

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 3rd 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)

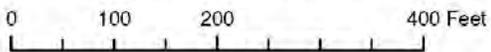
Utilities: City Sewer and Water

Access: 2nd 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, 3rd 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 3rd 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 2nd 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) DIB RECONSTRUCTION	Case Number CSP20140005	Date Received 2/24/2014
----------------	--	----------------------------	----------------------------

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: \$ 2,000,000 ±

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>
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

TO BE COMPLETED BY THE APPLICANT

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)		

INFORMATION	Project Description <i>Reconstruction of entire building Per Permit application</i>		
	PROPERTY LOCATION		
	Street Address <i>302 3rd Street, Douglas hr</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)		
	LANDOWNER/ LESSEE		
	Property Owner's Name <i>STATE OF ALASKA</i>	Contact Person: <i>STEVE JOHNSON</i>	Work Phone: <i>907 465-8331</i>
	Mailing Address <i>333 WILLOUGHBY AVE ST 700</i>	Home Phone:	Fax Number:
	E-mail Address <i>steve.johnson@alaska.gov</i>	Other Contact Phone Number(s): <i>cell (907) 723-7397</i>	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT <small>***Required for Planning Permits, not needed on Building/ Engineering Permits***</small>	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		<i>Steve Johnson Contracting Officer</i>	<i>2/24/2014</i>
		Landowner/Lessee Signature	Date
X			
		Landowner/Lessee Signature	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name <i>SAME</i>		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-----

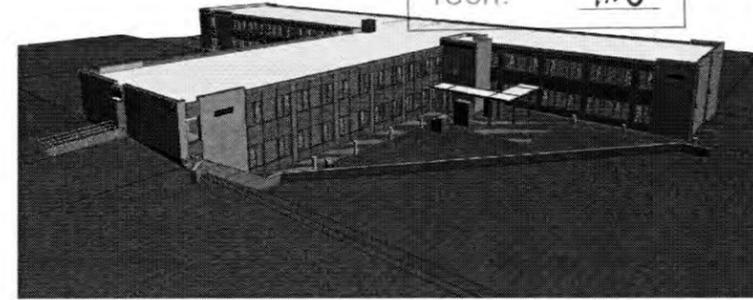
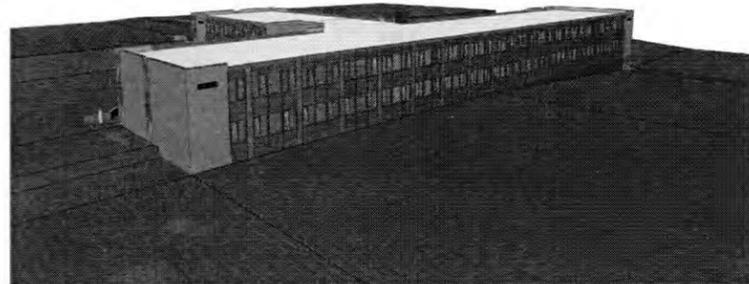
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	**SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
	X	City/State Project Review and City Land Action		<i>2/24/2014</i>	<i>CSP20140005</i>
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, 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)				
Comments:					Permit Intake Initials

***Public Notice Sign Form filled out and in the file.

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. *MM*
POC *CM*
IOC *MFS*
Tech. *HW*

Contract Documents
February 17, 2014

ADDENDUM NUMBER		
ATTACHMENT NUMBER		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

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	Murray & Associates, Inc. 907 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) 586-9788 Ben Haight, E.E., Principal	Corvus Design - Southeast 119 Seward street, Suite 15 Juneau, AK 99801 (907) 988-9000 Chris Mertl, 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



SOUTHEAST ALASKA
REGION

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:

- 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.
- SNOW/ICE 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.
- 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 PLAN (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 PLAN (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

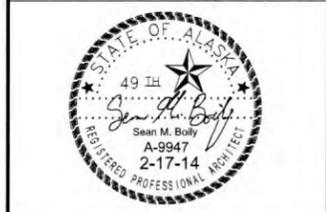
FURNITURE PLANS	
F1.0	GRND FLOOR FURN. PLAN (1/8")
F1.1	GRND FLOOR FURN. PLANS (1/8")
F1.2	FRST FLOOR FURN. PLAN (1/8")
F1.3	FRST FLOOR FURN. PLANS (1/8")

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

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



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.

