

CONSTRUCTION DOCUMENTS

CBJ MUNICIPAL BUILDING

PENTHOUSE SIDING & ROOF REPLACEMENT

A.E. Rogers
ARCHITECTS, LLC

P.O. Box 34401 • Juneau, Alaska 99803
Tele 907.789.7589 • www.aerogers.com

ARCHITECTURAL

A.E. ROGERS ARCHITECTS, LLC

P.O. BOX 34401
JUNEAU, ALASKA 99803

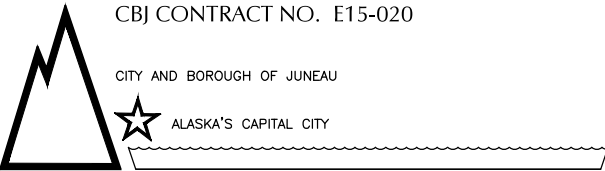
907-789-7589
CELL 907-723-4000
EMAIL aerogers@aerogers.com

OWNER

CITY & BOROUGH OF JUNEAU

155 S. Seward Street
JUNEAU, ALASKA 99801

907-586-0894
FAX 907-463-2606
EMAIL Steve_Tada@ci.juneau.ak.us

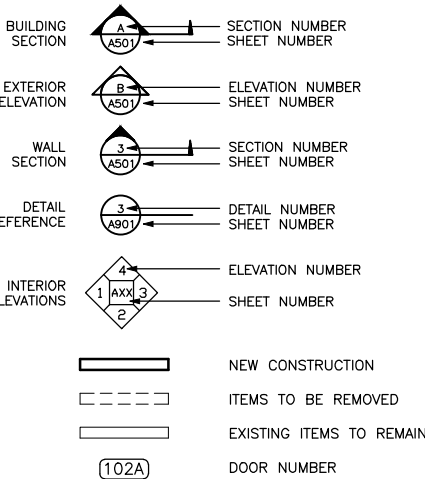


ABBREVIATIONS

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

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

DRAWING LEGEND



GENERAL NOTES

- ALL CONSTRUCTION TO BE PER 2009 IBC AND ALL APPLICABLE MECHANICAL, ELECTRICAL, FIRE CODES (AS AMENDED BY THE CBJ) AND THE CBJ ZONING/LAND USE REQUIREMENTS. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ADAAG (AMERICANS WITH DISABILITIES ACT - ACCESSIBILITY GUIDELINES).
- ALL REQUIRED FRAMING TO MATCH EXIST. METAL FRAMING 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.
- SALVAGE ITEMS & MATERIALS: PRESENT REMOVED ITEMS & MATERIALS TO THE OWNER. THE OWNER RETAINS THE RIGHT TO CLAIM ANY AND ALL SALVAGED ITEMS & MATERIALS. THOSE ITEMS NOT CLAIMED BY OWNER ARE TO BY REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR. DISPOSAL OF DEMOLITION MATERIAL (NOT TO BE SALVAGED) IS THE RESPONSIBILITY OF THE CONTRACTOR. BURNING REMOVED MATERIALS AND DISPOSAL OF CONCRETE AND EXCAVATED MATERIAL ON THE PROJECT SITE IS NOT ALLOWED.
- IF UTILITIES ARE NOT TO BE REUSED OR 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.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS NOTICE PRIOR TO SHUTTING OFF ANY SYSTEM.
- THESE DRAWINGS ARE FOR USE ON THE CBJ MUNICIPAL BLDG. MECH. PENTHOUSE SIDING & ROOFING REMODEL PROJECT 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.

BUILDING CODE SUMMARY

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

INTERNATIONAL BUILDING CODE, 2009 EDITION
INTERNATIONAL MECHANICAL CODE, 2009 EDITION
INTERNATIONAL FIRE CODE, 2009 EDITION
UNIFORM PLUMBING CODE, 2009 EDITION
NEC, 2011
NFPA 13, 2009 EDITION
NFPA 72, 2009 EDITION (FIRE ALARM)
NFPA 101, 2009 EDITION
NFPA 99, 2009 EDITION
2010 ADA STANDARDS OR ACCESSIBLE DESIGN

DRAWING SCHEDULE

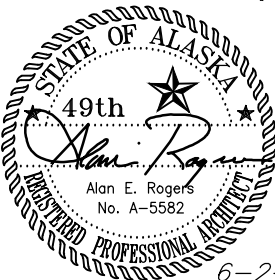
- ARCHITECTURAL
- A0 CODE INFORMATION SYMBOLS & ABBREVIATIONS
A1 DEMO. EXTERIOR ELVATIONS
A2 NEW WORK ELEVATIONS
A3 DEMO ROOF PLAN, NEW ROOF PLAN, WALL SECTION

