

MEETING MINUTES
FALCON HEIGHTS CONDO ASSOCIATION
REGULAR BOARD MEETING
September 12, 2024

Meeting was called to order at 6:02 pm

Homeowners present at meeting- 11 of 290

Roll call of current Board members present:

John Stanton
Tony Anghinetti
Mark Teel
Gene Hurst
Robert Stroop
Samantha Mitchell

Financial report given by Board Treasurer, John Stanton. He stated the reserve has been drawn down because of the roofing project. One of the CDs matured, and the income taken from the CD makes the budget a wash.

That the water district has paid out between 40 and \$50,000 for the pumping station rebuild and the work continues.

Randy Bailey of the Klamath County fire district spoke on the wildfire risk and also what is involved with the Firewise program and what the association can do to benefit from it Robert Stroop agreed to help organize a plan to make the neighborhood become fire wise.

Consent Agenda

Walkway improvements at 10888 Wright Ave. were approved

Garage at 10609 McGuire Ave. was tabled

Old Business:

The placing of a community information sign by the front gate was approved
25 of the 47 homes that need to be roofed in this phase have been completed as of today

New business:

Leasing the hill property in its entirety to the water and sewer district was discussed and approved

Educational sessions scheduled for the fall include fire wise, estate planning, gun safety, yoga, Medicare, financial investment and budgeting

Public comment

None

Meeting was adjourned at 6:50

Falcon Heights Condominium Assn.
Profit & Loss
January 1 through September 12, 2024

	Jan 1 - Sep 12, 24
Ordinary Income/Expense	
Income	
4000 · Condominium Fees	527,597.53
4001 · Late Fees Collected	856.96
4002 · RV Lot Fees	6,725.00
4003 · Community Hall Rental	1,050.00
4004 · Events Donations	2,030.00
4005 · Returned Check Charges	25.00
4007 · Transfer Fees	4,000.00
4010 · Interest Income	13,933.11
4013 · Filing Fees	1,184.23
4017 · Miscellaneous Income	21,190.72
4018 · Fines Collected	145.00
Total Income	578,737.55
Gross Profit	578,737.55
Expense	
1000 · Administrative Expenses	
1001 · Liab. Ins., D&O, Bond	6,626.91
1002 · Managing Agent Fees	38,000.00
1003 · Security Gate	3,077.98
1004 · Postage	607.73
1005 · Professional Services	
1005a · Legal Fees	15,688.61
1005 · Professional Services - Other	200.00
Total 1005 · Professional Services	15,888.61
1006 · Merchant deposit fees	7,436.10
1008 · Fees & Dues	100.00
1010 · Office Supplies	1,592.46
1011 · Events	1,618.55
1014 · Bank Service Charges	-82.16
1015 · Reconciliation Discrepancies	0.65

11:20 AM
11/14/24
Cash Basis

Falcon Heights Condominium Assn.
Profit & Loss
January 1 through September 12, 2024

	<u>Jan 1 - Sep 12, 24</u>
1016 · Print, Flyers, Deliver	183.38
1018 · Misc Admin Expense	209.00
	<hr/>
Total 1000 · Administrative Expenses	75,259.21
1100 · Repairs & Maintenance Expenses	
1101 · General Repair	3,234.46
1102 · Painting	29,000.00
1103 · Maint. Supplies	2,489.87
1105 · Buidling Maintenance	622.45
1106 · Park Maint and Supplies	1,980.19
1107 · Snow Removal	2,925.00
1108 · Contract Labor	2,700.00
1100 · Repairs & Maintenance Expenses - Other	7.96
	<hr/>
Total 1100 · Repairs & Maintenance Expenses	42,959.93
1200 · Landscape Expenses	
1201a · Mowing Contract	106,150.00
1201b · Upkeep, Fertilizer	6,586.63
1201c · Alley/Gnrl Cleanup	8,665.59
1201d · Irrigation	9,924.35
1201e · Tree removal/Trim	4,450.00
	<hr/>
Total 1200 · Landscape Expenses	135,776.57
1300 · Water and Sewer Expenses	
1307 · Sewer - Treatment	65,924.62
	<hr/>
Total 1300 · Water and Sewer Expenses	65,924.62
1400 · Utility Expenses	
1401 · Garbage	45,881.27
1402 · Computer and Internet	1,890.56
1403 · Gas	
1403a · Gas-Community Center	777.87
1403b · Gas-Office	539.38
	<hr/>
Total 1403 · Gas	1,317.25

11:20 AM
11/14/24
Cash Basis

Falcon Heights Condominium Assn.
Profit & Loss
January 1 through September 12, 2024

	<u>Jan 1 - Sep 12, 24</u>
1404 · Electricity	
1404a · Street Lights	2,733.55
1404b · Security Gate	279.34
1404c · Office	1,036.90
1404d · Community Center	<u>767.21</u>
Total 1404 · Electricity	4,817.00
1405 · Telephone	<u>344.44</u>
Total 1400 · Utility Expenses	<u>54,250.52</u>
Total Expense	<u>374,170.85</u>
Net Ordinary Income	204,566.70
Other Income/Expense	
Other Income	
Unit Assets non posting	<u>0.00</u>
Total Other Income	0.00
Other Expense	
1500 · Capital Improvement Projects	<u>6,537.05</u>
Total Other Expense	<u>6,537.05</u>
Net Other Income	<u>-6,537.05</u>
Net Income	<u><u>198,029.65</u></u>

11:21 AM
11/14/24
Cash Basis

Falcon Heights Condominium Assn.
Balance Sheet
As of September 12, 2024

	<u>Sep 12, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking and Savings	
120 · Operating Checking WF	12,824.44
121 · WF Checking 4582	1,186.50
124 · WF Reserve Savings	470.52
	<hr/>
Total Checking and Savings	14,481.46
Investment Accounts	
126 · Investment CDs- TD Ameritrade	
126A · Charles Schwab CD	250,023.25
126E · Cash/Cash Alternatives-CDs	6,461.76
	<hr/>
Total 126 · Investment CDs- TD Ameritrade	256,485.01
	<hr/>
Total Investment Accounts	256,485.01
140 · Petty Cash	
141 · HOA Petty Cash	387.50
142 · Events Committee Petty Cash	526.40
	<hr/>
Total 140 · Petty Cash	913.90
	<hr/>
Total Checking/Savings	271,880.37
Accounts Receivable	
800 · Accounts Receivable	-8,845.00
	<hr/>
Total Accounts Receivable	-8,845.00
Other Current Assets	
820 · Undeposited Funds	225.00
850 · Market Appr/Depr Investment CDs	84.55
	<hr/>
Total Other Current Assets	309.55
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Total Current Assets	263,344.92

11:21 AM
11/14/24
Cash Basis

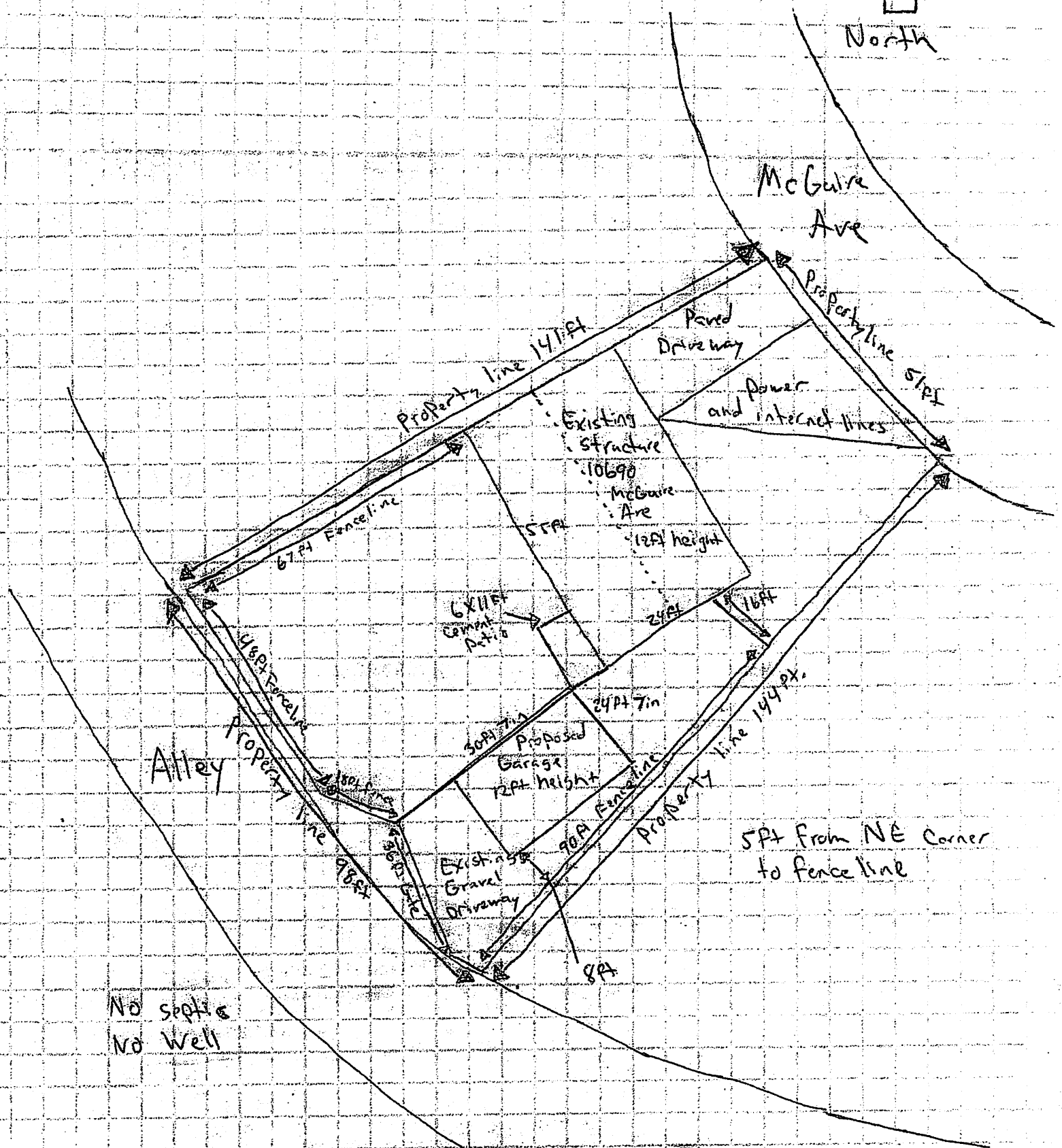
Falcon Heights Condominium Assn.
Balance Sheet
As of September 12, 2024

