

Chairman

Tom Bailer

Commissioners

David Reggiani

John Greenwood

Tom McGann

Scott Pegau

John Baenen

Allen Roemhildt

City Planner

Samantha Greenwood

Assistant Planner

Leif Stavig

PLANNING COMMISSION SPECIAL MEETING

MARCH 20, 2014 AT 12:00 PM

LIBRARY MEETING ROOM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt

3. APPROVAL OF AGENDA (voice vote)

4. DISCLOSURES OF CONFLICTS OF INTEREST

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Audience comments regarding agenda items (3 minutes per speaker)

6. NEW/MISCELLANEOUS BUSINESS

a. Site Plan Review - Ocean Beauty Seafoods Modular Homes Page 2

7. AUDIENCE PARTICIPATION

8. COMMISSION COMMENTS

9. ADJOURNMENT

Memorandum

To: Planning Commission
From: Planning Staff
Date: 3/18/14
Re: Site Plan Review – Ocean Beauty Seafoods Modular Homes

PART I – GENERAL INFORMATION

Requested Actions: Site Plan Review
Applicant: BKR & Associates
Owner Name: Ocean Beauty Seafoods LLC
Address: 304 Jim Poor Ave.
Parcel Number: 02-060-227
Zoning: Waterfront Industrial District
Lot Area: 15,341 sq. ft.

PART II – BACKGROUND

Ocean Beauty Seafoods and BKR & Associates are proposing to construct eight 320 sq. ft. modular homes to be used primarily by Ocean Beauty employees as a bunkhouse. The modular homes will be stacked two high and will be located toward the back of the lot. Part of an existing storage building has been removed to make room for the modular homes.

PART III – REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS

The applicable regulations for this Site Plan Review are the following sections:

Chapter 18.33 WATERFRONT INDUSTRIAL DISTRICT

Chapter 18.42 SITE PLAN REVIEW

Chapter 18.48 OFF-STREET PARKING, LOADING AND UNLOADING

Chapter 18.33 WATERFRONT INDUSTRIAL DISTRICT

The development of housing in the Waterfront Industrial District is a permitted accessory use.

A Site Plan Review is required in the Waterfront Industrial District.

Chapter 18.42 SITE PLAN REVIEW

18.42.010 Purpose.

Whenever required by this code or the city council, a site plan review shall be completed by the planning commission with a recommendation to the city council. Prior to the issuance of a building permit, the city council must approve the site plan for the project.

Chapter 18.48 OFF-STREET PARKING, LOADING AND UNLOADING

The proposed construction is housing for seasonal employees-the majority of which do not have local transportation. In the case that parking for employees is needed it can be provided by Ocean Beauty Seafoods.

PART IV – SPECIAL CONDITIONS

The Planning Department must be in receipt of a Site Plan Approval from the Division of Fire and Life Safety prior to issuance of a Building Permit.

Trident Seafoods will consult with the Public Works Department about the water and sewer services and provide a Water Sewer Connection Permit to the Planning Department prior to the issuance of a Building Permit.

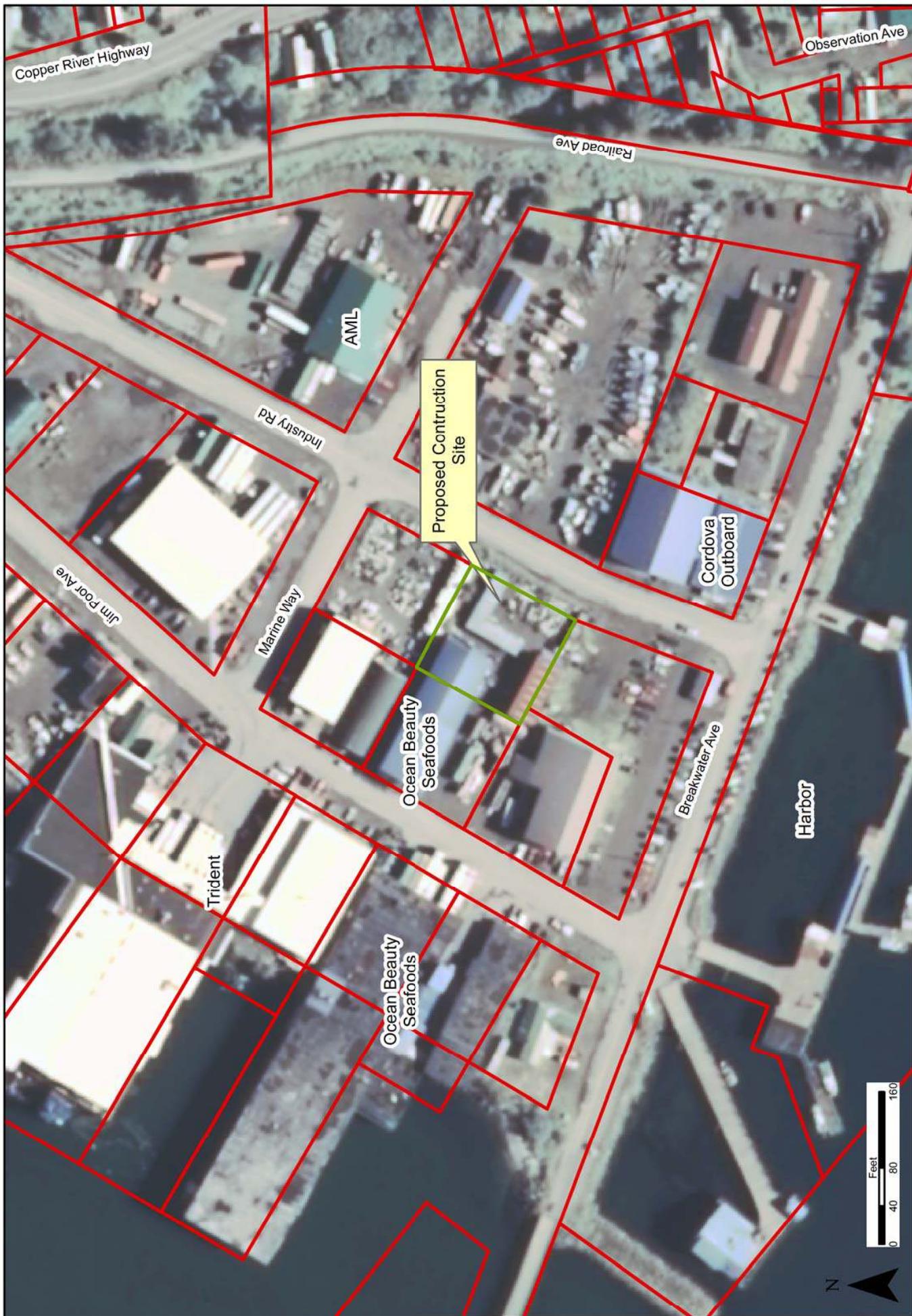
PART V – STAFF RECOMMENDATION

Staff recommend that the Planning and Zoning Commission forward a recommendation to City Council to approve the Site Plan Review requested by Ocean Beauty Seafoods to construct eight 320 sq. ft. modular units on Lot 4, Block 2, Cordova Industrial Park based on the findings as contained in the staff report.

