



## Memorandum 22-062

TO: HOMER CITY COUNCIL  
THRU: ROB DUMOUCHEL, CITY MANAGER  
FROM: PORT AND HARBOR ADVISORY COMMISSION  
DATE: MARCH 25, 2022  
SUBJECT: RESOLUTION 22-028, COPPER RIVER SEAFOODS LEASE- PROPOSED CHANGED TO DEVELOPMENT PLAN

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### Background:

At the time of Copper River's purchase of Snug Harbor Seafoods, and the transfer of Snug Harbor's lease with the City to Copper River Seafoods respectively, Copper River Seafoods assumed the property improvement condition of the lease for the completion of a new construction building (plans for which are included in detail as attachment "Exhibit E"). Additionally, in Copper River's lease application requesting the lease transfer, under their development proposal they referenced those plans for the 42x47' (1974 sq ft) building and stated a date of 9/1/20 for the Framing benchmark and 12/31/20 for a completion date. The onset of COVID prompted a request for a timeline extension and amendment to lease which was granted by the City and a new timeline was set for framing 2/22 and completion by 12/31/2022.

### New Request:

On February 4<sup>th</sup> 2022 Copper River Seafoods reached out to the Port with a proposal to change and amend their property development plan. The proposal put forward the idea of installing 3 portable buildings that they already hold as assets in other locations onto the existing concrete pad at the Homer location as an alternative arrangement to gain the square footage and utility needed. This installation of portable buildings would be instead of the new construction building currently listed as a property development condition of their lease.

On February 24, 2022 the City Manager, City Planner, and port staff met for a preliminary review of the proposed change. It was agreed upon review of the materials that there was no initial objection to any of the proposal documents and that the proposal should continue through the public process.

On March 23, 2022 the Port and Harbor Advisory Commission reviewed the proposed change to the development plan and made the motion listed below:

SIEKANIEC/ULMER MOVED TO APPROVE COPPER RIVER SEAFOOD'S LEASE AMENDMENT AND PROPERTY DEVELOPMENT PLAN PROPOSAL AND RECOMMEND ADOPTION BY CITY COUNCIL.

VOTE: YES: ZEISET, PITZMAN, ULMER, SIEKANIEC, SHAVELSON, MATTHEWS

Motion Carried

The proposed new property development plan has the same purpose of use as the original development plan listed in the lease and will serve as an office with caretaker residence as an accessory use per City zoning requirements for Marine Industrial. The new property development plan will also still have the same timeline for completion as the original current one with no changes, set date for completion is December 31 2022. Copper River Seafoods will be required to also go through the standard planning dept. and public review processes for permitting and approval as set by City code, ensuring all needed permitting is set in place, before installing any structure or moving forward with their development plan.

### **Recommendation**

Recommended approval of Copper River Seafoods' lease amendment and property development plan proposal and to authorize the City Manager to execute the appropriate documents.

Attached	March 23, 2022 Port & Harbor Advisory Commission Minutes Excerpt 2022 Copper River request for amendment and new property development proposal 2019 Copper River Lease and 2020 1 <sup>st</sup> amendment Draft 2 <sup>nd</sup> Amendment to Lease- New Exhibit E & F dated April 1 2022
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Port Director Hawkins spoke to his written staff report, highlighting notable meetings with State representatives, his trip to Juneau to lobby for Port Expansion Project funding, and answered questions regarding the matching funds at the federal level for the Harbor Expansion Project and operational events that took place in the harbor.

B. Homer Marine Trades Association Report

Commissioner Zeiset reported on an article First National Bank of Alaska issued out that spotlighted Northern Enterprise Boat Yard's recent expansion and captures what marine trade businesses are doing here in Homer. Marine classes are still going on at the college.

**PUBLIC HEARING**

**PENDING BUSINESS**

**NEW BUSINESS**

- A. Copper River Property Development Proposal & Lease Amendment
- i. 2022 Copper River Property Development Proposal
  - ii. Exhibit E – Copper River's Current Property Development Plan per Lease

Chair Matthews introduced the item by reading the title and deferred to Port Director Hawkins, who provided a brief overview of the proposal. Chair Matthews clarified with Deputy City Clerk Tussey that a motion to suspend the rules was needed to allow Ms. Eisenberg to speak.

ULMER/ZEISET MOVED TO SUSPEND THE RULES TO ALLOW THE APPLICANT TO SPEAK.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Jackie Eisenberg, Fleet Manager, explained Copper River Seafood's property development plan and what improvements to the buildings on the property they have made so far. Mr. Hawkins responded to questions from commissioners regarding the original lease, whether the rent will change, if the amendments meet the requirements of the prior lease, and how according to the lease any structures would become City property once a lease ends and the tenant has the option to take any of their property with them.

SIEKANIEC/ULMER MOVED TO APPROVE COPPER RIVER SEAFOOD'S LEASE AMENDMENT AND PROPERTY DEVELOPMENT PLAN PROPOSAL AND RECOMMEND ADOPTION BY CITY COUNCIL.

Commissioner Shavelson inquired with Ms. Eisenberg if there was any consideration for worker housing. She responded that living quarters was not allowed out there, only a nightly watchman, but the bathhouse/restroom/laundry facilities was critical for their fishermen and crew with the added benefit of not having to rely on the City's public bathrooms.

Discussion ensued between staff and the commissioners on how housing on the Homer Spit is a zoning and code issue. Mr. Hawkins opined that this topic will become more critical and not just for the summer season but for workers who work late midnight shifts and should not drive due to safety

reasons. Deputy City Clerk Tussey suggested they could have the topic on a future agenda to make a recommendation to the Planning Commission and City Council.

VOTE: YES: ZEISET, PITZMAN, ULMER, SIEKANIEC, SHAVELSON, MATTHEWS

Motion carried.

Chair Matthews provided a point of protocol regarding how she and the staff liaison set the agenda, and that if any commissioner wishes to have an item on the agenda they can reach out to either of them.

B. Port & Harbor Budget

Chair Matthews introduced the item by reading the title, recapped what took place at their earlier worksession with Finance Director Walton, and opened the floor for discussion.

Commissioners discussed their takeaways from the worksession and shared what other items they would like to see at their monthly meetings. Items include:

- The same monthly financial reports that Port Director Hawkins receives included in their meeting packets; a new running agenda item under staff reports could be established for said reports and for any budget/financial updates as they come up.
- Continuation of budget training opportunities such as the worksession they just had.
- Provide copies of the complete City budget that commissioners can bring with them to each meeting.

The commission unanimously requested to have another budget worksession at 4:00 pm before the April regular meeting. In response to Chair Matthews, Deputy City Clerk Tussey recommended commissioners forward their questions or budget items they would like more information on to Mr. Hawkins the Friday before the next agenda deadline to give staff time to compile everything.

- C. Port Infrastructure Development Grant Program (PIDP) for Float Replacement
- i. Port of Homer Asset Sheet for Float Systems
  - ii. R&M Proposal for PIDP Grant Development & Submission Management

Chair Matthews introduced the item by reading the title and deferred to Port Director Hawkins.

Mr. Hawkins explained the results from the harbor float asset assessment. While they have been talking about a replacement plan for years they're still a ways away from making those repairs possible due to the floats getting worse faster than the Harbor Enterprise is able to save up the replacement costs in reserves. Chair Matthews spoke to the work harbor staff accomplished to get the grant and R&M hiring proposal together that was currently in front of the commission and City Council. She explained the time restrictions that they need to meet to make the grant and budget cycles/deadlines and what action would be needed from the commission at this time.

SHAVELSON/ULMER MOVED TO RECOMMEND TO CITY COUNCIL THAT R&M BE HIRED FOR PORT INFRASTRUCTURE DEVELOPMENT GRANT PROGRAM GRANT DEVELOPMENT AND SUBMISSION MANAGEMENT ON HOMER'S BEHALF.

Commissioner Shavelson commented on how vital it is that we stay ahead of the float replacement improvements, and how this proposal sounds like an opportunity to do so.