	Sep 12, 24
Fixed Assets	
910 · Furniture & Fixtures	18,873.04
911 · Accum. Depreciation	-33,396.00
912 · Buildings	20,097.50
913 · Land	192,163.92
914 · Building Improvements	35,030.00
916 · Community Capitol Improvements	399,719.39
Total Fixed Assets	632,487.85
TOTAL ASSETS	895,832.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
950 · Accounts Payable	-445.29
Total Accounts Payable	-445.29
Total Current Liabilities	-445.29
Long Term Liabilities	
Ghost Ridge Roofing Contract	2,327,771.94
Total Long Term Liabilities	2,327,771.94
Total Liabilities	2,327,326.65
Equity	
1601 · Retained Earnings	1,078,250.91
3000 · 311 - Opening Balance Equity	-3,077,674.44
960 · Reserve	369,900.00
Net Income	198,029.65
Total Equity	-1,431,493.88
TOTAL LIABILITIES & EQUITY	895,832.77

Site Plan



North



Map Tax Lot No: 90070

Zone:

Date:





SITE PLAN REVIEW APPLICATION

Community Development Department - Planning Division
305 Main Street, Klamath Falls OR 97601
Web: www.klamathcounty.org

PLEASE PRINT LEGIBLY
Incomplete applications will be returned

SITE PLAN REVIEW FEES

Septic Evaluation: \$50
Septic Installation: \$50
Dwelling or Accessory Structure: \$150
Wells/Electrical: \$50
Sign Permit: \$250

(1) PROPERTY OWNER(S)

Name: Charles Joseph LaFrance IV
Address: 10690 McGuire Ave
City, State, Zip: Klamath Falls OR 97603
Phone: 701-818-2826 E-mail: lafr209@gmail.com

(2) APPLICANT/AGENT (PLEASE ATTACH OWNER AUTHORIZATION FORM)

Name: Charles Joseph LaFrance IV
Contact person:
Address: 10690 McGuire Ave
City, State, Zip: Klamath Falls OR 97603
Phone: 701-818-2826 E-mail: lafr209@gmail.com

(3) PROPERTY INFORMATION

Site Address: 10690 McGuire Ave Klamath Falls OR 97603
Map Tax Lot #: R - 3909 - 03400 - 90070 OR Assessor Parcel No. (APN):
Easements: Deed Reference #:

FOR OFFICE USE: Zone

Lot Size

Wetlands _____ Floodplain _____ Wildlife _____ Airport _____ Other: _____

(4) LAND USE PROPOSAL

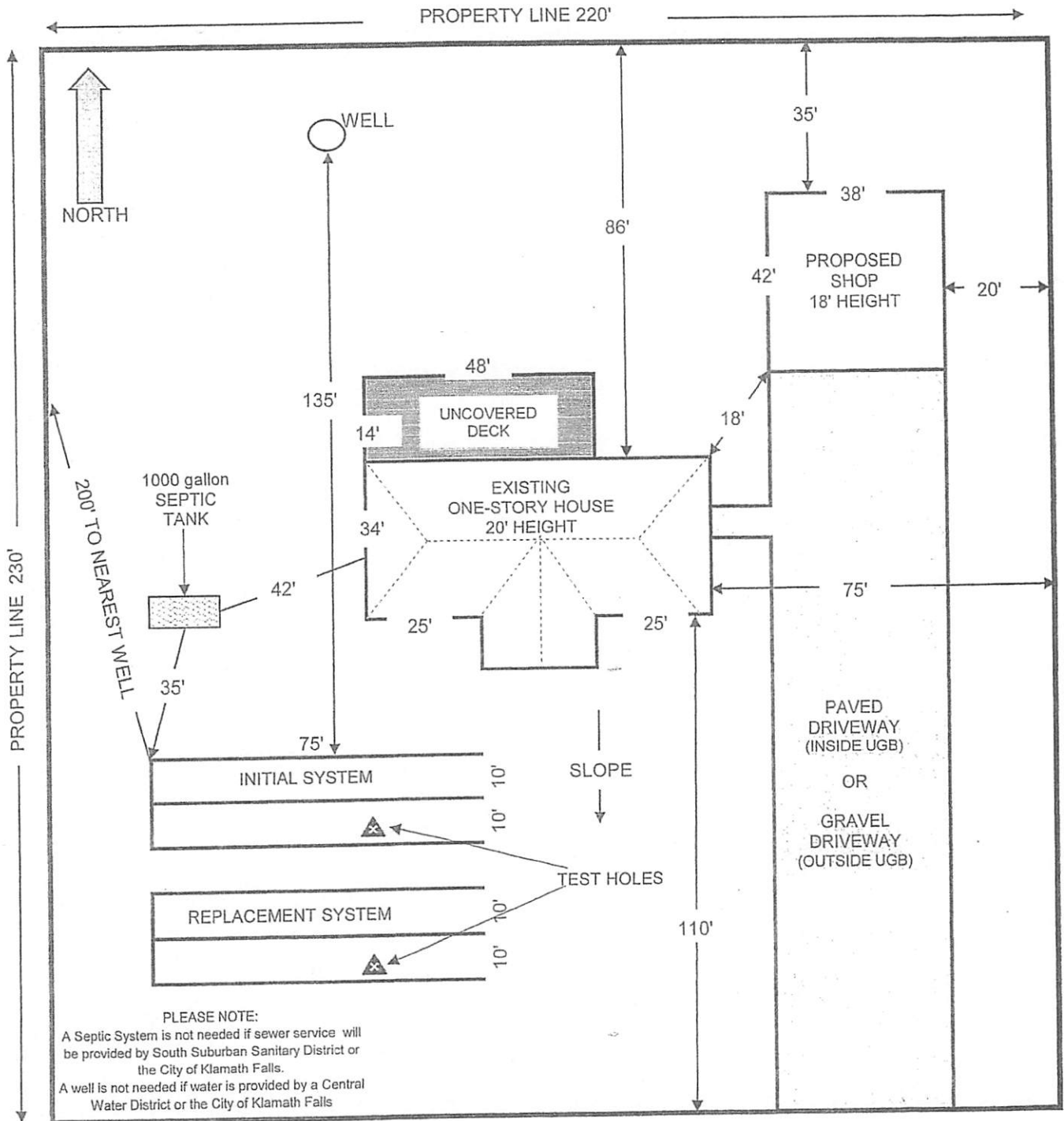
<input type="checkbox"/> Septic Evaluation	<input type="checkbox"/> Single-Family Dwelling or New Manufactured Home	<input checked="" type="checkbox"/> Accessory Building or Addition to Existing Structure
<input type="checkbox"/> Septic Installation	<input type="checkbox"/> Used Manufactured Home HUD # _____	<input type="checkbox"/> Other

(5) PROJECT DESCRIPTION Example: "12' x 20' addition to existing home to include 1 new bedroom & 1 new bath"

24' x 30' Garage to include concrete slab and electrical.

If an applicant, agent, or "other" is acting on behalf of the owner, a signed "Owner Authorization Form" must be submitted with this application. This application must be accompanied by an accurate site plan (map). The Burden of Proof for approval of an application rests with the applicant. Please provide documentation regarding the property and application criteria in sufficient detail and accuracy to enable the department to find that your application complies with all applicable approval criteria.

SAMPLE SITE PLAN



Map Tax Lot No.:	Zone:
Applicant's Signature:	Date:

INSTRUCTIONS ON BACK

RESIDENTIAL SITE PLAN REQUIREMENTS

Site Plans must be no larger than 11" x 17"; drawn neatly using a straight-edge or ruler; the text must be legible and "self-explanatory" meaning that someone should easily understand what is being proposed without asking the applicant any questions.

All Site Plans must include the following information:

- Map Tax Lot Number (MTL), or Assessor Parcel Number (APN)
- Dimensions of property and north arrow;
- Name and location of adjacent streets;
- Location and surface type of existing or proposed driveways;
- Location, dimensions and description of all existing structures on the property;
- Location, dimensions (including height), and description of all proposed structures, including dwellings, decks, balconies, other structural elements and accessory structures;
- Distance from property lines to all existing and proposed structures, septic tanks, drain lines, and wells; the setback of a structure is the distance measured to any part of the structure including architectural features (such as eaves) from the property line.
- Location and description of proposed or existing on-site/septic sewage disposal including:
 - Location of test holes
 - Length of line from dwelling to the septic tank
 - Length of line from the septic tank to the drain field
 - Length of drain lines
 - Replacement area
 - Distance from septic tank to well
 - Distance from drain lines to well
 - Distance to neighboring wells
- Location and type of water supply;
- Location of 100-year flood plain, wetlands, water and/or drainage features;
- Location and descriptions of any topographic or developed features on the site, such as rock outcrops, excavations, etc.;
- Location and dimensions of all easements;
- Other appropriate information that otherwise may be required by the Klamath County Land Development Code;
- Signature of applicant and date.

INCOMPLETE OR ILLEGIBLE SITE PLANS WILL NOT BE RETURNED



KLAMATH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Building Division, Planning Division, Code Enforcement, On-Site Sanitation, Parks and Solid Waste Division

305 Main Street, Klamath Falls, OR 97601
(541)883-5121 or (800)378-1304 – Fax (541)885-3644

Property Owner Authorization Form

I, Charles Joseph LaFrance IV (property owner), have authorized
Charles Joseph LaFrance IV (authorized representative) to act as
my agent in performing the activities necessary to obtain services and permits provided by Klamath
County Planning Division, On-Site Sanitation Division, Building Division and Public Works.
I agree that any costs not satisfied by the Authorized Representative are my responsibility.

Property Identification:

Property Address 10690 McGuire Ave Klamath Falls OR 97603
Township 39 Range 9 Section 39 Tax Lot (s) # 90070, # _____

Project Description:

24' x 30' Garage to include concrete slab and electrical

Property Owner:

Printed Name: Charles Joseph LaFrance IV Phone: 701-818-2826
Address: 10690 McGuire Ave City, State, Zip: Klamath Falls OR 97603
E-mail (optional) _____
Signature of Owner [Signature] Date _____
Witness Signature _____ Date _____

Authorized Representative:

Relationship to Owner: Self
Printed Name: Charles Joseph LaFrance IV Phone: 701-818-2826
Address: 10690 McGuire Ave City, State, Zip: Klamath Falls OR 97603
E-mail (optional) _____
Signature of Authorized Representative: [Signature]

Once completed, please return this form to the Klamath County Community Development Department



ELECTRICAL Permit Application

Community Development Department - Building Division

305 Main Street, Klamath Falls OR 97601
 Phone: (541) 883-5121 #1
 Fax: (541) 885-3644 Web: www.klamathcounty.org
 To apply on line go to: <https://aca.oregon.accela.com/oregon/>

Please Print Legibly

(8) OFFICE USE ONLY

Permit No:	
Plan Review Deposit Pd: \$	
<input type="checkbox"/> Cash	<input type="checkbox"/> Check <input type="checkbox"/> Credit Card
Receipt No:	Date Pd:
Received By:	Approved By:

(1) TYPE OF WORK

<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition / Removal
<input type="checkbox"/> Addition/alteration/replacement	<input type="checkbox"/> Other:

(2) CATEGORY OF CONSTRUCTION

<input type="checkbox"/> 1 or 2-family dwelling	<input type="checkbox"/> Commercial/industrial
<input type="checkbox"/> Multi-family <input type="checkbox"/> Farm/Forest	<input checked="" type="checkbox"/> Accessory building

(3) JOB SITE LOCATION

Address or map & tax lot number:

10690 McGuire Ave Klamath Falls OR 97603

(4) DESCRIPTION OF WORK

Commercial Projects: Also complete plan review checklist on reverse.

