


MEMORANDUM

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

DATE: December 3, 2013

TO: Planning Commission

FROM: Jonathan Lange, Planner 
Community Development Department

FILE NO.: CSP2013 0029

PROPOSAL: A City project to construct the Eaglecrest Learning Center; a new 8,660 square foot two story building.

GENERAL INFORMATION

Applicant: City and Borough of Juneau, Engineering – Skye Stekoll

Property Owner: City and Borough of Juneau, Eaglecrest

Property Address: 3000 Fish Creek Road

Legal Description: SECTION 31 T 41 S R 67 E CRM [EAGLECREST]

Parcel Code No.: 3-D10-2-100-001-0

Site Size: 1,377 Acres

Comprehensive Plan Future Land Use Designation: RD – Resource Development

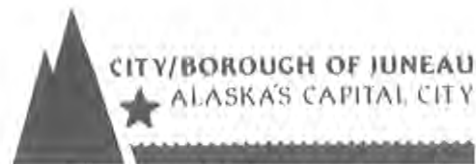
Zoning: RR – Rural Reserve

Utilities: On-site water and waste-water disposal system

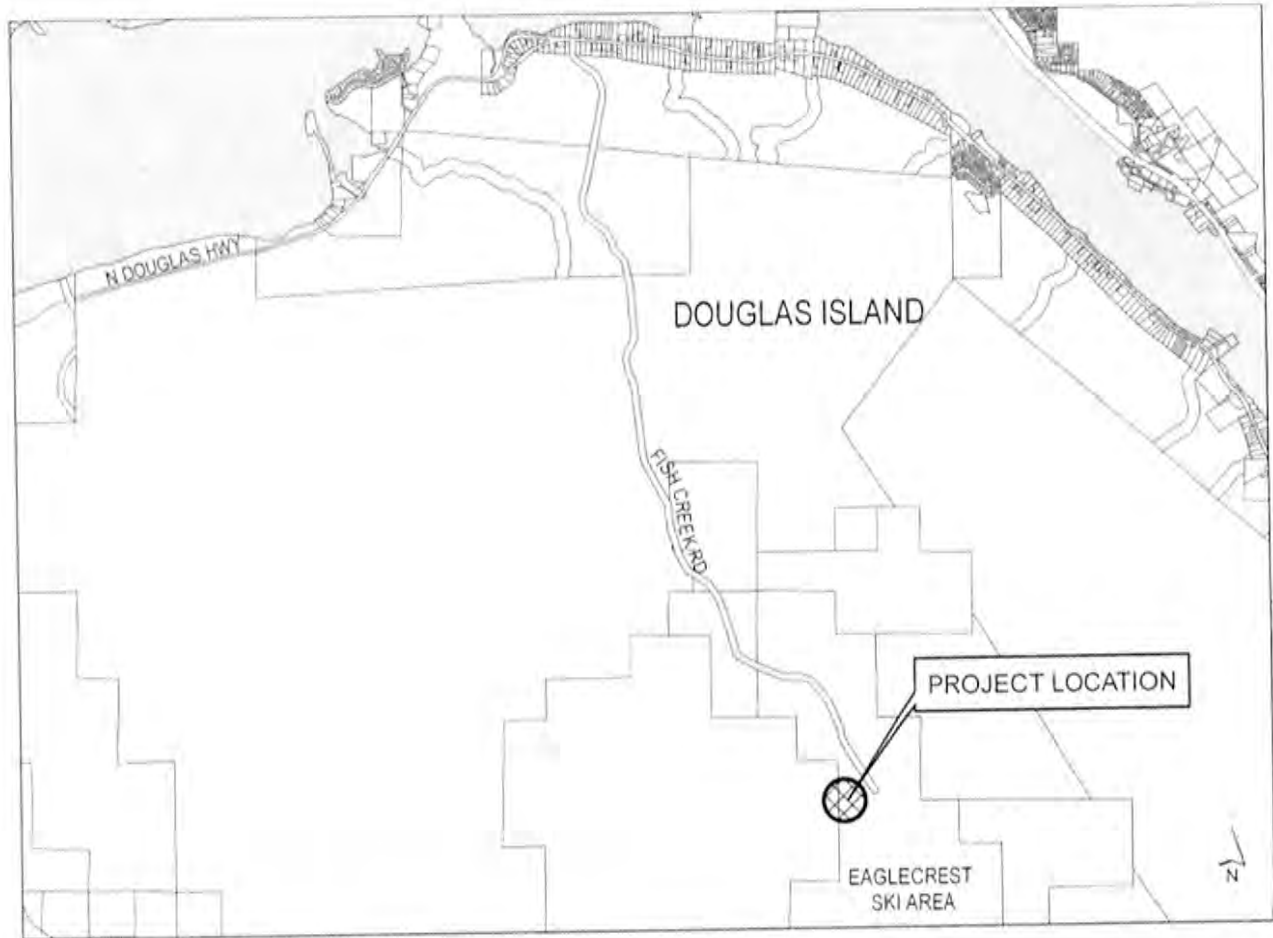
Access: Fish Creek Road, North Douglas Highway

Existing Land Use: Commercial Recreation – Ski Area

Surrounding Land Use: North - RR; Vacant Forrest Service Land
South - RR; Vacant City Land
East - RR; Vacant State of Alaska Land
West - RR; Vacant State of Alaska Land



VICINITY MAP



ATTACHMENTS

- | | |
|--------------|---|
| Attachment A | Development Permit & City/State Project Land Action Review Applications with Proposed Site and Building Plans |
| Attachment B | Building Rendering (Colors have not been finalized) |
| Attachment C | Architects Roof Memo |
| Attachment D | Abutters Notice |

PROPOSAL

The proposal is to construct the Eaglecrest Learning Center. The proposed new building would be an 8,660 square foot two story building located north of the existing Eaglecrest Lodge. The

building would house a retail shop, ticket windows, ski school classrooms, and administrative offices on the first floor; with bathrooms, classrooms, offices, and rental space on the second floor (see Attachment B for proposed floor plans).

BACKGROUND

During the planning process of the Eaglecrest Master Plan, the idea for the Learning Center came primarily from the internal interest of the Eaglecrest management to focus on improving the learning experience of new skiers. Out of the Master Plan process came the building size and programming for the proposed space for the Learning Center. At the October 2, 2012 municipal Election a passing municipal vote procured funds through Proposition 1 general obligation bond. At just over 2.5 million dollars the Learning Center is estimated to increase annual revenue by \$150,000, while operating and maintenance costs would increase by \$25,000 as a result of the proposed project estimated by Eaglecrest management.

ANALYSIS

The proposed construction of the Learning Center complies with the standards and regulation in the City and Borough of Juneau's Land Use Code Title 49, and will be required to comply with all dimensional standards therein and all building code requirements of Title 19, the Building Code.

The project site is located within the Rural Reserve zoning district. The proposed building is 27 feet high, which is well under the maximum 45 foot height limit.

The parking requirement for the proposed building would be 1 space per 300 square feet. The Learning Center is 8,660 square feet, requiring 28 parking spaces, two of which must be van accessible spaces. The existing lodge is 15,755 square feet which is required to have 52 parking spaces. The estimated parking count is approximately 250 or more spaces. The existing parking is adequate for the proposed new building; no additional parking is required.

Comments

Comments received regarding this project are listed below.

Greg Chaney, CBJ Lands and Resources Manager expressed concerns regarding roof design and how it will be affected by and weather effects.

Joann Lott, Principal Architect with Jensen Yorba Lott Inc. memorandum to Matt Lillard, Eaglecrest, discussing the design decision is attached as Attachment C. The attached memo

outlines the design decision behind a membrane roof, butterfly configuration that drains to the middle of the roof where there are internal drains with heat trace. This configuration will “keep the area around the building safe for pedestrians by holding the snow on the roof,” will “eliminate icing at the eave,” “eliminate the need for snow removal” from off of the roof, will “minimize damage to the roof system caused by snow and ice,” and will “eliminate roof penetrations that could fail due to snow and ice movement.”

CONFORMITY WITH ADOPTED PLANS

The City & Borough of Juneau’s 2013 Comprehensive Plan Update encourages “Winter Tourism” and guides direction to promote Eaglecrest as a year-round and winter destination.

POLICY 5.6. It is the policy of the City and Borough of Juneau ***“TO ENCOURAGE TOURISM, CONVENTION AND OTHER VISITO-RELATED ACTIVITIES THROUGH THE DEVELOPMENT OF APPROPRIATE FACILITIES AND SERVICES, WHILE PROTECTION JUNEAU’S NATURAL, CULTURAL AND ECONOMIC ATTRACTIONS FOR LOCAL RESIDENTS AND VISITORS ALIKE, AND TO PARTICIPATE IN THE ACCOMMODATION OF THE FUTURE GROWTH OF TOURISM IN A MANNER THAT ADDRESSES BOTH COMMUNITY AND INDUSTRY CONCERNS.”***

Standard Operating Procedures

5.6 – SOP4 Develop Eaglecrest as a year-round local and regional recreation and tourist facility.

HABITAT

Three fourths of the proposed area or building pad for the development is in an unmapped wetland. A Nationwide Permit for the filling of the wetlands has been applied for through the Army Corps of Engineers. The proposed building site will require cutting of an existing embankment to get down below grade, then fill will be brought in to stabilize the ground and foundation. Staff does not find any other habitat issues associated with the proposed project.

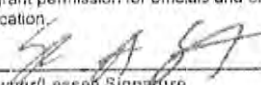
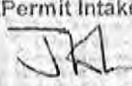
FINDINGS

All evidence indicates that the proposed project complies with the CBJ Land Use Code and applicable plans, including the Comprehensive Plan.

RECOMMENDATION

Based upon the proposed plan (identified as Attachments), and the findings and conclusions stated above, the Community Development Department Director **RECOMMENDS** the Planning Commission **RECOMMEND APPROVAL** to the Assembly for the request.

