THRHA - Petersburg Duplex

Petersburg, AK

PARTICIPANTS

CLIENT: TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY 5446 JENKINS DRIVE JUNEAU, AK 99801 907.780.6868

ARCHITECT / CIVIL ENGINEER: R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, ALASKA 99901 907.225.7917

MECHANICAL ENGINEER: SAM THORNTON MECHANICAL ENGINEERING PO BOX 7162 KETCHIKAN, AK 99901 907.220.7849

ELECTRICAL ENGINEER: EIC ENGINEERING 6927 OLD SEWARD HWY, SUITE 200 ANCHORAGE, AK 99518 907.349.9712

∕1∖

CODE REVIEW PROJECT LOCATION: 100 N 14th Street

IRC 2021 REVIEW

I. TYPE OF CONSTRUCTION (Chapter 6 VB SPRINKLED - NO

II. USE & OCCUPANCY CLASSIFICATION (Chapter 3) R-3 RESIDENTIAL

III. OCCUPANCY SEPARATIONS (Table 508.4) 1 HR SEPARATION BETWEEN UNITS. 1 HR SEPARATION BETWEEN GARAGE AND ADJACENT LIVING SPACES

IV. BUILDING AREA (Table 503) ALLOWED: UL SF/STORY, 3 STORIES SPRINKLER INCREASE: NONE TOTAL ALLOWED: UL SF/ STORY, 3 STORIES PROPOSED: 2606 SF, 1 STORY

V. BUILDING HEIGHT (Table 503) ALLOWED: 40' PROPOSED: 17' - 10"

VI. OCCUPANT LOAD (Table 1004.1.2) RESIDENTIAL 2606 GROSS SF / 200

14

ZONING REVIEW PETERSBURG BOROUGH TITLE 19 REVIEW

LOCATION MAP

LEGAL DESCRIPTION: USS: 1168, BLOCK: 302, LOT: 24 PARCEL NUMBER: 01-005-705

ZONING: Public Use

LOT SIZE: 9000 sf COVERAGE: MAXIMUM: 35% PROPOSED: 29% BUILDING GROSS AREA: BUILDING HEIGHT: MAXIMUM: 30' PROPOSED: 17' - 10" SETBACKS: MINIMUM

PROPOSED: See Architectural Site Plan A100

PARKING: MINIMUM: 2 spaces per unit PROPOSED: 4

SHEET INDEX

A100

A200

A201

A202

A203

A300

A301

A400

A401

A500

A501

A600

A700

A701

A702

GENERAL G100 Cover Shee G101 Abbreviation CIVIL C002 Legend C100 Site Plan D100 Site Details D101 Site Details ARCHITECTURAL Notes, Wall A001



FRONT: 20' BACK: 20' SIDEYARD: 10'

	STRUCTURAL	
Cover Sheet	S100	Structural Notes
Abbreviations & Symbols	S200	Foundation Plan
	S201	Floor Framing Plan
	S202	Header & Shearwall Plan
Legend	S203	Roof Framing Plan
Site Plan	S300	Details
Site Details	S301	Details
Site Details		
	MECHANICAL	
Notes, Wall Types, &	M100	Mechanical Notes
Schedules	M101	Abbreviations & Symbols
Site Plan	M102	HVAC Plan
Main Floor Plan	M103	HVAC Details
Unit Plan	P101	DWV Plan
Roof Plan	P102	DCW & DHW Plan
Enlarged Plans	P103	Bathroom Elevations
Sections		
Sections	ELECTRICAL	
Elevations Elevations	E1.1	Electrical Legend & Schedules
Wall Sections	E2.1	Electrical Plans
Wall Sections	E3.1	Diagrams, Details, &
Interior Details		Schedules
Details		
Details		
Details		

THRHA Petersburg Durgencon Transcription Activity of the security of the security of the security of the security of the security of the secur	REVISIONS: REV #1: Code 2.23.23
Permit Documents	THRHA Petersburg Duplex
CHECKED BY: <u>NMG</u> DATE: 1.31.23 PROJECT #: 222321.04 VIBO LECHIKAN, ALASKA 90001 X180 REVILLA ROAD, SUITE MARKAN, ALASKA 90001 T180 REVILLA ROAD, SUITE MARKAN, ALASKA 90001 MARKAN, ALASKA 9000000000 MARKAN, ALASKA 9000	Permit
SHEET DESCRIPTION: Cover Sheet	CHECKED BY: <u>NMG</u> DATE: <u>1.31.23</u>
SHEET DESCRIPTION: Cover Sheet	GINEERING-K VIILA ROAD; VAN, ALASKA 255, 7917 225, 7917
Cover Sheet	Ag TH Ag TH Hy colle M. Giziniski, NYCOLE M. GIZINISKI, 200569 131 23 2007076551011
	SHEET DESCRIPTION:
SHEET:	G100

