



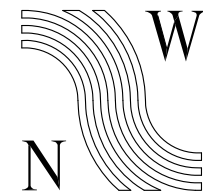
Japonski Island Boathouse

Phase 1 Renovation and Adaptive Re-use

SITKA MARITIME HERITAGE SOCIETY
SITKA, ALASKA

BID DOCUMENTS

January 31, 2011



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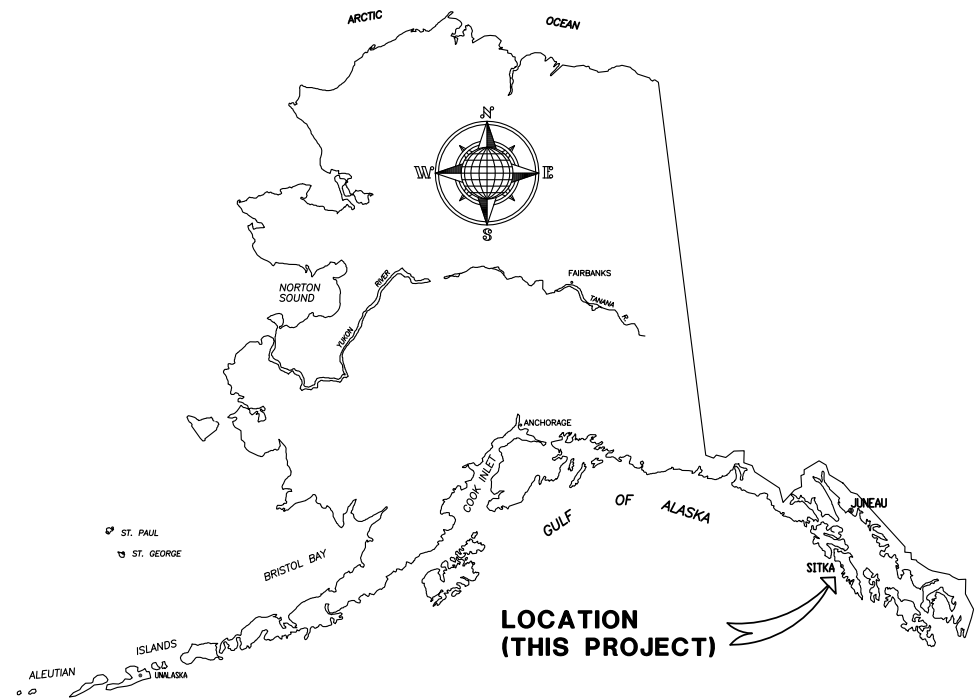
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VICINITY MAP

NOT TO SCALE



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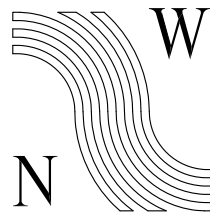
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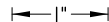
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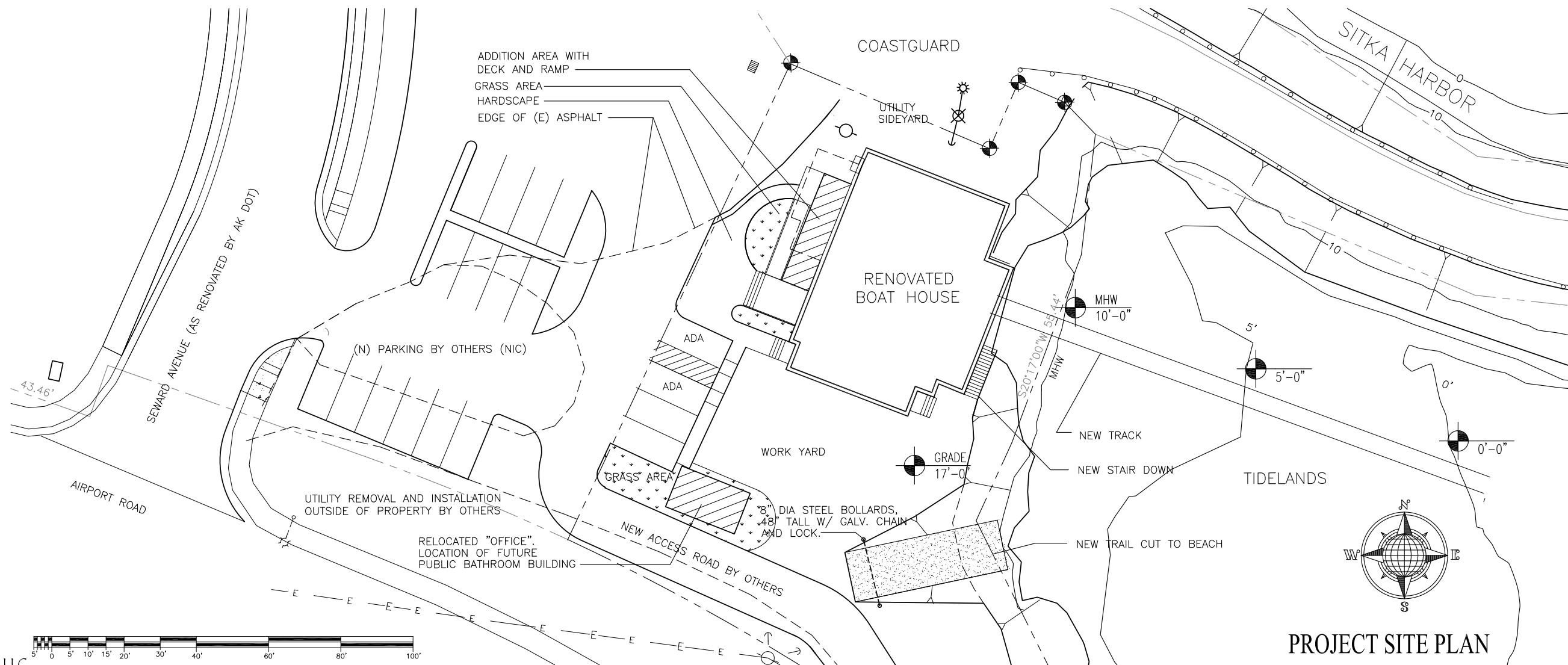


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JAPONSKI ISLAND BOATHOUSE
PHASE 1 ADAPTIVE RE-USE
SITKA MARITIME HERITAGE SOCIETY
SITKA, ALASKA

SHEET TITLE:
VICINITY MAP
DRAWING INDEX
SITE PLAN

DATE: JAN. 31, 2011
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G1

GENERAL NOTES

1.

INFORMATION ON THESE DRAWINGS WERE DEVELOPED FROM THE FOLLOWING DOCUMENTS:

A. FIELD NOTES

PREPARED BY NORTHWIND ARCHITECTS, LLC FEBRUARY, MARCH, JULY 2009, 2010
PREPARED BY HAIGHT & ASSOCIATES, ELECTRICAL ENGINEERS, MARCH 2009, 2010
PREPARED BY MURRAY & ASSOCIATES, MECHANICAL ENGINEERS. MARCH 2009
PREPARED BY PND ENGINEERS, INC. STRUCTURAL AND CIVIL ENGINEERS MARCH 2009
PREPARED BY CARSON DORN, INC. ENVIRONMENTAL ENGINEERS.
PREPARED BY WM. J. NELSON & ASSOCIATES, STRUCTURAL/CIVIL & MARINE ENGINEERING
PREPARED BY WELSH WHITELEY ARCHITECTS, FALL 2003 AND 2004

B. REPORT

PROJECT PLANNING WITH ENGINEERING REPORTS AND SCHEMATIC DESIGN
PREPARED BY NORTHWIND ARCHITECTS, MAY-JULY, 2009
CONCEPT/SCHEMATIC DESIGN
PREPARED BY WELSH WHITELEY ARCHITECTS, DATED NOVEMBER 18, 2004
INVENTORY/CONDITION ASSESSMENT REPORT
PREPARED BY WELSH WHITELEY ARCHITECTS, FALL 2003
HAZARDOUS MATERIALS SURVEY
PREPARED BY D.G. JONES/ASSOCIATES, SUMMER 2003

2.

THE CONTRACTOR IS RESPONSIBLE FOR THE FABRICATION AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC 2006) AND ALL ITS RELATED DOCUMENTS AND AMENDMENTS. DUE TO THE HISTORIC NATURE OF THIS STRUCTURE THE CONTRACTOR IS TO UNDERSTAND THE PROVISIONS OF SECTION 3407 AND 3409, AND AND COMPLY WITH APPLICABLE PROVISION OF THE 2006 EXISTING BUILDING CODE. ALL MATERIALS SHALL BE STORED, HANDLED, AND INSTALLED PER MANUFACTURERS OR MATERIAL ASSOCIATIONS INSTRUCTIONS AND RECOMMENDATIONS.

3.

THE JAPONSKI ISLAND BOATHOUSE WAS CONSTRUCTED IN 1941. IT IS ON THE NATIONAL REGISTER OF HISTORIC PLACES AND IS A SIGNIFICANT CONTRIBUTING STRUCTURE IN THE SITKA NAVAL OPERATING BASE & U.S. ARMY COASTAL DEFENSE DISTRICT NATIONAL HISTORIC LANDMARK. THE SCOPE OF WORK FOR THIS PROJECT IS TO STABILIZE AND RESTORE INDICATED PORTIONS OF THE BUILDING AND DEVELOP AN ADAPTIVE REUSE FUNCTION TO COMPLEMENT THE OPERATIONAL BUILDING RENOVATION. ALL WORK DONE ON THE BUILDING AND SURROUNDING SITE MUST COMPLY WITH LATEST EDITIONS OF "THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS". COPIES OF THE GUIDELINES ARE AVAILABLE THROUGH THE NATIONAL PARK SERVICE OFFICES IN ANCHORAGE, ALASKA.

4.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AFFECTING THE PROJECT SCOPE OF WORK, AND WILL NOTIFY THE OWNER/ARCHITECT OF ANY DISCREPANCIES, AND/OR VARYING CONDITIONS. COORDINATE ALL CONSTRUCTION RELATED ACTIVITIES WITH THE OWNER PRIOR TO EXECUTING ANY WORK OF THIS CONTRACT.

5.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS. IT IS ANTICIPATED SUFFICIENT OVERAGE AND LENGTHS WILL BE ACCOMMODATED BY INCREASING VERTICAL AND HORIZONTAL DIMENSIONS SHOWN BY 15%. CONTRACTOR SHALL PROTECT ALL WORK AREAS FROM DAMAGE DUE TO CONSTRUCTION, RELATED WORK, AND WEATHER. DAMAGED AREAS WILL BE RESTORED TO THEIR ORIGINAL NEW CONDITION.

6.

ALL ELEVATIONS ARE BASED FROM REFERENCE DATUM ELEVATION OF 0'-0" FOR TOP OF MAIN SHOP 01 FINISH FLOOR, UNLESS OTHERWISE SPECIFICALLY NOTED. ALL ELEVATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED AS REQUIRED.

7.

CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL ROOF/CEILING MOUNTED CONSTRUCTION RIGGING. AVOID STACKING ANY CONCENTRATED LOADS ON THE EXISTING ROOF AND CEILING FRAMING STRUCTURES. CONTRACTOR WILL BE RESPONSIBLE FOR THE SIZE AND LOCATIONS FOR TEMPORARY WORK OPENINGS IN THE WALLS, FLOORS, AND CEILINGS IN ORDER TO INSTALL NEW FRAMING MEMBERS AS DESCRIBED IN THE STRUCTURAL DRAWINGS. PATCH ALL OPENINGS WITH MATERIAL TO MATCH EXISTING.

8.

UTILITIES : OWNER WILL FURNISH ELECTRICAL POWER (120V) FOR EQUIPMENT AND LIGHTING. CONTRACTOR IS REQUIRED TO FURNISH ALL CONSTRUCTION LIGHTING, HEAT, AND POTABLE WATER. TOILET FACILITIES ARE NOT AVAILABLE ON-SITE.

9.

INSPECTION: THE CONTRACTOR IS TO NOTIFY OWNER OF DAMAGED MATERIALS OBSERVED DURING CONSTRUCTION. REPLACE DAMAGED MATERIALS AS DIRECTED AND AUTHORIZED BY THE OWNER. WORK OUTSIDE THE SCOPE OF THIS CONTRACT SHALL, ON THE AUTHORIZATION OF THE OWNER, BE REPLACED AT ADDITIONAL NEGOTIATED COST TO THE CONTRACT.

10.

THE CONTRACTOR SHALL PROVIDE TO THE OWNER AT THE TIME OF CONTRACT CLOSE-OUT, THE FOLLOWING EXTRA STOCK MATERIALS/PRODUCTS:

10.1. PAINTS AND STAINS: 1 GALLON CONTAINER FOR EACH TYPE AND COLOR

10.2. SEALANT: 1 TUBE FOR EACH TYPE AND COLOR

10.3. LIGHT BULBS AND TUBES: 4 OF EACH TYPE.

11.

CONTRACTOR WILL BE LIMITED TO WORKING WITHIN LIMITS IDENTIFIED ON THE DRAWINGS WITH EXCEPTION OF CONSTRUCTION RIGGING AND EQUIPMENT/MATERIALS STORAGE.

12.

EXERCISE SPECIAL CAUTION IN THE ROOF AND ATTICS LEVELS FOR OPEN JOISTS, AND DETERIORATED AND UNDERSIZED SPANNING MEMBERS AND FASTENERS.

13.

EXERCISE SPECIAL CAUTION IN DEMOLITION OF DETERIORATED WALL AND ROOF SYSTEMS TO INSURE CATASTROPHIC FAILURE OR COLLAPSE OF ANY ARCHITECTURAL ELEMENT DOES NOT OCCURRED. CRITICAL ELEMENTS ARE TO BE SECURELY SHORED AND STABILIZED BEFORE SUPPORTING STRUCTURE IS REMOVED. NEW CONSTRUCTION IS TO BE PROVIDED EXPEDITIOUSLY TO MINIMIZE THE DURATION OF DEPENDENCE ON TEMPORARY SUPPORT.
- CODE NOTES
- 2006 INTERNATIONAL BUILDING CODE

TYPE OF CONSTRUCTION:

TYPE V--NON RATED, SPRINKLERED

OCCUPANCY TYPE:

B, F-1 MIXED USE.

BY TABLE 508.3.3 NO FIRE RESISTANCE RATED SEPARATION BETWEEN USES IS REQUIRED

ACTUAL FLOOR AREA AND NUMBER OF STORIES:

3295 GSF, 1 STORY

OCCUPANCY	AREA: ALLOWABLE	ACTUAL	HEIGHT: ALLOWABLE	ACTUAL
F-1	8500 GSF	2312 GSF	1 STORY	1 STORY
B	9000 GSF	983 GSF	2 STORY	1 STORY

LOCATION ON PROPERTY:

SEPARATION ON 3 SIDES GREATER THAN 20'0"
4TH SIDE IS GREATER THAN 10'-0"

BY TABLE 602, NO FIRE RESISTANCE RATED CONSTRUCTION REQUIRED DUE TO PROXIMITY OF PROPERTY LINE.

OCCUPANT LOAD, PER TABLE 1004.1.1

OCCUPANCY	AREA PER PERSON	AREA	OCCUPANTS FOR EGRESS
F-1	100 GSF	2312 GSF	24
B	60 GSF	983 GSF	17

ALL SPACES CAN BE SERVED BY A SINGLE MEANS OF EGRESS (MORE WILL BE PROVIDED IN THIS DESIGN).
- SITE NOTES:
1. UPLAND TRACTS REFER TO ALASKA STATE LAND SURVEY NO. 88-62,
RECORDED PLAT NO. 92-19, SITKA RECORDING DISTRICT, SITKA, ALASKA.

2. TIDAL DATUM: ALASKA 945 1600 SITKA, BARANOF ISLAND, SITKA SOUND
ELEVATIONS OF TIDAL DATUM REFERRED TO MEAN LOWER LOW WATER (MLLW)
ARE AS FOLLOWS:

HIGHEST OBSERVED WATER LEVEL (11/02/1948)	= 14.68 FEET
MEAN HIGHER HIGH WATER (MHHW)	= 9.91 FEET
MEAN HIGH WATER (MHW)	= 9.14 FEET
MEAN TIDE LEVEL (MTL)	= 5.29 FEET
MEAN LOW WATER (MLW)	= 1.45 FEET
MEAN LOWER LOW WATER (MLLW)	= 0.00 FEET
LOWEST OBSERVED WATER LEVEL (07/21/1978)	= -3.82 FEET

3. BASIS OF COORDINATES:

THE BASIS OF COORDINATES IS THE COMMON CORNER NO. 8, TRACT "A" AND CORNER NO. 3, TRACT "B", A.S.L.S. NO. 88-62
N = 1,909,015.680
E = 2,351,433.480
LATITUDE: 57°02'58.305"
LONGITUDE: -135°20'48.883"
CONVERGENCE: -1°24'48"
SCALE FACTOR: 1.000
ELEV. = 17.70'

4. BASIS OF BEARING:

THE BASIS OF BEARING IS THE LINE OF SIGHT BETWEEN CORNER 3, TRACT "B" AND CORNER NO. 10, TRACT "C", A.S.L.S. 88-62.
(RECORD N 68°43'13" W - 269.04'), MEASURED DISTANCE = 268.99'
GEODETIC DISTANCE = 268.99 ft.
GRID AZIMUTH = 291°16'47" 268.99 ft.

W

N

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JAPONSKI ISLAND BOATHOUSE

PHASE 1 ADAPTIVE RE-USE

SITKA MARITIME HERITAGE SOCIETY
SITKA, ALASKA

SHEET TITLE:

GENERAL &
CODE NOTES

DATE: JAN. 31, 2011

REVISION: X

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G2

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NWA-0901 Japonski Island Boathouse

ARCHITECTURAL ABBREVIATIONS

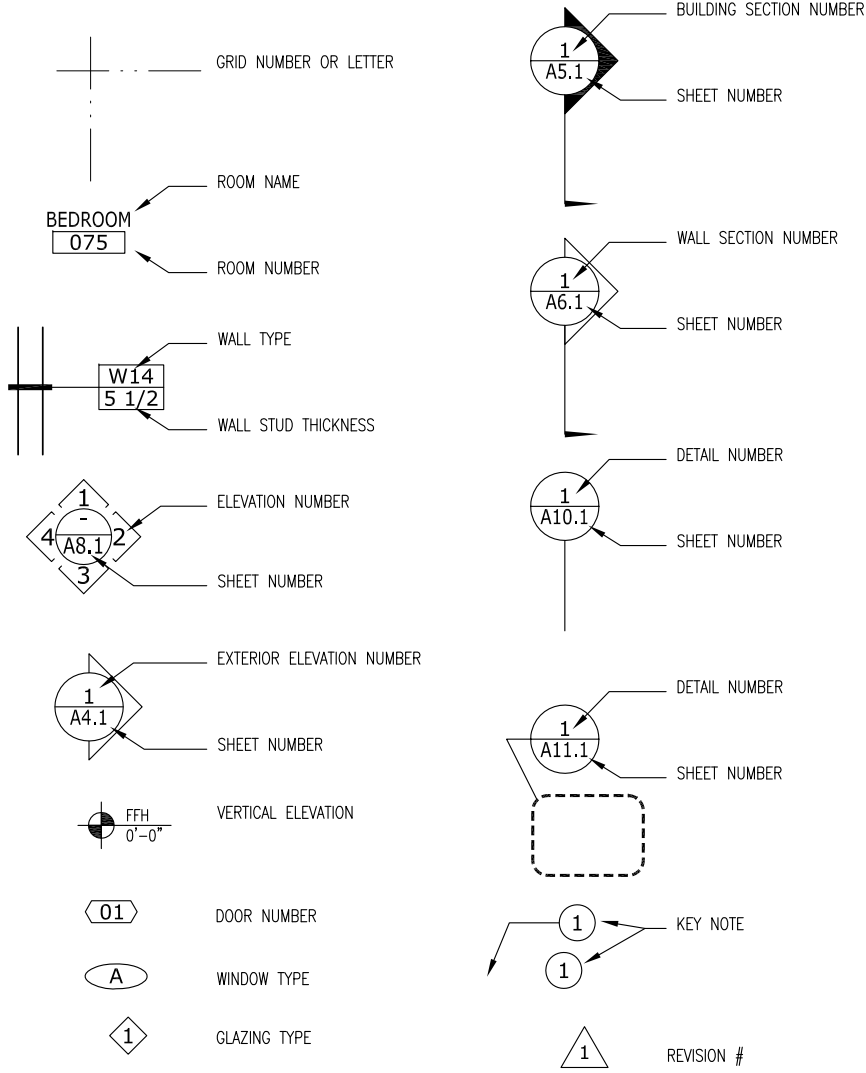
&	and
@	at
≈	approximately
=	equal
-	minus
d	penny
+	plus
#	pound or number
ACT	acoustical ceiling tile
ADJ	adjacent
ADJUST	adjustable
AFF	above finished floor
AG	acoustical glass
AGG	aggregate
ALT	alternate
ALUM	aluminum
APPROX	approximate
ARCH	architectural
BD	board
BLDG	building
BLK	block
BM	beam
B.O.	bottom of
B.O.D.	bottom of decking
BOF	bottom of footing
BOT	bottom
BSBD	baseboard
BSMT	basement
BTWN	between
BUR	built-up roof
CB	cement board
CBU	cementitious backer unit
CEM	cement
CF	cubic foot
CFCI	contractor furnish/ contractor install
CG	corner guard
CUH	cabinet unit heater
CI	cast iron
CLG	ceiling
CLO	closet
CLR	clear
CO	clean out
COL	column
COMP	comp
CONC	concrete
CONST	construction
CONT	continuous
CORR	corridor
CPT	carpet
CT	ceramic tile
CTR	center
CY	cubic yard
D	deep, depth
DBL	double
DEMO	demolish, demolition
DEPT	department
DET	detail
DF	drinking fountain
DIA	diameter
DIM	dimension
DISP	disposal
DN	down
DP	dampproof(ing)
DR	door
DS	downspout
DW	dishwasher
DWG	drawing
E	east
(E)	existing
EA	each
EF	exhaust fan
EG	entry grate
EIFS	exterior insulation and finish system
EJ	expansion joint
EL	elevation
ELEC	electrical
EM	entry mat
EMER	emergency

EPS	exterior paint system
EQ	equal
EXIST	existing
EXP	exposed
EXT	exterior
F	factory
FA	fire alarm
FAB	fabricate
FD	floor drain
FDN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FIN	finish
FLASH	flashing
FLR	floor
F.O.	face of
FOC	face of concrete
FOF	face of finish
FOS	face of studs
FP	fireproof
FRMG	framing
FS	full size
FT	foot, feet
FTG	footing
FURR	furring
FUT	future
GA	gauge
GALV	galvanized
GB	grab bar
GEN	general
GALV	galvanized steel
GL	glass
GMMU	glass mesh mortar unit
GMU	glazed masonry unit
GND	ground
GRD	grade
GWB	gypsum wall board
GYP	gypsum
HB	hose bibb
HDR	header
HDWD	hardwood
HDWE	hardware
HM	hollow metal
HMT	hollow metal thermal break
HORIZ	horizontal
HR	hour
HT	height
HTG	heating
HTR	heater
HVC	heating/ventilation/ cooling
HWH	hot water heater
ID	inside diameter
IG	insulated glass
IHM	insulated hollow metal
INCL	include
INSUL	insulation
INT	interior
IPS	interior point system
JAN	janitor
JST	joist
JT	joint
L	length, long
LAV	lavatory
LAB	laboratory
LAM	laminated
LCB	liquid chalkboard
LH	left hand
LKR	locker
LT	light
M&E	mechanical and electrical
MAX	maximum
MB	mop bracket
MECH	mechanical
MEMB	membrane
MFR	manufacturer
MIL	millimeter

MIN	minimum
MIR	mirror
MR	moisture resistant
MTD	mounted
MTL	metal
MUL	mullion
N	north
N/A	not applicable
NIC	not in contract
NO or #	number
NTS	not to scale
OC	on center
OD	outside diameter
OFCI	owner furnish/ contractor install
OFOI	owner furnish/ owner install
OH	overhead
OPNG	opening
OPP	opposite
P	paint
PCT	porcelain tile
PERF	perforated
PL	property line
PLAM	plastic laminate
PLAS	plaster
PLT	plate
PLUM	plumb, plumbing
PLYWD	plywood
PR	pair
PREFAB	prefabricated
PREFIN	prefinish(ed)
PSF	pounds per square foot
PSI	pounds per square inch
PT	preservative/ pressure treat
PTD	paper towel dispenser or painted, as aplicable
PTD/WR	paper towel dispenser & waste receptacle
PTN	partition
PTR	paper towel receptacle
R	riser
RB	resilient/rubber base, rubber flooring
RCP	reflected ceiling plan
RD	roof drain
REBAR	reinforcing bar
REF	reference
REFL	reflected
REINF	reinforc(ed)(ing)
REQD	required
RESIL	resilient
RFEC	recessed fired extinguisher cabinet
RH	robe hook, right hand
RM	room
RO	rough opening
RP	radiant ceiling panel
S	south
SC	solid core
SCHED	schedule
SD	storm drain
SECT	section
SHT	sheet
SHTG	sheeting
SHWR	shower
SIG	solar insulating glass
SIM	similar
SLR	sealer
ST	stain
SPEC	specificationg
SQ	square
SR	slip resistant
SS	stainless steel
STD	standard
STL	steel
STOR	storage
STRUCT	structural
SUSP	suspended
SYM	symmetrical
SV	sheet vinyl
T	tread

TEL	telephone
TEMP	temporary
TG	tempered glass
T&G	tonque and groove
THK	thick
THRU	through
T.O.	top of
TOB	top of beam
TOC	top of concrete, top of curb
TOP	top of pavement, top of plate
TOS	top of steel
TOW	top of wall
TRTD	preservative treated
TS	tube steel
TSPN	transparent
TV	television
TYP	typical
UL	Underwriters Laboratories, Inc.
UNFIN	unfinished
UNO	unless noted otherwise
VB	vapor barrier
VCT	vinyl composition tile
VERT	vertical
VEST	vestibule
VTR	vent through roof
VR	vapor retarder
W	west, wide, width
W/	with
WC	water closet
WCV	wall covering
W/D	washer/dryer
WD	wood
WDG	wood grille
WDW	window
WG	wire glass
WH	wall hung
W/O	without
WP	waterproof
WR	water resistant
WSCOT	wainscot
WT	weight
WWF	welded wire fabric

DRAWING SYMBOLS LEGEND



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PHASE 1 ADAPTIVE RE-USE
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SITKA, ALASKA




SHEET TITLE:	ARCHITECTURAL ABBREVIATIONS & LEGEND
DATE:	JAN. 31, 2011
REVISION:	X
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G3

GENERAL NOTES

1. FOR VERTICAL CONTROL: THE BASIS OF VERTICAL CONTROL IS NOAA BENCHMARK "945 0460 BM M" ELEVATION 19.63' MLLW.
2. FOR HORIZONTAL CONTROL: THE BASIS OF BEARING FOR JAPONSKI ISLAND IS THE STATE PLANE GRID BEARING OF S 43' 02' 50" E FROM THE RECOVERED THRESHOLD RUNWAY CENTERLINE MONUMENT #110 TO THE RECOVERED THRESHOLD RUNWAY CENTERLINE MONUMENT #107. CL MON #110 IS A 2" ALCAP GROUTED INTO THE THRESHOLD OF RUNWAY 11. CL MON #107 IS A 2" BRASS CAP GROUTED INTO THE THRESHOLD OF RUNWAY 29.
3. TOPOGRAPHY SHOWN IS FROM PND SURVEY COMPLETED OCTOBER 16, 2006 AND ADJUSTED TO DOT UTILITY & ROAD IMPROVEMENTS PROJECT 68790, 2010

LEGEND (ALL CIVIL SHEETS)

EXISTING	NEW OR ADJUST
 SANITARY SEWER MANHOLE	
 STORM DRAIN MANHOLE	
 STORM DRAIN CATCH BASIN	
 WATER VALVE	 WATER VALVE
 FIRE HYDRANT WITH VALVE	
 LIGHT POLE	
 ELECTRICAL SERVICE BOX	
 COMMUNICATIONS SERVICE BOX	
 TREE	
 SURVEY CONTROL POINT	
 MONUMENT (DOT)	
 MONUMENT (OTHERS)	
 SIGN	
  BOLLARD (PIPE AND TIMBER)	
 40 INDEX ELEVATION CONTOUR LINE	
 COMMUNICATION LINE	
 ELECTRIC LINE	
 SANITARY SEWER FORCE MAIN	
 SANITARY SEWER LINE	
 STORM DRAIN LINE	
 WATER LINE	
 EDGE OF PAVEMENT	
 CURB AND GUTTER	
	 # = RADIUS OF CURVED STRUCTURE
	 SLOPE TO DRAIN

NOTE: FOR ALL UTILITIES

- (X) – EXISTING
(A) – ABANDONED
(N) – NEW
(u) – UNDERGROUND [IMPLIED, IF NOT NOTED]
(a) – ABOVEGROUND/AERIAL
(RR) – REMOVE & REPLACE / RELOCATE
(D) – DEMOLISH

ABBREVIATIONS

Ø	DIAMETER
(A)	ABANDON IN PLACE
ACP	ASPHALT CONCRETE PAVEMENT
ALCAP	ALUMINUM CAP
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BTWN	BETWEEN
CL	CENTERLINE
C&G	CURB AND GUTTER
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
CPP	CORRUGATED POLYETHYLENE PIPE
DEMO	DEMOLISH
D	DIAMETER
DIP	DUCTILE IRON PIPE
DOT	DEPARTMENT OF TRANSPORTATION
E	EAST
ELEC.	ELECTRICAL
EA	EACH
ELEV.	ELEVATION
(E)	EXISTING
EXIST	EXISTING
FF	FINISHED FLOOR
FT	FEET
HYD	HYDRANT
IE	INVERT ELEVATION
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
M.E.	MATCH EXISTING
MLLW	MEAN LOWER LOW WATER
MECH	MECHANICAL
MON	MONUMENT
MIN	MINIMUM
N	NORTH
NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NO	NUMBER
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT (FOR REFERENCE ONLY)
OC	ON CENTER
PVC	POLYVINYL CHLORIDE PIPE
REQ'D	REQUIRED
S	SOUTH
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
STRUCT	STRUCTURAL
TEL	TELEPHONE
TYP	TYPICAL
TOPO	TOPOGRAPHY
USCG	US COAST GUARD
XS	EXTRA STRONG
WV	WATER VALVE
W/	WITH