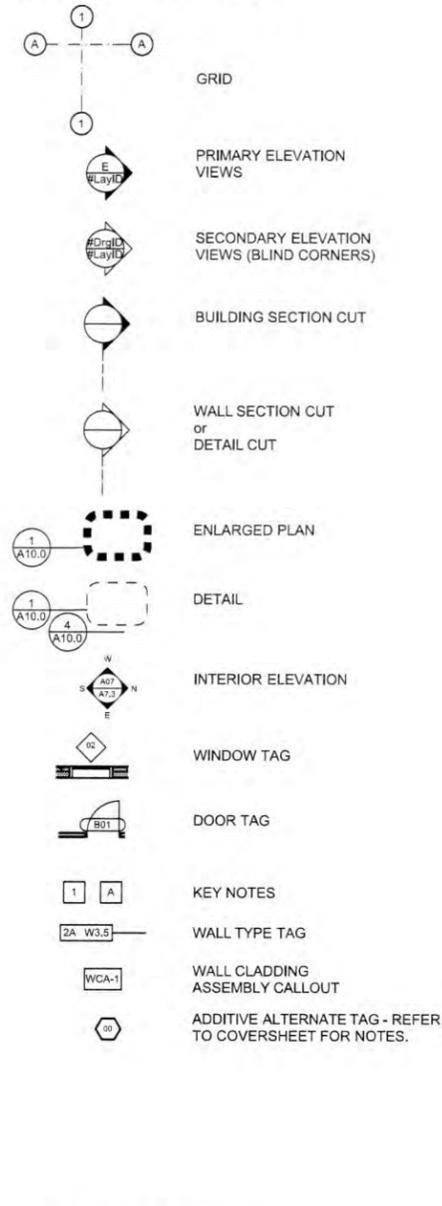
DRAWN BY: SB, DH, ER, JF, RE

GO.0	
TITLE SHEET/ GENERAL INFO	
PROJECT DESIGNATION NUMBER	
2014-0222-2436	
STATE	YEAR
ALASKA	2014

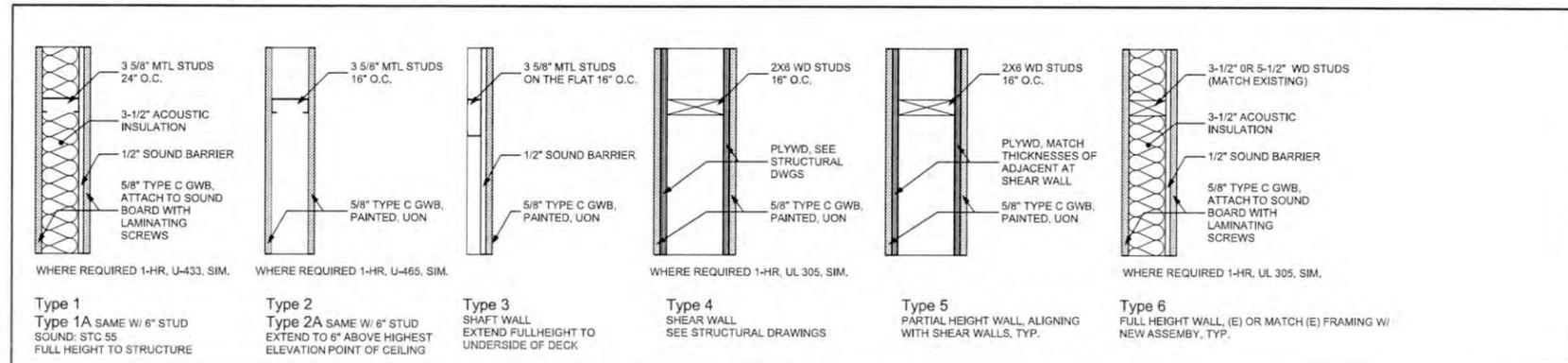
ARCHITECTURAL ABBREVIATIONS

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

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 SHEET METAL 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.

