Commissioners

Kelly Cochran, Chair Jeff Craig, Co-Chair Karen Wilson Chris Rule Erika Bartholomew Jennifer McKinney Dan Swanson



City Representation

Scott Larson, City Administrator Kim Agfalvi, City Clerk Stefanie Hindmarch, Planner JC Hungerford, Engineer Danielle Charchenko, Acct Rec.

City of Orting Planning Commission Agenda

Monday, June 6th, 2022 7:00pm City Hall Council Chambers

If joining virtually:

Phone Dial-in - Charges may apply +1.253.215.8782

To join the meeting on a computer or mobile phone:

https://us06web.zoom.us/j/86829059256?pwd=a2JPOCtqYzBtVVVpeFY0YTJPT3B3dz09

Meeting ID: 868 2905 9256 Password: 295333

A. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

The public may attend this meeting virtually via the platform Zoom by clicking the link above or by telephone, or in person at City Hall.

1. Is there a motion to excuse Commissioner(s) from this meeting?

B. AGENDA APPROVAL

1. Does the agenda require an addition or removal of a topic?

C. PUBLIC COMMENTS

Comments may be sent to the Planning Commission Acting Secretary Kimberly Agfalvi at clerk@cityoforting.org by 1:00pm on the day of the meeting and will be read into the record at the meeting. In the case of a question, the chair will refer the matter to the appropriate administrative staff member. Comments that come in after the deadline will be read into the record at the next Planning Commission meeting.

D. APPROVAL OF MINUTES

1. Are the minutes of May 2nd, 2022 meeting correct and accurate?

E. ARCHITECTURAL DESIGN REVIEW

1. ADR 2022-04 - D&D Construction/Big J's.

F. NEW BUSINESS

1. Public Hearing – Manufactured Homes Code Amendments: Review, Public Hearing, Deliberations.

G. OLD BUSINESS

- Dumpsters
- 2. Update on signage at Shell station and the two adult family homes north of Orting Cardinal Stadium.

H. GOOD OF THE ORDER

- 1. Planned Absences:
- 2. Report on Council Meetings:
- 3. Agenda setting:

I. ADJOURN

NEXT PLANNING COMMISSION MEETING: THURSDAY, July 7th, 2022

City Council Meeting: 2nd & last Wednesday of each month at 7:00pm

City Council Study Session: 3rd Wednesday of each month at 6:00pm

City of Orting Staff Report Planning Commission

Big J's ADR 2022-04 Enclosed Cover, Garage Door, Loading Dock Updates

APPLICANT / OWNER

LOCATION OF PROPOSAL

D&D Construction – Big J's

107 Calistoga St. W. Orting, WA 98360

DESCRIPTION OF PROPOSAL: The applicant proposes to fill in the loading dock to make it flush with the existing concrete. They will build an enclosed cover and garage door to secure inventory for the store. The architectural finishes and paint will be consistent with the existing building.

STAFF REPORT:

The property is located in the "Mixed Use – Town Center" (MUTC) zone. The proposed use of this property is subject to the regulations in OMC 13-6-7 "Architectural Design Review".

- The loading dock will be filled is to make flush with existing concrete.
- A cover will be built and a garage door added to secure inventory.
- The applicant has submitted a rendering of the exterior of the building and finishes including siding, paint and roofing will be consistent with the existing structure.

STAFF RECOMMENDATION: Staff recommends approval of the proposed design with exception of the garage door. Applicant should submit drawings of a garage door that matches the Victorian/Western theme that can be reviewed at the next Planning Commission Meeting. Examples of commercial garage doors include the Old City Hall building and the Fire House Restaurant at the Harman/Kansas intersection.

PREPARED BY:	Kim Agfalvi, City Clerk		
PLANNING COM	IMISSION DECISION – June 6	th, 2022	
Kelly Cochran, Planni	ing Commission Chair	Scott Larson, City Administrator	_

City of Orting Department of Planning & Community ARCHITECTURAL DESIGN REVIEW APP	File No			
Name of Project/Development:	Fee Paid \$			
APPLICANT/CONTACT PER	SON	Date Rec'd		
Name: D&D Construction Inc.				
Address: PO Box 1133				
City: Orting State: W	VA Zip: 98360	Phone: 253-538-9331		
DESCRIPTION OF I	PROPOSED ACTION			
Fill in loading dock to make flush with existing concrete. Build an enclosed cover and garage door to secure inventory for store. The architectural finishes & paint will be consistent with the existing building.				
PROPERTY (DESCRIPTION			
Location of subject property: 107 Calistoga St. W (Orting, WA 98360			
Legal Description (attach additional pages as rec	quired):			
Tax Parcel No. 1/4 Sec. Sec.	Tax Parcel No. 1/4 Sec. Sec. Twn. R. 3670000181			
Size (ac./sq. ft.) 11,000 sq ft Comp. Plan designation Zone				
Current Use Retail Store				
AUTHORIZAT SIGNATURE OF ALL PERSONS WIT	TION TO FILE: TH AN INTEREST IN TH	IE PROPERTY		
Name	Name			
Signature	Signature			
Tax No or Lot & Subdivision	Tax No or Lot & Subdivision			
Owner Contract Purchase Option Purchaser* Option Expiration Date *Owners signature also required	Owner Contract Purchase Option Purchaser* Option Expiration Date *Owners signature also required			
CERTIFICATION				
I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.				
Signature: Alde Cll		Date: 5/19/2022		

