

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>1/9/12</u>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description A new 16,300 square foot Church Meetinghouse, wood frame, single story structure, with a masonry veneer set on a landscaped site with a paved parking lot for 230 vehicles. Also included will be a small 12x14 storage building sided to match the Church and a 30x60 covered picnic pavilion located at the back of the development.		
	PROPERTY LOCATION		
	Street Address 10585 Glacier Highway	City/Zip Juneau 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Tract A - H, U.S. Surveys 2386 & 3817		
	Assessor's Parcel Number(s) <u>8-822-0-100-003-0</u>		
	LANDOWNER/ LESSEE		
	Property Owner's Name Corp. of the Presiding Bishop of the Church of Jesus Christ of Latter-	Contact Person: Bob Beadles	Work Phone: 253-875-5023
	Mailing Address Seattle WA Project Management Off, PO Box 105 Graham, WA 98338	Home Phone:	Fax Number: 253-875-7913
	E-mail Address BeadlesRA@ldschurch.org	Other Contact Phone Number(s): 425-919-1911	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****	
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		<u>6 JAN 2012</u> 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 If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name McCool Carlson Green Architects		Contact Person: Dan Park	Work Phone: 907-563-8474 ext 225
Mailing Address 421 W. 1st Ave., Anchorage, AK 99501		Home Phone:	Fax Number: 907-563-4572
E-mail Address dpark@mcgalaska.com		Other Contact Phone Number(s): 907-242-0406 Cell	
X Applicant's Signature		<u>6 JAN 2012</u> Date of Application	

STAFF APPROVALS	<input checked="" type="checkbox"/> Permit Type	***SIGN	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)				
	X Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	✓	<u>1/9/12</u>	<u>USE 2012 0001</u>	
	Variance Case (De Minimis and all other Variance case types)				
	Wetlands Permits				
	Zone Change Application				
	Other (Describe)				
	***Public Notice Sign Form filled out and in the file.				
	Comments: <u>This is a modification of USE20110003</u> <u>see NOD dated 4/28/2011</u>			Permit Intake Initials <u>NKJ</u>	

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
I:\FORMS\2010 Applications Revised November 2009

ATTACHMENT 3

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <u>USE20120001</u>	Date Received <u>1/9/12</u>																																			
TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Accessory Apartment*** (AAP) </div> <div> <input type="checkbox"/> Driveway in Right-of-Way (ADW) </div> </div> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Use Listed in \$49.25.300 (USE) (Table of Permissible Uses) </div> </div> <p>Please list the Table of Permissible Uses Category: <u>Church</u></p> <p>***An Accessory Apartment Application will also be required.</p>																																						
DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. <u>A new Church Meeting House, small storage building, Covered Pavilion and associated parking lot.</u>																																						
IS THIS A MODIFICATION OF AN EXISTING APPROVAL? <div style="display: flex; justify-content: flex-end;"> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES – Case # <u>USE 2011 003</u> </div>																																						
CURRENT USE OF LAND OR BUILDING(S): <u>Vacant (Former Trucking business - since demolished), single family home with detached garage on small partitioned lot under same ownership to remain.</u>																																						
PROPOSED USE OF LAND OR BUILDING(S): <u>New church Meeting House with associated paved parking lot and associated improvements.</u>																																						
UTILITIES PROPOSED: <div style="display: flex; justify-content: space-between;"> <div> WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site </div> <div> SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site </div> </div>																																						
SITE AND BUILDING SPECIFICS: <div style="display: flex; justify-content: space-between;"> <div> Total Area of Lot <u>604,367</u> square feet </div> <div> Total Area of Existing Structure(s) <u>1,809 House, 756 Garage</u> square feet </div> </div> <div style="display: flex; justify-content: space-between;"> <div> Total Area of Proposed Structure(s) <u>18,268</u> square feet </div> </div>																																						
EXTERNAL LIGHTING: <div style="display: flex; justify-content: space-between;"> <div> Existing to remain <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures </div> <div> Proposed <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures </div> </div>																																						
PROJECT NARRATIVE AND SUBMITTAL CHECKLIST: <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Floor Plan of proposed buildings <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings <input checked="" type="checkbox"/> Proposed Vegetative Cover </div> <div> <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) </div> </div>																																						
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.	ALLOWABLE/CONDITIONAL USE FEES <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;"></th> <th style="width:15%;">Fees</th> <th style="width:15%;">Check No.</th> <th style="width:15%;">Receipt</th> <th style="width:15%;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td>\$ <u>500.00</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Admin. of Guarantee</td> <td>\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Adjustment</td> <td>\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pub. Not. Sign Fee</td> <td>\$ <u>50.00</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pub. Not. Sign Deposit</td> <td>\$ <u>100.00</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Fee</td> <td>\$ <u>650.00</u></td> <td></td> <td><u>2366</u></td> <td><u>1/9/12</u></td> </tr> </tbody> </table>				Fees	Check No.	Receipt	Date	Application Fees	\$ <u>500.00</u>				Admin. of Guarantee	\$ _____				Adjustment	\$ _____				Pub. Not. Sign Fee	\$ <u>50.00</u>				Pub. Not. Sign Deposit	\$ <u>100.00</u>				Total Fee	\$ <u>650.00</u>		<u>2366</u>	<u>1/9/12</u>
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TO BE COMPLETED BY THE APPLICANT

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

PROJECT NARRATIVE (Revised 12/30/2011)

*Juneau Stake Center Project
The Church of Jesus Christ of Latter-day Saints*

Location:

The Church of Jesus Christ of Latter-day Saints is planning to build a new Chapel on recently acquired property on Glacier Highway north of Engineer's Cutoff in Juneau, Alaska. The project site is located at 10585 Glacier Highway and will consist of a chapel structure to be located on the eastern portion of the 13.87 acre property, on land that is already cleared and de-cluttered. Legal description for the property: Tract A - H, U.S. SUNeys 2386 & 3817 and A Tract in Lot H, U.S. SUNeys 2386

Building Access and Schedule:

It is proposed that the Church property will have one driveway access off Glacier Highway into the new paved parking lot. One driveway access will be maintained to the existing House north of the Church access. A typical schedule of use for a church ward is as follows:

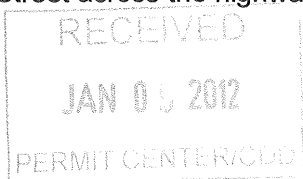
1. Sundays: Services are held in three hour meeting blocks. Initially one congregation (ward) with 100 to 250 members attending, begins at 11 am and runs to 2 pm. Usually there are small groups of 2 to 20 people who will meet before and after the 3 hour block.
2. Weekday Early Mornings: There are classes held at the building between 6 am and 7 am for the high school aged youth when public school is in session.
3. Weekday Evenings: There are no meetings on Monday night. The ward has one night a week that they will use for boy scouts and their youth programs. This typically runs from 7 pm until 9 pm.
4. Week end Evenings: There will also be quarterly activities for the whole ward which are usually held on a Friday or Saturday night. These may be potluck dinners, dances, performances and other cultural activities.