CONSTRUCTION DOCUMENTS

June 2, 2014

CBJ CONTRACT NO. E15-020
ARCHITECT'S PROJECT NO. 1407

CODE INFORMATION
SYMBOLS &
ABBREVIATIONS

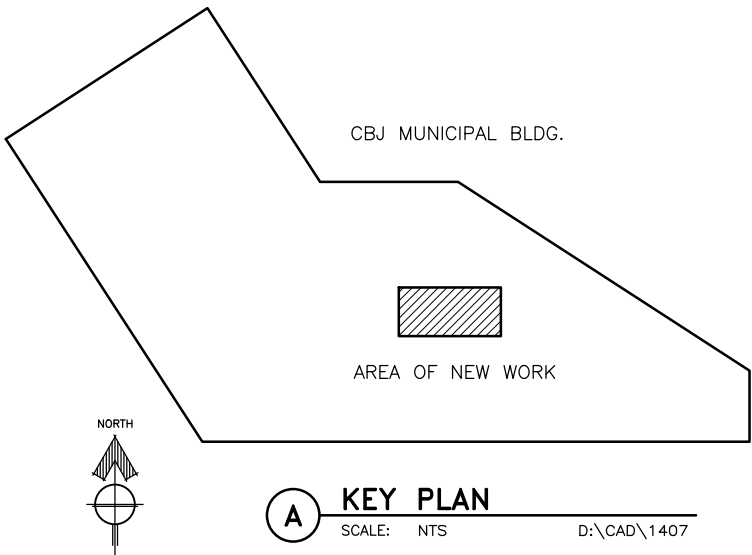