Discussion ensued between commissioners and Mr. Hawkins on the following:

**GROUND LEASE AND SECURITY AGREEMENT**

**BETWEEN**

**CITY OF HOMER, ALASKA**

**AND**

**COPPER RIVER SEAFOODS, INC.**

**Dated March 1, 2019**

## GROUND LEASE AND SECURITY AGREEMENT

GROUND LEASE AND SECURITY AGREEMENT (“Lease”) dated as of March 1, 2019, between the CITY OF HOMER, an Alaska Municipal Corporation (“Landlord”), whose address is 491 East Pioneer Avenue, Homer, Alaska 99603, and COPPER RIVER SEAFOODS, INC., a State of Alaska Business Corporation (“Tenant”), whose address is 1118 E. 5<sup>th</sup> Avenue, Anchorage, Alaska 99501.

Attached as **Exhibit A** is a schedule naming each owner of Tenant and describing the percentage of ownership of each. Also attached to **Exhibit A** is a certificate of good standing issued by the state under whose laws Tenant is organized. Attached as **Exhibit B** is a true and correct copy of a resolution of Tenant authorizing Tenant to enter into this Lease and authorizing the undersigned individual(s) or officer(s) to execute the Lease on behalf of Tenant.

### RECITALS

WHEREAS, Landlord owns certain properties having a strategic location near the waterfront and marine-related public infrastructure; and

WHEREAS, it is the policy of Landlord to retain ownership of these properties, and to make them available for leasing, in order to encourage growth in targeted economic sectors, to insure that Landlord receives the maximum benefit from a large investment in public infrastructure, and to provide land for businesses that require close proximity to the waterfront or infrastructure to operate efficiently and profitably; and

WHEREAS, Landlord has accepted Tenant’s proposal to lease and develop the property leased herein, because Tenant’s proposed use of the property should further Landlord’s goals for the development of Landlord’s properties, and Tenant’s proposal to lease and develop the property is a material inducement to Landlord leasing the property to Tenant; and

WHEREAS, Tenant has made its own determination that its proposed development of the property will be economically feasible, and that the term for which it is leasing the property will be sufficient to amortize Tenant’s investment in developing the leased property under Tenant’s proposal.

NOW, THEREFORE, in consideration of the matters recited above, and the mutual covenants herein, the parties agree as follows:

### ARTICLE 1. DEFINITIONS AND ATTACHMENTS

**1.01 Definitions.** As used herein, the term:

(a) “Additional Rent” includes all amounts defined or referred to in this lease as additional rent, as well as all charges in the nature of rent such as taxes, utilities and insurance, regardless of whether such amounts are due directly to or collectible by Landlord or to a third party under the terms of this Lease or under applicable law and including any of the preceding amounts that Landlord pays to a third party on behalf of Tenant, before or after any event of default.

(b) “Annual Rent Adjustment” and “Annual Rent Adjustment Date” are defined in Section 4.01(b).

(c) “Base Rent” is defined in Section 4.01.

(d) "Complete" and "Completion" mean, with regard to an improvement, that construction of the improvement is finished and the improvement is fully operational and ready for occupancy or use for its intended purpose, including without limitation the issuance of any applicable certificate of occupancy and other applicable permits, licenses, certificates or inspection reports necessary to the improvement's legally authorized use.

(e) "Council" means the City Council of the City of Homer, Alaska.

(f) "Default Rate" means an annual rate of interest equal to the lesser of (i) the maximum rate of interest for which Tenant may lawfully contract in Alaska, or (ii) ten and one-half percent (10.5%).

(g) "Environmental Laws" means all local, state, and federal laws, ordinances, regulations, and orders related to environmental protection; or the use, storage, generation, production, treatment, emission, discharge, remediation, removal, disposal, or transport of any Hazardous Substance.

(h) "Excusable Delay" means delay due to strikes, acts of God, inability to obtain labor or materials, orders of any governmental authority having jurisdiction, removal of Hazardous Materials discovered at any time after the commencement of the Term, enemy action, civil commotion, fire, unusual inclement weather, unavoidable casualty or similar causes beyond the reasonable control of Tenant.

(i) "Extended Term" is defined in Section 3.05 if this Lease provides for extension at the option of the Tenant.

(j) "Five Year Rent Adjustment" and "Five Year Rent Adjustment Date" are defined in Section 4.01(a).

(k) "Hazardous Substance" means any substance or material defined or designated as hazardous or toxic waste; hazardous or toxic material; hazardous, toxic, or radioactive substance; or other similar term by any federal, state, or local statute, regulation, or ordinance or common law presently in effect or that may be promulgated in the future as such statutes, regulations, and ordinances may be amended from time to time.

(l) "Initial Term" is defined in Section 3.01.

(m) "Lease Ordinance" means such ordinances or other portions and provisions of the Homer City Code as may be enacted from time to time to dictate Landlord's policies and requirements in leasing real property, currently enacted as Chapter 18.08 of the Homer City Code, as such may be amended, reenacted, supplemented or recodified from time to time, and as used herein the term shall refer to the Lease Ordinance as currently in effect at the time its terms would have operative effect on this Lease.

(n) "Leasehold Mortgage" is defined in Section 13.01.

(o) "Property" is defined in Section 2.01.

(p) "Rent" means Base Rent plus any Additional Rent.

(q) "Qualified Mortgagee" is defined in Section 13.03.

(r) "Required Improvements" is defined in Section 6.02.

(s) "Term" means the Initial Term plus any Extended Term.

**1.02 Attachments.** The following documents are attached hereto, and such documents, as well as all drawings and documents prepared pursuant thereto and all documents, policies and endorsements delivered hereunder, including without limitation all copies of required insurance policies and/or endorsements, shall be deemed to be a part hereof:

Exhibit "A" Schedule of Organization, Owners, Percentage of Ownership

Exhibit "B" Conformed Copy of Resolution Authorizing Lease and Authorizing Signers to Sign Lease Agreement on Behalf of Tenant

Exhibit "C" Legal Description of Property

Exhibit "D" Tenant's Lease Proposal

Exhibit "E" Site Plan

Exhibit "F" Required Improvements Floor Plan

Exhibit "G" Permission to Obtain Insurance Policies

## ARTICLE 2. THE PROPERTY

**2.01 Lease of Property.** Subject to the terms and conditions of this Lease, Landlord leases to Tenant and Tenant leases from Landlord the following described property (the "Property"):

*Portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2, according to Plat No. 80-92, Homer Recording District, State of Alaska, as depicted on Exhibit C, containing 15,300 square feet, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 18103425;*

subject, however, to reservations, restrictions, easements and encumbrances of record, and to encroachments that may be revealed by an inspection of the Property.

**2.02 Quiet Enjoyment.** Landlord covenants that Tenant, upon paying the Rent and other charges and performing its other obligations under this Lease shall have quiet enjoyment of the Property during the Term without hindrance or interference by Landlord or by any person claiming an interest in the Property through Landlord.

**2.03 Property Accepted "As Is."** Tenant has inspected the Property, has made its own determination as to the suitability of the Property for Tenant's intended use, and accepts the Property "AS IS." None of landlord, its agents, or its employees make any warranties, expressed or implied, concerning the condition of the Property, including without limitation the habitability or fitness of the Property for any particular purpose, including those uses authorized by this Lease, or subsurface and soil conditions, including the presence of any Hazardous Substance.

**2.04 No Subsurface or Mineral Rights.** This Lease does not confer mineral rights, any rights to extract natural resources, or any rights with regard to the subsurface of the Property below the level necessary for the uses of the Property permitted in this Lease, all of which rights are, as between Landlord and Tenant, reserved to Landlord.

## ARTICLE 3. TERM

**3.01 Lease Term.** The term of this Lease is twenty (20) years, commencing on May 1, 2019, and ending on April 30, 2039 (the "Term").