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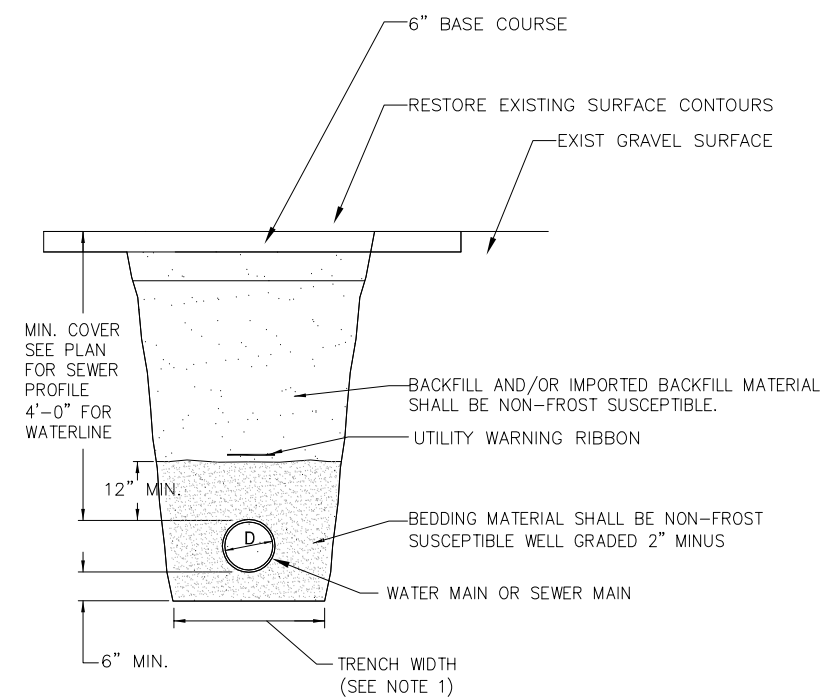
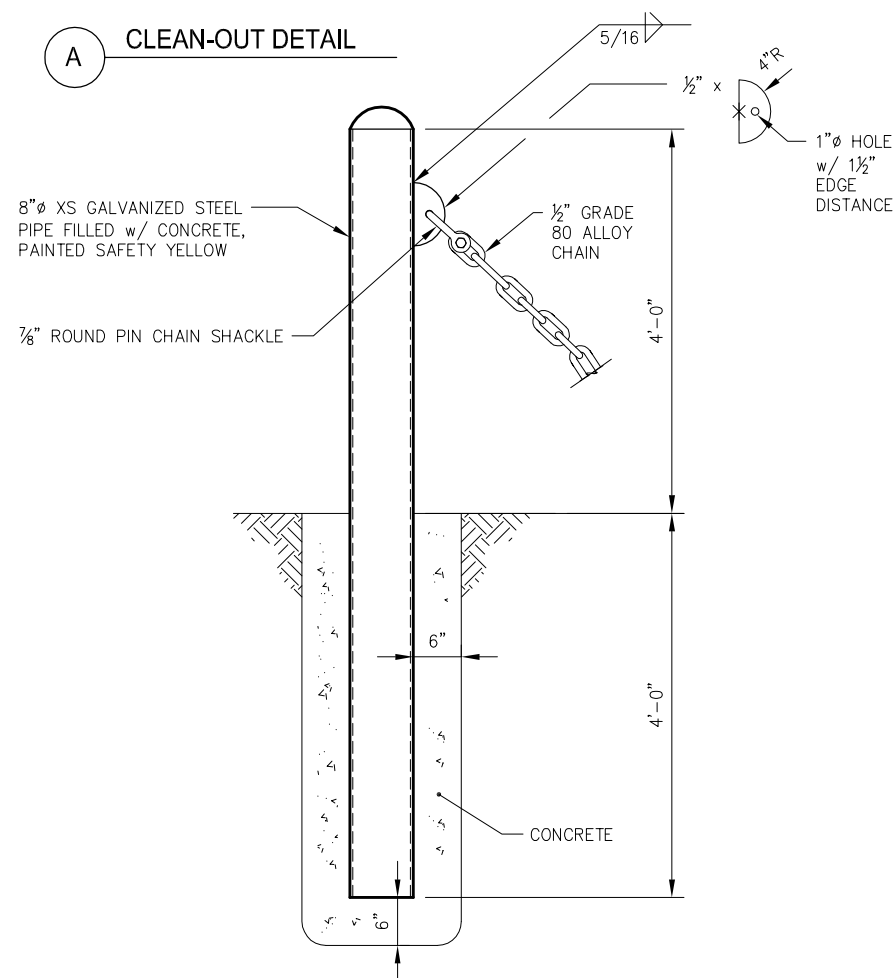
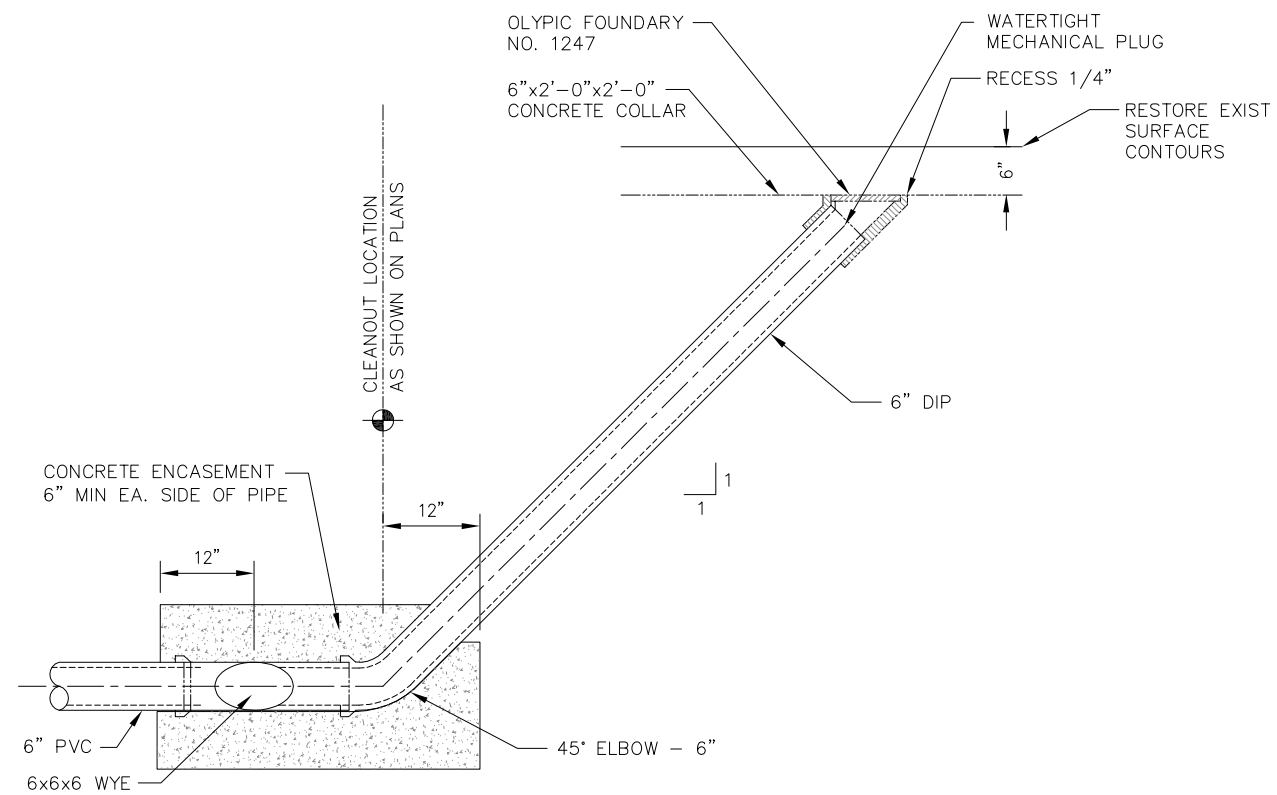
JAPONSKI ISLAND BOATHOUSE
PHASE I ADAPTIVE RE-USE
SITKA MARITIME HERATIGE SOCIETY
SITKA, ALASKA

SHEET TITLE:
LEGEND,
ABBREVIATIONS

DATE: January 31, 2011

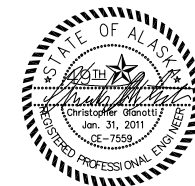
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CHECKED BY: CMG
DRAWN: LRG

SHEET #
C1.0



NOTES:

1. MINIMUM TRENCH WIDTH SHALL BE NOMINAL PIPE DIAMETER ("D") PLUS 2'.
2. BEDDING & BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM PROCTOR DENSITY THROUGHOUT THE DEPTH OF EACH LIFT. LIFT DEPTH SHALL BE 12" MAX AND APPROVED BY THE ENGINEER.



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SHEET TITLE:
TYPICAL
CIVIL
DETAILS

DATE: January 31, 2011

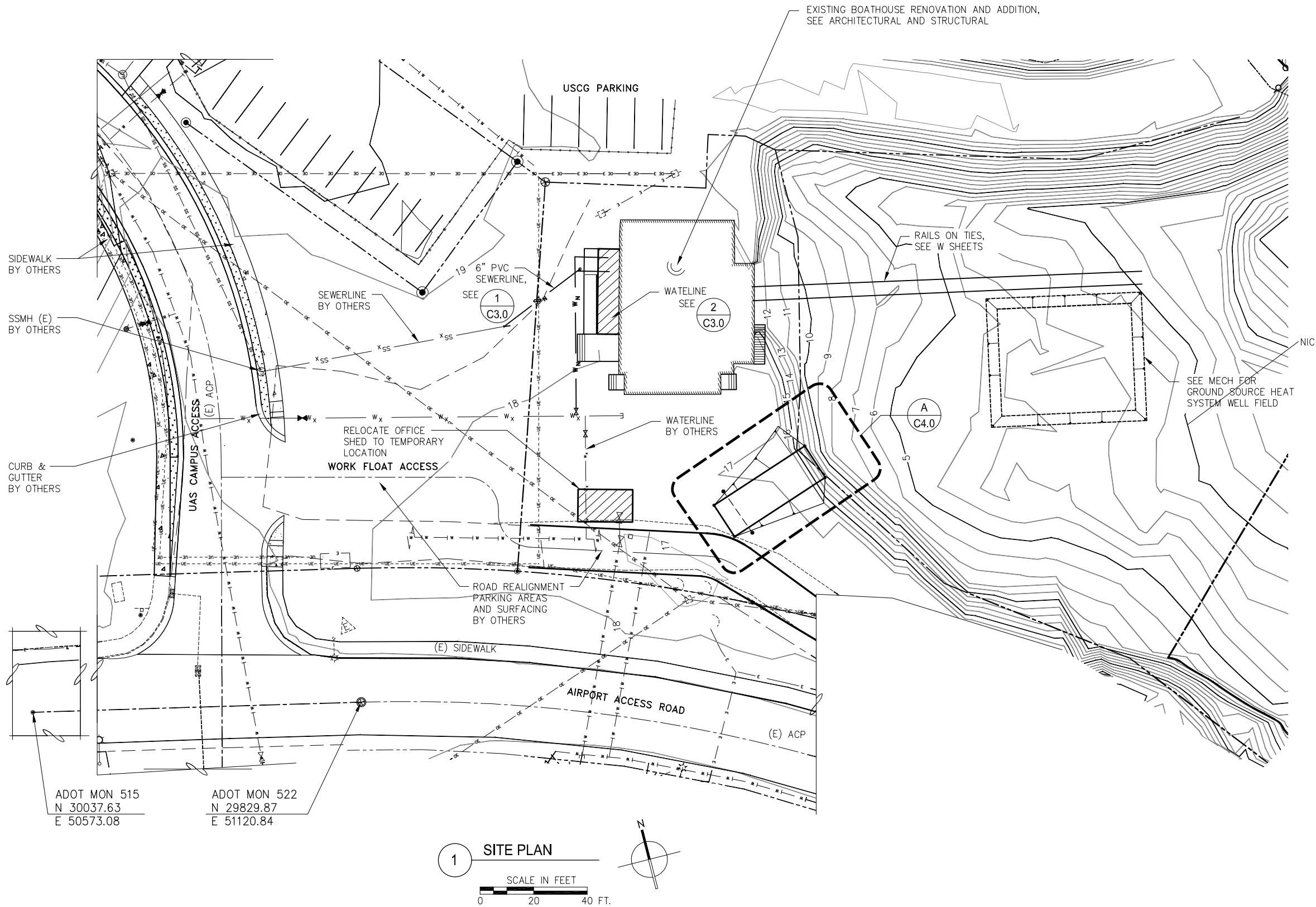
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ADOT MON 515
N 30037.63
E 50573.08

ADOT MON 522
N 29829.87
E 51120.84



- NOTES:**
1. TOPOGRAPHY AND FEATURES BASED ON SURVEY BY PND ENGINEERS AND BY ALASKA DOT & PF.
 2. VERTICAL DATUM IS BASED ON MLLW=0.0 FEET.



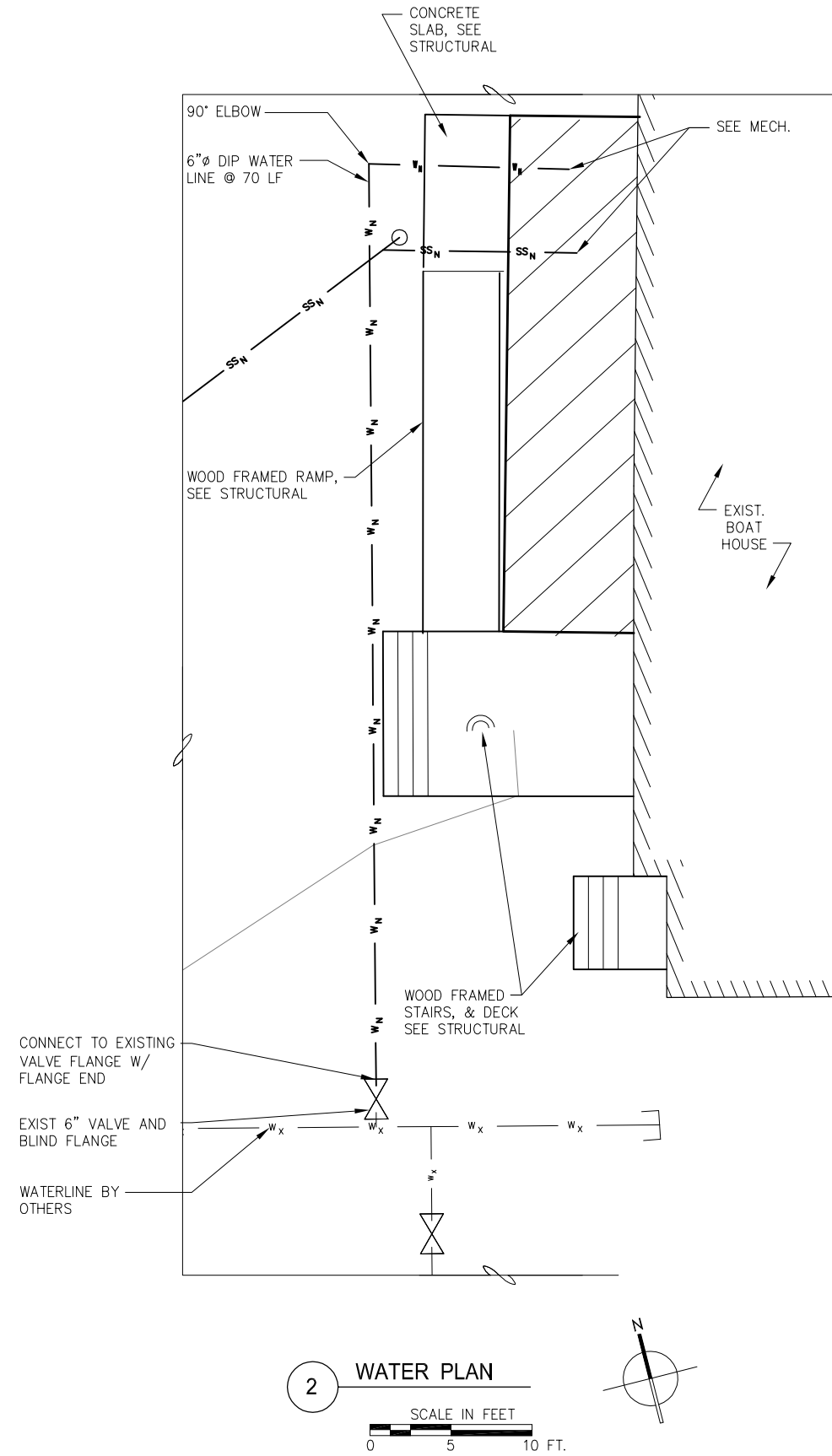
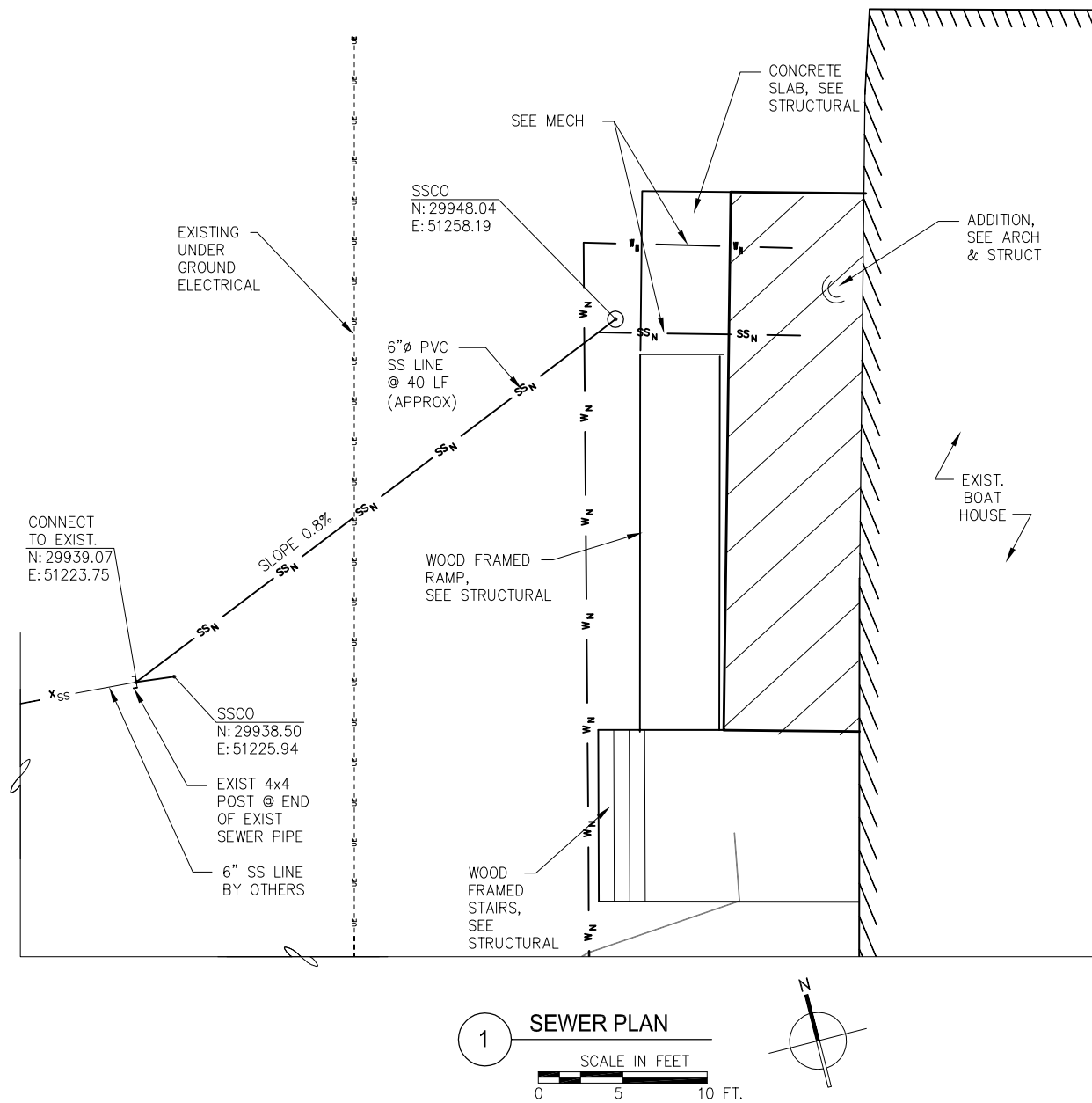
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SHEET TITLE:
**SITE
PLAN**

DATE: January 31, 2011
REVISION:
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DRAWN: LRG

SHEET #
C2.0



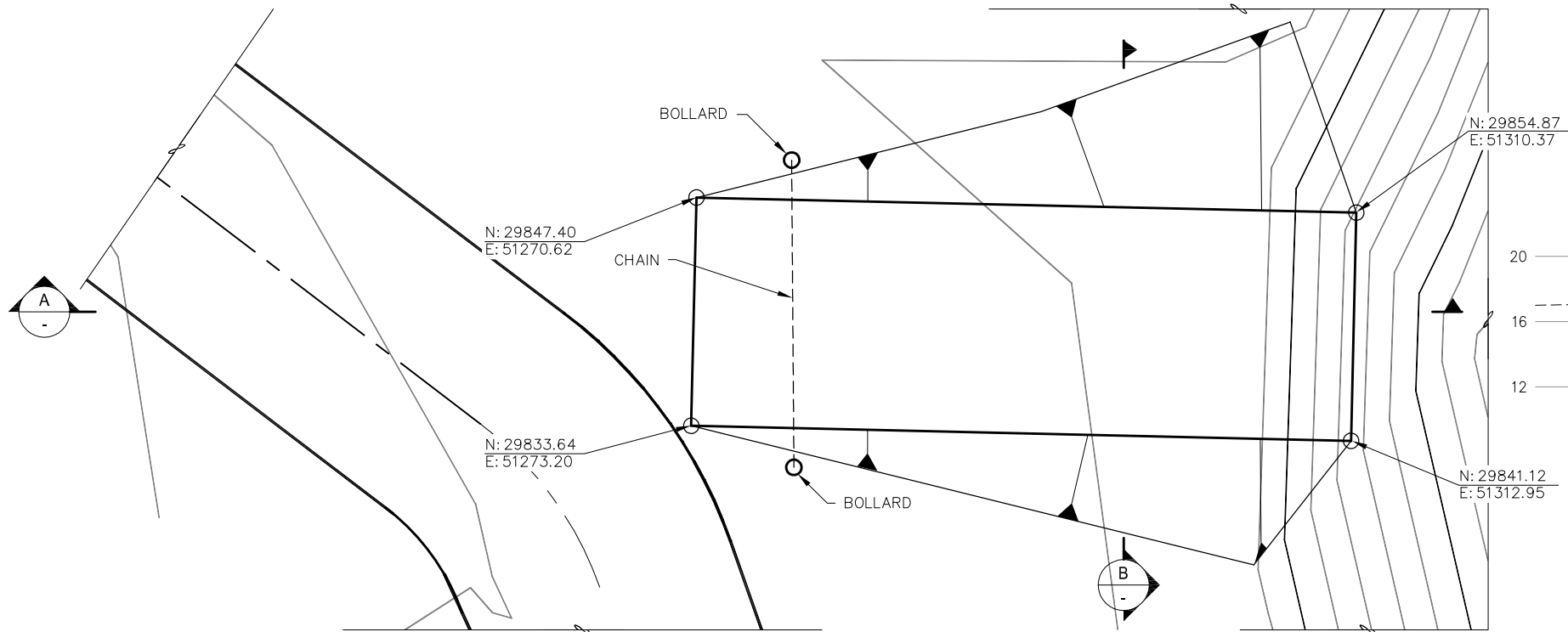
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SHEET TITLE:
**WATER,
SEWER
PLAN**

DATE: January 31, 2011
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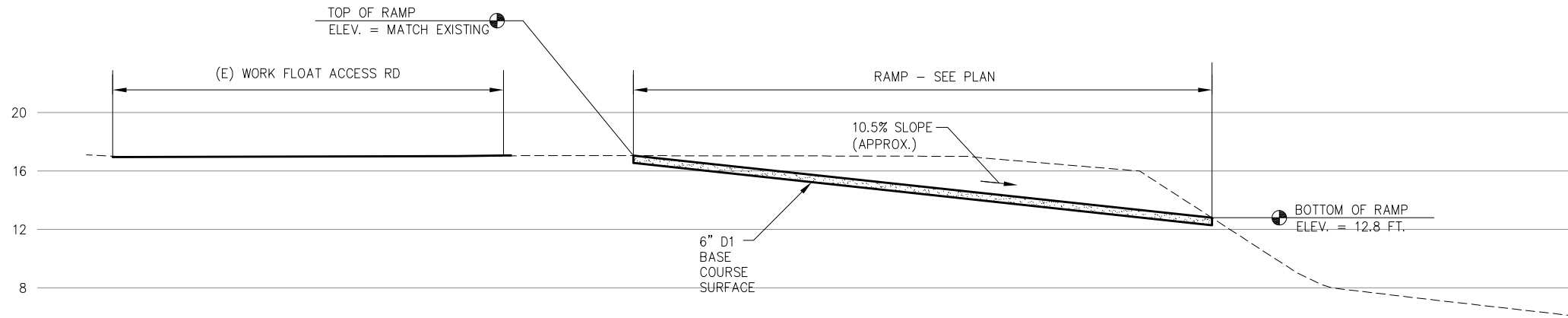
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1 RAMP PLAN

SCALE IN FEET

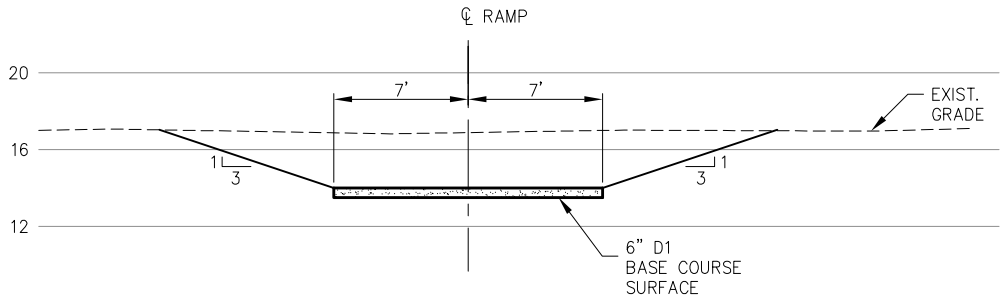
0 5 10 FT.



A RAMP PROFILE

SCALE IN FEET

0 5 10 FT.



B RAMP SECTION

SCALE IN FEET

0 5 10 FT.



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SHEET TITLE:

RAMP
PLAN

DATE: January 31, 2011

REVISION:

CHECKED BY: CMG

DRAWN: LRG

SHEET #

C4.0

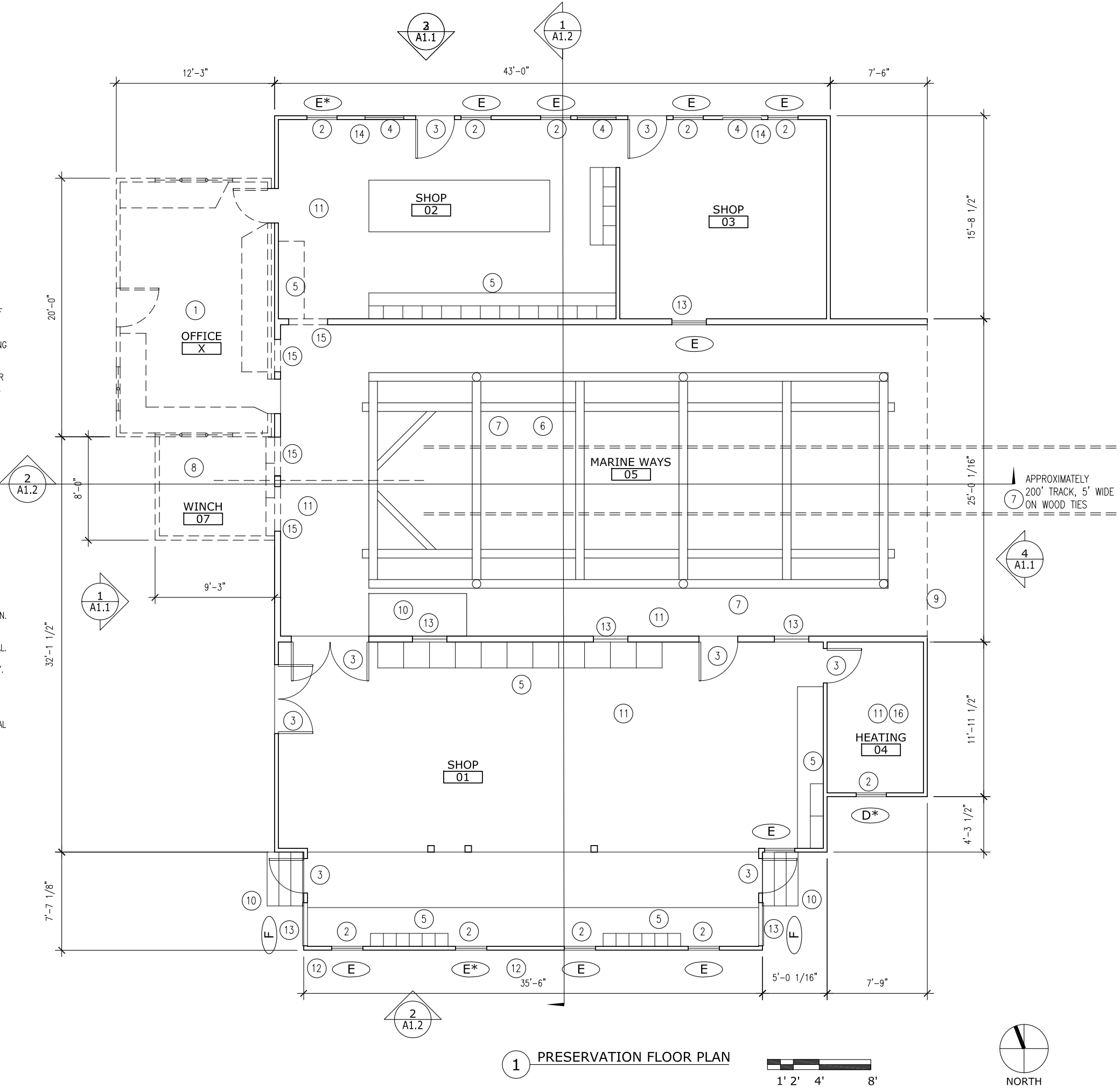
GENERAL PRESERVATION/REMOVAL NOTES

GOALS: OUTLINE THE SCOPE OF MATERIAL REMOVAL AND IDENTIFY COMPONENTS TO BE REMOVED AND DISPOSED OF ("REMOVED"), REMOVED AND SALVAGED ("SALVAGED") AND REMOVED FOR REHABILITATION. PHASE 1 WORK CONSTITUTES THE PARTIAL RENOVATION OF THE EXISTING JAPONSKI ISLAND BOATHOUSE COUPLED WITH A SMALL HISTORICALLY APPROPRIATE ADDITION, THE INSTALLATION OF A SPRINKLER SYSTEM AND BASIC HEATING EQUIPMENT, THE REPLACEMENT OF THE ELECTRICAL SYSTEM, AND THE REHABILITATION OF THE MARINE WAYS. ALL MATERIALS SHALL BE REMOVED CAREFULLY, AND THOSE REMOVED INTACT SHALL BE RETAINED TO THE GREATEST EXTENT POSSIBLE FOR REINTEGRATION INTO THE WORK.

- UNLESS OTHERWISE NOTED, THE ARCHITECTURAL BUILDING RENOVATION AND REHABILITATION WORK WILL PRIMARILY BE ISOLATED TO THE EXTERIOR BUILDING ENVELOPE, AND WILL INCLUDE EFFORTS REQUIRED TO SUPPORT REINFORCING OF STRUCTURE, REPLACEMENT OF ROOFING, AND THE REMOVAL AND REINSTALLATION OF SIDING, TRIM AND OTHER ARCHITECTURAL FENESTRATION. WINDOWS AND DOORS SHALL BE RESTORED, WITH SELECT UNITS TO BE REPLICATED AND OR REPLACED WHERE MISSING OR TOO DAMAGED TO BE REPAIRED.
- MECHANICAL AND ELECTRICAL DEMOLITION AND REPLACEMENT TO BE AS INDICATED ON THE APPLICABLE DOCUMENTS. NOTED MECHANICAL DEVICES SHALL BE CAREFULLY REMOVED FOR THE PURPOSE OF REHABILITATION.