PART VI – SUGGESTED MOTION

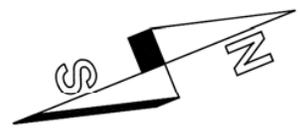
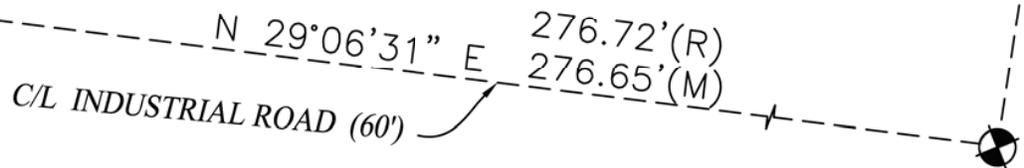
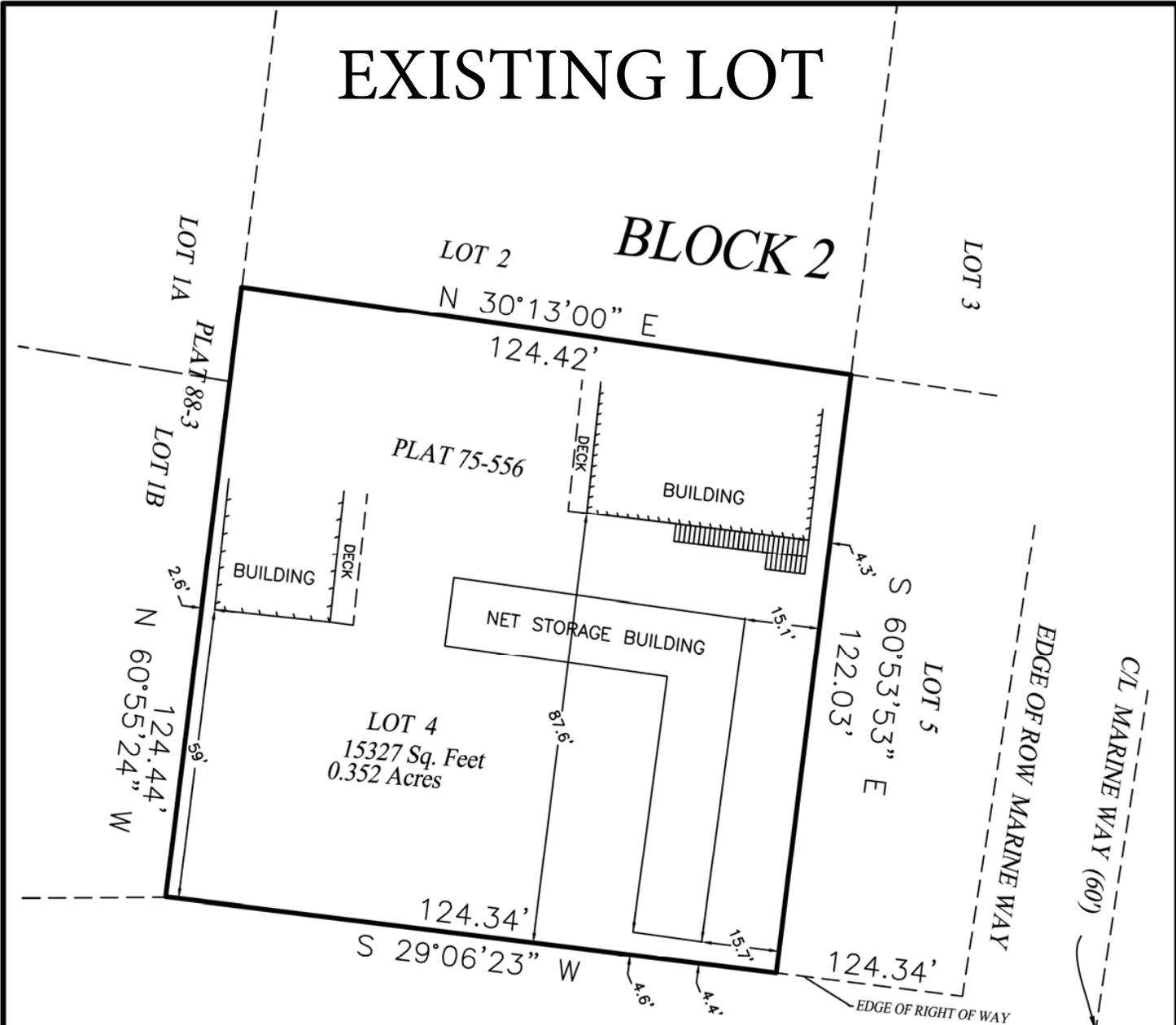
“I move that the Planning and Zoning Commission recommend to City Council to approve the Site Plan Review requested by Ocean Beauty Seafoods to construct eight 320 sq. ft. modular units on Lot 4, Block 2, Cordova Industrial Park based on the findings as contained in the staff report.”

Ocean Beauty Seafoods Modular Home Construction



EXISTING LOT

BLOCK 2



LEGEND

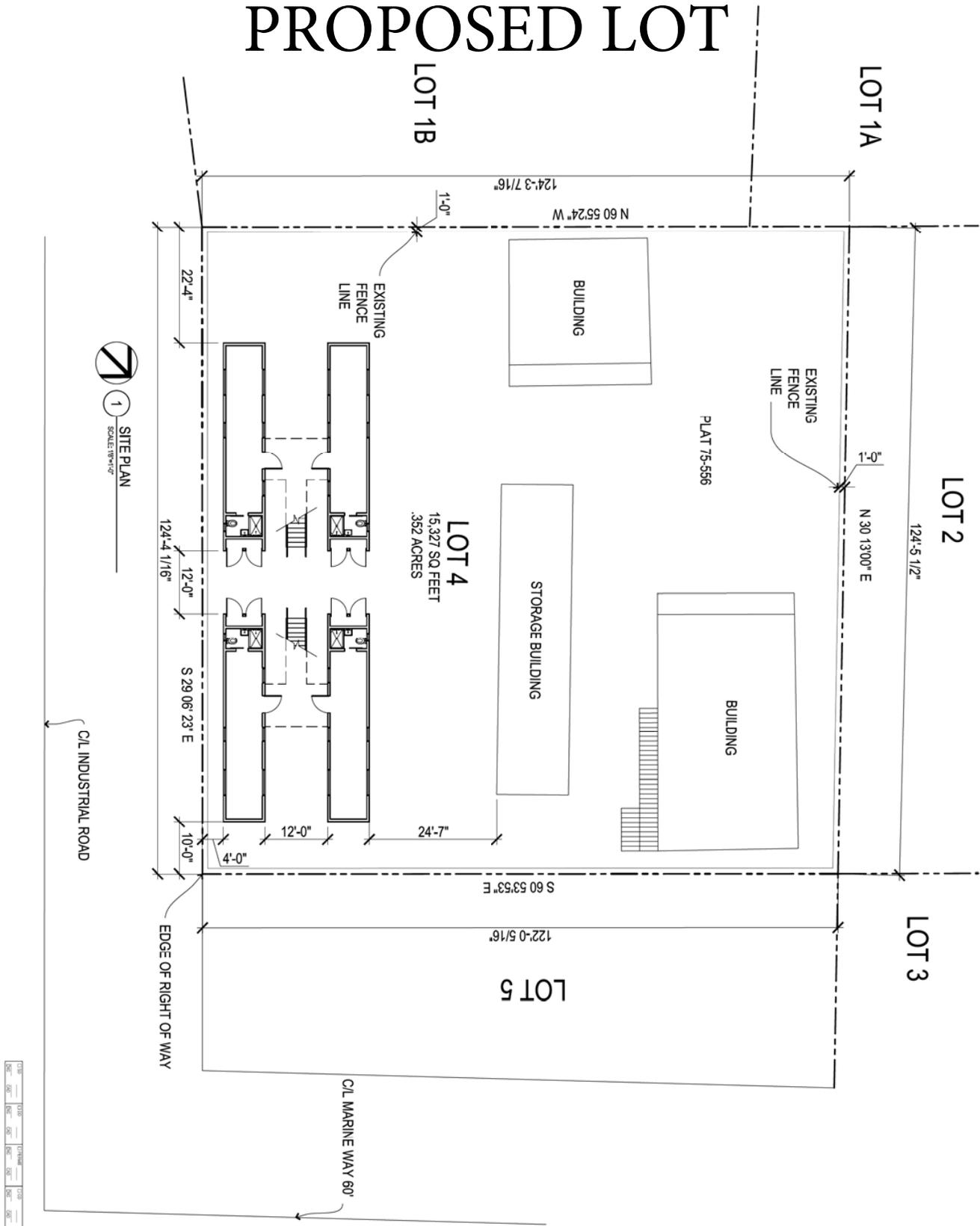
Legal Description:
 LOT 4 BLOCK 2 OF SUBMISSION OF BLOCK NO.2
 CORDOVA INDUSTRIAL PARK
 CORDOVA PLAT 75-565 ALASKA

RECORD	DATE	PROJECT NO.
CORDOVA		PLAT 75-565
ALASKA		

DATE	PROJECT NO.
2-06-14	CORDOVA RECORDING DISTRICT
14-01 C	

ST. DENNY SURVEYING INC.
 P.O. BOX 988, KODIAK ALASKA 99615 (907) 481-3500

PROPOSED LOT



PROJECT TITLE CORDOVA TEMP HOUSING CORDOVA, ALASKA	APPROVALS: Job No.: 12011-0468 Proj. Manager: JPB Drawn: SH Reviewed: MM Dep. Chk: MM Date: Scale: AS NOTED	REVISIONS: PDMP SET 03-11-14	SIGNATURE: 	GRABHTE Graphic Design Group 10501 North 38th Street Seattle, WA 98113 www.grabhte.com	PREPARED BY: MDCI ENGINEERS 618 STEWART STREET - SUITE 1000 SEATTLE, WASHINGTON 98101 PHONE: (206) 352-9991 # FAX: (206) 352-9900 WEBSITE: www.mdciconsult.com CIVIL / STRUCTURAL
	CLIENT: ARCHITECTURAL SITE PLAN DATE: A-110				