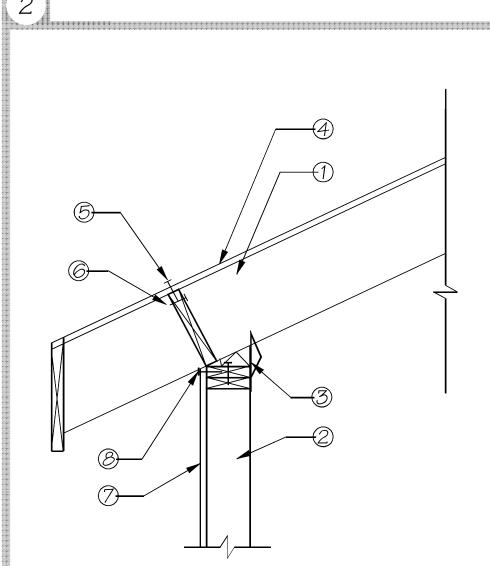
VERTICAL LOADS			
	DEAD LOADS	LIVE LO	4 <i>DS</i>
ROOF _H (Heated)	15 PSF	25	PSF
$ROOF_{U}$ (Unheated)	15 PSF	25	PSF
FLOOR	12 PSF	40	PSF
DECK	12 PSF	60	PSF
STORAGE	12 PSF	100	PSF
LATERAL LOADS			
IBC SEISMIC DESIGN CRITERIA		D	
IRC SEISMIC DESIGN CRITERIA		D2	
WIND SPEED, V _{ult}		120	MPH
EXPOSURE CATEGORY		\mathcal{C}	
SITE CONDITIONS			
SOIL BEARING CAPACITY		1500	PSF
LATERAL BEARING CAPACITY		150	PSF/FT
GROUND SNOW LOAD		30	PSF
FROST DEPTH		18	INCHES

LOADING AND SITE CONDITION TABLE

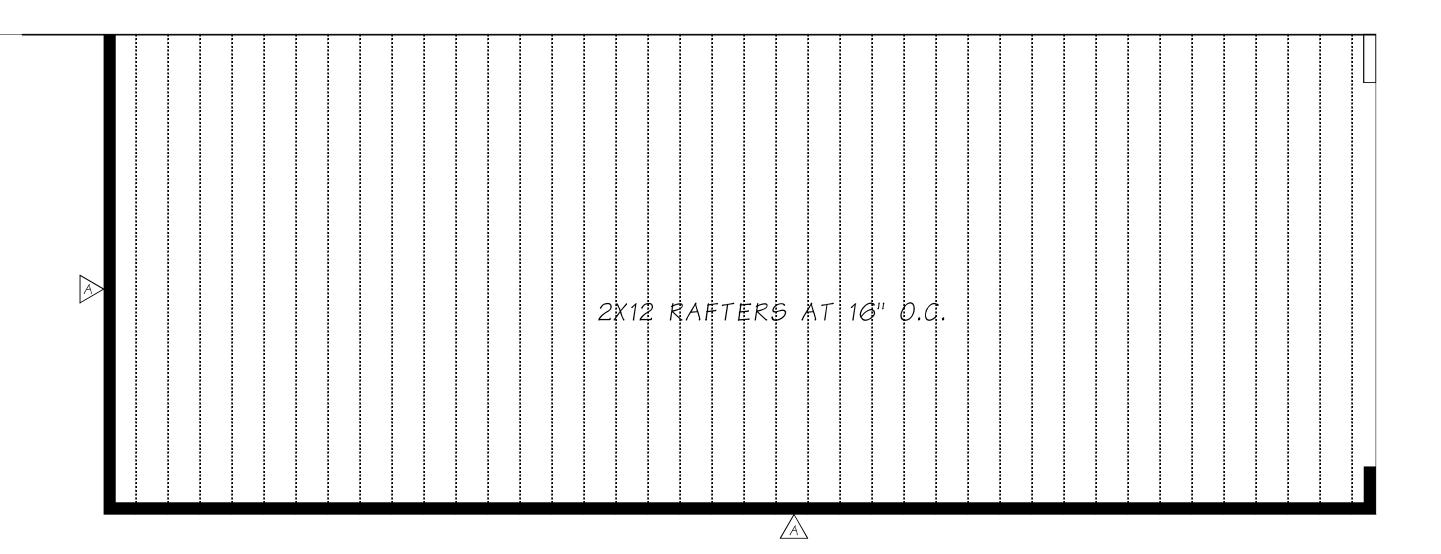
<u> </u>						
MARK	WALL TYPE	N A	AILING SIZE AND PATTERN	NOTES	SEIS/ (PS	
Α	7/16" MIN. APA SHEATHING ONE FACE	8d	6" O.C. EDGE/12" O.C FIELD	1,2,3,4,8,11,12,13	255	357
В	7/16" MIN. APA SHEATHING ONE FACE	8d	4" O.C. EDGE/12" O.C FIELD	1,2,3,5,8,11,12,13	395	553
С	7/16" MIN. APA SHEATHING ONE FACE	8d	3" O.C. EDGE/12" O.C FIELD	1,2,3,6,8,9,10,11,12,13	505	707
D	7/16" MIN. APA SHEATHING ONE FACE	8d	2" O.C. EDGE/12" O.C FIELD	1,2,3,7,8,9,10,11,12,13	670	938
Р	PORTAL FRAME W/ HOLD-DOWNS	8d	3" O.C. ALL FRAMING	14		
G	5/8" GYPSUM WALL BOARD	6d	4" O.C. ALL FRAMING	15,16	110	110

SHEARWALL NOTES:

- 1) Wood Panel nailing criteria and capacities based on SDPWS table 4.3A.
- 2) All sheathing edges, blocking, and intermediate framing shall be 2x or wider framing U.N.O.
- 3) All studs and blocking shall be HF#2 U.N.O., all top and bottom plates shall be HF#2 U.N.O. 4) Anchor bolts shall be 5/8" Ø, 7" embedment, and 3"x3"x1/4" square washer at 6'-0" o.c.
- 5) Anchor bolts shall be 5/8" Ø, 7" embedment, and 3"x3"x1/4" square washer at 4'-0" o.c.
- 6) Anchor bolts shall be 5/8" Ø, 7" embedment, and 3"x3"x1/4" square washer at 2'-0" o.c. 7) Anchor bolts shall be 5/8" Ø, 7" embedment, and 3"x3"x1/4" square washer at 1'-0" o.c.
- 8) One anchor bolt shall be provided within 12" of the end of each sill plate.
- 9) Provide nominal 3x for common members.
- 10) In lieu of 3x framing member, built up member with 16d nails at 4" o.c. staggered can be used. 11) Studs shall not be spaced more than 16" o.c.
- 12) 10d box nails may be used in lieu of 8d common nails. All nails shall have full size heads.
- 13) Hold downs and other connections may be required at the ends of any shearwall. Size and locations of these
- connections are indicated on the plans.
- 14) Portal Frame w/ hold-downs based on Section and Figure 2308.6.5.2 IBC. 15) Gypsum panel nailing criteria and capacities based on SDPWS table 4.3C.
- 16) All edges of gypsum wall board to be blocked.
- SHEAR WALL SCHEDULE



