

APPLICATION FOR DOWNTOWN HISTORIC DISTRICT DESIGN REVIEW

See reverse side for more information regarding the review process and the materials required.
NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

HISTORICAL STATUS OF STRUCTURE

CONTRIBUTING PROPERTY WITHIN THE HISTORIC DISTRICT NON-CONTRIBUTING PROPERTY WITHIN THE HISTORIC DISTRICT

LANDMARK PROPERTY OUTSIDE THE HISTORIC DISTRICT

DOES THIS PROJECT REQUIRE A BUILDING PERMIT? YES NO

WHAT BEST DESCRIBES THIS PROJECT?

TYPE A - MINOR ALTERATION NOT ALTERING BUILDING STRUCTURE OR FOOTPRINT (Ex: window replacement; canopy replacement)

TYPE B - ALTERATION THAT WILL ALTER THE BUILDING STRUCTURE OR FOOTPRINT (Ex: removing recessed entryway; adding addition to existing building)

TYPE C - NEW CONSTRUCTION

HAVE YOU SUBMITTED A NARRATIVE THAT EXPLAINS THE PROJECT? YES NO

TYPE A
The narrative should include the following information:

- How the project will meet the applicable design standards and guidelines.
- If the project is unable to meet the design standards and guidelines, please explain why.
- Will the project impact or alter any significant exterior features of the structure? If yes, please describe which features will be impacted or altered.
- Will the project be a restoration or replacement?
- Will the project effect the placement of outdoor mechanical equipment?

TYPE B & C
The narrative should include the following information:

- How the project will meet the applicable design standards and guidelines.
- If the project is unable to meet the design standards and guidelines, please explain why.
- Will the project impact or alter any significant exterior features of the structure? If yes, please describe which features will be impacted or altered.
- Will the project effect the placement of outdoor mechanical equipment?

ADDITIONAL MATERIALS REQUIRED

TYPE A

- A list of materials that will be used
- Manufacturer's data on all visible fixtures that are part of the project showing size, form, color and method of installation.
- An elevation drawing drawn to scale showing architectural details such as doorways, windows, canopy, etc.

TYPE B & C

- A list of materials that will be used
- Manufacturer's data on all visible fixtures that are part of the project showing size, form, color and method of installation.
- An elevation drawing drawn to scale showing architectural details such as doorways, windows, canopy, etc. The elevation drawing must be stamped by a licensed engineer or architect.
- A site plan of the property drawn to scale, clearly showing streets, existing structures and all proposed changes. The site plan must be stamped by a licensed engineer or architect.

Submitted by Chris Binotti on PND Engineers

[Handwritten signature]

This form and all documents associated with it are public record once submitted.

Hello HRAC committee,

I would like to give a little information on the Elks Lodge. I had been working on buying that building for 6 years in hopes of restoring it and using it. I loved that building. I used to work in it when Rockwell was operating. The owners only had 3 offers on the building the entire time it was for sale, all three offers were from me. I payed architects to help me find grants and any sort of funding for historical renovations. I looked into federal, state and local funding, basically there was nothing available for a business. If you were a non-profit you had access to a lot more options. None of that really mattered though. I went through the building with an engineer and multiple contractors, the building was unsavable. The building itself was holding the leaking rear foundation wall. It was pouring water into the building causing extensive rot and mold. There was no rebar in the concrete, I have vidoes of the concrete just sliding off in layers with the light tap of an excavator. All of the plumbing was bad, not only that it had frozen and busted the main pipe in and flooded the building. The main drain to the street was a steal pipe that was unusable. The electrical was scary. The roof was leaking. But the main thing was the entire building was rotten, they covered the wood building with that stucco and it caused extensive rot. The entire bottom plate, the walls, it was really bad on the south side. The building was a public hazard. Its sad that it had to go, but it was not my fault. If someone 20 years ago had ripped the addition off, fixed the retaining wall and did a full gut to the studs from the inside and the outside and somehow added rebar to all the concrete it could have been saved for more money than you could have gotten out of the building.

I just had to explain that because I don't think a lot of people knew how bad that building was. I saved the painting state emblem, the elk horns, all of the bowling alley floor, and the brass plaque on the outside of the building. Also if you look at the building I have exposed and cleaned the original bricks on the outside.

The only permanent structure I'm building is a gazebo made out of wood with a metal roof and metal plates and fasteners, set on a concrete structure. All the materials follow the historical designs. Also, just because its "permanent" doesn't mean it will be there forever. Its only 15 by 40' and could easily be unbolted, taken apart and transported somewhere else.

I hope this helps,
David

BUILDING PERMIT APPLICATION

NOTE: THIS IS NOT A BUILDING PERMIT

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspections, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Case No: **BLD20240085**

Case Description: **Permanent covered seating for food court**

Site Address: **127 S FRANKLIN ST**

Check No. of Existing Dwelling Units:

Parcel No: **1C070A130011**

No. of New Dwelling Units:

Legal Description: **JUNEAU TOWNSITE BL 13 LTS 1A, 2A, 3 & 4**

No. of Removed Dwelling Units:

Applicant : **FRANKLIN FOODS LLC**
3294 PIONEER AVE
JUNEAU AK 99801

e-mail: **DAVIDMCCASLAND907@GMAIL.C**

PRI 907-957-2212

Owner: **FRANKLIN FOODS LLC**
3294 PIONEER AVE
JUNEAU AK 99801

Contractor: **FRANKLIN FOODS LLC**

3294 PIONEER AVE
JUNEAU AK 99801

PH: _____ FAX _____

Valuation for Permit Fee Calculations:

<u>S.F.</u>	<u>Type</u>	<u>Rate</u>	<u>Amount</u>
432	Utl & Misc-Carport	43.28	18,696.96
Total Valuation:			\$18,696.96

Associated Cases:

None.

Parcel Tags:

BLD-008589 Remodel 1972

This parcel is located within the Downtown Historic District.

Notes and Conditions:

Applicant's Signature
(Owner, Contractor or Authorized Agent)

Date

Staff Acceptance

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

CRITERIA

CODE: 2012 EDITION OF INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE STATE OF ALASKA AND CITY AND BOROUGH OF JUNEAU
STRUCTURAL RISK CATEGORY: II

LOADS:
SNOW

GROUND SNOW LOAD: 70 PSF
THERMAL COEFFICIENT $C_t = 1.2$, (UNHEATED)
EXPOSURE COEFFICIENT, $C_e = 0.9$ (TERRAIN CATEGORY C, EXPOSED)
IMPORTANCE, $I_s = 1.0$ (OCCUPANCY CATEGORY II)
FLAT ROOF SNOW: 53 PSF

WIND LOADS:

ULTIMATE WIND SPEED: 127 MPH
EXPOSURE: C; $K_z = 0.85$ $K_{zt} = 1.0$; $K_d = 0.85$
ULTIMATE STATIC PRESSURE, $q_u = 29.8$ PSF
OPEN STRUCTURE, COMPONENT AND CLADDING WIND FORCES
TRIBUTARY AREA LESS THAN 9 SF:
WITHIN 3 FEET OF EAVE: 63 PSF ULT. INWARD PRESSURE
48 ULT. OUTWARD PRESSURE
INTERIOR ZONE 49 PSF INWARD PRESSURE
27 OUTWARD PRESSURE
TRIBUTARY AREA BETWEEN 9 AND 36 SF:
WITHIN 3 FEET OF EAVE: 49 PSF ULT. INWARD PRESSURE
36 PSF ULT. OUTWARD PRESSURE
INTERIOR ZONE 49 PSF ULT INWARD PRESSURE
36 PSF ULT OUTWARD PRESSURE
TRIBUTARY AREA ABOVE 36 SF:
WITHIN 3 FEET OF EAVE: 32 PSF ULT. INWARD PRESSURE
24 PSF ULT. OUTWARD PRESSURE
INTERIOR ZONE 32 PSF ULT INWARD PRESSURE
24 PSF ULT OUTWARD PRESSURE
MAIN FORCE RESISTING SYSTEM WIND
WINDWARD SIDE 30.4 PSF ULT. INWARD PRESSURE
LEEWARD SIDE 8 PSF ULT OUTWARD PRESSURE