Grading and Surface Drainage:

The current surface drainage on the parcel will be increased due to the installation of the building, sidewalks and paving all of which are impervious to surface water. This increased drainage will be guided into bio-swales and oil/water separators to treat the runoff water prior to leaving the site.

Project Site Work

The new Juneau Stake Center is a 16,300 square foot, wood frame, single story structure on a 13 acre site. To develop the site a small amount of wetlands mitigation work is necessary. There are creeks that flow through the site and we will construct new subterranean culverts to carry them across the site maintaining their natural course as close as possible. A 241 car paved parking lot with landscaping surrounds the building on three sides. City water, sewer and power are at the site. There will be handicap van access available at the new structure. No loading zone will be provided. Refuse area will be enclosed in a bear resistant structure and located just north west of the building next to a new 168 sf site storage building. Following discussions with the DOT, the Building has been shifted to the north from the original application, reducing the parking on the north side to one single row with 14 parking spaces. This has allowed the meeting house entry drive to be aligned with Hamilton Street across the highway. This will provide access directly into the parking lot,



reduce cross traffic conflicts reduce stacking in the center lane. A turf block type of emergency access drive is included across the frontage to allow emergency vehicles full access around the building.

Traffic and Circulation

The Traffic Impact Analysis (TIA) estimates the traffic and transportation impacts expected due to the proposed construction of a new church. The proposed church will be approximately 16,300 square feet and includes 241 parking stalls in an area currently zoned 01 (T)D3 and 01 (T)D1 O. The partitioned lot next to the church site under the same ownership currently is occupied by a single family residence and a small detached garage. In consultation with Alaska Department of Transportation and Public Facilities staff, the intersections of Fritz Cove Road/Glacier Highway, Engineer's Cutoff/Glacier Highway, and Riverside Drive/Glacier Highway were analyzed in the PM peak hour and the Sunday peak hour. Since the church facility has a peak trip generation period that is later than the normal PM peak and coincides with a nearby proposed facility, area intersections were also analyzed for the evening peak period traffic.

Based on the results of the analysis conducted in support of this TIA, it has been recommended the Church construct a two way center turn lane between Engineer's Cutoff and the north side of the site. Level of service (LOS) values at area intersections are not impacted by the project and delays due to the additional traffic are expected to be minor. However, traffic at site driveways exceeds the thresholds for a main street left turn lane put forth by AASHTO A Policy on the Geometric Design of Highways and Streets 02001. No other offsite mitigation should be required by this project.

Noise

The only noise producing element at the new church will be the code required fire alarm bell. This will only be activated during an emergency. The building has no chimes (that strike hourly or on occasion), no exterior public address or bell system.

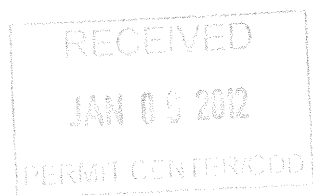
Landscaping:

The maximum number of existing trees on the north west wooded area of the site will be retained. Only the portion of the site currently cleared will be used for the building and parking lot. A lawn with a variety of local shrubs will be installed around the building. The south and north property lines will be fenced. The grounds are maintained by the church or their grounds maintenance personnel. Watering is done on a weekly basis depending on need. No underground irrigation is anticipated. Any plants that die will be replaced by the Contractor for one-year and the Church there after.

Lighting and Signage:

The parking lot will be lit with low cut-off, pole mounted, LED fixtures. They will be short (18 foot high) poles that tip down for easy maintenance. There will also be some building mounted entrance and emergency egress fixtures. These will also be low-cutoff LED fixtures.

There will be limited signage on the building, an engraved stone building sign set into the stone veneer siding and a small stone engraved address number.



Public Health and Safety:

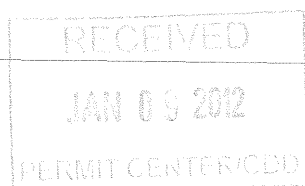
A hazardous materials study has been performed on the site. The hazardous materials have been abated. The site was cleared of old structures and miscellaneous debris.

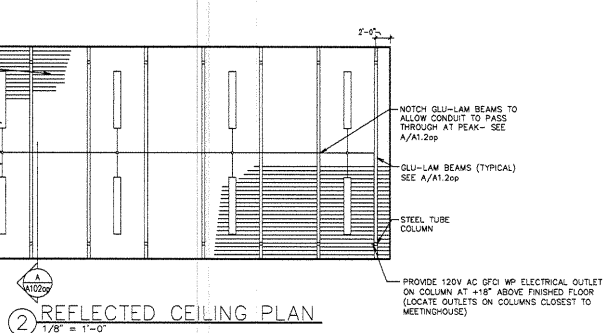
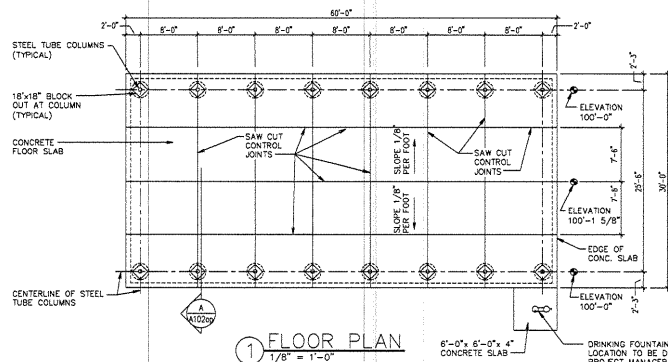
Exterior:

The exterior design of the building is a traditional theme with cultured stone wainscot and cement composition lap siding above, white prefinished metal fascias, columns and barrel vaulted entries. The design is strikingly handsome and scaled to be complementary in residential areas. The building will have a lovely backdrop of the forested mountain behind it. A prominent white steeple will set on the roof at the front end of the building facing Glacier Highway with a lawn spanning from the front of the chapel to the highway. Roofing is asphalt shingles with prefinished metal flashings. The interior heating and cooling systems are electric forced air heating and mechanical cooling. The building is served by 3-phase electrical power.

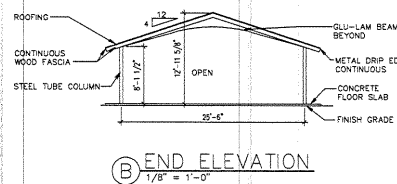
Interior:

There are classrooms, offices, a cultural center, chapel (with 252 fixed seating capacity) and servery (for heating and serving previously prepared food). There are also toilet and storage rooms. Interior finishes include carpeting and carpet base, sisal wainscot with oak trim. The building and site are ADA accessible. The building is protected with a fully automatic fire sprinkler system and alarm.





(A) SIDE ELEVATION
1/8" = 1'-0"



PAVILION SUPPLIER SHALL SUPPLY FULL ANALYSIS AND DESIGN OF THE FOUNDATIONS AND SUPERSTRUCTURE AND ADJUST PLANS AND SPECIFICATIONS ACCORDINGLY TO MATCH SITE LOCATION AND CONDITIONS.

