

THRHA - Petersburg Duplex

Petersburg, AK

PARTICIPANTS

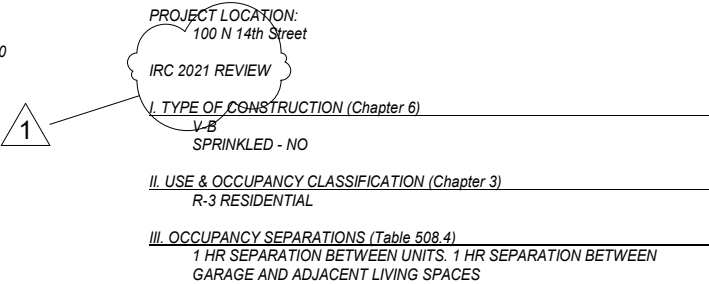
CLIENT:
TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY
5446 JENKINS DRIVE
JUNEAU, AK 99801
907.780.6868

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

CODE REVIEW



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

LOCATION MAP



ZONING REVIEW

PETERSBURG BOROUGH TITLE 19 REVIEW

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:
FRONT: 20' BACK: 20' SIDEYARD: 10'
PROPOSED:
See Architectural Site Plan A100

PARKING:
MINIMUM: 2 spaces per unit
PROPOSED: 4

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REVISIONS:
REV #1: Code 2.23.23

THRHA Petersburg Duplex

STATUS:
Permit Documents

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DATE: 1.31.23
PROJECT #: 222321.04

R&M

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STATE OF ALASKA
49 TH
NYCOLE M. GIZINSKI
120569
1.31.23
REGISTERED PROFESSIONAL PROJECT

SHEET DESCRIPTION:
Cover Sheet

G100

SHEET:
01 of xx

ARCHITECTURAL ABBREVIATIONS

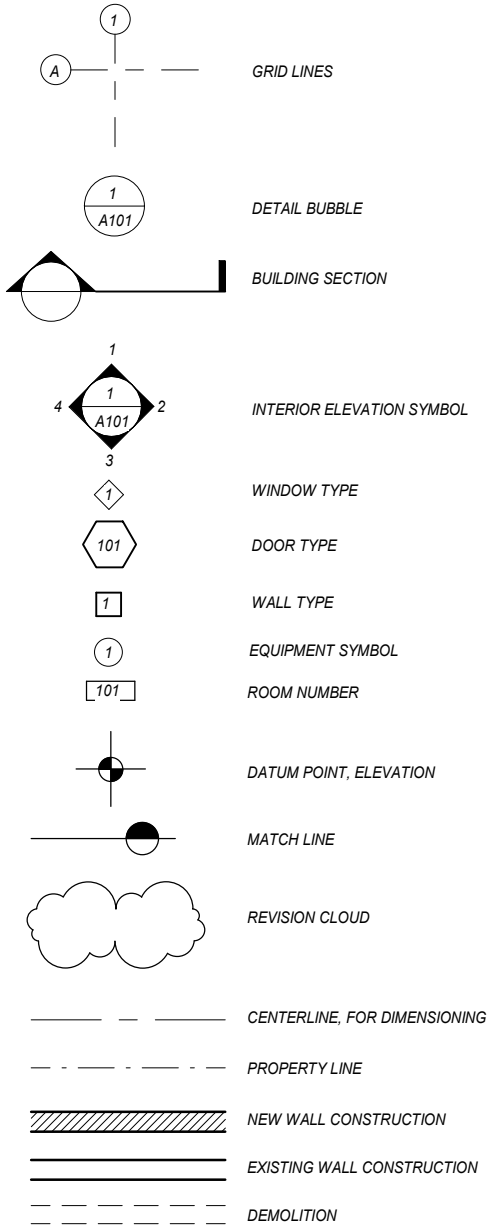
AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
AUTO	AUTOMATIC
BD	BOARD
BKG	BACKING
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTW	BETWEEN
BURS	BUILT UP ROOFING SYSTEM
CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CG	CORNER GUARD
CEM	CEMENT
CER	CERAMIC
CER TILE	CERAMIC TILE
CL	CENTERLINE
CLG	CEILING
CLJ	CONTROL JOINT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CRPT	CARPET
CSWK	CASEWORK
CT	CARPET TILE
CUST	CUSTOM
CW	COLD WATER
DBL	DOUBLE
DEMO	DEMOLISH
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIM PT	DIMENSION POINT
DISP	DISPENSER
DIST	DISTANCE
DLV	DOOR LOUVER
DMPF	DAMP PROOFING
DN	DOWN
DR	DRAIN
DS	DOWNSPOUT
DT	DRAIN TILE
DWG	DRAWING
DWGS	DRAWINGS
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
ECAB	ELECTRICAL CABINET
EG	EDGE GUARD
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EO	ELECTRICAL OUTLET
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EXP	EXPANSION
EXPO	EXPOSED
EXIST	EXISTING
EXT	EXTERIOR

F/F	FACE TO FACE
F.F	FINISH FLOOR
FA	FIRE ALARM
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FND	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FHY	FIRE HYDRANT
FIN	FINISH
FIN GR	FINISH GRADE
FL	FLOOR(ING)
FLASH	FLASHING
FLEX	FLEXIBLE
FLR SK	FLOOR SINK
FLUOR	FLUORESCENT
FNR	FEMININE NAPKIN RECEPTACLE
FNTD	FEMININE NAPKIN-TAMPON DISPENSER
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONARY
FOS	FACE OF STUD
FRPF	FIREPROOFING
FRZ	FREEZER
FSB	FOLDING SHOWER BENCH
FSTNR	FASTENER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FUS	FOLDING UTILITY SEAT
FUT	FUTURE
FXTR	FIXTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GL BLK	GLASS BLOCK
GLULAM	GLUE LAMINATED
GLZ	GLAZING
GND	GROUND
GR	GRADE, GRADING
GRV	GRAVEL
GYP BD	GYPSUM BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAPPED
HD	HEAD
HDBD	HARDBOARD
HDWE	HARDWARE
HM	HOLLOW METAL
HNDRL	HANDRAIL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING, & COOLING
HW	HOT WATER
ID	INSIDE DIAMETER
INCAND	INCANDESCENT
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JB	JUNCTION BOX
JT	JOINT
KIT	KITCHEN
KPL	KICK PLATE
KS	KNEE SPACE
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LG	LENGTH
LH	LEFT HAND
LIN	LINEAR
LKR	LOCKER
LT	LIGHT
LT WT	LIGHT WEIGHT
LTG	LIGHTING

MACH	MACHINE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MOD	MODULAR
MTD	MOUNTED
MTG	MOUNTING
MULL	MULLION
(N)	NEW
N	NORTH
NA	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED-OWNER INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OVHD	OVERHEAD
PBD	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PH	PANIC HARDWARE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAT	PLATFORM
PLBG	PLUMBING
PLF	POUNDS PER LINEAL FOOT
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER W/ RECEPTACLE
PTR	PAPER TOWEL RECEPTACLE
PVMT	PAVEMENT
PWR	POWER
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SA	SUPPLY AIR
SASU	SELF-ADHERING SHEET UNDERLAYMENT
SB	SPLASH BLOCK
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULED
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER
SECT	SECTION
SEP	SEPARATION
SF	SQUARE FOOT

