

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: January 20, 2012

TO: Board of Adjustment

FROM: Beth McKibben, Planner *Bme*
Community Development Department

FILE NO.: VAR2011 0026

PROPOSAL: A Variance Request to exceed the 35' maximum height limitation in the MU2 zone to construct a 52' high roof, for State Library Archives Museum project. (Staff recommended height bonus accrued to 45' for USE2011 0026)

GENERAL INFORMATION

Applicant: ECI Hyer Architecture & Interiors
State of Alaska, DOTPF, DEED

Property Owner: State of Alaska, DOTPF, DEED

Property Address: 395 Whittier Street, Juneau

Legal Description: Tidelands Addition Block 66 Lots 4, 5, 6 FR & 10 FR

Parcel Code Number: 1-C06-0-K66-003-0

Site Size: 2.0413 acres

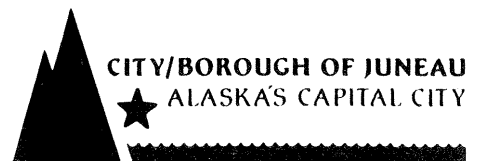
Zoning: MU2

Utilities: City water & sewer

Access: West Willoughby Avenue and Whittier Street

Existing Land Use: State Museum, public parking

Surrounding Land Use: North - MU2, motel, restaurant, liquor store, Willoughby Avenue
South - MU2, motel, radio center, Egan Drive
East - MU2, Whittier Street, Zach Gordon Youth Center, JACC
West - MU2, Foodland Mall,



ATTACHMENTS

Attachment A – elevation drawings
Attachment B – Figure 5, Draft Willoughby District Plan

PROJECT DESCRIPTION

For Conditional Use permit application USE20110026 staff recommended that the project be awarded over 5 bonus points to allow a building with a maximum height of 45 feet. The applicant is seeking a variance to the maximum building height for a total building height of 52 feet (see attachment A). The applicant proposes to build an 118,000 square foot two story building and 38,000 square feet of basement parking with a total building height of 52 feet.

This variance proposal is in conjunction with the Conditional Use Permit application USE20110026 and City/State Project review CSP20110007. The project is located on a 3.71 acre site in the Mixed Use 2 zoning district. The site was recently re-platted (SMN2011 005) consolidating several lots into one larger tract. The site has street frontage on West Willoughby Avenue, Whittier Street and Egan Drive. Primary vehicle access to the surface parking will be from Willoughby Avenue. Access to the underground parking will be from Whittier Street. Only pedestrians will use the access to Egan Drive.

The proposed project will replace the current State Museum. The main floor will have a public lobby, mezzanine gallery, 20,000 square feet of museum exhibit area. This floor also will have a coffee bar, multipurpose room and meeting rooms. The second floor will have a 10,000 square foot library reading room and research area. There will also be 20,000 square feet of archive and object storage space for both the museum and library in addition to staff offices and laboratories.

BACKGROUND

The site of the proposed project is currently used as a public parking lot and also houses the State of Alaska Museum, parking and open space (which will be replaced with the new facility). The existing State Museum was built in 1967 by the citizens of Juneau to honor the centennial of Alaska's purchase from Russia.

ANALYSIS

The proposed facility has two stories above grade and a basement parking garage. The applicant indicates that internal building volumes and heights are tailored to the specific needs of the occupancy of that space. The building is designed to have a reverse gable roof with the highest gable being 52 feet high.

The building is located in the MU2 zoning district, which has a maximum building height of 35 feet. The applicant is seeking a height bonus as allowed by CBJ§49.60.145 which provides for development in the MU2 district to have a maximum height of 45 feet for 5 or more bonus points.

The bonus points have been evaluated and staff recommends their approval with Conditional Use Permit USE20110026.

The building was originally designed to fit within a maximum building height of 45 feet in anticipation of an approved height bonus. However, during site testing it was discovered that the water table is higher than anticipated and the basement level had to be elevated above the water table. As a result the building's height was increased necessitating the need to seek a variance to allow a building height of 52 feet.

The proposed project is within the planning area of the draft Willoughby District Land Use Plan. Although the plan has not been adopted it is intended (pg 7) to be used as a blue print for development in the area including public and private landowners. Chapter 5 of the draft Willoughby District Plan creates planning and design principals for future development of the area. One of these principals is "building height of at least two stories". The Draft Willoughby Plan includes a view analysis of this area. The draft plan states that in the heart of the Willoughby District (pg 39) viewshed is less important and suggests that building heights up to 65 feet be allowed. The current height limit in this area is 35 feet, with an option for a maximum building height of 45 feet through the existing bonus process. This area is show on Figure 5 (see attachment B). This project falls within an area identified to allow, through bonuses, heights up to 65 feet.

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

- 1. That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

The applicant has indicated that the relaxation of the maximum building height will provide substantial relief by allowing program development within space volumes that are suitable for their use. Furthermore, it will allow for basement parking under the building, above the water table level.

The requested relaxation is consistent with justice to other property owners in that several buildings in the area exceed the MU2 district 35 feet maximum height limit and several of those exceed the 45 feet maximum height provided by the bonus process; few are also higher than the requested 52 feet building height.

The Prospector Hotel is approximately 50 feet high at the top of the elevator penthouse; The 400 Willoughby Building is 5 stories high and approximately 65 feet at the roof. The State Office Building is 11 stories high and the Goldbelt Hotel is 7 stories tall.

This criterion is met.

2. *That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.*

The intent of Title 49 is to ensure that growth and development is in accord with the values of Juneau residents; to identify and secure the beneficial impacts of growth while minimizing negative impacts; to ensure that future growth is of appropriate type, design, and location; to provide adequate open space for light and air; and to recognize the economic value of land and encourage its proper and beneficial use. Height restrictions support this intent by ensuring citizens a certain degree of access to light and air.

This proposal to increase the height of the building will have little effect on light and air of the adjoining properties. The site plan shows open space, with landscaping and pedestrian pathways along the edges of the property, thus maintaining access to light and air. The project also includes a large entrance plaza, creating a large public open space. Furthermore, although it has not yet been adopted, the draft Willoughby Plan view shed analysis indicates that development in this area will not negatively impact viewsheds.

This criterion is met.

3. *That the authorization of the Variance will not injure nearby property.*

No evidence has been presented showing the granting of the variance will injure nearby property. The proposed project consolidates the State Library with the State Museum in one facility. It continues to provide an anchor for the Cultural Campus envisioned in the 2008 Comprehensive Plan. Also, by moving the State Library space to the SLAM building from the State Office Building floor area will be freed up for more office space, which supports Juneau as the Capitol City. The proposed facility will benefit nearby property with improved amenities, extended landscaping and by creating improved pedestrian travel routes through the neighborhood.

This criterion is met.

4. *That the Variance does not authorize uses not allowed in the district involved.*

The proposed use is appropriate according to the Table of Permissible Uses. The Conditional Use permit is listed at CBJ §49.25.300, Section 5.300, Libraries, Museums, Art Galleries, for the Mixed Use 2 (MU2) zoning district. A Conditional Use Permit (USE20110026) and City Project Review (CSP20110007) are being evaluated concurrently and will need to be approved by the Planning Commission

This criterion is met.

5. That compliance with the existing standards would:

- (A) *Unreasonably prevent the owner from using the property for a permissible principal use;***

The proposed building, a State Library Archive and Museum is a permitted use in the MU2 district. The applicant is seeking a Conditional Use Permit (USE201100026) for the building. The proposed facility will replace the existing State of Alaska Museum. The property is already being used for a permissible use and could be expanded without exceeding the height limit or the site could be developed for another use with a building that fits within the maximum height allowance.

This sub-criterion is not met.

- (B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;***

The proposed facility is similar in bulk and scale to much of the surrounding development that was built prior to the current height restriction. Some historical uses remain, which are of a much smaller scale.

This sub-criterion is met.

- (C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;***

The basement parking could be constructed below the historical water table but doing so would compromise the integrity of the building construction and be very expensive.

This sub-criterion is not met.

or

- (D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.***

There are no non-conforming conditions associated with this site.

This sub-criterion is not applicable.

Since sub-criterion B is met, Criterion 5 is met.

6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.*

There are a number of benefits to the neighborhood that will result from the granting of this variance. The proposed facility will consolidate and integrate the three sections of the Alaska Division of Libraries, Archives and Museums into one new building. The project is intended to better protect and share the collections, to improve educational programs and services, and provide efficient and effective educational outreach. Also, as a result of this new facility additional office space will become available in the State Office Building.

Furthermore, the project will provide pedestrian amenities, creating non-motorized access through the Willoughby District to Egan Drive and the future expansion of the Seawalk across Egan Drive. The project includes a large entrance plaza, creating public open space.

This criterion is met.

FINDINGS

1. *Is the application for the requested Variance complete?*

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

2. *Will the proposed development comply with the Juneau Coastal Management Programs?*

N/A. This project will replace an existing facility; the JCMP does not apply to the development

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

Yes. Based on the analysis above, staff has determined that the applicant has presented an argument that justifies the grounds for this variance. Criteria 1, 2, 3, 4, 5 and 6 are met.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and grant the requested Variance, VAR20110026. The Variance permit allows a maximum building height of 52 feet as shown on the attached plans, for an 118,000 square foot two story building and 38,000 square feet of basement parking for the State Library and Archive Museum.

NOTICE OF PUBLIC HEARING



PROPOSAL: A City project & Conditional Use permit for an 18,000 sq ft State Library, Archives, & Museum (SLAM) facility.
A Variance Request to exceed the 45 foot height requirement for an 18,000 sq ft SLAM facility.

FILE NO.:	CSP20110007 USE20110026 VAR20110026	APPLICANT:	ECI/HYER Inc.
TO:	Adjacent Property Owners	PROPERTY OWNER:	State of Alaska
HEARING DATE:	January 24, 2012	PROPERTY ADDRESS:	395 Whittier Street
HEARING TIME:	7:00 PM	PARCEL NO.:	1-C06-0-K66-003-1
PLACE:	ASSEMBLY CHAMBERS Municipal Building 155 South Seward Street Juneau, Alaska 99801	SITE SIZE:	3.72 acres
		ACCESS:	Whittier Street
		ZONE:	Mixed Use 2


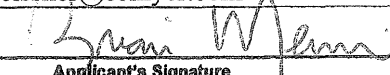
PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.


