

# MEMORANDUM

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

**DATE:** May 13, 2014

**TO:** Planning Commission

**FROM:** Laura A. Boyce, AICP, Planner *Laura A Boyce*  
Community Development Department

**FILE NO.:** CSP2014 0005

**PROPOSAL:** Reconstruction of the Douglas Fish & Game and Corrections Building.

## GENERAL INFORMATION

**Applicant:** Alaska State Housing Authority

**Property Owner:** Alaska State Housing Authority

**Property Address:** 802 3<sup>rd</sup> Street, Douglas

**Legal Description:** Douglas Townsite Block 4 32

**Parcel Code No.:** 2-D04-0-T04-001-0

**Site Size:** 40,018 square feet (0.918 acres)

**Comprehensive Plan Future  
Land Use Designation:** M/MU Marine Mixed Use

**Zoning:** GC (General Commercial)

**Utilities:** City Sewer and Water

**Access:** 2<sup>nd</sup> Street

**Existing Land Use:** State office uses (built in 1962)

**Surrounding Land Use:**

- North - Light Commercial (LC), Single-family residential
- South - Savikko Road, St. Ann's Road, LC, D18,  
Juneau Montessori School, CBJ Park
- East - Waterfront Industrial (WI), Vacant, CBJ shop,  
Misc. Commercial
- West - General Commercial, U.S. Post Office, 3<sup>rd</sup> Street





## **ATTACHMENTS**

Attachment A – Application

Attachment B – Excerpts from Building Plans (BLD2014 0084)

## **PROPOSAL**

The State of Alaska proposes to renovate the Douglas Island Building which includes offices of the Departments of Corrections and Fish and Game. This approximately \$8,000,000 renovation includes structural repairs, exterior wall replacement, hazardous materials abatement, electrical and communications replacement, interior wall systems and materials replacement, mechanical upgrades including heating and ventilation, interior space design in conformance with the 2013 State of Alaska space standards, and site drainage improvements. The construction work is planned for one phase.

## **BACKGROUND**

The State of Alaska owns the Douglas Island Building which was built in 1962. The Departments of Corrections and Fish and Game are located in the building. Approximately 157 permanent employees work at this location, with additional seasonal employees in the summer. These employees will be relocated during construction and will return upon project completion. The building has been remodeled over the years, including a previous roof replacement, an elevator addition, and ADA-compliant renovations.

## **ANALYSIS**

This review is required pursuant to CBJ 49.15.580, *State project review*, as follows:

*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.*

The proposed renovation does not add any square footage to the existing building nor propose any additional parking or create any additional parking demands. Changes to the building are mostly internal although the exterior walls are being replaced. Landscaping will be enhanced on the property along with site drainage improvements. Parking configuration is not changing, but a walkway with ice and snowmelt will be installed in the onsite parking lot adjacent to the accessible spaces to increase safety. Additionally, ice and snowmelt walkways are proposed along the front of the building facing 3<sup>rd</sup> Street.

The building includes two floors of offices (20,600 square feet on each floor), plus a basement housing mechanical equipment of 1,330 square feet. The building totals 42,130 square feet of office and associated uses, this is not changing with this renovation. There are 29 parking spaces on the lot, four of which are accessible spaces; this configuration is not changing with this project. The only change to the parking area is that snowmelt is being added to the walkway near the accessible spaces and the building. The parking area will continue to be accessed via 2<sup>nd</sup> Street. Additional parking needs are met off-site through private leases.

Building setbacks in the existing zoning district are ten feet from all property lines. Since the building was constructed in 1961 before current Code requirements, the existing building setbacks are nonconforming and this renovation project will not aggravate the nonconformity. The maximum building height allowed in the General Commercial zone district is 55 feet; this building is well below the maximum allowed and the proposal will not exceed it.

This renovation will also include removal and abatement of hazardous materials. Asbestos and lead-based paint are located in the building and will be dealt with as part of the renovation.

The State of Alaska adopted Universal Space Standards with which state office space must comply. This renovation will include and implement these new standards.

While public notice isn't required for CSP projects, public notice was mailed to property owners within 500 feet from property boundaries. At the time of this staff report, no comments were received from other CBJ Departments or from concerned citizens.

#### **CONFORMITY WITH ADOPTED PLANS**

This renovation is consistent with the 2013 Comprehensive Plan, specifically it furthers the following policies:

**POLICY 5.2 THROUGH A COOPERATIVE EFFORT WITH THE STATE OF ALASKA, TO PLAN FOR AND SUPPORT DEVELOPMENT OF AN ATTRACTIVE SETTING, FACILITIES, AND OTHER SERVICES TO ENHANCE THE STATE CAPITAL AND TO STRIVE TO PROVIDE AN ATMOSPHERE CONDUCIVE TO GOOD LEADERSHIP IN THE STATE, ACCESSIBLE TO AND SUPPORTIVE OF ALL PEOPLE OF THE STATE OF ALASKA.**

**POLICY 6.4 TO PROVIDE COST-EFFECTIVE AND ENERGY-EFFICIENT FACILITIES, SYSTEMS AND INFRASTRUCTURE THAT STRENGTHENS JUNEAU'S ROLE AS THE STATE CAPITAL.**

Improvements to this aging building further the goals noted above. Additionally, there are policies in the Comprehensive Plan applicable to residential uses that support rehabilitation of aging structures for safety purposes and improving the housing stock. While this project isn't residential, it is increasing the safety of the building for its employees.

#### **HABITAT**

This section of the Land Use Code is not applicable as this parcel does not contain any mapped wetlands or habitat.

#### **FINDINGS**

Community Development staff finds this proposed project consistent with CBJ Land Use Code and applicable plans, including the 2013 Comprehensive Plan.

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt the findings that CSP2014 0005 is consistent with locally adopted plans with the following advisory conditions:

1. Pursuant to CBJ 42.20.095, *Disturbing the Peace*, the contractor will not be allowed to operate any heavy construction equipment before 7:00 a.m. or after 10:00 p.m. Monday through Friday, or before 9:00 a.m. or after 10:00 p.m. Saturday and Sunday, unless a permit is obtained from the CBJ Building Official.
2. Any exterior lighting shall be designed and located to minimize offsite glare and shall be “full cutoff” design.

**CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION**

Project Number	Project Name (15 characters) <u>DIB RECONSTRUCTION</u>	Case Number <u>CSP20140005</u>	Date Received <u>2/24/2014</u>
----------------	---	-----------------------------------	-----------------------------------

**TYPE OF PROJECT REVIEW:**

☐ City Project Review
 ☐ City Land Acquisition /Disposal
 ☐ State Project Review

**DESCRIPTION OF PROJECT**

RECONSTRUCTION OF DOUGLAS ISLAND BUILDING  
CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL

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):**

STATE OFFICE BUILDING

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

SAME

**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 # 2014-0222-2436

**ESTIMATED PROJECT COST:** \$ 8,000,000 ±

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	\$ <u>1600</u>	<u>CC</u>	<u>CDD4823</u>	<u>2/25/14</u>
Total Fee	\$ _____	_____	_____	_____

**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**

Attachment A  
**DEVELOPMENT PERMIT APPLICATION**

Project Number <i>CSP20140005</i>	CITY and BOROUGH of JUNEAU	Date Received: <i>2/24/2014</i>
Project Name (City Staff to Assign Name)		

<b>INFORMATION</b>	Project Description <i>Reconstruction of entire building Per Permit application</i>		
	<b>PROPERTY LOCATION</b>		
	Street Address <i>302 3rd Street, Douglas Ave</i>		City/Zip <i>99824</i>
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <i>BLOCK T04 - LOT 0010</i>		
	Assessor's Parcel Number(s)		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name <i>STATE OF ALASKA</i>		Contact Person: <i>STEVE JOHNSON</i>
	Mailing Address <i>333 WILLOUGHBY AVE ST 700</i>		Work Phone: <i>907 465-5331</i>
	E-mail Address <i>steve.johnson@alaska.gov</i>		Home Phone: <i></i>
			Other Contact Phone Number(s): <i>cell (907) 723-7397</i>
<b>PROJECT / APPLICANT</b>	<b>LANDOWNER/ LESSEE CONSENT</b> ***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	<i>[Signature]</i> Landowner/Lessee Signature	<i>Contracting Officer</i> Date <i>2/24/2014</i>
	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.		
	<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below		
	Applicant's Name <i>SAME</i>		Contact Person: <i></i>
	Mailing Address		Work Phone: <i></i>
E-mail Address		Home Phone: <i></i>	
		Fax Number: <i></i>	
		Other Contact Phone Number(s): <i></i>	
X	Applicant's Signature		
	Date of Application		

-----OFFICE USE ONLY BELOW THIS LINE-----				
<b>STAFF APPROVALS</b>	<input checked="" type="checkbox"/>	Permit Type	Date Received	Application Number(s)
		Building/Grading Permit		
	X	City/State Project Review and City Land Action	<i>2/24/2014</i>	<i>CSP20140005</i>
		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

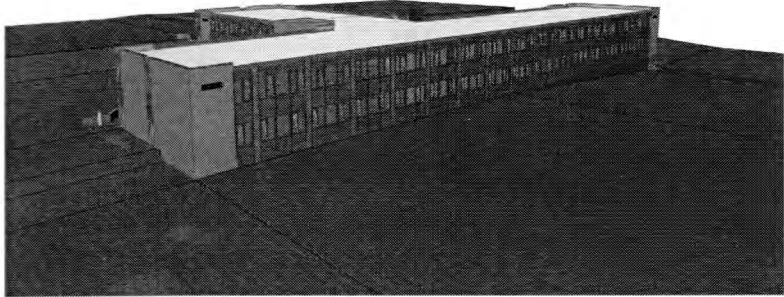


DOUGLAS ISLAND BUILDING RENOVATION

STATE OF ALASKA  
DEPARTMENT OF ADMINISTRATION  
Division of General Services  
Facilities Section