WALL TYPE KEY

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 34.41' 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 REALITVE 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 REPACTMENT 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

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

GO.1	
GENERAL INFO/ WALL TYPES	
PROJECT DESIGNATION NUMBER	
2014-0222-2436	
STATE	YEAR
ALASKA	2014

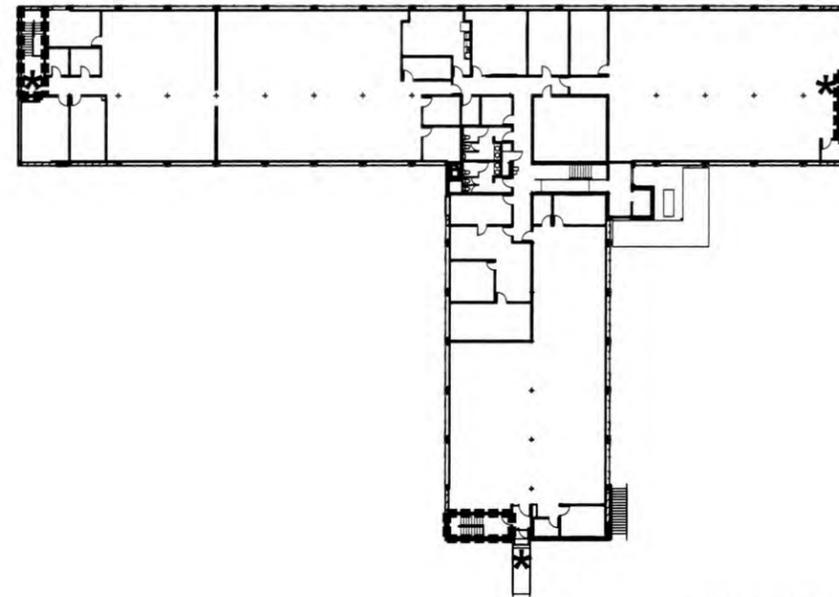
FACILITY INFORMATION

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.

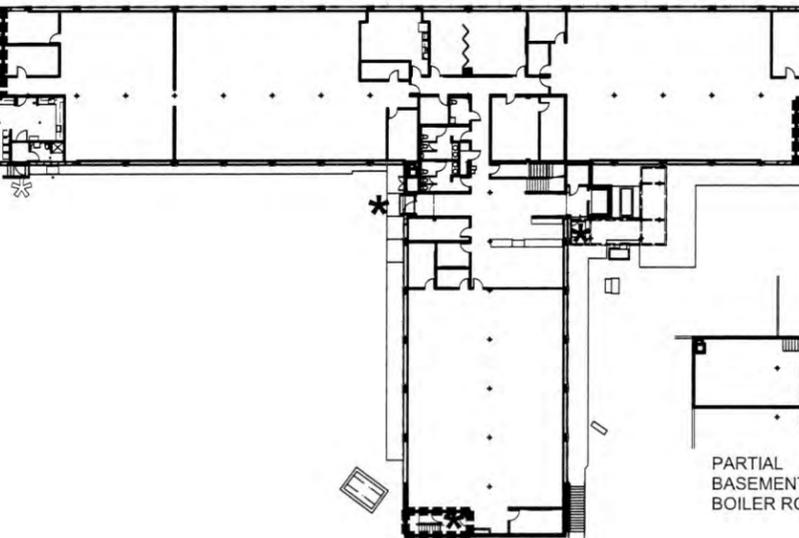
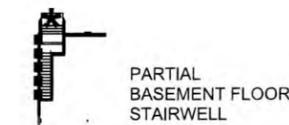


FIRST FLOOR CODE PLAN

SCALE: 1" = 30'

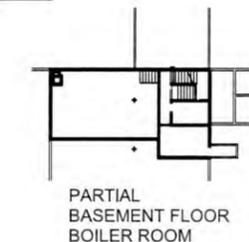
CODE PLAN LEGEND

- 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



GROUND FLOOR CODE PLAN

SCALE: 1" = 30'



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:
If = $[F/P - 0.25]W/30$
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 = $[At + [At \times If] + [At \times Is]]$
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