USE 60 % OF ABOVE PRESSURES FOR ALLOWABLE STRESS PRESSURES

SEISMIC LOADS

SITE CLASS: D (FIRM SOILS)
 $S_{ds} = 0.53$ g; $S_{d1} = 0.40$ g
DESIGN CATEGORY D; IMPORTANCE = 1.0
 $R = 1.5$ (TIMBER FRAME)
 $C_s = 0.32$ g

FOUNDATION:

FOUNDATION HAS BEEN DESIGNED WITH AN ALLOWABLE BEARING PRESSURE OF 2,000 PSF BASED UPON THE ANTICIPATION OF ENCOUNTERING TYPE 4 SOILS (SAND, SILTY SAND, CLAYEY SAND, SILTY

GRAVEL OR CLAYEY GRAVEL) AS DEFINED IN TABLE 11806.2 OF THE INTERNATIONAL BUILDING CODE. CONTRACTOR SHALL VERIFY CONDITIONS AT THE LIMIT OF EXCAVATION AND REPORT TO THE ENGINEER.

STRUCTURAL MATERIALS AND CONSTRUCTION**BASE COURSE**

BASE COURSE SHALL CONFORM TO GRADATION C1 OR D1 OF SECTION 703-2.03 OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, 2015 EDITION. PLACE BASE COURSE IN ONE LIFT AND COMPACT WITH A MINIMUM LEVEL OF EFFORT OF 6 PASSES WITH A VIBRATORY DOUBLE DRUM ROLLER OR PLATE COMPACTOR WITH A MINIMUM RATING OF 10,000 POUNDS.

CONCRETE

MIXING, PLACING, AND CURING OF CONCRETE AND SELECTION OF MATERIALS SHALL BE IN ACCORDANCE WITH THE IBC. PROPORTIONS OF AGGREGATE, CEMENT AND WATER SHALL BE SUCH TO RESULT IN A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT EXCESS SURFACE WATER. MAXIMUM SLUMP SHALL BE 4 INCHES PRIOR TO ADDING PLASTICISERS OR WATER REDUCERS ON SITE. 28-DAY COMPRESSIVE STRENGTH (f_c') SHALL BE 3,000 PSI. CONCRETE SHALL BE ENTRAINED WITH AIR SO THAT AIR CONTENT WILL BE BETWEEN 5 AND 8 PERCENT.

CONCRETE REINFORCING SHALL COMPLY WITH ASTM A615 GRADE 60.

REINFORCING SHALL BE SUPPORTED AND SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT USING WELL-CURED CONCRETE BLOCKS OR APPROVED STEEL CHAIRS. WELDING OF REINFORCING IS PROHIBITED UNLESS SPECIFICALLY NOTED.

PROVIDE MINIMUM COVER AT REINFORCING BARS AS FOLLOWS: CAST AGAINST EARTH 3 INCHES, EXPOSED TO EARTH OR WEATHER 1.5 INCHES

STRUCTURAL STEEL

STEEL PLATES SHALL CONFORM TO ASTM A36 AND FABRICATED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE, LATEST EDITION. WELDING SHALL BE IN CONFORMANCE WITH THE AWS D1.1 STRUCTURAL WELDING CODE. AFTER FABRICATION COMMERCIAL BLAST CLEAN AND PRIME WITH INORGANIC ZINC RICH PRIMER, 3 MIL DFT. TOPCOAT WITH EPOXY PAINT WITH COLOR ACCEPTABLE TO OWNER.

TIMBER FRAMING

SPECIES AND GRADES: UNLESS NOTED OTHERWISE, ALL TIMBER 2 TO 4 INCHES THICK SHALL BE ALASKA SPRUCE, DOUG FIR OR HEM FIR NO 1 GRADE, TIMBER 5 INCHES AND GREATER IN THICKNESS SHALL BE COASTAL SPRUCE, HEM FIR OR DOUG FIR NO 1 GRADE OR OF A BETTER SPECIES AND GRADE.

TIMBER SHALL BE FABRICATED AND JOINED TO CREATE SNUG TIGHT CONNECTIONS UNLESS NOTED OTHERWISE. BOLTS SHALL CONFORM TO

ASTM A307 AND BE GALVANIZED. HOLES FOR BOLTS SHALL BE NO GREATER THAN THE BOLT DIAMETER PLUS 1/8 INCH. ALL BOLTS WITH HEAD OR NUT IN CONTACT WITH TIMBER SHALL BE INSTALLED WITH GALVANIZED WASHERS UNDER THE HEAD AND NUTS. ALL NAILED CONNECTIONS SHALL BE CONNECTED USING GALVANIZED BOX NAILS.

PRE-FABRICATED CONNECTORS NOTED IN THE PLANS ARE FABRICATED STEEL OR A PRODUCT OF THE SIMPSON STRONG TIE COMPANY. CONNECTORS MADE BY OTHER MANUFACTURER'S MAY BE CONSIDERED FOR SUBSTITUTION IF THE CONNECTOR HAS EQUAL OR GREATER LOAD CAPACITY, EQUAL OR GREATER CORROSION RESISTANCE AND BE OF AN APPROPRIATE EQUAL CONFIGURATION. SUBMIT ICBO ER FOR REVIEW AND APPROVAL WITH ANY REQUEST FOR SUBSTITUTION.

TIMBER DECK SHALL BE SITKA SPRUCE OR DOUG FIR 2X DECKING WITH TONGUE AND GROOVE SIDE JOINTS. PLACE DECK ONTO RAFTERS IN A CONTROLLED RANDOM LAYOUT: END JOINTS IN THE SAME GENERAL LINE SHALL BE SEPARATED BY AT LEAST 2 INTERVENING COURSES AND END JOINTS SHALL BE MORE THAN 24 INCHES FROM END JOINTS ON ADJACENT COURSES. AT END BAYS EACH PIECE MUST REST ON AT LEAST ONE SUPPORT AND MUST CONTINUE OVER THE FIRST INNER SUPPORT FOR AT LEAST 2 FEET. CONNECT PLANKS TO RAFTERS USING 16D NAILS WITH ONE NAIL TOE NAILED THROUGH THE TONGUE AND GROOVE AND ONE FACE NAILED DIRECTLY TO THE RAFTER. TONGUES SHALL BE ORIENTED UP SLOPE.

