

# MEMORANDUM

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

**DATE:** January 16, 2014

**TO:** Planning Commission

**FROM:** Sarah Bronstein, Planner *SB*  
Community Development Department

**FILE NO.:** CSP2013 0033

**PROPOSAL:** Renovation of Centennial Hall, including roof replacement, upgrade of existing toilet facilities and construction of additional toilet rooms, domestic water piping replacement, and sound system upgrade.

## GENERAL INFORMATION

**Applicant:** City and Borough of Juneau

**Property Owner:** City and Borough of Juneau

**Property Address:** 101 Egan Drive

**Legal Description:** TIDELANDS ADDITION BL 74 LT 1 - 9

**Parcel Code No.:** 1-C07-0-K74-001-0

**Site Size:** 1.28 Acres

**Comprehensive Plan Future Land Use Designation:** Traditional Town Center (TTC)

**Zoning:** MU2

**Utilities:** Public water and sewer

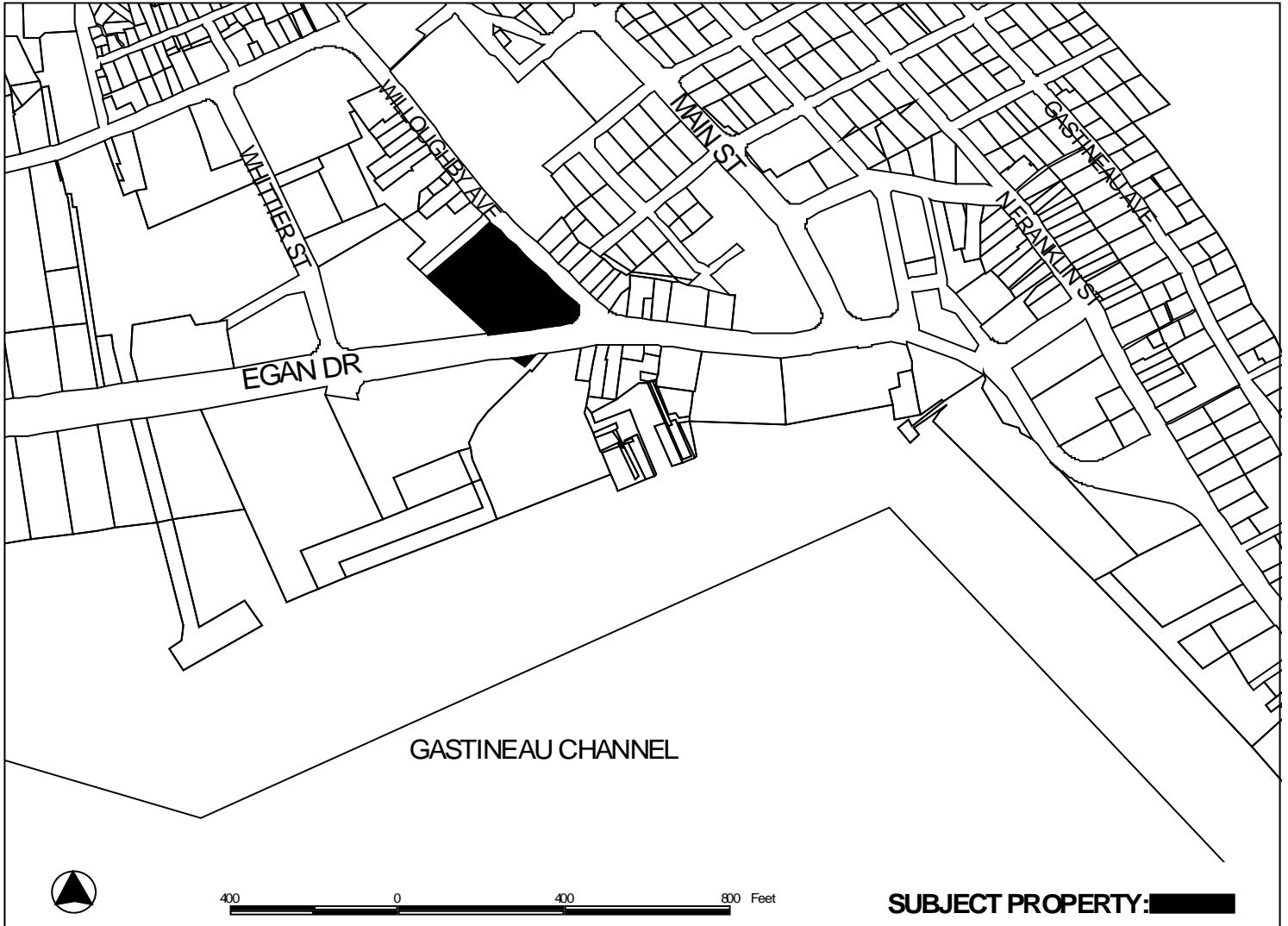
**Access:** Willoughby Avenue, Whittier Street

**Existing Land Use:** Centennial Hall: large-scale event venue

**Surrounding Land Use:** North - MU2  
South - Egan Drive, MU2  
East - MU2, MU, State Archives, Goldbelt Hotel  
West - MU2, Juneau Arts and Culture Center



**VICINITY MAP**



## **ATTACHMENTS**

- Attachment A – Project Application
- Attachment B – Abutters Notice
- Attachment C – Roof Replacement Specifications (95%), Excerpts

CBJ 49.15.580 - State project review. *The commission shall review proposed Alaska State Capital Improvement Projects for consistency with this title pursuant to AS 35.30.010, and may impose conditions on and modifications to such projects.*

## **BACKGROUND**

Centennial Hall is Juneau's largest event venue and the site of concerts, community events and conferences throughout the year. The building was built in 1984, with a commercial kitchen, a 12,389 square foot ball room, two lobbies and several small meeting rooms. To continue to serve the community as a large scale event venue, the building is now in need of maintenance and upgrades. The existing roofing material, an Inverted Roof Membrane Assembly (IRMA), is obsolete and in need of replacement, as is the domestic water piping. The existing bathroom facilities cannot accommodate larger events. In addition, the sound system, which was installed nearly thirty years ago, is unreliable and not compatible with modern technology. The City and Borough of Juneau's Engineering Department has submitted a project proposal to provide necessary upgrades and maintenance to the building.

## **ANALYSIS**

Centennial Hall lies within the Willoughby District, with direct access from Whittier Street and Willoughby Avenue. The lot, which is zoned Mixed Use 2, is surrounded by property zoned Mixed Use and Mixed Use 2.

The City and Borough of Juneau Engineering Department has submitted a proposal to perform several upgrades to Centennial Hall. The IRMA roof will be replaced with a fully adhered PVC roof assembly. Existing toilet facilities will be replaced with new units, and a second set of facilities will be installed to better serve large events. The sound system will also be upgraded to be compatible with modern media technology.

Although the roof will be replaced with a new material, the outside appearance of the building from the street will not change. The roof replacement will include a new layer of insulation and thus be slightly thicker than the existing roof. However, the parapets at the entrance to the building will not change, and thus the height and building façade will remain the same.

## **CONFORMITY WITH ADOPTED PLANS**

Regarding business travel in the community, the 2013 Comprehensive Plan Update states the following:

Convention and business travelers are an important sector of the year-round visitor traffic in Juneau. ... Summer convention and business travelers often extend their trips to take advantage of the local tourism experiences. Centennial Hall Convention and Civic Center, and the neighboring Andrew Hope Building and Juneau Arts and Culture Center are key facilities for supporting conventions and community events. It is important that Centennial Hall and its environs continue to be maintained and upgraded in order to remain competitive and sustain Juneau's ability to attract regional, state and out-of-state meetings. Convention-related visits should be encouraged to ensure continued growth of the segment. (p. 51)

Drawing convention and business travelers is an important year-round component of Juneau's tourism economy. The proposed improvements to Centennial Hall will help the city continue to attract conventions, concerts and large scale events. Improved audio equipment and expanded restroom facilities will help make the facility competitive with event venues in other cities. The Comprehensive Plan calls for upgrades to Centennial Hall to bolster Juneau's tourism economy in the following policy, standard operating procedure and implementing action:

**POLICY 5.6. TO ENCOURAGE TOURISM, CONVENTION AND OTHER VISITOR-RELATED ACTIVITIES THROUGH THE DEVELOPMENT OF APPROPRIATE FACILITIES AND SERVICES, WHILE PROTECTING 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.**

5.6 - SOP1 Strengthen the local economy by enhancing and marketing Juneau as a year-round visitor destination.

5.6 - IA2 Expand the Centennial Hall Convention and Civic Center facilities as needed in coordination with a combined or separate performing arts complex within a cultural campus area of downtown Juneau generally bounded by Gold Creek, Willoughby Avenue and Egan Drive. This cultural campus will provide much-needed venues for arts and cultural performances for residents and summer visitors to enjoy as well as additional exhibition and meeting space for events, conventions and meetings held at Centennial Hall and additional space for Legislators, staff and visitors to the Capital City. The State Library, Archives, and Museum project is a component of this cultural complex.

## **FINDINGS**

Community Development Staff finds this proposed project consistent with adopted local plans, specifically Policy 5.6, Standard Operating Procedure 5.6-SOP1 and Implementing Action 5.6-IA2. As proposed, the renovations comply with local land use code Title 49, and will not impose a negative impact to surrounding properties.

## **RECOMMENDATION**

Staff recommends that the Planning Commission adopt the findings in this staff report and recommend to the Assembly that CSP2013 0033 is consistent with locally adopted plans and policies.

# CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP20136033	Date Received 12/5/2013
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**TYPE OF PROJECT REVIEW:**

City Project Review     
  City Land Acquisition /Disposal     
  State Project Review

**DESCRIPTION OF PROJECT**

CENTENNIAL HALL RENOVATION INCLUDES: REMOVAL OF ORIGINAL IRMA ROOF SYSTEM AND REPLACE WITH NEW FULLY ADHERED PVC ROOF ASSEMBLY; UPGRADE EXISTING TOILET ROOMS; CONSTRUCT NEW TOILET ROOMS IN NEW LOCATION; REPLACE DOMESTIC WATER PIPING, UPGRADE EXISTING SOUND SYSTEM.

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):**

CENTENNIAL HALL WAS BUILT IN 1984 TO HOST EVENTS

**PROPOSED USE OF LAND OR BUILDING(S):**

USE OF THE BUILDING WILL BE THE SAME. ALTHOUGH WITH THE UPGRADES AND RENOVATION, IT SHOULD RUN MORE SMOOTHLY, AND ELIMINATE THE CONSTANT CONCERN OF MALFUNCTION.

**PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:**

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

Capital Improvement Program # (CIP) P47-072

Local Improvement District # (LID) \_\_\_\_\_

State Project # \_\_\_\_\_

**ESTIMATED PROJECT COST:** \$ 3,770,700 TOTAL PROJECT

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.	<b>CITY/STATE PROJECT FEES</b>				
		Fees	Check No.	Receipt	Date
	Application Fees	<u>\$ 1,600</u>	_____	_____	_____
Total Fee	<u>\$ 1,600</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

Attachment A

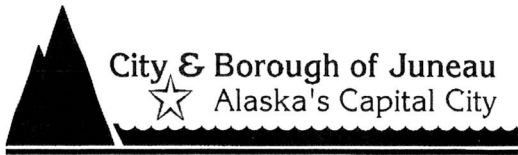
# DEVELOPMENT PERMIT APPLICATION

Project Number <b>CIP P47-072</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>12/5/2013</b>
Project Name (City Staff to Assign Name) <b>CENTENNIAL HALL RENOVATION</b>		

INFORMATION	Project Description <b>REPLACE ROOF, UPGRADE EXISTING TOILET FACILITIES AND CONSTRUCT ADDITIONAL TOILET ROOMS, REPLACE DOMESTIC WATER PIPING, UPGRADE EXISTING SOUND SYSTEM</b>		
	PROPERTY LOCATION		
	Street Address <b>EGAN DRIVE 101</b>	City/Zip <b>JUNEAU, AK 99801</b>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <b>TIDELANDS BL 74 L 1 TO 9 CENTENNIAL HALL</b>		
	Assessor's Parcel Number(s) <b>1C070K40010</b>		
	LANDOWNER/ LESSEE		
	Property Owner's Name <b>CBJ</b>	Contact Person: <b>THERESA MORES</b>	Work Phone: <b>586-0893</b>
	Mailing Address <b>155 S. SEWARD ST, JUNEAU 99801</b>	Home Phone:	Fax Number:
	E-mail Address <b>theresa_mores@ci.juneau.ak.us</b>	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT <span style="float: right;">****Required for Planning Permits, not needed on Building/ Engineering Permits****</span>		
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.			
<p><b>X</b> _____ Landowner/Lessee Signature <span style="float: right;">Date</span></p> <p><b>X</b> _____ Landowner/Lessee Signature <span style="float: right;">Date</span></p> <p>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.</p>			
APPLICANT <span style="float: right;">If the same as OWNER, write "SAME" and sign and date at X below</span>			
Applicant's Name <b>SAME</b>	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
<b>X Theresa Mores</b>		<b>12-04-2013</b>	
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			
	<b>X</b>	City/State Project Review and City Land Action		<b>12/5/2013</b>	<b>CSP20130033</b>
		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	
				<b>JKL</b>	



City and Borough of Juneau  
Engineering Department  
155 South Seward Street  
Juneau, Alaska 99801

DATE: December 5, 2013  
TO: Planning Commission  
FROM: Theresa Mores  
Engineering Department  
RE: City/State Project and Land Action Review Application  
CIP Contract No. P47-072  
**Centennial Hall Renovation**

Centennial Hall Convention Center was completed in 1984 with approximately 35,000 square feet of space which generated the ability to host multifaceted functions in Juneau. Over the years it has hosted events ranging from small group meetings, to inaugural balls, fundraisers of every imaginable type, weddings, concerts, conventions, music festivals, trade fairs, and an annual public market. Centennial Hall has seven meeting rooms ranging from 300 square feet to a 12,389 square-foot, column-free ballroom that can be divided into three separate rooms, each with lighting and sound systems. Centennial Hall has two lobbies providing an additional 2,900 square feet for receptions, displays, networking and relaxing between sessions. The hall also features an on-site commercial kitchen for catered events.

Now, 30 years later, Centennial Hall is still is the most important public event venue in Juneau, however, it is in need of maintenance and updates so it can continue to support itself as well as community needs. The original IRMA roof assembly is obsolete, and components of it are reaching the end of their useful life. The domestic water piping is in need of replacement, and the public toilet facilities in the building are not sufficient during large events. The sound systems of Centennial Hall were designed and installed when the building was new. Since then, audio technology has advanced dramatically, so the current systems are now lacking in capability and ease of use. There have also been reports of significant reliability issues.