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

PROJECT DESIGNATION NUMBER

2014-0222-2436

STATE ALASKA YEAR 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

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

G0.3

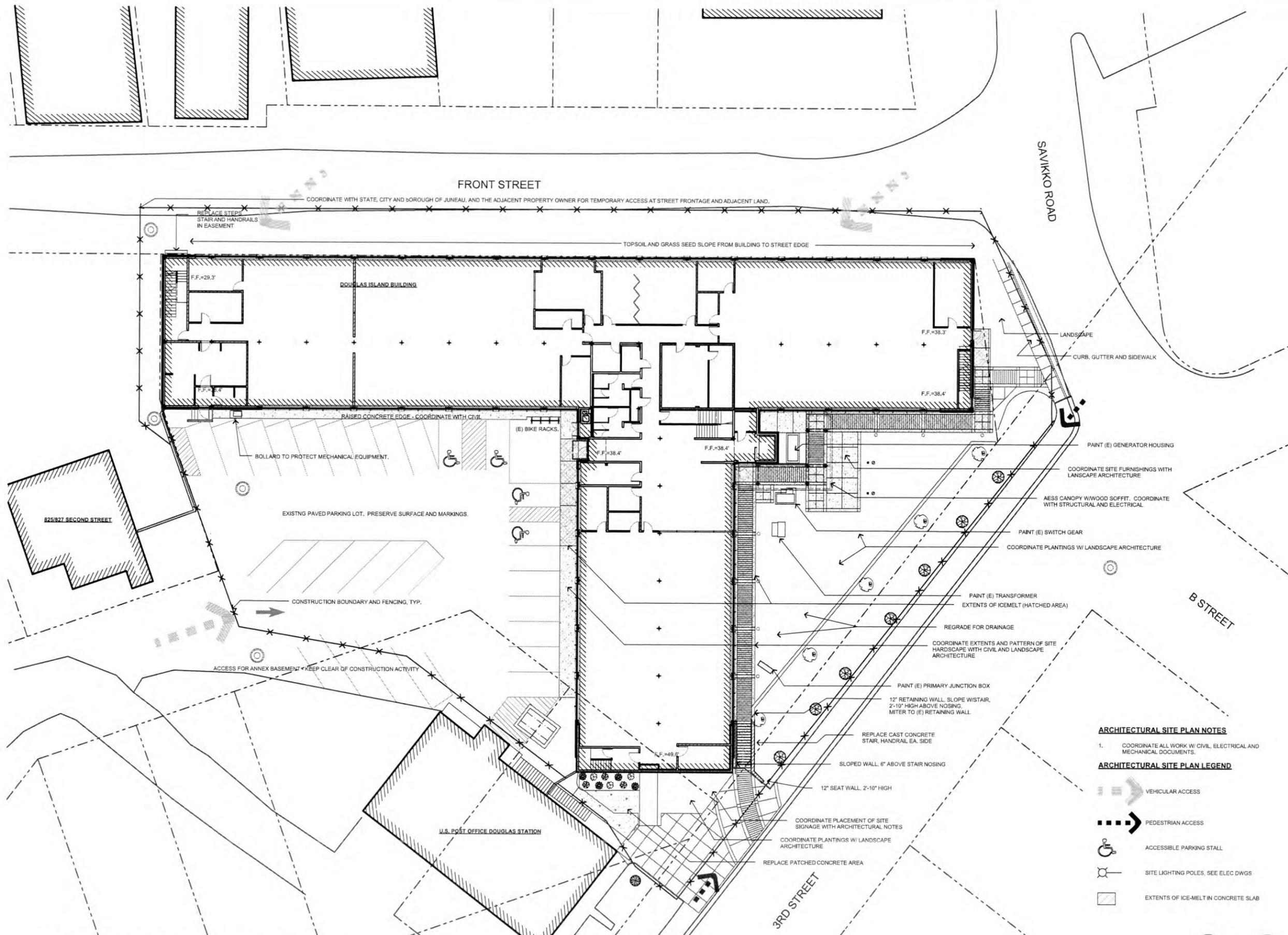
ARCH. SITE (W/GRND FLOOR) PLAN (1/16")

PROJECT DESIGNATION NUMBER

2014-0222-2436

STATE YEAR

ALASKA 2014



ARCHITECTURAL SITE PLAN NOTES

- 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"