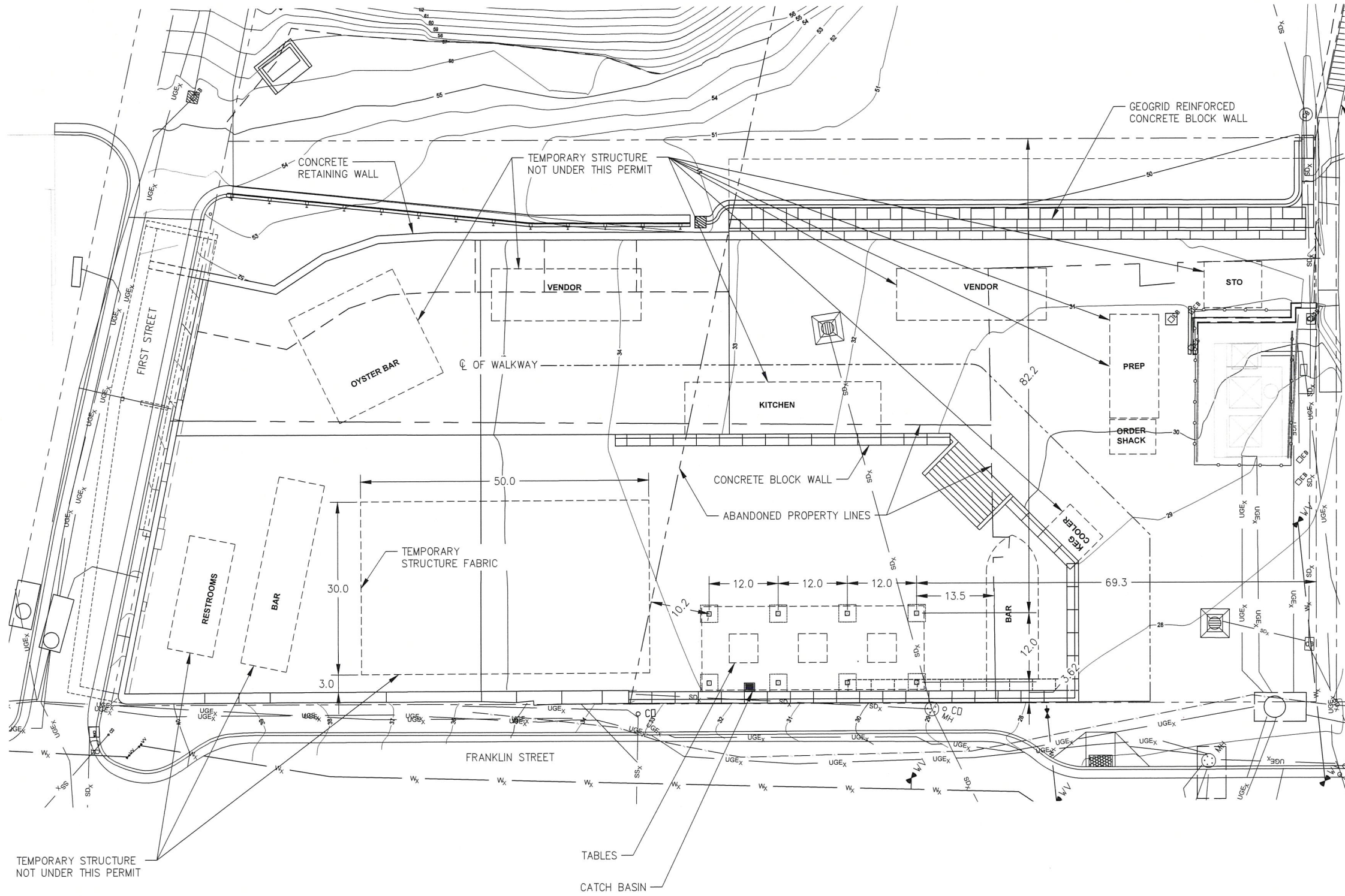
PLYWOOD

PLYWOOD SHALL COMPLY WITH AWA PS1, EXPOSURE 1 RATED SHEATHING. PANELS SHALL BE NAILED WITH SIMPSON N10 NAILS, 6 INCHES ON CENTER AT PANEL EDGES AND IN ROWS 2 FEET ON CENTER AT 6 INCHES ON CENTER.

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
APA	AMERICAN PLYWOOD ASSOCIATION
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION
IBC	INTERNATIONAL BUILDING CODE
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
OC	ON CENTER
PS	PRODUCT STANDARD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
STD	STANDARD
TYP	TYPICAL



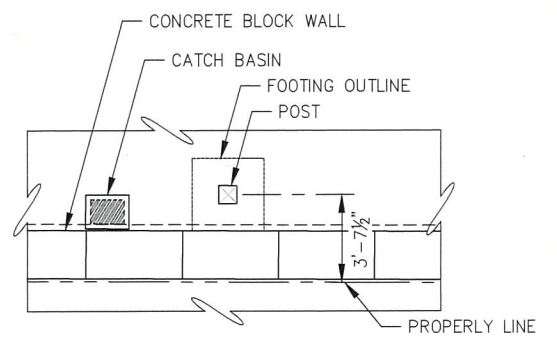


Reviewed for Code Compliance

Inspections will not be performed without CBJ approved plans on site.

JS

3/11/2024



A FOOTING TABLE SHELTER

SCALE IN FEET
0 4 8 FT.



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P | N | D
ENGINEERS, INC.

9360 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: CMG CHECKED: CMG
DRAWN: KLL APPROVED: CMG

SCALE: SCALE IN FEET
0 10 20 FT.