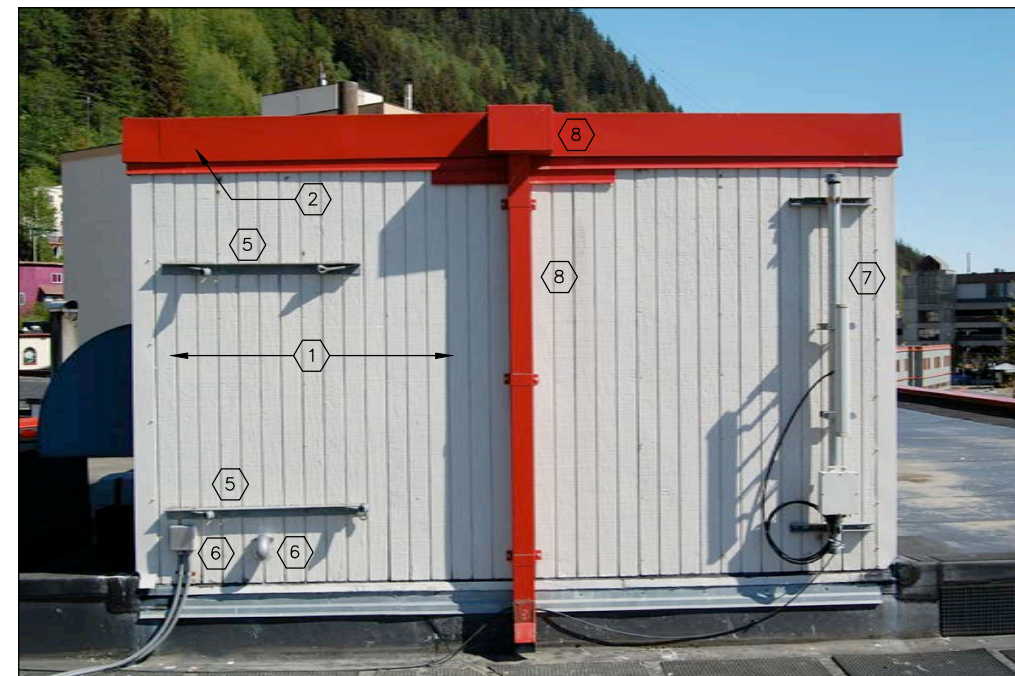
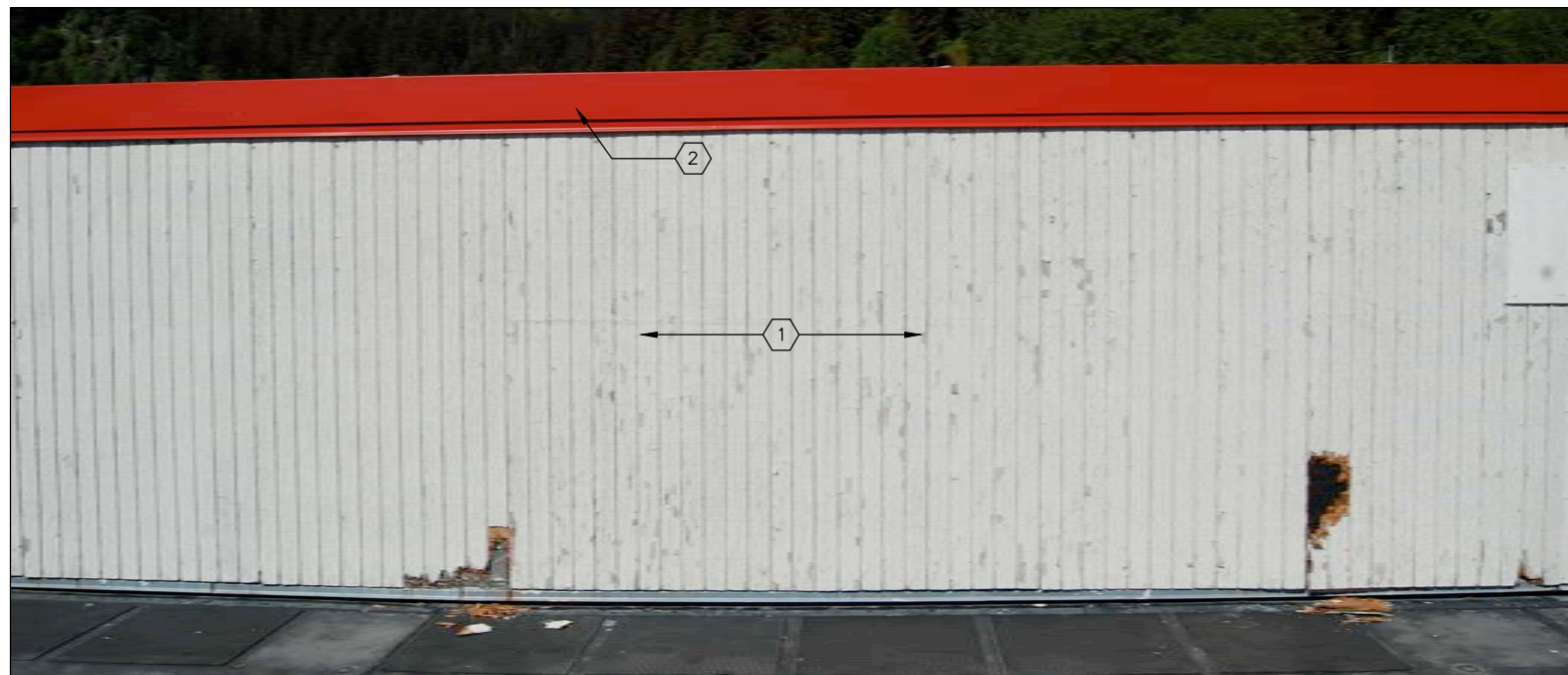
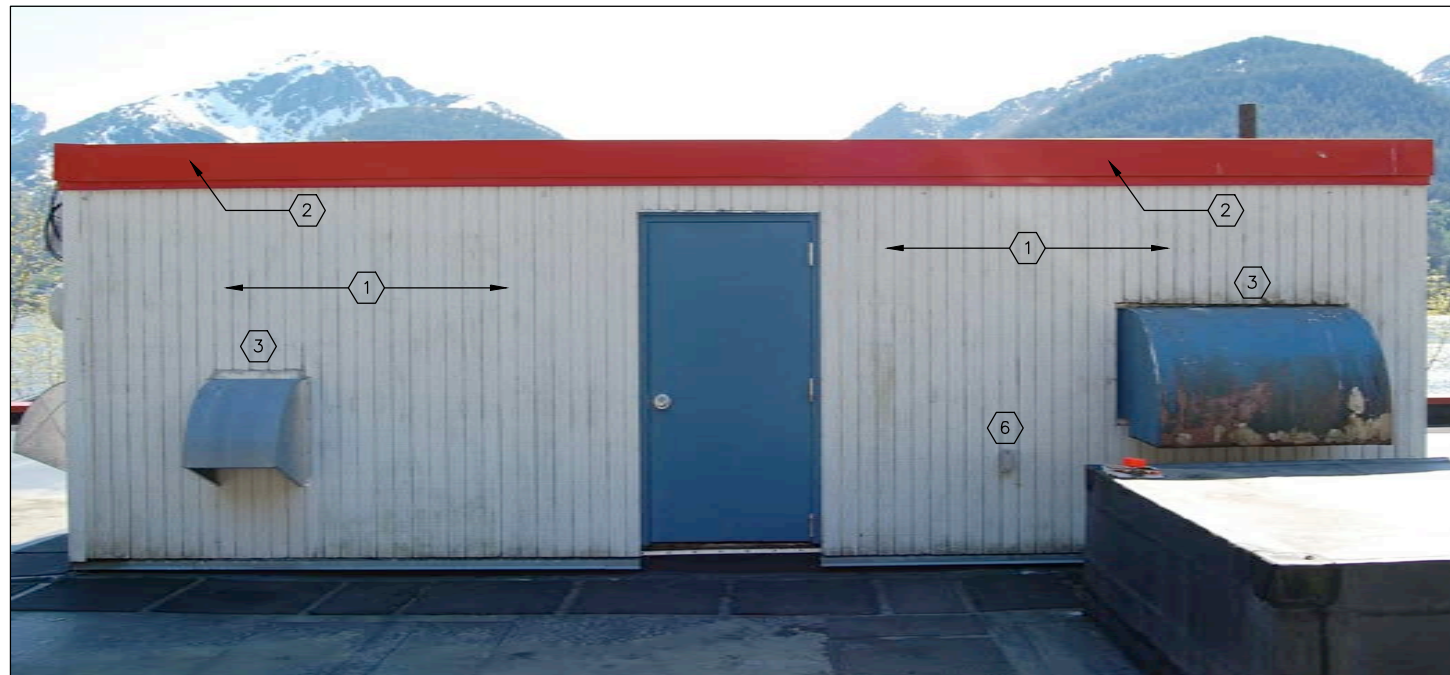
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IBC ARCHITECTURAL CODE REVIEW

