

ITEM TITLE: PC 24 08 DR 04 – *Boys and Girls Club Basketball Canopy*

OVERVIEW:

Application: A Design Review request was received to construct a covered structure over an existing 2,040 sq. ft. basketball court slab located on the Boys and Girls Club of Western Lane County site at 1501 Airport Road and situated in a High-Density Residential District. The request was originally scheduled for May 14, 2024. The applicant requested the Planning Commission to continue the public hearing to June 11, 2024.

This Design Review application request has been made to provide shelter to the users of the basketball court from inclement weather. The site of the court is situated in the northeast area of the subject property and borders Miller Park to the north. To the east, a pedestrian walkway connects Airport Rd. to Miller Park. The proposed canopy would be visible from Airport Rd., Miller Park, and the pedestrian way.

Previous land use approvals associated with this request include Resolution PC 16 25 CUP 07, which allowed a former modular classroom to be placed on the Boys and Girls Club to be used as a Teen Center and administration building through a Conditional Use Permit (CUP) application process. After conditional approval on January 10, 2017, contractors discovered that the building had to be rotated and moved in a slightly different location on the property. The relocation required an application for modification of the CUP. Resolution PC 17 17 MOD 02 was subsequently approved with conditions by the Planning Commission on July 31, 2017.

Process and Review: This request is a Type III land use application requiring a quasi-judicial public hearing. The Florence Planning Commission is the review body as set out in [Florence City Code Title 10 Chapter 6](#). The resolution, findings of fact and application materials are attached to this AIS. Additionally, testimony and at times parts of the application are included as separate attachments and are not included as part of the resolution exhibits. The applicable criteria are listed in the “Applicable Criteria” section of the findings. Only the code sections, comprehensive plan policies and appendices, are the policy considerations that may be applied in the decision-making process. Application materials, public testimony and agency referrals that speak to the criteria may also be considered. The Findings include a review of the application against the applicable criteria and incorporate public testimony and agency referral comments or concerns where applicable. Where project changes were needed or it was found necessary to ensure the code is met, conditions of approval are included. Additionally, informational items are listed within the resolution and findings to ensure information is conveyed that is applicable but not necessarily a condition of approval.

ALTERNATIVES:

1. Approve the Design Review request for PC 24 08 DR 04 based on the Commissions’ findings that the application meets the requirements of City Code subject to conditions.
-

-
2. Deny the Design Review request for PC 24 08 DR 04 based on the Commissions' findings that the application does not meet the requirements of City Code.
 3. Close the hearing and keep the record open 7 days to permit written comments.
 4. Continue deliberations and defer the decision.

RECOMMENDATION: The evidence in the record demonstrates that the proposed Design Review request for PC 24 08 DR 04 is consistent with the policies set forth in state statutes and administrative rules, and Florence City Code based on the findings. Staff recommends that Planning Commission approve the Design Review request for PC 24 08 DR 04 as shown in Alternative 1, above.

AIS PREPARED BY: Roxanne Johnston, Contract Planner, CFM

ATTACHMENTS:

Attachment 1 - Resolution PC 24 08 DR 04

- Exhibit A Findings of Fact
- Exhibit B Application & Site Maps
- Exhibit C Site Plan
- Exhibit D Exterior Building Elevations & Spec Sheets
- Exhibit E Building Color Spec Sheet
- Exhibit F Resolution PC 16 25 CUP 07
- Exhibit G Resolution PC 17 17 MOD 02

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 24 08 DR 04

A REQUEST FOR A DESIGN REVIEW OF A COVERED CANOPY STRUCTURE OVER AN EXISTING BASKETBALL COURT SLAB LOCATED AT THE BOYS AND GIRLS CLUB OF WESTERN LANE COUNTY LOCATED AT 1501 AIRPORT ROAD AS SHOWN ON ASSESSOR'S MAP # 18-12-27-10, TL 00300.

WHEREAS, application was made by Vanessa Buss representing the Boys and Girls Club of Western Lane County, for a Design Review approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6; and

WHEREAS, the Planning Commission met in duly-advertised public hearings on May 14 and June 11, 2024, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-6, and FCC 10-7 finds, based on the Findings of Fact, application, staff recommendation, evidence, and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The Design Review application to construct a covered structure over an existing basketball court slab meets the applicable criteria in Florence City Code and is not contrary to the Florence Realization 2020 Comprehensive Plan.

The application and approval are supported by the following record provided that the conditions of approval are met.

"A"	Findings of Fact
"B"	Application & Site Maps
"C"	Site Plan
"D"	Exterior Building Elevations & Spec Sheets
"E"	Building Color Spec Sheet

Conditions of Approval:

1. Any modifications to the approved plans or changes of use, except those changes relating to the structural integrity or ADA access which are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of material presented, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and

requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.

3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.

FCC 10-3: Off Street Parking and Loading

- 4-1. Per FCC 10-3-8G, all fences and evergreen hedges must be well kept and maintained. Fences and evergreen hedges that are in disrepair shall be repaired, replaced, or otherwise maintained within 6 months in accordance with FCC 10-34-3-8. This code section is intended to apply to landscaping plants but shall also cover the fencing as fencing regulations are covered under FCC 10-34.

FCC 10-6: Design Review

- 5-1. While the existing slab is located within the rear 5' setback, the canopy shall not encroach within the 5' rear and side setbacks per FCC 10-10-4's Table 10-10-4-D.
- 5-2. Per FCC 10-6-6-4G, color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and "day-glow" colors and finishes are prohibited.
- 5-3. The request for Design Review approval shall expire on June 12, 2025, unless substantial construction has taken place.
- 5-4. Per FCC-21-2-7 C, and due to the proximity of the proposed canopy to the airport, the applicants shall provide evidence to the Planning Department to confirm that the Galvalume metal roofing is a non-reflective surface so as not to cause glare to aircraft in accordance with FCC 10-21-2-7C

FCC 10-34: Landscaping

- 6-1. The landscaping shall be inspected by city staff prior to final inspection to ensure the landscaping is installed as provided and conditioned in the previous submittals. Final inspection report will be issued once confirmed the landscaping meets the previous approvals.

FCC 10-35: Access and Circulation

- 7-1. Regarding the walkway on the southwest side of the Teen Building, Per FCC 10-35-3-3-B, where a walkway crosses a parking area, or driveway, it shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermos-plastic striping and similar types of non-permanent applications may be approved

for crossings not more than twenty-four (24) feet in length.

- 7-2. No walkway was shown in the site plan connecting from a building to the basketball court. In accordance with FCC 10-35-3-3-D, the applicant shall provide an ADA accessible walkway between a building and the basketball court.

FCC 10-37: Lighting

- 8-1. The applicant shall submit with the building permits and plans, lighting plans for any proposed fixtures shall be submitted to the City Planning Department for review, which shall include the use of full cut-off light fixtures in compliance FCC 10-37, as applicable.

FCC 9-5: Stormwater Management Requirements

- 9-1. The applicant shall provide a stormwater treatment plan to specifically address the proposed impervious development in accordance with FCC 9-5-3-1 through 6. Plans shall include a “Simplified Form” as provided in the Stormwater Management Design Manual, typical stormwater drawings for the proposed drainage system to be installed and an Operation and Maintenance agreement. Plans shall demonstrate how stormwater runoff will be conveyed from the new rooftop to the proposed drainage systems.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 11th day of June 2024

Sandra Young, Chairperson
Florence Planning Commission

DATE

FINDINGS OF FACT (Draft)
FLORENCE PLANNING COMMISSION
Exhibit "A"

Public Hearing Date: June 11, 2024

Planner: Roxanne Johnston

Application: PC 24 08 DR 04

I. PROPOSAL DESCRIPTION

Proposal: A request for a Design Review of a covered structure over an existing basketball court slab located on the Boys and Girls Club of Western Lane County and situated in a High-Density Residential District regulated by Florence City Code, Title 10, Chapter 10.

Applicant: Vanessa Buss, representing the Boys and Girls Club of Western Lane County

Property Owner: Boys and Girls Club of Western Lane County

Location: 1501 Airport Rd.

Site: Map #18-12-27-10, Tax Lot 00300

Comprehensive Plan Map Designation: High Density Residential

Zone Map Classification: High Density Residential (HDR)

Surrounding Land Use / Zoning:

Site: Boys and Girls Club facilities to include Teen Center/ HDR
North: Miller Park / Open Space
South: Single-family residences, Keener Place & Dev. NW PUDs / HDR
East: Storage Building, Pedestrian Access Trail / Commercial District
West: Single-Family Residences / Mobile /Manufactured Home District

Streets / Classification:

West – None: North – None: East – None; South – Airport Rd./Collector

II. NARRATIVE:

The existing basketball court contains a 2,040 sq. ft. concrete slab. The applicant, according to Exhibit B, states they want to add a steel canopy measuring 2,226 sq. ft. (53' from east to west, and 42' from north to south) and may need 250 sq. ft. of additional concrete to meet the 5' rear setback requirements of the north property line. Staff conducted a site visit April 4, 2024 and discovered that the concrete slab encroaches into the rear yard which verifies that the canopy will need to meet the 5' required rear setback per the FCC 10-10-4-D Table. The required side yard is also 5' (60'), and although the slab is set back more than 76 inches, these setbacks are conditioned to be met later in these Findings.

The canopy plans shown in Exhibit D indicate that this is a professionally engineered structure open at the east and west ends and partially open on the north and south sides. Proposed colors are gray siding and posts with a Galvalume roof as indicated in the color samples within Exhibit E.

An entrance gate to Miller Park is situated north of the basketball court. A pedestrian walkway between the park and Airport Road is located immediately east of the subject property; both of which are considered civic spaces. The canopy will be visible from the park, the pedestrian walkway, and Airport Road.

Background

According to Table 10-10-3A under FCC 10-10 of the Zoning Code, the use of a public or private community center and recreational center requires a Conditional Use Permit (CUP). Thus, in January 2017, the Planning Commission approved an initial relocation of a 2,730 sq. ft. commercial manufactured classroom through a Conditional Use Permit and Design Review which included a review of the structure, landscaping, lighting, parking, utilities, and other site design requirements. Upon the process of moving the classroom, it was discovered that it had to be placed at a 90-degree angle to avoid the use of a crane. A modification to the January CUP was therefore provided by the Planning Commission in July through Resolution PC 17 17 MOD 02 as conditions changed slightly to accommodate the new positioning of the building.

III. NOTICES & REFERRALS:

Notice: On April 24, 2024, notice was mailed to surrounding property owners within 100 feet of the property and a sign posted on the property. Notice was published in the Siuslaw News Paper on May 1, 2024.

At the time of this report, the City had received no written comments on the application.

Referrals: Referrals were not deemed necessary for this application. Referrals were not sent due the recent land use application in 2016 and 2017. The site development modifications as proposed do not warrant the need for additional referrals to be sent.

IV. APPLICABLE REVIEW CRITERIA

Criteria Applying to this Matter for the application include:

Florence City Code, Title 10: Zoning Regulations

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

- Chapter 1: Zoning Administration, Sections 1-4, 1-5; 1-6-3; 1-7
- Chapter 3: Off-Street Parking and Loading, Section 10
- Chapter 6: Design Review, Sections 5-1, 6-3, 6-4-G, & 7
- Chapter 10: Residential District, Sections 3, 4C & D, and 5
- Chapter 34: Landscaping, Sections 2 through 5
- Chapter 35: Access and Circulation, Section 3
- Chapter 37: Lighting, Sections 2 through 6

Florence City Code, Title 9: Utilities

(found at <https://www.ci.florence.or.us/council/title-9-utilities>)

Chapter 5: Stormwater Management Requirements, Section 2-4

Resolutions PC 16 25 CUP 07 & PC 17 17 MOD 02

V. FINDINGS

Code criteria are listed in **bold**, with response beneath. Only applicable criteria have been listed.

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-4: APPLICATION:

A. Applications and Petitions required by Title 10 and 11 of this Code shall be on forms prescribed by the City and include the information requested on the application form.

B. Applicability of Review Procedures: All land use and development permit applications, petitions, and approvals shall be decided by using the procedures contained in this chapter. The procedure type assigned to each application governs the decision making process for that permit or approval. There are four types of approval procedures [...]

[...]

3. Type III (Quasi-Judicial) Procedure (Public Hearing). Quasi-Judicial decisions are made by the Planning Commission after a public hearing, with an opportunity for appeal to the City Council; or in the case of a Quasi- Judicial zone change (e.g., a change in zoning on one property to comply with the Comprehensive Plan), a Quasi-Judicial decision is made by the City Council on recommendation of the Planning Commission. Quasi- Judicial decisions involve discretion but implement established policy.

C. Except when this Code provides to the contrary, an application or petition regulated by Titles 10 and 11 of this Code:

1. Shall be reviewed by the Planning Director within thirty (30) days to determine if the application is complete, including required drawings, plans, forms, and statements.

The applicant originally submitted the required documents along with a City-approved application form on February 22, 2024. A Notice of Completeness was issued to the applicant on April 24, 2024 after receiving additional materials. The application associated with this request is considered as a quasi-judicial review (Type III) and noticing requirements have been fulfilled per this chapter. These criteria have been met.

2. **Shall identify the public facilities and access which may be needed to support the development, including but not limited to utilities and transportation infrastructure, and how they will be financed.**
3. **Shall identify off-site conditions including property lines, utility locations and sizes, existing and future streets, land uses, significant grade changes and natural features such as streams, wetlands and sand dunes for an area not less than three hundred (300) feet from the proposed application site that is one (1) acre or larger and within 100 feet from the proposed application site that is less than one (1) acre in size. (Amd. By Ord. No. 4, Series 2011)**
4. **Shall be accompanied by a digital copy or two hard copies of required plans of dimensions measuring 11 inches by 17 inches or less. Costs of document reduction may be passed onto the applicant.**

The subject property has undergone recent Conditional Use Permits whereby the material listed above has been furnished. Except for the possible addition of up to 250 sq. ft. of concrete (impervious surfacing) to accommodate required setbacks, the application is related to an existing impervious slab whereby the utilities and site conditions have already been addressed through past approvals. Issues stemming from this application request are addressed throughout this report by relying on information provided in the application materials, staff research of the land use records and previous conditions of approval.

5. **Shall be filed with a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making. Additional information may be required under the specific application requirements for each approval.**

The applicant did not supply a narrative statement as the request is straight forward. The reason this application is being heard by the Planning Commission is because it constitutes new construction, its connection to the proposed non-residential use being expanded within a residential zoning district, it will be visible from civic spaces, and because it relates to the existing Conditional Use Permit and modification described earlier. Staff deemed the application complete and determined to review the application despite lacking a narrative.

6. **Shall be accompanied by any other information deemed necessary by the City Planning Department.**
7. **Shall be accompanied by the required, non-refundable fee.**

The applicant submitted payment of the required fees to the Planning Department on March 11, 2024. This criterion has been met.

- D. **Evidence Submittal: Except when this Code expressly provides different time limitations, all documents and evidence relied upon by the applicant shall be submitted at least thirty (30) days prior to the hearing as provided in Subsection 10-1-1-6. (Amd. By Ord. No. 30 Series 1990)**

The applicant has not submitted evidence less than 30 days from the date of the public hearing on June 11, 2024. This criterion has been met.

E. Traffic Impact Studies:

A Traffic Impact Analysis (TIA) is not warranted as the underlying use as a basketball court associated with this request is not anticipated to increase additional traffic to and from the subject site. The criteria within this subsection are not applicable.

10-1-1-5: GENERAL PROVISIONS

A. 120-Day Rule: The City shall take final action on Type I, II, and III permit applications that are subject to this Chapter, including resolution of all appeals, within 120 days from the date the application is deemed as complete, unless the applicant requests an extension in writing. Any exceptions to this rule shall conform to the provisions of ORS 227.178. (The 120-day rule does not apply to Type IV legislative decisions – plan and code amendments – without an applicant under ORS 227.178.)

The application was deemed complete by the Planning Department as of April 16, 2024. Although originally scheduled to be held on May 14, 2024, on May 9, the applicant requested the application to be held on June 11. Planning Commission’s public hearing was held with proper notification processes on June 11, 2024. This criterion has been met.

10-1-1-6-3: TYPE III REVIEWS – QUASI-JUDICIAL LAND USE HEARINGS:

A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:

[...]

2. Modification of greater than 1,500 square feet or greater than 25% of the building square footage, whichever is less.

According to Exhibit C, (which is Exhibit B of Resolution PC 17 17 MOD 02), the existing basketball court contains 2,040 sq. ft. The proposed canopy covers 2,226 sq. ft. as shown on the second page of Exhibit D which adds 186 sq. ft. to the project proposal; however, the proposal is new construction as evidenced by subsection 10-1-1-6-3 A5, below:

[...]

5. New construction requiring Design Review by the Planning Commission.

As a commercial non-residential use of a new accessory structure within a High-Density Residential District, the proposal requires Design Review and approval by the Planning Commission.

B. Notification of Hearing:

1. **At least twenty (20) days prior to a Type III (quasi-judicial) hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.**

[...]

2. **Prior to a Type III (quasi-judicial) hearing, notice shall be published one (1) time in a newspaper of general circulation. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.**

Notice of the application was provided to property owners within 100 feet of the subject property and posted on the property April 24th, 20 days prior to the May 14, 2024 public hearing. A public hearing notice was published in the Siuslaw Newspaper on May 1, 2024.

C. Notice Mailed to Surrounding Property Owners - Information provided:

1. **The notice shall:**
 - a. **Explain the nature of the application and the proposed use or uses which could be authorized;**
 - b. **List the applicable criteria from the ordinance and the plan that apply to the application at issue;**
 - c. **Set forth the street address or other easily understood geographical reference to the subject property;**
 - d. **State the date, time and location of the hearing;**
 - e. **State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**
 - f. **State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;**
 - g. **State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**
 - h. **Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**
 - i. **Include the name of a local government representative to contact**

and the telephone number where additional information may be obtained.

The notice contained all the required information listed in FCC 10-1-1-6-3-C. This criterion has been met.

D. Hearing Procedure: All Type III hearings shall conform to the procedures of Florence City Code Title 2, Chapters 3 and 10.

E. Action by the Planning Commission:

- 1. At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**
- 2. Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**
- 3. In the case of a rezoning request, it shall additionally be shown that a public need exists; and that the need will be best served by changing the zoning of the parcel of land in question.**
- 4. There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

On June 11, 2024, the Planning Commission held a duly-noticed public hearing per the procedures of FCC 2-3 and FCC 2-10 to consider the matter, evidence relevant to the issue, the facts within the record, and any applicable public testimony received.

F. Notice of Decision by the Planning Commission: A notice of the action or decision of the Planning Commission, and right of appeal shall be given in writing to the applicant. Any party who testified either in writing or verbally at the hearing must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.

Following a decision by the Planning Commission, notice of the action and decision will be mailed to the applicant and any party who has testified either in writing or verbally at the public hearing.

FCC 1-1-7: APPEALS:

This section is added as information, and not for criteria purposes in evaluating this Land Use Application. This section provides a path for those wishing to appeal the decision made by the Planning Commission. In this instance, the appeal would be heard by the City Council, who

may affirm, reverse or amend the decision and may reasonably grant approval subject to conditions necessary to carry out the Comprehensive Plan and ordinances. The Council may also refer the matter back to the Planning Commission for additional information, (FCC 1-1-7-F).

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-2 : GENERAL PROVISIONS:

- A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.**
- B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.**

Parking is evaluated with this application since the request constitutes new construction; yet not a new use. Currently, the site contains 14 parking spaces. Two of these parking spaces are ADA van accessible and one is bus parking near the NW corner of the site. Approximately two additional parking spaces are also available adjacent to the subject site and within the Airport Road public right-of-way. No additional spaces are required.

- C. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Chapter.**
- D. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees, and shall not be used for storage of materials of any type.**
- E. Ingress and egress for parking and loading shall not endanger or impede the flow of traffic.**
- F. The required off-street parking for nonresidential uses shall not be used for loading and unloading operations during regular business hours.**

Existing parking provides ingress and egress for parking and loading that does not endanger or impede the flow of traffic.

Per FCC 10-3-2, required parking spaces shall be maintained and shall not be eliminated, used for the storage of materials of any type, or used for loading or unloading operations during business hours. [\[Informational 1\]](#)

10-3-3 : MINIMUM STANDARDS BY USE: The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1.

Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

- A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum parking.
- B. For non-residential uses where parking is available on-street, this parking shall count towards the minimum number of required parking spaces along all street frontages of the building where parking is available. Only useable spaces (i.e. those not blocking fire hydrants, mailboxes, etc.) shall count towards the minimum required number of parking spaces.

Although the subject site contains the required number of parking spaces, including ADA parking spaces, two or more additional parking spaces are available adjacent to the subject property within the Airport Road ROW.

- C. The minimum number of parking spaces may also be determined through a parking demand analysis prepared by the applicant and approved by the Planning Commission. This parking demand analysis may include an acceptable proposal for alternate modes of transportation, including a description of existing and proposed facilities and assurances that the use of the alternate modes of transportation will continue to reduce the need for on-site parking on an on-going basis. Examples of alternate modes include but are not limited to:
 - 1. Transit-related parking reduction. The number of minimum parking spaces may be reduced by up to 10% if:
 - a. The proposal is located within a ¼ mile of an existing or planned transit route, and;
 - b. Transit-related amenities such as transit stops, pull-outs, shelters, park-and-ride lots, transit-oriented development and transit service on an adjacent street are present or will be provided by the applicant.

No parking reduction is being requested.

10-3-4 : MINIMUM REQUIRED PARKING BY USE: During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Planning Commission for a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Planning Commission and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces for non-residential uses, plus additional space(s) as needed to meet the minimum accessible parking

requirement.

Table 10-3-1, Minimum Required Parking By Use:

C. Commercial and Retail Trade Types:

Daycare, adult or child day care	1 space per 500 sq. ft. floor area
---	---

The site plan in Exhibit C provides the entire existing floor area for the site:

- 3,024 sq. ft. principal building
- 2,688 sq. ft. modular accessory building,
- 952 sq. ft. carport,
- 300 sq. ft. connecting hallway
- 400 sq. ft. storage sheds (total of two, less than 200 sq. ft. each)

The total sq. ft. of these structures is slightly less than 7364 sq. ft. because the square footage of the sheds is unknown.

Based on the above numbers, the site contains 14 hard-surfaced parking spaces including the parking bay for the bus at the NW area of the subject site, and two ADA accessible parking spaces. As discussed earlier, the site contains the required parking spaces, and the proposal of the canopy does not constitute the need for additional parking spaces. Criteria met.

10-3-5 : VEHICLE PARKING - MINIMUM ACCESSIBLE PARKING:

- A. Accessible parking shall be provided for all uses in accordance the standards in Table 10-3-2; parking spaces used to meet the standards in Table 10-3-2 shall be counted toward meeting off-street parking requirements in Table 10-3-1;**
- B. Such parking shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the entrance on an unobstructed path or walkway;**
- C. Accessible spaces shall be grouped in pairs where possible;**
- D. Where covered parking is provided, covered accessible spaces shall be provided in the same ratio as covered non-accessible spaces;**
- E. Required accessible parking spaces shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities; signs shall be posted directly in front of the parking space at a height of no less than 42 inches and no more than 72 inches above pavement level. Van spaces shall be specifically identified as such.**

F.

Table 10-3-2 - Minimum Number of Accessible Parking Spaces Source: ADA Standards for Accessible Design 4.1.2(5)			
Total Number of Parking Spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (with 60" access aisle, or 96" aisle for vans*)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle

	<i>Column A</i>		
1 to 25	1	1	0
26 to 50	2	1	1
*vans and cars may share access aisles **one out of every 8 accessible spaces ***7 out of every 8 accessible parking spaces			

With fewer than 25 parking spaces required for the subject site, at least one van-accessible space is required per the above table. The site contains 2 such spaces so no additional ADA spaces are required. Additionally, these parking spaces contain the required signage details required by Florence City Code and the Americans with Disabilities Act. These criteria are met.

10-3-8 : PARKING AREA IMPROVEMENT STANDARDS: All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete, porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50') from the street.

- B. All parking areas except those required in conjunction with a single- family or duplex dwelling shall be graded so as not to drain storm water over public sidewalks. All drainage systems shall be connected to storm sewers where available. Parking lot surfacing shall not encroach upon a public right of way except where it abuts a concrete public sidewalk, or has been otherwise approved by the City.**
- C. All parking areas except those required in conjunction with a single-family or duplex dwelling shall be graded so as not to drain storm water over public sidewalks. All drainage systems shall be connected to storm sewers where available. Parking lot surfacing shall not encroach upon a public right of way except where it abuts a concrete public sidewalk, or has been otherwise approved by the City.**

The parking lots and spaces have already been graded, striped, and inspected. Criteria met.

- D. Parking spaces shall be located or screened so that headlights do not shine onto adjacent residential uses.**

Typical business hours for the facility are 7:30AM to 5:30PM, Monday through Friday. The nearest adjacent residential use is located immediately west of the subject property and is separated by what appears to be a 5' wooden fence. Landscaping has been installed along the fencing; however, the latest images by Google Earth (see image shown under Section 10-3-8 G) indicates that a section of fencing needs replacing. As this proposal involves a Design Review and the entire site is being examined, there is an opportunity to condition the fencing to be repaired, if it has not already been repaired. Maintenance of the fencing and landscaping is conditioned below.

- E. Except for parking areas required in conjunction with a single-family attached**

or detached, duet, duplex dwelling; or tri-plex, quad-plex, or cluster housing development that provides off-street parking through a carport or garage, all parking areas shall provide:

1. **A curb of not less than six inches (6") in height near abutting streets and interior lot lines. This curb shall be placed to prevent a motor vehicle from encroaching on adjacent private property, public walkways or sidewalks or the minimum landscaped area required in paragraph E2 of this subsection.**

No internal parking abuts Airport Road nor adjacent private property. This criterion is met.

2. **Except for places of ingress and egress, a five foot (5') wide landscaped area wherever it abuts street right-of-way. In areas of extensive pedestrian traffic or when design of an existing parking lot makes the requirements of this paragraph unfeasible, the Planning Commission may approve other landscaped areas on the property in lieu of the required five foot (5') landscaped area. See also FCC 10-34-3-6 and -7 for parking lot landscaping standards.**

Landscaping was addressed under Resolutions PC 16 25 CUP 07 and PC 17 17 MOD 02 (Exhibits F and G) This criterion has been met.

F. No parking area shall extend into the public way except by agreement with the City.

The parking areas are internal to the lot and do not extend into the public way. This criterion has been met.

- G. **Except for parking in connection with dwellings, parking and loading areas adjacent to a dwelling shall be designed to minimize disturbance by the placement of a sight obscuring fence or evergreen hedge of not less than three feet (3') nor more than six feet (6') in height, except where vision clearance is required. Any fence, or evergreen hedge must be well kept and maintained.**

The project site is adjacent to residential properties to the west. The latest imagery from Google Earth captured at the time these Findings were written shows a section of fencing to be in disrepair.



Per FCC 10-3-8G, all fences and evergreen hedges must be well kept and maintained. Fences and evergreen hedges that are in disrepair shall be repaired, replaced, or otherwise maintained within 6 months in accordance with FCC 10-34-3-8. This code section is intended to apply to landscaping plants but shall also cover the fencing as fencing regulations are covered under FCC 10-34. [Condition 4-2]

Required landscaping from Resolution PC 16 25 CUP 07 is discussed under FCC 10-34 of these findings

H. Lighting: Refer to Section 10-37 of this Title for requirements.

Lighting is discussed in review of FCC 10-37.

