

FEE \$50.00  
 SITE PLAN  
 WAIVED 2013 PER  
 RESOLUTION #12-72

CITY OF VALDEZ

RECEIVED  
 By Nicole Chase at 2:33 pm, Aug 27, 2024

APPLICATION FOR VARIANCE

APPLICATION NUMBER	24-02	DATE	8/15/2024
NAME OF APPLICANT	John L. Harris		
ADDRESS OF APPLICANT	307 Huffman Rd Nud. AK 99515		
DAYTIME PHONE	(907) 903-1575		
SIGNATURE	<i>[Handwritten Signature]</i>		
LEGAL OWNER	Same		
ADDRESS	Same		
PHONE NUMBER	Same		
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	360 Nanigita St. Valdez, AK 99686		
CURRENT ZONING	Single Family		
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)			
SECTION NUMBER			
VARIANCE REQUESTED	10' instead of 15' on the back side of the property. Also Height from 19'1" to 19'10" for garage due to door Height for Londono.		

Please answer the following questions:

Describe any exceptional physical characteristics or conditions pertaining to the property which may affect the intended use or development, which do not generally apply to other properties in the same zoning district.

The lot is a combined one from two lots creating a back end where there would have been a side. When I combined the two lots, it created a new set of setback rules.

Describe how the strict applications of the provisions of the zoning regulations would result in practical difficulties or unnecessary hardship.

I am trying to build a storage shed for my loader, ect. and I need it to be 32' long otherwise my loader will not fit.

Describe how the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

I am asking for a 10' easement on the same area the house next door to me has. The total distance between structures would be 20'.

Describe how the granting of the variance will not be contrary to the objectives of the comprehensive plan.

This area is in the old section of Valdez and will be very similar to other structures in the area.

There will be plenty of snow storage and if I am required to have a 15' setback, the building would set too far into my circular driveway to properly access the doors. The building will be very similar to the carport I built with cedar siding.

## GENERAL STRUCTURAL NOTES

### CODE REQUIREMENTS

All design and construction shall conform to the International Building Code, 2012 Edition (IBC 2012).

### STRUCTURAL DESIGN LOADS

GENERAL	Building Risk Category	II
DEAD	Structural Weight	
SNOW	Snow Pf	160 psf
EARTHQUAKE	Seismic Importance Factor	1.00
	Mapped Spectral Response Ss	1.50
	Mapped Spectral Response S1	0.77
	Soil Site Class	D
	Response Modification Factor RMF	6.5 (Ply)
	Short Period Spectral Acceleration SDS	1.20
	Seismic Design Category	D
	Analysis Procedure	ELF
	Seismic Response Coefficient Cs	18.5% (LRFD)
WIND	Wind Speed 3 sec Gust V3S	120 mph (LRFD)
	Exposure	C

### BOLTS

Structural steel bolts shall conform to the following specifications:

Threaded Steel Rod	ASTM A36 or A307
Anchor Bolts	ASTM A36 or A307
Anchor Rod	ASTM F1554 Gr 36 or Gr 55 Rods

All steel connectors placed in contact with pressure preservative treated wood shall be stainless steel. All buried steel connectors shall be stainless steel or hot dipped galvanized per ASTM A123. Design of bolts is based on simple shear in non-slip critical connections; therefore, make bolts snug tight. Do not tighten bolts against concrete. Minimum Anchorage depth shall be 6 inches unless otherwise noted.

### FOUNDATION - EXCAVATION AND EMBANKMENT

No soils report was done for this project. Bearing Capacity Values are based on Table 1806.2 of the 2018 I.B.C. and local knowledge.

Remove topsoil, peat, and organic material, extend footings to firm undisturbed non-frost-susceptible soil. Exterior footings to be founded 3'-6" minimum below finished grade. If over-excavation is required under footings, backfill with granular non-frost-susceptible (NFS) material, in 6" lifts, compacted to 95% of its maximum dry density as determined by ASTM D-1557. Backfill under slabs with granular NSF material, compacted to at least 95% of ASTM 1557.

### UTILITIES

Buried utilities may exist in the foundation area, including electrical power, telephone, sewer, and water, at a minimum. Builder shall locate and avoid any utilities.

### CONCRETE

Concrete shall conform to American Concrete Institute Standard 301, "Specifications for Structural Concrete." Cement shall conform to ASTM C150, type II. Aggregate shall conform to ASTM C33. Concrete shall be ready mixed in accordance with ASTM C94 and shall be designed for a minimum 28 day compressive strength  $f_c = 3000$  psi.

