

PERMIT SET:  
May 13, 2024

GENERAL CONSTRUCTION NOTES:  
CODE REQUIREMENTS:  
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2021 EDITION, AND ALL APPLICABLE MECHANICAL, ELECTRICAL AND FIRE CODES, AND ALL OTHER CODES AND REGULATIONS ADOPTED BY THE CITY OF JUNEAU.

GENERAL:  
IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND FORM-WORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING AND NOTIFY THE A/E OF ANY DISCREPANCIES. NOTIFY THE LOCAL BUILDING OFFICIAL AT CONSTRUCTION STAGES REQUIRING INSPECTION AND OBTAIN NECESSARY APPROVAL PRIOR TO COMMENCEMENT OR CONTINUATION OF THE WORK. TAKE ALL REASONABLE PRECAUTION FOR THE SAFETY OF ALL. PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:  
1. EMPLOYEES AND ALL OTHER AFFECTED PERSONS,  
2. ALL WORK, MATERIALS, AND EQUIPMENT,  
3. OTHER PROPERTY AT THE SITE OR ADJACENT.

OBTAIN APPROVAL FROM ARCHITECT & OWNER FOR PROPOSED FIELD CHANGES PRIOR TO CONSTRUCTION OF MODIFICATION.

DIMENSIONS:  
DIMENSIONS SHALL BE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE INDICATED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE. DO NOT SCALE DRAWINGS.

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IMPORTANT:  
THESE PLANS AND SPECIFICATIONS ARE TO BE CONSIDERED ONLY AS A GUIDE, AND THEY DO NOT ATTEMPT TO DEPICT EVERY COMPONENT NECESSARY FOR THE COMPLETION OF THE PROJECT. ALL ARCHITECTURAL AND ENGINEERING WORK, COMPONENTS, SYSTEMS, AND OTHER MANUFACTURED ITEMS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS, BEFORE CONSTRUCTION BEGINS. A BUILDING PERMIT IS APPLIED FOR OR MATERIALS ARE ORDERED. THE BUILDING CONTRACTOR DESIGNATED BY THE OWNER SHALL REVIEW THE CONSTRUCTION DOCUMENTS WITH THE DESIGNERS. THE DESIGNERS LIABILITY DUE TO ERRORS OR OMISSIONS CONTAINED WITHIN THESE DRAWINGS SHALL BE LIMITED TO THE REVISION OR RE-DESIGNING OF THE PLANS TO CORRECT THE SITUATION.



Date: May 13, 2024

5/13

RIDGEVIEW  
BUILDING "B"

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Juneau, Alaska

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Juneau, Alaska  
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ARCHITECTURE, LLC

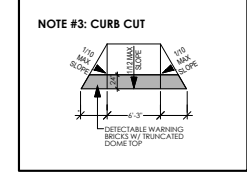
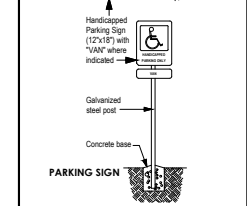
CODE REVIEW - RIDGEVIEW APARTMENTS