- DESIGN CRITERIA:**
- 2006 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
 - TYPE OF CONSTRUCTION: TYPE III-B
 - BUILDING USE: ASSEMBLY A
 - BUILDING OCCUPANCY CATEGORY: II
 - BUILDING HEIGHT: 11'-0"
 - BUILDING VOLUME: 18,150 CU. FT.
 - NO. OF OCCUPANTS: 257
 - ROOF LOAD: 13 PSF PLUS FRAMING WEIGHT
 - SHINGLES AND FELT: 3.5 PSF
 - DIAPHRAGM SHEATHING: 1.5 PSF
 - WOOD DECK: 4.6 PSF
 - MISCELLANEOUS: 3.4 PSF
 - SNOW LOAD
 - Ps: 43 PSF (GROUND SNOW LOAD)
 - Pf = 0.7 * Pg * Ce * Ct * Is = 36 PSF (ROOF SNOW LOAD)
 - Ce: 1.0
 - Ct: 1.2
 - Is: 1.0
 - WIND LOAD
 - Vs: 90 MPH
 - EXPOSURE: C
 - W: 1.00
 - GCP: 0.00
 - SEISMIC LOAD
 - is: 1.00
 - Se: 1.50
 - Si: 0.50
 - Fs: 1.0
 - Pv: 1.5
 - SITE CLASS: D
 - SEISMIC DESIGN CATEGORY: D
 - h: R: 2.5 (CANTILEVERED STEEL COLUMNS)
 - EQUVALENT LATERAL FORCE PROCEDURE
 - ALLOWABLE SOIL BEARING PRESSURE = 1,500 POUNDS PER SQUARE FOOT (ADJUST AS REQUIRED TO COMPLY WITH SOILS REPORT)
 - ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1804.2 OF 2006 IBC). VERIFY WITH SOILS REPORT. USE CONSTRAINED CONDITIONS FOR CONCRETE CAISSONS.

- PAVILION CONSTRUCTION SEQUENCE NOTES:**
- VERIFY PERMIT REQUIREMENTS BEFORE SIGNED CONTRACTS.
 - BUILDING PERMIT
 - PLANNING OR CONDITIONAL USE PERMIT
 - OBTAIN REQUIRED USE PERMIT
 - REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB, STRIP 6' OF TOP SOIL
 - LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION
 - DIG COLUMN CAISSONS
 - PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL
 - SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO LOCATE ANCHORS ACCURATELY
 - PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PER UP TO A LEVEL 1-1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS
 - SET GALVANIZED STEEL TUBE COLUMNS OVER PRE-SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE GLU-LAM BEAMS
 - AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x3" PLATE WASHERS UNDER NUTS. TIGHTEN NUTS WITH ADDITIONAL 1/4" TURN PAST SNUG
 - THE WEIGHT OF GLU-LAM BEAMS IS APPROXIMATELY 500 POUNDS EACH. SOME FORM OF MECHANICAL HOIST IS RECOMMENDED FOR SETTING BEAMS ON TOP OF STEEL TUBE COLUMNS
 - NOTCH A 1"x1" HOLE AT TOP OF BEAMS NEAR CENTER PEAK FOR ELECTRICAL CONDUIT TO PASS THROUGH
 - LIFT GLU-LAM BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES
 - ANCHOR BEAMS IN SADDLES WITH (2) 1/2" DIAMETER BOLTS, WASHERS, AND NUTS
 - ONCE GLU-LAM BEAMS ARE SET AND SECURELY BOLTED, ADJUSTLY BRACE EACH BEAM USING 2x4 LUMBER TO PREVENT BEAMS FROM OVERTURNING UNTIL ROOF DECK AND ROOF SHEATHING ARE SECURELY ANCHORED IN PLACE
 - SET 2x8 TONGUE AND GROOVE ROOF DECK WITH COMMON OR RING SHANK NAILS IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS. SEE E/A1.2
 - INSTALL 2x6 FASCIA BOARD AROUND ENTIRE ROOF PERIMETER. ALIGN TOP OF FASCIA BOARD WITH TOP OF ROOF DECKING. SEE E/A1.2
 - INSTALL PLYWOOD ROOF SHEATHING OVER 2x8 TONGUE AND GROOVE ROOF DECK AT 45 DEGREES AS SHOWN IN ROOF DIAPHRAGM DETAIL D/A1.2
 - LAY 30 POUND FELT UNDER ENTIRE ROOF STARTING AT FASCIA DRIP EDGE. OVERLAP EACH ROLL 6" AS FELTS ARE LAID UP TO RIDGE
 - INSTALL PRE-FINISHED METAL EDGING ON ALL PERIMETER EDGES OF ROOF
 - INSTALL FIBERGLASS SHINGLES OVER ROOF UNDERLAYMENT AND PRE-FINISHED METAL DRIP EDGING. FOLLOW MANUFACTURER'S INSTRUCTIONS
 - PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES
 - PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER GLU-LAM BEAMS, ROOF DECKING, AND PLYWOOD ROOF SHEATHING ARE SECURELY IN PLACE
 - FINISH TOP SURFACE OF CONCRETE SMOOTH WITH A LIGHT BROOM FINISH
 - AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT A CONCRETE SAW (4-6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1/4" THICKNESS OF SLAB OR FORM CONTROL JOINT WITH JOINT TOOL AT TIME OF PLACING OF CONCRETE
 - ALLOW CONCRETE SLAB A MINIMUM OF 7 DAYS BEFORE PROCEEDING WITH REMAINDER OF PAVILION WORK
 - ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER-COATED FINISHED. TOUCH-UP FINISH PAINTING BY OTHERS
 - STAIN ALL EXPOSED WOOD.

SPECIFICATIONS:

SCOPE - ONE EACH 30 FOOT BY 58 FOOT PAVILION ON 30 FOOT WIDE BY 60 FOOT LONG BY MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE-ENGINEER PAVILION IF WALLS ARE ADDED (USE SHOWN IF STRUCTURE IS RE-ENGINEERED). PROVIDE WALLS AND OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE WOOD BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED. SEE PAVILION CONSTRUCTION SEQUENCE NOTES ON SHEET A1.1.

FURNISHINGS LIST			
ITEM	MANUFACTURER	MODEL NO.	QUANTITY
8" WELDED STEEL PICNIC TABLE	**	**	**

** PER PURCHASING REQUESTION GUIDE FOR MEETINGHOUSE

- SITE PREPARATION:**
- PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT)
 - COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 90 PERCENT OF ASTM D-1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT)
 - INSTALL AND COMPACT 4 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557.

- UTILITIES:**
- INSTALL PLUMBING LINE FOR COLD WATER
 - INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES.