**SITE PLAN REVIEW - ZONING APPLICATION
CITY OF CORDOVA**

INSTRUCTIONS

*Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department **21 days prior to** the next Planning Commission meeting date.*

TYPE OF REQUEST	FEE
Site Plan Review	varies
Residential	\$50
Multi-Family	\$100
Commercial	\$150
Industrial	\$200

APPLICANT INFORMATION

Name	BKR & Associates
Address	4026 217th ST SE Bothell, WA 98021
Telephone [home]	(480) 452 3393
Business Name	BKR & Associates, INC.
Business Address	4026 217th ST SE Bothell, WA 98021
Telephone [business]	(480) 452 3393
Business FAX	(425) 481 4003
Project architect/engineer	Paul Rogness, DCI Engineers
Address of architect/engineer	310 K Street, Suite 200 Anchorage, AK 99501
Telephone of architect/engineer	(907) 264 6677

PROPERTY/PROJECT INFORMATION

Address of subject property	304 Jim Poor Ave.
Parcel identification number	
Property owner [name/address]	Ocean Beauty Seafoods/PO Box 70739, Seattle, WA 98107
Current zoning	Waterfront Industrial
Proposed use	Temporary Housing
Construction start date	March 4, 2014
WAA	

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	Ocean Beauty Seafoods PO Box 70739 Seattle, WA 98107
Real Estate Firm/Broker handling sale of property. Provide name and address. Note: <i>If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.</i>	
City Business License Permit Number (if applicable)	6978

APPLICANT CERTIFICATION	
<p>By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.</p>	
By:  _____ Agent	By: _____
(Signature)	(Signature)
Name: <u>Brian Hamm</u> Agent Name: _____	
(Type/Print)	(Type/Print)
Date: <u>March 4, 2014</u>	Date: _____
<p>Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.</p>	

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	ACTION
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

SITE PLAN REVIEW 18.42

A zoning compliance permit for property within the City of Cordova **expires eighteen (18) months after the date it is issued.** Excavation is not considered construction.

1. Please describe the proposed construction/alteration and intended use: _____
Temporary Housing

2. Please give dimensions and square footage of construction: 28'x92'; SF 2,560; (8 40'x8' modular units)

3. Intended use: { }Single Family { }Duplex { }Multifamily { X}Commercial/Industrial
{ }Home Occupation (describe) _____ { }Mobile Building { }Change of use

4. No. of Living Units: 8 5. No. of Bedrooms: N/A

6. Has a variance been granted? { }Yes { X}No

7. Is there a new: { }Garage? { }Carport? Is it attached to the residence? { }Yes { X}No

8. Is there an apartment above the garage? { }Yes { X}No

9. Off-street parking: Existing N/A Proposed _____

10. Required Setbacks: Front 20' Left Side 0' Right side 0' Rear 0' Height 0'

11. Proposed Setbacks: Front 90'⁵/₁₆ Left Side 10' Right side 22'-4" Rear 4' Height 16'

12. Sewage Disposal:
{ }Private marine outfall: { }Existing { X}New Specify owner/location: _____
{ }Private on-site sewer: { }ADEC Certification Attached

NOTE: Property owners with a private system need an ADEC permit showing sewer system is operational before Permit can be issued. Please contact ADEC at (907) 225-6200

13. Water supply: { }Cistern (show on site plan) { X}City

14. Is the construction occurring on a grandfathered structure (build prior to August 7, 1967)? No

15. Is there a building currently on the property? { X}Yes { }No
If YES, an As-built survey must be attached.

16. Which licensed surveyor will be doing your foundation/as-built Survey? _____

17. Is your driveway exit and adjoining roads shown on the site plan? { X}Yes { }No
Are you building a new driveway that exits onto a State road or highway? { }Yes { X}No
If YES, an ADOT Driveway Permit is required. (See bottom page 4)

18. Does this property contain drainages, creeks, wetlands, or other water features? { }Yes { X}No
Does your lot abut salt water? { }Yes { X}No
Have you or will you be using fill to develop your lot? { }Yes { X}No

(If you answered YES to any of the above three questions, you may need to contact the U.S. Army Corps of Engineers or other State agencies about additional permitting requirements.. Please see Planning staff for information.)

19. Is this permit for a tax-exempt use? { }Yes { X}No

20. Has a Conditional Use Permit been issued? { }Yes { X}No

21. Is this permit for a mobile building? { }Yes { X}No
Year _____ Model _____ Serial No. _____

22. Is your property within a Flood Plain or Coastal Zone? (see staff for interpretation) No
Elevation Certificate/Flood Hazard form attached

APPLICATION INFORMATION

Parking: Each residential dwelling unit must have at least two (2) vehicular off-street parking spaces. Parking is permitted in the setbacks. The number of parking spaces required for public, commercial, or industrial uses can be determined by consulting the Planning Department.

Water and Sewer: Applicants must obtain a water/sewer application from City Hall. Fees vary.

Sewage Disposal: All proposed sewage systems outside of City Limits (unrestricted district) must be designed by a registered professional engineer. The engineer must submit the proposed design to the Department of Environmental Conservation (DEC) for approval. A DEC "Certificate to Install" must be attached to the zoning permit application.

Site plan, Building Height, and Building plan: *Two copies* of a site, building height, and building plan, *drawn to scale (1"=x')*, must be submitted with the application. Plans must show all property lines, roads or water ways abutting the lot, the water tank, sewer lines, drain fields (if applicable), proposed setback distances, and parking areas. Plans should identify existing or proposed foundation location and extensions beyond the foundation, landings, decks, porches, and overhangs. Please include a building height (elevation) drawing. *As-built surveys* prepared by a licensed land surveyor to establish the location of existing improvements on the property must be submitted within 60 days of issuance of Zoning Permit. Building without an as-built survey is done at your own risk.

Snow and Wind loads: 150 lbs. per square inch snow and 100 mph wind load

Lot and Yard Regulations: Cornices, canopies, eaves or other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed two ft.

Seismic Zone: D

State-Owned Roads in Cordova

Lake Avenue
Power Creek Road
Copper River Highway/New England Cannery Road
Whitshed Road



BKR & Associates, Inc.
CONSTRUCTION SERVICES

March 10, 2014
13097 102259

Samantha Greenwood
CITY OF CORDOVA - PLANNING AND ZONING
602 RAILROAD AVE
CORDOVA AK 99574
RE: TEMPORARY HOUSING ZONING APPLICATION

Dear Samantha:

Ocean Beauty Seafoods and BKR and Associates are proposing to install temporary housing on Ocean Beauty's property in Cordova, AK. This will include eight 40 foot by 8 foot by 8.5 foot modular units, stacked 2 high. Please see the attached drawings for layout and other information.

Please be advised of the following:

- A. This will be temporary housing used primarily by Ocean Beauty employees. These workers frequently do not have vehicle on site, so no parking is included at the site. As such, there are no new parking spaces included in this project.
- B. Operations are seasonal only early summer to early fall temporary housing is not required in the winter season. As such, snow will not be an issue when accessing the modular units. There is enough space between the units for equipment to get in and remove snow if necessary.

Please feel free to contact me with any questions.

Respectfully,

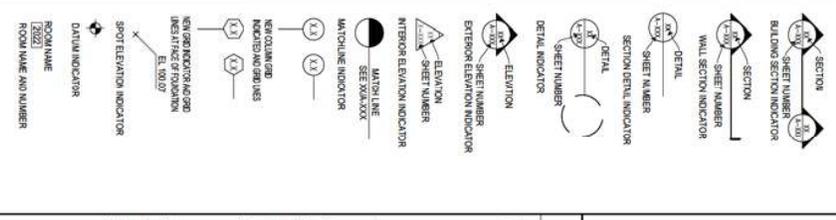
A handwritten signature in blue ink, appearing to read 'B. Hamm', with a long horizontal flourish extending to the right.