CODE:	International Building Code (IBC) 2021
APPLICABLE CODES:	2017 ICC (ANSI) A17.1, 2021 IMC, 2021 IPC, 2020 NEC, 2021 IFGC, 2021 IECC
CONSTRUCTION TYPE:	Type "V-B" - (wood/rated)
OCCUPANCY (Sec. 310.3):	R-2 (Apartments - 24 units) U (Private parking - chapter 2) / Open parking garage (406.5)
OCCUPANT LOAD (Table 1004.5):	R-2 gross floor area: 38,880 sq. ft. = 200 = 188 occupants See A-0, A-1, A-2 and A-3 for occupancy at each level.
AUTOMATIC SPRINKLER:	NFPA 13R Automatic Sprinkler System allowed per sec. 903.3.1.2 - 4 stories above grade plane allowable = 3 stories actual = complies - Highest story 30 feet maximum above first level = 20'-5" actual = complies - Basement level 30 feet maximum below first level = 11' actual = complies
ATTIC DRAFT-STOPPING:	Draft-stop substitution in attic for sprinkler system allowed per area increase qualification - see below
BUILDING AREA:	Total building area = 38,880 s.f.
ALLOWABLE AREA (PER FLOOR):	Table 504.2 (R-2)/V-B/NFPA 13R = 21,000 s.f. allowable area per floor Basement = 9,450 s.f. actual area 1st floor = 9,492 s.f. actual area = area increase required 2nd floor = 9,569 s.f. actual area = area increase required 3rd floor = 9,569 s.f. actual area = area increase required
AREA INCREASE ALLOWANCE:	Frontage data: Sprinkler = NFPA-13R Construction = type V-B Stories = 3 stories Area per floor = 9,330 s.f. Perimeter = 441 ft. Allowable area (504): A <sub>1</sub> = A <sub>1</sub> + 394 x 81 + 7,000 + (7,000 x .75) + 7,000 + (5,250) = 12,250 s.f. Allowable area A <sub>2</sub> = total allowable area A <sub>1</sub> = total area - table 504.2 = 7,000 s.f. N <sub>1</sub> = total area (non-sprinkled) = 7,000 s.f. I <sub>1</sub> = increase (frontage) 504.3 = 5,250 (below)
ALLOWABLE HEIGHT:	Table 504.3 (R-2)/V-B/NFPA 13R = 60 ft. allowable height 34'-11" actual height = Complies
ALLOWABLE STORIES:	Table 504.4 (R-2)/V-B/NFPA 13R = 3 stories above grade plane allowable 3 stories above grade plane actual = Complies
EXITS PER STORY:	Table 1004.3.3 - 2 exits required per level Basement = 3 actual exits = complies First level = 3 actual exits = complies Second & third levels = two actual exits = complies
SEPARATION WALLS:	402.2 - Walls separating units are "fire partitions" in accordance with section 708. 708.3 - Fire partitions shall have 1-hr. rating Walls separating units are 1-hr. rated fire partitions = Complies
CORRIDOR RATING:	1020.2 - 1 hr. rated corridor walls required 1 hr. rated corridor walls provided = complies
STAIR ENCLOSURE RATING:	1023.2 - 2 hr. rated stairwells required 2 hr. stair enclosure provided = complies
ELEVATOR ENCLOSURE:	713.4 - 2 hr. rated shaft enclosure required 2 hr. shaft enclosure provided = complies
SHAFT ENCLOSURE:	713.1 - 2 hr. rated shaft enclosure required 2 hr. shaft enclosure provided = complies. See detail 14/A-10
EXTERIOR WALL RESISTANCE:	705.5 - Exterior walls fire separation distance is greater than 10 feet 1 hr. exterior rating not required = Complies
EXTERIOR WALL OPENINGS:	Table 705.8: North wall unprotected openings = 45% allowed = 25% actual = complies South wall unprotected openings allowed: no limit West wall unprotected openings allowed: no limit East wall unprotected openings allowed: no limit
FIRE RATING FOR BUILDING ELEMENTS:	Table 601 - Type "V-B" construction Primary structural frame = 0 hr. Beating walls (exterior & interior) = 0 hr. Non bearing walls & partitions (interior) = 0 hr.
PARAPET:	Not required as per IBC section 705.11, exception #1
CONCEALED SPACES:	718.4 Attic space must be sprinklered when using NFPA 13 system. Draft-stopping may be substituted when using an NFPA 13 See draft-stopping notes sheet A-4
ACCESSIBLE ENTRANCES:	60% of the building entrances required to be accessible (1105.1) 3 entrances provided. 2 accessible provided = complies
ACCESSIBLE UNITS:	1108.6.2.2.1 2% of total units required to be type "A" accessible units = two type "A" units provided (first floor) = Complies 1108.6.2.2.2 Units in all levels required to be type "B" = complies Not required (1009.3.3, exception #2 & #5)
AREAS OF REFUGE:	Not required (1009.3.3, exception #2 & #5)
FIRE ALARM SYSTEM:	Fire alarm system required (907.2.9) - See electrical drawings Manual fire alarm not required (907.2.9.1 - #3 - exception 2)
SMOKE ALARM SYSTEM:	Smoke alarm required (907.2.9.2) & (907.2.11.2) Locate in all sleeping units, hallways adjacent to sleeping units, and in corridors serving sleeping units = Complies - see electrical drawings 907.2.11.6 - Smoke alarms shall be hard wired with battery back up - Provided = Complies
CARBON MONOXIDE DETECTOR:	915.1.1 Carbon monoxide detector to be install in each apartment
FIRE EXTINGUISHERS:	Portable fire extinguishers required (Sec. 906) - See fire extinguishers locations on plans A1, A2 and A3 = complies
EGRESS ILLUMINATION:	Means of egress illumination required (1008.2 - exception #3) Exit signs provided to the exit system, see plans A1, A2, and A3 = complies
SPRINKLER PROTECTION:	903.3.1.2.1 Sprinkler protection required of exterior balconies Sprinkler protection provided = complies

