



# Cochise County

Development Services  
Planning Division

Public Programs...Personal Service  
www.cochise.az.gov

## APPLICATION FOR A VARIANCE

Applicant's Name: Neil H. Josephson

Name of All Property Owner(s) Neil H. Josephson

Mailing Address:

2955 E. Atsina Dr Sierra Vista AZ 85650

Street # Town State Zip code

Subject Property Address (if different than mailing address):

Street # Town State Zip code

Email Address: josephsonj1@hotmail.com

Phone Number: 520-227-1367

Tax Parcel Number: 10599417

Current Zoning Designation: resid

Area of Parcel (to the nearest tenth of an acre): 1.1 Acre

Which provision(s) of the Zoning Regulations are you seeking a variance from? 20 ft set back from the property line to the North & West

**Variance** is defined in the Cochise County Zoning Regulations as a deviation from the terms of the Cochise County Zoning Regulations when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such Variance the general intent and purposes of the Zoning Regulations will be preserved.

The Zoning Regulations are generally intended to yield results that are in compliance with all other applicable laws. A request for a "reasonable accommodation" in these regulations, pursuant to any Federal or State housing law or other similar legislation, as may be necessary to afford an equal opportunity to housing under any such law, shall be considered to be an appropriate condition for a Variance from the strict application of these Zoning Regulations. The Board of

**Bisbee Office**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
planningandzoning@cochise.az.gov

Adjustment is authorized to grant any such variance, to the extent that any such accommodation is required pursuant to any applicable State or Federal law.

It shall be the responsibility of the Applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions. Any decision of the Board of Adjustment allowing a variance shall be considered for revocation by the Board of Adjustment if substantial construction, in accordance with the plans for which such Variance was granted, has not been initiated within 12-months of the date of approval, building permit issuance, or if judicial proceeding to review the Board of Adjustment's decision has been instituted, 12-months from the date of entry of the final order in such proceedings, including appeals. Additionally, if any of the conditions of the Variance approval are not complied with within 12-months or within the time period set by the Board, it shall be revoked after 30-calendar days' notice to the owner and Applicant, unless a request for a review hearing before the Board of Adjustment is made by the Applicant within this 30-calendar day appeal period. The Board of Adjustment may grant reasonable extensions to the time limits upon a hearing pursuant to a timely written request by the Applicant.

**Appeal procedures:** Any person aggrieved by a decision of the Board of Adjustment may at any time within 30-calendar days of such decision appeal to the Superior Court, and the matter shall be heard in like manner as appeals from courts of justices of the peace.

**To qualify for a variance**, the property must demonstrate that owing to peculiar conditions, a strict interpretation would work an unnecessary hardship and if in granting the variance the general intent and purposes of the zoning ordinance will be preserved.

### Required Submittals

1. This application
2. A site plan - see our website for an example site plan: <https://www.cochise.az.gov/development-services/variance>
3. Processing Fee

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

The main house and a 22ft by 24ft detached garage

---

A 12' X 16' wood Shed sitting next to the West wall of the house.

---

---

---

---

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

An 18' Wide by 50' long (16' Height) Carport Style Building for the purpose of parking my

---

Motorhome in, out of the Sun, rain and hail.

---

---

---

What is the reason for this request (select one):



There is a special circumstance associated with my property - such as its size, shape, topography, location, or surroundings - that deprives the property of privileges enjoyed by other property of the same classification in the same zoning district.



I wish to appeal the interpretation of a zoning regulation, by the zoning administrator or other County official (please submit an "Appeal to the Board of Adjustment Application").

Describe how this request brings you to parity with property owners within your zoning district and does not provide an advantage or special privilege over and beyond what is provided to other lots in the same zoning designation.

Other Residence within our neighborhood alrerady have RV Buildings and/or Sheltors for

their RV's

It is the responsibility of the applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions. Generally, the variance, if granted, should be the minimum variance that will afford relief and it should provide the least possible modification of the zoning regulations provisions that are in question. State any potential impacts caused by the application of your variance and how you intend to minimize these impacts on neighboring properties.

My Neighbor to the West has stated to me that my RV building wouldn't have any effect on him

or his property.

State how the proposed variance is consistent with the general **intent and purpose** of the Zoning Regulations.

N/A

---

---

---

---

---

Describe, in detail, the special circumstances that are associated with, and unique to, your property that do not allow it to develop in the same manner as other properties within the same zoning district.

