

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Klawock****Federal Tax ID: 92-0047641****Project Title:****Project Type: New Construction and Land Acquisition**

Klawock - Harbormaster Building

State Funding Requested: \$147,233**House District: 5 / C**

One-Time Need

Brief Project Description:

Construct a new Harbormaster Building

Funding Plan:

Total Project Cost: \$217,233

Funding Already Secured: (\$70,000)

FY2013 State Funding Request: (\$147,233)

Project Deficit: \$0

Funding Details:

\$70,000 State of Alaska Department of Fish and Game

Detailed Project Description and Justification:

Our new Harbormaster building is an eighteen hundred square foot, two story facility. It will house public restrooms, shower facilities, and a reception area. There is also an office for the Harbormaster and she will be able to hold public meetings regarding harbor concerns. We currently have a single room Harbormaster office and use a portable restroom during the busier summer months.

We have seen a significant increase in the charter boat industry in Klawock. We have also began to host a cruise ship once a week from May to September. This increase in activity has raised the need for adequate facilities.

Included in the building design is space for public meetings regarding harbor issues and an area to house a recirculation pump for the harbor water system. This recirculation system will allow a control to turn it on when the temperature drops and will prevent freezing. Therefore, we will no longer have to shut off the water to our live aboard customers in the harbor. We are in jeopardy of losing the Department of fish and Game funds if we do not get this project underway this calendar year.

Project Timeline:

Expenditures will occur in FY12 as we have the design done, Fire Marshall approval, and need to take advantage of the summer construction season.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

City of Klawock

City of Klawock Boat Harbor Restroom Cost Estimate

08/12/2008

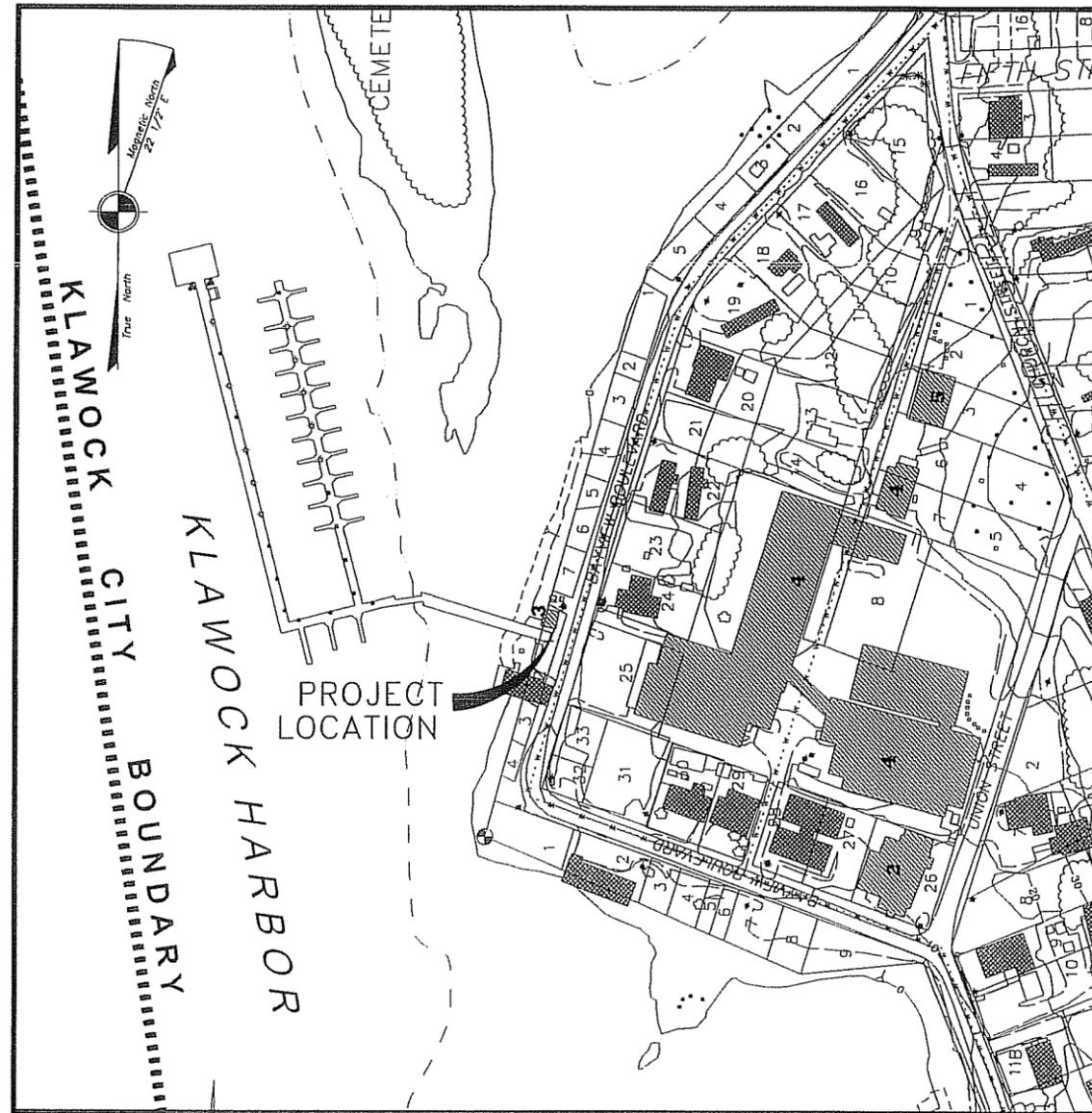
Project Totals

Sitework	\$ 18,250	\$ 7,300	\$ 10,950
Foundation	\$ 17,900	\$ 8,660	\$ 9,240
First Floor Framng	\$ 39,500	\$ 19,080	\$ 20,420
Mezzanine Framing	\$ 42,620	\$ -	\$ 42,620
Mech/Elect	\$ 69,000	\$ 52,700	\$ 16,300
	\$ 187,270	\$ 87,740	\$ 99,530
Engineering	\$ 7,491	\$ -	\$ 7,491
Administration	\$ 3,745	\$ -	\$ 3,745
Contingency	\$ 18,727	\$ -	\$ 18,727
	\$ 29,963	\$ -	\$ 29,963
TOTAL	\$ 217,233	\$ 87,740	\$ 129,493
Cost per Square Foot	\$ 145	\$ 146	\$ 144

	Unit	QTY	Rate	Project Subtotal	Restroom Subtotal	Harbormaster Subtotal
Sitework						
Rough Grading	LS	1	\$ 1,000	\$ 1,000	\$ 400	\$ 600
Finish Grading	CY	50	\$ 30	\$ 1,500	\$ 600	\$ 900
D-1 Surfacing	CY	50	\$ 35	\$ 1,750	\$ 700	\$ 1,050
Water Service, 2" Copper	LF	40	\$ 100	\$ 4,000	\$ 1,600	\$ 2,400
Sewer Line, 4"	LF	50	\$ 100	\$ 5,000	\$ 2,000	\$ 3,000
Electrical Service	LS	1	\$ 3,000	\$ 3,000	\$ 1,200	\$ 1,800
Telephone	LS	1	\$ 1,000	\$ 1,000	\$ 400	\$ 600
Cable	LS	1	\$ 1,000	\$ 1,000	\$ 400	\$ 600
				\$ 18,250	\$ 7,300	\$ 10,950
Foundation						
Underslab Piping for Restroom	LF	25	\$ 100	\$ 2,500	\$ 2,500	
Footings	CY	10	\$ 700	\$ 7,000	\$ 2,800	\$ 4,200
Floor Slabs	CY	12	\$ 700	\$ 8,400	\$ 3,360	\$ 5,040
				\$ 17,900	\$ 8,660	\$ 9,240
Building First Floor						
Siding	SF	1000	\$ 5.00	\$ 5,000	\$ 2,000	\$ 3,000
Interior Finishes	SF	1200	\$ 3.00	\$ 3,600	\$ 1,440	\$ 2,160
Flooring	SF	300	\$ 6.00	\$ 1,800	\$ 720	\$ 1,080
Windows	EA	3	\$ 600.00	\$ 1,800	\$ 720	\$ 1,080
First Floor Walls	LF	250	\$ 50.00	\$ 12,500	\$ 5,000	\$ 7,500
FRP Panels	LF	200	\$ 30.00	\$ 6,000	\$ 2,400	\$ 3,600
Doors	EA	8	\$ 800.00	\$ 6,400	\$ 5,600	\$ 800
Windows	EA	4	\$ 600.00	\$ 2,400	\$ 1,200	\$ 1,200
				\$ 39,500	\$ 19,080	\$ 20,420
Building Second Floor						
Floor Framing	SF	575	\$ 6.00	\$ 3,450		\$ 3,450
Second Floor Walls	LF	122	\$ 50.00	\$ 6,100		\$ 6,100
Siding	SF	1000	\$ 5.00	\$ 5,000		\$ 5,000
Roof Framing & Roofing	SF	1160	\$ 12.00	\$ 13,920		\$ 13,920
Interior Finishes	SF	1850	\$ 3.00	\$ 5,550		\$ 5,550
Stair and Railing Detailing	LS	1	\$ 5,000	\$ 5,000		\$ 5,000
Flooring	SF	600	\$ 6.00	\$ 3,600		\$ 3,600
Windows	EA	5	\$ 600.00	\$ 3,000		\$ 3,000
				\$ 42,620	\$ -	\$ 42,620
Mechanical/Electrical						
MDP	LS	1	\$ 3,000	\$ 3,000	\$ 1,200	\$ 1,800
First Floor Power	LS	1	\$ 10,000	\$ 10,000	\$ 10,000	
First Floor Lighting	LS	1	\$ 10,000	\$ 10,000	\$ 10,000	
Second Floor Power	LS	1	\$ 6,500	\$ 6,500		\$ 6,500
Second Floor Lighting	LS	1	\$ 6,500	\$ 6,500		\$ 6,500
Propane Hot Water & Heat	LS	1	\$ 6,000	\$ 6,000	\$ 4,500	\$ 1,500
Plumbing	LS	1	\$ 15,000	\$ 15,000	\$ 15,000	
Fixtures	LS	1	\$ 10,000	\$ 10,000	\$ 10,000	
Ventilation	LS	1	\$ 2,000	\$ 2,000	\$ 2,000	
				\$ 69,000	\$ 52,700	\$ 16,300

CITY OF KLAWOCK BOAT HARBOR RESTROOM

AUGUST 1, 2008



LOCATION MAP
SCALE 1" = 100 FEET

SHEET INDEX	
C1	TITLE & VICINITY MAP
C2	SITE LAYOUT
A0.1	GENERAL NOTES
A0.2	SCHEDULES
A2.0	FLOOR AND ROOF PLAN
A3.0	SECTIONS
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	WALL SECTIONS
A6.0	DETAILS
A6.1	DETAILS
A6.2	DETAILS
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION AND FIRST FLOOR FRAMING
S1.1	SECOND FLOOR FRAMING
S1.2	ROOF FRAMING

Date	No.	Description	By	Checked	File

R&M
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355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