PRESERVATION KEY NOTES

- CAREFULLY DETACH EXISTING "OFFICE" AREA STRUCTURE, WHICH IS CONSTITUTED OF A SEPARATE BUILDING ON SKIDS BUTTED UP TO MAIN BOATHOUSE BUILDING. RELOCATE THIS STRUCTURE AS INDICATED ON THE SITE PLAN. AT NEW LOCATION, CAREFULLY BLOCK LEVEL AND SQUARE ON TEMPORARY CRIBBING FOR FUTURE SITING AND RENOVATION.
- CAREFULLY REMOVE EXISTING WOOD WINDOWS AND FRAMES AND RETAIN FOR REPAIR AND REINSTALLATION. DOCUMENT WINDOW TYPE AS INDICATED, INCLUDING ORIGINAL LOCATION AND EXTENT OF MISSING COMPONENTS, AND COORDINATE WITH REHABILITATION EFFORTS. SAVE UNBROKEN GLASS PANELS FOR REUSE. TAGS DENOTED WITH "*" ARE TO BE RESTORED, AND ARE BASIS FOR DESIGN OR REPLACEMENT UNITS OF GIVE TYPE.
- CAREFULLY REMOVE EXISTING DOORS HARDWARE AND FRAMES. DOCUMENT TYPE AND LOCATION, AND COORDINATE WITH REHABILITATION EFFORTS.
- REMOVE SIDING AND PANELS WHICH OBSTRUCT EXISTING FRAMED OPENING. EXTERIOR SIDING MAY HAVE AREAS COATED WITH LEAD-BASED PAINT UNDER NEW PAINT AND SHOULD BE HANDLED BY WORKERS WITH LEAD-AWARENESS CERTIFICATION. ALL LEAD-BASED PAINT DEBRIS SHALL BE DISPOSED OF AS A HAZARDOUS MATERIAL.
- CAREFULLY SALVAGE WALL MOUNTED CABINETRY AND MILLWORK ONLY TO THE EXTENT REQUIRED FOR RESTORATION EFFORTS. RETAIN FOR REPAIR AND REINSTALLATION. PRESERVE AND PROTECT MATERIALS NOT REMOVED FROM SPACES TO PERFORM THE INDICATED WORK.
- SALVAGE EXISTING MARINE WAY CRADLE. RETAIN COMPONENTS REQUIRED FOR RECONSTRUCTION. COORDINATE WITH W-SERIES DRAWINGS FOR WAYS REHABILITATION. MARINE WAYS CRADLE STEEL COMPONENTS ARE COATED WITH LEAD-BASED PAINT AND SHOULD BE HANDLED BY WORKERS WITH LEAD-AWARENESS CERTIFICATION. ALL LEAD-BASED PAINT DEBRIS SHALL BE DISPOSED OF AS A HAZARDOUS MATERIAL.
- REMOVE EXISTING DEBRIS, TRACK, TIES, AND TIMBER DECKING AT MARINE WAYS BAY.
- REMOVE EXISTING WINCH ROOM ROOF AND WALLS TO FOUNDATION/SLAB. REMOVE AND DISPOSE OF EXISTING WINCH ROOM ROOF WITH ASBESTOS-CONTAINING TAR. WORKERS SHALL HOLD CURRENT ASBESTOS WORKER CERTIFICATION THROUGH THE ALASKA DEPARTMENT OF LABOR AND SHALL HANDLE AND DISPOSE OF THIS MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ASBESTOS REGULATIONS. SALVAGE EXISTING WINCH AND TACKLE, AND RETAIN FOR REHABILITATION.
- SALVAGE EXISTING OVERHEAD CANVAS DOOR ASSEMBLY AND WEATHER SHROUD AND RETAIN FOR REHABILITATION. DOCUMENT DRIVE MECHANISM WITH ANTICIPATION OF REASSEMBLY.
- REMOVE EXISTING STAIR AND LANDING ASSEMBLY.
- REMOVE EXISTING MECHANICAL EQUIPMENT, DUCTING, ELECTRICAL CONDUIT AND WIRING.
- SALVAGE BUILDING SIGNAGE FOR REINSTALLATION. PROVIDE TEMPORARY FREE-STANDING SUPPORT FOR DISPLAY TOWARDS SEWARD AVENUE AWAY FROM THE WORK AREA.
- REMOVE HINGED PANELS IN EXISTING OPENINGS. RETAIN FOR REHABILITATION AND REINSTALLATION.
- SALVAGE EXISTING CAST IRON RADIATORS
- REMOVE EXISTING WALL FRAMING, SHEATHING AND SIDING AS REQUIRED FOR NEW OPENINGS. PROVIDE HEADERS AND FRAMING REINFORCEMENT WHERE REQUIRED.
- REMOVE AND DISPOSE OF EXISTING GYPSUM WALL BOARD WITH ASBESTOS-CONTAINING TAPING MUD IN FURNACE ROOM 04. WORKERS SHALL HOLD CURRENT ASBESTOS WORKER CERTIFICATION THROUGH THE ALASKA DEPARTMENT OF LABOR AND SHALL HANDLE AND DISPOSE OF THIS MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ASBESTOS REGULATIONS.



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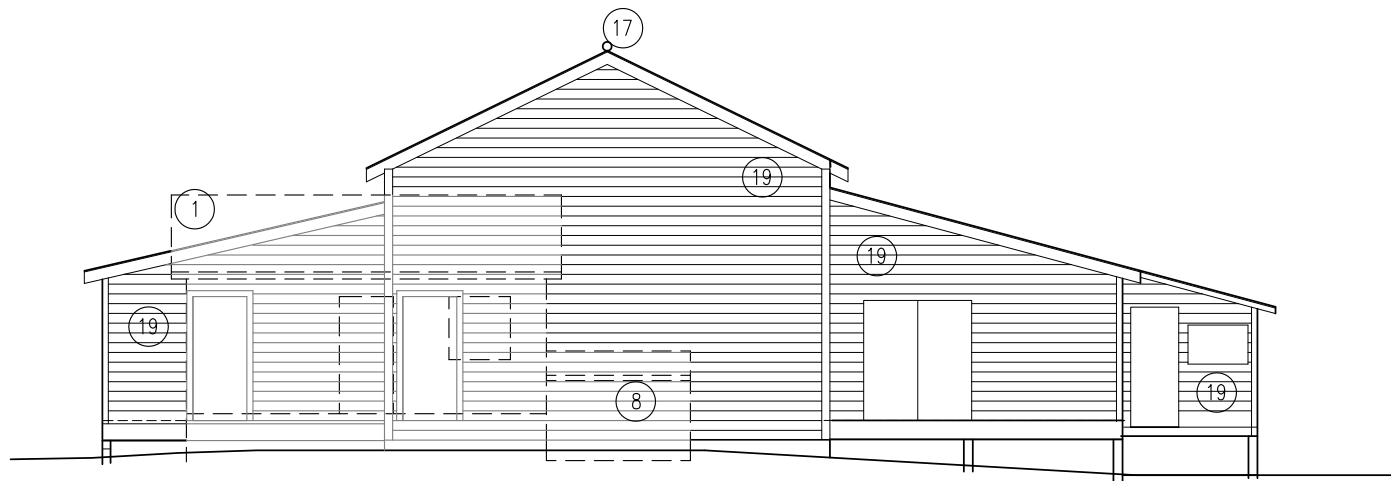
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PHASE 1 ADAPTIVE RE-USE
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SITKA, ALASKA

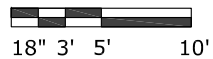
SHEET TITLE:
**PRESERVATION
PLAN AND NOTES**

DATE: JAN. 31, 2011
REVISION: X
CHECKED BY: SB
DRAWN: SB

SHEET #
A1.0

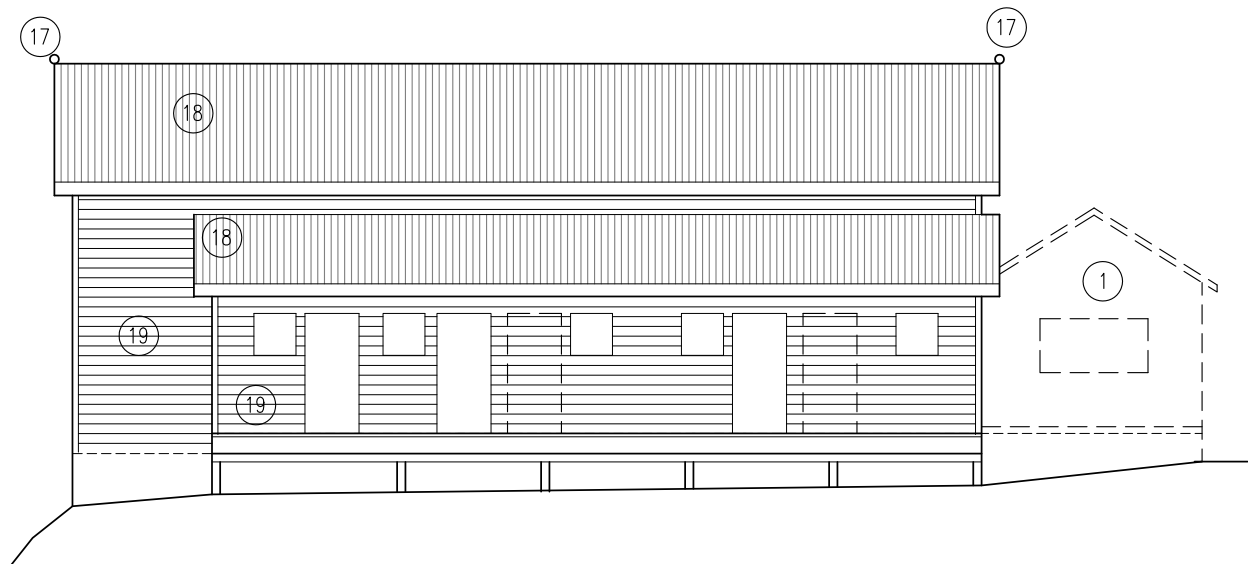


1 WEST ELEVATION

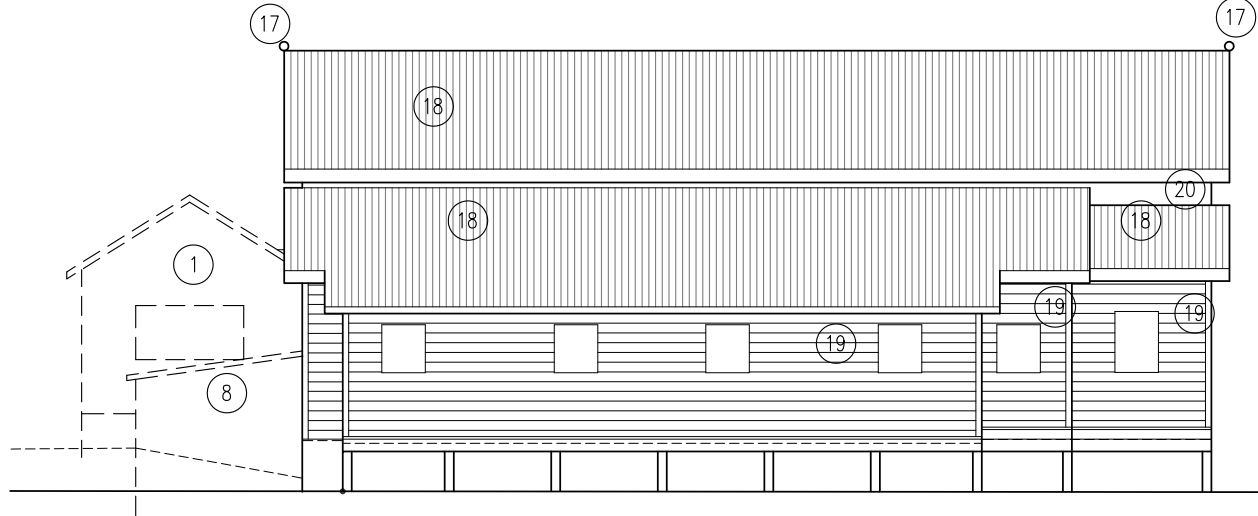
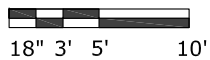


PRESERVATION KEY NOTES

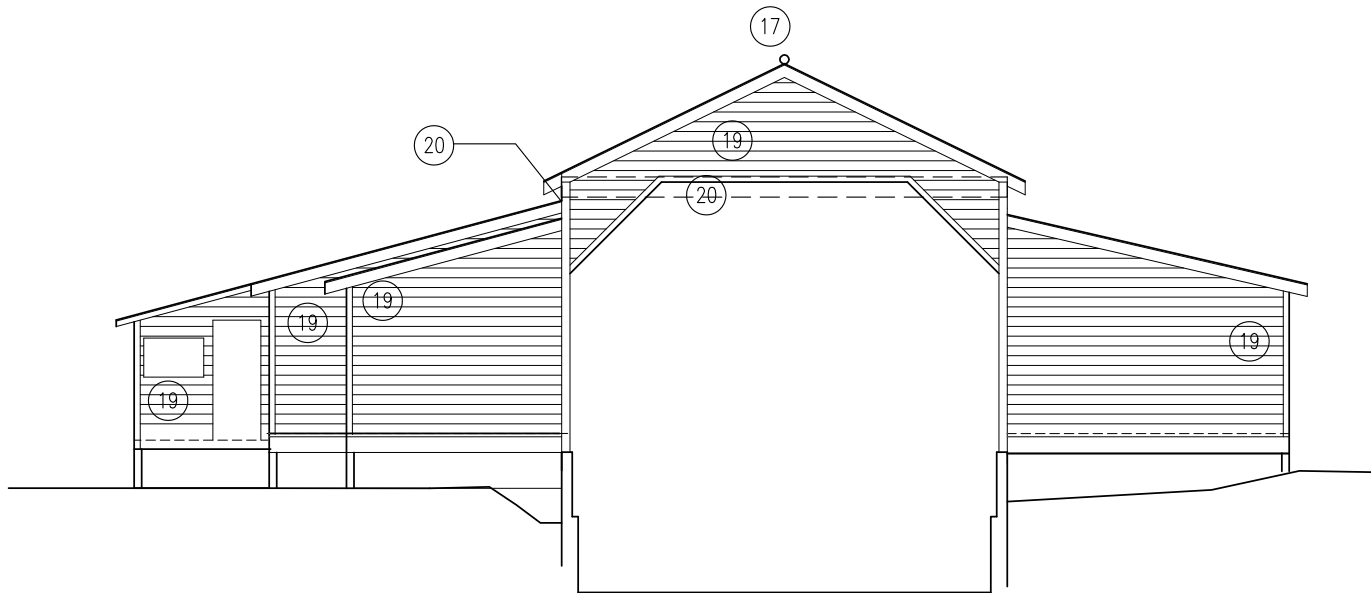
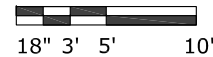
- # SEE SHEET A1.0 FOR KEYNOTES 1-13
- 17 CAREFULLY REMOVE FINIAL "BALL" AT GABLE END AND PRESERVE FOR REPAIR, PAINTING AND REINSTALLATION.
- 18 REMOVE ALL ROOFING AND UNDERLAYMENT. REMOVE AND REPLACE DETERIORATED DECKING, IN-KIND.
- 19 CAREFULLY REMOVE EXISTING SIDING INTACT. IMPLEMENT METHOD TO PRESERVE GREATEST QUANTITY POSSIBLE FOR REFINISHING AND REINSTALLATION.
- 20 CAREFULLY REMOVE EXISTING OVERHEAD DOOR DRUM, CHAIN DRIVE MECHANISM, AND COVER. RETAIN FOR REHABILITATION, ANTICIPATING REUSE OF PRIMARY DRIVE, DRUM AND SHAFT COMPONENTS IN REHABILITATION.



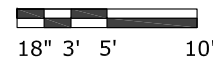
3 NORTH ELEVATION



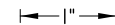
2 SOUTH ELEVATION



4 EAST ELEVATION



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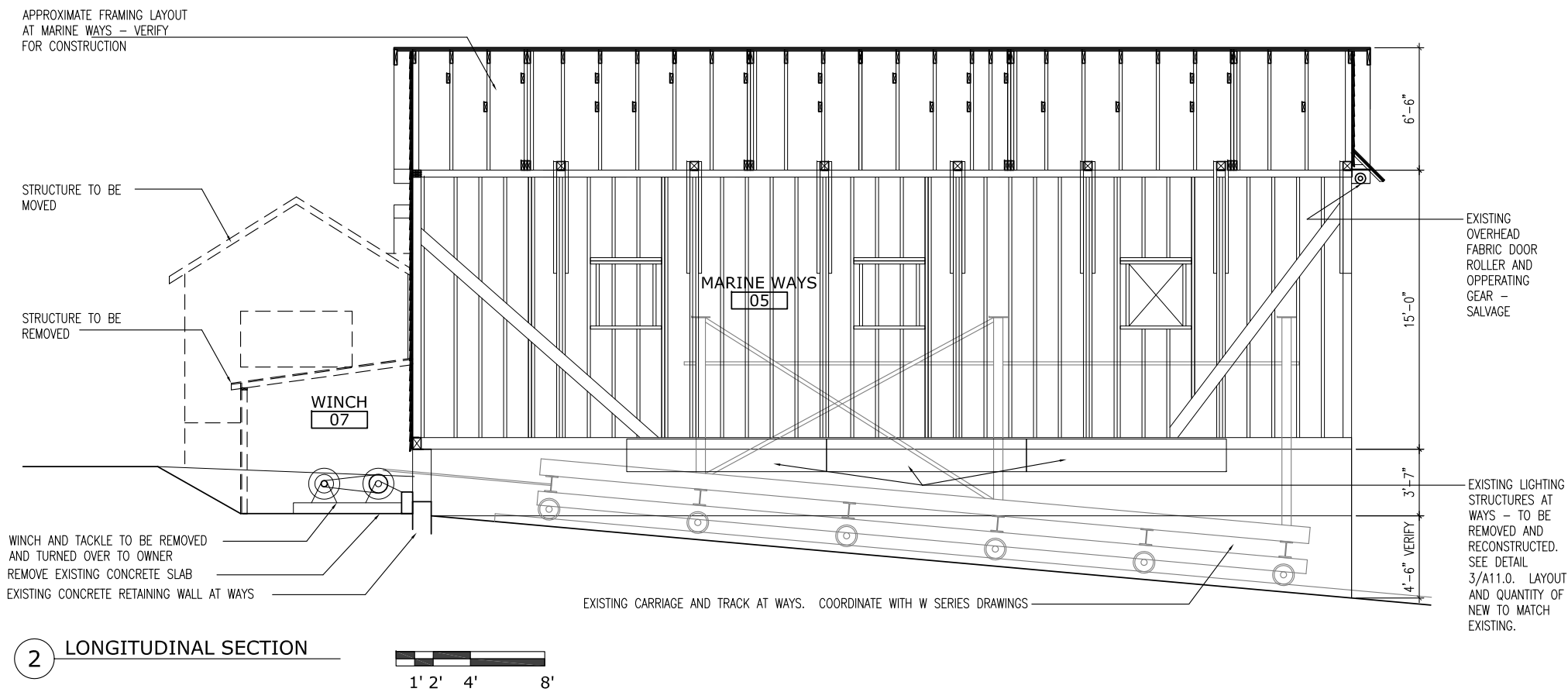
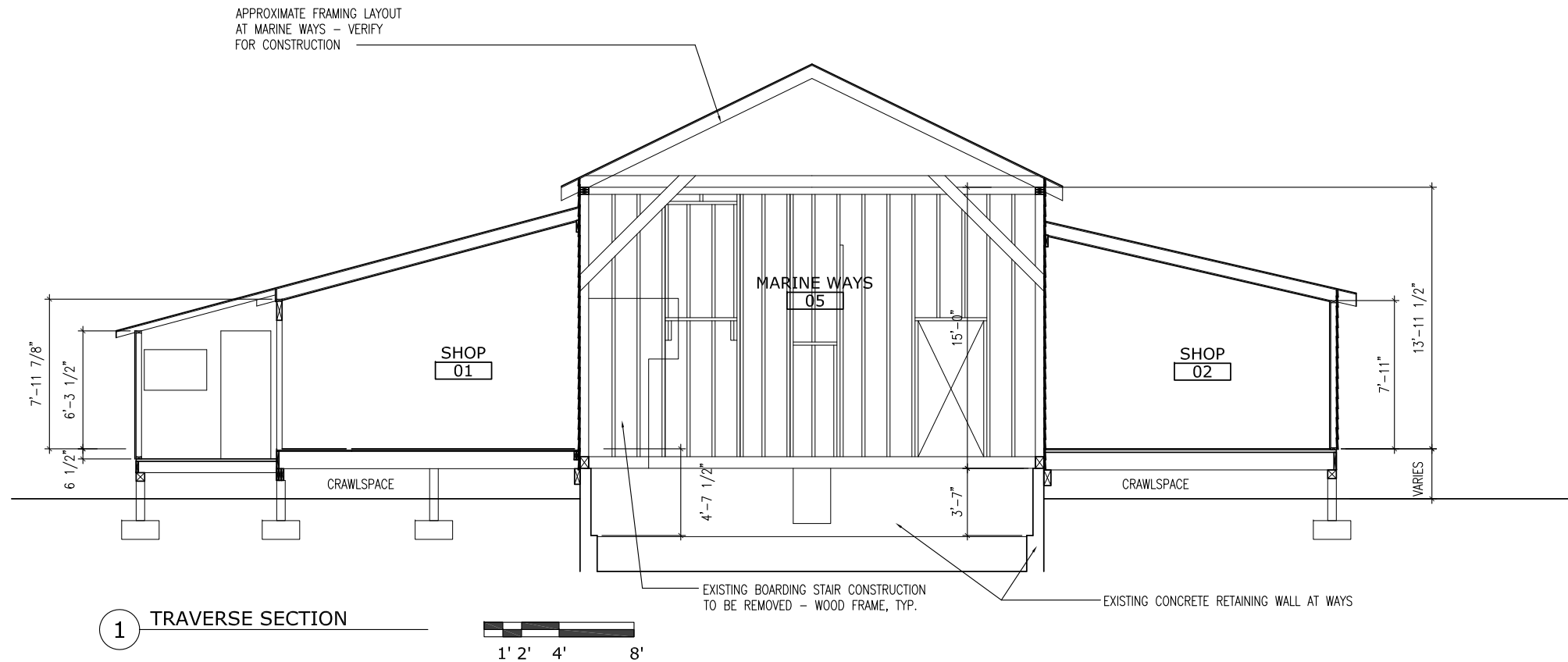
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SHEET TITLE:
PRESERVATION ELEVATIONS AND NOTES

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SHEET TITLE:	PRESERVATION SECTIONS
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SHEET #	A1.2

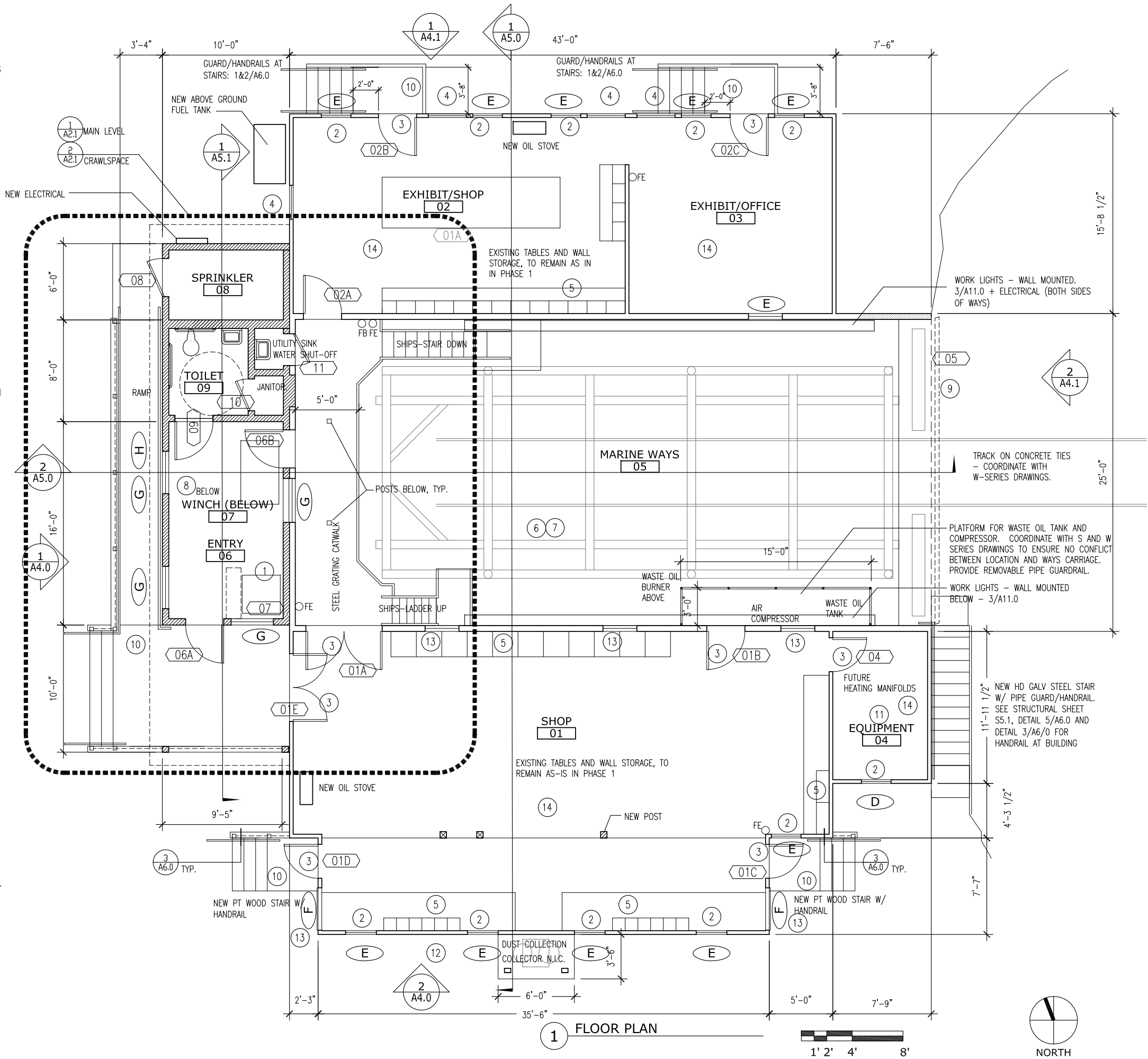
GENERAL PLAN NOTES

GOALS: REHABILITATE EXISTING MARINE WAYS AND BUILDING TO THE WHILE RETAINING HISTORIC INTEGRITY OF THE EXISTING FACILITY TO THE GREATEST EXTENT POSSIBLE AND REASONABLE, UTILIZING WITH LATEST EDITIONS OF "THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS". THIS WILL REQUIRE CAREFUL DOCUMENTATION ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE REMOVAL OF MATERIALS IDENTIFIED TO BE CONSERVED OR REINSTALLED. ITEMS NOT SPECIFICALLY IDENTIFIED ARE TO BE TREATED WITH SAME CARE AND PRESERVATION, UNLESS DIRECTED OTHERWISE BY ARCHITECT.

- COORDINATION OF ALL TRADES TO BE UNDERTAKEN WITH PROJECT GOALS IN MIND. NEW TECHNOLOGIES SHALL BE INTRODUCED, BUT AS A RULE SHALL NOT BE HIGHLIGHTED IN CONTRAST TO THE HISTORIC BUILDING.
- CONDUIT FOR LIGHTING IN EXISTING SHOP SPACES IS TO BE CONCEALED AS MUCH AS POSSIBLE IN EXISTING CONSTRUCTION. THIS WILL REQUIRE REMOVAL AND REINSTALLATION OF EXISTING BOARD CEILING, BUT SHOULD NOT REQUIRE REMOVAL AND REINSTALLATION OF MORE THAN 15% OF CEILING AREA IN ROOMS 01, 02, AND 03.

KEY NOTES

- AREAS OF NEW CONSTRUCTION SHALL BE FINISHED IN CHARACTER WITH EXISTING BUILDING REHABILITATION.
- INSTALL REPAIRED AND/OR RECONSTRUCTED WINDOW UNITS IN EXISTING FRAMING OPENINGS. FLASH INTO AIR/VAPOR BARRIER LAYERS AS DETAILED. FINISH WINDOW ASSEMBLIES ARE TO BE TRADITIONALLY GLAZED AND PAINTED. REPLACE MISSING ASSEMBLIES WITH IDENTICAL REPLICATION IN LIKE MATERIAL, PROFILE AND FINISH, USING WHOLE EXISTING WINDOW AND FRAME UNITS AS BASIS OF DESIGN.
- INSTALL REPAIRED AND/OR RECONSTRUCTED DOORS AND FRAMES INTO EXISTING OPENINGS. FLASH INTO AIR/VAPOR BARRIER LAYERS AS DETAILED. FINISHED DOORS ARE TO BE PAINTED, AND DOOR HARDWARE REPLACED AS SCHEDULED.
- INSTALL INSET PANEL AT ORIGINAL OPENINGS AS DETAILED. AIR BARRIER TO BE EXTENDED CONTINUOUS BEHIND PANEL, WITH FINISH TRIM AS DETAIL 1/A11.1
- WALL MOUNTED CABINETRY AND MILLWORK REMOVED TO COMPLETE THE WORK TO BE REPAIRED AND REINSTALLED AT ORIGINAL LOCATION. COORDINATE PLACEMENT OF ELECTRICAL POWER SUPPLY WITH WORK SURFACES AND NOTED EQUIPMENT LOCATIONS.
- INSTALL RESTORED MARINE WAY CRADLE. COORDINATE WITH W-SERIES DRAWINGS FOR WAYS REHABILITATION.
- INSTALL NEW TRACK, TIES, CONCRETE SLABS AND SEDIMENT SUMPS AT MARINE WAYS BAY. COORDINATE WITH W-SERIES DRAWINGS FOR WAYS REHABILITATION.
- INSTALL NEW WINCH AND ASSOCIATED NEW STRUCTURE AT EXISTING WINCH SLAB. COORDINATE WITH W-SERIES DRAWINGS FOR NEW WINCH, AND E-SERIES DRAWINGS FOR ELECTRICAL AND CONTROLS.
- INSTALL NEW OVERHEAD FABRIC DOOR ASSEMBLY AND WEATHER SHROUD. COORDINATE WITH SHEET A11.2 FOR DETAILED ASSEMBLY AND INSTALLATION.
- INSTALL NEW TREATED WOOD DECK AND STAIR ASSEMBLY AT NOTED ENTRY LOCATIONS. PROVIDE STEEL GRATING INSERT AT INDICATED LOCATIONS. COORDINATE WITH STRUCTURAL DETAILS ON SHEET S5.0 AND ARCHITECTURAL GUARD AND HANDRAIL DETAILS ON SHEETS A11.2.
- AT WALLS AND CEILINGS, INSTALL FIBERGLASS BATT INSULATION, MEMBRANE VAPOR RETARDER, AND NEW PAINTED SHIPLAP SIDING TO MATCH OTHER EXISTING INTERIOR PANELING AT BUILDING.
- COORDINATE REINSTALLATION OF EXISTING BUILDING INTERPRETIVE SIGNAGE WITH OWNER.
- REINSTALL REHABILITATED HINGED ACCESS PANELS IN EXISTING OPENINGS. PROVIDE NEW $\frac{3}{4}$ " PAINTED PLYWOOD PANELS, STAINLESS STEEL HINGES, AND GALVANIZED SLIDING BOLT GATE LATCHES MOUNTED TO INTERIOR SURFACE. PROVIDE TWO LATCHES - ONE AT EACH LOWER CORNER - AT PANELS EXPOSED TO WEATHER.
- INSULATE EXTERIOR WALLS OF CRAWLSPACE WITH 2" RIGID INSULATION BELOW GRADE AND 6" FIBERGLASS BATT ABOVE GRADE. AT FULL HEIGHT CONCRETE FOUNDATION WALLS OF WAYS, INSULATE 2" RIGID INSULATION, ADHERED, FULL HEIGHT, WITH $\frac{3}{8}$ " PRESERVATIVE TREATED PLYWOOD FOR THERMAL PROTECTION WHERE EXPOSED TO CRAWLSPACE ATMOSPHERE. INSTALL CONTINUOUS 6 MILS POLYETHYLENE VAPOR RETARDER ACROSS ENTIRE CRAWLSPACE FLOOR AREA.