24'x30' Garage on cement slab

(If available) Local power company request #

(5) ☒ PROPERTY OWNER ☐ TENANT

Business name: N/A

Contact person: Charles Joseph LaFrance IV

Address: 10690 McGuire Ave Hta

City, state, zip: Klamath Falls OR 97603

Phone: 701-818-2826 Fax: N/A

E-mail: lafr209@gmail.com

Owner Installation: This installation is being made on property that I own, which is not intended for sale, lease, rent or exchange:

Signature: Date:

(6) ☐ DESIGN PROFESSIONAL ☐ OTHER APPLICANT

Business name: American Car

Contact person:

Address:

City, state, zip:

Phone: Fax:

E-mail:

(7) ☒ CONTRACTOR ☐ SUB-CONTRACTOR

Business name: American Car & Truck

Address: Jessica Alencide 457 N Broadway St

City, state, zip: Dallas TX 76058

Phone: 866-730-9865 Fax:

CCB lic. no.: 767972 BCD lic. no.

Signing Supervisor license no.:

Signing Supervisor name:

Date:

(9) FEE SCHEDULE

Description: () is no. of inspections per item	Qty	Fee	Total (Office Use)
(9a) 1 & 2 FAMILY DWELLINGS: Includes attached garage			
1,000 sq. ft. or less (4)		\$250	\$
Each additional 500 sq. ft. or portion thereof		\$44	\$
Limited energy (2)		\$103	\$
Each manufactured home or modular dwelling service including feeder past first 30 ft.(2)		\$146	\$
(9b) MULTI FAMILY DWELLINGS: 3 OR MORE UNITS			
1,000 sq. ft. or less (4) (largest unit)		\$250	\$
Each additional 500 sq. ft. or portion thereof		\$44	\$
Each additional unit 1/2 fee of largest unit price		\$	\$
(9c) SERVICE or FEEDER: install, alter or relocate			
200 amps or less (2)		\$146	\$
201 to 400 amps (2)		\$176	\$
401 to 600 amps (2)		\$293	\$
601 to 1,000 amps (2)		\$381	\$
Over 1,000 amps or volts (2)		\$878	\$
Reconnect only (1)		\$118	\$
(9d) TEMPORARY SERVICE or FEEDER: install, alter or relocate			
200 amps or less (2)		\$146	\$
201 to 400 amps (2)		\$176	\$
401 to 600 amps (2)		\$293	\$
Over 600 amps or 1,000 volts, see Services or Feeders section above			
(9e) BRANCH CIRCUITS: new, alter, extend; per panel or feeder			
a. Branch circuits with purchase of a service or feeder permit:			
Each branch circuit		\$5.80	\$
b. Branch circuits without purchase of a service or feeder permit:			
First branch circuit (2)		\$103	\$
Each additional branch circuit		\$5.80	\$
(9f) MISCELLANEOUS FEES: service or feeder not included			
Each pump or irrigation circle (2)		\$103	\$
Each sign or outline lighting (2)		\$103	\$
First signal circuit or limited-energy panel (2)		\$103	\$
Each additional circuit / panel (see reverse)		\$44	\$
Swimming pool: Wiring / Grounding (2)		\$159	\$
Renewable Energy: (see reverse for fee) (2)			\$
Investigation or Reinspection: per hr., min. (1)		\$86	\$

(10) FEES - OFFICE USE ONLY

Permit (enter amount from above - minimum \$86)	\$
State surcharge (12%):	\$
Electrical Plan Review:	\$
Total:	\$

(11) NOTICE

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractor's Board under ORS 701.

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete. Every permit issued shall expire and become void if work authorized by the permit is not started, or is suspended or abandoned for a period of 180 days or more.

(12)

ELECTRICAL Permit Fees**Renewable Energy:**

System Design	Fee
5 KVA or less	\$86
5.01 KVA to 15 KVA	\$146
15.01 KVA to 25 KVA	\$234
greater than 25 KVA	\$234 for first 25 KVA + \$3.95 for each additional KVA above 25 (capped at 100 KVA)
Plan Review:	Plan review fee shall be 25% the electrical permit fee.
Reinspection or Investigation:	\$86/ hour with 1 hour minimum.
Work commencing w/o permit:	Fee equal to permit fee in addition to the required permit fees.
Inspection or plan review outside of normal hours or scope:	\$129 / hour with 2 hour minimum.

(13)

SIGNAL CIRCUITS / LIMITED ENERGY

Indicate each that applies to project. Enter total under "MISCELLANEOUS FEES" on reverse of form:

- | | |
|--|--|
| <input type="checkbox"/> Audio and stereo system | <input type="checkbox"/> Landscape lighting and sprinkler controls |
| <input type="checkbox"/> Data telecommunication | <input type="checkbox"/> Landscape irrigation controls |
| <input type="checkbox"/> Doorbell | <input type="checkbox"/> Outdoor landscape lighting |
| <input type="checkbox"/> Garage door opener | <input type="checkbox"/> Vacuum system |
| <input type="checkbox"/> Heating, ventilation, and air-conditioning system | <input type="checkbox"/> Other: _____ |

(14) ELECTRICAL Plan Review For Complex Structures Requirements

Indicate all that apply by checking Yes or No below. Electrical Plan Review is required for any Yes answer(s). Provide two complete sets of plans, cut-sheets, specifications and calculations (also see Oregon Administrative Rule 918-311-0040 below:

- Yes / No (1) A jurisdiction providing electrical code plan review services may only require electrical plan review for a complex structure. For the purpose of this rule, "complex structures" have an electrical system designed, constructed or reconstructed with any of the following:
- ☐ ☐ (a) A service or feeder beginning at 400 Amps where the available fault current exceeds 10,000 Amps at 150 Volts or less to ground or exceeds 14,000 Amps for all other installations; or
 - ☐ ☐ (b) Installation of a 150 KVA or larger separately derived system as defined in Article 100 of the National Electrical Code (NEC); or
 - ☐ ☐ (c) Addition of a new motor load of 100 HP or more; or
 - ☐ ☐ (d) Fire pump installations as defined in Article 695 of the NEC; or
 - ☐ ☐ (e) Emergency systems installations as defined in Article 700 of the NEC; or
 - ☐ ☐ (f) A service or feeder rated at 600 Amps or over; or
 - ☐ ☐ (g) Voltage. More than 600 supply volts nominal; or
 - ☐ ☐ (h) Renewable Energy. Renewable electrical energy systems rated over 25 KVA; or
 - ☐ ☐ (i) Height. More than three stories; or
 - ☐ ☐ (j) Occupancy.
 - ☐ ☐ (A) Six or more residential units in one structure; or
 - ☐ ☐ (B) An "A" (Assembly) occupancy, "E" (Educational) occupancy, or "I-2" or "I-3" (Institutional) occupancy as defined in the adopted Oregon Structural Specialty Code; or
 - ☐ ☐ (C) Any of the following special occupancies as described in Chapter 5 of the NEC adopted by the board in OAR 918-305-0100:
 - ☐ ☐ (i) Hazardous (Classified) locations as defined in Articles 500 to 516; or
 - ☐ ☐ (ii) Installations in patient care areas of health care facilities as defined in Article 517; or
 - ☐ ☐ (iii) Agricultural buildings used for commercial purposes, as defined in Article 547; or
 - ☐ ☐ (iv) Floating buildings as defined in Article 553; or
 - ☐ ☐ (v) Marinas and boat yards as defined in Article 555; or
 - ☐ ☐ (k) Recreational Vehicle Park. A new recreational vehicle park, or any addition or alteration to an existing park.

(15)

For More InformationFor additional general information, please visit the Oregon State Building Codes Division website at: www.bcd.oregon.gov

Property Owner Statement Regarding Construction Responsibilities

Oregon Law requires residential construction permit applicants who are not licensed with the Construction Contractors Board to sign the following statement before a building permit can be issued. (ORS 701.325 (2))

This statement is required for residential building, electrical, mechanical, and plumbing permits. Licensed architect and engineer applicants, exempt from licensing under ORS 701.010 (7), need not submit this statement. This statement will be filed with the permit.

Please check the appropriate box:

☐

I own, reside in, or will reside in the completed structure and my general contractor is:

Name

CCB#

Expiration Date

☐

I will inform my general contractor that all subcontractors who work on the structure must be licensed with the Construction Contractors Board.

or

☒

I will be performing work on property I own, a residence that I reside in, or a residence that I will reside in. If I hire subcontractors, I will hire only subcontractors licensed with the Construction Contractors Board. If I change my mind and hire a general contractor, I will select a contractor who is licensed with the CCB and will immediately give the name of the contractor to the office issuing this Building Permit.

I have read and understand the Information Notice to Homeowners About Construction Responsibilities, and I hereby certify that the information on this homeowner statement is true and accurate.

Charles Joseph LaFrance IV

Print Name of Permit Applicant

[Signature]

Signature of Permit Applicant

Date

Permit #: _____

Address: _____

Issued by: _____ Date: _____





Information Notice to Owners About Construction Responsibilities

(ORS 701.325 (3))

Homeowners acting as their own general contractors to construct a new home or make a substantial improvement to an existing structure, can prevent many problems by being aware of the following responsibilities:

- Homeowners who use labor provided by workers not licensed by the Construction Contractors Board, may be considered an employer, and the workers who provide the labor may be considered employees. **As an employer, you must comply with the following:**
- **Oregon's Withholding Tax Law:** Employers must withhold income taxes from employee wages at the time employees are paid. You will be liable for the tax payments even if you don't actually withhold the tax from your employees. For more information, call the Department of Revenue at 503-378-4988.
- **Unemployment Insurance Tax:** Employers are required to pay a tax for unemployment insurance purposes on the wages of all employees. For more information, call the Oregon Employment Department at 503-947-1488.
- **Oregon's Business Identification Number (BIN):** is a combined number for both Oregon Withholding and Unemployment Insurance Tax. To file for a BIN, go online to the Oregon Business Registry. For questions, call 503-945-8091.
- **Workers Compensation Insurance:** Employers are subject to the Oregon Workers Compensation Law, and must obtain Workers Compensation Insurance for their employees. If you fail to obtain Workers Compensation Insurance, you could be subject to penalties and be liable for all claim costs if one of your workers is injured on the job. For more information, call the Workers Compensation Division at the Department of Consumer and Business Services at 800-452-0288.
- **Tax Withholding:** Employers must withhold Social Security Tax and Federal Income Tax from employee wages. You may be liable for the tax payment, even if you didn't actually withhold the tax. For a Federal EIN number, go online to www.irs.gov.