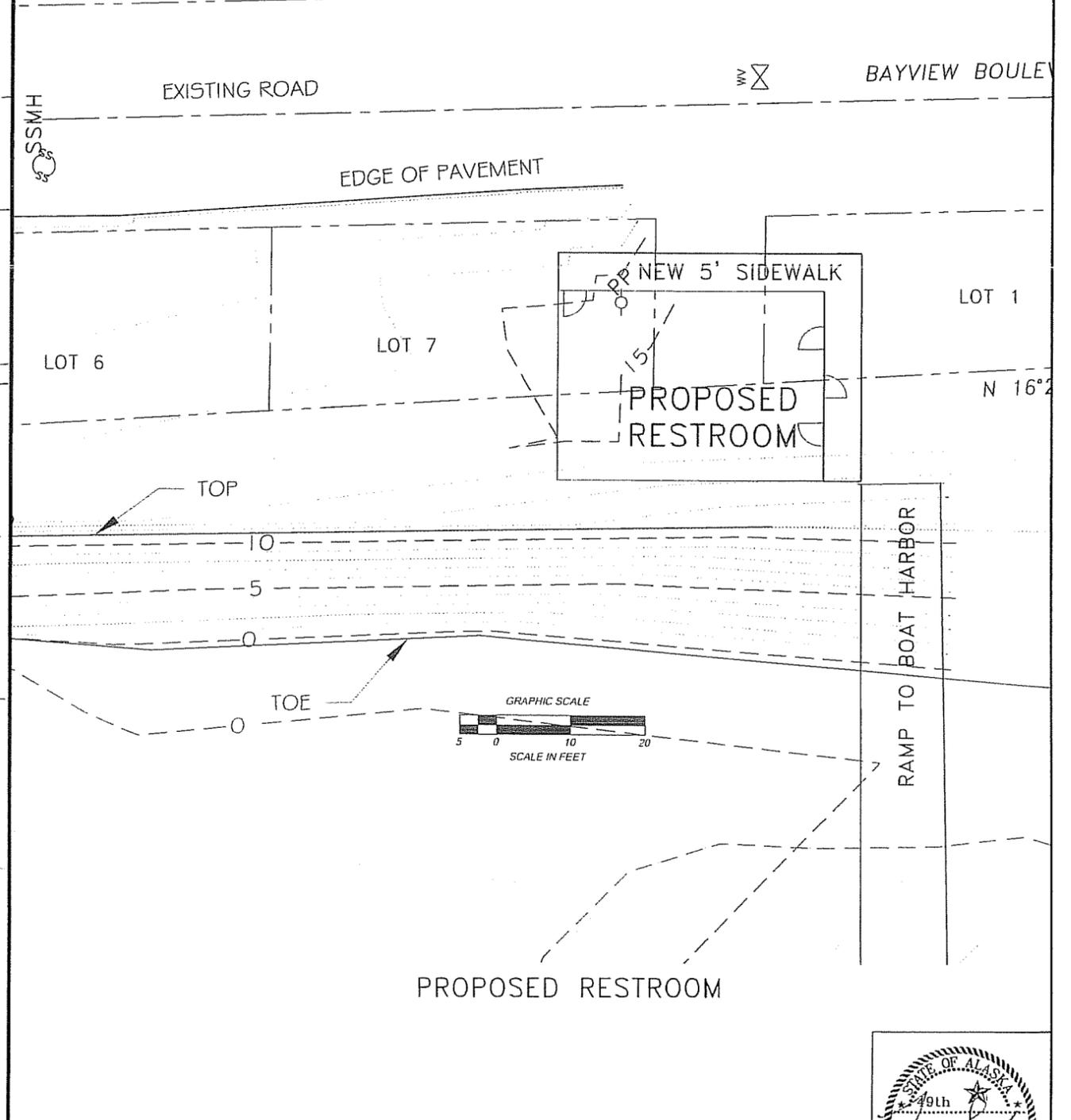
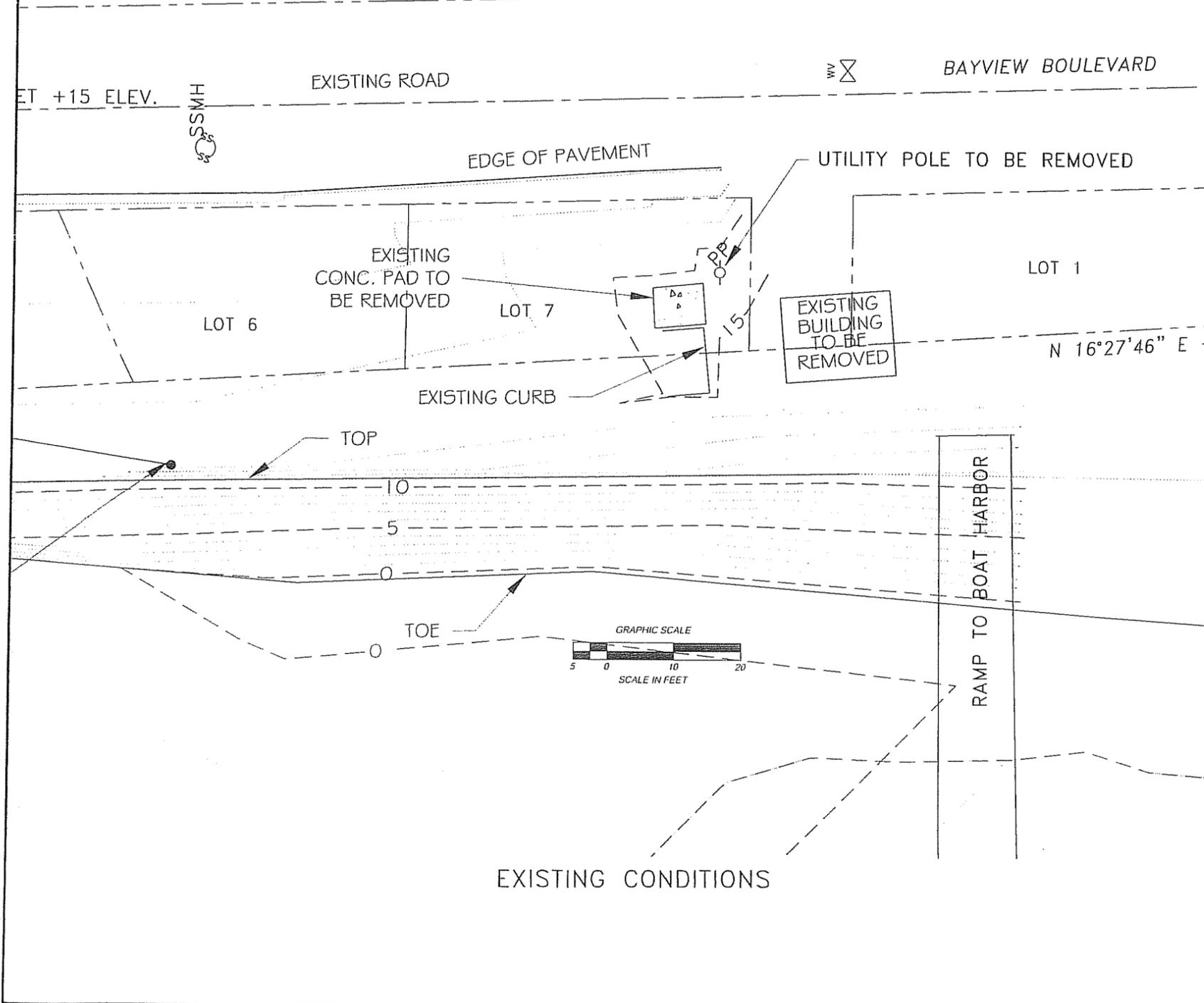
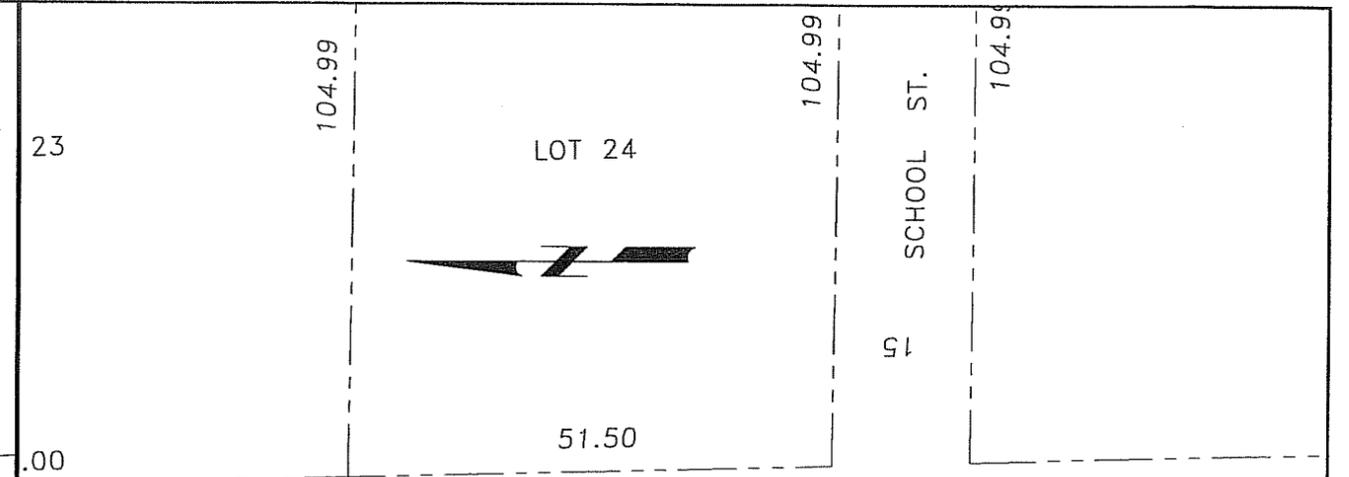
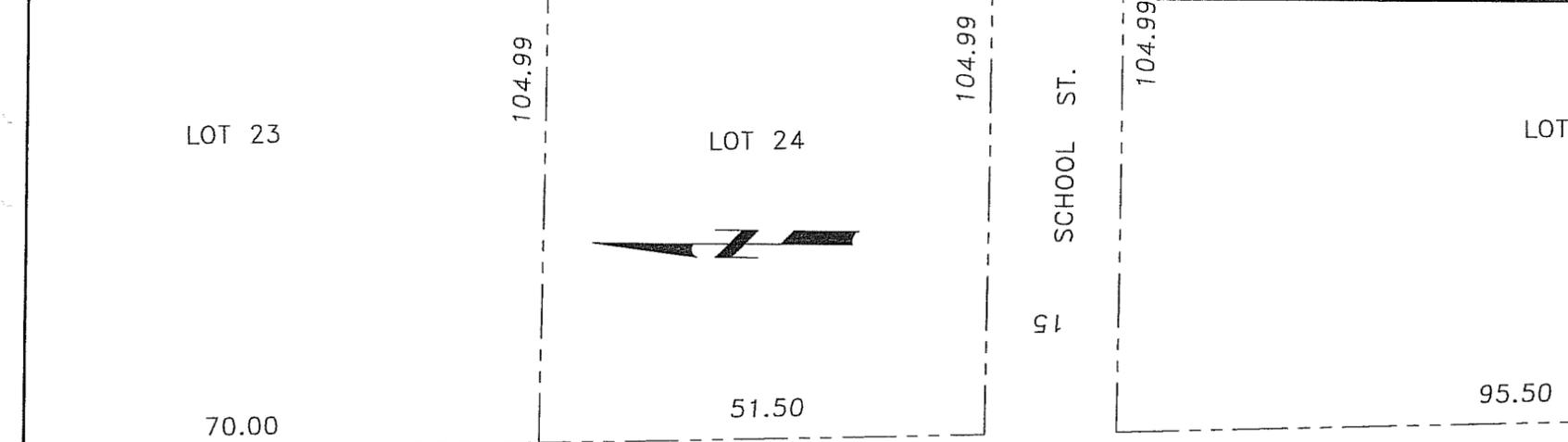
Client
CITY OF KLAWOCK
P.O. BOX 469
KLAWOCK, ALASKA 99925

Project
KLAWOCK HARBOR RESTROOMS

Sheet Description
TITLE & VICINITY

Sheet No.
C1





Date	No.	Description	Revision

Designed	TSS	Approved	AS NOTED
Drawn	TSS	Date	7/28/08
Checked	TSS	File	082307

R&M ENGINEERING - KETCHIKAN, INC.
 355 CARLAINNA LAKE ROAD
 KETCHIKAN, ALASKA 99901

Client
CITY OF KAWOOCK
 P.O. BOX 469
 KAWOOCK, ALASKA 99925

Project
KAWOOCK HARBOR EXPANSION

Sheet Description
EXISTING CONDITIONS

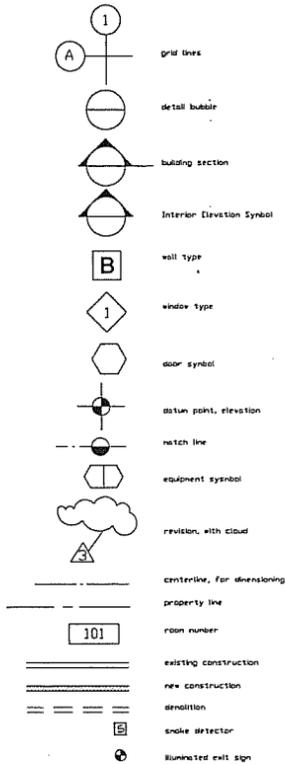
Sheet No.
C2



ABBREVIATIONS

A.B. Anchor Bolt	F.A. Fire Alarm	MATL Material	S. South
ACQU. Acoustical	F.B. Full Bar	MATN Marine	S.C. Solid Core
A.C.T. Acoustical Tie	F.B.I.C.C. Furnished by Owner Installed by Contractor	M.B. Masonry	S.C.D. Seal Cover Dispenser
A.D. Area Drain	F.D. Floor Drain	M.C. Maximum	SCHED. Schedule
A.D.A. Americans with Disabilities Act	F.F. Foundation	M.D. Medium Density	S.D. Soap Dispenser
A.D.J. Adjustable	F.F. Factory Finish	M.D.R. Medium Density Overlay	SEAL Section
A.F.F. Above Finished Floor	F.F.E. Fire Extinguisher	M.E. Mechanical	SECT. Section
A.G.M. Aggregate	F.F.C. Fire Extinguisher Cabinet	M.E.M. Membrane	SH. Shelf
ALUM. Aluminum	F.H. Fire Hose Cabinet	M.E.Z. Membrane	SHL. Shower
ALUMD. Anodized	F.H.C. Fire Hose Cabinet	M.L. Metal	SHR. Short
APPROX. Approximate	F.H.M.S. Flat Head Machine Screw	M.F. Manufacturer	SHW. Sheathing
ARCH. Architectural	F.H. Finish	M.H. Marble	SHW. Similar
ARCH. Architectural	F.H. Floor	M.L. Mastic	SK. Slope
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Sheet Metal
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Secondary Nginin Dispenser
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Specification
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Square
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Square Foot (feet)
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Square Inch (in)
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Stainless Steel
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Station
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Standard
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Steel
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Storage
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Structural, Structure
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Suspended
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Symmetrical
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Steel Vinyl
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Tread
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Tread Bar
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Top Of Curb
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Tongue and Groove
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Tube Steel
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Telephone
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Tempered
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Terrace
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Threshold
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Tapped Joint
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Top of Slab
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Taped Paper Holder
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Typical
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Underwriters' Laboratories
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Unfinished
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Unless Otherwise Noted
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Unlabeled
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Vinyl Composition Tile
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Verify in Field
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Vinyl Tile
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Vertical
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Vestibule
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. West
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Wash
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Water Closet
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Wood
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Window
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Without
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Water Line
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Waterproofing
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Weatherstrip or Wood Screen
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Without
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Weight
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Weaved Wire Fabric
ARCH. Architectural	F.H. Floor	M.M. Mastic	SM. Yard Drain

DRAWING SYMBOLS



PARTICIPANTS

CLIENT
 City of Klawock
 P.O. Box 469
 Klawock, Alaska 99929

ARCHITECT
 MILLARD + ASSOCIATES ARCHITECTS, LLC
 309 Stedman Street
 Ketchikan, Alaska 99901
 Tel: (907) 225-7185

Civil & Structural Engineer
 R4M Engineering - Ketchikan
 355 Carlanna Lake Road
 Ketchikan, Alaska 99901
 Tel: (907) 225-7417

CODE ANALYSIS

INTERNATIONAL BUILDING CODE 2006

A. OCCUPANCY
 OCCUPANCY CLASSIFICATION: BUSINESS
 BUSINESS GROUP B

B. TYPE OF CONSTRUCTION
 Type V-B: Non-Rated Construction

C. ALLOWABLE HEIGHT
 BASIC ALLOWABLE Group B: 2-Story, 40 Feet
 PROPOSED HEIGHT: 2-Story, 24'-4 Feet

D. ALLOWABLE AREA
 ALLOWABLE Group B: 4,000 S.F. Per Level
 PROPOSED: 1,500 S.F. Total

E. OCCUPANT LOAD

LEVEL ONE	Office	300 s.f.	100 gross	3
	Restroom	600 s.f.	100 gross	6
	Total Occupants Level 1:			9
LEVEL TWO	Office	600 s.f.	100 gross	6
	Total Occupants Level 2:			6
	Total Building:			15

