

# Broadway & 6th Avenue

# SKAGWAY BAZAAR BUILDING - PHASE 3

**A.E. Rogers**

ARCHITECTS, LLC

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STRUCTURAL, MECHANICAL, ELECTRICAL

Not Applicable

OWNER (OCT - MARCH)

**CORRINGTON ENTERPRISES, LLC**

2471 COPPER BEECH DRIVE  
ST. LOUIS, MO 63131

314-997-5644

OWNER (APRIL - SEPT)

**CORRINGTON ENTERPRISES, LLC**

POB 382  
SKAGWAY, ALASKA 99840

907-983-2580

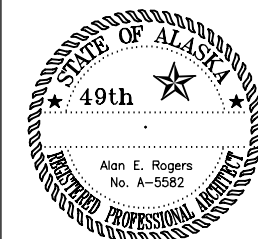
## DRAWING SCHEDULE

ARCHITECTURAL	STRUCTURAL (DESIGN-BUILD)
A0 CODE INFORMATION SYMBOLS & ABBREVIATIONS	MECHANICAL (DESIGN-BUILD)
A1 SITE PLAN, DETAILS, SPECIFICATIONS	ELECTRICAL (DESIGN-BUILD)
A2 FLOOR PLAN	
A3 EXTERIOR ELEVATIONS, BUILDING SECTIONS, DETAILS	

AK STATE FIRE MARSHAL  
PLAN REV. NO. 2005J-0048

NOVEMBER 3, 2004

CODE INFORMATION  
SYMBOLS &  
ABBREVIATIONS



**A0**

## IBC ARCHITECTURAL CODE REVIEW

CODE: INTERNATIONAL BUILDING CODE (IBC) 2003

OCCUPANCY (SEC. 302): M (MERCANTILE)

OCCUPANCY SEPARATIONS: NONE (TABLE 302.3.2)

CONSTRUCTION TYPE: V-B (WOOD, NON-RATED) (TABLE 601)

**AUTOMATIC SPRINKLER SYSTEM:** NOT REQUIRED FOR M OCCUPANCY (SEC. 903.2.6). SPRINKLER REQ'D. PER SKAGWAY MUNICIPAL CODE (>500 SF IN HISTORIC DISTRICT). BUILDING IS SPRINKLERED

**FIRE RESIST. OF EXTERIOR WALLS:** (TABLE 602) (TYPE V-B)  
M = 2-HOUR 0 TO 5 FT., 1-HOUR 5 TO 10 FT. FROM PROPERTY LINE

**EXTERIOR WALL OPENINGS** (TABLE 704.8) (SPRINKLERED PER 704.8.1)  
< 3 FEET: NOT PERMITTED

3 TO 5 FEET: UNPROTECTED = 15% OF EXTERIOR WALL ALLOWABLE  
> 5 TO 10 FEET: UNPROTECTED = 25% OF EXTERIOR WALL ALLOWABLE

**ALLOWABLE HEIGHT:** (M) 40 FEET **ACTUAL HEIGHT:** 14'-6" FEET (VERIFY)  
**ALLOWABLE STORIES (V-B):** 1 STORIES **ACTUAL STORIES:** 1 STORY (TABLE 503)

**NOTE:** MAX. HT. INCREASED TO 60 FEET (SEC. 504.2-SPRINKLERED)  
**NOTE:** MAX. STORIES INCREASED TO 2 (SEC. 504.2-SPRINKLERED)

**ALLOWABLE AREA PER FLOOR:** (TABLE 503)  
(TYPE V-B): M = 9,000 SF TOTAL ALLOWABLE AREA PER FLOOR

**NOTE:** MAX. AREA INCREASED TO 27,000 SF (SEC. 506.3-SPRINKLER)

### ACTUAL FLOOR AREA:

EXISTING BLDG. (BOTH FLOORS) = 7,498 SF  
NEW BLDG. = 900 SF  
TOTAL = 8,398 SF (BLDG. COMPLIES)

### OCCUPANT LOAD:

 (TABLE 1004.1.2)

EXIST. 1ST FLOOR = 3,543 SF/30 = 118.1  
EXIST. 2ND FLOOR = 1,410 SF/60 = 23.5  
ACCESSORY AREAS = 311 SF (ON OCCUPANT LOAD)  
NEW 1ST FLOOR = 900 SF/30 = 30

TOTAL BUILDING = 172 OCCUPANTS

### ROOF PARAPETS:

 (SEC. 704.11)

REQUIRED ON WEST SIDE OF STRUCTURE. PARAPET HEIGHT PER SEC. 704.11.1

**ACCESSIBILITY REQUIRED:** M OCCUPANCY: YES

**FIRE ALARM SYSTEM:** NOT REQUIRED FOR M OCCUPANCY (SEC. 907.2.7)

**CRAWL SPACE VENTILATION:** (SEC. 1203.3.2 EXC.) TOTAL AREA OF VENTILATION OPENINGS CAN BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA IF GROUND IS COVERED WITH V.B. AND OPENINGS ARE PLACED TO PROVIDE CROSS-VENTILATION.