Centennial Hall Upgrades include:

- Roof Replacement: Removal of the original IRMA roof system and replace with a fully adhered PVC roof assembly.
- Interior upgrades:
  - o Replace existing toilet rooms with new and additional fixtures
  - o Construct additional toilet rooms in new location
  - o Replace domestic water piping
  - o Provide upgrades to existing sound system in ballroom
  - o Provide new staging

RECEIVED

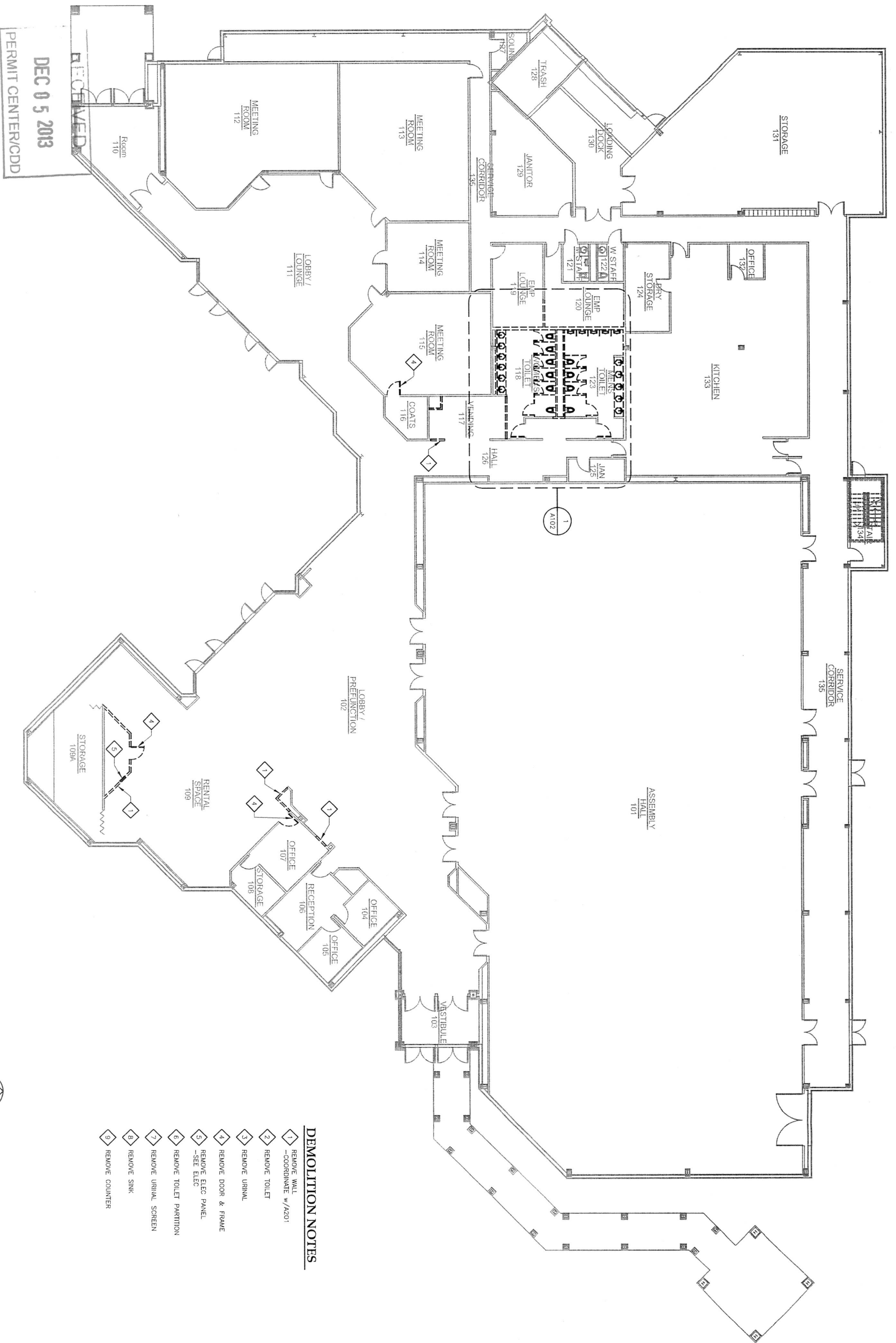
DEC 05 2013

Contact: Theresa Mores, Engineering Project Manager, 586-0893

Enclosure: City/State Project and Land Action Review Application, Development Permit Application, and preliminary plans of new toilet rooms.

*Theresa Mores* 12-5-2013





RECEIVED  
 DEC 05 2013  
 PERMIT CENTER/CDD

1 DEMOLITION FLOOR PLAN

SCALE: 0 5' 10' 20'



- DEMOLITION NOTES**
- 1 REMOVE WALL  
-COORDINATE w/A201
  - 2 REMOVE TOILET
  - 3 REMOVE URINAL
  - 4 REMOVE DOOR & FRAME
  - 5 REMOVE ELEC PANEL  
-SEE ELEC
  - 6 REMOVE TOILET PARTITION
  - 7 REMOVE URINAL SCREEN
  - 8 REMOVE SINK
  - 9 REMOVE COUNTER

DESIGN DEV.  
 REVISIONS  
 △  
 △  
 △

City and Borough of Juneau  
**CENTENNIAL HALL  
 RENOVATIONS**  
 CBJ Contract No. 014-XXX  
 Juneau, Alaska

**Jensen  
 Yorba  
 Loft  
 Inc.**

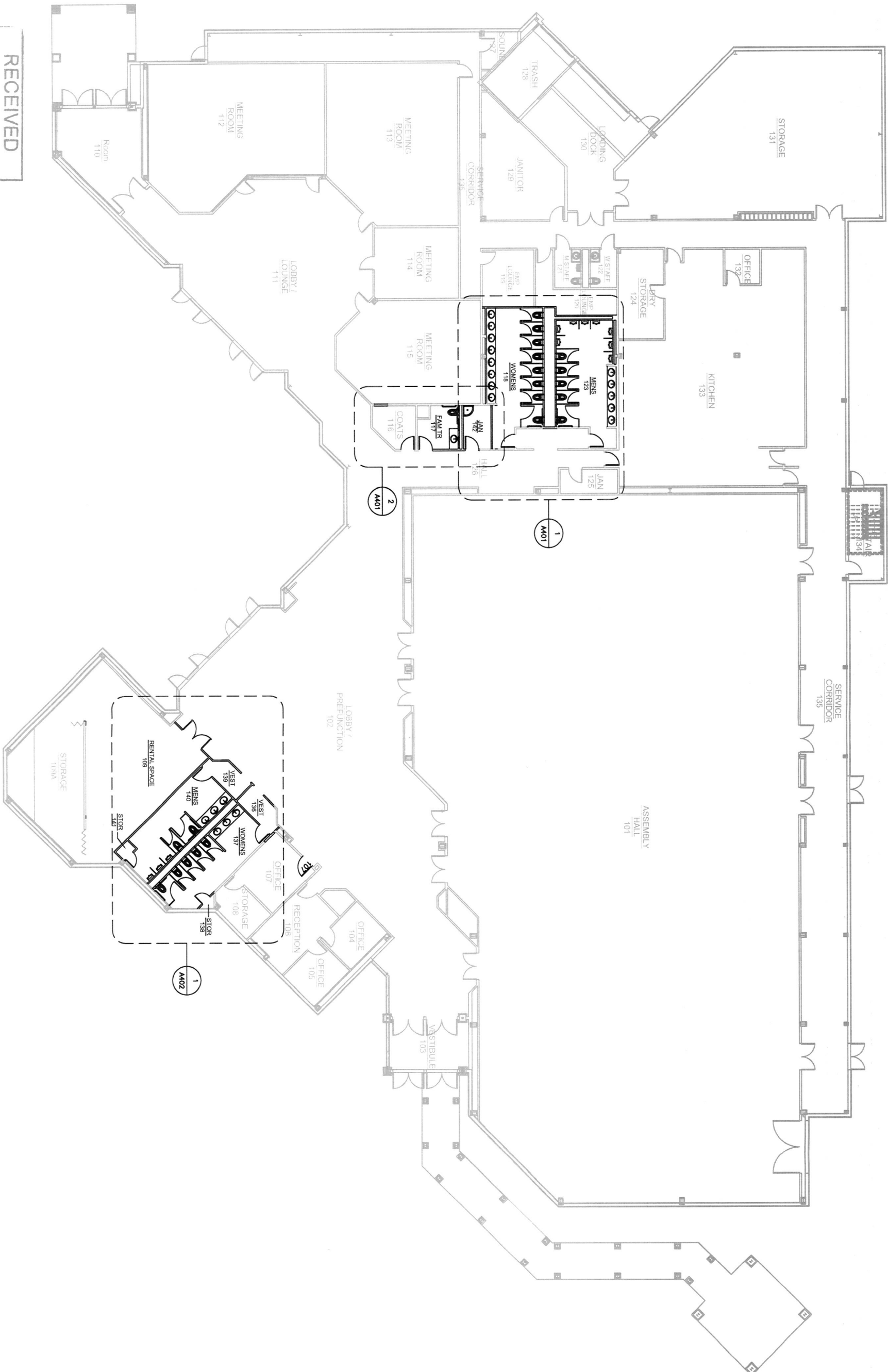
522 West 10th Street  
 Juneau, Alaska 99801  
 phone 907-586-1070  
 fax 907-586-3959  
 jensenyorbaloft.com

SHEET TITLE  
 DEMOLITION  
 FLOOR PLAN

DATE: NOVEMBER 2013  
 FILE: 1387

**A101**

RECEIVED  
 DEC 05 2013  
 PERMIT CENTER/CDD



1 RENOVATION FLOOR PLAN

SCALE: 0 5 10 20'



**Jensen Yorba Loft Inc.**  
 522 West 10th Street  
 Juneau, Alaska 99801  
 phone 907-586-1070  
 fax 907-586-3959  
 jensenyorbaloft.com

City and Borough of Juneau  
**CENTENNIAL HALL RENOVATIONS**  
 CBJ Contract No. 014-XXX  
 Juneau, Alaska

DESIGN DEV.  
 REVISIONS  
 SHEET TITLE  
 RENOVATION FLOOR PLAN

DATE: NOVEMBER 2013  
 FILE: 1307  
**A201**

RECEIVED  
 DEC 05 2013  
 PERMIT CENTER/CDD

LOBBY /  
 PREFUNCTION  
 102

RENTAL SPACE  
 109

OFFICE  
 107

STORAGE  
 108

VEST  
 139

VEST  
 136

WOMENS  
 137

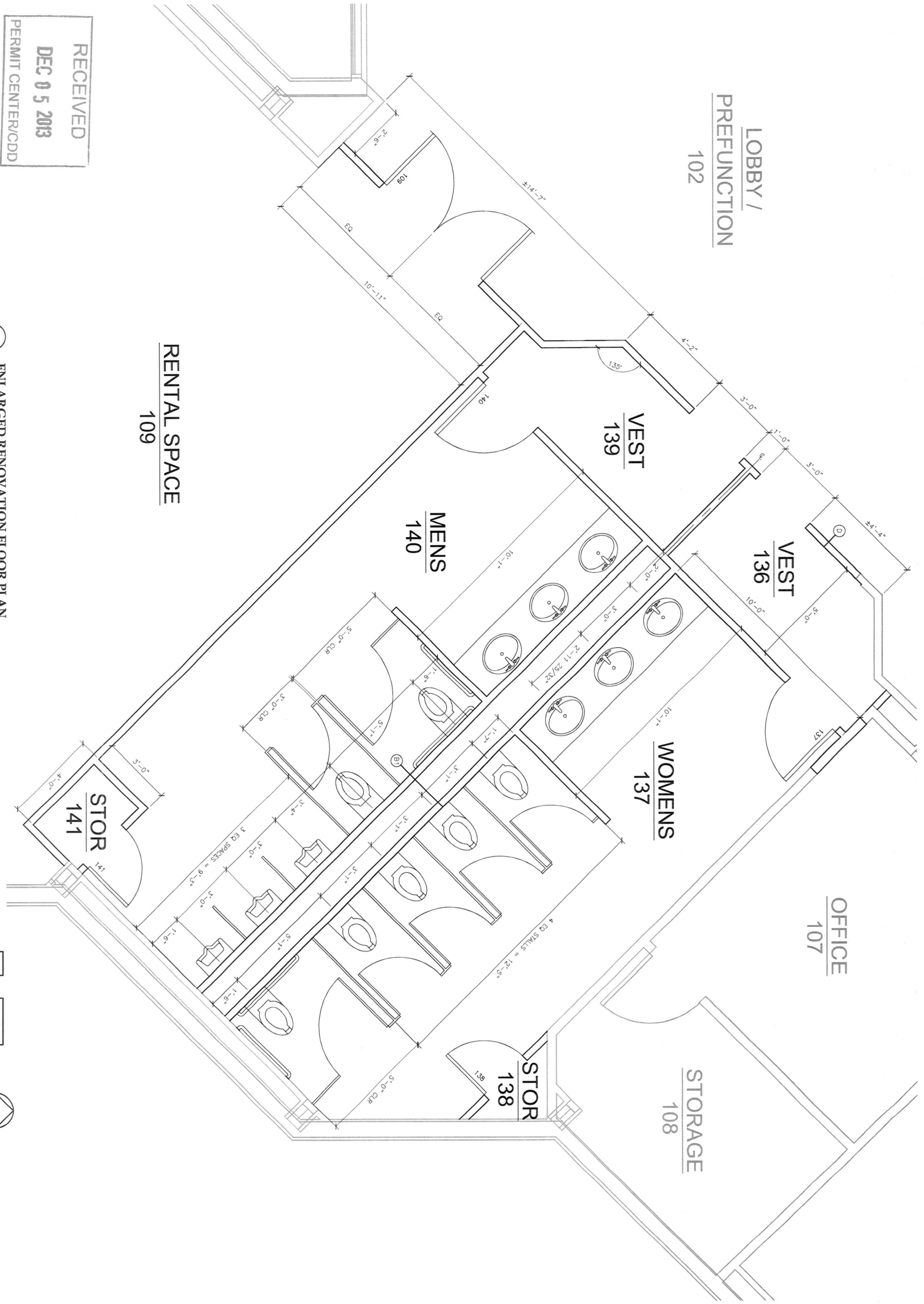
MENS  
 140

STOR  
 141

STOR  
 138

1 ENLARGED RENOVATION FLOOR PLAN

SCALE: 0 1' 2' 4'



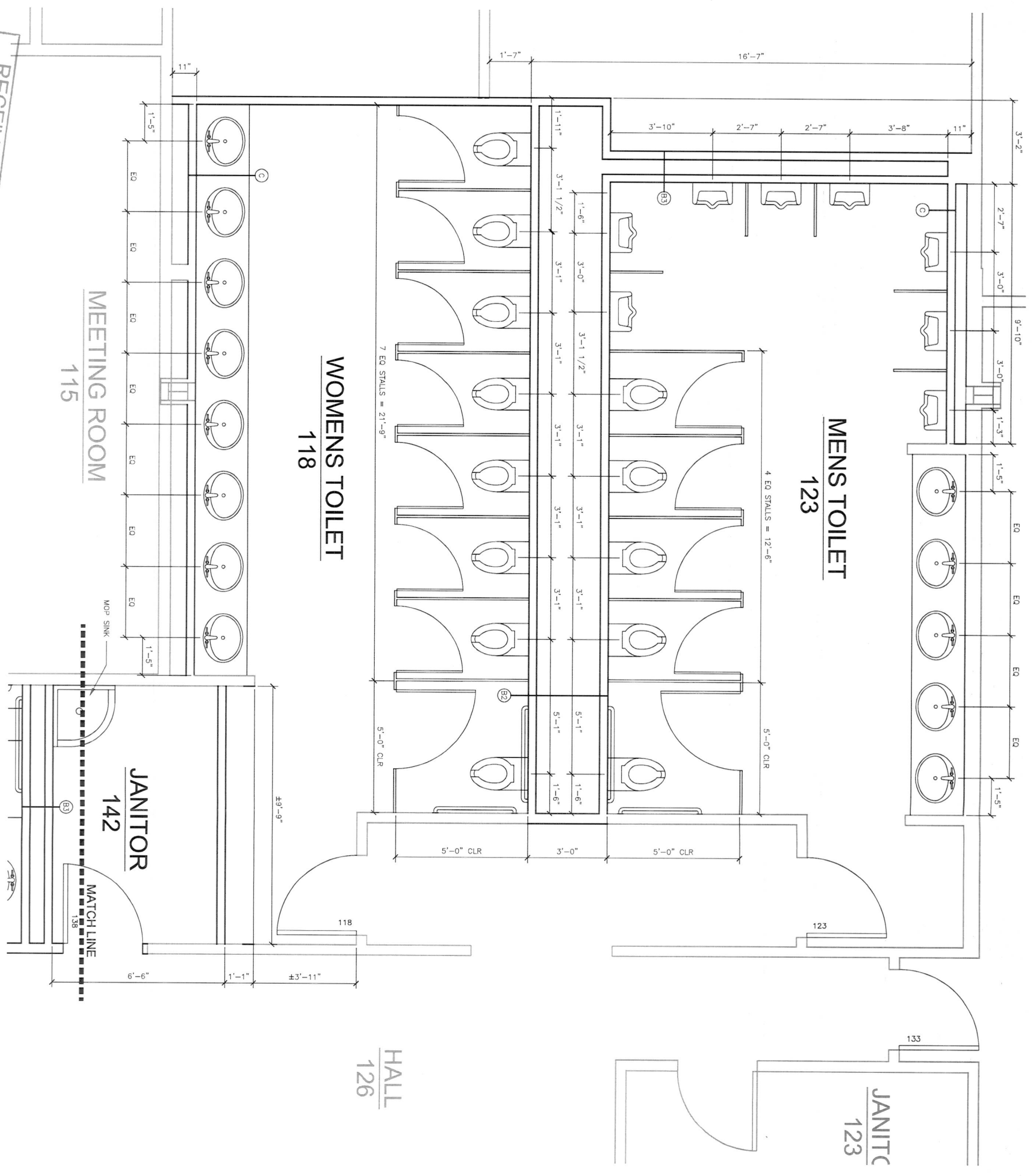
**Jensen Yorba Loft Inc.**  
 522 West 10th Street  
 Juneau, Alaska 99801  
 phone 907-586-1070  
 fax 907-586-3959  
 jensenyorbaloft.com