DEVELOPMENT PERMIT APPLICATION

Project Number CSP20130029	CITY and BOROUGH of JUNEAU	Date Received: 11/5/2013			
Project Name (City Staff to Assign Name)					
INFORMATION	Project Description Eaglecrest Learning Center. A new 2 story 8,660 sf building located at Eaglecrest. The building will house the equipment rental, repair shop, retail shop, ticket windows, restrooms, and classroom areas.				
	PROPERTY LOCATION				
	Street Address 3000 Fish Creek Road	City/Zip Juneau, AK 99801			
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) EAGLECREST				
	Assessor's Parcel Number(s) 3D1021000010				
	LANDOWNER/ LESSEE				
	Property Owner's Name CBJ	Contact Person: Skye Stekoll	Work Phone: 586-0887		
	Mailing Address 155 S Seward St	Home Phone:	Fax Number:		
	E-mail Address skye_stekoll@ci.juneau.ak.us	Other Contact Phone Number(s):			
	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	10/16/13 _____ 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 SAME	Contact Person:	Work Phone:			
Mailing Address	Home Phone:	Fax Number:			
E-mail Address	Other Contact Phone Number(s):				
X	_____ Applicant's Signature	_____ Date of Application			
-----OFFICE USE ONLY BELOW THIS LINE-----					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
	X	City/State Project Review and City Land Action		11/5/2013	CSP20130029
		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)			
		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: _____ _____				Permit Intake Initials 	

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

ATTACHMENT A

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP20130029	Date Received 11/5/13
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TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

DESCRIPTION OF PROJECT

The Eaglecrest Learning Center is a new 8,660 sf 2- story building located at Eaglecrest. The building will house the equipment rental, repair shop, retail shop, ticket windows, restrooms, and classroom areas.

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

Eaglecrest Ski Area

PROPOSED USE OF LAND OR BUILDING(S):

The additional building moves uses from the Lodge into the new building, no change in use for the area.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? No Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ \$2,553,079.00

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.

CITY/STATE PROJECT FEES

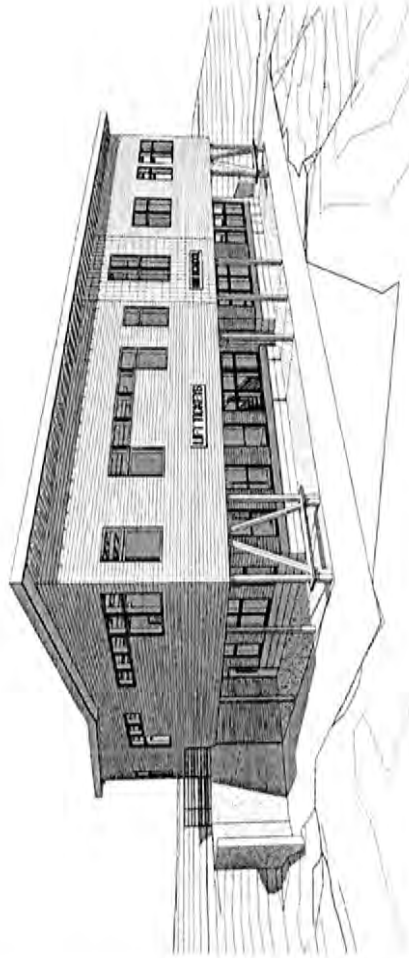
	Fees	Check No.	Receipt	Date
Application Fees	\$ _____	_____	_____	_____
Total Fee	\$ <u>1600.00</u>	<u>DAC</u>	_____	<u>11/5/13</u>

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM
&
EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS
APPLICATION MUST BE FILLED OUT**

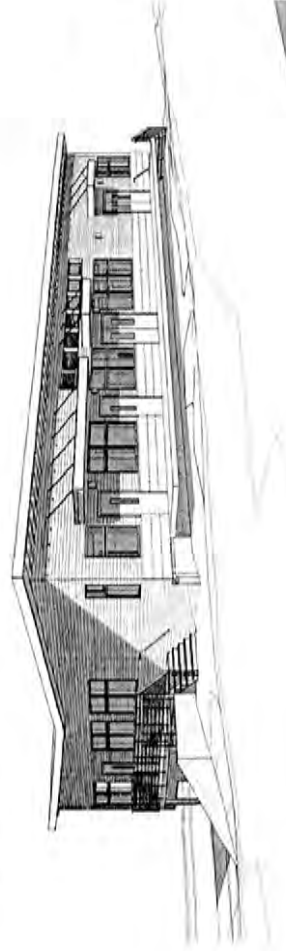
TO BE COMPLETED BY THE APPLICANT

CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING CENTER

CBJ CONTRACT No. E014-076
95% CONSTRUCTION DOCUMENTS
October 1, 2013



CS220130089



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A001



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CIVIL ENGINEER
RAM ENGINEERING, INC.
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STRUCTURAL ENGINEER
R&M ENGINEERING, INC.
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CODE SUMMARY

INTERNATIONAL BUILDING CODE
 CONSTRUCTION TYPE
 OCCUPANCY TYPE
 LEIGHT CALCULATIONS
 ALLOWABLE HEIGHT
 ACTUAL HEIGHT

2076
 VS
 S 1.2
 47-27 12 STOREYS
 27-27 12 STOREYS

8.80M
 3.75M
 9.00M
 4.05M

AREA CALCULATIONS
 FLOOR
 ACTUAL AREA - 1ST FLOOR
 ALLOWABLE AREA - 2ND FLOOR
 ACTUAL AREA - 2ND FLOOR

LEIGH AND ABBREVIATIONS

SITE PLAN
 FIRST FLOOR FINISH AND SIGNAL PLAN
 SECOND FLOOR FINISH AND SIGNAL PLAN

FIRST FLOOR LIGHTING PLAN
 SECOND FLOOR LIGHTING PLAN

ENLARGED PLANS
 SINGLE LINE DIAGRAM
 SCHEMATES
 SCHEDULES

SYMBOLS AND SCHEDULES
 FUNDATION PLAN
 FLOOR FINISH PLAN
 SECOND FLOOR PLAN
 SECOND FLOOR PLAN
 FIRST FLOOR HEATING PLAN
 SECOND FLOOR HEATING PLAN
 MECHANICAL RISER PLAN
 PUMBING DIAGRAMS & DETAILS
 DETAILS
 DETAILS
 CONTROLS

LEGEND AND ABBREVIATIONS

SITE PLAN
 EX01 FIRST FLOOR FINISH AND SIGNAL PLAN
 EX02 SECOND FLOOR FINISH AND SIGNAL PLAN

FIRST FLOOR LIGHTING PLAN
 EX03 FIRST FLOOR LIGHTING PLAN
 EX04 SECOND FLOOR LIGHTING PLAN

ENLARGED PLANS
 EX05 SINGLE LINE DIAGRAM
 EX06 SCHEMATES
 EX07 SCHEDULES

GENERAL NOTES, ABBREVIATIONS & SYMBOLS

SITE PLAN
 RETAINING WALL DETAILS

CROSS SECTIONS
 CROSS SECTIONS

CONSTRUCTION DETAILS
 CONSTRUCTION DETAILS

SYMBOLS AND SCHEDULES

MX01 SCHEDULES
 MX02 SCHEDULES

MX03 FUNDATION PLAN
 MX04 FLOOR FINISH PLAN
 MX05 SECOND FLOOR PLAN
 MX06 SECOND FLOOR PLAN

MX07 FIRST FLOOR HEATING PLAN
 MX08 SECOND FLOOR HEATING PLAN

MX09 MECHANICAL RISER PLAN
 MX10 PUMBING DIAGRAMS & DETAILS

MX11 DETAILS
 MX12 DETAILS
 MX13 CONTROLS

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SHEET INDEX

A001 COVER SHEET
 A002 SHEET INDEX & ABBREVIATIONS
 A003 SYMBOLS, PARTITION & FINISH SCHEDULE
 A004 OPENING TYPES & SCHEDULE
 A005 WINDOW SCHEDULE
 A101 SITE PLAN
 A201 FIRST FLOOR PLAN
 A202 SECOND FLOOR PLAN
 A301 ROOF PLAN
 A301 EXTERIOR ELEVATIONS
 A302 INTERIOR ELEVATIONS
 A303 BUILDING SECTIONS
 A304 BUILDING SECTIONS
 A305 BUILDING SECTION
 A311 WALL SECTIONS
 A312 WALL SECTIONS
 A401 FINISH SCHEDULES
 A500 STANDARD FUTURE HEIGHTS
 A501 INTERIOR ELEVATIONS
 A502 INTERIOR ELEVATIONS
 A503 INTERIOR ELEVATIONS
 A504 INTERIOR ELEVATIONS
 A505 INTERIOR ELEVATIONS
 A601 FIRST FLOOR REFLECTED CEILING PLAN
 A602 SECOND FLOOR REFLECTED CEILING PLAN
 A701 ENLARGED FLOOR PLAN & BUILDING SECTION @ ELEVATOR
 A702 ENLARGED BUILDING SECTION @ STAIRS 214
 A801 DETAILS
 A802 DETAILS
 A803 DETAILS
 A901 INTERIOR DETAILS
 A902 INTERIOR DETAILS
 A903 INTERIOR DETAILS

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NOTES
 S100 STANDARD DETAILS
 S101 FOUNDATION PLAN
 S201 FOUNDATION PLAN
 S202 FOUNDATION PLAN
 S301 FOUNDATION DETAILS
 S302 FOUNDATION DETAILS
 S401 STRUCTURAL STEEL DETAILS
 S402 STRUCTURAL STEEL DETAILS
 S403 STRUCTURAL STEEL DETAILS
 S501 SECTIONS

ABBREVIATIONS

AC ANGLE
 ADM ASPHALT CONCRETE
 ACP ACQUISITIONS CONTRACTING
 ADU ADJUSTABLE
 AFF AFFIXED
 AL ALUMINUM
 APPROX APPROXIMATE
 ASB ASBESTOS
 BDR BAR
 BLDG BLOCK
 BLSG BLOCKING
 BRN BRONZE
 BOT BOTTOM
 CAB CABINET
 CASI CASI
 CEM CEMENT
 CHS CHAIRS
 CLG COLLARS
 COL COLUMN
 CONC CONCRETE
 CONN CONNECTION
 CTR CENTER
 CTR CENTER
 CTR CENTER
 DBL DOUBLE
 DEPT DEPARTMENT
 DIF DIFFERENCE
 DUA DRAWER
 DIAL DIAMETER
 DISP DISPENSER
 DR DOOR
 DR DOWNSPOUT
 US DOWNSPOUT
 DWS DOWNSPOUT
 DWS DRAWER
 EA EXTERIOR
 EFR EXTERIOR INSULATION & FINISH SYSTEM
 EL ELEVATION
 ELEC ELECTRICAL
 ELEV ELEVATOR