DATE: 2/12/2024

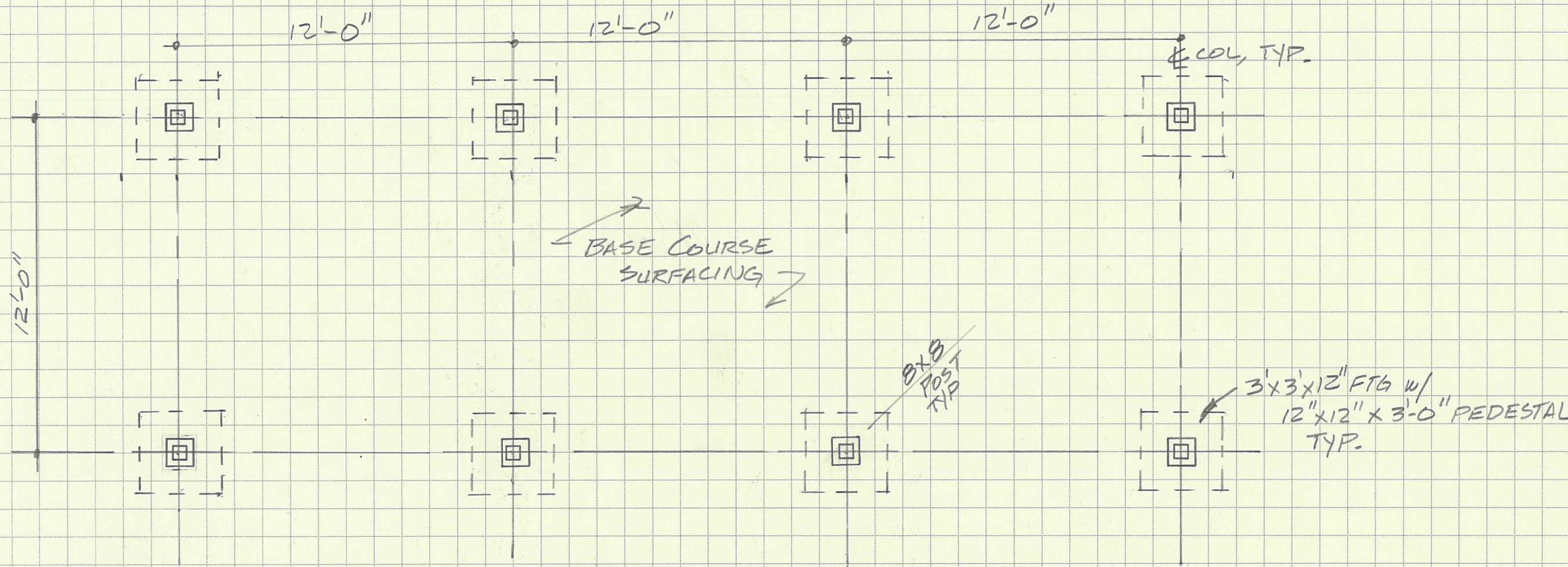


JUNEAU, ALASKA
TABLE SHELTER

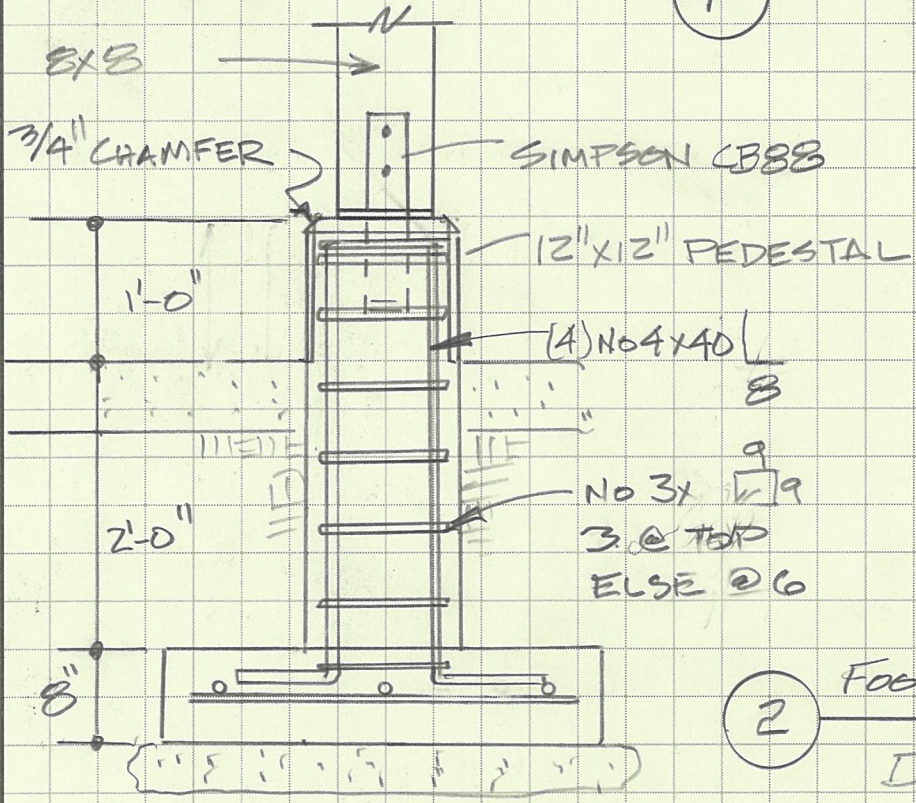
SHEET TITLE:
TABLE STRUCTURE
SITE PLAN

PND PROJECT NO.: 222070 C.A.N. NO.: AECC250

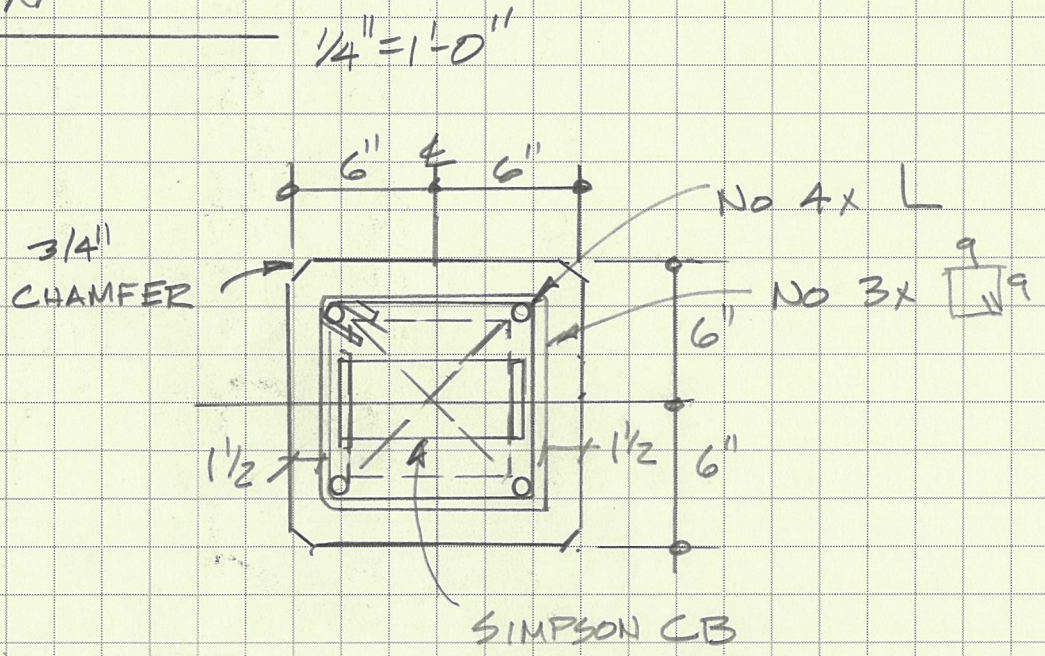
2



1 FOUNDATION PLAN $\frac{1}{4}'' = 1'-0''$



2 FOOTINGS-PEDESTAL DETAIL $\frac{3}{4}'' = 1'-0''$



3 PEDESTAL SECTION

JOB TABLE SHELTER

SHEET NO. 3 OF 3

CALCULATED BY CG DATE 2-12-2024

CHECKED BY DATE

SCALE AS NOTED

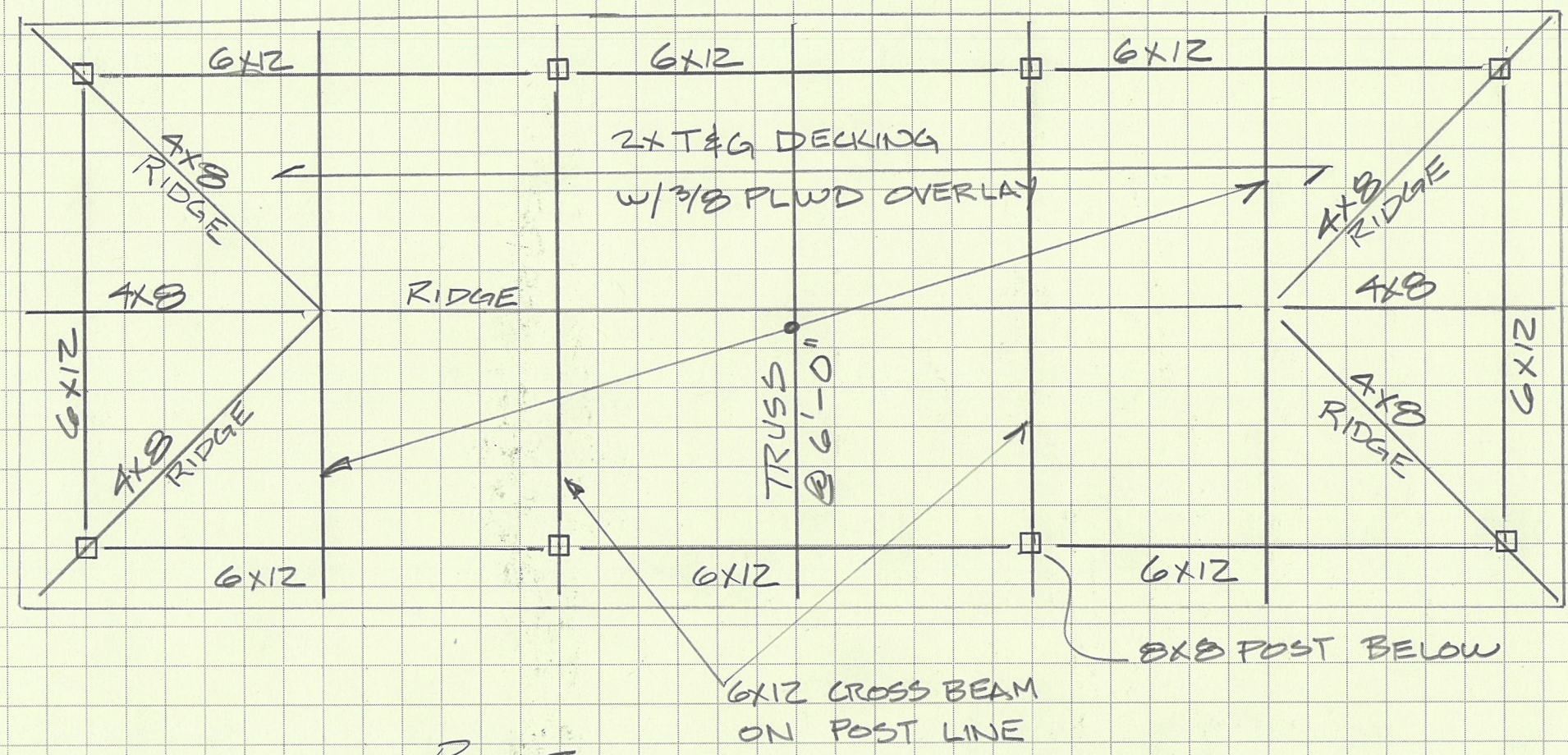
PERATROVICH, NOTTINGHAM & DRAGE, INC.