Brian Hamm
Project Manager

ABBREVIATIONS

AC	ACRYLIC CONCRETE	10	CONCRETE
AD	ADHESIVE	11	ADHESIVE
AE	ALUMINUM EXTERIOR FINISH	12	ALUMINUM EXTERIOR FINISH
AF	ALUMINUM FINISH	13	ALUMINUM FINISH
AG	ALUMINUM GROUND	14	ALUMINUM GROUND
AH	ALUMINUM HANGING	15	ALUMINUM HANGING
AI	ALUMINUM INSULATION	16	ALUMINUM INSULATION
AJ	ALUMINUM JOINT	17	ALUMINUM JOINT
AK	ALUMINUM KICKER	18	ALUMINUM KICKER
AL	ALUMINUM LATH	19	ALUMINUM LATH
AM	ALUMINUM MESH	20	ALUMINUM MESH
AN	ALUMINUM NAIL	21	ALUMINUM NAIL
AO	ALUMINUM OILING	22	ALUMINUM OILING
AP	ALUMINUM PANEL	23	ALUMINUM PANEL
AQ	ALUMINUM PLATE	24	ALUMINUM PLATE
AR	ALUMINUM RAIL	25	ALUMINUM RAIL
AS	ALUMINUM SILL	26	ALUMINUM SILL
AT	ALUMINUM TIE	27	ALUMINUM TIE
AV	ALUMINUM VANE	28	ALUMINUM VANE
AW	ALUMINUM WIRE	29	ALUMINUM WIRE
AX	ALUMINUM X	30	ALUMINUM X
AY	ALUMINUM Y	31	ALUMINUM Y
AZ	ALUMINUM Z	32	ALUMINUM Z
BA	BALTIMORE	33	BALTIMORE
BB	BALTIMORE BALTIMORE	34	BALTIMORE BALTIMORE
BC	BALTIMORE BALTIMORE	35	BALTIMORE BALTIMORE
BD	BALTIMORE BALTIMORE	36	BALTIMORE BALTIMORE
BE	BALTIMORE BALTIMORE	37	BALTIMORE BALTIMORE
BF	BALTIMORE BALTIMORE	38	BALTIMORE BALTIMORE
BG	BALTIMORE BALTIMORE	39	BALTIMORE BALTIMORE
BH	BALTIMORE BALTIMORE	40	BALTIMORE BALTIMORE
BI	BALTIMORE BALTIMORE	41	BALTIMORE BALTIMORE
BJ	BALTIMORE BALTIMORE	42	BALTIMORE BALTIMORE
BK	BALTIMORE BALTIMORE	43	BALTIMORE BALTIMORE
BL	BALTIMORE BALTIMORE	44	BALTIMORE BALTIMORE
BM	BALTIMORE BALTIMORE	45	BALTIMORE BALTIMORE
BN	BALTIMORE BALTIMORE	46	BALTIMORE BALTIMORE
BO	BALTIMORE BALTIMORE	47	BALTIMORE BALTIMORE
BP	BALTIMORE BALTIMORE	48	BALTIMORE BALTIMORE
BQ	BALTIMORE BALTIMORE	49	BALTIMORE BALTIMORE
BR	BALTIMORE BALTIMORE	50	BALTIMORE BALTIMORE
BS	BALTIMORE BALTIMORE	51	BALTIMORE BALTIMORE
BT	BALTIMORE BALTIMORE	52	BALTIMORE BALTIMORE
BU	BALTIMORE BALTIMORE	53	BALTIMORE BALTIMORE
BV	BALTIMORE BALTIMORE	54	BALTIMORE BALTIMORE
BW	BALTIMORE BALTIMORE	55	BALTIMORE BALTIMORE
BX	BALTIMORE BALTIMORE	56	BALTIMORE BALTIMORE
BY	BALTIMORE BALTIMORE	57	BALTIMORE BALTIMORE
BZ	BALTIMORE BALTIMORE	58	BALTIMORE BALTIMORE
CA	CALIFORNIA	59	CALIFORNIA
CB	CALIFORNIA CALIFORNIA	60	CALIFORNIA CALIFORNIA
CC	CALIFORNIA CALIFORNIA	61	CALIFORNIA CALIFORNIA
CD	CALIFORNIA CALIFORNIA	62	CALIFORNIA CALIFORNIA
CE	CALIFORNIA CALIFORNIA	63	CALIFORNIA CALIFORNIA
CF	CALIFORNIA CALIFORNIA	64	CALIFORNIA CALIFORNIA
CG	CALIFORNIA CALIFORNIA	65	CALIFORNIA CALIFORNIA
CH	CALIFORNIA CALIFORNIA	66	CALIFORNIA CALIFORNIA
CI	CALIFORNIA CALIFORNIA	67	CALIFORNIA CALIFORNIA
CJ	CALIFORNIA CALIFORNIA	68	CALIFORNIA CALIFORNIA
CK	CALIFORNIA CALIFORNIA	69	CALIFORNIA CALIFORNIA
CL	CALIFORNIA CALIFORNIA	70	CALIFORNIA CALIFORNIA
CM	CALIFORNIA CALIFORNIA	71	CALIFORNIA CALIFORNIA
CN	CALIFORNIA CALIFORNIA	72	CALIFORNIA CALIFORNIA
CO	CALIFORNIA CALIFORNIA	73	CALIFORNIA CALIFORNIA
CP	CALIFORNIA CALIFORNIA	74	CALIFORNIA CALIFORNIA
CQ	CALIFORNIA CALIFORNIA	75	CALIFORNIA CALIFORNIA
CR	CALIFORNIA CALIFORNIA	76	CALIFORNIA CALIFORNIA
CS	CALIFORNIA CALIFORNIA	77	CALIFORNIA CALIFORNIA
CT	CALIFORNIA CALIFORNIA	78	CALIFORNIA CALIFORNIA
CU	CALIFORNIA CALIFORNIA	79	CALIFORNIA CALIFORNIA
CV	CALIFORNIA CALIFORNIA	80	CALIFORNIA CALIFORNIA
CW	CALIFORNIA CALIFORNIA	81	CALIFORNIA CALIFORNIA
CX	CALIFORNIA CALIFORNIA	82	CALIFORNIA CALIFORNIA
CY	CALIFORNIA CALIFORNIA	83	CALIFORNIA CALIFORNIA
CZ	CALIFORNIA CALIFORNIA	84	CALIFORNIA CALIFORNIA
DA	DALLAS	85	DALLAS
DB	DALLAS DALLAS	86	DALLAS DALLAS
DC	DALLAS DALLAS	87	DALLAS DALLAS
DD	DALLAS DALLAS	88	DALLAS DALLAS
DE	DALLAS DALLAS	89	DALLAS DALLAS
DF	DALLAS DALLAS	90	DALLAS DALLAS
DG	DALLAS DALLAS	91	DALLAS DALLAS
DH	DALLAS DALLAS	92	DALLAS DALLAS
DI	DALLAS DALLAS	93	DALLAS DALLAS
DJ	DALLAS DALLAS	94	DALLAS DALLAS
DK	DALLAS DALLAS	95	DALLAS DALLAS
DL	DALLAS DALLAS	96	DALLAS DALLAS
DM	DALLAS DALLAS	97	DALLAS DALLAS
DN	DALLAS DALLAS	98	DALLAS DALLAS
DO	DALLAS DALLAS	99	DALLAS DALLAS
DP	DALLAS DALLAS	100	DALLAS DALLAS