No Effect

---

---

---

---

---

---

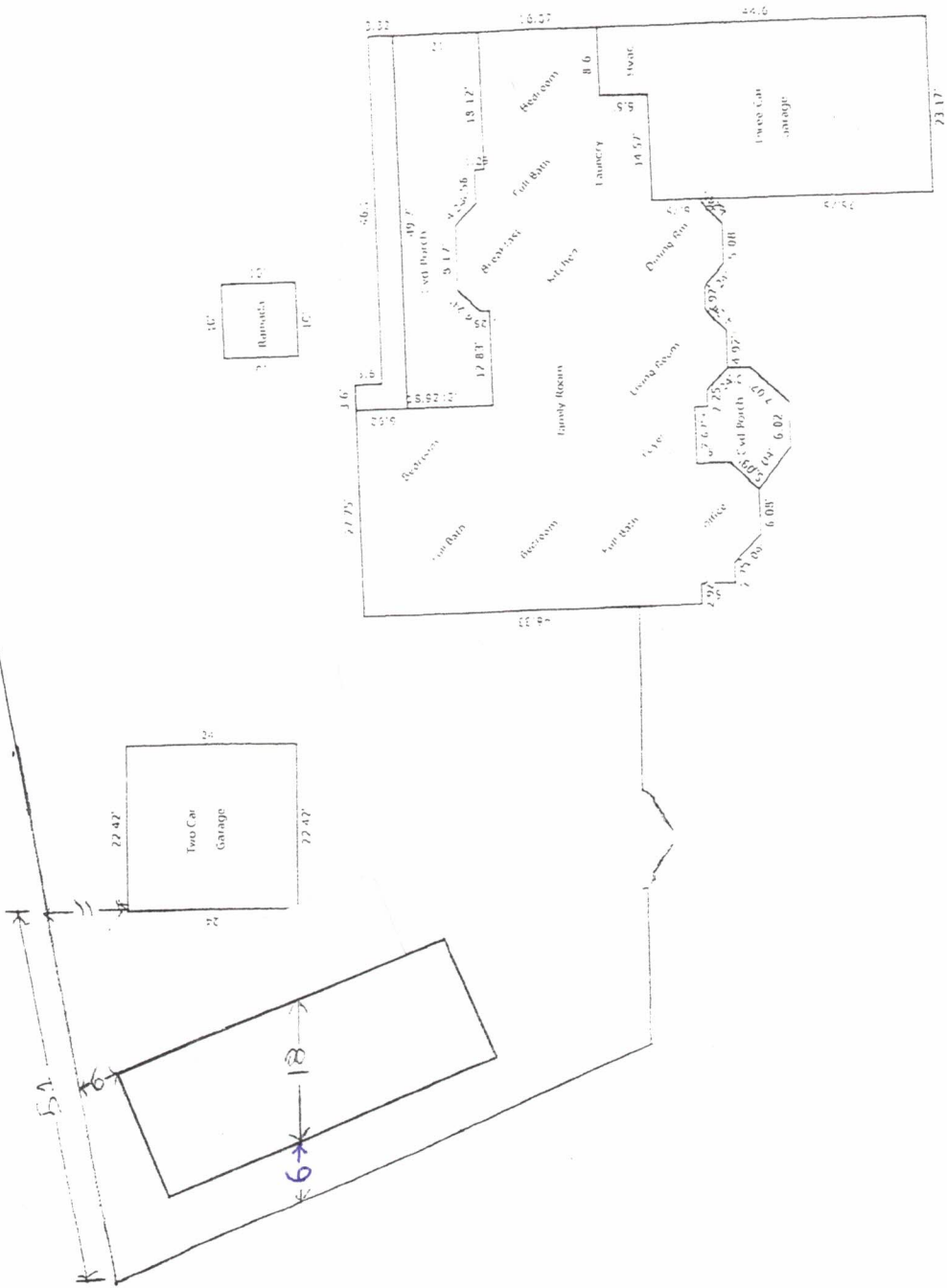
The undersigned hereby certifies that to the best of his/her knowledge and belief the data submitted on the attached application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