GENERAL NOTES

GENERAL ARCHITECTURAL NOTES

- All work shall conform to the 2006 IBC as adopted and all applicable mechanical and electrical codes as adopted by the State of Alaska. For light frame construction provisions, see IBC Chapter 23.
- Contractor shall verify all existing conditions and building dimensions prior to proceeding with the work. Any variation from the conditions and dimensions shown on the drawing shall be reported to the Architect for resolution prior to construction. Written dimensions take precedence over scaled dimensions. Dimensions are to centerline of columns or to face of framing, unless otherwise noted.
- Provide fire blocking, draft stops, and fire stops per IBC Section 708.
- Contractor-initiated changes shall be submitted in writing to the Owner/Engineer for approval prior to fabrication or construction. Changes shown on shop drawings only will not satisfy this requirement.
- Provide ventilation per IBC Sec. 1202.2. Restrooms and similar rooms min. exterior opening 1/20 floor area with min. 1 1/2 sq. ft., or mech. ventilation directly to outside capable of five air changes per hour. vented to outside.
- All new windows to be Low E, argon filled, double pane, insulated glazing.
- Safety Glazing: Wired, tempered, and laminated safety glass must meet IBC Standards. Glazing in or adjacent to doors (24") and glazing less than 18" above floor, and other hazardous locations per IBC Sec. 2406.
- Minimum building insulation requirements unless otherwise noted:

Roof	R38
Ext. Walls	R21
Floors & Soffits	R30
Hot water pipes	1/2"
HN Heater	R16
Ducts (unheated)	R4

Allow 2" min. air space over insulation when batts are used between rafters & trusses. Seal all tears and joints with tape. All roof and wall insulation applied directly to exterior framing members shall be provided with vapor barrier joint on heated side. All openings (doors, windows, etc.) shall be caulked, sealed, or weatherstripped.

9. Metal chimneys shall be anchored at each roof and ceiling with two 2"x1/8" metal straps around outside of chimney and nailed securely to roof or ceiling structure, or as per manufacturer's written installation instructions.

GENERAL ELECTRIC SPECIFICATIONS

- All electrical work to be bidder designed by licensed electrical contractor. All work to comply with the latest editions of the NEC, IBC, and NFPA codes standards, as well as the applicable Federal, State, and local codes. The electrical references are diagrammatic in nature. Plans show the general locations of electrical devices, unless dimensioned thereon. Make minor relocations as required to provide a symmetrical appearance, or to avoid conflict with other structural, architectural, or mechanical features. Utilize existing main and branch circuit panels. Provide new devices and wiring.
- Unless otherwise noted, provide new high-quality materials which are standard and current within the industry, and approved by Underwriter's Laboratory. All products shall be delivered and stored in original containers. Protect all items from dirt, water, chemical, and/or mechanical damage.

GENERAL MECHANICAL SPECIFICATIONS

- All mechanical work to be bidder designed by licensed mechanical contractor. All work to comply with the latest editions of the NMC, IBC, and NFPA codes standards, as well as the applicable Federal, State, and local codes. The mechanical references are diagrammatic in nature. Plans show the general locations of mechanical devices, unless dimensioned thereon. Make minor relocations to piping as required to avoid conflict with other structural, architectural, or electrical features.
- Unless otherwise noted, provide new high-quality plumbing fixtures and materials which are standard and current within the industry. Provide ADA compliant fixtures where noted. All products shall be delivered and stored in original containers. Protect all items from dirt, water, chemical, and/or mechanical damage.

DATE: 7.31.08
 PER:

309 STEDMAN STREET
 KETCHIKAN, ALASKA 99901
 TEL: 907-225-7185
 FAX: 907-247-7385

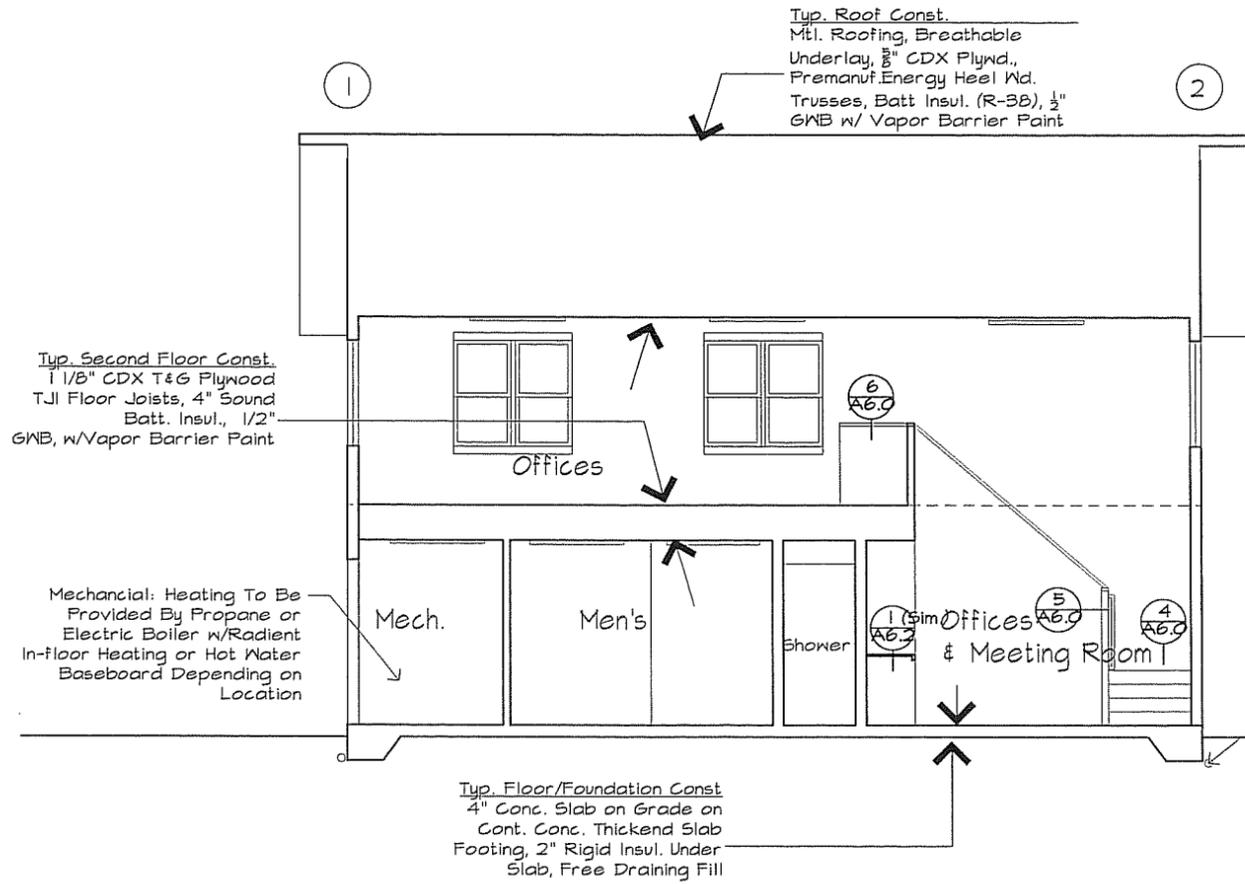
MILLARD + ASSOCIATES ARCHITECTS



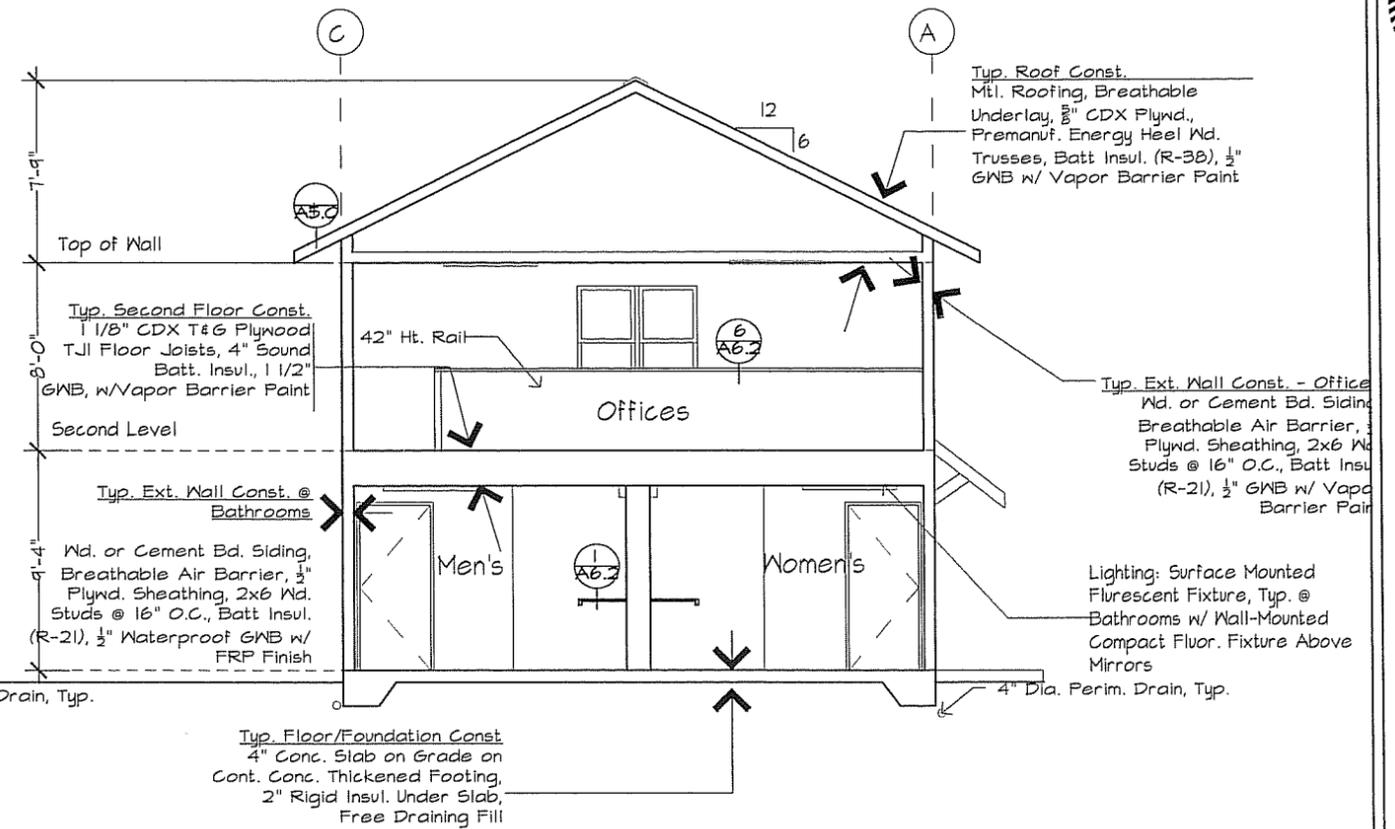
Klawock Harbormaster Building
 Permit Documents
 City of Klawock
 PO Box 469, Klawock AK

Index, Abbrev. & Notes

A0.1



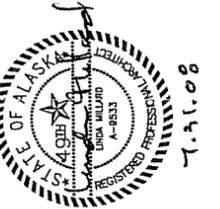
1 Section
 1/8" = 1'-0"



2 Section
 1/8" = 1'-0"

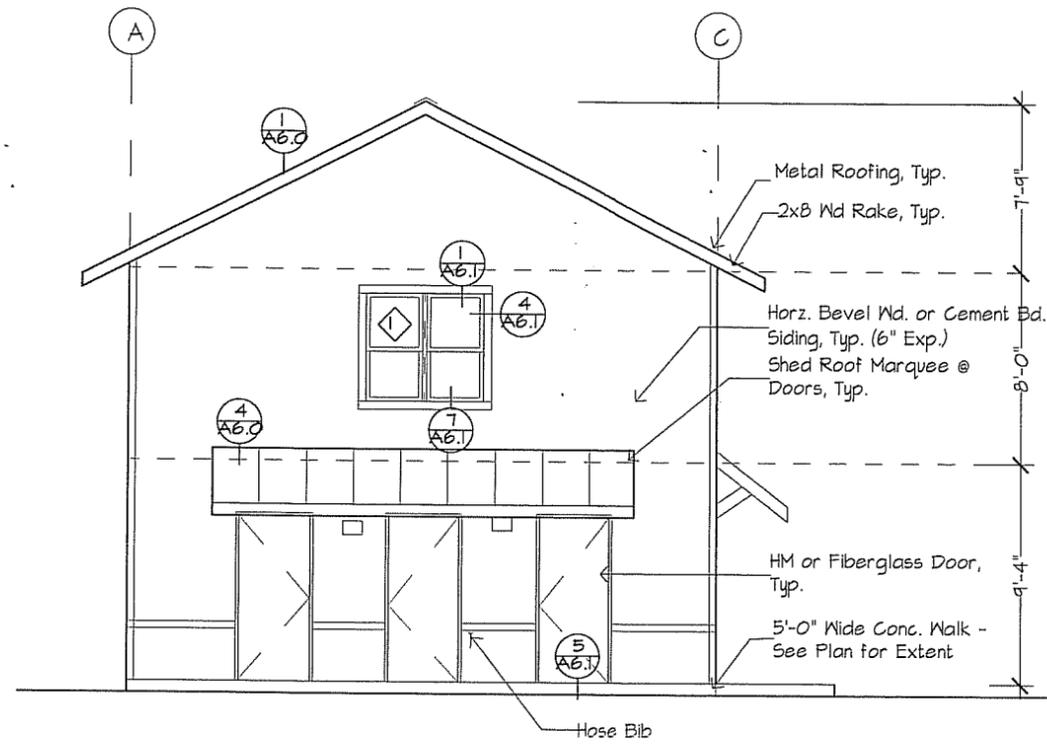
309 STEEDMAN STREET
 KETCHIKAN, ALASKA 99901
 TEL: 907. 226.7193
 FAX: 907. 247.7983

