Chairman
Tom Bailer

Commissioners
David Reggiani
John Greenwood
Tom McGann
Scott Pegau
John Baenen
Roy Srb

City Planner
Samantha Greenwood

Assistant Planner
Shannon Joekay

PLANNING COMMISSION SPECIAL MEETING
TUESDAY AUGUST 27, 2013 @ 6:30 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 and Roy Srb

3. **APPROVAL OF AGENDA** (voice vote)
4. **DISCLOSURES OF CONFLICTS OF INTEREST**
5. **CORRESPONDENCE** Page 1-4
6. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

   a. Guest Speakers
   a. Audience comments regarding agenda items (3 minutes per speaker)
   a. Chairpersons and Representatives of Boards and Commissions

7. **OLD BUSINESS**

   a. Site Plan Review Baler Facility - Recommendation to City Council (voice vote) Page 4-51

8. **AUDIENCE PARTICIPATION**
9. **COMMISSION COMMENTS**
10. **ADJOURNMENT**

If you have a disability that makes it difficult to attend city-sponsored functions, you may contact 424-6200 for assistance.
Full Planning Commission agendas and packets are available online at www.cityofcordova.net

Cordova Planning and Zoning Commission
P.O. Box 1210
Cordova, Alaska, 99574-1210

August 21, 2013

To Whom It May Concern:

Re: Bailer Facility upgrades

It has been brought to my attention that our current Bailer Facility is in major need for the upgrade that was voted on by the community in the last election. That this project needs to begin immediately in order to provide adequate refuse removal for the City of Cordova and provide an acceptable work environment for it's refuse employee's.

There has been a plan submitted to the planning and zoning and is waiting action by the commission before the project may proceed. My understanding is that the plan presented is more than adequate to meet the needs of the City Refuse Department in their efforts to provide this essential service to the Community of Cordova, now and for the future. Continued debate on this plan to look for a better and more perfect scope causing a delay in approving that plan may cost the City of Cordova the grant funds that were to be used to move forward with the project. Additional delay would also cause it to not happen during the current construction season.

It is also my understanding that the facility is currently substandard and these immediate improvements are necessary in order for the City Refuse Department to adequately perform their duties in an efficient and timely manner. This project would also upgrade the facility to provide adequate water and sewer for them to work in an appropriate work environment.

I applaud these new efforts to recycle in our community allowing us to use our refuse in a more efficient manner saving our land fill for future use. This project would help to make our City Bailer and work crew more efficient in their handling of our refuse allowing more time to work on the secondary recycling project .

I urge the Planning and Zoning commission to please pass the project before you at this meeting of August 27th, 2013 so that it can move forward and be implemented as soon as possible.

Thank you for your consideration of my request.

Sincerely;

Penelope Oswalt
P.O. Box 1303
22 McLaughlin

Hi Sam,

Please forward this email, and the one that follows from Kristin, to the other Commissioners
Thanks

Tom

Begin forwarded message:

From: Kristin Carpenter <kristin@copperriver.org>
Date: August 20, 2013 8:30:48 AM AKDT
To: bailerak@ctcak.net
Subject: Fwd: Whiskey Creek pollution

Hi Tom,

I'm writing to you in your capacity as Chair of the Planning and Zoning Commission to urge that you include a drainage plan for the baler facility in reviewing the plans to upgrade the facility at next week's special P&Z Commission meeting.

As you know, the CRWP replaced the Eccles Creek culvert under Whitshed Road in 2010, and as part of that job we also re-routed Whiskey Creek around Jerry Blackler's lot (allowing him to maximize buildable space on the lot). When the creek was re-routed (it now flows across the southwest corner of the Mormon Church's lot), we also installed a bigger culvert under Whitshed Road to facilitate fish passage on that creek.

In the course of doing that work we noticed substantial problems with sediment in the sheet flow drainage coming from the baler yard. The amount of sediment in run-off from the baler site improved a little when the yard was paved, but now that it's been expanded and there are exposed soils again, there is quite a bit of sediment being discharged from that site. And the sediment -laden run-off ends up primarily in Whiskey Creek which is a catalogued fish stream that also drains to Eccles Creek, another catalogued fish stream. (I have old pictures from 2010, before the yard was paved, but not more recent ones. We can take some to illustrate the problem the next time we get a heavy rain.)

I'm forwarding a message from Megan Marie, ADF&G Habitat Biologist for this area, that she wrote to City leaders three years ago about this site (I think the "Tom" that she included was Tom Cohenour). Several of the things she recommends have been done, but there is still quite a bit of run-off from the baler and especially now that the site has been expanded by cutting into the hillside -- the expanded yard has exposed additional soil that gets churned up by the trucks and contributes lots of sediment to the yard's run-off. You'll see in Megan's message that polluting fish streams is a violation of state law,

and I think we have a great opportunity now that the City is upgrading the baler to address this problem.

I won't be able to attend the meeting next week but I wanted to be sure that this issue is part of the discussion. Please consider how the baler site drainage can be improved, both the run-off from the hill side and the run-off from the building's roof, to "keep the clean water clean" and direct water away from the paved surface and from teh exposed soils around the pavement.

Thank you for your consideration,

Kristin Carpenter

Kristin S. Carpenter | Executive Director
Copper River Watershed Project
phone (907)424-3334 | fax (907)424-4318
web www.copperriver.org
office P.O. Box 1560, Cordova, AK 99574

The Copper River Watershed Project works to ensure the long-term sustainability of our wild salmon-based economy and cultural heritage.

On Aug 20, 2010, at 3:57 PM, Marie, Megan E (DFG) wrote:

Tom, Mark, Jim, and E.J.,

As you are already aware, there is a significant amount of sediment-laden stormwater runoff flowing into Whiskey Creek from the area of the Baler property. Whiskey Creek is cataloged as important for anadromous fish and is known to support coho salmon and cutthroat trout. Whiskey Creek drains into Eccles Creek which is also cataloged as important for andromous fish and is known to support coho and pink salmon as well as cutthroat trout. The stormwater runoff currently entering Whiskey Creek is impacting fish habitat and water quality in both streams. Fish habitat improvement projects on both streams have been completed earlier this year resulting in a net gain in available habitat for spawning and rearing salmonids. Improving water quality in Whiskey Creek is necessary to reap the full benefits of the culvert replacement and channel re-design projects.

Multiple site visits to this location and recent discussions with contractors/engineers, ADOT, and CRWP have resulted in a list of recommended actions for reducing the sediment load in this stormwater runoff and improving water quality in Whiskey Creek and Eccles Creek. Many of these alternatives are relatively low in cost compared to the potential benefits of reduced sedimentation and improved water quality in Whiskey Creek. I will list some suggested actions below, but I also welcome new ideas for improving the water quality in Whiskey Creek.

- Repair/replace and extend the existing culvert under the Baler driveway (shared with the Blackler property).

- Install a new culvert under the Blackler driveway to catch runoff which is currently flowing down the driveway and picking up fine sediments along the way
- Dredge accumulated sediments from the east side of the road and create a catchment basin to allow for additional stormwater storage time (increase infiltration rate)
- Dredge accumulated sediments from ditch along east side of road (remove vegetative mat and replace when ditch improvements are complete)
- Repair/improve and install additional check dams as necessary along ditch lines to slow water and increase infiltration rate
- Plant grasses/sedges or other appropriate vegetation in ditches to help filter runoff prior to reaching Whiskey Creek

I advise the City of Cordova take action as soon as possible to reduce the amount and improve the water quality in stormwater runoff flowing into Whiskey Creek along Whitshed Road. If pollution continues at the current level, the stormwater runoff into Whiskey Creek may be considered a violation of AS 16.05 871. It may be beneficial to meet and discuss this issue with the stakeholders involved with the hopes of finding the best solution possible. I expect to return to Cordova in late September or early October, but I am available to meet via telephone at your convenience. There are many stakeholders interested in finding a solution, so I am sure we can find a way to improve the water quality issue in a timely manner. Thank you for your time and I look forward to hearing from you soon.

Megan Marie
Division of Habitat
Alaska Department of Fish & Game
333 Raspberry Rd., Anchorage, AK 99518
Phone: (907) 267-2446
Fax: (907) 267-2499

http://www.habitat.adfg.alaska.gov

Here's the other email from Kristin to be forwarded to the Commissioners.

Thanks.

Tom

Begin forwarded message:

From: Kristin Carpenter <kristin@copperriver.org>
Date: August 20, 2013 1:20:29 PM AKDT
To: Tom Bailer <bailerak@ctcak.net>, Sam Greenwood <planning@cityofcordova.net>, Randy Robertson <citymanager@cityofcordova.net>, Moe Zamarron <MoeZ@cityofcordova.net>, Brandon Dahl <refuse@cityofcordova.net>
Cc: Paul Swartzbart <psks@ctcak.net>

Subject: Fwd: Whiskey Creek pollution

Hi Tom,

I spoke with Brandon this morning and wanted to clarify my intent from yesterday's message. I understand that the timing of approving an upgrade plan for the baler is critical, and I didn't mean to imply that the approval process should be extended to take more time talking about drainage issues. I do support approving a plan for upgrading the baler on 8/27 as I find the conditions under which our City crew is asked to work atrocious -- none of us would tolerate not having a bathroom, a sink, hot water or heat at the place where we spend our working hours.

I do want drainage considerations for the baler site to be part of the City's efforts to upgrade that facility, though, and urge consideration of this need to be incorporated into work on the site as soon as possible.

Thanks again,

Kristin Carpenter

Kristin S. Carpenter | Executive Director
Copper River Watershed Project
phone (907)424-3334 | fax (907)424-4318
web www.copperriver.org
office P.O. Box 1560, Cordova, AK 99574

The Copper River Watershed Project works to ensure the long-term sustainability of our wild salmon-based economy and cultural heritage.

Memo

To: Planning Commission

From: Planning Staff and Public Works

Date: 8/21/2013

Re: Site Plan Review ~ Baler Building Reconstruction

PART I. GENERAL INFORMATION

Requested Actions:	Site Plan Review
Applicant:	Public Works
Owners Name:	State of Alaska-Leased by the city of Cordova
Address:	2100 Whitshed Road
Parcel Number:	02-098-275
Zoning:	Waterfront Industrial District

PART II. BACKGROUND

The City of Cordova is proposing upgrades to the City's baler facility. The City of Cordova is requesting proposals from interested general contractors through a Design-Build procurement method to design, construct, and repair the solid waste Baler Facility. The facility consist of the main Baler Building which is a steel frame metal building (60'x112') of which the easterly 30' is open on three sides; and an addition (24'x48') located on and attached to south side of the main baler building.

The purpose of this work is to replace all the exterior siding girts, roofing as noted on plans, purlins, provide repairs and upgrades to the interior such as upgrade all overhead lighting and domestic water; and the demolition and construction of a two story interior storage/break room along the north face of the building.

The design build process was chosen as the best delivery method for this project as it allows for a quick start to the project, value engineering, flexibility in layout, and scope of work revisions. The current scope of work addresses all the issues big and small that exist at the baler. It is a distinct possibility the cost to make all of these repairs will exceed the budgeted funding available thru the grant and loan.

The design build delivery method will allow us to select a contractor and then work with them to reduce the project cost to fit our budget thru value engineering and scope reduction. The typical design-bid-build process does not allow that flexibility and would require us to have the design revised and re-bid until we reached a cost that fits our budget. This would be a long and costly process.

The design build RFP consists of the following items

- a RFP advertisement
- Instruction to offers
- Scope of work
- Facility design criteria
- Concept drawings

The design build delivery method also provides the flexibility to adjust the layouts to better address items such as the number of sinks, ect... Other items such as building components can also be changed during this process. Currently we are specifying metal siding with draped insulation as the cost for insulated metal panels is far more expensive. We are aware of the benefits of the insulated panels and if we end up with a budget surplus we will most certainly consider upgrading to the insulated panels.

Attached are photos, proposed building drawings and the existing Baler as built-structural only, these were taken from the RFP for your review. Due to the size of the RFP pdf (205 pages), it is not included in the hardcopy of the packets. The on line packet will contain the pdf of the RFP and I would be happy to print it out for anyone who like a hard copy. The required design criteria are pages 24-137 using the pdf page numbers not the page numbers on the packet. Also included in the packet are drainage and site plan layouts.

Currently in our city code there is not a requirement for a site plan review in the Unrestricted Zone; at the previous P&Z meeting it appeared that was support to begin site plan reviews of municipal building. A site plan review is being presented for the baler building for you review and then if approved a recommendation to City Council.

Chapter 18.18 Unrestricted

Chapter 18.42 Site Plan Review

Chapter 18.48 Off Street Parking, Loading and Unloading

PART III. REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS

18.18.010 Permitted uses.

The unrestricted district is intended to allow any legal use of property.

The Baler facility is a permitted use.

18.18.020 Building height limit.

The maximum building height in the UR unrestricted district shall be two and one-half stories but shall not exceed thirty-five feet as measured at the eve line.

The height of the Baler building is 26 feet at the eaves and will not change

18.18.040 Front yard.

There shall be a front yard in the UR unrestricted district of not less than ten feet from the property line.

18.18.050 Rear yard.

There shall be a rear yard in the UR unrestricted district of not less five feet.

18.18.060 Side yard.

There shall be a side yard in the UR unrestricted district of not less than five feet. The minimum side yard on the street side of a corner lot shall be five feet.

All yard requirements are met at the Baler site.

18.48.060 Off-street parking requirements

Municipal buildings.	One parking space for each employee, plus one space for each official vehicle, plus two spaces for visitor parking.

Parking spaces are shown on the site drawing and there is write up provided by the Director of Public Works .

PART V. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission forward a recommendation to the City Council to approve the Site Plan Review requested by City of Cordova for the re-construction of Baler Building.

PART VI. SUGGESTED MOTION

"I move that Planning Commission recommend to City Council to approve the Site Plan to re-construct the of Baler Building.

CITY OF CORDOVA

To Planning and Zoning Commissioners

8/21/2013

It was a pleasure to meet each of you at last week's P&ZC meeting. I would like to thank you for what you do for our community, and the professionalism you bring to the planning and zoning process.

From my original interview with the City Council, I truly feel one of my top priorities will be looking into our municipal facilities and equipment, our business processes, and the team we have in place to move our city forward. With that in mind, over the last week, I've attempted to gather as much information about the baler site and its reconstruction as possible. Below are some points that I feel merit your attention. While I understand a site plan approval through Planning and Zoning is not about budgets and other administrative issues, it's important for us on the city staff and you, members of the P&ZC, to ensure we are in synch with our communications. Since my arrival last week, I have come to discover the time sensitivity of this project, and accordingly, respectively ask that if there are issues/concerns with the site plan review, that the P&ZC address these with conditions. My understanding is this process will allow the site plan to continue its movement to the City Council for their review.

1. Because the age of the landfill grant, the remaining $500,000 is poised to be reclaimed by the Alaska Department of Conservation. Mr. Zamarron indicted the de-obligation could be as soon as within 30 days if a spending plan has not been submitted.
2. Working conditions at the baler facility are substandard by any measure. It is patently an unsafe structure, without heat, running water or functional restroom facilities. As community we cannot ask employees to work in this kind of environment.
3. The residents of Cordova voted in a general election on March 5, 2013 to approve indebtedness to fund the Refuse Division upgrade project.

Although Mr. Zamarron is away from the office this week, I thought it necessary to provide you with this note, and the attached updates as expeditiously as possible before your meeting next

Tuesday. I realize this may not be the traditional methodology to raise concerns, but I don't think we could wait to reach out to you until he returned. Should you have any questions or concerns, you are welcome to speak with me, Mrs. Greenwood or Mr. Hallquist. Our contact info is below:

CCPM@cityofcordova.net Josh Hallquist, project Manager

publicworks@cityofcordova.net Moe Zamarron, Public Works Director

planning@cityofcordova.net Samantha Greenwood, City Planner

citymanager@cityofcordova.net Randy Robertson, City Manager

Again, it was a pleasure to meet each of you, and thank you for your service to Cordova. I look forward to a long, mutually productive relationship as we continue to move our great community forward.

Sincerely,

Randy Robertson, City Manager

DRAWING INDEX

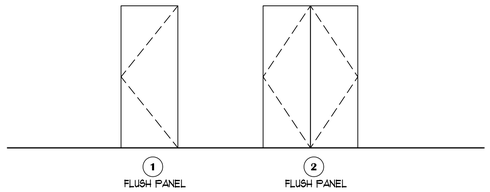
TITLE

Baler Building Renovation - RFP

Cordova, Alaska

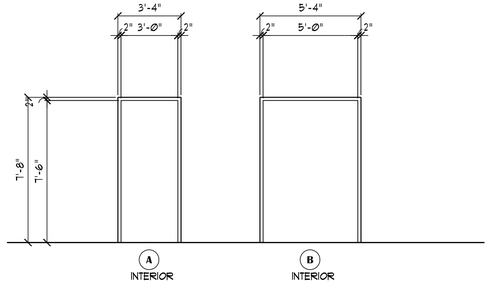
ARCHITECTURE

1231 Gambell Ste. 400 - Anchorage, Alaska 99501 - 907-349-1425



DOOR TYPES

SCALE: 1/4"=1'-0"



FRAME TYPES

SCALE: 1/4"=1'-0"

DOOR SCHEDULE

NO.	SIZE	DOOR			FRAME			OTHER			DETAILS			REMARKS:
		TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	GLASS	RATING	HARDWARE	HEAD	JAMB	SILL	
FIRST FLOOR														
100a	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	NEW DOOR, FRAME AND OPENING.
100b	12'-0" X 16'-0"		HM	FF	-	MTL	FF	-	-	-	-	-	-	REMOVE EXISTING DOOR AND REPLACE WITH NEW. #2
100c	12'-0" X 16'-0"		HM	FF	-	MTL	FF	-	-	-	-	-	-	REMOVE EXISTING DOOR AND REPLACE WITH NEW. #2
100d	8'-0" X 14'-0"		HM	FF	-	MTL	FF	-	-	-	-	-	-	REMOVE EXISTING DOOR AND REPLACE WITH NEW. #2
100e	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	-
100f	12'-0" X 16'-0"		HM	FF	-	MTL	FF	-	-	-	-	-	-	REMOVE EXISTING DOOR AND REPLACE WITH NEW. #2
101	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	-
102	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	-
103a	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	-
103b	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	-
104	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	-
SECOND FLOOR														
200	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	-
201	3'-0" X 7'-0"		HM	PT	-	HM	PT	-	-	-	-	-	-	-

GENERAL NOTE:

1. PATCH, MATCH & REPAIR ADJACENT FINISHES AS REQUIRED INTO EXISTING WALL ASSEMBLIES.
2. EXISTING DOOR SIZES ARE ASSUMED FROM ASBUILT INFORMATION. CONTRACTOR MUST FIELD VERIFY FINAL SIZES REQUIRED.