If you have questions, please contact Beth McKibben at 586-0465, or e-mail: beth_mckibben@ci.juneau.ak.us

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description New 118,000 sf State of Alaska Library, Archive and Museum facility + 38,000 sf parking in MU2 district consisting of a basement parking and two stories. Site include vegetation cover, public paths and plaza, off street parking, and bus drop off.		
	PROPERTY LOCATION		
	Street Address 395 Whittier Street	City/Zip Juneau, AK99801-1718	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lot 1: consolidated from lots 4, 5 and fractions of lots 6,9,10,12, block 66 and a fraction of lot 2, block 67, Alaska Tidelands Survey # 3		
	Assessor's Parcel Number(s) 1C060K660030		
	LANDOWNER/LESSEE		
	Property Owner's Name State of Alaska, DOTPF, DEED	Contact Person: Linda Thibodeau	Work Phone: 907.465.2911
	Mailing Address 2200 East 42nd Avenue Anchorage, AK 99508	Home Phone:	Fax Number:
	E-mail Address linda.thibodeau@alaska.gov	Other Contact Phone Number(s): 907.723.7600	
	LANDOWNER/LESSEE CONSENT <small>***Required for Planning Permits, not needed on Building/ Engineering Permits***</small>		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X	 Landowner/Lessee Signature	10/17/2011 Date	
X	_____ Landowner/Lessee Signature	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name ECI Hyer Architecture and Interiors	Contact Person: Brian Meissner	Work Phone: 907.561.5543	
Mailing Address 101 W Benson Blvd., Suite 306 Anchorage AK99503	Home Phone:	Fax Number: 907.562.3213	
E-mail Address bmeissner@ecihyer.com	Other Contact Phone Number(s):		
X	 Applicant's Signature	10/17/2011 Date of Application	

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	ASSIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (if more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	<input checked="" type="checkbox"/>	Variance Case (Do Minimize and all other Variance case types)		10/17/11	VAR 11-026
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
<small>***Public Notice Sign Form filled out and in the file.</small>					
Comments:					Permit Intake Initials
_____					

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>var 11-026</i>	Date Received <i>10/20/11</i>
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TYPE OF VARIANCE REQUESTED:

<input type="checkbox"/> Variance to the Sign Standard (VSG)	<input checked="" type="checkbox"/> Variance to Dimensional Standards (VDS)
<input type="checkbox"/> Variance to Habitat Setbacks (VHB)	<input type="checkbox"/> Variance to Parking Requirements (VPK)
<input type="checkbox"/> Variance to Setback Requirements (VSB)	

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:
The building height of a portion of the building (main roof) exceeds the approved bonus height of 45'.
The proposed highest building datum reaches 53' 6".

Previous Variance Applications? YES NO Date of Filing: _____

Previous Case Number(s): _____

Was the Variance Granted? YES NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): _____
The property is on land affected by unsteady tidal activities. Tidal monitoring and historical data suggest that water table at site can reach 21' MLLW.

UTILITIES AVAILABLE: WATER: Public On Site SEWER: Public On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?
This variance is needed to place the garage level at 21'-0", which is the historic water table high. Based on tidal monitoring, historical data, and building envelope consultant recommendations, a height variance is important to prevent potential waterproofing damage and flooding.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?
The building program requires specific floor to ceiling clearances. The garage has set clearances for car/truck access and ADA requirements. If the variance is not granted both the program and the longevity of building may be affected.

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

VARIANCE FEES		Check No.	Receipt	Date
Application Fees	\$ <u>320</u>			
Adjustment	\$ _____			
Total Fee	\$ <u>320</u>	<u>047016</u>	<u>0802186</u>	<u>10/29/11</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

STATE OF ALASKA LIBRARY ARCHIVE MUSEUM
Project Number 10-0005

RECEIVED
OCT 20 2011
PERMIT CENTER

October 17th, 2011

Juneau Permit Center
155 S. Seward Street
Juneau, Alaska 99801
Location:
230 South Franklin Street
4th Floor - Marine View Center

RE: Height variance project letter.

To whom it may concern:

The new State Libraries Archives and Museum provides the communities of Alaska with a facility capable of guarding their valuable artifacts, historical documents, and archival materials.



The project consists of 118,000 square feet of program space with additional 38,000 square feet of underground parking. The building - which replaces the current museum - is in the Willoughby District. It is located in a MU2 zone, on a replatted lot bounded by Whittier Street to the east, Willoughby Avenue, and Egan Drive respectively to north and south. The State Libraries Archives and Museum's strategic orientation takes full advantage of the tremendous views and outlines its civic importance in relationship to the city.

The facility has two stories above grade. A large public lobby, mezzanine gallery, and a contemporary grand stair are populated with artifacts, welcoming the patrons who are promptly connected to the *genius loci*. The 20,000 square foot museum exhibit area is located on the main floor to accommodate larger groups of visitors. On the first floor are also support program areas including a coffee bar, multipurpose room, and meeting rooms. 10,000 square feet of library reading room and research area are located on the second floor. Extensive glazing and clerestories allow access to natural light and surrounding views. Besides staff areas - offices and laboratories - the west portion of the building hosts 10,000 square feet of museum and a library archive space on each floor.

Each portion of the program relies upon building volumes and heights tailored to its specific needs. The main volume hosts the public places: the museum and the library. Due to the height clearances that such spaces require, the necessary garage height, combined with unique sub-grade conditions, the height exceeds the approved bonus height of 45'.

ARCHITECTURE
INTERIORS

101 WEST BENSON
SUITE 306
ANCHORAGE, AK 99503

907.561.5543
907.562.3213 FAX

The anticipated maximum building height at reversed gable roof - calculated as average height of the highest gable - of 52'-0" is within the accruable height bonus of 65' proposed by the new Willoughby District Land Use Draft Plan. According to this plan, the viewshed is less affected in the heart of the district where the building is located.

A relaxation of the building height standard will provide substantial relief to both the owner and the community by allowing program development within space volumes that are suitable for their use. In addition, there are geological features and limitations due to the tidal influence at the basement parking level. Although we intend to provide extensive waterproofing measures, it is the recommendation of the design team's building envelope consultant to elevate the building above the historic high water table datum (Exhibit A). The present high tide elevations have recently been verified by on site monitoring wells.

A relaxation of the height standard is in line with the intent and purpose of Title 49. Our goal is to provide an appropriate facility for its use, while prioritizing safety and durability.

The authorization of the variance will not injure nearby property; on the contrary, the surrounding lots will benefit from the development. The presence of the new building may raise the surrounding property value. Large public spaces and extensive vegetative cover, exceeding the minimum requirements, provide more than adequate open space for light and air at property boundaries. The quality of the building and its landscape will improve the quality of the neighborhood, while the increased height won't be a detriment to the surrounding properties which would still enjoy the scenic vista upward towards the mountains.

Compliance with the total building height as approved in the previous bonus application (May 25th, 2011) would limit the owner from using the property for the permitted principal use. In fact the hardship and practical difficulties resulting from the tidal inundation combined with the nature of the building program are to be considered an extraordinary situation, such that the provisions of Title 49 would be difficult to achieve.

A grant of the height variance would result in more benefits than detriments to the neighborhood and the community for the reasons explained in this document. Moreover, the project intends to implement non-vehicular opportunities in line with the Juneau Non-Motorized Transportation Plan which plans for a pedestrian path starting at the corner of Whittier and Egan, and developing north along the Gastineau Channel.

The requested variance is regarding dimensional standards, while the use of the property is within the permitted uses indicated in Title 49.

Juneau Permit Center
October 17th, 2011
Page 3

Sincerely,

ECl/Hyer, Inc.

Attached exhibits:

- Exhibit A: Building envelope consultant email recommendation.
 - Exhibit B: Artist sketch. The sketch represents an interpretation of design and may not accurately reflect current documents.
 - Exhibit C: Not used.
 - Exhibit D: Bonus height application.
 - Exhibit E: Not used.
 - Exhibit F: Extract from Willoughby District Land Use Plan – Height Bonus Map
 - Exhibit G: Garage height graphic.
- For Site Plan: See Exhibit A Conditional Use Permit Application.
See Exhibit A, Sheet A200 for exterior elevations indicating overall building height.

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Giovanna Gambardella

From: Romero, Rocco [RRomero@wje.com]
Sent: Friday, October 07, 2011 1:28 PM
To: Giovanna Gambardella
Cc: Greg Frosberg; Brian Meissner
Subject: RE: 10-0005 SLAM statement for variance

Based on review of your tidal influence sketch we recommend that the basement level of the State of Alaska Library Archives Museum be elevated above the historical water table data.

Rocco

Rocco C. Romero, AIA

Wiss, Janney, Elstner Associates, Inc.

960 South Harney Street
Seattle, WA 98108

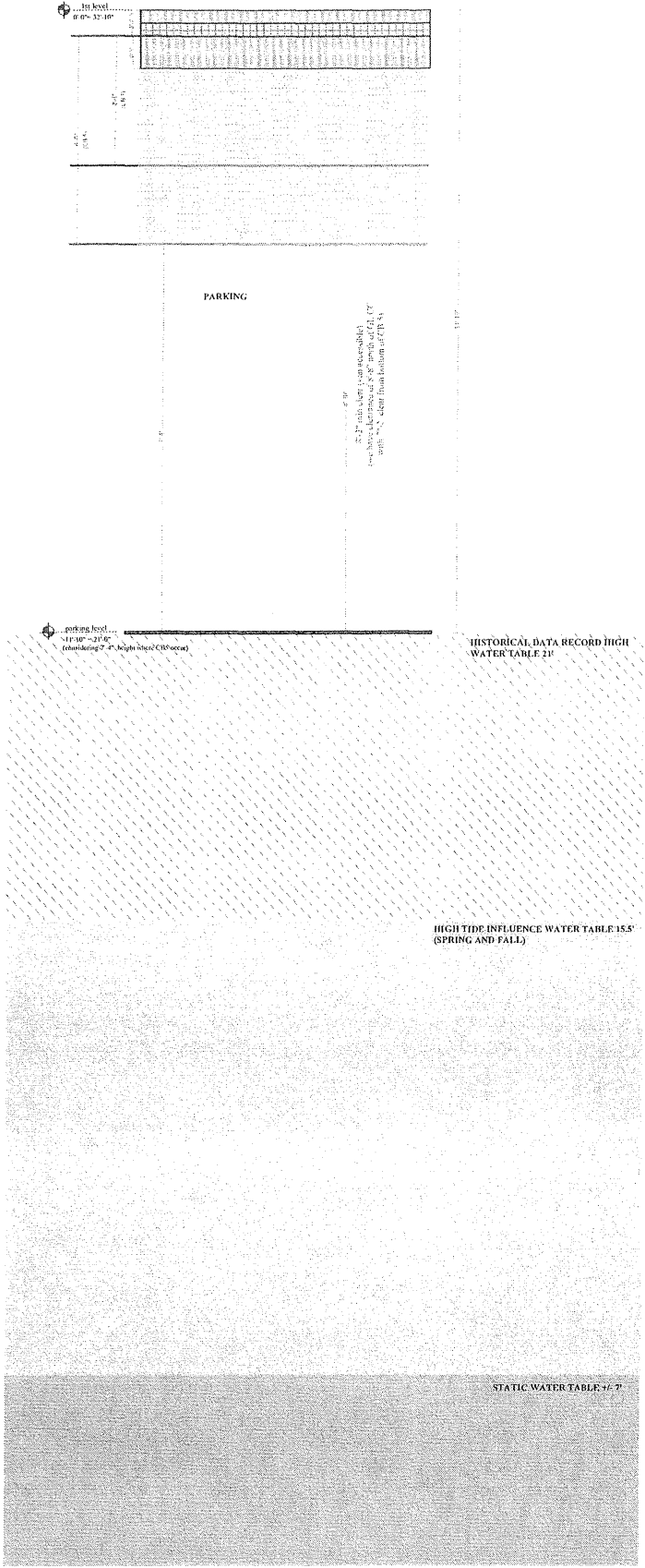
Tele: 206-622-1441
Cell: 206-890-8407
Fax: 206-622-0701