**VENTILATION:** (SEC. 1203.4.1) THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED OR MECHANICALLY VENTILATED PER THE INTERNATIONAL MECHANICAL CODE (IMC)

**LIGHTING:** (SEC. 1205.1) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH A MINIMUM GLAZED AREA SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED OR ARTIFICIAL LIGHT TO AN AVERAGE OF 10 FOOTCANDLES TO A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL (SEC. 1205.3)

COMPUTER AIDED DRAFTING & DESIGN

ANY USE OR REUSE OF ALTERED FILES OR CADD ADAPTATION FOR THE SPECIFIC PURPOSE INTENDED BY THE OWNER OR OTHERS WITHOUT VERIFICATION BY THE CONSULTANT WILL BE AT THE OWNER'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE OWNER WILL, TO THE FURTHEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD THE CONSULTANT HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, OR COST ARISING OUT OF OR RESULTING THEREFROM. ANY VERIFICATIONS OF SUCH ADAPTATION BY THE OWNER WILL ENTITLE THE CONSULTANT TO ADDITIONAL COMPENSATION AT HIS CURRENT BILLING RATE.

## ABBREVIATIONS

NOTE: THIS IS A GENERIC LIST. NOT ALL ABBREVIATIONS ARE USED IN DRAWINGS

AB ANCHOR BOLTS	(E) EXISTING TO REMAIN	MTD MOUNTED	REQ REQUIRED
ACOUS ACOUSTICAL	EXIST EXISTING	MTL METAL	RESIL RESILIENT
ACM ASBESTOS CONTAINING MATERIAL	EXT EXTERIOR	MUL MULLION	REGIS REGISTER
ACT ACOUSTICAL CEILING TILE	FA FIRE ALARM	N NORTH	RM ROOM
AFF ABOVE FINISH FLOOR	FD FLOOR DRAIN	NIC NOT IN CONTRACT	RO ROUGH OPENING
AL ALUMINUM	FE FIRE EXTINGUISHER	NO OR # NOMINAL	SCHED SCHEDULE
ARCH ARCHITECTURAL	FC FIRE HOSE CABINET	NOM NOMINAL	SHGT SHEATHING
ASB ASBESTOS	FIN FINISH	NTS NOT TO SCALE	SD SOAP DISPENSER
ASPH ASPHALT	FL FLOOR	OA OVERALL	SIM SIMILAR
BD BOARD	FOC FACE OF CONCRETE	OBSC OBSCURE	SPEC SPECIFICATIONS
BITUM BITUMINOUS	FOF FACE OF FINISH	OC ON CENTER	STC SOUND TRANSMISSION CLASS
BLDG BUILDING	FOS FACE OF STUDS	OD OUTSIDE DIAMETER	STD STANDARD
BOD BOTTOM OF DECK	FT FOOT OR FEET	OFI OWNER FURNISH	STL STEEL
CB CATCH BASIN	FURR FURRING	CONTRACTOR INSTALL	STRUCT STRUCTURAL
CC CORNER GUARD	FUT FUTURE	OFF OFFICE	SS STAINLESS STEEL
CI CAST IRON	GALV GALVANIZED	OFI OWNER FURNISH	TB TOWEL BAR
CLG CEILING	GB GRAB BAR	OWNR OWNER INSTALL	TC TOP OF CURB
CLR CLEAR	GL GLASS	OPNG OPENING	TEL TELEPHONE
COL COLUMN	GR GRADE	OPP OPPOSITE	TER TERRAZZO
CONC CONCRETE	GYP GYPSUM	Oriented STAND BOARD	TJ TRUSS JOIST
CORR CORRIDOR	GWB GYPSUM WALL BOARD	OSB ORIENTED STRAND BOARD	TOD TOP OF DECK
CRPT CARPET	H HIGH	PL PLATE	TPD TOILET PAPER DISPENSER
DEPT DEPARTMENT	HB HOSE BIBB	PLAM PLASTIC LAMINATE	TS TUBE STEEL
DF DETAIL	HC ACCESSIBLE TO DISABLED	PLYWD PLYWOOD	TV TELEVISION
DIA DIMETER	HDWH HARDWOOD	FR PAIR	TYP TYPICAL
DM DIMENSION	HT HEIGHT	PRE-CAST	UL UNDERWRITER LABORATORY
DN DOWN	HM HOLLOW METAL	PTD PAINTED	UNLESS OTHERWISE NOTED
DS DOWNSPOUT	INSUL INSULATION	PTN PARTITION	VON VESTIBULE
DWG DRAWING	JAN JANITOR	PVC POLY VINYL CHORIDE	VTR VENT THROUGH ROOF
EA EACH	LAV LAVATORY	QT QUARRY TILE	WC WATER CLOSET
ELEV ELEVATION	LT LIGHT	R RISER	WD WOOD
ELEC ELECTRICAL	MAX MAXIMUM	RAD RADIUS	WP WATERPROOF
ELEV ELEVATOR	M/E MECHANICAL AND ELECTRICAL	RD ROOF DRAIN	WR WATER RESISTANT
EP ELECTRICAL PANELBOARD	MECH MECHANICAL	REF REFERENCE	WSCOT WAINSCOT
EQ EQUAL	MIN MINIMUM	REFR REFRIGERATOR	WT WEIGHT
EQUIP EQUIPMENT	MISC MISCELLANEOUS	REIN REINFORCED	(X) REMOVE

