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

Staff Report

Site Plan Review

SP-11-23 June 22, 2023

Application Information

Proposal:	To construct a new 900-square-foot residential accessory building.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	John Origer; 3511 Bernard Avenue NE, Albany, OR 97322
Address/Location:	3511 Bernard Avenue NE, Albany, OR 97322
Map/Tax Lot:	Linn County Tax Assessor's Map No. 10S-03W-33DB; Tax Lot 601
Zoning:	Residential Single-Family (RS-6.5)
Overlay Districts:	N/A
Total Land Area:	23,958 square feet
Existing Land Use:	Residential; Home Occupation
Neighborhood:	East Albany
Surrounding Zoning:	North: Residential Single Dwelling Unit (RS-6.5) East: RS-6.5 South: RS-6.5 West: RS-6.5
Surrounding Uses:	North: Single-dwelling unit residential East: Single-dwelling unit residential South: Single-dwelling unit residential West: Single-dwelling unit residential

Summary

On March 29, 2023, the applicant submitted a Site Plan Review application to construct a residential accessory structure on the subject improved residential property identified as 3511 Bernard Avenue NE, Albany, OR, 97322 and Linn County Map Number 10S-03W-33DB; Tax Lot 601. The proposed accessory structure is a 600-square-foot, one-story structure with a wall height of 12 feet and an overall height of approximately 16 feet (Attachment C). The proposed structure will have blue metal siding and roof.

The property is zoned RS-6.5. Accessory buildings in residential districts that are 750 square feet or larger, or have walls taller than 11 feet, are allowed outright in the RS-6.5 zone if they meet compatibility standards in Section 3.080(9) of the Albany Development Code (ADC). If the compatibility standards are not met, approval of a Site Plan permit is required.

The subject parcel is residential improved; however, because the size and height of the proposed structure exceed the maximum wall height and square footage allowed, the proposed accessory structure is required to be evaluated for conformance with the applicable Site Plan Review criteria in Section 2.450 of the ADC.

The analysis in this report finds that all applicable standards and criteria for a Site Plan Review permit are satisfied as conditioned.

Notice Information

A notice of filing was mailed to property owners located within 100 feet of the subject property on May 17, 2023. No comments were received.

Analysis of Development Code Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Criterion 1

The application is complete in accordance with the applicable requirements.

Findings of Fact

1.1 In accordance with the applicable requirements, the application was deemed complete on March 6, 2023.

Conclusion

1.1 This criterion is met without conditions.

Criterion 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.

Findings of Fact

2.1 Per ADC Table 3.190-1, the maximum front setback is 15 feet. The minimum interior setback for detached structures with walls greater than eight feet tall is five feet. The proposed accessory structure is to be used as a garage for RV storage. The minimum setback for garages with a vehicle entrance is 20 feet. The site plan (Attachment B) submitted by the applicant shows the proposed accessory building will meet the minimum front setback of 20 feet and the interior setback of five feet.

2.2 The lot dimensions do not change with the proposed accessory structure.

2.3 Per ADC Table 3.190-1, the total lot coverage allowed in the RS-6.5 zone is 60 percent. With the additional proposed accessory structure, the total lot coverage will be approximately eight percent.

2.4 Per ADC Table 3.190-1, the maximum height allowed in the RS-6.5 zone is 30 feet. The total height of the proposed structure is approximately 16 feet, with a wall height of 12 feet.

Conclusion

2.1 The proposed development meets all current provisions, including setbacks, lot coverage, lot dimensions, building height, and other applicable standards.

2.2 This criterion is met without conditions.

Criterion 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.

Findings of Fact

3.1 *Article 4 Airport Approach district:* According to Figure 4.410-1 of the ADC, the subject property is located within the Visual Approach Area within Airport Approach district. The Visual Approach Area slopes 20 feet outward for each foot upward beginning at the ends of the primary surface (200 feet from the end of the pavement) and at the same elevation as the primary surface (222 feet) and extending to a horizontal distance of 5,000 feet along the extended runway centerline. The subject property is approximately 3,727 feet from Runway 16 and at an elevation of 218 feet; therefore, the maximum building height is 182 feet. The building elevations (Attachment C) provided by the applicant indicates

the proposed accessory structure will have a maximum height of 16 feet. The proposed development meets the standards for buildings within the Airport Approach district. The subject property is located within the 60 Day-Night Sound Level (ldn) area of the designated airport noise contour. The proposed development of an accessory building is not a habitable space; therefore, the standards of ADC 4.440 do not apply.

3.2 *Article 6 Steep Slopes, Comprehensive Plan Plate 7:* According to Plate 7 of the Comprehensive Plan, the subject property is not located in the Hillside Development overlay district.

3.3 *Article 6 Wetlands, Comprehensive Plan Plate 6:* according to Plate 6 of the Comprehensive Plan, the subject property does not appear to contain wetlands. The National Wetland Inventory Map does not show wetlands on the property.

3.4 *Article 7 Historic Districts, Comprehensive Plan Plate 9:* According to Plate 9 of the Comprehensive Plan, the subject property is not located in one of Albany's Historic Districts. There are no known archaeological sites on the property.

3.5 *Article 6 Floodplains, Comprehensive Plan Plate 5:* The applicable Flood Insurance Rate Map (FIRM) for the subject site is Community Panel No. 41043C0218G, dated September 29, 2010. Based on this FIRM, the subject property is not located within a mapped floodplain.

Conclusions

3.1 The subject property is located within the Airport Approach district. The proposed development will not exceed the maximum height allowed within the Visual Approach Area within the Airport Approach district. This criterion is met.

3.2 The subject property is located within the 60 Day-Night Sound Level area of the designated airport noise contour. The proposed development is not a habitable space; therefore, the standards in ADC 4.440 do not apply.

Criterion 4

The application complies with all applicable Design Standards of Article 8.

Findings of Fact and Conclusions

4.1 The proposed accessory structure does not have applicable design standards.

4.2 The review criterion is not applicable.

Criterion 5

The application complies with all applicable Design Standards of Article 10.

Findings of Fact and Conclusions

5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal.

5.2 This review criterion is not applicable.

Criterion 6

The application complies with all applicable On-Site Development and Environmental Standards of Article 9.

Findings of Fact

6.1 The standard parking requirement for a single-dwelling unit residence does not apply to this proposed structure.

6.2 The landscaping requirement does not apply to this proposed structure.

6.3 The tree protection requirement does not apply to this proposed structure.

6.4 The fencing requirement does not apply to this proposed structure.

6.5 As the use is a residential accessory structure, the environmental requirement does not apply to this proposed structure.

Conclusion

6.1 This criterion is not applicable.

Criterion 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.

Findings of Fact

Sanitary Sewer

7.1 City utility maps show a 15-inch public sanitary sewer in Bernard Ave. The subject property is currently connected to the public sanitary sewer system in Bernard Ave. The applicant proposes to utilize the existing sanitary sewer connection to serve the accessory building.

7.2 The proposed property development will not negatively affect the public sanitary sewer services to the existing property, or impact sanitary sewer service availability for future development on this property.

Water

7.3 City utility maps show a 20-inch public water main in Bernard Ave. The subject property is not currently connected to public water system in Bernard Ave.

7.4 The proposed property development will not negatively affect public water services to the existing property, or impact water service availability for future development on this property.

Storm Drainage

7.5 City utility maps show no public storm drainage facilities in Bernard Avenue.

7.6 Bernard Avenue is not improved to city standards with curb or gutter, along the subject property frontage.

7.7 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection of the public system must be reviewed and approved by the City of Albany's Engineering Division.

7.8 AMC 12.45.030 and 12.45.040 require that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development, where more than 8,100 square feet of impervious surfaces will be created or replaced. (Ord. 5841 § 3, 2014)

7.9 Because the site is smaller than one-acre, post-construction stormwater quality is not required for this project.

7.10 The applicant must include a detailed storm drainage plan with building permit submittal. The drainage plan shall show how the roof drainage from the proposed structure will be discharged to a point approved by the Engineering Department.

7.11 The proposed development will not negatively affect the public storm drainage services to the existing property, or impact storm drainage service availability for future development on these parcels.

Conclusions

7.1 The proposed development will have no adverse impact on public utilities (water, sewer, storm) to the subject property.

7.2 The applicant must include a detailed storm drainage plan with building permit submittal. The drainage plan shall show how the roof drainage from the proposed structure will be discharged to a point approved by the Engineering Department and Building Division.

Condition:

Condition 1: The applicant must include a detailed storm drainage plan with building permit submittal. The drainage plan shall show how the roof drainage from the proposed structure will be discharged to a point approved by the Engineering Department.

Criterion 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.

Findings of Fact

8.1 The proposed accessory structure does not require transportation improvements.

Conclusion

8.1 This criterion is not applicable.

Criterion 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.

Findings of Fact

9.1 See Findings under Site Plan Criterion 7 (above) related to stormwater quality standards in response to this review criterion. These findings are incorporated here by reference.

Conclusion

9.1 The proposed development will have no impact on the public sanitary sewer and/or water systems.

Criterion 10

The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

Findings of Fact

10.1 The subject property has an approved conditional use review for a home occupation (CU-07-16). The applicant currently meets all existing conditions of approval outlined in the Notice of Decision of land use case CU-07-16.

Conclusion

10.1 This criterion is met.

Criterion 11

Sites that have lost their nonconforming status must be brought into compliance, and may be brought into compliance incrementally in accordance with Section 2.330

Findings of Fact

11.1 The subject parcel is a conforming parcel and development.

Conclusion

11.1 This criterion is not applicable.

Overall Conclusion

This report evaluates the applicant's application for the proposed residential accessory structure, a 900-square-foot, one-story structure with a wall height of 12 feet and an overall height of 16 feet. The proposed development meets all applicable Site Plan Review criteria when the following conditions are met.