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SHEET TITLE:
FLOOR PLAN NOTES

DATE: JAN. 31, 2011

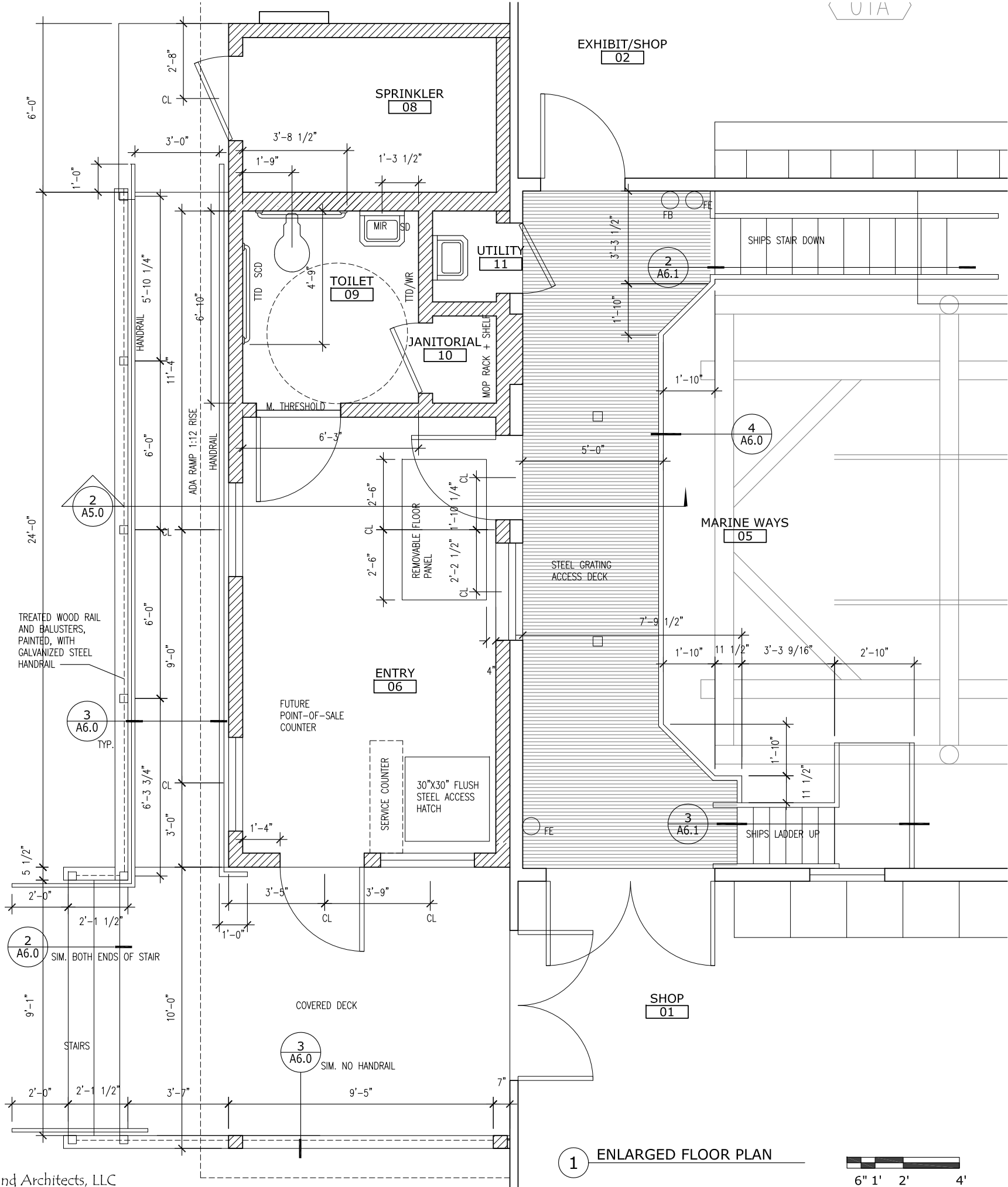
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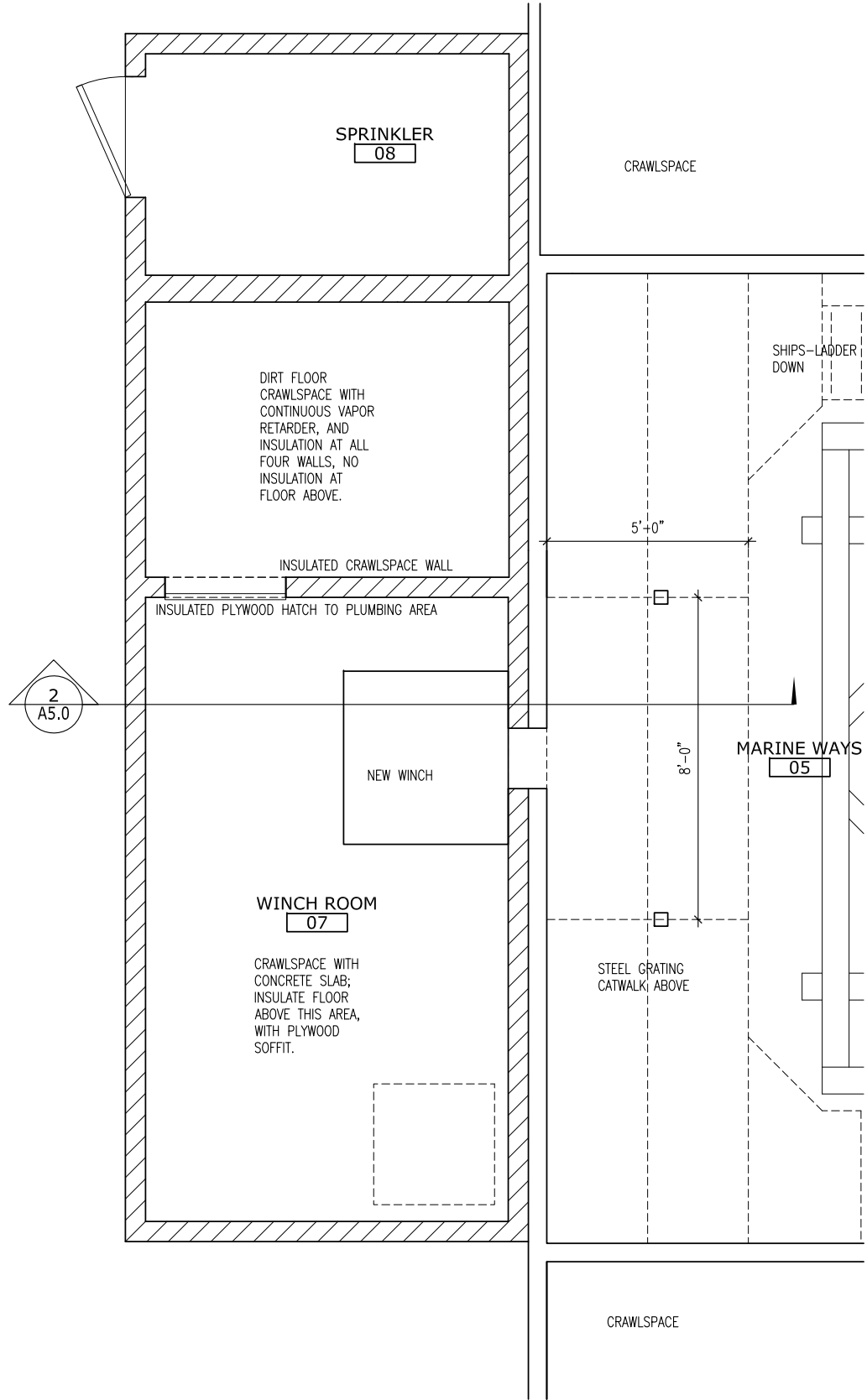
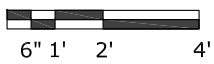
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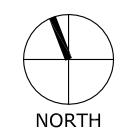
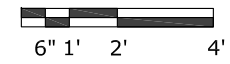
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1 ENLARGED FLOOR PLAN



1 ENLARGED CRAWLSPACE PLAN

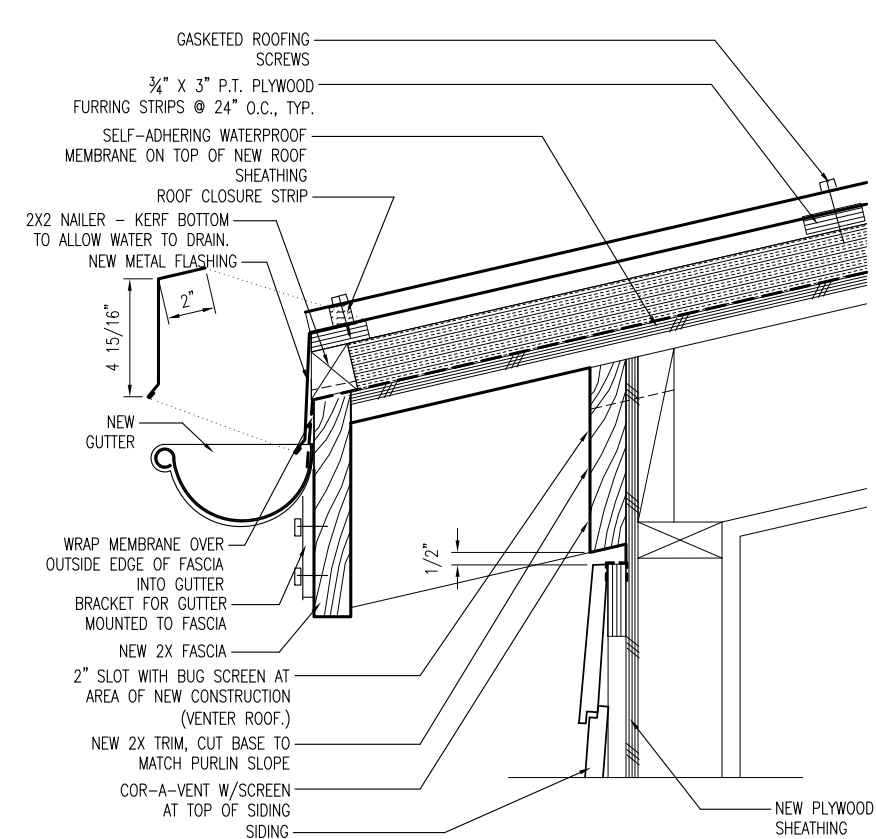


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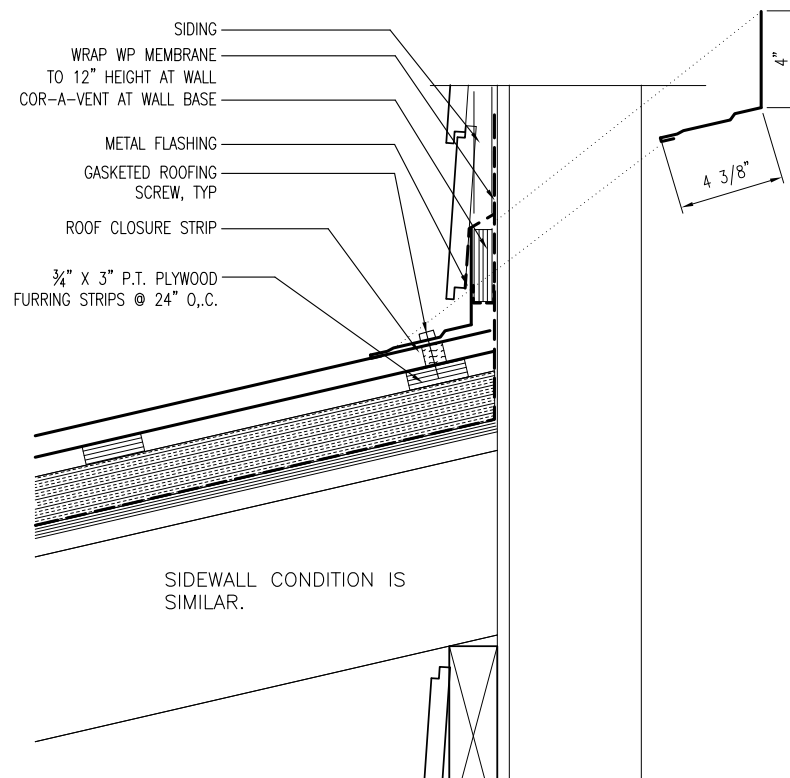
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SHEET TITLE:		ENLARGED FLOOR PLAN
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DRAWN:	SB	
SHEET #		A2.1



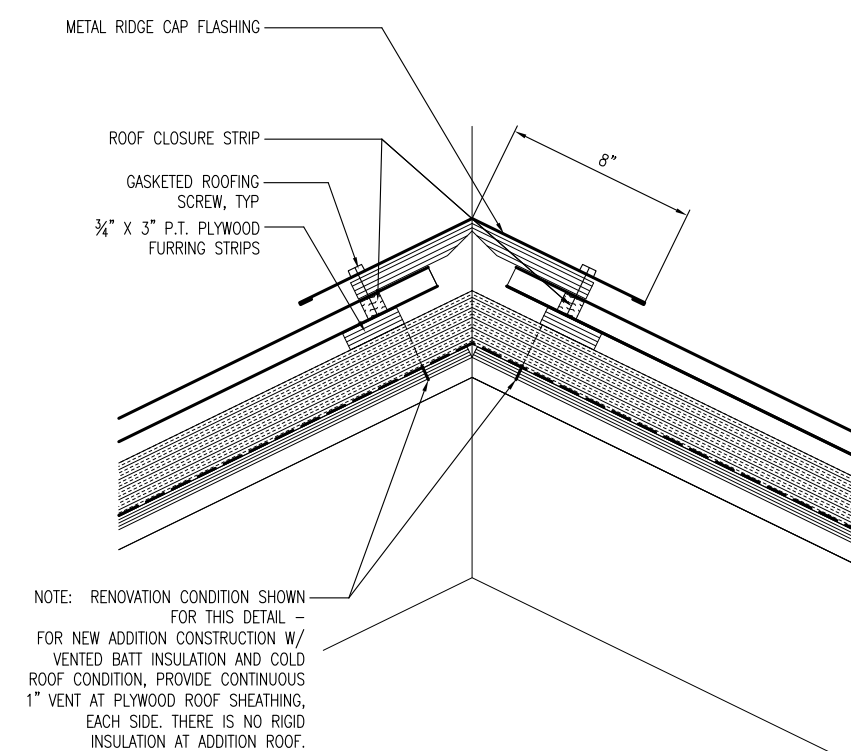
1 EAVE - NEW & REINST. SIDING

1" 2" 4" 8"



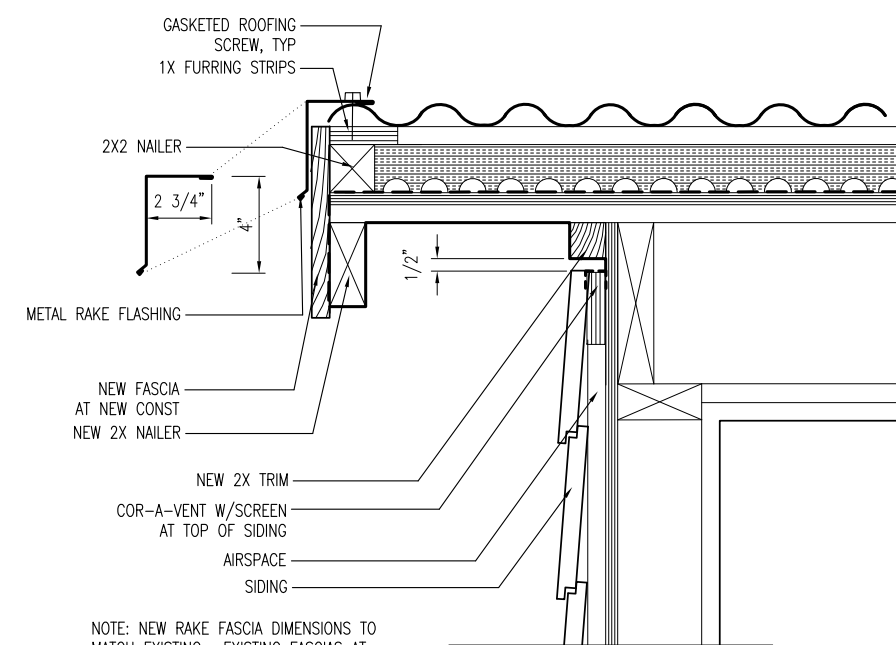
2 ROOF TO WALL

1" 2" 4" 8"



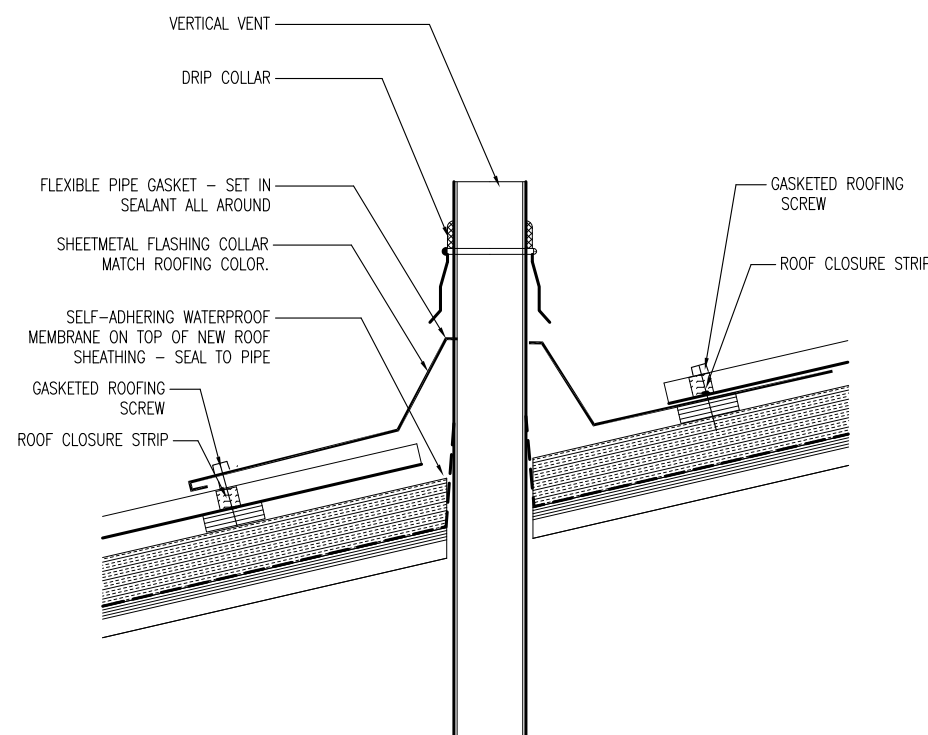
3 ROOF RIDGE

1" 2" 4" 8"



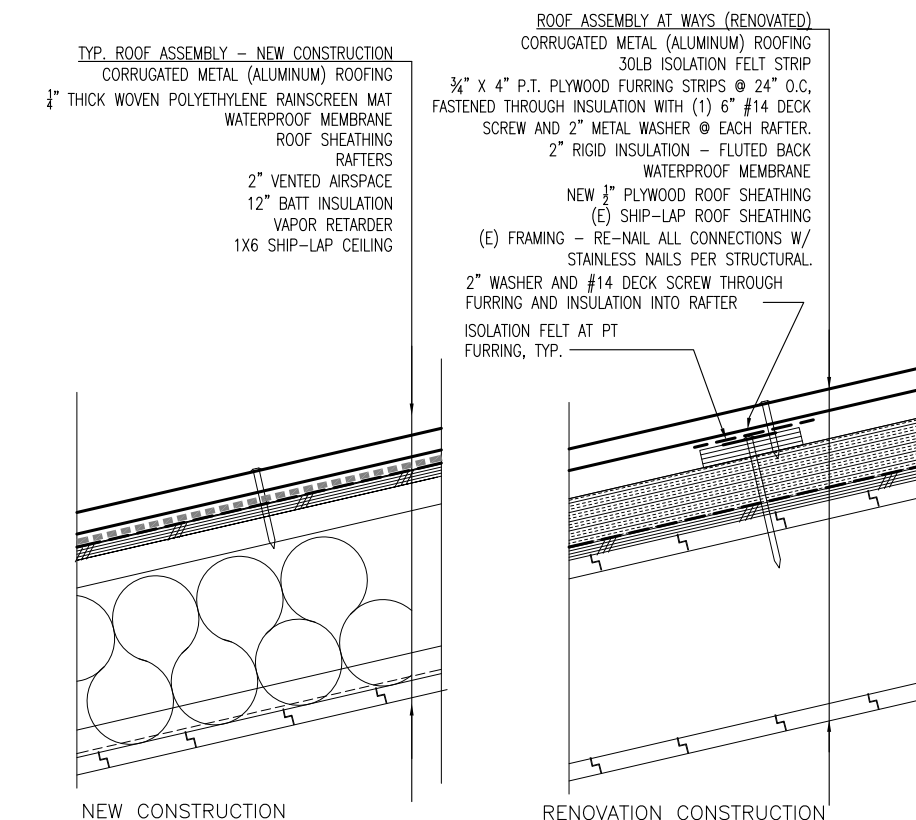
4 ROOF RAKE

1" 2" 4" 8"



5 ROOF MECH VENT

1" 2" 4" 8"



6 ROOF TYPE

1" 2" 4" 8"



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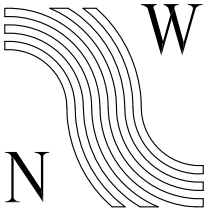
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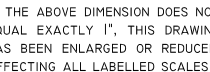
SHEET TITLE:
ROOF DETAILS

DATE: **JAN. 31, 2011**
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SHEET #
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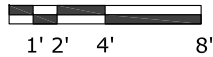
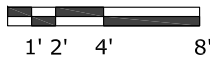
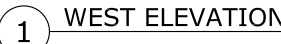
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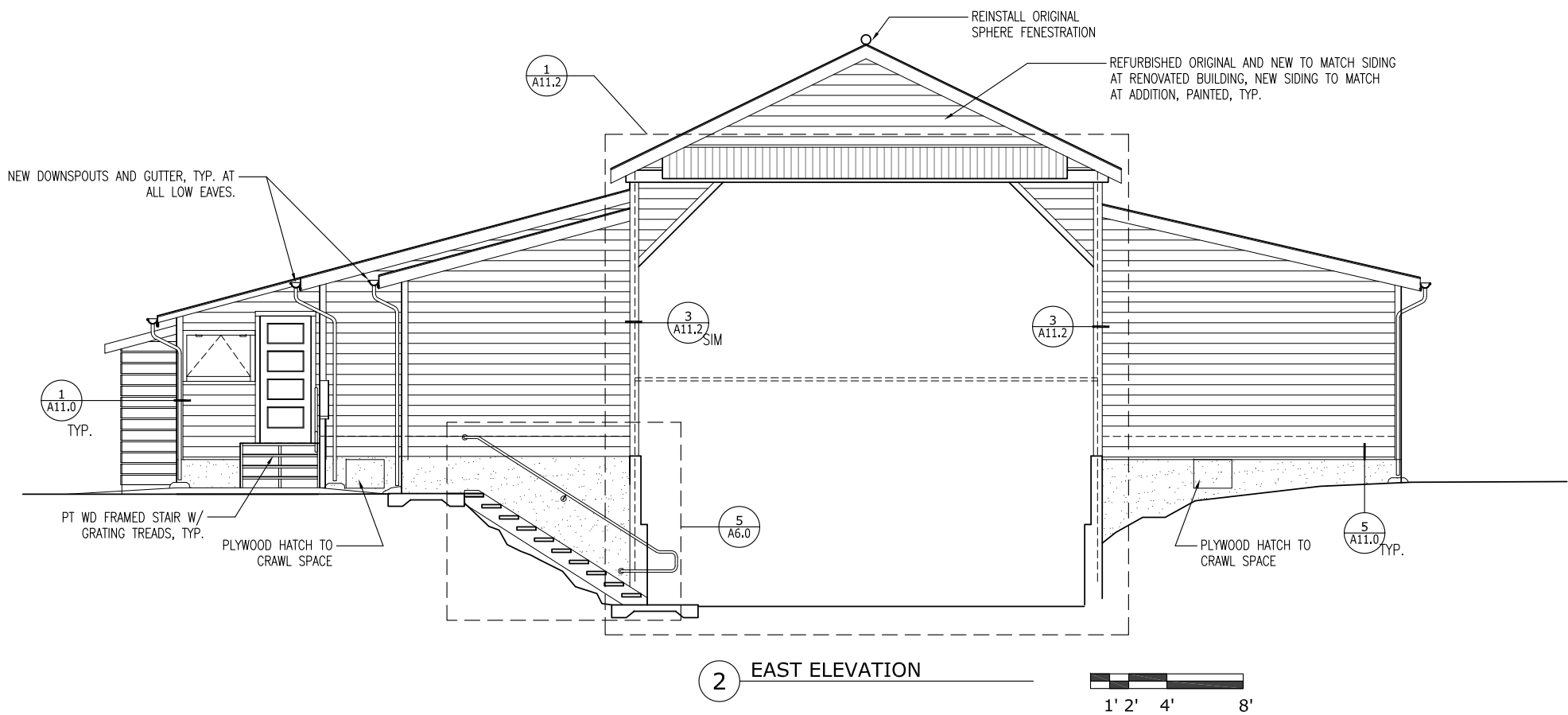
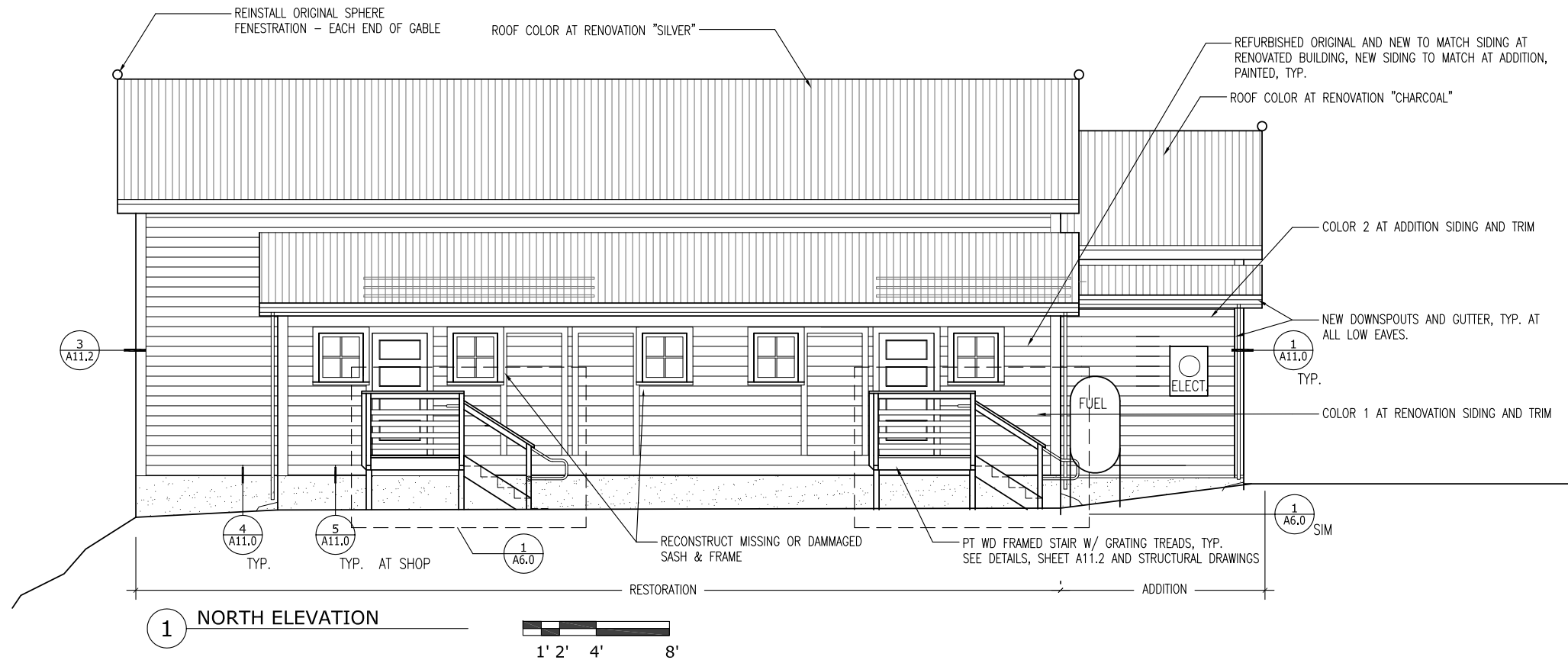