City and Borough of Juneau  
**CENTENNIAL HALL RENOVATIONS**  
 CBJ Contract No. 014-XXX  
 Juneau, Alaska

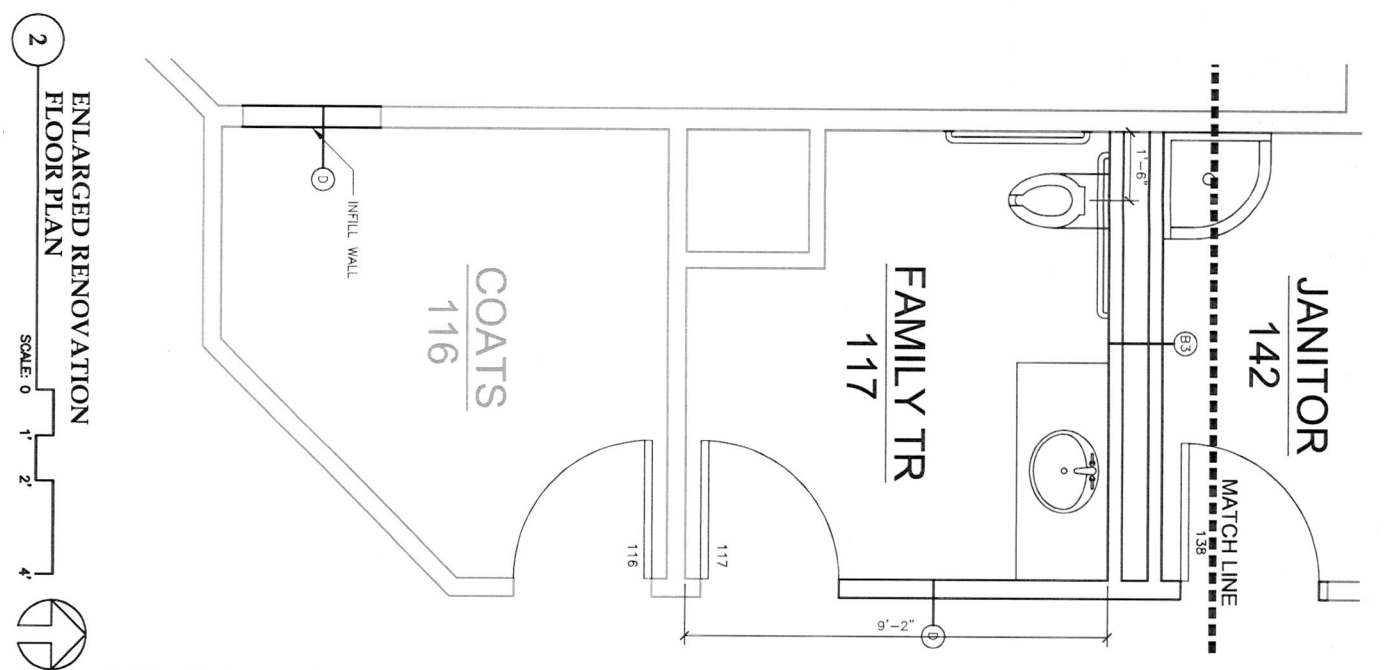
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 ENLARGED RENOVATION FLOOR PLAN

DATE: NOVEMBER 2013  
 FILE: 1387  
**A402**

RECEIVED  
 DEC 05 2013  
 PERMIT CENTER/CDD



1 ENLARGED RENOVATION FLOOR PLAN



2 ENLARGED RENOVATION FLOOR PLAN



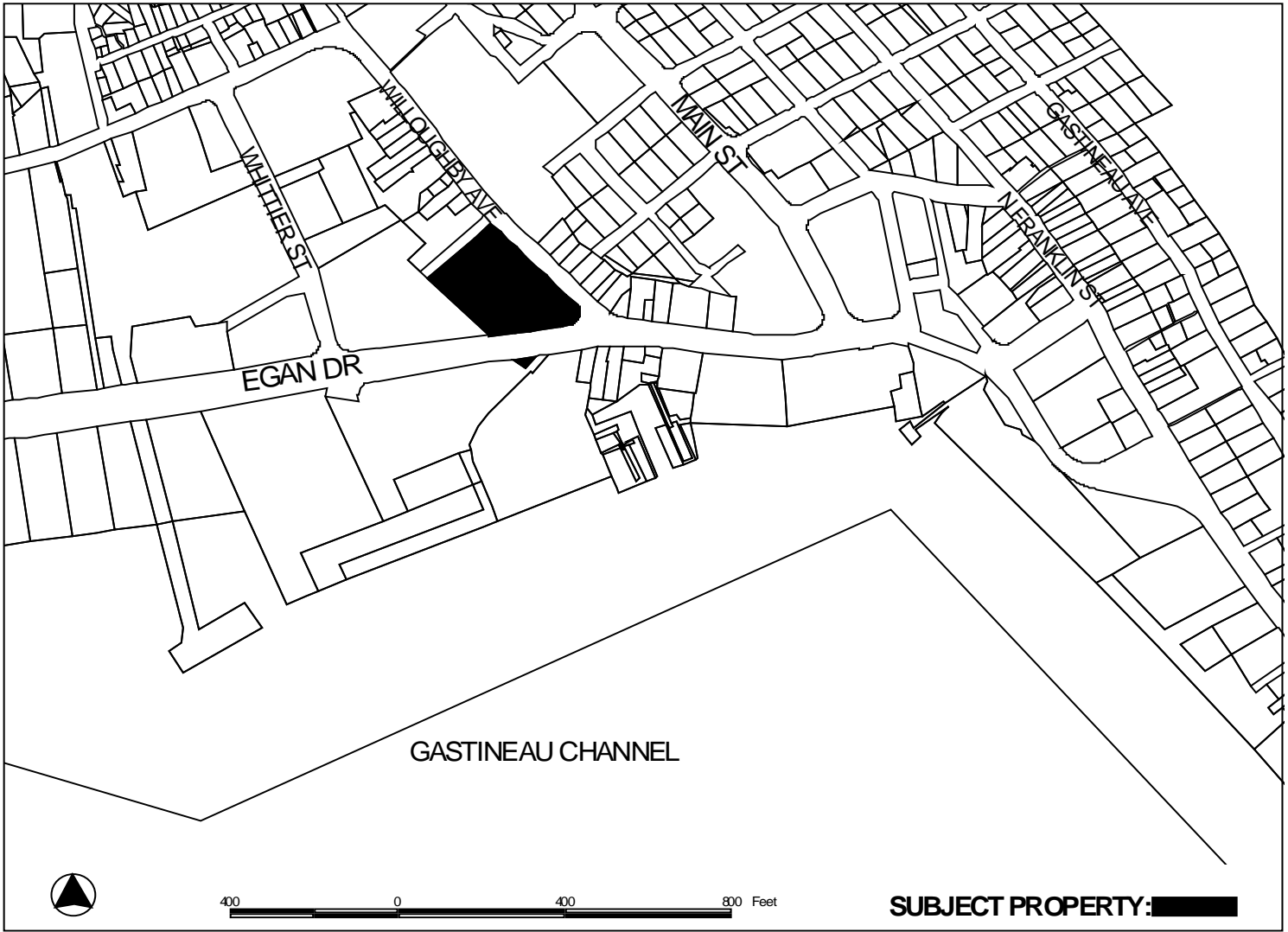
City and Borough of Juneau  
**CENTENNIAL HALL  
 RENOVATIONS**  
 CBJ Contract No. 014-XXX  
 Juneau, Alaska

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 Yorba  
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 Juneau, Alaska 99801  
 phone 907-586-1070  
 fax 907-586-3959  
 jensenyorbaloft.com

DESIGN DEV.  
 REVISIONS  
 SHEET TITLE  
 ENLARGED  
 RENOVATION  
 FLOOR PLAN

DATE: NOVEMBER 2013  
 FILE: 1387  
**A401**

# NOTICE OF PUBLIC HEARING



**SUBJECT PROPERTY:** [REDACTED]

**PROPOSAL:** Renovation of Centennial Hall, including roof replacement, upgrade of existing toilet facilities and construction of additional toilet rooms, domestic water piping replacement, and sound system upgrade.

<p><b>File No:</b> CSP2013 0033  <b>To:</b> Adjacent Property Owners  <b>Hearing Date:</b> January 28, 2014  <b>Hearing Time:</b> 7:00 PM  <b>Place:</b> Assembly Chambers  Municipal Building  155 South Seward Street  Juneau, Alaska 99801</p>	<p><b>Applicant:</b> City and Borough of Juneau  <b>Property PCN:</b> 1-C07-0-K74-001-0  <b>Owner:</b> City and Borough of Juneau  <b>Size:</b> 1.28 Acres  <b>Zoned:</b> MU2  <b>Site Address:</b> 101 Egan Drive  <b>Accessed Via:</b> Egan Drive</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 Sarah Bronstein at sarah\_bronstein@ci.juneau.ak.us or 586-0466.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

# City and Borough of Juneau CENTENNIAL HALL ROOF REPLACEMENT

CBJ Contract No. E14-188  
Juneau, Alaska

January 10, 2014

95% CD SUBMITTAL SET

**ARCHITECT**  
**JENSEN YORBA LOTT, INC**  
522 WEST 10TH STREET  
JUNEAU, ALASKA 99801  
(907) 586-1070  
FAX (907) 586-3959

**SHEET INDEX**

<p>A001 COVER SHEET, ABBREVIATIONS &amp; SYMBOLS A002 EXTERIOR WALL, DOOR SCHEDULE &amp; TYPE, SITE PLAN, DEMO &amp; RENO KEYNOTES</p> <p>AD201 DEMOLITION ROOF PLAN</p> <p>AD301 DEMOLITION EXTERIOR ELEVATIONS AD302 DEMOLITION EXTERIOR ELEVATIONS AD303 DEMOLITION EXTERIOR ELEVATIONS AD304 DEMOLITION EXTERIOR ELEVATIONS</p> <p>AD401 DEMOLITION ENLARGED ROOF PLAN - NORTH WEST AD402 DEMOLITION ENLARGED ROOF PLAN - NORTH EAST AD403 DEMOLITION ENLARGED ROOF PLAN - SOUTH EAST AD404 DEMOLITION ENLARGED ROOF PLAN - SOUTH WEST</p> <p>AD801 DEMOLITION EXTERIOR DETAILS AD802 DEMOLITION EXTERIOR DETAILS AD803 DEMOLITION EXTERIOR DETAILS AD804 DEMOLITION EXTERIOR DETAILS AD805 DEMOLITION EXTERIOR DETAILS AD806 DEMOLITION EXTERIOR DETAILS</p>	<p>A201 ROOF PLAN</p> <p>A301 EXTERIOR ELEVATIONS A302 EXTERIOR ELEVATIONS A303 EXTERIOR ELEVATIONS A304 EXTERIOR ELEVATIONS</p> <p>A401 ENLARGED ROOF PLAN - NORTH WEST A402 ENLARGED ROOF PLAN - NORTH EAST A403 ENLARGED ROOF PLAN - SOUTH EAST A404 ENLARGED ROOF PLAN - SOUTH WEST</p> <p>A801 EXTERIOR DETAILS A802 EXTERIOR DETAILS A803 EXTERIOR DETAILS A804 EXTERIOR DETAILS A805 EXTERIOR DETAILS A806 EXTERIOR DETAILS A807 EXTERIOR DETAILS A808 EXTERIOR DETAILS A809 EXTERIOR DETAILS</p>
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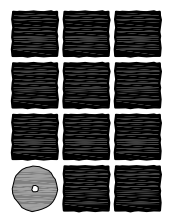
**ABBREVIATIONS**

Z	ANGLE	ELEC	ELECTRICAL	JAN	JANITOR	REF	REFERENCE	UL	UNDERWRITERS LABORATORIES
AC	ASPHALT CONCRETE	ELEV	ELEVATOR	JT	JOINT	REFR	REFRIGERATOR	UNF	UNFINISHED
ACM	ASBESTOS CONTAINING MATERIAL	EMER	EMERGENCY ENCL	LAB	LABORATORY	REINF	REINFORCED	UON	UNLESS OTHERWISE NOTED
ACP	ACOUSTICAL CEILING PANEL	ENCL	ENCLOSURE	LAM	LAMINATE	REQ	REQUIRED	UR	URNAL
ADJ	ADJUSTABLE	EPDM	ETHYLENE PROPYLENE DIANE MONOMER	LAV	LAVATORY	RESIL	RESILIENT	VERT	VERTICAL
AFF	ABOVE FINISH FLOOR	EQ	EQUAL	LB	POUND	RH	ROBE HOOK	VEST	VESTIBULE
AIB	AIR INFILTRATION BARRIER	EPS	EXPANDED POLYSTYRENE	LT	LIGHT	RL	RAIN LEADER	VR	VAPOR RETARDER
AL	ALUMINUM	EQP	EQUIPMENT	MIR	MIRROR	RM	ROOM	VTR	VENT THROUGH ROOF
APPROX	APPROXIMATE	EX	EXISTING	MAX	MAXIMUM	RO	ROUGH OPENING	WB	WEATHER BARRIER
ARCH	ARCHITECTURAL	EXT	EXTERIOR	MDO	MEDIUM DENSITY OVERLAD	RUB	RUBBER	WC	WATER CLOSET
ASB	ASBESTOS	FA	FIRE ALARM	MECH	MECHANICAL	SASU	SELF ADHERING SHEET UNDERLAYMENT	WD	WOOD
BD	BOARD	FD	FLOOR DRAIN	MFR	MANUFACTURER	SCD	SEAT COVER DISPENSER	WP	WATERPROOF
BLDG	BUILDING	FDN	FOUNDATION	MH	MANHOLE	SCHED	SCHEDULE	WR	WASTE RECEPTACLE
BLKG	BLOCKING	FEC	FIRE EXTINGUISHER CABINET	MIN	MINIMUM	SF	SQUARE FOOT	WSCT	WAINSCOT
BM	BEAM	FF	FINISH FLOOR	MISC	MISCELLANEOUS	SFRM	SPRAYED FIRE-RESISTIVE MATERIAL	WT	WEIGHT
BOT	BOTTOM	FHC	FIRE HOSE CABINET	MTD	MOUNTED	SHR	SHOWER	WWF	WELDED WIRE FABRIC
CAB	CABINET	FIN	FINISH FLASHING	MTL	METAL	SHTH	SHEATHING		
CB	CATCH BASIN	FLR	FLOOR	MUL	MULLION	SIM	SIMILAR		
CEM	CEMENT	FOC	FACE OF CONCRETE/CURB	NIC	NOT IN CONTRACT	SND	SANITARY NAPKIN DISPENSER		
CG	CORNER GUARD	FOF	FACE OF FINISH	NO OR #	NUMBER	SNR	SANITARY NAPKIN RECEPTACLE		
CI	CAST IRON	FOS	FACE OF STUD	NOM	NOMINAL	SPEC	SPECIFICATIONS		
CLG	CEILING	FRP	(GLASS) FIBER REINFORCED PLASTIC	NTS	NOT TO SCALE	SO	SQUARE		
COL	COLUMN	FR	FIRE RETARDANT	OA	OVERALL	SQFT	SQUARE FOOT		
CONC	CONCRETE	FT	FOOT OR FEET	OC	ON CENTER	SQYD	SQUARE YARD		
CONT	CONTINUOUS	FTG	FOOTING	OD	OUTSIDE DIAMETER	STA	STATION		
CTR	CENTER	FURR	FURRING	OFD	OWNER FURNISHED CONTRACTOR INSTALLED	STC	SOUND TRANSMISSION CLASS		
CTSK	COUNTERSUNK	GA	GAUGE	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	STD	STANDARD		
DBL	DOUBLE	GALV	GALVANIZED	OFD	OWNER FURNISHED CONTRACTOR INSTALLED	STL	STEEL		
DEPT	DEPARTMENT	GB	GRAB BAR	OPNG	OPENING	STR	STRUCTURAL		
DF	DRINKING FOUNTAIN	GL	GLASS	OPP	OPPOSITE	SS	STAINLESS STEEL		
DET	DETAIL	GWB	GYPSPUM WALL BOARD	OSB	ORIENTED STRAND BOARD	SUSP	SUSPENDED		
DIA	DIAMETER	GYP	GYPSPUM	OSB	ORIENTED STRAND BOARD	SY	SQUARE YARD		
DIM	DIMENSION	HB	HOSE BIBB	PL	PLATE	TB	TOWEL BAR		
DISP	DISPENSER	HDWD	HARDWOOD	PLAM	PLASTIC LAMINATE	TC	TOP OF CURB		
DN	DOWN	HM	HOLLOW METAL	PLAS	PLASTER	TEL	TELEPHONE		
DR	DOOR	HORIZ	HORIZONTAL	PLAS	PLASTER	TEMP	TEMPORARY		
DS	DOWNSPOUT	HR	HOUR	PRE-CAST	PRE-CAST	T&G	TONGUE & GROOVE		
DWG	DRAWING	HT	HEIGHT	PF	PRE-FINISHED	TOC	TOP OF CONCRETE		
DWR	DRAWER	HW	HEIGHT	PR	PLYWOOD	TOD	TOP OF DECK		
EA	EACH	ID	INSIDE DIAMETER	PWD	PLYWOOD	TPD	TOILET PAPER DISPENSER		
EF	EXHAUST FAN	INSUL	INSULATION	R	RISER	TRD	TREAD		
EFIS	EXTERIOR INSULATION & FINISH SYSTEM	INT	INTERIOR	RAD	RADIUS	TRTD	PRESSURE TREATED		
EJ	EXPANSION JOINT			R	RISER	TOW	TOP OF WALL		
EL	ELEVATION			RAD	RADIUS	TYP	TYPICAL		

