



City of Sandy

Agenda

Sandy Urban Renewal Board Meeting

Meeting Date: Wednesday,
February 3, 2021

Meeting Time: 6:00 PM

Page

1. MEETING FORMAT NOTICE

The Urban Renewal Board will conduct this meeting electronically using the Zoom video conference platform. Members of the public may listen, view, and/or participate in this meeting using Zoom. Using Zoom is free of charge. See the instructions below:

- To login to the electronic meeting online using your computer, click this link: <https://us02web.zoom.us/j/82965638529>
- If you would rather access the meeting via telephone, dial (253) 215-8782. When prompted, enter the following meeting number: 829 6563 8529
- If you do not have access to a computer or telephone and would like to take part in the meeting, please contact City Hall and arrangements will be made to facilitate your participation.

2. ROLL CALL

3. NEW BUSINESS

- 3.1. **Covered Structure Grant Application: Sandy Family Restaurant / Ria's Bar**
[Covered Structure Grant Application: Sandy Family Restaurant / Ria's Bar - Pdf](#)

2 - 25

4. ADJOURN



Staff Report

Meeting Date: February 3, 2021

From David Snider, Economic Development Manager
Covered Structure Grant Application: Sandy Family Restaurant /

SUBJECT: Ria's Bar

BACKGROUND:

At the Urban Renewal Board (Board) meeting on February 1, 2021 the Board decided to modify the [Permanent Covered Structures grant](#) program to have all grants approved by the board. See the attached proposed modifications to the program guidelines for the Covered Structures Program, with track changes. Other urban renewal grant program guidelines will be brought to the Board for review in the near future.

The grant before you this evening is regarding a covered structure, electrical work, and other ancillary items for the Sandy Family Restaurant / Ria's Bar at 39024 Proctor Blvd. The total project cost for the project per the original bid and plan set is anticipated at \$57,125, with an urban renewal commitment of 80 percent, or \$45,700. See the attached plan set completed by a structural engineer and the RFP response from the low bidder, Mt. View Construction.

On February 1, the owner of Ria's Bar and our design contractor proposed a modification to the plan set adding a tie back for the covered structure to the primary building. This modification is estimated to cost \$13,400 by the contractor providing the winning bid. With this modification, the overall project cost is anticipated to cost \$70,525, with an urban renewal commitment of 80 percent, or \$56,420. See the proposed plan set for this proposed structure modification, which is also attached.

The proposed grant location is in the Central Business District (C-1) zoning district, which is inside the urban renewal district, therefore the application is eligible for funding. The Board is being asked to make a decision on whether to grant or deny this grant application based on the three review criteria found in the adopted grant problem guidelines. The criteria are presented in the Recommendation section.

BUDGETARY IMPACT:

80 percent of the project cost, or \$45,700 for the original design, OR
80 percent of the project cost, or \$56,420 for the proposed alteration to the original design.

RECOMMENDATION:

Criterion A. Does the resultant structure meet Sandy Style and safety requirements for outdoor seating at a commercial establishment?

Staff analysis: The resultant structure (original design or proposed modified design) incorporates several Sandy Style elements, including using heavy timbers, heavy metal bracketing, stone-wrapped support beams and a 6:12 pitched metal roof. The original design has been reviewed by the City of Sandy Building Official and meets safety requirements for outdoor seating. Design safety is also enhanced by the protective bollards included on the north and west sides of the structure.

Criterion B. Positive impact of the project on the aesthetic appearance of the adjacent building.

Staff analysis: The project (original design or proposed modified design) will provide design continuity with the adjacent building. The style of stone wrapping at the base of the supports was chosen to most closely match the painted stone façade on the building, and the metal roof, gutters and downspouts match the adjacent building in color and style.

Criterion C. Positive impact of the project on the overall streetscape (if applicable).

Staff analysis: Minimal impact on the streetscape, although the project will enhance the streetscape area surrounding the project location by providing more visible patron activity at the location in a space that historically was occupied by parked cars.

SUGGESTED MOTION:

If the Board wishes to approve the application, the Board should make a motion to:

- Approve the requested grant for
 - A minimum of \$45,700 based on known costs indicated in the original design, **OR**
 - \$56,420 based on known costs for the proposed modification to the original design
- With a “not to exceed” of \$10,000 for change orders and other eligible requests ancillary to the covered structure.

LIST OF ATTACHMENTS/EXHIBITS:

- Grant application
- Winning bid
- Original plan set
- Proposed modification to plan set
- Proposed cost for modification to plan set
- Program guidelines, as amended 2/1/21
- Photo showing proposed structure location

Published on *Sandy, OR* (<https://www.ci.sandy.or.us>)

[Home](#) > [Facade / Tenant Improvement / Covered Structure Grant Application](#) > [Webform results](#) > Submission #1

Submission information

Form: [Facade / Tenant Improvement / Covered Structure Grant Application](#) [1]
Submitted by Visitor (not verified)
Tue, 02/02/2021 - 5:01pm
204.195.13.127

First Name

Ria

Last Name

Brower

Email Address

[REDACTED]

Company Name

Sandy Family Restaurant

Phone

[REDACTED]

Address

39024 Proctor Blvd

City

Sandy

State/Province

Oregon

Zip Code

97055

Are you the

Building and Business Owner

Please provide information for the building owner:

I am the building owner.

Which City of Sandy grant program are you applying for?

Covered Structures Program (restaurants, bars and athletic clubs)

Design options

I wish to use the City's design at no cost

Proposed Project Description:

Covered Structure,

Using the city's design to create an outdoor dining area. This area will be roughly 26x26 feet including electrical and a central light fixture.

Estimated Total Cost of Project:

\$65,000

Certification

I certify to the city of Sandy that ALL of the information contained in the application is true and correct to the best of my knowledge. I acknowledge that the funding source of the Facade Grant program is the City of Sandy's Urban Renewal board and I understand that I must comply with all the regulations of the Urban Renewal Board and the The City of Sandy.

Source URL: <https://www.ci.sandy.or.us/node/11131/submission/1001>

Links

[1] <https://www.ci.sandy.or.us/planning/webform/facade-tenant-improvement-covered-structure-grant-application>



**MT. VIEW
CONTRACTING CO.**

13350 SE Bluff Rd.
Sandy, OR 97055
CCB# 155554

Estimate

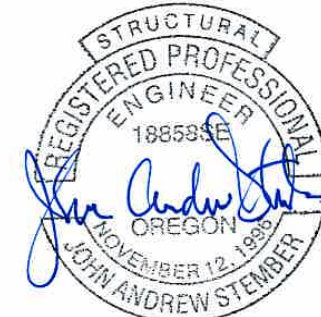
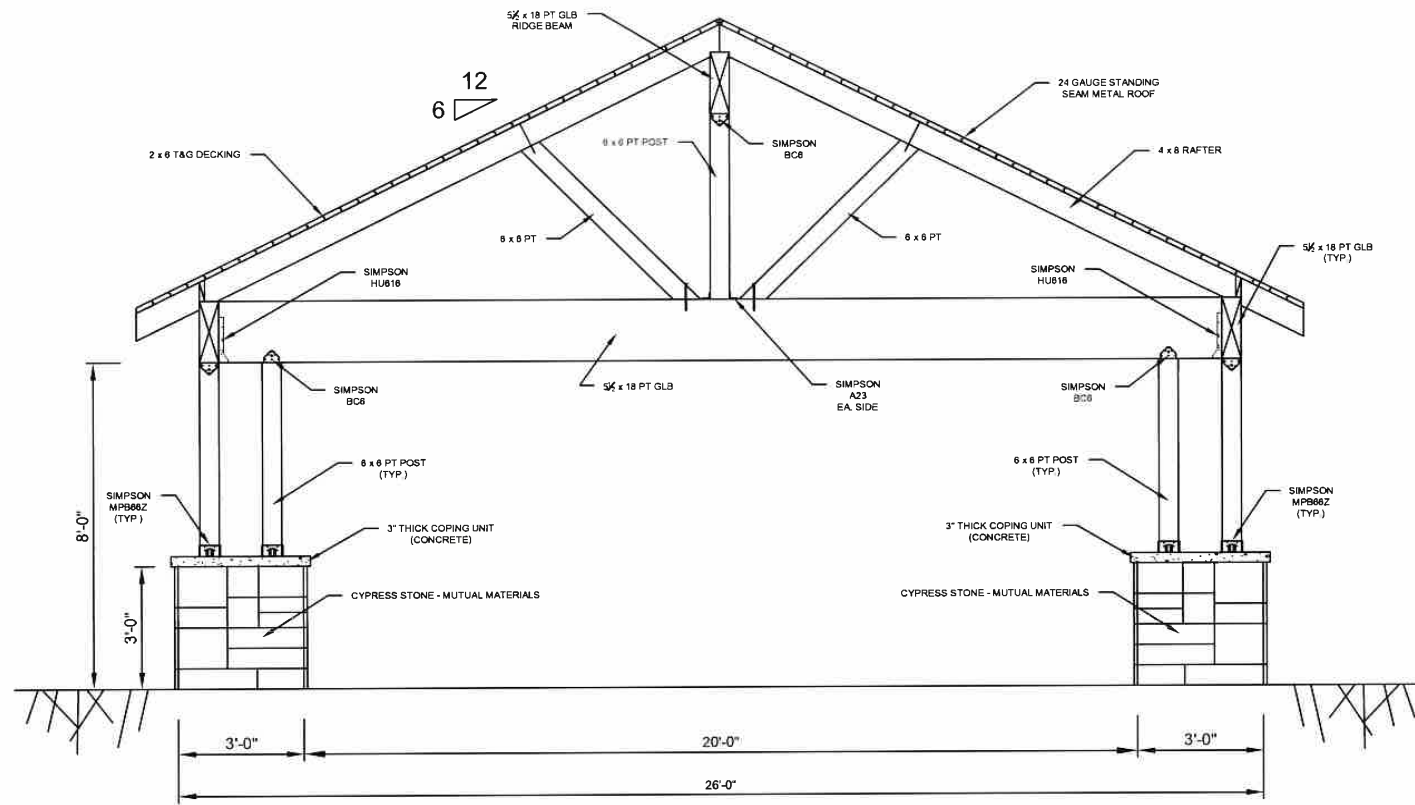
Date	Estimate #
1/17/2021	1482

Name / Address
City of Sandy Economic Development 39250 Pioneer Blvd Sandy, OR 97055

P.O. No.	Terms

Description	Total
<p>The following is an estimate for Ria's Sandy Family Restaurant located at: 39024 Proctor Blvd, in Sandy Build one, 26ft x 26ft Timber frame, per plan includes:</p> <ul style="list-style-type: none"> -Pour 3ft x3ft concrete pylons, per plan, with cultured stone on outside, with sloped top. (Cultured stone to be Boral Dressed Field Stone.) -Build 26ft x 26ft timber frame structure with 6"x 6" posts and 5 1/2" x 18" glulam beams with 5 1/2" x 18" glulam ridge beams, per plan. -Install 4" x 8" rafters, per plan. -Install tongue and groove 2x6 decking. -6/12 pitch on roof with exposed rafters. -Install standing seam metal roofing, weathered copper from Metallion -Stain structure with Cobalt Chestnut Brown. -Install gutters and downspouts on each side. (Downspouts will drain into parking lot.) -Install 50 amp dedicated circuit for future heating unit. (heating unit not included.) -Install two standard surge protected outlets on dedicated circuit. -Install one light in center of structure with dedicated circuit. -Install three 6" bollards in parking lot to protect structure. 	57,125.00

We look forward to doing business with you.	Total \$57,125.00
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EXPIRES: 6-30-2022
1-19-21

**CONTRACTOR TO FIELD
VERIFY ALL DIMENSIONS**

SHADE COVER FRONT ELEVATION

1/4" = 1'-0"

SCALES NOTED ON DRAWINGS ARE FOR
11"x17" SHEET. SCALE ACCORDINGLY
FOR DIFFERENT SIZE SHEET.

