




(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: June 2, 2017

TO: Planning Commission 

FROM: Tim Felstead, Planner
Community Development Department

FILE NO.: CSP2017 0007

PROPOSAL: A consistency review for renewal of lease of CBJ lands for existing monitoring equipment associated with the Juneau Airport Wind System (JAWS)

GENERAL INFORMATION

Applicant: City & Borough of Juneau, Division of Lands & Resources, and Juneau Police Department (JPD)

Property Owner: City & Borough of Juneau

Property Address: Site 1: No address (off Fish Creek Road, North Douglas)
Site 2: 115 Dock Street, Douglas
Site 3: 6235/6255 Alaway Avenue, Lemon Creek

Legal Description: Site 1: Lot 1, USS 3559;
Site 2: ATS 14 Fraction;
Site 3: Tract J1, JPD II

Parcel Code No.: Site 1: 6-D10-1-100-001-0
Site 2: 2-D04-0-T32-006-1
Site 3: 5-B13-0-107-003-8

Lot Size: Site 1: 1,096 acres
Site 2: 89.58 acres
Site 3: 5.5650 acres

Comprehensive Plan Future

Land Use Designation: Site 1: Resource Development (RD)
Site 2: Marine Mixed Use (M/MU)
Site 3: Resource Development (RD)

Zoning: Site 1: Rural Reserve (RR)
Site 2: Waterfront Industrial
Site 3: General Commercial/Rural Reserve

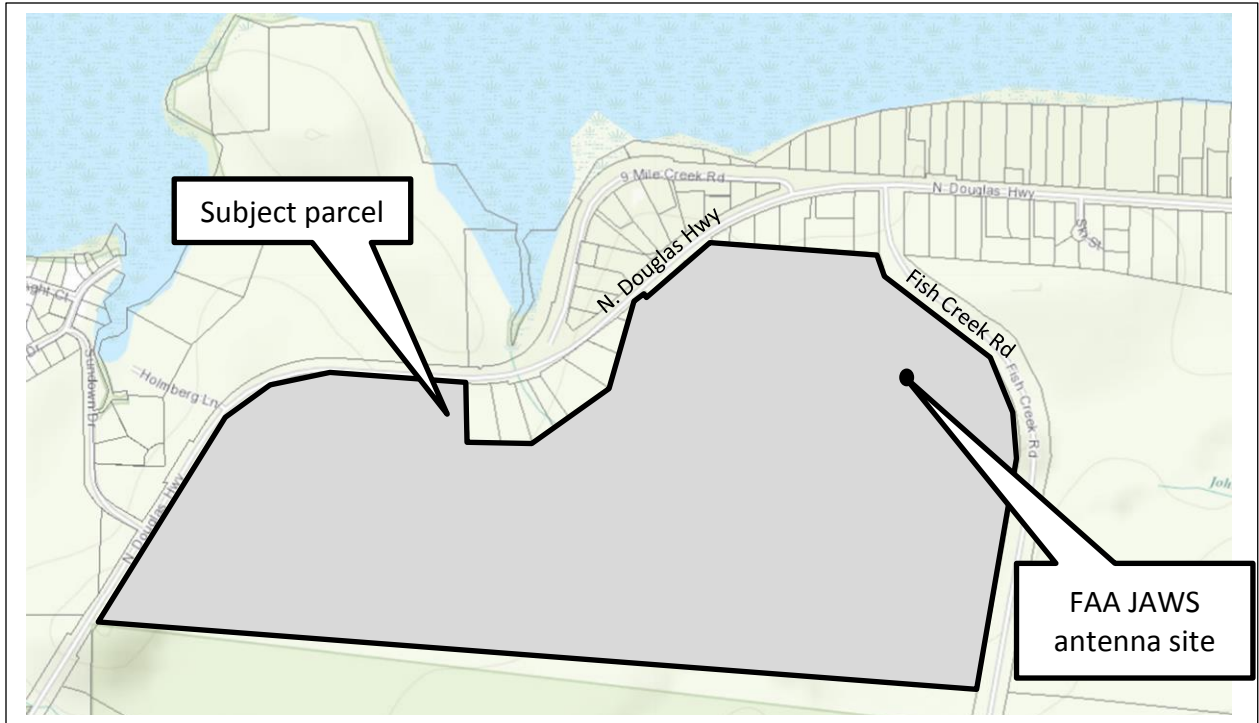
Utilities: NA

Access: Site 1: Fish Creek Road
Site 2: Dock Street
Site 3: Alaway Avenue

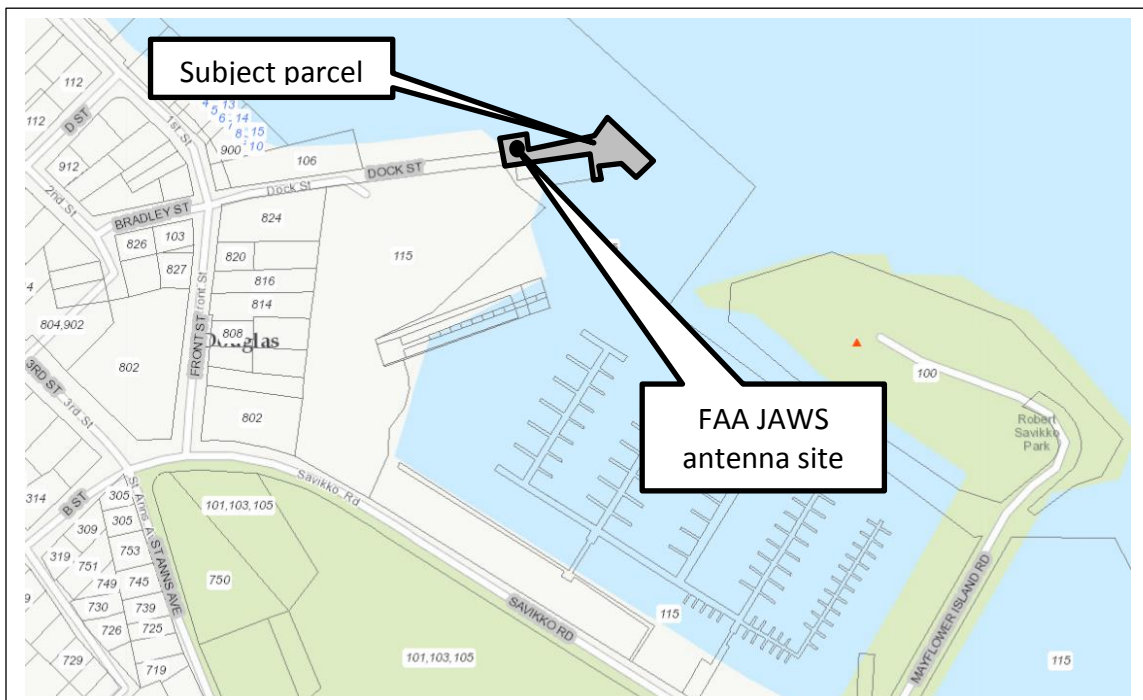
Existing Land Use: Site 1: Lower Fish Creek rock quarry, trails, JAWS monitoring site;
Site 2: Mike Pusich Douglas Harbor JAWS monitoring site;
Site 3: JPD police station and JAWS monitoring site respectively

Surrounding Land Use:

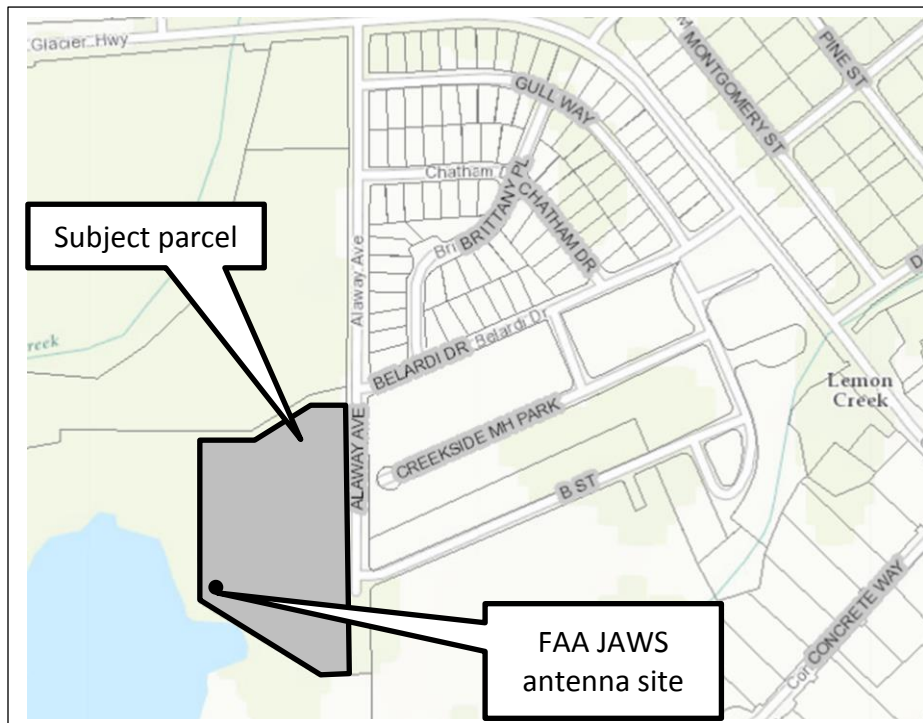
| Direction | <i>Site 1: Fish Creek Rd. 6-D10-1-100-01-0</i> | <i>Site 2: Dock Street 2-D04-0-T32-006-1</i> | <i>Site 3: Alaway 5-B13-0-107-003-8</i> |
|------------------|--|---|--|
| North | Single family residential (D1) | Gastineau Channel tidelands (WI) | Vacant (GC, RR) |
| South | Access road for Lower Fish Creek Rock Quarry (RR) | Mike Pusich Douglas Harbor Parking lot and boat ramp (WI) | Gravel pits (GC, RR) |
| East | Fish Creek Road, Vacant (RR) | Entrance to Mike Pusich Douglas Harbor (WI) | Alaway Avenue, Mobile Home Park (D15) |
| West | North Douglas Highway, Vacant and Single family residential (RR) | Dock Street and Tidelands | Gravel pits (GC, RR) |



Site 1: Fish Creek Road, N. Douglas



Site 2: Dock Street, Douglas at Mike Pusich Douglas Harbor



Site 3: Alaway Avenue, Lemon Creek at JPD

ATTACHMENTS

- | | |
|--------------|--|
| Attachment A | Application including antenna designs, antenna site plans and maps showing locations |
| Attachment B | Photographs of antenna locations |

PROPOSAL

The Federal Aviation Administration (FAA) wishes to renew its lease of limited areas of the subject parcels for the purposes of continuing to host their weather monitoring equipment. The weather monitoring equipment provides data for local aviation conditions in particular wind speeds, windshear and local turbulence around take-off and landing approach routes for Juneau International Airport.