ABBREVIATIONS:

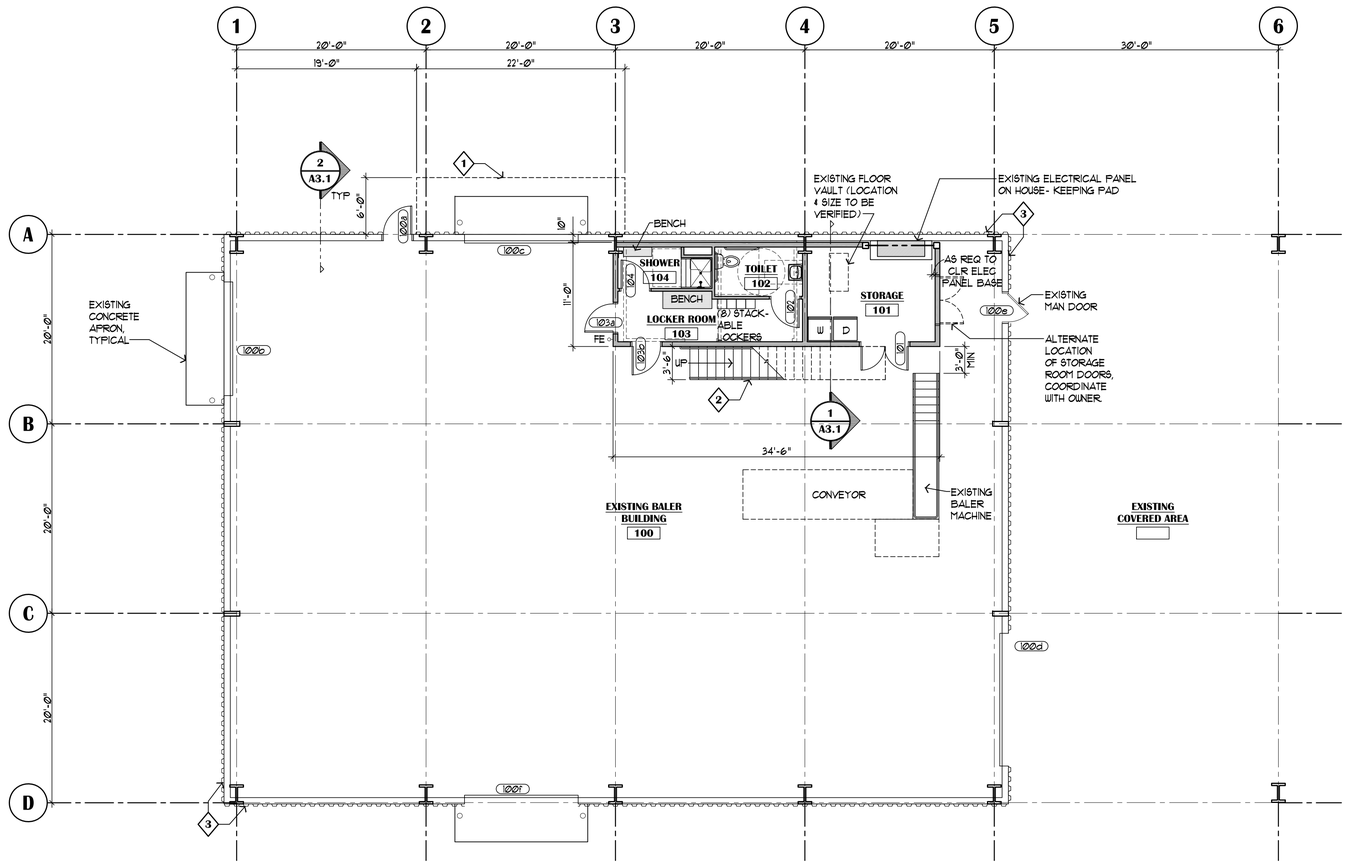
FF	FACTORY FINISH
GL	GLASS
HM	HOLLOW METAL
PT	PAINT

SHEET NOTES:

1. APPLIANCES TO BE OWNER FURNISHED CONTRACTOR INSTALLED.
2. FURNITURE TO BE OWNER FURNISHED OWNER INSTALLED.

KEYED FLOOR PLAN NOTES

1. NEW STEEL FRAMED CANTILEVERED, SUSPENDED OR BRACED CANOPY, WITH METAL ROOF PANELS (1/4" PER FT MIN SLOPE TO DRAIN AWAY FROM BUILDING). DO NOT USE COLUMN SUPPORTS. PROVIDE SURFACE MOUNTED LIGHTING AT UNDERSIDE OF CANOPY.
2. METAL STAIR ATTACHED TO AND SUPPORTED BY CONCRETE SLAB AND NEW FRAMED FLOOR ABOVE. DO NOT USE ADDITIONAL COLUMN SUPPORTS.
3. REMOVE EXISTING EXTERIOR SIDING AND PROVIDE NEW INSULATED METAL SIDING. REPAIR SUPPORT STRUCTURE AS NECESSARY.



PLAN NORTH

1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

nvision ARCHITECTURE
1231 Gambell Ste. 400, Anchorage, Alaska 99501
907-349-1425

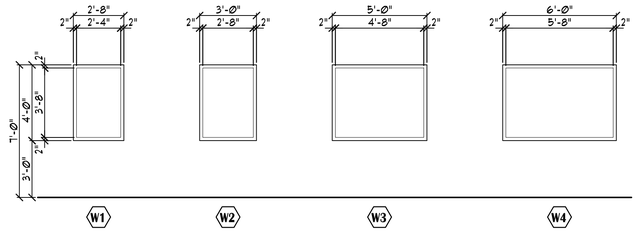
WHEN PRINTED ON 11x17 , DRAWING SHOULD BE CONSIDERED HALF-SIZE

Baler Building Renovation - RFP
Cordova, Alaska

FIRST FLOOR PLAN, DOOR SCHEDULE AND DOOR TYPES

Drawing Date:	07/26/13
Drawn By:	EG
Checked By:	WB
NV Job No.:	1335
Revisions:	

A2.1



WINDOW TYPES

SCALE: 1/4"=1'-Ø"

SCHEDULE NOTES:

WALL DESIGNATIONS GENERALLY CORRESPOND TO THE FOLLOWING ROOM ELEVATIONS:

"A" = EAST
"B" = SOUTH
"C" = WEST
"D" = NORTH

FINSIH SCHEDULE MATERIAL ABBREVIATIONS

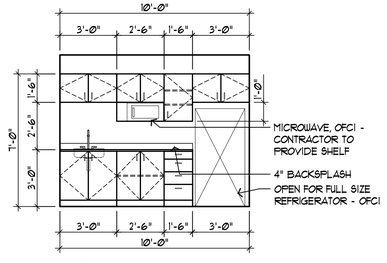
(E) CONC = EXISTING CONCRETE
FF = FACTORY FINISH
FRP = FIBERGLASS REINFORCED PANEL
GWB = GYPSUM WALLBOARD
IC = INTERGAL COVE 6" IN HEIGHT
PT = PAINT
RB = RUBBER BASE
SV = SHEET VINYL

SHEET NOTES:

1. APPLIANCES TO BE OWNER FURNISHED CONTRACTOR INSTALLED.
2. FURNITURE TO BE OWNER FURNISHED OWNER INSTALLED.

FINISH SCHEDULE

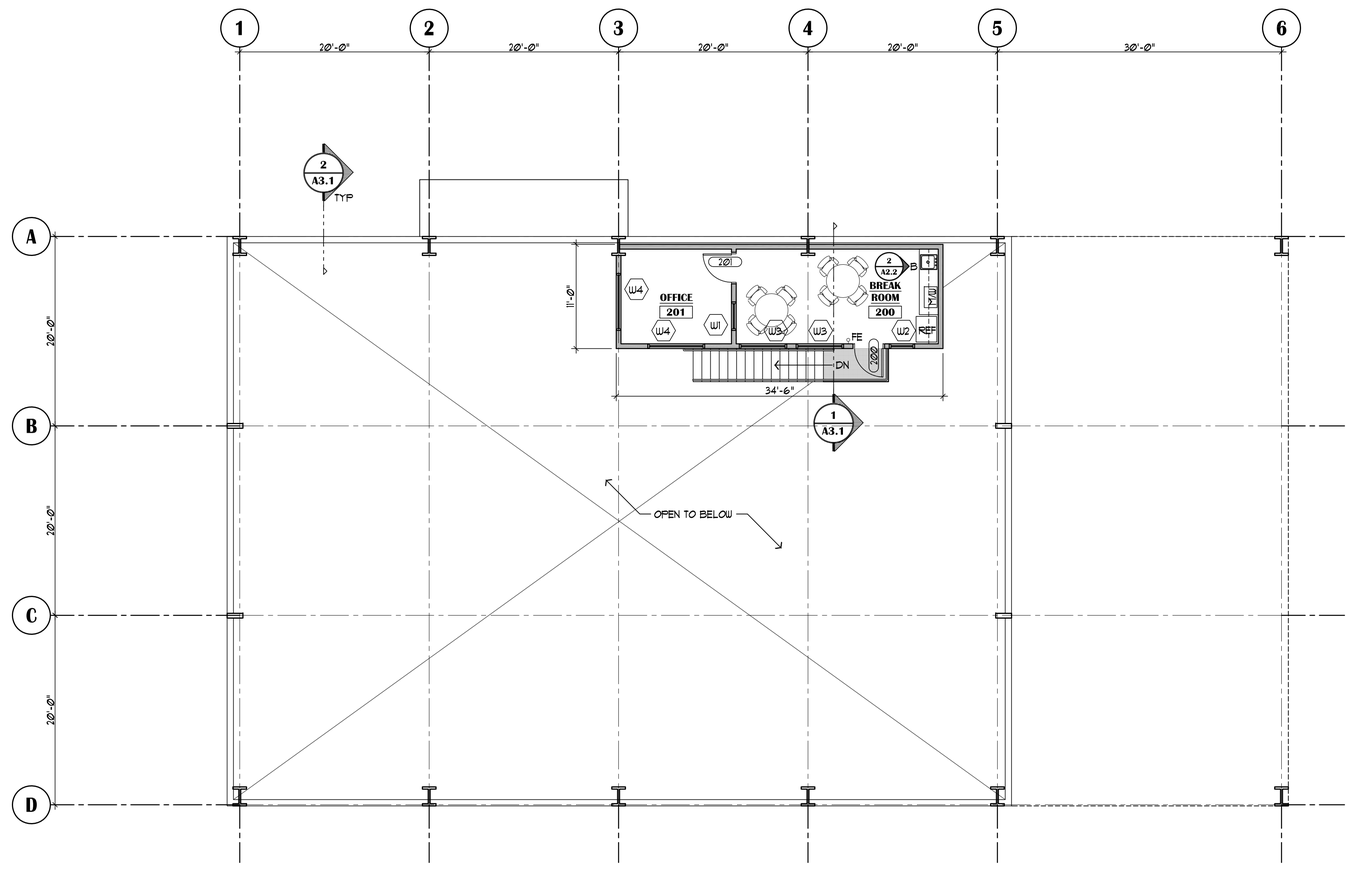
NO.	ROOM NAME	FLOOR		WALLS										CEILING				REMARKS
				BASE	WALL "A"		WALL "B"		WALL "C"		WALL "D"							
		MATERIAL	FINISH	DESIGNATION	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	FIRE RATING	HEIGHT	REF. GENERAL NOTES, TYPICAL
FIRST FLOOR																	
Ø0Ø	EXISTING BALER BUILDING	(E) CONC	-	-	-	FRP	-	FRP	-	FRP	-	FRP	-	-	-	-	FRP/PLYWOOD ALTERNATE #4
Ø1	STORAGE	(E) CONC	-	RB	PLYWOOD	PT	PLYWOOD	PT	PLYWOOD	PT	PLYWOOD	PT	GWB	PT	-	8'-Ø"	-
Ø2	TOILET	(E) CONC	SV	IC	GWB	FRP/PT	GWB	FRP/PT	GWB	FRP/PT	GWB	FRP/PT	GWB	PT	-	8'-Ø"	-
Ø3	LOCKER ROOM	(E) CONC	SV	IC	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	-	8'-Ø"	FRP WAINSCOT @ 4'-Ø"
Ø4	SHOWER	(E) CONC	SV	IC	GWB	FRP	GWB	FRP	GWB	FRP	GWB	FRP	GWB	PT	-	8'-Ø"	-
SECOND FLOOR																	
2Ø0	BREAK ROOM	PLYWOOD	SV	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	-	8'-Ø"	-
2Ø1	OFFICE	PLYWOOD	SV	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	-	8'-Ø"	-



B

2 INTERIOR ELEVATION

SCALE: 1/4"=1'-Ø"



FLAN NORTH

1 SECOND FLOOR PLAN

SCALE: 1/8"=1'-Ø"

1231 Gambell Ste. 400, Anchorage, Alaska 99501
907-349-1425

WHEN PRINTED ON 11x17 , DRAWING SHOULD BE CONSIDERED HALF-SIZE

Baler Building Renovation - RFP
Cordova, Alaska

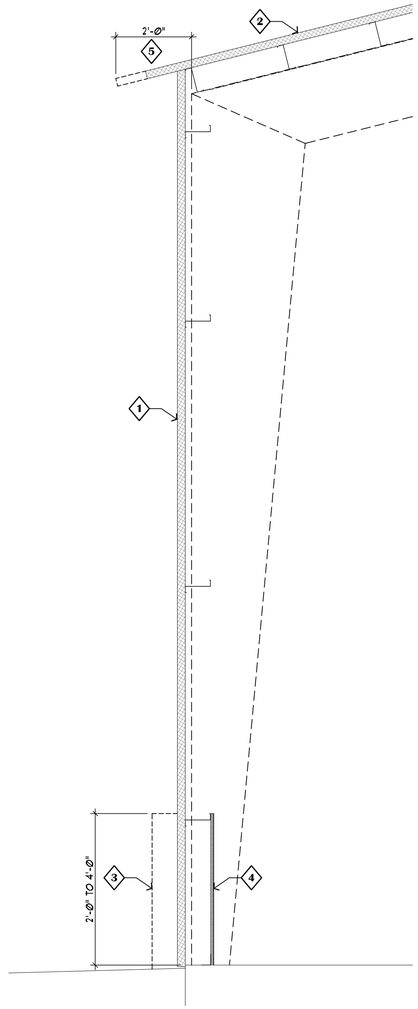
SECOND FLOOR PLAN, FINISH SCHEDULE AND DETAILS

Drawing Date:	07/26/13
Drawn By:	EG
Checked By:	WB
NV Job No.:	1335
Revisions:	

A2.2

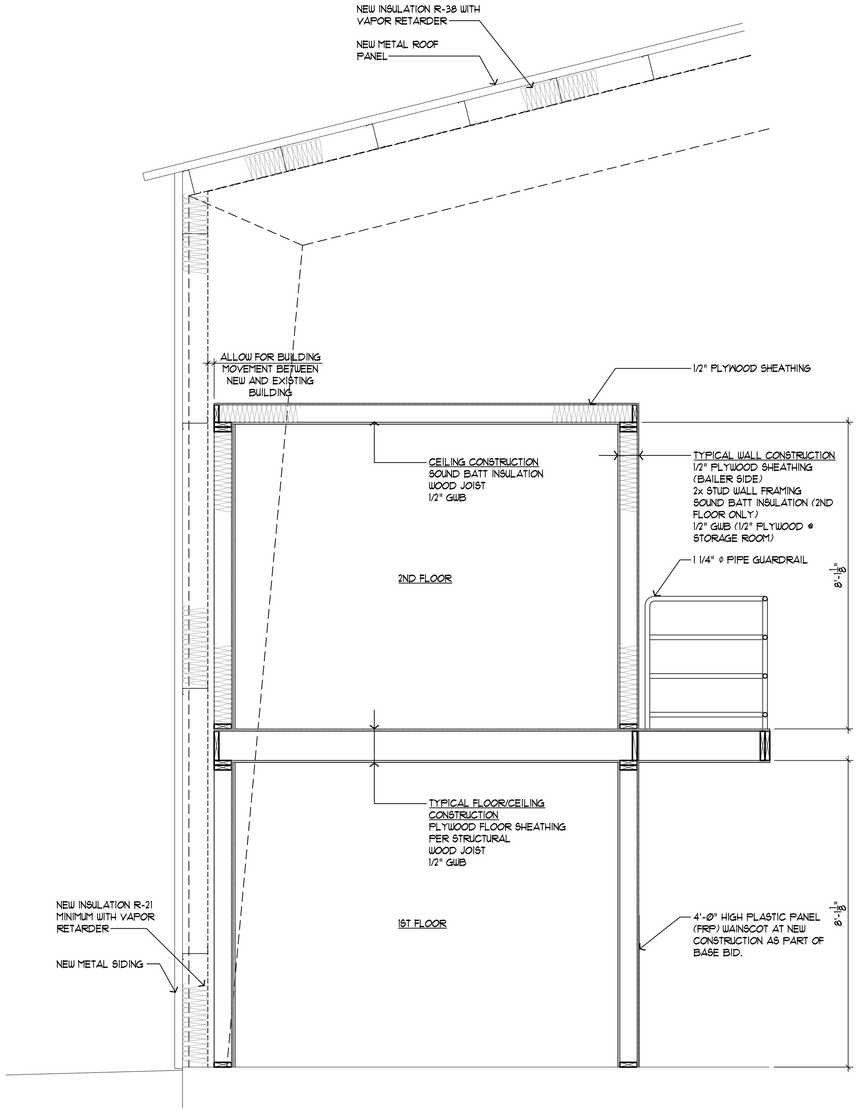
KEYED SHEET NOTES:

1. ALTERNATE #1 - PROVIDE INSULATED METAL WALL PANEL SIDING IN LIEU OF METAL SIDING, BATT INSULATION AND VAPOR RETARDER.
2. ALTERNATE #2 - PROVIDE INSULATED METAL ROOF PANELS IN LIEU OF METAL ROOFING, BATT INSULATION AND VAPOR RETARDER.
3. ALTERNATE #3 - PROVIDE CONCRETE PROTECTION CURB AT PERIMETER OF BUILDING, SEE SECTION III FOR ADDITIVE ALTERNATES.
4. ALTERNATE #4 - PROVIDE 4'-0" HIGH PLASTIC PANEL (FRP) OVER PLYWOOD WAINSCOT AROUND ENTIRE INTERIOR PERIMETER.
5. ALTERNATE #5 - PROVIDE 2'-0" EXTENSION TO ROOF EAVES.