ARCHITECTURAL ABBREVIATIONS

DRAWING SYMBOLS

									\frown	
									(1)	
									\frown	
		ACOUSTICAL CEILING TILE							(A)	GRID LINES
									I	
									1	
	AFF		FDV				SPKLR	SPRINKLER	I	
									$\begin{pmatrix} 1 \end{pmatrix}$	
									A101	DETAIL BUI
									\checkmark	
										BUILDING S
	AUTO	AUTOMATIC			MOLL	MOLLION			\bigcirc	
	BD	BOARD		FLUORESCENT	(N)		SUSP CLG	SUSPENDED CEILING	1	
									\checkmark	
							SYM	SYMBOL	4 1 2	
							т	TREAD	4 A101	INTERIORE
							Т&В		\checkmark	
									3	
									$\langle 1 \rangle$	WINDOW T
					1115	NOT TO SCALE			<u>~</u>	
	DONS	BOILT OF NOOTING STSTEM			OA	OVERALL			101	
	CAB	CABINET	FT		OC	ON CENTER		THICK, THICKNESS	101	DOOR I IPI
									1	WALL TYPE
Cite Cite APP PUTURE OND PETURE OND OPETURE										
CL CL Control Multice Origination Understand Control C								111 IONE	(1)	EQUIPMENT
CLC CLC MO			FXTR	FIXTURE						
LL CONTRAL_ADATI BLY CONTRAL_ADATI BLY CONTRAL_ADATI BLY CONTRAL_ADATI				0.005	OVHD	OVERHEAD			_101	ROOM NUM
Disk Disk <th< td=""><td></td><td></td><td></td><td></td><td>PRD</td><td>PARTICI E BOARD</td><td></td><td></td><td></td><td></td></th<>					PRD	PARTICI E BOARD				
CLUU CDUCKET MACONTY (WT) CC EXEMPTION CC CC EXEMPTION CC CC EXEMPTION PROVE										
CON CONSTRUCTION EL RUF CALLANT ZO FREM PROVINCE							0.112	0112111		D.4.7.11.4.001
Condexit CULLAN CLULAN CLULA										DATUM POI
CONVERTING GL 2 GL 2000 PH PMARTING VENT										
CÓNN CANA BORUND PL PROPERTYLARE VEST VESTRULE VESTRUE <										MATOULIN
CONST CONSTRUCTON GR REAL P.A.W P.A.W V.T. VICE WARK VICE WARK <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>MATCH LINE</td></t<>										MATCH LINE
CÓDRE CORRECT CONFECT PLASD PLASD PLASD VOLUNES VOLUNES <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>										
CHAPT CHAPT PL <										
Cósisticoles H Heim PL/WOOD MUST MUST Crist ColoretTitle HP HOUDANCRED PRAR MARCATED W WIST			GYP BD	GYPSUM BOARD						REVISION C
CT CAMPETTLE HB HOSE BB PAC W WEST W WEST CMT COUTOM HO HOSE VELOW COUTO PROJECT WO WO WUTUTT			н	HIGH			VVC	VINTE WALL COVERING		
CUST CUST CUST CUST CUST M							W	WEST		
DBL DURLE HOD HEAD PROP PRODECT W/W WALL TO WALL CENT		CUSTOM								
DBL DOULE HABBE MARDE MAD PROFENTY WC WATER CLOSET DEMO DEMOLSH* HOWE MARDEMAR PROFENTY NUM WIDE FUNCTS PROFENTY DEMO DEMOLSH* HOWE MARDEMARL PROF POINT WF WIDE FUNCTS	CW	COLD WATER								- CENTERLIN
DEMO DEMOLOGIN HOWE HARDWARE PSF POLUSS PRE SQUARE PCOT WO WOOD PROME DET DTAL HM HUR HUR PSF POLMS PRE SQUARE PCOT WO WOOD	DRI									
DET DETAL HM HOLOW METAL PS POUNDS FER SOLARE NCH WDW WROOW Image: Construction Processor DK DRIMING FOUNTAIN HID ALLOW METAL PT POINT WDW WROOW Image: Construction PROVE DK DRIMING FOUNTAIN HIT HEIGHT PTDR PAPER TOWEL DISPASSER WCH WEH WEER RESISTANT DK DAMESIGN KONT HIT METAL SCOLUNG PTDR PAPER TOWEL DISPASSER WCH WREER RESISTANT DM DMERSIGN KONT HIT METAL SCOLUNG PTAT PAREENT WSC WEER RESISTANT DIST DISTANCE D MISDE DIAMETER OT QUARRY TILE WWR WEITER RESISTANT DLV DOOR LOUVER INCONSCENT OT QUARRY TILE WWR WEITER RESISTANT DLV DOOR LOUVER INCONSCENT OT QUARRY TILE WWR WEITER RESISTANT DLV DOOR LOUVER INCONSCENT OT QUARRY TILE WWR WEITER RESISTANT										
DAM DUMETER HR HOUR FTD PARER TOWEL DISPENSER WHCH WHEEL CHAIR DUMETER WHEEL CHAIR WHEEL CHAIR WHEEL CHAIR DUMETER WHEEL CHAIR WHEEL CHAIR WHEEL CHAIR WHEEL CHAIR WHEEL CHAIR DUMETER WHEEL CHAIR WHE	DET	DETAIL								- PROPERTY
Dirk Dirk HT HeißHT PTOR PARET TOWEL DISENSER W RECEPTACLE WO WHERE COCURS UMUNITATION PTOR PARET TOWEL DISENSER W RECEPTACLE WO WHERE COCURS UMUNITATION PTOR PARET TOWEL DISENSER W RECEPTACLE WO WHERE COCURS UMUNITATION PTOR PARET TOWEL DISENSER W RECEPTACLE WO WHERE COCURS UMUNITATION PUNIT										
Diff DiffuseR HVAC HEATING, VENTUATION, AR CONDITIONING, SCOULING PTR PARE TOWEL RECEPTALLE WR WATER RESISTANT PERSIST P										NEW WALL
DM DMLEXISON POINT ARC CONDITIONING, & COULING PVINT PVINT PVINT WSCT WAIREGRM EXIST DM PT DIMENSION POINT M MOT WATER TO WAIRER WTRPARE										
DISP DISP NOTANCE ID NSIDE DUMATER OT QUARY TURE WTRPR WATERPROOFING ID ID DEMO DIST DIST MCE NICAND NICANDE SCENT GTR QUARTY TURE WF WEDEDD WIRE FABRIC ID DEMO										EXISTING W
DIST DUR DOWN DIST DIST DUR DOWN DIST DIST DIST DIST DIST DIST DUR DUR <thdur< th=""> <thdur< th=""> <thdur< th=""></thdur<></thdur<></thdur<>			HW	HOT WATER	PWR	POWER				-
DUV DOOR LOUVER INCAL INCAL INCLUDING O'R QUARTER DIMP DAMPROOFING INCL INCLUDING QT QUARTER DN DOWN INC INCLUDING QT QUARTER DR DANN INCO INCOMANTON XFMR TRANSFORMER DR DANN INCOMANTON R RISER DR DANN INT INTENDR RA REFUNCTION DR DANNSPUT INT INTENDR RA REFUNCTION DVG DANNSPUT INT INTENDR RA REFUNCTION DVG DANNINSS JB JUNCTON BOX RD ROOF DRAN DVGS DRAWINSS JB JUNCTON BOX RD ROOF DRAN DVGS DRAWINSS JB JUNCTON BOX REF REFUNCTERSTOR UWG DRAWER JS JUNCTON BOX REF REFUNCESTOR UWGS DRAWER KT KTCHEN REF REFUNCESTOR UWG DRAWER KT KTCHEN REF REFUNCESTOR UWG DRAWER KT KTCHEN REF REFUNCESTOR E(E) EXISTERG KT KT			D		OT					DEMOLITIO
DAMPBOORNGINCLINCLINCLINCLUNIGOTYQUANTTYXFURTRANSFORMERDNDOWNINFOINFORMATONRRISERINSIDRINSIDINFORMATONDSDOWNSPOUTINTINTERIORRRETURN ARINTERIORINTERIORINTERIORRDINTERIORINTERIORINTERIORRDRDINTERIORINTERIORINTERIORRDRDINTERIORINTERIORINTERIORRDRDINTERIORINTERIORINTERIORRDRDINTERIORINTERIORINTERIORRDRDINTERIORINTERIORINTERIORRDRDINTERIORINTERIORINTERIORRDRDINTERIORINTERIORINTERIORINTERIORRDINTERIOR <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>VV VV F</td><td>WELDED WIRE FABRIC</td><td></td><td></td></t<>							VV VV F	WELDED WIRE FABRIC		
DRDRAININSULNISULATIONRRISERDSDOWLSPOUTINTNITERIORRADUSDTDRAIN TLEANITORRADDWGDRAWINGSJANJANITORRADDWGSDRAWINGSJBJUCTION BOXRDDWGSDRAWINGSJBJUCTION BOXRDDWRDRAWINGSJBJUCTION BOXRDDWRDRAWERTJOINTREFINETRICENTOREEASTKTKTOHENREDUREDEEASTKPLKOK PLATEREDUREDEEASTKPLKOK PLATERESILEGEDGE GLARDKSNIEE SPRACERESULIENTEGEDGE GLARDLABLABORATORYRHELELCUTRICAL CABINETREVROUGH OPENINGELELCUTRICAL CABINETROWROUGH OPENINGELELCUTRICALLABLABORATORYROWELELCUTRICALLABLABORATORYROWELELCUTRICALLAVLAWLAMINATEELELCUTRICALLAVLAWATORYROELELCUTRICALLAVLAWATORYROELELCUTRICALLAWLAWATORYROELELCUTRICALLAWLAWATORYROELELCUTRICALLAWLAWATORYROELELCUTRICALLAWLAWATORYROELELCUTRICALLAWLAWATORYROELELCUTRICALLAW							XFMR	TRANSFORMER		
DS DT DFAUNTRLEDN DFAUNTRLETREFIOR A RAULSRA RETURN AIRDWG DWG 					_					
DTDRAWDRAWDRAWJANJANTORRADRADDWGSDRAWJBJUNCTION BOXRCRCPREFLECTED CELING PLANDWGSDRAWJBJUNCTION BOXRDRODRODDWRDRAWERJTJONTREFREFRIGERATORVDRAWERTKTCHENREDRECOEEASTKPLKICK FLATEREORECUREDEEASTKPLKICK FLATERESRESULENTEGEOG GURDKKRESRESULENTRETEGEOG CURDKKNAMATERETRETURNEGEOG CURDLABLABORATORYRHRHIGHT HANDELCELCTRICAL CABINETLAMLAMMATERMROUMELCELCTRICAL CADINETLAMLAMINATERMROUMELCELCTRICAL CADINETLAMLAMINATERMROUMELCELCTRICALLBPOINDRUNCTORYRUNCTORYELCELCTRICALLBPOINDRUNCTORYRUNCTORYELCELCTRICALLGLICTRICALSASUSULPATIONELCELCTRICALLGLICTRICALSASUSULPATIONELCELCTRICALLGLICTRICALSASUSULPATIONELCELCTRICALLGLICTRICALSASUSULPATIONELCELCTRICALLGLICTRICALSASUSULPATIONELCELCTRICALLGLICTRICALSASU <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>										
DWG DWG DWRNNSSJANJANTORRPREFLECTED CELING PLANDWG DWRDRAWERJTJOINTRDROOF DRANDWRDRAWERJTJOINTREPREFRICERATORDWRDRAWERNTKTOCHIN BOXRDRDESISTINGKTKTOCHIN BOXRDREDUREESTATONKTKTOCHINREDURRESULIENTEESATKTKTOCHINRESURESULIENTEGECARLECTRICAL CABINETREVREVREVIREGEXTERIOR INSULITION FINISH SYSTEMLABLABCRATORYRHRIGHT HANDEIFSEXTERIOR INSULITION FINISH SYSTEMLAMLABURATORYRHROUGH OPENINGEIFSEXTERIOR RUSULITION FINISH SYSTEMLAMLABURATORYRHROUGH OPENINGEIFSEXTERIOR RUSULITION FINISH SYSTEMLAMLABURATORYRHROUGH OPENINGEIFSEXTERIOR RUSULITION FINISH SYSTEMLAMLABURATORYRHROUGH OPENINGEIFSEXTERIOR RUSULITION FINISH SYSTEMLABLABURATORYRHROUGH OPENINGEIFSEXTERIOR RUSULITION FINISH SYSTEMLABLABURATORYRMROUGH OPENINGEIFSEXTERIOR RUSULITION FINISH SYSTEMLABLABURATORYRMROUGH OPENINGEIFSEXTERIOR RUSULITION FINISH SYSTEMLABLABURATORYRMROUGH OPENINGEIFSEXTERIOR RUSULITION FINISH SYSTEMLABSUBATORYROUGH OPENING<			1111	INTERIOR						