PLANNING REVIEW

RIDGEVIEW APARTMENTS  
7400 Glacier Highway,  
Juneau AK  
Parcel: #5814010010  
Lot Zoning: D-18  
Setbacks:  
front yard = 20 ft. = 137' actual = complies  
street side = 13 ft. = 211' actual = complies  
side yard = 5 ft. = 30' actual = complies  
rear yard = 10 ft. = 870' = complies  
Building Height: 35 ft. maximum  
(34'-11" ft. actual) = complies  
Total Building footprint: 9,330 s.f.  
Vegetation footprint: 30% required = complies  
Parking Requirements:  
Existing building  
28 total spaces required = 28 actual = complies  
2 accessible spaces required (one to be van space) = 2 actual = complies  
Proposed building  
34 total spaces required = 34 actual = complies  
2 accessible spaces required (one to be van space) = 2 actual = complies

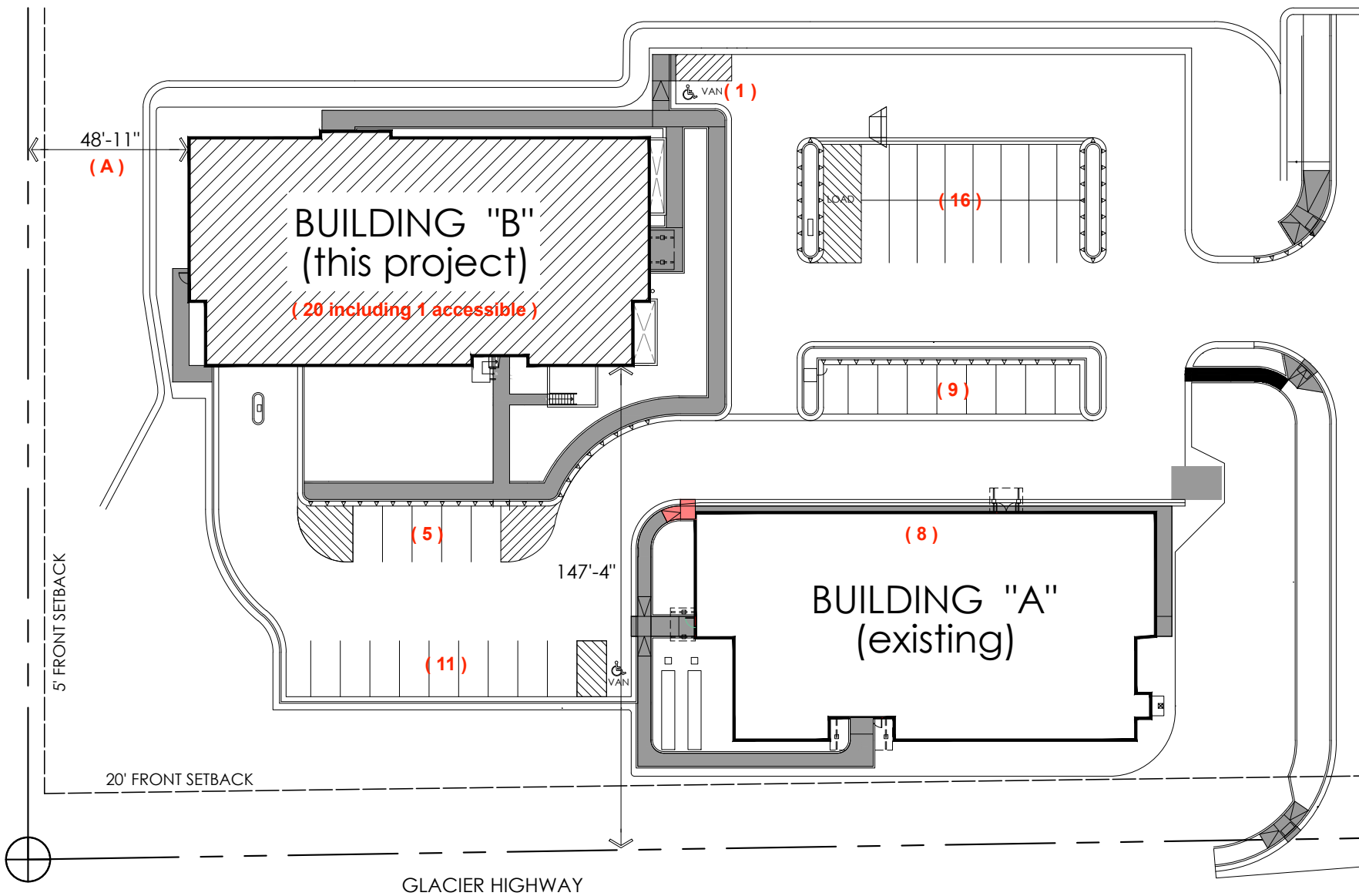
NOTE #1: ACCESS ROUTE  
NEW SIDEWALK ROUTE TO ADA PARKING NOTES:  
1. THIS SIDEWALK SHALL NOT HAVE A SLOPE GREATER THAN 1:20 (5%). TYPICAL.  