1419 Washington St,
Suite 100
Oregon City, Oregon 97045
Work: 503-657-9800
Cell: 503-449-3080
Andy@jasenginc.com

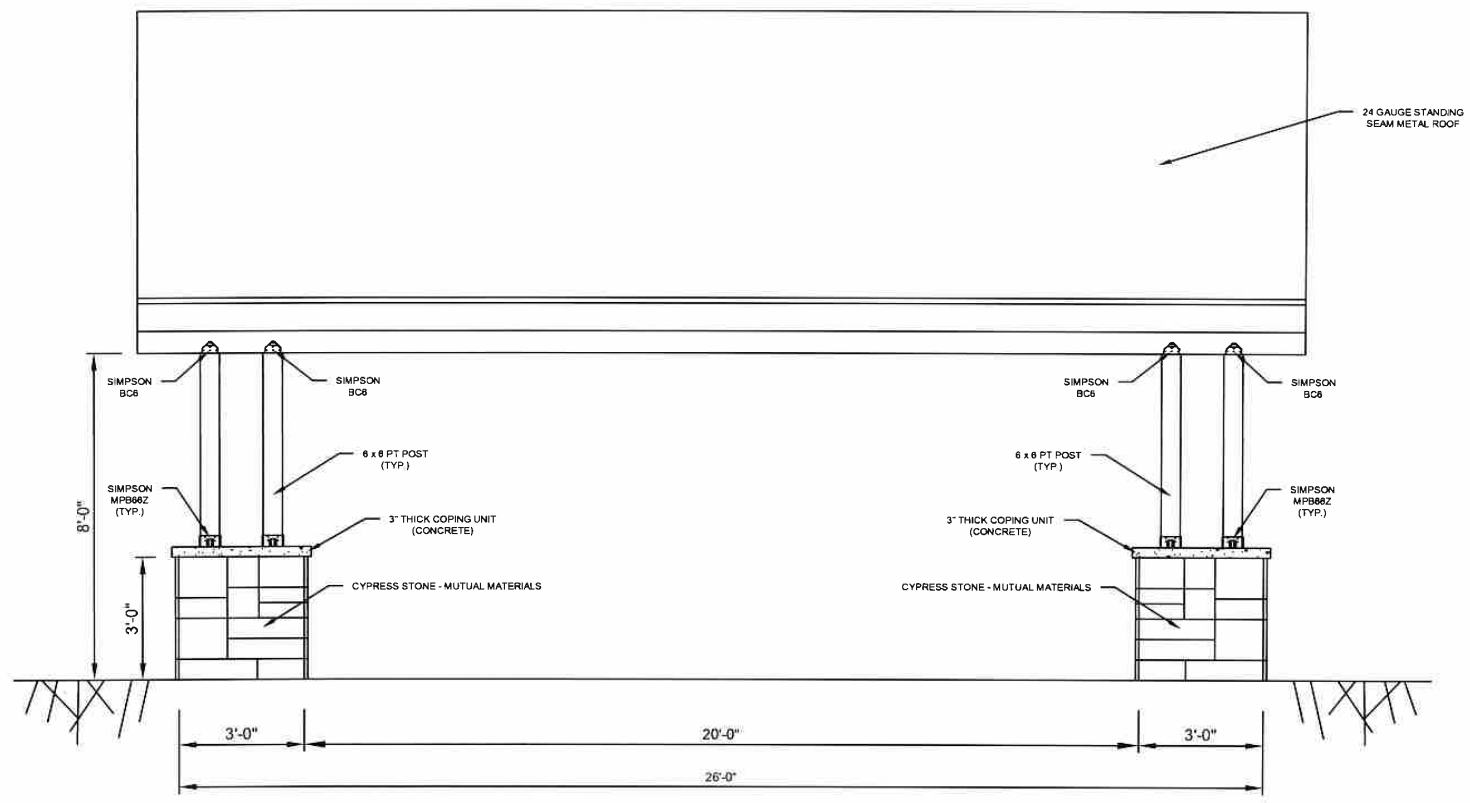


CITY OF SANDY - SHADE COVER STRUCTURE
MOUNTAIN VIEW CONTRACTING
39024 PROCTOR BLVD,
SANDY, OR 97055

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SHEET TITLE:
**FRONT
ELEVATION**

SHEET NO:
A-1.1



STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
 18358SE
John Andrew Stember
 OREGON
 NOVEMBER 12, 1996
 JOHN ANDREW STEMBER
 EXPIRES: 6-30-2022
 1-19-21

SHADE COVER RIGHT ELEVATION
 1/4" = 1'-0"

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

**CONTRACTOR TO FIELD
 VERIFY ALL DIMENSIONS**

14-19 Washington St,
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com



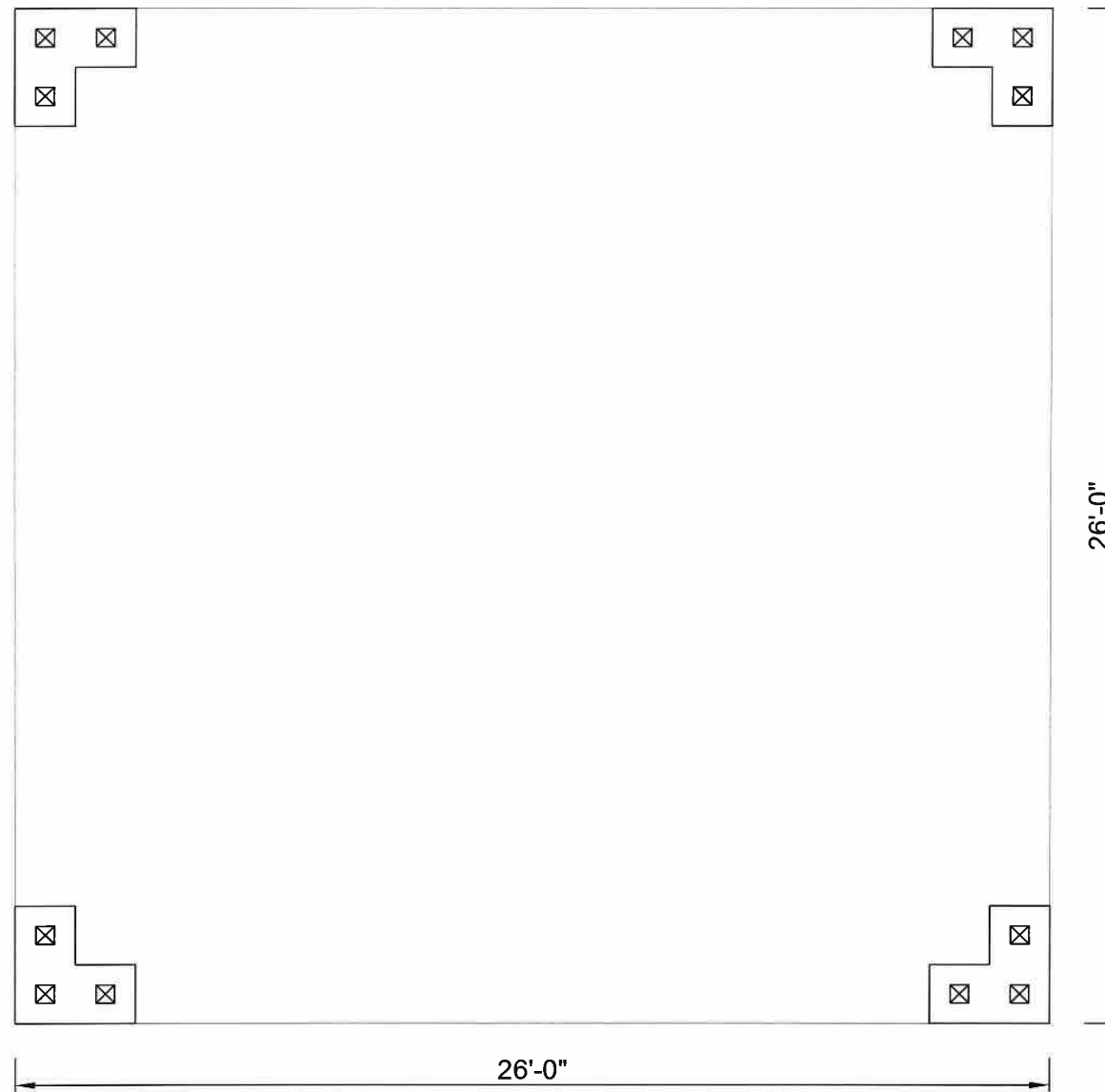
CITY OF SANDY - SHADE COVER STRUCTURE
 MOUNTAIN VIEW CONTRACTING
 39024 PROCTOR BLVD,
 SANDY, OR 97055

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SHEET TITLE:
**RIGHT
 ELEVATION**

SHEET NO.:
A-1.2

**CONTRACTOR TO FIELD
VERIFY ALL DIMENSIONS**



SHADE COVER FLOOR PLAN

$\frac{1}{4}'' = 1'-0''$



EXPIRES: *6-30-2022*
1-19-21

SCALES NOTED ON DRAWINGS ARE FOR
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FOR DIFFERENT SIZE SHEET.

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Andy@jasenginc.com



CITY OF SANDY - SHADE COVER STRUCTURE
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SANDY, OR 97055

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SHEET TITLE:
**FLOOR
PLAN**

SHEET NO:
A-2.1

STRUCTURAL NOTES

GENERAL STRUCTURAL NOTES

1. THESE NOTES ARE GENERAL IN NATURE AND ARE INTENDED TO SET MINIMUM STANDARDS FOR CONSTRUCTION.
2. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE STATE OF OREGON (2019 OSSC). ALL BUILDING ELEMENTS AND COMPONENTS AND COMPONENTS NOT SPECIFICALLY DETAILED IN THESE STRUCTURAL CONSTRUCTION DOCUMENTS SHALL BE FABRICATED AND CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CONTAINED IN SECTION 2308 - CONVENTIONAL LIGHT FRAME CONSTRUCTION OF THE IBC AS AMENDED BY THE STATE OF OREGON.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE CONSTRUCTION. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
4. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
5. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD FOR THE STRUCTURE. PROVIDE SHORING AND/OR BRACING WHERE LOADS EXCEED DESIGN CAPACITY AND WHERE STRUCTURES HAVE NOT ATTAINED DESIGN STRENGTH.

DESIGN LOADS

FLOOR LOADS:

DL 15 PSF
LL 40 PSF

ROOF LOADS:

ROOF DL 15 PSF
ROOF LL 25 PSF

SNOW LOADS:

GROUND SNOW LOAD 25 PSF
FLAT ROOF SNOW LOAD 25 PSF, USE 25PSF MIN

SNOW EXPOSURE FACTOR, C_e 1.0
SNOW LOAD IMPORTANCE FACTOR, I_s 1.0, CATEGORY II
THERMAL FACTOR, C_t 1.2

WIND DESIGN CRITERIA:

BASIC WIND SPEED (ULTIMATE WIND SPEED) 100 MPH
WIND IMPORTANCE FACTOR, I_w 1.0, CATEGORY II
WIND EXPOSURE FACTOR EXPOSURE B

EARTHQUAKE DESIGN CRITERIA:

SEISMIC IMPORTANCE FACTOR, I_e 1.0, CATEGORY II
SEISMIC USE GROUP GROUP I
SPECTRAL ACCELERATION, S_s 0.712g
SPECTRAL ACCELERATION, S_1 0.317g
SITE CLASS SITE CLASS D
SEISMIC DESIGN CATEGORY, SDC CATEGORY D
RESPONSE MODIFICATION FACTOR, R 1.5
SEISMIC RESPONSE COEFFICIENT, C_s 0.39
DESIGN BASE SHEAR, V 4750.2#

SPECIAL INSPECTIONS

AN INDEPENDENT TESTING LABORATORY CHOSEN BY THE OWNER SHALL PROVIDE SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING AREAS OF WORK.