### **3.02 Lease Renewal.**

(a) Tenant represents and warrants that it has determined that the duration of the Term, including any available Extended Terms, will be sufficient for Tenant to amortize any investment that it makes in connection with this Lease, including without limitation any investment in leasehold improvements, including any Required Improvements as Tenant may be required to develop. Tenant acknowledges that it has no right of any kind to continue using or occupying the Property after the expiration or earlier termination of the Term, including without limitation any option to renew this Lease, or any option to extend the Term other than as may be provided in Section 3.05.

(b) Notwithstanding the preceding subsection (a), not less than 12 months and not more than 18 months before the expiration of the Term, Tenant may apply to Landlord to enter into a new lease for the Property that is exempted from competitive bidding under and pursuant to the Lease Ordinance.

**3.03 Surrender of Possession.** Upon the expiration or earlier termination of the Term, unless Tenant and Landlord have entered into a new lease for the Property commencing upon the termination of the Term, Tenant shall promptly and peaceably surrender the Property, clean, free of debris, and in as good order and condition as at the commencement of the Term, ordinary wear and tear excepted. If Tenant fails to surrender the Property in the required condition, Landlord may restore the Property to such condition and Tenant shall pay the cost thereof, plus interest at the Default Rate, on demand. Section 6.08 governs the disposition of improvements on the Property at the expiration or earlier termination of the Term.

**3.04 Holding Over.** Tenant's continuing in possession of the Property after the expiration or earlier termination of the Term will not renew or extend this Lease. In the absence of any agreement renewing or extending this Lease, Tenant's continued possession of the Property after the end of the Term will be a tenancy from month to month, terminable upon 30 days written notice by either party at any time, at a monthly rental equal to 150% of the monthly Base Rent in effect at the end of the Term, subject to all other terms of this Lease. For good cause, Landlord may waive all or part of the increase in Base Rent during the holdover period.

### **3.05. Options to Extend Lease Term.**

(a) At its option and in its sole discretion, Tenant may seek to extend the Term for two (2) additional, consecutive five (5) year periods (each an "Extended Term"), provided that:

- (1) Tenant gives Landlord written notice of its exercise of the option not more than one year and not less than 120 days before day the Term would otherwise expire; and
- (2) the City Manager determines that the lessee is in full compliance with the terms of the lease at the time of renewal.

(b) Tenant's failure to exercise an option to extend the Term in strict compliance with all the requirements in subsection (a) renders that option and all options as to subsequent Extended Terms null and void.

## ARTICLE 4. RENT, TAXES, ASSESSMENTS AND UTILITIES

**4.01 Base Rent.** Tenant shall pay to Landlord an initial annual rent of \$12,996.12 (as such may later be adjusted per the terms of this Lease, the "Base Rent"). Base Rent is payable monthly in advance in installments of \$1,083.01, plus sales and all other taxes Landlord is authorized or obligated to collect on such transactions, on May 1, 2019, and on the first (1<sup>st</sup>) day of each month thereafter, at the office of the City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603-7645, or at such other place as Landlord may designate in writing. All Base Rent shall be paid without prior demand or notice and without deduction or offset. Base Rent that is not paid on or before the due date will bear interest at the Default Rate. Base Rent is subject to adjustment as provided in Section 4.02.

### **4.02 Rent Adjustments.**

(a) **Five-Year Appraised Rent Adjustments.** Starting on January 1, 2019, and in every fifth year thereafter, Landlord will obtain an appraisal by a qualified real estate appraiser of the fair rental value of the Property as if privately owned in fee simple, excluding the value of alterations, additions or improvements (other than utilities) made by Tenant (or by Tenant's predecessors under the Lease, if Tenant is party to this Lease by assignment). Following receipt of each such appraisal, the Base Rent will be adjusted (the "Five Year Rent Adjustment"), effective on the anniversary of the commencement of the term (each such date is a "Five Year Rent Adjustment Date"), to an amount equal to the greater of (1) the area of the Property in square feet, multiplied by the fair rental value per square foot determined by the appraisal, and (2) the Base Rent in effect immediately before the Five Year Rent Adjustment Date. The Base Rent as adjusted on a Five Year Rent Adjustment Date thereafter shall be the Base Rent.

(b) **Annual Rent Adjustments.** In addition to the rent adjustments under Section 4.02(a), the Base Rent also shall be adjusted annually (the "Annual Rent Adjustment"), effective on the anniversary of the commencement of the term in every year without a Five Year Rate Adjustment (each such date is an "Annual Rent Adjustment Date"), by the increase, if any, for the previous year in the cost of living as stated in the Consumer Price Index, All Urban Consumers, Anchorage, Alaska Area, All Items 2000 – present = 100 ("CPI-U"), as published by the United States Department of Labor, Bureau of Labor Statistics most recently before the Annual Rent Adjustment Date. If the CPI-U is revised or ceases to be published, Landlord instead shall use such revised or other index, with whatever adjustment in its application is necessary, to most nearly approximate in Landlord's judgment the CPI-U for the relevant period.

**4.03 Taxes, Assessments and Other Governmental Charges.** Tenant shall pay prior to delinquency all taxes, installments of assessments that are payable in installments and other governmental charges lawfully levied or assessed upon or with respect to the Property, improvements on the Property and personal property that is situated on the Property; provided that Tenant may contest in good faith any such tax, assessment or other governmental charge without subjecting the Property to lien or forfeiture. If an assessment on the Property that is not payable in installments becomes due during the Term, Tenant shall be obligated to pay the fraction of the assessment that is determined by dividing the number of years remaining in the Term by 10. If the Term of this Lease is subsequently extended renewed (i.e. if Tenant and Landlord later enter into a new lease without putting the Property out for competitive bidding as referenced in Section 2.02), then the part of the assessment that Tenant shall be liable for shall be determined by adding the extended or renewal term to the number of years remaining in the Term when the assessment became due. If the Term commences or expires during a tax year, the taxes or assessments payable for that year will be prorated between Landlord and Tenant. Tenant shall exhibit to Landlord, on demand, receipts evidencing payment of all such taxes, assessments and other governmental charges. Any taxes, installments of assessments on the Property that are due to or

collectible by Landlord, or for which Landlord becomes liable that are attributable to any portion of the Term, shall be Additional Rent.

**4.04 Utility Charges.** Tenant shall pay all charges for utility and other services provided to or used on the Property, including without limitation gas, heating oil, electric, water, sewer, heat, snow removal, telephone, internet service and refuse removal. Tenant shall be solely responsible for the cost of utility connections. Any of the preceding due to or collectible by Landlord shall be Additional Rent.

**4.05 Tenant to Pay for City Services.** Tenant shall pay for all services provided by the City of Homer that are related to the use or operation of the Property, improvements thereon and Tenant's activities thereon, at the rates established by the City of Homer from time to time for such services, including without limitation wharfage, crane use, ice, and other Port and Harbor services. Tenant shall provide the City of Homer with the information necessary to determine the amount of service charges owed, keep written records of such information for not less than two years after such charges are due, and, upon request, make such records available to the City of Homer for inspection and audit.

**4.06 Additional Rent and Landlord's Right to Cure Tenant's Default.** All costs or expenses that Tenant is required to pay under this Lease at Landlord's election will be treated as Additional Rent, and Landlord may exercise all rights and remedies provided in this Lease in the event of nonpayment. If Tenant defaults in making any payment required of Tenant or defaults in performing any term, covenant or condition of this Lease that involves the expenditure of money by Tenant, Landlord may, but is not obligated to, make such payment or expenditure on behalf of Tenant, and any and all sums so expended by Landlord, with interest thereon at the Default Rate from the date of expenditure until repaid, will be Additional Rent and shall be repaid by Tenant to Landlord on demand, provided, however, that such payment or expenditure by Landlord will not waive Tenant's default, or affect any of Landlord's remedies for such default.