I. Except for single-family and duplex dwellings, groups of more than two (2) parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right of way other than an alley.

Existing parking spaces are internal, with all backing movement and maneuvering contained to the property. This criterion is met.

J. Unless otherwise provided, required parking and loading spaces shall not be located in a required front or side yard.

No on-site parking is proposed within a front or side yard. This criterion is met.

[...]

10-3-9 : PARKING STALL DESIGN AND MINIMUM DIMENSIONS: All off-street parking spaces (except those provided for single-family and duplex homes) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

A. Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide

- by nineteen (19) feet long.
- B. Each space shall have double line striping with two feet (2') wide on center.
 - C. The width of any striping line used in an approved parking area shall be a minimum of 4" wide.
 - D. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;
 - E. Parking area layout shall conform to the dimensions in Figure 10-3(1), and Table 10-3-3, below;
 - F. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines.

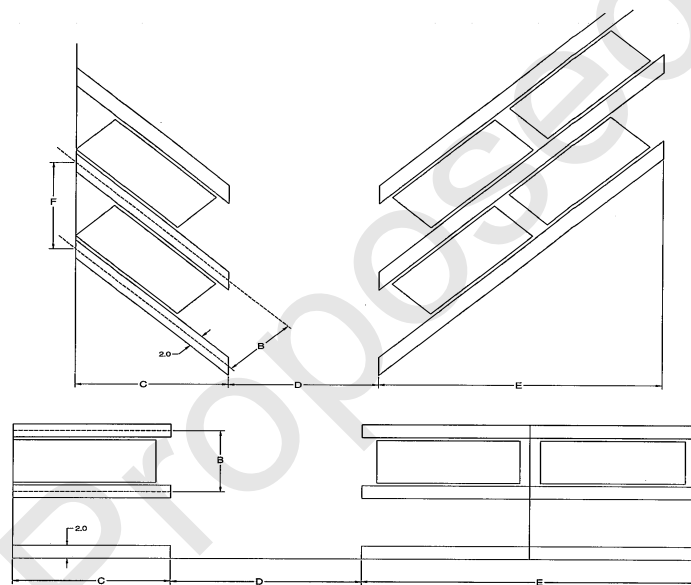


FIGURE 10-3 (1)

Space Dimensions in feet	Parking Angle \leq°	Stall Depth		Aisle Width		Stall width (B)	Curb Length (F)
		Single (C)	Double (E)	One Way (D)	Two Way (D)		
	30°	15.6	26.7	12	18	9.5	19.0
	45°	18.4	33.4	13	18	9.5	13.4
	60°	20	38.8	17	18	9.5	11.0
	70°	20.3	40.6	18	19	9.5	10.1
	80°	20	41.2	22	22	9.5	9.6
	90°	19	40.5	23	23	9.5	9.5

Existing parking spaces meet the requirements of this section, with typical stalls measuring 9.6' by 19' – 6", and accessible parking spaces meeting the appropriate ADA requirements. The parking spaces are all oriented 90 degrees to the maneuvering aisle. Aisle width is shown in the 2017 site plan in Exhibit G to be 24' wide. These criteria are met.

10-3-10 : BICYCLE PARKING REQUIREMENTS: All new development that is subject to Site Design Review, shall provide bicycle parking, in conformance with the standards and subsections A-H, below.

- A. Minimum Size Space:** Bicycle parking shall be on a two (2) feet by six (6) feet minimum.
- B. Minimum Required Bicycle Parking Spaces.** Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of one bicycle space for every ten vehicle parking spaces. In calculating the number of required spaces, fractions shall be rounded up to the nearest whole number, with a minimum of two spaces.
- D. Location and Design.** Bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking, or fifty (50) feet, whichever is less and shall be easily accessible to bicyclists entering the property from the public street or multi-use path.
- E. Visibility and Security.** Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage;
- F. Lighting.** For security, bicycle parking shall be at least as well lit as vehicle parking. Refer to Section 10-37 of this Title for requirements.
- G. Reserved Areas.** Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
- H. Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards. If bicycle parking cannot be provided safely, the Planning Commission or Community Development Director may waive or modify the bicycle parking requirements.

Bicycle parking was addressed and conditioned under Resolution PC 17 17 MOD 02 (Exhibit G) under Condition 3.2: *“The applicant shall provide at least two bicycle parking spaces. All spaces shall be dimensioned at least two feet by six feet.”* Exhibit C, the site plan labeled ‘Exhibit B’ under Resolution PC 17 17 MOD 02, indicates that seven bicycle parking spaces are provided.

TITLE 10: CHAPTER 6: DESIGN REVIEW

10-6-5-1: GENERAL CRITERIA FOR NONRESIDENTIAL DEVELOPMENT: Nonresidential projects shall meet the following criteria. The Planning Commission or Planning Commission or their designee may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Commission or their designee shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following:

A. Setbacks, yards, height, density and similar design features according to the underlying zoning district.

FCC 10-10-4's Table 10-10-4-D, lists the setbacks for the High Density Residential zoning district, as 5' for the front, rear and side yards. The maximum height for non-residential accessory buildings is 30 feet, as found under FCC 10-10-5 A4. The proposed height of the canopy is 21' ¼" at the peak, which meets the specific height criterion. While the existing slab is located within the rear 5' setback, the canopy shall not encroach within the 5' rear and side setbacks per FCC 10-10-4's Table 10-10-4-D. [Condition 5-1]

B. Lot area, dimensions and percentage of coverage according to the underlying zoning district.

The subject property zoning is High Density Residential (HDR). According to FCC Table 10-10-4-A, the minimum lot width is 50 ft. and 80 ft. for the depth. The lot measures approx. 160 linear feet deep along its shortest (east) property line, and approx. 206 linear feet along the rear property line, which is the shortest width. The required lot area contains 1.06-acre, or approx. 46,174 sq. ft. The minimum lot size for HDR is 5,000 sq. ft., according to the table shown in FCC 10-10-4-B. The maximum required percentage of all impervious surfacing is 85%, according to the Table FCC 10-10-4 C.

The site plan in Exhibit C indicates that the total impervious surface within the subject lot is 18,896 sq. ft., or 40.8%, and includes the basketball court. The square foot difference between the proposed canopy and the existing basketball court impervious surfacing is an increase in 186 sq. ft. A minor note is that there is a small discrepancy between the total lot area listed in Exhibit C: the exhibit shows the total lot area being 46,248 whereas the Regional Land Information Database of Lane County Map lists the total area as being 1.06-acre which computes to 46,173.6. Rounded up, the difference between these two figures is 74 sq. ft. Nevertheless, the criteria are met because the total impervious surface including the proposed canopy measures 19,082 sq. ft. or 41.326%, well under the maximum allowable 85% impervious surface.

C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.

Landscape plans are discussed further in review of FCC 10-34.

D. The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.

Access is discussed in review of FCC 10-35.

E. Noise, vibration, smoke, dust, odor, light intensity and electrical interference's.

No vibration, smoke, dust, odor, light, or electrical interference has been proposed other than what is normal from construction and from operation of a basketball canopy as a recreational use. No noise, vibration, smoke, dust, odor, intense light nor electrical interference will be permitted

from the proposed building per the City's nuisance code. This criterion is met.

F. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to the standards set forth in FCC 10-3 Parking and Loading.

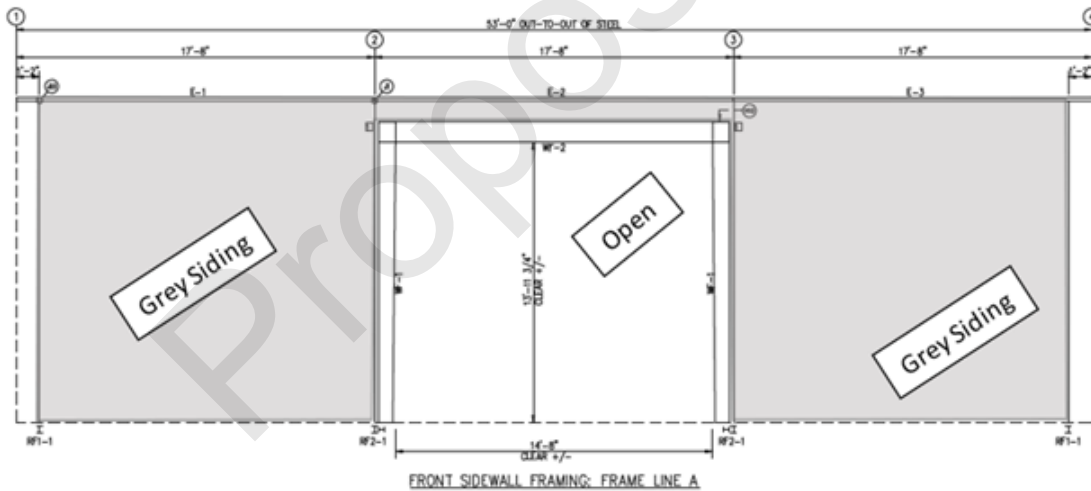
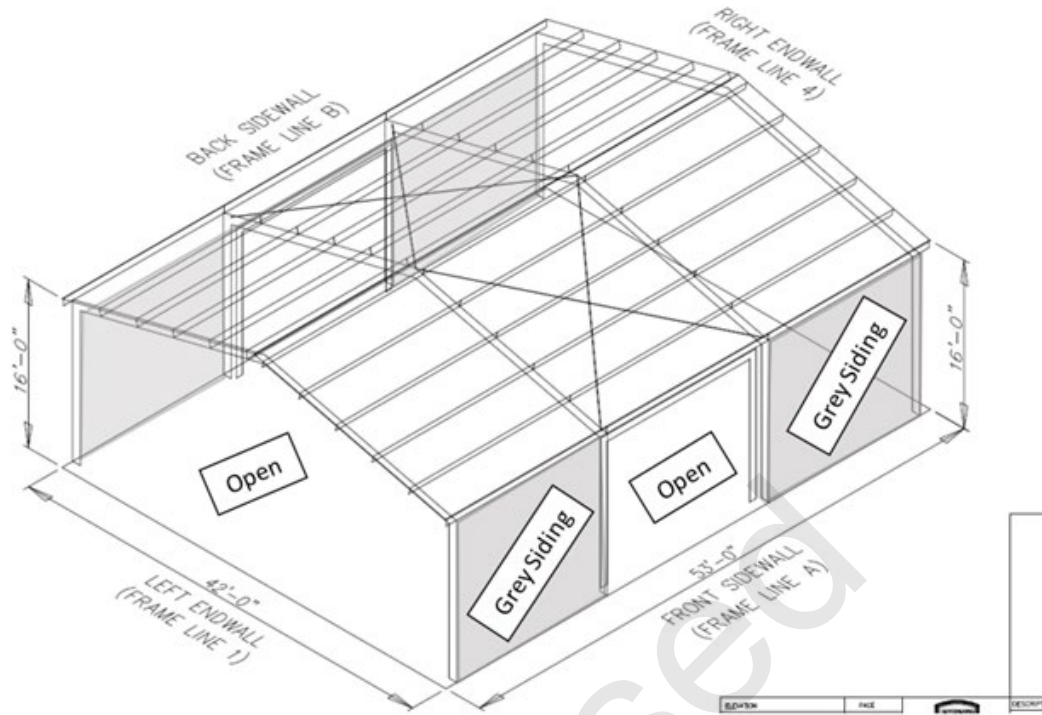
Outside display areas have not been proposed. Parking and circulation were previously discussed under section FCC 10-3.

G. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.

The canopy is proposed to be a prefabricated metal structure with partial wall panels and will tie in with the privately-owned shop to the east of the property. The 3.0:12 pitched roof will match the roof slopes of the Boys and Girls Club main building and residences within the area. Criteria met.

H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.

This project is located outside the Downtown Implementation Plan Areas and the Highway District does not establish color or exterior appearance policy for non-residential uses. These uses require applicable FCC 10-6 criteria. In response to those criteria in FCC 10-6 the color pallet for the proposed metal canopy is shown in Exhibit E. The applicant shared that the post and side walls will be gray-blue in color; the siding closest to a charcoal or burnished slate, and the roofing a Galvalume metal as shown in the same exhibit. The roofing color is conditioned below to eliminate the possibility of skywards glare.



I. Exterior lighting and security.

Lighting has not been proposed with this project yet will be reviewed and conditioned in FCC 10-37.

J. Public health, safety and general welfare.

The proposed development includes ample consideration for public safety and general welfare. As discussed throughout this report and in consideration of the conditions of approval, hazards from vehicles are adequately managed as the canopy is not in proximity to the parking areas, potential nuisances are controlled, and the canopy will provide shelter from inclement weather.

FCC 10-21-2-7 C states: *“Glare. No glare producing material, including but not limited to unpainted metal or reflective glass, shall be used on the exterior of structures located within an approach surface or on nearby lands where glare could impede a pilot’s vision.”*

Per FCC-21-2-7 C, and due to the proximity of the proposed canopy to the airport, the applicants shall provide evidence to the Planning Department to confirm that the Galvalume metal roofing is a non-reflective surface so as not to cause glare to aircraft in accordance with FCC 10-21-2-7C. [Condition 5-4]

K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.

Public facilities and related standards are not applicable to this proposal.

L. Requiring a time period within which the proposed use or portions thereof shall be developed.

As discussed below, Design Review approval will expire in one year if construction is not substantially completed.

M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)

No public improvements are proposed as part of this project. This criterion is not applicable. [...]

10-6-6-3: BUILDING FAÇADES:

A. [...] New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. Where existing adjacent buildings do not meet the City’s current building design standards, a new building may establish new horizontal lines.

B. Vertical Design Elements: Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied facia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 to 40 feet.

C. Articulation and Detailing: All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:

- 1. Plans shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features),**

recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30-40 feet. In addition, each floor shall contain at least two elements meeting the following criteria:

- a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of 4 feet;
- b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
- c. Offsets or breaks in roof elevation of 2 feet or greater in height.
- d. A “break,” for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.

The proposed canopy would not be enclosed on all sides, would contain no windows nor doors, and is by nature, designed for recreational purposes. It would, however, face the pedestrian walkway to the east and would be visible from Airport Road and Miller Park. The street and park sides of the structure measure a total of 53' in length each and will be broken up by a 17' 8" opening in the center of the sides and sandwiched between two 17' 8" walls. These openings demonstrate substantial breaks in the walls. The west and east sides, which would measure 42', will be open.

2. The Planning Commission, through Design Review, may approve detailing that does not meet the 24-inch break-in-wall-plan standard where it finds that proposed detailing is more consistent with the architecture of historically significant or historically-contributing buildings existing in the vicinity.
3. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-plane standard.
4. Building elevations that do not orient to a street or civic space need not comply with the 24inch break-in-wall-plan standard, but should complement the overall building design.

10-6-6-4: PERMITTED VISIBLE BUILDING MATERIALS: Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

G. Building and Site Material Colors: Color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and “day-glow” colors and finishes are prohibited.

The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.

Per FCC 10-6-6-4G, color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and “day-glow” colors and finishes are prohibited. [Condition 5-2]

10-6-7: NON RESIDENTIAL DESIGN REQUIREMENTS: In districts other than Mainstreet and Old Town, the architectural design requirements of this section shall apply to all commercial buildings.

A. All commercial buildings shall meet the standards of FCC 10-6-6-3 and 10-6-6-4-G above. All commercial buildings shall incorporate not fewer than three types of architectural features from 1 through 6 below. Applicants are encouraged to use those elements that best suit the proposed building style and design.

- 1. Covered front entrance. Not less than six feet in depth and not less than 10 percent the width of the building, excluding the landing for entrance. Windows: not less than 30 percent of surface area of all street-facing elevation(s) with the following features:**
 - a. Trim, reveals, recesses, or similar detailing of not less than four-inches in width or depth as applicable.**
 - b. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features).**
- 3. Pedestrian Shelters: as described in FCC 10-6-6-6-G.**
- 4. Eaves (where applicable): overhang of not less than 12 inches.**
- 5. Decorative top: e.g., cornice or pediment with flat roof or brackets with pitched roof. Towers may be included where building height limitations and surrounding structures deem them appropriate.**
- 6. Awnings and canopies: extending not less than 30% of the elevation where applied.**

In accordance with FCC 10-2-13 this building is classified as a Key Facility and/or a Public Facility and is therefore not a commercial building. This criterion is not applicable.

KEY FACILITIES	Basic facilities that are primarily planned for by local government but which also may be provided by private enterprise and are essential to the support of more intensive development, including public schools, transportation, water supply, sewage and solid waste disposal.
-----------------------	---

10-6-11: LAPSE OF DESIGN REVIEW APPROVAL: Authorization of a design review permit shall be void one (1) year after the date of approval of a either a Type II or III design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the

Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

- A. The request for an extension is made in writing prior to expiration of the original approval.
- B. There are special or unusual circumstances that exist which warrant an extension.
- C. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant’s proposal. (Ord 26, 2008)

The request for Design Review approval shall expire on June 12, 2025, unless substantial construction has taken place. [Condition 5-3]

TITLE 10: CHAPTER 10: RESIDENTIAL DISTRICTS 3. 4C and D and 5

10-10-3: NON-RESIDENTIAL USES

A. Table 10-10-3-A. The following table indicates which uses are permitted in each residential zone.

USES	HDR
Public and Private parks, playgrounds, community centers and recreational facilities	C

C= Type III conditional use review required and N=Not Permitted

Public and private parks, playgrounds, community centers and recreational facilities are permitted conditionally in the High-Density Residential (HDR) zoning districts. This proposal does not require a new conditional use permit as it represents an expansion of less than 25% as FCC 10-4-2, which outlines requirements for Conditional Use Permits, states: **“Remodels and expansions of up to 25% of the floor area are allowed without a new conditional use permit as long as the remodel or expansion is consistent with the original approval.”** The proposed constitutes a minor expansion (186 sq. ft., or approx. 9%) to an existing use which is consistent with the original CUP.

10-10-4: LOT AND YARD PROVISIONS:

A. **Minimum Lot Dimensions:** To be designated a building site, a lot must meet the following lot dimensions:

Table 10-10-4-A. Minimum Lot Dimensions by Development Type

Type	LDR		MDR		RMH		HDR	
	Width	Depth	Width	Depth	Width	Depth	Width	Depth
All development types including single-unit detached ² , except:	50 ft.	80 ft.	50 ft.	80 ft.	50 ft.	80 ft.	50 ft.	80 ft.

Lot width and depth have been reviewed earlier. Criteria met.

Table 10-10-4-B. Minimum Lot Area: To be designated a building site, a lot meet the following lot area:

Development Type	LDR	MDR	RMH	HDR
All other development types ²	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.

Lot area has been reviewed earlier. Criteria met.

C. Lot Coverage: The maximum coverage shall not exceed the following:

	LDR	MDR	RMH	HDR
Maximum building coverage	50%	50%	50%	75%
Maximum coverage by all impervious surfaces	75%	75%	75%	85%

Maximum lot coverage has been provided earlier. Criteria met.

D. Yard Regulations: Unless an adjustment or variance is granted in accordance with Chapter 5 of this Title, minimum setbacks and yard regulations shall be indicated below:

Table 10-10-4-D. Minimum setbacks and yard regulations.

	LDR	MDR	RMH	HDR
Front				
Primary	10 ft.	10 ft.	10 ft.	5 ft. ¹
Garage or Carport vehicular entrance wall	20 ft.	20 ft.	20 ft.	20 ft.
Side				
Primary ²	10 ft.	5 ft.	5 ft.	5 ft. ¹
Accessory Building	5 ft.	5 ft.	5 ft.	5 ft.
Accessory Dwelling Unit	10 ft.	5 ft.	5 ft.	5 ft.
Parking Lot, Garage or Carport	10 ft.	5 ft.	5 ft.	5 ft.
Garage or Carport vehicular entrance wall	20 ft.	20 ft.	20 ft.	20 ft.
Rear¹				
Primary	10 ft.	5 ft.	5 ft.	5 ft. ¹
Accessory Building	5 ft.	5 ft.	5 ft.	5 ft.

The proposal meets the front setback but has been conditioned elsewhere to meet the east side and rear yard setback minimum of 5' for both.

10-10-5: SITE DEVELOPMENT PROVISIONS:

A. Building or Structural Height Limitations:

[...]

4. **Nonresidential Structures: The maximum building height shall not exceed thirty feet (30').**
5. **Structures in the HDR, LDR, MDR and RMH shall have a minimum roof pitch of 3/12, except mobile homes in the mobile/manufactured home parks or district.**

The proposed canopy is a nonresidential structure and is allowed to have a height up to 30'. The site plan in Exhibit D indicates that the canopy will stand at 21' ¼" feet in height. The same exhibit illustrates a 3.0:12 roof pitch. Criteria met.

B. Fences: See Code Section 10-34-5 of this Title

[...]

D. Off-Street Parking: Refer to Chapter 3 of this Title (Off-Street Parking and Loading)
E. Signs: Signs shall be in accordance with Title 4, Chapter 7 of this Code. (Ord. 4, 2011)

F. Landscaping: Except for single-unit and duplex dwellings, refer to Section 10-34 of this Title for requirements.

G. Access and Circulation: Refer to Section 10-35 of this Title for requirements.

[...]

I. Lighting: Refer to Section 10-37 of this Title for requirements.

TITLE 10: CHAPTER 34: LANDSCAPING

10-34-3 : Landscaping sets standards for and requires landscaping of all development sites. This section also requires buffering for parking and maneuvering areas, and between different land use districts. Note that other relevant standards are provided in each land use district for specific types of development.

The applicant did not submit a landscaping plan. Landscaping for the overall site was conditioned under Resolutions PC 16 25 CUP 07 and PC 17 17 MOD 02. Exhibit A of Resolution 16 25 CUP 07 states that 43% of the subject property contained landscaping, well over the 15% requirement listed under FCC 10 34-3-3. Since the proposal constitutes new development under FCC 34-3-1-A, this design review is an opportunity to ensure that the original landscaping and fencing materials have been installed as approved and maintained as conditioned, at the very least, through a staff site visit. Furthermore, Condition 7.2 of Resolution PC 16 25 CUP 07 states: *"The applicant shall provide vegetative screening within the 15' buffer that screens 70% of the view within 5 years."* As demonstrated in the Google Earth image below, it does not appear that this condition has been met as the residential use to the west is highly visible from the subject property. A landscape inspection is conditioned below.



[...]

10-34-3: LANDSCAPING

10-34-3-1: Applicability. Except for single-unit and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

- A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)
- B. For modifications or additions to existing development, landscaping shall be brought up to current code requirements in the same proportion as the increase in use and/or building size. (Ord. 4, 2011)

The 2017 approval brought the landscape plan up to code through the conditions to provide an additional 9 shrubs and screening along the western property line. The landscaping shall be inspected by city staff prior to final inspection to ensure the landscaping is installed as provided and conditioned in the previous submittals. Final inspection report will be issued once confirmed the landscaping meets the previous approvals. [Condition 6-1]

10-34-3-2: Landscaping Plan Required. A landscape plan is required. All landscape plans shall include the following information:

- A. The location and height of existing and proposed fences and walls, buffering or screening materials.

- B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.
- C. The location, size, and species of the new proposed plant materials (at time of planting).
- D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.
- E. Existing and proposed building and pavement outlines.
- F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.
- G. Other information as deemed appropriate by the City Planning Official.

10-34-4 : Fences and Walls regulate the design of fences and walls, including allowable height and materials, to promote security, personal safety, privacy, and aesthetics.

Fencing was discussed earlier in these Findings. No additional fencing is proposed nor required.

10-34-3 : LANDSCAPING

10-34-3-1 : Applicability. Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

- A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)

As discussed above, this Design Review is an opportunity to revisit required landscaping throughout the site to ensure earlier conditions are met; particularly the condition that 70% of the vegetative buffer screens the site from the residents to the west.

[...]

10-34-3-2 : Landscape Area and Planting Standards. The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

10-34-3-3 : Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.

[...]

- C. **Hardscape features**, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts. Swimming pools, sports courts, decks and similar facilities may not be counted toward fulfilling the landscape requirement in any zone.

When the conditioned hardscape pathway, conditioned under Section FCC 10-35-3-3-B of these Findings, is installed, it may also count towards landscaping.

- D. **Storm Water Facilities.** Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water-tolerant, native plants.

The applicant did not submit a stormwater plan and is conditioned to do so later in these Findings. If a vegetated swale or raingarden is proposed once the applicant submits a stormwater and drainage plan, the plantings can count towards additional landscaping percentages, though as discussed above, landscaping exceeds the required 15% minimum.

10-34-3-4 : Irrigation. Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2- 3-5.

Landscaping and irrigation were addressed under Resolution PC 16 25 CUP 07 and Resolution PC 17 17 MOD 02.

10-34-3-5 : Buffering and Screening. Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13. (See Section 10-34-5 for standards specific to fences and walls.)

Screening has been addressed earlier in these Findings and were conditioned under Resolutions PC 16 25 CUP 07.

TITLE 10: CHAPTER 35: ACCESS AND CIRCULATION

10-35-3: PEDESTRIAN ACCESS AND CIRCULATION: All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement.

10-35-3-1: Sidewalk Requirements:

A. Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the following conditions:

- 1. Upon any new development of property.**

The proposed canopy constitutes new development of the property. Currently, existing sidewalks appear to meet code requirements, but an ADA accessible hardscape pathway is conditioned in these Findings to connect the basketball court to a main building.

[...]

B. Exceptions: The Planning Commission may issue a permit allowing noncompliance with the provisions of subsection (A) of this section and obtain instead a non-remonstrance agreement for future improvements when, in the Planning Commission's determination through a Type 3 process, the construction of a sidewalk is impractical for one or more of reasons 1 through 4 below. The Public Works Director may issue a permit allowing noncompliance with the provisions of subsection (A) of this section and obtain instead a non-remonstrance agreement for future improvements for reason 5 below:

- 1. Sidewalk grades have not and cannot be established for the property in question within a reasonable period of time.**
- 2. Future installation of public utilities or street paving would, of necessity, cause severe damage to existing sidewalks.**
- 3. Topography or contours make the construction of a sidewalk impractical.**
- 4. Physical improvements are present along the existing street that prevents a reasonable installation within the right-of-way or adjacent property.**
- 5. If the proposed development is in a residential zoning district and there are no sidewalks within 400 linear feet.**

C. Appeals: If the owner, builder or contractor considers any of the requirements impractical for any reason, s/he may appeal the decision to the Planning Commission.

D. Timing: Sidewalks shall be constructed and approved by the Public Works Department prior to final inspection for the associated building permit. No certificate of occupancy may be issued until the required sidewalks are constructed or financially secured.

10-35-3-2: Site Layout and Design: To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards in subsections A - C, below:

A. Continuous Walkway System. The pedestrian walkway system shall extend

throughout the development site and connect to all future phases of development, and to existing or planned offsite adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub walkway(s) to adjacent streets and to private property with a previously reserved public access easement for this purpose in accordance with the provisions of Section 10-35-2, Vehicular Access and Circulation, and Section 10-36-2 Street Standards.

