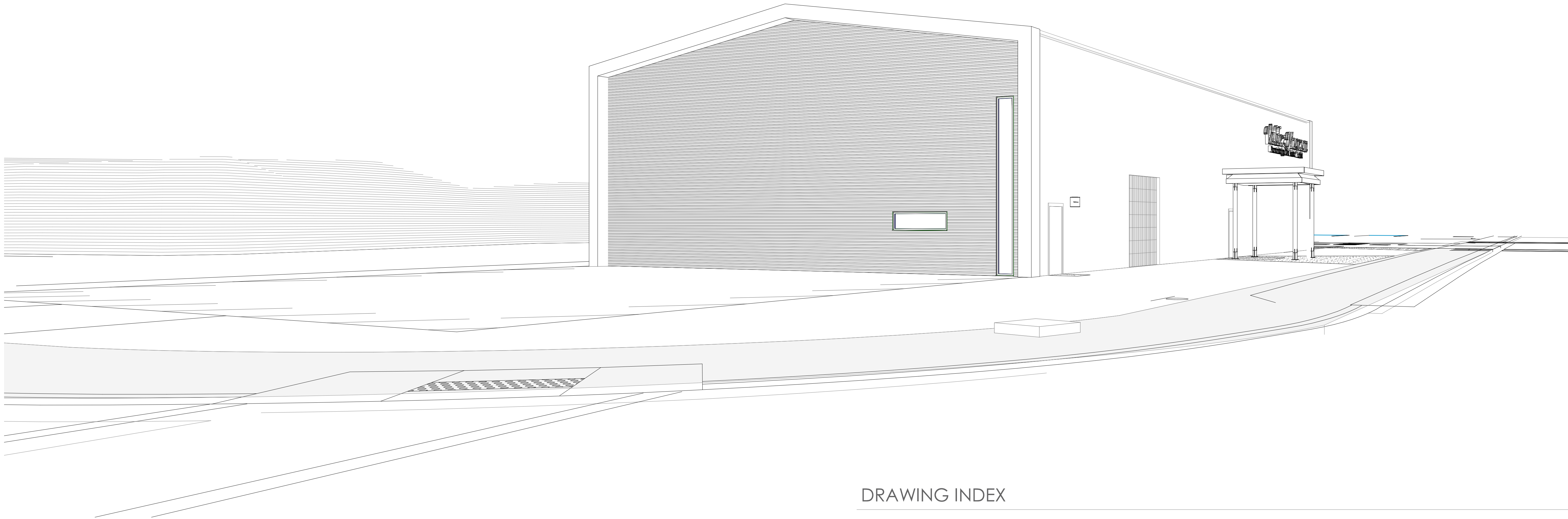
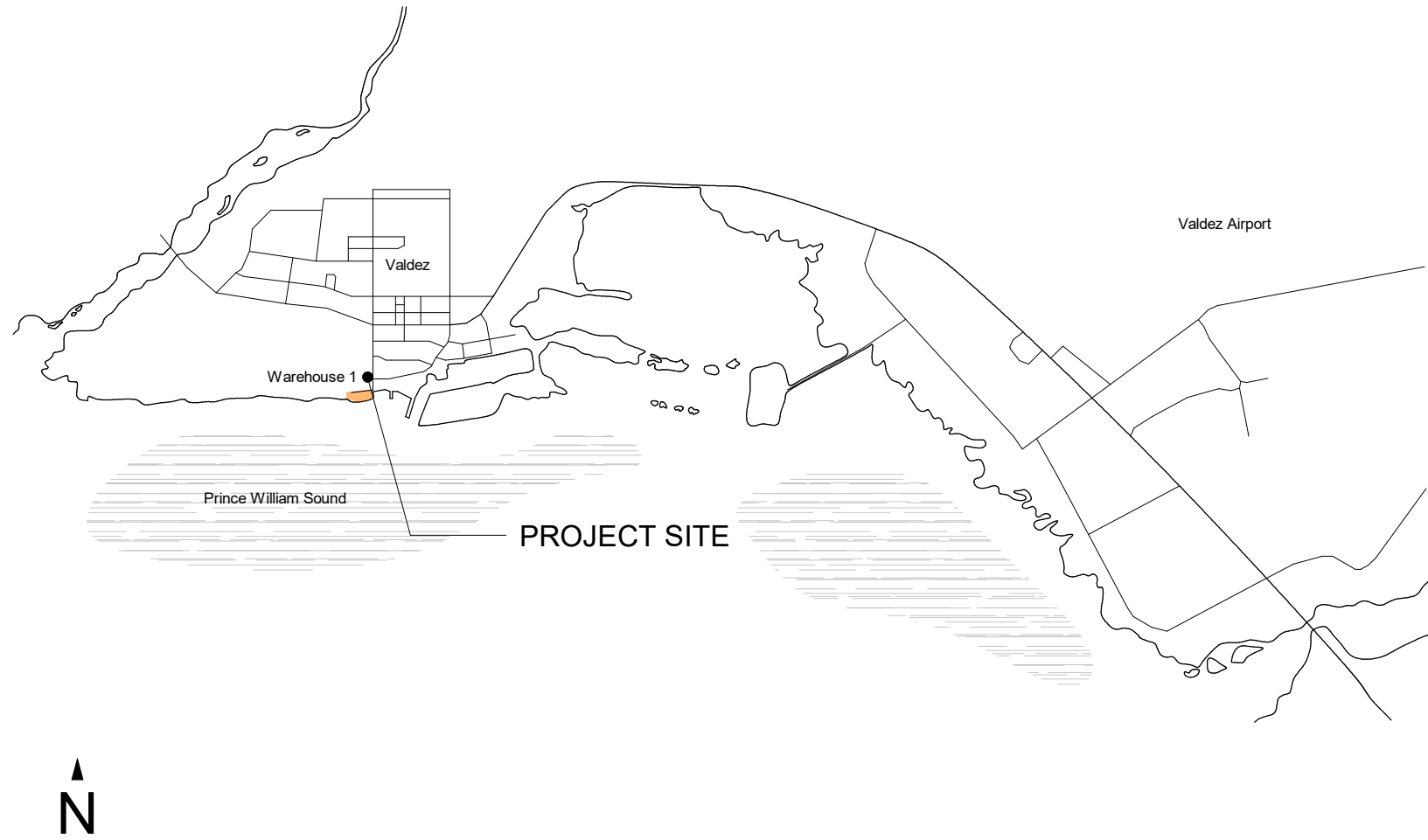




LOCATION MAP



VICINITY MAP



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Architectural Narrative – ECI

The existing Warehouse 1 building is a pre-engineered metal building of approximately 12,540 SF which has been separated with partition walls into three separate spaces, storage on the north and south ends and a museum exhibit in the center. The exterior façade is a metal siding with adhered batt insulation on the interior side. There are 4 existing coiling doors and 4 existing egress doors. There are also areas of the building that have been covered with T1-11 plywood to either close in an opening or cover damaged siding.

The Warehouse 1 (Valdez Museum “Old Town” Exhibit) Modifications include the removal of the north and south portions of the building, new structural bracing, a new roof, two new exterior walls and renovations to the exterior façade. The site modifications include phase 1 of a landscape plan and a new parking lot of 4-6 spaces north of the new building footprint.

The central area occupied by the Valdez Museum “Old Town” Exhibit will be left undisturbed. The south portion of the building (~3,700 SF footprint) is currently used for storage and will be demolished. The north portion is also used for storage (~3,420 SF footprint) and includes a mezzanine. The interior mezzanine and ~2,220 SF are to be demolished. The remaining area is to be used for museum storage.

The remaining building footprint will be 6,400 SF with the existing 5,200 sf museum space and the 1,200 sf of moderately conditioned storage that will remain after the demolition on the north side of the building.

Location and Site

The museum building is oriented along the north/south axis with expansive views to the north, south and east; the west is wrapped by a steep elevation change of a rocky hillside. With the modifications to the building, the dock will have more significant views of the city, past the new building massing, and will provide additional space for parking and storage on the north side of the building.

Materials and Focus

The two new north and south walls will be constructed of steel with CFMF infill and a metal siding exterior. Both ends of the building will have an edge “banding” of wood to emphasize the transition from the old to new exterior. The metal siding that is removed from the demolition is to be reused to replace damaged siding and T1-11 on the east façade. The east and west facades are to be painted, and the east a façade will have a new mural painted across the entire façade. New lit signage will be added to the east façade.

The existing south coiling door is to be salvaged and reused on the new north façade. Additionally, the new north wall is to have a new egress door.

A new canopy at the entry to the museum will be added, relating back to the structure of the Valdez Interpretive Center with similarly constructed steel columns and flat roof.

Structural – PDC Engineers

The existing museum warehouse structure was constructed in 1965 after the Great Alaska Earthquake and is composed of a pre-engineered metal building separated into three building areas. The renovation work will remove just under half of the building area with bays being removed from both the North and South ends of the building.

All structural design is in accordance with the International Building code 2012. Structural load criteria is indicated on the general notes of the structural drawings. Chapter 34 of the IBC governs the design requirements for existing buildings. This project falls under section 3404 Alterations. The code mandates structural upgrades as follows:

IBC 3404.3 Existing elements carrying gravity loads. Any existing gravity load-carrying structural element for which an alteration causes an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased gravity load required by this code for new structures...

IBC 3404.4 Existing structural elements carrying lateral loads Minimum design Loads. Except as permitted by Section 3404.5, where the alteration increases design lateral loads in accordance with section 1609 or 1613, or where the alteration results in a structural irregularity...or where the alteration decreases the capacity of any existing lateral load-carrying structural element, the structure of the altered building or structure shall be shown to meet the requirements of Section 1609 and 1613.

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the alteration considered is no more than 10 percent greater than is demand-capacity ration with the alteration ignored shall be permred to remain unaltered...

The above code provisions limit the allowable scope and type of work that may be completed on the existing building without upgrading the structure to current code. No shop drawings of the existing building are available, and therefore calculating the existing capacities of the structure would be very difficult. The limit of analysis for this project will be to compare demand-capacity ratios from the existing condition to the altered condition of the structure to verify code compliance.

The current roof configuration is considered to have a Thermal Coefficient, Ct, of 1.0. Any upgrade to the roof system which includes an air gap, or added insulation, in the roof will decrease the effectiveness of the existing “hot” roof system to melt snow. An increase of the thermal coefficient to 1.1 could increase the snow loads by 10psf which far exceeds the Code acceptable gravity and lateral load resistance of the structure. Roof replacement shall be limited to removing and replacing the existing metal roofing material.

For wind and seismic concerns, the building will utilize existing building elements in both primary directions. The exception will be that the end bays will require new framing members as they are required to meet IBC section 3404.1 for new building elements. While the members themselves may have been able to be reused, the connections to the new foundation elements must meet current code, and the existing configuration will not meet current wind load criteria. The central longitudinal braces will remain in the current position, The North bracing will be completely removed, and South braces will be removed and relocated to the new South end bay of the building.

New concrete foundation elements will be designed at both new ends of the building. They will be composed of concrete grade beams between concrete footings. The new foundation elements shall not cut existing below grade tension ties of the existing frames.

The new entry canopy shall be composed of hot-rolled structural steel with concrete foundation elements and shall be of similar construction to the new Kelsey Dock canopy strucutre. The lateral force resisting system of the canopy has not been determined at this time.

Mechanical – PDC Engineers

General

Mechanical scope of work is limited to support of demolition of the north and south portions of the existing warehouse. There are no modifications to the center section.

Heating Fuel Oil & Propane

An existing above-ground fuel oil tank on the north side of the warehouse will remain as it exists. Piping will also remain where it runs underground between the tank and the boiler room in the center section of the warehouse.

A propane tank and associated piping to a unit heater in the south warehouse will be removed.

Fire Suppression

The existing facility is covered by a sprinkler system with a riser system in the boiler room. The north and south building sections each have their own dry system riser. The center section has a preaction system riser.

The south sprinkler system will be demolished, and the riser decommissioned.

The north sprinkler system will be demolished except for the portion in the ceiling of the one structural bay that remains. The riser and piping and sprinkler heads will be revised as necessary to provide continued dry coverage in the bay.

The center sprinkler system will remain as it currently exists.

Plumbing

Underfloor water and waste piping will be demolished where it is encountered during demolition of the floor.

Various trench drains, sinks, hose bibbs and other fixtures will be demolished from the north and south sections of the warehouse.

HVAC

Existing HVAC systems in the north and south warehouse sections will be removed and turned over to the owner.

An existing unit heater in the north section will be re-installed in the remaining structural bay to provide heat for the storage room.

No other HVAC work is included.

Controls

A line voltage thermostat will be provided in the remaining bay of the north warehouse to control operation of the reinstalled unit heater.

No other controls work is included.

Electrical – PDC Engineers

General

Electrical scope of work includes supporting demolition in the north and south portions of the Warehouse and updating the exterior lighting at the Museum entry ad the revised north end.

Codes and Standards

All electrical work will be in accordance with NEC 2017.

Electric Utility Service

Three existing overhead electrical services will be consolidated into one underground power service. The new meter base and main disconnect will be located on the West side of the Warehouse.

Two existing copper communication services will be demolished, and fiber optic service will be extended into the building. The fiber will be terminated on the existing telecommunication backboard in the mechanical area adjacent the Museum. A fiber patch panel and fiber switch will be installed to support the existing communication systems within the Museum.

Primary and General Purpose Power

A 225 Amp power panel will be added in the revised north storage area of the Warehouse as the main panel for the building. This panel will feed all new loads added to the building, the existing 200 Amp panel in the Museum space, and any existing to remain circuits that were fed from demolished panels. General-purpose receptacles will be provided throughout the north storage area along with additional power for lighting and mechanical equipment as needed.

Lighting Systems

Interior lighting will be provided for the north storage area. Linear LED strip lights will be used to illuminate the area and will be controlled via manual wall switch and occupancy sensors. Exterior lighting will be provided on the north and south ends of the warehouse and at the Museum entrance. Wall mount LEDs will be located above the man-doors on the north and south exterior walls. Canopy mounted LEDs will be used to illuminate the east Museum entrance. Exterior lighting will be controlled via photocell and lighting contactor. Exit signs and emergency backup power will be provided as required for egress.

Special Systems

A phone line will be provided in the north end of the building.

The fire alarm system in the museum is existing to remain. A fire alarm panel is located in the museum space and will remain. The fire alarm system in the north area of the building is generally existing to remain, though one device will be demolished in a portion of the building being removed.

Security and sound amplification systems are not included in this scope.

ABBREVIATIONS

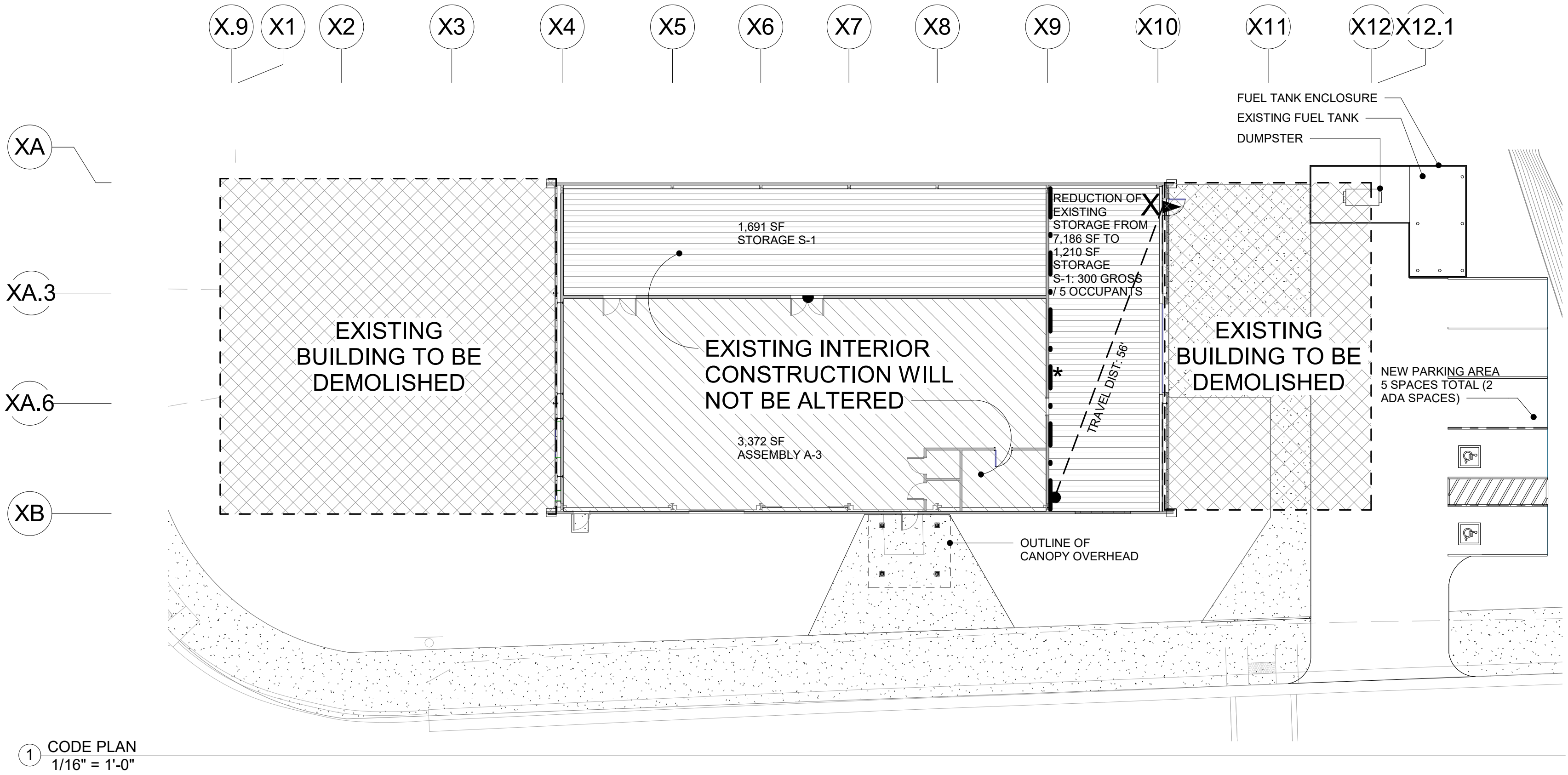
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLW	BELOW
BO	BOTTOM OF
BOF	BOTTOM OF FINISH
CIP	CAST IN PLACE
CF	CUBIC FOOT
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
FAF	FLUID APPLIED FLOORING
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOFS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FT	FOOT, FEET
FURR	FURRING
GA	GUAGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
GYP	GYPSUM WALL BOARD
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
INCL	INCLUDE, INCLUDED
INSUL	INSULATION
INT	INTERIOR
LH	LEFT HAND
MAX	MAXIMUM
MFR	MANUFACTURER
MKBD	MARKERBOARD
MIN	MINIMUM
MIR	MIRROR
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
PERF	PERFORATED
PLAM	PRESSURE TREATED LAMINATE
PLY	PLYWOOD
PT	PAINT
RCP	REFLECTED CEILING PLAN
REBAR/RB	REINFORCING BARS
REF	REFERENCE
REQD	REQUIRED
SECT	SECTION
SCHED	SCHEDULE
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TDB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY CERTIFIED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD

MATERIALS

	CONCRETE (SECTION)
	EARTH (SECTION)
	FINISH CARPENTRY (SECTION)
	GYPSUM BOARD (SECTION)
	INSULATION, BATT (PLAN & SECTION)
	INSULATION, RIGID (PLAN & SECTION)
	MINERAL WOOD INSULATION (PLAN & SECTION)
	METAL (SECTION)
	FILL (SECTION)
	PLYWOOD (SECTION)
	WOOD, CONTINUOUS (SECTION)
	WOOD, BLOCKING (SECTION)
	STONE (PLAN)

SYMBOLS

	<u>GRID LINE INDICATION</u>
	<u>ROOM IDENTIFICATION</u>
Room name	ROOM NAME
101	ROOM NUMBER
150 SF	AREA
	<u>INTERIOR / EXTERIOR ELEVATION</u>
XX	DASH INDICATES NO ELEVATION
	<u>BUILDING SECTION</u>
XX	SECTION NUMBER
XX	SECTION SHEET
	<u>WALL SECTION</u>
XX	SECTION NUMBER
XX	SECTION SHEET
	<u>DETAIL</u>
XX	DETAIL NUMBER
XX	DETAIL SHEET
	<u>DOOR NUMBER</u>
101	REFER TO DOOR SCHEDULE
	<u>WINDOW TYPE</u>
J	REFER TO WINDOW SCHEDULE
	<u>KEYNOTE</u>
1	REFER TO NOTES LISTED ON SHEET
	<u>WALL TYPE INDICATOR</u>
A1	REFER TO WALL LEGEND
	<u>FLOOR, CEILING, ROOF TYPE INDICATOR</u>
F1	REFER TO FLOOR, CEILING, ROOF LEGEND
	<u>WORK POINT</u>
	(CONTROL or DATUM POINT)



CODE LEGEND

	COMMON PATH OF EGRESS		EXISTING CONSTRUCTION
	EXIT ACCESS TRAVEL DISTANCE		NEW CONSTRUCTION
	EXIT ACCESS STARTING/DECISION POINT		DEMOLISHED CONSTRUCTION
	1 HR RATED SEPARATION (FIRE BARRIER)		OCCUPANCY TYPE: STORAGE (S-1)
	FIRE EXTINGUISHER		OCCUPANCY TYPE: ASSEMBLY (A-3)
	FIRE EXIT		

CODE ANALYSIS

INTERNATIONAL BUILDING CODE ANALYSIS

- APPLICABLE CODES:
- STATE OF ALASKA
 - 2012 INTERNATION BUILDING CODE (WITH STATE AMENDMENTS)
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2012 INTERNATIONAL MECHANICAL CODE (WITH STATE AMENDMENTS)
 - 2012 INTERNATIONAL FIRE CODE (WITH STATE AMENDMENTS)
- CITY OF VALDEZ
- 2011 NATIONAL ELECTRIC CODE (WITH CITY OF VALDEZ AMENDMENTS)
 - 2009 UNIFORM PLUMBING CODE (WITH CITY OF VALDEZ AMENDMENTS)
- IBC SECTION 3401.4 ALTERATIONS
- MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE PER SECTION 116.
- IBC SECTION 3411 - ACCESSIBILITY FOR EXISTING BUILDINGS
- A FACILITY THAT IS ALTERED SHALL COMPLY WITH APPLICABLE PROVISIONS IN CHAPTER 11 OF THIS CODE, UNLESS TECHNICALLY INFEASIBLE.
- UPC TABLE 4-1
- TABLE 4-1 APPLIES TO NEW BUILDINGS, ADDITIONS TO A BUILDING, AND CHANGES OF OCCUPANCY OR TYPE OF AN EXISTING BUILDING RESULTING IN INCREASED OCCUPANT LOAD. DESIGNED ALTERATIONS DO NOT CHANGE THE USE OR INCREASE THE OCCUPANT LOAD OF THE BUILDING.