EXTERIOR ELEVATIONS

RAWN: SB

A4.C





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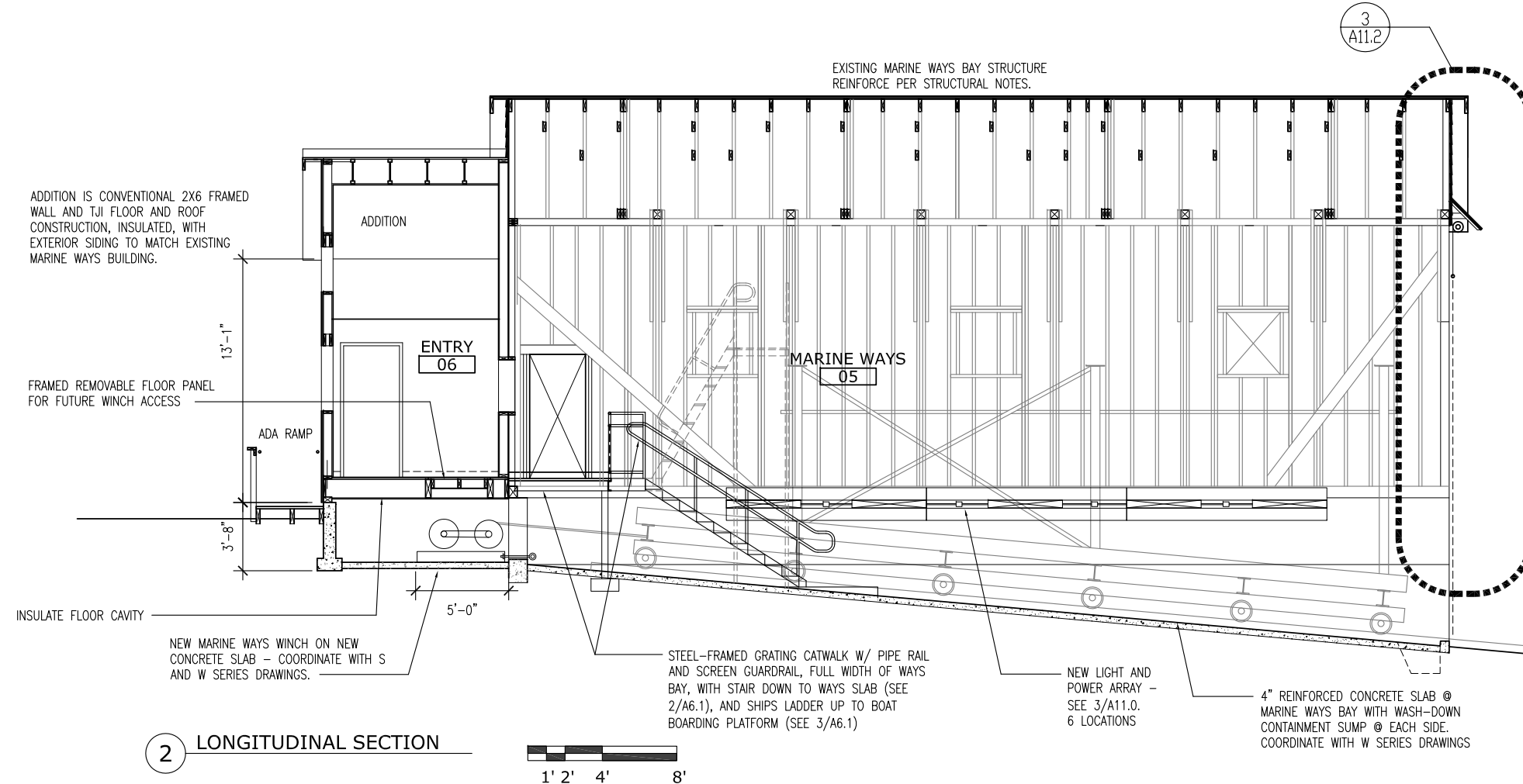
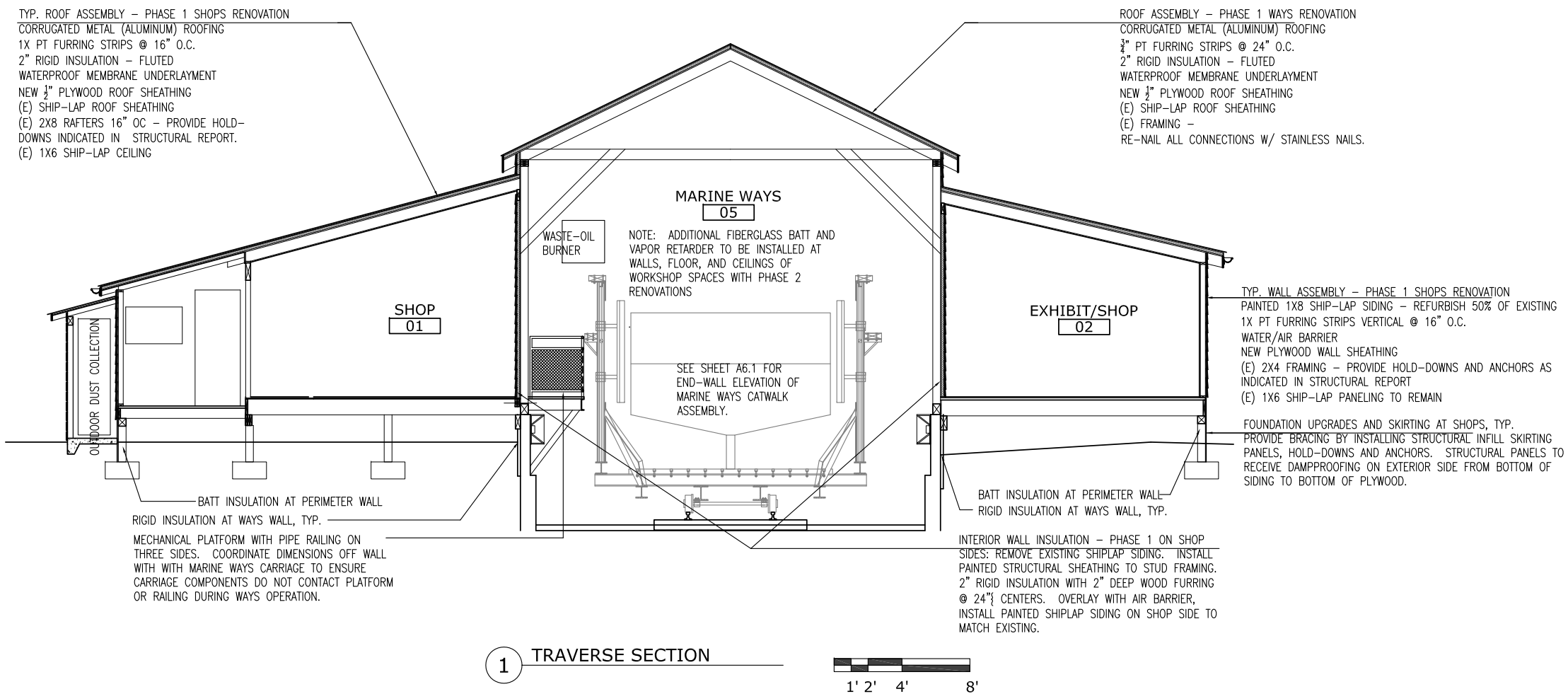
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SHEET #
A4.1



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SHEET TITLE:	SECTIONS
DATE:	JAN. 31, 2011
REVISION:	X
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SHEET #	A5.0

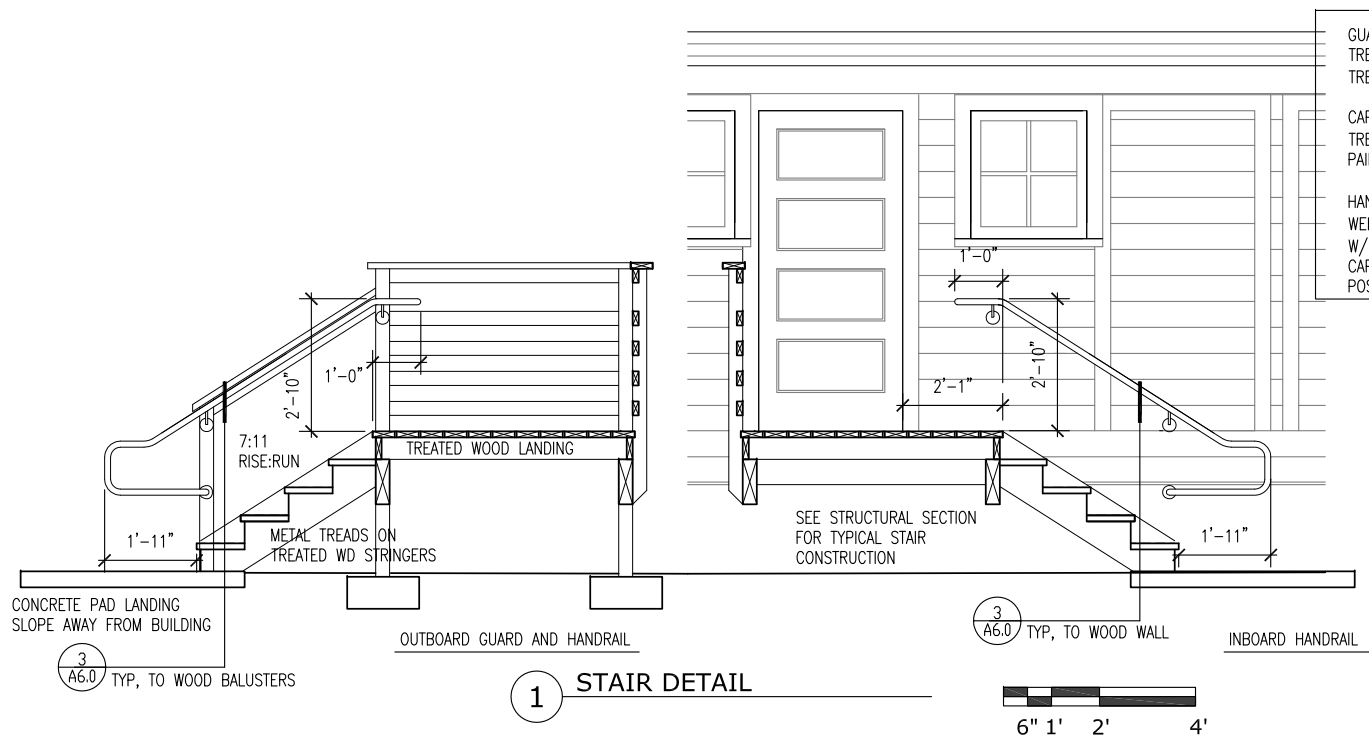


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DATE: JAN. 31, 2011
REVISION: X
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HEET # A5.1

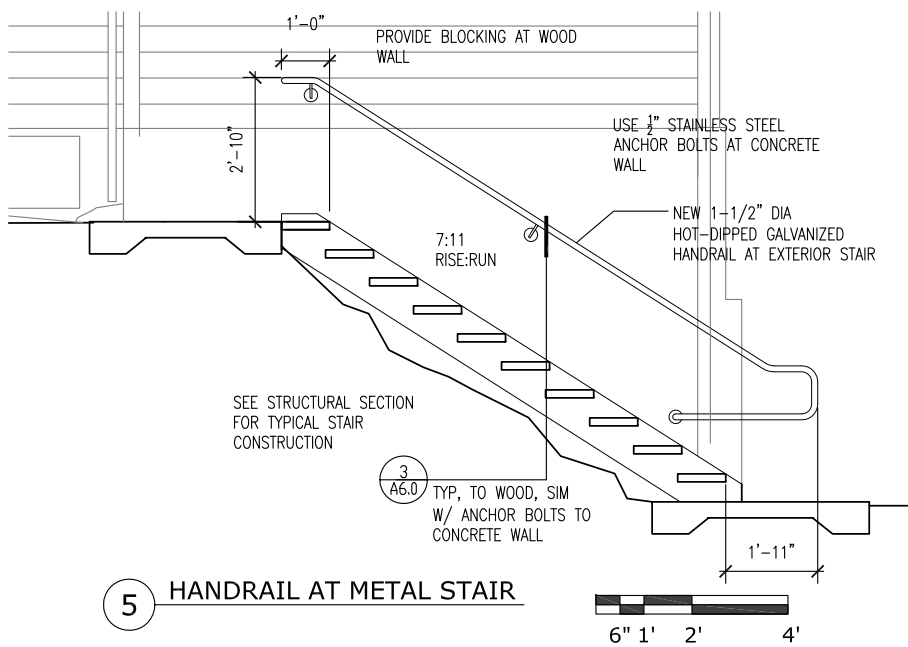
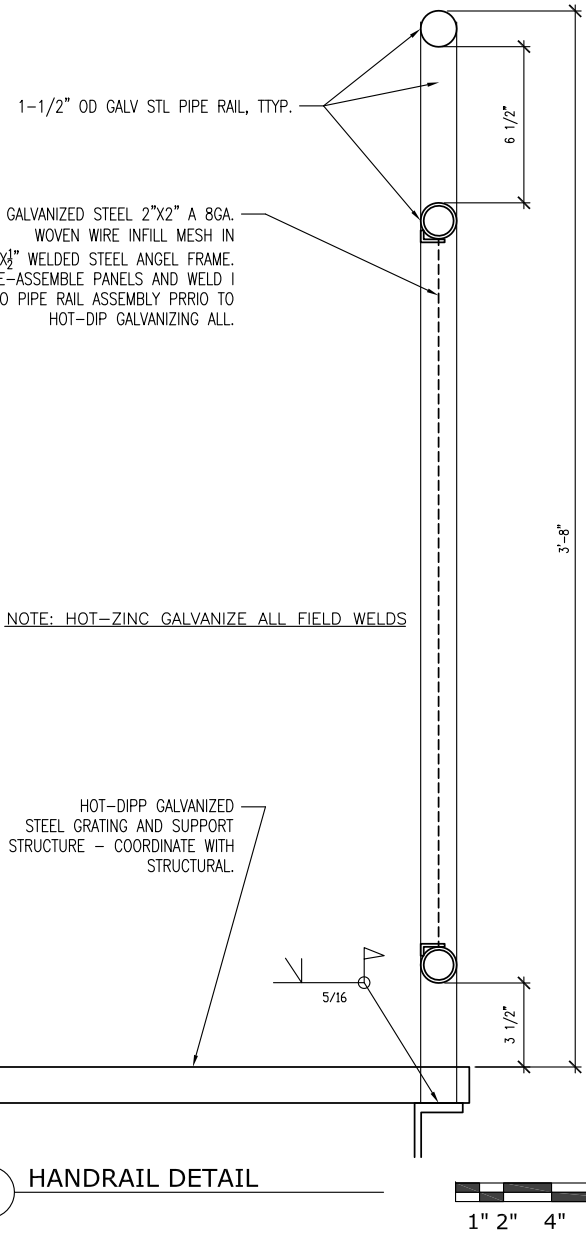
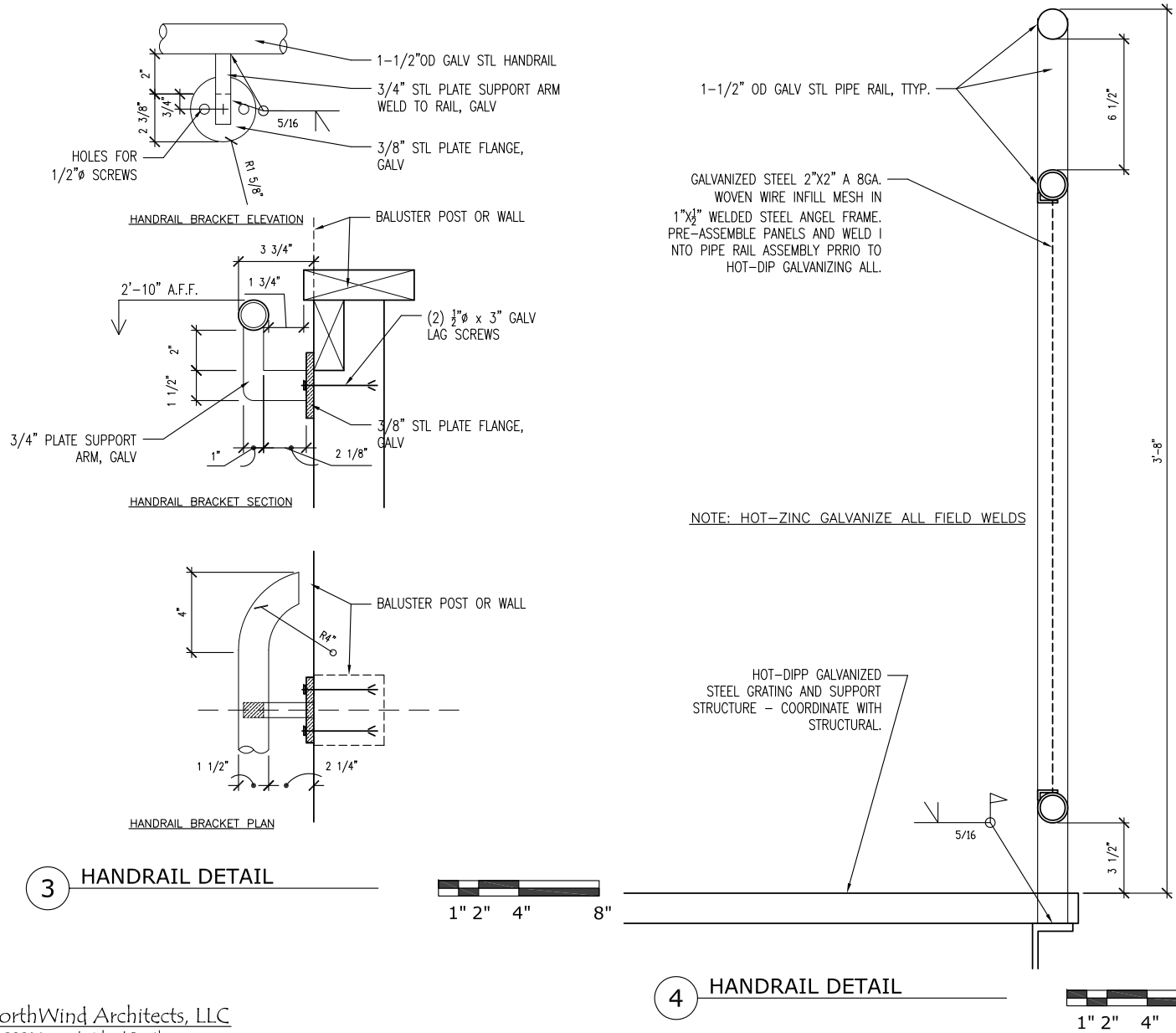
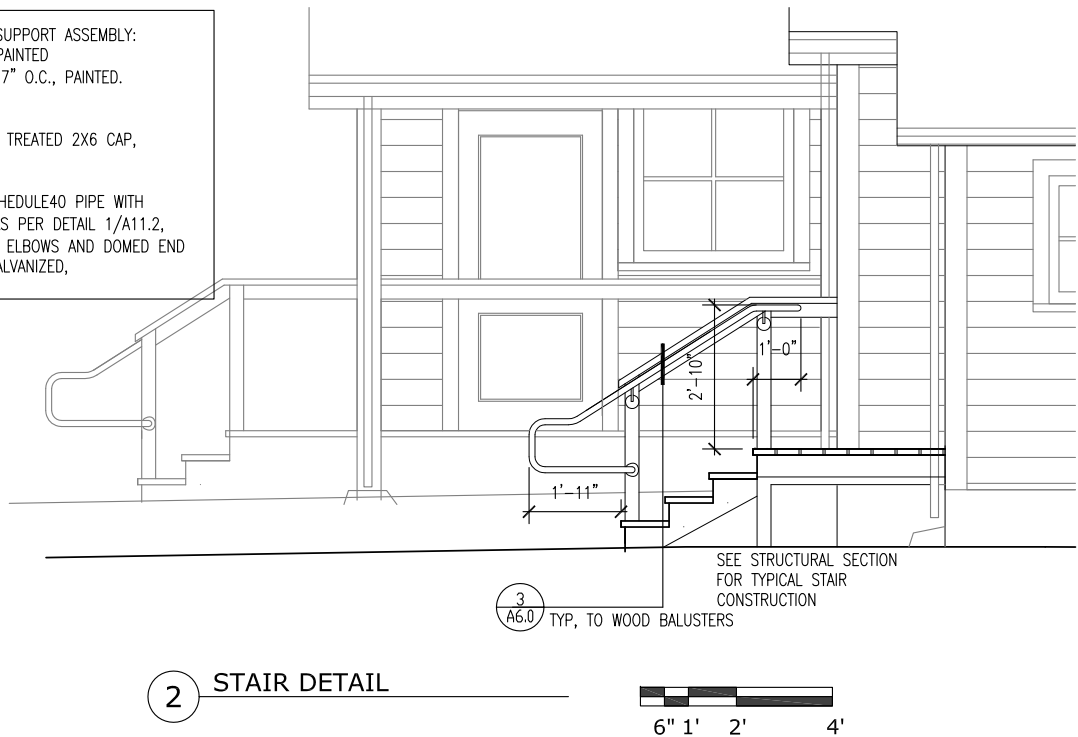




GUARDRAIL AND HANDRAIL SUPPORT ASSEMBLY:
TREATED 4X4 BALUSTERS, PAINTED
TREATED 2X4 HORIZONTAL, 7" O.C., PAINTED.

CAP RAIL:
TREATED 2X4 ON EDGE W/ TREATED 2X6 CAP,
PAINTED.

HANDRAIL: 1-1/2" O.D. SCHEDULE40 PIPE WITH
WELDED STEEL BRACKETS AS PER DETAIL 1/A11.2,
W/ WELDED 4" I.D. RADIUS ELBOWS AND DOMED END
CAPS. ALL HOT-DIPPED GALVANIZED,
POST-FABRICATION.



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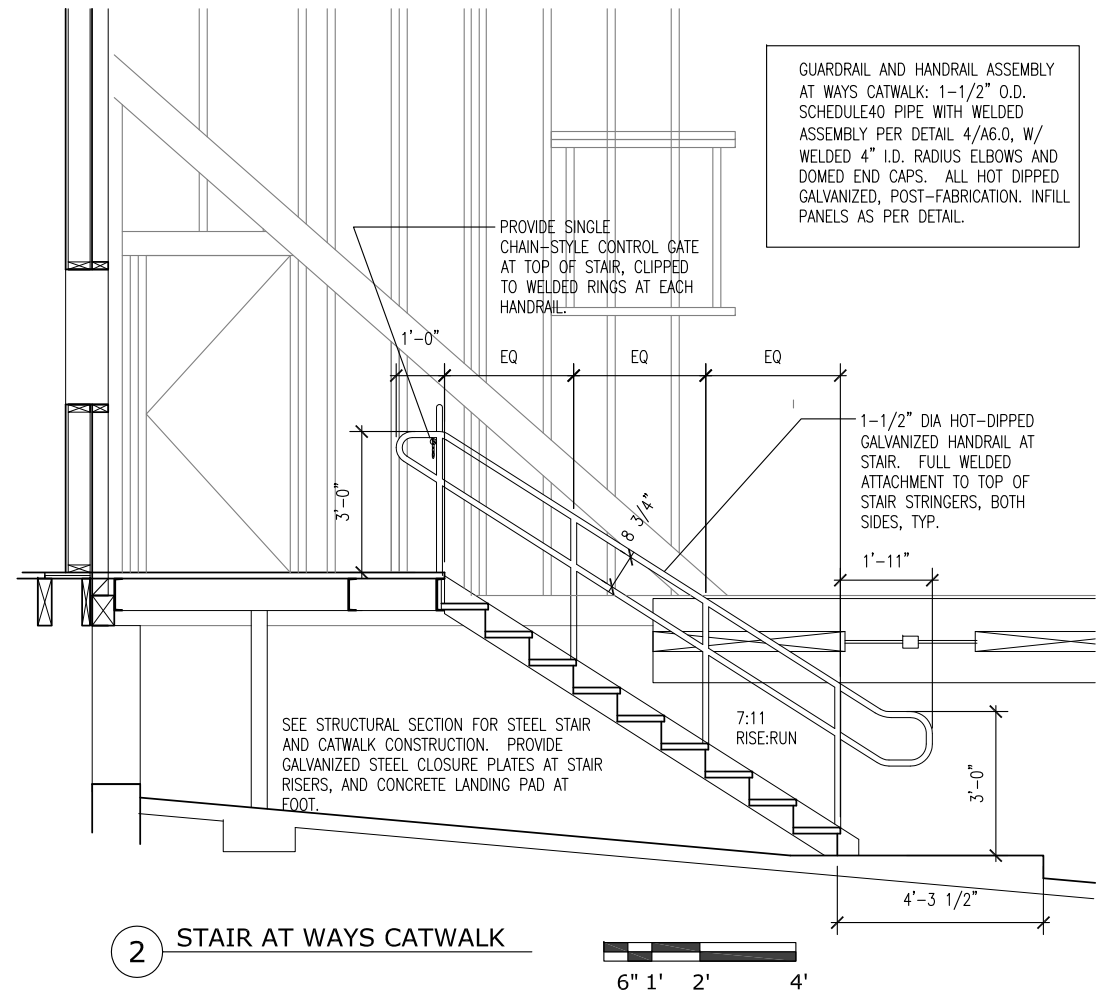
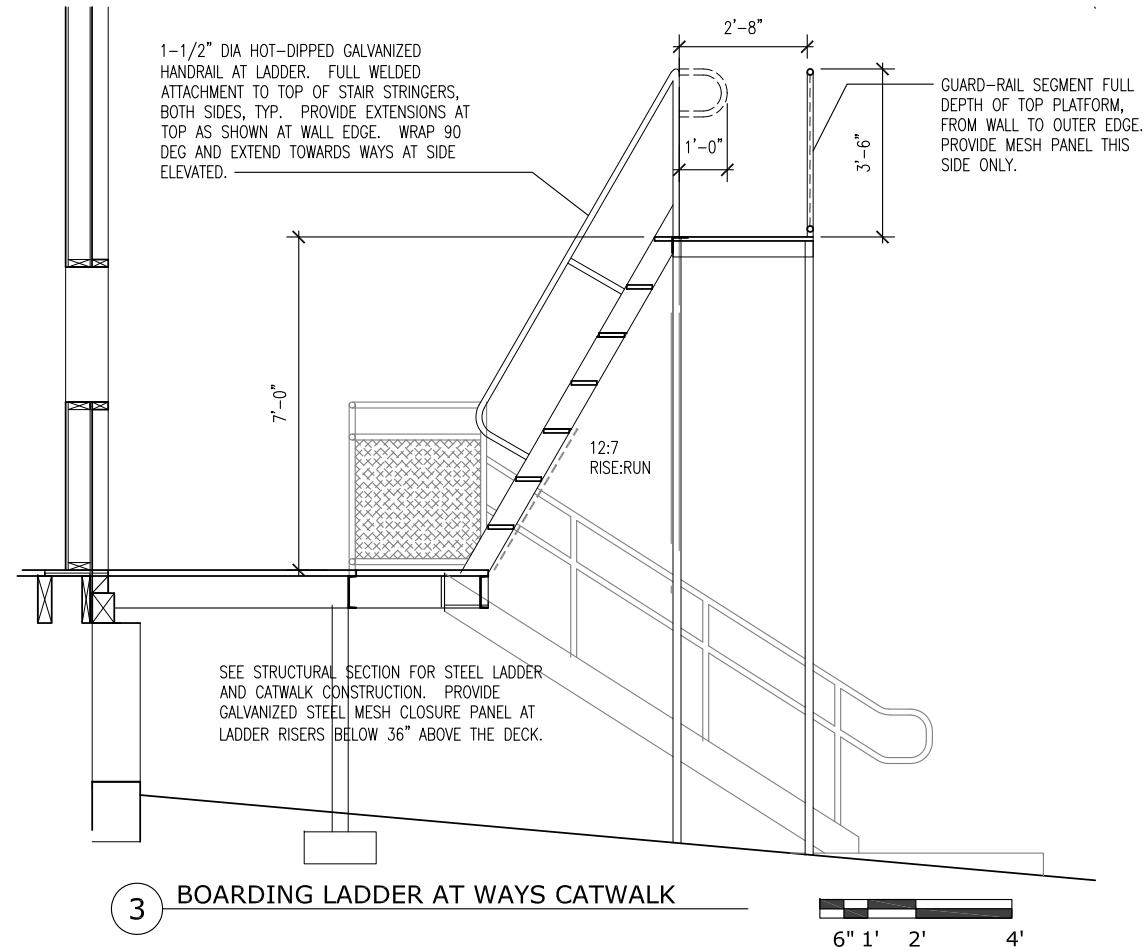
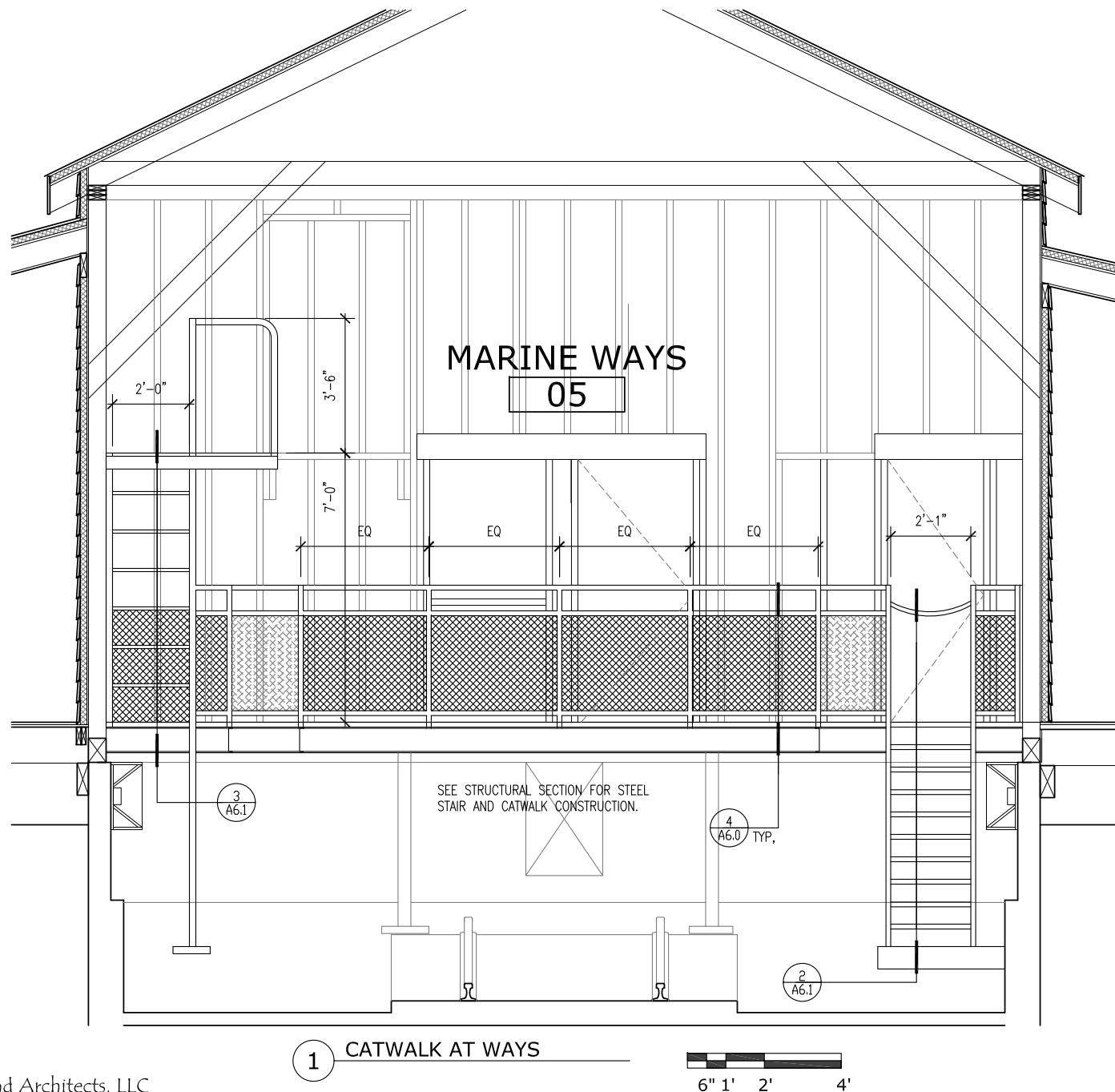
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SHEET TITLE:
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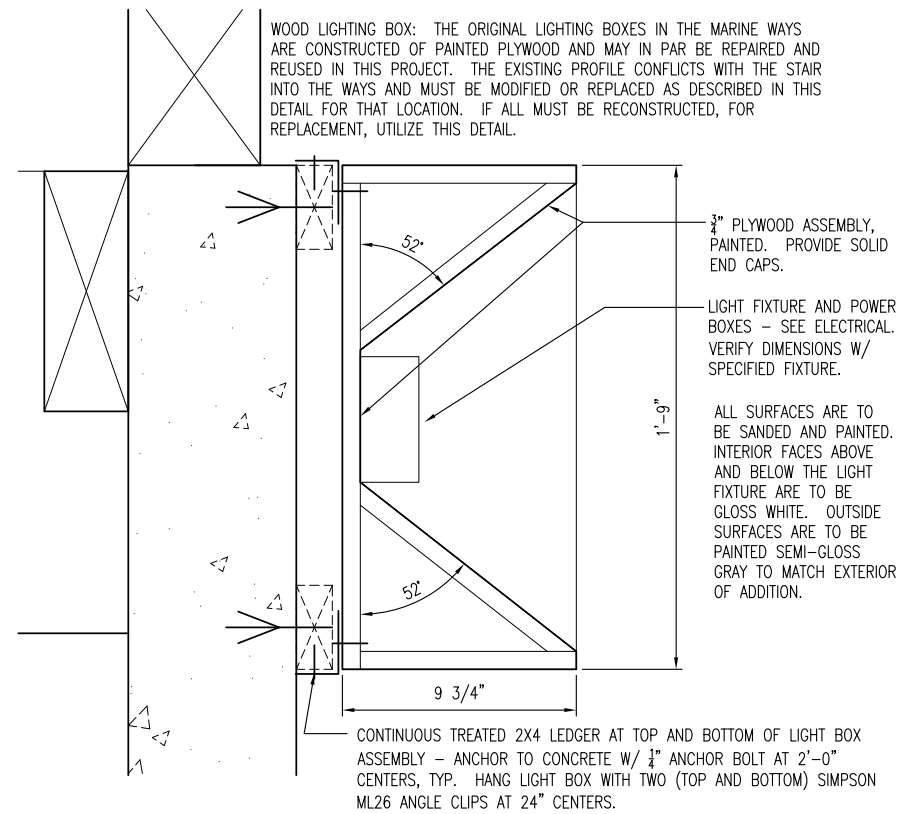
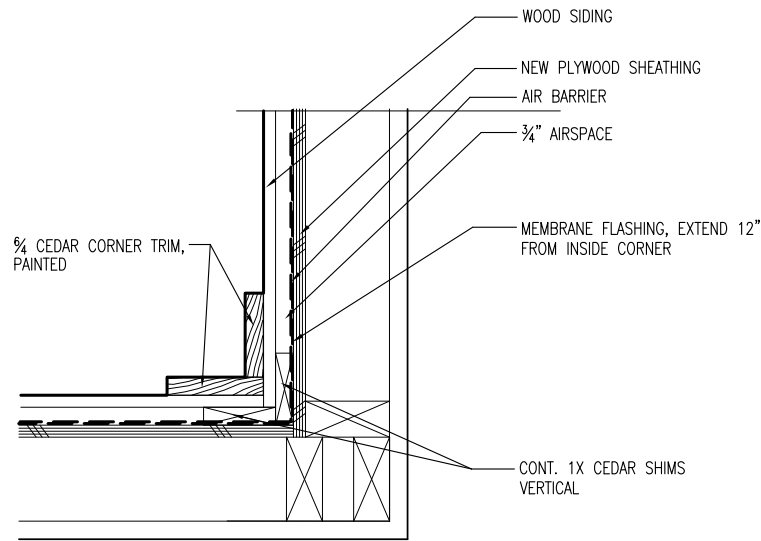
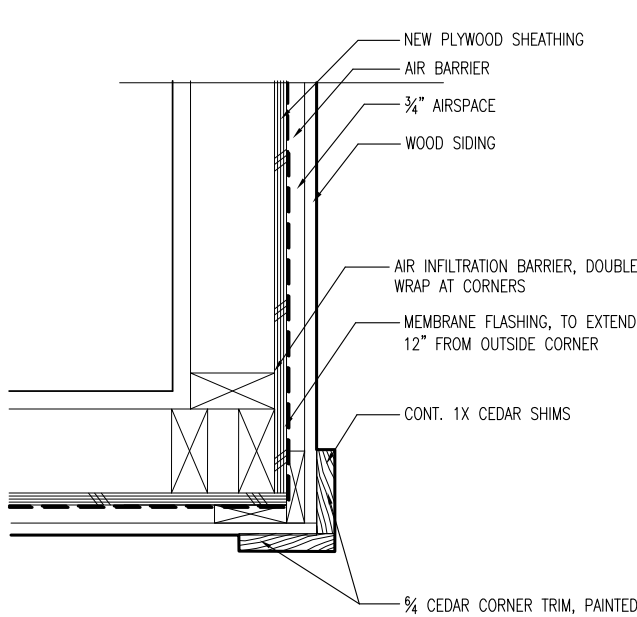
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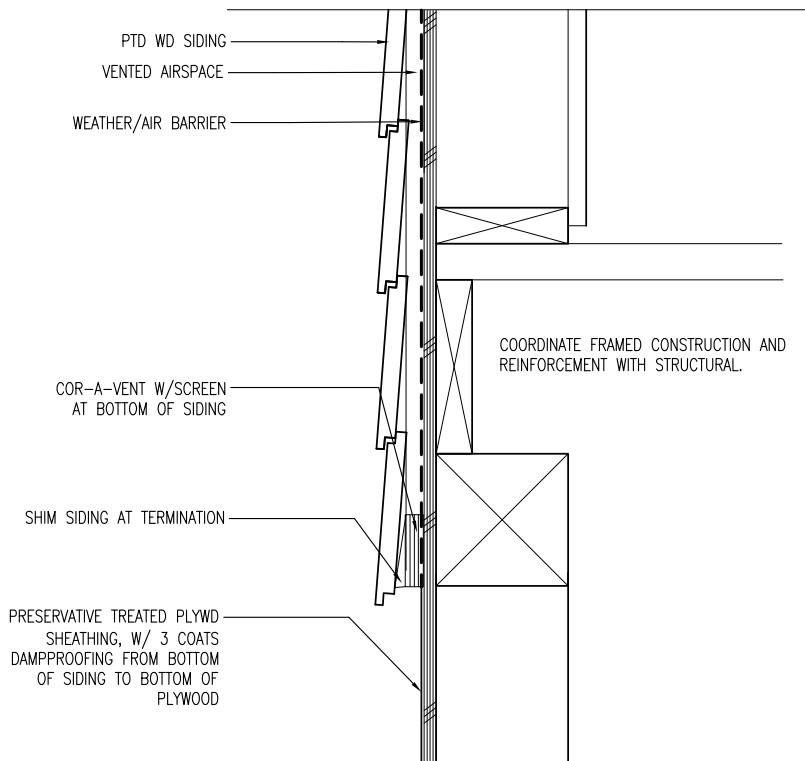
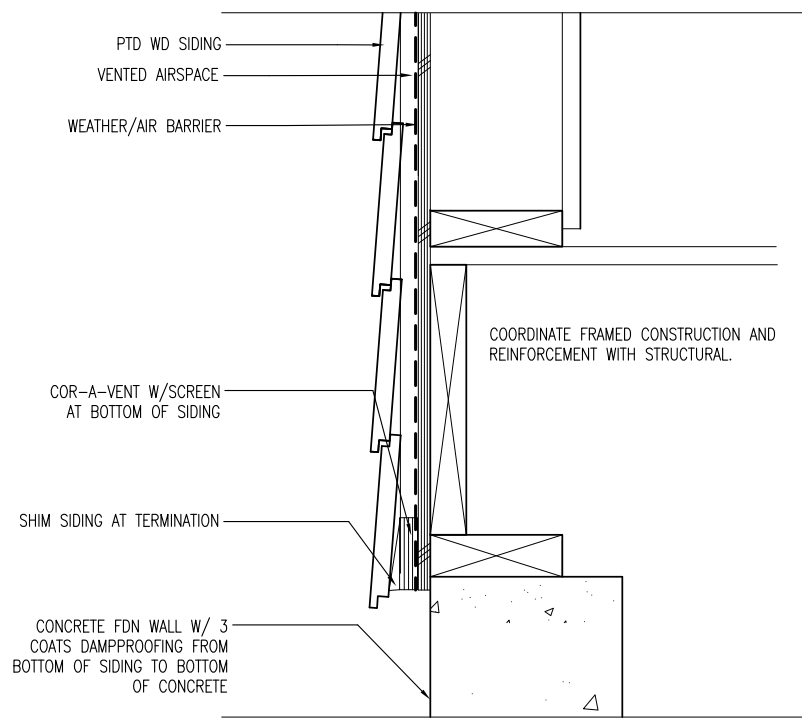
SHEET #
A6.1