B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following criteria:

1. **Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.**
2. **Safe and convenient. Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.**
3. **"Primary entrance" for commercial, industrial, mixed use, public, and institutional buildings is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.**
4. **"Primary entrance" for residential buildings is the front door (i.e., facing the street). For buildings in which units do not have their own exterior entrance, the "primary entrance" may be a lobby, courtyard, or breezeway that serves as a common entrance for more than one dwelling.**

C. Connections Within Development. Connections within developments shall be provided as required in subsections 1 - 3, below:

1. **Walkways shall be unobstructed and connect all building entrances to one another to the extent practicable, as generally shown in Figure 10-35(5);**
2. **Walkways shall connect all on-site parking areas, storage areas, recreational facilities and common areas, and shall connect off-site adjacent uses to the site to the extent practicable. Topographic or existing development constraints may be cause for not making certain walkway connections; and**

[...]

Generally, the subject site provides a variety of walkways. An asphaltic surfaced sidewalk on the east side of the parking lot connects the street sidewalk along Airport Road to the teen and administration buildings shown on a map in Exhibit B. This pathway is separated by the parking lot by wheel stops in front of each parking space. Vehicular access to a covered patio of the teen building crosses this pathway and is conditioned below to be marked in accordance with FCC 10-35-3-3-B. A second walkway surfaced with gravel is

situated along a chain link fence parallel to the asphaltic walkway and leads to the teen building and the street sidewalk. These internal walkways are separated by a landscaped area with trees, shrubs, and grass. The two buildings are connected via a covered walkway. The newly conditioned walkway could potentially connect with the covered walkway.

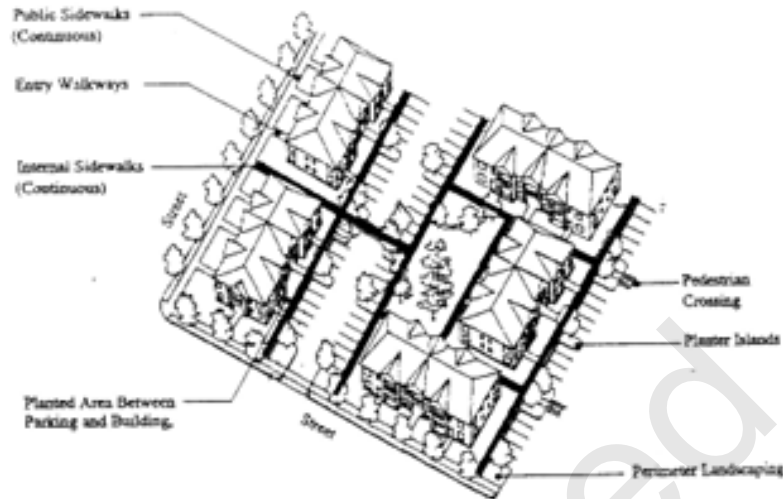


Figure 10-35(5): Pedestrian Pathway System (Typical)

10-35-3-3: Walkway and Multi-Use Path Design and Construction: Walkways and multi-use paths shall conform to all applicable standards in subsections A - D, as generally illustrated in Figure 10-35(6):

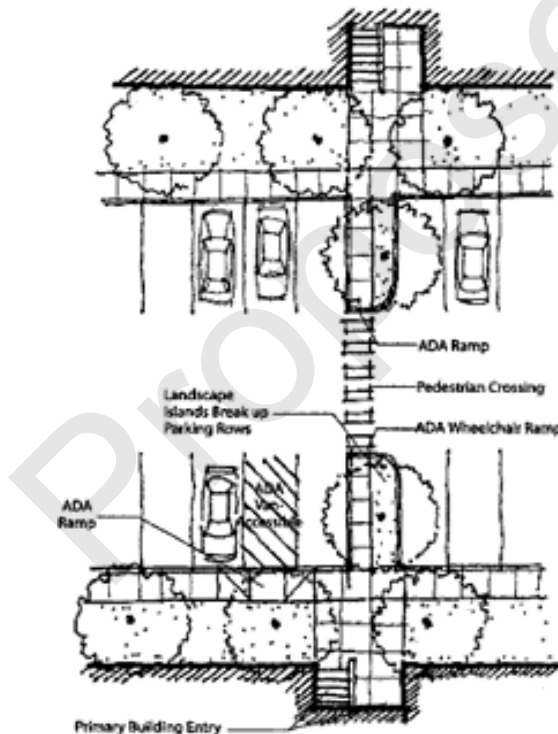
- A. Vehicle/Walkway Separation.** Except for pedestrian crossings (subsection B), where a walkway abuts a driveway or street it shall be raised six (6) inches and curbed along the edge of the driveway/street. Alternatively, the decision body may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed to withstand a vehicle's impact, with adequate minimum spacing between them to protect pedestrians.
- B. Pedestrian Crossing.** Where a walkway crosses a parking area, or driveway, it shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of not more than twenty-four (24) feet in length.

Regarding the walkway on the southwest side of the Teen Building, per FCC 10-35-3-3-B, where a walkway crosses a parking area, or driveway, it shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermos-plastic striping and similar types of non-permanent applications may be approved for crossings not more than twenty-four (24) feet in length. [Condition 7-1]

- C. **Width and Surface.** Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the Public Works Director, at least five (5) feet wide, without curb. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, at least ten (10) feet wide. (See also, Section 1036-2)
- D. **Accessible routes.** Walkways and multiuse paths shall conform to applicable Americans with Disabilities Act (ADA) requirements. The ends of all raised walkways, where the walkway intersects a driveway or street shall provide ramps that are ADA accessible, and walkways shall provide direct routes to primary building entrances.

No walkway was shown in the site plan connecting from a building to the basketball court. In accordance with FCC 10-35-3-3-D, the applicant shall provide an ADA accessible walkway between a building and the basketball court. [Condition 7-2]

1114
at
10- **Figure 10-35(6):
Pedestrian Walkway Detail (Typical)**



TITLE 10: CHAPTER 37: LIGHTING

10-37-1: LIGHTING PLANS REQUIRED: All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the

photometric plan of the lumen output.

The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

10-37-2: LIGHTING STANDARDS:

- A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.**
- B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.**
- C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.**



- D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.**
- E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.**

Lighting plans were not provided or proposed for the proposed canopy. Condition 9.1 of the

2016 approval included the requirement for lighting plans to accompany the parking lot lighting plans provided. The applicant then submitted photometrics for various areas of the property to include the court area. The applicant shall submit with the building permits and plans, lighting plans for any proposed fixtures shall be submitted to the City Planning Department for review, which shall include the use of full cut-off light fixtures in compliance FCC 10-37, as applicable. [Condition 8-1] Per FCC 10-37-4 E, lighting shall be reviewed during a 30-day review period following the issuance permits and final inspection. Should the proposed lighting not meet the requirements of FCC 10-37, staff may require the lighting to be adjusted. (Informational 1)

TITLE 9: UTILITIES

TITLE 9: CHAPTER 5: STORMWATER MANAGEMENT REQUIREMENTS

9-5-3 : STORMWATER DESIGN CRITERIA:

9-5-3-1 : GENERAL:

A. The criteria in Section 9-5-3 shall be used in the design of public and private stormwater drainage and management systems. Stormwater management facilities shall be constructed in accordance with the Stormwater Manual: the 2008 Portland Stormwater Management Manual, as superseded by the December 2010 City of Florence Stormwater Design Manual; and the 2008 City of Portland Erosion and Sediment Control Manual.

A stormwater plan was not submitted with this proposal. The subject property contains a 1,250 sq. ft. drainage swale within the southwest area. The main impervious surface on the east side of the property is the existing basketball corner. The impervious surface of the new canopy will be increased by approximately 186 sq. ft., and since a pedestrian walkway between the breezeway and basketball court has been conditioned earlier, the square footage of impervious surfacing will need to be factored into the overall drainage and stormwater management plans that are conditioned below.

9-5-3-2 : STORMWATER QUANTITY (FLOW CONTROL):

- A. A 25-year, return period storm shall be used for the design of all private and public stormwater drainage systems.**
- B. Onsite stormwater management facilities shall be required to prevent the post-development runoff rates from a project site from exceeding the pre-development runoff rates from the site, based on a 2 through 25-year storm. Exemptions to this requirement may be approved by the City Manager or his/her designee if it is determined that a more effective solution is available and that downstream capacity will accommodate the increase in flow.**
- C. Each new development project is responsible for mitigating its impacts on the stormwater system. This mitigation requirement can be satisfied through the use of any of the following techniques, subject to the other limitations identified by this Code:**
 - 1. Construction of onsite facilities to limit the flow rate of stormwater runoff**

leaving the development site, in accordance with the Stormwater Manual.

2. **Enlargement or improvement of the down gradient conveyance system in accordance with the requirements of this Code and the City of Florence Stormwater Management Plan.**
- D. The development of any land requiring a Drainage Plan shall address onsite and off-site drainage concerns, both up gradient and down gradient (a minimum of 1/4-mile) of the project, including:**
1. **Modifications to the existing onsite stormwater drainage and management facilities and drainage patterns shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition unless approved by the affected off-site property owners and the City. Proof of off-site property owners approval shall be provided by having the affected property owner(s) sign an easement identifying the location of the backwater storage or impoundment area. This area shall be clearly shown on the submitted Drainage Plan site sheet(s). The easement shall be in a form approved by the City and recorded with the Lane County Deeds and Records Office.**
 2. **Stormwater facilities shall be designed and constructed to accommodate all flows generated from the project property in accordance with the land use zoning as shown in the most recent approved City Code.**
 3. **Capacity of the downstream drainage system to determine if increases in peak flow rates resulting from the proposed development can be accommodated.**
- E. The types of stormwater management controls presented in the Stormwater Manual are available for owners and developers to use in satisfying the pre-developed and post-development runoff requirement. More than one of these types of controls may be needed to satisfy the runoff requirement. In areas where the runoff requirement in Section 9-5-3-2-F are exempt or partially exempt, the City may require improvements to the down gradient conveyance system.**

9-5-3-3 : STORMWATER QUALITY:

- A. Stormwater management facilities to treat stormwater are required for certain types of projects. These water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan and for other projects as required by this section. Stormwater management facilities required for development shall be designed, installed and maintained in accordance with the Stormwater Manual, which is based on achieving at least 70% removal of the Total Suspended Solids (TSS) from the flow entering the facility for the design storm specified in the Stormwater Manual.**
- B. Water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan.**

- D. The water quality design storm shall be based on an intensity of 0.25 inches per hour, or 0.83 inches for a 24-hour SCS Type 1A rainfall return event.
- E. Water quality facilities must be designed to prevent damage to the facility for flows exceeding the water quality design storm and to ensure no re-suspension of pollutants, consistent with the Stormwater Manual.
- G. The types of stormwater management facilities presented in the Stormwater Manual are available for owners and developers to use in satisfying the stormwater quality requirement. More than one of these types of facilities may be required to satisfy this requirement.

9-5-4 : MAINTENANCE RESPONSIBILITY:

9-5-4-2: PRIVATE FACILITIES:

- A. Private stormwater facilities must be maintained in accordance with the Operations and Maintenance Plan approved as part of the Drainage Plan. The Operations and Maintenance Agreement will be recorded with the Lane County Deeds and Records Office. The Stormwater Manual contains the Operations and Maintenance Agreement Form to be used. A log of all maintenance activity shall be kept by the owner and made available to the City upon request. The City may, at its option, inspect the facilities for compliance with the requirements. If a property owner fails to maintain their facilities, the City may issue a written notice specifying the required actions. If corrective actions are not completed in a timely manner, the City may pursue legal remedies to enforce the provisions of the Operations and Maintenance Plan. The City will only enter the property to perform the required corrections if the public's health and public property are in imminent danger. In this situation, reasonable attempts will be made to contact the property owner(s), but a written notice may not be required. The property owner(s) will be billed for City incurred expense.
- B. The Maintenance Agreement shall provide that upon notification by the City of any violation, deficiency or failure to comply with the agreement or this Code, corrections shall be completed within ten (10) days after notice thereof. Thereafter the City may pursue legal action to enforce the provisions of the agreement. In an emergency situation, the City may provide for all necessary work to place the facility in proper working conditions. The persons specified as responsible for maintenance in the Maintenance Agreement shall be charged the costs of the work performed by the City or its agents.

Florence Design Standards require that projects greater than ½ an acre provide a stormwater management plan. The applicant shall provide a stormwater treatment plan to specifically address the proposed impervious development in accordance with FCC 9-5-3-1 through 6. Plans shall include a "Simplified Form" as provided in the Stormwater Management Design Manual, typical stormwater drawings for the proposed drainage system to be installed and an Operation and Maintenance agreement. Plans shall demonstrate how stormwater runoff will be conveyed from the new rooftop to the proposed drainage systems. [Condition 9-1]

VI. CONCLUSION

The proposed application meets the requirements of City Code subject to conditions.

VII. INFORMATIONAL

1. Per FCC 10-3-2, required parking spaces shall be maintained and shall not be eliminated, used for the storage of materials of any type, or used for loading or unloading operations during business hours.
2. Per FCC 10-37-4 E, lighting shall be reviewed during a 30-day review period following the issuance permits and final inspection. Should the proposed lighting not meet the requirements of FCC 10-37, staff may require the lighting to be adjusted.

VIII. EXHIBITS

"A"	Findings of Fact
"B"	Application & Site Maps
"C"	Site Plan
"D"	Exterior Building Elevations & Spec Sheets
"E"	Building Color Spec Sheet
"F"	Resolution PC 16 25 CUP 07
"G"	Resolution PC 17 17 MOD 02

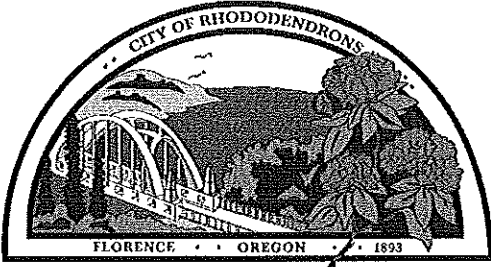


Exhibit B

Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I Type II Type III Type IV

Proposal: _____

Applicant Information

Name: Vanessa Buss Phone 1: 541-991-0478

E-mail Address: vbuss@bgcwl.org Phone 2: _____

Address: PO Box 739 Florence, OR 97439

Signature: Vanessa Buss Date: 2/21/24

Applicant's Representative (if any): _____

Property Owner Information

Name: Boys & Girls Club of Western Lane County Phone 1: 541-902-0304

E-mail Address: exec@bgcwl.org Phone 2: _____

Address: 1501 Airport Rd Florence, OR 97439

Signature: _____ Date: 2/21/24

Applicant's Representative (if any): Vanessa Buss

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

Received

Approved

Exhibit

RECEIVED

By Sharon Barker at 1:58 pm, Feb 22, 2024

Property Description

Site Address: 1501 Airport Rd Florence, OR 97439

General Description: Installation of a steel canopy over our basketball court.

Assessor's Map No.: 18 - 12 - 27 - 10 Tax lot(s): 00300

Zoning District: High Density Residential (HDR)

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): _____

Project Description

Square feet of new: 250 Square feet of existing: 2000

Hours of operation: M-F 3-5:30 Existing parking spaces: 14

Is any project phasing anticipated? (Check One): Yes No

Timetable of proposed improvements: Dependent on turnaround of permit approval

Will there be impacts such as noise, dust, or outdoor storage? Yes No

If yes, please describe: _____

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

We want to install a steel canopy over our outdoor basketball court so youth can play outdoors during the rainy season. There is an existing 2000sq. ft. concrete pad that will be utilized, but we may need to add approximately 250sq. ft. to ensure we are meeting easement requirements.

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid

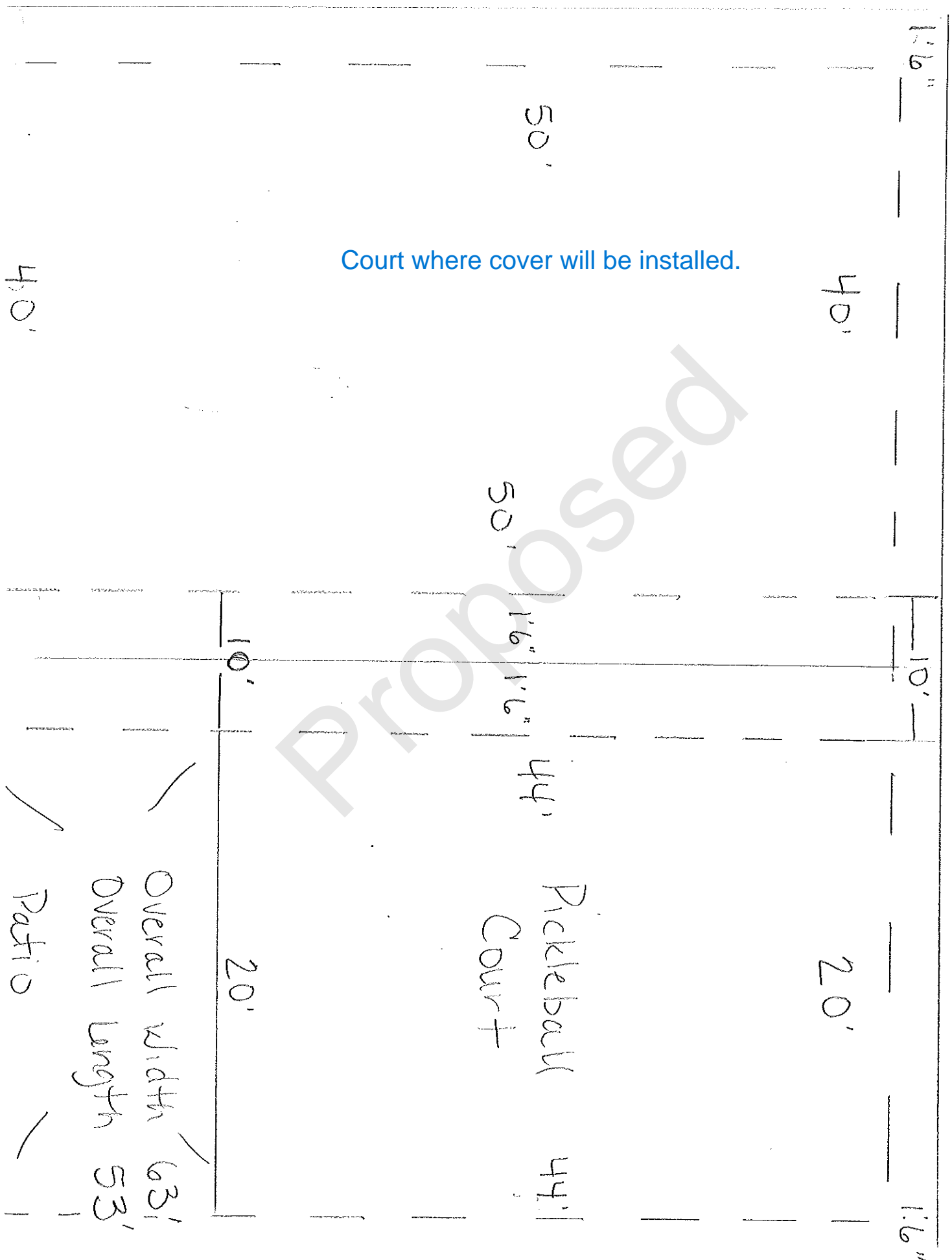
North



N

5' Easement

N



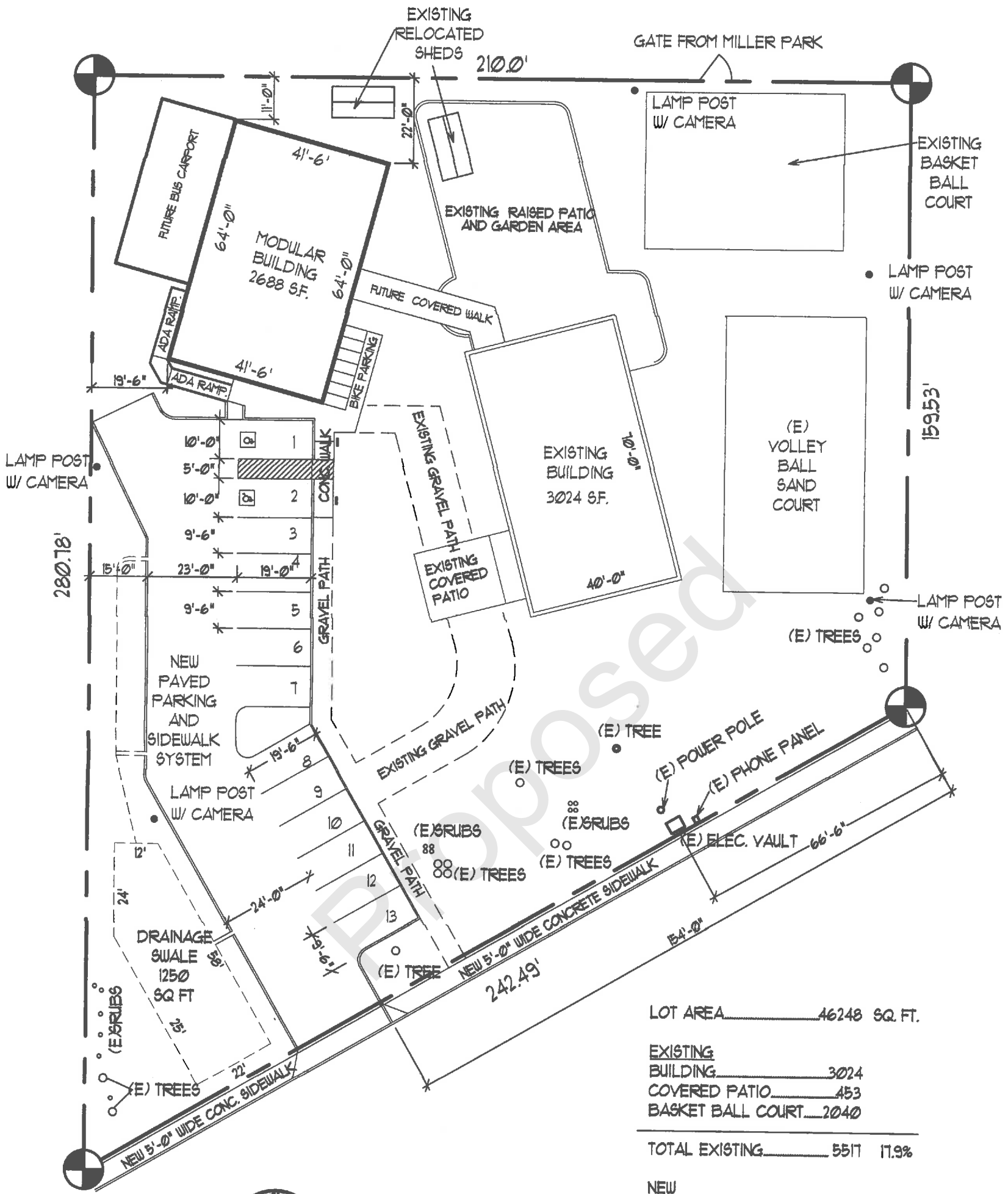
5' Easement

Proposed

Project Site Map



Exhibit C



LOT AREA _____ 46248 SQ. FT.

EXISTING
 BUILDING _____ 3024
 COVERED PATIO _____ 453
 BASKET BALL COURT _____ 2040

TOTAL EXISTING _____ 5517 17.9%

NEW
 BUILDING _____ 2688
 CARPORT _____ 940
 SIDEWALKS _____ 181
 SHED & COVERED WALK _____ 453
 PATIO _____ 1016

TOTAL NEW _____ 5584 12.7%

PARKING LOT _____ 7495 16.2%

TOTAL BUILDING &
 IMPERVIOUS AREA _____ 18,896 40.8%



BOYS & GIRLS CLUB
 1501 AIRPORT RD.
 FLORENCE, OREGON 97439

RECEIVED
 City of Florence
 JUN 20 2017
 By: *gd/c*

GENERAL NOTES

- 1.1 Fabrication shall be in accordance with A.S.C. standard practices in compliance with the applicable sections, relating to design requirements and allowable stresses of the latest edition of the "AWS Structural Welding Code D1.1 and D1.3".
- 1.2 **MATERIALS**
- | ASTM DESIGNATION | MIN. YIELD STRENGTH |
|-------------------------------------|--------------------------------------|
| Hot Rolled Steel Shapes (W, & C) | A572
Fy = 50 KSI |
| Hot Rolled Steel Angles (L) | A36
Fy = 36 KSI |
| Steel Pipes | A500
Fy = 42 KSI |
| Structural Tubing | A500
Fy = 42 KSI |
| Structural Steel Web Plate | A572/A1011
Fy = 50 KSI |
| Structural Steel Flange Plates/Bars | A529/A572
Fy = 55 KSI |
| Cold Formed Light Gage | A653/A1011
Fy = 55 KSI |
| Roof and Wall Sheets | A792/A653
Fy = 50, 80 KSI |
| Cable Brace | A475 - TYPE 1
Extra High Strength |
| Rod Brace | A529
Fy = 50 KSI |
-
- | MIN. TENSILE STRENGTH | |
|---------------------------------------|-------------------------------|
| Machine Bolts & Nuts | A307
Fu = 60 KSI |
| High Strength Bolts (1" and less) | A325-TYPE 1
Fu = 120 KSI |
| High Strength Bolts (>1" to 1 1/2") | A325-TYPE 1
Fu = 105 KSI |
| Anchor Bolts (Not supplied by A.S.C.) | A36/A307/F1554
Fu = 60 KSI |

- 1.3 **PRIMER**
Shop primer paint is a rust inhibitive primer which meets the end performance of Federal Specification SSPC No. 15 and is A.S.C. Gray Oxide color. This paint is not intended for long term exposure to the elements. A.S.C. is not responsible for any deterioration of the shop primer paint as a result of improper handling and/or jobsite storage. A.S.C. shall not be responsible for any field applied paint and/or coatings. (AISC Code of Standard Practice, Latest Edition). Nominal thickness of primer will be 1 mil unless otherwise specified in contract documents.

- 1.4 **GALVANIZED OR SPECIAL COATINGS:**
See Contract Documents

- 1.5 **ALL BOLTS ARE 1/2" x 0'-1 1/4" A307 EXCEPT:**
a) Endwall rafter splice - 5/8" x 0'-1 3/4" A325-N
b) Endwall column to rafter connection - 1/2" x 0'-1 1/4" A325 MIN.(SEE WALL ELEVATION)
c) Main frame connections - SEE CROSS SECTION
d) Flange Brace connections - 1/2" x 0'-1 1/4" A325
NOTE: Washers are not supplied unless noted otherwise on drawing

- 1.6 **A325 BOLT TIGHTENING REQUIREMENTS**
All high strength bolts are A325-N unless specifically noted otherwise. Holes are not slotted and design is bearing connection. Structural bolts shall be tightened by the turn-of-the-nut method in accordance with the Latest Edition AISC "Specification For Structural Joints" using ASTM A325 or A490 Bolts, when specifically required. A325-N bolts are supplied without washer unless otherwise noted on the drawings.
All bolted connections unless noted are designed as bearing type connections with bolt threads not excluded from the shear plane.

- 1.7 **CLOSURE STRIPS ARE FURNISHED (IF ORDERED) FOR APPLICATION:**
INSIDE- Under roof panels & base of wall panels
OUTSIDE - Between roof panels & ridge cap
- Between wall panels & eave/gable trim

- 1.8 **ERECTION NOTE:**
All bracing, strapping, & bridging shown and provided by A.S.C. for this building is required and shall be installed by the erector as a permanent part of the structure. If additional bracing is required for stability during erection, it shall be the erector's responsibility to determine the amount of such bracing and to procure and install as needed.

