



REGULAR PLANNING COMMISSION AGENDA

October 24, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/83224510650> or 1-253-215-8782 Webinar ID: 832 2451 0650

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City & Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. October 10, 2023 Regular Planning Commission Draft Minutes - **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

2. **USE2023 0014:** Conditional Use Permit to construct a new 10,500 square foot financial center with three (3) drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district. - **APPROVED AS RECOMMENDED**

Location: 7860 Honsinger Drive

Applicant: MRV Architects

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2023 0014 with requested conditions.

DIRECTOR'S REPORT

The Applicant requests a Conditional Use Permit for a new facility in the Honsinger Drive subdivision. The proposal includes extra parking, heated sidewalks, and landscaping that doubles the vegetative cover requirement. At the time of this report, the Applicant has not provided a Traffic Impact Analysis or data indicating one is not needed. Average Annual Daily Traffic over 500 also requires a Commission waiver of roadway standards outlined in CBJ 49.35.240.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

3. USE2023 0008: Conditional Use Permit request for a new six (6) story, 72-Unit Multi-Family Housing Development - **CONTINUED TO 12/12 PLANNING COMMISSION**

Location: Bulgar Way

Applicant: Steve Soenksen

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY Conditional Use Permit USE2023 0008.

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to create a six (6) story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area. A Hillside Endorsement from the Planning Commission is also required.

The project site consists of three (3) vacant lots in a mixed-use zoning district. In support of this application, the applicant is in the process of consolidating the three (3) lots into one (1) lot, to eliminate the proposed structure crossing internal side lot lines. The Lot Consolidation may be approved at the Director level.

In October 2022, the CBJ Assembly approved the appropriation of \$700,000 from the Juneau Affordable Housing Fund for the project.

K. OTHER BUSINESS

4. Draft FY25 Legislative Capital Priorities

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

5. Additional Materials Packet

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Michael LeVine, *Chair*

October 10, 2023

I. LAND ACKNOWLEDGEMENT – Read by Chair LeVine.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Michael LeVine, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:02 p.m. and immediately called an at ease to correct some technical issues with the Zoom webinar. The meeting resumed at 7:11p.m. intermittent video.

Commissioners present: Commissioners present in Chambers – Michael LeVine, Chair; Mandy Cole, Vice Chair; Erik Pedersen, Assistant Clerk; Matthew Bell; Adam Brown; David Epstein

Commissioners present via video conferencing – Nina Keller

Commissioners absent: Travis Arndt, Clerk; Paul Voelckers;

Staff present: Jill Maclean, CDD Director; Lily Hagerup, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney

Staff present via video conferencing – Ilsa Lund, CDD Administrative Assistant; David Peterson, Plat Reviewer/Planner II;

Assembly members: None

III. **REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA** - None

IV. **APPROVAL OF MINUTES**

A. September 12, 2023 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Epstein to approve the September 23, 2023 Planning Commission Regular Meeting minutes.*

The motion passed with no objection.

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION** – by Mr. LeVine

VI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** – None

VII. **ITEMS FOR RECONSIDERATION** – None

VIII. **CONSENT AGENDA** – None

IX. **UNFINISHED BUSINESS** – None

X. **REGULAR AGENDA**

SMF2023 0004: Applicant requests a Final Plat review of a private shared access subdivision of the Blacktail Mountain Estates, Tract C into four (4) lots, with access via Bonnie Doon Drive.

Applicant: Creative Development, Inc.

Location: Blacktail Mountain Estates Tract 3

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Final Plat. The permit would allow final plat approval for the shared access subdivision of Tract C into four (4) lots.

Approval is subject to the following conditions:

1. **Staff review memo comments will need to be addressed prior to the approval of the final plat.** [Added by Motion] Improvements made under the Right-of-Way End of Project Checklist must be approved by General Engineering before the Chair of the Planning Commission signs the Final Plat
2. The agreement required under CBJ 48.35.261(2) must include explicit recognition of all allowances for drainage and utilities before the Chair of the Planning Commission signs the Final Plat.

DIRECTOR'S REPORT

The applicant requests approval of the final plat for the Tract C subdivision, one (1) of three (3) shared access subdivisions above Bonnie Brae Estates Subdivision on North Douglas. The Commission approved the preliminary plat under SMP2021 0009 at its meeting on May 10, 2022. Proposed conditions require that Right-of-Way improvements are completed with General Engineering approval, and that homeowners' documents explicitly address utilities in the access easement.

STAFF PRESENTATION - Director MacLean presented **SMF2023 0004** and notified the Commission that Attachment I containing General Engineering comments was inadvertently omitted from the memo. The comments are similar to Condition 1 and CDD will ensure those comments are addressed before the commission will sign off the project.

QUESTIONS FOR STAFF – Mr. LeVine asked whether there are additional comments from engineering that need to be addressed and if so if the condition in the memo is sufficient to address engineering's concerns. Ms. Maclean confirmed that was the case.

APPLICANT PRESENTATION – Peter Peel explained engineering's concerns were cartography adjustments on the final plat that have been addressed and resubmitted. The comments regarding a shared access agreement have also been addressed.

QUESTIONS FOR APPLICANT - Mr. Epstein asked if the issue regarding asbestos has been addressed. Mr. Peel said an analysis of on-site asbestos had been completed and the quantity of asbestos detected was low enough that no mitigation procedures are needed.

QUESTIONS FOR STAFF – AT EASE 7:26 – 7:28

Condition 1 is good. Condition 2 may have been met but it should remain in place. The condition in the additional materials packet should also remain. New Condition (#3) is usual memo verbiage but it is necessary to keep.

MOTION: *by Mr. Pederson to accept staff's findings, analysis, and recommendations, and approve SMF2023 0004 with a combined Condition 1 to read "General Engineering review comments will need to be addressed prior to the approval of the final plat. Improvements made under the Right-of-Way End of Project Checklist must be approved by General Engineering before the Chair of the Planning Commission signs the Final Plat."*

Mr. LeVine asked if the Condition intended to include cartographer as well as engineer comments.

Mr. Pedersen rescinded his motion.

MOTION: *by Mr. Pederson to accept staff's findings, analysis, and recommendations, and approve SMF2023 0004 combining the condition in the additional materials with Condition 1 with the new condition to read "Staff review memo comments will need to be addressed prior to the approval of the final plat. Improvements made under the right-or-way end of project checklist"*

must be approved by general engineering before the Chair of the Planning Commission signs the final plat.

The motion passed with no objection.

XI. OTHER BUSINESS - None

XII. STAFF REPORTS – Ms. Maclean reported there is an item in the packet regarding Chapter 35 ordinance revision.

Mr. Pedersen asked if the CBJ had made any declaration or other motion to facilitate permitting for those affected by the flooding. Ms. Maclean explained there was an emergency declaration to allow residents to do work necessary to make their properties safe and come get permits later.

Mr. Brown asked when the next Title 49 meeting will be. Ms. Maclean did not have that date.

Mr. LeVine asked when commission openings would be posted. Ms. Maclean said once the election work is completed, they could expect to see the clerk's office post the openings.

XIII. COMMITTEE REPORTS

Ms. Cole reported Lands, Housing and Economic Development met September 18 and were updated on the status of housing priorities and the grants given out.

XIV. LIAISON REPORTS- None

XV.

XVI. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

XVII. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Epstein will be absent October 24

Ms. Maclean added Mr. Haulk has withdrawn their appeal without prejudice.

XVIII. EXECUTIVE SESSION - None

XIX. ADJOURNMENT 7:42 p.m.

Next Regular Meeting October 24, 2023 7:00 p.m.

Respectfully submitted by *Kathleen Jorgensen Business Assists (907)723-6134* 🖊️



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: October 30, 2023

File No.: USE2023 0014

MRV Architects
1420 Glacier Ave, St. 101
Juneau, AK 99801
zane@mrcarchitects.com

Proposal: Conditional Use Permit to construct a new 10,500 square foot financial center with three (3) drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district.

Property Address: 7860 Honsinger Drive

Legal Description: HONSINGER POND LT 3

Parcel Code No.: 5B1401050030

Hearing Date: October 24, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 13, 2023, and APPROVED WITH ONE CONDITION the Conditional Use Permit to construct a new 10,500 square foot financial center with 3 drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district, to be conducted as described in the project description and project drawings submitted with the application, and with the following condition:

- ~~1. A Traffic Impact Analysis is completed, and required improvements are built or bonded, before a building permit is issued OR Data is provided that indicates a Traffic Impact Analysis is not needed.~~
1. Exterior lighting must be downward cast and reviewed by the airport during the Building Permit review process.

Attachments: October 13, 2023, memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2023 0014.

October 20, 2023 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2023 0014, "Revised Traffic Memo."

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030(c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, October 24, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or April 24, 2025, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael Levine, Chair
Planning Commission

November 2, 2023

Date



Filed With City Clerk

November 2, 2023

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



PLANNING COMMISSION STAFF
CONDITIONAL USE PERMIT USE2023 0014
HEARING DATE: OCTOBER 24, 2023

Section H, Item 2.

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: October 13, 2023
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Conditional Use Permit to construct a new 10,500 square foot financial center with 3 drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district.

STAFF RECOMMENDATION: Approval with conditions.

KEY CONSIDERATIONS FOR REVIEW:

- A road standards waiver by the Commission is requested.
- No data has been presented indicating a Traffic Impact Analysis is not required.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o 49.15.330
 - o 49.25.300
 - o 49.35.240
 - o 49.40
 - o 49.70.400
 - o 49.80

GENERAL INFORMATION	
Property Owner	Alaska USA Federal Credit Union
Applicant	MRV Architects
Property Address	7860 Honsinger Drive
Legal Description	HONSINGER POND LT 3
Parcel Number	5B1401050030
Zoning	General Commercial
Land Use Designation	Resource Development
Lot Size	53,468 square feet, 1.2 acres
Water/Sewer	CBJ
Access	Honsinger Drive
Existing Land Use	Vacant
Associated Applications	BLD2023 0544, FZD2023 0011

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (GC)	Egan Drive
South (GC)	Honsinger Drive
East (GC)	Vacant
West (I)	Vacant

SITE FEATURES

Anadromous	None
Flood Zone	AE Elevation 24 feet
Hazard	None mapped
Hillside	Not applicable
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – The applicant proposes a 10,500 square foot financial center with three drive-through lanes (**Attachments A1-A3**).

Background – The property has been transitioning from resource extraction to land for industrial and general commercial uses.

Item	Summary
FZD2023 0011	Floodplain Development Permit (Attachment B)
BLD2023 0544	Site work permit (no structure).
AME2021 0009	Rezone from Industrial to General Commercial
SMF2020 0002	Major Subdivision Final Plat: A subdivision of Tract B1 within U.S. Survey 1568 into Honsinger Pond Subdivision Phase 1 comprised of 15 lots.
AME2016 0007	A request to rezone 23 acres of the 83 acre tract from RR to Industrial zoning was approved.
AME2015 0015	A request to rezone 83 acres of Rural Reserve to a mixture of Industrial, Light Commercial, and Rural Reserve. The Commission denied the request. The Commission's decision was appealed to the Assembly. The Assembly declined to have an ordinance introduced to rezone the property at that time.

Item	Summary
AME2013 0007	A request to amend the Comprehensive Plan Land Use Map G from Resource Development to a mix of Industrial, GC, and RD in the area of Honsinger Pond. The Land Use Map amendment failed 3 to 3 at the Commission. This tie resulted in a denial recommendation, and the recommendation was appealed to the Assembly and withdrawn before it was heard.
BLD2013 0252	Grading permit to fill 150,000 cubic yards.
AME2012 0011	An application to rezone the Honsinger Pond tract to a combination of Industrial and Light Commercial classifications. This application was withdrawn before the Planning Commission hearing.
BLD2012 0410	Stockpile for 8,000 cubic yards of fill.
USE2007-00013	Continuation as a gravel pit. While the previous CUP had a 10-year expiration, there was no explicit expiration for this permit.
USE1997-00023	Continuation as a gravel pit.
USE-CU85-33	Continuation as a borrow pit.
USE-CU66-04	Permit for a borrow pit.

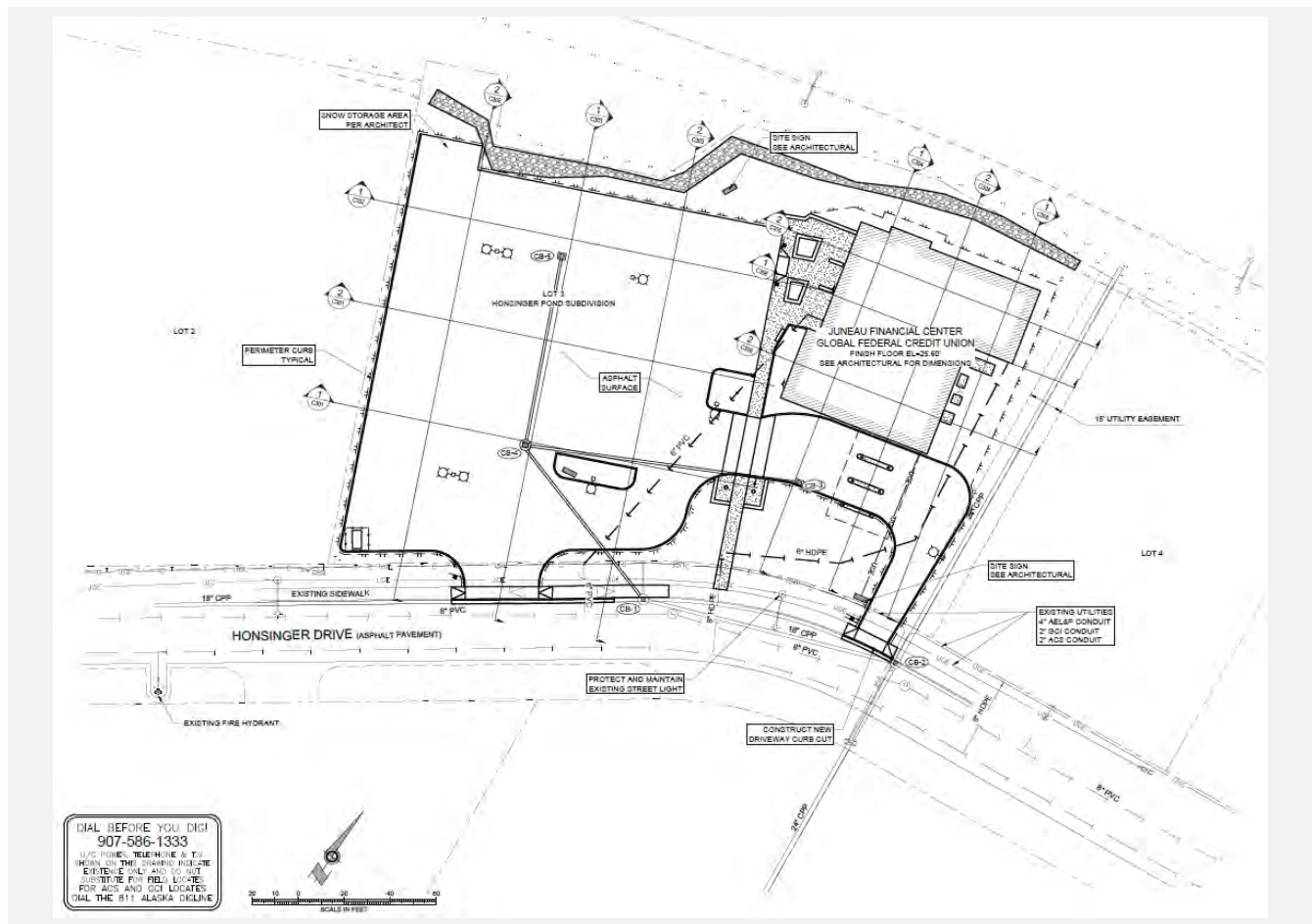
ZONING REQUIREMENTS

Standard		Requirement, GC	Existing/ <i>proposed</i>	Code Reference
Lot	Size	2,000 square feet	53,468 square feet	CBJ 49.25.400
	Width	20 feet	~160 (on a curve)	CBJ 49.25.400
Setbacks	Front (N)	10 feet	<i>33 feet^A</i>	CBJ 49.25.400
	Rear (S)	10 feet	<i>21 feet^A</i>	CBJ 49.25.400
	Side (E)	10 feet	<i>23 feet^A</i>	CBJ 49.25.400
	Street Side (W)	10 feet	<i>190 feet^A</i>	CBJ 49.25.400
Lot Coverage Maximum		No maximum	<i>20%^A</i>	CBJ 49.25.400
Vegetative Cover Minimum		10%, or 5,350 square feet	<i>19%, or 10,000+ square feet^A</i>	CBJ 49.50.300
Height	Permissible	55 feet	<i>~30 feet^B</i>	CBJ 49.25.400
	Accessory	45 feet	<i>N/A</i>	CBJ 49.25.400
Max Dwellings (50 units/Acre)		60 units	<i>No units</i>	CBJ 49.25.500
Use		Commercial	<i>Commercial</i>	CBJ 49.25.300

*A: Scaled from Sheet C202, **Attachment A3**.*

B: Scaled from Sheet A301

SITE PLAN



ANALYSIS

Project Site – The lots in this subdivision were elevated out of wetlands using dredge from the nearby pond.

Condition: None.

Project Design – The structure includes 10,500 square feet of office space. Structures over 10,000 square feet or using more than one-half acre in General Commercial zoning require a Conditional Use Permit.

In addition to the office space, three drive-through lanes will be constructed. One lane will provide ATM access.

Condition: None.

Traffic – The site is accessed from Honsinger Drive.

Use	Metric	Feature	Total Trips
Bank	148.15/1,000 square feet	10,500 sf	1,556
Drive-Through	139.25 per lane	3 lanes	418
Total ADTs:			1,974

The Institute of Transportation Engineers Trip Generation Manual, 9th Edition, pages 1842 and 1851.

The Applicant submitted a traffic memo stating that the facility is estimated to generate 99 vehicle trips during the commuting period (**Attachment C**). The Alaska Department of Transportation and Public Facilities (ADOT&PF) threshold for requiring a Traffic Impact Analysis is 100 trips per hour.

CBJ code requires a Traffic Impact Analysis if a development will exceed 500 Average Annual Daily Traffic (AADT)[CBJ 49.40.300(a)]. The Applicant has not provided data indicating less than 500 AADT for the facility.

If the Commission does not continue this item, staff recommends a condition that the building permit for the structure not be issued until:

- A Traffic Impact Analysis has been completed, and improvements required either built or bonded for, OR
- Data is provided that indicates a Traffic Impact Analysis is not needed.

This condition provides parity with other applicants who were required to complete a Traffic Impact Analysis before scheduling with the Planning Commission.

Condition: A Traffic Impact Analysis is completed, and required improvements are built or bonded, before a building permit is issued -OR- Data is provided that indicates a Traffic Impact Analysis is not needed.

Vehicle Parking & Circulation – Parking and striping are shown on Sheet C501 (**Attachment A3**).

Use	Unit/Total Sq. Ft.	Square Feet	Total Spaces
Office/Bank	1/300	10,500	35
Total Parking Requirement:			35
Off-Street Loading Spaces Required:			1
ADA Accessible Spaces Required:			2

For banks and offices, one off-street parking space is required for every 300 square feet [CBJ 49.40.210 (a)]. The proposed structure would require 35 off-street parking spaces. 48 off-street parking spaces are shown on the parking plan.

A standard off-street parking space is 8.5 x 17 feet [CBJ 49.40.225(a)(1)]. Spaces shown in plans are typically 9 x 18 feet.

Of the required off-street parking spaces, two ADA accessible spaces are required [CBJ 49.40.210 (b)]. Two ADA spaces are shown close to the main entrance of the proposed facility.

At least one ADA space must be 16 feet wide by 17 feet long, have an 8-foot aisle, and be signed for van accessibility [CBJ 49.40.225(b)(2)]. Both ADA spaces shown are 9 feet wide, and share an 8-foot aisle, for a total width of 17 feet.

In addition to the required off-street parking spaces, one loading space is required [CBJ 49.40.210 (c)]. A loading space must be 12 feet wide and 30 feet long, with an unobstructed height of 14.5 feet [CBJ 49.40.225(c)(1)]. Loading spaces cannot be waived [CBJ49.40.220]. A loading space that is 12 feet wide and 30 feet long is shown at the northwest end of the row of parking closest to the proposed structure.

Condition: None.

Noise – The noise generated by this facility will be typical of noise in the General Commercial district.

The FAA uses a term called “Day-Night Sound Level,” or DNL. All uses are compatible with DNL below 65. This lot lies outside of the draft mapped 65 DNL noise contours for Juneau International Airport.



No residential units exist in this neighborhood at this time. If residences are developed, they will be exposed to:

- Drive-through teller speakers during attended banking hours.
- ATM noise.
- Airport noise.
- Noise from Egan Drive.

Condition: None.

Lighting – A lighting plan is required for the building permit. Light is required to be downward cast, and not cast onto neighboring property. Sheet E701 (**Attachment A3**) includes a luminaire schedule.

The schedule shows exterior light bars that are capable of casting in dual directions. The intent is to have them only cast down under the eaves.

Condition: Exterior lighting must be downward cast and reviewed by the airport during the Building Permit review process.

Vegetative Cover & Landscaping – The landscaping plan shown on the L sheets (**Attachment A3**) almost doubles the required vegetative cover.

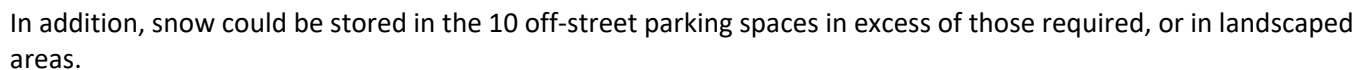
Condition: None.

Habitat - No anadromous streams run within 200 feet. The closest anadromous resource is 1,500 feet to the east. No other known habitat regulated by the land use code exists on the site.

Condition: None.

Drainage and Snow Storage – Sheet ES401 (**Attachment A3**) shows snowmelt zones under sidewalks and drive-through canopies.

Snow storage is proposed in the northwest corner of the lot (Sheet C201).



Hazard Zones - The lot is not in a mapped hazard zone.

Condition: None.

The subdivision access was constructed to CBJ standards for up to 499 AADT. A 25-foot paved travel way has curb, gutter, and five-foot sidewalk on one side of the street [CBJ 49.25.240]. The rationale was that Honsinger Drive development was constrained by the Mendenhall Wetlands State Game Refuge and the airport (SMP2019 0003).

The Applicant has not provided documentation indicating AADT less than 500. As shown above, use of Institute of Traffic Engineer data indicates over 500 AADT.

16

standards for transportation facilities through their *Policy on Geometric Design of Highways and Streets*. CBJ code allows the Director to approve roadway standards waivers if the **road complies** with AASHTO standards. The Commission can approve roadway standards waivers if the **road does not comply** with AASHTO standards.

For this project, the Commission may waive roadway construction standards outlined in code if [CBJ 49.35.240(i)(4)(B)]:

- The exiting roadway does not comply with the standards identified in code. *Met.*
- Unique circumstances make compliance unreasonable. *The roadway standards were approved under SMP2019 0003 and SMF2020 0002. The Commission recognized General Engineering's stance that "The safest approach to the 49.35.240 Table of Roadway Construction standards would be to require road construction standards for the highest buildable standards, however; this does not seem practical in this case. The potential for these streets to be extended outside of this subdivision is limited by the Mendenhall Wetlands and the Airport as neighbors to the parcel. Additionally, much of this subdivision actually is zoned Rural Reserve rather than Industrial."*
- The proposed project will not aggravate the intent of CBJ access code. *The intent of CBJ access code is to establish standards for development and the developer's process for completing improvements for CBJ acceptance [CBJ 49.35.110]. Standards for this subdivision were lucidly established during subdivision.*
- The roadway does not meet AASHTO standards. The roads were constructed after functional classification code was established in 2006, and is considered "local." According to the AASHTO guidance, a locally-classified street in an industrial area is recommended to have [Chapter 5.3.2]:
 - o 5.3.2.1: 12 foot wide lanes (*met*).
 - o 5.3.2.2: Recommended continuous two-way left turn lane in the center of the roadway (*not met*).
 - o 5.3.2.3: Street parking (*not applicable*).
 - o 5.3.2.4 Medians (*not applicable*).
 - o 5.3.2.5: Six inch curbs (*met*).
 - o 5.3.2.6: Right of way width (*met – Honsinger Drive has a 60 foot right-of-way, meeting CBJ and AASHTO standards*).
 - o 5.3.2.7: Provision for utilities (*met*).
 - o 5.3.2.8: Border between roadway and right-of-way boundary to accommodate future development (*met*).
 - o 5.3.2.9: Sidewalk provision on both sides of the roadway (*not met – sidewalk provided on one side of the roadway*).

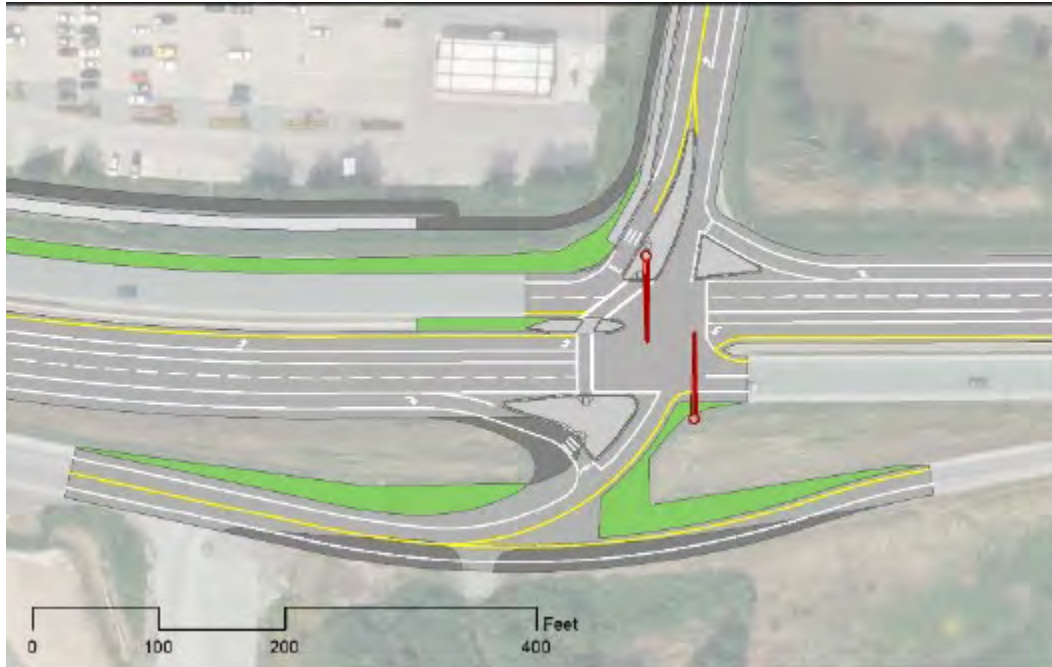
Condition: None.

Property Value or Neighborhood Harmony – The proposed development is appropriate for General Commercial zoning. The General Commercial zoning district can accommodate residential densities up to 50 units per acre. With its proximity to the airport and highway, residents would anticipate noise that supports business operations.

Construction documents indicate the center line of Honsinger Drive is approximately 125 feet from the center line of Maplesden Way, which serves TEMSCO, Inc. and aircraft parking. There is no traffic data for Maplesden Way.

ADOT&PF is proposing a partial access signalized intersection at the Yandukin Drive and Egan Drive intersection. This alternative includes signalized left-turn movements from Egan Drive (pictured below), a protected pedestrian crossing, and extension of the Glacier Spur to the Glacier-Nugget intersection. More information can be found in

the *Egan Drive and Yandukin Drive Intersection Improvements Planning and Environmental Linkages Study Report* (<https://dot.alaska.gov/sereg/projects/egan-yandukin/documents.shtml>).



Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between September 19, 2023 and October 2, 2023. The airport was specifically asked for feedback on the lighting and landscaping on September 29, 2023. As part of the application process, the Alaska Department of Transportation and Public Facilities was specifically queried on if they needed a Traffic Impact Analysis to meet their standards (**Attachment D**). Staff received the following responses:

Agency	Summary
Alaska Department of Transportation and Public Facilities	No Traffic Impact Analysis required under state standards.
Juneau International Airport, CBJ Building Division, CBJ General Engineering, CBJ Capital City Fire and Rescue	No comments received.

PUBLIC COMMENTS

CDD conducted a public comment period beginning October 3, 2023. Public comments were sent directly to the Planning Commission. Public notice was mailed to property owners within 500 feet of the proposed development

(Attachment E). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment F).

CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN -			
Chapter	Page No.	Item	Summary
10	135	Text	Sufficient land is needed for commercial and industrial activities. Designated land use should be based on special needs and location criteria for each sector, as well as land characteristics.
11	147	Text	RD definition recognizes that land should be rezoned as developed.
11	180	Guidelines for Subarea 4: 2	Provide increased commercial development close to existing commercial areas.

2015 ECONOMIC DEVELOPMENT PLAN -			
Chapter	Page No.	Item	Summary
2	17	3	Land is needed for commerce and industry, as well as residential development. Provides foundational benefit.

The 2013 Comprehensive Plan describes mapped RD lands:

*Land to be managed primarily to identify and conserve natural resources until specific land uses are **identified and developed**. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development. As resources are identified and extracted from these lands, they should be re-designated and re-zoned appropriately. (Emphasis added)*

Specific land uses have been identified, but not developed. Proposals have included storage, car rental, construction support, and hydroponics.

Resources are still being extracted from the land. The developer is continuing dredge and fill operations for further development.

When additional uses are identified, developed, and extraction has ceased, a map amendment would be appropriate.

FINDINGS

Conditional Use Permit Criteria –

1. *Is the application for the requested Conditional Use Permit complete?*

Analysis: The applicant has not provided definitive traffic information.

Finding: No. The application is incomplete. A Traffic Impact Analysis should be completed, and required improvements constructed or bonded, before a building permit for the structure is issued.

2. *Is the proposed use appropriate according to the Table of Permissible Uses?*

Analysis: The project falls under the Table of Permissible Uses, CBJ 49.25.300, Paragraph 3.400. A conditional use permit is required because the proposed structure is over 10,000 square feet [CBJ 49.25.300(c)(3)(D)].

Finding: Yes. The proposed use is appropriate to the Table of Permissible Uses.

3. *Will the proposed development comply with the other requirements of this chapter?*

Analysis: No further analysis needed.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, and noise.

4. *Will the proposed development materially endanger the public health, safety, or welfare?*

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested financial facility, in a General Commercial zoning district, will not materially endanger the public health or safety.

5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?*

Analysis: No additional analysis required.

Finding: No. With appropriate conditions, the requested financial facility, in a General Commercial zoning district, will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. *Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?*

Analysis: No additional analysis required.

Finding: Yes. The proposed financial facility, with the recommended conditions, will conform to the 2013 Comprehensive Plan and the 2015 Economic Development Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Conditional Use Permit. The permit would allow construction of a new 10,500 square foot financial center with 3 drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district.

With this Notice of Decision, the Commission approves a roadway construction standards waiver in accordance with CBJ 49.35.240(i)(4)(B).

The approval is subject to the following conditions:

1. A Traffic Impact Analysis is completed, and required improvements are built or bonded, before a building permit is issued -OR- Data is provided that indicates a Traffic Impact Analysis is not needed.
2. Exterior lighting must be downward cast, and reviewed by the airport during the Building Permit review process.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A1	Application forms
Attachment A2	Preapplication notes
Attachment A3	Plan set
Attachment B	Floodplain Development Permit, FZD2023 0011.
Attachment C	Traffic Memo
Attachment D	Agency queries and responses
Attachment E	Abutters Notice
Attachment F	Public Notice Sign



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 7860 Honsinger Dr		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Honsinger Subdivision Lot 3		
	Parcel Number(s) 5B14101050030		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which <u>NONE</u>		
	LANDOWNER/ LESSEE		
	Property Owner Global Credit Union	Contact Person Bob Thompson, Senior Vice President	
	Mailing Address 4000 Credit Union Dr - Anchorage, AK 99503	Phone Number(s) 907-786-2716	
	E-mail Address R.Thompson@globalcu.org		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application. E-SIGNED by Robert Thompson X <u>on 2023-08-30 01:05:06 GMT</u> _____ Date _____ Landowner/Lessee Signature X _____ Date _____ Landowner/Lessee Signature			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant MRV Architects	Contact Person Zane Jones AIA		
Mailing Address 1420 Glacier Ave Ste 101 Juneau AK 99801	Phone Number(s) 907-586-1371		
E-mail Address zane@mrvarchitects.com			
X <u>[Signature]</u> _____ Date of Application Applicant's Signature		8.29.23	

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <u>USE23-014</u>	Intake Initials <u>TU</u>
	Date Received <u>9-12-23</u>



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

This building creates a new financial center with offices and credit union branch. The building will contain offices and public space to provide banking services, with a total area of 10,401sf.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment – Accessory Apartment Application (AAP)

☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: Per 49.25.230 Table (GC), banking use is permissible, including Drive-through lanes.

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES – Case # _____

☒ NO

UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 53,468 square feet Total Area of Existing Structure(s) _____ square feet

Total Area of Proposed Structure(s) 10,401 square feet

EXTERNAL LIGHTING

Existing to remain

☐ No

☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☒ Narrative including:

- ☒ Current use of land or building(s)
- ☒ Description of project, project site, circulation, traffic etc.
- ☒ Proposed use of land or building(s)
- ☐ How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

☒ Plans including:

- ☒ Site plan
- ☒ Floor plan(s)
- ☒ Elevation view of existing and proposed buildings
- ☒ Proposed vegetative cover
- ☒ Existing and proposed parking areas and proposed traffic circulation
- ☒ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>750.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
Total Fee	\$ <u>900.00</u>			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

USE23-014

Date Received

9-12-23

Allowable/Conditional Use Permit Application Instructions

Section H, Item 2.

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outlined in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



MRV Architects, PC
1420 GLACIER AVENUE
STE 101,
JUNEAU, AK 99801
(907) 586-1371

Project: Global Credit Union Juneau Financial Center - BLD23-544 7860 Honsinger Dr
Subject: Conditional Use Permit Planning Commission Review Request
To: CBJ Permitting Department
CC: Jill Maclean, Scott Ciambor, Emily Suarez, Edward Quinto, Irene Gallion
By: Zane Jones AIA
Date: Aug 30th, 2023

MRV# 2130

Permit Department,

MRV Architects requests Conditional Use Permit Planning Commission Review for the Global Credit Union Juneau Financial Center. We would like to request being added to the consent agenda for Sept 12th if possible, but no later than Sept 26th.

The pre-app meeting report is attached. From the list of required applications we have the included with the following notes.

1. Development Permit Application – Accompanying this form should be documentation that whoever is signing for Global FCU has permission to do so.

Included, plus see additional letter of authority for Bob Thompson.

2. Allowable/Conditional Use Permit application

Please consider this the electronic submission with associated documents.

3. Flood Plain Development Permit. Included

Other permits that will be required after the Conditional Use Permit:

4. Building Permit Application: This will fall under an open permit application from June 20th - BLD23-544 7860 Honsinger Dr.

5. Sign Permit Application: Included

6. A copy of this pre-application conference report. Included

7. Traffic Impact Analysis, completed by a Traffic Engineer licensed in Alaska. As discussed in the pre-application meeting, this will be completed during construction as soon as possible. MRV has engaged Kinney Engineering and has provided an initial Tech Memo to DOT and Irene with CBJ. MRV will need desired scope of work provided by CBJ before this can be completed.

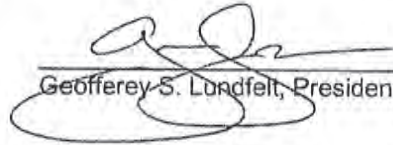
Please reach out with any ways we can assist in having this application processed in a timely manner.

Regards,
Zane Jones, AIA

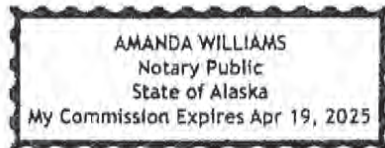


TO WHOM IT MAY CONCERN

Robert E. Thompson, Senior Vice President, Corporate Properties and Supply, Global Credit Union, is authorized and directed to do any and all acts, and to make, file and record any and all documents or execute declarations as an officer of Global Credit Union. This includes, but is not limited to, the issuance of Purchase Orders, construction bids and contracts and negotiation of land purchases and leases.


Geoffrey S. Lundfelt, President and CEO

Subscribed and sworn to before me on this 11th day of July, 2023.




Notary Public in and for the State of Alaska



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

Global Credit Union Building

Case Number: PAC2023 0034
 Applicant: MRV Architects, Zane Jones
 Property Owner: Alaska USA Federal Credit Union (transitioning to Global)
 Property Address: 7860 Honsinger Drive
 Parcel Code Number: 5B1401050030
 Site Size: 53,468 square feet, 1.2 acres
 Zoning: General Commercial
 Existing Land Use: Vacant

Conference Date: August 9, 2023

Report Issued: August 16, 2023

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Zane Jones, MRV	Applicant	Zane@mrvarchitects.com
Irene Gallion	Planning	Irene.Gallion@juneau.gov
Forrest Courtney	Planning	Forrest.Courtney@juneau.gov
Jeff Hedges	Building	Jeffrey.Hedges@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov
Sydney Hawkins	Permit Tech III	Sydney.Hawkins@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Please provide relevant factors for the Director's determination that a Traffic Impact Analysis (TIA) is needed.

See #16, below.

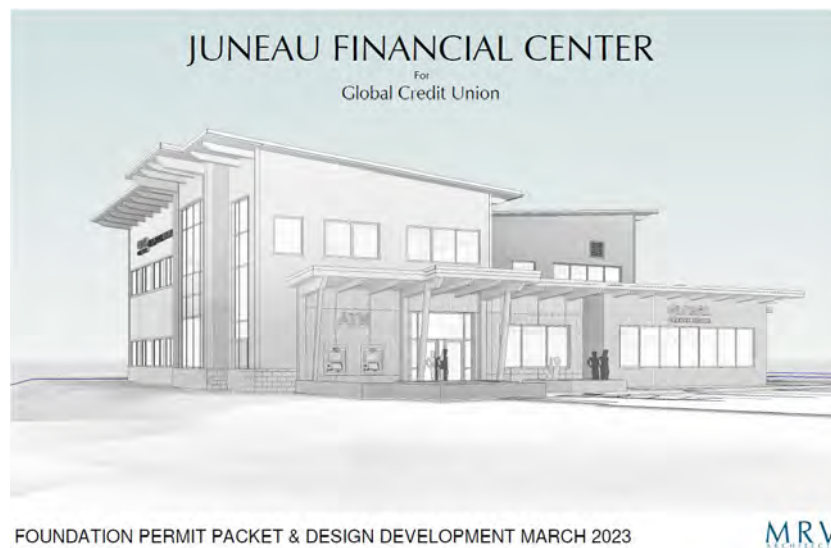
Initial projections by GCU with the combined offices and branch are currently expected to be between 250-500 ADT based on the current facilities. More data can be provided if desired.

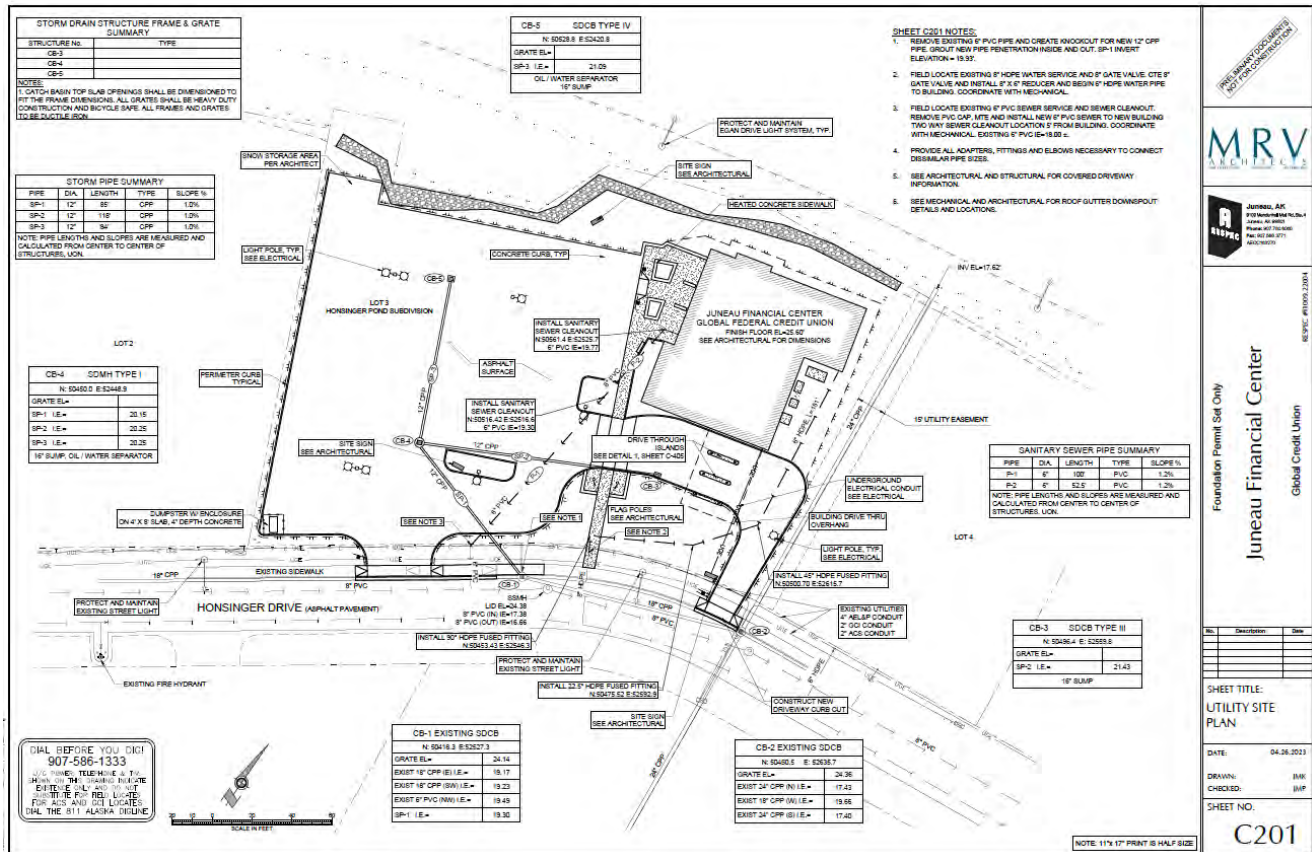
This is in the range of Director discretion. Due to the Institute of Traffic Engineers estimates we have, the traffic generated is at the upper end of the discretionary range (under most favorable interpretation) and the Director is requiring a TIA.

Mark Pusich of RESPEC has explained to MRV that as part of the Honsinger Commercial Subdivision design, RESPEC reached out to DOT and was advised that the subdivision impact did not merit a TIA for DOT. MRV has reached out to DOT to reconfirm this and is awaiting a response. If CBJ has a preferred contact, please provide.

We recommend coordinating your conversations with Arthur Drown, his contact information is below. DOT's need for a TIA may impact the Director determination of need. Please advise if DOT determines they do not need a TIA.

Project Overview





The Applicant is proposing a two-story, 10,401 square foot business structure on a 1.2 acre lot. This constitutes Major Development [CBJ 49.25.300] and requires a Conditional Use Permit.

Conditional Use Permit Process:

- Submit the application and back-up materials (listed on ten back of the application).
 - Electronic submissions accepted at Permits@juneau.gov. Note that the permit center will call you for payment when the application is processed. Applications are submitted in the order in which they are received, and it may be a few days before you get a call.
- The project will be assigned to a planner. They will review submitted materials, and coordinate where necessary. When the planner assesses the file is complete, they will schedule a hearing before the Planning Commission.
 - A notice will be sent to property owners within 500 feet of the project.
 - There will be two newspaper ads for the case.
 - The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
 - Staff will prepare a report analyzing the project and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
 - On the Consent Agenda, where it will be passed without discussion.
 - On the Regular Agenda:
 - The Director will briefly describe the project.
 - The Applicant has 15 minutes to describe the project.

- The public has the opportunity to comment. There is usually a time limit of two to three minutes.
- The Applicant has time to respond to issues raised.
- Public comment is closed and there is no additional opportunity to participate.
- The Planning Commission will either:
 - Approve the project
 - Approve the project with conditions (the most common outcome)
 - Deny the project, OR
 - Continue the project – if more information is required or if the Commission runs out of time.
- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.

Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site.

<https://juneau-ak.municodemeetings.com/>

Planning Division

1. **Zoning** – General Commercial
2. **Table of Permissible Uses** – Professional Office, over 2,500 square feet (3.4)

A conditional use permit is required for uses [CBJ 49.25.300((c)(3)(D))]:

- Structures 10,000 square feet or more
- Lot use over half an acre.

Applicant is considered to be using the entirety of their lot.

3. **Setbacks** – Setback for all lot lines is 10 feet.
4. **Height** –

- a. **Permissible use:** 55 feet
- b. **Accessory use:** 45 feet

5. **Access** – Honsinger Drive

6. **Parking & Circulation**– The plan shows 50 parking spaces, two of which are ADA accessible. There is no loading space shown on current plans.

Parking code is attached for your reference.

For banks and offices, one space is required for every 300 square feet [CBJ 49.40.210 (a)]. The proposed structure would require 34 spaces. 50 spaces are proposed.

Of the required spaces, two ADA accessible spaces are required [CBJ 49.40.210 (b)].

A standard parking space is 8.5 x 17 feet [CBJ 49.40.225(a)(1)].

At least one ADA space must be 16 feet wide by 17 feet long, have an 8 foot aisle, and be signed for van accessibility [CBJ 49.40.225(b)(2)]. Any additional ADA spaces may be 13 feet wide by 17 feet long, including a five foot aisle [CBJ 49.40.225(b)(1)].

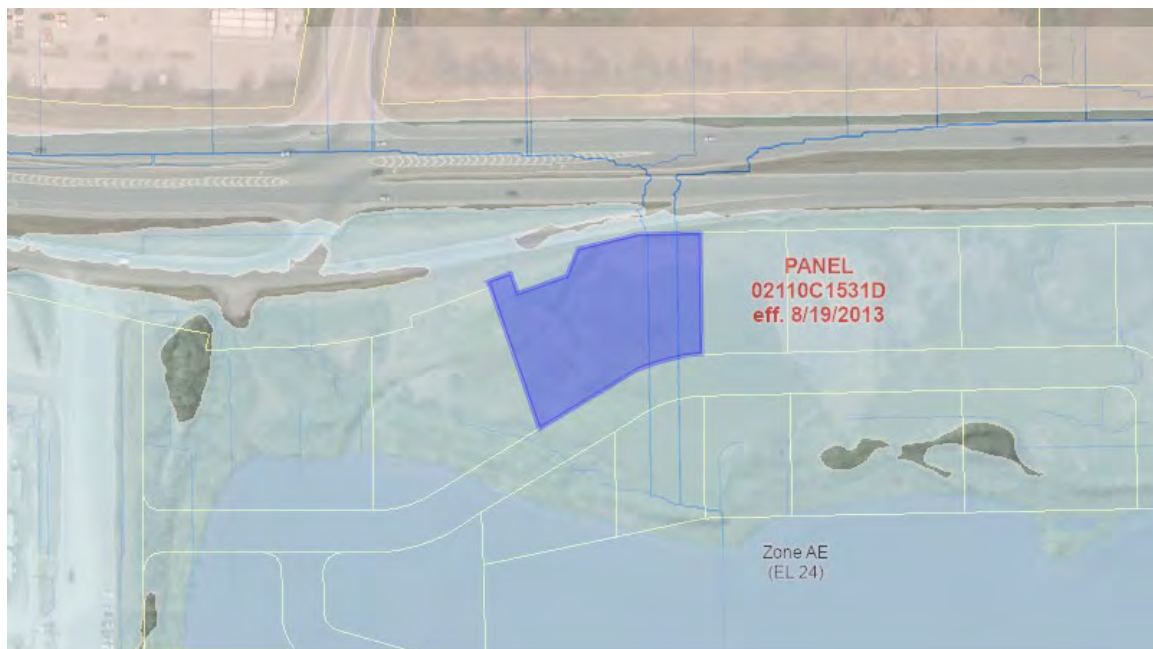
In addition to the required parking space, one loading space is required [CBJ 49.40.210 (c)]. A loading space must be 12 feet wide and 30 feet long, with an unobstructed height of 14.5 feet [CBJ 49.40.225(c)(1)]. Loading spaces cannot be waived [CBJ 49.40.220]. A loading space may be provided off site if it is of adequate proximity and size [CBJ 49.40.215 (b)].

7. **Lot Coverage** – There is no limit to lot coverage (roofed structures) in GC zoning.
8. **Vegetative Coverage** – 10%, or 5,347 square feet of the lot is required to have vegetative cover. Scaling documents, the proposal includes approximately 17,000 square feet of vegetative cover.
9. **Lighting** – Lighting will be reviewed as part of the building permit process. Lighting must be downward cast and not cast light onto neighboring property. Note that this feature is especially important near the airport, where lighting can interfere with pilot night vision. Bollard lighting is encouraged.
10. **Noise** – Noise is not anticipated to exceed that expected in the General Commercial zoning district.
11. **Flood** – A Floodplain Development Permit will be required for this development, and the design will need to meet the provisions of CBJ 49.70 Article IV, attached. Note that the lowest elevation of the floor must be above flood zone elevation. This seems to be noted on sheet C201.

Rate Map Panel: 02110C 1531D, effective 8/19/2013

Special flood hazard area: AE

Base Flood Elevation: 24 feet



12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The development is not in a mapped hazard area and does not require a hillside endorsement.
13. **Wetlands** – Fill in wetlands may require a United States Army Corps of Engineers permit. You can contact them at (907) 753-2689.
14. **Habitat** – No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat Restrictions** – The lot cannot have direct access onto Egan Drive.
16. **Traffic** – A Traffic Impact Analysis will be required. **A hearing before the Commission will not be scheduled until the TIA has been submitted and Alaska Department of Transportation and Public Facilities has had at least two weeks to review it.**

The Institute of Transportation Engineers Trip Generation Manual, 9th Edition, Volume 3 considers banks with drive-ins using two metrics:

- 148.15 per 1,000 square feet (page 1842): 1,482 Average Annual Daily Traffic (AADT) for this project
- 139.25 per lane, 3 lanes (page 1851, small sample size of two): 418 AADT for this project

The lane metric is based on a sample size of two, and the square footage metric is based on a sample size of seven. The Director has discretion on whether to require a TIA for developments estimated with between 250 and 500 Average Annual Daily Traffic (AADT).

Alaska Department of Transportation and Public Facilities (ADOT&PF) requires a TIA for projects that will increase traffic on a state resource:

- To more than 100 trips during any hour of the day, or
- From less than 20 trips a day to more than 25 during any hour of the day.

In light of the per square foot AADT estimate and ADOT&PF requirements, the Director will require a Traffic Impact Analysis for this project. As part of the Conditional Use Permit Process ADOT&PF will be asked for their feedback on the TIA.

17. **Nonconforming situations** – Not applicable.

18. **Other items:** Signs will require a permit. Sign regulations depend on the type of sign and their location. The section of Title 49 applicable to signs has been attached.

Building Division

19. **Building** – Building Permit #BLD20230544 is currently in review for foundation only and site work. An additional permit or a modification will be required for the full building.

20. **Outstanding Permits** – None.

General Engineering/Public Works

21. **Engineering** – N/A

22. **Drainage** – N/A

23. **Utilities** – No connection to the water and sewer utilities or issuance of TCO/CO until the water and sewer utilities are accepted for maintenance by CBJ, including the Final Approvals to Operate from ADEC. If the sewer pump station is not operational, the Applicant cannot connect to water or sewer.

Fire Marshal

24. **Fire Items/Access** – No concerns at this time.

Other Applicable Agency Review

25. Approval of the Traffic Impact Analysis (TIA) by the Alaska Department of Transportation and Public Facilities (ADOT&PF) is part of the Conditional Use process, but coordination with the ADOT&PF should occur during drafting of the TIA. Contact Arthur Drown for more information:

Arthur Drown
Right of Way Agent
Property Management, Right of Way
Department of Transportation & Public Facilities
Southcoast Region
6860 Glacier Hwy, Juneau, AK 99801
(907)465-4517

26. United States Army Corps of Engineers (907) 753-2689. Permit may be needed for fill in Wetlands.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application – Accompanying this form should be documentation that whoever is signing for Global FCU has permission to do so – for instance, corporation documents, or a letterhead letter from someone in leadership who can be documented.
2. Allowable/Conditional Use Permit application – note the requirements for submission on the second page.
3. Flood Plain Development Permit

Other permits that will be required after the Conditional Use Permit:

4. Building Permit Application
5. Sign Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Traffic Impact Analysis, completed by a Traffic Engineer licensed in Alaska.

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit, Class III (more than 10,000 sf): \$750
2. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the meeting.
3. Sign permit (eventually): \$50 for the first two signs, \$20 for each additional sign.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

Conditional Use Permit Regulations (CBJ 49.15.330)

Signs (CBJ 49.45)

Parking and Traffic (CBJ 49.40)

Construction in a Flood Hazard Area (CBJ 49.70 Article IV)

Applications:

Development Permit Application (DPA)

Conditional Use Permit Application

Floodplain Development Permit Application

49.15.330 Conditional use permit.

- (a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
 - (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
 - (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;

- (B) Whether the application is complete; and
- (C) Whether the development as proposed will comply with the other requirements of this title.
- (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:
 - (1) Materially endanger the public health or safety;
 - (2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
 - (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.
 - (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
 - (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
 - (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
 - (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
 - (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
 - (9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
 - (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

(A) Developments in wetlands and intertidal areas.

- (11) *Sound*. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation*. Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access*. Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening*. The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size*. Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage*. Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting*. Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions*. Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015 ; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

Chapter 49.45 SIGNS¹

ARTICLE I. IN GENERAL

49.45.110 Purpose.

The purpose of this chapter is to maintain and enhance the aesthetic environment and the City and Borough's ability to attract tourists and sources of economic development, to ensure the business community quality signs to adequately identify and market their businesses, and to protect and promote the public health, safety, and welfare.

(Serial No. 92-39, § 3, 1992)

49.45.120 Compliance with requirements.

All signs erected, constructed, altered, or changed in the City and Borough must comply with the requirements of this chapter.

(Serial No. 92-39, § 3, 1992)

49.45.130 Permits, plan submittal and review.

- (a) With the exception of those signs for which a permit is not required, all signs require a permit issued by the community development department.
- (b) Sign permit applications shall include plans for all signs to be placed, including directional signs. The plans shall illustrate sign elevations, cross sections, dimensions, placement, materials and lighting.
- (c) A sign permit application will be reviewed and decided by the department within three working days after receipt of a complete application.

(Serial No. 92-39, § 3, 1992)

ARTICLE II. STANDARDS

49.45.200 Generally.

- (a) Signs shall be located so as to achieve their purpose without constituting a hazard to vehicles or pedestrians.

¹**Administrative Code of Regulations cross references**—Design review standards, signage, Part IV, § 04 CBJAC 065.010 et seq.

Cross reference(s)—Building regulations, CBJ Code tit. 19.

- (b) All signs proposed for placement in the historic district must comply with the historic district sign standards set forth in section 49.45.260.
 - (c) All permanent signs shall be constructed of permanent, weatherable materials.
- (Serial No. 92-39, § 3, 1992)

49.45.205 Number of signs.

- (a) *Number of facade mounted signs.* The number of allowable facade mounted signs shall not be limited.
- (b) *Number of freestanding signs.* The number of freestanding signs per building shall be a maximum of one at 64 square feet per sign face or two at 32 square feet per sign face. A freestanding sign shall have no more than two sign faces. The area of freestanding signs shall be considered a part of the allowable sign area.
- (c) *Number of roof mounted signs.* The number of roof mounted signs per building shall be limited to one roof projecting sign. Roof mounted projecting signs shall be limited to two sign faces.
- (d) *Number of wall mounted projecting signs.* The number of wall projecting signs per building shall be limited to two at 16 square feet per sign face. Wall projecting signs shall be limited to two sign faces. Architectural projections such as awnings shall not be treated as a sign. Signs attached to architectural projections shall be treated as facade mounted signs.
- (e) *Number of hung under canopy signs.* The number of hung under canopy signs per building shall be limited to one per tenant per street frontage. Hung under canopy signs shall be limited to two sign faces.

(Serial No. 92-39, § 3, 1992)

49.45.210 Dimensional standards; required setback and sign placement.

- (a) *Flat facade mounted.* A flat facade mounted sign shall be mounted with its outside face parallel to and not more than 15 inches from the wall to which it is attached.
- (b) *Wall mounted projecting signs.* No part of a wall mounted projecting sign shall project more than five feet from the wall to which the sign is attached.
- (c) *Freestanding signs.* In no case shall a freestanding sign be located closer to a street right-of-way than allowed by the City and Borough engineering department design regulations nor be placed so as to obscure traffic. Freestanding signs located on a site which fronts on Egan Expressway shall be set back a minimum of 35 feet from the arterial right-of-way.

(Serial No. 92-39, § 3, 1992)

49.45.220 Dimensional standards; sign height restrictions.

The sign height restrictions set forth in this section include the sign, any appurtenances to the sign, and any mound or berming under the sign.

- (a) *Directional signs.* Directional signs shall be no more than five feet in height. "Directional sign" means a sign without commercial message that directs the public to a specific place such as an entrance, exit, parking or service area.
- (b) *Facade mounted.* The uppermost part of a facade mounted sign shall not project above the roof line where the sign is placed.

(Supp. No. 152)

Created: 2023-06-26 14:11:52 [EST]

- (c) *Projecting signs.* The lowest portion of any projecting sign which projects above an area traversed by motor vehicles shall be a minimum of 14½ feet above the traveled way. When the sign projects over an area traversed only by pedestrians, the lowest portion of the sign shall be a minimum of eight feet above the traveled way. The uppermost part of a projecting sign shall not project above the roof line where the sign is placed.
- (d) *Freestanding signs.*
 - (1) Freestanding signs in rural reserve and residential districts shall be monument type with a massive base of enduring materials and shall not exceed eight feet in total height.
 - (2) In commercial, industrial, and waterfront districts, freestanding signs shall not exceed 30 feet in height or extend above the roof line of the subject building, whichever is less.
- (e) *Roof mounted signs.* Roof mounted signs are allowed provided they do not extend above the roof line of the building or beyond the wall line of the building.

(Serial No. 92-39, § 3, 1992)

49.45.230 Dimensional standards; maximum area of signs.

- (a) *Maximum area in the mixed-use, waterfront, light commercial, general commercial, and industrial districts.* The maximum allowed area of signs in the mixed-use, waterfront, light commercial, general commercial, and industrial districts for any single building facade is calculated as follows:

The length of one side of the building × 1½ feet = the maximum sign area in square feet for that one side of the building.

No one side of a building shall have more sign area than one and one-half square feet per lineal foot of that side of the building.

- (b) *Maximum area in the rural reserve and residential districts.* The maximum allowed area of signs in the rural reserve and residential districts is as follows:

Tri-plexes and smaller	4 square feet
Four-plexes and larger: churches	32 square feet

- (c) *Calculation of sign area.* Sign area is the total area of all visible faces of a sign, exclusive of any support structure not used to convey a message. For signs consisting of lettering without a field, the sign area shall be calculated as the total area of the smallest rectangles enclosing each letter.
- (d) *Building length.* Building length is defined as the total length of a side of a building measured in one dimension excluding porches and other projections.
- (e) *Additional sign area limitations.* The maximum area for the following types of signs shall be:
 - (1) *Directional signs.* Directional signs shall not exceed six square feet in area. "Directional sign" means a sign without commercial message that directs the public to a specific place such as an entrance, exit, parking or service area.
 - (2) *Wall mounted projecting signs.* The maximum area of a wall mounted projecting sign shall not exceed 16 square feet per visible sign face. Projecting signs are limited to a maximum of two visible sign faces per sign. The area of each wall mounted projecting sign face shall be deducted from the area allotment of the side of the building most parallel to that sign face.

Created: 2023-06-26 14:11:52 [EST]

(Supp. No. 152)

- (3) *Freestanding signs.* The maximum area of a freestanding sign shall not exceed 64 square feet per visible sign face provided only one such sign is erected. If two freestanding signs are erected then the sign area shall not exceed 32 square feet per visible sign face. Only two sign faces are allowed per freestanding sign. The area of each freestanding sign face shall be deducted from the area allotment of the side of the building most parallel to that sign face.
- (f) *Convenience stores.* The maximum sign area for convenience stores in designated convenience store use areas shall not exceed 50 square feet and each sign shall comply with all other requirements of the sign ordinance.

(Serial No. 92-39, § 3, 1992)

49.45.240 Illumination standards.

- (a) Signs in residential and rural reserve districts shall be indirectly illuminated.
- (b) Illuminated signs in all districts shall be arranged so that no light or glare is directed or reflected to adjoining lots and streets or into residential windows. Dark backgrounds shall be used where feasible to reduce glare.

(Serial No. 92-39, § 3, 1992)

49.45.250 Sign maintenance.

Every sign shall be maintained in a safe and good structural condition at all times, including the repair or replacement of defective parts and other acts required for the maintenance of the sign. If the sign is not made to comply with adequate safety and maintenance standards, the department may require its removal in accordance with this chapter.

(Serial No. 92-39, § 3, 1992)

49.45.260 Historic district sign standards.

The purpose of the historic district sign standards are to enhance, protect, and preserve the distinctive historical character of the historic district. All signs within the historic district shall comply with the requirements of this chapter. In addition, the following standards shall apply:

- (a) Lettering style and symbols on signs shall be appropriate to the building's style and compatible with the lettering and style of other signs on the building.
- (b) The only sign appearing above the canopy or first floor level of a building shall relate to the name of the building or principal use within the building. This may be externally illuminated only and be in the plane of the storefront. Signs that are hung underneath the canopy and perpendicular to the building shall be no less than seven feet above the finished sidewalk. The preferred material for these signs is wood, with natural stain or painted finish and external illumination only. Signs within or fixed to canopy edges shall not be lighted and shall not extend past the bottom or one foot above the top of the canopy fascia, and shall not exceed 12 inches in overall height.
- (c) All sign proposals for buildings in the historic district require a permit from the community development department. The department will review plans for dimensions, placement, subject matter, lettering styles, color, materials, legibility and appropriateness of style to the character of the historic district.

(Serial No. 92-39, § 3, 1992; Serial No. 99-22, § 8, 1999)

(Supp. No. 152)

Created: 2023-06-26 14:11:52 [EST]

49.45.270 Prohibited signs and sign materials.

In addition to any sign or sign materials not specifically in accordance with the provisions of this chapter, the following are prohibited:

- (a) Any sign which simulates or imitates any traffic sign or signal, or which makes use of words, symbols, or characters in such a manner as to interfere with, mislead or confuse pedestrian or vehicular traffic;
- (b) Signs attached or placed adjacent to any utility pole, parking meter, traffic sign post, traffic signal or any other official traffic control device;
- (c) Any off-premise sign that directs attention to a business, service, product, or entertainment not sold or offered on the premises on which the sign is located, including but not limited to billboards, sandwich boards, and other off-premise outdoor advertising signs, except as provided in sections 49.45.300—49.45.310. This prohibition does not include off-premise directory signs in public transportation terminals advertising public or private services for travelers or residents, nor does it include signs on public vehicles regulated pursuant to chapter 20.40 provided that the primary use of the vehicle is not the display of signs and that such vehicle is not used as a static display for advertising;
- (d) Signs consisting of any moving, rotating, flashing, or otherwise animated light or component, except for time and temperature displays and barber poles;
- (e) Any sign or sign structure identifying a use or activity that has ceased to occupy the site for a period greater than three months;
- (f) Permanent flags, posters, ribbons, streamers, strings of lights, spinners, twirlers or propellers, flares, balloons, and similar devices, or containing elements creating sound. Temporary displays as described in this subsection may be erected on the site on which an advertised event is taking place no sooner than ten days prior to the event and shall be removed within five working days after the event. No such temporary displays may be installed for a period exceeding 30 days in any quarter. Holiday decoration lighting from November 15 through January 15, and international, federal, state, or local government flags are exempt from this subsection;
- (g) Any sign which has no permanent attachment to a building or the ground, including A-frame signs, pole attachments, mobile signs, portable wheeled signs, and sandwich boards. Signs on licensed, functional motor vehicles are exempt from this subsection, provided that the primary use of the vehicle is not the display of signs and that such vehicle is not used as a static display for advertising;
- (h) Any commercial sign placed within the public rights-of-way.

(Serial No. 92-39, § 3, 1992; Serial No. 94-35am, § 12, 1995)

ARTICLE III. EXEMPTIONS AND EXCEPTIONS

49.45.300 Signs not requiring a permit.

- (a) All signs not requiring a permit must conform to the placement and height standards set forth in sections 49.45.210 and 49.45.220 and the size limitations set forth in subsection (b) of this section.
- (b) The following signs are allowed without a permit:
 - (1) *Window signs.* Signs displayed behind the windows of a building are allowed except for those windows above the first floor level of buildings within the downtown historic district. Beam, beacon, strobe, or

flashing illumination shall be prohibited in windows. Electronic scrolling reader board signs shall be allowed in windows only.

- (2) *Residential signs.* Indirectly illuminated signs up to four square feet shall be allowed for the purpose of premises identification. Each sign shall display addresses and may include the names of the occupants.
- (3) *Temporary signs.* Temporary signs are not to be included as part of the maximum allowable sign area.
 - (A) *Construction signs.* One unlighted sign of up to 32 square feet identifying the parties involved in construction shall be allowed on a construction site. The sign shall be removed within 14 days after issuance of a certificate of occupancy. This does not include signs required by federal, state or local government.
 - (B) *Real estate signs.* Two unlighted signs of up to four square feet each shall be allowed per lot. One unlighted sign of up to 32 square feet may be substituted in all but single-family residential districts, provided such a sign may be substituted in single-family residential districts if the sign advertises lots in a new subdivision with more than four lots for sale. A real estate sign shall consist of information pertinent to the sale, rental, or lease of the premises on which the sign is displayed. Signs shall be removed within 14 days after sale, rental or lease.
 - (C) *Public notice signs.* Property which is the subject of a development permit which requires public notice posting under this title shall be posted with one unlighted sign at least four square feet and no more than 32 square feet, having a red background, and announcing the development permit request in white, 120 point or larger lettering. The sign shall be installed at least seven days prior to the first commission meeting on the permit and removed within 14 days after the last such meeting.
 - (D) *Event signs.* One unlighted sign of up to 32 square feet may be displayed on private property for the purpose of announcing a drive or event of a civic, philanthropic, educational, or religious organization. Signs may be installed no sooner than ten days prior to the event announced and shall be removed within five working days after the event. No event sign may be installed for a period exceeding 30 days in any 90-day period. The 90-day period begins on the first day the event sign is displayed.
 - (E) *Political signs.* Unlighted political signs of up to 32 square feet each may be displayed on private property. Signs may be installed no sooner than 90 days prior to the election date and shall be removed within five working days after the election date. Political signs not relating to a specific election shall be limited to a display period not to exceed 90 days within one calendar year. Unlighted political signs of up to four square feet may be displayed on private property up to 270 days prior to the election date and shall be removed within five working days after the election date.
 - (F) *Banners or pennant signs.* Banners or pennant signs made of cloth, fabric, paper, nonrigid plastic, or similar types of material, not exceeding 60 square feet in area and advertising events are allowed. The purpose of the following limitations on banner or pennant signs is to ensure that banner or pennant signs are not used as permanent signs.
 - (i) Noncommercial banners or pennants may be erected no sooner than ten days prior to the event advertised and shall be removed within five working days after the event. No noncommercial banners or pennants may be installed for a period exceeding 30 days in any 90-day period. The 90-day period begins on the first day the non-commercial banners or pennants are displayed.
 - (ii) Commercial banners or pennants may be erected on the site on which the activity is occurring no sooner than ten days prior to the event and shall be removed within five working days after the event. No commercial banners or pennants may be installed for a

period exceeding 30 days in any 90-day period. The 90-day period begins on the first day banners or pennants are displayed.

(Serial No. 92-39, § 3, 1992)

49.45.310 Exceptions from sign standards.

The commission shall hear all applications for exceptions from the sign standards of this chapter using the procedure and criteria established for variances other than de minimis in chapter 49.20, article II, variances.

(Serial No. 92-39, § 3, 1992; Serial No. 95-33, § 9, 1995)

ARTICLE IV. NONCONFORMING SIGNS AND ENFORCEMENT

49.45.400 Nonconforming signs.

Nonconforming signs shall be required to come into conformity with this chapter at the time of a major development or major addition to the subject property except signs which violate section 49.45.270, prohibited signs and sign materials, shall come into compliance within 90 days of the effective date of the ordinance codified in this chapter. The owner of a nonconforming sign may apply to the commission for an exception from the sign standards as provided in section 49.45.310.

(Serial No. 92-39, § 3, 1992)

49.45.410 Enforcement.

- (a) A violation of this chapter is a violation subject to a civil fine. Each and every day during which a violation of this chapter is committed, permitted, or continued shall be treated as a separate offense and subject to the offender to separate charges and fines, in accordance with CBJ 03.30.075.
- (b) A person charged with violating this chapter may produce proof to the enforcement officer that the violation has been remedied. If proof is provided within 15 days after the issuance of a citation, the citation shall be dismissed unless the person has been convicted previously for violating this chapter or has provided proof under this subsection on a prior occasion.

(Serial No. 92-39, § 3, 1992; Serial No. 2015-29(c), § 2, 6-29-2015, eff. 7-30-2015)

Chapter 49.40 PARKING AND TRAFFIC¹

ARTICLE I. RESERVED²

49.40.105—49.40.180 Reserved.

ARTICLE II. PARKING AND LOADING³

49.40.200 General applicability.

Developers must provide off-street parking spaces for automobiles in accordance with the requirements set forth in this chapter at the time any structure is erected, expanded, or when there is a change in the principal use.

(a) *Special parking areas.*

- (1) *Town center parking area.* The town center parking area, as depicted in Ordinance 2022-04(b) is adopted. The town center parking area consists of the lots within the area bound by West Tenth Street, Egan Drive, West Twelfth Street, D Street, West Ninth Street, C Street and its projection, West Eight Street and its projection, the rear lot lines of property between 370 through Distin Avenue, Sixth Street and its projection, Harris Street, projection of Third Street, projection of East Street, projection of Second Street, projection of Harris Street, the rear lot lines of property between 143 and 400 Gastineau Avenue, the rear lot lines of property between 511 and 889 South Franklin Street, and Gastineau Channel.

¹Sec. 39 of Serial No. 2015-03(c)(am) , adopted Aug. 31, 2015, amended the title to chapter 49.40 to remove "Access".

Administrative Code of Regulations cross reference—Access, parking and traffic, Part IV, § 04 CBJAC 025.010 et seq.

Cross reference(s)—Traffic, CBJ Code tit. 72.

²Editor's note(s)—Sec. 40 of Serial No. 2015-03(c)(am), adopted Aug. 31, 2015, repealed and reserved art. I, which pertained to access, consisted of §§ 49.40.105—49.40.180, and derived from Serial No. 87-49, 1987; Serial No. 91-13, 1991; Serial No. 2006-15, adopted June 5, 2006; and Serial No. 2013-09, adopted May 23, 2013 .

³Sec. 2 of Serial No. 2022-04(b) , adopted April 25, 2022, repealed and reenacted art. II in its entirety to read as herein set out. Former art. II pertained to the same subject matter, consisted of §§ 49.40.200—49.40.230, and derived from Serial No. 87-49, 1987; Serial No. 89-05, 1989; Serial No. 89-33, 1989; Serial No. 92-11, 1992; Serial No. 97-49, 1997; Serial No. 2006-14(b), adopted May 15, 2006; Serial No. 2006-15, adopted June 5, 2006; Serial No. 2006-33am, adopted October 30, 2006; Serial No. 2007-18, adopted April 23, 2007; Serial No. 2009-22(b), adopted October 12, 2009; Serial No. 2010-22, adopted July 19, 2010 ; Serial No. 2015-07(b)(am), adopted February 13, 2015; Serial No. 2015-32 , adopted August 10, 2015; Serial No. 2016-14 , adopted May 2, 2016; Serial No. 2016-46 , adopted March 6, 2017; Serial No. 2018-31 , adopted June 4, 2018; and Serial No. 2019-37 , adopted March 16, 2020.

- (2) *No parking required area.* The no parking required area, as depicted in Ordinance 2022-04(b) is adopted. The lots within the area bound by Gastineau Avenue, Fourth Street, Seward Street, Gastineau Channel, 490 South Franklin Street, and Layton Way are excluded from the parking requirements of this chapter. No additional parking is required for development in this area.
- (b) *Conforming parking.* The requirements, alternatives and reductions of this chapter can be combined to meet parking requirements of a development.
- (c) *Developer responsibility.* Developer must submit documentation to demonstrate that applicable parking code requirements have been met, in conformance with this chapter.
- (d) *Owner/occupant responsibility.* The provision and maintenance of off-street parking and loading spaces required in this chapter is a continuing obligation and joint responsibility of the owner and occupants.
- (e) *Determination.* The determination of whether the parking requirements of this chapter are satisfied, with or without conditions, and deemed necessary for consistency with this title, must be made by:
- (1) The director for minor development;
 - (2) The commission for major development; or
 - (3) The commission if the development application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.
- (f) *Expansion.* In cases of expansion of a structure on or after the effective date of Ordinance 2022-04(b) :
- (1) The number of additional off-street parking spaces required must be based on the gross floor area added.
 - (2) No additional parking spaces are required if the additional spaces would amount to less than ten percent of the total required for the development and amount to two or less spaces.
 - (3) For phased expansion, the required off-street parking spaces is the amount required for the completed development, as determined by the director.
- (g) *Change in use.* In cases of a change in use on or after the effective date of Ordinance 2022-04(b) , the number of spaces required will be based on this chapter.
- (h) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking requirements for the replacement and reconstruction of certain nonconforming structures in residential districts must be governed by chapter 49.30.
- (i) *Mixed occupancy.* Mixed occupancy is when two or more of the parking uses in section 49.40.210 share the same lot(s). For mixed occupancy, the total requirement for off-street parking facilities is the sum of the requirements for the uses computed separately.
- (j) *Uses not specified.* The requirements for off-street parking in section 49.20.320 are based on the requirements for the most comparable use specified, as determined by the director for minor development or by the commission for major development.
- (k) *Location.* Off-street parking facilities must be located as provided in this chapter. If a distance is specified, such distance is the walking distance measured from the building being served to the parking provision. Off-street parking facilities for:
- (1) Single-family dwellings and duplexes must be on the same lot as the building served;
 - (2) Multifamily dwellings may not be more than 100 feet distant, unless compliant with section 49.40.215; and

(3) Uses other than those specified above, may be not more than 500 feet distant, unless compliant with section 49.40.215.

(l) *Off-street parking requirements for a lot accessible by air or water only.* Off-street parking requirements do not apply to a lot if it is accessible only by air or water. If the director determines that public access by automobile to the lot later becomes available, the owner of the property must be given notice and within one year must provide the required off-street parking.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.210 Number of off-street parking spaces required.

(a) *General.* The minimum number of off-street parking spaces required must be as set forth in the following table. The number of spaces must be calculated and rounded down to the nearest whole number:

Use	Spaces Required in All Other Areas	Spaces Required in Town Center Parking Area
Single-family and duplex	2 per each dwelling unit	1 per each dwelling unit
Multifamily units	1 per one bedroom unit	0.4 per one bedroom unit
	1.5 per two-bedroom unit	0.6 per two-bedroom unit
	2.0 per three- or more bedroom unit	0.8 per three- or more bedroom unit
Rooming house, boardinghouse, single-room occupancies with shared facilities, bed and breakfast, halfway house, and group home	1 per 2 bedrooms	1 per 5 bedrooms
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities	1 per 5 single-room occupancies, plus 1 per each increment of ten single-room occupancies with private facilities.
Accessory apartment	1 per each unit	0 per each unit
Motel	1 per each unit in the motel	1 per each 12 units in the motel
Hotel	1 per each four units	1 per each 12 units
Hospital and nursing home	2 per bed OR one per 400 square feet of gross floor area	2 per bed OR one per 400 square feet of gross floor area
Senior housing	0.6 parking spaces per dwelling unit	0.3 spaces per dwelling unit
Assisted living facility	0.4 parking spaces per maximum number of residents	0.4 parking spaces per maximum number of residents
Sobering center	1 parking space per 12 beds	2 parking spaces
Theater	1 for each four seats	1 for each 10 seats
Church, auditorium, and similar enclosed places of assembly	1 for each four seats in the auditorium	1 for each 10 seats in the auditorium
Bowling alley	3 per alley	1.2 per alley
Bank, office, retail commercial, salon and spa	1 per 300 square feet of gross floor area	1 per 750 square feet of gross floor area

Created: 2023-06-26 14:11:52 [EST]

(Supp. No. 152)

Medical or dental clinic	1 per 200 square feet of gross floor area	1 per 400 square feet of gross floor area
Funeral Home	1 per six seats based on maximum seating capacity in main auditorium	1 per 15 seats based on maximum seating capacity in main auditorium
Warehouse, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area	1 per 2,500 square feet of gross floor area
Restaurant and alcoholic beverage dispensary	1 per 200 square feet of gross floor area	1 per 750 square feet of gross floor area
Swimming pool serving general public	1 per four persons based on pool capacity	1 per 10 persons based on pool capacity
Shopping center and mall	1 per 300 square feet of gross leasable floor area	1 per 750 square feet of gross floor area
Convenience store	49.65 Article V	1 per 750 square feet of gross floor area
Watercraft moorage	1 per three moorage stalls	2 per 15 moorage stalls
Manufacturing uses; research, testing and processing, assembling, industry	1 per 1,000 square feet gross floor area except that office space must provide parking as required for offices	1 per 2,500 square feet gross floor area except that office space must provide parking as provided for offices
Library and museum	1 per 600 square feet gross floor area	1 per 1,500 square feet of gross floor area
School, elementary	2 per classroom	2 per classroom
Middle school or junior high	1.5 per classroom	1.5 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 spaces per bay. All but two of the required non-accessible parking spaces may be in a stacked configuration
Post office	1 per 200 square feet gross floor area	1 per 500 square feet of floor area
Childcare Home	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Childcare Center	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL

Created: 2023-06-26 14:11:52 [EST]

(Supp. No. 152)

Indoor sports facilities, gyms	1 per 300 square feet gross floor area	1 per 750 square feet gross floor area
Mobile Food Vendors	No parking requirement	No parking requirement
Open air food service (TPU 8.3)	1 per 400 square feet of gross floor area.	Zero

- (b) *Accessible parking spaces.* Accessible parking spaces must be provided as part of the required off-street parking spaces, according to the following table (Table 49.40.210(b)). Except, Accessible parking spaces are not required for residential uses that require fewer than ten parking spaces and there are no visitor parking spaces.

Table 49.40.210(b)	
Total Parking Spaces in Lot	Required Minimum Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 space for each 100 spaces over 1,100 total spaces in lot

- (c) *Facility loading spaces.* In addition to the required off-street parking requirements, a development must provide loading spaces as set forth in the following table:

Use	Gross Floor Area in Square Feet		Loading Space Required
	All other areas	Town Center Parking District	
Motels and hotels	5,000—29,999	6,000—60,000	1
	30,000—60,000		2
	Each additional 30,000	Each additional 30,000	1
Commercial	5,000—24,999	6,000—50,000	1
	25,000—50,000		2
	Each additional 30,000	Each additional 30,000	1
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	6,000—50,000	1
	25,000—50,000		2
	Each additional 30,000	Each additional 30,000	1
Hospital	5,000—40,000	6,000—40,000	1
	Each additional 40,000	Each additional 40,000	1

Created: 2023-06-26 14:11:52 [EST]

(Supp. No. 152)

School	For every two school buses		1
Home for the aged, convalescent home, correctional institution	More than 25 beds		1

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.215 Parking alternatives.

Parking alternatives are methods of accommodating required parking without building parking on site. A developer may apply for one or more parking alternatives. Parking alternatives may be combined with approved reductions.

- (a) *Joint use.* Joint use occurs when the same off-street parking space is used to meet the parking requirement of different uses at different times. Joint use of off-street parking spaces may be authorized when the developer demonstrates there is no substantial conflict in the principal operating hours of the structures and uses involved and subject to the following requirements:
- (1) Any structure or use sharing the off-street parking facilities of another structure or use must be located within 500 feet of such parking facilities, unless a lesser radius is identified in this chapter. A developer may apply to provide off-street parking in an area greater than 500 feet distant, if approved by the commission.
 - (2) The developer demonstrates with appropriate analysis or data that there is no substantial conflict in the principal operating hours of the structures or users for which joint use of off-street parking facilities is proposed.

The developer must present to the director a written instrument, proposed by the parties concerned, providing for joint use of off-street parking facilities. Upon approval by the director, such instrument must be recorded by the developer and documentation of recording provided to the director.

- (b) *Loading spaces off-site.* The required loading space(s) may be met by an alternative private off-site loading parking space, if the alternate space is determined by the director of adequate capacity and proximity. In no case will the distance exceed standards established in subsection 49.40.200(k).

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.220 Parking reductions.

A parking reduction reduces the required off-street parking spaces for a development. A developer may apply for one or more parking reductions. Accessible parking spaces must not be reduced and must be provided in accordance with subsection 49.40.210(b). Loading spaces must not be reduced and must be provided in accordance with subsection 49.40.210(c).

- (a) *Parking waivers.* The required number of parking spaces required by this chapter may be reduced if the requirements of this section are met.
- (1) *Standards.* Any waiver granted under this section must be in writing and must include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

- (A) The effect of granting a waiver would result in more benefits than detriments to the neighboring area and community as a whole as identified by the comprehensive plan; and
 - (B) The effect of granting a waiver will not materially endanger public health, safety, or welfare.
- (2) *Relevant information.* The following information may be relevant for the director or commission's review:
- (A) Analysis or data relevant to the intended use and related parking demands.
 - (B) Provision for alternative transportation.
 - (C) Traffic mitigation measures supported by industry standards.
 - (D) Bicycle and pedestrian amenities.
- (3) *Applications.* Applications for parking waivers must be on a form specified by the director and must be accompanied by a one-time fee as provided in chapter 49.85.
- (4) *Public notice.* The director must mail notice of any complete parking waiver application to the owners of record of property located within a 250-foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications should be made concurrently in accordance with CBJ 49.15.230.
- (5) *Expiration.* An approved parking waiver expires upon a change in use.
- (b) *Town center parking area, fee-in-lieu of off-street parking spaces.* In the town center parking area, a developer may pay a one-time fee in lieu of providing off-street parking spaces to satisfy the minimum parking requirements of this chapter. Fee in lieu can be used in any combination with other parking provisions of this chapter. Any fee in lieu due must be paid in full prior to the issuance of a temporary certificate of occupancy.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.225 Dimensions and signage for required off-street parking spaces.

- (a) *Standard spaces.*
- (1) Except as provided in this section, each standard parking space must consist of a generally rectangular area at least eight and one-half feet by 17 feet. Lines demarcating parking spaces may be drawn at any angle to curbs or aisles so long as the parking spaces so created contain within them the rectangular area required by this section.
 - (2) Spaces parallel to the curb must be no less than 22 feet by six and one-half feet.
- (b) *Accessible spaces.*
- (1) Each accessible parking space must consist of a generally rectangular area at least 13 feet by 17 feet, including an access aisle of at least five feet by 17 feet. Two accessible parking spaces may share a common access aisle.
 - (2) One in every eight accessible parking spaces, but not less than one, must be served by an access aisle with a width of at least eight feet and must be designated "van-accessible."
 - (3) Accessible parking spaces must be designated as reserved by a sign showing the symbol of accessibility. "Van-accessible" parking spaces must have an additional sign designating the parking space as "van-accessible" mounted below the symbol of accessibility. A sign must be located so it cannot be obscured by a vehicle parked in the space.

Created: 2023-06-26 14:11:52 [EST]

(Supp. No. 152)

- (4) Access aisles for accessible parking spaces must be located on the shortest accessible route of travel from parking area to an accessible entrance.

(c) *Facility loading spaces.*

- (1) Each off-street loading space must be not less than 30 feet by 12 feet, must have an unobstructed height of 14 feet six inches, and must be permanently available for loading.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.230 Parking area and site circulation review procedures.

- (a) *Purpose.* The purpose of these review procedures is to ensure that proposed parking and related site access areas provide for adequate vehicular and pedestrian access and circulation; that parking spaces are usable, safe, and conveniently arranged; that sufficient consideration has been given to off-street loading and unloading; and that the parking area will be properly drained, lighted, and landscaped.
- (b) *Plan submittal.* Development applications must include plans for parking and loading spaces. Major development applications must include plans prepared by a professional engineer or architect. These plans may be part of a plan submission prepared in conjunction with the required review of another aspect of the proposed development.
 - (1) *Contents.* The plans must contain the following information:
 - (A) Parking and loading space plans drawn to scale and adequate to show clearly the circulation pattern and parking area function;
 - (B) Existing and proposed parking and loading spaces with dimensions, traffic patterns, access aisles, and curb radii;
 - (C) Improvements including roads, curbs, bumpers and sidewalks indicated with cross sections, designs, details, and dimensions;
 - (D) A parking schedule indicating the number of parking spaces required, the number provided, and how such calculations were determined;
 - (E) Topography showing existing and proposed contour intervals; and
 - (F) Landscaping, lighting and sign details, if not provided in conjunction with the required review of another aspect of the proposed development.
 - (2) *Waiver of information.* The director may waive submission of any required exhibits.
- (c) *Review procedure.* Plans must be reviewed and approved according to the procedures of this chapter and chapter 49.15.
- (d) *Public improvements required.* As a condition of plan approval, the department may require a bond approved as to form by the municipal attorney for the purpose of ensuring the installation of off-site public improvements. As a condition of plan approval, the applicant is required to pay the cost of providing reasonable and necessary public improvements located outside the property limits of the development but necessitated by construction or improvements within such development.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.235 Parking and circulation standards.

- (a) *Purpose.* Provisions for pedestrian and vehicular traffic movement within and adjacent to the site must address layout of parking areas, off-street loading and unloading needs, and the movement of people, goods, and vehicles from access roads, within the site, and between buildings and vehicles. Parking areas must be landscaped and must feature safely arranged parking spaces.
- (b) *Off-street parking and loading spaces; design standards.*

- (1) *Access.* There must be adequate ingress and egress from parking spaces. The required width of access drives for driveways must be determined as part of plan review depending on use, topography and similar considerations.
- (2) *Size of aisles.* The width of aisles providing direct access to individual parking stalls must be in accordance with the following table. Other angles may be approved by the director that satisfy the needs of this chapter.

Parking Angle	0°	30°	45°	60°	90°
One-way traffic aisle width	13'	11'	13'	18'	24'
Two-way traffic aisle width	19'	20'	21'	23'	24'

- (3) *Location in different zones.* No access drive, driveway or other means of ingress or egress may be located in any residential zone if it provides access to uses other than those permitted in such residential zone.
- (4) *Sidewalks and curbing.* Sidewalks must be provided with a minimum width of four feet of passable area and must be raised six inches or more above the parking area except when crossing streets or driveways. Guardrails and wheel stops permanently anchored to the ground must be provided in appropriate locations. Parked vehicles must not overhang or extend over sidewalk areas, unless an additional sidewalk width of two feet is provided to accommodate such overhang.
- (5) *Stacked parking.* Stacked parking spaces may only be counted as required parking spaces for single-family residences, duplexes, and as otherwise specified for specific uses. In the case of single-family residences and duplexes with or without accessory uses and child care homes in a residential district, only a single parking space per dwelling unit may be a stacked parking space.
- (6) *Back-out parking.* Parking space aisles must provide adequate space for turning and maneuvering on-site to prevent back-out parking onto a right-of-way. If the director or the commission, when the commission has authority, determines back-out parking would not unreasonably interfere with the public health and safety of the parking space aisles and adjacent right-of-way traffic, back-out parking is allowed in the following circumstance:
- (A) In the case of single-family dwellings and duplexes with or without accessory uses located in residential and rural reserve zoning districts;
- (B) Where the right-of-way is an alley; or
- (C) In the case of a child care home in a residential district.
- (c) *Drainage.*
- (1) Parking areas must be suitably drained.

- (2) Off-site drainage facilities and structures requiring expansion, modification, or reconstruction in part or in whole as the result of the proposed development must be subject to off-site improvement requirements and standards as established by the city.
 - (d) *Lighting.* Parking areas must be suitably lighted. Lighting fixtures must be "full cutoff" styles that direct light only onto the subject parcel.
 - (e) *Markings and access.* Parking stalls, driveways, aisles and emergency access areas and routes must be clearly marked.
 - (f) *General circulation and parking design.*
 - (1) Parking space allocations must be oriented to specific buildings. Parking areas must be linked by walkways to the buildings they serve.
 - (2) Where pedestrians must cross service roads or access roads to reach parking areas, crosswalks must be clearly designated by pavement markings or signs. Crosswalk surfaces must be raised slightly to designate them to drivers, unless drainage problems would result.
- (Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

ARTICLE III. TRAFFIC⁴

49.40.300 Applicability.

- (a) A traffic impact analysis (TIA) shall be required as follows:
 - (1) A development projected to generate 500 or more average daily trips (ADT) shall be required to have a traffic impact analysis.
 - (2) A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis.
 - (3) A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director.
 - (4) The applicant shall provide the traffic projections for the project, and the department will review and approve the final figures.
 - (5) A TIA must be prepared by a licensed engineer, or a transportation planner, with traffic analysis experience, approved by the director.
- (b) The department shall require the applicant to contact the Alaska Department of Transportation and Public Facilities to determine whether a state permit or TIA will be required.

(Serial No. 2008-01, § 2, 1-28-08)

⁴Editor's note(s)—Serial No. 2008-01, § 2, adopted January 28, 2008, effective February 28, 2008, repealed former Art. III, §§ 49.40.300, 49.40.310 and enacted provisions designated as a new Art. III to read as herein set out.

Cross reference(s)—Traffic, CBJ Code tit. 72.

49.40.305 Traffic impact analysis (TIA) requirements.

- (a) A TIA prepared under this section must identify and assess the impacts of the proposed development on all affected transportation systems. The TIA shall identify any effective development design or operational measures that would mitigate impacts of a development on transportation systems. The study area for the TIA shall be that area in which it is anticipated that the proposed development will increase ADT by five percent or more.
- (b) A TIA must forecast traffic generated by a development in accordance with the most recent edition of Institute of Traffic Transportation Engineers' Trip Generation Handbook.
- (c) A TIA must address the following items:
 - (1) Intersections and segments of roadways where the ADT on any approach to an intersection is anticipated to increase by five percent or more due to the proposed development;
 - (2) Each driveway or approach road that will allow egress from or ingress to the proposed development;
 - (3) Existing and proposed pedestrian and bicycle facilities, if any, within the proposed development, and existing and proposed pedestrian and bicycle facilities to be used for access to the proposed development;
 - (4) Projected traffic at the development's anticipated opening date, and at full build out, both with and without the traffic generated by the development;
 - (5) Locations where road improvements are necessary to mitigate traffic impacts due to the development at the opening date, or where improvements are necessary to prevent the level of service (LOS) from deteriorating further at the opening date without the development;
 - (6) Road improvement alternatives or other measures that will achieve an acceptable LOS or minimize degradation of service below an already unacceptable LOS according to section 49.40.310 Traffic; minimum standards;
 - (7) Internal circulation and parking plans; and
 - (8) An accident analysis that contains the following elements:
 - (A) An accident diagram showing accidents over the most recent three years of accident data, at all intersections or roadway segments identified as being impacted by the development, using the State of Alaska Department of Transportation's accident database, if available.
 - (B) An analysis of the type of accidents.
 - (C) An analysis of the accidents to determine if any pattern exists, and whether the accident pattern will be impacted by the development.
 - (D) If an accident pattern exists that will be exacerbated by the development, a determination whether there is a cost-effective solution which would mitigate the problem and how it can be implemented.
- (d) Level of service (LOS) and operational analysis for a traffic impact analysis prepared under this section must be performed in accordance with the most recent edition of the Transportation Research Board's publication Special Report 209, Highway Capacity Manual.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.310 Traffic; minimum standards.

- (a) The minimum acceptable LOS for a roadway segment or intersection within the area affected by the development, on the projected opening date of the development, or full build out of the development, is LOS D.
- (b) If an intersection or roadway segment affected by the development has a pattern of accidents resulting in personal injuries, and the development will aggravate this accident pattern, then mitigation shall be required, regardless of the projected LOS.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.320 Traffic impact analysis review.

- (a) The department will review the traffic impact analysis prepared under this section.
- (b) Mitigation measures may be subject to financial guarantee pursuant to Chapter 49.55, if appropriate considering safety and scheduling.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.330 Traffic impact mitigation.

- (a) Except as provided in 49.40.340, an applicant shall make improvements to a roadway or intersection to achieve or maintain an acceptable LOS if a roadway or intersection has an:
 - (1) LOS D without traffic generated by the development; and would drop below LOS D with traffic generated by the development at the opening date of the development or full build out;
 - (2) If a roadway has an LOS below D without traffic generated by the development at the opening date of the development; or
 - (3) If the intersection or roadway segment has a pattern of accidents resulting in personal injuries, and the development would aggravate this accident pattern, then mitigation shall be required regardless of the LOS.
- (b) An applicant for a project for which a traffic impact analysis report has been prepared and mitigation required, shall install signs and markings on approaches to roadways within the development that conform to the Manual on Uniform Traffic Control Devices and the Alaska Traffic Manual, 2003, described in 17 AAC 20.950(1), as it may be amended from time to time.
- (c) Internal circulation and parking layout must provide sufficient queuing distance within the development between the roadway and internal restrictions to ensure that no traffic backs up onto a roadway, including bicycle or pedestrian facilities (See Section 49.40.230 Parking and circulation standards).
- (d) If a traffic impact analysis discloses impacts to pedestrian or bicycle traffic, an applicant shall make the necessary improvements to mitigate the impact.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.340 Mitigation waiver.

- (a) The planning commission or community development department director may, in their discretion, waive or partially waive the requirements for mitigation under this section if the planning commission finds at a public

(Supp. No. 152)

Created: 2023-06-26 14:11:52 [EST]

hearing, or the director finds in writing after reviewing a permit which does not require planning commission approval, that either of the following circumstances is true:

- (1) (A) Existing roadway facilities are only marginally achieving an LOS D without the traffic generated by the development, and would likely fall below LOS D within five years;
- (B) Traffic generated by the development would result in an LOS below D without mitigation; and
- (C) The costs of mitigating the impacts outweighs the benefits; or
- (2) (A) If the LOS is below D. before the development's opening date;
- (B) If the operation of the roadway or intersection, within the affected area, would not deteriorate more than five percent in terms of delay time, a minimum LOS, LOS E may be acceptable;
- (C) Does not result in an LOS below E; and
- (D) The costs of mitigating the impacts outweighs the benefits.

(Serial No. 2008-01, § 2, 1-28-08)

ARTICLE IV. FLOOD HAZARD AREAS¹

49.70.400 Floodplain.

- (a) *Purpose.* The purpose of this article is to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas. Other purposes are to:
- (1) Reserved;
 - (2) Prevent the erection of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards;
 - (3) Minimize danger to public health by protecting the water supply and promoting safe and sanitary drainage;
 - (4) Reduce the financial burdens imposed on the community, its governmental units, and its individuals by frequent and periodic floods and overflow of lands;
 - (5) Reserved;
 - (6) Ensure that potential buyers are notified that property is in a special flood hazard area; and
 - (7) Ensure that those who occupy the special flood hazard area assume financial responsibility for their development.
- (b) *Interpretation.*
- (1) In the interpretation and application of this article, all provisions are considered minimum requirements and are liberally construed in favor of the governing body.
 - (2) This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where the provisions of this article and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
 - (3) This article shall apply to all areas of special flood hazard areas (SFHAs) within the jurisdiction of the City and Borough of Juneau.
 - (4) The special flood hazard areas identified by the Federal Insurance Administrator (FIA) in a scientific and engineering report entitled the "Flood Insurance Study" (FIS) and the flood insurance rate maps (FIRMs) dated September 18, 2020 for the City and Borough of Juneau, Alaska are adopted. The FIS and FIRMs shall be on file with the community development department and available to the public at 155 South Seward Street, Juneau, Alaska.
- (c) *Implementation.* The director is responsible for administering and implementing the provisions of this chapter and is responsible for maintaining for public use and inspection appropriate records and information relevant to implementation of this chapter. Such records and information must include:

¹Cross reference(s)—Building regulations, tit. 19.

- (1) Actual elevations, in relation to mean lower low water, of the lowest floor, including basement, of all new or substantially improved structures located in the special flood hazard area (SFHA), and whether or not such structures have basements;
 - (2) Actual elevations, in relation to mean lower low water, of all new and substantially improved floodproofed structures and the required floodproofing certifications;
 - (3) Flood insurance studies (FISs);
 - (4) Flood insurance rate maps (FIRMs);
 - (5) Any reports or studies on flood hazards in the community, such as written reports by the U.S. Army Corps of Engineers, U.S. Geological Survey, or private firms provided to the director; and
 - (6) A file of all floodplain permit applications, permits, exceptions, and supporting documentation.
- (d) *Enforcement.* Enforcement of this chapter is per CBJ 49.10.600—49.10.660.
- (e) *Floodplain development permit required.* A floodplain development permit is required for any development or industrial uses located within a special flood hazard area, including placement of manufactured homes. The director must:
- (1) Review all floodplain development permit applications for development in the special flood hazard area for compliance with the provisions of this chapter, and to determine if other permits may be necessary from local, state, or federal governmental agencies.
 - (2) Interpret the location of the special flood hazard area boundaries and regulatory floodway. If there appears to be a conflict between a mapped boundary and actual field conditions, the director must determine and interpret the documents. When base flood elevation data has not been provided, the director shall obtain, review, and reasonably utilize base flood elevation and floodway data available from any federal, state, municipal, or any other source to implement the provisions of this chapter.
 - (3) If the director determines that a proposed development is within a special flood hazard area, a permit fee must be collected and the following information must be provided before processing a floodplain development permit:
 - (A) Elevation of the lowest floor, including a basement, of all structures;
 - (B) Elevation to which any structure has been floodproofed;
 - (C) Certification by an engineer or architect that the floodproofing methods for any nonresidential structure meet generally accepted floodproofing standards;
 - (D) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
 - (E) Description of the plan for maintenance of the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished; and
 - (F) When base flood elevation data have not been provided, the director shall obtain, review and reasonably apply any base flood elevation and floodway data available from federal, state or other sources.
- (f) *Methods of reducing losses.* In order to accomplish its purpose, this article includes methods and provisions to:
- (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion or flood heights or velocities;

- (2) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
 - (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
 - (4) Control filling, grading, dredging, and other development that may increase flood damage; and
 - (5) Prevent or regulate the construction of flood barriers that will unnaturally divert floodwaters or that may increase flood hazards in other areas.
- (g) *General standards for flood hazard protection.* In special flood hazard areas the following standards apply:
- (1) *Anchoring.*
 - (A) Design, modify, and anchor new construction and substantial improvements to prevent flotation, collapse, or lateral movement of the structure(s).
 - (B) A manufactured home must be anchored to prevent flotation, collapse, or lateral movement and be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
 - (C) An alternative method of anchoring may be used if the system is designed to withstand a wind force of 90 miles per hour or greater. Certification must be provided to the director that this standard is met.
 - (2) *Construction materials and methods.*
 - (A) Construct new construction and substantial improvements with materials and utility equipment resistant to flood damage.
 - (B) Use methods and practices that minimize flood damage for new construction and substantial improvements.
 - (C) Design or locate electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - (D) Require adequate drainage paths around structures on slopes to guide floodwaters away from existing and proposed structures for new construction and substantial improvements within zones AH and AO.
 - (3) *Utilities.*
 - (A) Design new and replacement water supply systems to minimize or eliminate infiltration of floodwaters into the system.
 - (B) Design new and replacement sanitary sewage systems to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
 - (C) Locate on-site waste disposal systems to avoid impairment to them or contamination from them during flooding.
 - (4) *[Subdivision and development proposal criteria.]* Subdivision and development proposals must meet the following criteria:
 - (A) Be designed to minimize flood damage;
 - (B) Locate and construct utilities and facilities, such as sewer, gas, electrical, and water systems to minimize flood damage;

- (C) Provide adequate drainage to reduce exposure to flood damage; and
 - (D) Include base flood elevation data if the development consists of at least 50 lots or five acres, whichever is the lesser. If base flood elevation data is not available, the proposal must provide the data and backup information for how the base flood elevation data was generated for the proposal.
- (5) *[Floodplain development permit requirements.]* Review of floodplain development permits must include:
- (A) Review of the flood insurance rate map and flood insurance study for flood zone determinations for new or substantially improved structures;
 - (B) For new or substantially improved structures:
 - (i) Submittal of the proposed and finished lowest floor elevations in zones A, AE, AO, and AH.
 - (ii) Submittal of the proposed and finished bottom elevation of the lowest horizontal structural member of the lowest floor and its distance from the mean lower low water mark in zones V and VE; and
 - (iii) Submittal of specific requirements for zones V and VE as set forth in subsection 49.70.400(i).
 - (C) In zones A and V, where elevation data are not available through the flood insurance study or from another authoritative source, applications for floodplain development permit shall be reviewed to ensure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and may be based on historical data, high water marks, photographs of past flooding, and other similar or relevant data. Failure to elevate construction at least two feet above grade in these zones may result in higher insurance rates.
 - (D) Provision of an elevation certificate to demonstrate that the lowest floor of a structure is at or above base flood elevation. The certification must be provided on a form approved by the National Flood Insurance Program and prepared by a registered land surveyor or professional engineer who is licensed in the State of Alaska and authorized to certify such information. This requirement may be waived by the director if an approved record elevation demonstrates that the lowest floor is substantially above the base flood elevation due to natural ground level.
- (6) *Other permits.* The applicant must certify that all other necessary permits have been obtained from any federal or state governmental agencies.
- (7) *[Maintaining watercourse.]* Maintain altered or relocated portions of a special flood hazard area mapped watercourse so that the flood-carrying capacity is not diminished. The department must notify the state coordinating agency, if any, and the Federal Emergency Management Agency prior to issuance of a floodplain development permit that seeks to alter or relocate any watercourse within a special flood hazard area.
- (h) *Specific standards for flood hazards protection.* In special flood hazard areas where base flood elevation data is provided, the following provisions are required:
- (1) *New structures or substantial improvements.* Fully enclosed areas below the lowest floor of new construction or substantial improvements, that are useable solely for parking of vehicles, building access, or storage in an area other than a basement, must automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect licensed in the State of Alaska or must meet or exceed the following minimum criteria:

- (A) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (B) Height of the bottom of all openings must be no higher than one foot above grade; and
 - (C) Openings may be equipped with screens, louvers, or other coverings or devices provided that the automatic entry and exit of floodwaters is allowed.
- (2) *Residential construction.* New construction and substantial improvement of any residential structure:
- (A) Construct the lowest floor, including basement, elevated to or above the base flood elevation within zones A, AE, or AH; or
 - (B) Construct the lowest floor elevated to the base flood depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO.
- (3) *Manufactured homes.* New or substantially improved manufactured homes must:
- (A) Be placed at or above, the base flood elevation, within zones A, AH, or AE, and shall be elevated to, or above, the base flood elevation, and comply with subsection (g); or
 - (B) Elevate the lowest floor to the depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO; and meet the provisions of subsection (g)(1).
- (4) *Recreational vehicles.* Recreational vehicles placed within any special flood hazard area must be:
- (A) Situated on the site for fewer than 180 consecutive days;
 - (B) Fully licensed, operational, and approved for road use; or
 - (C) Meet the requirements of subsection (h)(3).
- (5) *Nonresidential construction.* New construction or substantial improvement of any nonresidential structure must:
- (A) Elevate the lowest floor, including basement, to or above the base flood elevation within zones A, AE, and AH;
 - (B) Elevate the lowest floor to the depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO; or
 - (C) Floodproof the area below the base flood elevation within zones A, AE, AH, and AO, so that:
 - (i) The structure and utility and sanitary facilities are watertight with walls substantially impermeable to the passage of water;
 - (ii) Structural components shall have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
 - (D) A floodproof structure must be designed by an engineer or architect licensed in the State of Alaska, certifying that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on the engineer's or architect's development or review of the structural design, specifications, and plans. Certification must be provided to the director;
 - (E) Applicants proposing to floodproof nonresidential buildings must be notified at the time of floodplain development permit application that flood insurance premiums are based on rates that are one foot below the floodproofed level.

- (6) *Industrial uses.* Industrial uses within the special flood hazard area are subject to the following provisions:
- (A) Sand and gravel operations, recreation activities, open space, and parking lots may be allowed in 100-year floodplains if the use does not increase the flood hazard.
 - (B) Industrial equipment and raw materials stored in 100-year floodplains must be adequately bermed or otherwise protected.
 - (C) Disposal of hazardous materials in 100-year floodplains is prohibited. No new development that involves storage of hazardous materials will be permitted in the 100-year floodplain unless there is no feasible and prudent alternative and adequate safety measures are provided to prevent accidental discharge.
 - (D) Establishment of sanitary landfills in floodplains is prohibited.
- (7) *Increasing water surface elevation in special flood hazard area mapped watercourses where floodways are not mapped.* Notwithstanding any other provisions of this article, development in zones A, AE, and AH may increase the water surface elevation of the base flood:
- (A) Up to one foot with the submittal of an analysis completed by an engineer licensed in the State of Alaska demonstrating the cumulative effects of the proposed, existing and anticipated, development to the base flood; or
 - (B) By more than one foot only after a conditional letter of map revision and final letter of map revision is approved by the Federal Emergency Management Agency flood insurance administrator.
- (i) *Additional provisions in floodways.*
- (1) Residential and nonresidential structures are prohibited in floodways, no exceptions apply. Culverts and bridges are not subject to this prohibition.
 - (2) Encroachments, including fill, new construction, and other development, except subdivisions, within a floodway are prohibited unless an engineer licensed in the State of Alaska submits a hydrologic and hydraulic analyses to the director indicating that the encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge. The hydrologic and hydraulic analyses must be performed in accordance with standard engineering practice acceptable by the Federal Emergency Management Agency.
 - (3) Development along a floodway cannot increase the water surface elevation unless a conditional letter of map revision and final letter of map revision that revises the floodway are approved by the Federal Emergency Management Agency.
- (j) *Additional provisions in zones VE and V.*
- (1) New construction and substantial improvements in zones V and VE must be elevated on pilings and columns so that:
 - (A) The bottom of the lowest horizontal structural member of the lowest floor, excluding the pilings or columns, is elevated to or above the base flood elevation; and
 - (B) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used are those required by applicable state statute and local code. A registered professional engineer or architect licensed in the State of Alaska must develop or review the

structural design, specifications, and plans for the construction and must certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (j)(1)(A) and (B) of this section.

- (C) The use of fill for structural support of buildings is prohibited.
- (2) In zones VE and V, new habitable construction must be located landward of the reach of mean high tide.
- (3) In zones VE and V, new construction and substantial improvements must have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.
- (4) Breakaway walls must have a design safe loading resistance of not less than ten pounds per square foot and no more than 20 pounds per square foot. Use of breakaway walls that exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect licensed in the State of Alaska certifies that the designs proposed meet the following conditions:
 - (A) Breakaway wall collapse must result from a water load less than that which would occur during the base flood; and
 - (B) The elevated portion of the building and supporting foundation system must not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used shall be those required by applicable state statute and local code.
 - (C) Enclosed space within breakaway walls are limited to parking of vehicles, building access, or storage. Such space must not be used for human habitation.
- (k) *Warning and disclaimer of liability.* The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by human or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision made thereunder.

(Serial No. 87-49, § 2, 1987; Serial No. 90-46, §§ 2—9, 1990; Serial No. 2013-19(b), § 2, 7-15-2013 ; Serial No. 2020-42, § 2, 8-24-2020, eff. 9-23-2020 ; Serial No. 2021-06, § 2, 4-26-2021, eff. 5-26-2021)

49.70.410 Exceptions.

- (a) The planning commission shall hear all applications for an exception from the provisions of this article, and are limited to the powers granted in this article and those necessarily implied to ensure due process and to implement the policies of this article.
- (b) In passing upon such application, the planning commission must consider all technical evaluations, relevant factors, standards specified in other sections of this article, and:

- (1) The danger that materials may be swept onto other lands and cause injury to other persons or property;
 - (2) The danger to life and property due to flooding or erosion damage;
 - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (4) The importance of the services provided by the proposed facility to the community;
 - (5) The necessity to the facility of a waterfront location, where applicable;
 - (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - (7) The compatibility of the proposed use with existing and anticipated development;
 - (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (c) Exceptions may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subsections (b)(1)—(b)(11) of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the exception increases.
- (d) Upon consideration of the factors of subsection (b) of this section and the purposes of this article, the commission may deny or grant the application and may attach such conditions to the grant of an exception as it deems necessary to further the purposes of this article.
- (e) Exceptions may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this section.
- (f) Exceptions must not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (g) Exceptions must only be issued upon a determination that the exception is the minimum necessary, considering the flood hazard, to afford relief.
- (h) Exceptions must only be issued upon:
- (1) A showing of good and sufficient cause;
 - (2) A determination that failure to grant the exception would result in exceptional hardship to the applicant; and
 - (3) A determination that the granting of an exception will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances or conflict with existing local laws or ordinances.
- (i) Reserved.

- (j) Warning and disclaimer of liability. The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

(Serial No. 87-49, § 2, 1987; Serial No. 90-46, § 10, 1990; Serial No. 2021-06, § 3, 4-26-2021, eff. 5-24-2021)



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)		
	Parcel Number(s)		
	☐ This property is located in the downtown historic district ☐ This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner		Contact Person
	Mailing Address		Phone Number(s)
	E-mail Address		
	LANDOWNER/ LESSEE CONSENT		
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name. 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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
_____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X _____ Landowner/Lessee (Signature) Date			
_____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X _____ Landowner/Lessee (Signature) Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
APPLICANT If same as LANDOWNER, write "SAME"			
Applicant (Printed Name)		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X _____ Applicant's Signature Date of Application			

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Intake Initials

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

Date Received



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment – Accessory Apartment Application (AAP)

☐ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: _____

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES – Case # _____

☐ NO

UTILITIES PROPOSED

WATER: ☐ Public ☐ On Site

SEWER: ☐ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot _____ square feet Total Area of Existing Structure(s) _____ square feet

Total Area of Proposed Structure(s) _____ square feet

EXTERNAL LIGHTING

Existing to remain

☐ No

☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed

☐ No

☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☐ Narrative including:

- ☐ Current use of land or building(s)
- ☐ Description of project, project site, circulation, traffic etc.
- ☐ Proposed use of land or building(s)
- ☐ How the proposed use complies with the Comprehensive Plan

☐ Plans including:

- ☐ Site plan
- ☐ Floor plan(s)
- ☐ Elevation view of existing and proposed buildings
- ☐ Proposed vegetative cover
- ☐ Existing and proposed parking areas and proposed traffic circulation
- ☐ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

Date Received

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY:

National Floodplain Insurance Rate Map Panel #: _____

Special Flood Hazard Area: _____

Base Flood Elevation: _____

Elevation of the lowest floor of all structures, measured from MLLW. In V and VE zones, this number is the "lowest horizontal member": _____

REQUIRED INFORMATION (see reverse for details)

- ☐ Project Narrative describing how 49.70.400(e) is met.
- ☐ Anchoring methods, if applicable
- ☐ Floodproofing methods and certification, if applicable
- ☐ Certification that all other permits for the development have been obtained by any federal or state governmental agency.
- ☐ No-rise certification, if applicable.
- ☐ Site Plans, engineered drawings, elevation certifications and/or surveys, as applicable.

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

FZD REVIEW FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received

Floodplain Development Permit Review Application Instructions

Floodplain Development Permit Reviews are outlined in CBJ 49.70.400

Each application for a Floodplain Development Permit is reviewed by the Community Development Department. If the requirements of CBJ 49.70.400 cannot be met, the applicant may apply for a Flood Zone Exception, per CBJ 49.70.410. Each application for a Flood Zone Exception is reviewed by the Planning Commission at a public hearing. A Floodplain Development Permit will still be required if the Flood Zone Exception is approved; if the Flood Zone Exception is denied, the Floodplain Development will not be issued. Flood Zone Exceptions have a separate application process and fee.

Application: An application for a Floodplain Development Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Floodplain Development Permit and Development Permit Application forms.
2. **Fees:** Any development, work or use done without a permit issued may be subject to double fees. All fees are subject to change. Permit fees are:
 - A.) Minor development, no building permit required: \$45.00.
 - B.) Major development, building permit required, is \$100.00.
3. **Project Narrative:** A detailed narrative describing the project according to the criteria under CBJ 49.70.400
4. **Plans:**
 - A. Site plan showing the dimensions of the parcel, existing and proposed structures, mean lower low water line, and drawings that illustrate the lowest floor or lowest horizontal member of all structures. Topographical information may also be included as needed.
 - B. If development is proposed within the floodway, a no-rise analysis by a licensed engineer is required. Structures are specifically prohibited within floodways without exception.
 - C. If applicable:
 - A. Certification that the floodproofing methods for any nonresidential structure meet generally accepted floodproofing standards.
 - B. Description of how any watercourse will be altered or relocated as a result of the proposed development.
 - C. Description of the maintenance plan for the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).
3. Plans may be submitted electronically to permits@juneau.org

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department (CDD) will initiate the review of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with CBJ 49.70.400. Depending on unique characteristics of the permit request, the application may be reviewed by other departments or agencies during a 15-day agency review period. The applicant may be required to provide additional information, clarification, modify or alter the proposed project as result of agency review.

Decision: The Community Development Department will issue a Notice of Decision approving the Floodplain Development Permit if all requirements of CBJ 49.70.400 have been met, or disapproving the Floodplain Development Permit if requirements of CBJ 49.70.500 have not been met.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

JUNEAU FINANCIAL CE

For
Global Credit Union



T & DESIGN DEVELOPMENT MARC

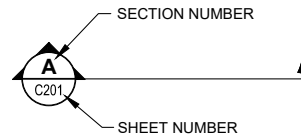
4/26/2023 4:31:53 PM C:\002\CNST-11009-22004.dwg

GENERAL CONSTRUCTION NOTES

1. CBJ ENGINEERING STANDARD DETAILS BOOK DATED AUGUST, 2011 IS MADE A PART OF THIS CONTRACT WITH CURRENT REVISIONS AS APPLICABLE. DETAILS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THOSE IN THE CBJ STANDARDS UNLESS APPROVED BY THE ENGINEER.
2. GROUNDWATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING BUILDING EXCAVATION AND UNDERGROUND UTILITY TRENCHING OPERATIONS.
3. VERTICAL GRADES AND HORIZONTAL ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
4. LOCATION OF STORM DRAIN CATCH BASINS, STORM DRAIN MANHOLES, SANITARY SEWER CLEANOUTS, WATER LINES, PIPING, PIPE LENGTHS, ROOF DRAINS AND FOUNDATION DRAINS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
5. CONNECTIONS TO HONSINGER DRIVE SIDEWALK SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, TELEPHONE, CABLE TELEVISION, AND POWER UTILITIES SHOWN ON THESE PLANS WERE DERIVED FROM A COMBINATION OF CBJ 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" @ 586-1333, PRIOR TO ANY EXCAVATION ACTIVITIES.
7. PROPERTY LINE LOCATIONS USED IN THESE PLANS ARE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A BOUNDARY SURVEY.
8. WHERE PROPOSED STORM DRAIN LINES, SANITARY SEWER LINES AND WATER LINES CROSS EXISTING OR PROPOSED DRAINAGE DITCHES, WATER, SEWER OR STORM PIPES, THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND INSTALL RIGID BOARD INSULATION WHERE REQUIRED.
9. ALL SIGN INSTALLATIONS OR RELOCATIONS SHALL BE PERFORMED ACCORDING TO THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) WITH THE ALASKA SUPPLEMENT.
10. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE.
11. PROVIDE KNOCKOUTS IN CATCH BASIN AND EXISTING STRUCTURES FOR ALL PIPES SHOWN ON THE PLANS.
12. SAWCUT AS NECESSARY ALONG THE BACK OF EXISTING SIDEWALKS AND DRIVEWAY CURB CUTS THAT ARE TO REMAIN TO PROVIDE A NEAT MATCH LINE AT ALL DRIVEWAY AND SIDEWALK APPROACHES.
13. 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.
14. APPLY "CONCRETE INTERNATIONAL CORPORATION" ASHFORD FORMULA, OR APPROVED EQUAL, TO ALL NEWLY EXPOSED CONCRETE SURFACES PER MANUFACTURERS RECOMMENDATIONS.
15. THE CONTRACTOR SHALL NOTIFY THE CBJ WATER UTILITIES AT 780-6808 OF PROPOSED WATER SERVICE INTERRUPTIONS AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (COSIGNED BY THE ENGINEER) AT LEAST 48 HOURS PRIOR TO SHUTDOWN OR FLUSHING OF MAINLINE WATER PIPE.
16. THE CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER AND OTHER MONUMENTS PRIOR TO CONSTRUCTION THAT WILL BE DISTURBED DURING HIS WORK, AND RE-MONUMENT 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.
17. AEL&P, ACS, AND GCI MAY CONDUCT WORK WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH EACH UTILITY COMPANY AND PROVIDE ACCESS AS NECESSARY FOR UTILITY COMPANIES TO COMPLETE THEIR WORK.
18. "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18 INCHES OF ALL WATER VALVE BOXES AND MANHOLES WITHIN THE ACCESS ROADWAY, PARKING LOTS AND SIDEWALK LIMITS.
19. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT.
20. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL DEVICES DURING CONSTRUCTION, AS INDICATED ON THE CONTRACTOR'S APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A SWPPP IS REQUIRED TO BE SUBMITTED BY THE CONTRACTOR AND AN NOI BE ISSUED. THE AREA OF EARTH DISTURBANCE IS GREATER THAN 1 ACRE.
21. PER CBJ DISTURBING THE PEACE CODE, 42.20.095, THE CONTRACTOR WILL NOT BE ALLOWED TO OPERATE ANY HEAVY CONSTRUCTION EQUIPMENT BEFORE 7:00 AM OR AFTER 10:00 PM MONDAY THROUGH FRIDAY, OR BEFORE 9:00 AM OR AFTER 10:00 PM SATURDAY AND SUNDAY, UNLESS A PERMIT IS OBTAINED FROM THE CBJ BUILDING OFFICIAL.
22. ALL WATER PIPING, FITTINGS, VALVES, AND PARTS FOR WATER SERVICE INSTALLATION THAT COME IN DIRECT CONTACT WITH THE WATER SHALL BE CERTIFIED ANSI TO CONFORM WITH ANSI/NSF STANDARD 61.

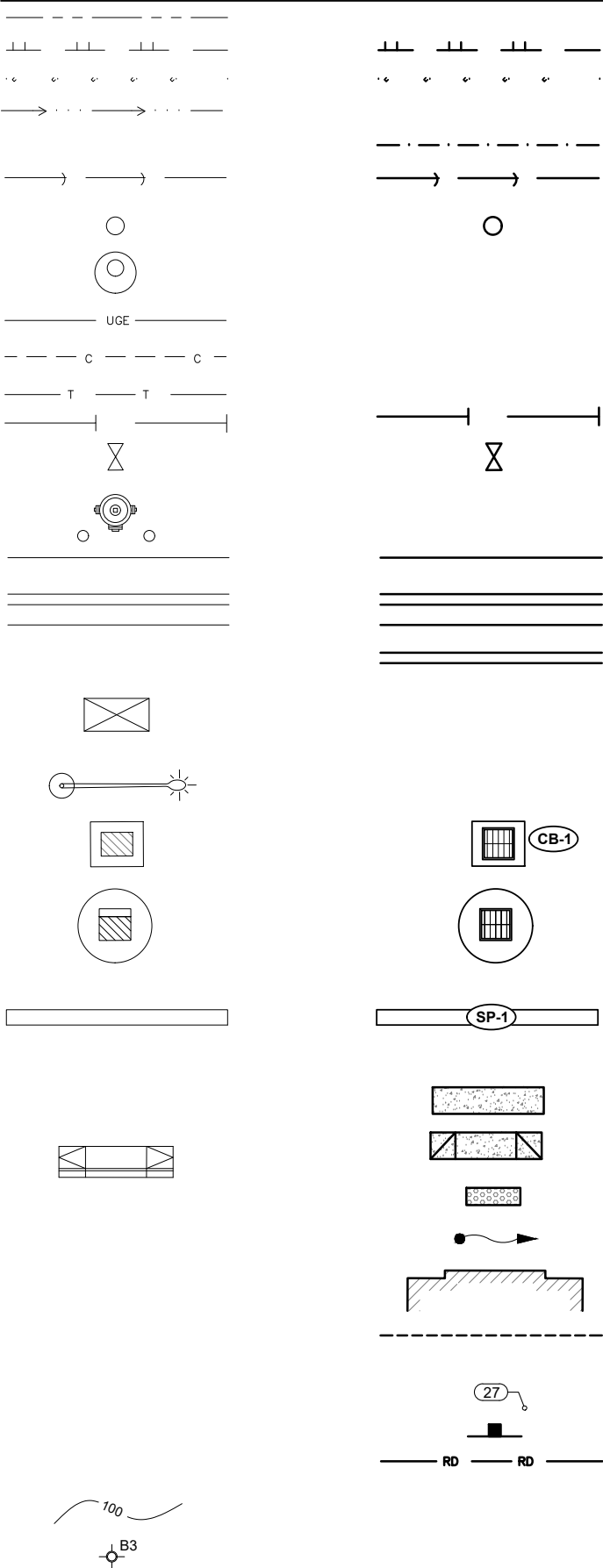
ABBREVIATIONS

AEL&P	ALASKA ELECTRIC LIGHT & POWER
AC	ASPHALT CONCRETE
ACS	ALASKA COMMUNICATIONS SYSTEMS
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
AST	ABOVE GROUND FUEL STORAGE TANK
BLDG.	BUILDING
BOE	BOTTOM OF EXCAVATION
BOF	BOTTOM OF FOOTING
BOP	BEGINNING OF PROJECT
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
CL	CENTERLINE
CLR	CLEAR
CONC.	CONCRETE
CONT.	CONTINUOUS
CPP	CORRUGATED POLYETHYLENE PIPE
CTE	CONNECT TO EXISTING
CTRL	CONTROL
DH	DRILL HOLE
DIP	DUCTILE IRON PIPE
DIA.	DIAMETER
DOT/PPF	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
E=	EASTING
EL.	ELEVATION
EXP.	EXPANSION
EXIST.	EXISTING
FD	FOUNDATION DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FM	FORCE MAIN
GAL.	GALLON
GP	GRADE POINT
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HOR.	HORIZONTAL
HP	HIGH POINT
IE	INVERT ELEVATION
L	LENGTH
LT	LEFT
MAX.	MAXIMUM
MIN.	MINIMUM
MJ	MECHANICAL JOINT
MTE	MATCH TO EXISTING
N=	NORTHING
NFS	NON-FROST SUSCEPTIBLE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
RD	ROOF DRAIN
RT	RIGHT
ROW	RIGHT-OF-WAY
S	SLOPE
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SDWK	SIDEWALK
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD.	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TBG	TOP BACK OF GUTTER
TBM	TEMPORARY BENCH MARK
TBOC	TOP BACK OF CURB
TBOG	TOP BACK OF GUTTER
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP.	TYPICAL
UD	UNDERDRAIN
UE	UNDERGROUND ELECTRICAL
VERT.	VERTICAL
W/	WITH



REFERENCE BUBBLE EXPLANATION
N.T.S.

SYMBOLS



- PROPERTY LINE
- TOP OF BANK/D-1 SHOULDER
- TOE OF SLOPE
- DITCH FLOW LINE
- ASPHALT OR CONCRETE SAWCUT
- SANITARY SEWER PIPE/SERVICE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- UNDERGROUND POWER LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND PHONE LINE
- WATER LINE
- WATER VALVE/CURB STOP
- FIRE HYDRANT W/ BOLLARDS
- EDGE OF ASPHALT PAVEMENT
- CONCRETE CURB & GUTTER
- PERIMETER CURB
- ELECTRICAL TRANSFORMER
- LIGHT POLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- CONCRETE SURFACE/SLAB
- SIDEWALK RAMP
- DETECTABLE TILE
- DRAINAGE SLOPE DIRECTION
- STRUCTURE / BUILDING
- BUILDING OVERHANG
- FINISH GRADE POINT
- SIGN
- ROOF DRAIN
- GROUND CONTOUR
- DRILL TEST BORING HOLE

NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

No.	Description	Date

SHEET TITLE:

GENERAL NOTES,
ABBREVIATIONS &
SYMBOLS

DATE: 04.26.2023

DRAWN: JMK

CHECKED: JMP

SHEET NO.

C001

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendenhall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEC0163270

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE:
EXISTING SITE TOPOGRAPHY & SURVEY CONTROL

DATE: 04.26.2023

DRAWN: JMK

CHECKED: JMP

SHEET NO.

C002

NOTE: 11"x 17" PRINT IS HALF SIZE

TABLE OF VERTICAL CONTROL		
TBM	ELEVATION	DESCRIPTION
FH	25.96	NORTH BOLT ON TOP FLANGE OF FIRE HYDRANT

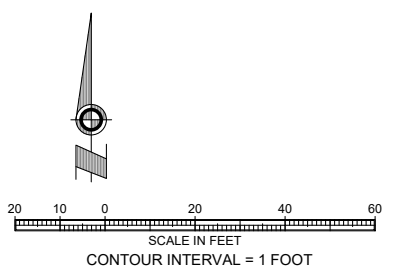
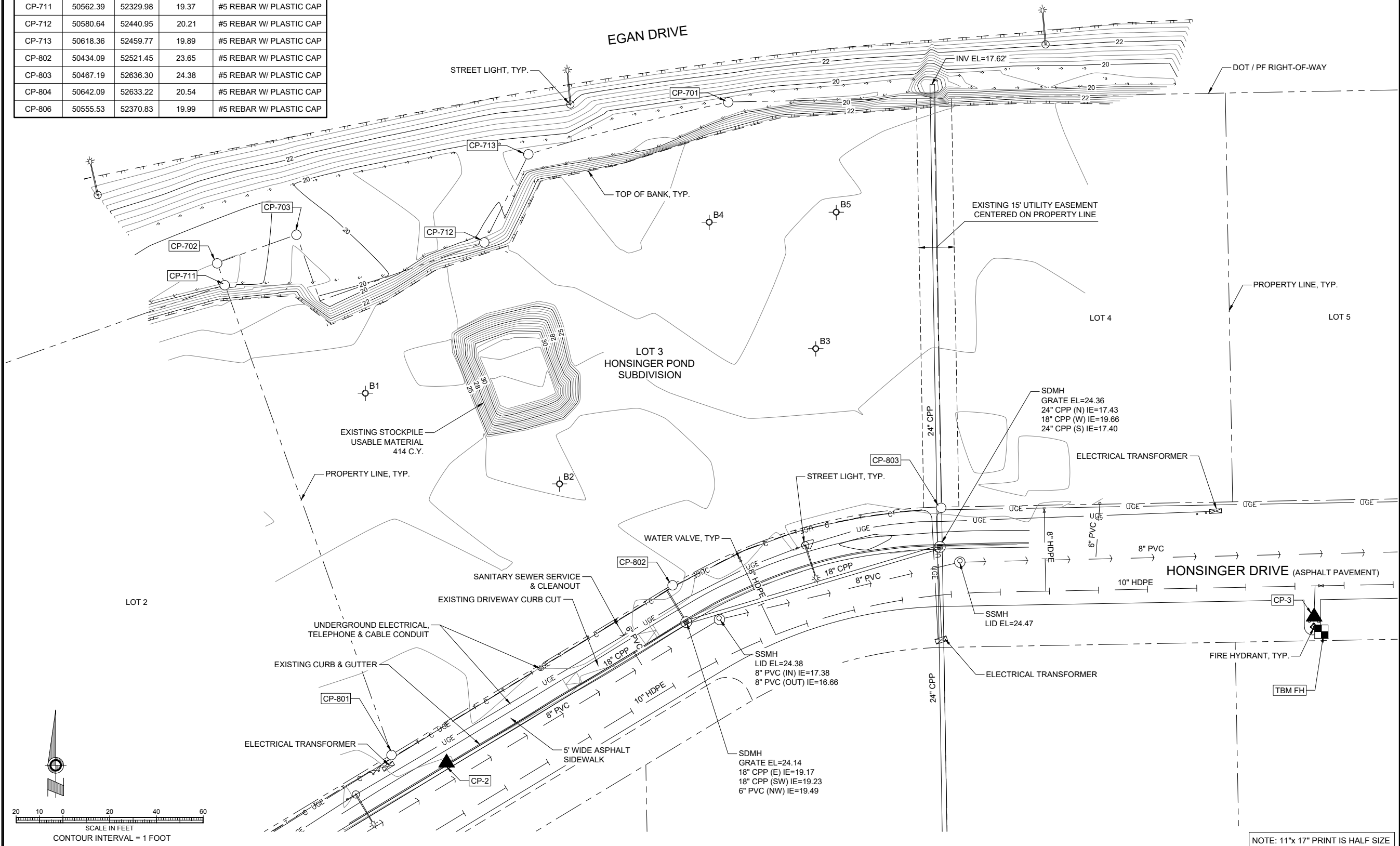
NOTE: THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH ALL TBM'S LISTED HEREON TO VERIFY ELEVATIONS PRIOR TO BEGINNING ANY GRADING WORK.

- SHEET C002 NOTES:**
- EXISTING LOT GRADING HAS BEEN PERFORMED BY DEVELOPER WITH GRADING ELEVATIONS TO 1' BELOW PROPOSED TOP BACK OF SIDEWALK DESIGN ELEVATIONS FROM FINAL APPROVED DESIGN PLANS FOR HONSINGER POND SUBDIVISION.
 - EXISTING UNDERGROUND WATER, SANITARY SEWER AND STORM DRAIN SYSTEMS SHOWN ARE SHOWN FROM COMBINATION OF FIELD SURVEY LOCATES AND FINAL APPROVED DESIGN PLANS FOR HONSINGER POND SUBDIVISION.
 - CONTOUR INFORMATION SHOWN FROM AUGUST 23, 2022 TOPOGRAPHIC SURVEY OF EXISTING GRADED CONDITIONS OF LOT 3. AS PREPARED BY RESPEC.

SURVEY CONTROL SYMBOLS

- MAG NAIL
- 5/8" REBAR W/ PLASTIC CAP (EXISTING)
- TEMPORARY BENCH MARK (TBM)

SURVEY CONTROL POINT TABLE				
POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-2	50358.22	52424.81	23.96	MAG NAIL
CP-3	50420.62	52795.74	23.89	MAG NAIL
CP-701	50640.63	52545.20	20.16	#5 REBAR W/ PLASTIC CAP
CP-702	50571.71	52326.74	20.54	#5 REBAR W/ PLASTIC CAP
CP-703	50583.95	52360.63	19.85	#5 REBAR W/ PLASTIC CAP
CP-711	50562.39	52329.98	19.37	#5 REBAR W/ PLASTIC CAP
CP-712	50580.64	52440.95	20.21	#5 REBAR W/ PLASTIC CAP
CP-713	50618.36	52459.77	19.89	#5 REBAR W/ PLASTIC CAP
CP-802	50434.09	52521.45	23.65	#5 REBAR W/ PLASTIC CAP
CP-803	50467.19	52636.30	24.38	#5 REBAR W/ PLASTIC CAP
CP-804	50642.09	52633.22	20.54	#5 REBAR W/ PLASTIC CAP
CP-806	50555.53	52370.83	19.99	#5 REBAR W/ PLASTIC CAP



4/26/2023 4:33:56 PM C002CNST11009.22004.dwg



Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

RESPEC #11009 22004

No.	Description	Date

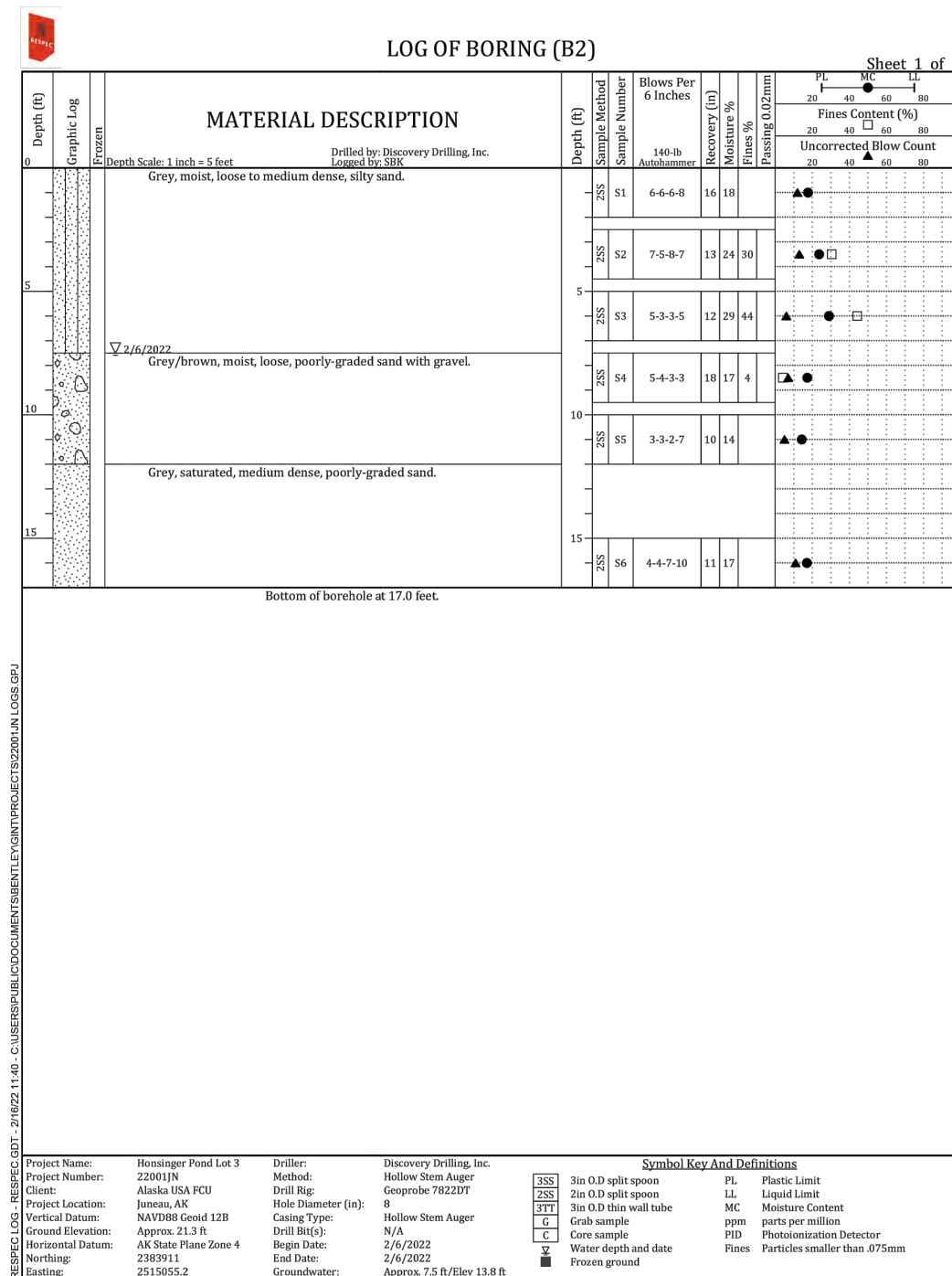
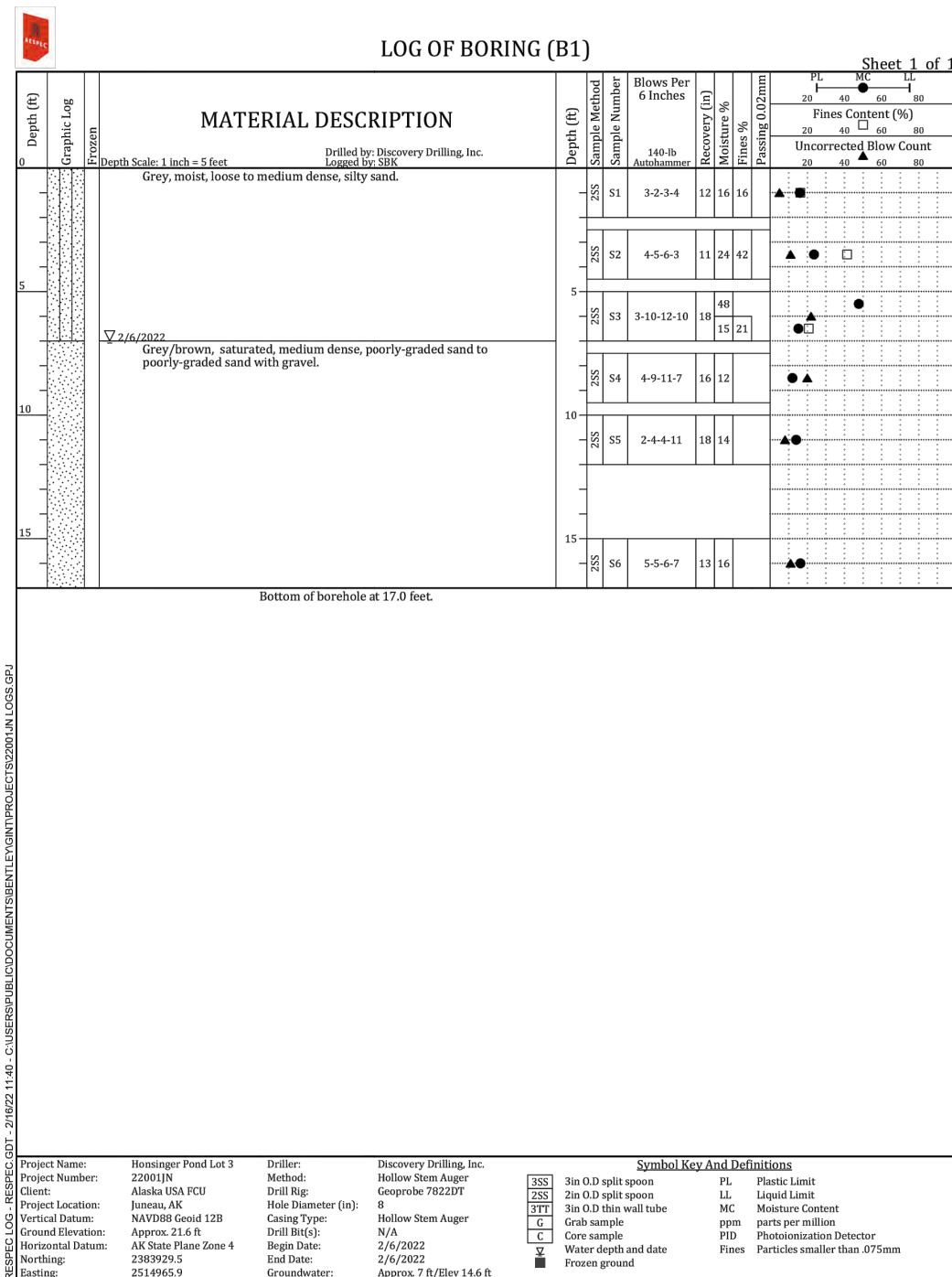
SHEET TITLE:
BORE HOLE LOGS

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

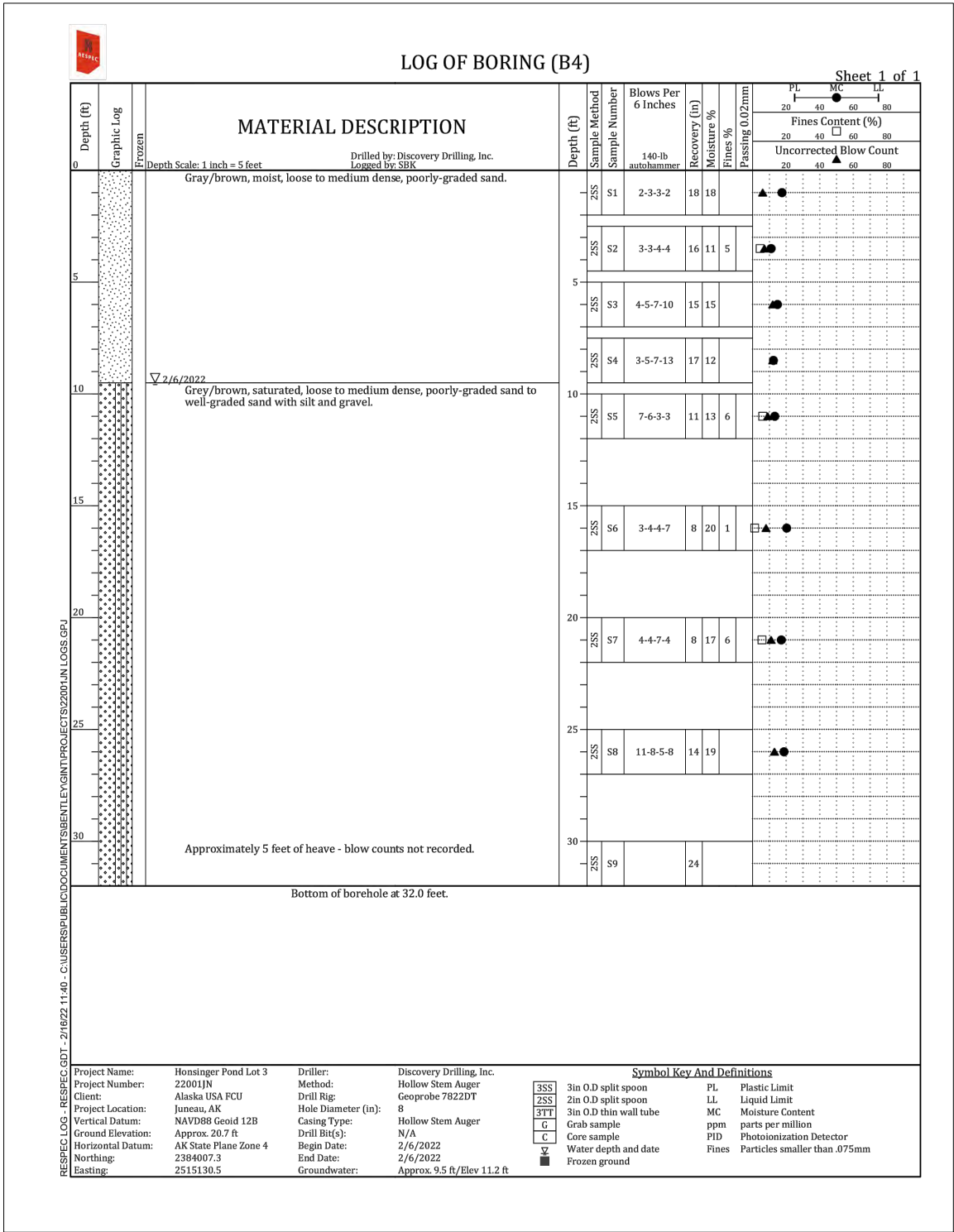
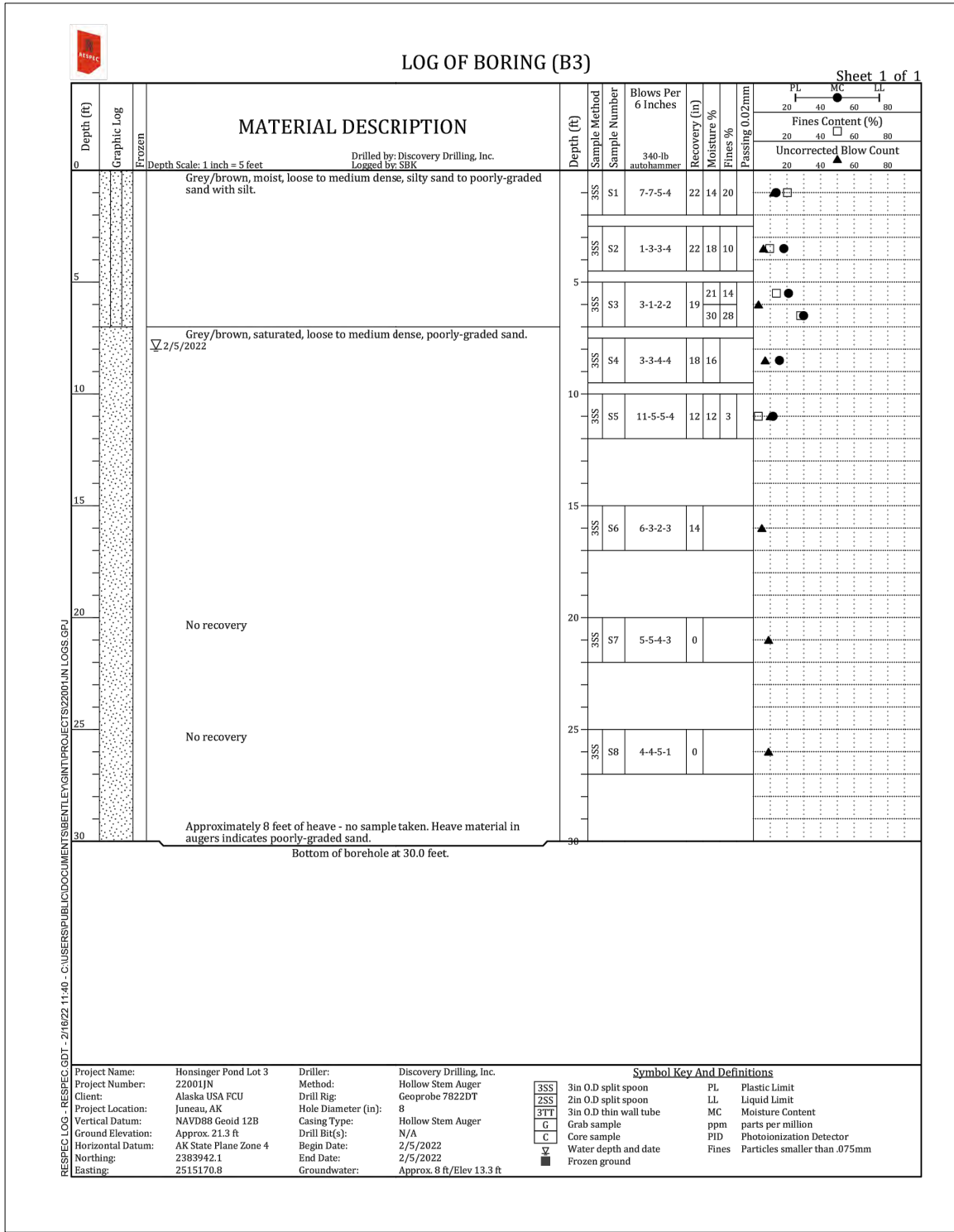
SHEET NO.

C003



NOTE: 11"x 17" PRINT IS HALF SIZE

4/26/2023 4:43:08 PM C:\004\CNST-11009-22004.dwg



NOTE: 11"x 17" PRINT IS HALF SIZE

Section H, Item 2.

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION

MRV
ARCHITECTURE · PLANNING · INTERIORS

Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

RESPEC #11009-22004

No.	Description	Date

SHEET TITLE:
BORE HOLE LOGS

DATE: 04.26.2023

DRAWN: JMK

CHECKED: JMP

SHEET NO.

C004



Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

RESPEC #11009 22004

[illegible]

SHEET TITLE:
BORE HOLE LOGS

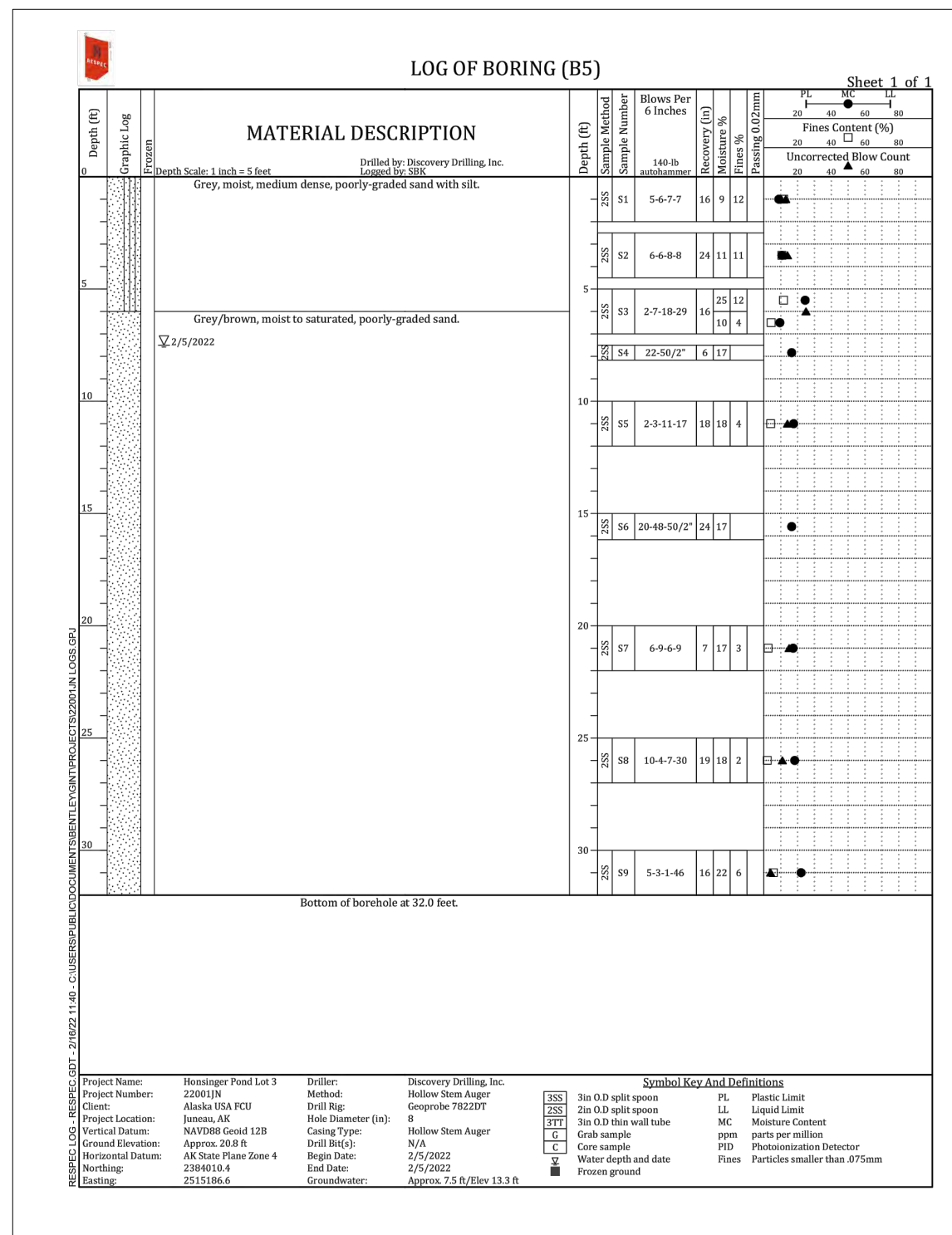
DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.

C005

NOTE: 11"x 17" PRINT IS HALF SIZE



DEMOLITION LEGEND

- A** SAWCUT AND REMOVE AND DISPOSE OF EXISTING ASPHALT SIDEWALK, CONCRETE CURB & GUTTER FOR NEW CURB CUT LOCATION, PROTECT AND MAINTAIN EXISTING ASPHALT ROADWAY
- B** SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FOR NEW STORM DRAIN INSTALLATION.
- C** REMOVE EXISTING 6" PVC FOR NEW 12" CPP STORM PIPE



SHEET C101 NOTES:

- 1. COORDINATE DEMOLITION ITEMS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL.

LOT 4



RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE:
SITE DEMOLITION
PLAN

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.

C101

NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEC163270

RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE:
UTILITY SITE PLAN

DATE: 04.26.2023

DRAWN: JMK

CHECKED: JMP

SHEET NO.

C201

SHEET C201 NOTES:

1. REMOVE EXISTING 6" PVC PIPE AND CREATE KNOCKOUT FOR NEW 12" CPP PIPE. GROUT NEW PIPE PENETRATION INSIDE AND OUT. SP-1 INVERT ELEVATION = 19.93'.
2. FIELD LOCATE EXISTING 8" HDPE WATER SERVICE AND 8" GATE VALVE. CTE 8" GATE VALVE AND INSTALL 8" X 6" REDUCER AND BEGIN 6" HDPE WATER PIPE TO BUILDING. COORDINATE WITH MECHANICAL.
3. FIELD LOCATE EXISTING 6" PVC SEWER SERVICE AND SEWER CLEANOUT. REMOVE PVC CAP, MTE AND INSTALL NEW 6" PVC SEWER TO NEW BUILDING TWO WAY SEWER CLEANOUT LOCATION 5' FROM BUILDING. COORDINATE WITH MECHANICAL. EXISTING 6" PVC IE=18.00 ±.
4. PROVIDE ALL ADAPTERS, FITTINGS AND ELBOWS NECESSARY TO CONNECT DISSIMILAR PIPE SIZES.
5. SEE ARCHITECTURAL AND STRUCTURAL FOR COVERED DRIVEWAY INFORMATION.
6. SEE MECHANICAL AND ARCHITECTURAL FOR ROOF GUTTER DOWNSPOUT DETAILS AND LOCATIONS.

STORM DRAIN STRUCTURE FRAME & GRATE SUMMARY	
STRUCTURE No.	TYPE
CB-3	
CB-4	
CB-5	

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

CB-5 SDCB TYPE IV	
N: 50528.8 E:52420.8	
GRATE EL=	
SP-3 I.E.=	21.09
OIL / WATER SEPARATOR 16" SUMP	

STORM PIPE SUMMARY				
PIPE	DIA.	LENGTH	TYPE	SLOPE %
SP-1	12"	85'	CPP	1.0%
SP-2	12"	118'	CPP	1.0%
SP-3	12"	84'	CPP	1.0%

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

CB-4 SDMH TYPE I	
N: 50450.0 E:52448.9	
GRATE EL=	
SP-1 I.E.=	20.15
SP-2 I.E.=	20.25
SP-3 I.E.=	20.25
16" SUMP, OIL / WATER SEPARATOR	

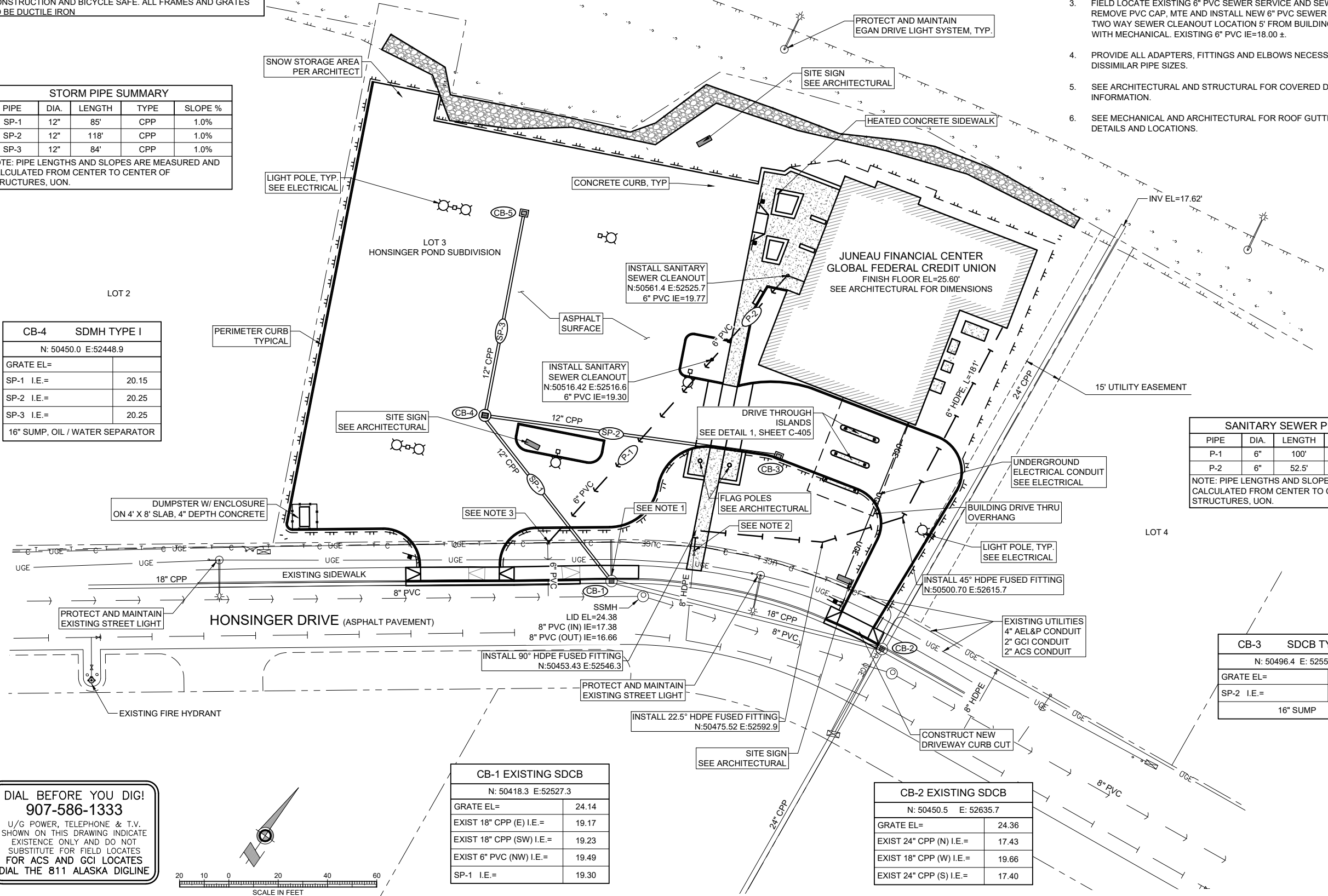
SANITARY SEWER PIPE SUMMARY				
PIPE	DIA.	LENGTH	TYPE	SLOPE %
P-1	6"	100'	PVC	1.2%
P-2	6"	52.5'	PVC	1.2%

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

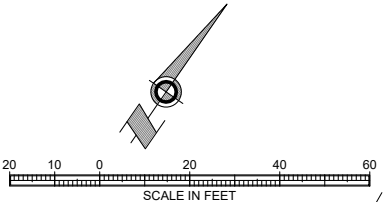
CB-3 SDCB TYPE III	
N: 50496.4 E: 52559.8	
GRATE EL=	
SP-2 I.E.=	21.43
16" SUMP	

CB-2 EXISTING SDCB	
N: 50450.5 E: 52635.7	
GRATE EL=	24.36
EXIST 24" CPP (N) I.E.=	17.43
EXIST 18" CPP (W) I.E.=	19.66
EXIST 24" CPP (S) I.E.=	17.40

CB-1 EXISTING SDCB	
N: 50418.3 E:52527.3	
GRATE EL=	24.14
EXIST 18" CPP (E) I.E.=	19.17
EXIST 18" CPP (SW) I.E.=	19.23
EXIST 6" PVC (NW) I.E.=	19.49
SP-1 I.E.=	19.30



DIAL BEFORE YOU DIG!
907-586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE



PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEC163270

RESPEC #11009.22004

Foundation Permit Set Only
Juneau Financial Center
Global Credit Union

No.	Description	Date

SHEET TITLE:
SECTION LAYOUT PLAN

DATE: 04.26.2023

DRAWN: JMK

CHECKED: JMP

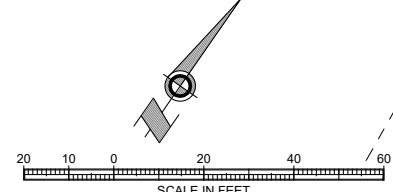
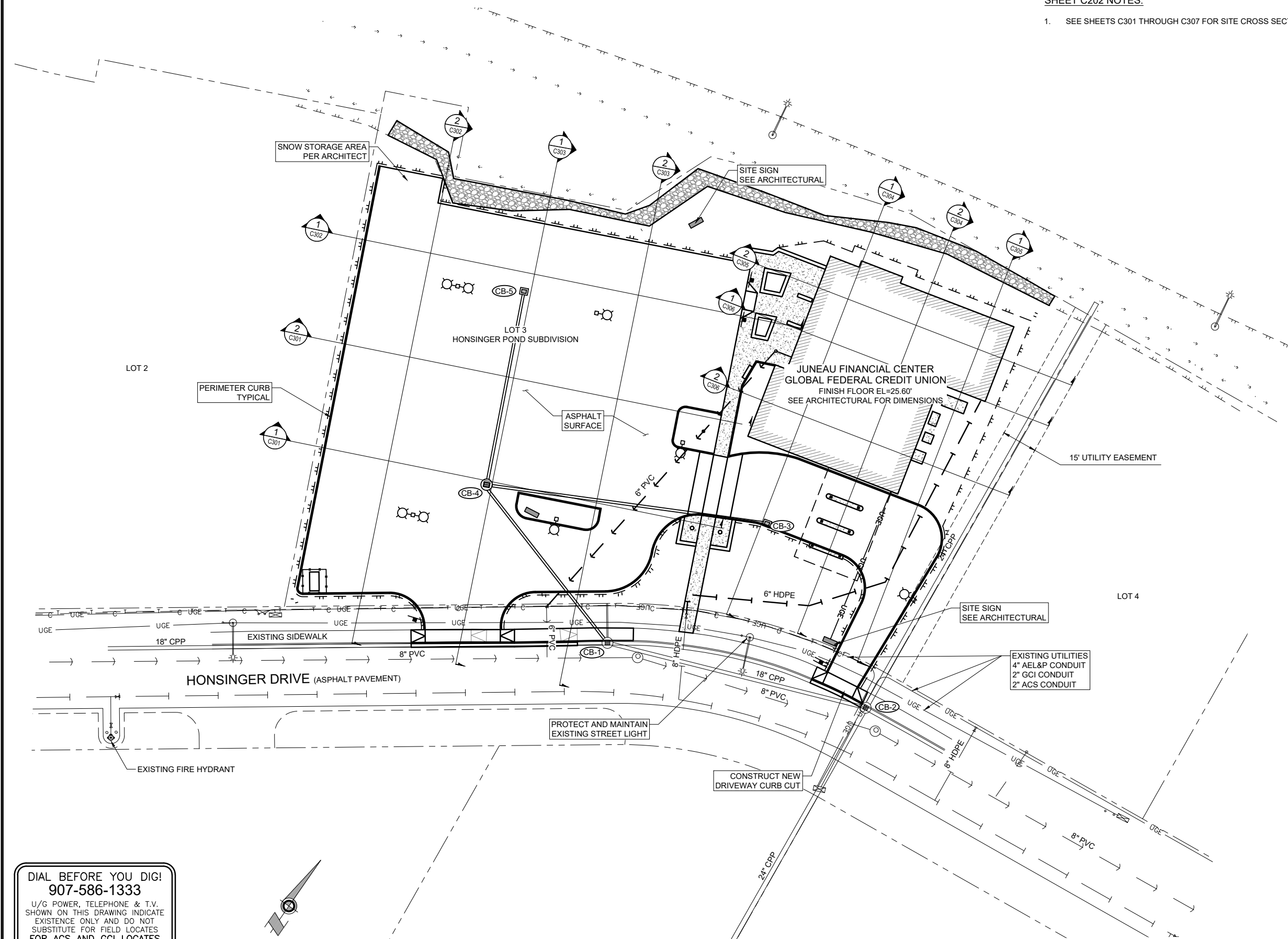
SHEET NO.

C202

NOTE: 11"x 17" PRINT IS HALF SIZE

SHEET C202 NOTES:

1. SEE SHEETS C301 THROUGH C307 FOR SITE CROSS SECTIONS.



DIAL BEFORE YOU DIG!
907-586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

RESPEC #11009.22004

Foundation Permit Set Only
Juneau Financial Center
Global Credit Union

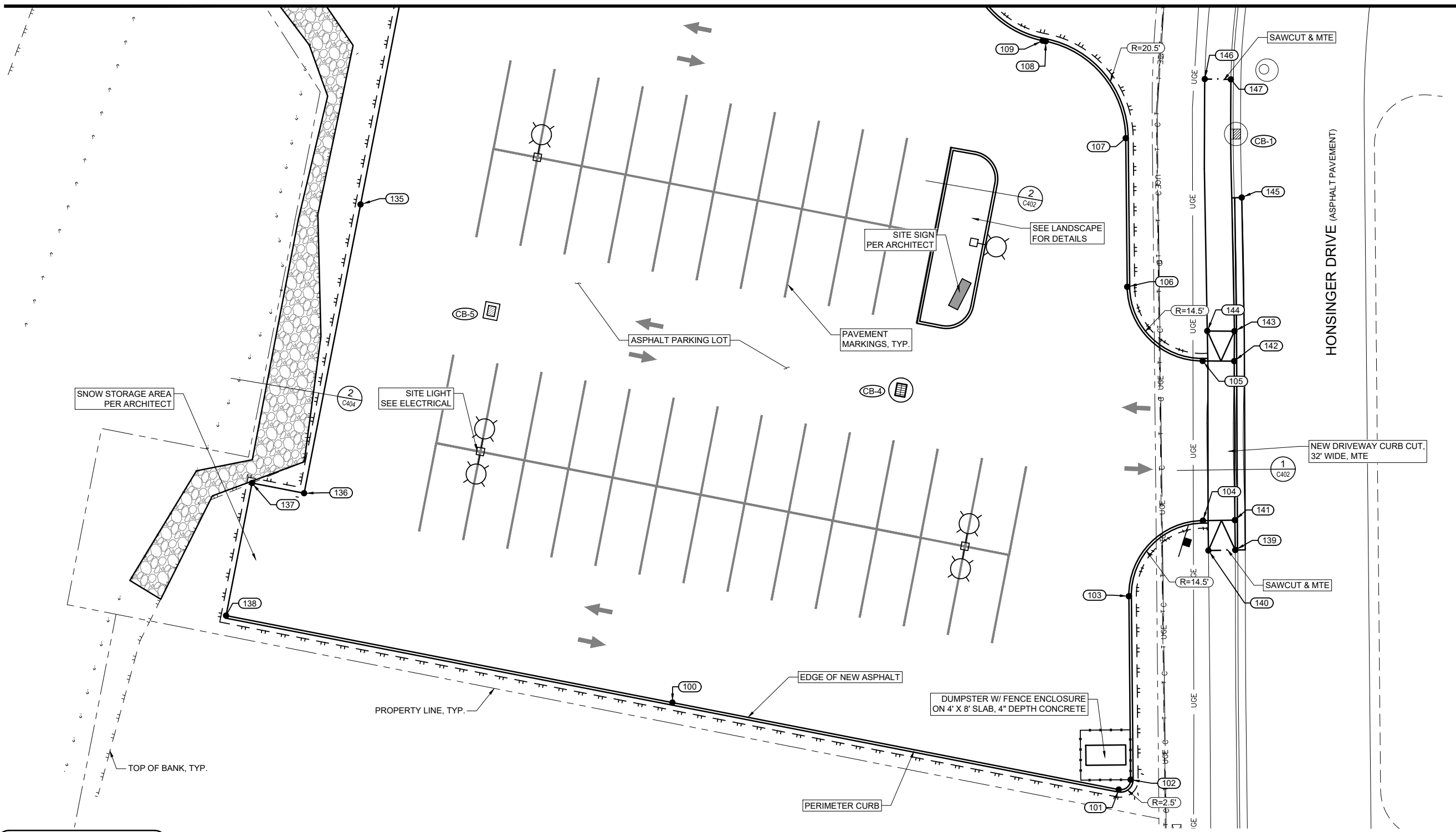
No.	Description	Date

SHEET TITLE:
GRADING PLAN

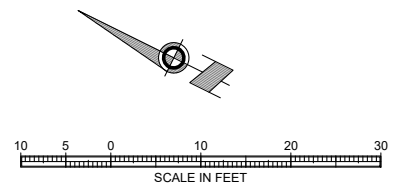
DATE: 04.26.2023
DRAWN: JMK
CHECKED: JMP

SHEET NO.
C203

MATCHLINE - SEE SHEET C204



DIAL BEFORE YOU DIG!
907-586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE



- SHEET C203 NOTES:**
- 1. SEE SHEET C206 FOR BUILDING GRID LAYOUT.
 - 2. SEE SHEET C501 AND C502 FOR SIGNING AND STRIPING DETAILS.
 - 3. SEE SHEET C205 FOR GRADE CONTROL POINT SUMMARY INFORMATION.
 - 4. SEE LANDSCAPE FOR INFORMATION ON LANDSCAPING.
 - 5. SEE ELECTRICAL FOR SITE LIGHTING INFORMATION.

NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

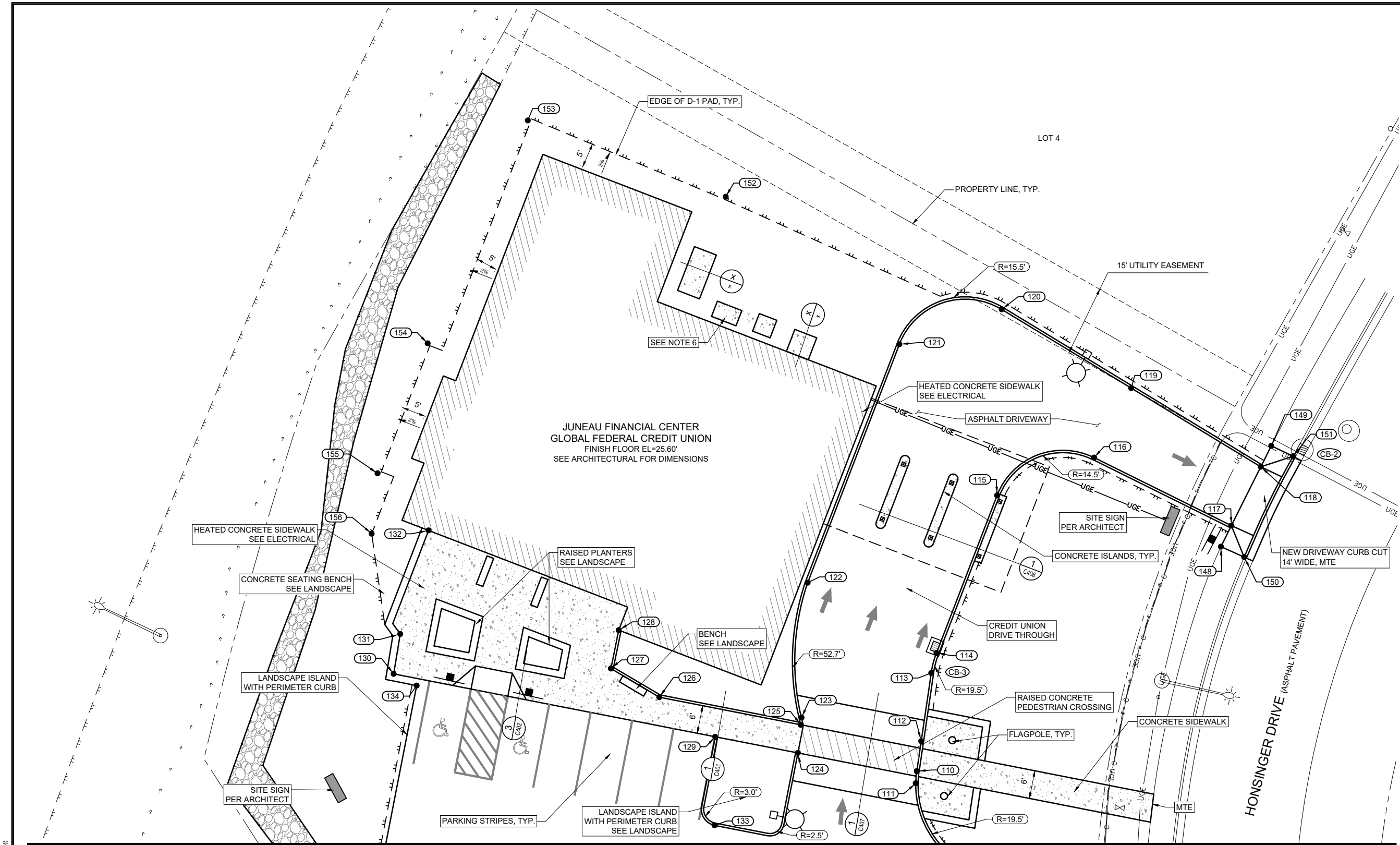
No.	Description	Date

SHEET TITLE:
GRADING PLAN

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.
C204

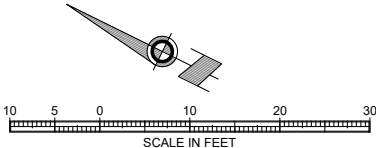


MATCHLINE - SEE SHEET C203

- SHEET C204 NOTES:**
- 1. SEE SHEET C206 FOR BUILDING GRID LAYOUT.
 - 2. SEE SHEET C501 AND C502 FOR SIGNING AND STRIPING DETAILS.
 - 3. SEE SHEET C205 FOR GRADE CONTROL POINT SUMMARY INFORMATION.
 - 4. SEE LANDSCAPE FOR INFORMATION ON LANDSCAPING.
 - 5. SEE ELECTRICAL FOR SITE LIGHTING INFORMATION.
 - 6. SEE MECHANICAL FOR GROUND SUPPORTED EXTERIOR MECHANICAL EQUIPMENT.