**4.07 Security Deposit.** Upon execution of this Lease, and in addition to any other security or credit support provided by or for the benefit of Tenant in entering into this Lease, Tenant shall deposit with Landlord an amount equal to 10% of the annual Base Rent as security for Tenant's performance of its obligations under this Lease. Landlord may commingle the security deposit with other funds of Landlord, and its obligations with respect to such security deposit shall only be as a debtor and not as a trustee or fiduciary. If Tenant defaults in performing any obligation under this Lease, including without limitation the payment of rent, Landlord may apply all or any portion of the security deposit to the payment of any sum in default or any damages suffered by Landlord as result of the default, or any sum that Landlord may be required to incur by reason of the default. Upon demand, Tenant shall deposit with Landlord the amount so applied so that Landlord will have the full deposit on hand at all times during the Term.

## ARTICLE 5. SECURITY INTEREST

To secure the performance of Tenant's obligations under this Lease, including without limitation the obligations to pay rent and other sums to be paid by Tenant, Tenant grants to Landlord a lien and security interest in the following collateral: ("Collateral"): (1) all security deposits or other monies owing from Landlord to Tenant (as collateral in the possession of the secured party); (2) all insurance proceeds from any policy insuring the Property or improvements thereon; (3) all compensation payable to Tenant as a result of eminent domain proceedings or a transfer in lieu thereof; (4) all rents from Tenant's subletting of all or a part of the Property; and (5) all improvements on the Property, including any Required Improvements. Said lien and security interest will be in addition to Landlord's liens provided by law.

This Lease shall constitute a mortgage by Tenant as mortgagor of all right, title and interest of Tenant in and to any and all improvements on the Property, including any Required Improvements, in favor of Landlord as mortgagee, and the recorded memorandum of this Lease shall reference Landlord as mortgagee of such improvements. In addition, Tenant shall execute, such financing statements and other instruments as Landlord may now or hereafter reasonably request to evidence the liens, mortgages and security interests granted by Tenant hereunder, including any deed of trust pertaining to additions, alterations and improvements on the Property. This Lease also constitutes a security agreement under the Uniform Commercial Code as enacted in Alaska ("UCC"), and Landlord will have all rights and remedies of a secured party under the UCC regarding the Collateral.

## ARTICLE 6. USE AND IMPROVEMENT OF PROPERTY

**6.01 Use of Property.** Tenant shall use and, if applicable, improve the Property only in the manner described in Tenant's proposal or application for the Property as more fully set forth on **Exhibit D**. Tenant's undertaking to use and, if applicable, improve the Property as described on Exhibit D is a material inducement to Landlord leasing the Property to Tenant, and Tenant shall not use or improve the Property for any purpose other than as described on Exhibit D without Landlord's written consent, which consent Landlord may withhold in its sole discretion.

**6.02 Required Improvements.** Tenant shall, at Tenant's sole expense, construct, and at all times during the Term keep and maintain as the minimum development on the Property the Required Improvements as described on Exhibit D and as depicted more specifically in the site plan and floor plans in **Exhibit E** and **Exhibit F**, respectively. If the Required Improvements are not in place at the commencement of the Term, Tenant shall commence construction of the Required Improvements within one year after the date of commencement of the Term, prosecute the construction of the Required Improvements with diligence, and Complete construction of the Required Improvements within one additional year.

**6.03 Construction Prerequisites.** Tenant may not commence any construction on the Property, including without limitation construction of the Required Improvements, without first satisfying the following conditions:

(a) Not less than thirty (30) days before commencing construction, Tenant shall submit to Landlord preliminary plans and specifications, and an application for a City of Homer zoning permit, for the construction, showing the layout of proposed buildings and other improvements, ingress and egress, dimensions and locations of utilities, drainage plans, and any other information required for the zoning permit or other required permits. The preliminary plans and specifications are subject to Landlord's approval, which will not be unreasonably withheld, as well as all specific requirements for the issuance of any permits or zoning variances. Landlord shall communicate approval or disapproval in the manner provided for notices hereunder, accompanying any disapproval with a statement of the grounds therefor. Tenant shall be responsible for complying with all laws governing the construction, including any specific requirements for the issuance of any permits or zoning variances, notwithstanding Landlord's approval of preliminary plans and specifications under this paragraph.

(b) Not less than fifteen (15) days before commencing construction, Tenant shall deliver to Landlord one complete set of final working plans and specifications as approved by the governmental agencies whose approval is required for Tenant to commence construction. The final working plans and specifications shall conform substantially to the preliminary plans and specifications previously approved by Landlord, subject to changes made to comply with suggestions, requests or requirements of a governmental agency or official in connection with the application for permit or approval.

(c) Not less than five (5) days before commencing construction, Tenant shall give Landlord written notice of its intent to commence construction, and furnish to Landlord the following:

- (1) Proof that all applicable federal, state and local permits required for the construction have been obtained.
- (2) For construction, alteration or restoration of Required Improvements, a current certificate of insurance with the coverages specified in Section 9.04(c).

**6.04 Extensions of Time for Completion of Required Improvements.** Landlord shall grant an extension of the time to Complete the Required Improvements for a period of time equal to the duration of an Excusable Delay, upon Tenant's written request describing the nature of the Excusable Delay, provided Tenant has commenced construction in a timely manner and is proceeding diligently to Complete construction.

**6.05 Additional and Replacement Improvements.**

(a) Construction of alterations, additions improvements that are not consistent with terms of this Lease or the proposed uses for the Property set forth on Exhibit D is prohibited unless the improvements are authorized by an amendment to this Lease approved by the Council via resolution.

(b) Subject to Section 6.05(a), upon satisfying the conditions in section 6.03, Tenant at any time may, but is not obligated to, construct new improvements on the Property and demolish, remove, replace, alter, relocate, reconstruct or add to existing improvements; provided that Tenant is not then in default under this Lease and provided further that Tenant continuously maintains on the Property the Required Improvements, or their equivalent of equal or greater value. Once any work is begun, Tenant shall with reasonable diligence prosecute to Completion all construction of improvements, additions, alterations, or other work. All salvage resulting from such work will belong to Tenant, who is responsible for its removal and lawful disposal.

**6.06 As-Built Survey.** Within 30 days after Completion of construction of any improvements on the Property involving construction, alteration, addition, removal or demolition of the foundation, structure, utility services, ingress and egress, or any major changes of all or any part of any structure or improvement on the Property, Tenant shall provide Landlord with three copies of an as-built survey of the Property prepared by a registered professional surveyor, showing the location of all improvements on the Property, including underground utilities, pipelines and pre-existing improvements. Tenant shall accompany the as-built survey with a description of all changes from the approved plans or specifications made during the course of the work.

**6.07 Ownership of Improvements.** Other than the Required Improvements, any and all buildings, fixtures and improvements of any nature whatsoever constructed or maintained on the Property by Tenant will be and remain the property of Tenant at all times during the Term and may be removed or replaced by Tenant during the Term, subject to the provisions Section 6.08.

**6.08 Disposition of Improvements at End of Term.**

(a) Unless excepted by operation of the following subsection (b), any and all buildings, fixtures and improvements of any nature whatsoever constructed or maintained on the Property become the property of Landlord upon expiration or earlier termination of the Term.

(b) One year before the expiration of the Term, the Landlord and Tenant shall determine if the buildings, fixtures and improvements constructed or maintained on the Property,

including the Required Improvements, are structurally sound and in good condition. If such buildings, fixtures and improvements constructed or maintained on the Property are structurally sound and in good condition, Tenant shall leave such improvements intact with all components, including without limitation doors, windows, and plumbing, electrical and mechanical fixtures and systems, in good condition and ready for use or occupancy, upon expiration of the Term, and Tenant shall execute, acknowledge, and deliver to Landlord a proper instrument in writing releasing and quitclaiming to Landlord all of Tenant's interest in such buildings, fixtures and improvements. Tenant shall be obligated to and shall remove, prior to the expiration of the Term, any buildings, fixtures and improvements constructed or maintained on the Property that are not structurally sound and in good condition, and Landlord shall not have or obtain any ownership interest in such buildings, fixtures and improvements by reason of this Lease.