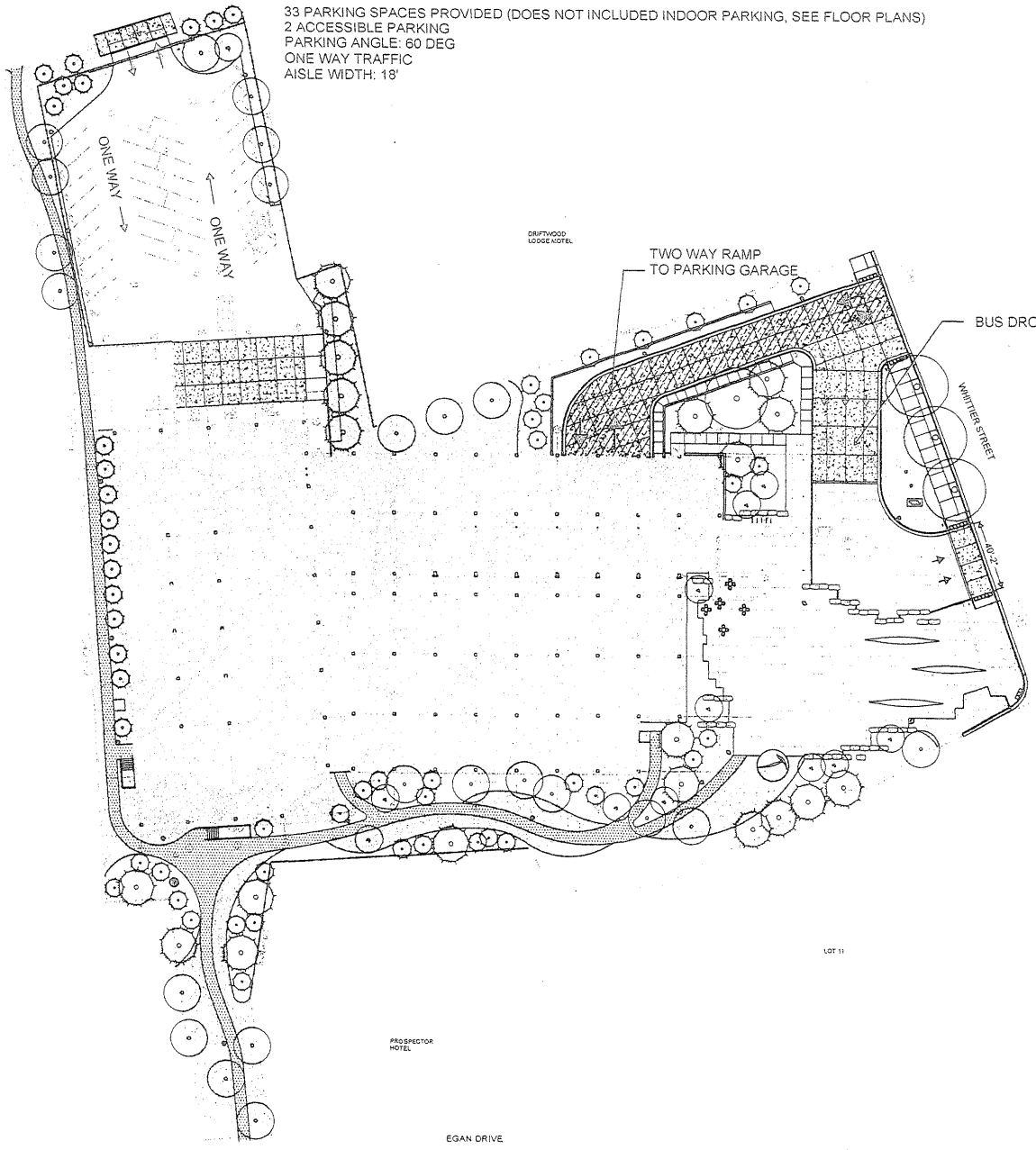
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OCT 28 2011

PERMIT CENTER/CDD



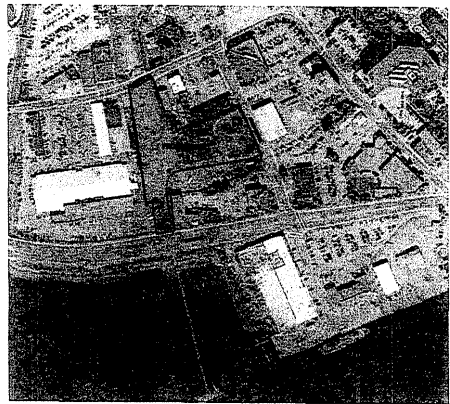
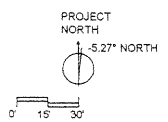


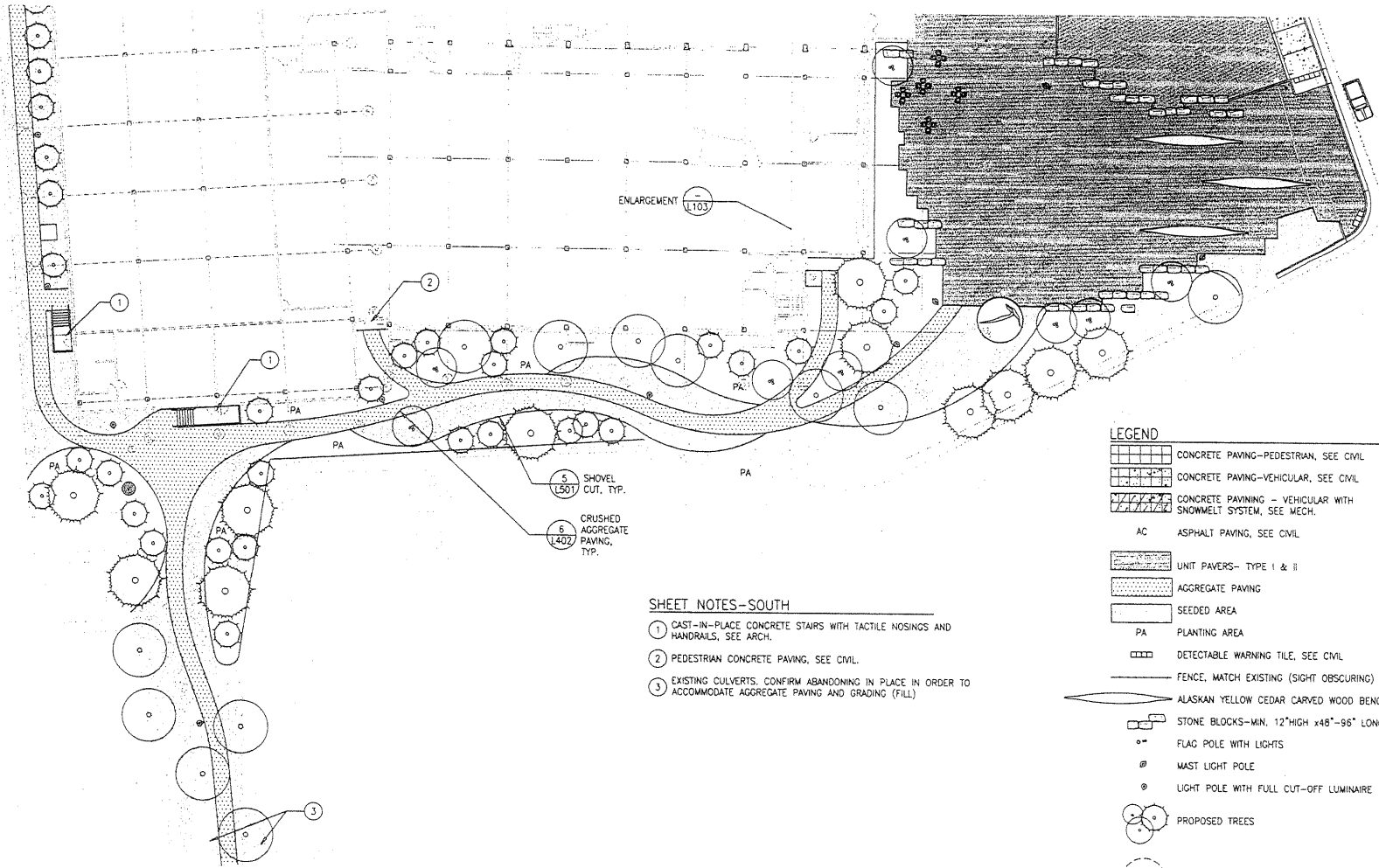
33 PARKING SPACES PROVIDED (DOES NOT INCLUDED INDOOR PARKING, SEE FLOOR PLANS)
 2 ACCESSIBLE PARKING
 PARKING ANGLE: 60 DEG
 ONE WAY TRAFFIC
 AISLE WIDTH: 18'