WA-1325 Douglas Island Building Renovation

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

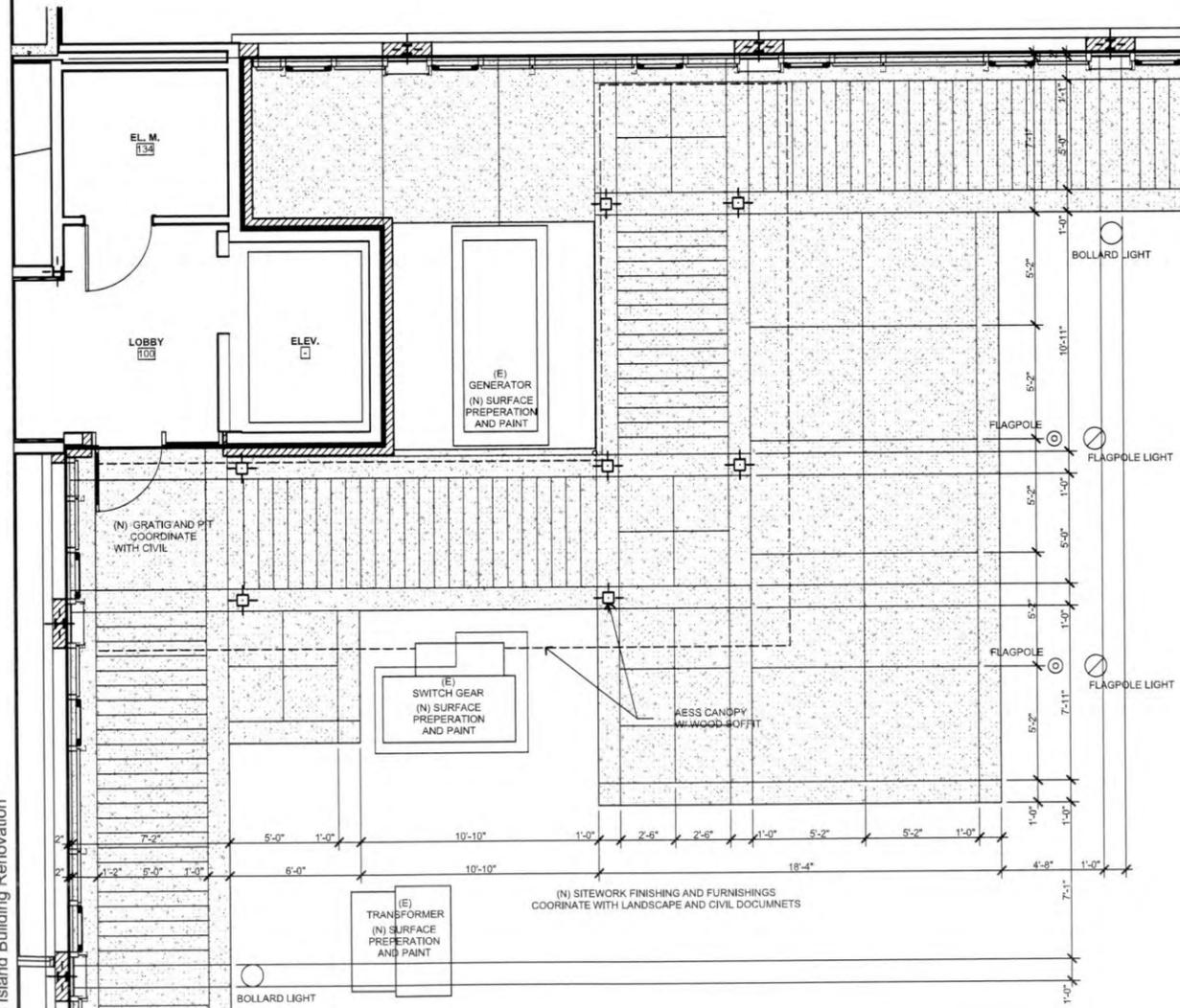
G0.4
ARCHITECTURAL SITE
PLAN (1/4")