(1) 2×12 RAFTER (2) STUD WALL (3) BEVEL CUT TOP PLATE W/ SIMPSON H2.5 CLIP AT EACH RAFTER (4) ROOF SHEATHING PER PLAN (5) EDGE NAILING PER PLAN (6) FULL HEIGHT BLOCKING BETWEEN ALL RAFTERS W/(3) 16d NAILS PER BLOCK (7) WALL SHEATHING PER PLAN (8) WALL EDGE NAILING PER



ROOF LAYOUT AND SHEAR WALLS

SCALE 1/4" = 1'-0"



ERIC J. SNIEZAK, P.E. 183 MOUNTAIN VIEW DRIVE PACKWOOD, WA 98361 (360)880-0524/(253)405-2200 eric@ejs-engineering.com



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DOCUMENT DATE: 3/8/2022

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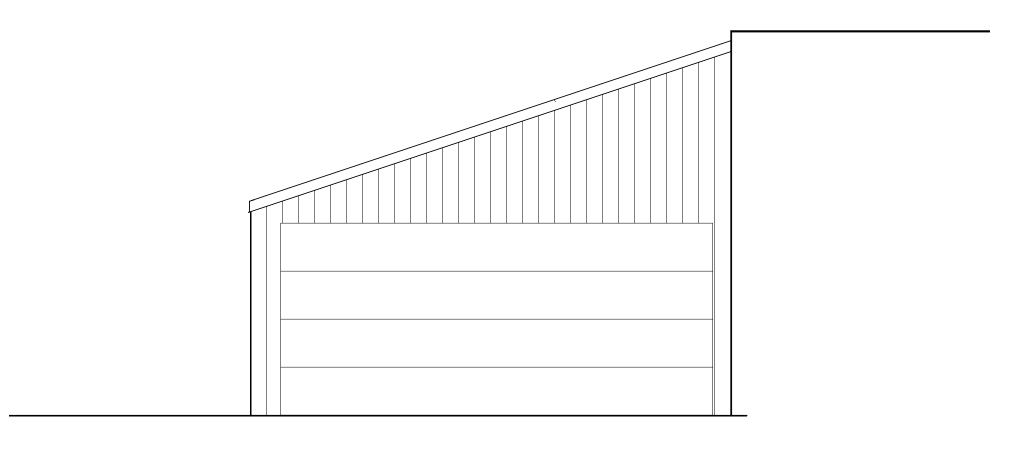
STRUCTRUAL DETAILS





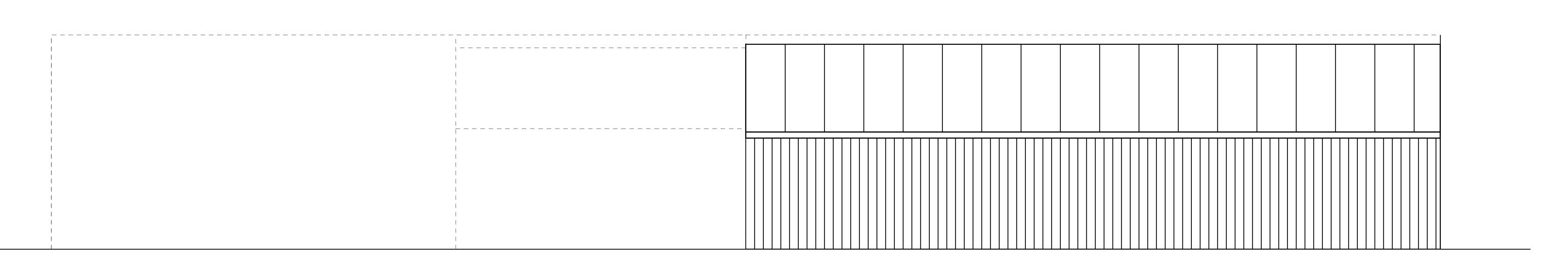
THESE DRAWINGS ARE A GRAPHICAL GUIDE FOR THE EXPERIENCED BUILDER TO USE AS REFERENCE FOR CONSTRUCTION THESE PLANS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. THESE PLANS SHOULD NOT BE ALTERED BY OTHER THAN A QUALIFIED DESIGNER, ARCHITECT, OR STRUCTURAL ENGINEER.

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FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



<u>FLOORPLAN</u> SCALE 1/4" = 1'-0"



ERIC J. SNIEZAK, P.E. 183 MOUNTAIN VIEW DRIVE PACKWOOD, WA 98361 (360)880-0524/(253)405-2200 eric@ejs-engineering.com



DOCUMENT DATE: 3/8/2022

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ELEVATION AND PLAN



CRITERIA

1.1 BUILDING CODE

2018 International Building Code [IBC]

1,2 LOADING AND SITE CONDITIONS SEE LOADING AND SITE CONDITION TABLE 1/S1.0

1.3 ABBREVIATIONS

ACI-AMERICAN CONCRETE INSTITUTE

AF&PA-ANSI/AF&PA SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC ASCE-AMERICAN SOCIETY OF CIVIL ENGINEERS

BCI-BOISE ENGINEERED WOOD PRODUCTS EOR-ENGINEER OF RECORD

GC-GENERAL CONTRACTOR GLB-GLUE LAMANINATED BEAM

IBC-INTERNATIONAL BUILDING CODE IRC-INTERNATIONAL RESIDENTIAL CODE

MAX-MAXIMUM MIN-MINIMUM

NDS-NATIONAL DESIGN SPECIFICATION-TIMBER

O.C.-ON CENTER OSB-ORIENTED STRAND BOARD

PSF-POUNDS PER SQUARE FOOT

P.T.-PRESSURE TREATED SIMPSON-SIMPSON STRONG-TIE WOOD CONSTRUCTION CONNECTORS, FASTENERS, STRONG WALLS, AND FRAMES

U.N.O.-UNLESS NOTED OTHERWISE 1,4 PLAN SET HIERARCHY

STRUCTURAL PLANS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL PLANS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL PLANS ARE PRIME. DISCREPANCIES FOUND AMONG PLANS, SPECIFICATIONS, THESE GENERAL NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. WORK DONE BY THE GC AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GC'S RISK.