All concrete shall contain 4 to 7% air entrainment.

Provide keyways for construction joints. Roughen and moisten existing concrete before pouring fresh concrete against it.

Mechanically vibrate all concrete when placed, except that slabs on grade need be vibrated only around under floor ducts, grade beams, and openings. Do not drop concrete more than five feet without the use of tremies. Unless approved otherwise in writing by the architect, all concrete slabs on grade shall be bound by control joints (keyed or saw cut), such that the joint spacing does not exceed 36 times the slab thickness or and the aspect ratio of the enclosed area does not exceed 1.5 to 1. Sawn joints shall be 1/8" wide by 1/4 the slab thickness in depth. Keyed control joints need only occur at exposed edges during pouring. All other joints may be saw cut. Cast closure pour around column after column dead load is applied.

Provide sleeves for all utility openings. Do not cut any reinforcing at openings. Concrete which has contained water for more than 90 minutes shall not be used. Re-tempering of concrete after initial set is not allowed. Cure exposed concrete per ACI 308.1 for a minimum of 7 days.

### CONCRETE SLAB ON GROUND

Concrete for the slab on ground shall have a mix design which minimizes shrinkage with measures to include some or all of the following: Strong, coarse, clean, well graded aggregate; low water/cement ratio; low shrink cement; supplementary cementitious materials; no set accelerators; water reducing admixtures; and shrinkage reducing admixtures. Submit a concrete mix design by a Professional Engineer registered in Alaska.

Unless approved otherwise in writing by the architect, all concrete slabs on grade shall be bound by control joints (scored or saw cut), such that the joint spacing does not exceed 36 times the slab thickness or and the aspect ratio of the enclosed area does not exceed 1.5 to 1. Sawn joints shall be 1/8" wide by 1/4 the slab thickness in depth. Keyed control joints need only occur at exposed edges during pouring. All other joints may be saw cut. Cast closure pour around column after column dead load is applied.

### REINFORCING STEEL

Reinforcing steel shall conform to ASTM A615, Grade 60,  $F_y = 60,000$  psi or ASTM A706 for weldability, except allow  $F_y = 40,000$  psi for #3 bar. Latest ACI code and detailing manual apply.

Accurately place or support all reinforcing, including welded wire fabric with galvanized metal chairs, spacers, or hangers for the following concrete coverages:

Concrete poured against earth	3"
Formed surface in contact with earth or weather	2"
Beams and columns	1-1/2"
Surfaces exposed to weather	1-1/2"
Interior slabs	3/4"

Concrete Reinforcing dimensions shall be as follows:

Bend Diameter	6 Db
Lap Splice	48 Db
90° Hook Length	12 Db

Db = One bar diameter.

All splice location are subject to the approval of the engineer. Spliced bars shall be placed at the same effective depth. All reinforcing noted as continuous shall be continuous or spliced with lap splices or mechanical splices rated for the full strength of the rebar. Provide bent corner bars to match and lap with horizontal bars at all corners and intersections.

Skew hooks as required to maintain concrete cover. Bars may be field bent and re-bent only once.

Where drawings do not show exact rebar location, assume minimum cover from the tensile face and maximum cover from the compressive face of the member. Install beam stirrups and column ties at  $d/2$  for the full length unless otherwise noted.

Welded wire mesh for slabs shall be 6x6 - W1.4xW1.4, shall come in flat sheets and shall conform to ASTM A-185. Lap adjacent mats of welded wire fabric one full mesh plus 2" at both sides and ends. Mesh shall be well supported at depth shown on drawings by clips or other suitable support.

All bars shall be free of loose, flaky rust and scale, grease, or other material which may impair bond.

### PLYWOOD SHEATHING

All sheathing shall conform to U.S. Product Standard PS-1 and APA product standards. All sheathing shall be stamped with APA trademark showing rating.

Unless otherwise noted, block all wall plywood edges, and glue and nail floor plywood T&G Edges

On-site adjustment of staple and nail guns shall assure, to the owner's satisfaction, installation of fastener heads flush with the sheathing surface. If fasteners penetrate more than 1/16" beyond the sheathing surface, remediation may be required according to APA recommendations which may include additional fasteners or sheathing replacement.

Floor and roof plywood shall be installed with face grain perpendicular to supports and in a staggered pattern. Wall plywood shall be installed with face grain parallel to studs, long dimension vertical. Utilize full 4x8 sheets wherever possible. Glue and nail floor plywood to joists, beams, and blocking, also gluing T&G edges. Use Liquid Nails floor adhesive. Where blocking is required, nail plywood to blocking at 6" o.c. minimum. Nail adjacent plywood edges to a common framing member for lateral load path continuity. Nail plywood panels meeting at a corner to a common corner stud. Use common wire nails.