PROJECT DESIGNATION NUMBER

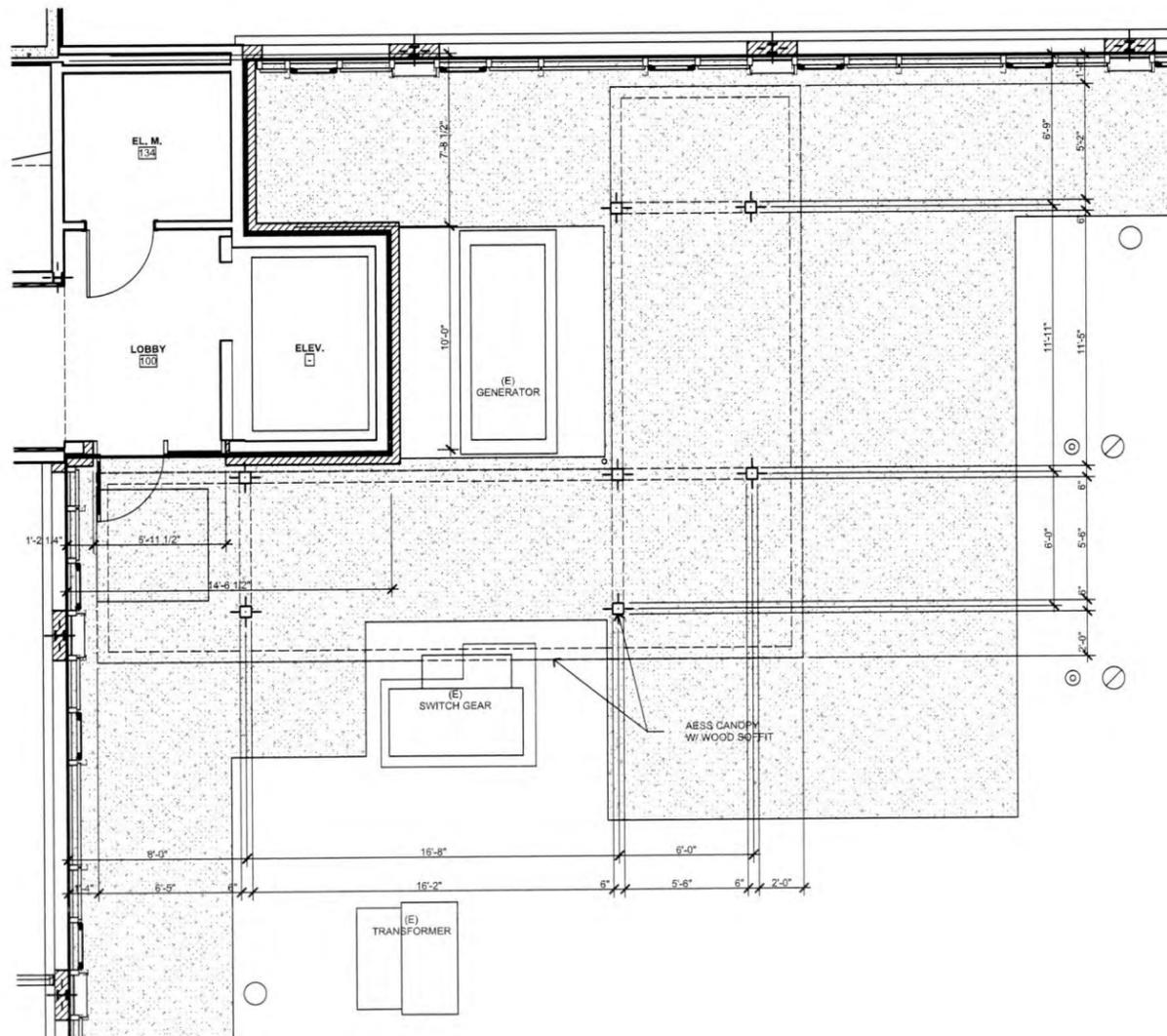
2014-0222-2436

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"