- 1.9 **ERECTION AND UNLOADING NOT BY A.S.C.**

- 1.10 **SHORTAGES**
Any claims or shortages by buyer must be made to A.S.C. within five (5) working days after delivery, or such claims will be considered to have been waived by the customer and disallowed.

- 1.11 **CORRECTIONS OF ERRORS AND REPAIRS (MBMA 6.10)**
Claims for correction of alleged misfits will be disallowed unless A.S.C. shall have received prior notice thereof and allowed reasonable inspection of such misfits. The correction of minor misfits by the use of drift pins to draw the components into line, moderate amounts of reaming, chipping and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. No part of the Building may be returned for alleged misfits without the prior approval of A.S.C.

BUYER/END USE CUSTOMER RESPONSIBILITIES

- 2.1 It is the responsibility of the BUYER/END USE CUSTOMER to obtain appropriate approvals and secure necessary permits from City, County, State, or Federal Agencies as required, and to advise/release A.S.C. to fabricate upon receiving such.
- 2.2 Armstrong Steel Corp (hereafter referred to as A.S.C.) standard specifications apply unless stipulated otherwise in the Contract Documents. A.S.C. design, fabrication, quality criteria, standards, practice, methods and tolerances shall govern the work with any other interpretations to the contrary notwithstanding. It is understood by both Parties that the BUYER/END USE CUSTOMER is responsible for clarification of inclusions or exclusions from the architectural plans and/or specifications.
- 2.3 In case of discrepancies between A.S.C. structural steel plans and plans for other trades, A.S.C. plans shall govern. (Section. 3 AISC Code of Standard Practices, Latest Edition)
- 2.4 Approval of A.S.C. drawings and calculations indicates that A.S.C. has correctly interpreted and applied the Contract Documents. This approval constitutes the contractor/owners acceptance of the A.S.C. design concepts, assumptions, and loading. (Section 4 AISC Code and MBMA 3.3.3)
- 2.5 Once the BUYER/END USE CUSTOMER has signed A.S.C. Approval Package and the project is released for fabrication, changes shall be billed to the BUYER/END USE CUSTOMER including material, engineering and other costs. An additional fee may be charged if the project must be moved from the fabrication and shipping schedule.
- 2.6 The BUYER/END USE CUSTOMER is responsible for overall project coordination. All interface, compatibility, and design considerations concerning any materials not furnished by A.S.C. and A.S.C. steel system are to be considered and coordinated by the BUYER/END USE CUSTOMER. Specific design criteria concerning this interface between materials must be furnished before release for fabrication or A.S.C. assumptions will govern (AISC Code of Standard Practice, Latest Edition)



PHONE: 800-345-4610
www.armstrongsteel.com

JOB NO. : 58017

CUSTOMER : VANESSA BUSS / BOYS AND GIRLS CLUB OF WESTERN LANE COUNTY
END USER : VANESSA BUSS / BOYS AND GIRLS CLUB OF WESTERN LANE COUNTY
END USE : GARAGE- CAT II
LOCATION : 1501 AIRPORT ROAD
: FLORENCE, OR 97439
: LANE COUNTY
PH. NO. : 541-991-0478 EMAIL: VBUSS@BGCWIC.ORG

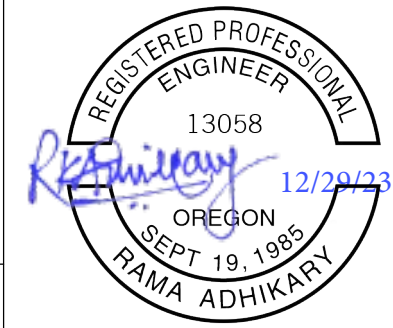
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING AS INDICATED:

DESIGN LOADS:	BUILDING DESCRIPTION:
Design Code / Wind Code : OSSC-22 / IBC-21	Width (ft) : 42
Building Risk Category : II - Normal	Length (ft) : 53
Enclosure : Open	Eave Ht. at BSW (ft) : 16
Dead Load (psf) : 2.00	Eave Ht. at FSW (ft) : 16
Collateral Load (psf) : 1.00	Roof Slope at BSW : 3.0:12
Wind Load	Roof Slope at FSW : 3.0:12
Ultimate Wind Speed, (Vult) (mph) : 120.00	Bay Spacing (ft) : 3 at 17.67
Wind Exposure : C	COVERING AND TRIMS:
Internal Pressure Coefficient, GCpi : 0.00 /0.00	Roof Panels & Trims
Wall Panel Design Wind Pressure (psf) : 27.70 /-30.40	Panel Type : 26 Ga. R-Loc
Live Load	Panel Color : Galvalume Plus
Primary Framing (psf) : 20.00	Trim Colors : Gable/Eave Trim : Need SMP Color
Trib. Area Reduction : Yes	
Secondary Framing (psf) : 20.00	
Snow Load	
Ground Snow Load, Pg (psf) : 25.00	
Roof Snow Load, Pf (psf) : 25.00	
Sloped Roof Snow Load, Ps (psf) : 25.00	
Snow Exposure Factor, Ce : 1.00	
Snow Importance Factor, Is : 1.00	
Thermal Factor, Ct : 1.20	
Seismic Load	
Seismic Importance Factor, Ie : 1.00	
Site Class : D	
Mapped Spectral Response Acceleration : Ss = 1.393 :S1 = 0.732	
Spectral Response Coefficients : Sds = 1.114 :Sd1 = 0.830	
Seismic Design Category : D	
Basic Force Resisting Systems Used : Steel System Not Specifically Detailed For Resistance	
Rigid Frames (OMF) : Braced Frames (OCBF/OMF)	
Total Design Base Shear, V (kips) : Longitudinal = 4.57	
: Transverse = 4.92	
Response Modification Factors, R : Rigid Frames = 3.25 $\Omega = 3.00$	
: SW Wind Bent = 3.25 $\Omega = 3.00$	
Seismic Response Coefficient, Cs : Rigid Frames = 0.3431	
: SW Wind Bent = 0.3431	
Analysis Procedure Used : Equivalent Lateral Force Procedure	
Other Loads/Requirements	

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT ARMSTRONG STEEL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY A.S.C. IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN ARMSTRONG ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

Exhibit D

Drawing Index	
Drawing Name	Page(s)
Drawing Cover	COVER
3D Reference	3D REF
Anchor Bolt Plan	1
Anchor Bolt Details	2
Anchor Bolt Reactions	3
Rigid Frame	4-5
Front Sidewall	6
Back Sidewall	7
Left Endwall	8
Right Endwall	9
Roof Plan	10
Details	11-12



EXPIRES: DEC-31-2023

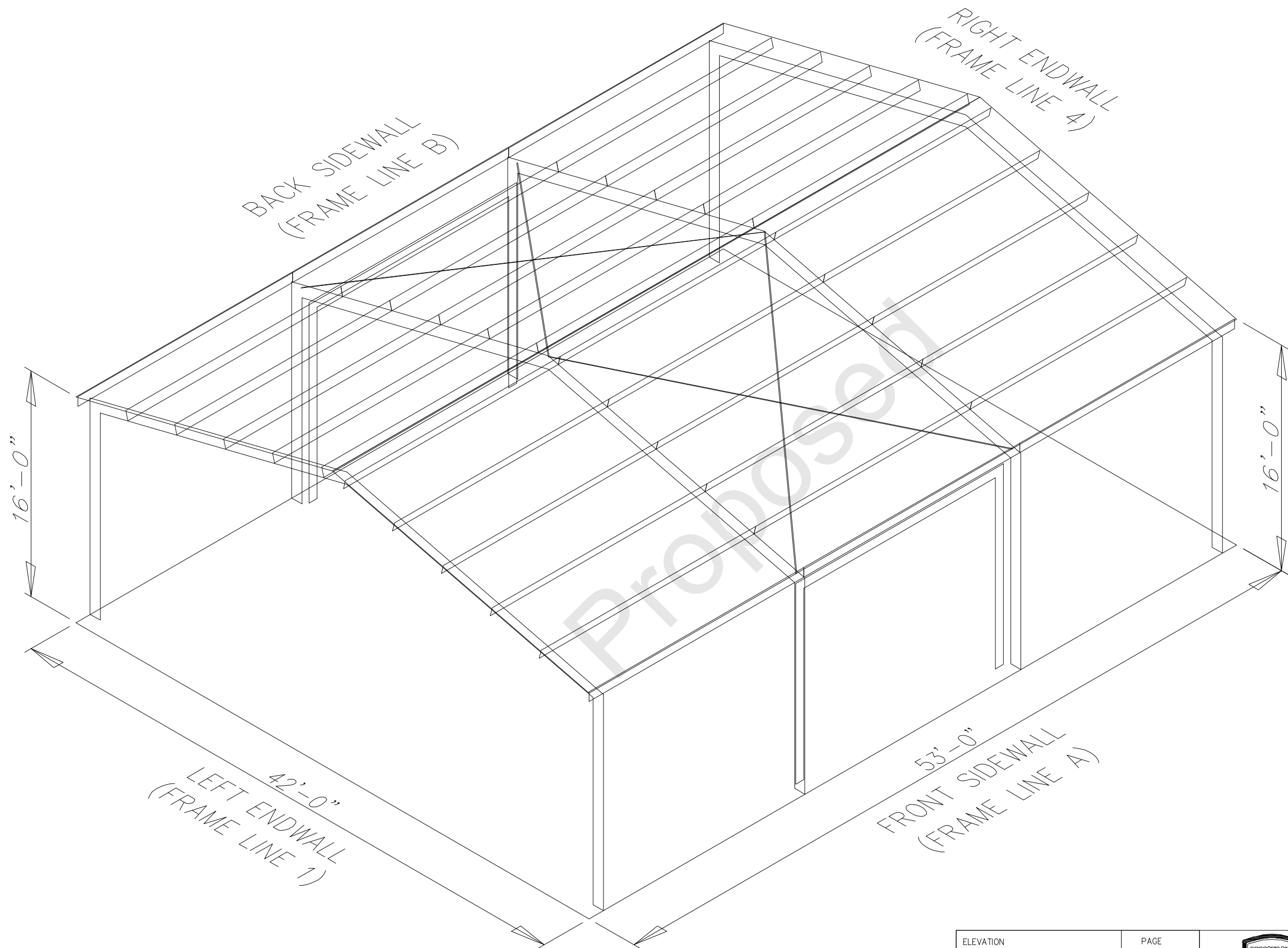
BUYER/END USE CUSTOMER RESPONSIBILITIES CONTINUED

- 2.7 It is the responsibility of the BUYER/END USE CUSTOMER to insure that A.S.C. plans comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that A.S.C. or its design engineers are acting as the engineer of record or design professional for a construction project. These drawings are sealed only to certify the design of the structural components furnished by A.S.C.
- 2.8 The BUYER/END USE CUSTOMER is responsible for setting of anchor bolts and erection of steel in accordance with A.S.C. "For Construction" drawings only. Temporary supports such as guys, braces, falsework, cribbing or other elements required for the erection operation shall be determined furnished and installed by the erector. No items should be purchased from a preliminary set of drawings, including anchor bolts. Use only final "FOR CONSTRUCTION DRAWINGS" for this use. (AISC Code of Standard Practice, Latest Edition.)
- 2.9 Armstrong Steel Corp is responsible for the design of the anchor bolt to permit the transfer of forces between the base plate and the anchor bolt in shear, bearing and tension, but is not responsible for the transfer of anchor bolt forces to the concrete or the adequacy of the anchor bolt in relation to the concrete. Unless otherwise provided in the Order Documents, A.S.C. does not design and is not responsible for the design, material and construction of the foundation or foundation embedments. The END USE CUSTOMER should assure himself that adequate provisions are made in the foundation design for loads imposed by column reactions of the building, other imposed loads, and bearing capacity of the soil and other conditions of the building site. It is recommended that the anchorage and foundation of the building be designed by a Registered Professional Engineer experienced in the design of such structures. (Latest MBMA Low Rise Building Systems Manual)
- 2.10 Normal erection operations include the corrections of minor misfits by moderate amounts of reaming, chipping, welding or cutting, and the drawing of elements into line through the use of drift pins. Errors which cannot be corrected by the foregoing means or which require major changes in member configuration are to be reported immediately to A.S.C. by the BUYER/END USE CUSTOMER, to enable whoever is responsible either to correct the error or to approve the most efficient and economic method of correction to be used by others. (AISC Code of Standard Practice Latest Edition)
- 2.11 Neither the fabricator nor the BUYER/END USE CUSTOMER will cut, drill or otherwise alter his work, or the work of other trades, to accommodate other trades, unless such work is clearly specified in the contract documents. Whenever such work is specified, the BUYER/END USE CUSTOMER is responsible for furnishing complete information as to materials, size, location and number of alterations prior to preparation of shop drawings. (AISC Code of Standard Practice Latest Edition)
- 2.12 **WARNING:** In no case should Galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosive effects on the Galvalume alloy coating when they are in contact with Galvalume steel panels. Even run-off from copper flashing, wiring, or tubing onto Galvalume should be avoided.
- 2.13 **SAFETY COMMITMENT:** Armstrong Steel Corp has a commitment to manufacture quality building components that can be safely erected. However, the safety commitment and job site practices of the erector are beyond the control of A.S.C. It is strongly recommended that safe working conditions and accident prevention practices be the top priority of any job site. Local, State, and Federal safety and health standards should always be followed to help insure workers safety. Make certain all employees know the safest and most productive way of erecting a building. Emergency procedures should be known to all employees. Daily meetings highlighting safety procedures are also recommended. The use of hard hats, rubber sole shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended.
- 2.14 Roof drainage systems (gutter, downspouts, etc.) must be free of any obstruction to ensure smooth operation at any given time.
- 2.15 It is recommended by Factory Mutual (Reference: B2.44) that roofs be cleared of snow when half of the maximum snow depth is reached. The maximum snow depth can be estimated based on the design snow load and the density of snow and/or ice buildup. See Chart below.

ROOF SNOW LOAD (IN PSF)	EQUIVALENT SNOW HEIGHT AT ROOF (IN INCHES)	RECOMMENDED SNOW HEIGHT WHEN SNOW REMOVAL SHOULD START (IN INCHES)
20	16.60	8.30
25	17.25	8.62
30	17.90	8.95
35	18.55	9.28
40	19.20	9.60
45	19.85	9.92
50	20.50	10.25
55	21.15	10.58
60	21.80	10.90
65	22.45	11.22
70	23.10	11.55
75	23.75	11.88
80	24.40	12.20


NOTE:
For Snow/Ice Removal Procedure, Refer to Metal Building System Manual 2002 Edition, Section A8.4, Page XI-A8-2,

- Drawing Status**
- APPROVAL:** These drawings, being for approval, are by definition not final, and are for conceptual representation only. their purpose is to confirm proper interpretation of the project documents. Only drawings issued "Construction" can be considered as complete.
- REVISED APPROVAL:**
- PERMIT:** These drawings, being for permit, are by definition not final. Only drawings issued "Construction" can be considered as complete.
- REVISED PERMIT:**
- CONSTRUCTION:**
Final drawings to be used in the erection of the building.



NOTE:
 3D IS A GENERAL REPRESENTATION OF BUILDING.
 SOME MEMBERS MAY CHANGE IN FINAL ERECTION DRAWINGS

ELEVATION	PAGE
FRONT SIDEWALL (FRAME LINE A)	6 OF 12
BACK SIDEWALL (FRAME LINE B)	7 OF 12
LEFT ENDWALL (FRAME LINE 1)	8 OF 12
RIGHT ENDWALL (FRAME LINE 4)	9 OF 12

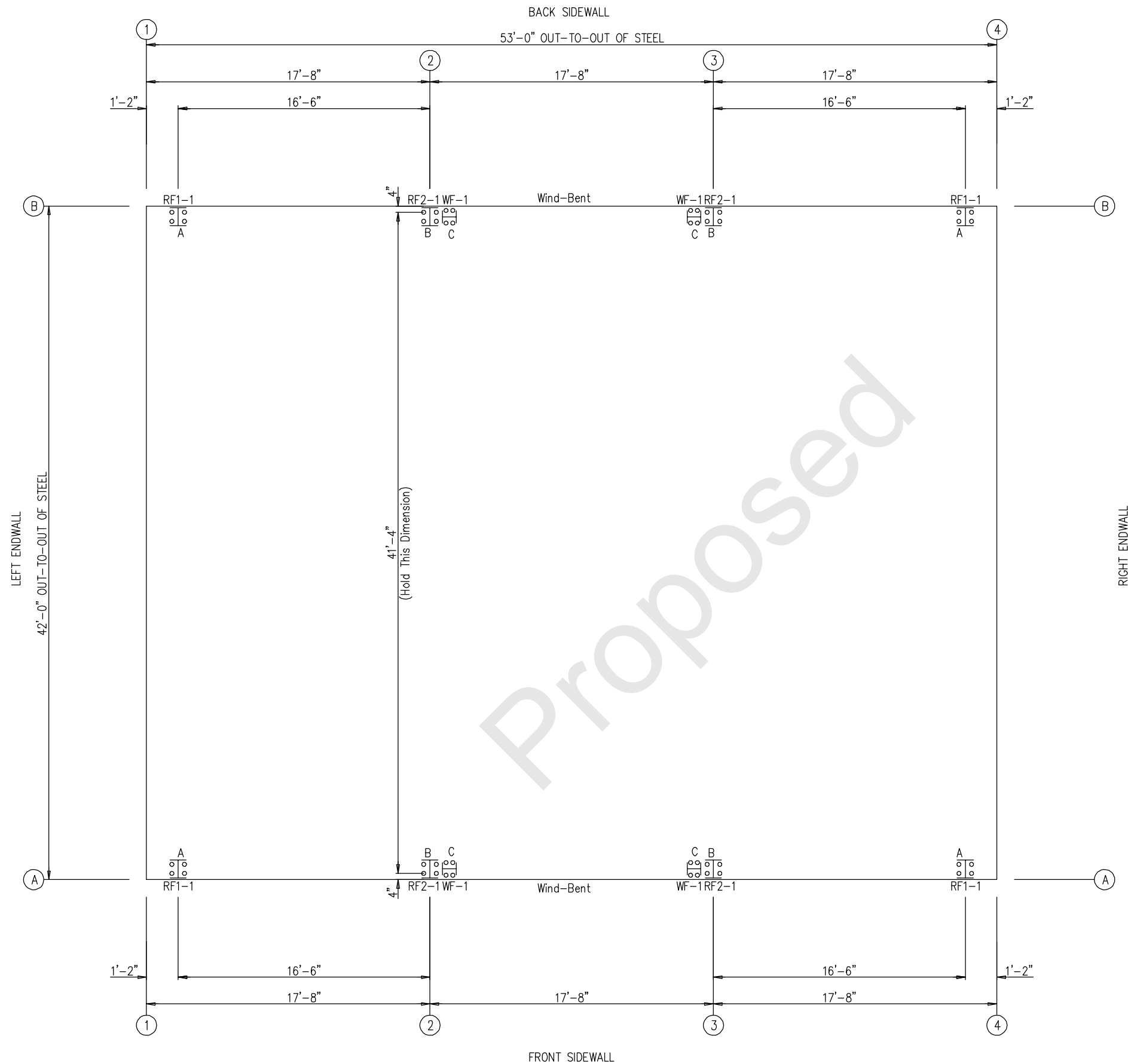


2 Inverness Drive East, Ste#200
 Englewood, Colorado 80112
 PHONE: 800-345-4610
 www.armstrongsteel.com

DESCRIPTION	ISOMETRIC VIEW		
CUSTOMER	VANESSA BUSS		
END USER	VANESSA BUSS		
SCALE	NOT TO SCALE		
JOB NO.:	58017	ENG. BY:	RA
DWG. NO.:	3D REFERENCE	DATE:	12/18/23
		ISSUE:	P

ANCHOR BOLT SUMMARY

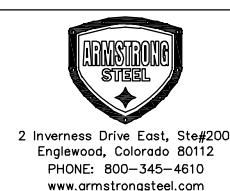
Qty	Locate	Dia (in)	Type
○ 32	Frame	3/4"	A307
○ 16	WindCol	3/4"	A307



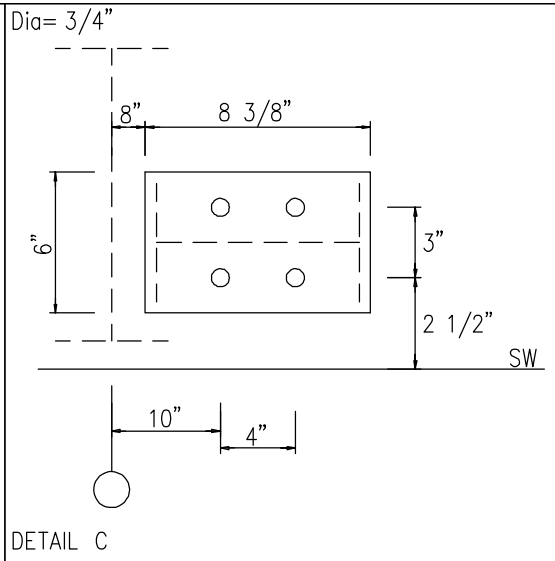
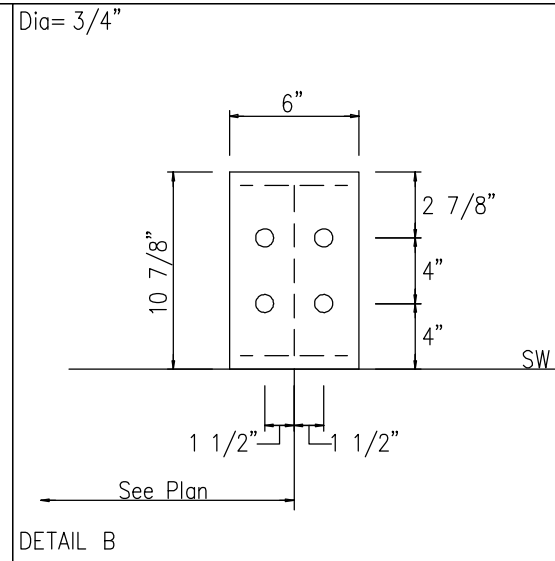
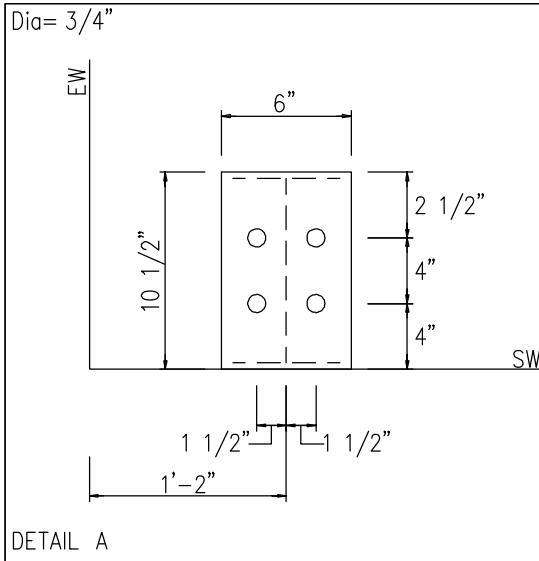
ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

NOTE:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA



DESCRIPTION	ANCHOR BOLT PLAN		
CUSTOMER	VANESSA BUSS		
END USER	VANESSA BUSS		
SCALE	NOT TO SCALE		
JOB NO.:	58017	ENG. BY:	RA
DATE:	12/18/23	ISSUE:	P
DWG. NO.:	1 OF 12		



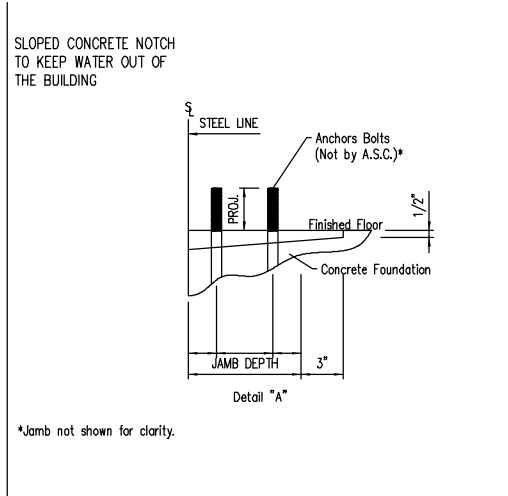
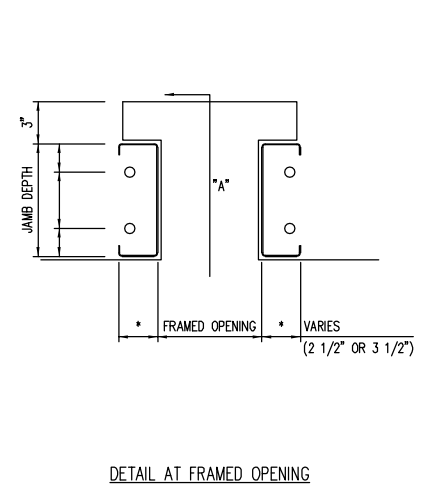
Proposed

NOTE:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

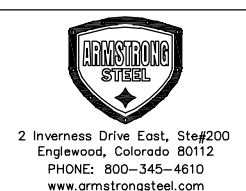
ANCHOR BOLT DIAMETERS HAVE BEEN DESIGNED BY THE METAL BUILDING MANUFACTURER BASED ON AISC METHOD WITH COMBINED SHEAR AND TENSION.
DEVELOPMENT, EMBEDMENT AND HOOK LENGTH OF ANCHOR BOLTS IN THE CONCRETE ARE DESIGN RESPONSIBILITY OF OTHERS. ALSO DESIGN OF SHEAR ANGLES, TENSION PLATES, HAIRPINS, AND ANY OTHER EMBEDDED MATERIAL IN THE CONCRETE SHALL BE DESIGNED AND PROVIDED BY OTHERS.
NOTE: ANCHOR BOLT PROJECTION IS FROM BOTTOM OF BASE PLATE.