### WOOD FRAMING, NAILING, AND CONNECTIONS

Framing lumber shall be graded and marked in accordance with WWPA or WCLIB Standard Grading and Dressing Rules for West Coast Lumber, Latest Edition. Furnish to the following standards:

Beams and Stringers	DF#2
Posts and Timbers	HF#2
Studs and Misc Framing	HF#2

All wood framing details not shown otherwise shall be constructed to the minimum standards of the IBC. Nailing not shown shall be in per table 2304.9.1 of the IBC. All nails shall be common wire nails. Whenever possible, nails driven perpendicular to the grain shall be used, instead of toenails. There shall be a minimum of two nails at all wood contacts and joists using 8d (8d = 0.131" x 2.5") nails for 1" thick material, 16d (16d = 0.162" x 3.5") nails for 2" thick material, and 40d (40d = 0.225" x 5") nails for 3" thick material. At continuous contacts, provide nails at 12" o.c. with nail sizes as called for above. All nails in pressure treated materials shall be stainless steel. At multiple joist bearings provide multiple studs for bearing and carry to foundation wall.

Provide washers under all bolt heads with wood contact.

All exterior walls shall be <sup>2x8</sup>2x6. All nonbearing walls 2x4, except plumbing walls, which shall be 2x6. Provide continuous solid blocking at mid-heights of all stud-bearing walls over 8'-0" in height. Individual members of built-up posts shall be glued and attached with 16d (16d = 0.162" x 3.5") spikes at 12" o.c. staggered minimum. In a 3-member built-up member nail each member to the adjacent member with 16d (16d = 0.162" x 3.5") at 12" o.c.

All wood stud walls shall have lower wood plate attached to wood framing below, with 16d (16d = 0.162" x 3.5") nails at 16" o.c. staggered unless shown otherwise. Install solid blocking under all posts between joists. In stud walls or pony walls, install additional studs and blocking under concentrated loads to carry load to foundation. All roof joists or trusses shall be attached at top framing plate with one Simpson H1 Hurricane Tie at each end.

Provide flat blocking between studs at top and bottom of wall and base cabinets, for toilet partitions, grab bars, towel bars and any other item or accessory supported by walls.

Provide solid blocking at bearing points.

Bearing wall studs shall be sheathed on one side with either plywood or a gypsum wall board assembly rated for bearing walls.

All wood left in permanent contact with masonry or concrete shall be pressure preservative treated.

At wood sills, foundation anchors shall have a bearing plate washer 1/4" x 3" x 3" Simpson BP 5/8 - 3 or equal.

Notations on drawings relating to framing clips, joist hangers, and other connecting devices refer to catalog numbers of Strong-Tie connectors manufactured by the Simpson Company, San Leandro, CA. Where the catalog shows different fastening schedules for a certain connector, the highest number of fasteners shall be used unless otherwise noted. Equivalent devices by other manufacturers may be substituted provided they have ICBO approval for equal load capacities approved by the Engineer. Where connectors strap two members together, place one half of the nails or bolts in each member.

Maximum moisture contact during construction shall be 19%. Control moisture to avoid problems with differential shrinkage perpendicular to the wood grain.

See architectural drawings for locations of interior nonbearing stud partitions for location and size of openings in stud walls, and for all stud wall finish details. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval of the Engineer. If any errors or omissions appear in the drawings, specifications, or other documents, the contractor shall notify the Owner or Engineer in writing of such omission or error before proceeding with the work or accept full responsibility for costs to rectify the error.

### GENERAL

These plans do not purport to show every aspect of the work required for completion. It shall be the builders' responsibility to:

- Verify dimensions and field conditions. Notify the engineer of discrepancies and obtain approval for proposed field changes prior to construction or modification.
- Contact Utilities for field locates. Buried or covered utilities may exist which are not shown on the plans.
- Obtain building permits.
- Notify the local building official at construction stages requiring inspection.
- Perform all construction with materials, methods, and workmanship accepted as good practice in the construction industry.
- Provide adequate shoring, bracing, and formwork as required for the protection of life and property during construction.
- Follow manufacturers' recommendations.
- Make all precaution to insure jobsite safety.