WA-1325 Douglas Island Building Renovation

GENERAL CONSTRUCTION NOTES

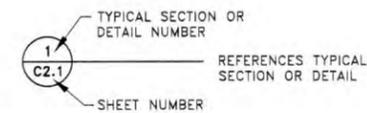
1. LARGE BOULDERS, STUMPS, LOGS, ORGANICS AND GROUNDWATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING DEMOLITION AND EXCAVATION OPERATIONS.
2. VERTICAL GRADES AND HORIZONTAL ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO THEIR RESPECTIVE PRE-CONSTRUCTION CONDITIONS AS NOTED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. CONNECTIONS TO EXISTING PAVED AREAS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, TELEPHONE, CABLE TELEVISION, AND POWER UTILITIES SHOWN ON THESE PLANS WERE DERIVED FROM A COMBINATION OF AVAILABLE AS-BUILTS AND FIELD LOCATES. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING, AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" AT (586-1313), PRIOR TO ANY EXCAVATION ACTIVITIES.
6. PROPERTY LINE LOCATIONS USED IN THESE PLANS ARE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A BOUNDARY SURVEY.
7. REMOVAL AND RE-SETTING OF EXISTING SIGNS SHALL BE PERFORMED ACCORDING TO THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) WITH THE ALASKA SUPPLEMENT.
8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE.
9. SAWCUT AS NECESSARY ALONG THE BACK OF EXISTING CONCRETE SIDEWALKS AND ASPHALT SURFACES THAT ARE TO REMAIN TO PROVIDE A CLEAN AND NEAT MATCH LINE.
10. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
11. APPLY "CONCRETE INTERNATIONAL CORPORATION" ASHFORD FORMULA, OR APPROVED EQUAL, TO ALL NEWLY EXPOSED CONCRETE SURFACES PER MANUFACTURERS RECOMMENDATIONS.
12. THE CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER AND OTHER MONUMENTS PRIOR TO CONSTRUCTION THAT WILL BE DISTURBED DURING HIS WORK, AND REMONUMENT AFTER CONSTRUCTION OPERATIONS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECT SUPERVISION OF, AN ALASKA REGISTERED LAND SURVEYOR. ALL EXISTING MONUMENTS ARE NOT NECESSARILY SHOWN ON THE PLANS.
13. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL DEVICES DURING CONSTRUCTION, AS INDICATED ON THE CONTRACTOR'S APPROVED EROSION AND SEDIMENT CONTROL PLAN.
14. CONTRACTOR SHALL MAINTAIN AND PROVIDE ACCESS TO THE DOUGLAS ISLAND STATE OFFICE BUILDING AND THE U.S. POST OFFICE DOUGLAS STATION FOR NORMAL STATE AND PUBLIC BUSINESS OPERATIONS.
15. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN ACCESS TO THE DOUGLAS ISLAND BUILDING AND THE U.S. POST OFFICE STAIRWAY SYSTEMS ALONG THIRD STREET BY USE OF TEMPORARY WALKWAYS WHILE THIS SECTION OF THE PROJECT IS UNDER CONSTRUCTION.
16. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATIVE EQUIPMENT WITH ITS TRACKS OR WHEELS OUTSIDE OF THE CONSTRUCTION LIMITS BOUNDARY AREA WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.

ABBREVIATIONS

ADA	AMERICAN DISABILITY ACT	M.J.	MECHANICAL JOINT
A.P.	ANGLE POINT	M.T.E.	MATCH TO EXISTING
APPROX.	APPROXIMATE	N:	NORTHING
ARCH.	ARCHITECT	NE	NORTHEAST
B.C.	BEGIN CURVE	N.F.S.	NON-FROST SUSCEPTIBLE
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
B.M.	BENCH MARK	N.V.C.	NO VERTICAL CURVE
B.O.E.	BOTTOM OF EXCAVATION	NW	NORTHWEST
B.O.F.	BOTTOM OF FOOTING	NWA	NORTHWIND ARCHITECTS
B.O.P.	BEGINNING OF PROJECT	O.C.	ON CENTER
B.O.W.	BOTTOM OF WALL	O.D.	OUTSIDE DIAMETER
C.I.	CAST IRON PIPE	P.C	POINT OF CURVATURE
C.B.	CATCH BASIN	P.C.C.	POINT OF COMPOUND CURVE
C.B.J.	CITY AND BOROUGH OF JUNEAU	P.I.	POINT OF INTERSECTION
CJ	CONTROL JOINT	P/L	PROPERTY LINE
CL	CENTERLINE	P.O.C.	POINT OF CURVE
CLR	CLEAR	P.R.C.	POINT OF REVERSE CURVE
C.M.P.	CORRUGATED METAL PIPE	P.T.	POINT OF TANGENCY
CONC.	CONCRETE	P.V.C.	POLYVINYL CHLORIDE PIPE
CONT.	CONTINUOUS	R.D.	ROOF DRAIN
CP	CONTROL POINT	RT.	RIGHT
C.P.P.	CORRUGATED POLYETHYLENE PIPE	R.O.W.	RIGHT-OF-WAY
C.T.E.	CONNECT TO EXISTING	SCHD.	SCHEDULE
CTRL	CONTROL	S.D.M.H.	STORM DRAIN MANHOLE
CU	COPPER	SE	SOUTHEAST
D.I.	DUCTILE IRON	S.S.	SANITARY SEWER
DIA.	DIAMETER	S.S.C.O.	SANITARY SEWER CLEANOUT
DOT/PF	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES EASTING	S.S.M.H.	SANITARY SEWER MANHOLE
E:	EASTING	STA.	STATION
E.C.	END CURVE	STD.	STANDARD
EL.	ELEVATION	SW	SOUTHWEST
ELEC.	ELECTRIC	T.B.M.	TEMPORARY BENCH MARK
E.O.P.	END OF PROJECT	T.B.O.C.	TOP BACK OF CURB
EQ.	EQUATION	T.O.B.	TOP OF BANK
EXP.	EXPANSION	T.O.L.	TOP OF LEDGER
EXIST.	EXISTING	T.O.P.	TOP OF PIPE
F.D.	FOUNDATION DRAIN	T.O.W.	TOP OF WALL
F.F.	FINISH FLOOR	TYP.	TYPICAL
F.G.	FINISH GRADE	UD	UNDERDRAIN
F.H.	FIRE HYDRANT	UG	UNDERGROUND
GA.	GUAGE	UGE	UNDERGROUND ELECTRICAL
GALV.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
G.P.	GRADE POINT	U.S.T.	UNDERGROUND FUEL STORAGE TANK
HOR.	HORIZONTAL	VERT.	VERTICAL
H.P.	HIGH POINT	VPC	VERTICAL POINT OF CURVATURE
I.E.	INVERT ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
INV.	INVERT	VPT	VERTICAL POINT OF TANGENCY
LT.	LEFT	W/	WITH
MAX.	MAXIMUM	WD	WALL DRAIN
MECH.	MECHANICAL	W.V.	WATER VALVE
MIN.	MINIMUM	W.W.M.	WELDED WIRE MESH