REFERENCE SYMBOLS



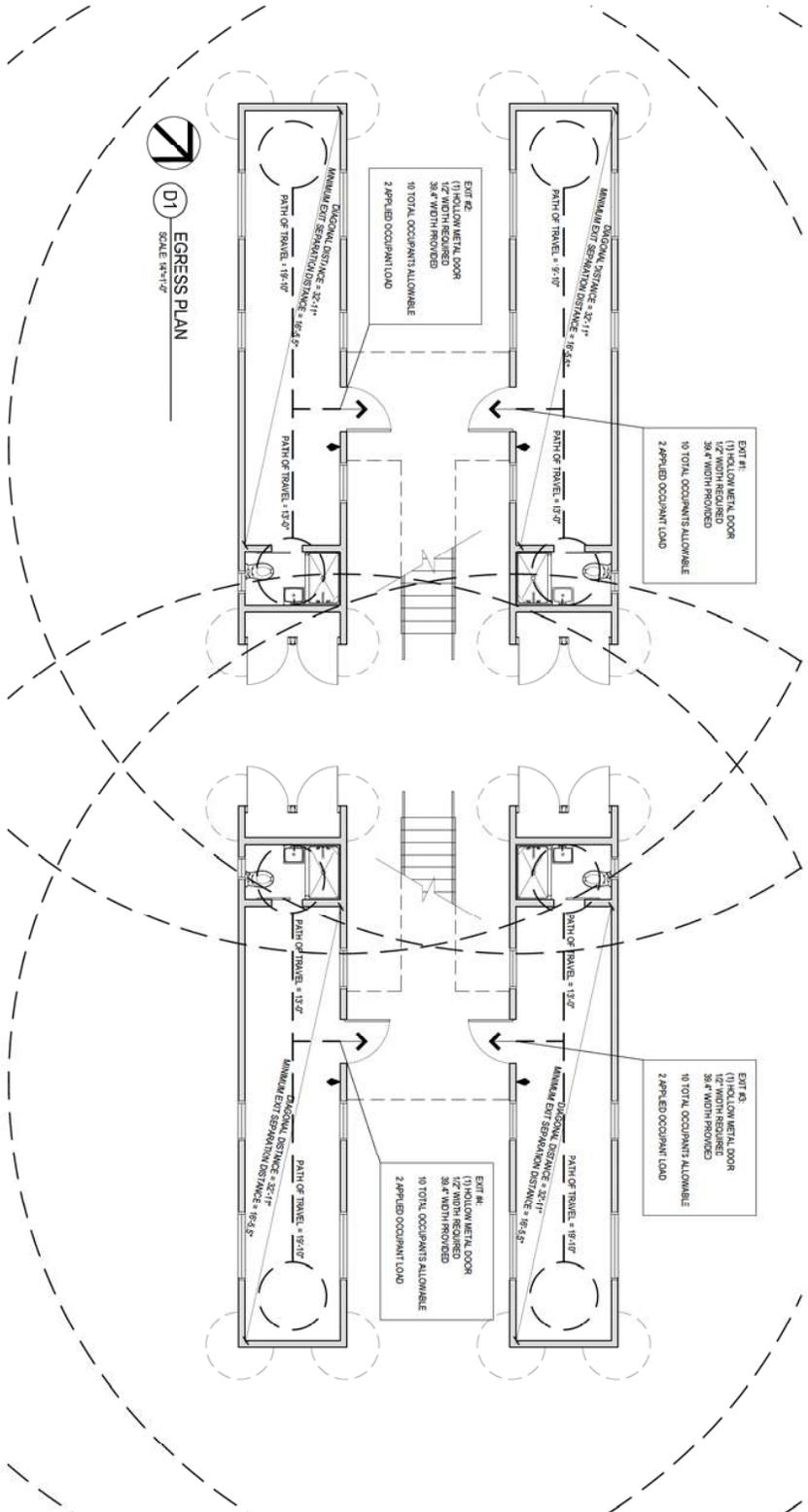
CORDOVA TEMPORARY HOUSING

CORDOVA, ALASKA

BUILDING CODE INFORMATION	PROJECT DIRECTORY	DRAWING INDEX
<p>JURISDICTION: CORDOVA, ALASKA</p> <p>APPLICABLE CODES: BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE ELECTRICAL CODE: 2009 NATIONAL ELECTRICAL CODE MECHANICAL CODE: 2009 INTERNATIONAL MECHANICAL CODE PLUMBING CODE: 2009 INTERNATIONAL PLUMBING CODE GAS CODE: 2009 INTERNATIONAL FUEL AND GAS CODE ACCESSIBILITY CODE: ADOA</p> <p>BUILDING AREA: 1ST FLOOR: 294 SF TOTAL: 294 SF</p> <p>OCCUPANCY GROUP: R1 CONSTRUCTION TYPE: I-B SEISMIC DESIGN CATEGORY: D SPRINKLERED: NO FIRE ALARM SYSTEM: NO</p> <p>OTHER CODES AND REGULATIONS: 1ST FLOOR: 294 SF TOTAL OCCUPANTS: 2 OCCUPANTS</p> <p>EXITS REQUIRED: 1 EXIT EXITS PROVIDED: 1 EXIT</p> <p>ELEVATORS: NOT A PART OF SCOPE</p>	<p>OWNER: BURNETT GROUP, LLC 511 AMBROS LANE CORDOVA, AK 98514</p> <p>GENERAL CONTRACTOR: BURNETT GROUP 511 AMBROS LANE CORDOVA, AK 98514</p> <p>ARCHITECT: GRAPHITE DESIGN GROUP 1000 WEST 10TH AVE SELLIE, WA 98138 PHONE: 206.266.8888 WWW.GRAPHITEDSG.COM</p> <p>MECHANICAL ENGINEER: BURNETT GROUP 511 AMBROS LANE CORDOVA, AK 98514</p>	<p>ARCHITECTURAL: A-101 LEVEL 1: EXTERIOR PLAN A-102 LEVEL 1: EXTERIOR SECTION A-111 LEVEL 1: FLOOR PLAN A-112 LEVEL 2: FLOOR PLAN A-113 EXTERIOR SECTION</p>

SCOPE OF WORK	GENERAL NOTES
<p>INSTALLATION OF TEMPORARY HOUSING PERMITS, PERMITS, SCOPE INCLUDES NEW EXITS AND PLATFORM.</p>	<p>1.00 NOT SCALE THE DRAWINGS.</p> <p>2.00 FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. PORTION OF THE WORK.</p> <p>3.00 THE CONTRACT DOCUMENTS ARE COMPLETE. ANY WORK IS REQUIRED BY ONE PARTY SHALL BE THE RESPONSIBILITY OF THAT PARTY. THE CONTRACT DOCUMENTS ARE THE BASIS FOR RESOLUTION OF ALL DISPUTES PRIOR TO COMMENCEMENT OF WORK.</p> <p>4.00 INSURE TO THE STRUCTURAL AND TO THE CONTRACT DOCUMENTS.</p> <p>5.00 THE CONTRACT DOCUMENTS ARE COMPLETE. ANY WORK IS REQUIRED BY ONE PARTY SHALL BE THE RESPONSIBILITY OF THAT PARTY. THE CONTRACT DOCUMENTS ARE THE BASIS FOR RESOLUTION OF ALL DISPUTES PRIOR TO COMMENCEMENT OF WORK.</p> <p>6.00 ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND REGULATIONS.</p> <p>7.00 ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND REGULATIONS.</p>

<p>WORK UNDER SEPARATE PERMIT</p> <p>A. PLUMBING</p> <p>B. ELECTRICAL</p> <p>C. MECHANICAL</p>	<p>APPROVALS:</p> <p>12011-0488</p> <p>Job No: _____</p> <p>Proj Manager: _____</p> <p>Drawn: _____</p> <p>Reviewed: _____</p> <p>Eng. Chk: _____</p> <p>Date: _____</p> <p>Scale: _____</p>	<p>REVISIONS:</p> <p>PERMIT SET 03-11-14</p> <p>NO. DATE DESCRIPTION</p> <p>1. 03-11-14 1. PERMIT SET</p>	<p>SIGNATURE:</p> <p>STATE OF ALASKA</p> <p>GRAPHITE DESIGN GROUP</p> <p>1000 WEST 10TH AVE SELLIE, WA 98138 PHONE: 206.266.8888 WWW.GRAPHITEDSG.COM</p>	<p>PREPARED BY:</p> <p>DCI CONSULTING</p> <p>816 STEWART STREET • SUITE 1000 SEATTLE, WASHINGTON 98101 PHONE: 206.465.1500 • FAX: 206.465.1500 WWW.DCI-CO.COM</p>
---	---	--	---	--