SHEET INDEX

L 100	COVER SHEET/INDEX
L 101	MATERIAL PLAN-SOUTH
L 102	MATERIAL PLAN-NORTH
L 103	MATERIAL PLAN-ENLARGEMENT
L 201	GRADING PLAN-SOUTH
L 202	GRADING PLAN-NORTH
L 301	PLANTING PLAN-SOUTH
L 302	PLANTING PLAN-NORTH
L 401	LANDSCAPE SECTIONS
L 402	LANDSCAPE DETAILS
L 403	PLANTING DETAILS

- GENERAL NOTES**
- SEE ARCHITECTURAL DRAWINGS FOR CONCRETE RETAINING WALL, STAIRS, RAMPS, LOADING DOCKS & GUARDRAILS.
 - REFER TO CIVIL FOR DRAINAGE AND SUBSURFACE UTILITIES



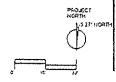


SHEET NOTES—SOUTH

- 1 CAST-IN-PLACE CONCRETE STAIRS WITH TACTILE NOSINGS AND HANDRAILS, SEE ARCH.
- 2 PEDESTRIAN CONCRETE PAVING, SEE CIVIL
- 3 EXISTING CULVERTS, CONFIRM ABANDONING IN PLACE IN ORDER TO ACCOMMODATE AGGREGATE PAVING AND GRADING (FILL)

LEGEND

- CONCRETE PAVING—PEDESTRIAN, SEE CIVIL
- CONCRETE PAVING—VEHICULAR, SEE CIVIL
- CONCRETE PAVING—VEHICULAR WITH SNOWMELT SYSTEM, SEE MECH.
- AC ASPHALT PAVING, SEE CIVIL
- UNIT PAVERS—TYPE I & II
- AGGREGATE PAVING
- SEEDED AREA
- PA PLANTING AREA
- DETECTABLE WARNING TILE, SEE CIVIL
- FENCE, MATCH EXISTING (SIGHT OBSCURING)
- ALASKAN YELLOW CEDAR CARVED WOOD BENCHES
- STONE BLOCKS—MIN. 12" HIGH x 48"—96" LONG x 27"—30" WIDE
- FLAG POLE WITH LIGHTS
- MAST LIGHT POLE
- LIGHT POLE WITH FULL CUT-OFF LUMINAIRE
- PROPOSED TREES
- EXISTING TREES PROTECT DURING DEMOLITION AND CONSTRUCTION

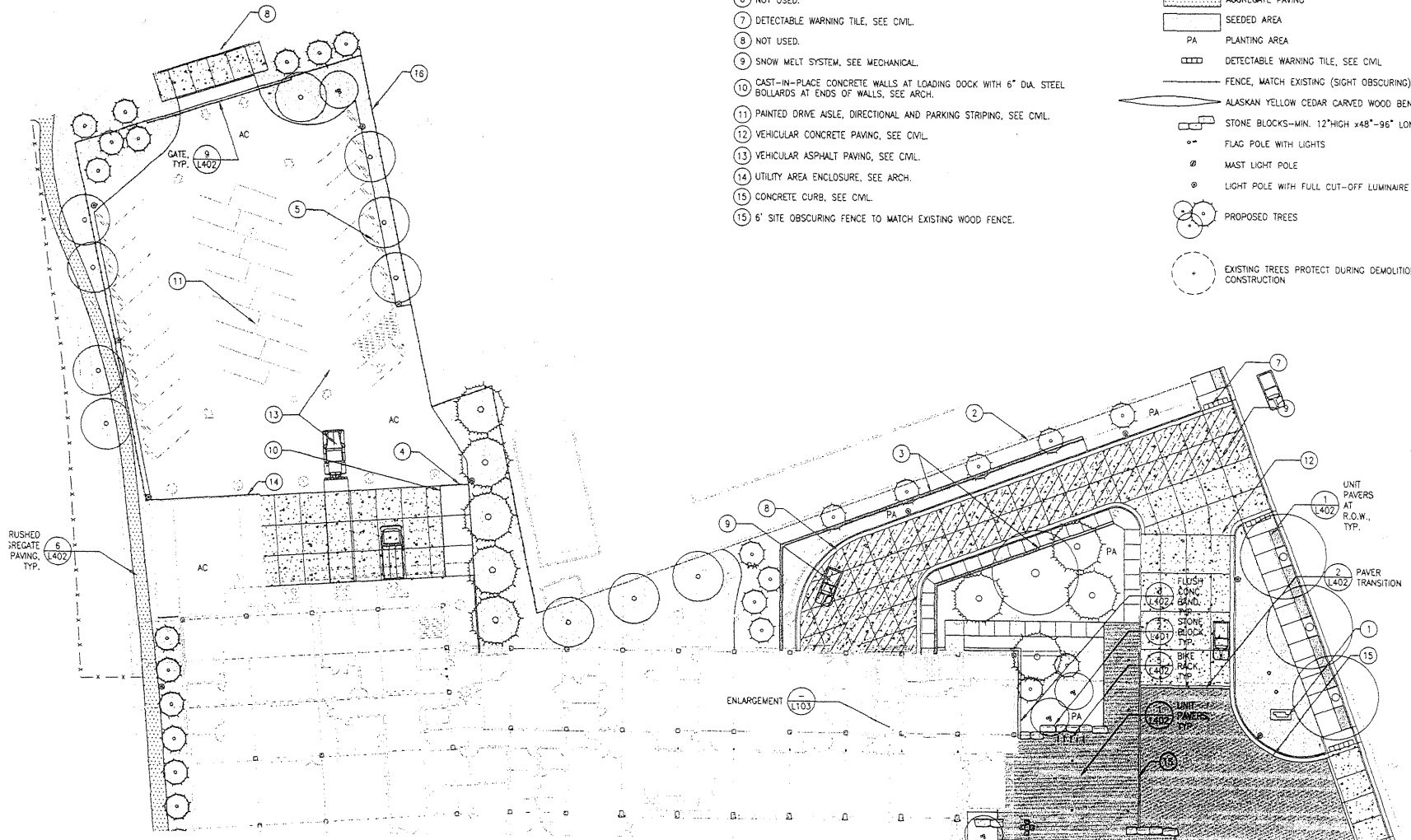


SHEET NOTES-NORTH

- 1 SIGN- STATE LIBRARY ARCHIVES MUSEUM, PLACE HOLDER
- 2 EXISTING WOOD CLAD METAL POST AND RAIL FENCE. PRESERVE AND PROTECT DURING CONSTRUCTION.
- 3 CAST-IN-PACE CONCRETE WALL WITH GUARDRAIL, SEE ARCH.
- 4 CAST-IN-PLACE CONCRETE RAMP WITH HANDRAILS ON BOTH SIDES, SEE ARCH.
- 5 PARKING LOT WHEELSTOP, ADA SIGNAGE AND STRIPING, TYP.
- 6 NOT USED.
- 7 DETECTABLE WARNING TILE, SEE CIVIL.
- 8 NOT USED.
- 9 SNOW MELT SYSTEM, SEE MECHANICAL.
- 10 CAST-IN-PLACE CONCRETE WALLS AT LOADING DOCK WITH 6" DIA. STEEL BOLLARDS AT ENDS OF WALLS, SEE ARCH.
- 11 PAINTED DRIVE AISLE, DIRECTIONAL AND PARKING STRIPING, SEE CIVIL.
- 12 VEHICULAR CONCRETE PAVING, SEE CIVIL.
- 13 VEHICULAR ASPHALT PAVING, SEE CIVIL.
- 14 UTILITY AREA ENCLOSURE, SEE ARCH.
- 15 CONCRETE CURB, SEE CIVIL.
- 16 6' SITE OBSCURING FENCE TO MATCH EXISTING WOOD FENCE.

LEGEND

- CONCRETE PAVING-PEDESTRIAN, SEE CIVIL
- CONCRETE PAVING-VEHICULAR, SEE CIVIL
- CONCRETE PAVING - VEHICULAR WITH SNOWMELT SYSTEM, SEE MECH.
- AC ASPHALT PAVING, SEE CIVIL
- UNIT PAVERS- TYPE I & II
- AGGREGATE PAVING
- SEEDED AREA
- PA PLANTING AREA
- DETECTABLE WARNING TILE, SEE CIVIL
- FENCE, MATCH EXISTING (SIGHT OBSCURING)
- ALASKAN YELLOW CEDAR CARVED WOOD BENCHES
- STONE BLOCKS-MIN. 12" HIGH x 48"-96" LONG x 27"-1
- FLAG POLE WITH LIGHTS
- MAST LIGHT POLE
- LIGHT POLE WITH FULL CUT-OFF LUMINAIRE
- PROPOSED TREES
- EXISTING TREES PROTECT DURING DEMOLITION AND CONSTRUCTION