Anchor Bolt Diameter	Projection
1/2"	1 1/2"
5/8"	2"
3/4"	2 1/2"
7/8"	3 1/2"
1"	3 1/2"
1 1/8"	3 1/2"
1 1/4"	3 1/2"

ANCHOR BOLT PROJECTION

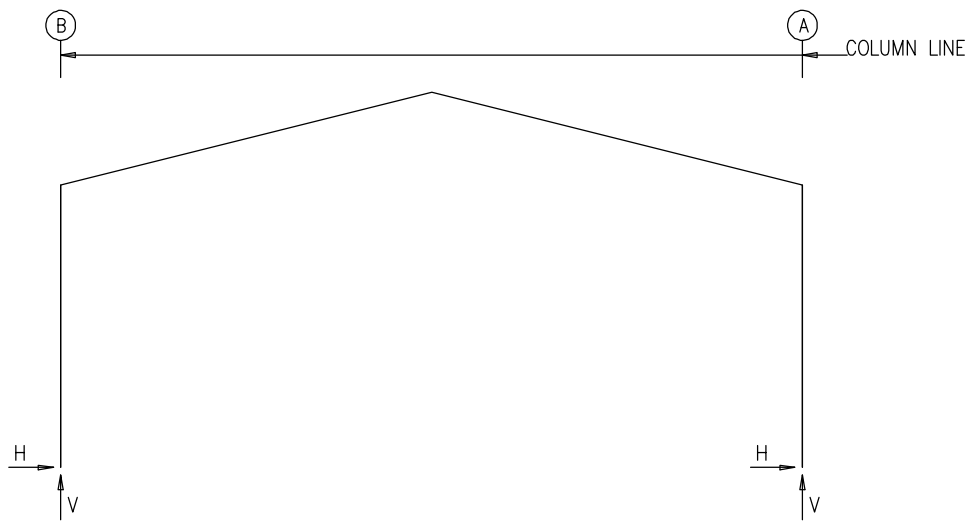


ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA



DESCRIPTION	ANCHOR BOLT DETAILS		
CUSTOMER	VANESSA BUSS		
END USER	VANESSA BUSS		
SCALE	NOT TO SCALE		
JOB NO.:	58017	ENG. BY:	RA
		DATE:	12/18/23
		DWG. NO.:	2 OF 12
		ISSUE:	P

FRAME LINES: 1 2 3 4



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1*	B	0.2	0.9	0.1	0.2	1.1	3.2	1.8	4.9	-1.7	-5.4	-1.9	-5.1
1*	A	-0.2	0.9	-0.1	0.2	-1.1	3.2	-1.8	4.9	1.9	-5.1	1.7	-5.4
Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1*	B	-2.4	-4.6	-1.2	-5.9	-1.9	-5.6	0.8	2.4	-0.7	-0.5	0.7	0.5
1*	A	1.2	-5.9	2.4	-4.6	1.9	-5.6	-0.8	2.4	-0.7	0.5	0.7	-0.5
Frame Line	Column Line	F1UNB_SL_L		F1UNB_SL_R									
		Horz	Vert	Horz	Vert								
1*	B	1.4	4.6	1.4	2.7								
1*	A	-1.4	2.7	-1.4	4.6								
Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	B	0.4	1.4	0.1	0.4	1.6	4.3	3.4	9.0	-3.2	-9.8	-3.7	-9.2
2*	A	-0.4	1.4	-0.1	0.4	-1.6	4.3	-3.4	9.0	3.7	-9.2	3.2	-9.8
Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	B	-4.5	-8.3	-2.4	-10.7	-3.3	-9.0	1.5	4.3	-0.9	-0.7	0.9	0.7
2*	A	2.4	-10.7	4.5	-8.3	3.3	-9.0	-1.5	4.3	-0.9	0.7	0.9	-0.7
Frame Line	Column Line	F2UNB_SL_L		F2UNB_SL_R									
		Horz	Vert	Horz	Vert								
2*	B	2.6	8.3	2.6	4.9								
2*	A	-2.6	4.9	-2.6	8.3								
1*	Frame lines:	1 4											
2*	Frame lines:	2 3											

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)				Hmin	V	Bolt(in)	Dia	Base_Plate(in)			Grout (in)
		Load Id	Hmax	V	Load Id					Width	Length	Thick	
1*	B	1	2.1	6.0	2	-1.3	-2.2	4	0.750	6.000	10.50	0.500	0.0
					3	-0.6	-3.0						
1*	A	3	1.3	-2.2	1	-2.1	6.0	4	0.750	6.000	10.50	0.500	0.0
		1	-2.1	6.0	2	0.6	-3.0						
1*	Frame lines:	1 4											

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)				Hmin	V	Bolt(in)	Dia	Base_Plate(in)			Grout (in)
		Load Id	Hmax	V	Load Id					Width	Length	Thick	
2*	B	1	3.9	10.7	2	-2.4	-4.2	4	0.750	6.000	10.88	0.500	0.0
					3	-1.2	-5.6						
2*	A	3	2.4	-4.2	1	-3.9	10.7	4	0.750	6.000	10.88	0.500	0.0
		1	-3.9	10.7	2	1.2	-5.6						
2*	Frame lines:	2 3											

WIND BENT REACTIONS

Wall Loc	Col Line	Col Line	± Reactions				Bolt(in)	Dia	Base_Plate(in)			Thick
			Wind(k)	Seismic(k)	Horz	Vert			Width	Length	Thick	
F_SW	A	2	3.1	5.3	1.5	2.6	4	0.750	6.000	8.375	0.500	0.500
F_SW	A	3	3.1	5.3	1.5	2.6	4	0.750	6.000	8.375	0.500	0.500
B_SW	B	3	3.1	5.3	1.5	2.6	4	0.750	6.000	8.375	0.500	0.500
B_SW	B	2	3.1	5.3	1.5	2.6	4	0.750	6.000	8.375	0.500	0.500

NOTES FOR REACTIONS

Building reactions are based on the following building data:

- Width (ft) = 42.0
- Length (ft) = 53.0
- Eave Height (ft) = 16.0/16.0
- Roof Slope (rise/12) = 3.0/3.0
- Dead Load (psf) = 2.0
- Collateral Load (psf) = 1.0
- Roof Live Load (psf) = 20.0
- Frame Live Load Min (psf) = 12.0
- Max (psf) = 16.1
- Snow Load (psf) = 25.0
- Wind Speed (mph) = 120.0
- Wind Code = OSSC-22 (IBC-21)
- Exposure = C
- Closure = Open
- Importance Wind = 1.0
- Importance Seismic = 1.0
- Seismic Zone = D
- Seismic Coeff (Fa*Ss) = 1.67

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type
○ 32	Frame	3/4"	A307
○ 16	WindCol	3/4"	A307

BUILDING BRACING REACTIONS

Wall Loc	Col Line	Col Line	± Reactions(k)				Panel_Shear (lb/ft)	Note
			Wind	Seismic	Wind	Seis		
L_EW	1						(h)	
F_SW	A	2,3					(a)	
R_EW	4						(h)	
B_SW	B	2,3					(a)	

(a) Wind bent in bay
(h) Rigid frame at endwall

Reactions for seismic represent shear force, Eh

ID	Description
1	Dead+Collateral+Snow+Slide_Snow
2	0.6Dead+0.6Wind_Left2
3	0.6Dead+0.6Wind_Right2



EXPIRES: DEC-31-2023

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA

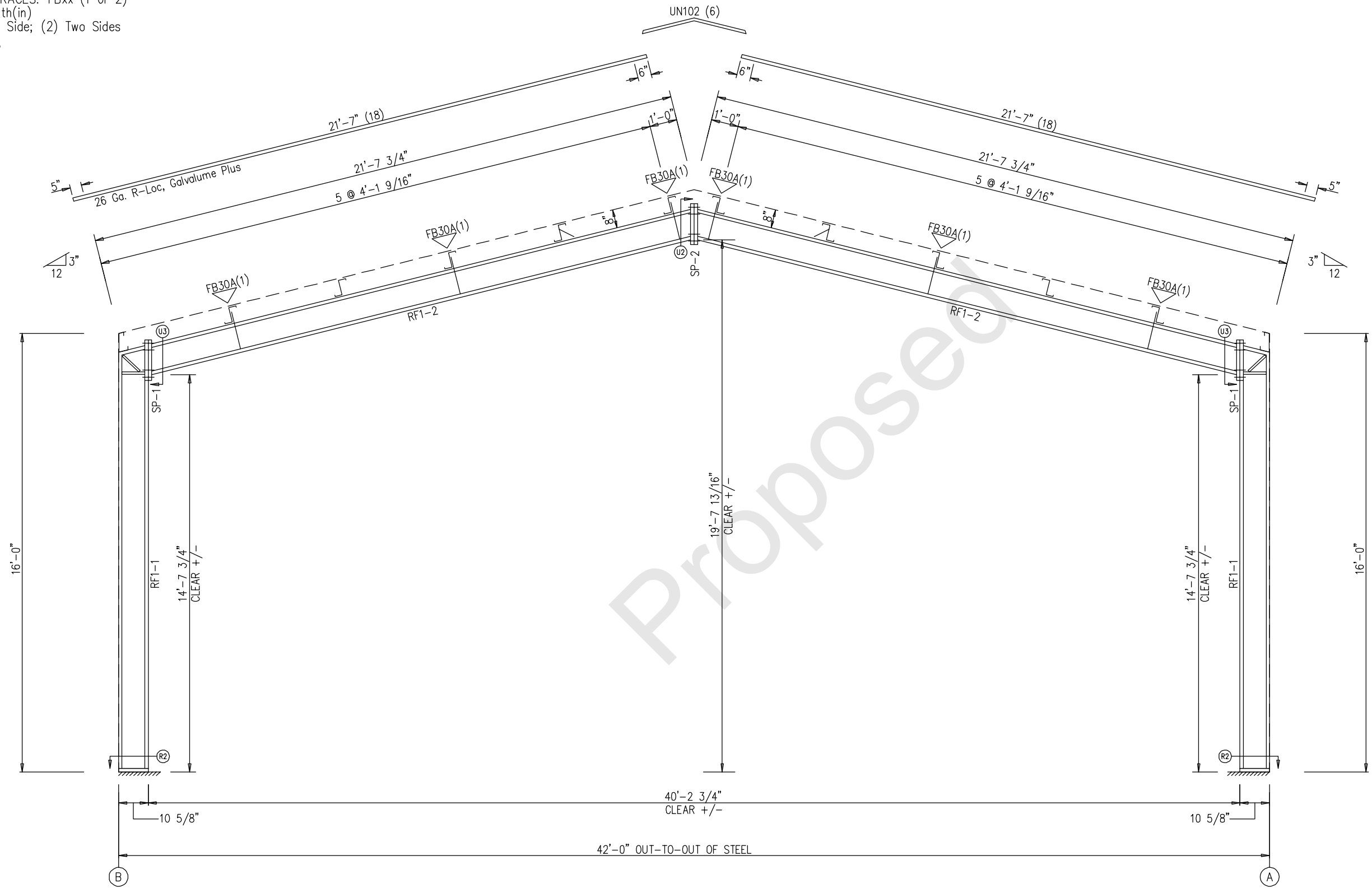


DESCRIPTION	ANCHOR BOLT REACTIONS
CUSTOMER	VANESSA BUSS
END USER	VANESSA BUSS
SCALE	NOT TO SCALE
JOB NO.:	58017
ENG. BY:	RA
DATE:	12/18/23
DWG. NO.:	3 OF 12
ISSUE:	P

SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	4	0	A325	0.625	2.00
SP-2	4	4	0	A325	0.625	1.75

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange	Inside Flange
	Start	End	Thick	Length	W x Thk x Length	W x Thk x Length
RF1-1	10.0	10.0	0.135	15'-5 9/16"	5 x 1/4" x 15'-3"	5 x 1/4" x 4'-5 1/2"
RF1-2	10.0	10.0	0.135	18'-10 1/4"	5 x 1/4" x 10 1/2"	5 x 3/8" x 9'-10 7/16"
	10.0	10.0	0.135	2'-0"	5 x 1/4" x 20'-7 11/16"	5 x 1/4" x 20'-7 11/16"

▽ FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Side; (2) Two Sides
 A - B316



RIGID FRAME ELEVATION: FRAME LINE 1 4

REGISTERED PROFESSIONAL ENGINEER
 13058
Rama Adhikary 12/29/23
 OREGON
 SEPT 19, 1985
 RAMA ADHIKARY
 EXPIRES: DEC-31-2023

NOTE:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA

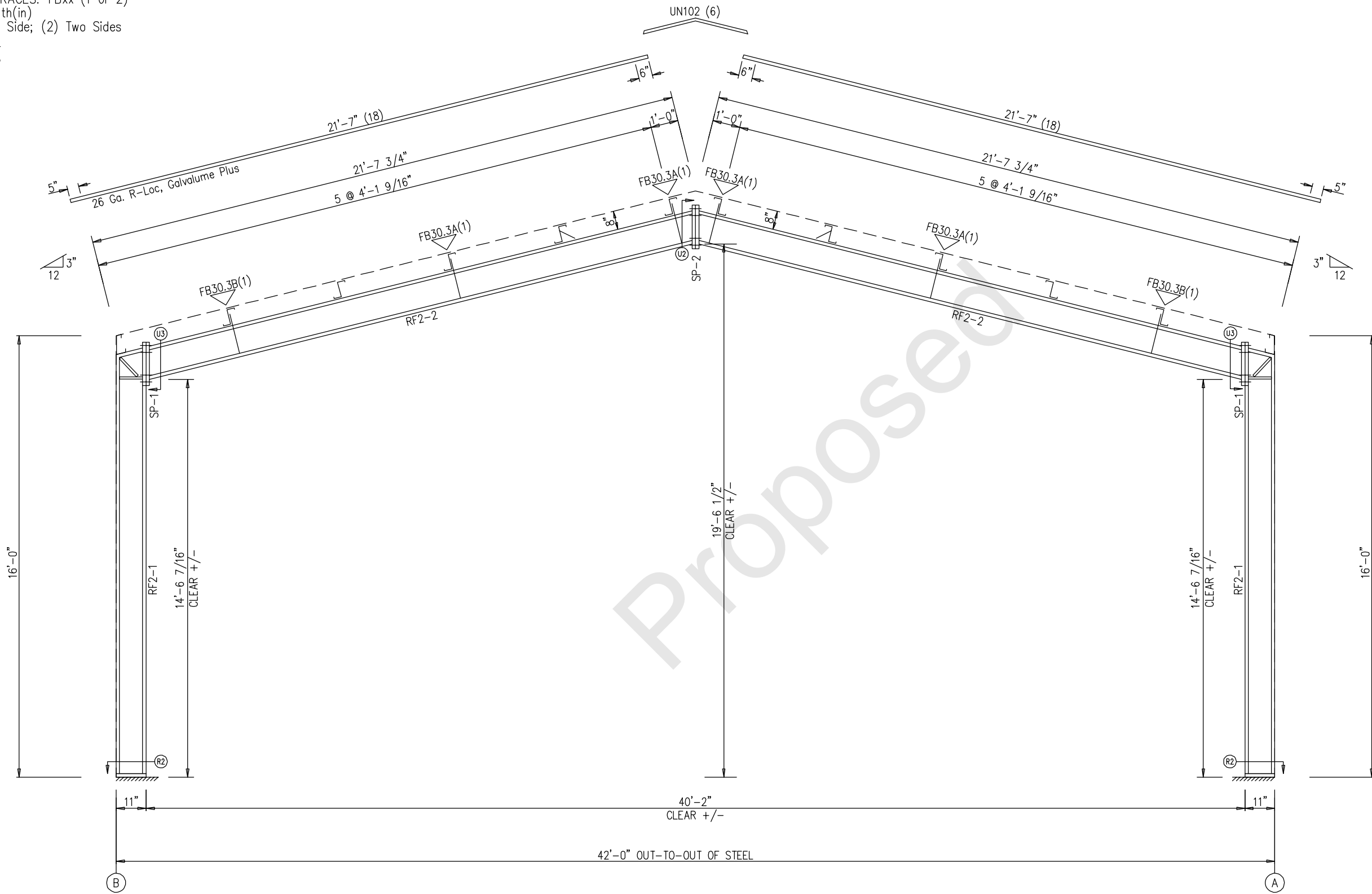
ARMSTRONG STEEL
 2 Inverness Drive East, Ste#200
 Englewood, Colorado 80112
 PHONE: 800-345-4610
 www.armstrongsteel.com

DESCRIPTION	RIGID FRAME ELEVATION		
CUSTOMER	VANESSA BUSS		
END USER	VANESSA BUSS		
SCALE	NOT TO SCALE		
JOB NO.:	58017	ENG. BY:	RA
DATE:	12/18/23	ISSUE:	P
DWG. NO.:	4 OF 12		

SPlice Bolt Table						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	4	0	A325	0.750	2.25
SP-2	4	4	0	A325	0.625	2.00

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange	Inside Flange
	Start/End	Thick	Thick	Length	W x Thk x Length	W x Thk x Length
RF2-1	10.0/10.0	0.135	0.135	15'-5 3/8"	5 x 3/8" x 4'-5 1/2" 5 x 1/2" x 10'-9 1/4" 5 x 1/2" x 10 11/16"	5 x 3/8" x 4'-5 1/2" 5 x 1/2" x 9'-9"
RF2-2	11.0/11.0	0.135	0.135	18'-9 7/8" 2'-0"	5 x 1/4" x 20'-7 1/16"	5 x 3/8" x 11'-4 7/8" 5 x 1/4" x 9'-2 3/16"

▽ FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Side; (2) Two Sides
 B - B314
 A - B316

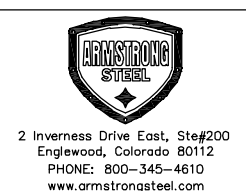


RIGID FRAME ELEVATION: FRAME LINE 2 3

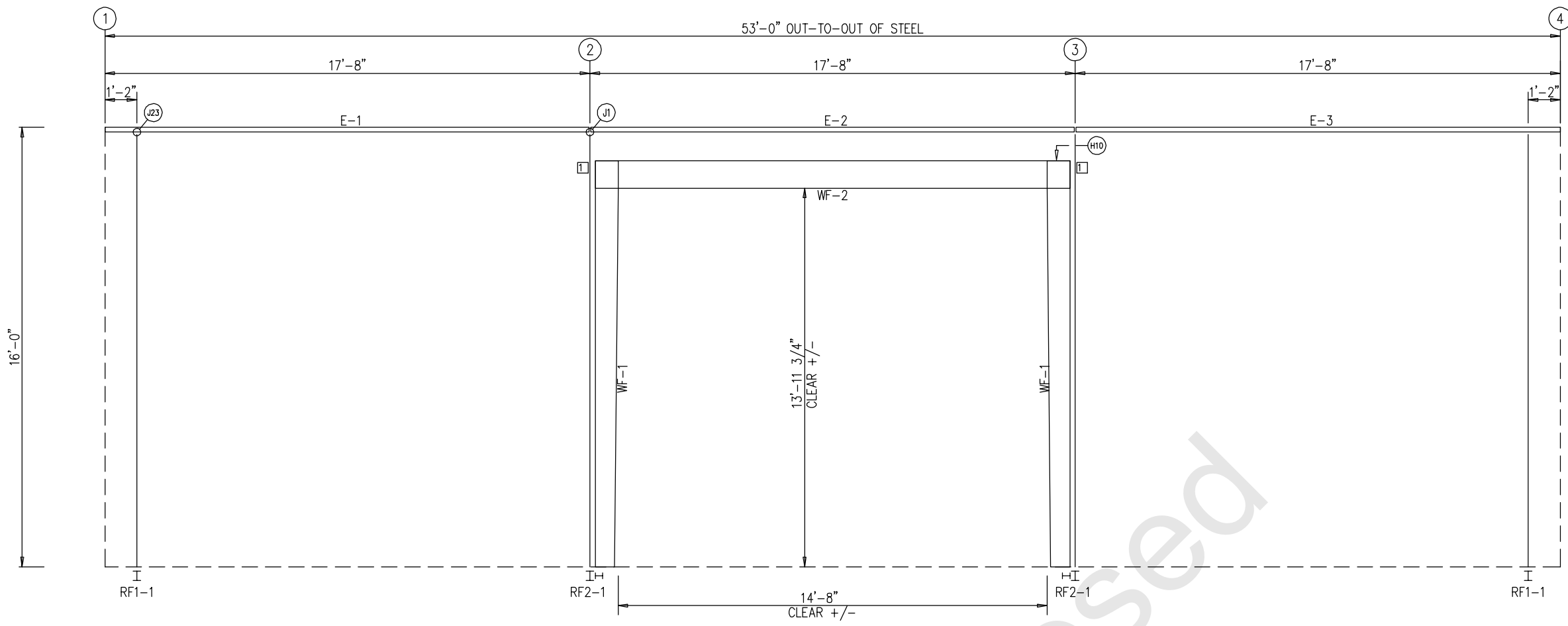
NOTE:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.



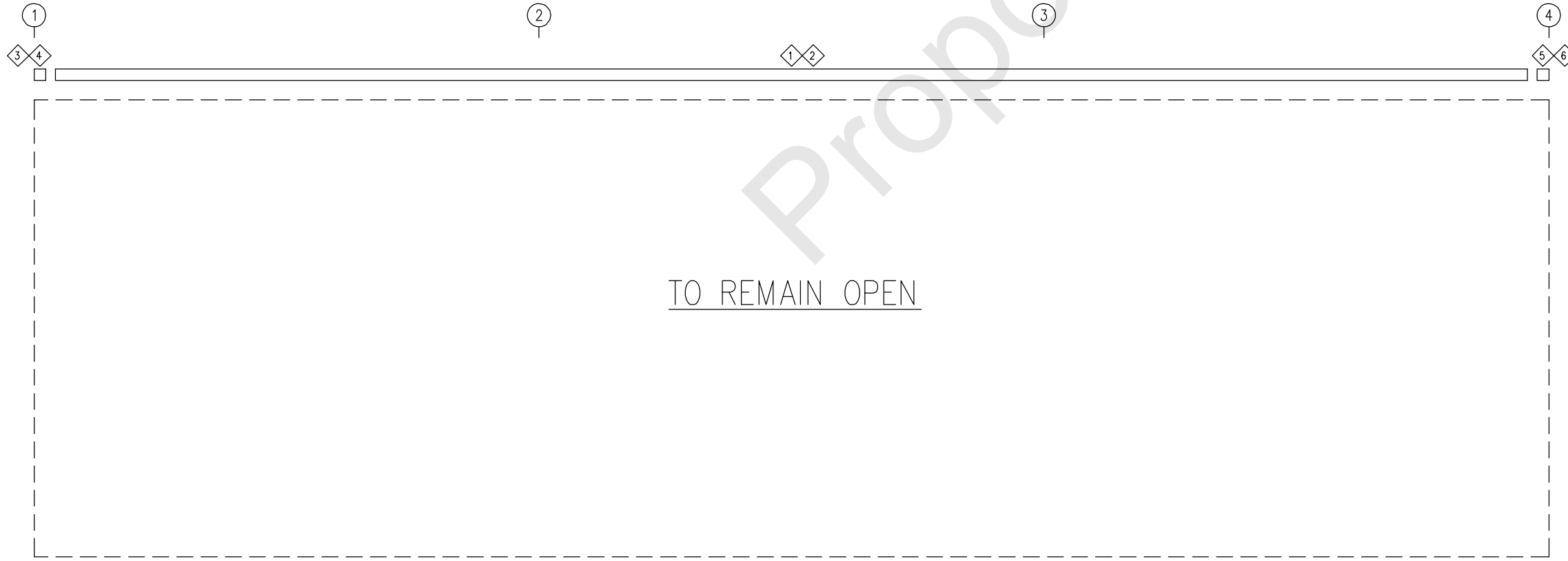
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA



DESCRIPTION	RIGID FRAME ELEVATION
CUSTOMER	VANESSA BUSS
END USER	VANESSA BUSS
SCALE	NOT TO SCALE
JOB NO.:	58017
ENG. BY:	RA
DATE:	12/18/23
DWG. NO.:	5 OF 12
ISSUE:	P



FRONT SIDEWALL FRAMING: FRAME LINE A



FRONT SIDEWALL TRIM: FRAME LINE A

TRIM TABLE				
FRAME LINE A				
ID	QUAN	PART	LENGTH	DETAIL
1	3	Q7726	18'-2"	TRIM_61
2	3	Q9306	18'-2"	TRIM_67
3	1	Q773L6	6"	
4	1	AR961L6	7 7/16"	TRIM_60
5	1	Q773R6	6"	
6	1	AR961R6	7 7/16"	TRIM_60

BOLT TABLE				
FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	5/8"	2"
WF-1 - RF2-1	8	A325	5/8"	1 1/2"

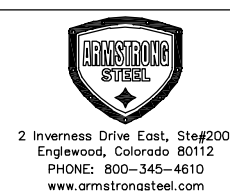
MEMBER TABLE			
FRAME LINE A			
QUAN	MARK	PART	LENGTH
2	WF-1	BEAM	14'-11 3/4"
1	WF-2	W12531	14'-7 3/8"
1	E-1	08536DU3	17'-7"
1	E-2	08536DU3	17'-7"
1	E-3	08536DU3	17'-7"

CONNECTION PLATES		
FRAME LINE A		
ID	QUAN	MARK/PART
1	2	BC-49

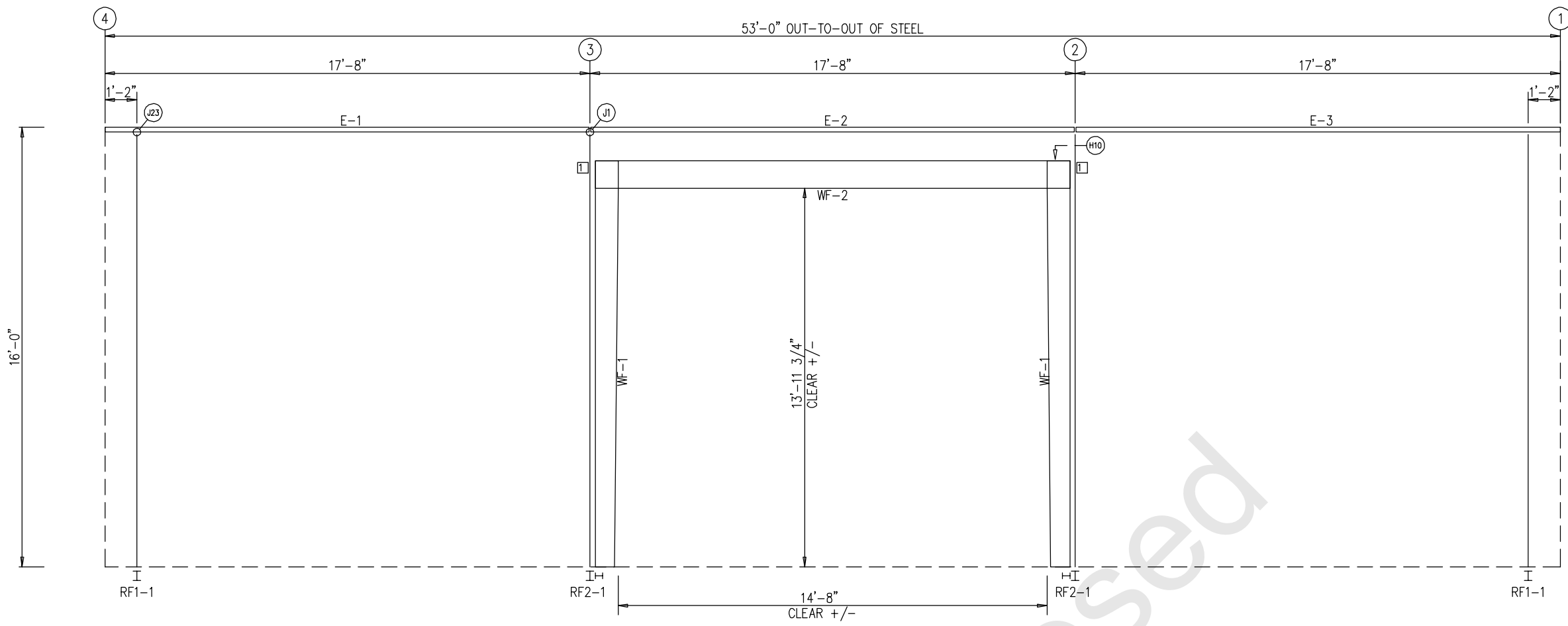


NOTE:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA



DESCRIPTION	SIDEWALL FRAMING & SHEETING	
CUSTOMER	VANESSA BUSS	
END USER	VANESSA BUSS	
SCALE	NOT TO SCALE	
JOB NO.: 58017	ENG. BY: RA	DATE: 12/18/23
DWG. NO.: 6 OF 12	ISSUE: P	