(c) If Landlord terminates this Lease because of a default by Tenant prior to the expiration of the Term, any buildings, fixtures and improvements constructed or maintained on the Property shall, at Landlord's option, become the property of Landlord, which may use or dispose of them in its sole discretion. If Landlord elects not to obtain ownership of such buildings, fixtures and improvements under the preceding sentence or elects to remove any of such buildings, fixtures or improvements for any reason, Tenant shall be obligated to and shall remove such buildings, fixtures or improvements.

(d) Tenant shall notify Landlord before commencing the removal of an improvement as required under the preceding subsections (b) and/or (c) and coordinate the removal work with Landlord. Once Tenant commences the removal work, Tenant shall prosecute the removal with reasonable diligence to Completion and shall repair all damages to the Property caused by such removal no later than the expiration of the Term. All salvage resulting from such work will belong to Tenant, who is responsible for its removal and lawful disposal.

(e) If Tenant fails to remove any improvements from the Property that Tenant is required to remove under and per the terms of the preceding subsections (b), (c) and/or (d), Tenant shall pay Landlord the costs that Landlord incurs in removing and disposing of the improvements and repairing damages to the Property caused by such removal.

## **ARTICLE 7. CARE AND USE OF THE PROPERTY**

**7.01 Maintenance of the Property.** Tenant at its own cost and expense shall keep the Property and all buildings and improvements that at any time may be situated thereon in a clean, safe and orderly condition, and in good repair at all times during the Term.

### **7.02 Repair of Improvements.**

(a) Except as provided in Section 7.02(b), in the event any buildings or improvements situated on the Property by Tenant are damaged or destroyed by fire, earthquake, tsunami, or other casualty, Tenant shall at Tenant's expense restore the same to good and tenantable condition or shall remove the same as soon as is reasonably possible, but in no event may the period of restoration exceed 18 months nor may the period of removal exceed 45 days.

(b) Unless Tenant is excused from the obligation under this paragraph, if the Required Improvements or any part thereof are damaged or destroyed by fire, earthquake, tsunami, or other casualty, rendering the Required Improvements totally or partially inaccessible or unusable, Tenant shall at Tenant's expense restore the Required Improvements to substantially the same condition as they were in immediately before such damage, provided that:

- (1) if the cost of repairing or restoring the Required Improvements, less any available insurance proceeds not reduced by applicable deductibles and coinsurance, exceeds

10% of the replacement cost of the Required Improvements, then Tenant may terminate this Lease by giving notice to Landlord of Tenant's election to terminate within 15 days after determining the restoration cost and replacement cost, and this Lease shall terminate as of the date of such notice;

- (2) if the repair or restoration of the Required Improvements would be contrary to law, either party may terminate this Lease immediately by giving notice to the other party; or
- (3) if such damage or casualty to the Required Improvements occurs within three years before the end of the Term, Tenant may, in lieu of restoring or replacing the Required Improvements, terminate this Lease by giving written notice of termination to Landlord within 120 days after such damage or casualty.

Nothing in this paragraph relieves Tenant of the obligation to surrender the Property upon the expiration or earlier termination of the Term in the condition required by Section 3.03.

**7.03 Nuisances Prohibited.** Tenant at all times shall keep the Property in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests; junk, abandoned or discarded property, including without limitation vehicles, equipment, machinery or fixtures; and litter, rubbish or trash. Tenant shall not use the Property in any manner that will constitute waste or a nuisance. Landlord, at Tenant's expense and without any liability to Tenant, may remove or abate any such junk, abandoned or discarded property, litter, rubbish or trash, or nuisance on the Property after 15 days written notice to Tenant, or after (4) four hour notice to Tenant in writing, by telephone, facsimile or in person if Landlord makes a written finding that such removal or abatement is required to prevent imminent harm to public health, safety or welfare. Tenant shall pay Landlord all the costs of such removal, plus interest at the Default Rate, as Additional Rent under this Lease. This section does not limit or waive any other remedy available to the City of Homer to abate any nuisance or for the violation of the Homer City Code.

**7.04 Compliance with Laws.** Tenant's improvement and use of the Property shall comply with all governmental statutes, ordinances, rules and regulations, including without limitation the City of Homer Zoning Code and all applicable building codes, now or hereafter in effect.

**7.05 Liens.** Except as provided in Article 13, Tenant may not permit any lien, including without limitation a mechanic's or materialman's lien, to be recorded against the Property. If any such lien is recorded against the Property, Tenant shall cause the same to be removed; provided that Tenant may in good faith and at Tenant's own expense contest the validity of any such lien without subjecting the Property to foreclosure, and in the case of a mechanic's or materialman's lien, if Tenant has furnished the bond required in A.S. 34.35.072 (or any comparable statute hereafter enacted providing for a bond freeing the Property from the effect of such a lien claim). Tenant shall indemnify and save Landlord harmless from all liability for damages occasioned by any such lien, together with all costs and expenses (including attorneys' fees) incurred by Landlord in negotiating, settling, defending, or otherwise protecting against such lien and shall, in the event of a judgment of foreclosure of the lien, cause the same to be discharged and removed prior to any attempt at execution of such judgment.

**7.06 Radio Interference.** Upon Landlord's request, Tenant shall discontinue the use on the Property of any source of electromagnetic radiation that interferes with any government operated transmitter, receiver, or navigation aid until the cause of the interference is eliminated.

**7.07 Signs.** Tenant may only erect signs on the Property that comply with state and local sign laws and ordinances. City Planning Department approval is required prior to the erection of any sign on the Property.

**7.08 Garbage Disposal.** Tenant shall keep any garbage, trash, rubbish or other refuse in industry standard containers until removed, and cause all garbage, trash, rubbish or other refuse on the Property to be collected and transported to a Kenai Peninsula Borough solid waste facility or transfer station at least once a week. Tenant may not place garbage, trash, rubbish or other refuse from the Property in Landlord's garbage disposal facilities on the Homer Spit or any other public facility.

**7.09 Access Rights of Landlord.** Landlord's agents and employees shall have the right, but not the obligation, to enter the Property at all reasonable times to inspect the use and condition of the Property; to serve, post or keep posted any notices required or allowed under the provisions of this Lease, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Property.

**7.10 Fish Dock Use Permit.** Before using the City of Homer Fish Dock, Tenant shall obtain a City of Homer Fish Dock Use Permit. Tenant shall continue to have a current Fish Dock Use Permit in force until the earlier to occur of (i) the expiration or earlier termination of the Term, and (ii) the date Tenant ceases to use the Fish Dock.

**7.11 Terminal Use Permit.** Before using City of Homer Docks other than the Fish Dock, Tenant shall obtain a City of Homer Terminal Use Permit. Tenant shall continue to have a current Terminal Use Permit in force until the earlier to occur of (i) the expiration or earlier termination of the Term, and (ii) the date Tenant ceases to use City of Homer Docks other than the Fish Dock.

## **ARTICLE 8. ASSIGNMENT AND SUBLEASE**

### **8.01 Assignment or Sublease Absent Consent is Void.**

(a) Tenant shall not assign or sublease its interest in this Lease or in the Property without compliance with applicable provisions of the Lease Ordinance, including applying for and receiving consent of Council, and any attempted assignment or sublease absent such compliance is and shall be null and void and of no effect and, at Landlord's election, will constitute an event of default hereunder.

(b) If Tenant seeks to assign or sublease its interest in this Lease or in the Property, in addition to compliance with applicable provisions of the Lease Ordinance, Tenant shall request consent of Council to such assignment or sublease in writing at least 30 days prior to the effective date of the proposed assignment or sublease, accompanied by a copy of the proposed assignment or sublease. If Tenant subleases any portion of the Property, Tenant shall be assessed Additional Rent equal to 10% of the current Base Rent for the subleased area.

(c) No consent to any assignment or sublease waives Tenant's obligation to obtain Landlord's consent to any subsequent assignment or sublease. An assignment of this Lease shall require the assignee to assume the Tenant's obligations hereunder, and shall not release Tenant from liability hereunder unless Landlord specifically so provides in writing.