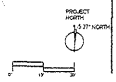
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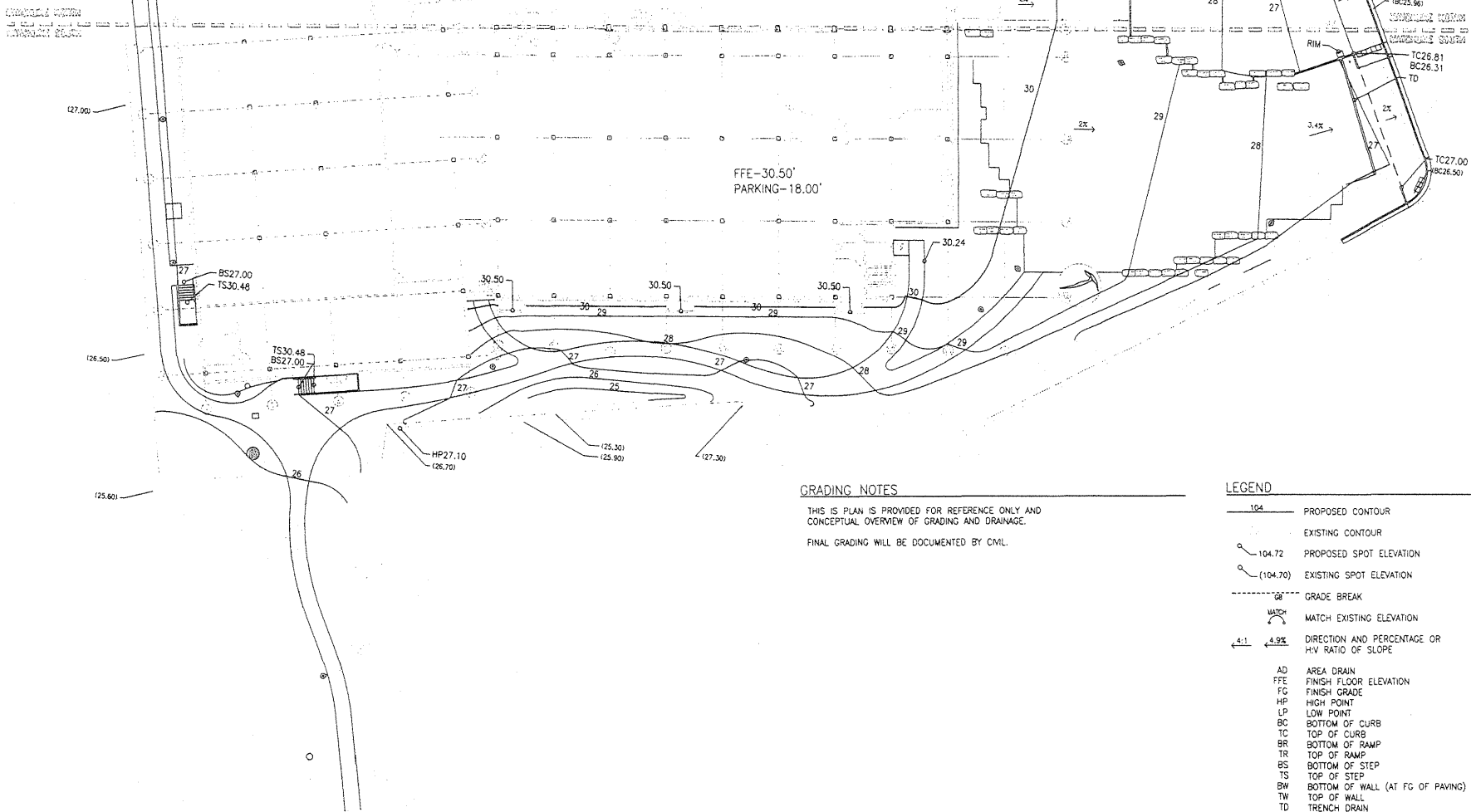
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Materials Plan South L102





GRADING NOTES

THIS IS PLAN IS PROVIDED FOR REFERENCE ONLY AND CONCEPTUAL OVERVIEW OF GRADING AND DRAINAGE.
FINAL GRADING WILL BE DOCUMENTED BY CML.

LEGEND

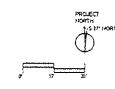
- 104 PROPOSED CONTOUR
- EXISTING CONTOUR
- 104.72 PROPOSED SPOT ELEVATION
- (104.70) EXISTING SPOT ELEVATION
- - - - GRADE BREAK
- WATCH MATCH EXISTING ELEVATION
- 4.1% 4.9% DIRECTION AND PERCENTAGE OR H/V RATIO OF SLOPE
- AD AREA DRAIN
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- HP HIGH POINT
- LP LOW POINT
- BC BOTTOM OF CURB
- TC TOP OF CURB
- BR BOTTOM OF RAMP
- TR TOP OF RAMP
- BS BOTTOM OF STEP
- TS TOP OF STEP
- BW BOTTOM OF WALL (AT FG OF PAVING)
- TW TOP OF WALL
- TD TRENCH DRAIN
- RIM RIM ELEVATION
- VIF VERIFY IN FIELD

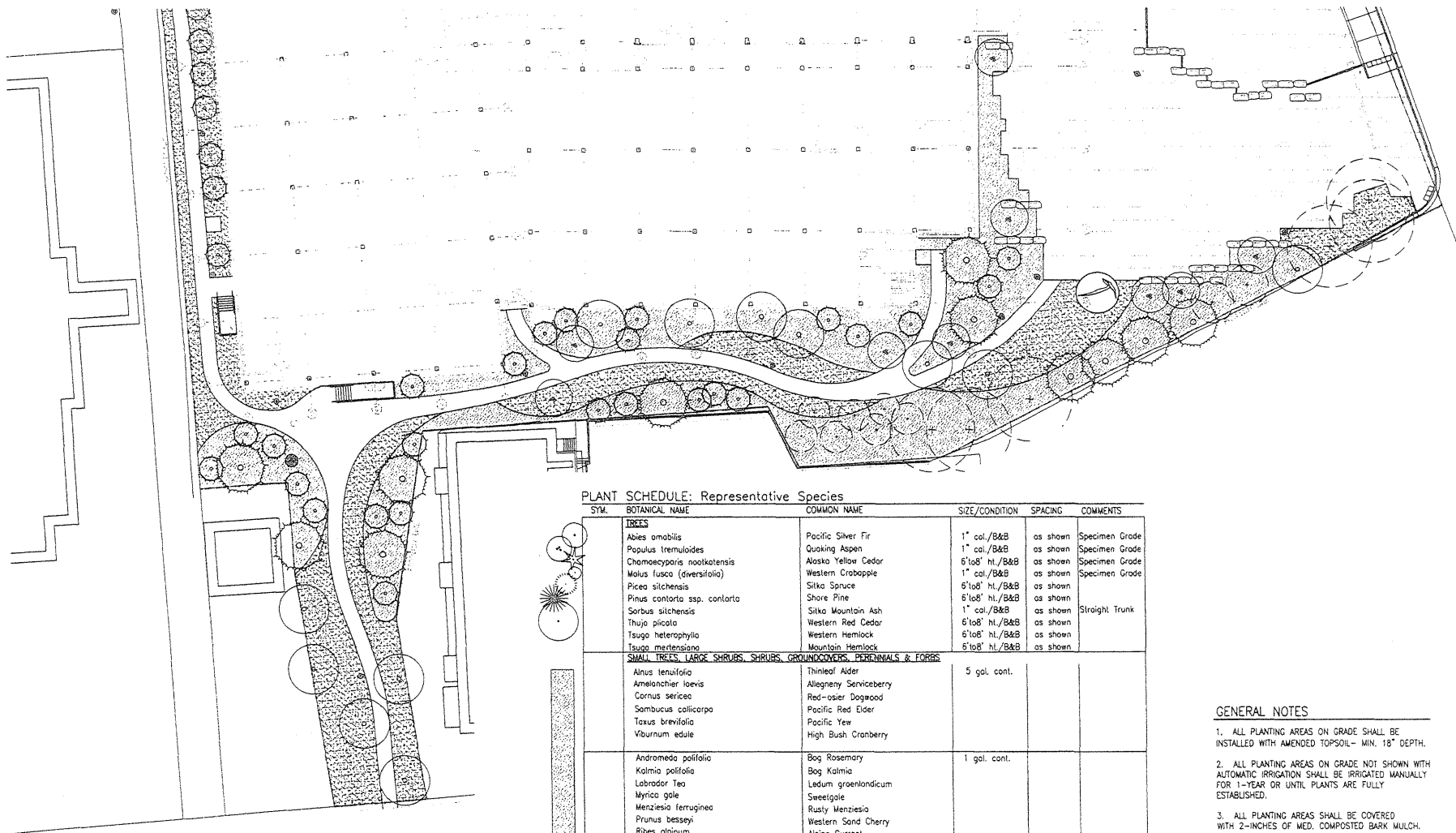
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Grading Plan South L201