BACK SIDEWALL FRAMING: FRAME LINE B



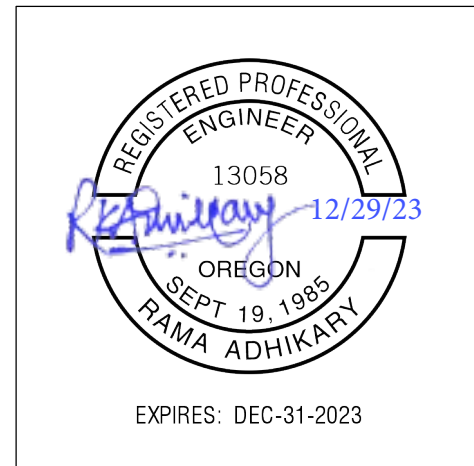
BACK SIDEWALL TRIM: FRAME LINE B

TRIM TABLE				
FRAME LINE B				
ID	QUAN	PART	LENGTH	DETAIL
1	3	Q7726	18'-2"	TRIM_61
2	3	Q9306	18'-2"	TRIM_67
3	1	Q773L6	6"	
4	1	AR961L6	7 7/16"	TRIM_60
5	1	Q773R6	6"	
6	1	AR961R6	7 7/16"	TRIM_60

BOLT TABLE				
FRAME LINE B				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	5/8"	2"
WF-1 - RF2-1	8	A325	5/8"	1 1/2"

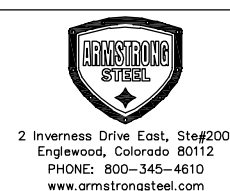
MEMBER TABLE			
FRAME LINE B			
QUAN	MARK	PART	LENGTH
2	WF-1	BEAM	14'-11 3/4"
1	WF-2	W12531	14'-7 3/8"
1	E-1	08536DU3	17'-7"
1	E-2	08536DU3	17'-7"
1	E-3	08536DU3	17'-7"

CONNECTION PLATES		
FRAME LINE B		
ID	QUAN	MARK/PART
1	2	BC-49



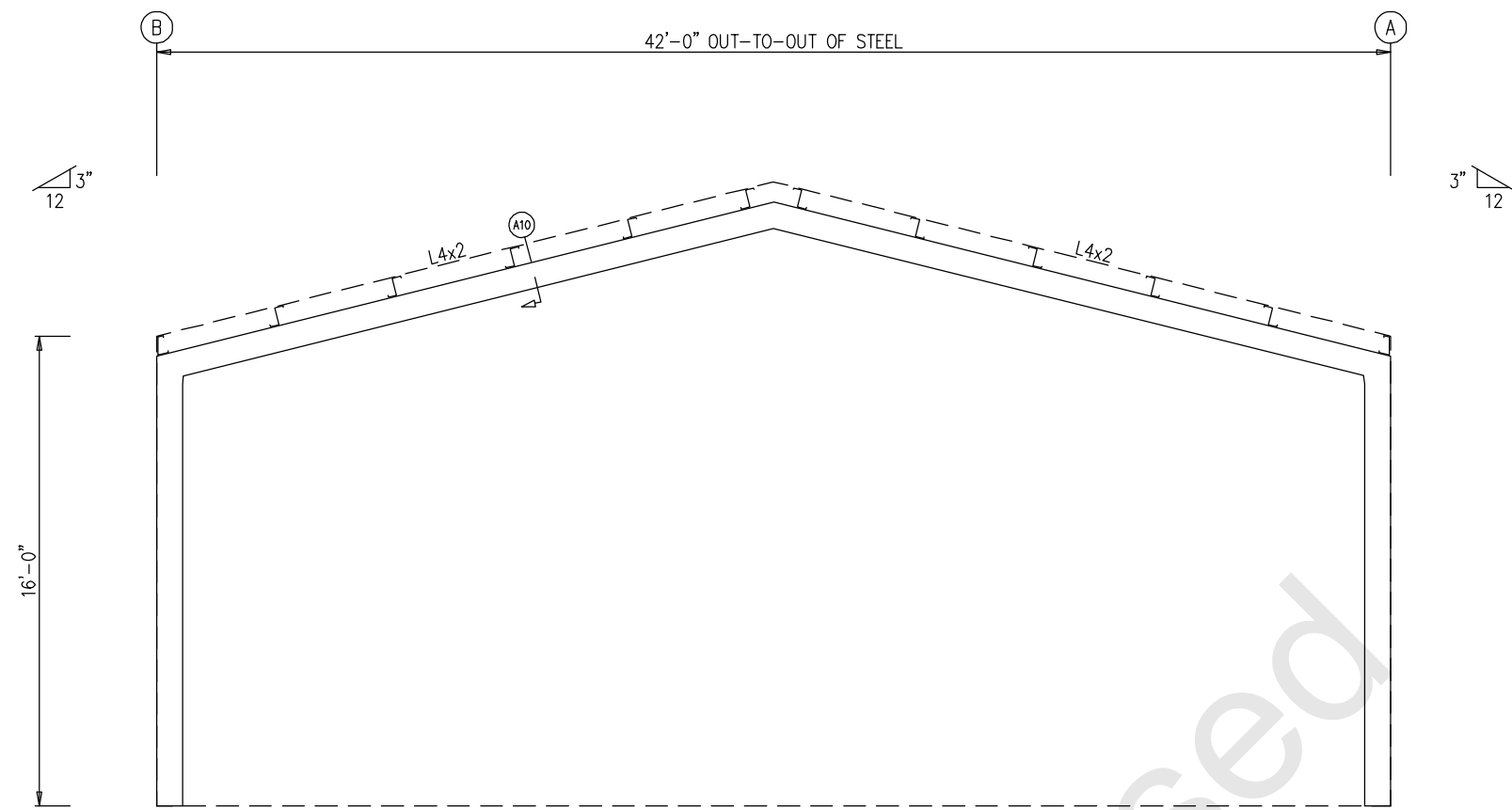
NOTE:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA

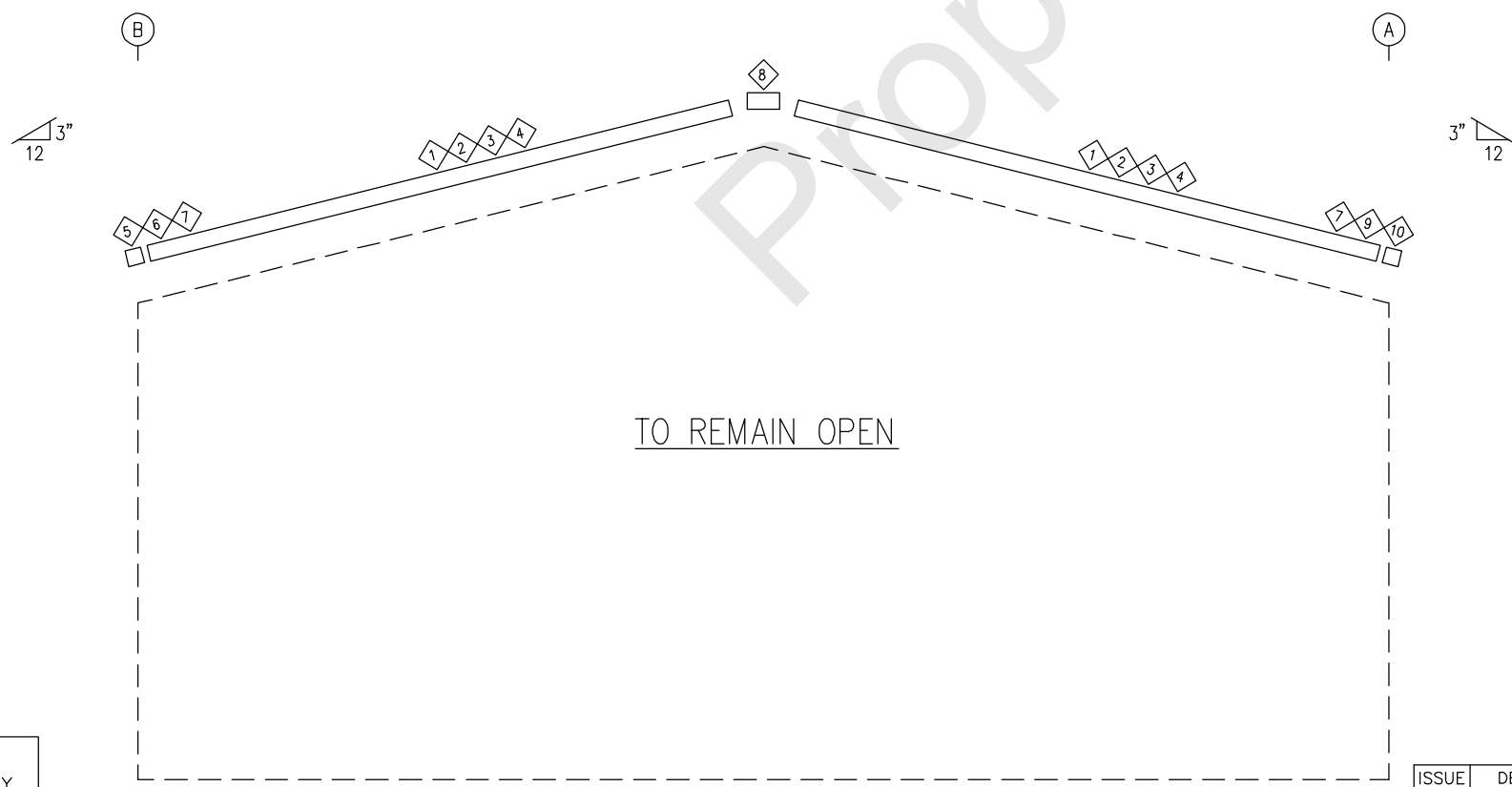


DESCRIPTION	SIDEWALL FRAMING & SHEETING	
CUSTOMER	VANESSA BUSS	
END USER	VANESSA BUSS	
SCALE	NOT TO SCALE	
JOB NO.: 58017	ENG. BY: RA	DATE: 12/18/23
DWG. NO.: 7 OF 12	ISSUE: P	

TRIM TABLE				
FRAME LINE 1				
ID	QUAN	PART	LENGTH	DETAIL
1	2	Q7646102	10'-2"	TRIM_70
2	2	Q7646	12'-2"	
3	2	Q7906102	10'-2"	
4	2	Q7906	12'-2"	
5	1	Q765L6	6"	TRIM_100
6	1	AR963R6	9 1/8"	
7	2	AR9626	8 1/16"	
8	1	Q7676	1'-4"	
9	1	Q765R6	6"	
10	1	AR963L6	9 1/8"	



LEFT ENDWALL FRAMING: FRAME LINE 1



TO REMAIN OPEN

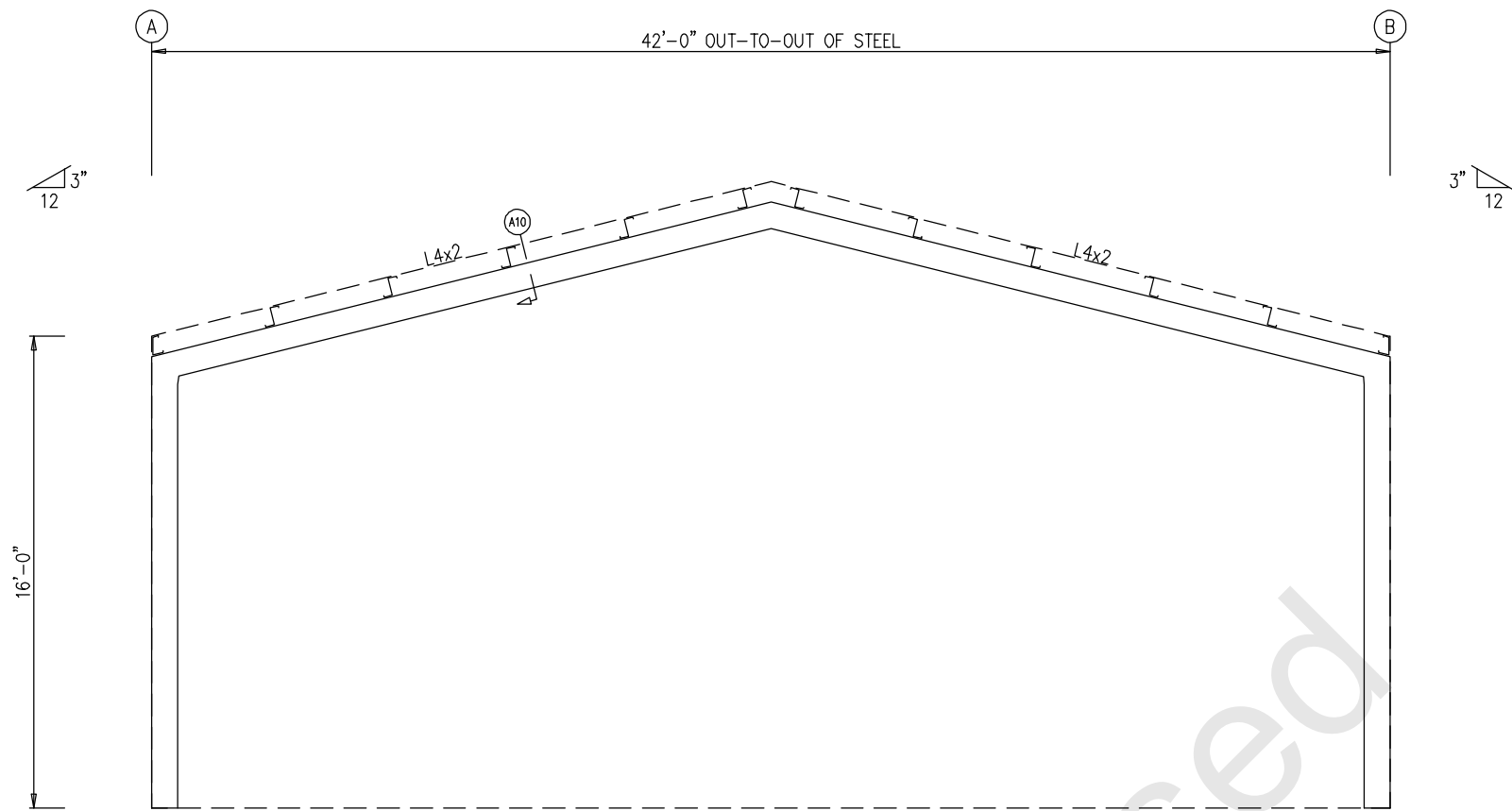
LEFT ENDWALL TRIM: FRAME LINE 1

NOTE:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

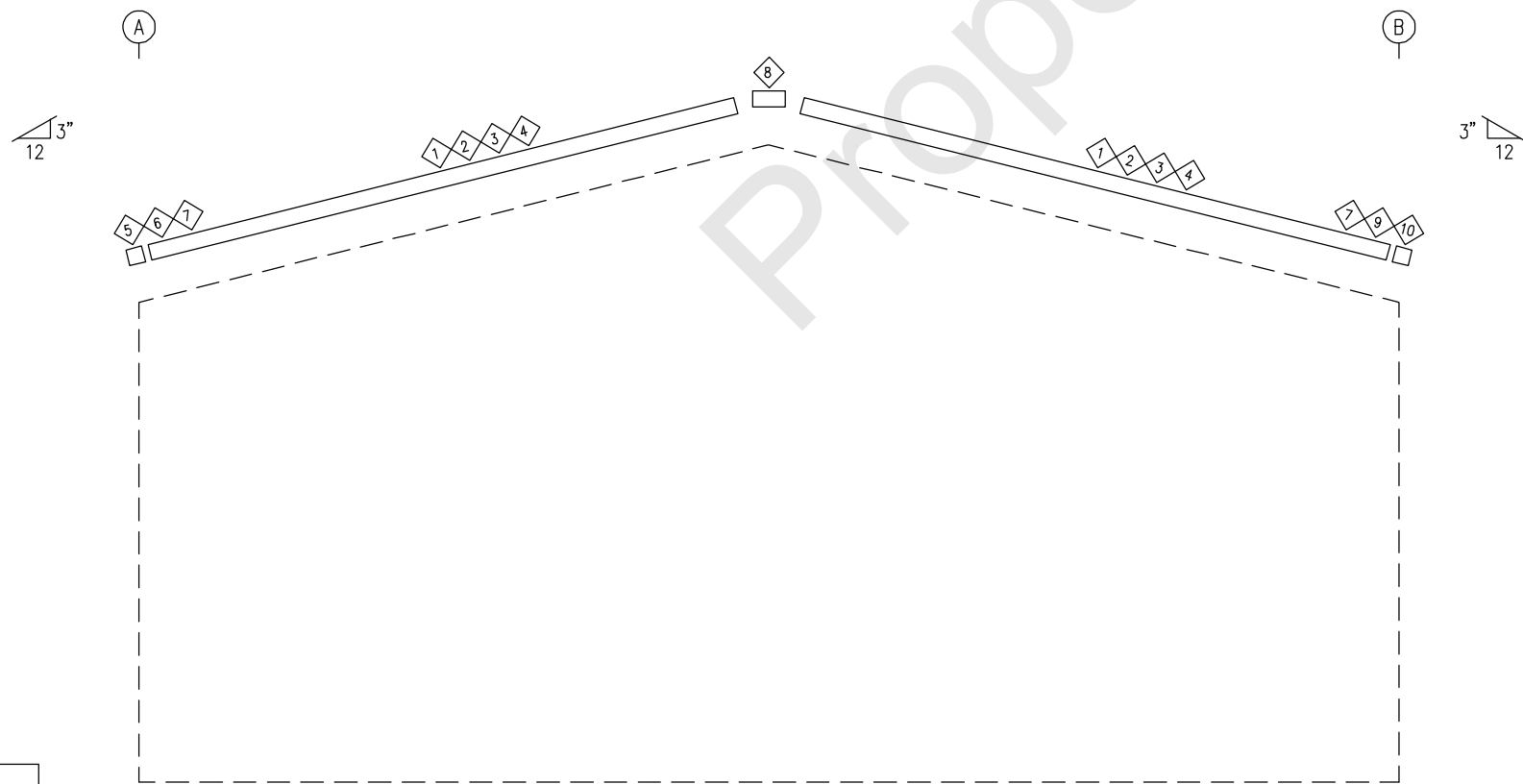
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA

2 Inverness Drive East, Ste#200
Englewood, Colorado 80112
PHONE: 800-345-4610
www.armstrongsteel.com

DESCRIPTION	ENDWALL FRAMING & SHEETING
CUSTOMER	VANESSA BUSS
END USER	VANESSA BUSS
SCALE	NOT TO SCALE
JOB NO.: 58017	ENG. BY: RA
DWG. NO.: 8 OF 12	DATE: 12/18/23
ISSUE: P	



RIGHT ENDWALL FRAMING: FRAME LINE 4

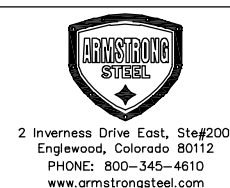


RIGHT ENDWALL TRIM: FRAME LINE 4

TRIM TABLE				
FRAME LINE 4				
ID	QUAN	PART	LENGTH	DETAIL
1	2	Q7646102	10'-2"	TRIM_70
2	2	Q7646	12'-2"	
3	2	Q7906102	10'-2"	
4	2	Q7906	12'-2"	
5	1	Q765L6	6"	TRIM_100
6	1	AR963R6	9 1/8"	
7	2	AR9626	8 1/16"	
8	1	Q7676	1'-4"	
9	1	Q765R6	6"	
10	1	AR963L6	9 1/8"	

NOTE:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

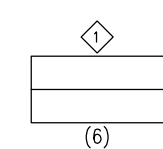
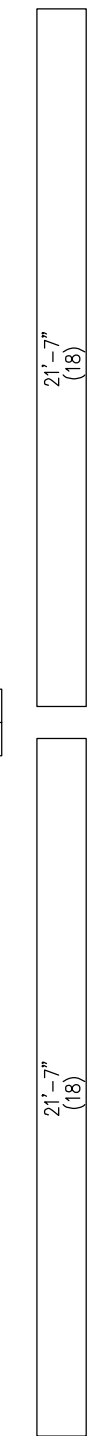
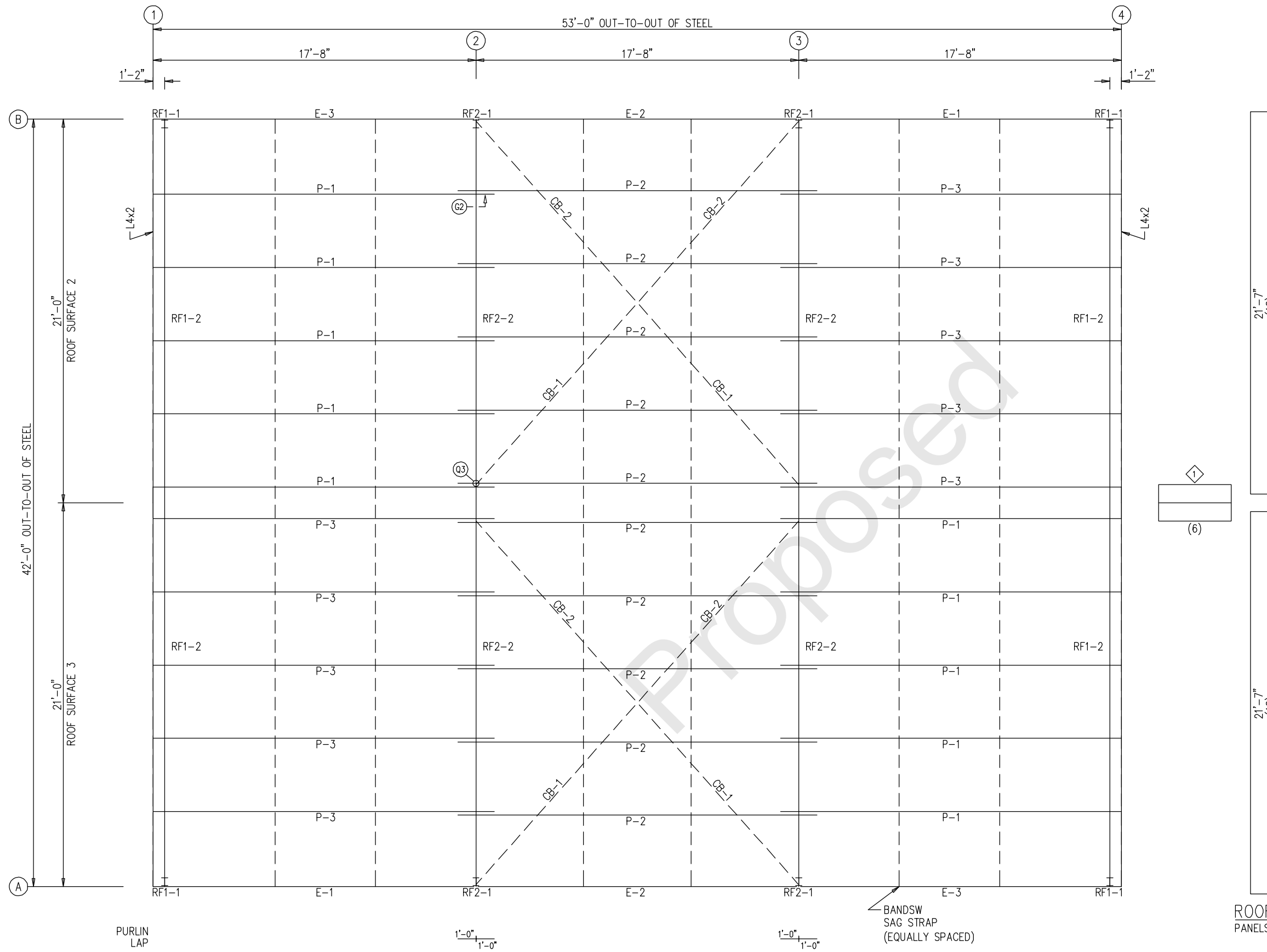
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA



DESCRIPTION	ENDWALL FRAMING & SHEETING
CUSTOMER	VANESSA BUSS
END USER	VANESSA BUSS
SCALE	NOT TO SCALE
JOB NO.: 58017	ENG. BY: RA
	DATE: 12/18/23
	DWG. NO.: 9 OF 12
	ISSUE: P

TRIM TABLE				
ROOF PLAN				
ID	QUAN	PART	LENGTH	DETAIL
1	6	UN6102	10'-2"	TRIM_101

MEMBER TABLE				
ROOF PLAN				
QUAN	MARK	PART	LENGTH	
10	P-1	8x25Z16	18'-7 1/2"	
10	P-2	8x25Z16	19'-8"	
10	P-3	8x25Z16	18'-7 1/2"	
2	E-1	08536DU3	17'-7"	
2	E-2	08536DU3	17'-7"	
2	E-3	08536DU3	17'-7"	
4	CB-1	BR1/2	6'-5 1/2"	
4	CB-2	BR1/2	20'-0"	



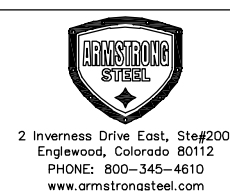
ROOF SHEETING
 PANELS: 26 Ga. R-Loc Galvalume Plus



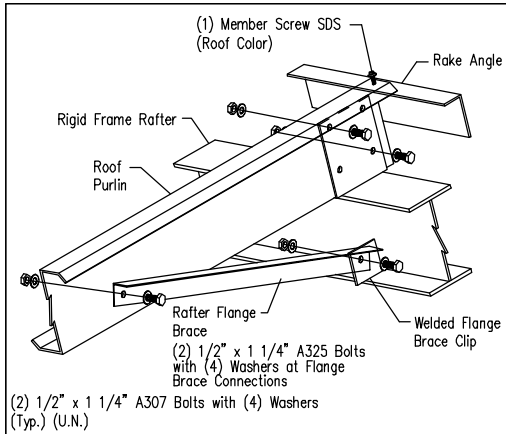
NOTE:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

ROOF FRAMING PLAN

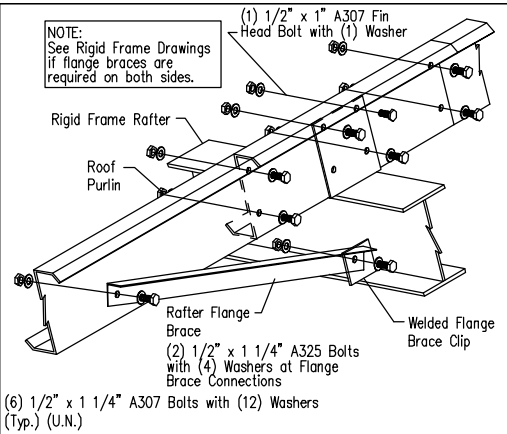
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA



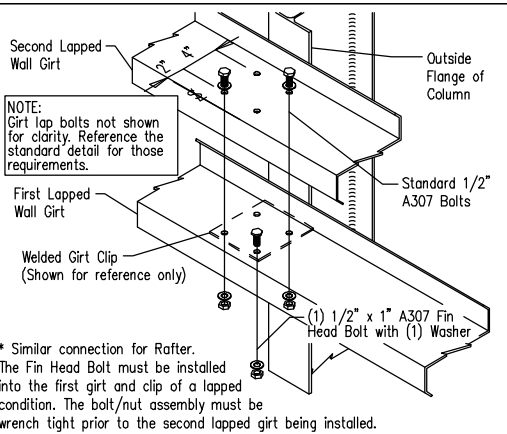
DESCRIPTION	ROOF FRAMING & SHEETING
CUSTOMER	VANESSA BUSS
END USER	VANESSA BUSS
SCALE	NOT TO SCALE
JOB NO.:	58017
ENG. BY:	RA
DATE:	12/18/23
DWG. NO.:	10 OF 12
ISSUE:	P