MILLARD +
 ASSOCIATES
 ARCHITECTS

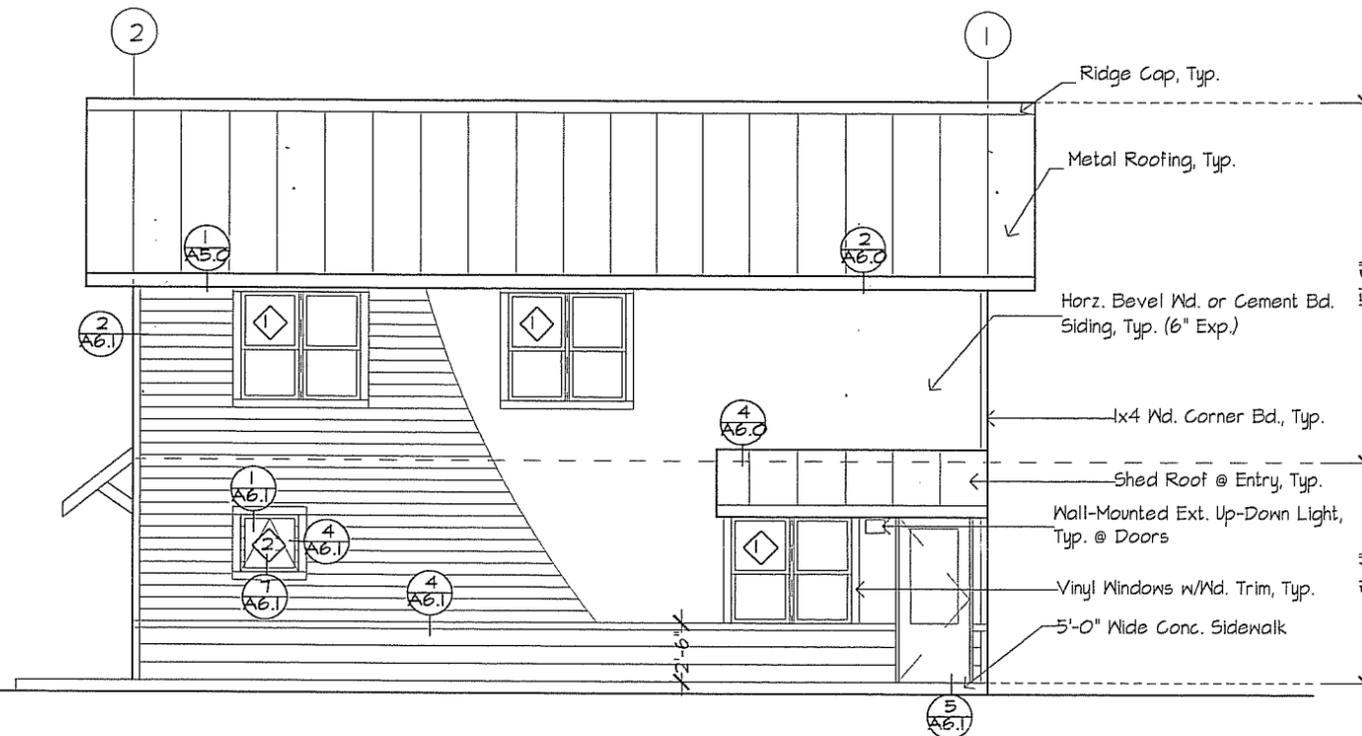


Klawock Harbormaster Building
 Permit Documents
 City of Klawock
 PO Box 469, Klawock AK

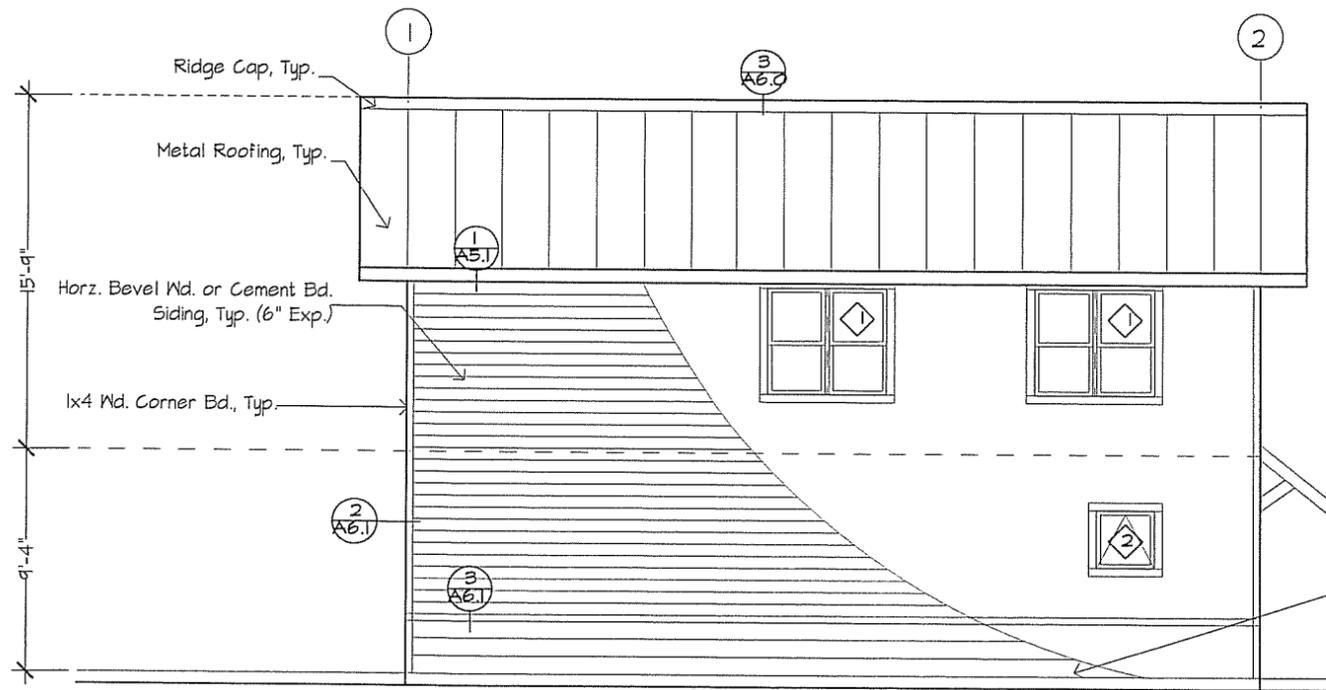
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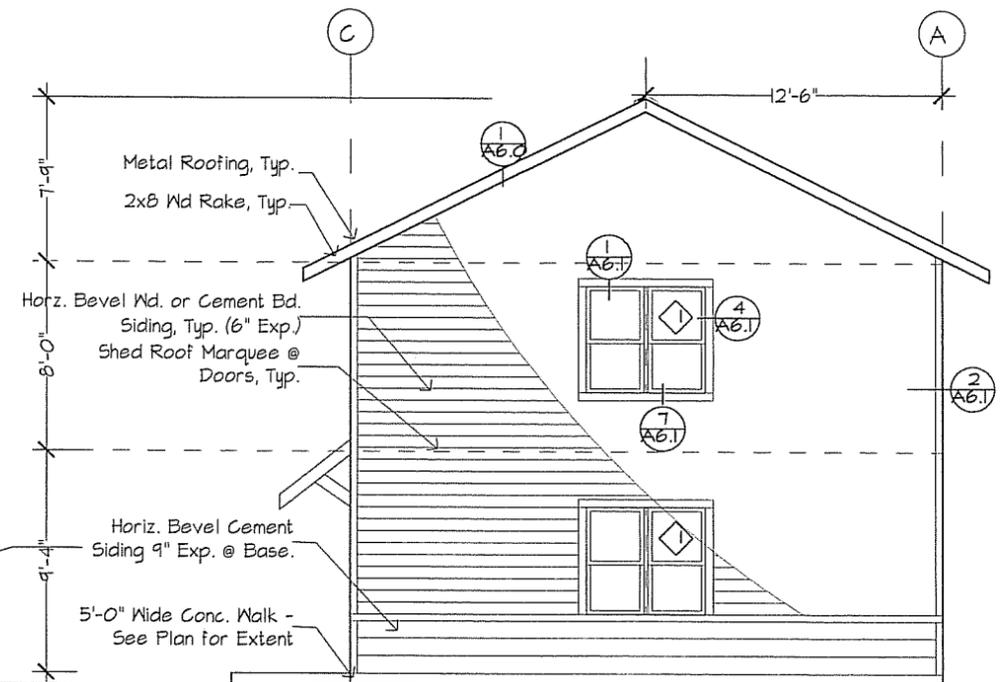
1 South Elevation
1/8" = 1'-0"



2 East Elevation - Bayview Boulevard
1/8" = 1'-0"



3 West Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

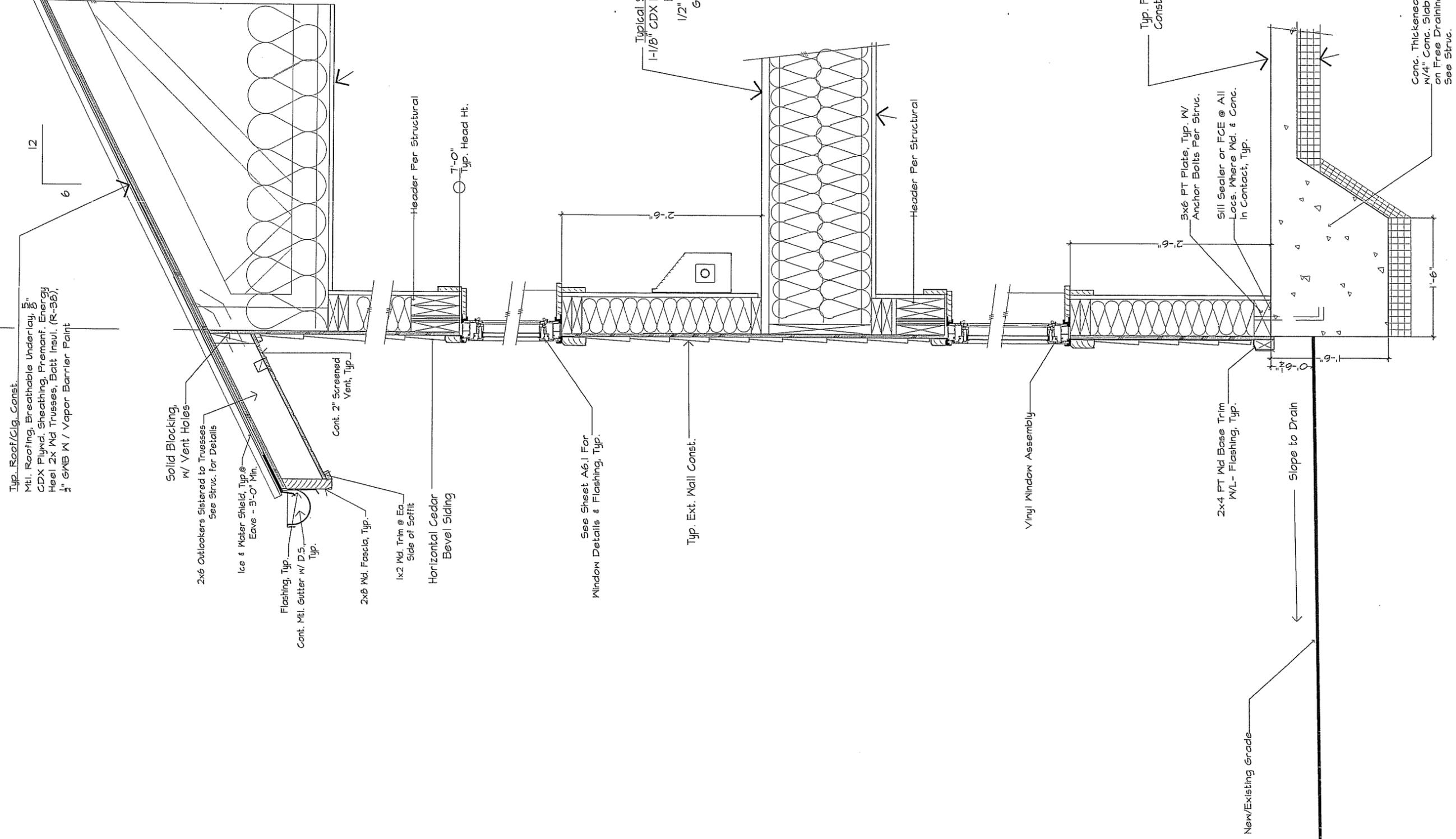
309 STEDMAN STREET
KETCHIKAN, ALASKA 99801
TEL: 907. 226.7193
FAX: 907. 247.7868

MILLARD +
ASSOCIATES
ARCHITECTS



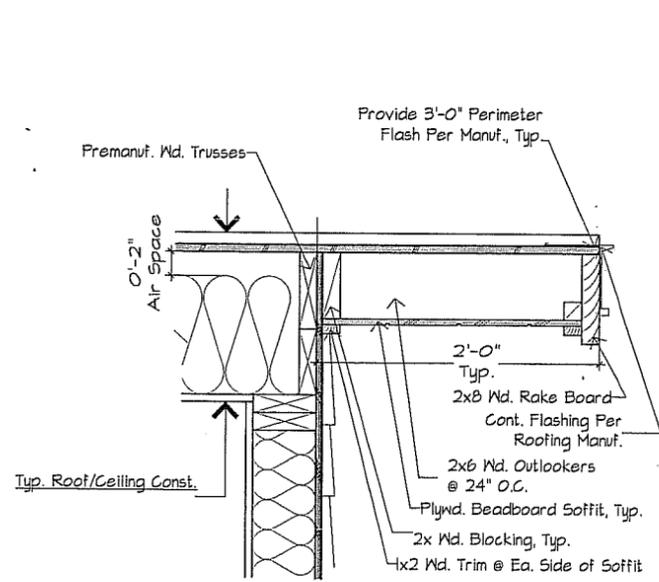
Klawock Harbormaster Building
Permit Documents