**8.02. Events that Constitute an Assignment.** If Tenant is a partnership or limited liability company, a withdrawal or change, voluntary, involuntary or by operation of law, of one or more partners or members owning 25% or more of the entity, or the dissolution of the entity, will be deemed an assignment to the Tenant as reconstituted, subject to Section 8.01 and the Lease Ordinance. If Tenant is a corporation, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or other transfer of a controlling percentage of the capital stock of Tenant, or the sale of 25% of the value of the assets of Tenant, will be deemed an assignment to the Tenant as reconstituted, subject to Section 8.01 and the Lease Ordinance; provided that if Tenant is a corporation the stock of which is traded through an exchange or over

the counter, a sale or other transfer of a controlling percentage of the capital stock of Tenant will not constitute such an assignment. The phrase "controlling percentage" means the ownership of, and the right to vote, stock possessing at least 25% of the total combined voting power of all classes of Tenant's capital stock issued, outstanding and entitled to vote for the election of directors.

**8.03. Costs of Landlord's Consent to be Borne by Tenant.** As a condition to Landlord's consent to any assignment or sublease under section 8.01 and the Lease Ordinance, Tenant shall pay Landlord's reasonable costs, including without limitation attorney's fees and the expenses of due diligence inquiries, incurred in connection with any request by Tenant for Landlord's consent to the assignment or sublease.

## **ARTICLE 9. LIABILITY, INDEMNITY AND INSURANCE**

**9.01 Limitation of Landlord Liability.** Landlord, its officers and employees shall not be liable to Tenant for any damage to the Property or the buildings and improvements thereon, or for death or injury of any person or damage to any property, from any cause; however, this provision shall not affect the liability of Landlord, its officers and employees on any claim to the extent the claim arises from their negligence or willful misconduct.

**9.02 Indemnity Generally.** Tenant shall indemnify, defend, and hold harmless Landlord, its officers and employees from all claims arising from death or injury of any person or damage to any property occurring in or about the Property; however, this provision shall not apply to any claim to the extent the claim arises from the sole negligence or willful misconduct of Landlord, its officers and employees.

**9.03 Indemnity for Emergency Service Costs.** Without limiting the generality of Section 9.02, in the event of a major fire or other emergency, Tenant shall reimburse Landlord for the cost of providing fire-fighting and other emergency service to Tenant, the Property or at any other location where the fire or emergency requiring response arises from or is related to the use of the Property or Tenant's operations. For purposes of this section, a major fire or other emergency is one that requires more than five man-hours of effort by the City of Homer Fire Department.

### **9.04 Insurance Requirements.**

(a) Without limiting Tenant's obligations to indemnify under this Lease, Tenant at its own expense shall maintain in force such policies of insurance with a carrier or carriers reasonably satisfactory to Landlord and authorized to conduct business in the state of Alaska, as Landlord may reasonably determine are required to protect Landlord from liability arising from Tenant's activities under this Lease, including the minimum insurance requirements set forth for tenants under the Lease Ordinance. Landlord's insurance requirements in the Lease Ordinance (or any superseding policy permitted under the Lease Ordinance) specify only the minimum acceptable coverage and limits, and if Tenant's policy contains broader coverage or higher limits, Landlord shall be entitled to such coverage to the extent of such higher limits.

(b) Without limiting the generality of the foregoing, Tenant shall maintain in force at all times during the Term the following minimum policies of insurance:

- (1) Comprehensive general liability insurance with limits of liability not less than a combined single limit for bodily injury and property damage of \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance shall also be endorsed to provide contractual liability insuring Tenant's obligations to indemnify under this Lease.

- (2) Comprehensive automobile liability covering all owned, hired and non-owned vehicles with coverage limits not less than \$1,000,000 occurrence combined single limit for bodily injury and property damage.
  - (3) Workers' compensation insurance as required by AS 23.30.045. This coverage shall include employer's liability protection not less than \$1,000,000 per person, \$1,000,000 per occurrence. Where applicable, coverage for all federal acts (i.e. U.S. Longshoremen and Harbor Worker's Compensation and Jones Acts) shall also be included. The workers' compensation insurance shall contain a waiver of subrogation clause in favor of Landlord.
  - (4) Based on the authorized uses of the Property stated in Section 6.01, environmental insurance is not required. However, if Tenant uses the Property, with or without authorization from the Landlord, for purposes other than those stated in paragraph Section 6.01, if Landlord so elects, and within 10 days after Landlord gives notice of such election, Tenant shall procure and at all times thereafter maintain, at its expense, environmental remediation and environmental impairment liability, including sudden and accidental coverage, gradual pollution coverage, and clean-up cost coverage associated with any activity by Tenant or others on, from, or related to the Property, with coverage limits not less than \$1,000,000 for any one accident or occurrence. Coverage shall extend to loss arising as a result of the work or services or products furnished, used or handled in connection with Tenant's operations contemplated under this Lease.]
  - (5) Property insurance covering the Required Improvements described in Section 6.02 in an amount not less than full replacement cost of the Required Improvements. This policy shall include boiler and machinery coverage.
- (c) During any construction of the Required Improvements and during any subsequent alteration or restoration of the Required Improvements at a cost in excess of \$250,000 per job, Tenant shall maintain builder's risk insurance in an amount equal to the completed value of the project.
- (d) Tenant shall furnish Landlord with certificates evidencing the required insurance not later than the date as of which this Lease requires the insurance to be in effect, and the provision of any such certificates due at or prior to the commencement of the Term shall be a condition precedent to the commencement of the Term. The certificates and the insurance policies required by this Section shall contain a provision that coverages afforded under the policies will not be cancelled or allowed to expire, and limits of liability will not be reduced, without at least 30 days' prior written notice to Landlord. Landlord shall be named as an additional insured under all policies of liability insurance required of Tenant. Landlord's acceptance of a deficient certificate of insurance does not waive any insurance requirement in this Lease. Tenant also shall grant Landlord permission to obtain copies of insurance policies from all insurers providing required coverage to Tenant by executing and delivering to Landlord such authorizations substantially in the form of **Exhibit G** as Landlord may request.

## **ARTICLE 10. ENVIRONMENTAL MATTERS**

**10.01 Use of Hazardous Substances.** Tenant shall not cause or permit the Property to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce or process any Hazardous Substance, except as is necessary or useful to Tenant's authorized uses of the Property stated in Section 6.01, and only in compliance with all applicable Environmental Laws. Any Hazardous Substance permitted on the Property as provided in this section, and all

containers therefor, shall be handled, used, kept, stored and disposed of in a manner that complies with all applicable Environmental Laws, and handled only by properly trained personnel.

**10.02 Prevention of Releases.** Tenant shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of Tenant or any of its agents, employees, contractors, tenants, subtenants, invitees or other users or occupants of the Property, a release of any Hazardous Substance onto the Property or onto any other property.

**10.03 Compliance with Environmental Laws.** Tenant at all times and in all respects shall comply, and will use its best efforts to cause all tenants, subtenants and other users and occupants of the Property to comply, with all Environmental Laws, including without limitation the duty to undertake the following specific actions: (i) Tenant shall, at its own expense, procure, maintain in effect and comply with all conditions of, any and all permits, licenses and other governmental and regulatory approvals required by all Environmental Laws, including without limitation permits required for discharge of (appropriately treated) Hazardous Substances into the ambient air or any sanitary sewers serving the Property; and (ii) except as discharged into the ambient air or a sanitary sewer in strict compliance with all applicable Environmental Laws, all Hazardous Substances from or on the Property to be treated and/or disposed of by Tenant will be removed and transported solely by duly licensed transporters to a duly licensed treatment and/or disposal facility for final treatment and/or disposal (except when applicable Environmental Laws permit on-site treatment or disposal in a sanitary landfill).