SHR	SHOWER
SHT	SHEET(ING)
SHV	SHELVES, SHELVING
SIM	SIMILAR
SK	SINK
SP	SPACE, SPACING
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SQ IN	SQUARE INCH
SST	STAINLESS STEEL
ST	STREET
STAG	STAGGERED
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP CLG	SUSPENDED CEILING
SERV	SERVICE
SYM	SYMBOL
T	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TB	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPORARY
THERM	THERMAL
THK	THICK, THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TOL	TOLERANCE
TYP	TYPICAL
UC	UNDER COUNTER
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY
VAC	VACUUM
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
W/W	WALL TO WALL
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WHCH	WHEEL CHAIR
WO	WHERE OCCURS
WR	WATER RESISTANT
WSCT	WAINSCOTING
WT	WEIGHT
WTRPRF	WATERPROOFING
WWF	WELDED WIRE FABRIC
XFMR	TRANSFORMER

DRAWING SYMBOLS



REVISIONS:

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Permit Documents

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PROJECT #: 222321.04

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PH: 907.225.7917
www.ketchikanengineer.com



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.

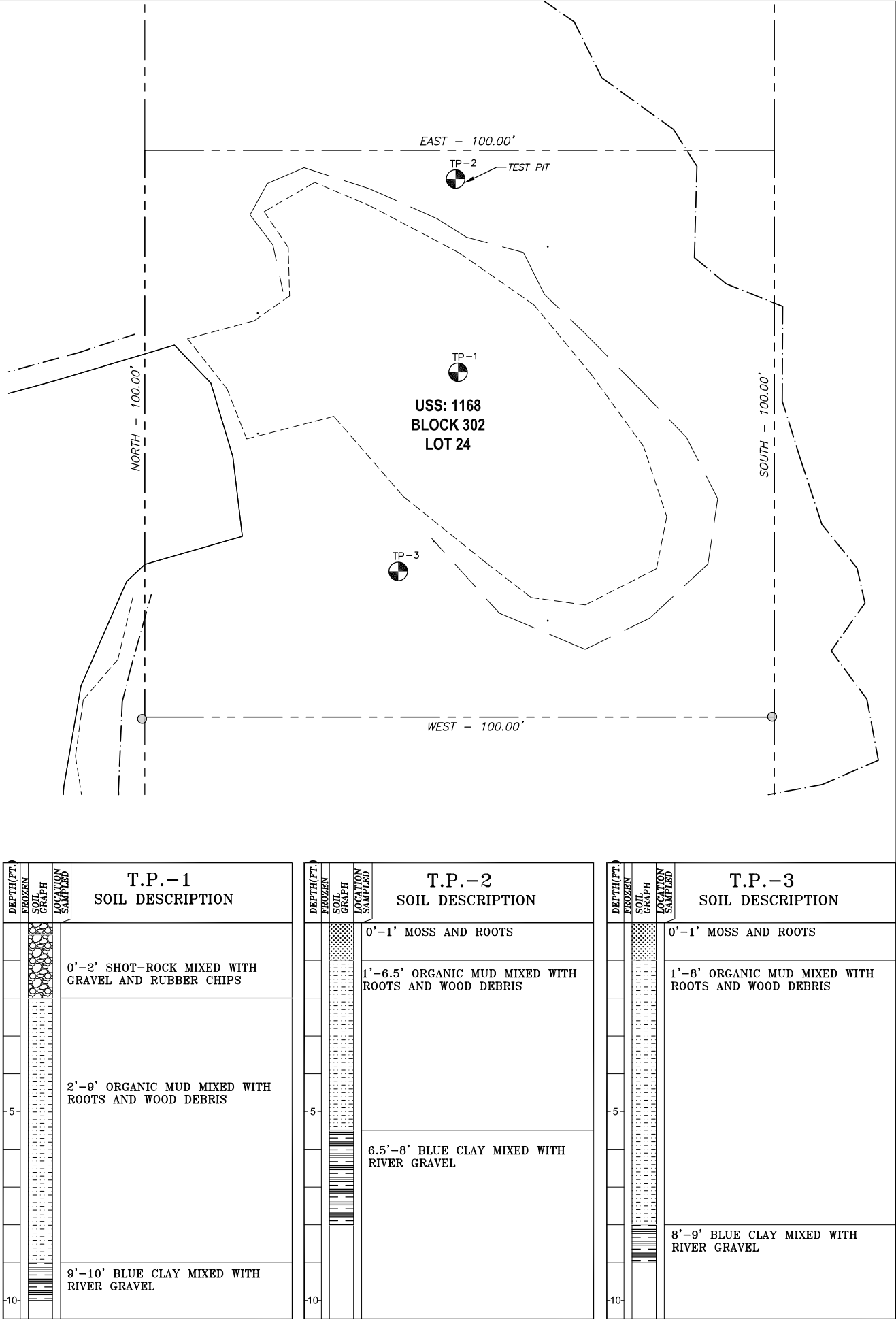
VERTICAL DATA: ELEVATIONS DETERMINED ON THIS PROJECT ARE ASSUMED.

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		
PROPERTY LINE (INFORMATIONAL) CENTERLINE		N/A	GUY ANCHOR		N/A
CONCRETE		AS NOTED	CONTROL POINT (AS NOTED)		N/A
ASPHALT		AS NOTED	FOUND MONUMENT (AS NOTED)		N/A
BUILDING LINE			STORM DRAIN MANHOLE		
BUILDING OVERHANG		AS NOTED	STORM CATCH BASIN		
EDGE OF ASPHALT/CONCRETE		(PATCH)	STORM CLEANOUT		
EDGE OF GRAVEL		N/A	SANITARY SEWER MANHOLE		
TOP/TOE/DITCH (GENERAL)		N/A	SANITARY SEWER CLEANOUT		
OVERHEAD UTILITY LINE		N/A	BOLLARD/POST (TYPE AS NOTED)		
UNDERGROUDIN UTILITY LINE		N/A	WATER VALVE		
STORM DRAIN			FIRE HYDRANT		
SEWER LINE			LIGHT POLE		N/A
SEWER LINE (RECORD)		N/A	ELECTRICAL METER		N/A
SANITARY SEWER PRESSURE LINE			SIGN		N/A
SEWER SERVICE	N/A		TEST PIT		N/A
WATER LINE			ROCK WALL		
WATER SERVICE	N/A				
WATER LINE (RECORD)		N/A			
RAW SALTWATER LINE		N/A			
FUEL/GAS LINE		N/A			
FENCE					
GUARD RAIL		N/A			
MAJOR CONTOUR		N/A			
MINOR CONTOUR		N/A			



REVISIONS:

THRHA PETERSBURG

STATUS:

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DATE: 02/27/2023
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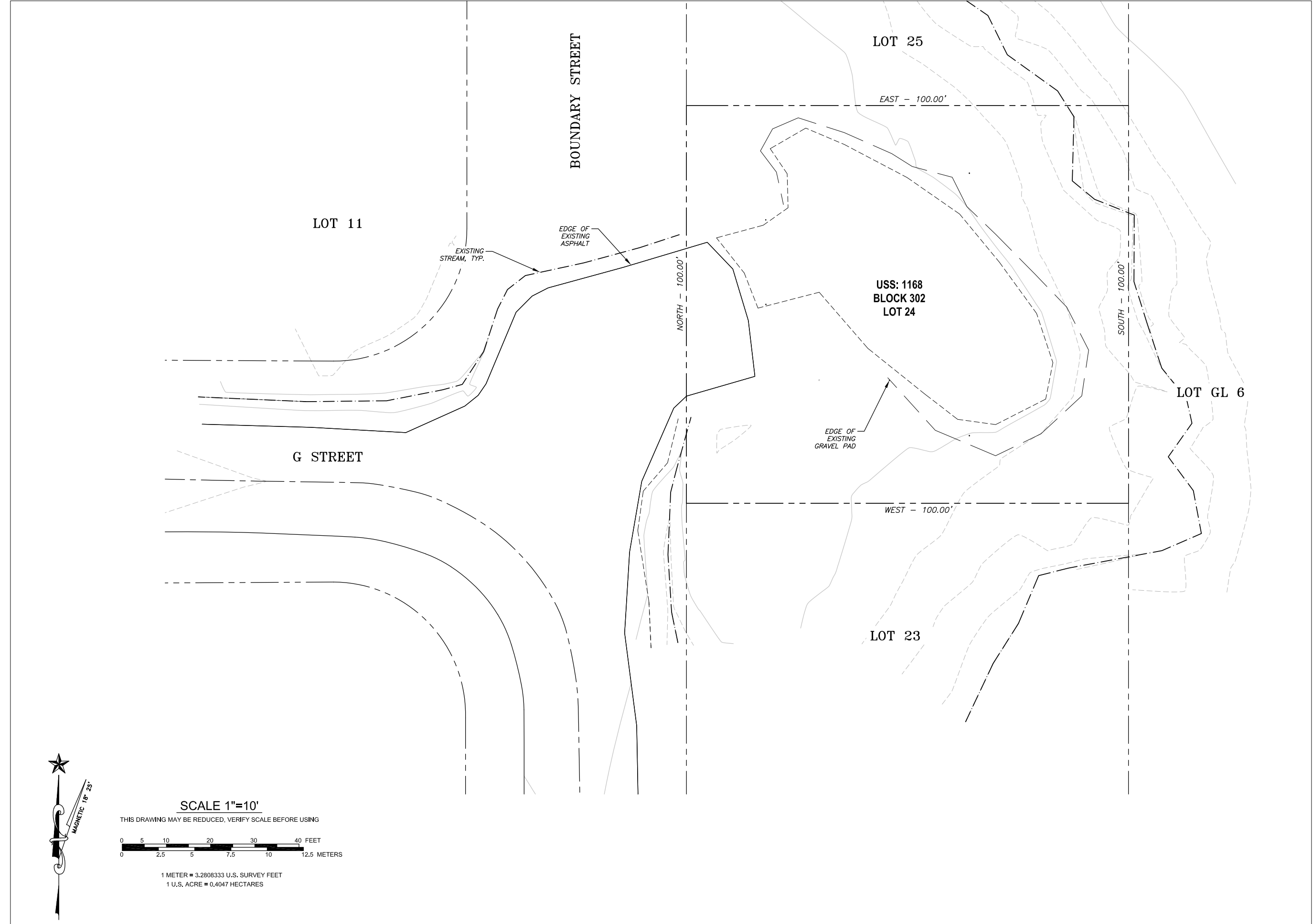
RAM
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AELC 576

STATE OF ALASKA
49th
TREVOR SANDE
CE 9778
02-27-23
REGISTERED PROFESSIONAL ENGINEER

SHEET DESCRIPTION:
LEGEND

C002

SHEET:
02 of 06



SCALE 1"=10'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 5 10 20 30 40 FEET

0 2.5 5 7.5 10 12.5 METERS

1 METER = 3.2808333 U.S. SURVEY FEET

1 U.S. ACRE = 0.4047 HECTARES

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AELC 576

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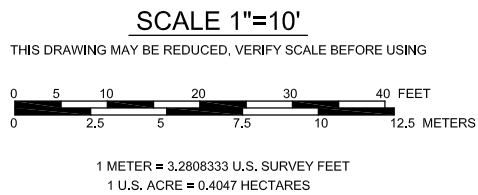
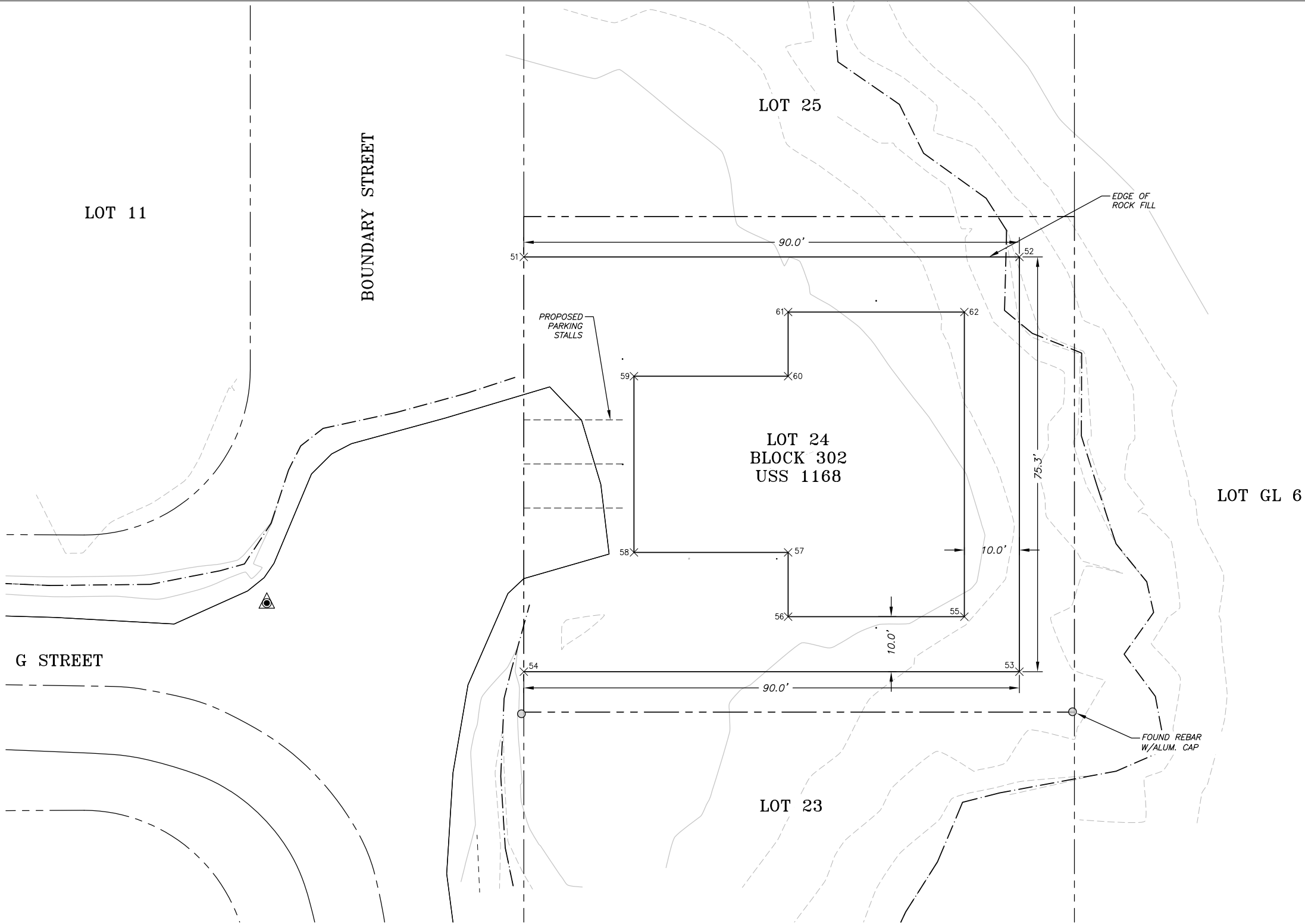
EXISTING CONDITIONS