CBJ 49.10.170 describes the duties of the Planning Commission including the review and recommendation to the assembly of land disposals as described in Title 53.

(c) City and borough land acquisitions, disposals and projects. The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.

Title 53 requires that all negotiated land leases undergo a review by the Planning Commission before final authorization by the City Assembly.

53.09.260 - Negotiated sales, leases, and exchanges.

(b) Planning commission review, final assembly approval. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, or exchange or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.

BACKGROUND

The FAA uses the three sites to host ground level antenna and ancillary equipment and has been leasing the sites from CBJ since 1997. Additional existing uses are provided on page 2 of this report. The lease was last renewed in 2007. CBJ Lands Division is proposing that the lease be renewed for a further 30 years.

The antenna equipment sheds have been approved by the CBJ Community Development department (BLD1998-00003 for Site 1: Fish Creek Road, BLD1996-00106 for Site 2: Dock Street, and BLD1998-00765 and BLD2008-00102 for Site 3: Alaway Avenue).

ANALYSIS

The antennae are typically 7 feet high (see **Attachments A and B**). Each antenna also has an electronic equipment shed. Sites 2 and 3 are enclosed by fencing, but Site 1 has no surrounding fencing. Existing antenna infrastructure is not proposed to be changed.

The antennae are key components in the Juneau Airport Wind System which is used to identify

dangerous wind conditions on the take-off and approach routes surrounding Juneau International Airport.

The lease square footage for each site is given in Table 1. The lease square footage is a small fraction of the overall lot sizes.

| Location | Lease area (square feet) |
|-------------------------|-----------------------------|
| Site 1: Fish Creek Road | 13,927 |
| Site 2: Dock Street | 1,416 |
| Site 3: Alaway Avenue | 2,269 |

Table 1: Lease square footage

The land parcels in which the leased areas lie are identified in the 2016 Land Management Plan (see Table 2).

| Location | Land Management Plan Parcel code | Managing Dept. | Retention status |
|-------------------------|--|--|------------------|
| Site 1: Fish Creek Road | LND-1420 | Lands and Resources/Parks and Recreation | Retain/dispose |
| Site 2: Dock Street | LND-1241 | Docks and Harbors | Retain |
| Site 3: Alaway Avenue | LND-0827 | JPD | Retain |

Table 2: Summary of Land Management Plan designation of subject parcels

The relevant managing departments support the renewal of the existing leases.

Conformity with Adopted Plans

2013 Comprehensive Plan

The use and location of the antenna facilities is consistent with the following policies in the Comprehensive Plan.

POLICY 8.1. TO PROMOTE AND SUPPORT AVIATION SAFETY; TO DEVELOP AND MAINTAIN AIRPORT FACILITIES MEETING THE AVIATION TRANSPORTATION NEEDS FOR JUNEAU, ITS RESIDENTS, VISITORS AND COMMERCE; AND TO WORK WITH THE PUBLIC AND PRIVATE SECTORS TO FACILITATE COMMERCE, ECONOMIC DEVELOPMENT, AND ACCESS TO ALASKA'S CAPITAL CITY. (p.104)

The locations of the antennae are away from residential locations and do not conflict

with surrounding land uses.

POLICY 10.4 TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND NEARBY RECREATIONAL, COMMERCIAL, OR INDUSTRIAL USES THAT WOULD GENERATE ADVERSE IMPACTS TO EXISTING RESIDENTIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL DECISIONS AND REGULATORY MEASURES. (p. 132)

Appropriate uses of CBJ owned property is encouraged, even those parcels not identified for immediate disposal.

POLICY 17.2. TO HOLD CERTAIN LANDS IN THE PUBLIC TRUST, AND TO DISPOSE OF CERTAIN LANDS FOR PRIVATE USE WHEN DISPOSAL SERVES THE PUBLIC INTEREST.

In particular the following Standard Operating Procedure is relevant:

17.2 - SOP5 Evaluate land not scheduled for immediate disposal for possible interim uses prior to private development.

2016 Land Management Plan

The 2016 Land Management Plan notes that land not intended for disposal and given a 'retain' status may be *eased or leased for specific purposes, such as airport related uses...* (p. 43)

The proposed lease is consistent with the adopted 2016 Land Management Plan.

Habitat

The land lease relates to equipment that has already been installed and is currently in use. Continued leasing of these sites would not impact any habitat regulated by the CBJ Land Use Code.

FINDINGS

CDD staff finds the proposed renewal of an existing lease of the three subject sites by CBJ Lands Division and JPD is consistent with the CBJ Land Use Code and is consistent with adopted plans and studies.

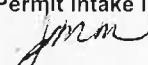
RECOMMENDATION

Staff recommends that the Planning Commission forward the subject proposal to the Assembly with a **recommendation of approval**.

DEVELOPMENT PERMIT APPLICATION

| | | |
|---|-----------------------------------|------------------------------|
| Project Number CSP2017 0007 | CITY and BOROUGH of JUNEAU | Date Received: 4/7/17 |
| Project Name (City Staff to Assign Name) | | |

| | | | |
|--|--|---|--------------------------|
| INFORMATION | Project Description Juneau Airport Wind System (JAWS) Facility Sites; Three locations | | |
| | PROPERTY LOCATION | | |
| | Street Address See Attached Property Location Map and Description | | City/Zip Juneau/99801 |
| | Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 3559 LT 1; JPD II TR J1; ATS 14 FR | | |
| | Assessor's Parcel Number(s) 6D1011000010; 5B1301070038; 2D040T320061 | | |
| | LANDOWNER/ LESSEE | | |
| | Property Owner's Name City & Borough of Juneau; Lands and JPD | Contact Person: Dan Bleidorn | Work Phone: 586-0224 |
| | Mailing Address 155 S. Seward Street | Home Phone: | Fax Number: |
| | E-mail Address dan.bleidorn@juneau.org | Other Contact Phone Number(s): 586-5252 | |
| | PROJECT / APPLICANT | LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits**** | |
| I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: | | | |
| A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. | | | |
| B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application. | | | |
| X | |  | 4/6/17 |
| | | Landowner/Lessee Signature | Date |
| X | | | |
| | | Landowner/Lessee Signature | Date |
| NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date. | | | |
| APPLICANT If the same as OWNER, write "SAME" and sign and date at X below | | | |
| Applicant's Name OWNER | | Contact Person: | |
| Mailing Address | | Home Phone: | |
| E-mail Address | | Other Contact Phone Number(s): | |
| X |  | 4/6/17 | |
| | Applicant's Signature | Date of Application | |

| | | | | |
|------------------------|--|--|---------------|---|
| STAFF APPROVALS | OFFICE USE ONLY BELOW THIS LINE | | | |
| | <input checked="" type="checkbox"/> | Permit Type | **SIGN | Date Received |
| | <input checked="" type="checkbox"/> | Building/Grading Permit | | |
| | <input checked="" type="checkbox"/> | City/State Project Review and City Land Action | | 4/7/17 |
| | | Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed) | | CSP20170007 |
| | | Mining Case (Small, Large, Rural, Extraction, Exploration) | | |
| | | Sign Approval (If more than one, fill in all applicable permit #'s) | | |
| | | Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change) | | |
| | | Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) | | |
| | | Variance Case (De Minimis and all other Variance case types) | | |
| | | Wetlands Permits | | |
| | | Zone Change Application | | |
| | | Other (Describe) | | |
| | ***Public Notice Sign Form filled out and in the file. | | | |
| | Comments: | | | Permit Intake Initials  |

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

| | | | |
|----------------|------------------------------|-----------------------------|-------------------------|
| Project Number | Project Name (15 characters) | Case Number CSP 20170007 | Date Received 4/7/17 |
|----------------|------------------------------|-----------------------------|-------------------------|

TYPE OF PROJECT REVIEW:



City Project Review



City Land Acquisition /Disposal



State Project Review

DESCRIPTION OF PROJECT

The lease for the Juneau Airport Wind System (JAWS) Facility Site is expiring and a new lease is needed. 53.09.260 states that "Planning commission review, final assembly approval. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, or exchange or other disposal of City and Borough land."

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

Juneau Airport Wind System (JAWS) Facility Site

PROPOSED USE OF LAND OR BUILDING(S):

Continued use for Juneau Airport Wind System (JAWS) Facility Site

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☒ No ☐ Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST:

\$ 1,000.00

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

CITY/STATE PROJECT FEES

| | Fees | Check No. | Receipt | Date |
|------------------|----------|-----------|---------|-------|
| Application Fees | \$ _____ | _____ | _____ | _____ |
| Total Fee | \$ _____ | _____ | _____ | _____ |

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

&

EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

TO BE COMPLETED BY THE APPLICANT

CITY/STATE PROJECT REVIEW REQUIREMENTS

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

Application: An application for a City/State Project Review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

Forms: A completed City/State Project Review Application form and Development Permit Application form. The "land owner or lessee consent" signature is mandatory for all landowners on the Development Permit Application form.

Fees: No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.

Project Description: A detailed letter or narrative describing the project.

Plans: All plans are to be drawn to scale and clearly show the items listed below:

- A. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
- B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
- C. Proposed traffic circulation within the site including access/egress points and traffic control devices;
- D. Existing and proposed lighting (including cut sheets for each type of lighting);
- E. Existing and proposed vegetation with location, area, height and type of plantings; and,
- F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All information that is submitted as part of an application shall be submitted in either of the following formats:

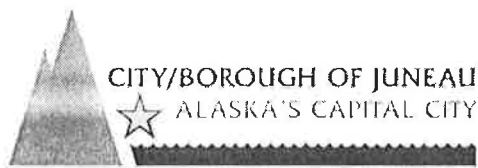
- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf or other formats pre-approved by the Community Development Department.
- B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All City/State Project Review Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



APPLICATION TO LEASE CITY AND BOROUGH OF JUNEAU LANDS

Application No.

Staff only

Assessor's No.

Assessor's number available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sql/assessor.php>

Legal name of applicant(s)

Mailing address

1. Legal description of property where the lease is to be located (attach map)

See attached legal descriptions and maps

2. Existing parcel size

Square feet: Acres:

Parcel (lot) size available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sql/assessor.php>

3. Existing utilities

Water: On Site ☐ Public ☐ None ☐

Sewer: On Site ☐ Public ☐ None ☐

Utilities information available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sql/assessor.php>

4. Access

5. Provide a brief description of your proposal:

To renew existing land leases for FAA's Juneau Airport Wind System (JAWS) located at Lemon Creek Police Station, North Douglas and South Douglas. FAA will provide lease templates.

5. Continued

6. Comprehensive plan designation for property *(Staff only)*

7. Zoning designation

Zoning designation as a lot line adjustment or Data as a lot line adjustment

I HEREBY CERTIFY THAT all of the statements made in this application and its incorporated attachments are true and correct.