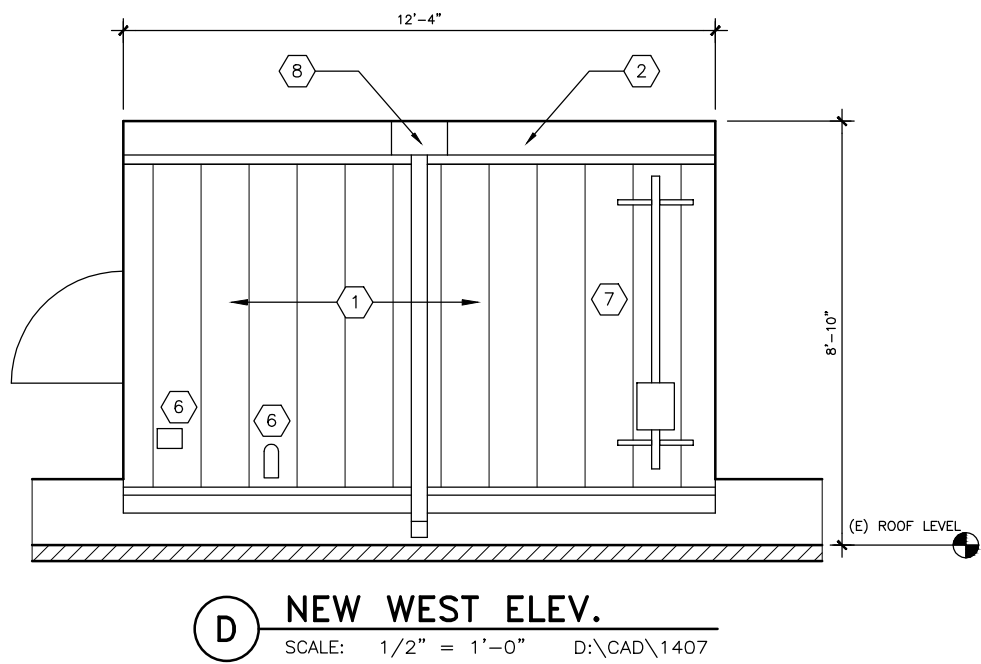
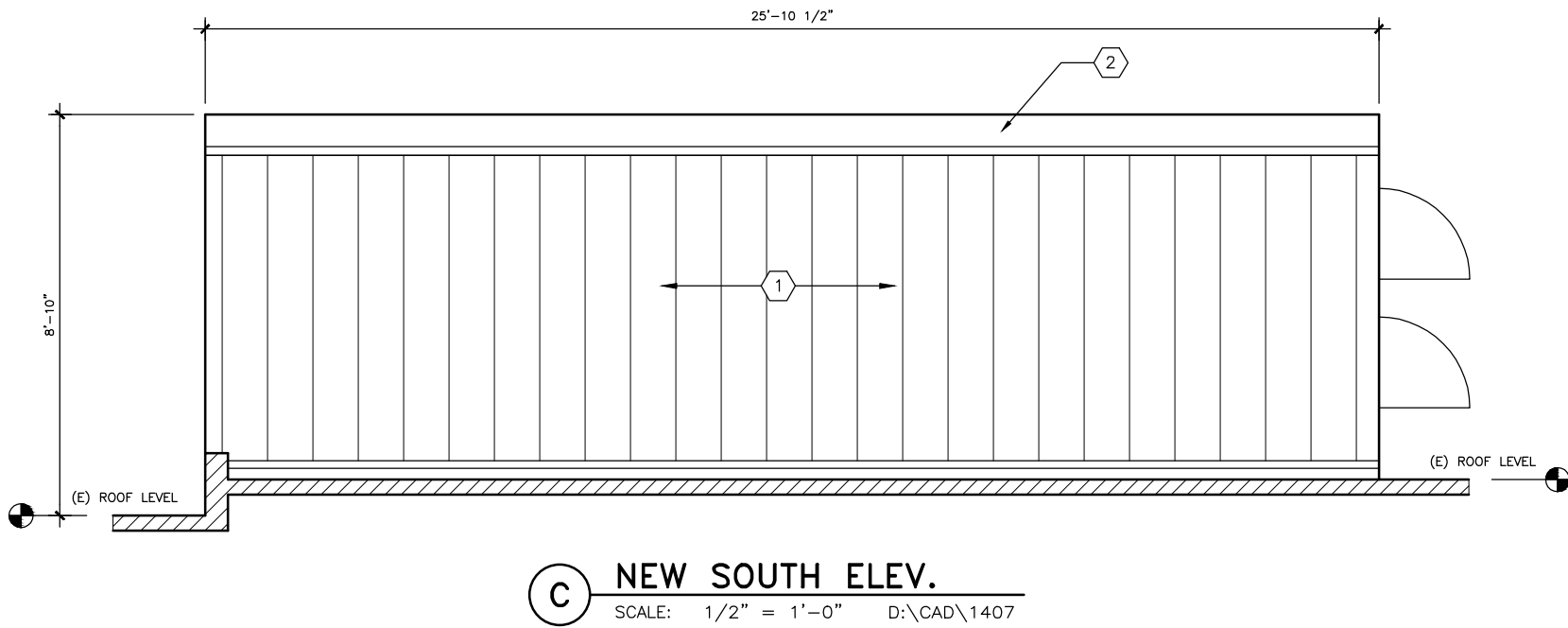
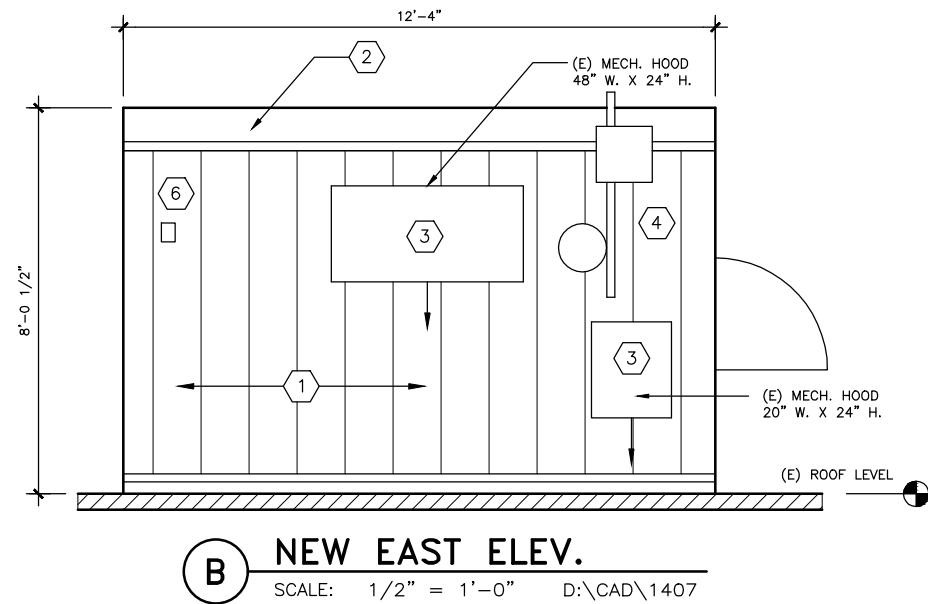