NOTE: 11"x 17" PRINT IS HALF SIZE

DIAL BEFORE YOU DIG!
907-586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE



4/26/2023 4:34:45 PM C:\001\CNST\11009.22\004.dwg

GRADE POINT SUMMARY TABLE				
POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	50457.52	52371.66	0.00	TP
101	50371.63	52402.24	0.00	TP
102	50370.59	52405.16	0.00	TP
103	50389.63	52436.63	0.00	TP
104	50384.56	52457.23	0.00	TP
105	50400.90	52484.74	0.00	TP
106	50421.50	52489.81	0.00	TP
107	50436.93	52515.31	0.00	TP
108	50460.62	52523.85	0.00	TP
109	50461.21	52523.64	0.00	TP
110	50486.31	52534.96	0.00	TOC
111	50485.18	52532.63	0.00	TP
112	50488.75	52540.94	0.00	TP
113	50494.31	52554.54	0.00	TP
114	50495.52	52558.78	0.00	TP
115	50501.49	52594.23	0.00	TP
116	50487.81	52611.68	0.00	TP
117	50455.28	52614.11	0.00	TP
118	50456.26	52628.07	0.00	TP
119	50488.55	52628.44	0.00	TP
120	50520.84	52628.81	0.00	TP
121	50535.81	52611.32	0.00	TP
122	50526.77	52557.66	0.00	TP
123	50513.25	52532.26	0.00	TP
124	50510.09	52525.40	0.00	TOC
125	50512.60	52530.87	0.00	TOC
126	50541.54	52520.59	0.00	TOC
127	50553.52	52520.57	0.00	TOC
128	50556.25	52528.47	0.00	TOC
129	50527.00	52519.38	0.00	TOC

GRADE POINT SUMMARY TABLE				
POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
130	50592.78	52496.03	0.00	TOC
131	50595.90	52504.04	0.00	TOC
132	50601.94	52526.10	0.00	TOC
133	50517.50	52503.08	0.00	TP
134	50587.28	52496.38	0.00	TP
135	50562.18	52425.74	0.00	TP
136	50542.43	52370.17	0.00	TP
137	50552.48	52366.60	0.00	TP
138	50543.41	52341.08	0.00	TP
139	50375.98	52455.46	0.00	MTE
140	50380.56	52452.63	0.00	MTE
141	50379.10	52460.58	0.00	TBOC
142	50395.45	52487.93	0.00	TBOC
143	50398.47	52493.11	0.00	TBOC
144	50403.17	52490.38	0.00	BKSW
145	50410.85	52516.92	26.46	MTE
146	50429.33	52533.59	0.00	MTE
147	50424.78	52536.19	0.00	MTE
148	50454.90	52609.12	0.00	MTE
149	50456.60	52633.05	0.00	MTE
150	50449.50	52609.72	0.00	MTE
151	50451.48	52633.52	0.00	MTE
152	50583.65	52619.51	0.00	EG
153	50628.21	52612.02	0.00	EG
154	50622.39	52560.29	0.00	EG
155	50617.48	52531.04	0.00	EG
156	50612.00	52519.33	0.00	EG

ABBREVIATIONS

TP TOP OF ASPHALT
TOC TOP OF CONCRETE
EG EDGE OF GRAVEL
TBOC TOP BACK OF CURB

SHEET C205 NOTES:

1. SEE SHEETS C203 AND C204 FOR GRADE POINT LOCATIONS.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendenhall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

RESPEC #11009.22\004

No.	Description	Date

SHEET TITLE:
GRADE POINT SUMMARY
TABLES

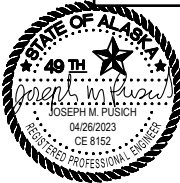
DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.

C205

NOTE: 11"x 17" PRINT IS HALF SIZE



RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

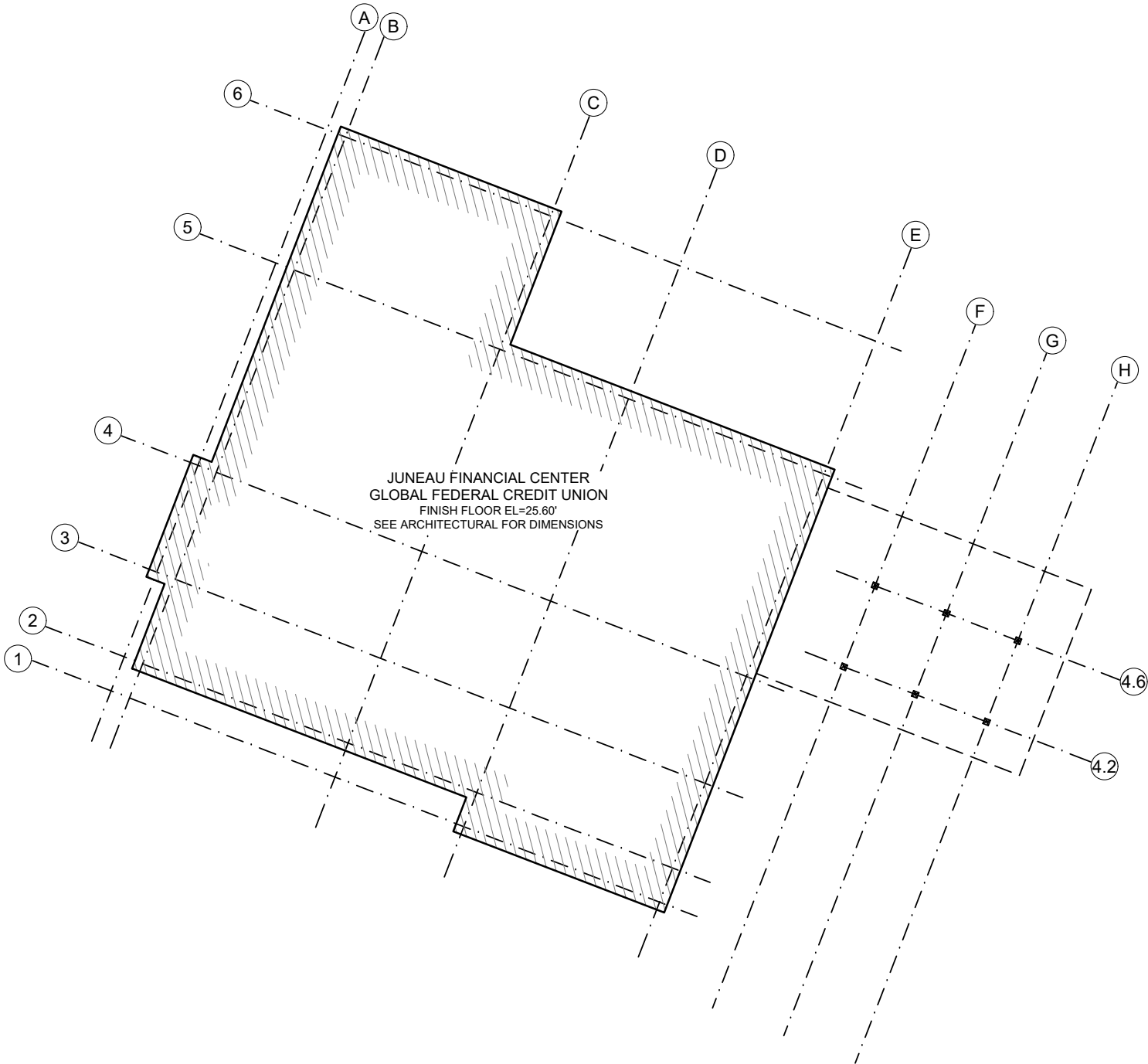
SHEET TITLE:
BUILDING GRID LAYOUT

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.
C206

NOTE: 11"x 17" PRINT IS HALF SIZE



BUILDING GRID LAYOUT POINTS		
GRID INTERSECTION	NORTHING	EASTING
A-3	50611.91	52538.83
A-4	50614.64	52555.06
B-2	50606.95	52526.44
B-6	50620.43	52606.48
C-2	50575.72	52531.70
C-6	50589.20	52611.74
D-1	50555.29	52529.81
D-5	50666.24	52594.81
E-1	50525.54	52534.82
E-4	50531.31	52569.09
F-4.2	50519.96	52577.43
F-4.6	50522.03	52589.75
H-4.2	50498.26	52581.08
H-4.6	50500.34	52593.41

- SHEET C206 NOTES:**
- 1. BUILDING GRID LINES FURNISHED TO RESPEC FROM MRV ARCHITECTS.
 - 2. BUILDING LOCATION SHOWN CONFORMS TO CBJ BUILDING SETBACKS FOR GENERAL COMMERCIAL ZONING DISTRICT.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

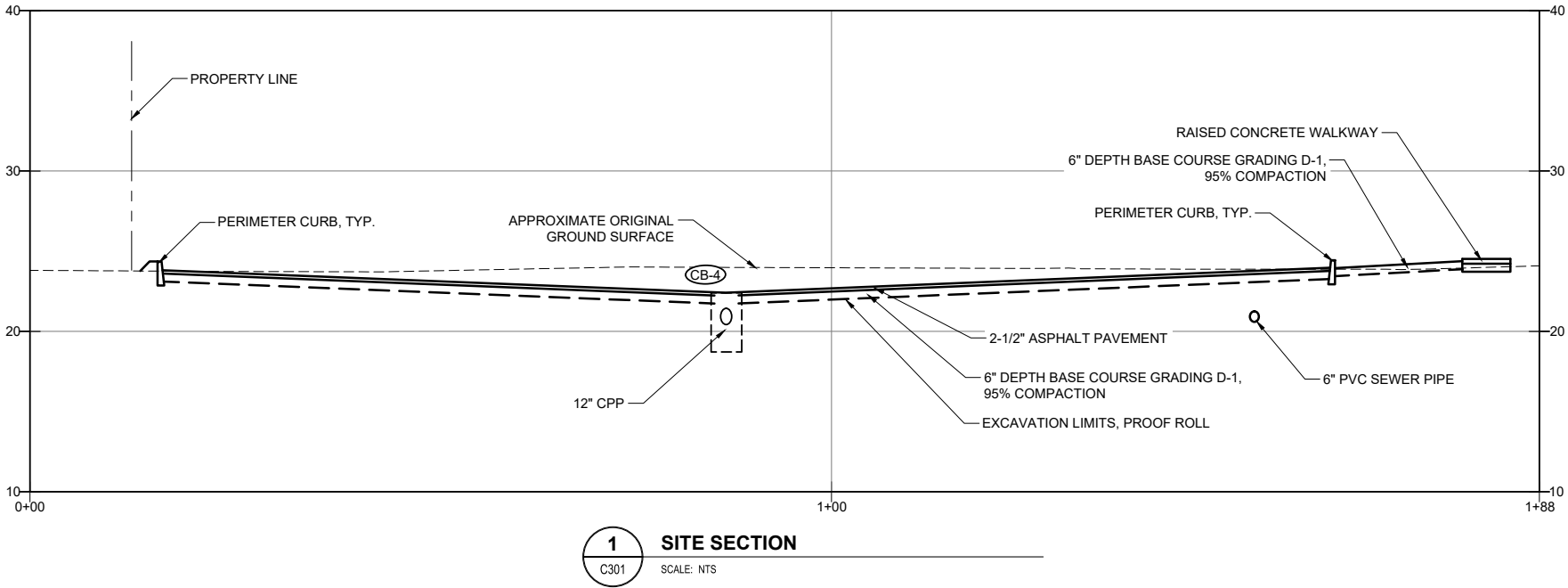
SHEET TITLE:
SITE SECTIONS

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

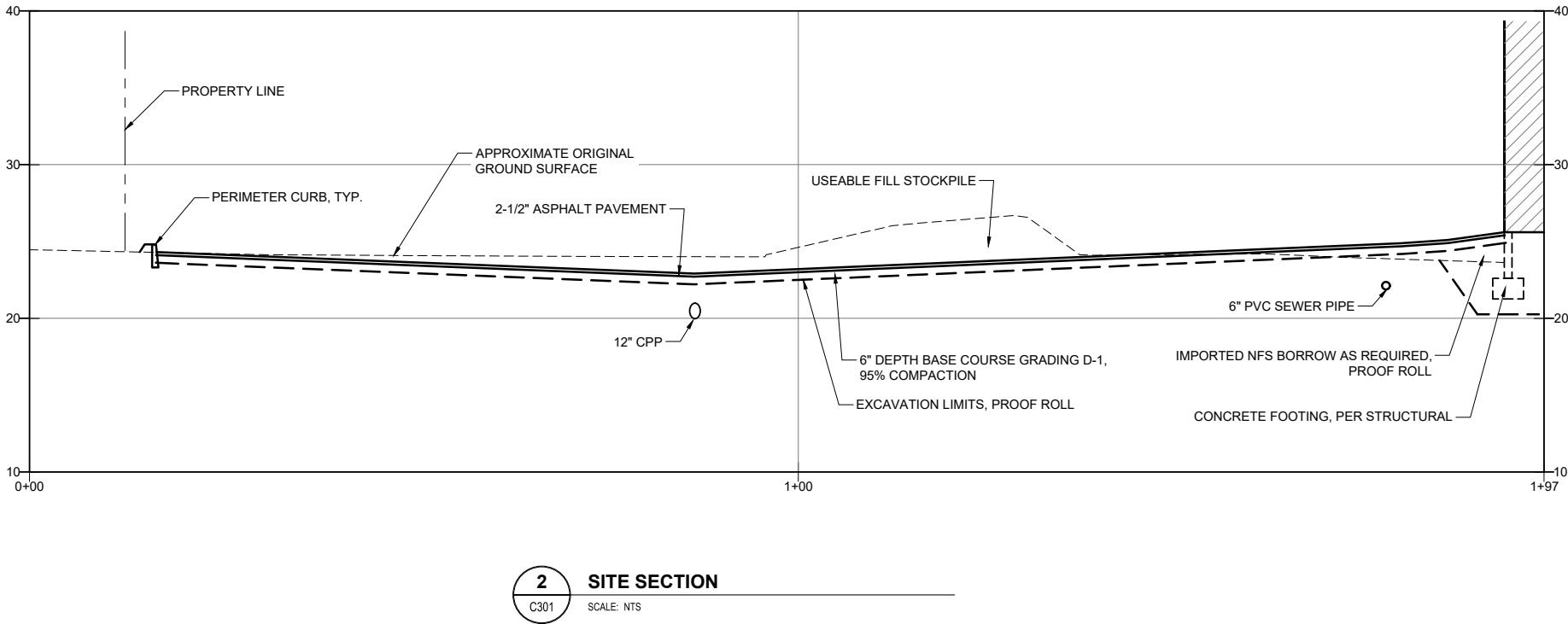
SHEET NO.
C301

- SHEET C301 NOTES:**
- SEE SHEET C202 FOR BUILDING SITE SECTION LOCATIONS.
 - UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.
 - BUILDING TIE BEAMS, AT INTERIOR FOOTINGS AND ELEVATOR PIT NOT SHOWN FOR CLARITY.
 - SEE SHEET C404 FOR BUILDING FOUNDATION SOIL PREPARATION.

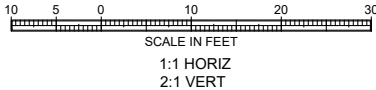


1 SITE SECTION
C301 SCALE: NTS

JUNEAU FINANCIAL CENTER
GLOBAL FEDERAL CREDIT UNION
FINISH FLOOR EL=25.60'
SEE ARCHITECTURAL FOR DIMENSIONS



2 SITE SECTION
C301 SCALE: NTS



NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

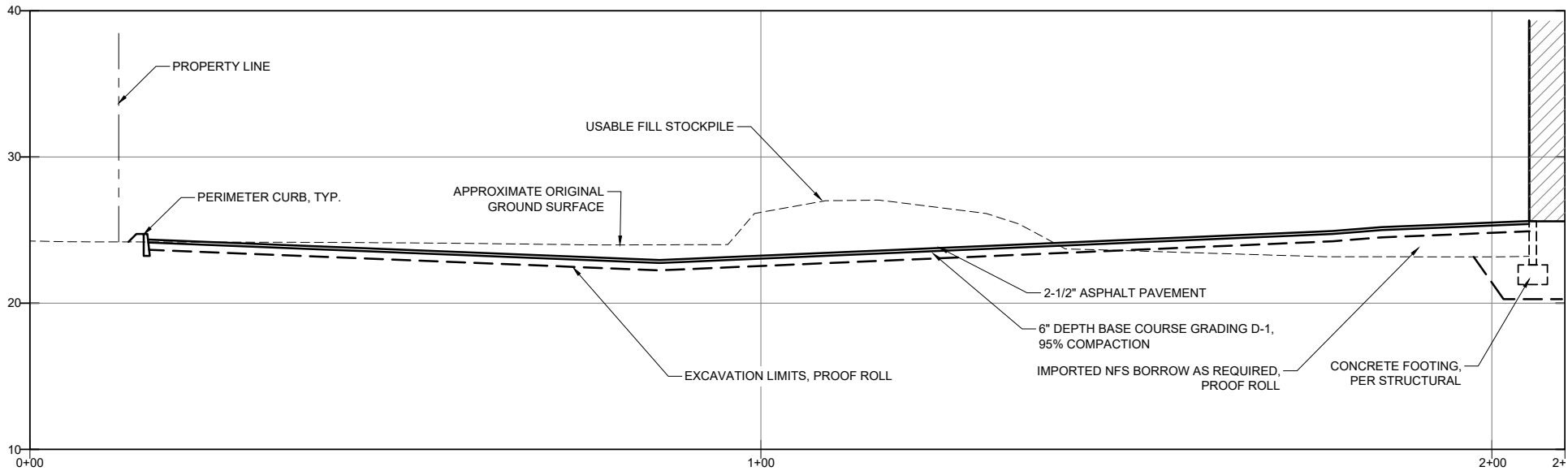
SHEET TITLE:
SITE SECTIONS

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

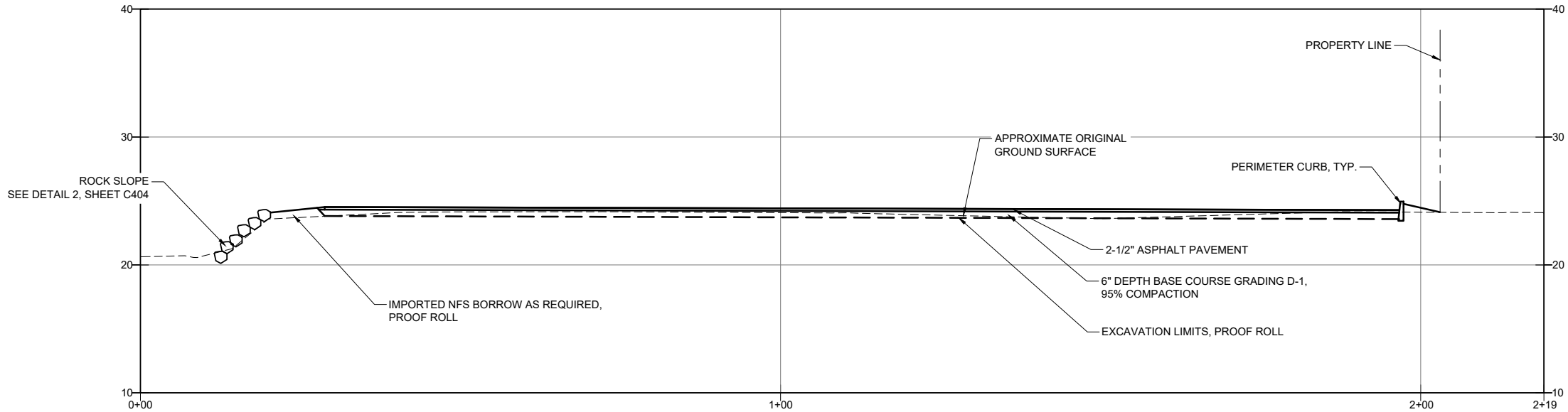
SHEET NO.
C302

NOTE: 11"x 17" PRINT IS HALF SIZE

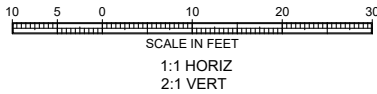


1 SITE SECTION
C302 SCALE: NTS

- SHEET C302 NOTES:**
- SEE SHEET C202 FOR BUILDING SITE SECTION LOCATIONS.
 - UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.
 - BUILDING TIE BEAMS, AT INTERIOR FOOTINGS AND ELEVATOR PIT NOT SHOWN FOR CLARITY.
 - SEE SHEET C404 FOR BUILDING FOUNDATION SOIL PREPARATION.



2 SITE SECTION
C302 SCALE: NTS



PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

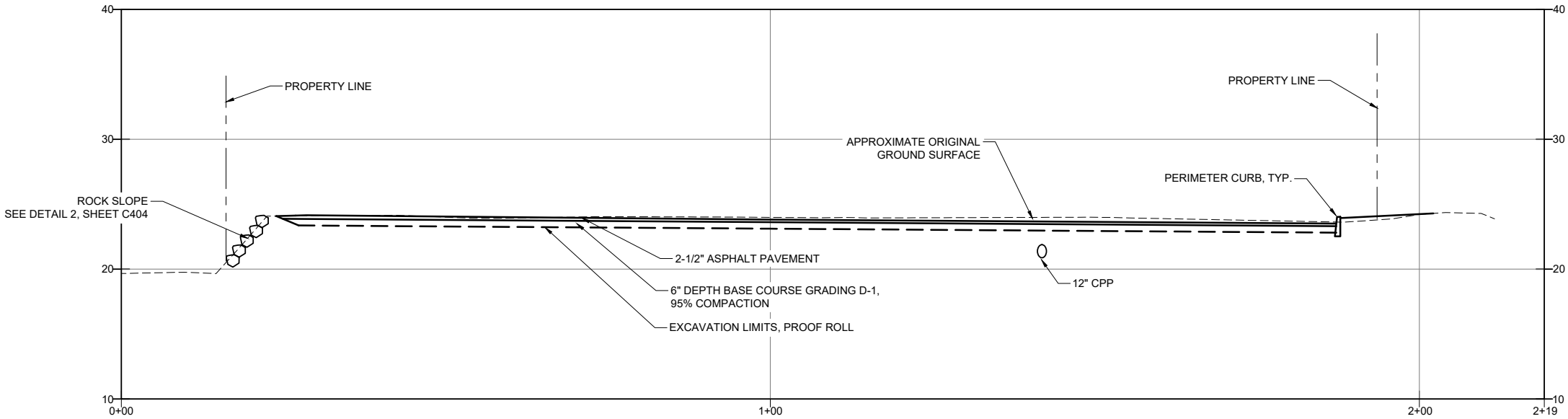
No.	Description	Date

SHEET TITLE:
SITE SECTIONS

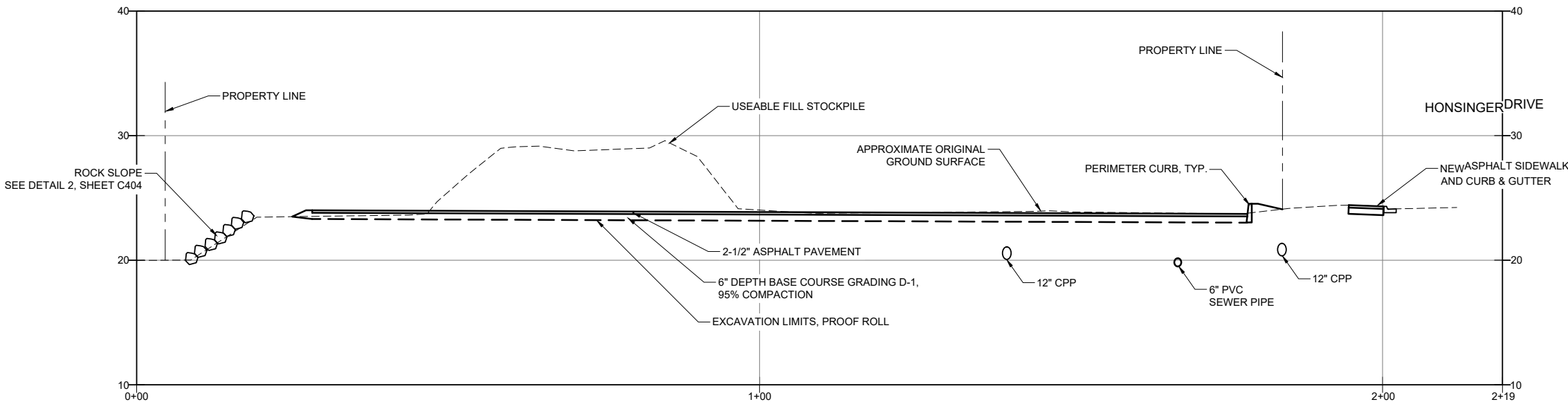
DATE: 04.26.2023
DRAWN: JMK
CHECKED: JMP

SHEET NO.
C303

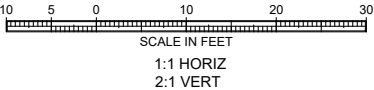
NOTE: 11"x 17" PRINT IS HALF SIZE



1 SITE SECTION
C303 SCALE: NTS



2 SITE SECTION
C303 SCALE: NTS





RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE:
SITE SECTIONS

DATE: 04.26.2023

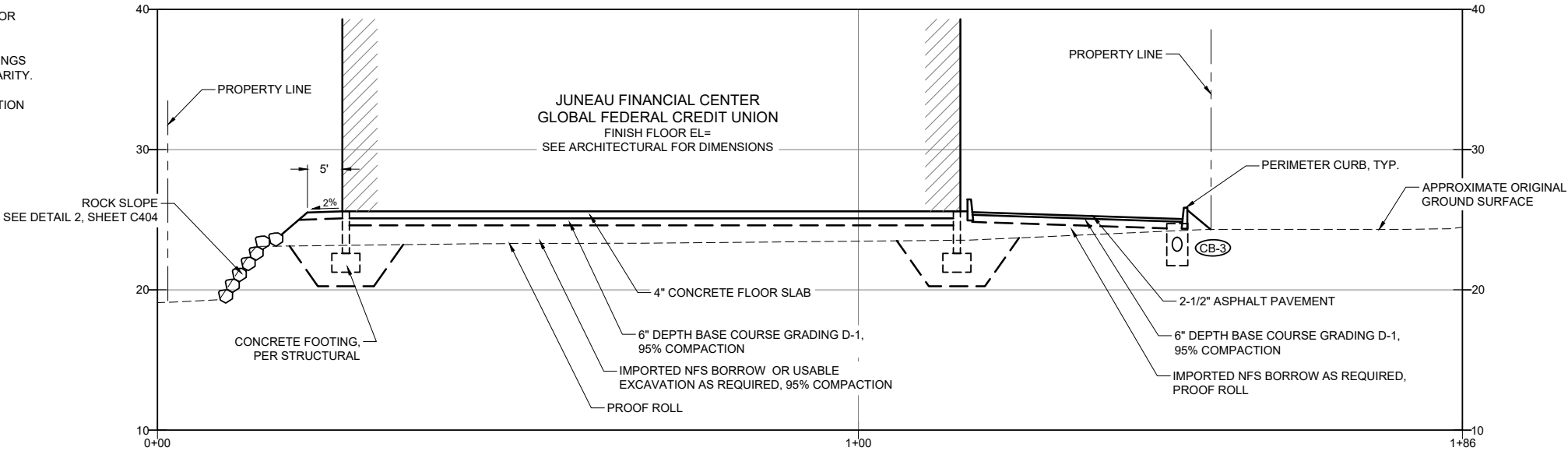
DRAWN: JMK
CHECKED: JMP

SHEET NO.
C304

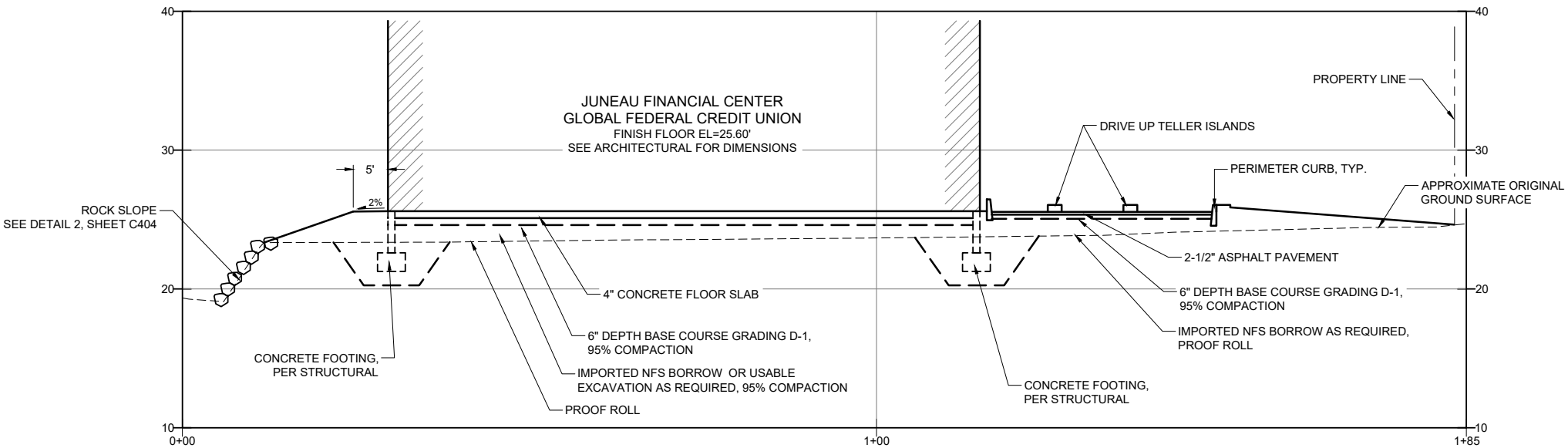
NOTE: 11"x 17" PRINT IS HALF SIZE

SHEET C304 NOTES:

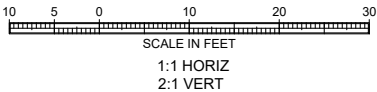
1. SEE SHEET C202 FOR BUILDING SITE SECTION LOCATIONS.
2. UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.
3. BUILDING TIE BEAMS, AT INTERIOR FOOTINGS AND ELEVATOR PIT NOT SHOWN FOR CLARITY.
4. SEE SHEET C404 FOR BUILDING FOUNDATION SOIL PREPARATION.



1 SITE SECTION
C304 SCALE: NTS



2 SITE SECTION
C304 SCALE: NTS





RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE:
SITE SECTIONS

DATE: 04.26.2023

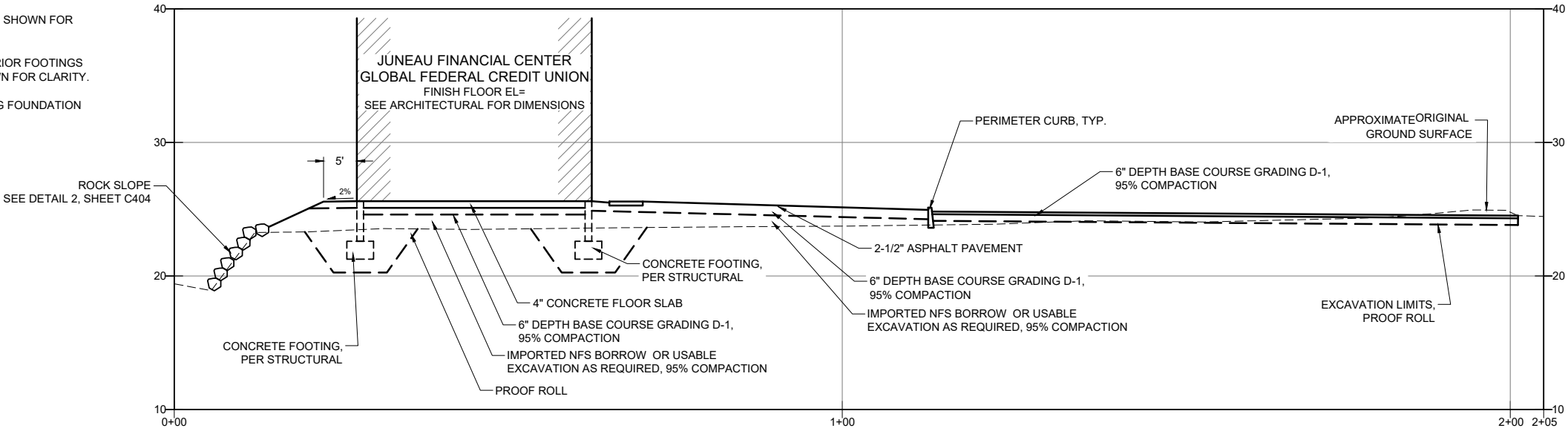
DRAWN: JMK
CHECKED: JMP

SHEET NO.
C305

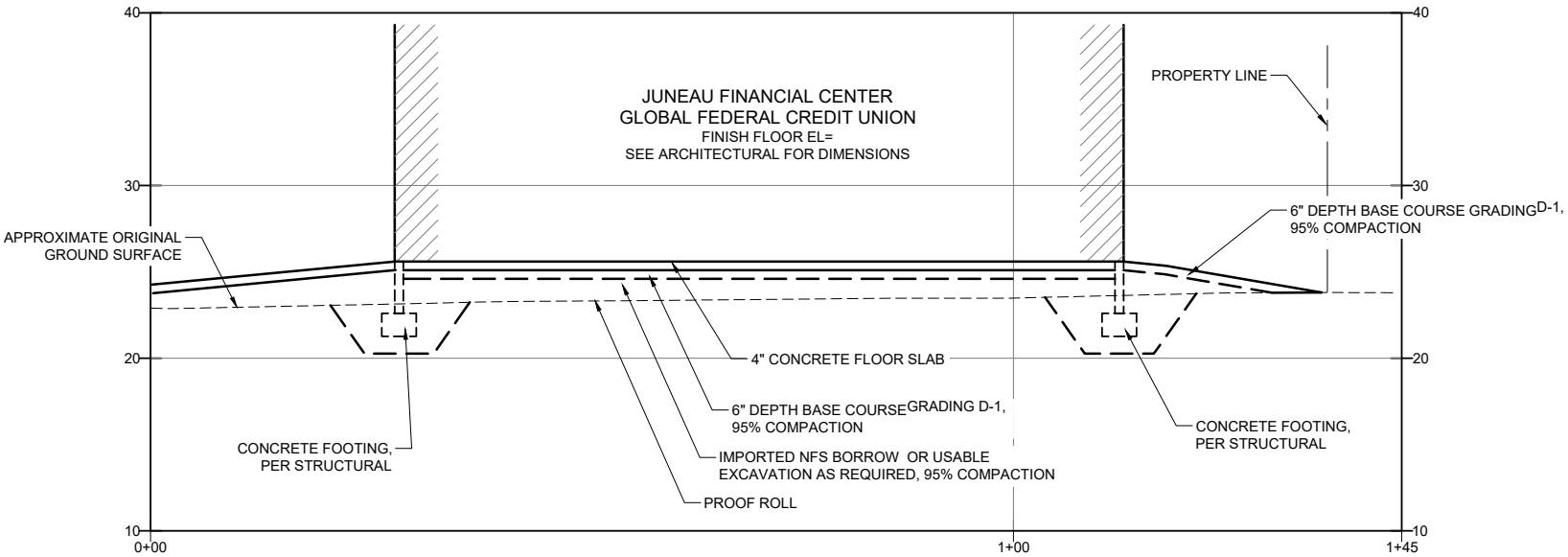
NOTE: 11"x 17" PRINT IS HALF SIZE

SHEET C305 NOTES:

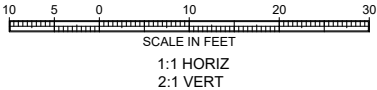
1. SEE SHEET C202 FOR BUILDING SITE SECTION LOCATIONS.
2. UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.
3. BUILDING TIE BEAMS, AT INTERIOR FOOTINGS AND ELEVATOR PIT NOT SHOWN FOR CLARITY.
4. SEE SHEET C404 FOR BUILDING FOUNDATION SOIL PREPARATION.



1 SITE SECTION
C305 SCALE: NTS



2 SITE SECTION
C305 SCALE: NTS







Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

Foundation Permit Set Only

Juneau Financial Center

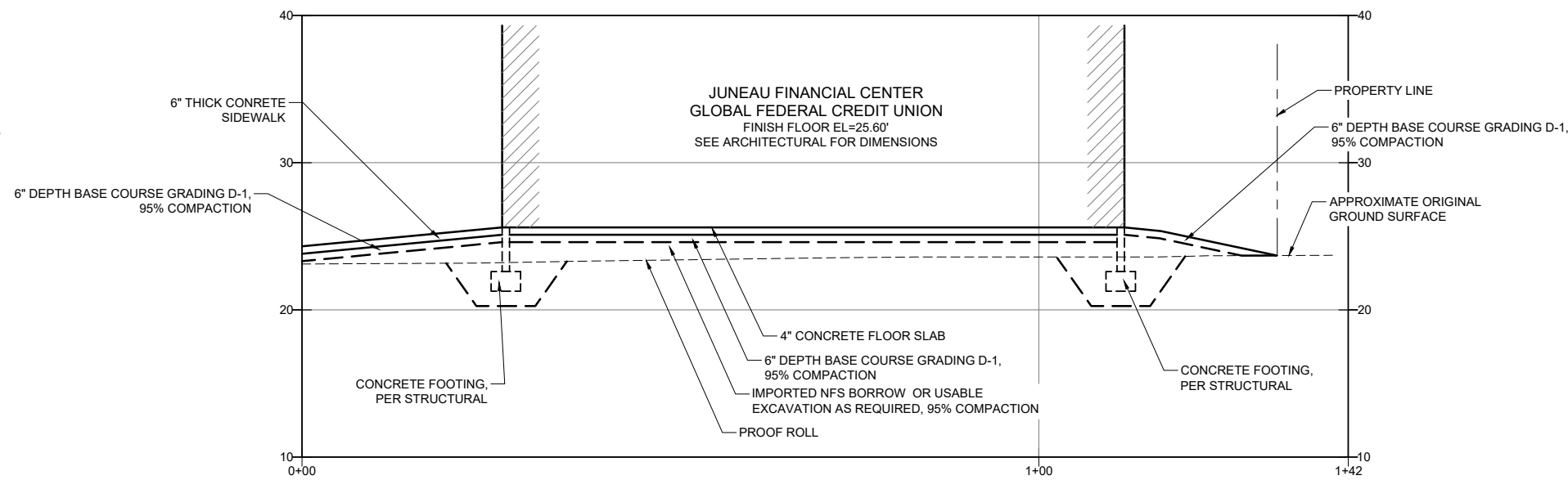
Global Credit Union

RESPEC #11009.22004

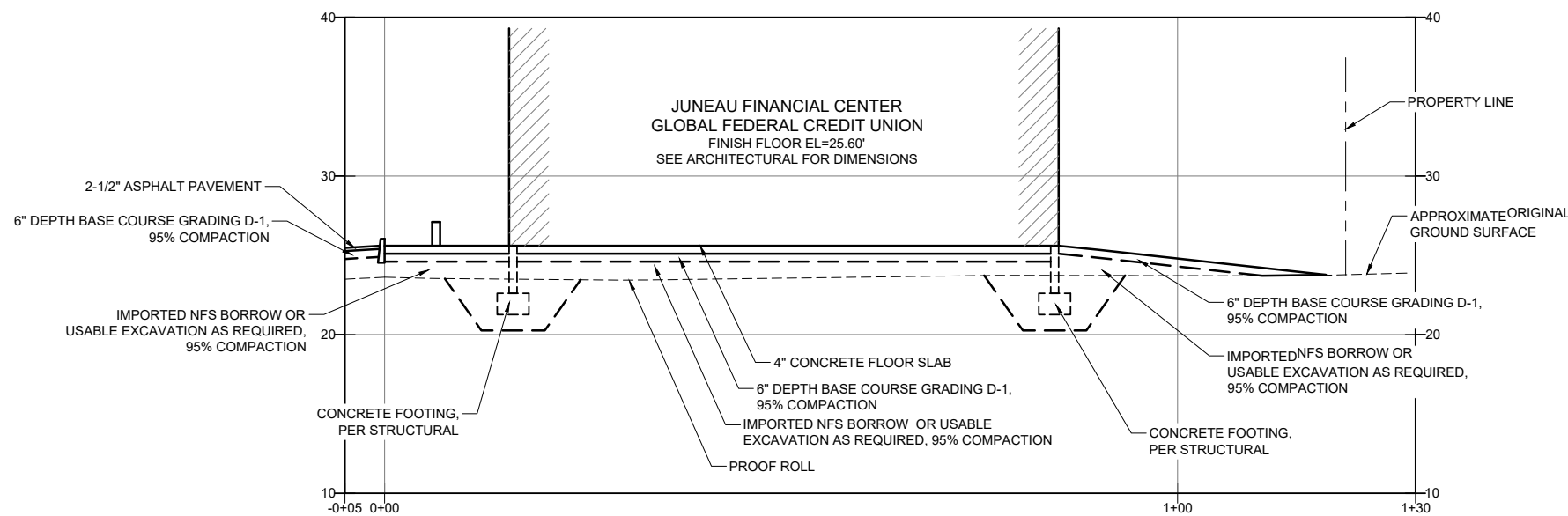
No.	Description	Date
SHEET TITLE: SITE SECTIONS		
DATE:	04.26.2023	
DRAWN:	JMK	
CHECKED:	JMP	
SHEET NO.	C306	

SHEET C306 NOTES:

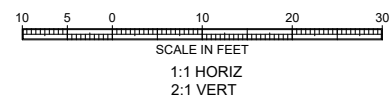
1. SEE SHEET C202 FOR BUILDING SITE SECTION LOCATIONS.
2. UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.
3. BUILDING TIE BEAMS, AT INTERIOR FOOTINGS AND ELEVATOR PIT NOT SHOWN FOR CLARITY.
4. SEE SHEET C404 FOR BUILDING FOUNDATION SOIL PREPARATION.



1 SITE SECTION
C306 SCALE: NTS



2 SITE SECTION
C306 SCALE: NTS



NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE:
CONSTRUCTION
DETAILS

DATE: 04.26.2023

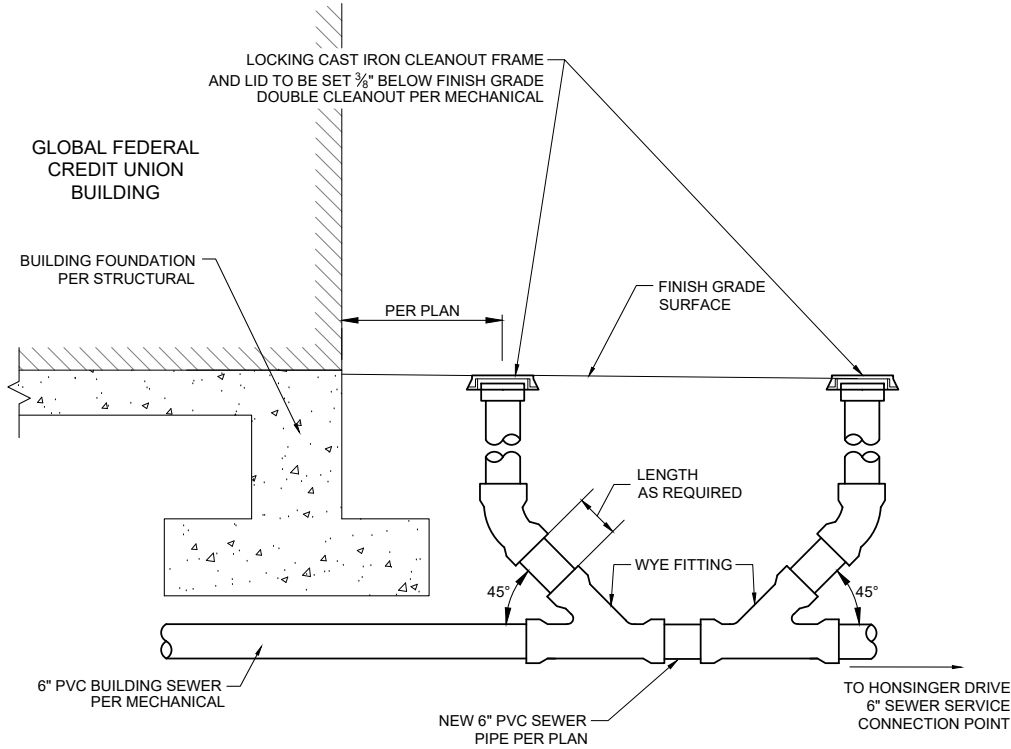
DRAWN: JMK

CHECKED: JMP

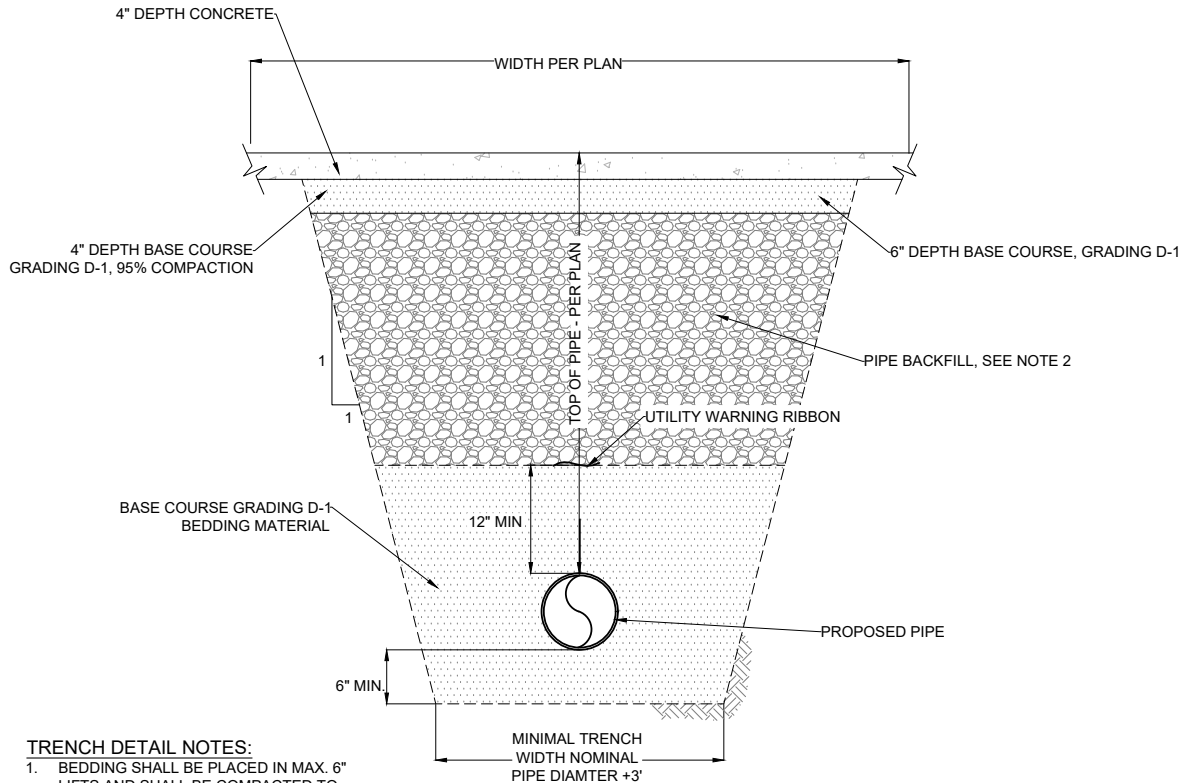
SHEET NO.

C401

NOTE: 11"x 17" PRINT IS HALF SIZE

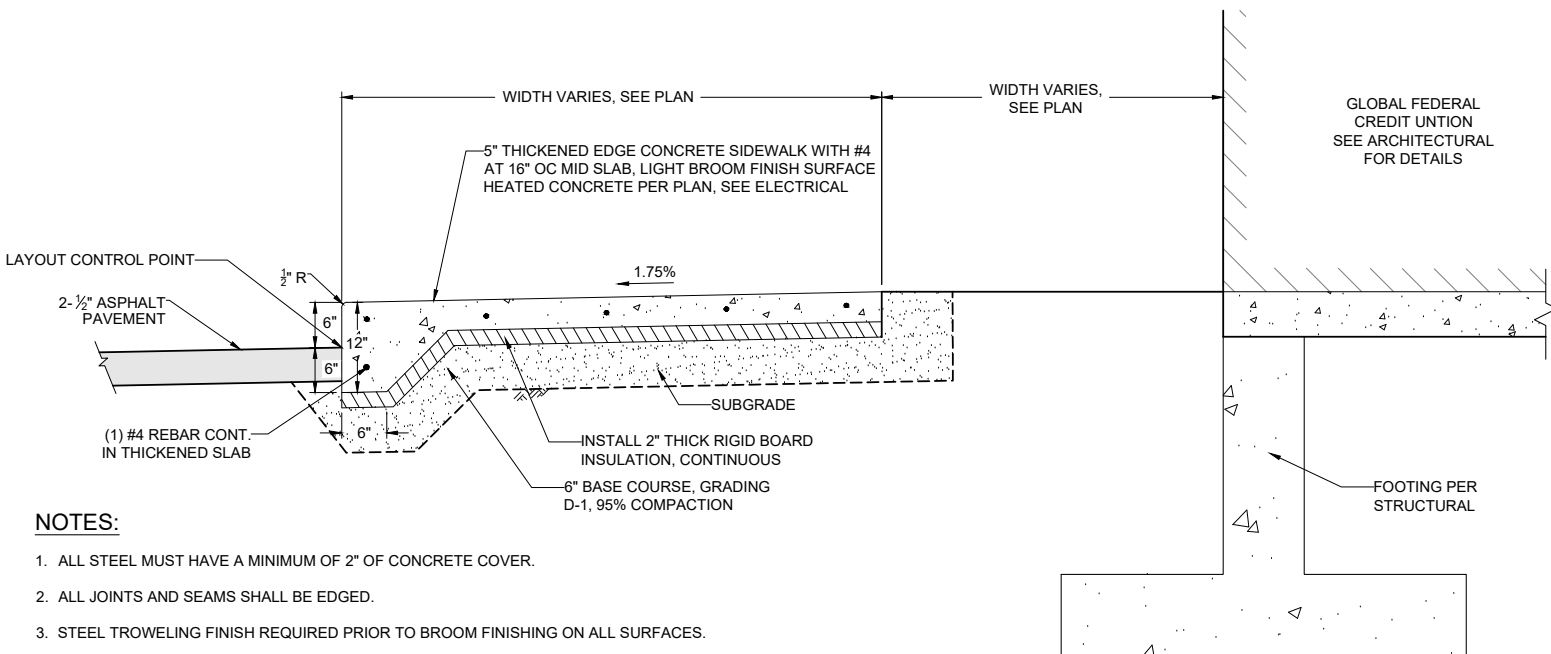


1 SANITARY SEWER SERVICE DETAIL
C401 SCALE: NTS



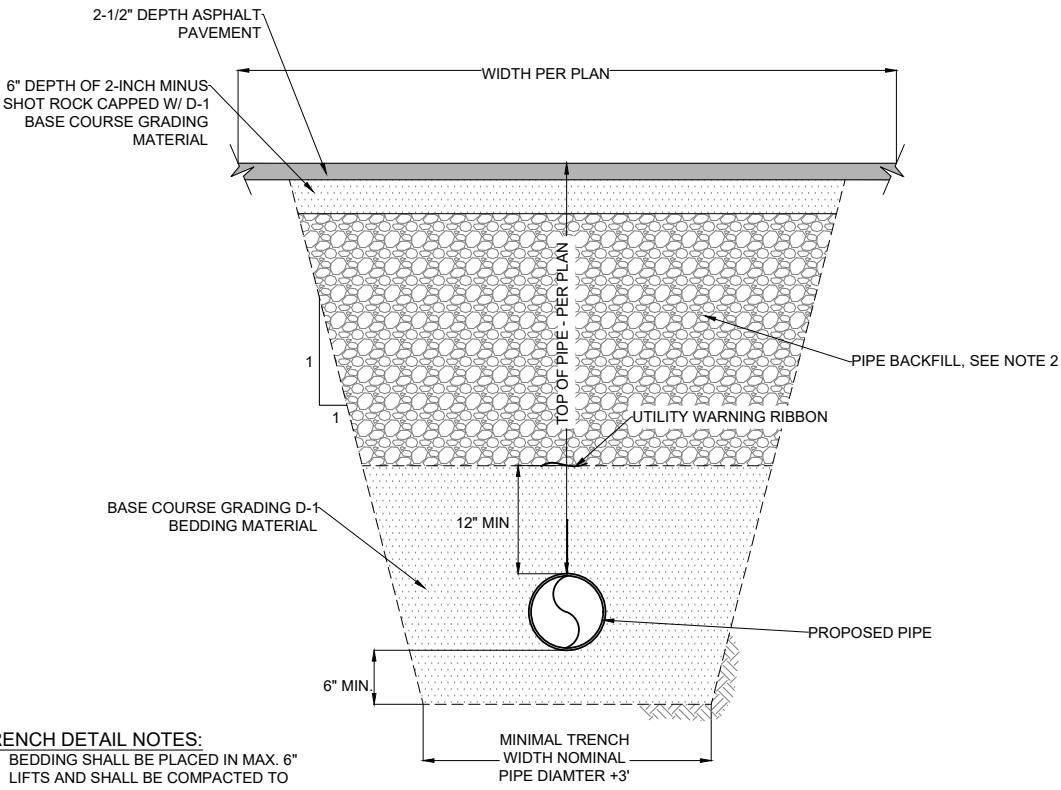
TRENCH DETAIL NOTES:
1. BEDDING SHALL BE PLACED IN MAX. 6" LIFTS AND SHALL BE COMPACTED TO 95%.
2. PIPE BACKFILL SHALL BE EXISTING EXCAVATED TRENCH MATERIAL UNLESS OTHERWISE NOTED.

3 PIPE TRENCH DETAIL
C401 SCALE: NTS



NOTES:
1. ALL STEEL MUST HAVE A MINIMUM OF 2" OF CONCRETE COVER.
2. ALL JOINTS AND SEAMS SHALL BE EDGED.
3. STEEL TROWELING FINISH REQUIRED PRIOR TO BROOM FINISHING ON ALL SURFACES.
4. CONCRETE INTERNATIONAL CORPORATION ASHFORD FORMULA OR APPROVED EQUAL SHALL BE APPLIED AS A CURING COMPOUND. APPLICATION SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS.
5. CONCRETE SHALL CONTAIN FIBERMESH REINFORCING MATERIAL PER MANUFACTURER'S RECOMMENDATION.
6. SEE ELECTRICAL FOR HEATED SIDEWALK INFORMATION.

2 THICKENED EDGE SIDEWALK
C401 SCALE: NTS



TRENCH DETAIL NOTES:
1. BEDDING SHALL BE PLACED IN MAX. 6" LIFTS AND SHALL BE COMPACTED TO 95%.
2. PIPE BACKFILL SHALL BE EXISTING EXCAVATED TRENCH MATERIAL UNLESS OTHERWISE NOTED.

4 PIPE TRENCH DETAIL
C401 SCALE: NTS



RESPEC #11009 22004

[illegible]

SHEET NO.

C402



1. COLD JOINT REQUIRED BETWEEN SIDEWALK AND DRIVEWAY AND BETWEEN SIDEWALK AND CURB.
2. ALL CONCRETE WITHIN THE DRIVEWAY CURB CUT SHALL BE A MINIMUM 6" THICK AND SHALL BE POURED ON A 4" BASE OF D-1 COMPACTED TO 95% OF ITS MAXIMUM DENSITY
3. 6"x6" #10 GAUGE WIRE MESH REINFORCEMENT INSTALLED AT MID-DEPTH OR #4 REBAR SPACED APPROPRIATELY MAY BE SUBSTITUTED FOR FIBER MESH REINFORCED CONCRETE. ALL STEEL MUST HAVE A MINIMUM OF 2" OF CONCRETE COVER.

FLARE

RAMP RUN

LANDING 50:1 MAX ALL DIRECTIONS

4' MIN.

4' MIN.

10:1 MAX.

12:1 MAX.

10:1 MAX.

SIDEWALK PER PLAN

B

B

DETECTABLE WARNING TILE WHERE INDICATED ON PLANS, SEE NOTE 7

NEW ASPHALT PAVEMENT

48" MIN. LANDING

96" RAMP RUN

50:1 MAX.

12:1 MAX.

4" THICKENED EDGE CONCRETE SIDEWALK

DETECTABLE WARNING TILE WHERE INDICATED ON PLANS

NEW ASPHALT PAVEMENT

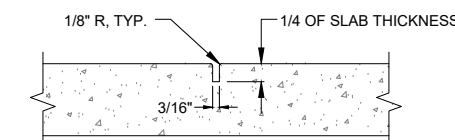
NOTES:

1. RAMP RUNS SHALL BE PERPENDICULAR TO THE FACE OF CURB.
2. CONSTRUCT RAMP RUNS AND FLARES OF CONCRETE, REGARDLESS OF WHETHER THE SIDEWALK IS ASPHALT OR CONCRETE.
3. RAMP RUN AND FLARE LENGTHS SHOWN PERTAIN TO 6" CURB HEIGHTS AND NO LONGITUDINAL SIDEWALK SLOPE. FOR OTHER HEIGHTS AND SLOPES, INCREASE OR DECREASE RUN AND FLARE LENGTHS TO MAINTAIN THE SLOPES SHOWN.
4. WHERE SIDEWALK SLOPE MAKES IT NECESSARY TO LENGTHEN A RAMP RUN TO AVOID EXCEEDING THE ALLOWABLE SLOPE, IT SHOULD NOT BE MADE LONGER THAN 15 FEET FOR A 6" CURB HEIGHT OR, IN GENERAL, 30 TIMES THE CURB HEIGHT. SIMILARLY A FLARE SHOULD NOT BE MADE LONGER THAN 6 FEET FOR A 6" CURB HEIGHT OR, IN GENERAL, 12 TIMES THE CURB HEIGHT. THE SLOPES RESULTING FROM THOSE RUN OR FLARE LENGTHS ARE ACCEPTABLE, EVEN IF THEY EXCEED THE MAXIMUM SLOPES SHOWN.
5. THE 10:1, 12:1 AND 50:1 SLOPES SHOWN ARE THE STEEPEST SLOPES ALLOWED BY LAW (EXCEPT AS PROVIDED UNDER NOTE 4)
6. PROVIDE A COARSE BROOM FINISH RUNNING PARALLEL TO THE CURB ON RAMP RUNS AND FLARES.
7. INSTALL 24" WIDE STRIPS OF SAFETY YELLOW CAST-IN-PLACE COMPOSITE DETECTABLE WARNING TILES WITH TRUNCATED DOME DETECTABLE WARNING TEXTURE ON THE PARKING LOT SIDE EDGE OF RAMP RUNS AS SHOWN. DOMES SHALL BE ARRANGED IN A SQUARE PATTERN. ALIGN TRUNCATED DOME PATTERN IN THE PREDOMINANT DIRECTION OF WHEELCHAIR TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN THE DOMES.

NOTES:

1. CURB AND GUTTER TRANSITION DESIGN TO BE APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
2. ALL STEEL MUST HAVE A MINIMUM OF 3" OF CONCRETE COVER, WHEN CAST AGAINST EARTH.
3. ALL JOINTS AND SEAMS SHALL BE EDGED ($\frac{1}{8}$ " RADIUS).
4. EXPANSION JOINTS SHALL BE MAX. $\frac{1}{2}$ ", MIN. $\frac{1}{4}$ ", WITH NO GAPS FOR WATER INTRUSION. JOINTS SHALL BE MAX. 30' O.C.
5. TROWEL FINISH REQUIRED PRIOR TO BROOM FINISHING ON ALL SURFACES.
6. CONCRETE INTERNATIONAL CORPORATION ASHFORD FORMULA OR APPROVED EQUAL SHALL BE APPLIED AS A CURING COMPOUND. APPLICATION SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS.
7. FIBERMESH MAY BE USED IN PLACE OF REINFORCING STEEL.

EXPANSION JOINT



CONTROL JOINT

- NOTES:

1. UNLESS OTHERWISE NOTED, CONTROL JOINTS SHALL OCCUR AT DISTANCES EQUAL TO THE WIDTH OF SIDEWALKS, WITH EXPANSION JOINTS NO FARTHER THAN 20 FEET APART
2. UNLESS OTHERWISE NOTED, ALL CONCRETE FLATWORK TO BE OF LIGHT BROOM FINISH, WITH PATTERN RUNNING PERPENDICULAR TO FLOW OF TRAFFIC

4 EXPANSION & CONTROL JOINT DETAIL

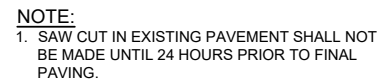
NOTE: 11"x 17" PRINT IS HALF SIZE



Foundation Permit Set Only

Global Credit Union

40077.60011# 27 167N

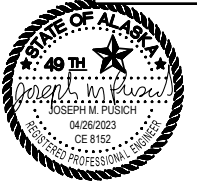


SCALE: NTS

C403

Attachment A3- Plan set

4/26/2023 4:35:30 PM C4001CNST-I1009.2.2004.dwg



RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

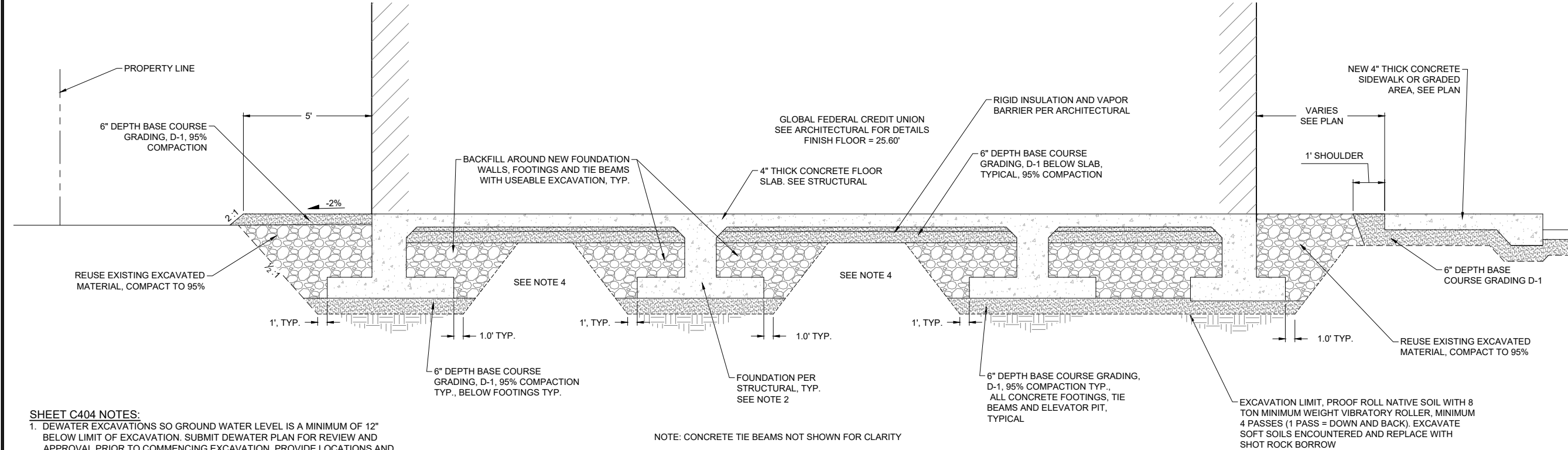
SHEET TITLE:
CONSTRUCTION
DETAILS

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

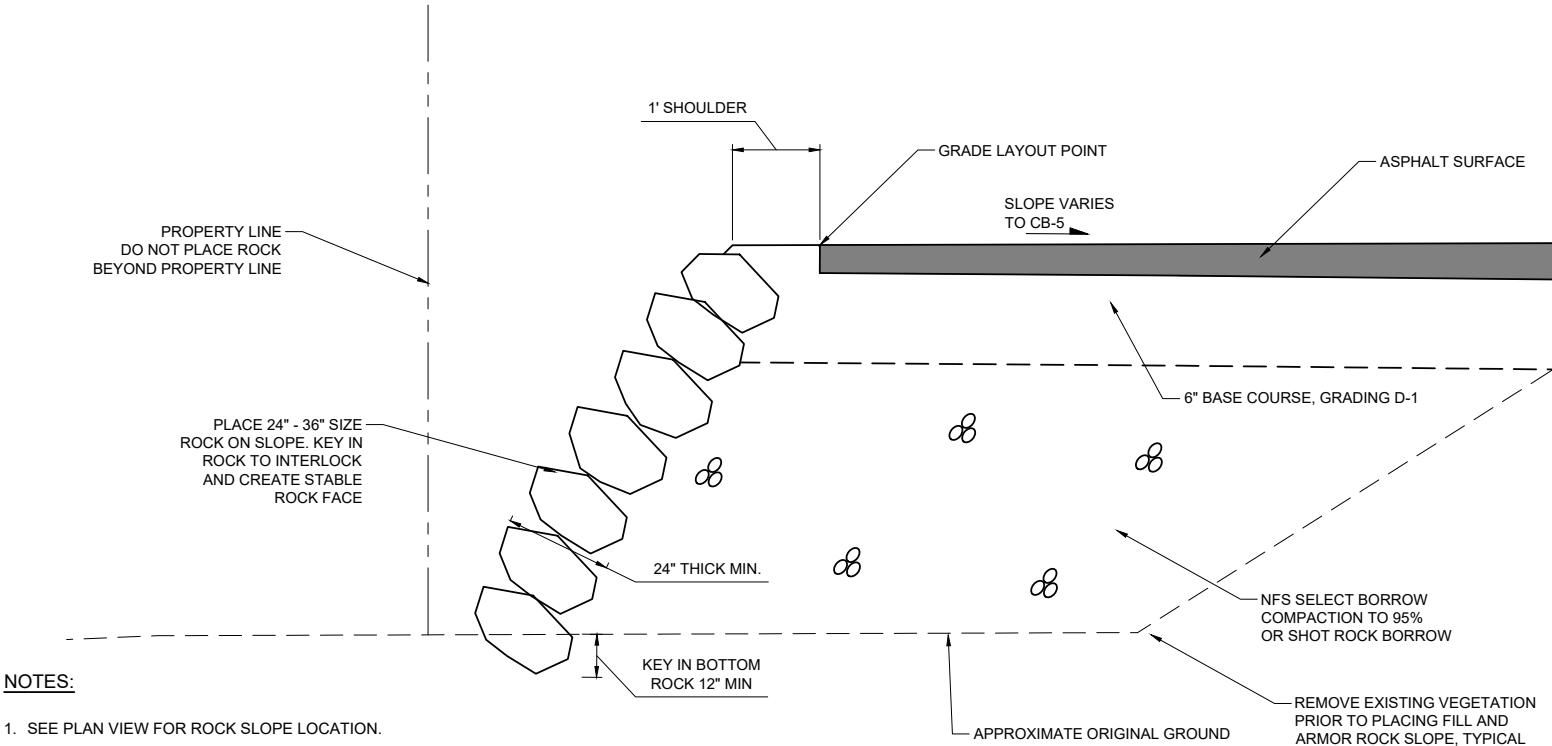
SHEET NO.
C404

NOTE: 11"x 17" PRINT IS HALF SIZE



- SHEET C404 NOTES:**
- DEWATER EXCAVATIONS SO GROUND WATER LEVEL IS A MINIMUM OF 12" BELOW LIMIT OF EXCAVATION. SUBMIT DEWATER PLAN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING EXCAVATION. PROVIDE LOCATIONS AND SIZES OF PUMPS.
 - PLACE 6" DEPTH OF BASE COURSE, GRADING D-1, BENEATH CONCRETE FOOTING, TIE BEAM OR ELEVATOR PIT. COMPACT TO 95%, MAXIMUM DRY DENSITY UNIT WEIGHT.
 - FOUNDATIONS SHOWN ARE REPRESENTATIVE ONLY. SEE STRUCTURAL FOR DIMENSIONS.
 - PROOF ROLL ALL EXISTING SAND / GRAVEL SOILS THAT ARE LEFT IN PLACE BELOW FLOOR SLAB PRIOR TO PLACING BASE COURSE GRADING D-1. ANY SOFT OR WEAK AREAS OBSERVED DURING PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SHOT ROCK BORROW.

1 TYPICAL GROUND IMPROVEMENT SECTION - VIEW LOOKING SOUTH
C404 SCALE: NTS



- NOTES:**
- SEE PLAN VIEW FOR ROCK SLOPE LOCATION.

2 ROCK SLOPE DETAIL
C404 SCALE: NTS



RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

[illegible]

SHEET TITLE:
CONSTRUCTION
DETAILS

DATE:	04.26.2023
-------	------------

DRAWN: JMK
CHECKED: JMP

SHEET NO.

C405



-
- The image contains three technical drawings of catch basin components:
- CATCH BASIN:** A cross-sectional view of a rectangular catch basin. The top width is labeled "30" MIN." and the top depth is "34" MIN.". The internal width is "22" MIN." and the internal depth is "26" MIN.". The side walls are "3-1/2" MIN." thick. The bottom is a "16" MIN. SUMP". The basin is filled with "BED CATCH BASIN IN MINIMUM 12" DEPTH OF 2"-MINUS SHOT ROCK". The bottom thickness is "4" MIN.". A pipe is shown entering from the side, with the label "PIPE OUTSIDE DIAMETER PLUS 2"". The label "CATCH BASIN" is at the bottom.
 - FRAME & GRATE:** A top-down view of a square frame with a grate. The label "FRAME & GRATE" is below it.
 - CONCRETE ADJUSTING RING:** A cross-sectional view of a U-shaped concrete ring. The label "CONCRETE ADJUSTING RING" is at the bottom. A note says "VARIES" with a line pointing to the ring. Another note says "1" PVC PERMITTED DURING CONSTRUCTION PHASE. PLUGGED AND GROUTED PRIOR TO FINAL INSPECTION." with a line pointing to the ring.

- 2 CATCH BASIN TYPE - III**
C405 SCALE: NTS



STORM DRAIN STRUCTURE FRAME & GRATE SUMMARY	
STRUCTURE No.	TYPE
CB-1	EXISTING FRAME AND GRATE
CB-2	EXISTING FRAME AND GRATE
CB-3	OLYMPIC FOUNDRY SM18DI
CB-4	OLYMPIC FOUNDRY SM18DI
CB-5	OLYMPIC FOUNDRY SM18DI

- NOTES:**
1. CATCH BASIN TOP SLAB OPENINGS SHALL BE DIMENSIONED TO FIT THE FRAME DIMENSIONS. ALL GRATES SHALL BE HEAVY DUTY CONSTRUCTION AND BICYCLE SAFE. ALL FRAMES AND GRATES TO BE DUCTILE IRON
 2. TRANSITION VALLEY GUTTER FLOW LINE NEAR CATCH BASINS TO MATCH GRATE FLOW LINE.

NOTE: 11"x 17" PRINT IS HALF SIZE

4/26/2023 4:35:34 PM C4001CNST-I1009.2.2004.dwg

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

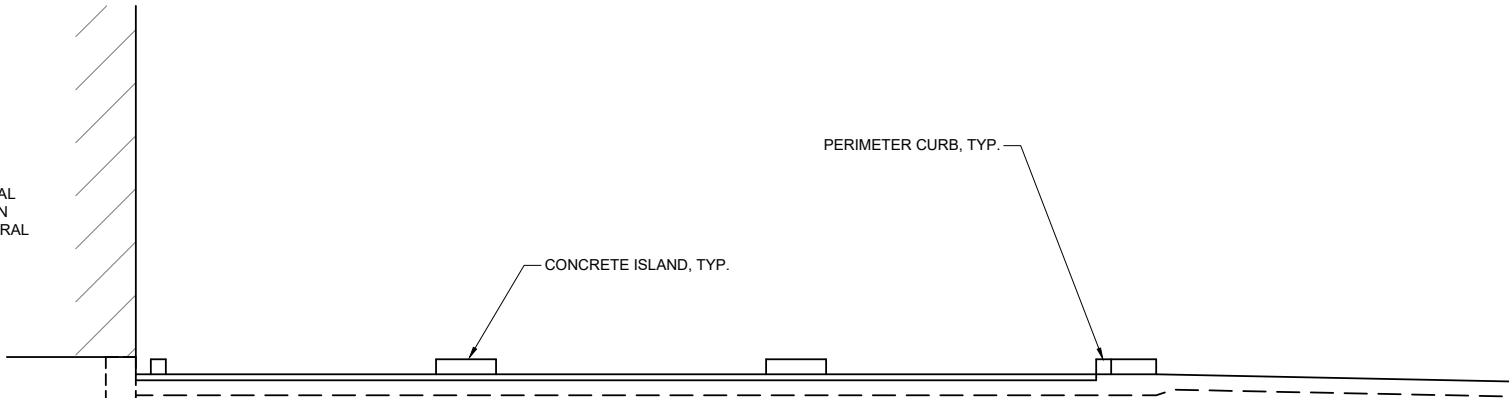
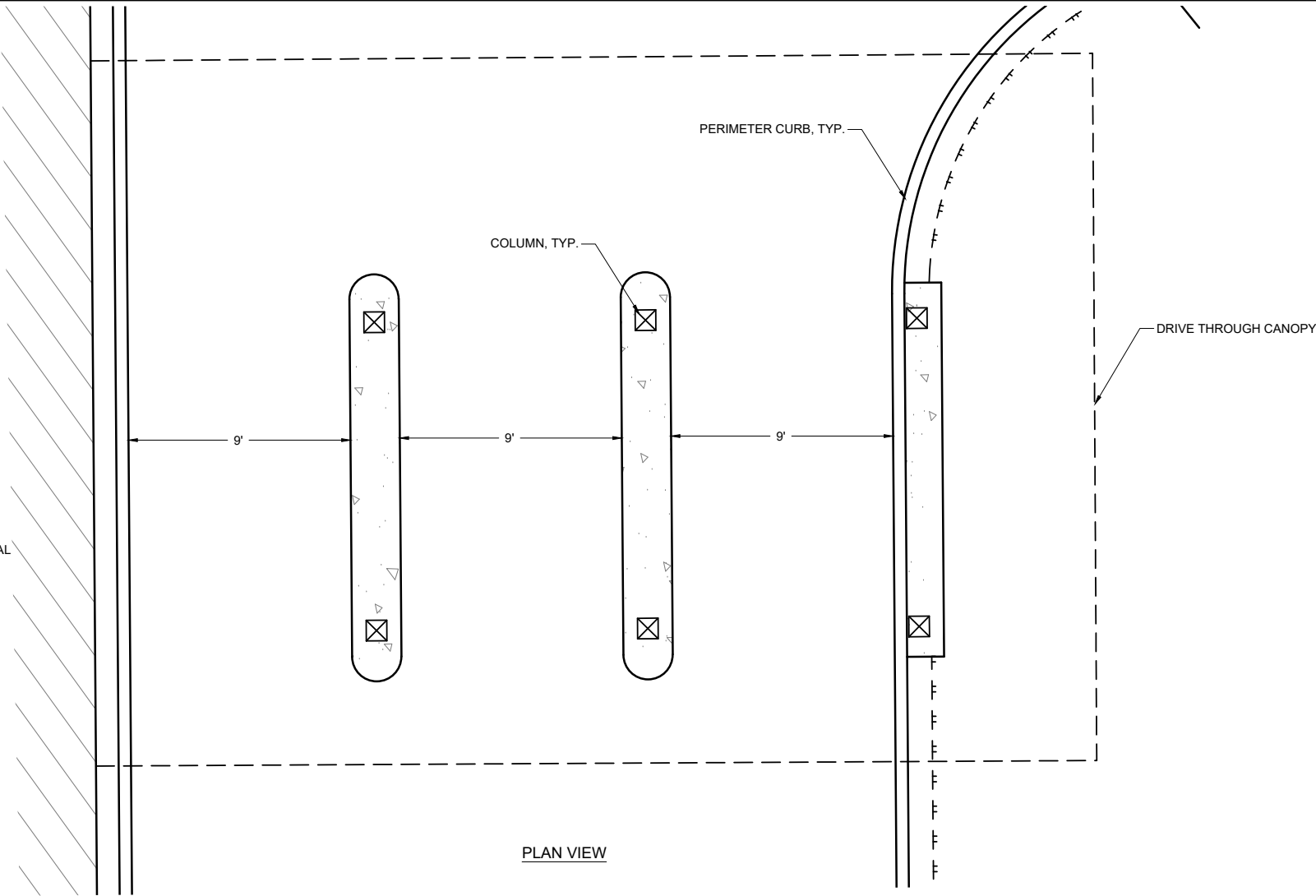
SHEET TITLE:
CONSTRUCTION
DETAILS

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.
C406

NOTE: 11"x 17" PRINT IS HALF SIZE



1 DRIVE THROUGH ISLAND DETAIL
C406 SCALE: NTS

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

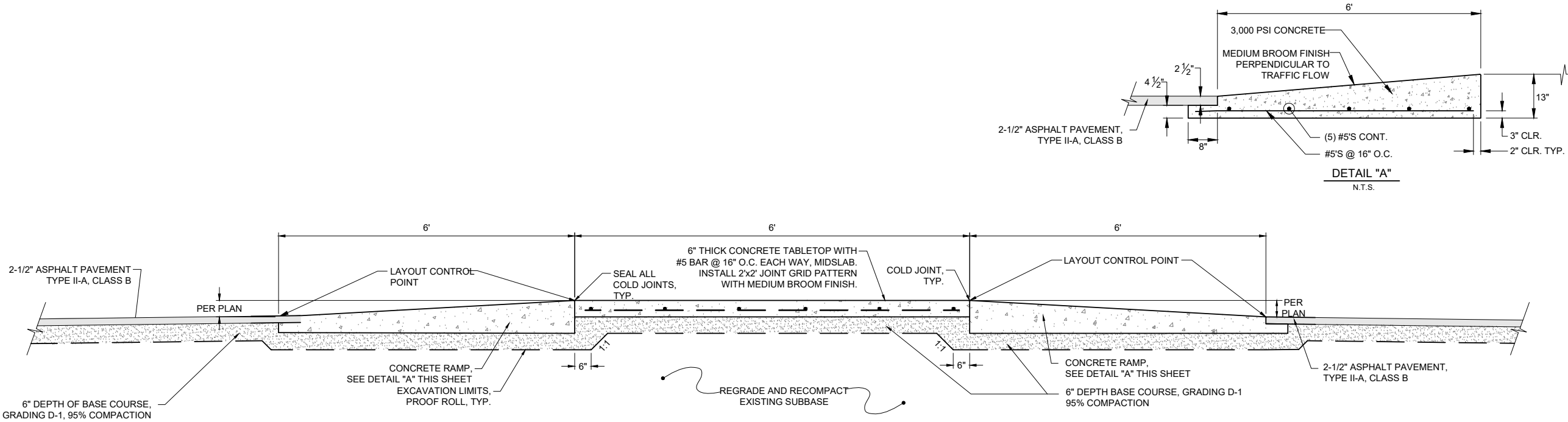
SHEET TITLE:
CONSTRUCTION
DETAILS

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.
C407

NOTE: 11"x 17" PRINT IS HALF SIZE



1 RAISED CROSSWALK DETAIL
C407 SCALE: NTS

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

No.	Description	Date

SHEET TITLE:
SIGNING &
STRIPING PLAN

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.
C501

STANDARD SIGNING SCHEDULE								
SIGN	NORTHING	EASTING	MUTCD DESIGNATION	LEGEND	SIZE		# OF POSTS	REMARKS
					WIDTH	HEIGHT		
1	50457.3	52609.5	R1-1 & R5-1	"STOP" "DO NOT ENTER"	30"	30"	1	
2	50563.1	52508.0	R7-8	"RESERVED PARKING"	12"	18"	1	
3	50576.0	52503.4	R7-8	"RESERVED PARKING"	12"	18"	1	
4	50385.1	52451.9	R1-1	"STOP"	30"	30"	1	

STRIPING LEGEND		
SYMBOL	DESCRIPTION	WIDTH
(A)	SOLID BLUE	4"
(B)	SOLID WHITE	4"

NOTE: SEE STRIPING DETAILS ON SHEET C502

SHEET C501 NOTES:
1. XXX

LOT 3
HONSINGER POND SUBDIVISION

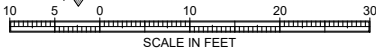
BLUE PAINTED SYMBOL

JUNEAU FINANCIAL CENTER
GLOBAL FEDERAL CREDIT UNION
FINISH FLOOR EL=25.60'
SEE ARCHITECTURAL FOR DIMENSIONS

DIRECTIONAL ARROWS
SEE DETAIL 3, SHEET C502

HONSINGER DRIVE (ASPHALT PAVEMENT)

DIAL BEFORE YOU DIG!
907-586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE



NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

RESPEC #11009.22004

Foundation Permit Set Only

Juneau Financial Center

Global Credit Union

No.	Description	Date

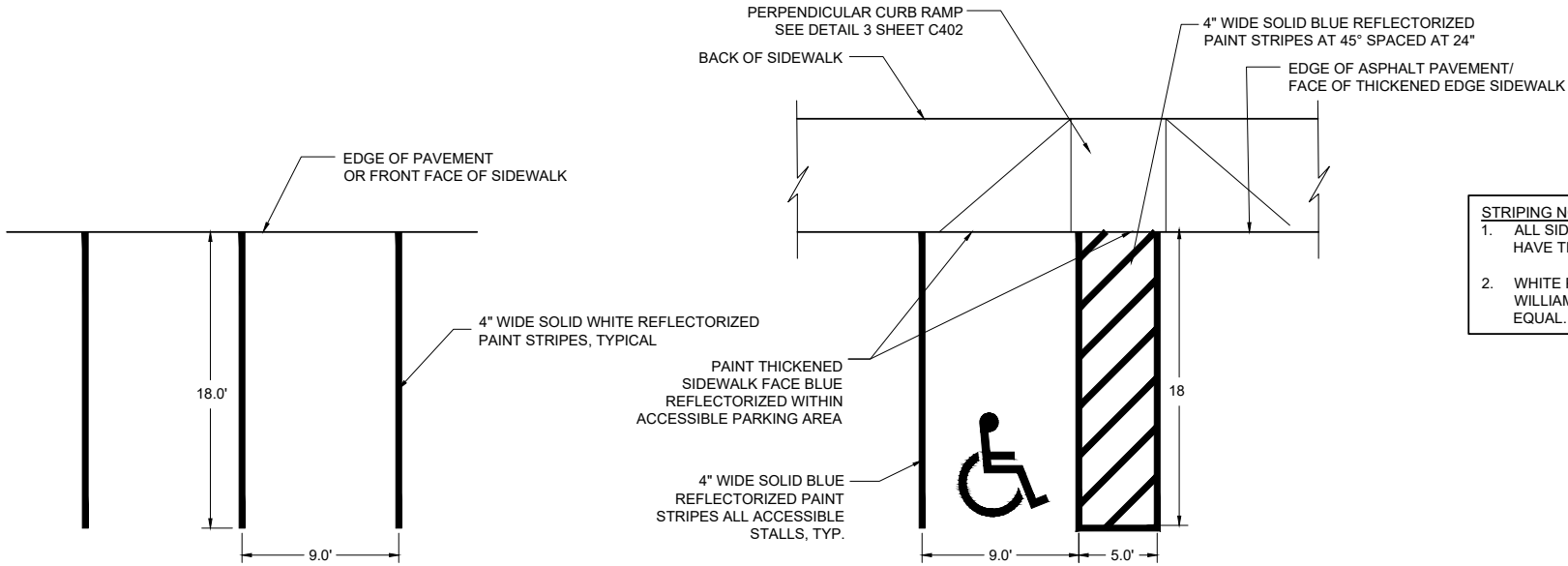
SHEET TITLE:
SIGNING &
STRIPING DETAILS

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.
C502

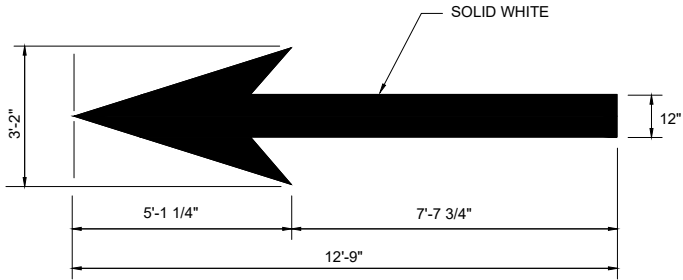
NOTE: 11"x 17" PRINT IS HALF SIZE



- STRIPING NOTES**
- ALL SIDEWALK EDGES FACING ACCESSIBLE DESIGNATED STALLS SHALL HAVE THE FACE OF THE SIDEWALK PAINTED BLUE.
 - WHITE PAINT FOR PARKING STALLS AND ARROWS SHALL BE SHERWIN WILLIAMS SHER-LANE TRAFFIC MARKINGS SERIES OR APPROVED EQUAL.

1 PERPENDICULAR PARKING STALL STRIPE DETAIL
C502 SCALE: NTS

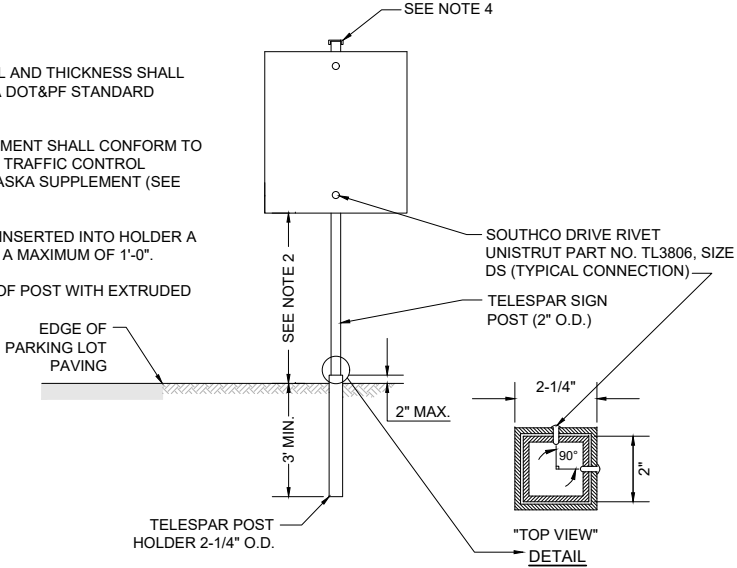
2 ACCESSIBLE PERPENDICULAR STALL STRIPE DETAIL
C502 SCALE: NTS



3 DIRECTIONAL DETAIL
C502 SCALE: NTS

NOTES:

- SIGN PANEL MATERIAL AND THICKNESS SHALL CONFORM TO ALASKA DOT&PF STANDARD DRAWINGS MANUAL.
- SIGN SIZE AND PLACEMENT SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE ALASKA SUPPLEMENT (SEE LATEST EDITION.)
- SIGN POST SHALL BE INSERTED INTO HOLDER A MINIMUM OF 0'-6" AND A MAXIMUM OF 1'-0".
- SNUGLY COVER TOP OF POST WITH EXTRUDED TELES PAR POST CAP.



4 SIGN ASSEMBLY DETAIL
C502 SCALE: NTS

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendota Hall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEOC163270

Foundation Permit Set Only

Juneau Financial Center

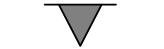
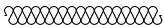
Global Credit Union

RESPEC #11009.22004

EROSION & SEDIMENT CONTROL NOTES:

1. SITE DISTURBANCE FOR THIS PROJECT IS GREATER THAN 1 ACRE. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE REQUIRED FOR THIS PROJECT.
2. EROSION AND SEDIMENT CONTROL DETAILS SHOWN ARE INTENDED AS A MINIMUM LEVEL OF EROSION CONTROL ONLY. ALL SEDIMENTATION FROM ON SITE DRAINAGE AND GRADING SHALL BE CONTAINED ON SITE.
3. ALL EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE IN PLACE PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS.
4. EROSION CONTROL DEVICES WILL NOT BE REMOVED UNTIL NO EROSION OR SEDIMENT PROBLEMS EXIST.
5. COLLECTED SEDIMENT WILL BE DISPOSED OF OFF SITE AT AN APPROVED DUMPSITE. COLLECTED SEDIMENT MAY NOT BE USED AS EMBANKMENT.
6. DEWATERING OF WORK AREAS BY PUMPING SHALL BE IMPLEMENTED WHENEVER NECESSARY TO REDUCE THE PROJECTS WATER QUALITY IMPACTS. THE PUMP DISCHARGE MUST BE FILTERED THROUGH SEDIMENT CONTROL DEVICES SUCH AS SILT SACK OR OTHER SEDIMENT STRUCTURES BEFORE IT CAN BE DISCHARGED.
7. CONTRACTOR SHALL KEEP CLEAN AND DISPOSE OF ALL EARTHEN MATERIAL TRACKED ONTO HONSINGER DRIVE. THIS SHALL INCLUDE SWEEPING WITH A POWER BROOM VACUUMING AND WATERING ON A DAILY BASIS DURING HAULING ACTIVITIES OR MORE FREQUENTLY AS DIRECTED BY THE ENGINEER.

EROSION CONTROL SYMBOLS

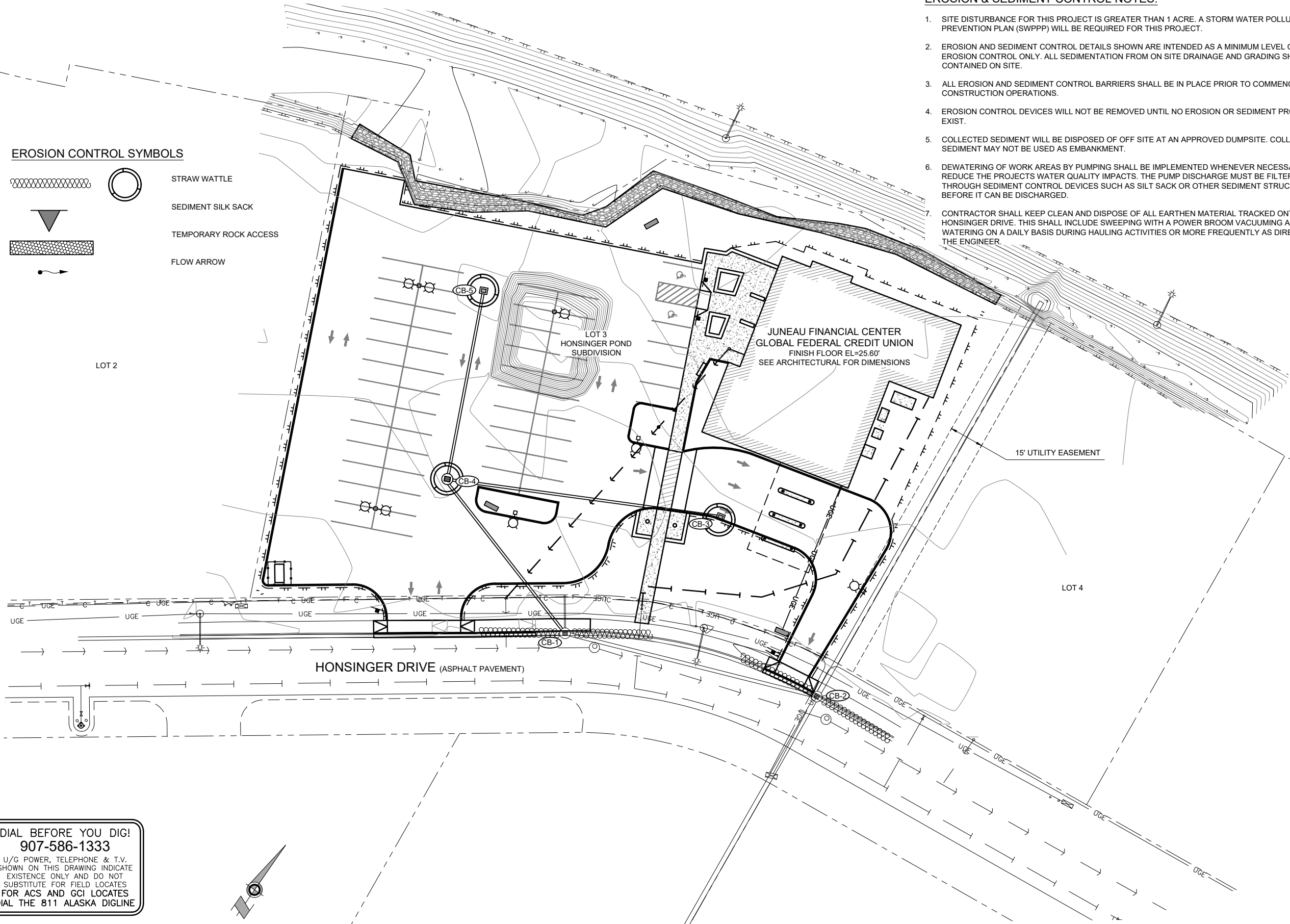


STRAW WATTLE

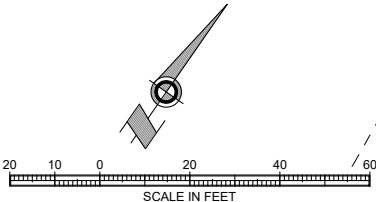
SEDIMENT SILK SACK

TEMPORARY ROCK ACCESS

FLOW ARROW



DIAL BEFORE YOU DIG!
907-586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE



NOTE: 11"x 17" PRINT IS HALF SIZE

No.	Description	Date

SHEET TITLE:
EROSION
SEDIMENT
CONTROL PLAN

DATE: 04.26.2023

DRAWN: JMK
CHECKED: JMP

SHEET NO.

C601

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



Juneau, AK
9109 Mendenhall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270

Foundation Permit Set Only
Juneau Financial Center
Global Credit Union

RESPEC #11009.22004

No.	Description	Date

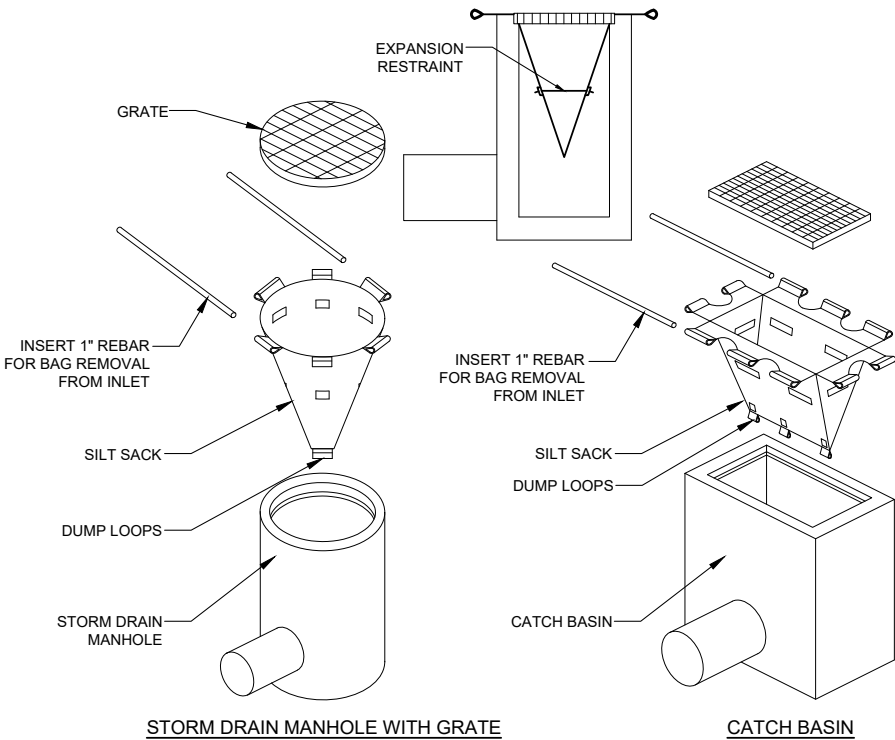
SHEET TITLE:
**EROSION
SEDIMENT
CONTROL DETAILS**

DATE: 04.26.2023

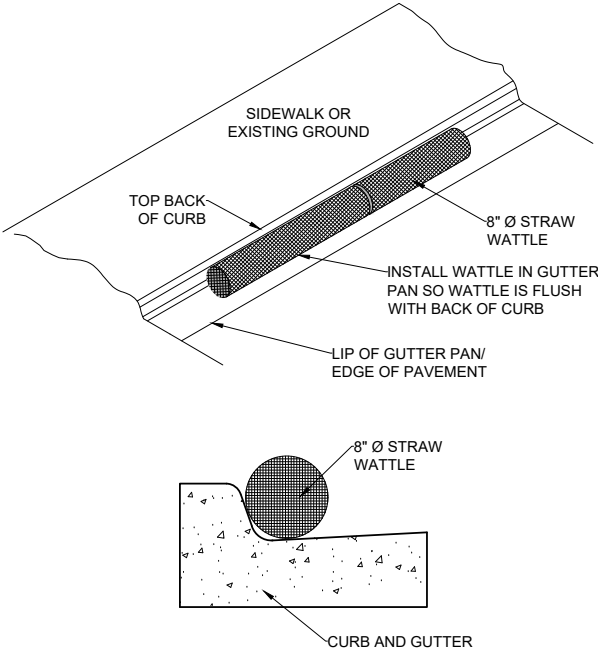
DRAWN: JMK
CHECKED: JMP

SHEET NO.
C602

NOTE: 11"x 17" PRINT IS HALF SIZE

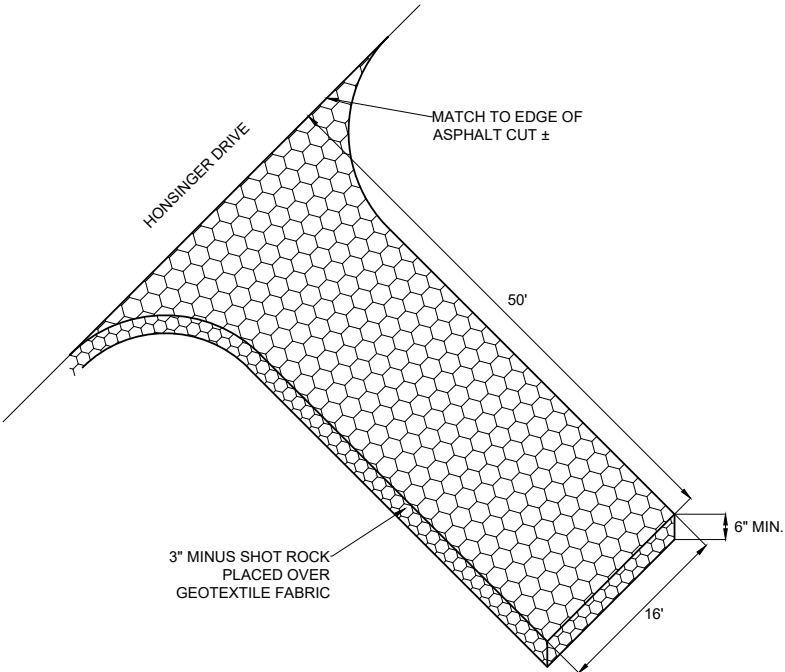


1 SILT SACK DETAIL
C602 SCALE: NTS



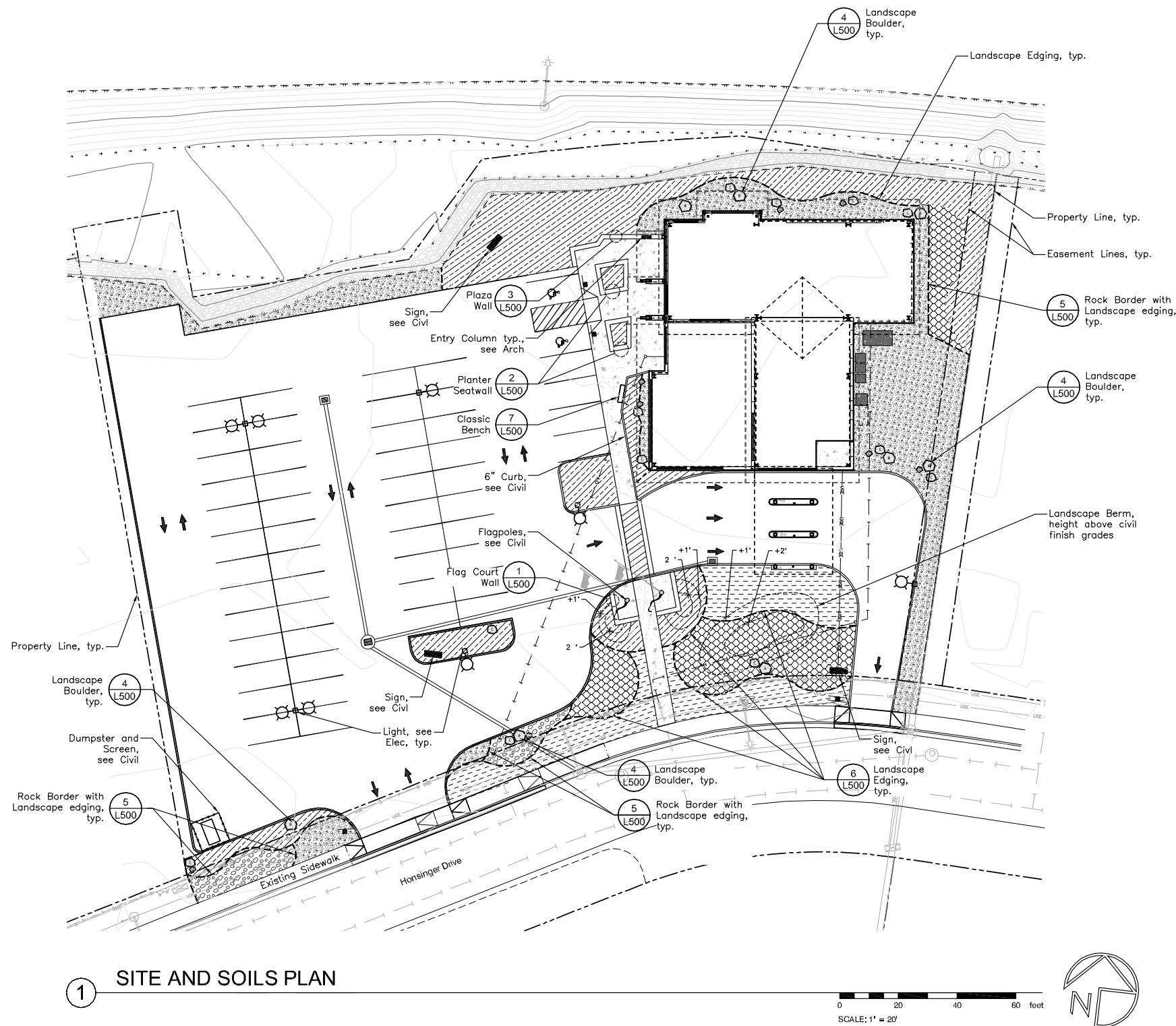
NOTES:
1. PLACE THE WATTLE IN CURB AND GUTTER SO THAT IT FOLLOWS THE GUTTER PAN LINE. ANCHOR AS REQUIRED.

2 STRAW WATTLE IN CURB & GUTTER DETAIL
C602 SCALE: NTS



NOTES:
1. MAINTENANCE OF TEMPORARY ROCK ACCESS SHALL INCLUDE REPLACING ROCK AS REQUIRED TO MAINTAIN AN EFFECTIVE AREA FOR SHEDDING EARTHEN MATERIAL FROM CONSTRUCTION EQUIPMENT AND PREVENTING MATERIAL FROM GETTING TRACKED ON TO HONSINGER DRIVER, YANDUKIN DRIVE, AND EGAN DRIVE.
2. CLEAN AND REMOVE ALL TRACKED MATERIAL (MUD, SILT, DEBRIS, ETC.) OFF OF THE PROJECT SITE DAILY AND DISPOSE OF MATERIAL AT AN APPROVED DISPOSAL LOCATION.
3. TEMPORARY ROCK ACCESS APPROACHES SHALL BE INSTALLED AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN OR AS DIRECTED BY THE ENGINEER.

3 TEMPORARY ROCK ACCESS DETAIL
C602 SCALE: NTS



SOILS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Landscape Edging	713 lf
	Rock Mulch - Cobble, 6-12" dia.	561 sf
	Rock Mulch - Cobble, 2-6" dia.	4,527 sf
	Landscape Bed - Planting Soil, 18" depth	119.51 cy
	Landscape Bed - Planting Soil, 12" depth	164.67 cy
	Lawn Area - Planting Soil, 4" depth	16.07 cy

- All Landscape Beds: Excavate as necessary to allow placement of planting soil (as measured after compaction) to meet finish grades. Mound @ 4:1 from all edges for installation of soil type per plans:

Lawn = 4" depth
Shrub/perennial plantings = 12" depth
Trees = 18" depth
- Rock Mulch areas: Excavate as necessary for installation of rock mulch types. Place geotextile fabric under rock mulch and tuck into soil at edges.
- See Civil/Architecture sheets for structures, roof overhangs, doors, windows, walls, walkways and utilities.

BOULDER DESCRIPTION

A		Large Rounded Rock
B		Recycling Rock (slopes upward)
C		Tall Vertical Rock
D		Small Rounded Rock



MONIQUE ANDERSON
Landscape Architect
**ANDERSON
LAND PLANNING**
473 Katllan Street, #151A | PO Box 6078
Sitka, AK 99835 :: 907-230-6003

65% DESIGN DEVELOPMENT
Juneau Financial Center

Global Credit Union

MRV # 2130

No.	Description	Date

SHEET TITLE
**LANDSCAPE SITE
& SOILS PLAN**

DATE: APRIL 26, 2023

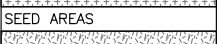
DRAWN: ALP
CHECKED: MA

SHEET NO.

L100

NOTE: 11"x 17" PRINT IS HALF SIZE

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	AR	1	Acer rubrum 'October Glory' TM / October Glory Maple	2" Cal.	B&B or CG	
	TCG	2	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	1.5" Cal.	B&B or CG	
COLUMNAR TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	PB	2	Picea omorika 'Bruns' / Bruns Serbian Spruce	5' Ht	B&B or CG	
	TP	3	Thuja occidentalis 'Pyramidalis' / Pyramidal Arborvitae	6-7' Ht	B&B or CG	
MEDIUM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	CJ	1	Cercidiphyllum japonicum 'Pendula' / Weeping Katsura Tree	#15	CG	
SMALL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	CV	1	Crataegus viridis 'Winter King' / 'Winter King' Hawthorn	2" Cal.	B&B or CG	
	MJ	1	Malus baccata 'Jackii' / Siberian Crab Apple	1.5" Cal.	B&B or CG	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	CH	6	Cotoneaster horizontalis 'Robusta' / Rockspray Cotoneaster	#5	Cont	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	CK	14	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2		2' o.c.
LARGE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	AM	12	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#5	CG	4' o.c.
	RS	2	Ribes sanguineum 'King Edward VII' / Red Flowering Currant	#7	CG	6" o.c.
MEDIUM	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	HP	25	Hebe pinguifolia 'Sutherlandii' / Pagei Hebe	#3	CG	2.5' o.c.
	PS	2	Pinus sylvestris 'Nana' / Dwarf Scotch Pine	#5	CG	4' o.c.
	RI	16	Rhododendron impeditum / Impeditum Dwarf Rhododendron	#2	CG	2.5' o.c.
	SJ	41	Spiraea japonica 'Walburna' / Magic Carpet Japanese Spirea	#3	CG	3' o.c.
	TC	64	Taxus cuspidata 'Nana' / Dwarf Japanese Yew	#3	CG	3' o.c.
OTHER FEATURES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	A	5	Boulder Type A	5-6'		
	B	8	Boulder Type B	3-4'		
	C	12	Boulder Type C	2.5-3'		
	D	8	Boulder Type D	2'		
BORDER PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	BC	23	Bergenia cordifolia 'Silverlight' / Heartleaf Bergenia	#1	CG	triang. space @ 18" o.c.
	BM	89	Brunnera macrophylla 'Jack Frost' TM / Siberian Bugloss	#1	CG	triang. space @ 24" oc
	HX2	136	Helleborus x / Hybrid Hellebore	#1	CG	triang. space @ 18" o.c.
	HX	121	Heuchera x 'Plum Pudding' / Plum Pudding Coral Bells	#1	CG	triang. space @ 18" o.c.
	VS	51	Veronica spicata 'Red Fox' / Red Fox Spike Speedwell	#1	CG	triang. space @ 18" o.c.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	CM	59	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	CG	triang. space @ 18" o.c.
	HM2	128	Hakonechloa macro 'Aureola' / Golden Variegated Hakonechloa	#1	CG	triang. space @ 24" oc

PLANT SCHEDULE						
PERENNIAL GROUNDCOVER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	AR2	489	Ajuga reptans / Carpet Bugle	SP#1	flat@	triang. space @ 8" o.c.
	GS	172	Geranium sanguineum striatum / Bloody Cranesbill	SP#1	container	triang. space @ 1' o.c.
	SX	312	Saxifraga x urbium / London Pride	SP#1	container	triang. space @ 1' o.c.
SEED AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FURN	SPACING
	LM	2,185 sf	Lawn Mix	seed		

GENERAL PLANTING NOTES:

1. All plants: Nursery grown to ANSI Z60.1 standards.
2. See planting details on sheets L501-502 for planting of trees, shrubs and perennial/grasses.
3. Where planting materials are installed, excavate as necessary to achieve soil depths per planting details which may be additional to the soils plan.
4. Coordinate earthwork to ensure final grades are met and positive drainage is achieved. All soft surfaces to be 1" below adjacent hard surfaces.
5. All planting areas to receive 3" shredded bark mulch unless otherwise noted.
6. Stake locations of trees for owner/landscape architect approval prior to installation.
7. See Civil/Architecture sheets for structures, roof overhangs, doors, windows, walls, walkways and utilities.



MONIQUE ANDERSON
Landscape Architect
**ANDERSON
LAND PLANNING**
473 Katllan Street, #151A | PO Box 6078
Sitka, AK 99835 :: 907-230-6003

65% DESIGN DEVELOPMENT
Juneau Financial Center

Global Credit Union

MRV #2130

No.	Description	Date

SHEET TITLE
PLANTING
SCHEDULE

DATE: APRIL 26, 2023

DRAWN: ALP
CHECKED: MA

SHEET NO.

L200

NOTE: 11"x 17" PRINT IS HALF SIZE



MONIQUE ANDERSON
Landscape Architect
**ANDERSON
LAND PLANNING**
473 Katllan Street, #151A | PO Box 6078
Sitka, AK 99835 :: 907-230-6003

MRV #2130

65% DESIGN DEVELOPMENT
Juneau Financial Center

Global Credit Union

No.	Description	Date

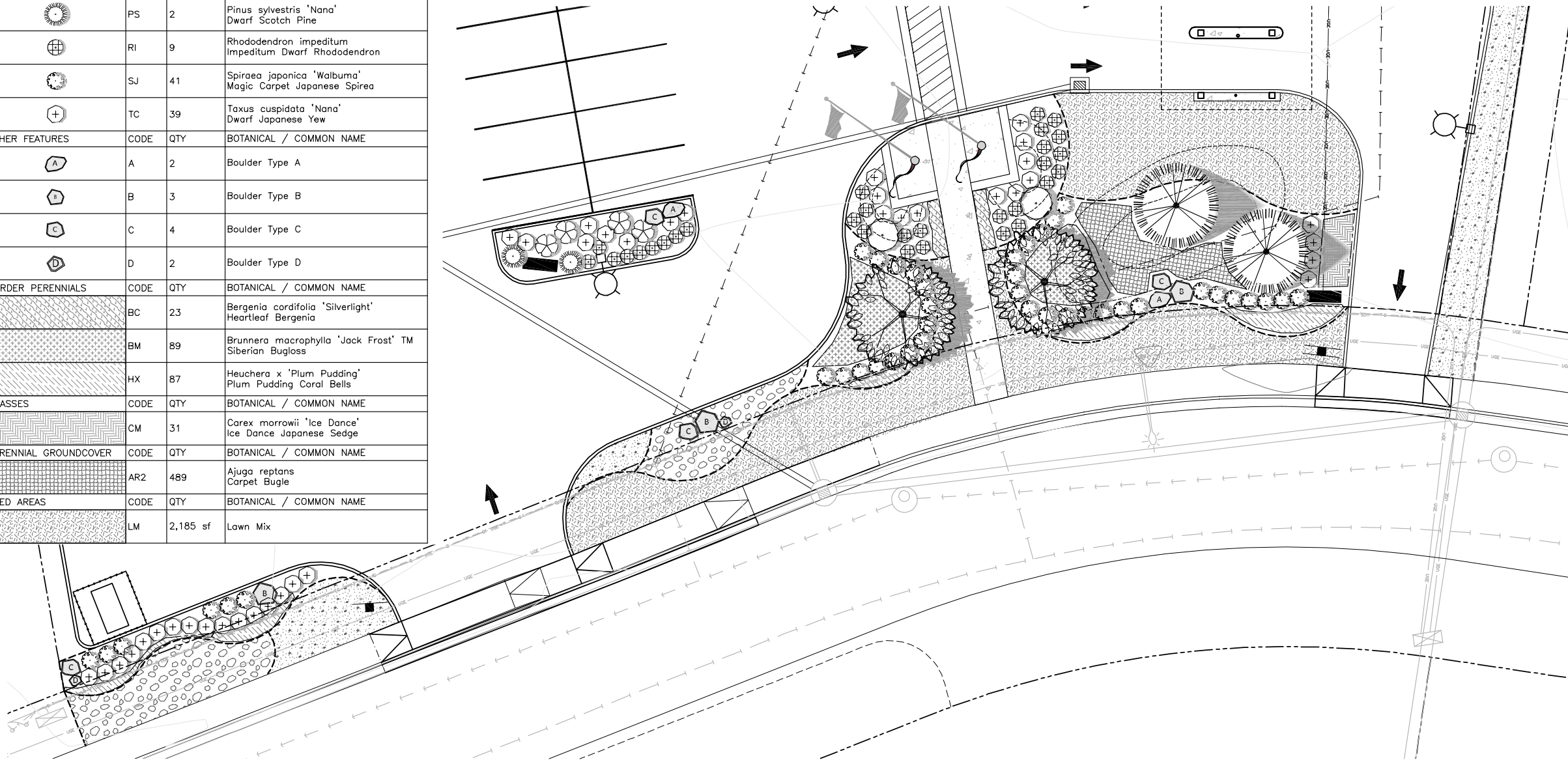
SHEET TITLE
**PLANTING PLAN -
SOUTH SITE**

DATE: APRIL 26, 2023

DRAWN: ALP
CHECKED: MA

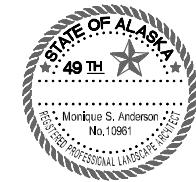
SHEET NO.
L201

PLANT SCHEDULE SOUTH SITE			
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	TCG	2	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
COLUMNAR TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PB	2	Picea omorika 'Bruns' Bruns Serbian Spruce
LARGE	CODE	QTY	BOTANICAL / COMMON NAME
	AM	4	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry
	RS	2	Ribes sanguineum 'King Edward VII' Red Flowering Currant
MEDIUM	CODE	QTY	BOTANICAL / COMMON NAME
	HP	21	Hebe pinguifolia 'Sutherlandii' Pagei Hebe
	PS	2	Pinus sylvestris 'Nana' Dwarf Scotch Pine
	RI	9	Rhododendron impeditum Impeditum Dwarf Rhododendron
	SJ	41	Spiraea japonica 'Walburna' Magic Carpet Japanese Spirea
	TC	39	Taxus cuspidata 'Nana' Dwarf Japanese Yew
OTHER FEATURES	CODE	QTY	BOTANICAL / COMMON NAME
	A	2	Boulder Type A
	B	3	Boulder Type B
	C	4	Boulder Type C
	D	2	Boulder Type D
BORDER PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	BC	23	Bergenia cordifolia 'Silverlight' Heartleaf Bergenia
	BM	89	Brunnera macrophylla 'Jack Frost' TM Siberian Bugloss
	HX	87	Heuchera x 'Plum Pudding' Plum Pudding Coral Bells
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	CM	31	Carex marrovii 'Ice Dance' Ice Dance Japanese Sedge
PERENNIAL GROUNDCOVER	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	489	Ajuga reptans Carpet Bugle
SEED AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	LM	2,185 sf	Lawn Mix



1 PLANTING PLAN - SOUTH SITE

NOTE: 11"x 17" PRINT IS HALF SIZE



MONIQUE ANDERSON
Landscape Architect
**ANDERSON
LAND PLANNING**
473 Katllan Street, #151A | PO Box 6078
Sitka, AK 99835 :: 907-230-6003

65% DESIGN DEVELOPMENT
Juneau Financial Center

Global Credit Union

MRV #2130

No.	Description	Date

SHEET TITLE
**PLANTING PLAN -
NORTH SITE**

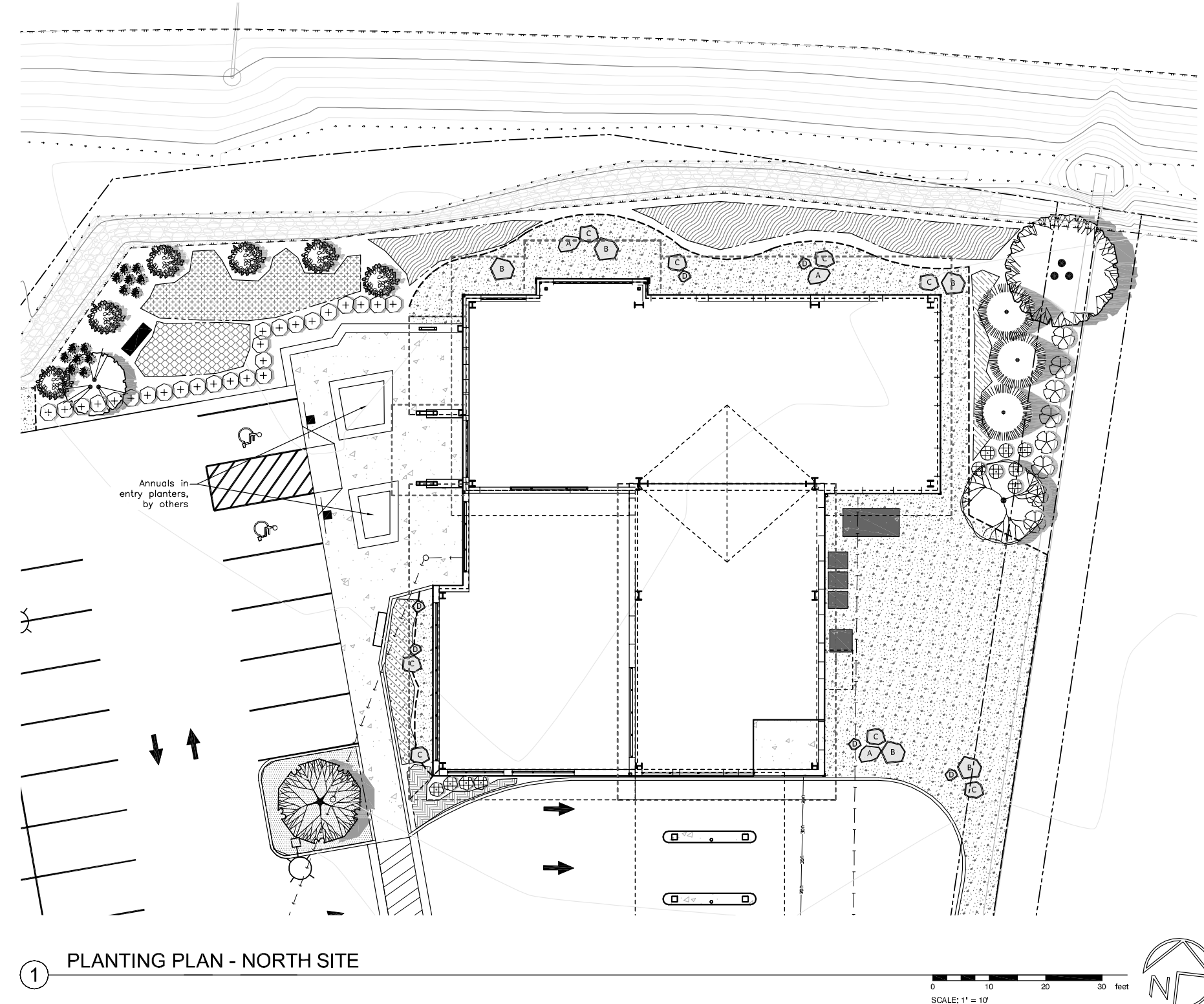
DATE: APRIL 26, 2023

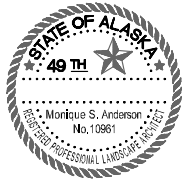
DRAWN: ALP
CHECKED: MA

SHEET NO.
L202

PLANT SCHEDULE NORTH SITE			
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	1	Acer rubrum 'October Glory' TM October Glory Maple
COLUMNAR TREES	CODE	QTY	BOTANICAL / COMMON NAME
	TP	3	Thuja occidentalis 'Pyramidalis' Pyramidal Arborvitae
MEDIUM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CJ	1	Cercidiphyllum japonicum 'Pendula' Weeping Katsura Tree
SMALL TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CV	1	Crataegus viridis 'Winter King' 'Winter King' Hawthorn
	MJ	1	Malus baccata 'Jackii' Siberian Crab Apple
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CH	6	Cotoneaster horizontalis 'Robusta' Rockspray Cotoneaster
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	CK	14	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass
LARGE	CODE	QTY	BOTANICAL / COMMON NAME
	AM	8	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry
MEDIUM	CODE	QTY	BOTANICAL / COMMON NAME
	HP	4	Hebe pinguifolia 'Sutherlandii' Pagei Hebe
	RI	7	Rhododendron impeditum Impeditum Dwarf Rhododendron
	TC	25	Taxus cuspidata 'Nana' Dwarf Japanese Yew
OTHER FEATURES	CODE	QTY	BOTANICAL / COMMON NAME
	A	3	Boulder Type A
	B	5	Boulder Type B
	C	8	Boulder Type C
	D	6	Boulder Type D
BORDER PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	HX2	136	Helleborus x Hybrid Hellebore
	HX	34	Heuchera x 'Plum Pudding' Plum Pudding Coral Bells
	VS	51	Veronica spicata 'Red Fox' Red Fox Spike Speedwell
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	CM	28	Carex morrowii 'Ice Dance' Ice Dance Japanese Sedge
	HM2	128	Hakonechloa macro 'Aureola' Golden Variegated Hakonechloa
PERENNIAL GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME
	GS	172	Geranium sanguineum striatum Bloody Cranesbill
	SX	312	Saxifraga x urbium London Pride

NOTE: 11"x 17" PRINT IS HALF SIZE





MONIQUE ANDERSON
Landscape Architect
**ANDERSON
LAND PLANNING**
473 Katllan Street, #151A | PO Box 6078
Sitka, AK 99835 :: 907-230-6003

MRV # 2130

65% DESIGN DEVELOPMENT

Juneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE
**LANDSCAPE
DETAILS**

DATE: APRIL 26, 2023

DRAWN: ALP
CHECKED: MA

SHEET NO.

L500



- 1 WOOD SLATS
- 2 CAST IRON FRAME

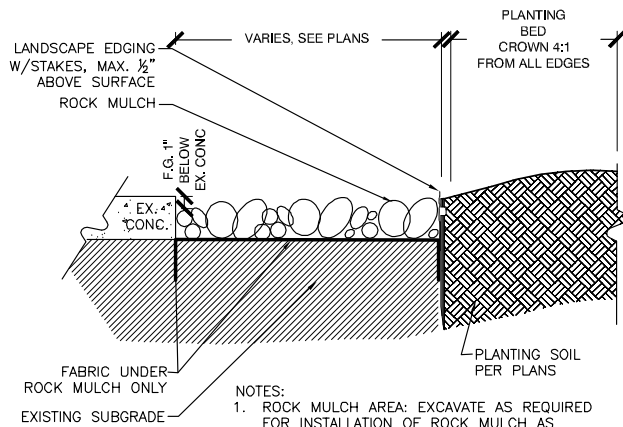
NOTES:

- 6' BENCH
- INTERMEDIATE ARM REST ON 6' MODEL (NOT SHOWN)
- WOOD SLATS
- SURFACE MOUNT
- COLOR- BLACK

7 CLASSIC BENCH

NTS

S-FURN-23



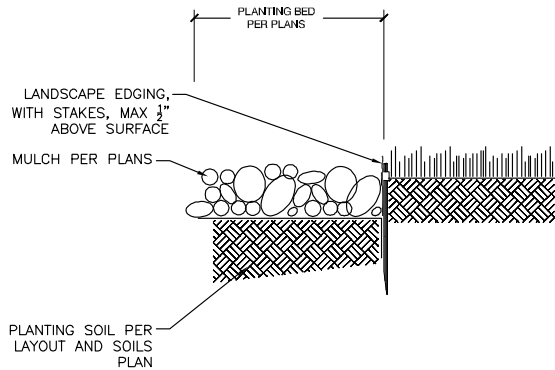
NOTES:

- ROCK MULCH AREA: EXCAVATE AS REQUIRED FOR INSTALLATION OF ROCK MULCH AS MEASURED AFTER COMPACTION TO MEET CIVIL'S FINISH GRADES.
- INSTALL EDGING PER MANUFACTURER'S SPECIFICATIONS.
- PLACE FABRIC UNDER ROCK MULCH AND TUCK INTO SOIL AT EDGES.

5 ROCK BORDER WITH LANDSCAPE EDGING

NTS

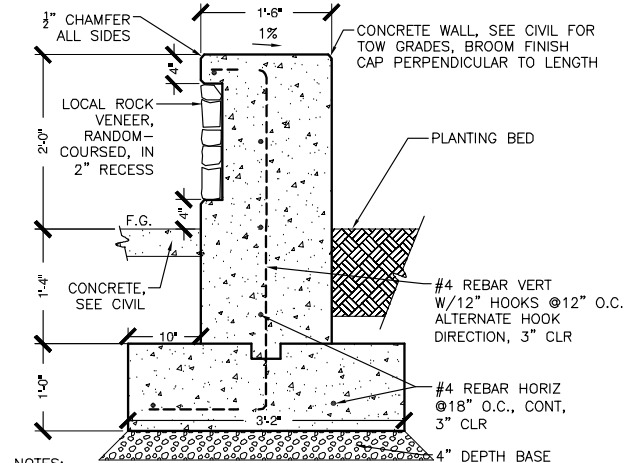
S-EDGE-01



6 LANDSCAPE EDGING-METAL

1 1/2" = 1'-0"

S-EDGE-08



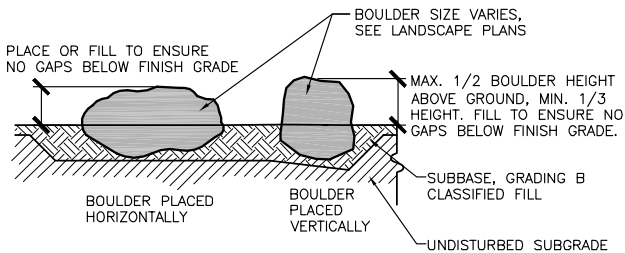
NOTES:

- DAMP-PROOF ALL SUBSURFACE FACES OF WALL TO 6" BELOW F.G.
- VERT CONTROL JOINTS @ 6' OC WITH 1/2" CHAMFER STRIP ON BOTH SIDES OF FORM
- TERMINATE ROCK VENEER 6" FROM WALL ENDS.

3 PLAZA WALL

1" = 1'-0"

S-WALL-23



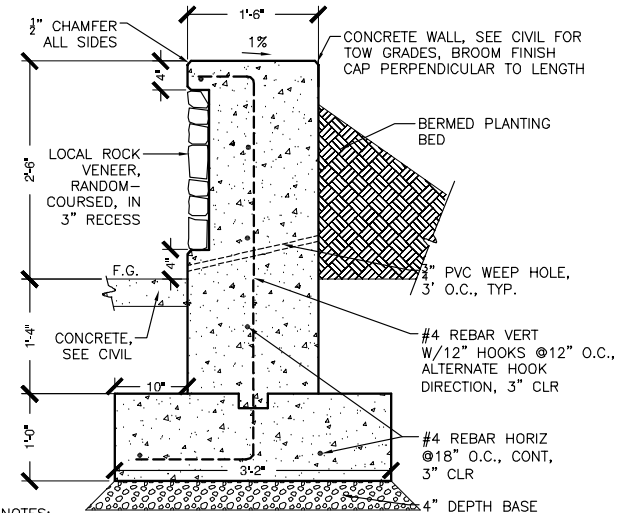
NOTES:

- DEPTH OF EXCAVATION SHALL ACCOMMODATE VARYING BOULDER SIZES.
- LOCATION AND ORIENTATION OF PLACED ROCKS SHALL BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE.

4 LANDSCAPE BOULDER

NTS

S-ROCK-01



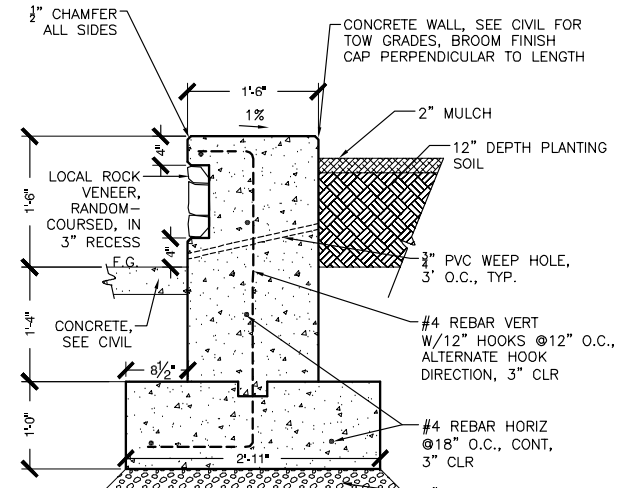
NOTES:

- DAMP-PROOF ALL SUBSURFACE FACES OF WALL TO 6" BELOW F.G.
- VERT CONTROL JOINTS @ 6' OC WITH 1/2" CHAMFER STRIP ON BOTH SIDES OF FORM
- TERMINATE ROCK VENEER 6" FROM WALL ENDS.

1 FLAG COURT WALL

1" = 1'-0"

S-WALL-21



NOTES:

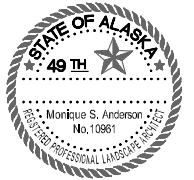
- DAMP-PROOF ALL SUBSURFACE FACES OF WALL TO 6" BELOW F.G.
- VERT CONTROL JOINTS @ 6' OC WITH 1/2" CHAMFER STRIP ON BOTH SIDES OF FORM
- CONTINUOUS ROCK VENEER AROUND CORNERS

2 PLANTER SEAT WALL

1" = 1'-0"

S-WALL-22

NOTE: 11"x 17" PRINT IS HALF SIZE



MONIQUE ANDERSON
Landscape Architect
**ANDERSON
LAND PLANNING**
473 Katllan Street, #151A | PO Box 6078
Sitka, AK 99835 :: 907-230-6003

MRV # 2130

65% DESIGN DEVELOPMENT
Juneau Financial Center
Global Credit Union

No.	Description	Date

SHEET TITLE
**LANDSCAPE
DETAILS**

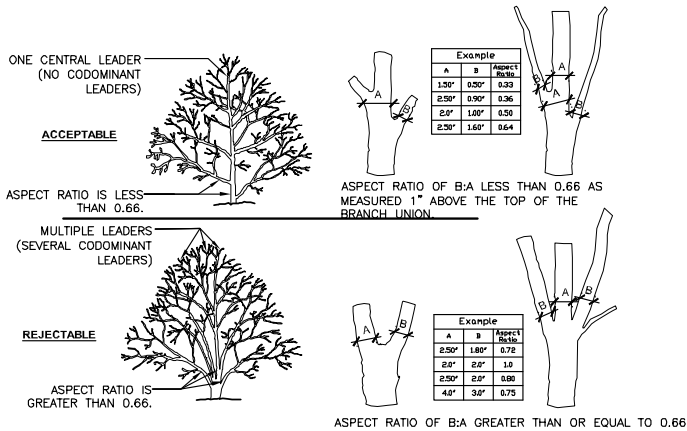
DATE: APRIL 26, 2023

DRAWN: ALP
CHECKED: MA

SHEET NO.

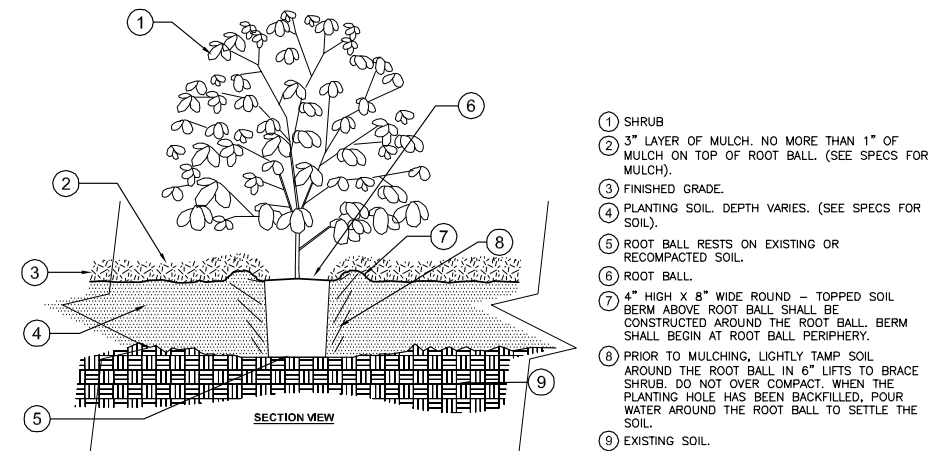
L501

NOTE: 11"x 17" PRINT IS HALF SIZE



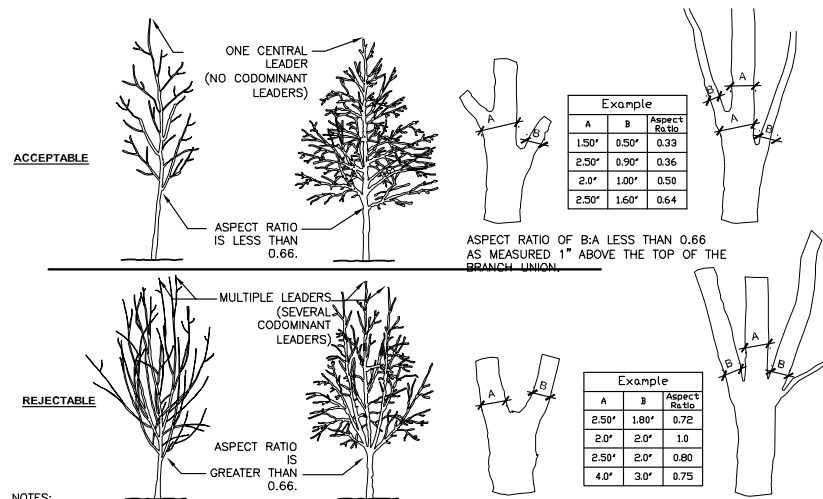
NOTES:
1- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2- ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

5 CROWN OBSERVATIONS - LOW BRANCHED
3/16" = 1'-0" FX-PL-FX-OBSV-04



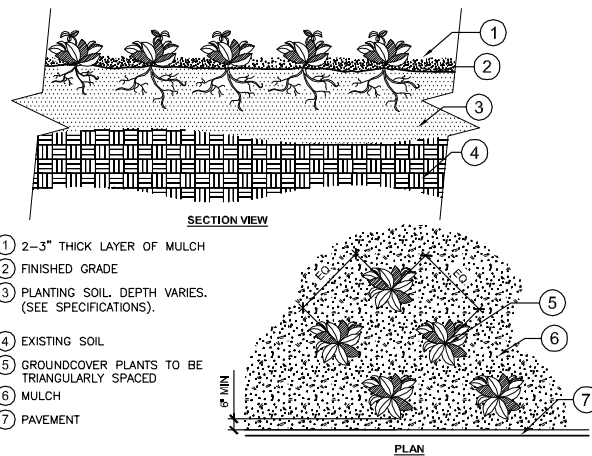
NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 SHRUB - WITH PLANTING SOIL
3/4" = 1'-0" FX-PL-FX-SHRB-03



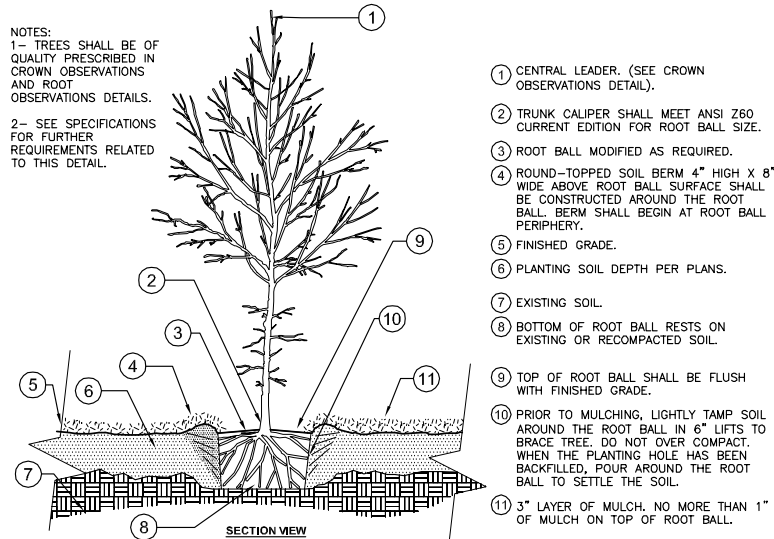
NOTES:
1- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2- ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

6 CROWN OBSERVATIONS - HIGH BRANCHED
1/4" = 1'-0" FX-PL-FX-OBSV-03

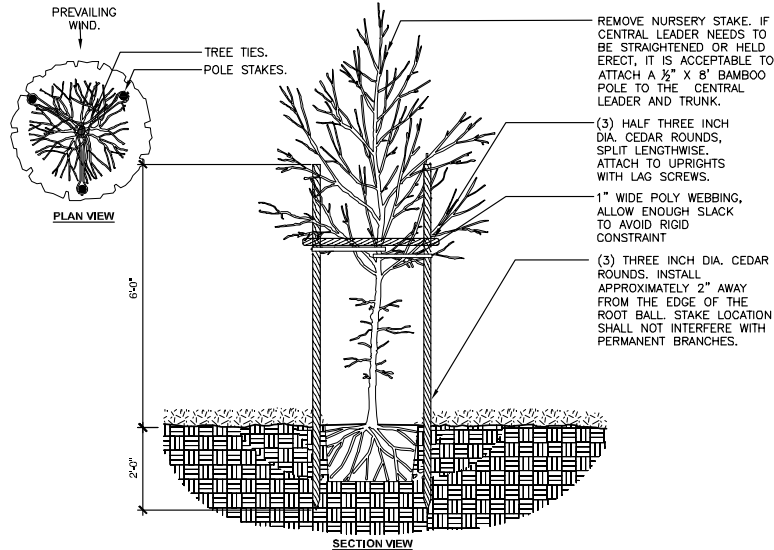


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

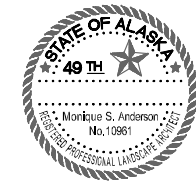
4 PERENNIAL, GRASS AND GROUNDCOVER
3/4" = 1'-0" FX-PL-FX-GROU-01



1 TREE W/ BERM
1/2" = 1'-0" FX-PL-FX-TREE-05



2 TREE STAKING - POLE STAKES (3)
1/2" = 1'-0" FX-PL-FX-TREE-22



MONIQUE ANDERSON
Landscape Architect
**ANDERSON
LAND PLANNING**
473 Katlian Street, #151A | PO Box 6078
Sitka, AK 99835 :: 907-230-6003

MKV # 2130

65% DESIGN DEVELOPMENT
Juneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE
**LANDSCAPE
DETAILS**

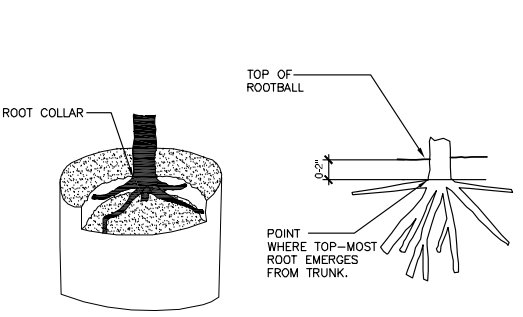
DATE: APRIL 26, 2023

DRAWN: ALP
CHECKED: MA

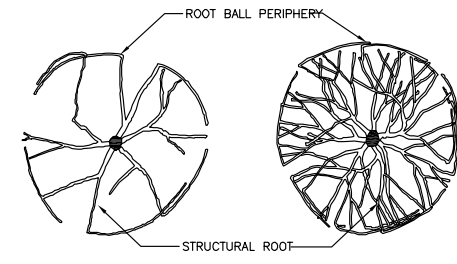
SHEET NO.
L502

NOTE: 11"x 17" PRINT IS HALF SIZE

ACCEPTABLE

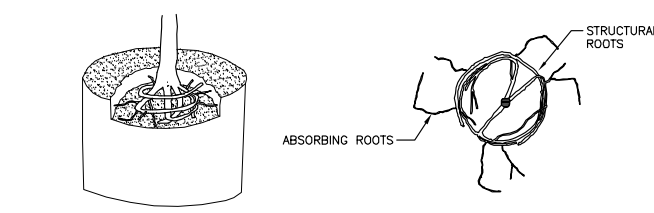


THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.



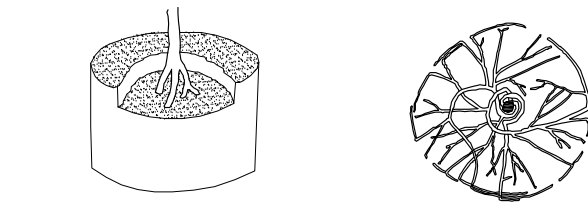
ROOTS RADIATE FROM TRUNK AND REACH SIDE OF ROOT BALL WITHOUT DEFLECTING DOWN OR AROUND.

REJECTABLE



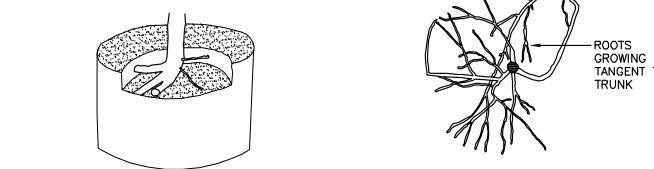
STRUCTURAL ROOTS CIRCLE INTERIOR OF ROOT BALL. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

ONLY ABSORBING ROOTS REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL. STRUCTURAL ROOTS MOSTLY WRAP OR ARE DEFLECTED ON THE ROOT BALL INTERIOR.



STRUCTURAL ROOTS DESCEND INTO ROOT BALL INTERIOR. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

STRUCTURAL ROOTS CIRCLE AND DO NOT RADIATE FROM THE TRUNK.

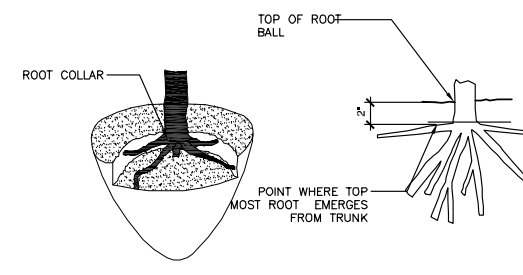


STRUCTURAL ROOTS PRIMARILY GROW TO ONE SIDE.

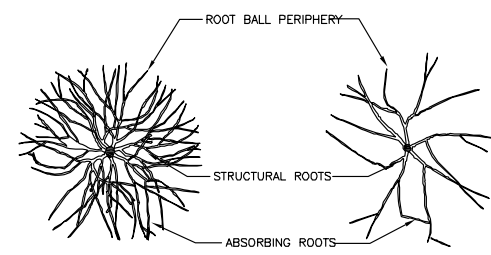
ROOTS GROWING TANGENT TO TRUNK.

STRUCTURAL ROOTS MISSING FROM ONE SIDE, AND/OR GROW TANGENT TO TRUNK.

ACCEPTABLE

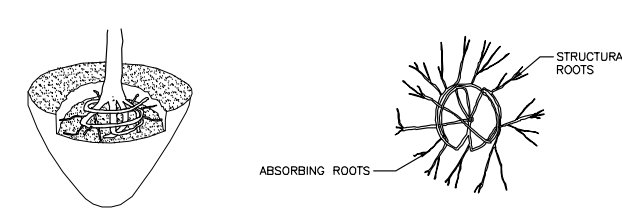


THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.



ROOTS RADIATE FROM TRUNK AND REACH SIDE OF ROOT BALL WITHOUT DEFLECTING DOWN OR AROUND.

REJECTABLE



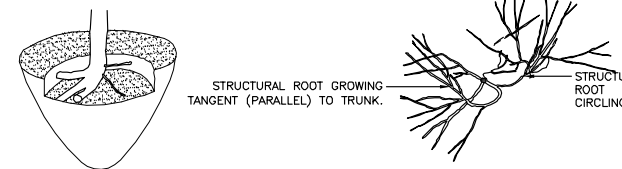
STRUCTURAL ROOTS CIRCLE INTERIOR OF ROOT BALL. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

ONLY ABSORBING ROOTS REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL. STRUCTURAL ROOTS MOSTLY WRAP OR ARE DEFLECTED ON THE ROOT BALL INTERIOR.



STRUCTURAL ROOTS DESCEND INTO ROOT BALL INTERIOR. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

STRUCTURAL ROOTS CIRCLE AND DO NOT RADIATE FROM THE TRUNK.



STRUCTURAL ROOTS PRIMARILY GROW TO ONE SIDE.

STRUCTURAL ROOT GROWING TANGENT (PARALLEL) TO TRUNK.

STRUCTURAL ROOT CIRCLING.

STRUCTURAL ROOTS MISSING FROM ONE SIDE, AND/OR GROW TANGENT TO TRUNK.

NOTES:
1- OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SEE SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

2 ROOT OBSERVATIONS DETAIL - CONTAINER
1 1/2" = 1'-0"

FX-PL-FX-OBSV-02

1 ROOT OBSERVATIONS DETAIL - BALLED AND BURLAPPED
1 1/2" = 1'-0"

FX-PL-FX-OBSV-01

4/26/2023 5:22:06 PM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union/INF-STRU-11009-22004_RV22.rvt

GENERAL NOTES

1.

THE INTERNATIONAL BUILDING CODE (IBC) 2021 AND ITS REFERENCED STANDARDS, HEREIN REFERRED TO AS "THE CODE", AND OTHER REGULATORY CRITERIA WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
2.

PRIOR TO FABRICATION AND CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF THE EXISTING CONDITIONS VARY FROM THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN A TIMELY MANNER.
3.

IF THE STRUCTURAL ENGINEER OF RECORD IS NOT RETAINED BY THE OWNER TO OVERSEE CONSTRUCTION ACTIVITIES, THE STRUCTURAL ENGINEER OF RECORD IS NOT IN RESPONSIBLE CHARGE OF THE CONSTRUCTION PER SECTION 107.3.4 OF THE CODE. CONSTRUCTION ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, REVIEW OF SPECIAL INSPECTION AND STRUCTURAL OBSERVATION REPORTS, REVIEW OF SUBMITTAL DOCUMENTS, AND REVIEW DELEGATED DESIGN SUBMITTALS.
4.

THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LOADING. SHORING AND TEMPORARY SUPPORTS FOR CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5.

THE FOLLOWING ITEMS ARE PART OF THE LATERAL FORCE RESISTING SYSTEM (LFRS):

A.

MOMENT FRAME BEAMS, DRAG BEAMS, AND ASSOCIATED BEAMS, COLUMNS, AND CONNECTIONS.

STRUCTURAL DESIGN DATA

1.

LIVE LOADS:

A.

FIRST FLOOR

100 PSF OR 3 KIP CONCENTRATED

B.

SECOND FLOOR

80 PSF

C.

MECHANICAL ROOM

125 PSF

D.

ROOFS

20 PSF OR 0.3 KIP CONCENTRATED

E.

STAIRS & CORRIDORS

100 PSF OR 2 KIP CONCENTRATED
2.

SNOW LOADS:

A.

GROUND SNOW LOAD

P_g = 70 PSF

B.

EXPOSURE FACTOR

C_e = 1.0

C.

THERMAL FACTOR

C_t = 1.0 BUILDING
1.2 EXTERIOR CANOPIES

D.

IMPORTANCE FACTOR

I_s = 1.0

E.

ROOF SNOW LOAD

P_f = 54 PSF BUILDING
65 PSF EXTERIOR CANOPIES
3.

WIND LOADS:

A.

BASIC WIND SPEED

V_{ult} = 130 MPH

B.

WIND IMPORTANCE FACTOR

I = 1.0

C.

RISK CATEGORY

II

D.

WIND EXPOSURE CATEGORY

D

E.

INTERNAL PRESSURE COEFF.

G_{Cpi} = 0.18

F.

WIND BASE SHEAR

V = 95 KIP
4.

SEISMIC DESIGN DATA:

A.

OCCUPANCY CATEGORY

II

B.

SITE CLASS

D-DEFAULT

C.

MAPPED SHORT-PERIOD DESIGN ACCELERATION

S_s = 0.60 g

D.

MAPPED 1-SECOND DESIGN ACCELERATION

S₁ = 0.80 g

E.

SHORT-PERIOD DESIGN ACCELERATION

S_{0s} = 0.53 g

F.

1-SECOND DESIGN ACCELERATION

S₀₁ = 0.53 g

G.

SEISMIC DESIGN CATEGORY

D

H.

RESPONSE MODIFICATION FACTOR(S)

R = 4.5

I.

BASIC SEISMIC FORCE RESISTING SYSTEM

IMF

J.

DESIGN BASE SHEAR

V = 120 KIP

K.

SEISMIC RESPONSE COEFFICIENT(S)

C_s = 0.18

L.

ANALYSIS PROCEDURE USED

MRSA

M.

MODAL RESPONSE SPECTRUM ANALYSIS

DELEGATED DESIGN NOTES

1.

THE DESIGN OF THE FOLLOWING ELEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR:

A.

ALL STAIRS AND LANDINGS

B.

ALL EXTERIOR CURTAIN WALL SYSTEMS AND THEIR ANCHORAGE TO THE BUILDING STRUCTURE

C.

ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL EQUIPMENT BRACING AND ANCHORAGE TO THE STRUCTURE

D.

INTERIOR AND EXTERIOR GUARDRAILS

E.

ELEVATOR AND ASSOCIATED EQUIPMENT
2.

SUBMITTALS SHALL BE PROVIDED TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD FOR REVIEW.
3.

SUBMITTALS SHALL INCLUDE DRAWINGS AND CALCULATIONS SEALED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF ALASKA.

STRUCTURAL FOUNDATION NOTES

1.

FOUNDATION DESIGN IS BASED ON THE SOILS REPORT BY RESPEC, DATED FEBRUARY 2021. THE ALLOWABLE SOIL BEARING CAPACITY IS 3,000 PSF FOR STATIC LOADING AND 4,500 FOR TRANSIENT LOADING.
2.

ALL FOOTING SUBGRADES AS REQUIRED AND ALL SLAB SUBGRADES INCLUDING PIT SLABS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ALL BACKFILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS, FOOTINGS, CAPS, MATS, WALLS AND PITS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY.
3.

ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH ACCEPTABLE GRANULAR FILL, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY.
4.

CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
5.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADES BEFORE AND AFTER PLACING OF CONCRETE UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
6.

ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTORS SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
7.

THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.
8.

NO CONSTRUCTION SHALL COMMENCE UNTIL ALL SEASONAL FROST HAS THAWED OR BEEN REMOVED.

STRUCTURAL CONCRETE NOTES

1.

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO CHAPTER 19 OF THE CODE AND THE PROVISIONS IN ACI 318.
2.

SUITABLE CONCRETE MIXES SHALL BE PREPARED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE ENGINEER OF RECORD.
3.

SCHEDULE OF CAST-IN-PLACE CONCRETE 28 DAY COMPRESSIVE STRENGTHS AND TYPES:

CONDITION	STRENGTH (PSI)	EXPOSURE CATEGORY	W/C RATIO	AIR ENTRAINMENT
FOUNDATIONS	4,500	F2, S0, C1	0.45	4% - 7%
SLAB-ON-GRADES	4,500	F0, S0, C0	0.55	0%
METAL DECK TOPPING	4,500	F0, S0, C0	0.45	0%

4.

ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE IN CONFORMANCE WITH ASTM C-260.
5.

ALL REINFORCING BARS SHALL BE DEFORMED BAR CONFORMING TO THE STANDARDS OF ASTM A615, GRADE 60.
6.

ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OF THE LATEST EDITION OF CHAPTER 19 OF THE CODE, ACI 318 AND THE "ACI DETAILING MANUAL: DETAILS AND DETAILING CONCRETE REINFORCEMENT", ACI 315.
7.

DESIGN, REMOVAL AND RESHORING OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI 318, CHAPTER 6.
8.

WHERE REQUIRED, DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING.
9.

MAXIMUM SLUMP SHALL BE 8 INCHES ± 1" FOR CONCRETE WITH VERIFIED SLUMP OF 3" ± 1" BEFORE ADDING HIGH-RANGE WATER REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE AT PROJECT SITE.
10.

MINIMUM CONCRETE COVER SHALL BE:

A.

3" FOR CONCRETE CAST AGAINST THE EARTH.

B.

1 1/2" FOR BARS EXPOSED TO WEATHER AND BEAMS AND COLUMNS.

C.

3/4" FOR SLABS.
11.

FOR COLD-WEATHER PLACEMENT (WHEN TEMPERATURE IS EXPECTED TO FALL BELOW 40 DEGREES F FOR THREE CONSECUTIVE DAYS), COMPLY WITH ACI 306.1 DO NOT USE FROZEN MATERIALS, MATERIALS CONTAINING ICE OR SNOW, OR CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS. A TEMPERATURE OF 50 DEGREES F MUST BE MAINTAINED DURING CURING VIA USE OF TENTING OR OTHER ACCEPTABLE ENCLOSURES. CONCRETE (OTHER THEN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50 DEGREES F AND IN A MOIST CONDITION FOR FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT. HIGH-EARLY-STRENGTH CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 3 DAYS.

STRUCTURAL STEEL NOTES

1.

ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION.
2.

ALL STRUCTURAL STEEL SHALL BE CONSISTENT WITH THE FOLLOWING STANDARDS, UNLESS NOTED OTHERWISE:

A.

STRUCTURAL WF SHAPES

(F_y = 50 ksi)

ASTM A992

B.

STRUCTURAL HSS TUBES

(F_y = 50 ksi)

ASTM A500, GRADE C
OR ASTM A1080

C.

STRUCTURAL STEEL PIPE

(F_y = 35 ksi)

ASTM A53, GRADE B

D.

STEEL PLATES & MISC

(F_y = 36 ksi)

ASTM A36
3.

STRUCTURAL STEEL OUTSIDE OF THE HEATED BUILDING ENVELOPE (EXTERIOR STEEL) SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:

A.

SHALL BE HOT-DIP GALVANIZED

B.

EXTERIOR HSS MEMBERS SHALL HAVE A 1/4"ø WEEP HOLE AT THE BASE OF ALL VERTICAL MEMBERS AND AT THE LOWEST POINT OF ALL HORIZONTAL AND SLOPED HSS MEMBERS.
4.

ALL BOLTS SHALL BE MEET THE FOLLOWING REQUIREMENTS, UNLESS NOTED OTHERWISE:

A.

ALL BOLTS SHALL BE 3/4 INCH DIAMETER, UNLESS NOTED OTHERWISE.

B.

BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F3125 GRADE A325 OR A490.
5.

ALL BOLTED CONNECTIONS SHALL BE MEET THE FOLLOWING REQUIREMENTS, UNLESS NOTED OTHERWISE:

A.

ALL CONNECTIONS SHALL BE SIMPLE SHEAR CONNECTIONS USING A MINIMUM OF TWO HIGH-STRENGTH BOLTS IN BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE SHEAR PLANE IN SINGLE SHEAR, UNLESS NOTED OTHERWISE.

B.

ALL BOLTS SHALL BE TIGHTENED TO THE SNUG-TIGHT CONDITION, SUCH THAT ALL PLIES ARE IN SNUG CONTACT, UNLESS NOTED OTHERWISE

C.

ALL BOLTED CONNECTIONS THAT ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS) SHALL BE SLIP-CRITICAL WITH FAYING SURFACES PREPARED AS REQUIRED FOR CLASS 'A' OR BETTER SLIP-CRITICAL JOINTS.
6.

ALL WELDING SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:

A.

ELECTRODES SHALL BE E70XX AND HAVE A CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AT -20° F AND 40 FT-LBS AT 70° F.

B.

WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE AWS "D1.1 STRUCTURAL WELDING CODE-STEEL", LATEST EDITION.
7.

ALL BEAMS, JOISTS AND TRUSSES SHALL BE FABRICATED AND ERECTED WITH THE REQUIRED CAMBER UP. PROVIDE CAMBERS AS INDICATED ON THE DRAWINGS.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCE. SPECIAL CONSIDERATION SHOULD BE GIVEN TO TEMPERATURE DIFFERENTIALS.
9.

THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT PRIOR APPROVAL OF THE ENGINEER.
10.

THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ENGINEER, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMMS FOR ALL STRUCTURAL STEEL.

STRUCTURAL CONCRETE ANCHOR NOTES

1.

THE SPECIFIC MANUFACTURER, SIZE AND EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE PROVIDED AS INDICATED ON THE PLANS. ANY SUBSTITUTION OF BRAND, TYPE OR SIZE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.
2.

ALL POST-INSTALLED ANCHORS SHALL MEET MINIMUM EMBEDMENT, EDGE DISTANCE AND SPACING REQUIREMENTS AS DIRECTED IN THE APPLICABLE ICC-ES REPORT.
3.

WHEN PLACING EXPANSION ANCHORS IN EXISTING CAST-IN-PLACE STRUCTURAL CONCRETE (DECKS, COLUMNS, WALLS, ETC.) THE CONTRACTOR SHOULD USE CAUTION TO NOT CUT OR DAMAGE EXISTING REINFORCING STEEL.
4.

THE CONTRACTOR MAY NOT SUBSTITUTE CAST-IN-PLACE BOLTS AND RODS WITH POST-INSTALLED ANCHORS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
5.

USE HOT-DIPPED GALVANIZED OR STAINLESS ANCHORS WHEN EXPOSED TO EXTERIOR OR DAMP CONDITIONS, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6.

ANCHORS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH CHAPTER 17 OF THE CURRENT IBC CODE AND THE APPLICABLE ICC-ES REPORT.
7.

ALL TESTING IS TO BE DONE IN THE PRESENCE OF THE PROJECT INSPECTOR OF RECORD.

STRUCTURAL STEEL DECK NOTES

1.

ALL METAL DECKING SHALL BE FABRICATED FROM STEEL TYPE ASTM A653, GRADE 50 HAVING A MINIMUM YIELD STRENGTH OF 50,000 PSI. ALL DECKING SHALL BE HOT-DIPPED GALVANIZED. ALL ROOF METAL DECK SHALL BE FORMED WITH TELESKOPEDED ENDS TO LAP ENDS OF SHEETS A MINIMUM OF 2 INCHES.
2.

THE CONTRACTOR SHALL PROVIDE CHECKED SHOP DRAWINGS INDICATING THE LOCATION, GAUGE, AND SIZE OF EACH PIECE OF DECKING. THE DRAWINGS SHALL CLEARLY SHOW FASTENING DETAILS TO STRUCTURAL FRAMING AND SIDE LAP CONNECTION DETAILS.
3.

THE METAL DECK UNITS SHALL BE CONTINUOUS OVER THREE OR MORE SPANS, EXCEPT WHERE FRAMING DOES NOT PERMIT. SHOP DRAWINGS SHALL INDICATE WHERE SHORING MAY BE REQUIRED AT NON-CONTINUOUS SPANS. DECK SHALL BEAR 2" MINIMUM AT ALL SUPPORTS.
4.

THE MINIMUM GAGE OF THE METAL DECK SHALL BE 20 GAGE, UNLESS NOTED OTHERWISE.
5.

UNLESS NOTED OTHERWISE, METAL DECK SHALL BE ATTACHED TO SUPPORTING MEMBERS WITH 5/8" VISIBLE DIAMETER PUDDLE WELDS. PUDDLE WELDS SHALL BE SPACED @ 12" OC TRANSVERSE TO CORRUGATION AND 24" OC PARALLEL TO CORRUGATION. METAL DECK SIDE LAPS SHALL BE BUTTON PUNCHED @ 12" OC.
6.

SHEAR STUDS SHALL BE WELDED THROUGH THE METAL DECK BY PRE QUALIFIED METHODS. IF THROUGH-DECK WELDING IS UNFEASIBLE, THE STUDS SHALL BE INSTALLED IN PRE PUNCHED HOLES IN THE DECK.
7.

PROVIDE MINIMUM 20 GA SHEET METAL CLOSURES AT ALL SLAB OPENINGS AND SLAB EDGES AND CONTINUOUS DECK CLOSURE AT ALL DECK ENDS, UNLESS NOTED OTHERWISE.
8.

PROVIDE, AS REQUIRED, ALL RIDGE AND VALLEY PLATES, COLUMN CLOSURES, CANT STRIPS, SUMP PLATES AT PIPING PENETRATIONS AND RECESSED SUMP PANS AT ALL ROOF DRAINS. PROVIDE SUPPLEMENTAL FRAMING AT OPENINGS AS REQUIRED FOR SUPPORT OF THE METAL DECK AS INDICATED IN THE PLAN. ALL OPENINGS SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

STRUCTURAL HEADED STUD NOTES

1.

ALL STEEL STUD ANCHORS WELDED TO STEEL BEAMS OR CONCRETE CONNECTIONS SHALL BE "TRU-WELD" OR "NELSON" STUDS, OR APPROVED EQUAL.
2.

ALL STUD ANCHORS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY MANUFACTURER OF STUDS. STEEL STUD MATERIAL, WELDING, AND INSPECTION SHALL BE IN ACCORDANCE WITH AWS D1.1, SECTION 7.
3.

AFTER WELDING, THE CERAMIC FERRULE SHALL BE REMOVED FROM EACH STUD AND VISUALLY INSPECTED. STUDS THAT DO NOT SHOW 360 DEGREE FLASH IS CAUSE FOR FURTHER INSPECTION BY HAMMER TESTING IN ACCORDANCE WITH AWS. SUCH STUDS SHOULD BE HAMMER TESTED, BENDING THE STUD 15 DEGREES FROM THE VERTICAL. BENDING WITHOUT FAILURE INDICATES A SATISFACTORY WELD. BENT STUDS MAY REMAIN BENT. AT LEAST ONE STUD SHALL BE HAMMER TESTED ON EACH BEAM. THE ENGINEER SHALL BE NOTIFIED IF A SIGNIFICANT NUMBER OF STUDS FAIL THE HAMMER TEST.

STRUCTURAL COLD FORMED METAL NOTES

1.

ALL COLD FORMED SHEET METAL SHALL MEET THE MINIMUM REQUIREMENTS OF:

A.

54 mils (16 GA) & HEAVIER

ASTM A446 GRADE D (FY=50KSI)

B.

43 mils (18 GA) & LIGHTER

ASTM A446 GRADE A (FY=33KSI)
2.

ACCESSORIES: PROVIDE ALL ACCESSORIES, NOT SPECIFICALLY DETAILED IN THESE DRAWINGS, IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATION.
3.

ALL SELF-DRILLING SHEET METAL SCREWS SHALL PROTRUDE 1/4" THROUGH THE METAL STUD FRAMING. SCREWS SHALL BE INSTALLED AND TIGHTENED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4.

AS REQUIRED, PROVIDE A NON-SHRINK GROUT SURFACE FOR LEVELING OF THE BOTTOM TRACK.

A / M / E COMPONENTS

1.

ALL COMPONENTS SHALL BE ANCHORED TO THE BUILDING STRUCTURE. ANCHORAGE SHALL BE DESIGNED FOR ALL DESIGN CASES, INCLUDING SEISMIC, BY THE CONTRACTORS ENGINEER AND SUBMITTED TO THE ENGINEER FOR APPROVAL. DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A REGISTERED ENGINEER IN THE STATE OF ALASKA.

NOTE: 11"x 17" PRINT IS HALF SIZE

Section H, Item 2.



Foundation Permit Set

Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

No.	Description	Date

SHEET TITLE:
GENERAL NOTES

DATE: 04.26.2023

DRAWN: EDM / DJM

CHECKED: AKM

SHEET NO.

S001



RESPEC #11009 22004

Foundation Permit Set

luneau Financial Center

Global Credit Union

No.	Description	Date

SHEET TITLE:
SPECIAL
INSPECTIONS

DATE: 04.26.2023

DRAWN: EDM / DJM

CHECKED: AKM

SHEET NO.

S002

TABLE 1 SOILS - SPECIAL INSPECTION SCHEDULE

REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

TABLE 1 NOTES

1. VERIFY THE ABOVE ARE IN COMPLIANCE WITH IBC TABLE 1705.6 AND THE REFERENCED GEOTECHNICAL REPORT ON S001.

TABLE 2 CONCRETE - SPECIAL INSPECTION SCHEDULE

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS	PERIODIC
1. INSPECT REINFORCEMENT, AND VERIFY PLACEMENT.	-	X
2. INSPECT ANCHORS CAST IN CONCRETE.	-	X
3. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	X -	- X
4. VERIFY USE OF REQUIRED DESIGN MIX.	-	X
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
6. INSPECT CONCRETE AND PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X
8. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X

TABLE 2 NOTES

1. VERIFY THE ABOVE ARE IN COMPLIANCE WITH IBC TABLE 1705.3 (ACI 318 REFERENCES NOTED IN IBC TABLE)

SPECIAL INSPECTION NOTES

1. ALL SPECIAL INSPECTIONS AND REPORTING REQUIREMENTS PER SECTION 1704 OF THE CODE, INCLUDING BUT NOT LIMITED TO THE TASKS OUTLINED IN THE TABLES ON THIS SHEET, SHALL BE PROVIDED. THE FINDINGS OF ALL INSPECTIONS AND TESTS SHALL BE MAINTAINED BY THE OWNER, FOR THE LIFE OF THE BUILDING, IN ACCORDANCE WITH ALASKA STATUTES.
2. THE **OWNER OR OWNER'S AGENT**, OTHER THAN THE CONTRACTOR, SHALL EMPLOY QUALIFIED AGENCIES TO PROVIDE SPECIAL INSPECTION AND TESTS FOR THE WORK SPECIFIED IN SECTION 1705 OF THE CODE. SPECIAL INSPECTION AGENCIES SHALL BE QUALIFIED PER 1704.2.1 OF THE CODE.
3. THE SPECIAL INSPECTORS SHALL, AT A MINIMUM, PROVIDE SPECIAL INSPECTION REPORTS TO THE BUILDING OFFICIAL, OWNER OR OWNER'S AUTHORIZED AGENT, ARCHITECT, AND THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE NOTICE OF THE CONTRACTOR, OWNER OR OWNER'S AUTHORIZED AGENT, ARCHITECT, AND THE ENGINEER OF RECORD.
4. THE SPECIAL INSPECTORS SHALL SUBMIT A FINAL SIGNED REPORT DOCUMENTING ALL SPECIAL INSPECTIONS AND TESTS, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS.
5. QUALITY ASSURANCE AS REQUIRED BY TABLE 1 SHALL BE THE RESPONSIBILITY OF THE OWNER'S REPRESENTATIVE. QUALITY CONTROL AS REQUIRED BY TABLE 1 SHALL BE PROVIDED BY THE FABRICATOR AND OR ERECTOR.
6. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS OF ADVANCE NOTICE PRIOR TO A REQUIRED SPECIAL INSPECTION AND PROVIDE ACCESS TO THE SITE AS REQUIRED FOR THE SPECIAL INSPECTOR TO COMPLETE THEIR WORK.
7. THE COST OF ANY REINSPECTION REQUIRED DUE TO CONSTRUCTION ERROR IS THE RESPONSIBILITY OF THE CONTRACTOR.

ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
AFF	ABOVE FINISH FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECTURAL
BET / BTWN	BETWEEN
BM	BEAM
BOF	BOTTOM OF FOOTING
BOD	BOTTOM OF DECK
BOT	BOTTOM
BP	BUTTON PUNCH
CANT	CANTILEVER
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR'S	CONTRACTORS
DIA / DIAM / ø	DIAMETER
DIAG	DIAGONAL
DICA	DRILLED IN CONCRETE ANCHOR
DIM	DIMENSION
DL	DEAD LOAD
DWG	DRAWING
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELF	EQUIVALENT LATERAL FORCE PROCEDURE
EMBED	EMBEDDED
EOR	ENGINEER OF RECORD
EQ	EQUAL
EQUIV	EQUIVALENT
ES	EQUALLY SPACED
EW	EACH WAY
FB	FLAT BAR
FDN	FOUNDATION
FF	FINISH FLOOR
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GLB	GLULAM BEAM
GR	GRADE
H / HORIZ	HORIZONTAL
HSS	HEAVY STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
ICF	INSULATED CONCRETE FORM
IN	INCH(ES)
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LL	LIVE LOAD
LLV	LONG LEG VERTICAL
LOC	LOCATION
LONG	LONGITUDINAL
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MID	MIDDLE
MIN	MINIMUM
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE HAND
OWSJ	OPEN WEB STEEL JOIST
PEN	PENETRATION
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLY	PLYWOOD
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RO	ROUGH OPENING
SCH/SCHED	SCHEDULE
SIM	SIMILAR
SLRS	SEISMIC LOAD RESISTING SYSTEM
SOG	SLAB-ON-GRADE
SQ	SQUARE
STD	STANDARD
STL	STEEL
STR / STRUCT	STRUCTURAL
T&B	TOP & BOTTOM
TEMP	TEMPERATURE
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V / VERT	VERTICAL
W/	WITH
WF	WIDE FLANGE
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

NOTE: 11"x 17" PRINT IS HALF SIZE

4/26/2023 5:22:07 PM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union/INF-STRU-11009.22004_RV22.rvt

TABLE 3 - STEEL - SPECIAL INSPECTION SCHEDULE					
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION					
REQUIRED VERIFICATION AND INSPECTION		QA	QC	REFERENCE STANDARD	IBC REFERENCE
1. INSPECTION TASKS PRIOR TO WELDING				AWS D1.1 & AISC 360, SECTION N5.4 & N5.5 TABLE N5.4-1	1705.2
A. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE		P	P		
B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE		P	P		
C. MATERIAL IDENTIFICATION (TYPE / GRADE)		O	O		
D. WELDER IDENTIFICATION SYSTEM		O	O		
E. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)		O	P/O		
F. CONFIGURATION AND FINISH OF ACCESS HOLE		O	O		
G. FIT-UP OF FILLET WELDS		O	P/O		
H. CHECK WELDING EQUIPMENT		O	-		
2. INSPECTION TASKS DURING WELDING				AWS D1.1 & AISC 360, SECTION N5.4 & N5.5 TABLE N5.4-2	1705.2
A. USE OF QUALIFIED WELDERS		O	O		
B. CONTROL AND HANDLING OF WELDING CONSUMABLES		O	O		
C. ENVIRONMENTAL CONDITIONS		O	O		
D. WPS FOLLOWED		O	O		
E. WELDING TECHNIQUES		O	O		
3. INSPECTION TASKS AFTER WELDING				AWS D1.1 & AISC 360, SECTION N5.4 & N5.5 TABLE N5.4-3	1705.2
A. WELDS CLEANED		O	O		
B. SIZE, LENGTH, AND LOCATION OF WELDS		P	P		
C. WELDS MEET VISUAL ACCEPTANCE		P	P		
D. ARC STRIKES		P	P		
E. K-AREA		P	P		
F. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)		P	P		
G. REPAIR ACTIVITIES		P	P		
H. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER		P	P		
I. NON DESTRUCTIVE TESTING (NDT) OF WELDED JOINTS		P / D	P / D		
4. INSPECTION TASKS PRIOR TO BOLTING				AISC 360, SECTION N5.6 TABLE N5.6-1	1705.2
A. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS		O	P		
B. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS		O	O		
C. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)		O	O		
D. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL		O	O		
E. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS		O	O		
F. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED		P	O		
G. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS		O	O		
5. INSPECTION TASKS DURING BOLTING				AISC 360, SECTION N5.6 TABLE N5.6-2	1705.2
A. FASTENER ASSEMBLIES, OR SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED		O	O		
B. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION		O	O		
C. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING		O	O		
D. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES		O	O		
6. INSPECTION TASKS AFTER BOLTING				AISC 360, SECTION N5.6 TABLE N5.6-3	1705.2
A. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS		P	P		
QC - QUALITY CONTROL SHALL BE PROVIDED BY THE FABRICATOR AND ERECTOR PER AISC 360 N.1					
QA - QUALITY ASSURANCE SHALL BE PROVIDED BY OTHERS WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION, BUILDING CODE, PURCHASER, OWNER, OR ENGINEER OF RECORD PER AISC 360 N.1					
O - OBSERVE THESE ITEMS ON A RANDOM BASIS, OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS					
P - PERFORM THESE TASKS FOR EACH JOINT OR MEMBER					
D - DOCUMENT					

TABLE 4 - SEISMIC - SPECIAL INSPECTION SCHEDULE							
REQUIRED INSPECTION FOR SEISMIC RESISTANCE							
REQUIRED VERIFICATION AND INSPECTION	QA		QC		REFERENCE STANDARD	IBC REFERENCE	
	TASK	DOC	TASK	DOC			
1. VISUAL INSPECTION TASKS PRIOR TO WELDING					AWS D1.1 & D1.8, AISC 341 J6 TABLE J6.1	1705.12	
A. MATERIAL IDENTIFICATION (TYPE/GRADE)	O	-	O	-			
B. WELDER IDENTIFICATION SYSTEM	O	-	O	-			
C. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)	O	-	P/O	-			
D. CONFIGURATION AND FINISH OF ACCESS HOLES	O	-	O	-			
E. FIT-UP OF FILLET WELDS	O	-	P/O	-			
2. VISUAL INSPECTION TASKS DURING WELDING					AWS D1.1 & D1.8, AISC 341 J6 TABLE J6.2	1705.12	
A. WPS FOLLOWED	O	-	O	-			
B. USE OF QUALIFIED WELDERS	O	-	O	-			
C. CONTROL AND HANDLING OF WELDING CONSUMABLES	O	-	O	-			
D. ENVIRONMENTAL CONDITIONS	O	-	O	-			
E. WELDING TECHNIQUES	O	-	O	-			
F. NO WELDING OVER CRACKED TACKS	O	-	O	-			
3. VISUAL INSPECTION TASKS AFTER WELDING					AWS D1.1 & D1.8, AISC 341 J6 TABLE J6.3	1705.12	
A. WELDS CLEANED	O	-	O	-			
B. SIZE, LENGTH, AND LOCATION OF WELDS	P	-	P	-			
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA	P	D	P	D			
D. PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED)	P	D	P	D			
E. BACKING REMOVED, WELD TABS REMOVED AND FINISHED, AND FILLET WELDS ADDED (IF REQUIRED)	P	D	P	D			
F. REPAIR ACTIVITIES	P	D	P	-			
4. NON-DESTRUCTIVE TESTING (NDT) OF WELDS					AWS D1.1 & D1.8, AISC 341 J6.2(a-h)		
A. CJP GROOVE WELDS > 5/16" THICK	P	D	P	D			
B. COLUMN SPLICE & COLUMN TO BASE PLATE PJP GROOVE WELD	P	D	P	D			
C. BASE METAL > 1 1/2" THICK, LOADED IN TENSION, IN THE THROUGH THICKNESS DIREC...	P	D	P	D			
D. BEAM COPE AND ACCESS HOLE	P	D	P	D			
E. REDUCED BEAM SECTION REPAIR	P	D	P	D			
F. WELD TAB REMOVAL SITES	P	D	P	D			
5. INSPECTION TASKS PRIOR TO BOLTING					AISC 341 J.7 TABLE J7.1	1705.12	
A. PROPER FASTENERS SELECTED FOR JOINT DETAIL	O	-	O	-			
B. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	-	O	-			
C. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	-	O	-			
D. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED FOR FASTENER ASSEMBLIES AND METHODS USED	O	-	P	D			
E. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	-	O	-			
6. INSPECTION TASKS DURING BOLTING					AISC 341 J.7 TABLE J7.2	1705.12	
A. FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	O	-	O	-			
B. JOINT BROUGHT TO THE SNUG TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O	-	O	-			
C. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	-	O	-			
D. BOLTS ARE PRETENSIONED PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	-	O	-			
7. INSPECTION TASKS AFTER BOLTING					AISC 341 J.7 TABLE J7.3	1705.12	
A. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P	D	P	D			

NOTE: 11"x 17" PRINT IS HALF SIZE

Section H, Item 2.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

No.	Description	Date

SHEET TITLE:
SPECIAL
INSPECTIONS

DATE: 04.26.2023

DRAWN: EDM / DJM
CHECKED: AKM

SHEET NO.