JOHN HARRIS GARAGE #2  
360 HANAGITA STREET  
VALDEZ, ALASKA

NO.	REVISION	DATE

JOB NO.	24180
DATE	03/19/2024
DRAWN	RRJ
REVIEWED	BRB

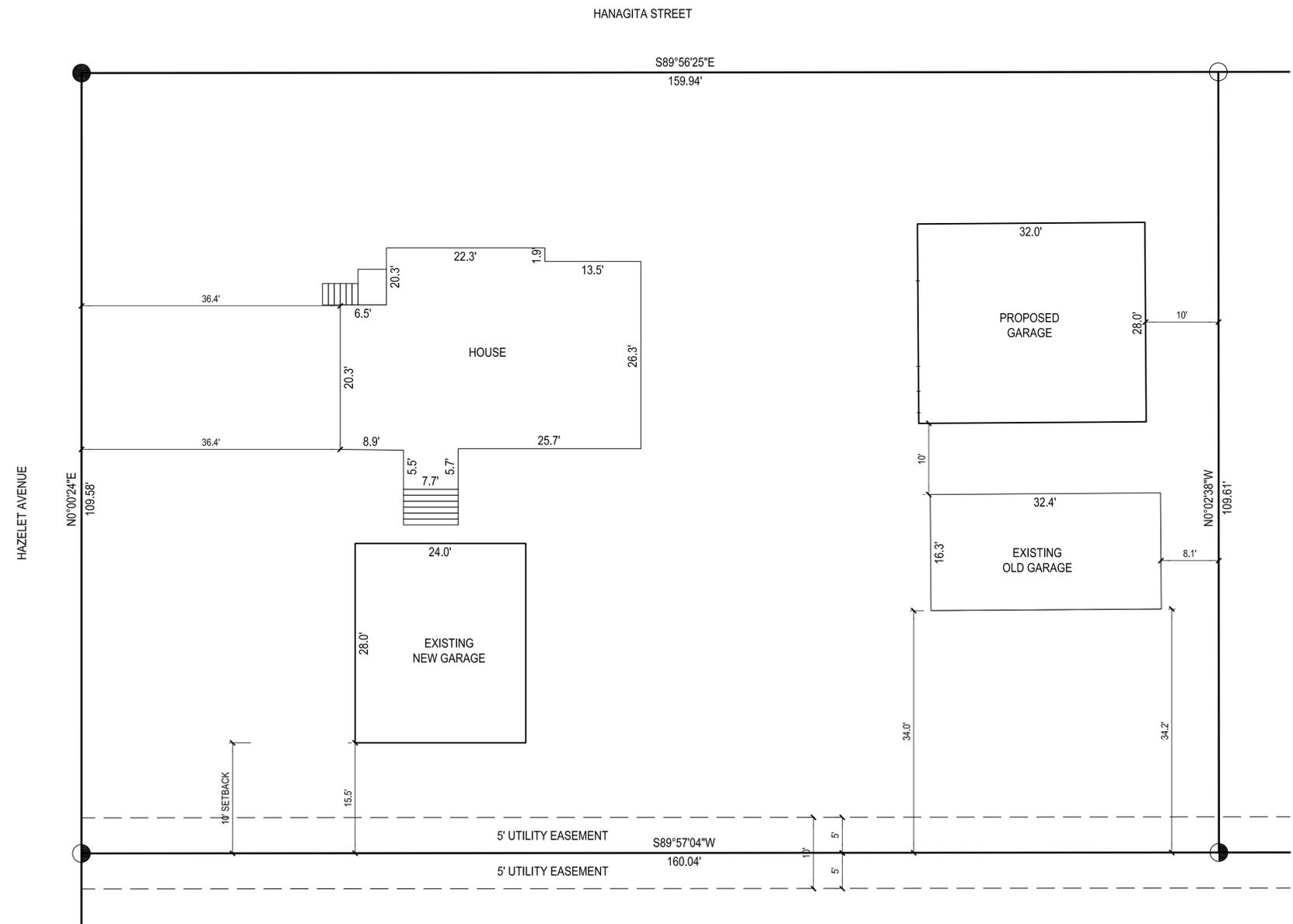
SHEET TITLE:  
GENERAL STRUCTURAL NOTES

SHEET NO.

S0.1



IF THIS SHEET IS LESS THAN 22"x34" IT IS A REDUCED PRINT - SCALE ACCORDINGLY



NOT A LEGAL PLAT

**1**  
C1.0 **SITE PLAN**  
1" = 10'



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**360 HANAGITA STREET**  
**VALDEZ, ALASKA**

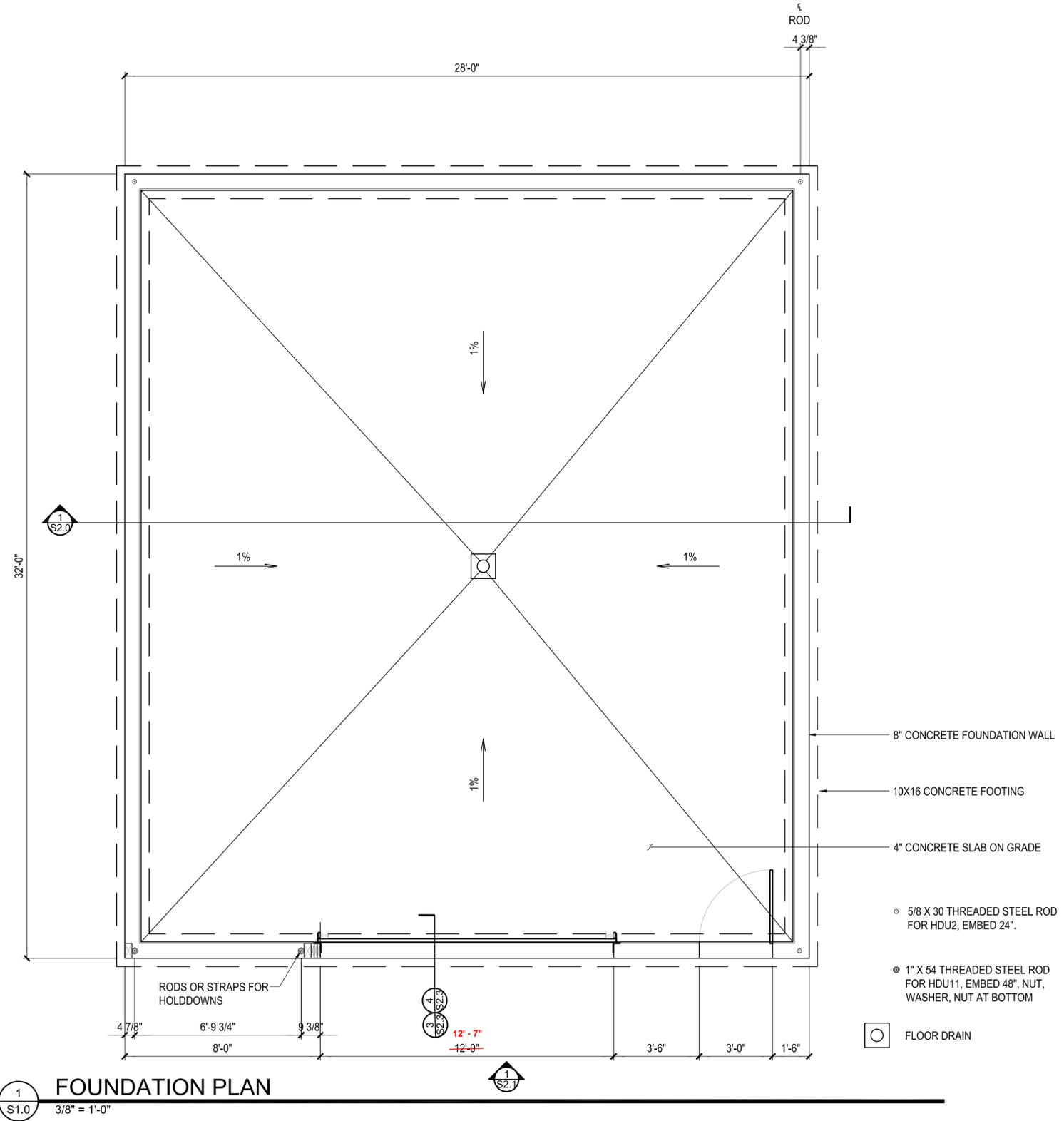
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SHEET TITLE:  
 SITE PLAN

SHEET NO. **C1.0**

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1 FOUNDATION PLAN  
S1.0 3/8" = 1'-0"



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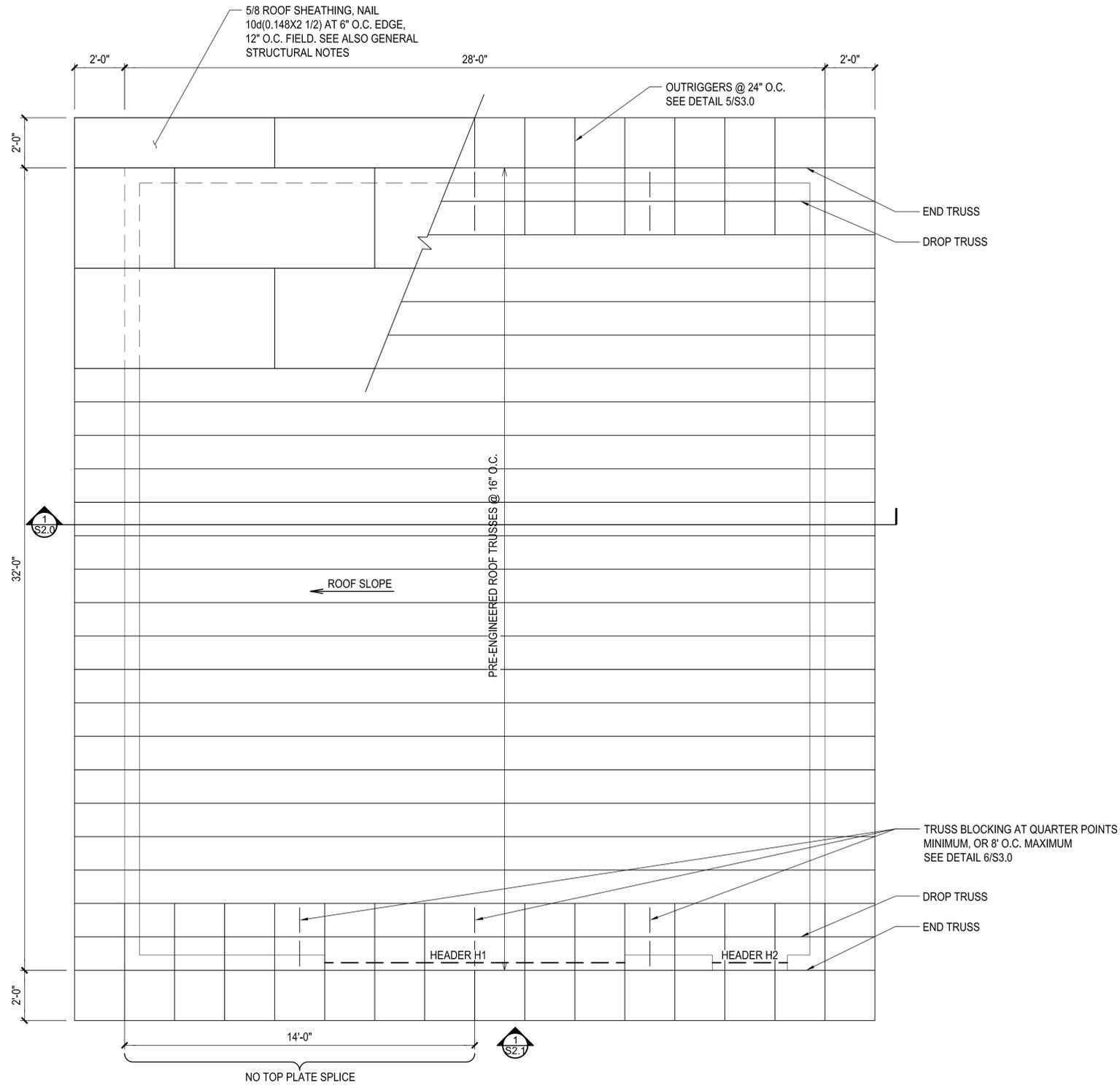
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 SHEET NO. S1.0

**REDLINES 25 JULY 2024**  
**B2 ENGINEERING**

HEADER SCHEDULE				
TYPE	BEAM SIZE	TRIMMER STUDS	KING STUDS	NOTES
H1	6 3/4X10 1/2 GLB	PT 4X8 DF#2	(5) 2X8 HF#2	6 3/4" BEAM + 1/2" FURRING = 7 1/4" STUD WIDTH
H2	FLAT 4X8 DF#2	2X8 HF#2	2X8 HF#2	



1  
S1.1

## ROOF FRAMING PLAN

3/8" = 1'-0"

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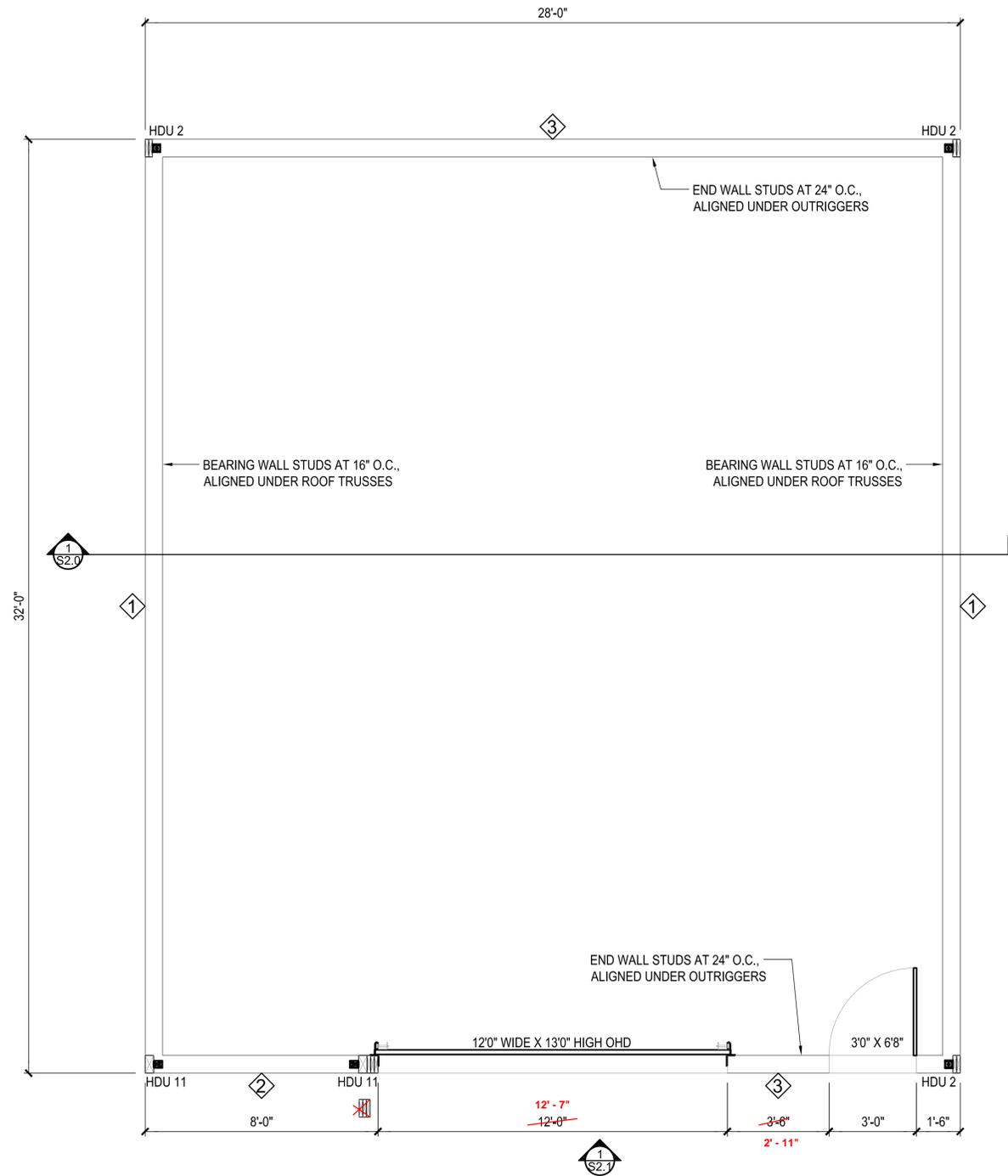
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ROOF FRAMING PLAN

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■ SIMPSON HDU2 IN  
(2) 2X8 CORNER STUDS

■ SIMPSON HDU11 IN  
4X8 STUD

① 15/32 CDX ON 2X8 STUDS @ 16" O.C.  
NAIL 10d(0.148"x3") AT 6" O.C. EDGES,  
12" O.C. FIELD, BLOCK ALL PANEL EDGES.  
5/8 SILL ANCHORS AT 4'-0" O.C. IN PT 2X8 SILL  
PLATE, 6" CONCRETE EMBED.  
SEE ALSO GENERAL STRUCTURAL NOTES.

② 15/32 CDX ON 4X8 STUDS @ 24" O.C.  
NAIL 10d(0.148"x3") AT 3" O.C. EDGES STAGGERED,  
12" O.C. FIELD, BLOCK ALL PANEL EDGES.  
3/4 SILL ANCHORS AT 2'-0" O.C. IN PT 4X8 SILL  
PLATE, 6" CONCRETE EMBED.  
SEE ALSO GENERAL STRUCTURAL NOTES.

③ 15/32 CDX ON 2X8 STUDS @ 24" O.C.  
NAIL 10d(0.148"x3") AT 6" O.C. EDGES,  
12" O.C. FIELD, BLOCK ALL PANEL EDGES.  
5/8 SILL ANCHORS AT 4'-0" O.C. IN PT 2X8 SILL  
PLATE, 6" CONCRETE EMBED.  
SEE ALSO GENERAL STRUCTURAL NOTES.