1. CONCRETE: CYLINDER TESTS, SLUMP TESTS, AIR CONTENT DURING PLACEMENT OF REINFORCING STEEL & ANCHOR BOLTS DURING PLACEMENT OF CAST-IN-PLACE CONCRETE (CIP) (CONCRETE SPECIAL INSPECTION IS NOT REQUIRED FOR CONCRETE STRENGTHS LESS THAN 2500 PSI WHEN AN APPROVED MIX DESIGN IS SUBMITTED FOR REVIEW BY THE ENGINEER)
2. ALL EPOXY ANCHORAGE (BOLTS AND REINFORCING)

THE FOLLOWING COMPANIES HAVE BEEN PRE-APPROVED FOR SPECIAL INSPECTION, ALTERNATIVES SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO USE:

CARLESON TESTING, INC.
8430 SW HUNZIKER ROAD
TIGARD, OREGON 97281
(503) 684-3460

MAYS TESTING ENGINEERS, INC.
7911 NE 33RD DRIVE, SUITE 190
PORTLAND, OREGON 97211
(503) 281-7579

PROFESSIONAL SERVICES IND. (PSI)
6302 N. CUTTER CIRCLE, SUITE 480
PORTLAND, OREGON 97217
(503) 289-1778

CLAIR COMPANY
525 NW 2ND STREET
CORVALLIS, OREGON 97330
(541) 758-1302

FOUNDATIONS

1. REFER TO THE GEOTECHNICAL REPORT PREPARED BY DATED FOR SUBSURFACE CONDITIONS AND FOUNDATION RECOMMENDATIONS.
2. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF.
3. EARTH RETAINING WALLS HAVE BEEN DESIGNED FOR A LATERAL PRESSURE OF 35 PCF (ACTIVE).
4. SLIDING RESISTANCE HAS BEEN DESIGNED USING AN ALLOWABLE PASSIVE EARTH PRESSURE OF 250 PCF AND A COEFFICIENT OF FRICTION OD 0.30.
5. GRANULAR FILL: 3/4" OR 1 1/2" MINUS CRUSHED AGGREGATE BASE AS INDICATED OF UNIFORM GRADATION FROM COARSE TO FINE IN ACCORDANCE WITH SECTION 02630 OF THE STATE OF OREGON, DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION". GRANULAR FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" LOOSE MEASURE AND COMPACTED TO NOT LESS THAN 95% RELATIVE COMPACTION AT OPTIMUM MOISTURE CONTENT +/- 2% AS DETERMINED BY ASTM D1557.
6. FOOTINGS SHALL BE CARRIED INTO FIRM, NATURAL, UNDISTURBED, STABLE, NATIVE SOIL THAT IS FREE OF ORGANIC AND OTHER OBJECTIONABLE MATERIALS OR SHALL BE PLACED ON COMPACTED GRANULAR FILL.
7. NO BACKFILL SHALL BE PLACED BEHIND CANTILEVERED WALLS UNTIL THE CONCRETE HAS ATTAINED 100% OF ITS SPECIFIED COMPRESSIVE STRENGTH.
8. COMPACTION TESTING SHALL BE IN ACCORDANCE WITH ASTM D2922.

STRUCTURAL STEEL (NOT USED)

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A53, GRADE B FOR PIPE SECTIONS, ASTM A500, GRADE B FOR TUBE SECTIONS AND ASTM A572, GRADE 50 FOR OTHER STRUCTURAL SHAPES. EXCEPT AS NOTED ALL STRUCTURAL STEEL IS TO BE PAINTED AFTER FABRICATION. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN CONFORMANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION, CURRENT EDITION. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PERMISSION OF THE ENGINEER.
2. HIGH STRENGTH BOLTING SHALL BE BOLTS CONFORMING TO ASTM A325 HIGH STRENGTH STEEL UNLESS OTHERWISE SHOWN. ALL JOINT CONTACT SURFACES SHALL BE CLEAN AND FREE FROM OIL DIRT AND PAINT. USE TURN-OF-THE-NUT METHOD OR LOAD INDICATION WASHERS.
3. STRUCTURAL STEEL WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS AND SHALL CONFORM TO AWS D1.1 LATEST EDITION. ALL BUT WELDS ARE COMPLETE PENETRATION UNLESS NOTED OTHERWISE. WELD FILLER METAL SHALL BE AWS A5.1 OF A5.5 E70XX ELECTRODES.
4. SPECIAL INSPECTIONS (OWNER FURNISHED) IS REQUIRED IN ACCORDANCE WITH THE IBC ON THE FOLLOWING PORTIONS OF THE WORK.
 - ALL STRUCTURAL STEEL WELDING NOT PERFORMED IN AN APPROVED SHOP
 - ALL STRUCTURAL FIELD WELDING
 - ALL HIGH STRENGTH BOLTING
 - EPOXY AND EXPANSION ANCHORS INSTALLED IN CONCRETE

SHOP DRAWING SUBMITTALS

- STRUCTURAL STEEL
- MATERIAL CERTIFICATIONS FOR STRUCTURAL STEEL, WELDING RODS AND BOLTS
- MASONRY AND CONCRETE REINFORCEMENT
- MATERIAL CERTIFICATIONS FOR MASONRY BLOCKS, GROUTING AND STEEL REINFORCEMENT
- MANUFACTURED WOOD TRUSSES

REINFORCED CONCRETE

1. CEMENT: ASTM C150 TYPE I OR II.
2. AGGREGATE: ASTM C33, 1-1/2" MINUS AT FOOTINGS AND 3/4" MINUS AT WALLS.
3. WATER: IN CONFORMANCE WITH ASTM C94.
4. WATER REDUCING ADMIXTURE: ASTM C490 TYPE A, OR F MID RANGE TYPE.
5. AIR-ENTRAINING ADMIXTURE: ASTM C260.
6. STRUCTURAL CONCRETE: $f'_c = 3,000$ PSI @ 28 DAYS. SLUMP SHALL BE 4" +/- 1". SLUMPS MAY BE INCREASED TO 8" MAXIMUM USING A MID-RANGE WATER REDUCER. AIR ENTRAINMENT SHALL BE 5% +/- 1 1/2% AT EXPOSED EXTERIOR CONCRETE. CONCRETE SHALL CONTAIN A WATER REDUCER. MAXIMUM WATER CEMENT RATIO SHALL BE .58 FOR 3,000 PSI CONCRETE. CONCRETE MATERIALS AND QUALITY SHALL BE IN ACCORDANCE WITH CHAPTERS 3 AND 5 RESPECTIVELY OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
7. TRANSPORTING OF READY-MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C94 "SPECIFICATION FOR READY-MIXED CONCRETE" AND CONCRETE PLACEMENT, CONSOLIDATION AND CURING SHALL BE IN ACCORDANCE WITH SECTION 5 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
8. HOT-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305 "HOT WEATHER CONCRETING". COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306 ACI 306 "COLD WEATHER CONCRETING" AND ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING".
9. STRENGTH TESTING OF CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 1.6 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE". CONCRETE TESTS SHALL BE MADE FOR EACH 100 CU. YDS. OF CONCRETE PLACED.

REINFORCING STEEL

1. REINFORCING STEEL: ASTM A 615 GRADE 60 DEFORMED BARS.
2. FABRICATION AND PLACEMENT SHALL BE IN ACCORDANCE WITH CRSI MSP-1 "MANUAL OF STANDARD PRACTICE" AND SECTION 3 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
3. REINFORCING STEEL LAP SPLICES NOT OTHERWISE INDICATED SHALL BE ACI STANDARD CLASS B IF SPLICED AT THE SAME LOCATION OR CLASS A IF SPLICES ARE STAGGERED BETWEEN ADJACENT BARS ONE LAP LENGTH MINIMUM.
4. UNLESS OTHERWISE INDICATED, MINIMUM CLEARANCE FOR REINFORCING STEEL SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH; FOR CONCRETE EXPOSED TO EARTH OR WEATHER, 1 1/2" FOR #5 AND SMALLER BARS AND 2" FOR #6 AND LARGER BARS. INSTALL WITH PROPER BAR SUPPORTS PRIOR TO CONCRETE PLACEMENT.
5. PROVIDE CORNER BARS OF THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCEMENT.

FORM WORK

1. CONSTRUCTION, SHORING AND BRACING OF FORMWORK SHALL BE IN ACCORDANCE WITH SECTION 2 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION, SEQUENCING AND SAFETY OF ALL FORMWORK AND SHORING.

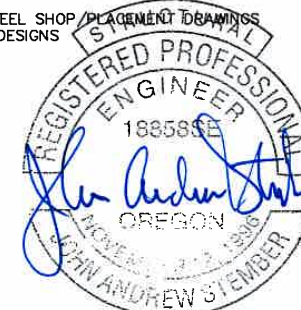
CONCRETE ACCESSORIES

1. PREMOLDED JOINT FILLER: ASTM D1751 ASPHALT-SATURATED FIBER TYPE.
2. SMOOTH DOWELS: ASTM A36 ROUND BARS. PROVIDE WITH SLEEVES AT ONE SIDE OF THE JOINT.

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER PRIOR TO FABRICATION/INSTALLATION ALL SHOP DRAWINGS, PRODUCT DATA, ETC. NECESSARY FOR PERFORMANCE OF THE WORK IN THE SHOP AND AT THE SITE.

- REINFORCING STEEL SHOP DRAWINGS
- CONCRETE MIX DESIGNS



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1-19-21

SCALES NOTED ON DRAWINGS ARE FOR 11"X17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

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Suite 100
Oregon City, Oregon 97045
Work: 503-657-9800
Cell: 503-449-3080
Andy@jasenginc.com



CITY OF SANDY - SHADE COVER STRUCTURE
MOUNTAIN VIEW CONTRACTING
39024 PROCTOR BLVD,
SANDY, OR 97055

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SHEET TITLE:
STRUCTURAL NOTES

SHEET NO:
S-1.0a

◻ DESIGNATES TYPICAL SHEAR PANEL CONSTRUCTION (NOT USED)

SHEARWALL SCHEDULE							
MARK	SHEATHING	FASTENERS	● EDGE	● FIELD	ANCHOR BOLTS	SOLE PLATE	NOTES
A	15/32" CDX 260#/FT.	COMMON NAILS	8d ● 6" O.C.	8d ● 12" O.C.	5/8" DIA. ● 48" O.C.	3-16d ● 16" O.C.	w/ 3x3x1/4 PLATE WASHERS ● A.B.
B	15/32" CDX 380#/FT.	COMMON NAILS	8d ● 4" O.C.	8d ● 12" O.C.	5/8" DIA. ● 18" O.C.	3-16d ● 16" O.C.	w/ 3x3x1/4 PLATE WASHERS ● A.B.
C	15/32" CDX 490#/FT.	COMMON NAILS	8d ● 3" O.C.	8d ● 12" O.C.	5/8" DIA. ● 24" O.C.	4-20d ● 16" O.C.	w/ 3x3x1/4 PLATE WASHERS ● A.B. IN 2x SILL PLATE
D	15/32" CDX 640#/FT.	COMMON NAILS	8d ● 2" O.C.	8d ● 12" O.C.	5/8" DIA. ● 18" O.C.	3-20d ● 8" O.C.	w/ 3x3x1/4 PLATE WASHERS ● A.B. IN 2x SILL PLATE

NOTES: USE 5/8" DIA. ANCHOR BOLTS WITH SIMPSON SET 3G ADHESIVE. EMBED 7" MIN. AT NOTED SPACING IN EXISTING CONCRETE WALL.

(USE 2x ANCHOR BOLTS FOR SW EACH SIDE) (USE 2x NAILING REQUIRED FOR SW EACH SIDE)

△ DESIGNATES TYPICAL HOLDOWN TYPE (NOT USED)

HOLDOWN SCHEDULE (SEE NOTE)		
MARK	HOLDOWN	NOTES
1	MST 37	w/ MIN. DOUBLE STUDS 1,725#
2	HOU2 - SDS2.5 SSTB 16 13" EMBED	w/ MIN. DOUBLE STUDS 3,075#
3	MST 48	w/ MIN. 4x POSTS 3,215#
4	HOU4 - SDS2.5 SB1X24 18" EMBED	w/ MIN. 4x POSTS 4,565#
5	HOU5 - SDS2.5 SB1X24 18" EMBED	w/ MIN. 4x POSTS 5,645#
6	MST 60	w/ MIN. 4x POSTS 4,600#
8	HOU8 - SDS2.5 SSTB 36 29" EMBED	w/ MIN. 6x POSTS 7,870#
11	HOU11 - SDS2.5 SB1X30 24" EMBED	w/ MIN. 6x POSTS 9,535#
12	(2) MST172 (ONE EACH SIDE)	w/ MIN. 6x POSTS 10,160# DFR POSTS
14	HOU 14-SDS2.5	w/ MIN. 6x POSTS 14,445#

NOTES: FOR HOU2 & HOU5 USE 5/8" DIA. ANCHOR W/ SIMPSON SET 3G ADHESIVE EMBED 10" MIN. FOR HOU8 & HOU11 USE 7/8" DIA. ANCHOR W/ SIMPSON SET 3G ADHESIVE EMBED 15" MIN.