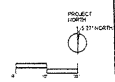


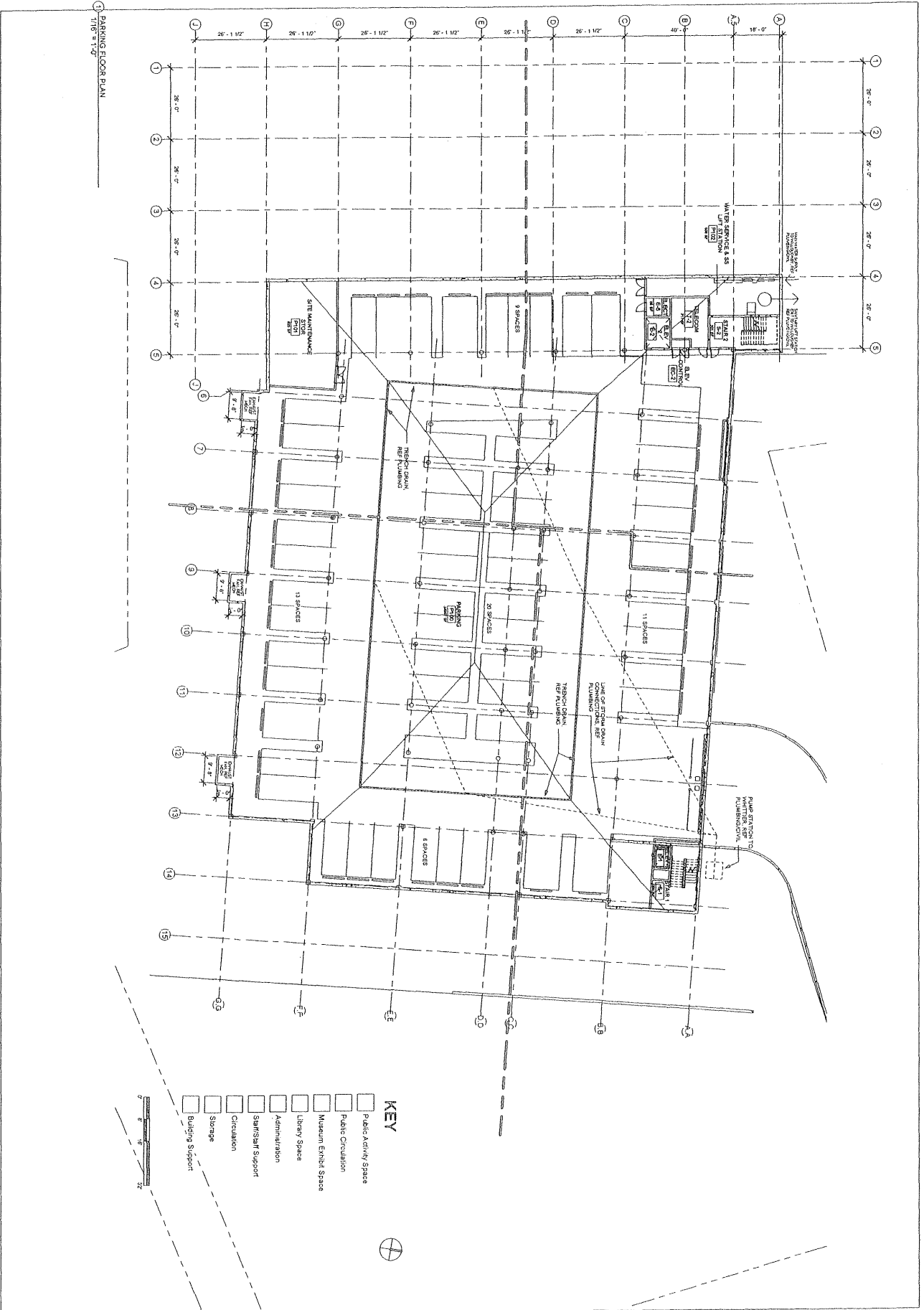
PLANT SCHEDULE: Representative Species

SYM.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	COMMENTS
TREES					
	<i>Abies amabilis</i>	Pacific Silver Fir	1" cal./B&B	as shown	Specimen Grade
	<i>Populus tremuloides</i>	Quaking Aspen	1" cal./B&B	as shown	Specimen Grade
	<i>Chamaecyparis nootkatensis</i>	Alaska Yellow Cedar	6" to 8" ht./B&B	as shown	Specimen Grade
	<i>Malus fusca (diversifolia)</i>	Western Crabapple	1" cal./B&B	as shown	Specimen Grade
	<i>Picea sitchensis</i>	Sitka Spruce	6" to 8" ht./B&B	as shown	
	<i>Pinus contorta ssp. contorta</i>	Shore Pine	6" to 8" ht./B&B	as shown	Straight Trunk
	<i>Sorbus sitchensis</i>	Sitka Mountain Ash	1" cal./B&B	as shown	
	<i>Thuja plicata</i>	Western Red Cedar	6" to 8" ht./B&B	as shown	
	<i>Tsuga heterophylla</i>	Western Hemlock	6" to 8" ht./B&B	as shown	
	<i>Tsuga mertensiana</i>	Mountain Hemlock	6" to 8" ht./B&B	as shown	
SMALL TREES, LARGE SHRUBS, SHRUBS, GROUNDCOVERS, PERENNIALS & FORBS					
	<i>Alnus tenuifolia</i>	Thimbleleaf Alder	5 gal. cont.		
	<i>Amelanchier laevis</i>	Allegheny Serviceberry			
	<i>Cornus sericea</i>	Red-osier Dogwood			
	<i>Sambucus callicarpa</i>	Pacific Red Elder			
	<i>Taxus brevifolia</i>	Pacific Yew			
	<i>Viburnum edule</i>	High Bush Cranberry			
	<i>Andromeda polifolia</i>	Bog Rosemary	1 gal. cont.		
	<i>Kalmia latifolia</i>	Bog Kalmia			
	<i>Labrador tea</i>	Ledum groenlandicum			
	<i>Myrica gale</i>	Sweetgale			
	<i>Menziesia ferruginea</i>	Rusty Menziesia			
	<i>Prunus besseyi</i>	Western Sand Cherry			
	<i>Ribes alpinum</i>	Alpine Currant			
	<i>Rosa nitida</i>	Nitida Rose			
	<i>Spiraea betulifolia</i>	Birch Leaf Spirea			
	<i>Symphoricarpos albus</i>	Snowberry			
	<i>Arctostaphylos uva-ursi</i>	Bearberry (Kinnikinnik)	4" pot		
	<i>Aster sibiricus</i>	Aster			
	<i>Cornus canadensis</i>	Bunchberry			
	<i>Eleocharis palustris</i>	Creeping Spike Rush			
	<i>Empetrum nigrum</i>	Crowberry			
	<i>Rubus arcticus</i>	Nagoonberry			
	<i>Vaccinium vitis-idaea</i>	Mountain Cranberry			
	SEED				
	3-way blend - Grasses	Hydraulic Seed	7 pounds per 1,000sf		
	SOD				
	Native Block Sod - Understorey plants	Manually placed	2' x 4' x 8"		

GENERAL NOTES

1. ALL PLANTING AREAS ON GRADE SHALL BE INSTALLED WITH AMENDED TOPSOIL - MIN. 18" DEPTH.
2. ALL PLANTING AREAS ON GRADE NOT SHOWN WITH AUTOMATIC IRRIGATION SHALL BE IRRIGATED MANUALLY FOR 1-YEAR OR UNTIL PLANTS ARE FULLY ESTABLISHED.
3. ALL PLANTING AREAS SHALL BE COVERED WITH 2-INCHES OF MED. COMPOSTED BARK MULCH.
4. ALL SEED AREAS SHALL BE AMENDED WITH 4" DEPTH SOIL AMENDMENT PRIOR TO INSTALLING LAWN. CONTINGENT UPON APPROVAL OF ROUGH GRADE ELEVATIONS AND SLOPES BY OWNER.

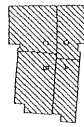




1 PARKING FLOOR PLAN
1/18 - 1/20

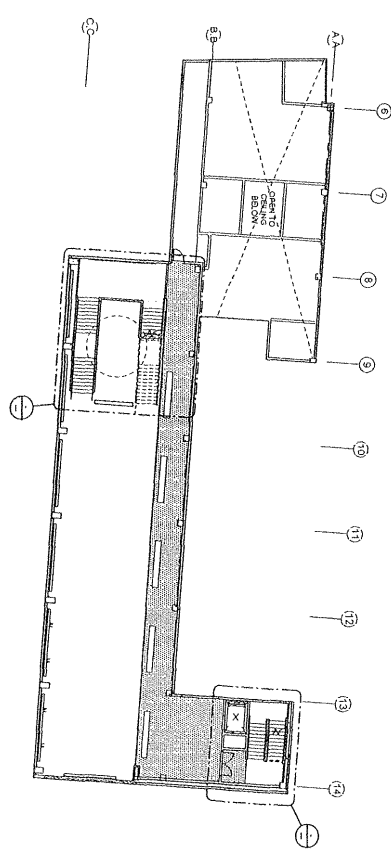
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PARKING FLOOR PLAN
A-100

NOTES (N73)



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1 GALLERY PLAN
1/8" = 1'-0"

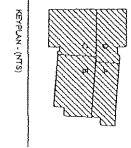
KEY

- Public Circulation
- Museum Exhibit Space
- Library Space
- Administration
- Staff/Staff Support
- Circulation
- Storage
- Building Support
- Public Activity Space

PROJECT NORTH

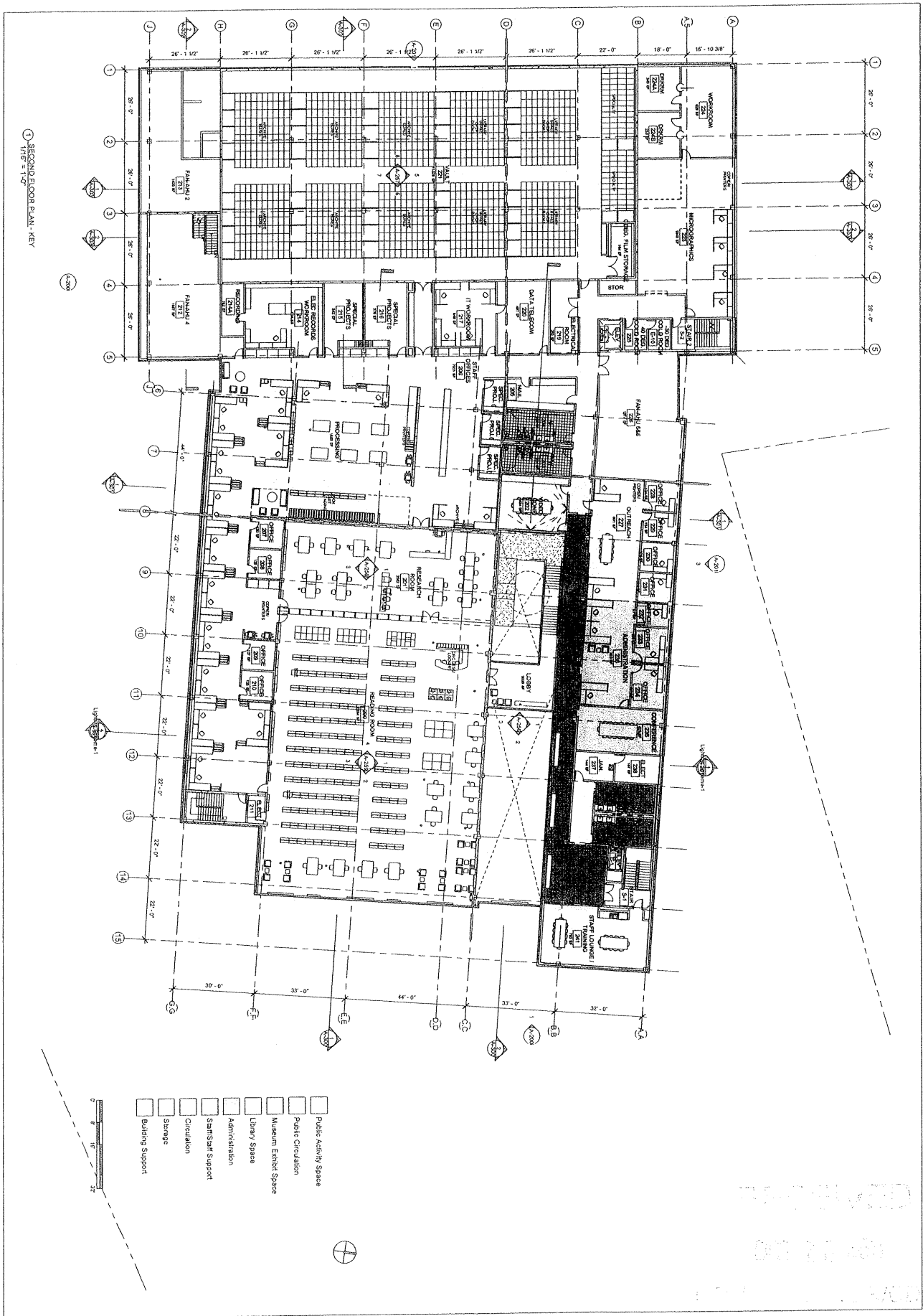
KEYPLAN -
GALLERY PLAN
A-102

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DEVELOPMENT
SUBMITTAL
08.26.2011