1 EXT. CONST. OUTSIDE CORNER

2 EXT, CONST. INSIDE CORNER

3 LIGHT BOX @ WAYS



4 EXT BASE OF WALL - NEW CONST

5 EXT BASE OF WALL - RENOV

6



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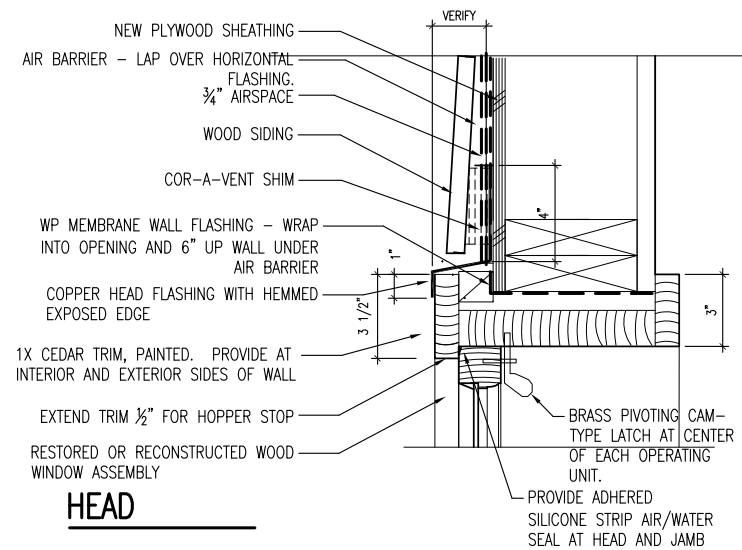
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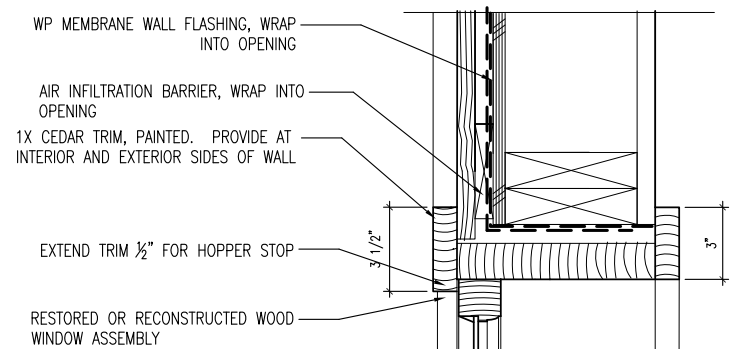
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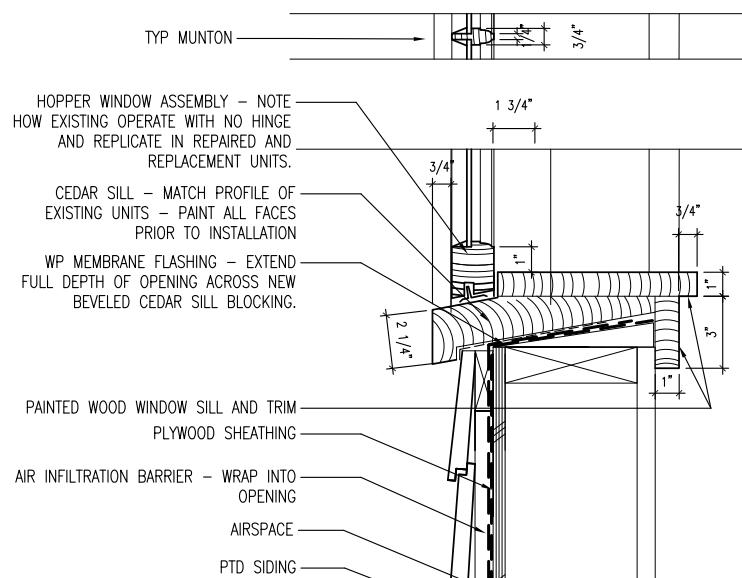
SHEET #
A11.0



HEAD

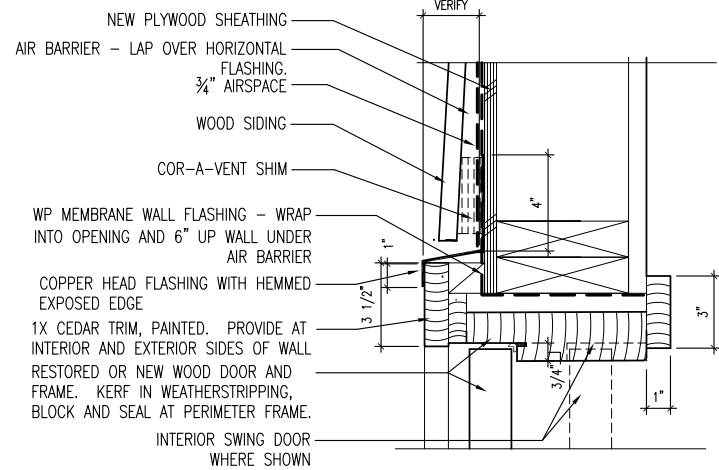
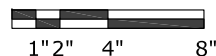


JAMB

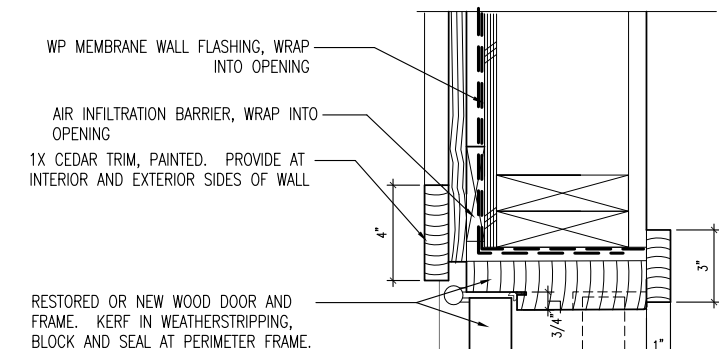


SILL

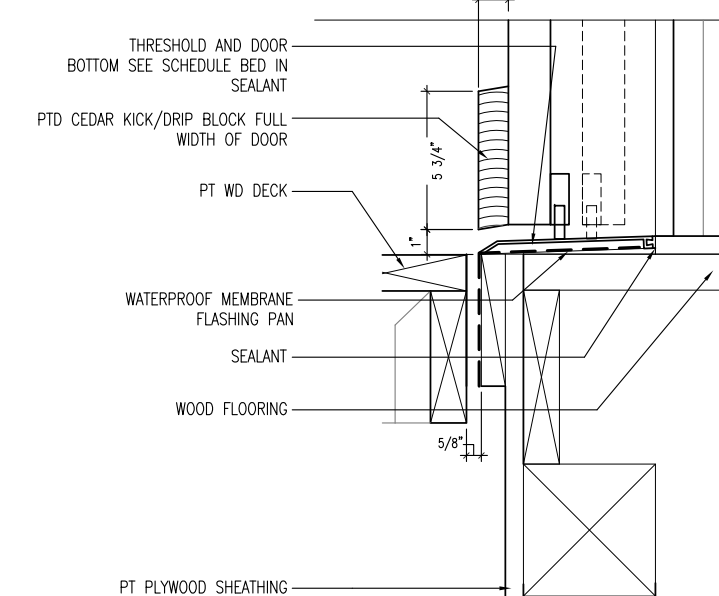
1 EXT WINDOW AT RENOVATION



HEAD

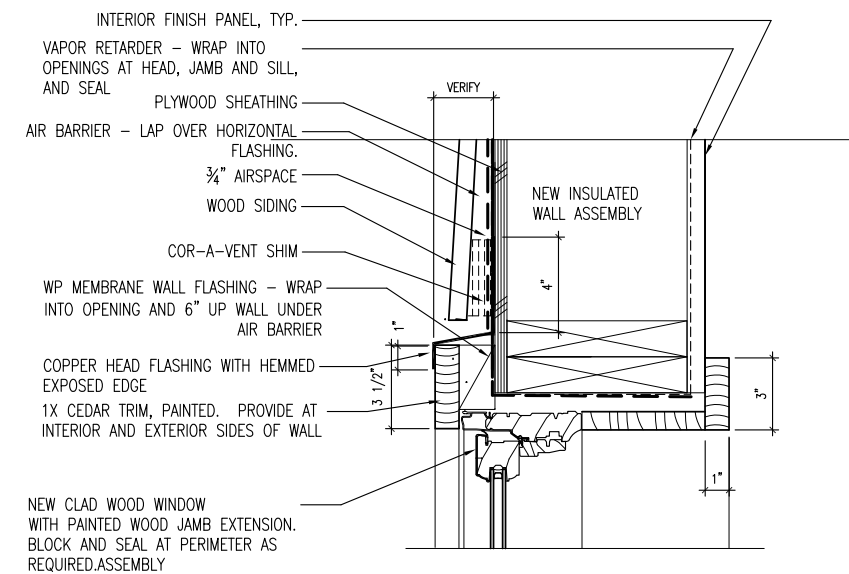
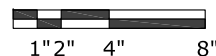


JAMB

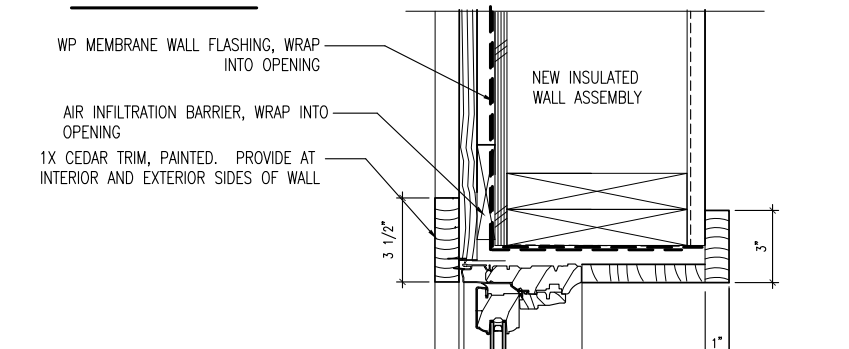


THRESHOLD

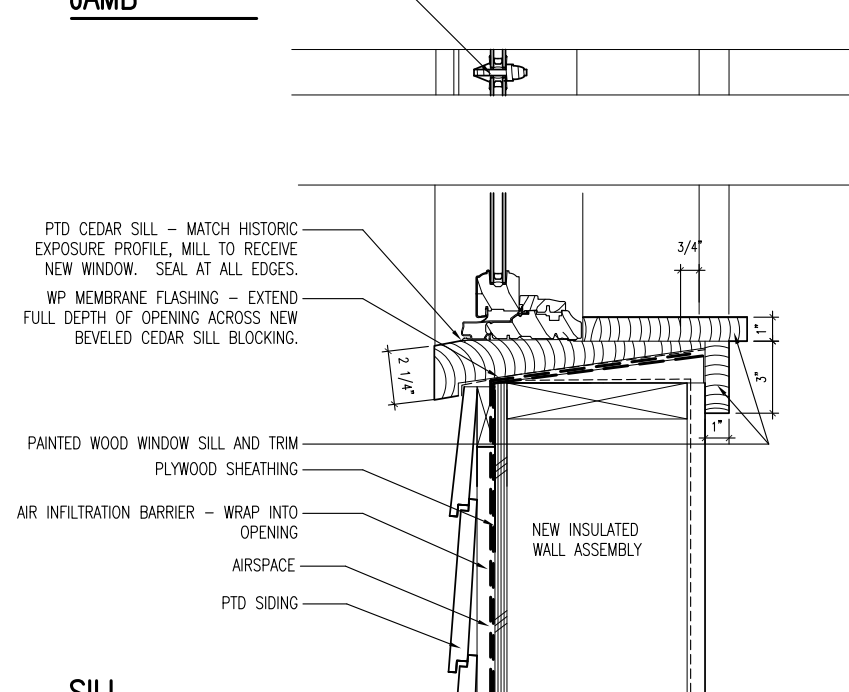
2 EXT DOOR AT RENOVATION



HEAD



JAMB



SILL

3 EXT WINDOW - NEW CONST



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SHEET TITLE:

EXTERIOR
DETAILS

DATE: JAN. 31, 2011

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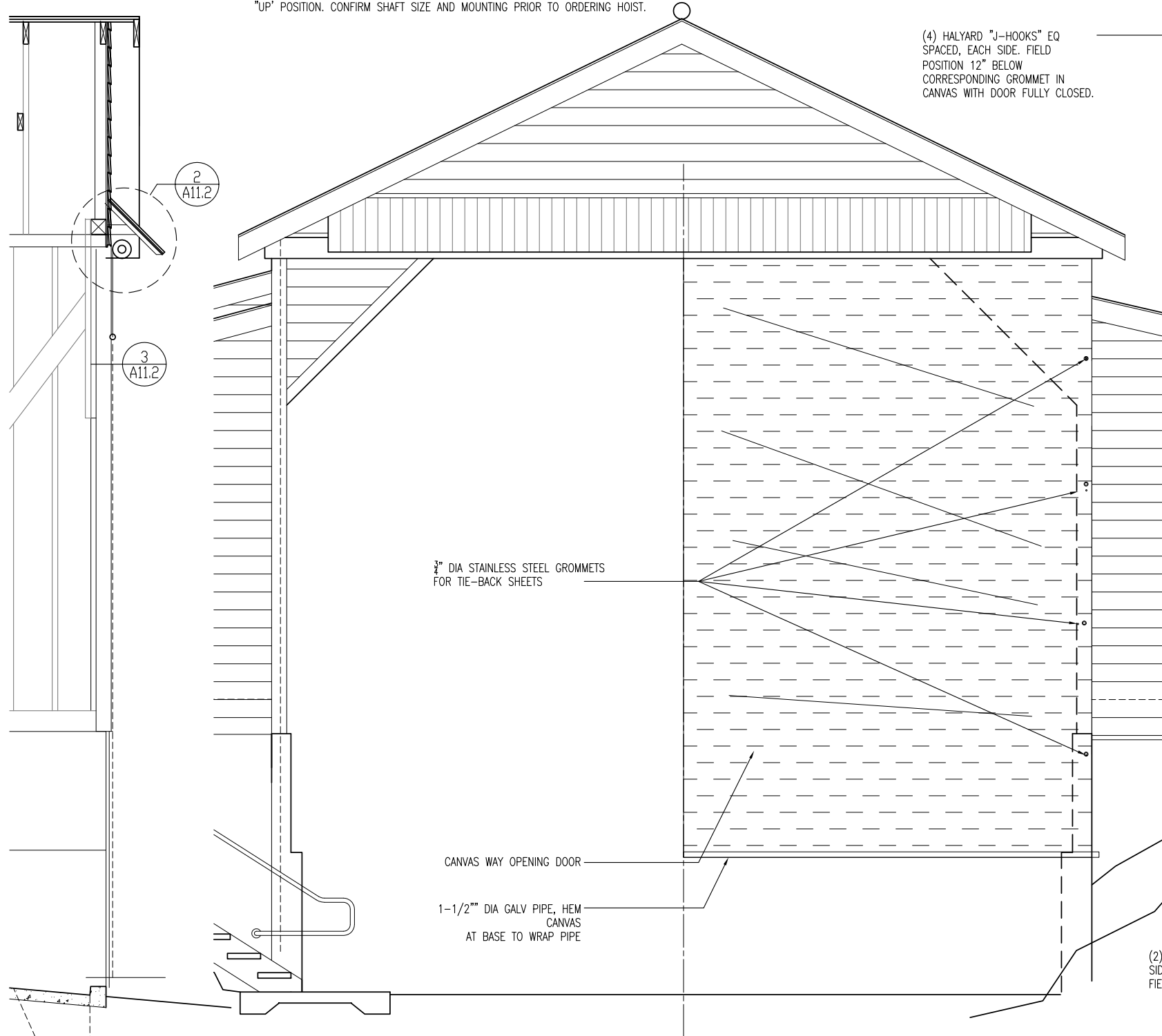
SHEET #

A11.1

FABRIC OVERHEAD DOOR NOTES:

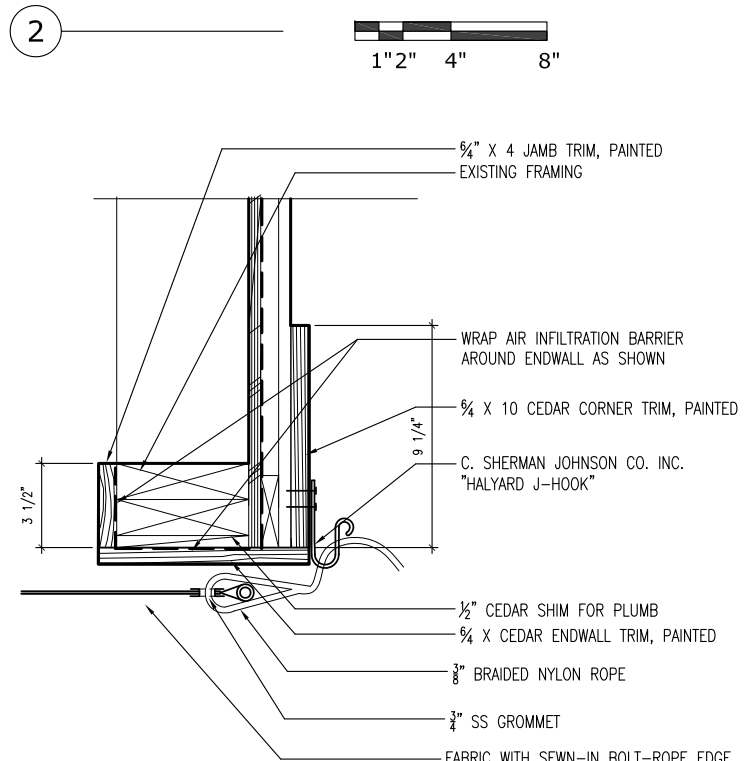
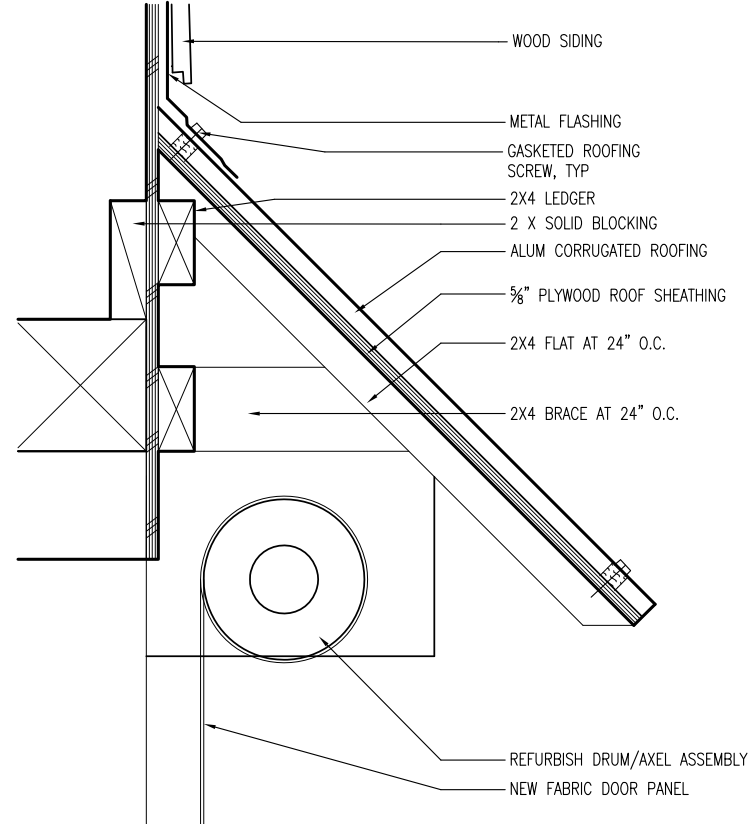
GOALS: REHABILITATE FABRIC OVERHEAD DOOR ASSEMBLY, PROVIDING OVERHEAD DOOR STYLE MANUAL CHAIN DEPRIVED ON EXISTING AXLE, SPROCKET AND CHAIN ASSEMBLY, AND REPLACING DETERIORATED FABRIC COMPONENT WITH NEW. NEW PROTECTIVE ROOF STRUCTURE TO BE PROVIDED.

1. FABRIC: 17-OZ/LINEAR YD, UV RESISTANT, MILDEW RESISTANT, FIRE RESISTANT (ASTM E84-81A CLASS A), REINFORCED CANOPY FABRIC, HERCULITE® VANGARD® OR EQUAL (WWW.HERCULITE.COM 800-772-0063). HORIZONTAL LOCK-SEAMED IN PANELS OF WIDTH BASED ON MATERIAL WIDTH. BOTTOM EDGE: HEAVY DUTY DOUBLE HEM POCKET TO RECEIVE SEGMENTS OF 1-1/2" GALVANIZED STEEL PIPE TO SERVE AS EDGE WEIGHT. VERTICAL EDGES: SEWN-IN 3/8" LOW-STERTCH, HIGH STRENGTH BOLTROPE TO SERVE AS EDGE REINFORCEMENT. GROMMETS: 3/4" STAINLESS STEEL PRESSED GROMMETS, MARINE GRADES, AS PER TYPICAL IN SAIL MANUFACTURING INDUSTRY. DRUM ATTACHMENT: ATTACH TO EXISTING AXLE DRUM WITH CONTINUOUS 1" X 1/2" ALUMINUM CLAMP BAR. FASTEN WITH STAINLESS STEEL SCREWS AT 8" CENTERS, MAXIMUM. PROVIDE SUFFICIENT CANVAS SUCH THAT ONE FULL WRAP REMAINS ON DRUM AT FULL EXTENSION TO BOTTOM OF OPENING.
2. TIE-OFF SHEETS: 3/8" BRAIDED NYLON, SPLICED TO GROMMETS AT FABRIC EDGE AND OF LENGTH SUITABLE FOR CLOSURE METHOD PROVIDED.
3. DRIVE MECHANISM: DISASSEMBLE, CLEAN AND GREASE,, REASSEMBLE EXISTING ASSEMBLY. REPLACE DRIVE CHAIN WITH NEW TO MATCH. PROVIDE SHEETMETAL SHROUD TO PROTECT SPROCKET AND CHAIN MECHANISM WHERE THEY ARE EXPOSED TO WEATHER. INSTALL GEAR REDUCED MANUAL GARAGE DOOR CHAIN HOIST MECHANISM AT INTERIOR END OF DRIVE AXLE IN MARINE WAYS, AND SIGNIFICANT LOOP OF CHAIN TO ALLOW OPERATION FROM GRADE. PROVIDE CHAIN KEEPER SUITABLE TO SERVE AS DEVICE LOCK WHEN HELD UN THE "UP" POSITION. CONFIRM SHAFT SIZE AND MOUNTING PRIOR TO ORDERING HOIST.



SECTION AT OPENING FRONT ELEVATION

SIDE ELEVATION



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A11.2

DOOR SCHEDULE

DOOR NUM	DOOR WIDTH	HEIGHT	THICK	DOOR MAT	TYPE	FIN	COL	FRAME MAT	TYPE	FIN	COL	DETAILS HEAD	JAMB	THRESH	NOTES
01A	PR-36"	82"	1-3/4"	WD	B, EXIST	PTD	4	WD	EXIST	PTD	4	2/A11.1	2/A11.1	2/A11.1	1
01B	32"	80"	1-3/4"	WD	B, EXIST	PTD	4	WD	EXIST	PTD	4	2/A11.1	2/A11.1	2/A11.1	1
01C	32"	80"	1-3/4"	WD	B, NEW	PTD	4	WD	NEW	PTD	4	2/A11.1	2/A11.1	2/A11.1	2
01D	32"	80"	1-3/4"	WD	A, EXIST	PTD	4	WD	EXIST	PTD	4	2/A11.1	2/A11.1	2/A11.1	1
01E	PR-32"	80"	1-3/4"	WD	B, NEW	PTD	4	WD	NEW	PTD	4	2/A11.1	2/A11.1	2/A11.1	2
02A	36"	80"	1-3/4"	WD	B, NEW	PTD	4	WD	NEW	PTD	4	2/A11.1	2/A11.1	2/A11.1	4
02B	32"	80"	1-3/4"	WD	B, EXIST	PTD	4	WD	NEW	PTD	4	2/A11.1	2/A11.1	2/A11.1	3
02C	36"	80"	1-3/4"	WD	B, NEW	PTD	4	WD	NEW	PTD	4	2/A11.1	2/A11.1	2/A11.1	4
04	32"	80"	1-3/4"	WD	B, EXIST	PTD	A	WD	EXIST	PTD	A	2/A11.1	2/A11.1	NONE	1
05	24'-3"	22'-6"	-	FABRIC	-	F	WHITE	WD	NEW	PTD	1	2/A11.2	2/A11.2	NONE	OVERHEAD FABRIC DOOR
06A	36"	80"	1-3/4"	WD	C, NEW	PTD	3	WD	EXIST	PTD	3	2/A11.2	2/A11.2	NONE	4
06B	36"	80"	1-3/4"	WD	C, NEW	PTD	3	WD	EXIST	PTD	3	2/A11.2	2/A11.2	NONE	4
07	30"	30"	-	WD	-	PTD	4	WD	EXIST	PTD	F	F	F	F	4, STEEL FLOOR HATCH
08	32"	80"	1-3/4"	WD	EXIST	PTD	2	WD	EXIST	PTD	2	2/A11.2	2/A11.2	NONE	4
09	32"	80"	1-3/4"	WD	EXIST	PTD	3	WD	EXIST	PTD	3	2/A11.2	2/A11.2	NONE	4
10	32"	80"	1-3/4"	WD	EXIST	PTD	B	WD	EXIST	PTD	B	2/A11.2	2/A11.2	NONE	4
11	36"	80"	1-3/4"	WD	EXIST	PTD	4	WD	EXIST	PTD	4	2/A11.2	2/A11.2	NONE	4

DOOR SCHEDULE NOTES:
1. EXISTING DOOR AND FRAME: DISASSEMBLE AND RESTORE, PROVIDE NEW HARDWARE AND THRESHOLD
2. EXISTING DOOR AND FRAME - DAMAGED BEYOND REPAIR, REMOVE AND REPLACE WITH NEW.
3. EXISTING DOOR AND FRAME: RELOCATED TO THIS LOCATION. DISASSEMBLE AND RESTORE, PROVIDE NEW HARDWARE AND THRESHOLD
4. ALL NEW DOOR FRAME AND HARDWARE.