Other Responsibilities of Homeowners:

- **Code Compliance:** As the permit holder for a construction project, the homeowner is responsible for notifying building officials at the appropriate times, so that the required inspections can be performed. Homeowners are also responsible for resolving any failure to meet code requirements that may be found through inspections.
- **Property Damage and Liability Insurance:** Homeowners acting as their own contractors should contact their insurance agent to ensure adequate insurance coverage for accidents and omissions, such as falling tools, paint overspray, water damage from pipe punctures, fire, or work that must be redone. Liability Insurance must be sufficient to cover injuries to persons on the job site who are not otherwise covered as employees by Workers Compensation Insurance.
- **Expertise:** Homeowners should make sure they have the skills to act as their own general contractor, and the expertise required to coordinate the work of both rough-in and finish trades.

R403.1.3.3 Slabs-on-ground with turned-down footings. In *Seismic Design Categories D₀, D₁ and D₂*, slabs-on-ground cast monolithically with turned-down footings shall have not fewer than one No. 4 bar at the top and the bottom of the footing or one No. 5 bar or two No. 4 bars in the middle third of the footing depth.

Where the slab is not cast monolithically with the footing, No. 3 or larger vertical dowels with standard hooks on each end shall be installed at not more than 4 feet (1219 mm) on center in accordance with Figure R403.1.3, Detail 2. Standard hooks shall comply with Section R608.5.4.5.

R403.1.3.4 Interior bearing and braced wall panel footings in Seismic Design Categories D₀, D₁ and D₂. In *Seismic Design Categories D₀, D₁ and D₂*, interior footings supporting bearing walls or braced wall panels, and cast monolithically with a slab on grade, shall extend to a depth of not less than 12 inches (305 mm) below the top of the slab.

R403.1.3.5 Reinforcement. Footing and stem wall reinforcement shall comply with Sections R403.1.3.5.1 through R403.1.3.5.4.

R403.1.3.5.1 Steel reinforcement. Steel reinforcement shall comply with the requirements of ASTM A615, A706M or A996M. ASTM A996 bars produced from rail steel shall be Type R. The minimum yield strength of reinforcing steel shall be 40,000 psi (Grade 40) (276 MPa).

R403.1.3.5.2 Location of reinforcement in wall. The center of vertical reinforcement in stem walls shall be located at the centerline of the wall. Horizontal and vertical reinforcement shall be located in footings and stem walls to provide the minimum cover required by Section R403.1.3.5.3.

R403.1.3.5.3 Support and cover. Reinforcement shall be secured in the proper location in the forms with tie wire or other bar support system to prevent displacement during the concrete placement operation. Steel reinforcement in concrete cast against the earth shall have a minimum cover of 3 inches (75 mm). Minimum cover for reinforcement in concrete cast in removable forms that will be exposed to the earth or weather shall be 1½ inches (38 mm) for No. 5 bars and smaller, and 2 inches (50 mm) for No. 6 bars and larger. For concrete cast in removable forms that will not be exposed to the earth or weather, and for concrete cast in stay-in-place forms, minimum cover shall be ¾ inch (19 mm).

R403.1.3.5.4 Lap splices. Vertical and horizontal reinforcement shall be the longest lengths practical.

Where splices are necessary in reinforcement, the length of lap splice shall be in accordance with Table R608.5.4(1) and Figure R608.5.4(1). The maximum gap between noncontact parallel bars at a lap splice shall not exceed the smaller of one-fifth the required lap length and 6 inches (152 mm) [see Figure R608.5.4(1)].

R403.1.3.6 Isolated concrete footings. In detached one- and two-family dwellings that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

R403.1.4 Minimum depth. Exterior footings shall be placed not less than 12 inches (305 mm) below finished grade on the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Section R403.1.4.1. Deck footings shall be in accordance with Section R507.3.

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

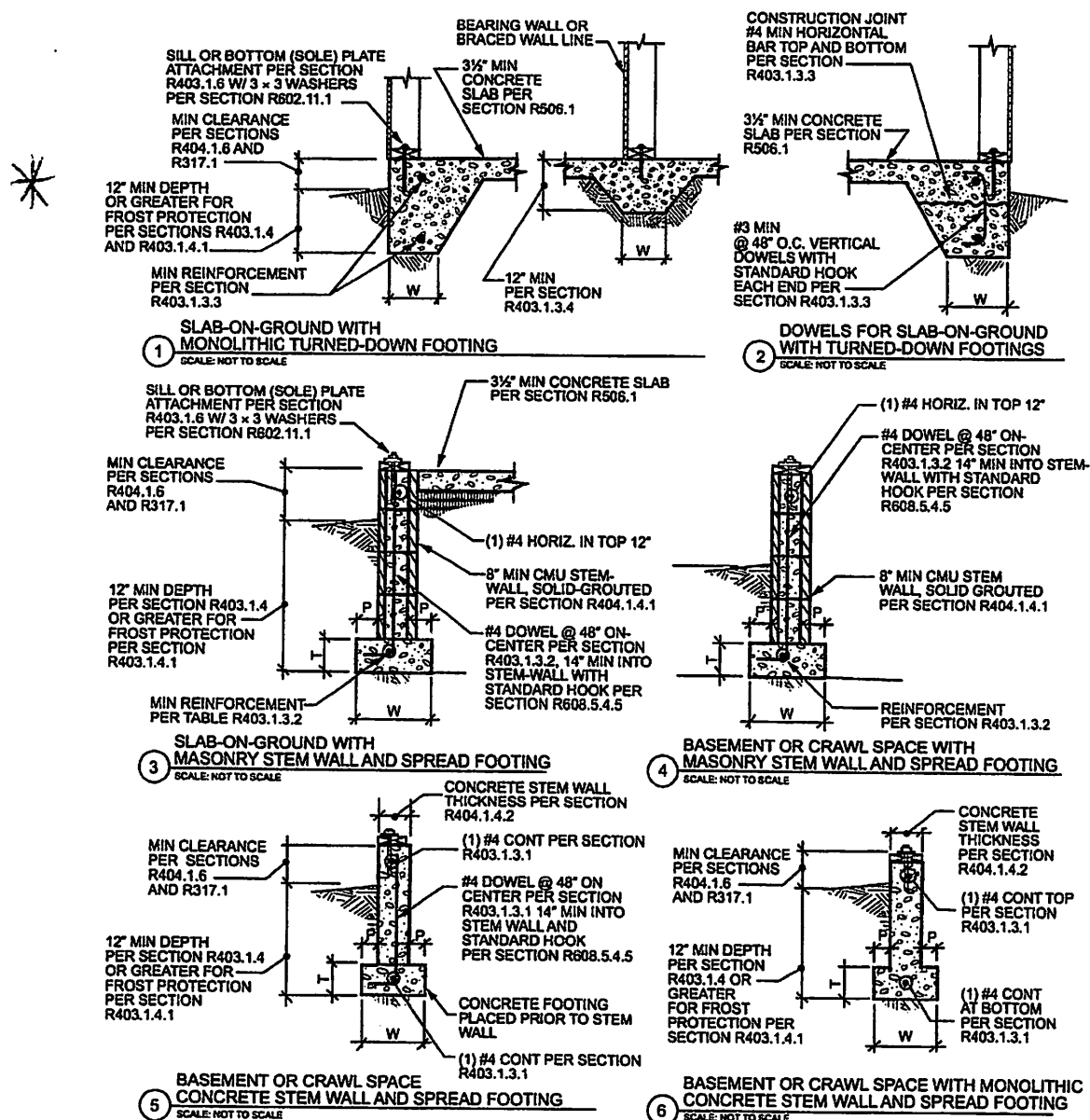
1. Extended below the frost line specified in Table R301.2.
2. Constructed in accordance with Section R403.3.
3. Constructed in accordance with ASCE 32.
4. Erected on solid rock.

Footings shall not bear on frozen soil unless the frozen condition is permanent.

Exceptions:

1. Protection of free-standing *accessory structures* with an area of 600 square feet (56 m²) or less, of *light-frame construction*, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of free-standing *accessory structures* with an area of 400 square feet (37 m²) or less, of other than *light-frame construction*, with an eave height of 10 feet (3048 mm) or less shall not be required.

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding 1 unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed 1 unit vertical in 10 units horizontal (10-percent slope).



For SI: 1 inch = 25.4 mm.

W = Width of footing per Table R403.1, T = Thickness of footing and P = Projection per Section R403.1.1.

NOTES:

- See Section R404.3 for sill requirements.
- See Section R403.1.6 for sill attachment.
- See Section R506.2.3 for vapor retarder requirements.
- See Section R403.1 for base.
- See Section R408 for underfloor ventilation and access requirements.
- See Section R403.1.3.5 for reinforcement requirements.

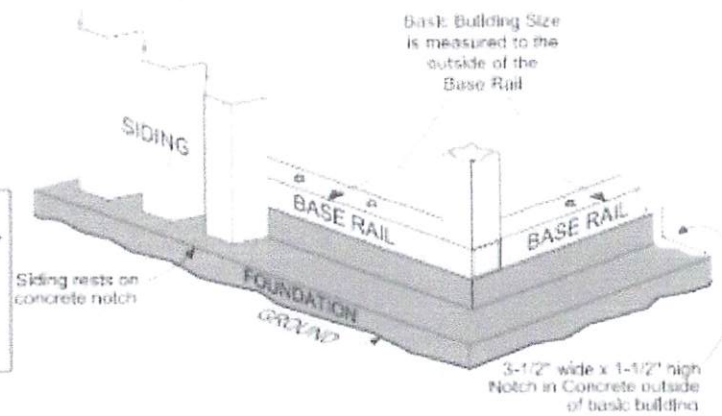
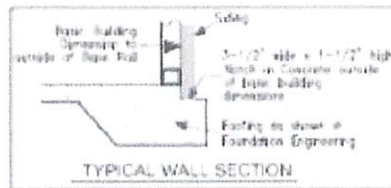
FIGURE R403.1.3
REINFORCED CONCRETE FOOTINGS AND MASONRY AND CONCRETE STEM WALLS IN SDC D₀, D₁ AND D₂^{a, b, c, d, e, f}

R403.1.6 Foundation anchorage. Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates in accordance with Section R505.3.1 or R603.3.1, as applicable. Wood sill plates supporting cold-formed steel framing

shall be anchored to the foundation in accordance with this section.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of *braced wall panels* at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2-inch-diameter (12.7 mm) anchor bolts spaced not greater than 6 feet (1829 mm) on center or *approved* anchors or anchor



-Allows for no leaks through the base rail

-The pad here is to be poured approximately 1' wider and longer than the building. This way the anchors can be drilled through the base rail into the top section of the concrete pad

-Does not crack the concrete and allows for the building to fit

-As you can see here, the footer is being laid out.