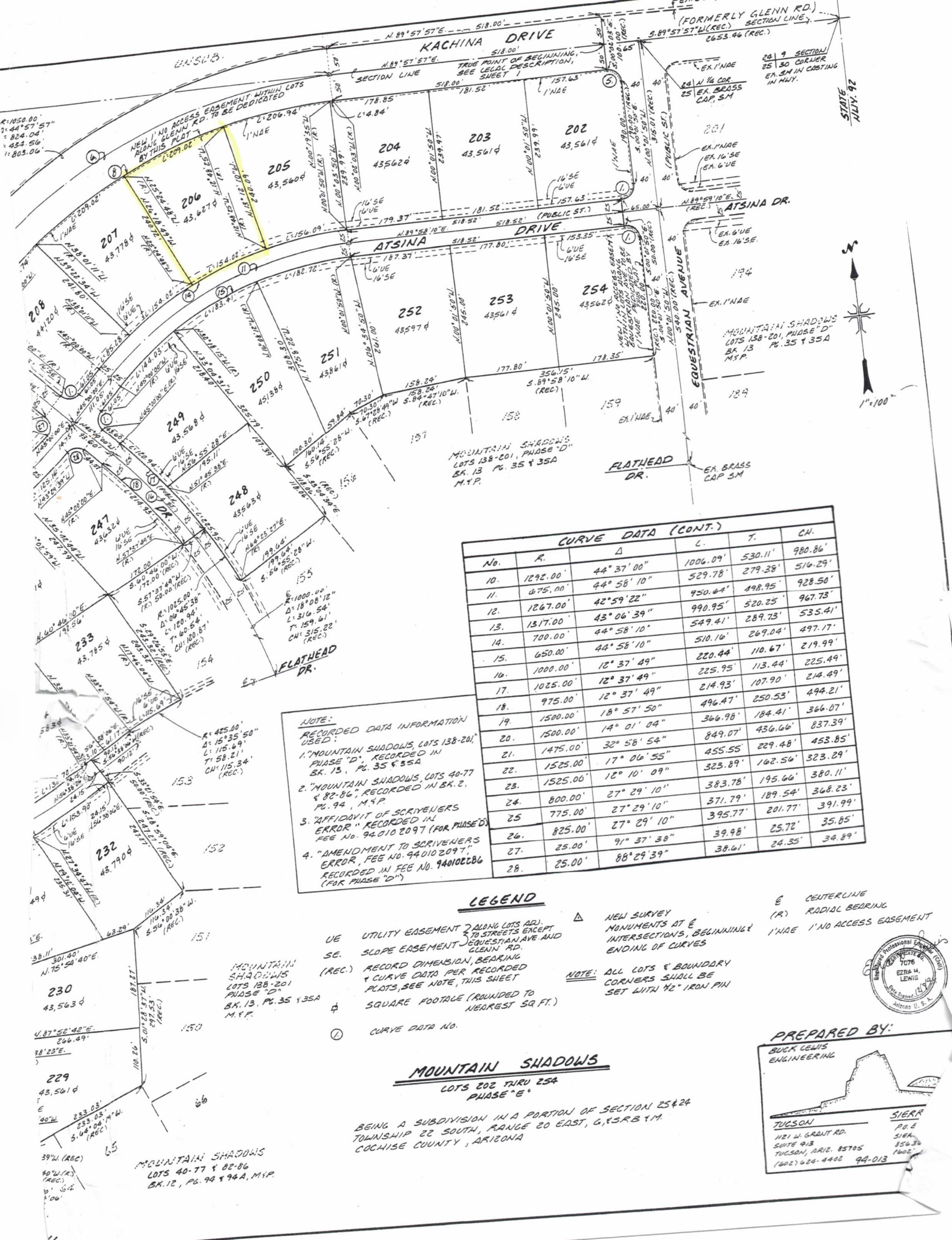
Neil H. Josephson

11 Oct 2021

Applicant Signature

Date





**CURVE DATA (CONT.)**

No.	R.	Δ	L.	T.	CH.
10.	1292.00	44° 37' 00"	1006.09'	530.11'	980.86'
11.	675.00	44° 58' 10"	529.78'	279.39'	516.29'
12.	1267.00	42° 59' 22"	950.64'	498.95'	928.50'
13.	1317.00	43° 06' 39"	549.95'	289.73'	535.41'
14.	700.00	44° 58' 10"	510.16'	269.04'	497.17'
15.	650.00	44° 58' 10"	220.44'	110.67'	219.99'
16.	1000.00	12° 37' 49"	225.95'	113.44'	225.49'
17.	1025.00	12° 37' 49"	214.93'	107.90'	218.49'
18.	975.00	12° 37' 49"	496.47'	250.53'	494.21'
19.	1500.00	18° 57' 50"	366.98'	184.41'	366.07'
20.	1500.00	14° 01' 04"	849.07'	436.66'	837.39'
21.	1475.00	32° 58' 54"	455.55'	229.48'	453.85'
22.	1525.00	17° 06' 55"	323.89'	162.56'	323.29'
23.	1525.00	12° 10' 09"	383.78'	195.66'	380.11'
24.	800.00	27° 29' 10"	371.79'	189.54'	368.23'
25.	775.00	27° 29' 10"	395.77'	201.77'	391.99'
26.	825.00	27° 29' 10"	39.98'	25.72'	35.85'
27.	25.00	91° 37' 38"	38.61'	24.35'	34.89'
28.	25.00	88° 29' 39"			

**NOTE:**  
 RECORDED DATA INFORMATION USED:  
 1. "MOUNTAIN SHADOWS, LOTS 138-201, PHASE "D", RECORDED IN BK. 13, PG. 35 & 35A  
 2. "MOUNTAIN SHADOWS, LOTS 40-77 & 82-86", RECORDED IN BK. 2, PG. 94, M.P.P.  
 3. "AFFIDAVIT OF SCRIVENERS ERROR" RECORDED IN FEE NO. 940102097 (FOR PHASE "D")  
 4. "AMENDMENT TO SCRIVENERS ERROR, FEE NO. 940102097, RECORDED IN FEE NO. 940102086 (FOR PHASE "D")"

**LEGEND**

- UE UTILITY EASEMENT (ALONG LOTS DR. & TO STREETS EXCEPT EQUESTRIAN AVE AND GLENN RD.)
  - SE. SLOPE EASEMENT (EQUESTRIAN AVE AND GLENN RD.)
  - (REC.) RECORD DIMENSION, BEARING & CURVE DATA PER RECORDED PLOTS, SEE NOTE, THIS SHEET
  - ☐ SQUARE FOOTAGE (ROUNDED TO NEAREST SQ. FT.)
  - Ⓢ CURVE DATA NO.
  - △ NEW SURVEY MONUMENTS AT INTERSECTIONS, BEGINNING & ENDING OF CURVES
  - ⊕ CENTERLINE
  - (R) RADIAL BEARING
  - 1'NAE 1' NO ACCESS EASEMENT
- NOTE:** ALL LOTS & BOUNDARY CORNERS SHALL BE SET WITH 1/2" IRON PIN

**MOUNTAIN SHADOWS**

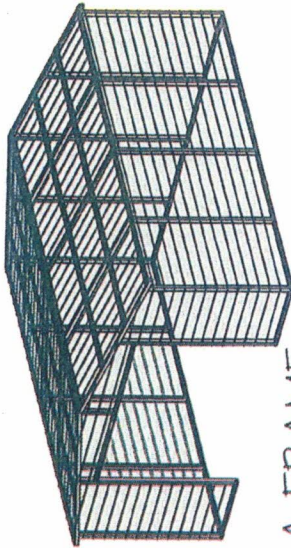
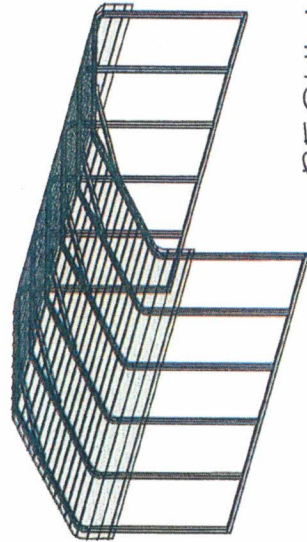
LOTS 202 THRU 254  
 PHASE "E"

BEING A SUBDIVISION IN A PORTION OF SECTION 25 & 24  
 TOWNSHIP 22 SOUTH, RANGE 20 EAST, G. & S. R. B. 114,  
 COCHISE COUNTY, ARIZONA