2 WALL SECTION - ALTERNATES

SCALE: 1/2"=1'-0"



1 WALL SECTION

SCALE: 1/2"=1'-0"

nvision ARCHITECTURE
1231 Gambell Ste. 400, Anchorage, Alaska 99501
907-349-1425

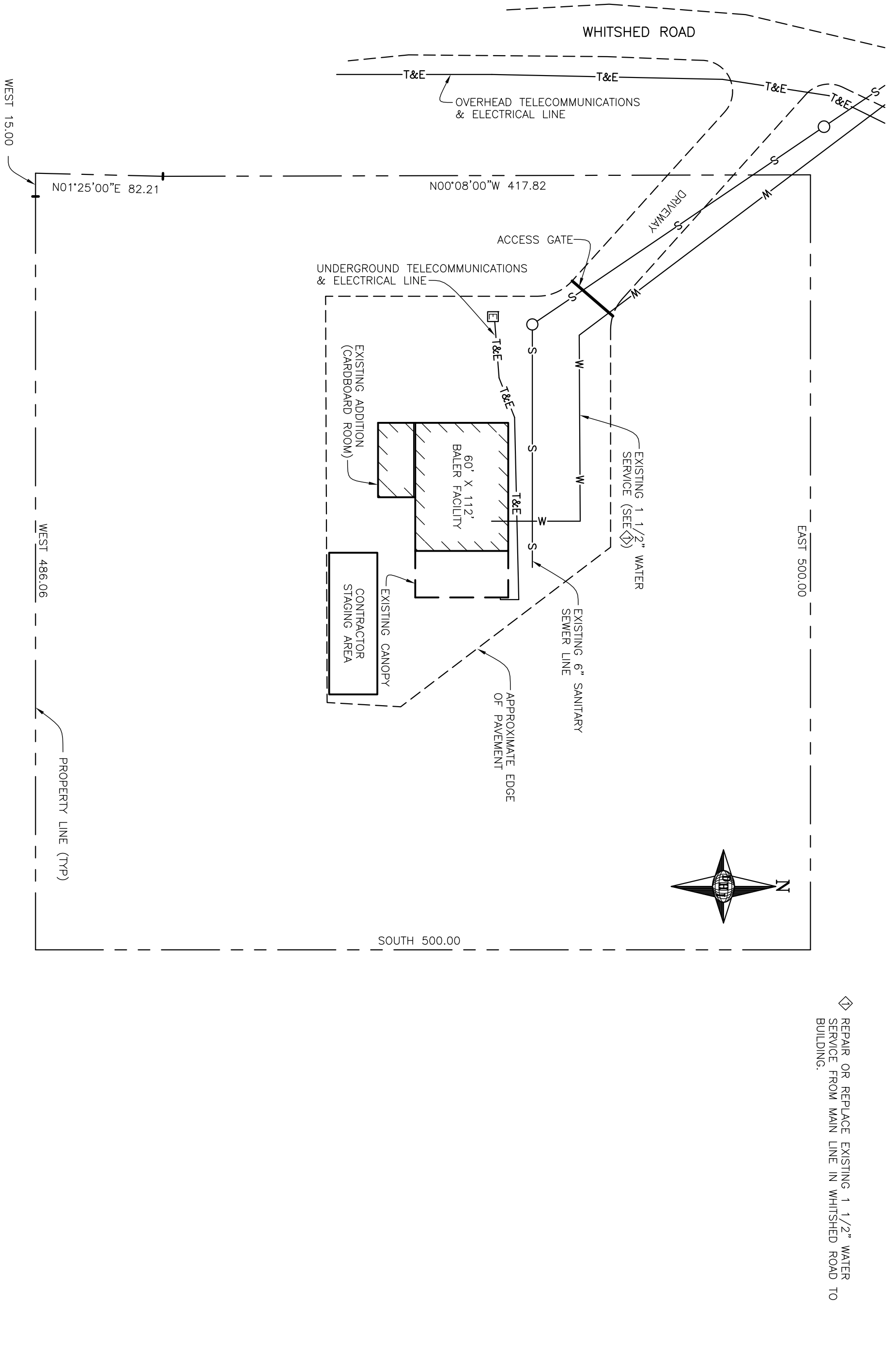
WHEN PRINTED ON 11x17 , DRAWING SHOULD BE CONSIDERED HALF-SIZE

Baler Building Renovation - RFP
Cordova, Alaska

WALL SECTIONS

Drawing Date:	**07/26/13**
Drawn By:	**JLL**
Checked By:	**WB**
NV Job No.:	**1335**
Revisions:	

A3.1



1 REPAIR OR REPLACE EXISTING 1 1/2" WATER SERVICE FROM MAIN LINE IN WHITSHED ROAD TO BUILDING.

BALER FACILITY UPGRADE
CORDOVA, ALASKA

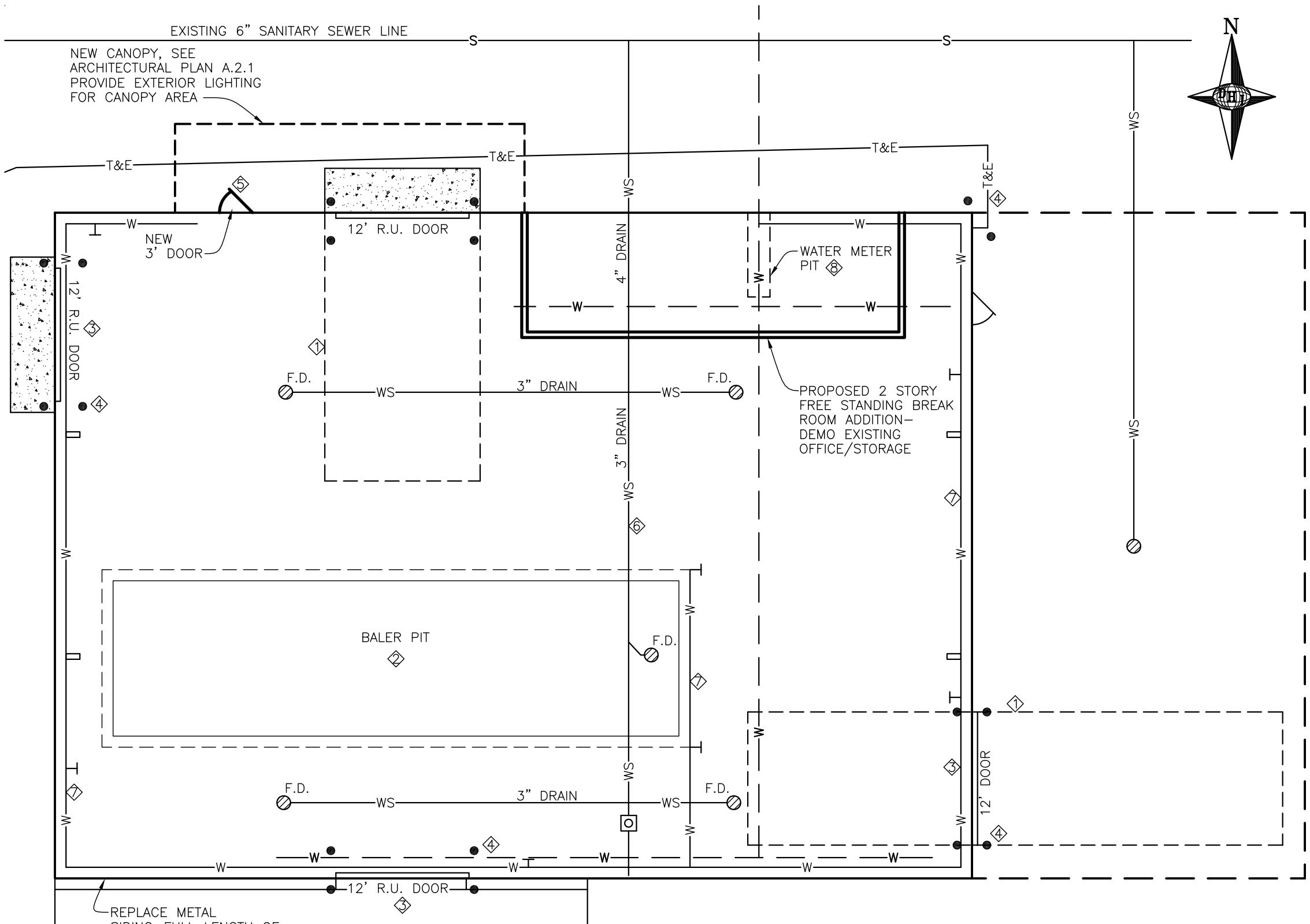
SITE OVERVIEW

Drawing Date:	6/26/13
Drawn By:	DDH
Checked By:	DEE
DHI W.O.#:	131027
SCALE:	1"=60'
Revisions:	

SHEET: **C-1**

DHI CONSULTING ENGINEERS
CIVIL • SURVEYING • PLANNING
Telephone: (907)344-1385 Fax: (907)344-1383
800 E. DIMOND BLVD. • SUITE 3-550, ANCHORAGE, ALASKA 99515

1026CCP1D



1. SAW CUT & REMOVE CONCRETE FLOOR & SLAB. INSTALL "HARDENED" CONCRETE FLOOR SYSTEM DESIGNED TO WITHSTAND WEAR FROM EQUIPMENT OPERATING WITH STEEL TIRE CHAINS.
2. PROVIDE A MECHANICAL SYSTEM THAT WILL SCREEN SOLIDS FROM LIQUIDS; AND WILL REMOVE THE FLUIDS BY PUMPS OR GRAVITY DRAINS.
3. REPLACE ROLL UP AND SLIDING DOORS WITH ROLL UP DOORS (5 EA.).
4. INSTALL 6"ø, CONCRETE FILLED BOLLARDS–PAINT YELLOW (22 EA.).
5. INSTALL A NEW DOOR FRAME & INSULATED METAL DOOR.
6. UP GRADE 3" DRAIN LINE AS NEEDED TO PROVIDE DRAINAGE FROM BALER PIT, MINIMUM SIZE=4"ø.
7. PROVIDE 1" PVC–WATER SYSTEM TO BE USED FOR WASH DOWN OF EQUIPMENT & FACILITY. PROVIDED HOSE CONNECTION (5 EA.) AT LOCATIONS IDENTIFIED BY OWNER. SURFACE MOUNT PIPING 4' ABOVE FLOOR, ALONG PERIMETER OF INTERIOR & TO BALER PIT. WATER SYSTEM WILL BE ALLOWED TO FREEZE. DESIGN WATER SYSTEM TO ALLOW ALL PIPES TO BE DRAINED.
8. DEMO EXISTING METER PIT. PROVIDE NEW METER AND BACK FLOW PREVENTION VALVES ABOVE GRADE. INSTALL 3 WAY SHUT OFF VALVE BELOW GRADE. DESIGN FOR DRAINING OF PIPE.
9. INSTALL NEW LIGHT FOR THE INTERIOR OF THE BALER BUILDING & CARDBOARD ADDITION. PROVIDE NEW WALL SWITCHES & RECEPTACLES THRU OUT THE FACILITY.

WS — UNDER SLAB WASTE LINE
W — UNDER SLAB WATER LINE
W — SURFACE MOUNTED WATER SYSTEM
T&E — UNDERGROUND TELECOMMUNICATIONS & ELECTRICAL LINE
S — UNDERGROUND SANITARY SEWER LINE
BOLLARD

10 0 10 20 30
Distances are shown in feet.

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10 of 31

BALER FACILITY UPGRADE
CORDOVA, ALASKA

INTERIOR UPGRADES

Drawing Date:	6/26/13
Drawn By:	DDH
Checked By:	DEE
DHI W.O.#:	131027
SCALE:	1"=10'
Revisions:	

SHEET: **C-2**

1026CCP2D

ARMCO BUILDING SYSTEMS

BUILDING PERMIT / APPROVAL DRAWINGS

REFERENCE DRAWING

ARMCO SYSTEM CONTRACTOR: POE CONSTRUCTION, INC.

CLIENT: CITY OF CORDOVA

PROJECT LOCATION: CORDOVA, ALASKA

DESIGN REQUIREMENTS: UBC 1982 LL. 75PSF. WL. 110MPH EXPOSURE "B"

AUX. DL. 2PSF.

ICBO RESEARCH REPORT NUMBER
FA-287

INCLUDED ARE APPROVAL PAGES A1 THRU A14 .

FABRICATION IS PENDING RETURN OF SIGNED DRAWINGS WHICH INDICATES APPROVAL OF DIMENSIONS AND FRAMING DETAILS.

☐ APPROVED AS SUBMITTED ☐ APPROVED AS NOTED

☐ NOT APPROVED - RESUBMIT

SIGNED: _____ DATE _____

FOR: POE CONSTRUCTION, INC.

ORDER NO.	W-1719
DRWN.	DAA
CHCKD.	
DATE	9/22/84
REVISION	
SHEET NO.	A1

17 of 51

FOUNDATION LOADS

This Design is based on the 1982 edition of the UBC Code.

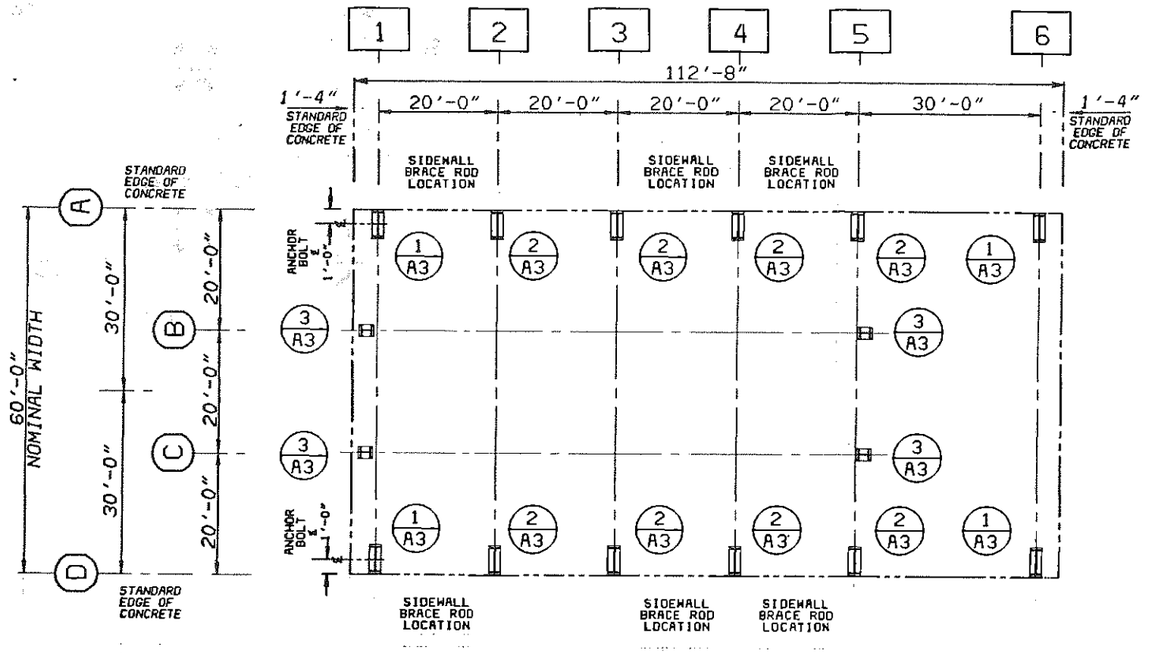
Aux. Dead Load 2psf Live Load 75 psf Wind Load 110mph

Wind Exposure B

A - DEAD+LIVE
B - DEAD+WIND
C - DEAD+LIVE/2+WIND
D - DEAD+LIVE+WIND/2

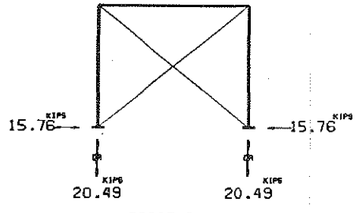
E - DEAD+SEISMIC+SNOW

TYPE	COLUMN LOCATIONS	LOADS (KIPS) DOWN	UP	OUT	IN	MOMENT (KIP FT)	ANCHOR BOLT QTY - DIA.	BASE PLATE W X L
SIDE WALL	FRAME LINE 1	34K (E)	6K (B)	14K (E)	7K (B)	—	2Uc/1¼"ø	10"X14"
						—		
SIDE WALL	FRAMES 2-5	72K (E)	18K (B)	30K (E)	16K (B)	—	2Uc/1¼"ø	10"X14"
						—		
SIDE WALL	FRAME 6	48K (E)	9K (B)	21K (E)	3K (B)	—	2Uc/1¼"ø	10"X14"
						—		
END WALL	FRAME LINES 1,5	—	—	7K (B)	7K (B)	—	10ø7/8"ø	6"X16"
		—	—			—		



ANCHOR BOLT LAYOUT

(NO SCALE)



BRACE ROD
FOUNDATION LOADS
(UNDER ENDWALL WIND)

BOTTOM OF BASE PLATE IS ASSUMED TO BE AT FINISHED FLOOR LEVEL UNLESS NOTED WITH "00' ELEV.".

DIMENSIONS TO THE EDGE OF CONCRETE SHOW THE STANDARD ARMCO CONDITION FOR THE STATED COVERING TYPE. THE CONTRACTOR IS RESPONSIBLE FOR THE EDGE OF CONCRETE DIMENSIONS FOR NON-STANDARD CONDITIONS.

ANCHOR BOLT SIZES AND QUANTITIES ARE BASED ON THE PROPERTIES OF THE STEEL ANCHOR BOLT ALONE. ACTUAL UPLIFT AND SHEAR CAPACITY MAY BE LOWER DEPENDING ON THE CONCRETE FOUNDATION DESIGN. ANCHOR BOLT ANCHORAGE HAS NOT BEEN CHECKED.

DISTANCE TOLERANCE BETWEEN ℄'S OF COLUMN ANCHOR BOLT CLUSTERS IS ± 1/8" IN 20' AND ± 1/4" OVERALL.

OUT OF LEVEL TOLERANCE FOR TOP OF CONCRETE PIERS AND WALLS IS + 1/8" IN 20' AND + 1/4" OVERALL.

ALL ANCHOR BOLTS SHALL PROJECT FROM THE SAME CONCRETE ELEVATION UNLESS NOTED OTHERWISE ON THIS ANCHOR BOLT PLAN.

ALL CONCRETE WORK, INCLUDING DESIGN, IS NOT BY ARMCO BUILDING SYSTEMS.