Alice L. Salzman, Real Estate Contracting Officer

Name and Title (Please Print)

Alice L. Salzman

Signature

Name and Title (Please Print)

Signature

Return application to the Lands and Resources Office, 105 Municipal Way, Third Floor or Lands_Office@juneau.org

Staff only

RECEIPT of the above application and attachments together with filing fee (non-refundable) in the amount of \$1,000.00 is hereby acknowledged.

FULL APPLICATION RECEIVED by Lands staff on

by:

MM/DD/YYYY

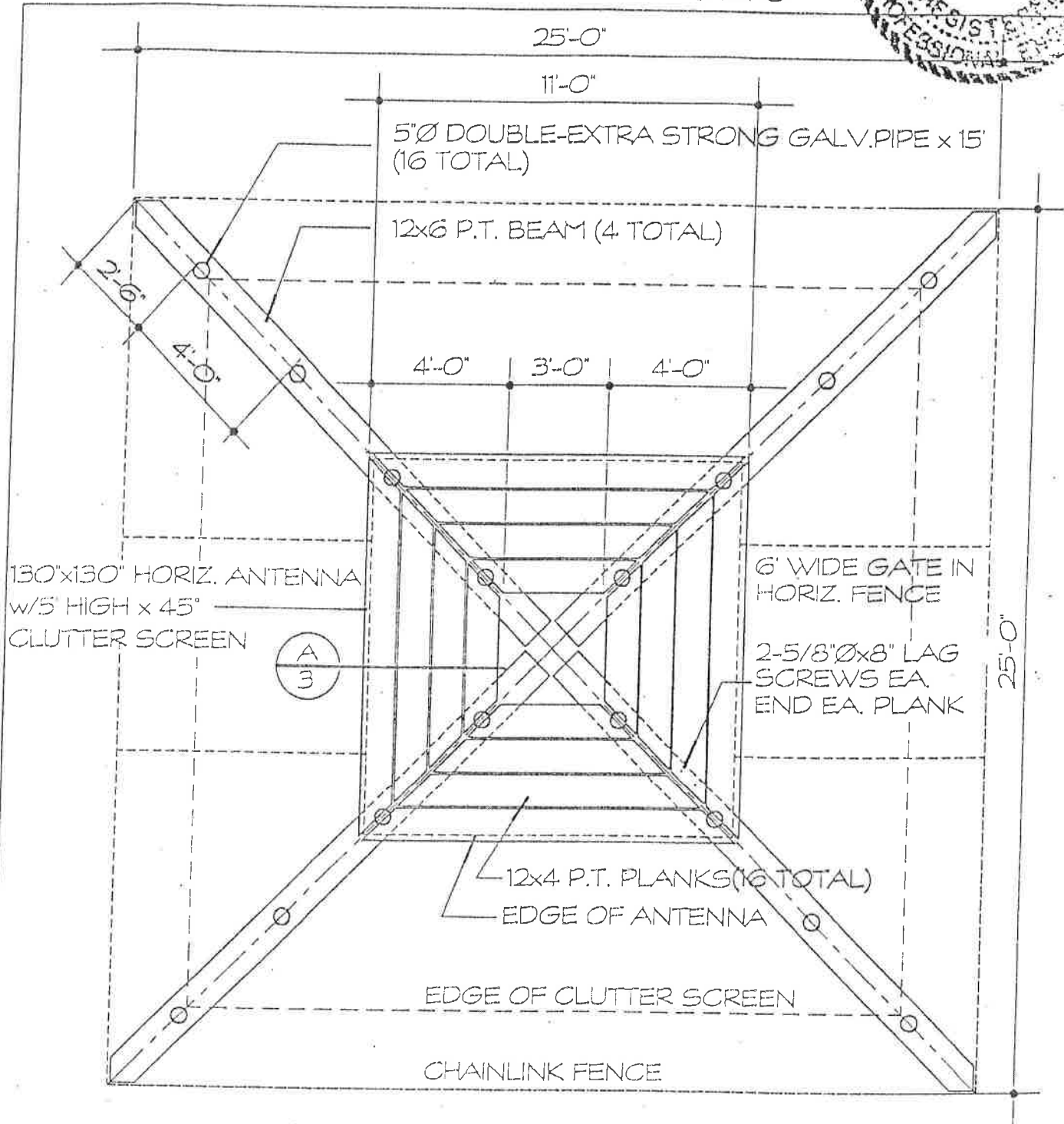
Name and Title (Please Print)

Signature



LIUM ENGINEERING
JUNEAU, ALASKA
(907) 586-3891

NCAR-Wind P...ler
sheet no. 1 of 6
calculated by: RL
date: 7 APR 98
scale: 1/4"=1'-0"



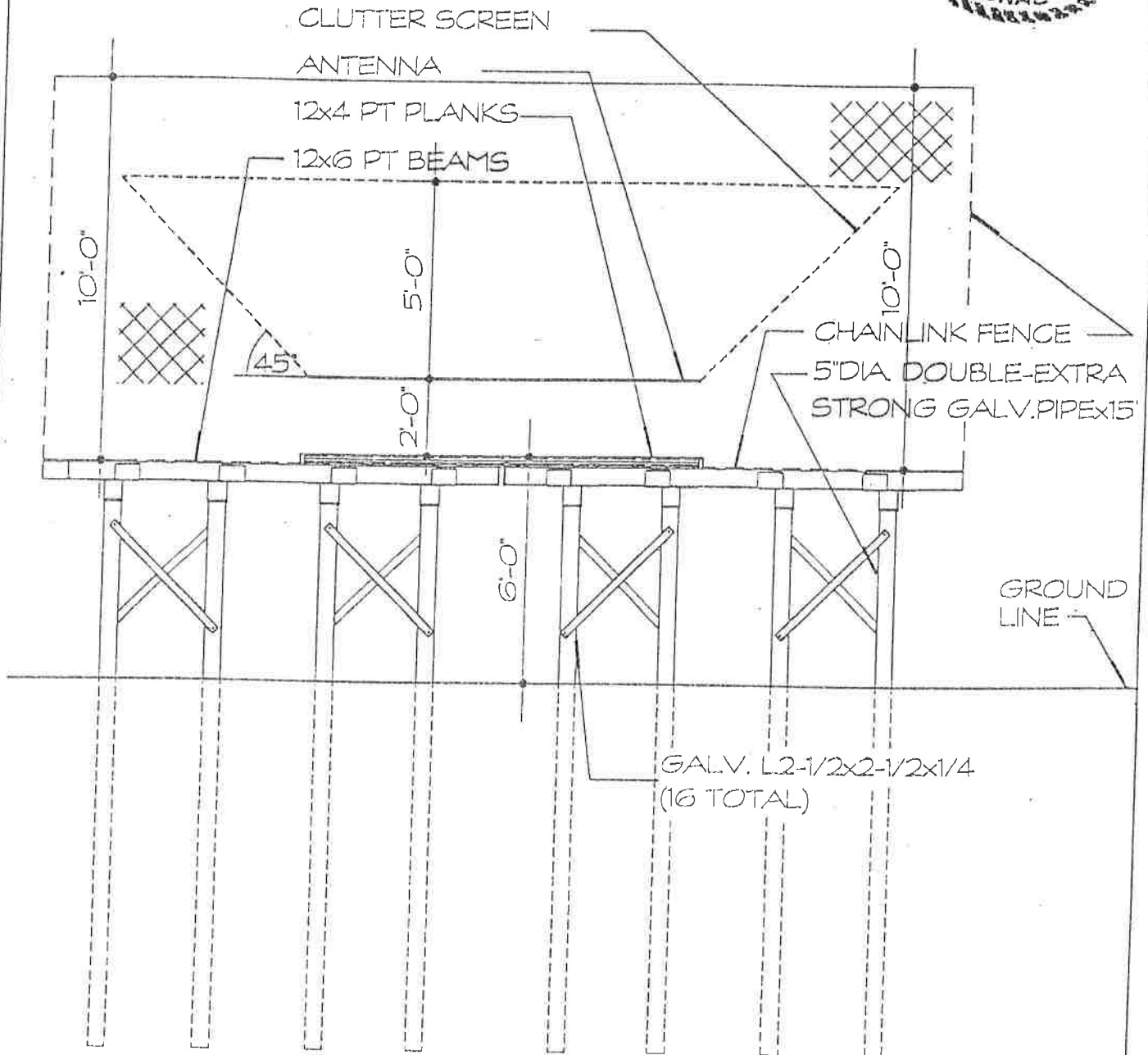
ANTENNA PLATFORM PLAN (16 PIPE OPTION)

SCALE:

Attachment A: Application 1/4"=1'-0"

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NCAR-Wind P-File
sheet no. 2 of 6
calculated by: RL
date: 7 APR 98
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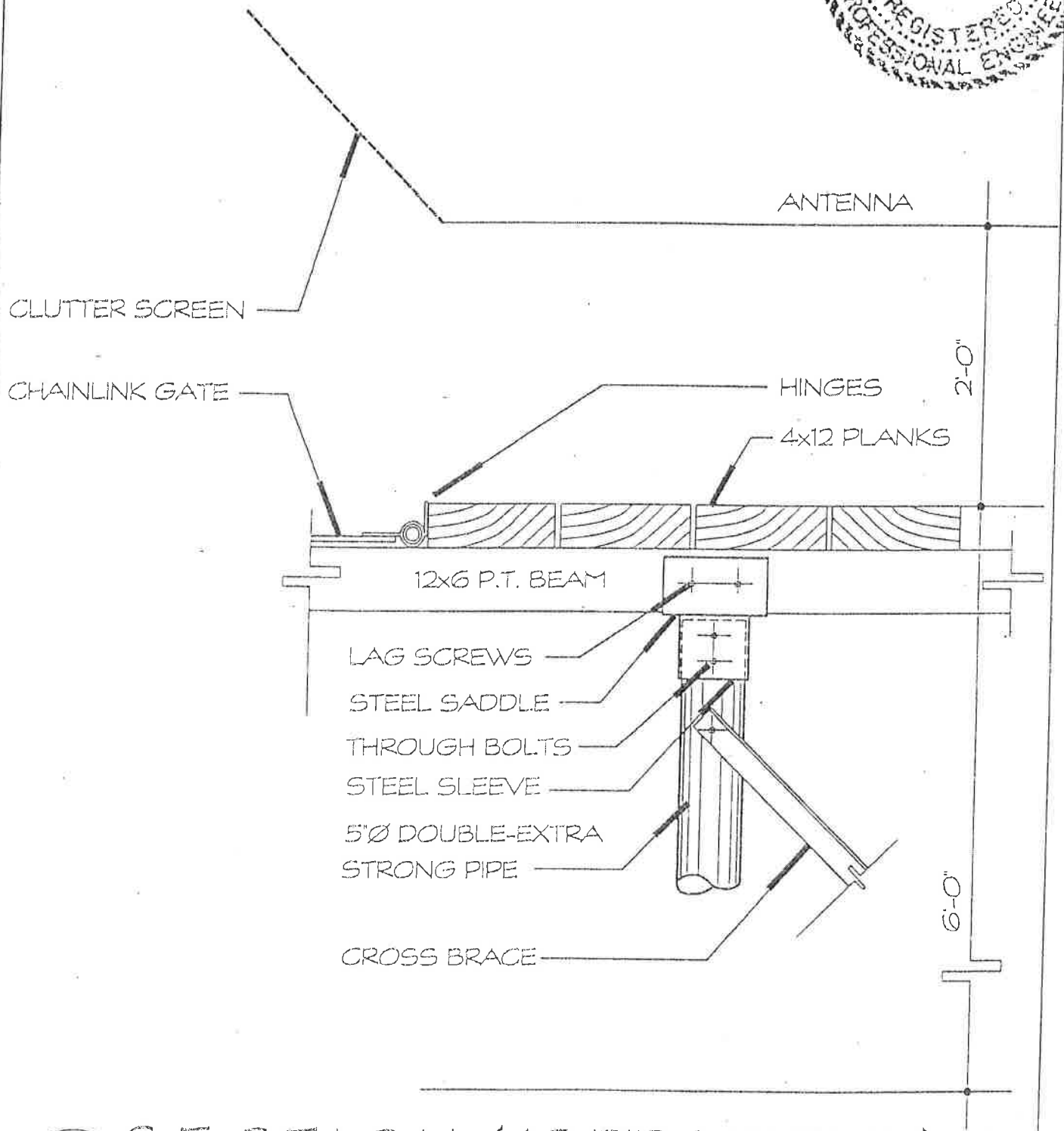
ANTENNA PLATFORM ELEVATION (16 PIPE OPTION)