The pad here is measured 28x35. The top of the pad is measured to the left perfectly

The base-rail is laid on the top of the pad and the skin of the building is then overlapped on the 1" drop. So when it rains, the water will run off the pad and not seep into the building



24' WIDE FRAME 'CARPORT STYLE' METAL BUILDING GENERICS



SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR A VARIETY OF PRE-FAB METAL BUILDINGS PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS, THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.
3. DOES NOT PROVIDE ANY DOOR OR WINDOW DESIGN INFORMATION, THOSE SHALL BE ADDRESSED BY DOOR AND WINDOW MANUFACTURER.
4. THESE DOCUMENT SHALL NOT BE USED TO PERMIT OR JUSTIFY DESIGN OF AS-BUILT / EXISTING STRUCTURES OR BUILDINGS BUILT WITHOUT A PERMIT.

GENERAL DESIGN NOTES

1. THESE STRUCTURES ARE DESIGNED AS **RISK CATEGORY I (NON-HABITABLE)**, UTILITY / STORAGE / PRIVATE GARAGE / SHED TYPE BUILDINGS - THAT ONLY DESIGNED TO RESIST THE DEAD LOADS, LIVE LOADS, AND WIND LOADS LISTED UNDER "STRUCTURAL DESIGN CRITERIA". ANY ADDITIONAL LOADINGS WITHOUT RE-DESIGN OR ENGINEERING CONSULTATION SHALL NOT BE PERMITTED.
2. ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
3. ALL WELDED CONNECTIONS SHALL BE SHOP WELDED CONNECTIONS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.**
4. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE:
ASTM A500 GRADE C OR EQUAL:
 $F_y = 50 \text{ KSI}$ $F_u = 65 \text{ KSI}$
5. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PREVAILING CODES LISTED BELOW AND ALL APPLICABLE LOCAL REQUIREMENTS.

PREVAILING CODE: **2022 OSSC (2021 IBC)**
MINIMUM DESIGN STANDARD: **ASCE 7-16**

OCCUPANCY GROUP: **U (CARPORT / UTILITY / GARAGE / SHED)**
V - B
I (NON-HABITABLE)

CONSTRUCTION TYPE: **I (NON-HABITABLE)**

RISK CATEGORY: **1**

1. ROOF DEAD LOAD (D) **2.0 PSF (COLLATERAL)**

2. ROOF LIVE LOAD (Lr) **Lr = 20 TO 61 PSF (VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)**

3. SNOW LOAD (S) **Pg = 20 TO 90 PSF (VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)**
GROUND SNOW LOAD
 $I_s = 0.80$
 $C_t = 1.2$
 $C_e = 1.0$
 $C_s = 1.0$
Pf = 20 TO 61 PSF
Ps = 20 TO 61 PSF
Pm = 20

IMPORTANCE FACTOR
THERMAL FACTOR
EXPOSURE FACTOR
ROOF SLOPE FACTOR
FLAT ROOF SNOW LOAD
SLOPED ROOF SNOW LOAD
MINIMUM SNOW LOAD

4. WIND LOAD (W)
EXPOSURE
DESIGN WIND SPEED **C**
 $V_{ult} = 105 \text{ TO } 180 \text{ MPH}$
[VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS]

5. SEISMIC LOAD (E)
DESIGN CATEGORY **C**
IMPORTANCE FACTOR $I_e = 1.00$

ASD LOAD COMBINATIONS:
1. $D + (Lr \text{ OR } S)$
2. $D + (0.6W \text{ OR } 0.7E)$
3. $D + 0.75 (0.6W \text{ OR } 0.7E) + 0.75 (Lr \text{ OR } S)$
4. $0.6D + (0.6W \text{ OR } 0.7E)$

CONTACT INFORMATION

FOR QUESTIONS OR INFORMATION NEEDED PLEASE, CONTACT THE **METAL BUILDINGS MANUFACTURER LISTED ON PLANS**. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO ADDRESS ANY QUERIES

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF METAL BUILDING MANUFACTURER LISTED ON THIS PAGE. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF METAL BUILDING MANUFACTURER LISTED BELOW IS PROHIBITED. LEGAL ACTION WILL BE TAKEN AS NECESSARY AS A RESULT.

ANY REQUESTS, CHANGES, MODIFICATIONS REVISIONS TO INFORMATION PROVIDED IN THIS DOCUMENT WILL REQUIRE A COMPLETELY SEPARATE SITE-SPECIFIC SET OF PLANS; INQUIRE WITH THE LISTED METAL BUILDING MANUFACTURER.

STRUCTURAL SHEET INDEX

COVER SHEET	1
SCHEDULES & MEMBER - SECTIONS	2
FRAME SECTIONS & DETAILS	3A, 3B
SPACING SCHEDULES & ENCLOSURE NOTES	4
PURLIN & GIRT SCHEDULES	5
SHEATHING OPTIONS	6
SIDE WALL FRAMING & OPENINGS	7A, 7B
END WALL FRAMING & OPENINGS	8A, 8B
CORNER BRACING DETAILS	9
OPTIONAL LEAN-TO ADDITION	10
FOUNDATION OPTIONS	11A TO 11D

Omar Abu-Yasein
Digitally signed by Omar Abu-Yasein
Date: 2024.02.14 15:20:28 -05'00'

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

PROJECT: **24' Wide**
LOCATION: **STATE OF OREGON**
PROJECT NO.: **233-24-0176**
SHEET TITLE: **COVER SHEET**
SHEET NO.: **1 / 11**
CHECKED BY: **OAA** DATE: **1/25/24**

LEGAL INFORMATION

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- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



STAMP EXPIRY: **DEC 31 2025**
DATE SIGNED: **JAN 25 2024**

CUSTOMER INFORMATION		DESIGN LOADS		BUILDING INFORMATION		CERTIFICATION VALIDITY NOTICE	
OWNER:	Charles LaFrance	GROUND SNOW:	50	WIDTH:	24	DATE OF PLANS	
ADDRESS:	10690 McGuire Ave Klamath Falls, OR, 97603	ROOF LIVE LOAD:	34	LENGTH:	30	EXPIRATION:	JAN 25 2025
		BASIC WIND SPEED:	115	HEIGHT:	9	CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE	
				FRAME TYPE:	<input checked="" type="checkbox"/> A-FRAME <input type="checkbox"/> REGULAR <input type="checkbox"/> FULL <input type="checkbox"/> PARTIAL <input type="checkbox"/> OPEN		

TABLE 2.1: MEMBER PROPERTIES

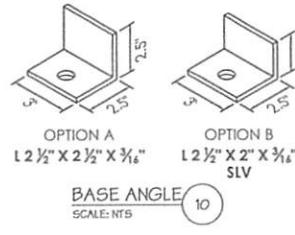
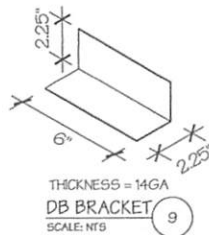
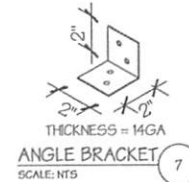
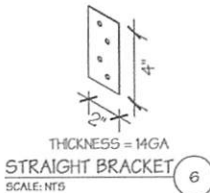
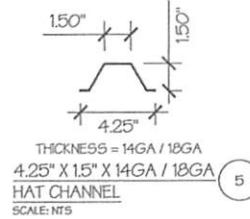
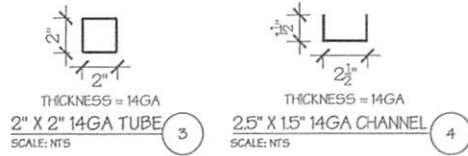
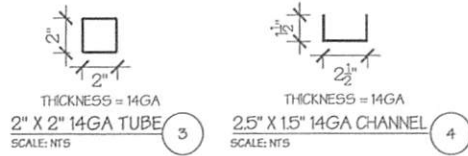
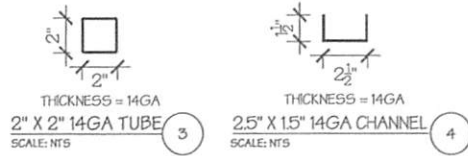
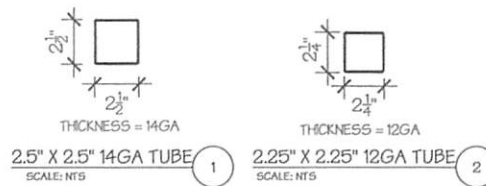
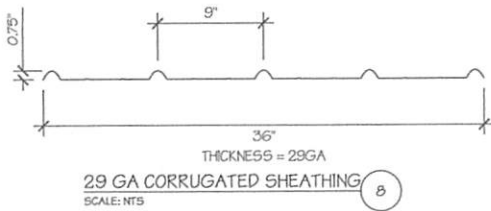
NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4" X 1" X 14GA / 18GA HAT CHANNEL	5
9	GIRT	4" X 1" X 14GA / 18GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
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" LG. 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.



MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF OREGON
PROJECT NO.: 233-24-0176
SHEET TITLE: SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11
OAA DATE: 1/25/24

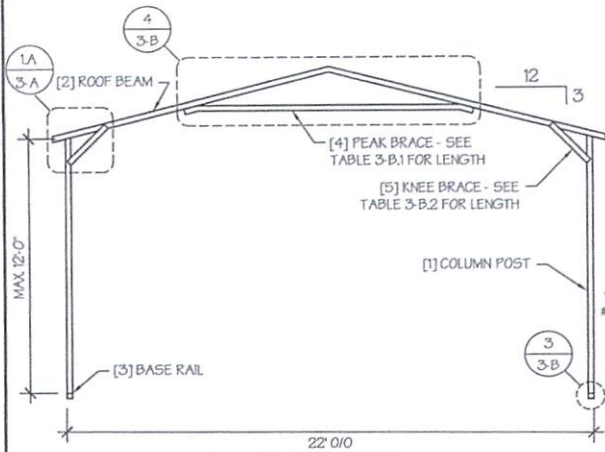
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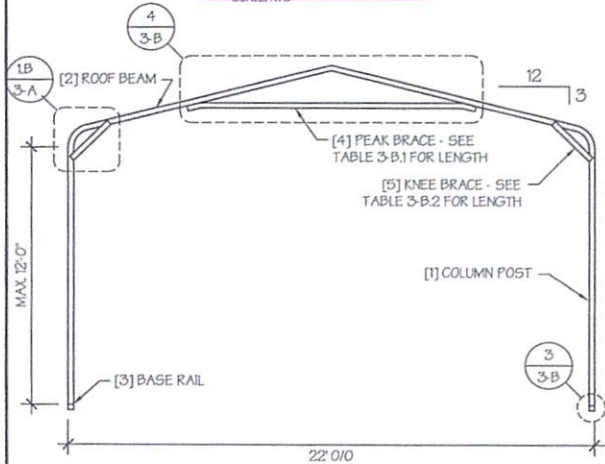
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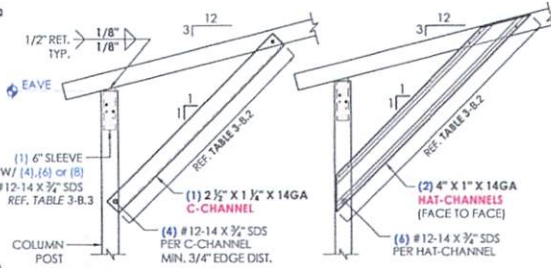
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DATE SIGNED: JAN 25 2024