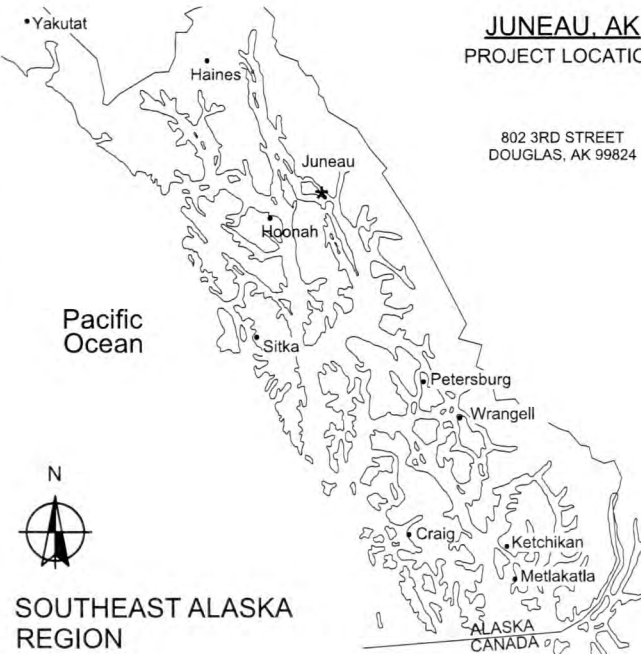
PO Box 11210  
Juneau, AK 99811-0210  
Stephen Johnson, Project manager  
(907) 465-6456

INTAKE REVIEW  
Gen Eng, MRM  
POC CM  
IOC MFS  
Tech. HW



ARCHITECT	CIVIL, STRUCTURAL, GEOTEC & SURVEY		MECHANICAL ENGINEER	ELECTRICAL ENGINEER	LANDSCAPE ARCHITECT	ENVIRONMENTAL ENGINEER	BUILDING ENVELOPE	COST ESTIMATING
NorthWind Architects, LLC 126 Seward Street Juneau, AK 99801 (907) 586-6150 Sean Bolly, AIA, Principal Architect	R&M Engineering 6205 Glacier Highway Juneau, AK 99801 (907) 780-6060 Mark Pusich, P.E., Civil Adrian Slater, P.E., Structural	Mike Story, P.E. Structural Mark Johnson, Surveyor	Murray & Associates, Inc. 526 Capitol Avenue Juneau, AK 99801 (907) 780-6151 Doug Murray, P.E./M.E., Principal	Haight & Associates, Inc. 526 Main Street Juneau, AK 99801 (907) 988-9788 Ben Haight, E.E., Principal	Corvus Design - Southeast 119 Seward street, Suite 15 Juneau, AK 99801 (907) 988-9000 Chris Merti, ASLA	Carson Dorn, Inc. 712 W. 12th Street Juneau, AK 99801 (907) 586-4447 Tom Carson	Wiss, Janney, Elstner Associates, Inc. 960 South Harney Street Seattle, WA 98108 (206) 622-1441	Estimations, Inc. 1225 International Airport Road, Suite 205 Anchorage, AK 99518 (907) 561-0790

LOCATION MAP



APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2009 EDITION (I.B.C.)  
INTERNATIONAL EXISTING BUILDING CODE 2009 EDITION (I.B.C.)  
ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF ALASKA AND THE CITY AND BOROUGH OF JUNEAU. SEE CODE SUMMARY SHEET G0.2.

SCOPE OF WORK SUMMARY SHEET INDEX

THE DOUGLAS ISLAND BUILDING IS A TWO STORY OFFICE BUILDING COMPRISED OF TWO FULL FLOORS OF APPROXIMATELY 20,600 SQUARE FEET EACH. SERVED WITH AT-GRADE ACCESS TO BOTH LEVELS AND A CENTRALIZED ELEVATOR. THE BUILDING IS NATURALLY VENTILATED AND IS HEATED WITH AN OIL-FIRED BOILER LOCATED IN A 1330 SF BASEMENT.

- THE RENOVATION IS COMPREHENSIVE AND INCLUDES:
- STRUCTURAL REPAIRS
  - BUILDING ENVELOPE REPLACEMENT (EXTERIOR WALLS)
  - HAZARDOUS MATERIALS ABATEMENT
  - ELECTRICAL POWER LIGHTING AND COMMUNICATIONS REPLACEMENT
  - REPLACEMENT OF INTERIOR FINISH WALL SYSTEMS AND MATERIALS
  - SITE CIVIL IMPROVEMENTS
  - MECHANICAL UPGRADES INCLUDING CONTROLS AND PRESERVATION OF EXISTING HEATING AND VENTILATION SYSTEM
  - DEVELOPMENT OF INTERIOR SPACES IN COMPLIANCE WITH 2013 STATE OF ALASKA SPACE STANDARDS
  - COORDINATION OF FURNISHINGS, FIXTURES, AND EQUIPMENT (FF&E) WITH THE STATE'S DESIGNATED FURNISHINGS CONTRACT HOLDER.

THE CONSTRUCTION SHALL BE COMPLETED IN A SINGLE CONSTRUCTION PHASE.

COORDINATE WITH CIVIL, STRUCTURAL HAZARDOUS MATERIALS ABATEMENT, MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS FOR EACH PROFESSIONALS FULL SCOPE OF WORK.

BID ALTERNATES SHALL INCLUDE:

- 1 ALL LANDSCAPE DESIGN. BASE BID SHALL BE BASIC FLATWORK AS INDICATED ON THE CIVIL DRAWINGS, WITH LIMITED TOPSOIL AND SEEDING OF DISPOSED AREAS. BID ALTERNATE #1 SHALL INCLUDE ALL PLANTINGS AND SITE FURNISHINGS IDENTIFIED IN THE LANDSCAPE DRAWINGS, INCLUDING BIKE RACKS, BENCHES, PICNIC TABLES, FLAGPOLES, AND ASSOCIATED LIGHTING.
- 2 SNOWMELT MELT SYSTEM AND COVERAGE AT ALL SIDEWALKS INDICATED. BASE BID SHALL BE CONCRETE WALKWAYS WITH UNDERSLAB INSULATION AS SHOWN ON THE PLAN. BID ALTERNATE #2 SHALL BE THE ICEMELT EQUIPMENT AND CONTROLS IDENTIFIED IN MECHANICAL AND ARCHITECTURAL DRAWINGS.
- 3 PROVIDE CANOPY SYSTEM DESCRIBED IN ARCHITECTURAL AND STRUCTURAL DRAWINGS ON THE SOUTH AND WEST SIDE OF THE BUILDING FACING THE STREET. BASE BID SHALL BE NO CANOPY. JUST THE CONCRETE WORK SHOWN. ALTERNATE #3 SHALL INCLUDE THE CANOPY AND ITS FOUNDATIONS, AND DRAINAGE SYSTEM.

GENERAL
G0.0 TITLE SHEET/ GENERAL INFO
G0.1 GENERAL INFO/ WALL TYPES
G0.2 CODE PLANS
G0.3 ARCH. SITE (W/GRND FLOOR) PLAN (1/...
G0.4 ARCHITECTURAL SITE PLAN (1/4")
CIVIL
C1.0 GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
C1.1 EXISTING TOPOGRAPHIC CONDITIONS
C1.2 SURVEY CONTROL DIAGRAM
C1.3 SITE DEMOLITION PLAN
C1.4 SITE DEMOLITION PLAN
C2.0 SHEET KEY MAP
C2.1 CIVIL SITE PLAN
C2.2 CIVIL SITE PLAN
C2.3 CIVIL SITE PLAN
C2.4 CIVIL SITE PLAN
C3.0 CONSTRUCTION DETAILS
C3.1 CONSTRUCTION DETAILS
C3.2 CONSTRUCTION DETAILS
C3.3 CONSTRUCTION DETAILS
C3.4 CONSTRUCTION DETAILS
C3.5 CONSTRUCTION DETAILS
C3.6 CONSTRUCTION DETAILS
C3.7 CONSTRUCTION DETAILS
C5.0 EROSION AND SEDIMENT CONTROL PLAN
C5.1 EROSION AND SEDIMENT CONTROL DETAILS

LANDSCAPE ARCHITECTURE
L1.0 SOIL AND LAYOUT PLAN
L1.1 SOIL AND LAYOUT PLAN
L5.1 DETAILS

ARCHITECTURAL
A0.1 OVERALL PLANS
A1.00 BASEMENT FLOOR DEMO PLAN
A1.01 GROUND FLOOR DEMO PLAN
A1.02 FIRST FLOOR DEMO PLAN
A1.03 BSMNT & GRND FLR DEMO PLANS (1/8")
A1.04 GROUND FLOOR DEMO PLANS (1/8")
A1.05 FIRST FLOOR DEMO PLANS (1/8")
A1.06 FIRST FLOOR DEMO PLANS (1/8")
A1.07 GROUND DEMO REF. CLNG PLAN
A1.08 FIRST DEMO REF. CLNG PLAN
A2.0 BASEMENT FLOOR PLAN
A2.1 GROUND FLOOR PLAN
A2.2 FIRST FLOOR PLAN
A2.3 BSMNT & GRND FLR PLANS (1/8")
A2.4 GROUND FLOOR PLANS (1/8")
A2.5 FIRST FLOOR PLANS (1/8")
A2.6 FIRST FLOOR PLANS (1/8")
A2.7 GRND FLOOR PLAN - ADFG LAB (1/2")
A3.0 ROOF DEMO PLAN
A3.1 ROOF PLAN