**10.04 Notice.** Tenant shall promptly give Landlord (i) written notice and a copy of any notice or correspondence it receives from any federal, state or other government agency regarding Hazardous Substances on the Property or Hazardous Substances which affect or will affect the Property; (ii) written notice of any knowledge or information Tenant obtains regarding Hazardous Substances or losses incurred or expected to be incurred by Tenant or any government agency to study, assess, contain or remove any Hazardous Substances on or near the Property, and (iii) written notice of any knowledge or information Tenant obtains regarding the release or discovery of Hazardous Substances on the Property.

**10.05 Remedial Action.** If the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment or disposal at the Property of any Hazardous Substance (i) gives rise to liability (including but not limited to a response action, remedial action or removal action) under any Environmental Law, (ii) causes a significant public health effect, or (iii) pollutes or threatens to pollute the environment, Tenant shall, at its sole expense, promptly take any and all remedial and removal action necessary to clean up the Property and mitigate exposure to liability arising from the Hazardous Substance, whether or not required by law.

**10.06 Indemnification.** Subject to Section 10.09, Tenant shall indemnify, defend, and hold harmless Landlord, its officers and employees from and against any and all claims, disbursements, demands, damages (including but not limited to consequential, indirect or punitive damages), losses, liens, liabilities, penalties, fines, lawsuits and other proceedings and costs and expenses (including experts', consultants' and attorneys' fees and expenses, and including without limitation remedial, removal, response, abatement, cleanup, legal, investigative and monitoring costs), imposed against Landlord, arising directly or indirectly from or out of, or in any way connected with (i) the failure of Tenant to comply with its obligations under this Article; (ii) any activities on the Property during Tenant's past, present or future possession or control of the Property which directly or indirectly resulted in the Property being contaminated with Hazardous Substances; (iii) the discovery of Hazardous Substances on the Property whose presence was caused during the possession or control of the Property by Tenant; (iv) the clean-up of Hazardous Substances on the Property; and (v) any injury or harm of any type to any person or damage to any property arising out of or relating to Hazardous Substances on the Property or from the Property on any other

property. The liabilities, losses, claims, damages, and expenses for which Landlord is indemnified under this section shall be reimbursable to Landlord as and when the obligation of Landlord to make payments with respect thereto are incurred, without any requirement of waiting for the ultimate outcome of any litigation, claim or other proceeding, and Tenant shall pay such liability, losses, claims, damages and expenses to Landlord as so incurred within 10 days after notice from Landlord itemizing in reasonable detail the amounts incurred (provided that no itemization of costs and expenses of counsel to Landlord is required where, in the determination of Landlord, such itemization could be deemed a waiver of attorney-client privilege).

**10.07 Survival of Obligations.** The obligations of Tenant in this Article, including without limitation the indemnity provided for in Section 10.06, are separate and distinct obligations from Tenant's obligations otherwise provided for herein and shall continue in effect after the expiration of the Term.

**10.08 Claims against Third Parties.** Nothing in this Article shall prejudice or impair the rights or claims of Tenant against any person other than Landlord with respect to the presence of Hazardous Substances as set forth above.

**10.09 Extent of Tenant's Obligations.** Tenant's obligations under this Article apply only to acts, omissions or conditions that (i) occur in whole or in part during the Term or during any time of Tenant's possession or occupancy of the Property prior to or after the Term of this Lease; or (ii) are proximately caused in whole or in part by the occupancy of, use of, operations on, or actions on or arising out of the Property by Tenant or its employees, agents, customers, invitees or contractors.

**10.10 Inspection at Expiration of Term.** Within 90 days before the expiration of the Term, Tenant shall at its own expense obtain a Phase I environmental inspection of the Property, and conduct any further inspection, including without limitation test holes, that is indicated by the results of the Phase I inspection. Tenant, at its own expense, shall remediate any contamination of the Property that is revealed by the inspections and that is Tenant's responsibility under this Article.

## ARTICLE 11. CONDEMNATION

**11.01 Article Determines Parties' Rights and Obligations.** If any entity having the power of eminent domain exercises that power to condemn the Property, or any part thereof or interest therein, or acquires the Property, or any part thereof or interest therein by a sale or transfer in lieu of condemnation, the interests of Landlord and Tenant in the award or consideration for such transfer and the effect of the taking or transfer upon this Lease will be as provided in this Article.

**11.02 Total Taking.** If all of the Property is taken or so transferred, this Lease and all of Tenant's interest thereunder will terminate on the date title to the Property vests in the condemning authority.

**11.03. Partial Taking.** If the taking or transfer of part of the Property causes the remainder of the Property to be not effectively and practicably usable in the opinion of the Tenant for the purpose of operation thereon of Tenant's business, this Lease and all of Tenant's interest thereunder will terminate on the date title to the Property vests in the condemning authority. If the taking or transfer of part of the Property leaves the remainder of the Property effectively and practicably usable in the opinion of Tenant for the operation of Tenant's business, this Lease and all of Tenant's interest thereunder will terminate as to the portion of the Property so taken or transferred on the date title to the Property vests in the condemning authority, but will continue in full force and effect as to the portion of the Property not so taken or transferred, and the Base Rent will abate in the proportion that the portion of the Property taken bears to all of the Property.

**11.04 Compensation.** Landlord and Tenant each may make a claim against the condemning or taking authority for the amount of just compensation due to it. Tenant shall make no claim against Landlord for damages for termination of the leasehold or interference with Tenant's business, even if Landlord is the condemning or taking authority. Neither Tenant nor Landlord will have any rights in or to any award made to the other by the condemning authority; provided, that if a single award to Landlord includes specific damages for loss of Tenant's leasehold interest separately awarded in the eminent domain proceeding and not as a part of the damages recoverable by Landlord, Landlord will transmit such separately awarded damages to Tenant.

## ARTICLE 12. DEFAULT

**12.01. Events of Default.** Each of the following shall constitute an event of default under this Lease:

(a) The failure of Tenant to pay Rent or any other sum of money due under this Lease within ten (10) days after the date such payment is due.

(b) The failure of Tenant to perform or observe any covenant or condition of this Lease, other than a default in the payment of money described in the preceding subsection (a), which is not cured within thirty (30) days after notice thereof from Landlord to Tenant, unless the default is of a kind that cannot be cured within such 30-day period, in which case no event of default shall be declared so long as Tenant shall commence the curing of the default within such 30 day period and thereafter shall diligently and continuously prosecute the curing of same.

(c) The use of the Property or buildings and improvements thereon for purposes other than those permitted herein, to which Landlord has not given its written consent.

(d) The commencement of a case under any chapter of the federal Bankruptcy Code by or against Tenant, or the filing of a voluntary or involuntary petition proposing the adjudication of Tenant as bankrupt or insolvent, or the reorganization of Tenant, or an arrangement by Tenant with its creditors, unless the petition is filed or case commenced by a party other than Tenant and is withdrawn or dismissed within ninety (90) days after the date of its filing.

(e) The admission in writing by Tenant of its inability to pay its debts when due; the appointment of a receiver or trustee for the business or property of Tenant, unless such appointment shall be vacated within ten (10) days after its entry; Tenant making an assignment for the benefit of creditors; or the voluntary or involuntary dissolution of Tenant.

**12.02 Landlord's Remedies.** Upon the occurrence of an event default, Landlord has all of the following remedies, all in addition to any other remedies that Landlord may have at law or in equity:

(a) Landlord may terminate this Lease by written notice to Tenant, upon which termination Tenant shall immediately surrender possession of the Property, vacate the Property, and deliver possession of the Property to Landlord. Tenant hereby makes a present grant to Landlord of a full, free and irrevocable license to enter into and upon the Property, in the event Landlord terminates this Lease in accordance with this subsection (a), and to repossess the Property, to expel or remove Tenant and any others who may be occupying or within the Property, and to remove any and all property therefrom, using such force as may be necessary, with or without process of law, without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer, and without relinquishing Landlord's right to rent or any other right given to Landlord hereunder or by operation of law.