C100

SHEET:

03 of 06

Point Table		
Point #	Northing	Easting
51	N0° 01' 39.40"	E0° 08' 14.26"
52	N0° 01' 39.40"	E0° 08' 15.15"
53	N0° 01' 38.66"	E0° 08' 15.15"
54	N0° 01' 38.66"	E0° 08' 14.26"
55	N0° 01' 38.76"	E0° 08' 15.05"
56	N0° 01' 38.76"	E0° 08' 14.73"
57	N0° 01' 38.87"	E0° 08' 14.73"
58	N0° 01' 38.87"	E0° 08' 14.46"
59	N0° 01' 39.19"	E0° 08' 14.46"
60	N0° 01' 39.19"	E0° 08' 14.73"
61	N0° 01' 39.30"	E0° 08' 14.73"
62	N0° 01' 39.30"	E0° 08' 15.05"



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TREVOR SANDE
CE 9778
02-27-23
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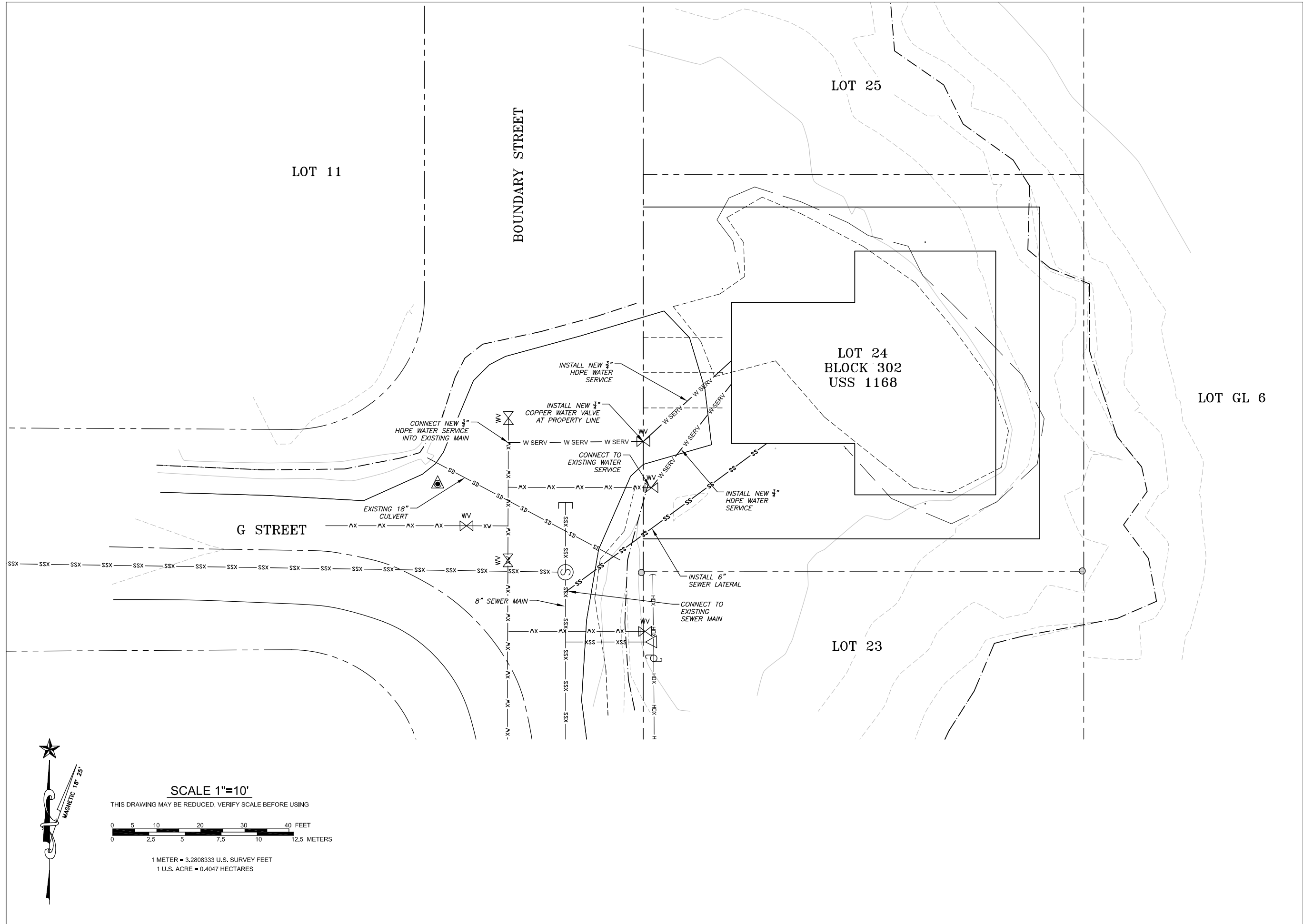
SHEET DESCRIPTION:

SITE PLAN

C101

SHEET:

04 of 06



SCALE 1"=10'
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0 5 10 20 30 40 FEET
0 2.5 5 7.5 10 12.5 METERS