SCALE:

1/4"=1'-0"

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NCAR-Wind Filter
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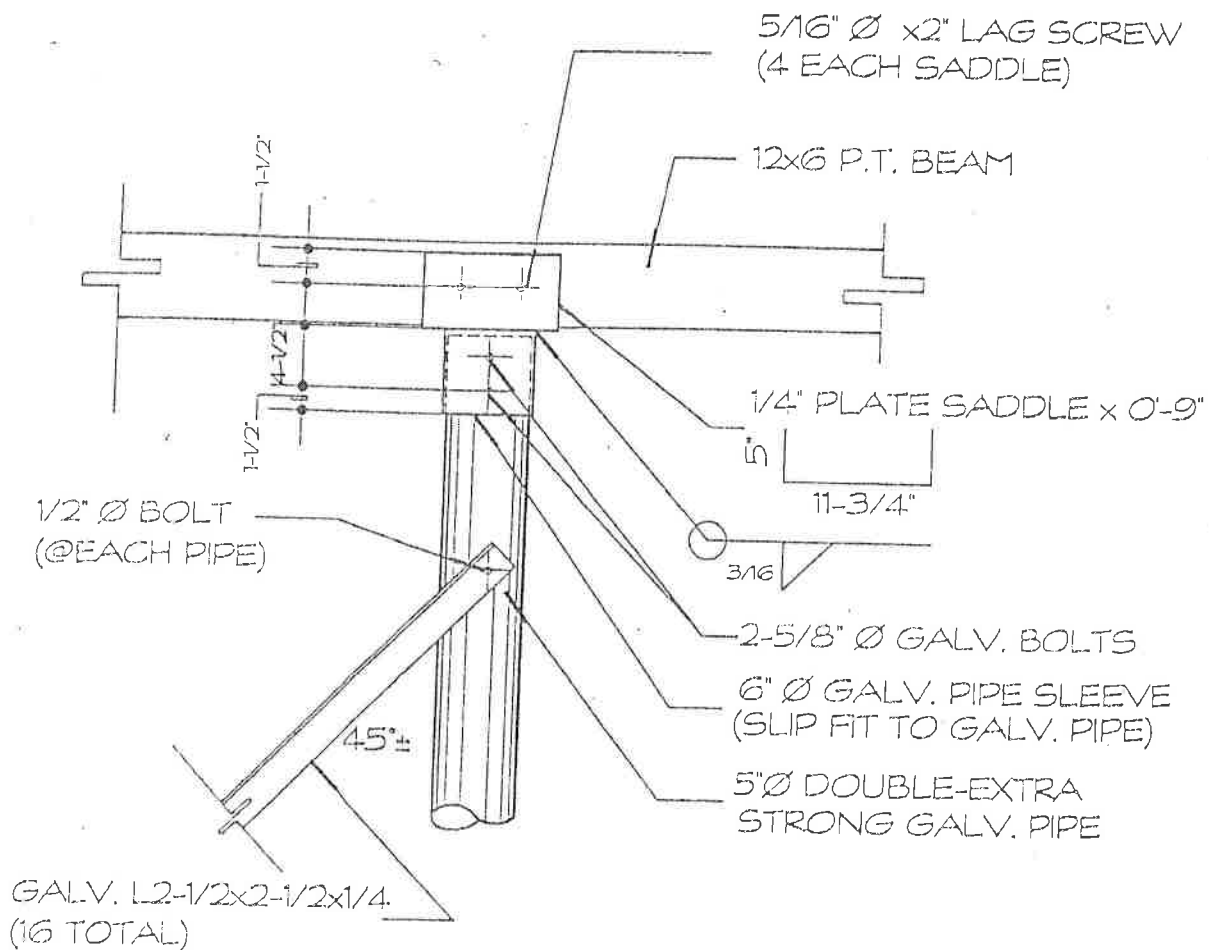


A SECTION (16 PIPE OPTION)
3 SCALE: 1"=1'-0"

Attachment A: Application

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NCAR-Wind Filer
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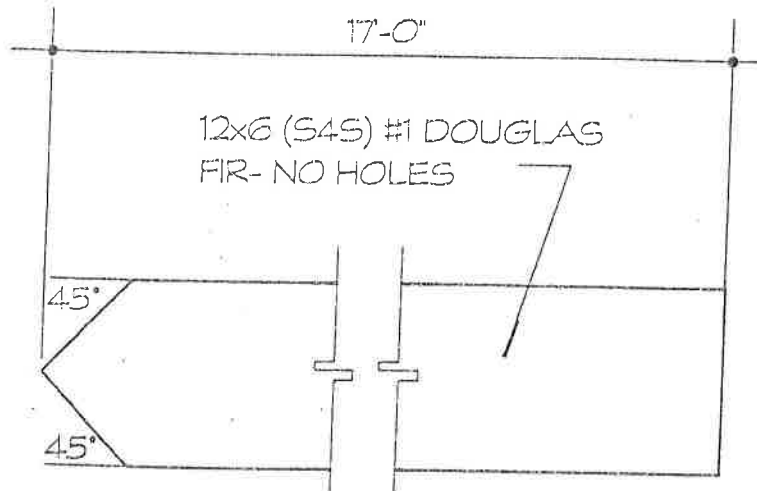
SADDLE DETAIL (16 PIPE OPTION)

SCALE: 1"=1'-0"

Attachment A: Application

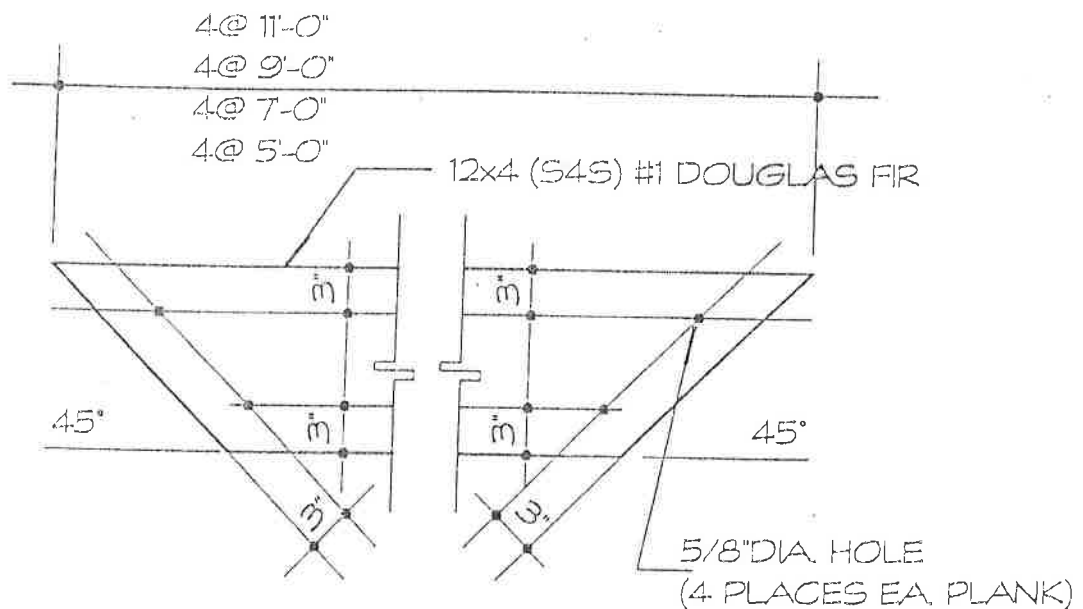
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NCAR-Wind Filer
sheet no. 5 of 6
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date: 7 APR 98
scale: 1"=1'-0"



PILE CAP (4 TOTAL)

SCALE: 1"=1'-0"



DECK PLANK (4 OF EA. LENGTH=16 TOTAL)

SCALE: 1"=1'-0"

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JUNEAU, ALASKA

(907) 586-4164 3891

JOB

NLAK ~ Wind Motier

SHEET NO.

OF

CALCULATED BY

RL

DATE

14 April '98

CHECKED BY

DATE

SCALE



STRUCTURAL NOTES

DESIGN LOADS: SNOW LOAD - 70psf
WIND LOAD - 90mph, EXPOSURE B

SOILS: NO SOILS INVESTIGATION WAS MADE AT THIS SITE. PROBES INDICATE VERY DENSE BEARING LAYER (BLUE CLAY ?) ABOUT 10 FEET BELOW MUSKEG SURFACE.

PILES: USE OPEN-END PIPE PILES CONFORMING TO ASTM A53, GALVANIZED PER ASTM A153. HAND DRIVE TO REFUSAL ON DENSE BEARING LAYER. OPTIONS WITH FEWER, LARGER PILES OR CONCRETE FILLED PILES MAY BE PROPOSED. SEPARATE PIPE PILES FROM MUSKEG (& ICE) WITH 4 FOOT LENGTHS OF PVC PIPE SLEEVE. PACK GREASE BETWEEN SLEEVE AND PIPE. HANG SLEEVE FROM CROSS BRACING.