- CONCRETE:**
- USE "SONOTUBE" CONCRETE FORMS FOR CAISSONS
 - PROVIDE DISTORTED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
 - SECURELY ANCHOR REINFORCING STEEL, DESIGN, PROVIDE, AND SPACE REINFORCING STEEL IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
 - MINIMUM COMPRESSIVE STRENGTH OF CONCRETE IS TO BE 3,000 PSI AT 28 DAYS EXCEPT THAT 4,500 PSI, WITH 6 PERCENT AIR ENTRAINMENT (PLUS OR MINUS 1-1/2 PERCENT) IS TO BE USED IN AREAS SUBJECT TO FREEZE THAW CONDITIONS. USE CEMENT TYPE I/II. LIMIT SLUMP TO 4 INCHES, PLUS OR MINUS 1 INCH. VERIFY CONCRETE STRENGTH REQUIREMENTS WITH GEOTECHNICAL REPORT.
 - CONCRETE FLOOR SLABS ARE TO BE 4 INCHES THICK, REINFORCED WITH 5x5-W4/W4-WELDED WIRE FABRIC AND INSTALLED WITH CONTROL JOINTS AT NO MORE THAN 10'-0" ON CENTER.
- STRUCTURAL STEEL:**
- ALL STEEL PLATES TO BE ASTM A36
 - STEEL TUBES TO BE ASTM A500, GRADE B, Fy = 45,000 PSI
 - BOLTS ARE TO MEET OR EXCEED THE REQUIREMENTS OF ASTM A307
 - ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS
 - ALL STEEL SADDLES, BOLTS AND BASE PLATES TO BE POWDER COATED.
 - STEEL TUBE COLUMNS ARE TO BE HSS 5x5x3/16" POWDER COATED MEMBERS.

- WOOD:**
- GLU-LAM BEAMS:
 - SOUTHERN YELLOW PINE
 - 4x4x10 STRESS CONNECTION
 - 2-INCH NOMINAL THICK LAMINATIONS
 - 5-1/8" MINIMUM WIDTHS
 - RESORCINOL ADHESIVE
 - DOUBLE PITCHED AND TAPERED
 - ARCHITECTURAL APPEARANCE GRADE
 - STAIN AND SEAL FINISH
 - ROOF RITCH IS TO BE A VERTICAL TO 12 HORIZONTAL (4:12)
 - MATERIALS, MANUFACTURE AND QUALITY CONTROL OF GLUE LAMINATED BEAMS SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS - STRUCTURAL GLUED LAMINATED TIMBER" ANSI/APA 110.1
 - MEMBERS SHALL BE MARKED WITH AN ATC OR APA/EWS QUALITY MARK AND, IN ADDITION, AN ATC OR APA/EWS QUALITY MARK SHALL BE PROVIDED TO INDICATE CONFORMANCE WITH ANSI/APA 110.1
 - FACTORY SEAL BEAMS AND INDIVIDUALLY WRAP FOR PROTECTION IN TRANSIT, STORAGE, AND ERECTION
 - TEMPORARY STORAGE SHALL CONSIST OF LEVELLED BLOCKS, WELL OFF GROUND, SEPARATION WITH WOOD STRIPS, AND AIR CIRCULATION AROUND EACH MEMBER. COVER TOP AND SIDES WITH MOISTURE RESISTANT PAPER
 - USE NON-WARRING SLINGS WHEN HANDLING, DRY-IN ROOF AS SOON AS ERECTED
 - PROTECTIVE WRAPPING SHALL REMAIN ON BEAMS UNTIL DECK HAS BEEN INSTALLED AND NAILS ARE APPLIED
 - ROOF FRAMING:
 - USE GALVANIZED NAILS
 - 2x6 FASCIA NO. 1 SOUTHERN YELLOW PINE, KLN DRIED, CHROMATED COPPER ARSENATE PRESURE TREATED (C.A. PCT), SPOURED ON FOUR SIDES, AND STAINED. FASCIA IS TO BE FREE OF ANY GROOVES OR NOTCHES
 - WATER ENDS OF FASCIA AT CORNERS
 - BUTT FASCIAS ON AT BEAM ENDS
 - FASTEN FASCIA TO BEAM WITH NOT LESS THAN THREE 16g COMMON, GALVANIZED NAILS AT EACH BEAM JOINT AND EAVE AND TO OUTLOOKERS WITH TWO 16g COMMON, GALVANIZED NAILS AT EACH RAKE
 - 2x8 ROOF DECK:
 - DOUGLAS FIR LARCH (NORTH) OR #1 SOUTHERN YELLOW PINE, SINGLE TONGUED AND GROOVED, SPECIFIED LENGTH, CENTER MATCHED, EDGE VEEED TWO SIDES, KLN DRIED, AND STAINED - NO. 2 GRADE, SOUTHERN YELLOW PINE DECK IS UNACCEPTABLE
 - DECK FURNISHED IN SPECIFIED LENGTHS 50' ALL JOINTS OCCUR OVER BEAMS - RANDOM LENGTH DECK IS UNACCEPTABLE
 - INSTALL IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS USING COMMON OR RING SHANK NAILS. MINIMUM NAILING SHALL BE FACE NAILED USING TWO NAILS AT EACH BEARING POINT. NAILS MUST PENETRATE 1-1/2 INCHES INTO SOLID WOOD.
 - ROOF SHEATHING:
 - 7/16" THICK PLYWOOD OR ORIENTED STRAND BOARD COMPLYING WITH STANDARD PS-1 OF THE AMERICAN PLYWOOD ASSOCIATION (APA) 110.1, APPROPRIATE APA STAMP IDENTIFYING FOLLOWING REQUIREMENTS: 24/0 SPAN INDEX RATING, EXTERIOR EXPOSURE, 18 PERCENT MAXIMUM MOISTURE CONTENT WHEN FABRICATED.
 - INSTALL DIRECTLY OVER WOOD TONGUE AND GROOVE ROOF DECKING IN 4x8 PANELS AT 45 DEGREES TO BECKING. STAGGER PANEL JOINTS APPROXIMATELY 4'-0" AND GAP JOINTS 1/4" INCH. STAPLE AROUND PERIMETER OF EACH PANEL WITH 3 STAPLES PER LINEAR FOOT. STAPLE WITHIN FIELD OF EACH PANEL WITH (2) ROWS OF STAPLES AT 8" O.C.
 - PROTECT SHEATHING WITH 30 POUND FELT IMMEDIATELY AFTER INSTALLATION
 - ROOFING MATERIAL:
 - FIBERGLASS REINFORCED SHINGLES WITH 30 YEAR MINIMUM LABOR AND MATERIAL WARRANTY, UL CLASS "A" FIRE RATED, BY GAF MATERIALS CORPORATION, WAYNE, NJ OR GS ROOFING PRODUCTS COMPANY, INCORPORATED, IRVING, TX. COLOR TO BE BROWN OR AS SELECTED BY OWNER PRIOR TO AWARDED BID. ROOFING NAILS TO BE 1-1/4 INCH GALVANIZED
 - UNDERLAYMENT - 30 POUND FELT, UNDERWRITERS LABORATORY APPROVED AND MEETING REQUIREMENTS OF ASTM D225. LAY EACH LAYER 4 INCHES.
 - APPLY DRIP EDGE CONDUIT ALONG PERIMETER.