DWGS DRAWINGS JB JUNCTION BOX RD ROOF DRAIN DWR DRAWER JU JUNCTION BOX RD ROOF DRAIN DWR DRAWER JUNT RESUL RESUL RESUL E EAST KPL KICCHEN RESUL RESULENT EA EACH KPL KICC PLATE RESUL RESULENT EG EDGE GLARD LAB LABORATORY REV REV REV EG EDGE GLARD LAB LABORATORY RM ROM EL ELECTRICAL CABINET LAB LABORATORY RM ROM EL ELECTRICAL CABINET LAB LABORATORY RM ROM EL ELECTRICAL CABINET LAB LABORATORY RM ROM EL ELECTRICAL LB POUND RM ROM EL ELEVATION LB POUND ROW RIGHT OF WAY EL ELEVATION LF LINEAR FOOT ROM ROM ELEV ELEVATION LF LINEAR FOOT ROM ROM ELEV ELEVATION LF LINEAR FOOT ROM ROM ELEV ELEVATION <td< td=""><td></td><td></td><td>JAN</td><td>JANITOR</td><td></td><td></td><td></td><td></td><td></td><td></td></td<>			JAN	JANITOR						
Bind REINF REINFORCED E EAST KPL KITCHEN REQUIRED E EAST KPL KICKPLATE RESULENT EA EACH KS KICE SPACE RET RETURN ECAB ELECTRICAL CABINET B LABORATORY RH REV REVISION EG EGE GUARD LAM LAMINTE RM ROW REVISION EL ELEVATION LAV LAVATORY RH RIGHT PANDO EL ELEVATION LAW LAWATORY RH RIGHT PANDO EL ELEVATION LAW LAWATORY RH ROW ROW EL ELEVATION LAW LAWATORY RH ROW ROW EL ELEVATION LAW LAWATORY RH ROW ROW EL ELEVATION LAW EANTORY RH ROW ROW EL ELEVATION LG LEWATON SO SOUTH	DWGS									
ICEXISTINGKITKITOHNREQUIREDEEASTKICK PLATERESULRESULENTEAEACHKSKNEE SPACERETRETURNECABELECTRICAL CABINETRESREVREVREVEGEDGE GUARDLABLABORATORYRHRIGHT HANDEIF'SEXTERIOR INSULATION FINISH SYSTEMLAMLAMNATERMROOMELCELECTRICALLAWLAWATORYROROUGH OPENINGELCELECTRICALLBPOUNDROROUGH OPENINGELCELECTRICALLBPOUNDROROUGH OPENINGELCELECTRICALLBPOUNDROROUGH OPENINGELECELECTRICALLBPOUNDROROUGH OPENINGELECELECTRICALLBPOUNDROROUGH OPENINGELECELECTRICALLBPOUNDROROUGH OPENINGELECELECTRICALLBPOUNDSASUPLYENCELECTRICAL OUTETLGLINEARSUSUTHENCENCINEERLINLINEARSASUPLY AIREOELECTRICAL OUTETLNLINEARSASUPLY AIREOELECTRICAL OUTETLGLIOKERSASUPLY AIREOELECTRICAL OUTETLGSCSOLD COREEQUIPEQUIPMENTLINLIOKERTSCSOLD COREEQUIPEQUIPMENTLGSCSOLD COREEQUIPEQUIPMENT </td <td>DWR</td> <td>DRAWER</td> <td>JT</td> <td>JOINT</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	DWR	DRAWER	JT	JOINT						
EASSTKPLKICR PLATERESILRESULENTEAEACHKSKICR PLATERETRETURNECABELECTRICAL CABINETREVREVREVSIONEGEDGE GUARDLABLABORATORYRHRIGHT HANDEIFSEXTENIOR INSULATION FINISH SYSTEMLAMLAMINATERMROOMELELEVATIONLAVLAVTORYROROUGH OPENINGELELEVATIONLAVLAVATORYROROUGH OPENINGELEVELEVATIONLFUINEAR FOOTTEMEREMERGENCYLGLENGTHSSUITHENCLENCLOSURELHLEFT HANDSASUPL' YAIRENGRENGINEERLINLINEARSASUSELF-ADHENING SHEET UNDERLAYMENTEOELECTRICAL OUTLETLKRLOCKERSBSPLASH BLOCKEOUIPEQUINUENTLTLIGHTSCSOLID COREEOUIPEQUINUENTLTGLIGHTNEGSCSOLID COREEOUIPEQUINALENTLTGLIGHTNEGSCSOLID COREEOUIPEQUINALENTLTGLIGHTNEGSCSOLID COREEOUIPEQUINALENTLTGLIGHTNEGSCSOLID COREEOUIPEQUINALENTLTGLIGHTNEGSCSOLID COREEXTEXTRINGSCSOLID CORESCREXTREXTRINGSCSOLID CORESCREXTEXTRINGSCSOLID COREEXTSC<	(=)	EXISTING	KIT	KITCHEN						
EAEACHKSKBCRETRET URNECABELOFICIAL CABUNETRETURNRETURNRETURNEGEDGE GUARDLABLAMOATORYRHRIGHT HANDEIFSEXTERIOR INSULATION FINISH SYSTEMLAMLAMINATERMROUGH OPENINGELELEVATIONLAVLAVATORYROROUGH OPENINGELECELECTRICALLBPOUNDROWROWRIGHT OF WAYELEVELEVATIONLFLINEAR FOOTROWROWROWENCREMERGENCYLGLOKOTHSSOUTHENCREMERGENCYLGLOKARSASUSELF-ADHERING SHEET UNDERLAYMENTENCRENGINEERLINLINEARSASUSELF-ADHERING SHEET UNDERLAYMENTEOELECTRICAL OUTLETLKRLOCKERSCSOLD COREEOUIPEQUIPMENTLGLIGHT WEIGHTSCSOLD COREEOUIPEQUIPMENTLT WTLIGHT WEIGHTSCSOLD COREEOUIPEXPANSIONLT WTSCSCHEDULEDEXPEXPANSIONSCSCHEDULEDSCEXPEXPANSIONSCSCHOWERC CURTAIN RODEXPEXISTINGSISTINGSCTSCTONEXTEXISTINGSCTONSECTIONEXTEXISTINGSCTONEXTEXISTINGSECTIONEXTEXISTINGSECTION	E									
EGEDGE GUARDLABLABORATORYRHRIGHT HANDEIFSEXTERIOR INSULATION FINISH SYSTEMLAMLAMRAMROOMELELEVATIONLAVLAVIORYROROUGH OPENINGELECELECTRICALLBPOUNDROWRIGHT OF WAYELECELEVATIONLFUNEAR FOOTImage: State Sta										
EVENCEEXTERIORLAMLAMINATERMROMELELEVATIONLAVLAVAVAORYROROUGH OPENINGELEELECTRICALLBPOUNDROWRUGHT OF WAYELEVELEVATIONLFLINEAR FOOTELEVELEVATIONLFLINEAR FOOTEMEREMERGENCYLGLBNOTHSAENCLSURELHLEFT HANDSAENGRENGINEERLINLINEARSASUEVGLELECTRICAL OUTLETLKRLOCKERSASUEQUIP VERDINENTLTLIGHTSCSOLID COREEQUIP VERDINENTLTLIGHT WEIGHTSCSOLID COREEXPEXPOSEDLTLIGHT WEIGHTSCRSCHEDULEDEXPEXPOSEDLTGLIGHTINGSCHEDULEDEXPEXPOSEDLTGLIGHTINGSCHEDULEDEXPEXPOSEDLTGLIGHTINGSCHEDULEDEXREXPOSEDSCRSCHEDULEDEXREXPOSEDSCRSCHEDULEDEXREXISTINGSCSOLP DISPENSEREXISTEXISTINGSCTSECTONEXISTEXISTINGSECTSECTONEXISTEXISTINGSEPARATION										
ELELEVATIONLAVLAVATORYROROUGH OPENINGELECELECTRICALLBPOUNDROWROWROWELECELECTRICALLBPOUNDROWROWELECELECTRICALLBLINEAR FOOTEMEREMERGENCYLGLENGTHSSUTHENCLENCLOSURELHLEFT HANDSASUPH Y AIRENGRENGINEERLINLINEARSASUSELF-ADHERING SHEET UNDERLAYMENTEOELECTRICAL OUTLETLKRLOCKERSBSPLASH BLOCKEQLSPEQUALLY SPACEDLTLIGHTSCDSEAT COVER DISPENSEREQUIPEQUIPMENTLTWLIGHT WEIGHTSCDSEAT COVER DISPENSEREXPOEXPOSEDLTLIGHTINGSCHEDSCHEDULEDEXPOEXPOSEDLTSCHSHOWER CURTAIN RODEXISTEXISTNGLTSEPSEP ARATIONEXISTEXTERIORSEPSEPARATION										
ELECELECTRICALLBPOUNDROWRIGHT OF WAYELEVELEVATIONLFLIPAR FOOTEMER EMERGENCYLGLENOTHSSOUTHENCLENCLOSURELHLEFT HANDSASUPPLY AIRENGRENGINEERLINLINEARSAUSELF-ADHERING SHEET UNDERLAYMENTEOELECTRICAL OUTLETLKRLOCKERSCSOLID COKEQUIPEQUIPMENTLTLIGHTSCSOLID COKEQUIPEQUIPMENTLTLIGHT WEIGHTSCDSEAT COVER DISPENSEREQUIVEQUIVALENTLTGLIGHTINGSCCHEDEXPOEXPOSEDSCSOLAP DISPENSEREXPOEXPOSEDSCSOLAP DISPENSEREXISTEXISTINGSCSOAP DISPENSEREXISTEXTERIORSCSOLAP DISPENSEREXTEXTERIORSCSOLAP DISPENSEREXTEXTERIORSCSCAP DISPENSEREXTEXTERIORSCSCAP DISPENSEREXTEXTERIORSCSCAP DISPENSEREXTEXTERIORSCSCAP DISPENSEREXTEXTERIORSCSCAP DISPENSEREXTEXTERIORSCSCAP DISPENSEREXTEXTERIORSEP ARATION										
ELEVELEVATIONLFLINEAR FOOTEMEREMERGENCYLGLENGTHSSOUTHENCL ENCLOSURELHLETT HANDSASUPPLY AIRENGRENGINEERLINLINEARSASUSELF-ADHERING SHEET UNDERLAYMENTEOELECTRICAL OUTLETLKRLOCKERSBSPLASH BLOCKEQUIPEQUIPMENTLTLIGHTSCSOLID COREEQUIPEQUIPMENTLT WTLIGHT WEIGHTSCSCHEDULEDEXPEXPANSIONSCRSHORE CURTAIN RODEXPOEXPOSEDLTSCSOLP SOLPONEREXISTEXISTINGSECTSECTSCHEXTEXTERIORSEPSEPSEPARATION			LB	POUND						
ENCLENCLOSURELHLEFT HANDSASUPPLY AIRENGRENGINEERLINLINEARSASUSELF-ADHERING SHEET UNDERLAYMENTENGRELECTRICAL OUTLETLKRLOCKESBSPLASH BLOCKEQUSPEQUALLY SPACEDLTLIGHTSCSOLID COREEQUIPEQUIPMENTLTWTLIGHT WEIGHTSCDSEAT COVER DISPENSEREQUIVEQUIPMENTLTGLIGHTINGSCHEDSCHEDEXPEXPANSIONSCRSOAP DISPENSEREXISTEXISTINGSETSETSCTEXTEXTERIORSETSETSET						2011711				
ENGRENGINEERLINLINEARSASUSELF-ADHERING SHEET UNDERLAYMENTEOELECTRICAL OUTLETLKRLOCKERSBSPLASH BLOCKEQL SPEQUALLY SPACEDLTLIGHTSCSOLD COREEQUPEQUIPMENTLT WTLIGHT WEIGHTSCDSEAT COVER DISPENSEREQUIVEQUIVALENTLTGLIGHTINGSCHEDSCHEDULEDEXPEXPANSIONSCRSHOWER CURTAIN RODEXPOEXPOSEDSCTSECTSECTEXISTEXISTINGSECTSECTSECTEXTEXTERIORSEPSEP										
EOELECTRICAL OUTLETLKRLOCKERSBSPLASH BLOCKEQL SPEQUALLY SPACEDLTLIGHTSCSOLID COREEQUIPEQUIPMENTLT WTLIGHT WEIGHTSCDSEAT COVER DISPENSEREQUIVEQUIVALENTLTGLIGHTINGSCHEDEXPEXPANSIONSCRSHOWER CURTAIN RODEXP0EXPOSEDSDSOAP DISPENSEREXISTEXISTINGSECTSECTEXTEXTERIORSEPSEP										
EQL SPEQUIALLY SPACEDLTLIGHTSCSOLID COREEQUIPEQUIPMENTLT WTLIGHT WEIGHTSCDSEAT COVER DISPENSEREQUIVEQUIVALENTLTGLIGHTINGSCHEDSCHEDEXPEXPANSIONSCRSHOWER CURTAIN RODEXPOEXPOSEDSECTSECTSECTEXISTEXISTINGSEPSEPSEPEXTEXTERIORSEPSEPSEP										
EQUIV EQUIVALENT LTG LIGHTING SCHED SCHEDULED EXP EXPANSION SCR SHOWER CURTAIN ROD EXPO EXPOSED SD SOAP DISPENSER EXIST EXISTING SECT SECT EXT EXTERIOR SEP SEPARATION	EQL SP	EQUALLY SPACED		LIGHT	SC	SOLID CORE				
EXP EXPANSION SCR SHOWER CURTAIN ROD EXPO EXPOSED SD SOAP DISPENSER EXIST EXISTING SECT SECTION EXT EXTERIOR SEP SEPARATION										
EXPOEXPOSEDSDSOAP DISPENSEREXISTEXISTINGSECTSECTIONEXTEXTERIORSEPSEPARATION			LIG							
EXIST EXISTING SECT SECTION EXT EXTERIOR SEP SEPARATION										
	EXIST	EXISTING			SECT	SECTION				
SF SQUAKE FUUT	EXT	EXTERIOR								
					55	JUUARE FUUI				