ARCHITECTURAL (CONT.)
A4.0 BLDG ELEVATIONS
A4.1 BLDG ELEVATIONS
A4.2 PARTIAL EAST ELEVATION (3/8")
A4.3 PARTIAL WEST ELEVATIONS (3/8")
A4.4 PARTIAL WEST ELEVATION (3/8")
A4.5 PARTIAL SOUTH ELEVATIONS (3/8")
A4.6 PARTIAL SOUTH ELEVATION (3/8")
A4.7 PARTIAL NORTH ELEVATIONS (3/8")
A5.0 DEMO BUILDING SECTIONS
A5.1 BUILDING SECTIONS
A6.0 DEMO WALL SECTIONS
A6.1 WALL SECTIONS
A6.2 WALL SECTIONS
A6.3 WALL SECTIONS
A8.0 INTERIOR ELEVATIONS
A8.1 INTERIOR ELEVATIONS
A9.0 BSMNT FLOOR REF. CLNG PLAN
A9.1 GROUND FLOOR REF. CLNG PLAN
A9.2 FIRST FLOOR REF. CLNG PLAN
A9.3 BSMNT & GRND FLR REF. C. PLANS (1/8")
A9.4 GROUND FLOOR REF. CLNG PLANS (1/...
A9.5 FIRST FLOOR REF. CLNG PLAN (1/8")
A9.6 FIRST FLOOR REF. CLNG PLANS (1/8")
A10.0 EXTERIOR DETAILS
A10.1 EXTERIOR DETAILS
A10.2 EXTERIOR DETAILS
A10.3 EXTERIOR DETAILS
A10.4 EXTERIOR DETAILS
A10.5 EXTERIOR DETAILS
A10.6 EXTERIOR DETAILS
A10.7 EXTERIOR DETAILS
A10.8 EXTERIOR DETAILS
A10.9 EXTERIOR DETAILS
A10.10 EXTERIOR DETAILS
A10.11 AESS CANOPY DETAILS
A11.0 INTERIOR DETAILS
A11.1 CASEWORK DETAILS
A11.2 RAILINGS & FLOOR PATTERNS
A12.0 DOOR & WINDOW SCHEDULES
A12.1 FINISH SCHEDULE

FURNITURE PLANS
F1.0 GRND FLOOR FURN. PLAN (1/8")
F1.1 GRND FLOOR FURN. PLANS (1/8")
F1.2 FRST FLOOR FURN. PLAN (1/8")
F1.3 FRST FLOOR FURN. PLANS (1/8")

ABATEMENT
ASB1.00 BASEMENT FLOOR ABATEMENT PLAN
ASB1.01 GROUND FLOOR ABATEMENT PLAN
ASB1.02 FIRST FLOOR ABATEMENT PLAN
ASB1.03 BASEMENT & GROUND FLOOR ABATEMENT
ASB1.04 GROUND FLOOR ABATEMENT
ASB1.05 FIRST FLOOR ABATEMENT (1 of 2)
ASB1.06 FIRST FLOOR ABATEMENT (2 of 2)

STRUCTURAL
S1.0 STRUCTURAL NOTES
S2.1 FOUNDATION PLAN
S2.2 FIRST FLOOR FRAMING PLAN
S2.3 ROOF FRAMING PLAN
S3.1 EXISTING BUILDING SECTIONS
S4.1 FOUNDATION DETAILS
S4.2 FOUNDATION DETAILS
S5.1 FLOOR STEEL DETAILS
S5.2 FLOOR STEEL DETAILS
S5.3 ROOF STEEL DETAILS
S5.4 CURTAIN WALL & PARAPET DETAILS
S5.5 STUD & SHEAR WALL DETAILS
S6.1 CANOPY FRAMING PLAN
S6.2 CANOPY FRAMING DETAILS

MECHANICAL
M0.1 SCHEDULES & SYMBOLS
M0.2 SCHEDULES
M0.3 GRD SCHEDULE
M0.4 FLOWSETTER SCHEDULE
M1.0 OVERALL BASEMENT FLOOR PLAN - DEMO
M1.1 OVERALL GROUND FLOOR PLAN - DEMO
M1.2 OVERALL FIRST FLOOR PLAN - DEMO
M2.1 OVERALL BASEMENT FLOOR PLAN - PIPING
M2.2 OVERALL GROUND FLOOR PLAN - PIPING
M2.3 OVERALL FIRST FLOOR PLAN - PIPING
M2.4 OVERALL ROOF PLAN - PIPING
M2.5 GROUND & FIRST FLOOR WEST PLANS - PIPING
M2.6 GROUND & FIRST FLOOR NORTH PLAN - PIPING
M2.7 GROUND & FIRST FLOOR SOUTH PLAN - PIPING
M2.8 SDF&G LAB PLAN - PIPING
M2.9 BASEMENT PLAN - PIPING
M3.2 OVERALL GROUND FLOOR PLAN-DUCTWORK
M3.3 OVERALL FIRST FLOOR PLAN-DUCTWORK
M3.5 GROUND & FIRST FLOOR WEST PLANS - DUCTWORK
M3.6 GROUND & FIRST FLOOR NORTH PLANS - DUCTWORK
M3.7 GROUND & FIRST FLOOR SOUTH PLANS - DUCTWORK
M3.8 ADFG LAB PLAN - DUCTWORK
M4.0 SECTIONS
M5.0 HEATING PLANT PIPING PLAN - DEMO
M5.1 HEATING PLANT PIPING PLAN
M6.0 DETAILS & DIAGRAMS
M6.1 DETAILS & DIAGRAMS
M7.0 CONTROL DIAGRAMS

ELECTRICAL
E 0.10 LEGEND
E 0.11 OVERALL PLANS
E1.10 BASEMENT & GROUND FLOOR DEMO PLANS
E1.11 GROUND FLOOR DEMO PLANS
E1.12 FIRST FLOOR DEMO PLAN
E1.13 FIRST FLOOR DEMO PLANS
E 2.10 PARTIAL GROUND FLOOR PLAN- POWER
E 2.11 PARTIAL GROUND FLOOR PLAN-POWER
E 2.12 PARTIAL GROUND FLOOR PLAN-POWER
E 2.13 PARTIAL GROUND FLOOR PLAN-POWER
E 2.14 PARTIAL GROUND FLOOR PLAN-POWER
E 2.15 PARTIAL FIRST FLOOR PLAN-POWER
E 2.16 PARTIAL FIRST FLOOR PLAN- POWER
E 2.17 PARTIAL FIRST FLOOR PLAN- POWER
E 2.18 PARTIAL FIRST FLOOR PLAN- POWER
E 2.19 PARTIAL FIRST FLOOR PLAN- POWER
E 2.20 BASEMENT PLAN-POWER
E2.21 ENLARGED PLANS
E2.22 PANEL SCHEDULES
E2.23 PANEL SCHEDULES
E2.24 PANEL SCHEDULES
E2.25 PANEL SCHEDULES
E 2.30 SCHEDULES
E 3.10 PARTIAL GROUND FLOOR PLAN -LIGHTING
E 3.11 PARTIAL GROUND FLOOR PLAN- LIGHTING
E 3.12 PARTIAL GROUND FLOOR PLAN -LIGHTING
E 3.13 PARTIAL GROUND FLOOR PLAN- LIGHTING
E 3.14 PARTIAL GROUND FLOOR PLAN LIGHTING
E 3.15 PARTIAL FIRST FLOOR PLAN -LIGHTING
E 3.16 PARTIAL FIRST FLOOR PLAN- LIGHTING
E 3.17 PARTIAL FIRST FLOOR PLAN -LIGHTING
E 3.18 PARTIAL FIRST FLOOR PLAN- LIGHTING
E 3.19 PARTIAL FIRST FLOOR PLAN -LIGHTING
E 3.30 LUMINAIRE SCHEDULE
E3.31 RISER DIAGRAMS
E3.32 RISER DIAGRAMS
E3.33 DETAILS
E 4.10 PARTIAL GROUND FLOOR PLAN- LOW VOLTAGE
E 4.11 PARTIAL GROUND FLOOR PLAN- LOW VOLTAGE
E 4.12 PARTIAL GROUND FLOOR PLAN- LOW VOLTAGE
E 4.13 PARTIAL GROUND FLOOR PLAN-LOW VOLTAGE
E 4.14 PARTIAL GROUND FLOOR PLAN- LOW VOLTAGE
E 4.15 PARTIAL FIRST FLOOR PLAN- LOW VOLTAGE
E 4.16 PARTIAL FIRST FLOOR PLAN- LOW VOLTAGE
E 4.17 PARTIAL FIRST FLOOR PLAN- LOW VOLTAGE
E 4.18 PARTIAL FIRST FLOOR PLAN- LOW VOLTAGE
E 4.19 PARTIAL FIRST FLOOR PLAN-LOW VOLTAGE
E4.30 RISER DIAGRAMS
E4.31 RACK ELEVATIONS
E4.32 RISER DIAGRAM & DETAIL
E4.33 LINE DIAGRAMS

Contract Documents  
February 17, 2014

ADDENDUM NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

STATE OF ALASKA  
DEPARTMENT OF ADMINISTRATION  
Division of General Services  
Facilities Section  
PO Box 11210  
Juneau, AK 99811-0210

DOUGLAS ISLAND BUILDING RENOVATION

NorthWind Architects, LLC  
www.NorthWindArch.com  
126 Seward Street  
Juneau, AK, 99801