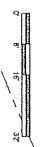
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① SECOND FLOOR PLAN - KEY
1/16" = 1'-0"

- Public Activity Space
- Public Circulation
- Museum Exhibit Space
- Library Space
- Administration
- Staff/Staff Support
- Circulation
- Storage
- Building Support

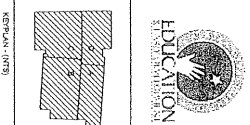


REVISIONS

03/21/11

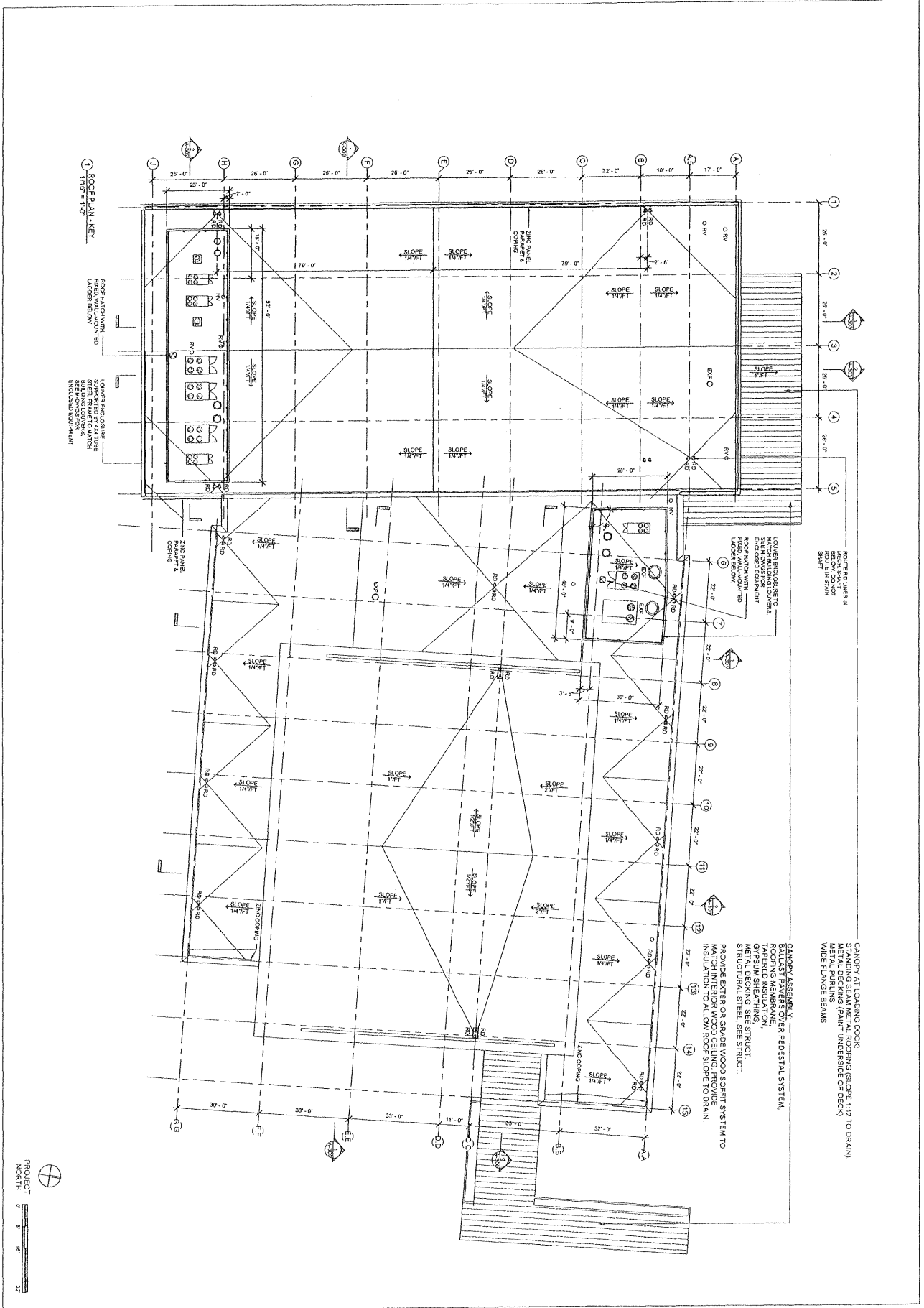
NO. 1

DESIGN DEVELOPMENT SUBMITTAL 03.24.2011
KEYPLAN - SECOND FLOOR PLAN
A-103



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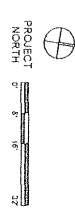
1 ROOF PLAN KEY
1/8" = 1'-0"

ROOF MATCH WITH
UPPER BELOW

LOWER ENCLOSURE
STEEL RAFTERS
ENCLOSED EQUIPMENT

ROOF MATCH WITH
UPPER BELOW

LOWER ENCLOSURE
STEEL RAFTERS
ENCLOSED EQUIPMENT



CANOPY AT LOADING DOCK
STANDING SEAM METAL ROOFING (SLOPE 1:12 TO DRAIN)
METAL DECKING (PAINT UNDERSIDE OF DECK)
WIDE FLANGE BEAMS

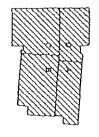
CANOPY ASSEMBLY
BALLAST PAVERS OVER PEDESTAL SYSTEM.
ROOFING MEMBRANE
TYPICAL
Gypsum SHEATHING,
METAL DECKING, SEE STRUCT.
STRUCTURAL STEEL, SEE STRUCT.
PROVIDE EXTERIOR GRADE WOOD SOFT SYSTEM TO
MATCH INTERIOR WOOD CEILING, PROVIDE
INSULATION TO ALLOW ROOF SLOPE TO DRAIN.

PROJECT NORTH

KEYPLAN -
ROOF PLAN
A-104

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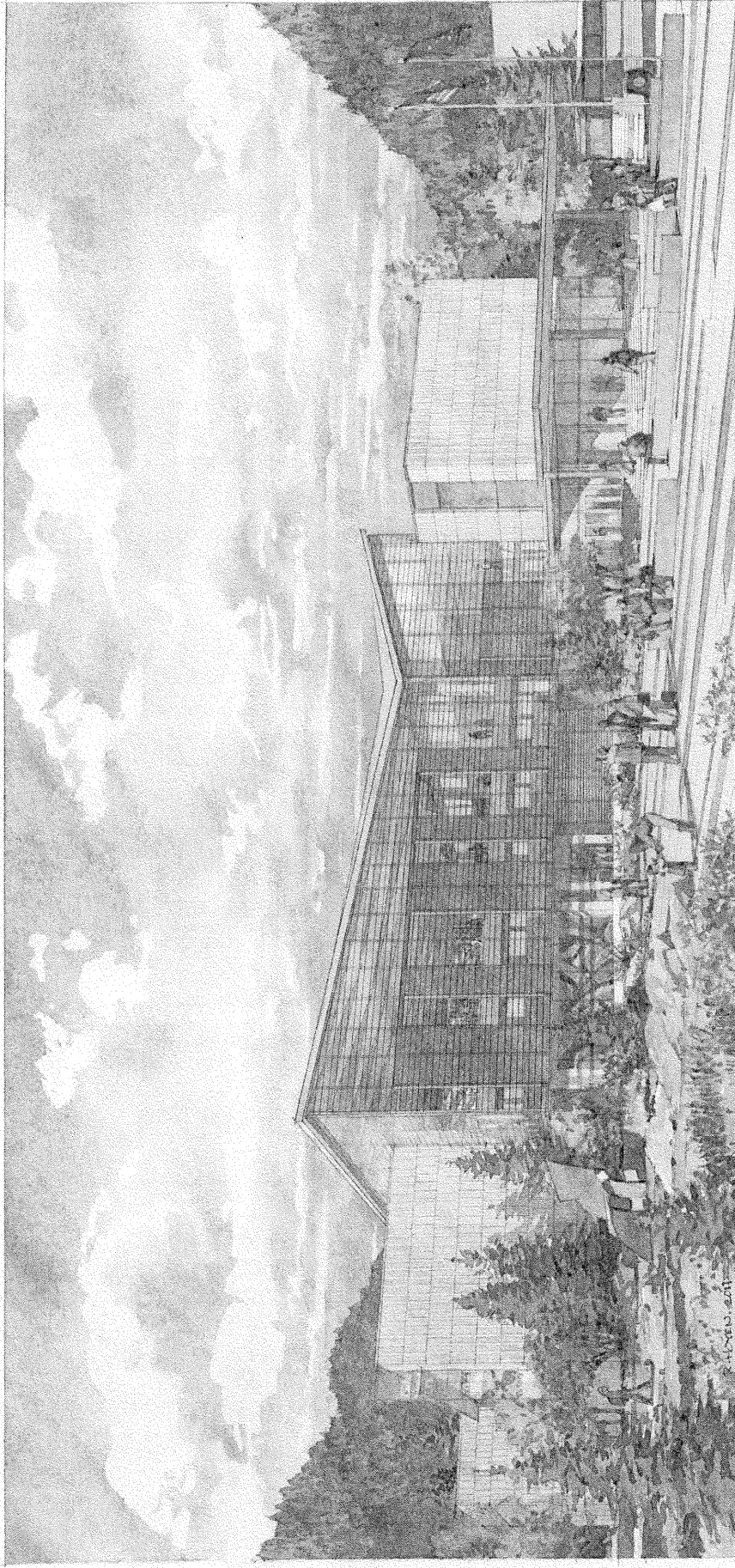


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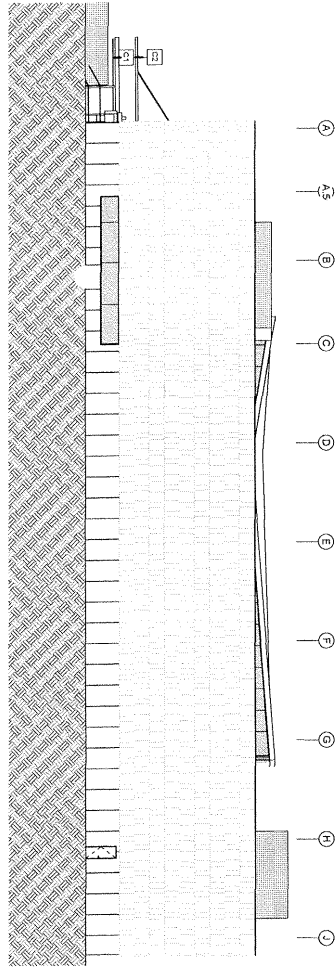
EXHIBIT B - SLAM interpretation sketch