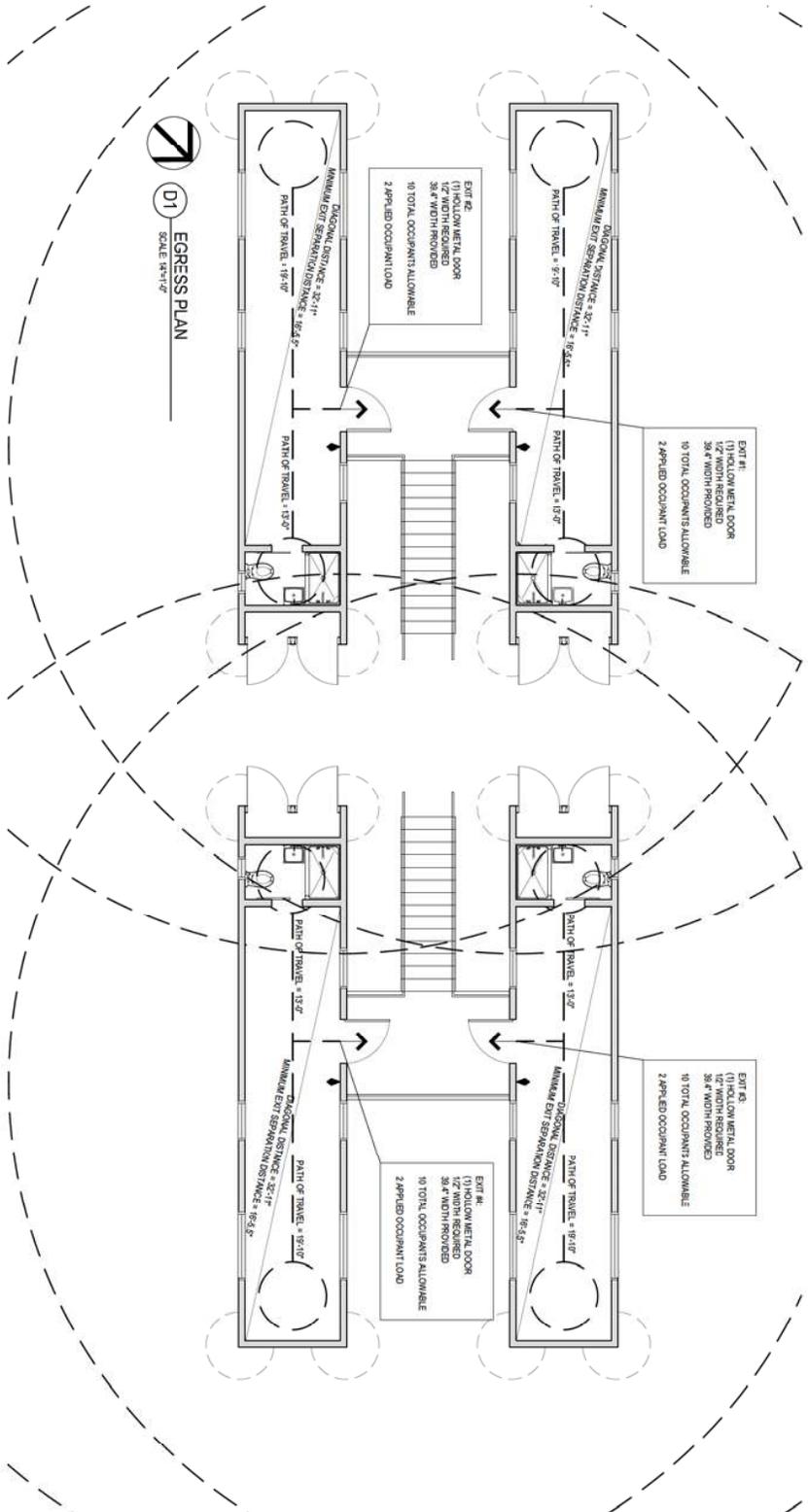
GENERAL EGRESS INFORMATION

- EGRESS**
- 1 ACCESSIBLE EGRESSES REQUIRED (IBC 1007.1.6.1)
 - 1 ACCESSIBLE EGRESSES PROVIDED
 - MAXIMUM TRAVEL DISTANCE ALLOWED (IBC 1016.11.200) FT
 - ACTUAL TRAVEL DISTANCE: 32'-11"
- EGRESSES WIDTH**
- 2 OCCUPANTS X 2' PER OCCUPANT = 1/2" EXIT WIDTH REQUIRED
 - ACTUAL WIDTH PROVIDED: 1 EGRESSES X 2' = 29.4" EXIT WIDTH PROVIDED
1. ALL FIRE EXTINGUISHERS TO BE LOCATED PER THIS PLAN. SEE SYMBOL FOR LOCATIONS.
2. MAX TRAVEL DISTANCE TO FIRE EXTINGUISHERS IS 75'-0".
3. ALL FIRE EXTINGUISHERS TO BE ZAWI (NON SPRINKLER) AREA OF 1,245 SQ' (1,000).

OCCUPANCY: R-3 (NON SPRINKLED)
2 OCCUPANTS

DATE	DESCRIPTION	BY

SHEET NO. A-001	PROJECT TITLE: CORDOVA TEMP HOUSING CORDOVA, ALASKA	APPROVALS: Job No.: 12011-0468 Proj. Manager: PR Drawn: SH Reviewed: MH Ckg. Chk.: MM Date: Scale: AS NOTED	REVISIONS: PRINT SET 03-11-14	SIGNATURE: 	PREPARED BY: DCI ENGINEERS & ARCHITECTS 819 STEWART STREET • SUITE 1000 SEATTLE, WASHINGTON 98111 PHONE (206) 332-1500 • FAX (206) 332-1800 WEB: www.dci-engineers.com
		GRAPHITE 10001 5th Avenue Seattle, WA 98103 206.224.3333 www.graphitegroup.com			



01 EGRESS PLAN
SCALE 1/8"=1'-0"

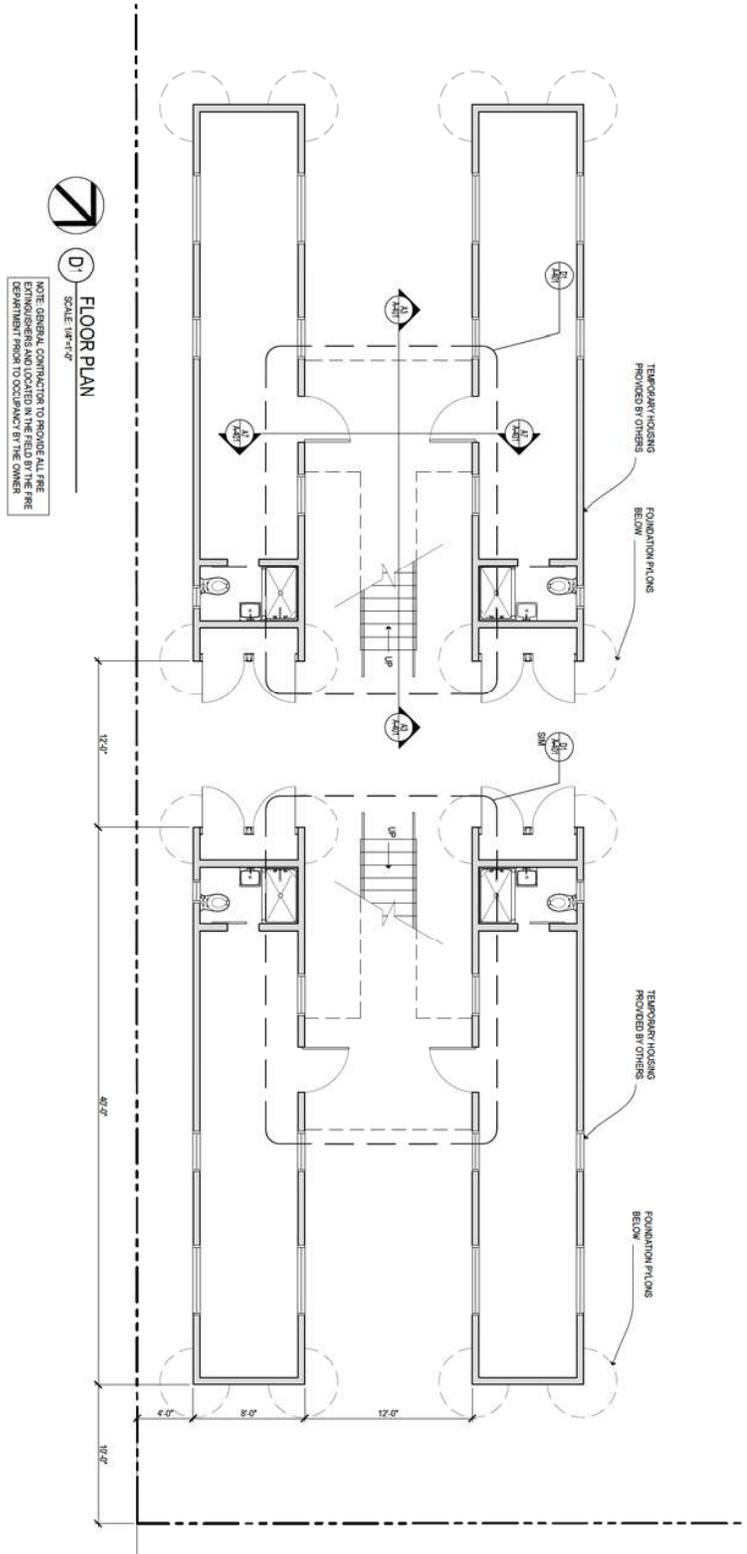
GENERAL EGRESS INFORMATION

- EGRESS**
- 1 ACCESSIBLE EXITS REQUIRED (IBC 1007.1.6.1)
 - 1 ACCESSIBLE EXITS PROVIDED
 - MAXIMUM TRAVEL DISTANCE ALLOWED (IBC 1016.1) 200 FT
 - ACTUAL TRAVEL DISTANCE 27'-11"
- EGRESS WIDTH**
- 2 OCCUPANTS X 2' PER OCCUPANT = 12' EXIT WIDTH REQUIRED
 - ACTUAL WIDTH PROVIDED: 1 EXITS X 12' + 29'4" EXIT WIDTH PROVIDED
1. ALL FIRE EXTINGUISHERS TO BE LOCATED PER THIS PLAN. SEE SYMBOL & PLAN LOCATIONS.
2. MAX TRAVEL DISTANCE TO FIRE EXTINGUISHERS IS 75'-0".
3. ALL PERSON INDICATORS TO BE ZAWI MAX APPLICABLE AREA OF 1245 SQ' MAX.