City of Klawock
PO Box 469, Klawock AK

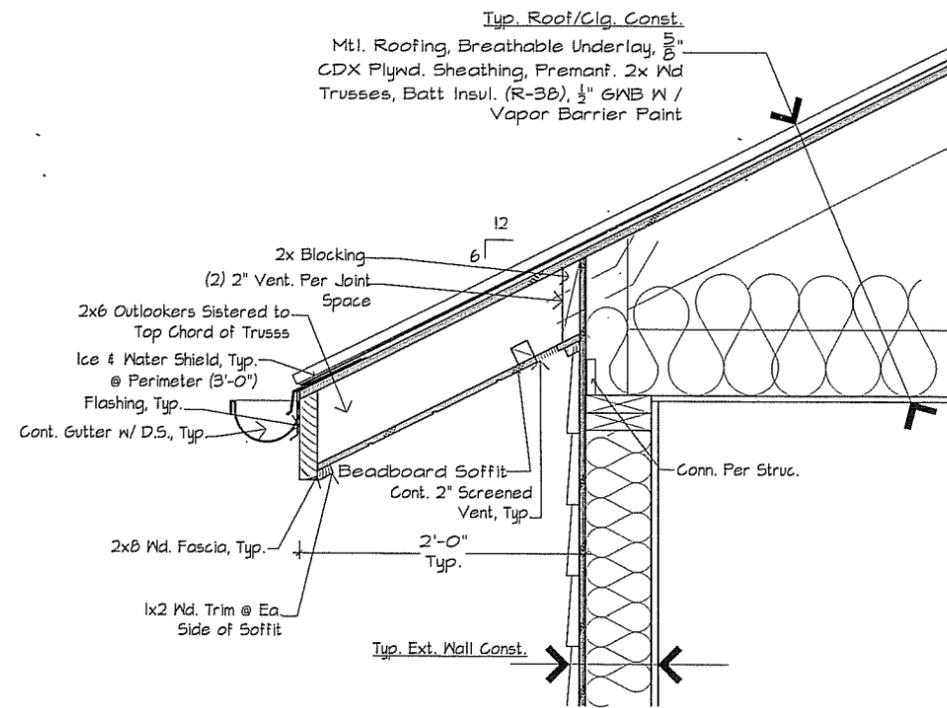


1 WALL SECTION @ GRID A&C
 1" = 1'-0"

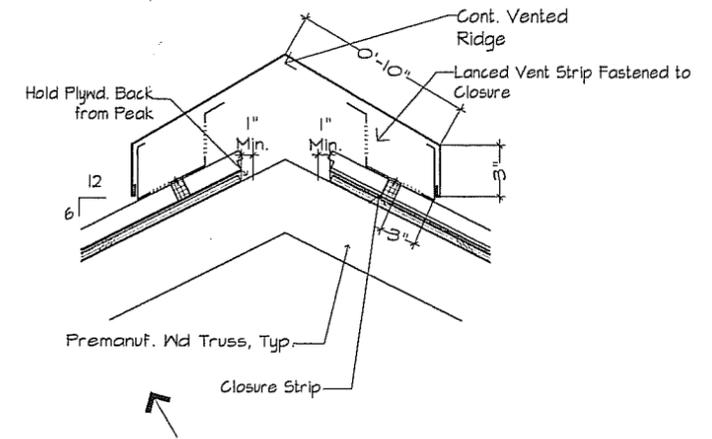




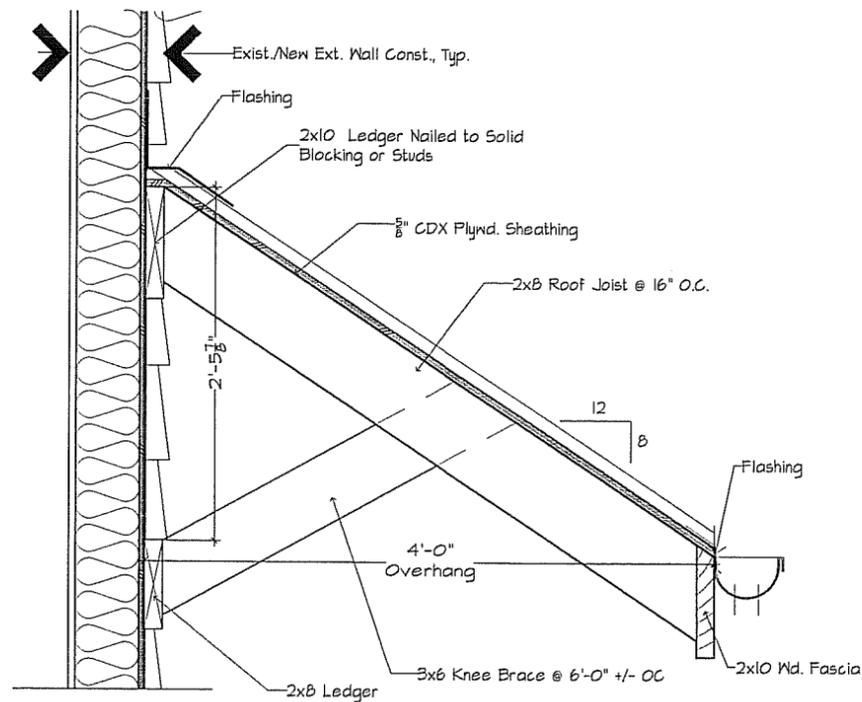
1 Typ. Roof Rake
1-1/2" = 1'-0"



2 Typ. Roof Eave
1-1/2" = 1'-0"



3 Typ. Roof Ridge
1-1/2" = 1'-0"



4 Shed Roof Marquee @ Doors
1-1/2" = 1'-0"

5
1-1/2" = 1'-0"

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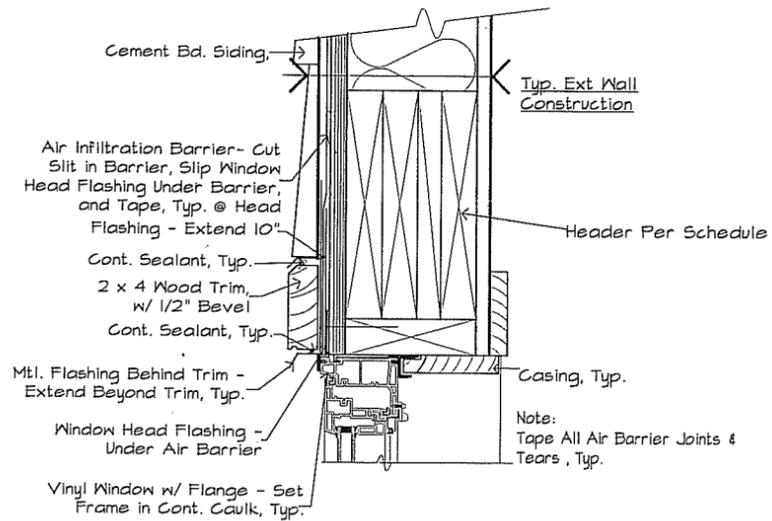
MILLARD +
ASSOCIATES
ARCHITECTS



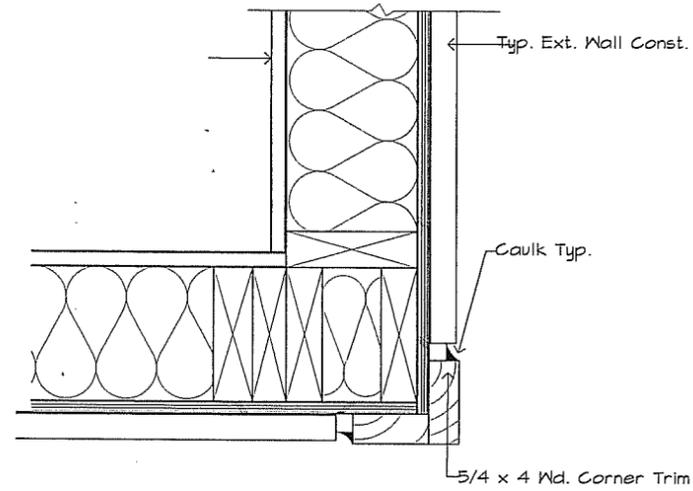
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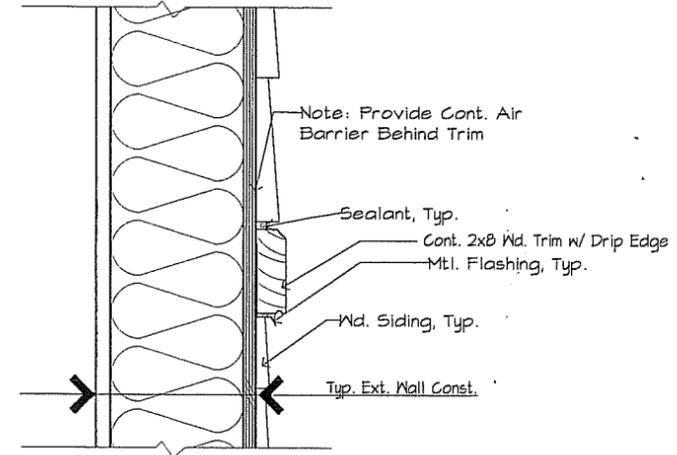
Details
A6.0



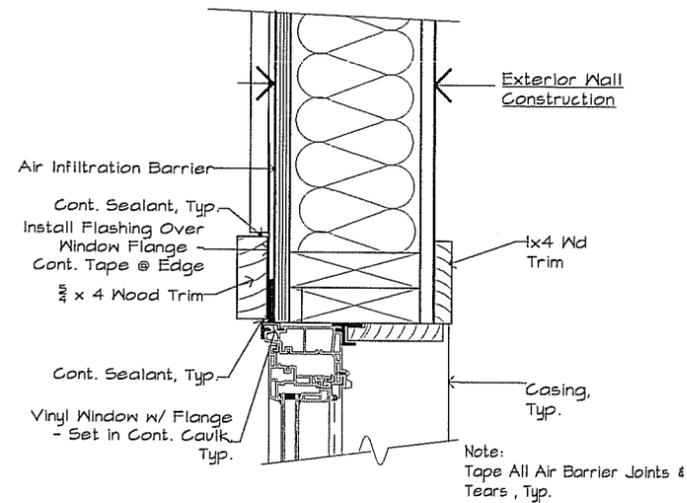
1 Typ. Window Head
3" = 1'-0"



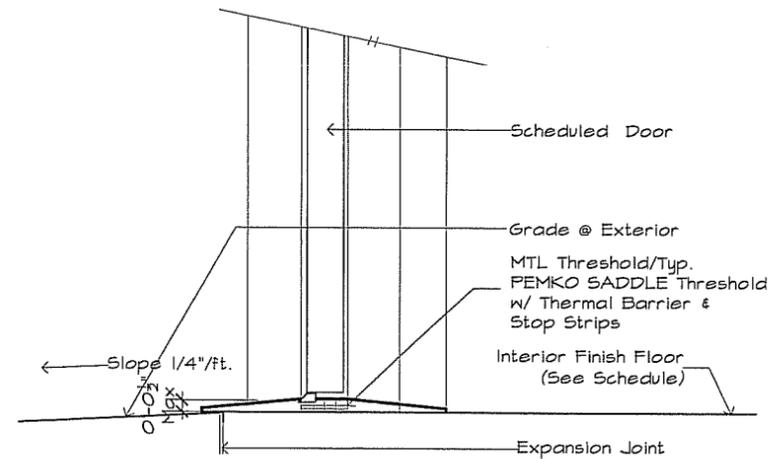
2 Outside Corner Detail
3" = 1'-0"



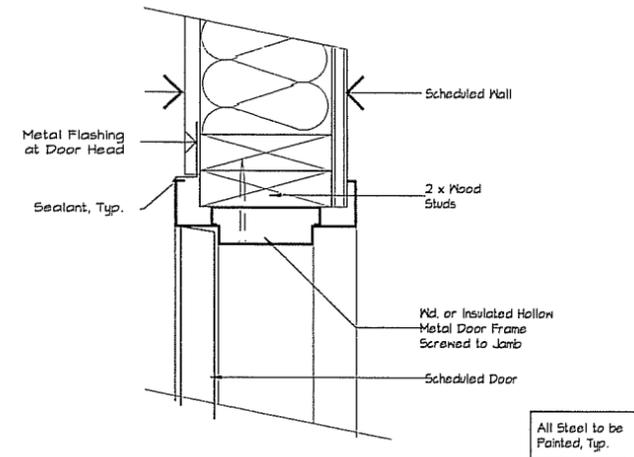
3 Trim @ Siding Transition
3" = 1'-0"



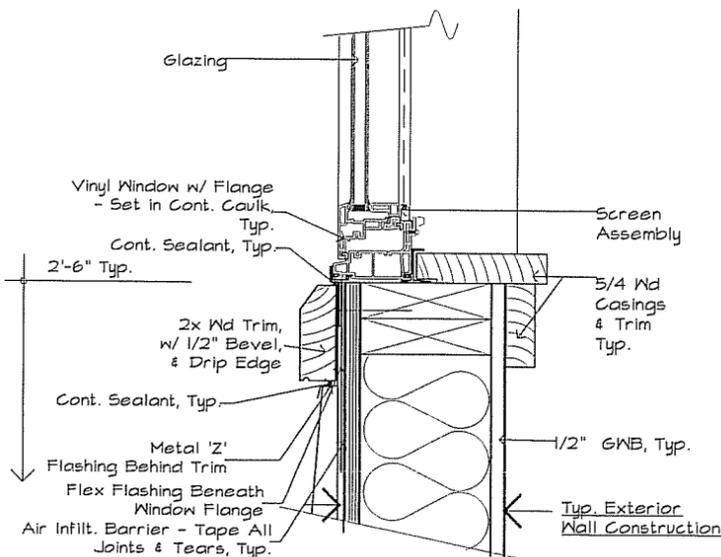
4 Typ. Window Jamb
3" = 1'-0"