1 METER = 3.2808333 U.S. SURVEY FEET
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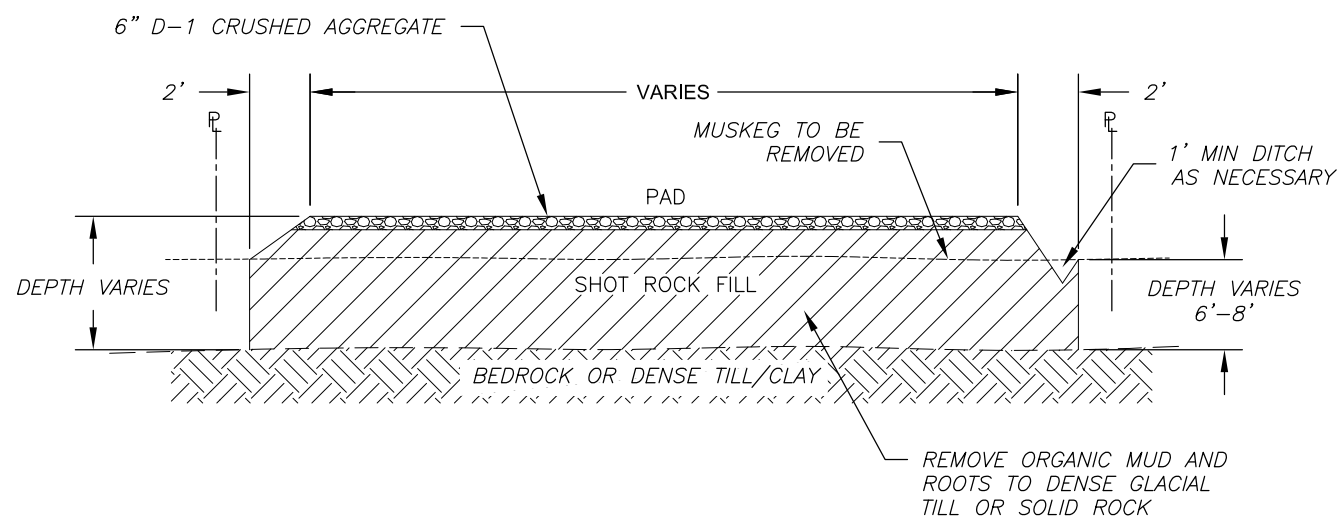
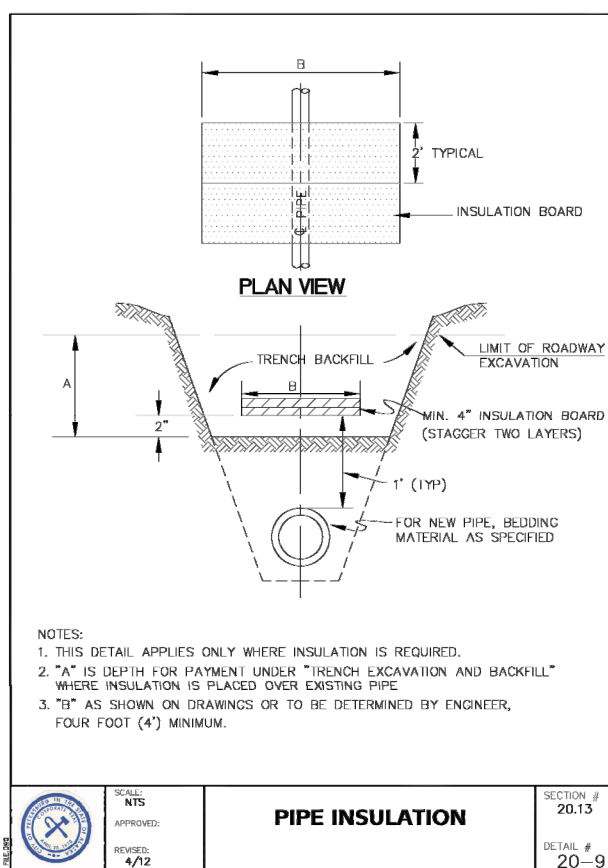
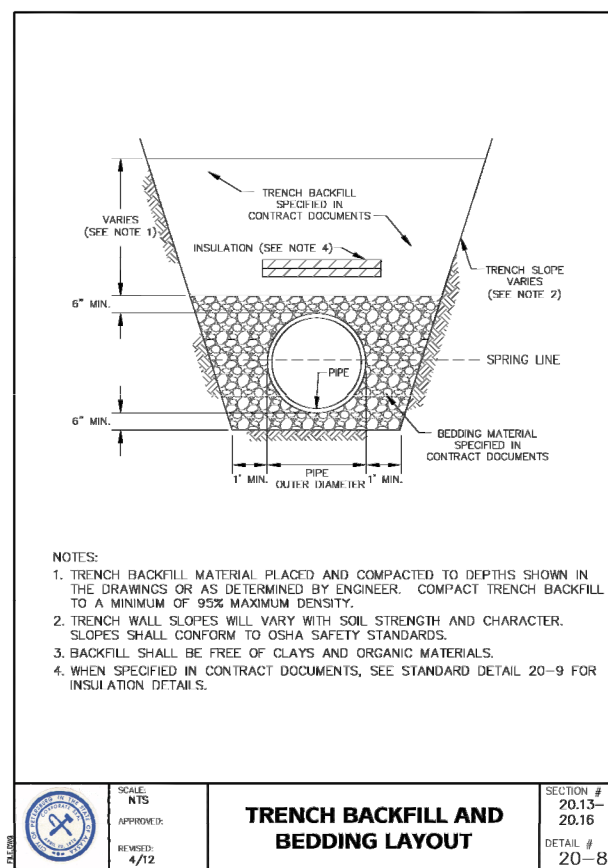
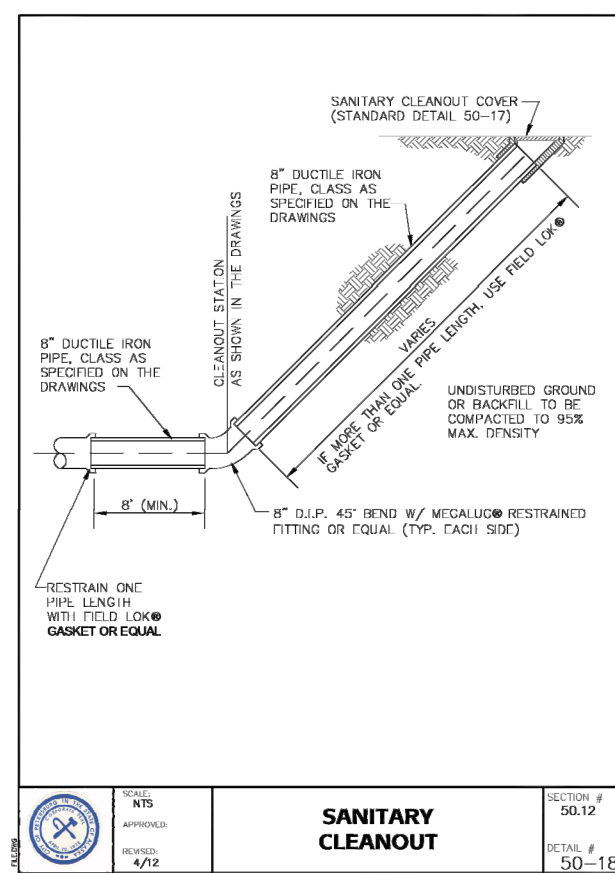
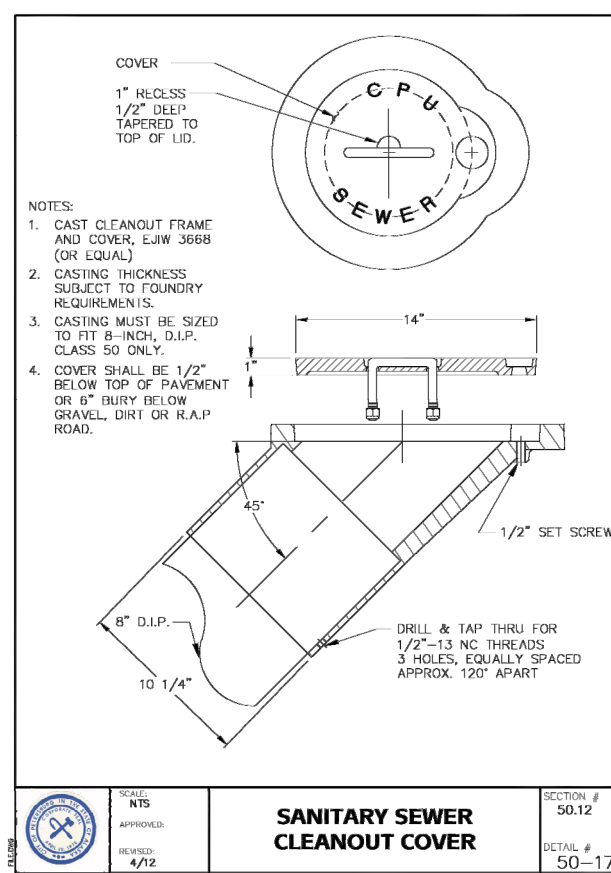
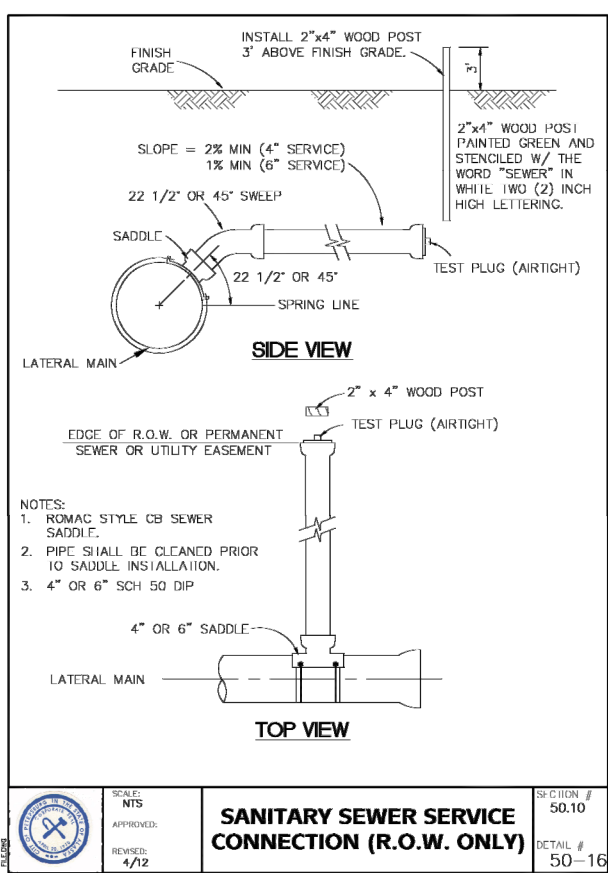
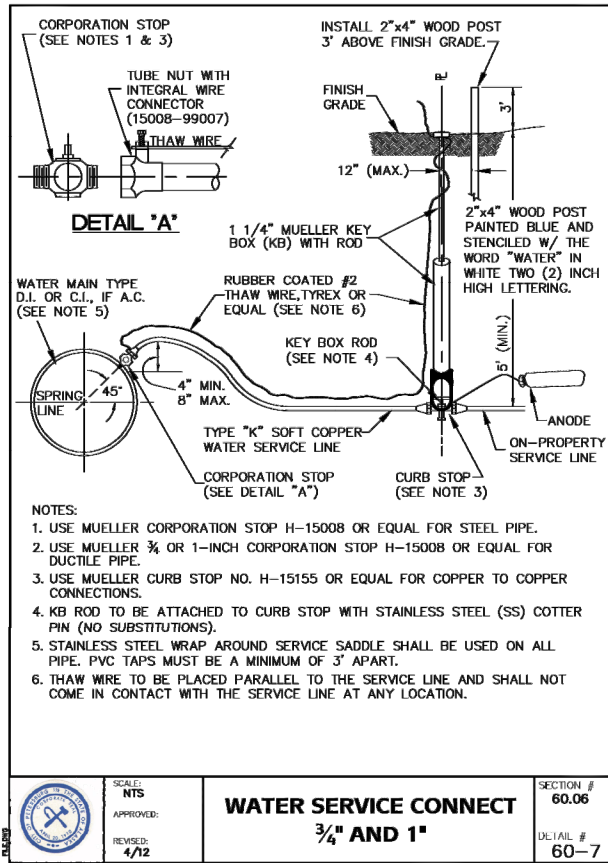
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SHEET DESCRIPTION:
UTILITIES