3220 Hospital Dr. Suite 200
JUNEAU, ALASKA 99801

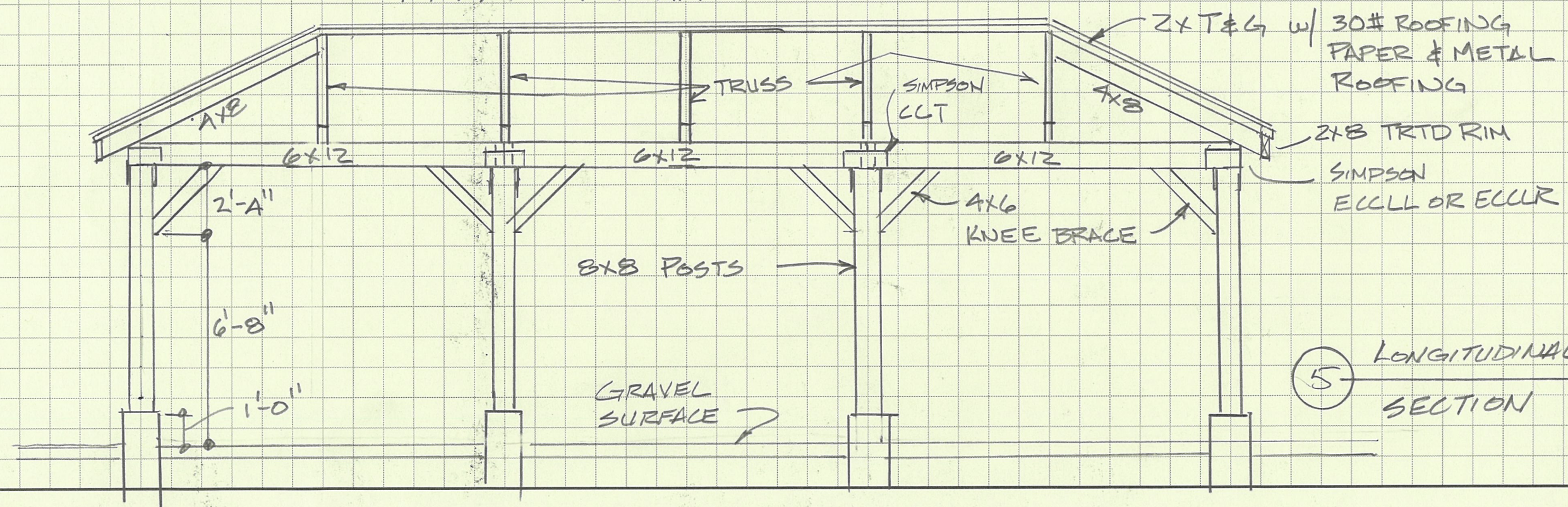
(907) 586-2093 FAX (907) 586-2099



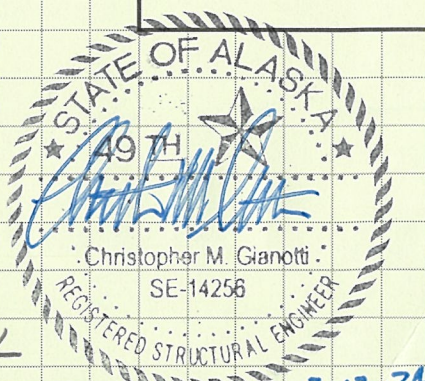
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④ ROOF FRAMING PLAN
 1/4" = 1'-0"



⑤ LONGITUDINAL SECTION
 1/4" = 1'-0"