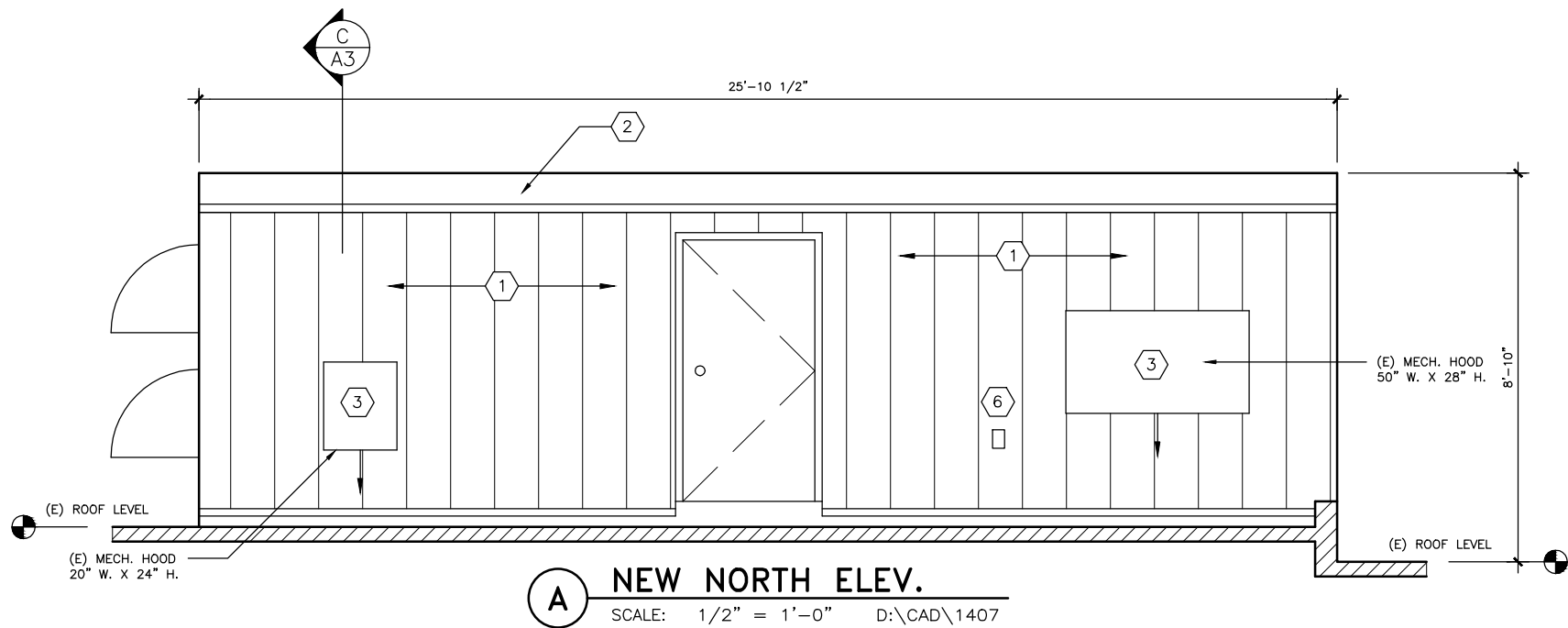
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KEY PLAN