OCCUPANCY: R-3 (NON SPRINKLED)
2 OCCUPANTS

DATE	DESCRIPTION	BY

SHEET NO. A-002	PROJECT TITLE: CORDOVA TEMP HOUSING CORDOVA, ALASKA	APPROVALS: Job No.: 12011-0469 Proj. Manager: PR Drawn: SH Reviewed: MH Cwg. Chk.: MM Date: Scale: AS NOTED	REVISIONS: PRINT SET 03-11-14	SIGNATURE: 	PREPARED BY:  DCI ENGINEERS 819 STEWART STREET • SUITE 1000 SEATTLE, WASHINGTON 98111 PHONE (206) 332-1900 • FAX (206) 332-1800 WEB: www.dci-engineers.com
---------------------------	--	--	----------------------------------	--	--



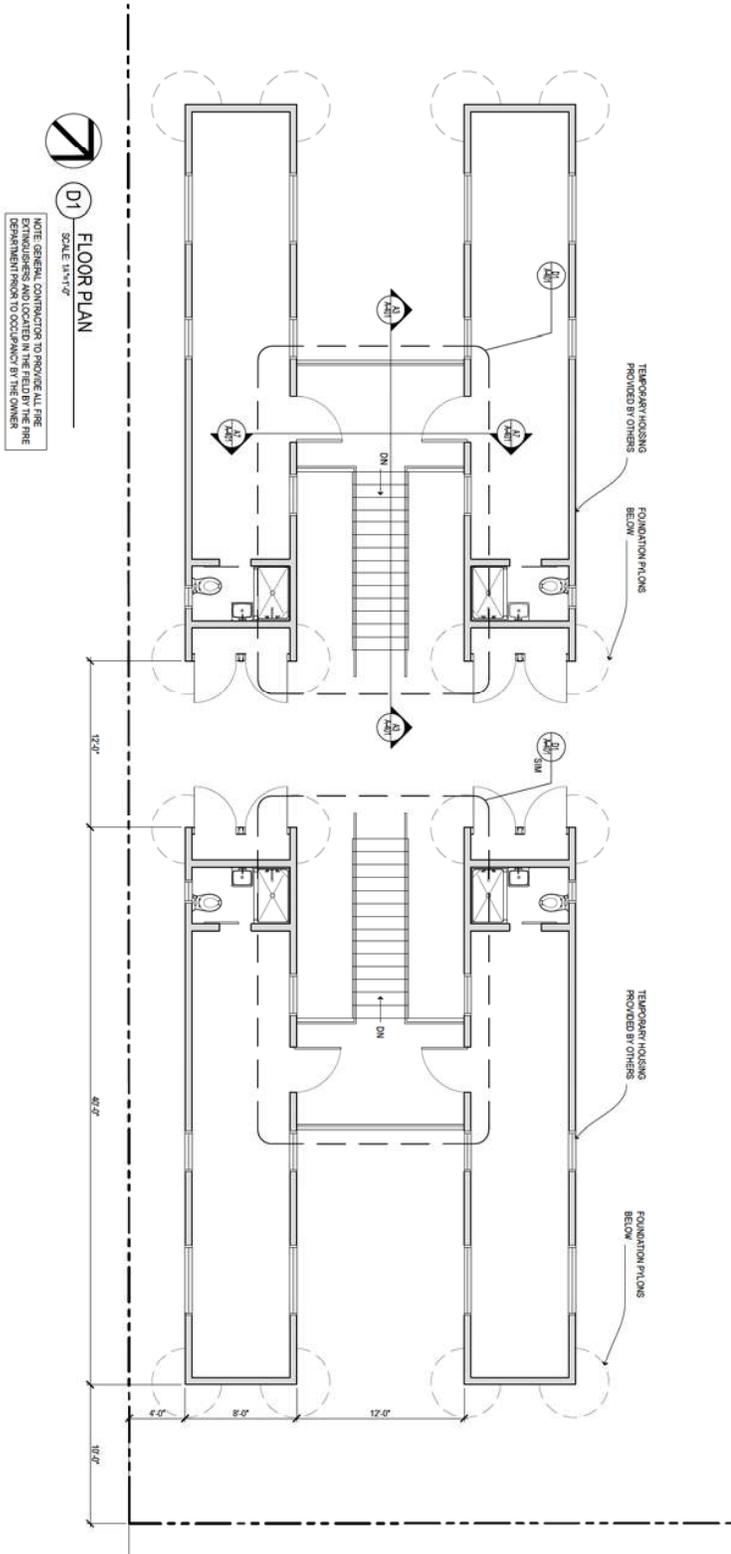
D FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTE: GENERAL CONTRACTOR TO PROVIDE ALL FIRE EXTINGUISHERS AND LOCATED IN THE FIELD BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY BY THE OWNER.

A9 SHEET SYMBOLS
SCALE: 1/8"=1'-0"

WALL TYPE
DETAIL OR WALL SECTION
DOOR TYPE

SHEET TITLE CORDOVA TEMP HOUSING CORDOVA, ALASKA	APPROVALS: Job No.: 12011-0468 Proj. Manager: [Signature] Drawn: [Signature] Reviewed: [Signature] Sup. Ck.: [Signature] Date: 05/10/2012 Scale: AS NOTED	REVISIONS: PERMIT SET 03-11-14	SIGNATURE: 	PREPARED BY: EDCI ENGINEERS 818 STEWART STREET • SUITE 1000 SEATTLE, WASHINGTON 98101 PHONE: (206) 320-8100 • FAX: (206) 320-1800 WEBSITE: www.edciengineers.com CIVIL / STRUCTURAL
	PROJECT TITLE: CORDOVA TEMP HOUSING CORDOVA, ALASKA	SHEET TITLE: ARCHITECTURAL FLOOR PLAN LEVEL 1	SHEET NO.: A-111	COMPANY: GRAPHITE ENGINEERS 1000 North 36th Street Seattle, WA 98103 206.224.5334 www.graphiteengineers.com



D1 FLOOR PLAN
SCALE 1/4"=1'-0"
NOTE: GENERAL CONTRACTOR TO REMOVE ALL FIRE DEPARTMENT MARKS TO OCCUPANCY BY THE OWNER.

A9 SHEET SYMBOLS

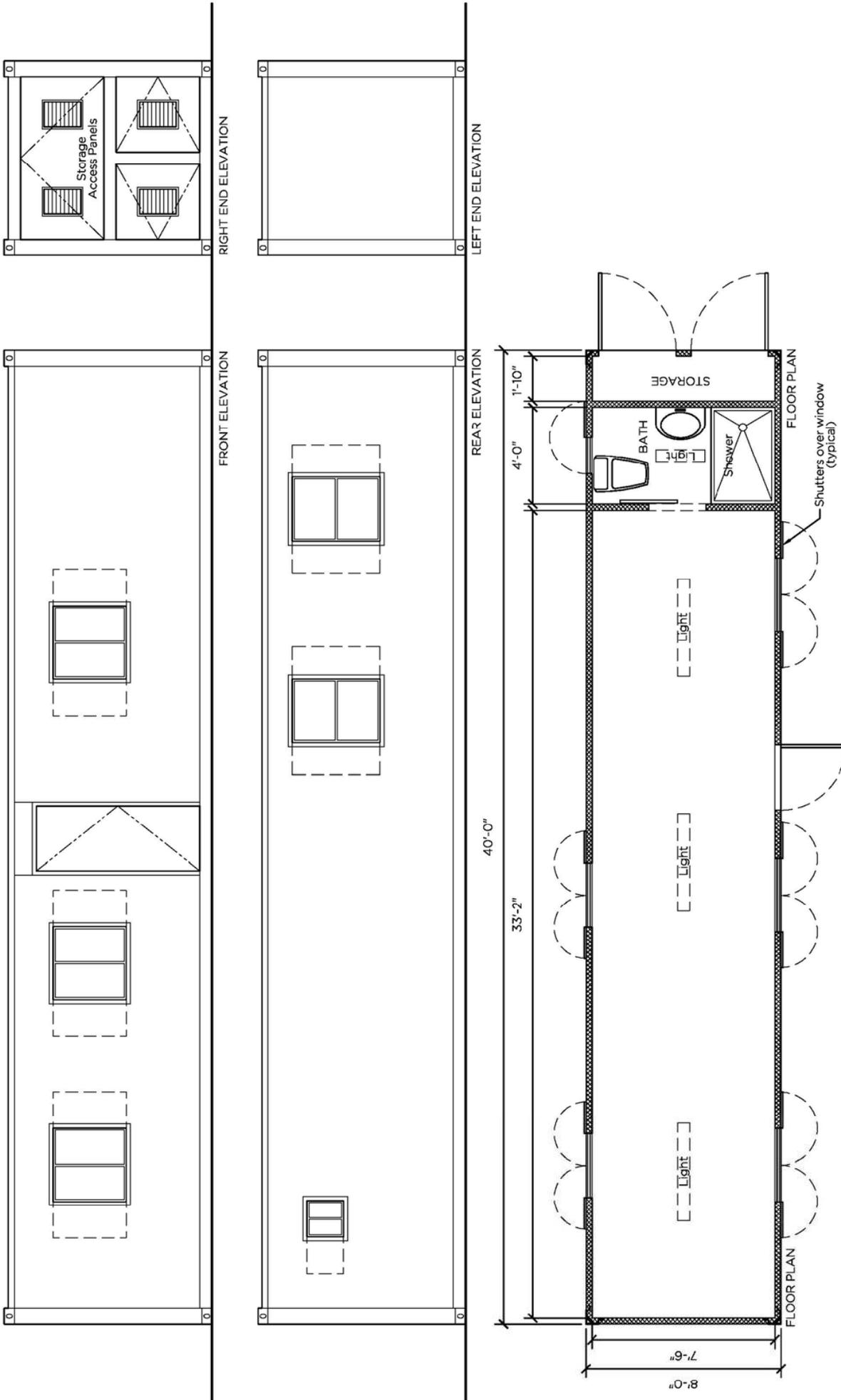
SCALE(S)