C102

SHEET:
05 of 06



1 D100 TYPICAL BUILDING PAD SECTION NOT TO SCALE

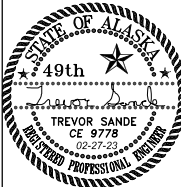
REVISIONS:

THRHA PETERSBURG

STATUS:

DRAWN BY: CRH
CHECKED BY: ISS
DATE: 02/27/2023
PROJECT #: 222321.04

RAM ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
www.ketchikanengineer.com
AELC 576



SHEET DESCRIPTION:
DETAILS

D100

SHEET:

GENERAL NOTES

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

1.
- 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.
2.
- THE ARCHITECTURAL DRAWINGS ARE A PART OF LARGER SET OF DRAWINGS WHICH, WHEN 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.
3.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BUILDING DIMENSIONS PRIOR TO PROCEEDING 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.
4.
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
5.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO CENTERLINE OF COLUMNS OR TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF FINISH MATERIALS.
6.
- REFER TO THE STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AD PLUMBING DRAWINGS FOR THE DETAILED DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AND PLUMBING SYSTEMS, OF WHICH PORTIONS MAY BE SHOWN ON THE ARCHITECTURAL DRAWINGS.
7.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE FLOOR SLAB OR WOOD SUB-FLOOR, UNLESS OTHERWISE NOTED.
8.
- CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS OTHERWISE NOTED.
9.
- PROVIDE FIRE BLOCKING, DRAFT STOPS, AND FIRE STOPS PER IBC SECTION 717.
10.
- PROVIDE AN 2A 10BC FIRE EXTINGUISHER PER PLANS.
11.
- WINDOWS IN OCCUPIED, HEATED AREAS OF BUILDING TO BE DOUBLE PANE, INSULATED GLAZING.
12.
- SAFETY GLAZING: WIRED, TEMPERED, AND LAMINATED SAFETY GLASS MUST MEET IBC STANDARDS. GLAZING IN OR ADJACENT TO DOORS (12") AND GLAZING LESS THAN 18" ABOVE FLOOR, AND OTHER HAZARDOUS LOCATIONS PER UBC SEC. 2406.
13.
- MINIMUM INSULATION REQUIREMENTS IN OCCUPIED, HEATED AREAS OF BUILDING, UON:

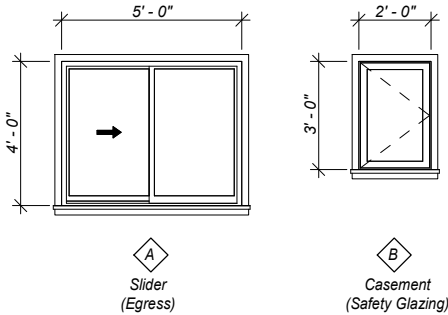
ROOF/CEILING	R49
EXT. WALLS	R21
FLOORS & SOFFITS	R30
HOT WATER PIPES	1/2"

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.