Condition of Approval

Condition 1 The applicant must include a detailed storm drainage plan with building permit submittal. The drainage plan shall show how the roof drainage from the proposed structure will be discharged to a point approved by the Engineering Department.

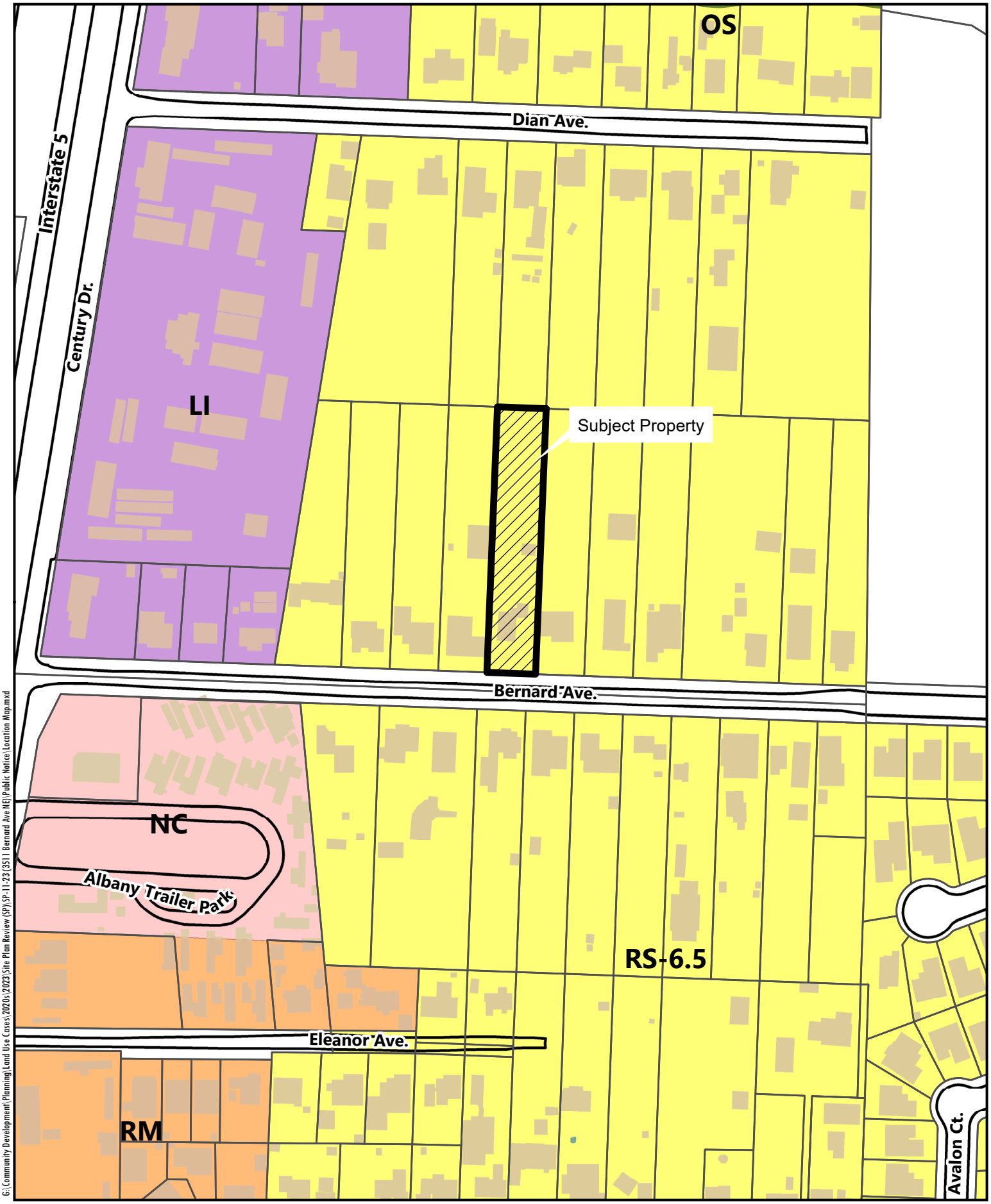
Condition 2 Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal, and local laws.

Attachments

A. Location Map
B. Site Plan
C. Elevation Drawing
D. Applicant's Compatibility Worksheet

Acronyms

ADC	Albany Development Code
AMC	Albany Municipal Code
CU	Conditional Use Review
Ldn	Day-Night Sound Level
RS-6.5	Residential Single Dwelling Unit Zone
SP	Site Plan Review



G:\Community Development\Planning\Land Use Cases\2020s\2023\Site Plan Review (SP)\SP-11-23 (3511 Bernard Ave NE)\Public Notice\Location Map.mxd

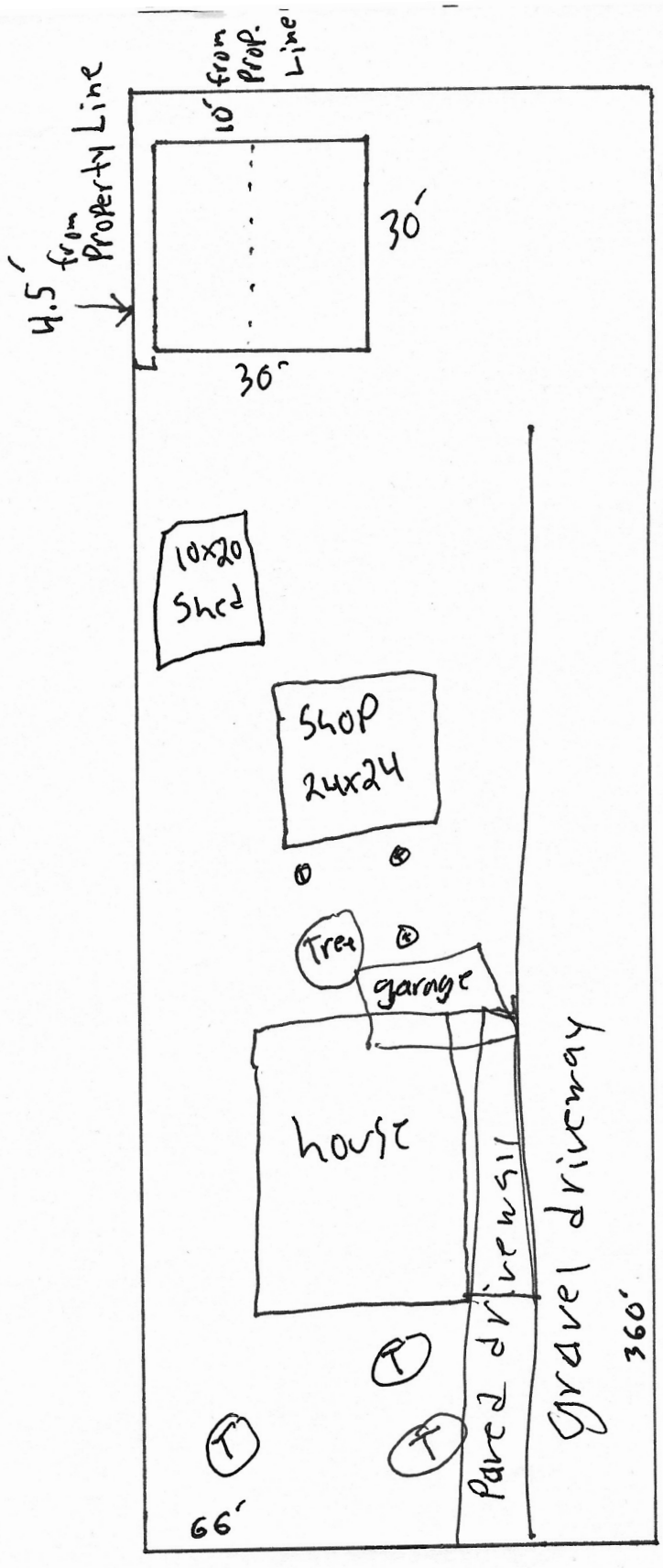
3511 Bernard Ave NE

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

Location Map

North

3511 Bernard Ave NE
Albany, OR
97322

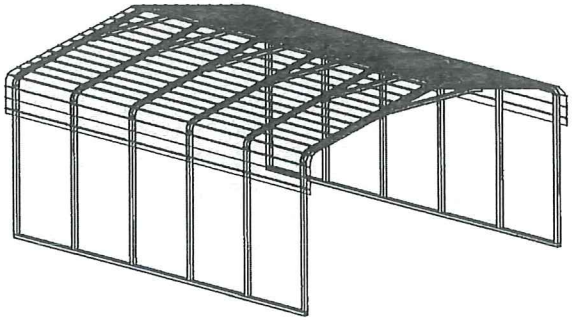


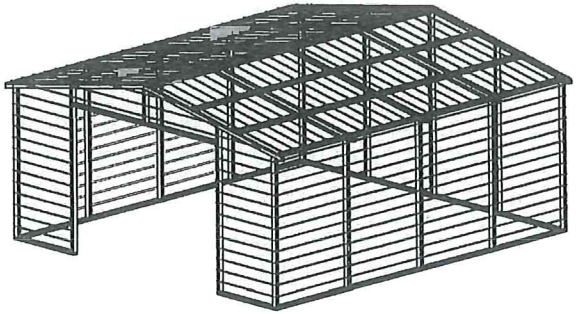
West

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 ¾" 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 ¾" 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 ½" X 2 ½" - 14GA. IS EQUIVALENT TO TS 2 ¼" X 2 ¼" - 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 (AS PER SNOW LOAD SEE TABLE 4)
3. SNOW LOAD (S)
   - GROUND SNOW LOAD — Pg = 20 - 90 PSF
   - IMPORTANCE FACTOR — Is = 0.8
   - THERMAL FACTOR — Ct = 1.2
   - EXPOSURE FACTOR — Ce = 1.0
   - ROOF SLOPE FACTOR — Cs = 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 — Ie = 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