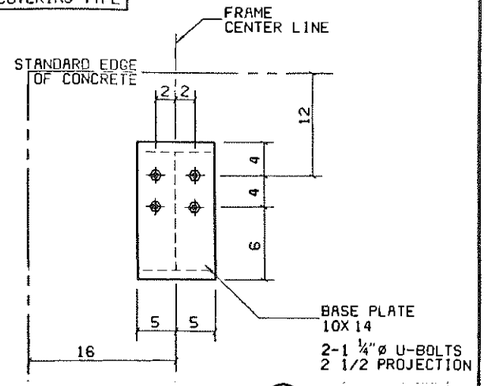
REFERENCE DRAWING

ANCHOR BOLT LAYOUT

Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI, OHIO 45246

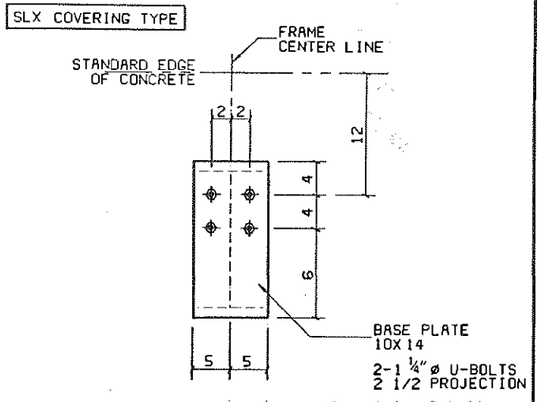
ORDER NO. W-1719
DRWN. DAA
CHCKD.
DATE 9/16/84
REVISION
SHEET NO. A2

SLX COVERING TYPE



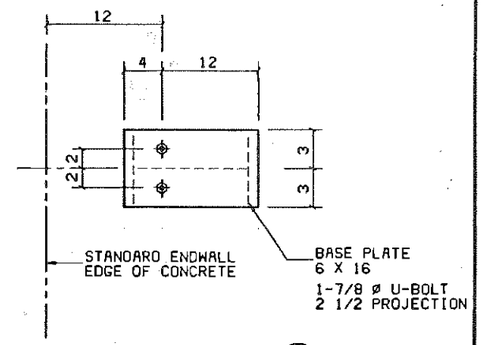
DETAIL AT (1)
DET206 03/83
CORNER COLUMN

SLX COVERING TYPE



DETAIL AT (2)
DET202 03/83
SIDEWALL COLUMN

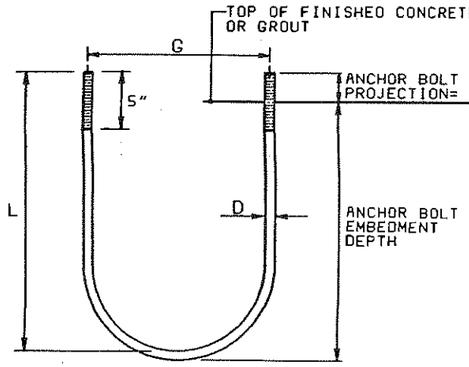
SLX COVERING TYPE



DETAIL AT (3)
DET209 03/83
ENDWALL COLUMN

GENERAL NOTES:

- ALL DIMENSIONS ON THE DETAILS ARE SHOWN IN INCHES.
- BASE PLATE SIZES ARE SHOWN AS MAXIMUM SIZE. THE ACTUAL BASE PLATE USED MAY BE SMALLER.



"U" ANCHOR BOLT

BOLT DIMENSIONS		
D	L	G
5/8"	13 15/16"	8 1/2"
7/8"	13 11/16"	4"
1"	15 9/16"	10 1/2"
1 1/4"	21 3/8"	4"

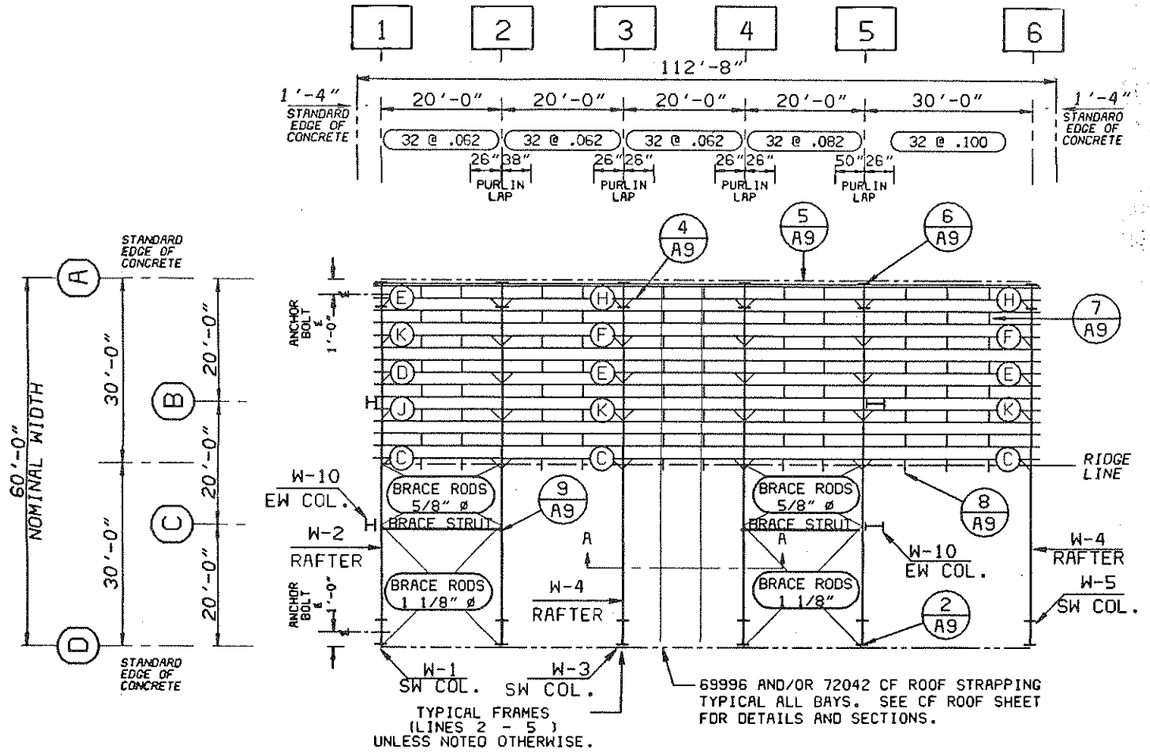
REFERENCE DRAWING

ANCHOR BOLT DETAILS

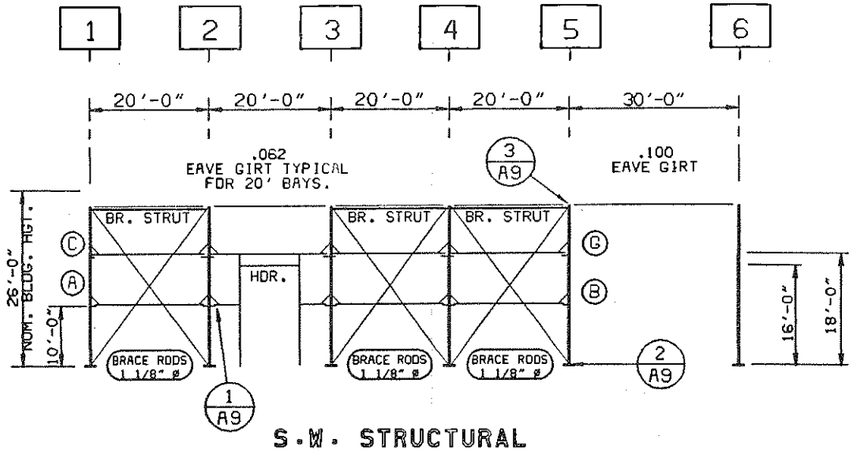
Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI, OHIO 45246

ARMCO

ORDER NO. W1719
DRWN. DAA
CHCKD.
DATE 9/16/84
REVISION
SHEET NO. A3

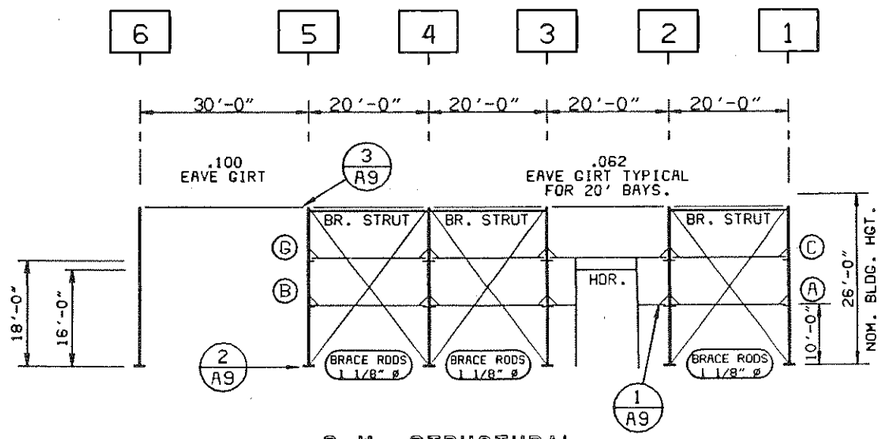


ROOF STRUCTURAL
(NO SCALE)



S.W. STRUCTURAL AUX. COL. LINE D

USE .100 GIRT AT 10' HEIGHT.
USE .090 GIRT AT 18' HEIGHT.



S.W. STRUCTURAL AUX. COL. LINE A

REFERENCE DRAWING

NOTE: ALL PURLINS FACE UPSLOPE.

BRACE TUBES			
MARK	PART NO.	MARK	PART NO.
A	54325		
B	55883		
C	55884		
D	55885		
E	55886		
F	55887		
G	66021		
H	66023		
J	71516		
K	71517		

NOTE: (X) INDICATES BRACE TUBE PART NOS. FOR THE ABOVE CHART.

NOTE: ROOF SYMMETRICAL ABOUT RIDGE.

NOTE: "(00 @ 00000)" INDICATES QUANTITY & PART NO. OF PUALINS TYPICAL THROUGHOUT BAY (UNLESS OTHERWISE NOTED).

NOTE: REFER TO ERECTION INSTRUCTION BOOKLET FOR ACCESSORY DETAILS.

H.S. BOLTS AND NUTS ARE SHIPPED IN THE SAME KEG WITH THE SAME PART NO. BUT ARE NO LONGER ASSEMBLED.

WHEN ERECTING AN ARMCO BUILDING FOLLOW PROPER SAFETY PROCEDURES WHICH COMPLY WITH LOCAL AND FEDERAL SAFETY REGULATIONS.

RAFTER MEMBERS THAT APPEAR TO BE SYMMETRICAL WILL HAVE ALUMINUM TAGS ATTACHED TO ONE END MARKED EITHER "DOWNSLOPE" OR "UPSLOPE".

TIGHTEN ALL HIGH STRENGTH BOLTS (A325) BY THE ASTM "TURN OF THE NUT" METHOD. ALL HIGH STRENGTH BOLTED CONNECTIONS ARE BEARING TYPE DESIGN, UNLESS OTHERWISE SPECIFIED. USE WASHERS ON SLOTTED OR OVERSIZE HOLES IN PRIMARY MEMBERS.

DO NOT SUBSTITUTE ORDINARY MACHINE BOLTS OR NUTS FOR THE HIGH STRENGTH (ASTM A-325) STEEL BOLTS AND NUTS.

START ERECTION AT A BRACED BAY. ERECT SIDEWALL COLUMNS, EAVE GIRTS & SIDEWALL RODS. ERECT RAFTERS, PURLINS & ROOF RODS. PLUMB BAY. CONTINUE WITH ADJACENT BAYS.

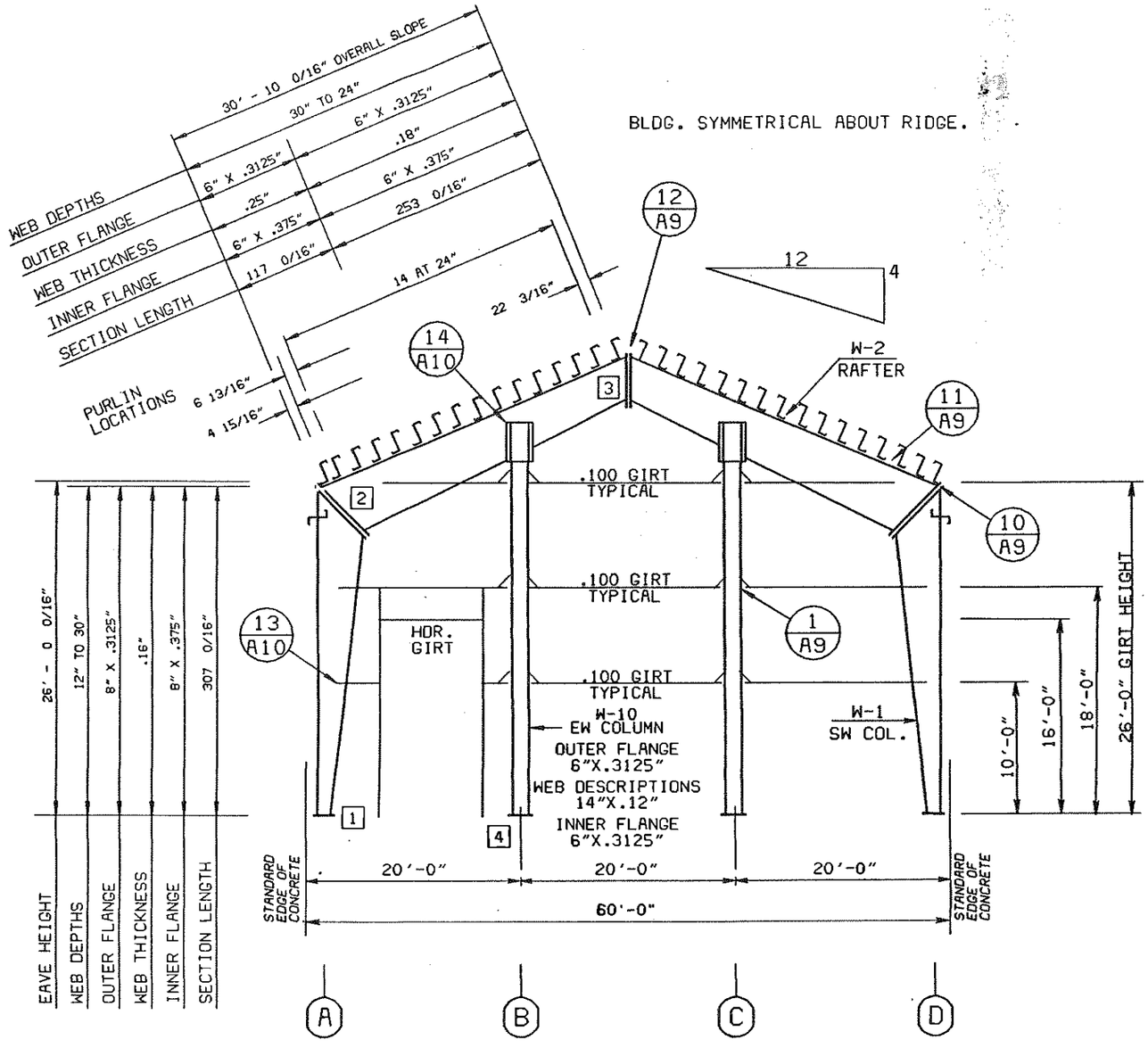
TEMPORARILY SUPPORT WALL GIRTS TO A HORIZONTAL POSITION BEFORE ATTACHING WALL COVERING TO AVOID GIRT SAG.

REV. 7/14/83

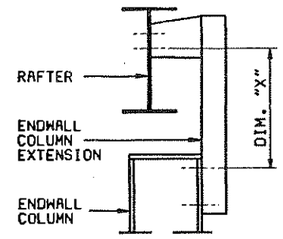
POE CONSTRUCTION, INC.
CITY OF CORDOVA
SOLID WASTE BALER EQUIPMENT BUILDING

Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI, OHIO 45246

ORDER NO. W-1719
DRWN. DAA
CHCKD.
DATE 9/22/84
REVISION
SHEET NO. A4



FRAME LINE 1



LOC.	COLUMN	EXTENSION	DIM. "X"

RAKE GIRT SUPPLIED:

QTY.	LOCATION	P.N.	LGTH
	RIDGE		9'
	INTERM		10'
	EAVE		

FIELD CUT AND LOCATE AS REQUIRED.
ERECT RAKE GIRT BEFORE ERECTING PURLIN EXTENSIONS FOR GABLE OVERHANG CONDITIONS.

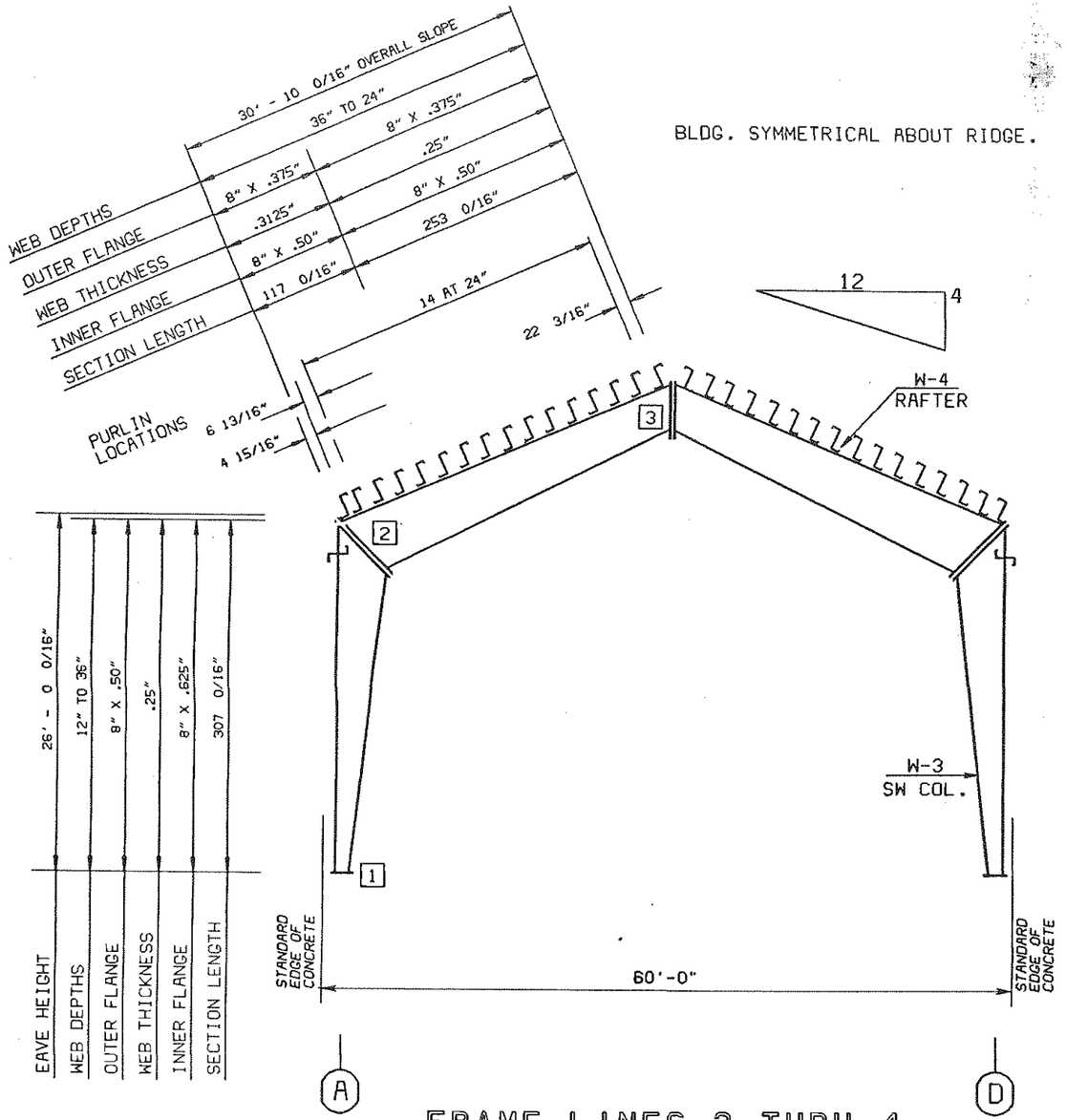
CONNECTION REQUIREMENTS					
LOC.	BOLT QTY. & DESCRIPTION			PLATE SIZES	
	QTY	DESCRIPTION	MATERIAL	WIDTH LENGTH	THK.
1	2	1 1/4" ø U-BOLT	A307	10" X 14"	X 1/2"
2	8	1" X 3 1/4"	A325	8" X 41 6/16"	X 3/4"
3	8	3/4" X 2 1/2"	A325	6" X 31 7/16"	X 3/4"
4	1	7/8" ø U-BOLT	A307	6" X 16"	X 1/2"