**PREPARED BY:**  
**BUCK CELIS**  
 ENGINEERING

**TIGSON**  
 181 W. GRANT RD.  
 SUITE 913  
 TIGSON, ARIZ. 85705  
 (602) 424-4402 94-013

**SIERRA**  
 P.O. B.  
 516A  
 85636  
 PHOENIX



# REGULAR / A-FRAME 18'-0" WIDE CARPORT STYLE BUILDINGS

## DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, OSHA, AISC 360, AISI 100, ASCE 7-16, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
- ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
- ALL FIELD CONNECTIONS SHALL BE #2X1" SDs (ESR-2196 OR EQ).
- STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
- STRUCTURAL TUBE T52 1/2"x2 1/2" - 14GA. IS EQUIVALENT TO T52 1/4"x2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

## DESIGN CRITERIA

- PREVAILING CODE: IBC 2018  
 USE GROUP: U (CARPORTS, BARNS)  
 RISK CATEGORY: 1
- DEAD LOAD (D)  $D = 4$  PSF
  - ROOF LIVE/SNOW LOAD (Lr)  
 $Lr = 20 - 61$  PSF  
 (AS PER SNOW LOAD SEE TABLE 4)
  - SNOW LOAD (S)  
 GROUND SNOW LOAD  $P_g = 20 - 90$  PSF  
 IMPORTANCE FACTOR  $I_s = 0.8$   
 THERMAL FACTOR  $C_t = 1.2$   
 EXPOSURE FACTOR  $C_e = 1.0$   
 ROOF SLOPE FACTOR  $C_s = 1.0$
  - WIND LOAD (W)  
 BASIC WIND SPEED  $V_{\text{BASIC}} = 105 - 180$  MPH  
 EXPOSURE  $C$   
 SEISMIC LOAD (E)  
 DESIGN CATEGORY  $D$   
 IMPORTANCE FACTOR  $I_e = 1.00$

## LOAD COMBINATIONS:

- $D + (Lr \text{ OR } S)$
- $D + (0.6W \text{ OR } \pm 0.7E)$
- $D + 0.75 (0.6W \text{ OR } \pm 0.7E) + 0.75 (Lr \text{ OR } S)$
- $0.6D + (0.6W \text{ OR } \pm 0.7E)$

## DRAWING INDEX

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

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING  
CIVIL • STRUCTURAL  
6036 Remittance Place, Toledo, OH 43623  
Tel. 419-292-1983 • Fax. 419-292-0955  
www.a-a-engineer.com

## DRAWING INFORMATION

PROJECT: 18'-0" WIDE BUILDINGS  
 LOCATION: STATE OF ARIZONA  
 PROJECT NO.: 033-21-0188  
 SHEET TITLE:

## COVER SHEET

SHEET NO.: 1 / 11

DRAWN BY: A.W. DATE: 1/22/21

CHECKED BY: OAA DATE: 1/22/21

## LEGAL INFORMATION

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

SEAL:



STAMP EXPIRY: **DEC 31 2021**  
 DATE SIGNED: **JAN 31 2021**

## CUSTOMER INFORMATION

OWNER:  
ADDRESS:

## DESIGN LOADS

GROUND SNOW:  
 ROOF LIVE LOAD:  
 BASIC WIND SPEED:

## BUILDING INFORMATION

WIDTH:  
 LENGTH:  
 HEIGHT:

## CERTIFICATION VALIDITY NOTICE

DATE OF PLANS EXPIRATION: **JAN 31 2022**  
 CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

A-FRAME  
 REGULAR  
 FULL  
 PARTIAL  
 OPEN

FRAME TYPE:  
 ENCLOSURE TYPE:

TABLE 2.1: MEMBER PROPERTIES

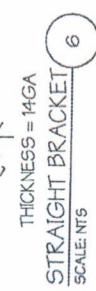
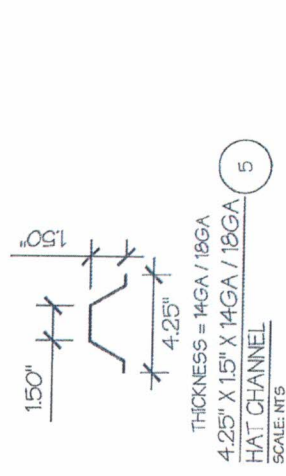
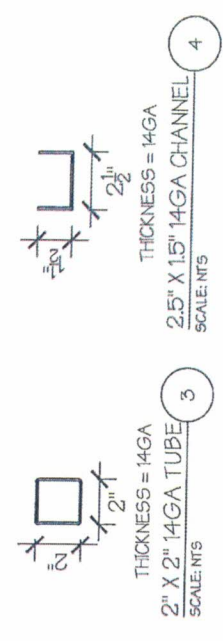
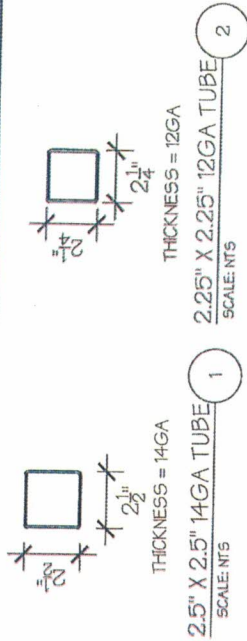
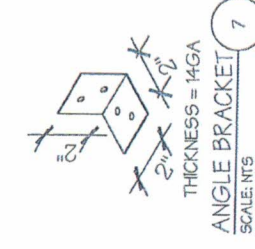
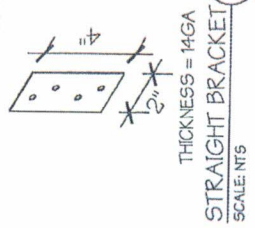
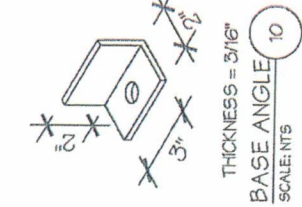
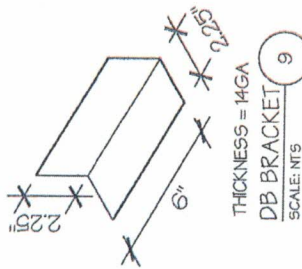
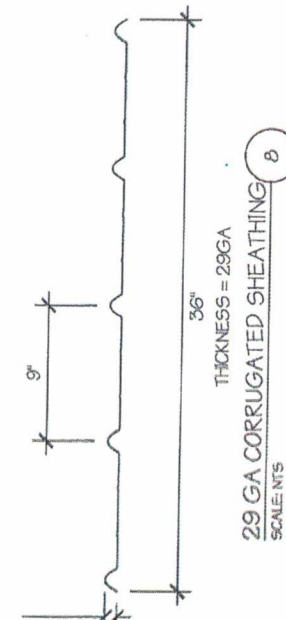
NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" X 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" X 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X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