MANUFACTURED BY:

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

ENGINEERED BY:

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

SEAL:

REGISTERED PROFESSIONAL ENGINEER
74150
OREGON
JAN. 13, 2004
OMAR ALI ABU-YASEIN

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

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

TABLE 2.1: MEMBER PROPERTIES

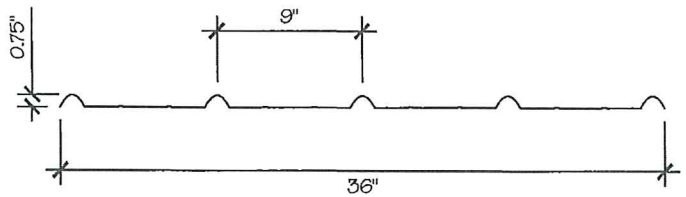
NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT	11
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" X 14GA TUBE	1
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA 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	4½" C/C	9" C/C

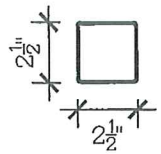
FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



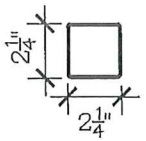
THICKNESS = 29GA

29 GA CORRUGATED SHEATHING (8)
SCALE: NTS



THICKNESS = 14GA

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



THICKNESS = 12GA

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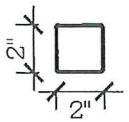
SCALE: NTS



THICKNESS = 14GA

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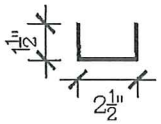
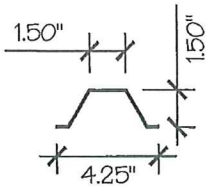


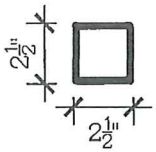
THICKNESS = 14GA

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



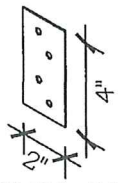
THICKNESS = 14GA / 18GA

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



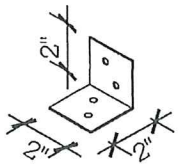
2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT (11)
SCALE: NTS

NOTE: INSERT FULL LENGTH & FIELD BOLT W/ [23] FASTENERS @ 12" C/C STAGGERED OPPOSITE FACE



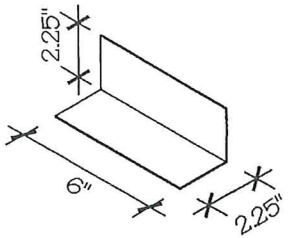
THICKNESS = 14GA

STRAIGHT BRACKET (6)
SCALE: NTS



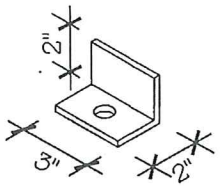
THICKNESS = 14GA

ANGLE BRACKET (7)
SCALE: NTS



THICKNESS = 14GA

DB BRACKET (9)
SCALE: NTS



THICKNESS = 3/16"

BASE ANGLE (10)
SCALE: NTS

MANUFACTURED BY:

AMERICAN CARPORTS INC

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

ENGINEERED BY:

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:

SCHEDULES & MEMBER SECTIONS

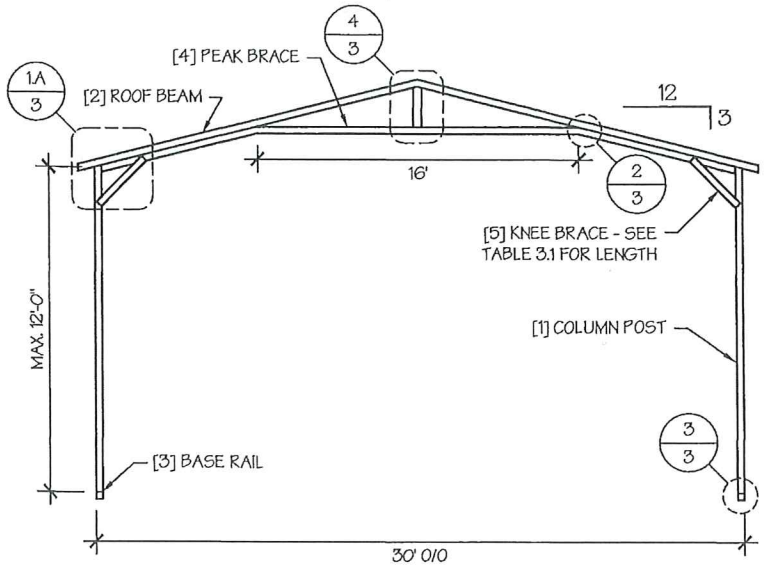
SHEET NO.: 2 / 11
DRAWN BY: A.W. DATE: 1/25/22
CHECKED BY: OAA DATE: 1/25/22

LEGAL INFORMATION

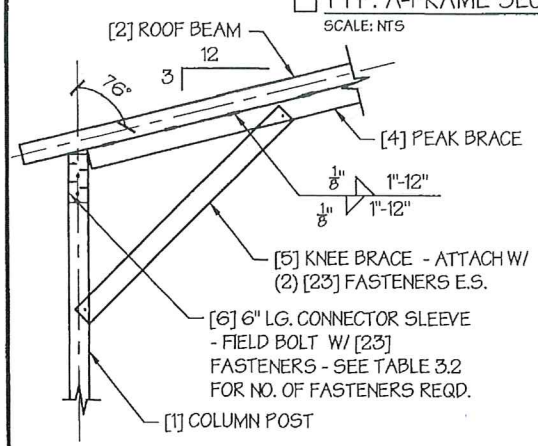
SEAL:

REGISTERED PROFESSIONAL ENGINEER
74150
OREGON
JAN. 13, 2004
OMAR ALI ABU-YASEIN

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

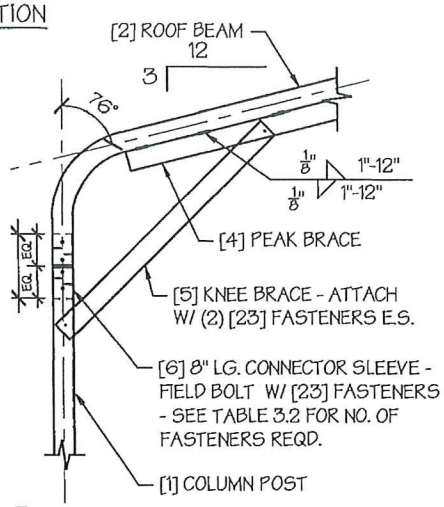


☐ TYP. A-FRAME SECTION
SCALE: NTS

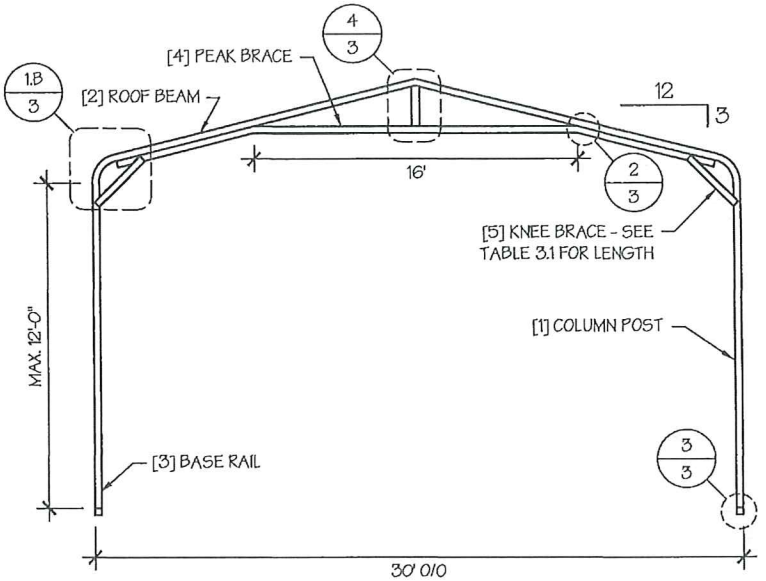


☐ A. 'A'-FRAME

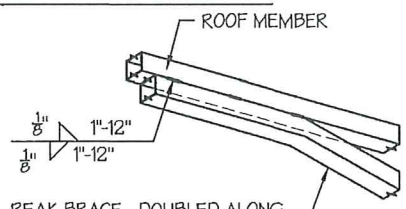
EAVE DETAIL 1
SCALE: NTS



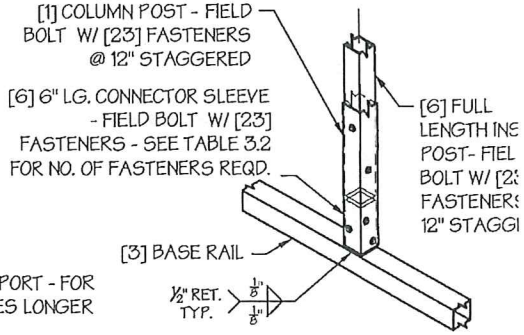
☐ B. REGULAR FRAME



☐ TYP. REGULAR FRAME SECTION
SCALE: NTS



PEAK BRACE CONNECTION DETAILS 2
SCALE: NTS



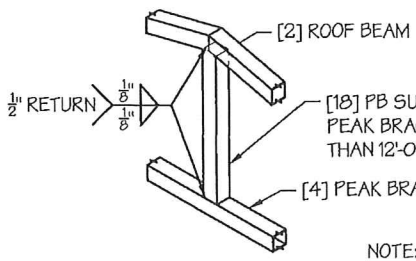
BASE DETAIL 3
SCALE: NTS

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



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.