PREMANUFACTURED CONNECTION HARDWARE

- CONNECTION HARDWARE IS BY THE SIMPSON COMPANY OF SAN LEANDRO, CA. ALL STEEL CONNECTORS SHALL BE GALVANIZED OR BY SOME METHOD BE MADE CORROSION RESISTANT, UNLESS OTHERWISE INDICATED.
- PROVIDE BOLTED OR NAILED CONNECTIONS FOR THE MAXIMUM CAPACITY UNLESS OTHERWISE NOTED.
- CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER POST HOT DIPPED GALVANIZED OR STAINLESS STEEL.

SHEATHING

- CONSTRUCTION PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA), AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS1 OR APA PERFORMANCE STANDARDS PRP-108.
- MINIMUM PANEL THICKNESS SHALL BE 15/32" C-D EXTERIOR GLUE OR AS INDICATED ON THE PLANS. PARTICLE BOARD IS NOT PERMITTED.
- MINIMUM NAILING IS 8d ● 6" AT PANEL EDGES AND 8d ● 12" IN THE FIELD. ALL NAILS ARE GALVANIZED COMMON OR BOX NAILS. BLOCKING IS REQUIRED AT PANEL EDGES WHERE NOTED ON THE PLANS.

MANUFACTURED ROOF TRUSSES

- MANUFACTURED ROOF TRUSSES SHALL BE AT 24" CENTERS AND SHALL HAVE A MINIMUM OF 2X4 TOP CHORDS AND BOTTOM CHORDS FOR WOOD TRUSSES.
- TRUSSES SHALL BE DESIGNED FOR SPECIFIED ROOF LOADS. STRUCTURAL CALCULATIONS SHALL BE SEALED BY AN OREGON LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL THEN THE BUILDING DEPARTMENT PRIOR TO FABRICATION AND INSTALLATION.
- MANUFACTURER SHALL PROVIDE BRACING, BLOCKING, HANGERS, HOLDOWNS AND ALL ACCESSORIES REQUIRED FOR PROPER INSTALLATION.
- SHOP DRAWINGS SHALL PROVIDE PLACING AND ERECTION DIRECTION TO THE INSTALLER. CALCULATIONS AND SHOP DRAWINGS SHALL INCLUDE COMMON IDENTIFYING MARKS TO FACILITATE SHOP DRAWING REVIEW.

STRUCTURAL PANEL NOTES (NOT USED)

- THE LOCATION OF REQUIRED STRUCTURAL PANELS HAVE BEEN NOTED FOR CLARITY.
- ALL EXTERIOR WALLS SHALL BE OF TYPE A CONSTRUCTION EXCEPT AS NOTED OTHERWISE.
- SWA SHALL HAVE 2-INCH NOMINAL FRAMING AND SWB, SWC & SWD SHALL BE BACKED WITH 3-INCH NOMINAL OR WIDER FRAMING AT ALL PANEL EDGES. PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY, UNLESS OTHERWISE NOTED. PANELS SHALL BE INSTALLED ON STUDS SPACED A MAXIMUM 16" ON CENTER.
- HOLDOWNS OCCUR AT ENDS OF STRUCTURAL PANELS AND SHALL FASTEN TO A MIN. OF (2) STUDS UNLESS OTHERWISE NOTED. CONNECTION HARDWARE IS BY THE SIMPSON COMPANY OF SAN LEANDRO, CA. ALL STEEL CONNECTORS SHALL BE GALVANIZED OR BY SOME METHOD MADE CORROSION RESISTANT, UNLESS OTHERWISE INDICATED. PROVIDE BOLTED OR NAILED CONNECTIONS FOR THE MAXIMUM CAPACITY UNLESS NOTED OTHERWISE. CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER POST HOT-DIP GALVANIZED OR STAINLESS STEEL.
- WOOD STRUCTURAL PANELS SHALL BE 15/32" C-D INTERIOR-TYPE BONDED WITH EXTERIOR GLUE (CDX) CONFORMING TO APA REQUIREMENTS FOR WALL SHEATHING OR AS INDICATED IN THESE PLANS. PARTICLEBOARD AND OSB ARE NOT PERMITTED. MINIMUM NAILING IS 8d ● 6" O.C. AT PANEL EDGES AND 8d ● 12" O.C. IN THE FIELD. ALL NAILS ARE COMMON OR GALVANIZED BOX NAILS. BLOCKING IS REQUIRED AT PANEL JOINTS UNLESS OTHERWISE NOTED.
- CONNECT RIM JOIST / BLOCKING TO WALL TOP PLATE AS FOLLOWS: SWA SIMPSON A35 ● 16" O.C.; SWB SIMPSON A35 ● 12" O.C.; SWC (2) SIMPSON A 35 ● 16" O.C.; SWD (2) SIMPSON A 35 ● 12" O.C.
- SPECIAL INSPECTION (OWNER FURNISHED) IS REQUIRED IN ACCORDANCE WITH THE IBC ON THE FOLLOWING PORTIONS OF WORK.
-ALL SHEAR WALLS AND FLOOR DIAPHRAGMS WITH EDGE NAILING LESS THAN 4" OC.

MANUFACTURED WOOD BEAMS & JOISTS

- ROOF AND FLOOR FRAMING DESIGNATED TJI, LVL, TJI, PSL AND MICROLAM SHALL BE MANUFACTURED BY THE TRUSS JOIST CORPORATION.
- ALTERNATE MANUFACTURER MUST BE APPROVED BY THE ENGINEER. PROVIDE SHOP DRAWINGS AND ENGINEERING BEARING THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF OREGON.
- MANUFACTURER SHALL SUPPLY JOISTS, BRIDGING, HANGERS, BLOCKING, NOTCHED PLATES AND ALL OTHER ACCESSORIES NECESSARY FOR THE PROPER ERECTION AND PERFORMANCE OF THE PRODUCT.
- THE PRODUCT SHALL BE ERECTED AND BRIDGED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE MANUFACTURER SHALL INSPECT INSTALLED ITEMS FOR PROPER INSTALLATION.
- MICROLAM BEAMS, MINIMUM DESIGN VALUES
F_b = 2,600 PSI; F_v = 285 PSI; F_c[⊥] = 750 PSI; E = 2,000 KSI
- PARALLAM BEAMS, MINIMUM DESIGN VALUES
F_b = 2,900 PSI; F_v = 290 PSI; F_c[⊥] = 750 PSI; E = 2,200 KSI

GLUED LAMINATED BEAMS (GLB)

- GLULAM BEAMS ARE TO BE MANUFACTURED, TRANSPORTED, AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AITC.
- SPECIFY ARCHITECTURAL GRADE FINISH AND EXTERIOR ADHESIVE UNLESS NOTED OTHERWISE. USE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CONTINUOUS SPANS AND CANTILEVER CONDITIONS.
- MINIMUM DESIGN VALUES:
24F-V4: F_b = 2,400 PSI; F_v = 265 PSI; F_c = 1650 PSI; E = 1,700 KSI
24F-V8: F_b = 2,400 PSI; F_v = 265 PSI; F_c = 1650 PSI; E = 1,700 KSI

SOLID SAWN LUMBER

- STRUCTURAL LUMBER SHALL BE DOUGLAS FIR CONFORMING TO WMPA GRADING RULES.
- MINIMUM GRADES ARE, EXCEPT AS NOTED OTHERWISE:
STRUCTURAL JOISTS AND PLANKS - #2
BEAMS AND STRINGERS - #1
POSTS AND TIMBERS - #1
STUDS - #2
- DOUBLE JOISTS BELOW ALL PARALLEL WALLS AND/OR PARTITIONS.
- NOTCHING IS NOT PERMITTED IN JOISTS, RAFTERS, BEAMS, LINTELS, COLUMNS, TRUSSES AND BRACING MEMBERS.
- PRESSURE TREATED LUMBER SHALL CONFORM TO THE AWP. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH ACZA TO A MINIMUM RETENTION OF 0.25 POUNDS PER CUBIC FOOT BY ASSAY.
- NAILING SHALL BE WITH COMMON NAILS IN CONFORMANCE WITH TABLE 2304.9., 2018 IBC UNLESS NOTED OTHERWISE.
- PROVIDE STANDARD 3"x 3" X 0.229" STEEL PLATE WASHERS UNDER ALL INTERMEDIATE ANCHOR BOLT HEADS AND NUTS AT THE SILL PLATE. USE STANDARD WASHERS FOR ALL OTHER BOLT HEADS AND NUTS IN CONTACT WITH WOOD.



EXPIRES: 6-30-2022

1-19-21

1419 Washington St,
Suite 100
Oregon City, Oregon 97045
Work: 503-657-9800
Cell: 503-449-3080
Andy@jasenginc.com



CITY OF SANDY - SHADE COVER STRUCTURE
MOUNTAIN VIEW CONTRACTING
39024 PROCTOR BLVD,
SANDY, OR 97055

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SHEET TITLE:
STRUCTURAL NOTES

SHEET NO:
S-1.0b

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

(3) - 6 x 6 PT POST
WITH SIMPSON MPB66Z

3'-9" SQ. x 1'-6" DEEP
CONC. FOOTING
(9) - #4 BARS EA. WAY
TOP & BOTTOM

3'-9" SQ. x 1'-6" DEEP
CONC. FOOTING
(9) - #4 BARS EA. WAY
TOP & BOTTOM

(3) - 6 x 6 PT POST
WITH SIMPSON MPB66Z

(3) - 6 x 6 PT POST
WITH SIMPSON MPB66Z

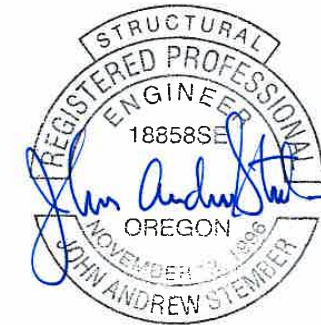
3'-9" SQ. x 1'-6" DEEP
CONC. FOOTING
(9) - #4 BARS EA. WAY
TOP & BOTTOM

3'-9" SQ. x 1'-6" DEEP
CONC. FOOTING
(9) - #4 BARS EA. WAY
TOP & BOTTOM

(3) - 6 x 6 PT POST
WITH SIMPSON MPB66Z

26'-0"

26'-0"



EXPIRES: 6-30-2022
1-19-21

SHADE COVER FOUNDATION PLAN

1/4" = 1'-0"

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FOR DIFFERENT SIZE SHEET.