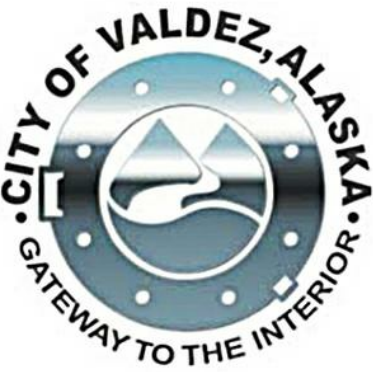
- IBC SECTION 302 OCCUPANCY CLASSIFICATION: MIXED USE NON SEPARATED - A3 (ASSEMBLY) & STORAGE S-1. EXISTING S-1 STORAGE BEING REDUCED FROM 7,186 SF TO 1,210 SF.
- IBC SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS
- TYPE VB - A-3 (S) - 1 STORY - 6,000 SF (MOST RESTRICTIVE)
 - TYPE VB - S-1 (S) - 1 STORY - 9,000 SF
- IBC SECTION 506.2 FRONTAGE INCREASE
- WHERE A BUILDING HAS MORE THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF NOT LESS THAN 20 FEET, THE FRONTAGE INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2.
 - $((228 \text{ FT}/341 \text{ FT}) - 25)/30/30 = .42$
 - AREA INCREASE - $6,000 \times .42 = 2,520 \text{ SF}$
- IBC SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE
- A BUILDING EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200%.
 - AREA INCREASE - $6,000 \times 200\% = 12,000$
- TOTAL ALLOWABLE AREA: 14,520 SF
- IBC SECTION 508.3 NONSEPARATED OCCUPANCIES
- NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. ...THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 WHICH APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.
- 508.3.3 SEPARATION
- NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.
- IBC 601 (TABLE 601) CONSTRUCTION TYPE
- TYPE VB (WITH SPRINKLER)
- IBC SECTION 803.9 INTERIOR FINISH REQUIREMENTS BASED ON GROUP
- GROUP S
 - ROOMS AND ENCLOSED SPACES: CLASS C
- IBC SECTION 906 PORTABLE FIRE EXTINGUISHERS (FE): MAX. TRAVEL DISTANCE TO FE: 75 FT

- IBC SECTION 907.2.1 FIRE ALARM AND DETECTION SYSTEMS
- GROUP A/S (AS IT APPLIES TO THE STORAGE AREA ALTERATIONS):
 - EXCEPTION: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.3.1.1 AND OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW.
- IBC SECTION 1004 OCCUPANT LOAD (STORAGE)
- BUSINESS AREAS: 1 OCCUPANT PER 300 GSF
 - STORAGE AREA: 1,210 SF/300 SF
 - OCCUPANT LOAD: 5 OCCUPANTS
- IBC SECTION 1005 MEANS OF EGRESS SIZING (STORAGE)
- MAX OCCUPANT LOAD OF EGRESS: 5
 - EGRESS WIDTH AT STAIRS: OCC X 3' = N/A
 - EGRESS WIDTH AT OTHER COMPONENTS: OCC X 2' = 1"
 - 1. EGRESS DOOR PROVIDED: 36"
- IBC SECTION 1007.1 ACCESSIBLE MEANS OF EGRESS REQUIRED
- WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1015.1 OR 1012.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.
 - EXCEPTION:
 - 1. ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS.
- IBC SECTION 1008: DOORS
- 1008.1.2: DOORS SHALL SWING IN DIRECTION OF TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE.
- IBC SECTION 1011: EXIT SIGNS
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
- IBC SECTION 1015.1: SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
- OCCUPANCY S, MAXIMUM OCCUPANT LOAD OF THE SPACE FOR ONE EXIT: 29
- IBC SECTION 1021.2: NUMBER OF EXITS
- ONE EXIT REQUIRED FOR S OCCUPANCY WITH 29 OR LESS OCCUPANTS/BASEMENT OR FIRST FLOOR, 29 OR LESS OCCUPANTS ON LEVEL 02, AND A MAXIMUM TRAVEL DISTANCE LESS THAN 100 FEET WITH SPRINKLER SYSTEM.

CODE ANALYSIS & GENERAL INFO

AUTHOR: JMS
REVISION:
ISSUE DATE: 02.08.2019

CHECKED: N/A

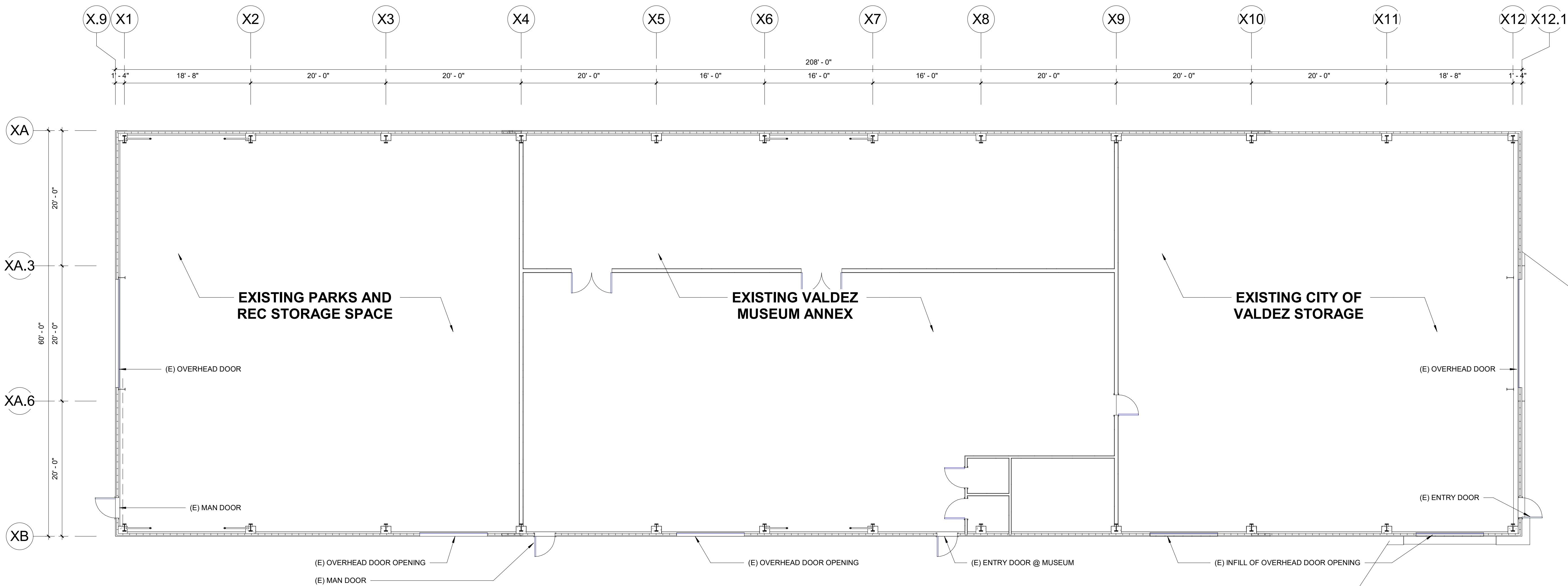


PRELIMINARY
NOT FOR
CONSTRUCTION

CITY OF VALDEZ
WAREHOUSE 1 REMODEL
436 S HAZELET, VALDEZ, AK 99686

SCHEMATIC DESIGN
ECL ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO.17-0009.01

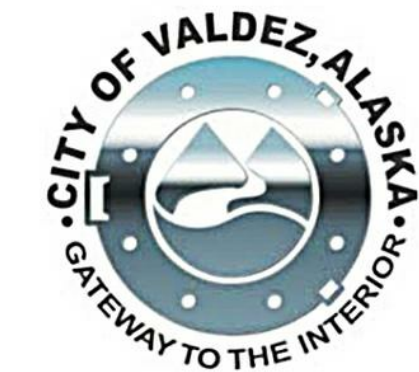
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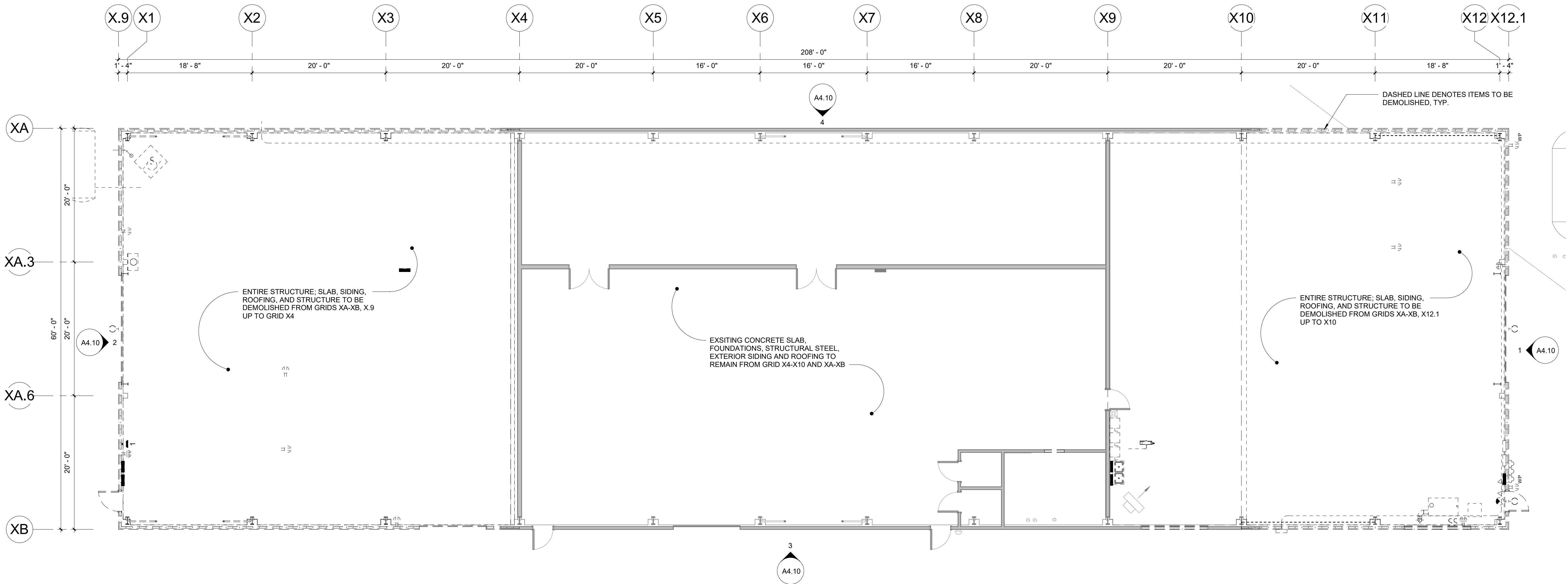


GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND EQUIPMENT LOCATIONS. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS

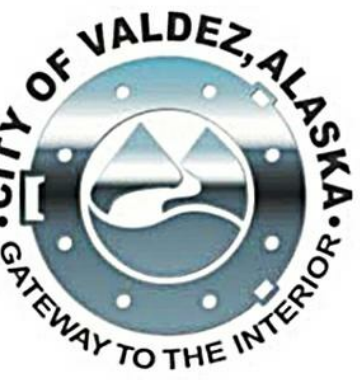
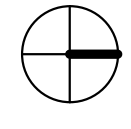
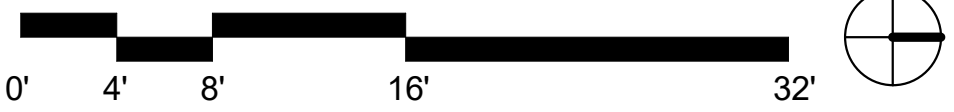
1 FLOOR PLAN (EXISTING)
1/8" = 1'-0"





- DEMOLITION GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS AND EQUIPMENT LOCATIONS. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS
 2. COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION
 3. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. REPAIR, PATCH, AND PAINT AS NEEDED. SURFACES WHICH ARE TO REMAIN BUT HAVE BECOME SOILED OR DAMAGED BY DEMOLITION WORK, TO LIKE NEW CONDITION

1 FLOOR PLAN (DEMO)
1/8" = 1'-0"



CITY OF VALDEZ
WAREHOUSE 1 REMODEL
436 S HAZELET, VALDEZ, AK 99686

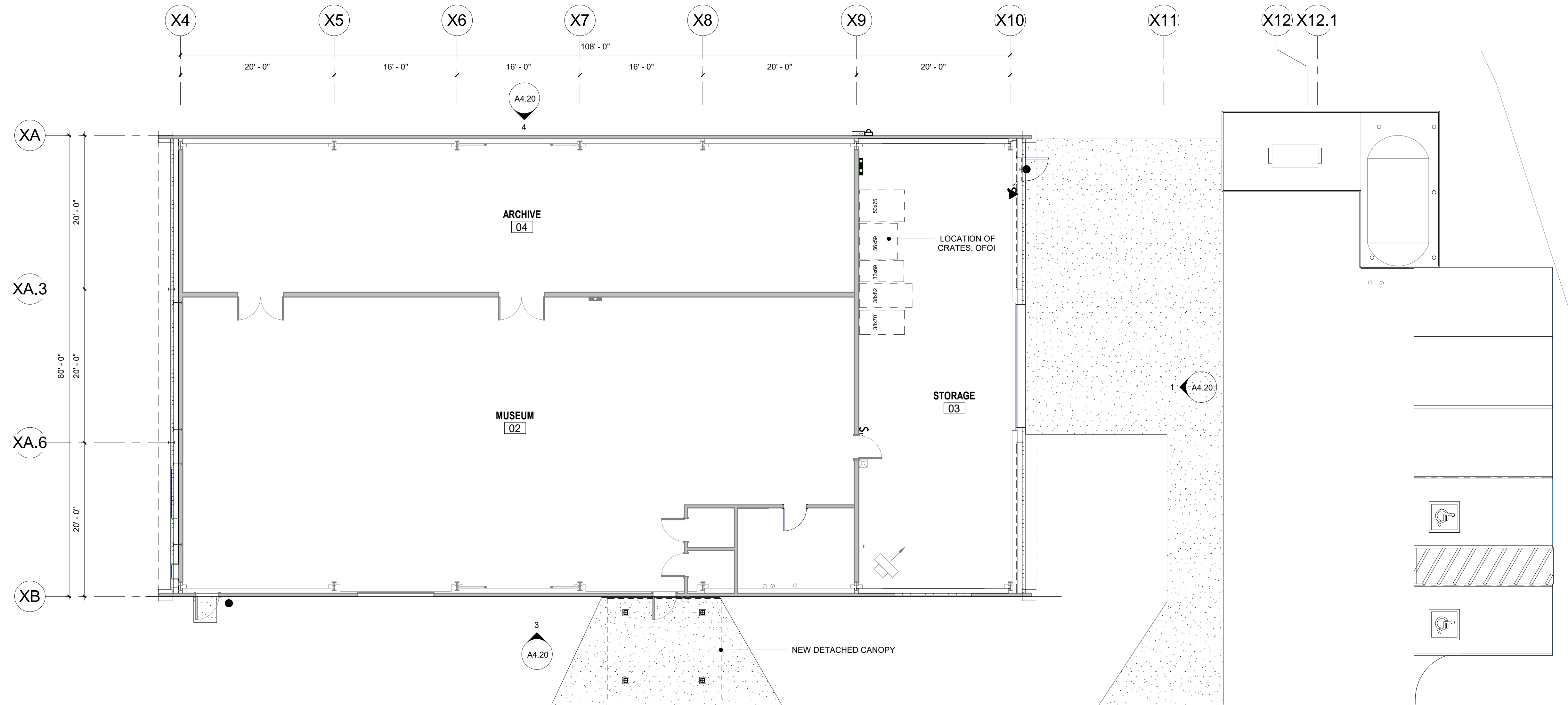
PRELIMINARY
NOT FOR
CONSTRUCTION

DEMOLITION PLAN
AUTHOR: DPP/JMS
REVISION:
ISSUE DATE: 02.08.2019

A2.11
FULL SIZE PRINTED ON 22 x 34

ECI ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO.17-0009.01

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1 FLOOR PLAN
1/8" = 1'-0"

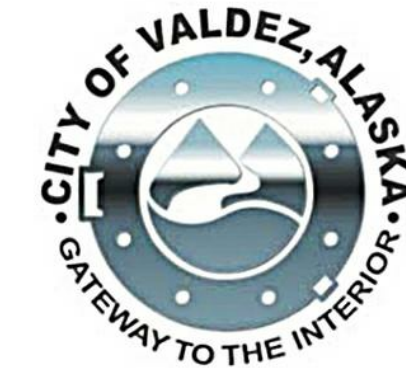
FLOOR PLAN (NEW)