DOOR AND FRAME FINISH LEGEND:
COLOR #1 IS TO MATCH RENOVATION EXTERIOR SIDING COLOR
COLOR #2 MATCH NEW ADDITION EXTERIOR SIDING COLOR.
COLOR #3 IS NEW ENTRY DOOR FINISH.
COLOR #4 IS TO MATCH RENOVATION TRIM COLOR.
COLOR #5 IS TO MATCH NEW ADDITION TRIM COLOR.
F = FACTORY FINISH
WD = WOOD
EXIST = EXISTING
PTD = PAINTED

ROOM FINISH SCHEDULE

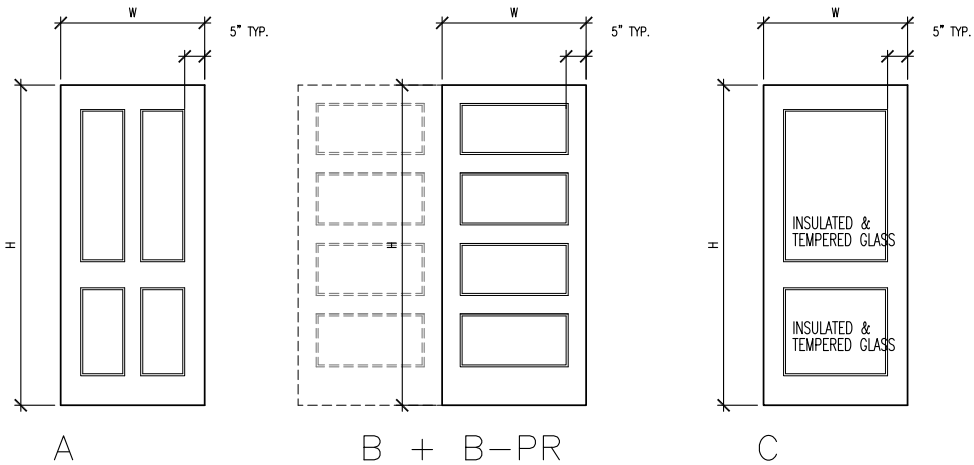
NO	NAME	FLOOR MAT	FIN	COL	BASE MAT	FIN	COL	WALLS MAT	FIN	COL	CEILING MAT	FIN	COL	HT	REMARKS
01	SHOP	WD	-	-	WD	PTD	A	WD	PTD	A	WD	PTD	1	8'-12'	1, 5
02	EXHIBIT/SHOP	WD	-	-	WD	PTD	A	WD	PTD	A	WD	PTD	1	8'-12'	1, 5
03	EXHIBIT/OFFICE	WD	-	-	WD	PTD	A	WD	PTD	A	WD	PTD	1	8'-12'	1, 5
04	EQUIPMENT	WD	-	-	RB	F	-	GWB	PTD	B	GWB	PTD	B	8'-12'	4, 5
05	MARINE WAYS	CONC	-	-	CONC	PTD	B	WD	-	-	WD	-	-	+24'	1, 5
06	ENTRY	RB	-	-	RB	F	-	GWB	PTD	B	WD	PTD	B	8'-12'	3, 4, 5
07	WINCH/CRAWLSPACE	CONC	-	-	-	-	-	CB	PTD	B	WD	PTD	B	8'-12'	4, 5
08	SPRINKLER	CONC	-	-	-	-	-	GWB	PTD	B	GWB	PTD	B	8'-12'	4, 5
09	TOILET	CT	-	-	CT	F	-	GWB	PTD	B	GWB	PTD	B	8'-12'	2, 4, 5
10	JANITOR	RB	-	-	RB	F	-	GWB	PTD	B	GWB	PTD	B	8'-12'	4, 5
11	UTILITY	RB	-	-	RB	F	-	GWB	PTD	B	GWB	PTD	B	8'-12'	4, 5

FINISH SCHEDULE NOTES:
1. PHASE 1: EXISTING FINISHES TO REMAIN WITH PATCHING AT REPAIRS.
2. TILE WAINSCOT TO 60" AFF.
3. REMOVABLE FLOOR PANEL WITH FINISH TO MATCH SURROUNDING FLOOR.
4. NEW WALL, CEILING AND FLOOR FINISHES
5. FINISH COLORS NOT SELECTED ARE TO BE SELECTED FROM MANUFACTURERS STANDARD LINE SPECIFIED DURING SUBMITTAL PROCESS.

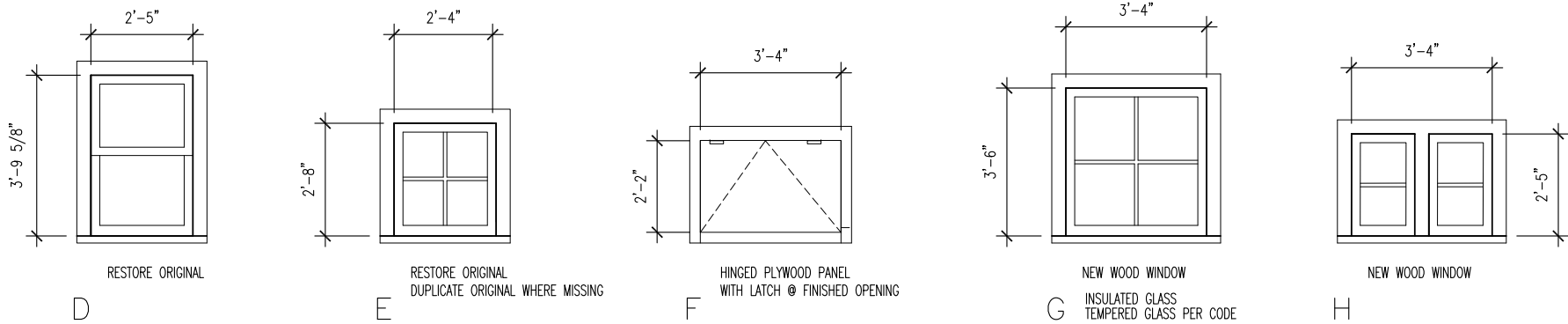
DOOR AND FRAME FINISH LEGEND:

COLOR A IS TO MATCH EXISTING SHOP WALL AND CEILING FINISHES
COLOR B IS TO BE NEW ADDITION INTERIOR WALL AND CEILING FINISHES
COLOR C IS TO BE ACCENT ROOF COLOR.
CB = CEMENT BOARD
CT = CERAMIC TILE
CONC = CONCRETES WITH CLEAR SEALER
WD = WOOD
RB = RUBBER
PTD = PAINTED

DOOR TYPES



OPENING TYPES



IF THE ABOVE DIMENSION DOES NOT EQUAL EXACTLY 1", THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELLED SCALES

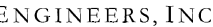


SHEET TITLE: SDHEDULES OPENING TYPES
DATE: JAN. 31, 2011
REVISION: X
CHECKED BY: SB
DRAWN: SB
SHEET #

A12.0

CRITERIA:			TIMBER FRAMING:		
CODE:			ALL TIMBER FRAMING 2 TO 4 INCHES THICK SHALL BE HEM FIR NO 2 AS GRADED IN ACCORDANCE WITH THE WMPA LATEST GRADING RULES OR OF A BETTER GRADE AND SPIECES OR AS INDICATED. ALL TIMBER 5X5 AND LARGER SHALL BE HEM FIR SELECT STRUCTURAL GRADE IN ACCORDANCE WITH THE WMPA LATEST GRADIONG RULES OR OF A BETTER GRADE AND SPIECES. TIMBER CONSTRUCTION SHALL BE FABRICATED AND ASSEMBLED TO PRODUCE SNUG CONNECTIONS WITHOUT GAPS.		
LOADS:			TIMBER IN CONTACT WITH THE GROUND, CONCRETE, OR AS NOTED ON THE PLANS SHALL BE HEM FIR SELECT STRUCTURAL GRADE AND PRESSURE PRESERVATIVE TREATMENT WITH ACQ TO A NET RETENTION OF 0.40 PCF IN ACCORDANCE WITH AWPAC2. FIELD TREAT ALL CUTS, HOLES, AND DAMAGE TO TREATED SURFACES WITH TWO COATS OF COPPER NAPHTHENATE, IN ACCORDANCE WITH AWPAC4.		
SNOW:	GROUND SNOW FLAT ROOF SNOW EXPOSURE FACTOR, THERMAL FACTOR, IMPORTANCE FACTOR,	50 PSF 32 PSF Ce = 0.9 Ct = 1.0 I = 1.0	TIMBER CONNECTIONS:		
FLOOR LIVE LOADS:	STORAGE CORRIDORS STAIRS, AND EXITS	100 PSF 100PSF	TIMBER CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE IBC. ALL NAILS SHALL BE GALVANIZED BOX NAILS UNLESS NOTED OTHERWISE. ALL BOLTS AND NUTS SHALL CONFORM TO ASTM A307 AND BE GALVANIZED IN ACCORDANCE WITH ASTM A123. BOLTS HEADS AND NUTS IN CONTACT WITH WOOD SHALL BE INSTALLED WITH STANDARD WASHERS. ALL METAL HANGERS AND CONNECTORS SHOWN ON THE PLANS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANIE. METAL HANGERS AND CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED FOR SUBSTITUTION WHERE DIMENSIONS ARE EQUAL AND THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR INDICATED ON THE PLANS. ALL SUBSTITUTIONS SHALL BE ACCOMPANIED WITH AN ICBO EVALUATION REPORT FOR REVIEW AND APPROVAL. ALL CONNECTORS AND HANGERS SHALL BE FULLY BOLTED OR NAILED UNLESS OTHERWISE NOTED.		
WIND:	BASIC SPEED: EXPOSURE: IMPORTANCE FACTOR:	120 MPH (3-second gust) D 1.0	LAMINATED VENEER LUMBER (LVL) BEAMS		
SESMIC CRITERIA:	SITE CLASS C IMPORTQANCE, I = 1.0 Ss = 0.97 g; Fa = 1.0; Sds = 0.65 g S1 = 0.50 g; Fv = 1.3; Sd1 = 0.43 g DESIGN CATEGORY D		LVL BEAMS SHALL BE AS MANUFACTURED BY RED BUILT, LLC AND HAVE THE FOLLOWING CHARACTERISTICS: ALLOWABLE EXTREME FIBER BENDING STRESS, Fb = 2,900 PSI ALLOWABLE HORIZONTAL SHEAR STRESS, Fv: 285 PSI MODULUS OF ELASTICITY, E: 2,000,000 PSI ALLOWABLE COMPRESSION PERPENDICULAR TO THE GRAIN, Fcperp = 750 PSI		
FOUNDATION:			LVL MANUFACTURED BY OTHERS SHALL BE CONSIDERED FOR SUBSTITUTION IF STRENGTH AND STIFFNESS OF PROPOSED LVL PRODUCTS ARE EQUAL TO OR EXCEED THAT INDICATED. SUBMIT ICBO EVALUATION REPORT WITH REQUEST FOR SUBSTITUTION.		
FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 3,000 PSF BASED ON THE ANTICIPATION OF ENCOUNTERING TYPE 3 SOILS (SANDY GRAVEL OR GRAVEL) AS DEFINED IN TABLE 1804.2 OF THE 2006 IBC. CONTRACTOR SHALL VERIFY CONDITIONS DURING CONSTRUCTION AND NOTIFY ENGINEER IF CONDITIONS ARE DIFFERENT THAN ANTICIPATED.			SHIP, HANDLE AND STORE LVL BEAMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.		
EARTHWORK:			I JOISTS:		
EXCAVATE TO THE LIMITS SHOWN ON THE PLANS. DEWATER EXCAVATION USING SUMPS AND PUMPS TO MAINTAIN A DRY EXCAVATED SPACE. COMPACT SOILS AT THE END OF THE EXCAVATION WITH A MINIMUM LEVEL OF EFFORT OF 8 PASSES OF A VIBRATORY PLATE COMPACTOR. PLACE BASE COURSE IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND COMPACT WITH A MINIMUM LEVEL OF EFFORT OF 8 PASSES OF A VIBRATORY PLATE COMPACTOR. SUBMIT PRODUCT INFORMATION FOR THE COMPACTION EQUIPMENT FOR REVIEW AND APPROVAL PRIOR TO MOBILIZING EQUIPMENT TO THE SITE.			I JOISTS SHALL BE RED-BUILT I JOISTS AS MANUFACTURED BY RED BUILT, LLC. JOISTS BY OTHER MANUFACTURERS SHALL BE CONSIDERED FOR SUBTITUTION IF STRENGTH AND STIFFNESS IS EQUAL TO OR GREATER THAN THAT INDICATED. SUBMIT ICBO REPORT WITH ANY REQUEST FOR SUBSTITUTION. SHIP, HANDLE AND STORE I JOISTS IN ACCORDANCE WITH MANUFACTUER'S INSTRUCTIONS.		
CONCRETE:			SHEATHING:		
CONCRETE SHALL BE A DENSE WORKABLE MIX THAT CAN BE PLACED WITHOUT EXCESS SURFACE WATER. CONCRETE COMPONENTS SHALL BE IN ACCORDANCE WITH THE IBC. USE OF CALCIUM CHLORIDE IS PROHIBITED. CONCRETE SHALL HAVE A 28 DAY STRENGTH, fc' = 4000 PSI. CONCRETE SHALL BE AIR ENTRAIED TO BE BETWEEN 5 TO 8 PERCENT AIR FOR MAXIMUM AGGREGATE SIZE OF ¾ INCH. SEAL EXTERIOR SLABS WITH ASHFORD FORMULA. APPLY ASHFORD FORMULA IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PLACE AND CURE CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.			SHEATHING SHALL BE PLYWOOD SHEATHING, EXTERIOR GRADE AND CONFORM TO APA PS-1. INSTALL AS INDICATED ON THE PLANS, INSTALL FALT BLOCKING AT JOINTS AS INDICATED.		
CONCRETE REINFORCING SHALL COMPLY WITH ASTM A615 GRADE 60. REINFORCING STEEL DETAILED SHOP DRAWINGS SHALL BE PREPARED BY AN EXPERIENCED DETAILER IN ACCORDANCE WITH THE CRSI CODE OF STANDARD PRACTICE AND ACI 315 AND 315R. BARS SHALL BE SUPPORTED ON APPROVED METAL SHAIRS OR WELL CURED CONCRETE BLOCKS. PROVIDE 3 INCHES OF CONCRETE COVER WHERE CONCRETE IS CAST AGAINST EARTH AND 2 INCHES ELSEWHERE.			MISCELLANEOUS:		
PRECAST RAIL TIES SHALL BE MADE OF CONCRETE WITH SILICA FUME PLACED IN THE MIX 50 POUNDS PER CUBIC YARD AND WITH GALVANIZED REINFORCING STEEL CONFORMING TO ASTM A 767.			REFER TO ARCHITECTURAL PLANS FOR WALL OPENINGS, ARCHITECTURAL TREATMENT AND DIMENSIONS NOT SHOWN. CONSULT MECHANICAL PLANS FOR SIZE AND LOCATIONS OR ALL OPENINGS FOR PIPES, DUCTS, ETC NOT SHOWN. COORDINATE WITH ARCHITECTUREAL FOR DETAILED INFORMATION. PROVIDE AND INSTALL BLOCKING BETWEEN THE STUDS AT MECHANICAL EQUIPMENT AND SEISMIC RESTRAINT PER MECHANICAL. INSTALL BLOCKING FOR ARCHITECTURAL ELEMENTS.		
STRUCTURAL STEEL:			SPECIAL INSPECTION:		
STRUCTURAL STEEL SHALL CONFORM WITH THE FOLLOWING: C AND L SHAPES ASTM A36 PLATES AND BARS ASTM A36 BOLTS, STEEL TO STEEL ASTM A325			OWNER WILL PROVIDE INSPECTION OF THE FOLLOWING:		
ALL STEEL SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153.			1) VERIFICATION AND COMPACTION AT LIMIT OF EXCAVATIONS AND UNDER SUB BASE COURSE. 2) VERIFICATION OF CONCRETE REINFORCING SIZE, LOCATION, SPACING, AND COVER. 3) CONCRETE SAMPLING AND TESTING. 4) CONCRETE PLACEMENT, FINISHING AND CURING 5) TIMBER FRAMING INCLUDING SHEAR WALL NAILING. 6. STEEL ERECTION, FIELD WELDING AND BOLT TIGHTENING		
FABRICATE AND ERECT STEEL IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTIONS (AISC) CODE OF STANDARD PRACTICE, LATEST EDITION. ALL WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE D1.1. SUBMIT SHOP FABRICATION DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEING FABRICATION. SUBMIT WELDING QUALIFICATIONS AND WELDING PROCEDURES FOR REVIEW AND APPROVAL BY THE ENGINEER FOR ALL FIELD WELDING. TIGHTEN ALL BOLTS IN ACCOPRDANCE WITH THE TURN OF THE NUT METHOD.					

AIC	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AITC	AMERICAN INSTITUTE FOR TIMBER CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWPA	AMERICAN WOOD PRESERVER'S ASSOCIATION
APA	AMERICAN PLYWOOD ASSOCIATION
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BTWN	BETWEEN
☐	CENTERLINE
CJ	CONTROL JOINT
CLR	CLEAR
CONC	CONCRETE
CP	COMPLETE PENETRATION
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
CY	CUBIC YARD
DBL	DOUBLE
DIA	DIAMETER
EA	EACH
EMBED	EMBEDMENT
EN	EDGE NAILING
ELEV.	ELEVATION
EQ	EQUIVALENT
EW	EACH WAY
FOS	FACE OF STUD
HF	HEM FIR
GALV	GALVANIZED
GLB	GLU LAM BEAM
MAX.	MAXIMUM
MIN.	MINIMUM
NIC	NOT IN CONTRACT
NO.	NUMBER
O.C.	ON CENTER
REINF	REINFORCING
REQ'D	REQUIRED
☐	PLATE
PHD	SIMPSON HOLD DOWN
PSI	POUNDS PER SQUARE INCH
REINF	REINFORCING
REQ'D	REQUIRED
SEL	SELECT
SCHED	SCHEDULE
SIM	SIMILAR
STD	STANDARD
STR	STRUCTURAL
T&G	TONGUE AND GROOVE
TPI	TRUSS PLATE INSTITUTE
T.O.S.	TOP OF SLAB
TRTD	PRESSURE TREATED
TYP.	TYPICAL
W/C	WATER/ CEMENT
W.P.	WORK POINT
WWPA	WESTERN WOODS PRODUCT ASSOCIATION
U.N.O.	UNLESS NOTED OTHERWISE



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SITKA, ALASKA

DATE: January 31, 2011

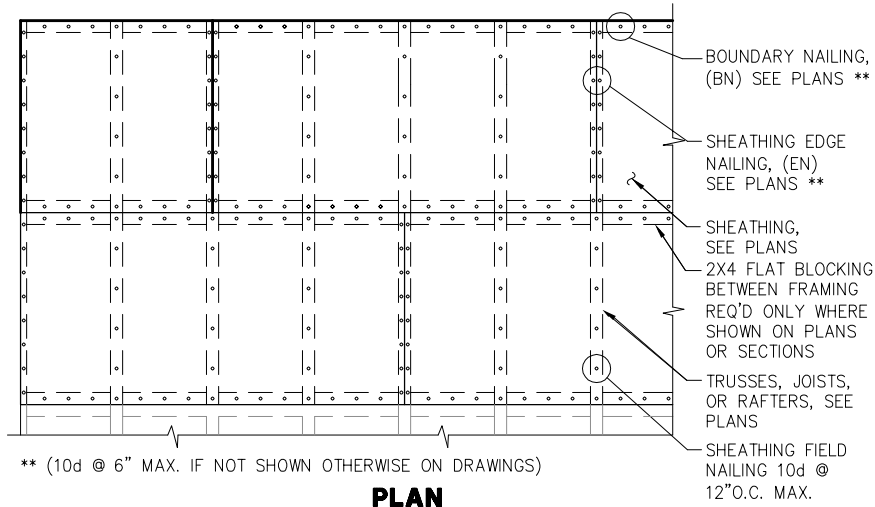
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DRAWN: LRG

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SO.1

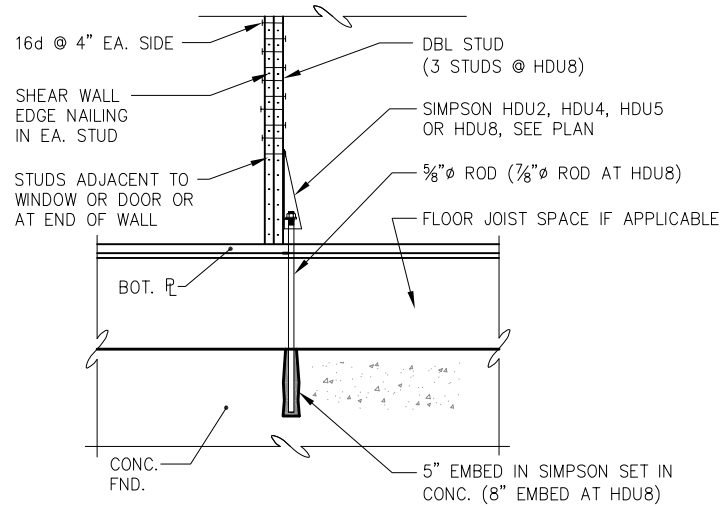


PLAN

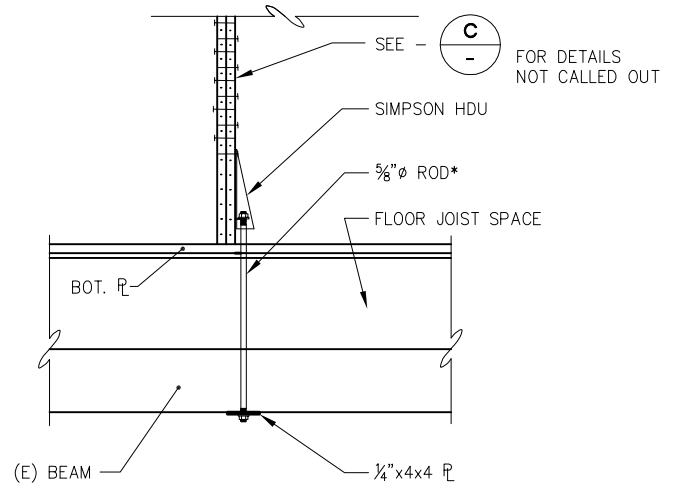
NOTES:

1. STAGGER SHEATHING JOINTS A MINIMUM OF TWO JOIST SPACES
2. NAILS AT ABUTTING SHEATHING EDGES MUST PENETRATE THE SAME PIECE OF FRAMING OR BLOCKING.

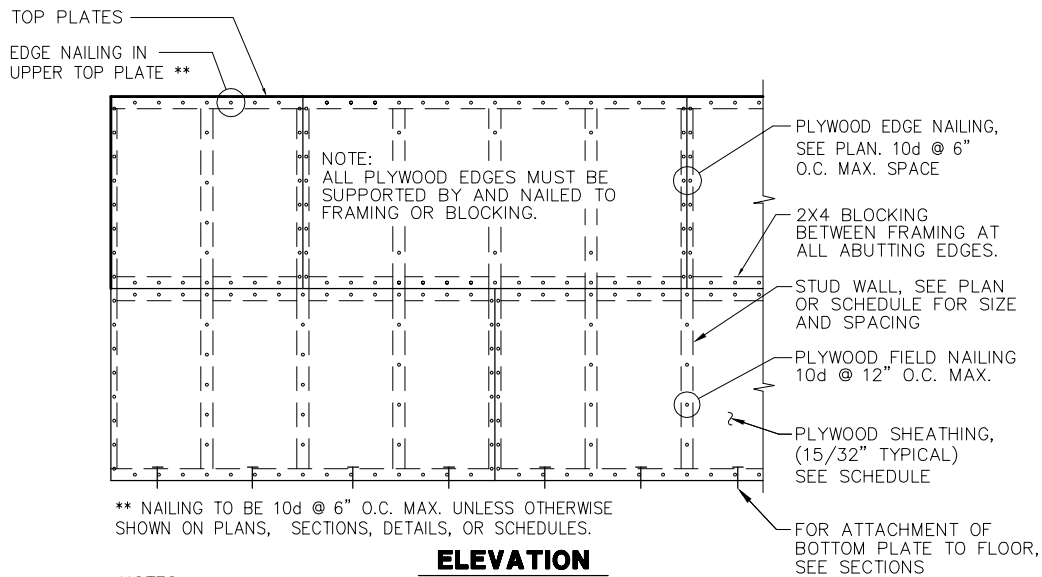
A TYPICAL PLYWOOD DIAPHRAGM FOR FLOOR OR ROOF DETAIL



C TYPICAL HOLD DOWN IN CONCRETE



D TYPICAL HOLD DOWN AT PERIMETER BEAM

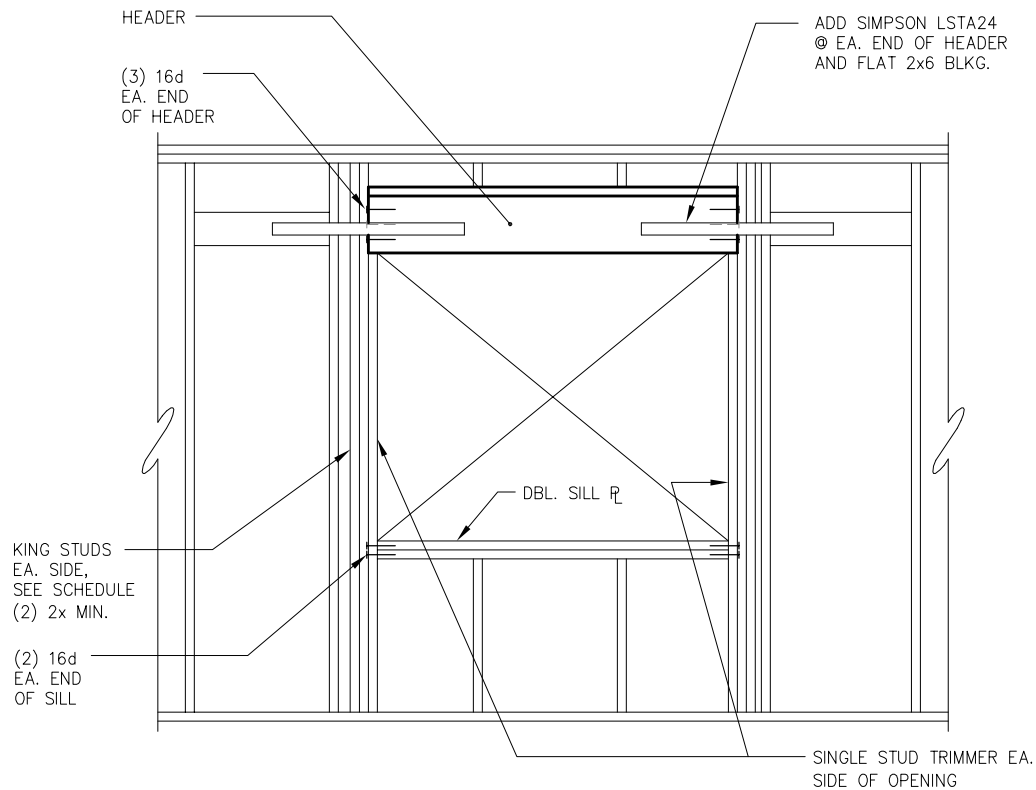


ELEVATION

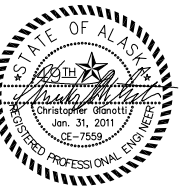
NOTES:

1. PLYWOOD IS SHOWN HORIZONTAL, IT MAY ALSO BE POSITIONED VERTICAL.
2. STAGGER PLYWOOD JOINTS A MINIMUM OF TWO STUD SPACES.
3. NAILS AT ABUTTING PLYWOOD EDGES MUST PENETRATE THE SAME PIECE OF FRAMING OR BLOCKING.
4. SEE TYPICAL WALL ELEVATIONS AND PLANS FOR HOLD DOWNS, STRAPS AND ADDITIONAL BLOCKING.

B TYPICAL SHEAR WALL DETAIL



E TYPICAL HEADER DETAIL



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**JAPONSKI ISLAND BOATHOUSE
PHASE I ADAPTIVE RE-USE**
SITKA MARITIME HERATIGE SOCIETY
SITKA, ALASKA

SHEET TITLE:
**STRUCTURAL
GENERAL
NOTES**

DATE: **January 31, 2011**

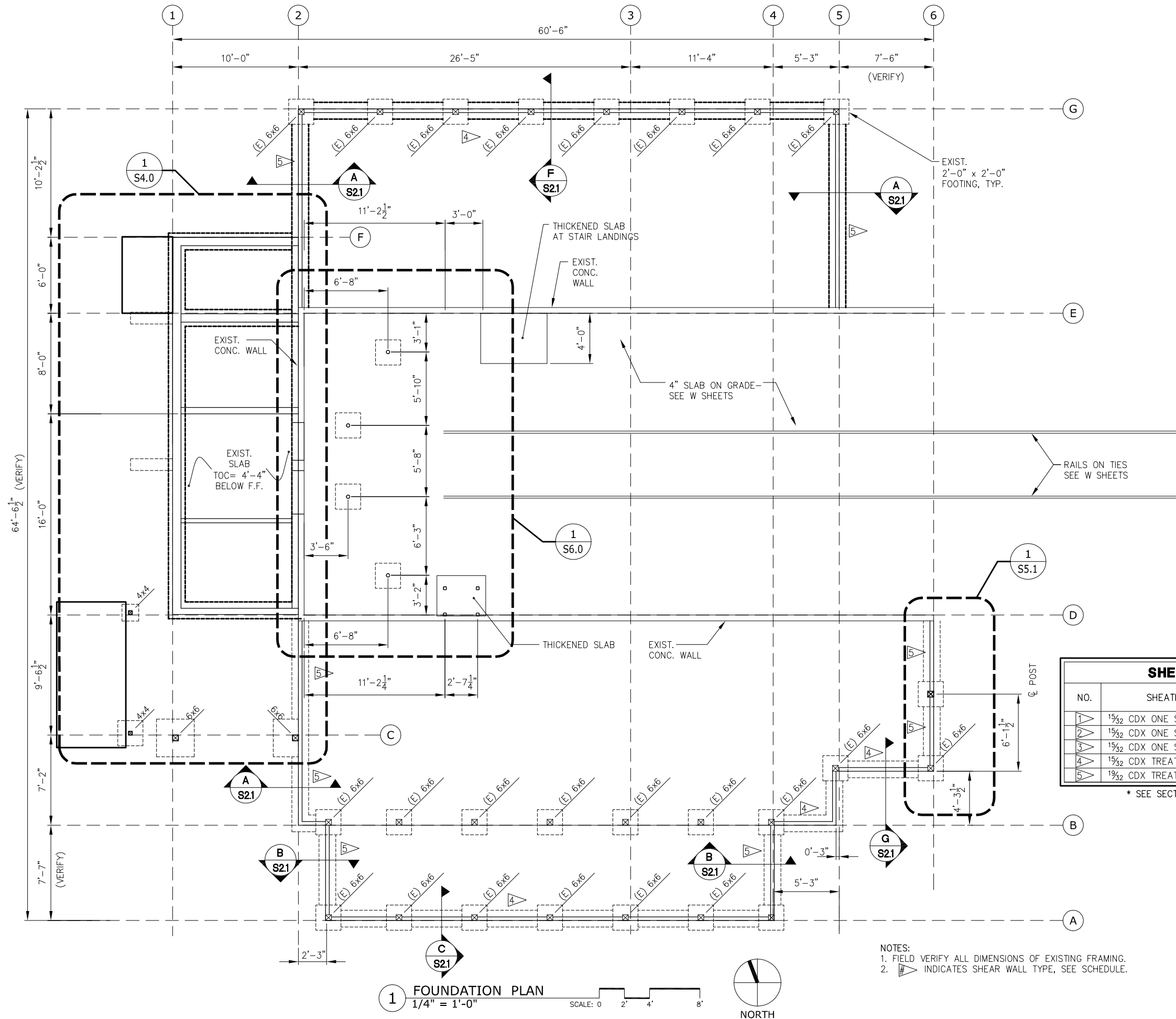
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CHECKED BY: **CMG**

DRAWN: **LRG**

SHEET #

SO.2



1 FOUNDATION PLAN
1/4" = 1'-0"

SCALE: 0 2' 4' 8'



- NOTES:
1. FIELD VERIFY ALL DIMENSIONS OF EXISTING FRAMING.
2. INDICATES SHEAR WALL TYPE, SEE SCHEDULE.