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: SB, DH, ER, JF, RE

G0.0

TITLE SHEET/  
GENERAL INFO

PROJECT DESIGNATION NUMBER

2014-0222-2436

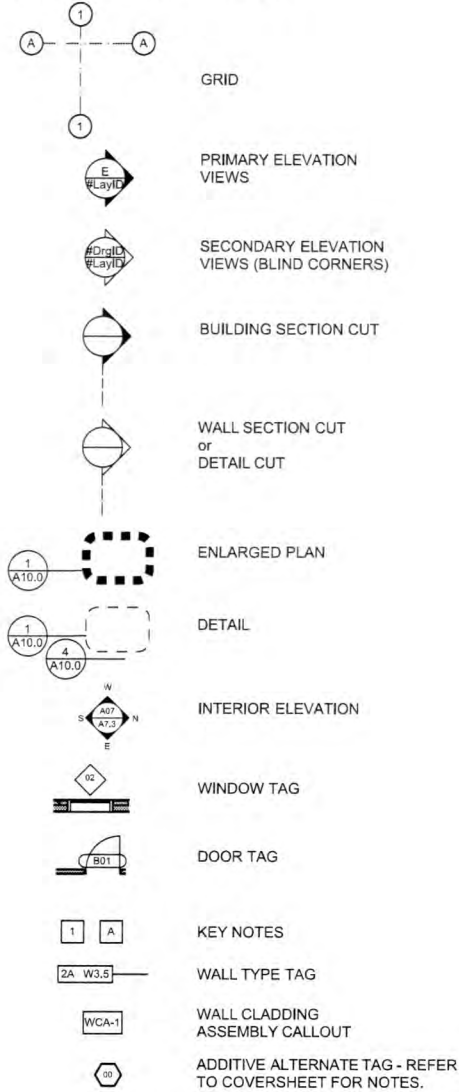
STATE	YEAR
ALASKA	2014



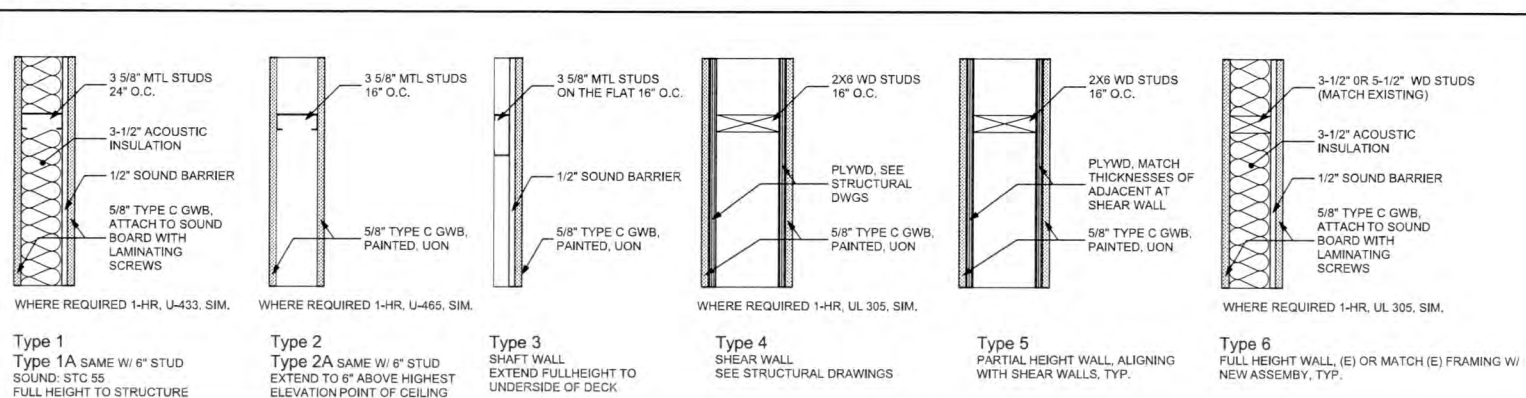
ARCHITECTURAL ABBREVIATIONS

& @ = - d + #	and at approximately equal minus penny plus pound or number	FRMG framing FRP fiberglass reinforced plastic FR or FRT fire retardant treated FS full size FSTP firestop/firestopping FT foot, feet FTG footing FURR furring FUT future	RF rubber flooring RH robe hook, right hand RM room RO rough opening RP radiant ceiling panel RWR recessed waste receptacle
AB ACT ADA	air barrier acoustical ceiling tile Americans With Disabilities act compliant item, object, condition.	GA gauge GALV galvanized GB grab bar GEN general GALV galvanized steel GL glass GMMU glass mesh mortar unit GMU glazed masonry unit GND ground GRD grade GSKT gasket GT Glass Tile GTT Graduated Glass Tile GWB gypsum wall board GYP gypsum	S south (S) salvage SC solid core SCHED schedule SD soap dispenser SECT section SF sports flooring SH shelf (toilet & bath accessory)
ADJ ADJUST AESS	adjuster adjustable Architectural Exposed Structural Steel above finished floor	HB hose bibb HCWC accessible water closet HDR header HDWD hardwood HDWE hardware HM hollow metal HMT hollow metal thermal break HORIZ horizontal HR hour HT height HTG heating HTR heater HVC heating/ventilation/ cooling HWH hot water heater	SHT sheet SHTG sheathing SHWR shower SIG solar insulating glass SIM similar SLR sealer SNR sanitary naplin receptacle ST stain SPEC specification SQ square SR slip resistant SS stainless steel STD standard STL steel STOR storage STRUCT structural SUSP suspended SYM symmetrical SV sheet vinyl
AFF AG AGG ALT ALU ALUM ANG AP APPROX ARCH	above finished floor acoustical glass aggregate alternate aluminum aluminum angle Art Panel, item approximate architectural	ID inside diameter IG insulated glass IGU insulated glazing unit IHM insulated hollow metal INCL include INSUL insulation INT interior IPS interior paint system  JAN janitor JST joist JT joint  L length, long LAV lavatory LAB laboratory LAM laminate LCT linoleum composition tile LGF light gauge metal framing LINS linoleum sheet LINT linoleum tile LP laminate panel LCB liquid chalkboard LH left hand LKR locker LT light	T tread TB thermal break TBB thermally broken bracket TEL telephone TEMP temporary TG tempered glass T&G tongue and groove THK thick THRU through T.O. top of TOB top of beam TOC top of concrete, top of curb TOP top of pavement, top of plate TOS top of steel TOW top of wall TRTD preservative treated TS tube steel TSPN transparent TTD toilet tissue dispenser TV television TYP typical
BD BLDG BLK BM B.O. B.O.D. BOF BOT BR BRK BSBD BSMT BTWN BUR	board building block beam bottom of bottom of decking bottom of footing bottom backing rod (foam, typ) bracket baseboard basement between built-up roof	JAN janitor JST joist JT joint  L length, long LAV lavatory LAB laboratory LAM laminate LCT linoleum composition tile LGF light gauge metal framing LINS linoleum sheet LINT linoleum tile LP laminate panel LCB liquid chalkboard LH left hand LKR locker LT light	UL Underwriters Laboratories, Inc. UNFIN unfinished UNO unless noted otherwise  VAT vinyl asbestos tile VB vapor barrier VCT vinyl composition tile VC vinyl covered VERT vertical VEST vestibule VTR vent through roof VTR vapor retarder
CBB CBU CEM CF CFCI	cermentitious backer board cermentitious backer unit cement cubic foot contractor furnish/ contractor install corner guard	M&E mechanical and electrical MAX maximum MB mop bracket MECH mechanical MEMB membrane MFR manufacturer MIL millimeter MIN minimum MIR mirror MR moisture resistant MTD mounted MTL metal MUL mullion	W west, wide, width W/ with WC water closet WCV wall covering W/D washer/dryer WD wood WDG wood grille WDW window WG wire glass WH wall hung W/O without WOM walk-off mat/carpet WP at int: wall panel WP at ext: water proof WPM waterproof membrane WR water resistant WRB water resistant barrier WS wood slat acoustic ceiling WSCOT wainscot WT weight WWF welded wire fabric
CG CMP CUH CI CLDG CLG CLO CLR CLRF CO COL COMP CONC CONST CONT CORR CPG CPT CPTT CT CTR CTRSK CY CWSF	cermentitious backer board cermentitious backer unit cement cubic foot contractor furnish/ contractor install corner guard Composite Metal Panel cabinet unit heater cast iron cladding ceiling closet clear clear finish clean out column comp concrete construction continuous corridor coping carpet (broadloom) carpet tile ceramic tile center counter-sink cubic yard curtain wall, storefronts, and entrances	N north (N) new N/A not applicable NIC not in contract NO or # number NTS not to scale  OC on center OD outside diameter OFCI owner furnish/ contractor install  OFCI owner furnish/ owner install OH overhead OPNG opening OPP opposite	UNFIN unfinished UNO unless noted otherwise  VAT vinyl asbestos tile VB vapor barrier VCT vinyl composition tile VC vinyl covered VERT vertical VEST vestibule VTR vent through roof VTR vapor retarder
D DBL DC DCT DEMO DEPT DET DF DIA DIM DISP DN DP DR DW DWG DWR	deep, depth double decorative head (screw) diaper changing table demolish, demolition department detail drinking fountain diameter dimension disposal down dampproof(ing) dishwasher drawing downspout	N north (N) new N/A not applicable NIC not in contract NO or # number NTS not to scale  OC on center OD outside diameter OFCI owner furnish/ contractor install  OFCI owner furnish/ owner install OH overhead OPNG opening OPP opposite	UNFIN unfinished UNO unless noted otherwise  VAT vinyl asbestos tile VB vapor barrier VCT vinyl composition tile VC vinyl covered VERT vertical VEST vestibule VTR vent through roof VTR vapor retarder
E (E) EA EF EFS EJ EL ELEC EM EMER EPS EQ EXIST EXP EXT	east existing each exhaust fan entry grate exterior insulation and finish system expansion joint elevation electrical entry mat emergency exterior paint system equal existing exposed exterior	P paint PCT porcelain tile PERF perforated PH pan head (screw) PL property line PLAM plastic laminate PLAS plaster PLUM plumb, plumbing PLYWD plywood PNT painted, paint PR pair PREFAB prefabricated PREFIN prefinish(ed) PSF pounds per square foot PSI pounds per square inch PT preservative/ pressure tread PTD paper towel dispenser PTDR paper towel dispenser & receptacle	UNFIN unfinished UNO unless noted otherwise  VAT vinyl asbestos tile VB vapor barrier VCT vinyl composition tile VC vinyl covered VERT vertical VEST vestibule VTR vent through roof VTR vapor retarder
FA FAB FD FDN FE FEC FH FIN FLASH FLR F.O. FOC FOF FOS FP FRM	factory fire alarm fabricate floor drain foundation fire extinguisher fire extinguisher cabinet flat head (screw) finish flashing floor face of concrete face of finish face of studs fireproof Frame	R riser RB resilient/rubber base RCP reflected ceiling plan RD roof drain REBAR reinforcing bar REF reference REFL reflected REINF reinforced(ed)(ing) REQD required RESIL resilient RFEC recessed frad extinguisher cabinet	UNFIN unfinished UNO unless noted otherwise  VAT vinyl asbestos tile VB vapor barrier VCT vinyl composition tile VC vinyl covered VERT vertical VEST vestibule VTR vent through roof VTR vapor retarder