AUTHOR: DPP
REVISION:
ISSUE DATE: 02.08.2019

CHECKED:
02.08.2019

A2.20

FULL SIZE PRINTED ON 22 x 34

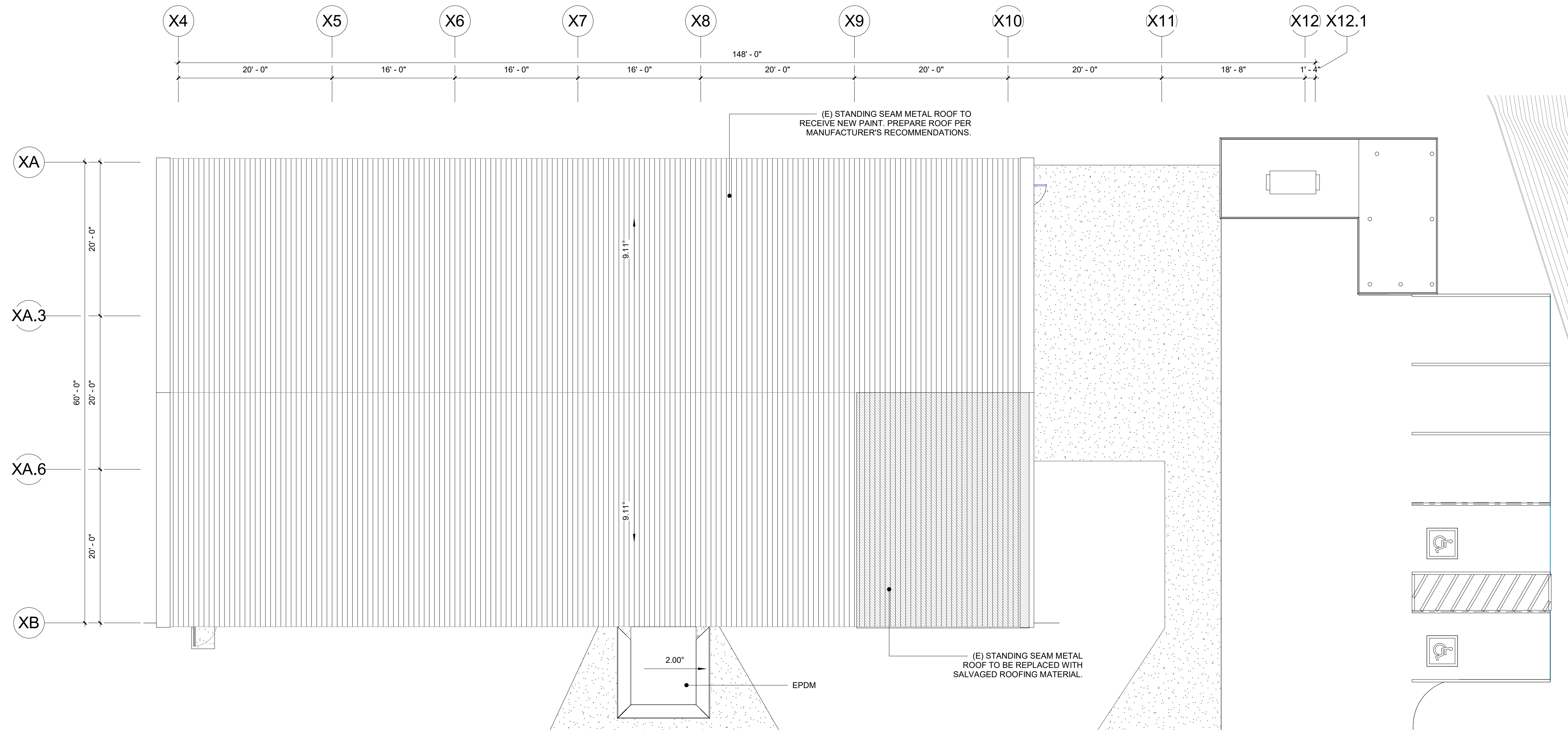


PRELIMINARY
NOT FOR
CONSTRUCTION

CITY OF VALDEZ
WAREHOUSE 1 REMODEL
436 S HAZELET, VALDEZ, AK 99686

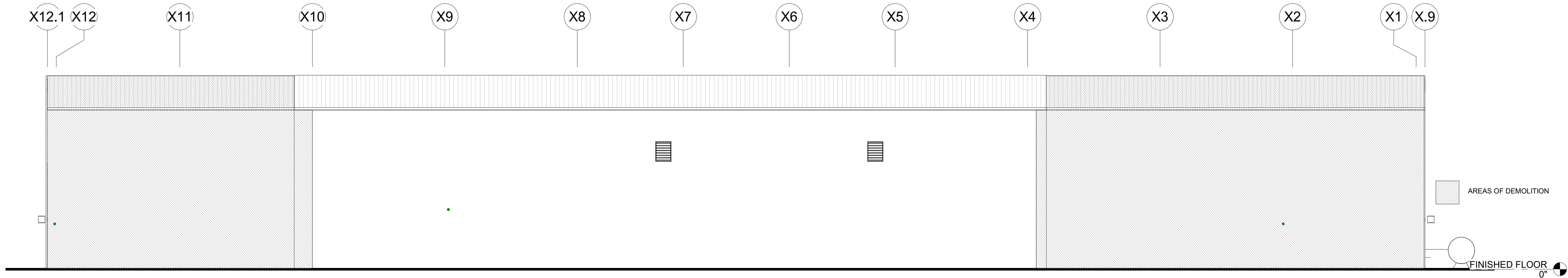
SCHEMATIC DESIGN

ECI ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO. 17-0009.01

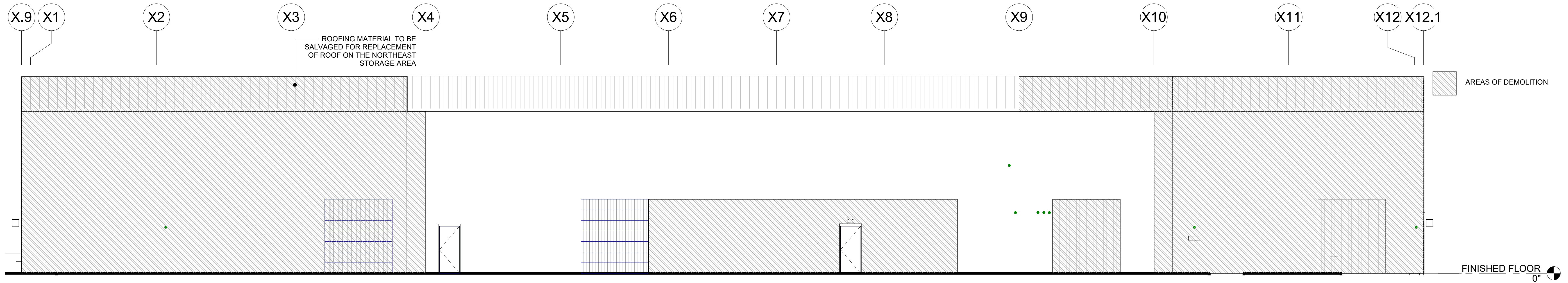


1 ROOF PLAN
1/8" = 1'-0"

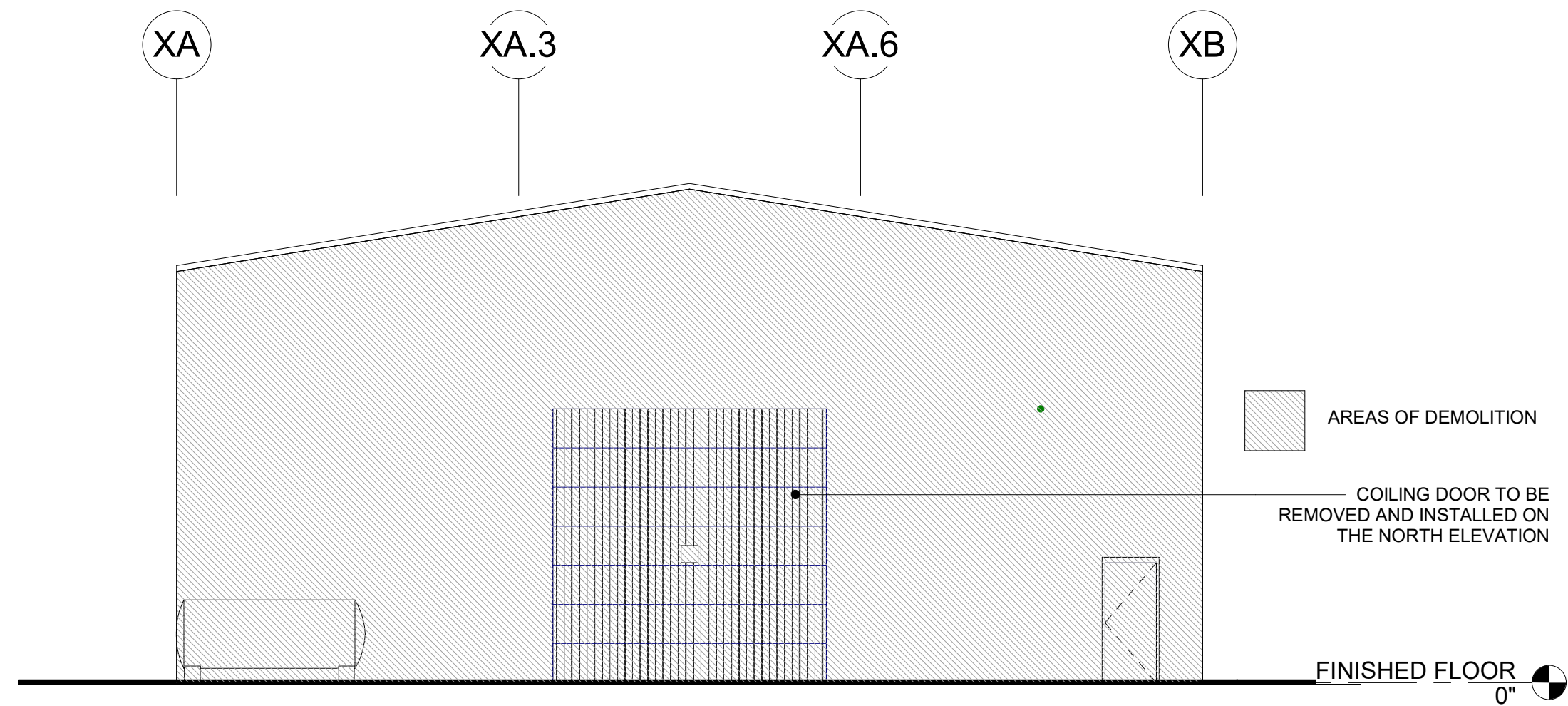




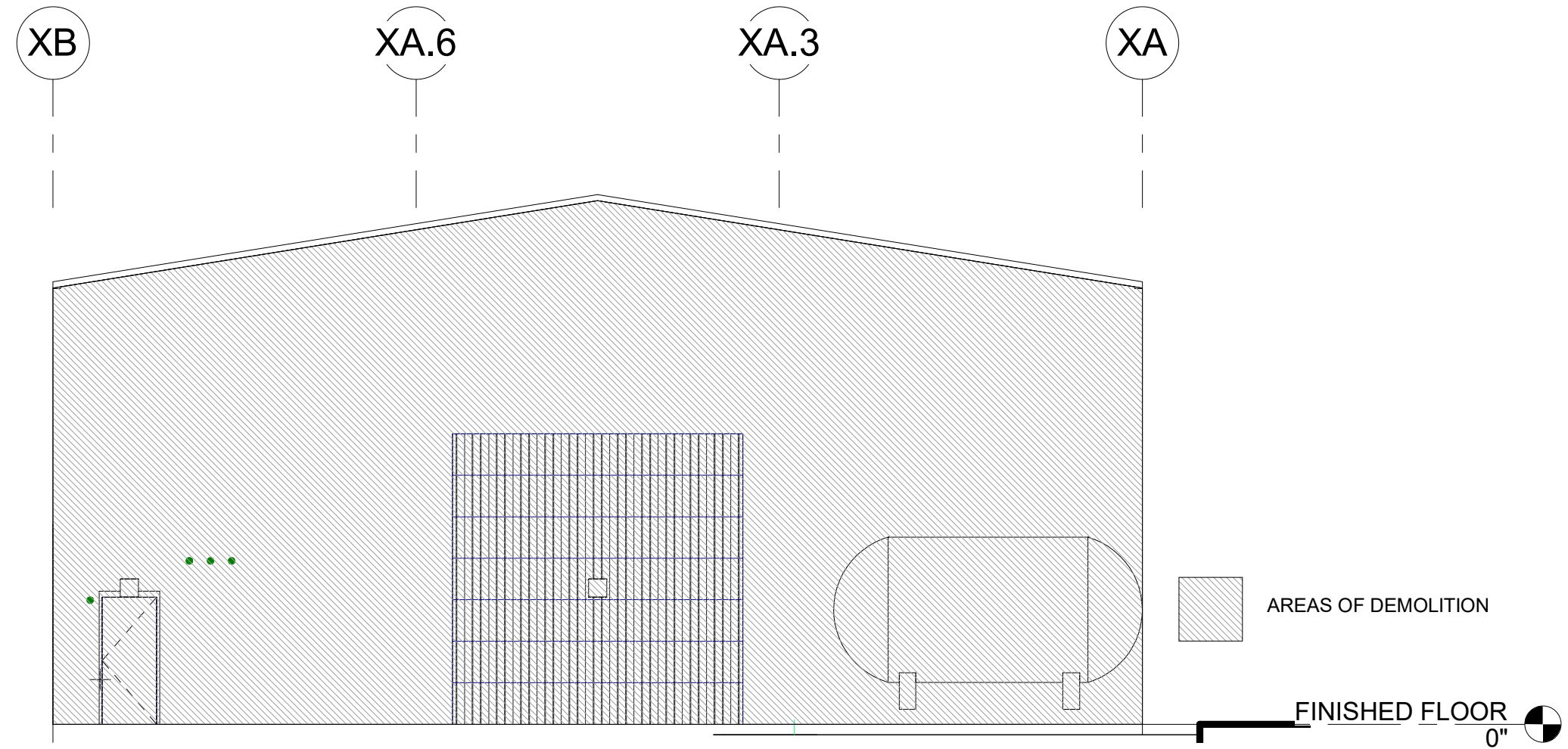
④ WEST ELEVATION (EXISTING)
1/8" = 1'-0"



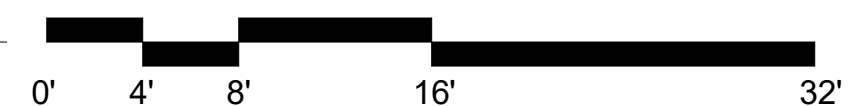
③ EAST ELEVATION (EXISTING)
1/8" = 1'-0"



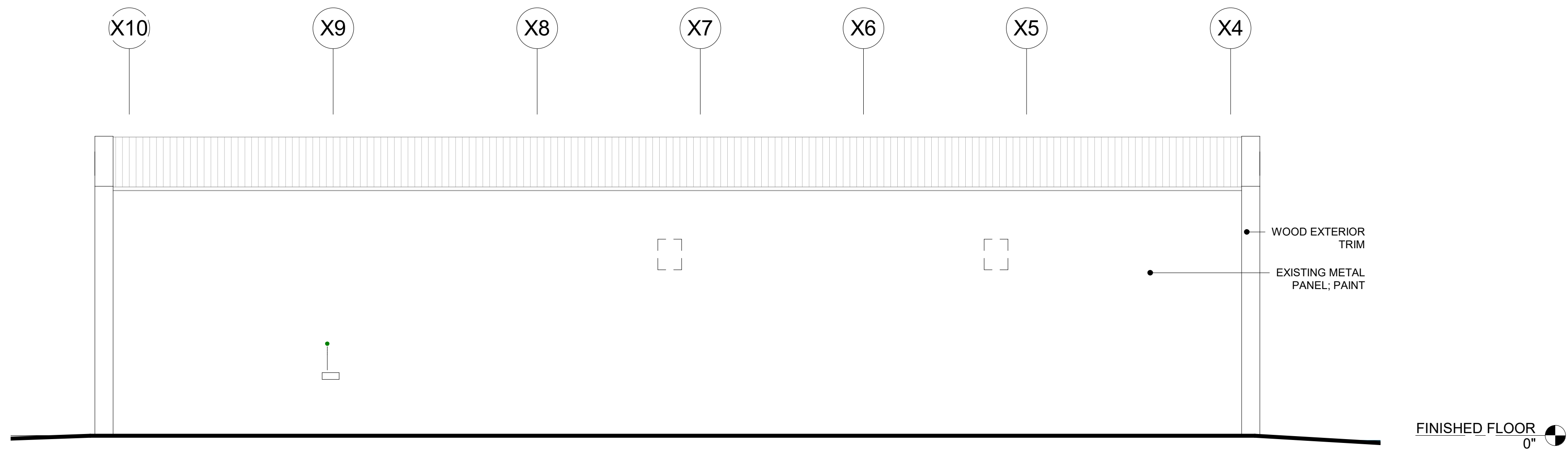
② SOUTH ELEVATION (EXISTING)
1/8" = 1'-0"



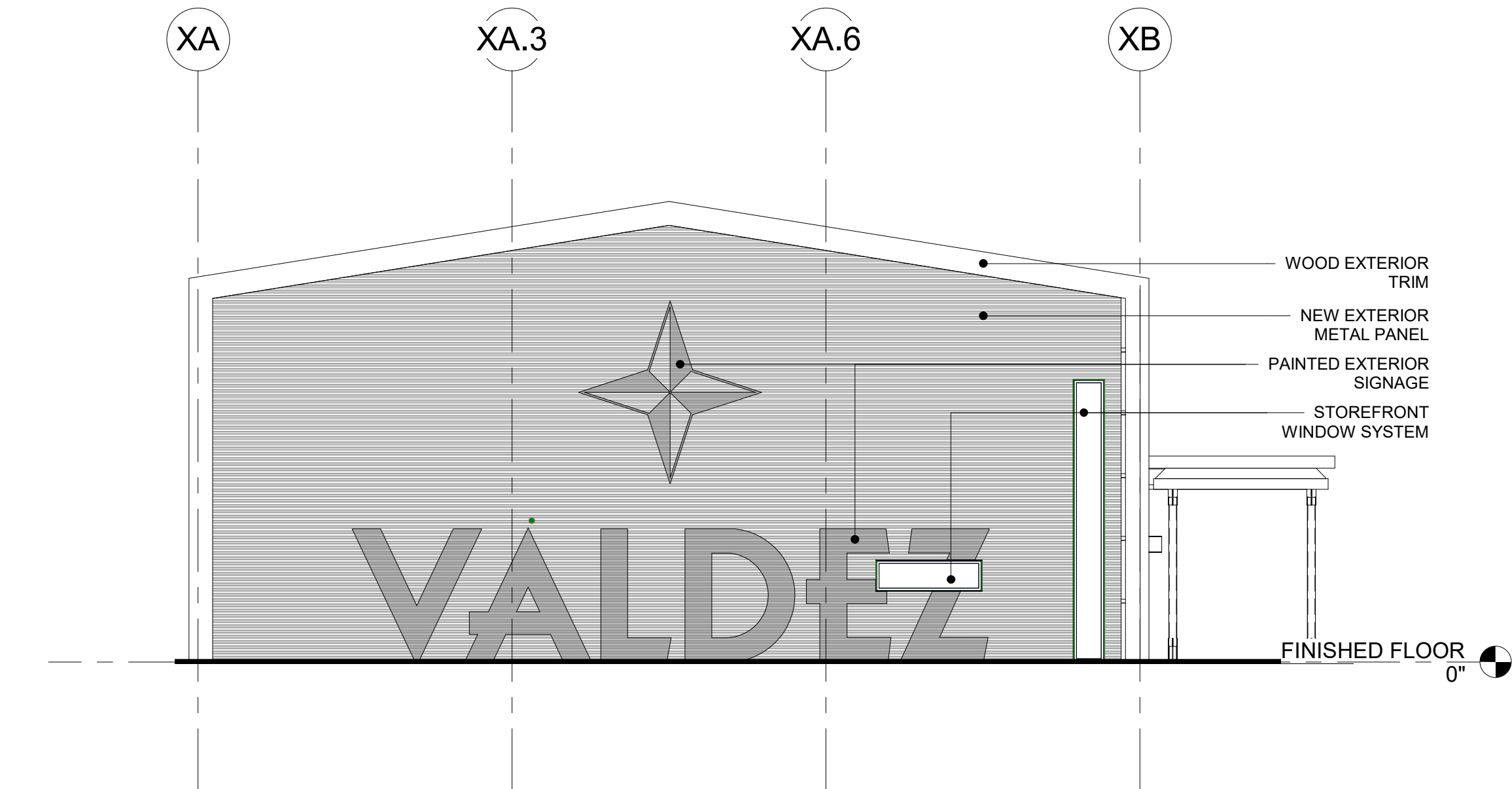
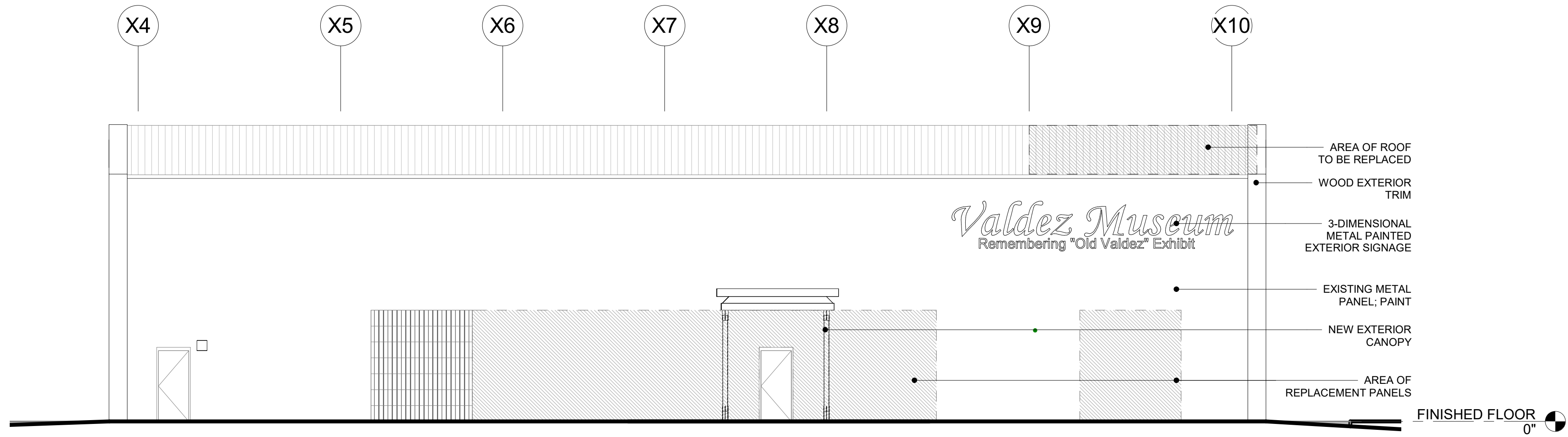
① NORTH ELEVATION (EXISTING)
1/8" = 1'-0"



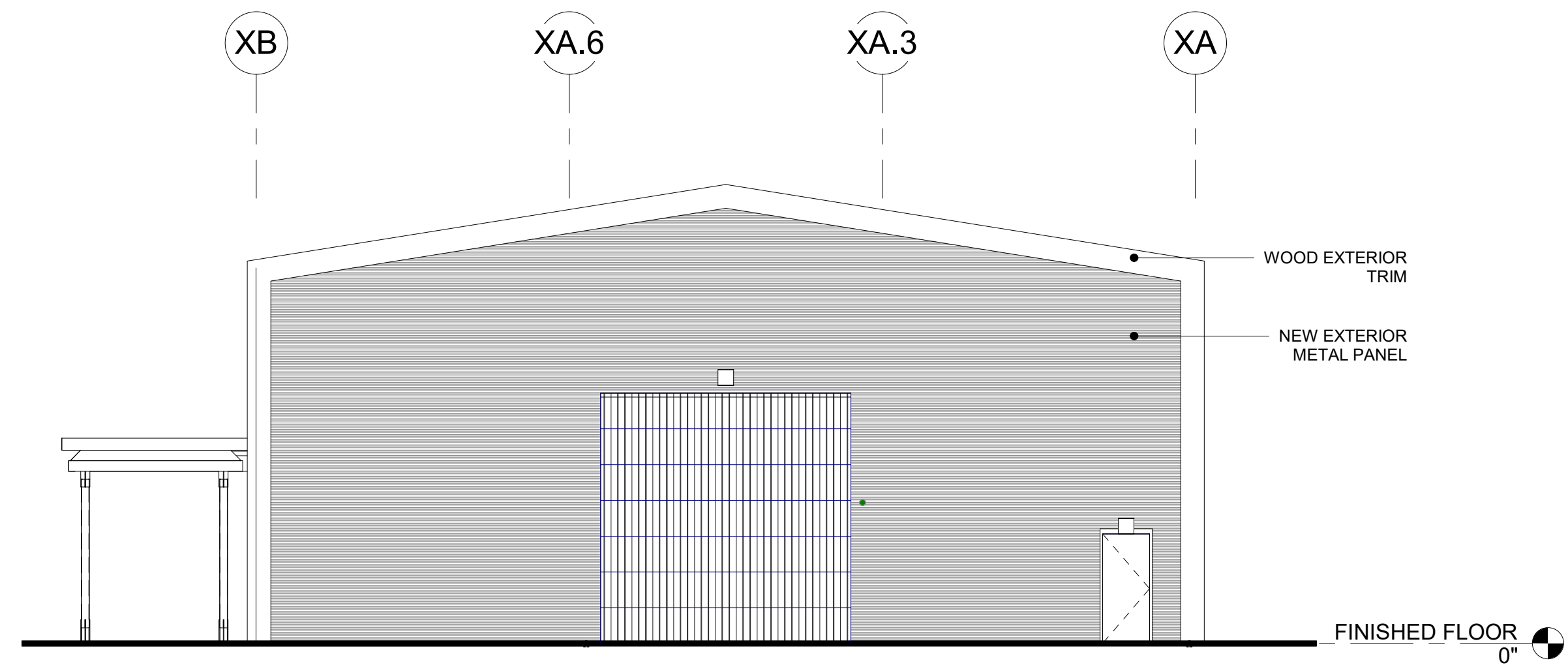
④ WEST ELEVATION (NEW)
1/8" = 1'-0"



③ EAST ELEVATION (NEW)
1/8" = 1'-0"

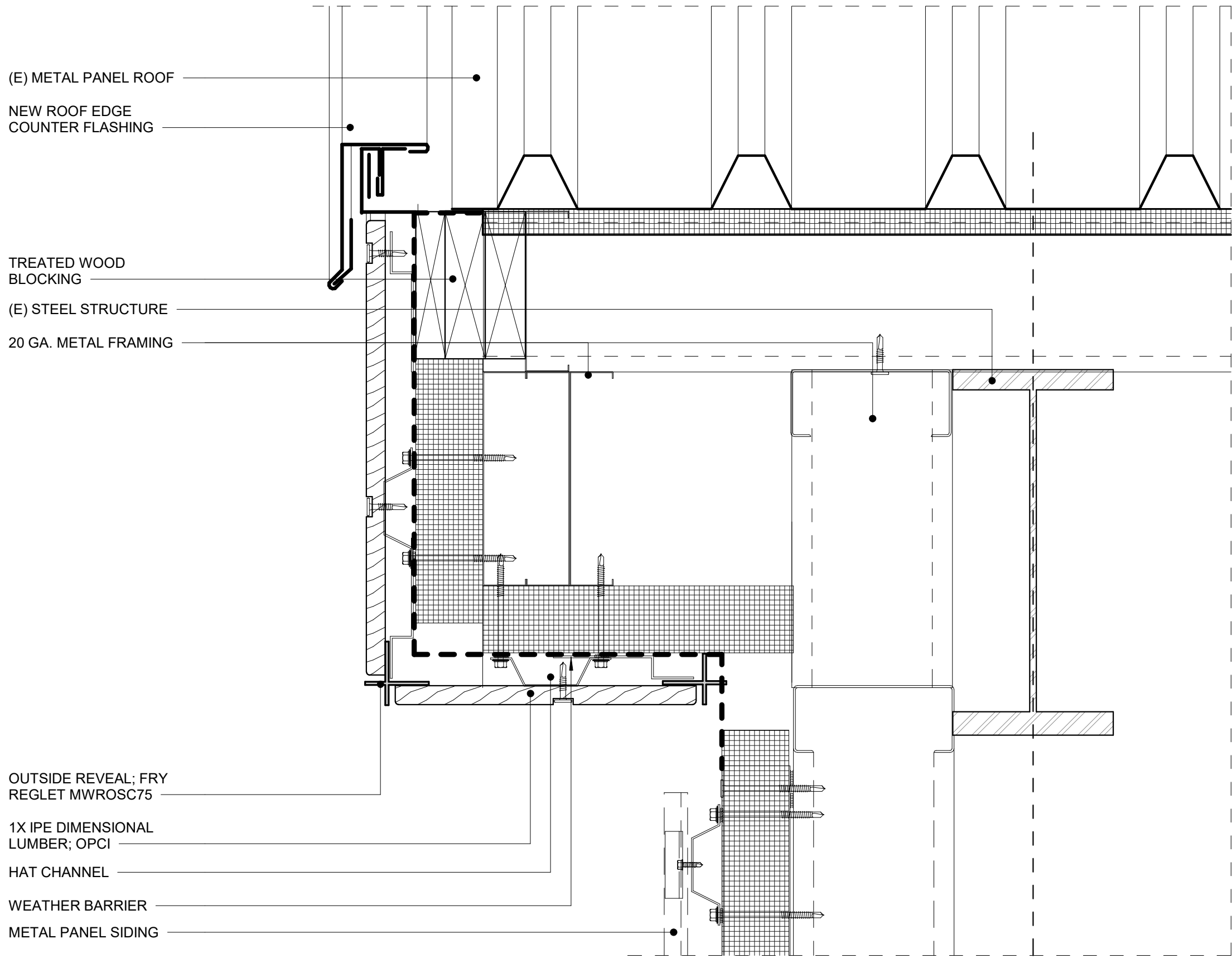


② SOUTH ELEVATION (NEW)
1/8" = 1'-0"