ENLARGED BUILDING SECTION @ STAIRS 214
 S100 STANDARD DETAILS
 S101 FOUNDATION PLAN
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 S202 FOUNDATION PLAN
 S301 FOUNDATION DETAILS
 S302 FOUNDATION DETAILS
 S401 STRUCTURAL STEEL DETAILS
 S402 STRUCTURAL STEEL DETAILS
 S403 STRUCTURAL STEEL DETAILS
 S501 SECTIONS

SYMBOLS AND ABBREVIATIONS

EX01 FIRST FLOOR FINISH AND SIGNAL PLAN
 EX02 SECOND FLOOR FINISH AND SIGNAL PLAN

EX03 FIRST FLOOR LIGHTING PLAN
 EX04 SECOND FLOOR LIGHTING PLAN

EX05 SINGLE LINE DIAGRAM
 EX06 SCHEMATES
 EX07 SCHEDULES

ABBREVIATIONS

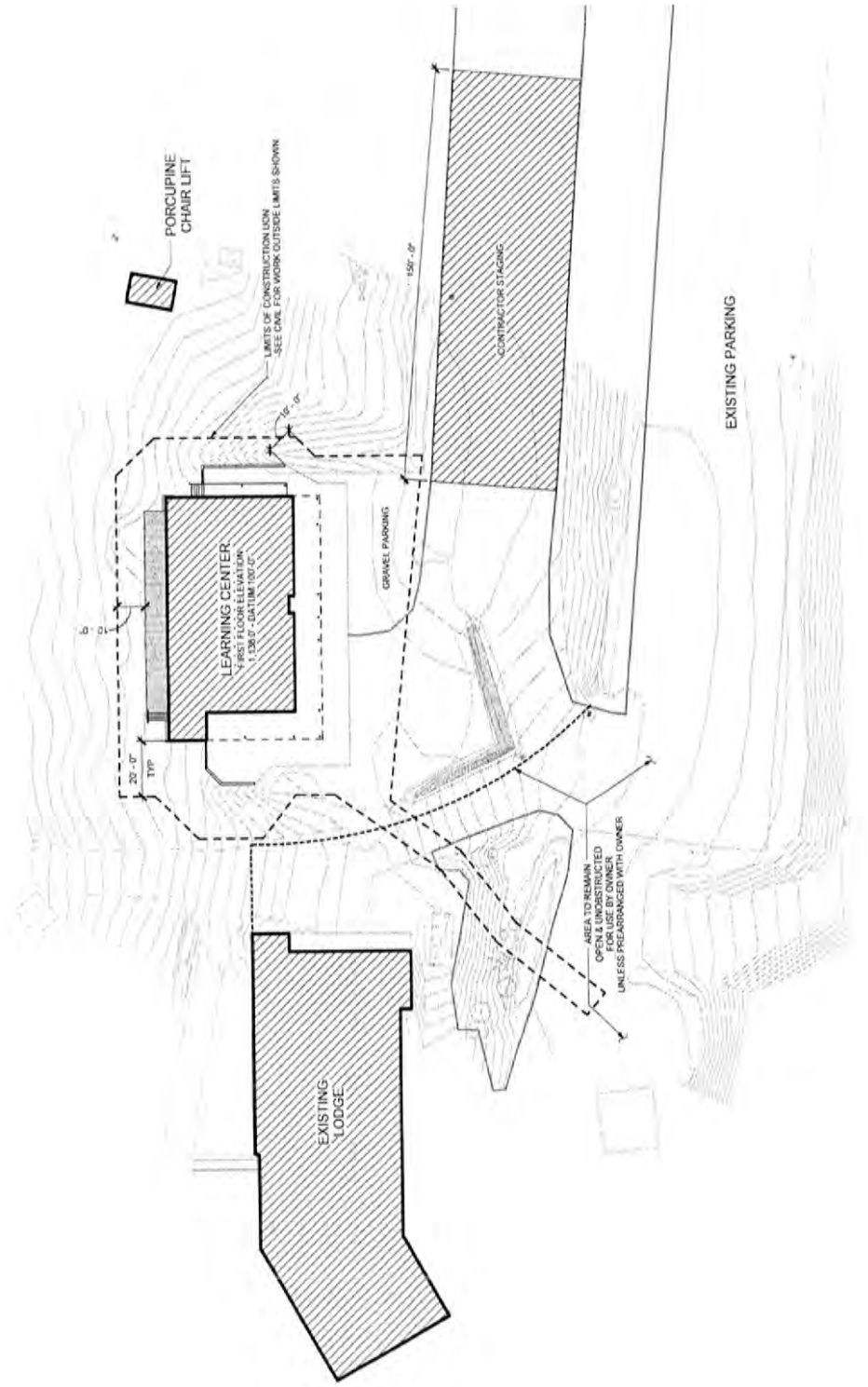
AC ANGLE
 ADM ASPHALT CONCRETE
 ACP ACQUISITIONS CONTRACTING
 ADU ADJUSTABLE
 AFF AFFIXED
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 APPROX APPROXIMATE
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 DR DOWNSPOUT
 US DOWNSPOUT
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 EA EXTERIOR
 EFR EXTERIOR INSULATION & FINISH SYSTEM
 EL ELEVATION
 ELEC ELECTRICAL
 ELEV ELEVATOR

ABBREVIATIONS

LAB LABORATORY
 LAM LAMINATE
 LAV LAVATORY
 LE LIGHT
 LT LIGHT

MAX MAXIMUM
 MCH MECHANICAL
 MECH MECHANICAL
 MH MANHOLE
 MISC MISCELLANEOUS
 MTD MOUNTED
 MET METAL
 MTL METAL
 MULL MULLION

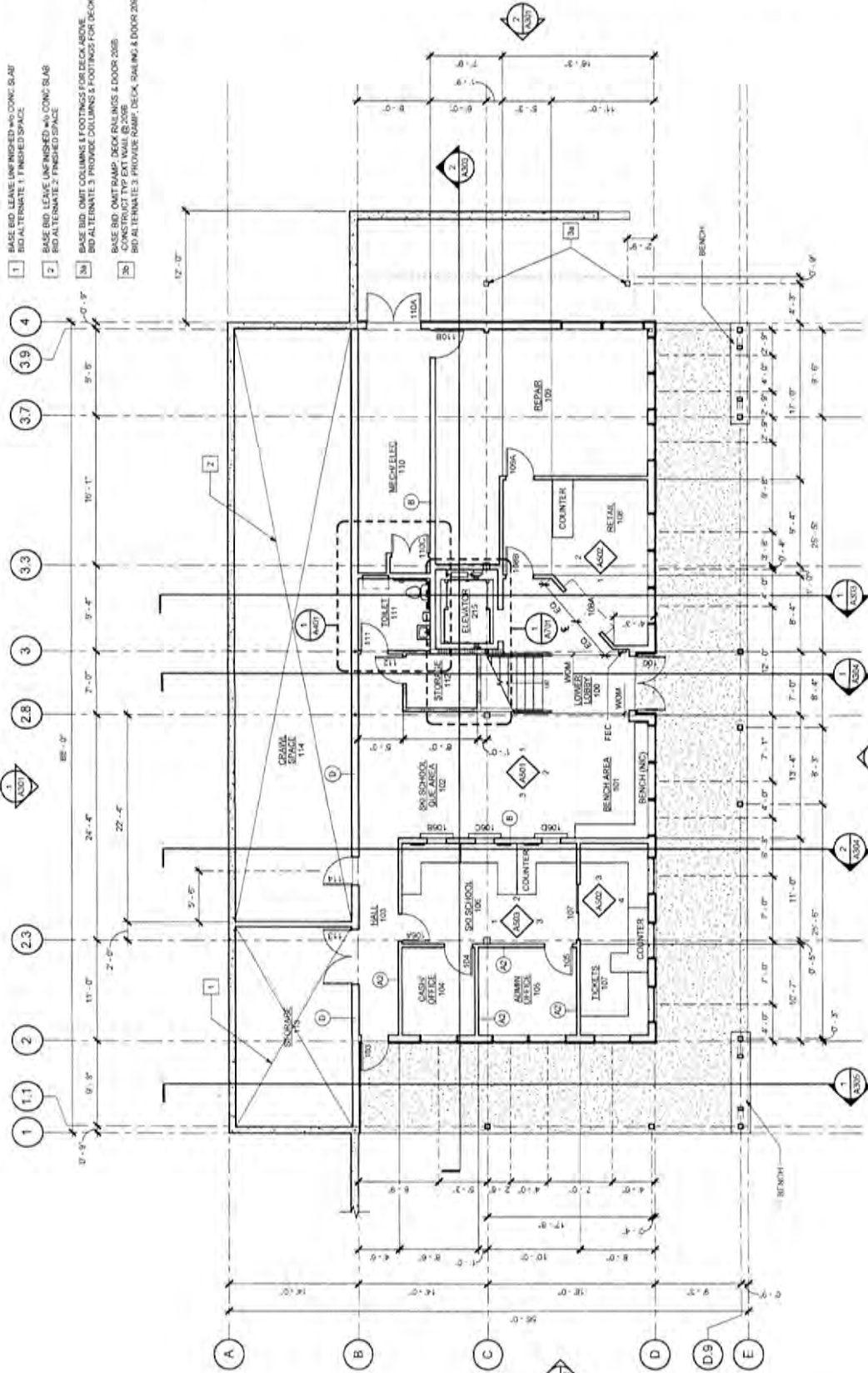
NC NOT IN CONTRACT
 NOR# NOT TO SCALE
 NTE NOT TO SCALE
 OCC OCC
 OD OUTSIDE DIAMETER
 OFF OFFICE
 OFS OFFSHORE
 OPR OPERATOR
 OUB OVERBOARD
 OUN OWNER FURNISHED
 OUP OUTLET PLATE
 OTR ORIENTED STRAND BOARD
 OUB OVERBOARD
 OUN OWNER FURNISHED
 OUP OUTLET PLATE
 OTR ORIENTED STRAND BOARD
 OUB OVERBOARD
 OUN OWNER FURNISHED
 OUP OUTLET PLATE
 OTR ORIENTED STRAND BOARD



1 SITE PLAN

KEY NOTES

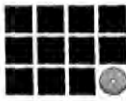
- BASE BID: LEAVE UNFINISHED W/ CONC. SLAB
- 1 BID ALTERNATE 1: FINISHED SPACE
- 2 BASE BID: LEAVE UNFINISHED W/ CONC. SLAB
- 3 BID ALTERNATE 2: FINISHED SPACE
- 3M BASE BID: OMIT COLUMNS & FOOTINGS FOR DECK ABOVE
- 3M ALTERNATE 3: PROVIDE COLUMNS & FOOTINGS FOR DECK ABOVE
- 3M BASE BID: OMIT RAMP, DECK, RAILINGS & DOOR 208B
- 3M ALTERNATE 3: PROVIDE RAMP, DECK, RAILING & DOOR 208B



1 FIRST FLOOR PLAN

20004 - 1174 @ 3/8" = 1' (SEE PLAN)





**Jensen
Yorba
Lott**
Inc.

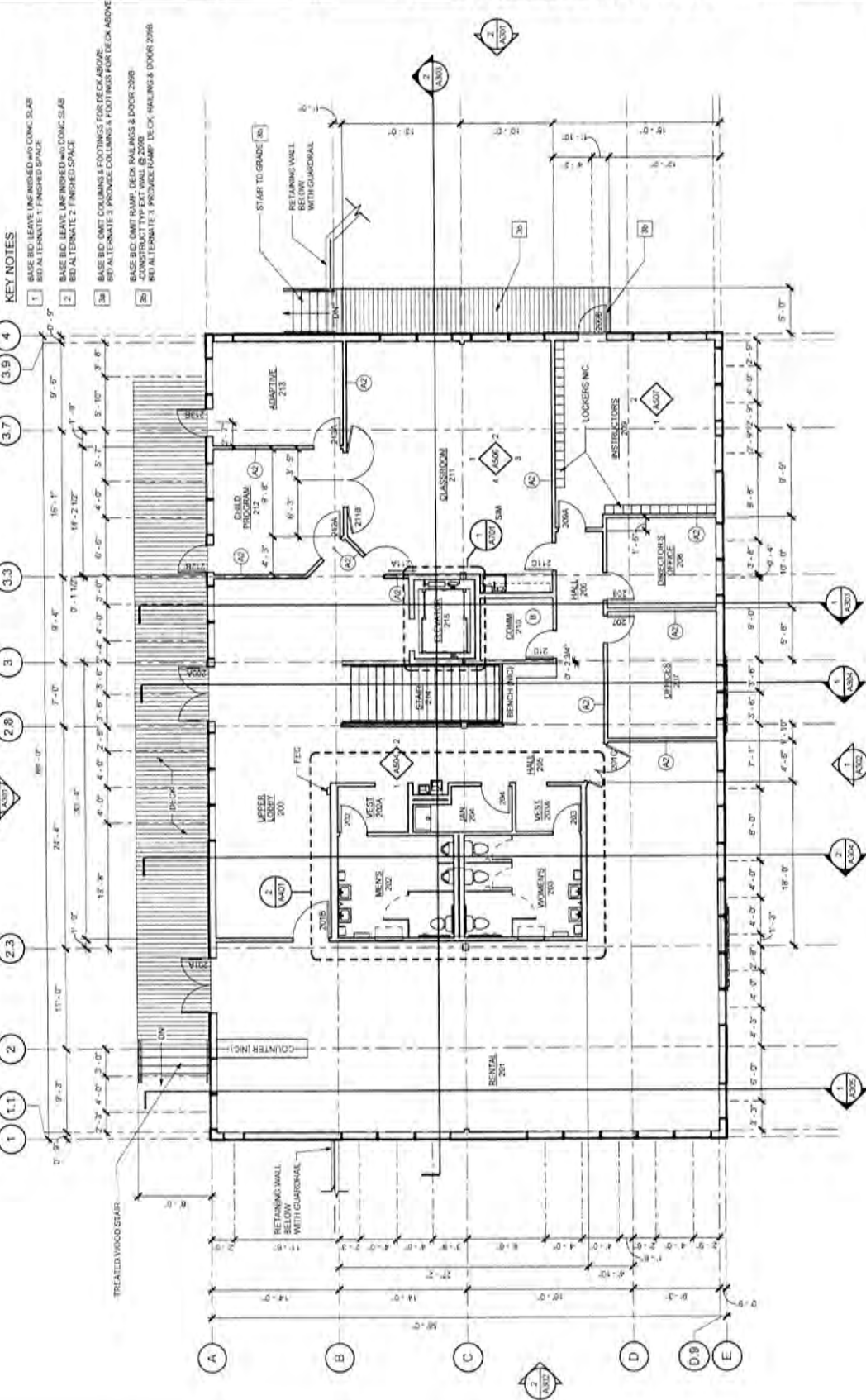
523 West 180th Street
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**CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER**
CBI CONTRACT No. E014-076

PROJ. CONSTRAINTS
REVISIONS
ISSUED FOR
SECOND FLOOR
PLAN

DATE: 04/26/2010
FILE: 1300

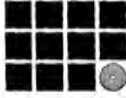
A202



- KEY NOTES**
1. BASE BID LEAVE UNFINISHED AND CONG. SLAB. REIN. ALTERNATE 1. FINISHED SPACE.
 2. BASE BID LEAVE UNFINISHED AND CONG. SLAB. REIN. ALTERNATE 2. FINISHED SPACE.
 3. BASE BID OMT COLUMNS & FOOTINGS FOR DECK ABOVE. REIN. ALTERNATE 3. PROVIDE COLUMNS & FOOTINGS FOR DECK ABOVE. CONCRECT TYP EXT WALL R2 2008.
 4. BASE BID OMT RAMP, DECK RAILINGS & DOOR 2008. REIN. ALTERNATE 3. PROVIDE RAMP, DECK, RAILING & DOOR 2008.



1 SECOND FLOOR PLAN
S.1004



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**CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER**
CJY CONTRACT NO. E014-076

100% CONSTRUCTION

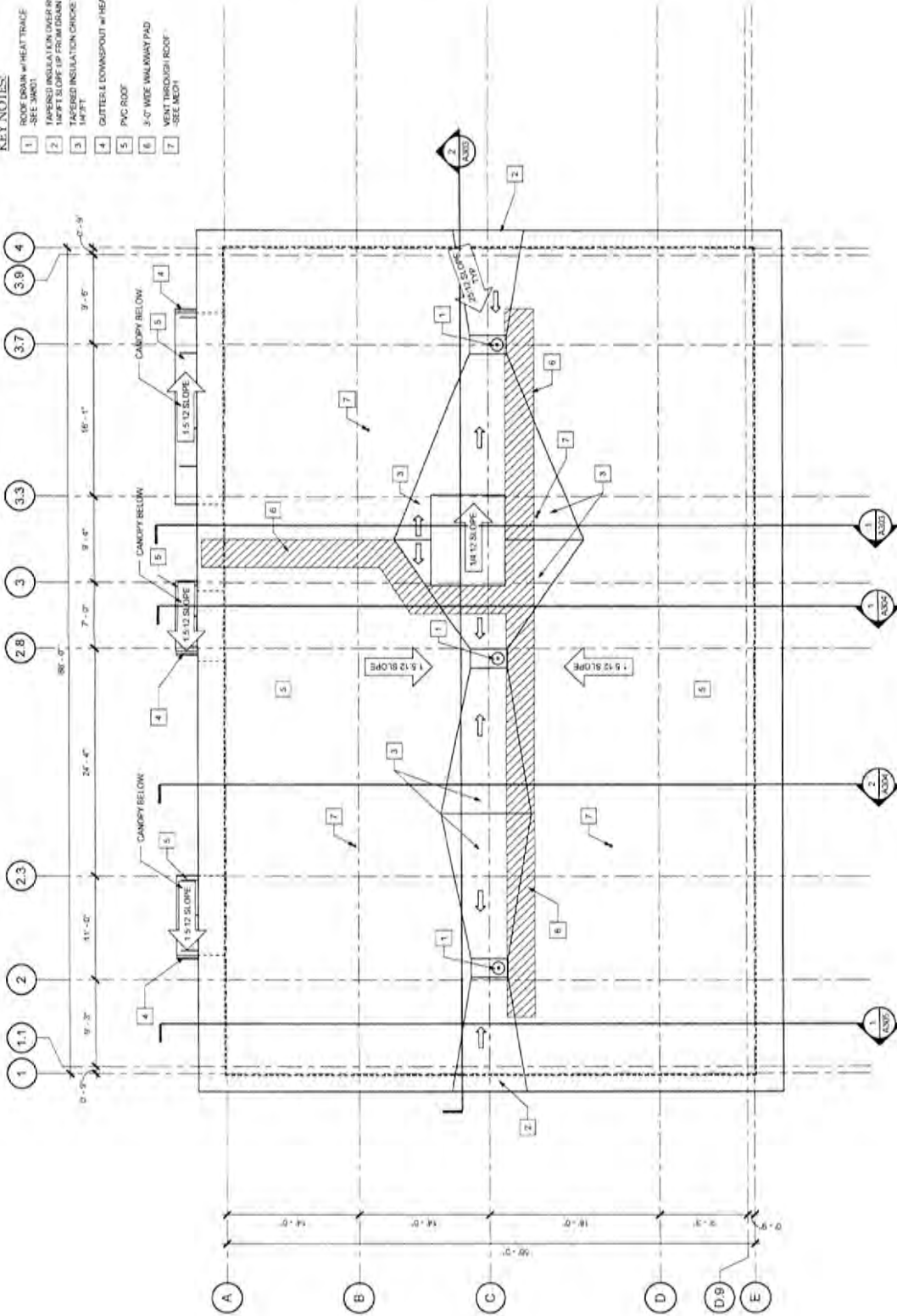


DATE: 10/26/11
BY: JLM

A203

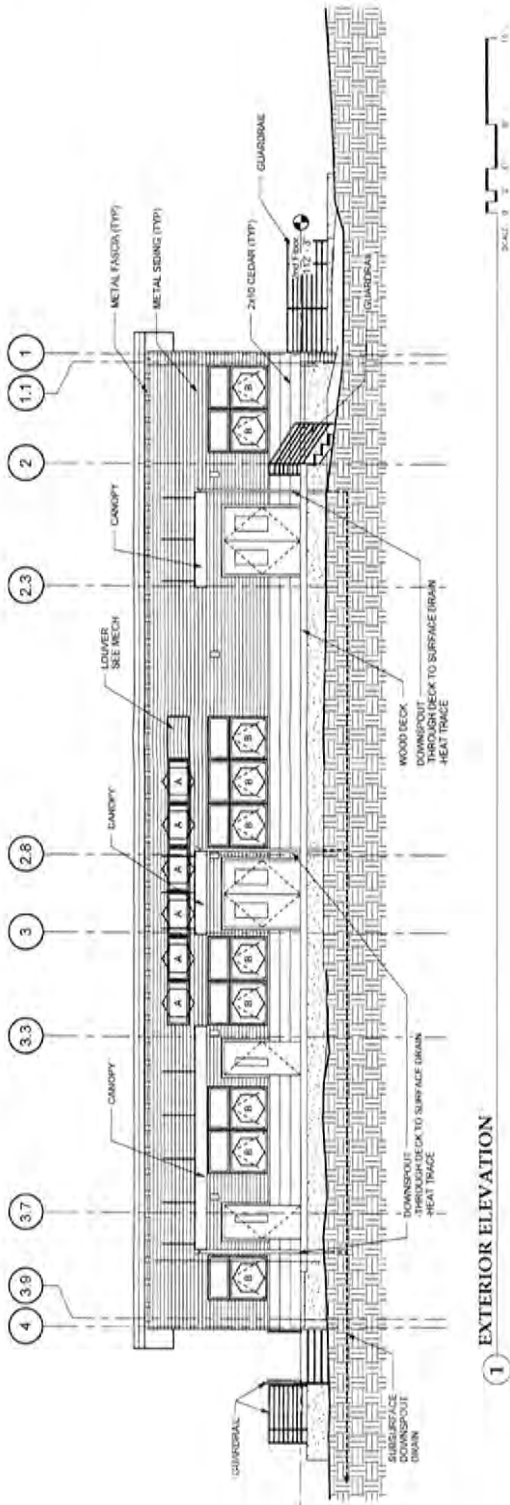
KEY NOTES:

- 1 ROOF DRAIN w/ HEAT TRACE
-SEE SHEET
- 2 WALKWAY PAD (SEE ROOF DRAIN
W/ SET SLOPE UP FROM DRAIN
1/4" FT)
- 3 TAPERED INSULATION CRACK
1/4" FT
- 4 GUTTER DOWNSPOUT w/ HEAT TRACE
PVC ROOF
- 5 3'-0" WIDE WALKWAY PAD
-SEE MESH
- 6 VENT THROUGH ROOF
- 7

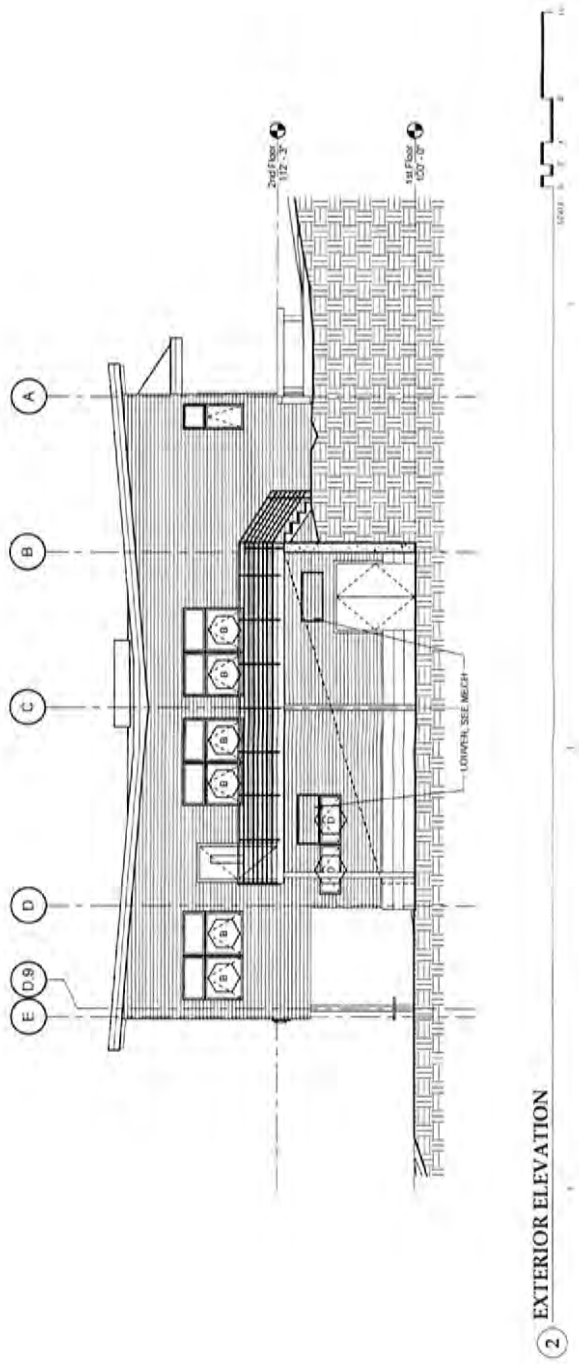


1 ROOF PLAN

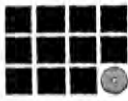




1 EXTERIOR ELEVATION



2 EXTERIOR ELEVATION



**Jensen
Yorba
Lott
Inc.**

327 West 10th Street
Juneau, Alaska 99801
Phone: 907-586-1829
Fax: 907-586-7659
jensenyorbap@alaska.net

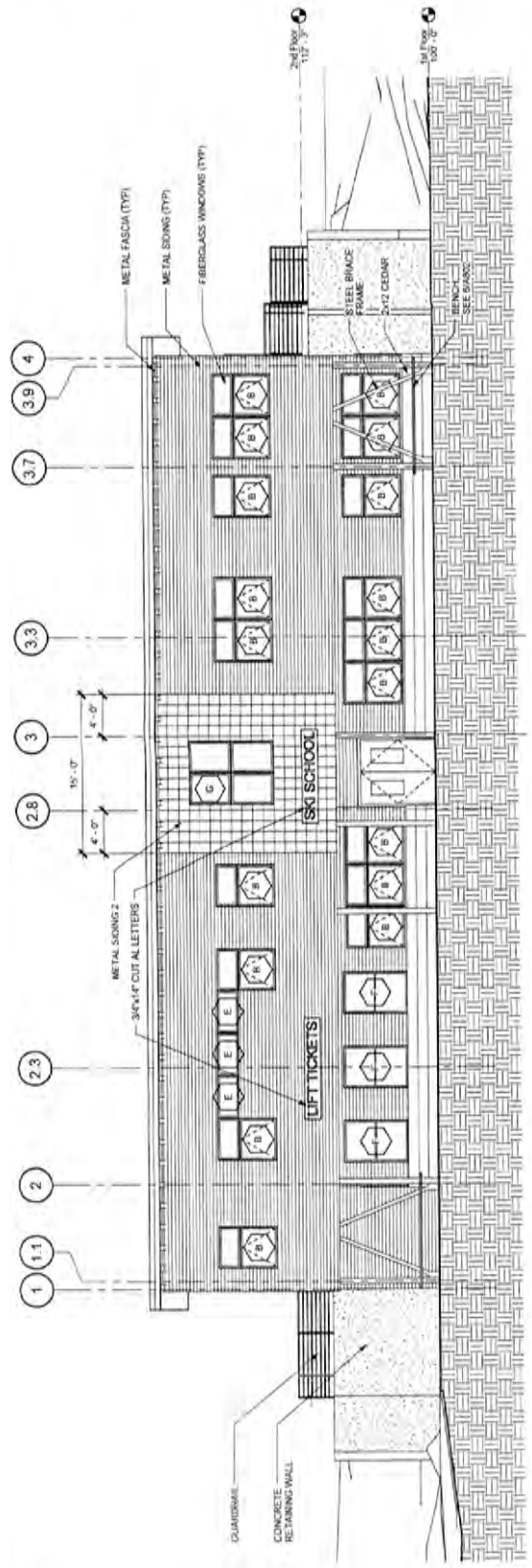
**CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER**
CJ) CONTRACT No. E014-076

PPS-CONST-DOCS
REVISIONS

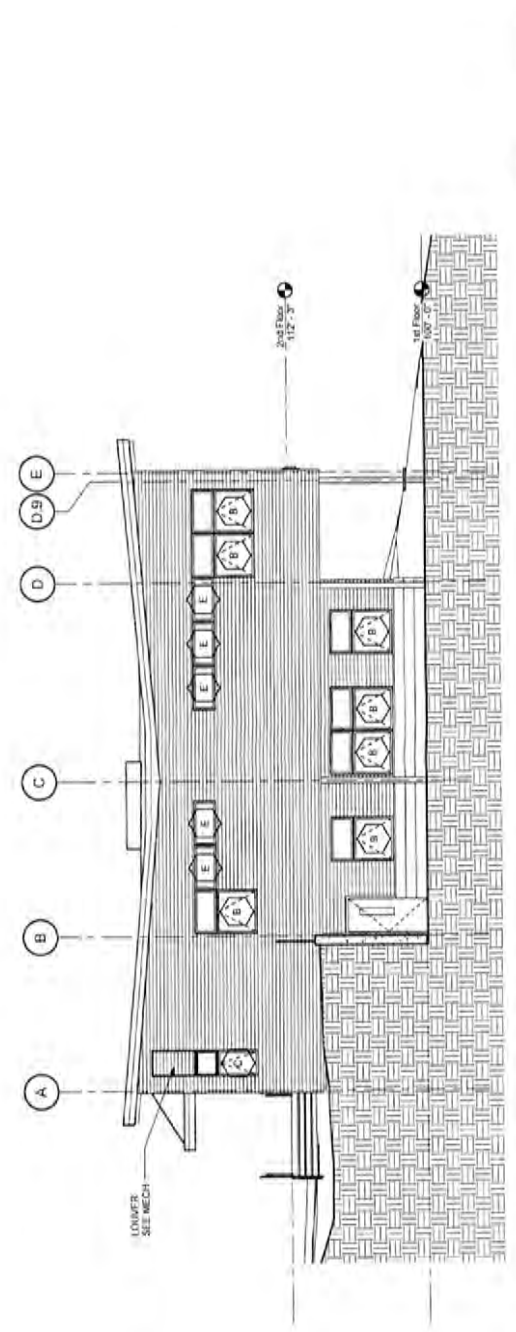
 1. EXTERIOR
 2. EXTERIOR
 3. ELEVATION
 4. ELEVATION

DATE: 04/24/13
 FILE: 030

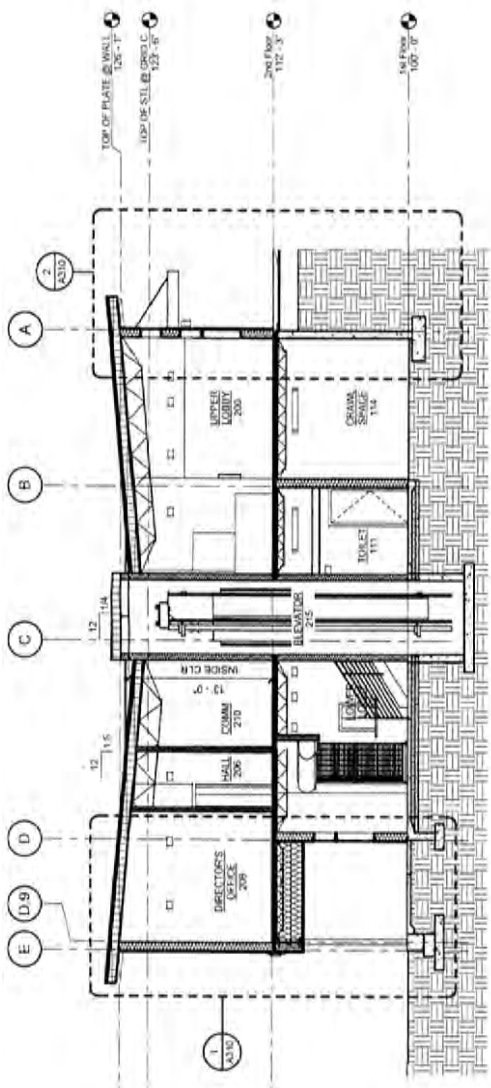
A302



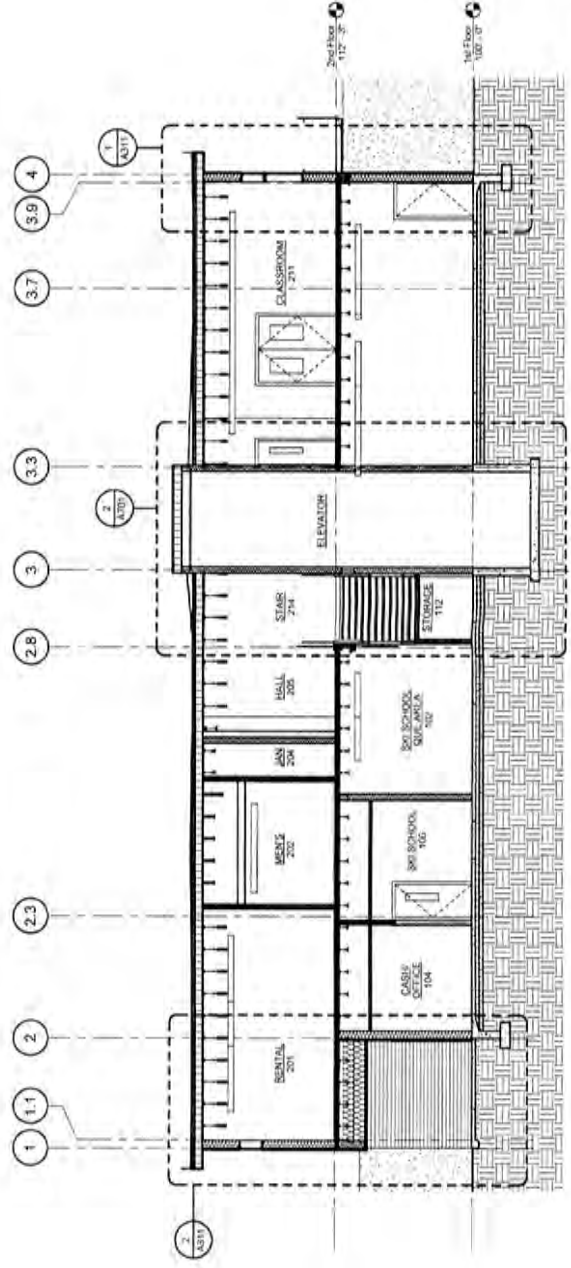
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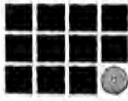
2 EXTERIOR ELEVATION



1 BUILDING SECTION



2 BUILDING SECTION



**Jensen
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521 West 28th Street
Kansas, Ashby #9501
Phone 913.886.1030
Fax 913.886.7699
jensenyorbaloft.com

CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER
CJY CONTRACT NO. E014-076

100% CONIST DOWNS

FOUNDATION

1st FLOOR

2nd FLOOR

3rd FLOOR

4th FLOOR

5th FLOOR

6th FLOOR

7th FLOOR

8th FLOOR

9th FLOOR

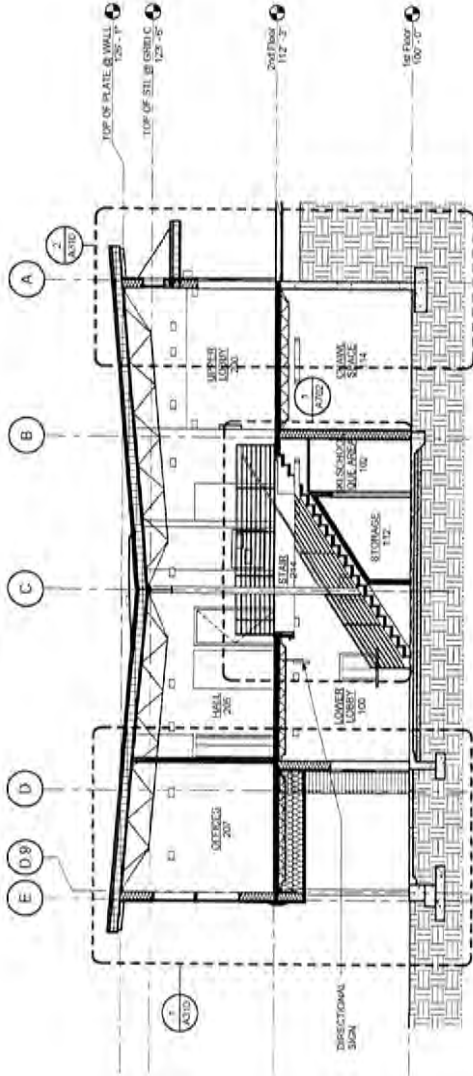
10th FLOOR

11th FLOOR

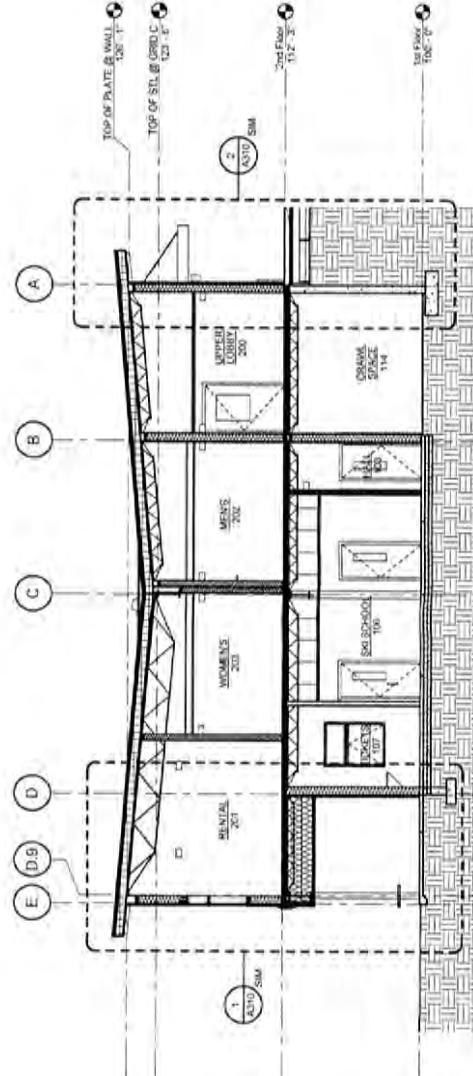
12th FLOOR

13th FLOOR

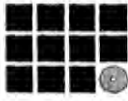
A304



1 BUILDING SECTION



2 BUILDING SECTION



**Jensen
Yorba
Lott**
Inc.

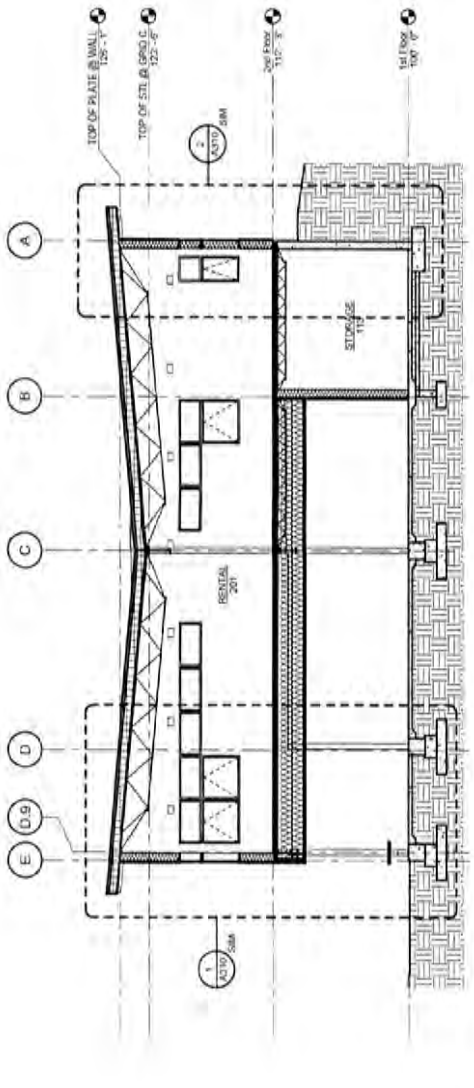
523 West 10th Street
Juneau, Alaska 99801
Phone: 907-586-1100
Fax: 907-586-1099
jensenyorbap@alaska.net

CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER
CBJ CONTRACT No. E014-076

THE CONTRACT NO.
PROJECT NO.
SHEET TITLE
BUILDING SECTION

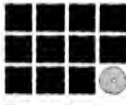
DATE: 04/26/07
P.L. 2/08

A305



1 BUILDING SECTION





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Inc.**

522 West 110th Street
Anchorage, Alaska 99502
Phone: 907-586-1279
Fax: 907-586-1278
jensenyorbaplan@aol.com

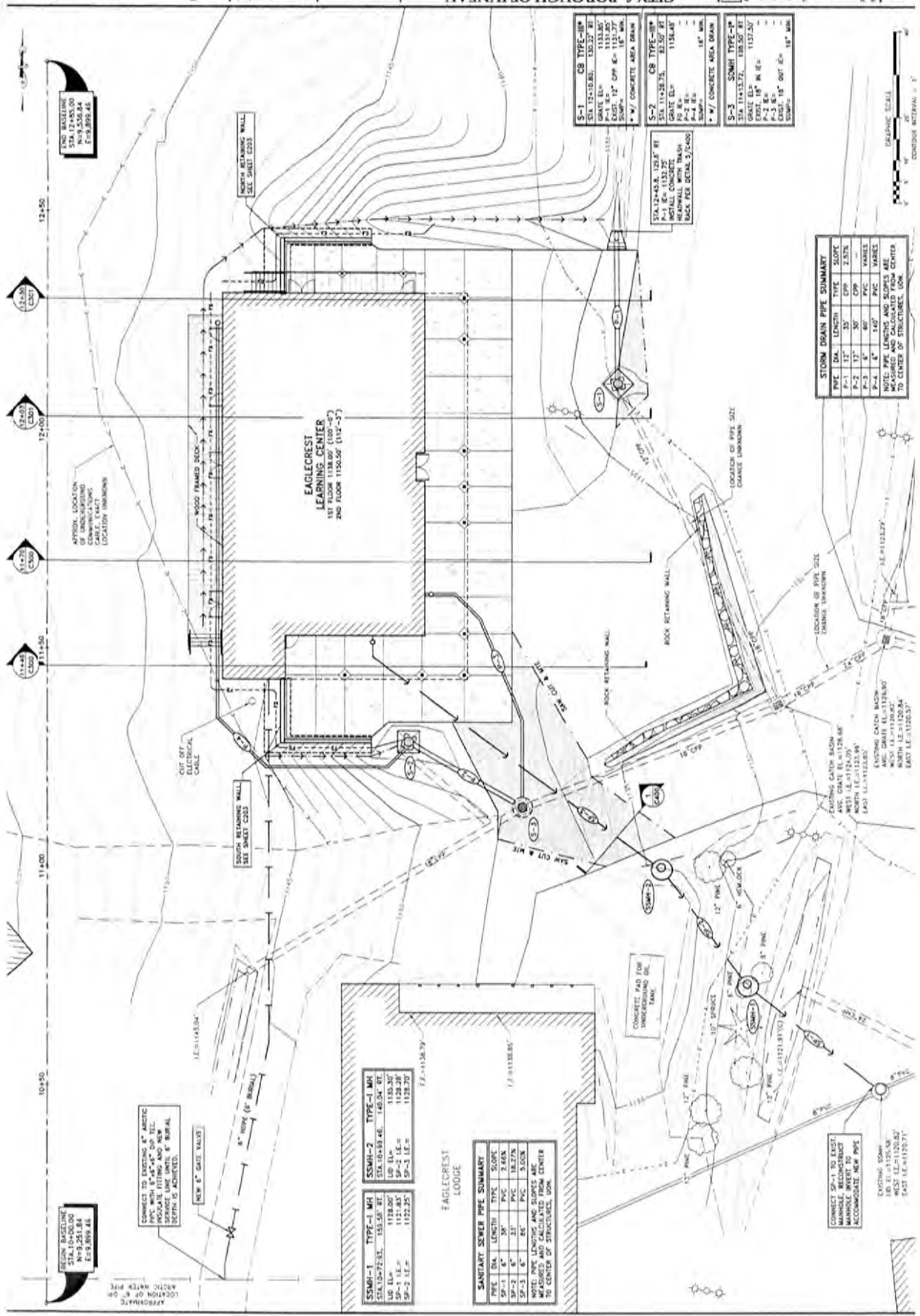
RS&M
R.S. ENGINEERING, INC.
10101 KALIFA DRIVE
ANCHORAGE, ALASKA 99515
PHONE: 907-780-6060
FAX: 907-780-4511
rsandm@rsandm.com

**CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER
CBJ CONTRACT NO. E014-076**

**OVERALL
SITE & UTILITY
PLAN**

DATE: September 16, 2011
PLOT: 1800

C200



REGION BASELINE
STA 12+405.00
ELEVATION 1131.25'
E-19 899.44'

CONNECT TO EXISTING 6\"/>

NEW 6\"/>

SSMH-1

PIPE DIA.	LENGTH	TYPE	SLOPE
SP-1 6"	35'	PVC	2.67%
SP-2 6"	35'	PVC	0.99%
SP-3 6"	85'	PVC	0.99%

SSMH-2

PIPE DIA.	LENGTH	TYPE	SLOPE
SP-1 6"	35'	PVC	2.67%
SP-2 6"	35'	PVC	0.99%
SP-3 6"	85'	PVC	0.99%

SANITARY SEWER PIPE SUMMARY

PIPE DIA.	LENGTH	TYPE	SLOPE
SP-1 6"	35'	PVC	2.67%
SP-2 6"	35'	PVC	18.27%
SP-3 6"	85'	PVC	5.00%

NOTE: PIPE LENGTHS AND SLOPES MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, DOWN.

S-1

PIPE DIA.	LENGTH	TYPE	SLOPE
SP-1 12"	100'	PVC	1.13%
SP-2 12"	50'	PVC	1.13%
SP-3 12"	50'	PVC	1.13%

S-2

PIPE DIA.	LENGTH	TYPE	SLOPE
SP-1 12"	100'	PVC	1.13%
SP-2 12"	50'	PVC	1.13%
SP-3 12"	50'	PVC	1.13%

S-3

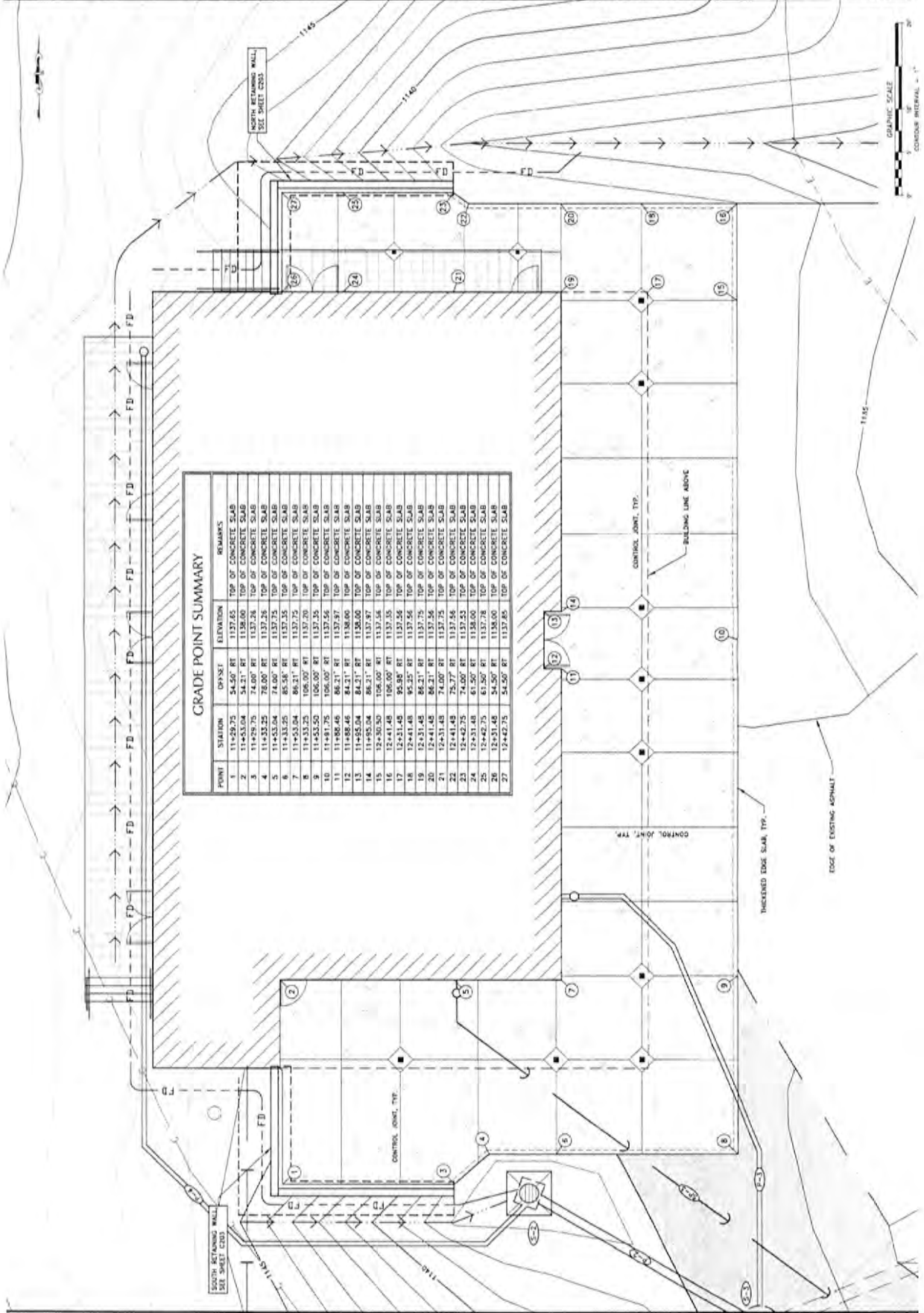
PIPE DIA.	LENGTH	TYPE	SLOPE
SP-1 12"	100'	PVC	1.13%
SP-2 12"	50'	PVC	1.13%
SP-3 12"	50'	PVC	1.13%

STORM DRAIN PIPE SUMMARY

PIPE DIA.	LENGTH	TYPE	SLOPE
P-1 12"	35'	PVC	2.67%
P-2 12"	30'	PVC	0.99%
P-3 12"	100'	PVC	0.99%
P-4 12"	100'	PVC	0.99%

NOTE: PIPE LENGTHS AND SLOPES MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, DOWN.



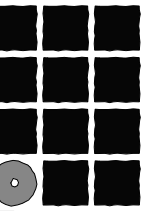


GRADE POINT SUMMARY

POINT	STATION	OFFSET	ELEVATION	REMARKS
1	11+529.75	54.31' RT	1137.25	TOP OF CONCRETE SLAB
2	11+529.75	54.31' RT	1138.00	TOP OF CONCRETE SLAB
3	11+529.75	74.00' RT	1137.25	TOP OF CONCRETE SLAB
4	11+533.25	74.00' RT	1137.25	TOP OF CONCRETE SLAB
5	11+533.25	74.00' RT	1137.25	TOP OF CONCRETE SLAB
6	11+533.25	85.58' RT	1137.25	TOP OF CONCRETE SLAB
7	11+533.25	85.58' RT	1137.25	TOP OF CONCRETE SLAB
8	11+533.25	106.00' RT	1137.25	TOP OF CONCRETE SLAB
9	11+533.25	106.00' RT	1137.25	TOP OF CONCRETE SLAB
10	11+533.25	106.00' RT	1137.25	TOP OF CONCRETE SLAB
11	11+533.25	106.00' RT	1137.25	TOP OF CONCRETE SLAB
12	11+533.25	106.00' RT	1137.25	TOP OF CONCRETE SLAB
13	11+533.25	106.00' RT	1137.25	TOP OF CONCRETE SLAB
14	11+533.25	106.00' RT	1137.25	TOP OF CONCRETE SLAB
15	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
16	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
17	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
18	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
19	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
20	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
21	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
22	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
23	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
24	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
25	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
26	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB
27	12+411.45	106.00' RT	1137.25	TOP OF CONCRETE SLAB



ATTACHMENT B



**Jensen
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Inc.**

522 West 10th Street
Juneau, Alaska 99801
Phone 907-586-1070
Fax 907-586-3959
jensenyorbalott.com

**CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER**

CBJ CONTRACT No. E014-076

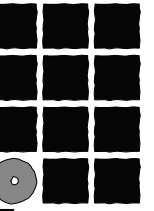
REVISIONS



SHEET TITLE
**FRONT ENTRY
RENDERING**

DATE: October 28, 2013
FILE: 13031

MV-3



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**CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER**

CBJ CONTRACT No. E014-076

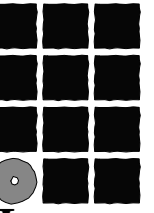
REVISIONS



SHEET TITLE
**BACK VIEW
RENDERING**

DATE: October 28, 2013
FILE: 13031

MV-4



**Jensen
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**CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER**
CBJ CONTRACT No. E014-076

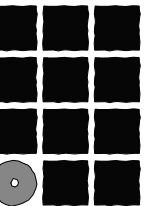
REVISIONS



SHEET TITLE
**INTERIOR - FIRST
FLOOR**

DATE: October 28, 2013
FILE: 13031

MV-5



**Jensen
Yorba
Lott
Inc.**

522 West 10th Street
Juneau, Alaska 99801
Phone 907-586-1070
Fax 907-586-3959
jensenyorbalott.com

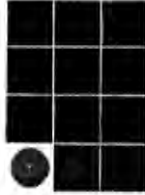
**CITY & BOROUGH OF JUNEAU
EAGLECREST LEARNING
CENTER
CBJ CONTRACT No. E014-076**

REVISIONS
△
△
△

SHEET TITLE
**INTERIOR - SECOND
FLOOR**

DATE: October 28, 2013
FILE: 13031

MV-6



Serving Alaska Since 1935

Date: **5-31-13**
To: **Matt Lillard**
Eaglecrest
From: **Joann Lott**
RE: **Eaglecrest Learning Center Roof**
CC: **Skye Stekoll**

Matt,

This memo is written in regard to our proposed roof design using a membrane roof and butterfly configuration. The butterfly roof slopes away from the eave toward the middle of the building where internal roof drains are provided to collect water.

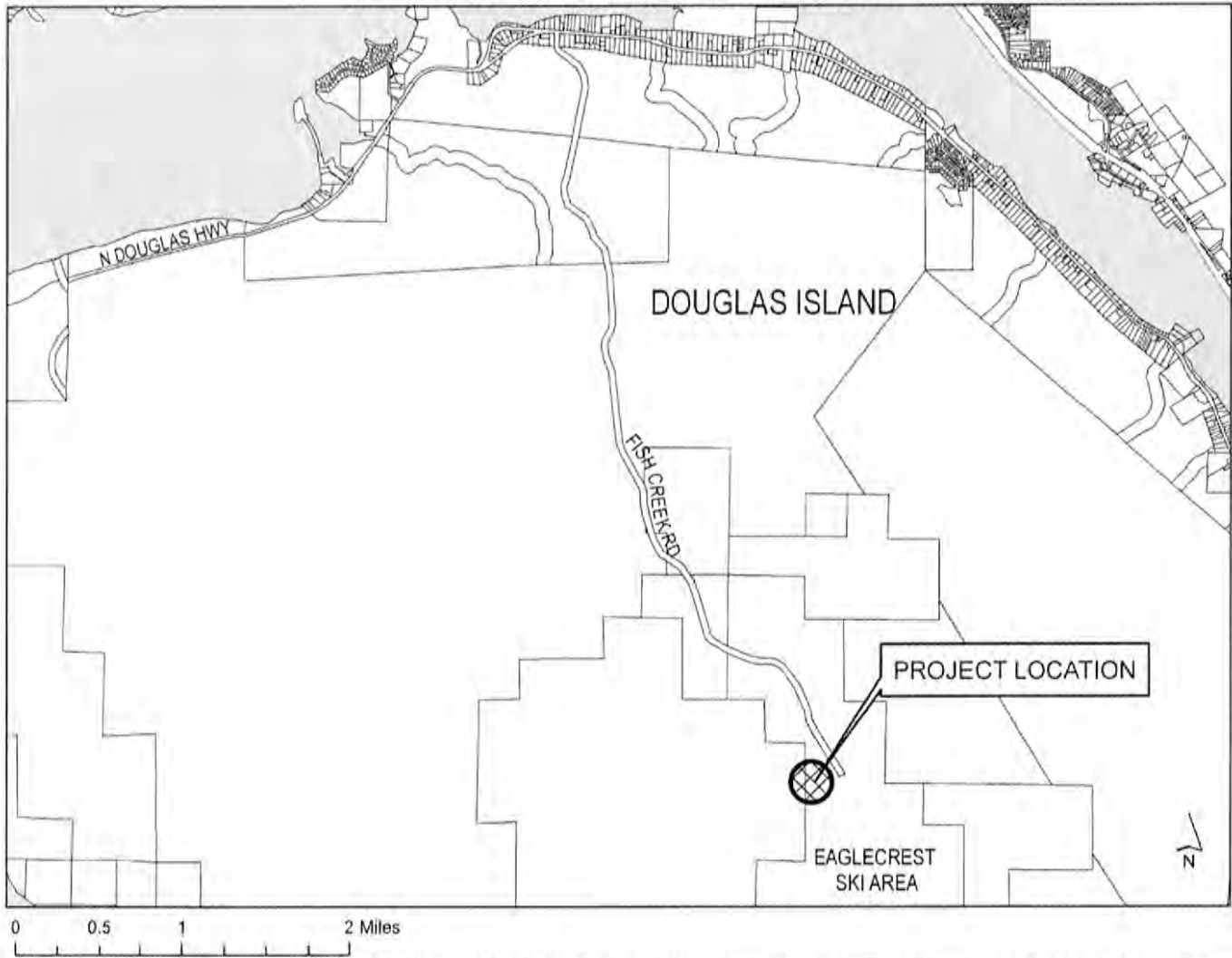
What we will achieve with this roof configuration:

1. **Keep the area around the building safe for pedestrians by holding the snow on the roof.** The butterfly roof configuration slopes toward the middle of the roof rather than the eave. This prevents the snow from sliding off the roof. The roof will be designed to carry the snow load without shedding snow. As you know snow sliding from roofs can be very dangerous under certain temperature conditions when the snow releases all at once and avalanches to the ground. There is no risk of snow sliding off the roof into pedestrian areas with the butterfly roof. Snow can still blow off the roof in windy conditions, but this will not do damage or cause injury.
2. **Eliminate icing at the eave.** Traditional steep slope roofs are designed to shed water and snow from the high point at the ridge to the low point at the eave. The main part of the roof over the building encounters heat loss from the building and therefore is warmer than the eave. The eave is almost as cold as the air. Melting snow at the surface of the roof turns to water under the snow and runs off the sloped roof to the cold eave and freezes. This builds up causing ice dams and icicles at the eave. The ice dams will cause water to back up on the roof potentially causing water damage inside the building. The butterfly roof configuration drains the water to the middle of the building to internal roof drains. With snow cover on the roof, the drains are kept warm by heat loss from the building. Melting snow at the surface of the roof will drain to the roof drains. As a secondary precaution the roof drains can be heat traced so that during shoulder seasons when there is little snow cover but cold temperatures, the drains remain clear of ice.
3. **Eliminate the need for snow removal.** The low slope roof will be designed to carry the roof load and keep the snow on the roof. Personnel will not have to access the roof to shovel snow to protect entries from falling snow or to shovel snow because it is too heavy for the roof load.

4. **Minimize damage to the roof system caused by snow and ice.** The butterfly configuration allows us to drain everything to the middle of the building away from the eave thus eliminating the need for roof gutters and downspouts. A steep slope roof usually has gutters with down spouts to collect water at the eave. Due to snow movement and sliding from the roof or ice damming the gutters are either torn from the building or become deformed and damaged due to ice. Additionally the downspouts ice up and ice causes damage to the downspout. Gutters, downspouts and eaves are often decorated with heat trace to provide a means of keeping them free of ice. The heat trace can also undergo damage caused by the ice and moving snow and may fail to operate due to damage.

5. **Eliminate roof penetrations that could fail due to snow and ice movement.** Steep slope roofs will shed snow and in order to prevent snow from falling where pedestrians are, devices such as snow stops are installed. These devices require some form of attachment to the roof either by penetrating the roofing material or requiring friction fasteners that grip the ribs of the roofing. Since the snow stops are designed to hold the snow they experience heavy forces from snow and ice each season. These forces cause movement at fastener points enlarging roof penetrations at fasteners making the roof vulnerable to leaks. The butterfly configuration allows us to hold the snow on the roof with gravity instead of snow stops, thus eliminating roof penetrations for the fasteners.

NOTICE OF PUBLIC HEARING



PROPOSAL: A City project to construct the Eaglecrest Learning Center; a new 8,660 square foot two story building.

<p>File No: CSP2013 0029 To: Adjacent Property Owners Hearing Date: December 10, 2013 Hearing Time: 7:00 PM Place: Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801</p>	<p>Applicant: CBJ Property PCN: 3-D10-2-100-001-0 Owner: CBJ Size: 1377 Acres Zoned: Rural Reserve Site Address: Fish Creek Road Accessed Via: Fish Creek Road</p>
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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 Jonathan Lange at jonathan_lange@ci.juneau.ak.us or at 586-0218.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.