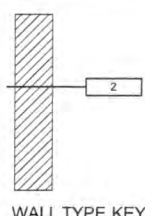
ARCHITECTURAL SYMBOLS



WALL TYPES SCHEDULE



- WALL TYPES NOTES:
- WALL TYPES ARE CALLED OUT ON THE ENLARGED FLOOR PLANS. TYP. UN-TAGGED (N) WALL IS TYPE 1, UON.
  - SEE FINISH SCHEDULE FOR WALL FINISHES, THAT MAY VARY FROM 5/8\"/>
  - WALL ASSEMBLY TO EXTEND ABOVE EXISTING CEILING FINISH TO UNDERSIDE OF DECK. TYP. PROVIDE DEFLECTION CHANNEL OR TRACK AT WALL TOP.
  - AT ACOUSTICAL WALLS, EXTEND GWB FROM FLOOR DECK TO CEILING DECK. APPLY ACOUSTICAL SEALANT AT ALL JOINTS, EDGES, PENETRATION, AT UNDERSIDE OF SILL PLATE AND UPPER SIDE OF TOP PLATE.
  - PROVIDE SHEETMETAL OR PLYWOOD BACKING WHERE EQUIPMENT, ACCESSORIES AND FIXTURES ARE TO BE INSTALLED FOR FIRM ANCHORAGE AND SECURE INSTALLATION.
  - EXISTING WALL STUD SIZE, TYPE AND SHEATHING VARY. MATCH EXISTING WALL THICKNESS WHERE INFILLING WALLS (MAINTAIN ALL EXISTING FIRE AND ACOUSTIC SEPARATIONS).
  - COORDINATE WALL WIDTHS/THICKNESSES W/MECHANICAL EQUIPMENT & SUPPORT REQTS.



Attachment B

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE FABRICATION AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC 2009 EDITION) AND ALL ITS RELATED DOCUMENTS AND AMENDMENTS. ALL MATERIALS SHALL BE STORED, HANDLED, AND INSTALLED PER MANUFACTURERS' OR MATERIAL ASSOCIATIONS' INSTRUCTIONS AND RECOMMENDATIONS.
- THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS AFFECTING THE PROJECT SCOPE OF WORK, AND WILL NOTIFY THE OWNER OF ANY DISCREPANCIES, AND/OR VARYING CONDITIONS. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION RELATED ACTIVITIES WITH THE OWNER PRIOR TO EXECUTING ANY WORK OF THIS CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS. CONTRACTOR SHALL PROTECT ALL WORK AREAS FROM DAMAGE DUE TO CONSTRUCTION, RELATED WORK, AND WEATHER. DAMAGED AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL ARCHITECTURAL ELEVATIONS ARE BASED FROM REFERENCE DATUM ELEVATION OF 0'-0" FROM TOP OF CONCRETE ON THE GROUND LEVEL. THE ARCHITECTURAL BASE ELEVATION OF 0'-0" CORRESPONDS TO ELEVATION 38.41' ON THE CIVIL DRAWINGS. BASED ON FIELD MEASUREMENTS THE PRIMARY ELEVATIONS ARE AS FOLLOWS:  
- GROUND FLOOR = 0'-0"  
- BASEMENT/BOILER ROOM = -13'-9"  
- FIRST FLOOR = 11'-2"  
>SPECIAL NOTE<: THIS BUILDING IS NOT LEVEL AND SOME DIMENSIONS AS THEY RELATE TO ELEVATIONS MUST BE COORDINATED AND VERIFIED. CONTRACTOR SHALL ESTABLISH GLOBAL SURVEY DATUM FOR TOP OF NEW CURB TO SUPPORT CWSF ASSEMBLY, THEREBY ESTABLISHING REALITIVE HEIGHT OF SUPPORTING HARDWARE ASSEMBLY IN RELATION TO ROOF PARAPET. OPENING SILLS AND HEADS AT ALL ASSEMBLIES ARE TO ALIGN AT CONSTANT ELEVATIONS AROUND THE BUILDING AS DRAWN.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL ROOF, CEILING, AND FLOOR MOUNTED CONSTRUCTION RIGGING. AVOID STACKING ANY CONCENTRATED LOADS ON THE EXISTING ROOF, FLOOR, AND STAIR/LANDING STRUCTURES. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND ANY TEMPORARY WORK OPENINGS IN THE BUILDING ENVELOPE. ALL OPENINGS WILL BE REPAIRED WITH MATERIALS AND ASSEMBLIES TO MATCH EXISTING.
- UTILITIES: OWNER WILL FURNISH ELECTRICAL POWER (120V AND 220V) FOR EQUIPMENT AND LIGHTING. CONTRACTOR IS REQUIRED TO FURNISH ALL TEMPORARY ACCESS TO CONSTRUCTION LIGHTING AND HEAT. CONTRACTOR SHALL NOT USE OWNER PROVIDED ELECTRICITY FOR TEMPORARY HEAT. CONTRACTOR SHALL PROVIDE AND MAINTAIN SEPARATE TOILET FACILITIES DURING CONSTRUCTION.
- USE OF THE SITE: CONTRACTOR WILL BE RESPONSIBLE FOR CONSTRUCTION SITE SECURITY. CONTRACTOR WILL HAVE USE OF THE THE SITE AND FACILITY PARKING AREAS DURING THE SUMMER CONSTRUCTION PERIOD. ON-SITE OUTDOOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE COORDINATED WITH THE OWNER.
- INSPECTION: THE CONTRACTOR IS TO NOTIFY OWNER OF DAMAGED MATERIALS OBSERVED DURING CONSTRUCTION. REPLACE DAMAGED MATERIALS AS DIRECTED AND AUTHORIZED BY THE OWNER. WORK OUTSIDE THE SCOPE OF THIS CONTRACT SHALL, ON THE AUTHORIZATION OF THE OWNER, BE REPLACED AT ADDITIONAL NEGOTIATED COST TO THE CONTRACT.
- THE CONTRACTOR SHALL PROVIDE TO THE OWNER AT THE TIME OF CONTRACT CLOSE-OUT, THE PRODUCTS, SPARE PARTS, EXTRA STOCK, AND MAINTENANCE MATERIALS IN QUANTITIES SPECIFIED, IN ADDITION TO THAT USED FOR CONSTRUCTION OF THE WORK.
- REMOVE OR SALVAGE ALL SIGNAGE, ACCESSORIES, LIGHTING, DEVICES AND EQUIPMENT PRIOR TO PROCEEDING WITH THE WORK. REINSTALL ALL ITEMS IDENTIFIED FOR SALVAGE AND REUSE AFTER COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER. REPAIR/PATCH EXISTING FINISHES TO MATCH SURROUNDING WHERE ITEMS ARE REMOVED AND NOT REINSTALLED. SALVAGED ITEMS TO BE TURNED OVER TO THE OWNER INCLUDE BUT ARE NOT LIMITED TO: LOCKS AND CYLINDERS, DOOR HINGES, DOOR CLOSERS, INSIDE AND OUTER DOORS. THE OWNER WILL WORK WITH THE CONTRACTOR DURING DEMOLITION TO IDENTIFY AND REMOVE THESE ITEMS.
- WHERE PIPE OR CONDUIT ARE IDENTIFIED FOR REMOVAL UP TO REMAINING, ENDS ARE TO BE CUT BACK BEHIND FACE OF FINISH, CAPPED OR SEALED, AND FINISH EXTENDED ACROSS PENETRATION.
- CONTRACTOR TO CAREFULLY REMOVE, STORE, AND REINSTALL WALL, ROOF, AND FLOOR MOUNTED MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS NOT SPECIFICALLY SCHEDULED OR NOTED FOR REMOVAL. THIS INCLUDES CONDUIT, DUCTWORK, LIGHTING, HEAT TRACE, SCUPPERS AND DOWNSPOUTS, PLUMBING FIXTURES AND INSTALLED FURNISHINGS. WHERE SURFACE MOUNTED CONDUIT OR RACEWAY IS REMOVED TO FACILITATE WALL RECONSTRUCTION, NEW CONDUIT IS TO BE INSTALLED IN OPENED WALL AND CEILING CAVITIES TO SERVE REINSTALLED ITEMS.
- THE CONTRACTOR SHALL ENSURE COORDINATION AND CONTINUITY BETWEEN TRADES, AND SHALL CONFIRM ALL CONDITIONS NECESSARY TO PROCEED WITH ANY COMPONENT OF THE WORK, INCLUDING PREPARATION OF ANY NEW OR EXISTING MATERIAL SUBSTRATE OR SURFACE TO RECEIVE FINISHES AND/OR EQUIPMENT.
- ALL ITEMS IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS ARE NEW AND TO BE PROVIDED AS A PART OF THIS CONTRACT, UNLESS OTHERWISE NOTED.
- ALL ITEMS IDENTIFIED FOR SALVAGE BUT NOT REINCORPORATED IN THE WORK ARE TO BE TURNED OVER TO OWNER UNLESS OTHERWISE NOTED OR DIRECTED.
- ALL EXPOSED PIPE, CONDUIT, AND DUCTING IS TO BE PAINTED TO MATCH SURROUNDING FINISHES, UNLESS OTHERWISE NOTED.
- DRAWING SCALE: THIS SET OF DRAWINGS HAS BEEN PRODUCED WITH SCALE INDICATORS AND BARS TO PRINT FULL SIZE 22"x34" SHEET SETS. FOR THE PURPOSE OF CLARITY, 22"x34" DRAWING SETS WILL BE IDENTIFIED AS "FULL-SIZE" SETS, AND 11"x17" DRAWING SETS WILL BE REFERRED TO AS "HALF-SIZE" SETS. FOR THE PURPOSE OF ACCURACY, VERIFY ALL MEASURED DIMENSIONS WITH SCALE BARS PROVIDED FOR AND THE SCALE VERIFICATION BAR IN THE ARCHITECTURAL TITLE BLOCK.
- CONTRACTOR TO PROVIDE THE FOLLOWING ADDITIONAL MATERIALS AS A PART OF THE CONTRACT, IF NOT OTHERWISE NOTED IN THE CONTRACT DOCUMENTS:  
A. ONE (1) OF EACH EXTERIOR GLAZING UNIT SIZE PROVIDED ON THE JOB. ALL UNITS TO BE TEMPERED GLASS.  
B. ONE (1) OF EACH GLAZING UNIT SIZE AND TYPE (RATED AND UN-RATED) PROVIDED ON JOB FOR INTERIOR DOORS.  
C. 10 ACT PANELS, FULL SIZE AND UN CUT IN PROTECTIVE WRAPPING.  
D. CARPET AND WALK-OFF CARPET: FIVE (5) SQUARE YARDS + SCRAP REMNANTS SELECTED BY OWNER.  
E. RUBBER BASE: TWENTY (20) LINEAR FEET PER COLOR.  
F. TERA COTTA SIDING PANEL: 10 WHOLE PANEL UNITS WITH 20 REPACMENT ATTACHMENT CLIPS AND 20 LF GASKET MATERIAL.