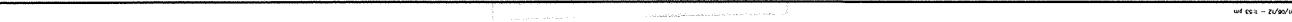
- STAIN:**
- BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI-TRANSPARENT STAIN (OR WOODS WITH SAME COLOR). BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

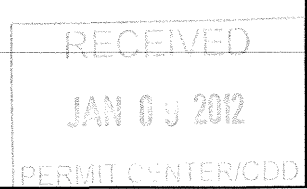
- ELECTRICAL:**
- RUN 3/4-INCH CONDUIT UNDERGROUND WITH NO. 12 THIN COPPER CONDUCTORS PLUS GROUND FROM NEAREST 110 VOLT SOURCE (LOAD IS 1160 WATTS - 8 LIGHTING FIXTURES AND TWO DUPLEX RECEPTACLE ELECTRICAL OUTLETS). FOR UNDERGROUND CONDUIT RUNS, USE PVC-40 PIPE WITH BURIAL DEPTH PER CODE REQUIREMENTS. USE INTERMEDIATE METAL CONDUIT OR RIGID STEEL CONDUIT FOR EXPOSED RISER UP TO SWITCH
 - INSTALL TIME SWITCH (4-HOUR CYCLE, NO-HOLD, AUTOMATIC SHUT-OFF, INTERMEDIATE #F34M OR EQUAL BY PARAGON OR TORK) WITH WEATHERPROOF COVER ON COLUMN AT 48 INCHES ABOVE CONCRETE SLAB TO TOP OF 80"
 - CONNECT LIGHTING FIXTURES WITH CONDUCTOR MOUNTED 1/2-INCH EMT AND STEEL FITTINGS AND NO. 12 THIN OR XHHW COPPER CONDUCTORS. RUN CONDUIT THROUGH NOTCHED HOLE AT TOP OF GLU-LAM BEAM. SEE E/A1.2
 - LIGHTING FIXTURES SHALL BE IMPACT RESISTANT, ENCLOSED, SURFACE MOUNTED, FLUORESCENT WITH FOUR T8X2 T8 LAMP TUBES, 40 WATT, 4' LONG, 1" DIA. LABEL: LITHONIA TDM232-AR-120 OR EQUAL BY COLUMBIA, DAY-BRITE, OR METALUX.

- PLUMBING:**
- RUN 3/4-INCH WATER LINE FROM NEAREST POTABLE SOURCE OF WATER TO INDICATED LOCATION NEAR PAVILION. BURY WATER LINE BELOW LOCAL FROST DEPTH. INSTALL WATER VALVE AND WASTE VALVE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS IN NEW LINE AT CONNECTION TO WATER SOURCE PIPE
 - INSTALL IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS, A BARRIER-FREE TUBULAR STEEL PEDestal FOUNTAIN - HALSEY MODEL 4410 WITH 9788C NON-LOCKING HOSE BIBB OR APPROVED EQUIVALENT

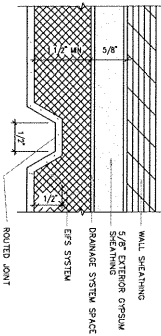
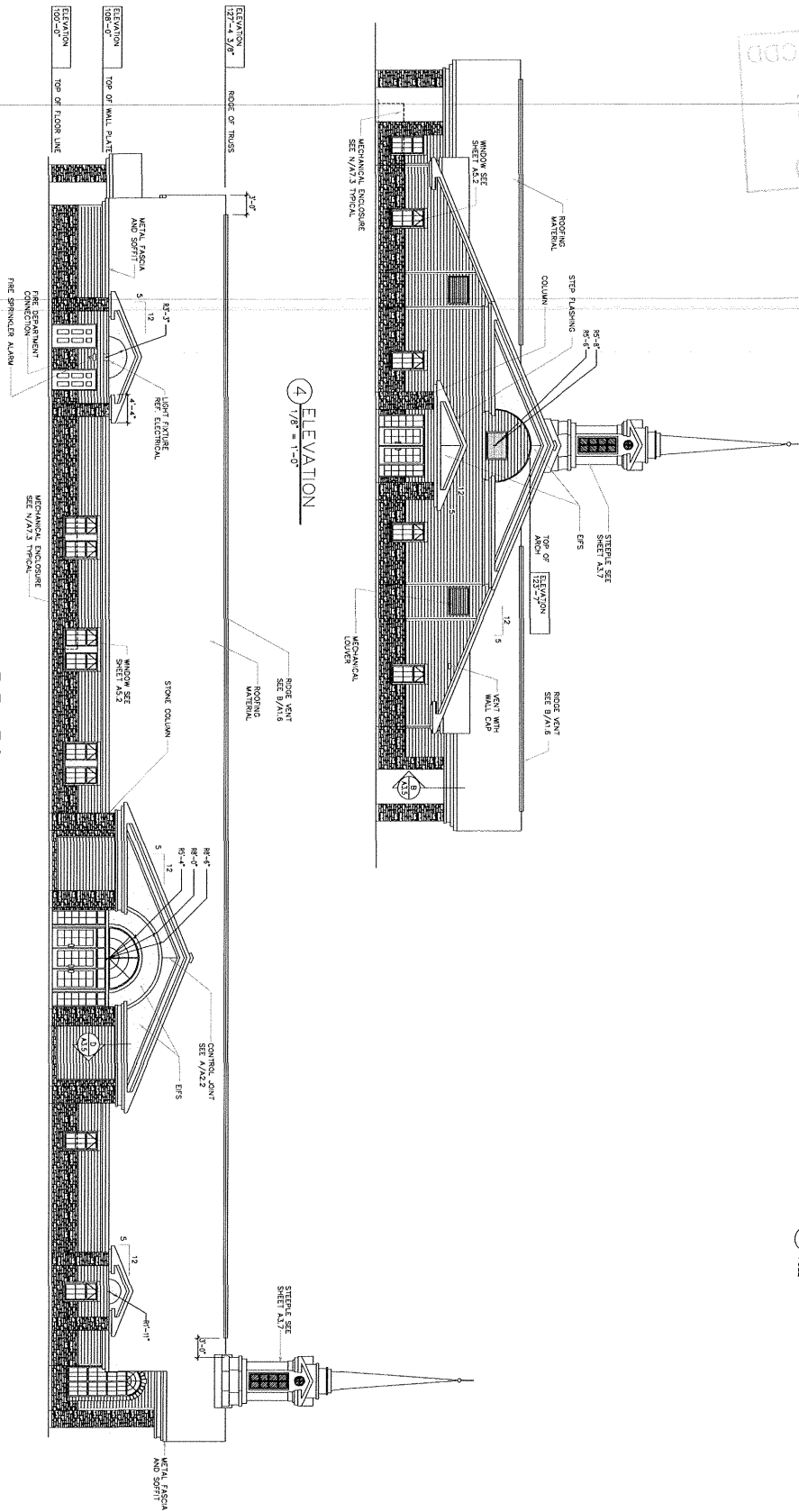
Material	Quantity
8" WELDED STEEL PICNIC TABLE	**