REFERENCE DRAWING

FRAME LINE 1
E.W. FRAME ELEVATION

Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI, OHIO 45246

ORDER NO. W-1719
DRWN. DAA
CHCKD.
DATE 9/22/84
REVISION
SHEET NO. A5



FRAME LINES 2 THRU 4

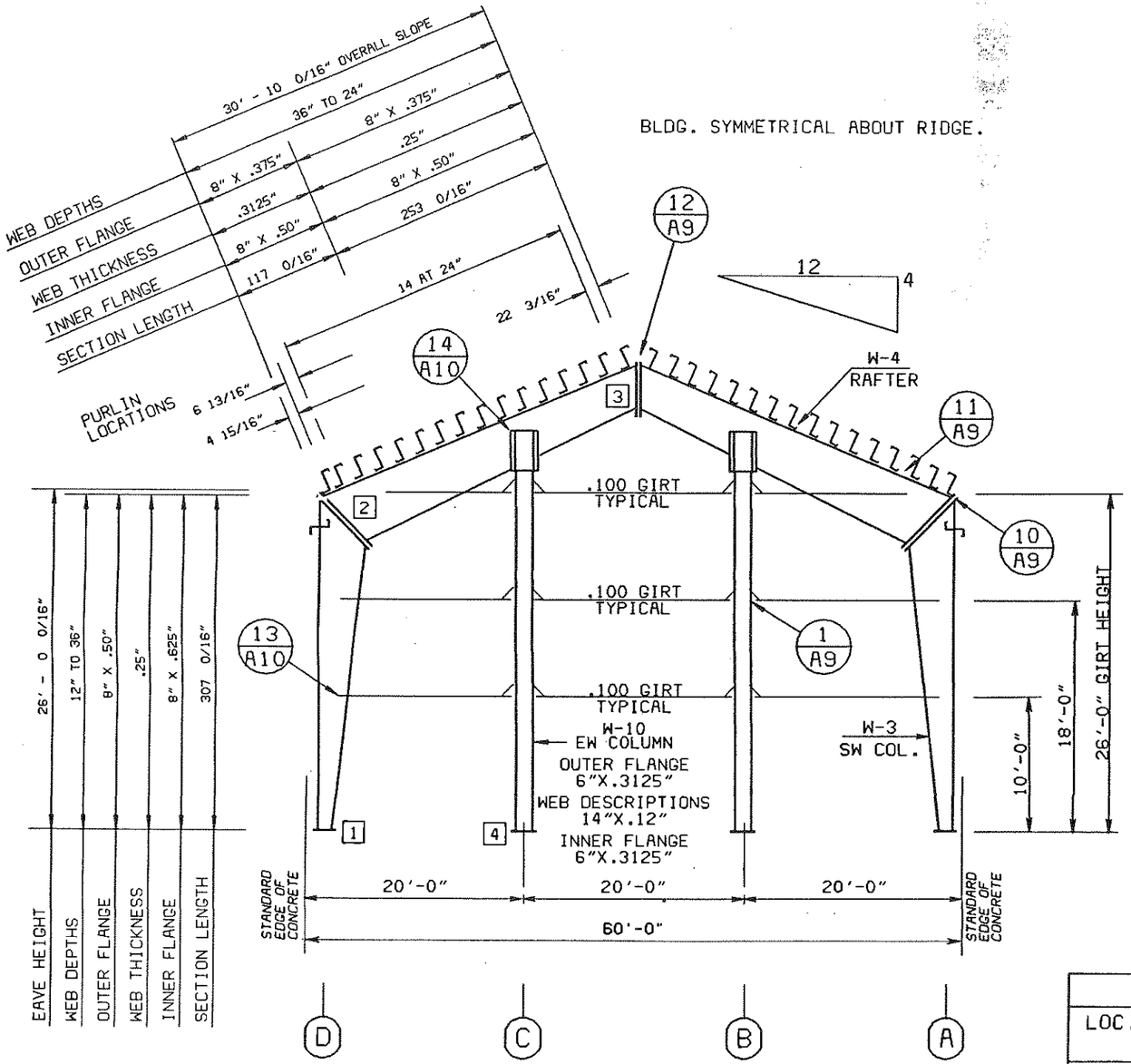
REFERENCE DRAWING

CONNECTION REQUIREMENTS						
LOC.	BOLT QTY. & DESCRIPTION			PLATE SIZES		
	QTY	DESCRIPTION	MATERIAL	WIDTH	LENGTH	THK.
1	2	1 1/4" ø U-BOLT	A307	10"	14"	1/2"
2	8	1" X 3 1/4"	A325	8"	X 49 1/16"	X 3/4"
3	8	1" X 3 1/4"	A325	8"	X 32 13/16"	X 1"

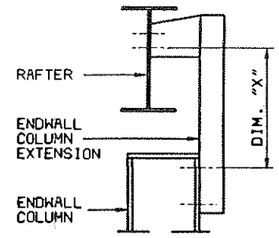
FRAME LINES 2 THRU 4
INT. FRAME ELEVATION

Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI. OHIO 45246

ORDER NO. W-1719
DRWN. DAA
CHCKD.
DATE 9/22/84
REVISION
SHEET NO. A6



FRAME LINE 5



LOC.	COLUMN	EXTENSION	DIM. "X"

RAKE GIRT SUPPLIED:

QTY.	LOCATION	P.N.	LGTH
	RIDGE		9'
	INTERM		10'
	EAVE		

FIELD CUT AND LOCATE AS REQUIRED.
ERECT RAKE GIRT BEFORE ERECTING PURLIN EXTENSIONS FOR GABLE OVERHANG CONDITIONS.

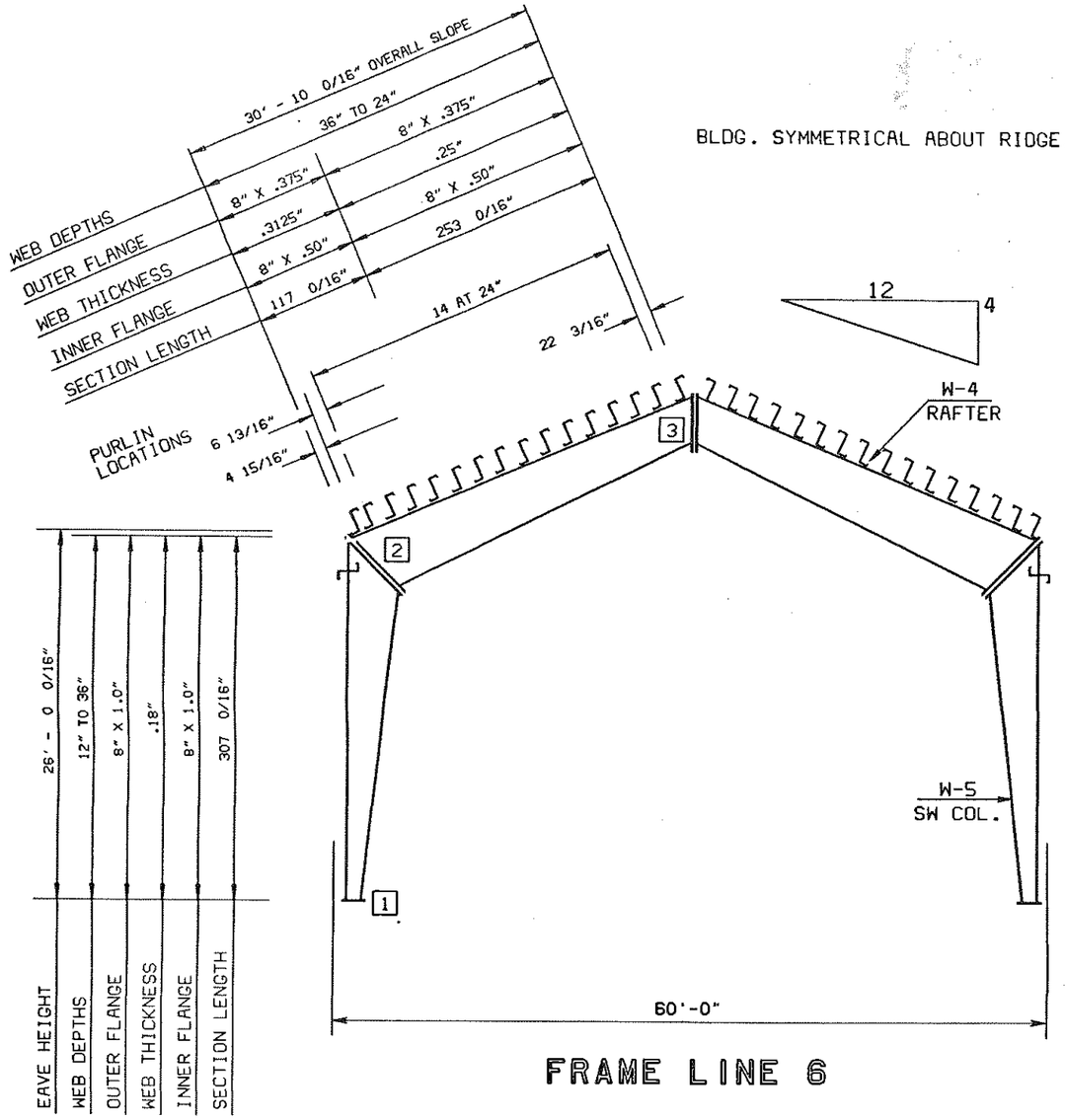
CONNECTION REQUIREMENTS						
LOC.	BOLT QTY. & DESCRIPTION			PLATE SIZES		
	QTY	DESCRIPTION	MATERIAL	WIDTH	LENGTH	THK.
1	2	1 1/4" ø U-BOLT	A307	10"	14"	1/2"
2	8	1" X 3 1/4"	A325	8"	49 1/16"	3/4"
3	8	1" X 3 1/4"	A325	8"	32 13/16"	1"
4	1	7/8" ø U-BOLT	A307	6"	16"	1/2"

REFERENCE DRAWING

FRAME LINE 5
E.W. FRAME ELEVATION

Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI, OHIO 45246

ORDER NO. W-1719
DRWN. DAA
CHCKD.
DATE 9/22/84
REVISION
SHEET NO. A7



FRAME LINE 6

REFERENCE DRAWING

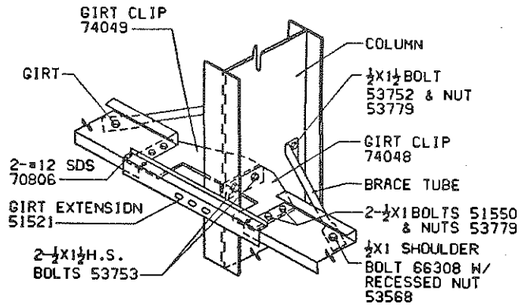
CONNECTION REQUIREMENTS						
LOC.	BOLT QTY. & DESCRIPTION			PLATE SIZES		
	QTY	DESCRIPTION	MATERIAL	WIDTH	LENGTH	THK.
1	2	1 1/4" ø U-BOLT	A307	10"	14"	3/4"
2	8	3/4" X 2 1/2"	A325	8"	50 3/16"	3/4"
3	8	3/4" X 2 1/2"	A325	8"	31 7/16"	3/4"

FRAME LINE 6
INT. FRAME ELEVATION

Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI, OHIO 45246

ORDER NO. W-1719
DRAWN. DAA
CHCKD.
DATE 9/22/84
REVISION
SHEET NO. A8

M1719H



NOTE: INSTALL GIRTS WITH UNPUNCHED LEG TOWARD OUTSIDE OF BUILDING WITH ARW-IV OR KOR-MET WALLS.

ADD 1/2" WASHERS TO THE 1/2" X 1 1/2" H.S. BOLTS IF THE BOLTS WILL NOT TIGHTEN.

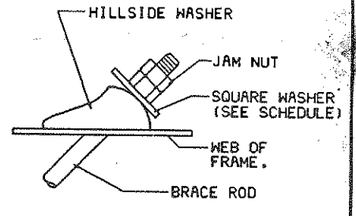
DETAIL AT (1)

DET057 03/84

GIRTS & GIRT EXT. CONNECTION TO COLUMN W/BRACE TUBES

NOTE- AT SIDEWALL BRACE ROD LOCATIONS, INSTALL RODS WITH ALL THE TOLERANCE TO THE HIGH END AND FIELD CUT THE ANCHOR BOLT AS REQUIRED TO ELIMINATE INTERFERENCE.

BRACE ROD SIZE	WASHER PART NO.
½	51124
⅝	51125
¾	51126
⅞	51128
1-0	51129
1-⅛	51130
1-¼	51127

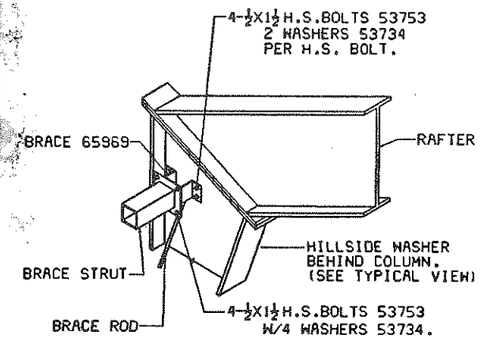


TYPICAL HILLSIDE WASHER CONNECTION

DETAIL AT (2)

DET027 03/84

TYP. HILLSIDE WASHER CONNECTION

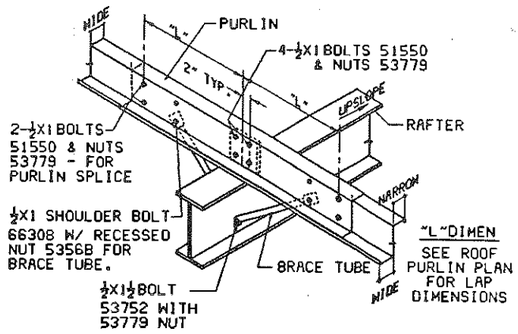


DETAIL AT (3)

DET025 5/81

BRACE STRUT BETWEEN SIDEWALL COLUMNS @ HAUNCH

NOTE: PURLIN MAY FACE UPSLOPE OR DOWNSLOPE.

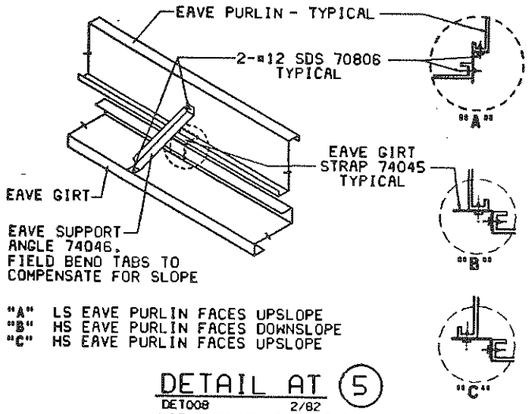


NOTE: FOR BRACE TUBE LOCATION SEE STRUCTURAL ELEVATION.

DETAIL AT (4)

DET007 9/83

INTERIOR FRAME AT PURLIN LAP SHOWING BRACE TUBES

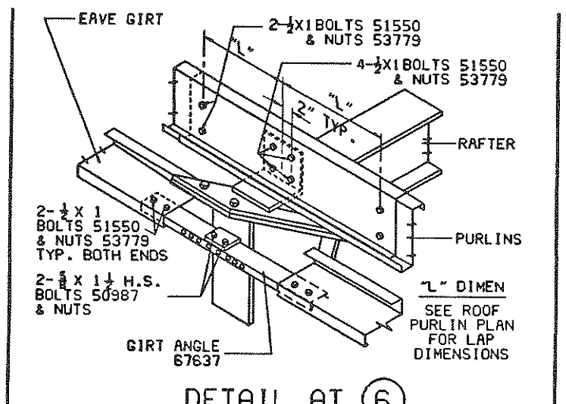


"A" LS EAVE PURLIN FACES UPSLOPE
"B" HS EAVE PURLIN FACES DOWNSLOPE
"C" HS EAVE PURLIN FACES UPSLOPE

DETAIL AT (5)

DET008 2/82

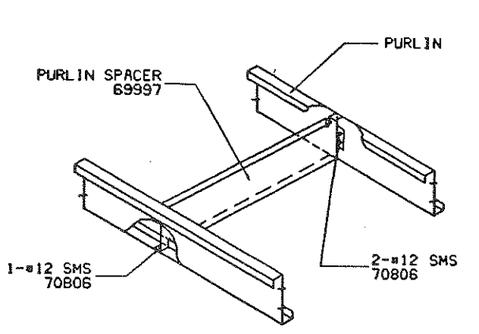
LAP PURLIN AT EAVE GIRT SUPPORT ANGLE AND GIRT STRAP



DETAIL AT (6)

DET001 9/83

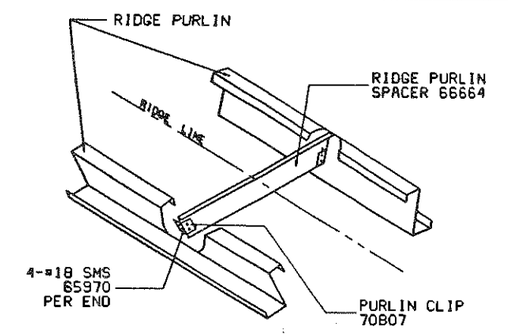
INTERIOR FRAME AT EAVE



DETAIL AT (7)

DET042 12/81

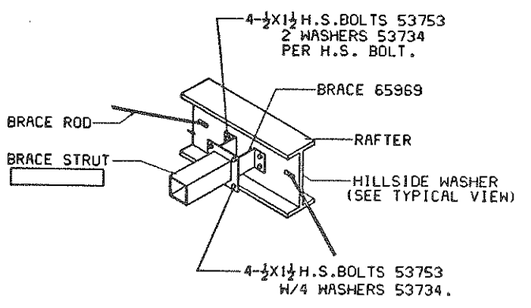
UPHILL PURLINS AT PURLIN SPACER



DETAIL AT (8)

DET043 12/81

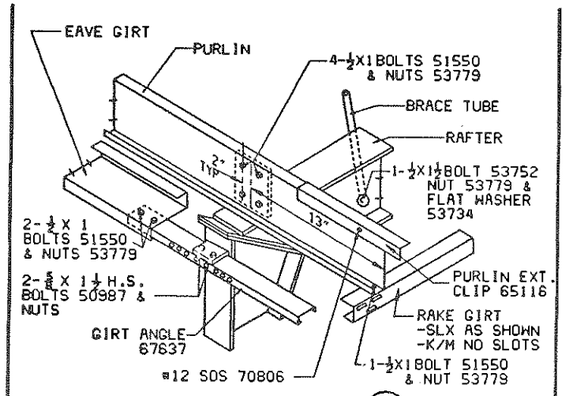
RIDGE PURLIN SPACER UPHILL PURLINS



DETAIL AT (9)

DET026 5/80

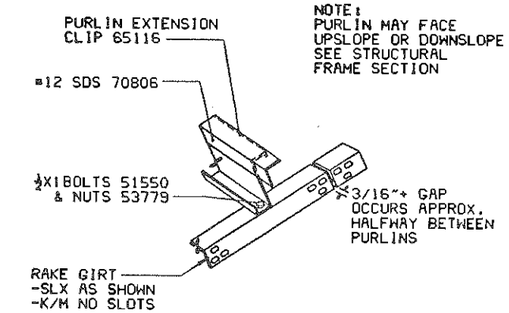
BRACE STRUT BETWEEN RAFTERS



DETAIL AT (10)

DET006 06/83

END FRAME AT EAVE SLX OR K/M RAKE GIRT W/ LAP PURLINS

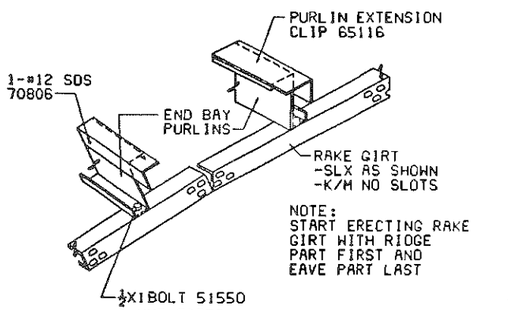


DETAIL AT (11)

DET032 06/83

SLX OR K/M RAKE GIRT W/ LAP PURLINS PURLIN EXTENSION, BOLTING REQ'D. & GAP

REFERENCE DRAWING



DETAIL AT (12)

DET036 06/83

SLX OR K/M RAKE GIRT, LAP PUR, AT RIDGE PURLIN EXTENSION, BOLTING REQ'D. & GAP

STRUCTURAL DETAILS

Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI, OHIO 45246

ORDER NO. W1719

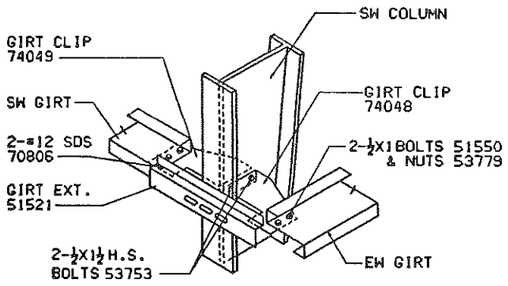
DRAWN. DRA | CHCKD.