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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

SEAL:

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JAN. 13, 2004
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STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-13-2023

TABLE 4: FRAME SPACING CHART / SCHEDULE

	GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS — WIND SPEED (MPH)							■ OPEN BUILDINGS — WIND SPEED (MPH)						
		□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180
■ EAVE HEIGHT = 10'-0" TO 12'-0"	□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	---	---	---	---	---
■ EAVE HEIGHT = 7'-0" TO 9'-0"	□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
■ EAVE HEIGHT = UP TO 6'-0"	□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	---	---	---

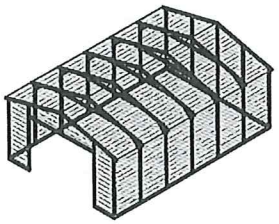
NOTES:
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS,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

ENCLOSURE CLASSIFICATION:

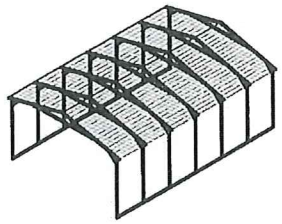
1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING 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.

GENERAL NOTES:

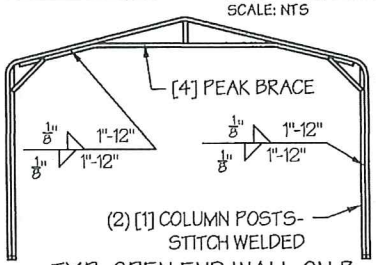
1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET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



TYP. ENCLOSED BUILDING
SCALE: NTS



TYP. OPEN BUILDING
SCALE: NTS



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

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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

LEGAL INFORMATION

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

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
FRAME SPACING: ■ 5'-0"	□ 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
FRAME SPACING: ■ 4'-6"	□ 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
FRAME SPACING: ■ 4'-0"	□ 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
FRAME SPACING: ■ 3'-6"	□ 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
FRAME SPACING: ■ 3'-0" OR LOWER	□ 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:
1. PURLIN SPACING UNITS ARE IN INCHES.
2. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

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

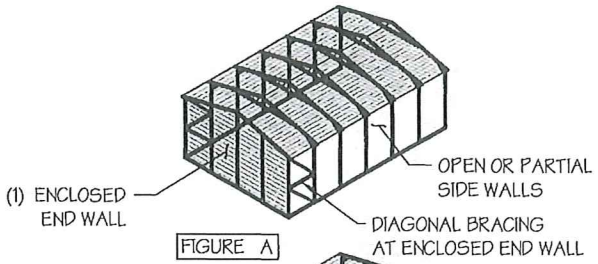

FIGURE A

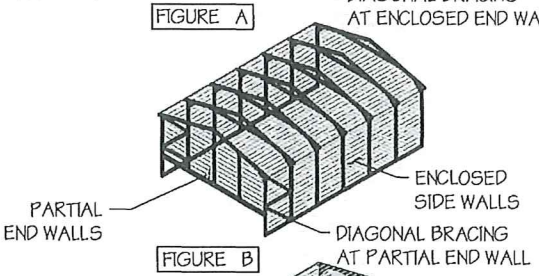

FIGURE B

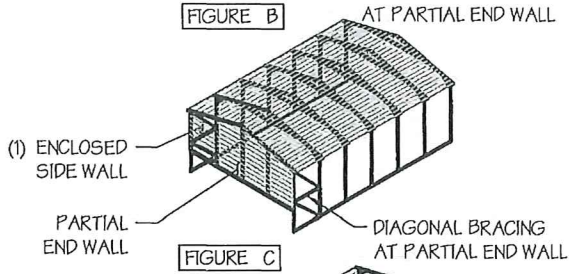

FIGURE C

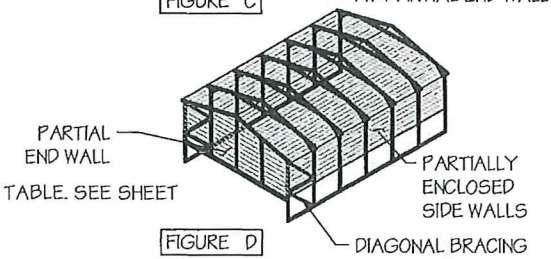

FIGURE D

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

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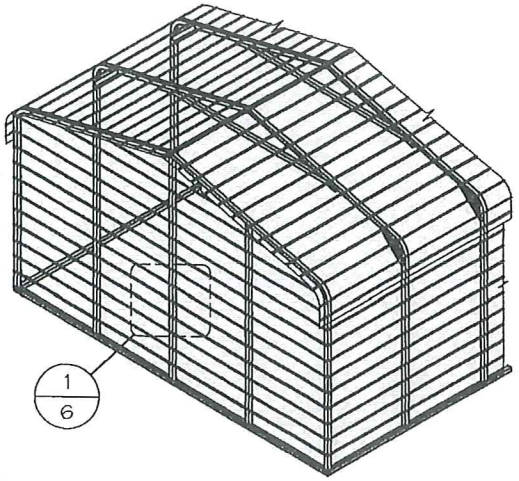
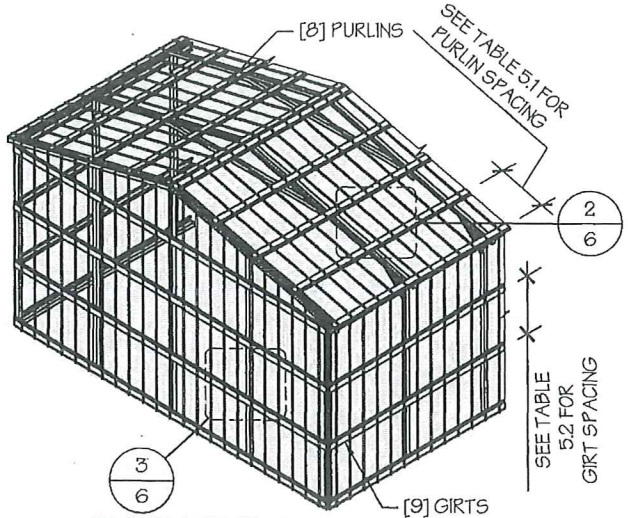
STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-13-2023



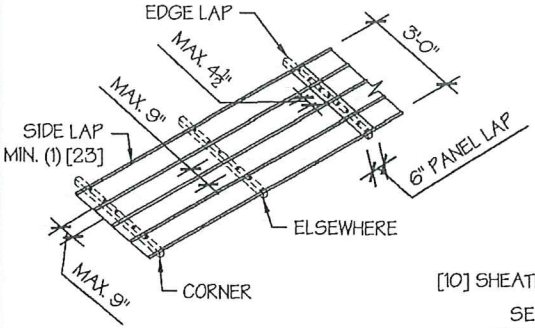
TYP. HORIZONTAL SHEATHING
SCALE: NTS



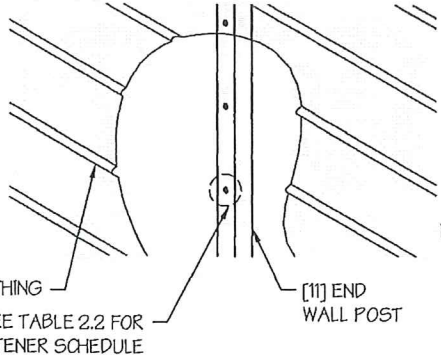
TYP. VERTICAL SHEATHING
SCALE: NTS

GENERAL SHEATHING NOTES:

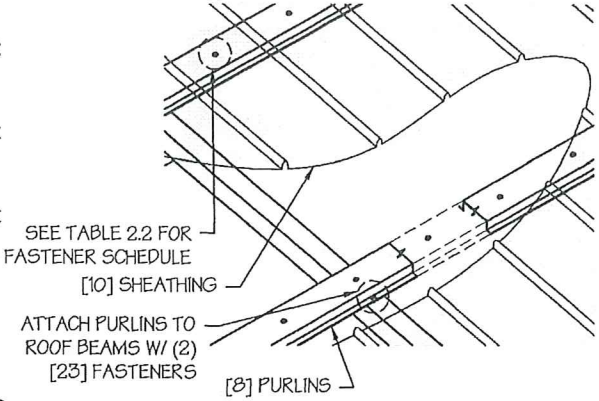
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW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



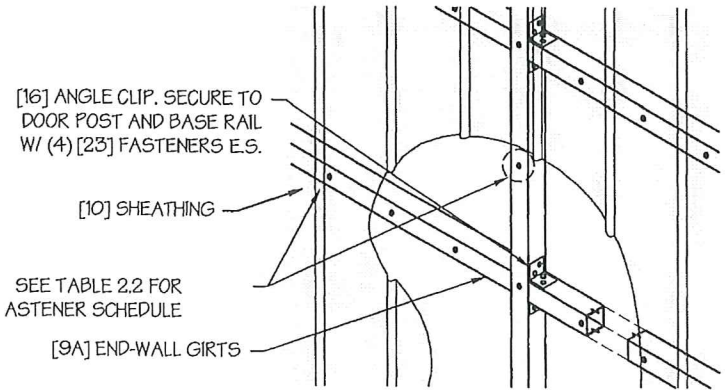
TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



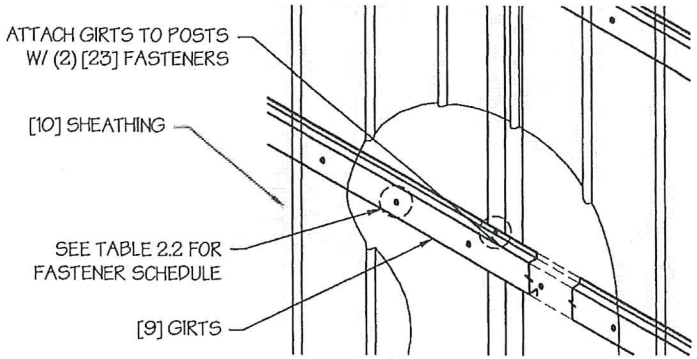
TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS



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

SEAL:

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JAN. 13, 2004
OMAR ALI ABU-YASEIN

STAMP EXPIRY: 12-31-2023
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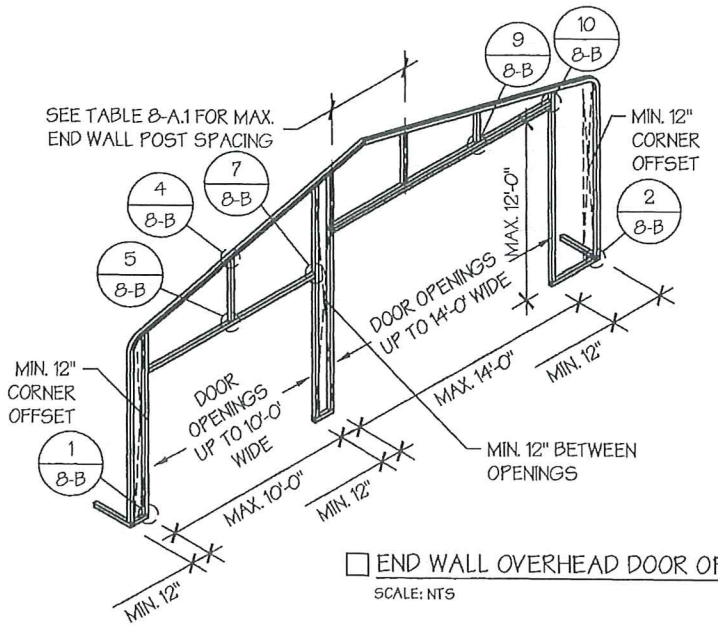
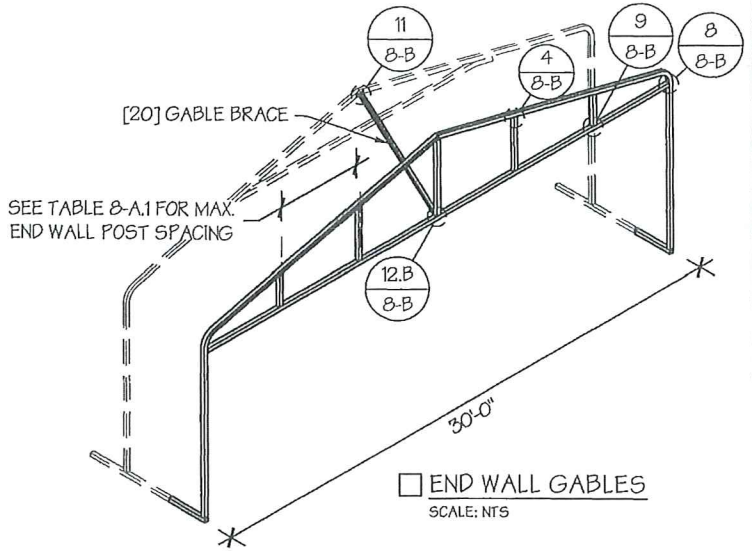


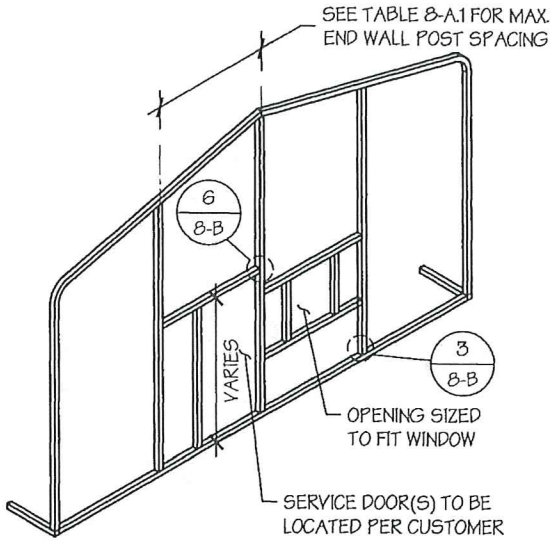
☐ END WALL OVERHEAD DOOR OPENINGS

SCALE: NTS



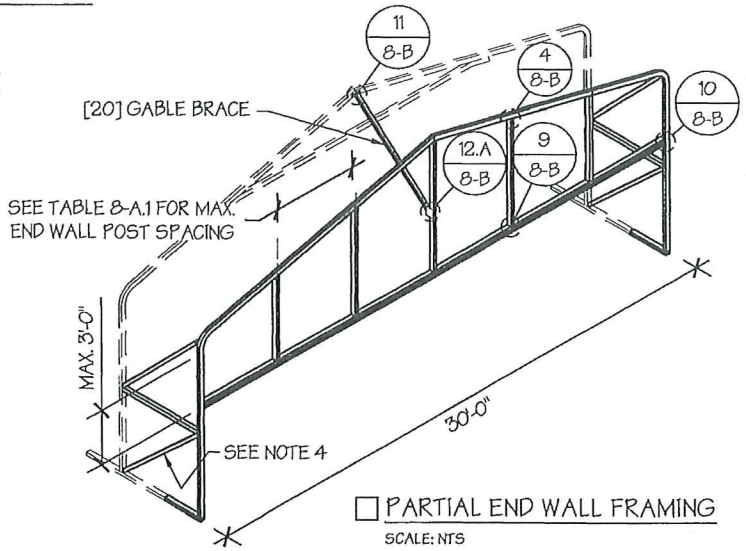
☐ END WALL GABLES

SCALE: NTS



☐ END WALL SERVICE DOOR AND WINDOW OPENINGS

SCALE: NTS



☐ PARTIAL END WALL FRAMING

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.

END WALL FRAMING NOTES:

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
2. MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
3. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
4. 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'
☐ 105	5'	5'	5'
☐ 115	5'	5'	4.5'
☐ 130	4.5'	4.5'	4'
☐ 140	4.5'	4.5'	3'
☐ 155	4'	4'	2.5'
☐ 165 - 180	3.5'	3'	2'

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457 N. Broadway,
Joshua, TX 76058
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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:

END WALL FRAMING

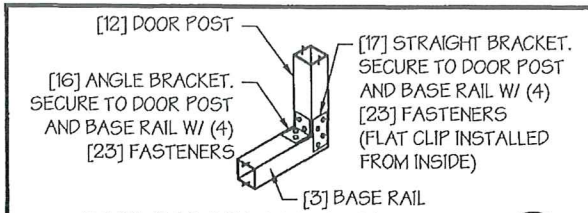
SHEET NO.: 8-A / 11
DRAWN BY: A.W. DATE: 1/25/22
CHECKED BY: OAA DATE: 1/25/22

LEGAL INFORMATION

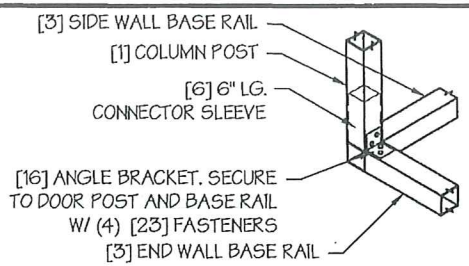
SEAL:

REGISTERED PROFESSIONAL ENGINEER
74150
OREGON
JAN. 13, 2004
OMAR ALI ABU-YASEIN

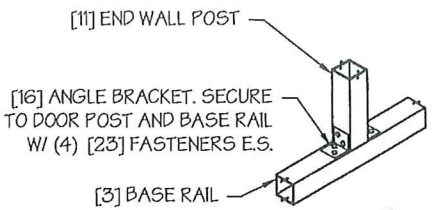
STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-13-2023



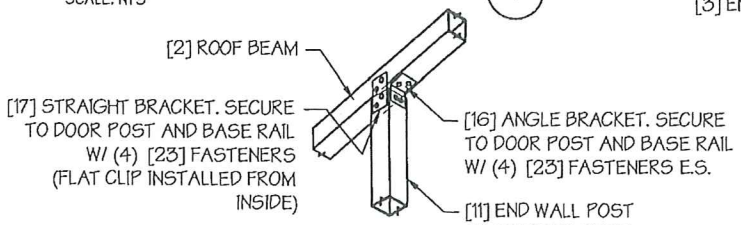
DOOR POST BASE RAIL CONN. DETAIL 1
SCALE: NTS



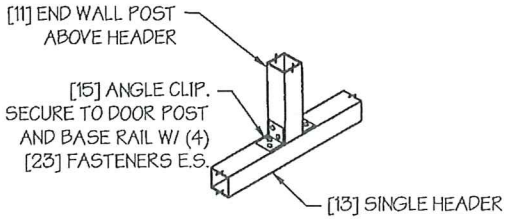
CORNER DETAIL 2
SCALE: NTS



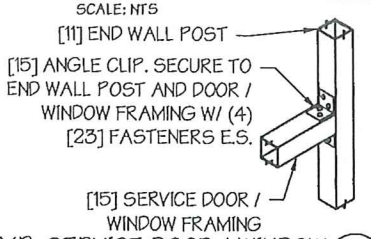
END WALL POST - BASE RAIL CONN. DETAIL 3
SCALE: NTS



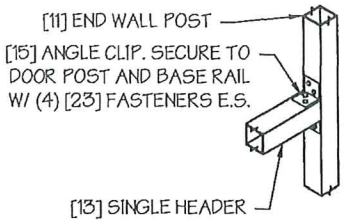
END WALL POST - ROOF BEAM CONN. DETAIL 4
SCALE: NTS