WALL TYPE

DOOR TYPE

DETAIL OR WALL SECTION

SHEET NO. A-112	PROJECT TITLE: CORDOVA TEMP HOUSING CORDOVA, ALASKA	APPROVALS: Job No.: 12011-0468 Proj. Manager: [Signature] Drawn: [Signature] Reviewed: [Signature] Sup. Ck.: [Signature] Date: 05.10.2012 Scale: AS NOTED	REVISIONS: PERMIT SET 03-11-14	SIGNATURE: 	PREPARED BY: EDCI ENGINEERS 818 STEWART STREET • SUITE 1000 SEATTLE, WASHINGTON 98101 PHONE: (206) 320-8100 • FAX: (206) 320-1800 WEBSITE: www.edciengineers.com CIVIL / STRUCTURAL
		GRAPHITE ENGINEERS 1000 North 36th Street Seattle, WA 98103 206.294.5338 www.graphiteengineers.com			



0 1 2 3
 Scale 3/16" = 1'-0"

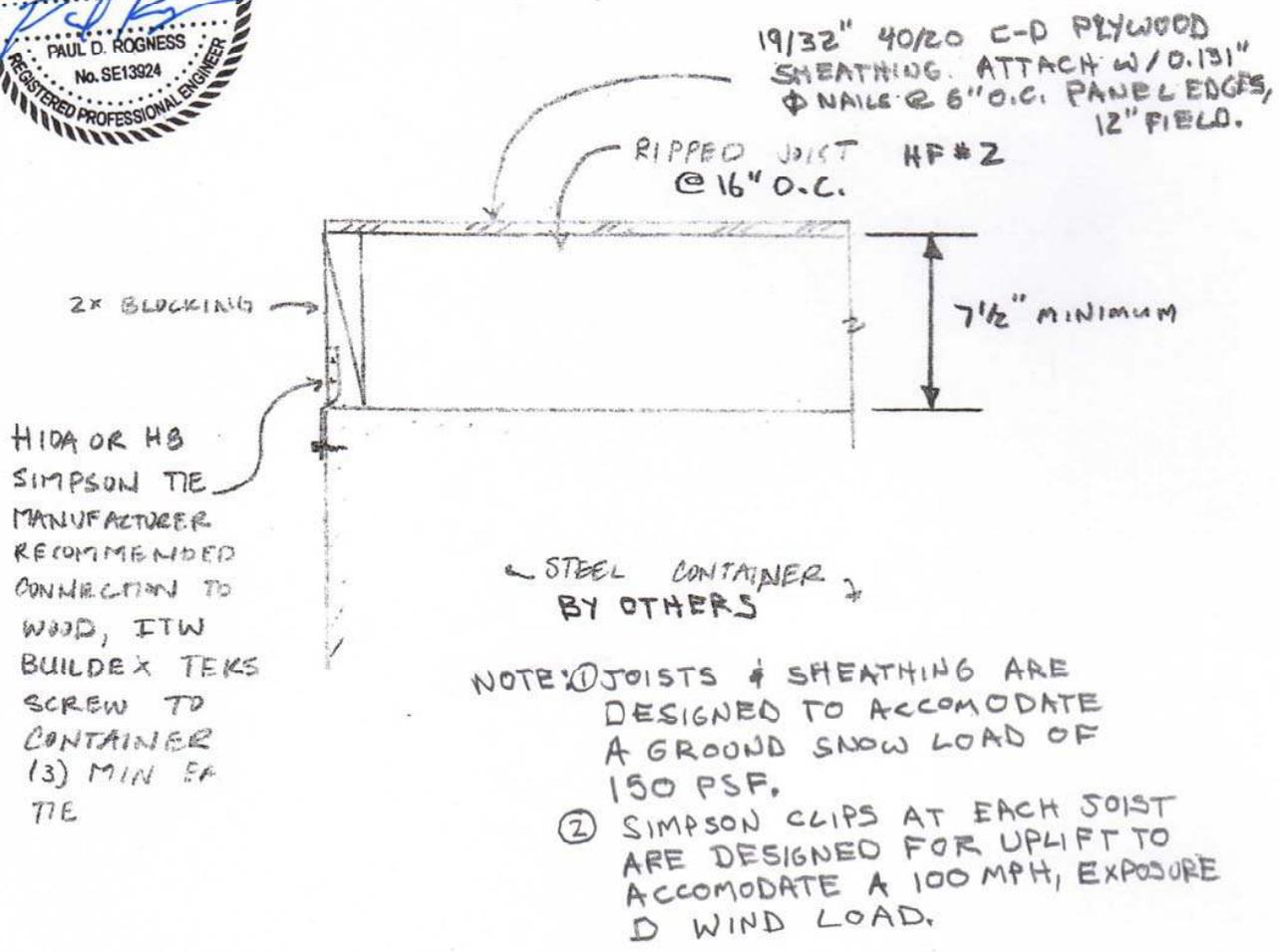
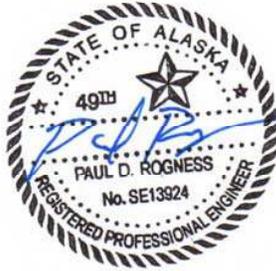
CHU
 Model: 40' ESSENTIAL SERIES

GLOBAL Portable Buildings, Inc.
 3000-D Durton Avenue
 Santa Rosa, California 95407 USA
 Phone 1-888-547-0840
 Fax 1-707-577-8649
 www.globalportablebuildings.com



Project No. ● 13101-004	Sheet No.
----------------------------	-----------

Project OCEAN BEAUTY SF CORDOVA	Date 3/19/14
Subject SECTION @ TEMP HOUSING ROOF	By PDR



SECTION @ STEEL CONTAINER ROOF

Comment Disposition Form

Job Name	Ocean Beauty Cordova Freeze Tunnel		
Job Number	13097		
Description	Modular Temporary Housing		
Submittal Package	City of Cordova - Zoning Site Plan Review		
Date	3/17/2014	Reviewer	Sam Greenwood
Comment No.	Comment	BKR Proj. Manager	Brian Hamm
1	Snow load needs to be 150 lbs per square ft., wind load needs to be 100 mph.	See attached DCI Engineers drawing	
2	Approximate location of vehicular entrances and loading points.	There will be no parking on the site, so no vehicles should around these units. As such, vehicle entrances and loading points are not applicable.	
3	We need the height from the ground to the top of the structure in the application itself and in the drafts.	See attached revised drawing. (Detail A7, sheet A-401)	
4	We need to know how a unit is secured on top of another unit.	There are interlocks designed for the base.	
5	We need a drawing showing the proposed water drainage of the area.	The temporary housing units will be set slightly above grade and the lot will be minimally graded so the slope is away from the unit.	
6	We know there is an existing fence on the back end of the lot that isn't indicated on any of the drawings. Please add.	See attached revised drawing. (Sheet A-110)	
7	Exterior finish and color.	The temporary housing modulars have a tan, steel exterior.	



Comment Disposition Form

8	Cover letter needs to be signed.	See attached
9	In the cover letter where parking is addressed, add a potential location where parking would be available.	Michael will be able to address this during the meeting
10	Is the check in the mail?	Yes, a check was placed in the mail from the southwest office on March 13th.

