, ZIP
 3551 Silver Ranch Ave, Loomis, CA 95650

EMAIL ADDRESS
 franksind@yahoo.com

PROPERTY OWNER Frank L. Sindelar and Janet E McClard **PHONE #**

MAILING ADDRESS, CITY, STATE, ZIP
 same

EMAIL ADDRESS
 same

APPLICANT AGENT/REPRESENTATIVE Self **PHONE #**

MAILING ADDRESS, CITY, STATE, ZIP
 same

EMAIL ADDRESS
 same

FOR OFFICE USE ONLY:
 CCMC 18.02.110

ADMINISTRATIVE PERMIT

FEE*: \$750.00 + noticing fee
 + \$60/hr over 10 hours
 *Due after application is deemed complete by staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies)

- Application Form
- Site Plan
- Written Project Description
- Administrative Permit Findings
- Applicant's Acknowledgment Statement
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Anytime during business hours.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

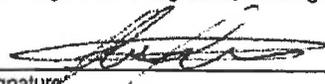
<u>Project's Assessor Parcel Number(s):</u> 007 102 09	<u>Street Address</u> 1780 N. Winnie L.	
<u>Project's Current Master Plan Designation</u>	<u>Project's Current Zoning</u> SF2A	<u>Nearest Major Cross Street(s)</u> N. Winnie L. / Ash Canyon Road

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

Add a metal barn 28' x 34' on the property 30' N and 30' W of the NW corner of the main structure. Built as a temporary structure, ie, designed to be readily removed when no longer wanted.

PROPERTY OWNER'S AFFIDAVIT

I, Frank Sindelar, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

 3551 Silver Ranch Ave, Loomis, CA 95650 12/15/21

Signature Address Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
 COUNTY)

On _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

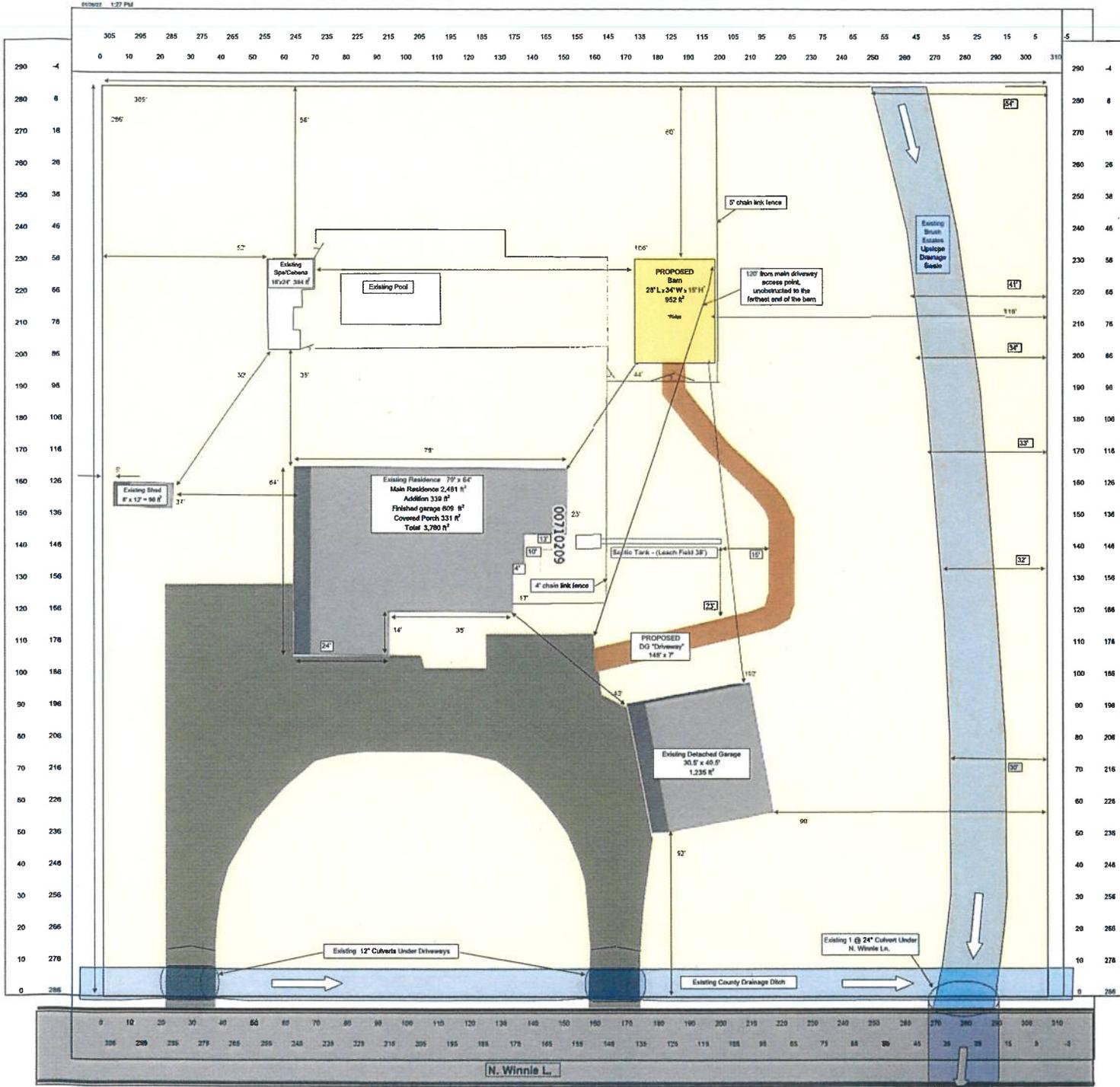
Notary Public



Administrative Permit

1780 N. Winnie L. (from the Assessor's Website) Frank Sindelar 916/223-9570

https://carsoncitynv.mapgeo.io/datasets/properties?abuttersDistance=300&latlng=39.175653%2C-119.789313&previewId=00710209&zoom=20



Site Plan

APPLICANT	Frank Sindelar	PHONE #	916/223-9570
MAILING ADDRESS, CITY, STATE, ZIP	3051 31st St, Reno, NV, 89502		
APPLICANT AGENT/REPRESENTATIVE	Frank Sindelar		
PHONE #	916/223-9570		
MAILING ADDRESS, CITY, STATE, ZIP	3051 31st St, Reno, NV, 89502		
APPLICANT AGENT/REPRESENTATIVE	Frank L. Sindelar and Janelle M. Board		
PHONE #	916/223-9570		
MAILING ADDRESS, CITY, STATE, ZIP	3051 31st St, Reno, NV, 89502		
APPLICANT AGENT/REPRESENTATIVE	Frank L. Sindelar and Janelle M. Board		
PHONE #	916/223-9570		
MAILING ADDRESS, CITY, STATE, ZIP	3051 31st St, Reno, NV, 89502		

Administrative Permit Findings

Frank Sindelar 916/223-9570 1780 N. Winnie L. APN# 007 102 09

12/15/21

1. Will be consistent with the objectives of the Master Plan elements.

1a) Consistent w/Master Plan and is within the boundaries of private property .

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

2a) Private residential property not used for business purposes, manufacturing, storing inventory or anything to affect adversely the surrounding environment or traffic patterns.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

3a) Will have no direct access to a public street.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

4a) No connection or use of any public services and facilities, with the exception of electricity.

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

5a) On private property and complies with Title 18 setbacks, etc.

6. Will not be detrimental to the public health, safety, convenience and welfare.

6a) An accessory building on a private residence so it will not be detrimental to the public.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

7a) It is an accessory building on private property and meets setback restrictions.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

Additional Findings are:

A. The living space of the residence, taking into consideration the original residence, the addition, the finished attached garage, and enclosed (w/hard walls) porch, are as follows:

a) Original residence = 2,481 ft²

b) Addition = 339 ft²

c) Finished attached garage = 609 ft²

d) Enclosed porch = 331 ft²

Total $(2,481 \text{ ft}^2 + 339 \text{ ft}^2 + 609 \text{ ft}^2 + 331 \text{ ft}^2) = 3,760 \text{ ft}^2$

B. Proposed Accessory building 952 ft²

Ratio of percent accessory buildings area to main house area is:

$(952 \text{ ft}^2 + 1,235 \text{ ft}^2 + 384 \text{ ft}^2 + 160 \text{ ft}^2) / 3,760 \text{ ft}^2 = 72.64\%$