S003



Foundation Permit Set
Juneau Financial Center

Global Credit Union

RESPEC #11009.2200.4

No.	Description	Date

SHEET TITLE:
TYPICAL
FOUNDATION
DETAILS

DATE: 04.26.2023

DRAWN: EDM / DJM

CHECKED: AKM

SHEET NO.

S101

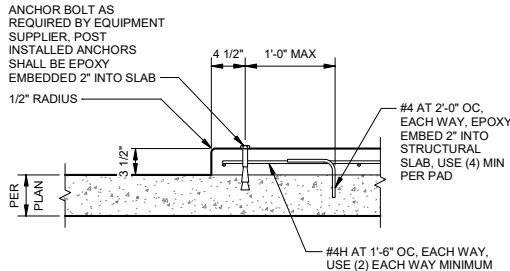
NOTE: 11"x 17" PRINT IS HALF SIZE

LAP LENGTH SCHEDULE: CLASS "A"											
F'C (PSI)	BAR SIZE (GR 60)	3	4	5	6	7	8	9	10	11	
	BAR DIAMETER (IN)	0.375	0.5	0.625	0.75	0.875	1	1.128	1.27	1.41	
4,500	TOP BAR	19	25	31	37	44	50	56	63	70	
	BOTTOM BAR	15	19	24	29	34	38	43	49	54	
LAP LENGTH SCHEDULE: CLASS "B" - MULTIPLY SCHEDULE VALUES BY 1.3											

- NOTES:
- LAP SPLICES ASSUMED TO BY CLASS "A" UNLESS NOTED OTHERWISE.
 - SCHEDULE VALUES ARE VALID FOR NORMALWEIGHT CONCRETE WITH REBAR LAYOUTS MEETING THE REQUIREMENTS OF EITHER A, B, OR C:
 - CLEAR SPACING AND CLEAR COVER OF BARS BEING DEVELOPED OR LAP SPLICED IS NOT LESS THAN (1) BAR DIAMETER, WITHIN STIRRIPS OR TIES.
 - CLEAR SPACING OF BARS BEING DEVELOPED OR LAP SPLICED IS AT LEAST (2) BAR DIAMETERS AND CLEAR COVER IS AT LEAST (1) BAR DIAMETER.
 - MULTIPLY SCHEDULE VALUES BY 1.5
 - THE ABOVE VALUES RELATE ONLY TO PLAIN (UNCOATED) DEFORMED REINFORCING.
 - TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF NEW CONCRETE PLACED MONOLITHICALLY BELOW BAR.
 - BOTTOM BARS ARE HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF NEW CONCRETE PLACED BELOW BAR.

1 TYPICAL LAP SPLICE SCHEDULE

S101 SCALE: 12" = 1'-0"



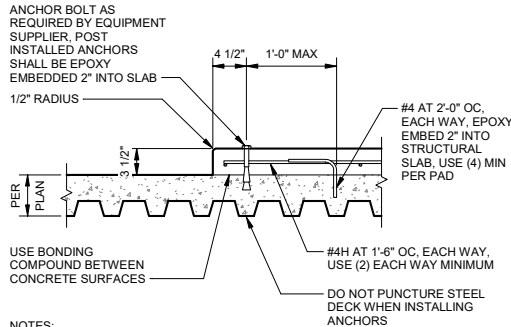
- NOTES:
- CONTRACTOR TO COORDINATE QUANTITY, SIZE AND LOCATIONS REQUIRED WITH MECHANICAL AND ELECTRICAL DRAWINGS.

5 TYPICAL HOUSEKEEPING PAD

S101 SCALE: 1" = 1'-0"

2 TYPICAL PEDESTAL REINFORCING

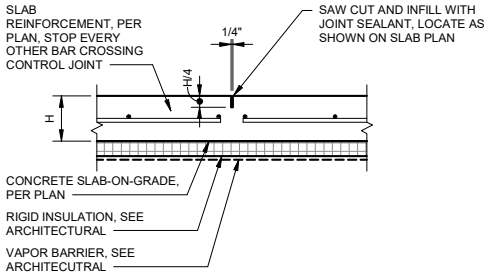
S101 SCALE: 1/2" = 1'-0"



- NOTES:
- CONTRACTOR TO COORDINATE QUANTITY, SIZE AND LOCATIONS REQUIRED WITH MECHANICAL AND ELECTRICAL DRAWINGS.

6 TYPICAL HOUSEKEEPING PAD

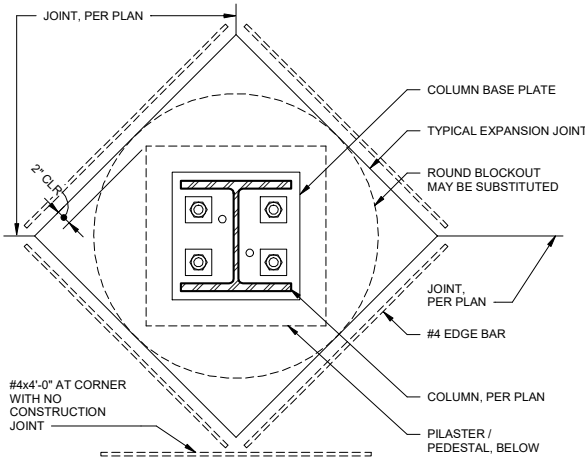
S101 SCALE: 1" = 1'-0"



- NOTES:
- SAWED JOINTS SHALL BE MADE AS SOON AS THE JOINT CAN BE CUT WITHOUT EDGES RAVELING AND WITHIN 24 HOURS OF SLAB PLACEMENT.

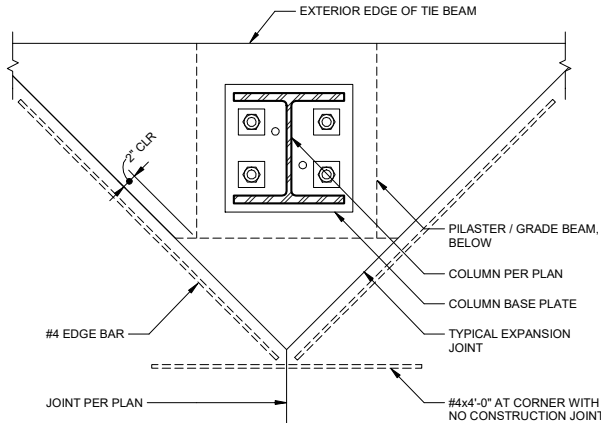
3 TYPICAL CONTROL JOINT

S101 SCALE: 1" = 1'-0"



7 TYPICAL INTERIOR COLUMN ISOLATION JOINT

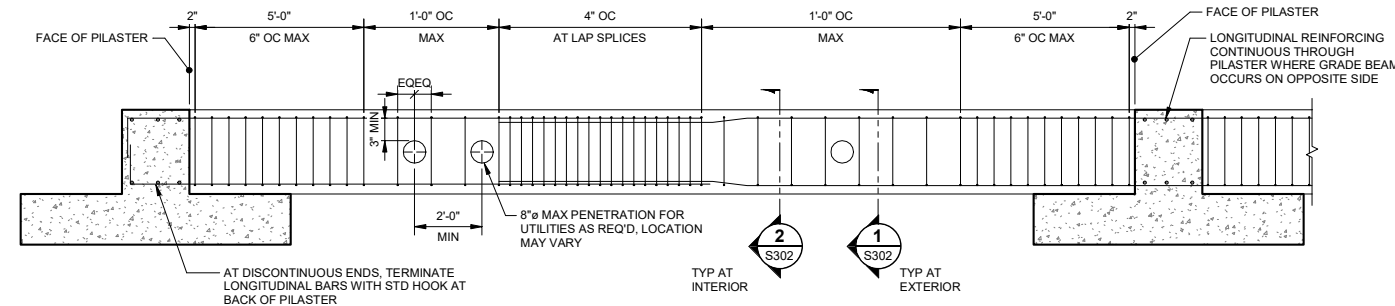
S101 SCALE: 1" = 1'-0"



8 TYPICAL EXTERIOR COLUMN ISOLATION JOINT

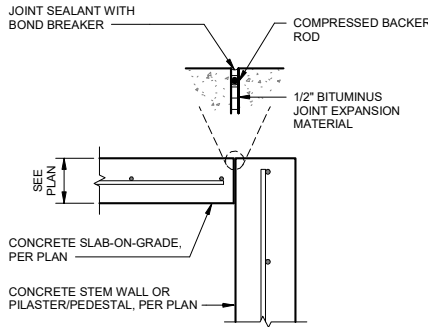
S101 SCALE: 1" = 1'-0"

- NOTES:
- COLUMNS, SLAB-ON-GRADE, FOOTING AND PILASTER REINFORCING NOT SHOWN FOR CLARITY.
 - OPENINGS IN THE GRADE BEAM FOR UTILITIES SHALL BE LOCATED WITHIN THE 1'-0" TIE SPACING ZONES AND SHALL BE CAST IN.
 - CONTRACTOR SHALL COORDINATE LAP SPLICES SUCH THAT THEY DONT OCCUR IN AT A UTILITY PENETRATION.



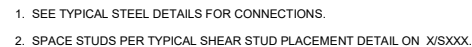
9 TYPICAL GRADE BEAM REINFORCEMENT

S101 SCALE: 3/8" = 1'-0"



11 TYPICAL EXPANSION JOINT

S101 SCALE: 1" = 1'-0"



S102 SCALE: 1/4" = 1'-0"



NOTES:

1. SHORE DECK EDGE AS REQUIRED UNTIL THE CONCRETE REACHES IT'S DESIGN STRENGTH.
2. FLOOR DECK SHALL HAVE A MINIMUM OF 2" BEARING ON WF BEAM



1. SEE CONNECTION SCHEDULE FOR N, T, AND L.
2. USE STANDARD HOLES IN BEAM AND PLATE UP TO W21 AND SHORT SLOTTED HOLES IN PLATE AT BEAMS DEEPER THAN W21.

S102 SCALE: 1 1/2" = 1'-0"



1. SHEAR PLATE TO BE FULL HEIGHT WELDED, (3) SIDES.
2. SHEAR PLATE ROOT OPENING SHALL BE LESS THAN 3/16".
3. WHERE ANGLE "A" BETWEEN BEAM AND GIRDER IS BETWEEN:
 - A. 90 - 45 DEG. - PROVIDE "T" EFFECTIVE WELD THROAT
 - B. 45 - 30 DEG. - USE CJP GROOVE WELD WITH BACKING AT GIRDER WEB
 - C. 30 - 20 DEG. - PROVIDE BENT PLATE WITH 5/16" FILLET WELD ALONG (3) SIDES AT BM AND TYP BOLTS AT GIRDER.
4. FOR CONNECTION INFORMATION, SEE DETAIL 2/S102

S102 SCALE: 1" = 1'-0"



1. BLOCKOUT OPENINGS BEFORE PLACING CONCRETE. REMOVE BLOCKOUT AND CUT DECK AFTER CONCRETE HAS CURED.
2. WHERE MULTIPLE OPENINGS SPACED CLOSER TOGETHER THAN 3x THE LARGEST HOLE SIZE, EXCEED 2'-0" IN TOTAL WIDTH, FRAMING SHALL BE PROVIDED AS SHOWN ABOVE. PLACE #4 BAR BETWEEN OPENINGS.
3. CONTRACTOR TO COORDINATE QUANTITY, SIZE AND LOCATION OF OPENINGS WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.

S102 SCALE: 1/4" = 1'-0"

NOTES-

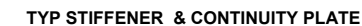
1. SEE CONNECTION SCHEDULE FOR D, N, T AND L.
2. USE STANDARD HOLES IN BEAM AND PLATE.

S102 SCALE: 1 1/2" = 1'-0"

NOTES:

1. WELD AND PLATE SIZES ARE TYPICAL UNLESS NOTED OTHERWISE (UNO) ON PLANS.
2. T_w = WEB OR WALL THICKNESS
3. k = DIM. PER AISC

1. WELD AND
PLATE SIZES
ARE TYPICAL
UNLESS NOTED
OTHERWISE
(UNO) ON
PLANS.



S102 SCALE: 1 1/2" = 1'-0"



1. CONTRACTOR TO COORDINATE QUANTITY, SIZE AND LOCATION OF OPENINGS WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.

S102 SCALE: 1/4" = 1'-0"

NOTES:

1. SEE TYPICAL CONNECTION DETAIL FOR DIMENSIONS, PLATE THICKNESS, AND BOLTS.
2. SEE TYPICAL DETAIL FOR CAP PLATE WELDS.

S102 SCALE: 1" = 1'-0"

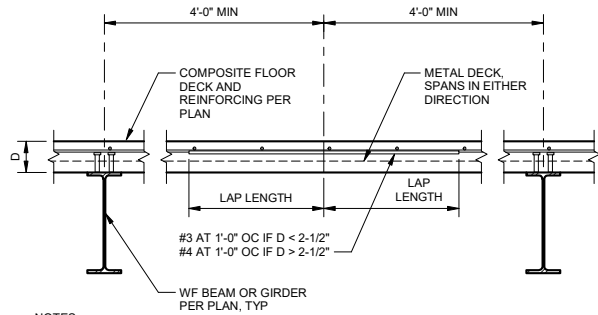


1. SEE TYPICAL CONNECTION DETAIL FOR DIMENSIONS, PLATE THICKNESS, AND BOLTS.

S102 SCALE: 1" = 1'-0"



NOTE: 11"x 17" PRINT IS HALF SIZE

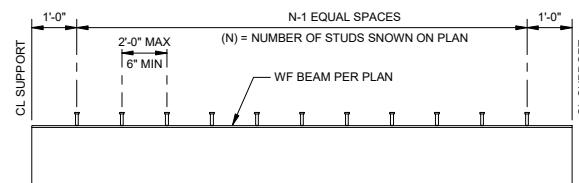


NOTES:

- LOCATE CONSTRUCTION JOINT A MINIMUM OF 15'-0" AWAY FROM THE NEAREST MOMENT FRAME OR DRAG LINE.
- CONTRACTOR SHALL SUBMIT PLANNED CONSTRUCTION JOINT LOCATIONS FOR APPROVAL PRIOR TO WORK.

1 TYPICAL COMPOSITE DECK CONSTRUCTION JOINT

S103 SCALE: 3/4" = 1'-0"

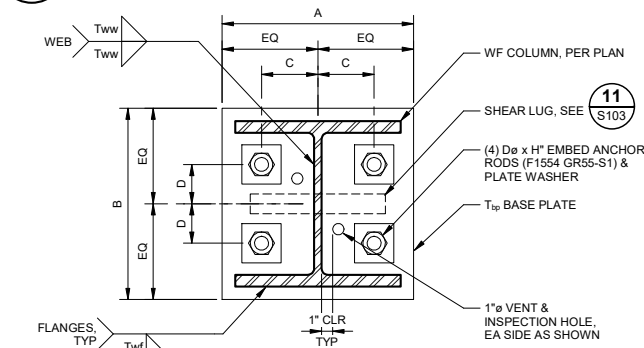


NOTES:

- DISTRIBUTE THE QUANTITY OF STUDS SHOWN ON PLAN EQUALLY ACROSS THE BEAM.
- WHERE THE NUMBER OF STUDS SHOWN ON PLAN CAN BE ACCOMMODATED WITH ONE ROW OF STUDS, ARRANGE STUDS ALONG THE BEAM CENTER-LINE.
- WHERE MORE THAN ONE ROW OF STUDS ARE REQUIRED, ARRANGE STUDS SYMMETRICALLY ABOUT THE BEAM CENTER-LINE. PROVIDE A MINIMUM OF 3" SPACING OF STUDS WITHIN A ROW.
- PROVIDE STUD LAYOUT ON STEEL OR METAL DECK SHOP DRAWINGS FOR REVIEW.
- ADD THE FOLLOWING REINFORCING PERPENDICULAR TO THE BEAMS:
 - (1) OR (2) STUDS PER FOOT: ADD NONE.
 - (3) STUDS PER FOOT: ADD #4x5'-0" AT 1'-0" OC.
 - (4) STUDS PER FOOT: ADD #4x5'-0" AT 10" OC.

5 TYPICAL STUD PLACEMENT

S103 SCALE: 1/2" = 1'-0"



NOTES:

- PROVIDE A 1-1/2" NON-SHRINK GROUT PAD BELOW BASE PLATE.

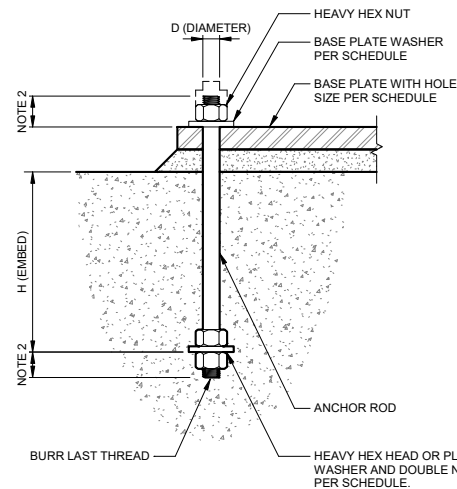
WF BASE PLATE SCHEDULE - BP

BASE PLATE TYPE	A (IN)	B (IN)	C (IN)	D (IN)	T _{top} (IN)	T _{web} (IN)	D (IN)	H (EMBED)
BP1	17	17	5	3-1/2	1-1/2	5/8	5/16	1-1/4
BP2	17	22	5	5	1-1/2	5/8	5/16	2'-0"
-	-	-	-	-	-	-	-	-

9 WIDE FLANGE BASE PLATE DETAIL - BPX

S103 SCALE: 1 1/2" = 1'-0"

ANCHOR ROD DIAMETER	BASE PLATE HOLE DIAMETER (1)	BASE PLATE WASHER SIZE	EMBEDDED WASHER SIZE
3/4"	1 5/16"	1/4x2x0'-2"	3/8x2"x
7/8"	1 9/16"	5/16x2 1/2x0'-2 1/2"	3/8x2"x
1"	1 7/8"	3/8x3x0'-3"	3/8x2"x
1 1/4"	2 1/8"	1/2x3 1/2x0'-3 1/2"	1/2x3"x
1 1/2"	2 3/8"	1/2x4x0'-4"	1/2x3"x
1 3/4"	2 7/8"	1/2x4 1/2x0'-4 1/2"	1/2x3"x
2"	3 1/4"	3/4x5x0'-5"	3/4x4"x
2 1/2"	3 3/4"	7/8x5 1/2x0'-5 1/2"	3/4x4"x

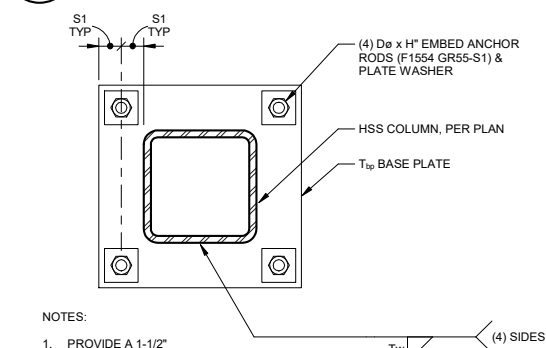


NOTES:

- STANDARD HOLES MAY BE USED IN THE BASE PLATE AT CONTRACTOR'S OPTION.
- PROVIDE MINIMUM D+1/2" PROJECTION.

6 TYPICAL CAST-IN-PLACE ANCHOR ROD

S103 SCALE: 3" = 1'-0"



NOTES:

- PROVIDE A 1-1/2" NON-SHRINK GROUT PAD BELOW BASE PLATE.

WF BASE PLATE SCHEDULE - BP

BASE PLATE TYPE	D (IN)	H (EMBED)	T _{top}	T _{web}	S1
BP4	3/4"	1'-4"	3/4"	5/16"	1-1/2"
BP5	1-1/4"	2'-0"	1-1/2"	5/16"	2"
BP6	1"	1'-2"	1"	5/16"	2"

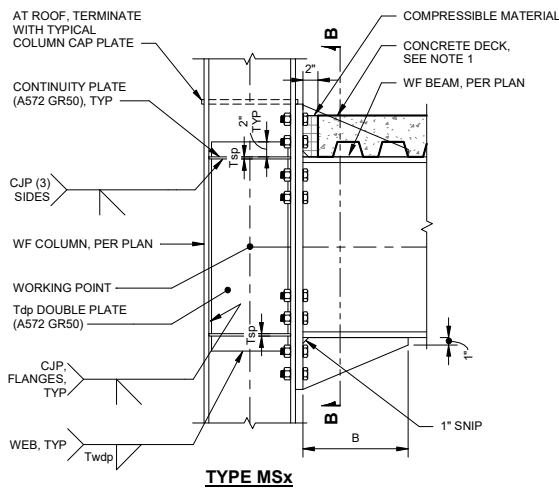
10 HSS BASE PLATE DETAIL - BPX

S103 SCALE: 1 1/2" = 1'-0"

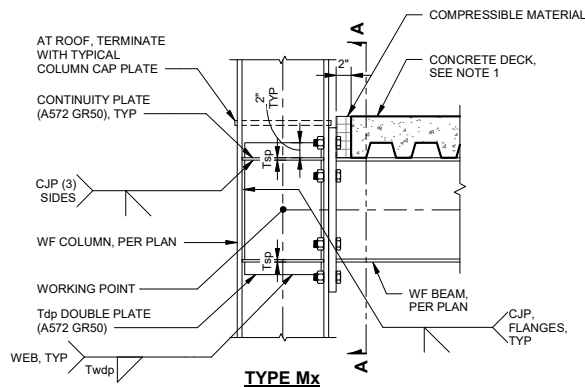
TYPE M OR MS	COLUMN SIZE	BEAM SIZE	D (IN)	BOLT GRADE	G (IN)	S1 (IN)	S2 (IN)	S3 (IN)	T _{ep} (IN)	T _{web} (IN)	T _{sp} (IN)	B (IN)	T _{eps} (IN)	T _{dp} (IN)	T _{wdp} (IN)	NOTES
M1	W14X132 & W18X158	W24X55 & W21X44	1-1/8"	A490	6	2	2	-	1-1/4	CJP	5/8	-	-	-	-	SECTION A-A
M2	W14X132 & W18X158	W27X94	1-1/8"	A490	6	2	2	3 1/2	1-1/4	CJP	7/8	13	3/4	-	-	SECTION B-B
M4	W24X176	W24X55	1-1/8"	A490	6	2	2	-	1-1/4	CJP	-	-	-	-	-	SECTION A-A
M5	W24X176	W21X44	1-1/8"	A490	6	2	2	-	1-1/4	CJP	-	-	-	5/8	1/4	SECTION A-A

NOTES:

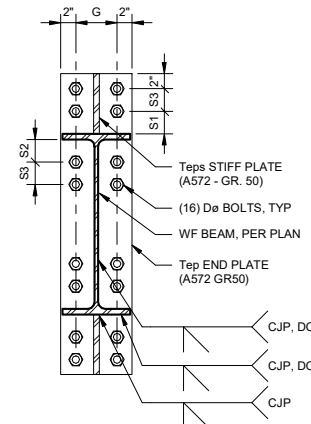
- AT FLOOR LOCATIONS WHERE CONCRETE DECK IS PRESENT, PROVIDE RIGID INSULATION FILLED GAP AS SHOWN.
- WHERE SCHEDULE IS BLANK, COMPONENT IS NOT USED IN CONNECTION.
- ALL BOLTS IN MOMENT CONNECTIONS SHALL BE FULLY TENSIONED.
- IF A STIFFENER PLATE AT COLUMN TOP IS PRESENT, NO CAP PLATE IS REQUIRED, UNLESS NOTED OTHERWISE.



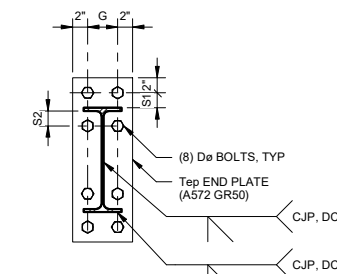
TYPE MSx



TYPE Mx



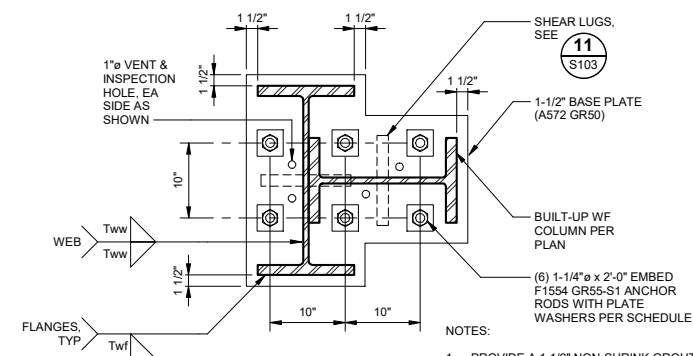
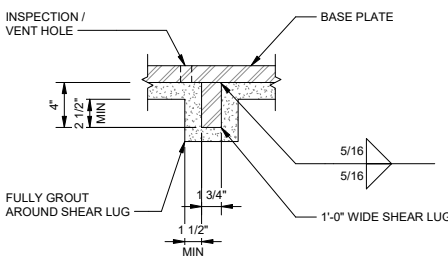
SECTION B-B



SECTION A-A

7 TYPICAL MOMENT CONNECTION DETAILS

S103 SCALE: 1" = 1'-0"



NOTES:

- PROVIDE A 1-1/2" NON-SHRINK GROUT PAD BELOW BASE PLATE.

12 WIDE FLANGE BASE PLATE DETAIL - BP3

S103 SCALE: 1" = 1'-0"

NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

MRV
ARCHITECTS
PLANNING INTERIORS

Juneau, AK
9105 Mendota Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEC163270

RESPEC
#11009.22004

65% Design Development
Juneau Financial Center
Global Credit Union

No.	Description	Date

SHEET TITLE:
TYPICAL FRAMING DETAILS

DATE: 04.26.2023

DRAWN: EDM / DJM

CHECKED: AKM

SHEET NO.

S103

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
3103Auroral Mall Rd Ste 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEC0163270

RESPEC #11009.22004

Global Credit Union

65% Design Development

Juneau Financial Center

No.	Description	Date

SHEET TITLE:
TYPICAL
FRAMING
DETAILS

DATE: 04.26.2023

DRAWN: EDM / DJM

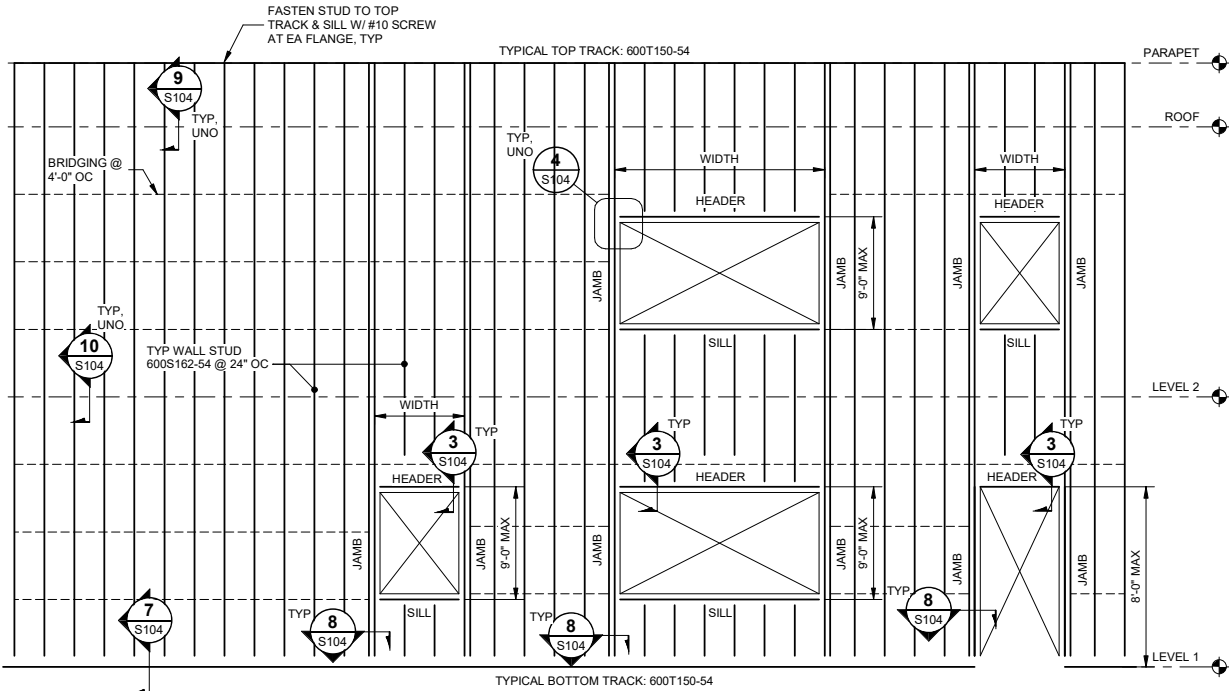
CHECKED: AKM

SHEET NO.

S104

NOTE: 11"x 17" PRINT IS HALF SIZE

TYPICAL EXTERIOR WALL OPENING SCHEDULE				
OPENING WIDTH	HEADER STUDS	T&B TRACK	SILL	JAMB
2'-0" to 6'-0"	600S162-54	600T150-54	600T150-54	600S200-68
6'-1" to 8'-0"	600S200-68	600T150-54	600T200-97	(2) 600S200-68 BOXED
8'-1" to 12'-0"	600S200-68	600T150-54	600T200-97	HSS6X3 PER PLAN
12'-0" to 14'-0"	600S200-68	600T150-54	(2) 600S200-68 BACK TO BACK	HSS6X3 PER PLAN



- NOTES:
- SPLICE STUDS AT CONTRACTOR'S OPTION. CONTRACTOR TO PROVIDE DETAIL FOR REVIEW BY ENGINEER OF RECORD.
 - FASTEN SILL TO JAMB WITH A 14ga METAL CLIP (SIMPSON RCA225/68 OR APPROVED EQUAL) WITH (4) #10 SCREWS EACH SIDE. FOR OPENINGS BETWEEN 12'-0" AND 14'-0" PROVIDE (8) #10 SCREWS, EACH SIDE.

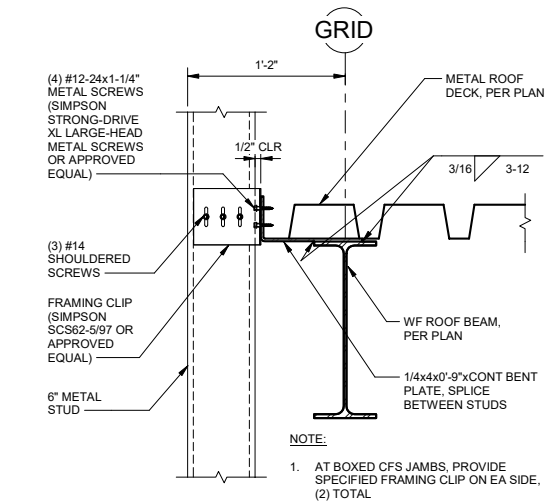
5 TYPICAL WALL FRAMING ELEVATION
S104 SCALE: 1/4" = 1'-0"

3 TYPICAL HEADER DETAIL
S104 SCALE: 1 1/2" = 1'-0"

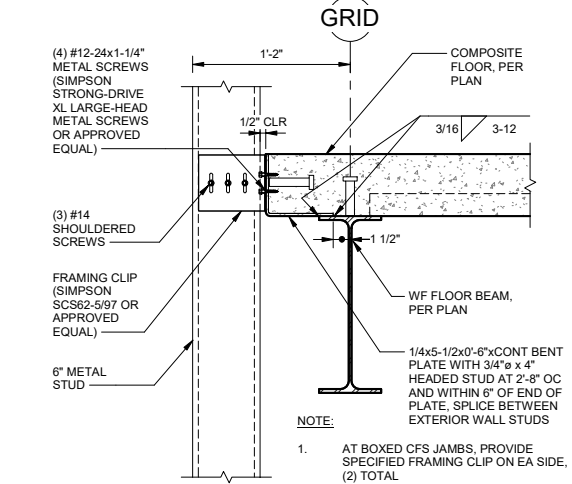
4 BOX HEADER TO JAMB CONNECTION
S104 SCALE: 1 1/2" = 1'-0"

7 TYPICAL CONNECTION AT STEM WALL
S104 SCALE: 1 1/2" = 1'-0"

8 JAMBS
S104 SCALE: 1 1/2" = 1'-0"



9 TYPICAL STUD / JAMB TO ROOF DECK
S104 SCALE: 1 1/2" = 1'-0"



10 TYPICAL STUD / JAMB TO COMPOSITE DECK
S104 SCALE: 1 1/2" = 1'-0"



Foundation Permit Set
Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

SHEET NOTES

1. THE REFERENCE ELEVATION OF FOR THE FOUNDATION IS -3'-2". TOP OF CONCRETE OF THE FOOTINGS AND BOTTOM OF CONCRETE OF THE GRADE BEAMS SHALL BE AT THE REFERENCE ELEVATION, UNLESS NOTED OTHERWISE. ELEVATIONS NOTED <X'-X"> ARE TO BOTTOM OF CONCRETE.
2. THE CONTRACTOR SHALL VERIFY ALL ELEVATOR PIT DIMENSIONS WITH FINAL ELEVATOR CUT SHEETS PRIOR TO FORMING THE ELEVATOR FOUNDATION ELEMENTS.
3. THE CONTRACTOR SHALL VERIFY THE REQUIRED HEIGHT AND EXTENTS OF THE ELEVATED CONCRETE STEM WALL TO SUPPORT THE CURTAIN WALL WITH THE CURTAIN WALL MANUFACTURER AND THE ARCHITECT.

PLAN LEGEND

1. FOUNDATIONS:
 - PILASTER TYPE, SEE SCHEDULE
 - BOTTOM OF FOOTING ELEVATION, AS NOTED
 - FOOTING TYPE, SEE SCHEDULE
 - PILASTER TYPE, SEE SCHEDULE
2. COLUMNS AND OTHER VERTICAL MEMBERS:
 - COLUMN SHAPE AND SIZE
 - COLUMN SYMBOLIC REPRESENTATION
 - BASE PLATE TYPE
3. FLOORS AND ROOFS:
 - FLOOR OR ROOF TYPE, SEE SCHEDULE
 - SPAN DIRECTION, AS NOTED

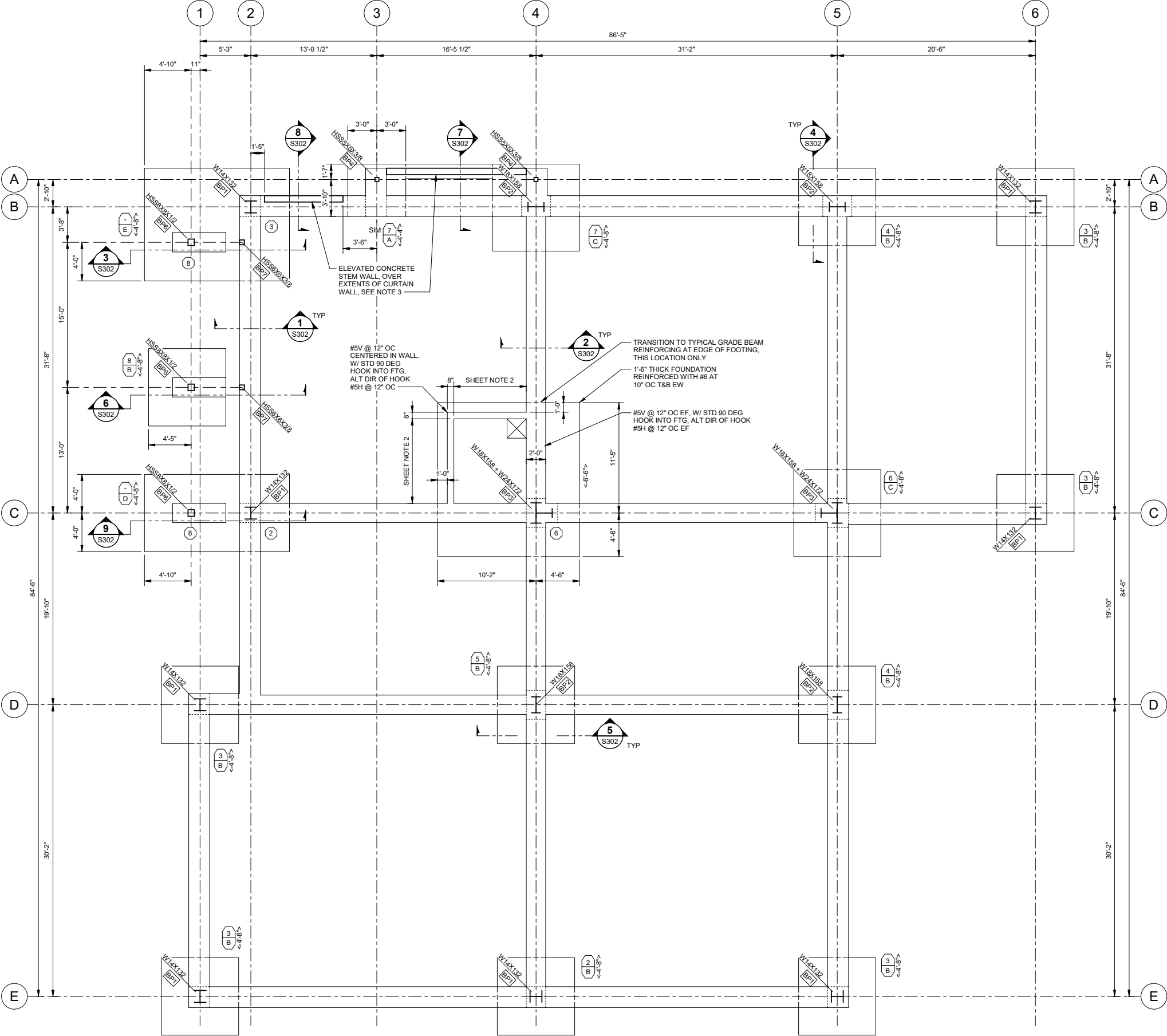
PEDESTAL SCHEDULE

TYPE	DIMENSIONS		TIES		VERTICAL		DETAIL
	WIDTH	DEPTH	QTY	SIZE	QTY	SIZE	
1	2'-0"	2'-0"	5	#4	8	#8	1/S301
2	2'-0"	2'-2"	5	#4	8	#8	2/S301
3	2'-2"	2'-2"	5	#4	8	#8	3/S301
4	3'-0"	2'-2"	5	#4	8	#8	4/S301
5	2'-0"	3'-0"	5	#4	8	#8	5/S301
6	2'-0"	3'-3"	5	#4	14	#8	6/S301
7	2'-2"	2'-10"	5	#4	16	#8	7/S301
8	2'-0"	5'-6"	10	#4	16	#8	8/S301

FOOTING SCHEDULE

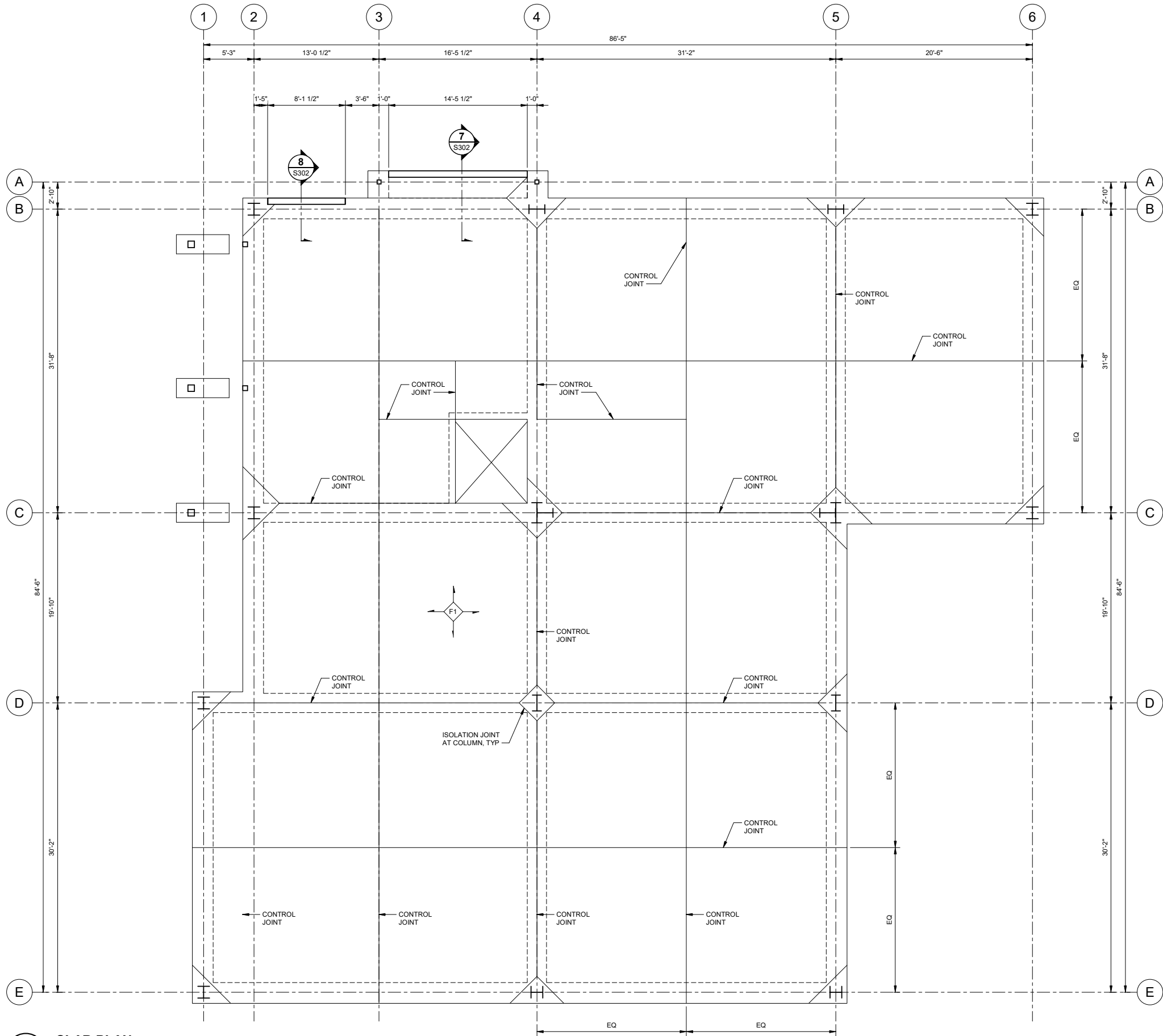
TYPE	DIMENSIONS			REINFORCEMENT					
	L	W	D	BOTTOM		TOP			
				LONG	TRANS	LONG	TRANS	LONG	TRANS
A	5'-5"	6'-0"	1'-2"	7	#6	7	#6	7	#6
B	8'-0"	8'-0"	1'-6"	10	#6	10	#6	10	#6
C	9'-0"	9'-0"	1'-6"	12	#6	12	#6	12	#6
D	15'-0"	8'-0"	1'-6"	12	#6	12	#6	12	#6
E	15'-0"	11'-8"	1'-6"	18	#6	14	#6	18	#6

NOTE: 11"x 17" PRINT IS HALF SIZE



1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

4/26/2023 5:22:11 PM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union/INF-STRU-11009.22004_RV22.rvt



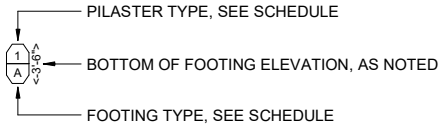
1 SLAB PLAN
S202 SCALE: 3/16" = 1'-0"

SHEET NOTES

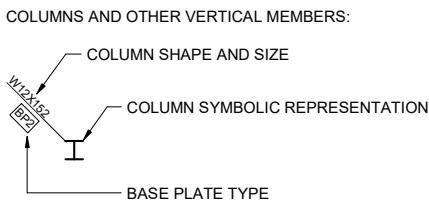
1. THE REFERENCE ELEVATION OF FOR THE FIRST FLOOR IS 0'-0". TOP OF CONCRETE OF THE SLAB-ON-GRADE SHALL BE AT THE REFERENCE ELEVATION, UNLESS NOTED OTHERWISE. ELEVATIONS NOTED <X'-X"> ARE TO BOTTOM OF CONCRETE, RELATIVE TO THE REFERENCE ELEVATION.

PLAN LEGEND

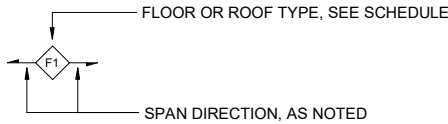
1. FOUNDATIONS:



2. COLUMNS AND OTHER VERTICAL MEMBERS:



3. FLOORS AND ROOFS:



FLOOR AND ROOF SCHEDULE	
TYPE	DESCRIPTION
F1	4" CONCRETE SLAB-ON GRADE REINFORCED WITH #4 AT 1'-0" OC, EACH WAY.
F2	1-1/2" X 18 Ga COMPOSITE METAL DECK (VERCO PLB - FORMLOK OR APPROVED EQ) WITH 5" TOTAL CONCRETE THICKNESS. REINFORCE WITH #3 @ 1'-0" OC EW/ FASTEN DECK TO SUPPORTS WITH 5/8"Ø PUDDLE WELDS IN A 32/5 PATTERN AT SUPPORTS AND AT 1'-0" OC AT DIAPHRAGM BOUNDARIES AND INTERIOR MOMENT FRAME LINES. FOR SIDE LAP ATTACHMENT, PROVIDE VERCO PUNCH LOK II OR APPROVED EQ AT 1'-0" OC
R1	3" X 18 Ga METAL ROOF DECK (VERCO PLN, OR APPROVED EQ) FASTEN DECK TO SUPPORTS WITH 5/8"Ø PUDDLE WELDS IN A 32/5 PATTERN AT SUPPORTS AND AT 1'-0" OC AT DIAPHRAGM BOUNDARIES AND INTERIOR MOMENT FRAME LINES. FOR SIDE LAP ATTACHMENT, PROVIDE VERCO PUNCH LOK II OR APPROVED EQ AT 1'-0" OC
R2	3x T&G DECK TOPPED WITH 1/2" PLYWOOD. FASTEN PLYWOOD TO T&G DECK WITH 8d NAILS AT 1'-0" OC. FASTEN T&G TO GLB SUPPORTS WITH 12d NAILS AT 1'-0" OC.

NOTE: 11"x 17" PRINT IS HALF SIZE

Section H, Item 2.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

No.	Description	Date

SHEET TITLE:
SLAB PLAN

DATE: 04.26.2023

DRAWN: EDM / DJM

CHECKED: AKM

SHEET NO.

S202

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #11009.2200.4

No.	Description	Date

SHEET TITLE:
SECOND FLOOR
AND LOW ROOF
FRAMING PLAN

DATE: 04.26.2023

DRAWN: EDM / DJM

CHECKED: AKM

SHEET NO.

S203

NOTE: 11"x 17" PRINT IS HALF SIZE

SHEET NOTES

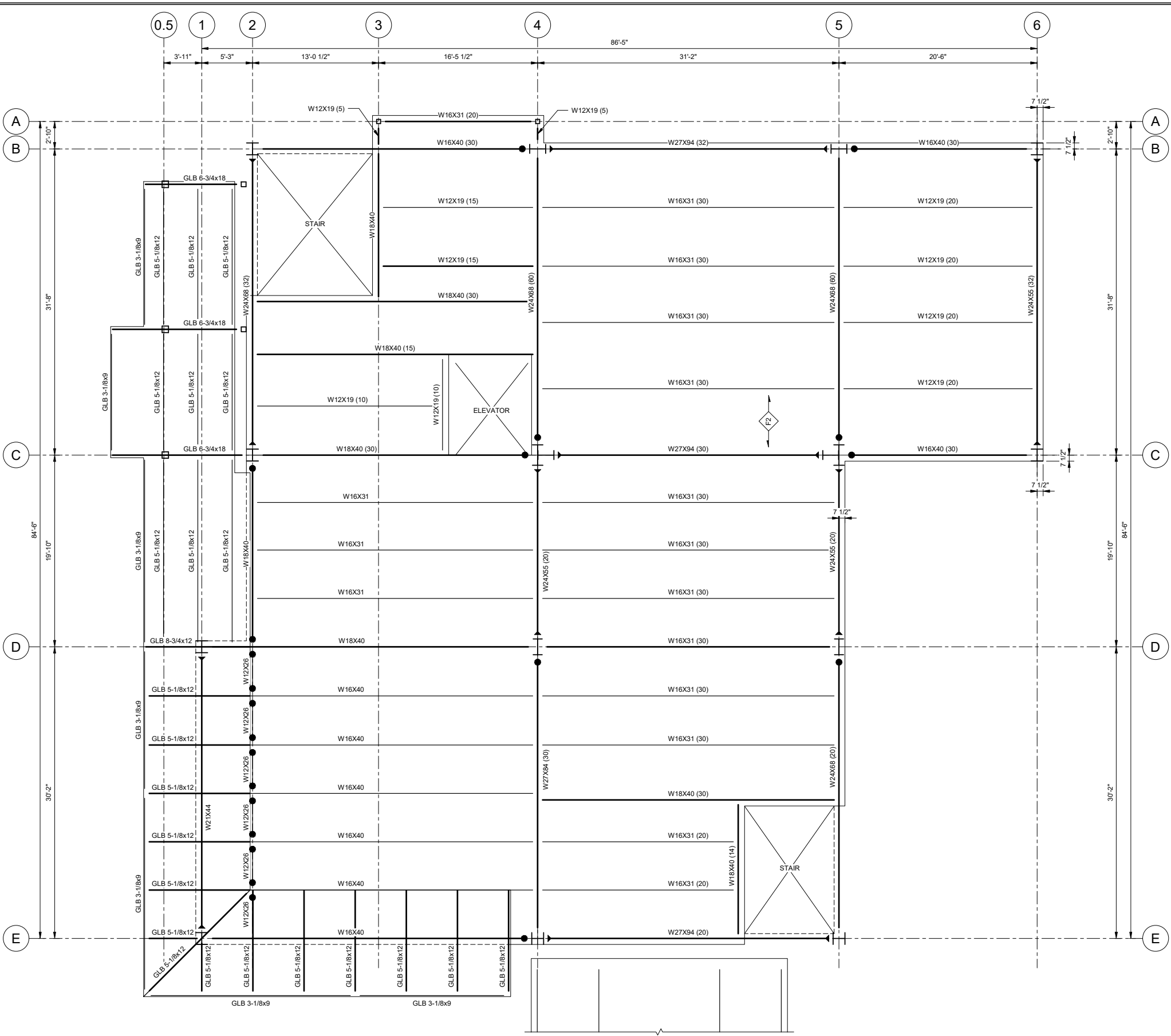
1. THE REFERENCE ELEVATION OF FOR THE SECOND FLOOR AND LOW ROOF IS 13'-7". BOTTOM OF METAL FORM AND ROOF DECK SHALL BE AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE. ELEVATIONS NOTED <X'-X"> ARE TO BOTTOM OF METAL FORM AND ROOF DECK, RELATIVE TO THE REFERENCE ELEVATION.

PLAN LEGEND

1. FOUNDATIONS:
- PILASTER TYPE, SEE SCHEDULE
 - BOTTOM OF FOOTING ELEVATION, AS NOTED
 - FOOTING TYPE, SEE SCHEDULE
 - PILASTER TYPE, SEE SCHEDULE
2. COLUMNS AND OTHER VERTICAL MEMBERS:
- COLUMN SHAPE AND SIZE
 - COLUMN SYMBOLIC REPRESENTATION
 - BASE PLATE TYPE
3. FLOORS AND ROOFS:
- FLOOR OR ROOF TYPE, SEE SCHEDULE
 - SPAN DIRECTION, AS NOTED

FLOOR AND ROOF SCHEDULE

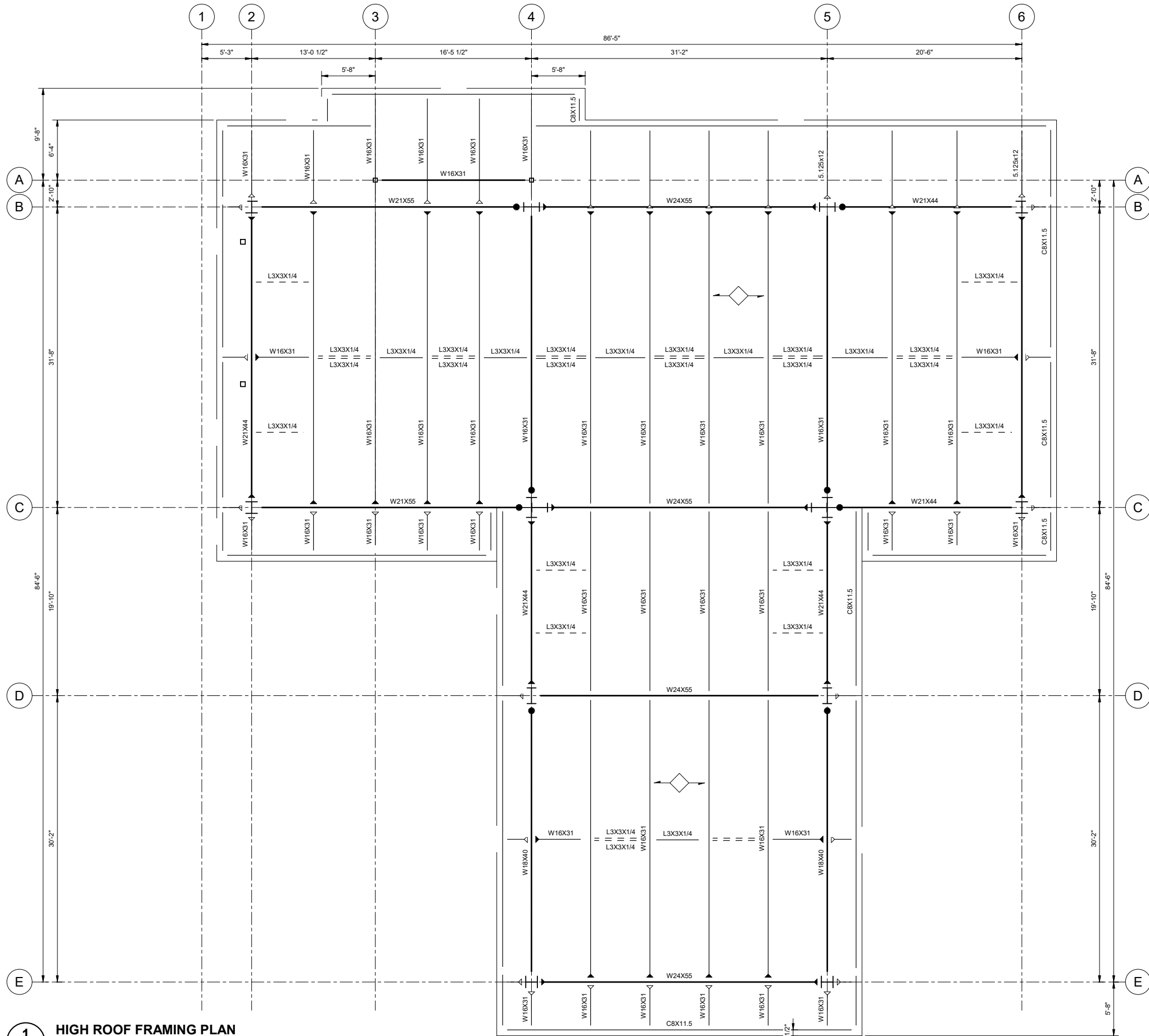
TYPE	DESCRIPTION
F1	4" CONCRETE SLAB-ON GRADE REINFORCED WITH #4 AT 1'-0" OC, EACH WAY.
F2	1-1/2" X 18 Ga COMPOSITE METAL DECK (VERCO PLB - FORMLOK OR APPROVED EQ) WITH 5" TOTAL CONCRETE THICKNESS. REINFORCE WITH #3 @ 1'-0" OC EW. FASTEN DECK TO SUPPORTS WITH 5/8"Ø PUDDLE WELDS IN A 32/5 PATTERN AT SUPPORTS AND AT 1'-0" OC AT DIAPHRAGM BOUNDARIES AND INTERIOR MOMENT FRAME LINES. FOR SIDE LAP ATTACHMENT, PROVIDE VERCO PUNCH LOK II OR APPROVED EQ AT 1'-0" OC
R1	3" X 18 Ga METAL ROOF DECK (VERCO PLN, OR APPROVED EQ) FASTEN DECK TO SUPPORTS WITH 5/8"Ø PUDDLE WELDS IN A 32/5 PATTERN AT SUPPORTS AND AT 1'-0" OC AT DIAPHRAGM BOUNDARIES AND INTERIOR MOMENT FRAME LINES. FOR SIDE LAP ATTACHMENT, PROVIDE VERCO PUNCH LOK II OR APPROVED EQ AT 1'-0" OC
R2	3x T&G DECK TOPPED WITH 1/2" PLYWOOD. FASTEN PLYWOOD TO T&G DECK WITH 8d NAILS AT 1'-0" OC. FASTEN T&G TO GLB SUPPORTS WITH 12d NAILS AT 1'-0" OC.



1 SECOND FLOOR AND LOW ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

4/26/2023 5:22:12 PM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union/INF-STRU-11009.22004_RV22.rvt



1 HIGH ROOF FRAMING PLAN
S204 SCALE: 3/16" = 1'-0"

SHEET NOTES

1. THE REFERENCE ELEVATION OF FOR THE HIGH ROOF IS 26'-11-1/2". BOTTOM OF METAL ROOF DECK AT GRID C SHALL BE AT THE REFERENCE ELEVATION, UNLESS NOTED OTHERWISE. ELEVATIONS NOTED <X'-X"> ARE TO BOTTOM OF METAL ROOF DECK, RELATIVE TO THE REFERENCE ELEVATION.

PLAN LEGEND

1. FOUNDATIONS:
- PILASTER TYPE, SEE SCHEDULE
 - BOTTOM OF FOOTING ELEVATION, AS NOTED
 - FOOTING TYPE, SEE SCHEDULE
2. COLUMNS AND OTHER VERTICAL MEMBERS:
- PILASTER TYPE, SEE SCHEDULE
 - COLUMN SHAPE AND SIZE
 - COLUMN SYMBOLIC REPRESENTATION
 - BASE PLATE TYPE
3. FLOORS AND ROOFS:
- FLOOR OR ROOF TYPE, SEE SCHEDULE
 - SPAN DIRECTION, AS NOTED

FLOOR AND ROOF SCHEDULE	
TYPE	DESCRIPTION
F1	4" CONCRETE SLAB-ON GRADE REINFORCED WITH #4 AT 1'-0" OC, EACH WAY.
F2	1-1/2" X 18 Ga COMPOSITE METAL DECK (VERCO PLB - FORMLOK OR APPROVED EQ) WITH 5" TOTAL CONCRETE THICKNESS. REINFORCE WITH #3 @ 1'-0" OC EW. FASTEN DECK TO SUPPORTS WITH 5/8"Ø PUDDLE WELDS IN A 32/5 PATTERN AT SUPPORTS AND AT 1'-0" OC AT DIAPHRAGM BOUNDARIES AND INTERIOR MOMENT FRAME LINES. FOR SIDE LAP ATTACHMENT, PROVIDE VERCO PUNCH LOK II OR APPROVED EQ AT 1'-0" OC
R1	3" X 18 Ga METAL ROOF DECK (VERCO PLN, OR APPROVED EQ) FASTEN DECK TO SUPPORTS WITH 5/8"Ø PUDDLE WELDS IN A 32/5 PATTERN AT SUPPORTS AND AT 1'-0" OC AT DIAPHRAGM BOUNDARIES AND INTERIOR MOMENT FRAME LINES. FOR SIDE LAP ATTACHMENT, PROVIDE VERCO PUNCH LOK II OR APPROVED EQ AT 1'-0" OC
R2	3x T&G DECK TOPPED WITH 1/2" PLYWOOD. FASTEN PLYWOOD TO T&G DECK WITH 8d NAILS AT 1'-0" OC. FASTEN T&G TO GLB SUPPORTS WITH 12d NAILS AT 1'-0" OC.

NOTE: 11"x 17" PRINT IS HALF SIZE

Section H, Item 2.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

ARCHITECTURE PLANNING INTERIORS

Juneau, AK
9105 Mendocino Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.760.6060
Fax: 907.586.3771
AEC0163270

65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

No.	Description	Date

SHEET TITLE:
HIGH ROOF
FRAMING PLAN

DATE: 04.26.2023

DRAWN: EDM / DJM
CHECKED: AKM

SHEET NO.
S204

120

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
9105 Mendocino Rd Ste 4
Juneau, AK 99801
Phone: 907.760.6060
Fax: 907.586.3771
AEC163270

65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

SHEET NOTES

1. THE REFERENCE ELEVATION OF FOR CANOPY FOUNDATION IS -2'-8". TOP OF CONCRETE OF THE MAT FOUNDATION SHALL BE AT THE REFERENCE ELEVATION, UNLESS NOTED OTHERWISE. ELEVATIONS NOTED <X'-X"> ARE TO BOTTOM OF CONCRETE.
2. THE REFERENCE ELEVATION OF THE CANOPY ROOF IS 13'-9". BOTTOM OF METAL ROOF DECK SHALL BE AT THE REFERENCE ELEVATION, UNLESS NOTED OTHERWISE. ELEVATIONS NOTED <X'-X"> ARE TO BOTTOM OF METAL ROOF DECK, RELATIVE TO THE REFERENCE ELEVATION.

PLAN LEGEND

1. FOUNDATIONS:

1

A

3'-0"

3'-0"

3'-0"

3'-0"

PILASTER TYPE, SEE SCHEDULE

BOTTOM OF FOOTING ELEVATION, AS NOTED

FOOTING TYPE, SEE SCHEDULE
7. PILASTER TYPE, SEE SCHEDULE
2. COLUMNS AND OTHER VERTICAL MEMBERS:

W16X40

BP2

3'-0"

3'-0"

3'-0"

3'-0"

COLUMN SHAPE AND SIZE

COLUMN SYMBOLIC REPRESENTATION

BASE PLATE TYPE
3. FLOORS AND ROOFS:

F1

3'-0"

3'-0"

3'-0"

3'-0"

FLOOR OR ROOF TYPE, SEE SCHEDULE

SPAN DIRECTION, AS NOTED

PEDESTAL SCHEDULE

TYPE	DIMENSIONS		TIES		VERTICAL		DETAIL
	WIDTH	DEPTH	QTY	SIZE	QTY	SIZE	
1	2'-0"	2'-0"	5	#4	8	#8	1/S301
2	2'-0"	2'-2"	5	#4	8	#8	2/S301
3	2'-2"	2'-2"	5	#4	8	#8	3/S301
4	3'-0"	2'-2"	5	#4	8	#8	4/S301
5	2'-0"	3'-0"	5	#4	8	#8	5/S301
6	2'-0"	3'-3"	5	#4	14	#8	6/S301
7	2'-2"	2'-10"	5	#4	16	#8	7/S301
8	2'-0"	5'-6"	10	#4	16	#8	8/S301

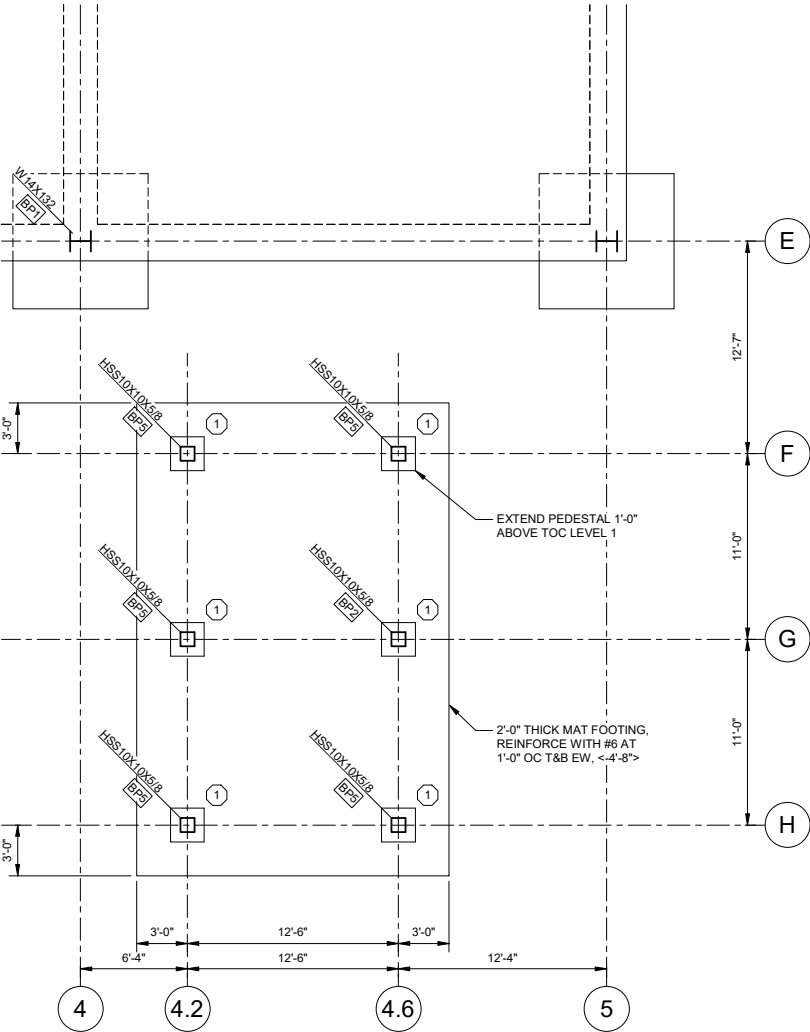
FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT							
	L	W	D	BOTTOM				TOP			
				QTY	SIZE	QTY	SIZE	QTY	SIZE	QTY	SIZE
A	5'-5"	6'-0"	1'-2"	7	#6	7	#6	7	#6	7	#6
B	8'-0"	8'-0"	1'-6"	10	#6	10	#6	10	#6	10	#6
C	9'-0"	9'-0"	1'-6"	12	#6	12	#6	12	#6	12	#6
D	15'-0"	8'-0"	1'-6"	12	#6	18	#6	12	#6	18	#6
E	15'-0"	11'-8"	1'-6"	18	#6	14	#6	18	#6	14	#6

FLOOR AND ROOF SCHEDULE

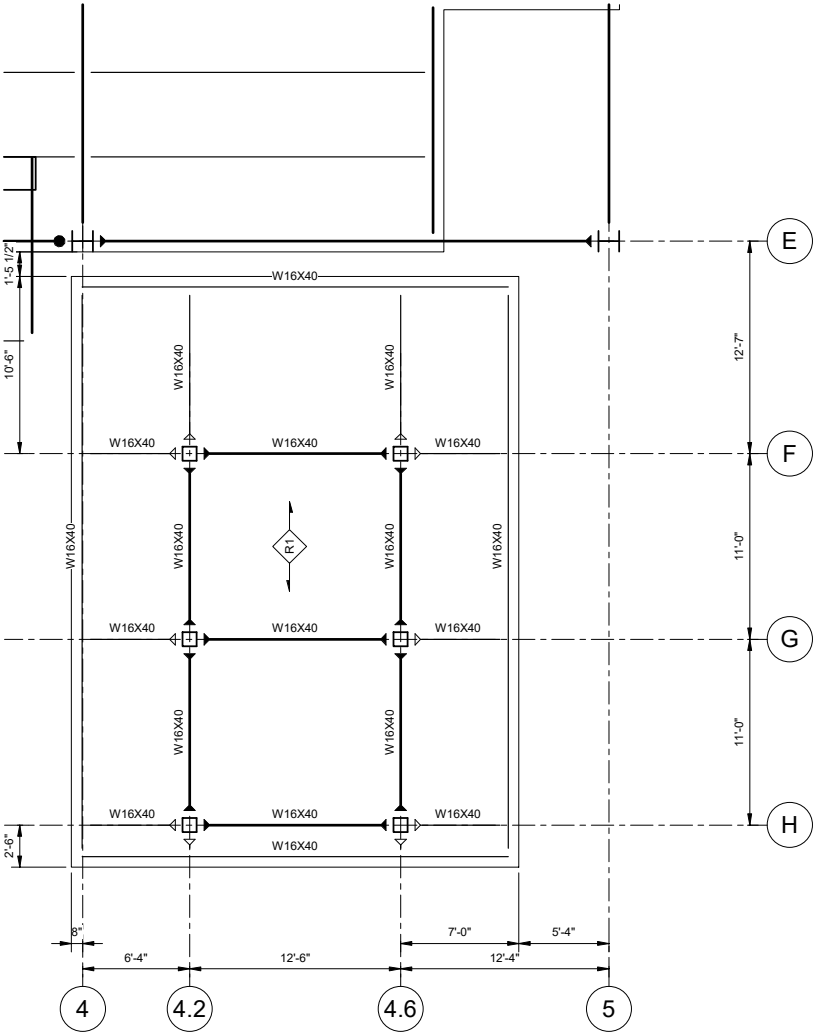
TYPE	DESCRIPTION
F1	4" CONCRETE SLAB-ON GRADE REINFORCED WITH #4 AT 1'-0" OC, EACH WAY.
F2	1-1/2" X 18 Ga COMPOSITE METAL DECK (VERCO PLB - FORMLOK OR APPROVED EQ) WITH 5" TOTAL CONCRETE THICKNESS. REINFORCE WITH #3 @ 1'-0" OC EW FASTEN DECK TO SUPPORTS WITH 5/8" PUDDLE WELDS IN A 32/5 PATTERN AT SUPPORTS AND AT 1'-0" OC AT DIAPHRAGM BOUNDARIES AND INTERIOR MOMENT FRAME LINES. FOR SIDE LAP ATTACHMENT, PROVIDE VERCO PUNCH LOK II OR APPROVED EQ AT 1'-0" OC
R1	3" X 18 Ga METAL ROOF DECK (VERCO PLN, OR APPROVED EQ) FASTEN DECK TO SUPPORTS WITH 5/8" PUDDLE WELDS IN A 32/5 PATTERN AT SUPPORTS AND AT 1'-0" OC AT DIAPHRAGM BOUNDARIES AND INTERIOR MOMENT FRAME LINES. FOR SIDE LAP ATTACHMENT, PROVIDE VERCO PUNCH LOK II OR APPROVED EQ AT 1'-0" OC
R2	3x T&G DECK TOPPED WITH 1/2" PLYWOOD. FASTEN PLYWOOD TO T&G DECK WITH 8d NAILS AT 1'-0" OC. FASTEN T&G TO GLB SUPPORTS WITH 12d NAILS AT 1'-0" OC.

NOTE: 11"x 17" PRINT IS HALF SIZE



1 FOUNDATION PLAN - DRIVE THROUGH CANOPY

S205 SCALE: 3/16" = 1'-0"



2 ROOF FRAMING PLAN - DRIVE THROUGH CANOPY

S205 SCALE: 3/16" = 1'-0"



Juneau, AK
3103A Marine Road
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEC0163270

Foundation Permit Set
Juneau Financial Center

Global Credit Union

RESPEC #11009.22004

No.	Description	Date

SHEET TITLE:
FOUNDATION
DETAILS

DATE: 04.26.2023

DRAWN: EDM / DJM

CHECKED: AKM

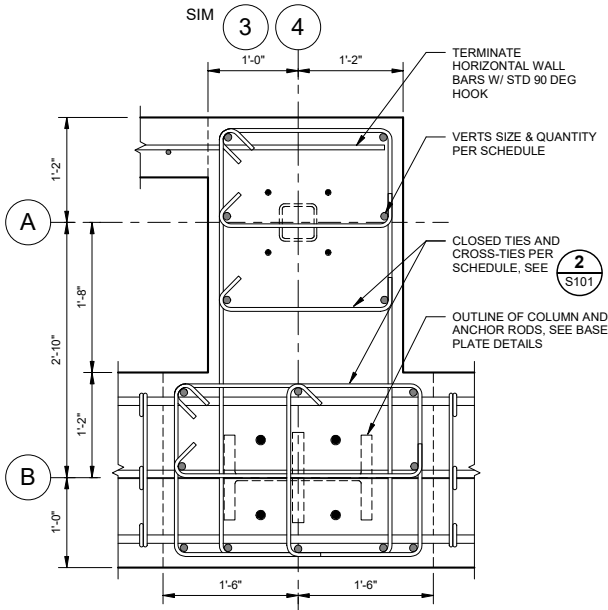
SHEET NO.

S301

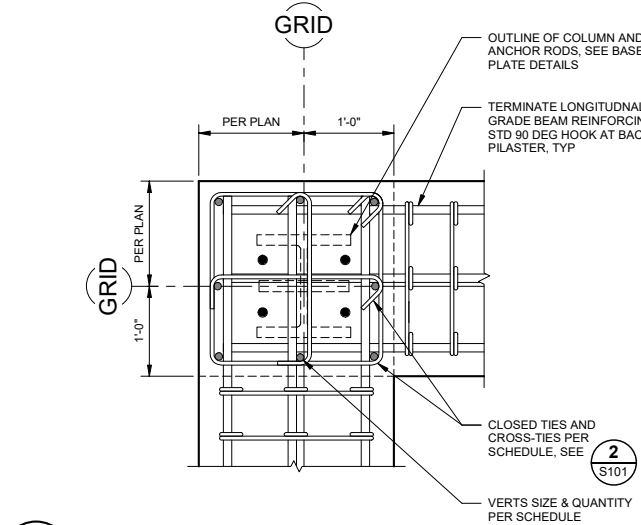
NOTE: 11"x 17" PRINT IS HALF SIZE

SHEET NOTES

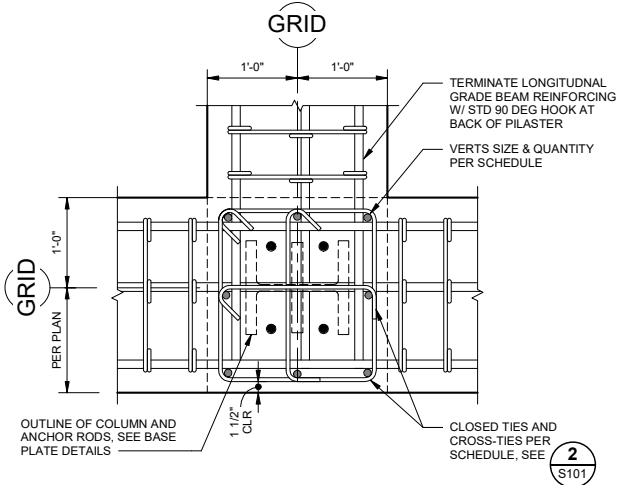
1. THE DASHED LINE ON PILASTER DETAILS INDICATES THE LIMITS OF PILASTER REINFORCING.
2. COLUMN AND ANCHOR ROD ORIENTATION SHOWN ON PEDESTAL AND PILASTER DETAILS MAY VARY, SEE PLAN AND BASE PLATE DETAILS.
3. ALTERNATE DIRECTION OF HOOK AT CROSS-TIES.
4. TO ALLOW FOR INSTALLATION OF THE SHEAR LUG, THE TOP CROSS-TIE MAY BE OMITTED AT SHEAR LUG LOCATIONS. THE CLOSED TIE MAY NOT BE OMITTED.



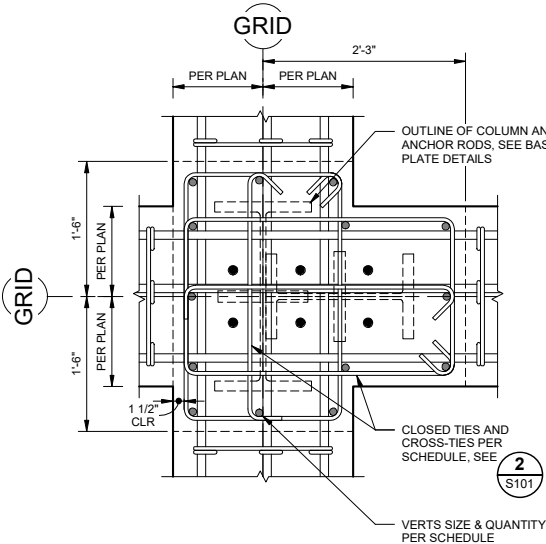
7 PILASTER - TYPE 7
S301 SCALE: 1" = 1'-0"



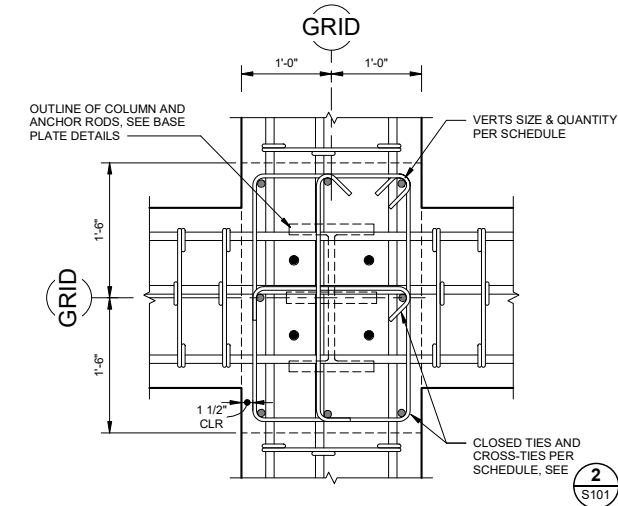
3 PILASTER - TYPE 3
S301 SCALE: 1" = 1'-0"



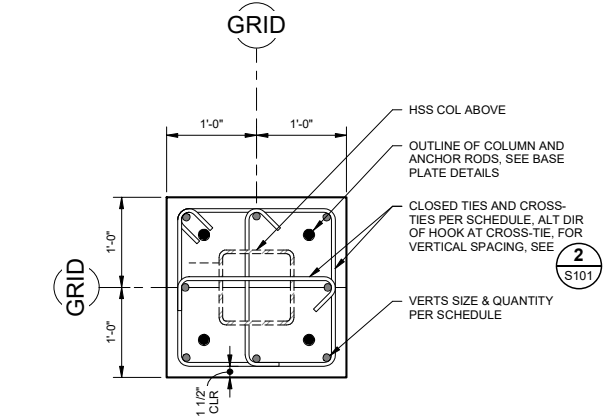
2 PILASTER - TYPE 2
S301 SCALE: 1" = 1'-0"



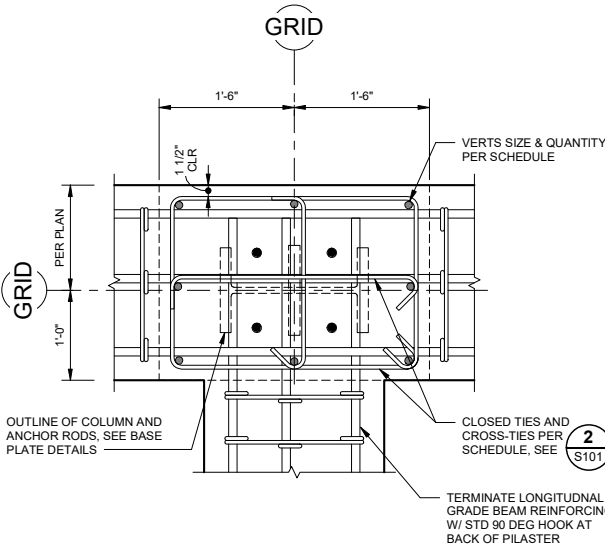
6 PILASTER - TYPE 6
S301 SCALE: 1" = 1'-0"



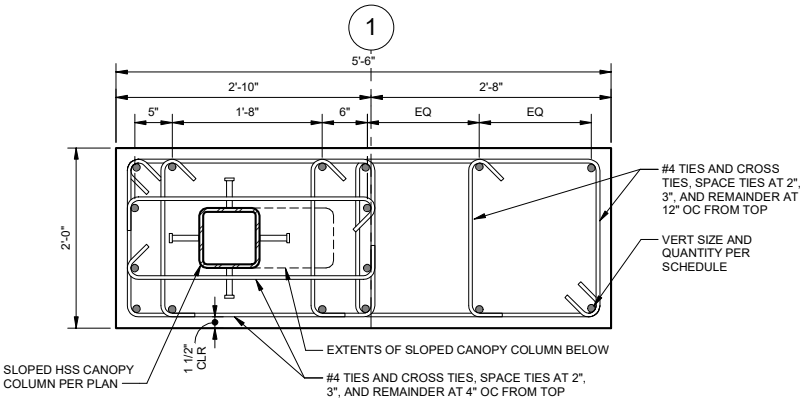
5 PILASTER - TYPE 5
S301 SCALE: 1" = 1'-0"



1 PEDESTAL - TYPE 1
S301 SCALE: 1" = 1'-0"



4 PILASTER - TYPE 4
S301 SCALE: 1" = 1'-0"



8 PEDESTAL - TYPE 8
S301 SCALE: 1" = 1'-0"



Foundation Permit Set
Juneau Financial Center

Global Credit Union

RESPEC #11009.2200.4

No.	Description	Date

SHEET TITLE:
FOUNDATION
DETAILS

DATE: 04.26.2023

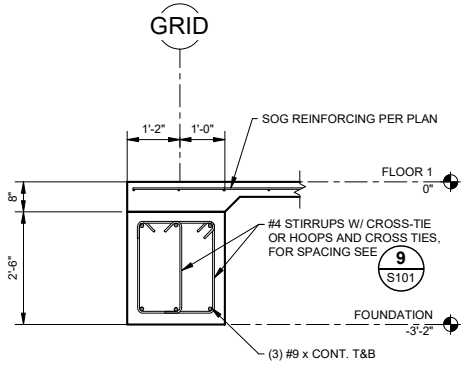
DRAWN: EDM / DJM

CHECKED: AKM

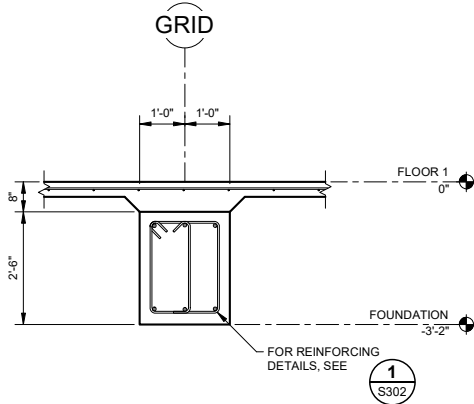
SHEET NO.
S302

NOTE: 11"x 17" PRINT IS HALF SIZE

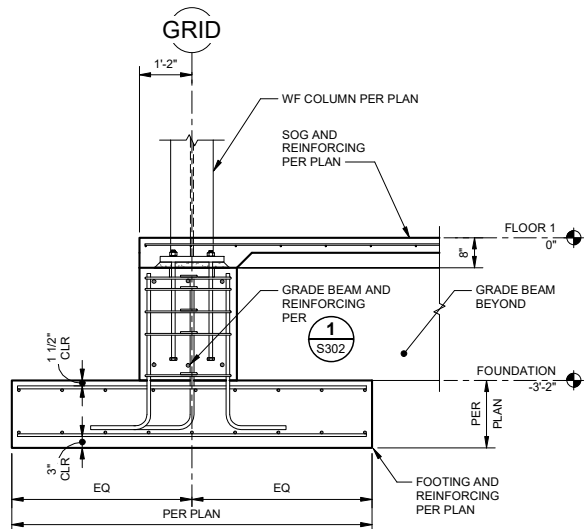
4/26/2023 5:22:14 PM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union/INF-STRU-11009.22004_RV22.rvt



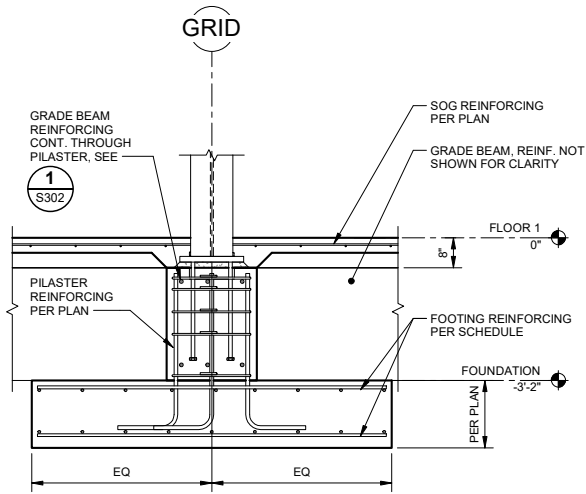
1 EXTERIOR GRADE BEAM
S302 SCALE: 1/2" = 1'-0"



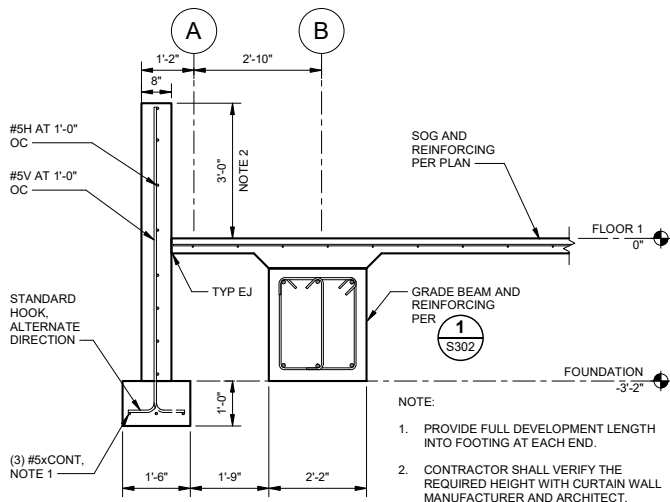
2 INTERIOR GRADE BEAM
S302 SCALE: 1/2" = 1'-0"



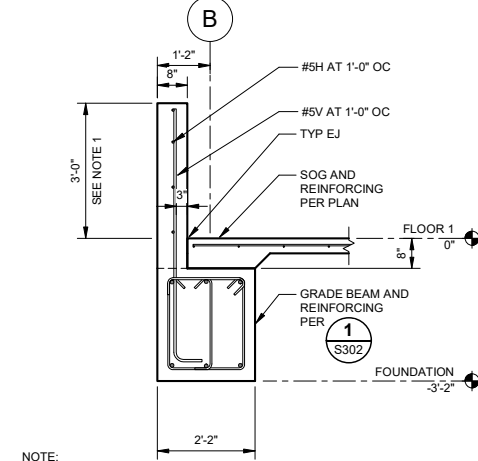
4 EXTERIOR PILASTER AT FOOTING
S302 SCALE: 1/2" = 1'-0"



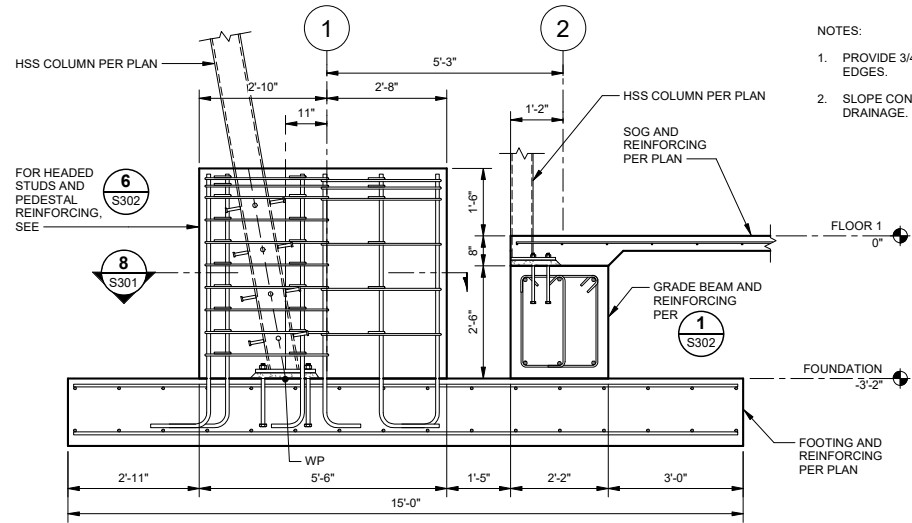
5 INTERIOR PILASTER AT FOOTING
S302 SCALE: 1/2" = 1'-0"



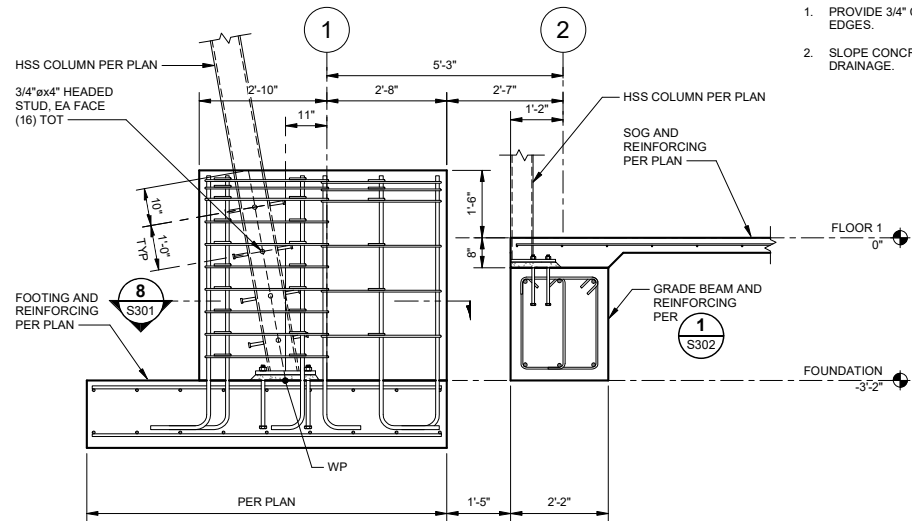
7 EXTERIOR GRADE BEAM AT FOOTING
S302 SCALE: 1/2" = 1'-0"



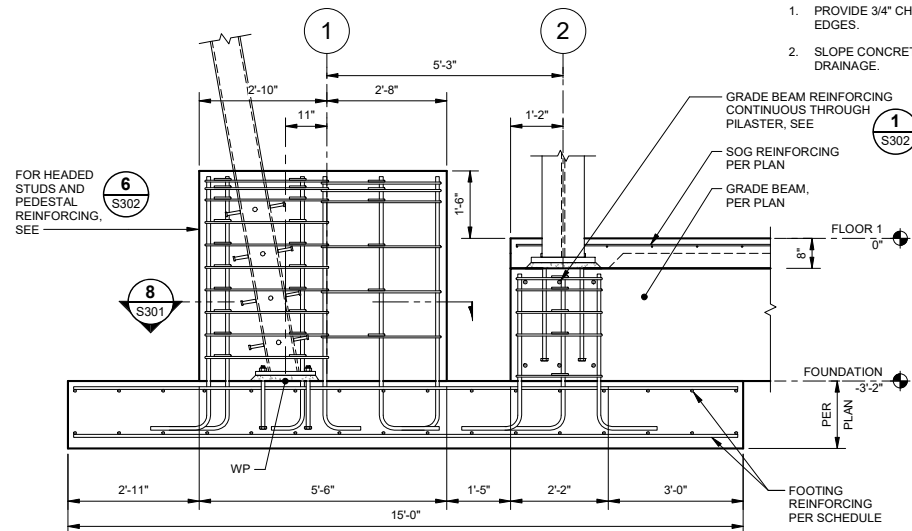
8 EXTERIOR GRADE BEAM AT FOOTING
S302 SCALE: 1/2" = 1'-0"



3 CANOPY FOUNDATIONS
S302 SCALE: 1/2" = 1'-0"



6 CANOPY FOUNDATIONS
S302 SCALE: 1/2" = 1'-0"



9 CANOPY FOUNDATIONS
S302 SCALE: 1/2" = 1'-0"

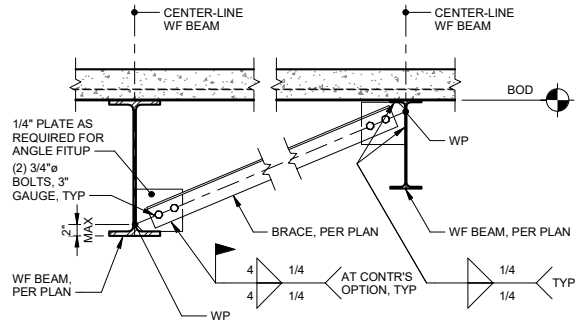
- NOTES:
1. PROVIDE 3/4" CHAMFER AT EXPOSED PEDESTAL EDGES.
 2. SLOPE CONCRETE AWAY FROM COLUMN TO PROVIDE DRAINAGE.

- NOTES:
1. PROVIDE 3/4" CHAMFER AT EXPOSED PEDESTAL EDGES.
 2. SLOPE CONCRETE AWAY FROM COLUMN TO PROVIDE DRAINAGE.

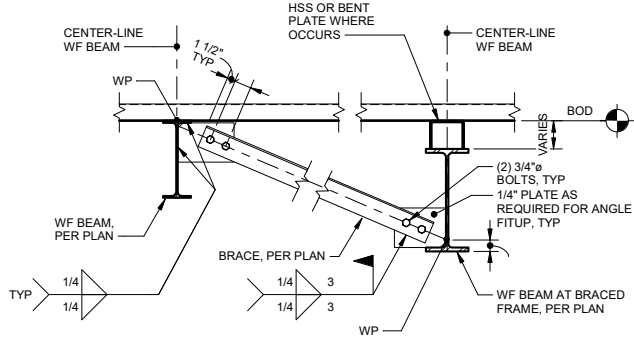
- NOTES:
1. PROVIDE 3/4" CHAMFER AT EXPOSED PEDESTAL EDGES.
 2. SLOPE CONCRETE AWAY FROM COLUMN TO PROVIDE DRAINAGE.

4/26/2023 5:22:15 PM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union/INF-STRU-11009.22004_RV22.rvt

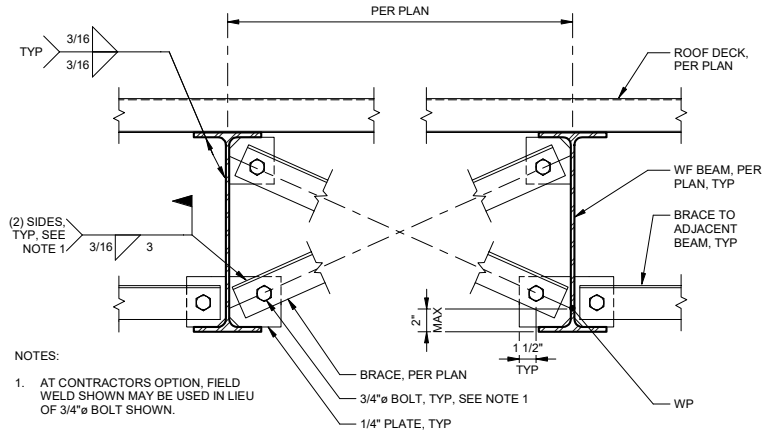
1 KICKER BRACE DETAIL AT FLOOR
S501 SCALE: 3/4" = 1'-0"



2 KICKER BRACE DETAIL AT ROOF
S501 SCALE: 3/4" = 1'-0"



3 ROOF BEAM BRACE DETAIL
S501 SCALE: 1 1/2" = 1'-0"



NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #11009.2200.4

No.	Description	Date

SHEET TITLE:
FRAMING
DETAILS

DATE: 04.26.2023

DRAWN: EDM / DJM

CHECKED: AKM

SHEET NO.
S501

4/28/2023 9:23:06 AM C:\Users\MRV\Heather\Documents\GFCU Juneau Financial Center-MRV_zane\2DD7D.rvt

DOOR SCHEDULE							
Mark	Width	Height	Description	Finish	Frame Material	Hardware Type	Comments
10E	3' - 0"	7' - 0"	EXIT	TRIPLE PANE	AS	01	ADA ASSIST
11E	3' - 0"	7' - 0"	EXIT	TRIPLE PANE	AS	01	
12E	3' - 0"	7' - 0"	EXIT	TRIPLE PANE	AS	01	NON ELEC
13E	3' - 0"	7' - 0"	EXIT	TRIPLE PANE	AS	01	NON ELEC
19E	3' - 0"	7' - 0"	FLUSH	FG - PAINTED	FG	01	
101	6' - 0"	8' - 0"	TG FRMLESS HINGE	TG	HM	03	
102	3' - 0 7/16"	6' - 11 3/4"	EXIT		AS	01	
103	3' - 0"	6' - 8"	FLUSH	WD VENEER	HM	02	
104	6' - 0"	8' - 0"	TG FRMLESS HINGE				
105	3' - 0"	7' - 0"	FLUSH	WD VENEER	HM	02	
106	3' - 0"	7' - 0"	FLUSH	WD VENEER	HM	02	
107	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495			INTEGRAL	SOFTBRAKE
108	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495			INTEGRAL	SOFTBRAKE
109	3' - 0"	7' - 0"	RELITE	HM PAINTED	HM	02	6X24 RELITE
110	6' - 0"	6' - 6"	FLUSH	WD VENEER	HM	02	
111	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
112	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
113	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
114	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
115	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
116	3' - 0"	7' - 0"	FLUSH	WD VENEER	HM	02	
117	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
118	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
119	3' - 0"	7' - 0"	FLUSH	HM PAINTED	FG	01	
120	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
121	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
122	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
123	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
124	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
125	3' - 0"	6' - 8"	FLUSH	HM PAINTED	HM	02	
126	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495			INTEGRAL	SOFTBRAKE
127	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495			INTEGRAL	SOFTBRAKE
202	6' - 0"	6' - 10"	FLUSH	HM PAINTED	HM	02	
203	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
204	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
205	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
206	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
207	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
208	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
209	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
211	3' - 0"	7' - 0"	FLUSH	WD VENEER	HM	02	
212	3' - 0"	7' - 0"	FLUSH	WD VENEER	HM	02	
213	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
214	3' - 0"	7' - 0"	FLUSH	HM PAINTED	HM	02	
214E	2' - 10"	6' - 8"		FG - PAINTED	FG	02	
215	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
216	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
217	6' - 8 7/8"	7' - 0"	TG FRMLESS CRL 495	TG	TG	INTEGRAL	SOFTBRAKE
220	3' - 0"	6' - 8"	FLUSH	FG - PAINTED	FG	02	
ELV	3' - 0"	6' - 8"	FLUSH	HM PAINTED	HM	02	LOCKBOX FOR bADGE

ABBREVIATIONS

AD ALUMINUM FRAMED DOOR
AS ALUMINUM STOREFRONT
FG FIBERGLASS
FP FIELD PAINTED
GS GALVANIZED STEEL
HM HOLLOW METAL STEEL FRAME
INS 1" INSULATED GLASS UNIT
IM INSULATED METAL GALVANIZED FACES
MF MANUFACTURE PRE-FINISH
MTL SECTIONAL METAL DOOR
PL PLASTIC LAMINATE FACED
S SMOKE AND DRAFT ASSEMBLY
SP SHOP PAINTED
TG TEMPERED GLASS
WD WOOD
WDR WOOD DOOR WITH RELITE

NOTES:

1. METAL DOOR FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL FINISH

FINISH SCHEDULE						
Name	Number	Floor Finish	Wall Finish	Base Finish	Ceiling Finish	Comments
ELEV			UNFINISHED			
VESTIBULE	100	T-1	P-1	RB-1	AWC	
LOBBY	101	T-1	P-1	RB-1	AWC	
NORTH STAIR	102					
ATM	103	CPT-2	P-1	RB-2	P-5	
COMMUNITY	104	CPT-3	P-1	RB-1	AWC	
RR	105	T-2	P-1	T-3	P-5	
CORRIDOR	106	CPT-3	P-1	RB-1	ACT	
SM MEETING / WORK ROOM	107	CPT-2	P-1	RB-2	ACT	
FLEX OFFICE	108	CPT-1	P-1	RB-2	ACT	
BREAK ROOM	109	CPT-2	P-1	RB-2	AWC	
FIRE RISER	110		UNFINISHED			
MOTHERS	111	CPT-2	P-1	RB-2	ACT	
WOMENS RR	112	T-2	P-1	T-3	P-5	
STOR	113	CPT-2	P-1	RB-2	P-5	
STOR/PROMO	114	CPT-2	P-1	RB-2	P-5	
JAN	115		P-1	RB-2	P-5	
MENS RR	116	T-2	P-1	T-3	P-5	
ELEC	117		P-1	RB-2	P-5	
TELECOM	118		P-1	RB-2	P-5	
SOUTH STAIR	119					
STOR	120	CPT-2	P-1	RB-2	ACT	
ATM	121	CPT-2	P-1	RB-2	ACT	
WORK ROOM	122	CPT-2	P-1	RB-2	ACT	
CORRIDOR	123	CPT-3	P-1	RB-1	AWC	
SM MEETING	124	CPT-3	P-1	RB-1	AWC	
MSC	125	CPT-2	P-1	RB-2	ACT	
OFF 2	126	CPT-2	P-1	RB-2	ACT	
OFF 1	127	CPT-2	P-1	RB-2	ACT	
BRANCH LOBBY	128	CPT-1 / T-1	P-1	RB-1	AWC	
NORTH STAIR	200		P-1	RB-1	AWC	
CUBICLE 1	201	CPT-2	P-1	RB-2	AWC	
STOR	202		P-1	RB-2	P-5	
OFFICE 01	203	CPT-1	P-1	RB-2	ACT	
OFFICE 02	204	CPT-1	P-1	RB-2	ACT	
OFFICE 03	205	CPT-1	P-1	RB-2	ACT	
OFFICE 04	206	CPT-1	P-1	RB-2	ACT	
OFFICE 05	207	CPT-1	P-1	RB-2	ACT	
OFFICE 06	208	CPT-1	P-1	RB-2	ACT	
OFFICE 07	209	CPT-1	P-1	RB-2	ACT	
WORK ROOM	210	CPT-2	P-1	RB-2	ACT	
RR	211	T-2	P-1	T-3	P-5	
RR	212	T-2	P-1	T-3	P-5	
OFFICE 08	213	CPT-1	P-1	RB-2	ACT	
MECH	214		P-1	RB-2		
OFFICE 09	215	CPT-1	P-1	RB-2	ACT	
OFFICE 10	216	CPT-1	P-1	RB-2	ACT	
OFFICE 11	217	CPT-1	P-1	RB-2	ACT	
CUBICLE 2	218	CPT-1	P-1	RB-2	AWC	
UPPER LOBBY	219	CPT-2	P-1	RB-1	AWC	
SOUTH STAIR	220		P-1	RB-1	P-5	
CORRIDOR 2	221					

RESTROOM FINISH ABBREVIATIONS

CS CHILD SEAT
GB GRAB BARS
HD HAND DRYER
PS PURSE SHELF
SCD SEAT COVER DISPENSER
SD SOAP DISPENSER
SND SANITARY NAPKIN DISPENSER
SNR SANITARY NAPKIN RECEPTACLE
TTD TOILET TISSUE DISPENSER
MBH MOP AND BROOM HOLDER
FE FIRE EXTINGUISHER
WR WASTE RECEPTACLE

PRODUCTS LIST.

Flooring:

Carpet Tile Type 1 (CPT-1): Branch Lobby, Interface HN850 Shale 104210, Ashlar install pattern
Carpet Tile Type 2 (CPT-2): Offices and General Areas, Interface HN840 Shale 104226, Ashlar install pattern.

Carpet Tile Type 3 (CPT-1): Walking areas and Meeting Spaces, Interface TBD, Ashlar Install pattern

Tile Type 1 (T-1): Lobby areas, Atlas Concorde USA, Cove, Pebble, size TBD, grout Mapei 02 Pewter

Tile Type 2 (T-2): Restrooms, Atlas Concorde USA, Boho, Smoke and Bone, size TBD, grout Mapei 02 Pewter

Walls:

Tile Type 3 (T-3): Bathroom Wainscot, 3' Height, Running Bond, TBD

Paint Type 1 (P-1): General Interior Color, Sherwin Williams, SW7015 Repose Gray

Paint Type 2 (P-2): General Accent Color, Sherwin Williams, SW7017 Dorian Gray

Paint Type 3 (P-3): Accent Color, Behind Teller and Soffit around Lobby Baffles, Sherwin Williams, SW7064 Peppercom

Paint Type 4 (P-4): Accent Color, Branch, TBD

Base:

Base Type 1 (RB1): TarKett 4.25" Millwork Reveal, Burnt Umber

Base Type 1 (RB1): Tarkett 4" Rubber Cove Base, Burnt Umber

Ceilings:

Acoustic Ceiling Tile (ACT): Offices and work areas, Cortega Second Look 2767

Acoustic Baffles (AB): Accent Panel over Teller Pods, TURF Slab Acoustic Panels

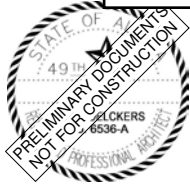
Acoustic Wood Ceiling (AWC): Public areas, 9 Wood 2100 Panelized Linear

Paint Type 5 (P-5): Ceiling Color, GWB, Sherwin Williams, SW7007 Ceiling Bright White

Glass and Glazing:

Glass Type 1 (GT1): Interior relites used for standard interior applications and office partitions. Glazing will be3/8" tempered plate.

Elevator: Otis Hydraulic, 3,500 lb rating. Side access hydraulic equipment within shaft.



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

MRV #2130

No.	Description	Date

SHEET TITLE:
SCHEDULES

DATE: APRIL 26 2023

DRAWN: MRV

CHECKED: PV

SHEET NO.

A002

NOTE: 11"x 17" PRINT IS HALF SIZE



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
WALL TYPES

DATE: APRIL 26 2023

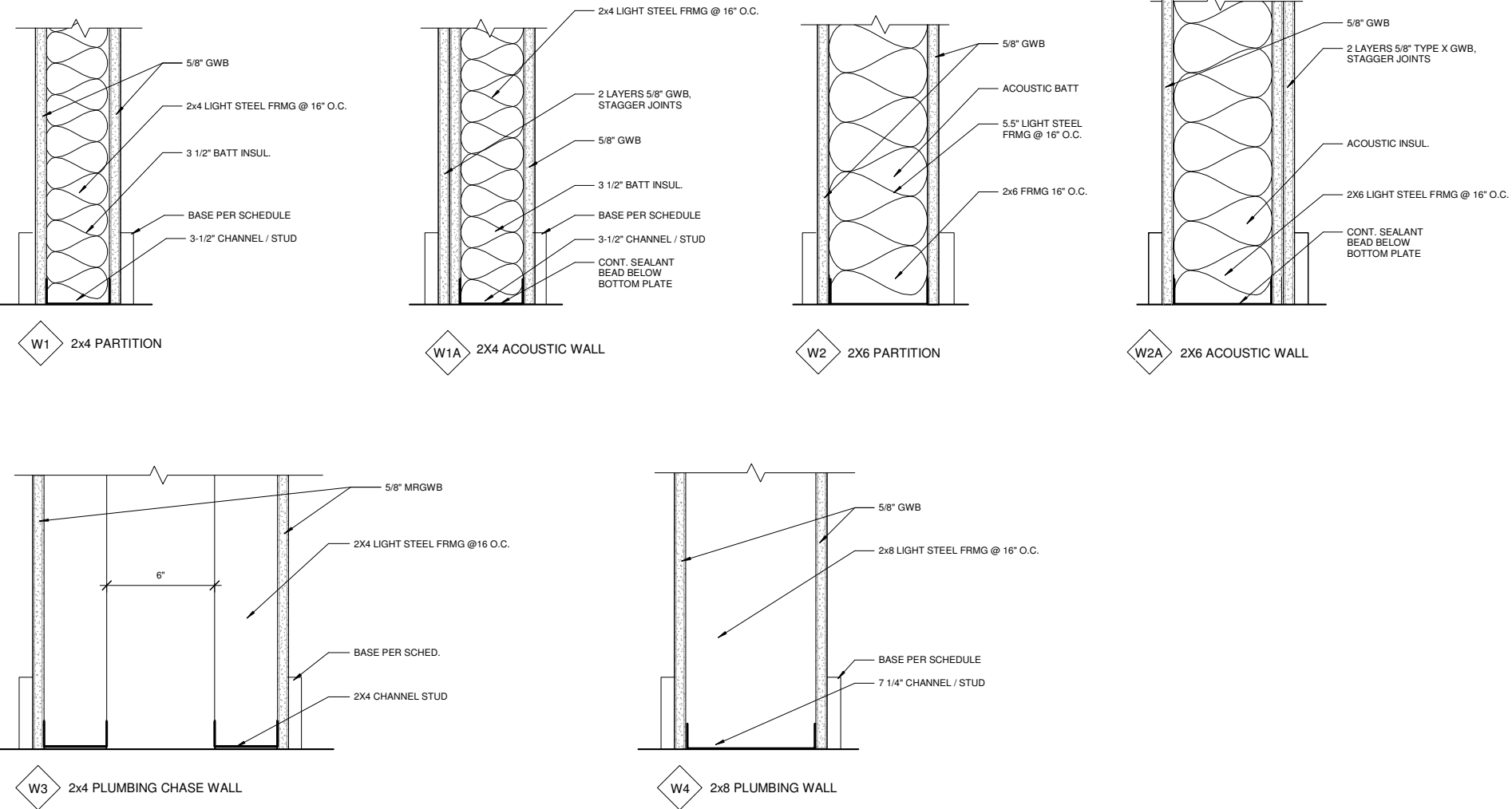
DRAWN: MRV
CHECKED: PV

SHEET NO.
A003

NOTE: 11"x 17" PRINT IS HALF SIZE

INTERIOR WALL TYPES

NOTE:
1. WALLS ARE TO BE LIGHT-GAUGE STEEL STUD WALLS
2. NON BEARING PARTIONS TO TERMINATE 6" ABOVE CEILING FINISH, ALL OTHER WALLS EXTEND TO STRUCTURE.
3. ACOUSTIC WALLS EXTEND TO STRUCTURE.





MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

Global Credit Union

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

No.	Description	Date

SHEET TITLE:
SITE PLAN

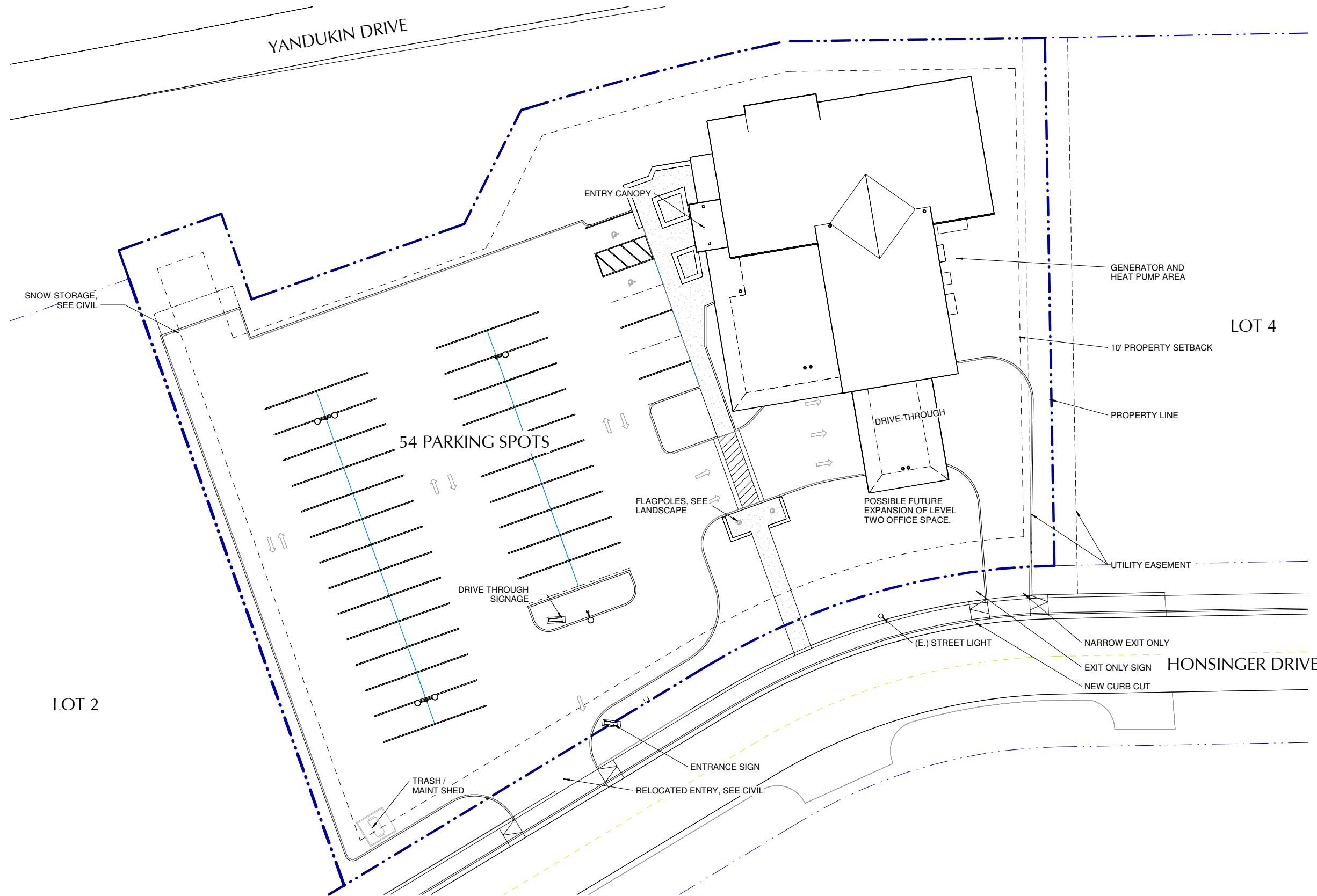
DATE: APRIL 26 2023

DRAWN: MRV
CHECKED: PV

SHEET NO.

A100

NOTE: 11"x 17" PRINT IS HALF SIZE



1 SITE PLAN
1/16" = 1'-0" 0' 8' 16' 32'





MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

Global Credit Union

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

No.	Description	Date

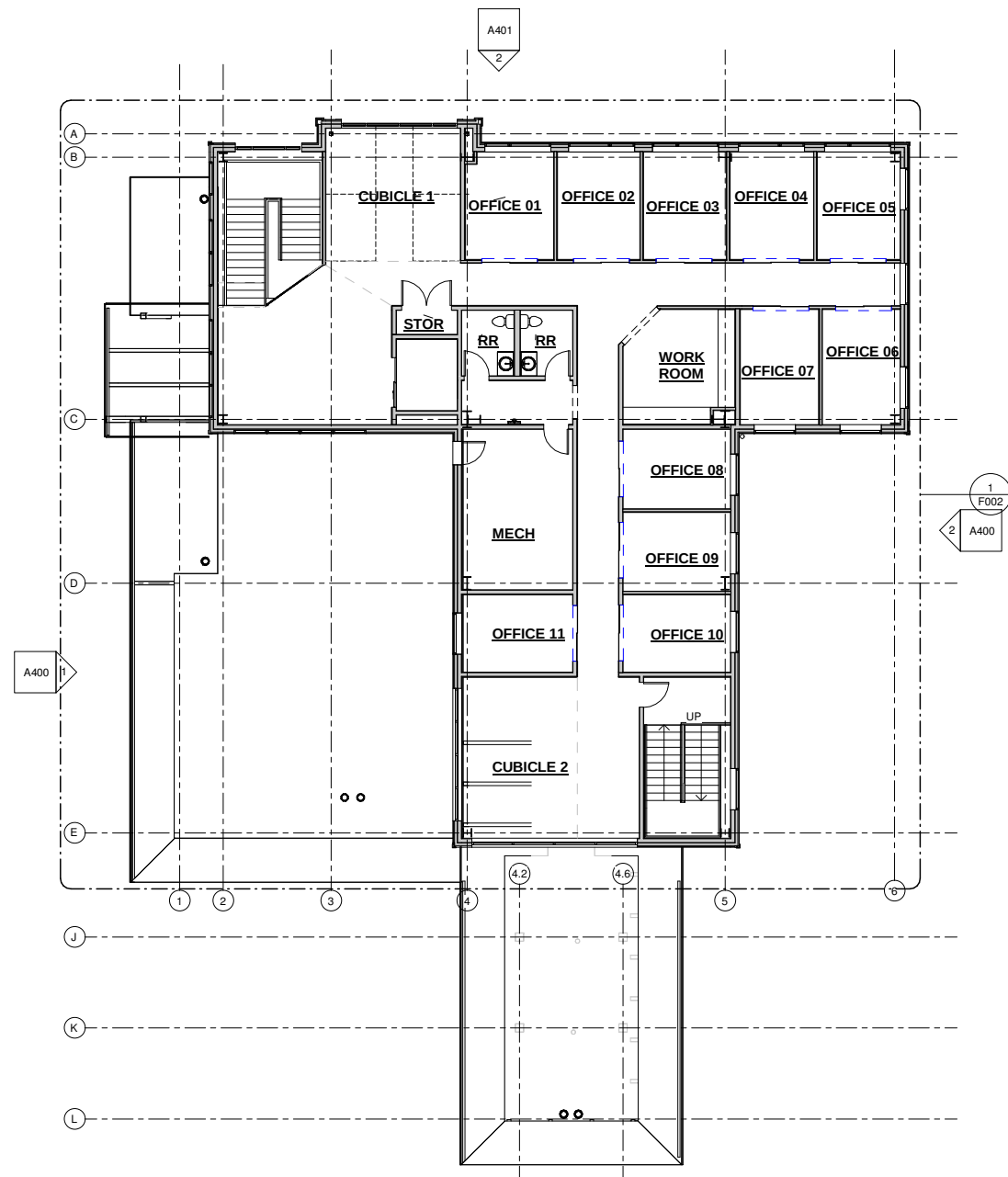
SHEET TITLE:
OVERALL FLOOR PLANS

DATE: APRIL 26 2023

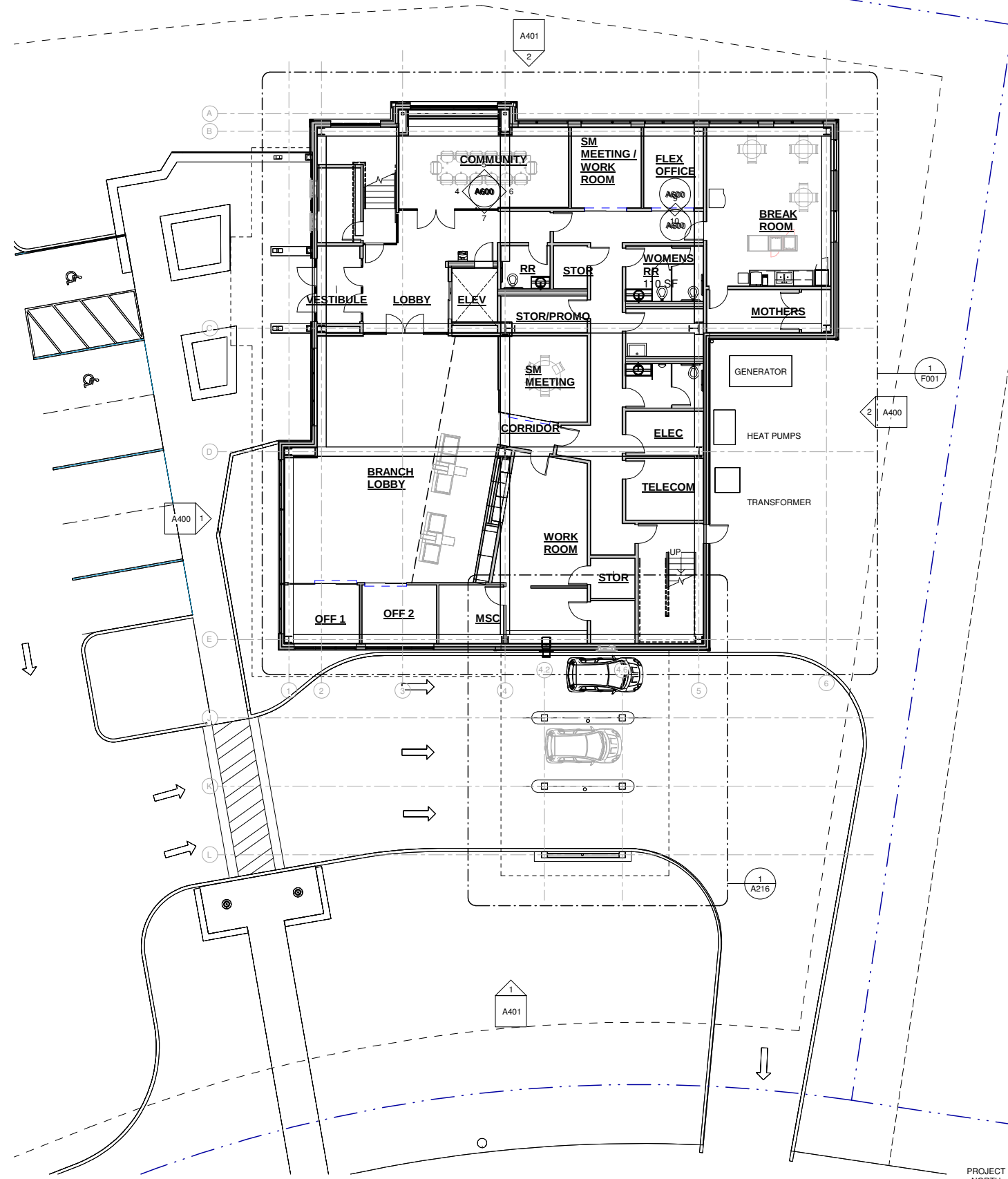
DRAWN: MRV

CHECKED: PV

SHEET NO.
A201



2 FLOOR 2 OVERALL
1" = 10'-0"
0' 4' 8' 16'



1 FLOOR 1 OVERALL
1" = 10'-0"
0' 4' 8' 16'

NOTE: 11"x 17" PRINT IS HALF SIZE
ACTUAL NORTH
PROJECT NORTH



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
**ENLARGED PLAN
FLOOR 1**

DATE: APRIL 26 2023

DRAWN: MRV

CHECKED: PV

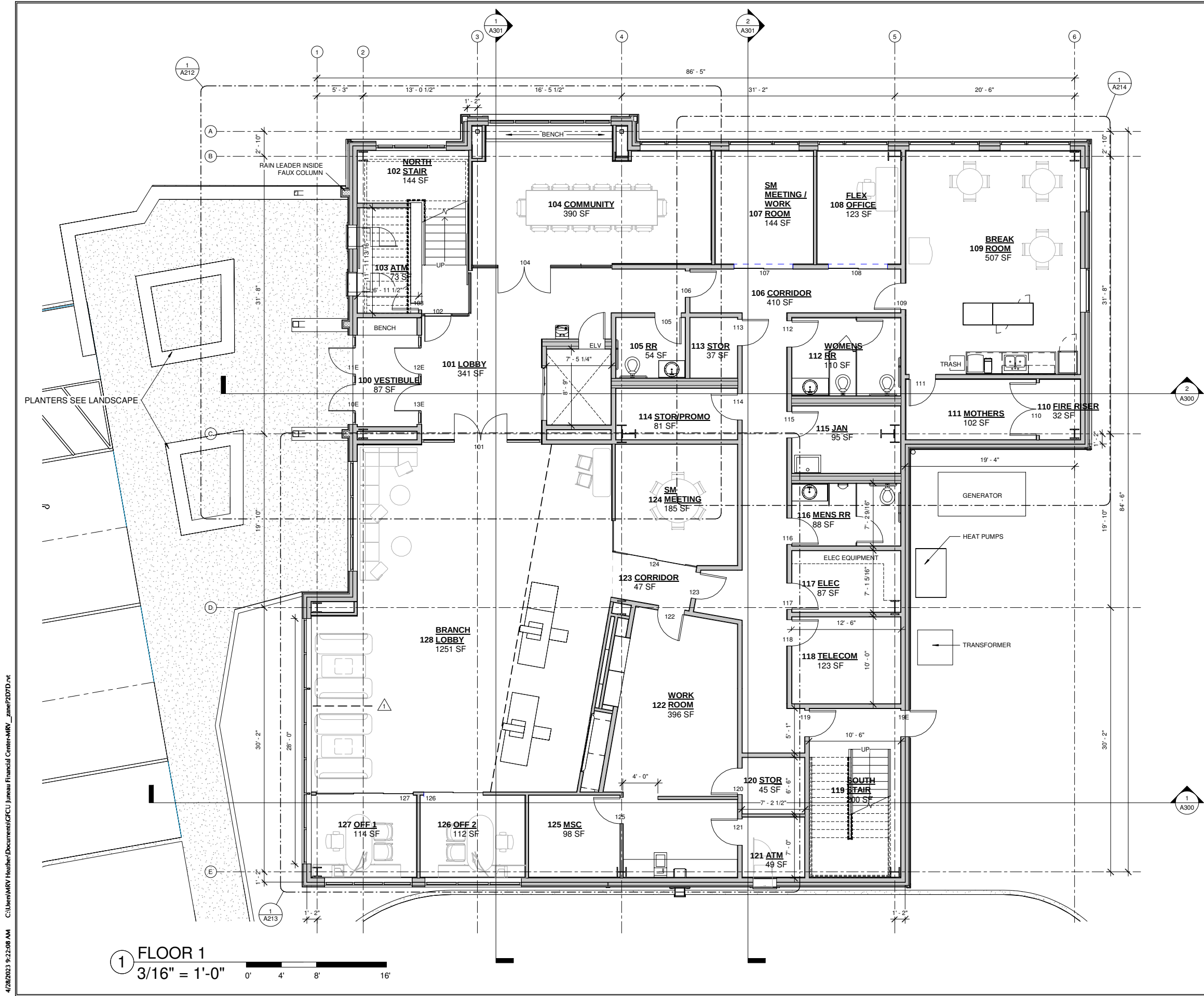
SHEET NO.

A210

NOTES:
1. ACOUSTIC SCREEN

NOTE: 11"x 17" PRINT IS HALF SIZE

Attachment A3- Plan set



4/28/2023 9:22:08 AM C:\Users\MRV\Heather\Documents\GFCU Juneau Financial Center-MRV_zane\2D7D7D.dwg



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
ENLARGED PLAN
FLOOR 2

DATE: APRIL 26 2023

DRAWN: MRV

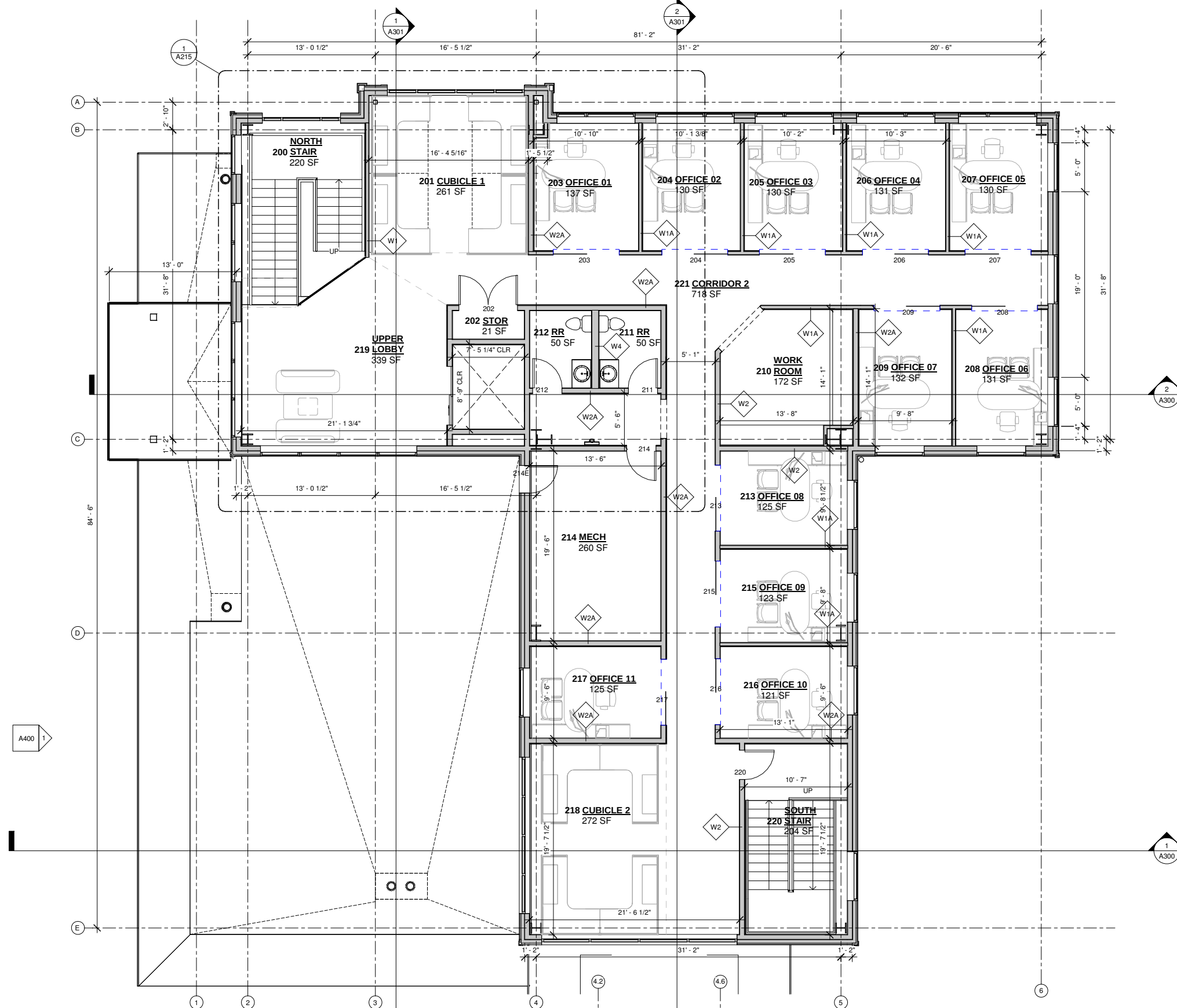
CHECKED: PV

SHEET NO.

A211

NOTES:
1.

NOTE: 11"x 17" PRINT IS HALF SIZE



1 FLOOR 2
3/16" = 1'-0"
0' 4' 8' 16'



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
**ENLARGED
ENTRY PLAN**

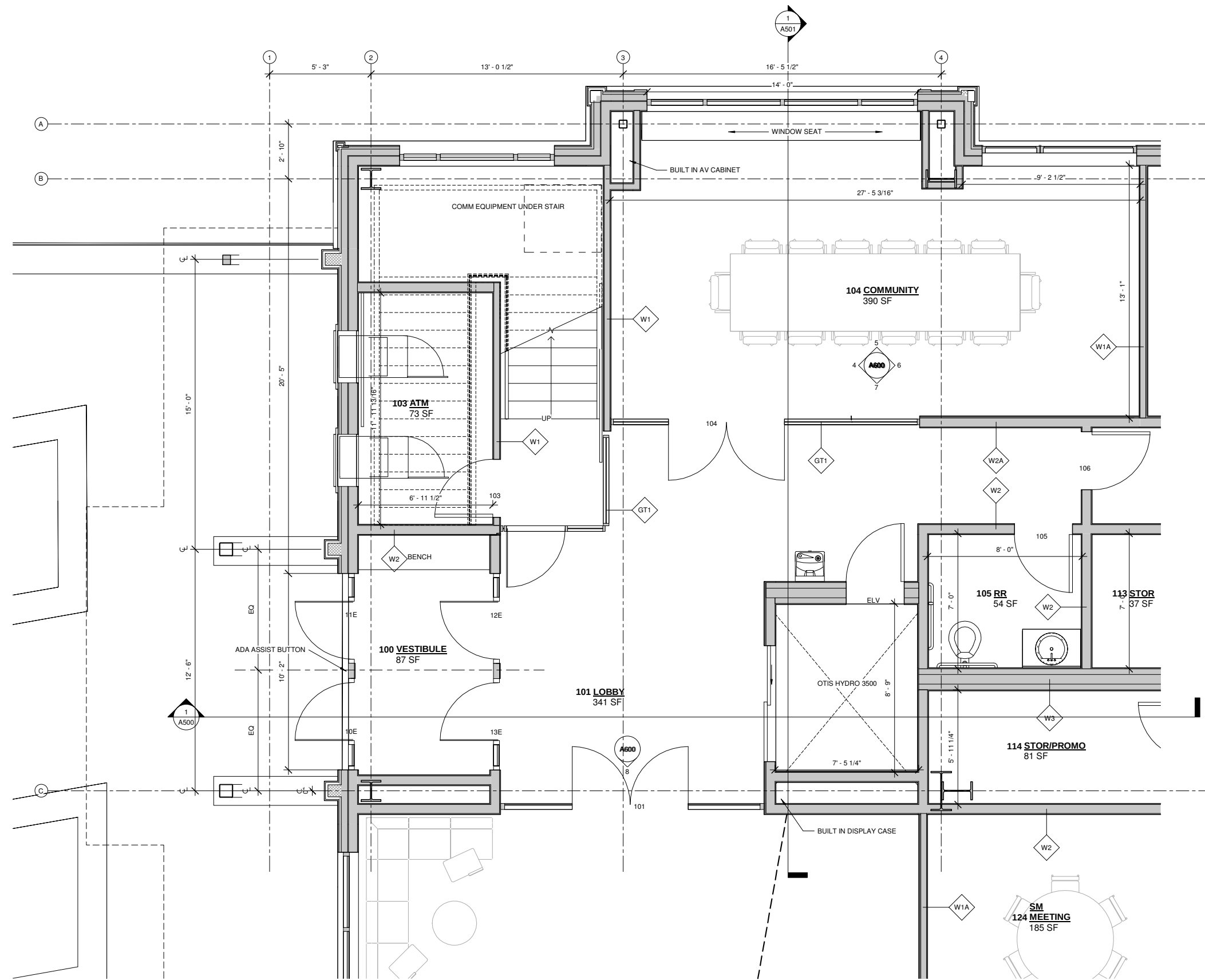
DATE: APRIL 26 2023

DRAWN: MRV

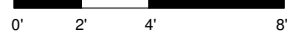
CHECKED: PV

SHEET NO.
A212

NOTE: 11"x 17" PRINT IS HALF SIZE



1 ENLARGED ENTRY PLAN
3/8" = 1'-0"





MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

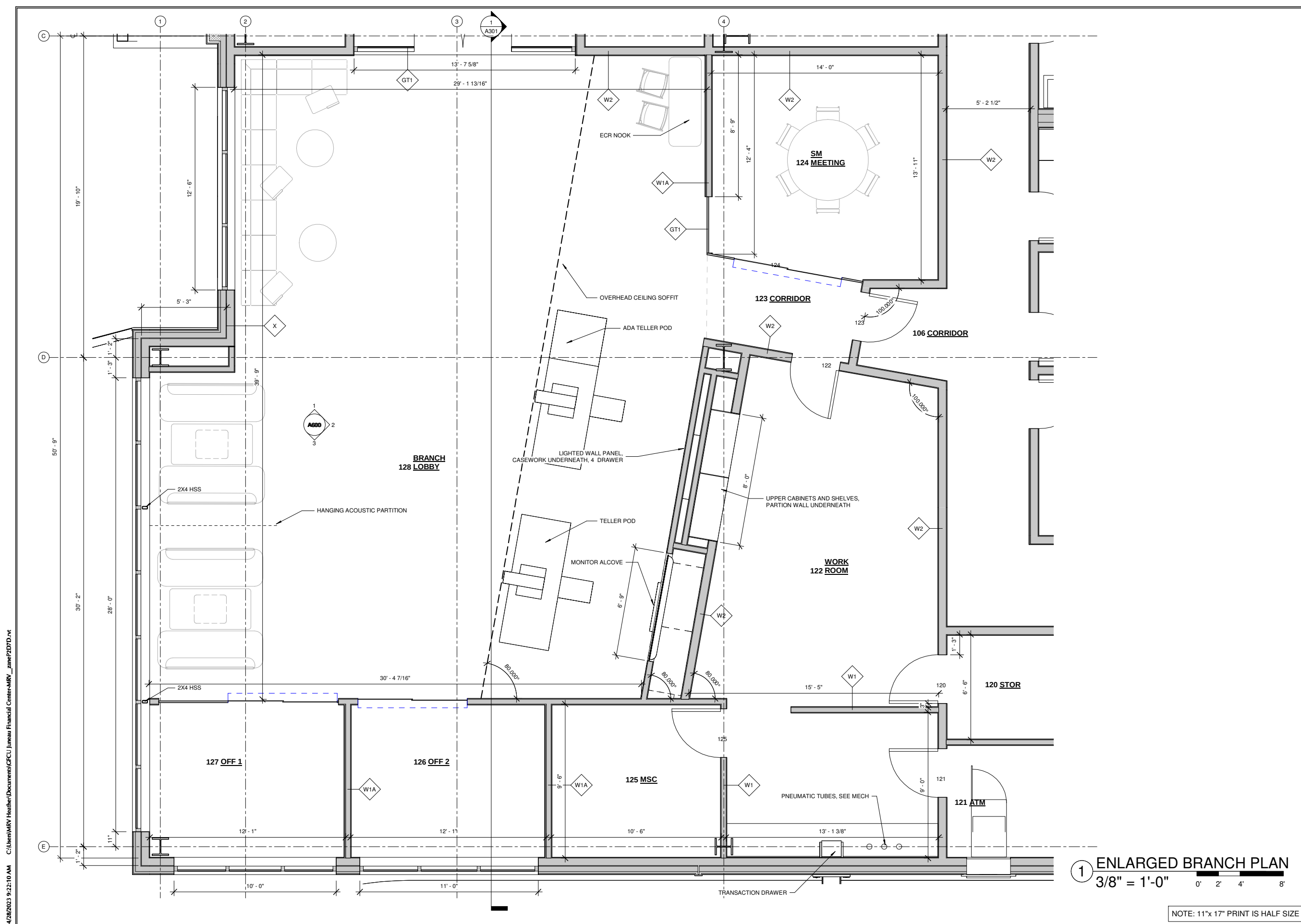
SHEET TITLE:
**ENLARGED
BRANCH PLAN**

DATE: APRIL 26 2023

DRAWN: MRV

CHECKED: PV

SHEET NO.
A213



4/28/2023 9:22:10 AM C:\Users\MRV\Heather\Documents\GFCU Juneau Financial Center-MRV_zane\2D7D.dwg



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

MRV #2130

Global Credit Union

No.	Description	Date

SHEET TITLE:
ENLARGED
BREAKROOM

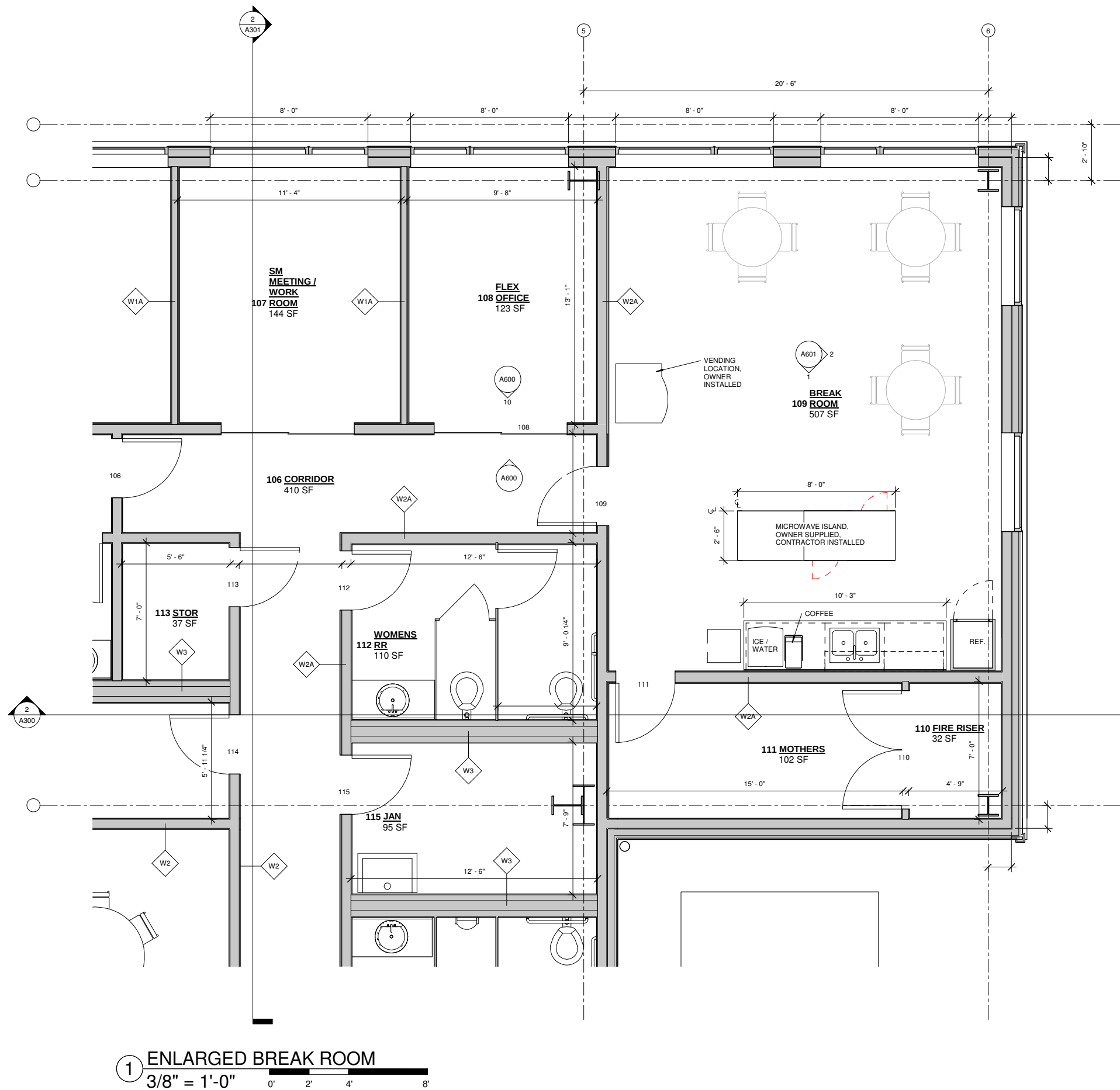
DATE: APRIL 26 2023

DRAWN: MRV

CHECKED: PV

SHEET NO.
A214

NOTE: 11"x 17" PRINT IS HALF SIZE



1 ENLARGED BREAK ROOM
3/8" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
ENLARGED
SECOND FLOOR
LOBBY

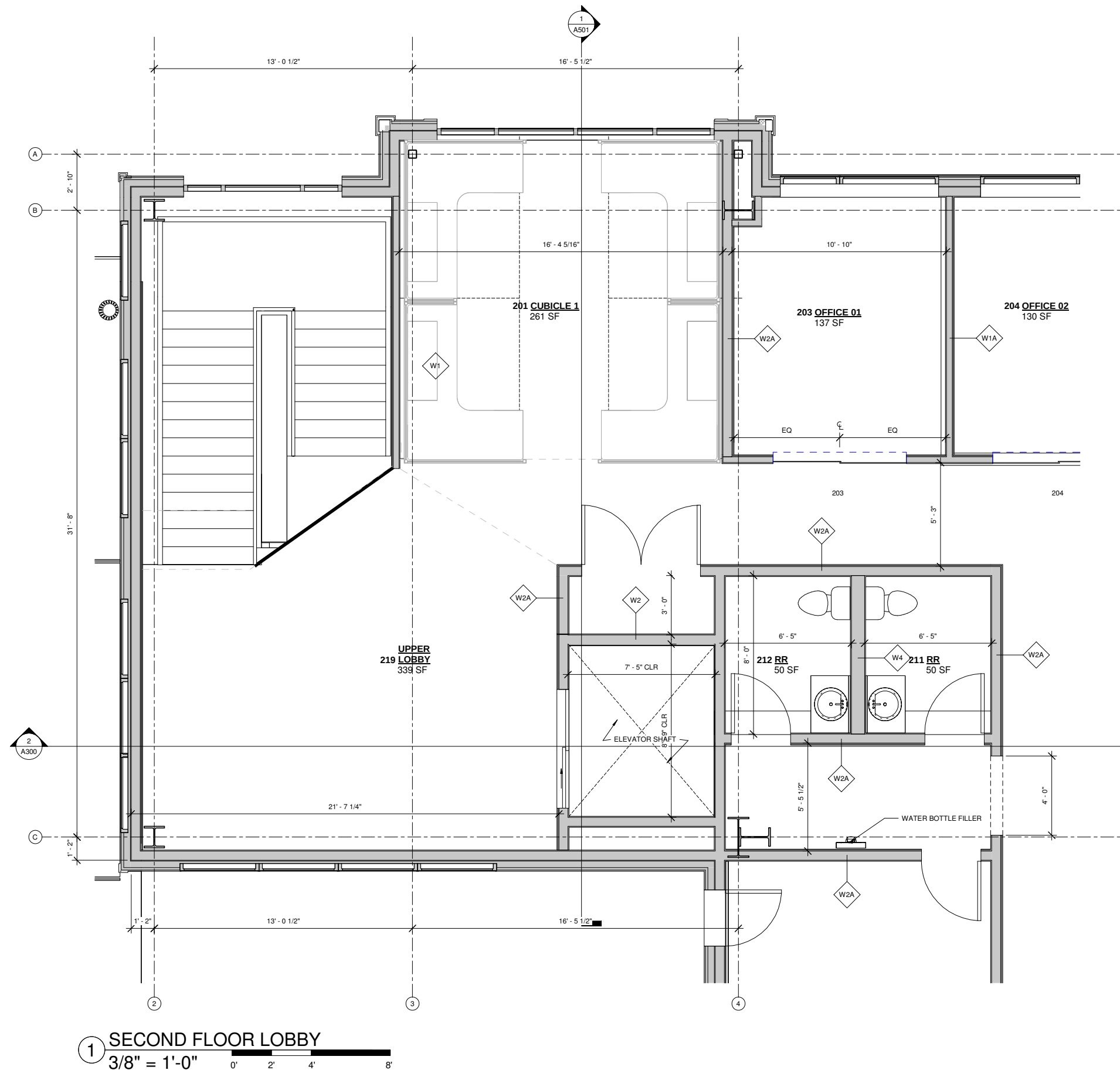
DATE: APRIL 26 2023

DRAWN: MRV

CHECKED: PV

SHEET NO.
A215

NOTE: 11"x 17" PRINT IS HALF SIZE





MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

MRV #2130

No.	Description	Date

SHEET TITLE:
ENLARGED
DRAWINGS
DRIVE-THROUGH

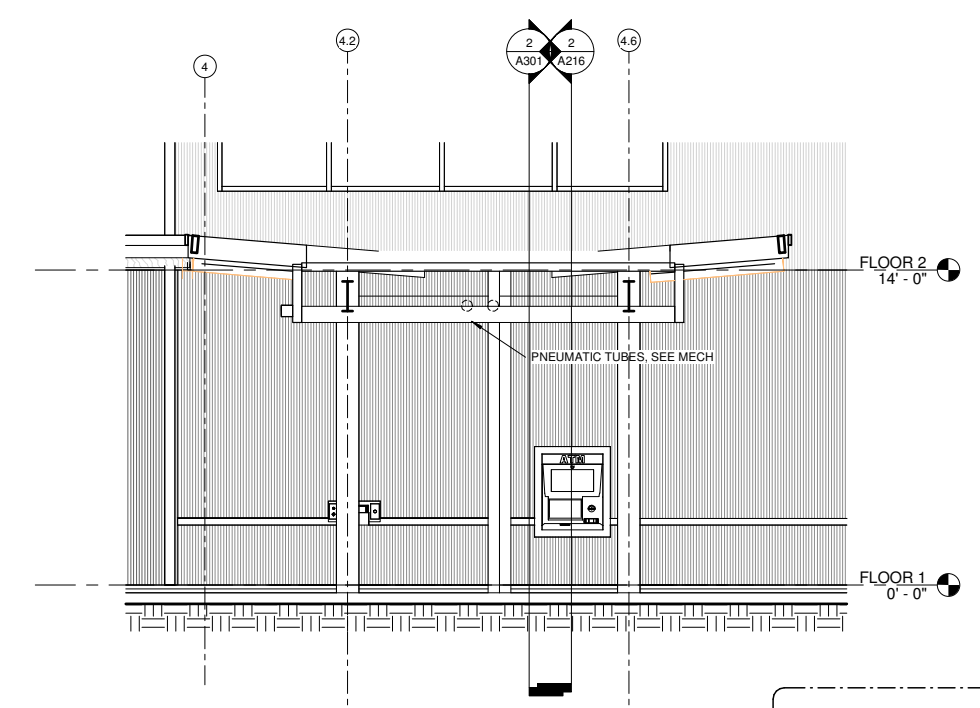
DATE: APRIL 26 2023

DRAWN: MRV
CHECKED: PV

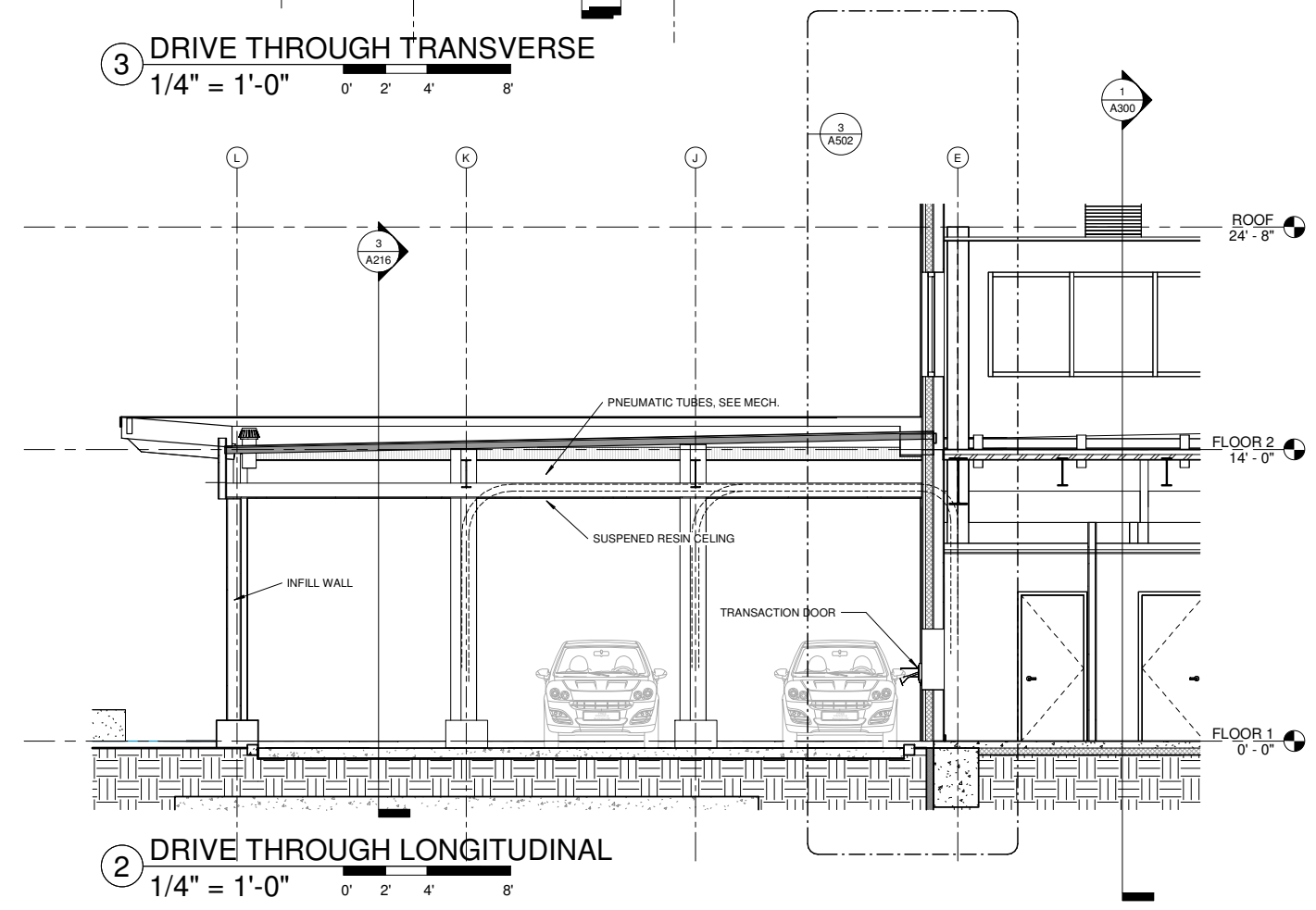
SHEET NO.
A216

NOTE: 11"x 17" PRINT IS HALF SIZE

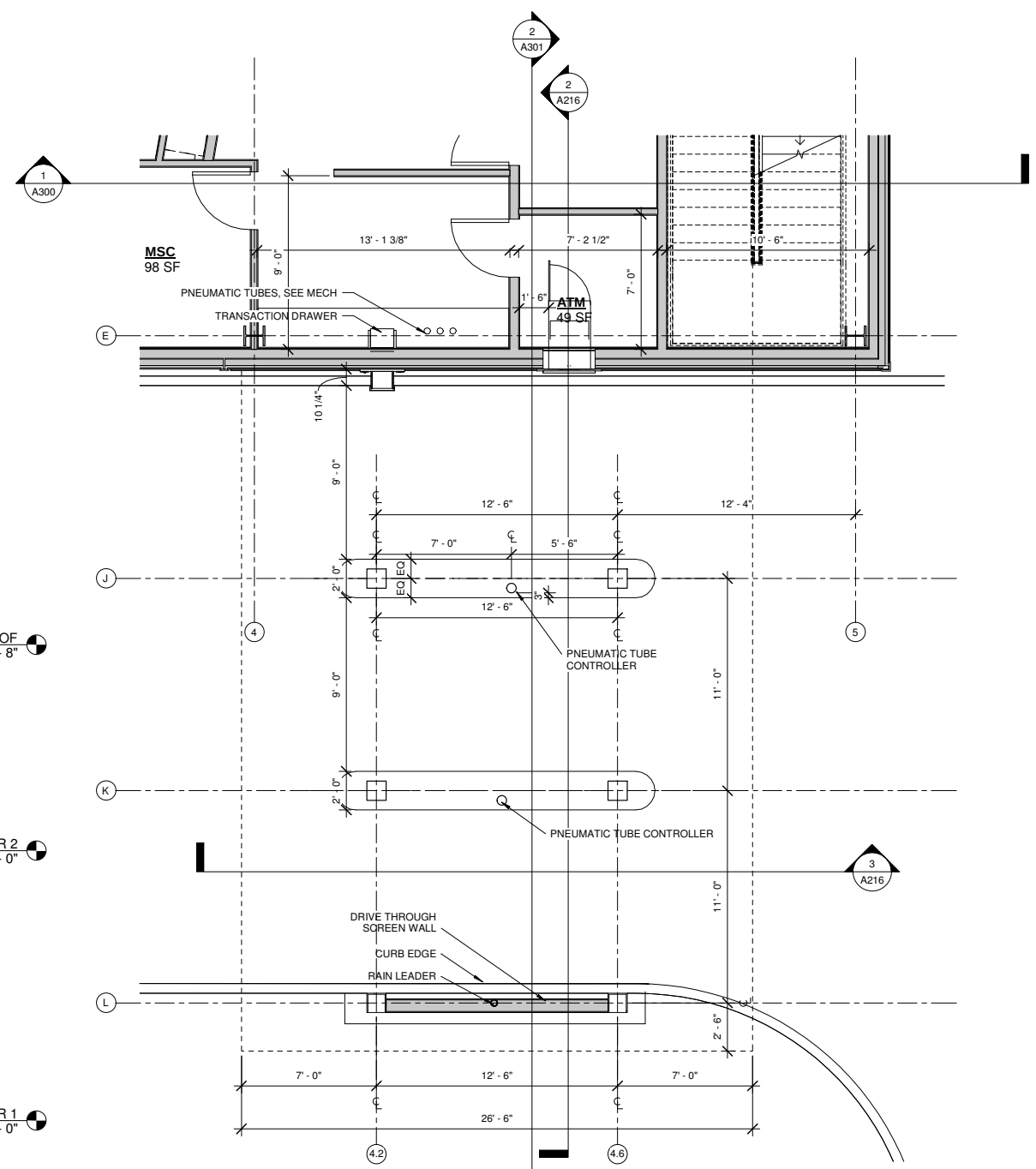
4/28/2023 9:22:12 AM C:\Users\MRV\Heather\Documents\GFCU Juneau Financial Center-MRV_zane\2D\7D.dwg



3 DRIVE THROUGH TRANSVERSE
1/4" = 1'-0"



2 DRIVE THROUGH LONGITUDINAL
1/4" = 1'-0"



1 DRIVE THROUGH ENLARGED PLAN
1/4" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
ROOF PLAN

DATE: APRIL 26 2023

DRAWN: MRV

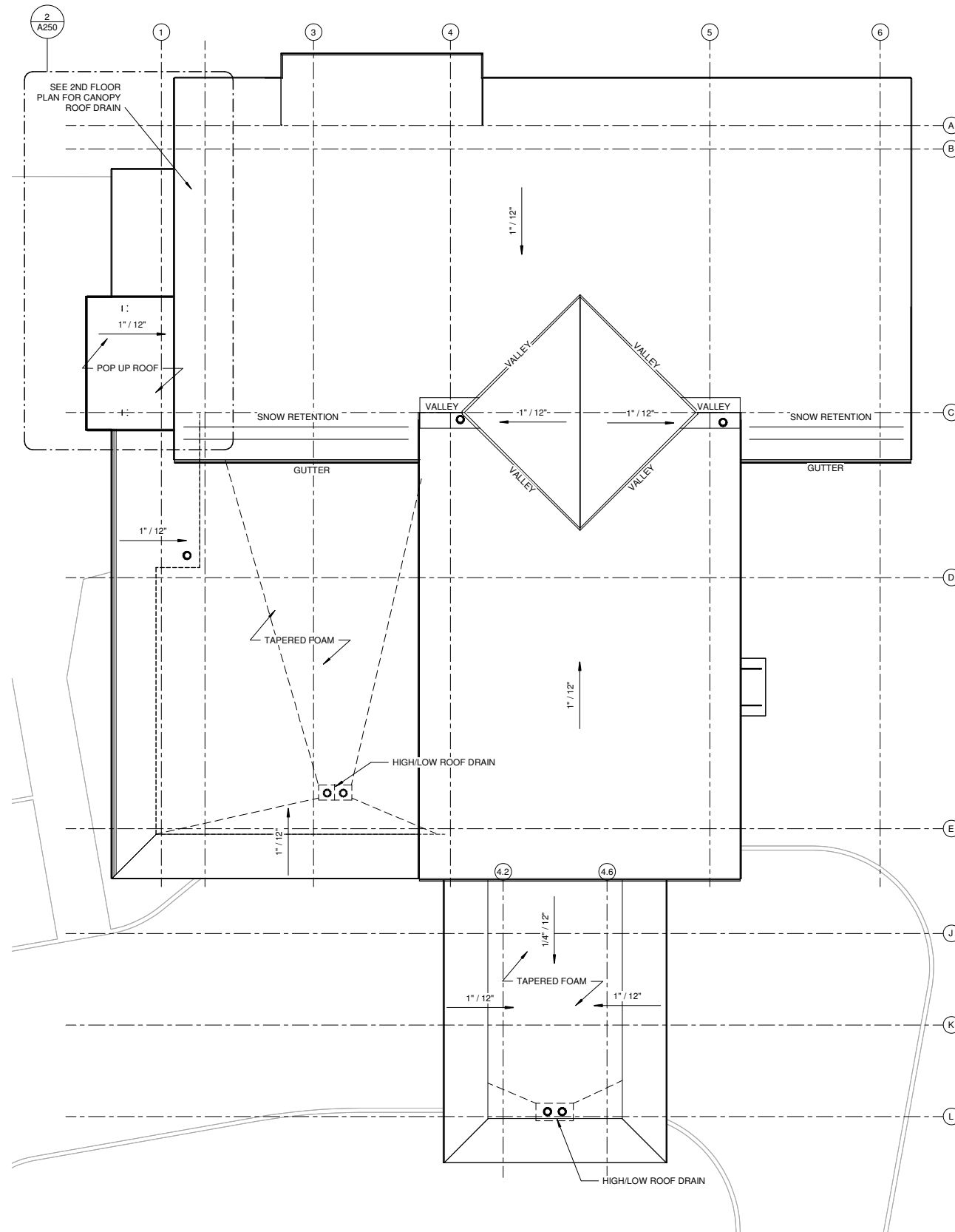
CHECKED: PV

SHEET NO.
A250

NOTES

1. ALL ROOFING TO BE .060 EPDM FULLY ADHERED ROOFING MEMBRANE UNLESS OTHERWISE NOTED. SEE DETAILS AND SPEC

NOTE: 11"x 17" PRINT IS HALF SIZE



1 ROOF PLAN
1/8" = 1'-0"
0' 4' 8' 16'

2 ENTRY ROOF ENLARGEMENT
1/4" = 1'-0"
0' 2' 4' 8'



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
SECTIONS

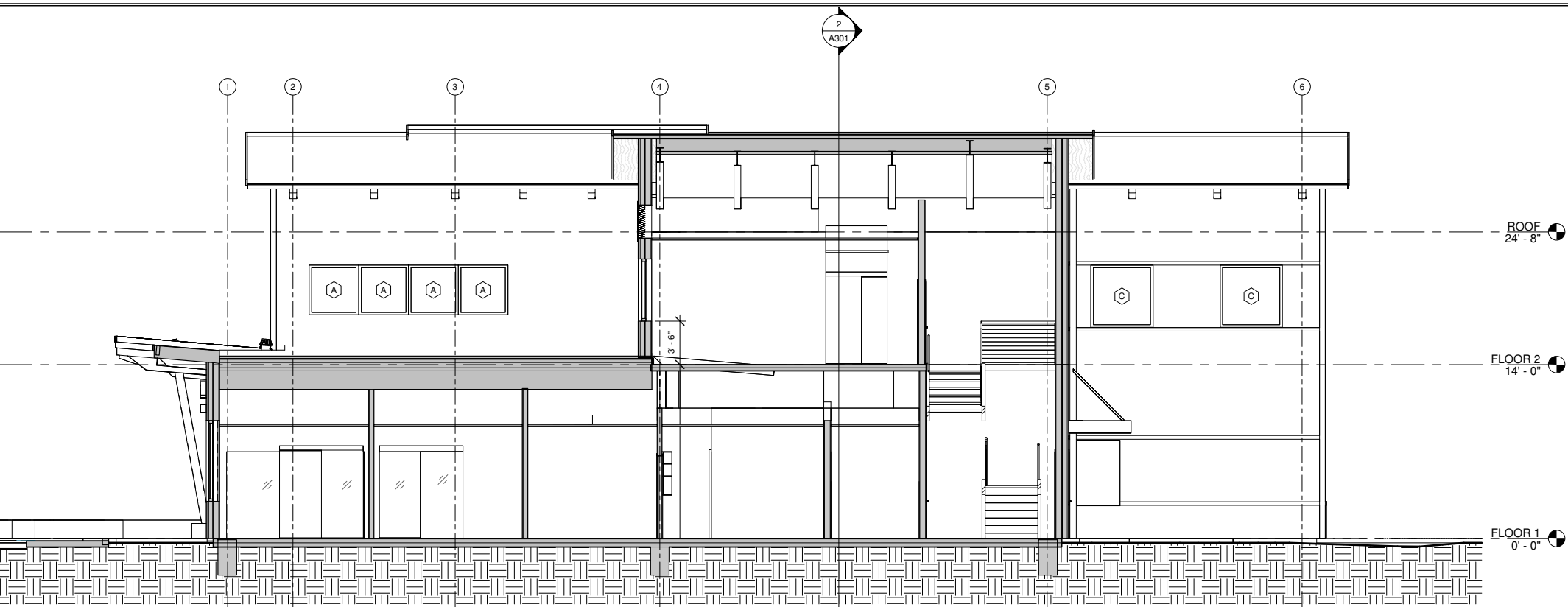
DATE: APRIL 26 2023

DRAWN: MRV

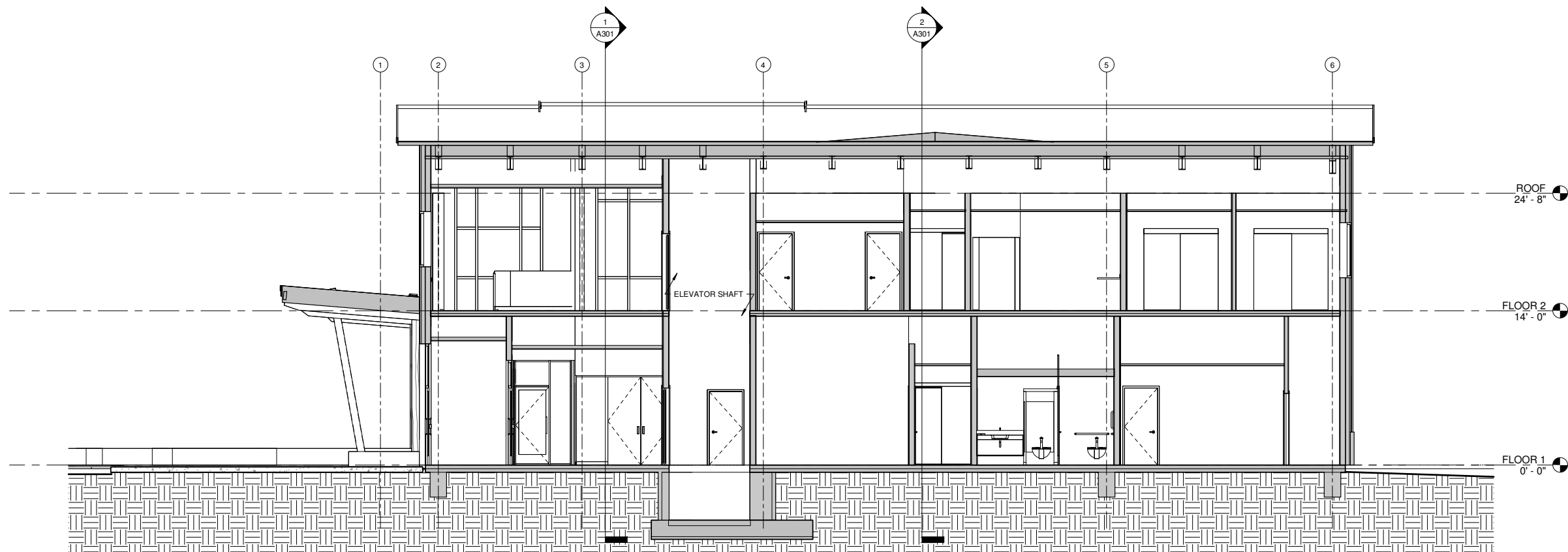
CHECKED: PV

SHEET NO.
A300

NOTE: 11"x 17" PRINT IS HALF SIZE



1 TRANSVERSE SECTION 1
3/16" = 1'-0"



2 TRANSVERSE SECTION 2
3/16" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
SECTIONS

DATE: APRIL 26 2023

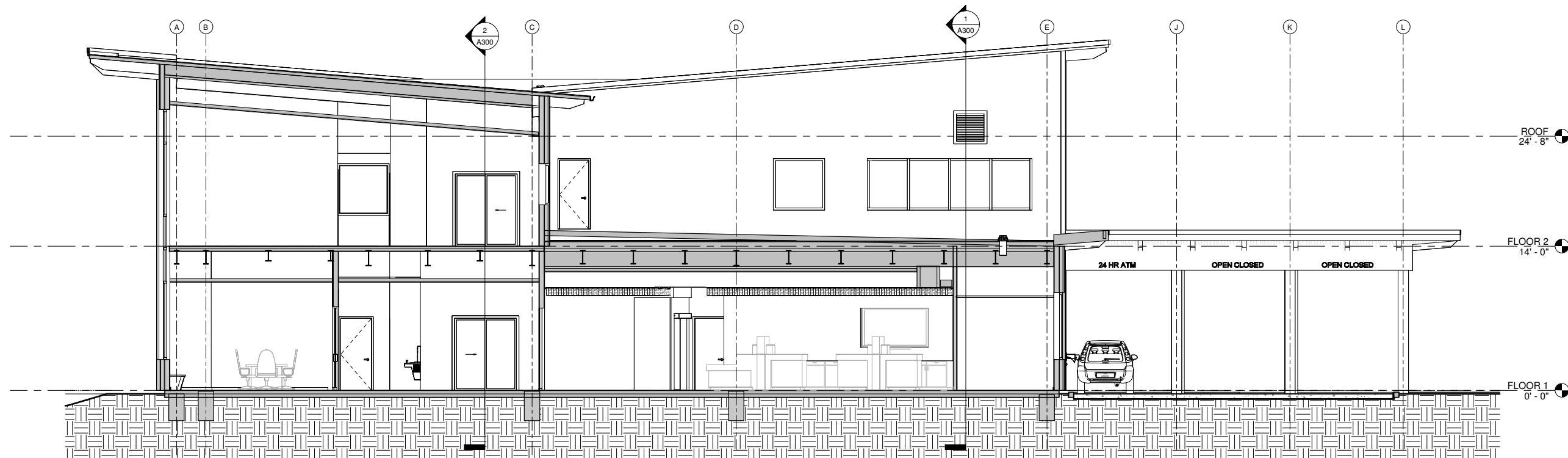
DRAWN: MRV

CHECKED: PV

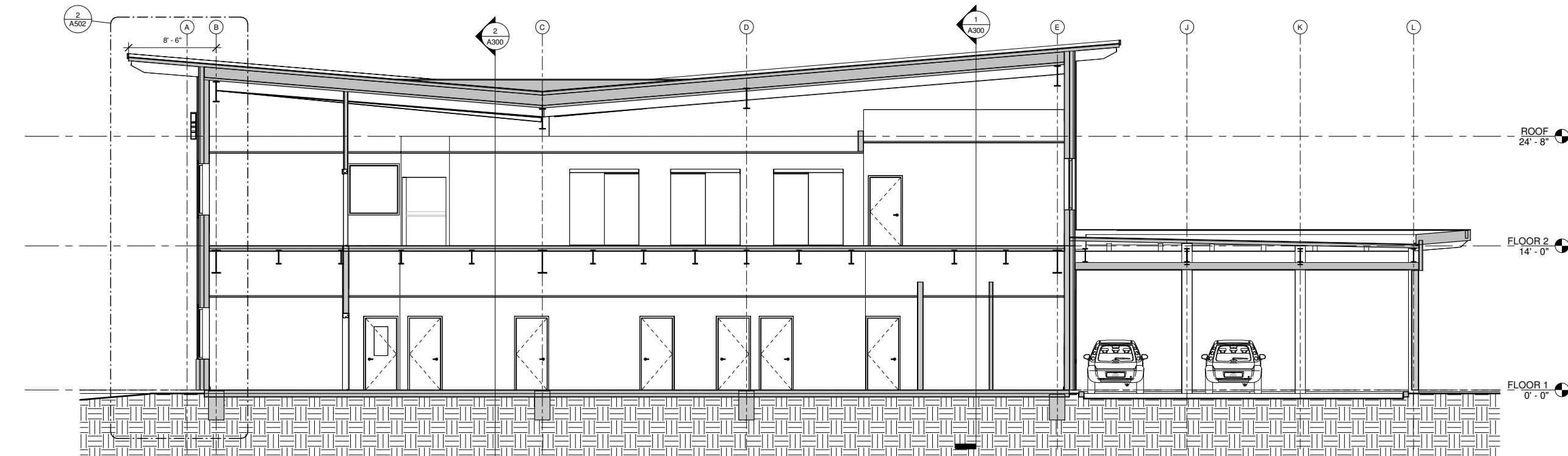
SHEET NO.