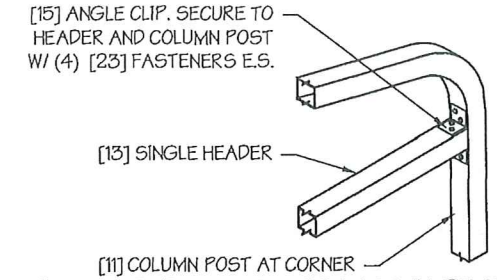
END WALL POST ABOVE HEADER CONN. DETAIL 5
SCALE: NTS



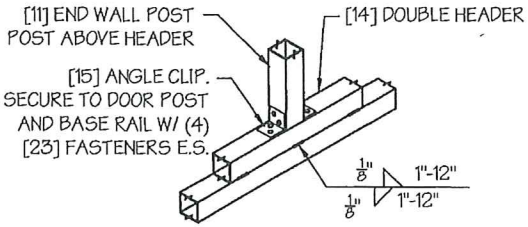
TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL 6
SCALE: NTS



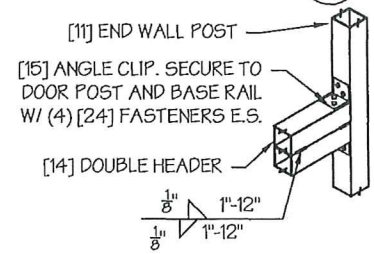
HEADER - END WALL POST CONN. DETAIL 7
SCALE: NTS



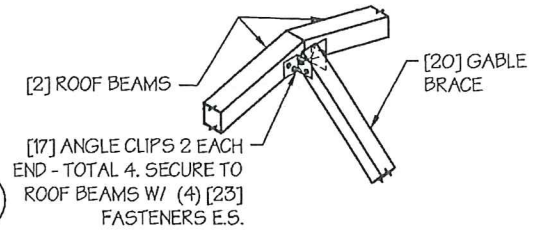
GABLE HEADER - CORNER POST CONN. DETAIL 8
SCALE: NTS



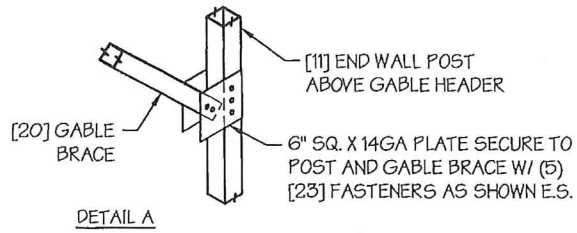
END WALL POST ABOVE DOUBLE HEADER CONN. DETAIL 9
SCALE: NTS



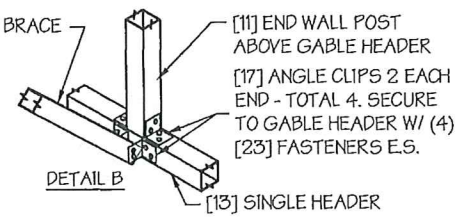
DOUBLE HEADER - END WALL POST CONN. DETAIL 10
SCALE: NTS



TYP. GABLE BRACE CONN. DETAIL 11
SCALE: NTS



DETAIL A



DETAIL B

GABLE BRACE - END WALL CONN. DETAIL 12
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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CIVIL • STRUCTURAL
6063 Renaissance Place, Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

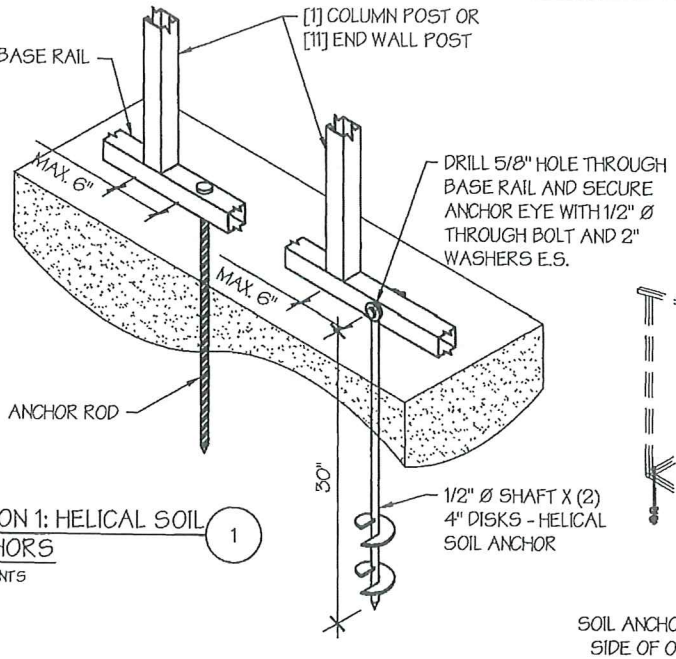
PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF OREGON
PROJECT NO.: 233-23-0070
SHEET TITLE: END WALL FRAMING DETAILS
SHEET NO.: 8-B / 11
DRAWN BY: A.W. DATE: 1/25/22
CHECKED BY: OAA DATE: 1/25/22

LEGAL INFORMATION

SEAL:

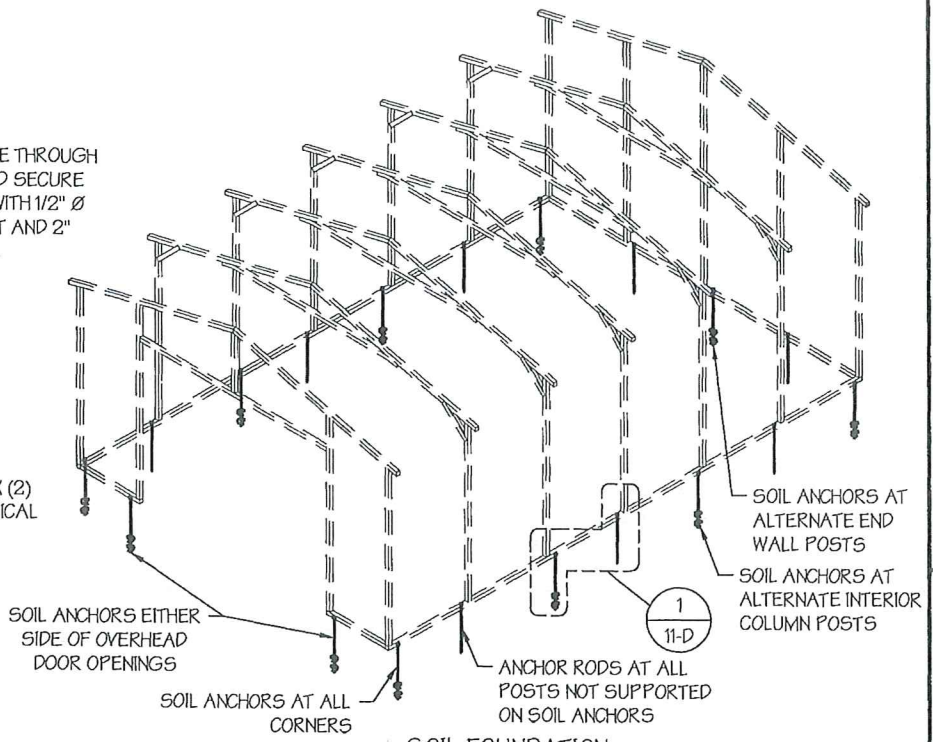
REGISTERED PROFESSIONAL ENGINEER
74150
OREGON
JAN. 13, 2004
OMAR ALI ABU-YASEIN

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



☐ OPTION 1: HELICAL SOIL ANCHORS (1)

SCALE: NTS



SOIL FOUNDATION

SCALE: NTS

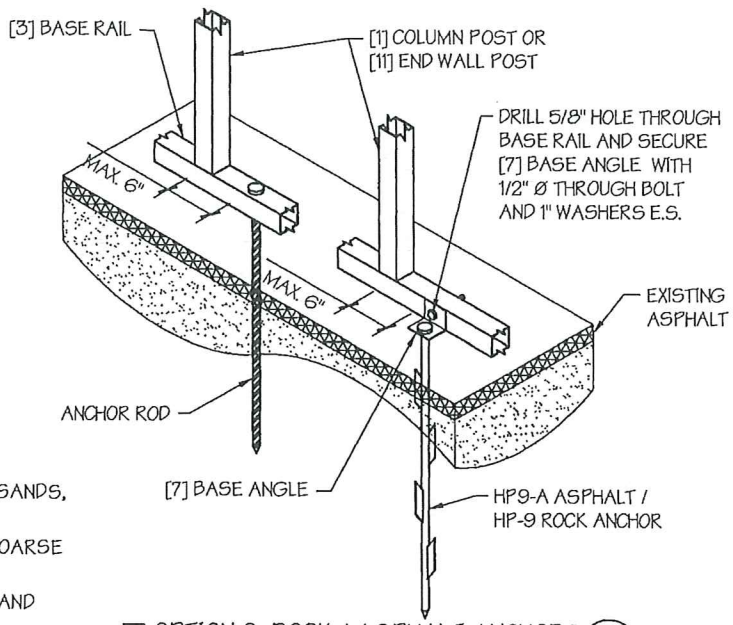
SOIL FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
2. 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.
3. 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.
4. HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
5. 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.
6. 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"*



☐ OPTION 2: ROCK / ASPHALT ANCHORS (1)

SCALE: NTS

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ENGINEERED BY:
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:

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

SEAL:

REGISTERED PROFESSIONAL ENGINEER
74150
OREGON
JAN. 13, 2004
OMAR ALI ABU-YASEIN

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

DATE SIGNED: **01-13-2023**

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Site Plan Review
Residential Accessory Building

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee *(subject to change every July 1)*; staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to cd.customerservice@cityofalbany.net. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

SITE PLAN REVIEW SUBMITTAL CHECKLIST

- ☐ **PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**
- ☐ **SUPPLEMENTAL APPLICATION INFORMATION.** (see below)
- ☐ **REVIEW CRITERIA AND DEVELOPMENT STANDARDS.**
- ☐ **HILLSIDE DEVELOPMENT.** Refer to ADC 6.170-6.235 to determine if Hillside Development standards apply to this property.
- ☐ **SITE PLAN.**
- ☐ **ELEVATION DRAWINGS.**
- ☐ **FLOOR PLAN DRAWINGS.**
- ☐ **COMPATIBILITY WORKSHEET.** Attach a copy of the Residential Accessory Structure Compatibility Worksheet you filled out before making this application.

Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

SUPPLEMENTAL APPLICATION INFORMATION

Does the site contain any existing structures, private wells, septic tanks, drain fields? No

If yes, describe and indicate which will remain:

N/A

Square footage of the property on which the accessory building would be located: 23,760.

Square footage of the footprint of each existing building on the site: Building 1: House = 849 sqft

Building 2: Garage = 372 Building 3: Shed = 200 Sqft Building 4: Pole Barn = 576 sqft

Square footage of the footprint of the proposed accessory building: 900

Number and surface type of all existing driveways used by the property: 1; concrete/gravel (include these on the site plan)

Do you intend to widen an existing driveway or add a new driveway to serve the accessory building? Yes ___ No X

(If yes, include proposed location, width, and surface material on the site plan.): N/A

Overall height of the proposed accessory building: 16 ft

Wall height of the proposed accessory building: 12 ft

Identify the type and uses of properties next to, and across the street (if applicable) from, the subject property:

North: Residential / Homebased Contrating Business

South: Residential

East: Residential / Homebased Business

West: Residential / Homebased Business

To assess whether the City will need additional information and/or whether you must obtain additional permits or applications from other agencies or departments, please answer the following questions.

Will the development:

a.	Require removal or demolition of any existing structure(s)?	Yes ___ No X
b.	Affect historic structures or historically significant features?	Yes ___ No X
c.	Be located within a 100-year floodplain?	Yes ___ No X
d.	Be located within the designated Willamette Greenway?	Yes ___ No X
e.	Affect an identified wetland?	Yes ___ No X
f.	Require a Major or Minor Variance from a development standard?	Yes ___ No X
g.	Involve fill or removal of contaminated soils or hazardous material?	Yes ___ No X
h.	Involve grading/fill: within the 100-year floodplain or a watercourse, as shown on the City's Drainage Master Plan; over an existing public storm drain, sanitary sewer, or waterline; or more than 50 cubic yards in areas that have an average slope of 12 percent or greater?	Yes ___ No X
i.	Involve land that has a current average slope of 12 percent to 25 percent?	Yes ___ No X
j.	Involve removal of vegetation or trees (diameter of eight inches or larger)?	Yes ___ No X
k.	Be within the Airport Approach District?	Yes X No ___
l.	Involve access onto an Oregon State Highway?	Yes ___ No X
m.	Generate 50 or more AM or PM peak hour vehicle trips?	Yes ___ No X

(Note: In some cases, fewer than 50 peak hour trips can create a need for a traffic analysis.)

n. Create noise or emissions outside the building? Yes ____ No X

o. Create air, steam, or odors emitted from the building? Yes ____ No X

If you answered YES to any of the above, contact the Planning Division before submitting your application.

FIRE DEPARTMENT SUPPLEMENTARY QUESTIONNAIRE

1. Will you **STORE** hazardous materials in the building? Yes ____ No X
2. Do you **USE** hazardous materials on your property? Yes ____ No X
3. Do you **GENERATE** hazardous materials or hazardous waste on site? Yes ____ No X
4. Are you currently reporting hazardous substances to the State Fire Marshal's Office? Yes ____ No X

NOTE: Hazardous materials are materials that pose a potential threat to fire and life safety. Examples include paints, solvents, compressed gases, pesticides, poisons, gasoline, propane, and laboratory chemicals. Please call the Albany Fire Marshal if you have questions about this section. 541-917-7700.

SITE PLAN REQUIREMENTS

The site plan is a scale drawing of the subject property as it is today and shows exactly where the proposed accessory building would be placed and any changes that would occur on the property if it were constructed.

At a minimum, the site plan drawing must include:

- ☑ Existing address, if any, of the subject property, or assessor map and tax lot identification numbers.
- ☑ Names and addresses of the property owner(s).
- ☑ Date map was drawn.
- ☑ North arrow.
- ☑ Scale of map. (Use 1 inch = 10 or 20 feet, or as otherwise pre-approved by Planning staff.) The map must be clear and readable.
- ☑ Total land area of the entire site.
- ☑ Label and show the lengths of all existing property lines of the property.
- ☑ Label and show the locations of all existing and proposed driveways and parking areas. Indicate the surface material of each.
- ☑ Label and show the locations of all existing and proposed structures, wells, septic tanks, and drain fields, and distances between them and the existing property lines and each other (these are called setbacks). Indicate whether or not any are to be demolished or decommissioned.
- ☑ Label and show the locations of all public improvements to be constructed as part of the development of the site (e.g., streets, sidewalks, and utilities).
- ☑ Label and show the locations and sizes of all *existing* and *proposed* public sewer and water mains and private service lines from the main to the site; culverts, ditches, and drainpipes, including those on site and within adjacent rights-of-way. Include invert elevations of sewer lines.
- ☑ Label and show the locations, widths, and names of all *existing* or *platted* adjacent public streets, alleys, sidewalks, planter strips, curbs, and other public rights-of-way or uses.
- ☑ Label and show the locations, widths, names, approximate radii or curves, and the relationship of all streets to any proposed streets shown on any plan approved by the City or proposed with this application.
- ☑ Label and show the locations, widths, ownership, and purpose of all *existing* and *proposed* public and private easements located on the property.
- ☑ Existing and proposed on-site drainage systems, including pipe sizes and elevations at collection points and property lines

☑ Locations, species, and size of trees larger than eight inches in diameter measured 4½ feet from the ground level at the base of the tree. Indicate which, if any, you propose to remove.

☑ Location, type, and illumination level of any proposed lighting.

Additional plan information. The following may not apply to every site. Please label and show all applicable information on the proposed site plan. *Write "NA" in the box and attach a short explanation as to why it does not apply to this development proposal.*

☐ Width, direction, and flow of all watercourses on the site.

☒ Areas within the 100-year floodplain and other areas subject to inundation or storm water overflow, with approximate high-water elevation. State the base flood elevation (BFE); label and show the floodplain boundary on the map. Not within 100 Flood Plains

☒ Location of the following significant natural resources: 1) Significant Wetlands and Waterways identified on the City's Significant Wetland and Waterway overlay district; 2) Significant Riparian Corridors on the City's Riparian Inventory; 3) Significant Wildlife habitat, if known; 4) existing channels as shown on the most current version of the Albany Stormwater Master Plan; and 5) slopes greater than 12 percent. Not Applicable

☒ Location of the following natural features: 1) all jurisdictional and non-significant wetlands identified on the City's Local Wetlands Inventory (see also Comprehensive Plan Plate 6) and National Wetland Inventory; 2) wooded areas with five or more trees over eight inches in diameter measured 4½ feet from the ground; and 3) springs.

☒ Location of airport height restrictions. Not Applicable

☒ Location of Willamette Greenway and the top of the bank. N/A

☒ Location of historic districts, structures, and sites on the City's adopted Local Historic Inventory, including individually designated National Register Historic Landmarks and archaeological sites. N/A

Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

OTHER DRAWINGS TO ACCOMPANY THE APPLICATION

☑ **Elevation and floor plan of the proposed accessory building.** Identify on the plans: overall building and wall heights, construction materials, and paint colors to be used (may attach paint chips). On the floor plan, label the proposed use(s) of each room.