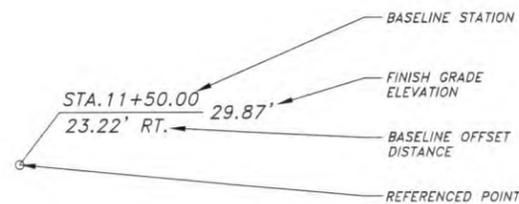
SYMBOLS

EXISTING	PROPOSED	
		CENTERLINE MONUMENT BY OTHERS (RE-ESTABLISHED)
		PRIMARY MONUMENT (RECOVERED)
		SECONDARY MONUMENT (RECOVERED)
		PK NAIL (ESTABLISHED)
		SURVEY SPIKE (ESTABLISHED)
		PROJECT BASELINE
		PROPERTY LINE
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		CURB AND GUTTER
		CONCRETE RETAINING WALL
		SANITARY SEWER LINE
		WATER LINE
		OVERHEAD UTILITIES
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		CULVERT/STORM PIPE
		WOOD FENCE
		TOP OF BANK
		TOE OF SLOPE
		SAWCUT
		METAL HANDRAIL
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT (S.S.C.O.)
		STORM DRAIN MANHOLE
		CATCH BASIN
		CATCH BASIN WITH AREA DRAIN
		FIRE HYDRANT
		WATER VALVE
		POWER POLE
		POLE ANCHOR
		SIGN (REMOVE AND RESET)
		CONCRETE SURFACE
		ASPHALT SURFACE
		CONCRETE STAIRS
		CONCRETE WHEEL STOP
		STRUCTURE
		TREE
		LANDSCAPE SHRUBS/TREES
		EXISTING SPOT ELEVATION
		FLAGPOLE
		BOLLARD LIGHT



REFERENCE BUBBLE EXPLANATION

N.T.S.



FINISH GRADE EXPLANATION

N.T.S.

NEW STORM DRAIN STRUCTURE FRAME & GRATE SUMMARY

STRUCTURE No.	
S-1	OF MH34SCDI
S-2	OF 1976
S-3	OF SM60

NOTE: CATCH BASIN TOP SLAB OPENINGS SHALL BE DIMENSIONED TO FIT THE FRAME DIMENSIONS. ALL GRATES SHALL BE HEAVY DUTY DUCTILE IRON CONSTRUCTION AND BICYCLE SAFE.



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.

C1.0
GENERAL NOTES,
ABBREVIATIONS AND
SYMBOLS

PROJECT DESIGNATION NUMBER
2014-0222-2436

STATE	YEAR
ALASKA	2014

STATE OF ALASKA
DEPARTMENT OF ADMINISTRATION

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

DOUGLAS ISLAND BUILDING RENOVATION

CONTRACT DOCUMENTS
February 17, 2014

ADDENDUM NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

NWA-1325 Douglas Island Building Renovation (I:\2013\131413.1\Chf Design\Drawings\General Notes Abbreviations and Symbols.dwg PLOT: February 14, 2014 dt: 1:55pm kpsuiffen)