TABLE 2.2: SHEATHING FASTENER SCHEDULE

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

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

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



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



DRAWING INFORMATION

PROJECT: 18'-0" WIDE BUILDINGS  
LOCATION: STATE OF ARIZONA  
PROJECT NO.: 033-21-0188  
SHEET TITLE: SCHEDULES & MEMBER SECTIONS  
SHEET NO.: 2 / 11  
DRAWN BY: A.W. DATE: 1/22/21  
CHECKED BY: OAA DATE: 1/22/21

LEGAL INFORMATION

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



STAMP EXPIRY: DEC 31 2021  
DATE SIGNED: JAN 31 2021

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING  
CIVIL - STRUCTURAL  
6096 Remington Place, Toledo, OH 43623  
Tel. 419-292-1563 • Fax. 419-292-0555  
www.a-a-engineers.com

**DRAWING INFORMATION**

PROJECT: 18'-0" WIDE BUILDINGS

LOCATION: STATE OF ARIZONA

PROJECT NO.: 033-21-0188

SHEET TITLE:

**FRAME SECTIONS & DETAILS**

SHEET NO.: 3 / 11

DRAWN BY: A.W. DATE: 1/22/21

CHECKED BY: OAA DATE: 1/22/21

**LEGAL INFORMATION**

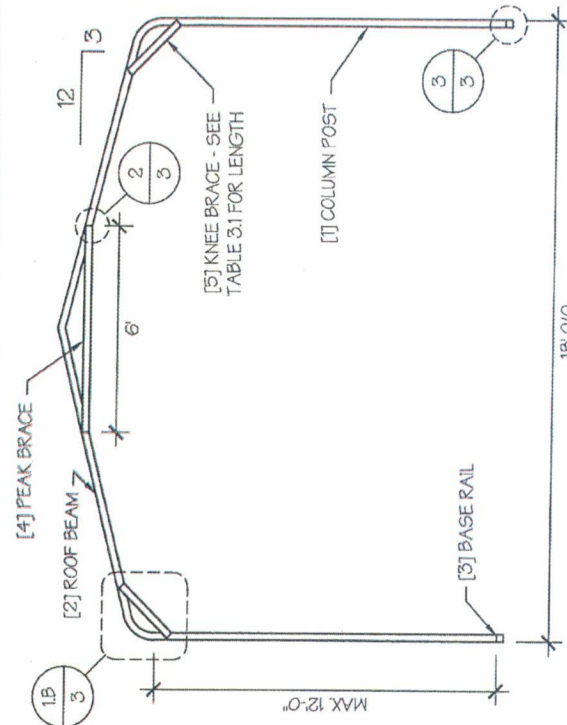
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:

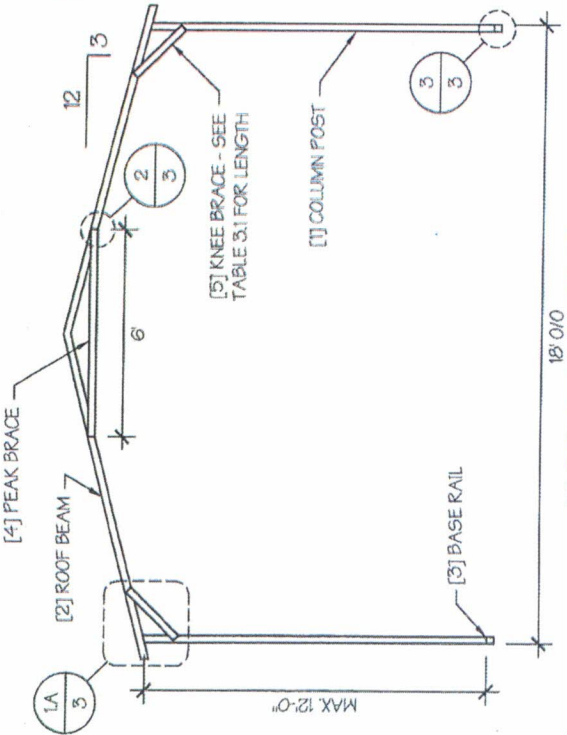


STAMP EXPIRY: DEC 31 2021

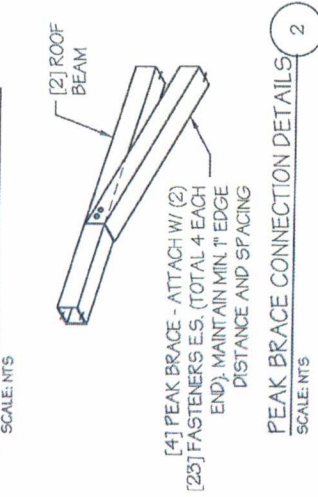
DATE SIGNED: JAN 31 2021



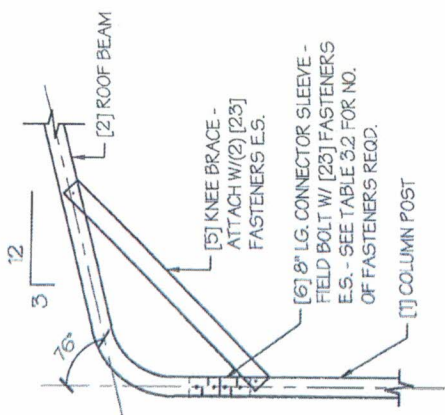
TYP. REGULAR FRAME SECTION  
SCALE: NTS



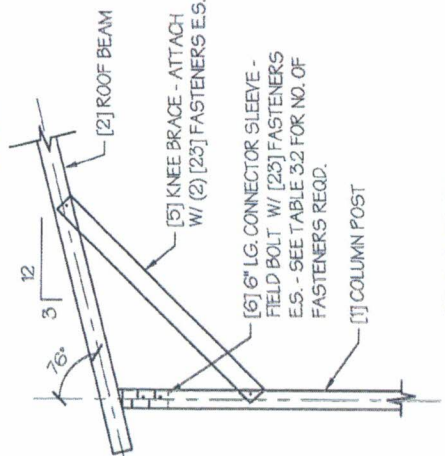
TYP. A-FRAME SECTION  
SCALE: NTS



PEAK BRACE CONNECTION DETAILS  
SCALE: NTS

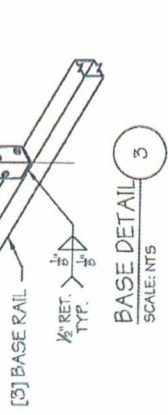


EAVE DETAIL  
SCALE: NTS



B. REGULAR FRAME  
SCALE: NTS

A. A-FRAME  
SCALE: NTS



BASE DETAIL  
SCALE: NTS

TABLE 3.1: KNEE BRACE SCHEDULE

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

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
<input type="checkbox"/> 105 TO 125	4
<input type="checkbox"/> 130 TO 155	6
<input type="checkbox"/> 160 TO 190	8

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

TABLE 4: FRAME SPACING CHART / SCHEDULE

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

NOTES:

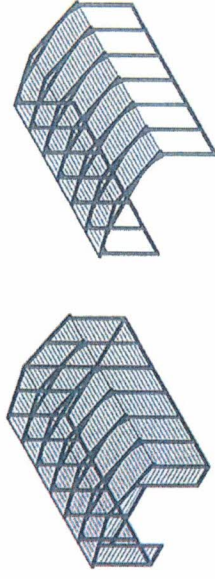
- FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
- WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
- SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
- FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER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

ENCLOSURE CLASSIFICATION:

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

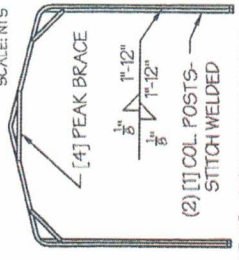
GENERAL NOTES:

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



TYP. ENCLOSED BUILDING  
SCALE: NTS

TYP. OPEN BUILDING  
SCALE: NTS



(2) [1] COL. POSTS-  
STITCH WELDED  
TYP. OPEN END WALL ON 3  
SIDE ENCLOSED BUILDING  
SCALE: NTS

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9885

ENGINEERED BY:



A&A ENGINEERING  
CIVIL - STRUCTURAL  
6086 Renaissance Place, Toledo, OH 43623  
Tel: 419-292-1988 • Fax: 419-292-4955  
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 18'-0" WIDE BUILDINGS

LOCATION: STATE OF ARIZONA

PROJECT NO.: 033-21-0188

SHEET TITLE:

SPACING SCHEDULES  
& ENCLOSURE NOTES

SHEET NO.: 4 / 11

DRAWN BY: A.W. DATE: 1/22/21

CHECKED BY: OAA DATE: 1/22/21

LEGAL INFORMATION

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

SEAL:



STAMP EXPIRY: DEC 31 2021

DATE SIGNED: JAN 31 2021

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING  
CIVIL • STRUCTURAL

6036 Remembrance Place, Toledo, OH 43623  
Tel. 419-292-1988 • Fax. 419-292-0935  
www.a-a-engineers.com

**DRAWING INFORMATION**

PROJECT: 18'-0" WIDE BUILDINGS

LOCATION: STATE OF ARIZONA

PROJECT NO.: 033-21-0188

SHEET TITLE:

**SHEATHING OPTIONS  
& DETAILS**

SHEET NO.: 6 / 11

DRAWN BY: A.W. DATE: 1/22/21

CHECKED BY: OAA DATE: 1/22/21

**LEGAL INFORMATION**

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

SEAL:

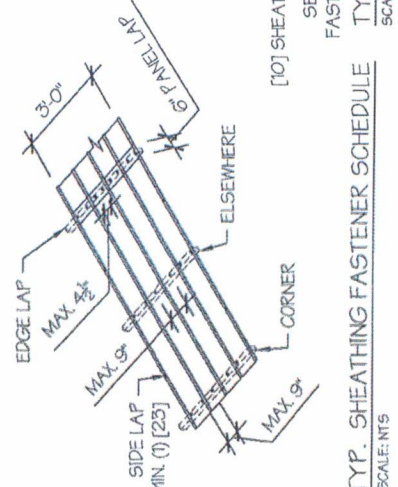
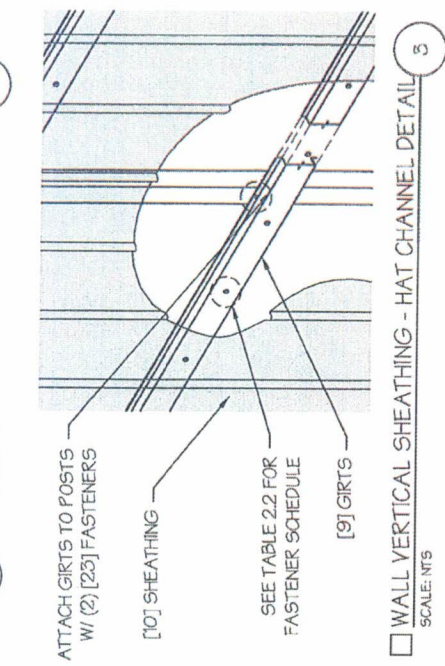
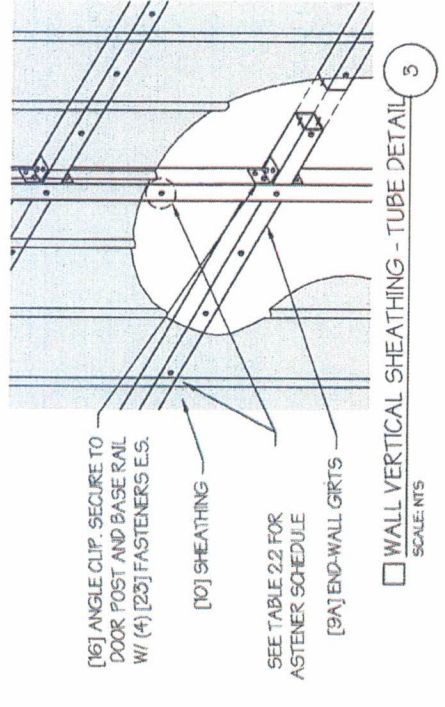
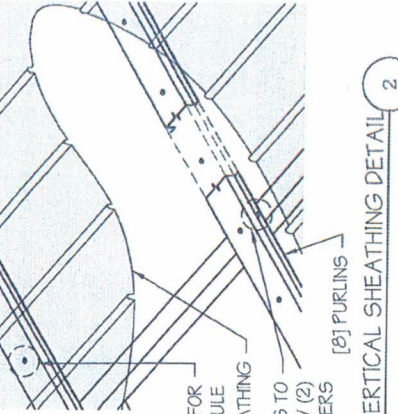
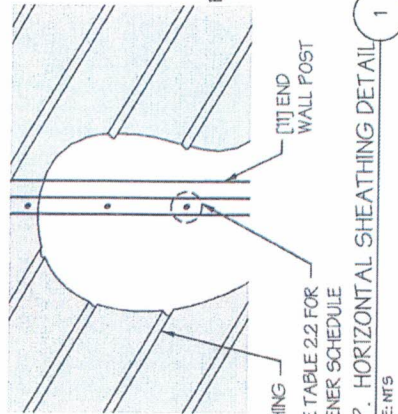
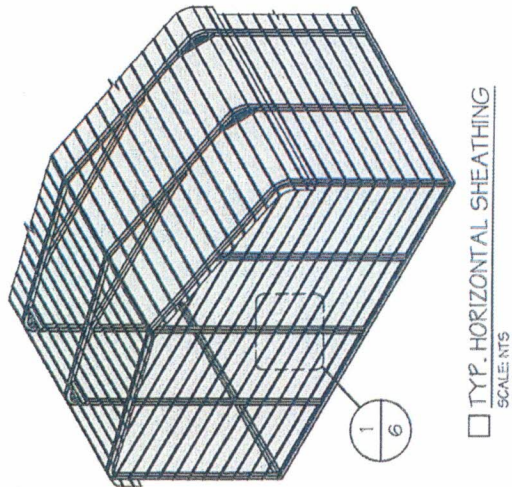
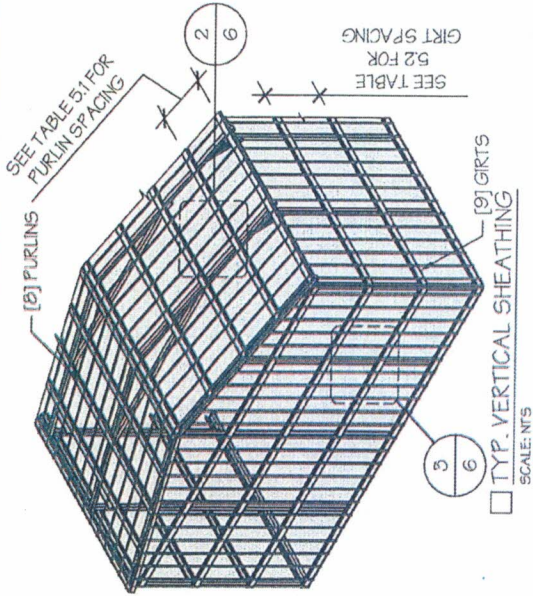