1.5 STRUCTURAL PLAN DETAILS

PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS SET SHALL BE LOCATED BY THE ARCHITECTURAL PLANS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL PLAN SET (WALL SECTIONS, BUILDING SECTION, AND ELEVATIONS). DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWING.

1.6 METHOD AND MEANS-SAFETY

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OF PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE EOR HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR, THE EOR OF RECORD HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

1.7 TEMPORARY BRACING/FORMWORK/FALSEWORK

THE GC SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLAN SETS. CONFORM TO ASCE 37-02.

L8 CONTRACTOR-INITIATED CHANGES

SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND EOR FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

1.9 GENERAL AND TYPICAL DETAILS

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE EOR OF RECORD, ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE, TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR"S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION, THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE EOR FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

1,10 FIELD CONSTRUCTED STRUCTURAL SYSTEMS

ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

1.11 SHOP DRAWINGS

SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW PRIOR TO FABRICATION:

-METAL DECKING -STRUCTURAL STEEL

CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENT AND CALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WALL ELEVATION DRAWINGS WITH REINFORCEMENT SHOP DRAWINGS. APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

1.12 SHOP DRAWING REVIEW

DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE EOR, THEREFORE MUST BE VERIFIED BY THE GC. GC SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY EOR. GC SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE SAFETY, MEANS, METHODS, TECHNIQUES, SEQUENCES, OPERATIONS OF CONSTRUCTION, AND PRECAUTIONS INCIDENTAL THERETO.

QUALITY ASSURANCE

2.1 SPECIAL INSPECTIONS

SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 1705 OF THE IBC BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT AND RETAINED BY THE BUILDING OWNER. ARCHITECT, EOR, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

2.2 PERIODIC INSPECTION

INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

2.3 CONTINUOUS INSPECTION

INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

GEOTECHNICAL

3.1 FOUNDATION NOTES

SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER, FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST THE FROST DEPTH BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOIL ENGINEER.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

3.2 EMBEDDED POLE FOUNDATIONS

POST FOUNDATION ARE LISTED PER PLANS AS SQUARE OR ROUND. REGARDLESS OF SHAPE ON PLANS SQUARE OR ROUND HOLES ARE ADEQUATE WITH THE CRITICAL DIMENSION AS THE DIAMETER (ROUND) OR DIAGONAL DISTANCE (SQUARE) HOLES. HOLE PREPARATION FOR EMBEDDED POLE FOUNDATION CAN BE ACCOMPLISHED BY EITHER EXCAVATION OR AUGER DRILLING, TYPICAL TOLERANCE FOR HOLE SIZE AND GEOMETRY IS 50% IN SIZE OR OUT OF SQUARE AND WALLS BATTER UP TO 15° FROM VERTICAL. 6" THICK CONCRETE PUNCH PAD SHALL BE PLEASED AT THE BASE OF HOLE AT THE MIN. REQUIRED SIZE U.N.O. BACKFILLING OF HOLES SHALL BE ACCOMPLISHED WITH 5/8" MINUS FILL PLACED AND COMPACTED IN 6" LIFTS OR CONCRETE BACKFILL U.N.O.

4.1 DEMOLITION

GC SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND, IN A MANNER, SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

4.2 CONTRACTOR VERIFICATION

GC SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND EOR IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

CONCRETE

5,1 CONCRETE MIX AND PLACEMENT

CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 301-16, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

5.2 AIR ENTRAINMENT

ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, TABLE 4.4.1 MODERATE EXPOSURE, F1.

5.3 SHOTCRETE PLACEMENT

CONCRETE MAY BE PLACED BY THE 'SHOTCRETE" METHOD, PROVIDED THE APPROVALS, TESTS, AND INSPECTIONS REQUIRED THE BUILDING DEPARTMENT. SHOTCRETE MATERIALS, EQUIPMENT, PROCEDURES, PROPORTIONS, BATCHING, MIXING, AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 506R-05, ACI 506.2-95 AND THE IBC SECTION 1910. THE 'SHOTCRETE' METHOD SHALL NOT BE USED WITHOUT MAKING SPECIAL ARRANGEMENTS THROUGH OWNER AND EOR UNLESS STRUCTURAL DRAWINGS ARE SPECIFICALLY DETAILED TO ACCOMMODATE

SHOTCRETING. 5.4 REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1). REINFORCING BARS #3 AND SMALLER, GRADE 40, FY = 40,000 PSI. REINFORCING BARS #4 AND LARGER, GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

5.5 DETAILING OF REINFORCING STEEL

REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-11, LAP ALL REINFORCEMENTS IN ACCORDANCE WITH THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8 INCHES AT SIDES AND ENDS. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO

DETAILED OR APPROVED BY THE EOR. 5.6 CONCRETE PROTECTION

CLEAR COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS: UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH FORMED SURFACES EXPOSED TO EARTH (#6 AND LARGER) .. FORMED SURFACES EXPOSED TO EARTH (#5 AND SMALLER) COLUMN TIES OR SPIRALS AND BEAM STIRRUPS SLABS AND WALLS (INT. FACE).....GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

5.7 CAST-IN-PLACE CONCRETE

SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS, SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRE-CAST.

5.8 NON-SHRINK GROUT

SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).

6.1 EXPANSION BOLTS

EXPANSION BOLTS INTO CONCRETE SHALL BE SIMPSON 'STRONG-BOLT 2' WEDGE ANCHORS AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS, SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

6.2 EPOXY-GROUTED ITEMS

EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING SIMPSON 'SET XP' HIGH STRENGTH EPOXY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES F. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 GRADE STEEL U.N.O.

6.2 CONCRETE SCREW ANCHORS

SCREW ANCHORS ATTACHING INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE SIMPSON 'TITEN HD' HEAVY DUTY SCREW ANCHOR, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

7.1 STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION

C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

SHALL BE BASED ON:

A. AISC 360 AND SECTION 2205.2 OF THE IBC.

CONNECTION BOLTS-SHALL CONFORM TO ASTM A307.