**SYMBOLS**

DETAIL REFERENCE		DETAIL NUMBER
COLUMN GRID LINE		GRID NUMBER
KEY NOTE		KEY NOTE NUMBER
DEMO KEY SYM		DEMO NOTE NUMBER
REVISION SYM		REVISION NOTE NUMBER
NEW CONSTRUCTION		DOOR NUMBER RELITE/ WINDOW NUMBER
EXISTING TO REMAIN		DOOR NUMBER (WHERE INDICATED) EXISTING RELITE/ WINDOW
EXISTING TO REMOVE		DOOR TO REMOVE RELITE/ WINDOW TO REMOVE
		WALL TO REMOVE

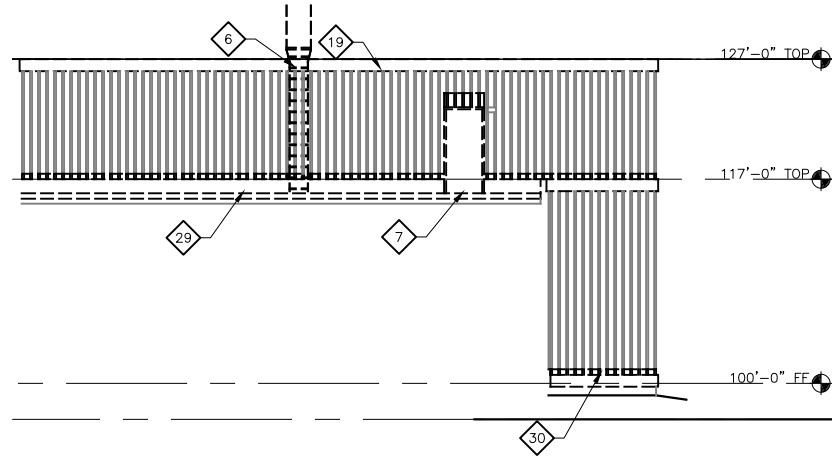
Attachment C



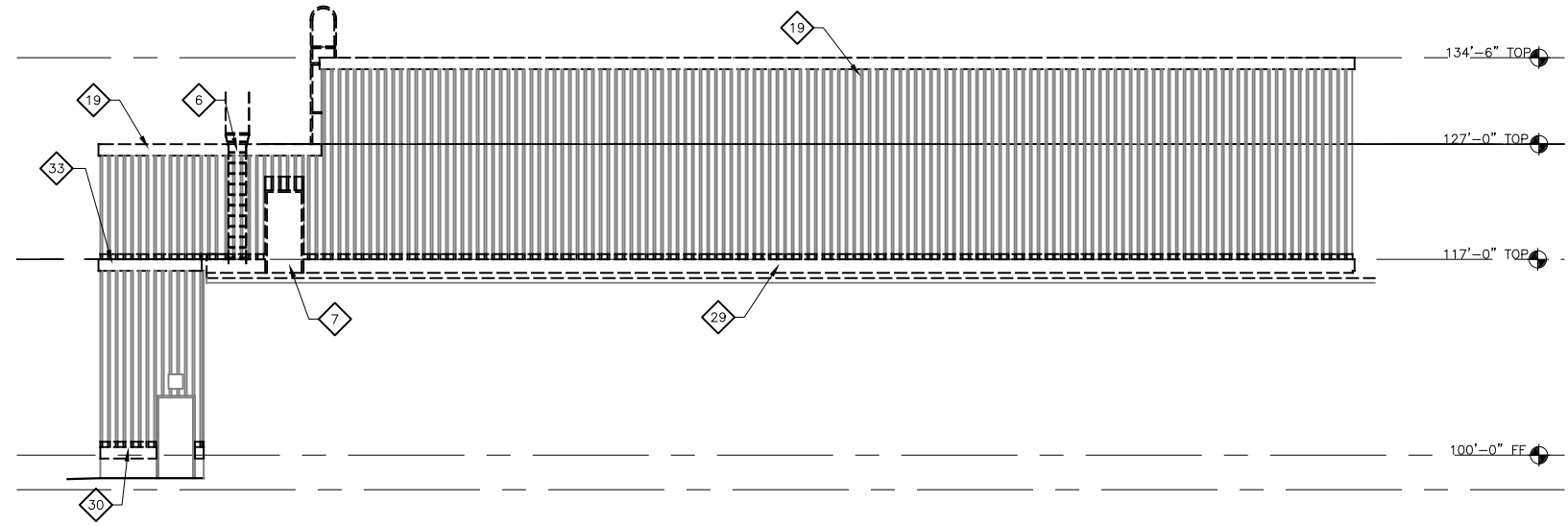
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jensenyorbalott.com  
FILE: 13037 Ph 20

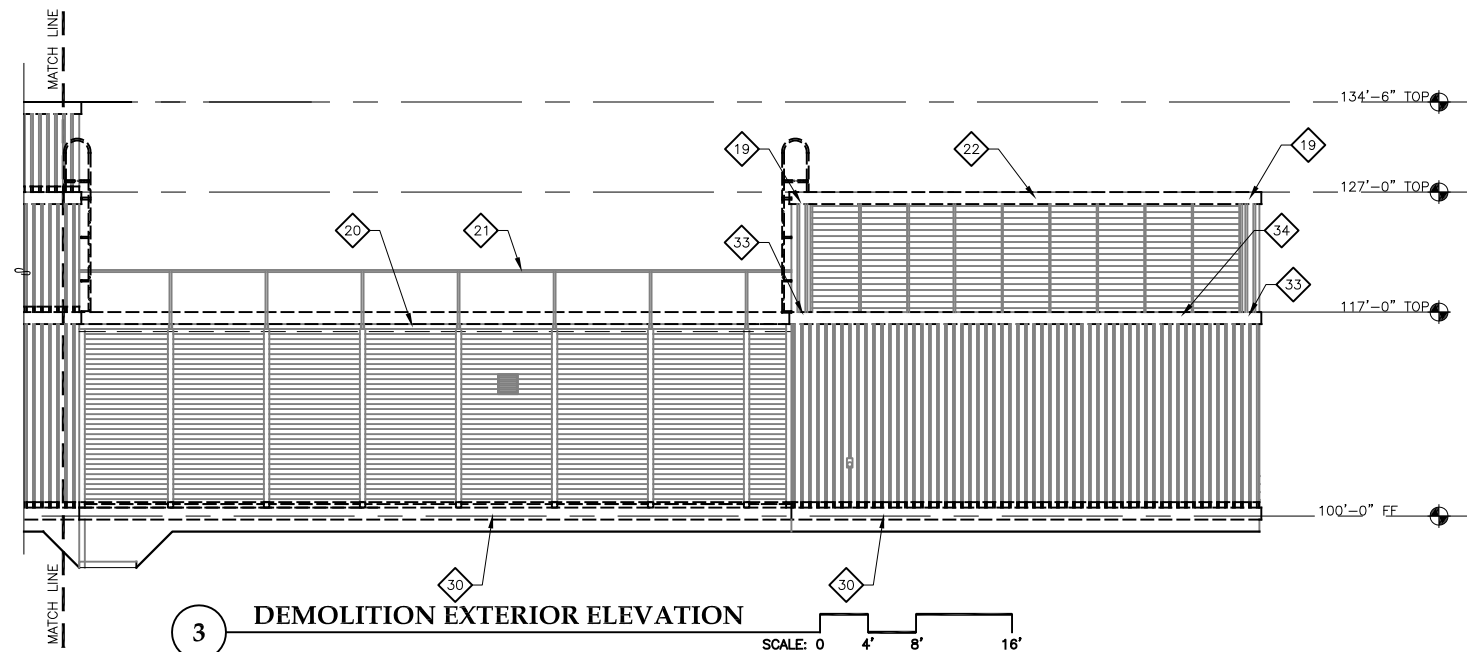
A001



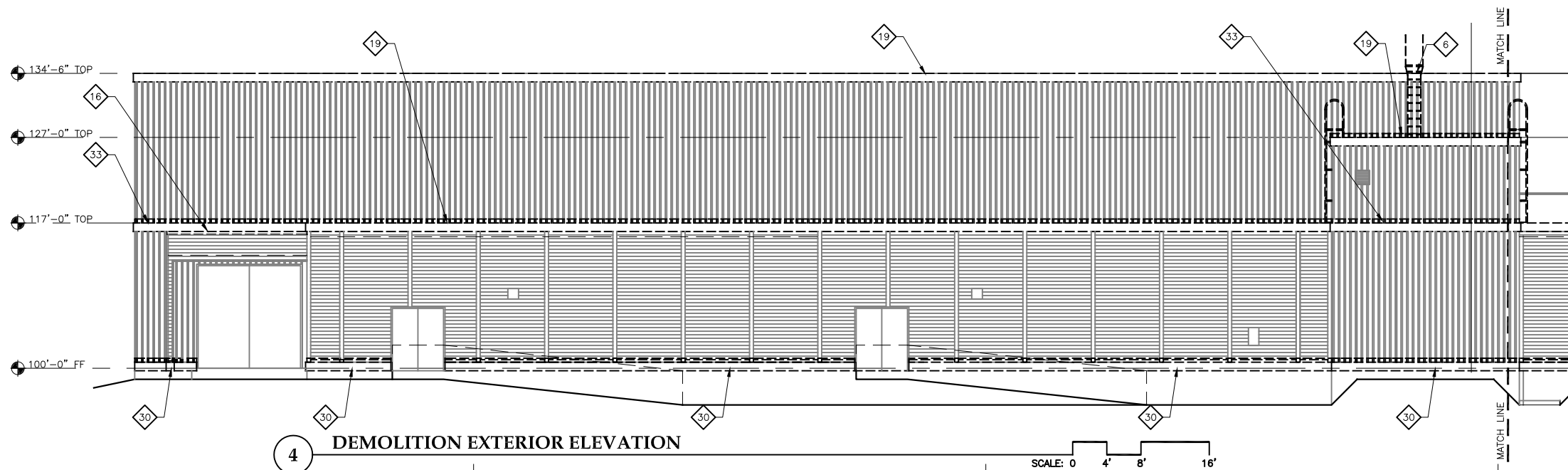
1 DEMOLITION EXTERIOR ELEVATION  
SCALE: 0 4' 8' 16'



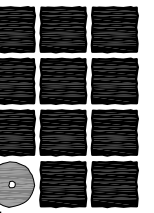
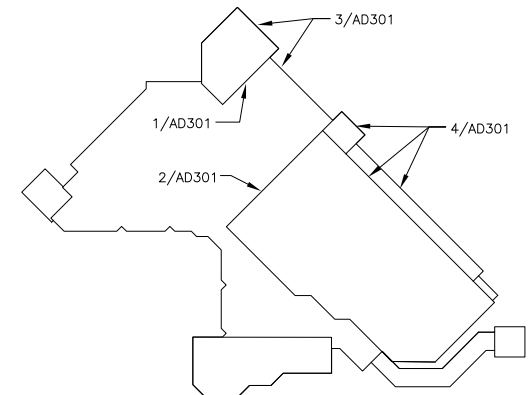
2 DEMOLITION EXTERIOR ELEVATION  
SCALE: 0 4' 8' 16'



3 DEMOLITION EXTERIOR ELEVATION  
SCALE: 0 4' 8' 16'



4 DEMOLITION EXTERIOR ELEVATION  
SCALE: 0 4' 8' 16'



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**CENTENNIAL HALL**  
**ROOF REPLACEMENT**  
CBJ Contract No. E14-188  
Juneau, Alaska

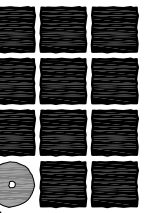
95% CD Sub RI  
January 10, 2014

- REVISIONS
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SHEET TITLE  
**DEMOLITION  
EXTERIOR  
ELEVATION**

DATE: DECEMBER 2013  
FILE: 13037 Ph 20

**AD301**



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**CENTENNIAL HALL**  
**ROOF REPLACEMENT**  
CBJ Contract No. E14-188  
Juneau, Alaska

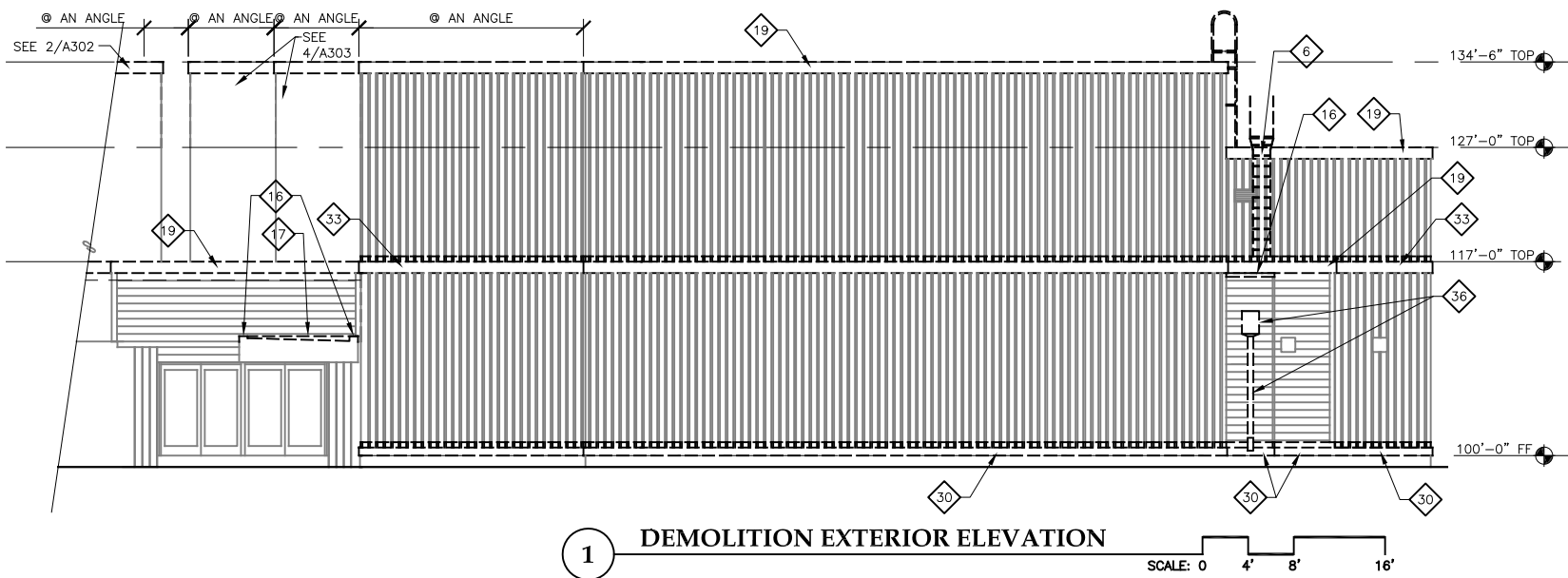
95% CD Sub RI  
January 10, 2014

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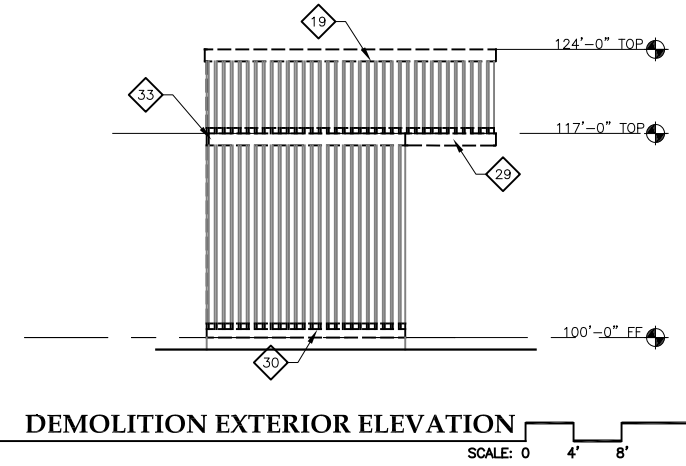
SHEET TITLE  
**DEMOLITION  
EXTERIOR  
ELEVATION**