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JOB TABLE SHELTER

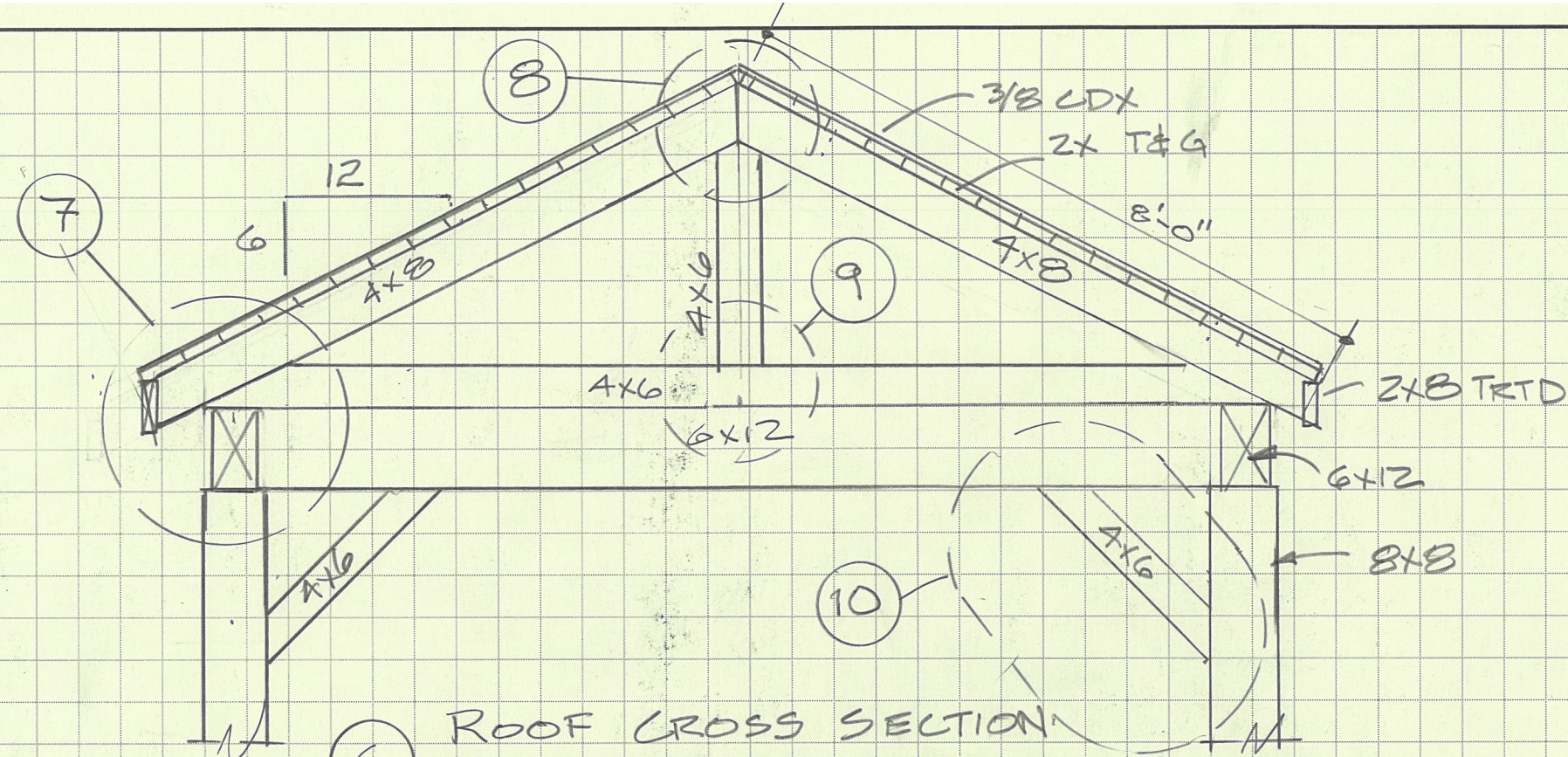
SHEET NO. 4 OF 4

CALCULATED BY CG DATE 2-12-2024

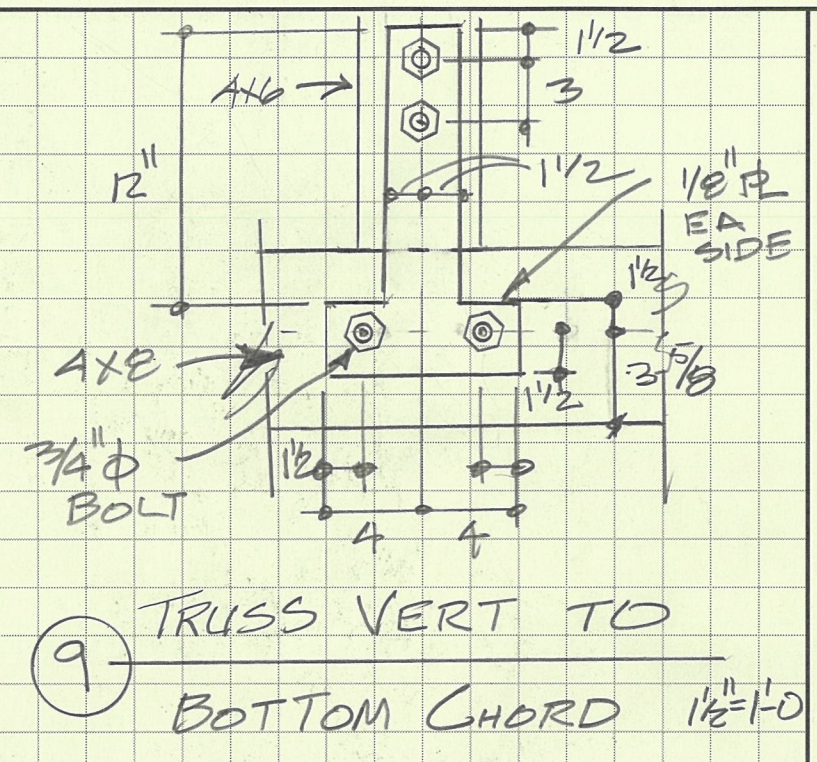
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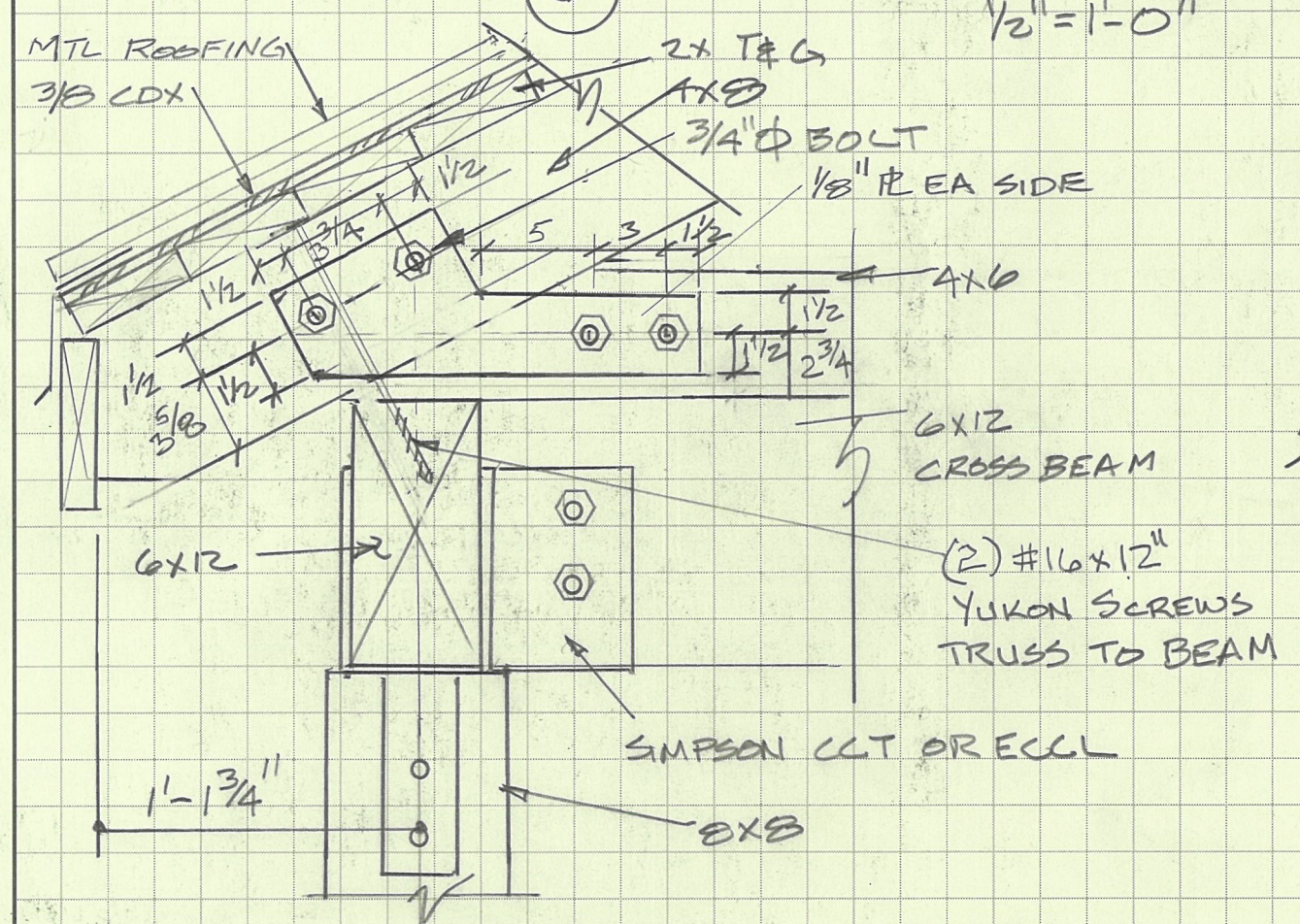
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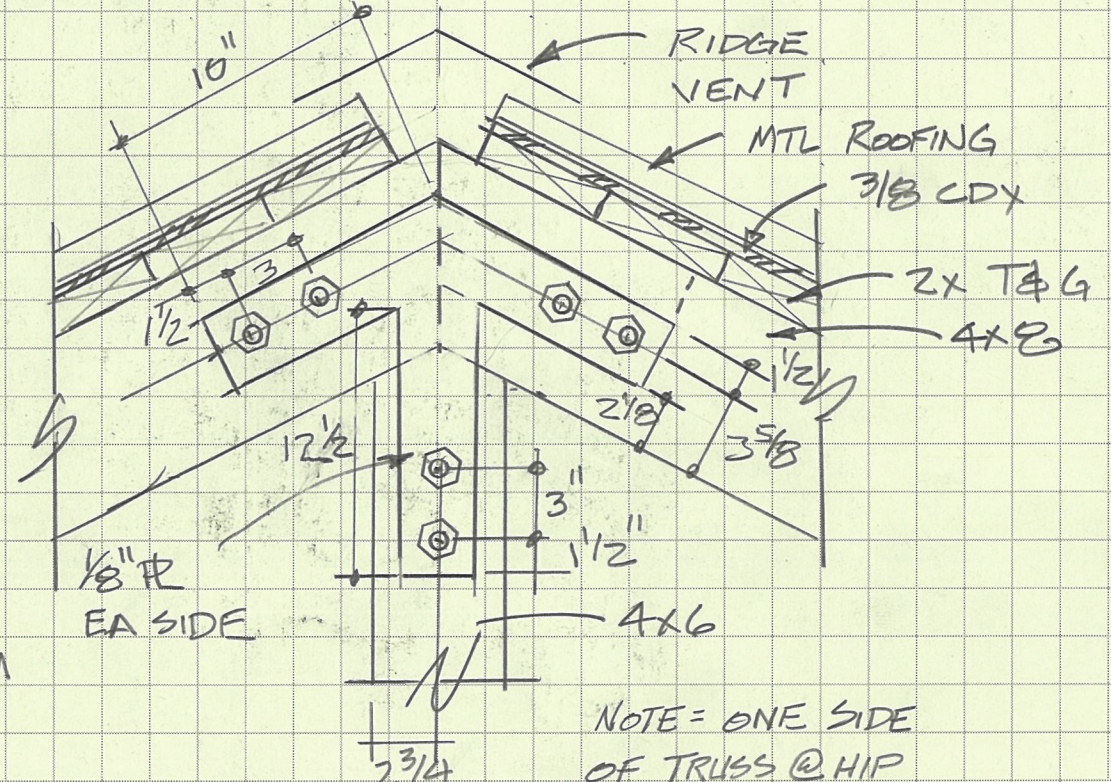
6 ROOF CROSS SECTION 1/2" = 1'-0"