CONCRETE: FURNISH CONCRETE FILL WITH A 7 SACK MIX USING PEA GRAVEL COARSE AGGREGATE AND AN ENTRAINED AIR CONTENT BETWEEN 4% & 8%.

STEEL: USE ASTM A36 SHAPES, PLATES, AND BARS. USE ASTM A 500, GRADE B, TUBES. USE ASTM A307 BOLTS. GALVANIZE ALL STEEL AFTER FABRICATION PER ASTM A123 AND ASTM A153.

TIMBER: USE #1 DOUGLAS FIR PLANKS AND BEAMS. PRESSURE TREAT ALL TIMBER PER AWPA C2 AFTER FABRICATION. HOLE SIZES SHOWN ARE ACTUAL SIZES AFTER TREATMENT. TREAT FABRICATED PLANKS AND BEAMS WITH ACZA TO 0.6pcf RETENTION

LAG SCREWS: FIELD DRILL LEAD HOLES FOR THREADED PORTIONS OF LAG SCREWS. DRILL 7/16" DIA. HOLES FOR 5/8" DIA. LAG SCREWS AND 3/16" DIA. HOLES FOR 5/16" SCREWS.

FENCE: USE GALVANIZED CHAINLINK TYPE FENCE TO PROTECT ANTENNA. PROVIDE STEEL FRAMEWORK TO CARRY FENCE DEAD LOAD PLUS DESIGN LOADS BETWEEN SUPPORTS. PROVIDE HORIZONTAL GATE FOR ACCESS UNDER PLATFORM. FENCE CENTER OF PLATFORM IF NOT DECKED

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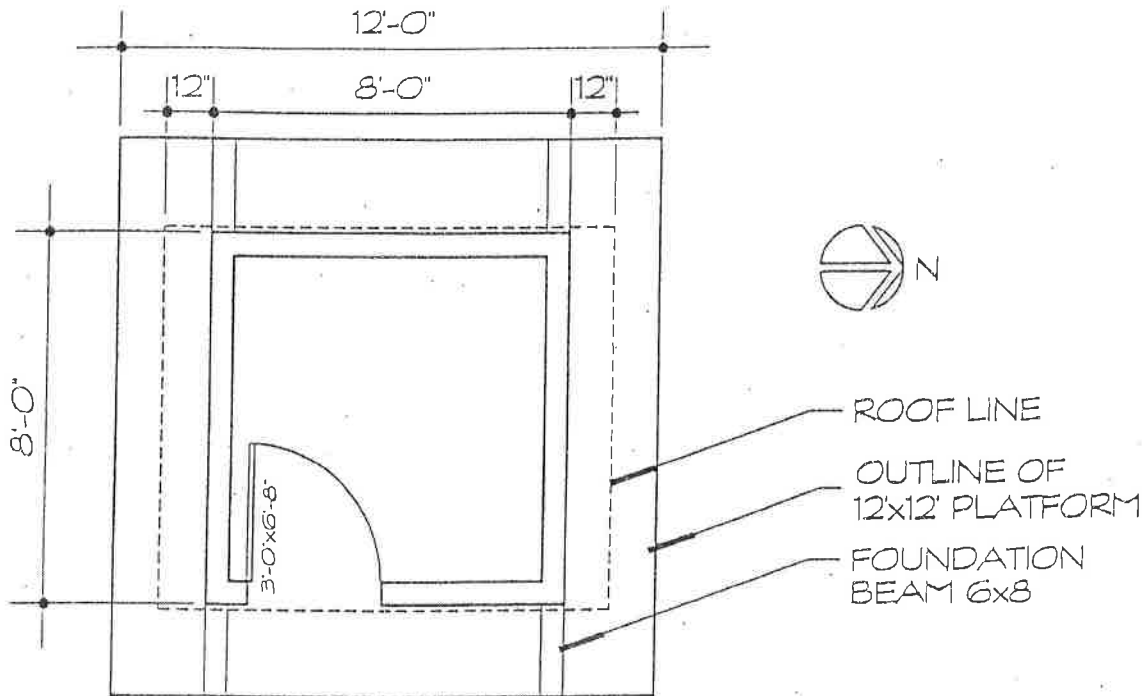
NCAR-Wind Protiter

sheet no. 1 of 1

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FLOOR PLAN

STRUCTURAL NOTES

DESIGN LOADS: 50 psf SNOW LOAD
'94 UBC WIND & EARTHQUAKE (Z=0.26)

STEEL: USE ASTM A36 SHAPES, PLATES, AND BARS. USE
ASTM A53 PIPE. USE ASTM A307 CONNECTORS.
USE 7 STRAND CABLE. GALVANIZE ALL STEEL
PER ASTM A123 OR A153.

TIMBER: USE #2 OR BETTER HEM-FIR FRAMING LUMBER. USE
#1 DOUGLAS FIR POSTS AND BEAMS. USE SIMPSON
STRONG TIE METAL CONNECTORS. PRESSURE TREAT
MEMBERS MARKED P.T. PER RECOMMENDATIONS BY AISC
FOR GROUND CONTACT.



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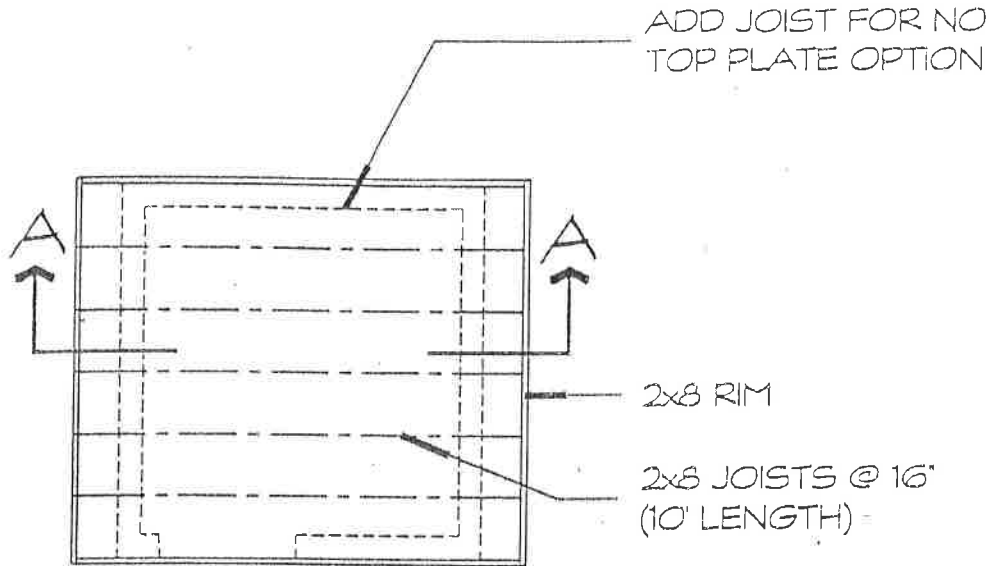
NCAR-Wind Profiler

sheet no. 2

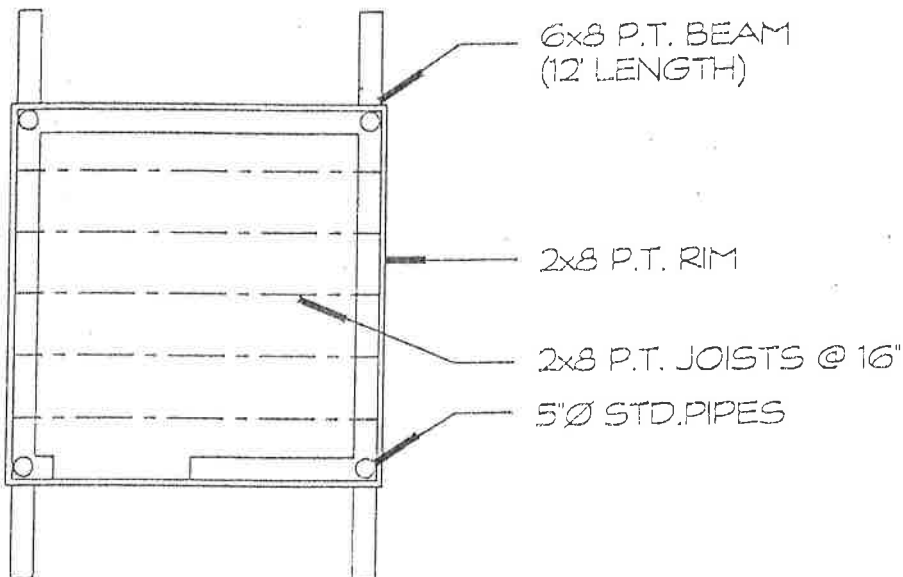
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ROOF FRAMING PLAN