DATE: DECEMBER 2013  
FILE: 13037 Ph 20

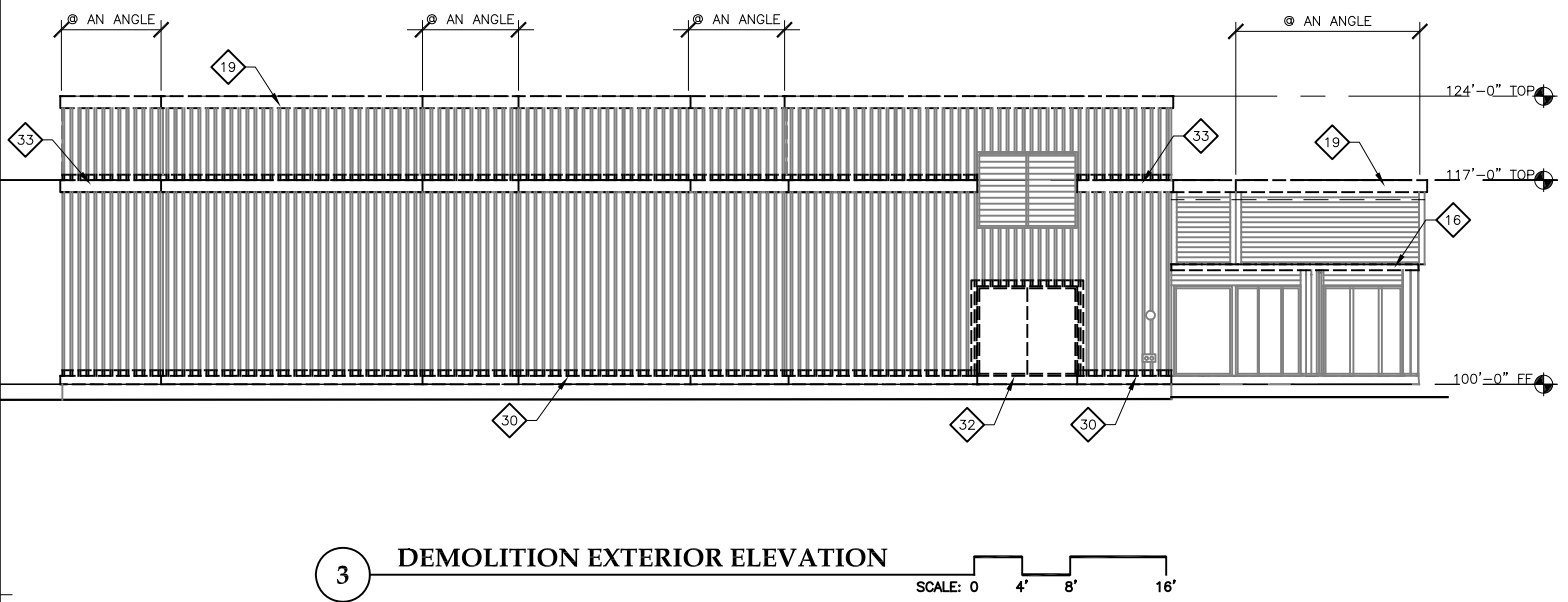
**AD302**



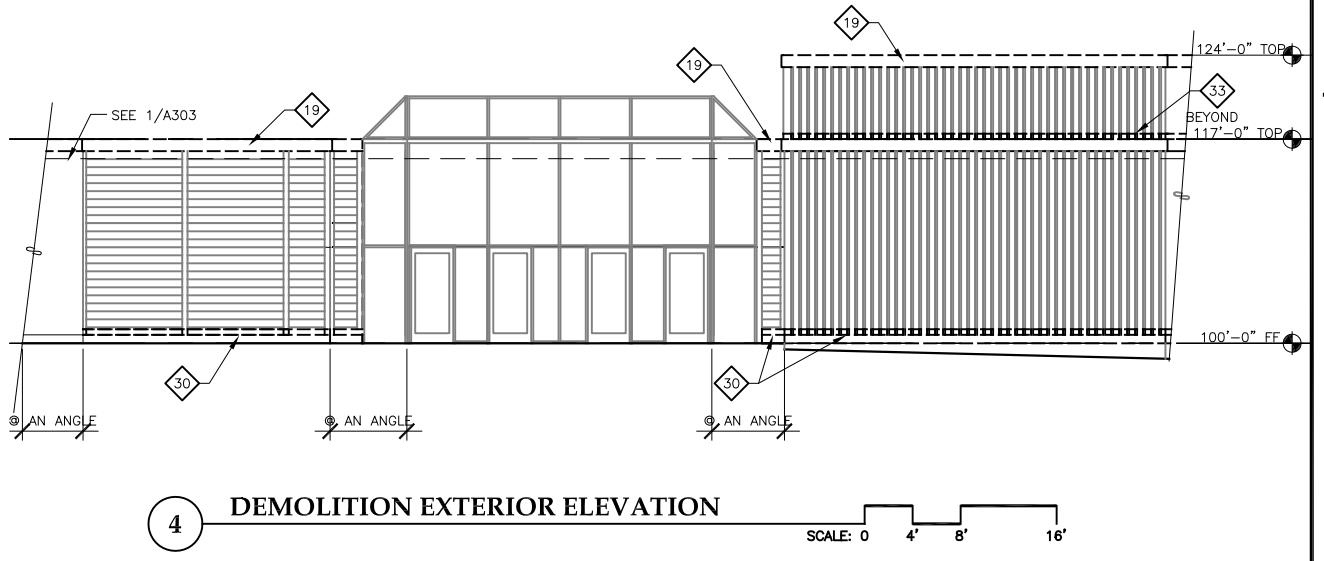
**1 DEMOLITION EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



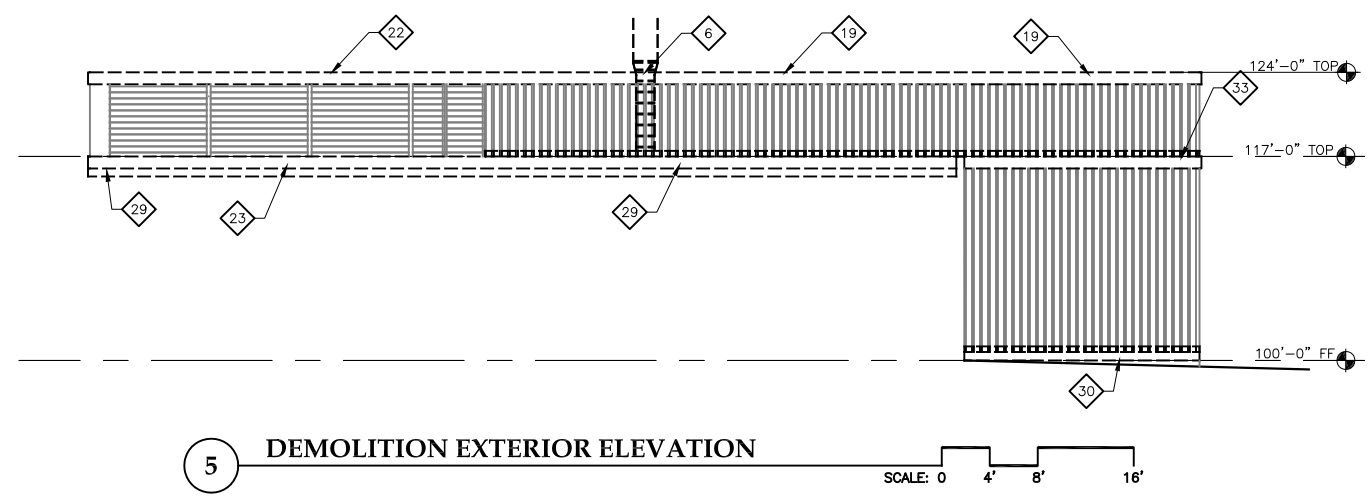
**2 DEMOLITION EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



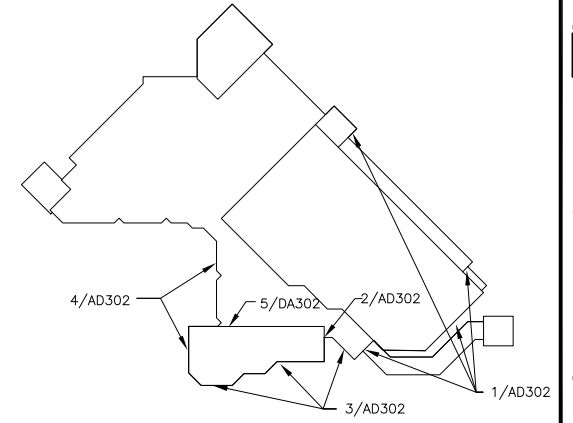
**3 DEMOLITION EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



**4 DEMOLITION EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



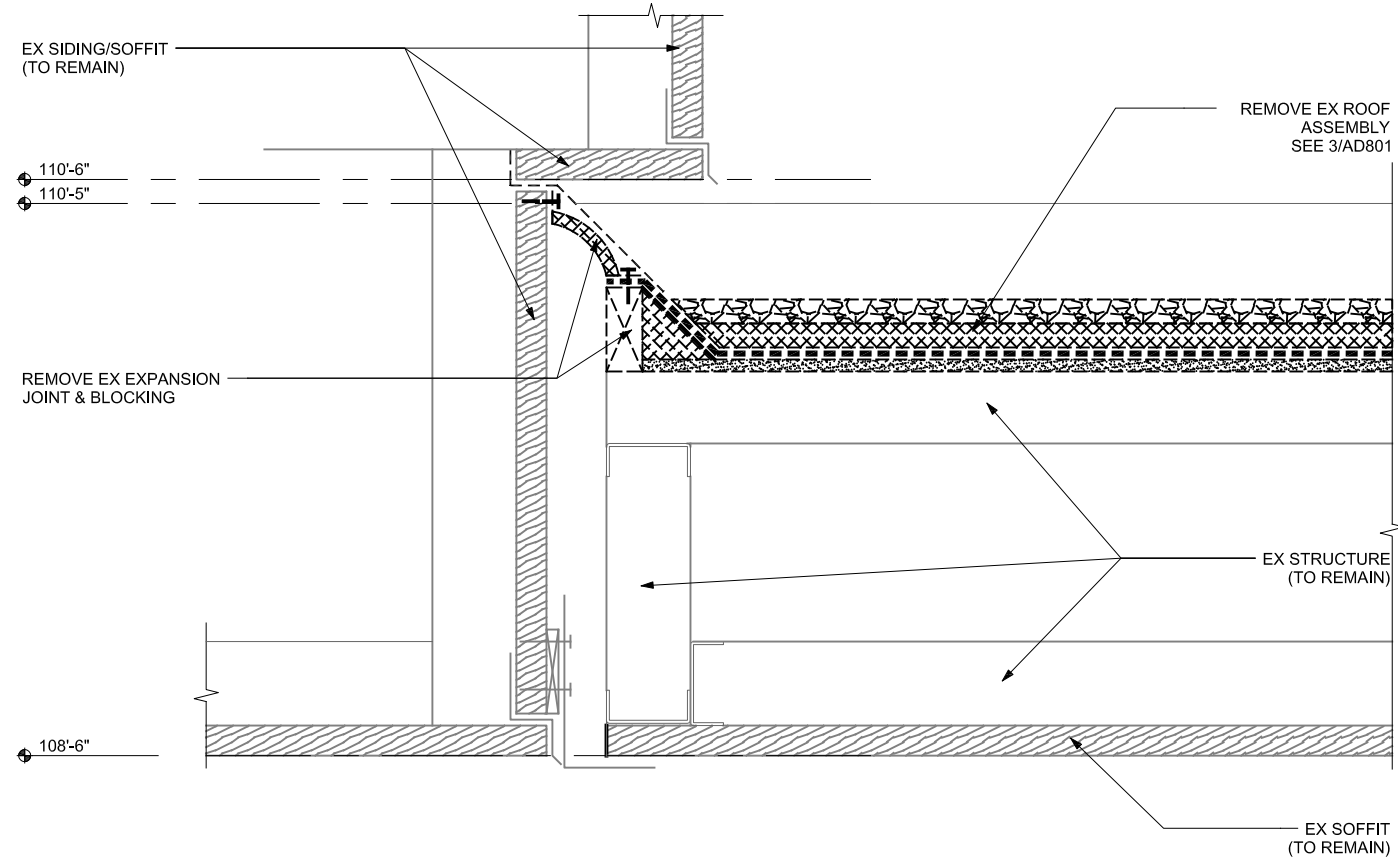
**5 DEMOLITION EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



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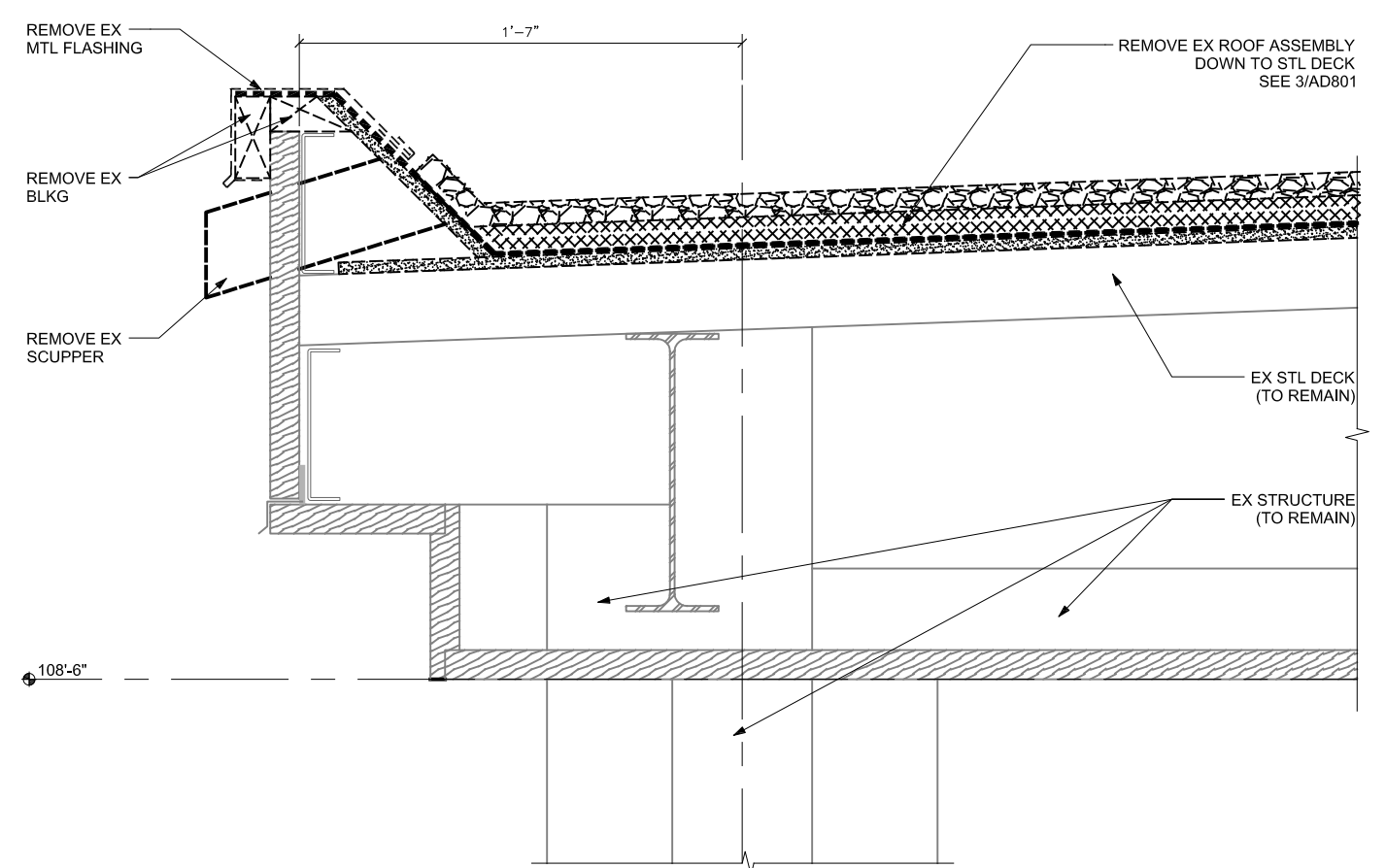