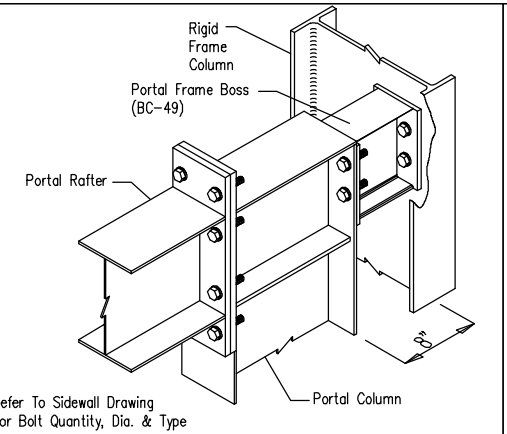
A10 ROOF PURLIN TO RIGID FRAME RAFTER



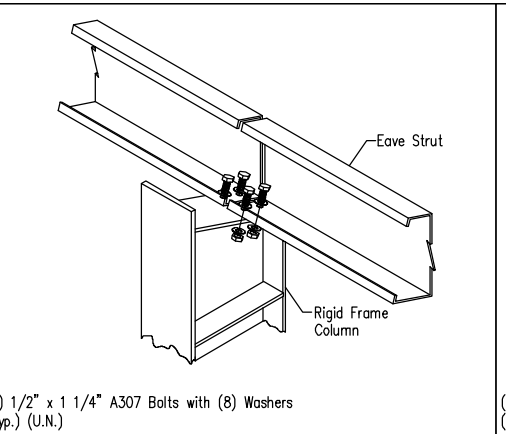
G2 ROOF PURLIN TO INTERIOR RIGID FRAME



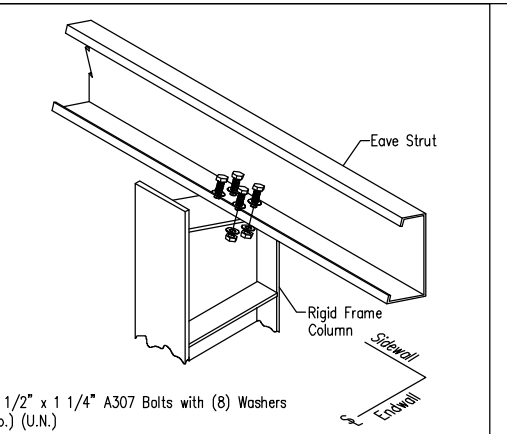
H0 BYPASS LAPPED WALL GIRT



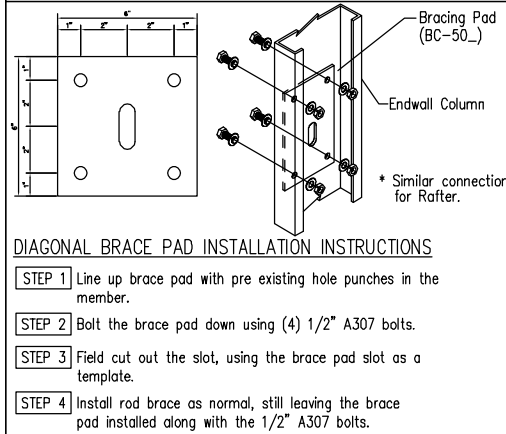
H10 PORTAL FRAME TO RIGID FRAME COLUMN



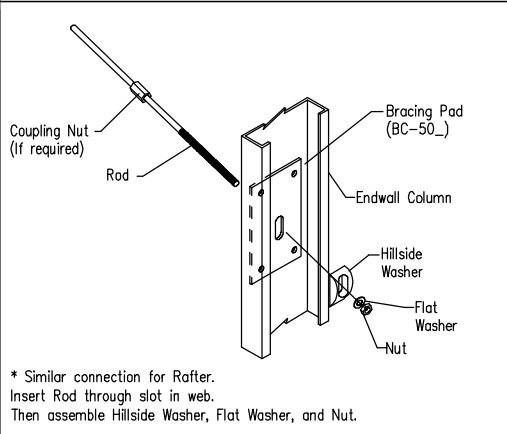
J1 LOWSIDE EAVE STRUT TO FLUSH RIGID FRAME



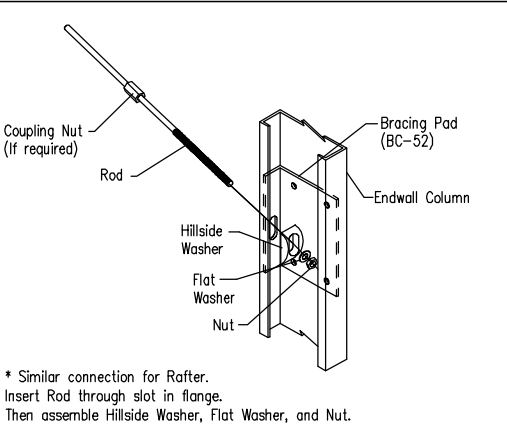
J23 LOWSIDE EAVE STRUT TO FLUSH RIGID FRAME



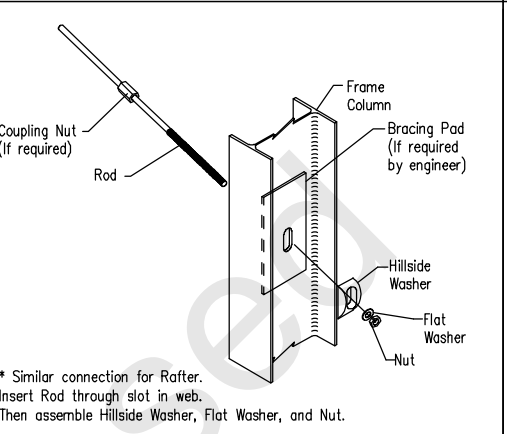
Q3 DIAGONAL BRACE PAD TO WEB OF CEE COLUMN



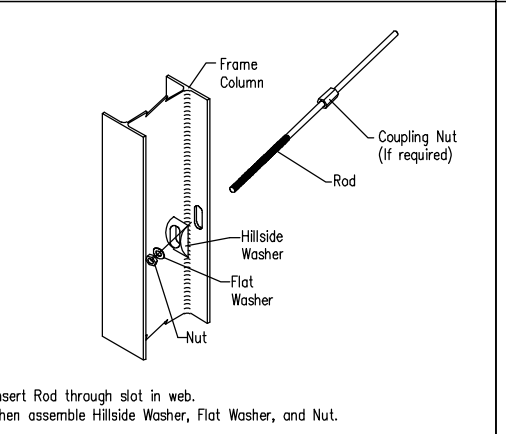
U2 BOLTS FOR RIGID FRAME RAFTER AT BUILDING PEAK



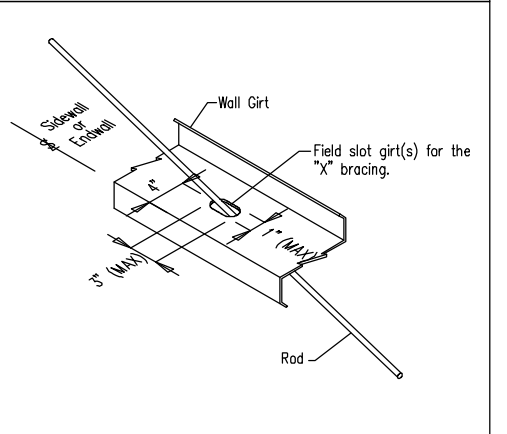
U3 BOLTS FOR RIGID FRAME RAFTER TO COLUMN CONNECTION



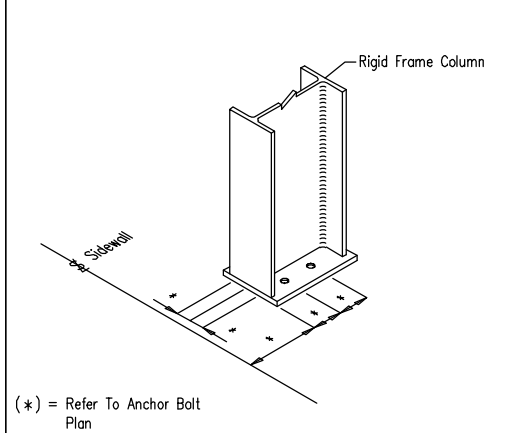
R2 ANCHOR BOLTS AT SIDEWALL COLUMNS



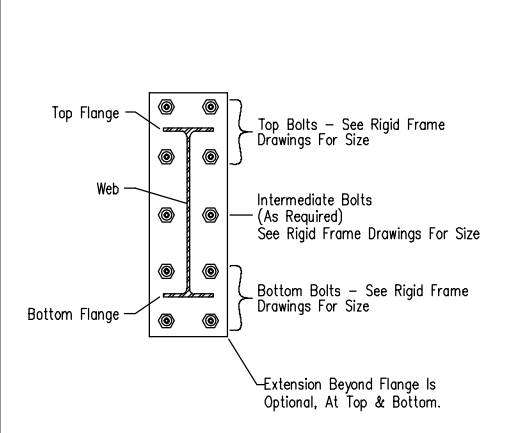
U1 DIAGONAL ROD BRACE TO WEB OF FRAME COLUMN



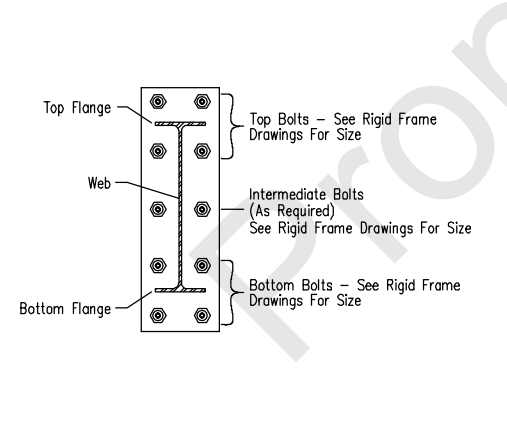
U3 DIAGONAL ROD BRACE AT FLUSH WALL GIRT



R2 ANCHOR BOLTS AT SIDEWALL COLUMNS



U2 BOLTS FOR RIGID FRAME RAFTER AT BUILDING PEAK

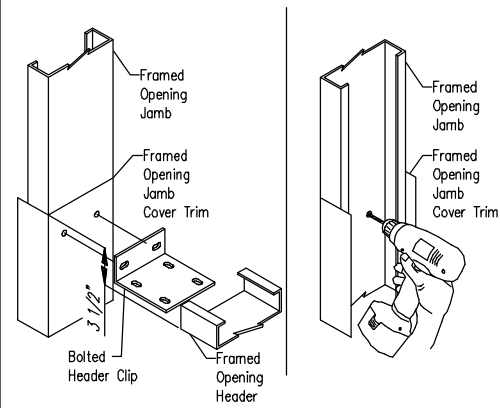


U3 BOLTS FOR RIGID FRAME RAFTER TO COLUMN CONNECTION

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA

2 Inverness Drive East, Ste#200
 Englewood, Colorado 80112
 PHONE: 800-345-4610
 www.armstrongsteel.com

DESCRIPTION	DETAIL DRAWINGS
CUSTOMER	VANESSA BUSS
END USER	VANESSA BUSS
SCALE	NOT TO SCALE
JOB NO.: 58017	ENG. BY: RA DATE: 12/18/23
	DWG. NO.: 11 OF 12 ISSUE: P

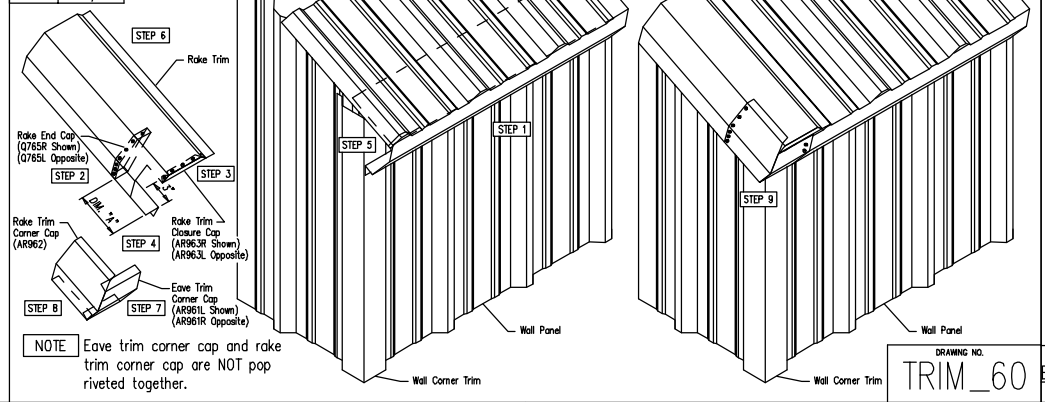


Install framed opening jamb cover trim on to jamb before installing header. Ream holes, using a 9/16\"/>

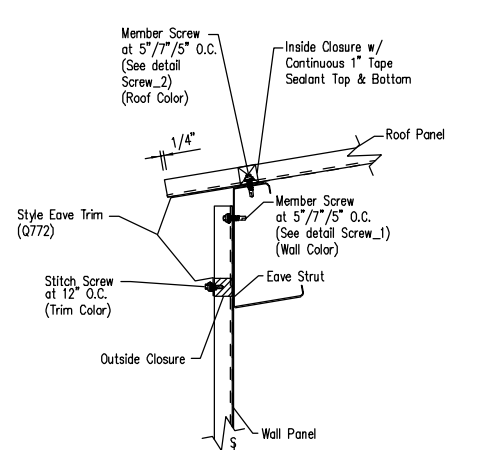
COVER TRIM INSTALLATION INSTRUCTIONS TRIM_52

- ### STYLE EAVE CORNER TRIM INSTALLATION INSTRUCTIONS
- STEP 1** Install style eave trim in between the roof panel and low eave member. Be sure the end of the style eave trim is flush with the wall corner trim.
 - STEP 2** Install rake end cap, into rake trim using (8) pop rivets. Use chart to determine how far the rake end cap is positioned into the rake trim.
 - STEP 3** Install rake trim closure cap, flush with the end of the rake trim using (5) pop rivets.
 - STEP 4** Field cut/notch the face of the rake trim by 3\"/>

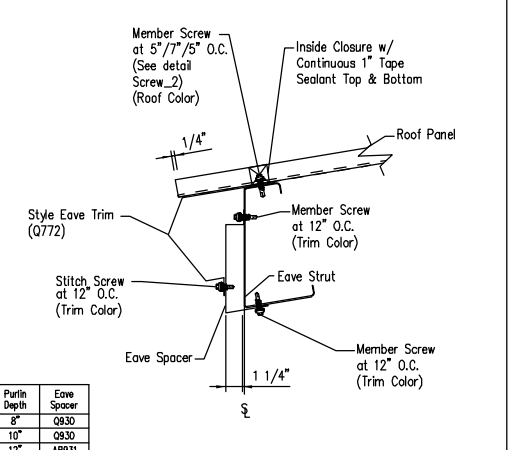
Slope	Dim. "A"
1/2 : 12	3 7/16"
1 : 12	3 11/16"
2 : 12	4 1/4"
3 : 12	4 3/4"
4 : 12	5 1/4"
5 : 12	5 13/16"
6 : 12	6 3/8"



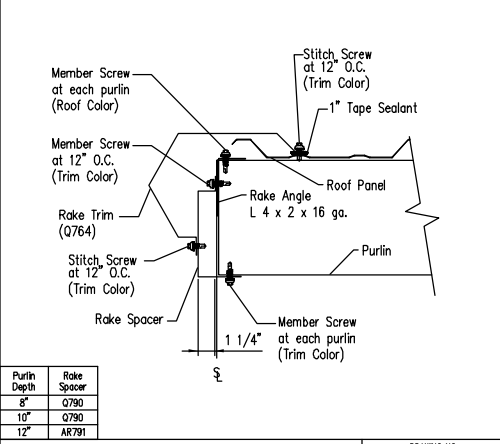
TRIM_60 EAVE DETAIL WITH STYLE EAVE AT SHEETED WALL



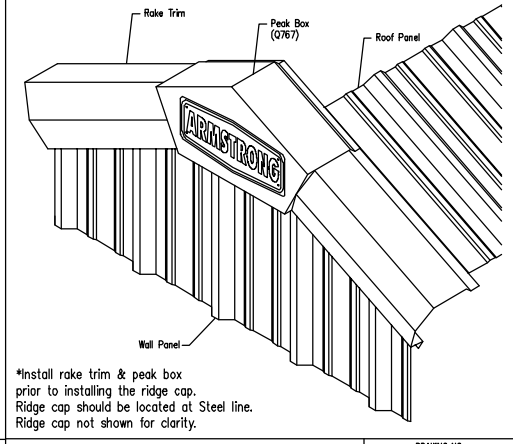
TRIM_61 EAVE DETAIL WITH STYLE EAVE AT OPEN WALL (NO SOFFIT/SIMILAR AT EAVE EXTENSION/CANOPY)



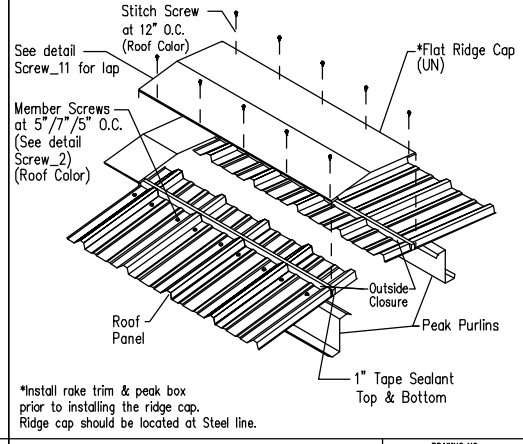
TRIM_67



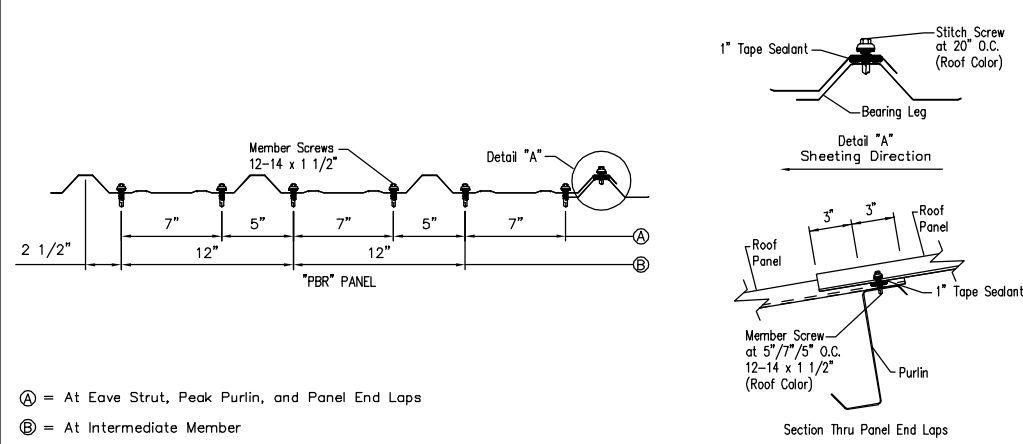
TRIM_70 RAKE DETAIL AT OPEN WALL (NO SOFFIT/SIMILAR AT PURLIN EXTENSION/END OF CANOPY)



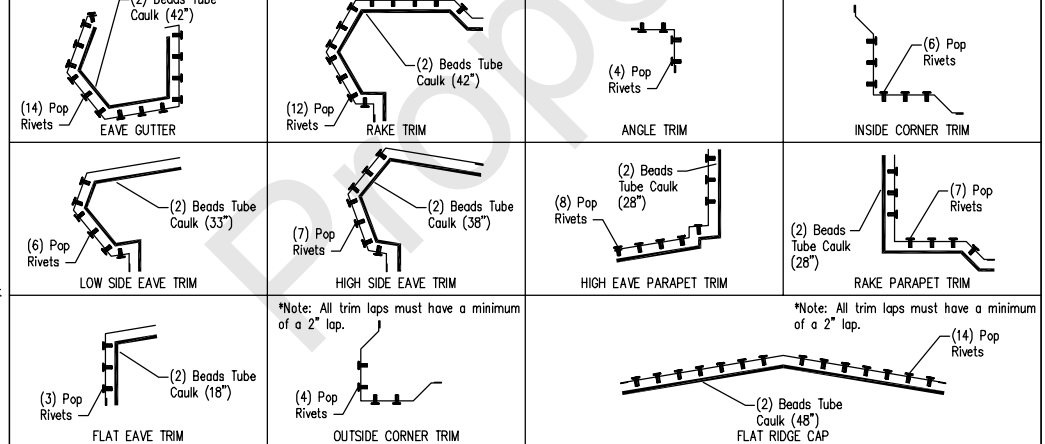
TRIM_100 STANDARD PEAK BOX DETAIL



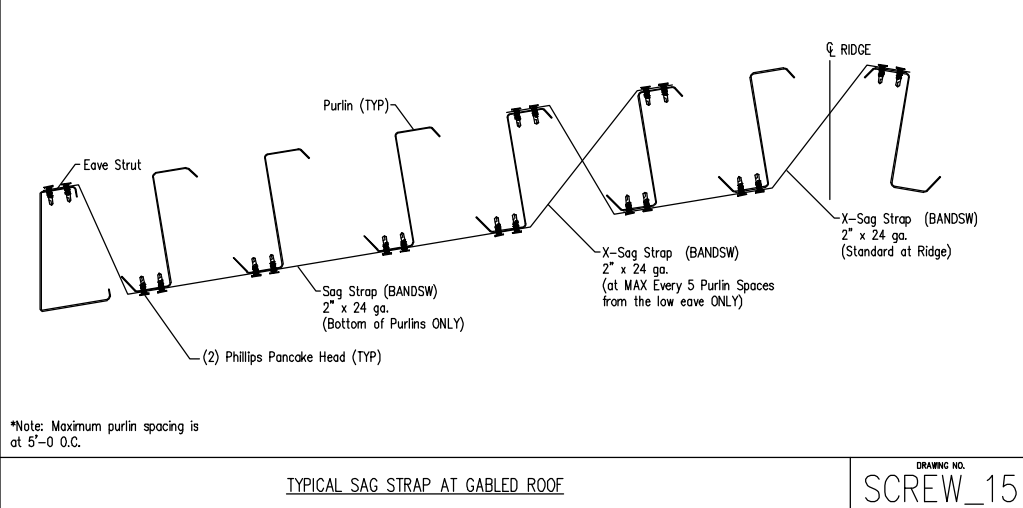
TRIM_101 RIDGE DETAIL WITH FLAT RIDGE



SCREW_2 FASTENER LOCATION FOR ROOF PANELS



SCREW_10 TRIM LAPS



SCREW_15 TYPICAL SAG STRAP AT GABLED ROOF

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	12.27.23	SS	SW	RA

2 Inverness Drive East, Ste#200
Englewood, Colorado 80112
PHONE: 800-345-4610
www.armstrongsteel.com

DESCRIPTION	DETAIL DRAWINGS
CUSTOMER	VANESSA BUSS
END USER	VANESSA BUSS
SCALE	NOT TO SCALE
JOB NO.:	58017
ENG. BY:	RA
DATE:	12/18/23
DWG. NO.:	12 OF 12
ISSUE:	P



ARMSTRONG STEEL CORPORATION
ON TIME. ON BUDGET.



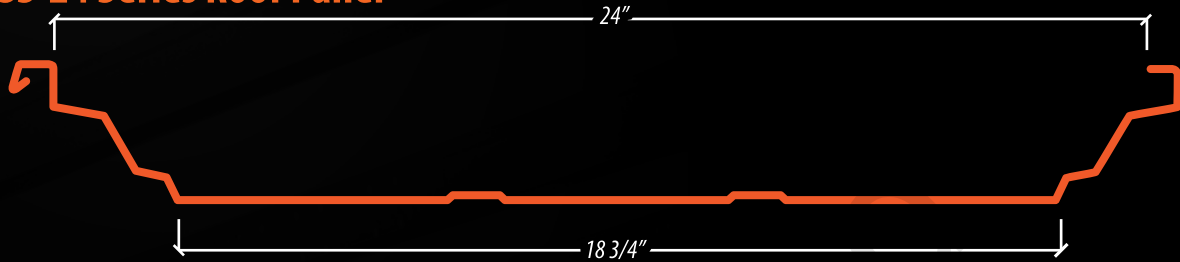
ARMSTRONG ROOF SYSTEMS



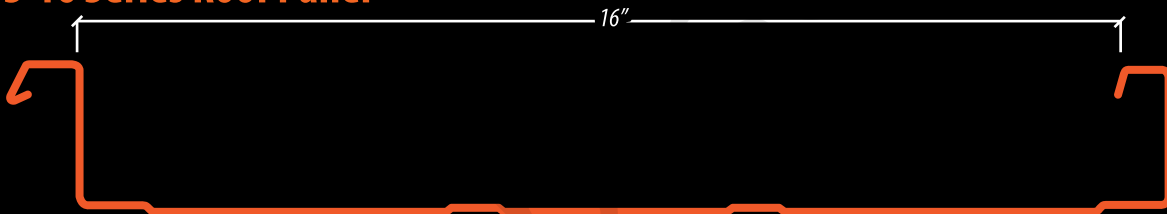
Armstrong's Roof Systems

There is a tremendous amount of craftsmanship that goes into each and every Armstrong Steel Building System we deliver. Each connection in our buildings is hand detailed, precision engineered, and triple checked. The painstaking work & passion that goes into each system we design is obvious when it arrives on site and goes together seamlessly, unlike any other building system on the market. Long lasting, great looking roof systems are a key part of that passion. Whether you need a roof designed for optimum weather protection, aesthetics, affordability or a combination of design requirements, Armstrong Steel has the products you need. These systems have a variety of warranty, color and installation options. Contact your Armstrong Steel retailer or our corporate office for details.

SS-24 Series Roof Panel



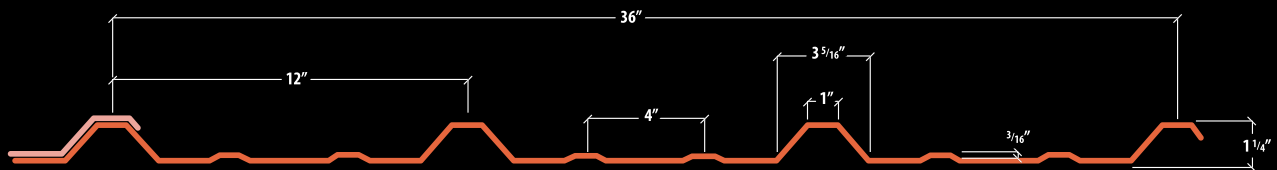
SS-16 Series Roof Panel



Standing Seam Roof System

The SS-24 Series roof system utilizes the latest technology providing superior wind and weather protection under all load conditions. The SS-16 Series roof system is a revolutionary standing seam roof system incorporating two unique systems: The Triple-Lok seam for normal wind speeds and the Quad-Lok for high wind speed zones.