5 Typ. Ext. Door Threshold
3" = 1'-0"



6 Typ. Ext. Door Head (Jamb Sim.)
3" = 1'-0"



7 Typ. Window Sill
3" = 1'-0"

8
3" = 1'-0"

9
3" = 1'-0"

309 STEDMAN STREET
KETCHIKAN, ALASKA 99901
TEL. 907. 226.7133
FAX. 907. 247.7383

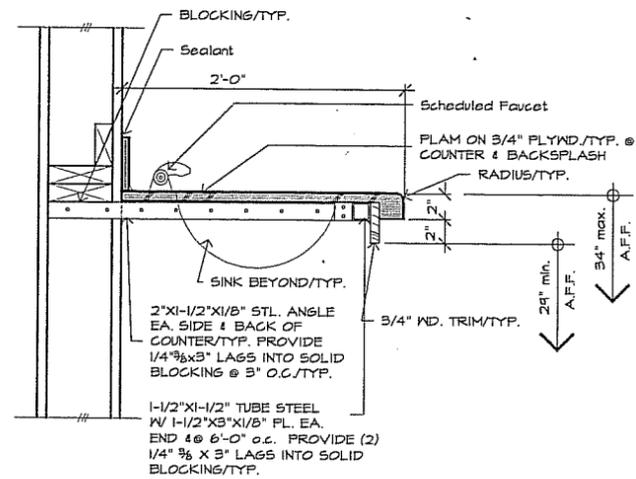
MILLARD +
ASSOCIATES
ARCHITECTS



Klawock Harbormaster Building
Permit Documents

City of Klawock
PO Box 469, Klawock AK

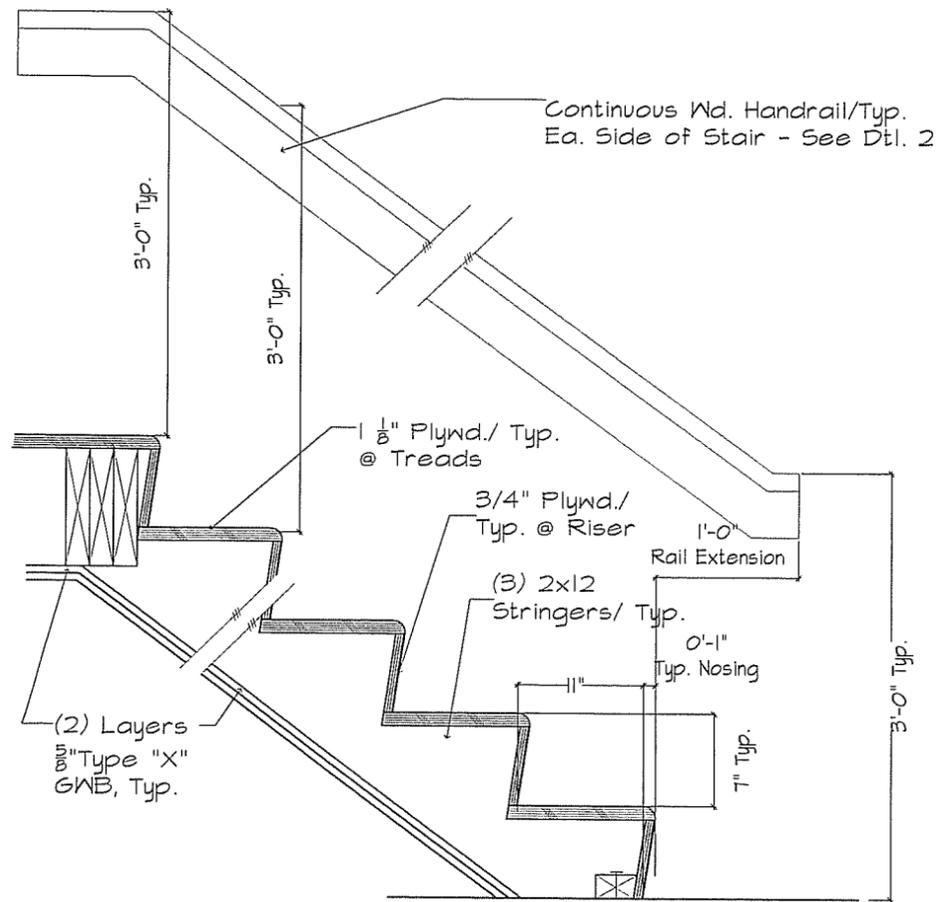
A6.1



1 Counter @ Lavatory
3/4" = 1'-0"

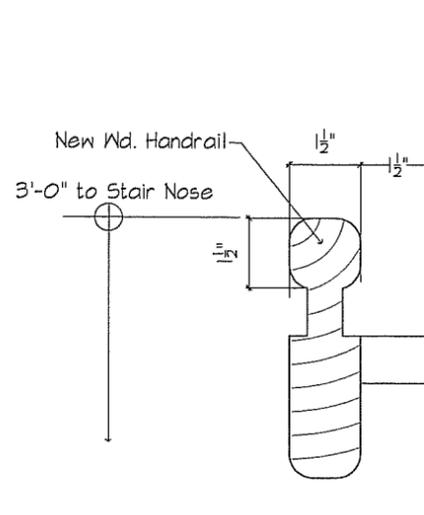
2 3/4" = 1'-0"

3 3/4" = 1'-0"

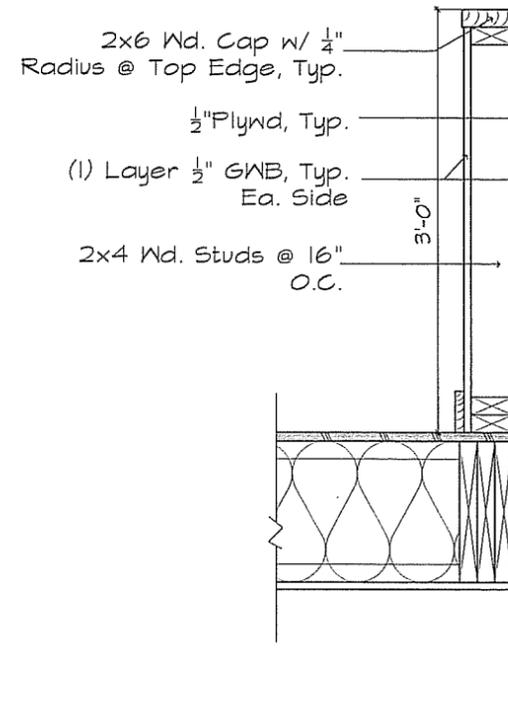


4 Typ. Int. Stair
3/4" = 1'-0"

5 Typ. Wood Handrail
3/4" = 1'-0"



6 Typ. Solid Guardrail
3/4" = 1'-0"



MILLARD +
 ASSOCIATES
 ARCHITECTS

908 STEDMAN STREET
 KETCHIKAN, ALASKA 99901
 TEL. 907. 226.7183
 FAX. 907. 247.7883

DATE: 7.31.08
 REV:

Klawock Harbormaster Building
 Permit Documents
 City of Klawock
 PO Box 469, Klawock AK

DESIGN CRITERIA

ROOF SNOW LOAD: 40 PSF, DESIGN FOR UNBALANCED LOADING, DRIFTING AND SLIDING
 WIND: 120 MPH, (3 SEC. GUST) EXPOSURE D
 INTERNATIONAL BUILDING CODE: 2003 EDITION

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND A SOLUTION GIVEN BY, THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS."
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE STRUCTURAL DRAWINGS.
- ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE 2003 EDITION OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.
- PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS.
- IN AREAS TO BE EXCAVATED, THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF EXISTING UTILITY SERVICES PRIOR TO EXCAVATION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- SHOP DRAWINGS:
 - SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
 - SHOP DRAWINGS SHALL BE COMPLETE, CHECKED, AND APPROVED BY THE GENERAL CONTRACTOR BEFORE SUBMITTING TO THE ENGINEER FOR REVIEW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF DIMENSIONS AND DETAILS FOR SUB-CONTRACTORS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE DIMENSIONS OR DETAILS.
 - SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING ITEMS:
 - REINFORCING STEEL
 - CONCRETE MIX DESIGN
 - PRE-FABRICATED WOOD TRUSSES
 - PRE-FABRICATED WOOD "I" JOISTS
 - ENGINEERED WOOD BEAMS AND STUDS
 - GLUE LAMINATED BEAMS
- SPECIAL INSPECTION:
 - SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING TYPES OF WORK IN CONFORMANCE WITH IBC SECTION 1704:
 - CONCRETE TESTING FOR AIR, SLUMP, AND TEMPERATURE
 - HOLD-DOWNS
 - CAST IN PLACE ANCHOR BOLTS
 - DRILLED IN EPOXY OR EXPANSION ANCHORS
 - SHEAR NAILING OF SHEAR WALLS AND PLYWOOD DIAPHRAGMS
 - THE SPECIAL INSPECTOR SHALL BE UNDER THE SUPERVISION OF A CIVIL ENGINEER REGISTERED IN ALASKA WHO SHALL SIGN THE REPORTS REQUIRED IN IBC SECTION. THE SPECIAL INSPECTOR SHALL BE PAID FOR BY THE OWNER. SPECIAL INSPECTION DOES NOT RELIEVE THE CONTRACTOR OF HIS NORMAL QC RESPONSIBILITIES.

FOUNDATION

- FOUNDATION PREPARATION SHALL CONFORM TO THE CIVIL PLANS.
- A SOIL BEARING PRESSURE OF 2,500 PSF WAS USED FOR THE FOUNDATION DESIGN.
- ALL SOIL COMPACTION AND SITE PREPARATION WORK SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS.
- THE FINISH EXCAVATION FOR FOUNDATIONS SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED BEFORE CONCRETE IS PLACED.
- ALL SOIL AND FILL DIRT UNDER FOOTINGS OR SLABS SHALL BE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DENSITY.
- ALL LOOSE SOIL AND FILL DIRT, INCLUDING BACKFILL BEHIND RETAINING WALLS, SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY.
- BACKFILL FOR ALL FOUNDATION WALLS SHALL BE PERVIOUS MATERIAL AND SHALL NOT BE PLACED UNTIL CONCRETE RETAINING MEMBERS HAVE BEEN IN PLACE A MINIMUM OF 14 DAYS OR HAVE OBTAINED 75% OF THE DESIGN STRENGTH.
- PRIOR TO BACKFILLING, PROVIDE TEMPORARY SHORING FOR ALL RETAINING WALLS THAT ARE DESIGNED TO BE RESTRAINED AT THE TOP, UNLESS OTHERWISE NOTED.

REINFORCING STEEL

- BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60.
- DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318-95, UNLESS OTHERWISE NOTED.
- LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION SHALL BE CLASS A, B, OR C IN ACCORDANCE WITH CHAPTER 12 OF ACI 318-95, UNLESS OTHERWISE NOTED.
- VERTICAL BARS IN CONCRETE WALLS SHALL BE ACCURATELY POSITIONED AT THE CENTER OF THE WALL, UNLESS OTHERWISE NOTED ON THE DETAILS.
- ALL REINFORCING STEEL SHALL BE SECURELY TIED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- LAPS OF WELDED WIRE FABRIC AT SPLICES SHALL BE IN CONFORMANCE WITH ACI 318-02, BUT NOT BE LESS THAN 8 INCHES.
- BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
- SEE THE PLANS FOR THE REQUIRED CONCRETE COVER FOR CAST-IN-PLACE CONCRETE.
- REINFORCING STEEL DETAILING, BENDING, AND PLACING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY CRSI.
- WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.

REINFORCED CONCRETE

- REINFORCED CONCRETE SHALL CONFORM TO THE FOLLOWING:
 - THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 3,500 PSI.
 - THE MAXIMUM SLUMP SHALL BE 4 INCHES.
 - SLABS AND OTHER FLATWORK SHALL HAVE A MAXIMUM SLUMP OF 4 INCHES +/- 1" AND A MAXIMUM WATER/CEMENT RATIO OF 0.45.
 - EXTERIOR SLABS SHALL HAVE A 5-7% ENTRAINED AIR.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
- AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33.
- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
- ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM A494. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.
- READY-MIX CONC. SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
- SLEEVES, PIPES, OR CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS, GRADE BEAMS, OR TIE BEAMS.
- ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS, OR GROUNDS REQUIRED TO BE CAST IN THE CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS, AND RAMPS.
- ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.
- CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONSTRUCTION JOINTS SHALL BE ADEQUATELY KEYS. THEIR LOCATIONS AND DETAILS, WHEN NOT SHOWN ON THE PLANS, SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.