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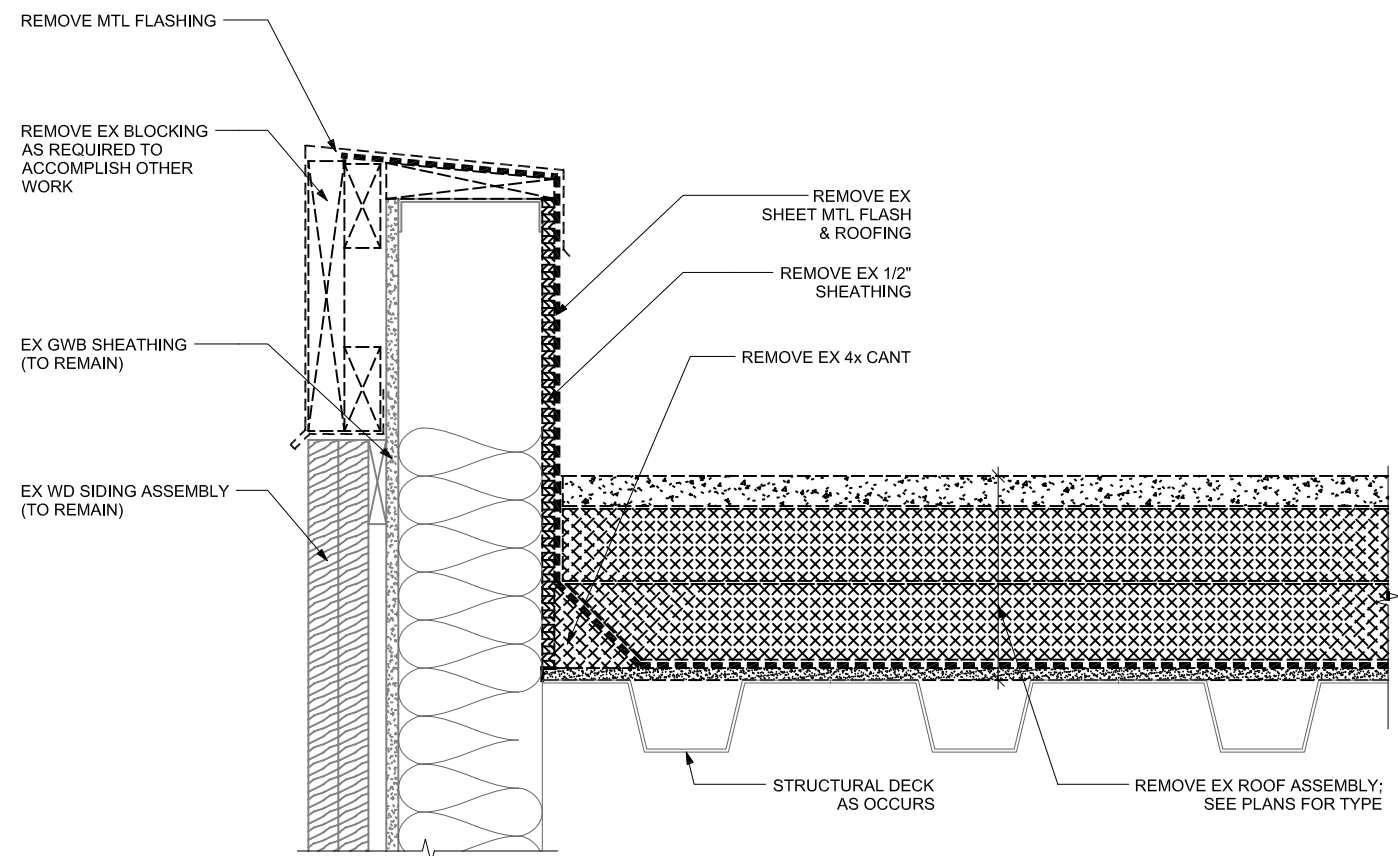
1 EXISTING EXPANSION JOINT @ CANOPY DEMOLITION

SCALE: 0 3" 6" 12"



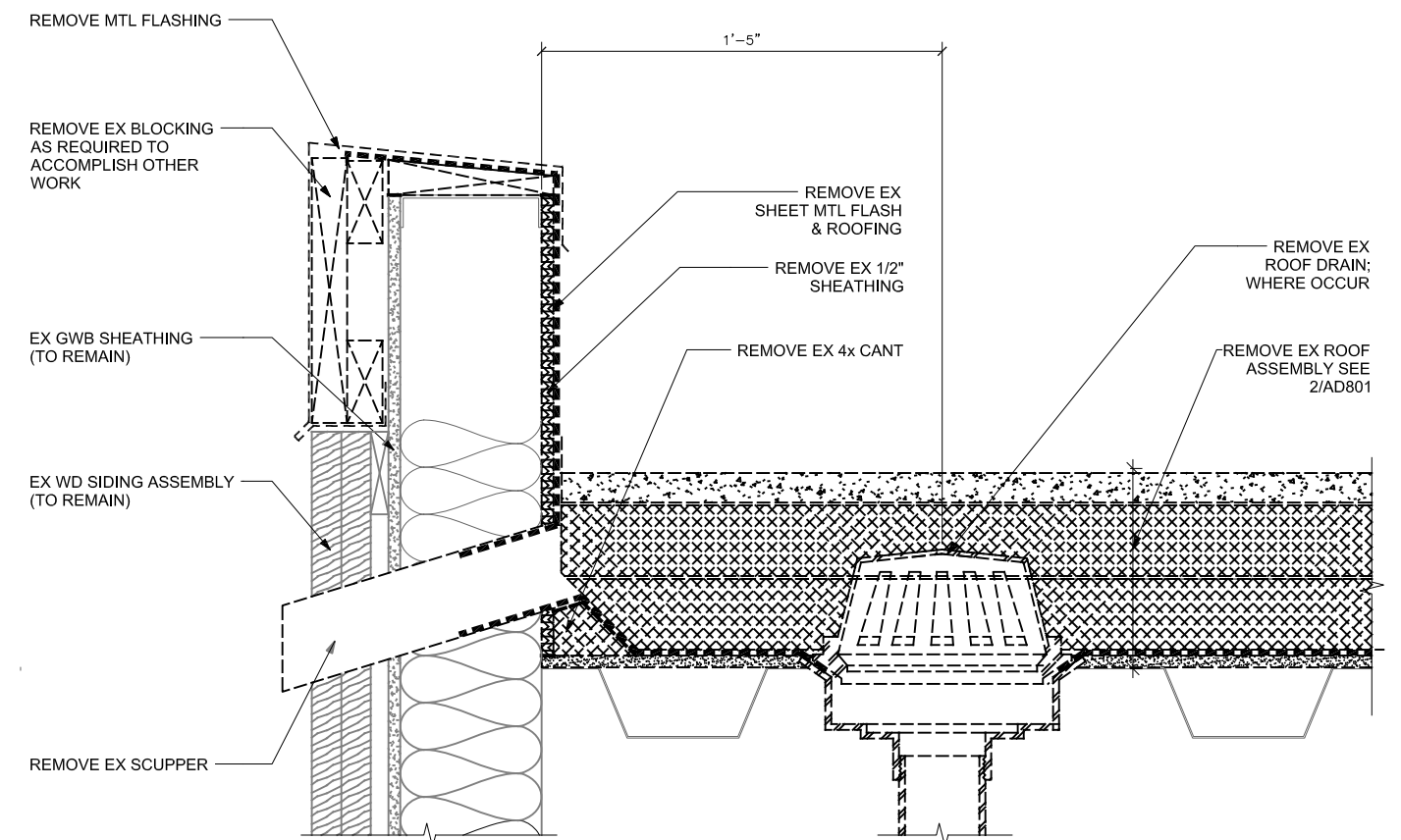
2 EXISTING PARAPET/ SCUPPER @ CANOPY DEMOLITION

SCALE: 0 3" 6" 12"



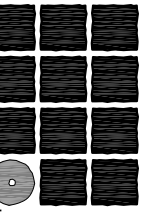
3 EXISTING TYPICAL PARAPET DEMOLITION

SCALE: 0 3" 6" 12"



4 EXISTING ROOF DRAIN & SCUPPER DEMOLITION

SCALE: 0 3" 6" 12"



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January 10, 2014

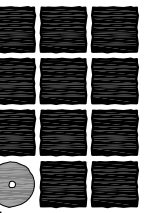
REVISIONS  
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SHEET TITLE  
**DEMOLITION  
EXTERIOR DETAILS**

DATE: DECEMBER 2013  
FILE: 13037 Ph 20

**AD802**





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CBJ Contract No. E14-188  
Juneau, Alaska

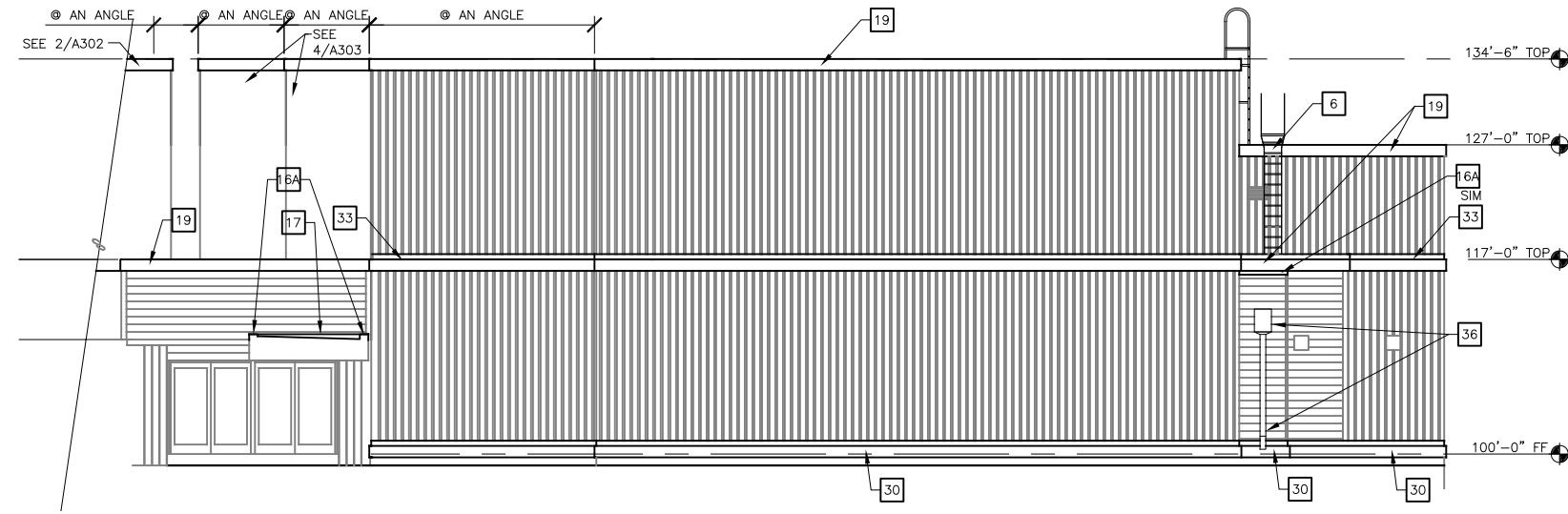
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January 10, 2014

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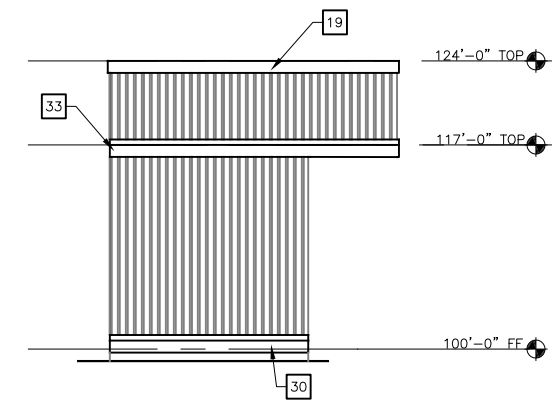
SHEET TITLE  
**EXTERIOR  
ELEVATION**

DATE: DECEMBER 2013  
FILE: 13037 Ph 20

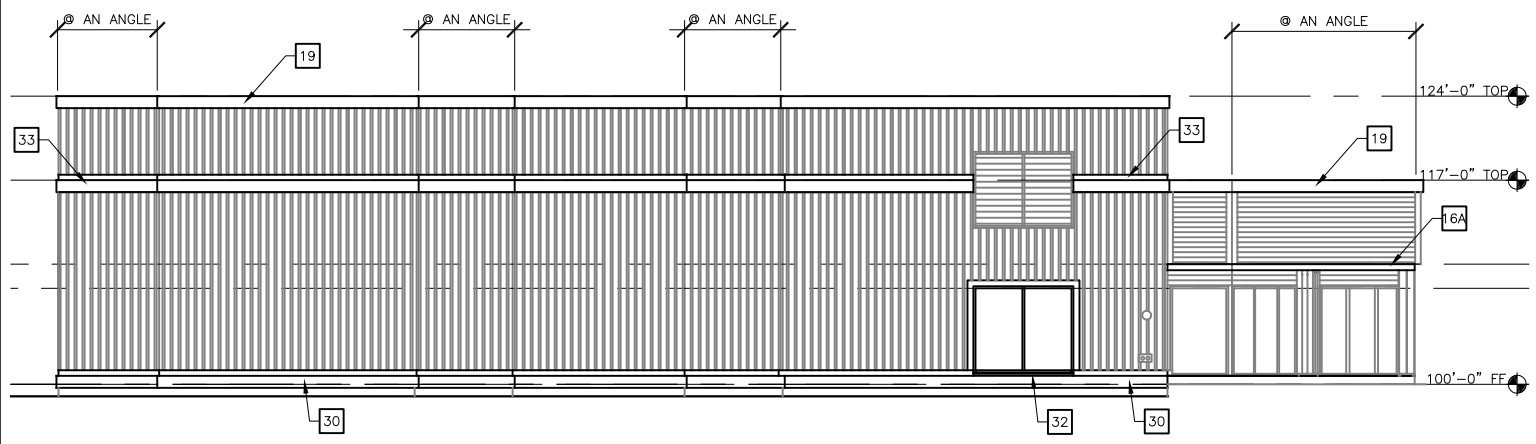
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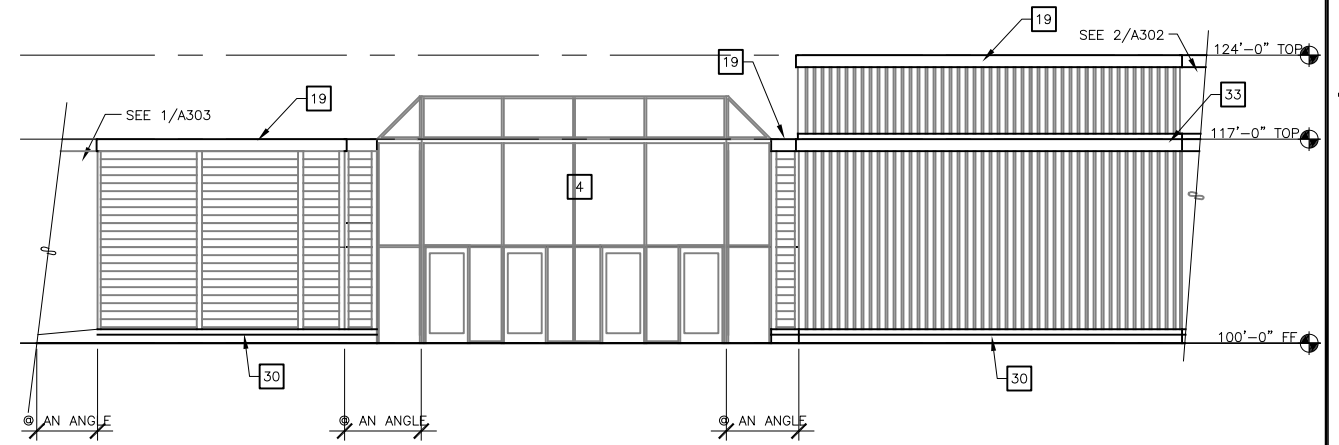
**1 EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