PBR Roof Panel



Armstrong's PBR Roof System

The PBR roof system is the most common and affordable metal roofing solution available. The Armstrong Steel PBR screw down roofing system provides great wind and weather protection at a price everyone can afford. This system carries a 35 year warranty and includes long life fasteners with pre-assembled neoprene washers as a standard feature.



Armstrong Commercial Insulation

Whether you're using your building for hay storage, religious services, or a complex commercial facility, Armstrong's insulation systems provide our end users with the best solutions on the market. Energy conservation is an important part of building design and Armstrong Steel is committed to providing budget friendly, environmentally conscious solutions. From a simple vapor barrier to a heavy duty LEED certified R-50 high efficiency insulation, Armstrong's broad product line has you covered with a host of cost effective solutions.

Roofing Options - Cupolas & Skylights

The Armstrong Steel roofing system only starts with the roof panel! Additional options that add to the beauty and functionality of your Armstrong Steel Building System are available. Cupolas with weather vanes are both functional as an operable vent and add that extra something special to your building. Insulated and non-insulated skylights are available along with commercial vents for channeling hot air out of your building.

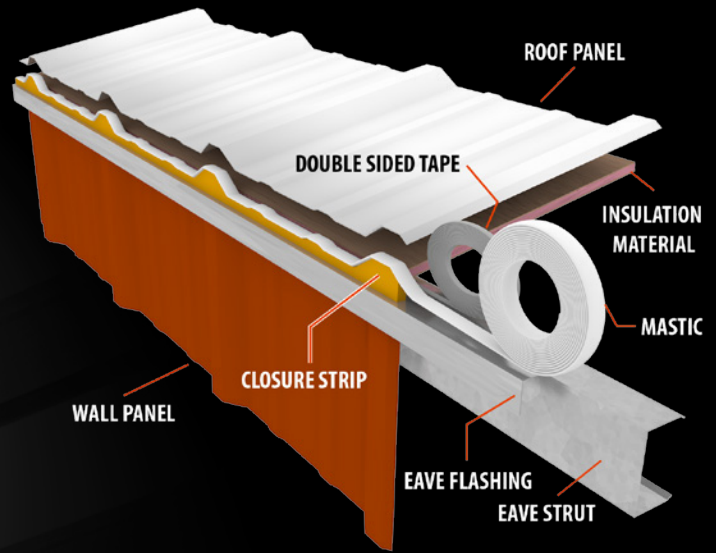


The photo below is a great example of how a customized roofing system adds a lot aesthetically to your project. Standard one size fits all roofing systems that many competitors supply may not last as long or look as good. Contact your Armstrong Steel Building Systems retailer or our corporate office for details on how you can get started on your project today!



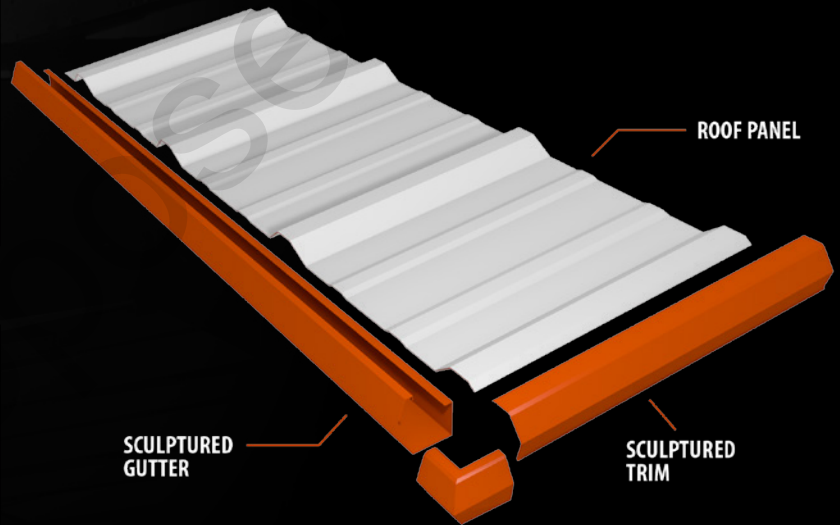
Weather Tightness [PBR Roof]

An Armstrong Steel Building System provides superior protection from the elements. The oversized architectural trim on the eaves of your Armstrong Building combine with specially designed roof and wall rubberized foam closure strips, 1" mastic tape and double sided tape for the closure strips. 1" wide double bead mastic sealant strips allow the fasteners to easily hit the mastic and penetrate the sealant, creating a watertight seal second to none. Some competitors use a 1/2" wide flat mastic strip, increasing the risk that the screw used to fasten the panels together will miss the mastic allowing water and air penetration into the building. Armstrong's system does a better job at preventing wind driven rain and moisture from entering your building through the eaves and saturating the insulation system.



Armstrong's Gutter System [PBR Roof]

Armstrong Steel Building Systems' premium gutter & downspout system is your first line of defense against water ingress, promoting proper drainage for your steel building. While other suppliers are content supplying a one size fits all box or "U" gutter, Armstrong Steel's system not only looks great but is highly functional. With a complete system from Armstrong Steel, you can channel runoff into storage tanks or away from your building and it's slab, preventing stagnant water in parking lots and other areas adjacent to the building.

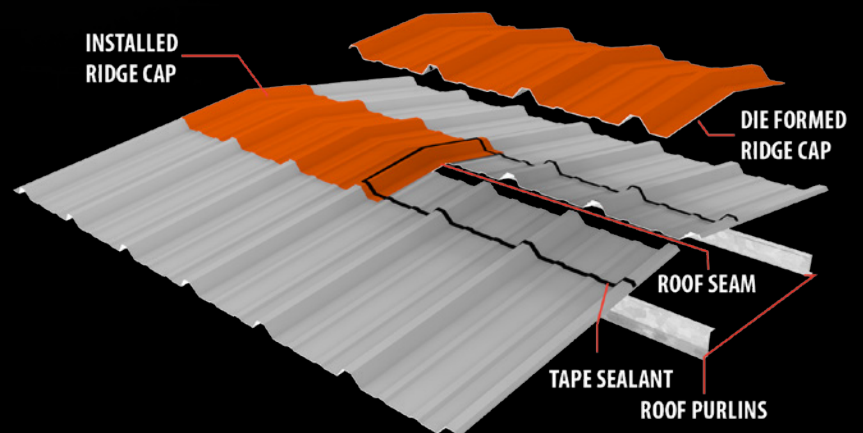


Armstrong's Premium Trim [PBR Roof]

Armstrong's comprehensive premium trim packages enhance the beauty of your building for years to come. Our premium trim packages are precision manufactured to exacting standards to ensure a secure fit. Alternatively, some competitors supply trim packages that are of inferior quality. These substandard one-size-fits-all packages often times need to be modified on the job site, delaying construction and increasing labor costs. They may also fit improperly, which greatly detracts from the appearance of the building and leads to energy leaks as well as water penetration.

Armstrong's Ridge Caps [PBR Roof]

Armstrong provides die-formed premium sculptured ridge caps designed to conform to all standard panel shapes and roof pitches, providing a superior weather tight seal against water and other nuisances at the roof seam, such as insects or vermin. Installing Armstrong ridge caps to cover the peak of your Armstrong Steel Building System is the icing on the cake. Ridge caps join the roof panels together as well as add to the aesthetic appeal of your building. Galvanized Steel outside closures are used on Armstrong Steel "Strong-Lok" Standing Seam roof systems.





ARMSTRONG STEEL CORPORATION
WWW.ARMSTRONGSTEELBUILDINGS.COM



Toll Free: 800.345.4610 Fax: 720.230.7266

Corporate Headquarters:
2 Inverness Dr E
Centennial, CO 80112





ARMSTRONG STEEL CORPORATION
ON TIME. ON BUDGET.



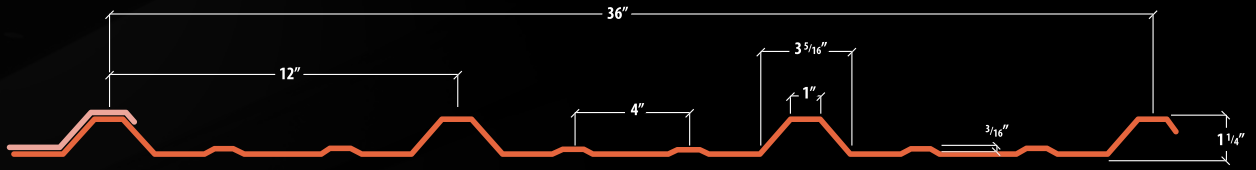
ARMSTRONG WALL SYSTEMS

i Interactive PDF
Click the Photos Inside to See More Online!

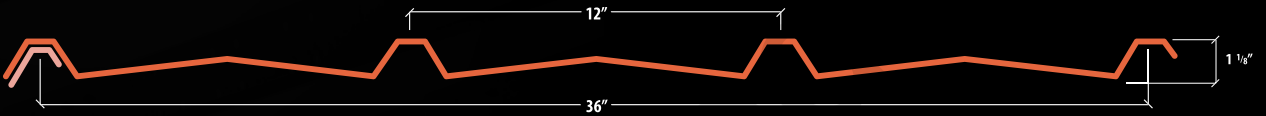
Armstrong's Wall Systems

With a comprehensive selection of exterior wall panel offerings, Armstrong has the wall system for any project. All Armstrong wall panels have a purlin bearing leg which lends to the increased weather tightness of our systems as well as ease of installation. When used with our double beaded mastic tape and Armstrong's premium fastener system, you'll be hard pressed to find a more weather tight wall system on the market.

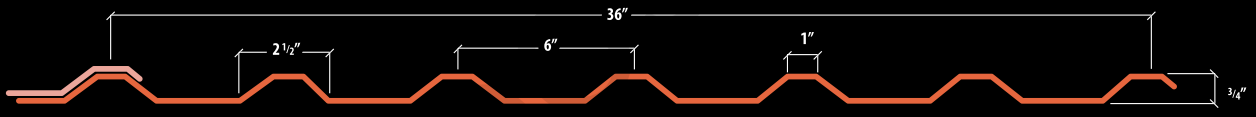
PBR Panel



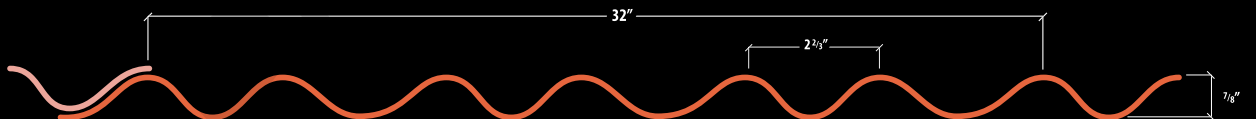
PBA Panel



PBU Panel



C-Panel





Wall Insulation

Whether you're using your building for hay storage, religious services, or a complex commercial facility, Armstrong's insulation systems provide our end users with the best solutions on the market. Energy conservation is an important part of building design and Armstrong Steel is committed to providing budget friendly, environmentally conscious solutions. From a simple vapor barrier to a heavy duty LEED certified R-50 high efficiency insulation, Armstrong's broad product line has you covered with a host of cost effective solutions.

Armstrong's Windows & Doors

Armstrong Steel provides door and window solutions that not only function well but also look great too. Your building is about more than just getting out of the weather. You need to be able to rely on your building. Don't cut corners on your windows and doors! Armstrong offers a full line of self framing/self flashing doors and windows that are available in insulated and non-insulated models. Need a personnel door with security glass? How about a High-R overhead garage door with a high lift track? Armstrong Steel has the accessories best suited for the job.

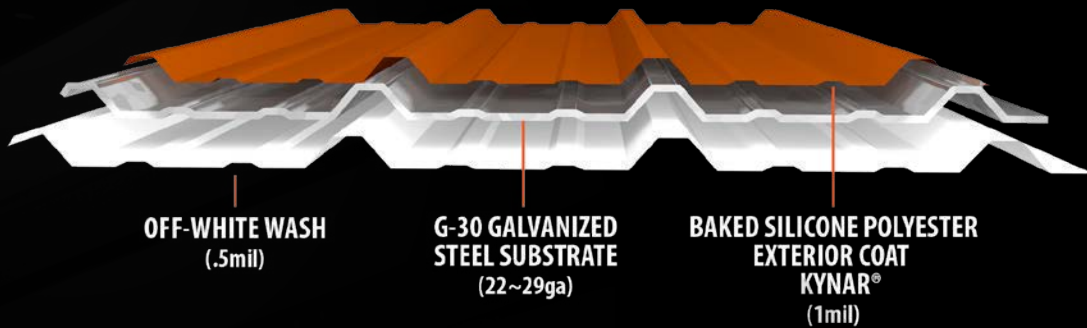


A complete door and window system designed specifically for your building goes a long way to making your project memorable for anyone that sees it. If you have an idea of your own or perhaps you need to match an adjacent building with your own windows and doors, Armstrong's expert project managers and engineers can make sure your Ideas and dreams become a reality.



Polyester and Kynar® Panel Coatings

Armstrong's metal wall panels come as a standard 26 gauge and are coated in a silicone/polyester coating. Kynar is also available upon request. **Silicon Polyester (SMP)** finishes consist of a 1 mil. baked on Silicone Polyester exterior surface, on G30 Galvanized steel. The interior surface is coated with an off-white 0.5 mil. Wash coat. SMP finishes are available in a variety of colors. **Kynar** finishes consist of a 1 mil. Kynar-based coating applied to the exterior of AZ55 Galvalume steel. The interior surface is coated with an off-white 0.5 mil. Wash coat. Kynar coating is available in a variety colors.



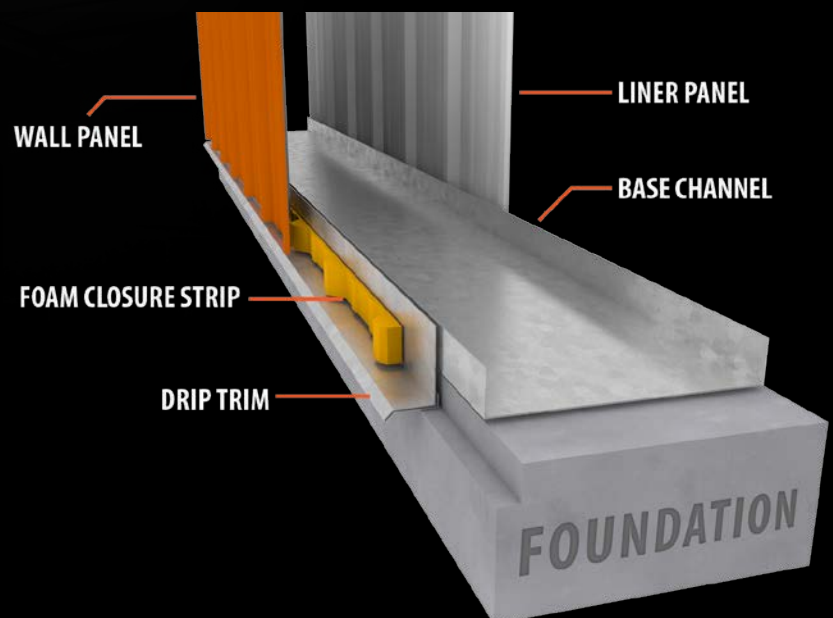
Armstrong Steel Warranty

Because of Armstrong's commitment to quality products, we can offer the best warranties available today! A 40 year warranty on wall panels exemplifies this commitment and allows our customers to rest assured that their building will stand the test of time. Of course some limitations and restrictions apply, contact your Armstrong Steel retailer or our corporate office for details.



Base Construction [w/optional Liner Panel]

The formed base trim employed at the bottom the wall panel provides a colorful steel edge on which the wall panel rests. This and the optional 1.5" concrete notch create a barrier to insects and rodents. Combined with the optional rubberized foam closure sealing strip and mastic tape this system also creates an unbeatable barrier to the elements. This diagram is shown with an additional feature: the Armstrong Steel Liner Panel System.



ARMSTRONG STEEL CORPORATION

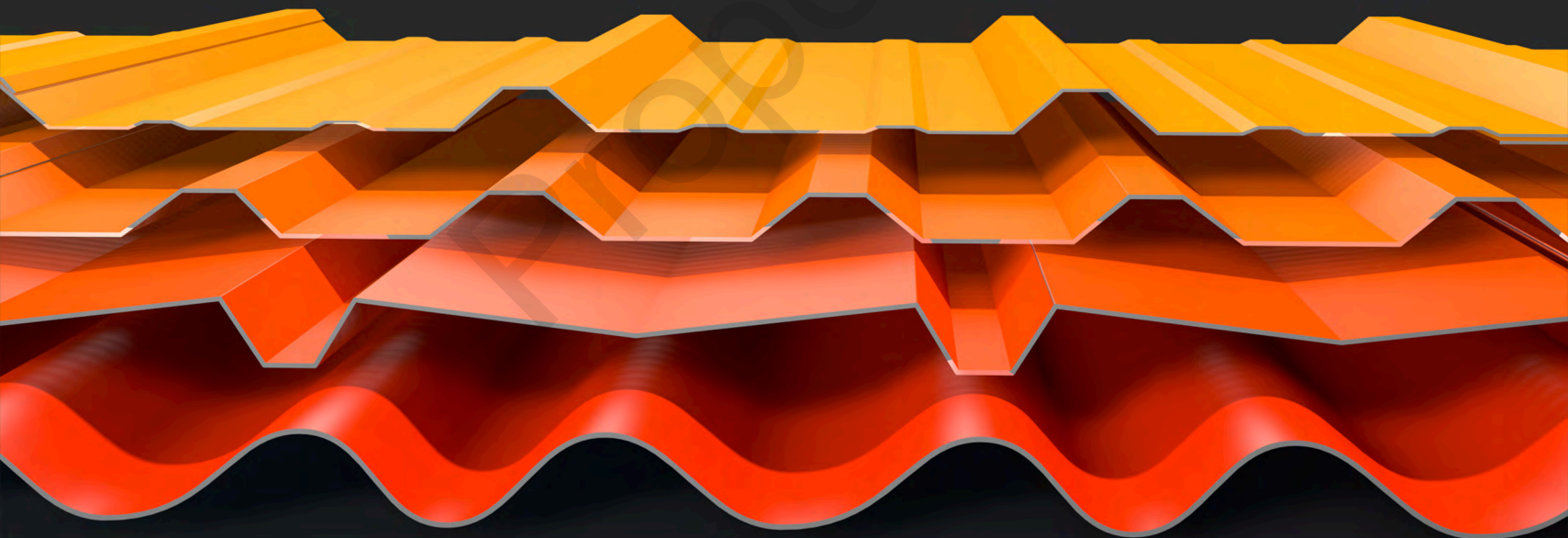
WWW.ARMSTRONGSTEELBUILDINGS.COM



Toll Free: 800.345.4610 Fax: 720.230.7266

Corporate Headquarters:
2 Inverness Dr E
Centennial, CO 80112





ARMSTRONG SMP COLORS

ARMSTRONG SMP COLORS

SMP Colors

Silicone polyester coatings are proven performers. It is an excellent exterior finish for pre-engineered buildings, agricultural buildings and components.

- Minimizes chalking and fading by resisting the detrimental effects of the sun's UV rays, rain, humidity and weathering.
- Basic Polyester provides good color retention, exterior durability, abrasion resistance to the sun, rain and other adverse weather conditions.
- Limited Warranty available upon written request.

* Kynar 500®/Hylar 5000® color. Contact your sales person for accurate pricing. Panels manufactured in Copper Metallic must be installed in the same direction. See directional arrows or stickers provided on your panels.

Copper Metallic available in Kynar Only.

† Color variation between orders is normal and not cause for rejection.



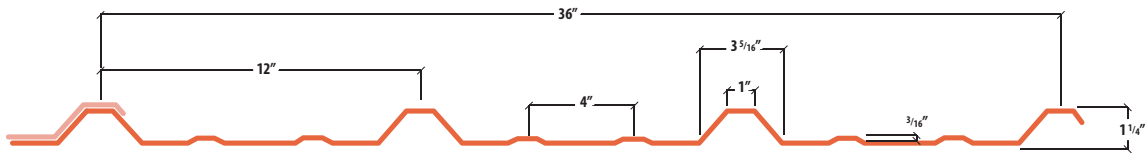
ARMSTRONG STEEL CORPORATION
5889 Greenwood Plaza Blvd Greenwood Village, CO 80111 (800) 345-4610



WWW.ARMSTRONGSTEEL.COM

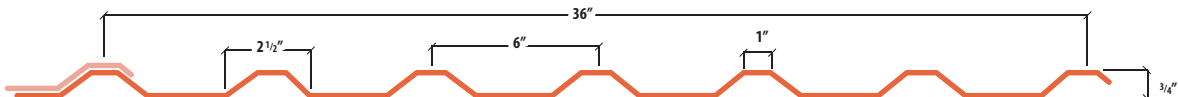
R-LOC

Minimum Pitch: 1/2: 12 • Purlin spacing: 5'



M-LOC

Minimum Pitch: 1/2: 12 • Purlin spacing: 5'



All of the colors listed above are Energy Star Rated
The colors above are for information purposes only, color chips are available upon request for color matching.

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 16 25 CUP 07

A REQUEST FOR A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO RELOCATE A MANUFACTURED COMMERCIAL BUILDING TO THE PROPERTY, CONSTRUCT A CARPORT AND INSTALL NEW LIGHT POLES, STORMWATER FACILITIES, LANDSCAPING AND PAVE A DRIVEWAY AND PARKING SPACES AT THE BOYS AND GIRLS CLUB FACILITY AT 1501 AIRPORT RD.

WHEREAS, application was made by Chuck Trent of the Boys and Girls Club of Western Lane County for a Conditional Use Permit with Design Review as required by FCC 10-1-1-4, FCC 10-4-4, and FCC 10-6-6; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on January 10, 2017 as outlined in Florence City Code 10-1-1-5, to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-4-10 and FCC 10-6-7, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a Conditional Use Permit with Design Review to relocate a manufactured commercial building to the property and construct a carport and connecting hall meets the criteria of the Florence City Code and with the following conditions of approval:

Conditions of Approval:

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

1. Approval for shall be shown on:
 - “A” Findings of Fact
 - “B” Site Plan
 - “C1” Elevations QCEF Building
 - “C2” Elevations Carport and Connecting Hall
 - “D1” Landscape Swale
 - “D2A” Landscaping Plan
 - “D2B” Landscaping Plan Photos
 - “E” Colors & Materials

“F” Land Use Application

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed “Agreement of Acceptance” of all conditions of approval prior to issuance of a building permit.
3. **Parking**
 - 3.1. A revised site plan shall be submitted with the building permit demonstrating that each parking space will have double-line striping two feet on-center with striping at least 4” in width.
 - 3.2. The applicant shall provide bicycle parking spaces with dimensions of at least two feet by six feet.
4. **Conditional Use Permit/Design Review Timelines**
 - 4.1. Authorization of a conditional use permit shall be void one (1) year after the date of approval, January 10, 2017, unless the use commences by this date or substantial construction has taken place.
 - 4.2. Unless otherwise specified, Conditions of Approval shall be completed prior to six months from the issuance of the Certificate of Occupancy.
 - 4.3. The approval for Design Review of the proposed facility shall expire on January 10, 2017.
5. The main entry door of the manufactured structure shall have some sort of covering such as a porch, awning, or similar to demarcate the primary entrance to the building and provide additional visual interest to the street facing façade.
6. **Landscaping**
 - 6.1. The applicant shall revise the landscape plan to add an additional 9 shrubs or illustrate how the existing plan meets the criteria.

- 6.2. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.
- 6.3 The applicant shall ensure the species planted meet either the minimum code requirements or suggested planting size on the Tree and Plant List for the City of Florence.
- 6.4 The proposed landscaping irrigation system shall have a backflow prevention device.
- 6.5 The applicant shall maintain their landscaping and replace any failed plantings with an equivalent specimen within six months of their dying or removal.

Screening

- 7.1 Trash and recycling receptacles stored outside shall be screened by in a manner (fence or wall) which effectively obscures the view from all public streets and adjacent residential districts.
- 7.2 The applicant shall provide vegetative screening within the 15’ buffer adjacent to the carport that screens 70% of the view within 5 years.
- 8. Any changes to the driveway shall meet the criteria of FCC 10-35-2-12-C

9. Lighting

- 9.1. All proposed and existing lighting shall be full cut-off fixtures that will not direct light emissions upward beyond the horizontal plane. The fixtures shall not shine illumination skyward. The applicant shall submit additional lighting information with building permit submittal to be evaluated by the Planning Department prior to issuance of Certificate of Occupancy.
- 9.2. The applicant shall add lighting fixtures or reposition proposed fixtures to provide at least two foot-candles of illumination for those parking spaces as needed

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 10th day of January, 2017.

	<u>1-11-17</u>
Curt Muilenburg, Chairperson	DATE
Florence Planning Commission	

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 17 17 MOD 02

A REQUEST FOR A MODIFICATION TO AN APPROVED CONDITIONAL USE PERMIT AND DESIGN REVIEW TO RELOCATE A MANUFACTURED COMMERCIAL BUILDING TO THE PROPERTY, CONSTRUCT A CARPORT AND INSTALL NEW LIGHT POLES, STORMWATER FACILITIES, LANDSCAPING AND PAVE A DRIVEWAY AND PARKING SPACES AT THE BOYS AND GIRLS CLUB FACILITY AT 1501 AIRPORT RD.

WHEREAS, application was made by John Aaron of the Boys and Girls Club of Western Lane County for a Modification to an approved Conditional Use Permit with Design Review as required by FCC 10-1-1-4, FCC 10-4-4, and FCC 10-6-6; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on July 25, 2017 as outlined in Florence City Code 10-1-1-5, to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-4-10 and FCC 10-6-7, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a Conditional Use Permit with Design Review to relocate a manufactured commercial building to the property and construct a carport and connecting hall meets the criteria of the Florence City Code and with the following conditions of approval:

Conditions of Approval:

1. Approval for shall be shown on:

- “A” *Findings of Fact*
- “B” Site Plan
- “C1” Elevations QCEF Building
- “C2” Elevations Carport and Connecting Hall
- “D1” Landscape Swale
- “D2A” Landscaping Plan
- “D2B” Landscaping Plan Photos
- “E” Colors & Materials
- “F” Land Use Application

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support

of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.

3. Parking

- 3.1. A revised site plan shall be submitted with the building permit demonstrating that each parking space will have double-line striping two feet on-center with striping at least 4" in width.
- 3.2. The applicant shall provide at least two bicycle parking spaces. All spaces shall be dimensioned at least two feet by six feet.

4. Conditional Use Permit/Design Review Timelines

- 4.1. Authorization of a conditional use permit shall be void one (1) year after the date of approval, July 25, 2018, unless the use commences by this date or substantial construction has taken place.
- 4.2. Unless otherwise specified, Conditions of Approval shall be completed prior to six months from the issuance of the Certificate of Occupancy.
- 4.3. The approval for Design Review of the proposed facility shall expire on July 25, 2018.
5. The main entry door of the manufactured structure shall have some sort of covering such as a porch, awning, or similar to demarcate the primary entrance to the building.

6. Landscaping

- 6.1. The applicant shall revise the landscape plan to add an additional 9 shrubs or illustrate how the existing plan meets the criteria.
- 6.2. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.
- 6.3. The applicant shall ensure the species planted meet either the minimum code requirements or suggested planting size on the Tree and Plant List for the City of Florence.