2. THIS SIDEWALK SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 (2%). TYPICAL.  
3. THIS SIDEWALK SHALL HAVE A MINIMUM CLEAR WIDTH OF 60". THIS WIDTH MAY DECREASE TO 36" WIDE FOR A 24' LENGTH OF TRAVEL.



NOTE #3: CURB CUT  
5' x 8' accessible van space  
5' x 8' handicapped parking sign  
5' x 8' van  
5' x 8' handicapped parking sign  
5' x 8' van  
5' x 8' handicapped parking sign  
5' x 8' van

DEFERRED SUBMITTALS:  
- FIRE SPRINKLER DRAWINGS  
- ROOF TRUSS DRAWINGS  
- FIRE ALARM  
- PLUMBING DRAWINGS  
- ELECTRICAL DRAWINGS

STRUCTURAL DRAWINGS:  
S0.1 GENERAL STRUCTURAL NOTES  
S1.0 FOOTING AND FOUNDATION PLAN  
S1.1 SECOND FLOOR FRAMING PLAN  
S1.2 THIRD FLOOR FRAMING PLAN  
S2.0 ROOF FRAMING PLAN  
S3.0 MAIN LEVEL SHEARWALL PLAN  
S3.1 SECOND LEVEL SHEARWALL PLAN  
S3.2 THIRD LEVEL SHEARWALL PLAN  
S4.0 FOUNDATION DETAILS  
S4.1 FLOOR FRAMING DETAILS  
S4.2 ROOF FRAMING DETAILS  
S5.0 SCHEDULES