FLOOR FRAMING PLAN



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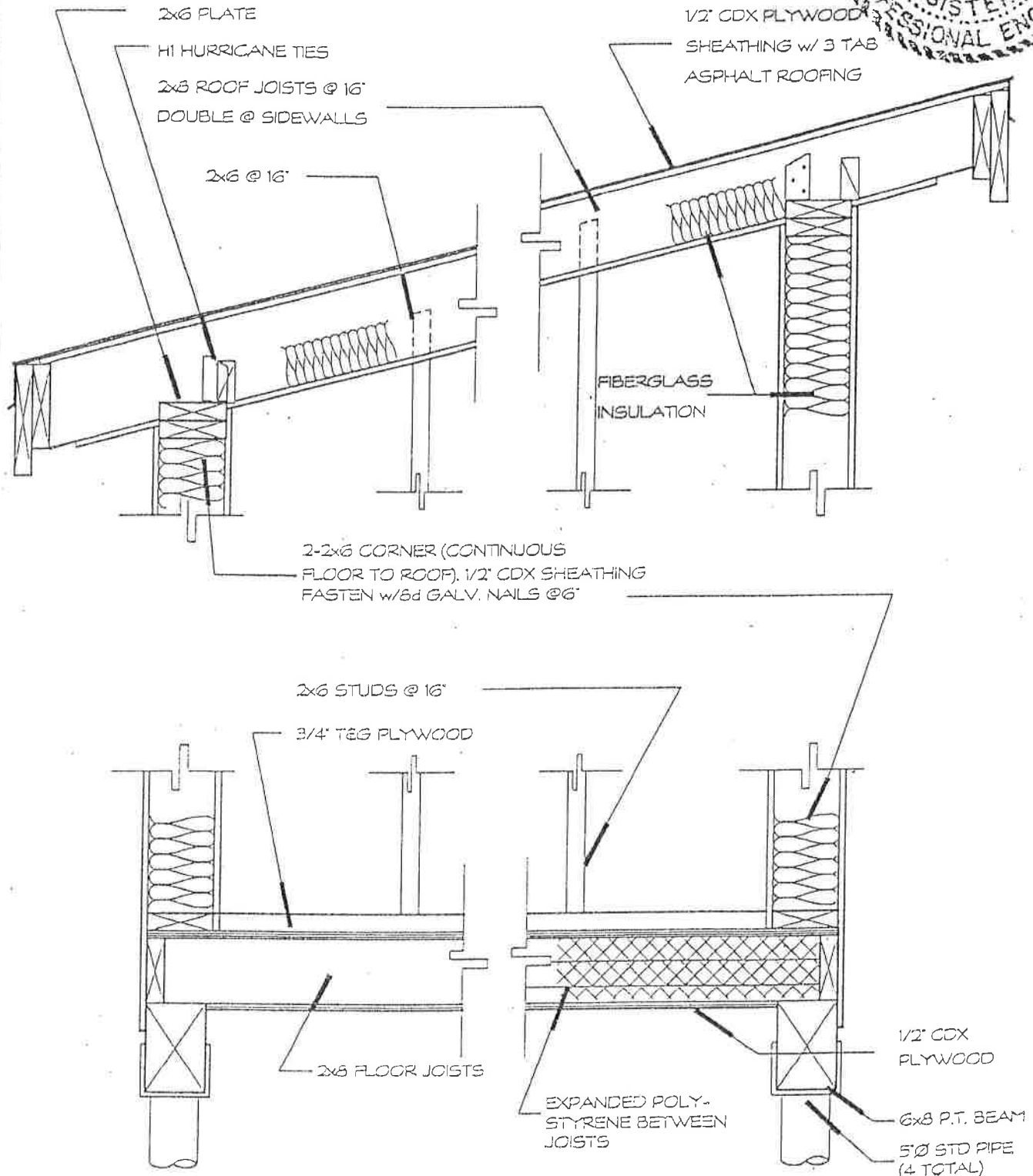
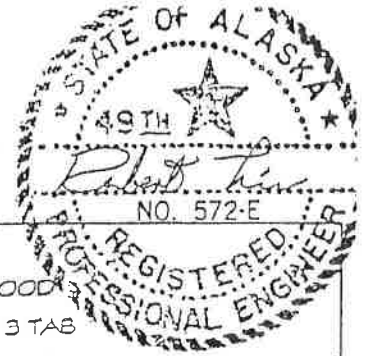
NCAR-Wind Profiler

sheet no. 3

calculated by: RL

date: 10 APR 98

scale: 1"=1'-0"



SECTION A-A

Attachment A: Application

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JUNEAU, ALASKA

(907) 586-3891

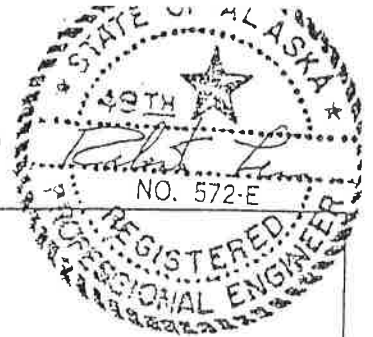
NCAR-Wind Profiler

sheet no. 5 ;

calculated by: RL

date: 10 APR 98

scale: 1-1/2"=1'-0"



1/2" CDX SHEATHING
30# BUILDING PAPER
3 TAB ASPHALT
ROOFING

GALV. FLASHING

2x8 RIM

2x10 FASCIA

1/2" ROUGH-TEX SIDING

1/2" CDX SHEATHING

1/2" AC PLYWOOD

R-19 INSULATION

2x6 STUDS @ 16"

RAKE DETAIL

2x8 JOISTS @ 16"

2x4 BLOCKING/NAILER

1/2" CDX SHEATHING

30# BUILDING PAPER

3 TAB ASPHALT
ROOFING

GALV.
FLASHING

2x10 FASCIA

2x8 RIM

CONTINUOUS SCREENED VENT

1/2" ROUGH TEX SOFFIT

H1 HURRICANE TIES
EACH END EA. RAFTER

DBL TOP PLATE

EAVE DETAIL

LIUM ENGINEERING

JUNEAU, ALASKA

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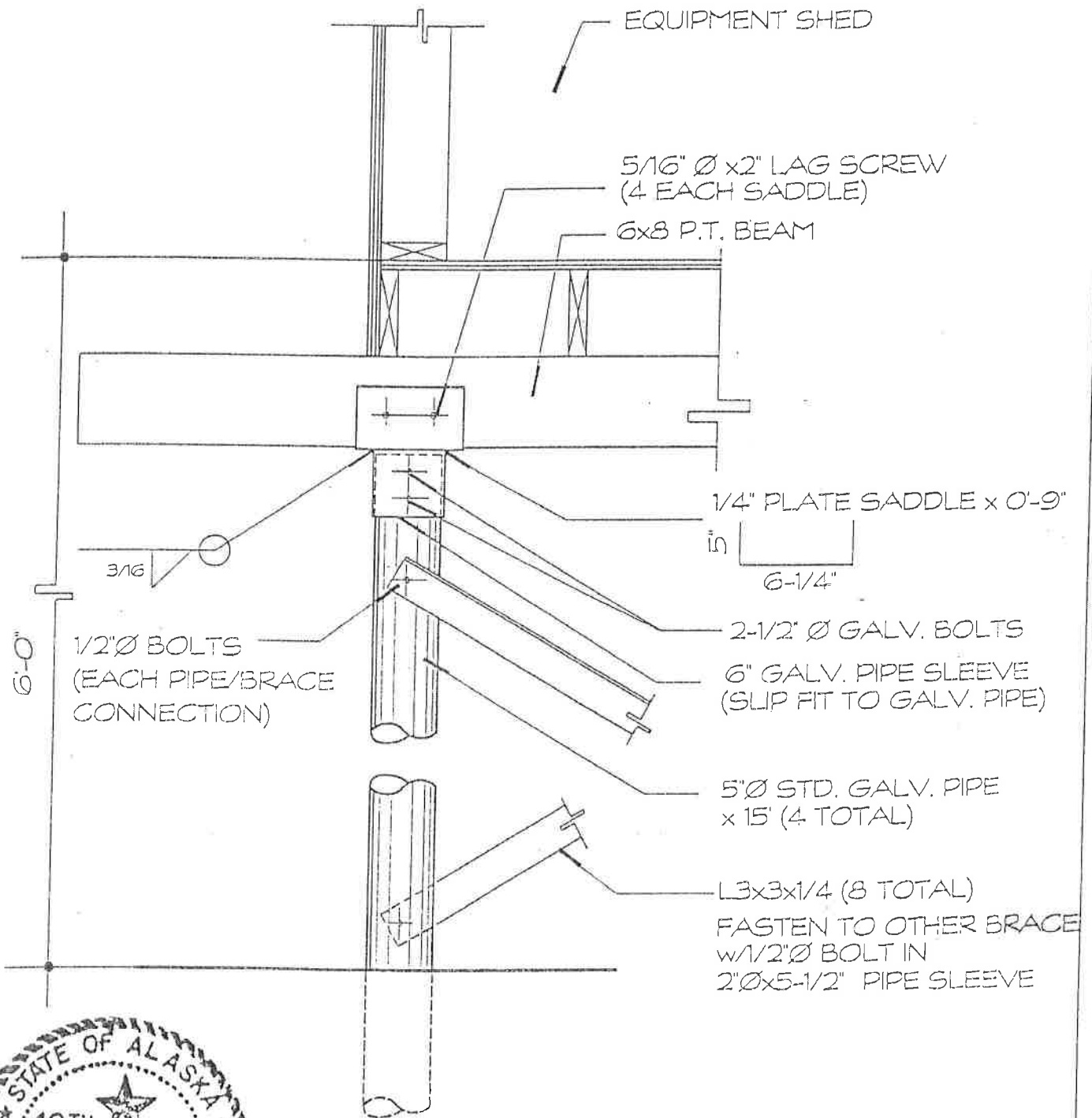
INCH-WIND FLOW

sheet no. 6 5

calculated by: RL

date: 10 APR 98

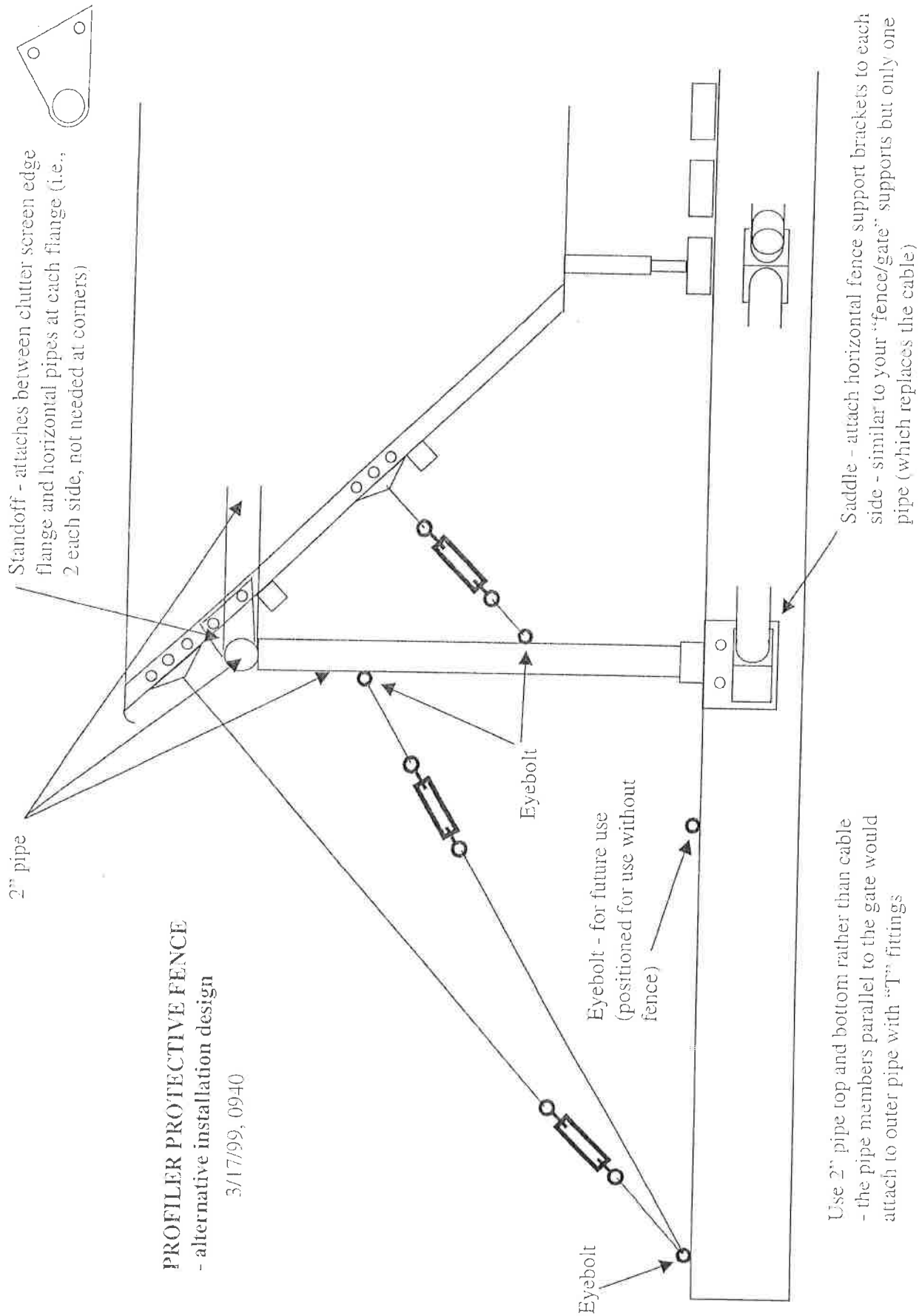
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SADDLE ELEVATION