DATE 09/22/84

REVISION

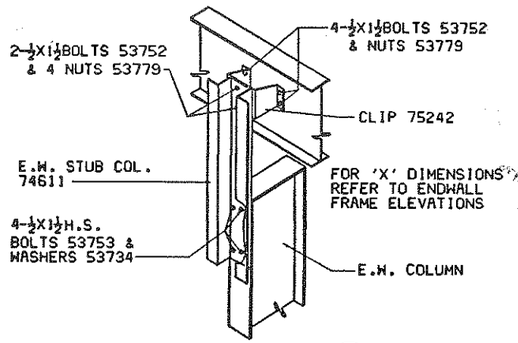
SHEET NO. A9

W1719B BRDR4 10/80 REV 4/13/81 JEF



NOTE: INSTALL GIRTS WITH UNPUNCHED LEG TOWARD OUTSIDE OF BUILDING WITH ARW-IV OR KOR-MET WALLS.
ADD 1/2" WASHERS TO THE 1/2" X 1 1/2" H.S. BOLTS IF THE BOLTS WILL NOT TIGHTEN.

DETAIL AT (13)
DET016 03/84
GIRTS & GIRT EXTENSION AT CORNER OF BUILDING



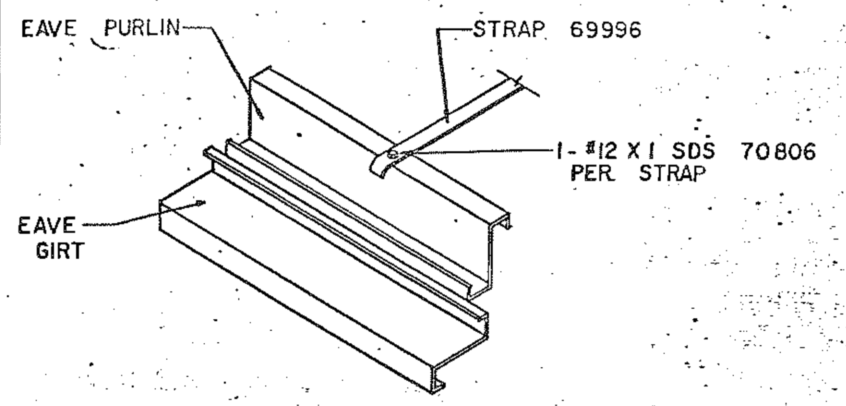
DETAIL AT (14)
DET058 5/81
ENDWALL COLUMN CONNECTION TO RAFTER (FULL FRAME)

REFERENCE DRAWING

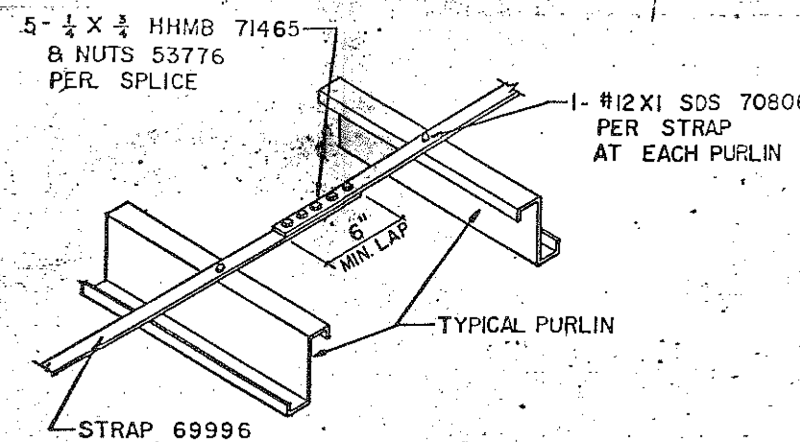
STRUCTURAL DETAILS

Armco Building Systems
110 BOGGS LANE SUITE 400
CINCINNATI, OHIO 45246

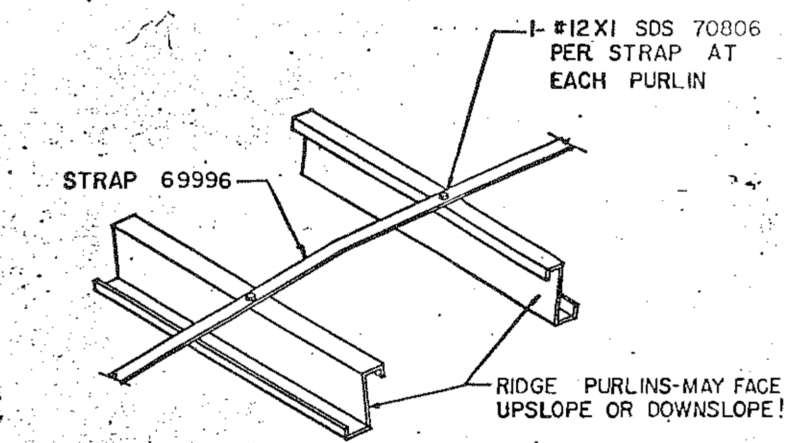
ORDER NO. W1719
DRWN. DAA
CHCKD.
DATE 09/22/84
REVISION
SHEET NO. A10



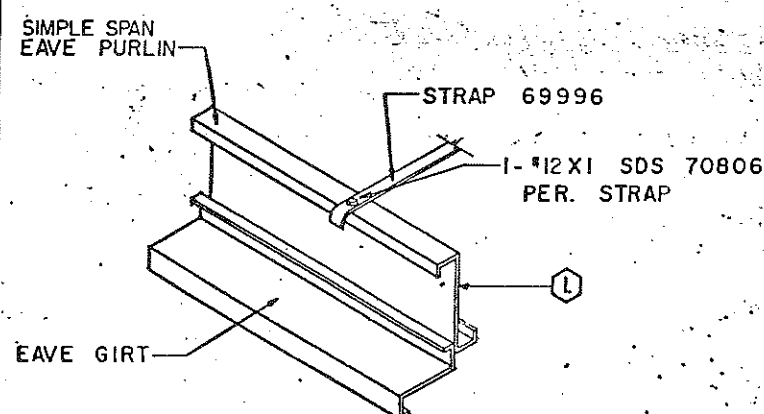
DETAIL AT EAVE



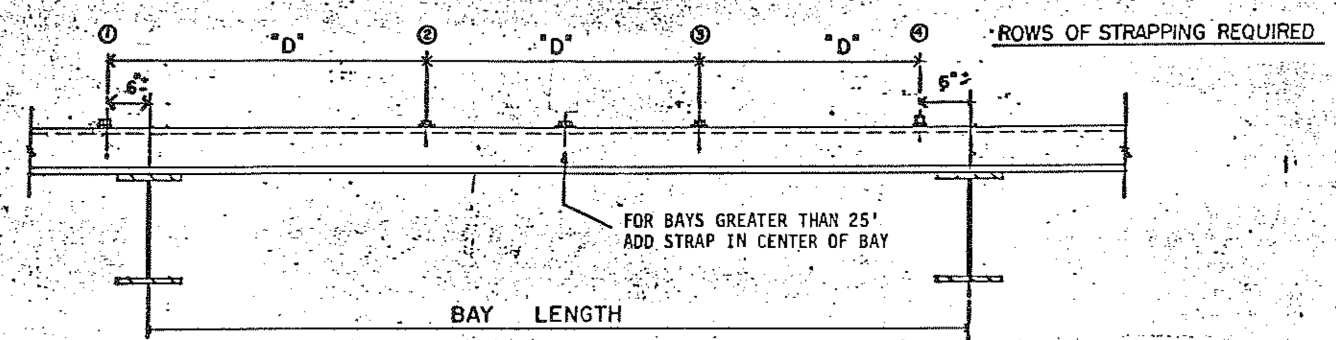
DETAIL AT LAP



DETAIL AT RIDGE

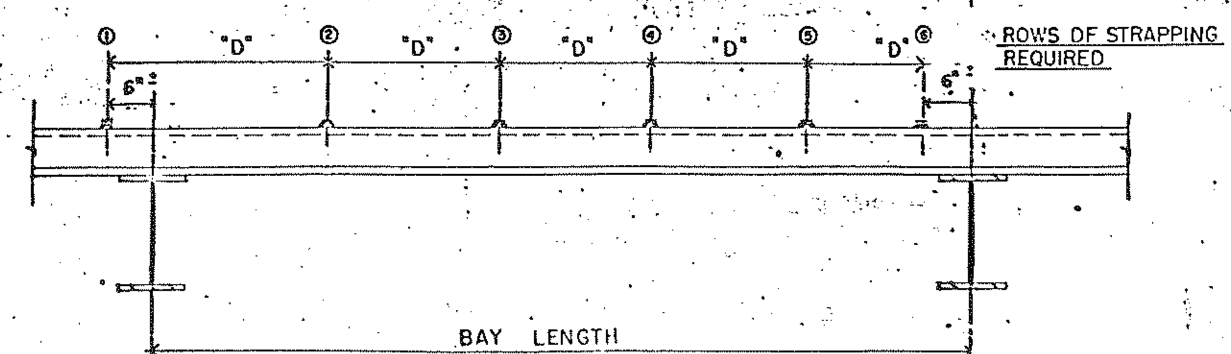


DETAIL AT EAVE
10" & 12" SIMPLE SPAN PURLINS



DIMENSION "D"
7' FOR 20' BAYS
8' FOR 24' BAYS
8' FOR 25' BAYS
9' FOR 28' BAYS

SECTION A-A THRU TYPICAL BAY
ALL PANEL RUNS (ONE SIDE OF RIDGE) LESS THAN 142' WIDE EXCEPT 2:12 SLOPE



DIMENSION "D"
4'-0" FOR 20' BAYS
4'-9 5/8" FOR 24' BAYS
5'-0" FOR 25' BAYS
5'-7 3/16" FOR 28' BAYS

SECTION A-A THRU TYPICAL BAY
ALL PANEL RUNS (ONE SIDE OF RIDGE) 142' WIDE AND GREATER & ALL 2:12 SLOPE

NOTES:
1. EAVE PURLINS MUST BE ORIENTED SO THAT THE TOP FLANGE FACES TOWARD THE SIDEWALL. 10" AND 12" DEEP 'SIMPLE SPAN' PURLINS

REFERENCE DRAWING

SUPPLEMENTAL ROOF BRACING DETAILS
ALL BUILDINGS WITH CONCEALED FASTENER ROOF SYSTEM

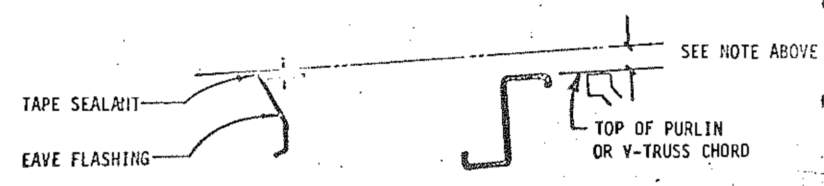
Armco Building Systems
20 TRIANGLE DRIVE
CINCINNATI, OHIO 45246
ARMCO

ORDER NO. W-1719
DRWN. GWK
CHCKD.
DATE 9/22/84
REVISION
SHEET NO. A11

REVISION | 0 | 12-82 | JLH 9/9/83 | LDK 9/9/83
FILE NO. 3-8862

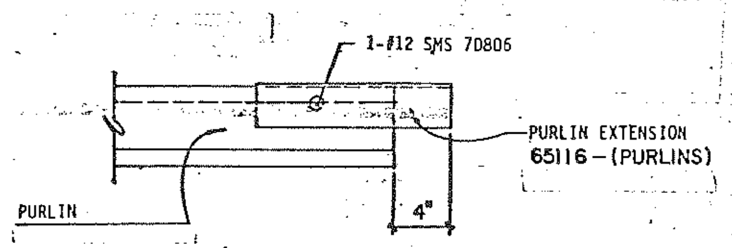
ERECTION SEQUENCE

(1) ERECT EAVE FLASHING. WHEN SETTING EAVE FLASHING, BE SURE THAT THE ELEVATION COMPENSATES FOR THICKNESS OF INSULATION SPACER STRIP, PLUS COMPRESSED THICKNESS OF BLANKET INSULATION.

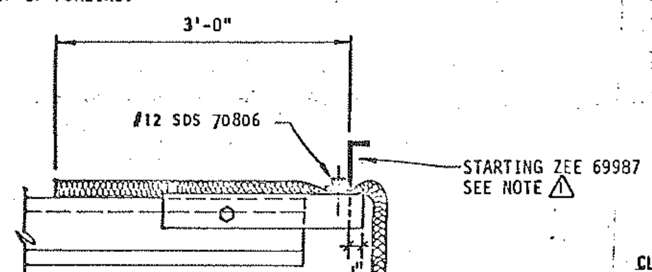


APPLY TAPE SEALANT (53060-200 LIN. FT. PER CARTON: 69616 50 LIN. FT. PER CARTON) AT OUTER EDGE OF EAVE FLASHING.

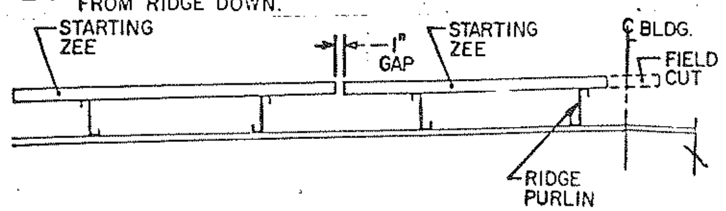
(2) ERECT PURLIN EXTENSIONS 65116 (PURLINS) USE STRINGLINE STRETCHED FROM EAVE TO RIDGE TO BE SURE THAT ENDS OF EXTENSIONS REMAIN IN LINE.



(3) LAY FIRST STRIP OF BLANKET INSULATION WITH 3' EXTENDING OVER TOP OF PURLINS.

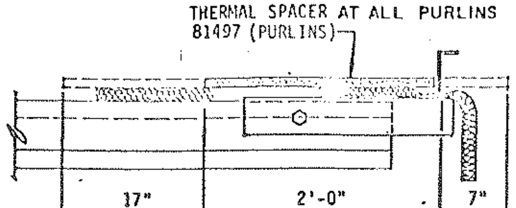


(4) ATTACH STARTING ZEE 69987 IN 'ONE' INCH FROM END OF PURLIN EXTENSION AS SHOWN ABOVE. INSTALL ZEE FROM RIDGE DOWN.



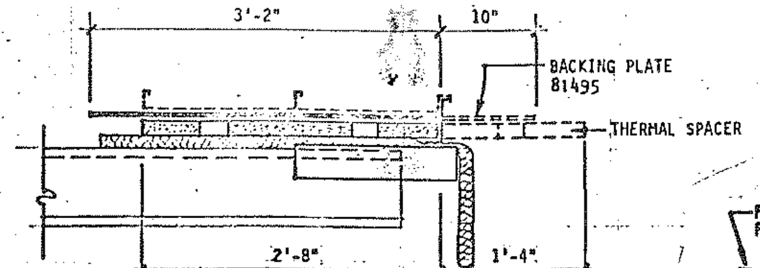
WHEN RIDGE PURLIN IS FACING UP SLOPE, USE FIRST SLOT FROM END OF ZEE. WHEN RIDGE PURLIN IS FACING DOWN SLOPE USE SECOND SLOT FROM END OF ZEE.

(5) CUT 7" FROM ONE END AND 17" FROM OTHER END OF THERMAL SPACER EXCEPT AT ROOF PANEL SPLICE.

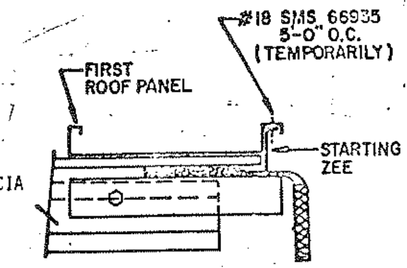


ROOF PANEL SWAGE

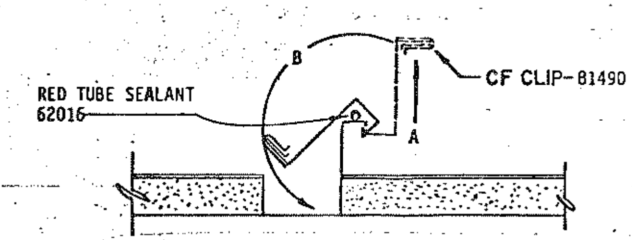
(6) AT ROOF PANEL SWAGE, CUT 15" FROM ONE END OF THERMAL SPACER STRIP AND 10" FROM THE SHORT END OF THE BACKING PLATE.
PLACE BACKING PLATE INTO HOLES IN THERMAL SPACER AND BUTT AGAINST STARTING ZEE. FASTEN BACKING PLATE TO PURLIN WITH #12 SDS AND STAND-OFF WASHER. MAKE SURE CENTERING MARKS IN WASHER ARE ALIGNED WITH THOSE IN THE BACKING PLATE.