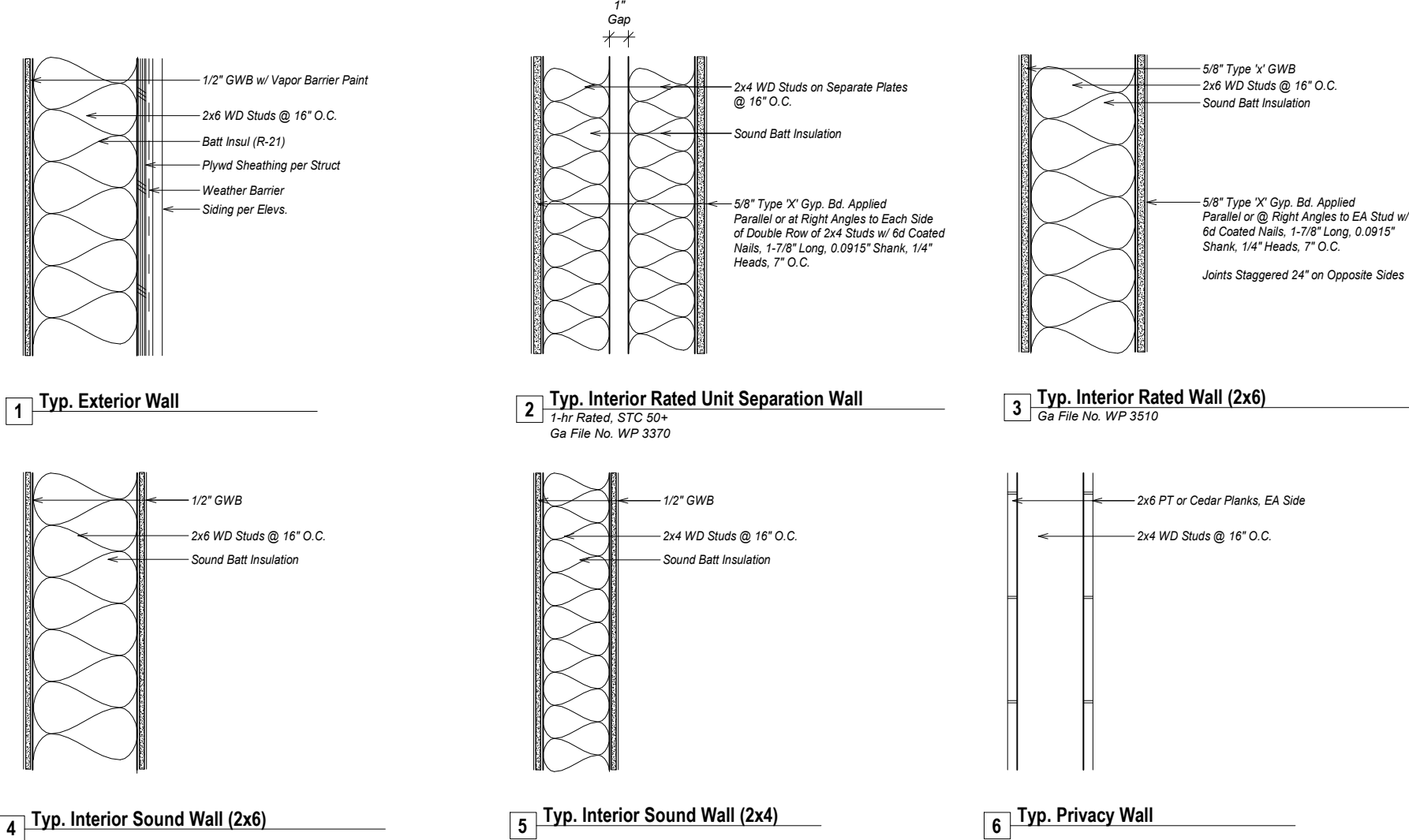
SCOPE OF WORK

Construction of a single story duplex with attached garages.

WINDOW TYPES



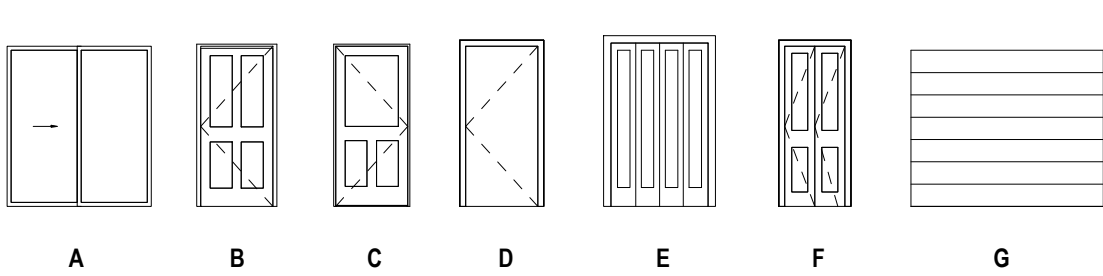
WALL TYPES



DOOR SCHEUDLE

Door Schedule										
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"	B	Swing	1 3/4"	Vinyl	Vinyl			Exterior Insulated Door
3	3' - 0"	6' - 8"	C	Swing	1 3/4"	Vinyl	Vinyl			Exterior Insulated Door w/ Relite
4	6' - 0"	6' - 8"	A	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			
11	2' - 4"	6' - 8"	D	Swing	1 3/8"	WD/SC	Wood			

DOOR TYPES



REVISIONS:									
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THRHA Petersburg Duplex

STATUS:

Permit Documents

DRAWN BY: NMG

CHECKED BY: NMG

DATE: 1.31.23

PROJECT #: 222321.04

R&M

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7180 REVILLA ROAD, SUITE 300
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STATE OF ALASKA
49 TH
NYCOLE M. GIZINSKI
120569
1.31.23
REGISTERED PROFESSIONAL PROJECT