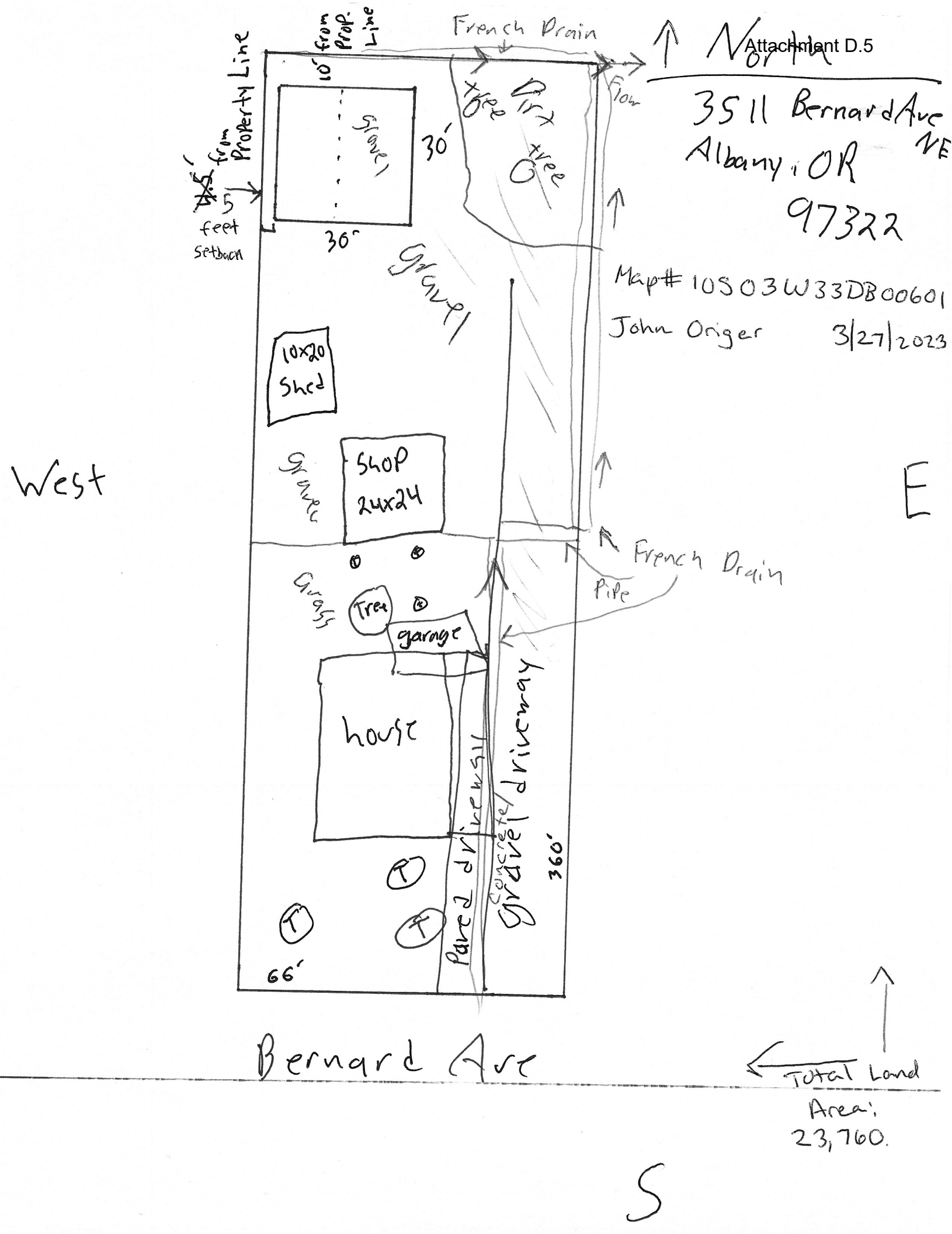
SITE PLAN REVIEW - RESIDENTIAL ACCESSORY BUILDING PURPOSE AND PROCEDURE

Site Plan Review is intended to promote functional, safe, and attractive developments that maximize compatibility with surrounding developments and uses and with the natural environment. It mitigates potential land use conflicts through specific conditions attached by the review body.

A Site Plan Review application for a residential accessory building is processed under the Type I-L procedure of the Development Code. The Community Development Director (staff) acts as review body. The City will send out a notice of filing of this proposed development to those on the list, and to any recognized neighborhood association in which the subject property is located, as well as any other recognized neighborhood association that is located within 100 feet of the subject property. Those notified have 14 days to submit written comments about the proposal to the Planning Division for its consideration in preparing the decision on the application.

Oregon statutes require that land use decisions be made within 120 days from the date the application is deemed complete. However, unless the project is complex, or a large number of applications have been submitted for review ahead of your project, a decision may be issued within a shorter time.

Appeals may be made to the Planning Commission if a person with standing files a notice to appeal in accordance with ADC 1.410 with the associated filing fee no later than **10 days** from the date the City mails the notice of decision. The decision becomes final when the period for filing a local appeal has expired.


North
3511 Bernard Ave NE
Albany, OR
97322
Map# 10S03W33DB00601
John Origer 3/27/2023
10' from Prop. Line
French Drain
Flow
Dirt
Tree
Tree
Gravel
30'
5 feet Setback
30'
Gravel
10x20 Shed
Shop 24x24
Gravel
West
E
French Drain Pipe
Grass
Tree
garage
house
Paved driveway
Concrete/Gravel driveway
360'
66'
Bernard Ave
Total Land Area: 23,760.
S

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Residential Accessory Structure Compatibility Worksheet

For proposed detached structures 750 sq. ft. or larger and/or with walls taller than 11 feet.

This handout addresses land use planning issues. Building permits are required for any residential accessory structure larger than 200 square feet.

Property Owner (print): John Origer

Property Address: 3511 Bernard Ave. NE Albany, OR 97322

Assessor's Parcel Map No: 10S03W33DB00601 Tax Lot(s): _____

Zoning District: _____

Intended Use of the Structure: RV Parking

The Albany Development Code (ADC) allows attached additions to a residence without limiting size or wall height outright; subject to meeting the applicable development standards (see Table 3.190-1).

A detached accessory structure also is allowed outright if it can meet the applicable development standards (see Table 3.230-1) and the total square footage of the proposed structure is less than 750 square feet and the wall height does not exceed 11 feet. If the size would be larger or the walls taller, the structure may be allowed without a land use review, if it meets all of the established compatibility thresholds listed below. [ADC 3.080(9)]

Other considerations related to an accessory structure include the location of existing easements, septic tanks, drain fields, wells; access (existing and proposed); and whether trees would be removed (number and diameter of the trunks). You must include information about these items on a site plan drawing submitted with this worksheet.

Don't Forget! To support the information below, attach a scaled drawing of your property showing and labeling the location of all existing and proposed buildings and a scale drawing of each elevation of the proposed building. Include distances (in feet) between all structures and property lines.

Fill in the explanation area after each question below. If you answer "no" to Questions 1, 2, or 3, or "yes" to Questions 4 or 5, the structure will not be considered compatible. Question 6 calls your attention to special construction standards that will apply in all cases if the property is located in a Special Purpose District, such as the 100-year floodplain. In addition to answering the questions, you must attach a site plan of the property and elevation drawings of the proposed building to the worksheet.

If the structure cannot meet all of the compatibility standards, you may either alter the building to meet them or submit a Site Plan Review Accessory Building application to the Planning Division. This plan review typically takes six to eight weeks to process and requires additional paperwork and a non-refundable review fee. A notice of filing will be sent to property owners within 100 feet of your property giving them an opportunity to comment on the project. Filing an application does not guarantee approval.

Question 1: **Will the roof and siding materials and colors on the proposed building be similar to those on the primary residential structure on the site? Yes ____ No X**

- **Fill out (a) and (b) to demonstrate this standard would be met:**

The building materials and colors of the proposed accessory building will be:

Materials: Siding: metal Roof: Metal

Colors: Siding: Blue Roof: Blue

The building materials and colors of the primary residential structure on the property are (or will be as part of this project):

Materials: Siding: HardiePlank Roof: Asphalt Shingles

Colors: Siding: Green Roof: Black

Question 2: **If the proposed accessory building were built, would the percentage of lot coverage be similar to or less than the percentage allowed in the applicable zoning district? *(See Table 3.190-1)*** **Yes____ No___** *(you may not exceed the lot coverage threshold by Site Plan Review.)*

- **Fill out a. through d. to demonstrate this standard would be met:**

a. The maximum lot coverage allowed in the_____ zoning district is _____ percent.

Total land area of the property is 23,760 sq. ft.

The foundation (footprint) size of each building on the property is:

Primary residence: 849 sq. ft.

Proposed building: 900 sq. ft.

Other structures: 372 sq. ft., 200 sq. ft., 576 sq. ft.

Total foundation area of all structures on the property: 1797 sq. ft.

Percentage of building coverage on this lot after construction of the proposed accessory building would be percent. *(To calculate this percentage, divide the total foundation area of all structures (c) by the total land area of the property (b). This number cannot be larger than (a).)*

Question 3: **Will the proposed accessory building meet the minimum setback requirements for the primary residential structure? *(see Table 3.190-1)*** **Yes X No ____**

- **Fill out a. and b. to demonstrate this standard would be met:**

a. The minimum setbacks from property lines for the primary structure in this zone are:

Front: _____ ft. Sides and rear, single-story:_____ ft., **or** two-story:_____ ft.

The setbacks from the property lines for the proposed accessory building are:

Front: _____ ft. Sides and rear, single-story:_____ ft., **or** two-story _____ ft.

Question 4: **Will the proposed building be taller than the tallest building on adjacent property?**

Yes____ No X *(Height in this case is measured to the highest point on the structure. "Adjacent" means any property bordering the property on which the accessory structure would be built or across an adjacent street.)*

- **Fill out a. through c. and attach a drawing showing the location of the tallest building on adjacent property in relation to your property.**

a. The total height of the proposed accessory building is _____ feet.

b. The wall height of the proposed accessory building is_____ feet.

c. The height of the tallest building on adjacent property is _____ feet, and it is located at (address) _____ .

Question 5: **Will the area of the proposed building's foundation be larger than the area of the foundation of the largest building on adjacent property? Yes ____ No X**

- **Fill out a. and b. to demonstrate this standard would be met:**

a. The area of the proposed accessory building's foundation is _____ sq. ft.

The area of the foundation of the largest building on adjacent property is _____ sq. ft.

(include attached garages). The address of this building is_____;

currently occupied by Mr./Ms. _____, phone_____

Question 6: **Is this property located in any of the following Special Purpose Districts listed in Articles 6 and 7 of the Development Code? Yes ____ No ✓** (The text of the Albany Development Code is on the City's website: www.cityofalbany.net/cd/development-code)

Check the district(s) that apply to this property.

- ☐ Airport Approach District (Near the Albany Municipal Airport located east of the I-5 freeway)
- ☐ Floodplain District (Property is located within a 100-year floodplain)
- ☐ Hillside Development District (Property has slopes greater than 12 percent)
- ☐ Historic District (Monteith, Hackleman, or Downtown districts)
- ☐ Willamette Greenway (Property is located near the Willamette River)

If the property is in one of the special districts, have you researched the construction regulations of the special district and determined that the proposed building can meet the standards of the district(s)? Yes ___ No___
(Regardless of approval to allow an oversized accessory structure, you must be able to construct the proposed building in accordance with the regulations of the applicable special district.)

JMC — 3/28/2023
Property Owner's Signature — **Date**

John Origer — 541-905-6451
Print Property Owner's Name — **Daytime Phone**

apexpropertyclearing@gmail.com
E-mail address