Contract Documents  
February 17, 2014

ADDENDUM NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

STATE OF ALASKA  
DEPARTMENT OF ADMINISTRATION

Division of General Services  
Facilities Section  
PO Box 11210  
Juneau, AK 99811-0210

DOUGLAS ISLAND BUILDING RENOVATION



NorthWind Architects, LLC  
www.NorthWindArch.com  
126 Seward Street  
Juneau, AK, 99801

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: SB, DH, ER, JF, RE

G0.1

GENERAL INFO/  
WALL TYPES

PROJECT DESIGNATION NUMBER

2014-0222-2436

STATE

YEAR

ALASKA

2014

FACILITY INFORMATION

Douglas Island Building  
802 3rd Street  
Douglas/Juneau, Alaska

Contact: Steve Johnson, Construction Contracting Office III  
State of Alaska Department of Administration, Division of General Services, Facilities  
Phone 907.465-5331  
Cell 907-723-7397

Gross Area: 41,000 GSF split evenly on two floors, does not include Boiler room in Basement (approximately 1,000 sf).

The plan areas in square footage expressed in this document are based on information provided by the Owner. The elevation areas in square footage are interpolated by the Architect, and must be verified by Contractor.

INTERNATIONAL BUILDING CODE DATA(2009 Edition)

OCCUPANCY CLASSIFICATION(S): **B** All meeting rooms have an occupant load of less than 50, and are therefore not classified as A occupancy per 303.1, exception 1.

TYPE OF CONSTRUCTION: **Type VB**. Primary structure is non-combustible steel and concrete. Table 601 does not require fire rated structure or exterior walls. Table 602 does require 1 hour construction at exterior walls due to buildings proximity to property lines.

LOCATION OF PROPERTY (SETBACK FROM PROPERTY LINE)  
Note: this is an irregular building on an irregular site, and offset distance will vary. The building has street frontage on two sides. Proposing to maintain current fire resistant construct on assemblies on segments of wall abutting adjacent properties, and none on walls facing roadways and open areas of site.

North: 0'-4" to adjacent property line at worst case, greater than 20' elsewhere.  
East: 0'-2" at closest point (street frontage separation, 30' minimum clear)  
South: 0'-7" at closest point (street frontage separation, 30' minimum)  
West: 2'-6" to adjacent property line at worst case, greater than 20' elsewhere.

FIRE RESISTANCE OF EXTERIOR WALLS  
Where provided, one hour (see diagram for locations.)

FLOOR AREA  
Base Allowed: Per IBC Table 503, B occupancy in Type VB construction may be 2 story and 9,000 sf per floor.

Building Area Modification: With a sprinkler system the height may be increased by 1 story per section 504.2, and the area increased by 200% per floor, per section 506.3. With street frontage, area may be increased per floor proportionate to frontage as follows, per 506.1:

Frontage calculation:  
 $Lf = [F/P - 0.25]W/30$   
 $F =$  Frontage on public right of way or clear area  $<20' = 795'$   
 $P =$  Building perimeter  $= 927.66'$   
 $W =$  average width of public way  $>20'$  but equal to or less than  $30' = 30'$   
 $Lf = [795/927.66 - 0.25] 30/30 = 0.61$

Building Area Modification:  
 $Aa = (At + [At \times Lf]) + [At \times Is]$   
 $Aa =$  Allowable building area per story  
 $At =$  Tabular building area per story per Table 503  
 $If =$  Area increase factor due to frontage (calculated above)  
 $Is =$  Area increase factor due to sprinkler  
 $Aa = (9000 - (9000 \times .61)) + (9000 \times 2)$   
**Aa = 32,490 sf per floor**

Actual area is 20,400 sf per floor X2 floors, + 1330 sf mechanical room basement  
Total = 42,130 gsf.

HEIGHT/STORIES  
Provided 2  
Allowed 3

AREA SEPARATIONS  
None Required. No horizontal separation between floors required.

MIXED OCCUPANCY  
Not Calculated - existing single use/occupancy building, no addition or change in occupancy.

TRAVEL DISTANCE  
300' permitted in this occupancy with fire protection system. No point in building has a travel distance, combined horizontal and vertical, greater than 300' from exit to the public way, per Table 1016.1.

SPECIAL HAZARDS  
a. Labs, shops, and similar areas separated by one hour occupancy separations  
☐ Provided ☒ Not Provided (sprinkler exception)  
b. Labs in excess of 200 square feet provided with two exits  
☒ Provided ☐ Not Provided  
c. Distance to exits in labs  
Provide 45' Allowed 75' Maximum  
d. Exterior openings in boiler rooms  
Protected ☒ Yes ☐ No  
e. Boiler Room separated by one hour occupancy separation  
☒ Provided ☐ Not Provided

INTERNATIONAL BUILDING CODE DATA(2009 Edition)

FIRE ALARM REQUIRED  
☒ Provided ☐ Not Provided

OCCUPANCY SEPARATIONS  
None Required  
AREA SEPARATIONS  
None Required

FIRE RESISTIVE REQUIREMENT (For various occupancies)

a. Group B - Type VB	Required	Provided
Exterior Bearing Walls	0 Hour	0 Hour
Interior Bearing Walls	0 Hour	0 Hour
Exterior None Bearing Walls	0 Hour	0 Hour
Structural Frame	0 Hour	0 Hour
Permanent Partitions	0 Hour	0 Hour
Shaft Enclosures	0 Hour	0 Hour
Floors & Ceiling/Floors	0 Hour	0 Hour
Exterior Doors & Windows	0 Hour	0 Hour
Stairway Construction	0 Hour	0 Hour

DOORS  
All doors indicated shall be replaced. New doors will have ratings as required. All doors not meeting ADA requirements for width and clearance shall be replaced with wider doors as required.

DRAFT STOPS  
☒ Provided ☐ Not Provided  
Will maintain those in existing building.

FIRE STOPS  
☐ Provided ☒ Not Provided  
Will maintain those in existing building.

EXITS (FROM BUILDING)  
Number: 6 exits directly to exterior provided.