STAMP EXPIRY: **DEC 31 2021**

DATE SIGNED: **JAN 31 2021**

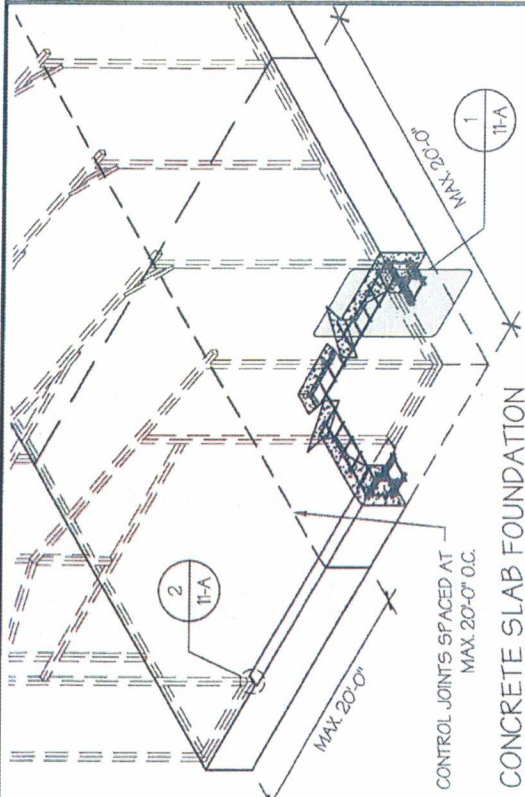
**GENERAL SHEATHING NOTES:**

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

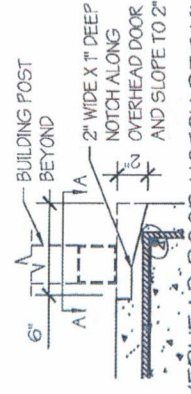


**CONCRETE SLAB FOUNDATION NOTES:**

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.2.
- THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS 5 $\frac{1}{2}$ " FOR 14GA MATERIAL AND 5 $\frac{3}{4}$ " FOR 12GA MATERIAL.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.



**CONCRETE SLAB FOUNDATION**  
SCALE: NT5



**OVERHEAD DOOR NOTCH DETAIL**  
SCALE: NT5

**TABLE 11-A.2: CONCRETE SLAB ANCHOR SCHEDULE**

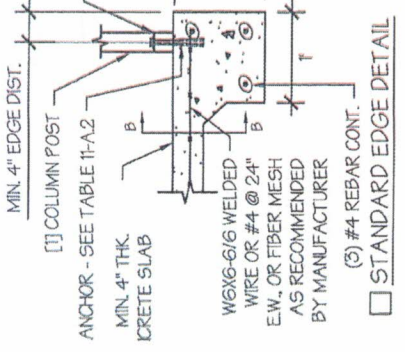
ENCLOSURE	WIND SPEED (M/PH)	ANCHOR SIZE/NUMBER
ENCLOSED	105 TO 135	(1) 1/2" Ø X 7"
ENCLOSED	136 TO 180	(2) 1/2" Ø X 7"
OPEN	105 TO 135	(1) 1/2" Ø X 7"
OPEN	136 TO 180	(2) 1/2" Ø X 7"

- NOTES:
- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
  - MIN. EMBEDMENT DEPTH TO BE 2 $\frac{1}{2}$ ".
  - ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

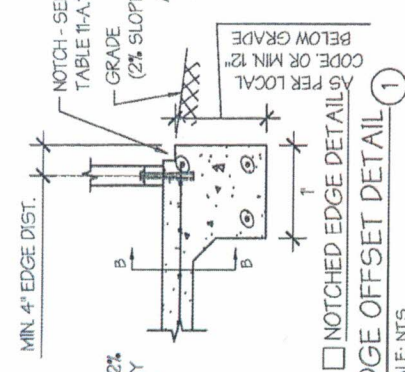
**TABLE 11-A.1: NOTCH WIDTH**

HORIZONTAL/OPEN	VERTICAL
14GA	14GA
2 3/4"	1 3/4"
	1 7/8"

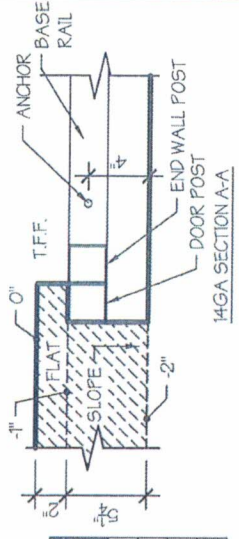
NOTE: DEPTH IS TO BE 1 1/2"



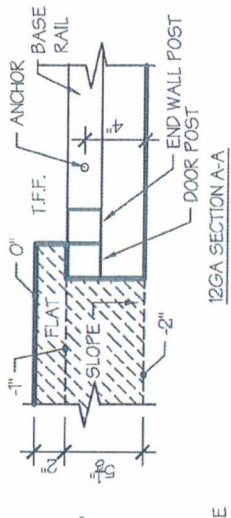
**STANDARD EDGE DETAIL**



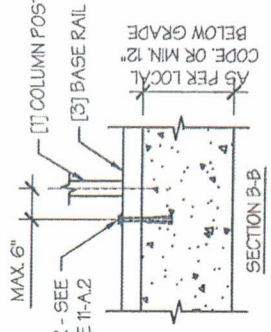
**NOTCHED EDGE DETAIL**



**14GA SECTION A-A**



**12GA SECTION A-A**



**SECTION B-B**

MANUFACTURED BY:



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

ENGINEERED BY:



**A&A ENGINEERING**  
CIVIL - STRUCTURAL  
6005 Remembrance Place, Toledo, OH 43623  
Tel. 419-592-1583 • Fax. 419-592-0555  
www.a-a-engineers.com

**DRAWING INFORMATION**

PROJECT: 18'-0" WIDE BUILDINGS  
LOCATION: STATE OF ARIZONA  
PROJECT NO.: 033-21-0188  
SHEET TITLE: FOUNDATION OPTION 1: CONCRETE SLAB

SHEET NO.: 11-A / 11

DRAWN BY: A.W. DATE: 1/22/21

CHECKED BY: OAA DATE: 1/22/21

**LEGAL INFORMATION**

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

SEAL:



STAMP EXPIRY: DEC 31 2021

DATE SIGNED: JAN 31 2021