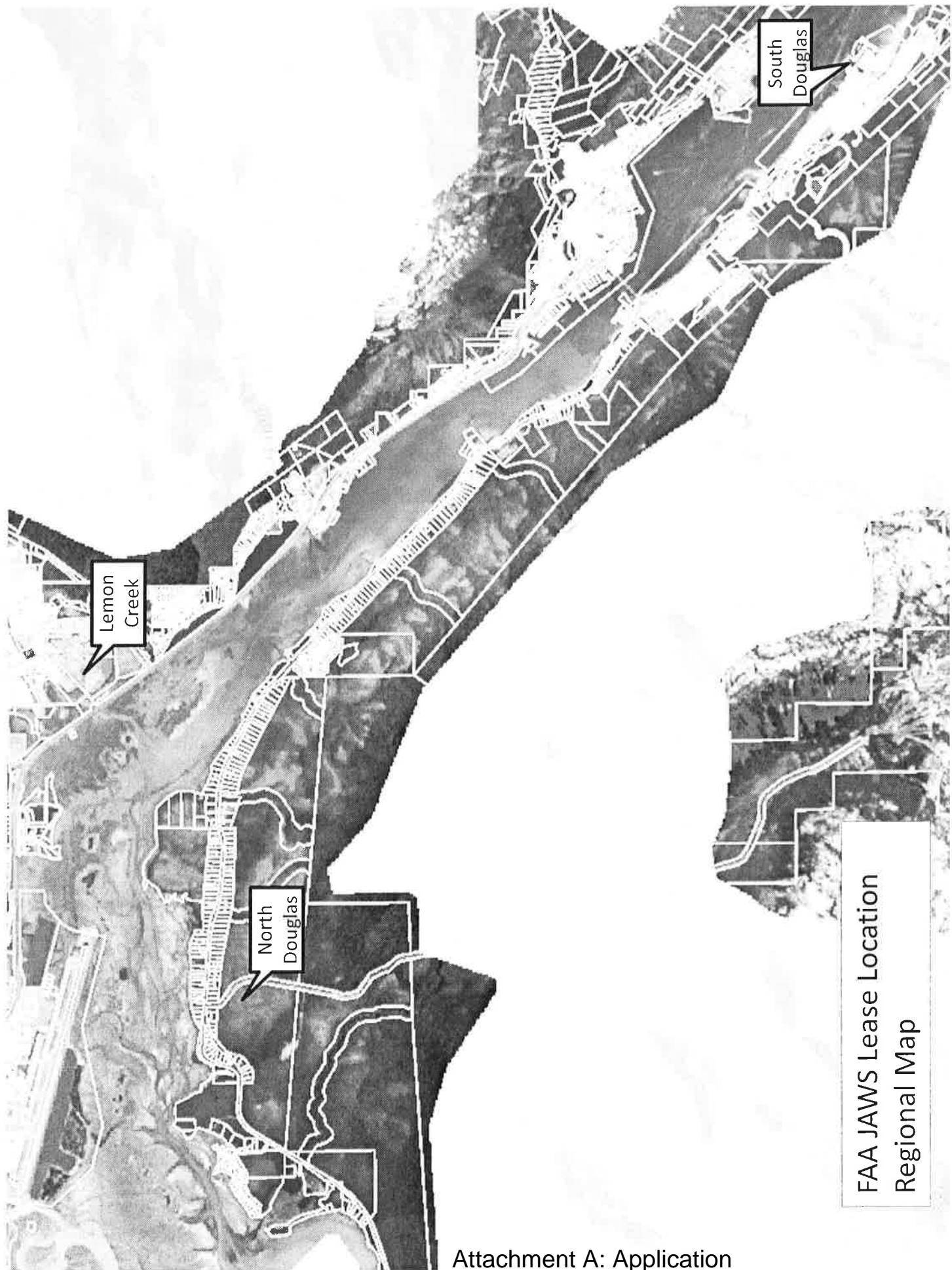
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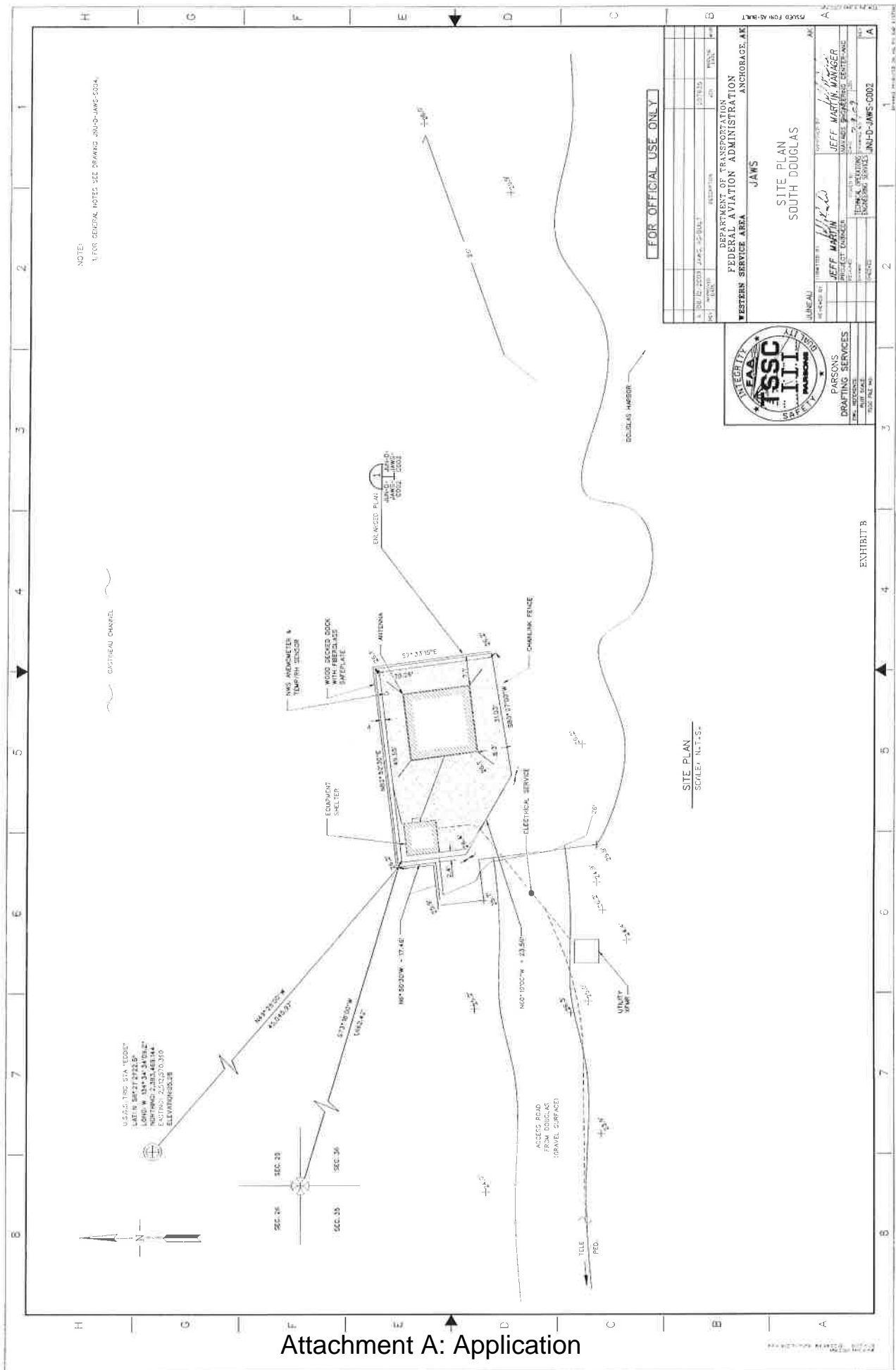
Attachment A: Application