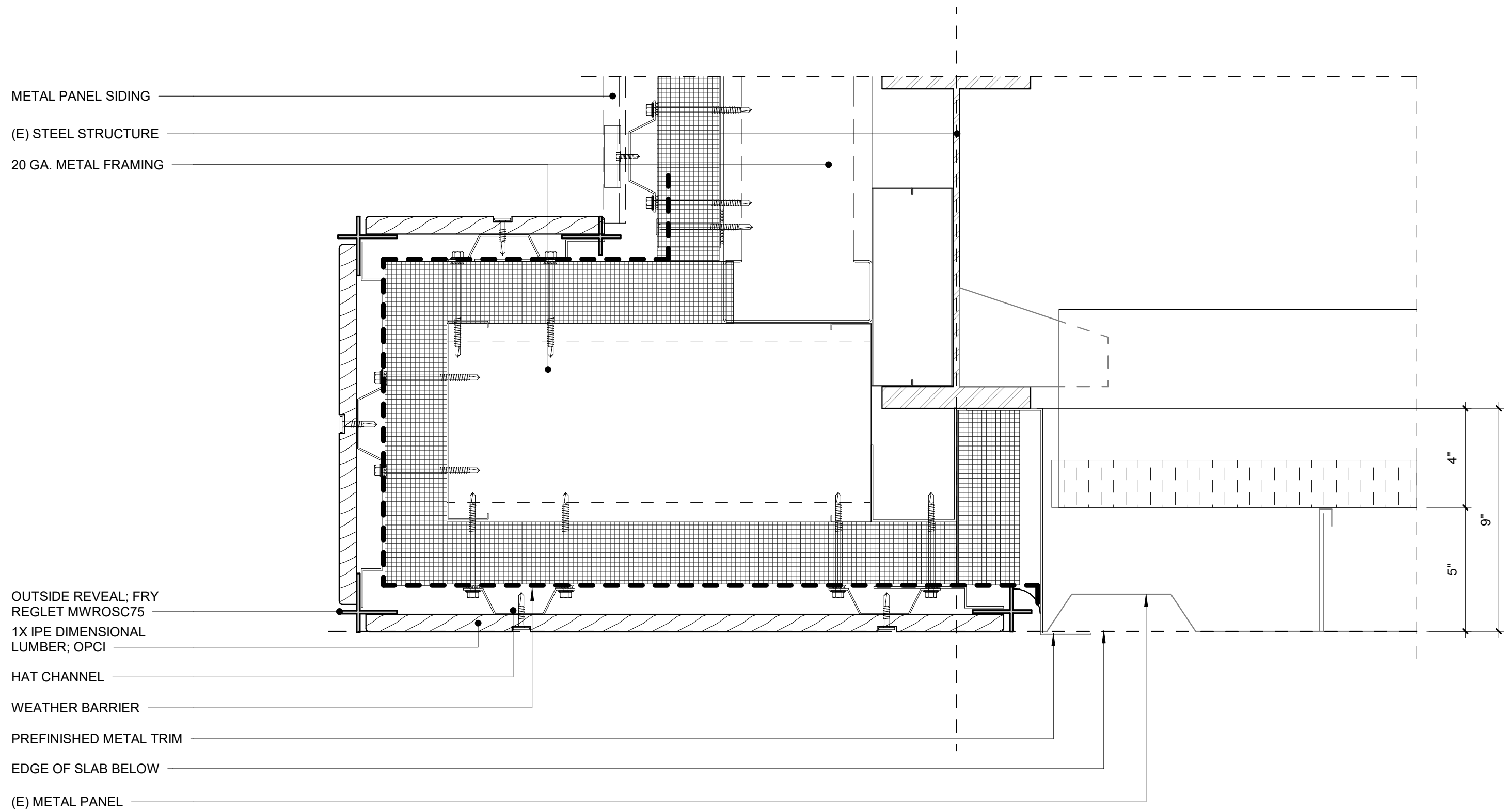


① NORTH ELEVATION (NEW)
1/8" = 1'-0"

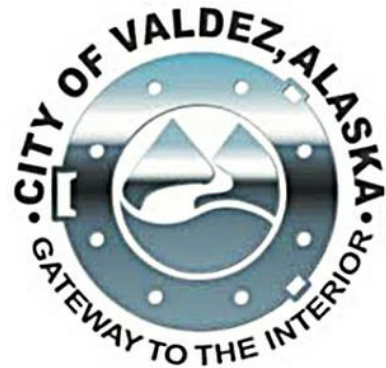




② SECTION DETAIL - NEW WALL TRIM
3" = 1'-0"



① PLAN DETAIL - NEW WALL TRIM
3" = 1'-0"



EXTERIOR DETAILS

AUTHOR: Author
REVISION:
ISSUE DATE: 02.08.2019

CHECKED: Checker

CITY OF VALDEZ
WAREHOUSE 1 REMODEL
436 S HAZELET, VALDEZ, AK 99686

SCHEMATIC DESIGN

ECI ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO.17-0009.01

GENERAL NOTES

1.

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
2.

THE INTERNATIONAL BUILDING CODE (IBC) 2012 AND ITS REFERENCED STANDARDS, HEREIN REFERRED TO AS "THE CODE".
3.

PRIOR TO FABRICATION AND CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND DIMENSIONS ASSOCIATED WITH THE WORK. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE RELATED WORK.
4.

CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS FOUNDATIONS, ETC. THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY IF ANY SUCH STRUCTURES ARE FOUND.
5.

THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LIVE LOADS.
6.

THESE CONTRACT DRAWINGS WERE PREPARED WITH THE ASSISTANCE OF OWNER PROVIDED INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS AND VERIFICATION OF EXISTING CONSTRUCTION, ELEVATIONS, AND DIMENSIONS. IF EXISTING CONDITIONS VARY FROM THE REQUIREMENTS OF THE CONTRACT, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF RECORD BEFORE WORK STARTS.

STRUCTURAL DESIGN DATA

1.

LOADS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE ARE ALSO IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF IBC 2012 AS MODIFIED BY THE CITY OF VALDEZ.

LIVE LOADS:

ROOF 20PSF
OFFICES 50 PSF AND 20 PSF PARTITION

SNOW LOADS: IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE

P_g = 160 lb/ft²
P_f = 101 lb/ft²
C_e = .9
C_t = 1.2
I = 1
P_s = 101PSF

WIND LOADS: IN ACCORDANCE WITH THE CODE.
BASIC WIND SPEED V = 137 MPH
WIND IMPORTANCE I = 1.00
OCCUPANCY CATEGORY II
WIND EXPOSURE CATEGORY EXPOSURE D
INTERNAL PRESSURE COEFFICIENT. . . GCpi = ±0.18

COMPONENT AND CLADDING WIND PRESSURES (PSF)								
ZONE	<25sq. FT		25-100sq. FT		>100sq. FT			
1	45.1	-41.4	45.1	-41.4	45.1	-41.4		
2	67.7	-63.9	67.7	-63.9	45.1	-41.1		
3	90.2	-124.1	67.7	-63.9	45.1	-41.4		
ZONE	10sq. FT		20sq. FT		50sq. FT		100sq. FT	
4 MAIN WALL	30.8	-34.4	29.4	-32.0	27.6	-30.2	26.2	-28.8
5 EDGE WALL	30.8	-41.3	29.4	-38.6	27.6	-34.9	26.2	-32.0

COMPONENT & CLADDING ZONES SHALL BE PER FIGURE 30.8-3 IN ASCE 7-10.
a=5ft

SEISMIC LOADS: BASED ON THE EQUIVALENT LATERAL FORCE PROCEDURE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE.

SEISMIC IMPORTANCE FACTOR I = 1.0
OCCUPANCY CATEGORY II
SITE CLASS D
SHORT-PERIOD DESIGN ACCELERATION S_{DS} = 1.0g
1-SECOND DESIGN ACCELERATION S_{D1} = 0.77g
SEISMIC DESIGN CATEGORY D

ARCHITECTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS

1.

ALL COMPONENTS SHALL BE ANCHORED TO THE BUILDING STRUCTURE. ANCHORAGE SHALL BE DESIGNED FOR ALL DESIGN CASES, INCLUDING SEISMIC, BY THE CONTRACTORS ENGINEER AND SUBMITTED TO THE ENGINEER FOR APPROVAL. DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A REGISTERED ENGINEER IN THE STATE OF ALASKA.

FOUNDATION NOTES

1.

FOUNDATION DESIGN IS BASED ON THE AS-BUILT INFORMATION PROVIDED BY THE CITY OF VALDEZ.
2.

FOUNDATIONS & WALLS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:

ALLOWABLE BEARING PRESSURE*: 3000PSF**

COEFFICIENT OF FRICTION u = 0.25

*VALUES MAY BE INCREASED BY 1/3 FOR WIND OR SEISMIC LOAD CASES

FOOTINGS SHALL BEAR ON FIRM NATURAL SOILS.
3.

ALL FOOTING SUBGRADES AS REQUIRED AND ALL SLAB SUBGRADES SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ALL BACKFILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS, FOOTINGS, CAPS, MATS, WALLS AND PITS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY.
4.

ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH ACCEPTABLE GRANULAR FILL, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY.
5.

CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
6.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADES BEFORE AND AFTER PLACING OF CONCRETE UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
7.

ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTORS SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
8.

THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.
9.

NO CONSTRUCTION SHALL COMMENCE UNTIL ALL SEASONAL FROST HAS THAWED OR BEEN REMOVED.

STRUCTURAL CONCRETE NOTES

1.

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO CHP 19 OF THE CODE AND THE PROVISIONS IN ACI 318.
2.

SUITABLE CONCRETE MIXES SHALL BE PREPARED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE ENGINEER OF RECORD. CONCRETE SPECIFIED BY COMPRESSIVE STRENGTH SHALL BE PROPORTIONED ON THE BASIS DESCRIBED IN 1905.1.1 OF THE CODE.
3.

SCHEDULE OF CAST-IN-PLACE CONCRETE 28 DAY COMPRESSIVE STRENGTHS AND TYPES:

CONDITION	STRENGTH (PSI)	DENSITY (PCF)	W/C RATIO	AIR ENTRAINMENT
SLAB ON GRADE AND FOOTINGS	4500	150	0.45	4-7%

PORTLAND CEMENT SHALL CONFORM TO ASTM STANDARD C-150 AND TYPE AS FOLLOWS:
3. TYPE I/III - TYPICAL USE IN WARM/COLD SEASON CONCRETE, RESPECTIVELY.
TYPE II/V - FOR USE IN MODERATE/HIGH SULFATE CORROSIVE SOILS.

2.

AGGREGATE FOR HARD-ROCK CONCRETE (150 PCF) SHALL CONFORM TO THE REQUIREMENTS AND TESTS OF ASTM C-33.
3.

ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE IN CONFORMANCE WITH ASTM C-260.
4.

ALL REINFORCING BARS SHALL BE DEFORMED BAR CONFORMING TO THE STANDARDS OF ASTM A615, GRADE 60.
5.

WHERE INDICATED ON PLANS, ALL WELDED WIRE FABRIC SHALL CONFORM TO THE STANDARDS OF ASTM A185. A MINIMUM 8 INCH LAP SHALL BE PROVIDED FOR SIDE AND END LAPS. WELDED WIRE FABRIC SHALL BE SUPPORTED ON APPROVED CHAIRS.
6.

ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OF THE LATEST EDITION OF CHP 19 OF THE CODE, ACI 318 AND THE "ACI DETAILING MANUAL: DETAILS AND DETAILING CONCRETE REINFORCEMENT", ACI 315.
7.

CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION.

8.

REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
9.

DESIGN, REMOVAL AND RESHORING OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI 318, CHP 6.
10.

WHERE REQUIRED, DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING.
11.

MAXIMUM SLUMP SHALL BE 4 INCHES, UNO.
12.

MINIMUM CONCRETE COVER SHALL BE:
a. 3" FOR CONCRETE CAST AGAINST THE EARTH.
b. 1 1/2" FOR BARS EXPOSED TO WEATHER AND BEAMS AND COLUMNS.
c. 3/4" FOR SLABS.
13.

FOR COLD-WEATHER PLACEMENT (WHEN TEMPERATURE IS EXPECTED TO FALL BELOW 40 DEGREES F FOR THREE CONSECUTIVE DAYS), COMPLY WITH ACI 306.1 DO NOT USE FROZEN MATERIALS, MATERIALS CONTAINING ICE OR SNOW, OR CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS. A TEMPERATURE OF 50 DEGREES F MUST BE MAINTAINED DURING CURING VIA USE OF TENTING OR OTHER ACCEPTABLE ENCLOSURES. CONCRETE (OTHER THEN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50 DEGREES F AND IN A MOIST CONDITION FOR FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT. HIGH-EARLY-STRENGTH CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 3 DAYS.

STRUCTURAL STEEL NOTES

1.

ALL STRUCTURAL STEEL SHALL BE CONSISTENT WITH THE FOLLOWING STANDARDS:
STRUCTURAL WF (Fy=50ksi) ASTM A992
STRUCTURAL HSS TUBES (FY=46KSI) ASTM A500, GRADE B
STRUCTURAL STEEL PIPE (FY=35KSI) ASTM A53, GRADE B
STEEL PLATES, ANGLES, CHANNELS
& MISC (FY=36KSI) ASTM A36
2.

ALL VISIBLE STRUCTURAL STEEL SHALL BE AN ARCHITECTURALLY EXPOSED STEEL FEATURE ELEMENT.
3.

ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 OR A490. ALL BOLTS SHALL BE 3/4 INCH DIAMETER, UNO.
4.

ALL WELDING ELECTRODES SHALL BE E70XX.
5.

ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION.
6.

ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE AWS "D1.1 STRUCTURAL WELDING CODE-STEEL", LATEST EDITION.
7.

THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ENGINEER, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMs FOR ALL STRUCTURAL STEEL.
8.

ALL CONNECTIONS SHALL BE SIMPLE SHEAR CONNECTIONS USING HIGH-STRENGTH BOLTS IN BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE SHEAR PLANE IN SINGLE SHEAR, UNO.
9.

WHERE BOLTED CONNECTION ARE NOT REQUIRED BY DESIGN THE CONTRACTOR SHALL PROVIDE A MINIMUM OF (2) BOLTS PER CONNECTION.
10.

ALL BEAMS, JOISTS AND TRUSSES SHALL BE FABRICATED AND ERECTED WITH THE REQUIRED CAMBER UP. PROVIDE CAMBERS AS INDICATED ON THE DRAWINGS.
11.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS, ESPECIALLY WITH RESPECT TO STRUCTURAL STEEL FRAMING INTO CONCRETE WALLS, BEAMS OR COLUMNS.
12.

THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.
13.

STEEL PAINTING: ALL STEEL SHALL BE CLEANED BY METHODS COMPLYING WITH THE STEEL STRUCTURES PAINTING COUNCIL. REMOVE OIL, GREASE, AND SIMILAR CONTAMINANTS. EXCEPT FOR MEMBERS TO BE WELDED, APPLY STRUCTURAL STEEL PRIMER PAINT IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AT A RATE TO PROVIDE A UNIFORM DRY FILM THICKNESS OF 2.0 MILS. AFTER FINAL STEEL INSTALLATION, WIRE BRUSH EXPOSED STEEL SURFACES AND CLEAN WITH SOLVENTS BEFORE TOUCH-UP PAINTING. TOUCH-UP PAINT SHALL BE THE SAME AS SHOP PAINT. SEE ARCHITECTURAL FOR STEEL FINISH PAINT SYSTEM.
14.

ALL EXTERIOR STEEL SHALL BE HOT DIPPED GALVANIZED.

15.

ALL EXTERIOR BOLTS SHALL BE HOT DIPPED GALVANIZED UNO.
16.

THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL STEEL MEMBERS, PLATES AND CONNECTION HARDWARE INCLUDING COATING. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
17.

ALL STEEL FABRICATED OFF SITE SHALL BE FABRICATED BY A QUALIFIED FABRICATOR THAT PARTICIPATES IN THE AISC QUALITY CERTIFICATION PROGRAM AND IS DESIGNATED AN AISC-CERTIFIED PLANT, CATEGORY STD.

POST-INSTALLED CONCRETE ANCHOR NOTES

1.

THE SPECIFIC MANUFACTURER, SIZE AND EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE PROVIDED AS INDICATED ON THE PLANS. ANY SUBSTITUTION OF BRAND, TYPE OR SIZE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.
2.

ALL POST-INSTALLED ANCHORS SHALL MEET MINIMUM EMBEDMENT, EDGE DISTANCE AND SPACING REQUIREMENTS AS DIRECTED IN THE APPLICABLE ICC-ES REPORT.
3.

WHEN PLACING EXPANSION ANCHORS IN EXISTING CAST-IN-PLACE STRUCTURAL CONCRETE OR CMU (DECKS, COLUMNS, WALLS, ETC.) THE CONTRACTOR SHOULD USE CAUTION TO NOT CUT OR DAMAGE EXISTING REINFORCING STEEL.
4.

THE CONTRACTOR MAY NOT SUBSTITUTE CAST-IN-PLACE BOLTS AND RODS WITH POST-INSTALLED ANCHORS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
5.

USE HOT-DIPPED GALVANIZED OR STAINLESS ANCHORS WHEN EXPOSED TO EXTERIOR OR DAMP CONDITIONS, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6.

ANCHORS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CODE SECTION 1704.15 AND THE APPLICABLE ICC-ES REPORT.
7.

ALL TESTING IS TO BE DONE IN THE PRESENCE OF THE PROJECT INSPECTOR OF RECORD.

ABBREVIATIONS

& AND
ACI AMERICAN CONCRETE INSTITUTE
AESS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AISC AMERICAN INSTITUTE OF STEEL CONST.
ARCH ARCHITECTURAL
ASCE AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS AMERICAN WELDING SOCIETY
CHP CHAPTER
CMU CONCRETE MASONRY UNIT
DEMO DEMOLISH
DI/AM/Ø DIAMETER
(E) EXISTING
ETC ET CETERA
FF FINISH FLOOR
FT FOOT/FEET
H/HORIZ HORIZONTAL
HSS HOLLOW STRUCTURAL SECTION
IBC INTERNATIONAL BUILDING CODE
K KIP (1000 LB)
KSI KIPS PER SQUARE INCH
LB POUND
MIL ONE THOUSANDTH OF AN INCH
MISC MISCELLANEOUS
MIN MINIMUM
MPH MILES PER HOUR
OC ON CENTER
OPP OPPOSITE HAND
PCF POUNDS PER CUBIC FOOT
PEMB PRE-ENGINEERED METAL BUILDING
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
QTY QUANTITY
SIM SIMILAR
STD STANDARD
SQ SQUARE
TOC TOP OF CONCRETE
TOS TOP OF STEEL
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
V VERTICAL
WF WIDE FLANGE

SHEET INDEX - STRUCTURAL	
NUMBER	SHEET NAME
S0.01	GENERAL NOTES
S0.03	TYPICAL FOUNDATION DETAILS
S1.01	FOUNDATION AND SLAB DEMO PLAN
S2.01	FOUNDATION AND SLAB
S3.01	END WALL ELEVATION

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GENERAL NOTES

AUTHOR: DJM
REVISION:
ISSUE DATE: 02.08.2019

CITY OF VALDEZ

WAREHOUSE 1 REMODEL

436 S HAZELET VALDEZ, AK 99686

SCHEMATIC DESIGN

PDC ENGINEERS INC.