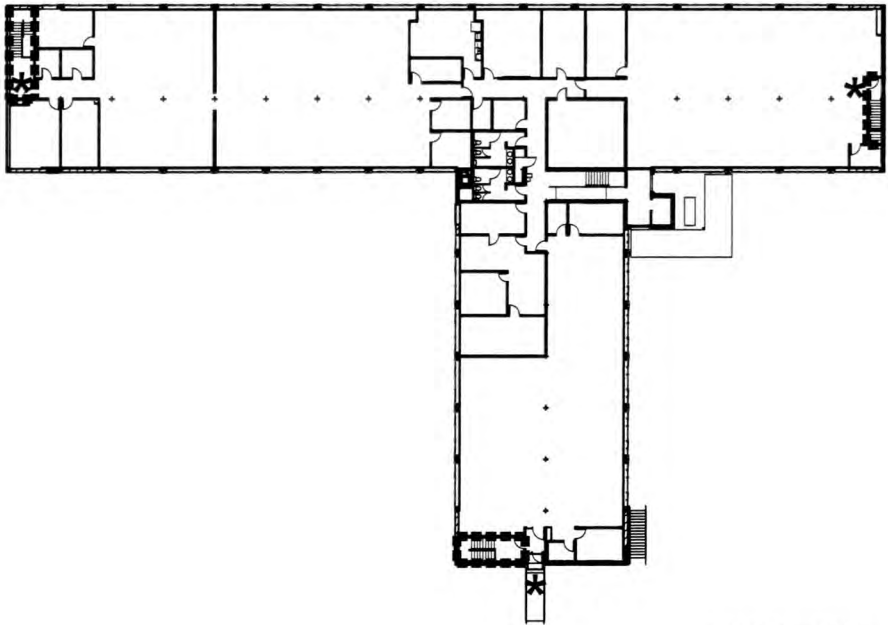
EXITS (GENERAL)  
All spaces appear to be sufficiently served by existing exit doors.

PLUMBING FIXTURES	
a. Water Closet:	Existing : 11 Provided: 11
b. Lavatory:	Existing : 9 Provided: 9
c. Urinal	Existing : 2 Provided: 2
d. Drinking Fountain:	Existing : 2 Provided: 2

STAGES AND PLATFORMS  
None

FIRE EXTINGUISHERS  
To be provided new in renovated facility.

AUTOMATIC FIRE SUPPRESSION SYSTEM  
☒ Required (for area calculation) ☐ Not Required  
☒ Provided ☐ Not Provided



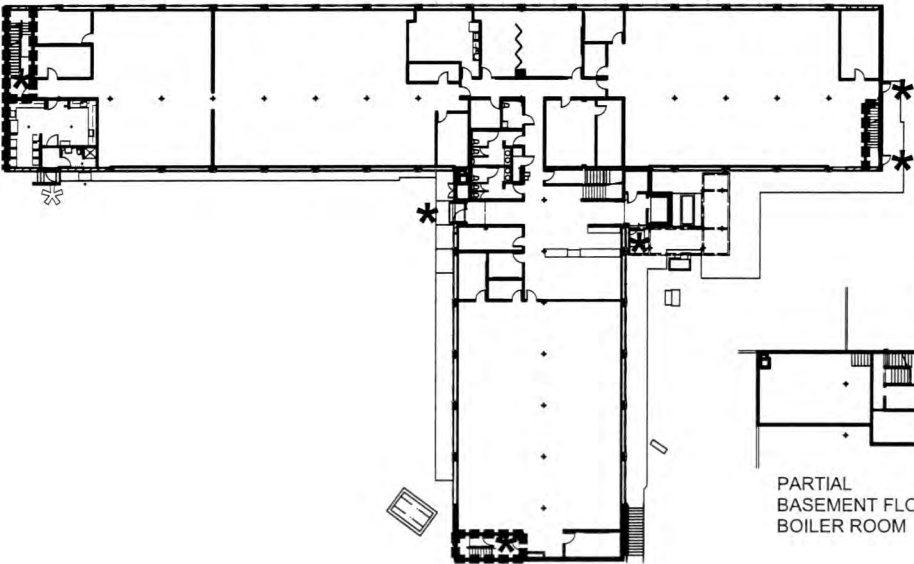
FIRST FLOOR CODE PLAN

SCALE: 1" = 30'

CODE PLAN LEGEND

- 1 HR FIRE SEPARATION TO BE MAINTAINED WITH ALL WORK RELATED IN THIS PROJECT.
- PRIMARY EGRESS POINT
- LEADS TO PRIMARY EGRESS POINT
- SECONDARY EGRESS POINT
- FIRE EXTINGUISHER

PARTIAL BASEMENT FLOOR STAIRWELL



GROUND FLOOR CODE PLAN

SCALE: 1" = 30'

No.	DATE	DESCRIPTION

STATE OF ALASKA  
DEPARTMENT OF ADMINISTRATION

Division of General Services  
Facilities Section  
PO Box 11210  
Juneau, AK 99811-0210

DOUGLAS ISLAND BUILDING RENOVATION



NorthWind Architects, LLC  
www.NorthWindArch.com  
126 Seward Street  
Juneau, AK, 99801

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: SB, DH, ER, JF, RE

G0.2  
CODE PLANS



ADDENDUM NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

STATE OF ALASKA  
DEPARTMENT OF ADMINISTRATION

Division of General Services  
Facilities Section  
PO Box 11210  
Juneau, AK 99811-0210

DOUGLAS ISLAND BUILDING RENOVATION



NorthWind Architects, LLC  
www.NorthWindArch.com  
126 Seward Street  
Juneau, AK, 99801

DRAWN BY: SB, DH, ER, JF, RE

**G0.3**  
**ARCH. SITE (W/GRND FLOOR) PLAN (1/16")**

PROJECT DESIGNATION NUMBER

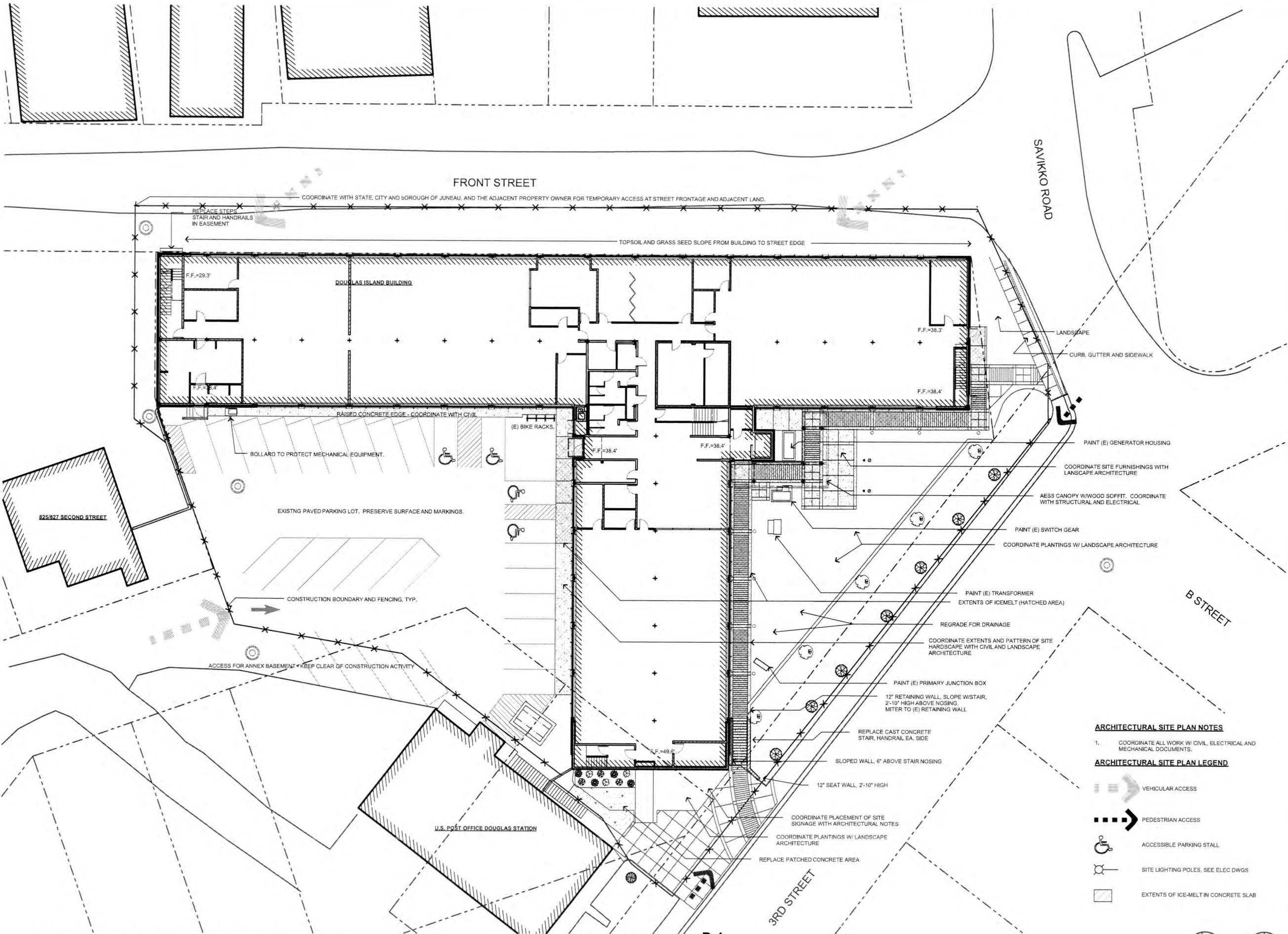
2014-0222-2436

STATE

ALASKA

YEAR

2014

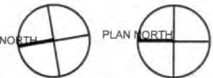


ARCHITECTURAL SITE PLAN NOTES

1. COORDINATE ALL WORK W/ CIVIL, ELECTRICAL AND MECHANICAL DOCUMENTS.

ARCHITECTURAL SITE PLAN LEGEND

- VEHICULAR ACCESS  
PEDESTRIAN ACCESS  
ACCESSIBLE PARKING STALL  
SITE LIGHTING POLES, SEE ELEC DWGS  
EXTENTS OF ICE-MELT IN CONCRETE SLAB