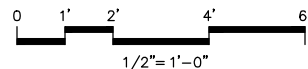


PHOTOS NOT TO SCALE



NEW WORK NOTES

- 1 PROVIDE & INSTALL NEW METAL SIDING.
- 2 REINSTALL (E) PARAPET FLASHING & COUNTER-FLASHING.
- 3 NEWLY PAINTED (E) MECHANICAL HOODS.
- 4 REINSTALL (E) COMMUNICATIONS POLE AND ATTACHMENTS.
- 5 NOT USED
- 6 EXTEND & TRIM (E) THRU-WALL UTILITY AS NECESSARY TO ACCOMMODATE NEW METAL SIDING.
- 7 REINSTALL (E) SUPPORT POLE AND UTILITY ATTACHMENTS.
- 8 REINSTALL (E) SCUPPER & 4X4 DOWNSPOUT.

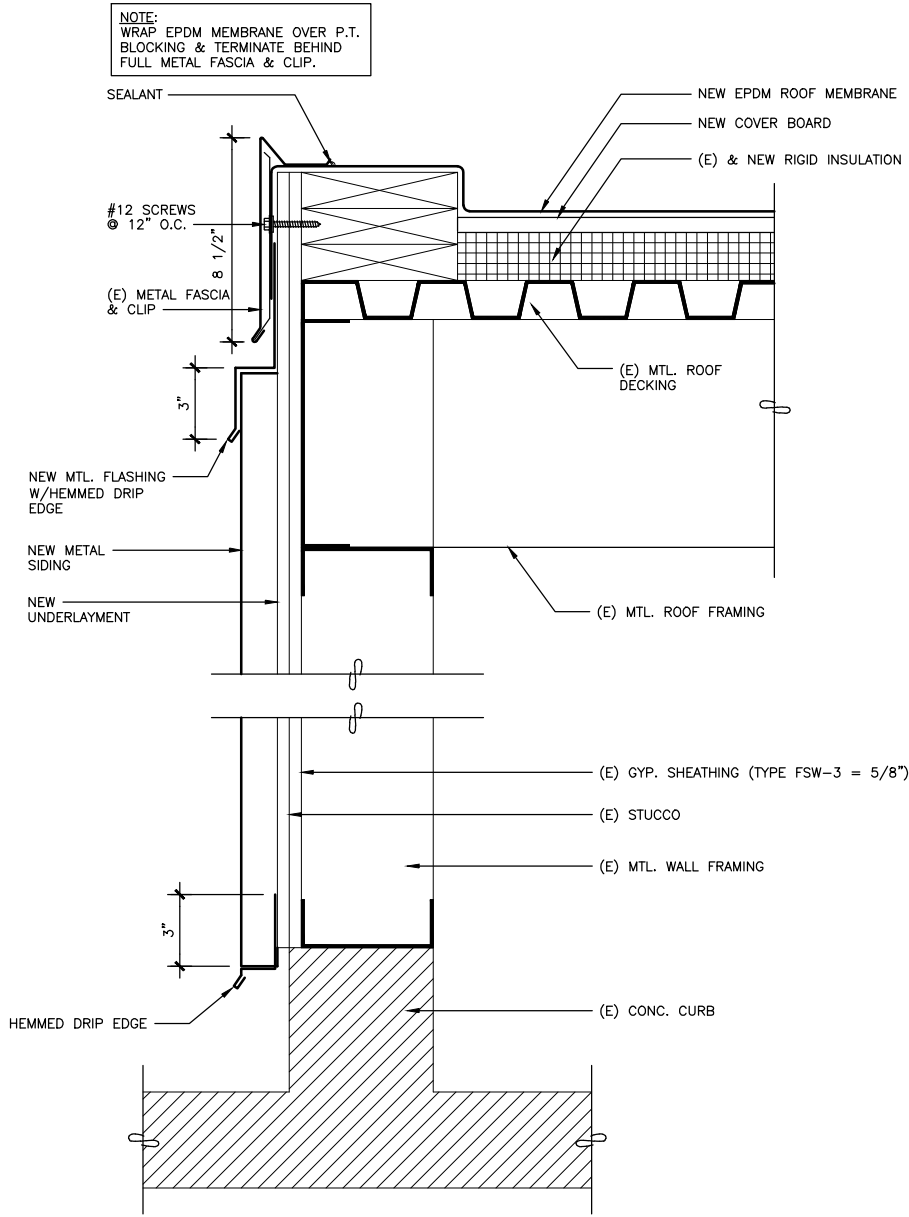


Number	Date	By	Description of Revisions

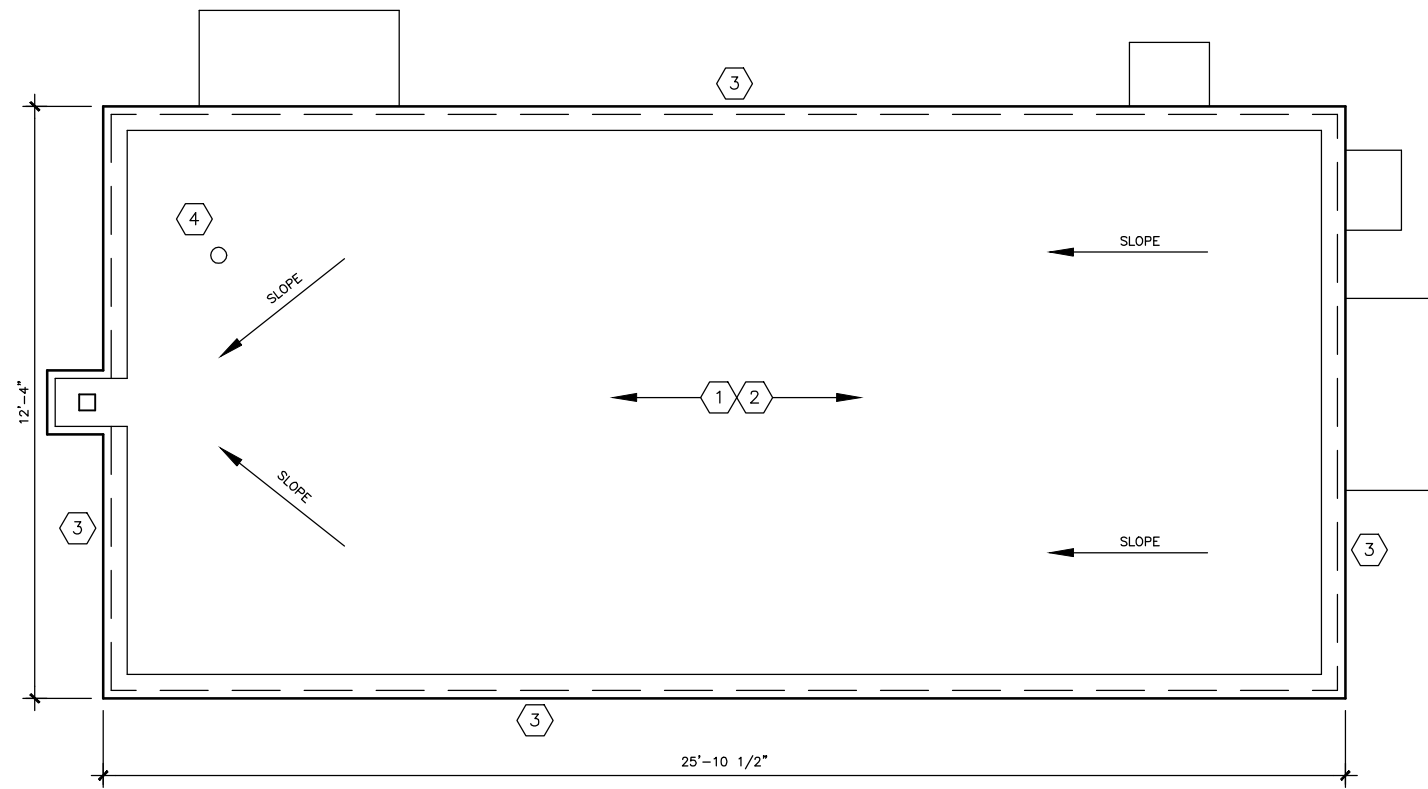
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NEW WORK ELEVATIONS	
Scale AS SHOWN (HALF SCALE AT 11X17)	
Designed AER	Drawn AER
Date JUNE 2, 2014	Checked AER
Approved By AER	Job Number 1407