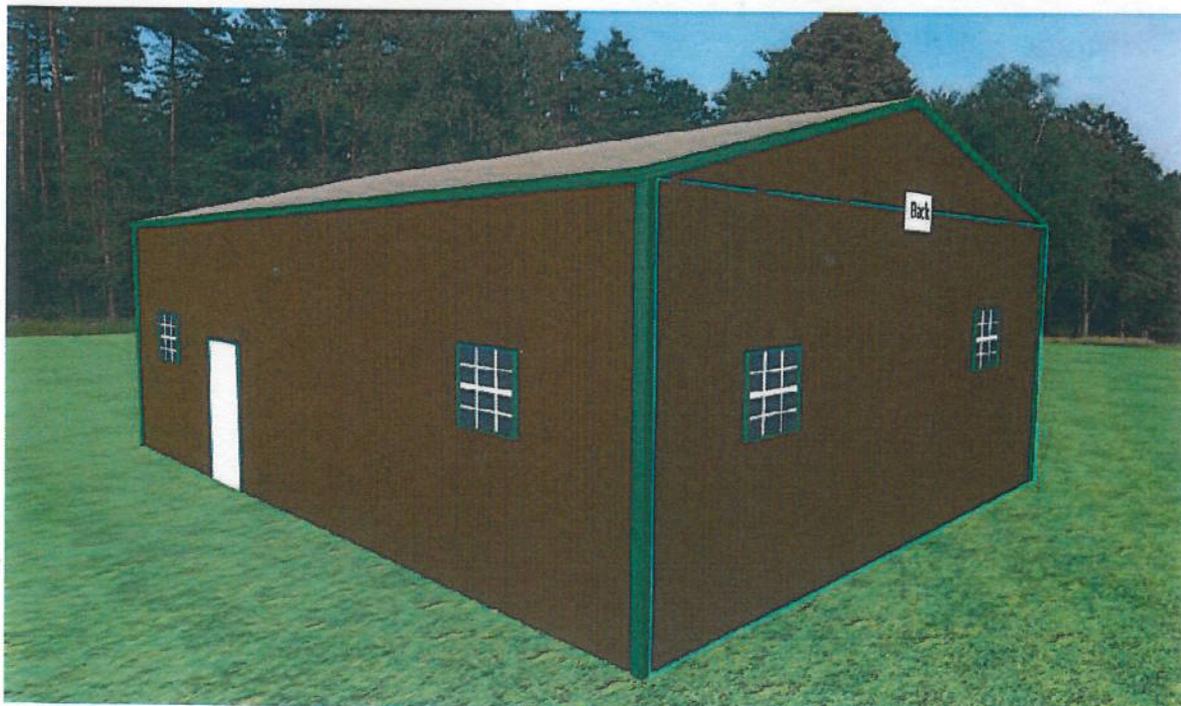
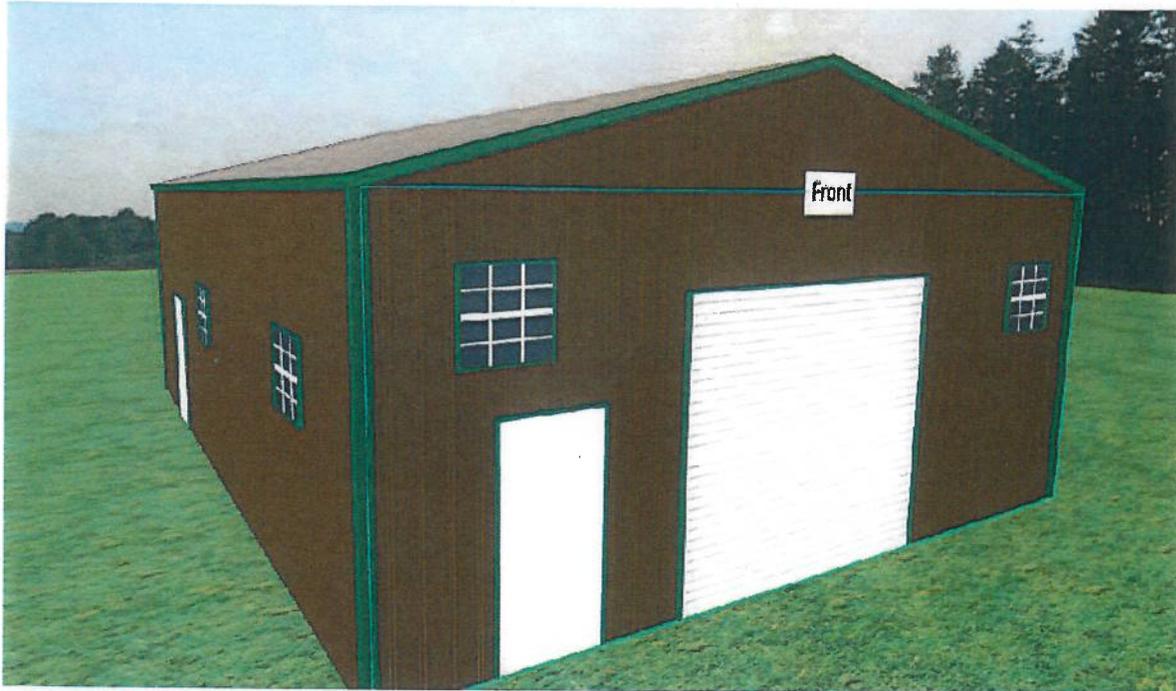
C. With the square footage of the main house and accessory buildings, the proposed accessory building could accommodate an additional margin of 88 ft², while still falling within/under the 75% limitation.

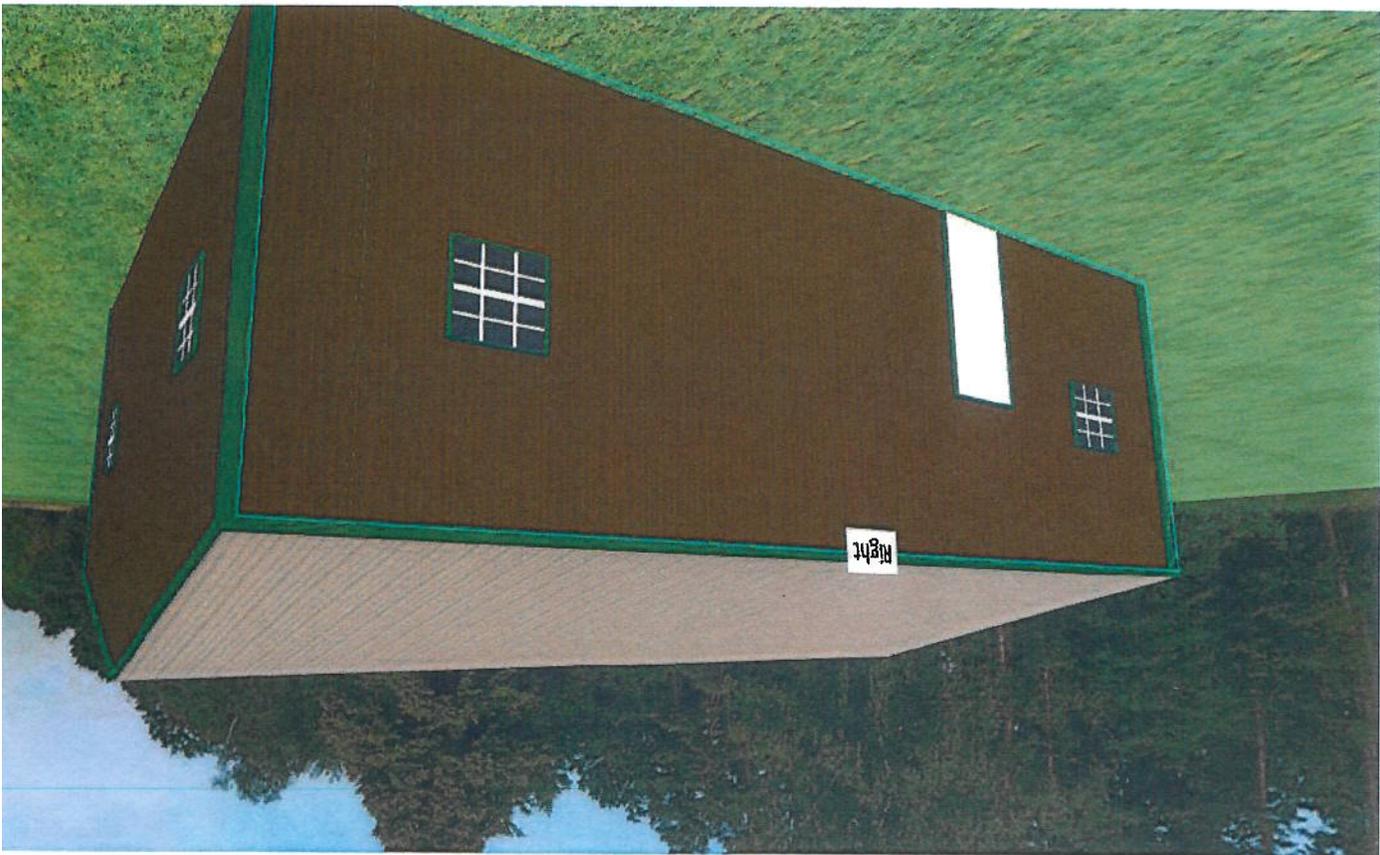
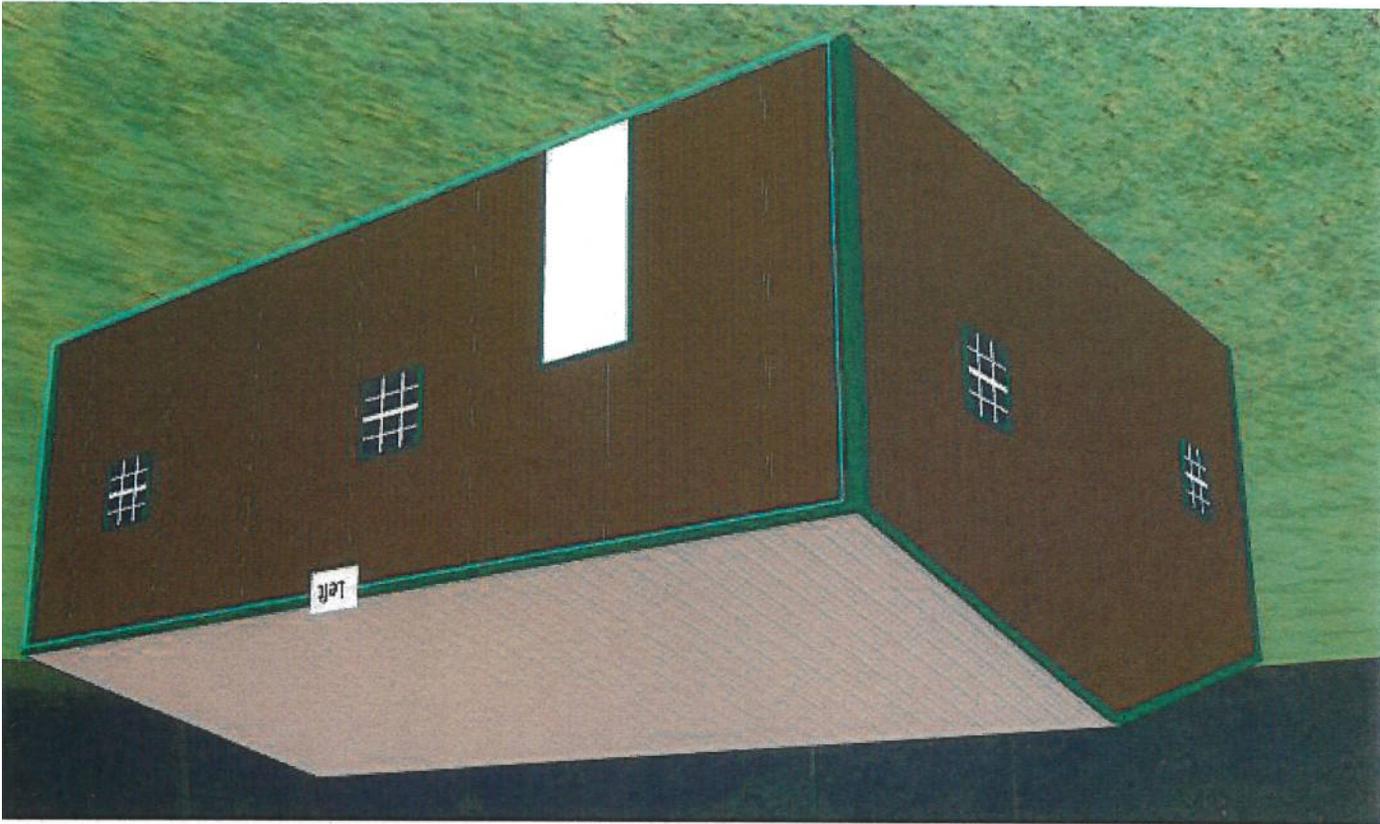
$(2,731 \text{ ft}^2 + 88) / 3,760 \text{ ft}^2 = 75\%$