B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS:

i. AS NOTED IN THE CONTRACT DOCUMENTS. ii. BY THE DELETION OF PARAGRAPH 4. 4. 1.

iii. REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

7.2 STEEL ROLLED SHAPES

WIDE FLANGE SHAPES-SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES-SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPES-SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING-SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI (ROUND), FY = 46 KSI (SQUARE AND RECTANGULAR).

7.3 ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

7.4 EXPOSED STEEL

ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED

BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, U.N.O.

7.5 SHOP PRIME

ALL STEEL SHALL RECEIVE SHOP PRIME EXCEPT:

STEEL ENCASED IN CONCRETE. SURFACES TO BE WELDED.

CONTACT SURFACES AT HIGH-STRENGTH BOLTS.

MEMBERS TO BE GALVANIZED. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.

SURFACES TO RECEIVE SPRAYED FIREPROOFING. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

7.6 STRUCTURAL BOLTS

ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

7,7 EMBEDDED ANCHORS

ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

7.8 WELDING

ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREOUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS. AT -20 DEGREES F AND 40 FT-LBS. AT 70 DEGREES F, AT DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

7.9 METAL FLOOR AND ROOF DECKING

SHALL CONFORM TO SECTION 2210.1 OF THE IBC. PROVIDE SIZE, TYPE, GAUGE, AND ATTACHMENT TO THE SUPPORTING STRUCTURE AS SHOWN ON THE PLANS. ARC SEAM AND SPOT (PUDDLE) WELDS FOR FIELD ASSEMBLY OF METAL DECK SHALL BE MADE WITH MINIMUM E60XX ELECTRODES. DECK ALTERNATES MUST BE CONNECTED ACCORDING TO PUBLISHED ICC-ES CRITERIA FOR DIAPHRAGM SHEARS SHOWN. PROVIDE TEMPORARY SHORING WHERE REQUIRED PER MANUFACTURER"S PUBLISHED CRITERIA.

SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

CONVENTIONAL LIGHT FRAMING JOISTS (2x & 3x MEMBERS)... BEAMS (4x MEMBERS AND LARGER).....DOUGLAS FIR NO. 2

POLE BUILDING CONSTRUCTION GIRTS AND PURLINS... ...DOUGLAS FIR NO. 2 EMBEDDED POSTS.....HEM-FIR NO. 2

8.2 GLUED LAMINATED MEMBERS

SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE.

ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv =265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,500 FT RADIUS, U.N.O.

8.3 MANUFACTURED LUMBER

PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED ON PRODUCTS MANUFACTURED BY THE BOISE CASCADE CORPORATION IN ACCORDANCE WITH UC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL: Fb = 2,900 PSI, Fv = 290 PSI, E = 2,200 KSI

LVL: Fb = 2,600 PSI, Fv = 285 PSI, E = 2,000 KSILSL: Fb = 2,325 PSI, Fv = 310 PSI, E = 1,550 KSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND EOR. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT

APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PRESENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE

CONTENT EXCEEDS THIS VALUE. 8.4 PLYWOOD SHEATHING

PLYWOOD SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS1 OR PS2. OSB OF EQUIVALENT THICKNESS, EXPOSURE RATING, AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 7/16" (NOMINAL) WITH SPAN RATING 24/0. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES.

ALL EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. WALL SHEATHING SHALL BE 7/16" (NOMINAL) WITH SPAN RATING 24/0. PLACEMENT-ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR, WALL, AND ROOF

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

8.5 WOOD TO CONCRETE CONNECTION ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE

PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. 8.6 PRESERVATIVE

PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA

8.7 WOOD TREATED FOR FIRE RESISTANCE

FIRE RESISTANCE TREATMENT SHALL MEET THE REQUIREMENTS OF ASTM E 84 OR UL 723 AND HAVE A LISTED FLAME SPREAD INDEX OF 25 OR LESS. FIRE RETARDANT TREATED LUMBER AND WOOD STRUCTURAL PANELS SHALL BE LABELED IN ACCORDANCE WITH IBC 2303.2.4. WOOD TREATED FOR FIRE PROTECTION FOR USE IN INTERIOR ABOVE GROUND CONSTRUCTION AND CONTINUOUSLY PROTECTED FROM WEATHER AND OTHER SOURCES OF MOISTURE SHALL BE TREATED TO AWPA UCFA. WOOD TREATED FOR FIRE PROTECTION FOR USE IN EXTERIOR ABOVE GROUND CONSTRUCTION AND SUBJECT TO GETTING OR OTHER SOURCES OF MOISTURE SHALL BE TREATED TO AWPA UCFB.

8.8 FASTENERS AND TREATED LUMBER

FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE TO COMPLY WITH THE WOOD TREATMENT PROCESS. INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR SET, EXTERIOR SET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE

TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL. 8.9 TIMBER CONNECTORS

REFERENCED AND STANDARD TIMBER CONNECTORS SHALL BE STRONG-TIE TYPE BY SIMPSON AS SPECIFIED IN THEIR CATALOG NUMBER C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S

8.10 FLUSH BEAM AND JOISTS

2x JOISTS SHALL BE CONNECTED WITH 'LUS" SERIES JOIST HANGERS. ALL I-JOISTS SHALL BE CONNECTED WITH 'ITS" SERIES JOIST HANGERS.

ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED WITH 'MIT" SERIES JOIST HANGER.

8.11 TWO MEMBER CONNECTION CONNECTOR STRAPS USED TO CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH

8.12 SHIMS

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. 8.13 FASTENING SCHEDULE

FASTENERS SIZES SHALL CONFORM TO FASTENERS LISTED IN ROW TWO OF IBC TABLE 2304.10.1. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LUG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NDS WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" DIAMETER AND SMALLER LAG SCREWS.

8.14 NOTCHES AND HOLES IN WOOD FRAMING

NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF AND SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

NOTCHES IN EXTERIOR WALLS AND BEARING PARTITIONS ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A

NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS U.N.O.

8.15 WOOD FRAMING NOTES

THE FOLLOWING APPLY U.N.O. ON THE PLANS

MINIMUM STANDARD OF WOOD DETAILS WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC AND THE AF&PA. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

WALL FRAMING REFERENCE ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. U.N.O.