INES	REVISIONS:
. BUBBLE NG SECTION	THRHA Petersburg Duplex
OR ELEVATION SYMBOL W TYPE	HA Petersb
TYPE	THR
IENT SYMBOL	
NUMBER	status: Permit Documents
POINT, ELEVATION	DRAWN BY: NMG CHECKED BY: NMG DATE: <u>1.31.23</u> PROJECT #:222321.04
DN CLOUD	ÿ
RLINE, FOR DIMENSIONING RTY LINE IALL CONSTRUCTION IG WALL CONSTRUCTION ITION	R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, ALASKA 99901 PH: 907.225.7917 www.ketchikanengineer.com
	A THE CF. AL AS
	SHEET DESCRIPTION: Abbreviations & Symbols G101 SHEET: 02 of xx

GENERAL NOTES

HORIZONTAL DATA: THE HORIZONTAL CONTROL IN THIS DRAWING ARE LOCAL GRID COORDINATES AT GROUND.

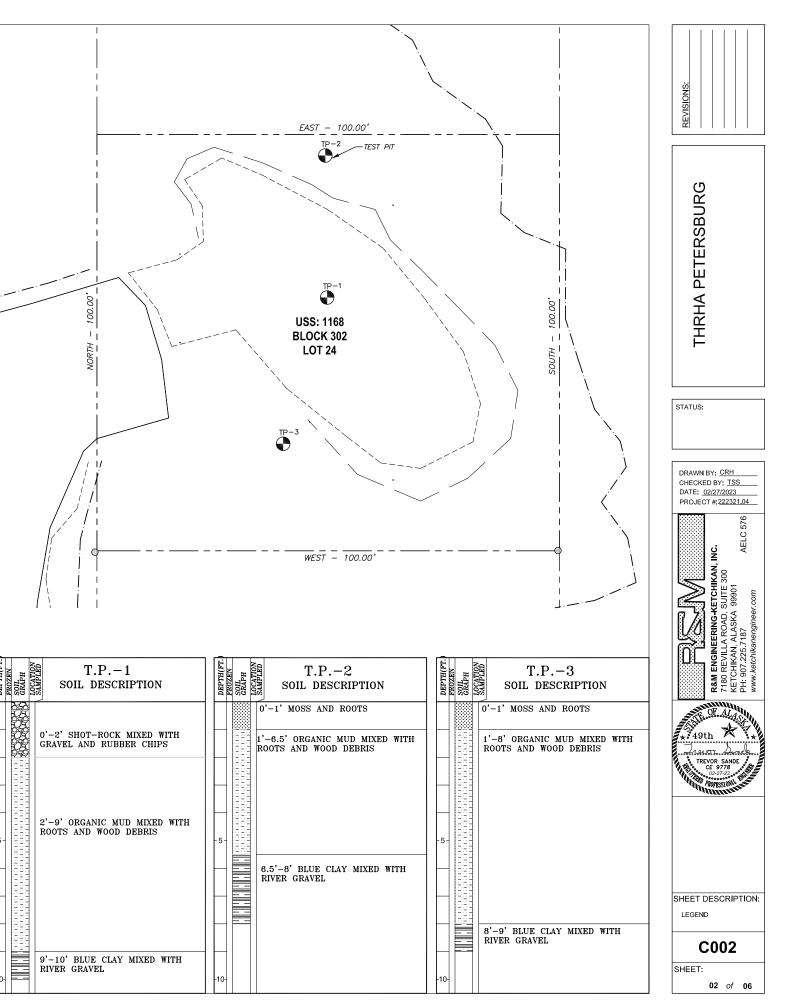
VERTICAL DATA: ELEVATIONS DETERMINED ON THIS PROJECT ARE ASSUMED.

GENERAL NOTES:

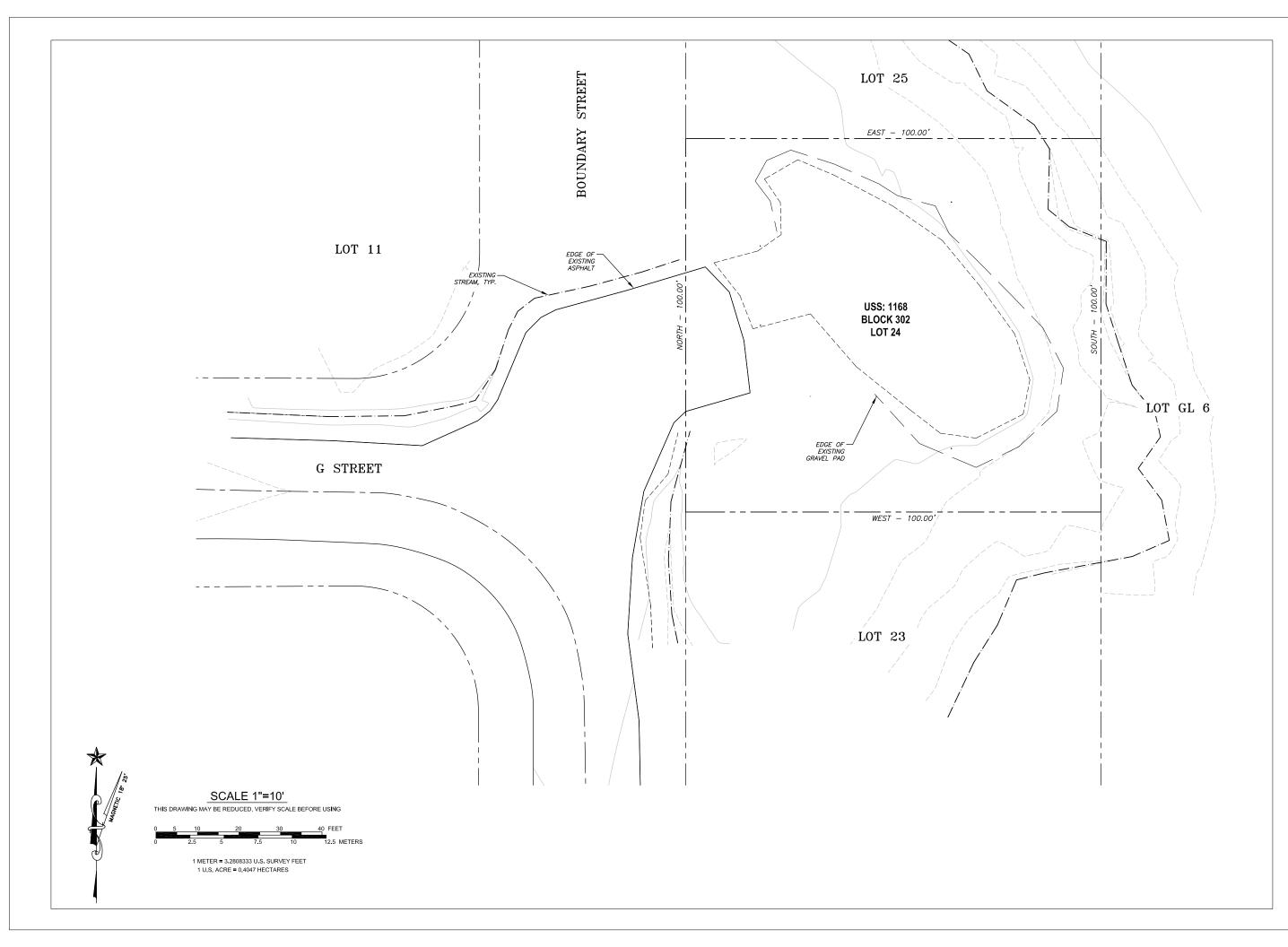
- 1) ALL UTILITIES SHOWN WERE LOCATED FROM SURFACE EVIDENCE AND UTILITY LOCATES PERFORMED BY PETERSBURG PUBLIC WORKS.
- 2) THE PROPERTY LINES SHOWN ON THIS SURVEY DO NOT CONSTITUTE A COMPLETE BOUNDARY RESOLUTION AND SHOULD ONLY BE USED AS APPROXIMATE WHEN PLACING NEW PERMANENT STRUCTURES. FURTHERMORE, THIS COMPANY WAS NOT PROVIDED A TITLE REPORT TO AID IN DEPICTING ALL EXISTING EASEMENTS THAT MAY EXIST.
- 3) THESE PLANS RELIED UPON DRAWINGS SUPPLIED TO THIS COMPANY BY PETERSBURG PUBLIC WORKS. THESE DRAWING CONTAINED PROPERTY LINE INFORMATION, EXISTING GRADE CONTOURS, UTILITIES, AND LOCATIONS OF OTHER FEATURES.
- 4) THE PROFILES SHOWN IN THESE PLANS HAVE A VERTICAL EXAGGERATION OF 2.0.
- 5) WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL BE ACCORDANCE WITH THESE PLANS, THE CITY OF PETERSBURG STANDARD SPECIFICATIONS (DIVISION 60), AND ADEC REGULATIONS AS CONTAINED IN 18-AAC-80, DRINKING WATER.
- 6) ALL TRENCHING, COMPACTION, AND AGGREGATES SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF PETERSBURG STANDARD SPECIFICATIONS (DIVISION 20) UNLESS OTHERWISE NOTED.
- 7) WASTEWATER SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY OF PETERSBURG STANDARD SPECIFICATIONS (DIVISION 50), AND ADEC REGULATIONS AS CONTAINED IN 18-AAC-72, WASTEWATER DISPOSAL.
- 8) MAINTAIN MINIMUM 10 FOOT HORIZONTAL, AND 18 INCH VERTICAL SEPARATION BETWEEN SEWER AND WATER MAIN LINES AT ANY POINT UNLESS OTHERWISE NOTED IN PLANS.
- 9) WATER MAINS SHALL CROSS OVER THE TOP OF SEWER MAINS WITH 18 INCHES OF SEPARATION BETWEEN OUTSIDE EDGES OF THE PIPES. THE WATER LINE JOINTS SHALL BE AT LEAST 9 FEET FROM THE SEWER JOINTS. SEE DETAILS.
- 10) WATER PIPE SHALL BE 4710 RESIN SDR11 HDPE PIPE.
- 11) GRAVITY SEWER MAINS AND SERVICES SHALL BE C900 PVC PIPE.
- 12) ALL PRESSURE SEWER MAINS AND LATERALS SHALL BE 4710 RESIN SDR11 HDPE PIPE.
- 13) DO NOT CHANGE UTILITY DESIGN, LINE, GRADE, SIZE, MATERIALS, ETC. WITHOUT APPROVAL FROM THE DESIGN ENGINEER OR THE CITY OF PETERSBURG.
- 14) THE WATER LINE DESIGN IS BASED ON HDPE PIPE WITH AN ALLOWABLE BENDING RADIUS = 10-D. THE CONTRACTOR SHALL SUBMIT ALIGNMENT SHOP DRAWINGS IF SELECTED HDPE PIPE MANUFACTURER'S ALLOWABLE BENDING RADIUS IS GREATER.
- 15) MAINTAIN 5' MINIMUM COVER ON WATER MAINS AND 5' MINIMUM COVER OVER SANITARY SEWER FORCE MAINS AND PRESSURE LATERALS.
- 16) SEWER PIPE ELEVATIONS ARE TO BOTTOM OF PIPE
- 17) SEWER PIPE SLOPES ARE CALCULATED FROM FACE OF MANHOLE
- 18) SUBMITTALS THE CONTRACTOR SHALL SUBMIT DATA SHEETS FOR ALL CONSTRUCTION MATERIALS TO THE CITY AND BOROUGH OF PETERSBURG PUBLIC WORKS DEPARTMENT AND OBTAIN WRITTEN APPROVAL FOR THE CONSTRUCTION MATERIALS PRIOR TO PURCHASING AND INSTALLING THEM. THE CONSTRUCTION MATERIALS INCLUDE BUT ARE NOT LIMITED TO ALL PIPE, FITTINGS, VALVES, CURB STOPS, CORPORATION STOPS, TAPPING SADDLES, MANHOLES, FRAMES & LIDS, CLEANOUTS, AND HYDRANTS.