Sample/Typical Elevation Drawings

Frank Sindelar 916/223-9570 1780 N. Winnie L. APN# 007 102 09 1/25/22

Below are elevation drawings of proposed purchased metal roof and sides. The 4 elevation pictures show various options I have, to construct the ends/sides of the metal building with the placement and styling of the windows and doors. I can work with the agencies that have input, in addition to the neighbors, as to what they would like to better blend into the community ambiance. I have not firmly decided on any particular exterior color for the roof and sides at this point and am open to suggestions, as there is flexibility, but provided these colors is a starting point. The vertical ribs on the roof and side better fit into the neighborhood, addressing the neighbors concerns to closer resemble a wood framing construction. I will provide a dirt berm with trees on top, along the North (right) side, to improve a natural visual blocking of the building from the street and North neighbor's property per their concerns.







A-FRAME 28'-0" WIDE CARPORT STYLE BUILDINGS

DESIGN NOTES

- 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.
- BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
- ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
- ALL FIELD CONNECTIONS SHALL BE #12X1" SDS (ESR-2196 OR EQ).
- STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
- STRUCTURAL TUBE T52 1/2"x2 1/2" - 14GA IS EQUIVALENT TO T52 1/4"x2 1/4" - 12GA AND EITHER ONE MAY BE USED IN L'EU OF THE OTHER.
- 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, BARN)
RISK CATEGORY:	1
1. DEAD LOAD (D)	D = 4 PSF
2. ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3. SNOW LOAD (S)	
GROUND SNOW LOAD	P _g = 20 - 90 PSF
IMPORTANCE FACTOR	I _s = 0.8
THERMAL FACTOR	C _t = 1.2
EXPOSURE FACTOR	C _e = 1.0
ROOF SLOPE FACTOR	C _s = 1.0
4. WIND LOAD (W)	
BASIC WIND SPEED	V _{ULT} = 105 - 180 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
DESIGN CATEGORY	D
IMPORTANCE FACTOR	I _e = 1.00

LOAD COMBINATIONS:

- D + (Lr OR S)
- D + (0.6W OR ±0.7E)
- D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
- 0.6D + (0.6W OR ±0.7E)

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MANUFACTURED BY:



270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
6886 Renaissance Place • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT:	28'-0" WIDE BUILDINGS
LOCATION:	STATE OF OREGON
PROJECT NO.:	232-21-0007
SHEET TITLE:	

COVER SHEET

SHEET NO.: 1 / 11

DRAWN BY: E.Z. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

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:

WIDTH:

LENGTH:

BUILDING INFORMATION

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

CERTIFICATION VALIDITY NOTICE

DATE OF PLANS EXPIRATION: **JAN 15 2022**

CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

DATE EXPIRES: **DEC 31 2021**

DATE SIGNED: **JAN 15 2021**

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	

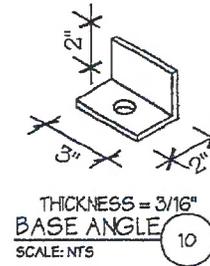
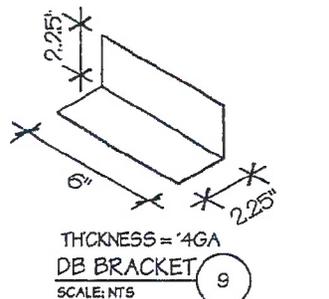
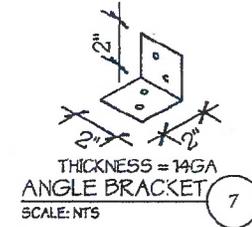
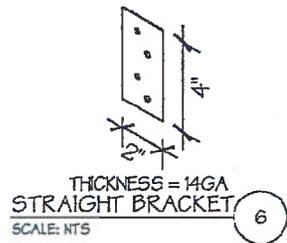
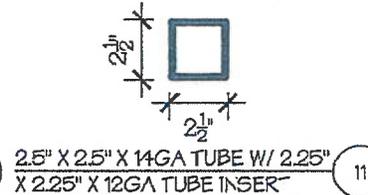
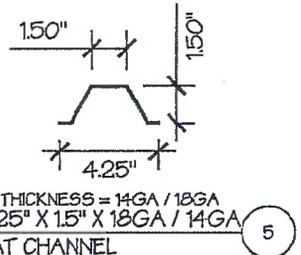
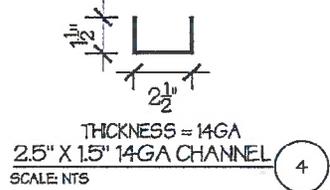
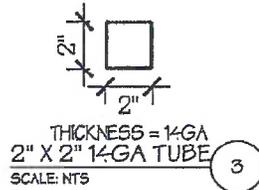
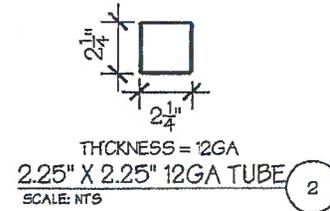
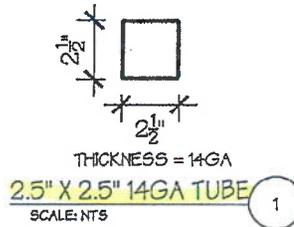
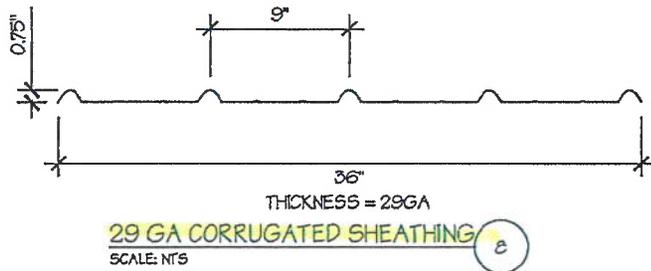
TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	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.

TABLE 2.3: GAUGE THICKNESS

GAUGE	29	18	14	12
THICKNESS (IN)	0.0135	0.049	0.083	0.109



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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS
 LOCATION: STATE OF OREGON
 PROJECT NO.: 232-21-0007
 SHEET TITLE:

SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11
 DRAWN BY: E.Z DATE: 1/15/21
 CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

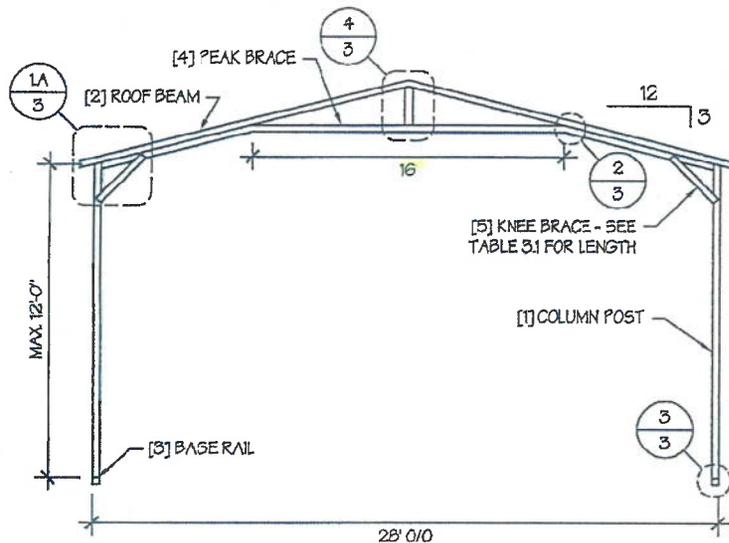
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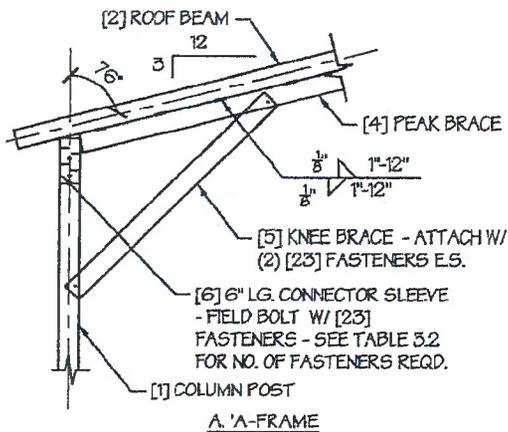


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TYP. A-FRAME SECTION
SCALE: NTS



