

DIAMONDS INTERNATIONAL TENANT IMPROVEMENTS

Juneau, AK



PARTICIPANTS

CLIENT:
ALMOD DIAMONDS LTD
12 E 49TH ST FL #38
NEW YORK, NY 10014
646.420.8201

ARCHITECT / CIVIL ENGINEER:
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
907.225.7917

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GENERAL

G100	Cover Sheet
G101	Abbreviations & Symbols

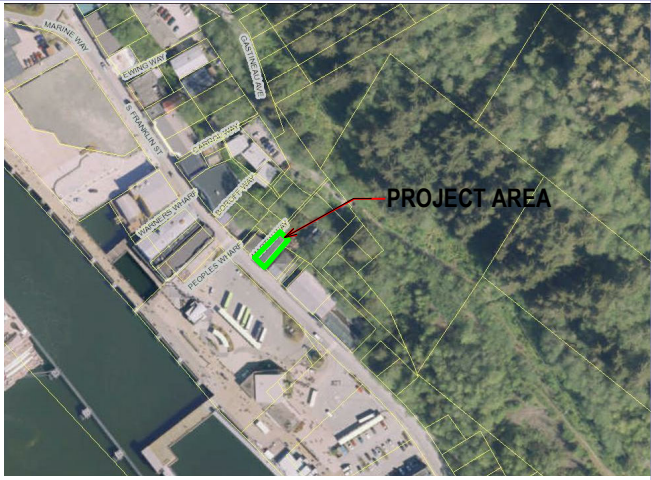
ARCHITECTURAL

A001	Notes & Wall Types
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STRUCTURAL

S100	Structural Notes
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LOCATION MAP



ZONING REVIEW

CITY AND BOROUGH OF JUNEAU TITLE 49 REVIEW

LEGAL DESCRIPTION: 7 A ADDITION BL 3 LT 6A

ZONING: MU - MIXED USE

LOT SIZE: 2634
COVERAGE: NONE
BUILDING GROSS AREA: NO CHANGE
BUILDING HEIGHT: NO CHANGE
SETBACKS: NONE
PARKING: NO CHANGE

CODE REVIEW

PROJECT LOCATION:
455 South Franklin Street

IBC 2012 REVIEW

I. TYPE OF CONSTRUCTION (Chapter 6)
V-B
SPRINKLED - YES

II. USE & OCCUPANCY CLASSIFICATION (Chapter 3)
R-2 (Existing)
B (Existing)

III. OCCUPANCY SEPARATIONS (Table 508.4)
Maintain Min 1-hr Separation Between R & B Occupancies

IV. BUILDING AREA (Table 503) (No Change)
THE WORK AREA IS ALREADY CONSIDERED PART OF THE GROSS BUILDING AREA PER IBC 2012 CHAPTER 2 DEFINITION OF "AREA, BUILDING" SINCE THERE EXISTS A HORIZONTAL PROJECTION OF THE FLOORS ABOVE.

V. BUILDING HEIGHT (Table 503) (No Change)

VI. OCCUPANT LOAD (Table 1004.1.2)		
RETAIL (EXISTING)	1305 GROSS SF	
RETAIL (PROPOSED)	22 GROSS SF	
TOTAL RETAIL	1327 GROSS SF / 30	44.2
OFFICE (EXISTING)	143 GROSS SF / 100	1.5
MECHANICAL (EXISTING)	143 GROSS SF / 300	.5
TOTAL OCCUPANT LOAD		47

REVISIONS:

Diamonds International
Juneau Retail Store Entry Remodel

STATUS:

PERMIT
DOCUMENTS

DRAWN BY: NMG
CHECKED BY: NMG
DATE: 11.25.24
PROJECT #: 242309

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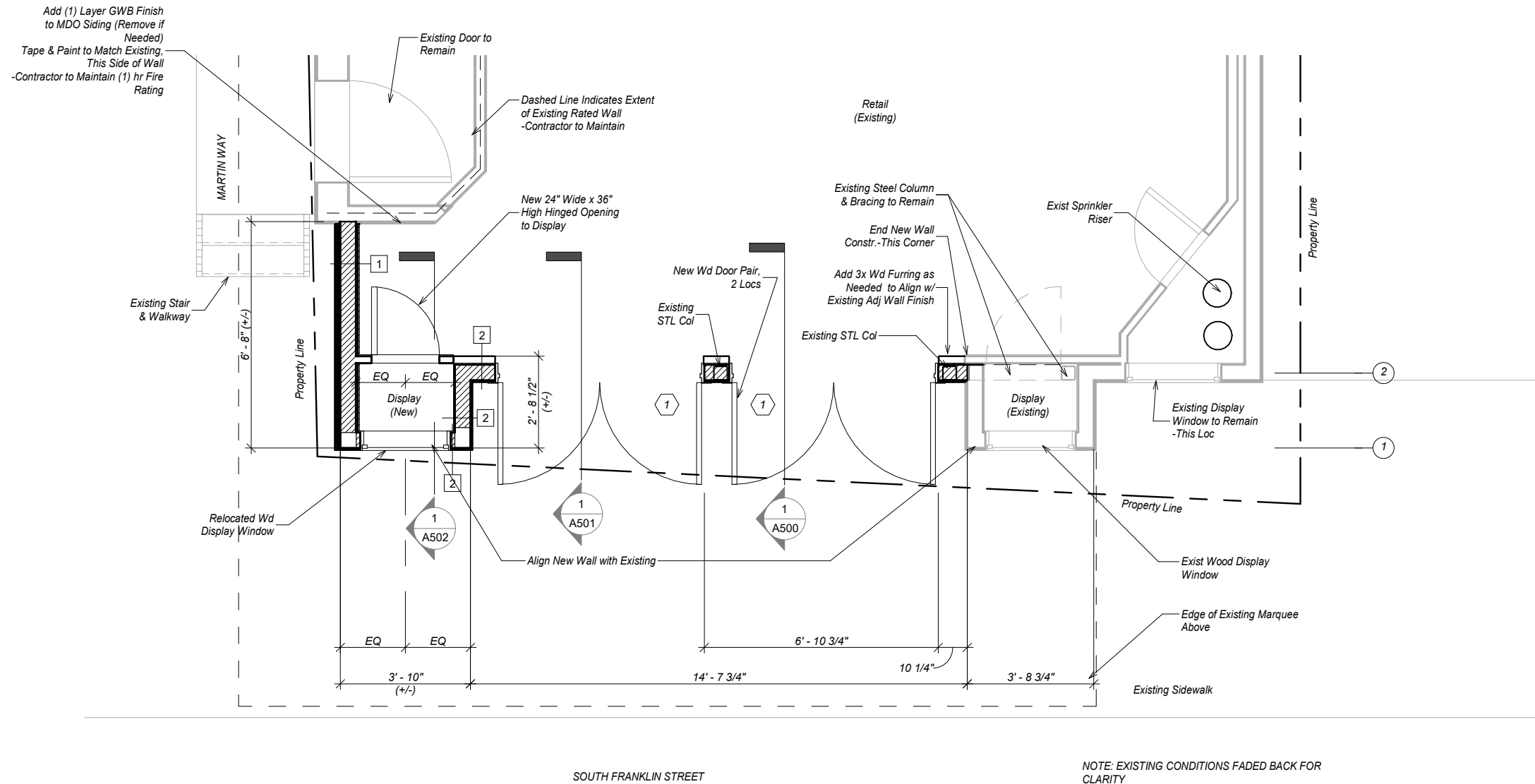
SHEET DESCRIPTION:

Cover Sheet

G100

SHEET:

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1 Floor Plan
1/4" = 1'-0"