TYP. A-FRAME SECTION
SCALE: NTS



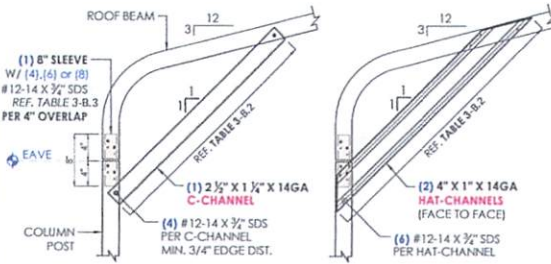
TYP. REGULAR FRAME SECTION
SCALE: NTS



4 SIDES FULLY ENCLOSED ONLY

ANY ENCLOSURE

1A A-FRAME (BOXED) STYLE - EAVE DETAIL
SCALE: NTS



4 SIDES FULLY ENCLOSED ONLY

ANY ENCLOSURE

1B REGULAR (BENT-BOW) STYLE - EAVE DETAIL
SCALE: NTS

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF OREGON
PROJECT NO.: 233-24-0176
SHEET TITLE:
FRAME SECTIONS &
DETAILS
SHEET NO.: 3-A / 11

CHECKED BY: OAA DATE: 1/25/24

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DATE SIGNED: **JAN 25 2024**

<p>DATE: 1/25/24</p> <p>CHECKED BY: OAA</p> <p>SHEET NO.: 3-B / 11</p> <p>FRAME DETAILS</p> <p>PROJECT NO.: 233-24-0176</p> <p>LOCATION: STATE OF OREGON</p> <p>PROJECT: 24" Wide</p> <p>DRAWING INFORMATION</p> <p>A&A ENGINEERING (CIVIL - STRUCTURAL)</p> <p>ENGINEERED BY:</p> <p>457 N. Broadway, Joshua, TX 76058 1-866-730-9865</p>	<p>MANUFACTURED BY:</p>  <p>AMERICAN SPORTS</p>
<p>LEGAL INFORMATION</p>	
<p>SEAL:</p> 	
<p>STAMP EXPIRY: DEC 31 2025</p> <p>DATE SIGNATURE: JAN 25 2024</p>	

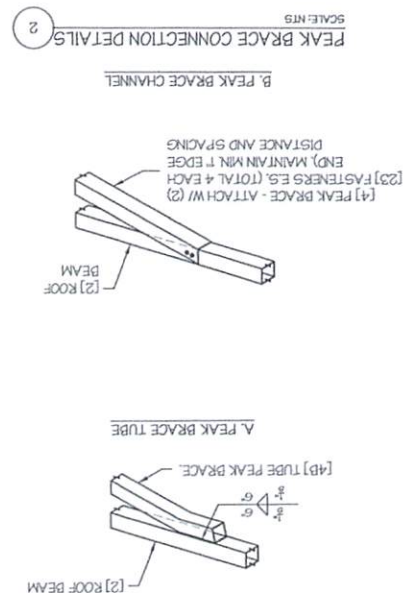
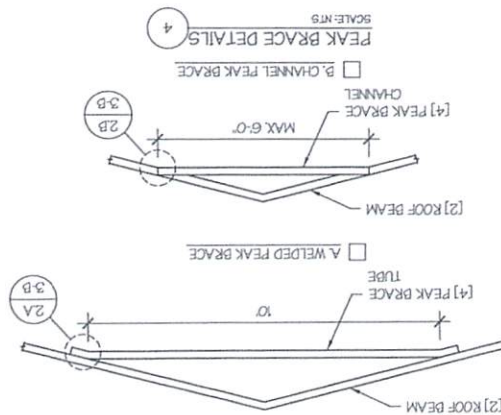
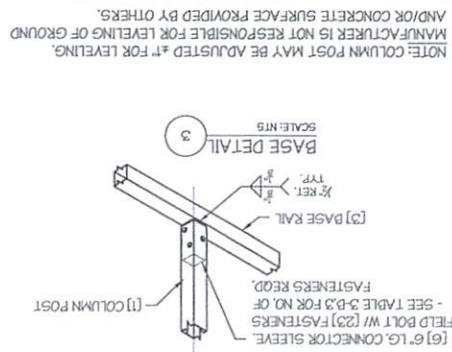


TABLE 3-B.1. PEAK BRACE SCHEDULE		
GROUND SNOW / ROOF	WIND SPEED	LIVE LOAD (PSF)
□ 30 / 20	6	□ 25 / 25 TO 90 / 61
□ 40 TO 150	□ 105 TO 130	□ 10
□ 10	□ 10	□ 10

TABLE 3-B.1: PEAK BRACE SCHEDULE

TABLE 3-B-2: KNEE BRACE SCHEDULE	
EAVE HEIGHT	KNEE BRACE LENGTH
0 UP TO 8'	24"
8' TO 12'	36"

TABLE 3-B.2: KNEE BRACE SCHEDULE

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

TABLE 3-B.3 FASTENER SCHEDULE

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

TABLE 4: FRAME SPACING CHART / SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	EAVE HEIGHT = 10'-0" TO 12'-0"	■ ENCLOSED BUILDINGS							■ OPEN BUILDINGS						
		WIND SPEED (MPH)							WIND SPEED (MPH)						
		105	115	130	140	155	165	180	105	115	130	140	155	165	180
30 / 20	■	60	60	54/60	54	42	42	36	48	48	48	42	36	30	24
40 / 27	■	48/60	48/60	42/60	42/54	42	42	36	42	42	42	42	36	30	24
50 / 34	■	40/48	40/48	40/48	40/48	40/42	40/42	36	30	30	30	30	30	30	24
60 / 41	■	36	36	36	36	36	36	36	30	30	30	30	30	30	24
70 / 47	■	30	30	30	30	30	30	30	24	24	24	24	24	24	24
80 / 54	■	24	24	24	24	24	24	24	24	24	18	18	18	18	18
90 / 61	■	---	---	---	---	---	---	---	---	---	---	---	---	---	---
30 / 20	■	60	60	54/60	54	48	42/48	42	54	54	48/54	42/54	36/48	36	30
40 / 27	■	48/60	48/60	42/60	42/54	42/48	42/48	42	42	42	42	42	36/42	36	30
50 / 34	■	40/48	40/48	40/48	40/48	40/48	40/48	40/42	36	36	36	36	36	36	30
60 / 41	■	36	36	36	36	36	36	36	30	30	30	30	30	30	30
70 / 47	■	30	30	30	30	30	30	30	24	24	24	24	24	24	24
80 / 54	■	24	24	24	24	24	24	24	24	24	24	24	24	24	24
90 / 61	■	---	---	---	---	---	---	---	---	---	---	---	---	---	---
30 / 20	■	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/42	36
40 / 27	■	48/60	48/60	42/60	42/54	42/48	42/48	42	48	48	42/48	42/48	36/48	36/42	36
50 / 34	■	40/48	40/48	40/48	40/48	40/48	40/48	40/42	40/42	40/42	40/42	40/42	36/42	36	36
60 / 41	■	36	36	36	36	36	36	36	36	36	36	36	36	36	30
70 / 47	■	30	30	30	30	30	30	30	30	30	30	30	30	30	30
80 / 54	■	24	24	24	24	24	24	24	24	24	24	24	24	24	24
90 / 61	■	---	---	---	---	---	---	---	---	---	---	---	---	---	---

NOTES:

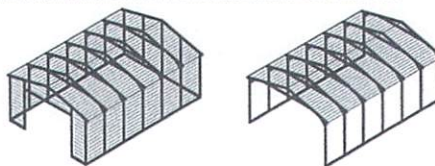
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL ROOF SHEATHING
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, 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).
3. ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 10'-0" TUBE PEAK BRACE.

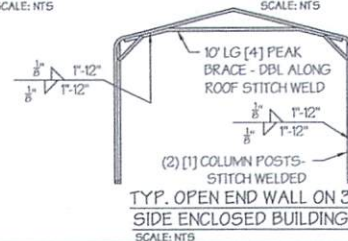


TYP. ENCLOSED BUILDING

SCALE: NTS

TYP. OPEN BUILDING

SCALE: NTS

TYP. OPEN END WALL ON 3
SIDE ENCLOSED BUILDING

SCALE: NTS

MANUFACTURED BY:



457 N. Broadway,
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ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF OREGON
PROJECT NO.: 233-24-0176
SHEET TITLE:
SPACING SCHEDULES
& ENCLOSURE NOTES

SHEET NO.: 4 / 11

CHECKED BY: OAA DATE: 1/25/24

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	
FRAME SPACING: 5'-0"	30	20	54	48	42	36	30	24	24	36	30	24	18	18	12	12
FRAME SPACING: 4'-0"	40	27	42	42	42	36	30	24	24	30	30	24	18	18	12	12
FRAME SPACING: 3'-6"	50	34	40	40	40	36	30	24	24	24	24	24	18	18	12	12
FRAME SPACING: 3'-0"	60	41	36	36	36	36	30	24	24	18	18	18	18	18	12	12
FRAME SPACING: 2'-6"	70	47	32	32	32	32	30	24	24	18	18	18	18	18	12	12
FRAME SPACING: 2'-0"	80	54	30	30	30	30	30	24	24	18	18	18	18	18	12	12
FRAME SPACING: 1'-6"	90	61	24	24	24	24	24	24	24	12	12	12	12	12	12	12
FRAME SPACING: 1'-0"	100	68	18	18	18	18	18	18	18	12	12	12	12	12	12	12
FRAME SPACING: 9'-0"	110	75	12	12	12	12	12	12	12	12	12	12	12	12	12	12
FRAME SPACING: 8'-0"	120	82	6	6	6	6	6	6	6	12	12	12	12	12	12	12
FRAME SPACING: 7'-0"	130	89	0	0	0	0	0	0	0	12	12	12	12	12	12	12
FRAME SPACING: 6'-0"	140	96	0	0	0	0	0	0	0	12	12	12	12	12	12	12
FRAME SPACING: 5'-0"	150	103	0	0	0	0	0	0	0	12	12	12	12	12	12	12
FRAME SPACING: 4'-0"	160	110	0	0	0	0	0	0	0	12	12	12	12	12	12	12
FRAME SPACING: 3'-0"	170	117	0	0	0	0	0	0	0	12	12	12	12	12	12	12
FRAME SPACING: 2'-0"	180	124	0	0	0	0	0	0	0	12	12	12	12	12	12	12
FRAME SPACING: 1'-0"	190	131	0	0	0	0	0	0	0	12	12	12	12	12	12	12
FRAME SPACING: 0'-0"	200	138	0	0	0	0	0	0	0	12	12	12	12	12	12	12