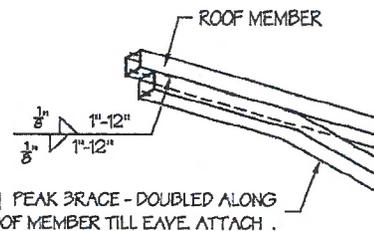
EAVE DETAIL
SCALE: NTS

TABLE 3.1: KNEE BRACE SCHEDULE

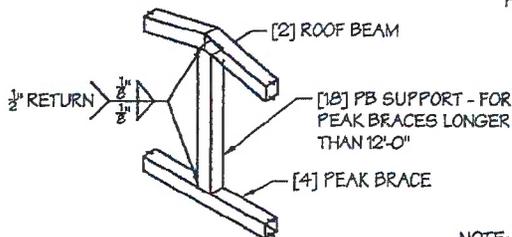
EAVE HEIGHT	KNEE BRACE LENGTH
□ UP TO 8'	24"
□ 9' TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

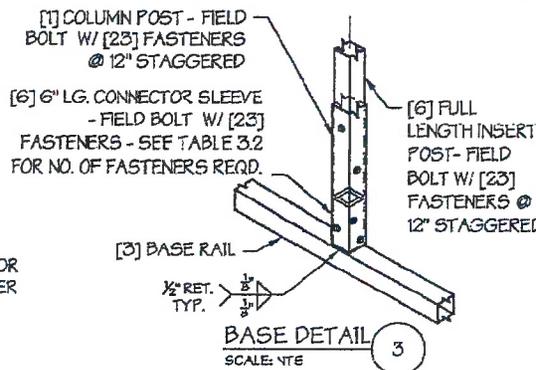
WIND SPEED (MPH)	NO. OF FASTENERS
□ 105 TO 125	4
□ 130 TO 155	6
□ 160 TO 180	8



PEAK BRACE CONNECTION DETAILS
SCALE: NTS



PB SUPPORT DETAIL
SCALE: NTS



BASE DETAIL
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.

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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 232-21-0007

SHEET TITLE:

FRAME SECTIONS & DETAILS

SHEET NO.: 3 / 11

DRAWN BY: E.Z. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

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DATE EXPIRES: **DEC 31 2021**

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TABLE 4: FRAME SPACING CHART / SCHEDULE

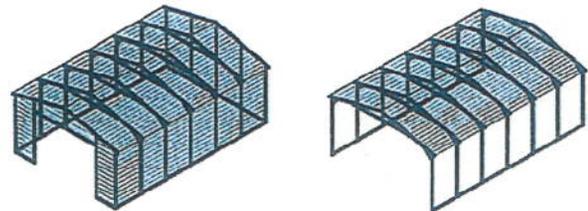
GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS							■ OPEN BUILDINGS						
	WIND SPEED (MPH)							WIND SPEED (MPH)						
	□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180
□ 50 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/48	42/48	36/42	36	30/36
□ 40 / 27	48/60	48/60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

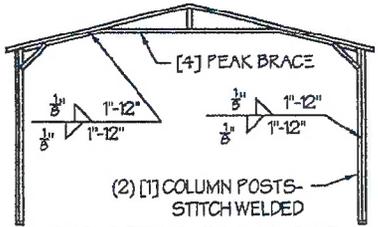
ENCLOSURE CLASSIFICATION:

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

GENERAL NOTES:

1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0\".
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: 28'-0" WIDE BUILDINGS
 LOCATION: STATE OF OREGON
 PROJECT NO.: 232-21-0007
 SHEET TITLE:

SPACING SCHEDULES & ENCLOSURE NOTES

SHEET NO.: 4 / 11
 DRAWN BY: E.Z. DATE: 1/15/21
 CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

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TABLE 5.1: PURLIN SPACING SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	14GA. HAT CHANNEL PURLIN							18GA. HAT CHANNEL PURLIN						
	WIND SPEED (MPH)							WIND SPEED (MPH)						
	105	115	130	140	155	165	180	105	115	130	140	155	165	180
30/20	54	48	42	36	30	24	24	36	30	24	18	18	12	12
40/27	42	42	42	36	30	24	24	30	30	24	18	18	12	12
50/34	40	40	40	36	30	24	24	24	24	24	18	18	12	12
60/41	36	36	36	36	30	24	24	18	18	18	18	18	12	12
70/47	32	32	32	32	30	24	24	18	18	18	18	18	12	12
80/54	30	30	30	30	30	24	24	18	18	18	18	18	12	12
90/61	24	24	24	24	24	24	24	12	12	12	12	12	12	12
30/20	54	48	42	42	36	30	30	48	36	30	24	18	18	12
40/27	42	42	42	42	36	30	30	42	36	30	24	18	18	12
50/34	40	40	40	40	36	30	30	30	30	30	24	18	18	12
60/41	36	36	36	36	36	30	30	30	30	30	24	18	18	12
70/47	32	32	32	32	32	30	30	24	24	24	24	18	18	12
80/54	32	32	32	32	32	30	30	18	18	18	18	18	18	12
90/61	30	30	30	30	30	30	30	18	18	18	18	18	18	12
30/20	54	48	42	42	36	36	30	54	48	36	30	24	24	18
40/27	42	42	42	42	36	36	30	42	42	42	36	30	30	30
50/34	40	40	40	40	36	36	30	40	40	40	40	36	30	30
60/41	36	36	36	36	36	36	30	36	36	36	36	36	30	30
70/47	32	32	32	32	32	32	30	32	32	32	32	32	30	30
80/54	32	32	32	32	32	32	30	32	32	32	32	32	30	30
90/61	30	30	30	30	30	30	30	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:

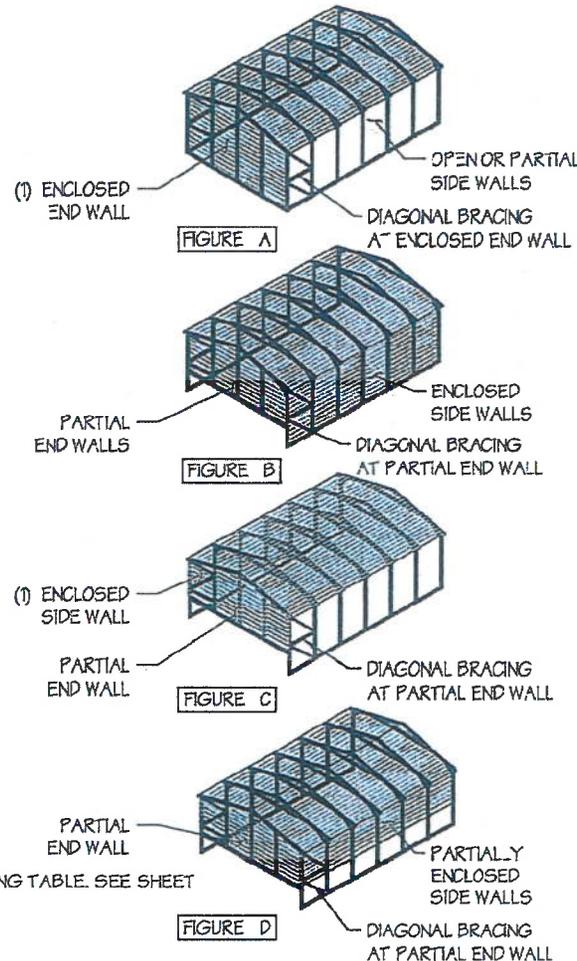
- FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
- FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
- SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.
- IRREGULAR BUILDING & BUILDINGS W/ MORE THAN 2 SIDE OPENINGS MUST HAVE A 10' TUBE PEAK BRACE ON ALL FRAMES.

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 AND 18 GA PURLINS.
- FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.



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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS
LOCATION: STATE OF OREGON
PROJECT NO.: 232-2'-0007
SHEET TITLE:

PURLIN & GIRT SPACING SCHEDULES

SHEET NO.: 5 / 11
DRAWN BY: EZ DATE: 1/15/21
CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

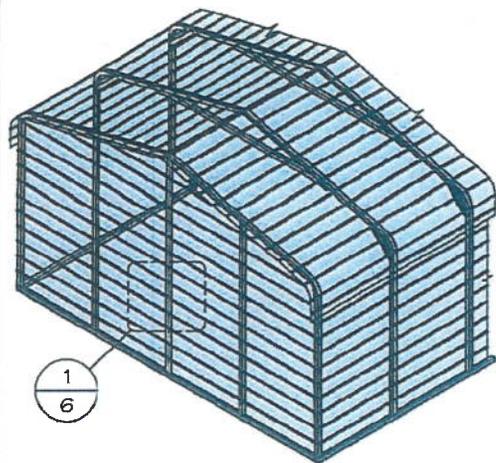
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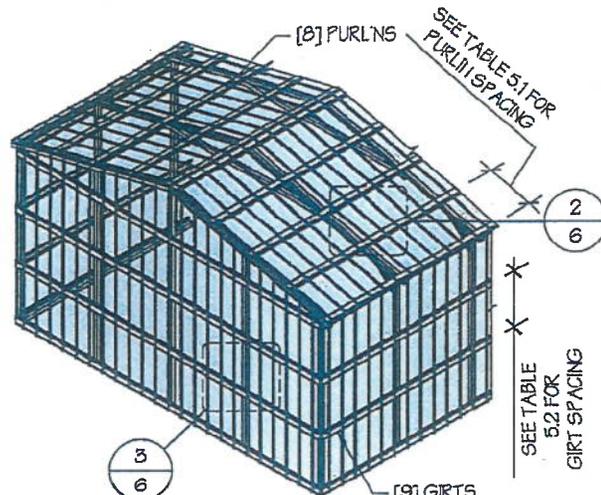


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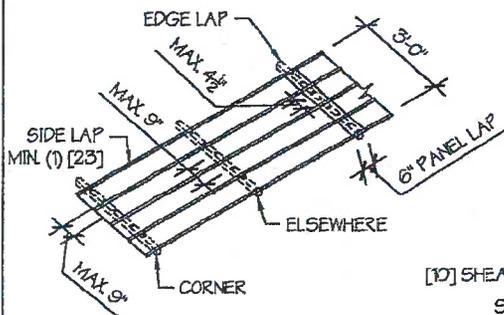
TYP. HORIZONTAL SHEATHING
SCALE: NTS