1 ARCHITECTURAL SITE (W/GROUND FLOOR) PLAN  
SCALE: 1/16" = 1'-0"

Contract Documents  
February 17, 2014

ADDENDUM NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

STATE OF ALASKA  
DEPARTMENT OF ADMINISTRATION

Division of General Services  
Facilities Section  
PO Box 11210  
Juneau, AK 99811-0210

DOUGLAS ISLAND BUILDING RENOVATION



NorthWind Architects, LLC  
www.NorthWindArch.com  
126 Seward Street  
Juneau, AK, 99801

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: SB, DH, ER, JF, RE

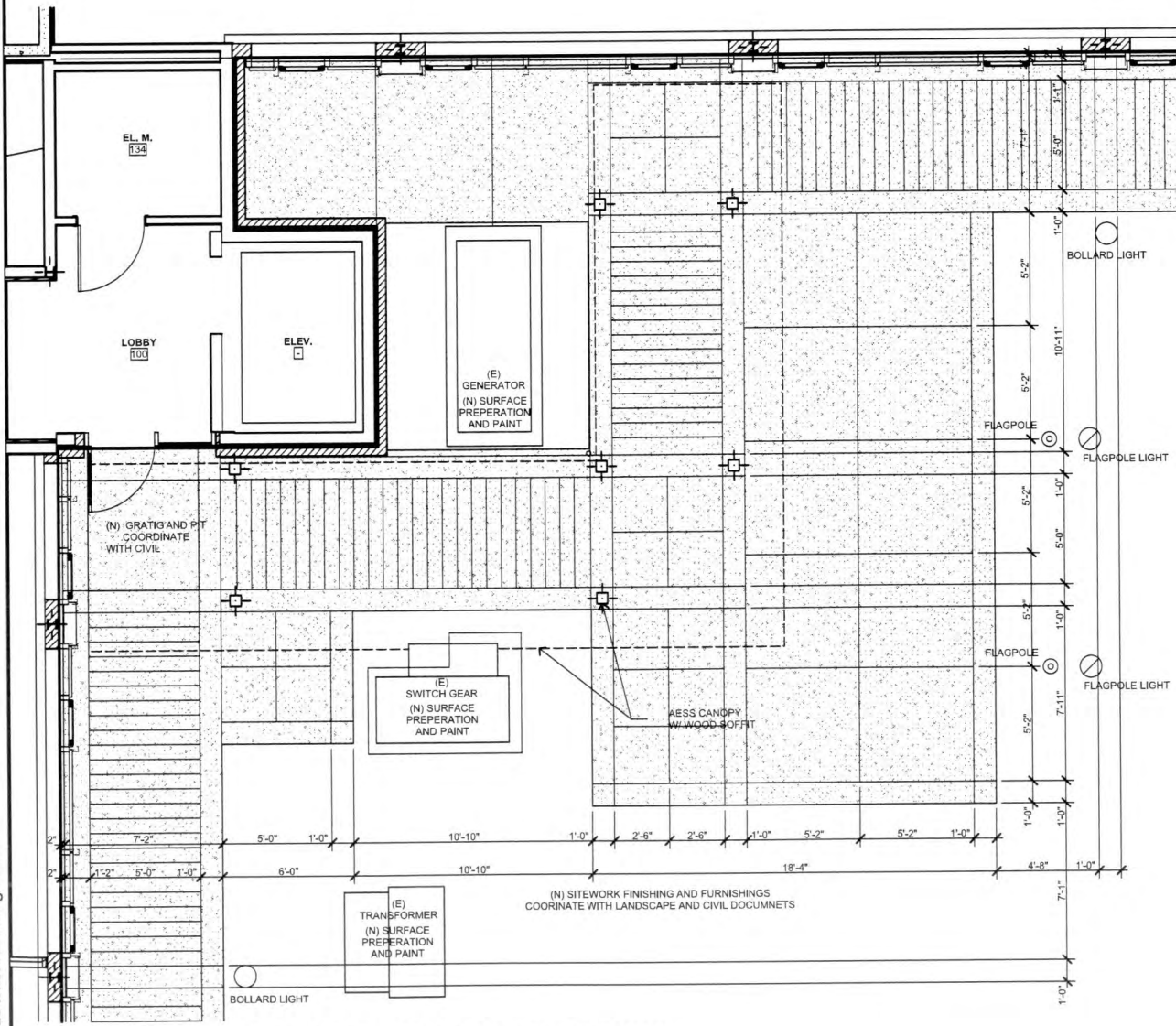
G0.4

ARCHITECTURAL SITE  
PLAN (1/4")

PROJECT DESIGNATION NUMBER

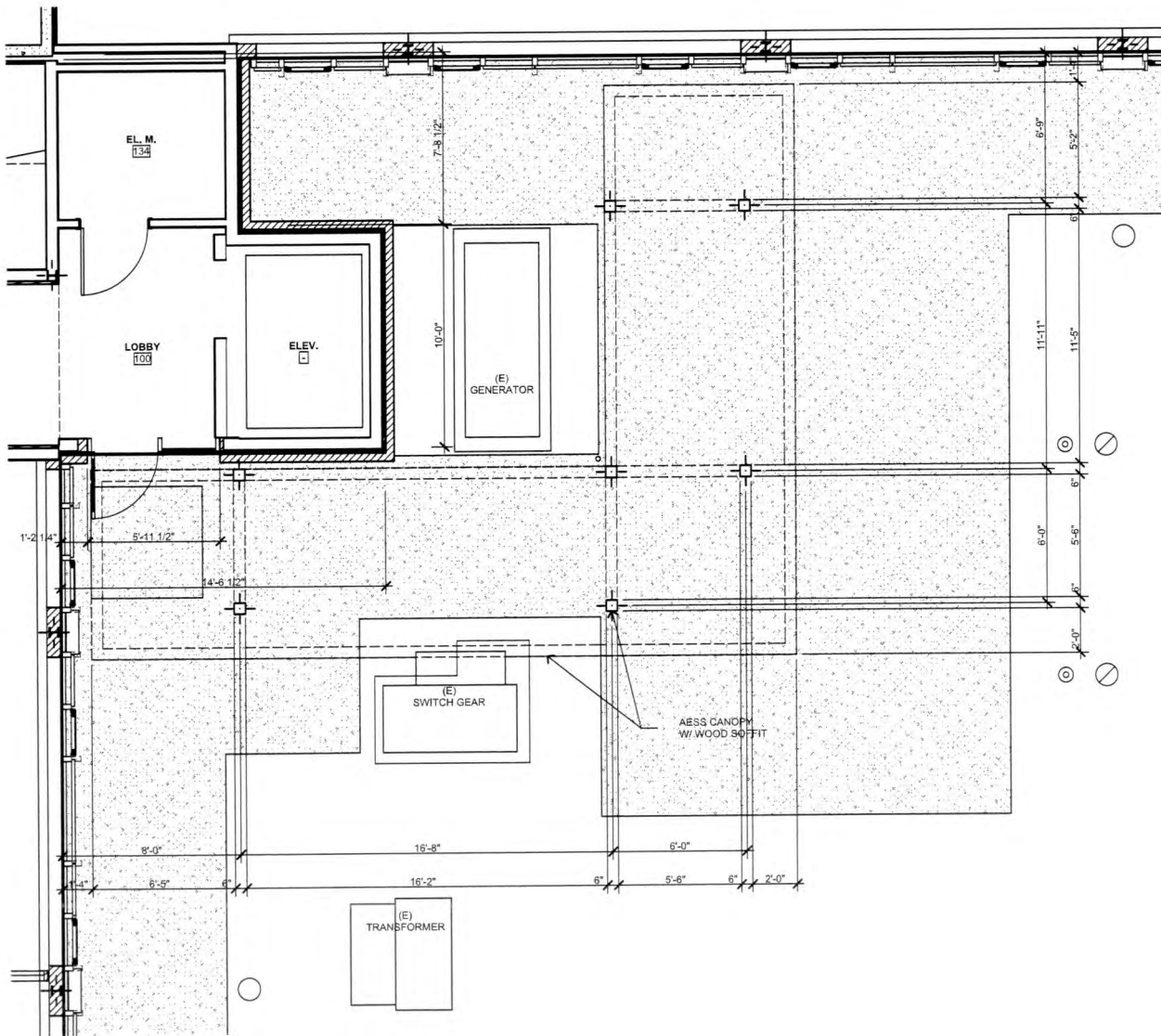
2014-0222-2436

STATE	YEAR
ALASKA	2014



1 ARCHITECTURAL SITE PLAN (1/4") - SLABWORK

SCALE: 1/4" = 1'-0"



2 ARCHITECTURAL SITE PLAN (1/4") - CANOPY

SCALE: 1/4" = 1'-0"







CONTRACT  
DOCUMENTS  
February 17, 2014

ADDENDUM NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

STATE OF ALASKA  
DEPARTMENT OF ADMINISTRATION

Division of General Services  
Facilities Section  
PO Box 11210  
Juneau, AK 99811-0210

DOUGLAS ISLAND BUILDING RENOVATION



NORTHWIND ARCHITECTS, LLC  
126 SEWARD ST  
JUNEAU, ALASKA, 99801

R&M ENGINEERING, INC.  
6205 GLACIER HIGHWAY  
JUNEAU, ALASKA, 99801  
PHONE: 907-780-6060  
www.rmjunEAU.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: M.L.L.

**C1.1**  
EXISTING TOPOGRAPHIC  
CONDITIONS

PROJECT DESIGNATION NUMBER

2014-0222-2436

STATE YEAR

ALASKA 2014