SHEAR WALL SCHEDULE			
NO.	SHEATHING	PANEL EDGE NAILING	ANCHOR BOLT SPACING *
1	1 5/8" CDX ONE SIDE	8d @ 6"	5/8" @ 2'-8"
2	1 5/8" CDX ONE SIDE	8d @ 4"	5/8" @ 2'-8"
3	1 5/8" CDX ONE SIDE	8d @ 3"	5/8" @ 2'-8"
4	1 5/8" CDX TREATED ONE SIDE	10d @ 6"	5/8" @ 2'-8"
5	1 5/8" CDX TREATED ONE SIDE	10d @ 4"	5/8" @ 2'-8"

* SEE SECTIONS FOR EXCEPTIONS.



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SHEET TITLE:

FOUNDATION
PLAN

DATE: January 31, 2011

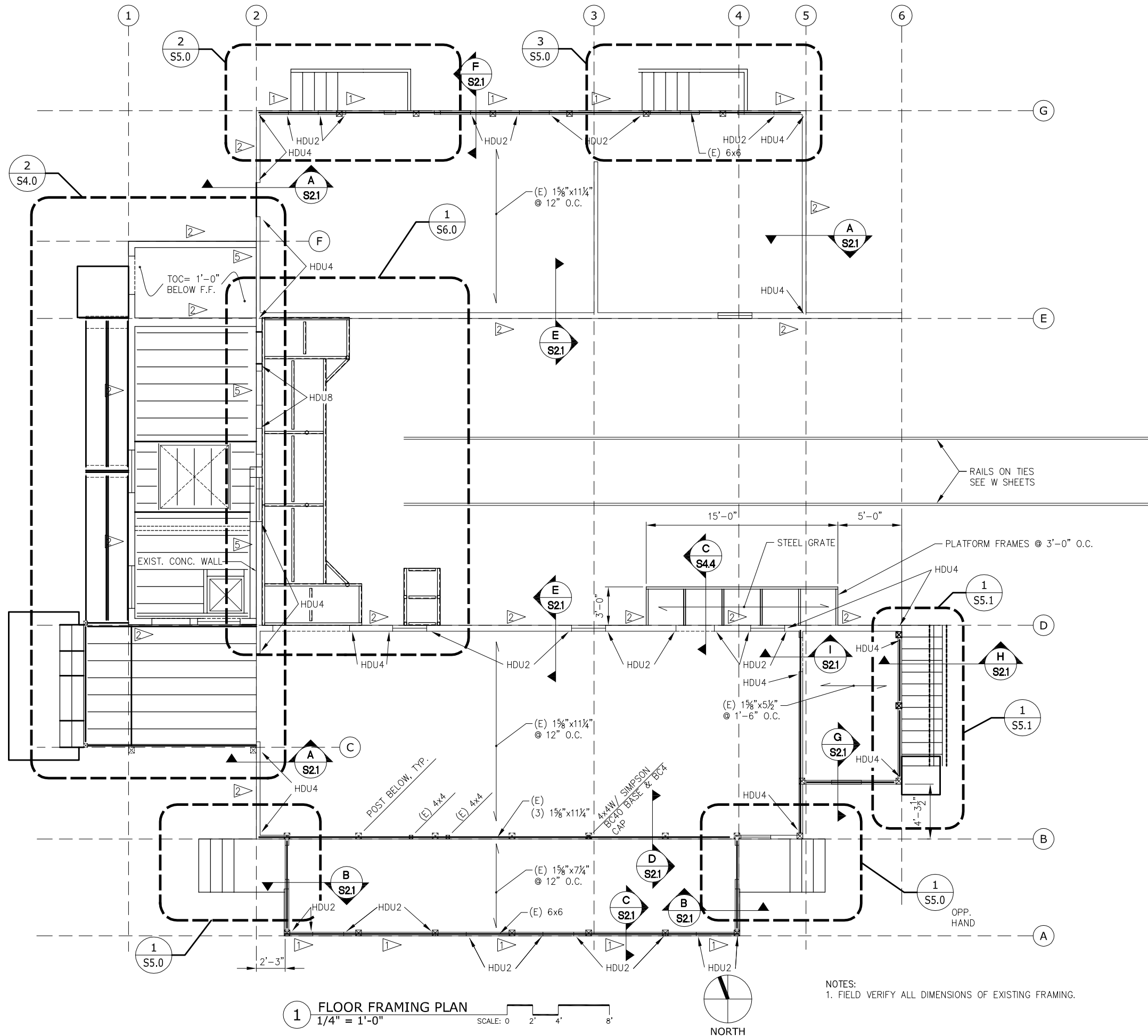
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SHEET #

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1 FLOOR FRAMING PLAN
1/4" = 1'-0"
SCALE: 0 2' 4' 8'

NOTES:
1. FIELD VERIFY ALL DIMENSIONS OF EXISTING FRAMING.

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SHEET TITLE:
FLOOR FRAMING PLAN

DATE: January 31, 2011

REVISION:

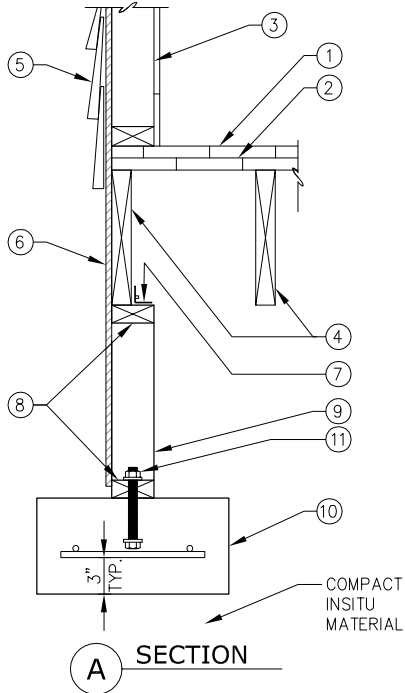
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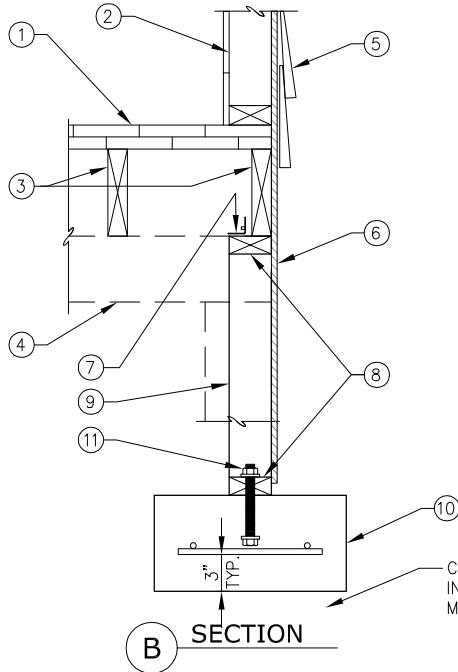
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S2.0

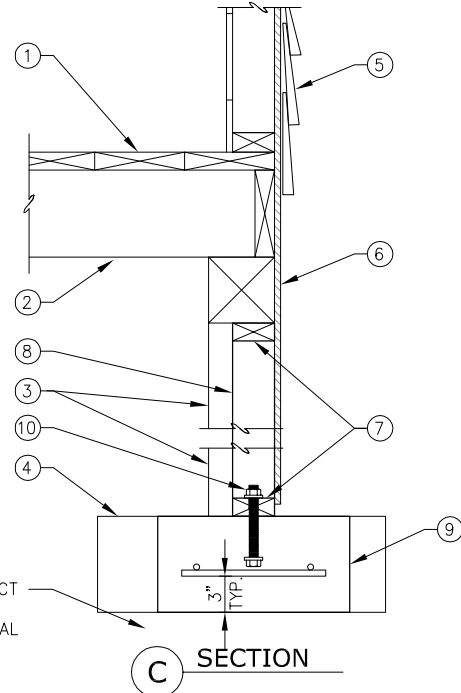
- 1) (E) STRAIGHT 1x SHEATHING
- 2) (E) DIAGONAL 1x SHEATHING
- 3) (E) 1½ x 3½ @ 2'-0"
- 4) (E) 1½ x 11¼ @ 1'-0"
- 5) REMOVE AND REINSTALL EXISTING SIDING
- 6) ½" CDX
- 7) SIMPSON A35 @ 2'-0" O.C.
- 8) TREATED 2x4
- 9) TREATED 2x4 @ 1'-4" O.C.
- 10) 8"x16" CONCRETE FOOTING W/ (2) NO. 4 LONG AND NO. 4 @ 12" O.C.
- 11) A-BOLT, SEE SCHEDULE



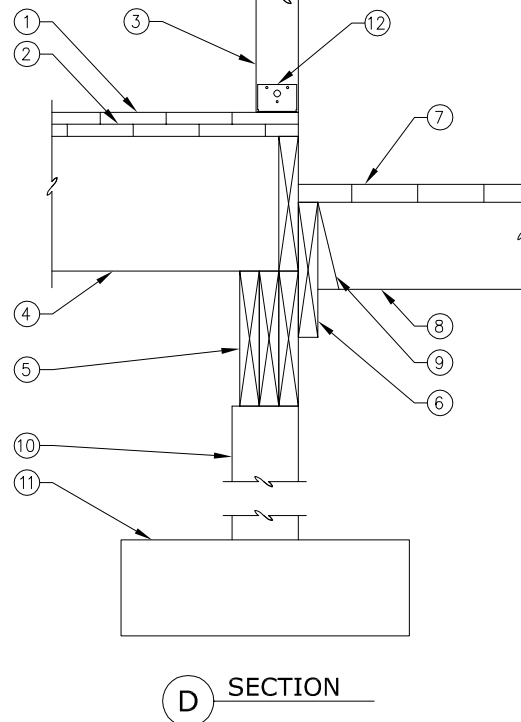
- 1) (E) 2x DECKING
- 2) (E) 1½ x 3½ @ 2'-0"
- 3) (E) 1½ x 7¼ @ 1'-0"
- 4) (E) 6x6 BEYOND
- 5) REMOVE AND REINSTALL EXISTING SIDING
- 6) ½" CDX
- 7) SIMPSON A35 @ 2'-0" O.C.
- 8) TREATED 2x4
- 9) TREATED 2x4 @ 1'-4" O.C.
- 10) 8"x16" CONCRETE FOOTING W/ (2) NO. 4 LONG AND NO. 4 @ 12" O.C.
- 11) A-BOLT, SEE SCHEDULE



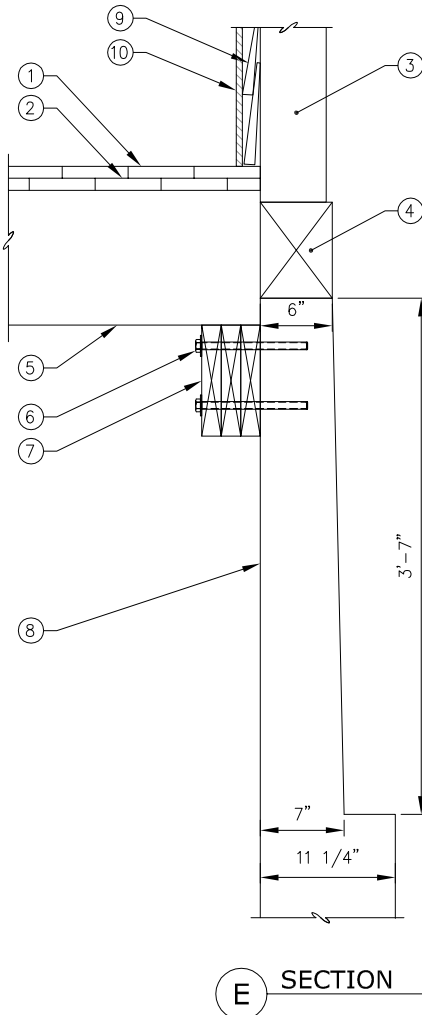
- 1) (E) 2x DECKING
- 2) (E) 1½ x 7¼
- 3) (E) 6x6 POST
- 4) (E) CONCRETE PAD 2'-0" x 2'-0" @ POSTS
- 5) REMOVE AND REINSTALL EXISTING SIDING
- 6) ½" CDX
- 7) TREATED 2x4
- 8) TREATED 2x4 @ 1'-4" O.C.
- 9) 8"x16" CONCRETE FOOTING W/ (2) NO. 4 LONG AND NO. 4 @ 12" O.C.
- 10) A-BOLT, SEE SCHEDULE



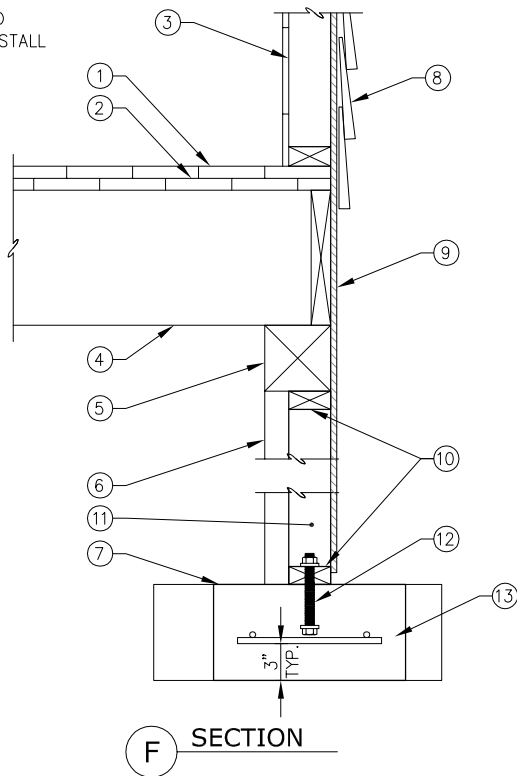
- 1) (E) STRAIGHT 1x SHEATHING
- 2) (E) DIAGONAL 1x SHEATHING
- 3) (E & NEW) 4x4 POST
- 4) (E) 1½ x 11¼ @ 1'-0"
- 5) (E) (3) 1½ x 11¼
- 6) (E) 1½ x 11¼
- 7) (E) 2x DECKING
- 8) (E) 1½ x 7¼ @ 1'-0"
- 9) (E) HANGER
- 10) (E) 6x6 POST
- 11) (E) CONCRETE PAD
- 12) SIMPSON BC40 @ NEW & (E) POSTS



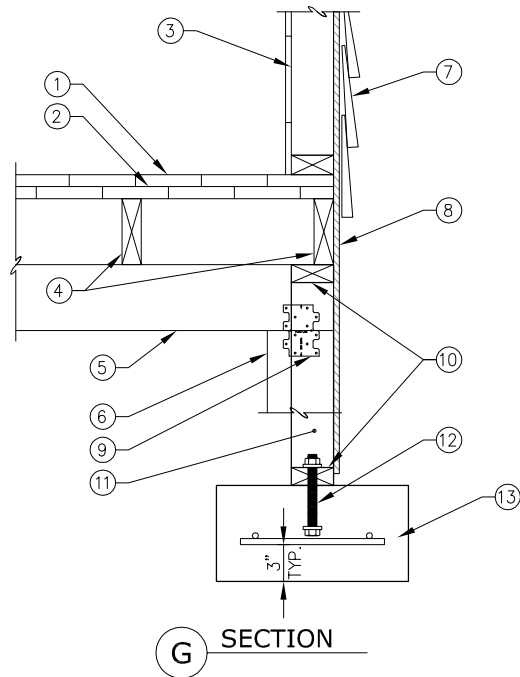
- 1) (E) STRAIGHT 1x SHEATHING
- 2) (E) DIAGONAL 1x SHEATHING
- 3) (E) 1½ x 5½ OR (E) 5½ x 5½
- 4) (E) 6x8 ROUGH CUT
- 5) (E) 1½ x 11¼
- 6) (E) (2) 5/8" @ 4'-0"
- 7) (E) (3) 1½ x 9¼
- 8) (E) CONCRETE WALL
- 9) EXISTING SIDING
- 10) ½" CDX



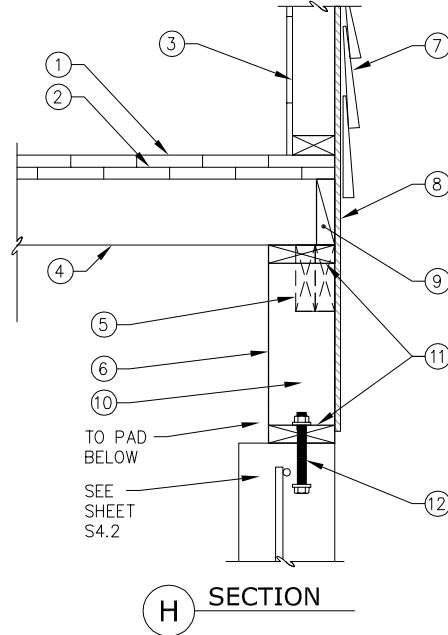
- 1) (E) STRAIGHT 1x SHEATHING
- 2) (E) DIAGONAL 1x SHEATHING
- 3) (E) 1½ x 3½ @ 2'-0"
- 4) (E) 1½ x 11¼ @ 1'-0"
- 5) (E) 6x6
- 6) (E) 6x6 @ 6'-0"
- 7) (E) CONCRETE PAD
- 8) REMOVE AND REINSTALL EXISTING SIDING
- 9) ½" CDX
- 10) TREATED 2x4
- 11) TREATED 2x4 @ 1'-4" O.C.
- 12) A-BOLT, SEE SCHEDULE
- 13) 8"x16" CONCRETE FOOTING W/ (2) NO. 4 LONG AND NO. 4 @ 12" O.C.



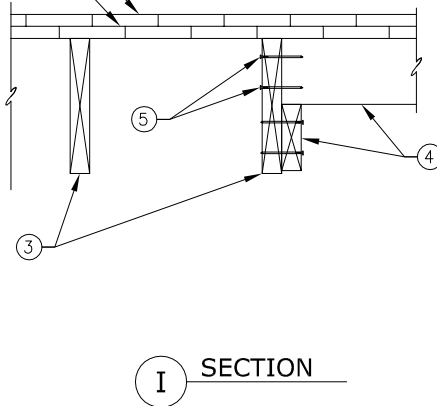
- 1) (E) STRAIGHT 1x SHEATHING
- 2) (E) DIAGONAL 1x SHEATHING
- 3) (E) 1½ x 5½ @ 2'-0"
- 4) (E) 1½ x 5½ @ 1'-4"
- 5) (E) (2) 3 x 5½
- 6) (E) 6x6 POST
- 7) REMOVE AND REINSTALL EXISTING SIDING
- 8) ½" CDX
- 9) SIMPSON LTP4 EA. SIDE OF EXIST. POST
- 10) TREATED 2x4
- 11) TREATED 2x4 @ 1'-4" O.C.
- 12) A-BOLT, SEE SCHEDULE
- 13) 8"x16" CONCRETE FOOTING W/ (2) NO. 4 LONG AND NO. 4 @ 12" O.C.



- 1) (E) STRAIGHT 1x SHEATHING
- 2) (E) DIAGONAL 1x SHEATHING
- 3) (E) 1½ x 5½ @ 2'-0"
- 4) (E) 1½ x 5½ @ 1'-4"
- 5) (E) DEMO (2) 3 x 5½
- 6) (E) DEMO 6x6
- 7) REMOVE AND REINSTALL EXISTING SIDING
- 8) ½" CDX
- 9) SOLID 2x BLOCKING
- 10) TREATED 2x6 @ 1'-4" O.C.
- 11) TREATED 2x6 PLATE
- 12) A-BOLT, SEE SCHEDULE



- 1) (E) STRAIGHT 1x SHEATHING
- 2) (E) DIAGONAL 1x SHEATHING
- 3) (E) 1½ x 11¼
- 4) (E) 1½ x 5½
- 5) VERIFY (2) 16d END NAILS



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SITKA, ALASKA

SHEET TITLE:
FLOOR FRAMING DETAILS

DATE: January 31, 2011

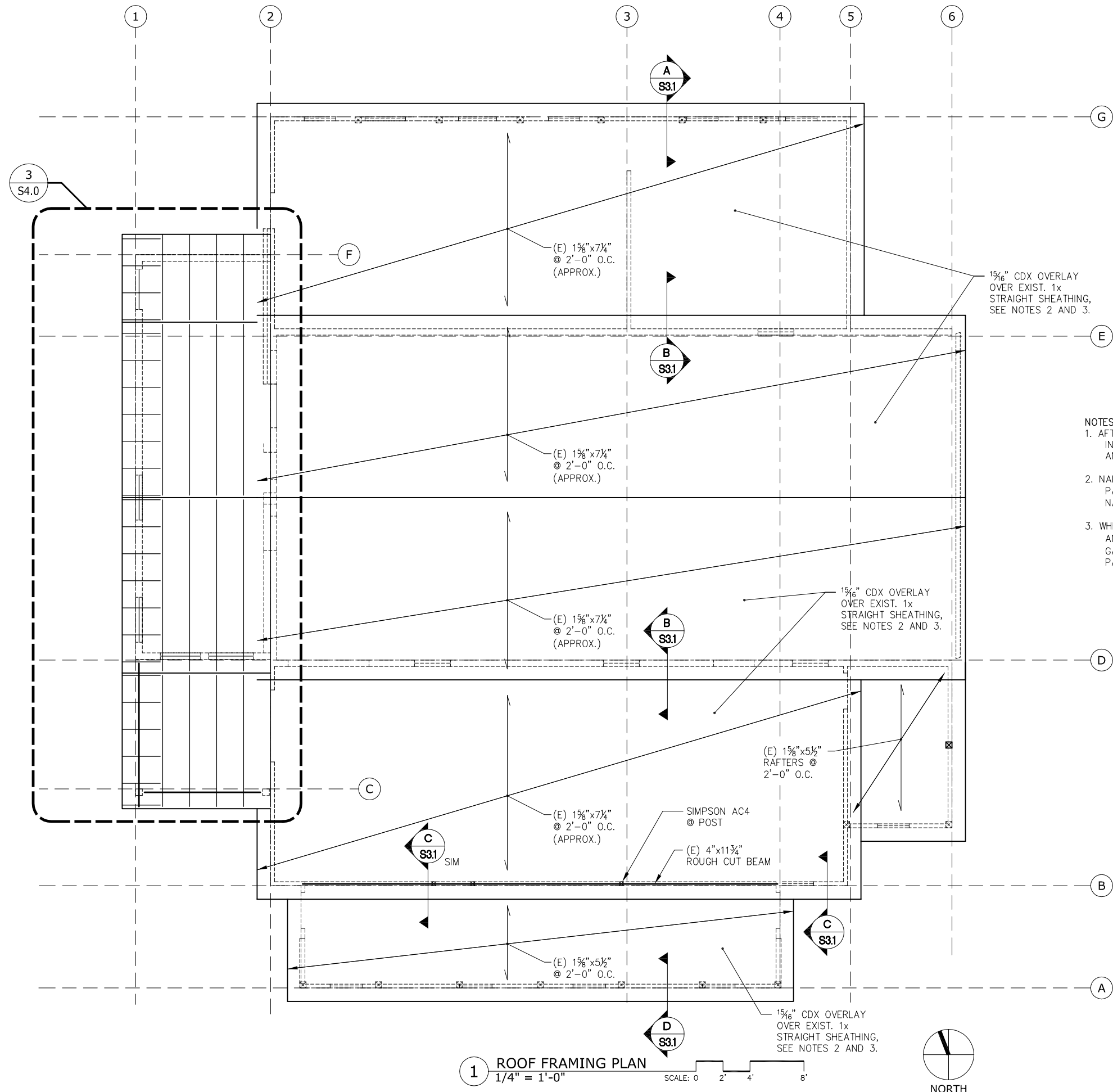
REVISION:

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DRAWN: LRG

SHEET #

S2.1



- NOTES:
1. AFTER ROOFING DEMOLITION EXPOSES EXISTING 1X ROOF DECK INSPECT CONDITION OF EXISTING DECK. REMOVE AND REPLACE ANY TIMBER THAT EXHIBITS ROT.
 2. NAIL SHEATHING TO EXISTING DECK WITH 8d NAILS AT 4" O.C. AT PANEL EDGES ALIGN PANEL EDGES WITH 2x FRAMING BELOW. NAIL PANELS WITH 8d AT 12" IN FIELD.
 3. WHERE SHEATHING PANELS ARE PERPENDICULAR TO JOIST BELOW AND NO CEILING BOARDS ARE BELOW JOISTS USE 1 1/2" x 16 GAGE STAPLE (WITH 1/16" CROWN) AT 2 1/2" O.C. WITH CROWN PARALLEL TO PANEL EDGE.



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PND NO.092020

JAPONSKI ISLAND BOATHOUSE
PHASE I ADAPTIVE RE-USE
SITKA MARITIME HERATIGE SOCIETY
SITKA, ALASKA

SHEET TITLE:

ROOF
FRAMING
PLAN

DATE: January 31, 2011

REVISION:

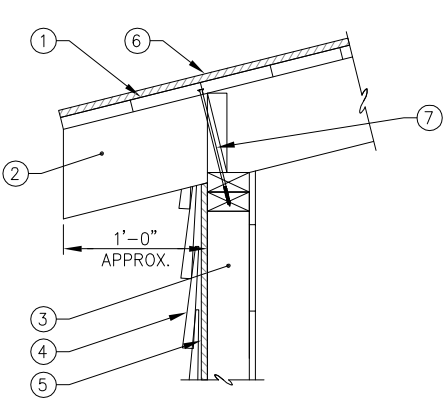
CHECKED BY: CMG

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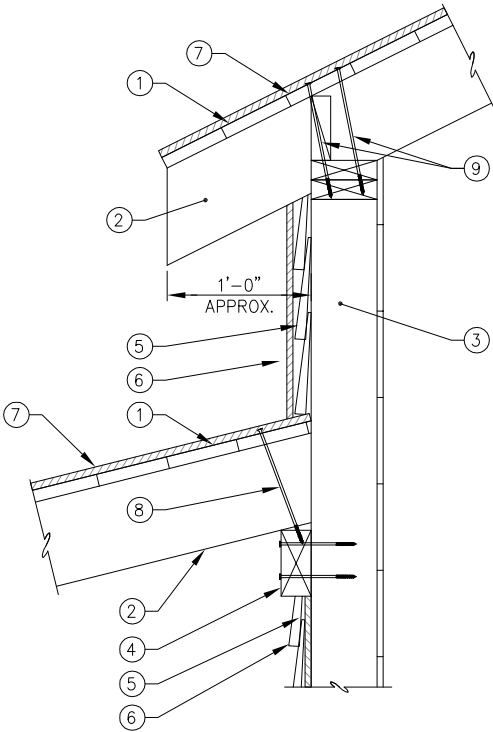
S3.0

- 1) (E) STRAIGHT SHEATHING
- 2) (E) 1 5/8 x 7 1/4 @ 2'-0"
- 3) (E) 1 5/8 x 3 1/2 @ 2'-0"
- 4) REMOVE AND REINSTALL EXISTING SIDING
- 5) 1/2" CDX
- 6) CDX
- 7) 1/4"Ø x 12" SCREWS @ EA. RAFTER, PRE-DRILL AND OIL OR SOAP



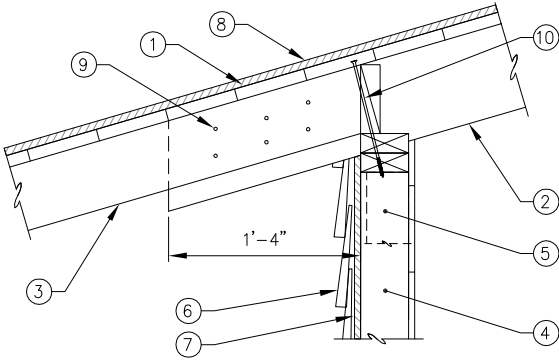
A SECTION

- 1) (E) STRAIGHT SHEATHING
- 2) (E) 1 5/8 x 7 1/4 @ 2'-0"
- 3) (E) 1 5/8 x 5 1/2 @ 2'-0"
- 4) (E) 2 1/2 x 5 1/2
- 5) EXISTING SIDING
- 6) 1/2" CDX
- 7) CDX
- 8) 1/4"Ø x 12" SCREWS @ EA. RAFTER, PRE-DRILL AND OIL OR SOAP
- 9) (2) 1/4"Ø x 12" SCREWS @ EA. RAFTER, PRE-DRILL AND OIL OR SOAP



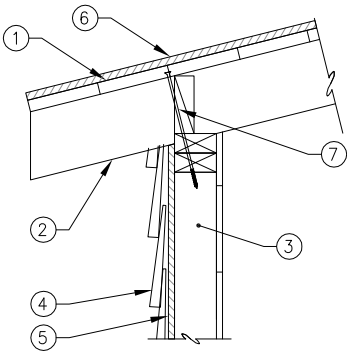
B SECTION

- 1) (E) STRAIGHT SHEATHING
- 2) (E) 1 5/8 x 7 1/4 @ 2'-0"
- 3) (E) 1 5/8 x 5 1/2 @ 2'-0"
- 4) (E) 1 5/8 x 3 1/2 @ 2'-0" NOT @ SIM
- 5) (E) 4" x 11 3/4" @ SIM
- 6) REMOVE AND REINSTALL EXISTING SIDING
- 7) 1/2" CDX
- 8) CDX
- 9) VERIFY (6) 16d @ EA. (E) 1 1/2x5 1/2
- 10) 1/4"Ø x 12" SCREWS @ EA. RAFTER, PRE-DRILL AND OIL OR SOAP



C SECTION

- 1) (E) STRAIGHT SHEATHING
- 2) (E) 1 5/8 x 5 1/2 @ 2'-0"
- 3) (E) 1 5/8 x 3 1/2 @ 2'-0"
- 4) REMOVE AND REINSTALL EXISTING SIDING
- 5) 1/2" CDX
- 6) CDX
- 7) 1/4"Ø x 12" SCREWS @ EA. RAFTER, PRE-DRILL AND OIL OR SOAP



D SECTION



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S3.1