**CONTRACTOR TO FIELD
VERIFY ALL DIMENSIONS**

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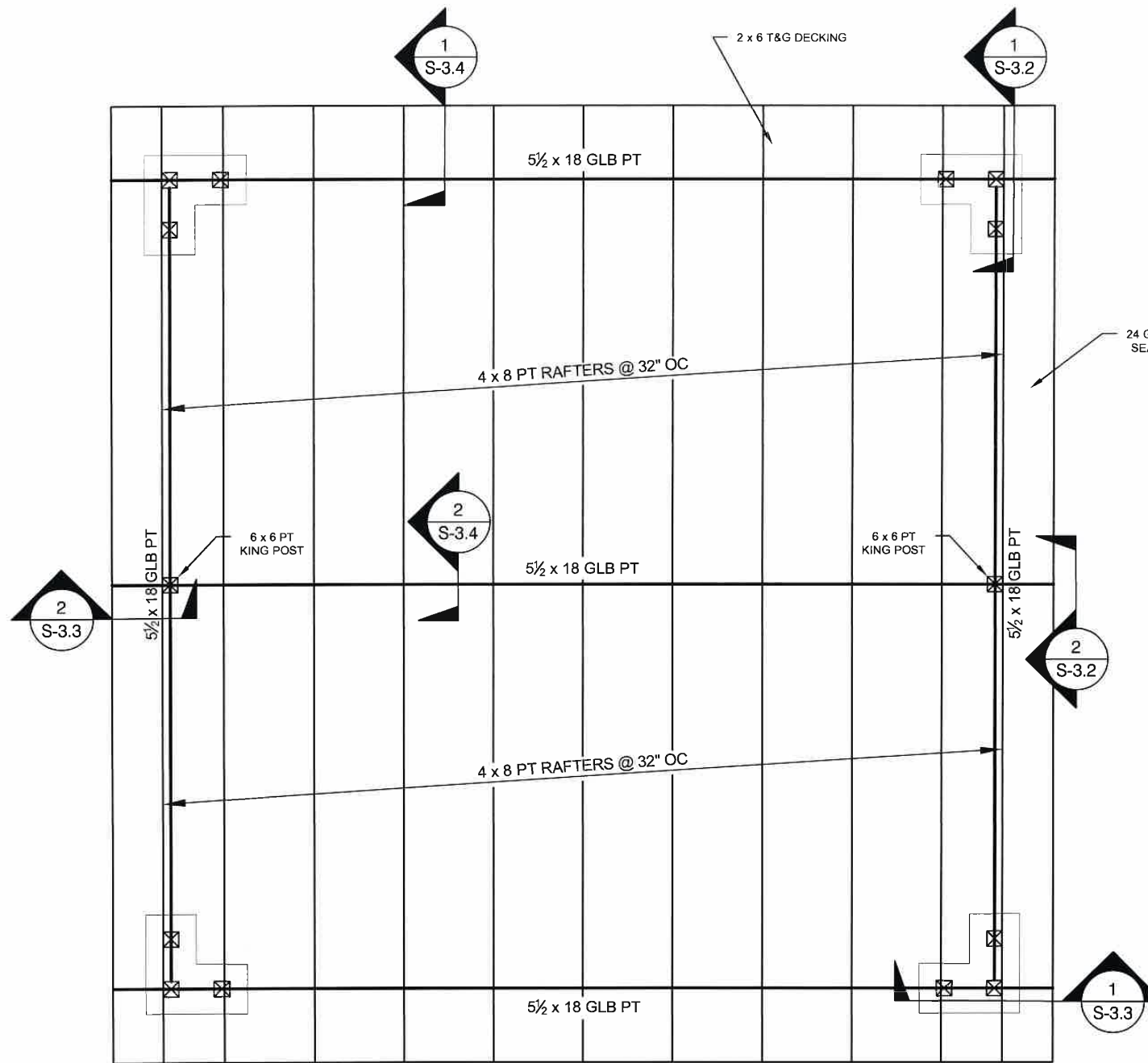


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SHEET TITLE:
**FOUNDATION
PLAN**

SHEET NO.:
S-2.1



SHADE COVER ROOF FRAMING PLAN

1/4" = 1'-0"

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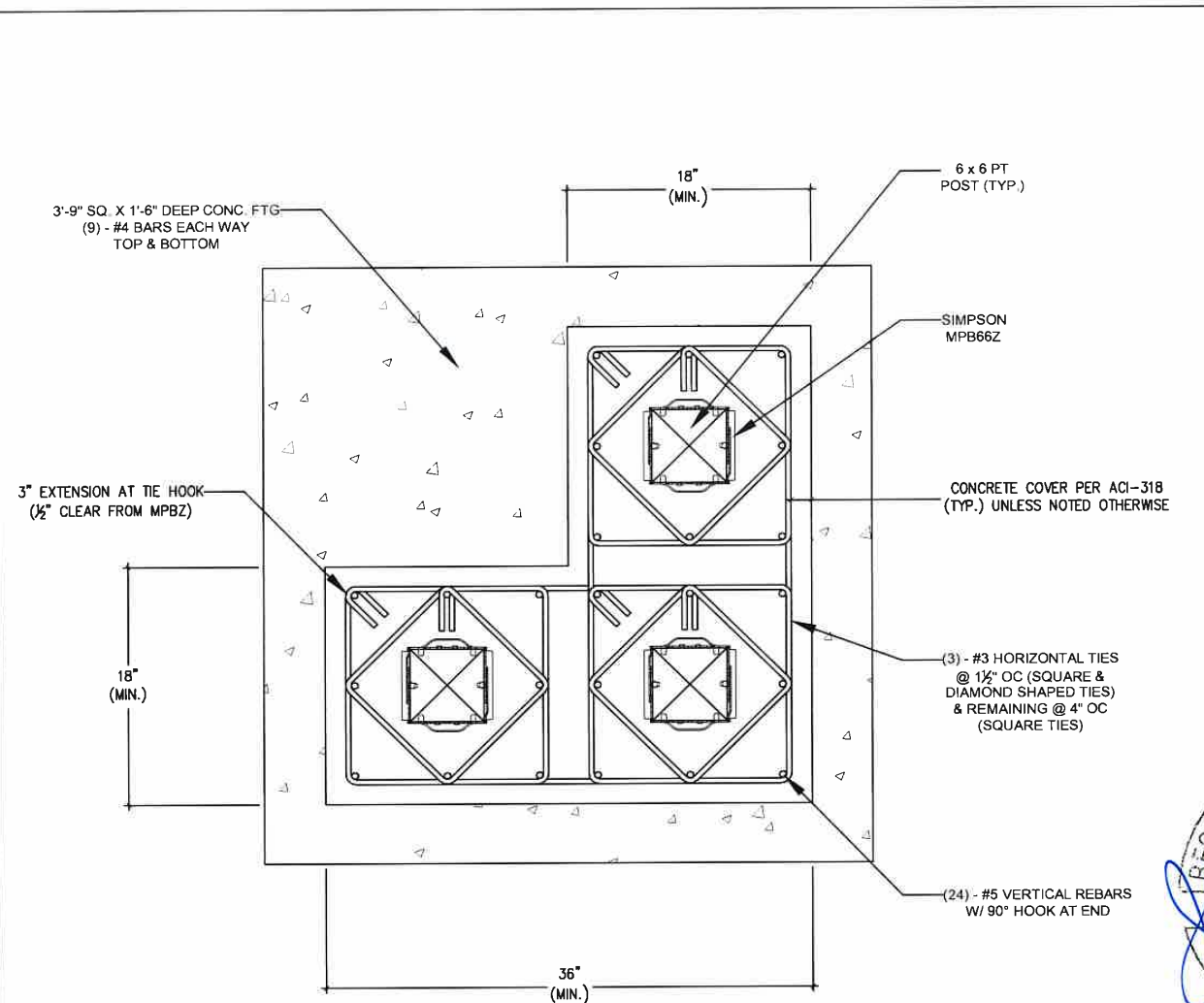


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MOUNTAIN VIEW CONTRACTING
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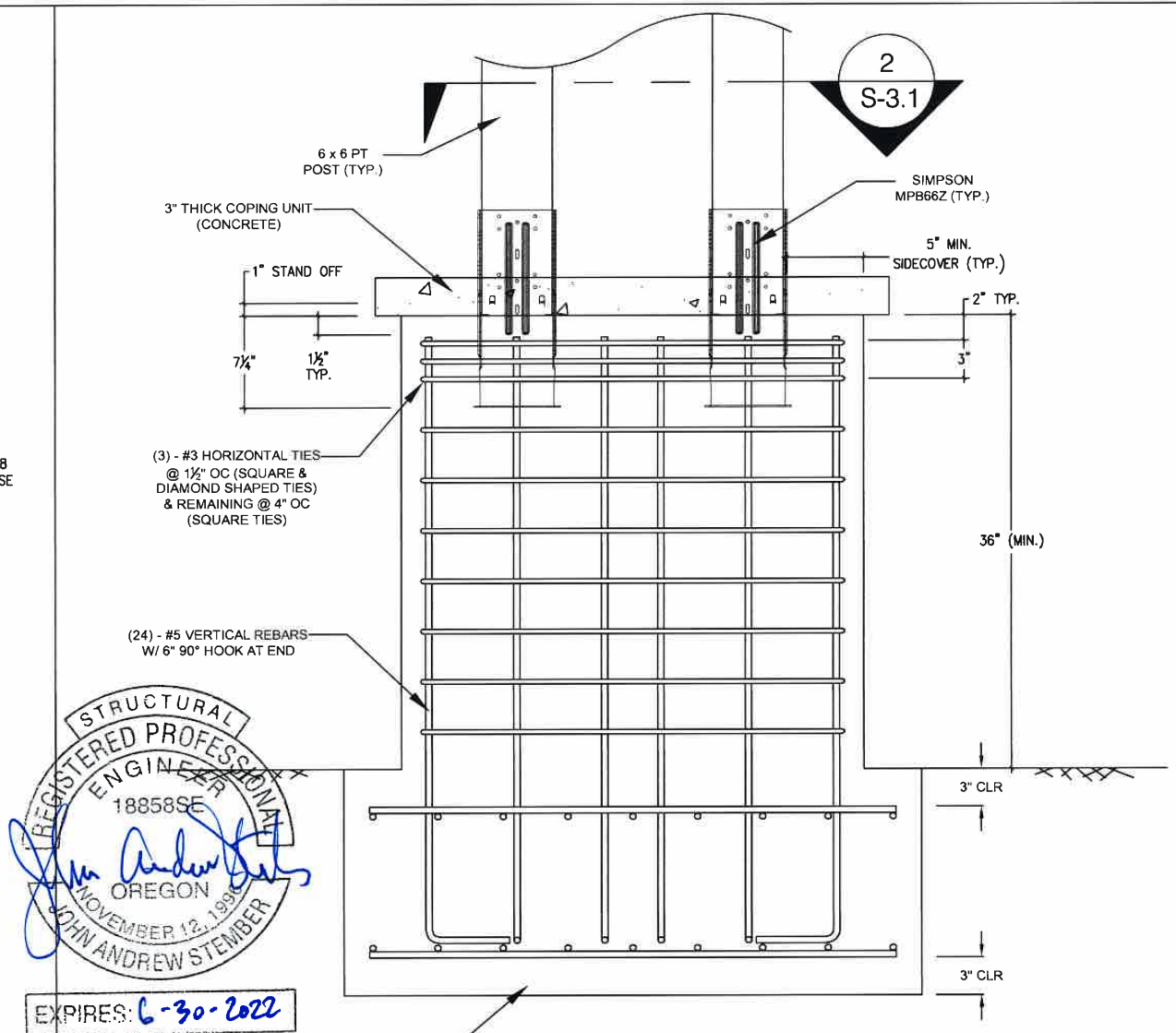
SHEET TITLE:
**ROOF
FRAMING
PLAN**

SHEET NO:
S-2.2



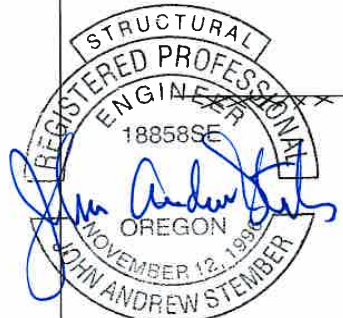
2
S-3.1 PEDESTAL SECTION CUT
1" = 1'0"