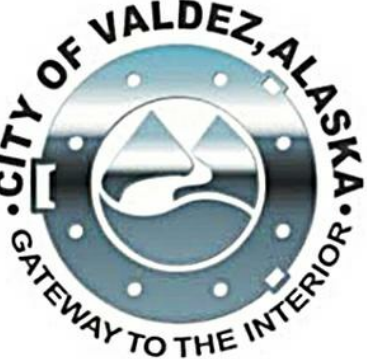
2700 GAMBELL ST. STE. ANCHORAGE ALASKA 99503
907.743.3200(AEC0605)

ECI ARCHITECTURE DESIGN STRATEGY

3909 ARCTIC BOULEVARD, SUITE 103 ANCHORAGE, ALASKA 99503 907.561.5543

PROJECT NO. 17-00009.01

PRELIMINARY
NOT FOR
CONSTRUCTION

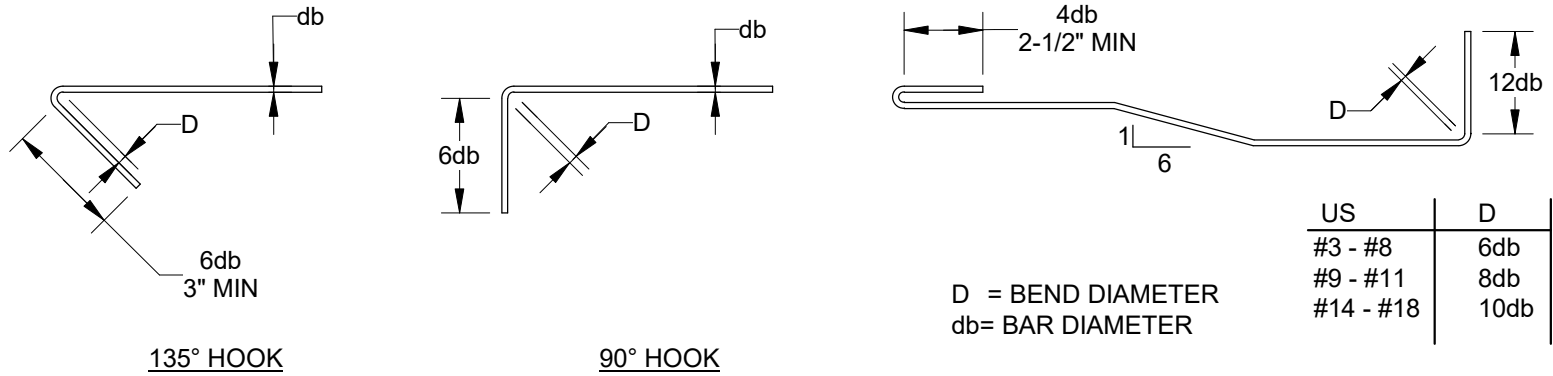


F'c (PSI)	CLASS "B" TENSION LAP SPLICE									
	BAR SIZE (GR 60)	3	4	5	6	7	8	9	10	11
	BAR DIAMETER (IN)	0.375	0.5	0.625	0.75	0.875	1	1.128	1.27	1.41
4500	TOP BAR	23	31	38	46	53	61	69	77	86
	BOTTOM BAR	18	24	29	35	41	47	53	60	66

SCHEDULE NOTES:

1. REINFORCEMENT CLEAR SPACING OF THE BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN ONE BAR DIAMETER, CLEAR COVER IS NOT LESS THAN ONE BAR DIAMETER AND STIRRUPS ARE PLACED CONTINUOUSLY THROUGHOUT SPLICE LENGTH.
2. THE ABOVE VALUES ARE EXPRESSED FOR NORMAL-WEIGHT CONCRETE ONLY.
3. THE ABOVE VALUES RELATE ONLY TO PLAIN (UNCOATED) DEFORMED REINFORCING.
4. TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF NEW CONCRETE PLACED MONOLTHICALLY BELOW BAR.
5. BOTTOM BARS ARE HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF NEW CONCRETE PLACED BELOW BAR.

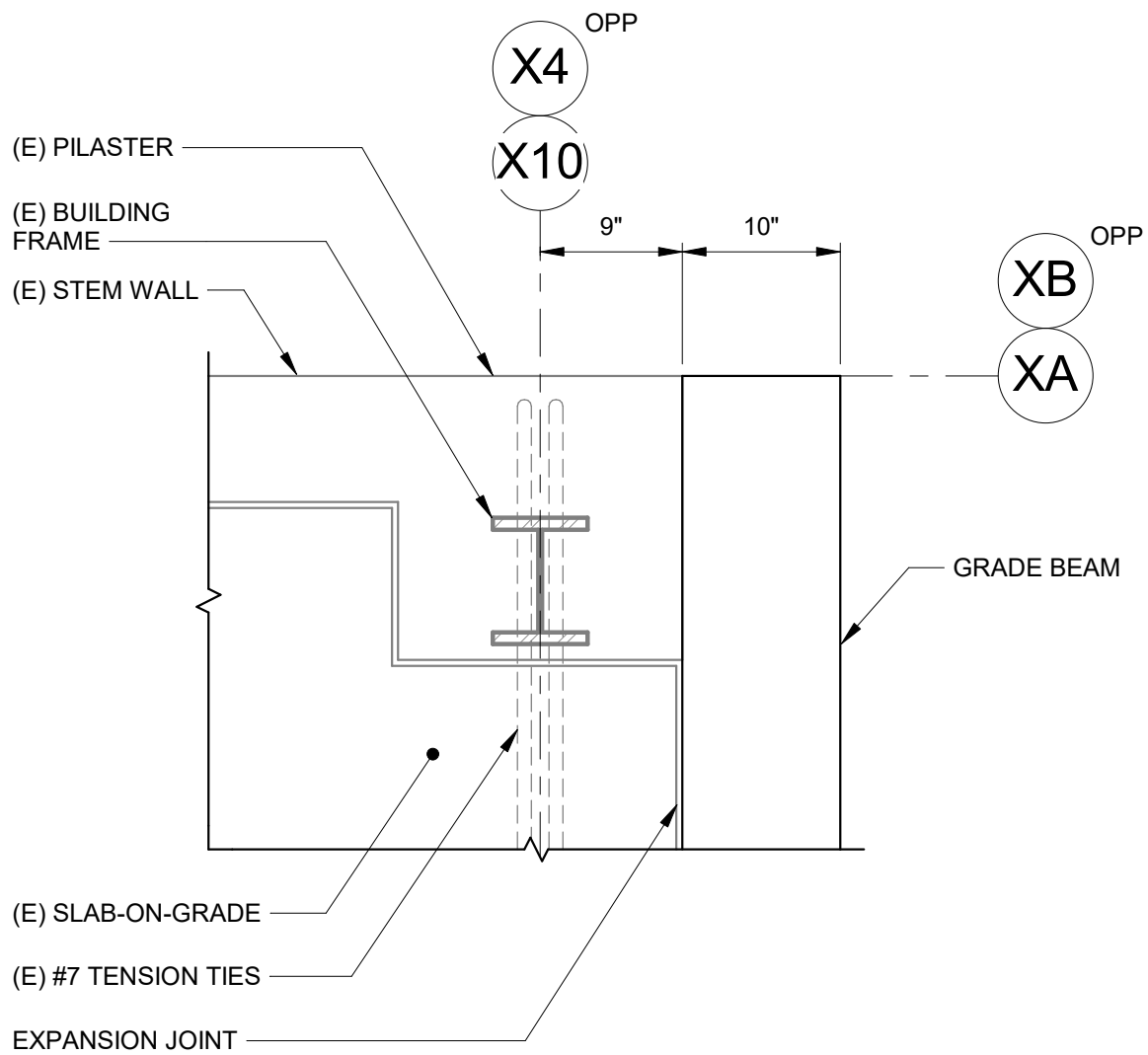
1 TYPICAL LAP SPLICE SCHEDULES
12" = 1'-0"



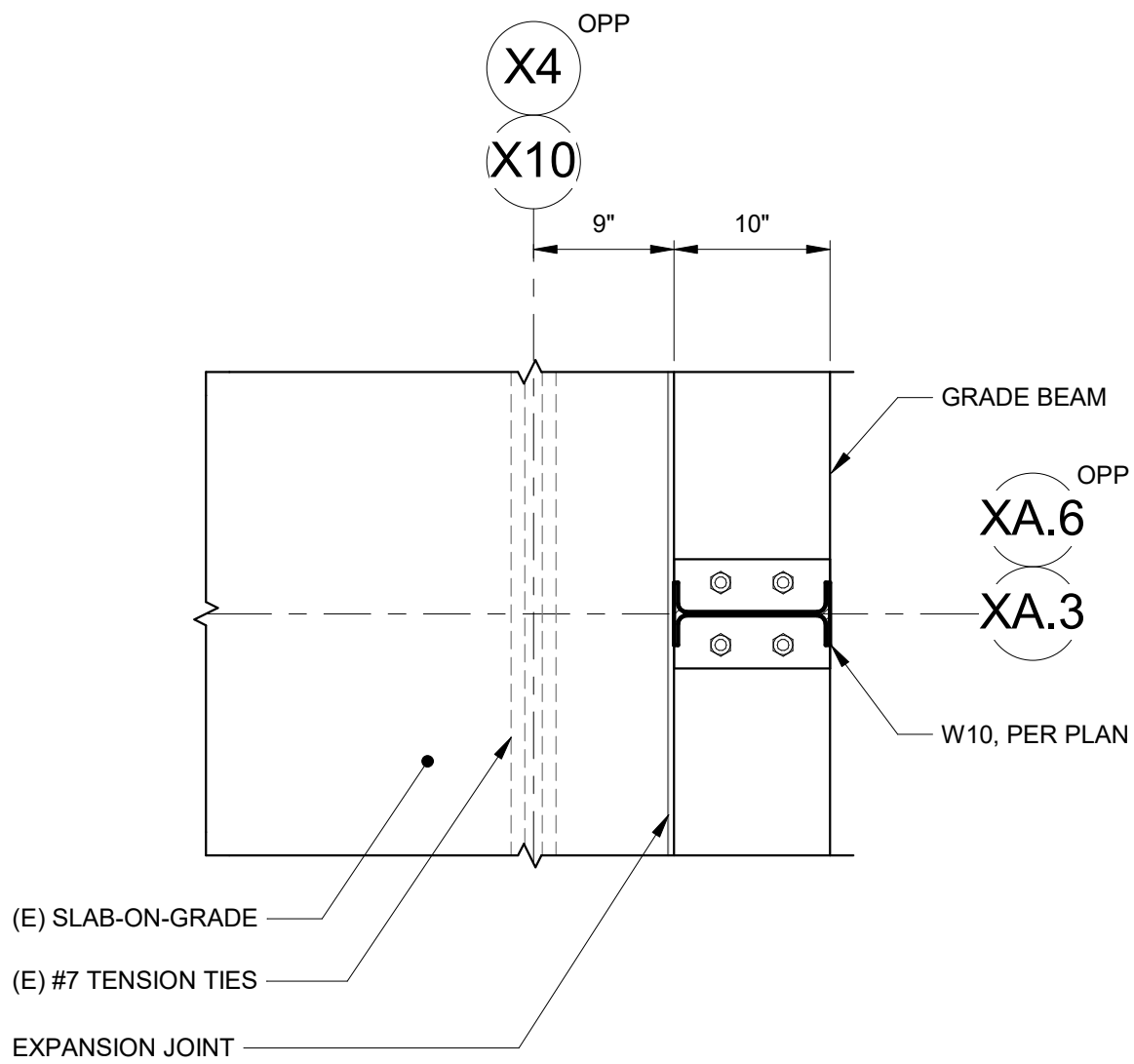
TIE AND STIRRUP REINF

STANDARD HOOKS

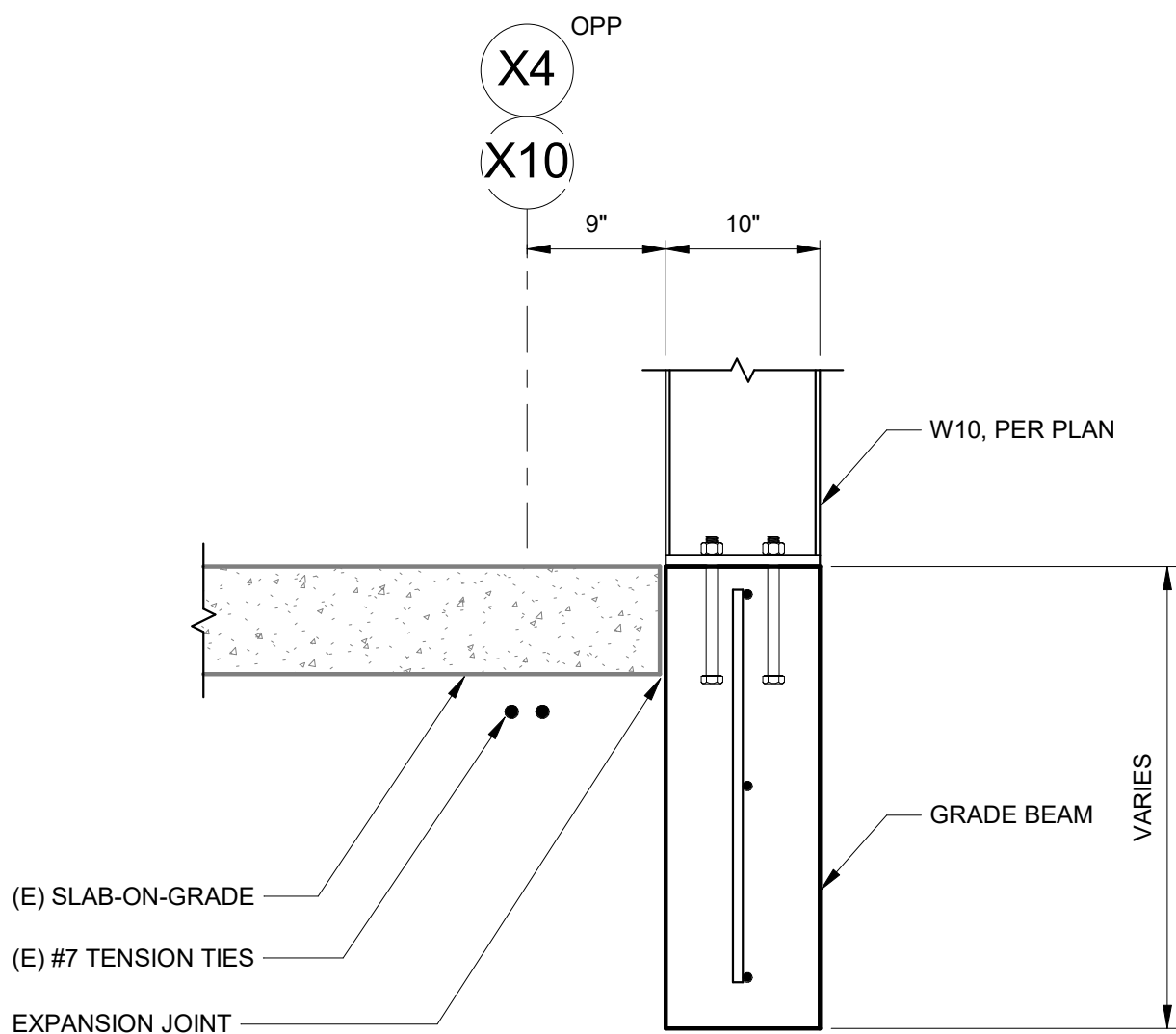
2 TYPICAL REINFORCING HOOK DETAILS
3/4" = 1'-0"



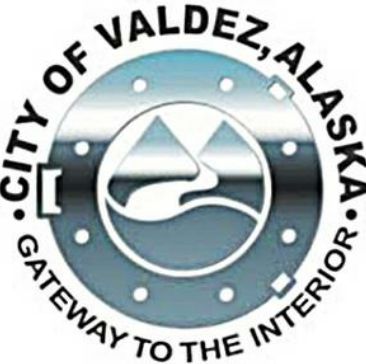
4 TYPICAL DETAIL AT (E) PILASTER
1" = 1'-0"



8 TYPICAL DETAIL AT COLUMN
1" = 1'-0"



12 TYPICAL SECTION AT GRADE BEAM
1" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

TYPICAL FOUNDATION DETAILS

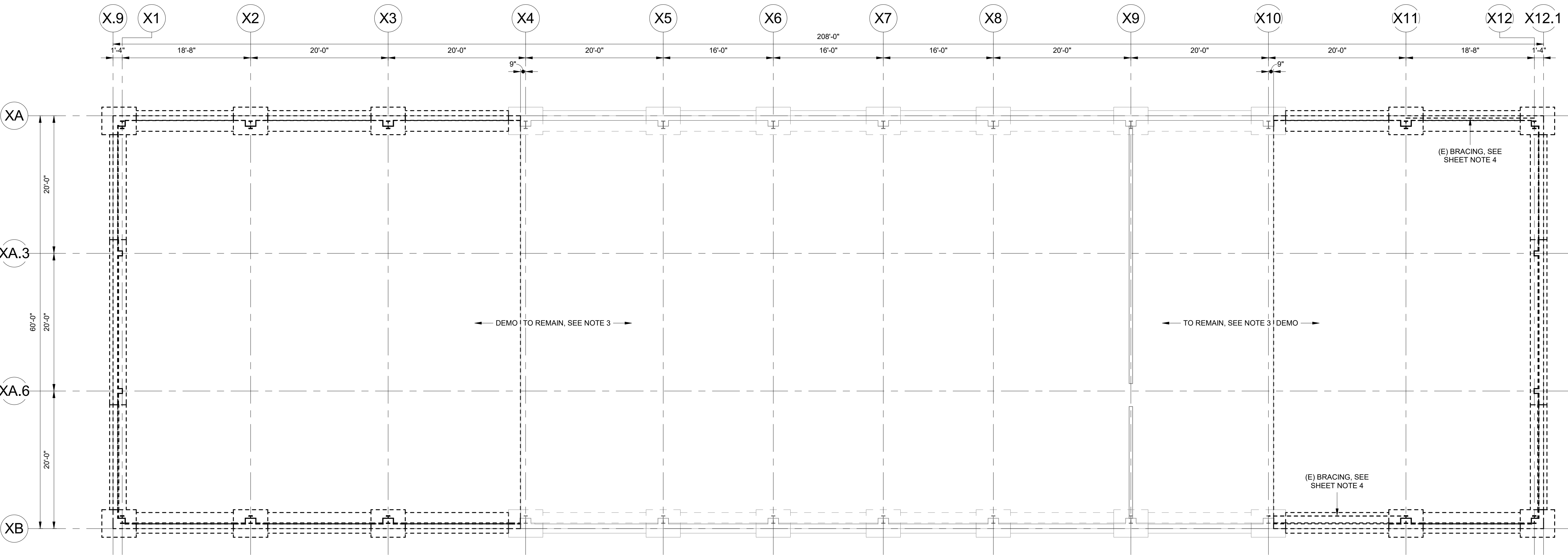
AUTHOR: DJM
REVISION: :
ISSUE DATE: 02.08.2019

CHECKED: AKM

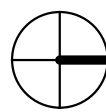
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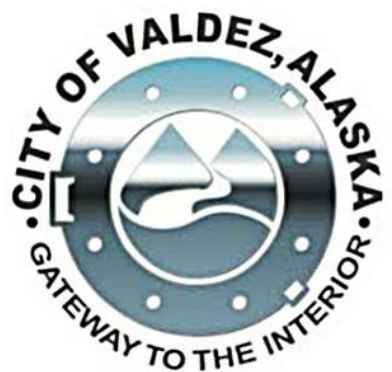
① FOUNDATION AND SLAB DEMO PLAN
1/8" = 1'-0"



SHEET NOTES

1. THE FIRST FLOOR REFERENCE ELEVATION IS 0'-0". THE TOP OF CONCRETE OF THE FIRST FLOOR CONCRETE SLAB-ON-GRADE IS AT THE REFERENCE ELEVATION, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
3. CONTRACTOR SHALL LEAVE EXISTING TENSION TIES AND ALL COVER CONCRETE IN PLACE.
4. BRACING TO BE REMOVED FOR REUSE.

PRELIMINARY
NOT FOR
CONSTRUCTION



FOUNDATION AND SLAB DEMO PLAN

AUTHOR: DJM
REVISION:
ISSUE DATE: 02.08.2019
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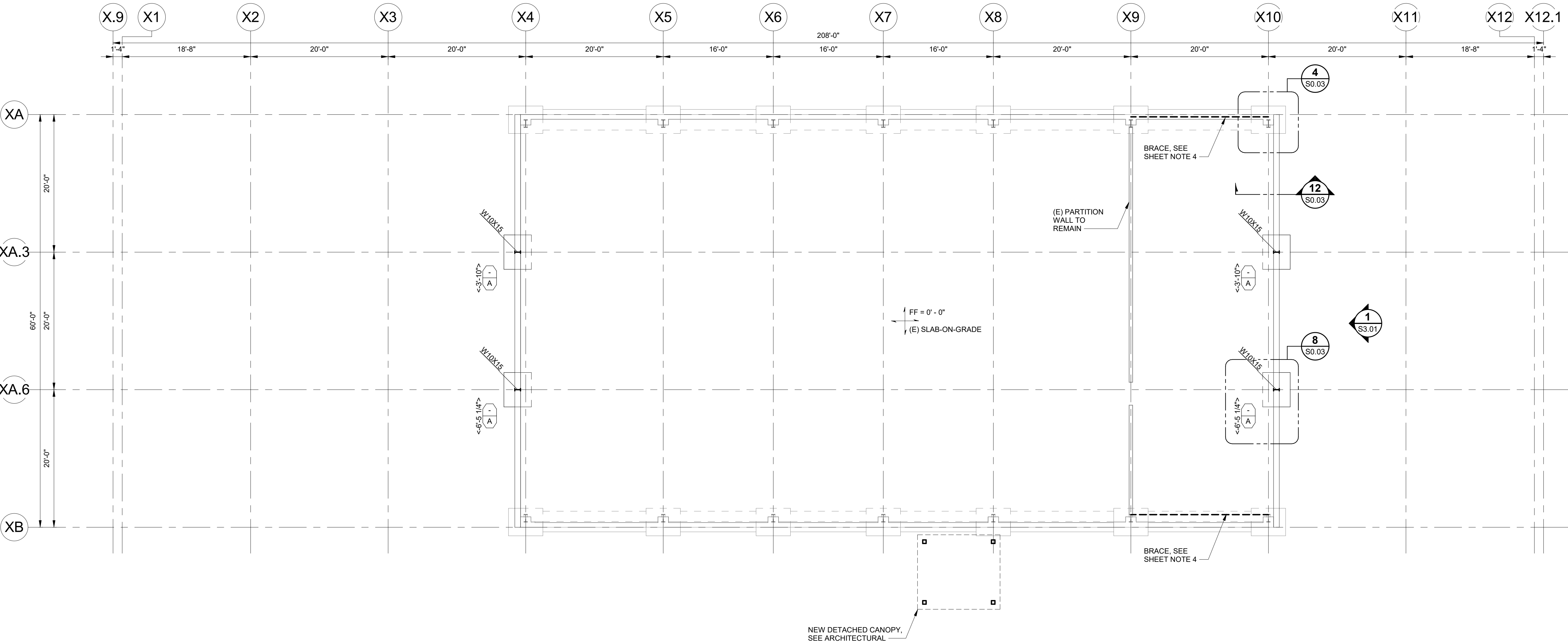
S1.01

FULL SIZE PRINTED ON 22 x 34

FOOTING SCHEDULE											
TYPE	DIMENSIONS			REINFORCEMENT							
	LENGTH (L)	WIDTH (W)	THICKNESS (T)	BOTTOM				TOP			
				LONGITUDINAL	TRANSVERSE	LONGITUDINAL	TRANSVERSE	LONGITUDINAL	TRANSVERSE	LONGITUDINAL	TRANSVERSE
A	5'-0"	4'-0"	1'-4"	(6)	#5	(6)	#5	(6)	#5	(6)	#5

SHEET NOTES

1. THE FIRST FLOOR REFERENCE ELEVATION IS 0'-0". THE TOP OF CONCRETE OF THE FIRST FLOOR CONCRETE SLAB-ON-GRADE IS AT THE REFERENCE ELEVATION, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
3. WHERE EXISTING SLAB IS UNDERMINED FOR NEW FOOTING, FILL VOID WITH GROUT.
4. REINSTALL EXISTING WALL AND ROOF BRACES FROM ALTERNATE DEMOLISHED BAYS.