STRUCTURAL WOOD

- SAWN WOOD MEMBERS SHALL BE HEM FIR NO. 2 OR BETTER, UNLESS OTHERWISE NOTED, S4S, CONFORMING TO NBS PS20 STANDARD, AND SHALL BE GRADE MARKED BY A RECOGNIZED GRADING AGENCY APPROVED BY THE INTERNATIONAL CODE CONFERENCE (ICC).
- EXTERIOR SAWN WOOD MEMBERS SHALL BE TREATED PER THE SPECIFICATIONS.
- SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD; SHALL BE APA RATED SHEATHING; SHALL CONFORM TO THE REQUIREMENTS OF NBS PS1 OR APA PRP 108; SHALL BE OF THE THICKNESS AND GRADE AS SHOWN ON THE DRAWINGS AND SHALL BE STAMPED WITH THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- FRAMING ANCHORS, STRAPS, JOIST HANGERS, ETC., SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR AN APPROVED EQUAL.
- BOLTS SHALL CONFORM TO ASTM A307. NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563, HEX GRADE A.
- ALL BOLT HEADS, NUTS, AND LAG SCREWS BEARING ON WOOD SHALL HAVE CUT WASHERS, UNLESS OTHERWISE NOTED.
- BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER.
- NAILING OF SAWN WOOD MEMBERS SHALL BE WITH COMMON NAILS, UNLESS OTHERWISE NOTED. WHERE NOT SHOWN ON THE DRAWINGS, NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC.
 - BN = NAILING AT DIAPHRAGM BOUNDARIES AND AT EDGES OF OPENINGS.
 - EN = EDGE NAILING.
 - FN = FIELD NAILING.
- IN HORIZONTAL DIAPHRAGMS OR VERTICAL SHEAR WALLS, NO PANEL LESS THAN 24" WIDE SHALL BE USED UNLESS ALL EDGES ARE SUPPORTED ON FRAMING OR BLOCKING.
- WOOD MEMBERS SHALL BE ERECTED WITH THE NATURAL CAMBER UP.
- ALL NAILS LARGER THAN 16d AND ALL NAILING TENDING TO CAUSE SPLITTING OF WOOD MEMBERS, SHALL BE INSTALLED IN PRE-DRILLED HOLES.
- CUTTING, NOTCHING, OR DRILLING OF BEAMS/JOISTS/POSTS TO BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER.
- PROVIDE BLOCKING OR BRIDGING PER SECTIONS 2308.8, 2309.9, 2308.10.6 OF THE IBC.
- MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19 PERCENT.

PRE-FABRICATED WOOD "I" JOISTS

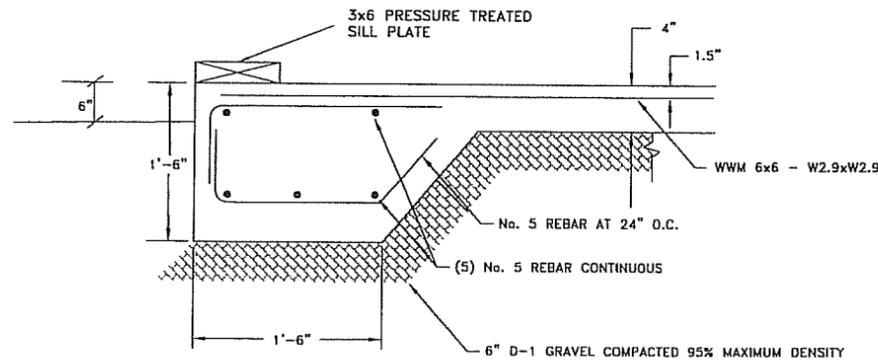
- PRE-FABRICATED WOOD "I" JOISTS SHALL BE BOISE CASCADE OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT JOIST LAYOUT DRAWINGS, DETAILS, AND CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- ALL LATERAL BRACING SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL SUBMIT BRACING LAYOUT AND DETAILS, INCLUDING BRIDGING, HANGERS, STIFFENERS, CLIPS, AND OTHER HARDWARE PROVIDED FOR INSTALLATION, TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- THE "I" JOIST SHALL BE DESIGNED FOR THE LOADING CRITERIA SHOWN ON THIS SHEET.
- FIFTEEN PERCENT INCREASE OF THE LUMBER STRESSES SHALL BE ALLOWED FOR MEMBERS SUPPORTING SNOW LOAD.

PRE-FABRICATED WOOD TRUSSES

- PRE-FABRICATED WOOD TRUSSES SHALL COMPLY THE SPECIFICATIONS. CONTRACTOR SHALL SUBMIT TRUSS LAYOUT DRAWINGS, DETAILS, AND CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- ALL LATERAL BRACING SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL SUBMIT BRACING LAYOUT AND DETAILS, INCLUDING BRIDGING, HANGERS, STIFFENERS, CLIPS, AND OTHER HARDWARE PROVIDED FOR INSTALLATION, TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- SHOP DRAWINGS SHALL INDICATE THAT ADEQUATE BEARING LENGTH IS AVAILABLE FOR BEARING ON GLUE-LAM BEAMS.
- PROVIDE MODIFIED BEARING SEAT DETAILS IF REQUIRED.
- FIFTEEN PERCENT INCREASE OF THE LUMBER STRESSES SHALL BE ALLOWED FOR MEMBERS SUPPORTING SNOW LOAD.

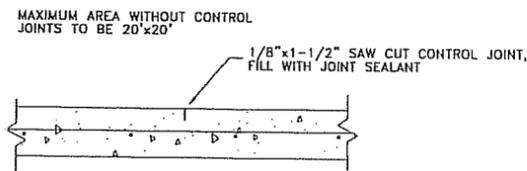


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Drawn: BLM	Scale: AS NOTED					
Date	No.	Description	By	Checked: BLM	Project No. 002707	
REVISION						

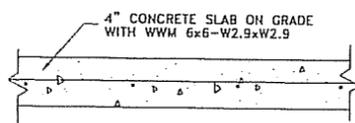


1 THICKENED SLAB FOOTING
NTS

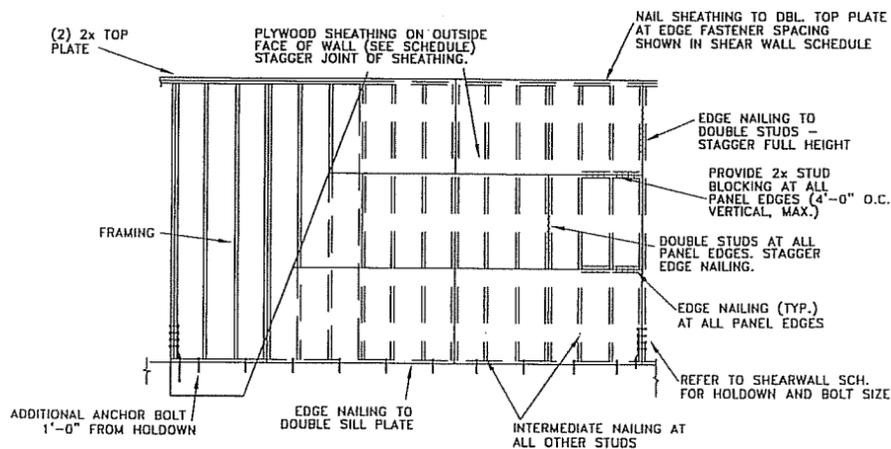
SHEARWALL SCHEDULE	
SW-1	15/32" STRUCTURAL I SHEATHING ONE SIDE, NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 6 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x6 HEM-FIR NO1/NO2.
SW-2	15/32" STRUCTURAL I SHEATHING ONE SIDE, NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 4 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x6 HEM-FIR NO1/NO2.



2 CONTROL JOINT
NTS

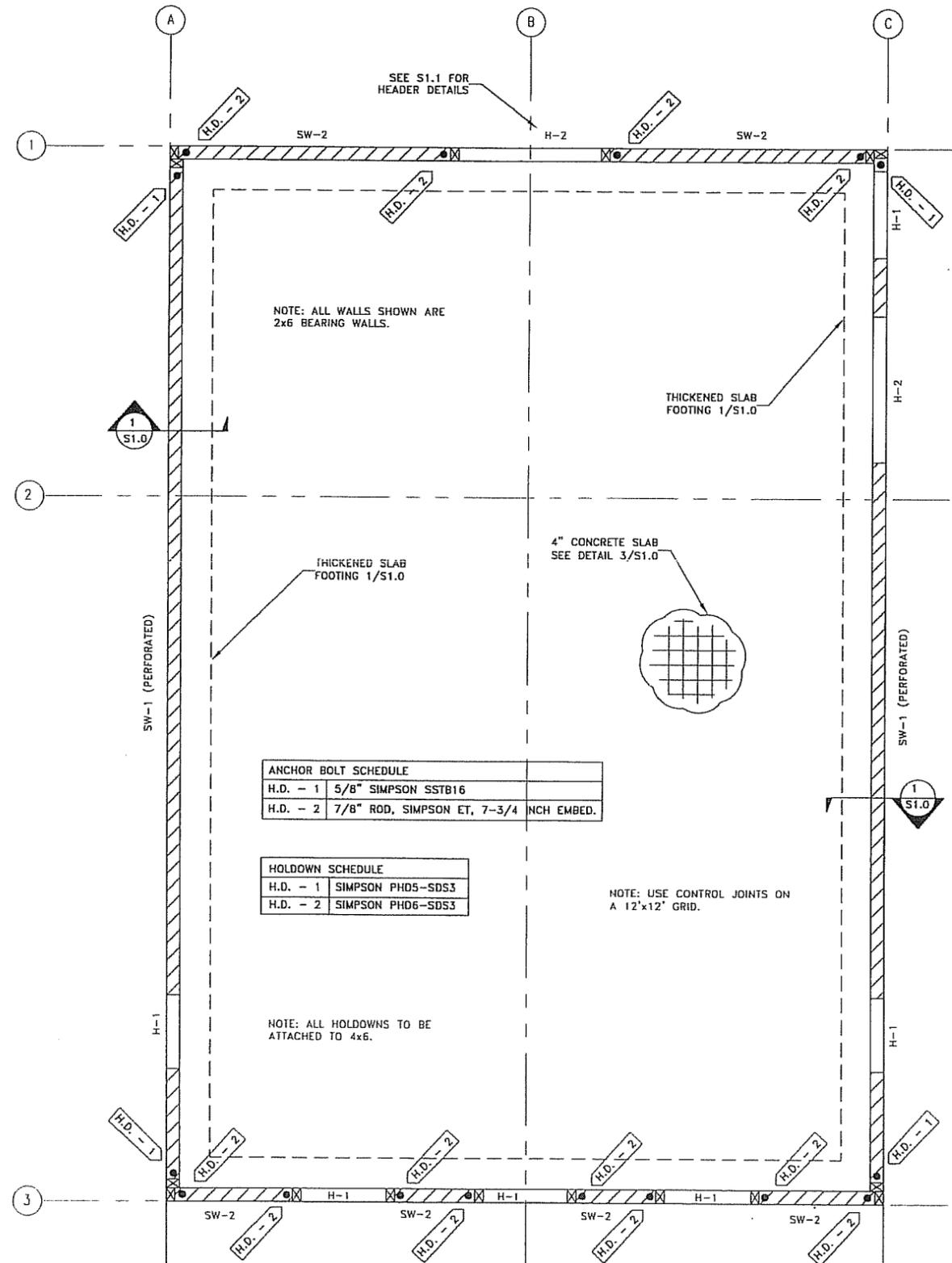


3 CONCRETE SLAB
NTS



- EXTERIOR PLYWOOD SHEATHING SHALL BE APA RATED, STRUCTURAL I
- SEE SHEAR WALL SCHEDULE FOR FASTENER SPACING REQUIREMENTS
- STRUCTURAL PLYWOOD APA RATED SHEATHING IS PERMITTED TO BE APPLIED EITHER PARALLEL OR PERPENDICULAR TO FRAMING. STAGGER JOINT OF SHEATHING.
- FACE NAIL DOUBLE STUDS 16d at 6" O.C. FOR SHEAR TRANSFER BETWEEN PANELS
- ANCHOR BOLT FOR SILL PLATE TO BE 5/8" SIMPSON ET MIN. EMBEDMENT 7" AT 2 FOOT CENTERS. ANCHOR BOLTS TO BE SPACE AT 4 FOOT CENTERS AT NON-SHEARWALL LOCATIONS

4 SHEARWALL DETAILS
NTS



ANCHOR BOLT SCHEDULE	
H.D. - 1	5/8" SIMPSON SSTB16
H.D. - 2	7/8" ROD, SIMPSON ET, 7-3/4" NCH EMBED.

HOLDDOWN SCHEDULE	
H.D. - 1	SIMPSON PHD5-SDS3
H.D. - 2	SIMPSON PHD6-SDS3

NOTE: USE CONTROL JOINTS ON A 12'x12' GRID.

NOTE: ALL HOLDDOWNS TO BE ATTACHED TO 4x6.

5 FOUNDATION AND FIRST FLOOR FRAMING PLAN
3/8" = 1' (MAY BE PLOTTED HALF-SIZE)

Date	No.	Description	By

Designed: BLM Approved: BLM

Drawn: BLM Scale: AS NOTED Date: 7/28/08

Checked: BLM Project No. 082302

R&M
R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

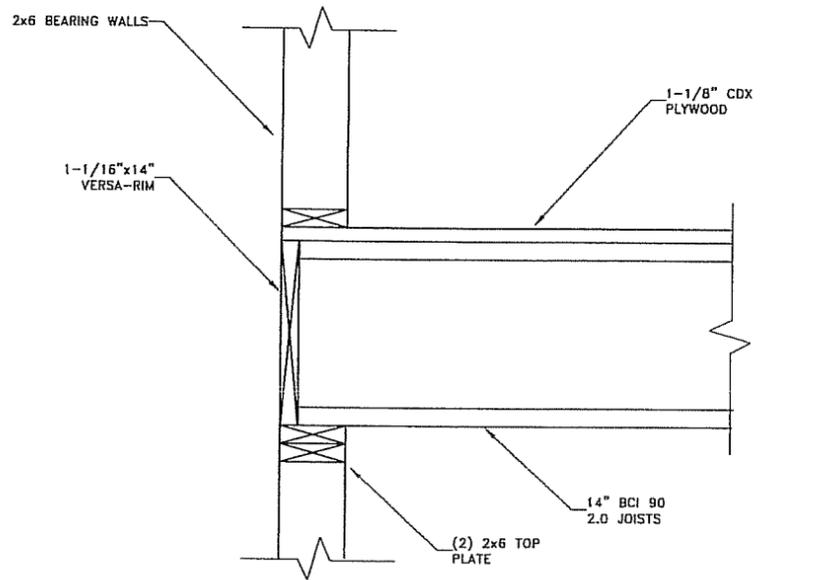
Client: CITY OF KLAWOCK
PO BOX 469
KLAWOCK, AK 99925