NOTES:

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

IRREGULAR BUILDING NOTES:

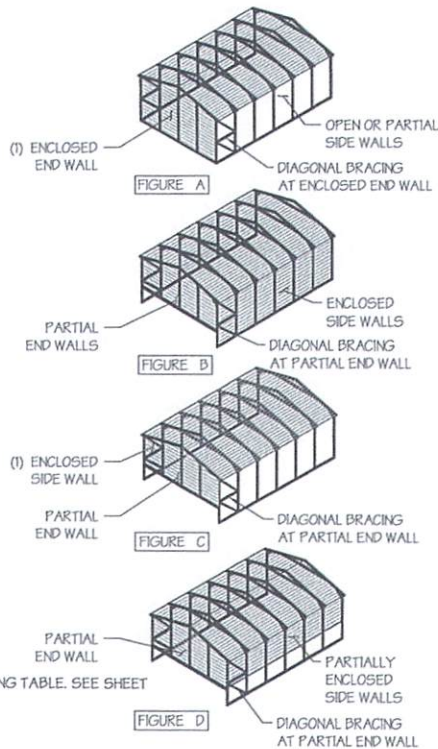
- FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
- FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
- SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.
- IRREGULAR BUILDING & BUILDINGS W/ MORE 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
02'-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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1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF OREGON
PROJECT NO.: 233-24-0176
SHEET TITLE:
PURLIN & GIRT
SPACING SCHEDULES
SHEET NO.: 5 / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

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LEGAL INFORMATION

CHECKED BY: OAA DATE: 1/25/24

SHEET NO.: 6 / 11

SHEATHING OPTIONS & DETAILS

PROJECT NO.: 233-24-0176

LOCATION: STATE OF OREGON

PROJECT: 24' Wide

DRAWING INFORMATION

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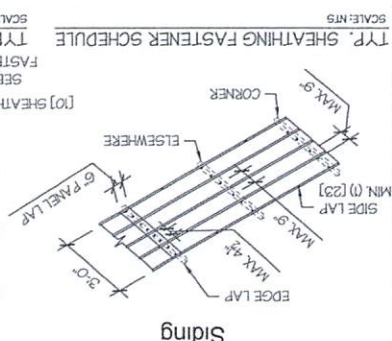
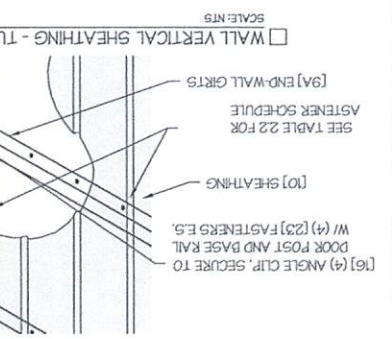
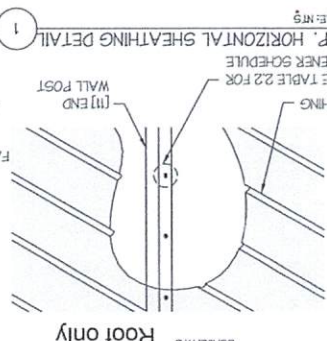
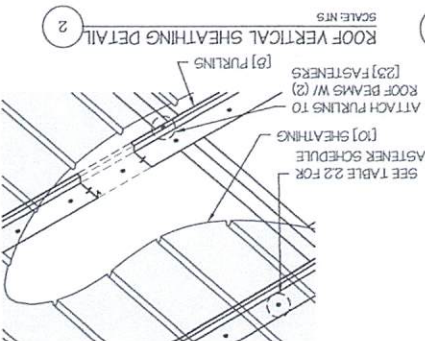
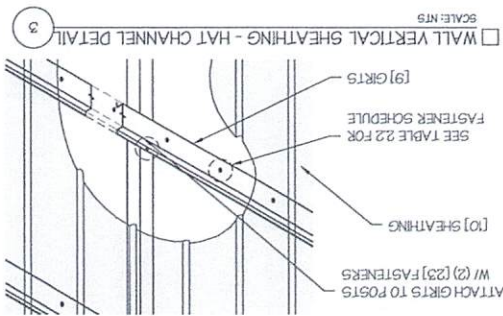


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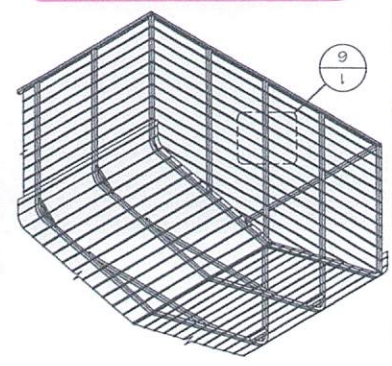
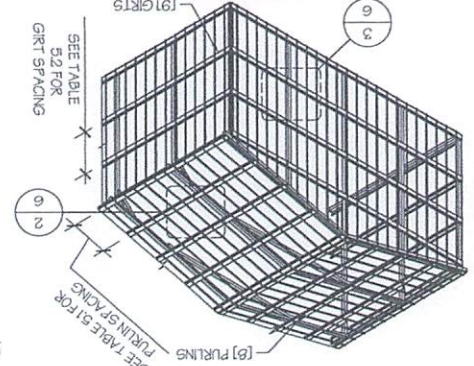


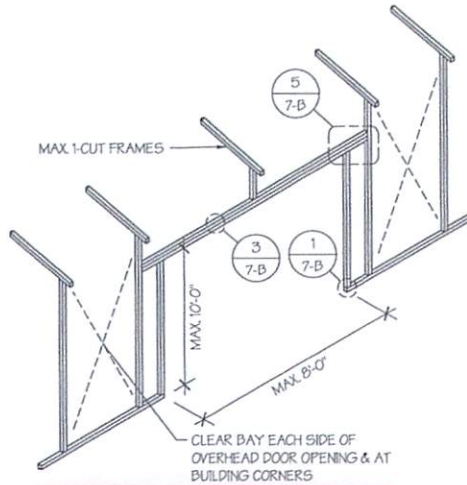
MANUFACTURED BY:



GENERAL SHEATHING NOTES:

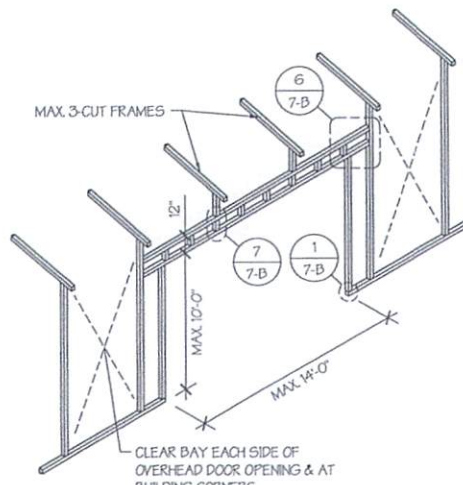
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. ROOF SHEATHING CAN HAVE MAX. 6' OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE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





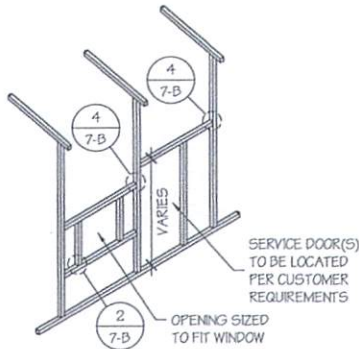
1 SIDE WALL OVERHEAD DOOR OPENINGS

SCALE: NTS



2 SIDE WALL OVERHEAD DOOR OPENINGS WITH TRUSS STYLE HEADER

SCALE: NTS



3 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.

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A&A ENGINEERING
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DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF OREGON
PROJECT NO.: 233-24-0176
SHEET TITLE:
SIDE WALL FRAMING
& OPENINGS
SHEET NO.: 7-A / 11

CHECKED BY: OAA DATE: 1/25/24

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(CIVIL - STRUCTURAL)

DRAWING INFORMATION

PROJECT: 24' Wide

LOCATION: STATE OF OREGON

PROJECT NO.: 233-24-0176

SHEET TITLE: END WALL FRAMING

SHEET NO.: B-A / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

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SEAL:

REGISTERED PROFESSIONAL ENGINEER

74150

OREGON

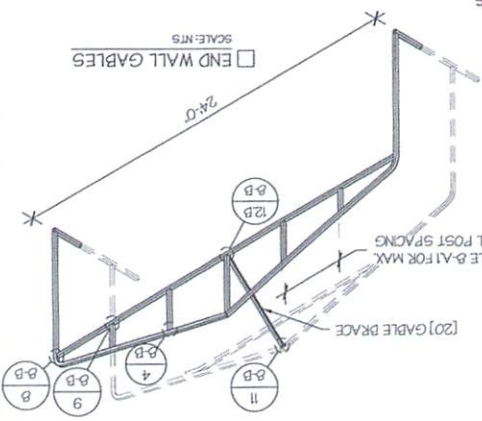
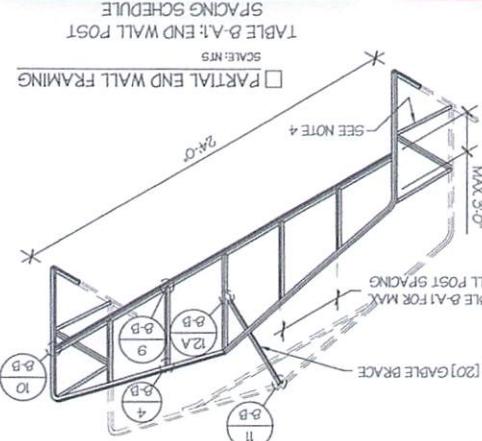
JAN. 13, 2004