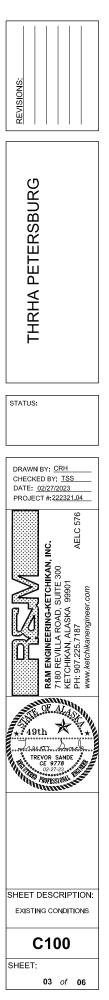
LEGEND

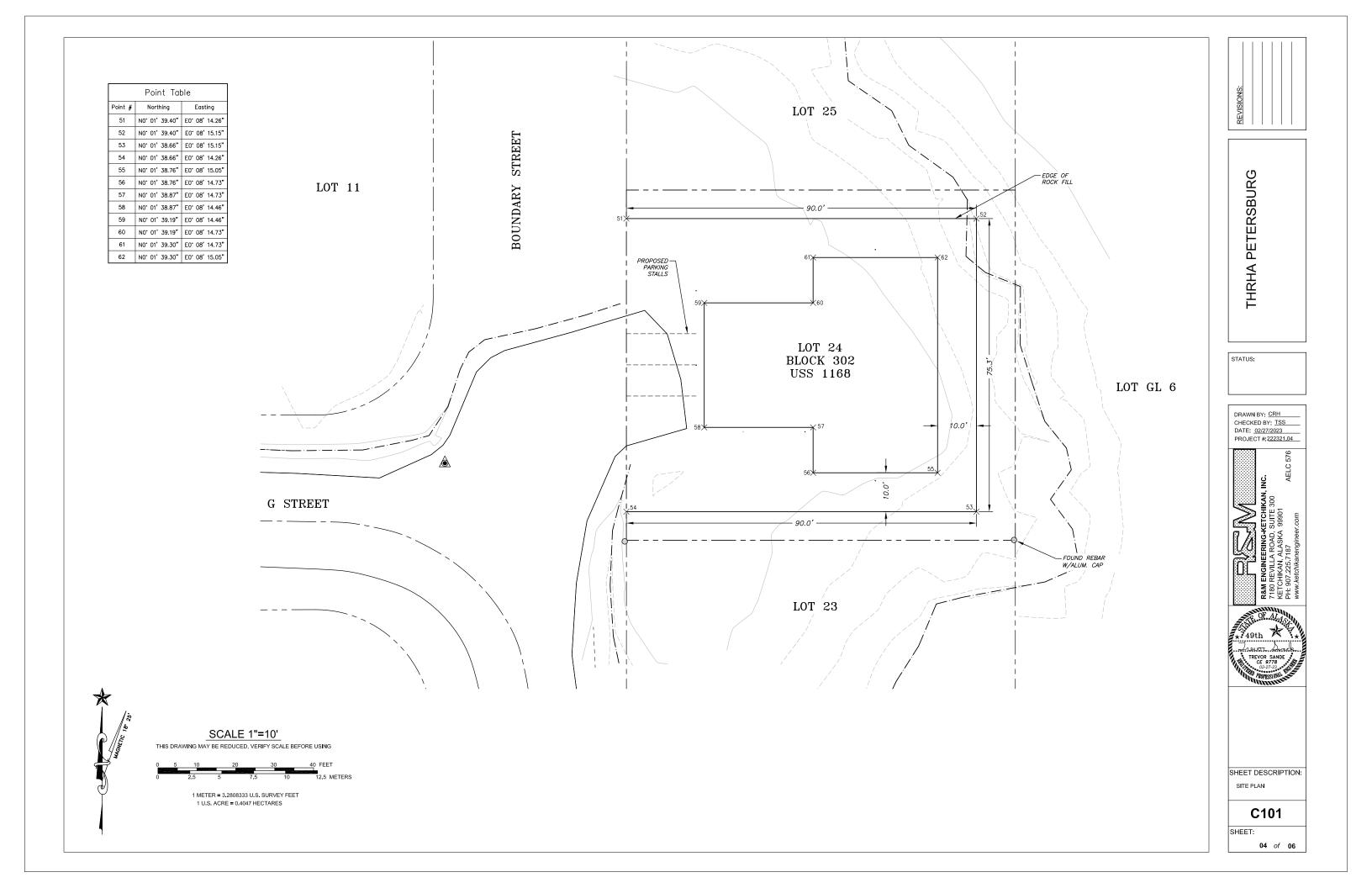
FEATURE DESCRIPTION	EXISTING	PROPOSED	FEATURE DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		N/A	UTILITY POLE	J J	ပ
PROPERTY LINE (INFORMATIONAL)		N/A	GUY ANCHOR	\leftarrow	N/A
CENTERLINE			CONTROL POINT (AS NOTED)	٨	N/A
CONCRETE		AS NOTED	FOUND MONUMENT (AS NOTED)	0	N/A
ASPHALT		AS NOTED	STORM DRAIN MANHOLE	eDe	Ð,
			STORM CATCH BASIN		
BUILDING LINE			STORM CLEANOUT	Ø	Ø
BUILDING OVERHANG		AS NOTED	SANITARY SEWER MANHOLE	S	÷S.
EDGE OF ASPHALT/CONCRETE		<u>(PATCH)</u>	SANITARY SEWER CLEANOUT	\odot	Ø
EDGE OF GRAVEL		N/A	BOLLARD/POST (TYPE AS NOTED)	e	0
TOP/TOE/DITCH (GENERAL)		N/A	WATER VALVE	\bowtie	\otimes
OVERHEAD UTILITY LINE	ХОН ХОН ХОН	N/A	FIRE HYDRANT	Å.	A
UNDERGROUDN UTILITY LINE		N/A	LIGHT POLE	φÔ	N/A
STORM DRAIN	XSDXSDXSD	SD SD SD	ELECTRICAL METER	⊠ ^{EM}	N/A
SEWER LINE	<u> </u>	22 22 22	SIGN	⊠ ∢	N/A
SEWER LINE (RECORD)	SS(R) SS(R)	N/A	TEST PIT		N/A
SANITARY SEWER PRESSURE LINE	XFM XFM	FM FM	ROCK WALL		$\neg \neg$
SEWER SERVICE	N/A				
WATER LINE	xwxwxw	vv			
WATER SERVICE	N/A				
WATER LINE (RECORD)	W(R)	N/A			
RAW SALTWATER LINE	SRAW SRAW	N/A			
FUEL/GAS LINE	G G G G	N/A			
FENCE	xx				
GUARD RAIL		N/A			
MAJOR CONTOUR		N/A			
MINOR CONTOUR		N/A			