Sheet Number

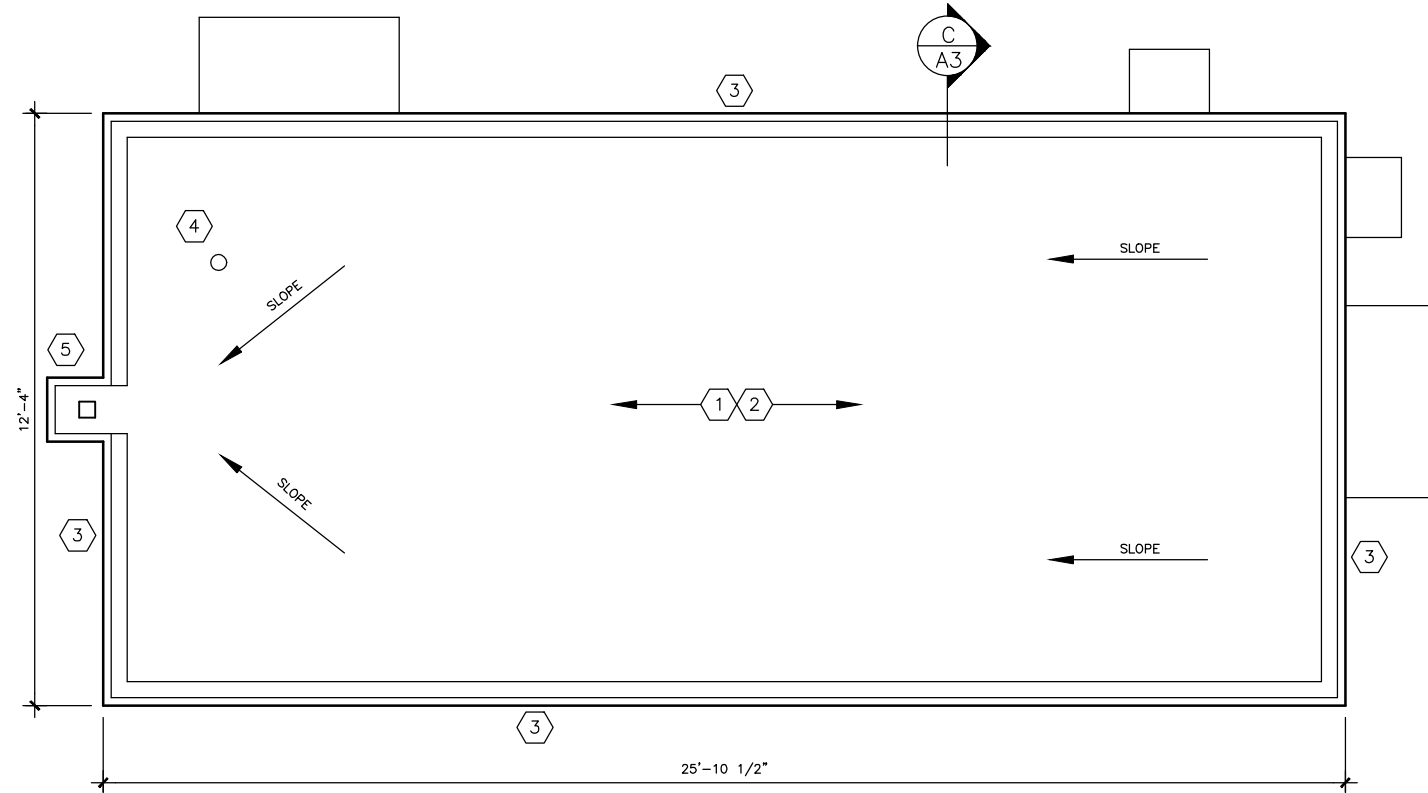
CONSTRUCTION DOCUMENTS
CBJ Municipal Bldg. Penthouse
Siding & Roof Replacement
155 S. Seward Street
Juneau, Alaska 99801



C WALL SECTION (TYP.)
SCALE: 3" = 1'-0" D:\CAD\1407



A DEMO. ROOF PLAN
SCALE: 1/2" = 1'-0" D:\CAD\1407



B NEW ROOF PLAN
SCALE: 1/2" = 1'-0" D:\CAD\1407

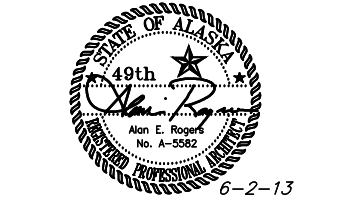
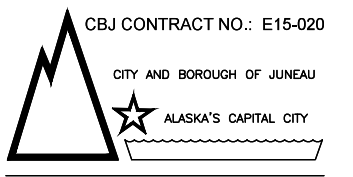
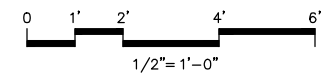
DEMOLITION NOTES

- 1 REMOVE (E) EPDM MEMBRANE AND COVER BOARD.
- 2 EXAMINE (E) RIGID INSULATION FOR WATER DAMAGE. REMOVE DAMAGED INSULATION.
- 3 REMOVE (E) PARAPET FLASHING. SALVAGE FOR RE-INSTALLATION.
- 4 MAINTAIN (E) VENT STACK.



NEW WORK NOTES

- 1 PROVIDE & INSTALL NEW FULLY-ADHERED EPDM ROOF MEMBRANE & COVER BOARD.
- 2 PROVIDE & INSTALL NEW RIGID INSULATION TO REPLACE (E) DAMAGED INSULATION. MATCH EXISTING MATERIAL AND SLOPE.
- 3 REINSTALL (E) PARAPET FLASHING.
- 4 PROVIDE & INSTALL MEMBRANE ROOF MFR.'S STANDARD FLASHING AROUND (E) VENT STACK.
- 5 REINSTALL (E) SCUPPER & DOWNSPOUT.



CBJ Bldg. Permit No. _____

CONSTRUCTION DOCUMENTS
**CBJ Municipal Bldg. Penthouse
Siding & Roof Replacement**
155 S. Seward Street
Juneau, Alaska 99801

Number	Date	By	Description of Revisions
Sheet Title			
DEMO ROOF PLAN			
NEW ROOF PLAN			
WALL SECTION			
Scale AS SHOWN (HALF SCALE AT 11X17)			
Designed AER		Drawn AER	
Date JUNE 2, 2014		Checked AER	
Approved By AER		Job Number 1407	

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