NOTE
PROVIDE END TREATMENT
FOR ALL CUT ENDS



1
S-3.1 POSTS TO MOMENT BASE FOOTING
1" = 1'0"

NOTE
PROVIDE END TREATMENT
FOR ALL CUT ENDS



EXPIRES: 6-30-2022
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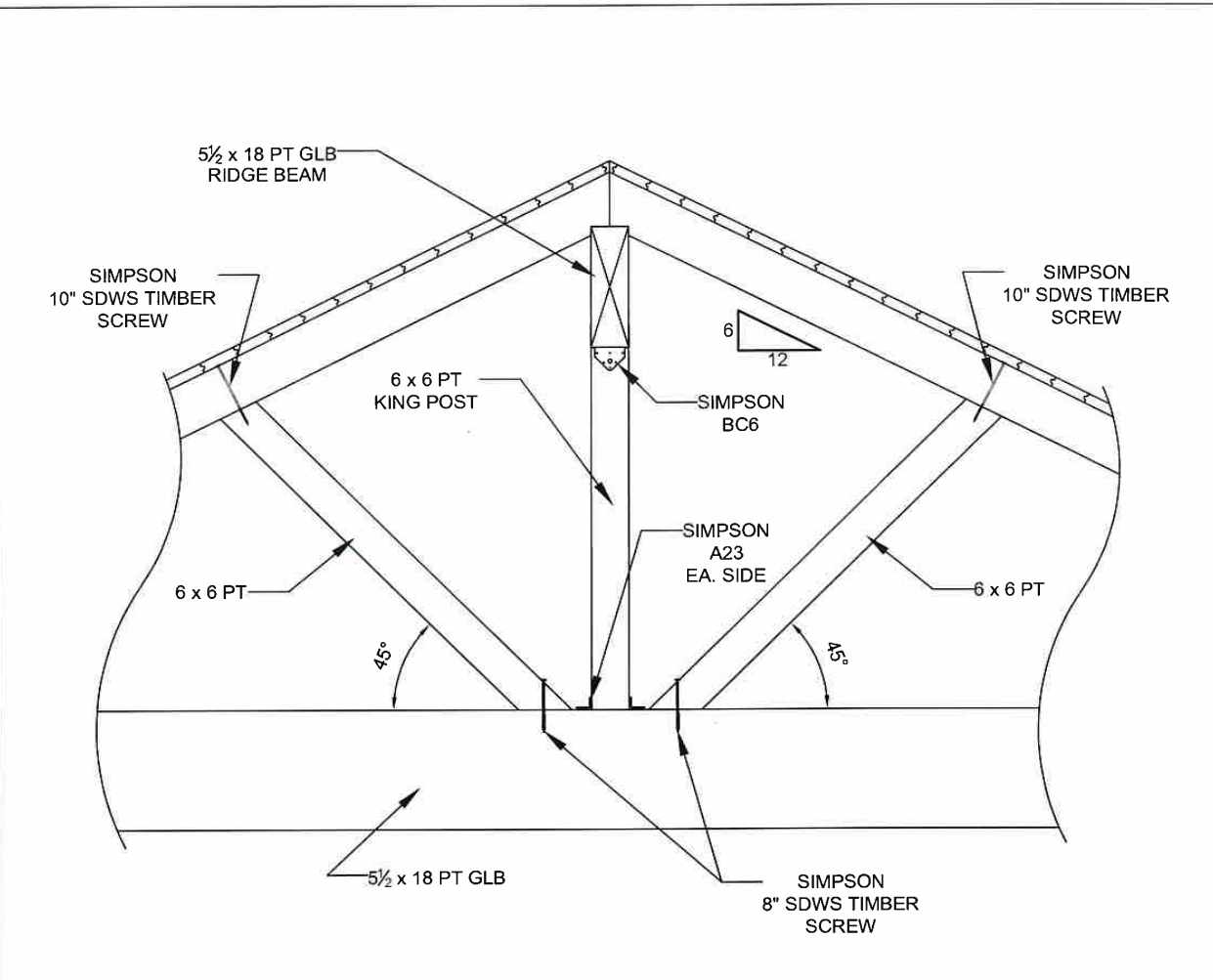
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SHEET TITLE:
**FOUNDATION
DETAIL**

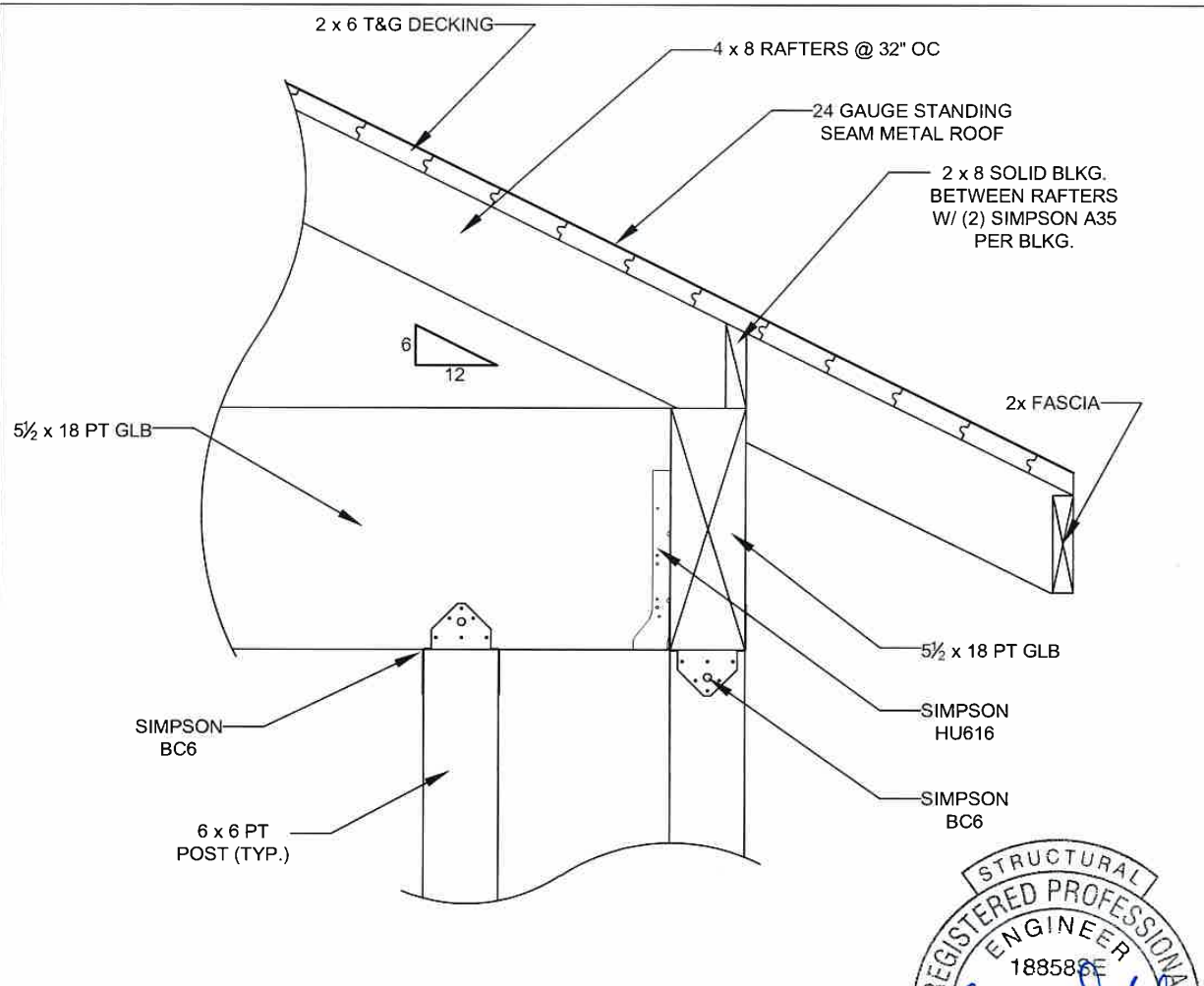
SHEET NO.:
S-3.1

SCALES NOTED ON DRAWINGS ARE FOR
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FOR DIFFERENT SIZE SHEET.



NOTE
 PROVIDE END TREATMENT
 FOR ALL CUT ENDS

2
 S-3.2 RIDGE BEAM POST TO LOWER BEAM
 1/2" = 1'0"



NOTE
 PROVIDE END TREATMENT
 FOR ALL CUT ENDS

1
 S-3.2 BEAMS TO CORNER POSTS
 1" = 1'0"



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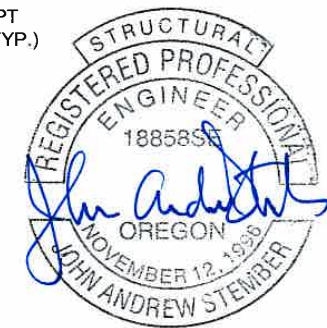
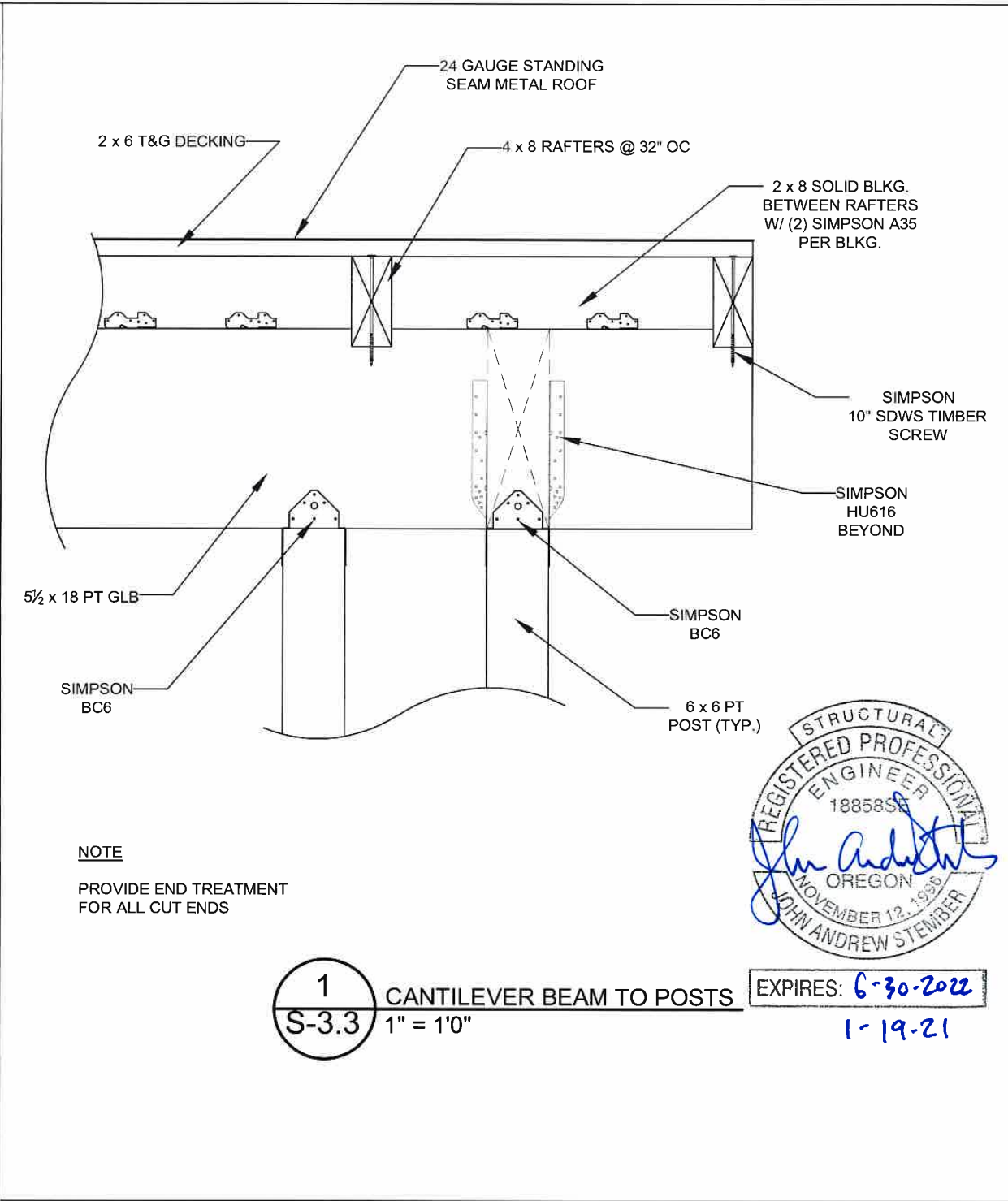
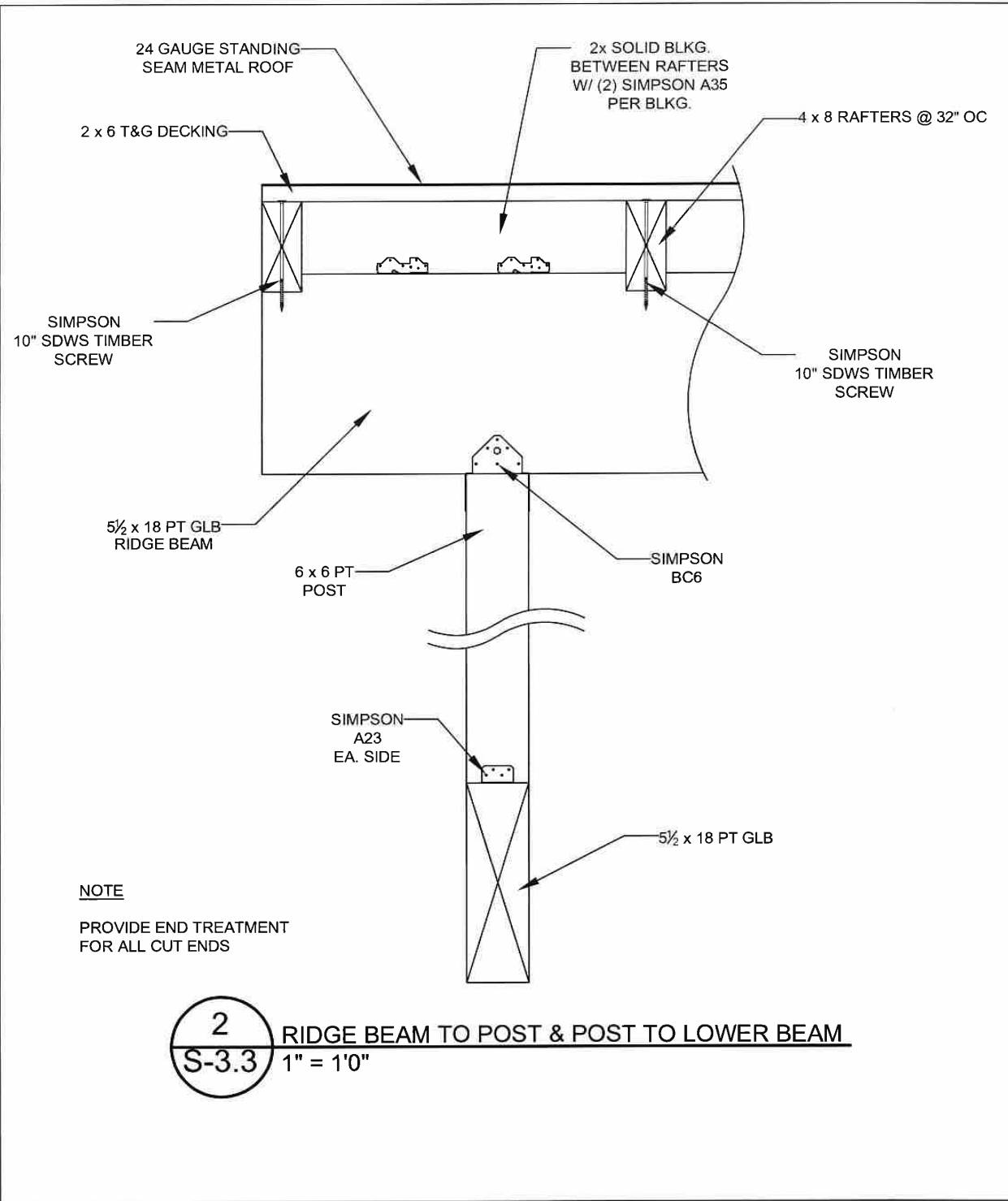
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SHEET TITLE:
**ROOF
 DETAIL**