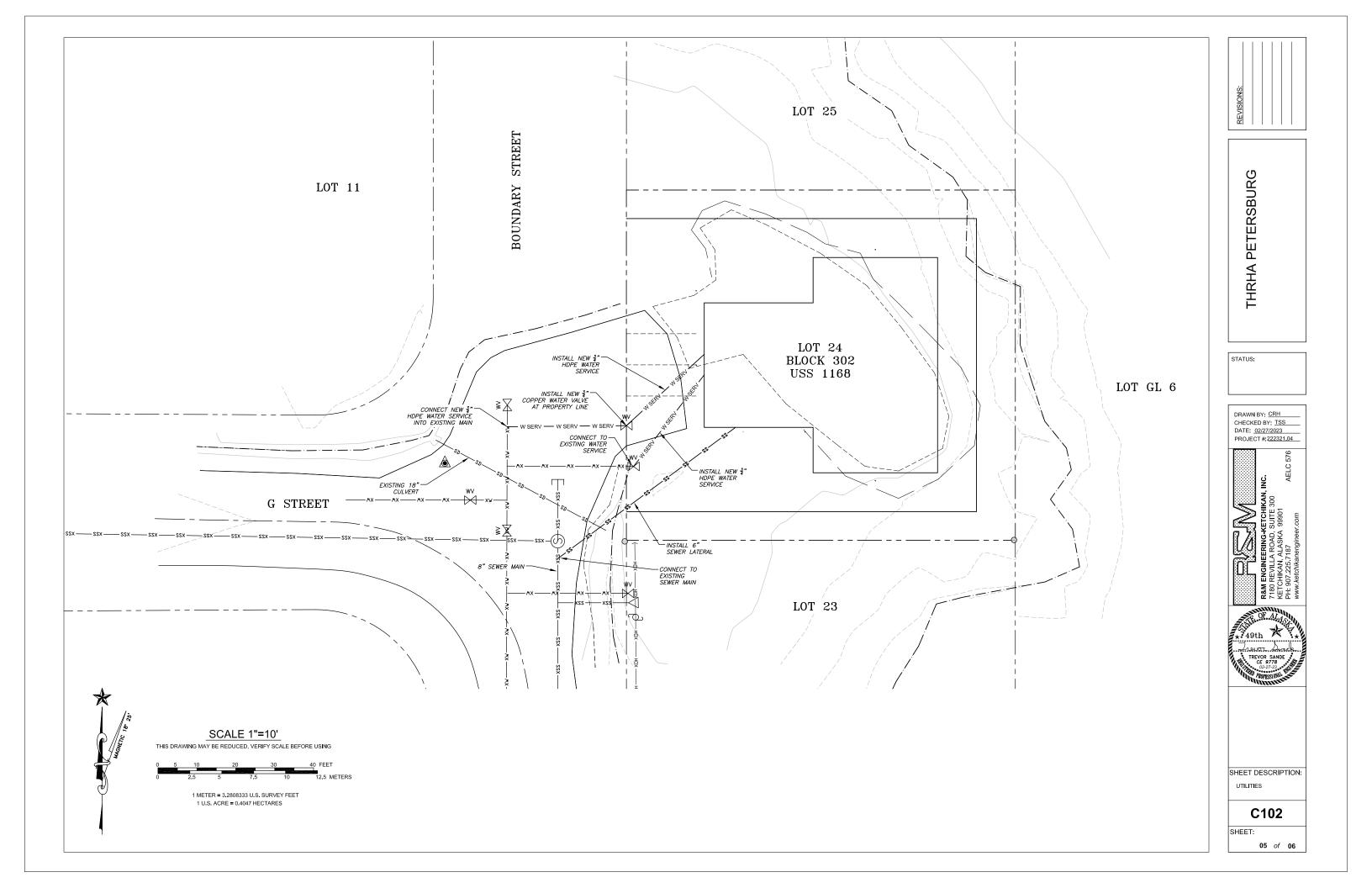


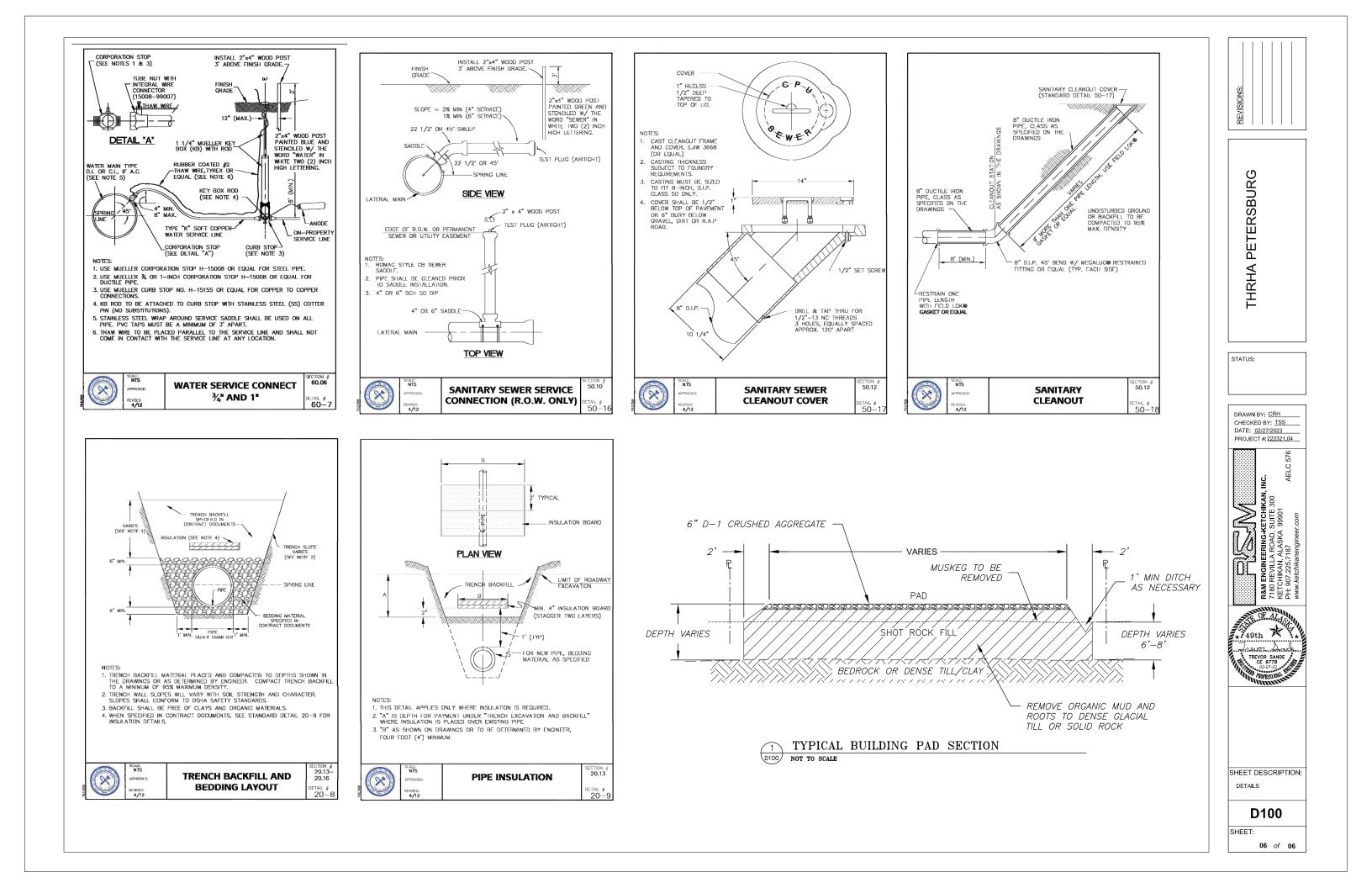
DEPTH(FT.) FROZEN SOIL	T.P1 SOIL DESCRIPTION	LANDER SOIL DESCRIPTION
-5-	0'-2' SHOT-ROCK MIXED WITH GRAVEL AND RUBBER CHIPS 2'-9' ORGANIC MUD MIXED WITH ROOTS AND WOOD DEBRIS	0'-1' MOSS AND ROOTS 0'-1' MOSS AND ROOTS 1'-6.5' ORGANIC MUD MIXED WITH ROOTS AND WOOD DEBRIS 6.5'-8' BLUE CLAY MIXED WITH RIVER GRAVEL
-10-	9'-10' BLUE CLAY MIXED WITH RIVER GRAVEL	-10-











GENERAL NOTES

COMPLY WITH ALL PROVISIONS OF THE INTERNATIONAL CODES AS ADOPTED BY THE CITY OF PETERSBURG AND THE STATE OF ALASKA.

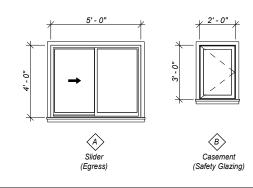
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, INCLUDING THE LATEST ADOPTED EDITIONS OF THE IBC, IFC, IMC, IPC, IRC, UFC, UMC, UPC, NEC, AND ADA ACCESSIBILITY GUIDELINES.
- THE ARCHITECTURAL DRAWINGS ARE A PART OF LARGER SET OF DRAWINGS WHICH, WHEN 2. COMPLETE, CONSISTS OF ALL DRAWINGS LISTED BY THE INDEX OF DRAWINGS. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO THE DRAWINGS OF ANOTHER DISCIPLINE. PARTIAL SETS OF DRAWINGS ARE INCOMPLETE AND SHOULD NOT BE DISTRIBUTED OR UTILIZED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUBCONTRACTORS, TRADES, AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS., WHICH MIGHT AFFECT THE WORK OF THAT PARTY
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BUILDING DIMENSIONS PRIOR TO PROCEEDING З. WITH THE WORK. ANY VARIATION FROM THE CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE OWNER OR ARCHITECT FOR RESOLUTION PRIOR TO CONSTRUCTION.
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER'S 4. REPRESENTATIVE FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS DIMENSIONS ARE TO 5. CENTERLINE OF COLUMNS OR TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF FINISH MATERIALS.
- REFER TO THE STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AD PLUMBING 6. DRAWINGS FOR THE DETAILED DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AND PLUMBING SYSTEMS. OF WHICH PORTIONS MAY BE SHOWN ON THE ARCHITECTURAL DRAWINGS.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE FLOOR SLAB OR WOOD SUB-FLOOR. 7. UNLESS OTHERWISE NOTED.
- CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS OTHERWISE NOTED. 8.
- PROVIDE FIRE BLOCKING, DRAFT STOPS, AND FIRE STOPS PER IBC SECTION 717. ٥
- 10. PROVIDE AN 2A 10BC FIRE EXTINGUISHER PER PLANS.
- WINDOWS IN OCCUPIED, HEATED AREAS OF BUILDING TO BE DOUBLE PANE, INSULATED 11. GLAZING.
- SAFETY GLAZING: WIRED, TEMPERED, AND LAMINATED SAFETY GLASS MUST MEET IBC STANDARDS. 12. GLAZING IN OR ADJACENT TO DOORS (12") AND GLAZING LESS THAN 18" ABOVE FLOOR, AND OTHER HAZARDOUS LOCATIONS PER UBC SEC. 2406.
- MINIMUM INSULATION REQUIREMENTS IN OCCUPIED, HEATED AREAS OF BUILDING, UON: 13
 - ROOF/CEILING R49 EXT. WALLS R21 FLOORS & SOFFITS R30 HOT WATER PIPES 1/2"

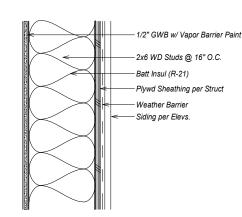
ALLOW 2' MIN. AIR SPACE OVER INSULATION WHEN BATTS ARE USED BETWEEN RAFTERS & TRUSSES, SEAL ALL TEARS AND JOINTS WITH TAPE, ALL ROOF INSULATION APPLIED DIRECTLY TO EXTERIOR FRAMING MEMBERS SHALL BE PROVIDED WITH VAPOR BARRIER ON HEATED SIDE. ALL OPENINGS (DOORS, WINDOWS, ETC.) SHALL BE CAULKED, SEALED, OR WEATHERSTRIPPED.

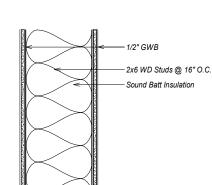
SCOPE OF WORK

Construction of a single story duplex with attached garages.

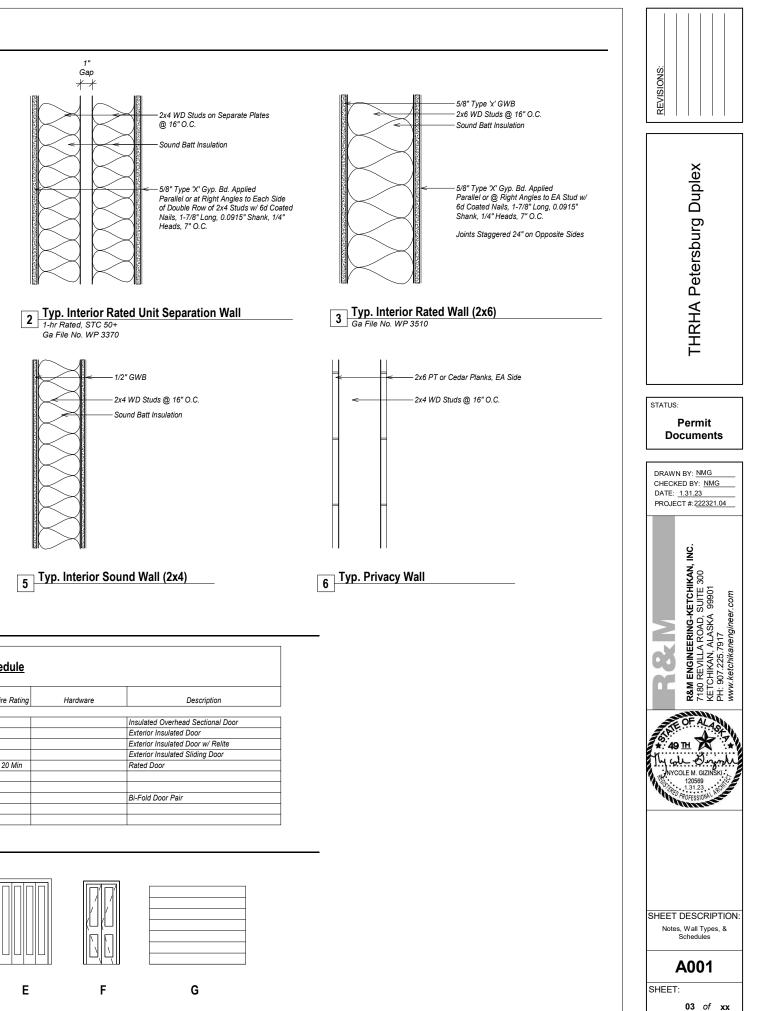
WINDOW TYPES







1 Typ. Exterior Wall



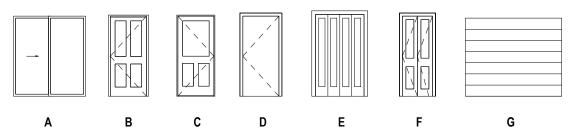
4 Typ. Interior Sound Wall (2x6)