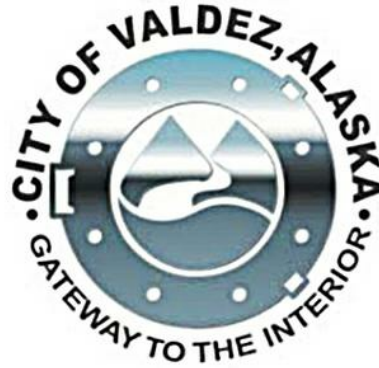


1 FOUNDATION AND SLAB PLAN
1/8" = 1'-0"



CITY OF VALDEZ
WAREHOUSE 1 REMODEL
436 S HAZELET
VALDEZ, AK 99686
SCHEMATIC DESIGN

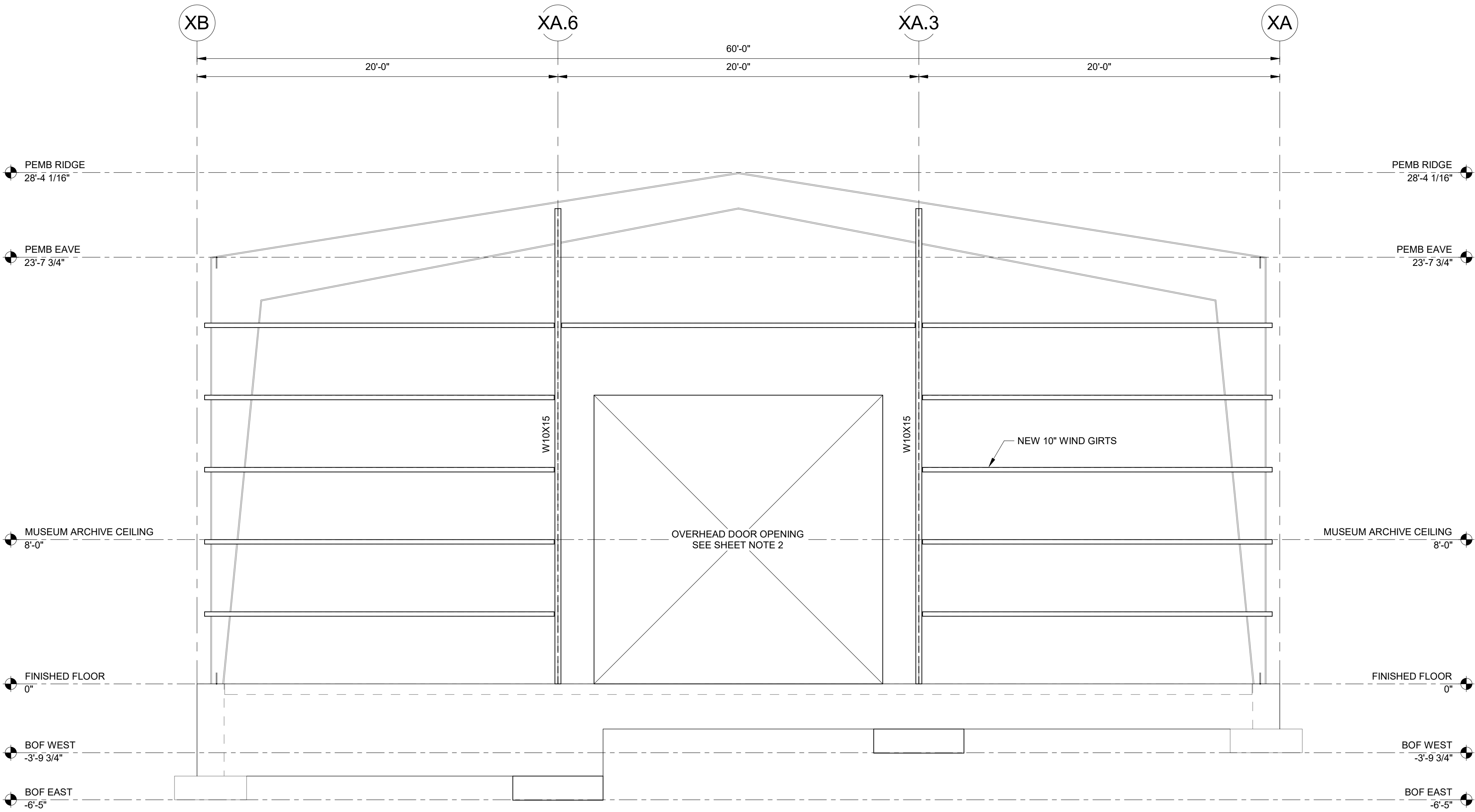
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FOUNDATION AND SLAB
AUTHOR: DJM
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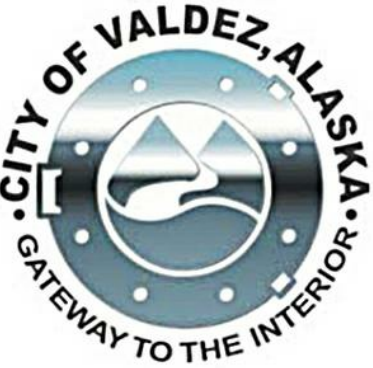
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PROJECT NO. 17-00009.01



1 FRAMING ELEVATION - GRID X10
1/4" = 1'-0"

SHEET NOTES

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
- REUSE EXISTING GARAGE DOOR AND INFILL FRAMING.



END WALL ELEVATION

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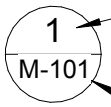
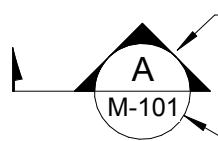
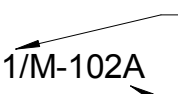
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GENERAL

DETAIL SYMBOL	 DETAIL IDENTIFICATION DRAWING ON WHICH DETAIL IS SHOWN
SECTION SYMBOL	 SECTION IDENTIFICATION DRAWING ON WHICH SECTION IS SHOWN
MATCHLINE VIEW REFERENCE	 DETAIL IDENTIFICATION DRAWING ON WHICH CONTINUATION OF VIEW IS SHOWN
ROOM NAME AND NUMBER DESIGNATION	ROOM NAME 101
SHEET KEYNOTE	1
GENERAL SHEET NOTE	3.
POINT OF CONNECTION	
NORTH ARROW	

LINE TYPE LEGEND

	NEW
	EXISTING
	DEMO

MECHANICAL SPECIFICATIONS

GENERAL:

DEMO:



MECHANICAL LEGEND, SCHEDULES, &
SPECIFICATIONS
AUTHOR: MEB
REVISION: CHECKED: RSW
ISSUE DATE: 02.08.2019

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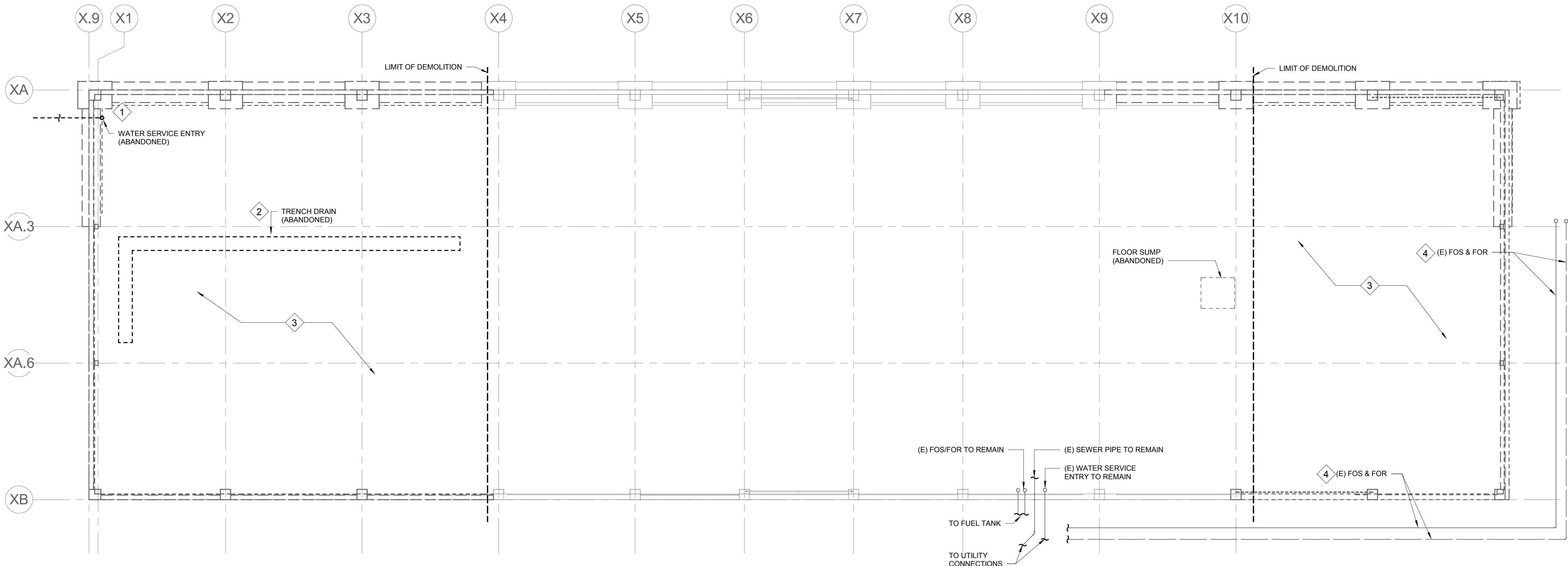
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PROJECT NO. 17-0009.01

SHEET NOTES

1. SHEET NOTES.

SHEET KEYNOTES

- 1 DEMOLISH ABANDONED WATER BACK TO UTILITY SHUTOFF AND CAP.
- 2 DEMOLISH TRENCH DRAIN AND ASSOCIATED PIPING.
- 3 DEMOLISH UNDERFLOOR WASTE AND VENT PIPING BACK TO MAINS AND CAP.
- 4 UNDERGROUND HEATING OIL PIPING TO REMAIN. ROUTING, DEPTH, SIZE, AND MATERIAL ARE UNKNOWN, CONTRACTOR TO VERIFY AND DOCUMENT.



1 UNDERFLOOR PLAN - MECHANICAL - DEMO
1/8" = 1'-0"



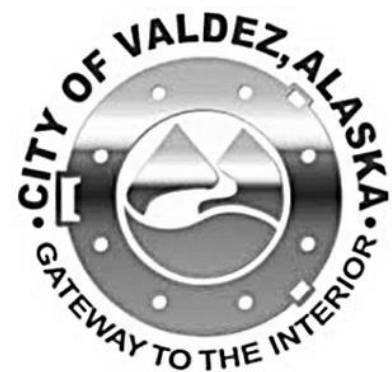
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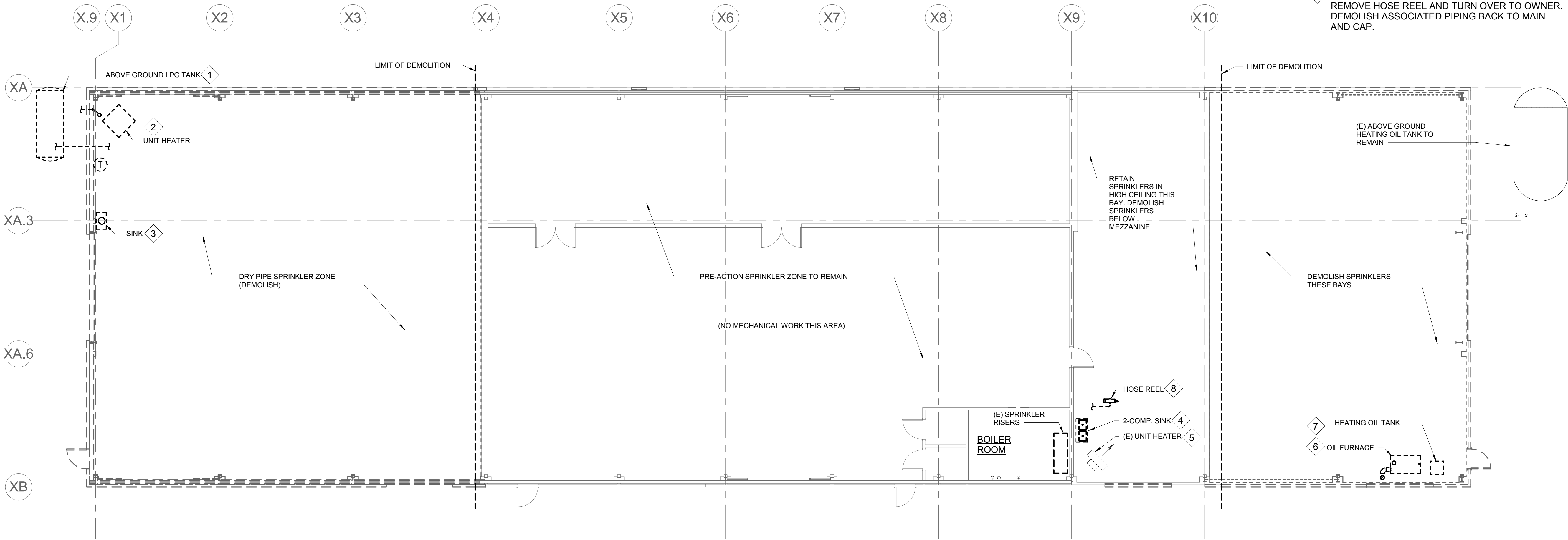


UNDERFLOOR PLAN - MECHANICAL - DEMO

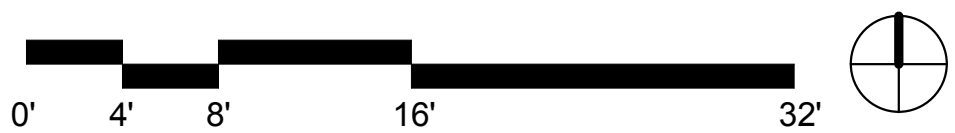
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1 FIRST FLOOR PLAN - MECHANICAL - DEMO
1/8" = 1'-0"



SHEET NOTES

1. SHEET NOTES.

SHEET KEYNOTES

- 1 REMOVE PROPANE TANK AND TURN OVER TO OWNER.
- 2 REMOVE GAS FIRED UNIT HEATER AND TURN OVER TO OWNER. DEMOLISH ASSOCIATED GAS PIPING, FLUE AND CONTROLS.
- 3 DEMOLISH SINK AND ASSOCIATED PIPING BACK TO MAINS AND CAP.
- 4 DEMOLISH SINK AND ASSOCIATED PIPING BACK TO MAINS AND CAP.
- 5 REMOVE UNIT HEATER. CLEAN AND RETAIN FOR REINSTALLATION.
- 6 REMOVE OIL FURNACE AND TURN OVER TO OWNER. DEMOLISH ASSOCIATED OIL PIPING, FLUE, AND CONTROLS.
- 7 REMOVE HEATING OIL TANK AND TURN OVER TO OWNER.
- 8 REMOVE HOSE REEL AND TURN OVER TO OWNER. DEMOLISH ASSOCIATED PIPING BACK TO MAIN AND CAP.

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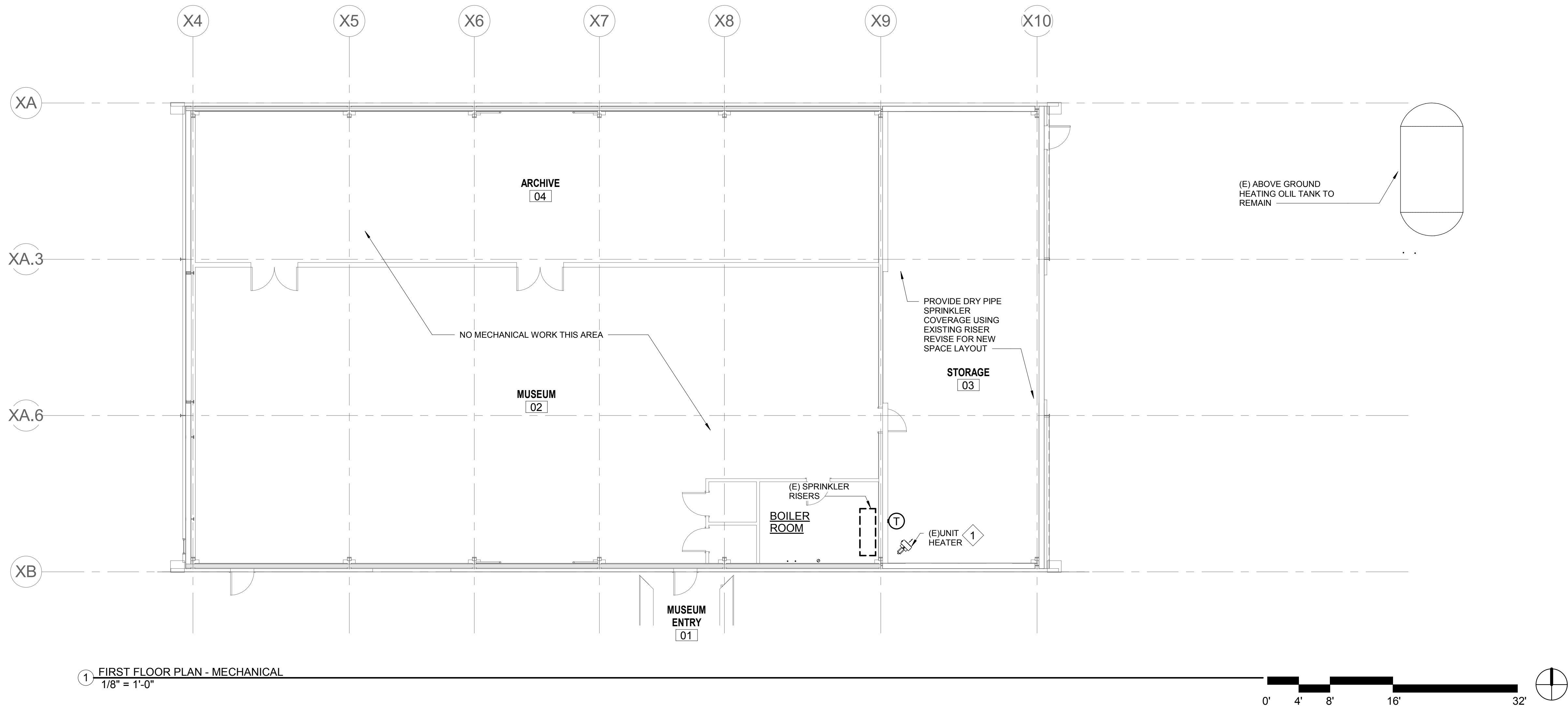


FIRST FLOOR PLAN - MECHANICAL - DEMO

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M1.11

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SHEET NOTES

1. SHEET NOTES.

SHEET KEYNOTES

- 1 CLEAN AND REINSTALL EXISTING UNIT HEATER APPROXIMATELY 8 FEET ABOVE FINISH FLOOR. RECONNECT TO HYDRONIC HEAT PIPING. PROVIDE LINE VOLTAGE THERMOSTAT TO CYCLE FAN ON CALL FOR HEAT.

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FIRST FLOOR PLAN - MECHANICAL

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M2.11

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ABBREVIATIONS

#	NUMBER
(D)	DEMOLISH
(E)	EXISTING
(N)	NEW
(RN)	REPLACE EXISTING WITH NEW
(S)	SALVAGE
+C	ABOVE COUNTER
+XX	DIMENSIONED HEIGHT XX INCHES AFF
A	AMPERES
AC	ALTERNATING CURRENT
ADA	AMERICANS WITH DISABILITY ACT
AF	AMP FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISH GRADE
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AMP	AMPERES
APPX	APPROXIMATE
ARCH	ARCHITECTURAL
ASC	ABOVE SUSPENDED CEILING
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
BCU	BARE COPPER WIRE
BFG	BELOW FINISHED GRADE
BLDG	BUILDING
BPB	BRANCH-CIRCUIT PANELBOARD, CB BRANCHES
BPF	BRANCH-CIRCUIT PANELBOARD, FUSED BRANCHES
BSMT	BASEMENT
C	CONDUIT
C/L	CENTERLINE
CAM	CAMERA
CAT	CATEGORY
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CFOI	CONTRACTOR FURNISH OWNER INSTALL
CIRC	CIRCULATING
CKT	CIRCUIT
CL	CLASS
CLG	CEILING
CNDR	CONDUCTOR
CO	CARBON MONOXIDE
COAX	COAXIAL CABLE
COL	COLUMN
CT	CURRENT TRANSFORMER
CTRL	CONTROL
CU	COPPER
CVEA	COPPER VALLEY ELECTRIC ASSOCIATION
CVTC	COPER VALLEY TELEPHONE COOPERATIVE
DC	DIRECT CURRENT
DEGC	DEGREES CELSIUS
DEGF	DEGREES FAHRENHEIT
DG	DIESEL GENERATOR
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DIST	DISTRIBUTION
DIV	DIVISION
DP	DISTRIBUTION PANELBOARD
DPB	DISTRIBUTION PANELBOARD, CB BRANCHES
DPDT	DOUBLE POLE DOUBLE THROW
DPF	DISTRIBUTION PANELBOARD, FUSED BRANCHES
DR	AUTOMATIC DOOR OPERATOR
DWG	DRAWING
E	EAST
EBJ	EQUIPMENT BONDING JUMPER
ECN	EXTRA CAPACITY NEUT (200%)
EGB	EQUIPMENT GROUND BUS
EGC	EQUIPMENT GROUNDING CONDUCTOR
EL	SWITCHED EMERGENCY LIGHT
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING

ABBREVIATIONS

EOL	END OF LINE
ER	EMERGENCY RELAY (EM LIGHTING POWER TRANSFER)
EST	ESTIMATED
FA	FIRE ALARM
FACU	FIRE ALARM CONTROL UNIT
FAIC	FIRE ALARM INTERFACE CABINET
FARA	FIRE ALARM REMOTE ANNUNCIATOR
FDN	FOUNDATION
FG	FINISH GRADE
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT
FO	FIBER OPTIC
FR	FULLY RATED
FRC	FIBERGLASS RIGID CONDUIT
FTL	FEED-THRU LUGS
FU	FUSE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER (5mA)
GFPE	GROUND-FAULT PROTECTION OF EQUIPMENT (30mA)
GND	GROUND OR GROUNDED
GRC	GALVANIZED RIGID STEEL CONDUIT (HOT-DIPPED)
HBH	HEADBOLT HEATER
HDPE	HIGH-DENSITY POLYETHYLENE
HH	HANDHOLE
HID	HIGH INTENSITY DISCHARGE (LAMP)
HPS	HIGH PRESSURE SODIUM
HT	HEAT TRACE
HV	HIGH VOLTAGE
IBC	INTERNATIONAL BUILDING CODE
IBT	INTERSYSTEM BONDING TERMINATION
ID	INSIDE DIAMETER
IDC	INITIATING DEVICE CIRCUIT
IES	ILLUMINATING ENGINEERING SOCIETY
IFC	INTERNATIONAL FIRE CODE
IG	ISOLATED GROUND
IGB	ISOLATED GROUND BUS
IGC	ISOLATED GROUND CONDUCTOR
IMC	INTERMEDIATE METALLIC CONDUIT
INCND	INCANDESCENT
JB	JUNCTION BOX
JCN	JACKETED CONCENTRIC NEUTRAL (CABLE)
KO	KNOCKOUT
KVA	KILOVOLT AMPERES
L	LINE
LC	LIGHTING CONTACTOR
LED	LIGHT EMITTING DIODE
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LFNC	LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT
LSW	LIMIT SWITCH
LTG	LIGHTING
LV	LOW VOLTAGE
MAN	MANUAL
MAX	MAXIMUM
MC	METAL-CLAD
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MDH	MAGNETIC DOOR HOLDERS
MECH	MECHANICAL
MED	MEDIUM
MEZ	MEZZANINE
MH	MANHOLE
MHD	METAL HALIDE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MRCT	MULTI-RATIO CURRENT TRANSFORMER
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
MV	MEDIUM-VOLTAGE
N	NEUTRAL, NORTH
NAC	NOTIFICATION APPLIANCE CIRCUIT (FIRE ALARM)

ABBREVIATIONS

NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE; NFPA 70
NECA	NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NESC	NATIONAL ELECTRICAL SAFETY CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALL
OFOI	OWNER FURNISHED OWNER INSTALL
P	POLE
PA	PUBLIC ADDRESS
PC	PHOTOELECTRIC CONTROL/SWITCH
PF	POWER FACTOR
PH	PHASE
PNL	PANEL(BOARD)
PR	PAIR
PRI	PRIMARY
PS	PRESSURE SWITCH
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE CONDUIT
RCPT	RECEPTACLE
RDHT	ROOF DRAIN HEAT TRACE
REQD	REQUIRED
REV	REVISION, REVERSE
RLHT	RAIN LEADER HEAT TACE
RM	ROOM
RMC	RIGID METAL CONDUIT (HOT-DIPPED GALVANIZED)
RMS	ROOT MEAN SQUARED
ROW	RIGHT OF WAY
RRHT	RAIN LEADER RELIEF HEAT TRACE
RU	RACK UNIT
S	SOUTH
SD	FIRE/SMOKE DAMPER
SEC	SECONDARY
SFB	SUB-FEED CB
SFL	SUB-FEED DOUBLE LUGS
SHT	SHEET (REFER TO DRAWING)
SLC	SIGNALING LINE CIRCUIT (FA INITIATING)
SN	SOLID NEUTRAL
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPEC	SPECIFICATION
SPST	SINGLE POLE SINGLE THROW
SR	SERIES RATED
SS	STAINLESS STEEL,, SOFT-START
SSBJ	SUPPLY-SIDE BONDING JUMPER
STBY	STAND-BY
STP	SHIELDED TWISTED PAIR
SVD	SERVICE DISCONNECT
SW	SWITCH
SWBD	SWITCHBOARD
SWD	SWITCHED
SWGR	SWITCHGEAR
SWN	SWITCHED NEUTRAL
TBB	TELECOMMUNICATIONS BONDING BACKBONE CABLE
TEBB	TELECOMMUNICATIONS BACKBOARD
TEL	TELEPHONE
TGB	TELECOMMUNICATIONS GROUNDING BUSBAR
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
TS	TERMINAL STRIP (DIN RAIL, ETC.)
TUP	TRIP UNIT POWER SUPPLY
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS' LABORATORIES
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
USWD	UNSWITCHED CIRCUIT
UTP	UNSHIELDED TWISTED PAIR
V	VOLTS

ABBREVIATIONS

VA	VOLT AMPERES
VAR	VOLT-AMPS REACTIVE
VEST	VESTIBULE
VFC	VARIABLE FREQUENCY CONTROLLER
W	WATT, WEST or WIRE
W/	WITH
W/O	WITHOUT
WH	WATTHOUR
WP	WEATHERPROOF
XC	AUXILIARY CONTACT
XFER	TRANSFER
XFMR	TRANSFORMER
XP	EXPLOSION PROOF
xPyT	x POLE y THROW (x and y indicate quantity)



ABBREVIATIONS

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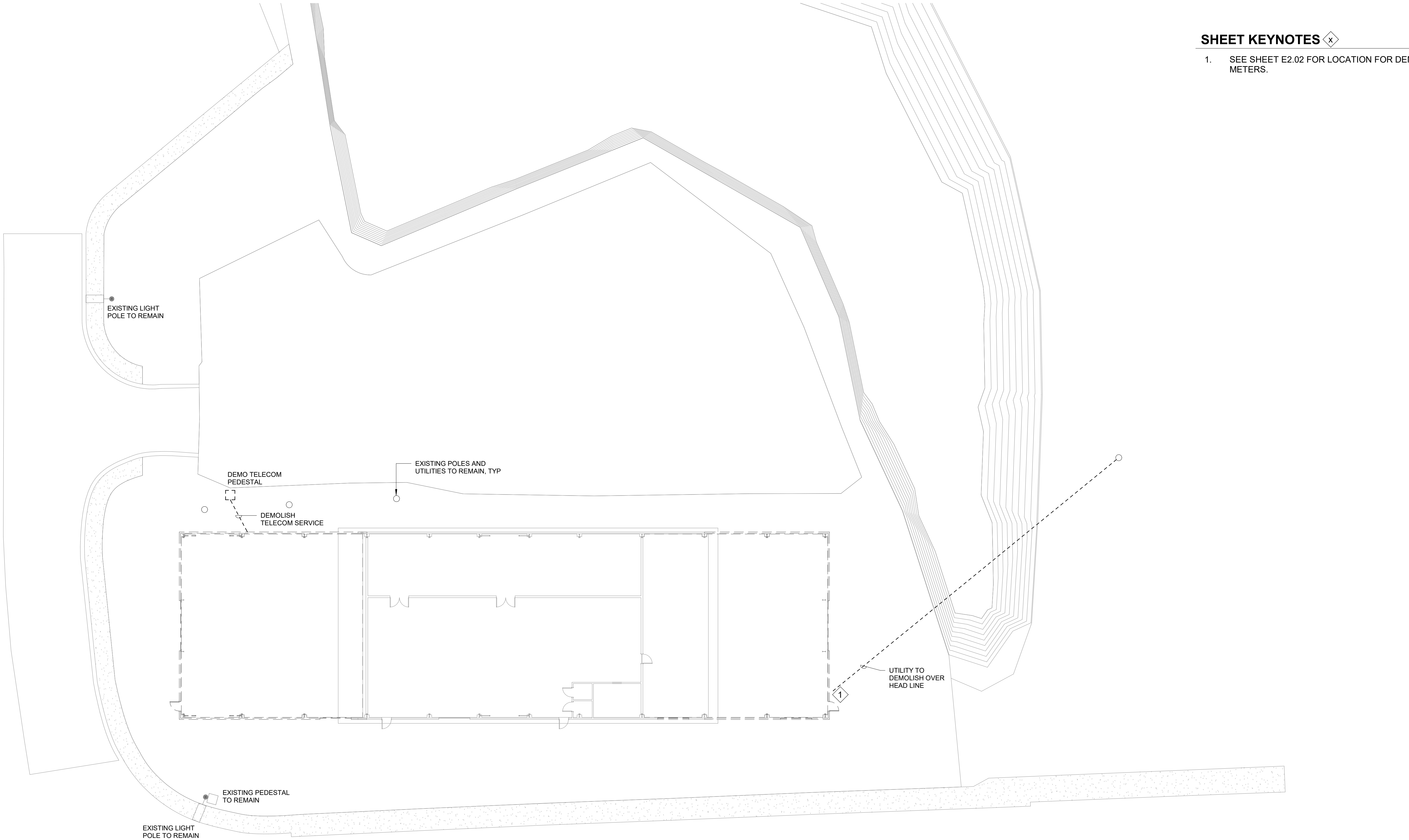
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PROJECT NO. 17-0009.01



SHEET NOTES

1. CONTRACTOR AND OWNER TO COORDINATE TEMPORARY UTILITY SERVICE WITH CVEA AND CVTC TO SUPPORT CONTINUED OPERATIONS THROUGHOUT DEMOLITION AND CONSTRUCTION.

SHEET KEYNOTES x

1. SEE SHEET E2.02 FOR LOCATION FOR DEMOLISHED METERS.



SITE – DEMOLITION

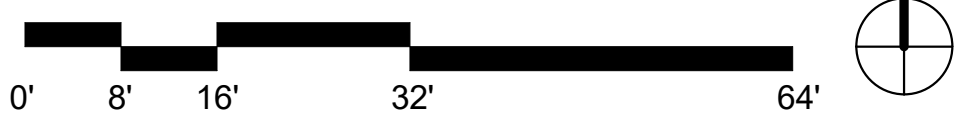
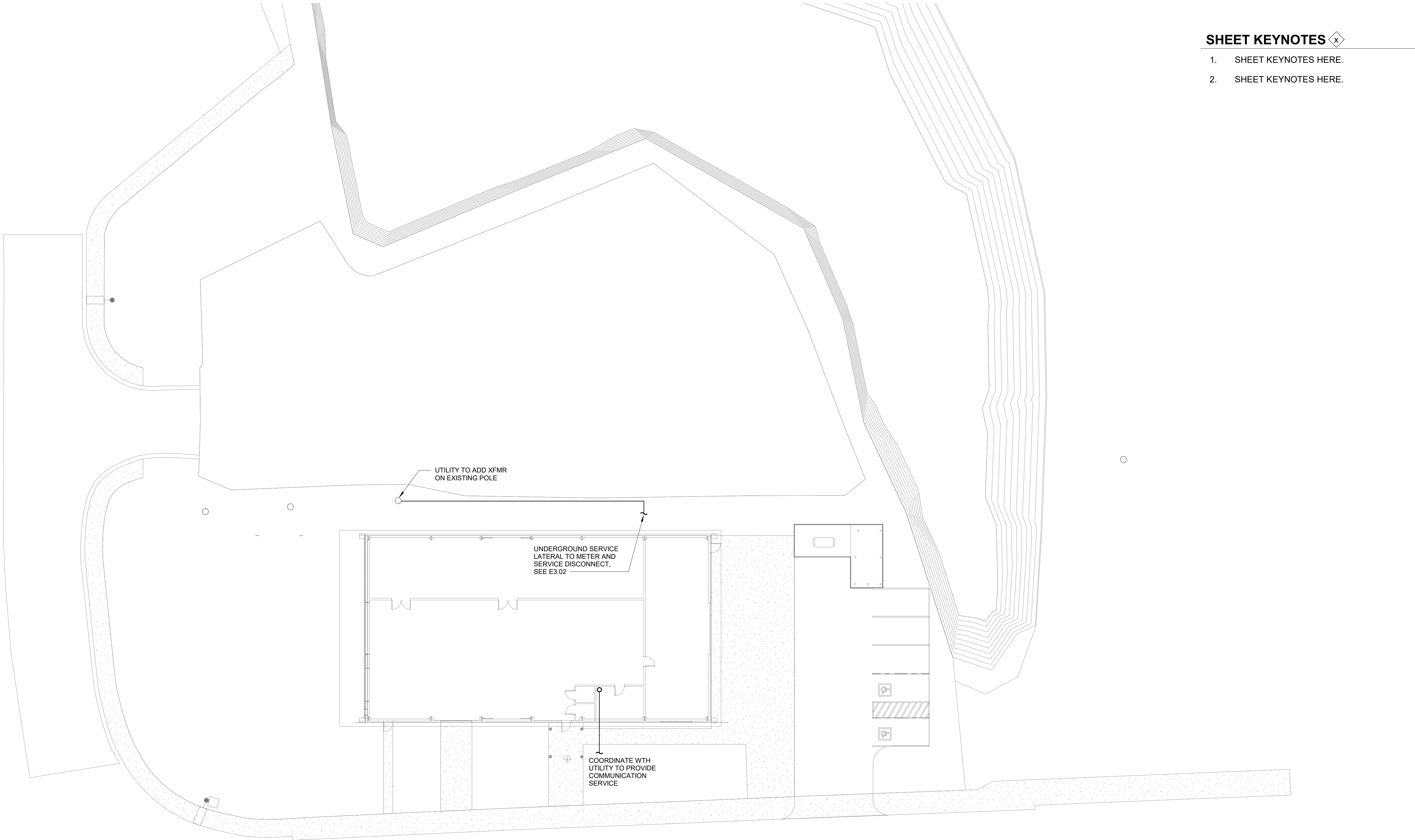
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SHEET NOTES

- SHEET NOTES HERE.
- SHEET NOTES HERE.

SHEET KEYNOTES

- SHEET KEYNOTES HERE.
- SHEET KEYNOTES HERE.



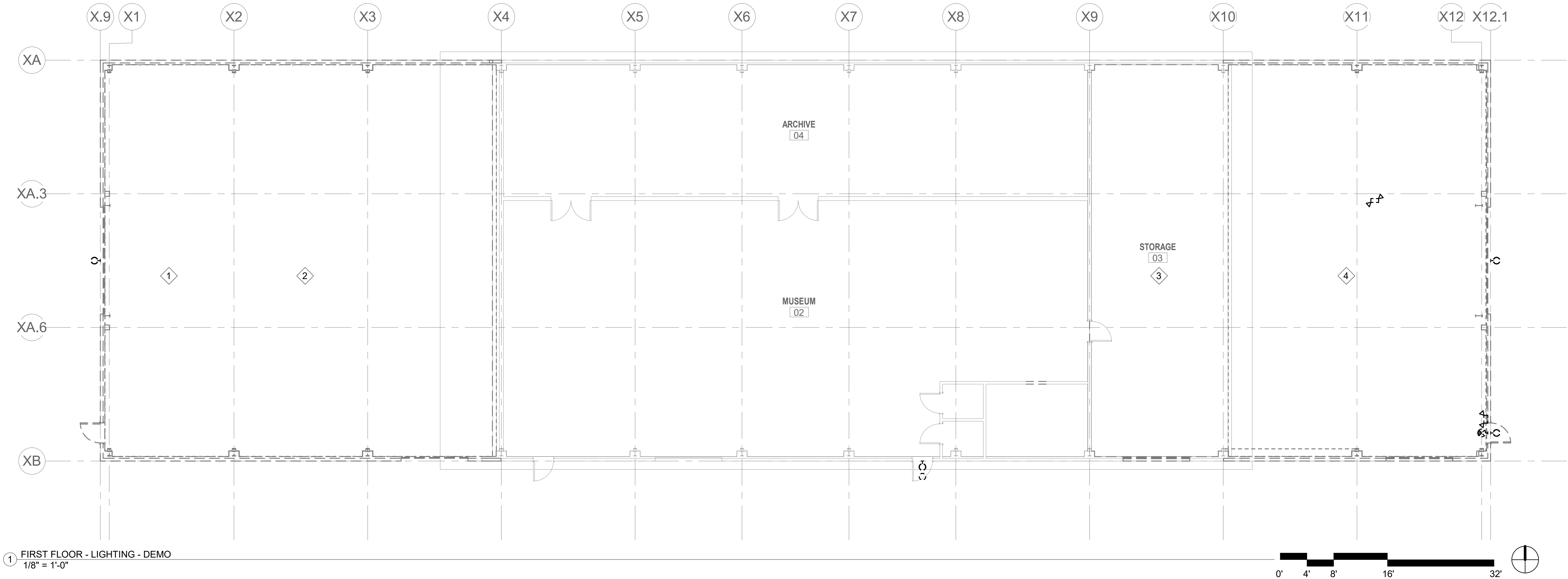
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1 FIRST FLOOR - LIGHTING - DEMO
1/8" = 1'-0"

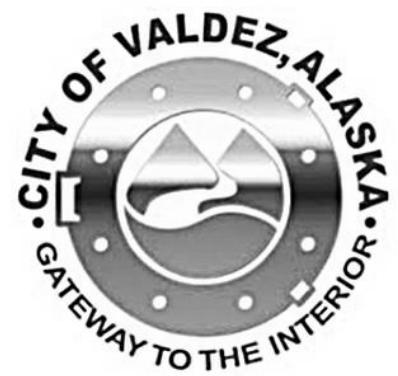
SHEET NOTES

1. LIGHTING AND CONTROLS BETWEEN GRIDS X.4 AND X.9, XA AND XB ARE EXISTING TO REMAIN.

SHEET KEYNOTES

1. DEMOLISH 12 @ 3-LAMP FLUORESCENT INDUSTRIALS AND ASSOCIATED SWITCHES FROM THE UPPER SPACE IN THIS PORTION OF THE BUILDING.
2. DEMOLISH 4 @ 4-LAMP FLUORESCENT WRAPS AND 9 @ 1-LAMP GLOBE FIXTURES AND ASSOCIATED SWITCHES FROM THE LOWER SPACES IN THIS PORTION OF THE BUILDING.
3. DEMOLISH 18 @ 3-LAMP FLUORESCENT INDUSTRIALS AND ASSOCIATED SWITCHES FROM THE UPPER SPACE IN THIS PORTION OF THE BUILDING.
4. DEMOLISH 29 @ 3-LAMP FLUORESCENT WRAPS AND ASSOCIATED SWITCHES FROM THE LOWER SPACES IN THIS PORTION OF THE BUILDING.

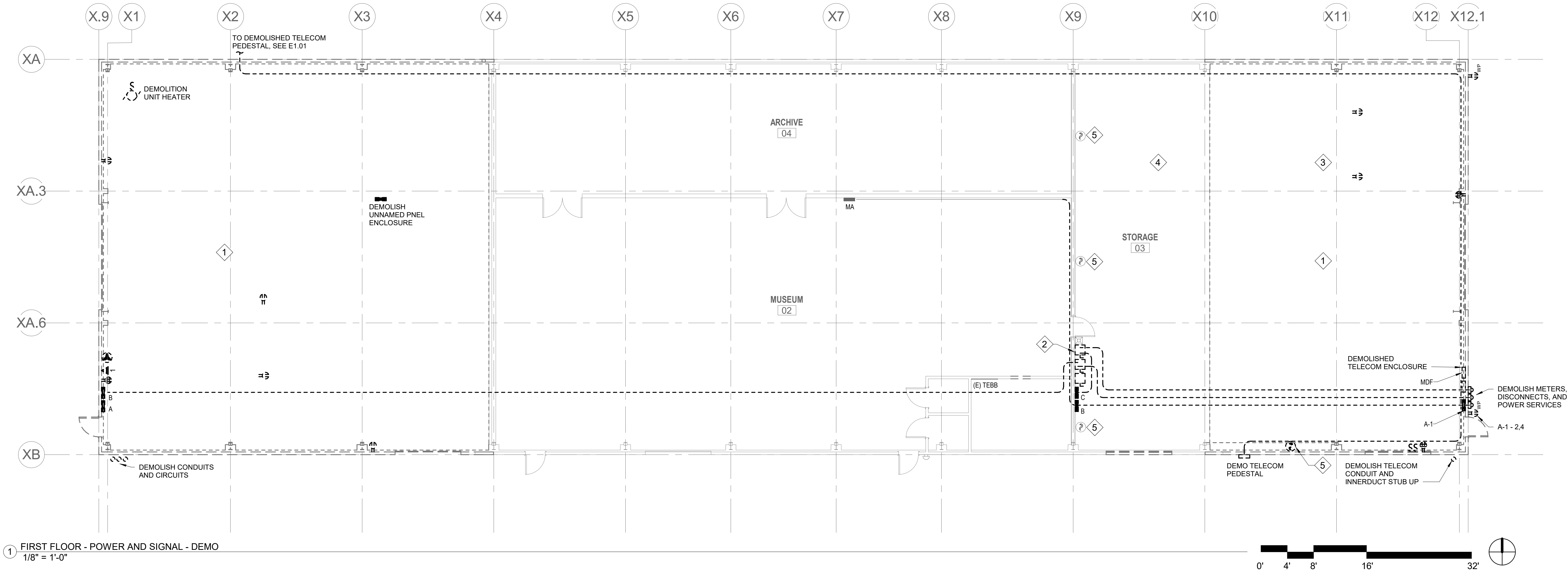
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DEMOLITION - LIGHTING

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E2.01



1 FIRST FLOOR - POWER AND SIGNAL - DEMO
1/8" = 1'-0"

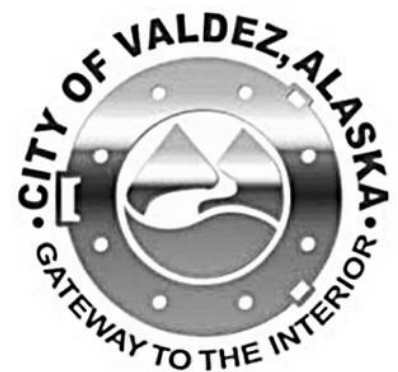
SHEET NOTES

- DEVICES AND EQUIPMENT BETWEEN GRIDS X.4 AND X.9, XA AND XB ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
- DEMOLISH POWER TO OVERHEAD DOOR MOTORS AND ASSOCIATED CONTROLS IN PLAN NORTH AND PLAN SOUTH THIRDS OF THE BUILDING.

SHEET KEYNOTES

- DEMOLISH ALL ITEMS IN THIS PORTION OF THE BUILDING. ITEMS NOTED FROM INITIAL WALK THROUGH ARE NOTED BUT OTHERS LIKELY EXIST (CONCEALED BEHIND ITEMS).
- DEMOLISH 3 FUSED DISCONNECT SWITCHES FROM THIS APPROXIMATE LOCATION (60A, 100A, AND 200A).
- DEMOLISH 8 QUAD RECEPTACLES, 1 DUPLEX RECEPTACLE, AND 1 @ 1-PORT PHONE OUTLET FROM THIS AREA (LOWER).
- DEMOLISH 4 QUAD RECEPTACLES AND 1 DUPLEX RECEPTACLE FROM THIS AREA (LOWER).
- WALL MOUNTED SMOKE DETECTOR.