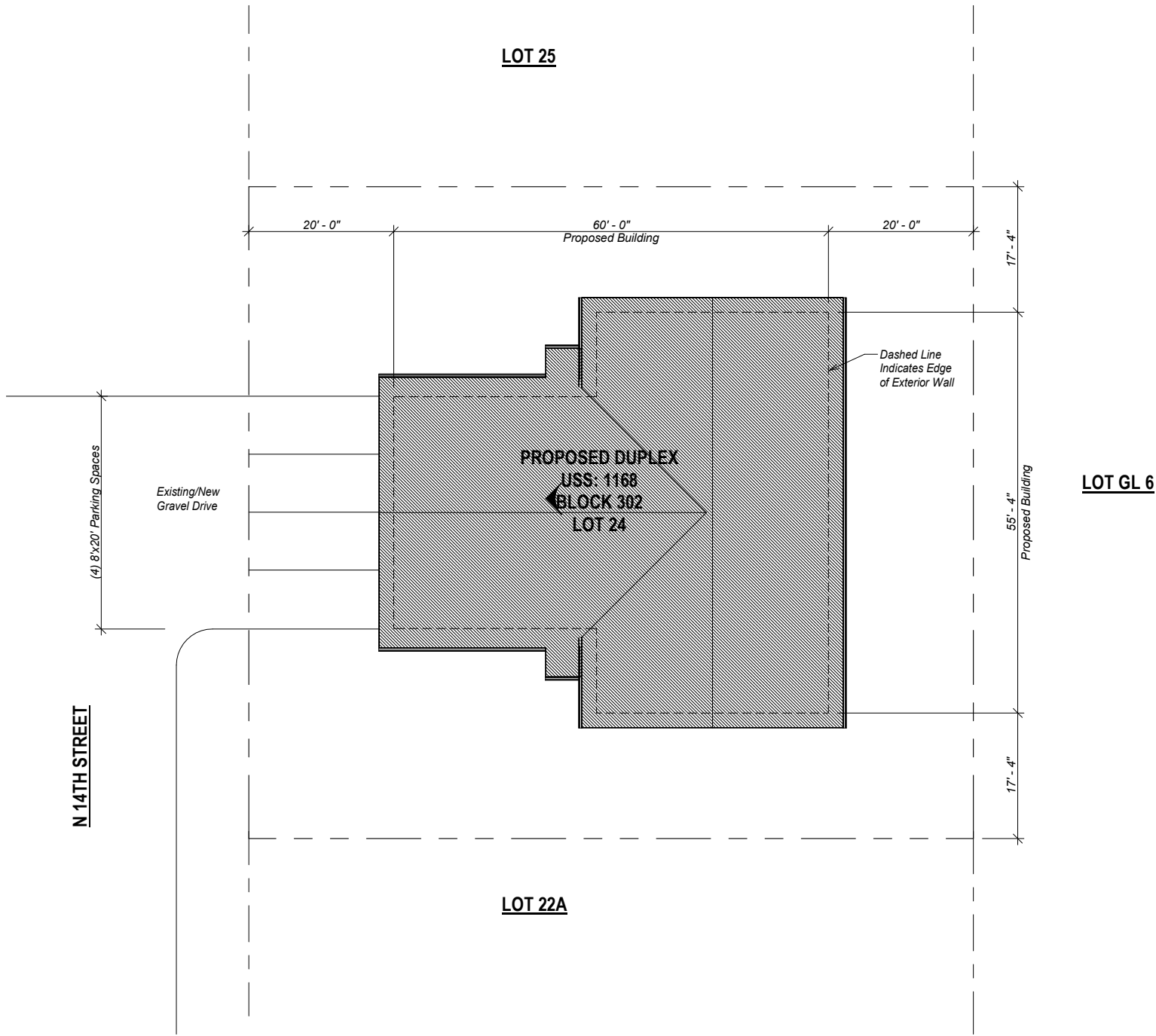
SHEET DESCRIPTION:

Notes, Wall Types, & Schedules

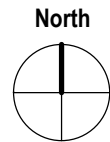
A001

SHEET:

03 of xx



1 Site Plan
1" = 20'-0"



REVISIONS:

THRHA Petersburg Duplex

STATUS:
Permit Documents

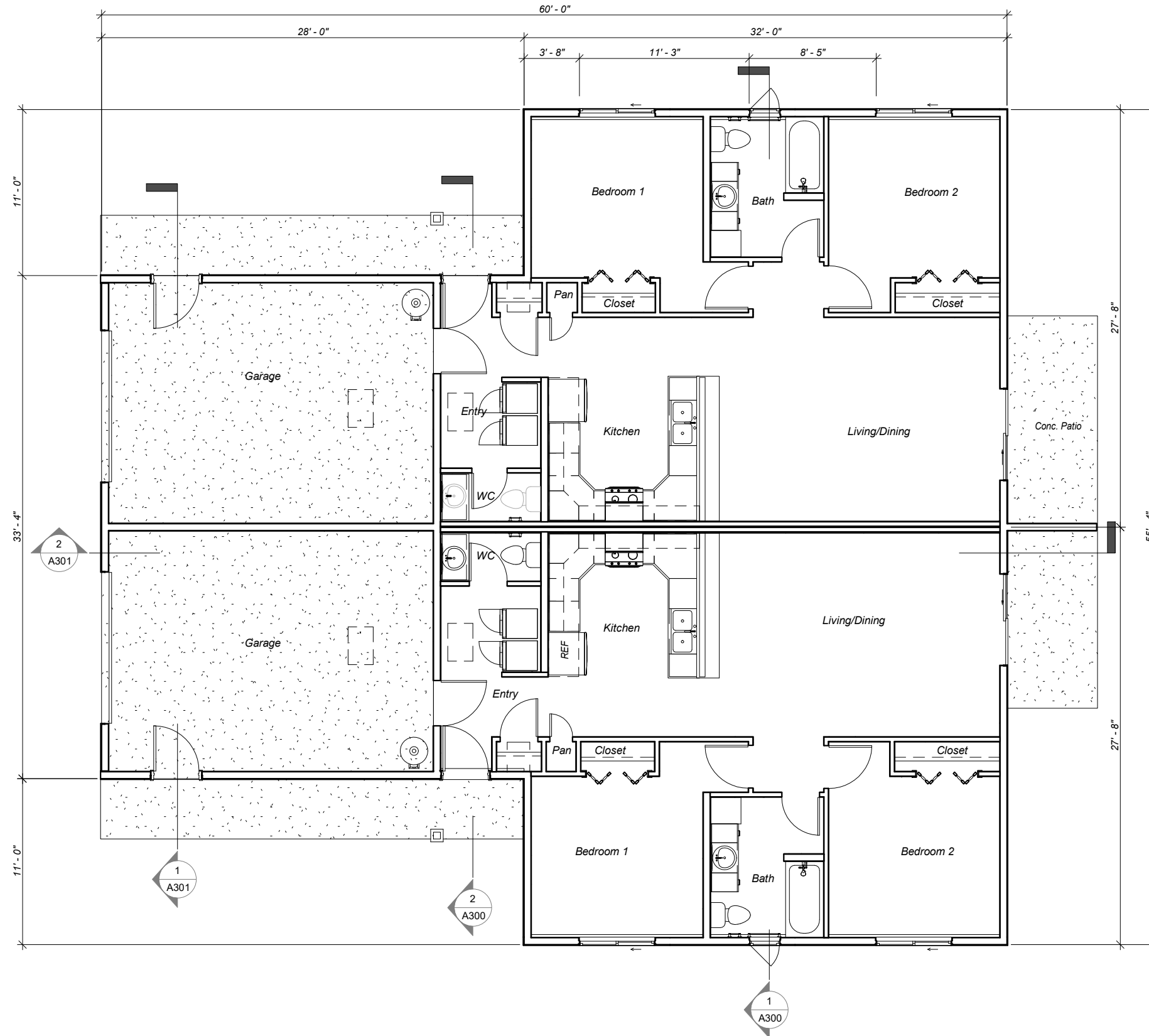
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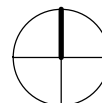


SHEET DESCRIPTION:
Site Plan



1 Main Level Plan
1/8" = 1'-0"

Project North



REVISIONS:

THRHA Petersburg Duplex

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SHEET DESCRIPTION:

Main Floor Plan

A200

SHEET:

05 of xx