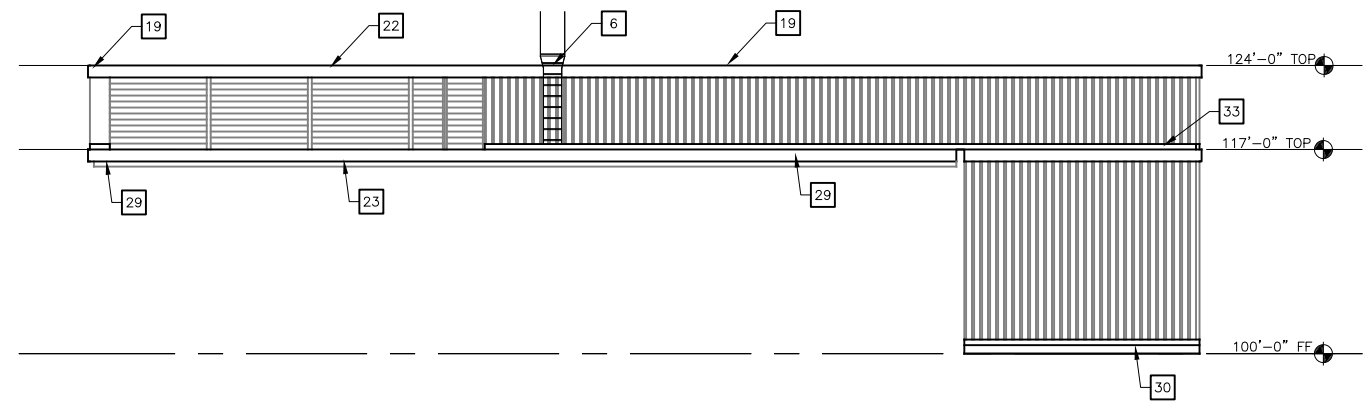
**2 EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



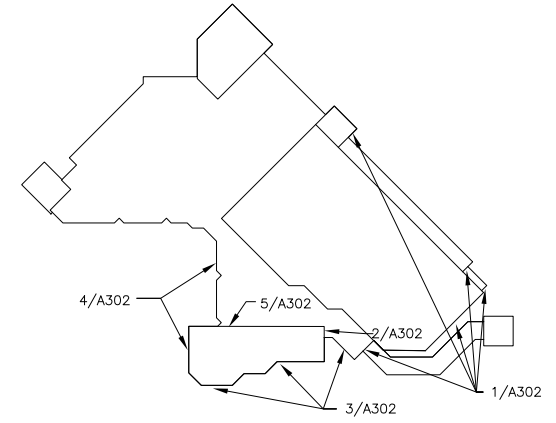
**3 EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



**4 EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'

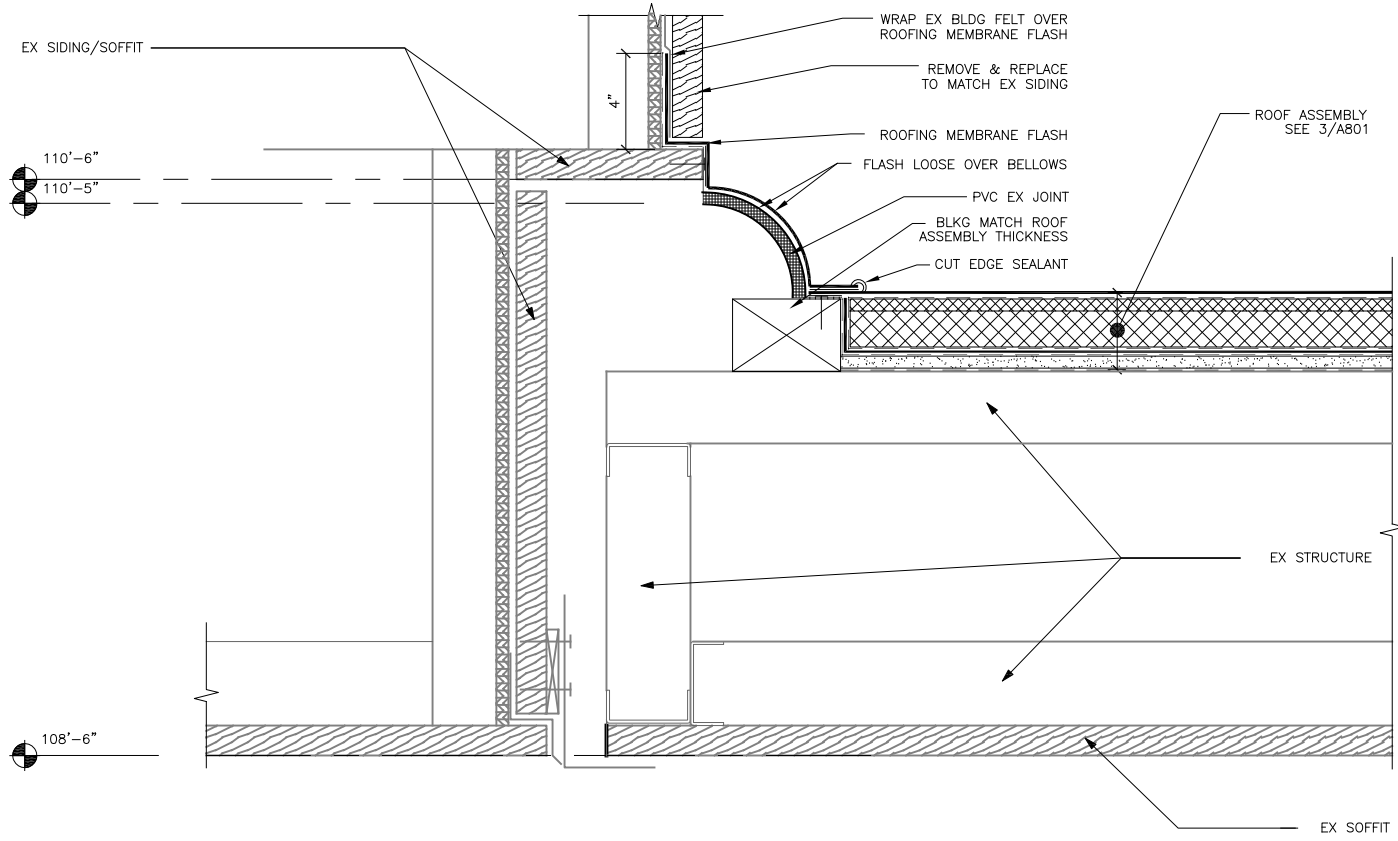


**5 EXTERIOR ELEVATION**  
SCALE: 0 4' 8' 16'



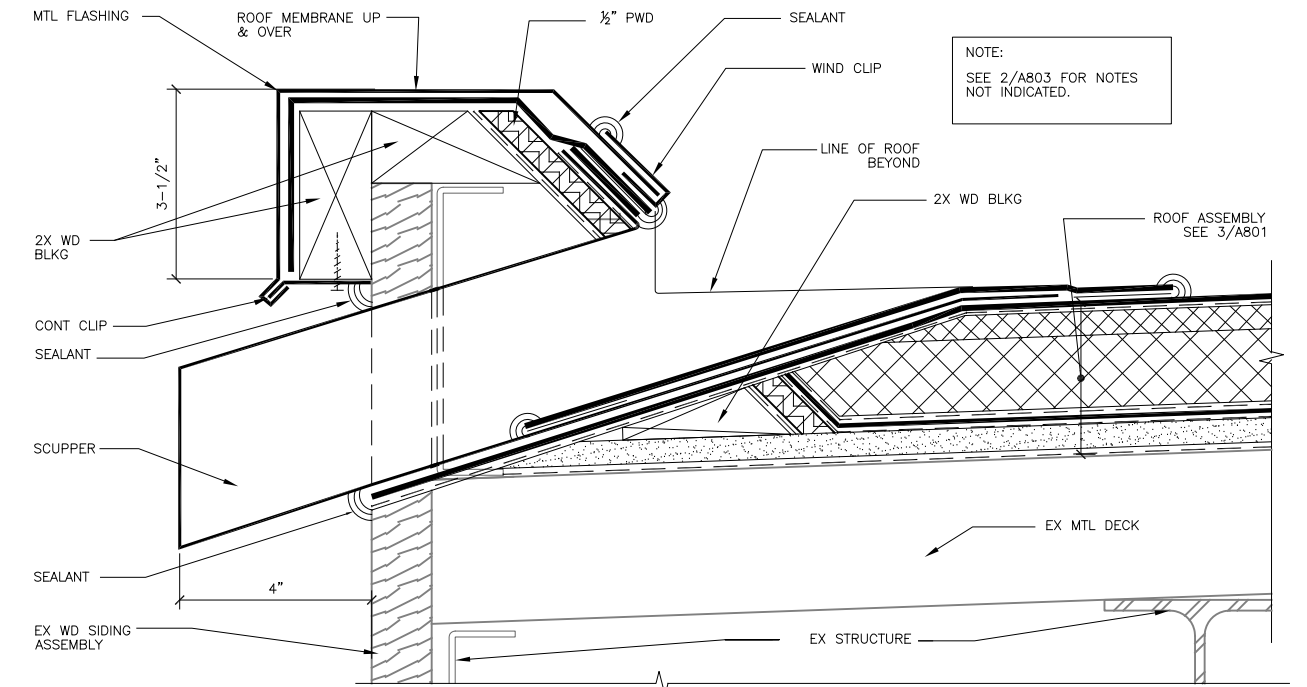
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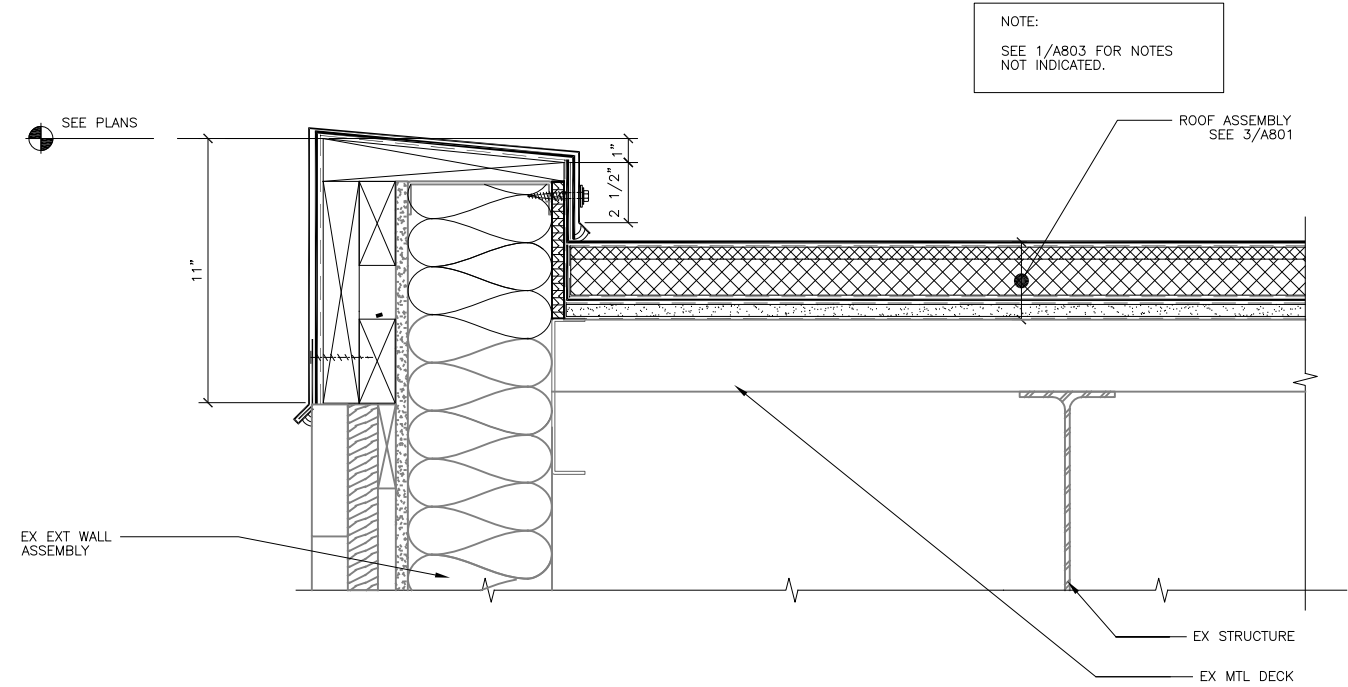
1 EXPANSION JOINT @ WALKWAY CANOPY

SCALE: 0 3" 6" 12"



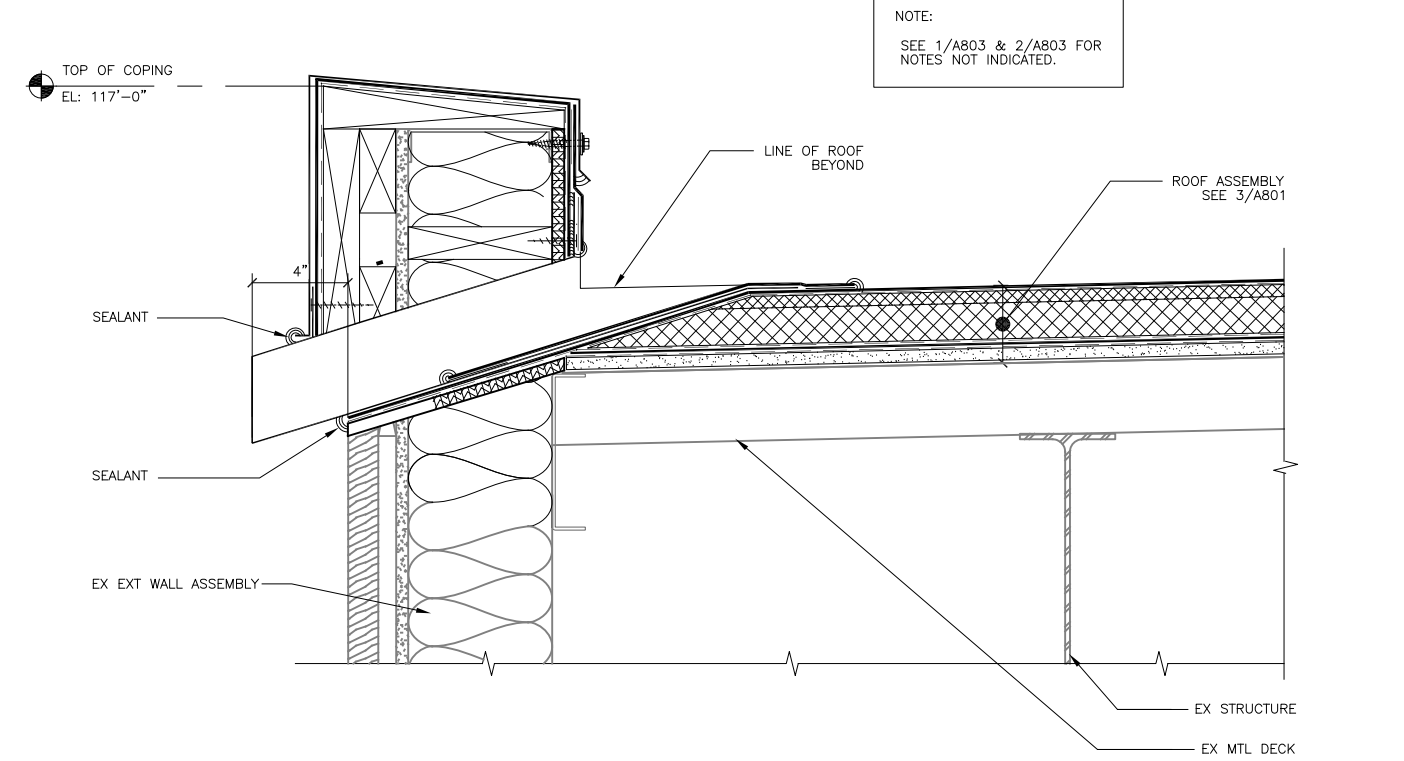
2 PARAPET/ SCUPPER @ WALKWAY CANOPY

SCALE: 0 3" 6"