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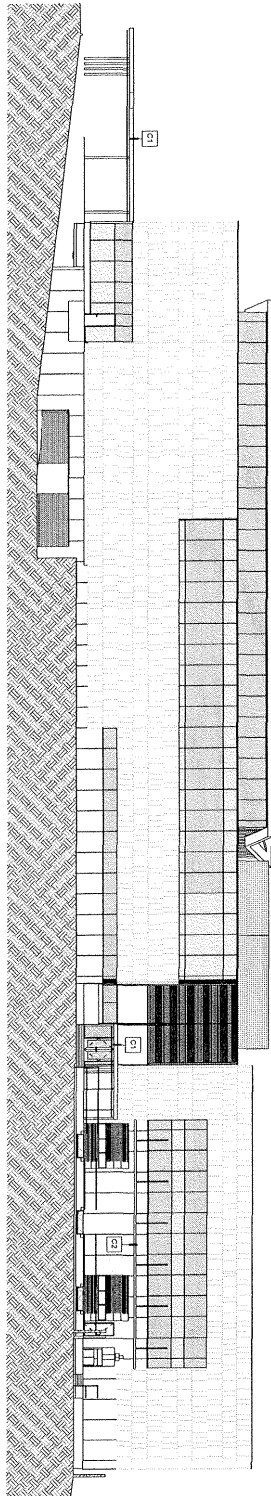


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ATTACHMENT A



1 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



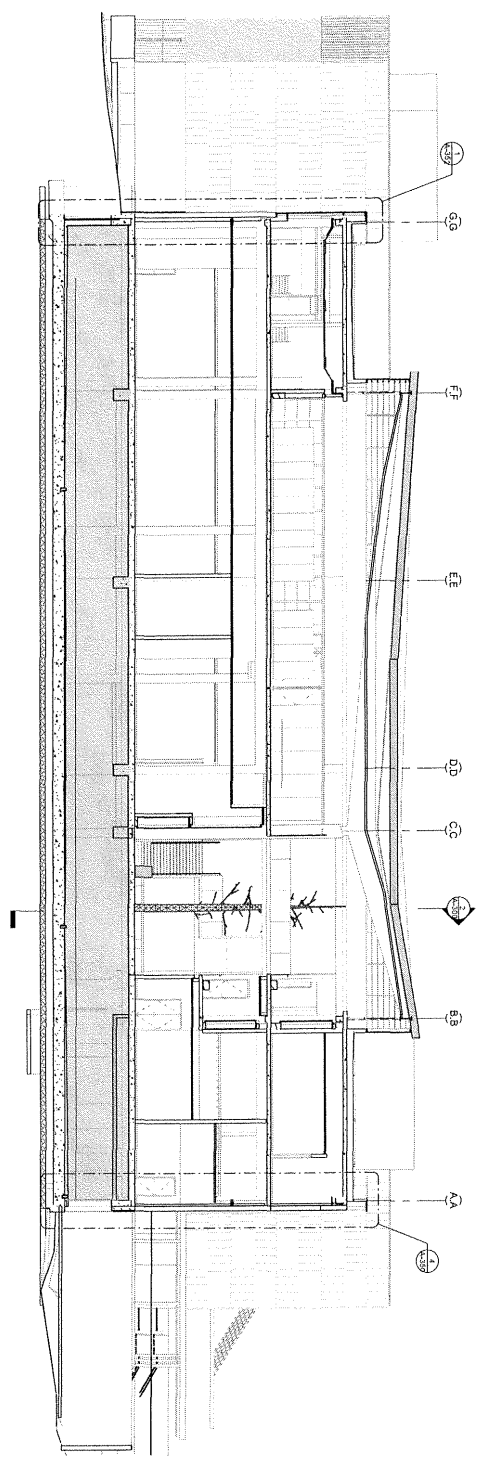
2 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

8/16/2014/1/16"
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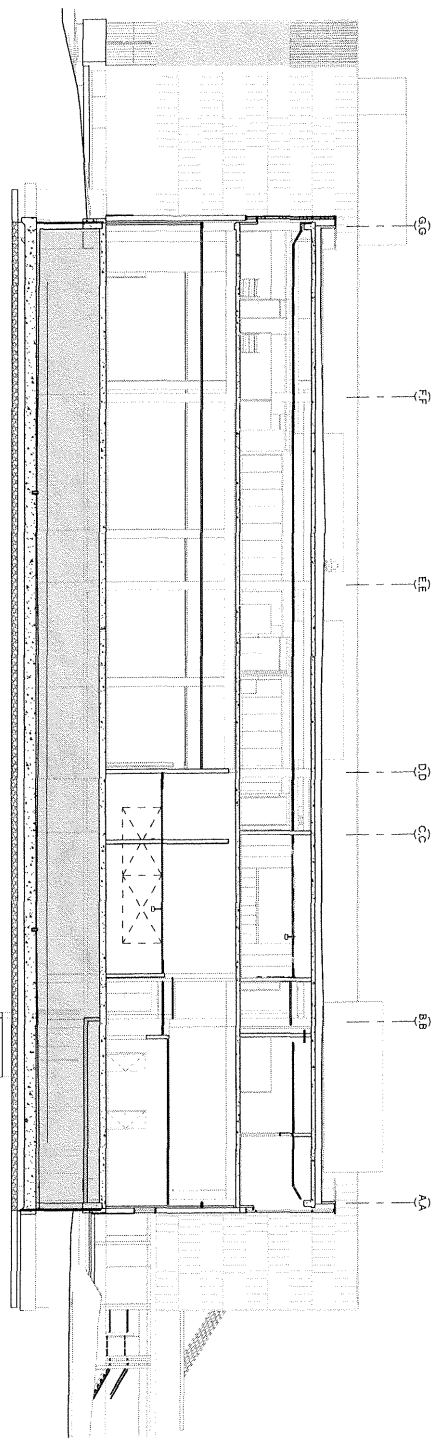
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CONSTRUCTION DOCUMENTS SUBMITTAL DATE
 EXTERIOR ELEVATIONS
 A-201



① SECTION BUILDING
3/32" = 1'-0"



② SECTION BUILDING
3/32" = 1'-0"

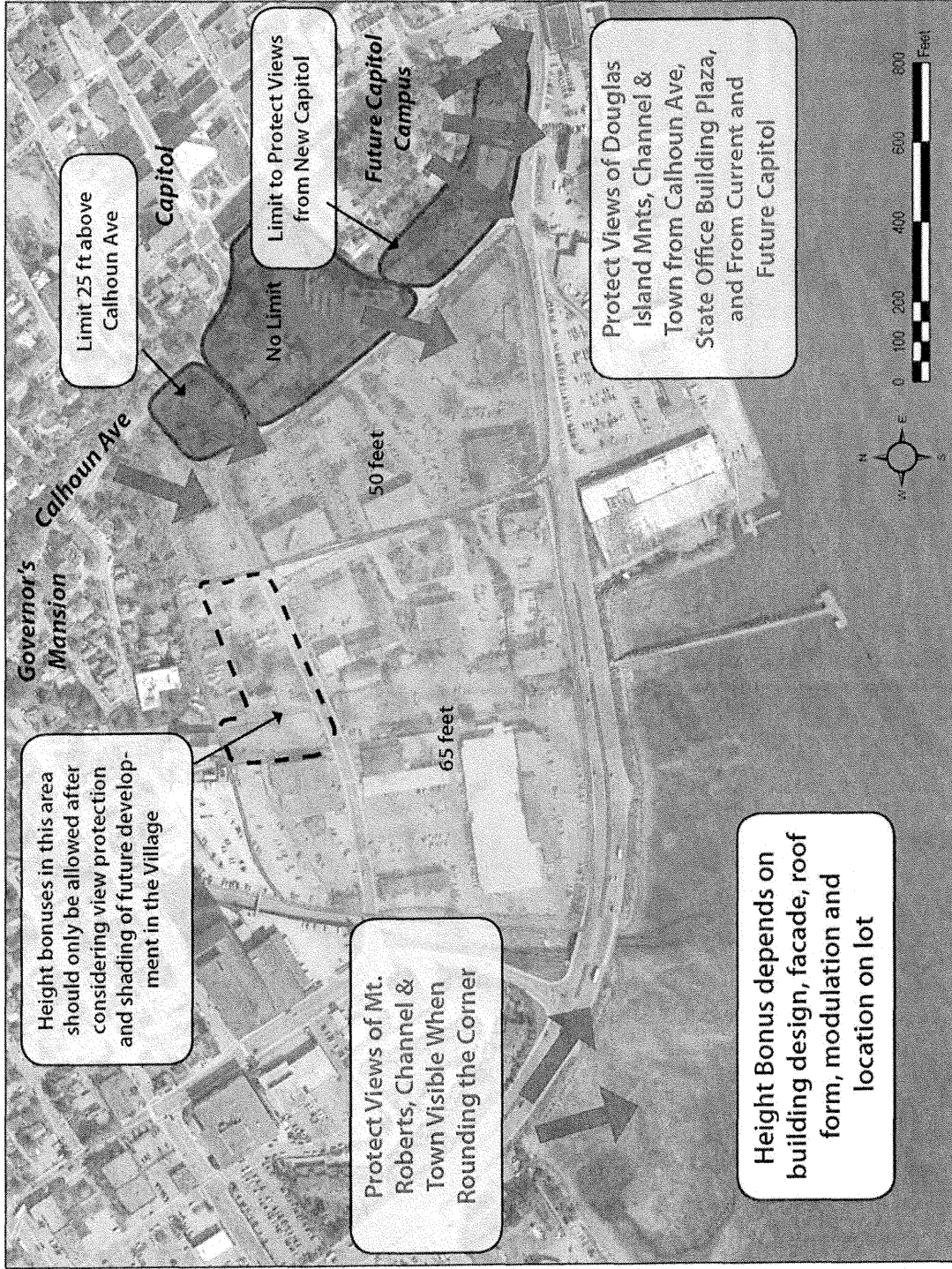
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CONSTRUCTION DOCUMENTS SUBMITTAL DATE
 BUILDING SECTIONS
A-301



11/01/2011

Figure 5. Building Heights (Possible with Bonus Points) and Viewsheds