A301

NOTE: 11"x 17" PRINT IS HALF SIZE



1 LONGITUDINAL SECTION 1
3/16" = 1'-0" 0' 4' 8' 16'



2 LONGITUDINAL SECTION 2
3/16" = 1'-0" 0' 4' 8' 16'



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

Global Credit Union

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

No.	Description	Date

SHEET TITLE:
BUILDING
ELEVATIONS

DATE: APRIL 26 2023

DRAWN: MRV

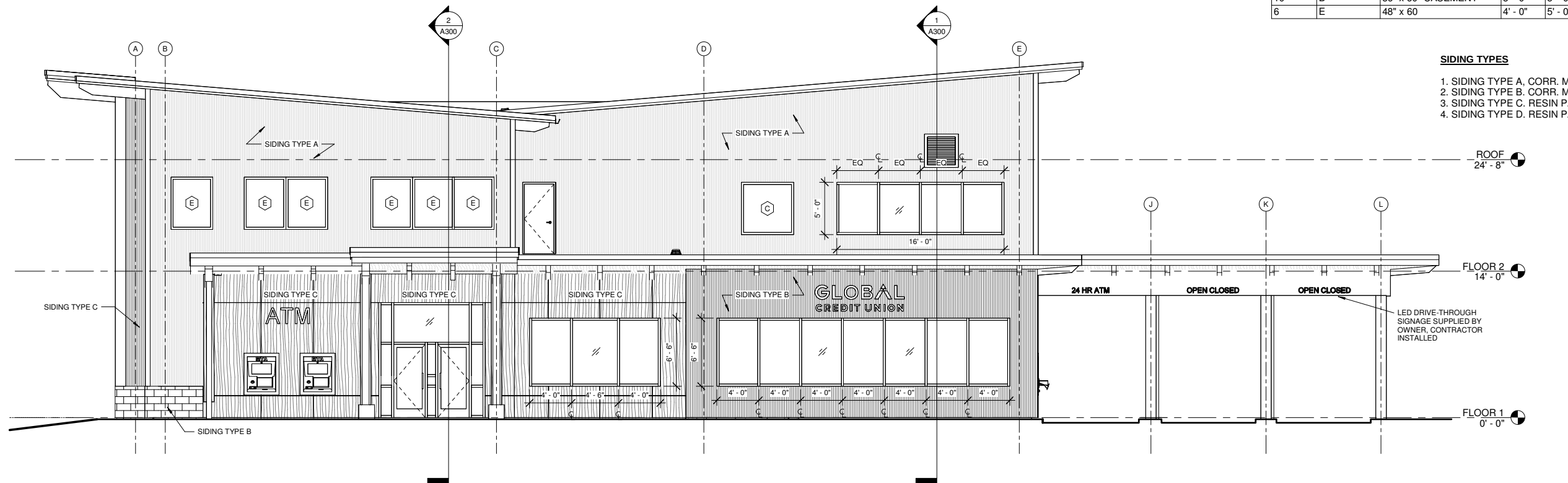
CHECKED: PV

SHEET NO.
A400

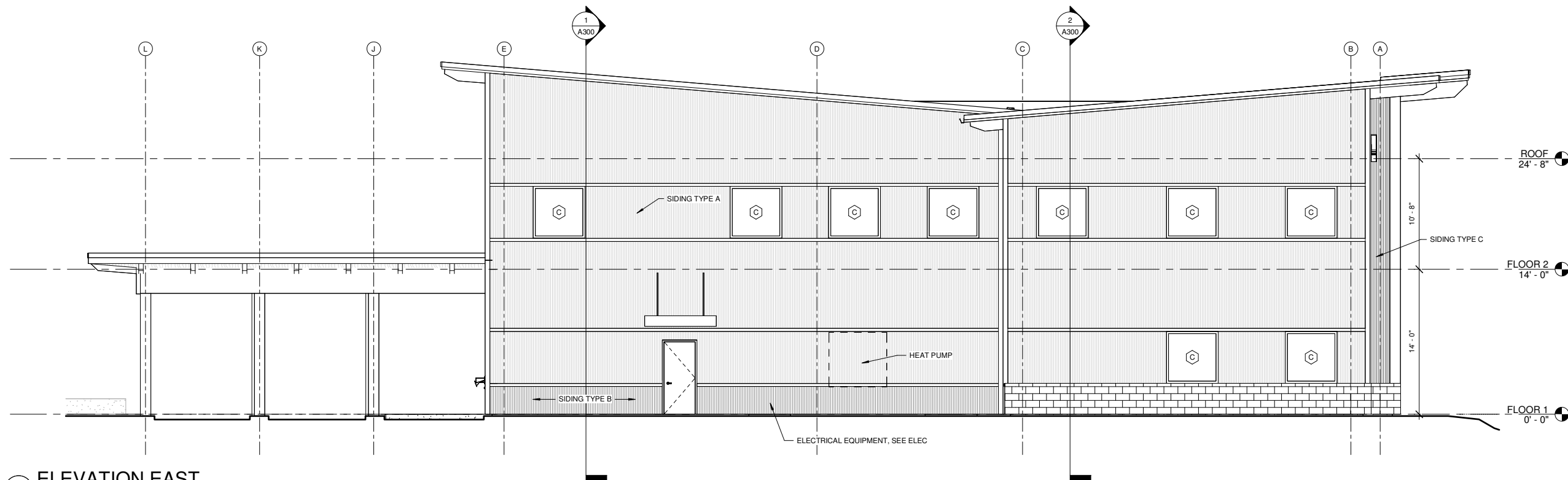
Window Schedule				
Count	Type Mark	Type	Width	Height
4	A	48" x 48"	4' - 0"	4' - 0"
22	C	60" x 60"	5' - 0"	5' - 0"
10	D	36" x 60" CASEMENT	3' - 0"	5' - 0"
6	E	48" x 60"	4' - 0"	5' - 0"

SIDING TYPES

1. SIDING TYPE A, CORR. METAL
2. SIDING TYPE B, CORR. METAL
3. SIDING TYPE C, RESIN PANEL
4. SIDING TYPE D, RESIN PANEL



1 ELEVATION WEST
3/16" = 1'-0" 0' 4' 8' 16'



2 ELEVATION EAST
3/16" = 1'-0" 0' 4' 8' 16'

NOTE: 11"x 17" PRINT IS HALF SIZE



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
BUILDING
ELEVATIONS

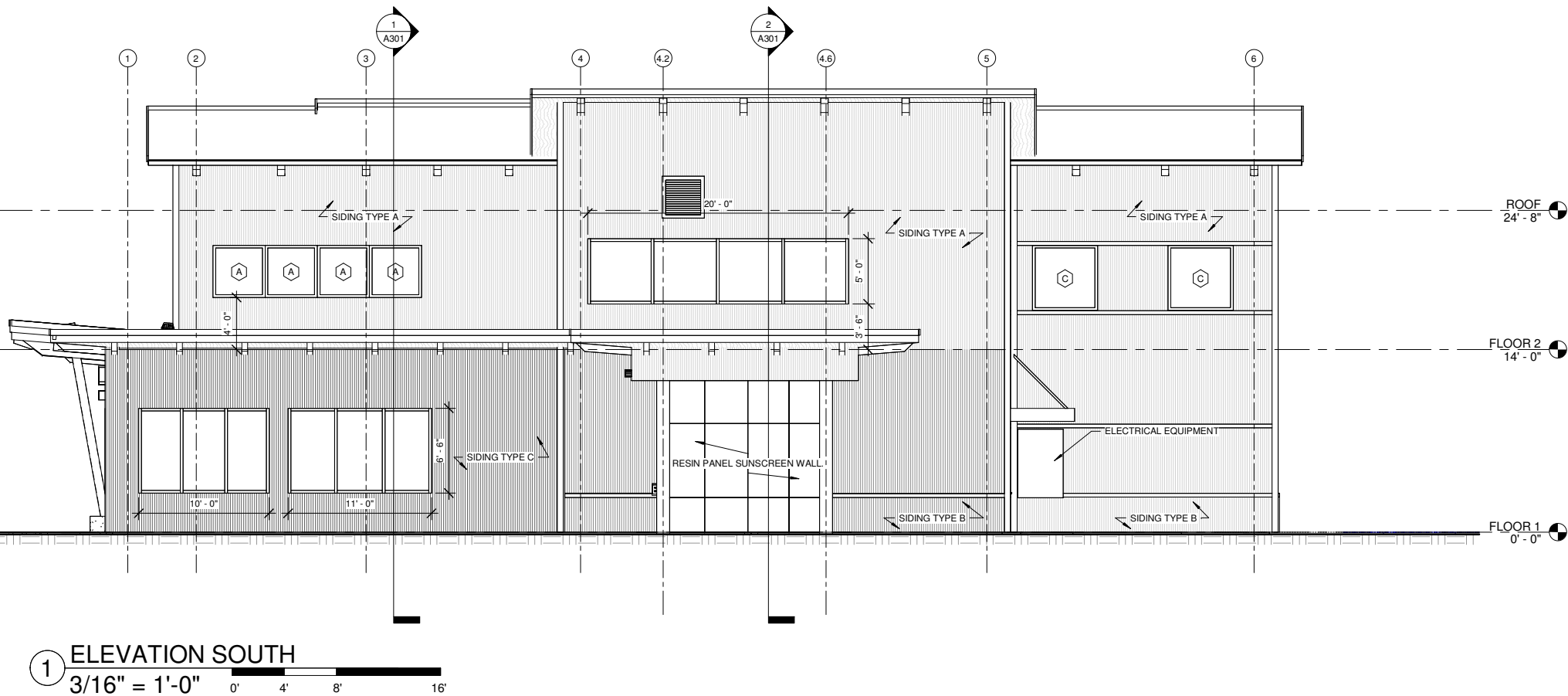
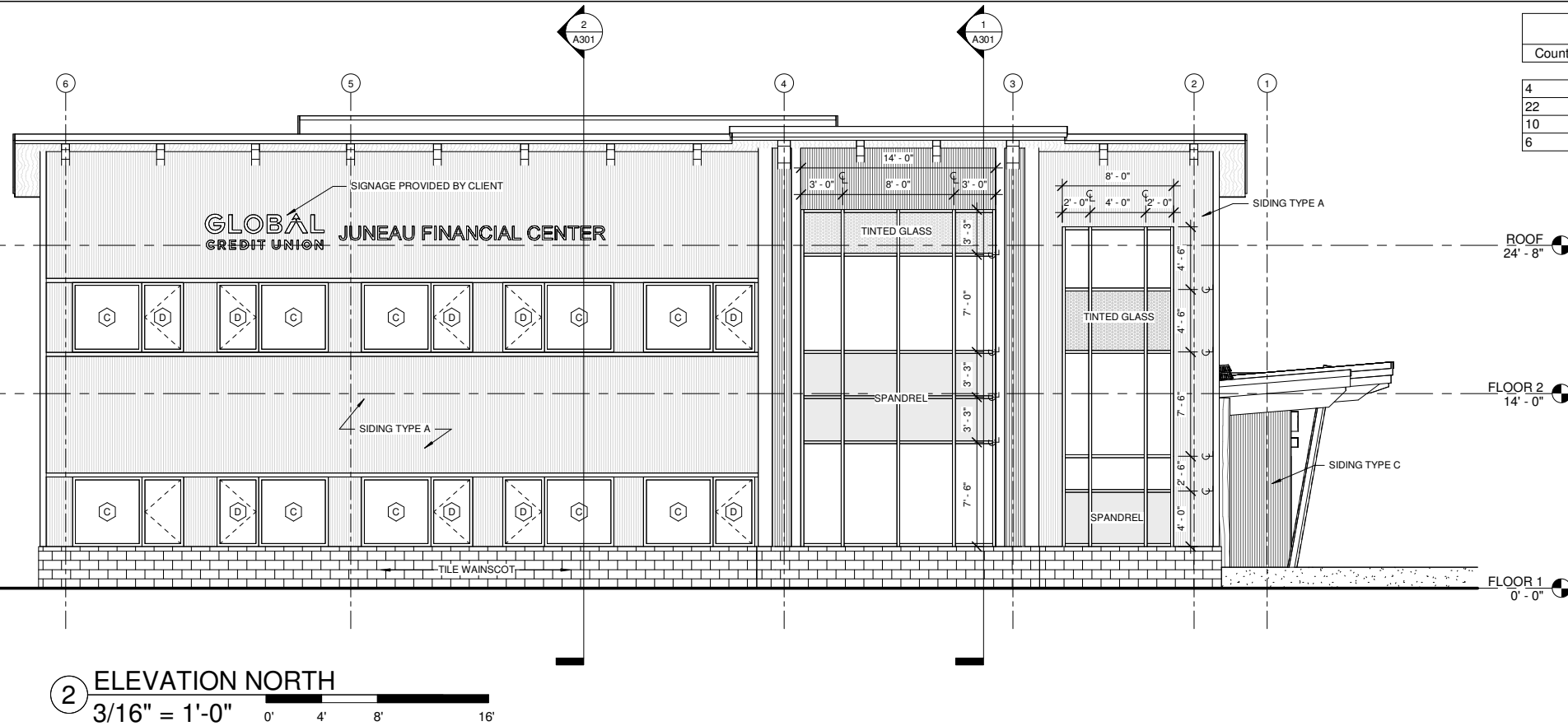
DATE: APRIL 26 2023

DRAWN: MRV
CHECKED: PV

SHEET NO.
A401

NOTE: 11"x 17" PRINT IS HALF SIZE

Window Schedule				
Count	Type Mark	Type	Width	Height
4	A	48" x 48"	4' - 0"	4' - 0"
22	C	60" x 60"	5' - 0"	5' - 0"
10	D	36" x 60" CASEMENT	3' - 0"	5' - 0"
6	E	48" x 60"	4' - 0"	5' - 0"





MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

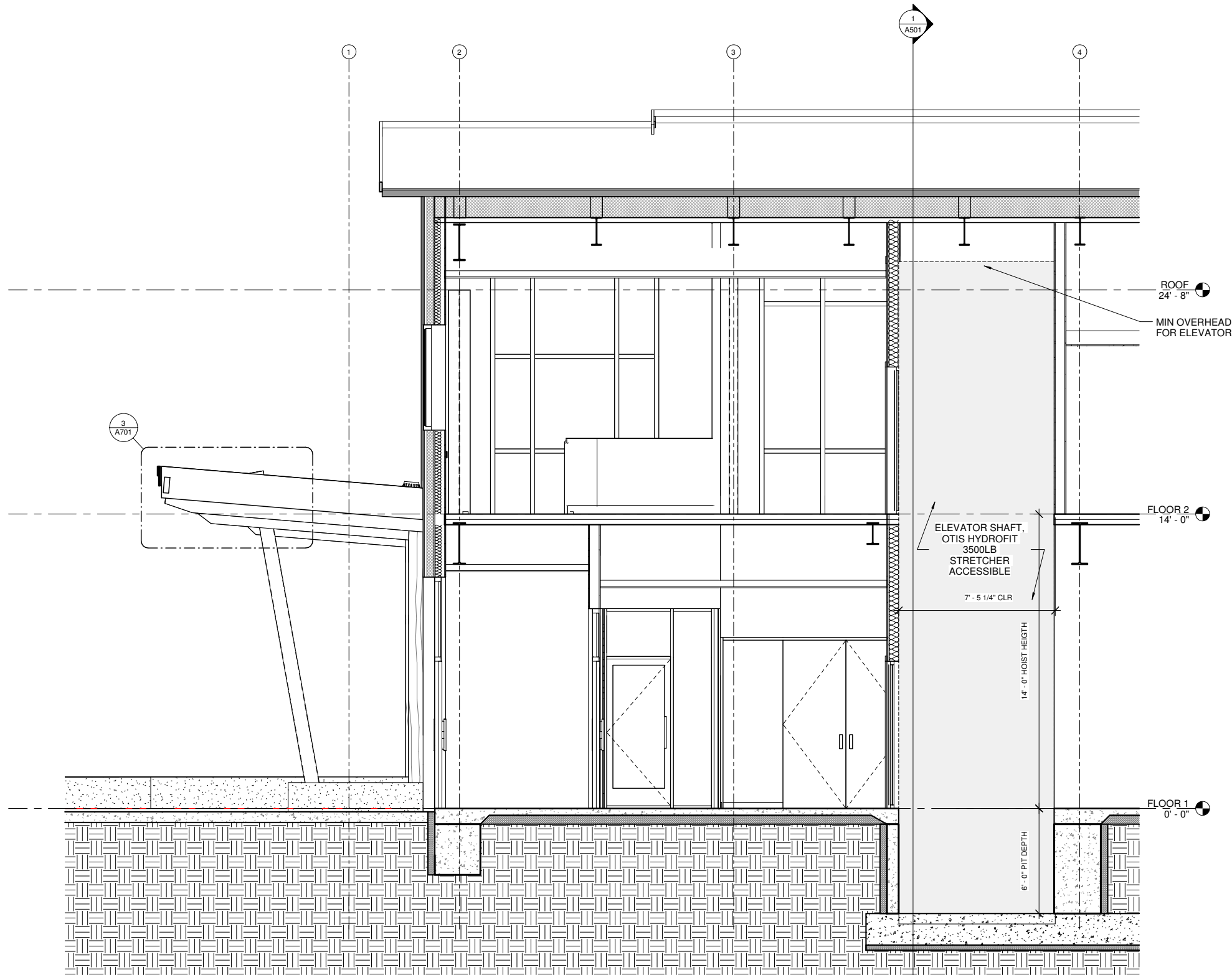
SHEET TITLE:
ENLARGED
ENTRY SECTION

DATE: APRIL 26 2023

DRAWN: MRV
CHECKED: PV

SHEET NO.
A500

NOTE: 11"x 17" PRINT IS HALF SIZE



1 ENTRY SECTION, NORTH
3/8" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
ENLARGED
ENTRY SECTION

DATE: APRIL 26 2023

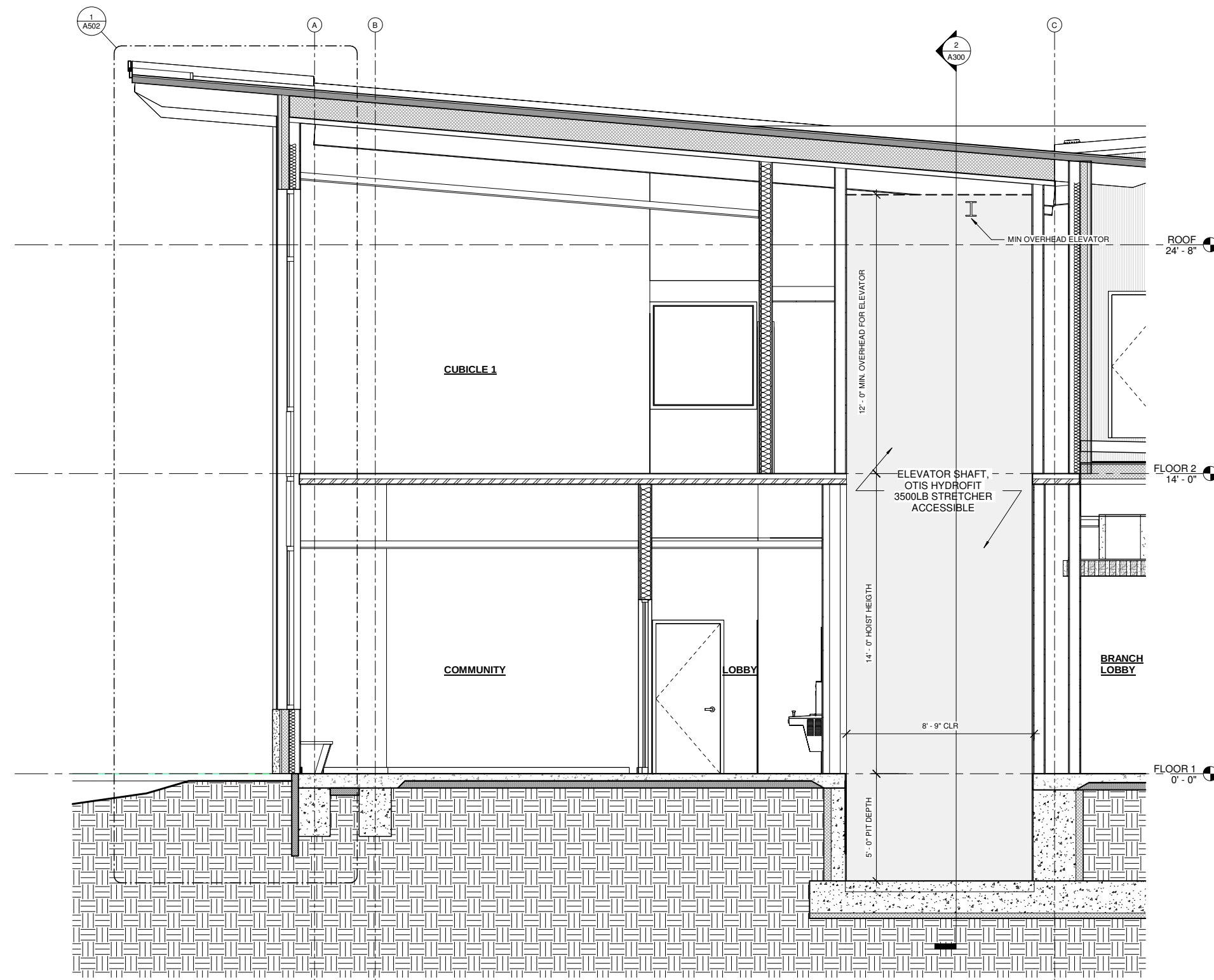
DRAWN: MRV

CHECKED: PV

SHEET NO.

A501

NOTE: 11"x 17" PRINT IS HALF SIZE



1 ENTRY SECTION, EAST
3/8" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
INTERIOR ELEVS

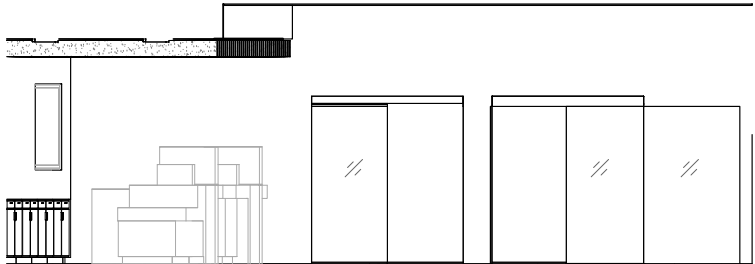
DATE: APRIL 26 2023

DRAWN: MRV
CHECKED: PV

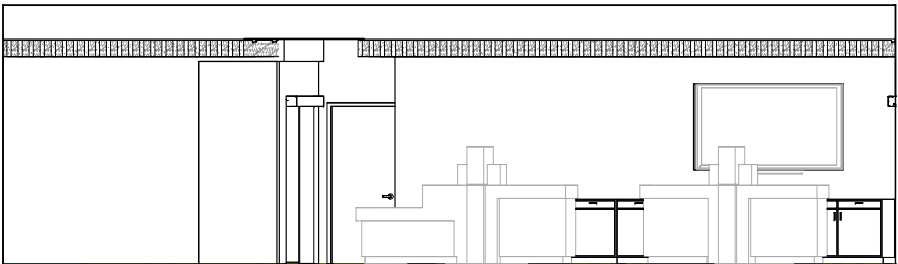
SHEET NO.

A600

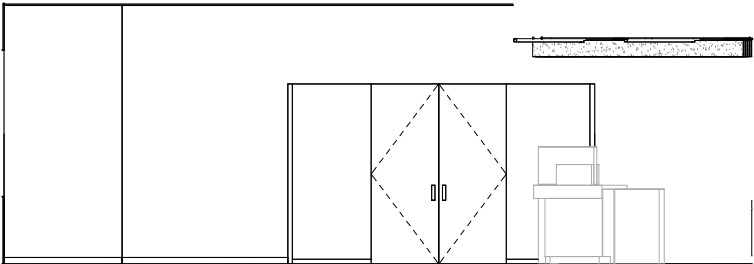
NOTE: 11"x 17" PRINT IS HALF SIZE



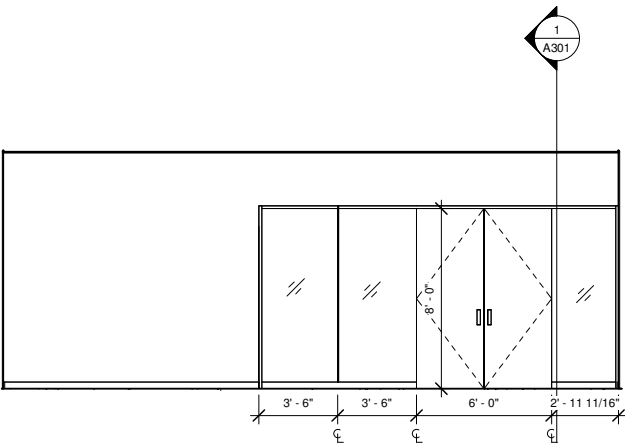
3 BRANCH SOUTH
1/4" = 1'-0"



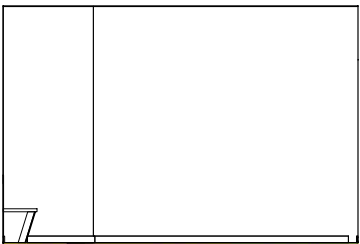
2 BRANCH EAST
1/4" = 1'-0"



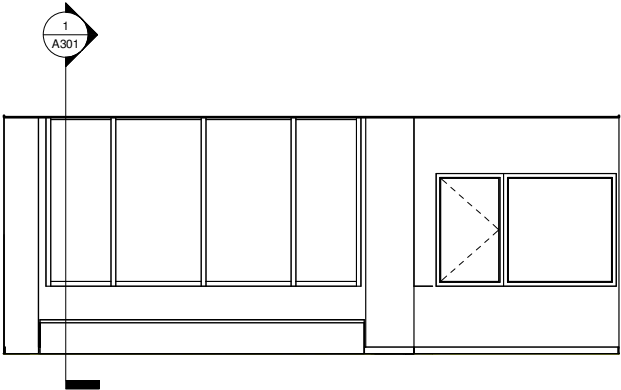
1 BRANCH NORTH
1/4" = 1'-0"



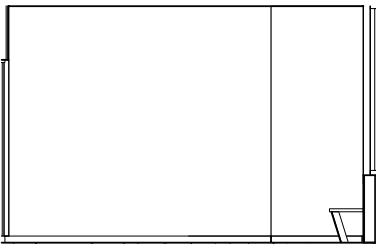
7 COMMUNITY SOUTH
1/4" = 1'-0"



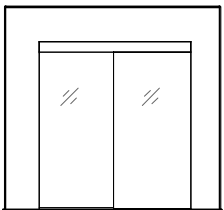
6 COMMUNITY EAST
1/4" = 1'-0"



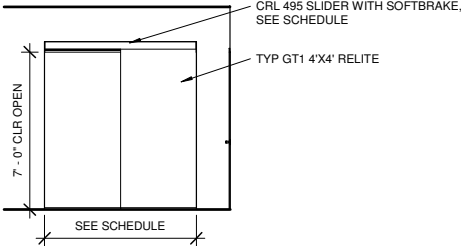
5 COMMUNITY NORTH
1/4" = 1'-0"



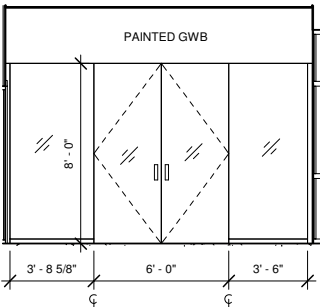
4 COMMUNITY WEST
1/4" = 1'-0"



10 TYP OFFICE TOWARD CORRIDOR
1/4" = 1'-0"



9 TYP OFFICE FROM CORRIDOR
1/4" = 1'-0"



8 BRANCH ENTRY
1/4" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

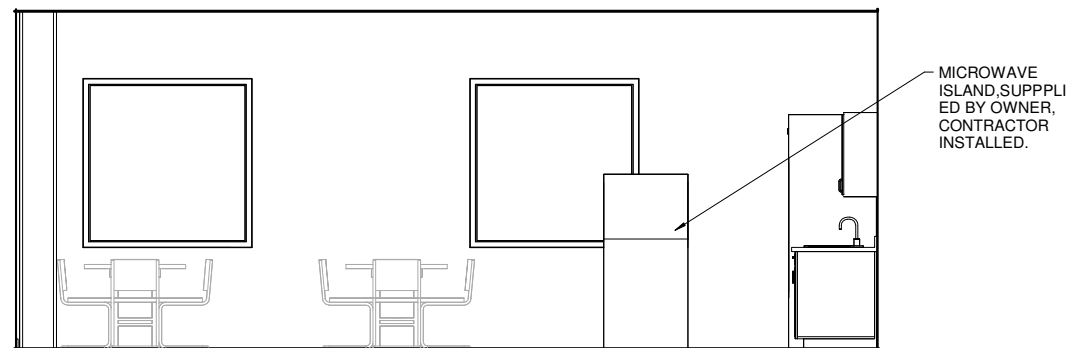
SHEET TITLE:
INTERIOR ELEV.
BREAKROOM

DATE: APRIL 26 2023

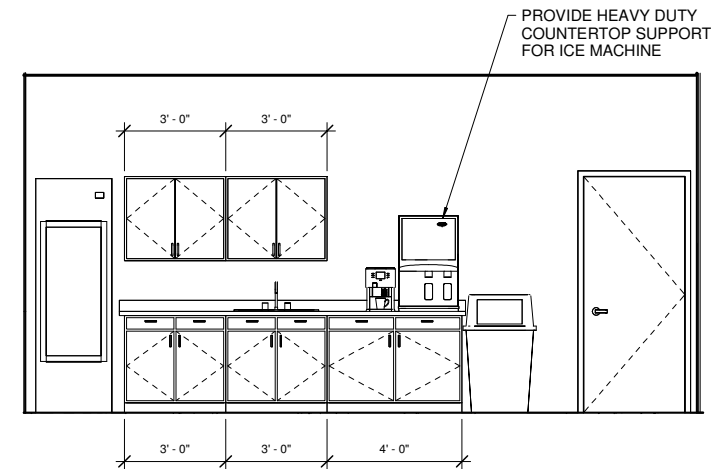
DRAWN: MRV
CHECKED: PV

SHEET NO.
A601

NOTE: 11"x 17" PRINT IS HALF SIZE



② BREAKROOM ELEVATION EAST
3/8" = 1'-0" 0' 2' 4' 8'



① BREAKROOM ELEVATION SOUTH
3/8" = 1'-0" 0' 2' 4' 8'



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
**TYPICAL
EXTERIOR
DETAILS**

DATE: APRIL 26 2023

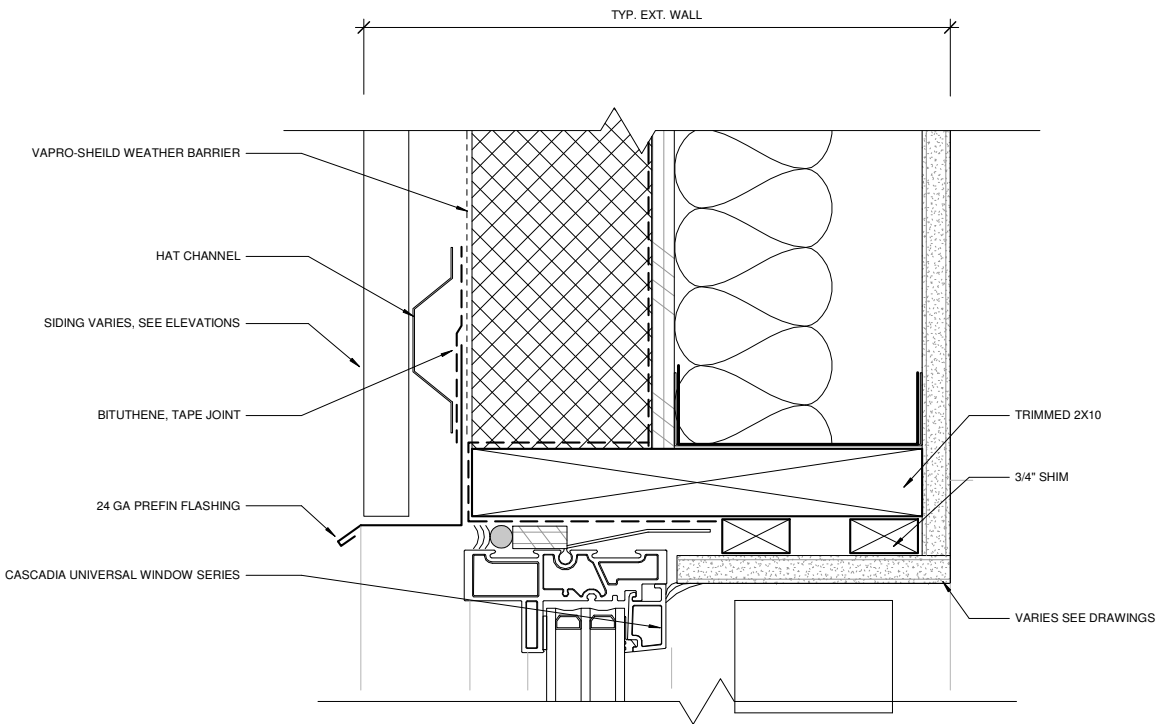
DRAWN: MRV

CHECKED: PV

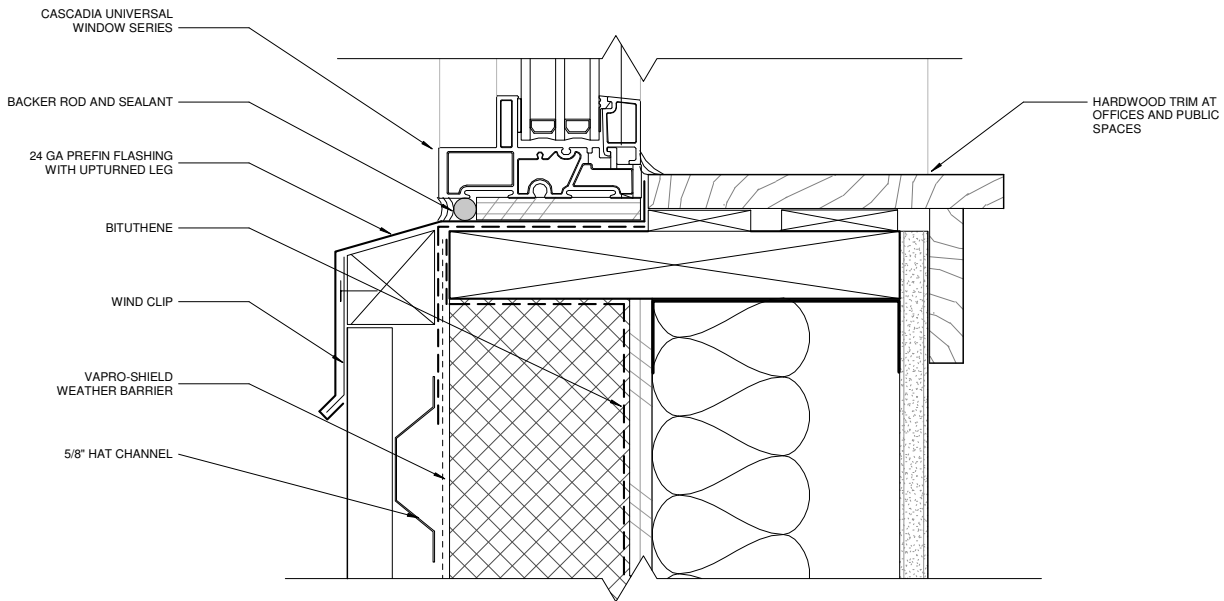
SHEET NO.

A700

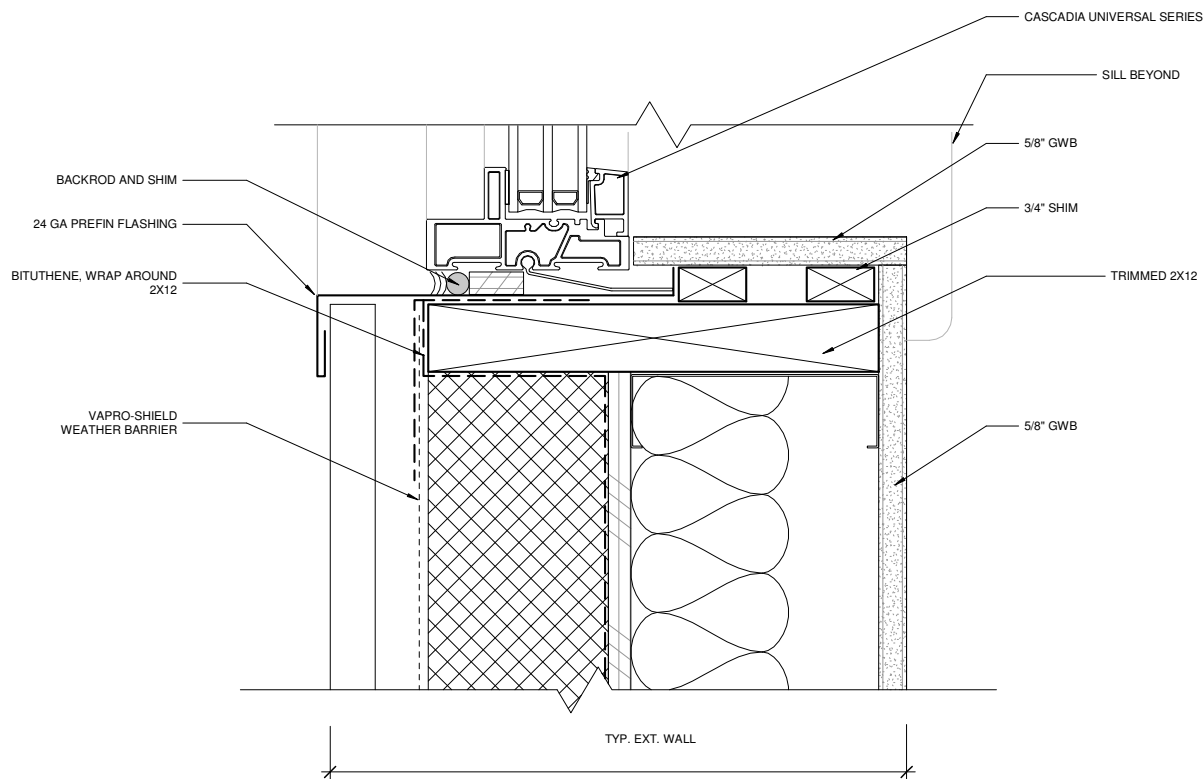
NOTE: 11"x 17" PRINT IS HALF SIZE



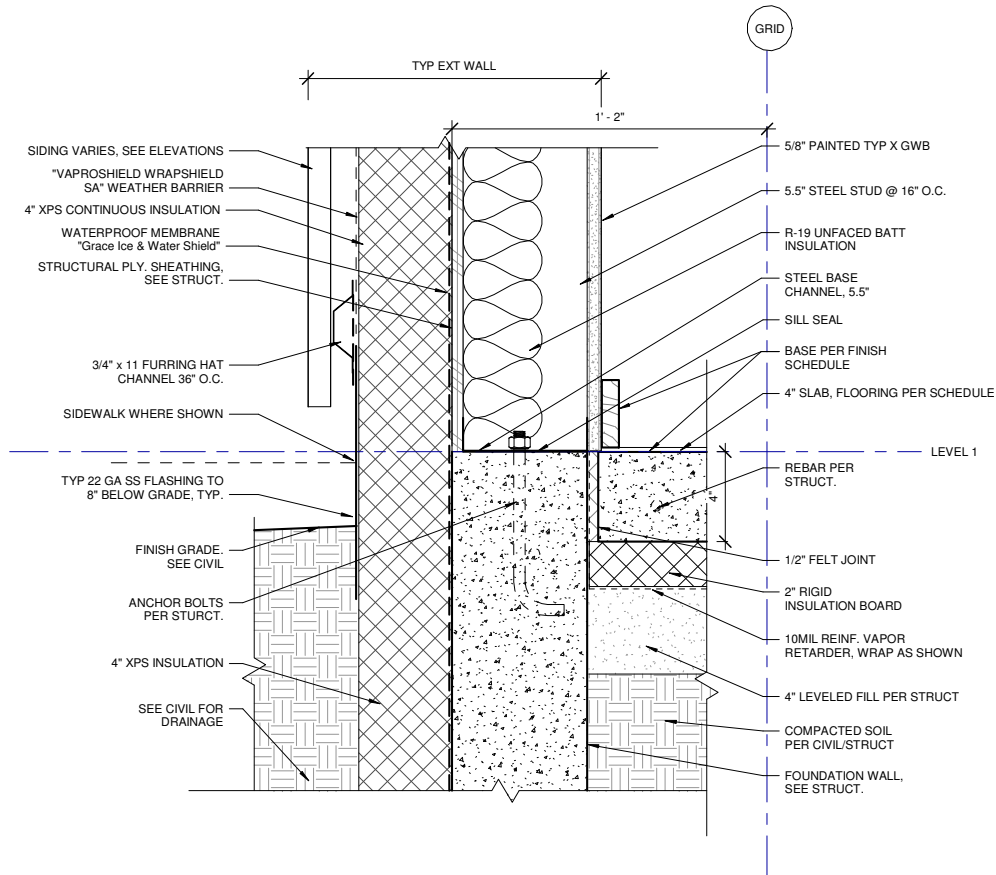
4 HEAD - TYP WINDOW
6" = 1'-0"



2 SILL - TYP WINDOW
6" = 1'-0"



3 JAMB - TYP WINDOW
6" = 1'-0"



1 TYP EXTERIOR WALL AT GRADE
3" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

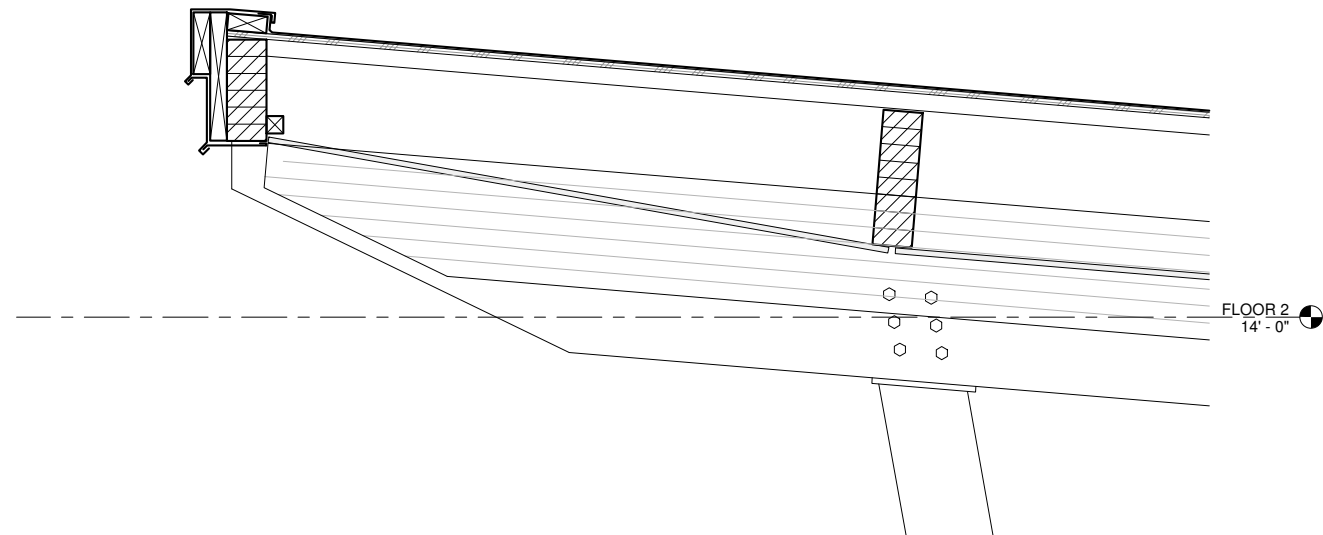
No.	Description	Date

SHEET TITLE:
TYPICAL ROOF
DETAILS

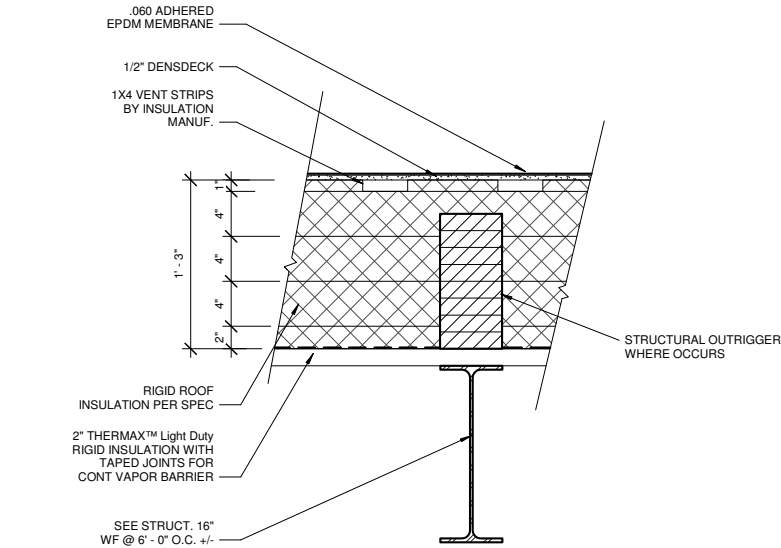
DATE: APRIL 26 2023
DRAWN: MRV
CHECKED: PV

SHEET NO.
A701

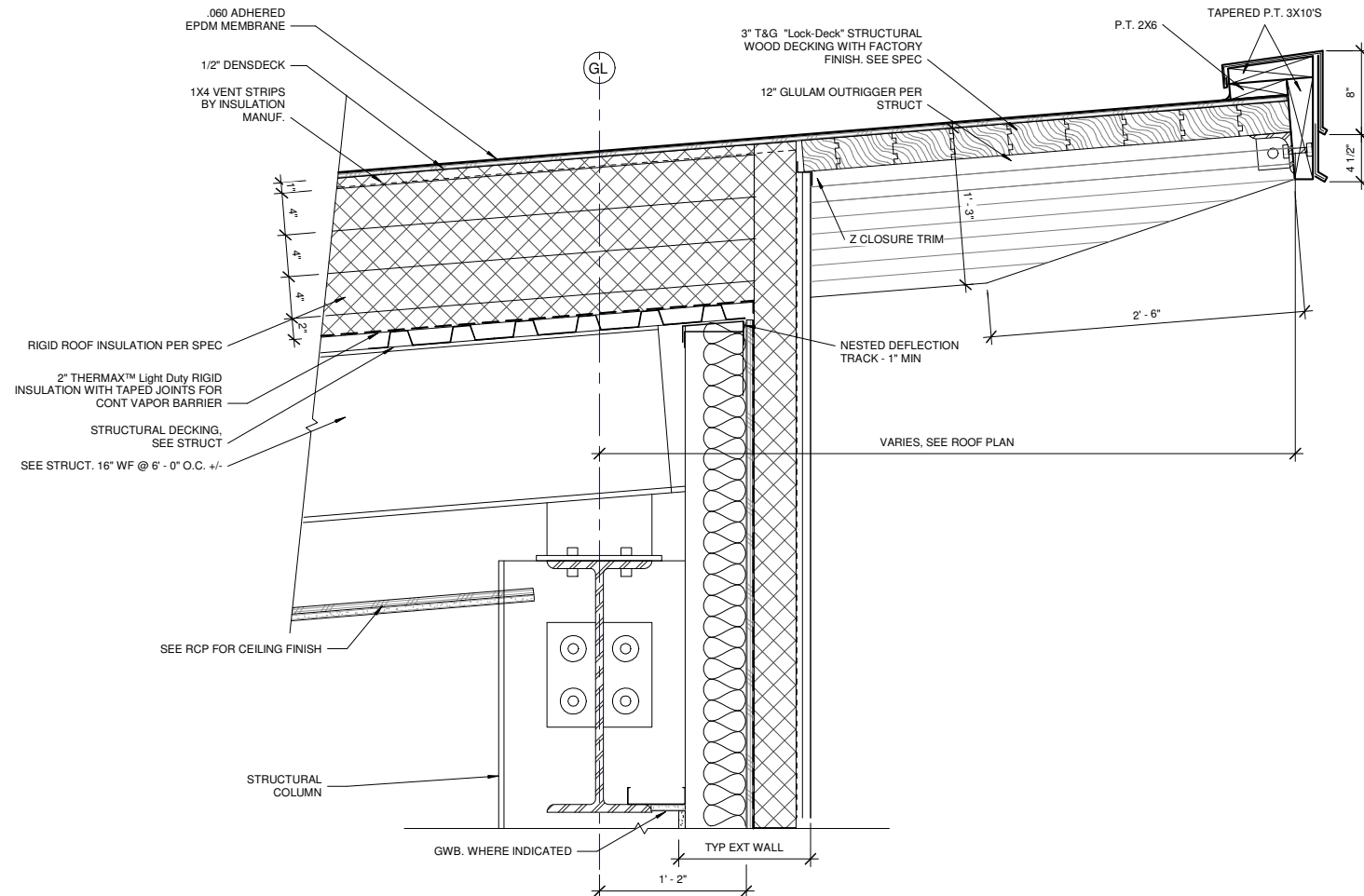
NOTE: 11"x 17" PRINT IS HALF SIZE



3 ENTRY CANOPY SECTION @ COLUMNS
1 1/2" = 1'-0"



1 TYP HIGH ROOF SECTION DETAIL
1 1/2" = 1'-0"



2 HIGH ROOF DETAIL
1 1/2" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT
JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
**TYPICAL
INTERIOR
DETAILS**

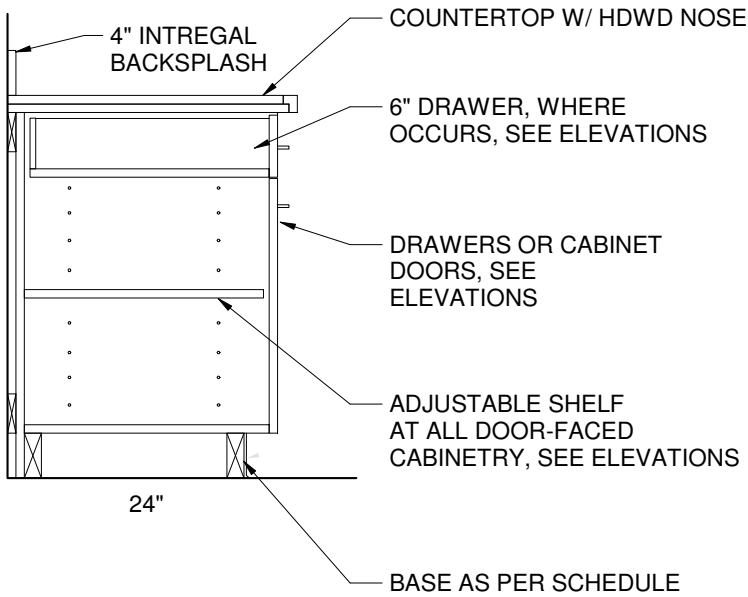
DATE: APRIL 26 2023

DRAWN: MRV
CHECKED: PV

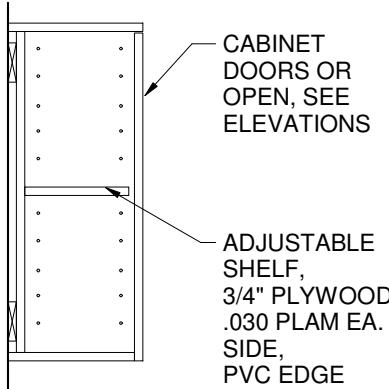
SHEET NO.

A800

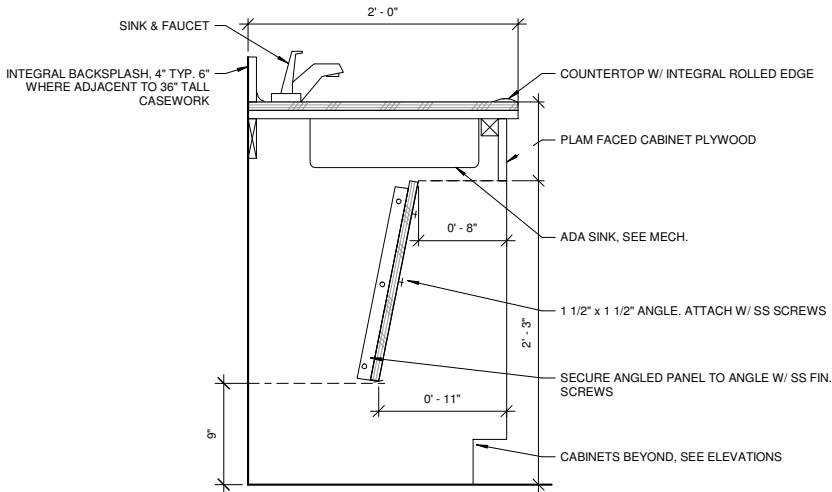
NOTE: 11"x 17" PRINT IS HALF SIZE



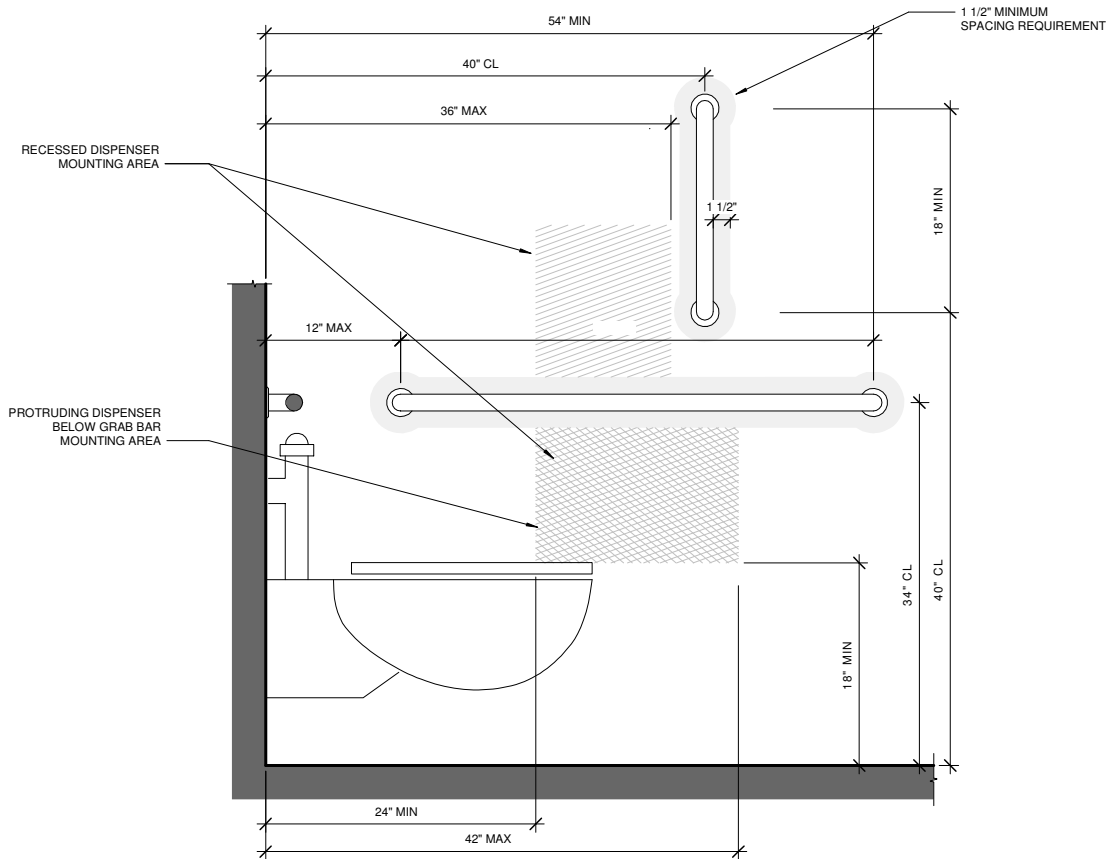
④ TYP BASE CABINET
1 1/2" = 1'-0"



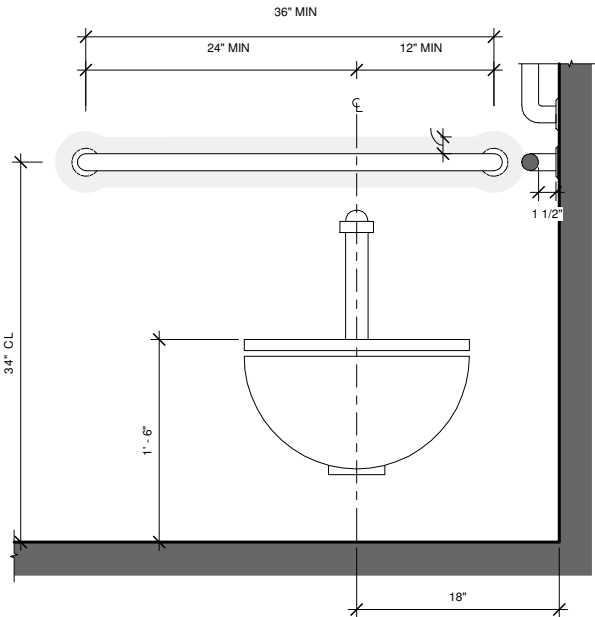
⑤ TYP UPPER CABINET
1 1/2" = 1'-0"



① ADA SINK
1 1/2" = 1'-0"



② ICC GRAB BAR/DISPENSER REQUIREMENTS
1 1/2" = 1'-0"



③ ICC GRAB BARS
1 1/2" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

MRV #2130

No.	Description	Date

SHEET TITLE:
RCP - FLOOR 1

DATE: APRIL 26 2023

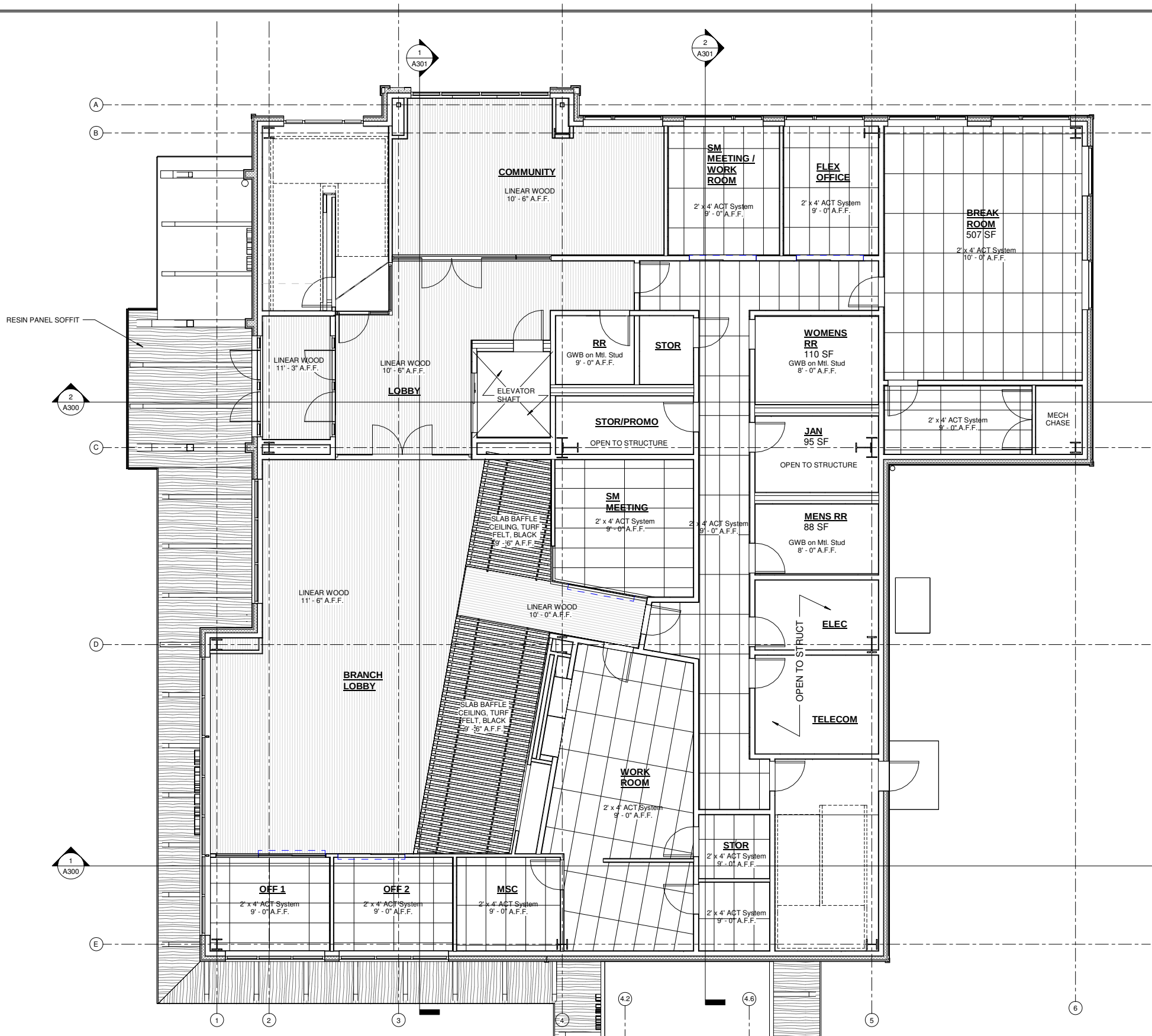
DRAWN: MRV

CHECKED: PV

SHEET NO.

A900

NOTE: 11"x 17" PRINT IS HALF SIZE



1 FIRST FLOOR CEILING PLAN
3/16" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
RCP - FLOOR 2

DATE: APRIL 26 2023

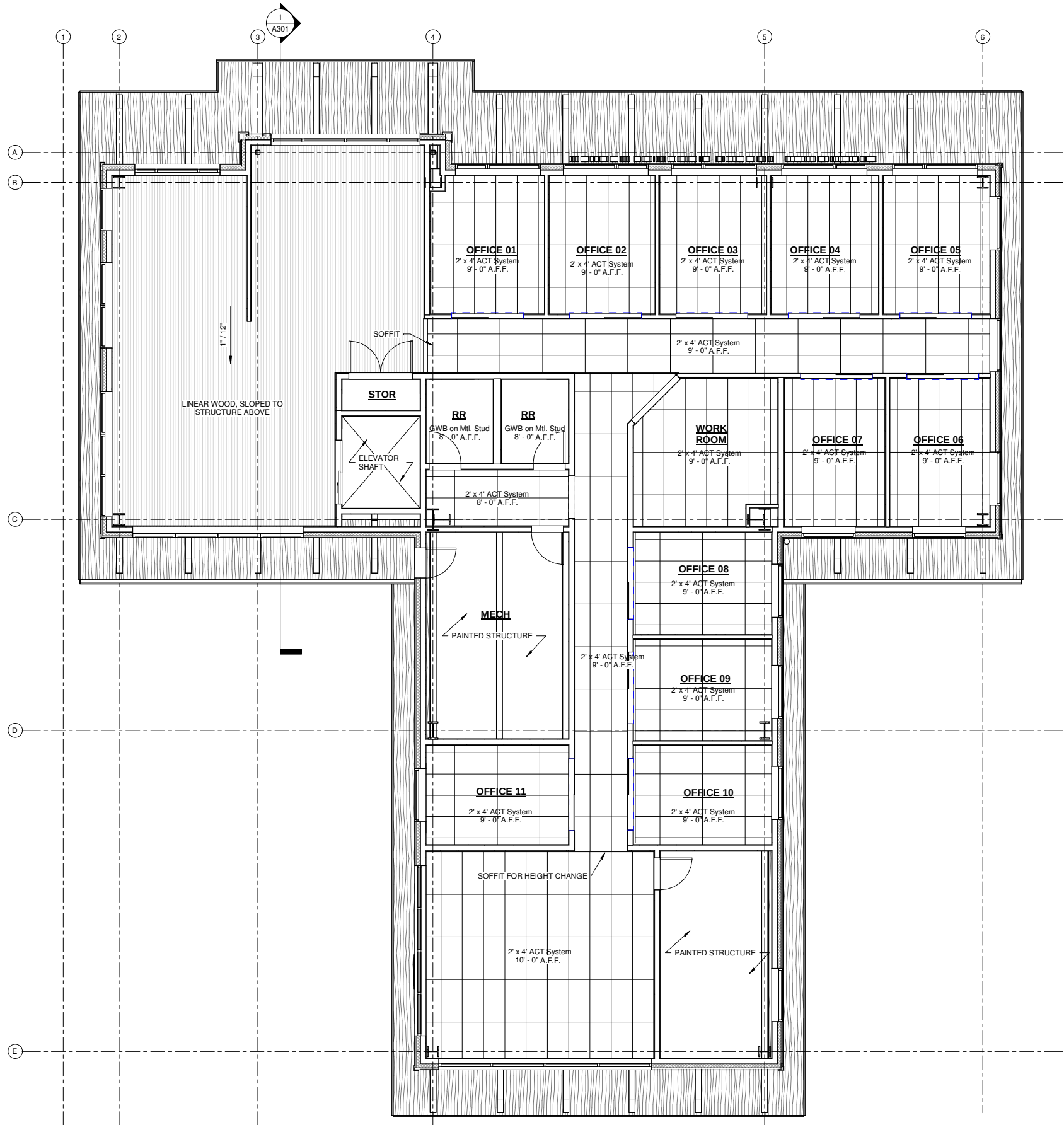
DRAWN: MRV

CHECKED: PV

SHEET NO.

A901

NOTE: 11"x 17" PRINT IS HALF SIZE



1 SECOND FLOOR CEILING PLAN
3/16" = 1'-0"



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

SHEET TITLE:
FINISH FLOOR
PLAN, FLOOR 1

DATE: APRIL 26 2023

DRAWN: MRV

CHECKED: PV

SHEET NO.
F001

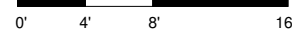
KEY

SEE FINISH SCHEDULE

	CPT 1
	CPT-2
	CPT-3
	T-1
	T-2



1 FINISH FLOOR PLAN, FLOOR 1
3/16" = 1'-0"



NOTE: 11"x 17" PRINT IS HALF SIZE



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2130

65% DESIGN DEVELOPMENT

JUNEAU FINANCIAL CENTER

Global Credit Union

No.	Description	Date

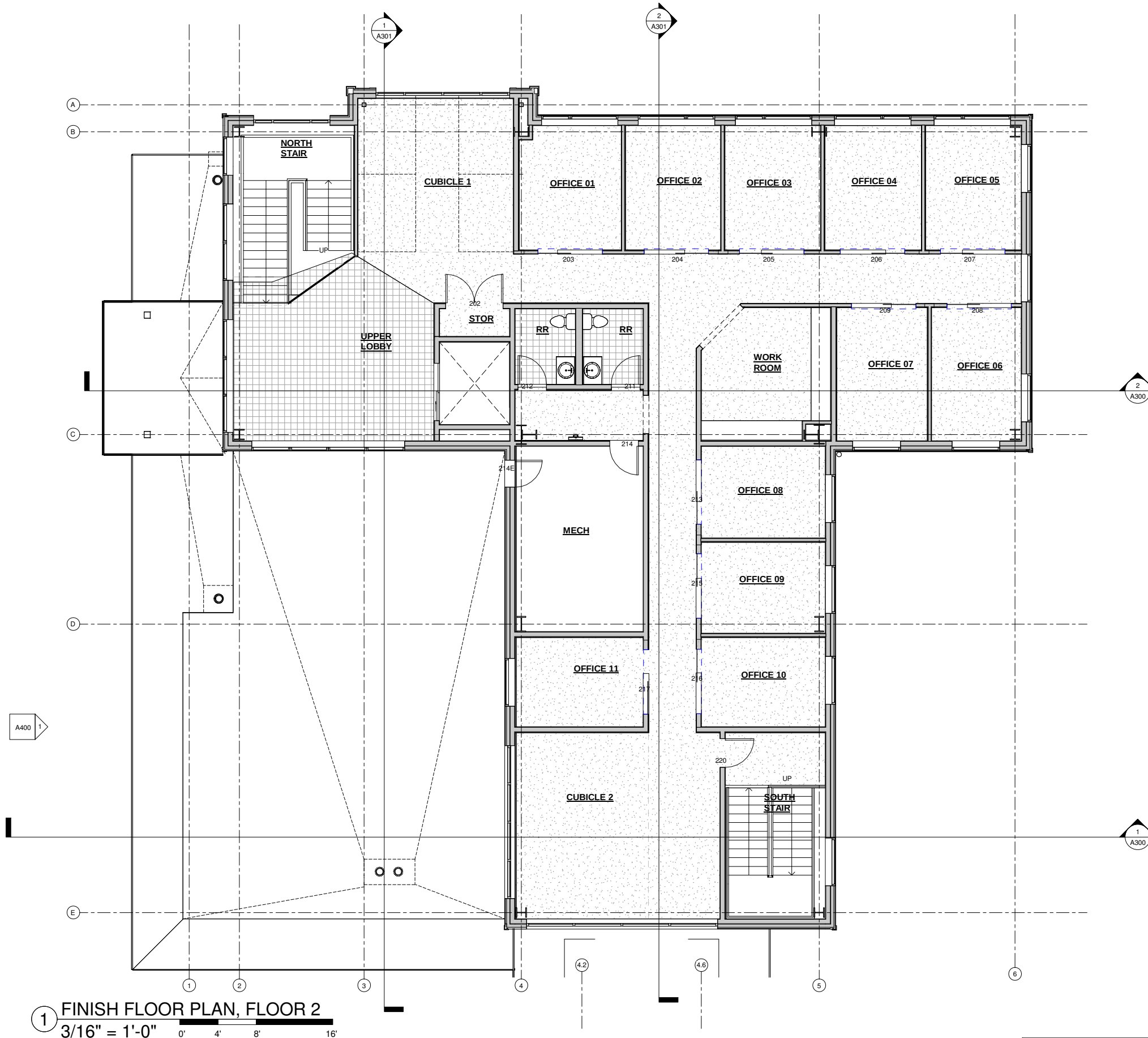
SHEET TITLE:
FINISH FLOOR
PLAN, FLOOR 2

DATE: APRIL 26 2023

DRAWN: MRV

CHECKED: PV

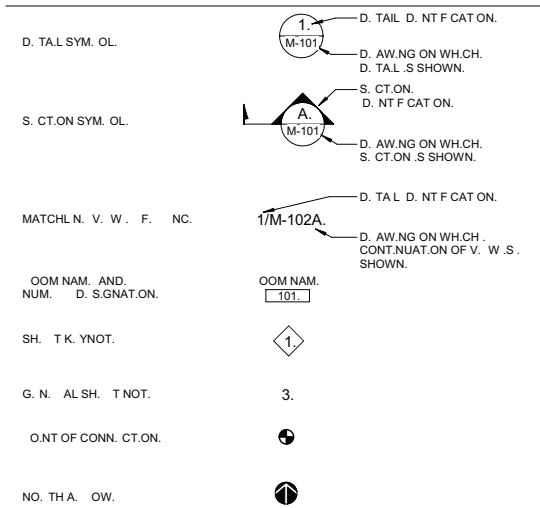
SHEET NO.
F002



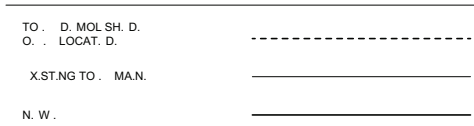
NOTE: 11"x 17" PRINT IS HALF SIZE

4/26/2023 9:29:41 PM \\Fs\Autodesk\Drawings\1100962004\MECH\1100962004_e123.dwg

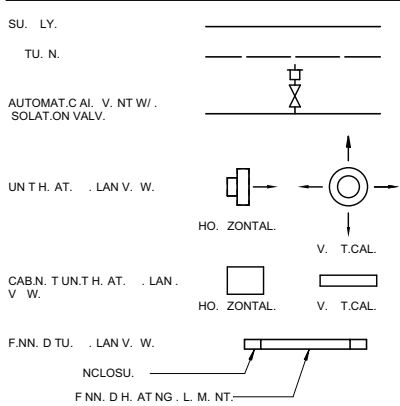
Ea ERAa



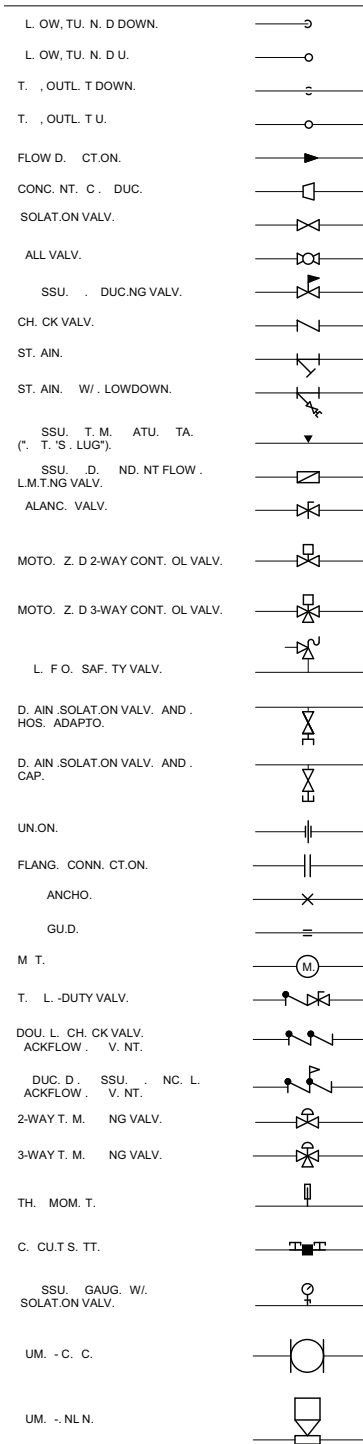
Oa TRUaTIOa PHAaE al E TYaEa



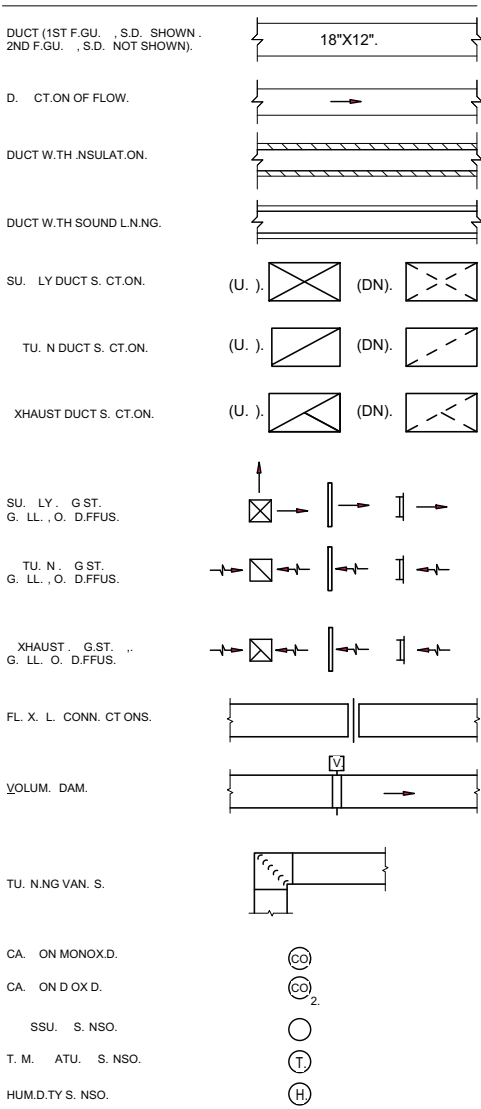
HEATla & a OOala



PIPE FITTla & VAaVEa



VEa TlaATIOa a



ABBREVIATIOa

ACFM.	ACTUAL CU. C. F. T. M. NUT.	LGT.	L. AV. NG GLYCOL T. M.
AFF.	ABOV. F. N. SH. D FLOO.	LVT.	L. AV. NG.
AGT.	AV. AQ. GLYCOL T. M. ATU.	LWT.	L. AV. NG WAT. T. M. ATU.
AHAP.	AS H. GHAS. OSS. L.	MAX.	MAXIMUM.
AP. OX.	AP. OX. MAT.	M. H.	THOUSAND. TU's. HOU.
AS.	AL. S. ARATO.	M. N.	M. N. MUM.
TU.	T. SH. TH. MAL UN. T.	M. SC.	M. SC. LLAN. OUS.
CFM.	CU. C. F. T. M. NUT.	NC.	NO. MALLY CLOS. D
C. C.	C. CULAT.ON.	NO.	NO. MALLY O. N.
CLNG.	C. L. NG.	NO.	NUM.
CONT.	CONT. NUAT.ON. CONT. NU. D.	OA.	OUTS. D. AI.
C.	C. CULAT. NG. UM.	OC.	ON C. NT.
C.	COND. NSAT. TU. N.	OSA.	OUTS. D. AI. SU. LY. UM.
CU.	CO.	D.	SSU. D. O.
CW.	COLD WAT.	D.	LUM. NG & D. AINAG. NST. TUT.
DDC.	D. CT. D. G. TAL CONT. OLS.	G.	O. YL. N. GLYCOL.
D. G. F.	D. G. S. FAH. NH. T.	H.	HAS.
D. A.	D. AM. T.	HC.	H. AT COL.
DHWC.	DOM. ST. C. HOT WAT. C. C.	OC.	O. NT OF CONN. CT. ON.
DN.	DOWN.	S. G.	OUNDS. SQUAR. NCH GAUG.
(.)	X. ST. NG.	S.	OUNDS. SQUAR. NCH.
A.	XHAUST AI.	A.	TU. N. AI.
F.	XHAUST FAN.	C.	AD. ANT C. L. NG. AN. L.
GT.	NT. NG GLYCOL T. M. ATU.	D.	OOF D. AIN.
NT.	NT. NG.	C. C.	C. CULAT.ON.
T.	X. ANS. ON TANK.	HC.	H. AT H. AT NG COL.
WT.	NT. NG WAT. T. M. ATU.	DUC. D.	SSU. ZON.
FCO.	FLOO. CL. ANOUT.	ACKFLOW.	V. NT.
FD.	F. DAM.	OOF TO. UN. T.	AD. ANT ZON.
FD.	FLOO. D. AIN.	TU.	SU. LY FAN.
FO.	FU. L. O. L. TU. N.	Z.	SUM. UM.
FOS.	FU. L. O. L. SU. LY.	SA.	SCH. DUL.
FOV.	FU. L. O. L. V. NT.	SCH.	SCH. DUL.
F. W.	F. OT. CT. ON WAT.	SQFT.	SQUAR. F. T.
FT.	F. NN. D. TU.	SF.	SU. LY FAN.
FSD.	F. SMOK. DAM.	S.	SUM. UM.
GAL.	GALLONS.	SS.	STAINL. SS ST. L.
GALV.	GALVAN. Z. D.	TA.	T. ANSF. AI.
GH.	GLYCOL H. AT NG. TU. N.	T. M.	T. M. ATU.
GHS.	GLYCOL H. AT NG SU. LY.	TDH.	TOTAL D. V. LO. D. H. AD.
G.	G. AS NT. C. TO.	T.	T. AP. M.
GMT.	GLYCOL MAK. -U. TANK.	TY.	TY. CAL.
G. M.	GALLONS. M. NUT.	UL.	UND. W. T. 'S LABO. ATO. Y.
H.	HOS.	UON.	UNL. SS OTH. W. S. NOT. D.
HC.	H. AT NG CO. L.	VAV.	VAR. ABL. AI. VOLUM.
H.	HO. S. OW.	UH.	UN. TH. AT.
H. V.	H. AT. COV. Y. V. NT. LATO.	VAT.	VACUUM AI. TU.
HW.	HOT WAT.	VT.	V. NT TH. OUGH. OOF.
HW.	HOT WAT. C. CULAT. ON.	V.	V. NT. S.
HX.	H. AT. XCHANG.	W.	WAST.
HZ.	H. TZ.	W.	W. TH.
D.	NS. D. D. AM. T.	W. C.	WAT. COLUMN.
N.	NCH. S.	WCO.	WALL CL. ANOUT.
LAV.	LAVATO. Y.	WH.	WAT. H. AT.
LF.	L. N. AL. F. T.	WHA.	WAT. HAMM. AR. STO.
		W. D.	WAT. SSU. D. O.
		W. T.	W. TH. S. CT. TO.

LMMA YOCUM NIS
NOT FO CONST UCT ON

MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

Juneau, AK
9100 Mansuet Hall Rd. Ste. 4
Juneau, AK 99901
Phone: 907.780.6080
Fax: 907.586.3771
AEC163270

65% Design Development.
Juneau Financial Center

ESPEC# 1100962004e

Global Credit Union.

o.a	Descriptiona	Datea

SHEET TITLE: e
LEG Ee D & e
ABB Ee VIATle Se

DATE: e 04e26e2023e

DeAWe : e GES / CSBe
CHECKED: e DHMe

SHEETe

M001e

NOT. : 11"x 17" . NT. S HALF S. Z.

4/26/2023 9:29:41 PM e Autocad:Docs\\11009e2004e-M-Vicibalef-densuCreditUnion\\e F-MECH-11009e2004_e\\V23ene

PaUMBl a FIXTURE a HEDUaEa										
NOT. S.:										
MA. K.	F.XTU.	D. SC.	T.ON.	HW/TW.	CW.	T. A.	WAST.	V. NT.	AS.S OF D. S.GN.	COMM. NTS.
F-1.	OTTL. F.LL.			-.	1/2".	1-1/4".	1-1/4".	1-1/4".	LKAY MOD. L . ZB8SSSMC.	
DF-1.	ADA D. NK.NG FOUNTA.N W.TH . OTTL. F.LL.			-.	1/2".	1-1/4".	1-1/4".	1-1/4".	LKAY MOD. L LZS8WSLK.	OV.D. W.TH CAN. A. ON . LKAY MOD. L LKA. ZL.
FCO.	FLOO. CL. ANOUT.			-.	-.	-.	-.	-.	JAY . SM.TH 4020.	OV.D. S.Z. FO. WAST. L.N. S. V. D.
FD-1.	FLOO. D. A.N.			-.	-.	2".	2".	1-1/2".	JAY . SM.TH 2005.	
FS-1.	FLOO. S.NK.			-.	-.	2".	2".	1-1/2".	JAY . SM.TH 305.	
H. -1.	WALL HYD. ANT.			-.	1".	-.	-.	-.	WATTS HY-725.	NON-F. Z. TY.
H. -2.	HOS. .			-.	1/2".	-.	-.	-.	WATTS SC8-1.	
L-1.	UND. COUNT. S.NK.			1/2".	1/2".	1-1/4".	1-1/4".	1-1/4".	AM. CAN STANDA. D 0495300.	OV.D. W.TH SLOAN . AF-275-SOL-SM-C. -0.5G. M-A. -. -Q-FCT FAUC. T.
MS-1.	CO. N. MO. S.NK.			1/2".	1/2".	3".	3".	1-1/2".	ACO. N TC. -28.	OV.D. W.TH AC. ON KFC FAUC. T.
O. D-1.	OV. FLOW D. A.N.			-.	-.	-.	3".	-.	JAY . SM.TH 1010.	
D-1.	OOF D. A.N.			-.	-.	-.	3".	-.	JAY . SM.TH 1010.	
SNK-1.	AK. OOM S.NK.			1/2".	1/2".	1-1/2".	1-1/2".	1-1/2".	CO. AN 5610.	OV.D. W.TH G. OH. FAUC. T MOD. L 313400.
U. -1.	U. NAL.			-.	3/4".	2".	2".	1-1/2".	AM. CAN STANDA. D 6590.001.	OV.D. W.TH SLOAN SOL.S 8186-1.0-SF-O. . OV.D. WALL CL. ANOUT ON V. NT. A. OV. . ACH U. NAL.
WC-1.	WAT. CLOS. T.			-.	1".	4.	4.	1-1/2".	SLOAN ST-2459.	OV.D. W.TH SLOAN SOL.S 8111-1.6-O. FLUSHOM. T. W.TH T. A. . M. OUTL. T TU. AND. . M.S 1055 TO.L. T S. AT.
WCO.	WALL CL. ANOUT.			-.	-.	-.	-.	-.	JAY . SM.TH 9776T.	OV.D. S.Z. FO. WAST. L.N. S. V. D.

EaEaTRla WATER HEATER a HEDUaEa									
OTEa:a									
UN.T TAG.	WAT. COND.T.ON.	H. AT.NG. L. M. NT.		L. CT. CAL.			AS.S OF D. S.GN.		COMM. NTS.
	HOT WAT. T. M. (°F).	COV. Y. (G. H).	F. ST HOU. AT.NG (GAL).	L. M. NT. CA. AC.TY. (KW). (W).	VOLTAG. (V).	HAS.	MANUFACTU.	MOD. L.	
WH-1.	120.	8.	8.	36	208.	1.	H. M.	T. X-36	OV.D. W.TH FOU. 40A. AK. S.

EXPAa IOa TAaK a HEDUaEa							
OTEa:a							
MA. K.	SYST. M.	VOLUM.	ACC. TANC. VOLUM.	SSU. (. S.G).	AS.S OF D. S.GN.		COMM. NTS.
T-1.	DOM. ST.C WAT.	4.4.	3.2.	150.	MANUFACTU. AMT. OL.	MOD. L. ST-12.	

PUMP a HEDUaEa												
OTEa:a												
MA. K.	LOCAT.ON.	S. V.C.	FLOW. (G. M).	H. AD. (FT).	FLU.D.	TY.	L. CT. CAL.				AS.S OF D. S.GN.	
							H.	V.	H.	VFD.	MANUFACTU.	MOD. L.
C. -1.	M. CHAN.CAL. OOM.	HOT WAT. . C. C.	3.	11.	WAT.	CM.	44 WATTS.	120.	1.		TACO.	006 3.
M. -1.	L. VATO. SHAFT.	SUM. . UM.	50.	19.25.	WAT.	SU. M. S. L.	3/4.	115.	1.		L. TY. . UM. S.	V290.
L. VATO. SUM. . UM. SYST. M COM. OS. D OF . UM. . O.L S. NS.NG CONT. OLL. . AND ALA. M. . OV.D. W.TH OTCV-115. CONT. OL & ALA. M. S. T D.FF. NT.AL. . TW. N ON/OFF L. V. L TO 26".												

TAaK a HEDUaEa					
OTEa:a					
MA. K.	S. V.C.	D.M. NS.ONS (D.A" x H").	VOLUM.	AS.S OF D. S.GN.	
TNK-1.	SUM. . UM. . AS.N.	24" x 36".	71.	MANUFACTU. TO. .NDUST. S.	MOD. L. F. 24X036
COMM. NTS.					

BRAa H aEaEaTOR a HEDUaEa									
OTEa:a									
MA. K.	NUM.	OF. O. TS.	CA. AC.TY. (M. H).	F. G. ANT TY.	L. CT. CAL DATA.				COMM. NTS.
					MCA.	MO.	V.	H.	
S-1.	6		216	-410A.	0.6	15.	208.	1.	DA.K.N. SF6Q54TATVJ.
S-2.	6		216	-410A.	0.6	15.	208.	1.	DA.K.N. SF6Q54TATVJ.
S-3.	6		216	-410A.	0.6	15.	208.	1.	DA.K.N. SF6Q54TATVJ.
S-4.	4.		144.	-410A.	0.4.	15.	208.	1.	DA.K.N. SF4Q54TATVJ.

L.M.A. YOCUM NTS
NOT FO CONST UCT ON



65% Design Development.
JuneauFinancialCentere

Global Credit Union.

ESPEC#11009e2004e

o.a	Descriptiona	Datea

SHEETaTITLE:e
SCHEDULESe

DATE:e 04e26.2023e

DeAWe :e GES / CSBe
CHECKED:e DHMe

SHEETe

M002e

NOT. : 11"x 17" . NT .S HALF S.Z.

DIFFUaER, REa laTERa, & a RIa Ea a HEDUaEa										
NOT. S.:										
MA. K.	TY.	NL. T S.Z.	D.M. NS.ONS.	D. LTA -MAX.	MAX NC.	MAX CFM.	COLO.	AS.S OF D. S.GN.		COMM. NTS.
								MANUFACTU.	MOD. L.	
D-1.	XHAUST D.FFUS.	6"ø.	24" x 24".	0.1.	16	120.	WH.T.	T.TUS.	A.	
D-1.	TU. N D.FFUS.	6"ø.	5" x 48".	0.02.	-.	360.	WH.T.	T.TUS.	T. -80.	
D-2.	TU. N D.FFUS.	6"ø.	5" x 24".	0.02.	-.	180.	WH.T.	T.TUS.	T. -80.	
G-1.	WALL . TU. N G. LL.	36" x 20".	36" x 20".	0.03.	20.	1250.	WH.T.	T.TUS.	45F.	
SD-1.	O. N A. A D.FFUS.	6"ø.	24" x 24".	0.1.	20.	87.	WH.T.	T.TUS.	TMSA.	OV.D. .NL. T S.Z. FO. . ANCH L.N. CONN. CT.ON. COO. D.NAT. W.TH V. NT.LAT.ON . LANS.
SD-2.	M. T. D.FFUS.	6"ø.	5-1/4" x 48".	0.1.	29.	230.	WH.T.	T.TUS.	T. D-10.	
SD-3.	M. T. D.FFUS.	6"ø.	5-1/4" x 24".	0.1.	30.	170.	WH.T.	T.TUS.	T. D-10.	
SG-1.	S. AL DUCT G. LL.	12" x 6".	12" x 6".	0.1.	13.	200.	WH.T.	T.TUS.	US300FL.	OV.D. W.TH O. T.ONAL A. SCOO. DAM.
SG-2.	WALL SU. LY G. LL.	18" x 10".	18" x 10".	0.04.	18.	666	WH.T.	T.TUS.	112. L.	

Ouver a HEDUaEa

OTEa:a									
MA. K.	SYST. M.D. SC. T.ON.	CFM.	H. GHT.	W.DTH.	F. A. A.	D. LTA . -MAX. (N-WG).	AS.S OF D. S.GN.		COMM. NTS.
							MANUFACTU.	MOD. L.	
L-1.	V OSA .NTAK.	1,700.	32.	32.			G. NH. CK.	SD-635.	
L-2.	V . XHAUST.	1,700.	32.	32.			G. NH. CK.	SD-635.	

EaERa Y REaOVERY AIR HAA Dala UaIT a HEDUaEa

OTEa:a										
MA. K.	S. V.C.	CFM.	S.	L. CT. CAL.				AS.S OF D. S.GN.		COMM. NTS.
				V.	H.	FLA.	MCA.	MANUFACTU.	MOD. L.	
V-1.	U.LD.NG V. NT.LAT.ON.	1,700 SA. 1,700 . A.	0.3 SA. 0.3 . A.	208.	1.	12.33.	13.83.	OXYG. N. 8.	H2O.N- V-.	OV.D. W.TH W-CONT. OLL. . , . QU. S S. A. AT. . OW. CONN. CT.ON 208V/1. H MCA 0.3 . FS 15A.

laDOOR UaIT a HEDUaEa

OTEa:a														
MA. K.	D. SC. T.ON.	COOL.NG D. S.GN.		H. AT.NG D. S.GN.		A. FLOW.		L. CT. CAL DATA.				AS.S OF D. S.GN.		COMM. NTS.
		COOL.NG. CA. AC.TY (M. H).	COOL.NG. AT (°F).	H. AT.NG. CA. AC.TY (M. H).	H. AT.NG. AT (°F).	D. S.GN FLOW. (CFM).	XT. NAL. STAT.C (in.WG).	MCA.	MO.	VOLTAG.	HAS.	MANUFACTU.	MOD. L.	
DU-1.	FAN CO.L.	9.1.	76	14.1.	68.	335.		0.7.	15 A.	208.	1.	DA.K.N.	FXSQ12T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-2.	FAN CO.L.	16.3.	76	27.9.	68.	742.		1.4.	15 A.	208.	1.	DA.K.N.	FXSQ24T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-3.	FAN CO.L.	9.1.	76	14.1.	68.	335.		0.7.	15 A.	208.	1.	DA.K.N.	FXSQ12T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-4.	FAN CO.L.	4.8.	76	6.8.	68.	281.		0.6	15 A.	208.	1.	DA.K.N.	FXSQ05T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-5.	FAN CO.L.	32.4.	76	56.1.	68.	1,307.		2.2.	15 A.	208.	1.	DA.K.N.	FXSQ48T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-6.	FAN CO.L.	9.1.	76	14.1.	68.	335.		0.7.	15 A.	208.	1.	DA.K.N.	FXSQ12T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-7.	FAN CO.L.	21.6	76	35.3.	68.	812.		1.5	15 A.	208.	1.	DA.K.N.	FXSQ30T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-8.	FAN CO.L.	9.1.	76	14.1.	68.	318.		0.7.	15 A.	208.	1.	DA.K.N.	FXSQ12T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-9.	FAN CO.L.	13.0.	76	20.8.	68.	281.		1.3.	15 A.	208.	1.	DA.K.N.	FXSQ18T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-10.	FAN CO.L.	4.8.	76	6.8.	68.	281.		0.6	15 A.	208.	1.	DA.K.N.	FXSQ05T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-11.	WALL MOUNT. D CASS. TT.	6.0.	76	8.7.	68.	260.		0.3.	15 A.	208.	1.	DA.K.N.	FXAQ07. VJU.	OV.D. W.TH O. T.ONAL COND. NSAT. L.FT. . UM.
DU-12.	WALL MOUNT. D CASS. TT.	36	80.	-.	-.	770.	-.	-.		-.	-.	DA.K.N.	FTXS36LVJU.	OV.D. W.TH O. T.ONAL COND. NSAT. L.FT. . UM.
DU-20.	FAN CO.L.	5.2.	76	8.8.	68.	281.		0.6	15 A.	208.	1.	DA.K.N.	XSQ07T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-21.	FAN CO.L.	5.2.	76	8.8.	68.	281.		0.6	15 A.	208.	1.	DA.K.N.	XSQ07T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-22.	FAN CO.L.	4.8.	76	6.8.	68.	281.		0.6	15 A.	208.	1.	DA.K.N.	FXSQ05T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-23.	FAN CO.L.	24.4.	76	41.4.	68.	1,130.		2.0.	15 A.	208.	1.	DA.K.N.	FXSQ36T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-24.	FAN CO.L.	9.1.	76	14.1.	68.	335.		0.7.	15 A.	208.	1.	DA.K.N.	FXSQ12T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-25.	FAN CO.L.	4.8.	76	6.8.	68.	281.		0.6	15 A.	208.	1.	DA.K.N.	FXSQ05T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-26.	FAN CO.L.	9.1.	76	14.1.	68.	335.		0.7.	15 A.	208.	1.	DA.K.N.	FXSQ12T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-27.	FAN CO.L.	4.8.	76	6.8.	68.	281.		0.6	15 A.	208.	1.	DA.K.N.	FXSQ05T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-28.	FAN CO.L.	4.8.	76	6.8.	68.	281.		0.6	15 A.	208.	1.	DA.K.N.	FXSQ05T. VJU.	OV.D. W.TH F.L.T. . ACK.
DU-29.	WALL MOUNT. D CASS. TT.	6.0.	76	8.7.	68.	260.		0.3.	15 A.	208.	1.	DA.K.N.	FXAQ07. VJU.	OV.D. W.TH O. T.ONAL COND. NSAT. L.FT. . UM.

OUTDOOR UaIT a HEDUaEa

OTEa:a																		
MA. K.	S. V.C.	D. SC. T.ON.	COOL.NG D. S.GN.			H. AT.NG D. S.GN.			L. CT. CAL DATA.				F. G. ANT.		O. AT.NG. W. GHT.	AS.S OF D. S.GN.		COMM. NTS.
			COOL.NG CA. AC.TY. (M. H).	COOL.NG. AT (°F).	COOL.NG. FF.C. NCY (.)	H. AT.NG. CA. AC.TY (M. H).	H. AT.NG. AT. (°F).	H. AT.NG. FF.C. NCY. (CO.).	MCA (A).	MO. (A).	V.	HAS.	TY.	SYST. M. CHA. G.		MANUFACTU.	MOD. L.	
ODU-1.	U.LD.NG H. AT.NG. AND COOL.NG.	H. AT . UM. W.TH. H. AT . COV. Y.	92.	95.	15.3.	103.	47.	4.3.	76 5.	80.	208.	3.	-410A.	-.	793.	DA.K.N.	KQ96TATJU.	OV.D. W.TH SNOW/W.ND. HOOD K.TS.
ODU-1.	U.LD.NG H. AT.NG. AND COOL.NG.	H. AT . UM. W.TH. H. AT . COV. Y.	92.	95.	15.3.	103.	47.	4.3.	76 5.	80.	208.	3.	-410A.	-.	793.	DA.K.N.	KQ96TATJU.	OV.D. W.TH SNOW/W.ND. HOOD K.TS.
ODU-2.	COM. OOM. COOL.NG.	COOL.NG ONLY. H. AT . UM.	36	95.	8.35.	-.	-.	-.	19.5.	20.	208.	1.	-410A.	-.	179.	DA.K.N.	KS36LVJU.	OV.D. W.TH ULT. A LOW. T. M. K.T.
ODU-3.	HC-1.	H. AT . UM.	34.2.	95.	12.	37.	47.	4.1.	16 5.	20.	208.	1.	-410A.	-.	172.	DA.K.N.	XTQ36TAVJ9A.	OV.D. W.TH SNOW/W.ND. HOOD K.TS.

Ola a HEDUaEa

OTEa:a												
MA. K.	S. V.C.	A. FLOW. (CFM).	CA. AC.TY (M. H).	FLU.D.	NUM. OF . OWS.	A. S.D. VALU. S.			AS.S OF D. S.GN.		COMM. NTS.	
						AT (°F).	LAT (°F).	MAX A. D. (.N WC).	MANUFACTU.	MOD. L.		
HC-1.	V-1.	1,700.	40.8 COOL.NG. 38.4 H. AT.NG.	-410A.	3.	74.7 COOL.NG. 51.1 H. AT.NG.	55.4 COOL.NG. 72 H. AT.NG.	0.28.	OXYG. N8.	38H14x37-14-3-W-Z.	OV.D. W.TH DA.K.N AHU .NT. G. AT.ON K.T.	

NOT. : 11"x 17" . NT .S HALF S.Z.

LMINA YOCUM NTS
NOTFO CONST UCT ON



Juneau, AK
9100 Mansuet Hall Rd Ste. 4
Juneau, AK 99901
Phone: 907.780.6080
Fax: 907.586.3771
AEC6163270

65% Design Development.

Juneau Financial Center

Global Credit Union.

ESPEC#11009622004e

o.a	Descriptiona	Datea

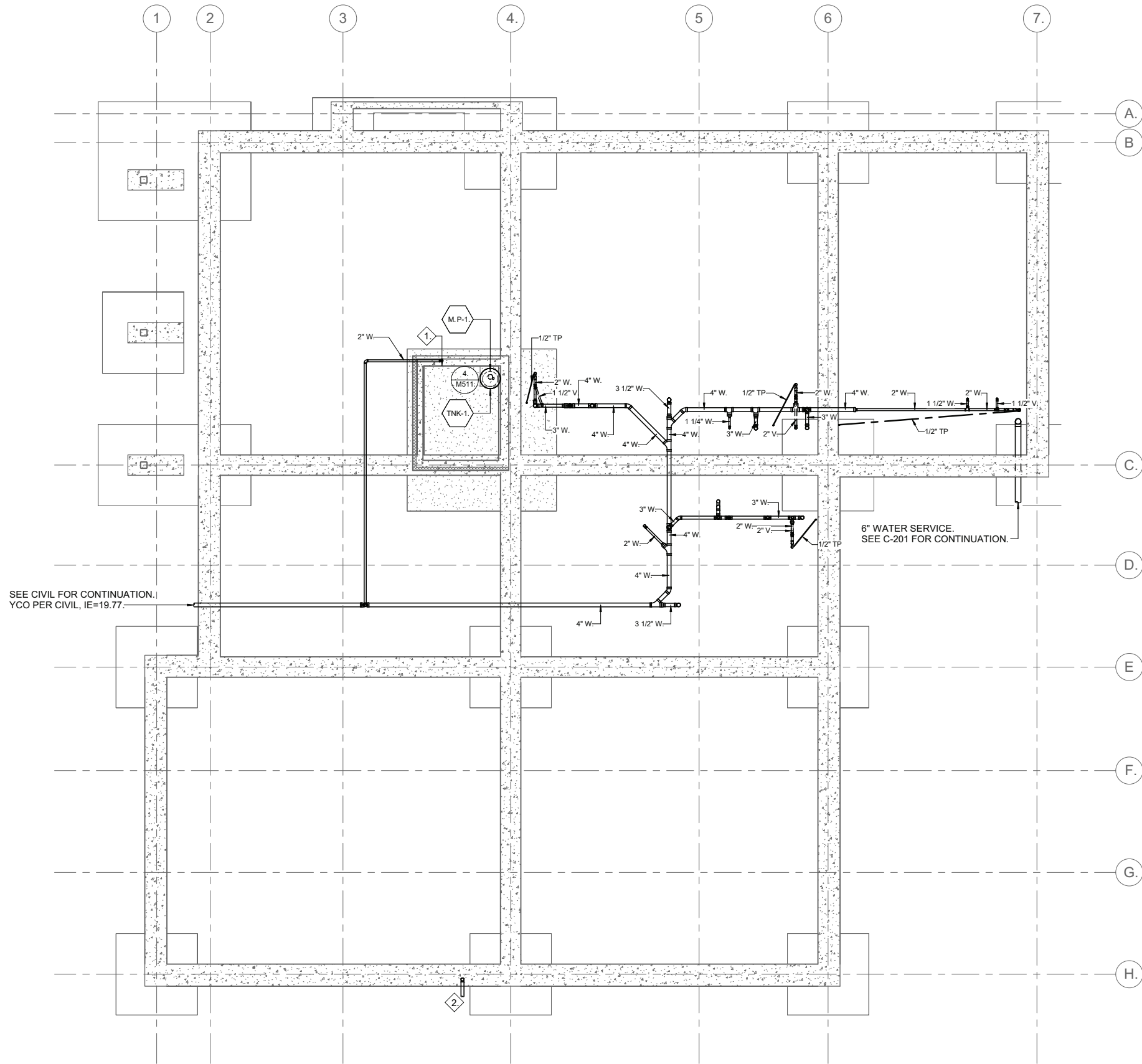
SHEET#TITLE:e
SCHEDULESe

DATE:e 04e26.2023e

DeAWe :e GEs@CSBe
CHECKED:e DHMe

SHEETe

M003e



1. UNDERFLOOR PLAN PLUMBING.
3/16" = 1'-0".

SHEET NOTES

1. .FINISH FLOOR ELEVATION IS 25.60', SEE CIVIL.

SHEET KEYNOTES #

1. .2" UP TO DF1 ABOVE.

2. .ROUTE 3" RAIN LEADER UNDERGROUND AND CONNECT TO .
CATCH BASIN CB3. COORDINATE WITH C201.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

Juneau, AK
9100 Mansueti Rd Ste. 4
Juneau, AK 99901
Phone: 907.780.6080
Fax: 907.586.3771
A/E/C 163270

65% Design Development.

Juneau Financial Center

Global Credit Union.

No.	Description	Date

SHEET TITLE:e
UNDERFLOOR
PLAN PLUMBINGe

DATE:e 04.26.2023e

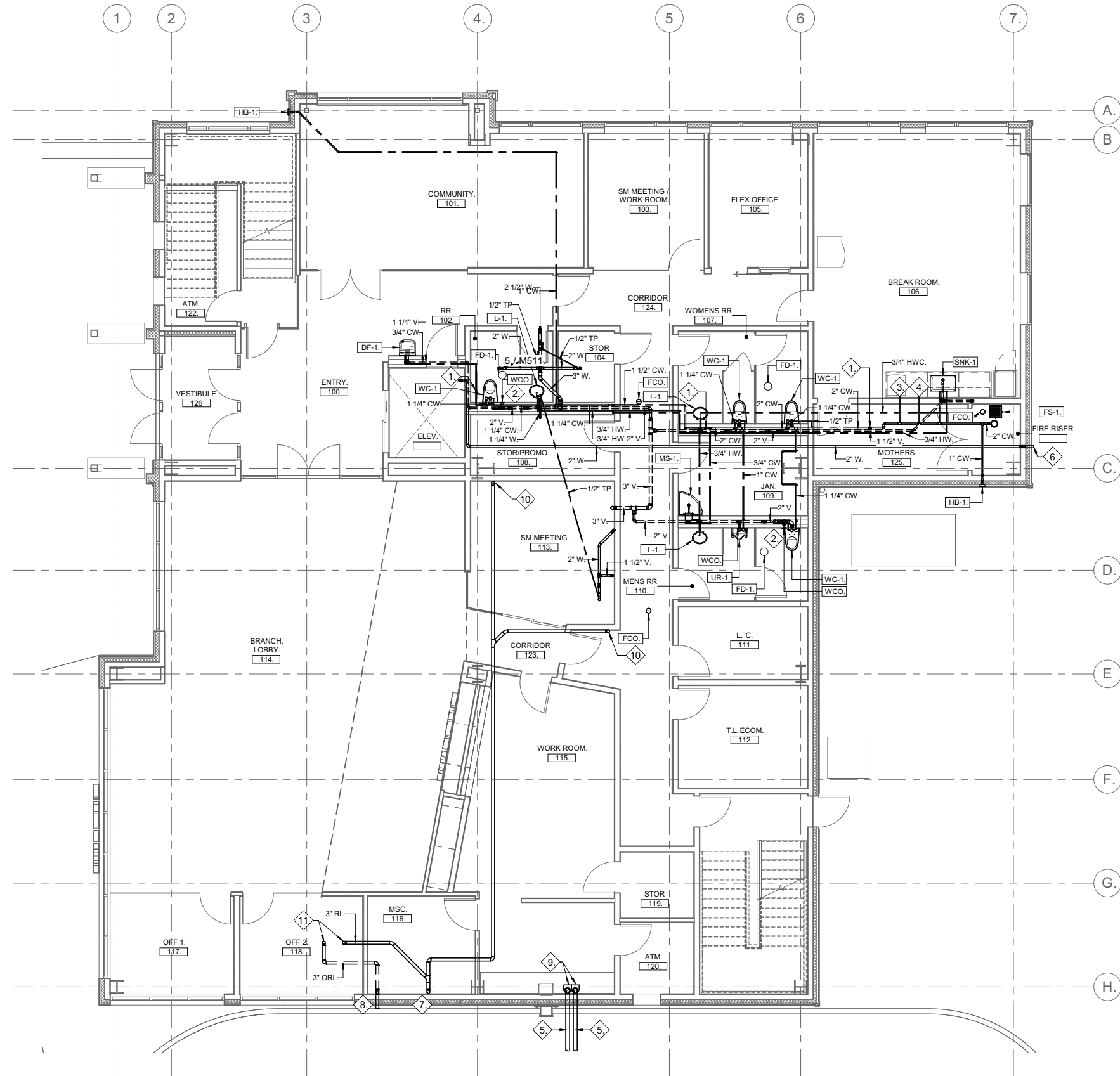
DRAWN:e GES / CSBe

CHECKED:e DHMe

SHEET NO.

M110e

NOTE: 11"x 17" PRINT IS HALF SIZE



SHEET NOTES

- 1. UNLESS OTHERWISE SPECIFIED, ALL CW/HW FIXTURE BRANCH. PIPING IS 3/4".
- 2. VACUUM AIR TUBE SYSTEM SHALL BE DIEBOLD NIXDORF VAT 23GX.

SHEET KEYNOTES

- 1. PROVIDE WATER HAMMER ARRESTOR, MIFAB CL SIZE "B".
- 2. PROVIDE WALL CLEANOUT ON VENT PIPE SERVING WC.
- 3. 3/4" CW SERVING ICE MAKER.
- 4. 3/4" CW SERVING COFFEE MAKER.
- 5. 4" VACUUM TUBING.
- 6. DISCHARGE 2" SUMP WASTE TO GRADE.
- 7. ROUTE 3" RAIN LEADER UNDERGROUND AND CONNECT TO CATCH BASIN CB3. COORDINATE WITH C201.
- 8. DISCHARGE 3" OVERFLOW RAIN LEADER TO GRADE.
- 9. VAT 23GX OPERATOR UNITS.
- 10. SEE M112 FOR CONTINUATION.
- 11. SEE M113 FOR CONTINUATION.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau Financial Center

65% Design Development.

Global Credit Union.

RESPEC #11009.22004e

No.	Description	Date

SHEET TITLE:e
FIRST FLOOR
PLAN PLUMBINGe

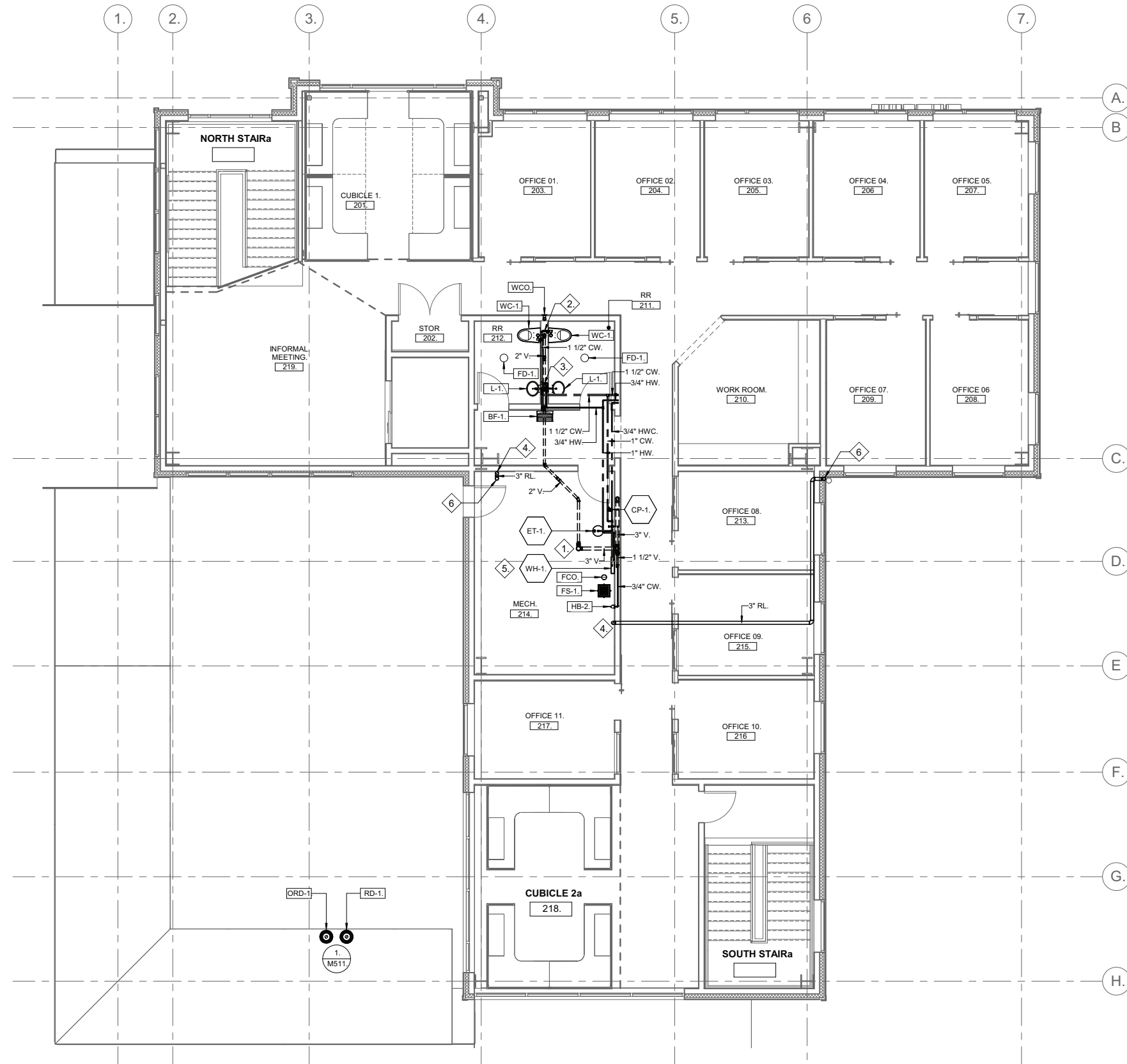
DATE:e 04.26.2023e

DRAWN:e GES / CSBe
CHECKED:e DHMe

SHEET NO.

M111e

NOTE: 11"x 17" PRINT IS HALF SIZE



SHEET NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL DCW/DHW FIXTURE BRANCH. PIPING IS 3/4".

SHEET KEYNOTES

- 1. .4" VTR, SEE 3./M511..
- 2. .PROVIDE WATER HAMMER ARRERSTOR, MIFAB CL SIZE "B".
- 3. .PROVIDE TRAP PRIMER, MIFAB M500. SEE 6 ./M511.
- 4. .ROUTE 3" RAIN LEADER IN 1ST FLOOR CEILING, SEE M111.
- 5. .SEE 2./M511. FOR WH1 PIPING DIAGRAM.
- 6. .SEE M113 FOR CONTINUATION.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
9100 Mansueti Rd Ste. 4
Juneau, AK 99901
Phone: 907.780.6080
Fax: 907.586.3771
AEC163270

65% Design Development.
Juneau Financial Center
Global Credit Union.

No.	Description	Date

SHEET TITLE:e
SECOND FLOOR
PLAN PLUMBINGe

DATE:e 04.26.2023e

DRAWN:e GES / CSBe

CHECKED:e DHMe

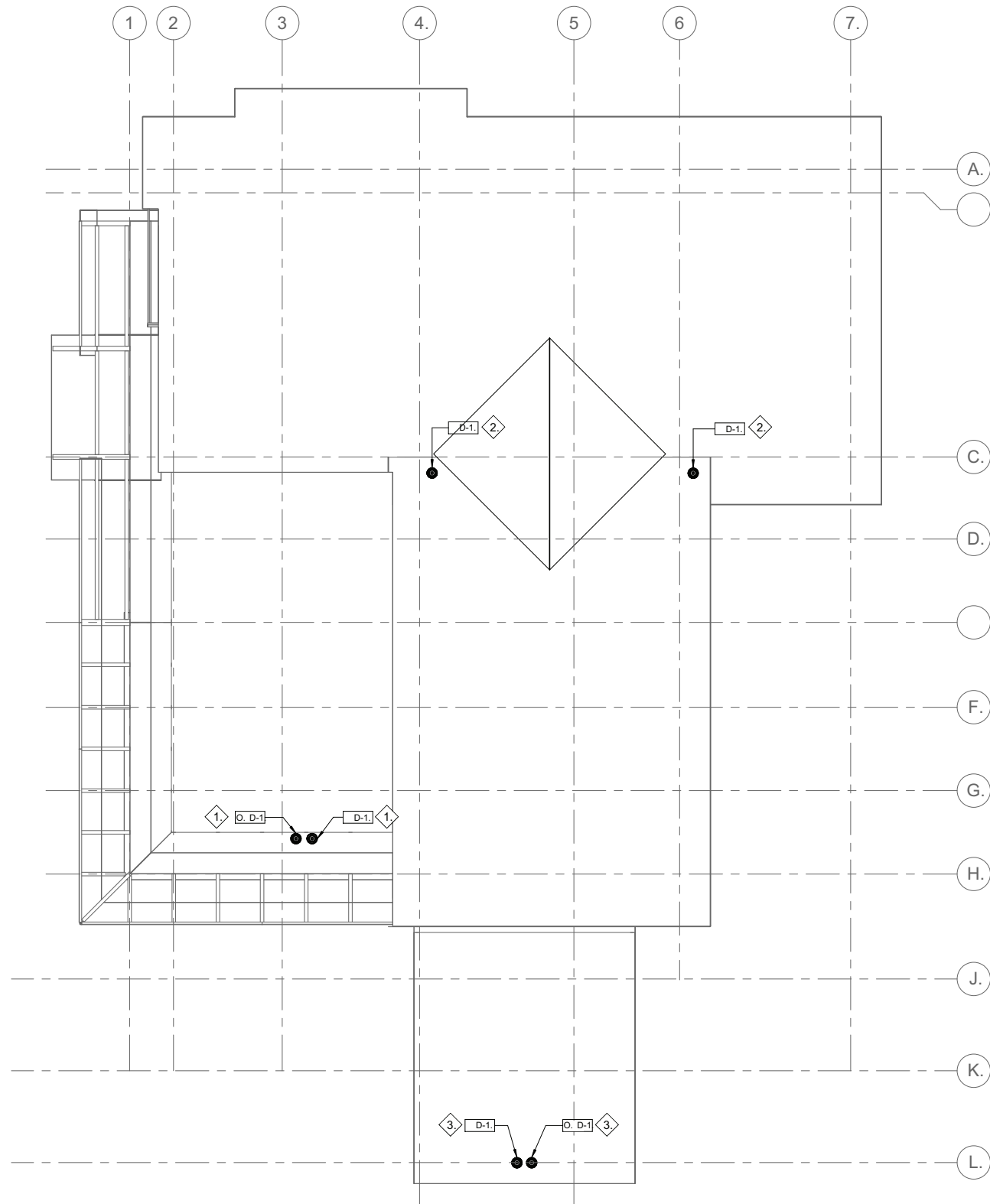
SHEET NO.

M112e

NOTE: 11"x 17" PRINT IS HALF SIZE

1. SECOND FLOOR PLAN PLUMBING.
3/16" = 1'-0".

4/26/2023 9:29:44 PM \\Autodesk\Docs\1100922004e_M_Vic\Global\FinancialCenter\Juni\JE F-MECH-1100922004_e\Y23enr



1. OOF . LAN . LUM. NG.
1/8" = 1'-0".

HEET aOTe

1. SH. T NOT. S.

HEET KEYaOTe

- 1. S. M111 FO. CONT.NUAT.ON.
- 2. S. M112 FO. CONT.NUAT.ON.
- 3. S. M401 FO. CONT.NUAT.ON.

LMMA YOCUM NYS
NOTFO CONST UCT ON

MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

Juneau, AK
9100 Mendocino Mall Rd. Ste. 4
Juneau, AK 99901
Phone: 907.780.6000
Fax: 907.586.3771
AECC163270

65% Design Development.
Juneau Financial Center

Global Credit Union.

ESPEC#1100922004e

o.a	Description	Date

SHEET TITLE:
F&P
PLUMBING

DATE: 04/26/2023

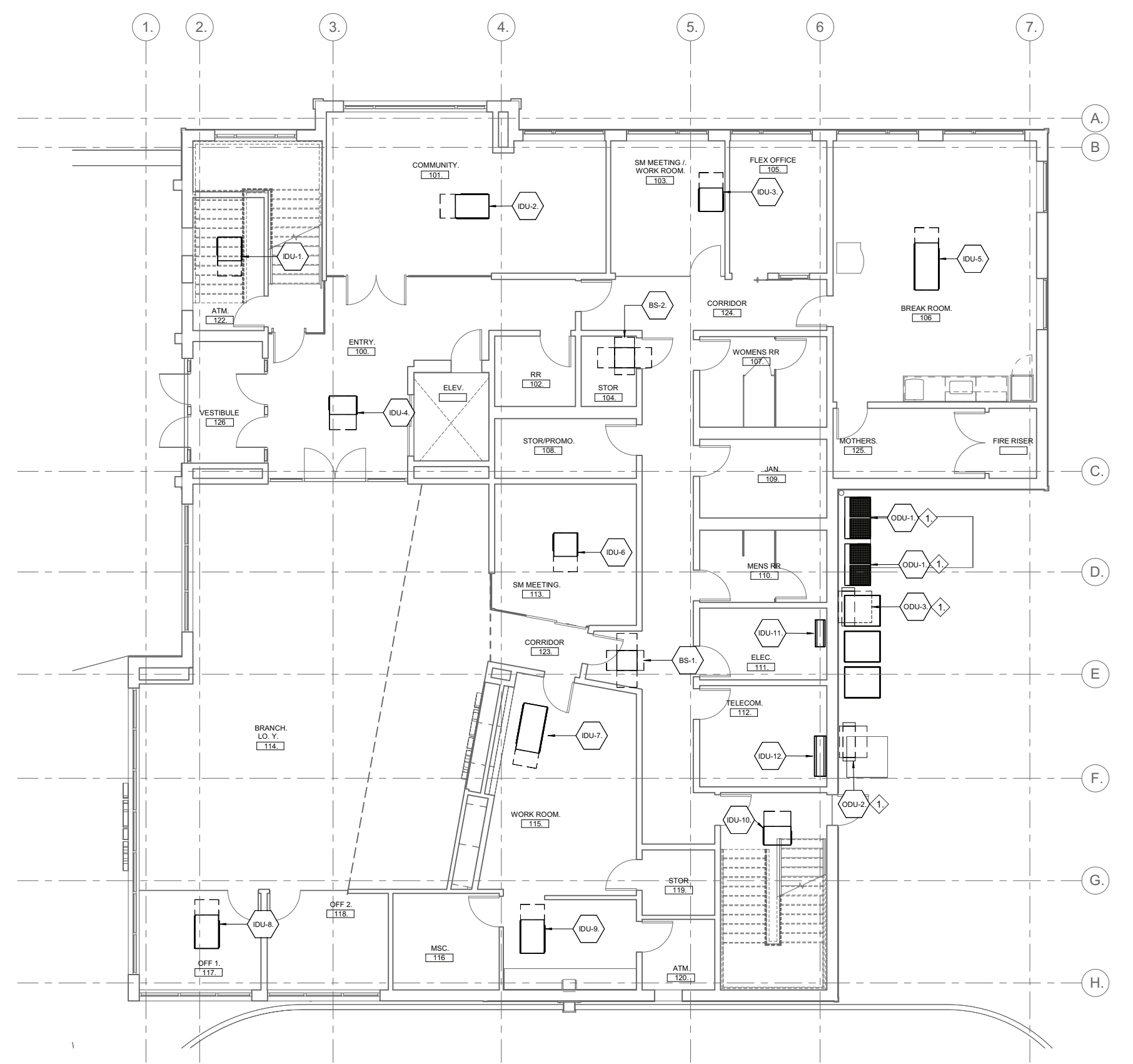
DeAWe: GSE/CSBe

CHECKED: DHMe

SHEET

M113e

NOT. : 11"x 17" . NT .S HALF S.Z.



- SHEET NOTES**
- 1. .ROUTE CONDENSATE PIPING FROM INDOOR UNITS . AND BRANCH SELECTOR BOXES BACK TO FLOOR . SINK IN THE FIRE RISER ROOM OR MOP SINK IN . JANITORS CLOSET.
 - 2. .PROVIDE WALL MOUNTED THERMOSTATS TO . CONTROL VRV INDOOR UNITS.

- SHEET KEYNOTES** #
- 1. .INSTALL UNIT ON STAND MINIMUM OF 18" ABOVE . FINAL GRADE.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

RESPEC
Juneau, AK
9100 Mendonhall Mall Rd Ste. 4
Juneau, AK 99901
Phone: 907.780.6080
Fax: 907.586.3771
AEC163270

65% Design Development.

Juneau Financial Center

Global Credit Union.

RESPEC #11009.22004e

No.a	Descriptiona	Datea

SHEET TITLE:e
FIRST FLOOR
PLAN VRFe

DATE:e 04.26.2023e

DRAWN:e GES / CSBe

CHECKED:e DHMe

SHEET NO.

M121e

NOTE: 11"x 17" PRINT IS HALF SIZE

1. FIRST FLOOR HYDRONIC.
3/16" = 1'-0".

4/26/2023 3:29:45 PMe Autodesk Docs://11009.22004 - MRV Global Federal Credit Union/NF-MECH-11009.22004_RV23.rvt



HEET a OTEa

- 1. OUT. COND. NSAT. . . NG F. OM. NDOO. UN.TS. .
AND. . ANCH S. L. CTO. . OX. S TO TH. FLOO. . .
S.NK. N TH. M. CHAN.CAL. . OOM. .
- 2. . . OV.D. WALL MOUNT. D TH. MOSTATS TO .
CONT. OL V. V. NDOO. UN.TS.

HEET KEYa OTEa

- 1 SH. T K. YNOT.

1. S. COND FLOO. HYD. ON.C.
3/16" = 1'-0".

LMNA YOCUM NIS
NOTFO CONST UCT ON



Juneau Financial Center

65% Design Development

Global Credit Union.

ESPEC#1100922004e

o.a	Description	Date

SHEET TITLE:
SECe DFL
PLAe VeFe

DATE: 04/26/2023

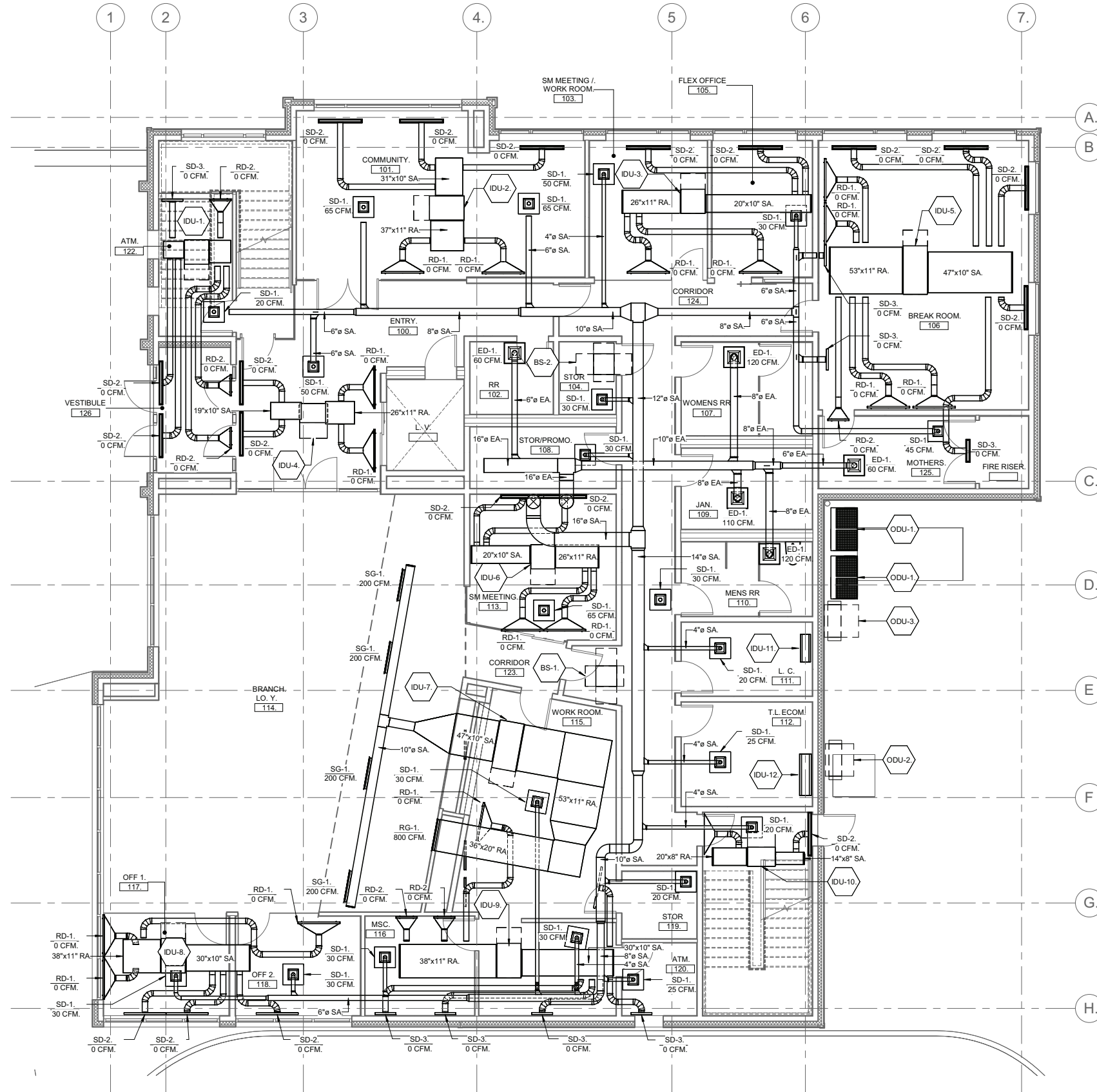
DeAWe :e GEs@CSBe

CHECKED:e DHMe

SHEETe

M122e

NOT. : 11"x 17" . NT .S HALF S.Z.



SHEET NOTES

1. SHEET NOTES.

SHEET KEYNOTES

1. SHEET KEYNOTES.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development.
Juneau Financial Center

Global Credit Union.

RESPEC #11009.22004e

No.	Descriptions	Date

SHEET TITLE:e
FIRST FLOOR
PLAN
VENTILATION

DATE:e 04.26.2023e

DRAWN:e GES / CSBe

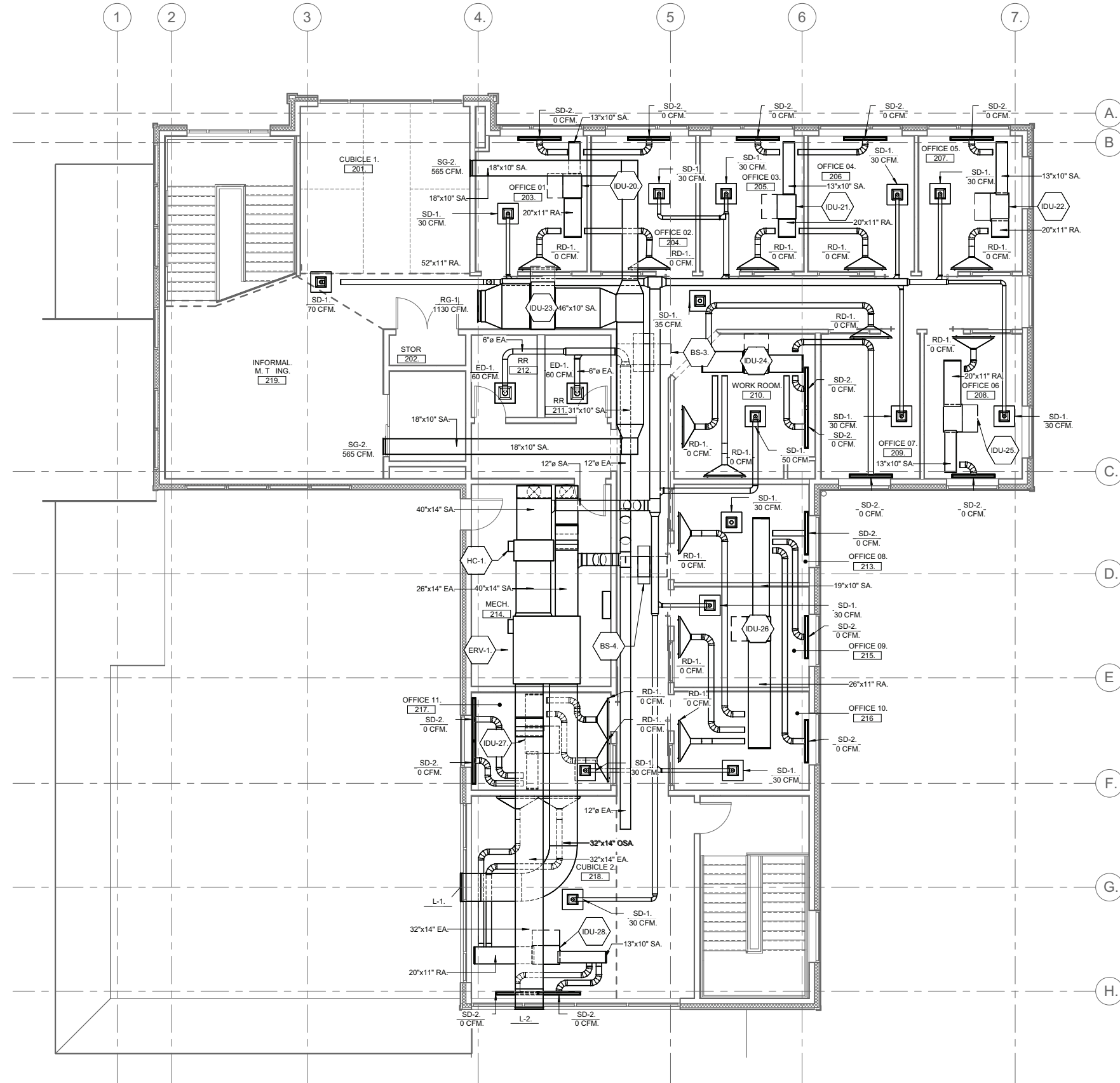
CHECKED:e DHMe

SHEET NO.

M131e

NOTE: 11"x 17" PRINT IS HALF SIZE

1. FIRST FLOOR PLAN VENTILATION.
3/16" = 1'-0".



SHEET NOTES

1 .SHEET NOTES.

SHEET KEYNOTES

1 .SHEET KEYNOTES.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION.



Jonathan C. Reardon

Global Credit Union.

RESPEC #11009.22004e

[illegible]

SHEET TITLE:e
SECOND FLOOR
PLAN
VENTILATION

DATE:	04.26.2023
-------	------------

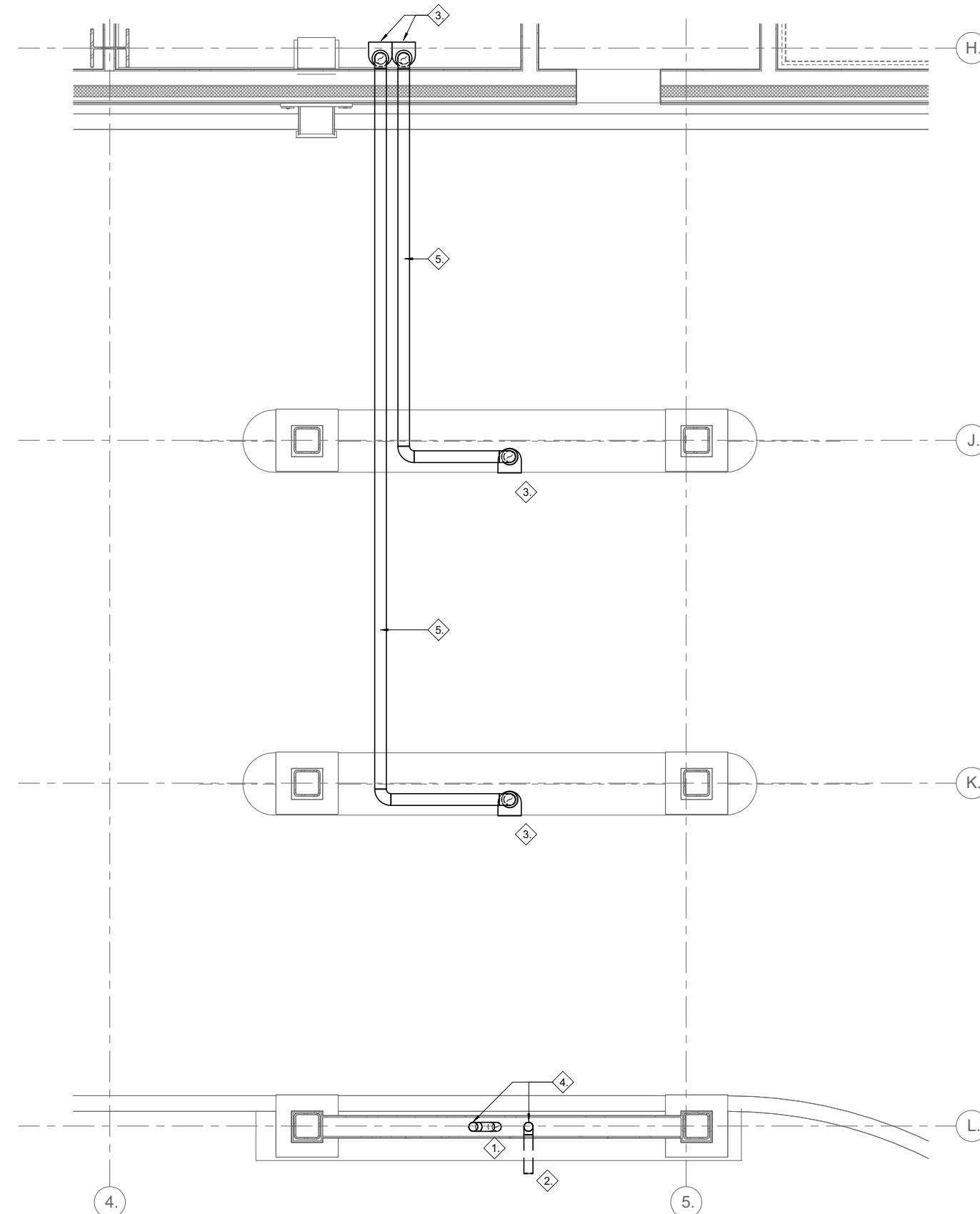
DRAWN:e	GES / CSBe
---------	------------

CHECKED:e	DHMe
-----------	------

SHEET NO.

M132e

NOTE: 11"x 17" PRINT IS HALF SIZE



1. NLA. G. D. LAN CANO. Y.
1/2" = 1'-0".

HEET a OTEa

1..SH. T NOT. S.

HEET KEYa OTEa 

1. . QUT. 3". A.N.L. AD. UND. G. OUND AND CONN. CT. .
TO CATCH . AS.N.C. 3. COO. D.NAT. W.TH C201.
2. D.SCHA. G. 3" OV. FLOW . A.N.L. AD. TO G. AD.
3. .VAT 23GX UN.TS.
4. .S. M113 FO. CONT.NUAT.ON.
5. .4" VACUUM TU. NG.

LMNA Y DOCUM NTS
NOTFO CONST UCT ON.

M R V
ARCHITECTS
ARCHITECTURE · PLANNING · INTERIORS

RESPEC

Juneau, AK
9100 Mendenhall Mall Rd Ste. 4
Juneau, AK 99801
Phone: 907.780.6080
Fax: 907.586.3771
AECC163270

Juneau Financial Center
65% Design Development.

Global Credit Union.

[illegible]

SHEET TITLE: e
Ee LAe GEDe PL Ae
CAe PYe

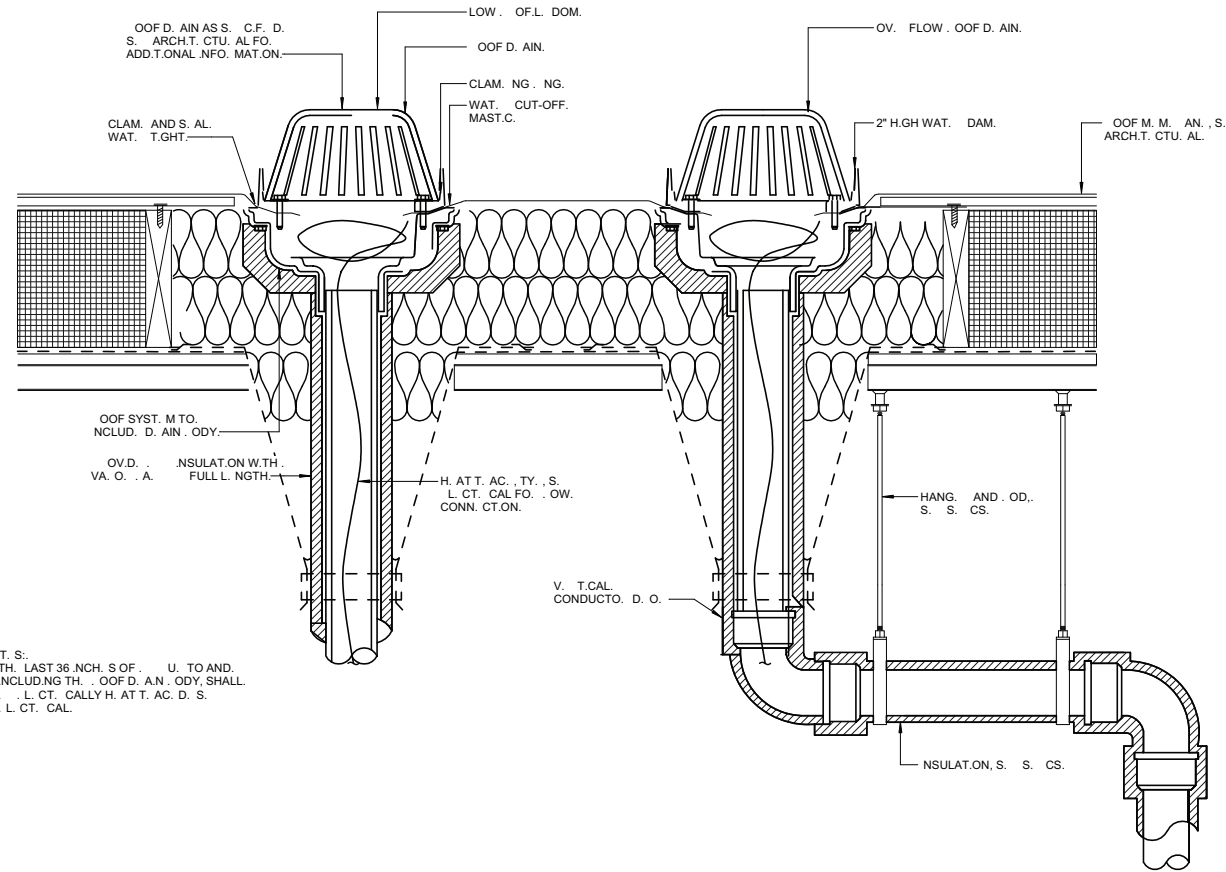
DATE: e	04e26.2023e
---------	-------------

DeAWe :e	GESe/CSBe
CHECKED:e	DHMe

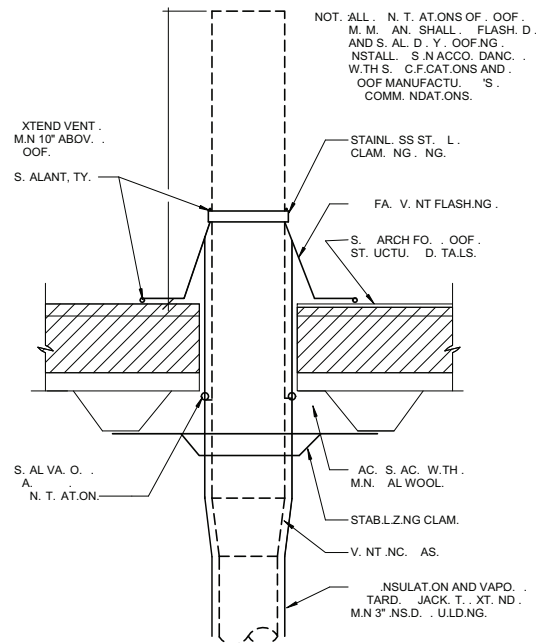
SHEETe

M401e

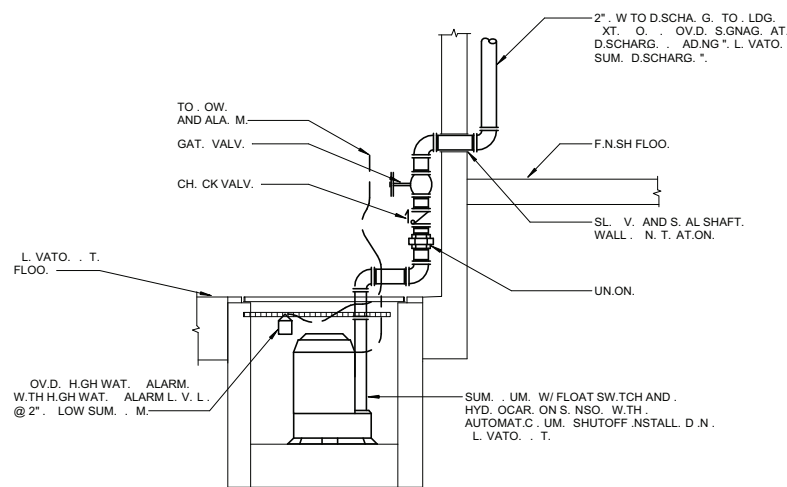
NOT. : 11"x 17". NT .S HALF S.Z.



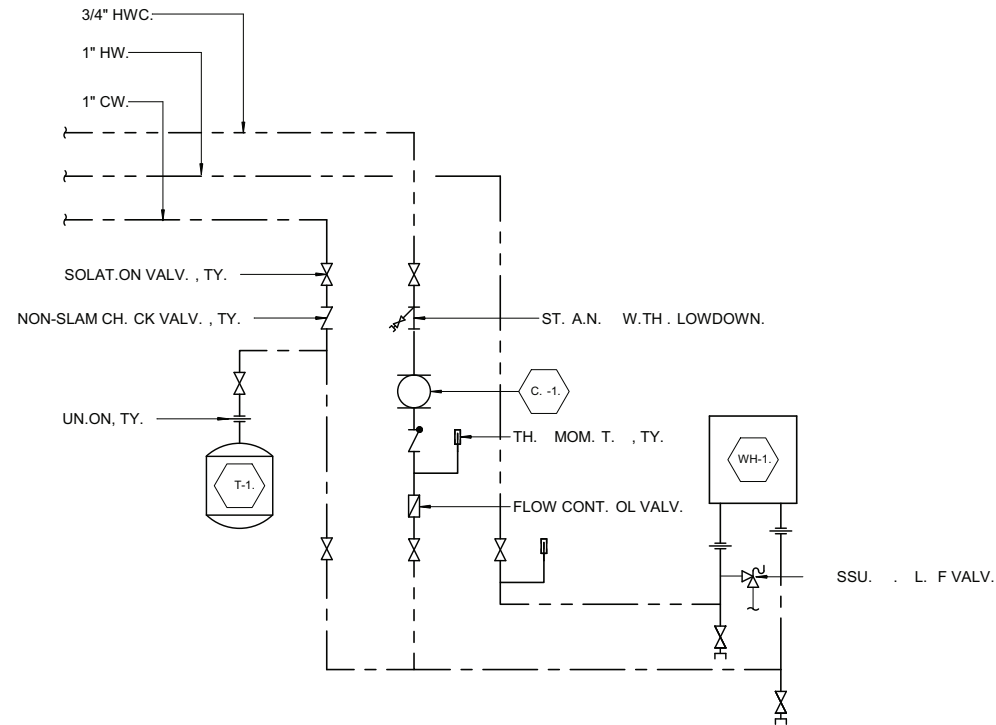
1. OOF DRA.N AND OV. FLOW D. TA.L.
NO SCAL.



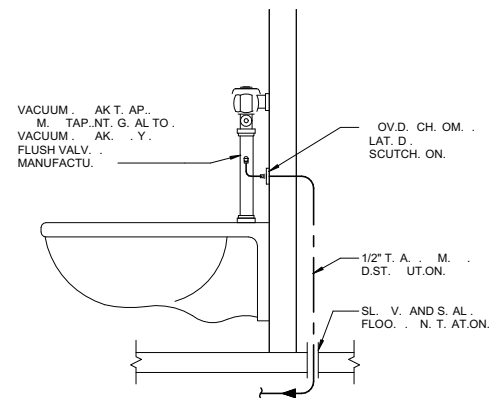
3. V. NT TH. OUGH. OOF D. TA.L.
NO SCAL.



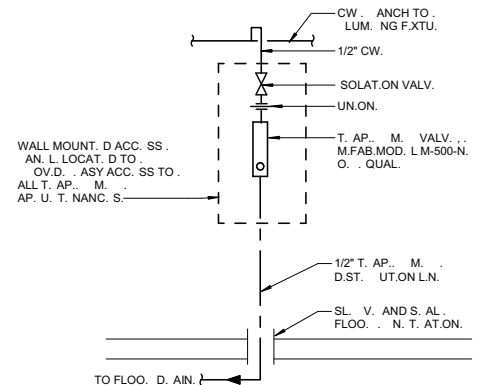
4. L. VATO. SUM. . UM. D. TA L.
NO SCAL.



2. WAT. H. AT. . NG D.AGRAM.
NO SCAL.



5. FLUSH VALV. T.A. . M. D. TA.L.
NO SCAL.



6. T.A. . M. D. TA L.
NO SCAL.

NOT. : 11"x 17" . NT.S HALF S.Z.

LMMA YOCUM NIS
NOTFO CONST UCT ON

MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

Juneau, AK
9100 Mansueti Rd Ste 4
Juneau, AK 99901
Phone: 907.780.6080
Fax: 907.586.3771
AEC6163970

65% Design Development.
Juneau Financial Center

Global Credit Union.

o.a	Description	Date

SHEET TITLE: PLUMBING DETAILS

DATE: 04/26/2023

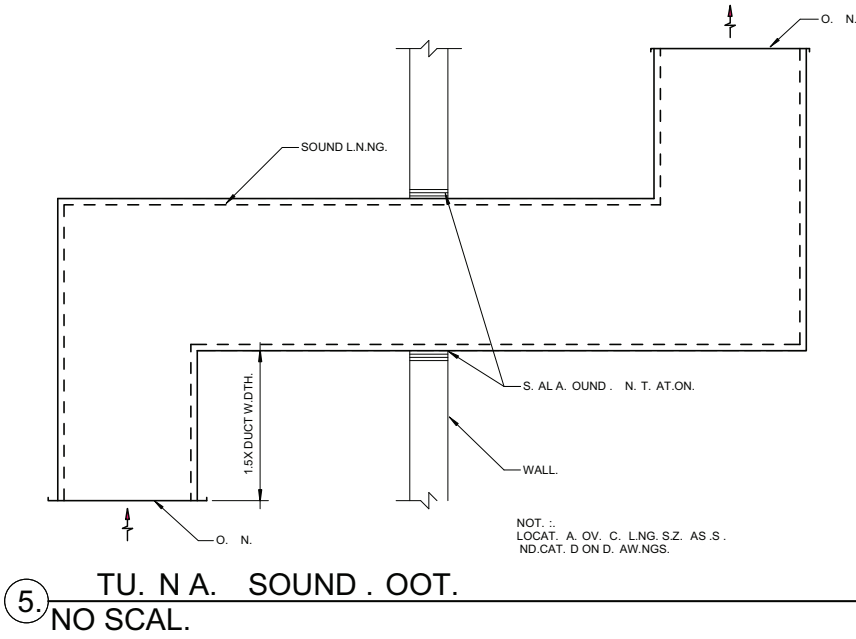
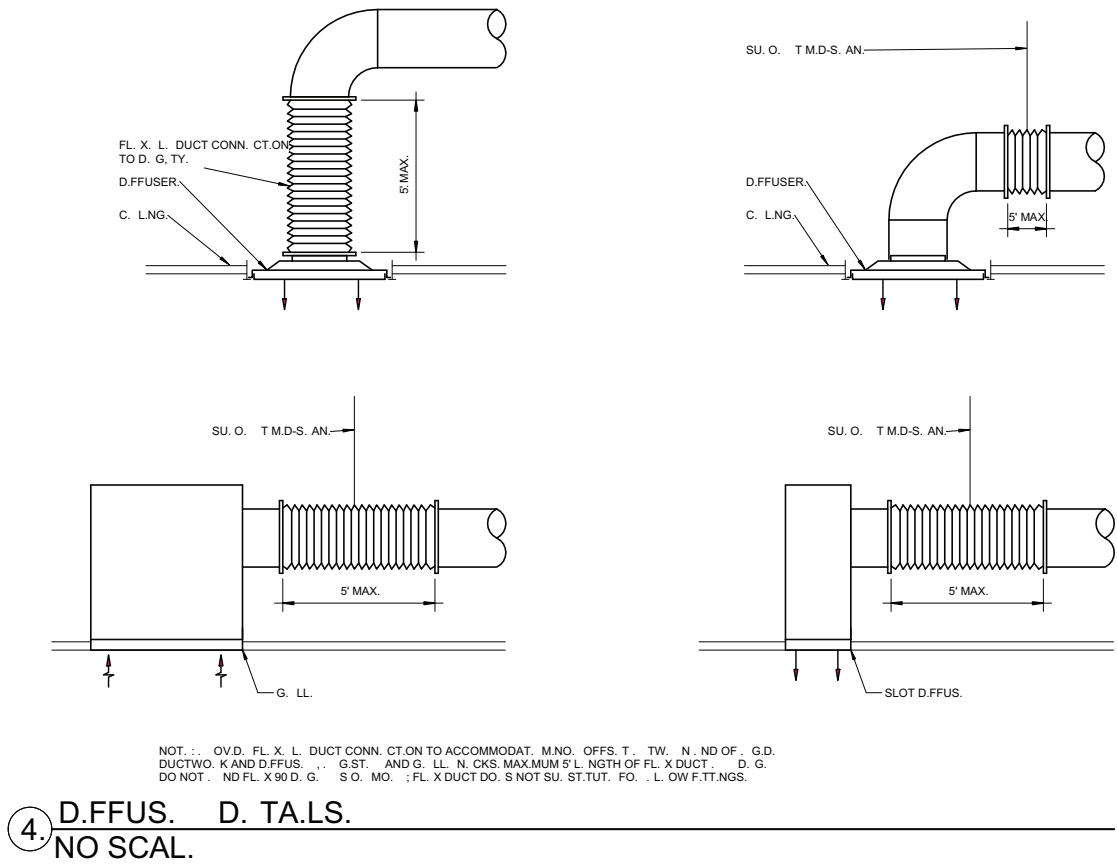
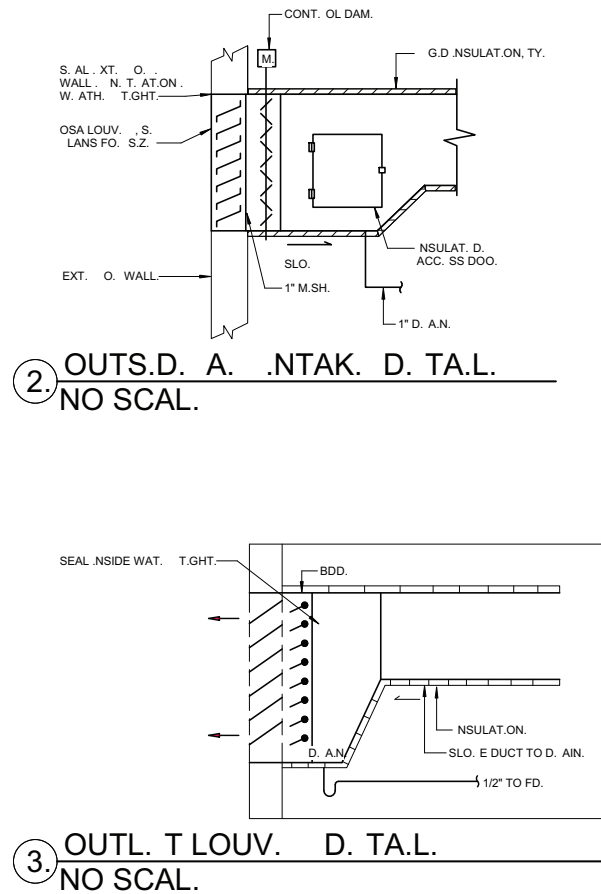
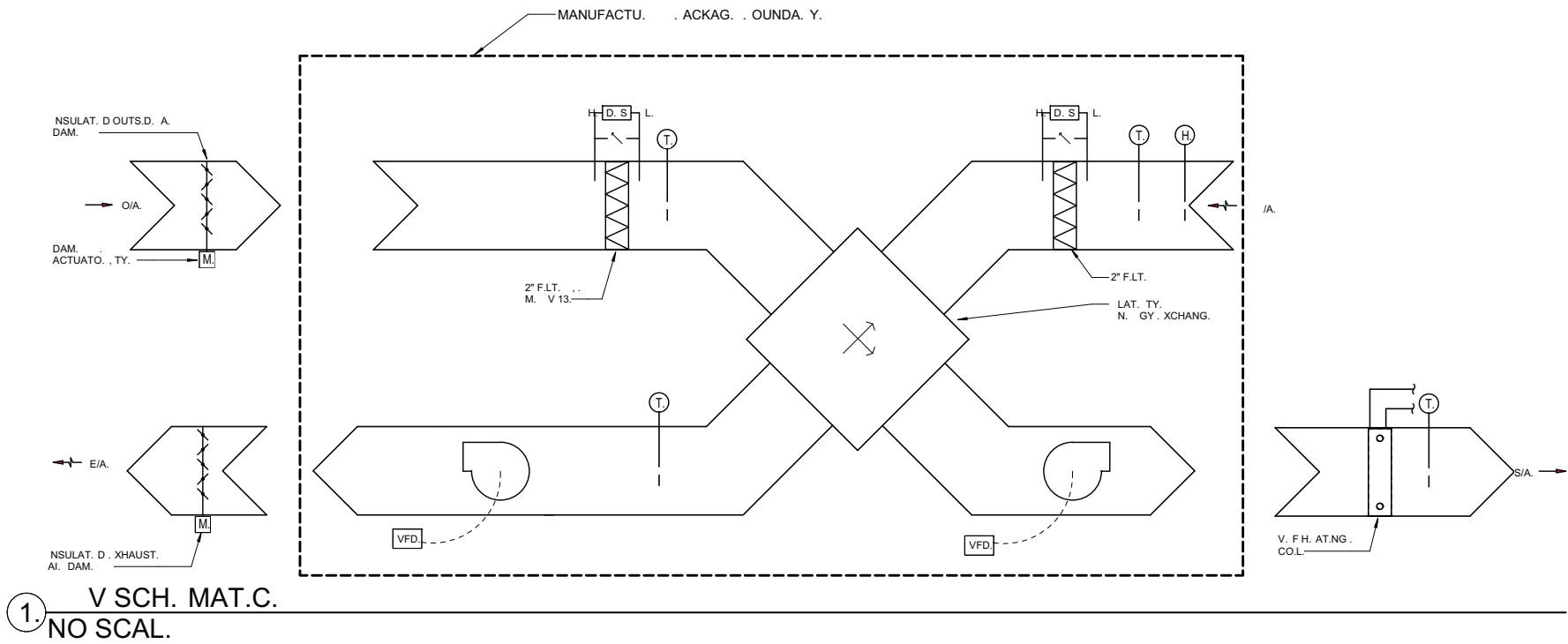
DeAWe: GEsCSBe

CHECKED: DHMe

SHEET

M511e

4/26/2023 9:29:49 PM AutoCAD 2014 Juneau Financial Center - V:\00000000\Juneau Financial Center - VMECH-1100922004_e123.dwg



LMMA YOCUM NIS
NOTFO CONST UCT ON

MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

RESPEC
Juneau, AK
9100 Mansfield Rd Ste 4
Juneau, AK 99801
Phone: 907.780.6080
Fax: 907.586.3771
AEC6163270

65% Design Development

Juneau Financial Center

Global Credit Union.

ESPEC# 1100922004e

o.a	Description	Date

SHEET TITLE: e
VEe TILATle
DETAILSe

DATE: e 04e26.2023e

DeAWe : e GEs@CSBe

CHECKED: e DHMe

SHEETe

M531e

NOT. : 11"x 17" . NT .S HALF S.Z.

4/26/2023 9:14:20 AM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union\LINK-ELEC-11009.22004_RV23.rvt

LIGHTING SYMBOLS	
	RECESSED LUMINAIRE
	RECESSED LUMINAIRE EMERGENCY
	PENDANT LUMINAIRE
	WALL MOUNTED LUMINAIRE
	RECESSED LUMINAIRE, DOWNLIGHT
	RECESSED LUMINAIRE, DOWNLIGHT EMERGENCY
	CEILING MOUNTED EXIT SIGN, ARROW AS INDICATED, TYPE E1
	WALL MOUNTED EXIT SIGN, ARROW AS INDICATED, TYPE E1

WIRING AND LIGHTING CONTROL DEVICE SYMBOLS	
	SINGLE POLE SWITCH
	DUPLEX RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	FLOOR POWER/DATA WITH 2 DUPLEX 5-20R RECEPTACLES AND TELECOM AS SHOWN ON TELECOM PLANS.
	DUPLEX RECEPTACLE, WEATHERPROOF WITH WHILE IN USE COVER, GFCI
	HEAT TRACE CONTACTOR WITH HOA
	PHOTOCELL
	DIGITAL LOW VOLTAGE OCCUPANCY SENSOR, CEILING MOUNT
	DIGITAL LOW VOLTAGE OCCUPANCY SENSOR, WALL MOUNT
	DIGITAL LOW VOLTAGE OCCUPANCY SENSOR, WALL MOUNT WITH MANUAL ON/OFF AND UP/DOWN DIMMING CONTROL.
	DIGITAL DIGITAL LOW VOLTAGE DIMMER SWITCH, SINGLE CHANNEL
	DIGITAL LOW VOLTAGE DIMMER SWITCH, 2 CHANNEL. CHANNELS ARE INDICATED WITH A LETTER DESIGNATION WITHIN THE SPACE.
	DIGITAL LOW VOLTAGE DIMMER SWITCH, 3 CHANNEL. CHANNELS ARE INDICATED WITH A LETTER DESIGNATION WITHIN THE SPACE.
	RELAY FOR EMERGENCY LIGHTING CONTROL, SEE 1/E501

POWER SYMBOLS	
	JUNCTION BOX/EQUIPMENT CONNECTION
	NONFUSIBLE SWITCH
	ENCLOSED CIRCUIT BREAKER
	MOTOR-STARTING SWITCH, WITHOUT OVERLOAD PROTECTION
	COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT
	nLIGHT RELAY PANEL FOR EXTERIOR LIGHTING CONTROL
	nLIGHT ECLYPSE HEADEND CONTROLLER
	VARIABLE FREQUENCY CONTROLLER
	MOTOR CONNECTION
	METER SOCKET
	BRANCH-CIRCUIT PANELBOARD; RECESSED, SURFACE
	DISTRIBUTION PANELBOARD

MOUNTING HEIGHT SCHEDULE	
* SWITCHES	4'-0"
* CONVENIENCE OUTLETS	1'-6"
* WEATHERPROOF RECEPTACLES	2'-0"
* MULTIOUTLET ASSEMBLY (MOA)	1'-6"
BRANCH PANELS (TOP)	6'-6"
DISCONNECT SWITCHES (TOP)	5'-6"
COMBINATION MAG. STARTER / DISC. SW. (TOP)	5'-6"
MOUNTING HEIGHTS SHALL PREVAIL ON ALL NEW CONSTRUCTION UNLESS OTHERWISE INDICATED.	
MOUNTING HEIGHTS ARE TO CENTER AND ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED.	
MOUNTING HEIGHTS FOR DEVICES ABOVE COUNTERS REQUIRED TO BE COORDINATED WITH ARCHITECTURAL ELEVATIONS.	
MOUNTING HEIGHTS FOR DEVICES FOR EQUIPMENT REQUIRED TO BE COORDINATED WITH ARCHITECTURAL ELEVATIONS.	
MOUNTING HEIGHTS FOR DEVICES ABOVE BASEBOARD HEATERS SHOULD BE 4" ABOVE HEATER, MOUNTED VERTICALLY.	
THESE ARE TYPICAL MOUNTING HEIGHTS. NOT ALL DEVICES ARE NECESSARILY APPLICABLE TO THIS PROJECT.	
* MOUNTING HEIGHTS COMPLY WITH ICC/ANSI A117.1-09	

ABBREVIATIONS	
#	NUMBER
+C	ABOVE COUNTER
A	AMPERES
AC	ALTERNATING CURRENT
ADA	AMERICANS WITH DISABILITY ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISH GRADE
AIC	AMPS INTERRUPTING CAPACITY
AMP	AMPERES
APPX	APPROXIMATE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
BCU	BARE COPPER WIRE
BLDG	BUILDING
BPB	BRANCH-CIRCUIT PANELBOARD, CB BRANCHES
C	CONDUIT
CAT	CATEGORY
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CFOI	CONTRACTOR FURNISH OWNER INSTALL
CKT	CIRCUIT
CLG	CEILING
CT	CURRENT TRANSFORMER
CTRL	CONTROL
CU	COPPER
DISC	DISCONNECT
DIST	DISTRIBUTION
DIV	DIVISION
DP	DISTRIBUTION PANELBOARD
DPB	DISTRIBUTION PANELBOARD, CB BRANCHES
DWG	DRAWING
E	EAST
EGB	EQUIPMENT GROUND BUS
EGC	EQUIPMENT GROUNDING CONDUCTOR
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING
EOL	END OF LINE
ER	EMERGENCY RELAY (EM LIGHTING POWER TRANSFER)
EST	ESTIMATED
FACU	FIRE ALARM CONTROL UNIT
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER (5mA)
GFPE	GROUND-FAULT PROTECTION OF EQUIPMENT (30mA)
GND	GROUND OR GROUNDED
GRC	GALVANIZED RIGID STEEL CONDUIT (HOT-DIPPED)
HDPE	HIGH-DENSITY POLYETHYLENE
HH	HANDHOLE
HT	HEAT TRACE
IES	ILLUMINATING ENGINEERING SOCIETY
IFC	INTERNATIONAL FIRE CODE
JB	JUNCTION BOX
KO	KNOCKOUT
KVA	KILOVOLT AMPERES
L	LINE
LED	LIGHT EMITTING DIODE
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LTG	LIGHTING
LV	LOW VOLTAGE
MAN	MANUAL
MAX	MAXIMUM
MC	METAL-CLAD
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MV	MEDIUM-VOLTAGE
N	NEUTRAL, NORTH
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE; NFPA 70
NECA	NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION

ABBREVIATIONS	
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT(UNSWITCHED LUMINAIRE / ALWAYS ON)
NO	NORMALLY OPEN
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALL
OFOI	OWNER FURNISHED OWNER INSTALL
P	POLE
PC	PHOTOELECTRIC CONTROL/SWITCH
PH	PHASE
PNL	PANEL(BOARD)
PRI	PRIMARY
PVC	POLYVINYL CHLORIDE CONDUIT
RCPT	RECEPTACLE
REV	REVISION, REVERSE
RM	ROOM
RMC	RIGID METAL CONDUIT (HOT-DIPPED GALVANIZED)
ROW	RIGHT OF WAY
S	SOUTH
SEC	SECONDARY
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SS	STAINLESS STEEL, SOFT-START
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UL	UNDERWRITERS' LABORATORIES
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT AMPERES
VFC	VARIABLE FREQUENCY CONTROLLER
W	WATT, WEST or WIRE
W/	WITH
W/O	WITHOUT
WH	WATTHOUR
WP	WEATHERPROOF
XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES

- COMPLY WITH NFPA 70, NATIONAL ELECTRICAL CODE 2020 EDITION; NECA 1, STANDARD FOR GOOD WORKMANSHIP IN ELECTRICAL CONSTRUCTION; AND NATIONAL ELECTRICAL SAFETY CODE.
- ELECTRICAL COMPONENTS, DEVICES, ASSEMBLIES, AND ACCESSORIES ARE REQUIRED TO BE LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
- DRAWINGS SHOW THE GENERAL LOCATIONS OF THE ELECTRICAL FEATURES ONLY, UNLESS OTHERWISE INDICATED. MAKE MINOR RELOCATIONS AS REQUIRED FOR PROJECT CONDITIONS WHEN NECESSARY TO PRESENT SYMMETRICAL APPEARANCE OR TO AVOID INTERFERENCE WITH OTHER INSTALLATIONS.
- NEUTRAL CONDUCTORS SHALL NOT BE SHARED BETWEEN BRANCH CIRCUITS, UNLESS OTHERWISE INDICATED.
- PROVIDE INSULATED EQUIPMENT GROUNDING CONDUCTORS WITH ALL FEEDERS AND BRANCH CIRCUITS. TERMINATE EACH END ON SUITABLE LUG, BUS OR BUSHING. SIZE EQUIPMENT GROUNDING CONDUCTORS IN ACCORDANCE WITH NEC, UNLESS OTHERWISE INDICATED, BUT NOT SMALLER THAN NO. 12 AWG.
- FIRE ALARM SYSTEM IS DELEGATED DESIGN, CONTRACTOR TO PROVIDE FULL DESIGN OF FIRE ALARM SYSTEM IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE POWER CIRCUITS AS REQUIRED FOR FIRE ALARM SYSTEMS.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
ELECTRICAL
LEGEND AND
ABBREVIATIONS

DATE 04.26.2023

DRAWN: / SAF
CHECKED: EWB

SHEET NO.

E001

NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
5109 Mendenhall Hall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEGC163270

65% Design Development
Juneau Financial Center

Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
ELECTRICAL SITE
PLAN

DATE 04.26.2023

DRAWN: /SAF

CHECKED: EWB

SHEET NO.

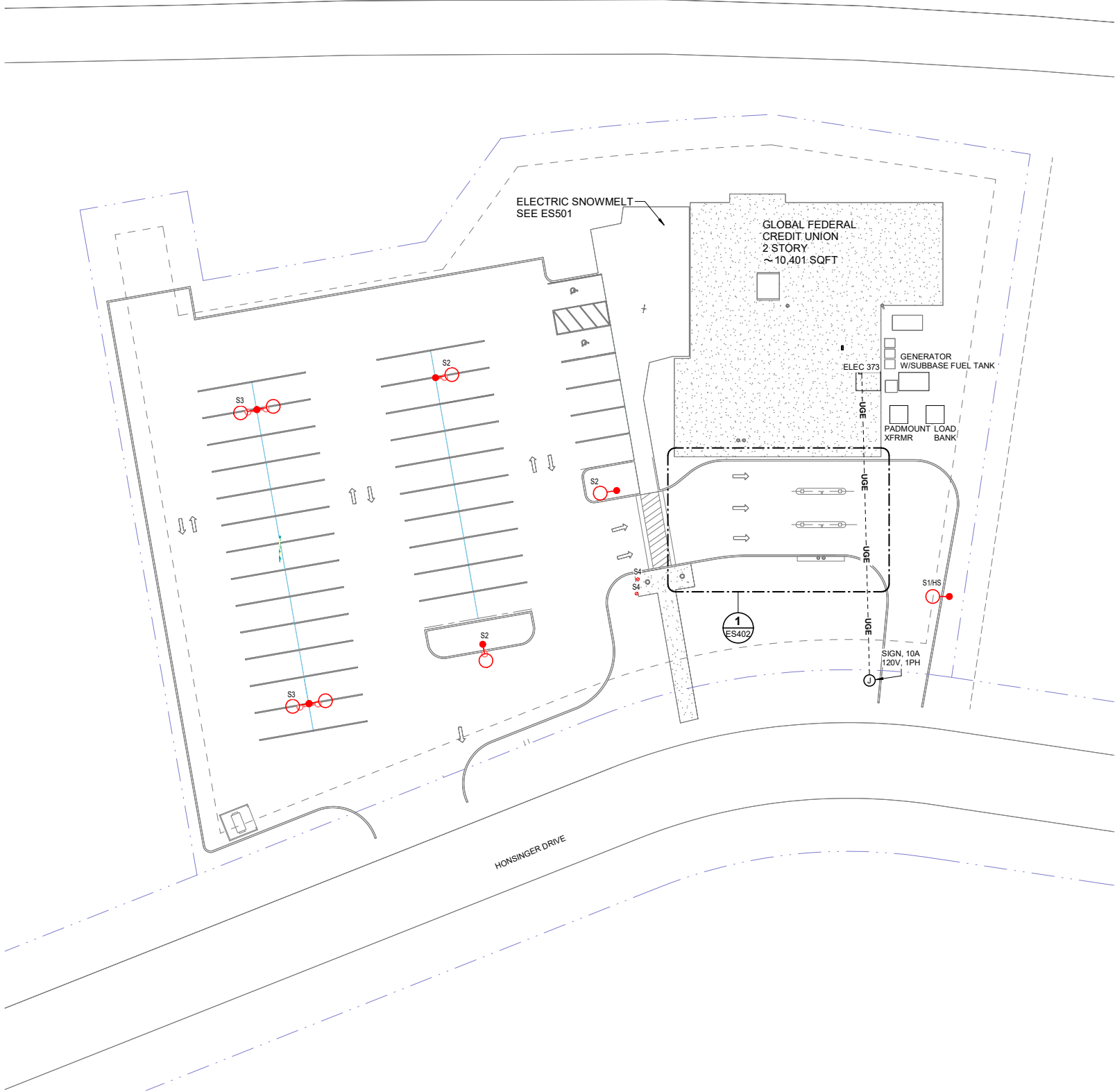
ES101

SHEET NOTES

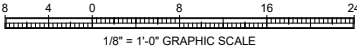
- 1. SHEET NOTES HERE.
- 2. SHEET NOTES HERE.

SHEET KEYNOTES

- 1. SHEET KEYNOTES HERE.
- 2. SHEET KEYNOTES HERE.



1 SITE PLAN - ELECTRICAL
ES101 SCALE: 1" = 20'-0"



NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau Financial Center

65% Design Development

Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
SIDEWALK PLAN

DATE 04.26.2023

DRAWN: /SAF
CHECKED: EWB

SHEET NO.

ES401

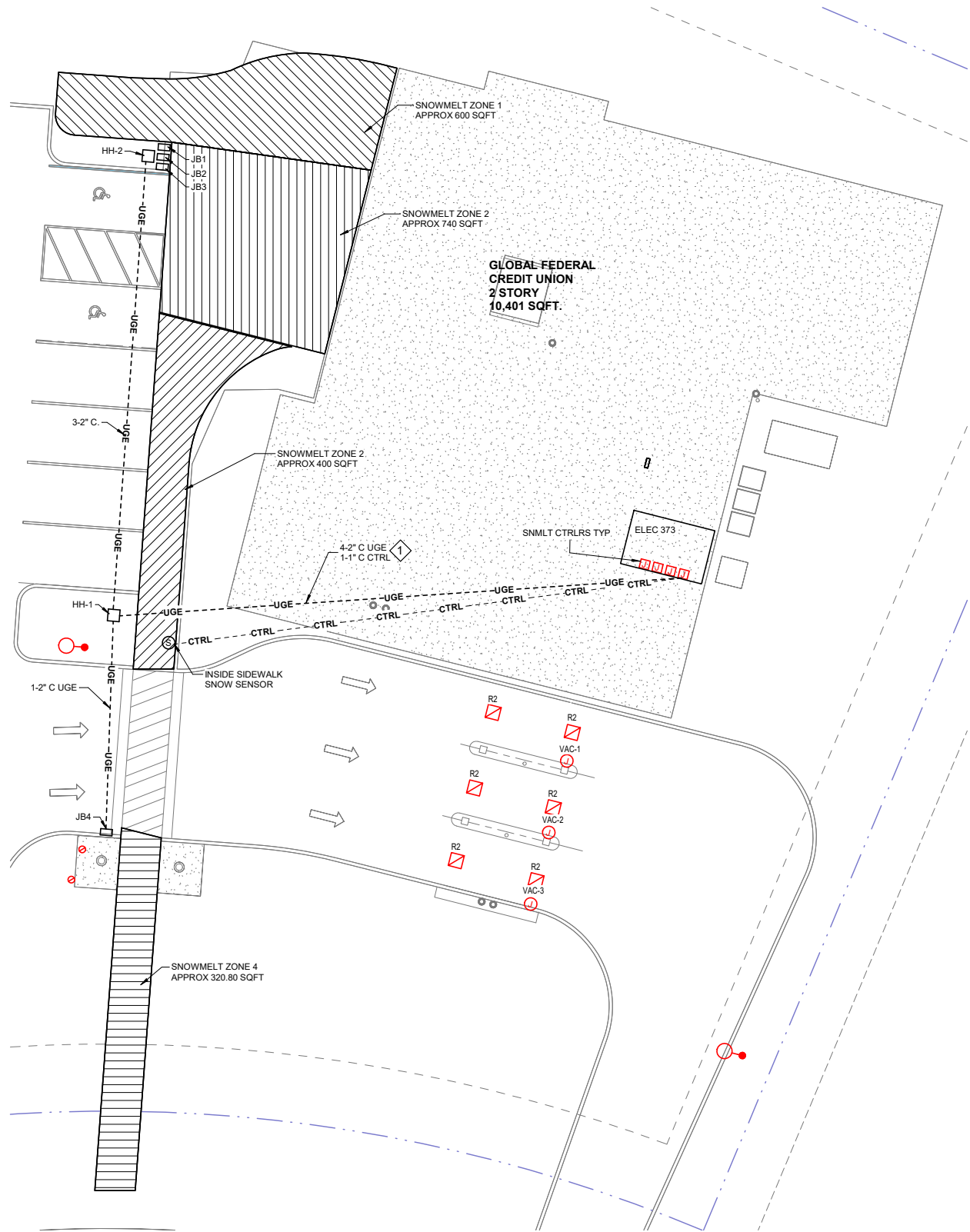
NOTE: 11"x 17" PRINT IS HALF SIZE

GENERAL NOTES

- [260522] PROVIDE SNOWMELT HEAT TRACE AS FOLLOWS, ALSO SEE SPECIFICATIONS FOR OTHER GENERAL AND SUBMITTAL REQUIREMENTS. SEE E601 FOR FURTHER POWER REQUIREMENTS.
- HEATER CABLE
A. HEATER CABLE SHALL BE SERIES RESISTANT, CONSTANT WATTAGE OUTPUT TYPE, WITH ONE OR TWO SOLID CONDUCTORS AND A CONTINUOUS METAL SHIELD OVER-JACKET. COPPER SHEATHED MI CABLES OR PLASTIC JACKETED MI CABLES ARE NOT ACCEPTABLE.
B. HEATING SECTION AND COLD LEAD CONNECTION SHALL BE FACTORY FABRICATED.
C. HEATER, COMPONENT, AND CONNECTION SYSTEM SELECTION SHALL BE CONSISTENT WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
D. HEATER CABLES SHALL HAVE A 10 YEAR WARRANTY AGAINST MANUFACTURING DEFECTS.
E. ACCEPTABLE MANUFACTURERS: NELSON.
- CONTROLS AND MONITORING
A. THE SNOW MELT SYSTEM SHALL AUTOMATICALLY OPERATE WITH THE USE OF A CONTROL AND SENSORS THAT WILL ENERGIZE THE SYSTEM WHEN BOTH LOW AMBIENT TEMPERATURE AND MOISTURE CONDITIONS EXIST. PROVIDE 2 SENSORS; EACH SHALL DETECT BOTH PRECIPITATION AND TEMPERATURE. ONE SENSOR SHALL BE LOCATED WITHIN THE SURFACE OF THE SIDEWALK, THE OTHER SHALL BE LOCATED IN THE OPEN AIR. USE ELECTRICAL CONTACTORS AS CIRCUITING REQUIRES.
B. GROUND FAULT PROTECTION IS REQUIRED THROUGH THE USE OF GFEPD PANEL BREAKERS OR A CONTROL THAT FEATURES GROUND FAULT CIRCUIT PROTECTION.
C. ACCEPTABLE MANUFACTURERS: NELSON.
- INSTALLATION
A. HEATER CABLE SHALL BE INSTALLED DIRECTLY IN THE PAVING SURFACE AT A DEPTH OF 1½-3 INCHES.
B. HEATERS SHALL BE ATTACHED TO REBAR, WIRE MESH OR ADOBES WITH METAL TIE WIRE. INSTALLATION SHALL CONFORM TO MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, RECOMMENDATIONS AND CURRENT NEC.
- THE HEATER SHALL BE MEGGERED AT 500-1,000 VDC (1) BEFORE INSTALLATION, (2) AFTER INSTALLATION BUT BEFORE PAVEMENT IS INSTALLED, AND (3) DIRECTLY AFTER PAVEMENT IS INSTALLED. MINIMUM INSULATION RESISTANCE IS 20 MEGOHMS REGARDLESS OF HEATER LENGTH. MEGGER READINGS SHALL BE RECORDED ON CHECK SHEET PROVIDED BY SUPPLIER.
- HEAT TRACE TERMINATIONS, SPLICES, AND CONNECTION J-BOXES SHALL BE THE TYPE RECOMMENDED BY THE HEAT TRACE MANUFACTURER FOR THE APPLICATION, AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. TRANSITION FROM HEAT TRACE TO SUPPLY CONDUCTORS SHALL BE PROVIDED IN THE MANUFACTURER RECOMMENDED CONNECTION J-BOXES.
- HEAT TRACE SHALL BE SUPPLIED WITH GROUND FAULT TYPE CIRCUIT BREAKERS. PROVIDE A PILOT LIGHT SWITCH ADJACENT TO EACH HEAT TRACE CONNECTION J-BOX; PILOT LIGHT SHALL ILLUMINATE WHEN THE HEAT TRACE IS ENERGIZED.
- ALL CIRCUIT BREAKERS SUPPLYING HEAT TRACE CIRCUITS SHALL BE LOCKABLE TYPE IN THE OFF POSITION.
- SUBMIT ALL SNOWMELT RELATED PRODUCTS IN ELECTRONIC PDF FORMAT FOR REVIEW.
- SEE ES501 FOR HANDHOLE CONSTRUCTION DETAIL.

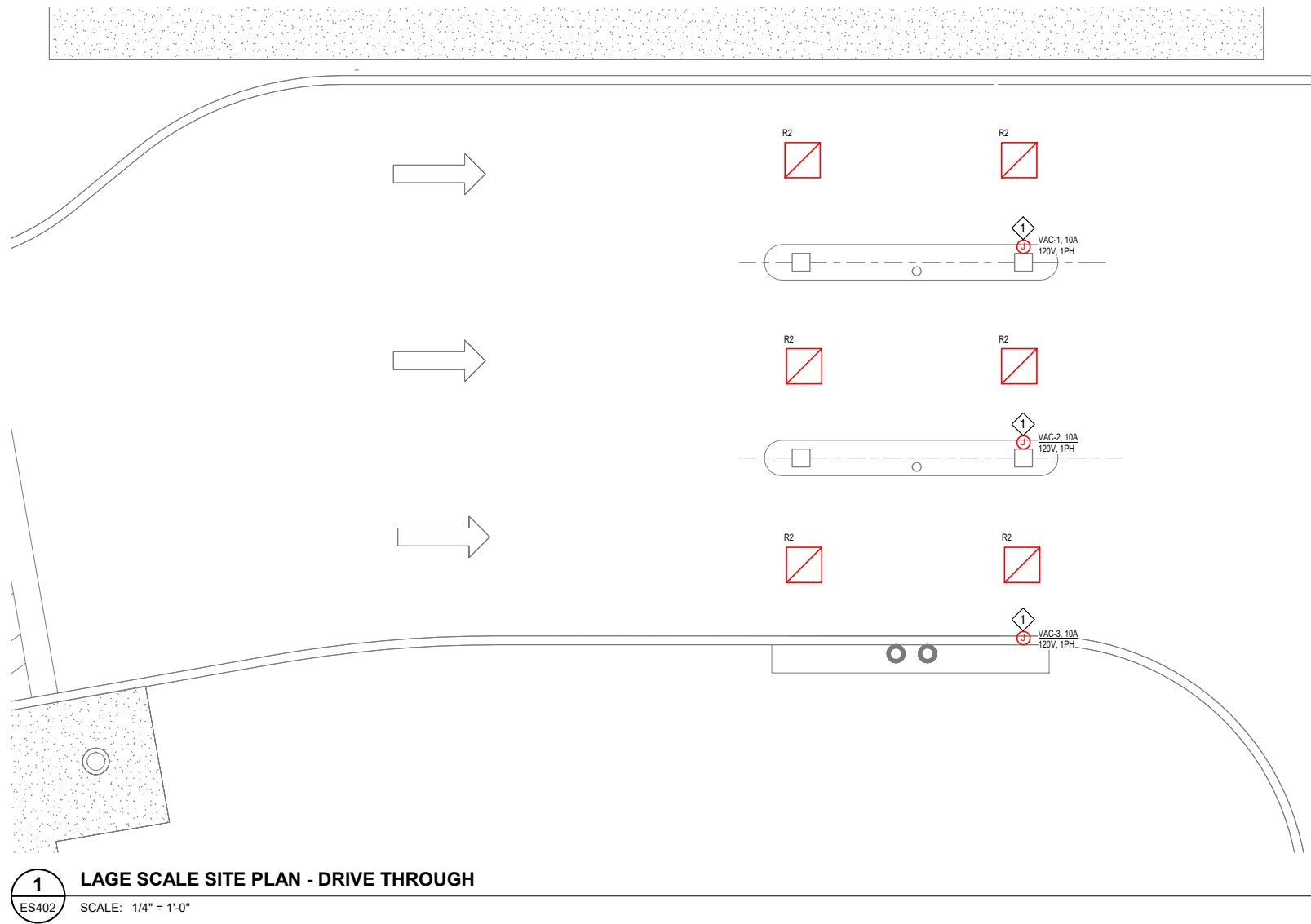
SHEET KEYNOTES

- POWER AND SNOWMELT CONTROL CONDUITS MAY BE INSTALLED IN THE SAME TRENCH, SEE 1/ES501.



1 LARGE SCALE SITE PLAN - SIDEWALK SNOWMELT
ES401 SCALE: 1" = 10'-0"

4/26/2023 9:14:28 AM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union(LNK-ELEC-11009.22004_RV23.rvt



SHEET NOTES

1. SHEET NOTES HERE.
2. SHEET NOTES HERE.

SHEET KEYNOTES

1. PROVIDE POWER FROM OVERHEAD DOWN TO JUNCTION BOX POWER CONNECTION, COORDINATE WITH EQUIPMENT SHOP DRAWINGS FOR EXACT ROUTING AND LOCATIONS.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development
Juneau Financial Center

Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
DRIVE THROUGH
ELECTRICAL PLAN

DATE 04.26.2023
DRAWN: / SAF
CHECKED: EWB

SHEET NO.
ES402

NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development
Juneau Financial Center

Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
SITE DETAILS

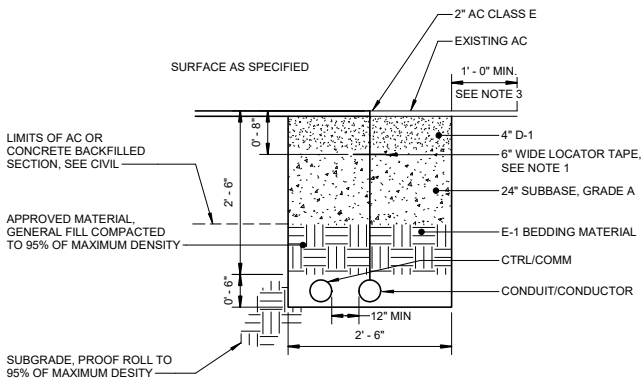
DATE 04.26.2023

DRAWN: /SAF
CHECKED: EWB

SHEET NO.

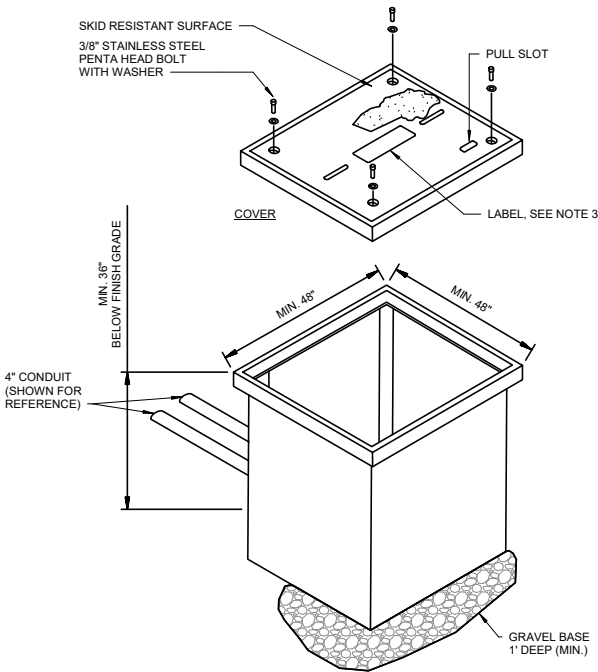
ES501

NOTE: 11"x 17" PRINT IS HALF SIZE



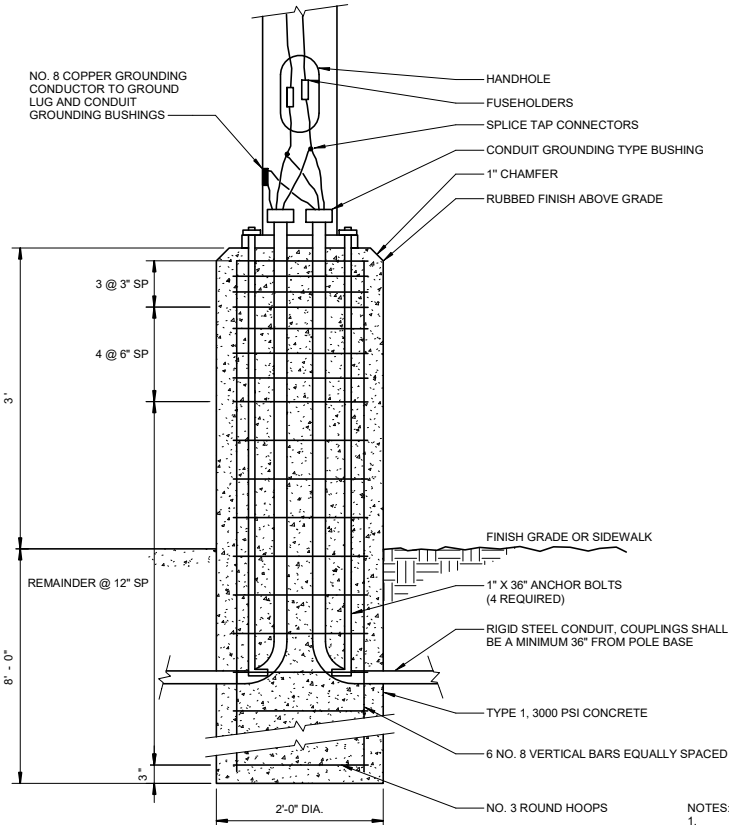
- NOTES:
- LOCATOR TAPE SHALL BE COMPRISED OF VINYL TAPE, NO LESS THAN 5MILS THICK. LOCATOR TAPE SHALL BE PROPERLY CODED AND LABELED TO IDENTIFY THE UTILITY.
 - UNDERCUT OR DAMAGED ASPHALT OR CONCRETE SHALL BE SAW CUT, REMOVED, AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - AN ADDITIONAL 12" OF AC SHALL BE REMOVED FROM EACH EDGE OR ORIGINAL SAW CUT. WORK MAY REQUIRE ADDITIONAL CUTS IF EXISTING PAVEMENT HAS BEEN LIFTED IN THE REMOVAL PROCESS OR WHERE JOINTS OCCUR ON DISTURBED MATERIAL.
 - FIELD COMPACTION TESTS SHALL BE PERFORMED AT INTERVALS NO MORE THAN 50' O.C.
 - ALL CLASSIFIED MATERIAL SHALL BE COMPACT TO AT LEAST 95% OF MAXIMUM DENSITY DETERMINED BY AASHTO T-180.

1 ELECTRICAL TRENCH
ES501 SCALE: 3/4" = 1'-0"



- NOTES:
- PROVIDE WITH INCOMING CONDUITS OPENING STRAIGHT INTO THE BOX TO ALLOW DRAINAGE. BOXES AND COVER SHALL BE CONCRETE.
 - HANDHOLE SHALL BE SET ON COMPACTED STRUCTURAL FILL, EXTENDING 12 INCHES BEYOND THE BOX IN ALL DIRECTIONS AND BEING 12 INCHES DEEP MINIMUM. BOXES SHALL BE SET WITH TOP 1 INCH ABOVE GRADE IN LAWN AREAS, TOP EVEN WITH FINISH GRADE IN HARD SURFACED AREAS, AND 2 INCHES ABOVE GRADE IN FLOWER BED AREAS.
 - LOGO IN LID SHALL STATE "COMMUNICATIONS", "COMM", "POWER" OR "GROUNDING" AS REQUIRED.

3 HANDHOLE DETAIL (OPEN BOTTOM)
ES501 SCALE: 1/8" = 1'-0"



- NOTES:
- CONTRACTOR MAY PROVIDE ALTERNATE DETAIL, IF ALTERNATE DETAIL IS TO BE USED, THEN IT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.

2 LIGHT POLE BASE DETAIL
ES501 SCALE: 1/8" = 1'-0"

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau Financial Center

65% Design Development

Global Credit Union

RESPEC #MRV #2130

SHEET NOTES

- 1. ALL LEDS SHALL BE 3400-3600K WITH A CRI +80, TYPICAL
- 2. SHEET NOTES HERE.

SHEET KEYNOTES

- 1. LOCATE IN ELEVATOR PIT AT CONVENIENT LOCATION NEAR PIT ACCESS.

LIGHTING CONTROL KEYNOTES

1	RESTROOM/STORAGE/JANITOR/VEST	OCCUPANCY SENSOR, AUTO-ON/OFF 15 MINUTE TIME DELAY
2	SUPPORT SPACE (MECH/ELEC/IT/ELEV)	SWITCH, MANUAL-ON/OFF
3	CORRIDOR/HALLWAY/LOBBY	OCCUPANCY SENSOR, AUTO-ON/OFF 30 MINUTE TIME DELAY.
4	STAIR	OCCUPANCY SENSOR, AUTO-ON/AUTO-DIM 15 MINUTE TIME, 100% FIXTURE LUMENS WHEN ON, 20% FIXTURE LUMENS WHEN DIM.
5	PRIVATE/SHARED OFFICE/CONFERENCE/MEETING	OCCUPANCY SENSOR, AUTO-ON/AUTO-OFF 15 MINUTE TIME DELAY. OVERRIDE ON/OFF SWITCH WITH DIMMER.
6	EXTERIOR	PHOTOCELL CONTROL, AUTO-ON AT DUSK, AUTO-OFF AT DAWN. MANUAL OVERRIDE IN nLIGHT RELAY PANEL

No.	Description	Date

SHEET TITLE:
FIRST FLOOR
PLAN - LIGHTING

DATE: 04.26.2023

DRAWN: /SAF
CHECKED: EWB

SHEET NO.

E101

NOTE: 11"x 17" PRINT IS HALF SIZE



1 FIRST FLOOR PLAN-LIGHTING
E101 SCALE: 3/16" = 1'-0"

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau Financial Center

65% Design Development

Global Credit Union

RESPEC #MRV #2130

SHEET NOTES

- 1. SHEET NOTES HERE.
- 2. SHEET NOTES HERE.

SHEET KEYNOTES

- 1. SHEET KEYNOTES HERE.
- 2. SHEET KEYNOTES HERE.

LIGHTING CONTROL KEYNOTES

1	RESTROOM/STORAGE/JANITOR/VEST	OCCUPANCY SENSOR, AUTO-ON/OFF 15 MINUTE TIME DELAY
2	SUPPORT SPACE (MECH/ELEC/IT/ELEV)	SWITCH, MANUAL-ON/OFF
3	CORRIDOR/HALLWAY/LOBBY	OCCUPANCY SENSOR, AUTO-ON/OFF 30 MINUTE TIME DELAY.
4	STAIR	OCCUPANCY SENSOR, AUTO-ON/AUTO-DIM 15 MINUTE TIME. 100% FIXTURE LUMENS WHEN ON, 20% FIXTURE LUMENS WHEN DIM.
5	PRIVATE/SHARED OFFICE/CONFERENCE/MEETING	OCCUPANCY SENSOR, AUTO-ON/AUTO-OFF 15 MINUTE TIME DELAY. OVERRIDE ON/OFF SWITCH WITH DIMMER.
6	EXTERIOR	PHOTOCELL CONTROL, AUTO-ON AT DUSK, AUTO-OFF AT DAWN. MANUAL OVERRIDE IN nLIGHT RELAY PANEL

No.	Description	Date

SHEET TITLE:
SECOND FLOOR
PLAN - LIGHTING

DATE: 04.26.2023

DRAWN: /SAF
CHECKED: EWB

SHEET NO.

E102

NOTE: 11"x 17" PRINT IS HALF SIZE



1 SECOND FLOOR PLAN- LIGHTING
E102 SCALE: 3/16" = 1'-0"



SHEET NOTES

- 1. SHEET NOTES HERE.
- 2. SHEET NOTES HERE.

SHEET KEYNOTES

- 1. QUAD RECEPTACLE BELOW STAIR FOR AV RACK POWER, COORDINATE LOCATION WITH TELECOM.
- 2. COORDINATE LOCATION SO RECEPTACLE AND POWER CORDS ARE COMPLETELY HIDDEN BEHIND TV.
- 3. PROVIDE FLUSH WITH FLOOR TRENCH DUCT FOR POWER AND DATA, WITH PARTITION BETWEEN POWER AND CLASS 2 WIRING. DUCT SHALL EXTEND TO WALL(S) AS SHOWN AND TRANSITION TO CONDUIT IN WALL AND ROUTED UP TO BEHIND TELEVISION LOCATION EXTENDING UP TO OPEN CEILING SPACE. SEE TELECOM.
- 4. MOUNT DUPLEX RECEPTACLES WITHIN ISLAND, COORDINATE MICROWAVE LOCATIONS WITH FURNITURE PLAN AND ARCHITECTURAL.
- 5. LOCATE RECEPTACLE IN BOTTOM OF ELEVATOR PIT AT MOST CONVENIENT LOCATION TO PIT ACCESS.
- 6. PROVIDE TRENCH DUCT SIMILAR TO KEYNOTE 3 ABOVE, EXCEPT TRANSITION INTO TELLER COUNTER, COORDINATE WITH FURNITURE ARRANGEMENT AND ARCHITECTURAL.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
5100 Mendenhall Hall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEGC163270

Juneau Financial Center

65% Design Development

Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
FIRST FLOOR
PLAN - POWER

DATE 04.26.2023
DRAWN: /SAF
CHECKED: EWB

SHEET NO.
E111

NOTE: 11"x 17" PRINT IS HALF SIZE

4/26/2023 9:14:25 AM Autodesk Docs://1009.22004 - MRV Global Federal Credit Union(LNK-ELEC-11009.22004_RV23.rvt



1 SECOND FLOOR PLAN-POWER
E112 SCALE: 3/16" = 1'-0"

SHEET NOTES

- 1. SHEET NOTES HERE.
- 2. SHEET NOTES HERE.

SHEET KEYNOTES

- 1. SHEET KEYNOTES HERE.
- 2. SHEET KEYNOTES HERE.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development
Juneau Financial Center

Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
SECOND FLOOR
PLAN - POWER

DATE 04.26.2023
DRAWN: /SAF
CHECKED: EWB

SHEET NO.

E112

NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
5100 Vandermere Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEGC163270

65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #MRV #21130

No.	Description	Date

SHEET TITLE:
ELECTRICAL
DETAILS

DATE 04.26.2023
:
DRAWN: /SAF
CHECKED: EWB

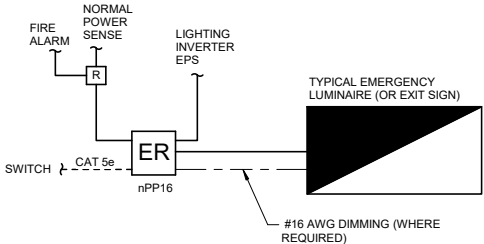
SHEET NO.

E501

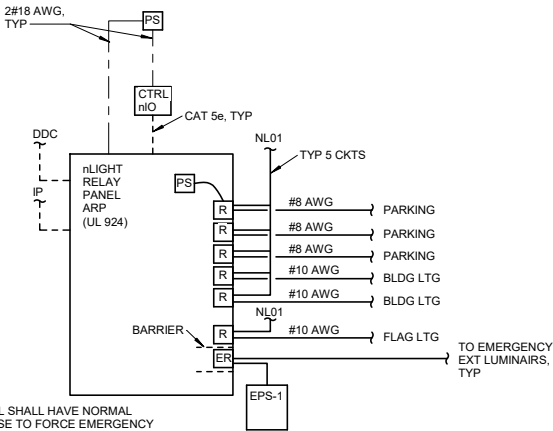
NOTE: 11"x 17" PRINT IS HALF SIZE

NOTES:

- NORMAL POWER SENSE MAY BE PROVIDED FROM ONE CENTRAL LOCATION OR FROM NEAREST UNSWITCHED RECEPTACLE. SUBMIT RFI TO INDICATE WHICH OPTION IS CHOSEN WITH CONTRACTORS INTENDED DIRECTION.
- PROVIDE NC RELAY IN SERIES WITH NORMAL POWER SENSE. RELAY TO OPEN UPON RECEIVING SIGNAL FROM FIRE ALARM SYSTEM TO FORCE ALL EMERGENCY LIGHTS ON.
- NORMAL AND EMERGENCY WIRING SHALL BE IN SEPARATE RACEWAY SYSTEMS EXCEPT FOR CONNECTION TO COMPONENTS IN THE LIGHT FIXTURE DRIVER CHANNEL. APPLICATION OF THE ER DOES NOT ALLOW MIXING OF EMERGENCY AND NORMAL WIRING EXTERNAL TO THE FIXTURE.

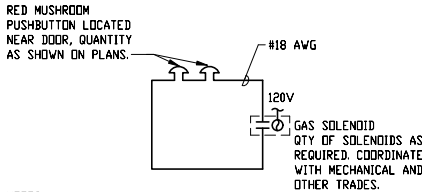


1 ER LUMINAIRE FUNCTION DIAGRAM
E501 SCALE: 12" = 1'-0"



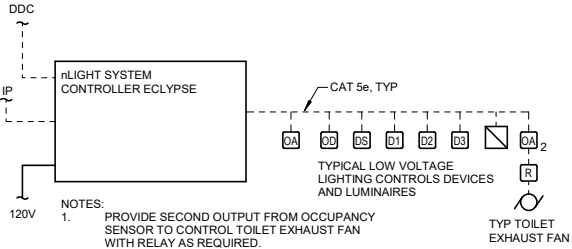
- NOTES:
- RELAY PANEL SHALL HAVE NORMAL POWER SENSE TO FORCE EMERGENCY LUMINAIRES FULL ON DURING LOSS OF POWER.

2 EXTERIOR LIGHTING CONTROL DIAGRAM
E501 SCALE: 12" = 1'-0"



- NOTES:
- SOLENOID VALVE SHALL CUTOFF ALL GAS SUPPLY TO THE SPACE.
 - PROVIDE POWER FOR SOLENOID VALVE FROM NEAREST UNSWITCHED RECEPTACLE CIRCUIT.
 - VALVE SHALL BE NORMALLY CLOSED, FAIL SAFE SHALL BE GAS SUPPLY SHUTOFF.
 - PROVIDE PLACARD AT PUSHBUTTON LOCATION, RED WITH WHITE LETTERS THAT READS: 'BOILER/WATER HEATER SHUTOFF'.
 - COORDINATE WITH MECHANICAL ON LOCATIONS OF GAS LINES.

3 GAS SHUTOFF DETAIL
E501 SCALE: NTS



- NOTES:
- PROVIDE SECOND OUTPUT FROM OCCUPANCY SENSOR TO CONTROL TOILET EXHAUST FAN WITH RELAY AS REQUIRED.

4 NORMAL LIGHTING CONTROL DIAGRAM
E501 SCALE: 1/8" = 1'-0"

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



Juneau, AK
5100 Mendenhall Hall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEGCH3270

65% Design Development
Juneau Financial Center
Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
ONE LINE
DIAGRAM -
POWER

DATE 04.26.2023
:
DRAWN: /SAF
CHECKED: EWB

SHEET NO.
E601

NOTE: 11"x 17" PRINT IS HALF SIZE

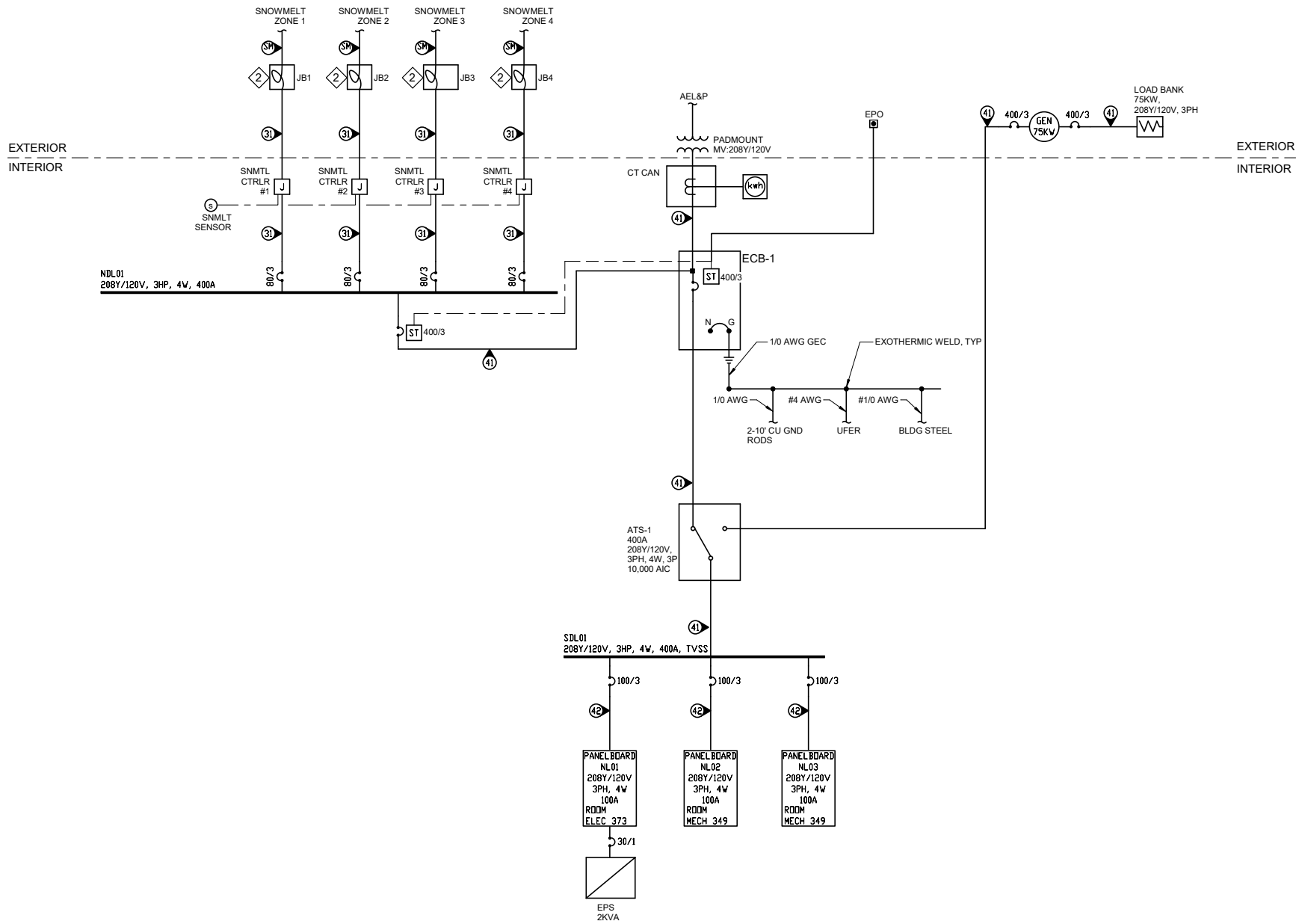
SHEET NOTES

1. SHEET NOTES HERE.
2. SHEET NOTES HERE.

SHEET KEYNOTES

1. SEE ES401 FOR SNOWMELT DETAILS.
2. PROVIDE 360 DEG SERVICE LOOP IN JUNCTION BOX, PROVIDE CONNECTIONS TO SIDEWALK HEATER CABLES WITHIN JUNCTION BOX PER MANUFACTURERS INSTRUCTIONS.

FEEDER SCHEDULE		
NO.	AMPACITY	CONDUCTORS
31	80	3-2 AWG, 1-6 AWG GND, 2" C.
41	400	2 SETS: 4-3/0 AWG, 1-2 AWG GND, 3" C.
42	100	4-2 AWG, 1-8 AWG GND, 2" C.
SM	80	IN SIDEWALK HEATER CABLE PER MANUFACTURERS INSTRUCTIONS, SEE ES402



1
ONE LINE DIAGRAM-POWER
E601 SCALE: NTS

4/26/2023 9:14:26 AM AutoDesk Docs/J/1009.22004 - MRV Global Federal Credit Union/LNK-ELEC-11009.22004_RV23.rvt

LUMINAIRE SCHEDULE							
TYPE MARK	LOAD/ WATT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	DRIVER	NOTES
C1	35.0	4' WRAPAROUND, STEEL HOUSING, SUARE RIBBED ACRYLIC DIFFUSER INTEGRAL ELECTRONIC DRIVER, 120-277V, 4000 LUMENS, 3500K, CRI 82, INTEGRAL WIRELESS CONTROLS	LITHONIA LIGHTING	BLWP4 SDP MVOLT EZ1 LP835 NLTAIR2	SURFACE	120-277V	
C2	0.0	FLOOR TO CEILING PARTITION	3 FORM	200 25	CEILING AND FLOOR	120-277V	
D2	17.5	6" DIA OPEN DOWNLIHT CLEAR MATTE-DIFFUSE FINISH, INTEGRAL ELECTRONIC DRIVER, 120-277V, 1500 LUMENS, 3500K, CRI 85 INTEGRAL WIRELESS CONTROLS	LITHONIA LIGHTING	LDN6 35-15 LO4AR LD TRW MVOLT EZ1 NLTAIR2	RECESSED	120-277V	
E1	2.8	EMERGENCY EXIT SIGN, SINGLE FACE EDGE LIT, EXTRUDED BRUSHED ALUMINUM HOUSING, CLEAR ACRYLIC PANELS, RED LETTERS, NICKEL-CADMIUM BATTERY	LITHONIA LIGHTING	EDG 1 R EL	SURFACE	120-277V	
E2	2.8	EMERGENCY EXIT SIGN, SINGLE FACE EDGE LIT, EXTRUDED BRUSHED ALUMINUM HOUSING, CLEAR ACRYLIC PANELS, RED LETTERS, NICKEL-CADMIUM BATTERY	LITHONIA LIGHTING	EDG 2 R EL	SURFACE	120-277V	
N1	31.0	24" LINEAR STRIP, STEEL HOUSING, SNAP ON FROSTED ACRYLIC LENS, INTEGRAL ELECTRONIC DRIVER, 120-277V, 3500 LUMENS, 3500K, CRI 85, WHITE FINISH	LITHONIA LIGHTING	ZL 1N L24 3500LM FST MVOLT 35K 80CRI WH	WALL MOUNT @ 66" AFF TO BOTTOM OF LUMINAIRE UON	120-277V	
P1	48.0	36" DIA ACOUSTIC PENDANT, INTEGRAL ELECTRONIC 0-10V DIMMING DRIVVER, 120-277V, 3850 LUMENS, 3500K, CRI 90, BAFFLE FINISH PER ARCHITECT	LUXX BOX	VE-M-x-35-D-UNV	PENDANT MOUNT @ 8' TO BOTTOM OF MUNIMAIRE UON	120-277V	
P2	56.0	8' LLINEAR ACOUSTIC BAFFLE, DIRECT ONLY, REMOTE ELECTRONIC 0-10V DIMMING DRIVER, 120-277V, 400 LM/FT, 3500K, CRI 90, BAFFLE FINISH PER ARCHITECT	TURF DESIGN	RUSH LED DN-8'-0"-35-HIGH-UNV-DB-W -N	PENDANT MOUNT	120-277V	
P3	36.0	36"H x4" DIA ACRYLIC CYLINDER WITH DOWNLIGHT, WHITE CANOPY, REMOTE DRIVER WITH BALL ALIGNER, ELECTRONIC 0-10V DIMMING DRIVER, 120-277V 4000 LUMENS, 3500K, CRI 90	DELRAY	6308-W-W35-D-B4MR16LED- BLA/RD	PENDANT MOUNT @ 9' TO BOTTOM OF MUNIMAIRE UON	120-277V	LOCATE REMOTE DRIVERS IN JANITOR CLOSET NEXT TO ELEVATOR
P3E	0.0	NA	NA	NA	NA	120-277V	
P4	63.3	4'-0" LINEAR SUSPENDED DIRECT/INDIRECT, EXTRUDED ALUMINUM HOUSING, HIGH PERFORMANCE FILM (DN), INJECTION MOLDED BATWING DISTRIBUTION (UP), REMOTE ELECTRONIC 0-10V DIMMING DRIVER, 120V, 4800 LUMENS (UP), 3240 LUMENS, 3500K, CRI 85	PEERLESS	OPM4 LSL 4' MSL4 80CRI 35K I1200LMF 810LMF DARK ZT 120 SCT PDT F2/48F C041 SEP	PENDANT MOUNT @ 10' TO BOTTOM OF MUNIMAIRE UON	120-277V	
P5	43.0	24" DIA SUSPENDED DISC, ALUMINUM HOUSING, ACRYLIC DIFFUSER, STANDARD CABLE MOUNTING, REMOTE ELECTROIC 0-10V DIMMING DRIVER, 120-277V, 3540 LUMENS, 3500K, CRI 90, FINISH PER ARCHITECT	G LIGHTING	GL-2341-B-XXX-1-A	PENDANT MOUNT @ 9' TO BOTTOM OF MUNIMAIRE UON	120-277V	LOCATE REMOTE DRIVERS IN JANITOR CLOSET NEXT TO ELEVATOR
P6	77.0	30" DIA SUSPENDED DISC, ALUMINUM HOUSING, ACRYLIC DIFFUSER, STANDARD CABLE MOUNTING, REMOTE ELECTROIC 0-10V DIMMING DRIVER, 120-277V, 6407 LUMENS, 3500K, CRI 90, FINISH PER ARCHITECT	G LIGHTING	GL-2342-B-XXX-1-A	PENDANT MOUNT @ 9' TO BOTTOM OF MUNIMAIRE UON	120-277V	LOCATE REMOTE DRIVERS IN JANITOR CLOSET NEXT TO ELEVATOR
R1	31.0	2'X2' TROFFER, STEEL HOUSING, CURVED RIBBED ACRYLIC DIFFUSER, AIR SUPPLY RETURN INTEGRAL ELECTRONIC 0-10V DIMMING DRIVER, 120-277V, 4800 LUMENS, 4000K, CRI 70, MEDIUM GRAY FINISH	LITHONIA LIGHTING	2BLT2 A 40L ADP MVOLT EZ1 LP835 NLTAIR2 RES7PDT	RECESSED	120-277V	
R2	38.0	16"x16" SQUARE CANOPY LIGHT, EXTUDED ALUMINUM HOUSING, TYPE 5 WIDE DISTRIBUTION, INTEGRAL ELECTRONIC DRIVER, 120-277V, 4800 LUMENS, 4000K, CRI 70, MEDIUM GRAY FINISH	GARDCO	SFCR-5W-48L-250-NW-G2-U NV-MGY	RECESSED	120-277V	
S1/HS	45.0	POLE MOUNTED AREA LIGHT, DIE-CAST ALUMINUM HOUSING, TYPE 4 MEDIUM DISTRIBUTION, INTEGRAL ELECTRONIC DRIVER, 120-277V, 6,272 LUMENS, 400K, CRI 70, HOUSESIDE SHIELD, INTEGRAL WIRELESS LIGHTING CONTROLS, NATURAL ALUMINUM FINISH, 20FT SQUARE STEEL POLE, WITH SINGLE HEAD@ 90DEG, NATURAL ALUMINUM FINISH	LITHONIA LIGHTING	DSX0LED P3 40K 70CRI T4M MVOLT SPA NLTAIR2 PIRHN DNAXD	POLE	120-277V	
S2	69.0	(2EA) AT 180DEG POLE MOUNTED AREA LIGHT, DIE-CAST ALUMINUM HOUSING, TYPE 4 MEDIUM DISTRIBUTION, INTEGRAL ELECTRONIC DRIVER, 120-277V, 6,272 LUMENS, 400K, CRI 70, INTEGRAL WIRELESS LIGHTING CONTROLS, NATURAL ALUMINNUM FINISH, 20' SQUARE STEELE POLE, WITH SINGLEHEAD@ 90DEG. NATURAL ALUMINUM FINISH	LITHONIA LIGHTING	DSX0LED P3 40K 70CRI T4M MVOLT SPA NLTAIR2 PIRHN DNAXO	POLE	120-277V	
S3	69.0	(2EA) AT 120DEG POLE MOUNTED AREA LIGHT, DIE-CAST ALUMINUM HOUSING, TYPE 4 MEDIUM DISTRIBUTION, INTEGRAL ELECTRONIC DRIVER, 120-277V, 6,272 LUMENS, 400K, CRI 70, INTEGRAL WIRELESS LIGHTING CONTROLS, NATURAL ALUMINNUM FINISH, 20' SQUARE STEELE POLE, WITH S	AMERICAN BEACON	ABW2-xx-4S-xx	POLE TOP	120V	
S4	4.0	POLE MOUNTED FLAG LIGHT, DUAL LIGHT, INTEGRAL DRIVER, 120V, 3000K, 500 LUMENS, FINISH PER ARCHITECT	AMERICAN BEACON	ABW2-xx-4S-xx	POLE TOP	120-277V	
W2	128.0	8' LINEAR DIRECT/INDIRECT, EXTRUDED ALUMINUM HOUSING, EXTRUDE AXIS ACRYLIC DIFFUSERS, ASYMMETRIC FLUSH DN, SURROUNDLITE ASYMMETRIC UP, INTEGRAL ELECTRONIC DRIVER, 120-211V 500 LM/FT UP, 1000 LM/FT DN, WHITE FINISH	AXIS	600.02	PENDANT MOUNT @ 7' TO BOTTOM OF MUNIMAIRE UON	120-277V	
W3	192.0	12' LINEAR DIRECT/INDIRECT, EXTRUDED ALUMINUM HOUSING, EXTRUDE AXIS ACRYLIC DIFFUSERS, ASYMMETRIC FLUSH DN, SURROUNDLITE ASYMMETRIC UP, INTEGRAL ELECTRONIC DRIVER, 120-211V 500 LM/FT UP, 1000 LM/FT DN, WHITE FINISH	AXIS	TB2WDILED-500-100-80-35- SLA-ASO-8-W-UNV-1	PENDANT MOUNT @ 7' TO BOTTOM OF MUNIMAIRE UON	120-277V	
W4	16.0	WALL SCONCE WITH STEEL HOUSING, FROSTED ACRYLIC DIFFUSERS UP&DN, DIRECT-INDIRECT DISTRIBUTION, INTEGRAL ELECTRONIC DRIVER, 120-277V, 1365 LUMENS, 3500K, CRI82, BRUSHED NICKEL FINISH	BROWNLEE	1575-D-08-BN-C17-35K	PENDANT MOUNT @ 7' TO BOTTOM OF MUNIMAIRE UON	120-277V	
W5	8.0	DECORATIVE WALL SCONCE, CLEAR GLASS SHADE, BRUSHED NICKEL FINISH	HOME DEPOT HAMPTON BAY	HB3679-35 STORE SKU #1006324139	PENDANT MOUNT @ 7' TO BOTTOM OF MUNIMAIRE UON	120V	

NOTE: 11"x 17" PRINT IS HALF SIZE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



65% Design Development

Juneau Financial Center

Global Credit Union

RESPEC #MRV #2130

No.	Description	Date

SHEET TITLE:
LUMINAIRE
SCHEDULE

DATE 04.26.2023
:
DRAWN: / SAF
CHECKED: EWB

SHEET NO.

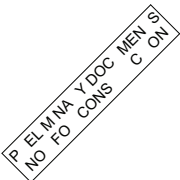
E701

	St Nat Nt SYMt Ot S -tCoT UNtCATtONSt
41	ELECOMM1N1CA1ONS D1 LE1; D1AN1 Y0F1ACKS1ND1CA1ED1
W	CE1NGW1 ELESSACCESS P0N1
S	CONE-1YPE1CE1NG1LO1DSPEAKE1
TV	ELEVSON D1 LE1
	St Nat Nt SYMt Ot S -tSECURtTYt
1	CAME1A1
	CA1D1 EADE1
	DOO1 CON1AC1
S	D1 ESS1EME1GENCY1CALL1
L	ELEC1 CDOO1 LOCK1
M	MO1ONDE1EC1O1
N	EQ1ES1 OEX1 SW1 CH1
GB	GLASSB1EAK1
	A1M1A1M P0N1
	A1X1A1Y1A1M1CON1AC1 (F1OMEQ1 PMEN1 S1PPL1EDBY1D1HE1S)1
S	SAFE1A1M P0N1

TET ECOT At REVtATtONSt	
(D)1	DEMOL SH1
(N)1	NEW1
(S)1	SALVAGE1
+C1	ABOVE CO1 N1E1
+XX1	D MENS ONED HE GH1 XX1NCHES AFF1
AFF1	ABOVE F N SHED FLOO1
APPX1	APP1 OX MA1E1
A1CH1	A1CH1 EC1 AL1
ASC1	ABOVE S1 SPENDED CE1 L NG1
BLDG1	B1 LD NG1
C1	COND1
CAM1	CAME1 A1
CA1V1	CABLE1 ELEV S ON1
D A1	D AME1E1
ES1	ES1 MA1ED1
M SC1	M SCELLANEO1S1
N1C1	NO1 N CON1 AC1
PA1	P1 BL C ADD1 ESS1
PO1	W1 HO1
N1	EPLACE EX S1 NG W1 H NEW1
BB1	ELECOMM1 N CA1 ONS BOND NG BACKBONE CABLE1
E1	ELEPHONE1

ENERAt TEt ECOt NOTESt

1. SEEP0W1E1 PLAND1AWNGSF01 ELEC0MM1NCA1 N1
O1 LE1 LOCA1 ONSW1 H1 ESPEC1 O1 ECEP1ACLE1
LOCA1 ON1S.1
- 2.1 CABE1 AY1SEC1 ON1SHALL BE BONDED1 OGE1HE1
OBE1MADE ELEC1 CALLY1CON1 N1 O1S1ACCO1DNG1
O1MAN1FAC1 E1S1W1 EN1NS1 C1 ON1INCL1DE1
ANO.1S1AWG1M1N1EQ1 PMEN1 G1O1NDNG1
COND1C1O1 O1 ED1W1 H1CABE1 AY1AND BONDED1
O1EACH1CABE1 AY1SEC1 ON1S.1
- 3.1 SGNALLINGCABLESHALL BE1S1EDF01 PLEN1M1 SE1
N1LESS1N1S1ALLED1N1AN1 ENCLOSED1 ACEWAY1SYS1EM1.
- 4.1 COMPLY1W1 H1NFPA70.1N1 ONAL ELEC1 CAL CODE1
2020 ED1 ON1NECA1 S1AND1ADF01 GOOD1
W01KMANSH1P1N1ELEC1 CAL1CONS1 C1ION1AND1
N1 ONAL ELEC1 CALSAFE1Y1CODE.1
- 5.1 D1AWNG1SHOW1 HE1GENE1AL LOCA1 ON1OF1 HE1
ELEC0MFEA1 ES ONLY1 N1LESS1O1HE1 W1SE1
ND1CA1ED1 MAKE1M1N1 ELOC1 ON1AS1EQ1 ED1
F01 P1OJEC1 COND1 ON1SWHEN NECESSA1Y1 O1
P1ESEN1 SYMME1 CAL1APPEA1NCE D1 O1AVO D1
N1E1FE1ENCE1W1 H01HE1 N1S1ALLA1 ON1S.



Jr near Financial Co

Global Credit1 nion1

No.t	Descriptiont	Datet

SHEE1 LE:1
TELECO
LEGEND
BBREVIATIONS

DA1E1 04.26.2023r
:1
D1AWN:1 JTH / JLCr
CHECKED:1 BDr

SHEE1 NO.1

T00r

NO1E:1 "x1 7" P1 N1 SHALF SIZE1

SHEET OTES

- 1: SHEET:NOTES:HERE.:
2: SHEET:NOTES:HERE.:

SHEET E OTES

- 1: PRO: I: E:1":COMM:CON: UIT:WITH:PU: STRING:
ETWEEN:TE: ECOM:374:AN: OFOI:SIGN: OCATION.:
ROUTE:IN:COMMON:TRENCH:WITH:E: ECTRICA: CON: UIT.:
SEE:ES101.:
2: PRO: I: E HAN: HO: E FOR TE: ECOM SER: ICE:CA: ING.:
PRO: I: E:(2):4":CON: UITS: ETWEEN:HAN: HO: E:AN:
TE: ECOM:374.:COOR: INATE:FINA: OCATION:OF:
HAN: HO: E:AN: CON: UIT:ROUTING:WITH:E: ECTRICA:
SER: ICE:INSTA: ATION.:

PRE PRIMARY: OCCUPANCY:
NOT FOR CONSTRUCTION:



Juneau, AK
9100 Mansueti Rd Ste. 4
Juneau, AK 99901
Phone: 907.780.6080
Fax: 907.586.3771
AEC163270

65% : esign evelopment:
Juneau Financial Centra
Global Credit:Union

Descripti n	Date

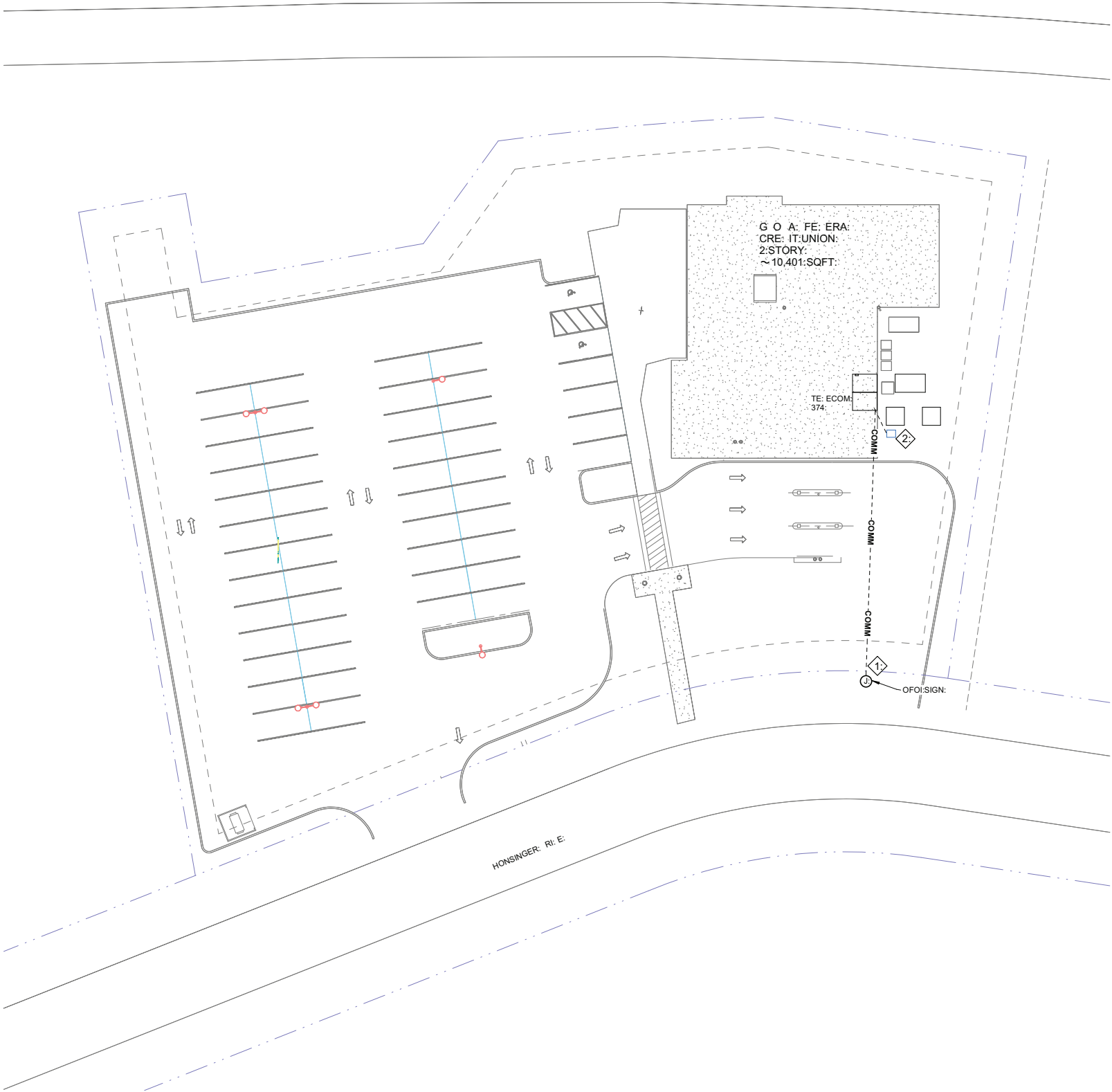
SHEET:TIT: E:
TELECOa SITEa
L Na

ATE: 04.26.2023a

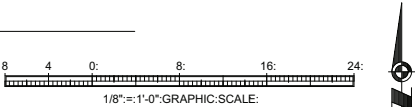
RAWN: / BDa
CHECKE: BDa

SHEET:NO.:

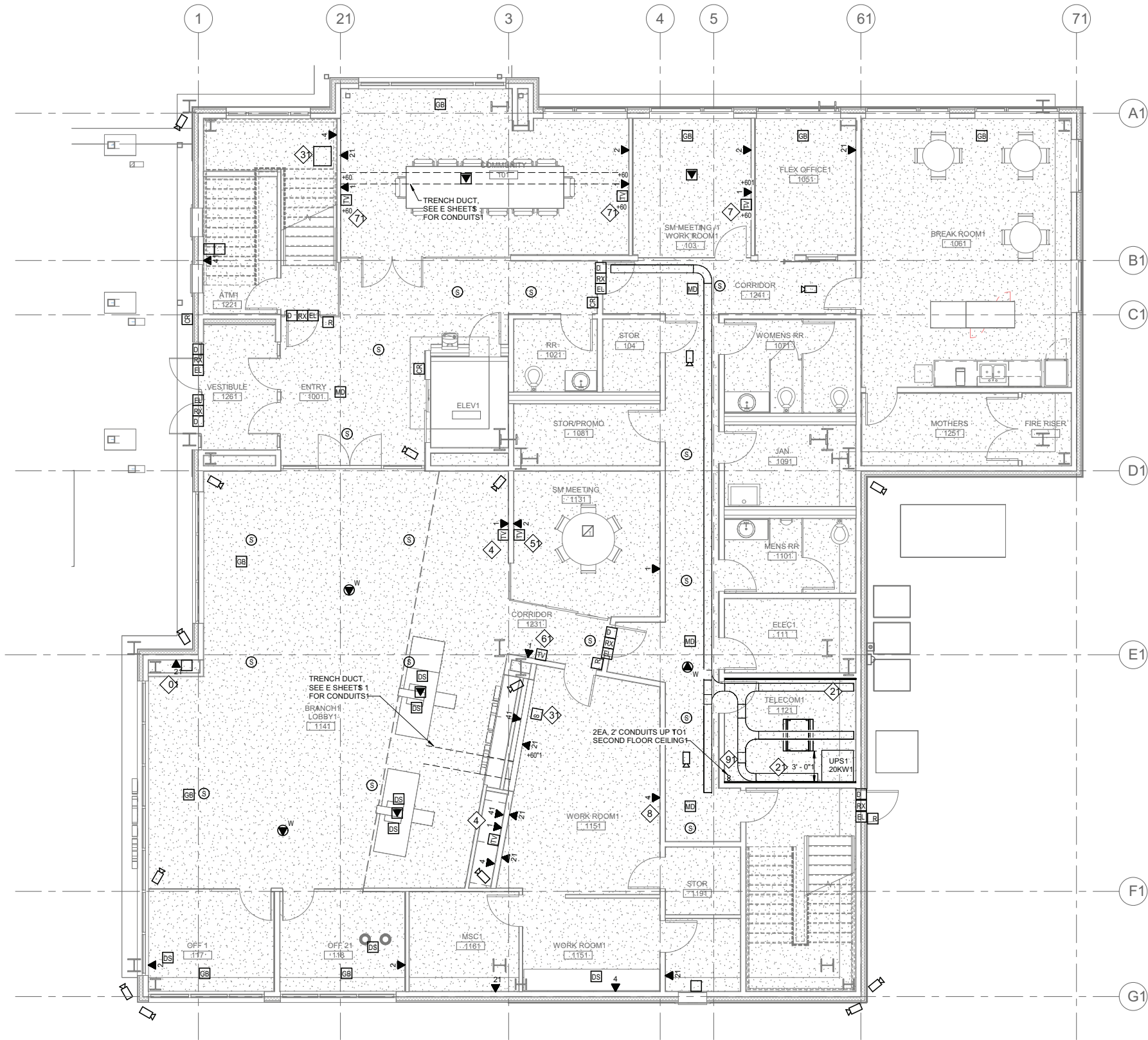
TS101a



1 SITE PLA - TELECOM
TS101: SCA: E: 1"=20'-0"



NOTE: 11"x17":PRINT:IS:HA: F:SIZE:



1t
T101 **FIRST FLOOR PLAN -{TELECOM SYSTEMS}**
SCALE: 3/16" = 1'-0"1

SHEET NOTES

- . 1 SHEET NOTES HERE.1
- 2. 1 SHEET NOTES HERE.1

SHEET KEYNOTES

- 1. WALL MOUNTED DATA RACK.1
- 2. FIRE RATED PLYWOOD ON WALL FOR SECURITY AND DATA CABLING.1
- 3. OFOI BUILT IN AV RACK FOR COMMUNITY ROOM EQUIPMENT. PROVIDE 1" CONDUITS FROM FLOOR BOX AND JBOX BEHIND TV LOCATIONS TO THE RACK.
- 4. PROVIDE RECESSED TELECOM OUTLET 60" AFF FOR OFOI DIGITAL MARKETING SCREEN. COORDINATE WITH OWNER AND ARCHITECT FOR MOUNTING REQUIREMENTS.1
- 5. PROVIDE RECESSED TELECOM OUTLET 60" AFF FOR OFOI LIVING ROOM CONSULT SCREEN. COORDINATE WITH OWNER AND ARCHITECT FOR MOUNTING REQUIREMENTS.1
- 6. PROVIDE RECESSED TELECOM OUTLET 60" AFF FOR OFOI DIGITAL REG BOARD. COORDINATE WITH OWNER AND ARCHITECT FOR MOUNTING REQUIREMENTS.1
- 7. PROVIDE RECESSED TELECOM OUTLET 60" AFF FOR OFOI SCREEN. PROVIDE 1" CONDUITS FROM JBOX AT TV LOCATIONS TO ABOVE CEILING.
- 8. PROVIDE TELECOM OUTLET IN KNEE SPACE BELOW COUNTER, COORDINATE WITH ARCHITECTURAL.
- 9. PROVIDE 2, 2" CONDUITS FROM TELECOM ROOM TO SECOND FLOOR CEILING FOR SECURIT AND DATA CABLING.
- 10. PROVIDE TELECOM OUTLET AND ALARM WIRE FOR OFOI ECR IN ECR NOOK, COORDINATE WITH OWNER AND ARCHITECTURAL.

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



65% Design Development1
Juneau Financial Center

Global Credit Union1

RESPEC #MRV #2130r

No.1	Description1	Datet

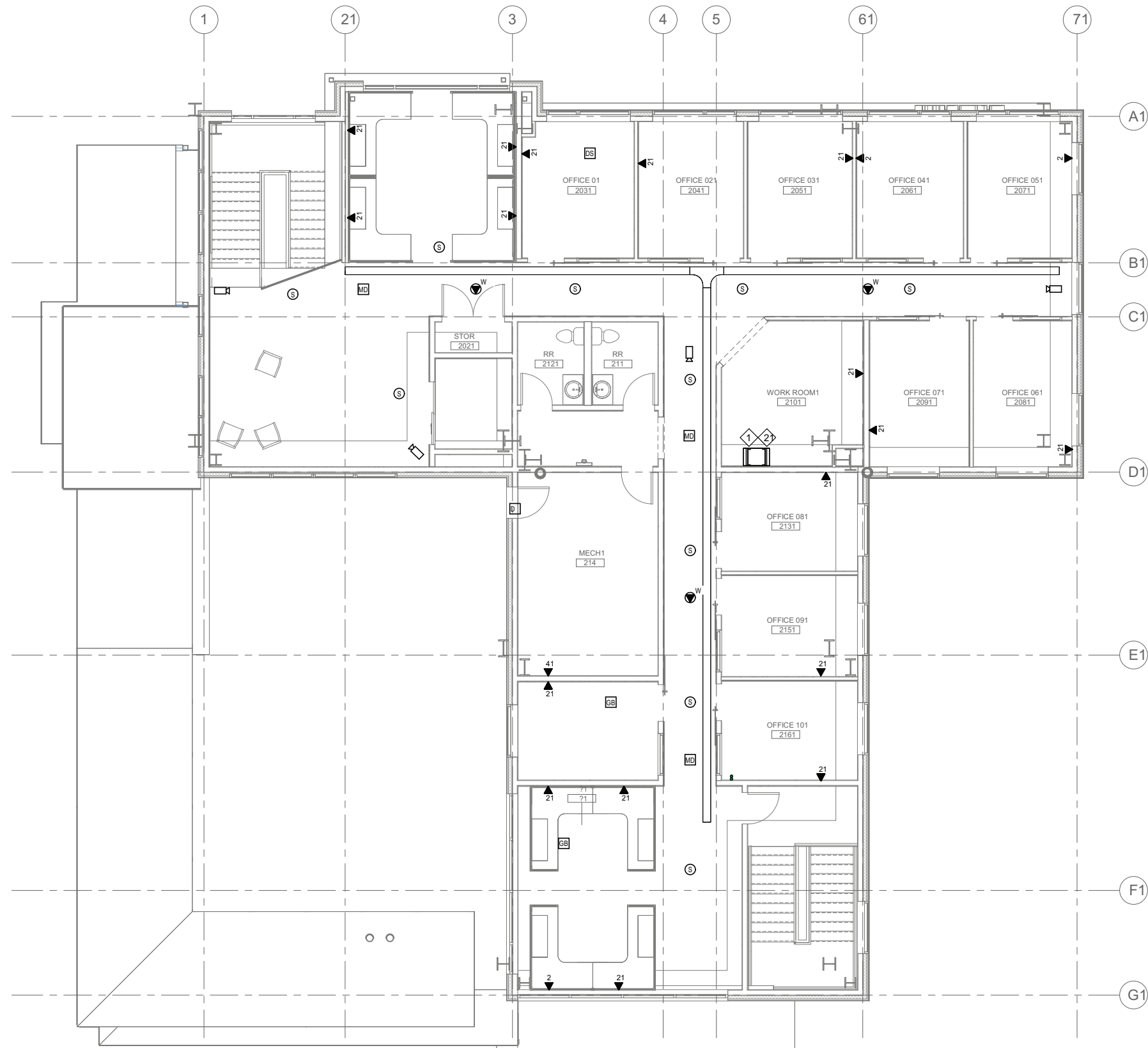
SHEET TITLE:1
FIRST FLOORr
PLAN-TELECOM
SYSTEMSr

DATE1 04.26.2023r
:1
DRAWN:1 JTH / SAF/JLCr
CHECKED:1 BDM

SHEET NO.1

T101

NOTE: 11"x 17" PRINT IS HALF SIZE1



1t SECOND FLOOR PLAN -TELECOM SYSTEMS
T1021 SCALE: 3/16" = 1'-0"1

SHEET NOTES

- 1. SHEET NOTES HERE.1
- 2. SHEET NOTES HERE.1

SHEET KEYNOTES

- 1. OFOI WALL MOUNTED DATA RACK 18" BELOW CEILING. PROVIDE 4" CONDUIT FROM TOP OF RACK TO CEILING FOR DATA CABLING.1
- 2. PROVIDE LAYER OF PLYWOOD BEHIND GWB FOR MOUNTING DATA RACK AND UPPER CABINETS.1

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION



65% Design Development1
Juneau Financial Center
Global Credit Union1
RESPEC #MRV #2130r

No.t	Descriptiont	Datet

SHEET TITLE:1
SECOND FLOORr
PLAN-TELECOM
SYSTEMSr

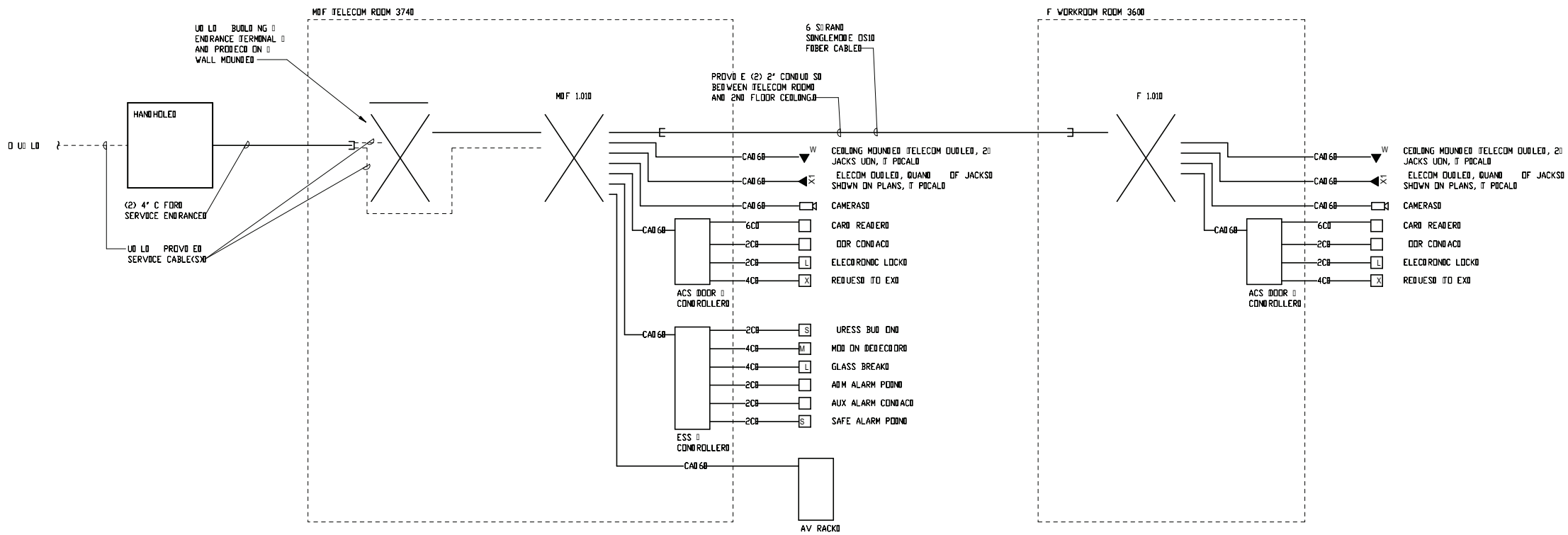
DATE1 04.26.2023r
:1
DRAWN:1 JTH / SAF/JLCr
CHECKED:1 BDM

SHEET NO.1
T102r

NOTE: 11"x 17" PRINT IS HALF SIZE1

4/26/2023 9:43:11 AM \\bldg1\cadd\1100922004 - MRV Global Federal Credit Union\LINK-ELEC-1100922004_RV23.rvt

ONE-LINE TELECOM SCHEDULE
SCALE: 1/8"=1'-0"



SHEET NOTES

1. HSD AG1 AM1S1N1 ENDED1 OSHOWIGENE1 AL1 N1E1 CONN1 ON1 AND1 NF1 AS1 C1 EF01 ELECOMM1 N1 CA1 ON1 SYS1 EM, NO1 ALL PA1 CH1 PANELS1 AND1 OF01 SW1 CHES1 A1 E1 SHOWN.1
- 2.1 NO1 ALL DEV1 CES1 A1 E1 SHOWN.1
- 3.1 B1 NDLE1 CABLES1 WHE1 E1 N1 N1 PA1 ALLE1 W1 H1 VELC1 OT1 S1 M1 LA1 DEV1 CE.1
- 4.1 P1 OV1 DE1 24" CONCEALED SE1 V1 CE1 LOOP1 A1 EACH1 WAP1 LOCA1 ON1

SHEET KEYNOTES

1. P1 OV1 DE1 LOW VOLTAGE POWE1 S1 PPL1 ES1 FO1 DOO1 CON1 OLLE1 N1 MDF1 OOM.1

PERMIT TO OCCUPANCY

MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

RESPEC
Juneau, AK
9100 Mendota Rd Ste. 4
Juneau, AK 99801
Phone: 907.780.8080
Fax: 907.586.3771
AEC163270

65% Design Development
Jr near Financial Center
Global Credit Union

No.	Description	Date

SHEET 1 OF 1
ONE-LINE
TELECOM SCHEDULE

DATE: 04.26.2023
DRAWN BY: JTH / Sr Fr
CHECKED BY: BDr

SHEET NO. 1
T60r

NOTES: 1. 1/8" x 1/8" x 1/8" x 1/8"



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

**FLOODPLAIN DEVELOPMENT PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION**

Date: September 25, 2023
File No.: FZD2023 0011

MRV Architects
1420 Glacier Ave, Ste. 101
Juneau, AK 99801
zane@mrvarchitects.com

Proposal: A Floodplain Development Permit for a two-story building with concrete slab in the AE Special Flood Hazard Area

Property Address: 7860 Honsinger Drive

Legal Description: HONSINGER POND LT 3

Parcel Code No.: 5B1401050030

After reviewing the development plans for a two-story building with concrete slab in the AE Special Flood Hazard Area, the Community Development Department has determined that this development meets the requirements of CBJ 49.70.400, Flood Hazard Areas. The development is within a Special Flood Hazard Area with a Base Flood Elevation of 24 feet, as shown below:

MRV Architects
File No.: FZD2023 0011
September 25, 2023
Page 2 of 3



Development plans confirm that the lowest floor of the building will be constructed at 25.6 feet, above the Base Flood Elevation of 24 feet. In addition, the development conforms with the applicable floodplain development standards of CBJ 49.70.400. All applicable state and federal permits have been obtained.

This letter serves as the CBJ Community Development Department Floodplain Development Permit for your project as described in the project narrative and plans submitted on September 12, 2023, for FZD2023-00011.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Effective Date: This permit is effective as of September 25, 2023.

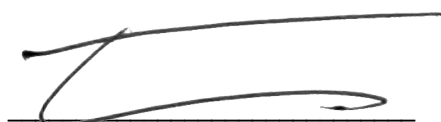
Expiration Date: The permit will expire 18 months after the effective date, or March 25, 2025, if no Building Permit has been issued and substantial construction progress has not been

MRV Architects
File No.: FZD2023 0011
September 25, 2023
Page 3 of 3

made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Thank you for your cooperation with the Floodplain Development Permit process. Please notify the Community Development Department if you have any questions or anticipate any changes to the plans submitted in your application.

Project Planner:



Teri Camery, Senior Planner, CFM
Community Development Department

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

PROPERTY LOCATION			
Physical Address 7860 Honsinger Dr			
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Honsinger Subdivision Lot 3			
Parcel Number(s) 5B14101050030			
☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which <u>NONE</u>			
LANDOWNER/ LESSEE			
Property Owner Global Credit Union		Contact Person Bob Thompson, Senior Vice President	
Mailing Address 4000 Credit Union Dr - Anchorage, AK 99503		Phone Number(s)	
E-mail Address R.Thompson@globalcu.org		907-786-2716	
LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
E-SIGNED by Robert Thompson			
X	on 2023-08-30 01:05:06 GMT		
	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 If the same as OWNER, write "SAME"			
Applicant MRV Architects		Contact Person Zane Jones AIA	
Mailing Address 1420 Glacier Ave Ste 101 Juneau AK 99801		Phone Number(s)	
E-mail Address zane@mrvarchitects.com		907-586-1371	
X	[Signature]		
	Applicant's Signature		Date of Application

-DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
FZD23-011	9-12-23



FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY:

Proposed project involves construction of a two story building bearing on concrete foundation with a finish concrete slab elevation of 25.60' above mean lower low water on Lot 3, Honsinger Pond Subdivision. The project will connect to CBJ public utilities in Honsinger Drive. The project will have two curb cuts for vehicles exiting and entering site.

National Floodplain Insurance Rate Map Panel #: 1531D

Special Flood Hazard Area: AE

Base Flood Elevation: 24'

Elevation of the lowest floor of all structures, measured from MLLW. In V and VE zones, this number is the "lowest horizontal member": 25.60' Concrete slab on grade finish floor

REQUIRED INFORMATION (see reverse for details)

- ☒ Project Narrative describing how 49.70.400(e) is met.
- ☒ Anchoring methods, if applicable
- ☒ Floodproofing methods and certification, if applicable
- ☒ Certification that all other permits for the development have been obtained by any federal or state governmental agency.
- ☐ No-rise certification, if applicable. N/A
- ☒ Site Plans, engineered drawings, elevation certifications and/or surveys, as applicable.

DEPARTMENT USE ONLY BELOW THIS LINE

FZD REVIEW FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ 100.00			
Admin. of Guarantee	\$			
Adjustment	\$			
Total Fee	\$ 100.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
FZD23-011	9-12-23

Floodplain Development Permit Review Application Instructions

Section H, Item 2.

Floodplain Development Permit Reviews are outlined in CBJ 49.70.400

Each application for a Floodplain Development Permit is reviewed by the Community Development Department. If the requirements of CBJ 49.70.400 cannot be met, the applicant may apply for a Flood Zone Exception, per CBJ 49.70.410. Each application for a Flood Zone Exception is reviewed by the Planning Commission at a public hearing. A Floodplain Development Permit will still be required if the Flood Zone Exception is approved; if the Flood Zone Exception is denied, the Floodplain Development will not be issued. Flood Zone Exceptions have a separate application process and fee.

Application: An application for a Floodplain Development Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Floodplain Development Permit and Development Permit Application forms.
2. **Fees:** Any development, work or use done without a permit issued may be subject to double fees. All fees are subject to change. Permit fees are:
 - A.) Minor development, no building permit required: \$45.00.
 - B.) Major development, building permit required, is \$100.00.
3. **Project Narrative:** A detailed narrative describing the project according to the criteria under CBJ 49.70.400
4. **Plans:**
 - A. Site plan showing the dimensions of the parcel, existing and proposed structures, mean lower low water line, and drawings that illustrate the lowest floor or lowest horizontal member of all structures. Topographical information may also be included as needed.
 - B. If development is proposed within the floodway, a no-rise analysis by a licensed engineer is required. Structures are specifically prohibited within floodways without exception.
 - C. If applicable:
 - A. Certification that the floodproofing methods for any nonresidential structure meet generally accepted floodproofing standards.
 - B. Description of how any watercourse will be altered or relocated as a result of the proposed development.
 - C. Description of the maintenance plan for the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).
3. Plans may be submitted electronically to permits@juneau.org

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department (CDD) will initiate the review of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with CBJ 49.70.400. Depending on unique characteristics of the permit request, the application may be reviewed by other departments or agencies during a 15-day agency review period. The applicant may be required to provide additional information, clarification, modify or alter the proposed project as result of agency review.

Decision: The Community Development Department will issue a Notice of Decision approving the Floodplain Development Permit if all requirements of CBJ 49.70.400 have been met, or disapproving the Floodplain Development Permit if requirements of CBJ 49.70.500 have not been met.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



August 31, 2023

Irene Gallion, Senior Planner
CBJ Community Development Department
155 S. Seward Street
Juneau, AK 99801

RE: Juneau Financial Center, Global Credit Union, 7860 Honsinger Drive
CBJ Floodplain Development Permit

Dear Irene:

CBJ Floodplain permitting for the proposed referenced project located on Lot 3, Honsinger Pond Subdivision, 7860 Honsinger Drive. We have attached the CBJ Development Permit Application and CBJ Floodplain Development Permit Application to this letter. The following addresses the portions of the Land Use Code 49.70.400 that relate to construction of the Juneau Financial Center, Global Credit Union building in the floodplain and that the standards for flood hazard protection are met.

49.70.400 (g) – General Standards for Flood Hazard Protection

(1) (A): The exterior building walls are anchored to the concrete footing to prevent floatation, collapse, and lateral movement of the structure. See structural engineering Sheet S201.

(1) (C): The structural design uses an ultimate wind speed of 130 mph. See Sheet S001.

(2) (A): The foundations are reinforced cast in place concrete with concrete slab on grade and no crawl space. The exterior walls and utility equipment within the building are above the base flood level elevation of 24.00' mean lower low water (m.l.l.w.). See Sheet C201 finish floor elevation for the building.

(2) (B): The occupied portions of the building are above the base flood level elevation. See Sheet C201 as the finish floor of the building is designed at 25.60' above m.l.l.w.

(2)(C): Electrical, heating, ventilation, plumbing and other service facilities are located above the base flood elevation.

(3)(A): The new water supply system is designed to be watertight. See mechanical sheets.

(3)(B): The new sanitary sewer system is designed to be watertight. See mechanical sheets.

(3)(C): The on-site waste will be stored in a dumpster that will be on a slab that is higher than the base flood level elevation. See Sheet C201.

(5)(B)(i): The proposed finish floor elevation is 25.60' m.l.l.w. See Sheet C201.

49.70.400 (h) Specific Standard of Flood Hazards Protection

(5)(A): The lowest floor has a slab on grade elevation of 25.60'. See Sheet C201.

(5) (C) (i): The foundation, utility and sanitary facilities below base flood elevation are designed to be watertight infrastructure systems. See Sheet C201.

(5) (C) (ii): The foundation structure is designed to resist hydrostatic and hydrodynamic load and effects of any buoyancy forces. There are no hydrodynamic forces acting on the building.

(5) (D): The building is designed to comply with the building code adopted by the CBJ. See Sheets A000 and S001.

(5) (E): Not applicable to the building design.

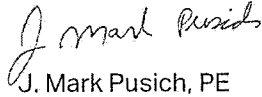
9109 MENDENHALL MALL RD.
SUITE 4
JUNEAU, AK 99801
907 780 6060

respec.com



Should you have any questions on this information please do not hesitate to contact me.

Sincerely,



J. Mark Pusich, PE
Principal Civil Engineer

Attachments: CBJ Floodplain Development Permit
CBJ Development Permit Application

CC: Zane Jones, AIA, MRV Architects
Bob Thompson, Senior Vice President, Global Credit Union

TO: Zane Jones, AIA, MRV Architects

FROM: Randy Kinney, PE, PTOE, Kinney Engineering, LLC

DATE: August 18, 2023 *Revised August 31, 2023*

SUBJECT: Trip Generation Memorandum JNU Global Credit Union

The original memorandum used 2 drive-in lanes as the independent variable for bank drive-in lanes. This analysis and revised memorandum uses 3 drive-in lanes.

Executive Summary

The proposed 10,400 square feet, two-story Global Credit Union facility to be located on Honsinger Drive in Juneau, Alaska is estimated to generate 99 average hourly vehicle trips during the evening commuting period, or afternoon or evening business hours. This practically meets the threshold requirement of 100 trips per hour for a Traffic Impact Analysis.

Introduction

MRV Architects (MRV) has retained Kinney Engineering, LLC (KE) to estimate peak hour trips that will be generated by the proposed 10,400 square feet, two-story Global Credit Union facility to be located on Honsinger Drive in Juneau, Alaska. The Alaska Department of Transportation and Public Facilities has requested this analysis to determine if a Traffic Impact Analysis will be required. The threshold requirement for a Traffic Impact Analysis is 100 trips per hour. This requirement is defined in 17 AAC 10.060. Driveways not part of highway construction.:

“(c) If a development is projected to generate more than 100 vehicle trips on a highway during any hour of the day, or the traffic generated is expected to detract from the safety of the highway, an applicant must perform a traffic impact analysis that meets the requirements of 17 AAC 10.070.”

This document only addresses vehicle trips and does not consider nominal or substantive safety of the additional trips on the street system.

MRV has indicated that the facility will consist of 2,200 square-foot gross floor area dedicated to branch banking activities of which includes both indoor teller windows and three drive-through lanes served by teller stations; and 8,200 square-foot gross floor area dedicated to corporate office functions. The Memorandum from MRV to KE describing the architectural program parameters is found under Attachment D. MRV also provided plans and a plat for their project, but these are not included as they will have no bearing on this analysis. *(Note that the memo in Attachment D states that there will be 2 drive in lanes, whereas the plans, not attached, show three drive-in lanes.)*

Methodology

This trip generation analysis uses the methods and data of the Institute of Transportation (ITE) Trip Generation Manual (11th edition) and Trip Generation Handbook (3rd edition). ITE has developed a web application of the Trip Generation Manual, at this address <https://itetripgen.org/>, which was used in this analysis. Trip generation is computed by the product of an independent variable average rate and the corresponding independent variable value; or by a regression function using the independent variable. Not all data has the regression choice, but when available the Trip Generation Handbook provides a methodology for selecting whether to use average rates or regression equations in trip computations. This methodology is presented under Attachment C and is programmed by KE within an MS Excel spreadsheet.

ITE does not have the precise facility described in MRV's program in its land use data base. As such, the facility is modeled conservatively as two individual land uses selected from the ITE land use categories and then the individual trips combined to estimate the total trips that will be generated by the new facility.

- **Land Use Code and Description (LU) 912 – Drive-in Bank:** The ITE LU 912 category description and data summary, excerpted from <https://itetripgen.org/>, is included under Attachment A. This land use includes both indoor banking and drive-in tellers. This analysis uses General Urban/Suburban setting data. LU 912 has two independent variables that were applied to this analysis: 1000 square feet (ksf) of gross floor area (GFA), valid between 2,000 and 15,000 square feet of GFA (this analysis uses 2.2 ksf); and drive-in lanes, valid between 1 and 12 lanes (this analysis uses 3 lanes). The outputs of the computations are vehicle trips.
- **Land Use Code and Description 712 – Small Office Building.** The ITE LU 712 category description and data summary, excerpted from <https://itetripgen.org/>, is included under Attachment B. The location setting used for the analysis was General Urban/Suburban. This analysis LU 712 uses GFA, in this case 8.2 ksf, as the independent variable. The outputs of the computations are vehicle trips.

Of interest to the Alaska DOT&PF is the peak hour trip totals during any one hour as cited above in the Introduction. In fact, ITE presents peak hour generation of many land use categories (including 712 and 912) for the following time cases:

- **Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am** – This hour typically is concurrent with the morning commuting peak hour.
- **Weekday, AM Peak Hour of Generator** – This hour depicts the peak traffic activity of the LU generator that will occur during the morning, typically business hours before noon.
- **Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm** – This hour typically is concurrent with the evening commuting peak hour.
- **Weekday, PM Peak Hour of Generator** – This hour depicts the peak traffic activity of the LU generator that will occur during the afternoon, evening, or night periods.
- **Saturday, Peak of Generator** – This hour depicts the peak traffic activity of the LU generator that will occur during anytime on a Saturday during the morning, afternoon, evening, or night periods.
- **Sunday, Peak of Generator** – This hour depicts the peak traffic activity of the LU generator that will occur during anytime on a Sunday during the morning, afternoon, evening, or night periods.

The analysis will compute trips generated by LU 712 and 912 for each of the above cases, and then combine them to compute estimated total trips for each case.

This analysis ignores both trip capture between LU 712 and 912 (likely to be low or negligible) and diverted link trips. These factors may be considered if a Traffic Impact Analysis is required.

Analysis

MRV provided two attributes for banking section of the facility, GFA of 2.2 ksf and 3 drive-in lanes, that ITE Trip Generation uses as independent variables. The Corporate Office independent variable provided by MRV was GFA of the office space, or 8.2 ksf. It should be noted that both these land uses include employees as independent variables, but this information was not provided by MRV and thus ignored.

Trip generation computations for the time cases are presented in the tables below, as computed by the ITE app <https://itetripgen.org/>. Because the data dispersion of the data for LU 712 and 912, as demonstrated in the graphs under Attachments A and B, we also present standard deviations and number of studies for the cases that are used to compute 95% (alpha= 0.05) upper confidence levels of facility trips.

LU 712, Small Office Building trip generation summary is presented in Table 1 on page 3. The Trip Generation Manual does not provide data for weekends since most office activities occur Monday through Friday.

Table 1: LU 712 Small Office Building Trip Generation for Peak Hours

Time Period (Method: Average Rate or Regression)	Independent Variable (IV)	IV Value	Average Rate or Equation	Standard Deviation	Number of Studies	Average Total Trips	Entering Trips	Exiting Trips
Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am (Avg. Rate)	GFA (1000 SF)	8.2	1.67	0.88	21	14	11	3
Weekday, AM Peak Hour of Generator (Avg. Rate)			2.61	1.49	22	21	13	8
Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm (Avg. Rate)			2.16	1.29	21	18	6	12
Weekday, PM Peak Hour of Generator (Avg. Rate)			3.15	2.29	23	26	11	15
Saturday, Peak of Generator (None provided)			Not Provided for this LU					
Sunday, Peak of Generator (None Provided)			Not Provided for this LU					

The banking portion of the facility is modeled as ITE LU 912 Drive-in Bank, which includes both 2 drive-in lanes and 2,200 sf of GFA dedicated to walk-in banking, both of which are included as independent variables. Since banks are often open on weekends, the Trip Generation Manual has included Saturday and Sunday data.

LU 912 results using GFA as the independent variable is presented in the following Table 2.

Table 2: LU 912 Drive-In Banking Trip Generation for Peak Hours using GFA as the Independent Variable

Time Period (Method: Average Rate or Regression)	Independent Variable (IV)	IV Value	Average Rate or Equation	Standard Deviation	Number of Studies	Average Total Trips	Entering Trips	Exiting Trips
Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am (Avg. Rate)	GFA (1000 SF)	2.2	9.95	6	44	22	13	9
Weekday, AM Peak Hour of Generator (Avg. Rate)			14.78	9.6	51	33	17	18
Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm (Avg. Rate)			21.01	15.13	114	46	23	23
Weekday, PM Peak Hour of Generator (Avg. Rate)			20.92	13.57	57	46	23	23
Saturday, Peak of Generator (Avg. Rate)			26.35	15.32	41	58	30	28
Sunday, Peak of Generator (Regression)			$T=3.23(X) + 5.14$	6.29	5	12	6	6

LU 912 results using Drive-In Lanes as the independent variable is presented in the following Table 3.

Table 3: LU 912 Drive-In Banking Trip Generation for Peak Hours using Drive-in lanes as the Independent Variable

Time Period (Method: Average Rate or Regression)	Independent Variable (IV)	IV Value	Average Rate or Equation	Standard Deviation	Number of Studies	Average Total Trips	Entering Trips	Exiting Trips
Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am (Regression)	Drive-in Lanes	3	$T=8.71(X) - 0.75$	4.37	36	26	16	10
Weekday, AM Peak Hour of Generator (Avg. Rate)			17.14	10.47	37	51	28	23
Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm (Avg. Rate)			27.07	22.13	109	81	40	41
Weekday, PM Peak Hour of Generator (Avg. Rate)			22.38	12.91	44	67	33	34
Saturday, Peak of Generator (Avg. Rate)			27.67	17.13	31	83	41	42
Sunday, Peak of Generator (None Provided)			Not Provided for this LU					

Results

The combined facility trips are computed as the sum of the time period trip values for the Corporate Office presented in Table 1, and the corresponding maximum time period trip values presented in either Table 2 or Table 3.

The following table presents the combine total average trips value results for each time period, which are the value of interest for the DOT&PF Traffic Impact Analysis determination threshold of 100 trips per hour. In addition, the data is highly dispersed, as quantified by the high standard deviations of the rates compared to the averages (see the graphs under Attachment A and Attachment B). The upper confidence trip value at the 95% level of confidence provides a degree of certainty as to what the likely upper average rate and trip values may be given the highly dispersed data.

Table 4: Global Credit Union Estimated Trip Generation Values for Peak Hour Cases

Time Period	Average Total Trips (Combined Bank and Office)	Entering Trips	Exiting Trips		95% Upper Confidence Level Total Trips	95% Upper Confidence Level Entering Trips	95% Upper Confidence Level Exiting Trips
Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am	40	27	13		47	32	15
Weekday, AM Peak Hour of Generator	72	41	31		89	51	38
Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm	99	46	53		117	54	63
Weekday, PM Peak Hour of Generator	93	44	49		113	53	60
Saturday, Peak of Generator	83	41	42		102	50	52
Sunday, Peak of Generator	12	6	6		14	7	7

The maximum average hourly trips, 99 vehicles, are estimated to occur during the evening commuting period.

In addition, the 95% upper confidence limit for these time periods, presented because of the wide dispersion of data, is 117 vehicle trips per hour.

Attachment A: Trip Generation Manual Description Land Use 912 – Drive-in Bank

Follows this page.

Land Use: 912

Drive-in Bank

Description

A bank is a financial institution that can offer a wide variety of financial services. A drive-in bank provides banking services for a motorist through a teller station. A drive-in bank may also serve patrons who walk into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable—drive-in lanes—refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961, 1047

Drive-in Bank (912)

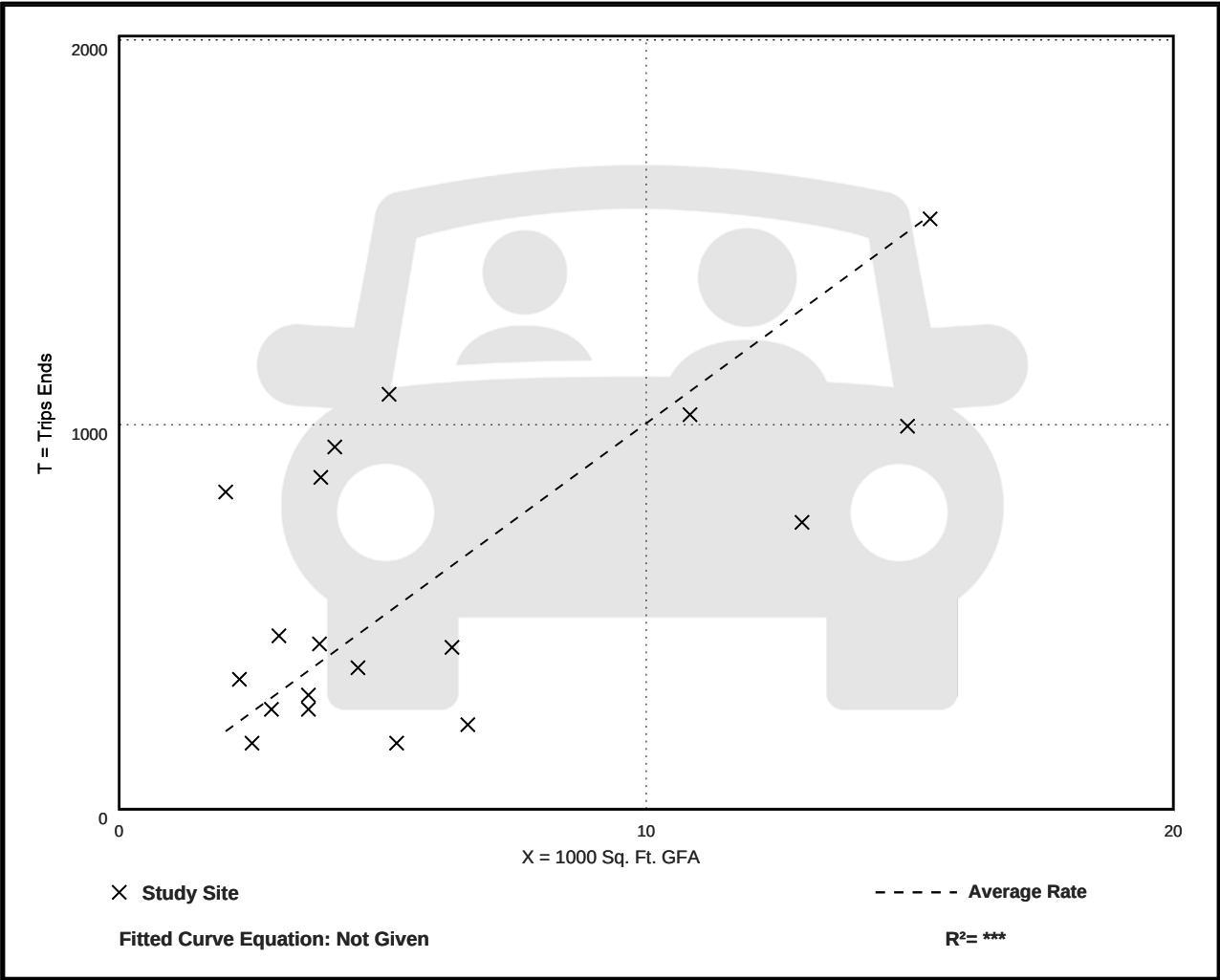
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



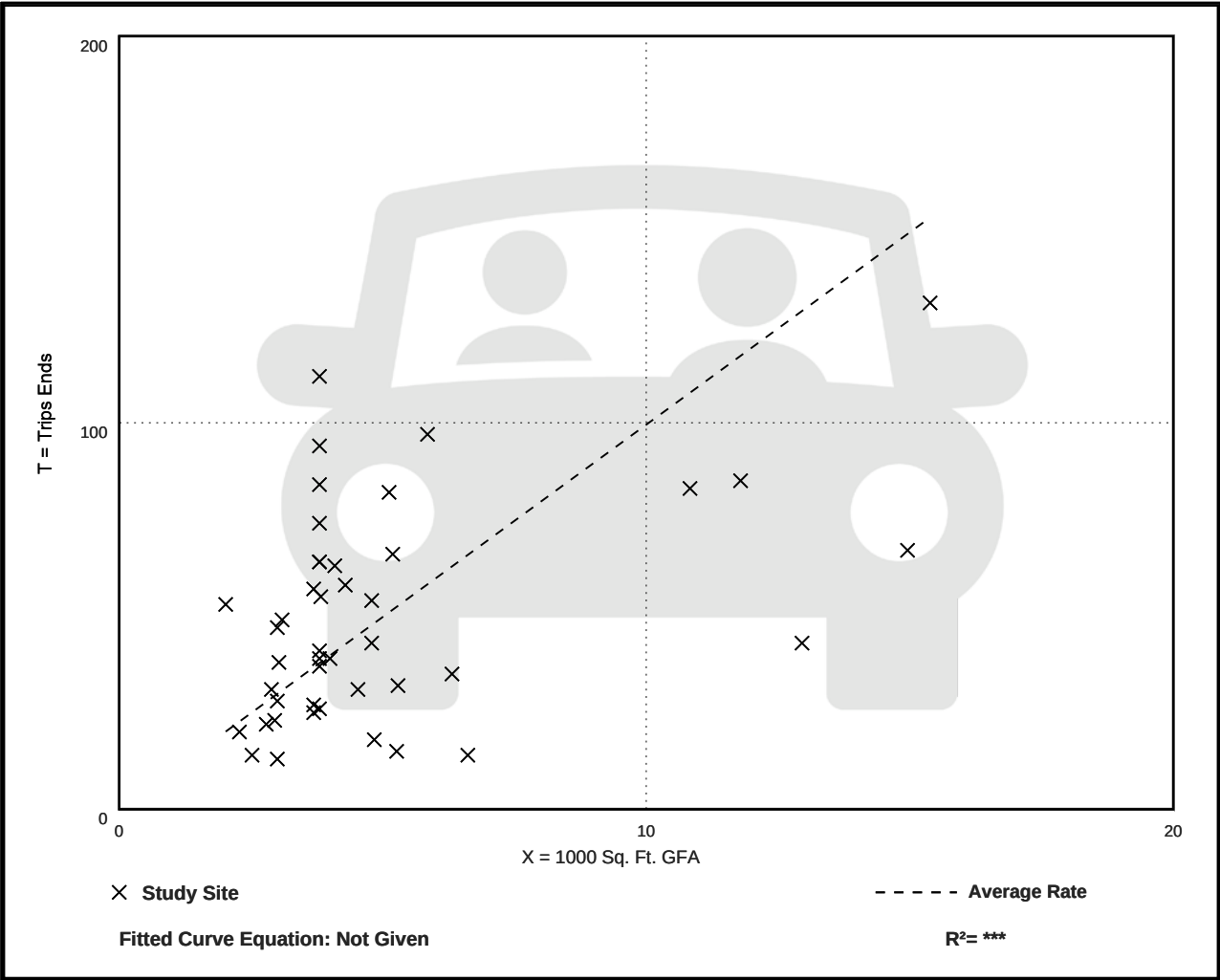
Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 44
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 114

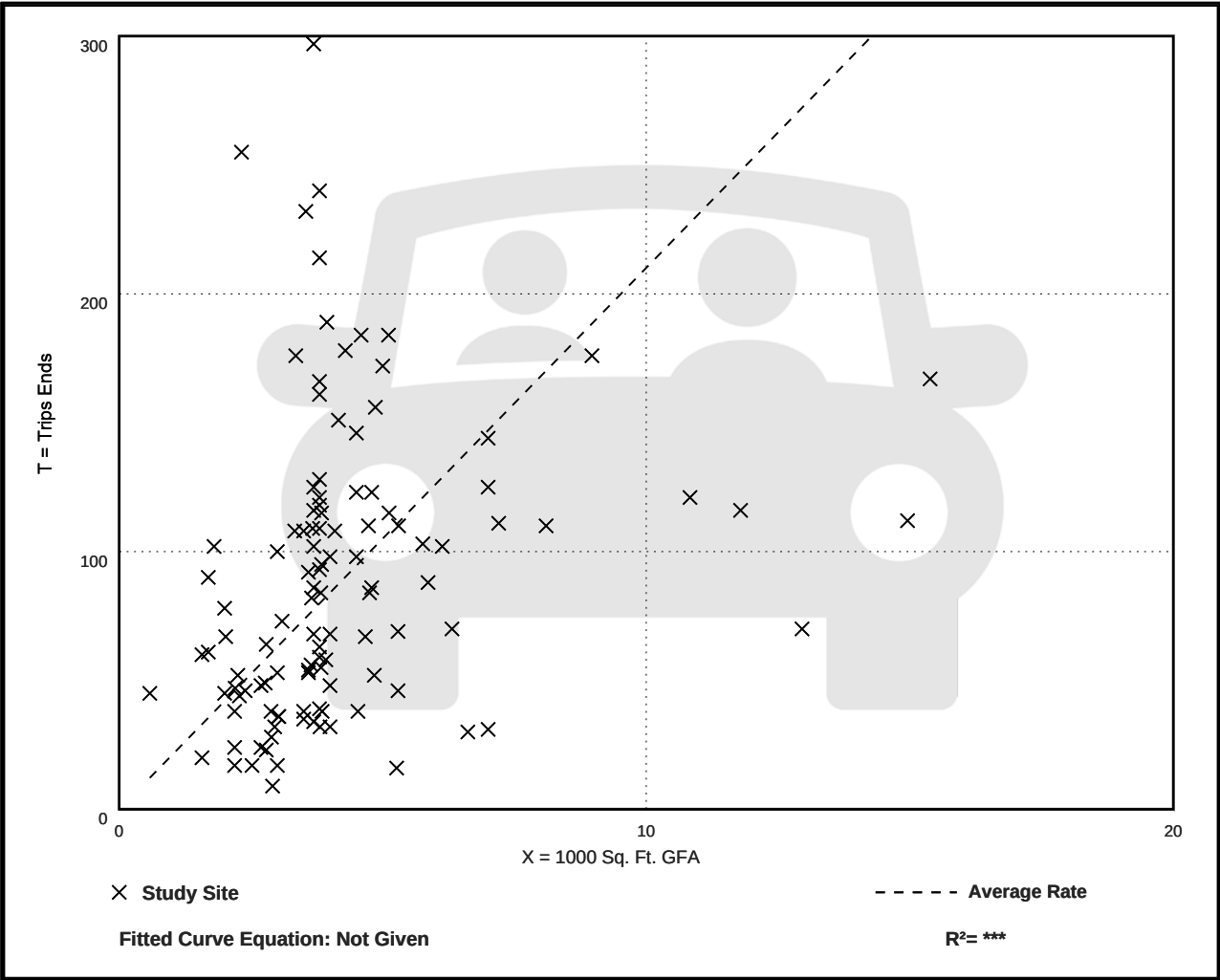
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

Data Plot and Equation



Drive-in Bank (912)

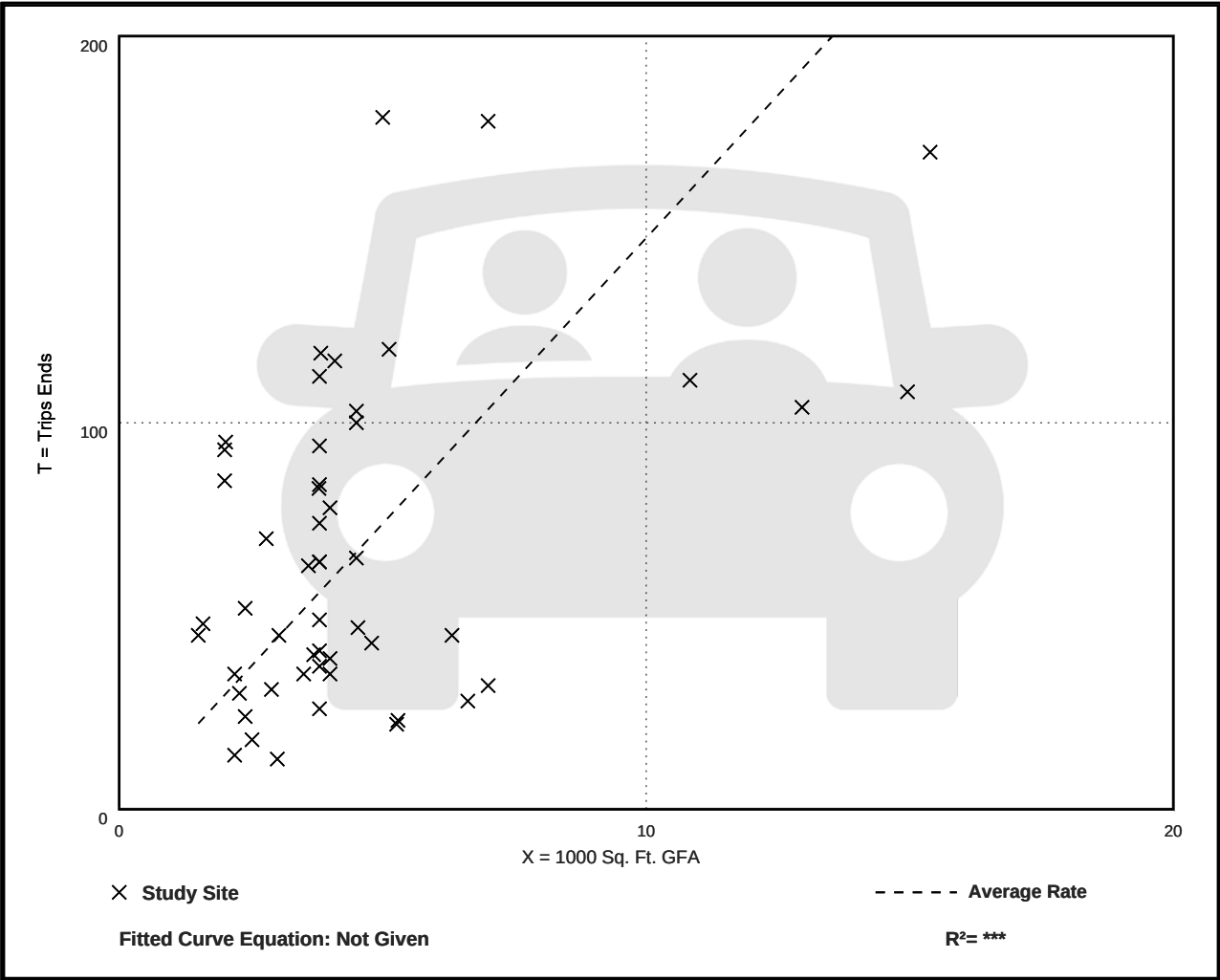
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.78	4.18 - 47.03	9.60

Data Plot and Equation



Drive-in Bank (912)

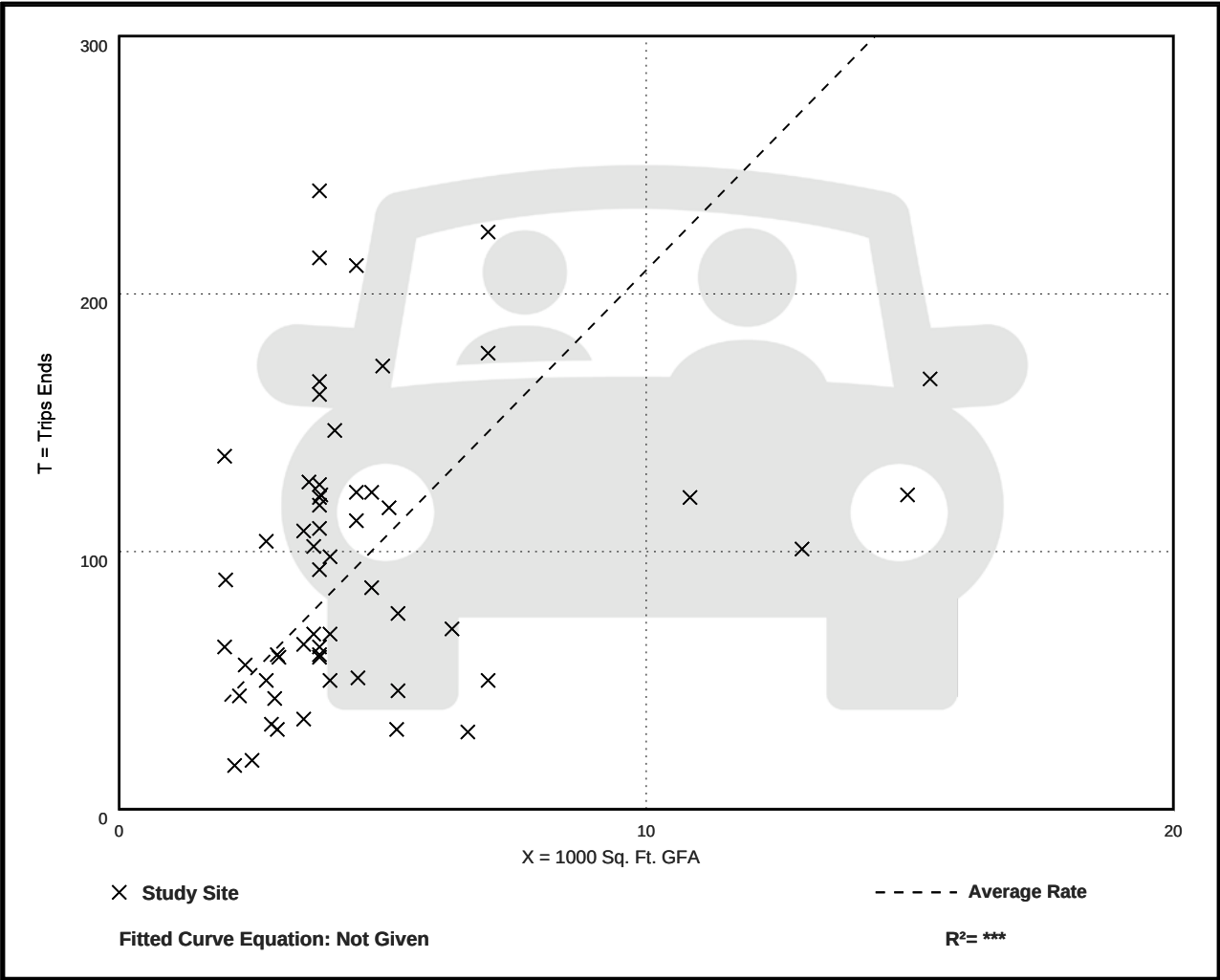
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 57
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
20.92	4.54 - 68.50	13.57

Data Plot and Equation



Drive-in Bank (912)

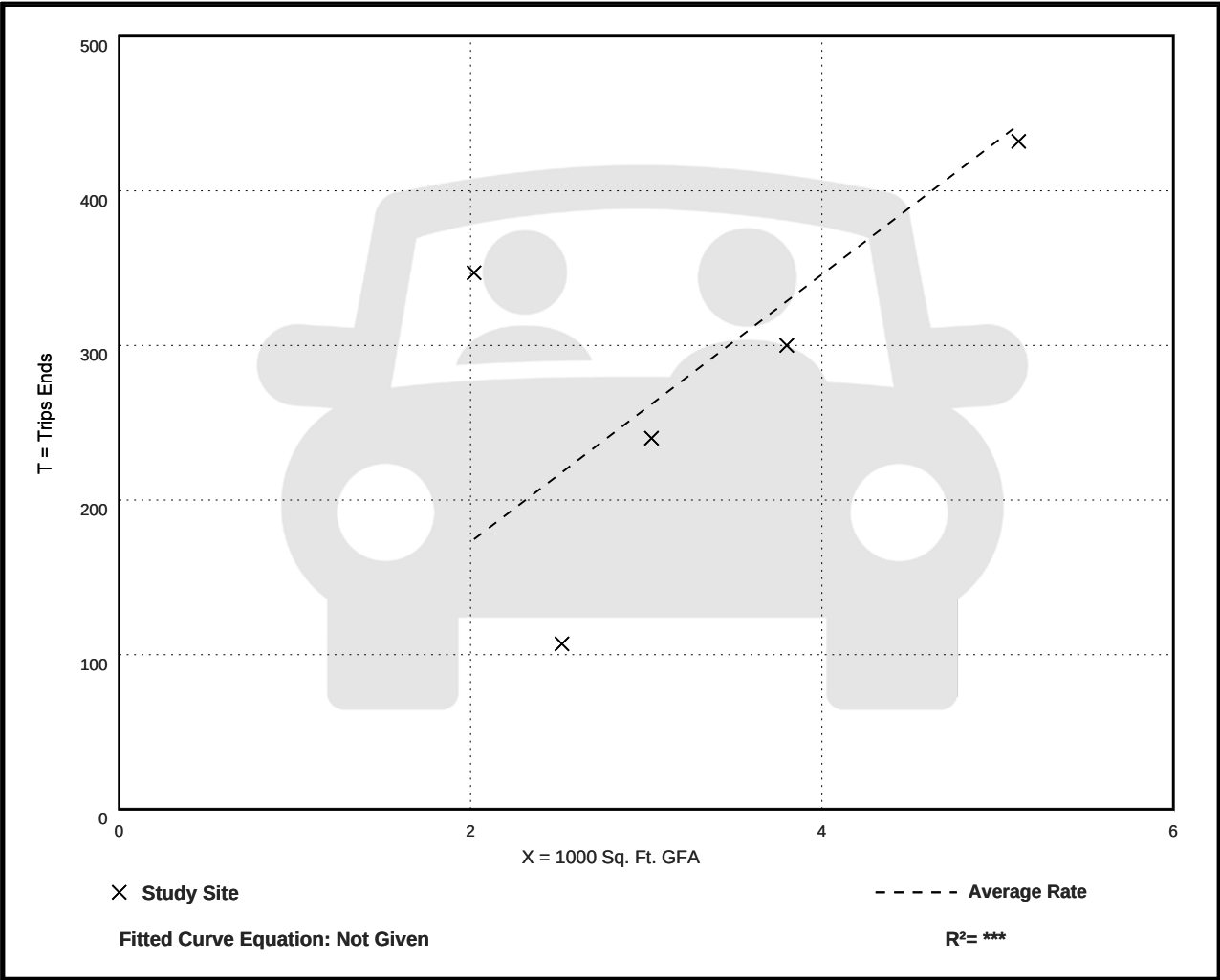
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
86.48	42.46 - 171.78	38.92

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 41

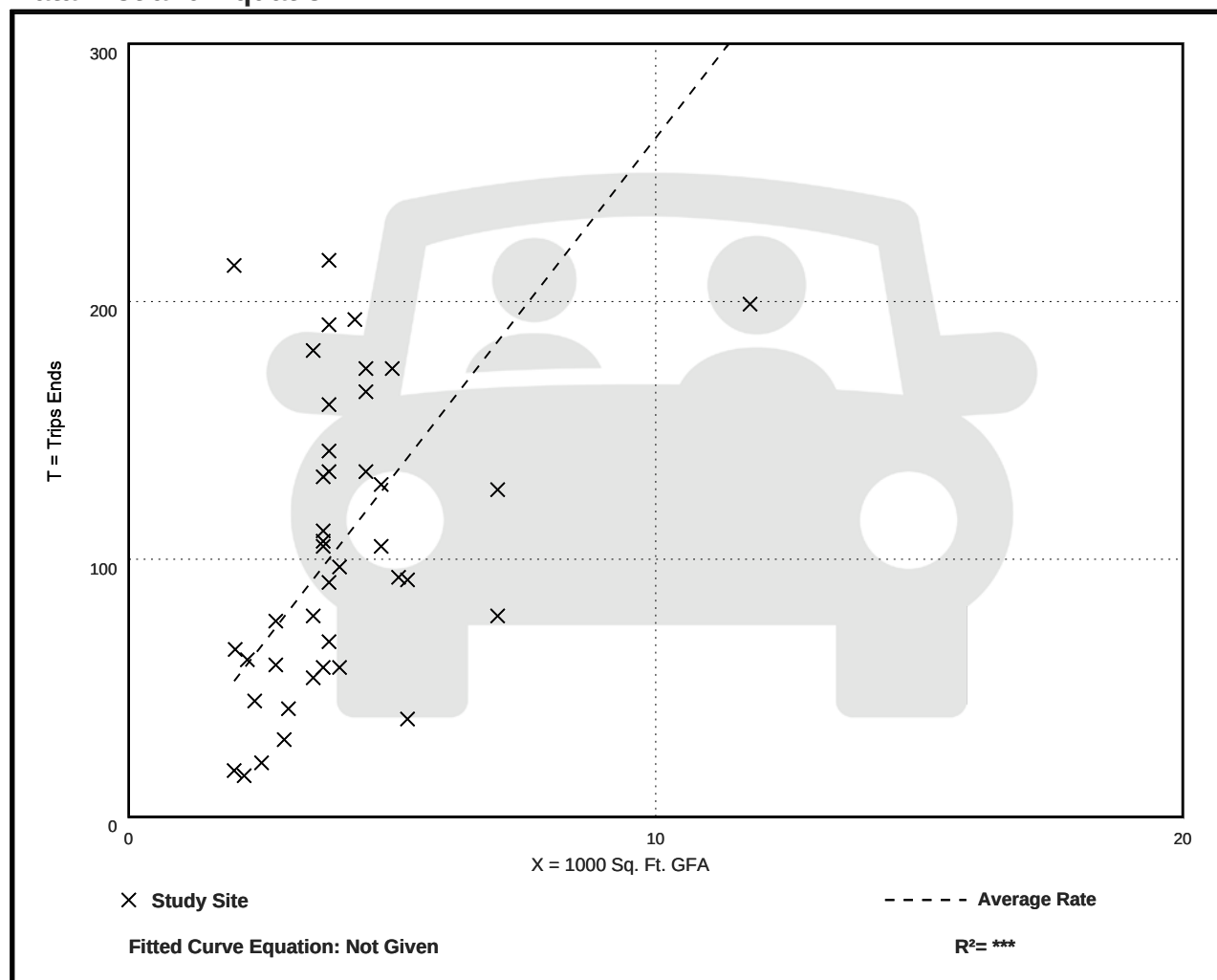
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
26.35	7.18 - 107.00	15.32

Data Plot and Equation



Drive-in Bank (912)

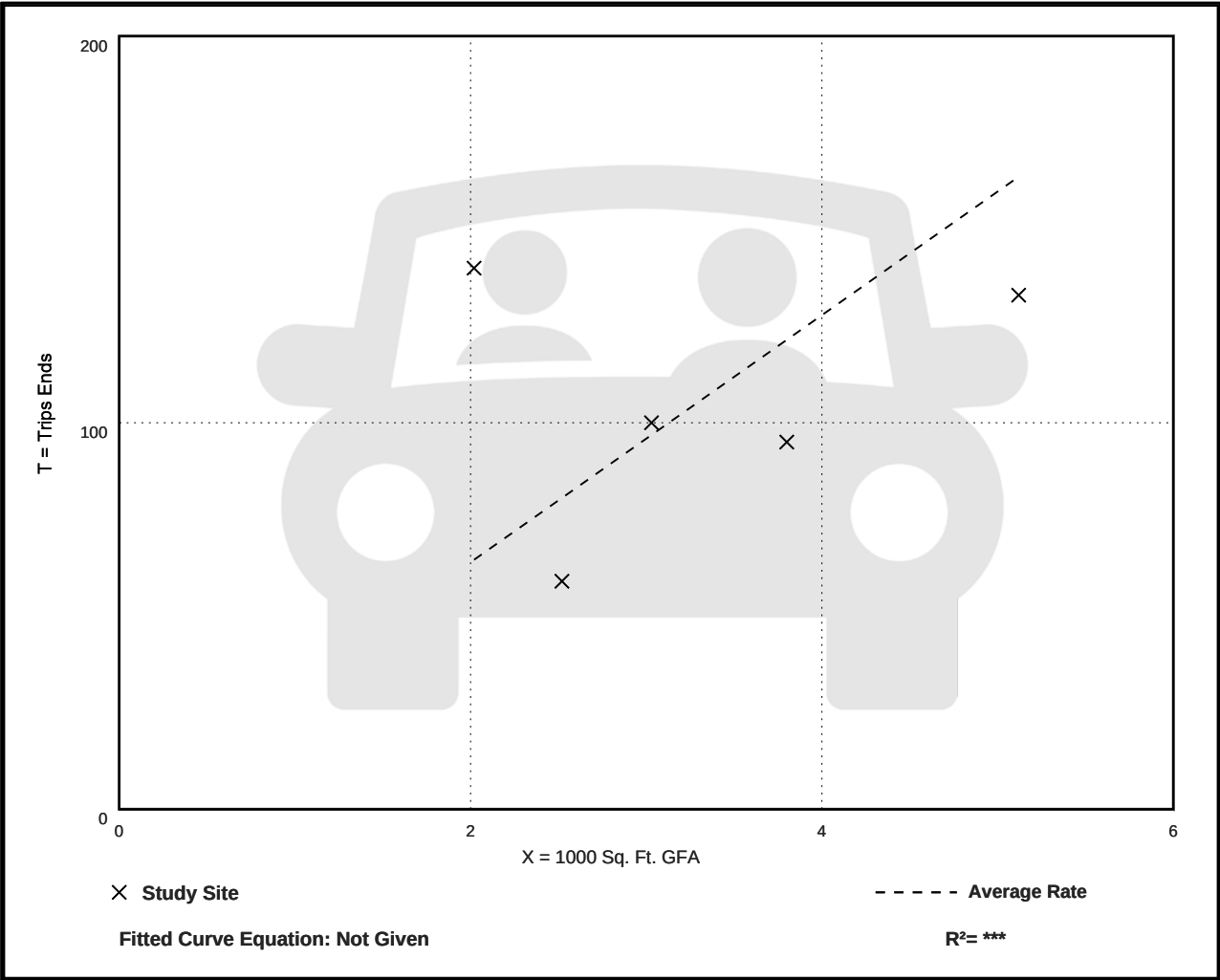
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.96	23.41 - 69.31	15.99

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

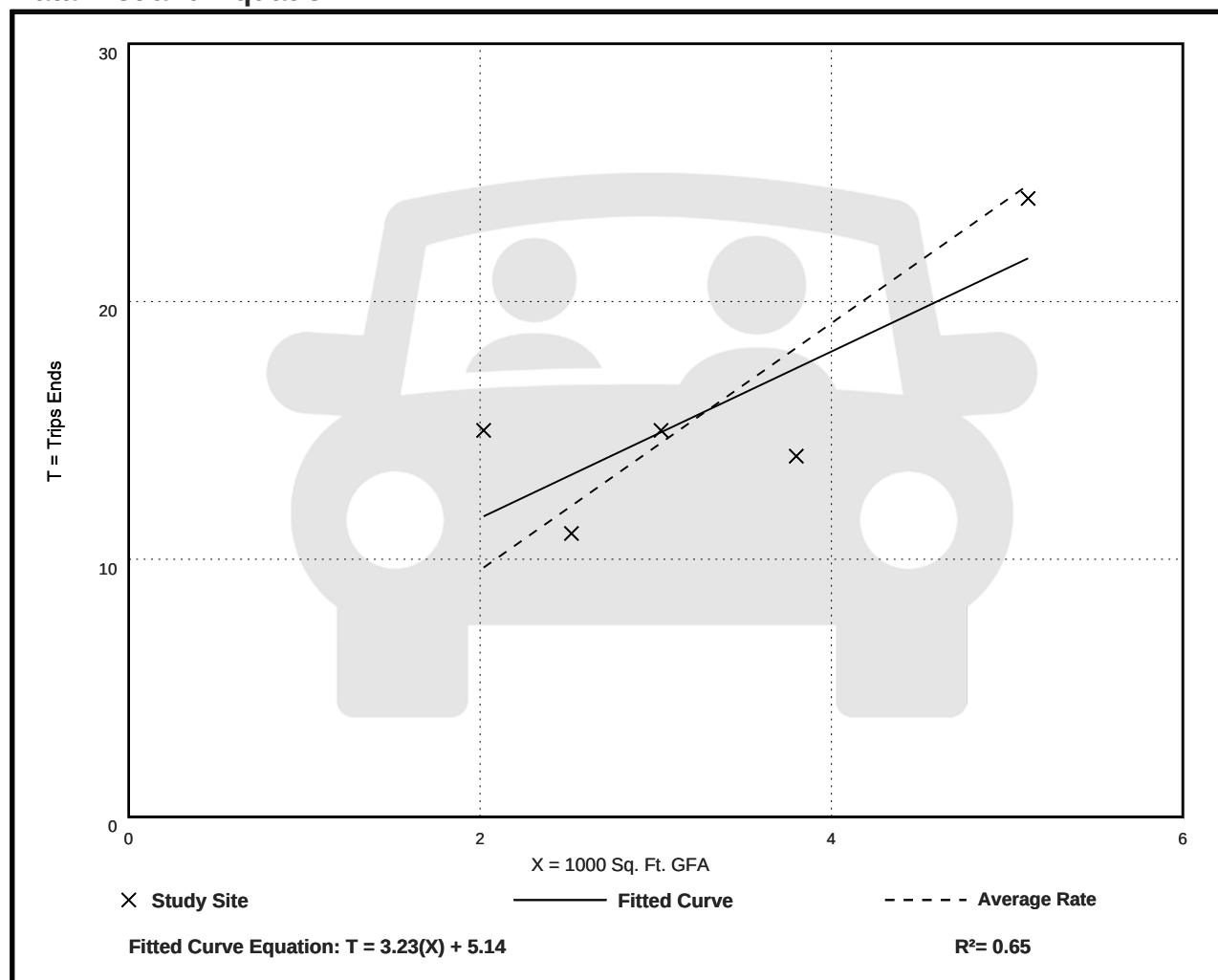
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.79	3.68 - 7.43	1.21

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 20

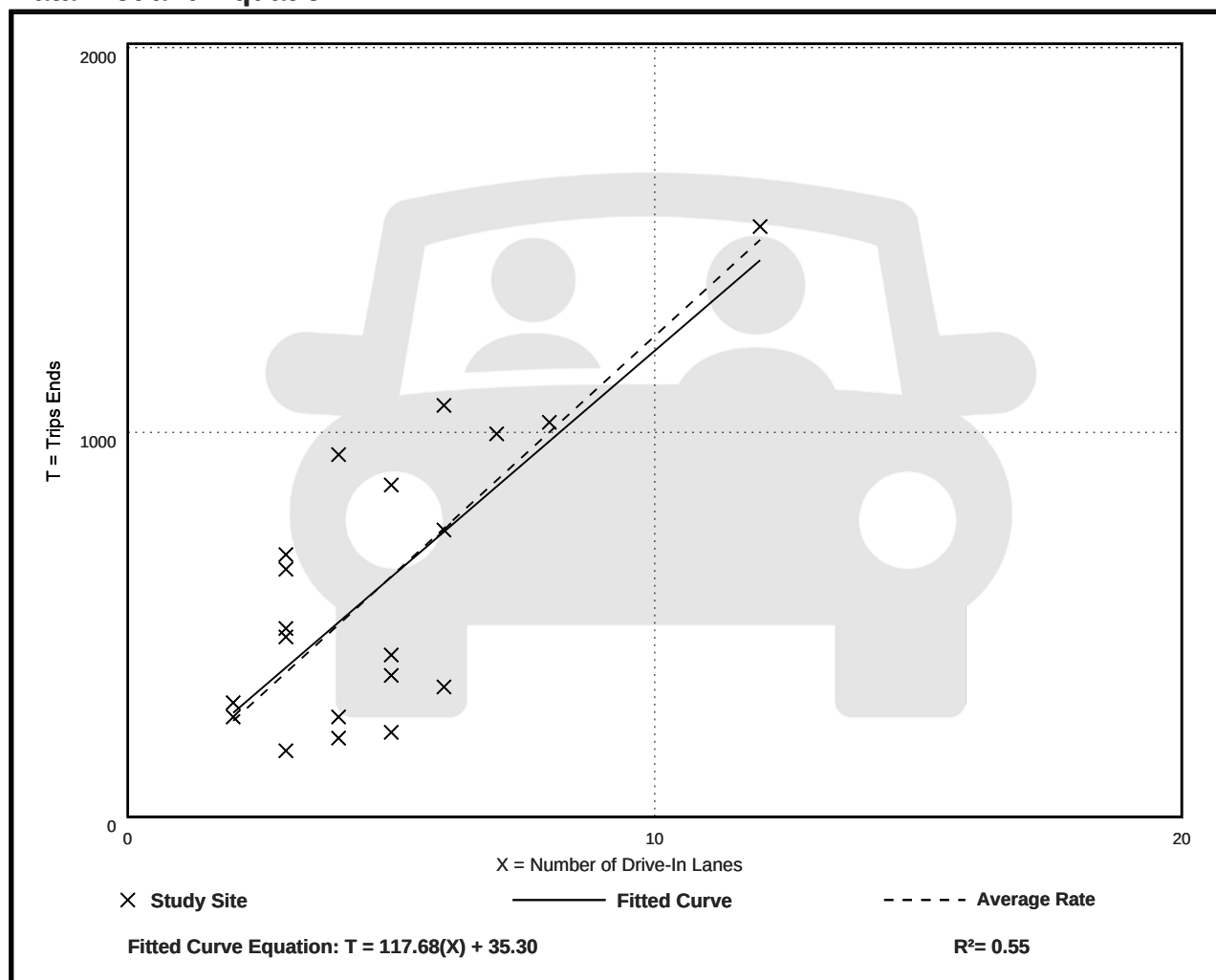
Avg. Num. of Drive-In Lanes: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
125.03	44.00 - 235.50	55.01

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

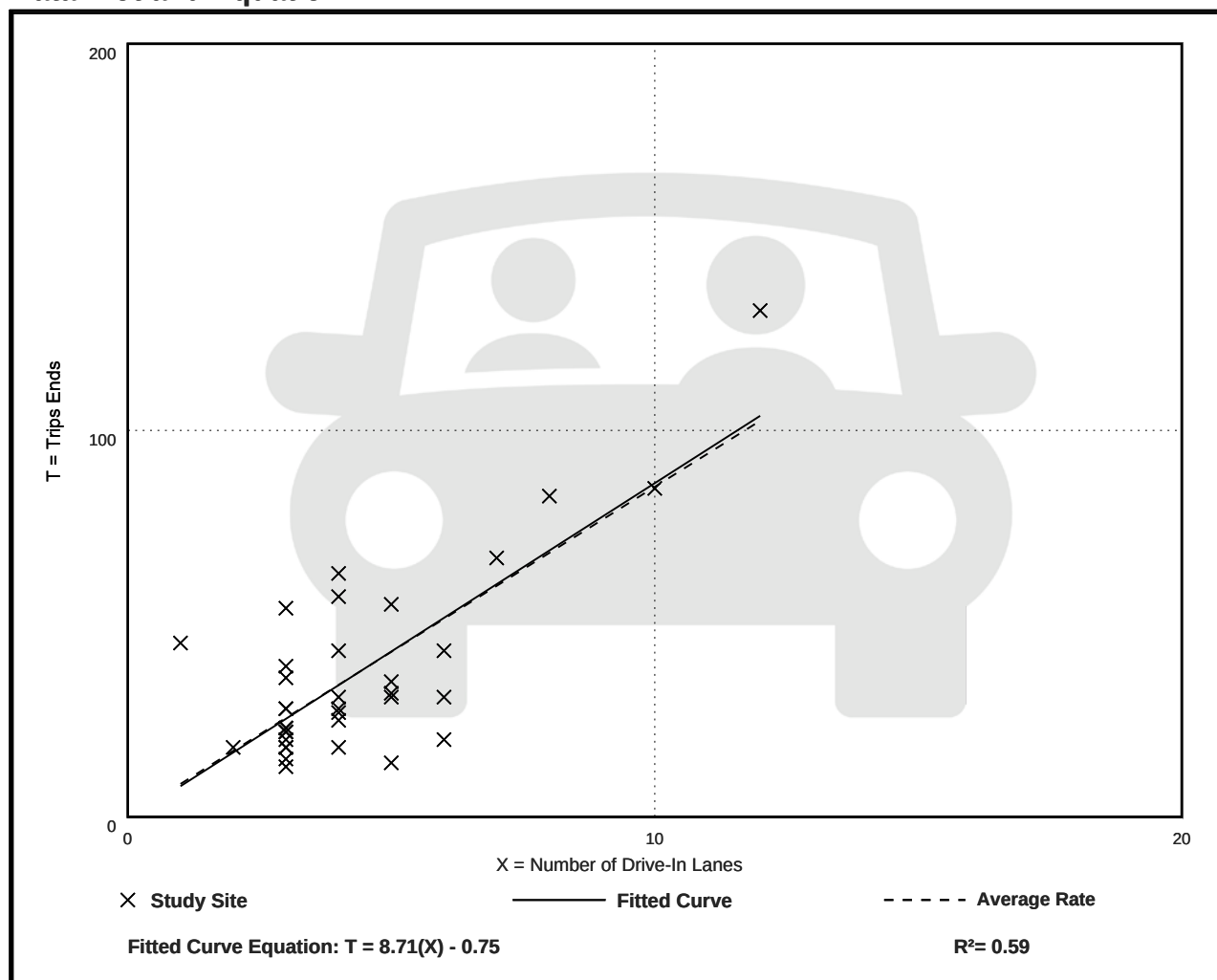
Avg. Num. of Drive-In Lanes: 4

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
8.54	2.80 - 45.00	4.37

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 109

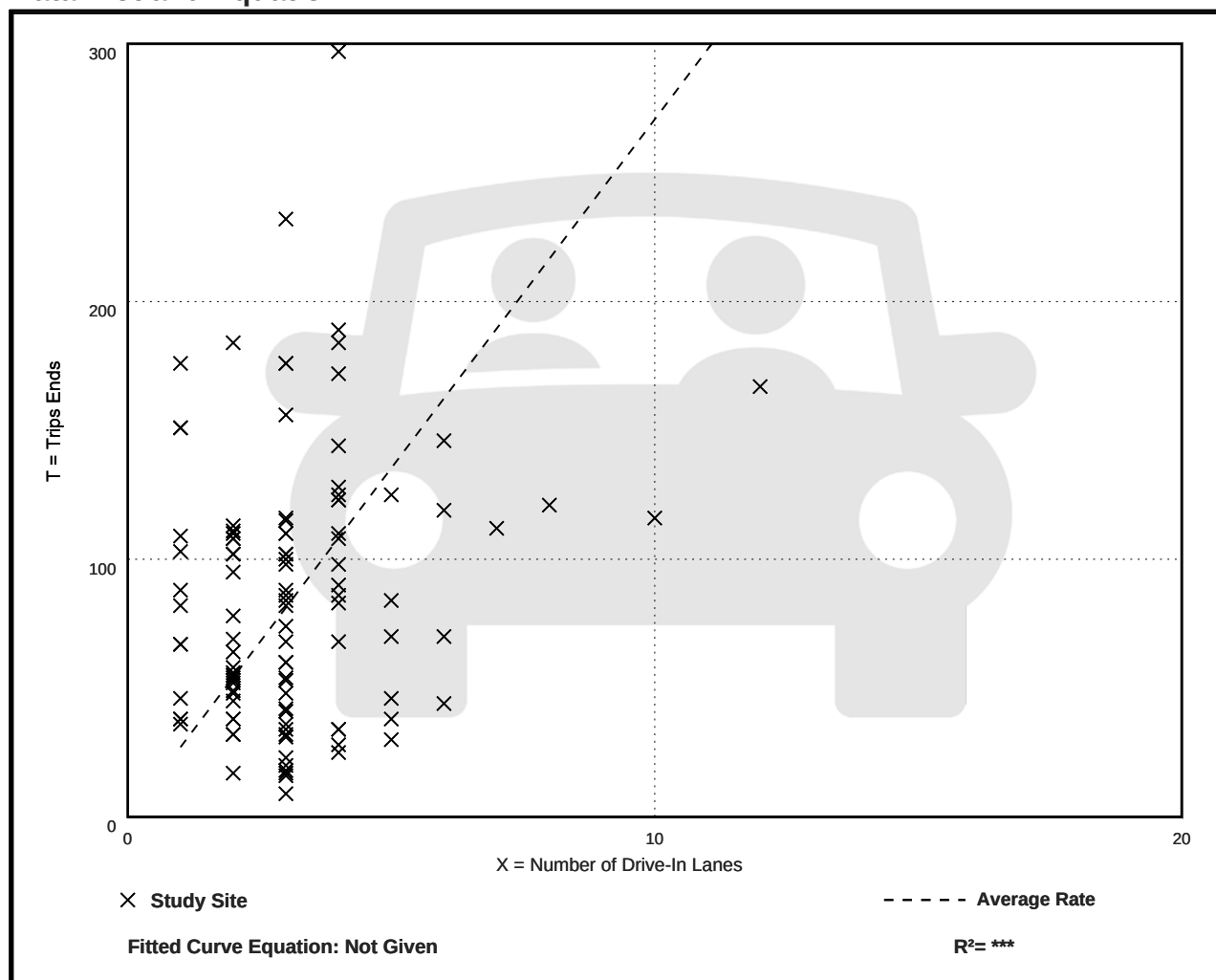
Avg. Num. of Drive-In Lanes: 3

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
27.07	3.00 - 176.00	22.13

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 37

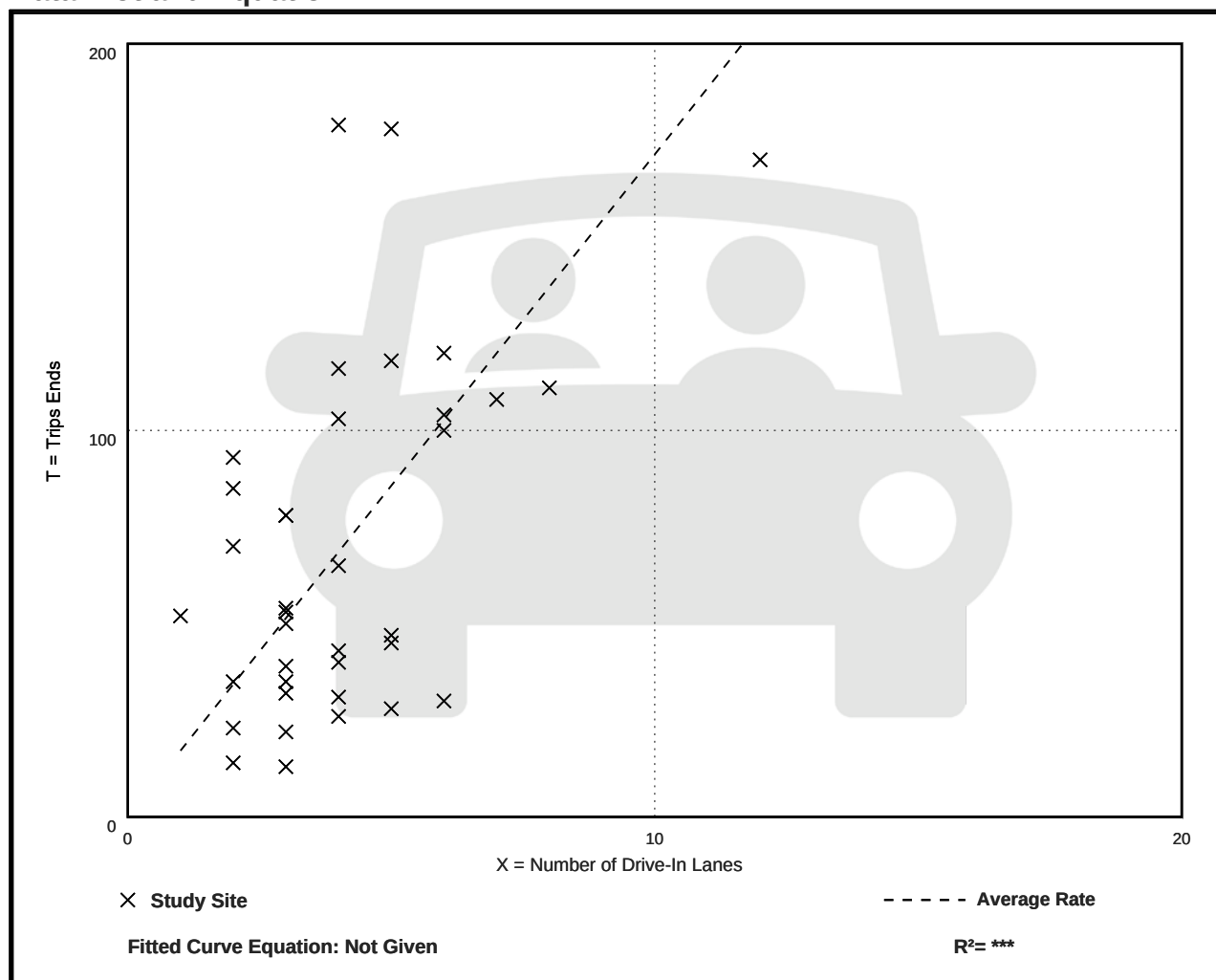
Avg. Num. of Drive-In Lanes: 4

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
17.14	4.33 - 52.00	10.47

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 44

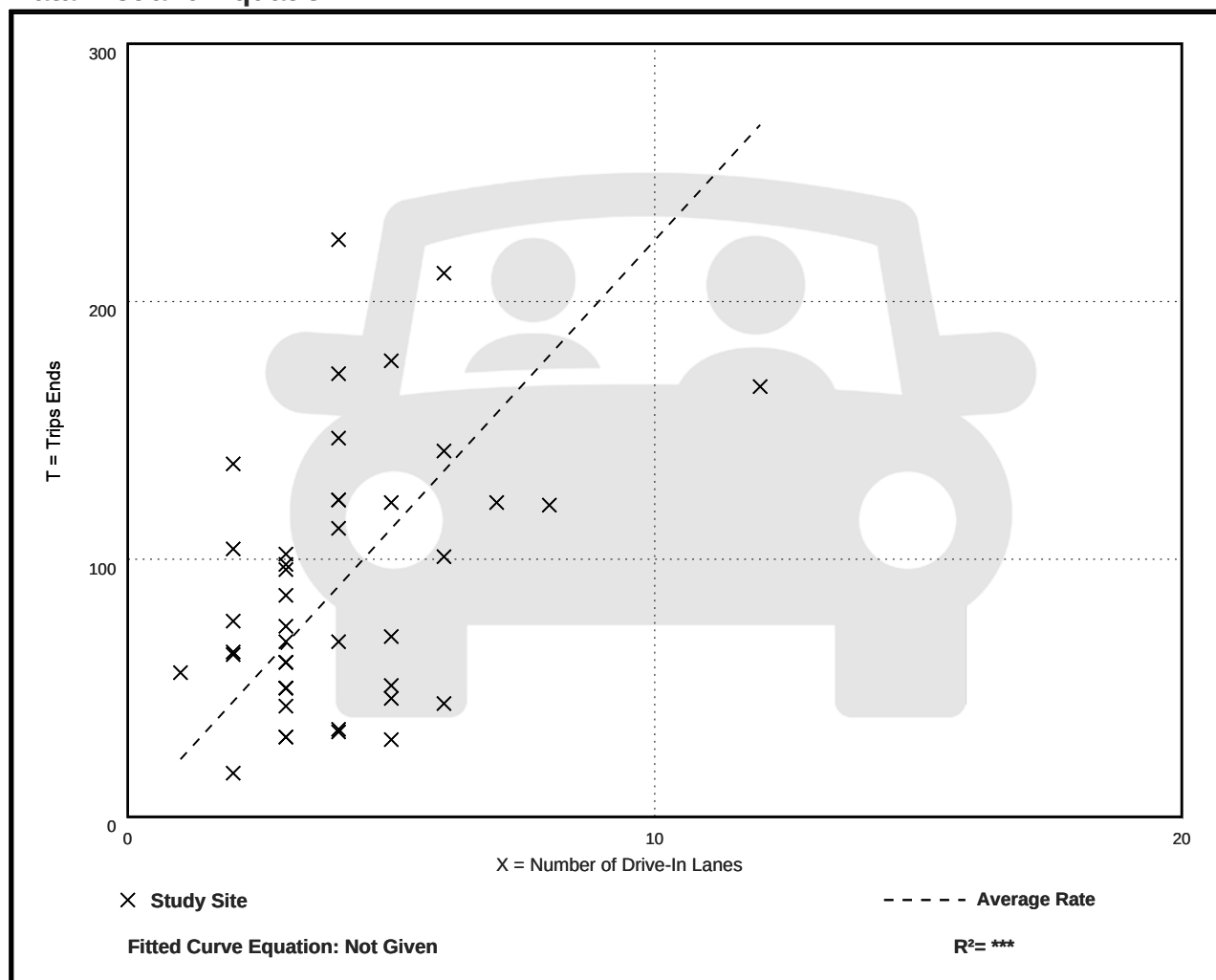
Avg. Num. of Drive-In Lanes: 4

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
22.38	6.00 - 68.50	12.91

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 31

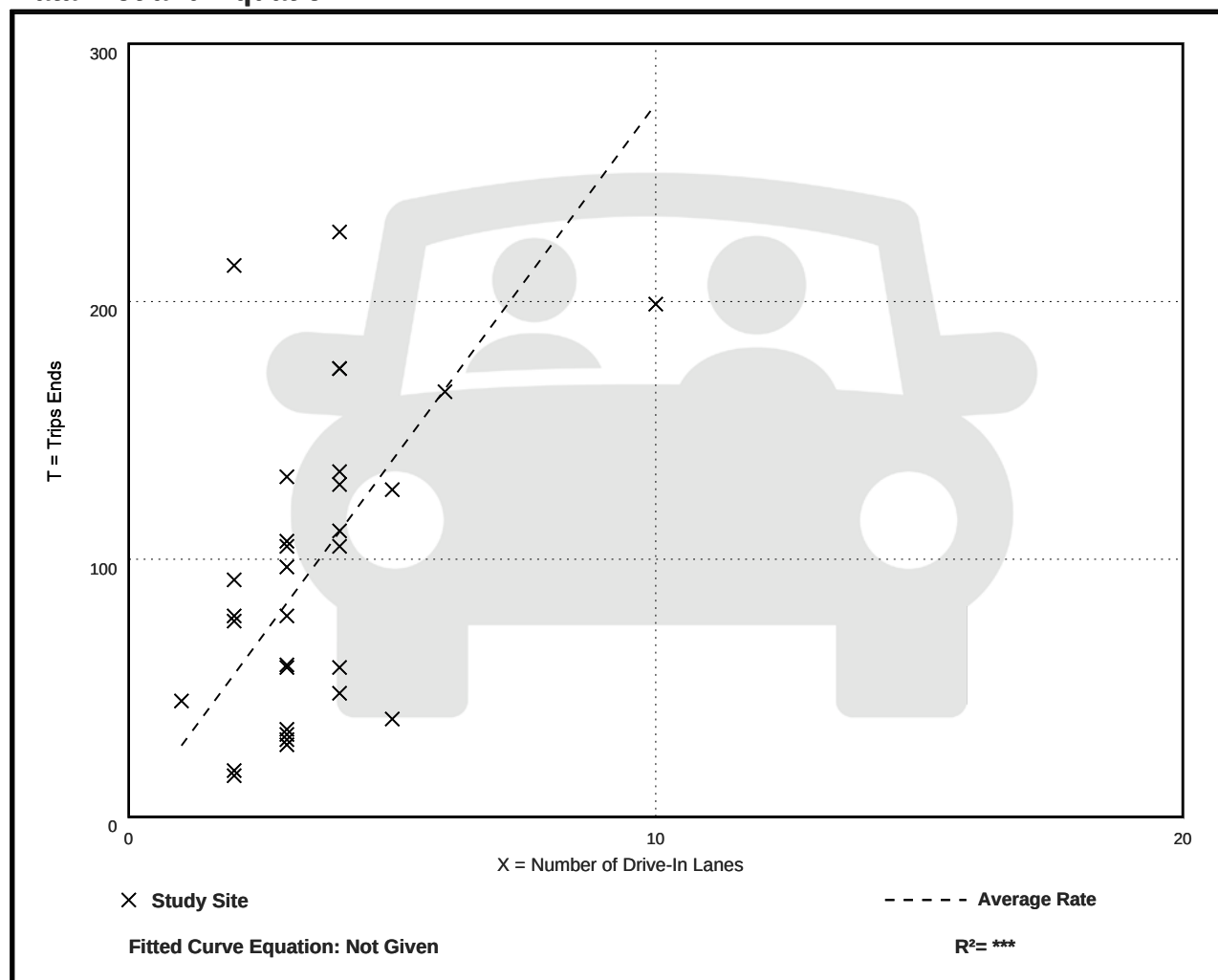
Avg. Num. of Drive-In Lanes: 3

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
27.67	7.60 - 107.00	17.13

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 14

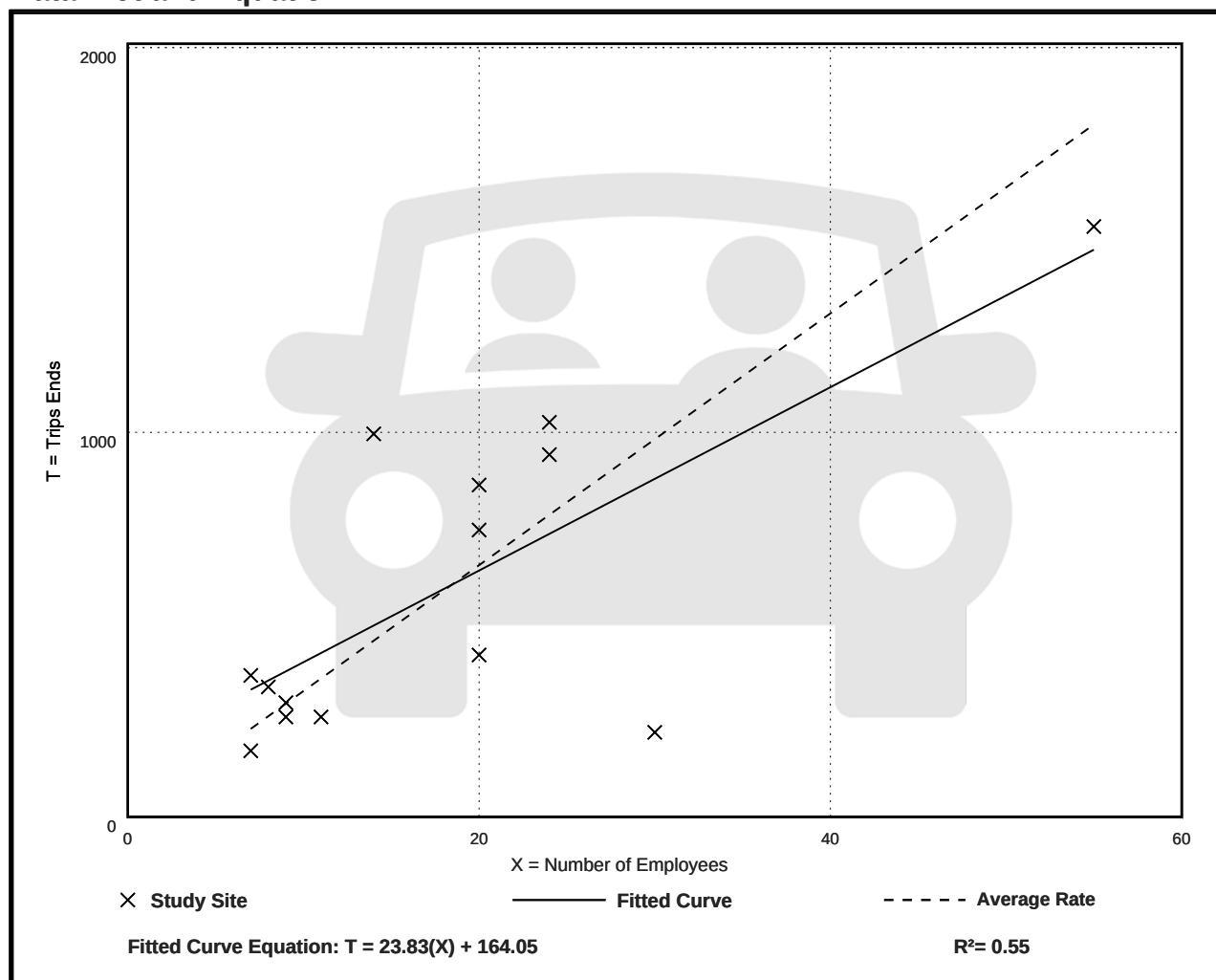
Avg. Num. of Employees: 18

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
32.73	7.33 - 71.14	15.15

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 19

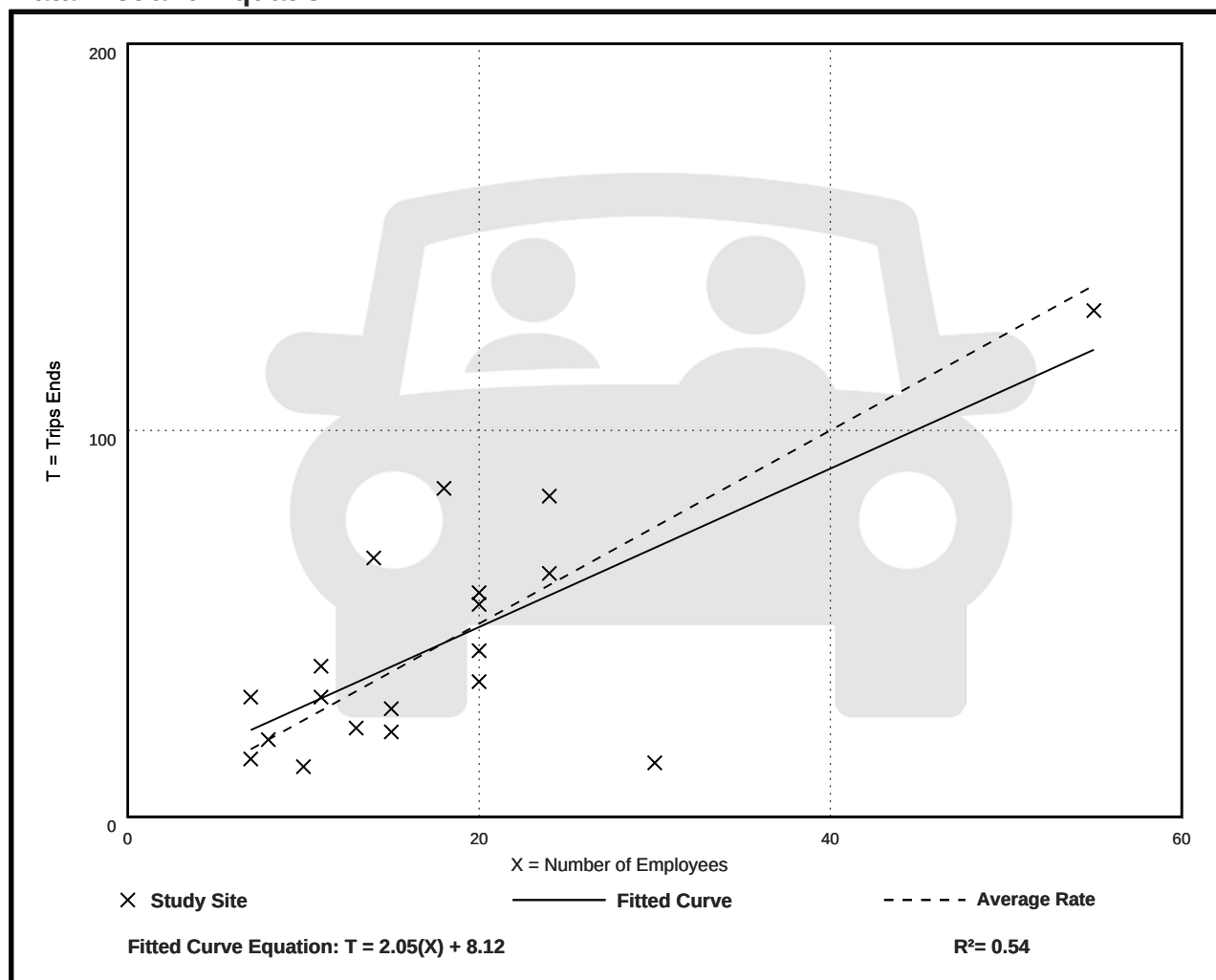
Avg. Num. of Employees: 18

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.50	0.47 - 4.79	1.13

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Employees

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 23

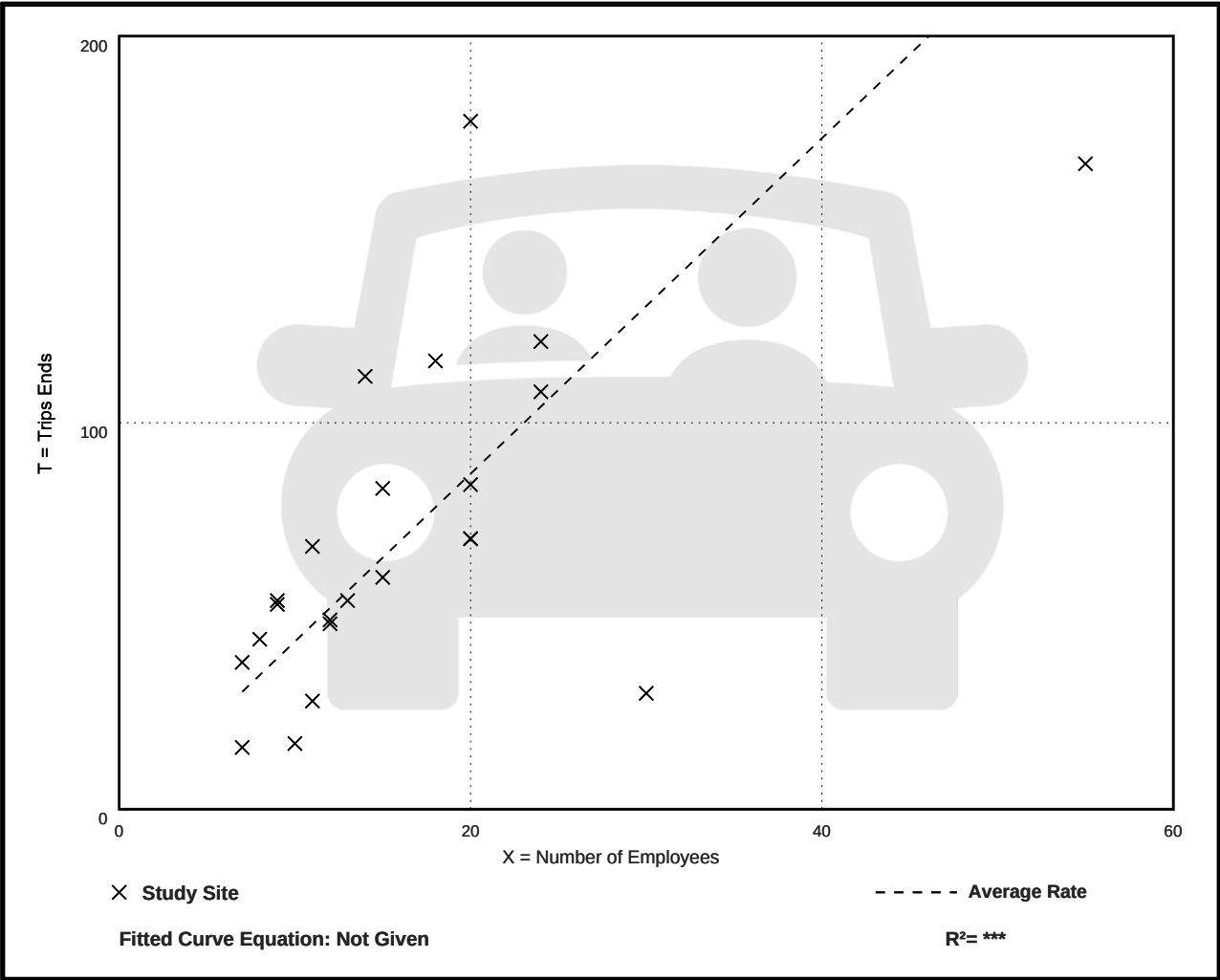
Avg. Num. of Employees: 17

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.34	1.00 - 8.90	1.96

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Employees

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 14

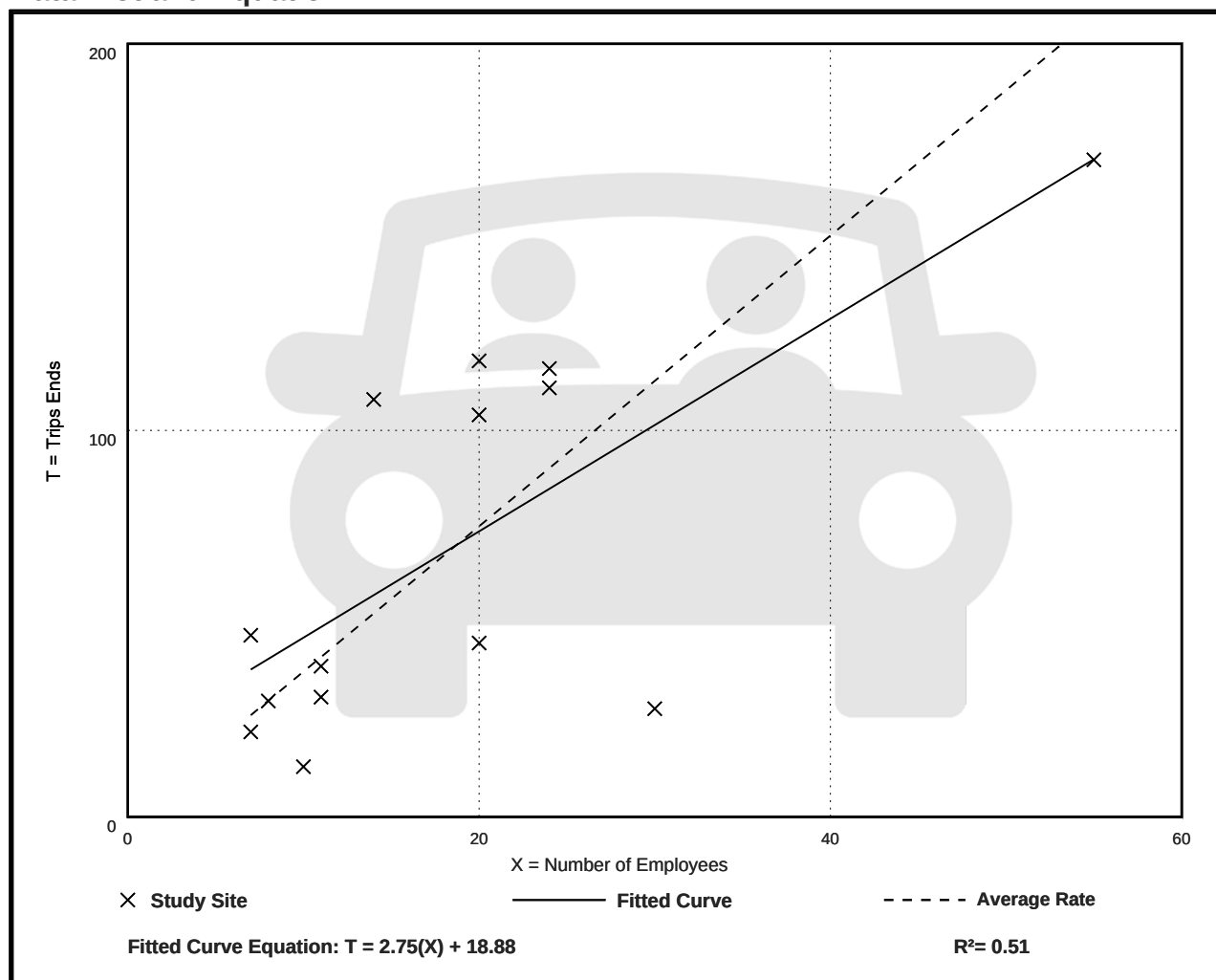
Avg. Num. of Employees: 19

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.76	0.93 - 7.71	1.86

Data Plot and Equation



Drive-in Bank (912)

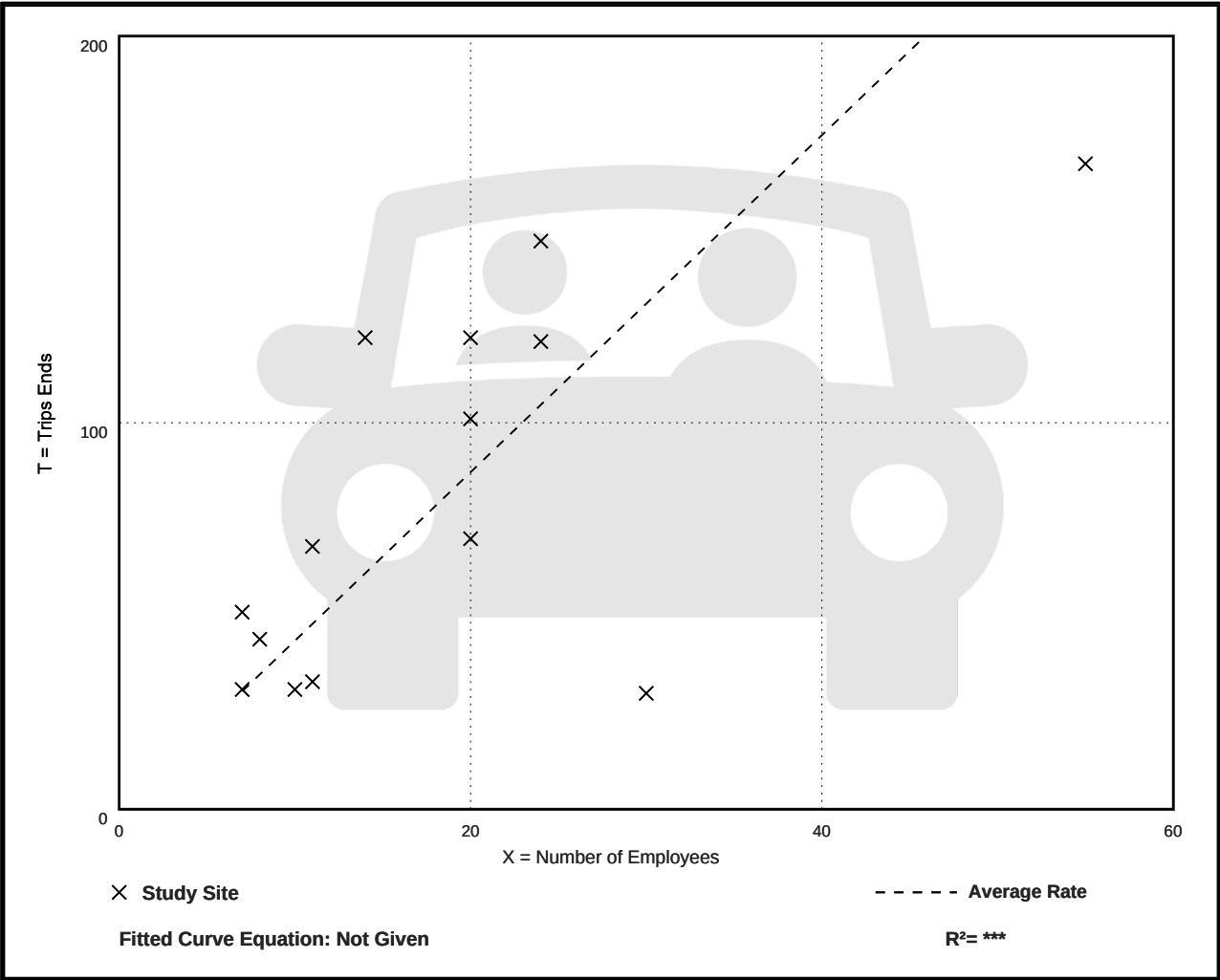
Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Employees: 19
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.36	1.00 - 8.71	2.05

Data Plot and Equation



Attachment B: Trip Generation Manual Description Land Use 712 – Small Office Building

Follows this page.