## BUILDING CODE SUMMARY

NOTE: ALL CODES AS AMENDED BY THE STATE OF ALASKA & THE CITY OF SKAGWAY

INTERNATIONAL BUILDING CODE, 2003 EDITION  
INTERNATIONAL MECHANICAL CODE, 2003 EDITION  
INTERNATIONAL FIRE CODE, 2003 EDITION  
UNIFORM PLUMBING CODE, 2003 EDITION  
NEC, 2002  
NFPA 13, 2002 EDITION  
NFPA 72, 2002 EDITION (FIRE ALARM)  
NFPA 101, 2000 EDITION  
NFPA 99, 1999 EDITION  
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)

## STRUCTURAL DESIGN CRITERIA

LIVE LOAD	100 PSF RETAIL
SNOW LOAD	50 PSF
WIND	100 MPH, 3-SECOND GUST, EXPOSURE B
EARTHQUAKE	S <sub>ds</sub> = 0.58, S <sub>d1</sub> = 0.34
LUMBER	HEM-FIR #1
GLULAM	24F-V4
STRUCT. STEEL	NOT APPLICABLE
CONCRETE	f <sub>c</sub> = 3,000 PSI
REINF.	GRADE 60
SOIL	BEARING 2,500 PSI (ASSUMED) NO GEOTECHNICAL INFORMATION PROVIDED

## GENERAL NOTES

- ALL CONSTRUCTION TO BE PER 2000 IBC AND ALL APPLICABLE MECHANICAL, ELECTRICAL, FIRE CODES (AS AMENDED BY THE CBJ) AND THE CBJ ZONING/LAND USE REQUIREMENTS. THE CONSTRUCTION WILL BE IN ACCORDANCE WITH THE ADAAG (AMERICANS WITH DISABILITIES ACT - ACCESSIBILITY GUIDELINES).
- ALL INTERIOR WALLS & FURRING ARE TO BE WOOD FRAMING MEMBERS UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF FRAMING MEMBER UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK AND TO NOTIFY THE OWNER'S REPRESENTATIVE AS TO ANY DISCREPANCIES.
- DISPOSAL OF DEMOLITION MATERIAL (NOT BE SALVAGED) IS THE RESPONSIBILITY OF THE CONTRACTOR. BURNING AND DISPOSAL OF CONCRETE AND EXCAVATED MATERIAL WILL BE ALLOWED ON THE SHRINE PROPERTY IN AN AREA DESIGNATED BY THE OWNER.
- REMOVE ALL ELECTRICAL OUTLETS, TELEPHONE JACKS, SWITCHES AND THERMOSTATS THAT ARE LOCATED IN INTERIOR WALLS TO BE REMOVED OR WALLS WHERE A CONFLICT WITH NEW WORK EXISTS. IF UTILITIES ARE NOT TO BE EXTENDED, CAP IN A SAFE MANNER IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.
- WHERE REMOVAL OF EXISTING CONDITIONS HAS OCCURRED, PATCH AS REQUIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES.
- THESE DRAWINGS ARE FOR USE ON THE SKAGWAY BAZAAR PROJECT - PHASE 3 ONLY. THEY ARE NOT TO BE REUSED IN WHOLE OR IN PART ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM A.E. ROGERS ARCHITECTS, LLC.