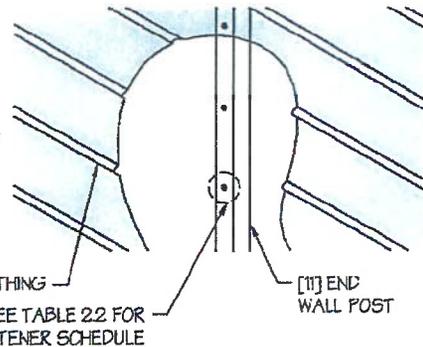
TYP. VERTICAL SHEATHING
SCALE: NTS

GENERAL SHEATHING NOTES:

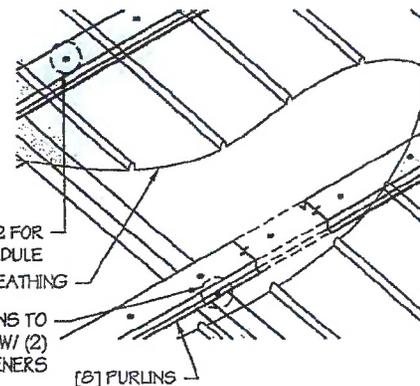
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW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



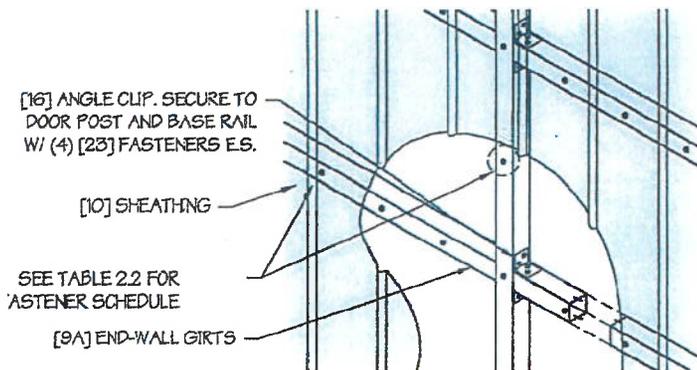
TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



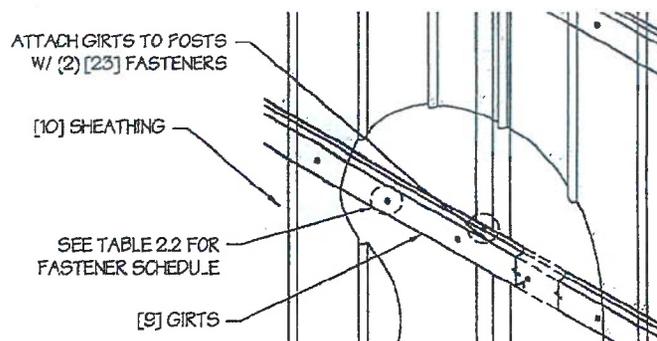
TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS



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: 28'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 232-21-0007

SHEET TITLE:

SHEATHING OPTIONS
& DETAILS

SHEET NO.: 6 / 11

DRAWN BY: E.Z. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

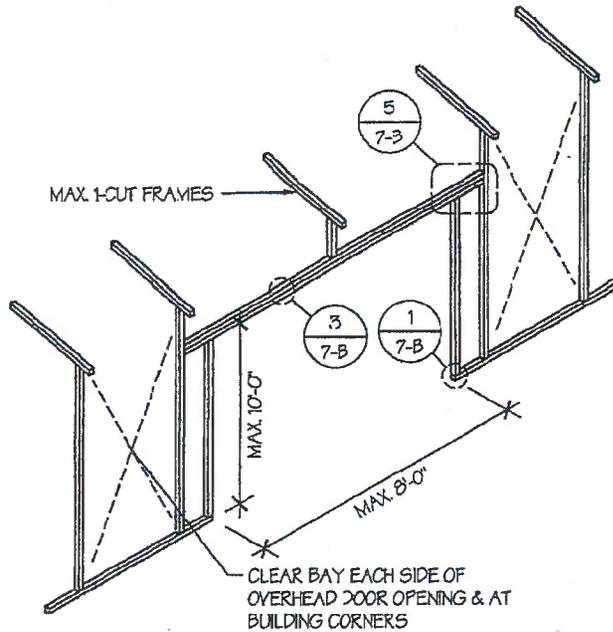
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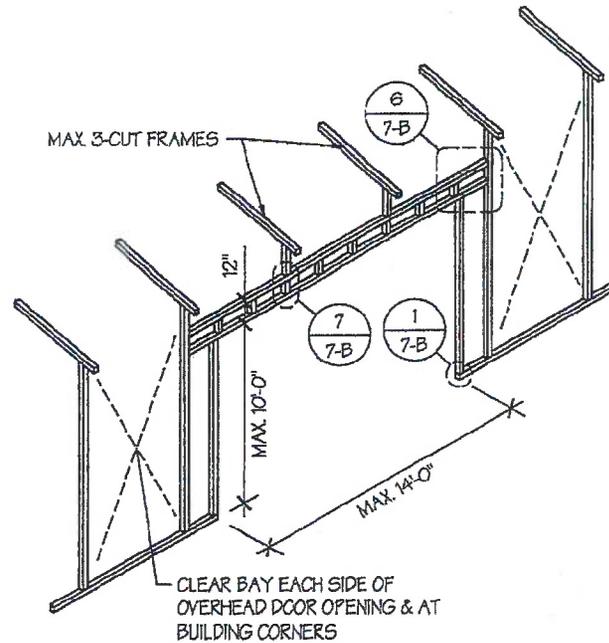


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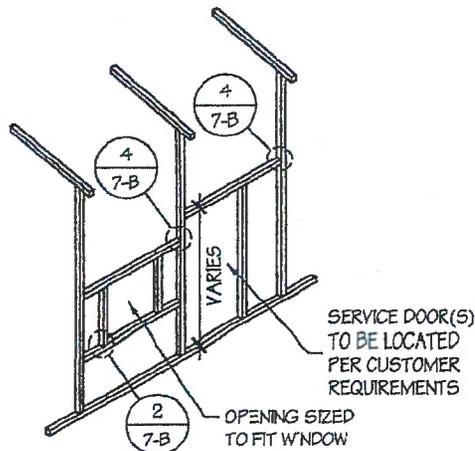
DATE SIGNED: **JAN 15 2021**



SIDE WALL OVERHEAD DOOR OPENINGS
SCALE: NTS



SIDE WALL OVERHEAD DOOR OPENINGS WITH TRUSS STYLE HEADER
SCALE: NTS



SIDE WALL SERVICE DOOR / WINDOW OPENINGS
SCALE: NTS

SIDE WALL FRAMING NOTES:

1. TRUSS-STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER.
2. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
3. MAX HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
5. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
6. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

MANUFACTURED BY:



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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 232-21-0007

SHEET TITLE:

SIDE WALL FRAMING
& OPENINGS

SHEET NO.: 7-A / 11

DRAWN BY: E.Z. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

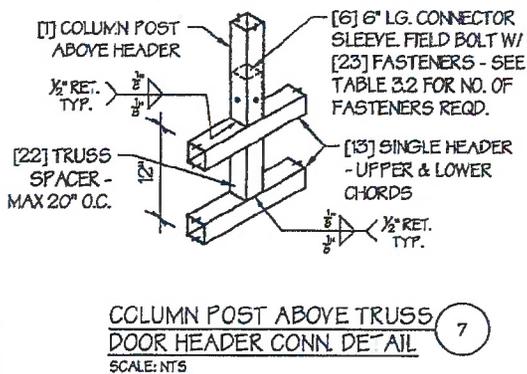
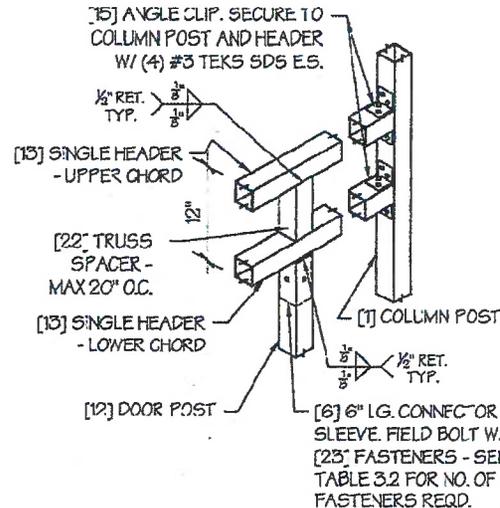
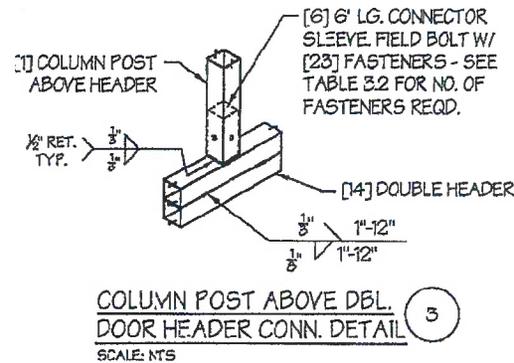
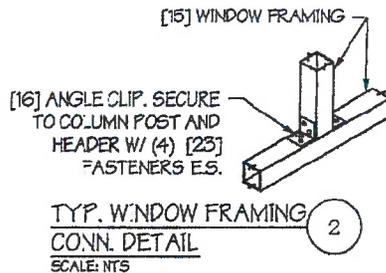
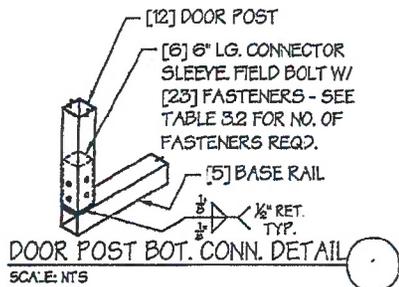
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DATE EXPIRES: **DEC 31 2021**

DATE SIGNED: **JAN 15 2021**



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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 232-2'-0007

SHEET TITLE:

**SIDE WALL FRAMING
DETAILS**

SHEET NO.: 7-B / 11

DRAWN BY: E.Z DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

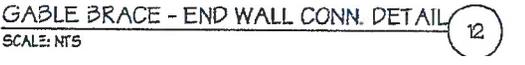
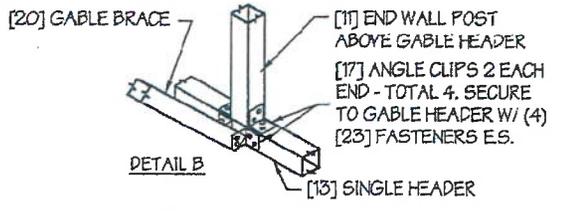
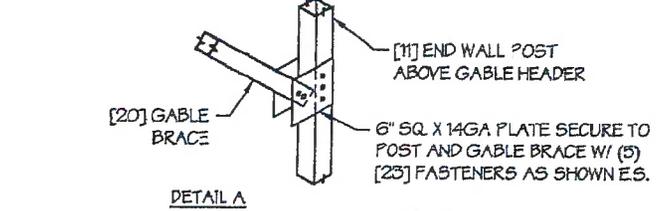
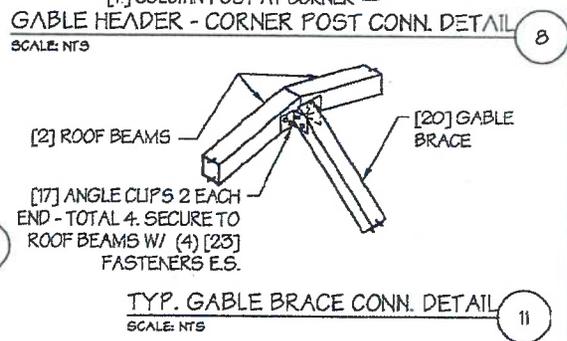
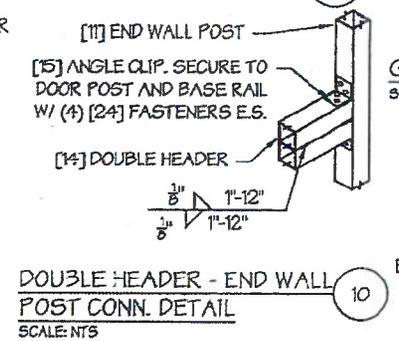
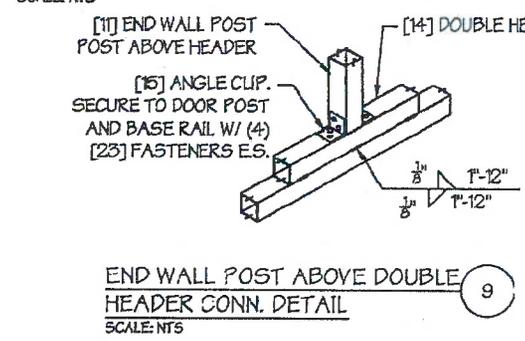
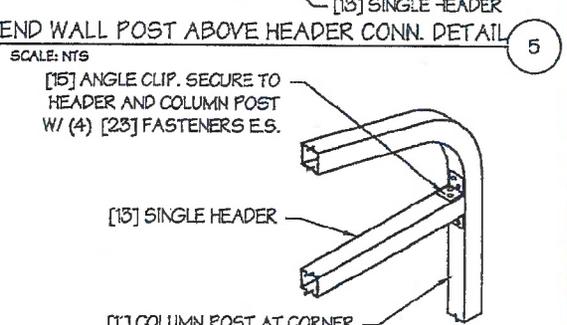
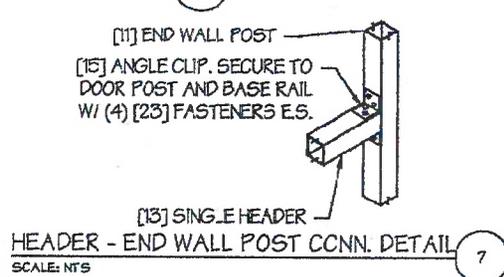
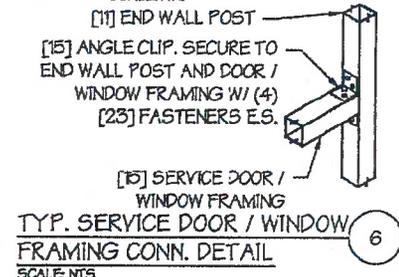
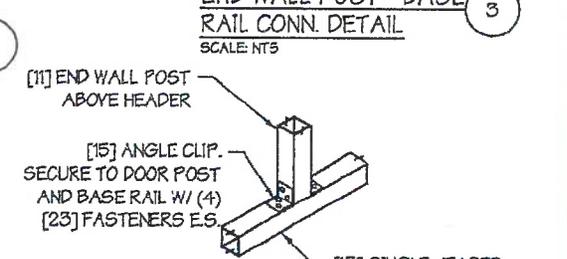
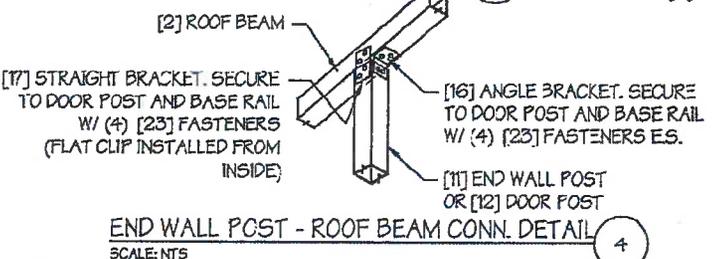
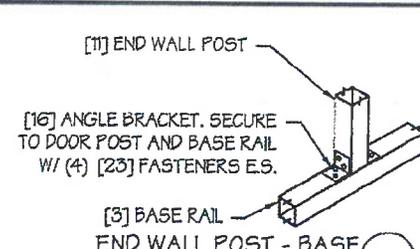
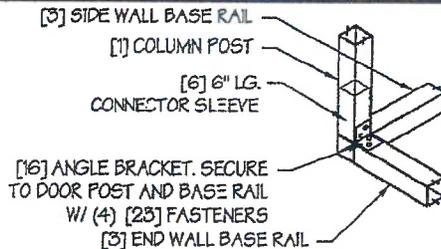
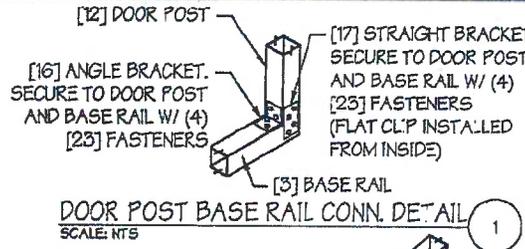
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ENGINEERED BY:

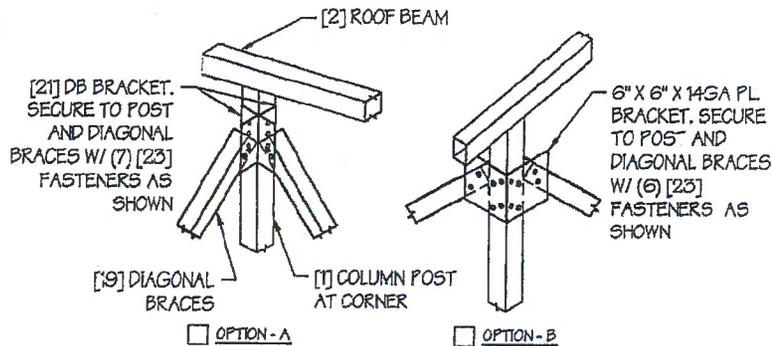
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DRAWING INFORMATION
 PROJECT: 28'-0" WIDE BUILDINGS
 LOCATION: STATE OF OREGON
 PROJECT NO.: 232-21-0007
 SHEET TITLE:
END WALL FRAMING DETAILS
 SHEET NO.: 8-B / 11
 DRAWN BY: E.Z. DATE: 1/15/21
 CHECKED BY: OAA DATE: 1/15/21

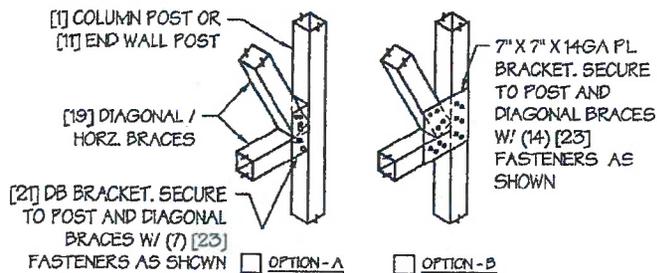
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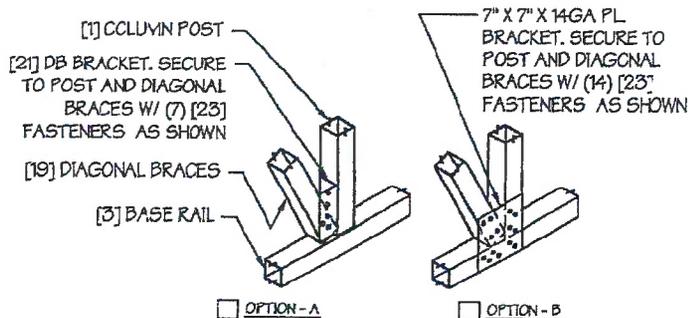
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DIAGONAL BRACE TOP CORNER CONN. DETAIL* 1
SCALE: NTS