OMAR ALI ABU-YASEIN

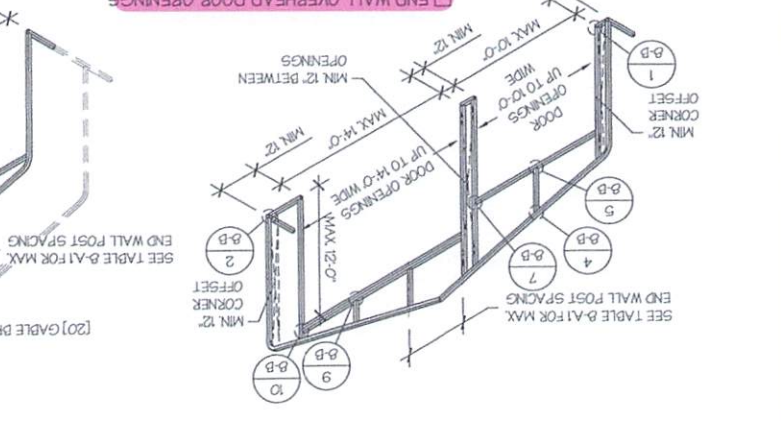
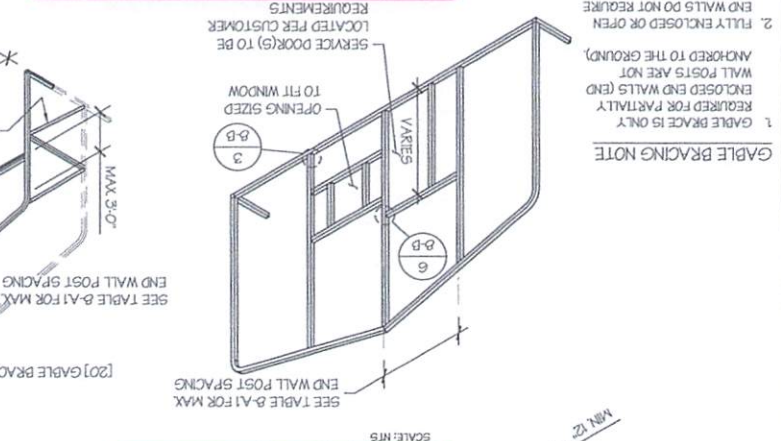
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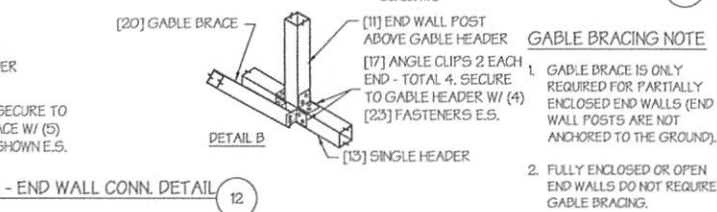
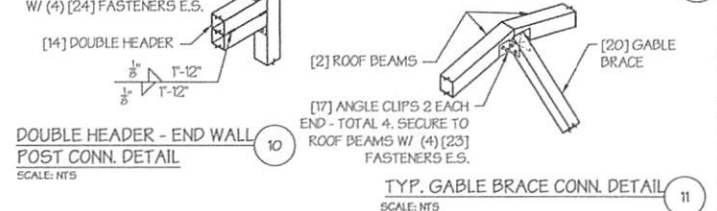
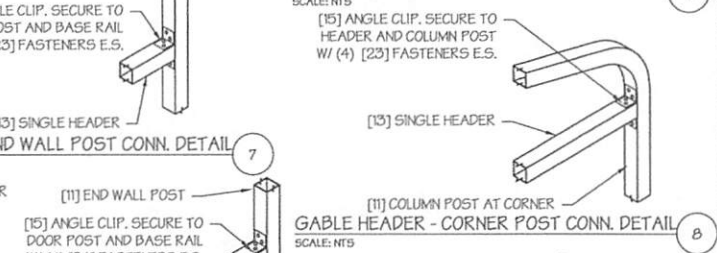
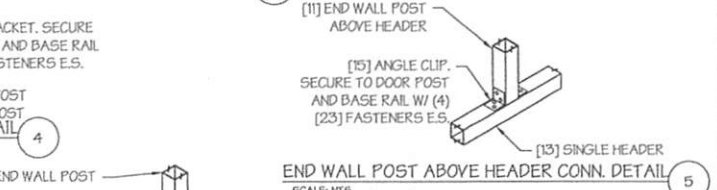
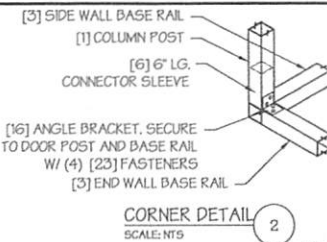
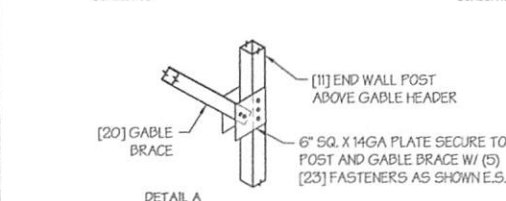
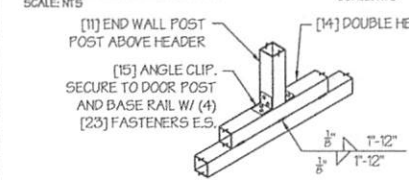
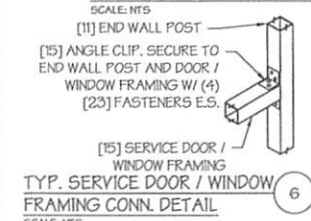
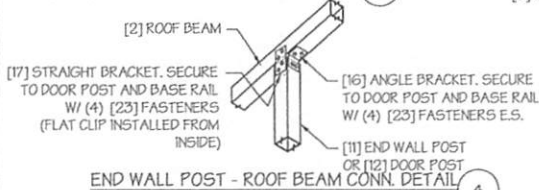
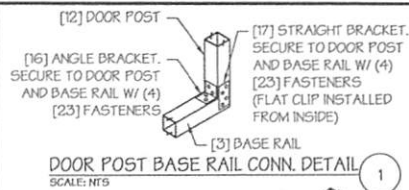
DATE SIGNED: JAN 25 2024

WIND SPEED (MPH)	EAVE HEIGHT	SPACING SCHEDULE
105	5'	10 TO 12
120	5'	8 TO 9
140	4.5'	7 TO 8
155	4'	6 TO 7
165 - 180	3.5'	5 TO 6
2	3'	4 TO 5
3	4'	3 TO 4
4	4.5'	2 TO 3
5	5'	1 TO 2



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





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ENGINEERED BY:

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CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF OREGON
PROJECT NO.: 233-24-0176
SHEET TITLE: END WALL FRAMING DETAILS
SHEET NO.: 8-B / 11

CHECKED BY: OAA DATE: 1/25/24

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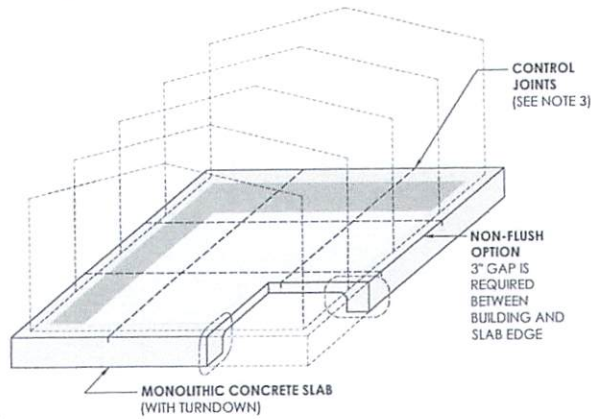
REGISTERED PROFESSIONAL ENGINEER
74150
OMAR ALI ABU-YASEIN
JAN. 13, 2004
OREGON

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DATE SIGNED: JAN 25 2024

NON-FLUSH CONCRETE SLAB FOUNDATION NOTES:

1. THE LENGTH AND WIDTH OF THE SLAB SHALL **+6" GREATER** (3" GAP AROUND BUILDING PERIMETER ON ALL 4 SIDES) THAN THE FOOT-PRINT OF THE BUILDING TO ALLOW ANCHOR EDGE DISTANCE.
2. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
3. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
4. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
5. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.
6. IT IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR TO SECURE AND VERIFY ALL DESIGN DETAILS PRIOR TO STARTING ANY WORK.

NOTE: ANY FOUNDATION POURED PRIOR TO BUILDING DEPARTMENTS APPROVAL OF THESE GENERICS, IS CONSIDERED "BY OTHERS", AND ITS DESIGN IS NO LONGER CERTIFIABLE BY THIS ENGINEER OF RECORD.



ANCHORAGE NOTES:

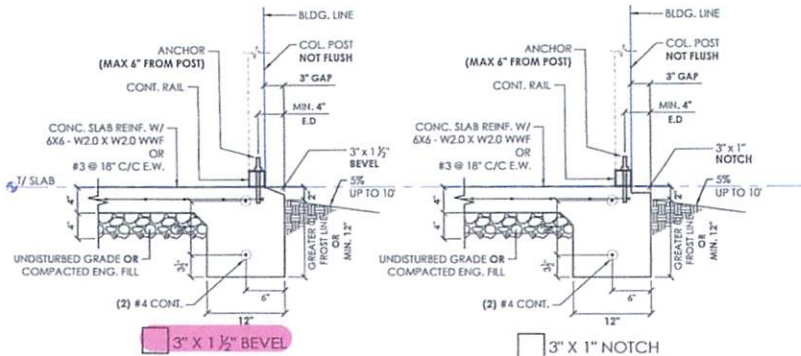
1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
 2. MIN. EMBEDMENT DEPTH TO BE 3".
 3. MINIMUM SPACING BETWEEN TWO ADJACENT ANCHORS TO BE 4".
 4. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
 5. REF. TABLE 11 FOR ANCHORAGE SCHEDULE.
- IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
 - AT MINIMUM, 1 CONCRETE ANCHOR SHALL BE LOCATED NEXT TO EVERY POST AND 1 ANCHOR ON EITHER SIDE OF OPENINGS.
 - AT MINIMUM, 2 ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.

NON-FLUSH CONCRETE SLAB

SCALE: NTS

TABLE 11 : ANCHORAGE 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"



1 NON-FLUSH / OFFSET PERIMETER DETAIL

SCALE: NTS

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING
CIVIL + STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF OREGON
PROJECT NO.: 233-24-0176
SHEET TITLE:
FOUNDATION OPTION 1:
CONCRETE SLAB
SHEET NO.: 11-A / 11

CHECKED BY: OAA DATE: 1/25/24

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DATE SIGNED: JAN 25 2024



Falcon Heights <falconheights97603@gmail.com>

Front Walkway

J Landry <jjlandry@gmail.com>

Wed, Sep 4, 2024 at 4:14 PM

To: tony@fhcacondo.com, falconheights97603@gmail.com

Cc: Kylee Landry <jkandzm@gmail.com>

Good Afternoon Tony and Sam,

We would like to add a walkway along the edge of the driveway to prevent having to walk in snow/ice/mud that comes with the winter. I am attaching the mock up of how it will look and you will see from the truck parking that we must exit into the yard when parking on the side space.

Please let me know if this requires approval to move forward or whether this would be something that can begin now since it will consume less than 5% of the front yard common area.

Thank you,

Jeff Landry

[10888 Wright Ave, Klamath Falls, OR 97603](#)

541-205-1378



IMG_4480.JPEG
132K