DOOR SCHEUDLE

						<u>[</u>	Door Sc	hedule		
Type Mark	Width	Height	Door Type	Operation	Thickness	Door Material	Frame Material	Fire Rating	Hardware	Description
1	10' - 0"	8' - 0"	G	Overhead	2"					Insulated Overhead Sectional Door
2	3' - 0"	6' - 8"	В	Swing	1 3/4"	Vinyl	Vinyl			Exterior Insulated Door
3	3' - 0"	6' - 8"	С	Swing	1 3/4"	Vinyl	Vinyl			Exterior Insulated Door w/ Relite
4	6' - 0"	6' - 8"	Α	Slider	1 3/4"	Vinyl	Vinyl			Exterior Insulated Sliding Door
5	3' - 0"	6' - 8"	D	Swing	1 3/8"	WD/SC	Wood	20 Min		Rated Door
6	2' - 6"	6' - 8"	D	Swing	1 3/8"	WD/SC	Wood			
7	2' - 10"	6' - 8"	D	Bi-Fold	1 3/8"	WD/SC	Wood			
9	4' - 0"	6' - 8"	E	Swing	1 1/2"	Wood	Wood			Bi-Fold Door Pair
10	1' - 6"	6' - 8"	D	Swing	1 3/8"	WD/SC	Wood			

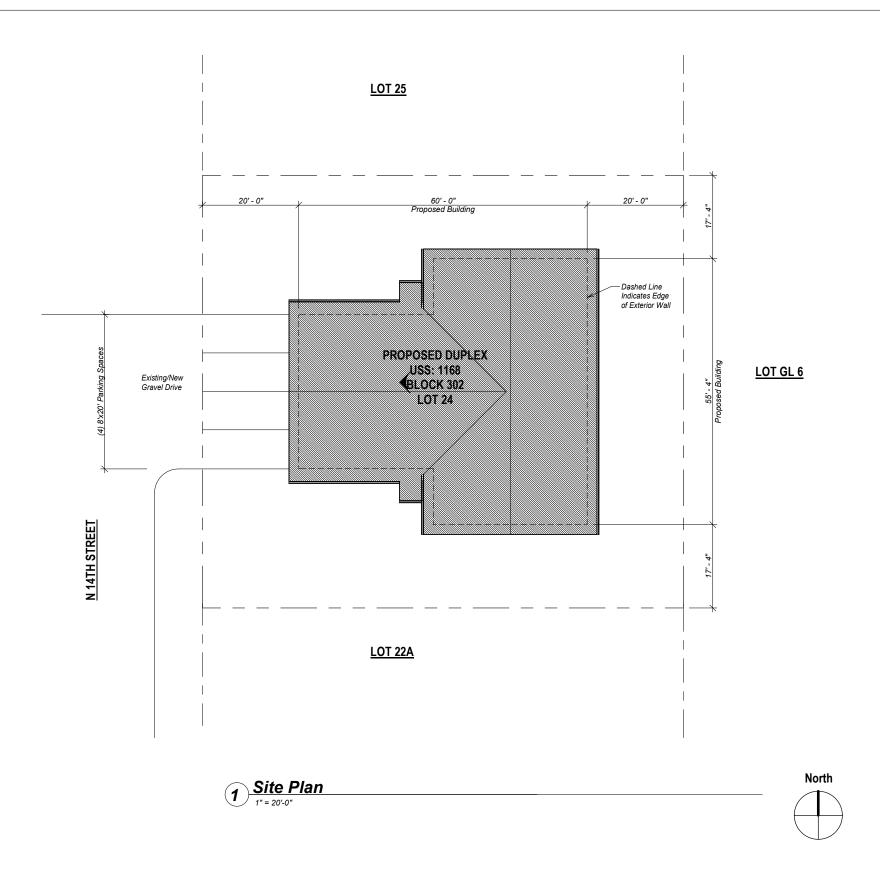
DOOR TYPES

11 2'-4" 6'-8" D Swing

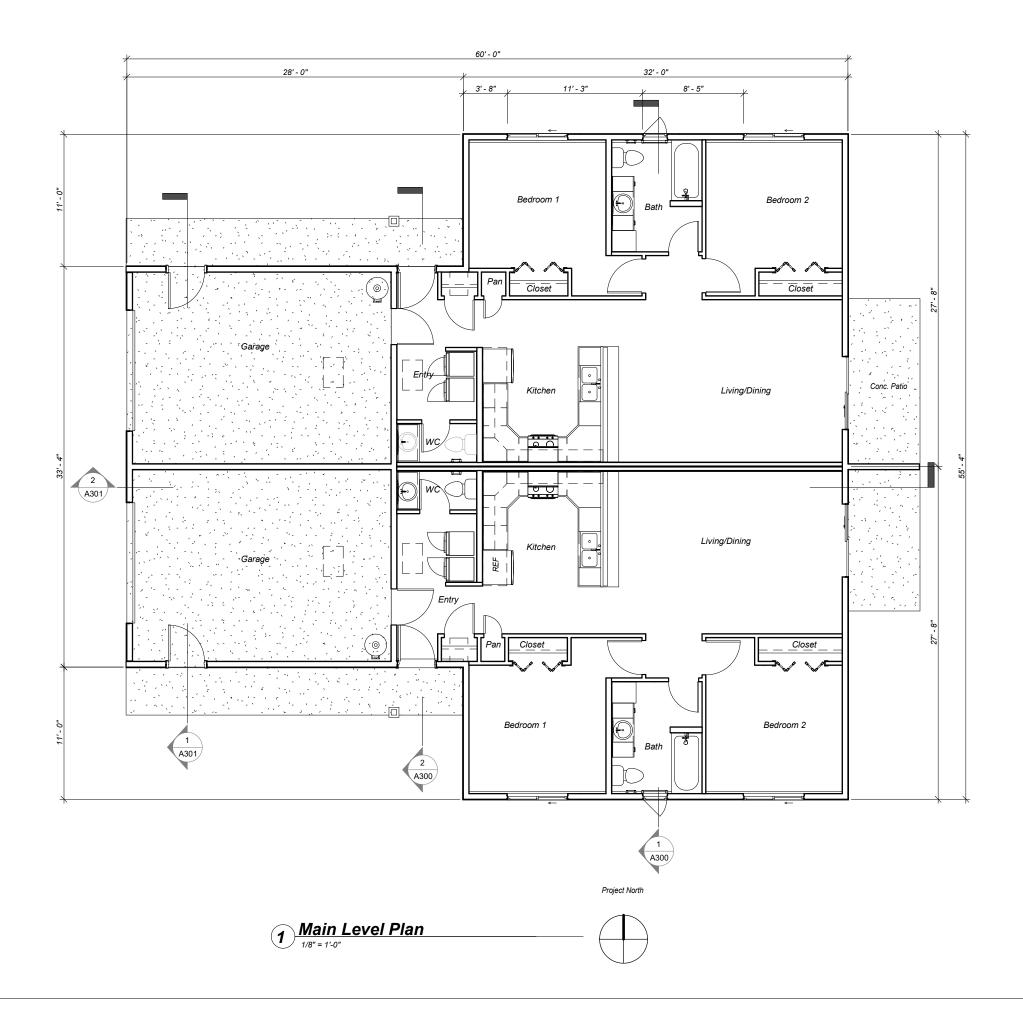


1 3/8" WD/SC Wood

WALL TYPES



REVISIONS:	
THRHA Petersburg Duplex	
STATUS: Permit Documents	
DRAWN BY: <u>NMG</u> CHECKED BY: <u>NMG</u> DATE: <u>1.31.23</u> PROJECT #:222321.04	-
R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, ALASKA 99901 PH: 907.255.7917	www.verchingherighteer.com
49 TH A	Approx 1
SHEET DESCRIPTIC	N:
Site Plan	
SHEET: 04 of xx	



REVISIONS:
THRHA Petersburg Duplex
STATUS: Permit Documents
DRAWN BY: <u>MMG</u> CHECKED BY: <u>MMG</u> DATE: <u>1.31.23</u> PROJECT #:222321.04
R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, ALASKA 99901 PH: 907.225.7917 www.ketchikanengineer.com
A9 TH A9 TH A10COLE M. GIZINSKI 13122 MICCOLE M. GIZINSKI
SHEET DESCRIPTION:
Main Floor Plan A200 SHEET: