

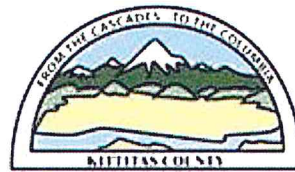
Lindsey Ozbolt

From: Michael Flory
Sent: Monday, September 21, 2015 10:43 AM
To: 'Jim Miller'
Cc: Lindsey Ozbolt; 'Dave Heric'
Subject: RE: VA-15-00001 Heric Variance Comments

This proposed roof slope and direction will help keep runoff on the subject property.

Michael Flory Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Jim Miller [mailto:jbt@fairpoint.net]
Sent: Monday, September 21, 2015 9:27 AM
To: Michael Flory
Cc: Lindsey Ozbolt; 'Dave Heric'
Subject: RE: VA-15-00001 Heric Variance Comments

Oops, here you go.

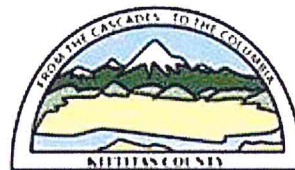
From: Michael Flory [mailto:mike.flory@co.kittitas.wa.us]
Sent: Monday, September 21, 2015 9:15 AM
To: 'Jim Miller'
Cc: Lindsey Ozbolt; Dave Heric
Subject: RE: VA-15-00001 Heric Variance Comments

Hi Jim,

I received a blank cover sheet is all.

Michael Flory Certified Building Official

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"Building Partnerships-Building Communities"

From: Jim Miller [<mailto:jbt@fairpoint.net>]
Sent: Monday, September 21, 2015 9:05 AM
To: Michael Flory
Cc: Lindsey Ozbolt; Dave Heric
Subject: RE: VA-15-00001 Heric Variance Comments

Mike, This isn't final,...but should work for your purposes of showing the roof runoff will be contained on site. We can come back to this topic later if you are open to letting roof and drainage design show you how the alternate form would work.

Jim

From: Michael Flory [<mailto:mike.flory@co.kittitas.wa.us>]
Sent: Friday, September 18, 2015 12:34 PM
To: 'Jim Miller'
Cc: Lindsey Ozbolt
Subject: RE: VA-15-00001 Heric Variance Comments

Hi Jim,

I sure wish I could help but I can't suggest a method of retaining or redirecting the snow and snow melt. It's a very large plane of roof that could create an awful lot of water during a thaw. My only comment to the Planning Dept. is that snow and runoff should be kept on the subject property. It would be of concern to create a situation that could potentially adversely affect the neighboring property. The Planning Dept. may or may not consider my comments in the decision.

Sure sorry I can't offer advise Jim,

Michael Flory
Certified Building Official

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"Building Partnerships-Building Communities"

From: Jim Miller [<mailto:jbt@fairpoint.net>]
Sent: Friday, September 18, 2015 12:08 PM
To: Michael Flory
Subject: RE: VA-15-00001 Heric Variance Comments

Sure, I understand that. I just thought getting the snow melt to the existing drainage would be a good thing. Do you think the use of snow brakes or a comp roof could be a mitigating factor in allowing us to do that? There isn't any really good alternatives to that design...but we can try if really necessary.

Thanks, Jim

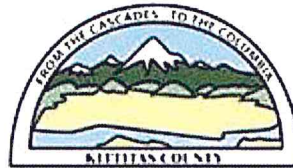
From: Michael Flory [<mailto:mike.flory@co.kittitas.wa.us>]
Sent: Friday, September 18, 2015 11:42 AM
To: 'Jim Miller'
Cc: Dave Heric; Lindsey Ozbolt
Subject: RE: VA-15-00001 Heric Variance Comments

Hi Jim,

The issue was snow and snow melt drainage affecting the neighboring property. Ideally, keeping all snow and water on the subject property is the concern.

Michael Flory
Certified Building Official

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"Building Partnerships-Building Communities"

From: Jim Miller [<mailto:jbt@fairpoint.net>]
Sent: Friday, September 18, 2015 11:34 AM
To: Michael Flory
Cc: Dave Heric
Subject: RE: VA-15-00001 Heric Variance Comments

Hi Mike, There is a seasonal drainage on the side property line (between the building and the neighbor to the north). My thought was to create a shallow single-pitch metal roof (2/12 pitch) with snow brakes or a comp roof with 3/12 pitch to allow a slow release of the melt water toward the drainage (side property line). If that sounds acceptable I can work on a roof plan showing that. If that isn't okay...just let me know and I'll work on an alternative roof form.

Thanks, Jim

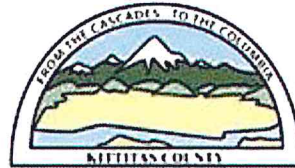
From: Michael Flory [<mailto:mike.flory@co.kittitas.wa.us>]
Sent: Friday, September 18, 2015 9:26 AM
To: 'Jim Miller'; Lindsey Ozbolt
Cc: 'Dave Heric'
Subject: RE: VA-15-00001 Heric Variance Comments

Hi Jim,

I'll be out of the office Monday 2pm for a couple weeks.
Can you get a roof plan to me before then?

Michael Flory
Certified Building Official

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mike.flory@co.kittitas.wa.us
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"Building Partnerships-Building Communities"

From: Jim Miller [<mailto:jbt@fairpoint.net>]
Sent: Thursday, September 17, 2015 5:53 PM
To: Lindsey Ozbolt
Cc: 'Dave Heric'; Michael Flory
Subject: RE: VA-15-00001 Heric Variance Comments

Okay, thanks.

From: Lindsey Ozbolt [<mailto:lindsey.ozbolt@co.kittitas.wa.us>]
Sent: Thursday, September 17, 2015 5:06 PM
To: 'Jim Miller'
Cc: Dave Heric; Michael Flory
Subject: RE: VA-15-00001 Heric Variance Comments

Jim,

I think you are correct that is the one issue with the variance. If you would provide the roof plan to Mike for a review that would be great.

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

From: Jim Miller [<mailto:jbt@fairpoint.net>]
Sent: Thursday, September 17, 2015 2:26 PM
To: Lindsey Ozbolt
Cc: Dave Heric
Subject: RE: VA-15-00001 Heric Variance Comments

Okay Lindsey. It looks like we need to provide a roof plan to Mike at CDS. Anything else I've missed?

From: Lindsey Ozbolt [<mailto:lindsey.ozbolt@co.kittitas.wa.us>]
Sent: Thursday, September 17, 2015 12:21 PM
To: jbt@fairpoint.net; daveheric@outlook.com
Subject: VA-15-00001 Heric Variance Comments

Mr. Miller

Attached are the comments received during the comment period for the Heric Setback Zoning Variance. Please let me know if you have any questions or comments regarding these comments as the permit decision will be based in part on these comments.

Hard copies have been placed in the mail to you and Mr. Heric.

Regards,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

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message id: 38eb45916c6dcbdac24bb8719d004a14

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O																																																		
<p>PLAN INDEX</p> <ol style="list-style-type: none"> 1. ORTHOS 2. FLOOR PLANS 3. FOUNDATION 4. ROOF FRAMING 5. SECTIONS / DETAILS 6. ENGINEERING NOTES 7. NOTES 													<p>SQUARE FOOTAGE</p> <ul style="list-style-type: none"> - HEATED RESIDENCE: 960 SQFT - UNHEATED SHOP: 2040 SQFT - UNHEATED STORAGE (6'9" HT): 960 SQFT - COVERED STORAGE: 720 SQFT 													<p>WSEC SPECS - 2012</p> <p>INSULATION: WALL R-21 SLAB R-10 PERIM. FLAT ATTIC SPACE R-49 LOFT FLOOR R-49 FOAM / BATT COMBO</p> <p>GLAZING: WINDOW U-0.3 DOOR U-0.2</p>													<p>VENTILATION/HYAC</p> <ul style="list-style-type: none"> - ELECTRIC WALL HEATERS - 80 CFM WHOLE HOUSE FAN W/ 24HR TIMER - VENTED WINDOWS OR AIR PORTS IN HABITABLE ROOMS - 100 CFM KITCHEN FAN - EFFICIENT ELECTRIC WATER HEATER - WOOD STOVE W/ COMBUSTION AIR 													<p>SCOPE OF PROJECT</p> <p>CONSTRUCT NEW SHOP WITH RESIDENCE</p>												
<p>DESIGN CRITERIA</p> <p>Map Number 18-16-22054-0004 (Pg.) Ground Snow Load 45 psf (ft) Roof Snow Load SEE ENGINEERING SEE ENGINEERING</p>													<p>SITE PLAN DISCLAIMER</p> <p>THIS SITE PLAN WAS PREPARED FROM INFORMATION FROM THE KITTITAS COUNTY ASSESSOR'S WEBSITE. FIELD OBSERVATION OF PROPERTY CORNERS AND FIELD MEASUREMENTS. THIS IS NOT A SURVEY.</p>																																																			
<p>Exposure Factor 1</p>													<p>Assumed Soil Bearing 2000 psi</p>																																																			
<p>Building Code 2012 IRC</p>													<p>Wind Speed SEE ENGINEERING</p>																																																			
<p>Exposure C</p>													<p>Seismic Design Category C</p>																																																			
<p>Roof Class C</p>													<p>Frost Depth 24 inches</p>																																																			

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