Project: KLAWOCK HARBORMASTER

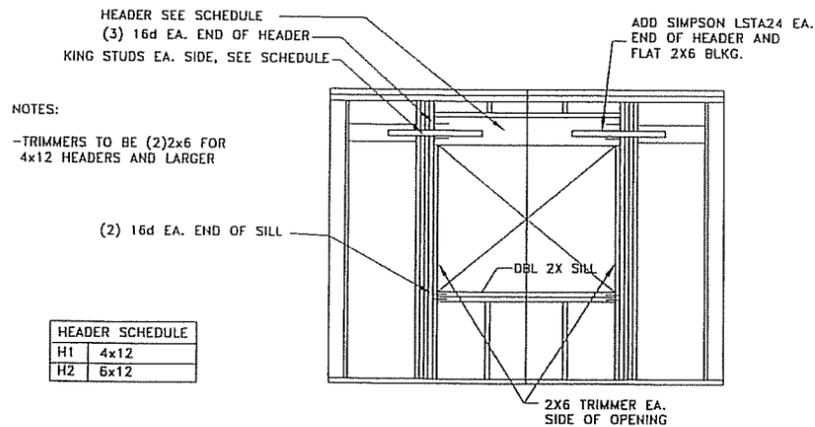
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Sheet No. S1.0



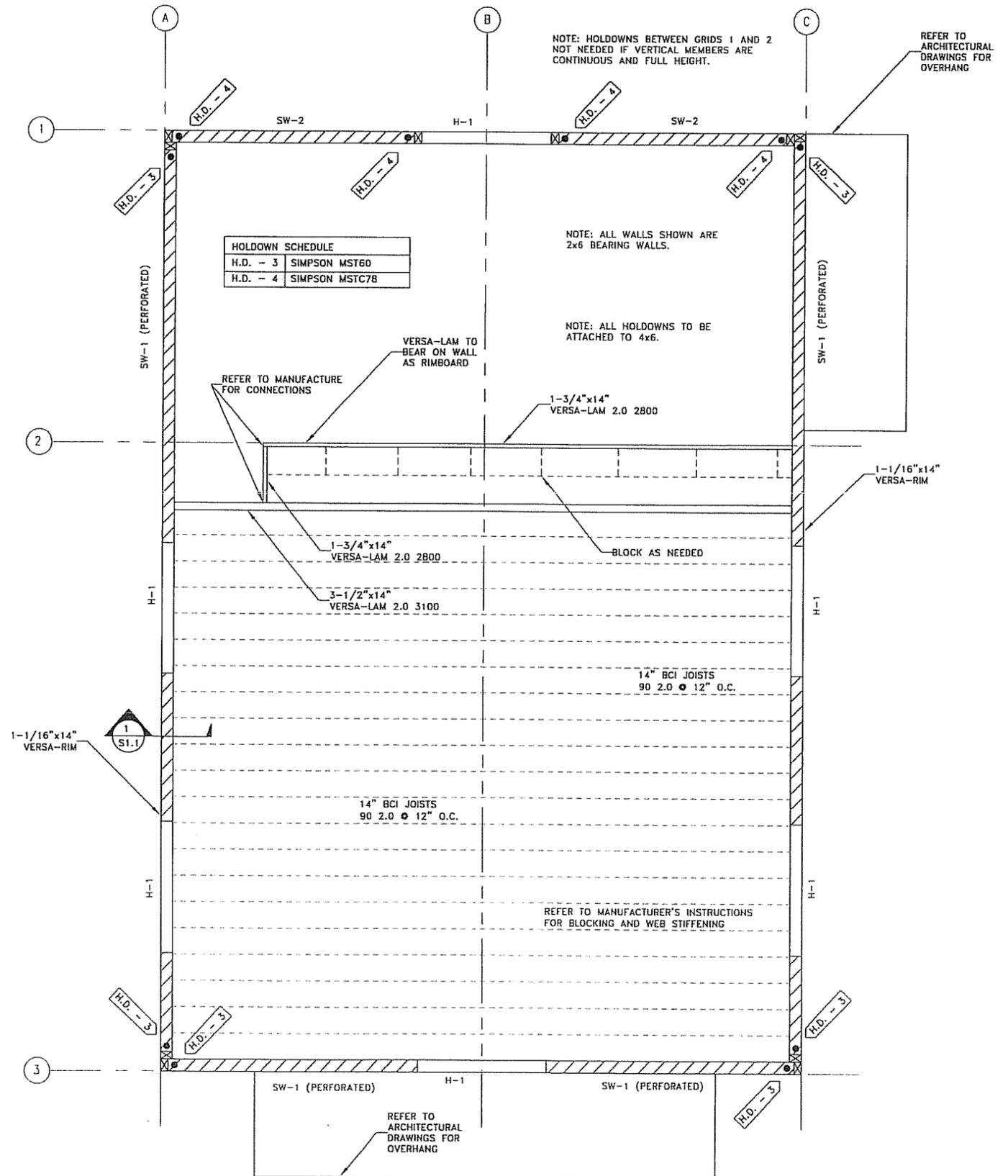


1 FLOOR DETAILS
NTS



HEADER SCHEDULE	
H1	4x12
H2	6x12

2 HEADER DETAILS
NTS



3 SECOND FLOOR FRAMING PLAN
3/8" = 1' (MAY BE PLOTTED HALF-SIZE)

Date	No.	Description	By

Designed: BLM	Approved: BLM
Drawn: BLM	Scale: AS NOTED
Checked: BLM	Date: 7/28/08
Project No: 08307	

R&M
R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, AK 99901

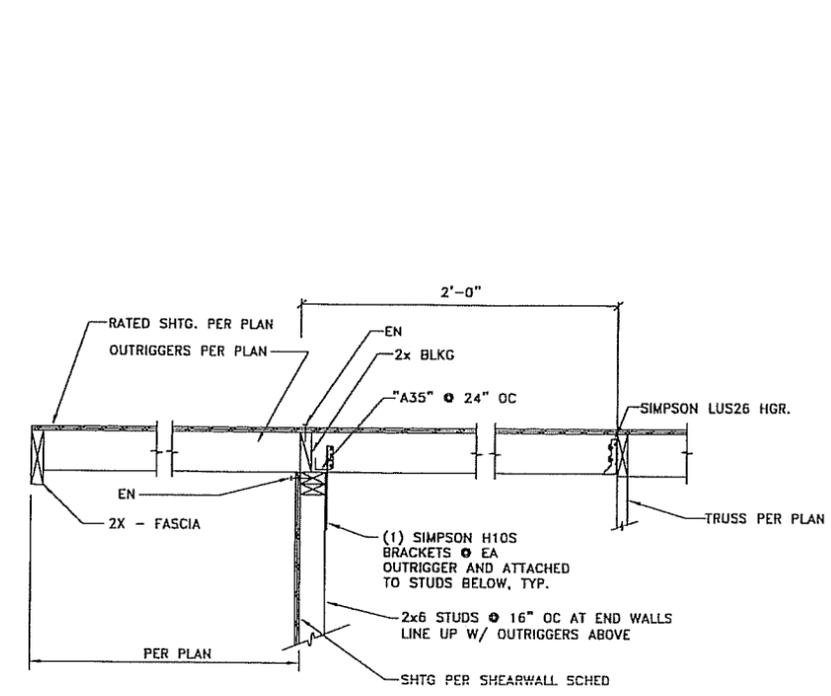
Client: CITY OF KLAWOCK
PO BOX 469
KLAWOCK, AK 99925

Project: KLAWOCK HARBORMASTER

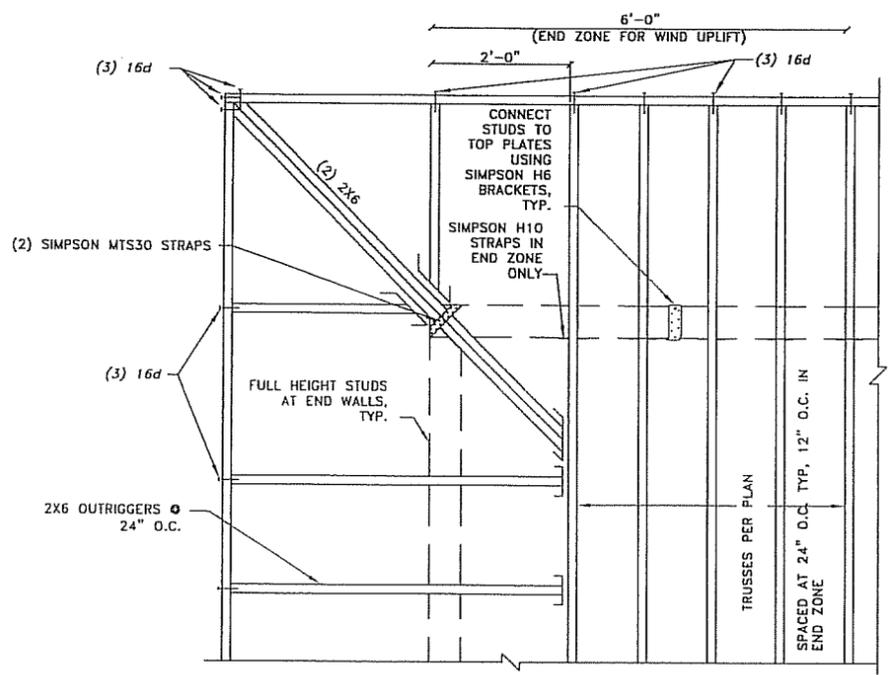
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Sheet No. S1.1

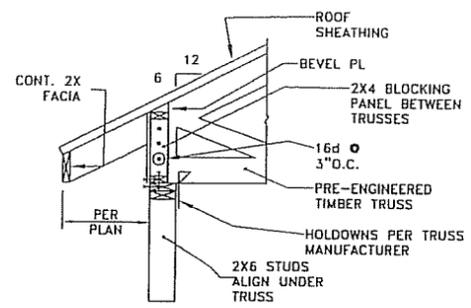




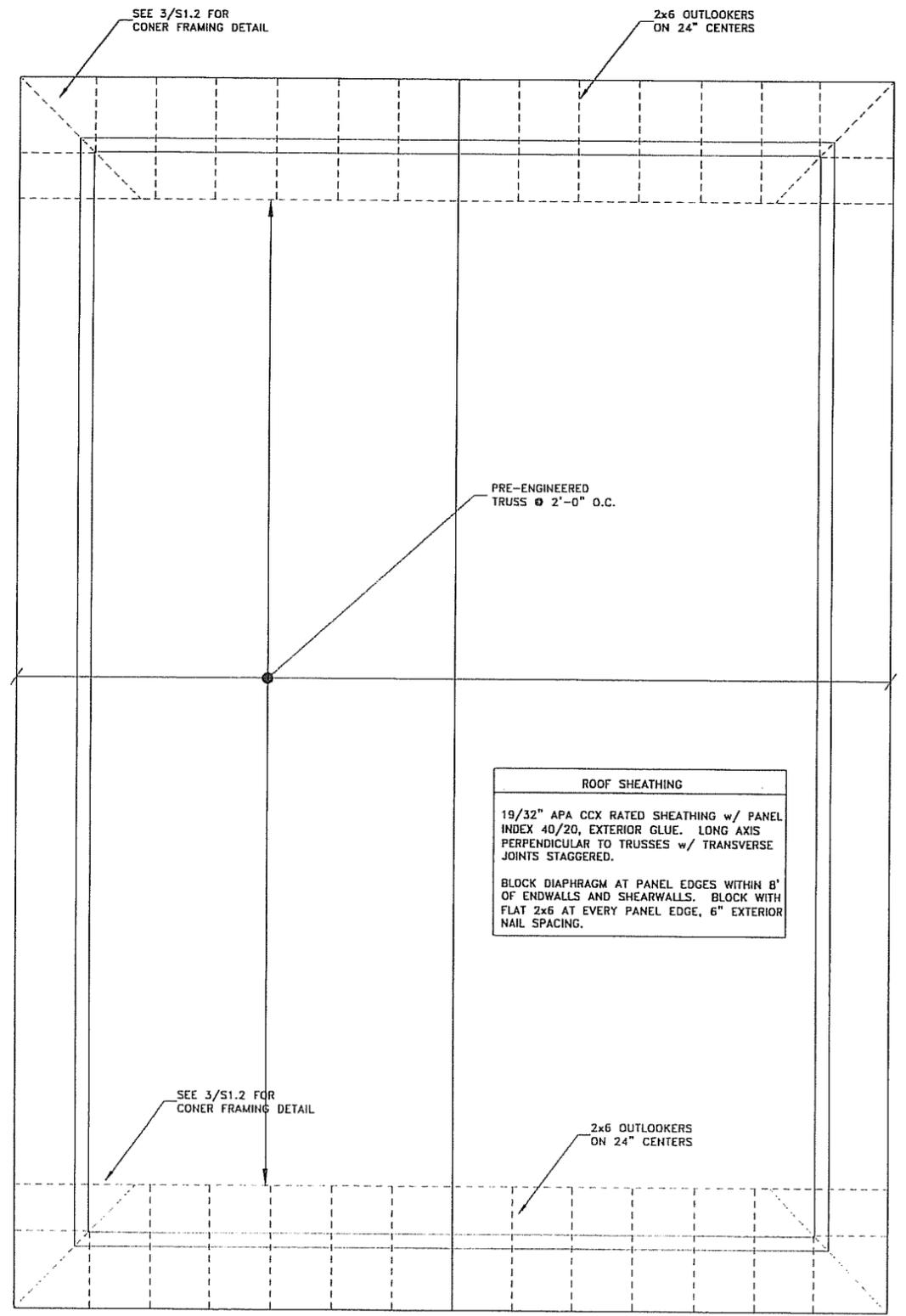
1 ENDWALL DETAIL
NTS



3 CORNER FRAMING DETAIL
NTS



2 TRUSS HEEL DETAIL
NTS



4 ROOF FRAMING PLAN
3/8" = 1" (MAY BE PLOTTED HALF-SIZE)

Designed: BLM	Approved: BLM
Drawn: BLM	Scale: AS NOTED
Date: 7/28/08	Project No: 082307

R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, AK 99929

Client: CITY OF KLAWOCK
PO BOX 469
KLAWOCK, AK 99925

Project: KLAWOCK HARBORMASTER

Sheet Description: ROOF FRAMING

Sheet No. S1.2