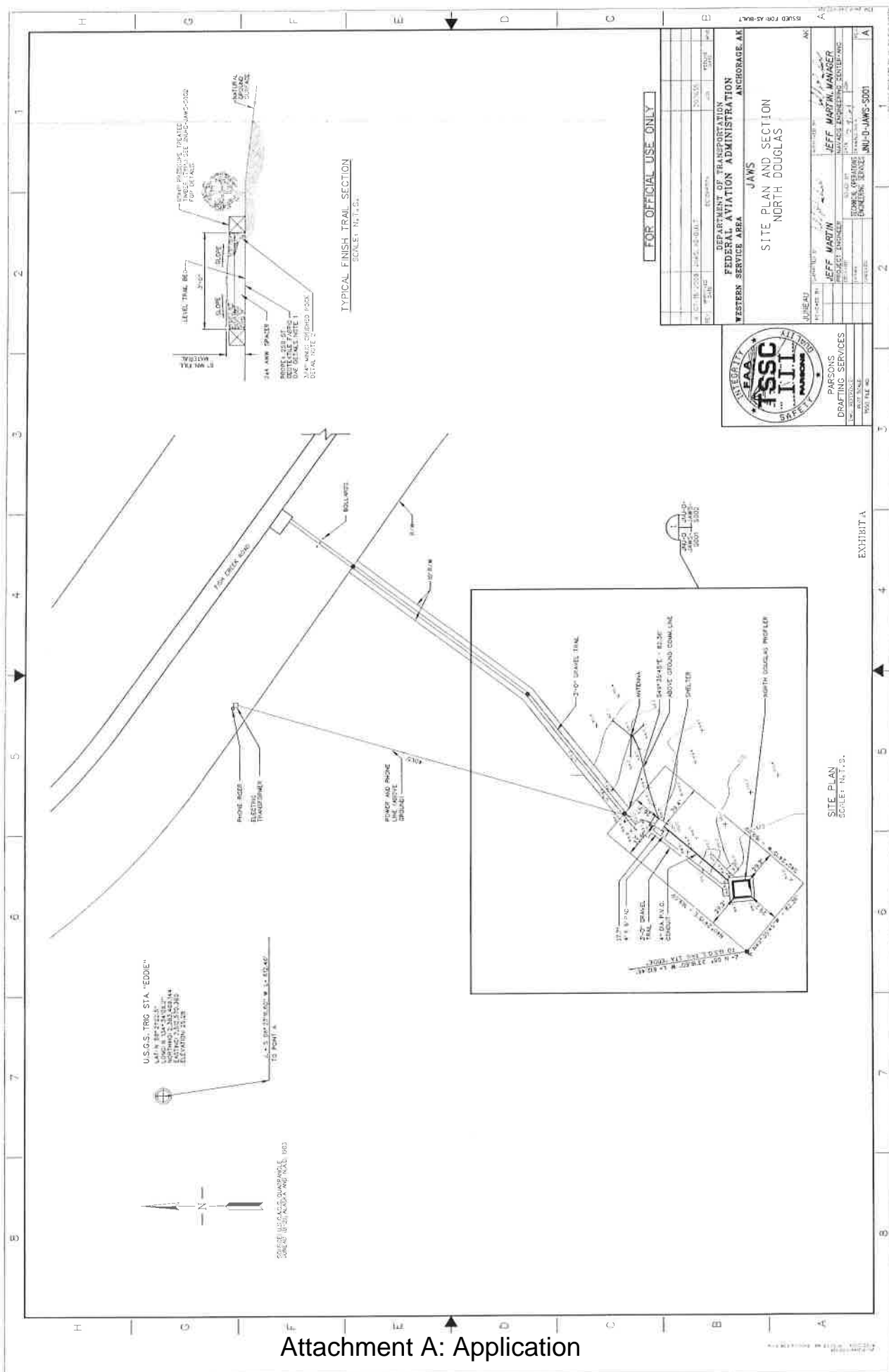


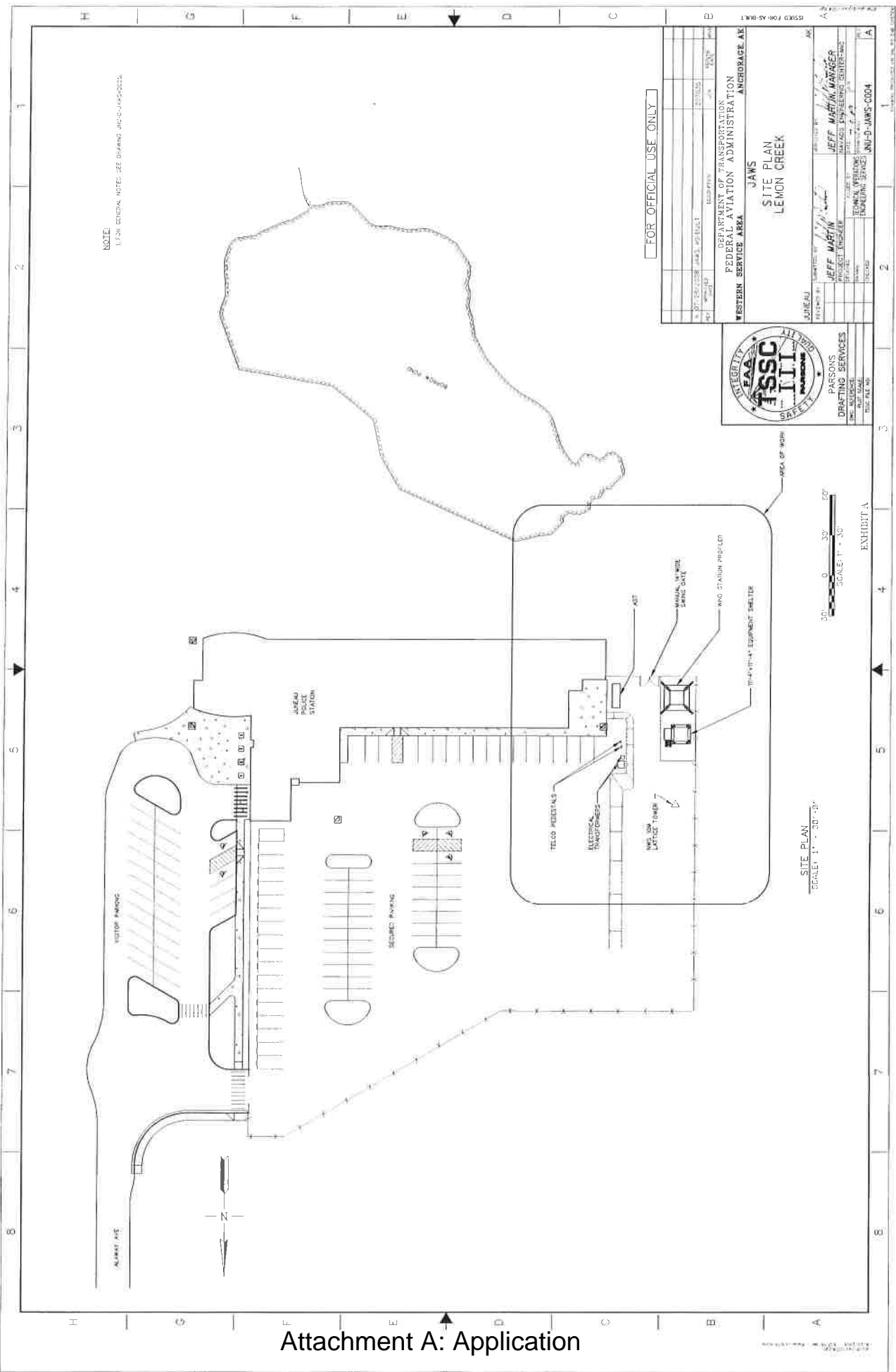
1. FOR GENERAL NOTES SEE DRAWING GEN-S-001.





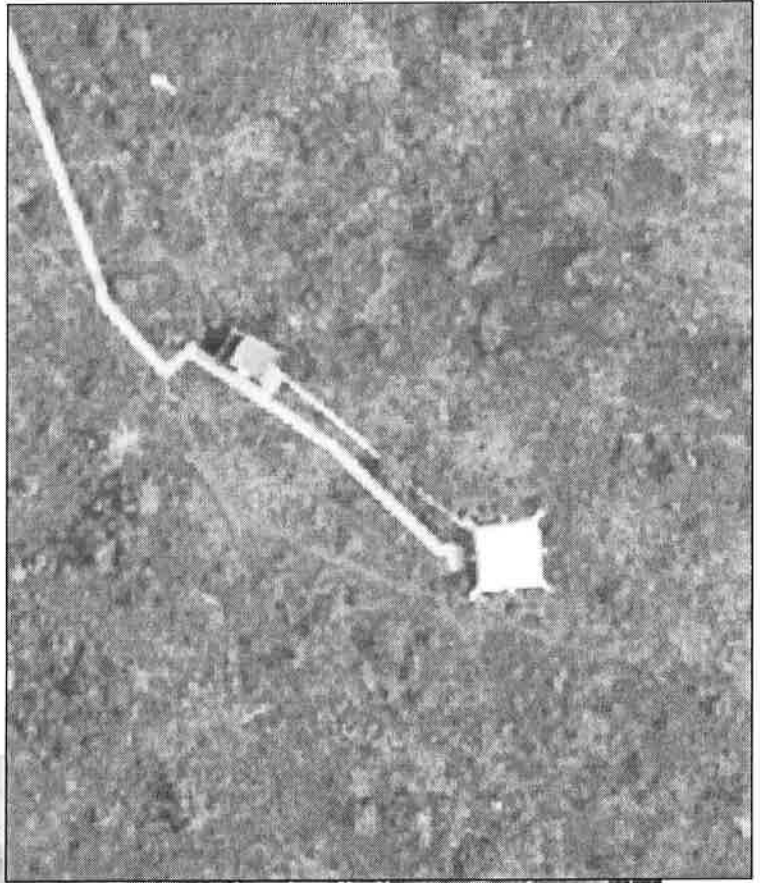






Attachment A: Application

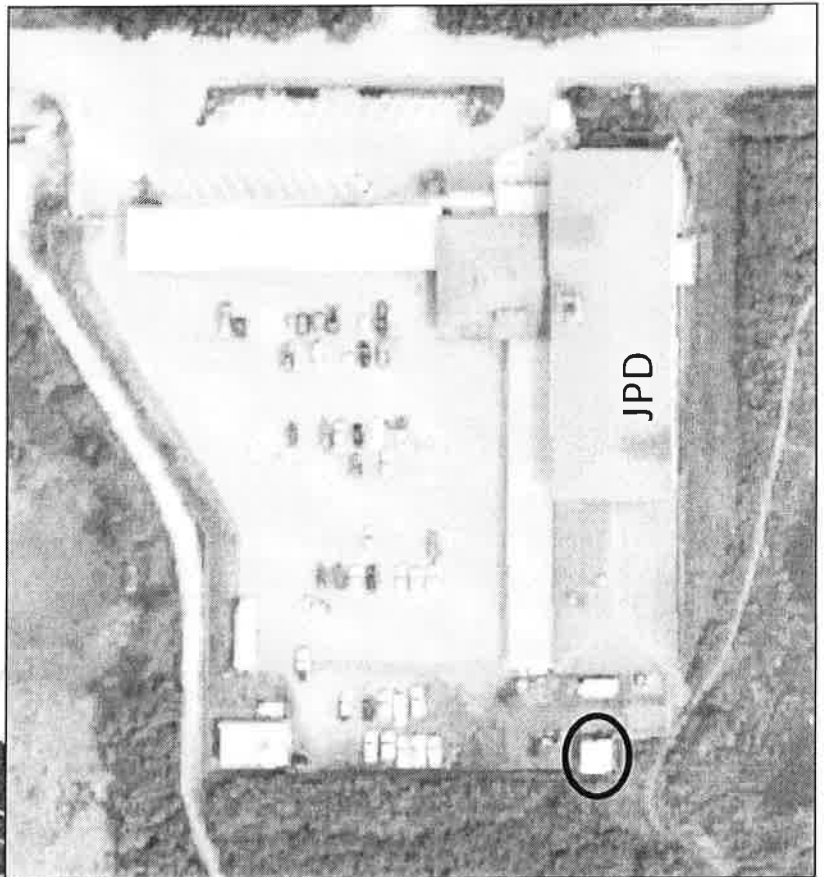
North Douglas Fish Creek Rd.



South Douglas Dock Street



Lemon Creek Juneau Police Station





Site 1: Fish Creek Road



Site 1: Fish Creek Road



Site 2: Mike Pusich Douglas Harbor, Dock Street



Site 3: Juneau Police Department (JPD), Alaway Avenue



Site 3: JPD, Alaway Avenue