Land Use: 712

Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 976

Small Office Building (712)

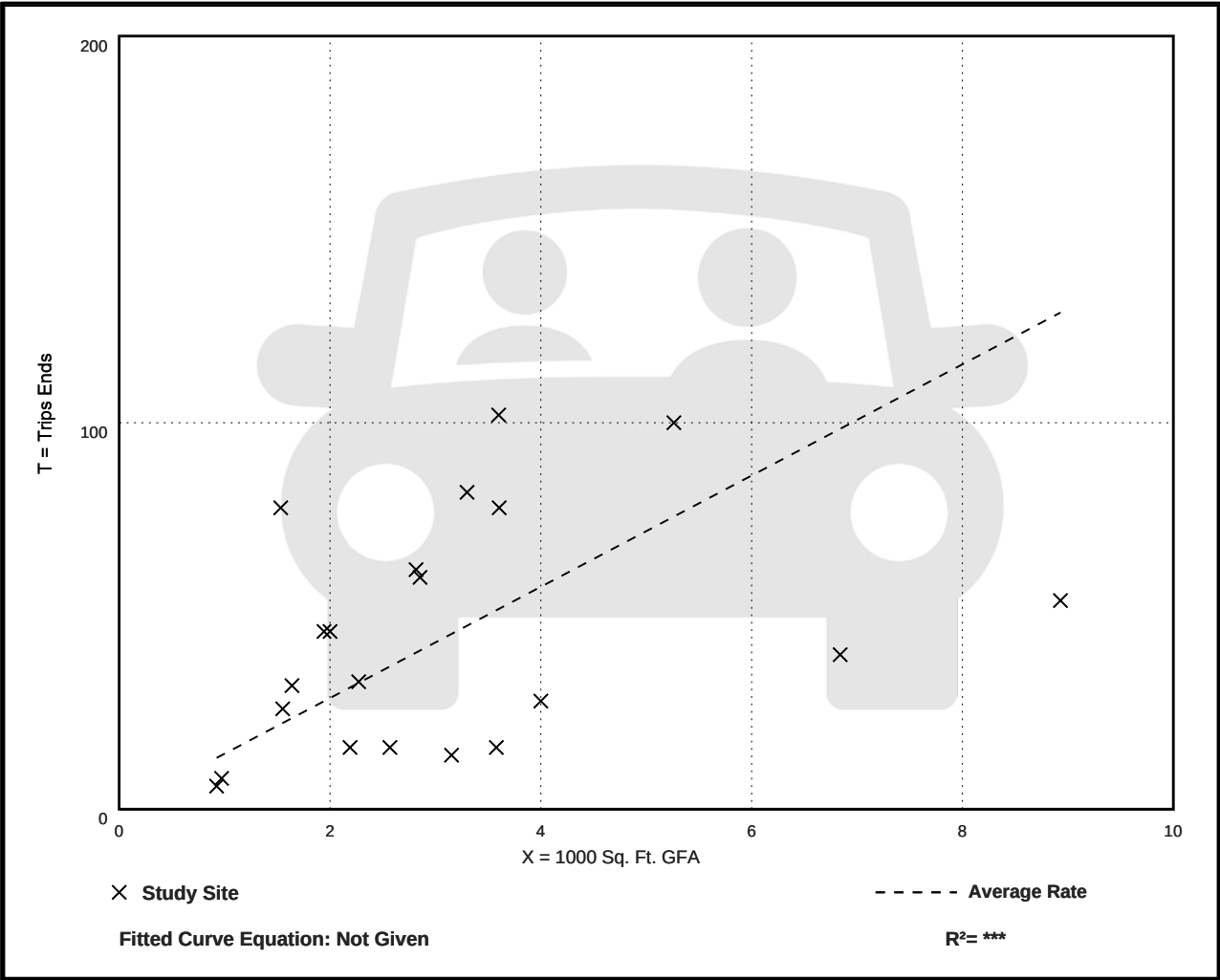
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



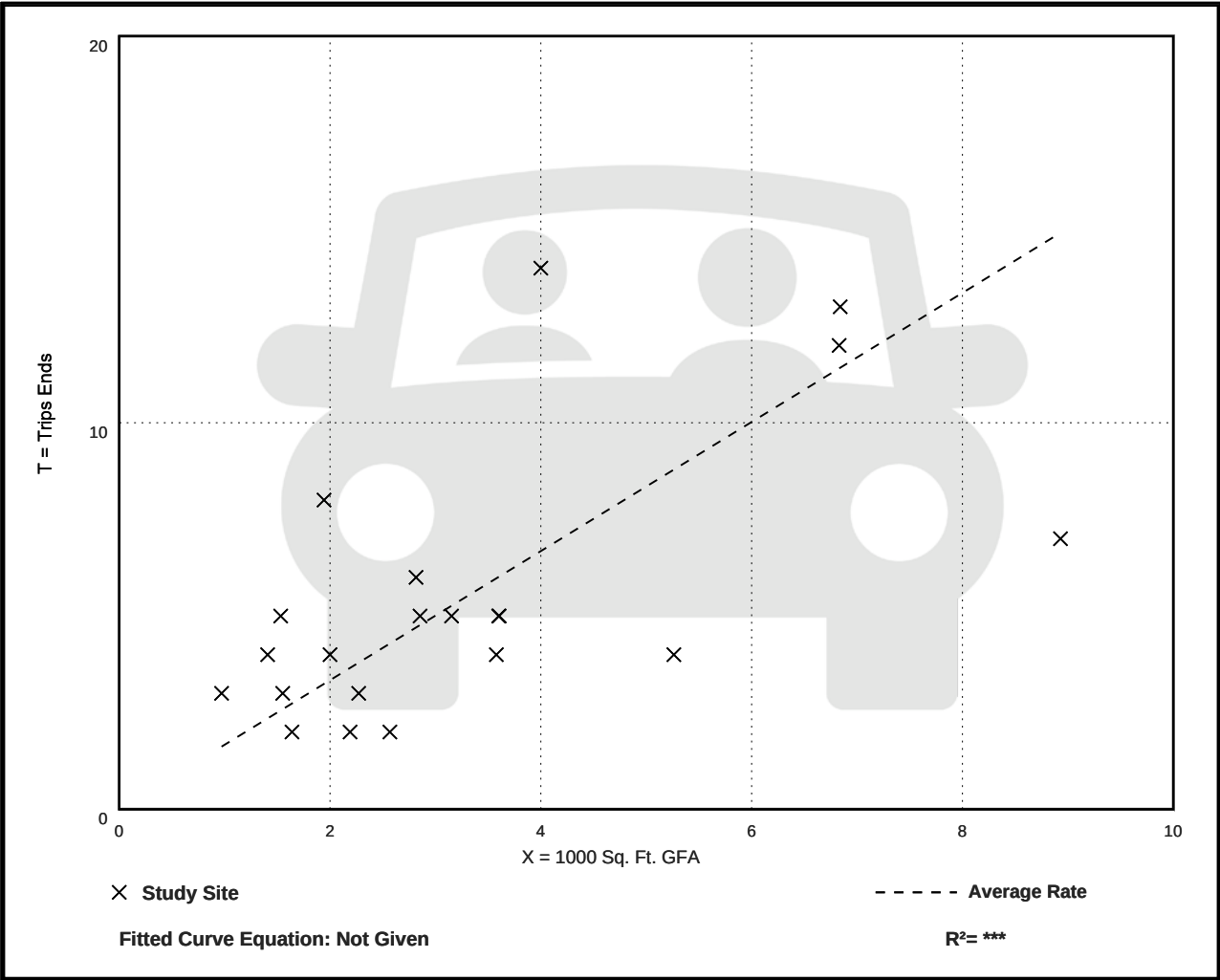
Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

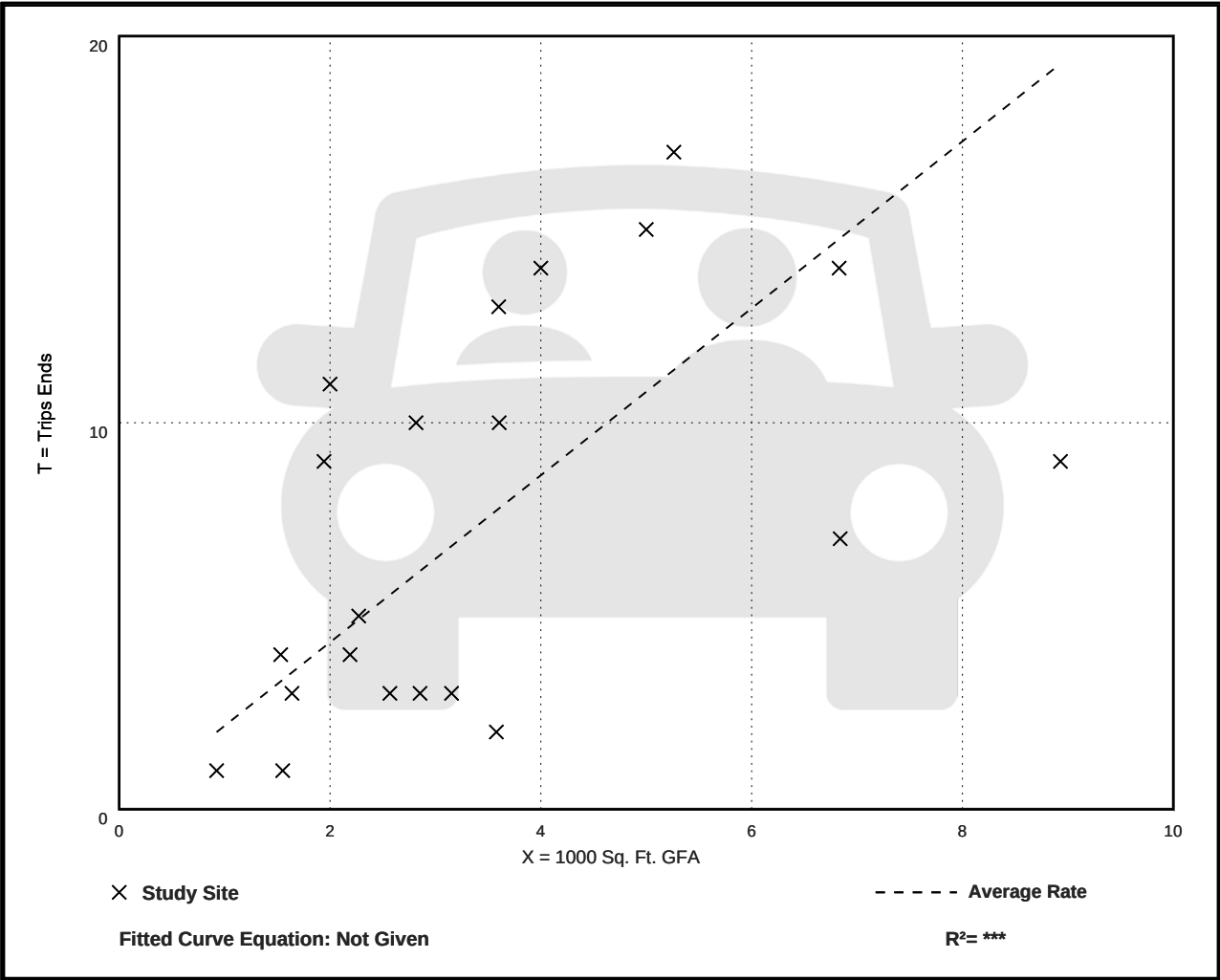
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Small Office Building (712)

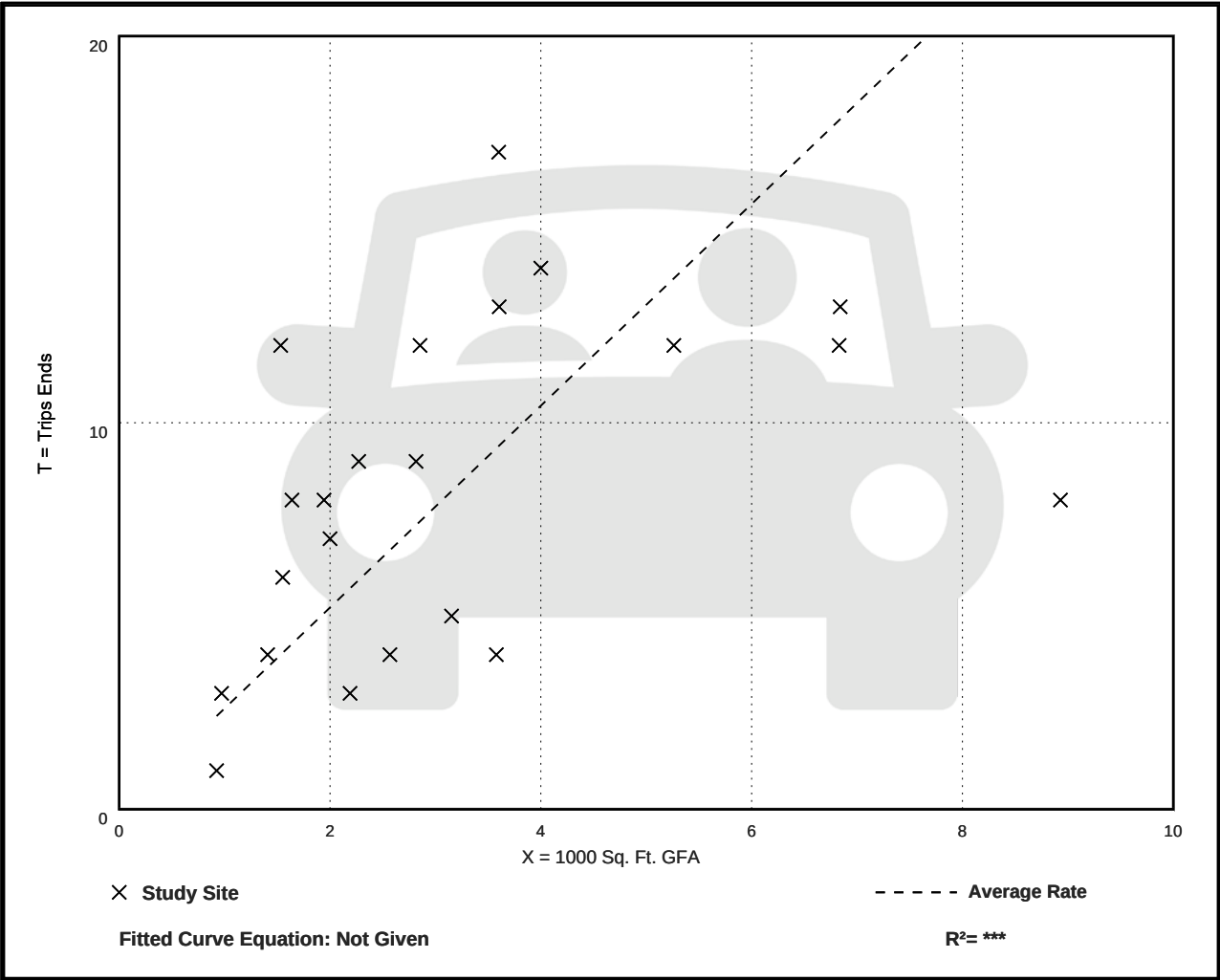
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

Data Plot and Equation



Small Office Building (712)

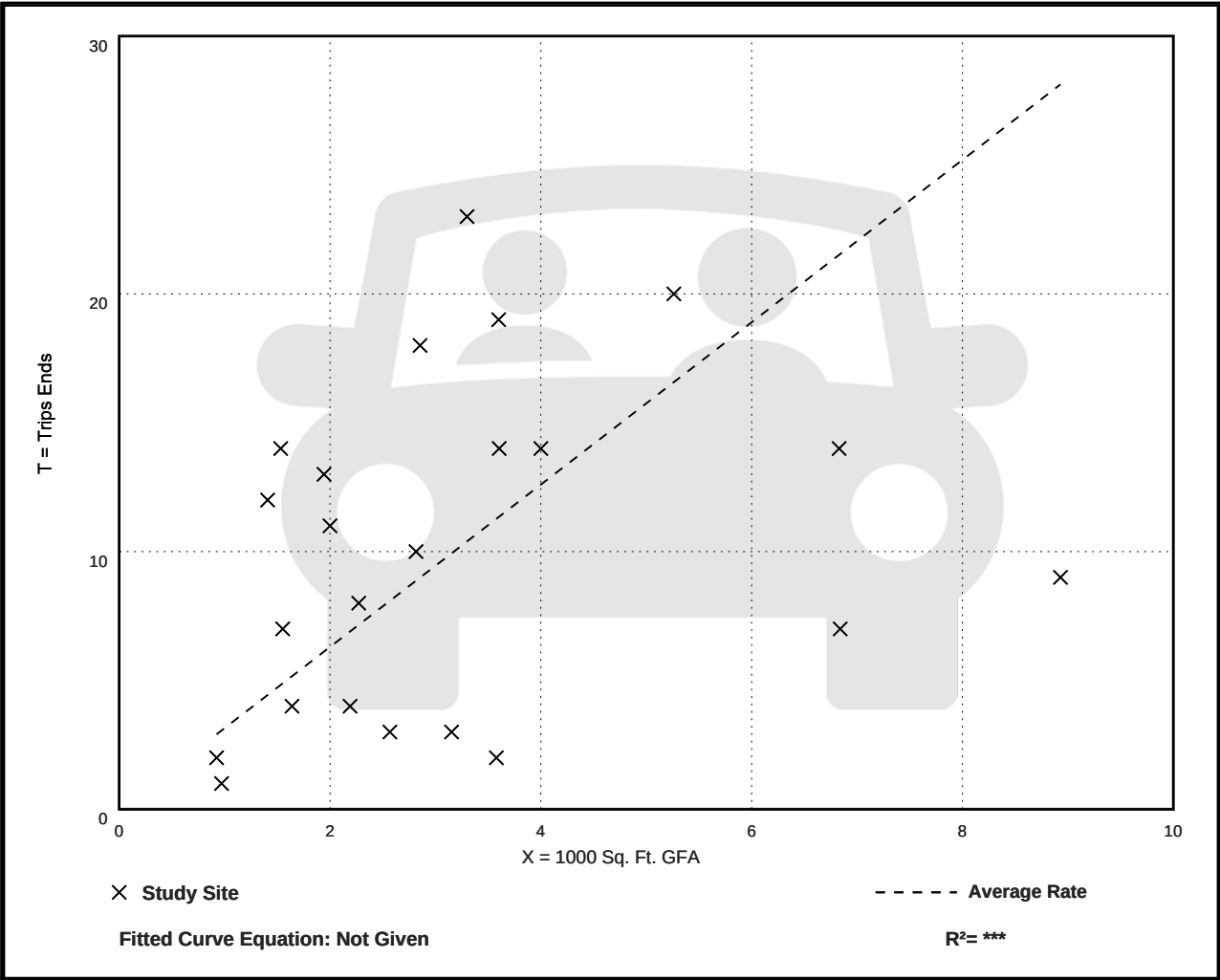
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 23
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 17

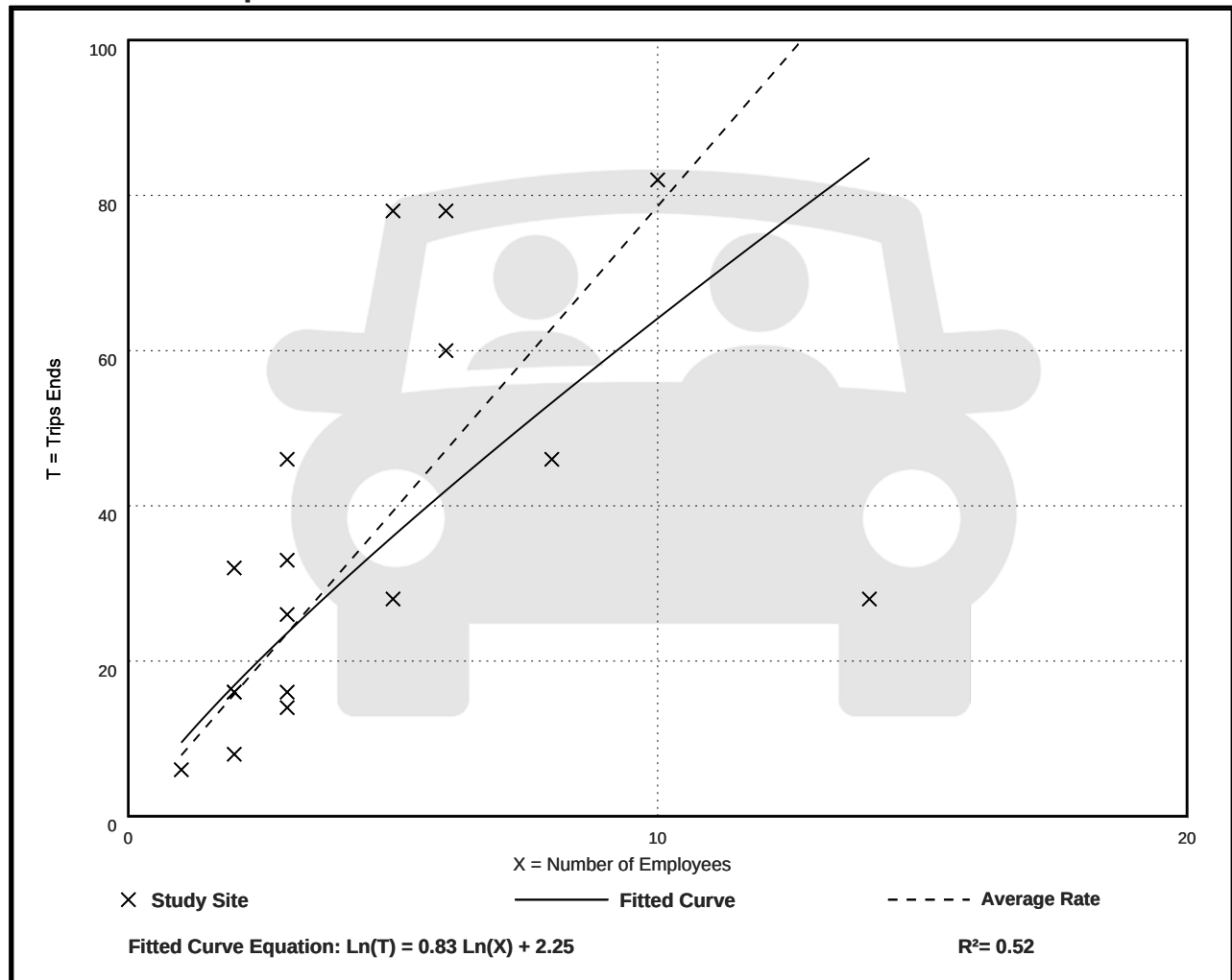
Avg. Num. of Employees: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
7.86	2.00 - 16.00	4.43

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 17

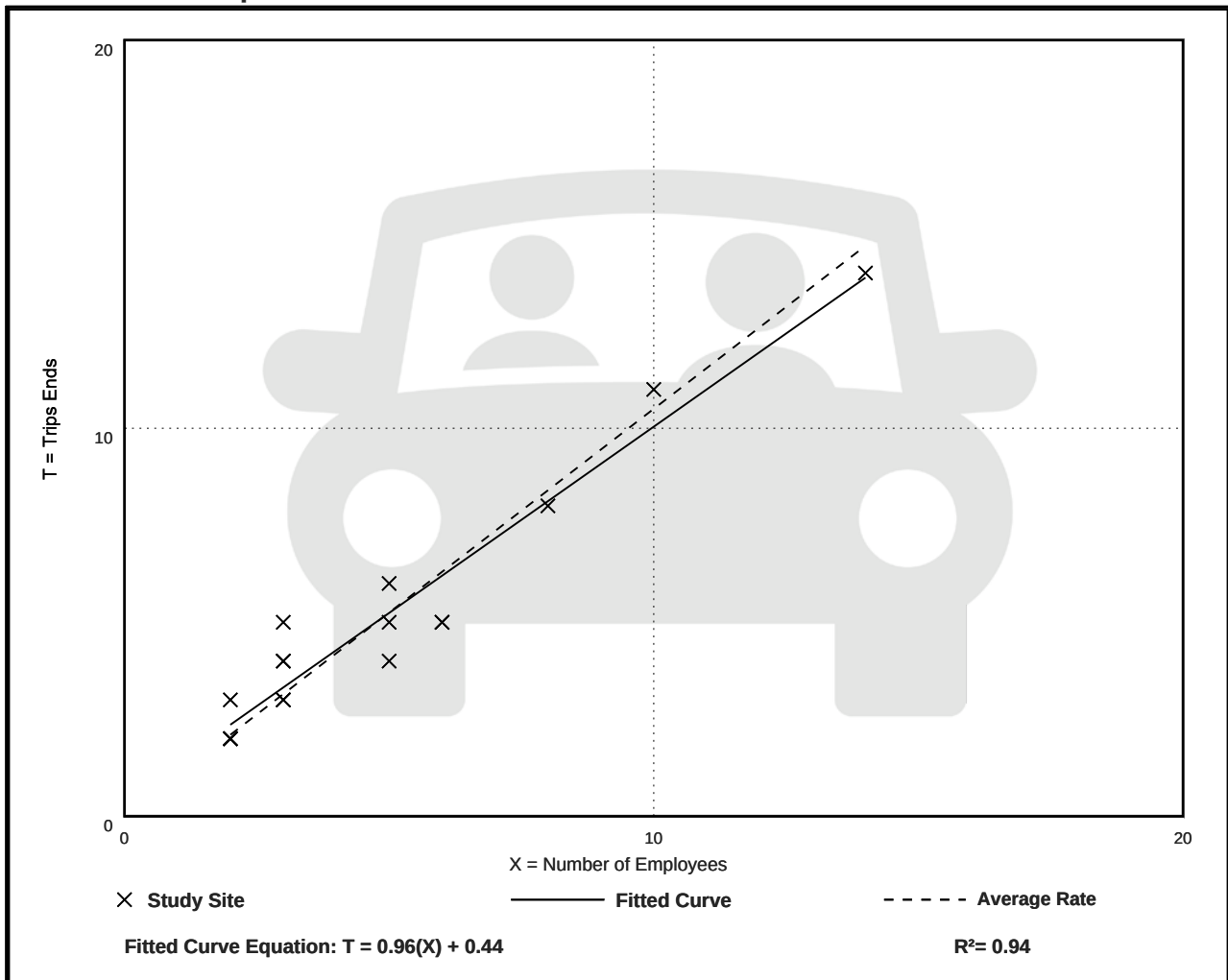
Avg. Num. of Employees: 5

Directional Distribution: 85% entering, 15% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.05	0.80 - 1.67	0.20

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

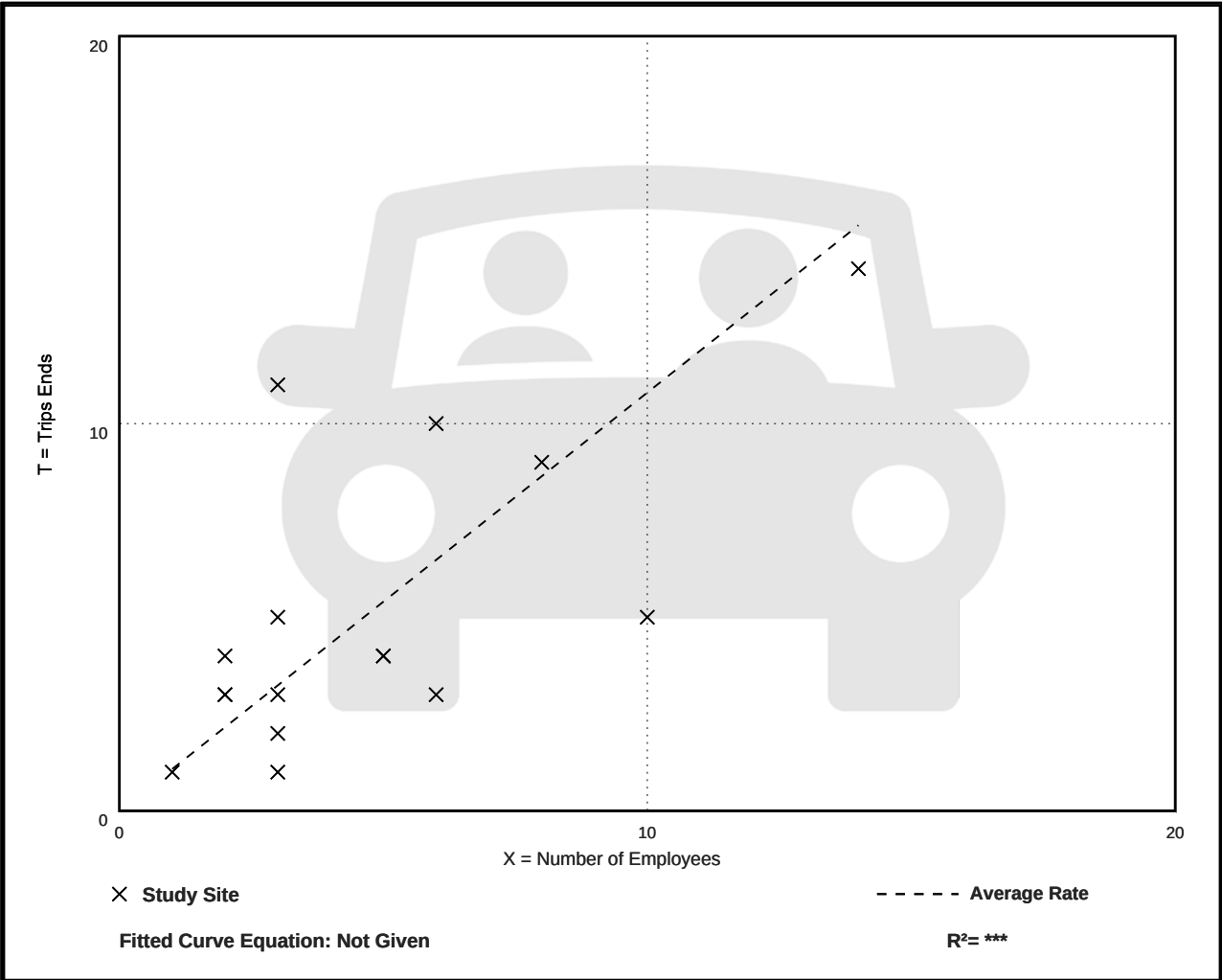
Avg. Num. of Employees: 5

Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.08	0.33 - 3.67	0.69

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 17

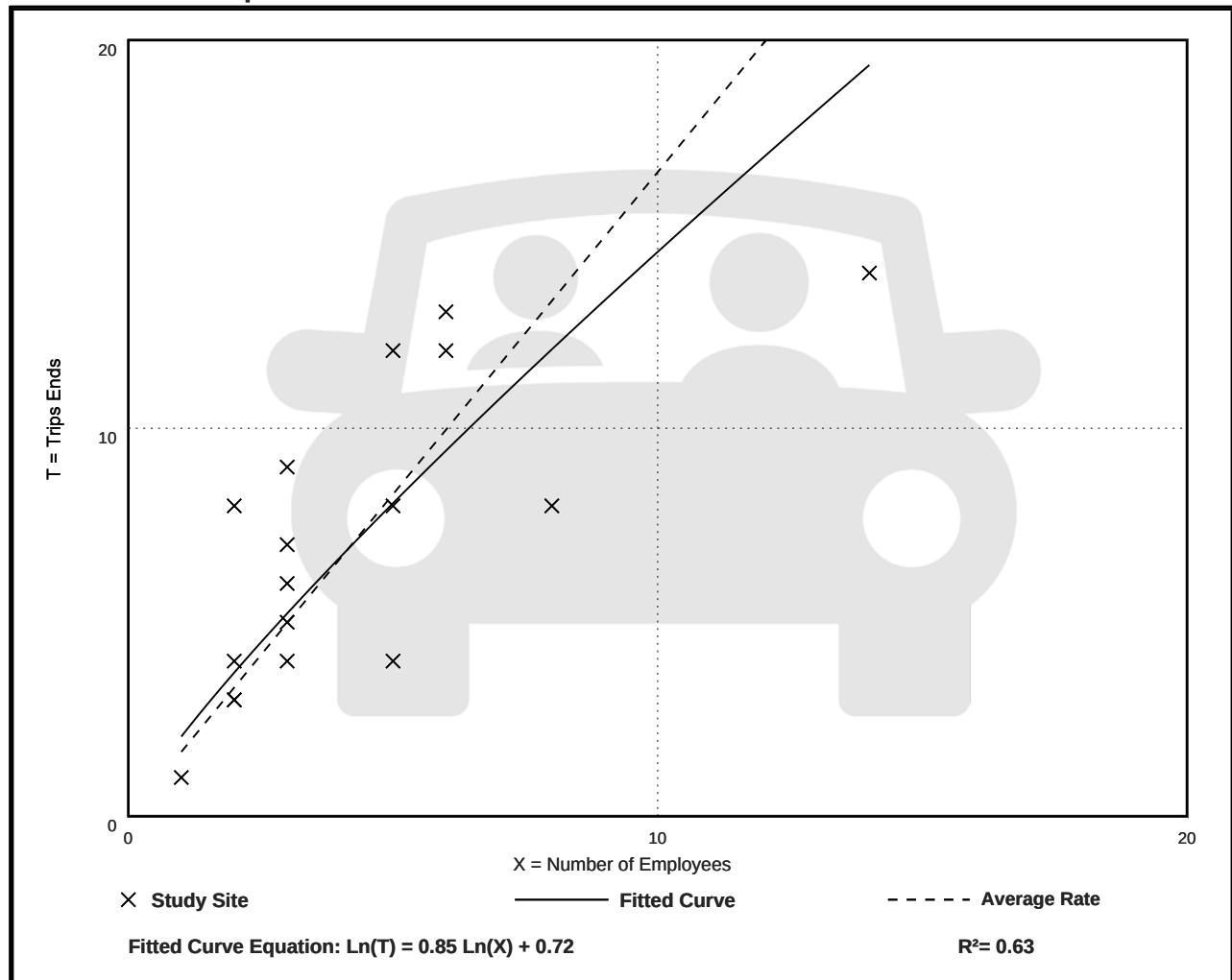
Avg. Num. of Employees: 4

Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.66	0.80 - 4.00	0.74

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 18

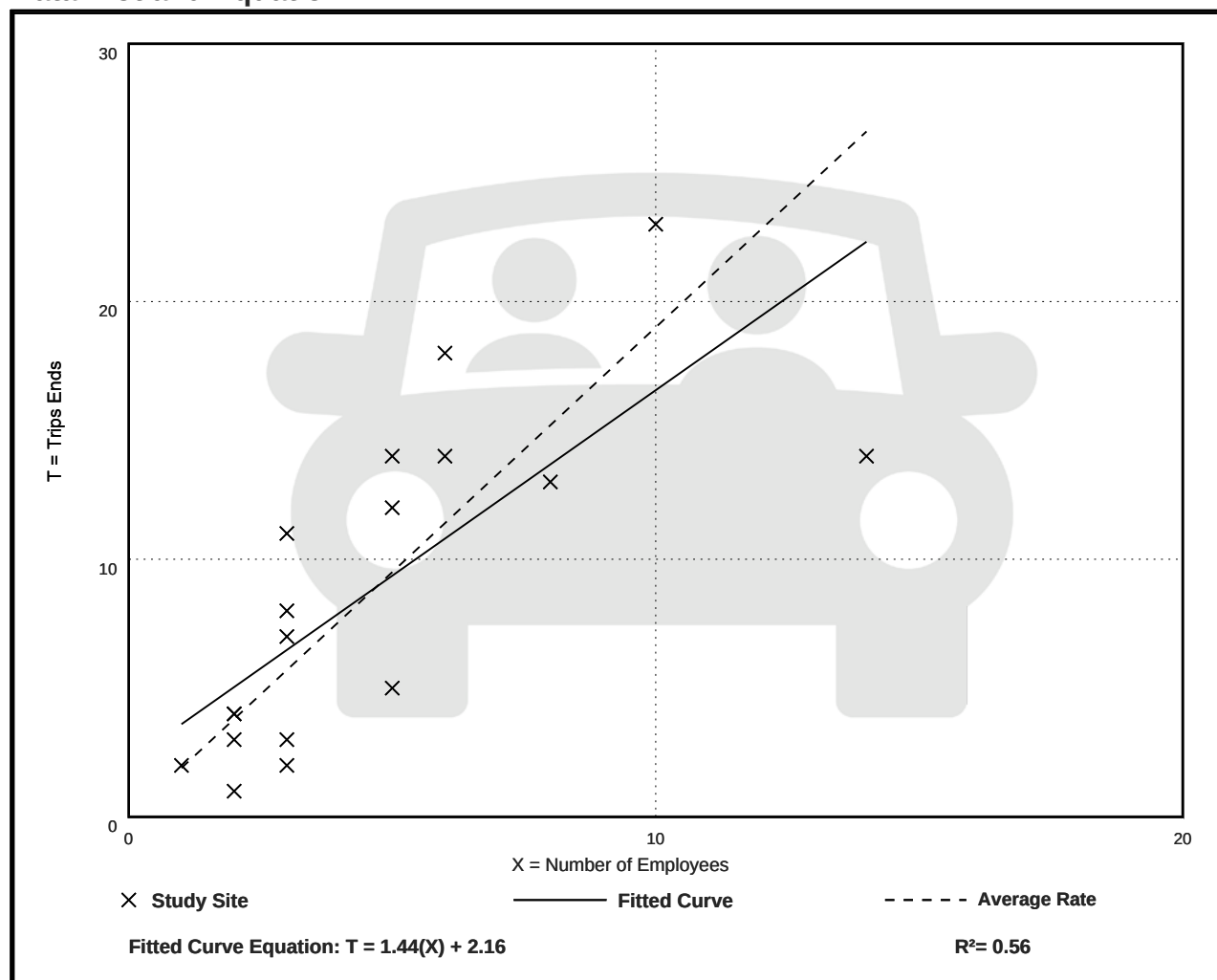
Avg. Num. of Employees: 5

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Employee

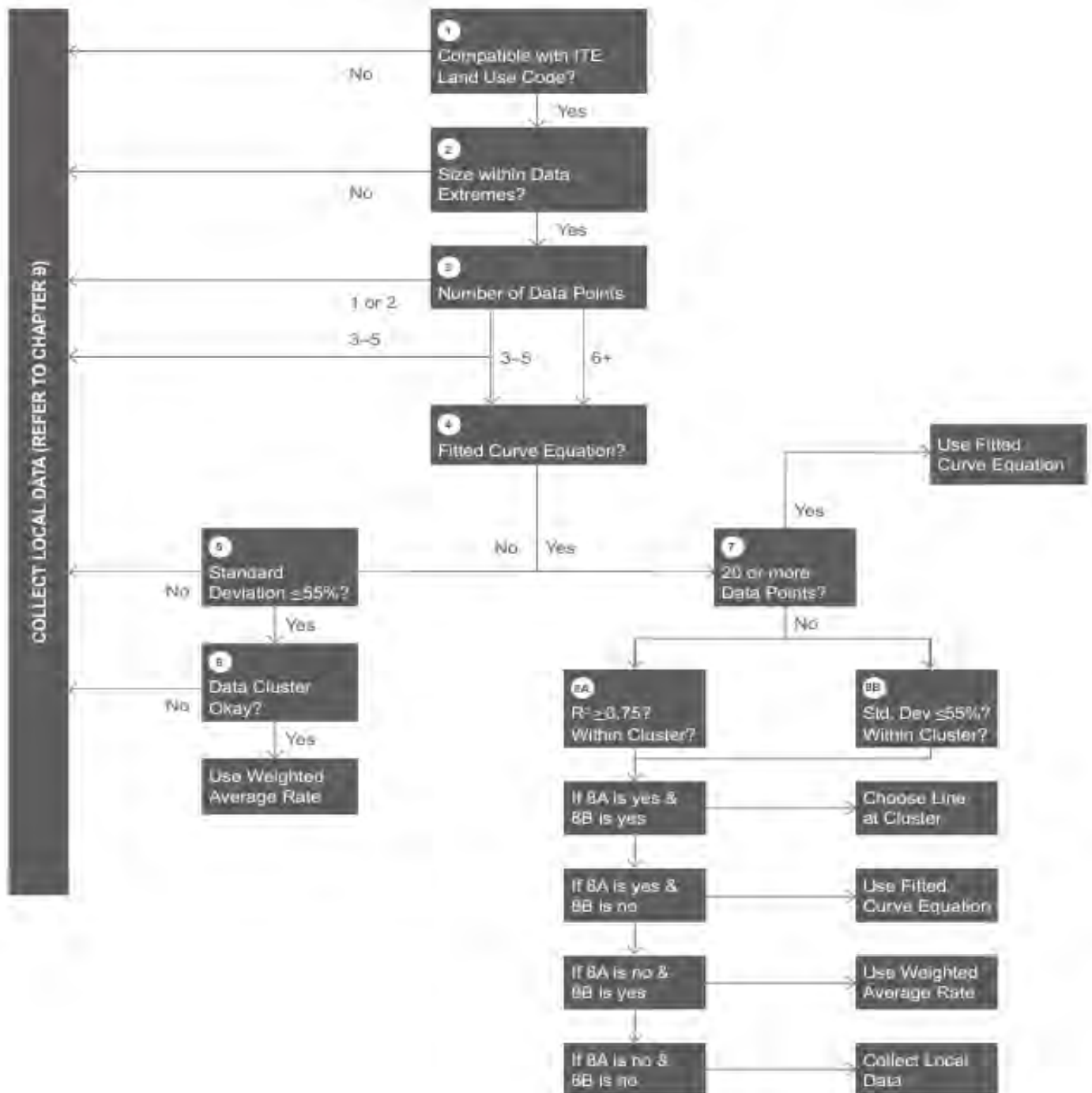
Average Rate	Range of Rates	Standard Deviation
1.90	0.50 - 3.67	0.83

Data Plot and Equation



Attachment C: Trip Generation Handbook Method of Selecting Trip Generation Calculation: Average Rate or Equation

Figure 4.2 Process for Selecting Average Rate or Equation in Trip Generation Manual Data



Attachment D: Memorandum from MRV to KE Describing Program Parameters

Follows this page.



MRV Architects, PC
1420 GLACIER AVENUE
STE 101,
JUNEAU, AK 99801
(907) 586-1371

Project: **Global Credit Union Juneau Financial Center - BLD23-544 7860 Honsinger Dr**
Subject: Initial Parking Analysis
To: Randy Kinney PE
Date: August 14th, 2023

MRV# 2130

Randy,

MRV Architects is completing construction documents for a new headquarters in Juneau for Global Credit Union (formerly Alaska USA Credit Union). This project will be located across from Fred Meyer, in the new "Honsinger" commercial subdivision.

The new bank building is 10,400 sq.ft of area on two floors. The first floor includes a branch bank of 2,200 sq.ft. with teller stations and loan officers. The rest of the building is for non-public office use by Global employees.

The City and Borough of Juneau, as part of our permit process, has asked us to confirm with DOT if a Traffic Impact Analysis will be required for this project, since it contributes to vehicle loading on the new DOT access road, Honsinger Drive, and then onto Yandukin and Egan Drive.

In a response from AKDOT, the initial threshold they need to confirm is average hourly trips at peak hour traffic. If this exceeds 100 trips a more detailed study will be required.

The spaces below should be what is required to calculate trips from the Institute of Transportation Engineers Trip Generation Handbook.

1. Branch banking activities 2,200sf:
2. Drive-through lanes 2:
3. Corporate Office space 8,200sf:

We appreciate this initial effort. At this initial step please invoice hourly to MRV.

Sincerely,

Zane Jones, AIA
Partner, MRV Architects

Irene Gallion

From: Paul Voelckers <paul@mrvarchitects.com>
Sent: Tuesday, September 12, 2023 8:40 AM
To: Drown, Arthur EE (DOT)
Cc: zane; Colter Nubson; Irene Gallion; Schuler, Michael K (DOT); Thompson, Bob; Jones, Patrick
Subject: Re: Honsinger property timeline
Attachments: image001.jpg

Thank you, Arthur.

We will next coordinate with Irene and CBJ CDD to confirm their departmental needs. We really appreciate your timely and clear response.

Paul



On Tue, Sep 12, 2023 at 7:10 AM Drown, Arthur EE (DOT) <arthur.drown@alaska.gov> wrote:

Good morning Zane,

After conferring with my Traffic and Safety team we have concluded that the average peak hour trips do not exceed the 100 trips per hour threshold. The Department will not be requiring a Traffic Impact Analysis to be conducted by this development.

Thank you for working through this process with me.

Arthur Drown

Right of Way Agent

Property Management, Right of Way
 Department of Transportation & Public Facilities

Southcoast Region

6860 Glacier Hwy, Juneau, AK 99801

(907)465-4517

Irene Gallion

From: Emily Suarez
Sent: Tuesday, September 19, 2023 1:21 PM
To: General Engineering; Charlie Ford; Dan Jager
Cc: Irene Gallion; Scott Ciambor
Subject: USE2023 0014 - 7860 Honsinger Dr
Attachments: Agency Comments Form CBJ.pdf; APP_USE23-14.pdf

Hello,

Attached is an application and drawings for a conditional use permit for the construction of a new financial center and credit union branch with three (3) drive-through lanes in the GC zoning district.

Any comments that you may have regarding this proposal, please let me and Irene know by October 2, 2023.

Thank you,

Emily Suarez | Planner II

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4131

Email: emily.suarez@juneau.gov



Fostering excellence in development for this generation and the next.

Irene Gallion

From: Irene Gallion
Sent: Friday, September 29, 2023 4:51 PM
To: Patty Wahto
Subject: USE23-14: plants and lighting near the airport
Attachments: USE23-14_Plans.pdf

Hi Patty,

Global Federal Credit Union has proposed a structure on Honsinger Drive. Attached is the plan set. A few questions for you:

- Landscaping sheets start on page 32 of the set. Are any of these plants on an attractant list? (page 33 lists the plants)
- There is one light they are proposing (W2) that has an upward cast as well as a downward cast. Upward is not as bright, but still light. Here is a picture. Thoughts? Are there lighting standards (lumens) for upward light?



W2: Dual direction (left) and single direction (right).

Thanks!

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

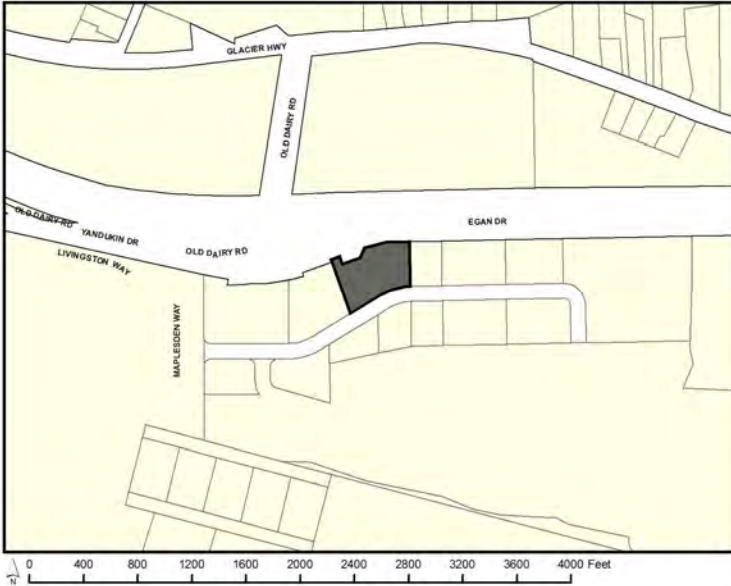
Your Community, Your Voice

Mailed 10/3/23



155 S. Seward Street Juneau, Alaska 99801

TO:



Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for **construction of a new financial center with offices, credit union branch and three (3) drive-through lanes, with a total area of 10,401 square feet at 7860 Honsinger Drive** in a **GC** zoning district.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **October 16, 2023** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Oct. 02	Oct. 03— noon, Oct. 20,	HEARING DATE & TIME: 7:00 pm, Oct. 24, 2023	Oct. 25
Comments received during this period will be sent to the Planner, Irene Gallion , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/83224510650 and use the Webinar ID: 832 2451 0650 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130

Email: pc_comments@juneau.gov

Mail: Community Development, 155 S. Seward Street, Juneau AK

99801

Printed September 20, 2023

Case No.: USE2023 0014

Parcel No.: 5B1401050030

CBJ Parcel Viewer: <http://epv.juneau.org>

Irene Gallion

From: Zane Jones <zane@mrvarchitects.com>
Sent: Tuesday, October 10, 2023 10:19 AM
To: Irene Gallion
Subject: Fwd: USE23-14: Public Notice sign ready
Attachments: image0.jpeg

Hi Irene, the posted sign! Phew.

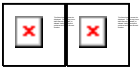
----- Forwarded message -----

From: **Jason Sabin** <JSabin@dawson.com>
Date: Mon, Oct 9, 2023 at 11:28 AM
Subject: Re: USE23-14: Public Notice sign ready
To: Caleb McGraw <Caleb@dawson.com>
Cc: Zane Jones <zane@mrvarchitects.com>

Good morning,

Attached is a photo of the Installed Public Use Sign.

Thanks,



Dawson

Jason Sabin
C | (907) 419-8175
T | (360) 756-1000
F | (360) 756-1001
www.dawson.com

Quality People, Quality Work

On Oct 5, 2023, at 1:26 PM, Jason Sabin <JSabin@dawson.com> wrote:

Will do.

Dawson

Jason Sabin
C | (907) 419-8175
T | (360) 756-1000
F | (360) 756-1001
www.dawson.com



Attachment F- Public Notice Sign



PLANNING COMMISSION STAFF
CONDITIONAL USE PERMIT USE2023 0008
HEARING DATE: OCTOBER 24, 2023

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: October 17, 2023**TO:** Michael LeVine, Chair, Planning Commission**BY:** Jennifer Shields, Planner II*Jennifer L. Shields***THROUGH:** Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit to create a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area. A Hillside Endorsement from the Planning Commission is also required.

STAFF RECOMMENDATION: Denial**KEY CONSIDERATIONS FOR REVIEW:**

- The applicant has applied for a Lot Consolidation for the project site (SLC2023-0003).
- Hazard map amendments in 2011 and 2013 reclassified the project site from a Severe to Moderate Landslide and Avalanche Hazard Area (AME2011-0005, Attachment K and AME2013-0003, Attachment L).
- In March 2023, the applicant entered into a Loan Agreement with CBJ to provide housing through the Juneau Affordable Housing Fund.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions or delete or modify the recommended conditions.
2. **Approve:** approve the permit and adopt new findings for items 1-6 below that support the approval.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

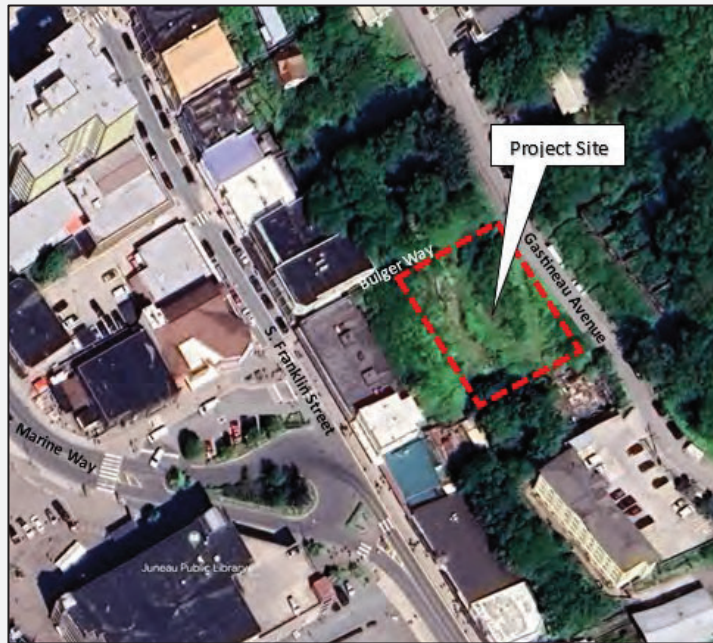
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval.
- Code Provisions:
 - CBJ 49.15.330
 - CBJ 49.25.300
 - CBJ 49.70.200
 - CBJ 49.70.300
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Douglas Joe Trucano
Applicant	Gastineau Lodge Apts., LLC / Steve Soenksen
Property Address	TBD
Legal Description	PACIFIC COAST ADDITION BL 2 LT 12, 13, 14
Parcel Number	1C070H020120
Zoning	MU (Mixed Use)
Land Use Designation	Traditional Town Center
Lot Size	15,000 square feet (3 lots combined)
Water/Sewer	Public water and sewer
Access	Gastineau Avenue
Existing Land Use	Vacant
Associated Applications	SLC2023-0003 Lot Consolidation

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (MU)	Bulger Way, Mixed Use
South (MU)	Vacant, Building Debris
East (MU)	Vacant, AJT Mining Debris
West (MU)	South Franklin, Mixed Use

SITE FEATURES

Anadromous	No
Flood Zone	No
Hazard	Moderate, per AME11-05 and AME13-03
Hillside	Yes
Wetlands	No
Parking District	No Parking Required Area
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicant is requesting Conditional Use Permit and Hillside Endorsement approval to construct a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area on three vacant lots in a MU (Mixed Use) zoning district (Attachment A). Specifically, the following approvals are required from the Planning Commission:

- ❖ According to CBJ 49.25.300 - Table of Permissible Uses, a multi-family structure containing more than 12 dwelling units in a MU (Mixed Use) zoning district requires a Conditional Use Permit.
- ❖ According to CBJ 49.70.300(a)(3), all development greater than a single-family dwelling within a Mapped Landslide and Avalanche Hazard Area requires a Conditional Use Permit.
- ❖ According to CBJ 49.70.200, a Hillside Endorsement for removal of vegetative cover and excavation on slopes in excess of 18% is required from the Commission, as the project does not meet the exceptions outlined in CBJ 49.70.210(b).

In support of this application, the applicant is in the process of consolidating the three lots (Lots 12, 13, and 14 of Block 2, Pacific Coast Addition) into one lot (Lot 12A, SLC2023-0003). Minor subdivisions involving thirteen or fewer lots may be approved by the Director. Lot consolidation will eliminate the proposed structure crossing internal side lot lines.



Artistic rendering, looking uphill (Attachment A).

Background – Historic Uses

The project site was originally platted in 1886 as part of Juneau Townsite (JTS) Blocks O and P. An 1892 JTS plat identifies the unoccupied land directly above the site as a “steep side hill”, and an 1894 JTS plat identifies the same area as “high land unfit for building purposes”. Access to the site was from South Franklin Street.

In 1913, the lots were platted with the Pacific Coast Addition to JTS, Gold Street was extended across the lots for access, and Bulger Way, a four-foot-wide right-of-way (ROW), was created (Attachment B).

Sanborn Maps from the era between 1914 to 1969 show multiple structures, known collectively as the “Windsor Apartments”, spread across the project site and totaling sixteen (16) units. A portion of the Bulger Way stairway off of Gastineau Avenue has been removed; the remaining stairway extends uphill from South Franklin Street but does not connect to the subject property (Attachment C).

In 1972, the City and Borough of Juneau (CBJ) began condemnation proceedings for the apartment structures. The owners then offered to donate the condemned structures and land to CBJ. The Planning Director at that time identified the area as a known geophysical hazard, and recommended that, *“because of preliminary scientific information received from the Geophysical Hazards consultants, the Neighborhood Development Citizens’ Committee in the preparation of the NDP application was of the opinion that land in this general area should eventually be placed in Public Use. Furthermore, it was stated that Public Open Space, i.e. parks and or surface parking would be an ideal land use in the area.”* (Attachment D) Subsequently, a fire impacted two of the structures. A demolition permit was issued, and all remaining structures were torn down (Attachment E).

Gastineau Avenue Reconstruction

In 2001, CBJ initiated the Gastineau Avenue Reconstruction Project between Second Street and Martin Way, encompassing the entire frontage of the project site (Attachment G). As part of the project, three documents were recorded:

- A perpetual road easement on Lot 13, in favor of CBJ, for the purpose of constructing, reconstructing, maintaining, repairing, and improving curb and gutter across, thru, or under the site (Attachment H).
- A perpetual road and retaining wall easement on Lot 14, in favor of CBJ, for the purpose of constructing, reconstructing, maintaining, repairing, and improving a retaining wall and curb and gutter across, thru, or under the site (Attachment I).
- An agreement between CBJ and the two property owners on either side of Bulger Way for monetary compensation for the easements, and for allowing them to cross over the four-foot-wide Bulger Way ROW during future private construction projects (Attachment J).

Pre-Application Conferences

In February 2018, a Pre-Application Conference was held to discuss a six-story, 72-unit multi-family development that mirrors the current proposal (PAC2018-0007, Attachment M). At that time, CBJ 49.40 Parking and Traffic required either fifty (50) on-site parking spaces for the project or a Downtown Fee in Lieu of Parking exceeding \$400,000. The project stalled.

In April 2022, the CBJ Assembly adopted the current parking ordinance (Ordinance 2020-04(b)). The project is sited in a No Parking Required Area (NPRA) [CBJ 49.40.200(a)(2)]. In May 2022, a second Pre-Application Conference for the project was held (PAC2022-0024, Attachment A).

Juneau Affordable Housing Fund (JAHF) Loan

During the 2021 JAHF solicitation, CBJ received a proposal from the applicant for a pre-development loan of \$700,000 for the project. The JAHF Review Committee supported the loan, but only if the loan was collateralized and if adequate documentation of site control could be provided due to the hazard map classification.

In October 2022, the CBJ Assembly approved the appropriation of \$700,000 from the JAHF to fund the project, using the three lots as collateral (Ordinance 2022-06(b)(P), Attachment N). A Loan Contract and Promissory Note Secured by Lien was subsequently signed in March 2023, and includes a phased loan disbursement with benchmarks (Attachment O).

Site Specific Hazard Reports

The applicant has submitted hazard and geotechnical reports from 2010 (Superior Engineering Technologies), 2012 (Baxandall Associates), and 2021 (PND Engineers) involving the project site and nearby area (Attachment A). For a detailed analysis of these reports, see the Hazard Zones Analysis section.

The table below summarizes relevant history for the project site and proposed development.

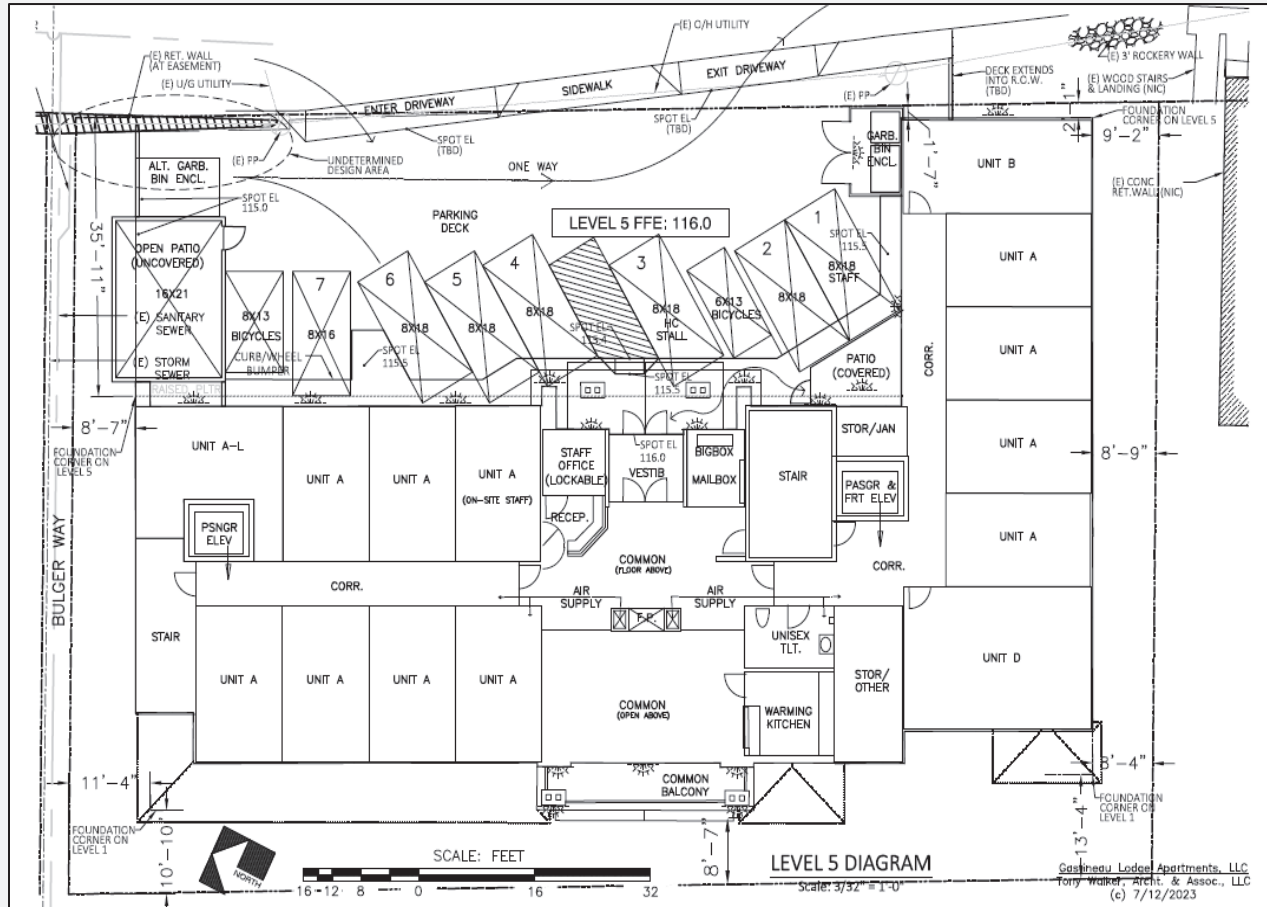
Year	Item	Summary
1913	Plat	Pacific Coast Addition plat shows Lots 12, 13, and 14 (Attachment B).
1969	Sanborn Map	Shows historical building footprints and uses on the property (Attachment C).
1972	Correspondence	1972 CBJ letters discussing condemnation of the Windsor Apartments (Attachment D).
1972	Building Permit	BLD-9079 demolition permit for the Windsor Apartments (Attachment E).
1992	Notice of Decision	Historic Design Review Permit (HDR1992-0003) to construct a five (5) space parking lot on the site in support of a commercial development on the adjacent lot below on Franklin Street (Attachment F).
2001	As-Builts	Gastineau Avenue Reconstruction Project as-built construction drawing sheets R9 and R10 (Attachment G).
2001	Easement	Road Easement on Lot 13, Tramway Building Corporation to CBJ (Attachment H).
2001	Easement	Road and Retaining Wall Easement on Lot 14, Tramway Building Corporation to CBJ (Attachment I).
2001	Agreement	Agreement between CBJ, Tramway Building Corporation, and Keen regarding monetary compensation for easements and use of Bulger Way (Attachment J).
2010	Hazard Report	Superior Engineering Technologies (Baxandall) report regarding hazard potential for nearby Lot 3, Block 2 of the Pacific Coast Addition (Attachment A).
2011	Map Amendment	AME2011-0005 reclassified nearby Lot 3, Block 2 of the Pacific Coast Addition, as well as the project site, from a Severe to Moderate Landslide and Avalanche Hazard Area (Attachment K).
2012	Hazard Report	Baxandall Associates report regarding hazard potential for the project site (Attachment A).

2013	Map Amendment	AME2013-0003 reclassified the project site from a Severe to Moderate Landslide and Avalanche Hazard Area (Attachment L).
2018	Pre-Application Conference	PAC2018-0007 for a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area (Attachment M).
2021	Geotechnical Report	PND Engineers geotechnical report and proposal (Attachment A).
2022	Pre-Application Conference	PAC2022-0024 for a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area (Attachment A).
2022	Ordinance	Ordinance 2022-06(b)(P) appropriating \$700,000 from the JAHF to fund the project, using the land as collateral (Attachment N).
2023	Loan Agreement	A Loan Contract and Promissory Note Secured by Lien was subsequently signed in March 2023, and includes a phased loan disbursement with benchmarks (Attachment O).

ZONING REQUIREMENTS

Standard		Requirement	Existing	Proposed	Code Reference
Lot	Size	4,000 sf	Lot 12 – 5,000sf Lot 13 – 5,000sf Lot 14 – 5,000sf	15,000sf (Lot 12A)	CBJ 49.25.400
	Width	50 feet	Lot 12 – 50 feet Lot 13 – 50 feet Lot 14 – 50 feet	150.04 feet (Lot 12A)	CBJ 49.25.400
	Depth	N/A	Lot 12 – 100 feet Lot 13 – 100 feet Lot 14 – 100 feet	100 feet (Lot 12A)	CBJ 49.25.400
Setbacks	Front (Gastineau Ave.)	0 feet	N/A	1' 7" (level 5)	CBJ 49.25.400
	Rear (West)	0 feet	N/A	8' 7" (level 1)	CBJ 49.25.400
	Street Side (Bulger Way)	0 feet	N/A	8' 7" (level 5)	CBJ 49.25.400
	Side (South)	0 feet	N/A	8' 4" (level 1)	CBJ 49.25.400
Lot Coverage Maximum		N/A	N/A	~60%	CBJ 49.25.400
Vegetative Cover Minimum		N/A	100%	~10%	CBJ 49.50.300
Height	Permissible	N/A	N/A	~72 feet	CBJ 49.25.400
	Accessory	N/A	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		No Maximum	N/A	72	CBJ 49.25.500
Use		Mixed Use	N/A	Res. USE 1.300	CBJ 49.25.300

SITE PLAN



ANALYSIS

Project Site and Design – The proposed development is on three vacant lots on Gastineau Avenue, a dead-end street comprised primarily of residential uses of varying densities. The MU zoning district allows zero-foot setbacks along property lines. No maximum lot coverage or maximum building height are required.

The project site is vegetated and slopes downhill steeply from Gastineau Avenue toward South Franklin Street on the Mount Roberts hillside. The proposed development includes a six-story, 72-unit multi-family structure built into the hillside, with an access and parking deck extending from Gastineau Avenue to the structure at the same elevation.

Sixty-one (61) units will be studio apartments ranging in size from 227 square feet to 389 square feet. Eight (8) units will be 343 square feet and handicapped accessible. The remaining three (3) units will range in size from 432 to 478 square feet. Features for each level include the following, as depicted on floor plans and elevation drawing submitted in the application (Attachment A):

- Level 1 – Lowest level with nine (9) units; pedestrian stairway access/exit via South Franklin Street to Bulger Way; sidewalk, fencing, and block retaining wall running parallel to the rear property line.
- Level 2 – Nine (9) units; pedestrian stairway access/exit via South Franklin Street to Bulger Way; common meeting room.
- Level 3 – Twelve (12) units.
- Level 4 – Fourteen (14) units; access and parking deck extending into the Gastineau Avenue ROW; decommissioned water lines and new 4" water line.
- Level 5 – Fourteen (14) units; Gastineau Avenue level; access/parking deck extending into the Gastineau Avenue ROW; seven on-site, vehicular parking spaces; uncovered patio area; bicycle parking racks; trash enclosure; staff office and reception area.
- Level 6 – Top level with fourteen (14) units; fitness room.

Historic District – N/A

Traffic – Gastineau Avenue Row narrows from approximately 55-feet to 35-feet wide in front of the project site and has limited on-street parking (see photos on next page). Capital City Fire and Rescue (CCFR) and CBJ Engineering and Public Works (E&PW) street maintenance crews have challenges navigating the narrow areas due to on-street parking. E&PW has proposed widening Gastineau Avenue to accommodate additional traffic, provide additional on-street parking, and create an adequate cul-de-sac for emergency access turn-around and street maintenance operations near the end of Gastineau Avenue. The widening project is expected to be completed in Fiscal Year 2028.

It is expected that adding an additional 72 dwelling units to a congested area will have an impact on vehicular traffic. E&PW has recommended that a Traffic Impact Analysis (TIA) be provided for this project (Attachment P). According to CBJ 49.40.300(2), a TIA is not required since the project will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) projections for a Mid-Rise Apartment, based upon the weekday P.M. peak hour generator. This projection represents the highest estimated Average Daily Trips (ADTs) across all categories for Mid-Rise Apartments, described as apartments in rental buildings that have between three and ten levels (floors).

Use	# Dwelling Units	Trips Generated	Total Trips
Mid-Rise Apartment	72	0.44 per dwelling unit	31.68
Total ADT's:			31.68



Looking north in front of the project site.



Looking south in front of the project site.

On September 20, 2023, the applicant submitted a letter regarding a potential secondary access road to the project site for emergency services and construction use (Attachment Q). Currently there is an unimproved Alaska Electric Light & Power (AEL&P) service road that connects the end of Gastineau Avenue, through AJT Mining Properties parcels, to Thane Road. A secondary access road is speculative in nature at this point and is not an adopted Capital Improvement Project (six-year program). Improvements to Gastineau Avenue would require CBJ work in mapped hazards areas.

Condition: None.

Vehicle Parking & Circulation – The project site is within the NPRA and no off-street parking is required according to CBJ 49.40.200(a)(2). The project Site Plan exceeds this standard by including seven off-street parking spaces, including one (1) accessible space as required per the Building Code.

The project site plan also indicates one-way traffic through the parking area via a parking deck extending from Gastineau Avenue to the structure at the same elevation. Per E&PW, a driveway access permit to enter/exit the ROW will be required, but a ROW encroachment will not be permitted due to the narrowing width of Gastineau Avenue.

Non-motorized Transportation – The purpose of the Juneau Non-Motorized Transportation Plan (JNMTP) is, “to promote active transportation by guiding development of a community-wide bicycle and walking network that can be used by all Juneau residents for all types of trips.”

The project site plan shows two (2) bicycle rack areas within the parking lot.

The project site is walkable to public services and amenities Downtown, especially if a pedestrian stairway is extended within the Bulger Way ROW and connected to the project site. The project site plan shows stairway access/exit points off Bulger Way on Levels 1 and 2 of the proposed structure. E&PW supports an extension of the Bulger Way stairway up to Level 5 on Gastineau Avenue, provided that the utilities chase located beneath the stairs remain functional and unharmed. Stairway improvements for the project will be the applicant’s responsibility and maintained by CBJ once accepted by E&PW.

Proximity to Transit – Capital Transit does not operate a route on Gastineau Avenue. The closest transit service to the project site is the Downtown Ride Free Zone which runs along South Franklin Street. The nearest bus stop is next to the Marine Parking Garage and Library.

The shortest pedestrian routes from the project site to the bus stop is via the Decker Way stairs (approximately 900 feet) or the Ewing Way stairs (approximately 700 feet).

Alternatively, if pedestrian stairway access were provided from the project site to the nearest bus stop via Bulger Way as recommended above, nearby access to transit services would be improved.

Noise – Noise is not expected to be out of character with the existing neighborhood.

Exterior Lighting – Per CBJ 49.40.235(d), parking areas must be suitably lit, and lighting fixtures must be “full cutoff” styles that direct light only onto the project site to minimize impacts to adjacent neighbors. Exterior lighting should also be provided along pedestrian pathways and immediately adjacent to the building. There are currently two electric power poles with lights along Gastineau Avenue in front of the project site’s proposed parking area.

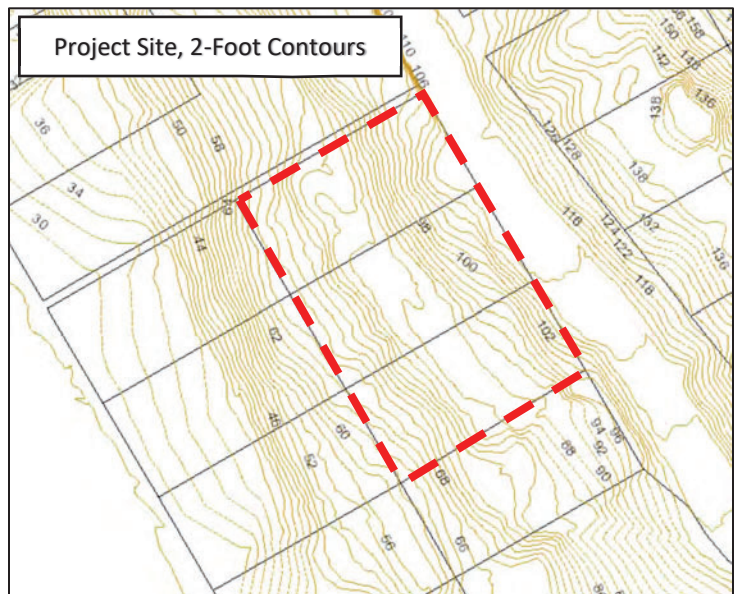
The applicant has submitted floor plans showing exterior light fixtures in various locations for each level of the building, including near the proposed extension of the Bulger Way stairway access/exit on Levels 1 and 2 of the building. The plans do not identify if the exterior light fixtures are of a full cutoff design.

Habitat – No known habitat regulated by Title 49 will be affected by this proposal.

Vegetative Cover & Landscaping – The MU zoning district (CBJ 49.25) does not require vegetative cover and landscaping. However, due to the steepness of the lot and requirements outlined in CBJ 49.70.210, removal of vegetative cover on slopes in excess of 18% will require a Hillside Endorsement Development Permit.

Hillside Development and Drainage – Using 2013 USGS contour data, the overall slope of the project site is approximately 45%. Per CBJ 49.70.200, development of the site requires a Hillside Development Endorsement Permit for excavation of any slope in excess of 18%. The permit must be reviewed by the Commission, as the project does not meet the exceptions outlined in CBJ 49.70.210(b).

Prior to construction, drainage plans will be reviewed for approval by CBJ General Engineering. Drainage plan requirements are outlined in CBJ 49.35.510, and include calculated runoff, demonstration that drainage will terminate in an established channel, and constructed accommodation of increased drainage.



Hillside development information submitted for the project includes a 2021 geotechnical report by PND Engineers, Inc., and floor level plans prepared by Tony Walker, Architect & Associates, LLC (Attachment A). A summary of this information based upon CBJ 49.70 Article II can be found in Attachment R. Specifically, the following items do not meet the standards outlined for hillside development:

- Per CBJ 49.70.260(2), depletion of existing vegetation shall be minimized. The submitted plans do not specify how much of the existing vegetation will remain post-construction. Proposed building setback distances will leave minimal room for undisturbed land during construction.
- Per CBJ 49.70.260(5), the developer shall plant and maintain vegetation for one full growing season after planting. Only 10% to 20% of the project site around the edges will be available for vegetative ground cover post-construction. The remaining portion of the project site will be disturbed with grading or building.
- Per CBJ 49.70.260(8), the developer shall minimize excavation on slopes over 30%. The overall slope of the project site is approximately 45%, and the building is to be constructed on approximately 60% of the project site, including slopes exceeding 30%.

Snow Storage – The project site plan does not identify a location for snow storage on the site. Given the varying widths of Gastineau Avenue and limited snow removal / disposal areas, street maintenance and snow removal will be negatively impacted if not mitigated by the applicant.

Hazards – Landslides and Avalanches

Historic Plans and Reports

A synopsis of historic plans and reports that have identified landslide and avalanche hazards for the project site and the larger Gastineau Avenue area may be found in Attachment S. These documents can be found in their entirety here:

<https://juneau.org/community-development/plans-studies>

1987 Adopted Maps

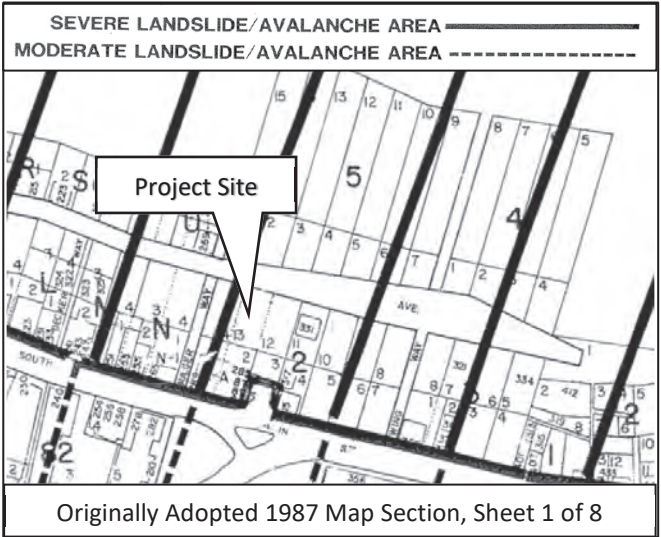
CBJ's current code and hazard maps, adopted in 1987 for areas between White Subdivision to Thane, are based in part on maps created in the 1970s. These low-resolution maps combined landslide and avalanche areas into two hazard area types: "Severe Landslide / Avalanche" and "Moderate Landslide / Avalanche". The table below shows how the two hazard scenarios were conflated. Eventually, the 1970's composite map was broken down into smaller area maps and adopted by the Assembly in 1987.

		Snow Avalanche Hazard Classifications		
		High Hazard	Potential Hazard	No Hazard
Mass Wasting Hazard Classifications	High Hazard	Very High Hazard	High Hazard	High Hazard
	Potential Hazard	High Hazard	Potential Hazard	Potential Hazard
	No Hazard	High Hazard	Potential Hazard	No Hazard

The 1987 maps are cited in CBJ 49.70.300 – Landslide and Avalanche areas. This section of code was adopted by Ordinance 87-49. It was modified in 1990 by repealing a requirement of hazard area recordation and modified again in 2006 to remove a reference to an outdated sensitive areas map.

The 1987 maps originally delineated the project site within the following areas (Attachment T):

- Map Sheet 1: Composite Severe Landslide / Avalanche Hazard Area
- Map Sheet 4: Snow Avalanche – Potential Hazard Area
- Map Sheet 5: Mass Wasting (Landslide) – High Hazard Area
- Map Sheet 7: Composite Severe Landslide / Avalanche Hazard Area



2010 Hazard Report for An Adjacent Lot

In 2010, a Hazard Potential Report by Superior Engineering Technologies evaluated the hazard potential for Lot 3, Block 2 of the Pacific Coast Addition, a lot directly below the project site (Attachment A). The recommendation to reclassify Lot 3 from a severe to moderate hazard zone relied on site visits to the area, analysis of site conditions, and the debris catchment improvements made along Gastineau Avenue. Additionally, the report states:

“The foundation for the old AJ Mining Company store has also served as a debris catchment wall and continues to provide a reasonable amount of protection for any development that lies on the down slope below the foundation's wall.”

It should be noted that the AJ Mining lot is under private ownership and should not be relied upon to provide hazard protection for the project site, especially if the owners decided to develop the lot and/or remove the foundation remnants. The report also states:

“This study is based on a 100-year event and does not recognize the potential for a catastrophic event caused by a combination of excessive heavy rains and seismic activity occurring at the same time.”

2012 Hazard Report for the Project Site

In 2012, a Hazard Classification Report by Baxandall Associates built upon the 2010 report by including the project site (Lots 12, 13, and 14) in an evaluation of potential hazards since it lies directly above Lot 3, Block 2 of the Pacific Coast Addition (Attachment A). The report confirms the reclassification of the site from a severe to moderate hazard zone and discusses the following:

- A 1920 landslide above the project site that removed a significant amount of soil and overburden from the area.
- The placement of rock debris from tunnel excavation material to help stabilize the slope.
- The reforestation of Mount Roberts since historic landslide events.
- The AJ Mining foundation remnants serve as both a slope stabilizer and a debris flow barrier.
- The existing concrete traffic barrier along the downhill side of Gastineau Avenue.

2012 and 2013 Hazard Map Amendments for the Project Site

Based upon the 2010 and 2012 site-specific reports, the Directors of CDD and E&PW approved an amendment to the 1987 adopted maps, reclassifying the project site from a Severe to Moderate Landslide and Avalanche Hazard Zone (AME2011-0005, Attachment K). In a letter commenting on the map reclassification, CBJ's Chief Regulatory Surveyor stated:

“However, it shall be stated that snow avalanches and landslides may occur outside hazard areas in excess of engineering expectations. The location and severity of a specific event may be increased by manmade or natural causes. This letter does not imply that property or structures previously mapped within a potential hazard area will be free from danger or damage. Please note the acceptance of the Baxandall Study and the removal of the above-listed property from the Severe Hazard Zone shall not create liability on the part of the City and Borough of Juneau as stated in CBJ Code 49.70.300(c). The force and extent of avalanches and mass wasting are subjective. Subsequently, future property owners should receive full disclosure as to the content of the Baxandall study and CBJ findings.”

In 2013, the Directors of CDD and E&PW approved a second amendment to the 1987 adopted maps for the project site, maintaining the same classification of a Moderate Landslide and Avalanche Hazard Zone (AME2013-0003, Attachment L).

2021 Geotechnical Report for the Project Site

In 2021, a geotechnical report was prepared by PND Engineers specifically for the project site and the proposed development (Attachment A). This report is based in part on a geotechnical field investigation performed by others. As the report states, *“PND cannot attest to the accuracy of the information provided. The geotechnical field investigation was performed in July 2021. Four test pits were excavated during this investigation.”* Information included in the report is the basis for a majority of the hillside development review for this project in the previous analysis. In summary, the report states:

“The existing site geometry and in-situ soils are generally not favorable for supporting typical foundation loads. Global stability analyses yield unsatisfactory factors of safety in the static seismic conditions. The existing overburden at the site is also not suitable for foundation material due to excessive fines content, although it may be re-purposed as fill at depths greater than the published frost depth in Juneau (32 inches). If the in-situ material is used for slope construction, it should not be placed steeper than 2:1, assuming there are no external loads other than seismic.”

All Hazards Mitigation Plan (ADOPTED)

The current CBJ All Hazards Mitigation Plan was adopted in 2012. It is considered expired by the Federal Emergency Management Agency (FEMA) according to grant criteria and is still used as a reference by CBJ's Emergency Management Department. Plans for an update are underway.

The 2012 Plan includes an avalanche section based in part by the Swiss Snow Institute Research for Avalanche Technology. The Plan also identifies landslide hazards, further characterizes that the hazard is from mass wasting, and calls out mitigation strategies in close proximity to the project site:

“Landslide-resistant construction. Several buildings in the CBJ have landslide-resistant construction, such as breakaway, sacrificial walls on the lower floors to let landslides pass through (Marine View Building). Other buildings have elevated construction to allow landslides to pass under the bulk of the building.”

Specifically, the 2012 maps delineate the project site within the following areas:

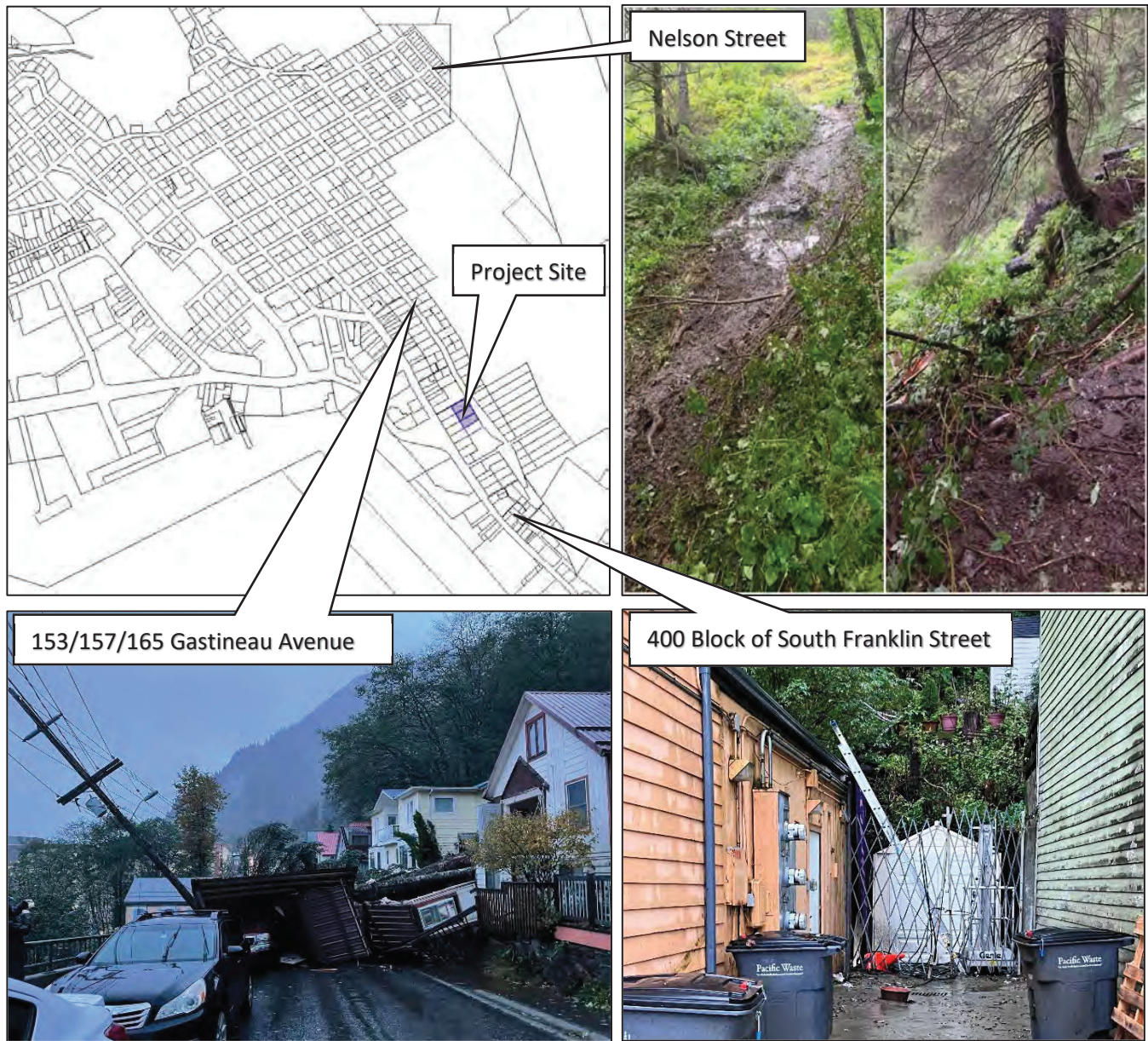
- Map 6/C: Avalanche: Moderate Hazard Area, Map 9/H: Mass Wasting: Severe Hazard Area

Recent Events Near Gastineau Avenue

In September 2022, a tree fall event occurred involving three residential structures located at 153, 157, and 165 Gastineau Avenue. Two of the structures had residents who were not home at the time of the event. The third structure, a single-family dwelling, was not occupied. Property damage was significant, with at least one of the structures a total loss.

In August 2023, a tree fall event occurred in the Starr Hill neighborhood, causing structural damage to one residential structure above Nelson Street.

In September 2023, a mudslide occurred behind buildings near 435-439 South Franklin Street, with no reports of structural damage. The force of the slide sent mud around the buildings and across the street.



CBJ 49.70.300(a)(5) states, *"The Commission may require mitigating measures certified as effective by a professional engineer for development in landslide and avalanche areas. Such measures may include dissipating structures or dams, special structural engineering, or other techniques designed for the site. Mitigating measures may also include reduction in the proposed density."*

Public Health, Safety, and Welfare –

CBJ 49.70.300(a)(1) states: *“Development in all Landslide and Avalanche areas shall minimize the risk of loss of life or property due to landslides and avalanches.”* Staff finds that the following factors, previously addressed in the traffic, hillside, and hazard analysis sections, will cumulatively and negatively impact the public health, safety, and welfare of occupants of the proposed 72 dwelling units and the surrounding neighborhood:

- Traffic: Vehicular traffic along Gastineau Avenue is congested at times due to the narrowing ROW from 55-feet to 35-feet wide and limited on-street parking. Additionally, E&PW has recommended that a TIA be provided for this project (Attachment P).
- Hillside: Per CBJ 49.70.260(2), depletion of existing vegetation shall be minimized. The submitted plans do not specify how much of the existing vegetation will remain post-construction. Proposed building setback distances will leave minimal room for undisturbed land during construction.
- Hillside: Per CBJ 49.70.260(5), the developer shall plant and maintain vegetation for one full growing season after planting. Only 10% to 20% of the project site around the edges will be available for vegetative ground cover post-construction. The remaining portion of the project site will be disturbed with grading or building.
- Hillside: Per CBJ 49.70.260(8), the developer shall minimize excavation on slopes over 30%. The overall slope of the project site is approximately 45%, and the building is to be constructed on approximately 60% of the project site, including slopes exceeding 30%.
- Hazards: Historic landslides on Mount Roberts, and in particular within the Gastineau Avenue and South Franklin Street areas, have resulted in the loss of life of at least 17 people since the Juneau Townsite was first established.
- Hazards: At least three known tree fall and mud slide events have occurred within the Gastineau Avenue and South Franklin Street areas within the last year.
- Hazards: The 2010 Hazard Potential Report for the project site, the basis for reclassifying the site from a Severe to a Moderate Hazard Zone, states: *“This study is based on a 100-year event and does not recognize the potential for a catastrophic event caused by a combination of excessive heavy rains and seismic activity occurring at the same time.”*

Property Value or Neighborhood Harmony – The proposed use is within an existing Mixed Use Residential and Commercial area. A multi-family residential use is consistent with the description of the zoning district. No information has been submitted that suggests the proposed use will negatively affect property values.

AGENCY REVIEW

CDD conducted an agency review comment period between September 15, 2023, and September 29, 2023. Agency comments submitted at the time of writing this staff report can be found in Attachment P.

Agency	Summary
General Engineering	Recommends a Traffic Impact Analysis and extending the Bulger Way stairway to Gastineau Avenue; requests a snow storage plan, grading plan, and easements for any shared use crossing the property line; and provides drainage and utility requirements.
Building	The project will need one accessible parking space per the Building Code.
Fire	Big concern for apparatus accessibility both during construction and post-construction. A secondary access from Thane would eliminate traffic congestion for emergency response. Alternatively, CCFR would like an improved turn around capability for fire apparatus. Heavy equipment blocking the road during

	construction may cause a delay in response. As an absolute minimum, access to the site via Bulger way is needed, although not ideal for transporting medical equipment and patients up and down.
Emergency Management	“As the Emergency Programs Manager part of my job is to help find ways to mitigate hazards in the borough. Especially those hazards that place an increased risk to loss of life. The currently adopted hazard maps place this in a moderate hazard landslide and avalanche zone. The most recent studies show that the area is a high hazard landslide zone. Recognizing this project has the potential to place a great number of people in harm’s way, I cannot support this proposal for a large-scale development in a known hazard zone.”

PUBLIC COMMENTS

CDD conducted a public comment period between September 20, 2023, to October 9, 2023. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment U). A public notice sign was posted on site two weeks prior to the scheduled hearing (Attachment V). Public comments submitted at the time of writing this staff report can be found in Attachment W.

Name	Summary
Mary Jane Tenney	Opposes approval of the Conditional Use Permit due to parking issues.
Nancy Waterman	Questions regarding access, traffic, and parking for the development proposal.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2009 Juneau Non-Motorized Transportation Plan.

The proposed development is in general conformity with the 2016 Housing Action Plan.

The proposed development is not in general conformity with the 2013 Comprehensive Plan as it relates to the development of housing in mapped hazard areas. Specifically, the 2013 Comprehensive Plan recommends the following:

- Classifies CBJ-owned buildable land as less than 18% slopes and absence of Class A and B wetlands (page 35).
- Discourages development plans of public facilities that would have the effect of concentrating people in hazard areas (page 97).
- Promotes mitigation measures that respond to the specific hazards of a site in mapped hazard areas (page 98).
- States that development in hazard areas should be prohibited or, if allowed, should be designed and operated in such a way as to ameliorate any adverse impacts associated with the identified hazard (page 146).
- States that residential densities should be kept low in areas designated as within hazard areas in regulatory maps, unless substantial effort to protect residents is made in project design and construction (page 146).
- Recommends limiting development in landslide/avalanche hazard areas and rezoning publicly owned land in those hazard areas as Resource Protection zones (page 185).

PLAN	Chapter	Page No.	Item	Summary
2009 Juneau Non-Motorized Transportation Plan	Appendix E	97	Goals	Increased access for non-driving population.
2016 Housing Action Plan	1	10-11	Creating a New Framework	The Potential of In-Fill. The potential for new housing development extends far beyond the developable parcels of public land and acquired blighted properties. Several sites served by existing infrastructure and already zoned for denser and/or mixed-use development currently house far fewer than they could. Drilled down neighborhood planning and specific, actionable neighborhood plans can both identify these locations (such as those areas surrounding Downtown, the Nugget Mall, and the hospital) and present clear alternatives for development and growth.
	2	32	JAHF	As is the case in other communities, these funds should be lendable, investable, and recyclable, and allowed to support a range of housing-related objectives, from downtown revitalization to increased housing affordability, to increased housing availability and choice.
	2	36	Develop Housing Choices to Accommodate Juneau's Workforce Needs	Ensuring that companies' involvement continues but that it becomes better coordinated and more explicitly linked to a broader public benefit, such as a greater supply of year-round rental units or a more vibrant downtown, will require some collaboration with and oversight of these efforts by the new Housing Director.
	2	49	Downtown Strategy	The downtown area has a significant opportunity to receive housing development on infill lots or via the redevelopment of some older structures. This would bring added vitality and increased economic activity to this essential part of Juneau.
	2	50	Downtown Strategy	Identify a development project that CBJ can partner in that will catalyze more activity in downtown.
2013 Comprehensive Plan	4	35	CBJ-Owned Land	States that CBJ-owned buildable land is less than 18% slopes and absence of Class A and B wetlands.
	4	37	4.2-SOP3	The CBJ government should seek and facilitate new housing production, for all types, at an annual rate that mimics the growth rate of new households in Juneau, in order to maintain

PLAN	Chapter	Page No.	Item	Summary
				adequate choice of residence type, location, and cost.
	4	37	4.2-SOP4	Explore and develop methods to foster participation by private developers in the creation of affordable and workforce housing.
	4	38	4.2-IA10	Explore and implement methods to expand permanent housing options for “work force” housing.
	5	49	5.5-IA1	Encourage new high-density residential development as in-fill housing above ground-floor commercial space or as adaptive re-use of historic commercial or other non-residential buildings. Encourage development of housing for residents who would not own or need to park automobiles in the downtown area, such as students, elders, and downtown workers. Encourage Single-Room-Occupancy (SRO) units, loft-style housing and live-work space in the downtown area.
	7	97	7.17-DG3	Eliminate from long- and short-range development plans any public facilities that would have the effect of concentrating people in hazard areas; do not preclude roads through hazard areas.
	7	98	7.17-IA4	Provide mitigating standards in the Land Use and/or Building Code for development in Landslide and Avalanche Hazard areas based on the 1972 study. These standards may include dissipating structures or dams, appropriate structural and special engineering, or other techniques that respond to the specific hazards of the site. All development in hazard areas must include mitigating measures that respond to the specific hazards of that site.
	11	146	Hazard Areas (HA)	Hazard Area lands have characteristics that could pose hazards to the general public and, therefore, development therein should be prohibited or, if allowed, should be designed and operated in such a way as to ameliorate any adverse impacts associated with the identified hazard. Examples of hazardous lands include areas with moderate to high potential for avalanche or mass wasting/ landslide events. Lands within Hazard Area designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands. CBJ-owned lands in hazard areas should be retained in CBJ ownership. Hazard

PLAN	Chapter	Page No.	Item	Summary
				areas are overlay land use designations that transcend other land use designation boundaries. Although any zoning district could be overlaid by the HA land use designation, residential densities should be kept low in areas designated as within hazard areas in regulatory maps, unless substantial effort to protect residents is made in project design and construction. The Hazard Areas shown on the Comprehensive Plan Land Use Maps are general in nature; regulatory maps must be based on careful scientific review of site-specific conditions and will be more specific.
	11	185	Subarea 6 Guidelines, #5	Limit development in landslide/avalanche hazard areas; rezone publicly owned land in those hazard areas as Resource Protection zones.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330(e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested Conditional Use Permit complete?

Analysis: No further analysis needed.

Finding: Yes. The application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Analysis: The application is for the development of a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard area. The use is listed at CBJ 49.25.300, Section 1.300 for the MU zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. Will the proposed development comply with the other requirements of this chapter?

Analysis: Due to existing traffic congestion and limited on-street parking along Gastineau Avenue, E&PW has recommended that a TIA be provided for this project. According to CBJ 49.40.300(2), a TIA is not required since the project will generate less than 250 Average Daily Trips.

Finding: Yes. The proposed development will comply with Title 49 regarding traffic, parking, and non-motorized transportation.

Finding: No. The proposed development does not comply with Title 49 regarding exterior lighting and snow storage.

Analysis: Per CBJ 49.70.260(2), depletion of existing vegetation shall be minimized. The submitted plans do not specify how much of the existing vegetation will remain post-construction, and building setback distances will leave minimal room for undisturbed land during construction. Per CBJ 49.70.260(5), the developer shall plant and maintain vegetation for one full growing season after planting. Only 10% to 20% of the project site around the edges will be available for vegetative ground cover post-construction. The remaining portion of the project site will be disturbed with grading or building. Per CBJ 49.70.260(8), the developer shall minimize excavation on slopes over 30%. The overall slope of the project site is approximately 45%, and the building is to be constructed on approximately 60% of the project site, including slopes exceeding 30%.

Finding: No. The proposed development will not comply with Title 49 regarding hillside development.

4. Will the proposed development materially endanger the public health, safety, or welfare?

Analysis: Historic landslides on Mount Roberts, and in particular within the Gastineau Avenue and South Franklin Street areas, have resulted in loss of life of at least 17 people since the Juneau Townsite was first established. More recently, at least three known tree fall and mud slide events have occurred within the Gastineau Avenue and South Franklin Street areas within the last year.

The 2010 Hazard Potential Report for the project site, the basis for reclassifying the site from a Severe to a Moderate Hazard Zone, states: *"This study is based on a 100-year event and does not recognize the potential for a catastrophic event caused by a combination of excessive heavy rains and seismic activity occurring at the same time."* The applicant has not identified specific mitigating measures for siting the development in a hazard zone.

Finding: Yes. There is evidence to suggest that the proposed development, as designed within a Mapped Moderate Landslide and Avalanche Hazard area and without identified mitigating measures for hazards, will materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: No further analysis needed.

Finding: No. There is no evidence to suggest that the proposed development will substantially decrease the value of or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: The 2009 Juneau Non-Motorized Transportation Plan supports increased pedestrian opportunities, including development of the Bulger Way stairway to the project site and housing opportunities that do not rely on vehicular transportation.

The 2016 Housing Plan and the 2013 Comprehensive Plan support additional housing and mixed-use developments in the Downtown.

The 2013 Comprehensive Plan also speaks to the public health, safety, and welfare of the community by discouraging development plans of public facilities that would concentrate people in hazard areas; promotes mitigation measures that respond to the specific hazards of a site in mapped hazard areas; states that development in hazard areas should be prohibited or, if allowed should be designed and operated in such a way as to ameliorate any adverse impacts associated with the identified hazard.

The 2013 Comprehensive Plan states that residential densities should be kept low in areas designated as

within hazard areas in regulatory maps, unless substantial effort to protect residents is made in project design and construction; and recommends limiting development in landslide/avalanche hazard areas.

Finding: No. The proposed development is not in general conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Commission adopt the Director's analysis and findings and DENY the requested Conditional Use Permit. The permit would allow for the development of a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1913 Pacific Coast Addition to the Juneau Townsite Plat
Attachment C	1969 Sanborn Map
Attachment D	1972 Condemnation Letters for Windsor Apartments
Attachment E	1979 BLD-9079 Demolition Permit for Windsor Apartments
Attachment F	1992 HDR92-03 Notice of Decision
Attachment G	2001 Gastineau Avenue Reconstruction As-Built Drawings
Attachment H	2001 Road Easement for Lot 13
Attachment I	2001 Road and Retaining Wall Easement for Lot 14
Attachment J	2001 Agreement for Crossing Bulger Way during Private Construction
Attachment K	2011 AME2011-0005 Reclassifying from Mapped Severe to Moderate Hazard Area
Attachment L	2013 AME2013-0003 Reclassifying from Mapped Severe to Moderate Hazard Area
Attachment M	2018 PAC2018-0007 Final Report
Attachment N	2022 Ordinance 2022-06(b)(P) Appropriating \$700,000 from the JAHF
Attachment O	2023 Loan Contract and Promissory Note Secured by Lien
Attachment P	Agency Comments
Attachment Q	"Thane Road" Secondary Access Letter from Applicant
Attachment R	Hillside Endorsement Summary Review
Attachment S	Synopsis of Historic Hazard Plans and Reports
Attachment T	1987 Hazard Study Map Sheets 1, 4, 5, 7
Attachment U	Abutters Notice
Attachment V	Public Notice Sign Photos
Attachment W	Public Comments



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address <u>Gastineau Avenue</u>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <u>Pacific Coast Addition Block 2, Lots 12, 13, 14</u>		
	Parcel Number(s) <u>1C070H020120</u>		
	This property located in the downtown historic district		
	This property located in a mapped hazard area, if so, which <u>Moderate</u>		
	LANDOWNER/ LESSEE		
	Property Owner <u>Douglas J. Trucano</u>	Contact Person <u>Doug</u>	
	Mailing Address <u>3560 N. Douglas Hwy Juneau AK. 99801</u>	Phone Number(s) <u>907-586-2444</u>	
	E-mail Address <u>Trucano@Alaskan.com</u>		
LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X	<u>Douglas Trucano</u> Landowner/Lessee Signature	<u>4/19/2023</u> Date	
X	_____ Landowner/Lessee Signature	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant <u>Gastineau Lodge Apartments LLC</u>		Contact Person <u>Steven Soenksen</u>	
Mailing Address <u>PO Box 35854 Juneau AK. 99803</u>		Phone Number(s) <u>907-209-0709</u>	
E-mail Address <u>ssoenk@yahoo.com</u>			
X	<u>[Signature]</u> Applicant's Signature	<u>4-17-2023</u> Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

USE23-008

Intake Initials

JLS

Date Received

5-1-23

Updated 2017 - Page 1 of



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

New Construction - 72 UNIT APARTMENT BUILDING - Moderate Hazard Zone - Major Development

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

Accessory Apartment - Accessory Apartment Application (AAP)

Use Listed in 49.25.300 - Table of Permissible Uses (USE)

Table of Permissible Uses Category: _____

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

YES - Case # _____

NO

UTILITIES PROPOSED

WATER:

Public On Site

SEWER:

Public On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 14,995 square feet

Total Area of Existing Structure(s) 0 square feet

Total Area of Proposed Structure(s) 40,000 square feet

EXTERNAL LIGHTING

Existing to remain
Proposed

No
No

Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures
Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

Narrative including:

- Current use of land or building(s)
- Description of project, project site, circulation, traffic etc.
- Proposed use of land or building(s)
- How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- Notice of Decision and case number
- Justification for the modification or extension
- Application submitted at least 30 days before expiration date

Plans including:

- Site plan
- Floor plan(s)
- Elevation view of existing and proposed buildings
- Proposed vegetative cover
- Existing and proposed parking areas and proposed traffic circulation
- Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>2,000.00</u>		(CUP-Major \$1,600, CUP-Hazard \$400)	
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
Total Fee	\$ <u>2,150.00</u>			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

USE23-008

Date Received

5-1-23

Community Development Department
City and Borough of Juneau
155S Seward St.
Juneau, Alaska 99801

May 01,2023

Re: Conditional Use Permit Application, (Major Development)
Conditional Use Permit Application, (Moderate Hazard Zone development)
Hillside Development Endorsement permit, (Slopes exceeding 18%)

Case Number: PAC2022 0024

Applicant: Steven Soenksen, Manager

Owner: Douglas Joe Trucano, Property

Address: Gastineau Avenue & Bulger Way (Pacific Coast Addition Block 2, Lots 12, 13, and 14)

Parcel Code Number: 1C070H020120

Site Size: 14,995 square feet (Lots 12, 13, and 14 combined)

Zoning: MU (Mixed Use)

Greetings:

Per the PAC listed above, we are applying for the above referenced permits for this site. This application is consistent with the PAC meeting notes and 49.15.493.

Project Narrative

No current buildings exist on this site. As you may know, Gastineau Lodge Apartments, LLC is developing this parcel into new Multi-family, multi-story apartment building. This application is the second step in the permitting process. Project site is in the Downtown Juneau area.

The building use will be developed for 72 units (or more) of Workforce housing at 80 to 120% Annual median income. We would like to build a continuation of the pedestrian staircase in Bulger Way, a 4' CBJ easement to access utilities and construct new stairs to connect with South Franklin Street. A 6" storm and sanitary sewer lines are in this area. We will access CBJ water from the uphill side of the lot. There are three-2" water supply valves currently in the right of way.

We will have pedestrian and vehicle access and circulation from Gastineau Avenue on the uphill side. The site will be developed to have 10 units of parking on site. The Comprehensive Plan encourages multi-family apartment construction in the downtown core area.

Enclosed please find:

- | | |
|------------------------------|---|
| Site Plan | Parking Areas (Site Plan) |
| Floor Plans | Traffic Circulation (Site Plan) |
| Elevation Views | Pre-Application Conference Report |
| Vegetative Cover (Site Plan) | Site Specific Engineering Study (Baxandall Engineers) |
| | Hillside Development/Hazard Analysis |
| | Engineering Geologic Report,(PND Engineers) |

We look forward to your review. Please feel free to contact me if you have additional questions.

Sincerely,



Steven Soenksen, Manager

Gastineau Lodge Apartments, LLC

9072090709

ssoenk@gmail.com



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Gastineau Lodge Apartments

Case Number: PAC2022 0024

Applicant: Steven Soenksen

Property Owner: Douglas Joe Trucano

Property Address: Gastineau Avenue & Bulger Way (Pacific Coast Addition Block 2, Lots 12, 13, and 14)

Parcel Code Number: 1C070H020120

Site Size: 14,995 square feet (Lots 12, 13, and 14 combined)

Zoning: MU (Mixed Use)

Existing Land Use: Vacant

Conference Date: 5/18/2022

Report Issued: 5/26/2022

DISCLAIMER: Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Steven Soenksen	Applicant	ssoenk@yahoo.com
James Bib	Architect, Northwind Architects	james@northwindarch.com
Scott Ciambor	Planning Manager	Scott.Ciambor@juneau.org
Jennifer Shields	Planner II	Jennifer.Shields@juneau.org
David Peterson	Planner II	David.Peterson@juneau.org
Dan Jager	CCFR Fire Marshall	Dan.Jager@juneau.org
Charlie Ford	Building Code Official	Charlie.Ford@juneau.org
Ken Hoganson	General Engineering	Ken.Hoganson@juneau.org
Edward Quinto	Permit Specialist	Edward.Quinto@juneau.org

Pre-Application Conference Final Report

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The project was previously presented for PAC2018-0007. The applicant gave an updated Powerpoint presentation on the development of a 72-unit, 6-story apartment building for workforce housing. The site is located in a mapped Moderate Hazard zone, and would be accessed from Gastineau Avenue via decking to the building. The point of access has not yet been determined.

Planning Division

1. **Zoning** – The property is zoned MU (Mixed Use). Per 49.25.300(c)(4), a Conditional Use Permit is required for Major Developments containing more than 12 dwelling units. The standards listed below apply for properties within this Zoning District.
2. **Subdivision** – Per 49.15.403, Subdivision Application would be required for consolidation of the three lots.
3. **Setbacks** – none
4. **Height** – none
5. **Access** – Submitted Concept Plan shows private improvements proposed within the CBJ right-of-way (ROW). Vacation of the ROW, or an Encroachment Permit, would be required prior to any development approvals. In addition, the property includes the following recorded easements:
 - Lot 13: Road Easement from the northeasterly property line to the back of curb and gutter constructed as part of the Gastineau Avenue Reconstruction Project ##01-200 as shown on drawing (Book 0581, Pages 723-725).
 - Lot 14: Road and Retaining Wall Easement from the northeasterly property line to the base of retaining wall, and to the back of curb and gutter constructed as part of the Gastineau Avenue Reconstruction Project ##01-200 as shown on drawing (Book 0581, Pages 726-727).
6. **Parking & Circulation**– Effective May 25, 2022, Ordinance 2022-04 will place the property within a “No Parking Required Area”, thereby eliminating parking requirements for the development (see attached). Applications submitted prior to this date must meet existing parking requirements.
7. **Lot Coverage** – none
8. **Vegetative Coverage** – none
9. **Lighting** – Lighting must be provided and directed downward at door entries and stairs.
10. **Noise** – No comments at this time, though comments may arise during public comment process for a Conditional Use Permit.
11. **Flood** – N/A
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Landslide and Avalanche Hazard Map Amendments AME11-05 and AME-13-03 both reclassified the property from the Severe Hazard zone to the Moderate Hazard zone. Per 49.70.300(a)(3), a Conditional Use Permit is required for construction in a Moderate Hazard Zone. Also, using USGS contour data, the slope of the development area is ~ 45%. Per 49.70.200, future development of these areas would require a Hillside Development Endorsement

Pre-Application Conference Final Report

Permit for excavation of any slope in excess of 18%. The permit will be reviewed by the Planning Commission, as the project does not meet the exceptions outlined in 49.70.210(b).

- 13. **Wetlands** – N/A
- 14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
- 15. **Plat or Covenant Restrictions** – N/A
- 16. **Traffic** – N/A
- 17. **Nonconforming situations** – N/A

Building Division

- 18. **Building** – Fire and Sound separation will be required between units, based on code requirements at time of application for building permit.
- 19. **Outstanding Permits** - None

General Engineering/Public Works

- 20. **Engineering – Grading:** Slopes and retaining structures shall be shown on the Grading Plan. The heights and slope ratios shall be quantified.
 - a. **Easements:** Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines, plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line
- 21. **Drainage** – Drainage must be directed to pre-approved drainage ways and cannot be directed at neighbors or otherwise cause a nuisance. Drainage shall be shown in the Grading Plan with arrows. Any drainage structure(s) shall be identified and sizes called out.
- 22. **Utilities** – (water, power, sewer, etc.) Water service shall be provided. A CBJ ROW Permit and Utility Permit will be required. The plans shall include a **Utility Plan that shows** location of buried sewer and water utilities including valve, unions, cleanouts, and **system components**. Sizes and materials shall be called out. Power by others.
 - a. **CBJ right-of-way (ROW) permit** - Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will cover the tapping of the water main and road restoration within the right-of-way (if required). Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application. Utility as-builts shall be submitted to GE prior to return of Bond and closure of permits.
 - b. **Water Utility permit** – For the water/fire line to be installed to the new structure: The line sizing is by the engineer. The meter is required to be installed prior to any branches in the plumbing line. The meter location and sizing shall be shown on the mechanical plans. The meter installation and conduit installation is the responsibility of the applicant. A water assessment will need to be paid and will be determined after sizing of meter and domestic line are identified.
 - c. **Sewer Utility permit** – For the sewer line to be installed to the new structure, the line sizing is

Pre-Application Conference Final Report

determined by the engineer. The mechanical plans shall include a drainage fixture unit (DFU) count. The sewer assessment and inspection fees are to be paid and will be determined after review of the DFU's and the configuration of the underground sewer line.

Fire Marshal

1. **Fire Items/Access** – Fire Marshal Jager had questions about Fire and EMS access as the lots do not currently connect to the ROW. Fire Marshal Jager was concerned about potential hazards and/or a potential blockage of Gastineau Ave during construction. The idea of “beefing up” the parking deck was discussed, to allow for the weight of emergency vehicles.

Other Applicable Agency Review

2. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

- ✓1. Development Permit Application
- ✓2. Subdivision Application (Lot Consolidation)
3. Conditional Use Permit Application (Major Development)
4. Conditional Use Permit Application (Moderate Hazard Zone development) —
5. Hillside Development Endorsement Permit (slopes exceeding 18%) —

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Site specific study by a civil engineer experienced in landslide and avalanche analysis. —
3. Engineering Geologic Report for hillside development.

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit Application – N/A
2. Subdivision Application (Lot Consolidation): \$185.00
3. Conditional Use Permit Application (Major Development): \$1,600.00 (over 60 residential dwelling units)
4. Conditional Use Permit Application (Moderate Hazard Zone development): \$400.00
5. Hillside Development Endorsement Permit: The fee to the developer is the gross hourly rate of \$60.00 for professional review of the application and for inspection.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Pre-Application Conference Final Report

Submit your Completed Application

You must submit your application(s) in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

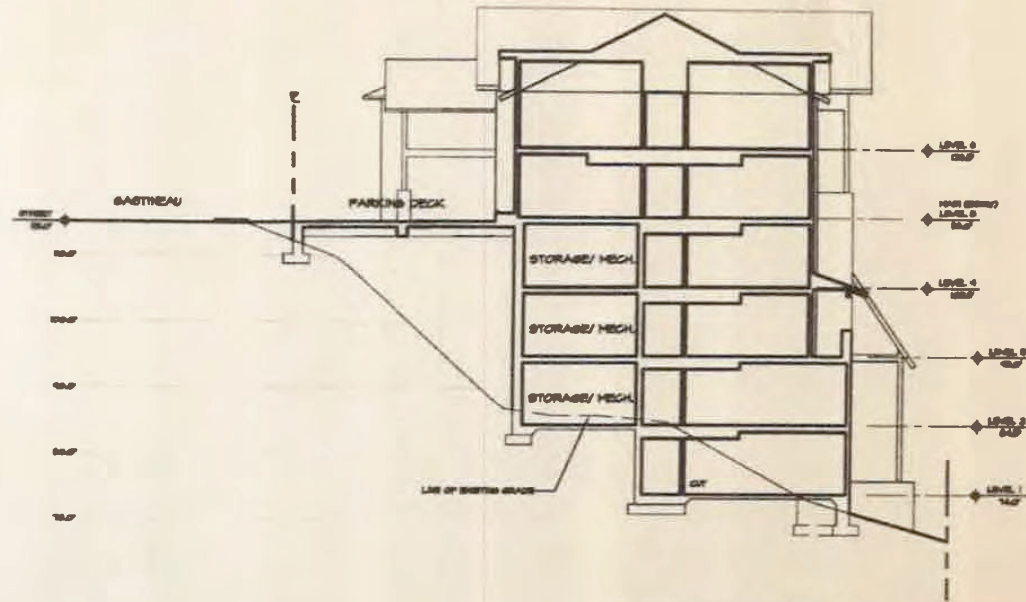
Web: www.juneau.org/cdd

Attachments:

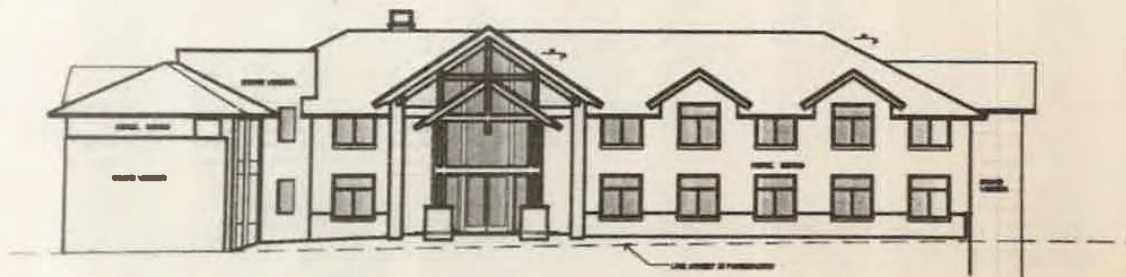
49.15.330 – Conditional Use Permit
49.15.403 – Lot Consolidations
49.70.200 – Hillside Development
49.70.300 – Landslide and Avalanche Areas
Parking Ord. 2022-04(b) and Map – effective May 25, 2022
Development Permit Application
Conditional Use Permit Application
Subdivision Application

Gastineau Lodge Apartments





SITE SECTION A -A



NORTHEAST (FRONT) ELEVATION

EXTERIOR ELEVATION/ SECTION
SC: 1/16" = 1'-0"



**GASTINEAU LODGE
APARTMENTS**

11.12.17

TOM KING
ARCHITECT



11

Gastineau Lodge Apartments, LLC

Tony Walker, Archt. & Assoc., LLC

PROJECT & SHEET INFORMATION

UNIT COUNTS & SIZES*

UNIT	~OA	~SF
A=41	12 x 20	240
A-T= 1	12 x 26	227
A-L=2	17 x 20	277
B=11	12 x 26	312
B-L= 2	12 x 26	294
B-T= 1	18 x 26	389
B-WL1= 2	18 x 26	387
B-WL2= 1	18 x 26	371
C= 2	18 x 23	432
D= 1	18 x 26	478
HC=8	14 x 25	343
UNITS=72		

SYMBOLS

 TREE (TBD)

 TREE LOCATION
(ABOVE OR BELOW,
FOR REFERENCE)

 EXTERIOR LIGHT
FIXTURE

 POT PLANTER

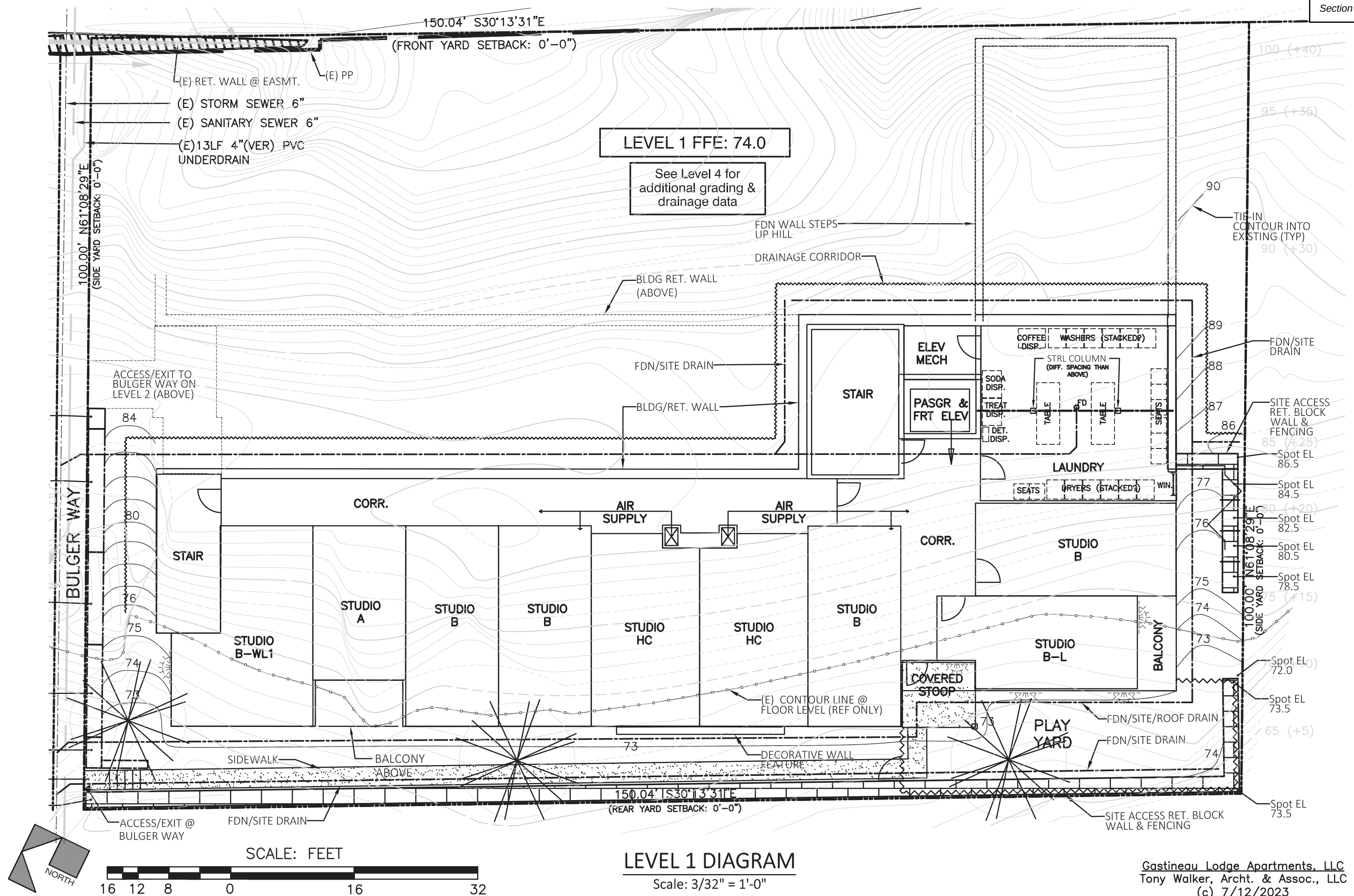
***NOTE:** "OA" INDICATES OVERALL
DIMENSIONS. THERE'S NO
DISTINCTION FOR ODD-SHAPED
AREAS. "SF" (SQUARE FOOT) IS
AN APPROXIMATION OF THE
AREA WITHIN THE SPACE.

ABBREVIATIONS

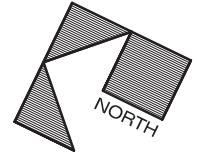
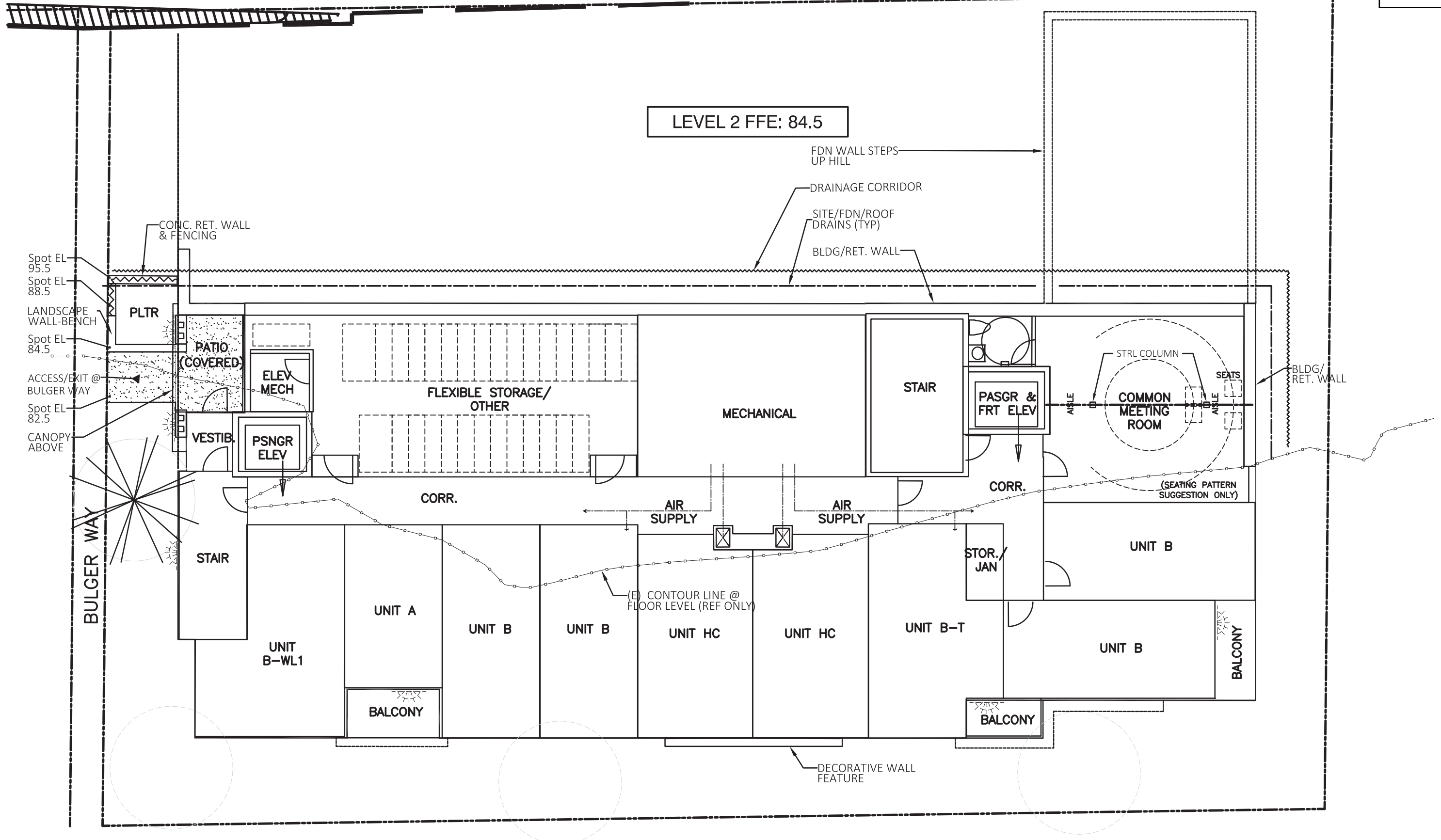
ALT	ALTERNATE	NIC	NOT IN CONTRACT
BLDG	BUILDING	O/H	OVERHEAD
CONC	CONCRETE	PLTR	PLANTER
CORR	CORRIDOR	PP	POWER POLE
ENCL	ENCLOSURE	PSNGR	PASSENGER
ELEV	ELEVATOR	PVC	POLY VINYL CHLORIDE
EL	ELEVATION	RECEP	RECEPTION(IST)
E	EXISTING	RET	RETAINING
FT	FOOT/FEET	ROW	RIGHT OF WAY
FP	FIREPLACE	STRL	STRUCTURAL
FFE	FINISH FLOOR ELEVATION	STOR	STORAGE
FRT	FREIGHT	TLT	TOILET
FDN	FOUNDATION	TBD	TO BE DETERMINED
GARB	GARBAGE	U/G	UNDERGROUND
HC	HANDICAP	VESTIB	VESTIBULE
JAN	JANITOR	VER	VERIFY
		WWW	BUSINESS/COMPUTER

UNIT DESCRIPTIONS

A	STUDIO
A-T	STUDIO, T-SHAPE
A-L	STUDIO, L-SHAPE (DISCOUNTING HALL ENTRY)
B	LONG STUDIO
B-L	LONG STUDIO, L-SHAPE
B-T	LONG STUDIO, T-SHAPE
B-WL1	LONG STUDIO, WIDE, L-SHAPE-1
B-WL2	LONG STUDIO, WIDE, L-SHAPE-2
C	LARGE
D	EXTRA LARGE



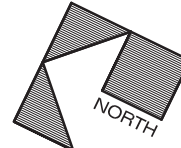
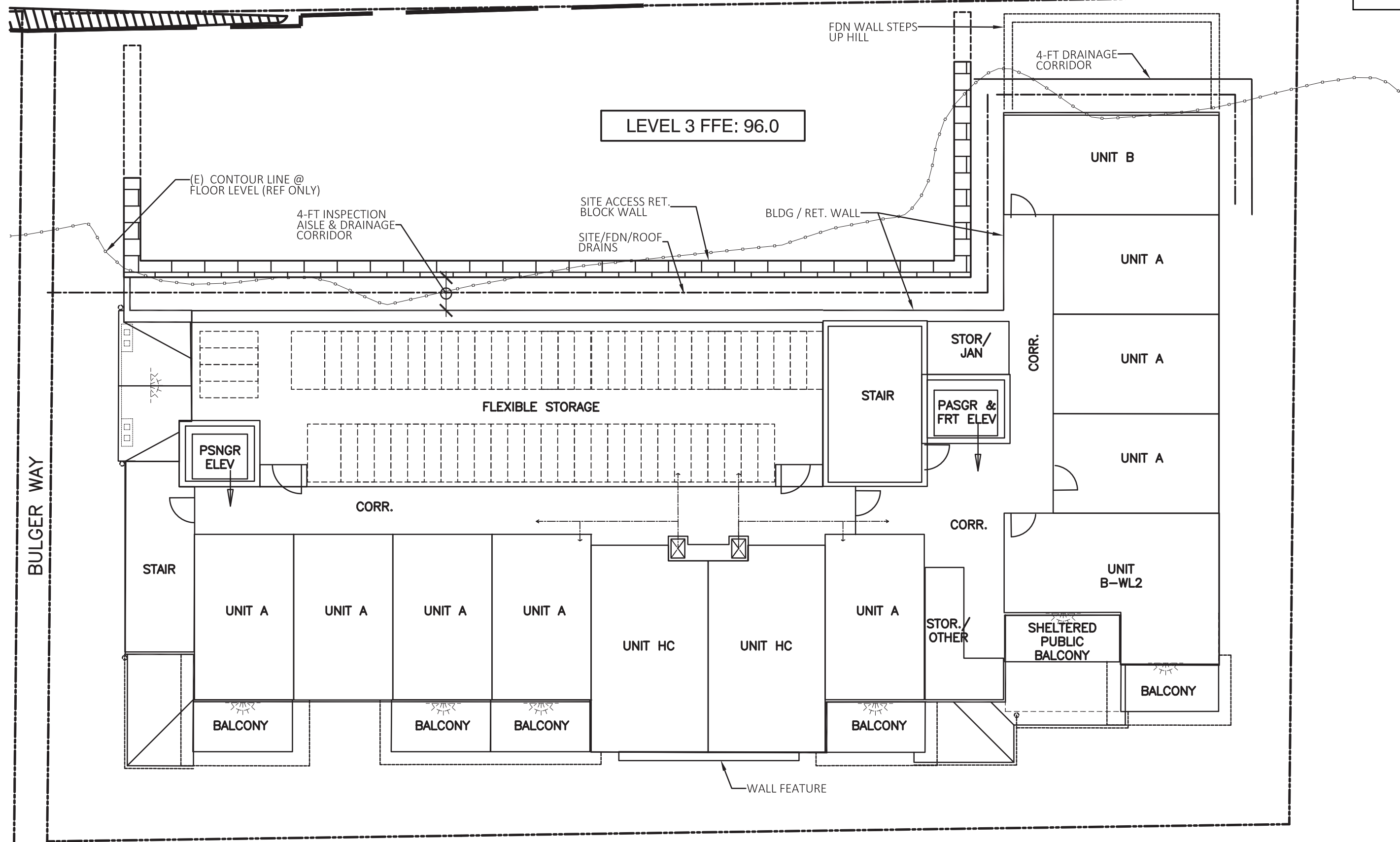
Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



LEVEL 2 DIAGRAM
Scale: 3/32" = 1'-0"

Attachment A- Application Packet

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023

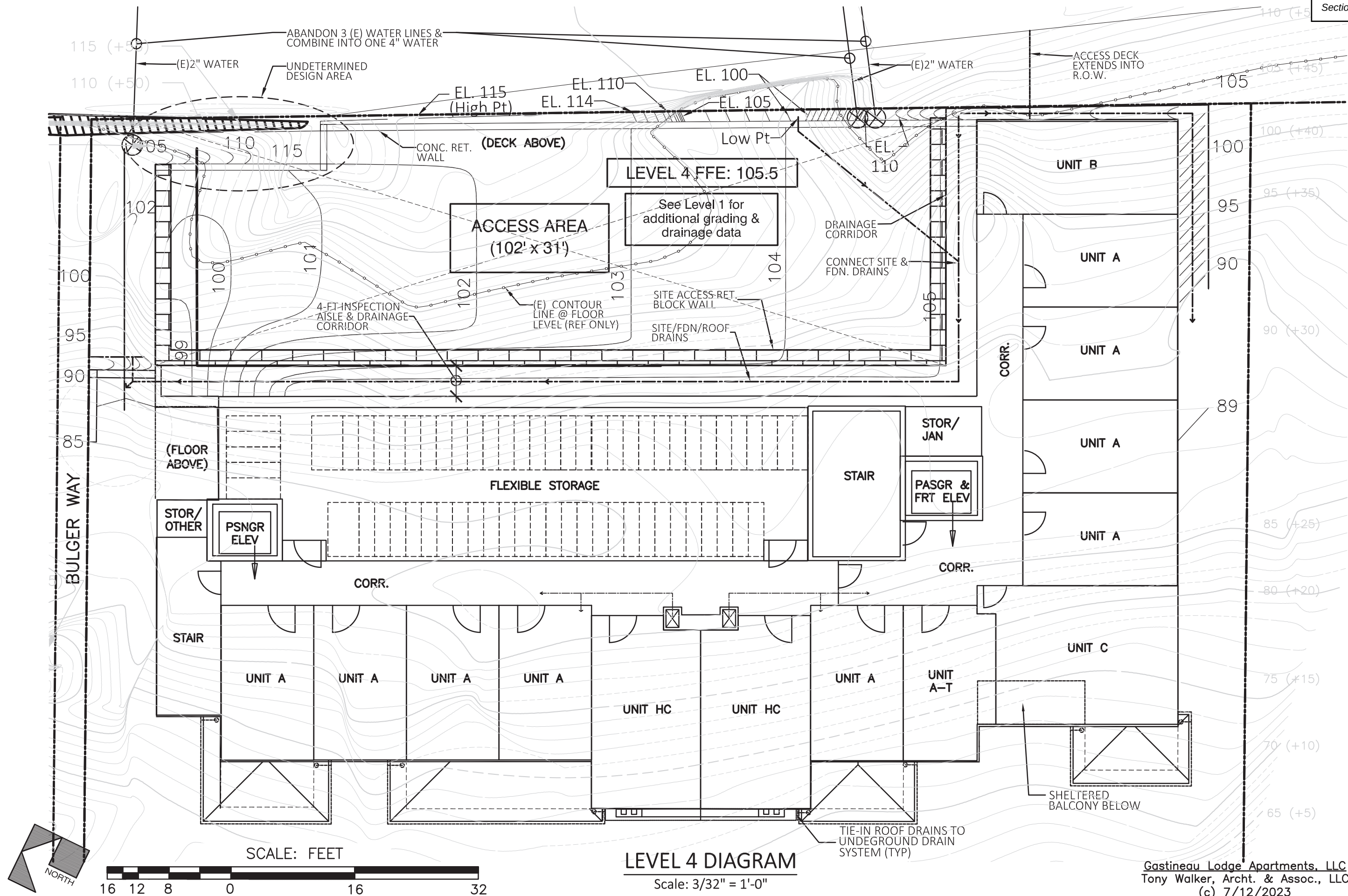


LEVEL 3 DIAGRAM

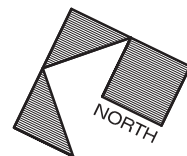
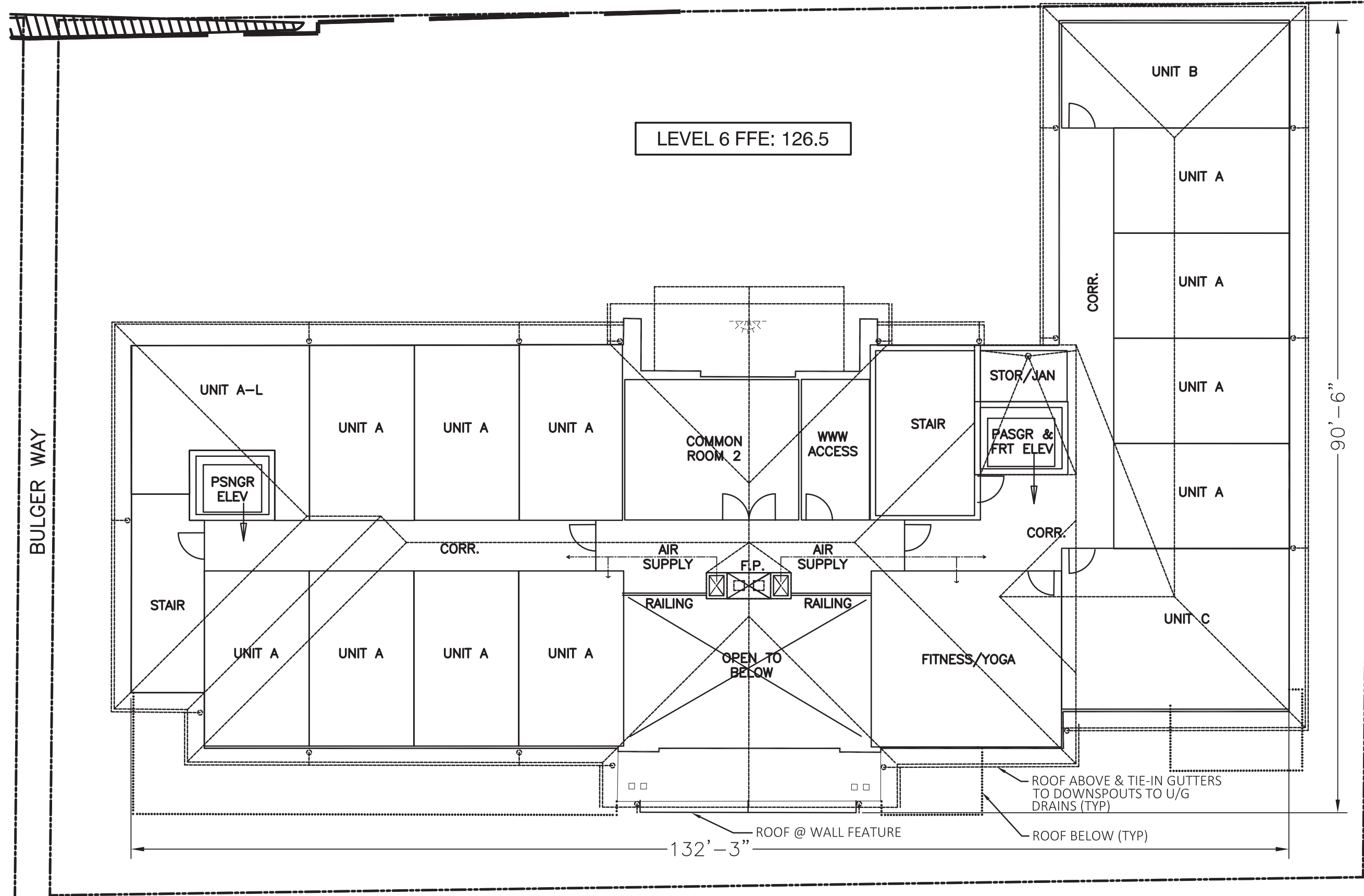
Scale: 3/32" = 1'-0"

Attachment A- Application Packet

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023







LEVEL 6 DIAGRAM
Scale: 3/32" = 1'-0"
Attachment A- Application Packet

Engineering Geologic Report,(PND Engineers)



November 28, 2021

PND 212040

Mr. Steven Soenksen
Verde Infrastructure Partners
P.O. Box 35854
Juneau, Alaska 99803-5854

Re: Gastineau Lodge Apartments
Draft Geotechnical Report

Dear Mr. Soenksen:

This letter report presents the results of a geotechnical field investigation, performed by others, and design recommendations developed by PND Engineers, Inc. (PND) in support of the proposed Gastineau Lodge Apartments development in Juneau, Alaska. The report has been prepared by PND and describes geotechnical data gathered during the field investigation, laboratory results from testing performed on selected retained soil samples, geotechnical design recommendations and construction considerations.

PND performed the work in general accordance with the proposal *Bulger Way Apartments – Geotechnical Investigation Fee Proposal (Revised)*, dated January 21, 2021. Notable deviations from the proposal include that the investigation was performed by others.

Project Background and Description

Description

The project site is located on Gastineau Avenue at its intersection with Bulger Way (a narrow stairwell corridor) in downtown Juneau, Alaska. The site consists of three individual lots with no street address. The legal address is listed as Pacific Coast Addition, Block 2, Lots 12, 13 and 14. We understand that the client intends to construct one or more multi-unit residential structures with associated parking.

Error! Reference source not found. shows a project vicinity map.

Existing Site Conditions

The site is currently undeveloped, although structures were once located at the site and some foundation elements remain. There is an access road from Gastineau Avenue to a relatively flat bench approximately midway downhill



Figure 1: Project Vicinity and Site Map

Page 2
November 28, 2021

on the property. Above and below this intermediate bench are vegetated slopes ranging in steepness from approximately 1.5:1 (horizontal:vertical) to 2:1. The intermediate bench is approximately 20 feet lower than Gastineau Avenue, and approximately 30 feet above the downhill property line. The slope continues downhill beyond the property line to structures located on South Franklin Street, approximately 60 feet below the intermediate bench. Topographic descriptions are based on survey information provided by others.

Regional and Local Geology, and Geologic Hazards

General geologic information for the local Juneau area is thoroughly discussed by Miller (1972), Gehrels (2000), and McClelland (1992). The following geologic summary has been developed on these referenced documents.

Overburden at the site can be generally described as colluvium, debris flow or mass wasting material originating from the Mt. Roberts hillside, on the opposite side of Gastineau Avenue immediately to the northeast of the project site. This overburden can consist of soil, rock, and organic matter, originally situated on the hillside. Trees and boulder-sized debris are not uncommon. Visually, soil samples retained during this investigation agree with historical surface mapping information.

Bedrock in the immediate vicinity of the investigation site includes various volcanic and sedimentary units that have undergone varying degrees of metamorphism. The site borders a region where the bedrock increases in metamorphic grade from little to no metamorphism on Douglas Island to increasingly higher metamorphic grades to the northeast of Juneau. The primary rock types mapped on the slopes of the immediate vicinity include metavolcanic and metasedimentary rocks that range in metamorphic grade from slate to phyllite to greenschist. In addition, commonly found intruding the metamorphic rocks are igneous mafic dikes. Both ductile and brittle forms of structural deformation have been locally imposed on the bedrock.

The currently-adopted City and Borough of Juneau (CBJ) landslide and avalanche hazard maps places the project site in a "Severe" hazard zone. Reportedly, a site-specific hazard assessment has been conducted (by others) and the site has been downgraded to a "Moderate" hazard zone. PND has not confirmed this, however. It should be noted that revised hazard maps are being considered by CBJ, but are not yet adopted. These revised maps also place the project site in a "Severe" hazard zone with regard to mass wasting. The project site appears to be in a "Low" risk hazard zone with regard to avalanches per the revised maps. No site-specific hazard assessment has been performed as part of this investigation.

Regional Seismicity and Seismic Hazards

The regional seismicity of the Juneau area is primarily defined by four known major faults: the Queen Charlotte-Fairweather Fault, Chatham Strait Fault, Denali Fault, and the Transition Fault. These four known faults surrounding Juneau all contribute to the seismic hazard of the project site. Wesson et al., (2007) found that these four faults would yield maximum moment magnitude (M_w) earthquakes of 7.8 to 8.2 for return intervals of 2% in 50 years. These ranges are consistent with the larger historic earthquakes that have previously been documented or recorded in the Juneau area (Brockman et al., 1988). Earthquakes of M_w 5.0 or less are common to Southeast Alaska, although they present low hazard to the project site.

The primary potential seismic-induced hazards for Juneau and the surrounding region include strong ground shaking, slope failure, liquefaction and landsliding. Both the seismic setting and glacially-scoured over-steepened terrain of the region contribute to the potential for both land-based and submarine landslides caused by earthquake-induced ground shaking or other triggering events, and are most likely to occur in saturated sediments and in unstable rock debris on steep slopes.

Additionally, large damaging ocean waves (tsunamis) generated either directly from local land displacement or due to earthquake-induced landslides have the potential to inflict damage to the region. Offshore tsunami generation and propagation in the vicinity of Juneau, however, is considered to be low due to the strike-slip nature of nearby faults; strike-slip faulting characteristically propagates horizontal land displacement motion,

Page 3
November 28, 2021

rather than the vertical displacement that is typically responsible for generating tsunami events (Combellick and Long, 1983):

Regional Climate

The Juneau region experiences temperate rainforest/maritime climate conditions typical to Southeast Alaska. The average monthly temperatures recorded in Juneau range from 25°F to 56°F. Daily extreme temperatures have been recorded from (-)22°F to 90°F. Average annual precipitation is 62 inches.

Field Investigation

Geotechnical Exploration

The geotechnical investigation was performed by others and was not observed by PND. Videos, photographs, soil samples, and a hand-sketch test pit map were provided to PND after the investigation for use in developing this report. The investigation summary described herein is based on information provided to PND, and PND cannot attest to the accuracy of the information provided.

The geotechnical field investigation was performed in July 2021. Four test pits were excavated during this investigation. The test pit locations were selected prior to the investigation and distributed across the site with consideration given to equipment access. The test pits were reportedly excavated to refusal on bedrock using a Deere 135G track-mounted excavator. Soil samples were collected near the bottom of each excavation. The samples were placed in plastic containers. Photographic and video documentation of the investigation was performed.

All soil samples were provided to PND in sealed and unsealed plastic containers. The samples were delivered to PDC Engineers’ laboratory in Juneau for testing.

Historical Explorations

PND conducted a geotechnical drilling investigation in Gastineau Avenue in 1999. Several boreholes were located immediately adjacent to the project site. The investigation showed overburden consisting generally of silty sand with gravel. Groundwater was noted at depths of 15 to 22 feet below ground surface (bgs). Bedrock was encountered at a depth of 40 feet bgs in one location. It was not encountered in other borings which extended to depths of 51 feet bgs.

Investigation Results

A test pit summary is provided in Table 1. Figure 2 shows a test pit map, provided by others.

Table 1: Test Pit Summary

Test Hole Designation	Collar Elevation (ft)*	Depth to Bedrock (ft bgs)	Termination Depth (ft bgs)
Test Hole 1	90	7	7
Test Hole 2	86	1	1
Test Hole 3	75	7	7
Test Hole 4	69	8	10

*Elevation estimated from topographic information provided by others, datum unknown.

Page 4
November 28, 2021

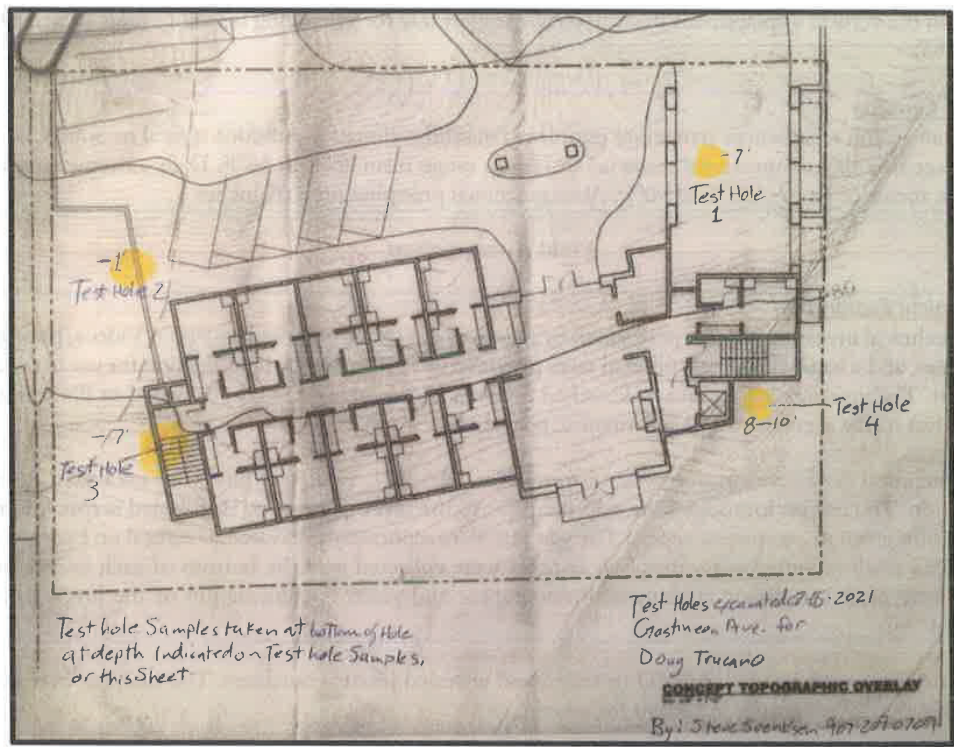


Figure 2: Test Pit Map with Site Plan and Topographic Overlay

Soil Lithology and Composition

Overburden at the project site generally consists of brown silty sand with gravel. Cobbles are noted in provided photographs.

Bedrock

Bedrock was reportedly encountered in all test pits, at depths ranging from 1 foot to 8 feet bgs. At Test Hole 4 the excavator was able to dig several feet into bedrock. The bedrock was described as “shaley” indicating a laminated or foliated structure that readily breaks along discontinuities.

Groundwater

Groundwater was not observed during the investigation. The 1999 PND geotechnical information in Gastineau Avenue encountered groundwater between 15 and 22 feet bgs. Groundwater at the project site may fluctuate seasonally or may travel along the overburden/bedrock interface.



Figure 3: Excavator and in-situ silty sand with gravel

Laboratory Testing

Selected soil samples were subjected to laboratory tests to evaluate soil index properties. All testing was performed at PDC Engineers’ Juneau laboratory. Soil index tests included determination of grain size distribution and moisture content. All individual laboratory test results can be found in Appendix C.

Geotechnical Analysis and Design Recommendations

Summary

The existing site geometry and in-situ soils are generally not favorable for supporting typical building foundation loads. Global stability analyses yield unsatisfactory factors of safety in the static seismic conditions. The existing overburden at the site is also not suitable for foundation material due to excessive fines content, although it may be re-purposed as fill at depths greater than the published frost depth in Juneau (32 inches). If the in-situ material is used for slope construction, it should not be placed steeper than 2:1, assuming there are no external loads other than seismic. Building foundations or retaining structures should be founded on the shallow bedrock encountered at the site. Alternatively, the in-situ material could be replaced with structural fill as necessary to achieve satisfactory factors of safety for global stability. Deep foundations are not recommended, as they are not expected to be an economical solution.

Soil Design Parameters

Table 2 presents the generalized soil design properties for the project site. Values for future Structural Fill are estimated based on experience with this material. Values for the in-situ material are based on conservative estimates within typical ranges for the material encountered per sources such as Das (2007) and Coduto (1999). Global stability limit equilibrium analyses were also used to back-calculate parameters for the in-situ material, given the lack of known failures and stability observed during the test pit investigation.

Table 2: Generalized Soil Design Properties

Soil Type	Buoyant Unit Weight (pcf) ¹	Effective Friction Angle, ϕ (degrees)	Effective Cohesion, c (psf)	Elastic Modulus, E (ksf)
Structural Fill (Future)	73	42	0	3,500
Silty Sand with Gravel	63	38	0	400

¹ Buoyant unit weight is based on a unit weight of displaced water of 62.4 pcf.

Structural Fill, as described in Table 2, is inclusive of all imported material as defined in subsequent sections of this report.

Seismic Design Parameters

Structures in Juneau shall be designed to resist seismic loads in accordance with the appropriate design codes. Ground motions associated with the Maximum Considered Earthquake (MCE) have a probability of exceedance of 2% in a 50-year timeframe, which correlates to an average return period of 2,475 years. This seismic event is mandated by the International Building Code (IBC) and ASCE 7 for buildings, building-related structures and certain non-building facilities.

Site class was determined based on the soil conditions from this investigation and those at the nearest borehole from an historical investigation. Risk category was determined based on planned use of the proposed improvements (apartment buildings). Moment magnitude was obtained from the United States Geological Survey (USGS) online Unified Hazard Tool. All other parameters were obtained from the Applied Technology Council (ATC) Hazards by Location online utility, with the 2012 IBC as the reference code. All seismic parameters are given in Table 3.

Table 3: Seismic Design Parameters

Seismic Event (Return Period, Probability of Exceedance):	MCE (2,475 years, 2% in 50 years)
Site Class:	C
Risk Category:	II
Peak Ground Acceleration (PGA):	0.207g
S _s (0.2 sec period acceleration):	0.528g
S ₁ (1.0 sec period acceleration):	0.356g
F _{PGA} :	1.193
F _w :	1.189
F _y :	1.444
S _{DS} :	0.418g
S ₀₁ :	0.342g
Site-Adjusted Peak Ground Acceleration (PGA _M):	0.247g
Moment Magnitude (M _w):	7.9

Fault Rupture

The nearest significant fault (the Denali Fault) is located approximately 21 miles from the project site. Based on the absence of mapped faults across the proposed project area, the risk of fault displacement resulting in ground rupture is low.

Liquefaction

Liquefaction occurs when excess pore water pressure develops in saturated soils, typically as a result of vibrations or ground shaking such as earthquakes, which results in a loss of shear strength in the soil. Detrimental effects of liquefaction include ground settlement due to densification of the liquefiable soils, and slope instability, lateral spreading, and reduced bearing capacity due to loss of shear strength. Typically, liquefiable soils are very loose to medium-dense, clean to moderately silty sands, and some silts below the water table. Other soils may experience liquefaction depending on factors such as the duration of ground shaking. Gravels and soil with a high fines content (greater than approximately 35%) which exhibits clay-like behavior (Plasticity Index ≥ 7) are unlikely to liquefy (Boulanger and Idriss, 2006). Soils below a certain depth, often estimated at a maximum of 50 feet, may not liquefy due to high confining pressures (Day, 2002). This depth is based on site-specific conditions and engineering judgement, and should not be assumed for all cases.

A liquefaction analysis is beyond the scope of this investigation and the field data collected is insufficient to conduct such an analysis. The absence of observed groundwater during this investigation suggests that liquefaction may not be a real concern at the site. However, groundwater may have significant influence on certain analyses, including liquefaction, lateral spreading and global stability.

Foundations and Retaining Structures

Design of shallow foundations must consider the bearing capacity of the underlying soil as well as the potential for settlement and the effects of seasonal frost action. In general, foundation design should be consistent with the current edition of the IBC with any local amendments or requirements.

The following subsections will discuss allowable bearing pressure determinations with respect to bearing capacity, elastic settlement, and long-term settlement for perimeter strip footings. The existing in-situ silty sand is unlikely to be able to adequately support typical foundation loads in a sloped geometry. Excavation and replacement with structural fill, or constructing foundations directly on bedrock, is necessary to support building loads.

Page 7
November 28, 2021

Bearing Capacity and Elastic Settlement

At present, shallow foundations and retaining structures are recommended to bear on bedrock. The 2012 version of the IBC permits a presumptive allowable bearing pressure of 4,000 pounds per square foot for sedimentary and foliated rock. This value assumes that the foundation will bear evenly on a flat rock surface. Elastic, or immediate, settlement is not expected to have a controlling influence for foundations bearing on rock.

The allowable bearing pressure for foundations bearing on structural fill over bedrock may be calculated using the values in Table 2. Alternatively, a presumptive allowable bearing capacity of 3,000 pounds per square foot may be used per the 2012 version of the IBC. Consideration must be given to proximity to nearby slopes. If slopes are within the foundation zone of influence, the bearing capacity will be reduced. Many geotechnical texts provide guidance on determining bearing capacity for foundations near slopes, which is reliant on slope angle, distance from slope and other factors currently unknown. As design progresses the allowable bearing pressure should be re-calculated based on site geometry.

Allowable bearing pressure is typically calculated by applying a factor of safety of 3 to the computed ultimate bearing pressure. The allowable value may be increased by 33% when considering short-term transient loads, such as wind and seismic forces.

Primary Consolidation and Secondary Compression Settlement

Long-term settlement occurs when soil consolidates over time due to an induced load, such as building foundation loads. Two types of long-term settlement are typically considered: primary consolidation and secondary compression. Both are typically attributed to compressible soils such as saturated silts and clays. No compressible soils were encountered during the investigation and therefore long-term settlement is not expected to be an issue for this project.

Lateral Load Resistance

Lateral loads on footings will be resisted by passive earth pressures developed against the footing block and frictional resistance against the base of the footing. A passive resistance (equivalent fluid pressure) of 250 pcf, which includes a factor of safety of 2, is recommended for structural fill. A coefficient of friction of 0.5 is recommended to be used for resistance of footings to lateral sliding, assuming concrete footings are cast directly against sand and crushed gravel (structural fill). Precast footings should use a coefficient of friction of 0.30. Footings cast direction on clean, sound bedrock may use a coefficient of 0.7. The passive resistance and sliding coefficient are permitted to be used together with no reduction.

Uplift Resistance

Uplift loads may manifest in some foundation elements due to overturning moments that occur as a result of wind and seismic forces. For sump structures at the project site extending below the groundwater elevation, uplift may also result from buoyancy effects of groundwater on the structure. Uplift loads may be resisted by the weight of the footing and soil within the limits of a truncated pyramid above the top of the footing. The shape of the truncated pyramid will vary with material type and density. For the material expected at this project site, the pyramid is defined by a 30-degree angle from vertical extending upward from the top of the footing.

Retaining Walls

All retaining walls must be designed to resist lateral pressures including lateral earth pressures, surcharge or surface loads, hydrostatic pressures, and seismic forces. We recommend the use of clean, angular, free-draining coarse grained soil to prevent the buildup of hydrostatic forces. Any retaining walls should be designed following the current edition of the IBC including any location amendments.

The magnitude of lateral earth pressure is a function of the type and density of the soil behind the wall and the allowable movement of the structure with respect to the backfill. For walls allowed to deflect laterally or rotate an amount equal to about 0.001 times the height of the wall, an active earth pressure condition under static

Page 8
November 28, 2021

loading would prevail. If movement is restricted, the lateral earth pressure should be designed for an at-rest condition.

Use of the soil strength parameters for imported Structural Fill, provided in Table 2, is recommended for any retaining wall design provided that Structural Fill is used during construction. These parameters allow for the computation of lateral earth pressure “K” coefficient for the design soil-structure state of either active (K_A), at-rest (K_0), or passive (K_P) conditions. Additionally, the lateral earth pressure should consider the angle of the soil behind and in front of the retaining wall, any surcharge, distributed, or point loads, and wall-to-soil interface friction. Engineering judgment should be exercised as to which state the wall is in when calculating driving and resisting forces from the soil for external stability. Consideration should also be given to any compaction-induced lateral earth pressure. For walls retaining level backfill, an equivalent fluid pressure of 25 pcf may be used for the active condition; an equivalent fluid pressure of 45 pcf may be used for the at-rest condition.

Seismic forces will also impart short-term transient loads on retaining structures. There are several methods for estimating the earthquake load, P_E , on retaining walls such as the following proposed by Seed and Whitman (1970):

$$P_E = \frac{3}{8} K_H (H)^2 \gamma$$

where: P_E = earthquake load, in pounds force per foot of wall
 K_H = horizontal seismic coefficient, typically the site-adjusted PGA
 H = height of the retaining wall
 γ = effective unit weight of retained soil

This method recommends that the earthquake load be applied at a height of 0.6H above the base of the wall.

The external stability of sliding and overturning should have minimum factors of safety of 1.5 and 2.0, respectively, under static conditions. The allowable bearing capacity should consider eccentric loads on the footing and should have a minimum factor of safety of 3 under static conditions. Factors of safety may be reduced under certain short-term transient loading conditions such as seismic forces.

Global Stability

A global stability analysis was performed based on the existing site geometry, the soil lithology encountered in this investigation, and historical borehole logs from the 1999 PND investigation on Gastineau Avenue. The software program Slide2, by Rocscience, was used to conduct the stability analyses. Two site typical sections analyzed: Section A (based on Test Holes 2 and 3) and Section B (based on Test Holes 1 and 4). The sections are depicted in Figure 4.

The analyses considered two load cases: static (long-term) and pseudo-static/seismic (short-term with seismic accelerations). The pseudo-static analysis was further examined in two scenarios, one with the in-situ silty sand remaining and one assuming that the silty sand had been replaced with structural fill. These two pseudo-static scenarios were analyzed to determine if foundations bearing on structural fill was viable or if foundations must bear on bedrock. Geometry beyond the property lines was modeled, but the analysis boundaries were truncated at the property lines. Slopes above and below the project site may need to be considered in the overall analysis as design progresses.

Page 9
November 28, 2021

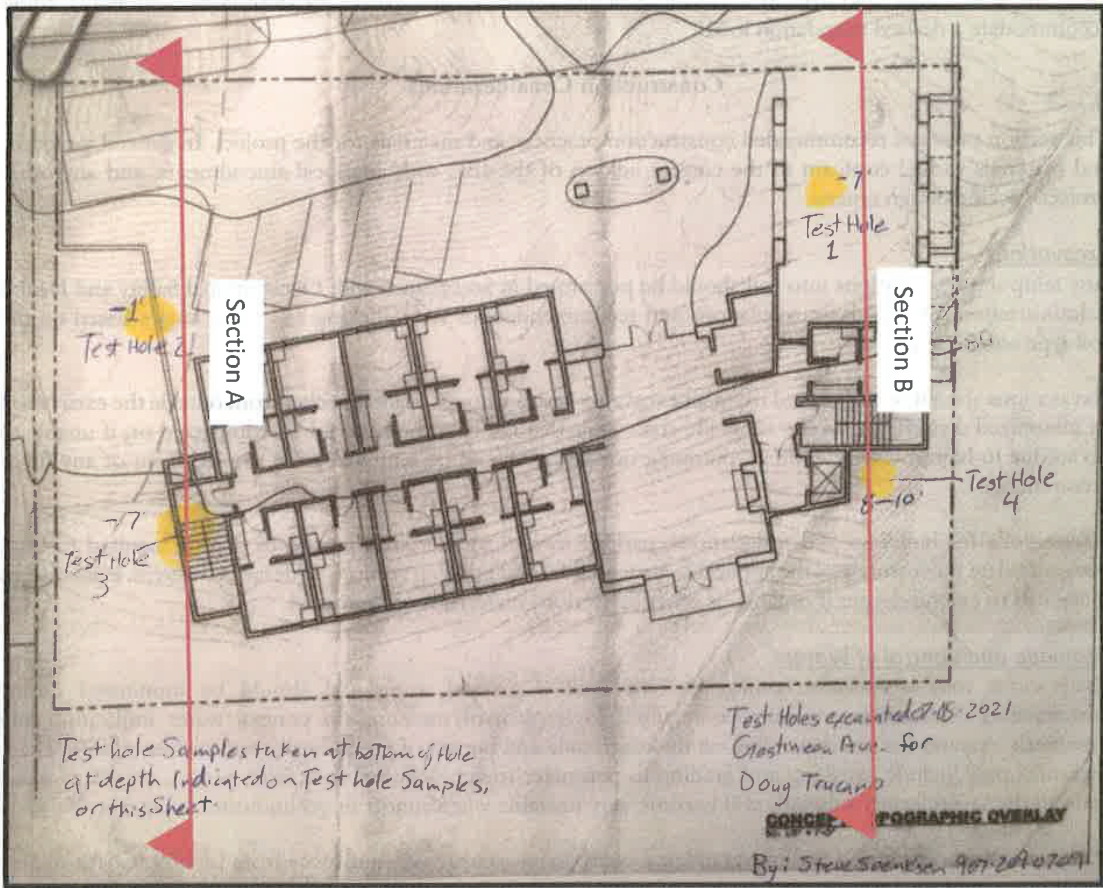


Figure 4: Site Map and Sections

The static long-term load case models the existing soil in terms of effective stress (drained state). The pseudo-static (seismic) load case subjects the soil to short-term seismic loads. The seismic loads are applied in terms of horizontal seismic coefficients, typically PGA as a percentage of gravity. Geotechnical texts (Day, 2002) and design codes (AASHTO, 2017; NCHRP, 2008) suggest a design horizontal seismic coefficient equal to one half of the site-adjusted peak ground acceleration (PGA_M), provided in Table 3, for earthen slopes that are considered non-rigid or yielding (i.e., allowed to move). Implementation of this reduced seismic coefficient assumes that some deformation, on the order of inches, is allowed to occur during the design seismic event which is anticipated to be acceptable for this project. Therefore, a horizontal seismic acceleration of 0.13g was used for all seismic analyses.

The static analysis with in-situ soil produced failure surfaces with unsatisfactory factors of safety (less than 1.5) although all surfaces were generally minor “unraveling” type failures (for practical purposes, this in-situ soil is likely stable without external building loads at slopes not exceeding 2:1). An arbitrary distributed load of 500 pounds per square foot was then applied to the existing bench, which resulted in failure surfaces below the applied load with unsatisfactory factors of safety. It is therefore unlikely that the sloped in-situ soils could support typical foundation loads with adequate factors of safety in either the static or pseudo-static scenario.

The stability analysis with structural fill replacing the in-situ soil yielded more favorable results considering the aforementioned distributed load under both static and pseudo-static situations. An iterative analysis would be

Page 10
November 28, 2021

necessary to establish what slope or retaining structure geometry, and excavation/replacement fill limits, could accommodate a desired foundation load.

Construction Considerations

This section provides recommended construction practices and materials for the project. In general, practices and materials should conform to the current edition of the IBC with any local amendments, and any other project-specific design criteria.

Excavation

Any temporary excavations into soil should be performed in accordance with Occupational Safety and Health Administration (OSHA) laws, regulations and recommendations for trenching and slope angles based on the soil type encountered.

Excavations should be performed using an excavator with a smooth-bladed bucket from outside the excavation to minimized disturbance of the subgrade soils. Soils that are disturbed should be compacted or, if unable to do so due to high moisture content, pumping or rutting, should be removed prior to placement of any fill as recommended.

Excavations for buildings and foundations, parking lots, at utilities shall extend to depths required to both accommodate the feature and the applicable structural fill and bedding sections as described herein. Excavations may need to extend deeper if organic or other deleterious material is encountered.

Drainage and Control of Water

Excavations may experience seepage due to shallow ground water and should be monitored during construction. The contractor may be required to implement measures to control water infiltration and effectively dewater the site depending on the magnitude and impact of groundwater and surface runoff. These measures may include installing and grading to perimeter trenches, sump wells with pumps, etc. Excavation walls in the in-situ sandy subgrade will become very unstable when runoff or groundwater is present.

Parking areas should have a positive gradient toward drainage structures and away from buildings. Site grading should be established to provide drainage of surface water or roof drainage away from proposed and existing buildings and toward suitable drainage structures.

The ground immediately adjacent to any building foundation or retaining wall should slope away (minimum 3% for gravel surfacing, 2% for pavement surfacing) for a minimum distance of 10 ft measuring perpendicular to the face of the wall. Grading should be designed to prevent ponding of surface water except where retention ponds, or similar devices, are intended. Freely-draining soils should be used as backfill around foundations and retaining structures.

Perimeter foundation drains should be installed at or below the same elevation as the bottom of the exterior footings. Foundation drains should daylight into drainage ditches or connect to an underground storm drain system. Discharging storm water directly onto downhill slopes is not recommended as it may cause erosion.

Construction Materials and Compaction

This section will provide general recommendations for the use of imported aggregate fill to be used during construction. All aggregate fill should be angular, clean, sound, durable, and free of any frozen clumps, ice or any deleterious material prior to placement and follow all project specifications. Fill should be a well-graded mixture of non-frost susceptible (NFS) sand and gravel. All fill material should be protected from freezing during construction. No frozen soil should be used as fill, nor should any fill be placed over frozen soil. Any frozen soil should be removed, replaced, or thawed prior to fill placement.

Page 11
November 28, 2021

Moisture control of materials should be implemented when stockpiling and placing fill material. Such measures may include tarping during wet weather. Additional moistening or drying of fill material may be required in order to obtain the optimum moisture content for maximum compaction.

No hauling or grading equipment should be used in lieu of appropriate compaction equipment. Any loosening of fill material by hauling or other equipment should be repaired by re-compacting as needed. The number of passes required to meet the compaction requirement will depend on the size of the compaction equipment used.

Base Course

Base course material should have a maximum particle size of 1 inch and less than 6% passing the No. 200 sieve size. Base course shall be placed in lifts not exceeding 8 inches in loose thickness and shall be compacted to 95% of the maximum density as determined by a control strip test, such as Alaska Test Method (ATM) 309 Relative Standard Density of Soils by the Control Strip Method.

Structural Fill

Structural fill material should have a maximum particle size of 6 inches and less than 6% passing the No. 200 sieve size. Structural fill shall be placed in lifts not exceeding 12 inches in loose thickness. Compaction of structural fill shall be achieved by performing a minimum level of effort consisting of six complete passes with a 15-ton vibratory steel drum roller. In areas of any structural fill that are too small to accommodate a roller, compaction shall be accomplished by a minimum level of effort of six complete passes with a vibratory plate compactor with a minimum rated centrifugal force of 15,000 lbs.

Structural Foundations, Parking Lot, and Utility Recommendations

Structural Foundations and Slabs

All footings and slabs should be constructed over, at a minimum, a 6-inch thick lift of base course or clean, sound bedrock. When constructing footings, the base course and structural fill should extend a minimum of 1 ft beyond the footing perimeter. Exterior footings should be buried a minimum of 32 inches for protection against frost action.

Parking Lots

Paved surfaces for light vehicle traffic should be constructed as follows, at a minimum: 2 inches of asphalt concrete pavement; 4 inches of base course; 26 inches of structural fill. The intent is to create a minimum 32-inch thick structural section in general accordance with CBJ Standard Details. A thicker section may be warranted if subgrade conditions vary from those described herein. If heavy vehicle loading is anticipated, a specific pavement design should be performed.

Buried Utilities

Buried utilities, including storm sewer, sanitary sewer and water conduits and utility structures, should bear on a minimum 6-inch thick lift of base course or comparable material that will not damage the utility component. The utility should be bedded on all sides with appropriate bedding material per CBJ Standard Details. Any remaining open excavation for utilities with the building/road/parking lot footprint should be backfilled with structural fill to the appropriate grade. Utilities outside the building footprint or any travel way may be backfilled with approved, inorganic granular excavated material. Reused excavated material should be compacted in a manner identical to that of structural fill. Sub-excavation and backfill with structural fill should be performed if poor subgrade conditions are encountered.

Sanitary sewer lines shall have a minimum cover of 4 feet; water lines shall have a minimum cover of 5 feet. Lines shall be insulated if the specified minimum cover cannot be achieved. Utility crossings shall be addressed in accordance with CBJ Standard Details.

Page 12
November 28, 2021

Limitations and Closure

The information submitted in this report is based on data from a field and lab geotechnical investigation conducted for this project and other sources discussed in this report. Effort was made to obtain information that is representative of the actual conditions at the site. However, actual subsurface conditions will vary and additional information may be discovered. If conditions significantly different from those indicated in this report are encountered by subsequent investigations or during construction, such conditions should be reviewed by PND.

This report was prepared by PND Engineers, Inc., for use on this project only, and may not be used in any manner that would constitute a detriment to PND. PND is not responsible for conclusions, opinions, or recommendations made by others based on data presented in this report.

Included in Appendix C of the previous report is a copy of the Geoprofessional Business Association (GBA) publication "Important Information about Your Geotechnical-Engineering Report." The publication is included in this report to help the Owner, Contractor, and others who read this document understand the limitations described above and the additional limitations contained in the publication and made a part of this report. This document should be read carefully. If in the opinion of Contractors bidding this project, sufficient information has not been made available to satisfactorily bid the project then the Contractor should perform additional geotechnical investigations as necessary to satisfy themselves as to site conditions.



Sean Sjostedt, P.E.
Senior Geotechnical Engineer
November 28, 2021



Dick Somerville, P.E.
Principal
November 28, 2021

Attachments: Appendix A – Site Map with Test Pit Locations
Appendix B – Laboratory Test Results
Appendix C – GBA Publication: *Important Information about Your Geotechnical Engineering Report*

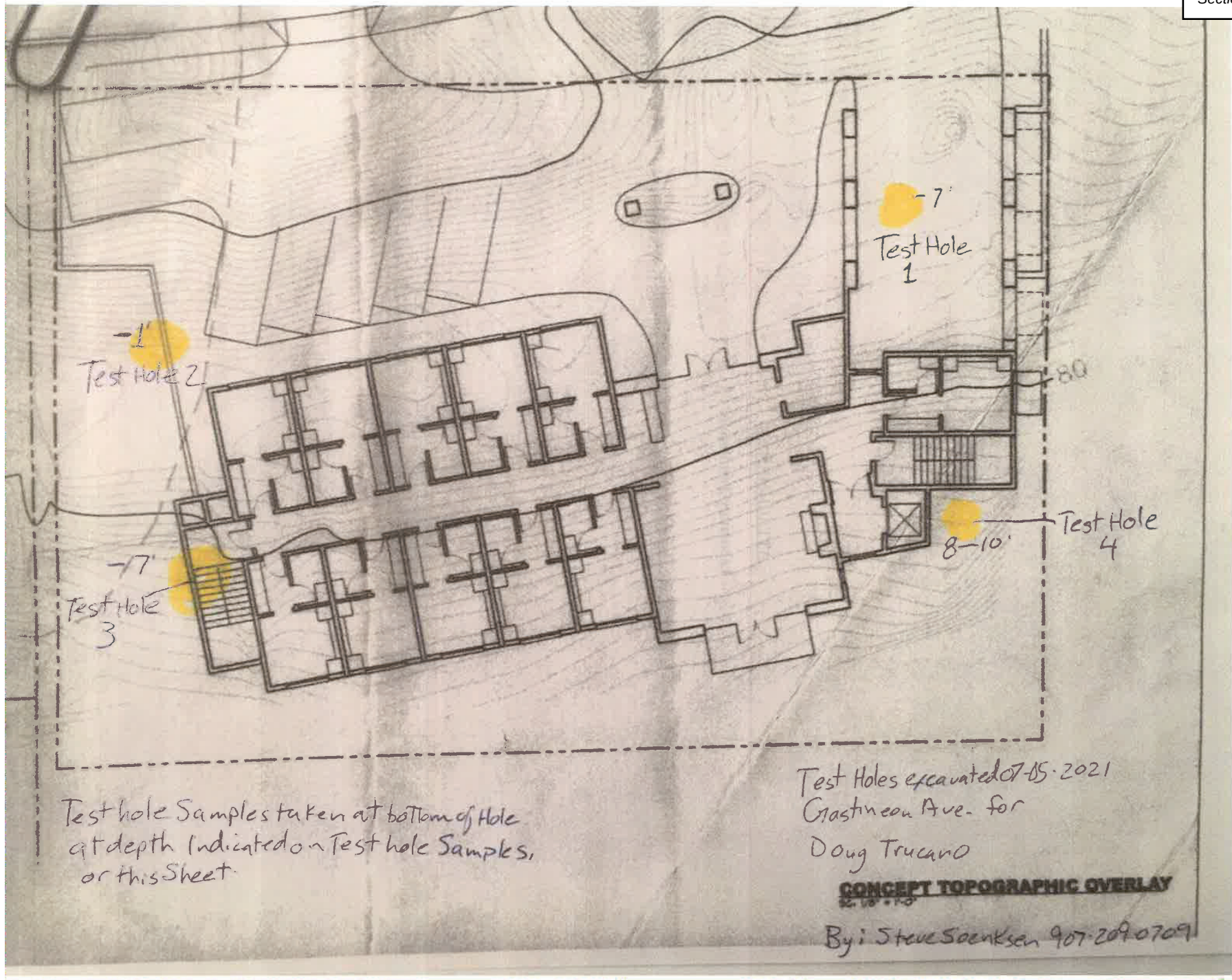
Page 13
November 28, 2021

References

- ASTM D2216. "Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass."
- ASTM D2487. "Classification of Soils for Engineering Purposes (Unified Soil Classification System)."
- ASTM D6913. "Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis."
- Boulanger, Ross W. and Idriss, I.M. (2006). "Liquefaction Susceptibility Criteria for Silts and Clays." *Journal of Geotechnical and Geoenvironmental Engineering*.
- Brockman, S.R., Espinosa, A.F., and Michael, J.A. (1988). *Catalog of Intensities and Magnitudes for Earthquakes in Alaska and the Aleutian Islands – 1786 – 1981*. United States Geological Survey, Survey Bulletin 1840.
- City and Borough of Juneau Engineering Department Standard Details, 4th Edition (2011).
- Coduto, Donald P. (1999). *Geotechnical Engineering Principles and Practices*. Prentice-Hall, Inc. Upper Saddle River, New Jersey.
- Combellick, R.A. and Long, W.E., (1983), "Geologic hazards in southeastern Alaska: an overview", Alaska Division of Geological & Geophysical Surveys Report of Investigation 83-17, 17 p.
- Das, B.M. (2007). *Principles of Foundation Engineering*, 6th edition. Cengage Learning, Stamford, CT 06902.
- Day, Robert W (2002). *Geotechnical Earthquake Engineering Handbook*. McGraw-Hill. New York, New York.
- Gehrels, G.E. (2000). Reconnaissance geology and U-Pb geochronology of the western flank of the Coast Mountains between Juneau and Skagway, southeastern Alaska, in Stowell, H.H., and McClelland, W.C., eds., *Tectonics of the Coast Mountains, Southeastern Alaska and British Columbia*: Boulder, Colorado, Geological Society of America Special Paper 343., pp. 213-233.
- McClelland, W.C., and Gehrels, G.E. (1992). Upper Jurassic-Lower Cretaceous Basinal Strata Along the Cordilleran Margin: Implications For the Accretionary History of the Alexander-Wrangellia-Peninsular Terrane, *Tectonics*, Vol. 11, No.4, p. 823-835.
- Miller Robert D. (1972). *Surficial Geology of the Juneau Urban Area and Vicinity, Alaska with Emphasis on Earthquake and Other Geologic Hazards*. United States Geological Survey Open-File Report, 100p.
- Seed, H.B. and Whitman, R.V. (1970). *Design of Earth Retaining Structures for Dynamic Loads*. ASCE Specialty Conference, Lateral Stresses in the Ground and Design of Earth Retaining Structures. Cornell University, Ithaca, NY., 103-147.

ATTACHMENT A

Site Map with Test Pit Locations



ATTACHMENT B

Laboratory Test Results



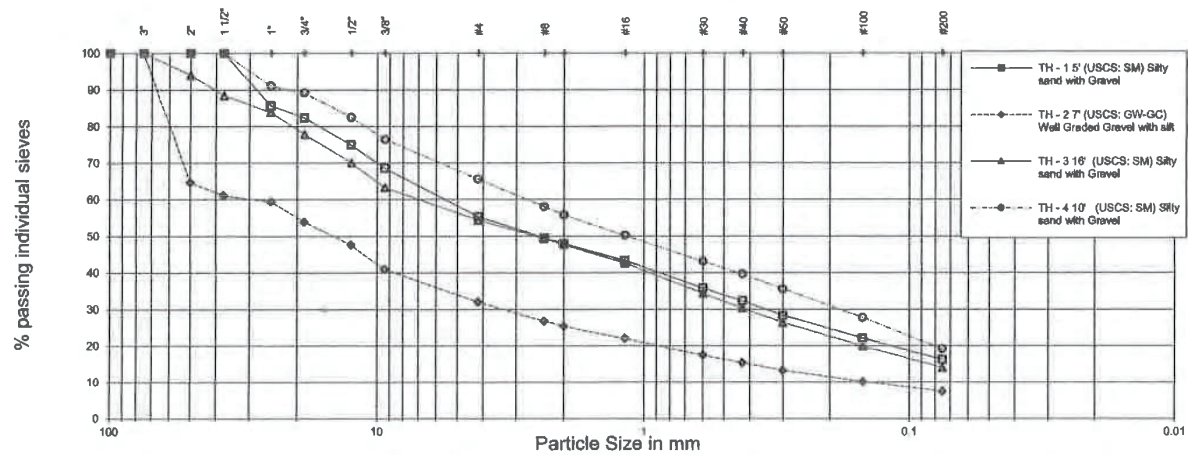
9109 MENDENHALL MALL ROAD, SUITE 4, JUNEAU, ALASKA 99801

**Sieve Analysis
AASHTO T 27 / T 11**

Client	PND Engineers	Project #	21MT0.19JM
Project	Bulger Apartments	Received Date	7/14/2021
Location Sta/Offset	Juneau, Alaska	Reported Date	7/19/2021
Material/Source	Test Pits	Tested by/date	SRA 7/15/21
Sampled by/date	S. Soenksen/ 7-7-21		

Moisture	18.4%		9.9%		21.1%		17.3%	
SIEVE SIZE	Percent passing	Required specs	Percent passing	Required specs	Percent passing	Required specs	Percent passing	Required specs
	TH - 1 5' (USCS: SM) Silty sand with Gravel		TH - 2 7' (USCS: GW-GC) Well Graded Gravel with silt		TH - 3 16' (USCS: SM) Silty sand with Gravel		TH - 4 10' (USCS: SM) Silty sand with Gravel	
4 "								
3 "			100		100			
2 "			65		94			
1 1/2 "	100		61		88		100	
1 "	86		59		84		91	
3/4 "	82		54		78		89	
1/2 "	75		48		70		82	
3/8 "	69		41		63		76	
No 4	55		32		54		66	
No 8	49		27		49		58	
No 10	48		25		48		56	
No 16	43		22		42		50	
No 30	36		17		34		43	
No 40	32		15		30		40	
No 50	28		13		26		36	
No 100	22		10		20		28	
No 200	16.3		7.4		14.0		19.1	

Grain Size Distribution



N:\Projects\21MT0.19JM - Material Testing\21MT0.19JM - PND - Bulger Materials Testing\210716 Grading Test Holes - Copy

ATTACHMENT C

GBA Publication – *Important Information about Your Geotechnical Engineering Report*

Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared solely for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be, and, in general, if you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.*

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual site-wide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only from the design drawings and specifications*. Remind constructors that they may

perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old*.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration*. Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists*.