PAVILION PLAN AND ELEVATIONS AND NOTES





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A JOINT DETAIL

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EXTERIOR ELEVATIONS

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

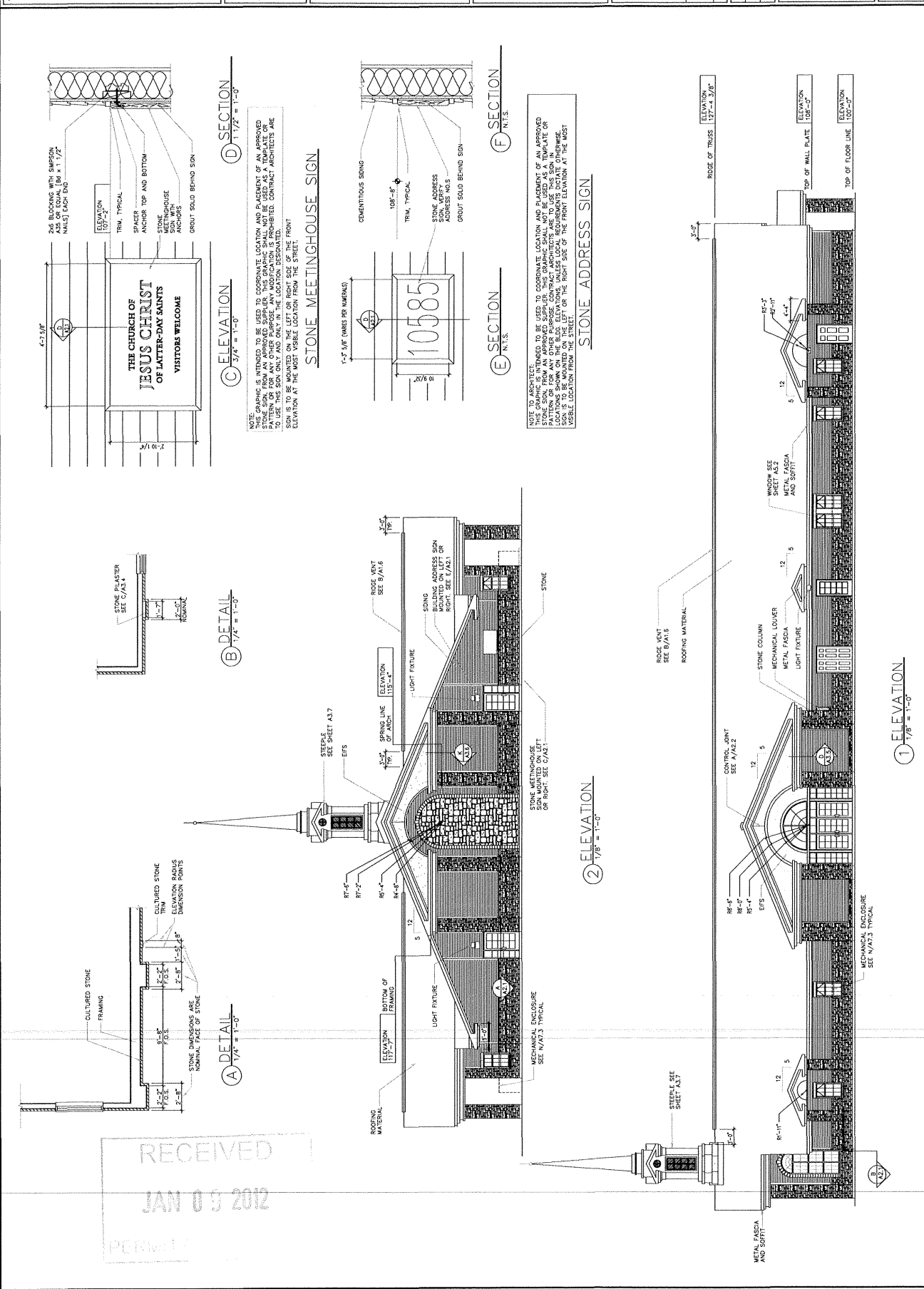
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
10585 Glader Highway
Juneau, Alaska 99807

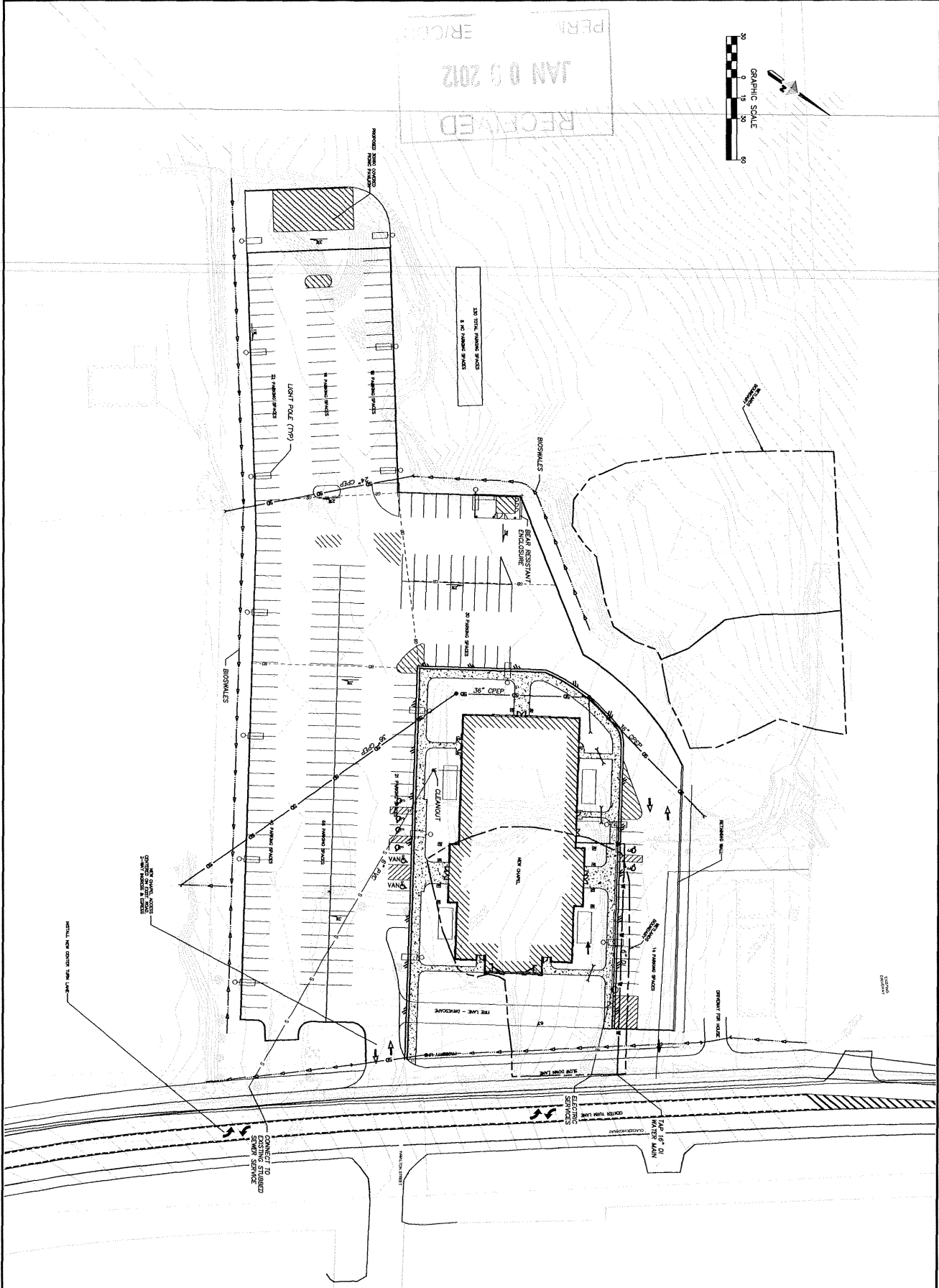
JUNEAU STAKE CHAPEL

McCool Carlson Green
ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
801 PHOTO AVENUE, ANCHORAGE, AK (907) 563-8474