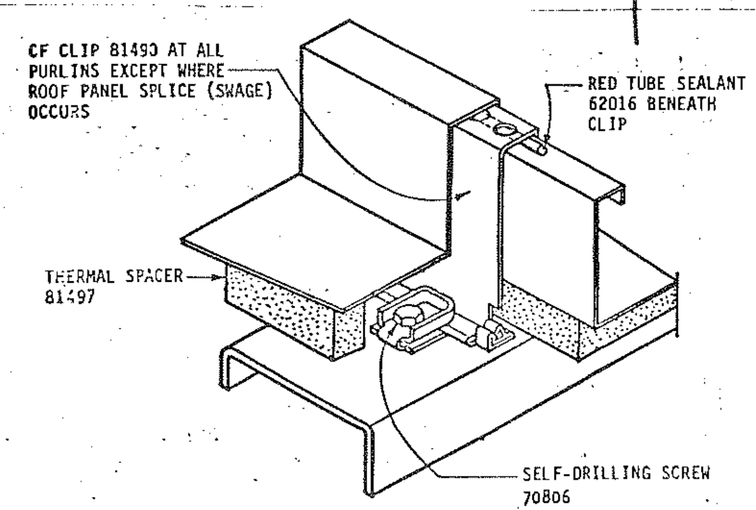
(7) LAY FIRST PANEL AND ATTACH TO STARTING ZEE WITH #18 SDS 66935 5'-0" O.C. THESE FASTENERS ARE TO BE REMOVED WHEN FASCIA IS INSTALLED. FASCIA IS THRU FASTENED TO RIB AND STARTING ZEE. DO NOT POWER CRIMP AT THIS LOCATION.

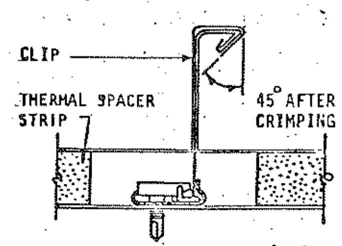


(8) APPLY A 3/8" BEAD ON TOP OF PANEL MALE RIB AT EACH CLIP LOCATION. MAKE SURE BEAD IS LOCATED OVER PURLIN AND IS LONG ENOUGH SUCH THAT WHEN CLIP IS INSTALLED, IT WILL BE SEALED FULL LENGTH WITH SEALANT OOZING FROM EACH END OF CLIP.



A. LIFT CLIP, ENGAGE INTO PANEL RIB AND HOLD.
B. ROTATE CLIP BASE INTO SLOT IN THERMAL SPACER.

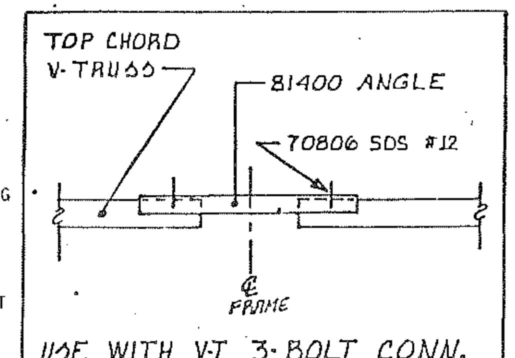




(9) INSTALL NEXT PANEL. CRIMP AT CLIP LOCATIONS AND SWAGE LAPS USING MANUAL CRIMPER 69529.

(10) APPLY SWAGE SEALANT AS SHOWN IN DETAIL (27) AVOID OVER APPLYING SEALANT AS IT WILL EXTRUDE TO THE OUTSIDE DURING CRIMPING AND IMPEDE FREE MOVEMENT OF THE POWER CRIMPER.

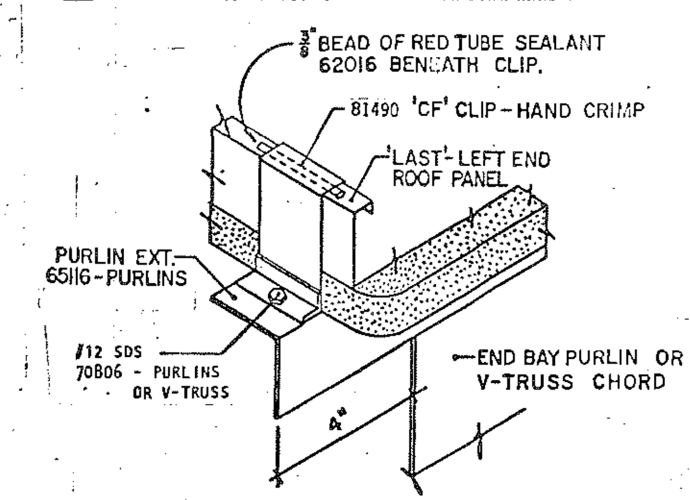
(11) INSTALL 1/4" SDS 72831 THROUGH PANELS AND BACKING PLATE AT DIMPLED LOCATIONS IN SWAGED PANELS AS SHOWN IN DETAIL (27)



REFERENCE DRAWING

(FOR DETAILS (25), (26), (27) & (28) SEE DRAWING 3-1512)

(12) INSTALL RIDGE COMPONENTS AS SHOWN IN DETAILS (26) AND (28)



DETAIL at 'CF' CLIP AT END OF ROOF RUN

(13) INSTALL FASCIA AS SHOWN IN DETAILS (25) AND (28) ADJUSTMENTS MUST BE MADE TO ELIMINATE A SMALL PIECE OF FASCIA AT THE RIDGE. FASCIA HAS A PROTECTIVE COATING WHICH MUST BE REMOVED BEFORE INSTALLATION.

(14) CRIMP RIBS WITH POWER CRIMPER 69969. RIB FLANGES SHOULD BE 45° AFTER CRIMPING. THE POWER CRIMPER OPERATOR MUST READ AND FOLLOW THE INSTRUCTIONS BELOW. (THESE INSTRUCTIONS APPEAR ON THE POWER CRIMPER UNIT ALSO.)

1. CRIMP 2" STEELOX PANEL RIBS AND CLIPS ONLY. CLEAN LOOSE SCREWS OR OTHER MATERIALS FROM ROOF BEFORE CRIMPING.
2. DO NOT CRIMP OVER GUTTER HANGERS, RIB REINFORCINGS, VENT CURBS, OR OTHER ACCESSORIES EXCEPT WHEN PERMITTED BY ERECTION INSTRUCTIONS. USE MANUAL CRIMPER IN THESE AREAS.
3. DO NOT REVERSE CRIMPER ON RIBS. NOTE THE RIB OUTLINES ON THE COVER.
4. DO NOT TILT WHILE IN OPERATION. CRUSHED PANEL RIBS WILL RESULT.
5. USE 3-WIRE, #10 CORD, NOT OVER 250 FT. LENGTH. CORD MUST BE PLUGGED INTO A GROUND FAULT INTERRUPTOR.
6. ROLLERS AND BLADES MUST BE KEPT CLEAN.
7. GREASE GEARS AND FITTINGS AFTER EVERY 25 HOURS OF USE.
8. WHEN BLADES ARE OPEN, CRIMPER IS FREE TO MOVE DOWN SLOPE. BE CAREFUL AT THE EAVE, REMAINING ON THE UPSLOPE SIDE A SAFE DISTANCE FROM THE EAVE.
9. KEEP HANDS AND FEET AWAY FROM THE MOVING PARTS.
10. ALWAYS KEEP THE POWER LINE BEHIND YOU.
11. DO NOT USE WHEN THE ROOF IS WET.

NOTES:

⚠1 ERECT ROOF PANELS FROM RIGHT TO LEFT LOOKING UP SLOPE.

⚠2 IN THE EVENT OF THE LAST ROOF PANEL ENDING UP OFF MODULE, REFER TO DETAIL ON DWG. 3-1512

⚠3 CONCEALED FASTENER ROOF SYSTEM - MEETS ALL REQUIREMENTS FOR U.L. CLASS 90 ROOF.

⚠4 CHECK RIBS FOR SKIPS IN PLANT APPLIED SEALANT ON ALL ROOF PANELS PARTICULARLY AT THE ENDS.

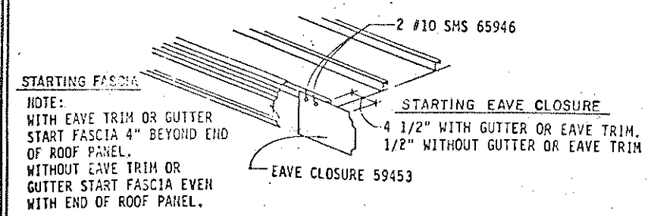
STEELOX CF ROOF
— WITH —
STEELOX OR KOR/MET WALL COVERING

Armco Building Systems
1081 GROVE STREET MIDDLETOWN, OHIO 45042

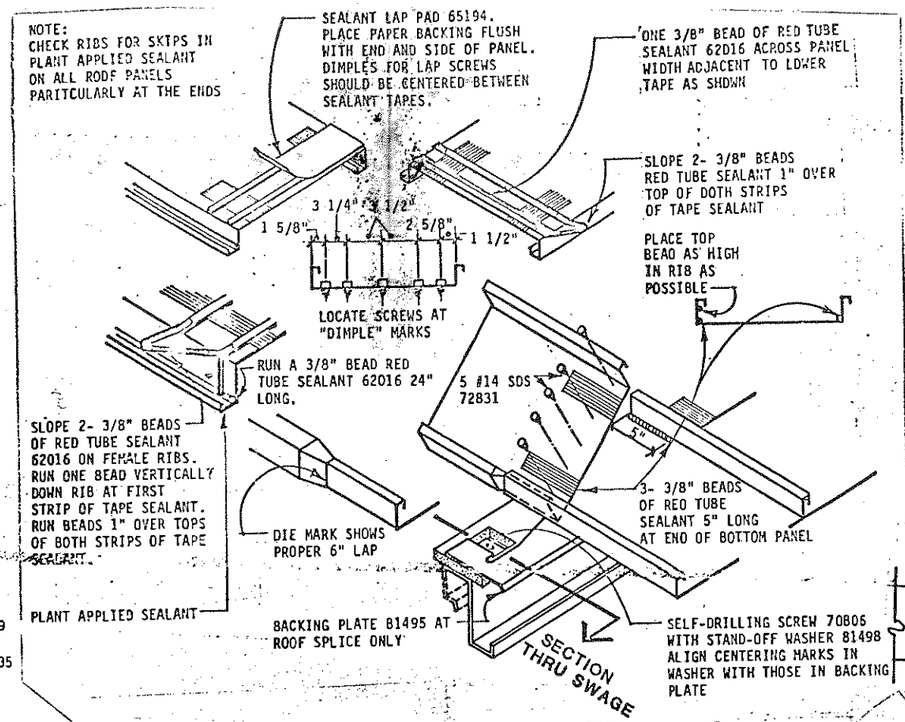
ARMCO

ORDER NO.	W-1719
DRWN.	GWK
CHCKD.	
DATE	9/22/84
REVISION	
SHEET NO.	A12
FILE NO.	3-1513

REVISION: 7/21/82 · JLH 9/8/83 · 2/2/84

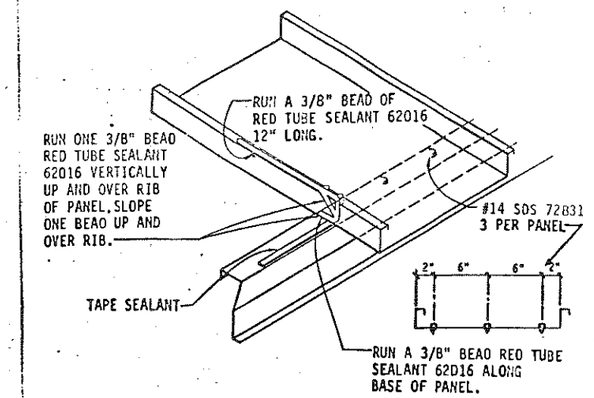


FASCIA ERECTION (25)

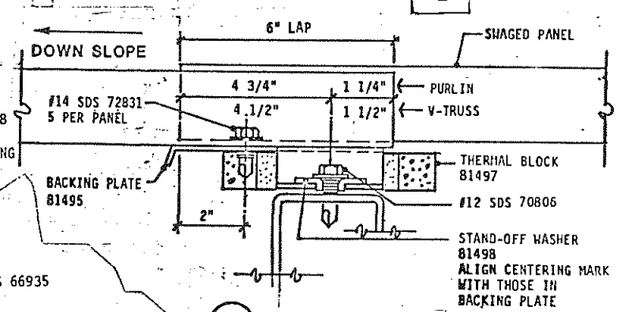


SWAGE PANEL SPLICE DETAIL (27)

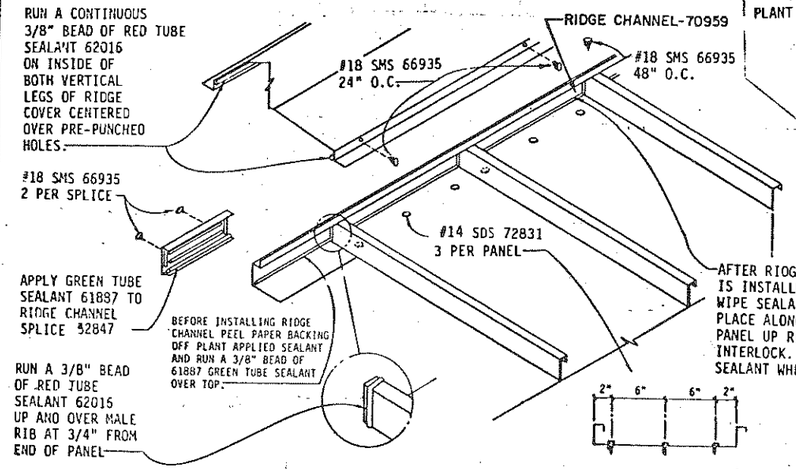
SEE SECTION THRU SWAGE AT RIGHT



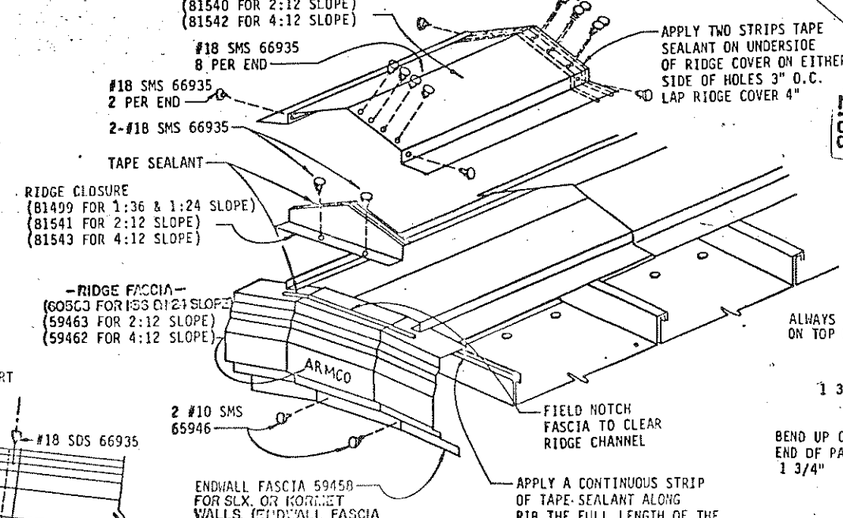
EAVE DETAIL (29)



(27) SECTION THRU SWAGE

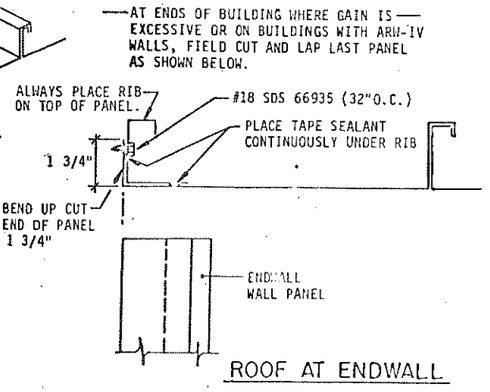


RIDGE DETAILS (26)

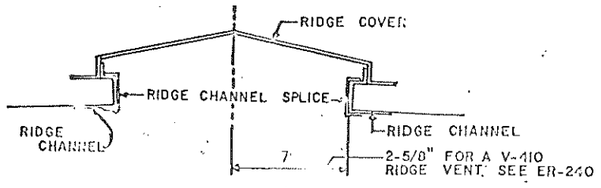


NOTE

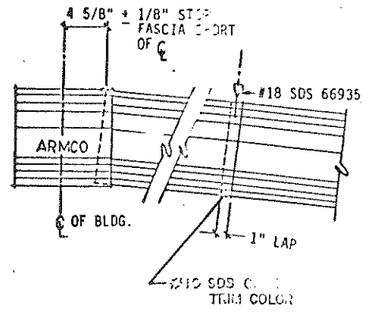
CHECK RIBS FOR SKIPS IN PLANT APPLIED SEALANT ON ALL ROOF PANELS PARTICULARLY AT THE ENDS.