**GEOPROFESSIONAL
BUSINESS
ASSOCIATION**

Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org

Copyright 2016 by Geoprofessional Business Association (GBA). Duplication, reproduction, or copying of this document, in whole or in part, by any means whatsoever, is strictly prohibited, except with GBA's specific written permission. Excerpting, quoting, or otherwise extracting wording from this document is permitted only with the express written permission of GBA, and only for purposes of scholarly research or book review. Only members of GBA may use this document or its wording as a complement to or as an element of a report of any kind. Any other firm, individual, or other entity that so uses this document without being a GBA member could be committing negligent



January 21, 2021

PND 17J131

Mr. Steven Soenksen
Verde Infrastructure Partners
P.O. Box 35854
Juneau, Alaska 99803-5854

Re: Bulger Way Apartments
Geotechnical Investigation Fee Proposal (Revised)

Dear Mr. Soenksen:

PND Engineers, Inc. (PND) appreciates the opportunity to provide geotechnical investigation and reporting services to Verde Infrastructure Partners on the Bulger Way Apartments project. We understand that you would like to construct a multi-level apartment building on Gastineau Avenue near the Bulger Way right-of-way. The site is on the downhill side of Gastineau Avenue and is steep. The site is classified as a site subject to mass wasting, according to the Geophysical Hazards Investigation by DMJM in 1972 for the City and Borough of Juneau (CBJ). From work on adjacent property you have indicated that bedrock depth varies but could be as shallow as 8 feet. You have asked PND to perform a geotechnical investigation and prepare a foundation feasibility study.

The following scope of services is contingent on test pits yielding adequate results to perform a foundation feasibility study. Borehole logs from the 1999 Gastineau Avenue street improvement investigation indicate that soft and loose soils of significant depth may exist and a more involved geotechnical investigation may be warranted. Immediately upon completion of the proposed test pit investigation PND will inform you of our preliminary findings and if alternate course of action should be considered.

PND proposes to the following Scope of Services:

- 1) Site Investigation: PND will coordinate with you to develop a test pit investigation plan and then mobilize a geotechnical engineer to the site. PND's geotechnical engineer will collect samples and log the test pits. The excavator and operator will be provided by others. We anticipate between 16 and 24 hours on site.
- 2) Sample Testing and Analysis: PND will take samples to either a local lab or to PND's lab in Anchorage and perform testing. The type of testing will depend on the nature of the samples.

Bulger Way Apartments
Geotechnical Engineering Fee Proposal
January 21, 2021

Based on findings of the site investigation PND will perform the following analyses:

- Allowable bearing pressures for shallow foundations
- Slope stability; this analysis will be conducted using topographic information provided by you which is assumed to be current and accurate
- Perform a site hazard analysis for mass wasting at the site.

- 3) Reporting: PND will develop a written report that includes a description of the site investigation, logs of test pits, findings from our analyses and general recommendations and considerations for foundation design. The report will be a letter-form report sufficient for the basis of foundation design and suitable to submit to the CBJ Building Department as part of the building permit application.

Should the test pits not provide adequate information, PND can mobilize a drill rig to the site. There is currently a small track rig in Juneau, although it is unknown how long the rig will be here.

PND proposes to perform the above outlined test pit investigation, analysis and reporting services on a time and expenses basis. We estimate our budget for these services to be [REDACTED]. Expenses will be billed at cost plus 10%. A detailed breakdown of this fee is attached for your review. Invoices will be issued monthly (payment due within 30 days of receipt of the invoice).

Hopefully this proposal suits your needs. If you have questions or need additional information, please feel free to contact me. If you find this proposal acceptable please provide written authorization to proceed. We look forward to working with you on this project.

Sincerely
PND Engineers | Juneau Office



Chris Gianotti, P.E.
Senior Engineer, Vice President

Enclosures: Fee Breakdown

Site Specific Engineering Study (Baxandall Engineers)

Hillside Development/Hazard Analysis

BAXANDALL ASSOCIATES
CIVIL AND ENVIRONMENTAL ENGINEERING

1107 NORTH ELEVATION STREET
HANCOCK, MICHIGAN 49930
TELEPHONE (906) 483-2372
fwbaxand@mtu.edu

3 August 2012

Eric Feldt
Department Planning and Community Development
City & Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Mr. Feldt:

We have been asked to do a further review of the potential hazard classification for Lot 3, Block 2, Pacific Coast Addition to the City of Juneau, the property being located at 307 South Franklin Street. The review also includes Lots 12, 13, & 14 of Block 2 which abut on Gastineau Avenue.

The hazard potential for Lots 3, 12, 13, & 14 of Block 2 of the Pacific Coast Addition has changed from that as shown in the Geophysical Hazards Investigation for the City & Borough of Juneau that was done in 1972.



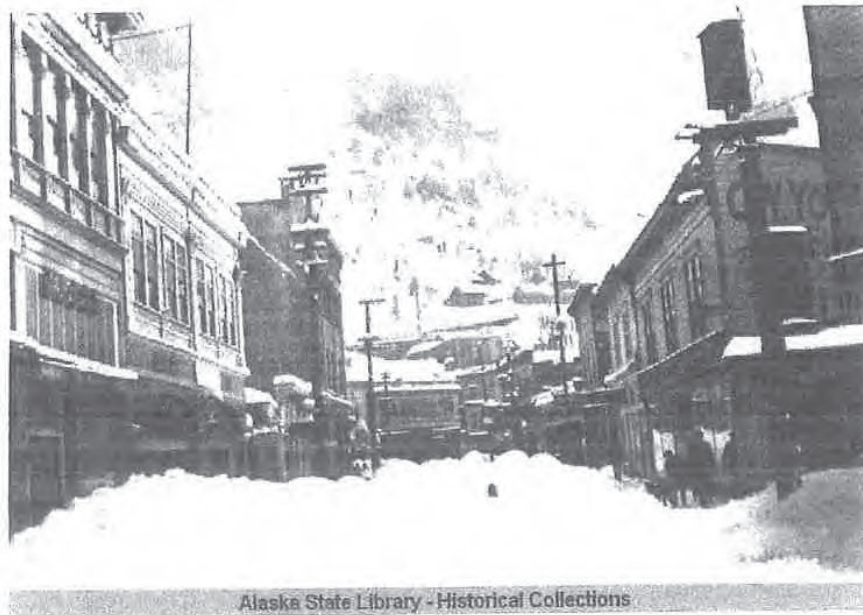
Alaska State Library - Historical Collections

The above picture is of the slide that occurred on January 7, 1920. The top of the slide is at approximately 250 ft. of elevation, which is the top level of the old beach deposits. The slide

Page two, Lots 3,12,13,&14 Block 2, Hazard Study, 8/03/12

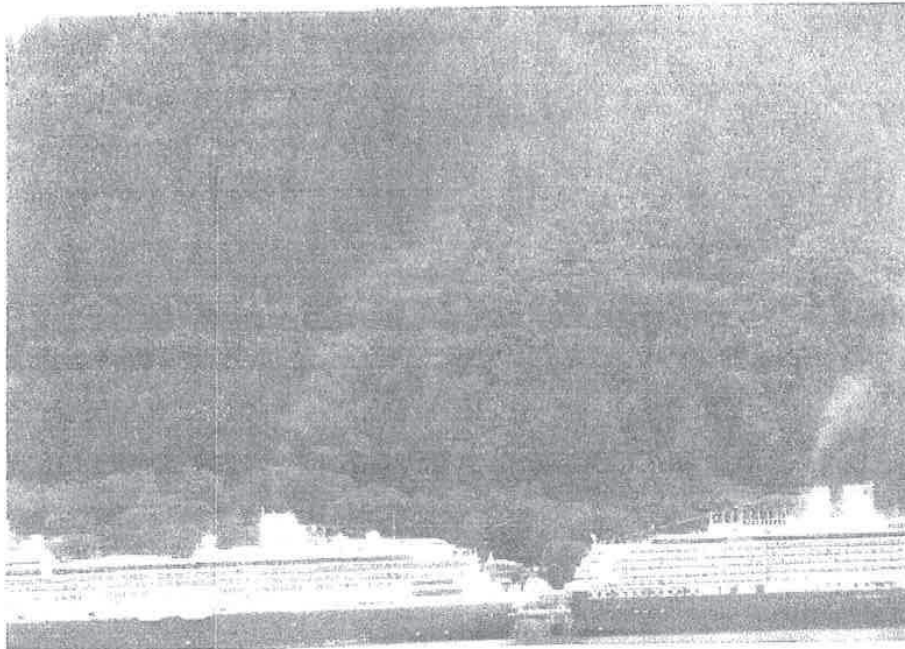
resulted in removal of most of the soil and overburden from that area. The minor slide that occurred on November 14, 2009 followed the same path as the water flow that is shown on the left side of the of the slide path. As stated in the 1972 study regarding this event, "It was apparently triggered by rapid addition of water to an already saturated soil mass due to overflow of the A.J. water flume on January 1, 1920."

The interesting thing is that Gastineau Avenue was on a trestle in that area at that time. This explains why there were no deposits along the base of the old stone wall that was present prior to the reconstruction of Gastineau Avenue in 2004. The other interesting thing is that when they constructed the tunnel that ran through Mt. Roberts to the Gold Creek basin, they dumped the rock removed from the tunnel construction on the slope below the tram tracks. This has stabilized the slope and explains why there have been no debris flows occurring in that area.



What is interesting is the re-growth of the timber on the slopes of Mt. Roberts as shown in the above picture. As best as can be determined, this picture was taken in the winter of 1918. The picture below is from 2011 and the entire slope has been re-forested. It leads one to believe that the age of much of the present tree cover is younger than what was believed.

Page three, Lots 3,12,13,&14 Block 2, Hazard Study, 8/03/12



August 2011 photo

Picture below is the existing AJ Mining Company building foundation. This foundation is evident in pictures that go back to 1917. The structure has served as both a slope stabilizer as well as a debris flow barrier. It has protected lots 12 & 3 of Block 2 since it was constructed.



August 2011 photo

Page four, Lots 3,12,13,&14 Block 2, Hazard Study, 8/03/12

This photo shows the starting point for the minor slide that occurred on November 14, 2009. It is interesting as to how quickly the slope has re-vegetated.



August 2011 Photo

Lower end of the slide showing a small debris deposit that could possibly move further down the slope during another major rain storm. The volume of debris present is less than 50 cubic yards. The existing rock deflection wall adjacent to the Housing First building would deflect the minor flow away from the building. The existing concrete traffic barrier along the downhill side of Gastineau would keep this flow from continuing down the slope.



August 2011 Photo

Page five, Lots 3,12,13,&14 Block 2, Hazard Study, 8/03/12



Juneau Empire Photo

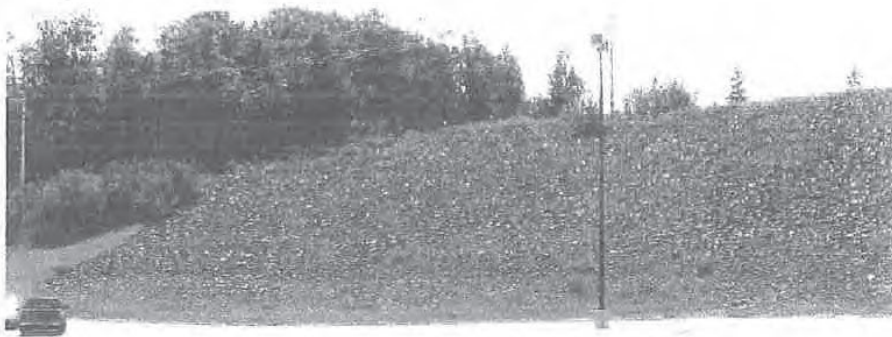
The vehicles parked on the uphill side of Gastineau Avenue basically stopped the flow and most likely caused the sideward movement of the debris flow that impacted the side of the Housing First building. The flow velocity was slowed enough to allow the vehicles to keep the debris flow from reaching the concrete traffic barrier wall on the downhill side of the street. Past inspection of the various small slide paths along Gastineau Avenue showed that it takes from 80 to 100 years for sufficient material to build up in the "V" notches to pose a threat of debris flow that would impact the street. The flow that occurred in 2009 was 89 years after the 1920 event. The cubic yardage of this debris flow is what we observed in our study of this path that was done in the late 1980's.

There are several factors we have observed that determined the request to remove the Lots 12, 13, & 14 of Block 2, Pacific Coast Addition from the severe hazard zone. As Lot 3 of Block is directly downhill from Lot 12, it would be included due to its location.

The first consideration is that the major landslide that occurred on January 7, 1920 removed the majority of the marine and beach deposits subject to sliding from the area above the subject properties. This slide was attributed to a major overflow the A J flume which no longer exists. The volume of the debris material remaining, should a future slide occur, would be stopped by the concrete traffic barrier along the downhill side of Gastineau Avenue.

The placement of the tunnel excavation material, which is composed of angular rock, has played a major role in stabilizing the slope below the tram. Placement of rock debris of this size on slopes of this degree is used as a standard method for steep slope stabilization.

Page six, Lots 3,12,13,&14 Block 2, Hazard Study, 8/03/12



This picture shows a typical use of fractured rock that provides slope protection from landslides. The picture is of a local slope here in Houghton that is of the same rock size and slope angle as that below the tunnel entrance above Gastineau Avenue.

Attached is a copy of CBJ's hazard area map, B0-6 Hazard, showing the subject properties location and requested boundary adjustment for the severe hazard zone as these properties should be considered as being within the moderate hazard zone. We request that the hazard map for this area be adjusted from severe hazard to moderate hazard placing Lots 3, 12, 13, & 14 of Block 2, Pacific Coast Addition into the moderate hazard zone.

Should you have any questions regarding our request, please let us know.

Sincerely;

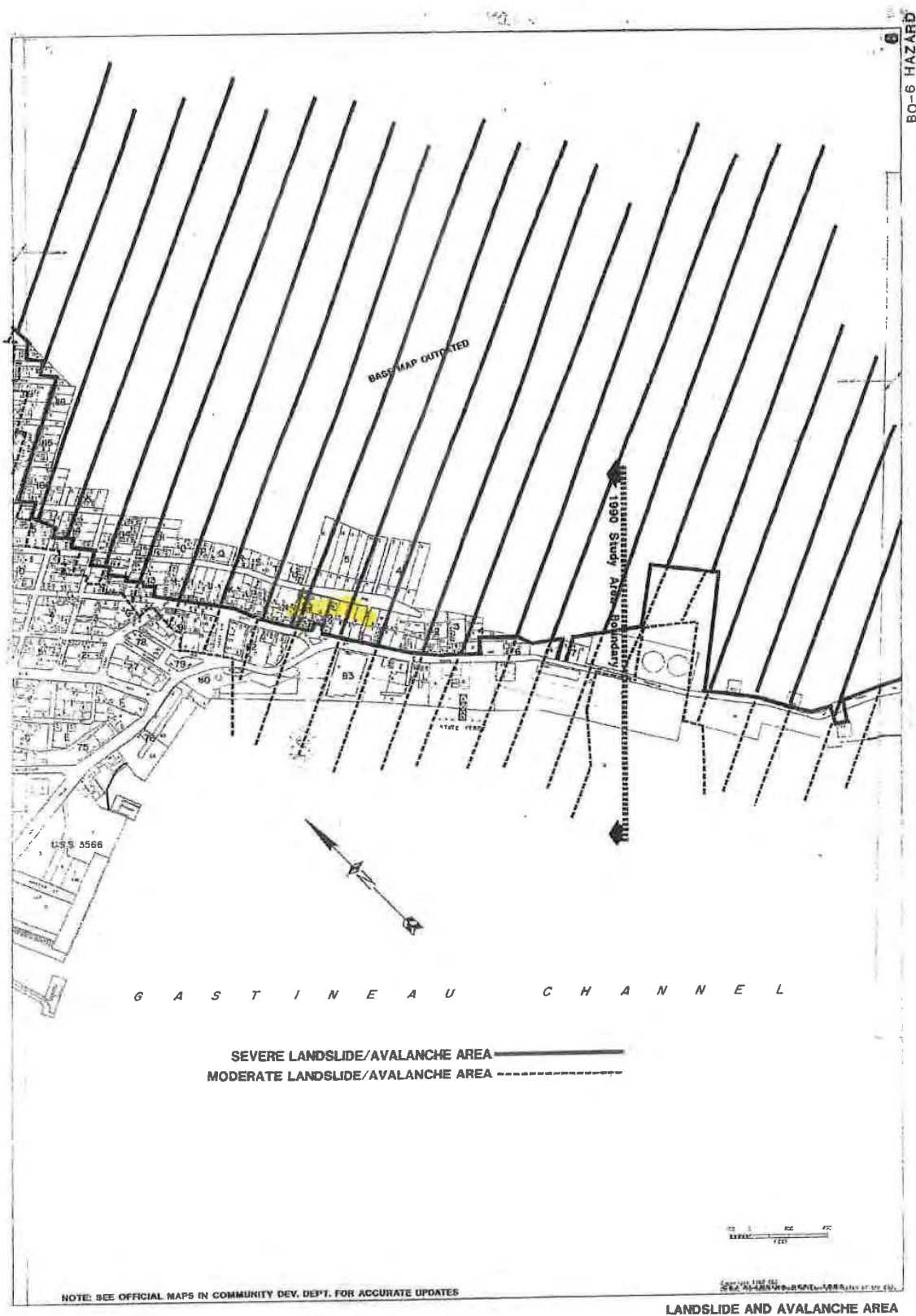
Bill Baxandall

F.W. "Bill" Baxandall, P.E.
Principal

Attachment

Cc: Doug Trucano, Trucano Construction
Rich Conneen, Architect





PAGE 7, LOTS 3, 12, 13 & 14 HAZARD STUDY, 8/03/2012

DOUGLAS N. SWANSTON
CONSULTING ENGINEERING GEOLOGIST
10121 SILVER STREET
JUNEAU, ALASKA 99801

December 13, 1989

Bax:

The lot we inspected immediately above the small "pocket park" along Gastineau Avenue and northwest of the proposed tram right-of-way is situated directly at the mouth of a known debris flow gulley identified in the 1972 Geophysical Hazards Investigation for the City and Borough of Juneau.

At the present time, this gulley is clear of significant quantities of debris and is partially stabilized by a substantial cover of 50+ year-old alder. While the supply of debris for a large-scale debris flow from this gulley is limited, the steep gradient of the gulley, the presence of a small mass of debris stored along the north bank, and the presence of rock cliffs at its head indicate a potential for damage to unprotected structures on the property.

I estimate a maximum flow velocity of about 6.24 m/s (20.5 ft/s) obtainable in this gulley using the generalized Poiseuille equation for flow and field assumptions as follows:

$$V = \frac{\gamma \sin \theta H^3}{3\tau}$$

where: V = velocity in m/s (ft/s)
 γ = assumed unit weight of 20 KN/m³ (127 lbs/ft³)
 θ = channel gradient estimated at 34°
 H = flow height estimated from apparent trim-line of most recent flow occurrence at 1.8 m (6.0 ft)
 τ = apparent dynamic viscosity estimated at 2 kPa.s or 2x10 poise (41.7 lbs/ft²)

At the densities and viscosities which normally occur in such flow masses (conservative estimates based on personal knowledge and data from debris flow analyses in British Columbia), impact loads on any structure in the flow path was estimated using the Momentum Equation of fluid dynamics where:

$$P = \rho V^2 \sin \alpha$$

where: P = impact force in Pascals (lbs/ft²)
 ρ = estimate bulk density of the flow mass at 2000 kg/m³ (124.9 lbs/ft³)
 α = angle of movement against the structure assumed at 90°
 V = flow velocity at 6.24 m/s (20.5 ft/s)

Thus, the impact force on any channel structure perpendicular to the flow would be about 77.9 kPa (1628.5 lbs/ft²) or about 8 metric tones-force/m² (0.8 british tons-force/ft²). To this should be added the triangular hydrostatic pressure of piled-up debris flow material behind the structure. Point forces produced by impacts from logs and boulders could be 2 to 3 times higher. As you can see, inclined deflection walls can significantly reduce impact loads, but care needs to be taken to avoid damage to adjacent properties.

I hope these comments will be of some assistance to you. If you have any additional questions, give me a call.

Sincerely,

Doug Swanson



State of Washington } ss
County of King
Now all men by these presents that
The Alaska Coal Co., a corporation existing
under the laws of the State of Washington
limited to the coal mining business, in the District
of Alaska, owner in fee simple of the lands
embraced in this plat of The Pacific Coast Ad-
dition do hereby declare this plat and do hereby
certify that the said addition covers all the
lands and all rights thereon
in which located the said Pacific Coast Com-
pany has secured its corporate power to be
located in the County of King, State of
Washington and has caused its corporate
and to be heretofore entered, this 12 day
of February A.D. 1921

Stake of [illegible] 03
On 11/12/12 day of October 1913 before
me personally appeared J. Ford to me
known to be the true President and V. Smith
to be the true Secretary of the [illegible]
[illegible] Corporation. The Corporation has executed the
foregoing instrument and severally acknowledged
said instrument to be the free and vol-
untary act and deed of said Corporation for the
uses and purposes therein mentioned and
the same shall be deemed to be duly exe-
cuted and the corporate seal of said
corporation

In witness whereof I have hereunto set
my hand and affixed my official seal the
day and year first above written

Henry P. Boon
Henry P. Boon in and for the
State of Washington residing at
Seattle

Scale One inch 50 ft

February 26th 1913

THE PACIFIC COAST ADDITION, an addition to the town of Juneau, Alaska, is a subdivision or replat of that portion of the said town designated on Griswold's official map as the "CARROLL AND MURRY WHARF SITE," and the islands fronting thereon, and this plat is referred to the official map as "the exterior boundaries hereon. Courses shown are from the true meridian, the corresponding courses as given on the Griswold's official map being shown in parentheses. All street, block and lot dimensions are as shown on face of plat. The exterior boundary is particularly described as follows: Beginning at meander corner number One, as shown on the official map, thence N 60°31' E, 605.0 feet, thence N 37°21' W, 300.0 feet, thence N 22°11' W, 279.0 feet, thence S 60°31' E, 1022.0 feet, thence S 52°29' E, 596.0 feet, thence N 60°31' E, 259.0 feet to the point of beginning.

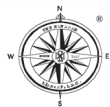
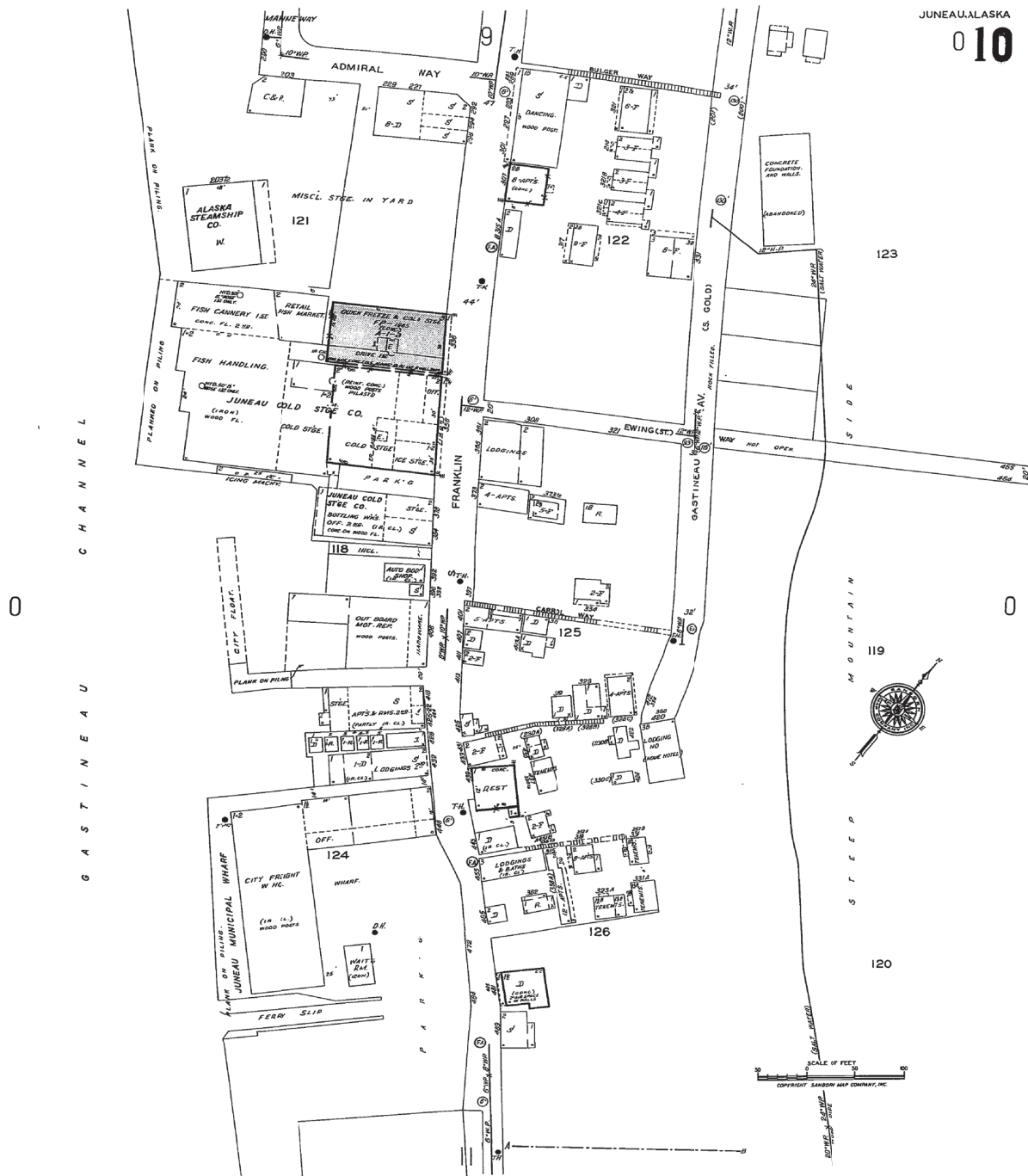
Free to be used

Peru is the Amazon. The Indians of the Amazon have a religious sentiment for the Pacific Coast Empress and regard her as present and the "Sunset, Amazon as Terra, and a very strange to be known as The Pacific Coast Addition to the Sun of Amazon is hereby accepted as the official flag of the land."

rites:

C. C. A.

Passed and approved this 28th day of February, 1913 A.D.



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1969 The Sanborn Library, LLC AMV
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO:

Ronald L. Usher
Manager

DATE: 31 October 1972

FILE NO.

SUBJECT:

FROM:

Arthur H. Hartenberger
Planning Director

Windsor Apartments

Mr. and Mrs. Val A. Poor wish to donate their property, the Windsor Apartments and the lands appertaining thereto to the City and Borough of Juneau for Public Use. See attached correspondence of October 26, 1972.

The property is located on Gastineau Avenue above the Dreamland Club in an area of known geophysical hazard. See attached map.

The structures on the site have been condemned by the Building Official and presently are vacant.

A number of factors must be considered if the City-Borough is interested in receiving this donation. It has been estimated by a local contractor that demolition costs would be in the neighborhood of \$15,000 and require 4 to 5 working days to complete after power lines have been removed. The moving or relocation of these power lines could be undertaken by Alaska Electric Light and Power Company at a guaranteed cost not to exceed \$10,000 with any savings reflecting back to the City-Borough.

Because of preliminary scientific information received from the Geophysical Hazards consultants, the Neighborhood Development Citizens' Committee in the preparation of the NDP application was of the opinion that land in this general area should eventually be placed in Public Use. Furthermore, it was stated that Public Open Space, i. e., parks and or surface parking would be an ideal land use in the area.

The Planning Staff concurs with these observations and is of the opinion that the City-Borough should accept the donation and initiate

Douglas, Alaska 99824

October 26, 1972

The City and Borough of Juneau
155 S. Seward St.
Juneau, Alaska 99801

Mr. Arthur H. Hartenberger
Planning Director

Dear Mr. Hartenberger:

In response to your communication of Oct. 11, 1972 and previous discussions with your office, I submit the following:

Mrs. Poor and I, wish to donate the property comprising the Windsor Apartments and lands appertaining there-to, to the City and Borough of Juneau, for public use.

It is our desire that this donation be completed prior to Jan. 1, 1973.

Please submit this proposal to the City Borough Assembly for their consideration at your earliest convenience.

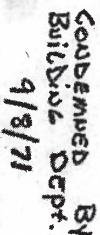
Thank you,

Val A. Poor
Mrs. Val A. Poor

Mr. and Mrs. Val A. Poor
Douglas, Alaska 99824

RECEIVED OCT 27 1972

1972 ASSESSED VALUATION:
LAND \$22,600
Bldgs 30,700
\$53,300.



DATE: October 27, 1972

FILE NO.

SUBJECT: Windsor Apartments

Mr. & Mrs. Val A. Poor
1204-4th Street
Douglas, Alaska 99824

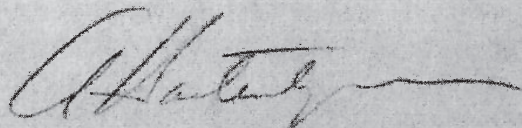
Dear Mr. & Mrs. Poor:

Thank you for your letter of October 26, 1972 concerning your desire to donate the Windsor Apartments and related lands to the City-Borough public use.

I will immediately begin processing this request so that this matter can be completed prior to January 1, 1973.

We will keep you posted on our progress.

Sincerely,

A handwritten signature in dark ink, appearing to read 'A. Hartenberger', with a long horizontal flourish extending to the right.

Arthur H. Hartenberger
Planning Director

DATE: 11 October 1972

FILE NO.

SUBJECT:

Windsor Apartments

Mr. Val Poor
P.O. Box 536
Douglas, Alaska 99824

Dear Val:

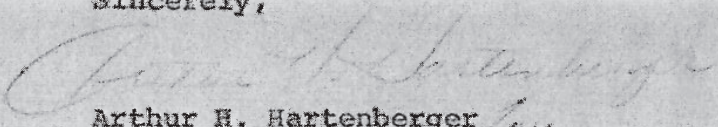
This letter serves as a follow-up to our visit of October 10, 1972 concerning the Windsor Apartments.

I have concluded that it would now be appropriate for you to specifically inform, by letter, the City and Borough of your desire to donate the property for public use.

Upon receiving your letter we will immediately initiate the procedures that will enable the Assembly to make its determination.

Please let me know if I can be of further assistance.

Sincerely,


Arthur H. Hartenberger
Planning Director

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Art Hartenberger
Planning Director

DATE: October 10, 1972

FILE NO.

SUBJECT: Windsor Apartments

FROM: Bud Forrest
Building Official

This is to advise you the Windsor Apartments have been evacuated and are now ready for demolition.

The buildings are in even more decrepit condition than previously noted and are being partially demolished by persons unknown.

We have noted on several occasions person occupying some of the rooms. The police have been notified and the persons have left. However, these apartments are structurally, mechanically and electrically dangerous and do constitute an attractive nuisance.

It is my advise that the City and Borough Public Works Department be notified that the apartments are ready for demolition and for them to prepare a contract for this work as soon as possible.

1-H-010-002-124

CITY AND BOROUGH OF JUNEAU, ALASKA
APPLICATION FOR BUILDING PERMIT

1C07014-2017

Douglas ☐

Juneau ☐

Section J, Item 3.

VALUATION N.A.

PERMIT NO. 9079

DATE RECEIVED 11-27-72

BY James A. Foreman

APPLICANT TO FILL IN BETWEEN HEAVY LINES.
TWO SETS OF PLANS MUST BE FURNISHED WITH APPLICATION.

Building Address		COVERING			
APPLICANT OWNER	Name <u>City of Borough of Juneau</u>	Ext. Walls			
	Mail Address _____	Int. Walls			
	City _____	Roof			
	Tel. No. _____	Re-Roof			
ARCHITECT ENGINEER	Name _____	FLUES			
	Mail Address _____	F. Place	Flr. Furn.	Other	
	City _____	Furnace	H. Water ☐ H. Air ☐	Steam ☐ Elec. ☐	Oil ☐ Gas ☐
	Tel. No. _____	Kitchen			
CONTRACTOR or OWNER BUILDER	Name <u>Hansen + Mann</u>	UTILITIES			
	Mail Address <u>Box 396</u>	Sewage System City _____ S. Tank _____			
	Tel. No. <u>6-2106</u>	Bldg. Main _____			
	State License No. _____	Sewer Outlet Size _____			
LEGAL DESCRIPTION	Subdivision _____	Water Meter Size _____			
	Lot No. _____ Bl. No. _____	Water Service Size _____			
	<u>Windsor Apts</u>	Exist. Road _____	Curb & Gutter ☐ Drain Ditch ☐		
	_____	Driveway Width _____ Ft. _____			
	_____	Off-Street Parking _____			
	_____	Estimated Cost _____			
	_____	Special Information _____			
	_____	_____			
	_____	_____			
	_____	_____			
CLASS OF WORK					
New	Repair				
Addition	Demolish ☒				
Alteration	Move				
Use Of Bldg. _____					
Size Of Bldg. _____					
Height Of Bldg. _____					
Area Of Lot _____					
SPECIFICATIONS					
FOUNDATIONS					
Material	Exterior	Piers			
Width Of Top					
Width Of Bottom					
Depth In Ground					
Plate (Sill)	Size	Space	Span		
Girders					
Joists (1st Fl.)					
" " (2nd Fl.)					
" " (Clg.)					
Studs (Ext.)					
" " (Int.)					
Roof Rafters					
Bearing Walls					
Other					
WORK NOT MENTIONED IS NOT INCLUDED IN PERMIT					
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all state laws, and codes and ordinances of The Greater Juneau Borough, applicable to building construction.					
Signature _____					
Of Owner _____					
Applicant <u>George W. Mann</u>					

DEMOLITION ✓

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO:

Ronald L. Usher
Manager

DATE:

13 November 1972

FILE NO.

SUBJECT:

Windsor Apartments

FROM:

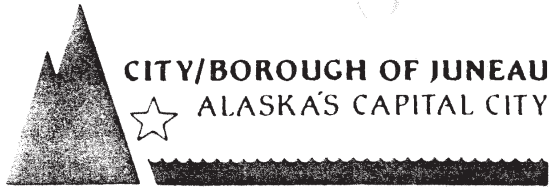
Linn A. Forrest, Building Official
Doug Boddy, Coordinating Fire Chief

Early this morning several people were requested to leave the subject premises which has been condemned and vacated for some time. Shortly after this a fire broke out in the second building and spread to the upper floor of the large (first) building. Before the blaze could be extinguished, the entire top floors of the two buildings were gutted leaving very few structural supports holding up the roofs. The roofs are made of corrugated aluminum and with no support or fastenings are subject to blowing off in the slightest wind.

In addition, probably because of the weight and washing action of the water used to fight the fire, both buildings have shifted farther out of plumb and the large building has slipped further downhill.

We consider these apartments to be extremely dangerous to life safety and a hazard to adjacent properties.

We recommend these structures along with the remaining structures constituting the Windsor Apartments be demolished and removed with utmost dispatch.



**Design Review Board
Notice of Decision**
File No.: HDR-03-92

April 15, 1992

Chuck Keen for
JMK and Mt. Juneau
P.O. Box 33741
Juneau, Alaska 99803

Application For: Design Review Permit

Legal Description: Building: Lot 1; Block N; Juneau Townsite
Parking: Lots 12, 13, 14; Block 2; Juneau Townsite

Parcel Number: Building: 1-CO7-0-B0N-001-0
Parking: 1-CO7-0-H02-012-0

Date Submitted: April 7, 1992

Hearing Date: April 14, 1992

The Design Review Board at their April 14, 1992, special public meeting approved your application for a design review permit to construct a commercial development in the Downtown Historic District subject to the following conditions:

1. The Applicant shall submit to, Staff for final review and approval, a parking plan which meets the dimensional standards as established by the CBJ zoning code.
2. The Applicant shall submit to Staff, for final review and approval, a color scheme for the building which meets the standards of the Downtown Historic District.
3. The Applicant shall submit to Staff, for final review and approval, a building design which features a horizontal canopy element or appears visually to appear horizontal.
4. The Applicant shall submit to Staff, for final review and approval, a building design which features a consistent storefront design which could be a false wall on the left side to reflect the right side.
5. The Applicant shall submit to Staff, for final review and approval, a building design which features cornices and details consistent with those established in the Downtown Historic District.

155 South Seward Street, Juneau, Alaska 99801

Chuck Keen
File No. HDR-03-92
Page 2

6. The Applicant shall obtain all necessary permits as required by the CBJ Building Department.

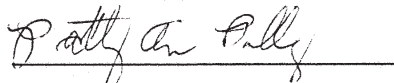
Effective Date: May 6, 1992

Expiration Date: This permit shall expire if no Building Permit is issued prior to November 6, 1993.

Project Planner:


Gary Gillette,
Planner II

RECEIVED BY CITY CLERK


H-15-92

cc: Debra Purves, Zoning Inspector

MEMORANDUM

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

DATE: April 13, 1992
TO: Design Review Board
FROM: Gary Gillette, Planner II
Community Development
SUBJECT: Design Review Permit
FILE: HDR-03-92
HEARING DATE: April 14, 1992

GENERAL INFORMATION

Applicant: Chuck Keen for JMK and Mt. Juneau
Property Owner: Chuck Keen
Requested Action: Design Review Permit
Purpose: To construct a commercial retail development in the Downtown Historic District.
Legal Description: Building: Lot 1; Block N; Juneau Townsite
Parking: Lots 12, 13, 14; Block 2; Juneau Townsite
Parcel No.: Building: 1-CO7-0-B0N-001-0
Parking: 1-CO7-0-H02-012-0
Existing Land Use: Vacant
Surrounding Land Use: North: Commercial
South: Commercial
East: Vacant
West: Commercial
Zoning: MU - Mixed Use
Utilities: Public

BACKGROUND

General - The Applicant proposes to construct a 1, 994 +/- square foot wood framed building for use as a retail/commercial development.

Parking and Circulation - The Applicant proposes to construct a five (5) space parking lot located on adjacent property owned by the Applicant. Access for the lot will be off Gastineau Avenue.

Building Design - The Applicant proposes a "U" shaped building design as shown on the submitted drawings. It features a sloping roof and canopy, horizontal T&G wood siding, "false front" and open guardrails. No paint colors have been submitted at this time.



CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

Design Review Board
File No. HDR-03-92
Page 2

Landscaping - The Applicant proposes landscaping as shown on the submitted drawings to include planter boxes and potted evergreens. A log bench is included in the "U" of the building.

Lighting - The Applicant has not proposed any exterior site lighting.

Signs - The Applicant proposes to install one freestanding sign as indicated on the submitted drawings.

ANALYSIS

General - The proposed use of the building is allowed in the MU - Mixed Use zone with CDD Staff review only. The proposed development does not meet CDD Regulations 4 CBJAC 080.050 (b) Setback Standard. The standard states that front and side setbacks for new construction or additions shall maintain the visual continuity of the streetscape. The building does meet the standard on the left side (facing the building). A fire hydrant is located on the Applicant's property on the right side which restricts the setback in this area. The center portion of the "U" does not continue the established setback.

Parking and Circulation - The required number of parking spaces for the proposed development is as follows:

Restaurant: 1 space per 150 sq. ft.	
or 1 space per 4 seats	
whichever is greater	= 5
Retail: 1 space per 200 sq. ft.	= 5
Subtotal	= 10
PD1 reduction X.4	= 4

The Applicant proposes five (5) spaces which exceeds the requirements for number of spaces. However, the parking lot design as shown on the submitted drawings does not meet the dimensional standards as established by the zoning code. The required parking space size is nineteen (19) feet by nine (9) feet and a two way traffic aisle width of twenty (20) feet is required for 30° angled parking.

Building Design - The proposed does not meet the CDD Regulations in a couple of areas and would better fit the historic district theme with some minor embellishments. The following discussion addresses specific items to be considered:

- (1) Canopy Standard: The CDD Regulations stipulate that canopys shall be horizontal to maintain the historic character established in the district. Sloping canopys or roofs can be used if a false front or horizontal fascia are used to give a visual appearance of being horizontal from the street.
- (2) Architectural Standard: The CDD Regulations refer to architectural details such as cornices, mouldings, and brackets to be constructed in the historic architectural character in new construction. The details shall be suitable to the building and shall conform to the dimension and detail established by precedents found on comparable buildings or within the district. The proposed design shows cornice applicaitons on some of the walls but not others, this should be consistent throughout the project.

Design Review Board
File No. HDR-03-92
Page 3

- (3) Color Standard: All colors and the placement of color on the building should preserve or emphasize the architectural detailing. No color schemes have been submitted by the Applicant at this time.
- (4) Front Facades: New construction on a major street shall utilize the elements and proportions of a typical storefront facade at street level. The typical storefront in downtown Juneau is large plate glass windows on the first floor and double hung windows on the upper floors. The proposed building has double hung windows on one side and an open railing on the other.

Landscaping - The planters and potted plants generally meets the landscaping requirements of the CDD Regulations.

Lighting - No exterior lighting is required and none proposed.

Signs - The allowable signs for this project is as follows:

	<u>No. Signs</u>	<u>Allowable Area</u>
	1 for building = 1	45 Square feet = 45
	1 per tenant	10 Sq. Ft. per tenant
	X 6 = 6	X 6 = 60
Total	7 Signs	115 Sq. Ft.

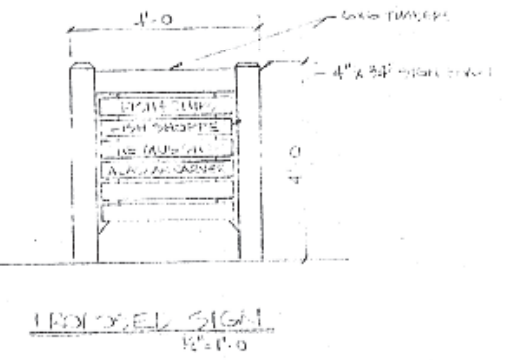
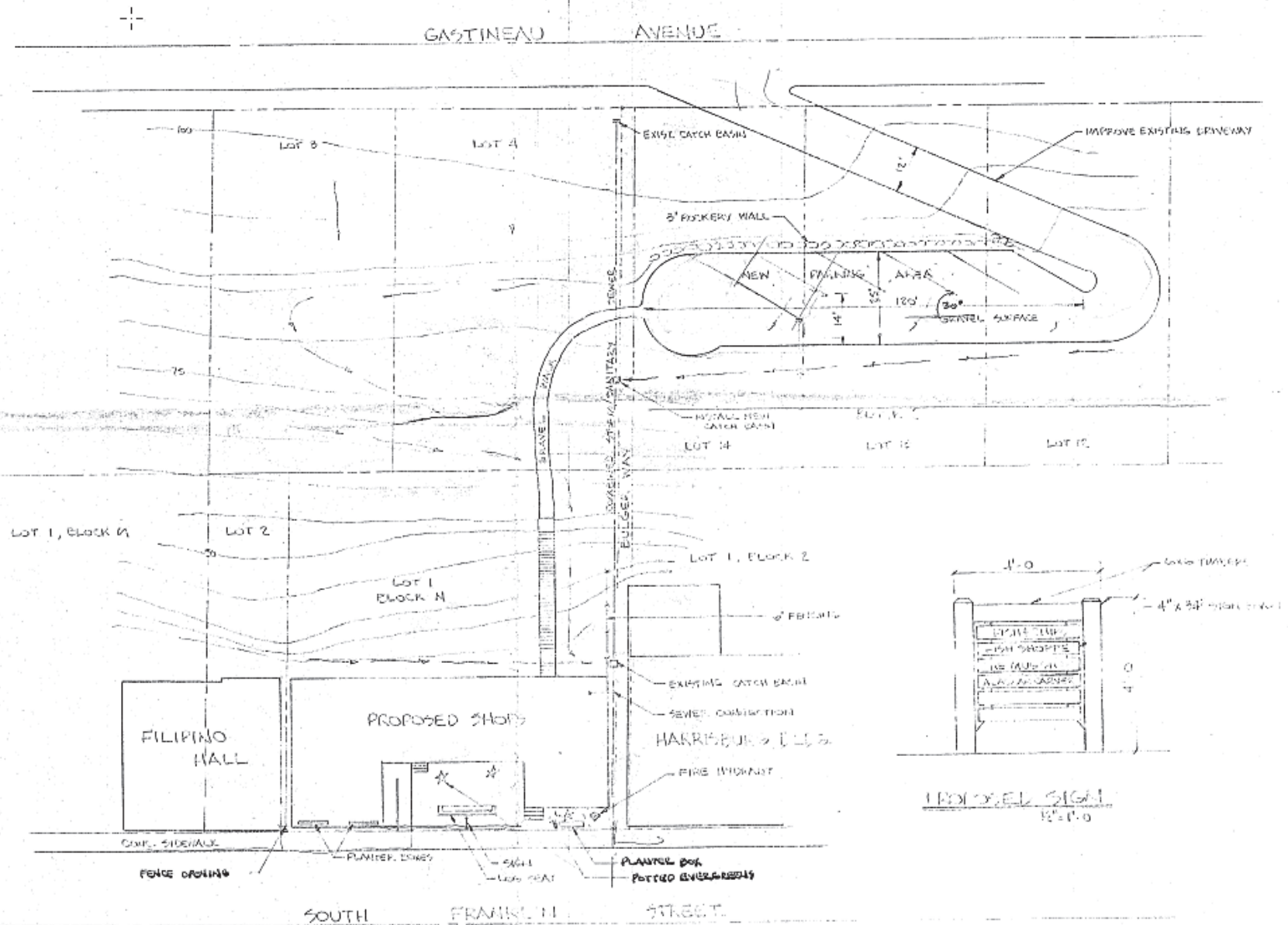
The proposed sign meets the current sign ordinance.

STAFF RECOMMENDATION - Approval - Conditionally

Staff recommends approval of the proposed project subject to the following conditions:

1. The Applicant shall submit to Staff for final review and approval a parking plan which meets the dimensional standards as established by the CBJ zoning code.
2. The Applicant shall submit to Staff for final review and approval a color scheme for the building which meets the standards of the Downtown Historic District.
3. The Applicant shall submit to Staff for final review and approval a building design which features a horizontal canopy element or appears visually to be horizontal.
4. The Applicant shall submit to Staff for final review and approval a building design which features a consistent storefront design which could be a false wall on the left side to reflect the right side.
5. The Applicant shall submit to Staff for final review and approval a building design which features cornices and details consistent with those established in the Downtown Historic District.
6. The Applicant shall obtain all necessary permits as required by the CBJ Building Department.

Doc: HDR0392.GG



SITE PLAN
 1" = 30'

SOUTH FRANKLIN STREET SHOPS
 LOT 1, BLOCK N, JENSEN TOWNSHIP

DRAWN - FWD
 SHEET 1 OF 3

MT JENSEN ENTERPRISES, INC.
 800 534 1000 JENSEN, ARIZ.

Hand-drawn site plan for a park area. The plan shows a large rectangular area with various zones:

- ROAD PAVEMENT** 300 S.F. (Top Left)
- WOOD COVER** 12.5 S.F. (Top Left, adjacent to Road Pavement)
- FISH SHOPPE** 450 S.F. (Top Center)
- SHOP** 151.5 S.F. (Top Right)
- COVERED WALKWAY** (Horizontal strip below the top row of buildings)
- PICNIC TABLES** 500 S.F. (Bottom Left)
- COVERED** (Bottom Left, adjacent to Picnic Tables)
- OPEN AREA** (Large central area)
- STAIRS** (Bottom Center, adjacent to Open Area)
- RAILWAY** (Vertical line through the Open Area)
- SHOP** 150 S.F. (Bottom Right, top of the right column)
- SHOP** 210 S.F. (Bottom Right, bottom of the right column)

Dimensions and other features:

- Top wall: 20'-0" (left), 7'-6" (center), 20'-0" (right), 10'-6" (far right)
- Right wall: 11'-0" (top), 6'-11" (middle), 10'-0" (bottom), 14'-0" (far right)
- Bottom wall: 20'-0" (left), 13'-9" (center), 2'-0" (right), 15'-0" (far right)
- Left wall: 15'-0" (top), 43'-0" (bottom)
- Internal dimensions: 5'-0" (left of stairs), 4'-0" (width of stairs), 9'-0" (width of open area), 2'-0" (width of shop area)
- Other labels: "STAIRWAY TO PARKING 7" RISES 11" TREADS", "EXISTING CONCRETE PAVEMENT", "LIFE HYDRA", "1/2", "3/4", "1/4", "1/8", "1/16", "1/32", "1/64", "1/128", "1/256", "1/512", "1/1024", "1/2048", "1/4096", "1/8192", "1/16384", "1/32768", "1/65536", "1/131072", "1/262144", "1/524288", "1/1048576", "1/2097152", "1/4194304", "1/8388608", "1/16777216", "1/33554432", "1/67108864", "1/134217728", "1/268435456", "1/536870912", "1/1073741824", "1/2147483648", "1/4294967296", "1/8589934592", "1/17179869184", "1/34359738368", "1/68719476736", "1/137438953472", "1/274877906944", "1/549755813888", "1/1099511627776", "1/2199023255552", "1/4398046511104", "1/8796093022208", "1/17592186044416", "1/35184372088832", "1/70368744177664", "1/140737488355328", "1/281474976710656", "1/562949953421312", "1/1125899906842624", "1/2251799813685248", "1/4503599627370496", "1/9007199254740992", "1/18014398509481984", "1/36028797018963968", "1/72057594037927936", "1/144115188075855872", "1/288230376151711744", "1/576460752303423488", "1/1152921504606846976", "1/2305843009213693952", "1/4611686018427387904", "1/9223372036854775808", "1/18446744073709551616", "1/36893488147419103232", "1/73786976294838206464", "1/147573952589676412928", "1/295147905179352825856", "1/590295810358705651712", "1/1180591620717411303424", "1/2361183241434822606848", "1/4722366482869645213696", "1/9444732965739290427392", "1/18889465931478580854784", "1/37778931862957161709568", "1/75557863725914323419136", "1/151115727451828646838272", "1/302231454903657293676544", "1/604462909807314587353088", "1/1208925819614629174706176", "1/2417851639229258349412352", "1/4835703278458516698824704", "1/9671406556917033397649408", "1/19342813113834066795298816", "1/38685626227668133590597632", "1/77371252455336267181195264", "1/154742504910672534362390528", "1/309485009821345068724781056", "1/618970019642690137449562112", "1/1237940039285380274899124224", "1/2475880078570760549798248448", "1/4951760157141521099596496896", "1/9903520314283042199192993792", "1/19807040628566084398385987584", "1/39614081257132168796771975168", "1/79228162514264337593543950336", "1/158456325028528675187087900672", "1/316912650057057350374175801344", "1/633825300114114700748351602688", "1/1267650600228229401496703205376", "1/2535301200456458802993406410752", "1/5070602400912917605986812821504", "1/10141204801825835211973625643008", "1/20282409603651670423947251286016", "1/40564819207303340847894502572032", "1/81129638414606681695789005144064", "1/162259276829213363391578010288128", "1/324518553658426726783156020576256", "1/649037107316853453566312041152512", "1/1298074214633706907132624082305024", "1/2596148429267413814265248164610048", "1/5192296858534827628530496329220096", "1/10384593717069655257060992658440192", "1/20769187434139310514121985316880384", "1/41538374868278621028243970633760768", "1/83076749736557242056487941267521536", "1/166153499473114484112975882535043072", "1/332306998946228968225951765070086144", "1/664613997892457936451903530140172288", "1/1329227995784915872903807060280344576", "1/2658455991569831745807614120560689152", "1/5316911983139663491615228241121378304", "1/10633823966279326983230456482242756608", "1/21267647932558653966460912964485513216", "1/42535295865117307932921825928971026432", "1/85070591730234615865843651857942052864", "1/170141183460469231731687303715884105728", "1/340282366920938463463374607431768211456", "1/680564733841876926926749214863536422912", "1/1361129467683753853853498429727072845824", "1/2722258935367507707706996859454145691648", "1/5444517870735015415413993718908291383296", "1/1088903

Hand-drawn cross-section diagram of a building structure, likely a shed or small house, showing various components and dimensions. The diagram is labeled with the following parts and dimensions:

- Roofing:** ASPHALT/FLYSHING ROOFING, 15" ROOFING FELT, 2"x10" RAFTERS - 16' O.C., PLYWOOD PANELING.
- Roof Slope:** A triangle indicating a 12/2 slope (12 units vertical, 2 units horizontal).
- Exterior Wall:** 8' x 6" PAULING (likely Plywood), 4"x10" HEMLOCK, 2"x10" DECKING, 3/4" x 8" PLYWOOD FLOOR JOISTS - 24" O.C., 3/4" x 8" PLYWOOD FLOORING, FIRE BLOCKING.
- Interior Wall:** 2"x4" STUDS 16' O.C., 1/2" G.W.B. (Gypsum Wall Board), 2"x4" STOPS 16' O.C., 1/2" G.W.B., FIRE BLOCKING.
- Foundation:** JOIST HANGER, JOIST HANGER.
- Dimensions:** 12' (height), 12' (width), 12' (length), 12' (width).

1993.5
= 1994 + 200 =
9.96 = 10 X .A = (4)

PRESSURE TREATED FLOOR BEAM

3/8" x 19" GRINNED BEAR. DRILL 1/2" PILOT HOLE

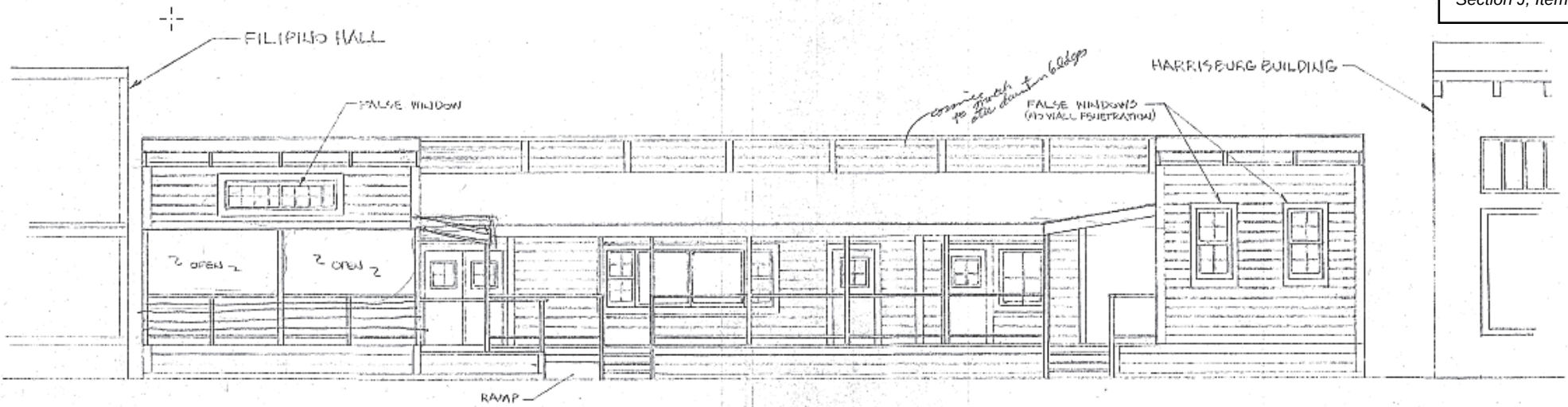
VARIABLE, 10" MAX.

PRESSURE TREATED PLUMB SECTION

32" DIA

10" DIA

Attachment F- 1992 HDR92-03 Notice of Decision

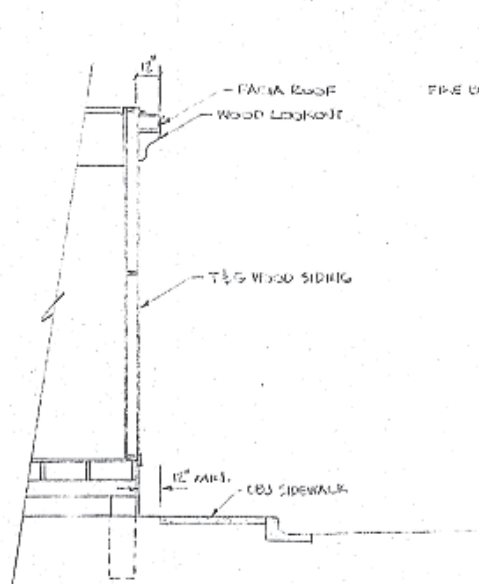


SOUTH FRANKLIN ELEVATION

3/16" = 1'-0"

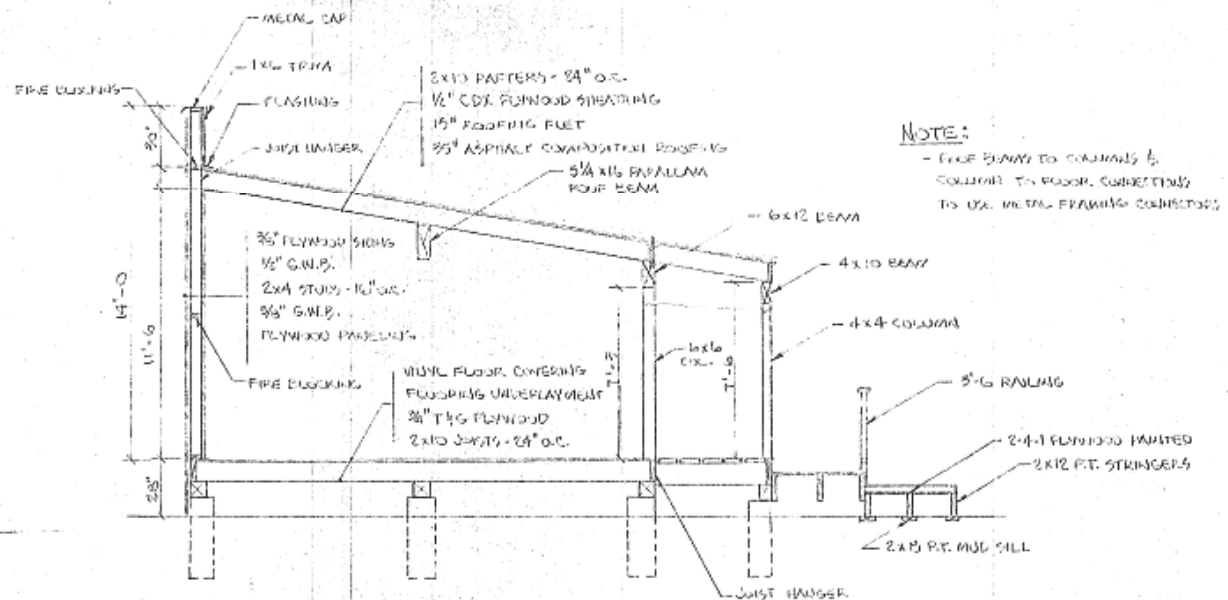
NOTE:

OPEN DOORS AS FLOOR & WALKWAY
ELEVATION LESS THAN 30" ABOVE GROUND.



FRANKLIN STREET WALL DETAIL

1/4" = 1'-0"



NOTE:

- FACE BEAM TO COLUMN &
COLUMN TO ROOF CONNECTION
TO USE METAL FRAMING CONNECTIONS

SECTION

1/4" = 1'-0"

2

SOUTH FRANKLIN STREET SHOPS

LOT 1, BLOCK 11, JUNEAU TOWNSITE

MT. JOHNSON ENTERPRISES, INC.
525 FOX STREET JUNEAU ALASKA 99801

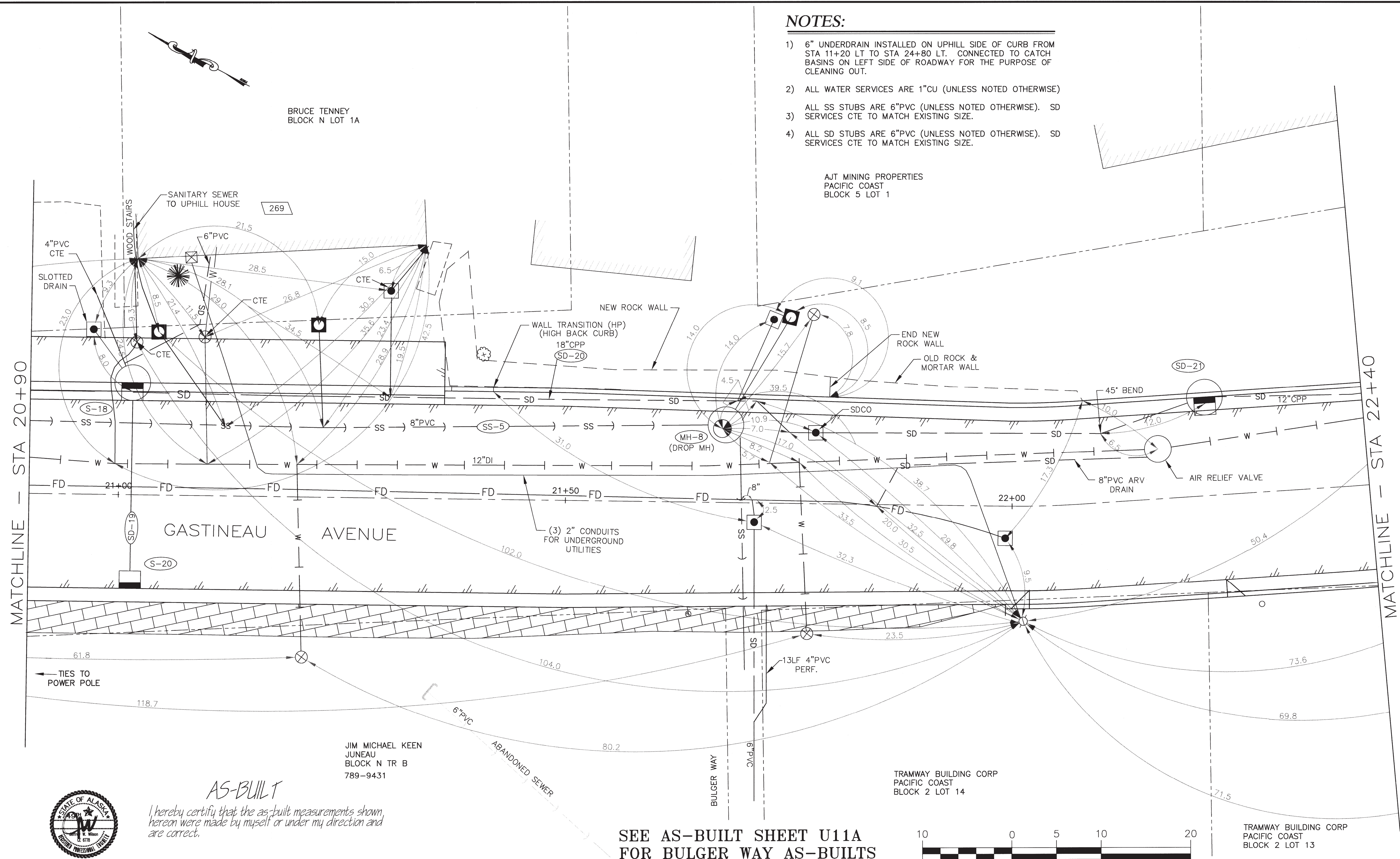
SCALE - AS SHOWN
DRAWN - FNB

SHEET 3 OF 3

NOTES:

- 1) 6" UNDERDRAIN INSTALLED ON UPHILL SIDE OF CURB FROM STA 11+20 LT TO STA 24+80 LT. CONNECTED TO CATCH BASINS ON LEFT SIDE OF ROADWAY FOR THE PURPOSE OF CLEANING OUT.
- 2) ALL WATER SERVICES ARE 1"CU (UNLESS NOTED OTHERWISE)
- 3) ALL SS STUBS ARE 6"PVC (UNLESS NOTED OTHERWISE). SD SERVICES CTE TO MATCH EXISTING SIZE.
- 4) ALL SD STUBS ARE 6"PVC (UNLESS NOTED OTHERWISE). SD SERVICES CTE TO MATCH EXISTING SIZE.

AJT MINING PROPERTIES
PACIFIC COAST
BLOCK 5 LOT 1



AS-BUILT
I hereby certify that the as-built measurements shown hereon were made by myself or under my direction and are correct.

JIM MICHAEL KEEN
JUNEAU
BLOCK N TR B
789-9431

SEE AS-BUILT SHEET U11A
FOR BULGER WAY AS-BUILTS



FILE:	DATE	BY	DESCRIPTION OF CHANGE
D.dwg			
REV.	DATE	BY	DESCRIPTION OF CHANGE

DATE:	03/12/01
DESIGN:	C. BISHOP
DRAWN:	P.DZWONOWSKI
CHECKED:	N.LEIGH

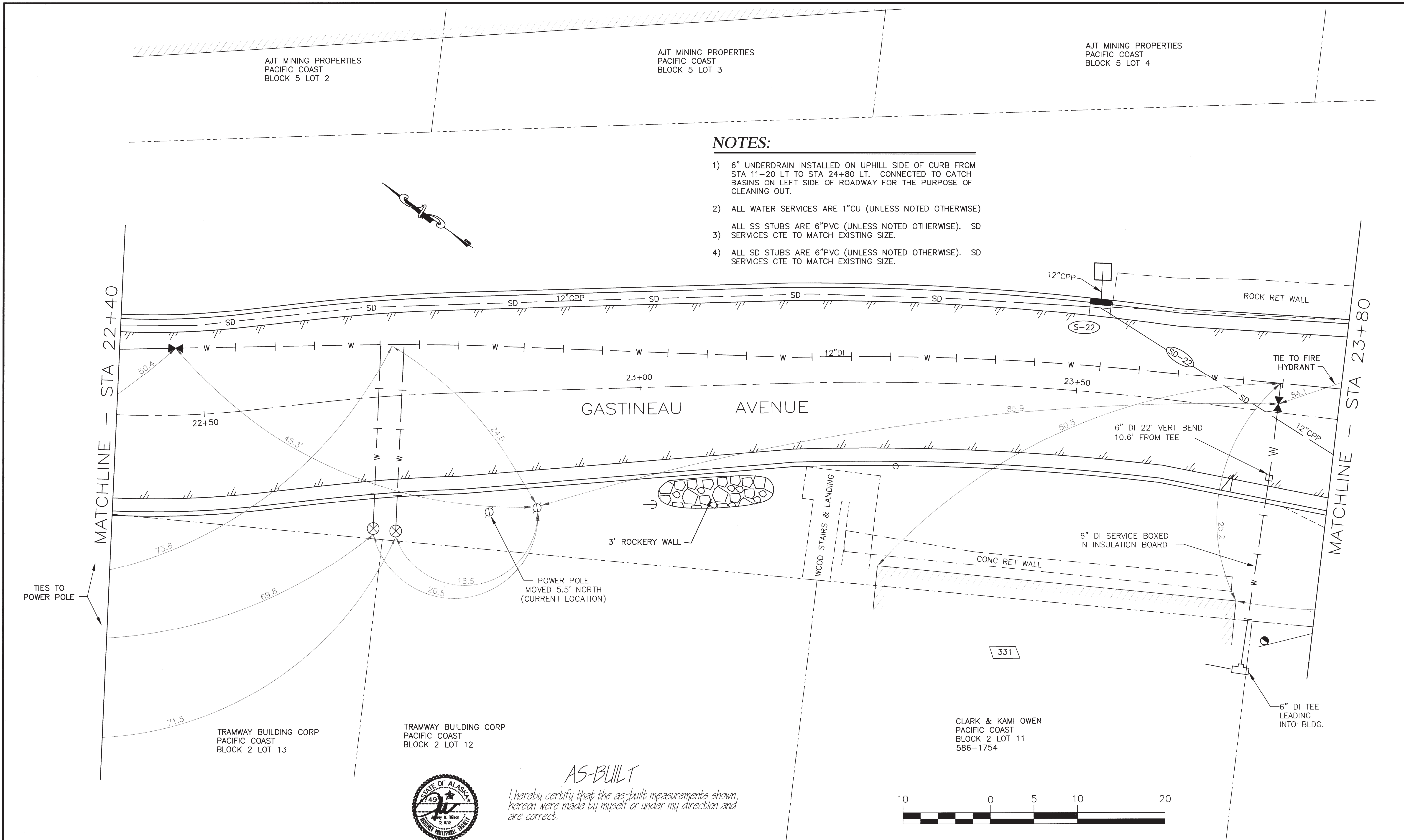


USKH Architecture • Engineering
Land Surveying • Planning
3031 Clinton Drive, Suite 200
Juneau, Alaska 99801
907/790-2901
907/790-3901 (fax)
USKH WO# 595500

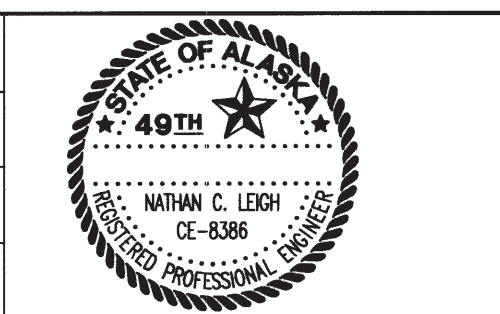
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

GASTINEAU AVENUE RECONSTRUCTION
CONTRACT No. E01-200
ROAD PLAN - ASBUILT
STA 20+90 TO STA 22+40

SHEET NO.
R9



FILE: D.dwg				DATE: 03/12/01
REV.	DATE	BY	DESCRIPTION OF CHANGE	DESIGN: C. BISHOP
				DRAWN: P.DZWONOWSKI
RECORD OF REVISIONS				CHECKED: N. LEIGH



AS-BUILT
I hereby certify that the as-built measurements shown hereon were made by myself or under my direction and are correct.

USKH
3031 Clinton Drive, Suite 200
Juneau, Alaska 99801
907/790-2901
907/790-3901 (fax)

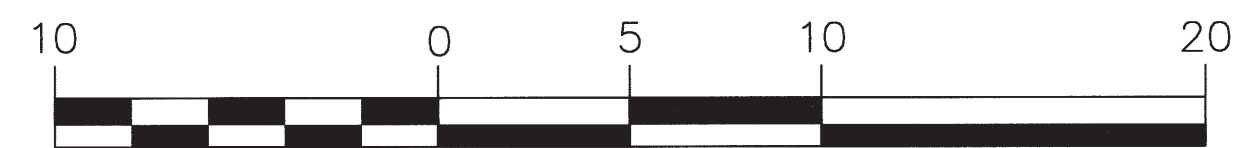
Architecture • Engineering
Land Surveying • Planning

USKH WO# 595500

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

GASTINEAU AVENUE RECONSTRUCTION
CONTRACT No. E01-200
ROAD PLAN - ASBUILT
STA 22+40 TO STA 23+80

SHEET NO.
R10



ROAD EASEMENT

BOOK 0581 PAGE 723

In consideration of the benefits derived therefrom, the GRANTOR(S): TRAMWAY BUILDING CORPORATION, whose address is P.O. Box 33741, Juneau, Alaska 99803, conveys and quitclaims to the GRANTEE: THE CITY AND BOROUGH OF JUNEAU, a municipal corporation whose office is located at 155 South Seward Street Juneau, Alaska 99801, a perpetual road easement for the purpose of constructing, reconstructing, maintaining, repairing, and improving curb and gutter across, through, or under any or all of the following described property within the Juneau Alaska Recording District:

That portion of: PACIFIC COAST BLOCK 2 LOT 13 from the northeasterly property line to the back of curb and gutter constructed as part of the Gastineau Avenue Reconstruction project, CBJ Contract #E01-200 as shown on Attachment A.

SEE ATTACHMENT A

The GRANTOR hereby agrees not to construct or have constructed any structures on the easement described herein.

Dated this 21st day of Sept. 2001.

By: Jim Michael Keen
Jim Michael Keen (GRANTOR)
For Tramway Building Corporation

ACKNOWLEDGEMENT

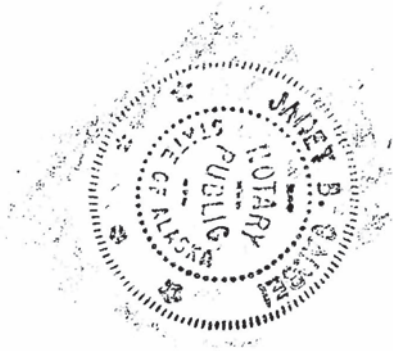
STATE OF ALASKA)
 : ss
FIRST JUDICIAL DISTRICT)

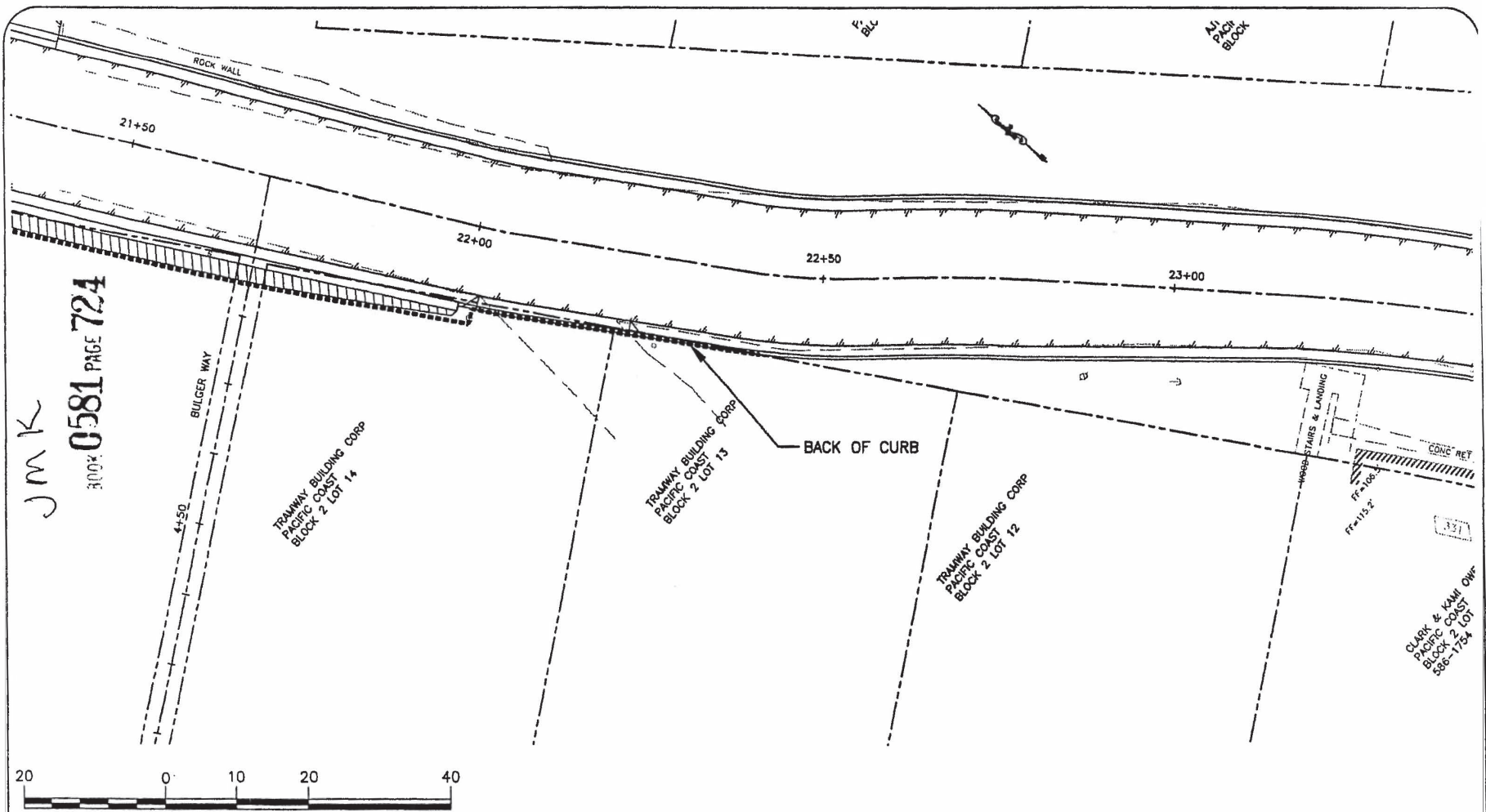
Juneau Recording District
This is to certify that on the 21st day of Sept 2001, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, appeared Jim Michael Keen, on behalf of the Tramway Building Corporation, to me known and known to me to be the GRANTOR in the foregoing easement, acknowledged to me that he executed the same freely and voluntarily, being fully authorized to do so.

Witness my hand and official seal on the day and year in this certificate first above written.

Janet B. Sanbei, Notary Public
My commission expires: 6.7.2004

Return to:
Tina Brown
CITY AND BOROUGH OF JUNEAU
ENGINEERING DEPARTMENT
155 SOUTH SEWARD ST.
JUNEAU AK 99801





Property Location:
PACIFIC COAST
Block 2, Lot 13

Assessor's Parcel:
1C070H020120

Owner:
TRAMWAY BUILDING CORP

Owner:

Mailing Address:
BOX 33741
JUNEAU ALASKA 99803

ATTACHMENT A GASTINEAU AVENUE RECONSTRUCTION PERPETUAL EASEMENT SKETCH

PERPETUAL EASEMENT DESCRIPTION:
FROM THE BACK OF THE CURB
AND GUTTER TO THE NORTHEASTERLY
PROPERTY LINE.

CITY AND BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

CITY & BOROUGH OF JUNEAU
DEPARTMENT OF ENGINEERING

155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801
(907) 586-5230

PERMANENT EASEMENT:

010050
JUNEAU 18.00
RECORDING DISTRICT

2001 OCT 19 A 11:13
REQUESTED BY CBJ

309* 0581 PAGE 725

CITY AND BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF ENGINEERING
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801
(907) 586-5230

ATTACHMENT A
GASTINEAU AVENUE RECONSTRUCTION
PERPETUAL EASEMENT SKETCH

PERPETUAL EASEMENT DESCRIPTION:

FROM THE BASE OF RETAINING WALL
AND ALONG BACK OF CURB AND GUTTER,
TO NORTHEASTERLY PROPERTY LINE.

Property Location:
PACIFIC COAST
Block 2, Lot 14

Assessor's Parcel:
1C070H020120

Owner:

TRAMWAY BUILDING CORP

Owner:

Mailing Address:
BOX 33741
JUNEAU ALASKA 99803

PERMANENT EASEMENT:

TRAMWAY1



3007 0581 PAGE 727

L & PATRICIA LEE HICKORY
COAST LOT 1

JMK

BULGER WAY

ROCK DRAIN

CONC. WALL

CONC RET. WALL

TRAMWAY BUILDING CORP
PACIFIC COAST
BLOCK 2 LOT 14

RETAINING WALL

BACK OF CURB

TRAMWAY BUILDING CORP
PACIFIC COAST
BLOCK 2 LOT 13

21+50

22+00

BULGER WAY

4+50

4+00

3+50

2001 OCT 19 A 11:14

REQUESTED BY CBJ

010051

JUNEAU RECORDING DISTRICT

3+50

4+00

4+50

5+00

5+50

6+00

6+50

7+00

7+50

8+00

8+50

9+00

9+50

10+00

10+50

11+00

11+50

12+00

12+50

13+00

13+50

14+00

14+50

15+00

15+50

16+00

16+50

17+00

17+50

18+00

18+50

19+00

19+50

20+00

20+50

21+00

21+50

22+00

22+50

23+00

23+50

24+00

24+50

25+00

25+50

26+00

26+50

27+00

27+50

28+00

28+50

29+00

29+50

30+00

30+50

31+00

31+50

32+00

32+50

33+00

33+50

34+00

34+50

35+00

35+50

36+00

36+50

37+00

37+50

38+00

38+50

39+00

39+50

40+00

40+50

41+00

41+50

42+00

42+50

43+00

43+50

44+00

44+50

45+00

45+50

46+00

46+50

47+00

47+50

48+00

48+50

49+00

49+50

50+00

50+50

51+00

51+50

52+00

52+50

53+00

53+50

54+00

54+50

55+00

55+50

56+00

56+50

57+00

57+50

58+00

58+50

59+00

59+50

60+00

60+50

61+00

61+50

62+00

62+50

63+00

63+50

64+00

64+50

65+00

65+50

66+00

66+50

67+00

67+50

68+00

68+50

69+00

69+50

70+00

70+50

71+00

71+50

72+00

72+50

73+00

73+50

74+00

74+50

75+00

75+50

76+00

76+50

77+00

77+50

78+00

78+50

79+00

79+50

80+00

80+50

81+00

81+50

82+00

82+50

83+00

83+50

84+00

84+50

85+00

85+50

86+00

86+50

87+00

87+50

88+00

88+50

89+00

89+50

90+00

90+50

91+00

91+50

92+00

92+50

93+00

93+50

94+00

94+50

95+00

95+50

96+00

96+50

97+00

97+50

98+00

98+50

99+00

99+50

100+00

100+50

101+00

101+50

102+00

102+50

103+00

103+50

104+00

104+50

105+00

105+50

106+00

106+50

107+00

107+50

108+00

108+50

109+00

109+50

110+00

110+50

111+00

111+50

112+00

112+50

113+00

113+50

114+00

114+50

115+00

115+50

116+00

116+50

117+00

117+50

118+00

118+50

119+00

119+50

120+00

120+50

121+00

121+50

122+00

122+50

123+00

123+50

BOOK 0581 PAGE 730

Agreement between Tramway Building Corp., Jim Michael Keen, and the City & Borough of Juneau, Alaska.

Pursuant to a perpetual retaining wall easement and a temporary construction easement granted by Jim Michael Keen, (Grantor) whose property is Juneau Townsite Block N Tract B; and pursuant to a perpetual retaining wall and road easement, a perpetual road easement, and temporary construction easement granted by Tramway Building Corporation (Grantor), whose property is Pacific Coast Block 2 Lots 12, 13, and 14, to the City & Borough of Juneau (Grantee), 115 South Seward Street, Juneau, Alaska 99801, the Grantors agree to accept monetary compensations in separate lump-sum amounts, in addition to the planned improvements to said Grantor's property in accordance with CBJ Contract E01-200 Gastineau Avenue Reconstruction project, as full compensation in consideration for granting said easements to the Grantee. The City and Borough of Juneau, as Grantee, agrees to provide said lump-sum amounts in separate payments to Grantors payable ~~no later than 90 days from acceptance of~~ ^{upon signing} this agreement, which shall be calculated based on the following formula:

Payment to Jim Michael Keen:

Block N Tract B

Retaining Wall Easement	\$50/psf x 164sf	=	\$8,200
Temporary Construction Easement	\$50/psf x 2,128sf x 9% x .25yrs.	=	2,394
Total Compensation Amount			\$10,594

Payment To Tramway Building Corporation:

Block 2 Lots 12, 13, & 14

Retaining Wall & Roadway Easement	\$50/psf x 113sf	=	\$5,650
Temporary Construction Easement	\$50/psf x 3,303sf x 9% x .25yrs.	=	3,716
Total Compensation Amount			\$9,366

The Grantor shall retain all established air rights above said perpetual easements and retain all original property setbacks for said lots.

The Grantor may cross over the four foot wide Bulger Way right-of-way between Tract B Block N and Lot 14 Block 2 during future private construction projects.

Jim Michael Keen and Tramway Building Corporation hereby warrant that they have title and authority to grant this land use to CBJ and that they will indemnify, defend, and hold CBJ harmless from any challenge to title or authority to grant CBJ this property for the purposes stated herein and the accompanying easement documents.

This agreement shall enure to the benefit of, and shall be binding upon the successors, executors, administrators, heirs, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the 17th day of September, 2001.

GRANTOR(S)

Jim Michael Keen 9/21/01
Jim Michael Keen Date
GRANTOR

Jim Michael Keen 9/21/01
Jim Michael Keen For Date
Tramway Building Corp.
GRANTOR(S)

GRANTEE
CITY AND BOROUGH OF JUNEAU

John Stone SEP 17, 2001
John Stone Date
Engineering Director

ACKNOWLEDGEMENT

Juneau Recording District

THIS CERTIFIES that on this 17th day of Sept., 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Jim Michael Keen to me known and known to me to be the person described in and who executed the within and foregoing instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



Janet B. Sanbei
Notary Public for Alaska
6-7-2004
My commission expires:

BOOK 0581 PAGE 731

ACKNOWLEDGEMENT

THIS CERTIFIES that on this 21st day of Sept., 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Jim Michael Keen on behalf of Tramway Building Corporation to me known and known to me to be the person described in and who executed the within and foregoing instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



Janet B. Sanbei
Notary Public for Alaska
6-7-2004
My commission expires:

ACKNOWLEDGEMENT

THIS CERTIFIES that on this 12th day of Sept., 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared John Stone on behalf of the City & Borough of Juneau to me known and known to me to be the person described in and who executed the within and foregoing instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

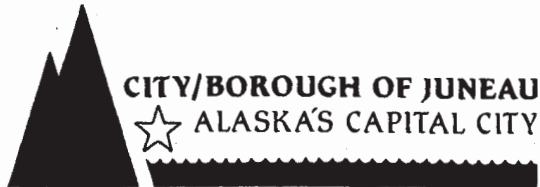
WITNESS my hand and official seal the day and year in this certificate first above written.



Janet B. Sanbei
Notary Public for Alaska
June 7 2004
My commission expires:

Return to:
Tina Brown
CITY AND BOROUGH OF JUNEAU
ENGINEERING DEPARTMENT
155 SOUTH SEWARD ST.
JUNEAU, AK 99801

010053
JUNEAU B.D.
RECORDING DISTRICT
2001 OCT 19 A 11:14
REQUESTED BY C&T



**COMMUNITY DEVELOPMENT
NOTICE OF DECISION**

Date: August 22nd, 2012
File No.: AME2011-0005

Rich Conneen, Architects
7081 North Douglas Hwy
Juneau, AK 99801

Proposal: Amend the official Avalanche/ Landslide Hazard Map to reclassify the applicant's property from the mapped Severe Hazard zone to Moderate zone.

Legal Descriptions: Lots 3, and 12 – 14, Pacific Coast Sub

Property Address: 307 South Franklin Street

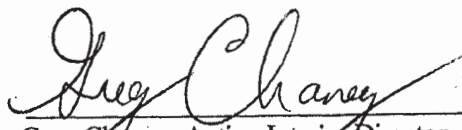
Parcel Code No.: 1C070H020020

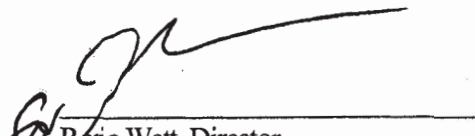
The Directors of the Engineering and Community Development Departments have granted your hazard map amendment to reclassify the subject properties from Severe to Moderate Hazard Zone as described in the site specific studies submitted with the application.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain any required permits.

This Notice of Decision constitutes a final decision of the Directors of the Engineering and Community Development Departments. Appeals must be brought to the Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed with the Community Development Department by 4:30 P.M. on the day twenty days from the date of the decision.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.


Greg Chaney, Acting Interim Director
Community Development Department


Rorie Watt, Director
Engineering Development

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

August 16, 2012

FILE: AME2011-05

SUB: Hazard Boundary Reassessment
Lot 3, 12, 13 & 14, Pacific Coast Sub

Rich Conneen, Architects
7081 North Douglas Hwy
Juneau, AK 99801

Dear Mr. Conneen:

As stated in CBJ Code 49.70.300 (4) an owner/developer may seek departmental relocation of the hazard boundary as presented in the CBJ 1972 Hazard Study. The CBJ will allow relocation based on a site-specific study by an engineer experienced in avalanche and landslide analysis.

The CBJ Engineering Department has received two reports from Baxandall Associates, Civil & Environmental Engineering prepared by Bill Baxandall, P.E. Mr. Baxandall is recognized as a "Local Expert" in the area of avalanche/landslide analysis. After review of the report sealed 8-13-2012, and a previously submitted report sealed 7-18-2010, by Mr. Baxandall, the CBJ Engineering Department has no objection to reclassifying the subject properties Lots 3, 12, 13 & 14 Pacific Coast Addition from Severe Hazard Zone to Moderate Hazard Zone.

However, it shall be stated, snow avalanches and landslides may occur outside hazard areas in excess of engineering expectations. The location and severity of a specific event may be increased by manmade or natural causes. This letter does not imply that property or structures previously mapped within a potential hazard area will be free from danger or damage. Please note the acceptance of the Baxandall Study and the removal of the above listed property from the Severe Hazard Zone shall not create liability on the part of the City and Borough of Juneau as stated in CBJ Code 49.70.300 (c).

The force and extent of avalanches and mass wasting are subjective. Subsequently, future property owners should receive full disclosure as to the content of the Baxandall study and CBJ findings.

Sincerely,



Ron King, PLS, Chief Regulatory Surveyor
CBJ General Engineering Department

Scan cc: John Bohan, P.E., Acting Engineering Director - CBJ Engineering Department
Eric Feldt, Planner - CBJ Community Development Department

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

COMMUNITY DEVELOPMENT
NOTICE OF DECISION

Date: February 11, 2013

File No.: AME2013 0003

Steve Soenksen
P.O. Box 35854
Juneau, AK 99803

Application For: Amendment of the official Avalanche/Landslide Hazard Map to reclassify the subject properties from severe to moderate hazard zone.

Legal Description: PACIFIC COAST ADDITION BL 2 LT 12, 13, 14

Property Address: Bulger Way

Parcel Code No.: 1-C07-0-H02-012-0

The Directors of the Engineering and Community Development Department have granted your hazard map amendment to reclassify the subject properties from Severe to Moderate Hazard Zone as described in the site-specific studies submitted with the application.

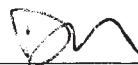
This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain any required permits.

This Notice of Decision constitutes a final decision of the Directors of the Engineering and Community Development Departments. Appeals must be brought to the Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed with the Community Development Department by 4:30 PM on the day twenty days from the date of this decision.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.



Hal Hart, Director
Community Development Department



Rorie Watt, Director
Engineering Department

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended map change. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

DEVELOPMENT PERMIT APPLICATION

Project Number AME20130003	CITY and BOROUGH of JUNEAU	Date Received: 1/28/13
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description Amend the official Avalanche / Landslide Hazard Map to Reclassify from Severe to Moderate hazard zone		
	PROPERTY LOCATION		
	Street Address Bulger Way	City/Zip Juneau, AK	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lots 12, 13, 14 Pacific Coast Subdivision		
	Assessor's Parcel Number(s) 1C070H020120		
	LANDOWNER / LESSEE		
	Property Owner's Name Douglas J Trucano	Contact Person: Douglas Trucano	Work Phone:
	Mailing Address PO Box 20870 Juneau AK 99802	Home Phone: 907-586-2444	Fax Number:
	E-mail Address	Other Contact Phone Number(s): 907-957-7550	
	PROJECT / APPLICANT	LANDOWNER / LESSEE CONSENT	
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		Douglas Trucano Landowner/Lessee Signature	1/25/13 Date
X		_____ Landowner/Lessee Signature	_____ Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT INFORMATION			
Applicant's Name Steve Soenksen		Contact Person: Steve	Work Phone: 907-957-7550
Mailing Address PO Box 35854 Juneau AK 99803		Home Phone: 907-957-7550	Fax Number:
E-mail Address Ssoenk@yahoo.com		Other Contact Phone Number(s):	
X		[Signature] Applicant's Signature	1/28/2013 Date of Application

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	☒	Building/Grading Permit		
		City/State Project Review and City Land Action		
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
		Mining Case (Small, Large, Rural, Extraction, Exploration)		
		Sign Approval (If more than one, fill in all applicable permit #'s)		
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
		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 - Hazard Map Amendment	NO	1/28/13	AME20130003
	Other (Describe)			
Comments:				
***Public Notice Sign Form filled out and in the file.				
Permit Intake Initials				

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

ZONE CHANGE APPLICATION

Project Number AME20130003	Project Name (15 characters)	Case Number AME	Date Received 1/28/13
--------------------------------------	------------------------------	---------------------------	---------------------------------

LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:

LOTS 12-14 Pacific Coast Subdivision

IS THIS AN EXPANSION OF AN EXISTING ZONE?

☐ Yes ☐ No

Total Land Area of Proposed Change **High Hazard Zone** ^{acres} Comp Plan Designation _____

Current Zone(s) _____ **to** Comp Plan Map _____

New Zone Requested **Moderate Hazard Zone**

TYPE OF ZONE CHANGE REQUESTED:

☐ Regular ☐ Transition

HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS?

☒ Yes **FILE No. AME 2011-005** ☒ No

UTILITIES AVAILABLE:

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

PURPOSE OF THE REQUESTED ZONE CHANGE:

IS THERE A PROPOSED USE OF THE LAND?

☒ Yes ☐ No

PROPOSED BUFFERS TO ADJACENT ZONES?

☐ Yes ☐ No

DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT):

- Multi-Family Buildings

DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:

STREETS:

WATER:

SEWER:

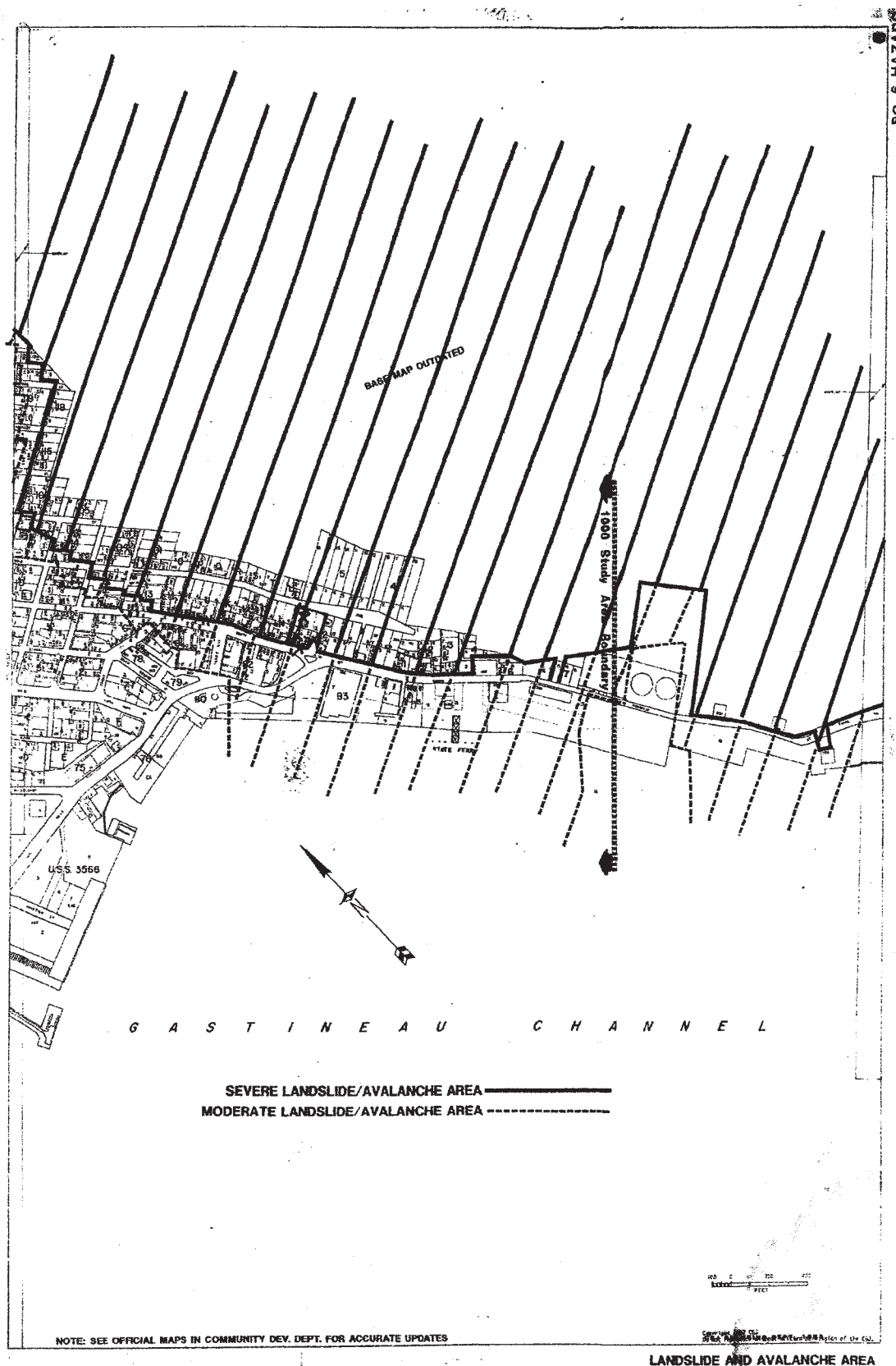
For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ZONE CHANGE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ 600	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ -	_____	_____	_____
Pub. Not. Sign Deposit	\$ -	_____	_____	_____
Total Fee	\$ 600	1070	21252	1/28/13

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM



PAGE 7, LOTS 3, 12, 13 & 14 HAZARD STUDY, 8/03/2012

Revised September 8, 2007
Revised by Engineering Serial No. 87-43
SHEET 1 OF 7



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Gastineau Lodge

Case Number: PAC20180007

Applicant: Steve Soenksen

Property Owner: Douglas Trucano

Property Address: Gastineau Ave

Parcel Code Number: 1C070H020120

Site Size: 14,995 sq ft

Zoning: MU

Existing Land Use: Vacant

Conference Date: 2/5/18

Report Issued: 2/15/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Steve Soenksen	Applicant	ssoenk@yahoo.com
Rob Steedle	CDD Director	Rob.Steedle@juneau.org
Amy Liu	Planner	Amy.Liu@juneau.org
Laura Boyce		Laura.Boyce@juneau.org
Dan Jager	Fire Marshal	Dan.Jager@juneau.org
Charlie Ford	Building Official	Charlie.Ford@juneau.org
John Young	Plans Examiner	John.Young@juneau.org
Mark Millay	General Engineering	Mark.Millay@juneau.org
Autumn Sapp		Autumn.Sapp@juneau.org
Eddie Quinto	Permit Specialist	Edward.Quinto@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division:

1. **Zoning** – 49.25.300(c)(4), Conditional Use Permit is required for construction of 72 units. 49.70.300(a)(3), Conditional Use Permit is required for construction in a moderate hazard zone. 49.70.210, Hillside Development Permit is required for excavation of any slope in excess of 18%. 49.25.430, Minor Subdivision Application is required for lot consolidation.
2. **Setbacks** – None
3. **Height** – None
4. **Access** – N/A
5. **Parking** – Given 72 single room occupancies/single bedrooms and 30% parking reduction for location in PD-2, the project is required to provide 50 parking spaces. Site plan currently shows 9 parking spaces, and applicant has expressed that there are no plans to include more onsite parking. Upon further research, the only other mechanism for offsetting required spaces would be Downtown Fee in Lieu of Parking. The FY16 rate, which is the most recent available rate, is \$10,438.00 per commercial parking space. Note that the applicant must provide information to support findings that the proposed development will not have significant adverse impacts on nearby on-street parking, subject to the approval of the Planning Commission.
6. **Lot Coverage** – None
7. **Vegetative Coverage** – None
8. **Lighting** – Lighting must be provided and directed downward at door entries and stairs.
9. **Noise** – No comments at this time, though comments may arise during public comment process for a Conditional Use Permit
10. **Flood** – N/A
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Site is in a moderate landslide and avalanche zone and thus requires a Hillside Endorsement Permit. The permit will be reviewed by the Planning Commission, as the project does not meet the exceptions outlined in 49.70.210(b).
12. **Wetlands** – N/A
13. **Habitat** – N/A
14. **Plat or Covenant Restrictions** – N/A

Building Division:

15. **Building** – Building does not have any additional input at this time. Once the information is expanded we may have comments.
16. **Outstanding Permits** - None

General Engineering/Public Works:

17. **Engineering** – Driveway, as proposed regarding planters, parking and trash storage-pickup will need to be reconfigured and approved through Engineering/Public Works. Hillside site plan will need to be designed by an Alaska licensed Engineer. Hillside site work will need special inspection.
18. **Drainage** – The drainage from the development can be collected and sent to the drainage infrastructure piping in the Bulger Way ROW.
19. **Utilities** – (water, power, sewer, etc.) - The three 1" water services located within the Gastineau Ave. ROW will have to be decommissioned. A fireline and domestic water line will need to be sized and configured for supply. Sewer is available and will need to be sized for drain fixture discharge.

Connection cost for the water: \$750.00 for fireline connection or actual cost of connection/ inspection, whichever is greater. Domestic water connection cost is based on line size at \$750.00 per each ½ inch line size rounded up to the ½ inch. Sewer connection cost: \$1,000.00 for the first 20 fixture units, or a fraction thereof, and \$500.00 for each additional 20 fixture units, or a fraction thereof.

Fire Marshal:

20. **Fire Items/Access** – N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit
2. Conditional Use (Major Development)
3. Conditional Use (Moderate hazard zone development)
4. Hillside endorsement permit
5. Minor subdivision / lot consolidation

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. None

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit; \$0.00

2. Conditional Use Permit (major development); \$750.00
3. Conditional Use Permit (moderate hazard zone development); \$400.00
4. Hillside Endorsement Permit; \$23,7912.00

Initial deposit is 1% of project's value, which equals [livable space][dollar coefficient specific to building's structural designation]*0.01. For this project, that is equation is $22330 * 106.4 * 0.01$. The fee to the developer is the gross hourly rate for professional review of the application and for inspection. The difference between this charge and the initial deposit will be returned to the developer.

5. Minor Subdivision; \$185.00

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

City and Borough of Juneau
 Community Development Department
 155 S Seward St.
 Juneau, Alaska 99801

January 4, 2018

Attn: Zoning and Building Division

Re: Community Development Permit – Pre-Application review process for
Gastineau Lodge Apartments

We would like to request your consideration of our concept plans for Gastineau Lodge Apartments. This 72 unit apartment building is intended for affordable housing facility for workforce needs, and to specifically address local housing needs for short and long term residential apartments in downtown Juneau.

Due to the siting, location and needs of potential renters, most will not have or need a private automobile. The siting is designed to allow easy access for pedestrians and cyclists to meet their needs as a higher priority than the private auto. An adjacent apartment building shows less than 30% utilization of their built parking lot, per parking requirement.

We would like to request a description of permits and jurisdictional review elements that may be necessary to approve this project for building permits. Either a letter response could be helpful to us in planning for the final permit submittal, or comments on this letter, would be appreciated. We will use this for the basis of our continued planning to deliver the project.

ZONING

Zoning is still under review, per Amy, but it appears that a Conditional Use Permit application will be needed for the multi-family dwelling. Zoning codes and setback concerns can be addressed or can be shown already in compliance. Parking requirements will be addressed through the permit review process.

Previously this property had planning commission action on Hazard Zone review and amending the city map to be in the “Moderate Hazard zone”. This should be located in your files.

BUILDING PERMIT

We received a preliminary estimate today based upon square footage from Charlie Ford, Senior Building Official of \$15,000 for the Building Permit and \$10,000 in plan review fee. This would give a total estimated cost of \$25,000 for the Building Permit. The concept drawings are based upon code compliance and acceptable local building best practices.

Please let us know of any other issues we may need to know, going forward. Assuming the issues known at this time, can be simply and reasonably solved, we hope to be able to deliver this project in the next year and available for early 2019 occupancy.

Thank you for your Pre-Application Review and we look forward to working with you on development of this much needed housing solution for downtown Juneau.

Sincerely.

<SIGNED>

Steven Soenksen,
907-209-0709
ssoenk@yahoo.com



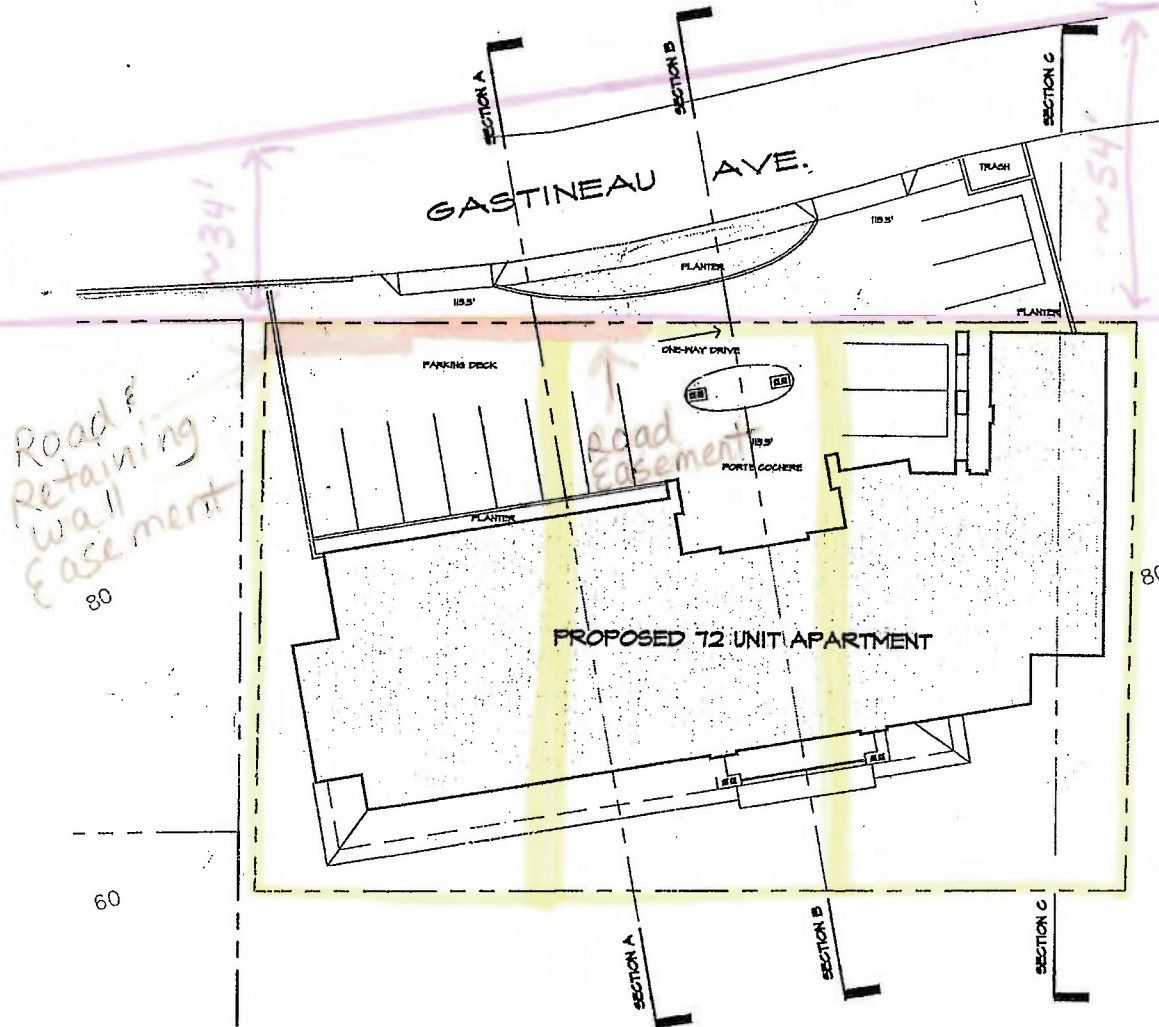
GASTINEAU LODGE APARTMENTS

11.12.17

TOM KING
ARCHITECTURAL DESIGN & CONSULTING

1

349



BUILDING AREA:

LEVEL 1:	4,280 S.F.	(9 UNIT)
LEVEL 2:	7,895 S.F.	(12 UNITS)
LEVEL 3:	7,460 S.F.	(12 UNITS)
LEVEL 4:	7,460 S.F.	(14 UNITS)
LEVEL 5:	6,220 S.F.	(15 UNITS + MANAGER)
LEVEL 6:	6,075 S.F.	(10 UNITS)

TOTAL GROSS: 39,390 S.F.

TOTAL RESIDENTIAL: 22,090 S.F.

TOTAL STOR. / COMMERCIAL: 5,165 S.F.

TOTAL COMMON / CIRCULATION: 11,895 S.F.

MANAGER'S: 240 S.F.

SHEET INDEX

- 1 CONCEPT SITE PLAN
- 2 TYPICAL UNIT PLANS
- 3 5TH (STREET) LEVEL PLAN
- 4 6TH LEVEL PLAN
- 5 4TH LEVEL PLAN
- 6 3RD LEVEL PLAN
- 7 2ND LEVEL PLAN
- 8 1ST LEVEL PLAN
- 9 PICTORIAL ROOF PLAN
- 10 EXTERIOR ELEVATIONS
- 11 ELEVATION / SECTION

CONCEPT SITE PLAN
W/ TOPOGRAPHIC OVERLAY

SC: 1" = 20'-0"

Presented by: The Manager
Presented: 09/12/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-06(b)(P)

An Ordinance Appropriating \$700,000 to the Manager for a Pre-Development Loan to the Gastineau Lodge Apartments, LLC; Funding Provided by the Affordable Housing Fund.

WHEREAS, during the 2021 Affordable Housing Fund solicitation, the City and Borough of Juneau (CBJ) received a proposal from a private development group for a pre-development loan of \$700,000 for a 72-unit apartment building in Downtown Juneau; and

WHEREAS, the scoring team (including a banker and a developer) supported a loan to the private development group only if the loan was collateralized; and

WHEREAS, the developer (Gastineau Lodge Apartments, LLC, a partnership between Verde Infrastructure Partners, LLC and Douglas Trucano) has proposed that CBJ accept the property as collateral for the loan, it is three separate buildable lots, each about 5,000 square feet, for a total of 14,995 square feet of property that is zoned Mixed Use – the CBJ zoning district with the fewest development restrictions; and

WHEREAS, the assessor has the property valued at \$134,100 and a recently provided appraisal has the property valued at \$795,000. Given these very different values, if CBJ accepts the land as collateral for a \$700,000 loan, then CBJ needs confidence in the appraisal; and

WHEREAS, given the high demand for housing and the potential reward for the community if this housing project is fully developed, the following appropriation terms and conditions are in the best interest of the community.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of seven hundred thousand dollars (\$700,000) for a loan to Gastineau Lodge Apartments, LLC.

Section 3. Source of Funds.

Affordable Housing Fund	\$700,000
-------------------------	-----------

Section 4. Loan Purpose and Terms. The Manager is authorized to negotiate a financing agreement with the following essential terms, in addition to other reasonably necessary contractual and financing provisions deemed necessary by the Manager to protect the City and Borough of Juneau:

- (a) **Intent.** Housing, especially workforce housing in downtown Juneau, is in high demand. The purpose of this loan is to provide an injection of capital, secured by liens, to jumpstart the development of a 72-unit apartment building in downtown Juneau. Given the disparity between the assessed value (\$134,000) and the developer's appraised valuation (\$795,000) and the risks of pre-construction loans, a phased loan disbursement with benchmarks and private match is reasonable.
- (b) **Borrower.** The developer and borrower is Gastineau Lodge Apartments, LLC, represented by Steven Soenksen and Douglas Trucano.
- (c) **Real Property ("Property").** This appropriation is for a 72-unit apartment building on the following real property:

Lots 12, 13, and 14 in Block 2, Pacific Coast Addition to the Townsite of Juneau, Juneau Recording District, First Judicial District, State of Alaska, as recorded April 22, 1913 in the "Trustee's Deed Book," Page 684, in the District Recorder's Office Juneau, Alaska.
- (d) **Payment Term.** The term of a loan shall not exceed five years.
- (e) **Interest Rate and Calculation.** The balance of a loan shall bear interest at the rate estimated by the finance director to be the average rate the City and Borough of Juneau earned or will earn on its certificates of deposit over the applicable period with interest computed on an annual basis; principal and interest on the balance shall be repaid to the City and Borough of Juneau.
- (f) **Loan amounts.** A total of \$700,000 is available as follows:
 - (1) **Pre-permitting loan.** A loan of up to \$350,000 is available for new invoiced expenditures for design, permitting, mobilization and ordering of long-lead retaining wall materials that are reasonably necessary for the 72-unit apartment development.
 - (2) **Post-permitting loan.** An additional loan of up to \$350,000 is available—after grading, drainage, and all necessary permits have been received from the City and Borough of Juneau departments (i.e. Community Development, Engineering and Public Works, etc.) as determined by the Manager—for fifty percent (50%) of invoiced work that improves the property (i.e. utilities, grading, drainage, retaining walls, etc.); the remaining fifty percent (50%) must be provided by the private developer as match.

- (g) **Security.** The Borrower and real property owner must agree that in exchange for the City and Borough of Juneau providing the loans, the City and Borough of Juneau is authorized to secure each loan with a lien against the real property. In addition, the Borrower must agree to authorize the City and Borough of Juneau to secure each loan with liens on any materials purchased with the loaned money; the City and Borough of Juneau must release the materials liens either upon the Borrower completing repayment or upon permanently installing the materials onto or into the Property.
- (h) **Additional Loan Terms.** The Manager may add additional terms consistent with the intent of this ordinance.

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 24th day of October, 2022.



Beth A. Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk

LOAN CONTRACT & PROMISSORY NOTE SECURED BY LIEN BETWEEN THE CITY & BOROUGH OF JUNEAU and GASTINEAU LODGE APARTMENTS LLC

PART I: PARTIES

This Loan Contract & Promissory Note Secured by Lien (hereafter "Contract") is between the City & Borough of Juneau, Alaska, a municipal corporation in the State of Alaska (hereafter "Lender") and Gastineau Lodge Apartments LLC, a limited liability company organized under the laws of the State of Alaska (with its principal place of business at 9950 Stephen Richards Drive, No. 130, Juneau, Alaska 99801), and licensed to do business in the State of Alaska (hereafter "Borrower").

PART II: LOAN CONTRACT ADMINISTRATION

All communications concerning this Contract shall be directed as follows, and any reliance on a communication with a person other than those listed below is at the party's own risk. Notices required under this Contract must be in writing and personally delivered or sent to the address shown below and will be effective upon receipt.

City & Borough of Juneau:

Attn: Scott Ciambor, Planning Manager
Community Development Dept.
City & Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801
Telephone: 907-586-5215
E-mail: scott.ciambor@juneau.org

Borrower:

Attn: Steven Soenksen
Manager
Gastineau Lodge Apartments LLC
PO Box 35854
Juneau, Alaska 99803
Telephone: 907-209-0709
E-mail: ssoenk@yahoo.com

PART III: LOAN CONTRACT & PROMISSORY NOTE DESCRIPTION

This Contract is identified as Loan Contract & Promissory Note Secured by Lien between the City & Borough of Juneau and Gastineau Lodge Apartments LLC. The following Appendices are attached and are considered a part of this Contract, as well as any exhibits or attachments incorporated by reference or attached to those Appendices.

Appendix A: Purpose of Loan, Term of Loan, Security & Repayment

Appendix B: Notice & Acknowledgment of Lien

Appendix C: Standard Provisions

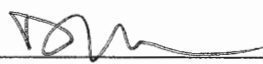
Appendix D: Insurance

If in conflict, the order of precedence shall be: this document, Appendix A, B, C, and then D.

PART IV: LOAN CONTRACT & PROMISSORY NOTE EXECUTION

Lender and Borrower agree and sign below. This Contract is not effective until signed by Lender. Borrower represents that the person signing below on its behalf has the authority to do so and that it is a valid and binding contract and promissory note enforceable in accordance with its terms.

Lender:

by: 
Duncan Rorie Watt, City Manager
City & Borough of Juneau

date: MARCH 7, 2023

Content Approved by: scott ciambor

Risk Management Review: Chelsea Swick 03/02/2023

Form Approved by: Benjamin Brown 2 March 2023

Borrower:

by: 
Steven Soenksen, Manager
Gastineau Lodge Apartments LLC

date: _____

Scott Ciambor, Planning Manager

Chelsea Swick, Risk Manager

Benjamin Brown, Law Department

APPENDIX A: PURPOSE OF LOAN, TERMS OF LOAN & REPAYMENT, AND SECURITY

1. PURPOSE & SOURCE OF LOAN

Purpose. Housing, especially workforce housing in downtown Juneau, is in high demand. The purpose of the loan made by this Contract is to provide an injection of capital, secured by liens, to provide for pre-construction costs related to the development of a seventy-two (72) unit apartment building in downtown Juneau.

Source. The source of the funds for this loan is the Juneau Affordable Housing Fund (JAHF).

2. TERMS OF LOAN & REPAYMENT

- a. **Loan disbursement.** Lender shall loan to Borrower funds not to exceed seven hundred thousand dollars (\$700,000) in two separate phases.
 - (i) A pre-permitting loan of three hundred fifty thousand dollars (\$350,000) is available to Borrower for new invoiced expenditures for design, permitting, mobilization and ordering of long-lead retaining wall materials that are reasonably necessary for the 72-unit apartment development.
 - (ii) A post-permitting loan of \$350,000 is available to Borrower after grading, drainage, and all necessary permits have been issued by the City and Borough of Juneau ("CBJ") Community Development Department and Engineering and Public Works Department, and any other CBJ departments as determined by the Manager for fifty *per cent* (50%) of invoiced work that improves the property (*i.e.*, utilities, grading, drainage, retaining walls, etc.); the remaining 50% must be provided by Borrower as matching funds.
- b. **Interest rate.** The pre-permitting and post-permitting loans shall bear interest at a rate of four and twenty-seven hundredths *per cent* (4.27%) for the life of the loan.
- c. **Payments.** Borrower shall repay to Lender the Principal Amount of \$700,000 plus interest. Payment shall begin as soon as Borrower is able to begin repayment, and will be paid in installments at Borrower's discretion. The entire Principal Amount plus interest must be repaid no later than five (5) years after the effective date of this Contract. Borrower may repay Lender the outstanding balance of the Principal Amount and accrued interest at any time prior to the schedule provided for in this paragraph with no penalty and in full satisfaction of this Contract.
- d. **Prevailing party attorney's fees.** If any suit or action is instituted to collect pursuant to this Contract or any part hereof, Gastineau Lodge Apartments LLC promises and agrees to pay in addition to the disbursements, interest, and costs provided for in this

Contract and all applicable laws and statutes, a reasonable sum as attorney's fees and costs in such action or suit.

3. SECURITY

- a. **Liens.** Borrower and Lender agree that in exchange for Lender loaning funds to Borrower, Lender is authorized to secure the Principal Amount plus interest, and any costs or attorney's fees arising from this Contract, with a Lien against the real property on which the 72-unit apartment building is to be constructed. In addition, Borrower agrees and authorizes Lender to secure the loan with liens on any materials purchased with the loaned money. Lender agrees to release the materials liens either upon Borrower completing repayment or upon permanently installing the materials onto or into the Property.
- b. **Real property.** This Contract and Promissory Note shall be secured by a Lien on the real property commonly known as **Lots 13, 14 & 15 Block 2, Pacific Coast Addition to the Townsite of Juneau, Juneau Recording District, Juneau, Alaska 99801**, which Lien is attached to this Contract as Exhibit B.
- c. **Property value.** The assessed value of the property on which Borrower proposes to build the apartment is one hundred thirty-four thousand, one hundred dollars (\$134,100). Borrower's appraised value is seven hundred ninety-five thousand dollars (\$795,000). The disparity between these figures is six-hundred sixty thousand, nine hundred dollars (\$660,900).
- d. **Restrain on alienation.** Until the loan made under this Contract is paid in full, Borrower further agrees not to sell, convey, transfer, or dispose of the subject real property described above, or agree to do so without the written consent of the Lender/Holder of this Note being first obtained, and should the Borrower do any of the foregoing without such written consent, the Lender/Holder of this Note shall have the right, at Lender's option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions.
- e. **Waiver of rights.** Borrower hereby (i) waives any homestead or exemption right against this Contract & Promissory Note and/or the Principal Amount; (ii) waives demand, protest, and non-payment; and (iii) expressly agrees that this Note or any payment under this Note may be extended from time to time all without in any way affecting or diminishing the liability of Gastineau Lodge Apartments LLC.

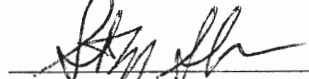
APPENDIX B: NOTICE & ACKNOWLEDGMENT OF LIEN ON REAL PROPERTY

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

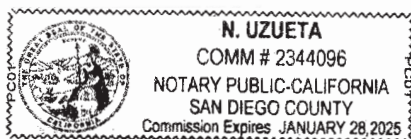
Gastineau Lodge Apartments LLC, Borrower & Grantor
City & Borough of Juneau, Lienholder, Lender & Grantee

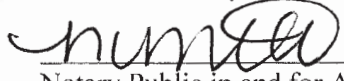
Notice is hereby given that Gastineau Lodge Apartments LLC hereby grants this Lien on Real Property to the City & Borough of Juneau on the real property commonly known as **Lot 13, 14 & 15 Block 2, Pacific Coast Addition to the Townsite of Juneau, Juneau Recording District, Juneau, Alaska 99801** as security for a loan in the amount of seven hundred thousand dollars (\$700,000).

I, Steve Soenksen, being first duly sworn on oath say: That I am Manager of Gastineau Lodge Apartments LLC named in the foregoing Notice & Acknowledgment of Lien on Real Property, that I have read the same and know the contents thereof and believe the same to be true.

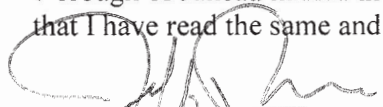

Steve Soenksen, Manager
Gastineau Lodge Apartments LLC

Subscribed and sworn to before me this 23 day of February 2023.




Notary Public in and for ~~Alaska~~ California
My Commission Expires: 01/28/2025

I, Jeff Rogers, being first duly sworn on oath say: That I am Finance Director for the City & Borough of Juneau named in the foregoing Notice & Acknowledgment of Lien on Real Property, that I have read the same and know the contents thereof and believe the same to be true.

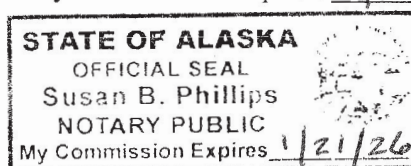

Jeff Rogers, Finance Director
City & Borough of Juneau

Subscribed and sworn to before me this 16th day of March 2023.


Notary Public in and for Alaska
My Commission Expires: 1/21/26

After recordation return to:

CITY & BOROUGH OF JUNEAU
155 South Seward Street
Juneau, AK 99801



APPENDIX C: STANDARD PROVISIONS

1. BORROWER QUALIFICATIONS. Borrower warrants that it is fully qualified and is licensed under all applicable local, state, and federal laws to perform the construction work for which the loan is being made under this Contract.

2. INSURANCE REQUIREMENTS. Borrower has secured and agrees to keep and maintain in full force and effect, at its own expense, the insurance approved by Lender's Risk Management Department as outlined in Appendix D. At least 30 days prior to the cancellation, non-renewal or reduction in the amount of coverage, Borrower shall provide written notice to Lender's Risk Management Department. Borrower's insurance shall be primary and any insurance maintained by Lender shall be non-contributory. If Borrower maintains higher limits than shown below, Lender shall be entitled to coverage for the higher limits maintained by the Borrower.

a. *Deductibles and Self-Insured Retentions.* Any deductibles and self-insured retentions must be declared to and approved by Lender. Lender may require Borrower to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

b. *Claims-Made Policies.* If any of the required policies provide coverage on a claims-made basis:

1. The retroactive date must be declared and must be before the date of the Contract or the beginning of the contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least one (1) year after completion of the Contract work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with the retroactive date prior to the Contract's effective date, Borrower must purchase "extended reporting" coverage for a minimum of one (1) year after completion of the Contract work.

3. NO ASSIGNMENT OR DELEGATION. Borrower may not assign or delegate any interest in this Contract without the prior written consent of Lender.

4. SAFETY. Borrower will comply with all applicable federal, state and local laws and regulations and will be solely responsible for its own compliance and that of its subcontractors or other designated third party agents, with all applicable federal, state and local laws and regulations, including without limitation applicable occupational health and safety laws. Borrower will be solely liable for, and shall independently undertake to defend, any and all unfair labor practice charges, grievances, judicial action or other employee or union claims, as well as general liability and personal liability, related in any way to Borrower's performance hereunder. Borrower agrees to comply with all federal, state, and local procedures and restrictions related to COVID-19 mitigation and all other public health directives. Borrower acknowledges that these procedures

and restrictions may change after the effective date of the contract, and agrees to comply with the procedures following any such changes.

5. INSPECTION & RETENTION OF RECORDS. Lender may inspect, in the manner and at reasonable times it considers appropriate, all of Borrower's facilities, records and activities having any relevance to this Contract. Borrower shall retain financial and other records relating to the performance of this Contract for a period of six years, or until the resolution of any audit findings, claims or litigation related to this Contract.

6. REPORTING REQUIREMENTS. Borrower will submit annual reports to Lender during the period of time beginning with the disbursement of the loan until it is fully repaid pursuant to this Contract. The annual reports will include overall project budgets and expenditures, verification that the affordable housing terms required by this Contract are being followed, and any pertinent information on the repayment of the loan. Reports will cover the preceding calendar year and are due by March 31 annually. Upon completion of construction, Borrower will submit a final report within ninety (90) days.

7. EQUAL EMPLOYMENT OPPORTUNITY. Borrower will not discriminate against any employee, applicant for employment, or subcontractor on the basis of race, religion, color, sex, age, disability, familial status, sexual orientation, gender identity, gender expression, political affiliation, or national origin. Borrower shall include these provisions in any agreement relating to the work performed under this agreement with third-party agents or subcontractors.

8. CHOICE OF LAW, JURISDICTION. The Superior Court for the State of Alaska, First Judicial District at Juneau, Alaska, shall be the exclusive jurisdiction for any action of any kind and any nature arising out of or related to this Contract. Venue for trial in any action shall be in Juneau, Alaska. The laws of the State of Alaska shall govern the rights and obligations of the Parties. Borrower specifically waives any right or opportunity to request a change of venue for trial pursuant to AS 22.10.040.

9. COMPLIANCE WITH LAWS & REGULATIONS. Borrower shall, at Borrower's sole cost and expense, comply with all applicable requirements of federal, state, and local laws, ordinances and regulations now in force, including safety, environmental, immigration, and security enactments, or which may be subsequently enacted. Borrower warrants that it has obtained and is in full compliance with all required licenses, permits, and registrations regulating the conduct of business within the State of Alaska and Lender, and shall maintain such compliance during the effective term of this agreement.

10. PAYMENT OF TAXES & OBLIGATIONS TO LENDER. As a condition of this Contract, Borrower shall pay all federal, state, and local taxes incurred by Borrower and shall require their payment by any subcontractor or any other persons in the performance of this Contract. Borrower shall not be delinquent in the payment of taxes, or any other obligation, to Lender during the performance of this Contract. Satisfactory performance of this paragraph is a condition precedent to disbursement of funds by Lender under this Contract.

11. CONFLICT OF INTEREST. Borrower warrants that no employee or officer of Lender

has violated the conflict of interest provisions of City & Borough of Juneau Code in any way relating to this Contract. Borrower also warrants that it has not solicited or received any prohibited action, favor, or benefit from any employee or officer of Lender, and that it will not do so as a condition of this Contract. If Borrower learns of any such conflict of interest, Borrower shall without delay inform the CBJ Municipal Attorney and Lender's representative for this Contract.

12. INDEMNIFICATION. Borrower agrees to defend, indemnify, and hold harmless Lender, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of or related to Borrower's performance pursuant this Contract, without limitation as to the amount of fees, and without limitation as to any damages, cost, or expense resulting from settlement, judgment, or verdict, including the award of any attorney's fees even if in excess of the provisions of Alaska Rule of Civil Procedure 82. This indemnification agreement applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against Lender relating to this Contract. The obligations of Borrower arise immediately upon actual or constructive notice of any action, claim, or lawsuit. Lender shall notify Borrower in a timely manner of the need for indemnification, but such notice is not a condition precedent to Borrower's obligations and is waived where Borrower has actual notice.

Any and all of Borrower's subcontractors shall indemnify, defend, and hold harmless Lender and its shareholders, partners, members, directors, officers, managers, affiliates, employees and agents (the "Contractor Indemnified Parties") for, from and against any and all claims, actions, proceedings, costs, fines, assessments, penalties, damages, liabilities and expenses, including reasonable attorney's fees (collectively, "Losses"), suffered or incurred by any of the Contractor Indemnified Parties arising out of (i) any breach of a representation, warranty or covenant of any subcontractor under this Contract, or (ii) any act or omission of subcontractor in the performance of the services or work from and after the date of this Contract. This indemnification agreement applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against Lender relating to this Contract. The obligations of Borrower and its subcontractors arise immediately upon actual or constructive notice of any action, claim, or lawsuit. Lender shall notify Borrower in a timely manner of the need for indemnification, but such notice is not a condition precedent to Borrower's obligations and is waived where Borrower has actual notice.

13. APPLICABILITY OF ALASKA PUBLIC RECORDS ACT. Borrower acknowledges and understands that Lender is subject to CBJ Code 01.70.010 (Public Records) and to the Alaska Public Records Act (AS 40.25.120) and that all documents received, owned, or controlled by Lender in relation to this Contract must be made available for the public to inspect upon request, unless a specific exception applies. It is Borrower's sole responsibility clearly to identify any documents Borrower believes are exempt from disclosure under the Public Records Act by clearly marking such documents "Confidential." Should Lender receive a request for records under CBJ Code or the Alaska Public Records Act applicable to any document marked "Confidential" by Borrower, Lender will notify Borrower as soon as practicable prior to making any disclosure. Borrower acknowledges it has five (5) calendar days after receipt of notice to notify Lender of its objection to any disclosure, and to file any action in the Superior Court for the State of Alaska in Juneau as Borrower deems necessary in order to protect its interests. Should Borrower fail to

notify Lender of its objection or to file suit, Borrower shall hold Lender harmless of any damages incurred by Borrower as a result of the Lender disclosing any of Borrower's documents in Lender's possession. Additionally, Borrower may not promise confidentiality to any third party on behalf of Lender, without first obtaining express written approval by Lender.

14. FISCAL FUNDING. The Parties acknowledge and agree that Lender is legally prohibited from encumbering funds that have not been duly appropriated, pursuant to the City & Borough of Juneau Charter 9.13. Funding for this agreement beyond fiscal year 2023 is therefore subject to an appropriation of funds by, and at the sole discretion of, the City & Borough of Juneau Assembly. The Parties acknowledge and agree that in the event the Assembly fails to appropriate sufficient funds for this Contract, Borrower will remain legally obligated for repayment of all disbursements made up to that point in time, and Lender will have no further liability or obligation under this Contract.

15. ENTIRE AGREEMENT. This Contract, which includes all Appendices, Exhibits, and Attachments, constitutes the entire agreement of the Parties regarding the subject matter of the Contract and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter.

16. SEVERABILITY. If a court of competent jurisdiction renders any part of this Contract invalid or unenforceable, that part will be severed and the remainder of this Contract will continue in full force and effect.

17. WAIVER. Failure or delay by Lender to exercise a right or power under this Contract will not be a waiver of the right or power. For a waiver of a right or power to be effective, it must be in a writing signed by Lender. An effective waiver of a right or power will not be construed as either a future or continuing waiver of that same right or power, or the waiver of any other right or power.

APPENDIX D: INSURANCE

INSURANCE REQUIREMENTS. Borrower has provided certification of proper insurance coverage, including certificate(s) of insurance and amendatory endorsements or copies of the applicable policy language affecting coverage required in this agreement to Lender, copies of which are attached to this Appendix. Failure of Lender to demand such certificate(s) or other evidence of full compliance with these insurance requirements or failure of Lender to identify a deficiency from certificate(s) or evidence provided shall not be construed as a waiver of the obligation of Borrower to maintain the insurance required by this contract.

Borrower agrees to maintain insurance as follows at all times while this contract is in effect, including during any periods of renewal.

Commercial General Liability Insurance. Borrower must maintain Commercial General Liability Insurance in an amount it deems reasonably sufficient to cover any suit that may be brought against Borrower. This amount must be at least one million dollars (\$1,000,000.00) per occurrence, and two million dollars (\$2,000,000) aggregate. **This insurance policy is to contain, or be endorsed to contain, additional insured status for Lender, its officers, officials, employees, and volunteers.** If Additional insured status is provided in the form of an endorsement to Borrower's insurance, the endorsement shall be at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

Workers Compensation Insurance. If required by Alaska Statute (*see* AS 23.30), Borrower must maintain Workers Compensation Insurance to protect Borrower from any claims or damages for any bodily or personal injury or death which may arise from services performed under this contract. This requirement applies to Borrower's firm, Borrower's subcontractors and assignees, and anyone directly or indirectly employed to perform work under this contract. Borrower must notify Lender as well as the State of Alaska Division of Workers Compensation immediately when changes in Borrower's business operation affect Borrower's insurance status. Statutory limits apply to Workers Compensation Insurance. The policy must include employer's liability coverage of one million dollars (\$1,000,000) per injury and illness, and one million dollars (\$1,000,000) policy limits. Borrower also agrees to provide evidence of Longshore and Harbor Worker's Insurance and Jones Act coverage if applicable to the work required. **If Borrower is exempt from Alaska Statutory Requirements, Borrower must provide written confirmation of this status in order for Lender to waive this requirement. Borrower grants a waiver of any right to subrogation against Lender by virtue of the payment of any loss under such insurance.** This provision applies regardless of whether or not Lender has received a waiver of subrogation endorsement from the insurer.

Comprehensive Automobile Liability Insurance. Borrower must maintain Comprehensive Automobile Liability Insurance, which coverage shall apply to all owned, hired, and non-owned vehicles, with one million dollars (\$1,000,000) combined single limit coverage.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On Feb. 23, 2023 before me, N. UZUETA (NOTARY PUBLIC)
(insert name and title of the officer)

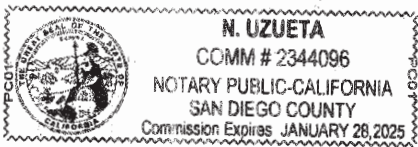
personally appeared Steven Soenksen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**DEPARTMENT:** GENERAL ENGINEERING**STAFF PERSON/TITLE:** BRIDGET LAPENTER, P.E. - CHIEF**DATE:** 09/29/2023**APPLICANT:** Gastineau Lodge Apartments, LLC (Steve Soenksen)**TYPE OF APPLICATION:** USE23-08 Conditional Use Permit**PROJECT DESCRIPTION:** The applicant is proposing to develop a six-story, 72-unit apartment building. The site is located in a mapped Moderate Hazard zone, and would be accessed by vehicular traffic from Gastineau Avenue and pedestrian traffic via South Franklin Street/Bulger Way.**LEGAL DESCRIPTION:** PACIFIC COAST ADDITION BL 2 LT 12, 13, 14**PARCEL NUMBER(S):** 1C070H020120**PHYSICAL ADDRESS:** TBD**SPECIFIC QUESTIONS FROM PLANNER:****AGENCY COMMENTS:****ACCESS**

Safety and accessibility are critical elements of this project, particularly with respect to the number of units proposed, current limited access to the site and landslide hazards as was demonstrated during the tree fall/landslide event on Gastineau Avenue in Fall of 2022.

- Parking. There is no parking requirement for this project with the applicant's expectation that residents will primarily travel on foot or by means other than vehicular travel.

- Gastineau Ave. Gastineau Avenue is a narrow, dead-end street serving approximately 18 single-family homes, 2 or 3 condominium complexes, and the (22-unit) Channel View Apartments. It is expected that 72 dwelling units will have impact on vehicular traffic on Gastineau Avenue regardless of the intent of the developer. Channel View Apartments were required to provide a Traffic Impact Analysis. CBJ has proposed widening Gastineau Avenue to accommodate additional traffic and provide an adequate cul-de-sac for fire apparatus turn-around. This is not expected to be completed until FY28.

Recommended: Traffic Impact Analysis should be provided for this project.

- Public Stairs

- Bulger Way. Historically, the Bulger Way staircase once extended from South Franklin Street to Gastineau Avenue. Presently, the Bulger Way staircase culminates at 300 Bulger Way and does not meet the parcel under consideration. The GE department does not have any issue with extension of the Bulger Way stairs access provided the utilities chase located beneath the stairs remain functional and unharmed. Staircase improvements for the project would be expected to be paid for by the applicant and, once accepted by the Department, maintained by CBJ. Streets and Capital Improvement Projects would need to agree to this arrangement prior to moving forward. From a practical standpoint, if the stairway is to be adopted by the CBJ, the stairway would need to be available for public use.

Recommended: stairway to be extended to an access easement on the Gastineau Street level of the parking area of the project to allow for public access between Gastineau Ave. and South Franklin Street.

- Decker Way. If Bulger Way is not extended to the project, Decker Way could be used as an alternative point of access to South Franklin Street from the Project.

SNOW STORAGE

- Please provide accommodation or a plan for snow storage on the site.

GRADING

- Slopes and retaining structures shall be shown on the Grading Plan. The heights and slope ratios shall be quantified.
- Easements: Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines, plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line

DRAINAGE

- All hard surfaces must be drained to existing or pre-approved storm drainage systems. Drainage must not be directed at neighbors or otherwise cause a nuisance. Drainage, catchment, and conveyance must be indicated on the grading plan and the grading plan must include arrows indicating flow direction.

UTILITIES

The construction documents must include a Utility Plan that shows location of buried sewer and water utilities including valve, unions, cleanouts, and system components. Sizes and materials shall be called out.

- Water

Once the lot consolidation has been completed, there may be only one water service to the site. As all 3 current services are undersized, the applicant must decommission all services and add a new appropriately sized service for domestic water and fire suppression. Line sizing must be evaluated by the engineer. A water meter is required. The meter is required to be installed prior to any branches in the plumbing line. The meter location and sizing shall be shown on the mechanical plans. The meter installation and conduit installation is the responsibility of the applicant. A water assessment (fee) will need to be paid and will be determined after sizing of meter and domestic line are identified.

- Sewer

The project engineer must size the sewer line. The mechanical plans shall include a drainage fixture unit (DFU) count. The sewer assessment (fee) and inspection fees are to be paid and will be determined after review of the DFU's and the configuration of the underground sewer line.

- Electrical

Power by others.

PERMITS REQUIRED

Below constitutes a list of known required permits for this project. There may be other permits required to be determined after the Department has the opportunity to evaluate the construction documents.

- CBJ Right of Way (ROW) Permit
- Water Utility Permit
- Sewer Utility Permit

Jennifer Shields

From: Dan Jager
Sent: Monday, October 16, 2023 9:25 AM
To: Jill Maclean
Cc: Rich Etheridge; Jennifer Shields
Subject: RE: Gastineau Lodges 72 Units Housing - Hazard Zone

Good morning. As mentioned in the pre-app meeting earlier this year, the big concern for the fire department is accessibility for apparatus not only during construction but afterwards with another large housing structure on this very small and narrow street.

It has been discussed by the applicant that there was a possibility of getting approval from AEL&P and a private property owner to maybe see about making Gastineau Avenue a one way street and have it continue on past where the current dead end is to Franklin Street. That would be a help as it would eliminate traffic congestion for emergency response and a one way street being used as a two way street.

If this option is not available then we would like to have something in place to maybe provide improved turn around capability for our apparatus prior to the work site. IFC Appendix D has the specifications to choose an option.

I think the big unknown with all of this is how many calls we may get at the same time the applicant is moving construction materials and that will cause delay in response due to heavy equipment blocking the road completely.

At an absolute minimum, we would have access to the work site via Bulger way which is a long stair case from Franklin Street, which is not idea for transporting medical equipment and patients up and down.

Please let me know if this adequate or if I need to clarify anything? Sorry for the delay.

Daniel Jager | Assistant Chief
Capital City Fire Rescue | 820 Glacier Avenue
Office: 907-586-5322
<https://www.juneau.org/ltr>



Gastineau Lodge Apartments, LLC
 Steven Soenksen, Manager
 Po box 35854
 Juneau, Alaska 99803
 ssoenk@yahoo.com
 09/20/2023

TO: City and Borough of Juneau,
 Community Development Department
Jennifer Shields, Planner

RE: Gastineau lodge apartments, Lot consolidation and Conditional Use Permits, etc
 -Second access corridor issue

Dear Jennifer:

This letter is to provide information and additional support for the idea of Gastineau Avenue extension. I have tested the idea and reached out to others that may have interest in this project. We find it is a very strong idea that clearly needs to be pursued and developed. You will find signatures of support at the end of this letter.

Background

This alignment was used as a "haul road" in ^{2001?}2006 by contractors for the city project to reconstruct and improve portions of Gastineau Avenue. Incidentally, the Manager told us that it was used at that time and then closed to access. There had been consideration, at that time of the importance of "second access" for emergency services delivery and construction use.

We would like to explore this possibility and pursue limited access at this point for our project construction, for aggregates and materials hauling. This route would ultimately be a community asset for many purposes.

A larger public safety issue exists and the need for second exit from Gastineau Avenue. Recent events amplify the need. This could serve and facilitate emergency services delivery and as a second access route to the city. Currently, Franklin street is the only open access to downtown Juneau. If it were blocked, many properties and people would be inaccessible.

Coordination and cooperation among landowners and interested parties may be necessary and funding secured for the improvements. Due to the nature and quality of AJ Rock, some of this resource could be sold to pay for the access route construction and maintenance costs.

We were told that the city currently has funding available to re-construct part of the "turnaround". This location could be considered as a terminus for the road and improvements could support vehicular access beyond. Perhaps this project scope could be expanded to

include a terminus for the access road, (and gates) for a "pioneer road" extension to connect to the existing driveway across the former mine site.

Personnel from AEL&P engineering and I walked the current corridor and clearly, some drainage improvements are needed and approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile of roadway improvements. If AJ Rock stockpiles in the area could be sold for construction aggregates to the public, funds could be generated to pay for the access road improvements and maintenance.

Considering this access road as a new opportunity, it could be designed and developed in such a way as to make additional high density zoned land available for much needed downtown housing. We believe the current zoning overlay map is a significant barrier to any downtown housing project, design, construction, permitting, and development. It should be removed from current ordinance as proven to be unworkable. Instead, we could approach a strategy of "mitigation and monitoring" as a city policy instead. Thereby bring focus to managing the risk, not "designation and regulation" of a potential hazard. Those exist on former mining property or the mt Roberts slope that was clearcut and developed during mining operations since settlement of the downtown area until 1944. No mitigation has ever happened, thereby resulting in the concept of the "hazard".

The "Hazard zone" is another consideration and continuing barrier to downtown housing. As it is a different and larger issue from this access proposal, we will address this in more detail separately. This area has the potential for many apartment units. But it is constrained by access, emergency services delivery, the hazard zone overlay map, and the ability to move materials and resources and construct much needed housing.

Recommendation

We would suggest a collaborative team of appropriate attendees, could begin to study and address this access issue. Team members might include AJT properties, (land owners), CBJ staff, (as appropriate), AEL&P and other affected parties. We would be happy to participate in the discussion and help develop implementation strategies for a completed project. A Reconnaissance study by the team, could identify issues and solutions to improve access and move this area of downtown forward.

A reconnaissance study is likely needed to plan corridor features and access points as well as alignment with existing right of way corridors and platted access. Consent among the parties would likely be needed through an appropriate "use or access agreement" document.

Please let us know how we can assist the city in this project. Improving access is a most important public service and community concern. Additional housing is a community priority and this project could add resources to that. Access to emergency services can be vital and lifesaving, if people and equipment can make it to the site. It is in everyone's best interests to work out a access solution for the community vitality and for future residents of downtown Juneau housing.

Please let us know how we can assist to pursue this access idea and support downtown housing opportunities.

Sincerely,



Steven Soenksen, Manager
Gastineau Lodge Apartments, Ilc
9072090709
ssoenk@yahoo.com

Additional support and comments.



Attachment Q- "Thane Road" Secondary Access Letter from Applicant

HILLSIDE ENDORSEMENT CHECKLIST
USE2023-0008 – Gastineau Lodge Apartments

CBJ 49.70	Item	Description
CBJ 49.70.240 Application		
240(1)	Vicinity map including scale, roads, place, and street names	See Attachment A, 2021 PND Report
Map(s) Showing:		
240(2)(A)	Extending 50 feet in all directions beyond development. <i>In practice, mapping can be limited to the lot and 25 feet beyond.</i>	See Attachment A, 2021 PND Report
240(2)(A)	Two-foot contours for flat terrain or five-foot contours for steep terrain.	See Attachment A, Floor Level Plans, Level 1 Diagram
240(2)(A)	12 percent line, 30 percent line;	Not submitted
240(2)(A)	Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.	See Attachment A, Floor Level Plans
240(2)(B)	Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody.	N/A
240(2)(C)	Lot boundaries and easements for the site and adjacent lots.	See Attachment A, Floor Level Plans
240(3)(D)	The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.	See Attachment A, Floor Level Plans
240(3)(E)	Clearing limits of existing vegetative cover.	Not submitted
240(3)(F)	A cross-section of the development site.	See Attachment A, Site Section
Engineered Plans, Including:		
240(4)	Roads, driveways, parking areas, including elevations.	See Attachment A, Floor Level Plans and Site Section
240(4)	Structural improvements and foundations.	
240(4)	Off-site stormwater runoff systems.	
240(4)	Development cross-sections.	
Landscape Plans, Including:		
240(6)	Trees to be retained, by species and location.	Not Submitted
240(6)	Temporary slope protection measures.	
240(6)	Erosion and siltration control measures.	
240(6)	Seeding and sodding materials.	
240(6)	Planting and maintenance system.	
240(6)	Methods for stabilizing and protecting bare slopes.	
Geologic Memo, Including:		
240(7)	Summary of the relevant surface and bedrock geology of the site.	See Attachment A, 2021 PND Geotechnical Report
240(7)	Discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development.	
240(7)	Data regarding the nature, distribution and relevant parameters of existing soils.	
240(7)	Recommendations for grading procedures.	

240(7)	Design criteria for corrective measures as necessary.	
240(7)	Recommendations covering the suitability of the site for the proposed development.	
Other:		
240(5)	A description of the source and type of any off-site fill.	No source identified
240(5)	The site for depositing excess fill.	No source identified
240(9)	A work schedule, by phase.	Not submitted
CBJ 49.70.250 Standards for Approval		
250(1)	New road standards, width, and grade.	N/A
250(2)	Weather. The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case the permit shall be extended by a like period.	The project is scheduled to begin as soon as permits are secured. Should site construction activities extend into a heavy rainy season, construction may be halted at the discretion of E&PW if erosion and sediment discharge become a problem.
250(3)	Sediment. The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody.	See Attachment A, 2021 PND Report
250(4)	Peak discharge. The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation.	See Attachment A, Floor Level Plans. Peak discharge information was not submitted with the application. Runoff from the proposed development will be piped directly into the 6" public storm drain system within Bulger Way.
CBJ 49.70.260 Criteria		
260(1)	Soil erosion. Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.	See Attachment A, Floor Level Plans. The lower portion of the development will be constructed of a terraced fill and will be subject to erosion until covered with matting or vegetation. Sediment barriers will be required to be installed and maintained along the lower edge of the fill until adequate vegetation is established.
260(2)	Existing vegetation. Depletion of existing vegetation shall be minimized.	The submitted plans do not specify how much of the existing vegetation will remain post-construction. Proposed building setback distances range from 1' 7" in the front yard (level 5) to 8' 7" in the rear yard (level 1), leaving minimal room for undisturbed land during construction.
260(3)	Contours. The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.	See Attachment A, 2021 PND Geotechnical Report
260(4)	Time of exposure and soil retention. The developer shall minimize the period of time that soil is exposed and shall employ mats, silt	The grading permit and building permit will include conditions to assure disturbed soil and fill slopes are protected as soon as they are completed or if

	blocks or other retention features to maximize soil retention.	uncompleted slopes will be exposed for 10 to two weeks. Sediment barriers will control sediment runoff during the construction period when disturbed soils are exposed to the weather. The grading permit and building permit will require routine maintenance of these devices.
260(5)	Replanting. The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.	Approximately 10% to 20% of the project site around the edges will be available for vegetative ground cover post-construction. The remaining portion of the project site will be disturbed with grading or building. All disturbed slopes must be seeded with a CBJ-approved mix and fertilized as soon as possible after site grading is completed. All seeded areas must be covered with a jute mat or similar surface blanket to help promote soil stability and seed germination. All plantings shall be complete within no more than one calendar year after the date of issuance of any grading permit or building permit for the subject project.
260(6)	Drainage. The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.	See Attachment A, 2021 PND Geotechnical Report and Floor Level Plans. Site grading should be established to provide drainage of surface water or roof drainage away from proposed and existing buildings and toward suitable drainage structures. All hard surfaces (i.e. roof and parking deck) will be drained to the storm drain in Bulger Way. The slope in front of the building will be graded to drain to an area drain which is also piped into the Bulger Way storm drain.
260(7)	Foundations. The developer shall ensure that buildings will be constructed on geologically safe terrain.	See Attachment A, 2021 PND Geotechnical Report
260(8)	Very steep slopes. The developer shall minimize excavation on slopes over 30 percent.	See Attachment A, 2021 PND Geotechnical Report. Using 2013 USGS contour data, the overall slope of the project site is approximately 45%. The building is to be constructed on approximately 60% of the project site, from between the Gastineau Avenue right-of-way to within 8'7" from the South Franklin Streets downhill. Construction will require careful site preparation including cutting a keyway at the toe of slope to stabilize the fill. It is unclear if the applicant has minimized excavation to that necessary to accommodate the proposed development.
260(9)	Soil retention features. The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.	See Attachment A, 2021 PND Geotechnical Report. Overburden at the project site generally consists of brown silty sand with gravel. Retaining walls must be designed to resist lateral pressures including lateral earth pressures, surcharge or surface loads, hydrostatic pressures, and seismic forces. The report

		recommends the use of clean, angular, fr coarse grained soil to prevent the buildup of hydrostatic forces.
260(10)	Wet weather periods. The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1— May 1.	The applicant has indicated that construction will occur as soon as all permits are obtained. Any site work to stabilize the soil would need to be done after November 30th to avoid working during wet weather periods. Issuance of a grading permit will require the applicant to include a construction schedule. E&PW will have the discretion to halt the work if soil exposure becomes a problem during wet weather periods.

Following is a synopsis of historic plans and reports that have identified landslide and avalanche hazards for the project site and the larger Gastineau Avenue area. These documents can be found in their entirety here:

<https://juneau.org/community-development/plans-studies>

- ❖ 1972 Geophysical Hazards Investigation for the City and Borough of Juneau, Alaska: A Summary Report. Daniel, Mann, Johnson and Mendenhall. Portland, OR. October 1972. (ADOPTED)
- ❖ 1972 Geophysical Hazards Investigation for the City and Borough of Juneau, Alaska: Technical Supplement. Daniel, Mann, Johnson and Mendenhall. Portland, OR. October 1972. (ADOPTED)

The 1972 Summary Report and Technical Supplement formed a foundation for the eventual adoption of the 1987 maps and Title 49 code in use today. Specifically, the 1972 Summary Report maps delineated the project site within the following areas:

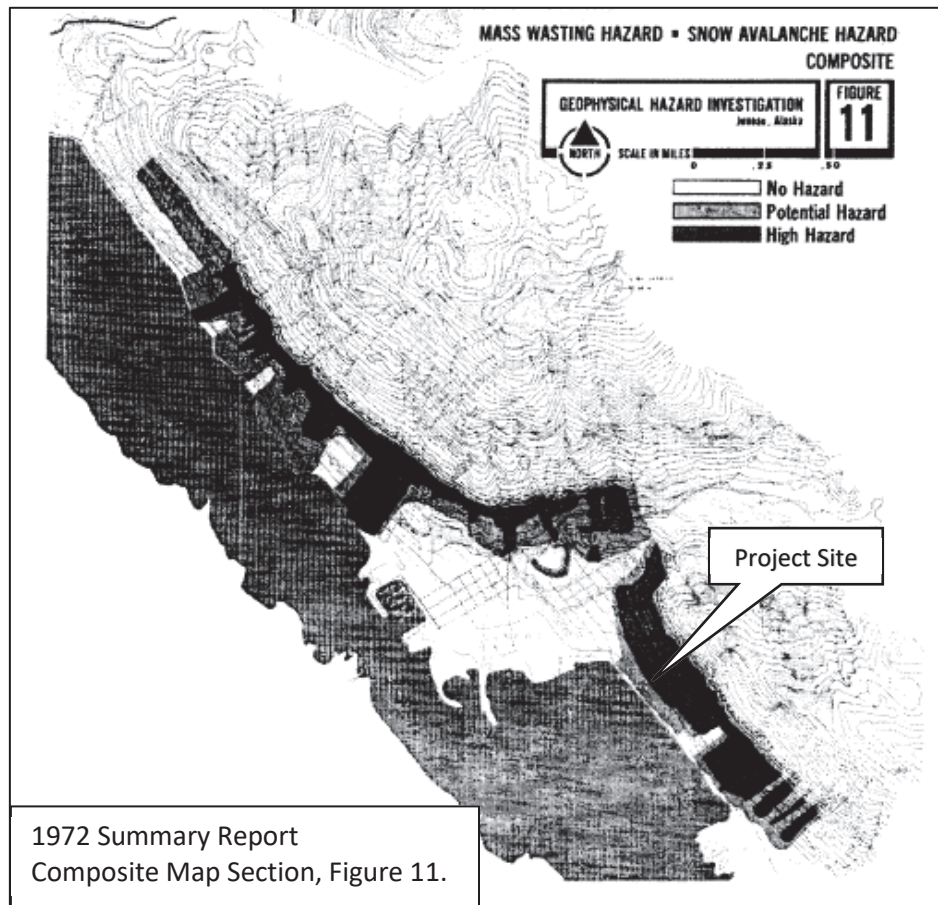
- Map Figure 6: Mass Wasting – High Hazard Area
- Map Figure 10: Snow Avalanche – Potential Hazard Area
- Map Figure 11: Composite: Mass Wasting / Snow Avalanche – High Hazard Area (see next page)

Page 51 of the Summary Report states that the purpose of the Composite Mass Wasting and Snow Avalanche hazard rating system was to, *“Identify areas wherein the aggregate, life and property are exposed to high, moderate and low hazards [and] to provide a basis for prioritizing collective and preventative measures.”* Furthermore, the report states:

“Each category of hazard - mass wasting and snow avalanche – identifies three degrees of hazard. Aggregating the two systems, nine combinations of hazards are possible. Practically speaking, nine classifications is an unworkable number. However, it is logical to group several combinations under common headings. If a geographic area is known to be vulnerable to both a high snow avalanche hazard and a potential mass wasting hazard, then the known higher level of hazard should govern, and the resulting composite hazard class is High Hazard. Similarly, two high hazard ratings constitute a Very High Hazard.”

The table below shows how the two hazard scenarios were conflated. Eventually, the composite map (see next page) was broken down into smaller area maps and adopted by the Assembly in 1987.

		Snow Avalanche Hazard Classifications		
		High Hazard	Potential Hazard	No Hazard
Mass Wasting Hazard Classifications	High Hazard	Very High Hazard	High Hazard	High Hazard
	Potential Hazard	High Hazard	Potential Hazard	Potential Hazard
	No Hazard	High Hazard	Potential Hazard	No Hazard



The 1972 Technical Supplement goes into detail regarding the sub-area delineated as the “Mt. Roberts Slopes”:

Page 31: *“By far the most hazardous area in terms of potential destruction of property and loss of life from landslides is that area at the base of the Mt. Roberts slope extending from the corner of 3rd and Harris Streets to the beginning of Thane Road. Eleven major debris avalanche-debris flow deposits have been identified and mapped on its slope. Three of these are massive in size and occurred before Juneau settlement. The remaining eight were smaller but still destructive in size. All are identifiable on the ground and the eight post-settlement slides were well documented by local newspapers at the time of their occurrence (Appendix X).”*

Page 36: *“The eight major landslides which have occurred since Juneau was settled are expressed as linear ridges near the base of the slope or as bulked deposits above Gastineau Avenue and South Franklin Street. Five of these reached South Franklin Street but did little damage on the beach side of the street (side nearest the harbor) since most of their energy was dissipated by damage and destruction above South Franklin. Three terminated on Gastineau Avenue.”*

Page 36: *“In summary, 21 gullies have been mapped on the Mt. Roberts slope above the city; 15 identified as having a high debris avalanche-debris flow hazard. Considering the extremely steep slopes, unstable bedrock and soil conditions, numerous high hazard gullies extending directly into the urban area and its past history of land-sliding, most of the Mt. Roberts slope above South Franklin Street and Gastineau Avenue must be considered as highly hazardous in terms of damage and potential loss of life from landslides.”*

❖ 1987 Landslide and Avalanche Hazard Maps (ADOPTED) and CBJ 49.70.300 - Landslide and Avalanche

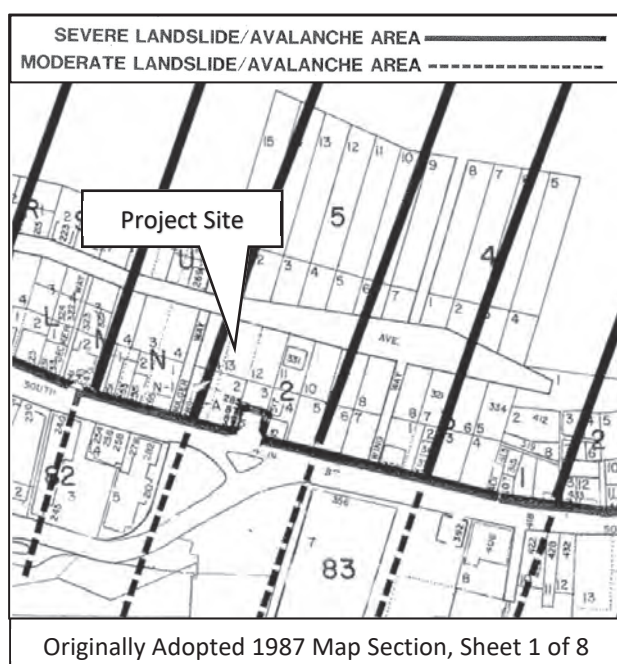
CBJ's current code and hazard maps, adopted in 1987 for areas between White Subdivision to Thane, are based in part on the maps created in the 1970s. These low-resolution maps combine landslide and avalanche areas into two hazard area types: "Severe Landslide / Avalanche" and "Moderate Landslide / Avalanche".

The 1987 maps delineated the project site within the following areas:

- Map Sheet 1: Composite Severe Landslide / Avalanche Hazard Area (see map below)
- Map Sheet 4: Snow Avalanche – Potential Hazard Area
- Map Sheet 5: Mass Wasting (landslide) – High Hazard Area
- Map Sheet 7: Composite Severe Landslide / Avalanche Hazard Area

The 1987 maps are cited in CBJ 49.70.300 – Landslide and Avalanche areas. This section of code was adopted by Ordinance 87-49. It was modified in 1990 by repealing a requirement of hazard area recordation and modified again in 2006 to remove a reference to an outdated sensitive areas map.

The colored map to the right is not an adopted CBJ map; the information on this map is a compilation of the adopted 1987 Map Sheets 1-8 for illustrative purposes only.

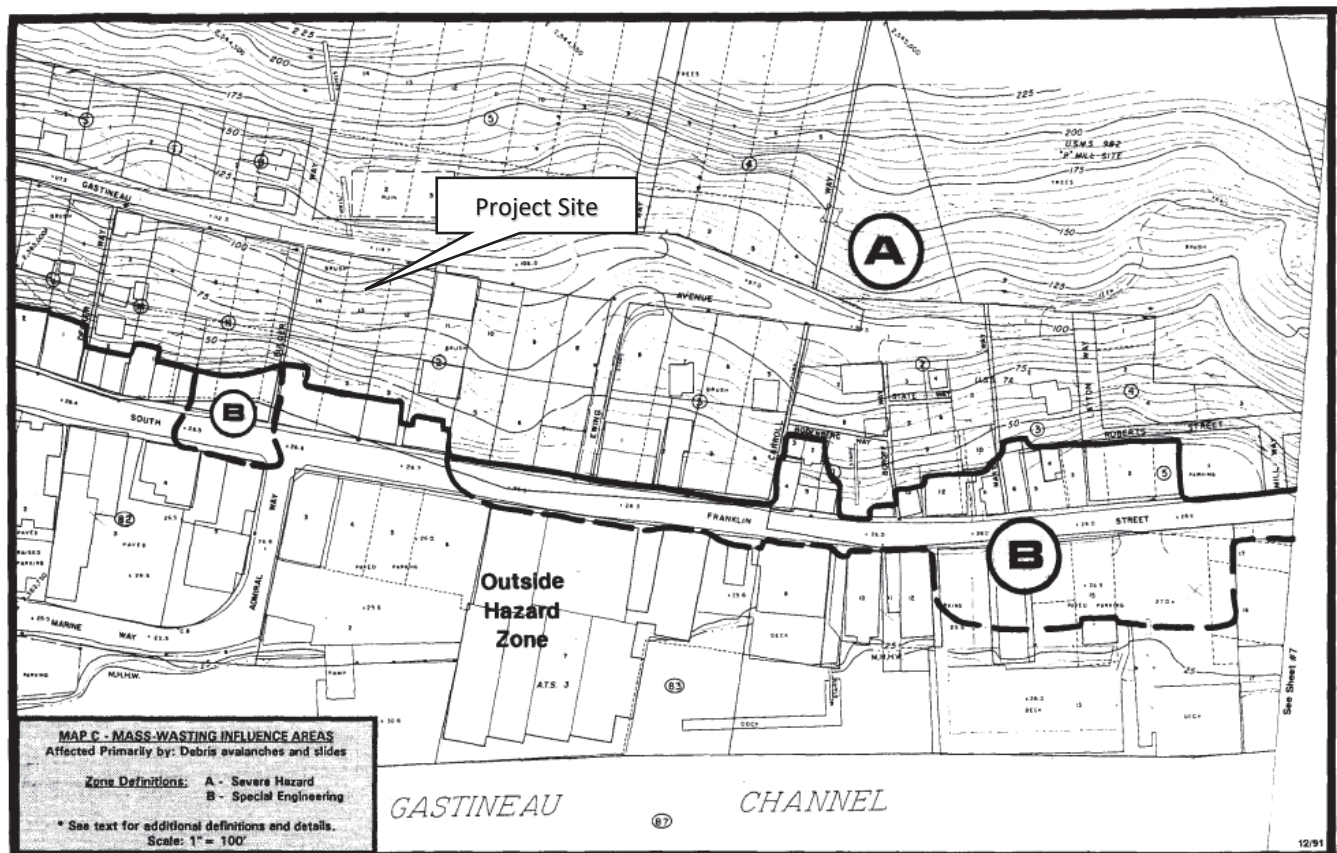


- ❖ 1992 Juneau Area Mass-Wasting & Snow Avalanche Hazard Analysis. Mears, Art; Fessler, Doug; and Jill. Gunnison, CO and Anchorage, AK. February 1992. (NOT ADOPTED)

While not an adopted plan, the 1992 Hazard Analysis included a re-evaluation of and updated mapping for mass wasting and snow avalanche areas in Juneau at a 1 inch = 100 feet scale. It emphasized that a site-specific analysis should be required to define the physical processes and constraints to development at each site, and that the study and accompanying maps could not be used for this purpose.

The Analysis also made suggestions for modifications to CBJ 49.70.300. Interestingly, it did not suggest changes to CBJ section 49.70.300(a)(3) regarding developments greater than a single-family dwelling requiring a Conditional Use Permit, or CBJ section 49.70.300(b)(1) regarding no development within a severe Avalanche area increasing the density of that parcel.

Specifically, the Analysis included three photos of destructive landslides between Gastineau Avenue and South Franklin Street from January 1920, October 1936, and November 1936, and delineates the project site within a Mass Wasting Severe Hazard area, as shown on the map below.



❖ 2012 City and Borough of Juneau All Hazards Mitigation Plan (ADOPTED)

The 2012 All Hazards Mitigation Plan was adopted by CBJ but is now considered expired by the Federal Emergency Management Agency (FEMA) according to grant criteria. It is still used as a reference by CBJ's Emergency Management Department and plans for an update are underway.

The 2012 Plan includes an avalanche section based in part by the Swiss Snow Institute Research for Avalanche Technology. The study provides options for the community to take to mitigate avalanche hazards. The Swiss Snow Institute was chosen to perform the study because they have the most current computer modeling techniques, and the Swiss wrote the standards for artificial release and hazard mitigation protection in urban avalanche environments. This study is not a new hazard map for the community, but a feasibility of cost and mitigation options.

The goal of the study was to provide reasonable mitigation measures – both active and passive – for long range protection of the environment. The study reviewed historic avalanche events, with an emphasis on the Behrends Avenue and White avalanche paths, although it briefly mentions an unmapped avalanche paths above Gastineau Avenue and South Franklin Street. The Plan also references historic studies previously done in 1967, 1968, 1972, 1992, and includes new computer modeling analysis. Mitigation strategies include prohibiting new construction in avalanche zones and utilizing appropriate methods of structural avalanche control.

The 2012 Plan also identifies landslide hazards, further characterizes that the hazard is from mass wasting, and calls out mitigation strategies for two areas in close proximity to the project site:

- *Landslide-resistant construction. Several buildings in the CBJ have landslide-resistant construction, such as breakaway, sacrificial walls on the lower floors to let landslides pass through (Marine View Building). Other buildings have elevated construction to allow landslides to pass under the bulk of the building (page 57).*
- *Maintain existing drainage system above Gastineau Avenue. A drainage system above Gastineau Avenue currently exists, but there has been some disparity in determining who is responsible for maintaining it. If the system is adequate, it would benefit the CBJ to maintain the system to a useable standard (page 57).*

Specifically, the 2012 maps delineate the project site within the following areas:

- Map 6/C: Avalanche:
Moderate Hazard Area
- Map 9/H: Mass Wasting:
Severe Hazard Area

As stated on page 42 of the Plan, *“Thus, existing land use codes and management plans discourage future development in Avalanche Hazard areas. If future development were to occur within these zones, estimates of vulnerable community assets and population loss would likely increase.”*



RD
BO-6



1:5000
1500'

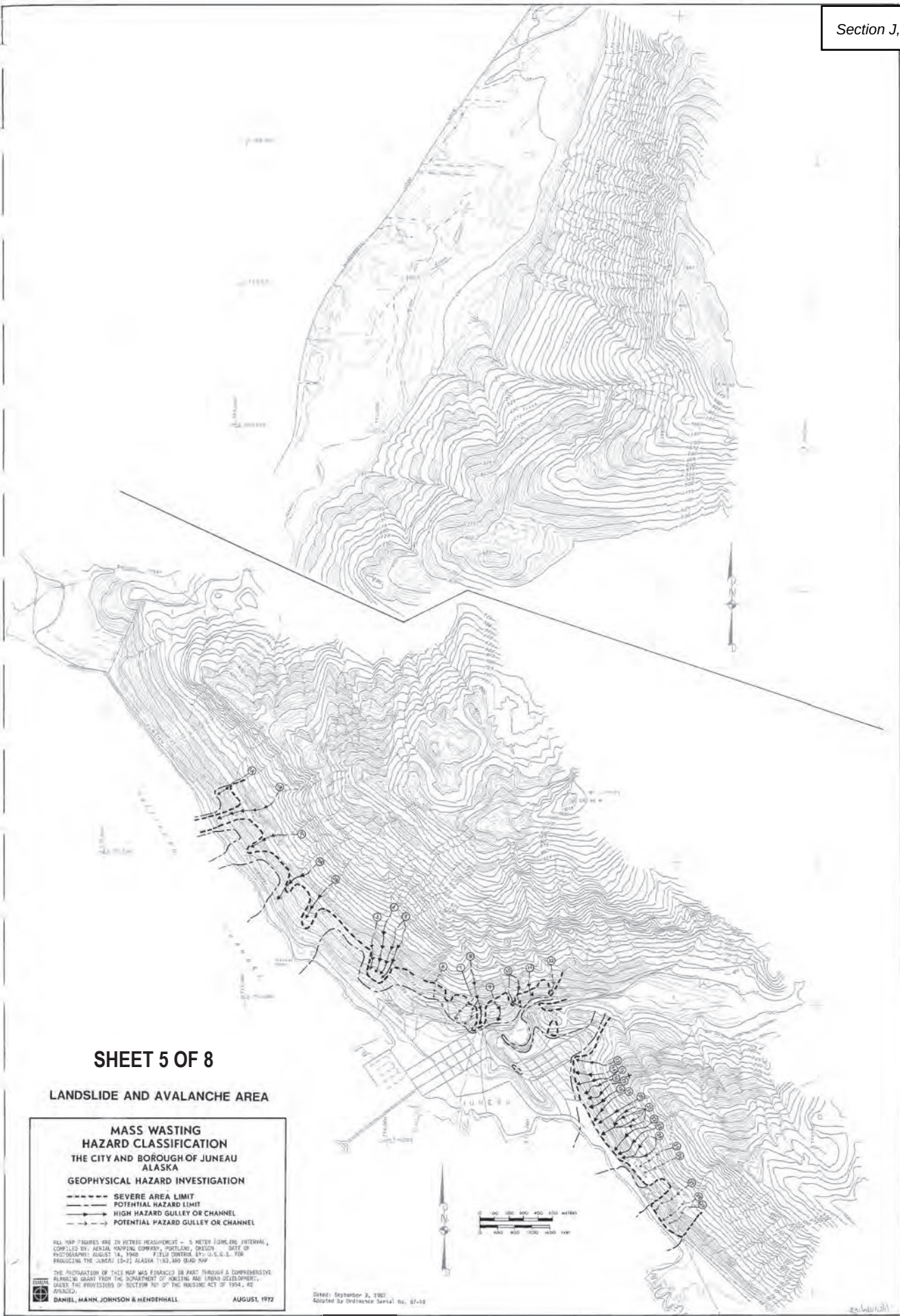
NOTE: SEE OFFICIAL MAPS IN COMMUNITY DEV. DEPT. FOR ACCURATE UPDATES

LANDSLIDE AND AVALANCHE AREA

Dated: September 9, 1987
Revised: No further updates

SHEET 1 OF 8







LANDSLIDE AND AVALANCHE AREAS

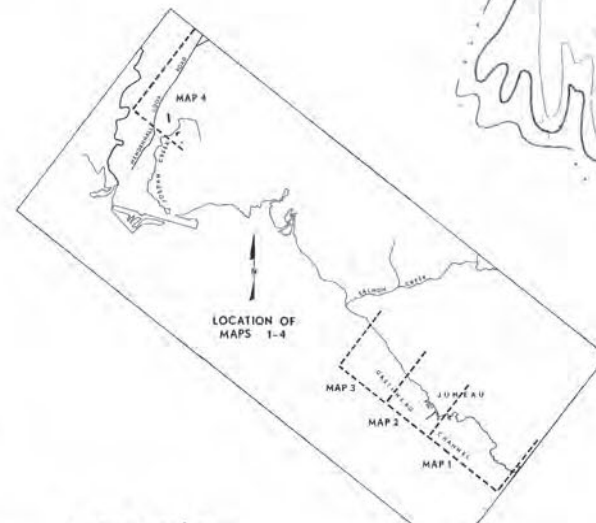
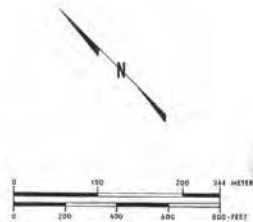
COMPOSITE HAZARD AREAS
THE CITY AND BOROUGH OF JUNEAU
ALASKA
GEOPHYSICAL HAZARD INVESTIGATION
MAP 1 OF 4

--- SEVERE AREA LIMIT
 — POTENTIAL HAZARD LIMIT

ALL MAP FIGURES ARE IN METRIC MEASUREMENT - 5 METER FORELINE INTERVAL, CONTROLLED BY: AERIAL SURVEY COMPANY, PORTLAND, OREGON DATE OF PHOTOGRAPHY: AUGUST 14, 1968 FIELD CONTROL BY: U.S.G.S. FOR PROJECTING THE JUNEAU (14-42) BLANKET 1:50,000 SCALE MAP.

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING UNIT FROM THE DEPARTMENT OF HOUSING AND AREA DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

1972

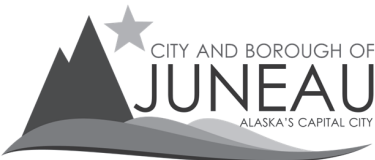
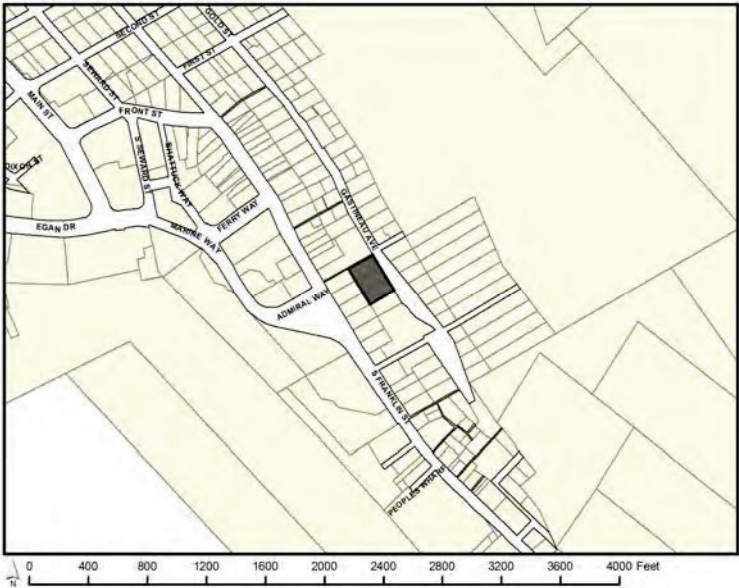


SHEET 7 OF 8

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

A **Conditional Use Permit** has been submitted for consideration and public hearing by the Planning Commission **to create a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide & Avalanche Hazard Area on Gastineau Avenue in a MU zone.**

PROJECT INFORMATION:

Project Information can be found at:
<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **October 16, 2023** at
<https://juneau.org/community-development/planning-commission>
Find hearing results, meeting minutes, and more here, as well.