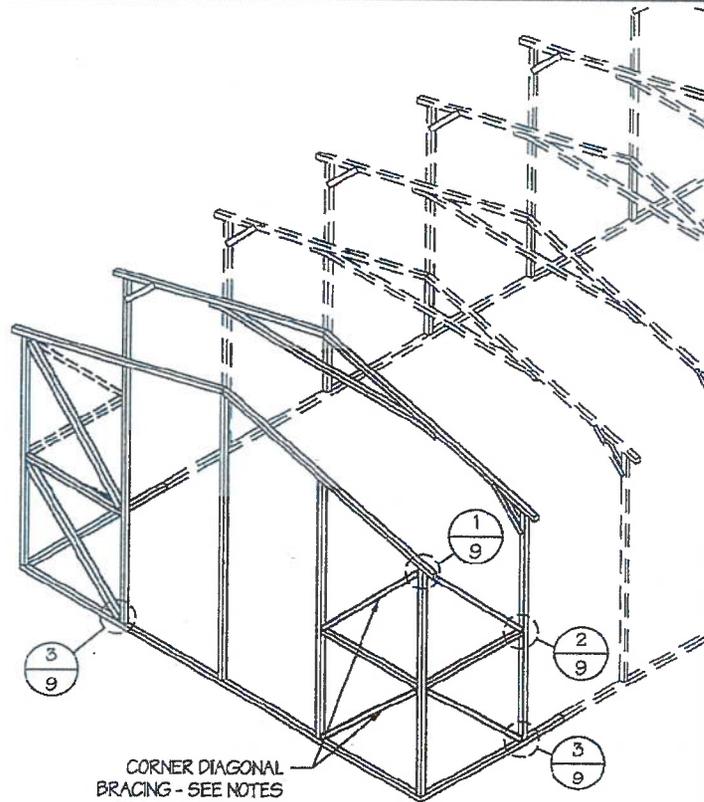


DIAGONAL BRACE - POST CONN. DETAIL* 2
SCALE: NTS



DIAGONAL BRACE BOT. CORNER CONN. DETAIL* 3
SCALE: NTS

* INSIDE VIEW SHOWN FOR CLARITY



DIAGONAL BRACING AT CORNERS
SCALE: NTS

CORNER BRACING NOTES:

- DIAGONAL BRACING AT BUILDING CORNERS IS REQUIRED FOR ALL BUILDINGS IN LOCATIONS WHERE WIND SPEED IS 140 MPH OR GREATER.
 - FOR 3 SIDED ENCLOSED BUILDINGS, 140 MPH OR GREATER WIND SPEED - THE BUILDING MUST BE DESIGNED WITH OPEN BUILDING SPACING AND DIAGONAL BRACING IS REQUIRED ON ALL ENCLOSED WALLS.
- SIDE-WALL DIAGONAL BRACING IS REQUIRED WHEN THE ADJACENT END-WALL IS PARTIALLY ENCLOSED.
- ALL BUILDINGS WITH IRREGULAR ENCLOSURE (SEE SHEET 5) WILL REQUIRE SIDE-WALL BRACING CLOSE TO THE PARTIALLY ENCLOSED END-WALL.

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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 232-21-0007

SHEET TITLE:

**CORNER BRACING
DETAILS**

SHEET NO.: 9 / 11

DRAWN BY: E.Z. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

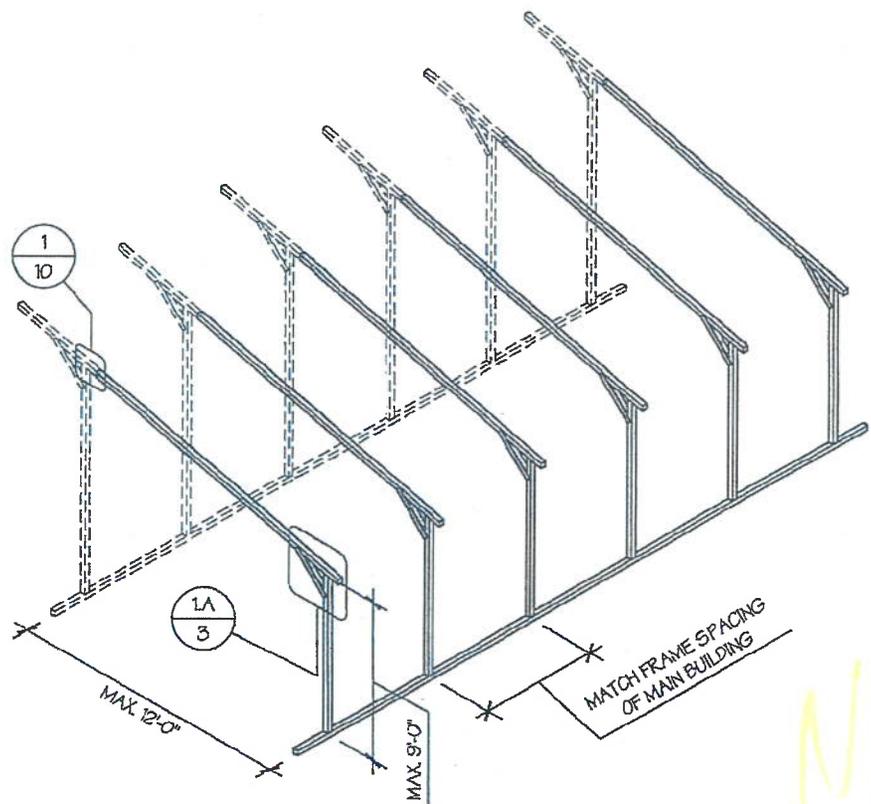
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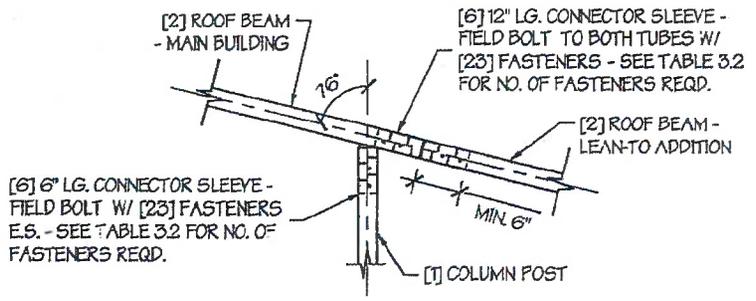


DATE EXPIRES: **DEC 31 2021**

DATE SIGNED: **JAN 15 2021**



OPTIONAL LEAN-TO ADDITION
SCALE: NTS



LEAN-TO ATTACHMENT DETAIL 1
SCALE: NTS

LEAN-TO ADDITION NOTES:

1. LEAN-TO ADDITIONS CAN BE ADDED ON EITHER OR BOTH SIDES OF THE BUILDING.
2. ROOF SLOPE, PURLIN, GIRT AND FRAME SPACING OF THE ADDITION HAVE TO MATCH THAT OF THE MAIN STRUCTURE.
3. IF THE LEAN-TO ADDITION IS "OPEN" (BOTH END WALLS OR SIDE WALL IS NOT ENCLOSED), THE DESIGN OF THE MAIN BUILDING HAS TO USE THE FRAME SPACING OF AN OPEN BUILDING FROM TABLE 4.

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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS
LOCATION: STATE OF OREGON
PROJECT NO.: 232-21-0007
SHEET TITLE:

OPTIONAL LEAN-TO
ADDITION

SHEET NO.: 10 / 11
DRAWN BY: E.Z. DATE: 1/15/21
CHECKED BY: OAA DATE: 1/15/21

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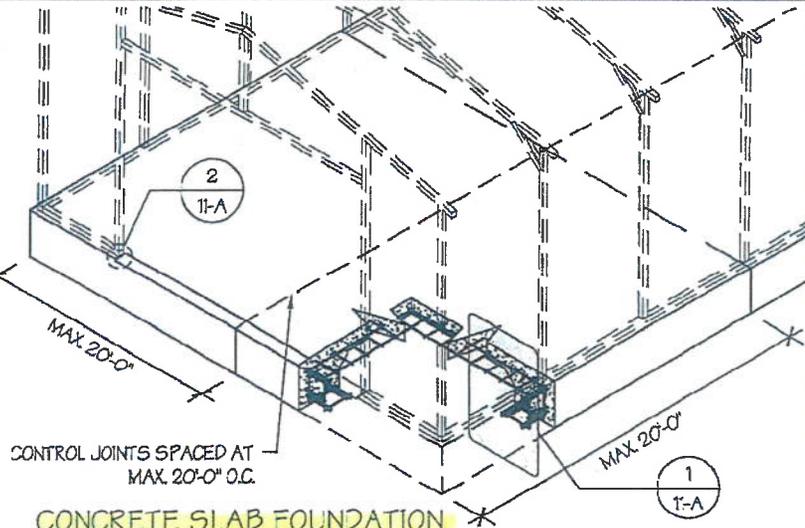
SEAL:



DATE EXPIRES: **DEC 31 2021**
DATE SIGNED: **JAN 15 2024**

CONCRETE SLAB FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.1.
- THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS 1/2" FOR 14GA MATERIAL AND 1" FOR 12GA MATERIAL.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.



CONCRETE SLAB FOUNDATION
SCALE: NTS

TABLE 11-A.1: CONCRETE SLAB ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	105 TO 135	(1) 1/2"Ø X 7"
	136 TO 180	(2) 1/2"Ø X 7"
OPEN	105 TO 135	(1) 1/2"Ø X 7"
	136 TO 180	(2) 1/2"Ø X 7"

- NOTES:**
- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
 - MIN. EMBEDMENT DEPTH TO BE 2 1/2".
 - ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

MANUFACTURED BY:



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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS
LOCATION: STATE OF OREGON
PROJECT NO.: 232-21-C007
SHEET TITLE:

**FOUNDATION OPTION 1:
CONCRETE SLAB**

SHEET NO.: 11-A / 11

DRAWN BY: E.Z. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

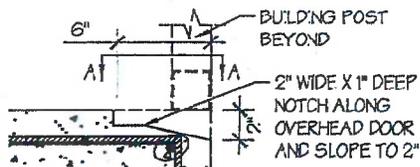
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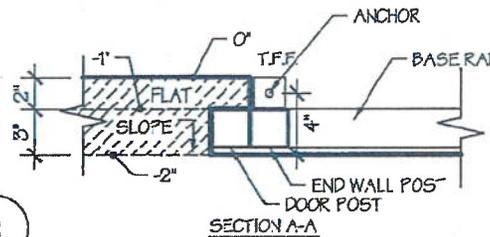