1 SHEAR PLAN  
S1.2 3/8" = 1'-0"



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VALDEZ, ALASKA

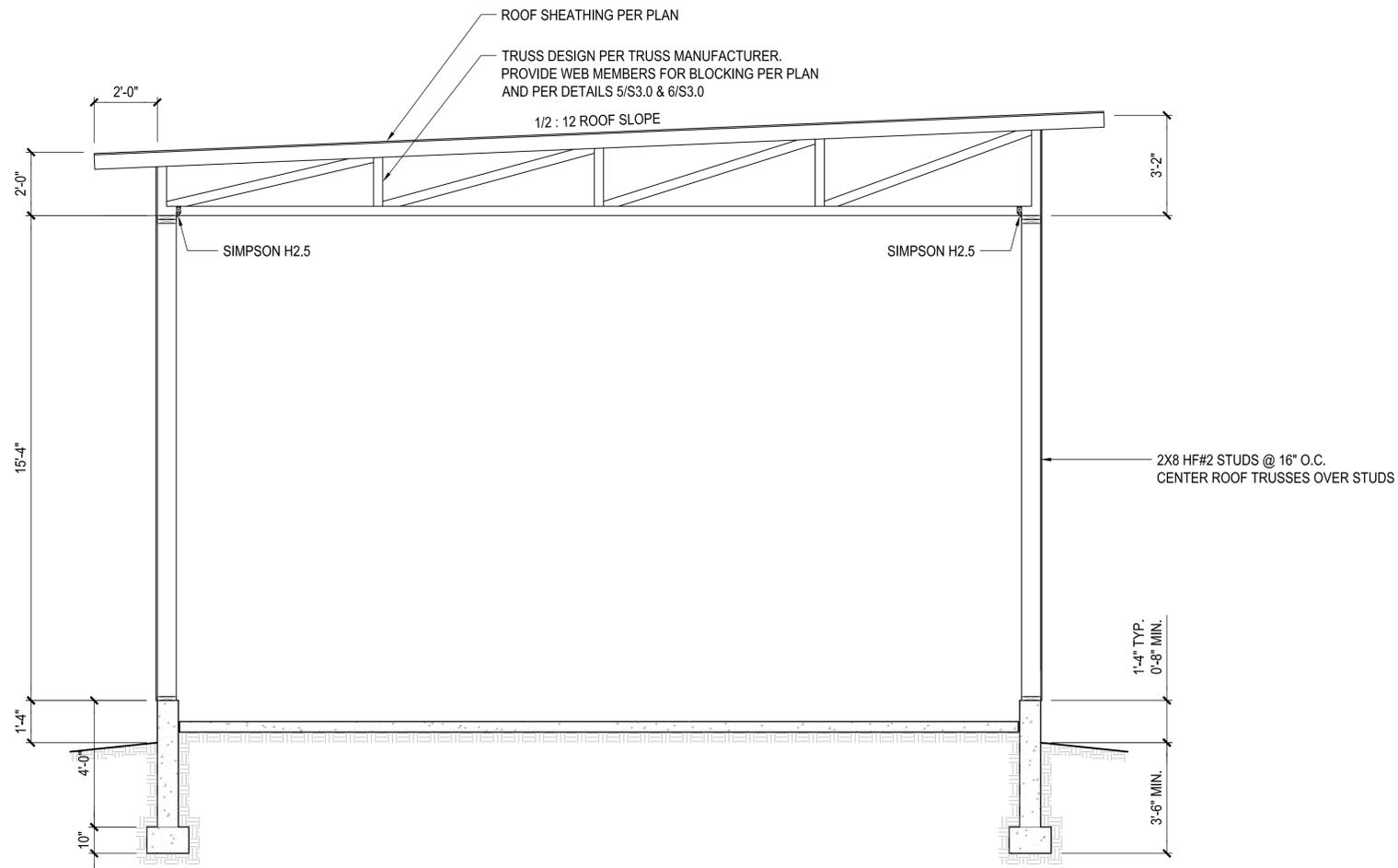
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SHEET TITLE:  
SHEAR PLAN  
SHEET NO. S1.2

REDLINES 25 JULY 2024  
B2 ENGINEERING

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**1**  
S2.0 BUILDING SECTION  
3/8" = 1'-0"



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SHEET TITLE:  
 BUILDING SECTION

SHEET NO. **S2.0**