SHEET NO.:
S-3.2

SCALES NOTED ON DRAWINGS ARE FOR
 11"x17" SHEET. SCALE ACCORDINGLY
 FOR DIFFERENT SIZE SHEET.



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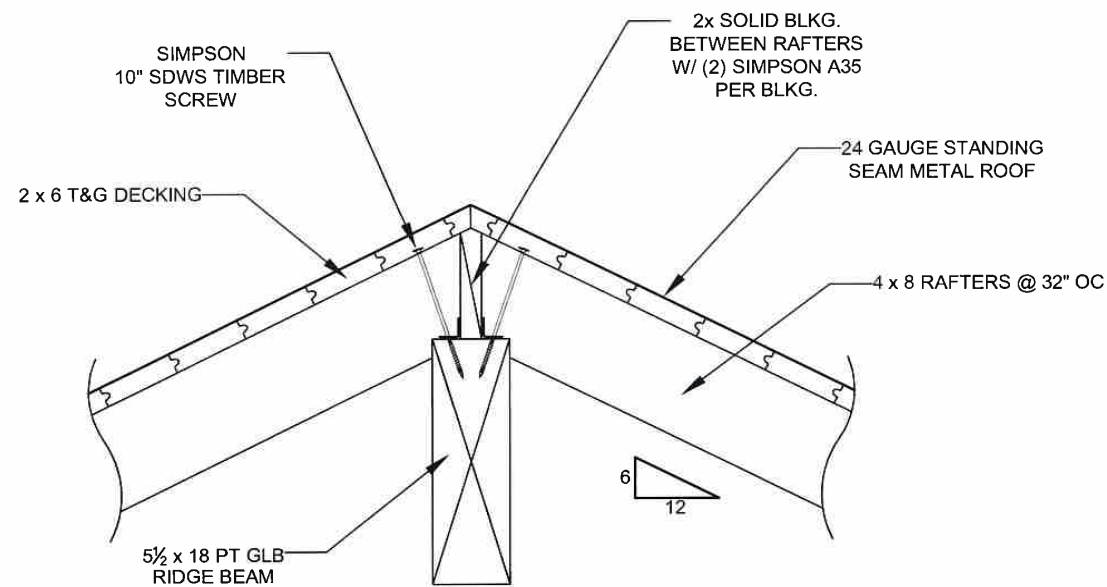


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SHEET TITLE: ROOF DETAIL
SHEET NO.: S-3.3

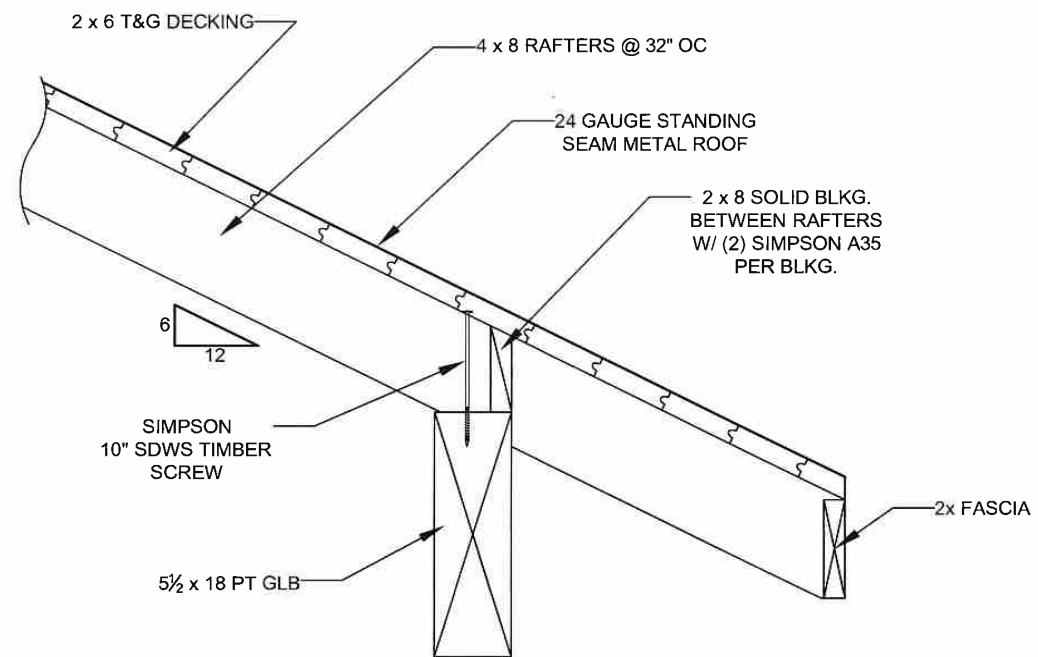
SCALES NOTED ON DRAWINGS ARE FOR 11"X17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.



NOTE

PROVIDE END TREATMENT FOR ALL CUT ENDS

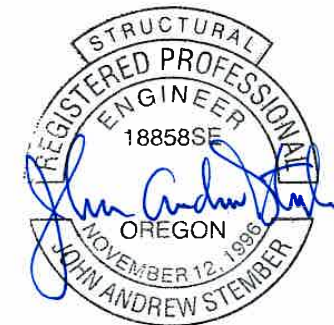
2
S-3.4 RAFTERS TO RIDGE BEAM
1" = 1'0"



NOTE

PROVIDE END TREATMENT FOR ALL CUT ENDS

1
S-3.4 RAFTERS TO BEAM
1" = 1'0"



EXPIRES: 6-30-2022
1-19-21

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

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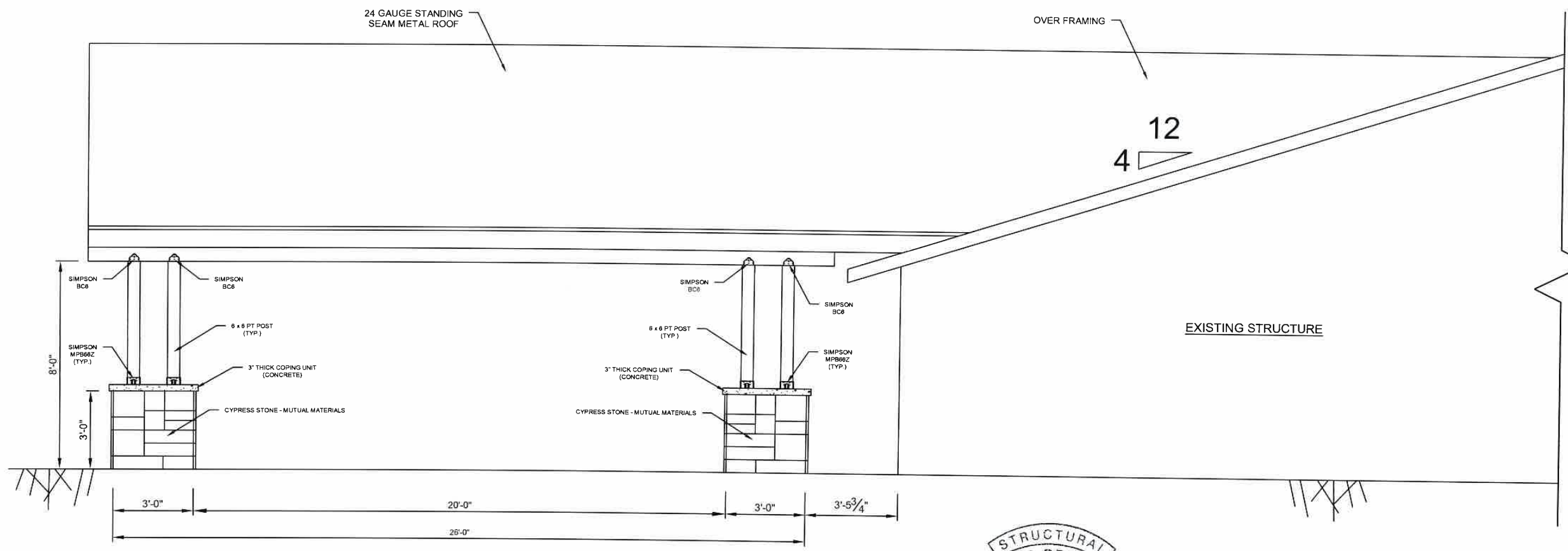


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SHEET TITLE:
**ROOF
DETAIL**