9 TRUSS VERT TO BOTTOM CHORD 1/2" = 1'-0"



7 TRUSS-EAVE DETAIL 1/2" = 1'-0"



8 TRUSS RIDGE DETAIL 1/2" = 1'-0"

NOTE = ONE SIDE OF TRUSS @ HIP VARIES FROM THIS

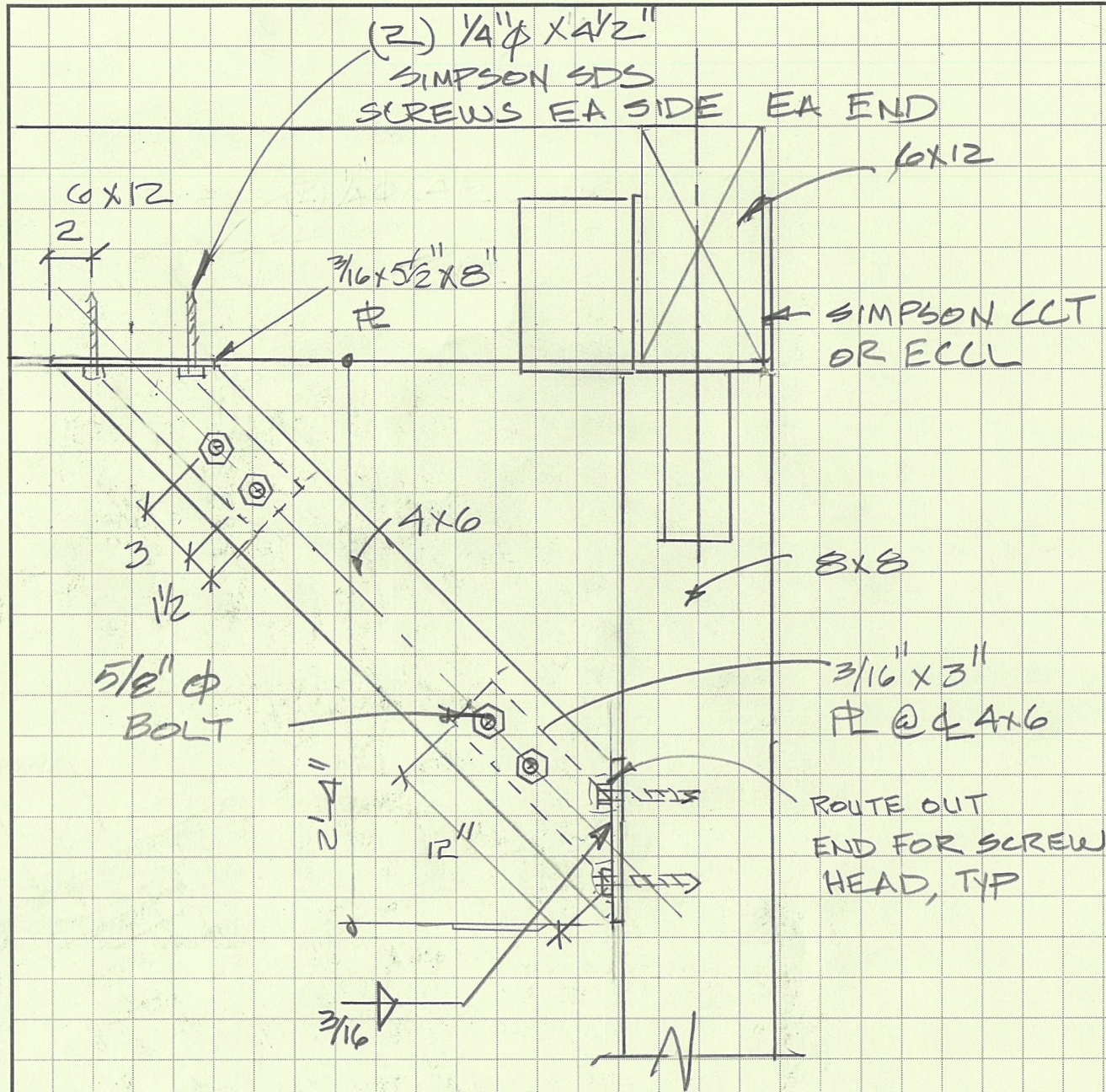
JOB TABLE SHELTER

SHEET NO. 5 OF 5
CALCULATED BY CG DATE 2-12-2024
CHECKED BY
SCALE AS NOTED

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JUNEAU, ALASKA 99801
(907) 586-2093 FAX (907) 586-2099