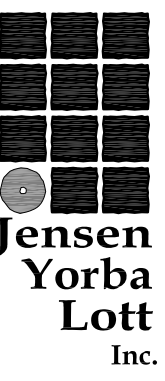
3 PARAPET @ ENTRY CANOPY

SCALE: 0 3" 6" 12"



4 ROOF DRAIN & SCUPPER @ ENTRY CANOPY

SCALE: 0 3" 6" 12"



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CBJ Contract No. E14-188  
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January 10, 2014

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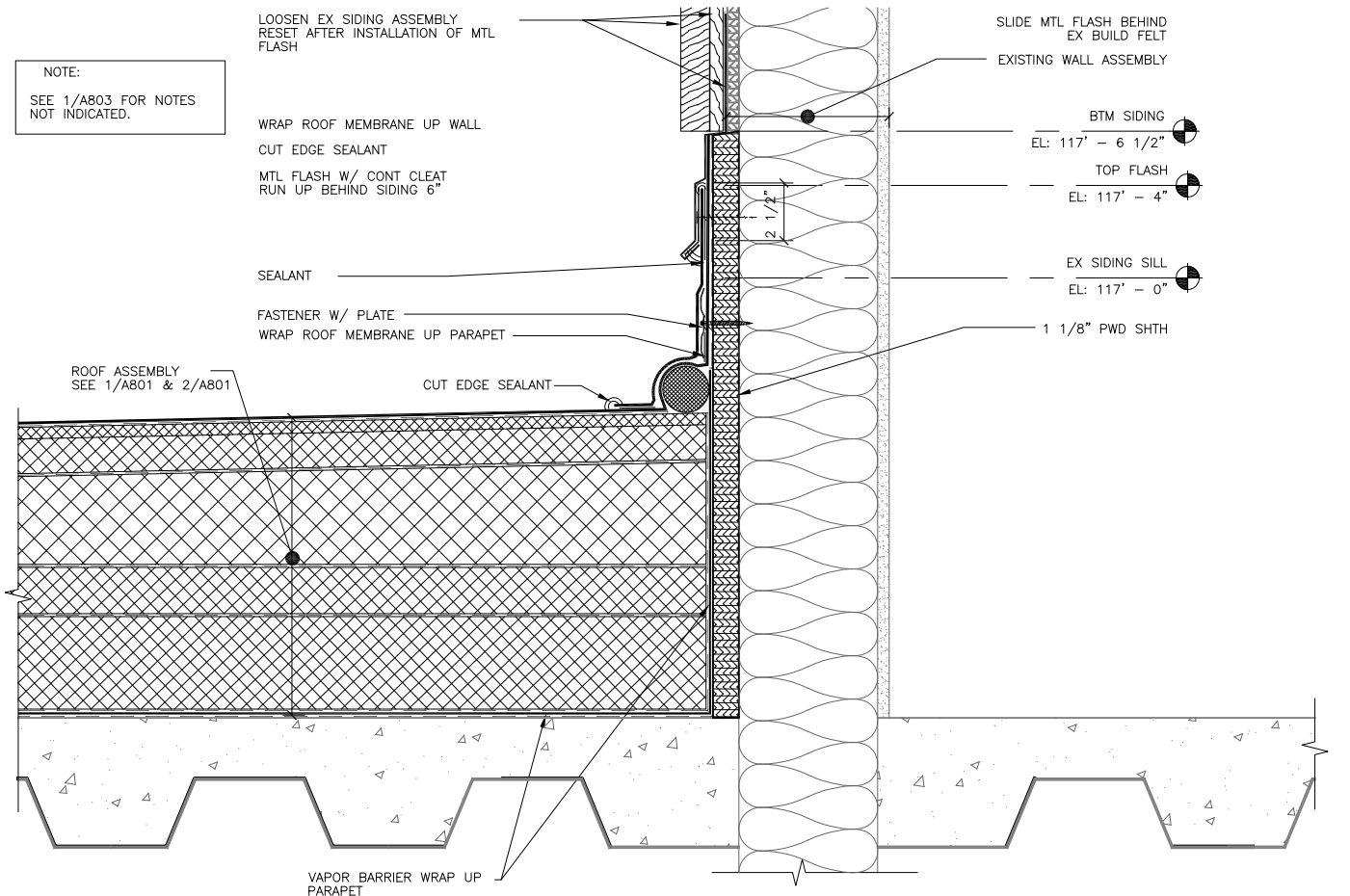
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SHEET TITLE  
EXTERIOR DETAILS

DATE: DECEMBER 2013  
FILE: 13037 Ph 20

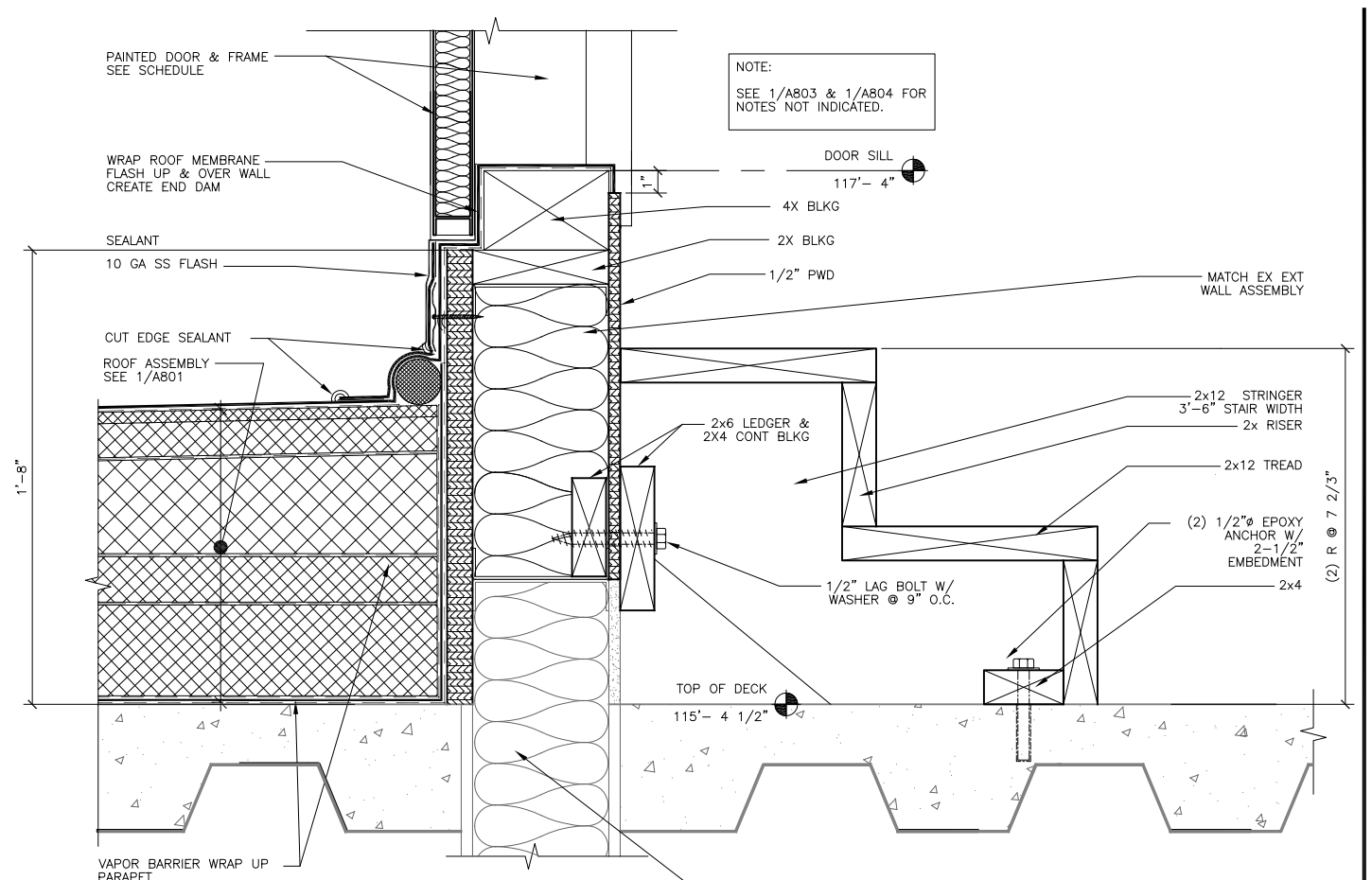
**A802**

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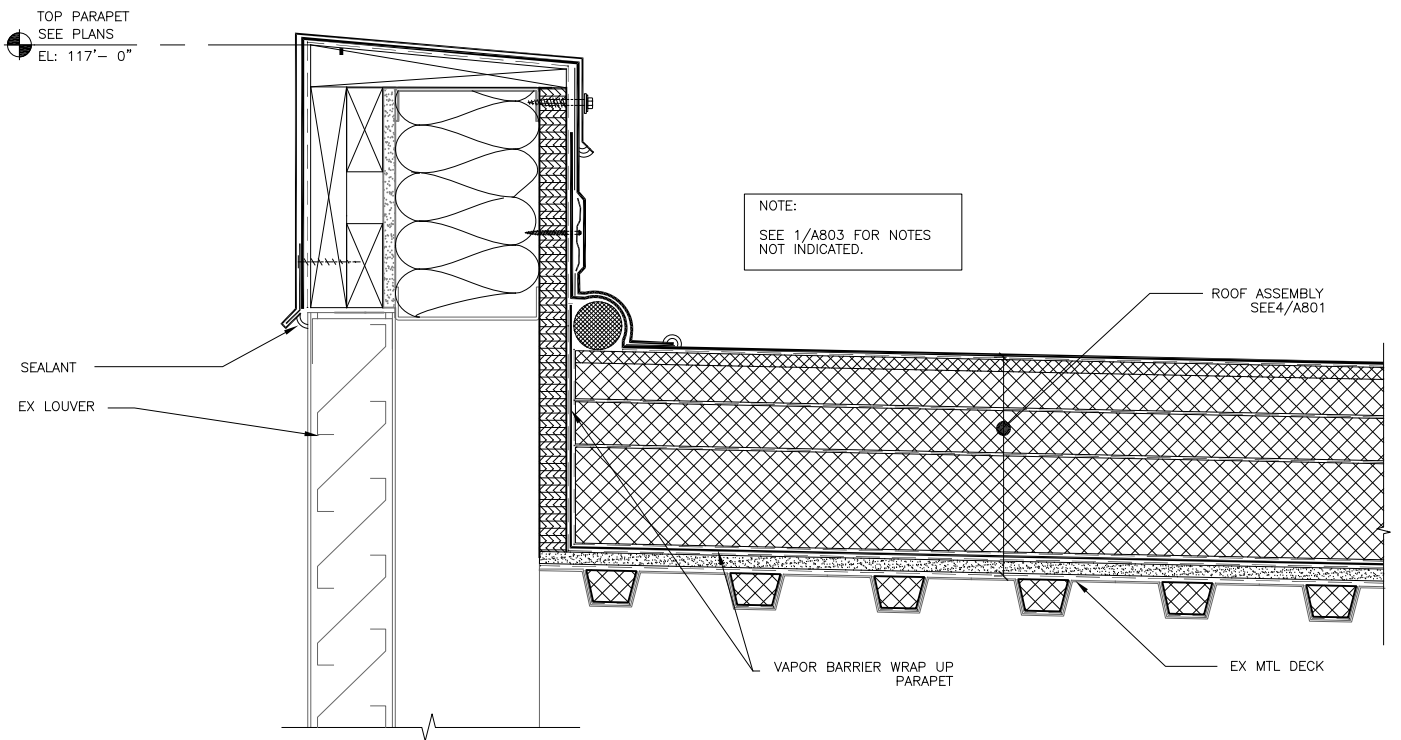
1 ROOF TO WALL

SCALE: 0 3" 6" 12"



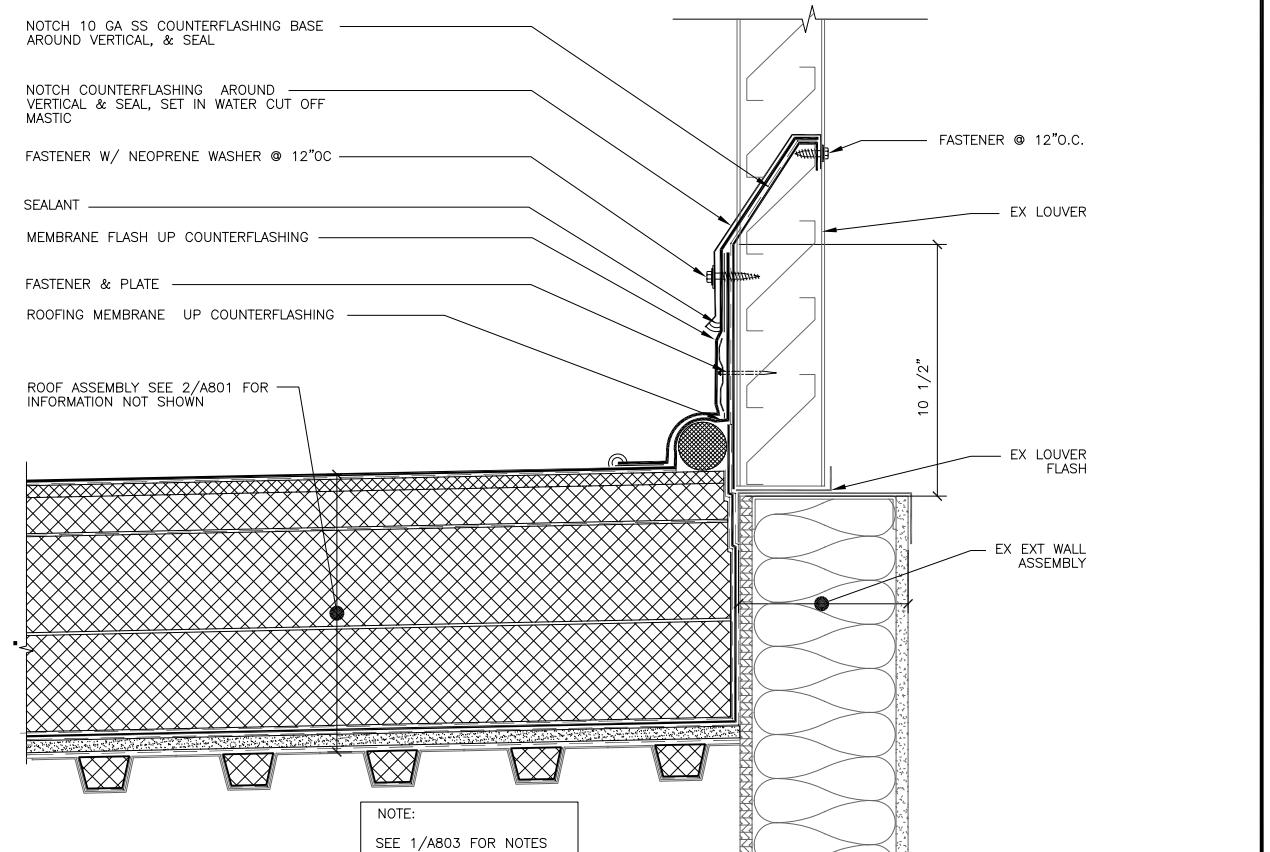
2 DOOR SILL @ ROOF

SCALE: 0 3" 6" 12"



3 TYPICAL PARAPET @ LOUVER HEAD

SCALE: 0 3" 6" 12"



4 LOUVER SILL @ ROOF

SCALE: 0 3" 6" 12"



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SHEET TITLE  
EXTERIOR DETAILS

DATE: DECEMBER 2013  
FILE: 13037 Ph 20

**A804**