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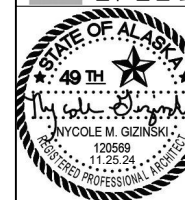
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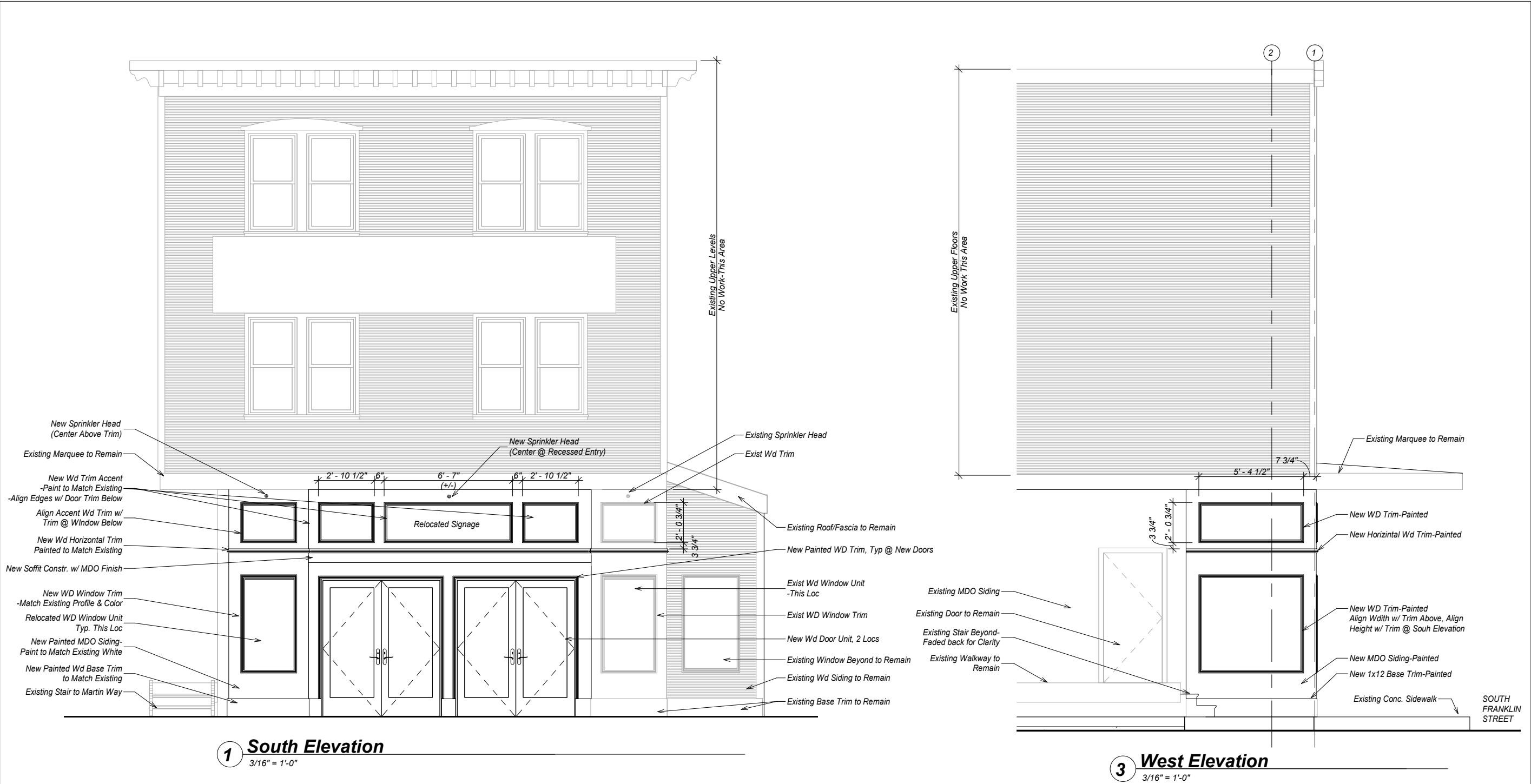
SHEET DESCRIPTION:

Main Floor Plan

A200

SHEET:

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SHEET DESCRIPTION:
Elevations

A400

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