2-12-24



10 KNEE BRACE
DETAIL

JOB **TABLE SHELTER**

SHEET NO. **6** OF **6** DATE **2-12-2024**

CALCULATED BY **CG**

CHECKED BY _____ DATE _____

SCALE **AS NOTED**

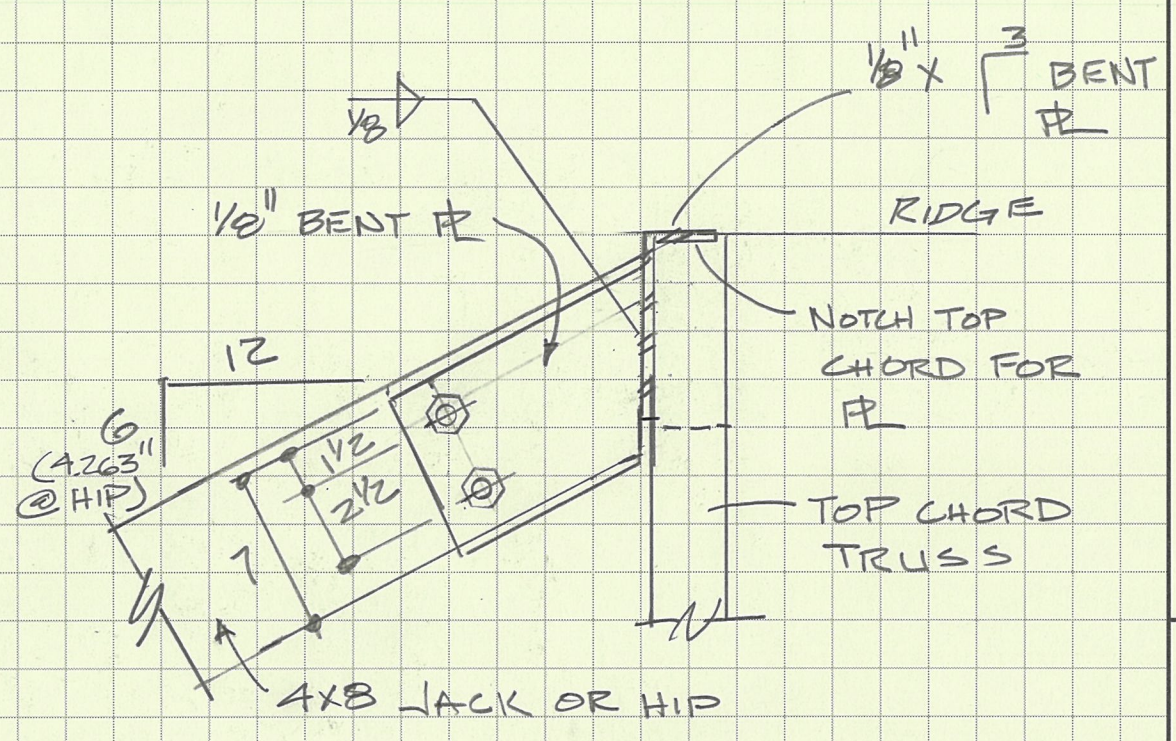
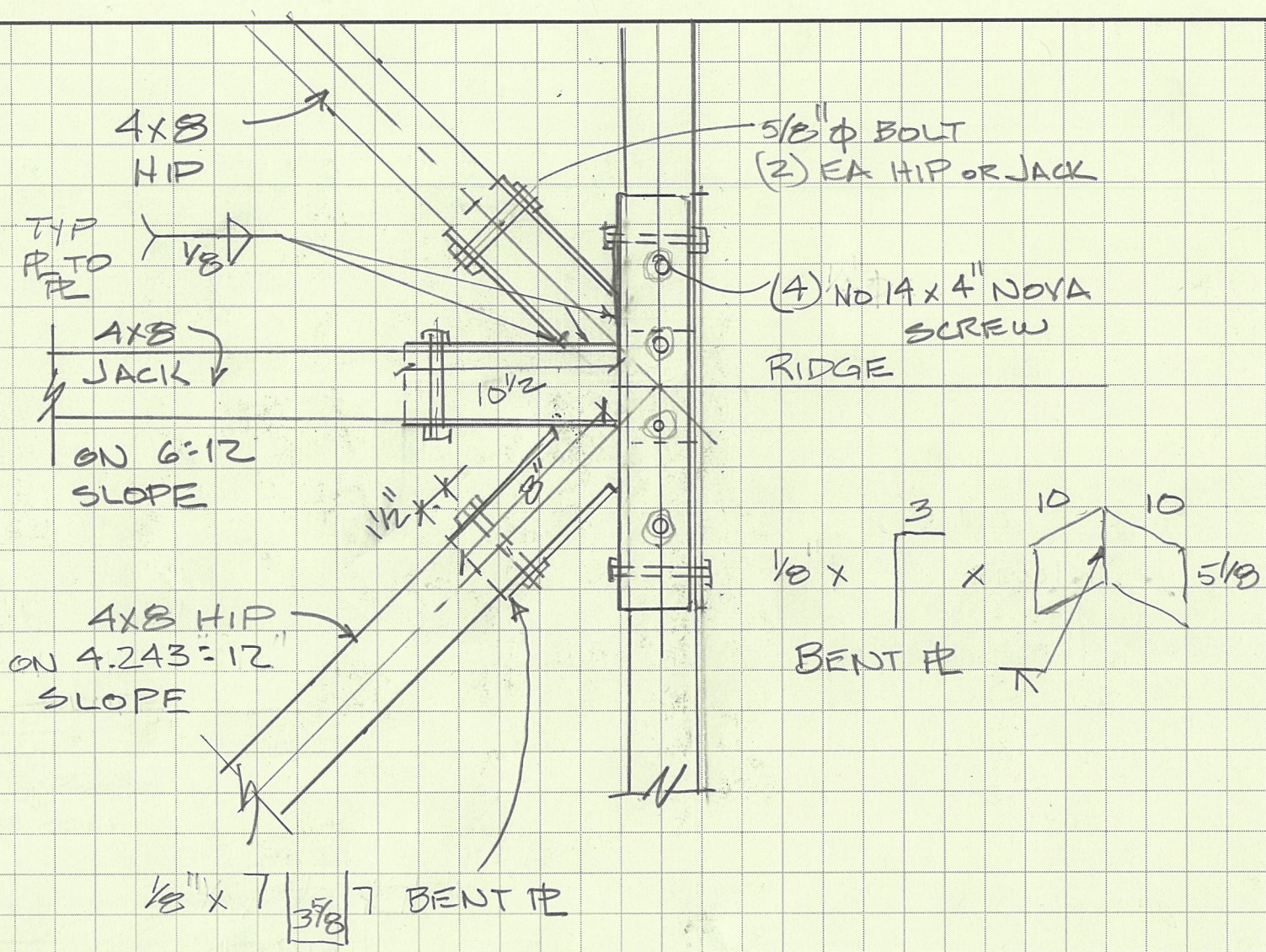
PERATROVICH, NOTTINGHAM & DRAGE, INC.

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JUNEAU, ALASKA 99801

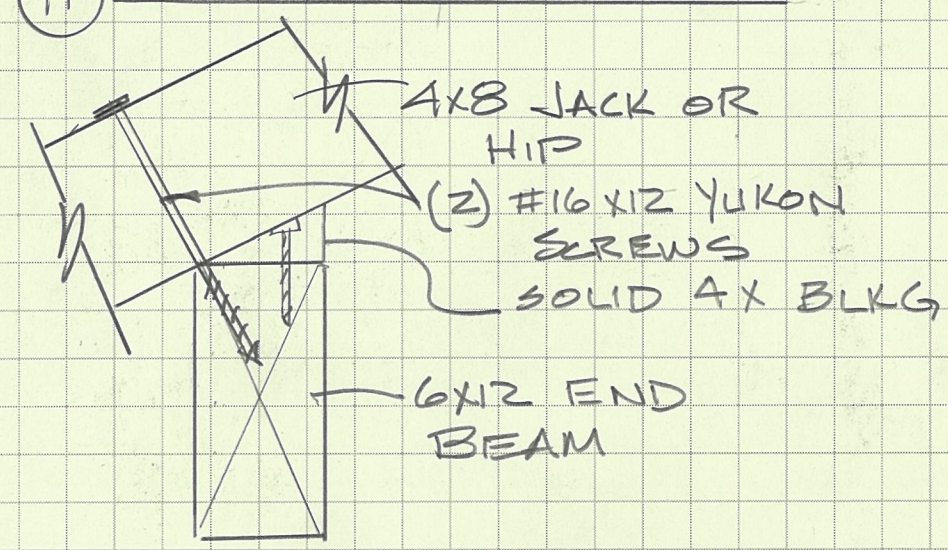
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2-12-24



11 HIP-JACK-RIDGE DETAIL



13 HIP OR JACK TO BEAM

JOB TABLE SHELTER

SHEET NO. 7 OF 26

CALCULATED BY CG DATE 2-12-24

CHECKED BY _____ DATE _____

SCALE _____

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2-12-24