SHEET NO.:
S-3.4



**CONTRACTOR TO FIELD
VERIFY ALL DIMENSIONS**



EXPIRES: 6-30-2022
2-2-21

SHADE COVER RIGHT ELEVATION

1/4" = 1'-0"

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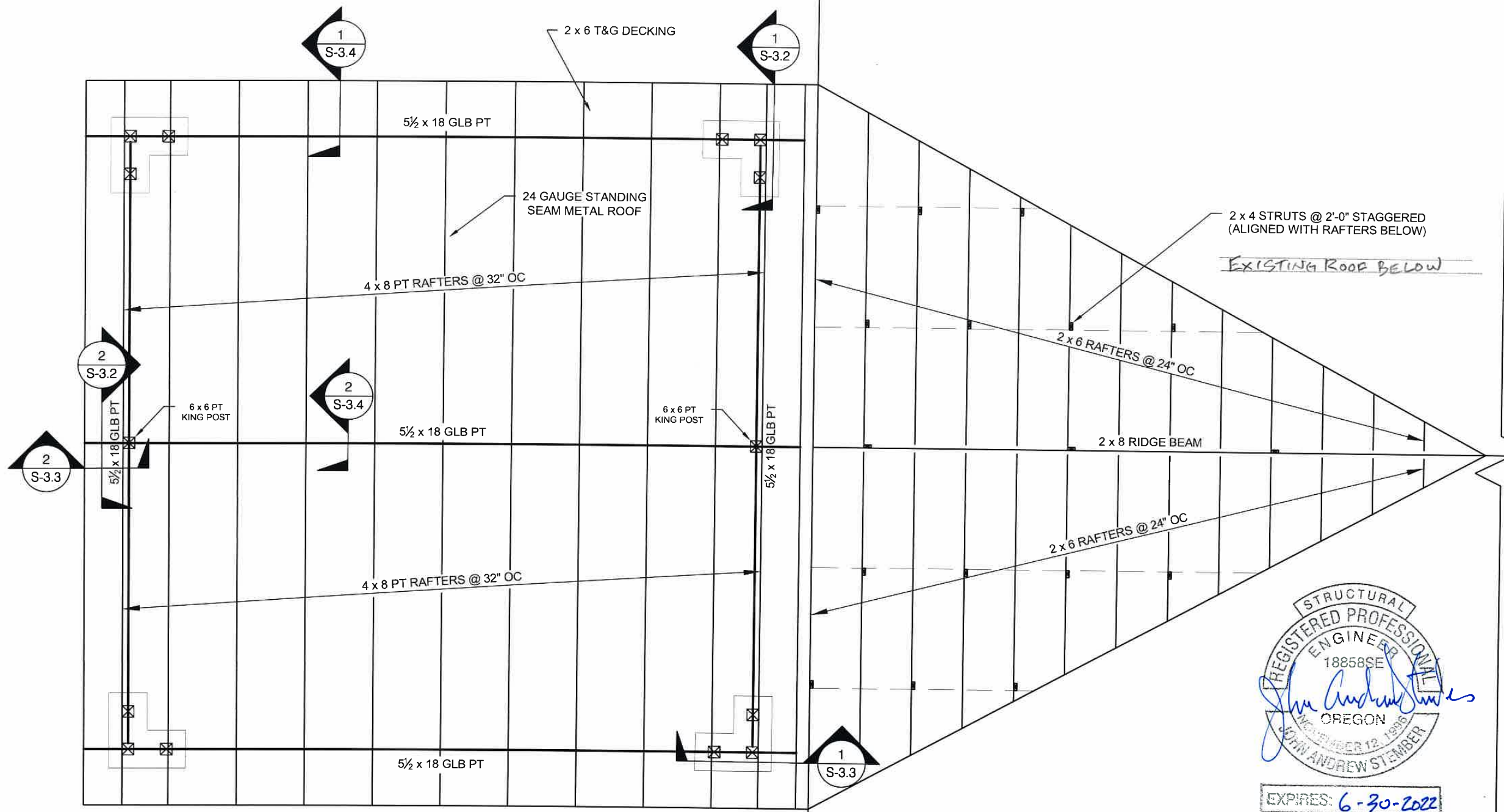
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SHEET TITLE: RIGHT ELEVATION	
SHEET NO.:	
A-1.2	



EXPIRES: 6-30-2022
2-2-21

SHADE COVER ROOF FRAMING PLAN

1/4" = 1'-0"

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

**CONTRACTOR TO FIELD
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ISSUE DATE:	

SHEET TITLE: ROOF FRAMING PLAN	
SHEET NO: S-2.2	



**MT. VIEW
CONTRACTING CO.**

13350 SE Bluff Rd.
Sandy, OR 97055
CCB# 155554

Estimate

Date	Estimate #
2/2/2021	1483

Name / Address
City of Sandy Economic Development 39250 Pioneer Blvd Sandy, OR 97055

P.O. No.	Terms

Description	Total
<p>The following is a change order to estimate #1482 for Ria's Sandy Family Restaurant located at: 39024 Proctor Blvd, in Sandy</p> <ul style="list-style-type: none"> -Tie back timber frame to existing building as an over frame. -Sheet both sides of timber frame with rough sawn plywood, facing attic. -Frame with dimensional lumber per plan. -Sheet roof with 1/2" OSB. -Install 2 valleys -Roof with standing seam metal roofing from Metallion, to match existing. 	13,425.00

We look forward to doing business with you.	Total \$13,425.00
---	--------------------------

City of Sandy
Façade Improvement Grant Program
Permanent Outdoor Covered Structures Guidelines

I. Background

The Permanent Outdoor Covered Structures grant program is a subsection of the Façade Improvement Grant Program, a grant program offered by the City of Sandy Urban Renewal Agency. Additional outdoor seating in Sandy has been a desired amenity for many years – the current COVID-19 crisis adds urgency to this concept. This program has allocated matching grants for qualified projects ~~to generally be awarded on a first come, first served basis.~~

II. Program Objectives

The purposes of the Permanent Outdoor Covered Structures Program are:

1. To help local business owners stay in operation during the COVID-19 crisis by helping to create spaces for outdoor dining.
2. To help local business owners create new permanent spaces for outdoor seating at restaurants, breweries, wineries, bars and coffee shops in Sandy.
3. To help other businesses, such as fitness facilities provide outdoor fitness options.
4. To remain consistent with the Façade Grant Program in improving the aesthetic appearance of the exterior façades of existing buildings and businesses in the Urban Renewal District.

III. Eligibility

The following persons are eligible to apply and receive grant funds:

- Property owners of commercial buildings within the Central Business District (C-1) and General Commercial (C-2) in the Urban Renewal District.
- Business owners or tenants of commercial buildings within the Central Business District (C-1) and General Commercial (C-2) in the Urban Renewal District, with property owner consent.

IV. Eligible Improvements

Funds may be used for creating new permanent outdoor covered structures in compliance with the Sandy Style Design Standards contained in the Sandy Development Code Chapter 17.90. For the purposes of this program, “permanent outdoor covered structure” is defined as a permanent, Sandy Style compliant accessory structure designed to provide cover for businesses. The following items are considered eligible expenses through this program:

1. Design work from a licensed architect or design professional. City-generated designs may be used at no cost to the applicant.
2. Construction of a Sandy Style compliant structure with a minimum of four support posts, a permanent roof with a 6:12 pitch and stone wrapped support bases. Eligible elements include:
 - a. Framing and trusses;
 - b. Roofing materials;
 - c. Gutters and downspouts;
 - d. Permanent electrical infrastructure and lighting;

- e. Surface paints or stains [*Paints must be in conformance with the approved Sandy Style color palette*];
- f. Application of stone wrapped bases;
- g. Concrete work necessary to:
 - i. Reinforce support posts;
 - ii. Install slab surface; or
 - iii. Improve ADA accessibility to the covered area.
- h. Stormwater detention and treatment, if necessary;
- i. Weatherproof seating and tables for the covered area;
- j. Heating devices as approved by the Sandy Fire Marshall and Building Official;
- k. Removable vinyl paneling for additional wind and weather resistance. [*Note: Current State of Oregon COVID regulations require 75 percent of any outdoor structure to remain open for outdoor seating structures – this improvement is included to make these accessory structures more usable post-COVID-19 as regulations change.*]
- l. Bollards as needed for safety.
- m. Other improvements as approved by the Development Services Director.

V. Financing

This grant program will pay for all project costs up front. City design work may be used at no cost to the applicant if desired. Upon completion of a project, applicant will be responsible for reimbursing the City for 20% of project costs – this may be paid in one of two ways:

- 1. In a lump sum within 30 days following invoice from the City.
- 2. An installment plan may be arranged with the City under terms determined by the City Finance Director.

Grants will be awarded as identified below. ~~Projects will be awarded on a first come, first served basis.~~
 The maximum project cost for a single project is \$100,000.

Project Cost	Applicant Financial Responsibility
\$0 to \$100,000	Applicant will reimburse City 20% of the cost of construction upon project completion.

VI. Application Process

The application process includes the following steps:

- 1. Applicant to review Design Standards in Chapter 17.90 of the Sandy Development Code.
- 2. Applicant schedules a Grant Application Meeting with the Economic Development Manager to discuss proposed improvements.
- 3. Applicant submits a Grant Application with supporting documentation as outlined at the Grant Application Meeting.
- 4. Projects requiring Design Review as specified in Chapter 17.90 of the Sandy Development Code are required to complete the design review process prior to submittal of a Grant Application as determined necessary by the Development Services Director.

5. Applicants will be required to sign a contract stipulating that the applicant portion of project costs will be repaid in full and agree to a lien on their property to secure payment. If the applicant does not own the property, the property owner may agree to a lien on their property on the applicant's behalf.

VII. General Conditions

1. Approval of grant applications is contingent upon available funds.
2. All projects shall conform to the design standards of Chapter 17.90 of the Development Code, other applicable regulations in the Sandy Municipal Code, and the requirements of the Oregon State Building Codes.
3. Some projects will require Design Review approval prior to submittal of a grant application.
4. Once an application is approved, the applicant will be required to enter into a Grant Approval Agreement with the City.
5. All project contractors shall, where applicable, have a valid CCB license in the State of Oregon in good standing. The cost of any work requiring a CCB license that is not completed by a licensed contractor will be required to be paid by the applicant in full.
6. Project contractors not in possession of a current City of Sandy Business License shall obtain one prior to beginning project work and pay all applicable transit taxes.
7. Projects costing more than \$5,000 require submittal of a minimum of three bids.
8. Projects are required to be completed within one (1) year from the date of the grant approval or as otherwise specified in the grant agreement.
9. Contractors shall contact 811 (utility locates) prior to any excavation.
10. Additional conditions may be included with the grant approval.

VIII. Review Process

- A. Grant applications for projects with a total cost of \$50,000 or less are administratively reviewed and approved by the Development Services Director.
- B. Grant applications for projects with a total cost greater than \$50,000 or a request for an exception shall be reviewed and approved by the Grant Review Board.

IX. Review Criteria

All projects will be reviewed based on the following criteria:

- A. The structure meets Sandy Style and Building Code requirements.
- B. The proposal has a harmonious aesthetic appearance with the primary building.
- C. The proposal has a positive impact on the overall streetscape (if applicable).

X. Payment Procedure

Project payment will occur based on the following procedures:

- A. The project will be considered complete only after construction is complete and a city inspection has been conducted.
- B. Upon project completion, city staff should be contacted to conduct a site inspection.
- C. Only contractors with an active CCB license in good standing shall perform project work where licensure is required.

- D. Applicant portion of project costs (20% of project costs not including City generated design work) shall be paid to the City of Sandy within thirty (30) days following invoice from the City, unless an installment plan is entered into with the City Finance Director, in which case payment shall be made according to that installment plan.

~~XI. Grant Review Board~~

~~A Grant Review Board shall be established to review grant requests for projects greater than \$50,000 or for exceptions that are requested. The Grant Review Board shall include the following members: Three citizens (City Councilor, Planning Commissioner, and community member), Development Services Director, and Economic Development Manager.~~

If you have additional questions, please contact:

Economic Development Manager

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