PRELIMINARY
NOT FOR
CONSTRUCTION



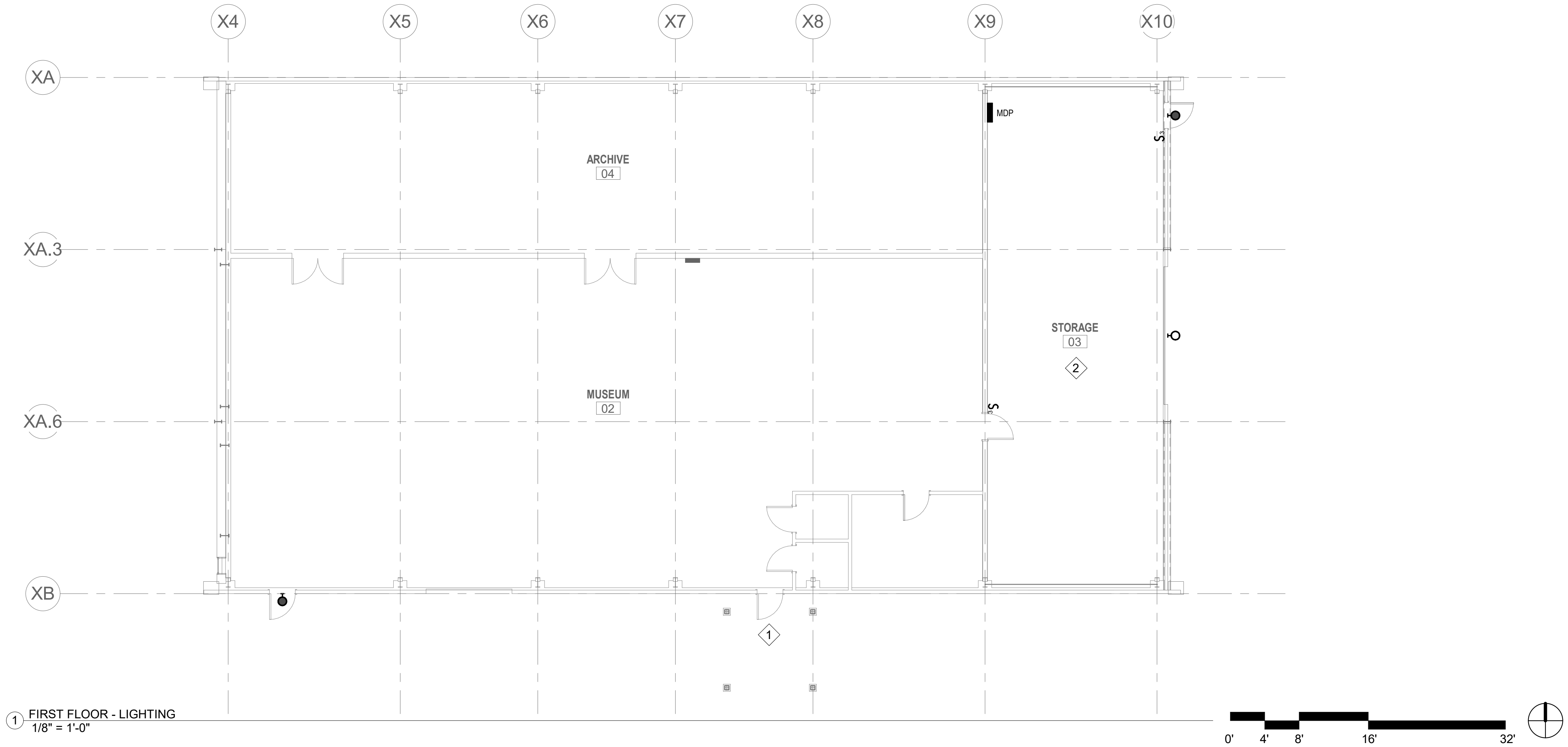
DEMOLITION – POWER/SIGNAL

AUTHOR: JDS
REVISION:
ISSUE DATE: 02.08.2019

CHECKED: BKH

E2.02

FULL SIZE PRINTED ON 22 x 34



1 FIRST FLOOR - LIGHTING
1/8" = 1'-0"

SHEET NOTES

- SHEET NOTES HERE.
- SHEET NOTES HERE.

SHEET KEYNOTES ◇ x

- PROVIDE 2 EXTERIOR LED EMERGENCY LUMINAIRES, MOUNTED TO BOTTOM OF CANOPY.
- PROVIDE LINEAR LED LUMINAIRES IN STORAGE AREA. TYP OF 15 FIXTURES.



PRELIMINARY
NOT FOR
CONSTRUCTION

PLAN – LIGHTING

AUTHOR: JDS
REVISION:
ISSUE DATE: 02.08.2019

CHECKED: BKH

E3.01

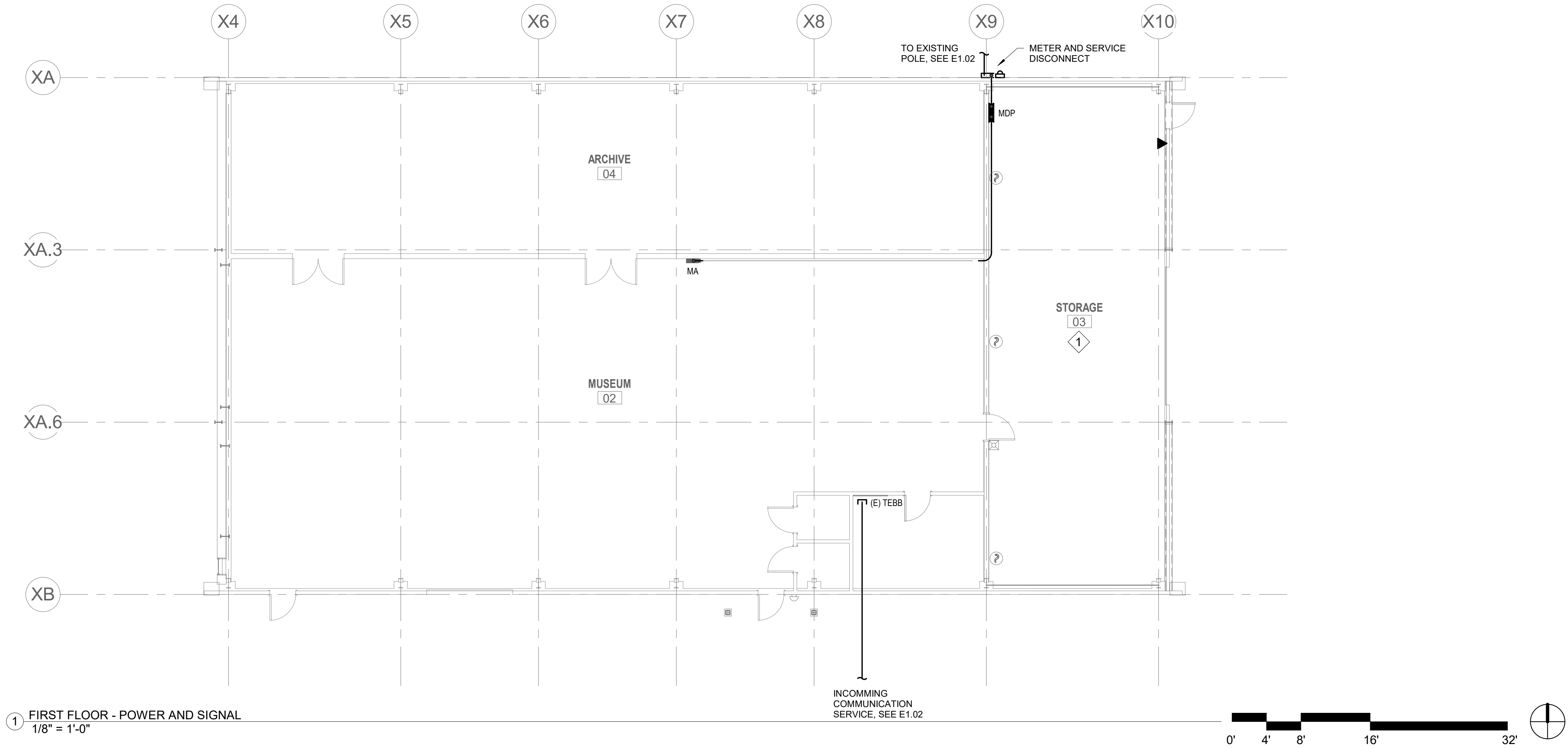
FULL SIZE PRINTED ON 22 x 34

CITY OF VALDEZ
WAREHOUSE 1 REMODEL
436 S HAZELET
VALDEZ, AK 99686
SCHEMATIC DESIGN

PDC ENGINEERS INC.
2700 GAMBELL ST. STE. ANCHORAGE ALASKA 99503
907.743.3200/AECC605

ECI ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO. 17-0009.01

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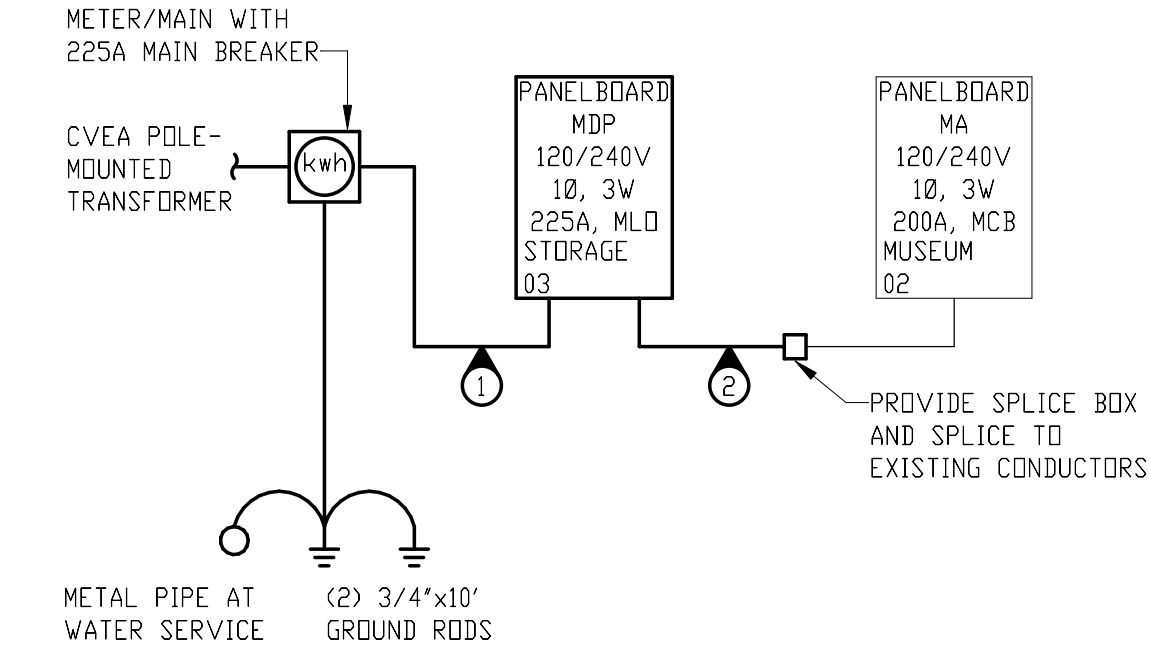
SHEET NOTES

- SHEET NOTES HERE.
- SHEET NOTES HERE.

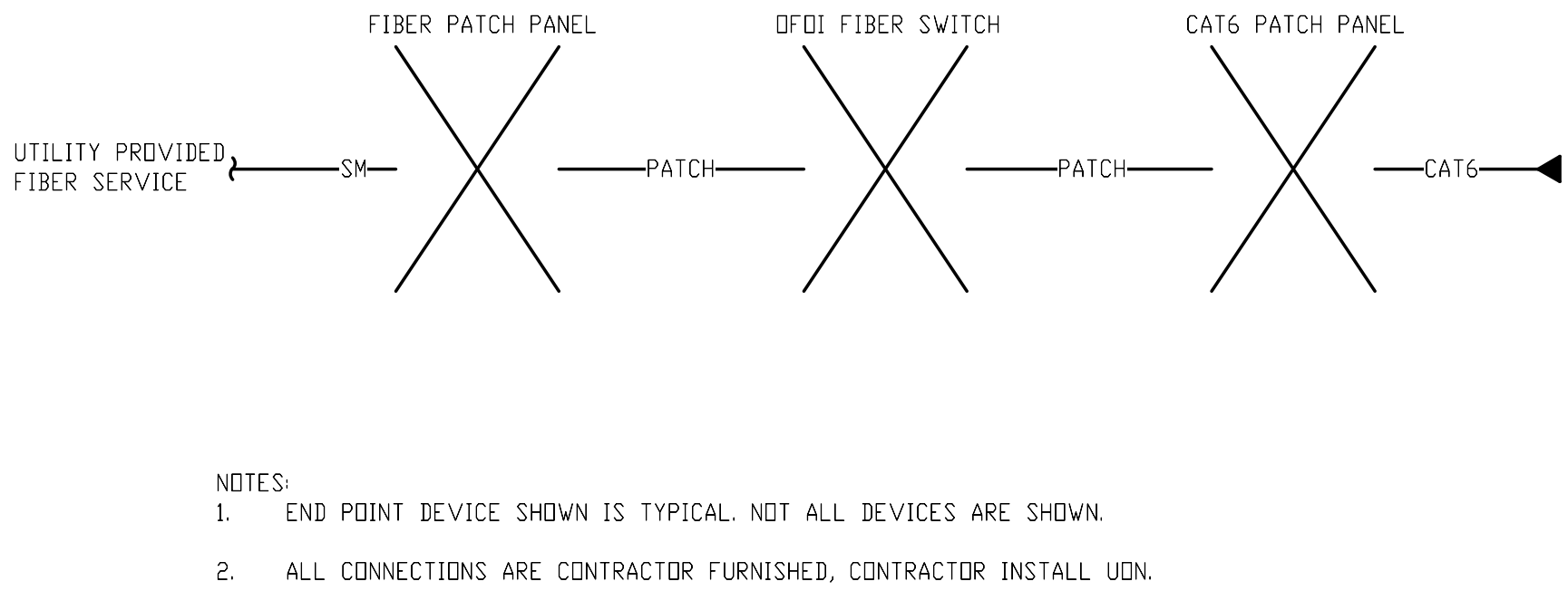
SHEET KEYNOTES

- PROVIDE DUPLEX RECEPTACLES FOR STORAGE AREA, TYPICAL OF 6.





① ONE LINE DIAGRAM - POWER
NO SCALE



- NOTES:
1. END POINT DEVICE SHOWN IS TYPICAL. NOT ALL DEVICES ARE SHOWN.
2. ALL CONNECTIONS ARE CONTRACTOR FURNISHED, CONTRACTOR INSTALL UDN.

② ONE LINE DIAGRAM - TELECOM
NO SCALE



DIAGRAMS AND DETAILS
AUTHOR: JDS
REVISION:
ISSUE DATE: 02.08.2019
CHECKED: BKH

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Kelsey Warehouse 1 Modifications

Project Narrative – Schematic Design

Architectural Narrative – ECI

The existing Warehouse 1 building is a pre-engineered metal building of approximately 12,540 SF which has been separated with partition walls into three separate spaces, storage on the north and south ends and a museum exhibit in the center. The exterior façade is a metal siding with adhered batt insulation on the interior side. There are 4 existing coiling doors and 4 existing egress doors. There are also areas of the building that have been covered with T1-11 plywood to either close in an opening or cover damaged siding.

The Warehouse 1 (Valdez Museum “Old Town” Exhibit) Modifications include the removal of the north and south portions of the building, new structural bracing, a new roof, two new exterior walls and renovations to the exterior façade. The site modifications include phase 1 of a landscape plan and a new parking lot of 4-6 spaces north of the new building footprint.

The central area occupied by the Valdez Museum “Old Town” Exhibit will be left undisturbed. The south portion of the building (~3,700 SF footprint) is currently used for storage and will be demolished. The north portion is also used for storage (~3,420 SF footprint) and includes a mezzanine. The interior mezzanine and ~2,220 SF are to be demolished. The remaining area is to be used for museum storage.

The remaining building footprint will be 6,400 SF with the existing 5,200 sf museum space and the 1,200 sf of moderately conditioned storage that will remain after the demolition on the north side of the building.

Location and Site

The museum building is oriented along the north/south axis with expansive views to the north, south and east; the west is wrapped by a steep elevation change of a rocky hillside. With the

modifications to the building, the dock will have more significant views of the city, past the new building massing, and will provide additional space for parking and storage on the north side of the building.

Materials and Focus

The two new north and south walls will be constructed of steel with CFMF infill and a metal siding exterior. Both ends of the building will have an edge “banding” of wood to emphasize the transition from the old to new exterior. The metal siding that is removed from the demolition is to be reused to replace damaged siding and T1-11 on the east façade. The east and west facades are to be painted, and the east a façade will have a new mural painted across the entire façade. New lit signage will be added to the east façade.

The existing south coiling door is to be salvaged and reused on the new north façade. Additionally, the new north wall is to have a new egress door.

A new canopy at the entry to the museum will be added, relating back to the structure of the Valdez Interpretive Center with similarly constructed steel columns and flat roof.

Structural – PDC Engineers

The existing museum warehouse structure was constructed in 1965 after the Great Alaska Earthquake and is composed of a pre-engineered metal building separated into three building areas. The renovation work will remove just under half of the building area with bays being removed from both the North and South ends of the building.

All structural design is in accordance with the International Building code 2012. Structural load criteria is indicated on the general notes of the structural drawings. Chapter 34 of the IBC governs the design requirements for existing buildings. This project falls under section 3404 Alterations. The code mandates structural upgrades as follows:

IBC 3404.3 Existing elements carrying gravity loads. Any existing gravity load-carrying structural element for which an alteration causes an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased gravity load required by this code for new structures...

IBC 3404.4 Existing structural elements carrying lateral loads Minimum design Loads.
Except as permitted by Section 3404.5, where the alteration increases design lateral loads in accordance with section 1609 or 1613, or where the alteration results in a structural irregularity...or where the alteration decreases the capacity of any existing lateral load-carrying structural element, the structure of the altered building or structure shall be shown to meet the requirements of Section 1609 and 1613.

Exception: *Any existing lateral load-carrying structural element whose demand-capacity ratio with the alteration considered is no more than 10 percent greater than is demand-capacity ration with the alteration ignored shall be permed to remain unaltered...*

The above code provisions limit the allowable scope and type of work that may be completed on the existing building without upgrading the structure to current code. No shop drawings of the existing building are available, and therefore calculating the existing capacities of the structure would be very difficult. The limit of analysis for this project will be to compare demand-capacity ratios from the existing condition to the altered condition of the structure to verify code compliance.

The current roof configuration is considered to have a Thermal Coefficient, Ct, of 1.0. Any upgrade to the roof system which includes an air gap, or added insulation, in the roof will decrease the effectiveness of the existing "hot" roof system to melt snow. An increase of the thermal coefficient to 1.1 could increase the snow loads by 10psf which far exceeds the Code acceptable gravity and lateral load resistance of the structure. Roof replacement shall be limited to removing and replacing the existing metal roofing material.

For wind and seismic concerns, the building will utilize existing building elements in both primary directions. The exception will be that the end bays will require new framing members as they are required to meet IBC section 3404.1 for new building elements. While the members themselves may have been able to be reused, the connections to the new foundation elements must meet current code, and the existing configuration will not meet current wind load criteria. The central longitudinal braces will remain in the current position, The North bracing will be completely removed, and South braces will be removed and relocated to the new South end bay of the building.

New concrete foundation elements will be designed at both new ends of the building. They will be composed of concrete grade beams between concrete footings. The new foundation elements shall not cut existing below grade tension ties of the existing frames.

The new entry canopy shall be composed of hot-rolled structural steel with concrete foundation elements and shall be of similar construction to the new Kelsey Dock canopy structure. The lateral force resisting system of the canopy has not been determined at this time.

Mechanical – PDC Engineers

General

Mechanical scope of work is limited to support of demolition of the north and south portions of the existing warehouse. There are no modifications to the center section.

Heating Fuel Oil & Propane

An existing above-ground fuel oil tank on the north side of the warehouse will remain as it exists. Piping will also remain where it runs underground between the tank and the boiler room in the center section of the warehouse.

A propane tank and associated piping to a unit heater in the south warehouse will be removed.

Fire Suppression

The existing facility is covered by a sprinkler system with a riser system in the boiler room. The north and south building sections each have their own dry system riser. The center section has a preaction system riser.

The south sprinkler system will be demolished, and the riser decommissioned.

The north sprinkler system will be demolished except for the portion in the ceiling of the one structural bay that remains. The riser and piping and sprinkler heads will be revised as necessary to provide continued dry coverage in the bay.

The center sprinkler system will remain as it currently exists.

Plumbing

Underfloor water and waste piping will be demolished where it is encountered during demolition of the floor.

Various trench drains, sinks, hose bibbs and other fixtures will be demolished from the north and south sections of the warehouse.

HVAC

Existing HVAC systems in the north and south warehouse sections will be removed and turned over to the owner.

An existing unit heater in the north section will be re-installed in the remaining structural bay to provide heat for the storage room.

No other HVAC work is included.

Controls

A line voltage thermostat will be provided in the remaining bay of the north warehouse to control operation of the reinstalled unit heater.

No other controls work is included.

Electrical – PDC Engineers

General

Electrical scope of work includes supporting demolition in the north and south portions of the Warehouse and updating the exterior lighting at the Museum entry and the revised north end.

Codes and Standards

All electrical work will be in accordance with NEC 2017.

Electric Utility Service

Three existing overhead electrical services will be consolidated into one underground power service. The new meter base and main disconnect will be located on the West side of the Warehouse.

Two existing copper communication services will be demolished, and fiber optic service will be extended into the building. The fiber will be terminated on the existing telecommunication backboard in the mechanical area adjacent the Museum. A fiber patch panel and fiber switch will be installed to support the existing communication systems within the Museum.

Primary and General Purpose Power

A 225 Amp power panel will be added in the revised north storage area of the Warehouse as the main panel for the building. This panel will feed all new loads added to the building, the existing 200 Amp panel in the Museum space, and any existing to remain circuits that were fed from demolished panels. General-purpose receptacles will be provided throughout the north storage area along with additional power for lighting and mechanical equipment as needed.

Lighting Systems

Interior lighting will be provided for the north storage area. Linear LED strip lights will be used to illuminate the area and will be controlled via manual wall switch and occupancy sensors. Exterior lighting will be provided on the north and south ends of the warehouse and at the Museum

entrance. Wall mount LEDs will be located above the man-doors on the north and south exterior walls. Canopy mounted LEDs will be used to illuminate the east Museum entrance. Exterior lighting will be controlled via photocell and lighting contactor. Exit signs and emergency backup power will be provided as required for egress.

Special Systems

A phone line will be provided in the north end of the building.

The fire alarm system in the museum is existing to remain. A fire alarm panel is located in the museum space and will remain. The fire alarm system in the north area of the building is generally existing to remain, though one device will be demolished in a portion of the building being removed.

Security and sound amplification systems are not included in this scope.