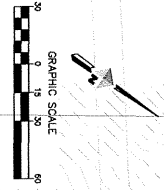


10 DEC 10 DESIGN DEVELOPMENT

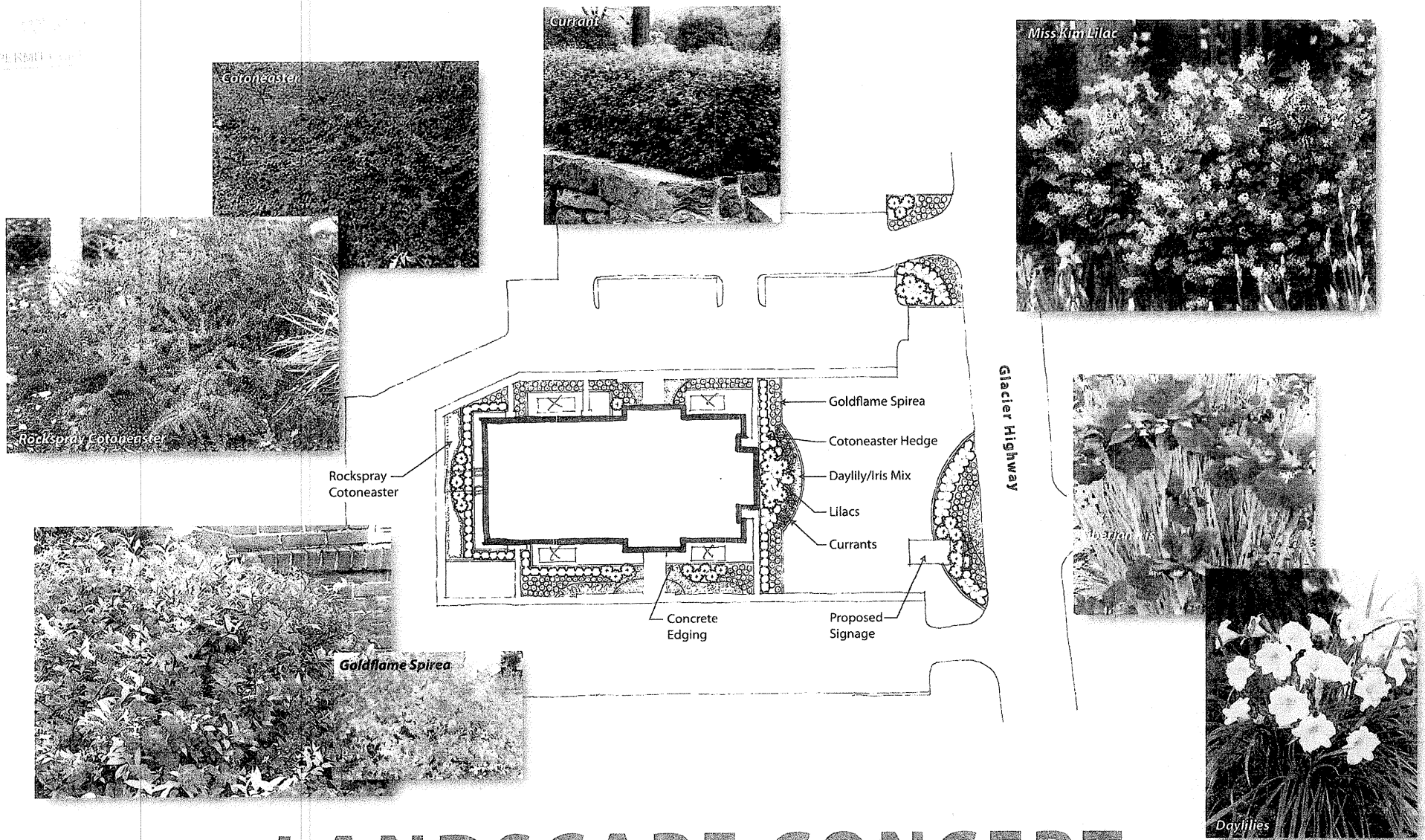


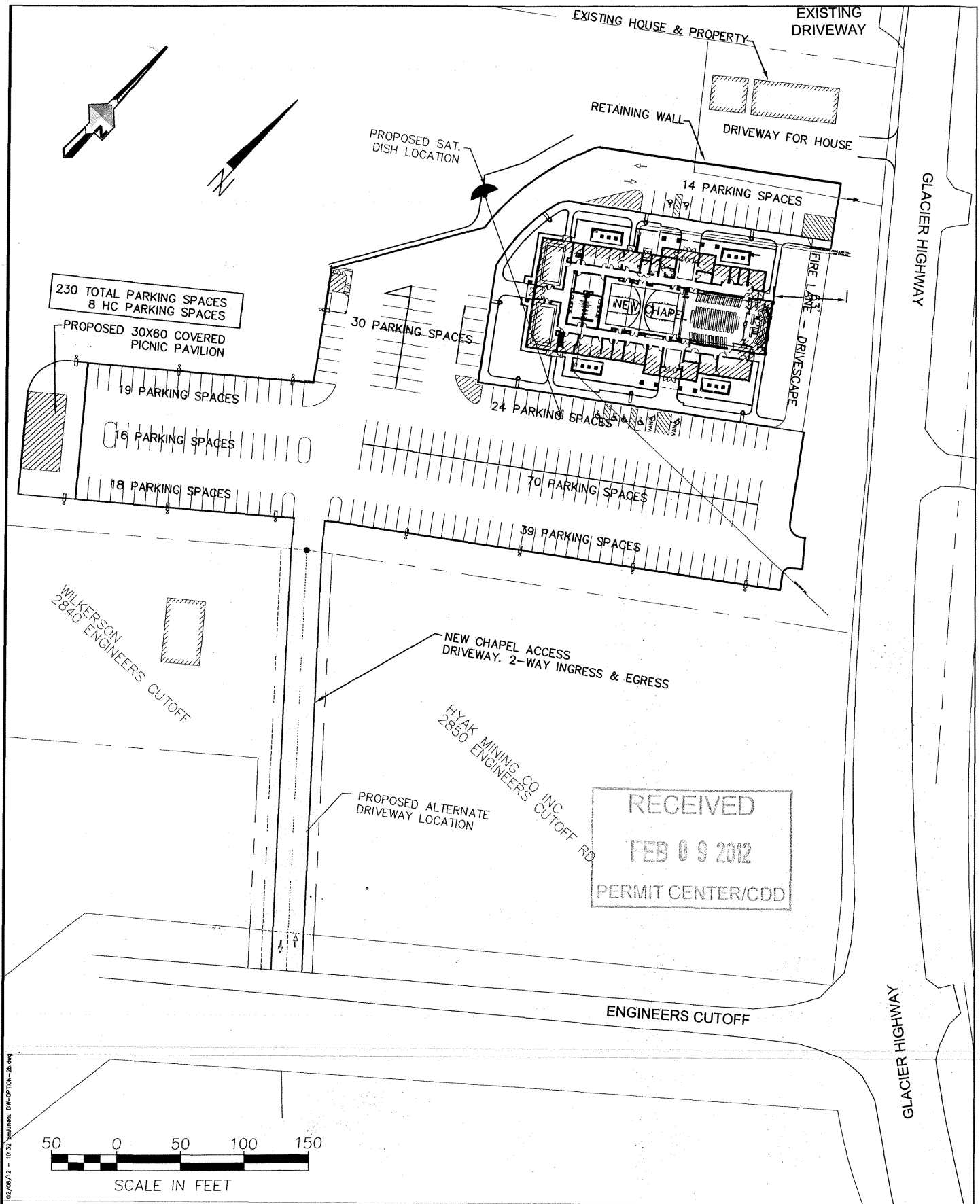


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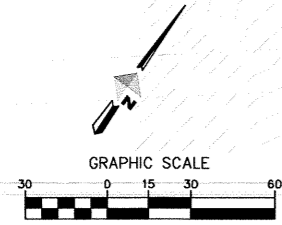


Sheet: C2.0	Project Name: JESUS CHRIST OF LATTER-DAY SAINTS	Project Number: 060748	Drawn Title: OVERALL SITE PLAN	30 DEC 11 CONTRACT DOCUMENTS	Project for: JUNEAU STAKE CENTER 10585 GLACIER HIGHWAY JUNEAU, ALASKA 99807	Stamp: DOWL HKM 4041 B STREET ANCHORAGE, ALASKA 99503 907-562-2000 www.dowlhkm.com
				Next Date: 01/09/12		
				19		

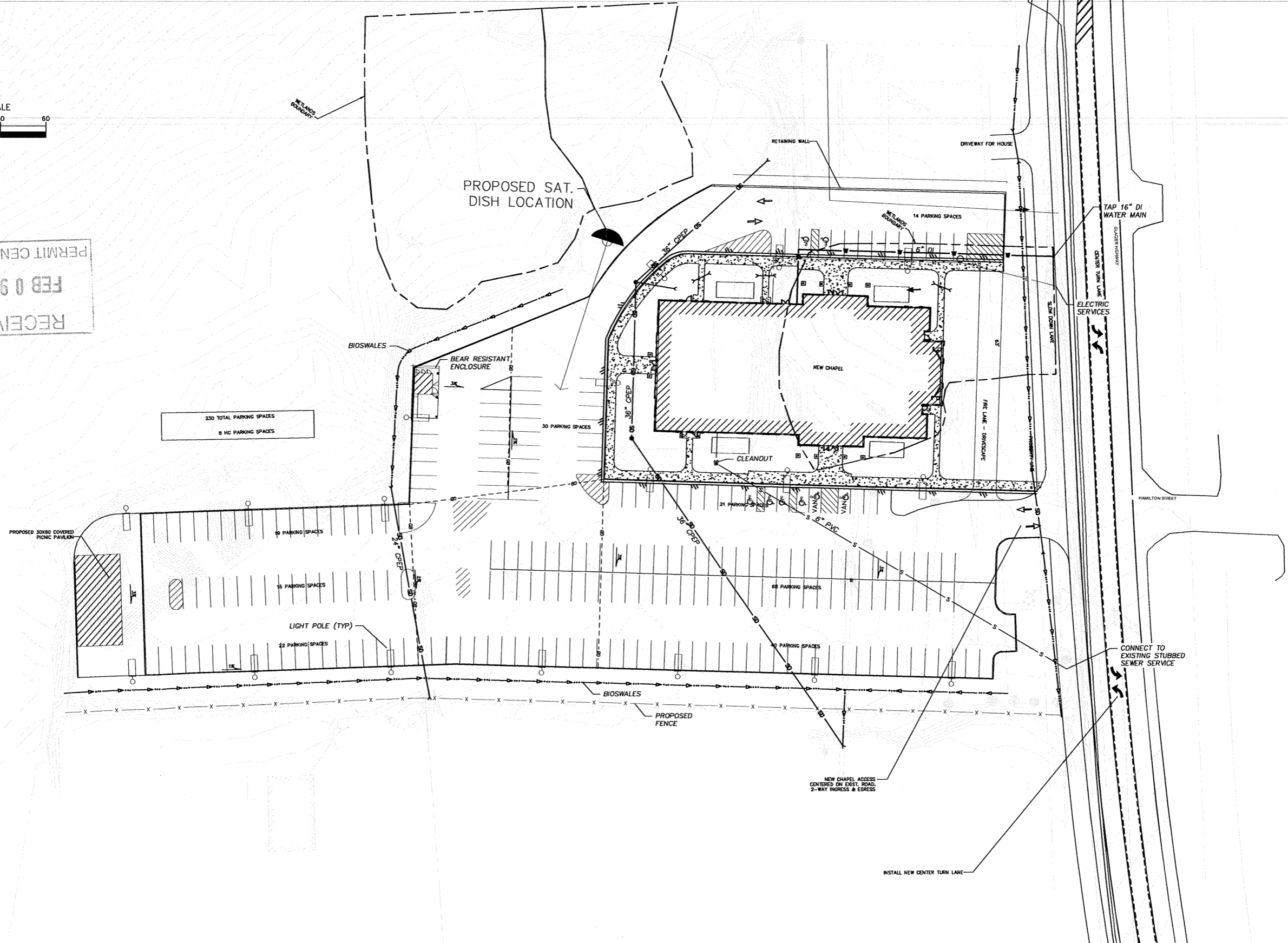




<p>Project for:</p> <p>THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</p>	<p>McCOOL CARLSON GREEN ARCHITECTURE INTERIOR DESIGN SPACE PLANNING 901 PHOTO AVENUE, ANCHORAGE, AK (907) 563-8474</p> <p>Architect / Engineer:</p> <p>5368 Commercial Boulevard Juneau, AK 99801 (907) 780-3533</p> <p>DOWL HKM</p>	<p>JUNEAU STAKE CHAPEL</p> <p>ENGINEERS CUTOFF ACCESS - OPTION B</p> <p>Juneau, Alaska 99801</p>	<p>Project Number: D60748</p> <p>Date: AUG 2011</p> <p>APPENDIX A</p> <p>2</p>
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**JUNEAU STAKE
CENTER**

10585 GLACIER HIGHWAY
JUNEAU, ALASKA 99687

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

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Project Number:
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Plan Series:
- 19

Property Number:
591-4848

Sheet Title:
**OVERALL
SITE PLAN**

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