Now through Oct. 02	Oct. 03 — noon, Oct. 20,	HEARING DATE & TIME: 7:00 pm, Oct. 24, 2023	Oct. 25
Comments received during this period will be sent to the Planner, Jennifer Shields , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/83224510650 and use the Webinar ID: 832 2451 0650 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS, Phone: (907)586-0753 ext. 4139 Email: pc_comments@juneau.gov Mail: Community Development, 155 S. Seward Street, Juneau AK 99801 Printed September 20, 2023			
Case No.: USE2023 0008 Parcel No.: 1C070H020120 CBJ Parcel Viewer: http://epv.juneau.org			



Attachment V- Public Notice Sign Photos



From: Mary Jane Tenney <maryjane.tenney@gmail.com>
Sent: Monday, September 25, 2023 8:08 AM
To: PC_Comments
Subject: Gastineau Lodges apartments

Hello, I am writing concerning
Case No. : USE2023 008
parcel No. : 1C070H020120

or --the proposed Gastineau Lodges apartments

I am very concerned that so few packing spaces--10 to be exact, are included in this project. This was stated in a letter dated May 1, 2023 from Steve Soenksen to the Community Development Department of Juneau regarding the Conditional Use Permit Application for this project. These 10 parking spaces are for a 72 unit (or more) multifamily apartment building that will be placed in a neighborhood that already has significant parking challenges. Even though this project and parking scenario is currently legal, it is not considerate--or neighborly. Some people who work downtown already regularly park on Gastineau Ave. Service vehicles are already challenged given the one lane road with cars parked along the road. I understand the need for housing, but feel that currently the parking designed for the building is totally inadequate.

Thank you for sharing my concern.

Mary Jane Tenney

From: wleighty@ptialaska.net
To: [Jennifer Shields](#)
Subject: Conditional Use Permit, Case#USE202 0008
Date: Sunday, October 8, 2023 5:54:23 PM

Hello Jennifer,

The site, although in a Moderate Landslide area, offers safety and other desirable attributes for building a multi-family structure.

Please follow-up with the Fire Chief:

1. Determine emergency Fire and other vehicle access to the site in the event of a landslide along Gastineau Ave. Can the building be reached from South Franklin St.?

What development of Bulgar Way will be planned? Should CBJ consider extending Gastineau Ave to Thane Rd., if only for emergency vehicle access, concurrent with this development?

2. Calculate structural requirements for the parking area, its size, and whether it is adequate for a staging area for vehicles in the event of a fire.

Gastineau Ave is a two-way street, one-way at a time:

How will the Gastineau Ave. on-street parking management be improved, anticipating an increased demand?

Are there traffic flow modifications being considered? (Winter, Summer)

Thank you for inviting public comment.

Nancy Waterman

FY2025

LEGISLATIVE

CAPITAL PRIORITIES





TABLE OF CONTENTS

Introduction:	3
Legislative Priorities Development Schedule:	4
Legislative Priority List:	5-7
Individual Project Details:	8-26

APPENDIX

Everything you wanted to know about the Legislative Priority List:	27
CBJ lists, plans and priorities graphic:	28

January 30, 2024

To The Honorable State and Federal Delegation:

This document presents the City and Borough of Juneau’s Fiscal Year 2025 Legislative Priority List. The Legislative priority list provides information on long range capital projects identified as priorities for the community of Juneau. Descriptions of projects include cost and schedule information, a designation of who will be responsible for operating and maintaining the infrastructure, and what goals the project is advancing.

The projects included in the Legislative Priority List were compiled with input from CBJ Boards and Commissions and City staff. The Legislative Priorities will be used to inform requests to State Legislature, Federal Delegation and granting agencies.

It is the intent of the City and Borough of Juneau to update the Legislative Priority List annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Please don’t hesitate to reach out with any questions.

Sincerely,

Katie Koester
City Manager

City and Borough of Juneau
FY2025 LEGISLATIVE CAPITAL PRIORITIES DEVELOPMENT SCHEDULE

ACTION	FY25 DRAFT TIMEFRAME
Prepare and distribute draft LCP to CBJ Boards, Commissions & advisory groups for review and input.	October 20, 2023
Input for new draft requested by	December 1, 2023
Presentations to Boards and Commissions:	
	Planning Commission Introduction: Oct 24, 2023
	Systemic Racism Review Committee (SRRC) Introduction: October 24, 2023
Administrative Review & Compilation	December 4-7, 2023
SRRC 2nd Review (with input and new projects)	December 12, 2023
PWFC for Review	December 18, 2023
Homework: Assembly Ranks Priorities	Due December 29, 2023
Finance Committee	January 2024
Assembly Review (Leg Breakfast + COW)	January 2024
CAPSIS Deadline	Late Jan/Early Feb 2024
Distribute Priorities	February 2024

DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Pederson Hill Development	Development	\$1M	Increase workforce and market rate housing with further development of Pederson Hill Subdivision.	8
	Juneau Douglas North Crossing (JDNC)	Planning, permitting, project management	\$2M (prev. \$18M)	Economic development	9
	Aak'w Village District Parking	Partial Funding	\$30M	State/legislative parking, Aak'w Village District infill development	10
	Telephone Hill Redevelopment	Site work	\$2M	Prepare for redevelopment	11
	CBJ Radio System Replacement	Procurement, Design, Site Construction/Improvements, Installation	\$12M	Provide adequate and sustainable radio communications for CBJ public safety agencies and response partners to communicate effectively during routine events and disasters locally, regionally and statewide.	12
	JSD Wide HVAC and Heating Control System Upgrades	Feasibility Study, Conceptual Design, Final Design, Engineering, Permitting	\$6.4M	This project will upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and security.	13
	Mendenhall Wastewater Treatment Plant Compliance: Fats, Oil, Grease & Grit Removal	Design, Construction	\$5.95M	Return the Mendenhall Wastewater Treatment Plant to permit compliance, reduce treatment costs, and extend the useful life of the plant.	14
	Lemon Creek Multimodal Path	Design, Permitting, Property	\$8M	Advance long-term goal of a new non-motorized route	15

DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Capital Civic Center	Partial Funding	\$10M, SOA; \$35M Federal Delegation	Support convention and visitor economy	16
	JSD Wide Security and Safety Upgrades	Procurement, Design, Construction, Installation	\$2M	The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology	17
	Municipal Composting Facility Design and Construction & <u>Zero Waste Planning</u>	Planning, Design, Site Preparation, Construction	\$4M	Construct a municipal compost facility as part of a broader Zero Waste plan.	18
	Aurora Harbor Rebuild – Ph IV	Design, Permitting	\$1M	Replace critical infrastructure and support maritime economy	19
	Auke Bay New Breakwater	Match Potential Federal Funding	\$5M	Increase moorage and renovate aging infrastructure; economic development	20
	Waterfront Juneau Douglas City Museum	Partial Funding	\$2M	FY24 Draft Legislative Priorities #16	21
	North Douglas Boat Ramp Expansion	Planning, research, permitting	\$250K	FY24 Draft Legislative Priorities #18; Proj. Nom. for Harbors #27	22

DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Off-Road Vehicle (ORV) Park Development	Feasibility Study, Conceptual Design, final Design/ Engineering/ Permitting, Fund-raising Activity	\$5.7M	Reduce user conflicts and create new opportunities for outdoor recreation.	23
	West Douglas Extension	Future Development	\$4M	FY23 Draft Legislative Priorities #12	24
	Jackie Renninger Park Development & Pipeline Skatepark Improvements	Feasibility Study, Conceptual Design, Final Design, Engineering, Permitting, Fundraising Activity	\$4M	To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.	25
	Bartlett Aurora Behavioral Health Center	This facility is constructed, BRH is requesting reimbursement.	\$4M	Provide expanded opportunities to receive mental health care closer to home in a modern fit-for-purpose facility.	26



PEDERSON HILL HOUSING DEVELOPMENT

AMOUNT REQUESTED: \$1M

AMOUNT SECURED: \$1.5M

TOTAL PROJECT COST: \$5M-\$15M

PROJECT DESCRIPTION & UPDATE:

The requested funding will provide for the study and design of a secondary access road to the Pederson Hill Subdivision. In the past year the Assembly agreed to work with the Tlingit Haida Regional Housing Authority (THRHA) to develop the remainder of Phase 1B and 1C. With that development underway any additional development will require a second access route for public safety and emergency response. This second access is an expensive requirement which needs to be funded before any future housing units can be planned on this CBJ property. This second access will make available up to 26 acres of CBJ owned property for development and disposal.

PUBLIC PROCESS:

There will be an opportunity for public comment to the Planning Commission during planning and to the Assembly during all phases of development.

TIMELINE: Once funding is secured, design can be complete within 18 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase workforce and market rate housing with further development of Pederson Hill Subdivision.



Photo Credit: Juneau Empire

JUNEAU DOUGLAS NORTH CROSSING (JDNC)

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$25.7M (\$2M for PEL; \$250,000 CBJ; \$7M Congressionally Directed Spending; \$16.454 USDOT RAISE Grant)

TOTAL PROJECT COST: \$280M-\$320M (depending on alternative)

PROJECT DESCRIPTION & UPDATE:

A second crossing from Juneau to Douglas Island has been a priority for the community since the early 80s. An alternate access to the heavily populated Douglas Island will increase safety; if the only bridge now were to fail residents would be stranded and emergency services would be limited. It will reduce transportation times and open up new land to development. Thanks to Senator Murkowski, CBJ received \$7M in Congressionally Directed Spending in FY23. This will build on the analysis and public outreach currently underway through the Planning and Environmental Linkages (PEL) study.

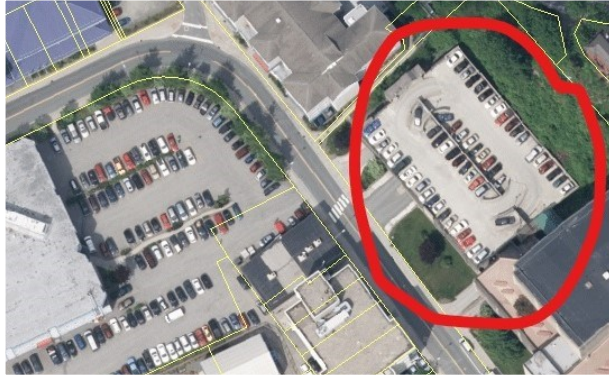
In another boon to the project, CBJ was awarded a 2023 USDOT RAISE grant in the amount of \$16.464M which will provide funding through design. Prior to completing the 100% bid-ready design package, CBJ will solicit Federal Highway construction funding under the Infrastructure Investment and Jobs Act (IIJA). CBJ applied for technical assistance funding to identify and pursue construction funding opportunities to bring the project to completion

PUBLIC PROCESS: Through the PEL process ADOT&PF, with the help of DOWL Engineering, has engaged in multiple stakeholder and public meetings, surveys, and listening sessions to identify both public sentiment on the project and potential alternatives. Project status, alternatives, reports and stakeholder meeting updates are available at jdnorthcrossing.com. The NEPA process will include thorough public process as a preferred alternative is vetted.

TIMELINE: The PEL study is expected to be complete by spring of 2024. Building on the work of the PEL, NEPA should take 24 months. Design will take an additional 18-24 months.

WHO WILL MAINTAIN AND OPERATE? State of Alaska.

GOAL OF PROJECT: Community safety, housing and economic development.



AAK'W VILLAGE DISTRICT PARKING

AMOUNT REQUESTED: \$30M

AMOUNT SECURED: \$5M SOA; \$5M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$40M

PROJECT DESCRIPTION & UPDATE:

Building a garage with greater capacity would expand parking for State employees, the Legislature, and the Aak'w Village District, freeing up current parking lots for development and infill. This parking garage provides parking for the State of Alaska, just North of the State Office Building. The current garage is old and in need of major repairs. This project could be seven stories, creating a total of over 450 parking spaces, with a total net increase of approximately 300 new parking spaces.

PUBLIC PROCESS: This project was designated as a CBJ Legislative Priority in 2021, 2022, and 2023.

TIMELINE: Architect has been selected and condition assessment and preliminary design is underway. Once full funding is secured, 24-36 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? TBD

GOAL OF PROJECT: State/Legislative parking, Aak'w Village District infill development.



TELEPHONE HILL REDEVELOPMENT

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$450,000

TOTAL PROJECT COST: unknown (\$10M placeholder)

PROJECT DESCRIPTION & UPDATE:

This project will prepare the roughly 3 acres of CBJ owned property in downtown Juneau which is adjacent to the State Office Building for redevelopment. This project will include removal of hazardous materials and environment cleanup, potential demolition of existing structures, a redevelopment study, site preparation, utility and infrastructure upgrades, and re-subdivision. The outcome of this project will be independent buildable lots which are sized appropriately for redevelopment with infrastructure that can be utilized to maximize density and the property will be redeveloped to meet the goals of the Assembly and the state capital.

PUBLIC PROCESS:

In August and October 2023, the City held public meetings to encourage community dialog regarding this project. The CBJ Assembly will continue to provide the public opportunities to comment on this project. There will be opportunities for public comment to the Planning Commission during planning and to the Assembly during all phases of redevelopment. Project information is available at <https://juneau.org/engineering-public-works/telephone-hill>.

TIMELINE: An inventory of utilities, property and hazards is currently underway. A draft development plan will be publicly reviewed in the first quarter of 2024. Depending on the outcome of that plan a phased redevelopment approach could begin in 2024.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Redevelop over 3 acres of property in downtown Juneau for the best and highest use.



CBJ RADIO SYSTEM REPLACEMENT

AMOUNT REQUESTED: \$12M

AMOUNT SECURED: \$500,000; \$2M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$17.2M

PROJECT DESCRIPTION & UPDATE:

The CBJ has determined that the current radio system must be replaced due to equipment obsolescence, to enhance coverage and correct capacity shortfalls while conducting modernization as a means of securing enhanced network reliability, resiliency and interoperability. Project phases would include procurement, engineering/design, site construction/improvements (shelters, buildings, generators, towers, UPS, etc.), microwave improvements, procurement, and installation of radio site equipment (transmitters, receivers, antenna systems, etc.) and end user equipment (portable and mobile radios). Deficiencies with the current system impact multi-agency responses and have been documented during numerous police, fire and EMS events with partners such as the Airport, Public Works, Alaska State Troopers, FBI, Coast Guard and the Navy. A comprehensive upgrade is needed to enhance radio communications and increase interoperability with municipal, state, and federal partners. Senator Murkowski has added \$2M as Congressionally Directed Spending in the FY24 appropriations bill that is awaiting Congressional action.

TIMELINE: Once funding is secured, all work could be performed within 4 years.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Provide adequate and sustainable radio communications for CBJ public safety agencies and response partners to communicate effectively during routine events and disasters locally, regionally and statewide.



JUNEAU SCHOOL DISTRICT-WIDE HVAC AND HEATING CONTROL SYSTEM UPGRADES

AMOUNT REQUESTED: \$6.4M

TOTAL PROJECT COST: \$6.4M

PROJECT DESCRIPTION & UPDATE:

This ambitious project entails the comprehensive enhancement of HVAC and Heating Control Systems across all 13 schools within the City and Borough of Juneau. This initiative serves a dual purpose: firstly, it will significantly improve the early detection and notification of system issues and emergencies, thereby enhancing the district's responsiveness to outages and failures. Secondly, these system upgrades will provide the maintenance department with centralized access to control systems for all schools, streamlining system management and increasing efficiency. As a result, emergency response times will be markedly reduced, as issues can be identified swiftly. Importantly, this upgraded system is expected to yield substantial energy cost savings for the district, representing a win-win solution for both school facilities and the environment.

TIMELINE: Once funding is secured, design and construction complete within 28 months.

WHO WILL MAINTAIN AND OPERATE? Juneau School District

GOAL OF PROJECT: This project will upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and security.



MENDENHALL WASTEWATER TREATMENT PLANT COMPLIANCE: FATS, OIL, AND GREASE & GRIT REMOVAL

AMOUNT REQUESTED: \$5.95M

TOTAL PROJECT COST: \$5.95M

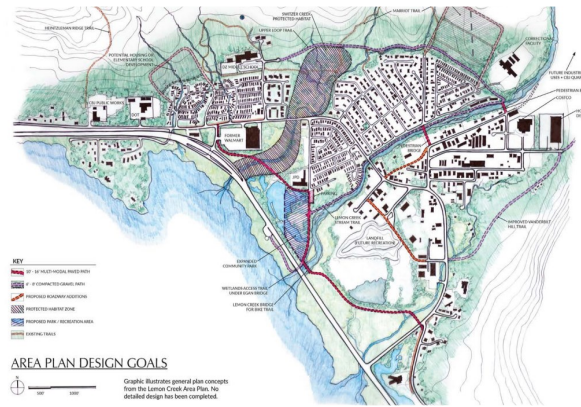
PROJECT DESCRIPTION & UPDATE:

Fats, Oils and Grease (FOG) requires special treatment, typically prior to the treatment basin. The foam from FOG degrades plant performance at the Mendenhall Treatment Plant. This project would install a grease collection vessel with a skimmer and vortex vessel to control incoming grease and finer grit. The Mendenhall Treatment Plant is currently operating under a Compliance Order by Consent with the State due to permit violations. Removing FOG before it disrupts the treatment process will assure more consistent plant performance. This project will design and construct the FOG and grit removal equipment.

TIMELINE: Once funding is secured, design and construction within 30 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Permit compliance, reduce treatment costs, and extend the useful life of the plant.



LEMON CREEK MULTIMODAL PATH

AMOUNT REQUESTED: \$8M

AMOUNT SECURED: \$1.75M

TOTAL PROJECT COST: \$10M

PROJECT DESCRIPTION & UPDATE:

The requested funding would construct a multimodal path in Lemon Creek that connects residents to schools, shopping, jobs and services. CBJ is pursuing a DOT Reconnecting Communities grant for FY24 that will include robust public engagement, route selection and preliminary design, as well as a ADOT&PF Transportation Alternatives Program grant for the first phase of construction. The Assembly has appropriated \$1.75M to advance design of the project as well as potential match for construction grant opportunities. The full route would connect the Glacier Highway / Vanderbilt intersection to Alaway Avenue and then on to Glacier Highway (near the old Walmart). This would provide direct access to the two largest mobile home parks in the community. CBJ also applied for a 2023 ADOT&PF Transportation Alternatives Program (TAP) grant for phase one design and construction, as well as a FHWA FY23 Safe Streets for All (SS4A) supplemental planning funds for additional community planning and analysis of pedestrian, cyclist and motorist safety.

PUBLIC PROCESS:

This project has been identified as a priority by the 2017 Lemon Creek Plan adopted into the Comprehensive Plan. Designated as the number one Legislative Capital Priority in 2021 and 2022, and the 8th priority in 2023.

TIMELINE: FY24 (ongoing) route analysis, public outreach, planning and preliminary design. Once full funding is secured, 18-24 months for design and construction.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Advance long term goal of a new non- motorized route.



CAPITAL CIVIC CENTER

AMOUNT REQUESTED: Federal Delegation—\$35M; State of Alaska—\$10M

AMOUNT SECURED: CBJ- \$2M design; \$10M commitment from CLIA for CBJ Passenger Fees; \$5M CBJ appropriation requested; \$3M identified for Centennial Hall; \$6.5 Partnership Resources

TOTAL PROJECT COST: \$75M

PROJECT DESCRIPTION & UPDATE:

This project will expand Juneau’s Centennial Hall by adding several meeting rooms, a theater, a community hall, a gallery and other public spaces. The old Juneau Armory would be removed. The Capital Civic Center will function as a multi-use civic and conference facility which will enhance Juneau’s prominence as a regional center for art, culture, and community engagement while attracting broad-based use and pride in Alaska’s Capital City.

PUBLIC PROCESS: Conceptual studies and outreach for Centennial Hall were performed in June of 2019 . Upgrades to the ballroom at Centennial Hall were completed in August 2023. The performing arts elements (new JACC) also received public input throughout the development of design for a stand alone facility. Merging the two facilities into a large, single, facility was presented to the Assembly by stakeholder organizations in 2020. The Assembly funded conceptual design in late 2021 appropriated \$2m to advance the project. Northwind and JYW Architects teamed up for design and have worked with stakeholders to consolidate space and find design efficiencies.

TIMELINE: Once funding is secured, 3-3.5 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support convention, arts and visitor economy.



JUNEAU SCHOOL DISTRICT-WIDE SECURITY AND SAFETY UPGRADES

AMOUNT REQUESTED: \$2M

TOTAL PROJECT COST: \$2M

PROJECT DESCRIPTION & UPDATE:

This project will upgrade security cameras, phone systems, secure entryways, brush clearing, perimeter lighting, emergency egress lighting, back-up generators, and secured property. This project will increase the Juneau School District's security presence, which will help to deter vandalism, theft, and other criminal activities. The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology age.

TIMELINE: Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 28 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? JSD

GOAL OF PROJECT: Security and safety of district facilities.



Photo Credit: Oregon State University

MUNICIPAL COMPOSTING FACILITY DESIGN AND CONSTRUCTION

AMOUNT REQUESTED: \$4M

AMOUNT SECURED: \$2.5M Congressionally Directed Spending

TOTAL PROJECT COST: \$6.5M

PROJECT DESCRIPTION & UPDATE:

This project will design and construct a commercial-scale composting facility to serve Juneau residents, businesses and institutions. CBJ will have the capacity to accommodate large scale producers such as grocery stores, and large restaurants and institutions (e.g., Bartlett Regional Hospital, CBJ, Juneau School District and Lemon Creek Prison) getting this waste out of both the sewers and the landfill. It is CBJ's intention to own the facility, but contract out the operations. In 2023 applied for a composting and zero waste grant through the Environmental Protection Agency for phase two of the project.

TIMELINE: CBJ will issue a request for proposals for site development, planning and design in FY23. Once funding is secured, 2 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Divert waste from the local landfill as part of a broader Zero Waste initiative in order to extend the life of the landfill.



AURORA HARBOR REBUILD—PHASE IV

AMOUNT REQUESTED: \$1M

TOTAL PROJECT COST: \$11.5M

PROJECT DESCRIPTION & UPDATE:

Request for funding to continue the reconstruction of the Aurora Harbor Facility. Past work has been divided into segments. This request would continue preliminary design and begin permitting tasks.

PUBLIC PROCESS:

The project has been through a long term planning process with community outreach. It is the fourth phase of the larger reconstruction plans. Docks & Harbors has submitted a \$5M ADOT Harbor Facilities grant for FY25 Legislative consideration. If successful it will be locally matched with \$5M and nearly complete the rebuild of Aurora Harbor.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Replace critical infrastructure and support maritime economy.



Photo Credit: Cathy Mahnke

AUKE BAY NEW BREAKWATER

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown (\$50M placeholder)

PROJECT DESCRIPTION & UPDATE

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of the Statter Harbor. The current facility has reached it's useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community. CBJ would be the local sponsor for the US Army Corps of Engineers, who is federally responsible for the feasibility analysis, design and construction of the breakwater. Local match is required under federal law and is available through Docks & Harbors. Senator Murkowski has added \$500K as Congressionally Designated Spending in the FY24 appropriation bill and is awaiting Congressional action.

PUBLIC PROCESS: Identified as a Legislative Priority for FY2023

TIMELINE: Once funding is secured, 3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase moorage and recapitalization of aging infrastructure.



WATERFRONT JUNEAU DOUGLAS CITY MUSEUM

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$2M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$12M

PROJECT DESCRIPTION & UPDATE:

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals. It will also free up the current museum adjacent to the State Capitol for expansion of the Capitol campus.

PUBLIC PROCESS: Identified as Legislative Priority in FY2023

TIMELINE: Once funding is secured, 2-3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Grow the arts in Juneau and expand the Capitol campus.



NORTH DOUGLAS BOAT RAMP EXPANSION

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$20M

PROJECT DESCRIPTION & UPDATE:

Requested funding would accomplish the first steps to expanding the North Douglas Launch Ramp Facility. These include planning, research and permitting to initiate the project.

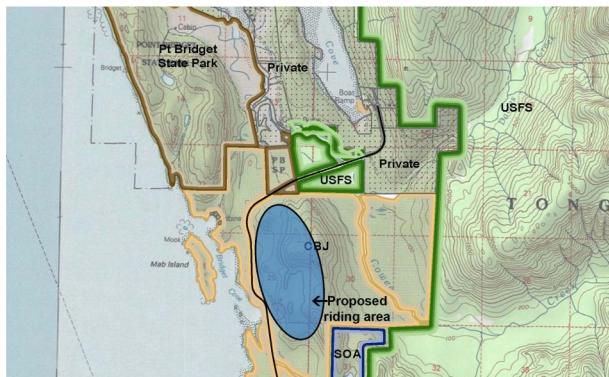
PUBLIC PROCESS: Docks and Harbors has solicited public input on the concept.

TIMELINE:

Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Improve safety and expand boating access & transportation.



OFF-ROAD VEHICLE (ORV) PARK DEVELOPMENT

AMOUNT REQUESTED: \$5.7M

AMOUNT SECURED: \$300,000

TOTAL PROJECT COST: \$6M

PROJECT DESCRIPTION & UPDATE:

This project will address longstanding and unmet demand for sustainable off-road vehicle (ORV) recreation, provide a venue for training opportunities, reduce damage to sensitive habitats elsewhere, and reduce user conflicts.

PUBLIC PROCESS: A multi-year public process has been completed and design, permitting, and development of the 35-Mile ORV Riding Park is underway. This process includes stakeholders such as the Juneau Off-Road Association (JORA), Trail Mix, Inc., conservation organizations, and citizen advisory boards.

TIMELINE: Once required permits and funding is secured, a 3 year design and construction timeline is anticipated. More detailed project information available at <https://juneau.org/parks-recreation/project-list/entry/81872>.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: To meet growing demand for off-road vehicle recreation, avoid user conflicts, reduce ongoing damage to sensitive resources and landscapes, and stimulate economic activity by creating new opportunities for outdoor recreation that do not currently exist in Juneau.



WEST DOUGLAS EXTENSION

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$7.5M

PROJECT DESCRIPTION & UPDATE:

This project will continue construction of the gravel surface pioneer road from near the current end of the Douglas Highway to Hilda Point. The road will promote development, increase opportunities for recreational access to public lands, and enable closer access to new growth development areas that are identified in the CBJ Comprehensive Plan. Road access will assist land owners in their on-the-ground investigations required for formulating future development plans.

PUBLIC PROCESS:

West Douglas Roadway corridor alignment has been approved by Assembly and Planning Commission. This project has been identified as priority 'New Growth Area' by CBJ Comprehensive Plan and West Douglas Conceptual Plan.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support long-term development.



JACKIE RENNINGER PARK DEVELOPMENT & PIPELINE SKATE PARK IMPROVEMENTS

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$4,075,000

AMOUNT SECURED: \$75,000

PROJECT DESCRIPTION & UPDATE:

This project will implement the master plan for Jackie Renninger Memorial Park, providing much needed access to outdoor recreation and open space for Juneau's most underserved neighborhoods. This 4.6-acre parcel is home to the Pipeline Skate Park and a small public restroom. This project would ensure the surrounding neighborhood has convenient and safe access to a playground.

PUBLIC PROCESS:

In 2022 the Assembly appropriated funding to develop a master plan for Jackie Renninger Park which will be completed by the end of 2023. This process will result in a conceptual design that will be fully developed in a subsequent design phase.

TIMELINE: Once funding is secured, within 2 years of start date

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.



BARTLETT AURORA BEHAVIORAL HEALTH CENTER

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$17.75M

PROJECT DESCRIPTION & UPDATE:

The requested funding would partially mitigate construction inflation and associated costs Bartlett is absorbing for the project. The Center will provide much needed outpatient psychiatric service, crisis and community intervention and applied behavior analysis. In addition, it will house a new service to the community, crisis observation and stabilization with a total of 7 beds. The crisis center will be used by people in need across Southeast Alaska, and potentially statewide. The Aurora Behavioral Health Center will provide service based on the Crisis Now model which uses community based options to address long-term services for individuals who may be experiencing a behavioral health crisis in conjunction with other medical conditions complicating care.

PUBLIC PROCESS:

This project was identified as a priority in the master plan for the Bartlett Campus and been through many public meetings as it has made its way through planning, design and construction.

TIMELINE: Construction is scheduled to be complete in October of 2023.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: The Behavioral Health Center will provide patients from Juneau and other Alaskan communities with expanded opportunities to receive mental health care closer to home in a modern fit-for-purpose facility.

APPENDIX

EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT THE CBJ LEGISLATIVE CAPITAL PRIORITIES LIST by Katie Koester, Engineering and Public Works Director

Q: What are the Legislative Capital Priorities?

A: The CBJ Legislative Capital Priorities (LCP) is a document that lays out community priorities for capital projects, including a project description, rationale for why it’s needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For CBJ projects, additional information is provided on the timeline for completion. Facilities that have alternative funding streams are not included on this list: for example, the Airport, or projects that can be funded through Passenger Fees. See graphic on the following page for a diagram of how the different plans and lists relate to each other.

NOTE: Inclusion on the Legislative Capital Priorities is not a funding request. From CBJ’s standpoint, it is a mechanism to prioritize projects and raise awareness of a needed project to increase chances of funding from various sources. Nominating a project for inclusion in the LCP should not be thought of as a request for municipal funding.

Q: Are the “legislative priorities” the same as the Capital Improvement Plan?

A: No, they are a prioritized list of projects that are pulled from various CBJ plans, including the Comprehensive Plan, Area Plans, and the Six-year Capital Improvement Plan. The Legislative Priorities are “short list” of projects on which CBJ will focus particular attention during the upcoming legislative session and with the federal delegation. (The goal is to get at least partial funding for a project included in the state capital budget or federal earmark.)

CBJ’s “short list” of Legislative Priorities should have a limited number of projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February.

Federal priorities are also solicited by the delegation through an online platform. The Assembly will designate projects that have a nexus with federal funding opportunities for submission to the delegation through the Legislative Priority process.

Q: What is a capital project?

A: A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of 20-50 years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the LCP are CBJ projects, but some are community projects spearheaded by a non-profit organization or state or federal agency (e.g., Alaska DOT). To be included on the LCP projects must have an estimated total project cost of at least \$1,000,000.

Q: Is the Legislative Capital Priorities list just “wish list,” and if so, what’s the point of writing up a “wish list”?

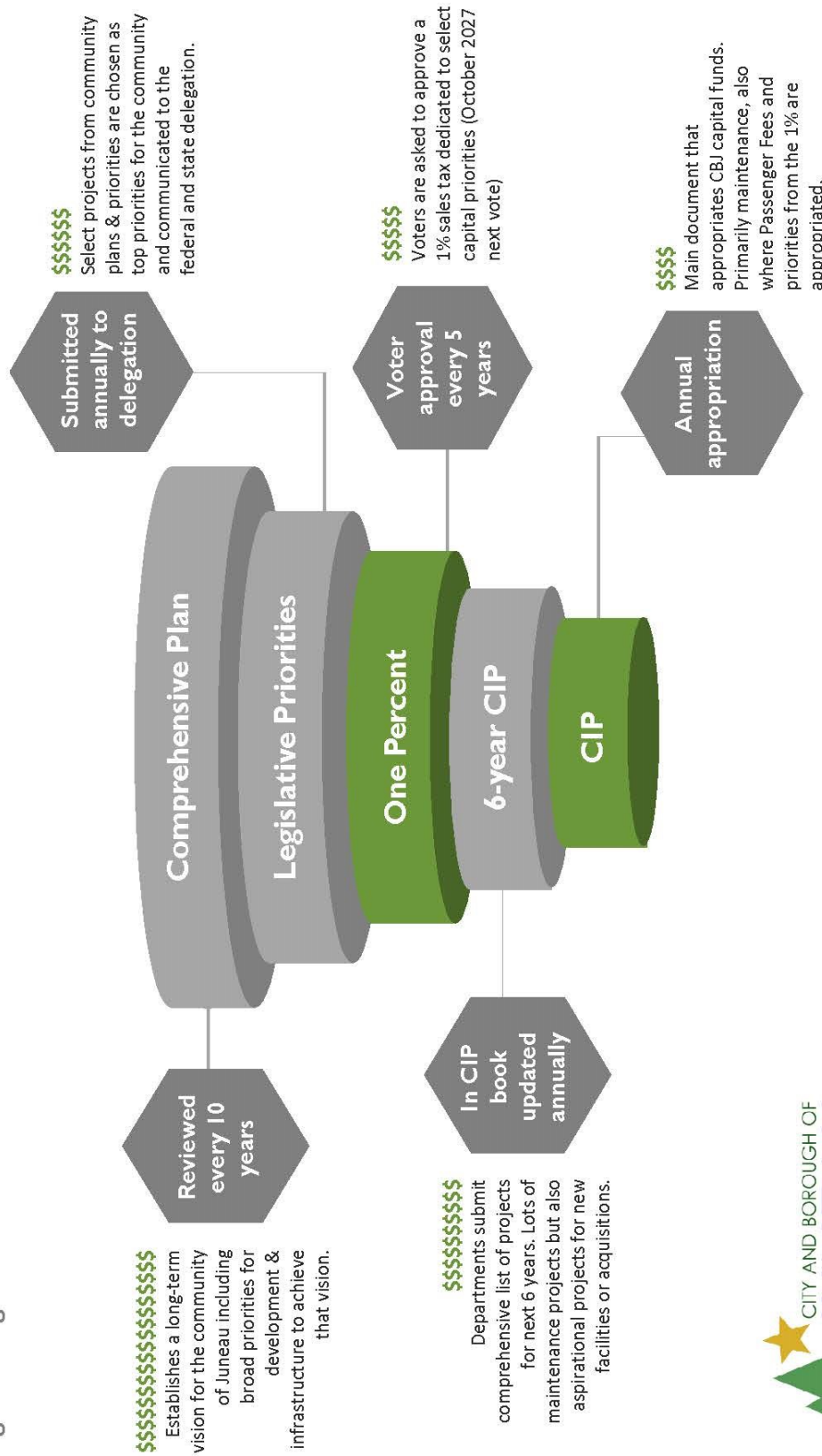
A: The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that lead up to the larger goal and advocate towards a common goal. It will take time and discipline to keep the list an accurate and living document.

There are several reasons to include longer term projects on the Legislative Priority List, even when it seems like little progress is being made in accomplishing projects: 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically the more priority a municipality places on a project, the greater the chances it for a legislative appropriation.

APPENDIX

CBJ Lists, Plans and Priorities

How do the many CBJ lists of projects, plans and priorities relate to each other? This diagram shows how each document informs the one below it. The dollar signs represents the general volume of funds needed, but only the green rings are lists that come with the commitment of actual dollars.



Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: October 24, 2023

1. USE2023 0014

a. Memo: Irene Gallion; Senior Planner

2. USE2023 0008

a. Public Comment: Clark, received 10.17.2023



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

October 20, 2023

MEMO

To: Michael LeVine, Chair
From: Irene Gallion, Senior Planner
Through: Jill Maclean, AICP, Director
Parcel No.: 5B1401050030
Legal Description: HONSINGER POND LT 3
Case Number: USE2023 0014

RE: Revised Traffic Memo

The Applicant has provided the attached revised parking memo.

CBJ code requires a Traffic Impact Analysis if a development will exceed 500 Average Annual Daily Traffic (AADT)[CBJ 49.40.300(a)].

The memo provides two traffic impact figures:

- 506 trips per day, using a regression equation.
- 493 trips per day using an average daily rate.

Staff advises the Commission to accept the average daily rate figure of 493. The Director would then determine a traffic impact analysis is not required, based on the recency of the subdivision and the lack of development in the area at this time.

If acceptable, staff recommends **removing Condition 1:**

A Traffic Impact Analysis is completed, and required improvements are built or bonded, before a building permit is issued -OR- Data is provided that indicates a Traffic Impact Analysis is not needed.

Irene Gallion

From: Randy Kinney <Randy.Kinney@kinneyeng.com>
Sent: Wednesday, October 18, 2023 7:47 AM
To: Zane Jones; Irene Gallion; Jill Maclean; Paul Voelckers; Scott Ciambor; Jones, Patrick
Subject: RE: [EXT] GCU Traffic Tech Memo Per CBJ Standards

Hello,

If there is interest, I would be glad to meet with CBJ to discuss the uncertainty with the data we present in our report. Please let me know if that would be helpful.

Also, I would like to add more detail to Zane's last paragraph, below. If a TIA were to go forward, we would like to meet with CBJ and DOT&PF concurrently in a pre-analysis meeting (a DOT&PF TIA requirement). The purpose of the meeting would be to confirm, for example:

- Study Area
- Other developments/plans etc. that influence TIA background traffic or results of the TIA
- Design (analysis) year; opening year or opening +10 years
- Methodology
 - Derivation of background traffic: existing counts or new counts at intersections. (Acceptance of existing counts factored for current and future time periods can greatly reduce the cost of field data collection.)
 - Trip distribution/assignment methodologies: Assumed to follow existing travel patterns or more sophisticated methods.
 - Feasible recommendations if mitigations are required.
- Other issues relating to CBJ codes and AAC sections on TIAs.

After the meeting, we would have a firm scope for which we could confidently provide a cost proposal.

Thanks.

RANDY KINNEY, P.E., PTOE

KINNEY ENGINEERING, LLC

randykinney@kinneyeng.com

3909 Arctic Boulevard, Ste 400, Anchorage, AK 99503

Phone 907.344.7575 Fax 907.349.7496

www.kinneyeng.com



From: Zane Jones <zane@mrvarchitects.com>
Sent: Tuesday, October 17, 2023 2:37 PM
To: Irene Gallion <irene.gallion@juneau.org>; Jill Maclean <Jill.Maclean@juneau.gov>; Paul Voelckers <paul@mrvarchitects.com>; Scott Ciambor <Scott.Ciambor@juneau.gov>; Randy Kinney <Randy.Kinney@kinneyeng.com>; Jones, Patrick <P.Jones@globalcu.org>
Subject: [EXT] GCU Traffic Tech Memo Per CBJ Standards

Hello Irene, Jill, Scott,

I received the revised tech memo from Randy Kinney which converted the previous average peak hourly to the CBJ nomenclature of Average Daily Trips. (ADT). I've cc'd Randy because he provided some nuance. My basic understanding is that depending on the method of analysis, we are either just over 500 or just under 500 ADT. He explains in the beginning summary. Essentially, with facilities like this one, the data has a fairly wide variation if going from the books. The more accurate info comes with local analysis. This gives some discretion to the planning director.

First, we would like to stay on track with the CUP, so please let me know if this info changes the CUP for any reason. From the pre-app meeting we understood that a TIA could happen after the CUP was issued. We have full intent to do what is required, we just don't want to unnecessarily delay the permits. Thanks.

Second, if CBJ would like a TIA, my understanding from Kinney is that we would need CBJ to provide the level of analysis desired with relevant safety factors to consider. Basically, a scope of work.

Feel free to reach out with any questions or concerns. Thanks,

--

Zane M. Jones

AIA, LEED GA
Principal Architect



office (907) 586-1371
mrvarchitects.com

TO: Zane Jones, AIA, MRV Architects

FROM: Randy Kinney, PE, PTOE, Kinney Engineering, LLC

DATE: October 14, 2023 (Version 3)

SUBJECT: Trip Generation Memorandum JNU Global Credit Union

Executive Summary

The proposed 10,400 square feet, two-story Global Credit Union facility to be located on Honsinger Drive in Juneau, Alaska was modeled as an individual discrete 2,200 square-foot bank with 3 drive-in lanes, and a second use of an 8,200 square-foot office space used by Global employees. The combined facility is estimated by Institute of Transportation (ITE) trip generation methods to generate 99 average hourly vehicle trips during the evening commuting period, or afternoon or evening business hours. Because the trip generation data used in the analysis is highly dispersed, we computed the average peak hour confidence interval for this time period is between 81 and 117 trips per peak hour, indicating that there is uncertainty with the stated 99 average hourly trips

Total estimated daily trips are 506 vehicles trips per day. ITE methods indicates that the daily trip value computed for the Global employee office space would be better modelled with collection of local data (again a source of uncertainty). Although the ITE Trip Generation Handbook indicates that the drive-in bank should use drive-in lane regression equation ($117.68 \times 3 \text{ lanes} + 35.50$) to compute the daily trips, an average rate of 125.03 trips per lane is provided as well. If average rate is applied, then the drive-in bank daily trip generation yields 375 daily trips ($125.03 \times 3 = 375$), and the computed facility total will be 493 trips.

Introduction

This work presented and summarized in this document modifies the August 31, 2023 second version of the memorandum.

MRV Architects (MRV) retained Kinney Engineering, LLC (KE) to estimate peak hour trips that will be generated by the proposed 10,400 square feet, two-story Global Credit Union facility to be located on Honsinger Drive in Juneau, Alaska. In an August 14, 2023 memorandum from MRV to KE (Attachment D), MRV cites a request by the City and Borough of Juneau (CBJ) to prepare trip generation to determine if Alaska Department of Transportation and Public Facilities (DOT&PF) thresholds for Traffic Impact Analyses are exceeded.

The DOT&PF threshold requirement for a Traffic Impact Analysis is 100 trips per hour. This requirement is defined in 17 AAC 10.060. Driveways not part of highway construction.:

“(c) If a development is projected to generate more than 100 vehicle trips on a highway during any hour of the day, or the traffic generated is expected to detract from the safety of the highway, an applicant must perform a traffic impact analysis that meets the requirements of 17 AAC 10.070.”

Subsequent to publication and submittal of the August 31, 2023 2nd version of this analysis, MRV requested that KE evaluate if the facility will exceed the CBJ requirements for a Traffic Impact Analysis. The CBJ requirements are in the City Code, stated below:

“49.40.300 - Applicability.

(a) A traffic impact analysis (TIA) shall be required as follows:

- (1) *A development projected to generate 500 or more average daily trips (ADT) shall be required to have a traffic impact analysis.*
- (2) *A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis.*
- (3) *A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director."*

This document only addresses vehicle trips and does not consider nominal or substantive safety of the additional trips on the street system.

MRV has indicated that the facility will consist of 2,200 square-foot gross floor area dedicated to branch banking activities of which includes both indoor teller windows and three drive-through lanes served by teller stations; and 8,200 square-foot gross floor area dedicated to corporate office functions. The previously-mentioned Memorandum from MRV to KE (Attachment D) describes the architectural program parameters. MRV also provided plans and a plat for their project, but these are not included. *(Note that the memo in Attachment D states that there will be 2 drive in lanes, whereas the plans, not attached, show three drive-in lanes.)*

Methodology

This trip generation analysis uses the methods and data of the Institute of Transportation (ITE) Trip Generation Manual (11th edition) and Trip Generation Handbook (3rd edition). ITE has developed a web application of the Trip Generation Manual, at this address <https://itetripngen.org/>, which was used in this analysis. Trip generation is computed by the product of an independent variable average rate and the corresponding independent variable value; or by a regression function using the independent variable. Not all data has the regression choice, but when available the Trip Generation Handbook provides a methodology for selecting whether to use average rates or regression equations in trip computations. This methodology is presented under Attachment C and is programmed by KE within an MS Excel spreadsheet.

ITE does not have the precise facility described by MRV's program in its land use data base. As such, the facility is modeled conservatively as two individual land uses selected from the ITE land use categories and then the individual trips combined to estimate the total trips that will be generated by the new facility.

- **Land Use Code and Description (LU) 912 – Drive-in Bank:** The ITE LU 912 category description and data summary, excerpted from <https://itetripngen.org/>, is included under Attachment A. This land use includes both indoor banking and drive-in tellers. This analysis uses General Urban/Suburban setting data. LU 912 has two independent variable that were applied to this analysis: 1000 square feet (ksf) of gross floor area (GFA), valid between 2,000 and 15,000 square feet of GFA (this analysis uses 2.2 ksf); and drive-in lanes, valid between 2 and 12 lanes (this analysis uses 3 lanes). The outputs of the computations are vehicle trips.
- **Land Use Code and Description 712 – Small Office Building.** The ITE LU 712 category description and data summary, excerpted from <https://itetripngen.org/>, is included under Attachment B. MRV has described this portion of the facility as “non-public office use by Global employees” and “Corporate Office space” (see Attachment D) which, in general, may bridge several office ITE land use descriptions. However, the size of the proposed development will not be well-modelled in any other office land use category except for LU 712-Small Office Building. The location setting used for the analysis was General Urban/Suburban. This analysis LU 712 uses GFA, valid between 900 and 9,000 square feet of GFA (this analysis uses 8,200 square feet or 8.2 ksf). The outputs of the computations are vehicle trips.

Of interest to the Alaska DOT&PF is the peak hour trip totals during any one hour as cited above in the Introduction. In fact, ITE presents peak hour generation of many land use categories (including 712 and 912) for the following time cases:

- **Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am** – This hour typically is concurrent with the morning commuting peak hour.
- **Weekday, AM Peak Hour of Generator** – This hour depicts the peak traffic activity of the LU generator that will occur during the morning, typically business hours before noon.
- **Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm** – This hour typically is concurrent with the evening commuting peak hour.
- **Weekday, PM Peak Hour of Generator** – This hour depicts the peak traffic activity of the LU generator that will occur during the afternoon, evening, or night periods.
- **Saturday, Peak of Generator** – This hour depicts the peak traffic activity of the LU generator that will occur during anytime on a Saturday during the morning, afternoon, evening, or night periods.
- **Sunday, Peak of Generator** – This hour depicts the peak traffic activity of the LU generator that will occur during anytime on a Sunday during the morning, afternoon, evening, or night periods.

The analysis will compute trips generated by LU 712 and 912 for each of the above cases, and then combine them to compute estimated total trips for each case.

Of interest to CBJ is the daily trip totals during any one day as cited above in the Introduction. ITE presents only **Weekday** trip generation for the development categories 712 and 912. Weekend, Saturday, or Sunday daily trip generation are not provided by ITE

This analysis ignores both trip capture between LU 712 and 912 (likely to be low or negligible) and diverted link trips. These factors may be considered if a Traffic Impact Analysis is required.

Analysis

MRV provided two attributes for banking section of the facility, GFA of 2.2 ksf and 3 drive-in lanes, that ITE Trip Generation uses as independent variables. The Corporate of Office independent variable provided by MRV was GFA of the office space, or 8.2 ksf. It should be noted that both these land uses include employees as independent variables, but this information was not provided by MRV and thus ignored.

Peak Hourly Trips (DOT&PF Thresholds)

Trip generation computations for the time cases are presented in the tables below, as computed by the ITE app <https://itetripgen.org/>. Because the data dispersion of the data for LU 712 and 912, as demonstrated in the graphs under Attachments A and B, we also present standard deviations and number of studies for the cases that are used to compute 95% (alpha= 0.05) upper confidence levels of facility trips.

LU 712, Small Office Building trip generation summary is presented in Table 1 on page 4. The Trip Generation Manual does not provide data for weekends since most office activities occur Monday through Friday.

Table 1: LU 712 Small Office Building Trip Generation for Peak Hours

Time Period (Method: Average Rate or Regression)	Independent Variable (IV)	IV Value	Average Rate or Equation	Standard Deviation	Number of Studies	Average Total Trips	Entering Trips	Exiting Trips
Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am (Avg. Rate)	GFA (1000 SF)	8.2	1.67	0.88	21	14	11	3
Weekday, AM Peak Hour of Generator (Avg. Rate)			2.61	1.49	22	21	13	8
Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm (Avg. Rate)			2.16	1.29	21	18	6	12
Weekday, PM Peak Hour of Generator (Avg. Rate)			3.15	2.29	23	26	11	15
Saturday, Peak of Generator (None provided)			Not Provided for this LU					
Sunday, Peak of Generator (None Provided)			Not Provided for this LU					

The banking portion of the facility is modeled as ITE LU 912 Drive-in Bank, which includes both 2 drive-in lanes and 2,200 sf of GFA dedicated to walk-in banking, both of which are included as independent variables. Since banks are often open on weekends, the Trip Generation Manual has included Saturday and Sunday data.

LU 912 results using GFA as the independent variable is presented in the following Table 2.

Table 2: LU 912 Drive-In Banking Trip Generation for Peak Hours using GFA as the Independent Variable

Time Period (Method: Average Rate or Regression)	Independent Variable (IV)	IV Value	Average Rate or Equation	Standard Deviation	Number of Studies	Average Total Trips	Entering Trips	Exiting Trips
Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am (Avg. Rate)	GFA (1000 SF)	2.2	9.95	6	44	22	13	9
Weekday, AM Peak Hour of Generator (Avg. Rate)			14.78	9.6	51	33	17	18
Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm (Avg. Rate)			21.01	15.13	114	46	23	23
Weekday, PM Peak Hour of Generator (Avg. Rate)			20.92	13.57	57	46	23	23
Saturday, Peak of Generator (Avg. Rate)			26.35	15.32	41	58	30	28
Sunday, Peak of Generator (Regression)			$T=3.23(X) + 5.14$	6.29	5	12	6	6

LU 912 results using Drive-In Lanes as the independent variable is presented in the following Table 3.

Table 3: LU 912 Drive-In Banking Trip Generation for Peak Hours using Drive-in lanes as the Independent Variable

Time Period (Method: Average Rate or Regression)	Independent Variable (IV)	IV Value	Average Rate or Equation	Standard Deviation	Number of Studies	Average Total Trips	Entering Trips	Exiting Trips
Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am (Regression)	Drive-in Lanes	X= 3	$T=8.71(X) - 0.75$	4.37	36	26	16	10
Weekday, AM Peak Hour of Generator (Avg. Rate)			17.14	10.47	37	51	28	23
Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm (Avg. Rate)			27.07	22.13	109	81	40	41
Weekday, PM Peak Hour of Generator (Avg. Rate)			22.38	12.91	44	67	33	34
Saturday, Peak of Generator (Avg. Rate)			27.67	17.13	31	83	41	42
Sunday, Peak of Generator (None Provided)			Not Provided for this LU					

The combined facility trips are computed as the sum of the time period trip values for the Corporate Office presented in Table 1, and the corresponding maximum time period trip values presented in either Table 2 or Table 3.

The following table presents the combine total average trips value results for each time period, which are the value of interest for the DOT&PF Traffic Impact Analysis determination threshold of 100 trips per hour. In addition, the data is highly dispersed, as quantified by the high standard deviations of the rates compared to the averages (see the graphs under Attachment A and Attachment B). The upper confidence trip value at the 95% level of confidence provides a degree of certainty as to what the likely upper average rate and trip values may be given the highly dispersed data.

Table 4: Global Credit Union Estimated Trip Generation Values for Peak Hour Cases

Time Period	Average Total Trips (Combined Bank and Office)	Entering Trips	Exiting Trips		95% Upper Confidence Level Total Trips	95% Upper Confidence Level Entering Trips	95% Upper Confidence Level Exiting Trips
Weekday, Peak Hour of Adjacent Traffic, One Hour between 7 am and 9 am	40	27	13		47	32	15
Weekday, AM Peak Hour of Generator	72	41	31		89	51	38
Weekday, Peak Hour of Adjacent Traffic, One Hour between 4 pm and 6 pm	99	46	53		117	54	63
Weekday, PM Peak Hour of Generator	93	44	49		113	53	60
Saturday, Peak of Generator	83	41	42		102	50	52
Sunday, Peak of Generator	12	6	6		14	7	7

The maximum average hourly trips, 99 vehicles, are estimated to occur during the evening commuting period.

In addition, the 95% upper confidence limit for these time periods, presented because of the wide dispersion of data, is 117 vehicle trips per hour.

Daily Trips (CBJ Thresholds)

Daily Trips for the development are summarized in the table, below.

Table 5: Global Credit Union Estimated Trip Generation Values for Weekdays

Land Use	Independent Variable (IV)	IV Value	Average Rate or Equation	Average Total Trips	Entering Trips	Exiting Trips
Land Use: 712-Small Office Building	GFA (1000 SF)	8.2	14.39*	118*	59	59
Land Use: 912-Drive-in Bank	GFA (1000 SF)	2.2	GFA ITE rates are not recommended by TGM			
	Drive-in Lanes	X= 3	$T=117.68(X) + 35.30$	388	194	194
Combined Facility Daily Trips				506	253	253

**Trip Generation Handbook methods for rate or equation computation selection indicates that local data should be collected for LU 712 since no regression equation is provided and the data is highly dispersed.*

Total estimated daily trips are 506 vehicles per day. The Trip Generation Handbook indicates that the daily trip value computed for LU 712 would be better modelled with collection of local data. Although the ITE Trip Generation Handbook indicates that LU 912 should use drive-in lane regression equation to compute the daily trips, an average rate of 125.03 trips per lane is provided as well. If average rate is applied, then the drive-in bank daily trip generation yields 375 daily trips ($125.03 \times 3 = 375$), and the computed facility total will be 493 trips.

Attachment A: Trip Generation Manual Description Land Use 912 – Drive-in Bank

Follows this page.

Land Use: 912

Drive-in Bank

Description

A bank is a financial institution that can offer a wide variety of financial services. A drive-in bank provides banking services for a motorist through a teller station. A drive-in bank may also serve patrons who walk into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable—drive-in lanes—refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961, 1047

Drive-in Bank (912)

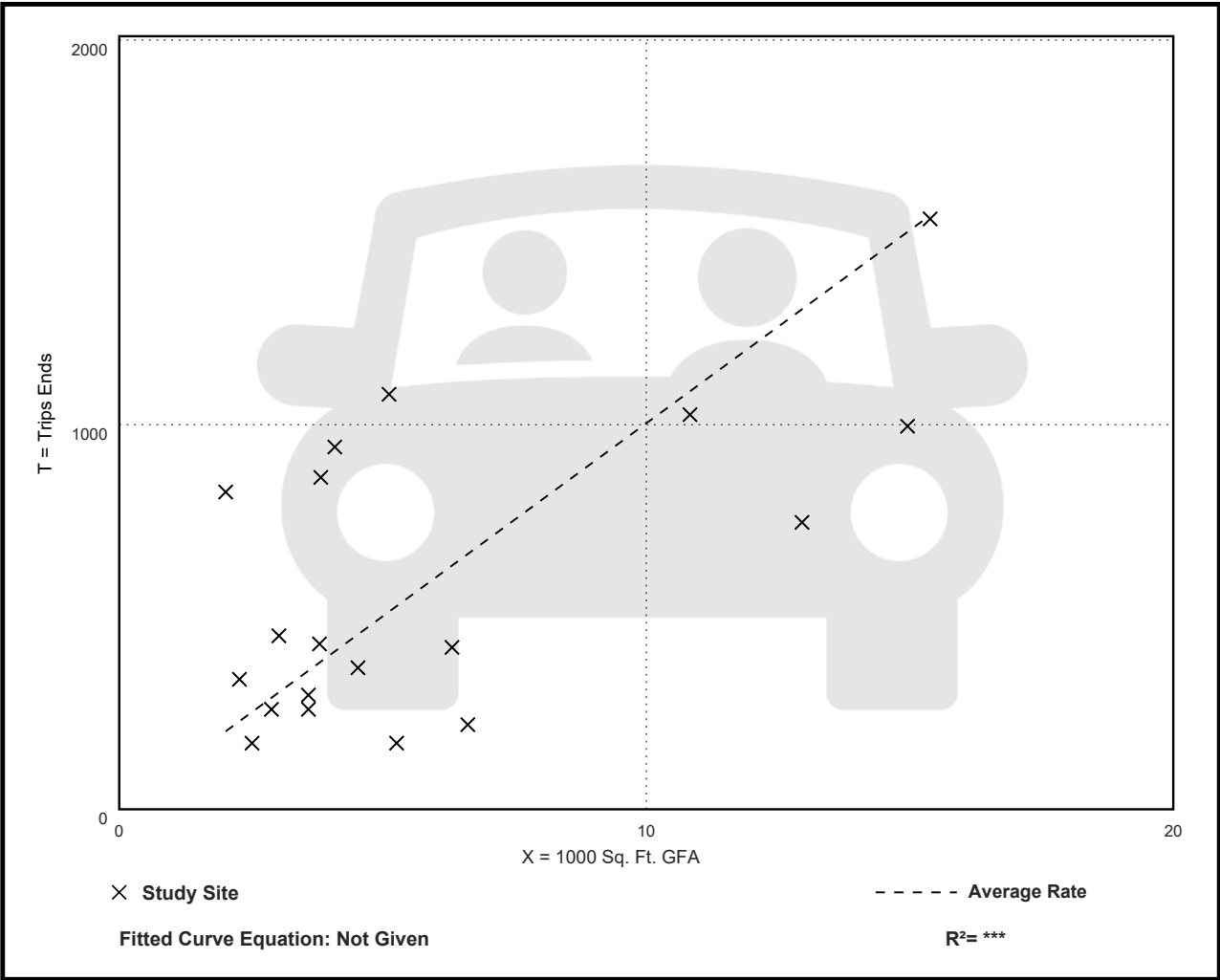
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

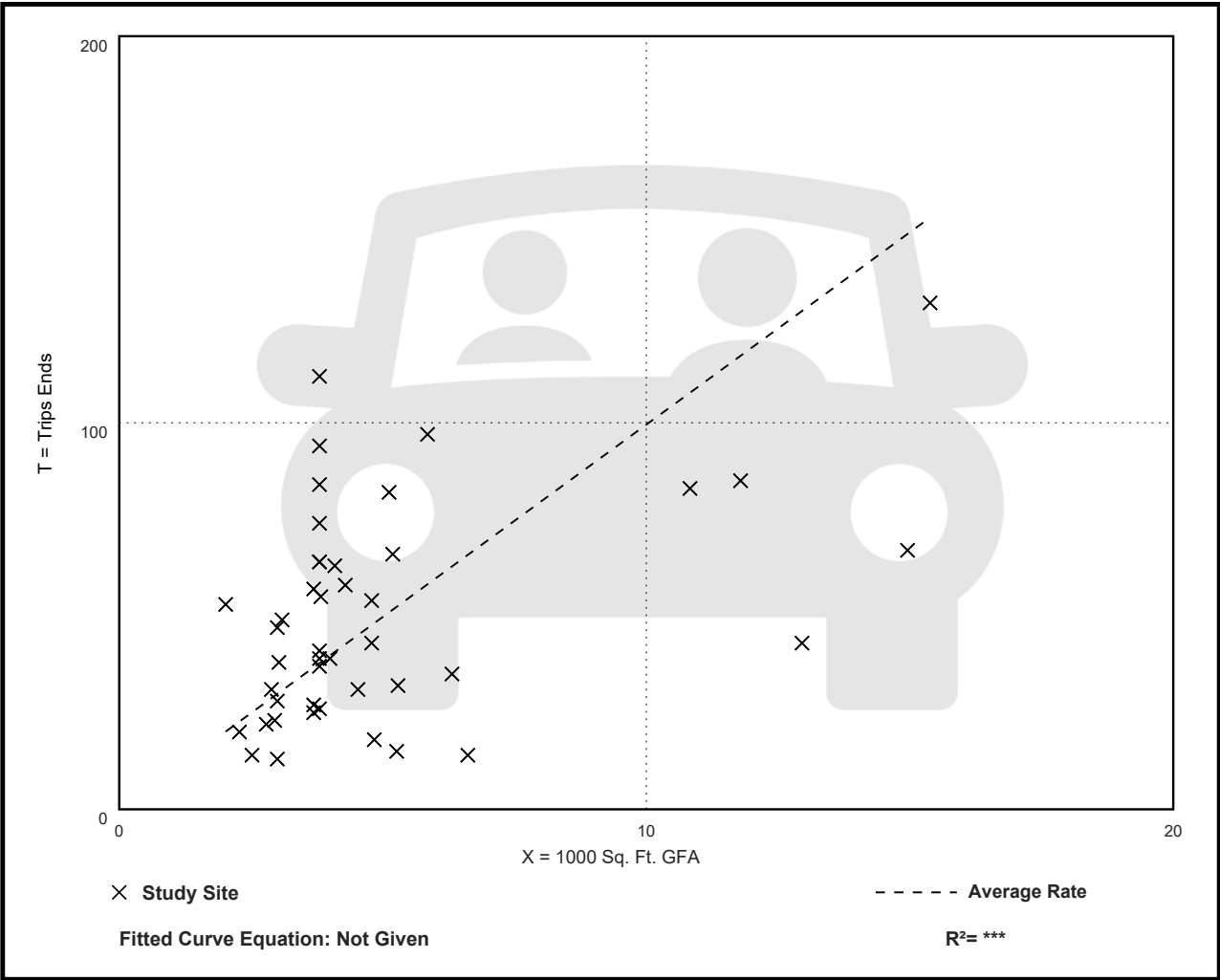
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 114

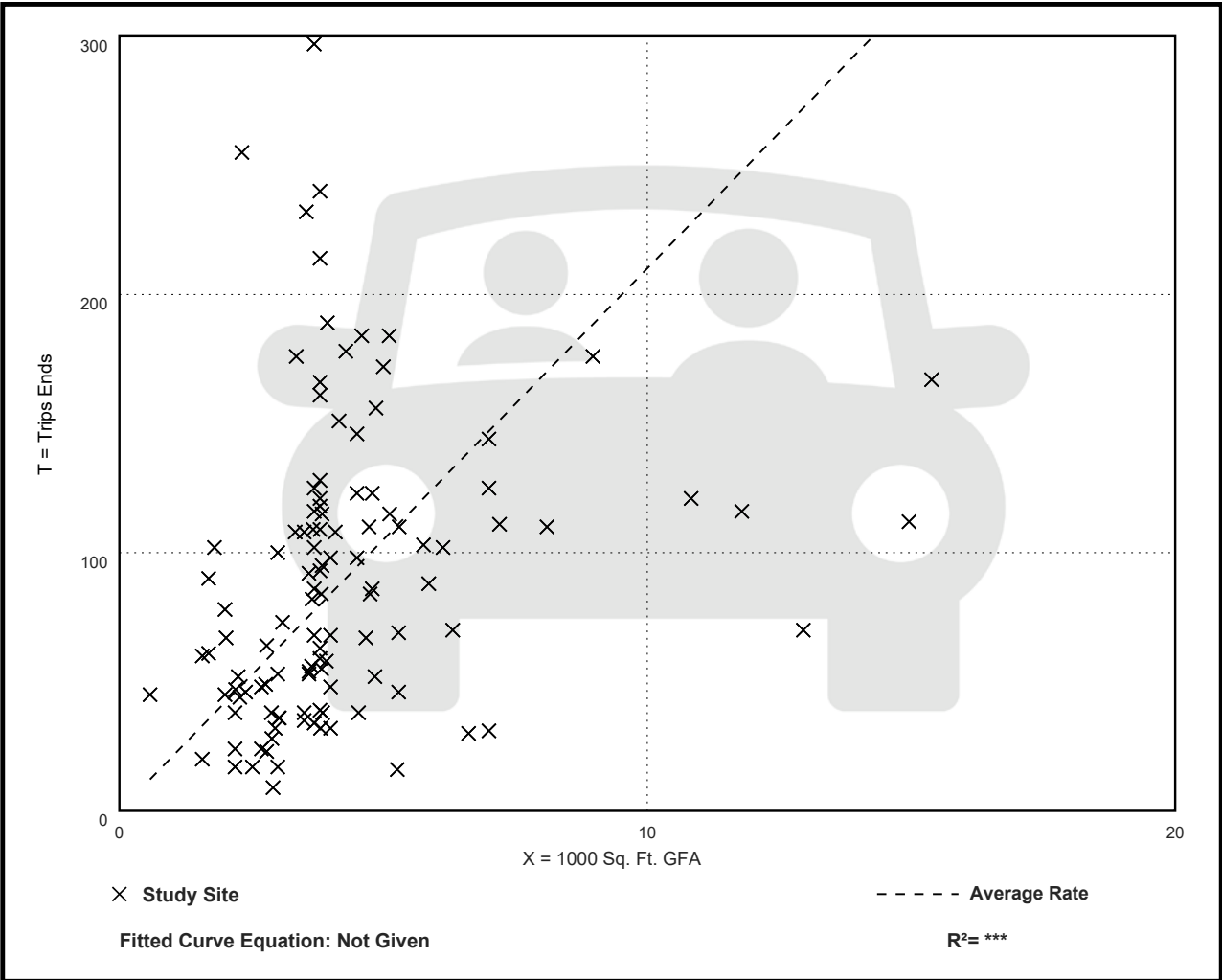
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 51

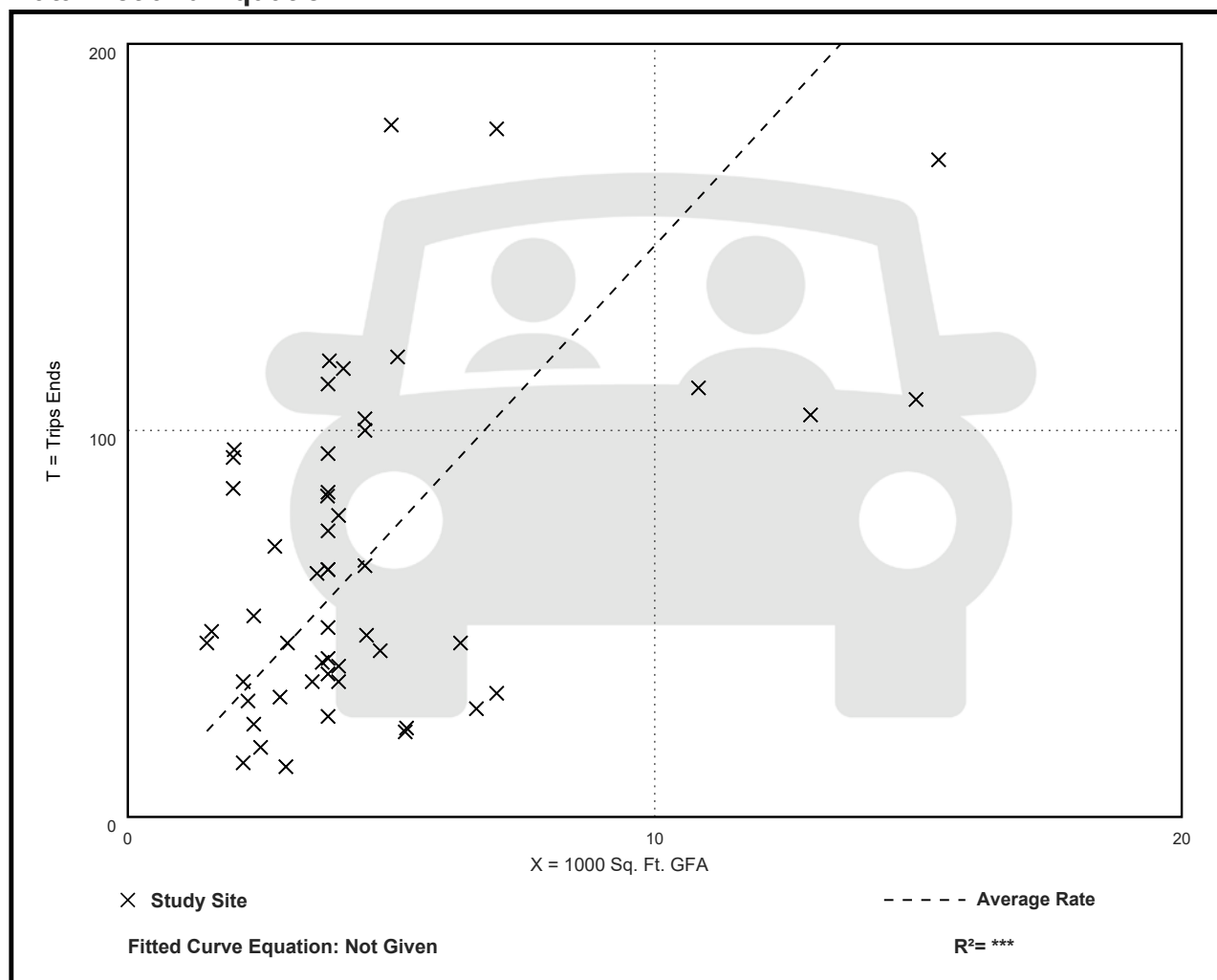
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.78	4.18 - 47.03	9.60

Data Plot and Equation



Drive-in Bank (912)

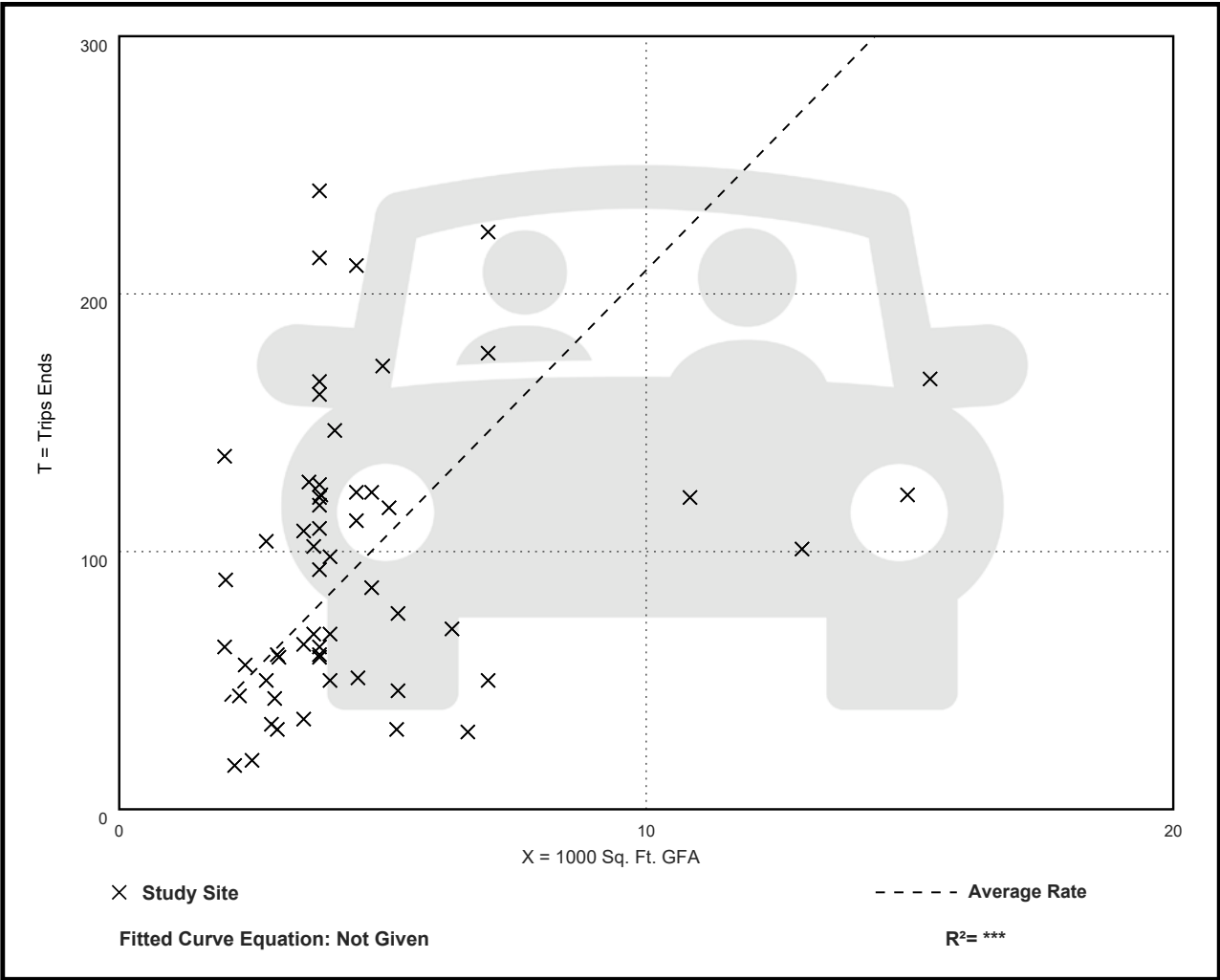
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 57
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
20.92	4.54 - 68.50	13.57

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 5

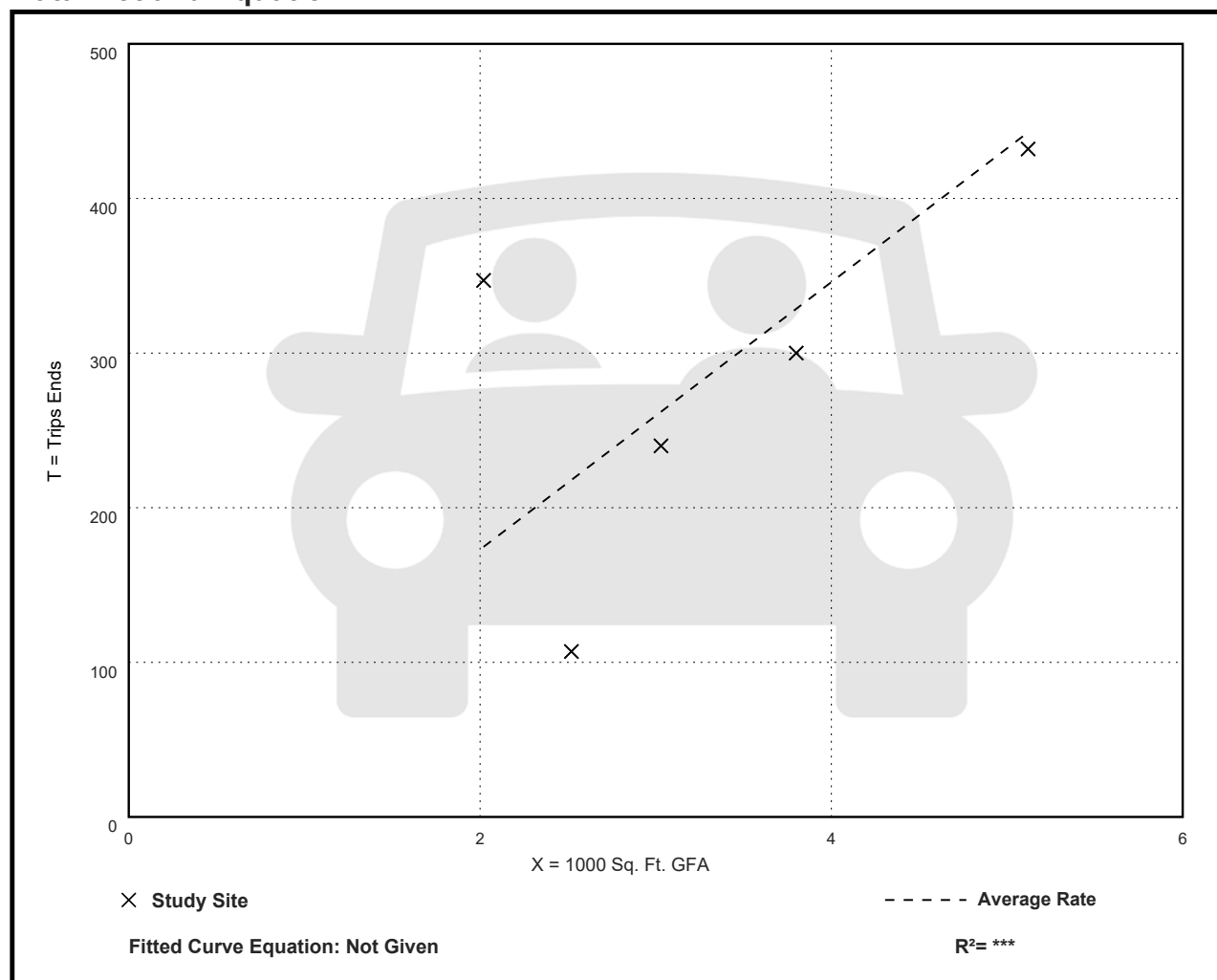
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
86.48	42.46 - 171.78	38.92

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 41

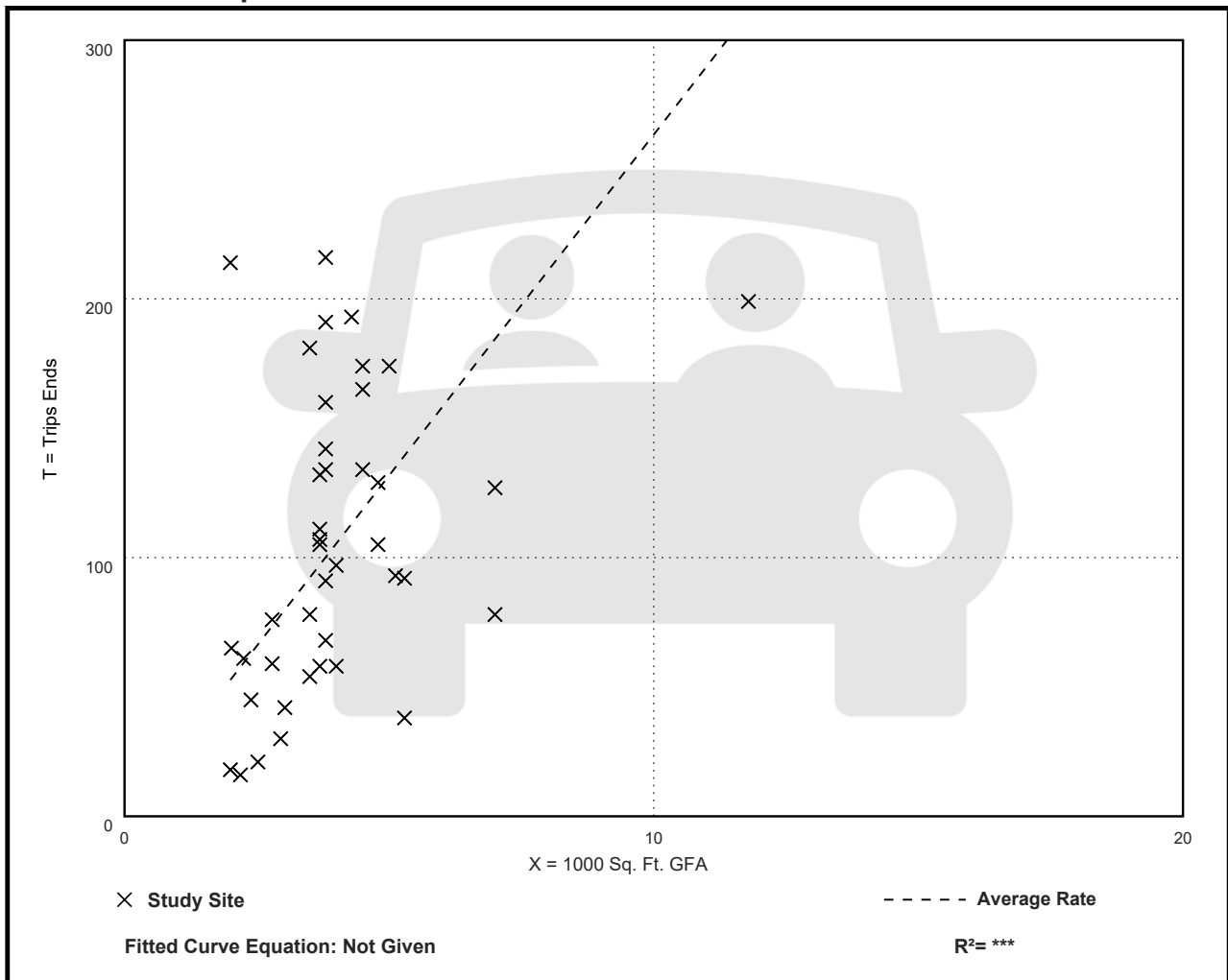
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
26.35	7.18 - 107.00	15.32

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 5

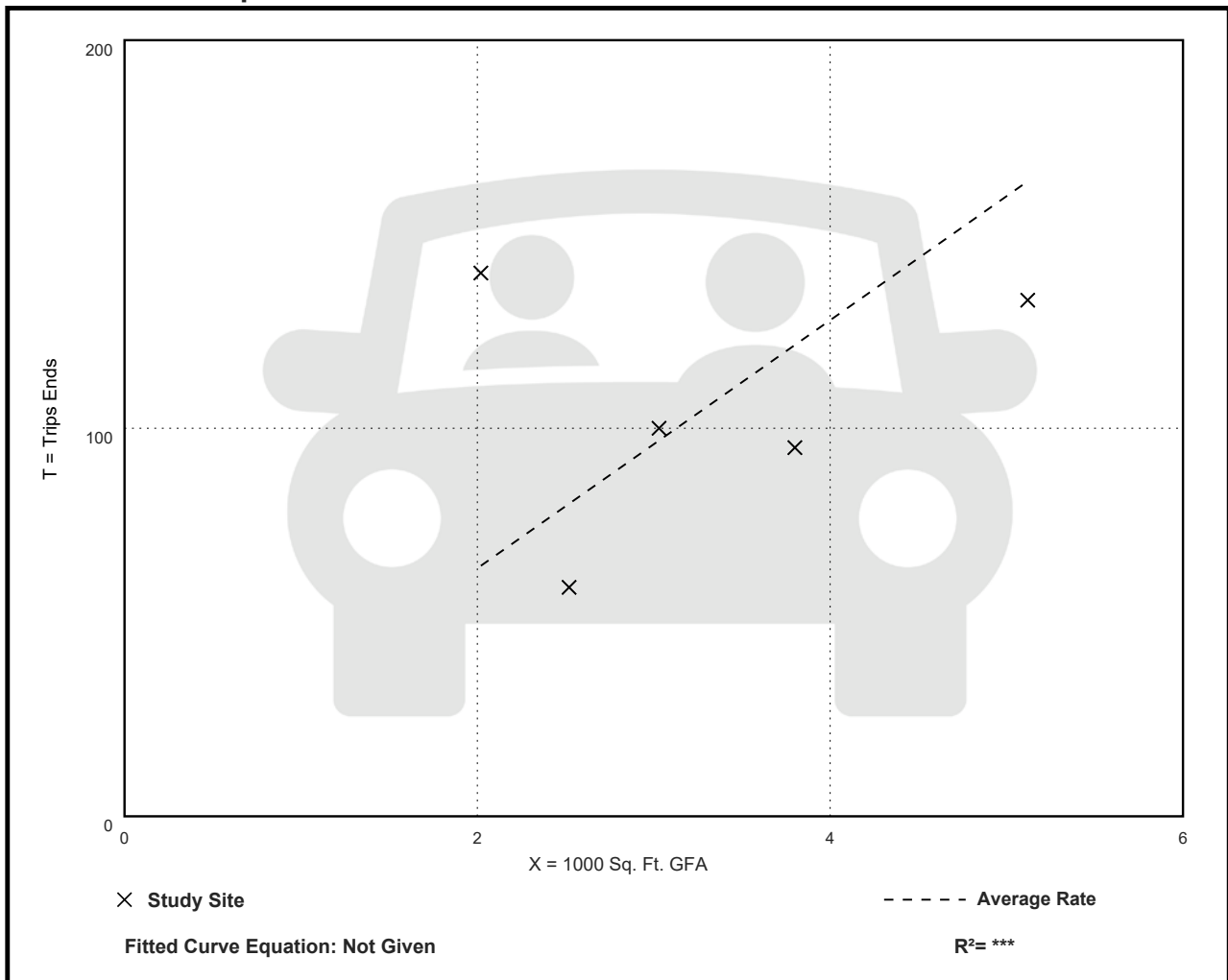
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.96	23.41 - 69.31	15.99

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

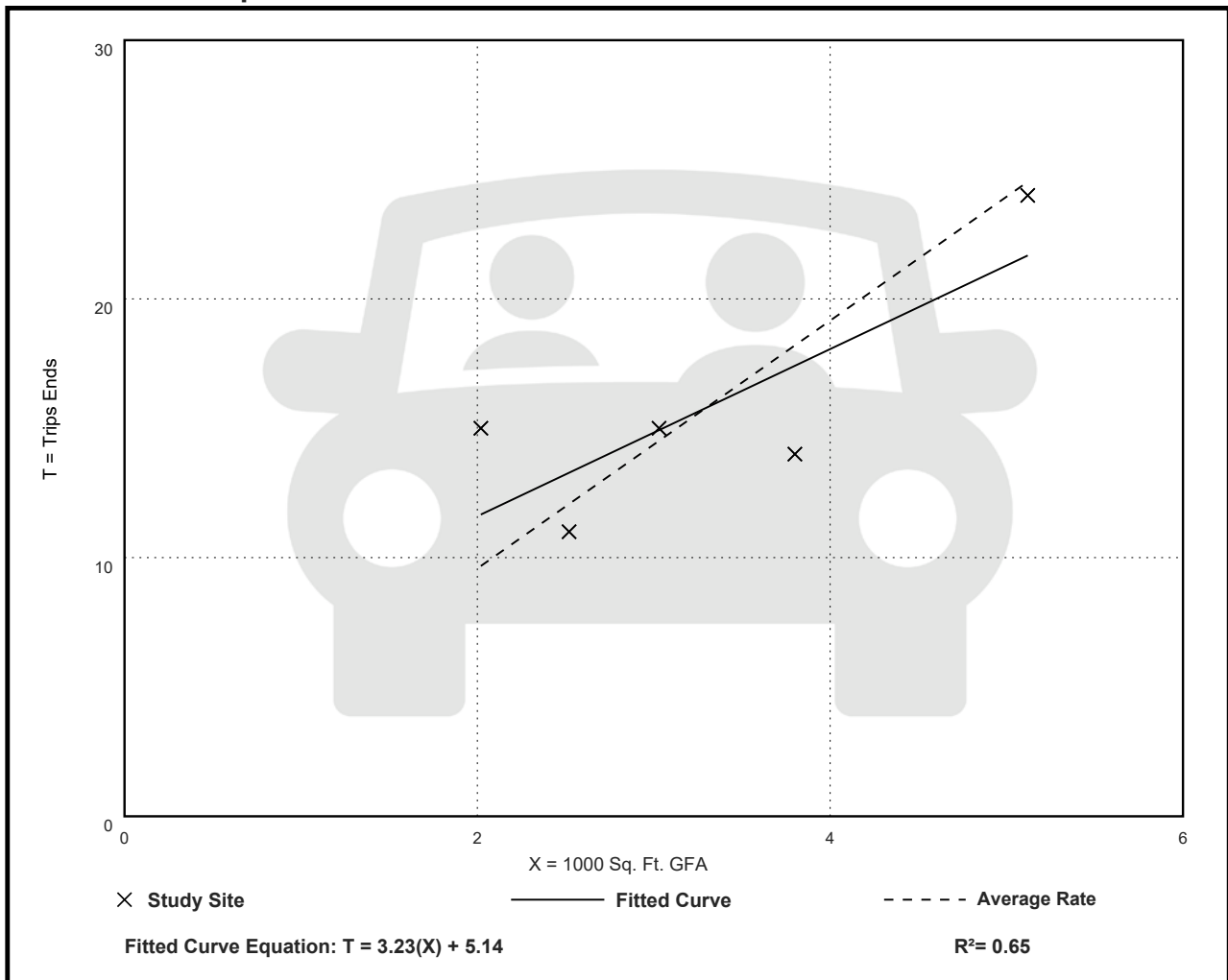
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.79	3.68 - 7.43	1.21

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 20

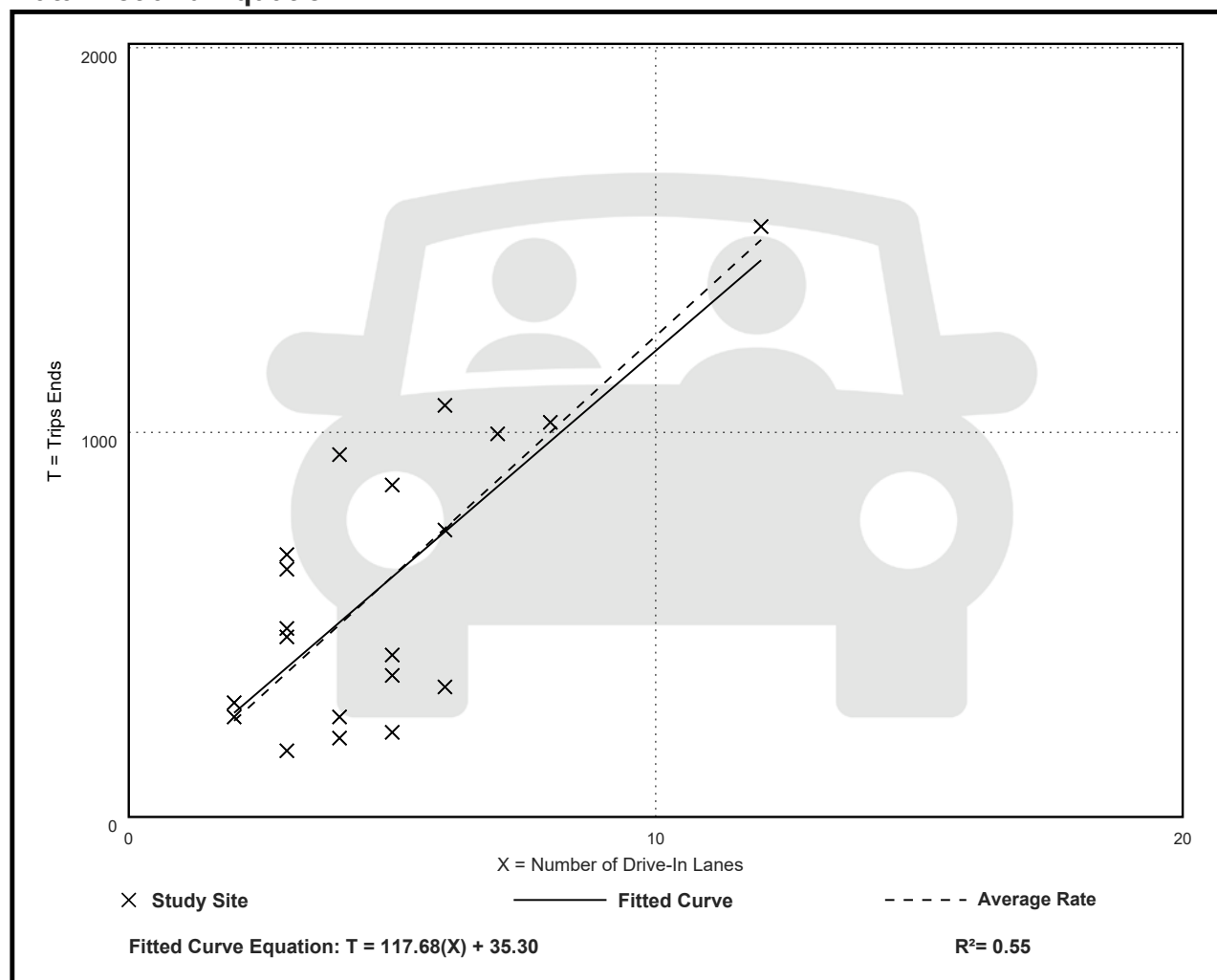
Avg. Num. of Drive-In Lanes: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
125.03	44.00 - 235.50	55.01

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

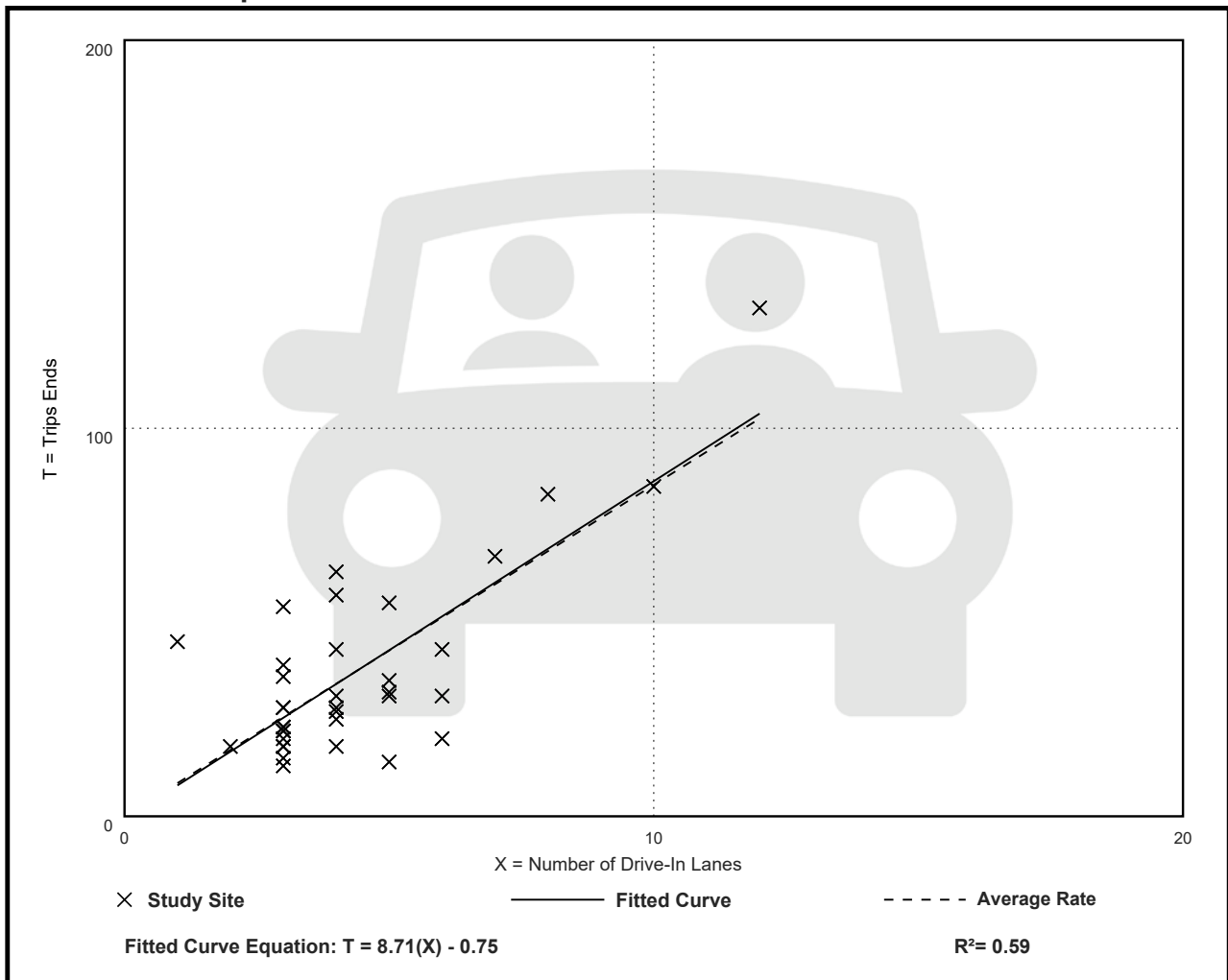
Avg. Num. of Drive-In Lanes: 4

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
8.54	2.80 - 45.00	4.37

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 109

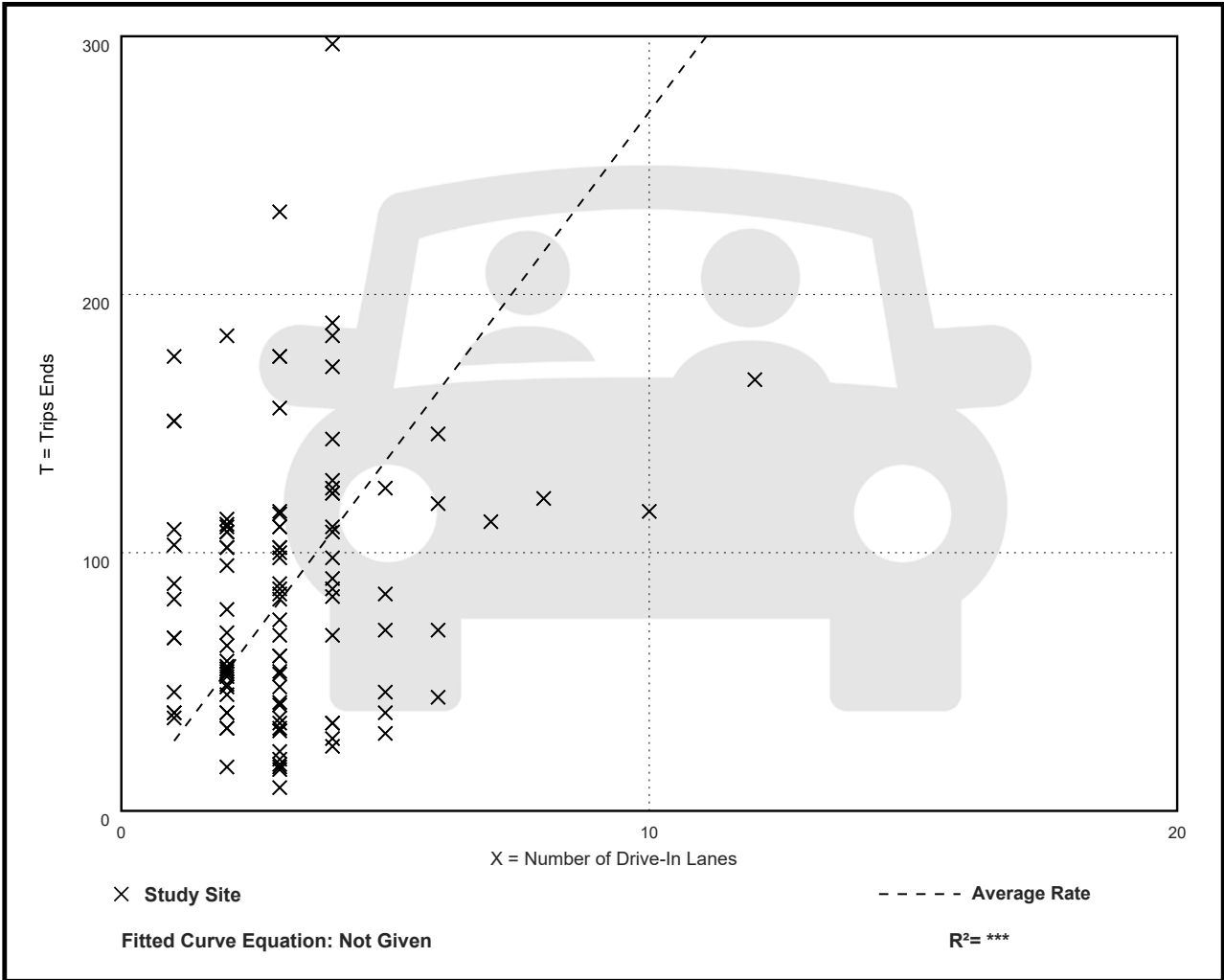
Avg. Num. of Drive-In Lanes: 3

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
27.07	3.00 - 176.00	22.13

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 37

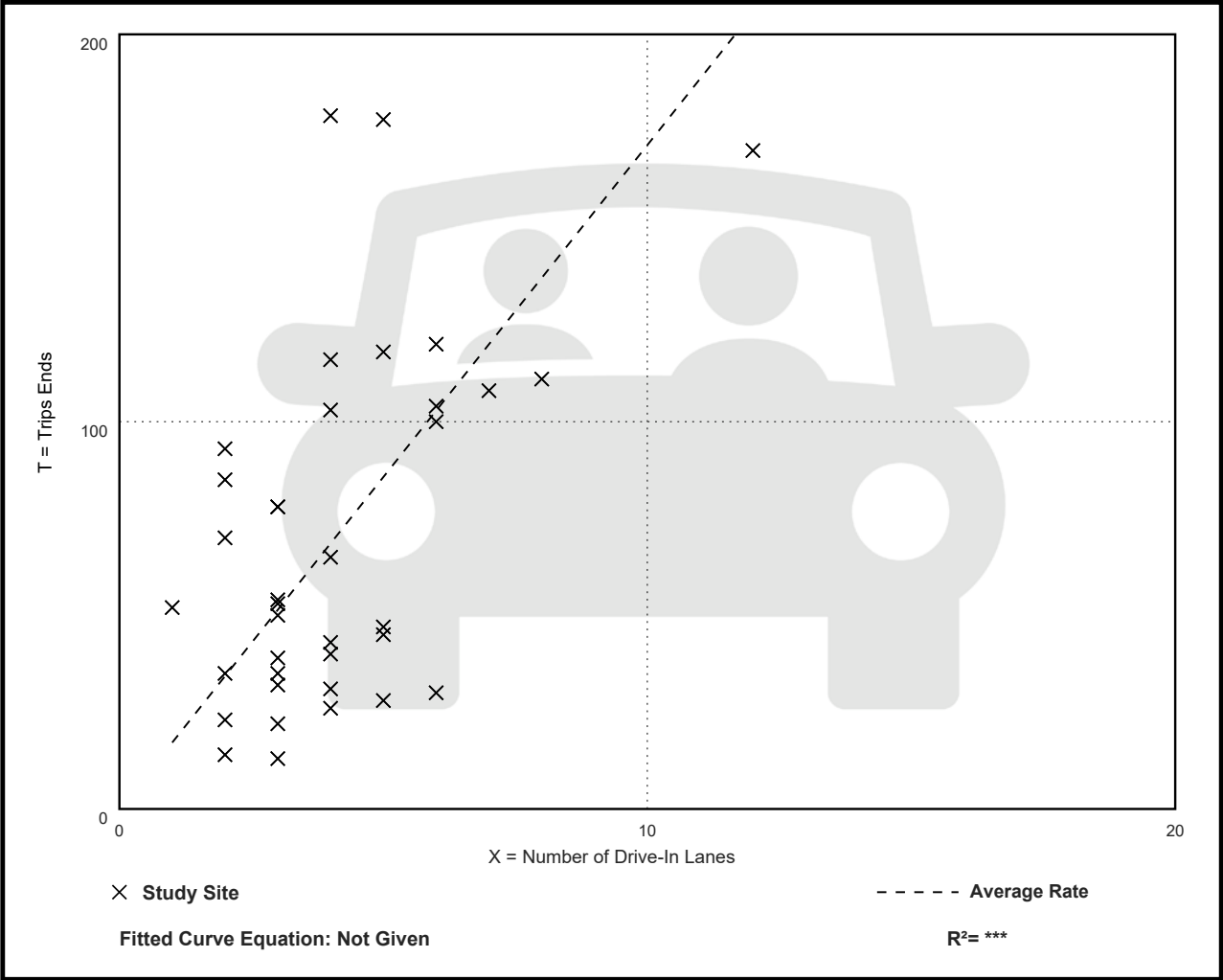
Avg. Num. of Drive-In Lanes: 4

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
17.14	4.33 - 52.00	10.47

Data Plot and Equation



Drive-in Bank (912)

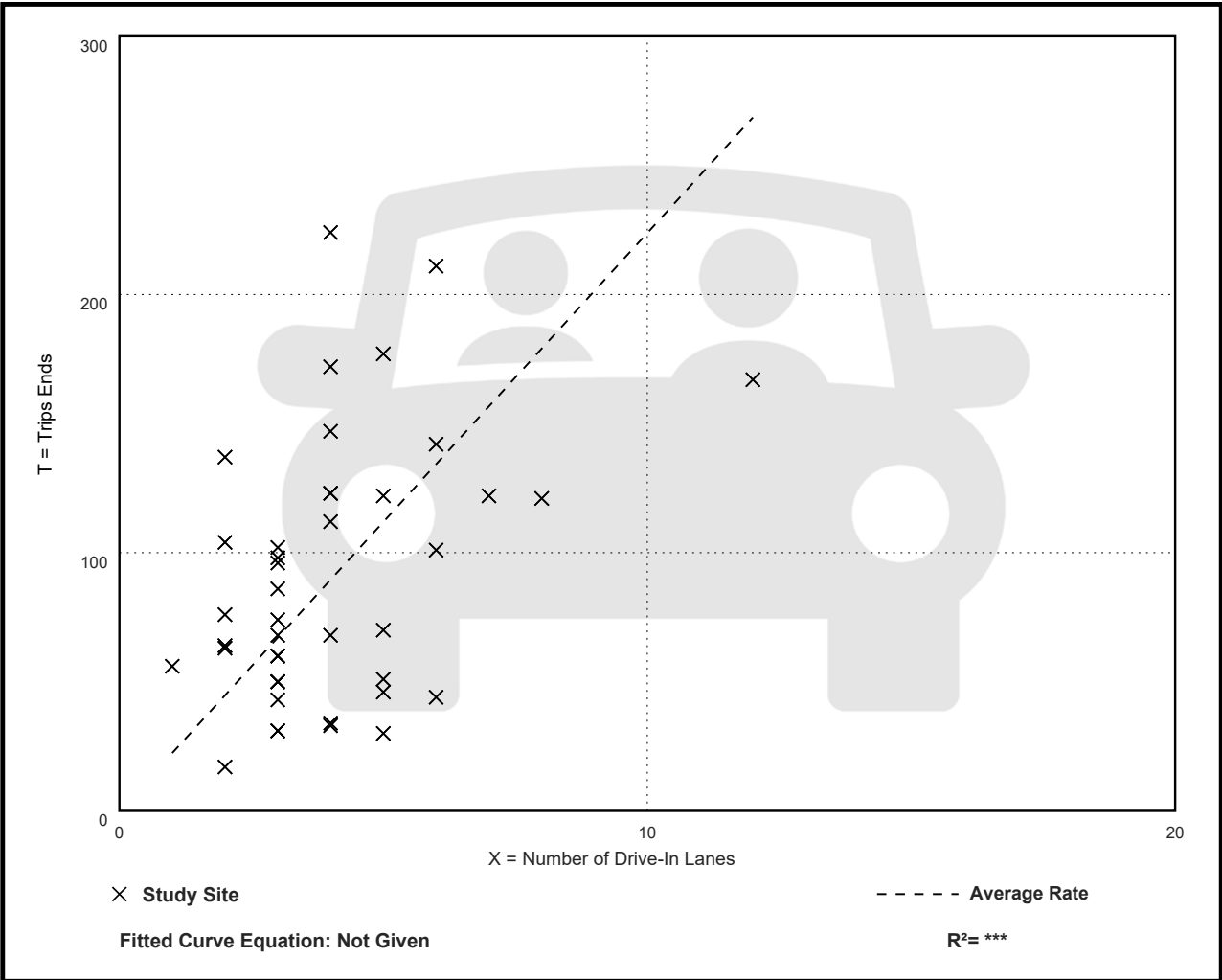
Vehicle Trip Ends vs: Drive-In Lanes
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 44
Avg. Num. of Drive-In Lanes: 4
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
22.38	6.00 - 68.50	12.91

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 31

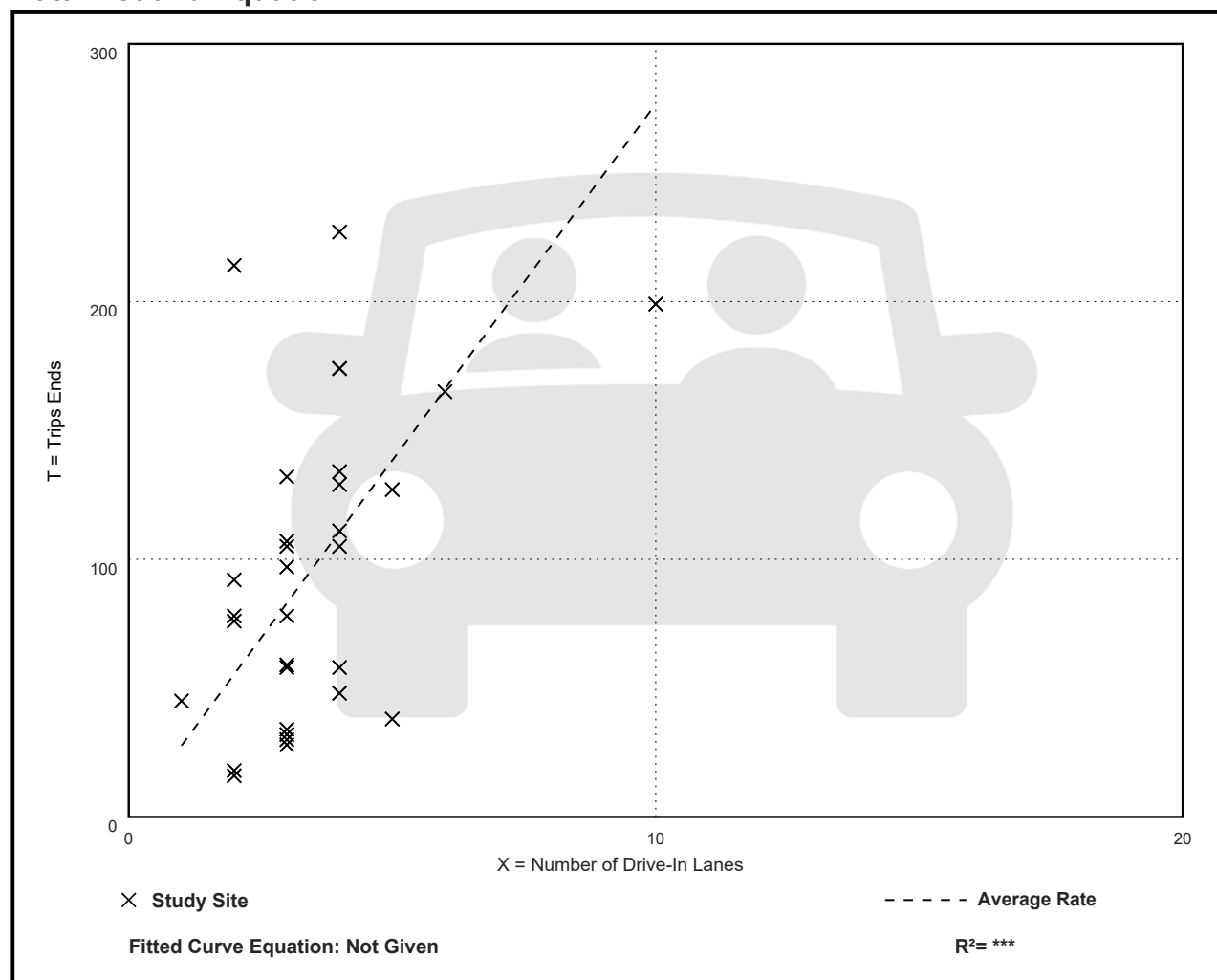
Avg. Num. of Drive-In Lanes: 3

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
27.67	7.60 - 107.00	17.13

Data Plot and Equation



Drive-in Bank (912)

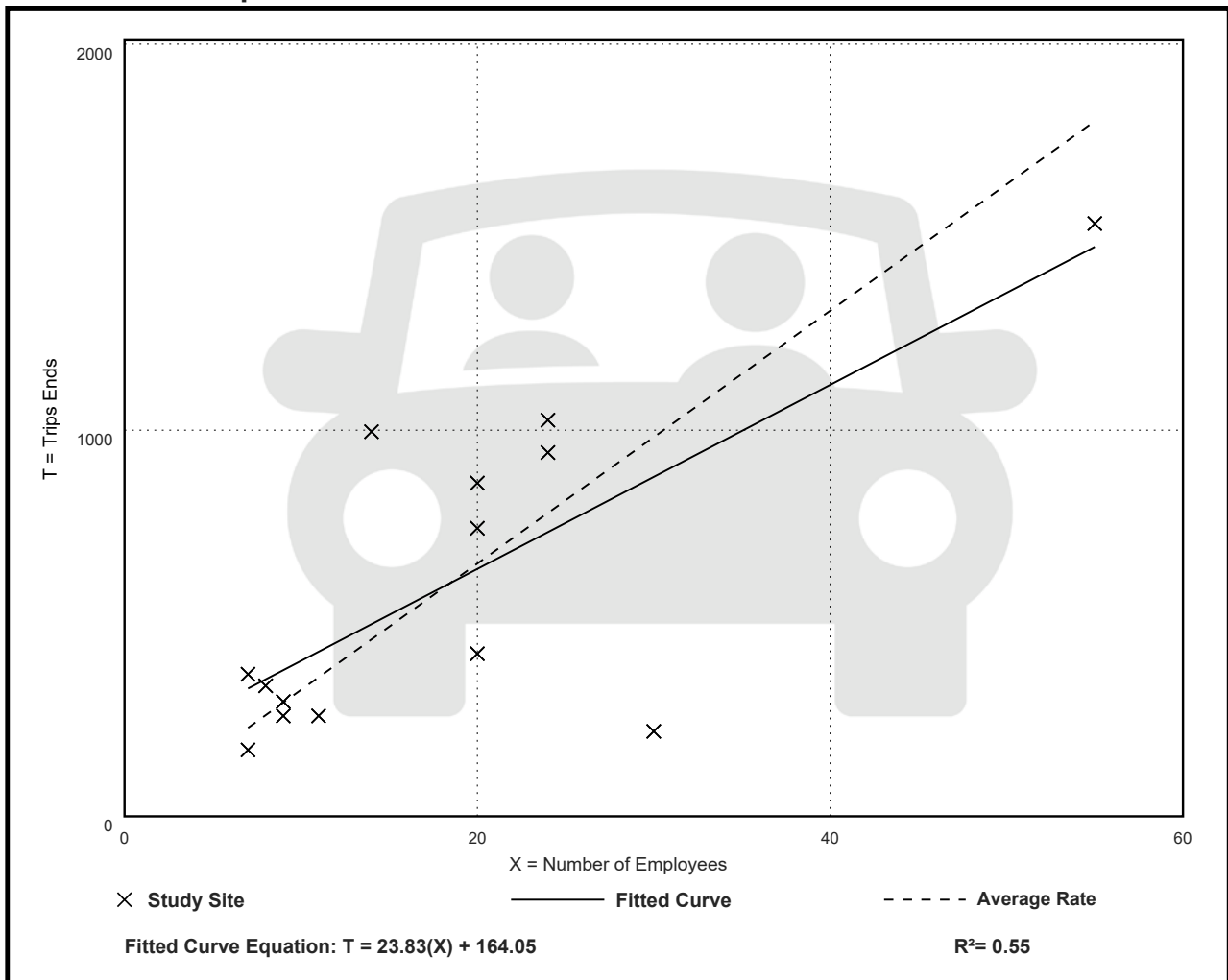
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Employees: 18
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
32.73	7.33 - 71.14	15.15

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 19

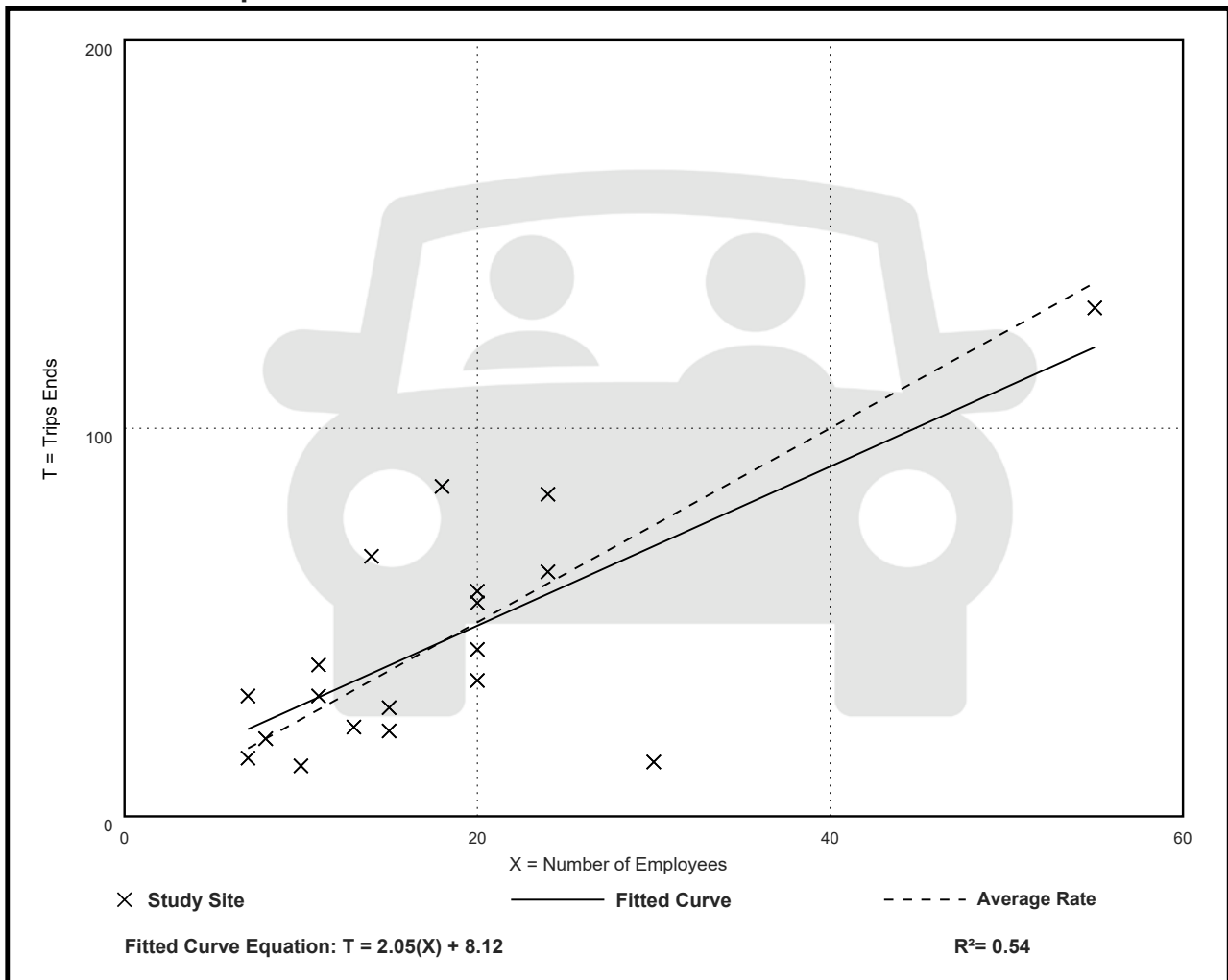
Avg. Num. of Employees: 18

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.50	0.47 - 4.79	1.13

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Employees

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 23

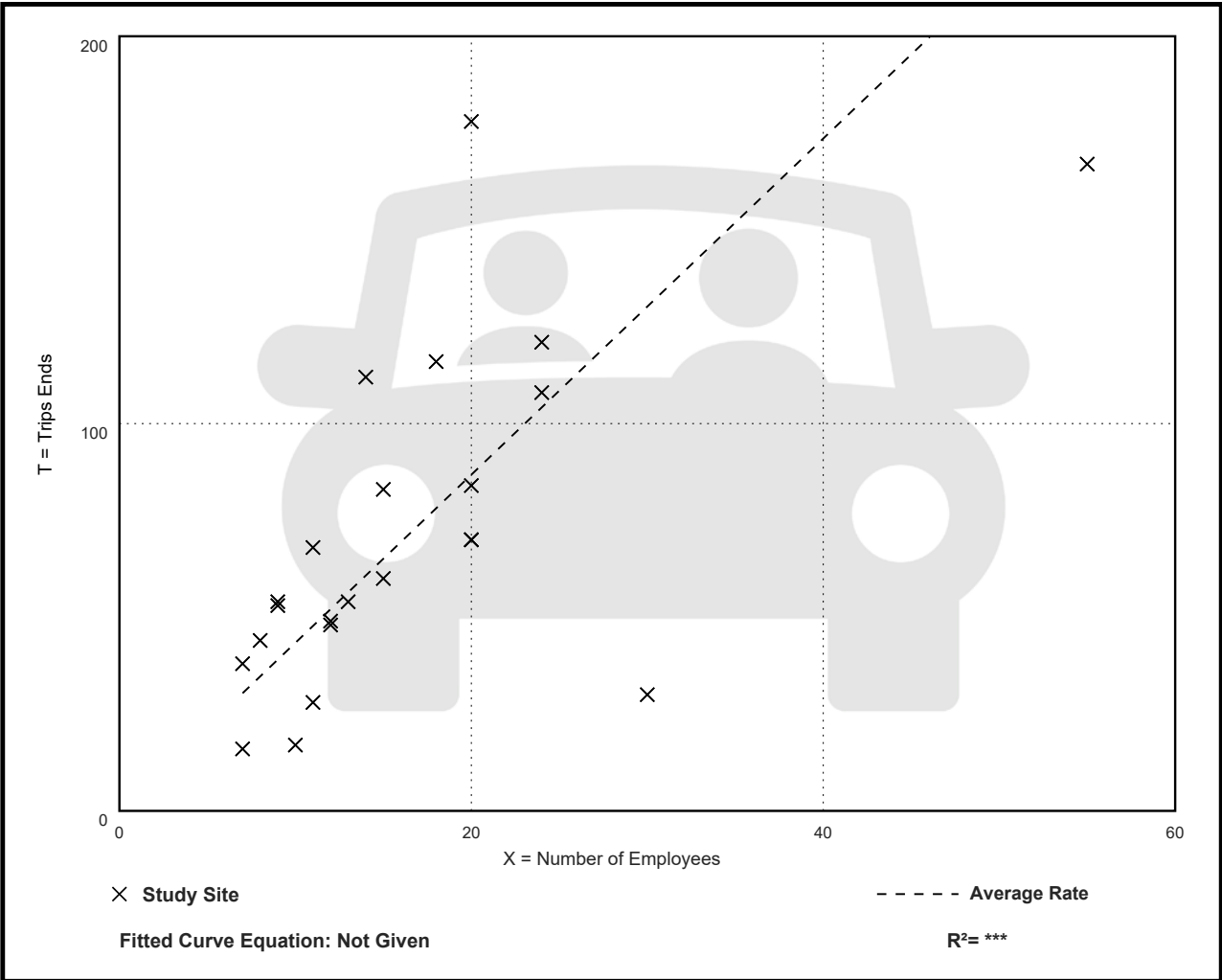
Avg. Num. of Employees: 17

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.34	1.00 - 8.90	1.96

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Employees

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 14

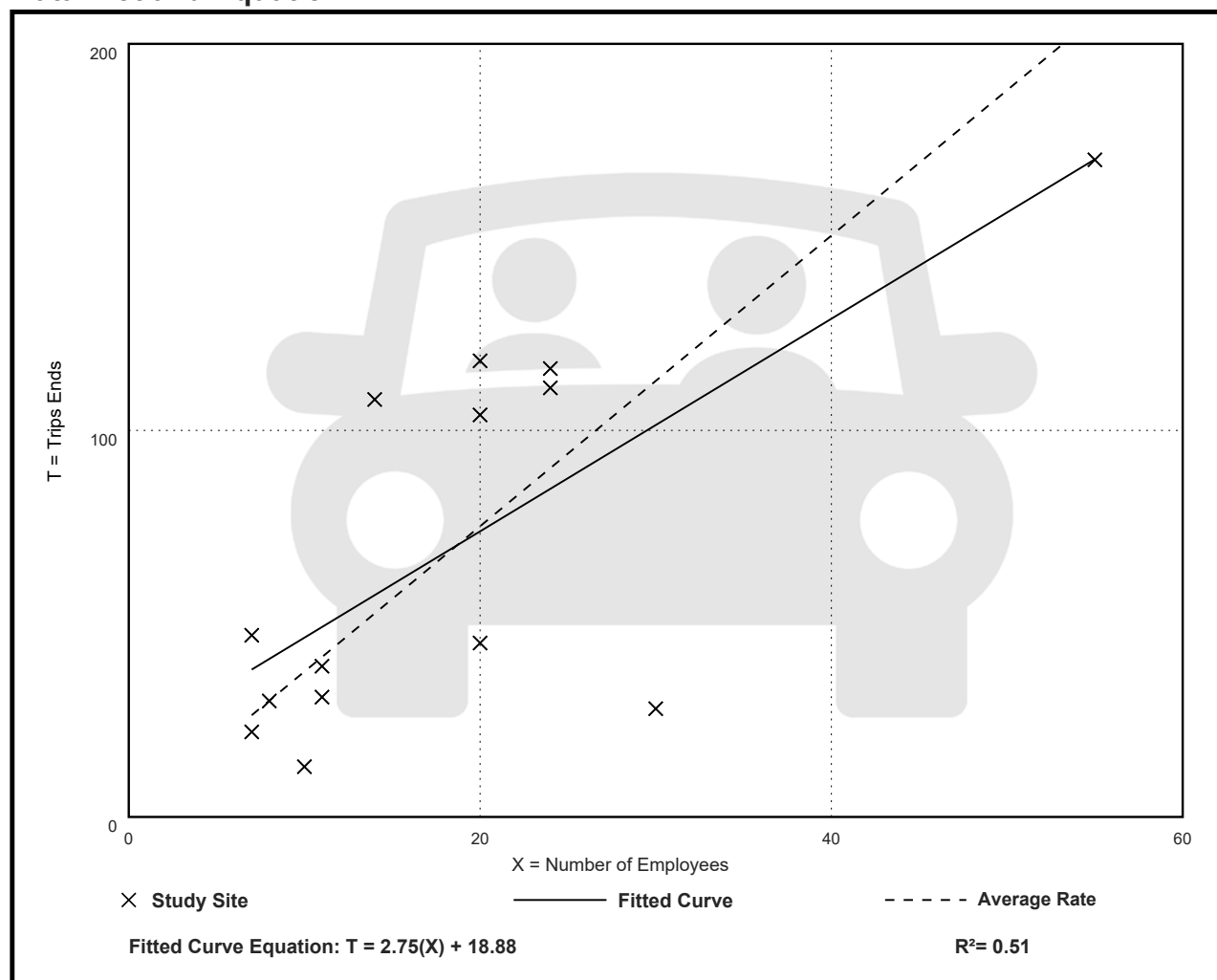
Avg. Num. of Employees: 19

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.76	0.93 - 7.71	1.86

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Employees

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 14

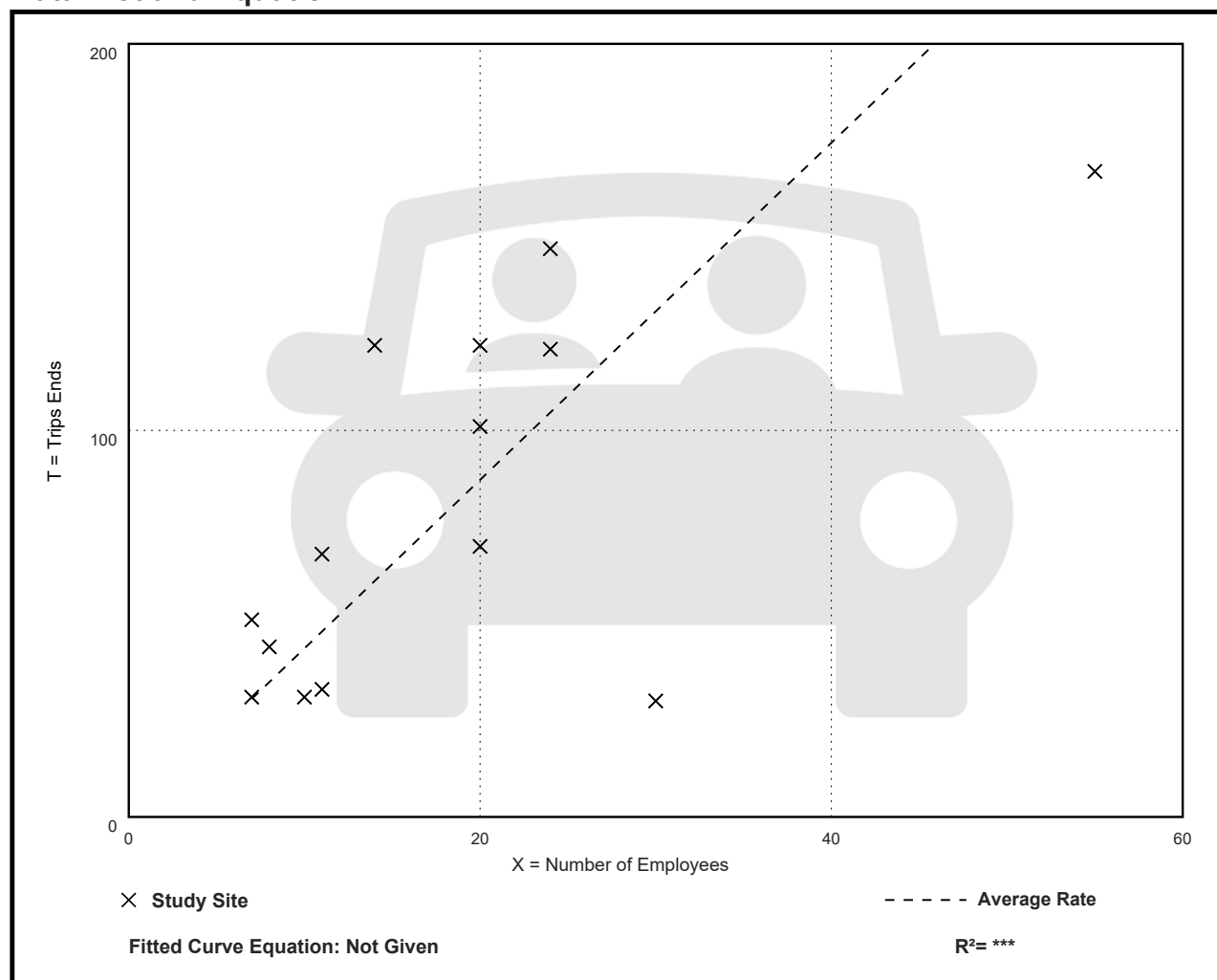
Avg. Num. of Employees: 19

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.36	1.00 - 8.71	2.05

Data Plot and Equation



Attachment B: Trip Generation Manual Description Land Use 712 – Small Office Building

Follows this page.

Land Use: 712

Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 976

Small Office Building (712)

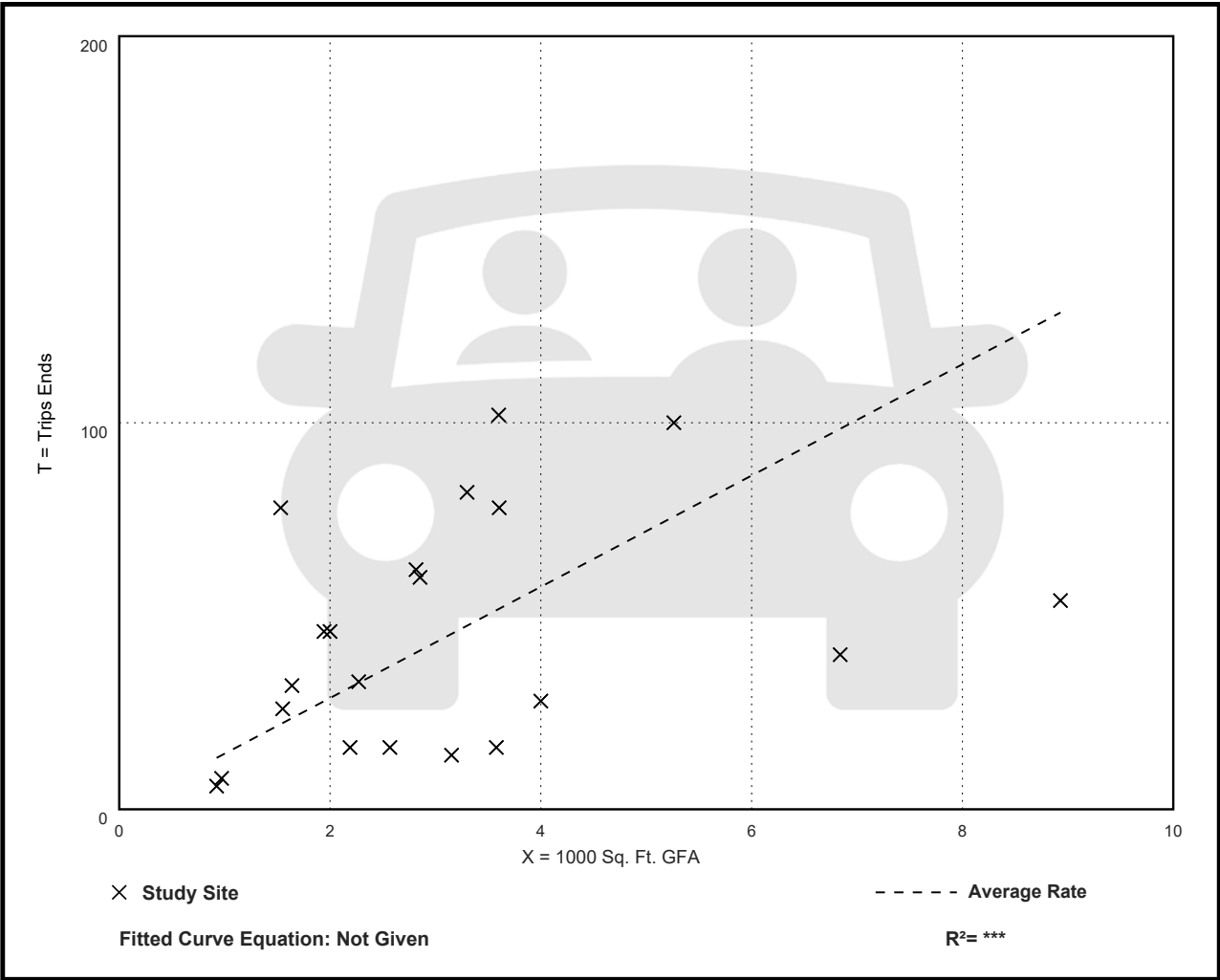
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



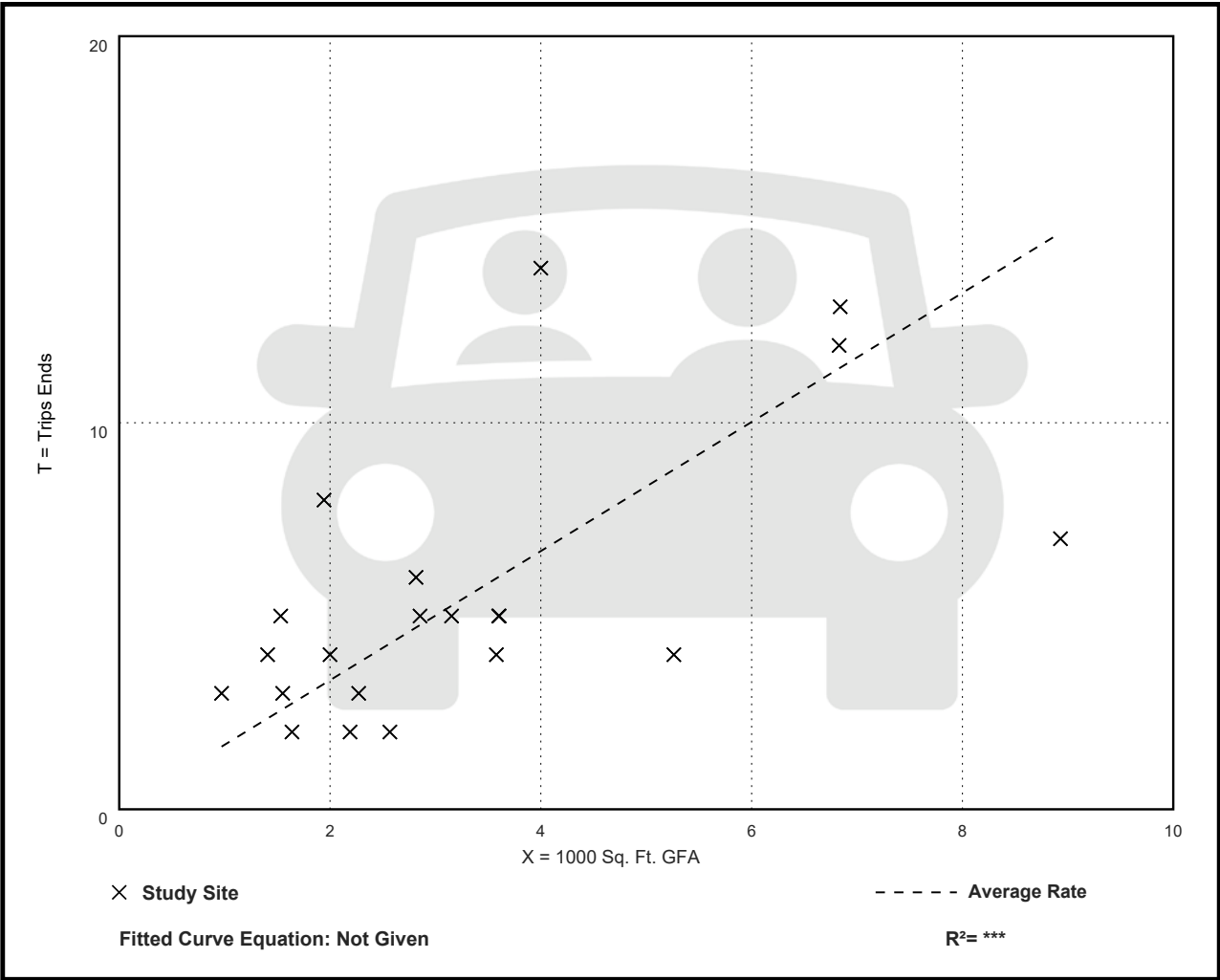
Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

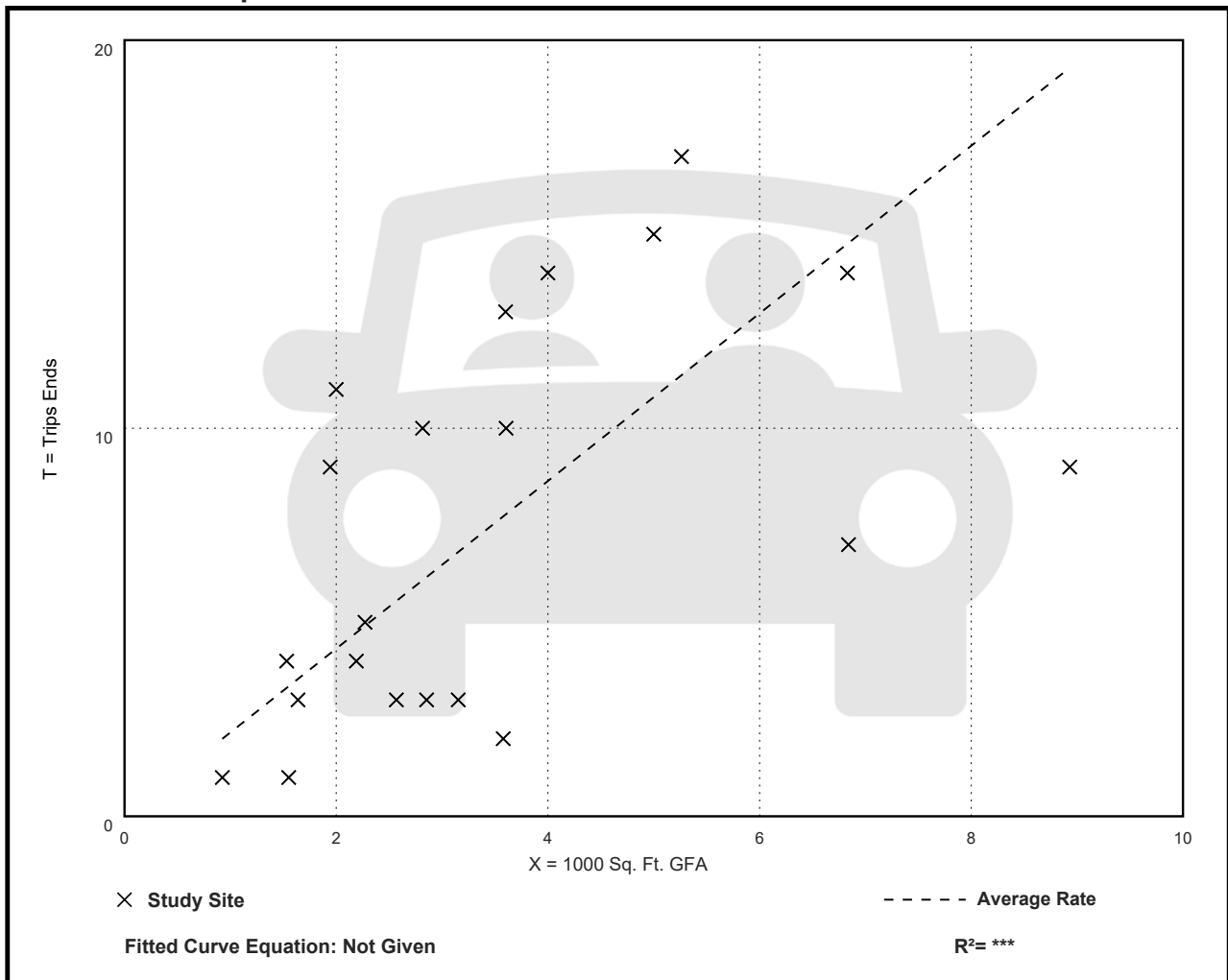
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Small Office Building (712)

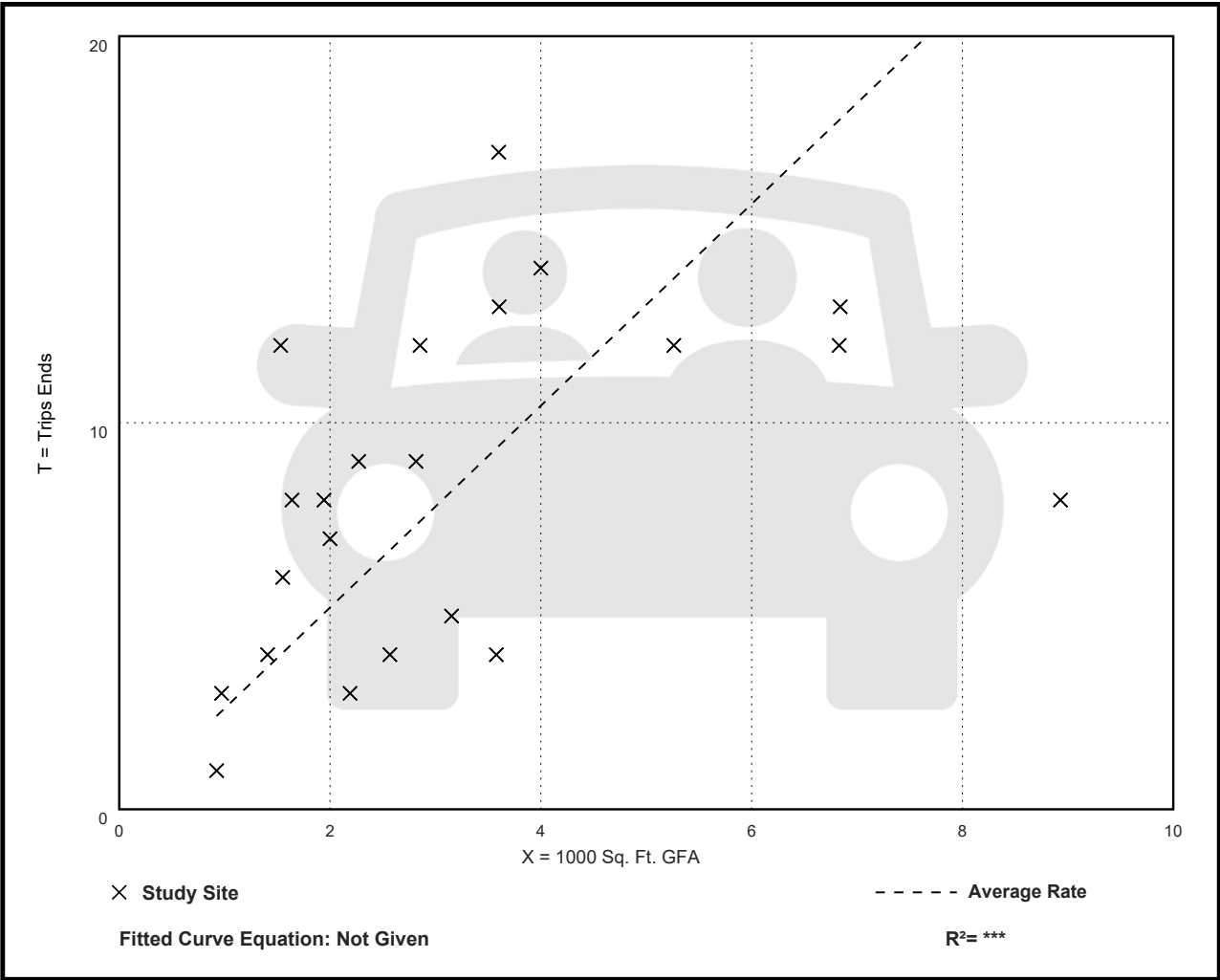
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

Data Plot and Equation



Small Office Building (712)

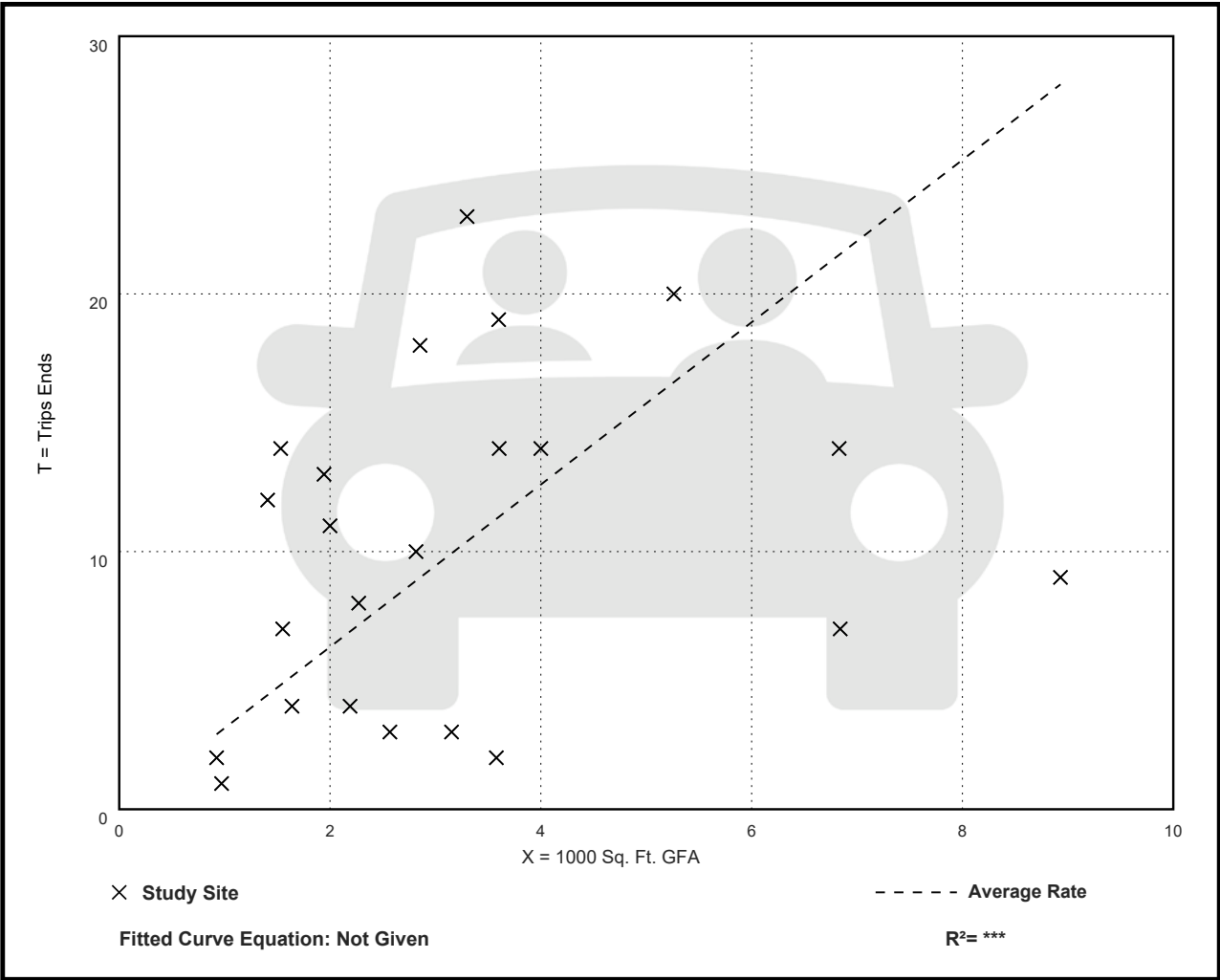
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 23
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

Data Plot and Equation



Small Office Building (712)

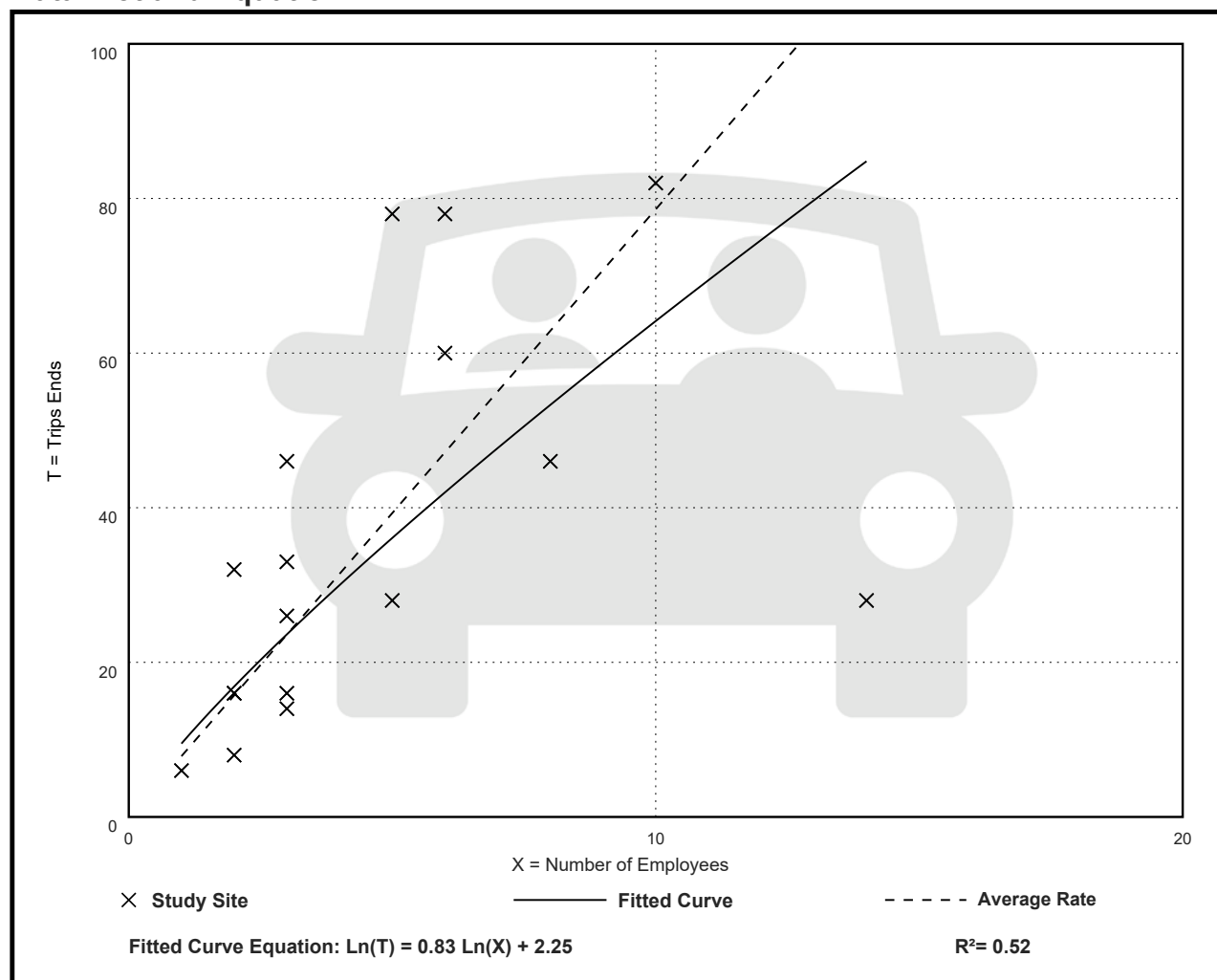
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. Num. of Employees: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
7.86	2.00 - 16.00	4.43

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 17

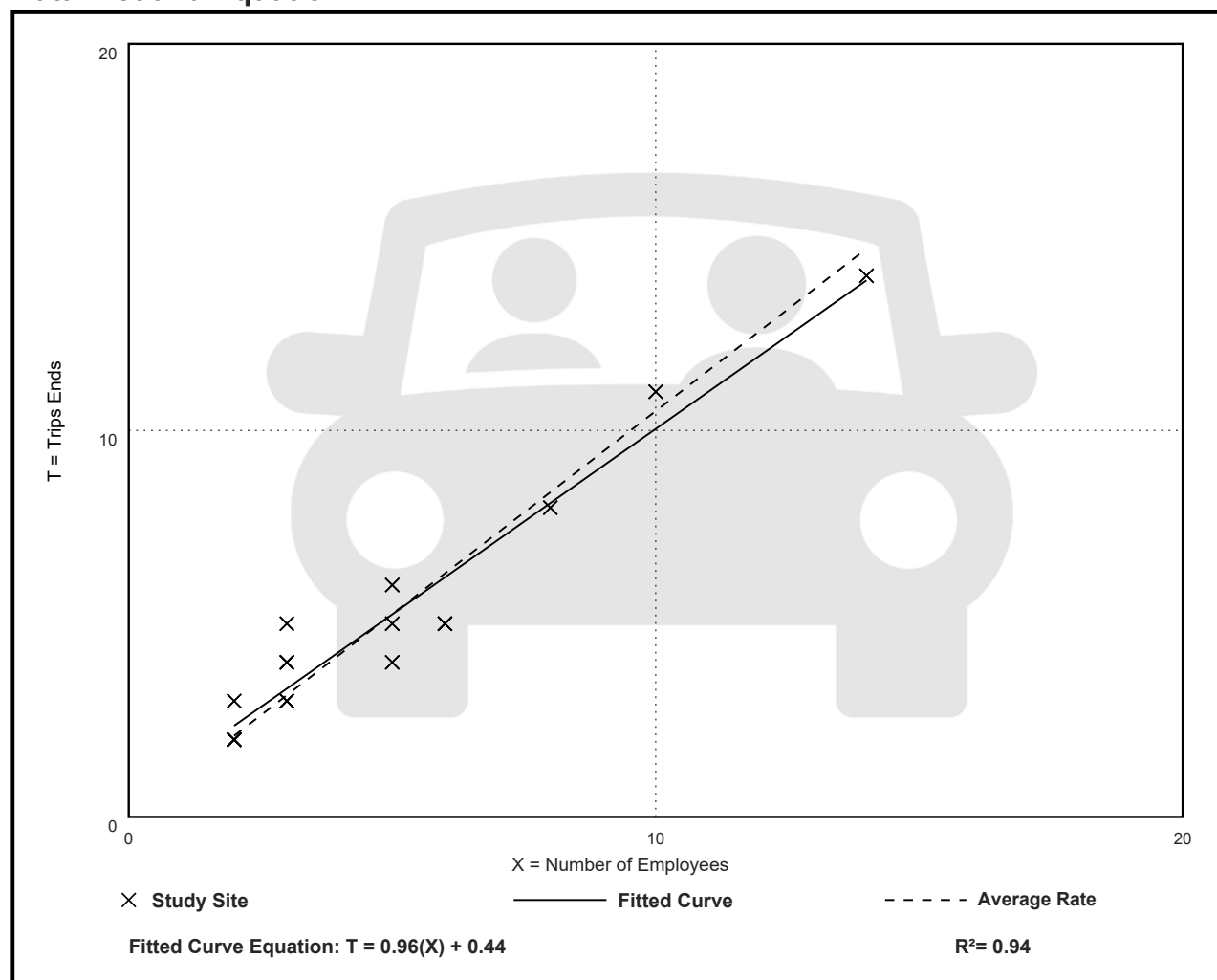
Avg. Num. of Employees: 5

Directional Distribution: 85% entering, 15% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.05	0.80 - 1.67	0.20

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

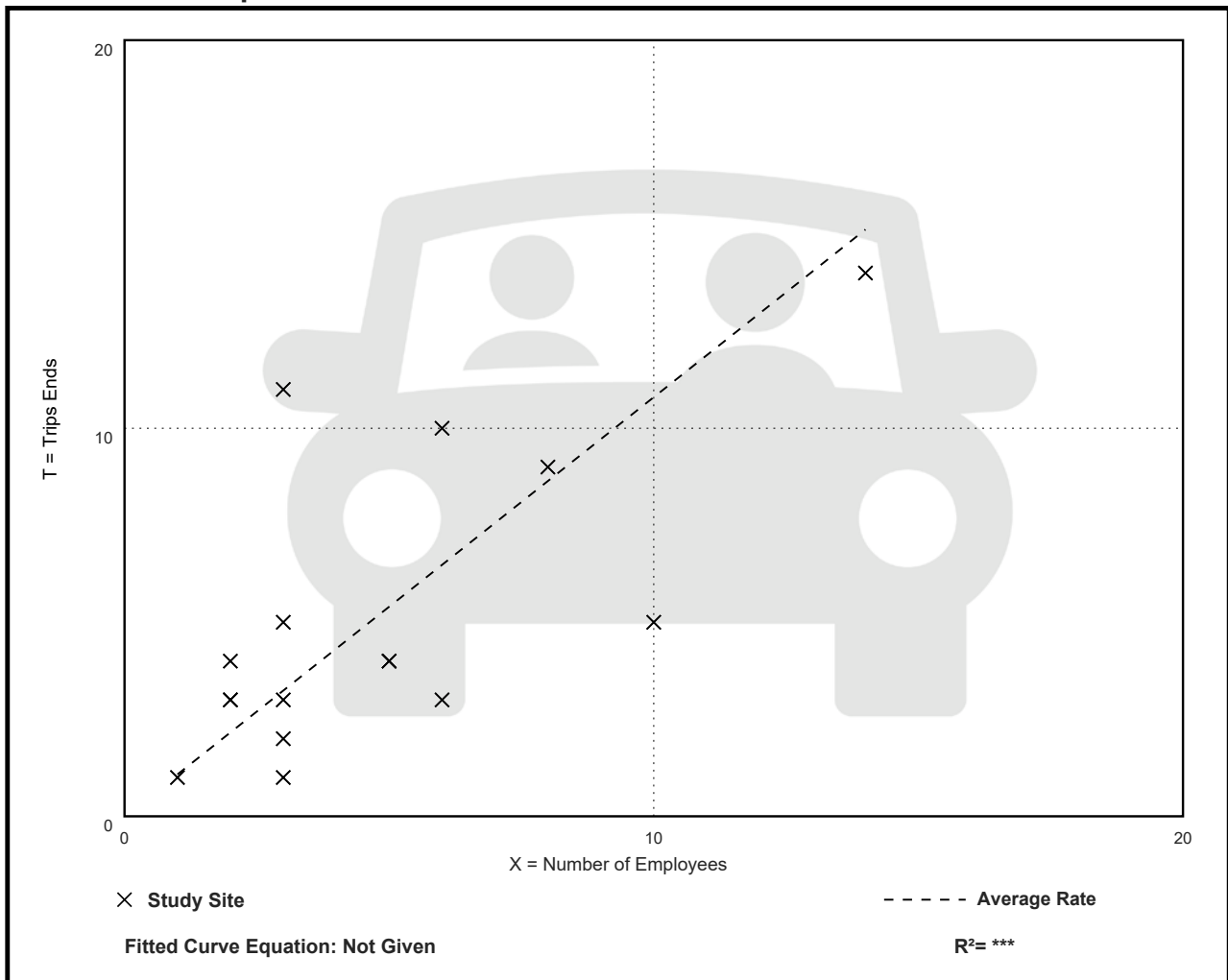
Avg. Num. of Employees: 5

Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.08	0.33 - 3.67	0.69

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 17

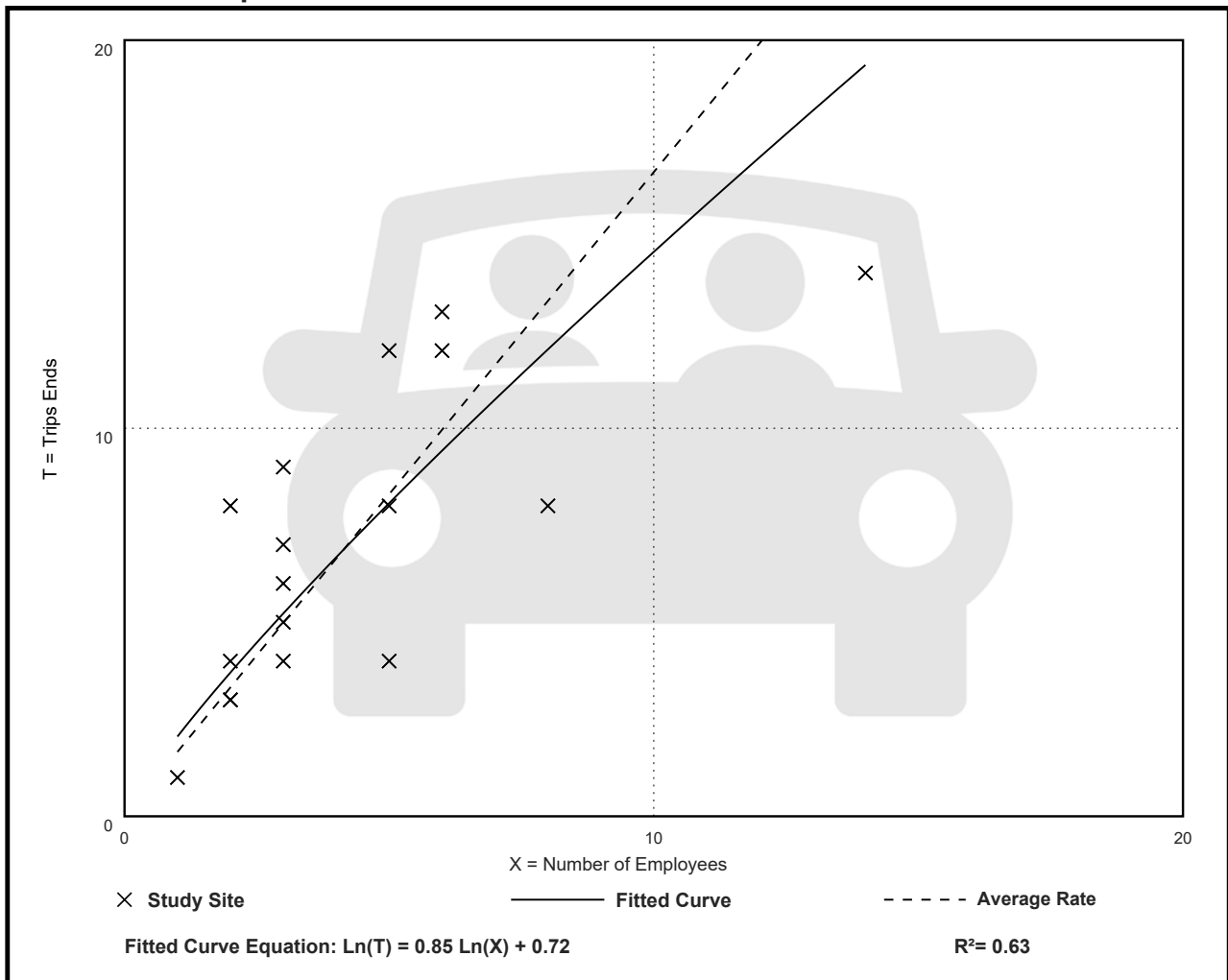
Avg. Num. of Employees: 4

Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.66	0.80 - 4.00	0.74

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: Employees

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 18

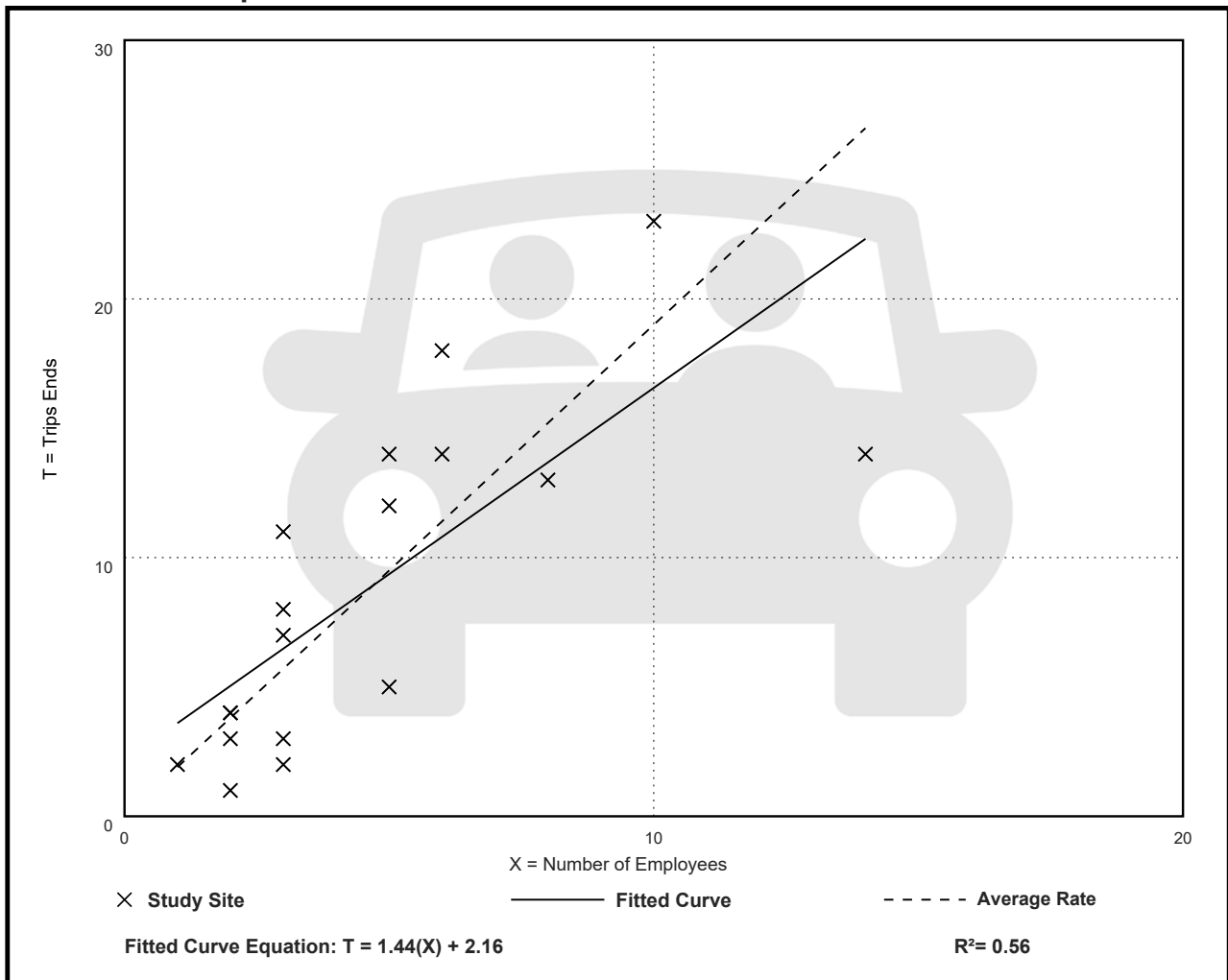
Avg. Num. of Employees: 5

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Employee

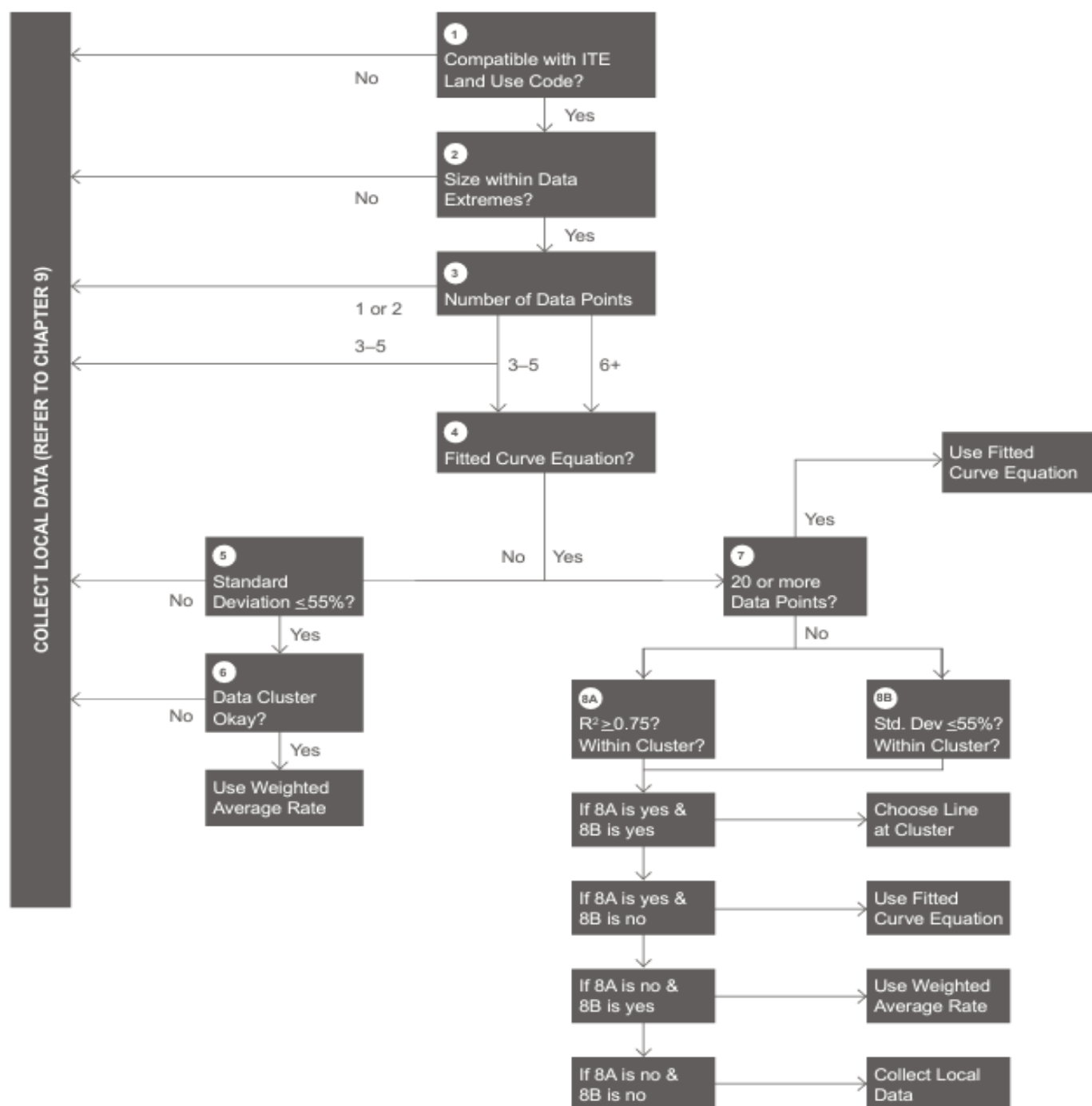
Average Rate	Range of Rates	Standard Deviation
1.90	0.50 - 3.67	0.83

Data Plot and Equation



Attachment C: Trip Generation Handbook Method of Selecting Trip Generation Calculation: Average Rate or Equation

Figure 4.2 Process for Selecting Average Rate or Equation in Trip Generation Manual Data



Attachment D: Memorandum from MRV to KE Describing Program Parameters

Follows this page.



MRV Architects, PC
1420 GLACIER AVENUE
STE 101,
JUNEAU, AK 99801
(907) 586-1371

Project: **Global Credit Union Juneau Financial Center - BLD23-544 7860 Honsinger Dr**
Subject: Initial Parking Analysis
To: Randy Kinney PE
Date: August 14th, 2023

MRV# 2130

Randy,

MRV Architects is completing construction documents for a new headquarters in Juneau for Global Credit Union (formerly Alaska USA Credit Union). This project will be located across from Fred Meyer, in the new "Honsinger" commercial subdivision.

The new bank building is 10,400 sq.ft of area on two floors. The first floor includes a branch bank of 2,200 sq.ft. with teller stations and loan officers. The rest of the building is for non-public office use by Global employees.

The City and Borough of Juneau, as part of our permit process, has asked us to confirm with DOT if a Traffic Impact Analysis will be required for this project, since it contributes to vehicle loading on the new DOT access road, Honsinger Drive, and then onto Yandukin and Egan Drive.

In a response from AKDOT, the initial threshold they need to confirm is average hourly trips at peak hour traffic. If this exceeds 100 trips a more detailed study will be required.

The spaces below should be what is required to calculate trips from the Institute of Transportation Engineers Trip Generation Handbook.

1. Branch banking activities 2,200sf:
2. Drive-through lanes 2:
3. Corporate Office space 8,200sf:

We appreciate this initial effort. At this initial step please invoice hourly to MRV.

Sincerely,

Zane Jones, AIA
Partner, MRV Architects

Lily Hagerup

From: Kami Clark <kami.clark@yahoo.com>
Sent: Tuesday, October 17, 2023 5:18 PM
To: PC_Comments
Subject: 72-unit multi-family structure comments

I think that 10 parking spaces for a 72 unit is unacceptable. I believe each unit should have 2 spaces. Currently almost all homes and apartments on Gastineau Ave have to park on both sides of the street which only allows one car going either direction. I feel like this is a safety issue. If there were an emergency many tenants would be trapped in their homes and could not flee via a vehicle. With all the current vehicles on both sides of the street it makes it difficult to plow and causes cars to be plowed in and can't be moved. This contradicts itself but the 72 unit needs more parking but the street is already congested. Where will the tenants park almost every family has one vehicle.

Gastineau Ave needs to be able to allow a fire truck, ambulance, police, garbage truck the ability to maneuver on this street.

I disagree with the 10 parking spaces it's not enough.