ROOF AT ENDWALL



SECTION THRU RIDGE COVER



RIDGE AND FASCIA LAP DETAIL (28)

REFERENCE DRAWING

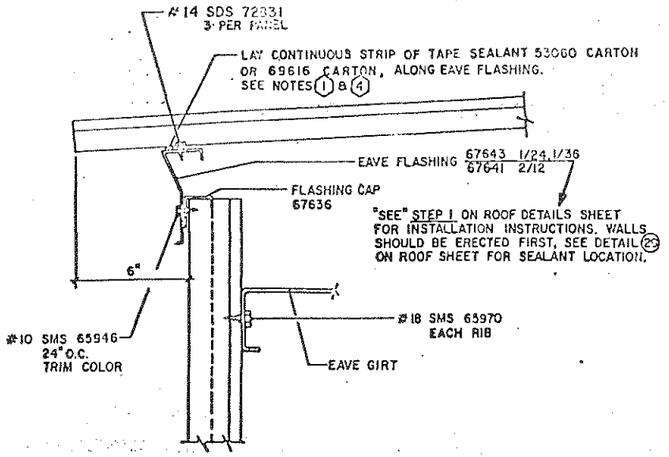
'CF' ROOF COVERING DETAILS
— CONCEALED FASTENER ROOF —

Armco Building Systems
1801 GROVE STREET MIDDLETOWN, OHIO 45042

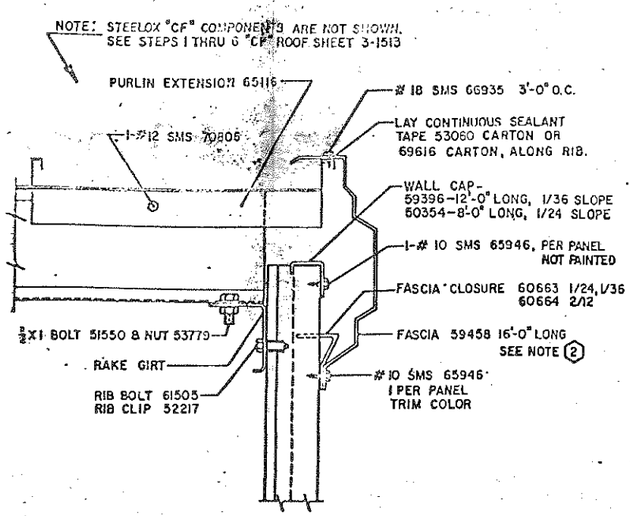
JOB NO. W-1719
DRAWN GWK CHKD.
DATE 9/22/84
REVISION
SHEET NO. A13

REVISIONS	BY	DATE
	BB	7/20/
	JLH	9/8/
	RDK	9/11/

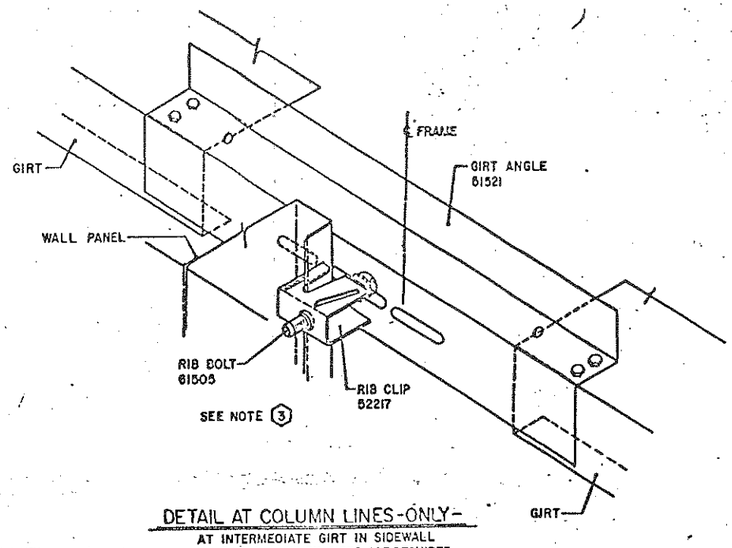
FILE NO. 3-1512



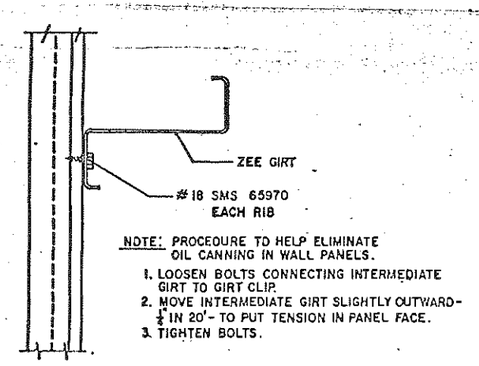
EAVE SECTION (29)



GABLE SECTION (31)

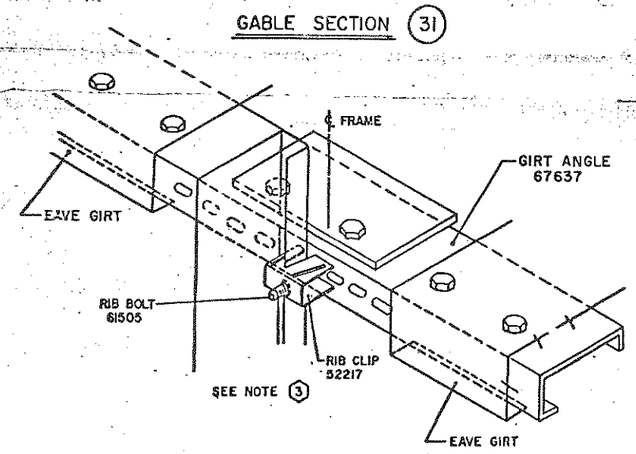


DETAIL AT COLUMN LINES -ONLY-
AT INTERMEDIATE GIRT IN SIDEWALL OR ENDWALL WHEN GIRTS ARE REQUIRED

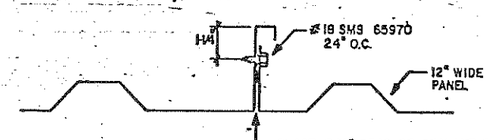


NOTE: PROCEDURE TO HELP ELIMINATE OIL CANNING IN WALL PANELS.
1. LOOSEN BOLTS CONNECTING INTERMEDIATE GIRT TO GIRT CLIP.
2. MOVE INTERMEDIATE GIRT SLIGHTLY OUTWARD- 1/2" IN 20'- TO PUT TENSION IN PANEL FACE.
3. TIGHTEN BOLTS.

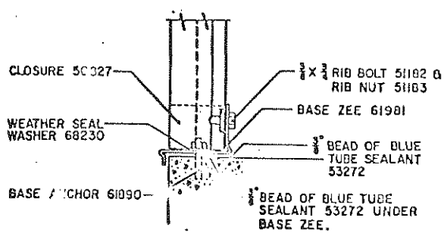
INTERMEDIATE GIRT
WHEN GIRTS ARE REQUIRED



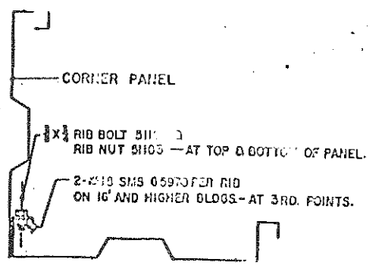
DETAIL AT COLUMN LINES -ONLY-
AT EAVE GIRT ONLY



DETAIL AT 12" PANEL
30' 50' 70' & 90' WIDE OR 25' BAYS
(FOR 25' BAYS) 12" PANEL MUST FALL WITHIN 25" BAY, AND NOT AT COLUMN LINES.



BASE ZEE SECTION (30)



CORNER PANEL SECTION (32)

REFERENCE DRAWING

(1) BUTT EDGE AT RIBS. (2) PANEL HAS A PROTECTIVE COATING WHICH MUST BE REMOVED BEFORE INSTALLATION. (3) DO NOT OVERTIGHTEN CLIP IN SUCH A MANNER THAT IT WILL CAUSE WALL PANEL BUCKLING AT CLIP LOCATION. (4) SEE SHEET EW-107 FOR SEALANT DETAIL

STEELOX-WALL DETAILS-

Armco Building Systems
1821 GROVE STREET MIDDLETOWN, OHIO 45042

ORDER NO. W-1719
DRWN. GWK CHKD.
DATE 9/22/84
REVISION
SHEET NO. A-14
REVISION 8 JLH 12/6/85
FILE NO. 8387

Access Gate

Baler Building from Access Gate

Access from Building- Looking West

Baler Building

Plate 1

North Site Area - Looking East

North Parking Area - Looking West

East Site Area - Looking Northwest

East Site Area - Looking Southeast

Plate 2

South Site Area - Looking East

West Site Area - Looking South

West Site Area - Looking North

Plate 3

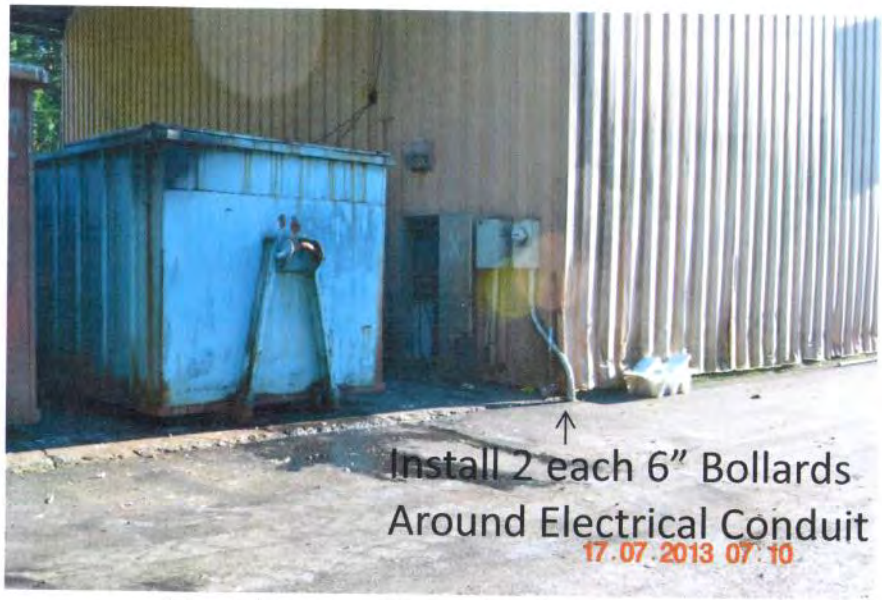
Baler - North Face - East End

Baler - North Face - West End

Plate 4

East Face - Card Board Room

Baler Building - East Face



East Face - Electrical Service
(N.E. Corner of Building)

Plate 5

South Face – Card Board Addition

South Face

South Face – (East End)

Plate 6

Baler - West Face (North End)

West Face (South End)

West Face of Building

Plate 7

↙ Provide new overhead lighting for main building ↘

Northwest Ceiling - Baler Building

Northeast Ceiling - Baler Building

Southwest Ceiling - Baler Building

Southeast Ceiling - Baler Building

Plate 8

Northwest Face - Interior

West Face - Interior

Southeast Face - Interior

East Face - Interior

Plate 9

Northeast Wall - Interior

Southwest Wall - Interior

Plate 10

Water – Meter Pit
To Be Demolished

East End - Pit Under Baler Machine

Bailer Pit – Main Building

Plate 11

Replaced Floor with Hardened Concrete
North Entry – Main Building

Main Entry – North Face

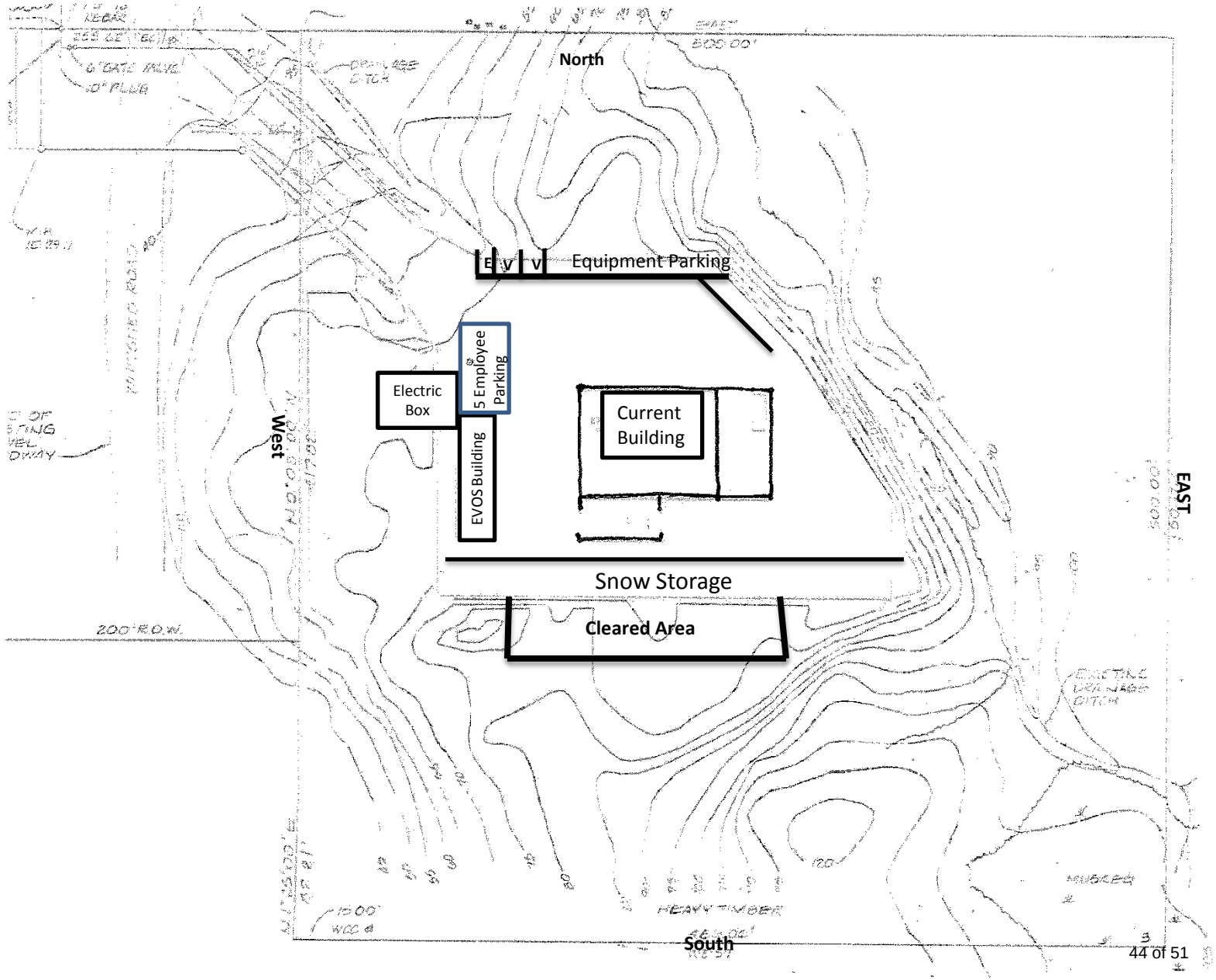
Plate 12

Existing Office /Storage
North Wall

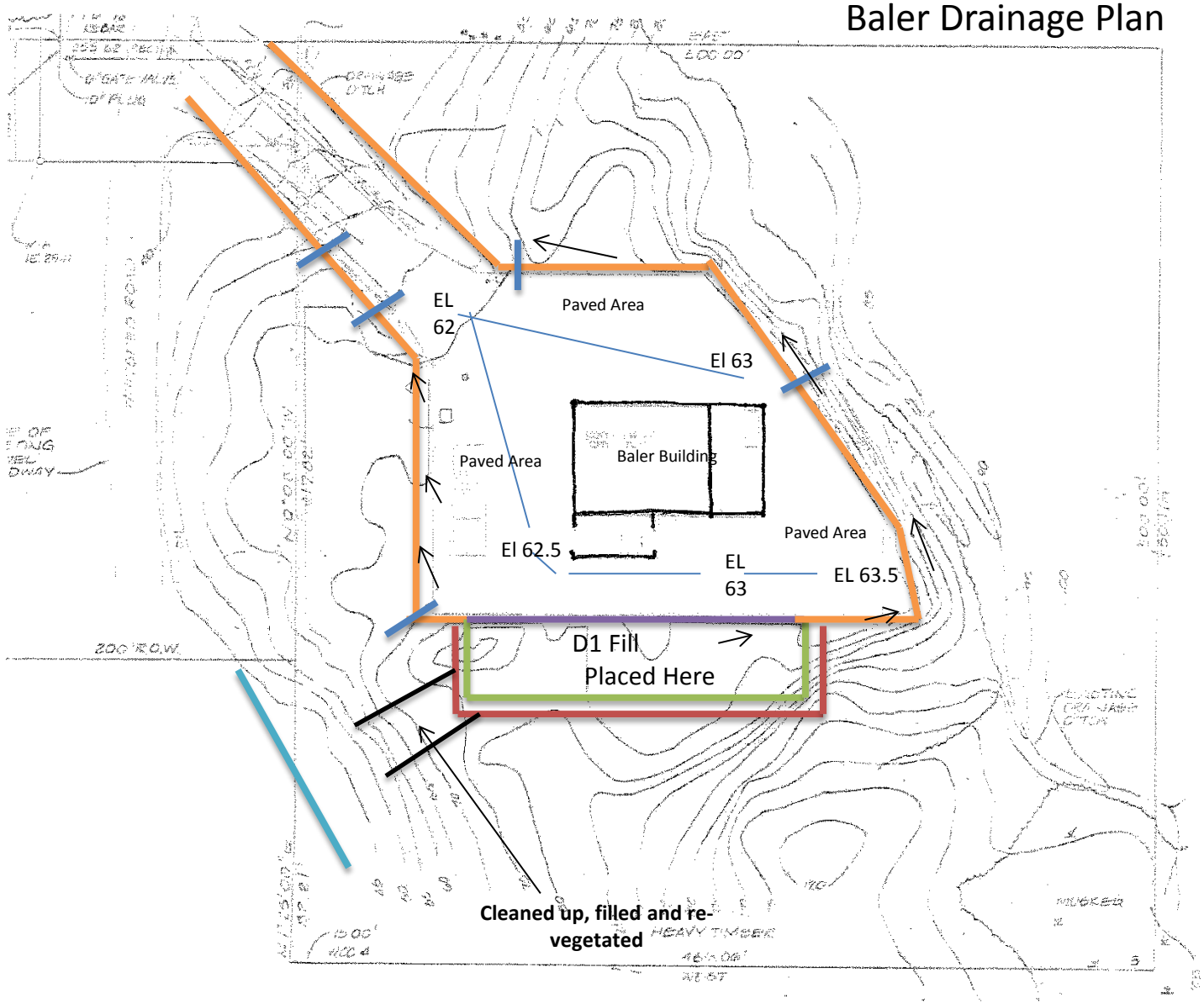
Electrical Panel
Northeast Wall

Plate 13

Current Baler Facility



Baler Drainage Plan



- Existing Drainage Ditch
- Drainage Ditch to be Removed
- New Drainage Ditch
- Gabion Wall
- Silt Fences
- Stream
- Old Snow Dump
- Drainage Ditch Flow

Summary of Drainage plan

Currently the paved area flows into a drainage ditch shown on the drainage plan and in the pictures. The muddy water referenced in Kirstin's letter is coming from two sources. The area on the map labeled where the "D1 fill will be added "is the major source and the area labeled "old snow dump" also contributes. The area where the D1 will be placed is driven upon and the muck is stirred up and the flows into the ditches, the silt fences and vegetation help to eliminate some of the silt but the cleanup and placement of D-1 will greatly reduce the amount of sediment entering the ditches. The plan to address these areas is phased and is as follows and shown in the drainage plan provided

1. Remove current Ditch in front of D1 area
2. Add D-1 to the area
3. Dig ditch on back of D1 Area
4. Clean up, fill and re-vegetate the old snow dump area
5. Vegetate any disturbed area behind where the gabions will be placed
6. Place gabions to stabilized the bank and eliminate further sediment

Once these steps have been completed the drainage will be evaluated and if needed adjustments will be made. This work will be completed in house and is not part of the RFP.

The RFP and the building reconstruction will address drainages issues within the building and are described below.

A portion of the drainage issues will be addressed with the rehabilitation of the building. A knee wall is proposed that will contain the water that finds its way into the building. The drains to sewer are scheduled to be upgraded to provide better flow. The roof repairs will prevent rainwater from entering the building.

D1 Fill Area


Old Snow Dump Area

Current Drainage Ditch


Sheet Drainage and Ditch Drainage
Meet and flow down driveway to culverts
through vegetation and silt fences
Ditch Drainage
Sheet Drainage
08/20/2013 15:44


Driveway Ditch flows down to culverts through vegetation and silt fences
08/20/2013 15:45