ONE KING STUD SHALL BE PROVIDED AT EACH SIDE OF ALL OPENINGS AND AT BEAM OR HEADER BEARING LOCATIONS U.N.O. JACK STUDS SHALL BE PROVIDED AT EACH SIDE OF ALL OPENINGS. U.N.O. ONE JACK STUD PER SIDE AT OPENINGS LESS THAN 6'-0", TWO JACK STUDS FOR OPENINGS BETWEEN 6'-0" AND 8'-0", THREE JACK STUDS FOR OPENINGS GREATER THAN 8'-0" TO 16'-3", OPENINGS GREATER THAN 16'-3" SHALL HAVE JACK STUDS CALLED OUT ON PLANS.

4x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS U.N.O.

SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT. ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O. C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4"-0" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" O.C.

INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" O.C. U.N.O. FLOOR AND ROOF FRAMING

PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS U.N.O. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d NAILS AT 12" O.C U.N.O. ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID WITH LONG AXIS PERPENDICULAR TO

ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" O.C. U.N.O. SILL PLATE ANCHORAGE

SUPPORTS AND NAILED @ 6" O.C. WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS, AND OVER STUD

SHEATHING EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES.

WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED

ATTACHED 2x MIN THICKNESS SILL PLATE TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT A MAX SPACING OF 6'-0", EMBEDDED 7" MINIMUM, U.N.O. PROVIDE 3"X3"X1/4" WASHERS UNDER HEADS AND NUTS

LEGAL

9.1 TERMS OF SERVICE THESE DRAWINGS ARE A GRAPHICAL GUIDE FOR THE EXPERIENCED BUILDER TO USE AS REFERENCE FOR CONSTRUCTING THE PROJECT DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE BUILDER AND/ OR THE PURCHASER OF THESE PLANS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. THESE PLANS SHOULD NOT BE ALTERED BY OTHER THAN A QUALIFIED DESIGNER, ARCHITECT, OR

STRUCTURAL ENGINEER.

ADMINISTRATIVE SERVICE FEES).

9.2 COPYRIGHT INFORMATION THESE DRAWINGS ARE THE COPYRIGHT OF ERIC J. SNIEZAK, P.E. OF EJS ENGINEERING, PLLC. THE PURCHASER OF THESE DRAWINGS HAS PURCHASED THE RIGHT TO BUILD THE DRAWING SHOWN ONE TIME ONLY. IF THIS PROJECT OR A DERIVATIVE OF THIS PROJECT IN ACCORDANCE WITH FEDERAL COPYRIGHT LAWS IS TO BE BUILT MORE THAN ONCE, EVEN WITH DESIGN CHANGES, ADDITIONAL RIGHTS MUST BE

PURCHASED. TO REPORT COPYRIGHT VIOLATIONS PLEASE CALL (360)880-0524. 9,3 PAYMENT OF SERVICES

UNLESS PRE-ARRANGED IN WRITING, PAYMENT FOR SERVICES ARE DUE AT DELIVERY. FAILURE TO PAY FOR SERVICES RENDERED WILL RESULT IN THE FOLLOWING:

*THE INVALIDITY OF THE PROFESSIONAL STAMP. *REMOVAL OF THE ENGINEERED DOCUMENTS FROM THE JURISDICTION. *LIEN PLACED ON THE PROPERTY ASSOCIATED WITH THE PROJECT (INCLUDING LEGAL AND

EJS ENGINEERING, PLLC

ERIC J. SNIEZAK, P.E. 183 MOUNTAIN VIEW DRIVE PACKWOOD, WA 98361 (360)880-0524/(253)405-2200 eric@ejs-engineering.com



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DOCUMENT DATE:

3/8/2022

NOTES

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GENERAL STRUCTURAL



HESE DRAWINGS ARE A GRAPHICAL GUIDE FOR THE EXPERIENCED BUILDER TO USE AS REFERENCE FOR CONSTRUCTION. THESE PLANS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. THESE PLANS SHOULD NOT BE ALTERED BY OTHER THAN A QUALIFIED DESIGNER, ARCHITECT, OR STRUCTURAL ENGINEER. THE PURCHASER OF THESE DRAWINGS ARE THE COPYRIGHT OF ERIC J. SNIEZAK, P.E. OF EJS ENGINEERING, PLLC. THE PURCHASER OF THESE DRAWINGS HAS PURCHASED THE RIGHT TO BUILD THE ROPYRIGHT LAWS IS TO BE BUILT MORE THAN ONCE, EVEN WITH DESIGN CHANGES, ADDITIONAL RIGHTS MUST BE PURCHASED. O REPORT COPYRIGHT VIOLATIONS PLEASE CALL (360)880-0524.



104 BRIDGE ST S, PO BOX 489, ORTING WA 98360 Phone: (360) 893-2219 FAX: (360) 893-6809 www.cityoforting.org

Staff Report

Project Name: Manufactured Homes Code Amendments

Applicant: City of Orting

Date of Staff Report: May 23, 2022

Date of Meeting: June 6, 2022

Staff Recommendation: Approval

City Staff Contact: Stefanie Hindmarch Tim Lincoln

Contract City Planner Building Official

Public Comment Period: Will occur prior to the public hearing.

Public Notice: Type 5 applications do not require notice of application per OMC 15-4-

1. Notice of a public hearing will be published and posted online 10 days

prior to the hearing per OMC 15-7-3.

Exhibits:

1. Staff Report

Background

In the City of Orting regulations are in place specifically for both mobile and manufactured homes . Per OMC 10-14-3 parking or occupying a mobile home outside an approved manufactured home park is not allowed, with a few exceptions. Exceptions include an unoccupied one in a private grange, a sale lot, or temporary parking per OMC 10-14-3.C.

Manufactured homes and mobiles homes are different uses. Per RCW 43.22A.010:

"Manufactured home" means a single-family dwelling built in accordance with the department of housing and urban development manufactured home construction and safety standards act, which is a national, preemptive building code.

"Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since introduction of the HUD manufactured home construction and safety standards act.

In Orting, manufactured homes are permitted on legal lots in the Residential Conservation (RC), residential Urban (RU) and Residential Multi-Family (RMF) zones. They must be on a permanent foundation and meet the following definition: "A dwelling unit manufactured off-site in a factory, transported to the site and placed on a permanent foundation and bearing an insignia by a state or

federal regulatory agency indicating that the building complies with all applicable construction standards of the U.S. Department of housing and urban development's definition of a manufactured home." They must also meet all applicable development/zoning regulations (setbacks, coverage etc.) as well.