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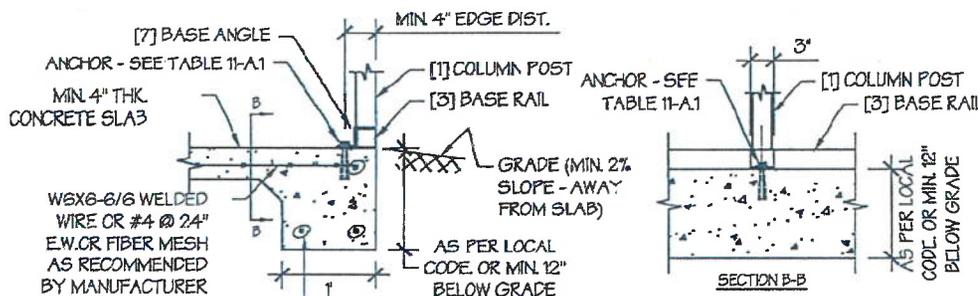
DATE SIGNED: **JAN 15 2021**



OVERHEAD DOOR NOTCH DETAIL
SCALE: NTS



SECTION A-A



EDGE FLUSH DETAIL

SCALE: NTS

TABLE 11-B.1: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	□ 105 TO 135	(1) 1/2"Ø X 7"
	□ 136 TO 180	(2) 1/2"Ø X 7"
OPEN	□ 105 TO 135	(1) 1/2"Ø X 7"
	□ 136 TO 180	(2) 1/2"Ø X 7"

NOTES:

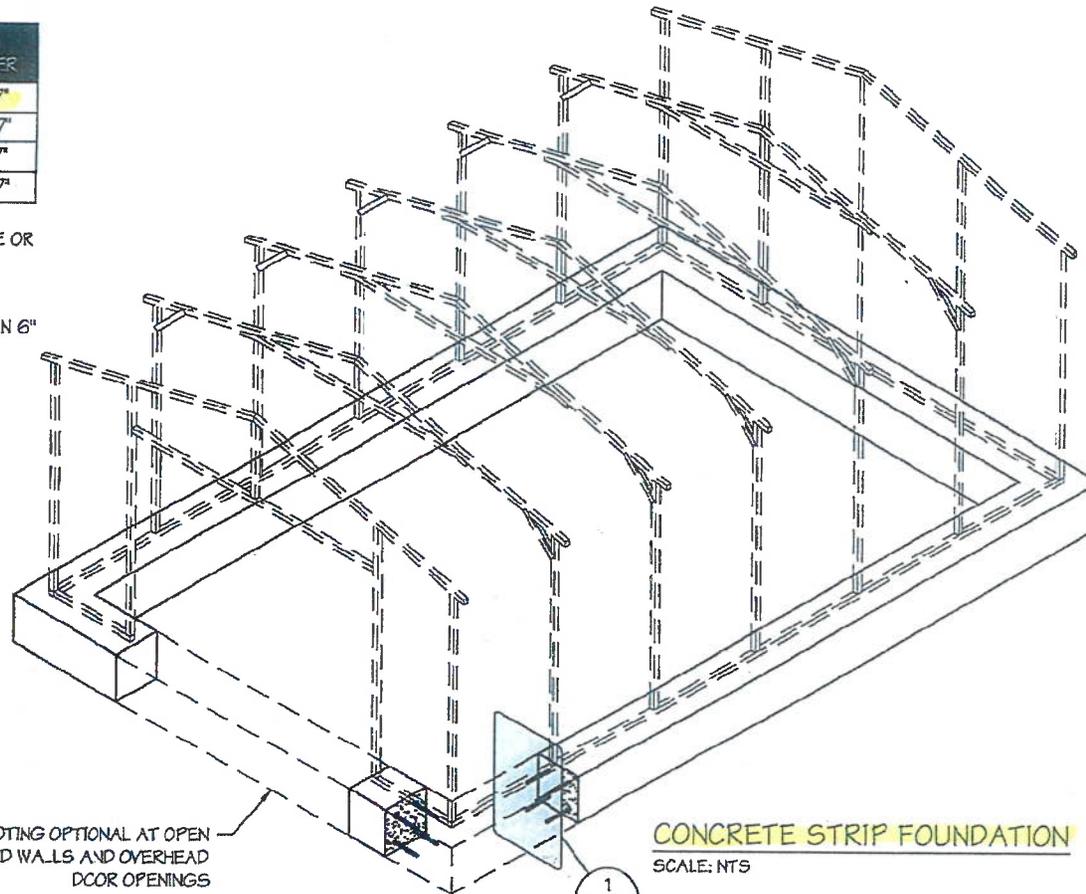
1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE 2 7/8".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

TABLE 11-B.2: CONC. STRIP SCHEDULE

WIND SPEED (MPH)	MIN. SIZE REQD.
□ 105 TO 130	15" X 12"
□ 140 TO 155	24" X 12"
□ 165 TO 180	30" X 12"
	24 X 15"
	20" X 18"

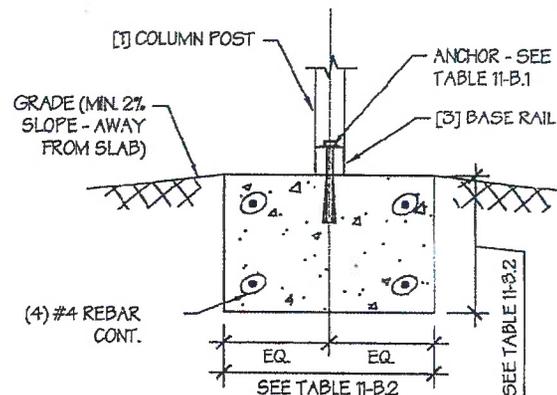
NOTES:

1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED.



CONCRETE STRIP FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
3. MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11 B.1
4. DEPTH OF CONCRETE STRIP FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.
7. BUILDING IS TO BE MOUNTED ON THE CENTER OF THE STRIP FOUNDATION.



CONCRETE STRIP FOUNDATION DETAIL

SCALE: NTS

MANUFACTURED BY:



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DRAWING INFORMATION

PROJECT: 28'-0" WIDE BUILDINGS

LOCATION: STATE OF OREGON

PROJECT NO.: 232-21-0007

SHEET TITLE:

**FOUNDATION OPTION 2:
CONCRETE STRIP**

SHEET NO.: 11-B / 11

DRAWN BY: E.Z. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

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DATE SIGNED: **JAN 15 2021**

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Frank Sindelar

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

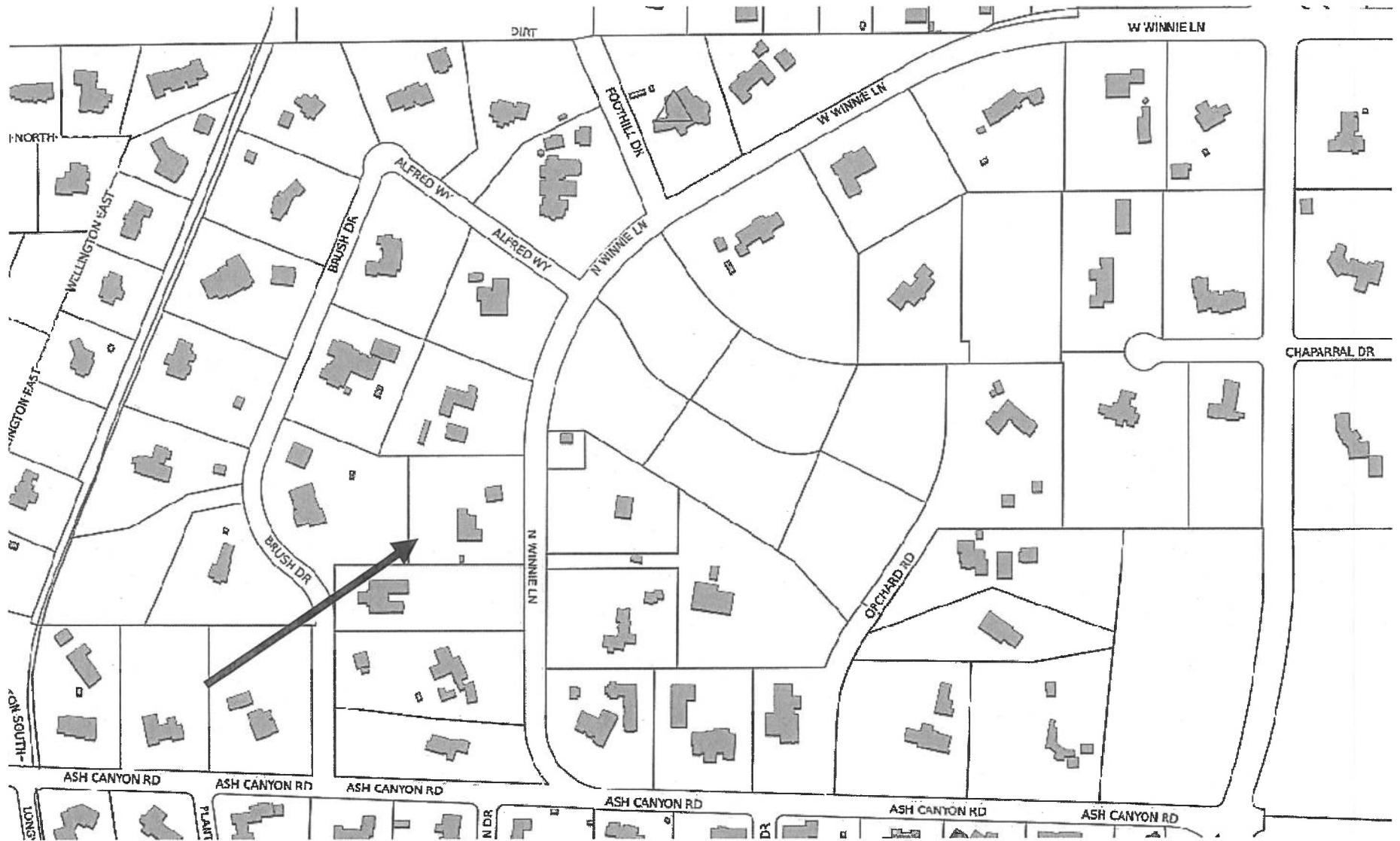
Acknowledgment of Applicant

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the staff report and/or Hearings Examiner. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Director's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant's Signature

Frank Sindelar
Print Name

12-16-21
Date





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