DRAWING SET INDEX

ARCHITECTURAL DRAWINGS:	CIVIL DRAWINGS:	CIVIL DRAWINGS:	CIVIL DRAWINGS:	DEFERRED SUBMITTALS:
CS COVER SHEET	G-001 COVER SHEET, KEY MAP, AND SHEET INDEX	C-403 PLAN, PROFILE AND DETAILS - "O" LINE SITE OUTFALL	E - 402 STREET LIGHT POLE & TRENCH DETAILS	- FIRE SPRINKLER DRAWINGS
A-0 BASEMENT FLOOR PLAN	G-002 LEGEND, ABBREVIATIONS, AND GENERAL NOTES	C-404 MISCELLANEOUS SECTIONS AND DETAILS	E - 403 PARKING LOT LIGHT POLE DETAILS	- ROOF TRUSS DRAWINGS
A-1 MAIN LEVEL FLOOR PLAN	G-003 EROSION AND SEDIMENT CONTROL PLAN, CIVIL	C-405 MISCELLANEOUS SECTIONS AND DETAILS	E - 404 EXTERIOR BUILDING MOUNTED LIGHTING	- FIRE ALARM
A1.1 FIRST FLOOR INTERIOR FIT-OUT	C-100 TYPICAL SECTIONS - SEYMOUR WAY	C-406 WATER SYSTEM DETAILS		- PLUMBING DRAWINGS
A-2 SECOND LEVEL FLOOR PLAN	C-201 PLAN- SEYMOUR WAY - LACIER HIGHWAY TO STA "S" 11+40	C-407 WATER METER ENCLOSURE		- ELECTRICAL DRAWINGS
A-2.1 FIRST FLOOR INTERIOR FIT-OUT	C-202 PLAN- SEYMOUR WAY - STA "S" 11+40 TO 13+25	C-501 PROFILE - SEYMOUR WAY - GLACIER HIGHWAY TO STA "S" 13+25		
A-3 THIRD LEVEL FLOOR PLAN	C-203 SITE PLAN - SOUTH	C-502 SITE SECTIONS - NORTH / SOUTH		
A-3.1 THIRD FLOOR INTERIOR FIT-OUT	C-204 SITE PLAN - NORTH	C-503 SITE SECTIONS - EAST / WEST		
A-4 ROOF PLAN	C-301 GRADING PLAN - SEYMOUR WAY - GLACIER HIGHWAY TO STA "S" 11+40	C-601 TRAFFIC MARKINGS AND SIGNS - SEYMOUR WAY		
A-5 ELEVATIONS	C-302 GRADING PLAN - SEYMOUR WAY - STA "S" 11+40 TO 13+25	C-602 TRAFFIC MARKINGS AND SIGNS - SOUTH SITE		
A-5.1 ELEVATIONS	C-303 GRADING PLAN - SOUTH SITE	C-603 TRAFFIC MARKINGS AND SIGNS - NORTH SITE		
A-6 CROSS SECTION	C-304 GRADING PLAN - NORTH SITE			
A-7 STAIR A DETAILS & ELEVATOR	C-305 GRADING PLAN ENLARGEMENT AND DETAILS - EAST END UNIT C			
A-8 STAIR B DETAILS	C-306 GRADING PLAN ENLARGEMENTS - NORTH END UNIT C			
A-9 ENLARGED UNITS PLANS	C-307 GRADING PLAN ENLARGEMENTS - UNIT D			
A-10 INTERIOR ELEVATIONS, ADA DETAILS & FIRE DETAILS	C-401 PLAN AND PROFILE - SOUTHWEST DRAINAGE CHANNEL			
A-11 EXTERIOR STAIR & CANOPY DETAILS	C-402 SECTIONS AND DETAILS - SOUTHWEST DRAINAGE CHANNEL			
A-12 PENETRATION DETAILS				

1 SITE PLAN  
SCALE: 1"=20'-0"