The City's Building Official requested that the City's code be looked at to potentially be amended to require manufactured homes placed on individual lots to be new (in compliance with item (1), below). This will mainly ensure the homes are up to current Codes and conform to the surrounding residential atmosphere.

In initial Council discussions, some Councilmembers expressed a desire to see any manufactured home that was placed on an individual lot in the City to be brought up to current code rather than be "new" and not used, or perhaps put an age requirement on them rather than requiring they be new.

A question was also posed about if typical stick-built housing could be moved into the City. This housing can be moved into the City, the foundation would be required to meet current adopted code, but the whole building would not be required to be brought up to current building code standards. The building must just be safe for human occupancy as determined by the International Fire Code and the International Property Maintenance Code. Any repair, alteration or change of occupancy undertaken within the moved structure shall comply with the requirements of the building code applicable to the work being performed and can be inspected to ensure that structural damage did not occur during the move.

Based on Commission discussion at the May 2, 2022 Council Meeting, staff propose that manufactured homes be limited to an age of no more than three years old when the home is placed on the lot.

Findings of Fact

State law allows manufactured homes to be further regulated, though the state legislature since 2004 has required cities and counties to regulate manufactured homes built to federal manufactured housing construction standards no differently than they regulate other types of homes.¹ However, under those regulations, cities may require that manufactured homes²:

- (1) be new manufactured homes³;
- (2) be set on a permanent foundation;
- (3) comply with any local design standards that may apply to all other homes in the neighborhood in which the manufactured home is to be located;
- (4) be thermally equivalent to the state energy code; and/or
- (5) otherwise meet requirements for a "designated manufactured home" in RCW 35.63.160.

Labor and Industries (L&I) permits manufactured homes and remodeling of manufactured homes. L&I was contacted to provide information regarding these code amendments. The L&I representative stated: "Manufactured homes are built to 24 CFR MHCSS 3280 Federal HUD requirements. This code is

¹ https://mrsc.org/Home/Explore-Topics/Planning/Housing/Local-Land-Use-Regulation-of-Manufactured-Housing.aspx

² RCW 35A.21.312

³ Per RCW 35.63.160(2) "New manufactured home" means any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).

unique for HUD built homes and you cannot establish they be brought up to the IRC requirements. The state of Washington nor the Building Code Council has adopted the section in the IRC outlining requirements for the installation of manufactured homes. Most of these requirements do match the manufacturer's installation manuals and the Federal Manufactured Home Model Code 24 CFR 3285."

Therefore, City code cannot mandate that manufactured homes placed on individual lots be brought up to current code that same as other single-family homes as they are controlled by L&I and any remodeling is permitted and controlled by L&I. The City can however put an age limitation on the manufactured homes, such as three years old, or require they be new, per the RCW above.

Proposal

13-2-14: M:

MANUFACTURED HOME: A dwelling unit manufactured off site in a factory, transported to the site and placed on a permanent foundation and bearing an insignia by a state or federal regulatory agency indicating that the building complies with all applicable construction standards of the U.S. department of housing and urban development's definition of a manufactured home.

13-3-3: USES:

Table 1: City of Orting Land Use

	Zones							
	RC	RU	RMF	MUTC	MUTCN	LM	OS	PF
Manufactured home park	С	С	С					
Mobile/manufactured	P^7	P^7	P ⁷					
home								
Multiple-family			Р	P^3	Р			

Notes:

- 1. Residential planned unit developments (PUD) may allow increases in underlying density except in the MUTCN.
- 2. All development subject to Master Development Plan and MUTCN Bulk and Dimensional Requirements. See sections 13-3-2 E2 and E5 of this code.
- 3. Subject to architectural design review.
- 4. As a binding site plan.
- 5. Not located along retail street frontages.
- 6. Housing more than 12 unrelated individuals.
- 7. On a legal lot with permanent foundation and no older than three years old on the date the home is placed on the lot.

Public Hearing

A public hearing will be held by the planning commission on June 6, 2022.

Staff Recommendation

Staff recommends approval the ordinance as proposed.

Appeal

Recommendations of the planning commission may be appealed, by applicants or parties of record, from the planning commission hearing, to the city council per OMC 15-10-2.

NOTICE OF ORTING PLANNING COMMISSION PUBLIC HEARING

Monday, June 6th, 2022 – 7:00 pm

NOTICE IS HEREBY GIVEN the City of Orting Planning Commission will be holding a Public Hearing. The purpose of this hearing is to receive public testimony regarding a proposal to amend Orting Municipal Code 13-3-3: Uses. The amendment to the code is to restrict manufactured homes placed on individual lots to be no older than 3 years old when placed on the lot.

The City is utilizing in person and remote attendance for the hearing. Comments can be made by the public attending the meeting in person in City Council Chambers at 104 Bridge St South or by a log in or call in number and then entering the Meeting ID.

To join the meeting/hearing on a **computer or mobile phone**:

https://us06web.zoom.us/j/86829059256?pwd=a2JPOCtqYzBtVVVpeFY0YTJPT3B3dz09

Phone Dial-in: +1 253-215-8782

Meeting ID: 868 2905 9256 Passcode: 295333

If you are unable to join the hearing written comments may be submitted to City Planner Stefanie Hindmarch electronically, no later than 1:00pm on June 6, 2021 at SHindmarch@cityoforting.org or by mail to the Planning Commission secretary at PO Box 489, Orting, WA, 98360.

Written comments will be sent to the Commission prior to the hearing and will become part of the public record. Further information may be obtained by emailing Stefanie Hindmarch at the email above or by phone at 206-658-2672.



THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:

IPL0074550

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Final Cost:

251.27

Payment Type:

Account Billed

User ID:

IPL0019818

ACCOUNT INFORMATION

CITY OF ORTING IP PO BOX 489

ORTING, WA 98360-0489

360-893-2219

fbingham@cityoforting.org

CITY OF ORTING

TRANSACTION REPORT

Date

May 23, 2022 12:54:57 PM EDT

Amount:

251.27

SCHEDULE FOR AD NUMBER IPL00745500

May 27, 2022

The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL00745500

LEGAL NOTICE

NOTICE IS HEREBY GIVEN the City of Orting Planning Commission will be holding a Public Hearing. The purpose of this hearing is to receive public testimony regarding a proposal to amend Orting Municipal Code 13-3-3: Uses. The amendment to the code is to restrict manufactured homes placed on individual lots to be no older than 3 vears old when placed on the lot. **The** hearing will be held at a regular Planning Commission Meeting on June 6th, 2022 at 7:00pm. The City is utilizing in person and remote attendance for the hearing. Comments can be made by the public attending the meeting in person in City Council Chambers at 104 Bridge St S or by a log in or call in number and then entering the Meeting ID. To join the meeting/hearing on a computer or mobile phone: https://us06web. zoom.us/j/86829059256?pwd=a-2JPOCtqYzBtVVVpeFY0YTJPT3B-3dz09

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IPL0074550 May 27 2022

City of Orting PLANNING COMMISSION MINUTES

May 2, 2022

Chair Kelly Cochran called the meeting to order at 7:00 pm. Roll call found Commissioners Jeff Craig, Karen Wilson, Erika Bartholomew, Jennifer McKinney, and Dan Swanson in attendance. A quorum was present.

Commissioner Rule was absent from the meeting.

ATTENDANCE:

City Acting Commission Secretary Kim Agfalvi, City Administrator Scott Larson.

Professional Representatives

City Planner Emily Adams

Guests (including Virtual Log-in)

Erin Minton and Tim Martin from Gravity Coffee.

AGENDA APPROVAL:

Agenda Approval Commissioner Craig moved to approve the agenda with two additions:

• Update on flutter flags.

• Update on dumpsters.

Commissioner Bartholomew seconded the motion and it carried.

MINUTES:

Approval of Minutes for April 4, 2022

Commissioner Craig moved to approve the April 4th, 2022 minutes with the following corrections:

 Add a Whereas statement to the Ordinance stating Orting's reasons for the restrictiveness of its regulations; we are a small community and not a large City.

Commissioner Wilson seconded the motion and it carried.

ARCHITECTURAL DESIGN REVIEW:

A. ADR 2022-02 – Hidden Lakes Signage.

Chair Cochran read the ADR2022-02 signage staff report that noted the dimensions, the materials, and stated that the sign will be replacing the current sign that is in place at the entrance of the neighborhood. Commissioner Wilson asked about the regulations currently in place for signage, and City Planner Adams clarified by reading the section of Orting Municipal Code that related to signage for developments.

Commissioner Craig moved for the adoption as presented. Commissioner McKinney seconded the motion and it carried.

B. ADR 2022-03 – Gravity Coffee Siding Replacement. Chair Cochran read ADR2022-03 and stated where the property is located, and read the description of the proposal.

Ms. Erin Minton and Mr. Tim Martin from Gravity Coffee brought in samples of the light cherry and knotty pine metal siding that is designed to look like wood. Ms. Minton stated that the siding is maintenance free, durable, and has a 30-year warranty that will protect color and structure. She briefed the commission that the existing cedar has to be treated every year and the metal siding will not require the same maintenance. Commissioner Swanson stated the material is close to material used on businesses in surrounding cities, and that it looks aesthetically pleasing after installation. Ms. Minton and Mr. Martin answered commission questions regarding installation and composition of the materials.

Co-Chair Craig moved to adopt the ADR for gravity coffee as presented. Commissioner McKinney seconded the motion and it carried.

NEW BUSINESS:

Manufactured Housing Code Amendments

City Planner Adams read through the amendment for Manufactured Code Amendments. She stated the code amendment was brought forward by the building official for a potential update. She briefed the commissioners on the proposal to limit manufactured homes to be new construction, or limited to an age of no more than 5 years old from when the home is placed on the lot. The home must be brought up to current code. Commission discussion followed.

Commissioner Swanson stated that he would rather the regulation to be changed to reflect that the homes to be new, or no more than 3 years old.

City Planner Adams stated that she will change the age to 3 years or newer. A public hearing will be scheduled for the June 6th commission meeting.

OLD BUSINESS:

Supportive and Transitional Housing Code Amendments (E2SHB 1220)

City Planner Adams briefed the commissioners on the proposed supportive and transitions housing code amendments and stated a couple changes were made to add a new footnote, number 28, which is in response to removing the buffers from schools and parks. Commission discussion followed. After much discussion Commissioners chose to not remove the buffers from schools and parks.

Co-Chair Craig made a motion to recommend approval of the ordinance to City Council as proposed with school and park buffers included and with a revision to require hotels/motels in the MUTC zone to go through architectural design review as previously required by footnote #3.

Commissioner Swanson seconded the motion carried 4-1. Nay – Commissioner Wilson.

Flutter Flag and Signage Code Violations

Discussion on flutter flags violations commenced. Acting Secretary Agfalvi stated that she would ask Code Enforcement officer Joe Palombi to follow up with Gravity Coffee to ask them to remove the flutter flags that are still up. She also stated that she would draft a letter to the two adult family homes in Orting located north of Cardinal Stadium stating their signage has not been approved by the planning commission and advising them of the steps that need to take place for approval.

Dumpsters

City Administrator Larson briefed on the situation with the dumpsters that need to be screened from view. He stated the prior code enforcement officer approved the business to leave the dumpster in the right of way and that he will continue to work with the current code enforcement officer on a solution.

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Shell Station Signage Discussion about the temporary signage for the Shell station commenced and Acting

Secretary Agfalvi stated she would draft a letter to the business owner letting them know

their signage can only be up for thirty (30) days.

GOOD OF THE ORDER:

Meeting Extension Co-Chair Craig motioned to extend the meeting until 9. Commissioner Wilson seconded

the motion and it carried.

Planned Absences Commissioner Swanson will be absent for the next meeting.

Report on Council

City Administrator Larson briefed the Commission on things the Council has been discussing at their meetings.

Meetings

Agenda Setting

Commission asked that the following topics be added to the June meeting: dumpsters,

adult family home signage, Shell station signage, and a public hearing on manufactured

home code amendments.

ADJOURNMENT:

Meeting Adjournment Commissioner Craig moved to adjourn the meeting at 8:38pm. Commissioner

McKinney seconded the motion and it carried.

ATTEST:

Kelly Cochran, Commission Chair	Kim Agfalvi, Acting Commission Secretary