(b) Landlord may by written notice declare Tenant's right to possession of the Property terminated without terminating this Lease. Tenant hereby makes a present grant to Landlord of a full, free and irrevocable license to enter into and upon the Property, in the event Landlord terminates Tenant's right of possession in accordance with this subsection (b), and to repossess the Property, to expel or remove Tenant and any others who may be occupying or within the Property, and to remove any and all property therefrom, using such force as may be necessary, with or without process of law, without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer, and without relinquishing Landlord's right to rent or any other right given to Landlord hereunder or by operation of law.

(c) Subject to Section 12.01(e), Landlord may relet the Property in whole or in part for any period equal to or greater or less than the remainder of the Term, as applicable, for any sum that Landlord may deem reasonable.

(d) Landlord may collect any and all rents due or to become due from subtenants or other occupants of the Property.

(e) Landlord may recover from Tenant, with or without terminating this Lease, actual attorney's fees and other expenses incurred by Landlord by reason of Tenant's default and elect to recover damages described under either (1) or (2):

- (1) from time to time, an amount equal to the sum of all Base Rent and other sums that have become due and remain unpaid, less the rent, if any, collected by Landlord on reletting the Property reduced by the amount of all expenses incurred by Landlord in connection with reletting the Property; or
- (2) immediately upon Tenant's default, an amount equal to the difference between the Base Rent and the fair rental value of the Property for the remainder of the Term, discounted to the date of such default at a rate per annum equal to the rate at which Landlord could borrow funds for the same period as of the date of such default.

(f) Reentry or reletting of the Property, or any part thereof, shall not terminate this Lease, unless accompanied by Landlord's written notice of termination to Tenant.

**12.03 Assignment of Rents.** Tenant immediately and irrevocably assigns to Landlord, as security for Tenant's obligations under this Lease, all rent from any subletting of all or a part of the Property, and Landlord, as assignee and attorney-in-fact for Tenant, or a receiver for Tenant appointed on Landlord's application, may collect such rent and apply it toward Tenant's obligations under this Lease, except that Tenant has the right to collect such rent until the occurrence of an event of default by Tenant.

## **ARTICLE 13. LEASEHOLD MORTGAGES**

**13.01. Mortgage of Leasehold Interest.** Tenant shall have the right at any time, and from time to time, to subject the leasehold estate and any or all of Tenant's improvements situated on the Property to one or more deeds of trust, mortgages, and other collateral security instruments as security for a loan or loans or other obligation of Tenant (each a "Leasehold Mortgage"), subject to the remainder of this Article 13.

**13.02 Subordinate to Lease.** The Leasehold Mortgage and all rights acquired under it shall be subject and subordinate to all the terms of this Lease, and to all rights and interests of Landlord except as otherwise provided in this Lease.

**13.03 Notice to Landlord.** Tenant shall give Landlord notice before executing each Leasehold Mortgage, and shall accompany the notice with a true copy of the note and the Leasehold Mortgage as proposed for execution. Upon Landlord's written consent to the Leasehold Mortgage and upon execution of the Leasehold Mortgage by all parties, the mortgagee shall become a Qualified Mortgagee as that term is used in this Lease. Tenant also shall deliver to Landlord a true and correct copy of any notice from a Qualified Mortgagee of default or acceleration of the maturity of the note secured by a Leasehold Mortgage promptly following Tenant's receipt thereof.

**13.04 Modification or Termination.** No action by Tenant or Landlord to cancel, surrender, or materially modify the economic terms of this Lease or the provisions of Article 11 will be binding upon a Qualified Mortgagee without its prior written consent.

**13.05 Notice to Qualified Mortgagee.**

(a) If Landlord gives any notice hereunder to Tenant, including without limitation a notice of an event of default, Landlord shall give a copy of the notice to each Qualified Mortgagee at the address previously designated by it.

(b) If a Qualified Mortgagee changes its address or assigns the Leasehold Mortgage, the Qualified Mortgagee or assignee may change the address to which such copies of notices hereunder shall be sent by written notice to Landlord. Landlord will not be bound to recognize any assignment of a Qualified Mortgage unless and until Landlord has been given written notice thereof, a copy of the executed assignment, and the name and address of the assignee. Thereafter, the assignee will be deemed to be the Qualified Mortgagee hereunder with respect to the assigned Leasehold Mortgage.

(c) If a Leasehold Mortgage is held by more than one person, Landlord shall not be required to give notices to the Qualified Mortgagee of the Leasehold Mortgage unless and until all of the holders of the Leasehold Mortgage give Landlord an original executed counterpart of a written designation of one of their number to receive notices hereunder. Notice given to the one so designated is effective as notice to all them.

**13.06 Performance of Tenant Obligations.**

(a) A Qualified Mortgagee may perform any obligation of Tenant and remedy any default by Tenant under this Lease within the time periods specified in the Lease, and Landlord shall accept such performance with the same force and effect as if furnished by Tenant; provided, however, that the Qualified Mortgagee will not thereby be subrogated to the rights of Landlord.

(b) Tenant may delegate irrevocably to a Qualified Mortgagee the non-exclusive authority to exercise any or all of Tenant's rights hereunder, but no such delegation will be binding upon Landlord unless and until either Tenant or the Qualified Mortgagee gives Landlord a true copy of a written instrument effecting such delegation.

(c) If Tenant defaults in the payment of any monetary obligation hereunder, Landlord shall not terminate this Lease unless and until Landlord provides written notice of such default to each Qualified Mortgagee and no Qualified Mortgagee cures such default within 10 days after the expiration of any grace or cure periods granted Tenant herein. If Tenant defaults in the performance of any non-monetary obligation hereunder, Landlord shall not terminate this Lease unless and until Landlord provides written notice of such default to each Qualified Mortgagee and no Qualified Mortgagee cures such default within 30 days after the expiration of any grace or cure periods granted Tenant herein.

**13.07 Possession by Qualified Mortgagee.** A Qualified Mortgagee may take possession of the Property and vest in the interest of Tenant in this Lease upon the performance of the following conditions:

(a) The payment to Landlord of any and all sums due to Landlord under this Lease, including without limitation accrued unpaid rent.

(b) The sending of a written notice to Landlord and Tenant of the Qualified Mortgagee's intent to take possession of the Property and assume the Lease.

(c) The curing of all defaults not remediable by the payment of money within an additional 30 days after the date upon which such default was required to be cured by Tenant under the terms of this Lease.

**13.08 No Liability of Mortgagee Without Possession.** A Qualified Mortgagee shall have no liability or obligation under this Lease unless and until it sends to Landlord the written notice described in paragraph 13.07(b). Nothing in this Lease or in the taking of possession of the Property and assumption of the Lease by a Qualified Mortgagee or a subsequent assignee shall relieve Tenant of any duty or liability to Landlord under this Lease.

**13.09 New Lease.** If a Qualified Mortgagee acquires Tenant's leasehold as a result of a judicial or non-judicial foreclosure under a Leasehold Mortgage, or by means of a deed in lieu of foreclosure, the Qualified Mortgagee thereafter may assign or transfer Tenant's leasehold to an assignee upon obtaining Landlord's written consent thereto, which consent will not be unreasonably withheld or delayed but which assignment will be subject to all of the other provisions of Article 8 and any provisions of the Lease Ordinance concerning acceptable assignees. Upon such acquisition by a Qualified Mortgagee or its assignee of Tenant's leasehold, Landlord will execute and deliver a new ground lease of the Property to the Qualified Mortgagee or its assignee not later than 120 days after such party's acquisition of Tenant's leasehold. The new ground lease will be identical in form and content to this Lease, except with respect to the parties thereto, the term thereof (which will be co-extensive with the remaining Term hereof), and the elimination of any requirements that Tenant fulfilled prior thereto, and the new ground lease will have priority equal to the priority of this Lease. Upon execution and delivery of the new ground lease, Landlord will cooperate with the new tenant, at the sole expense of said new tenant, in taking such action as may be necessary to cancel and discharge this Lease and to remove Tenant from the Property.

## ARTICLE 14. GENERAL PROVISIONS

**14.01 Authority.** Tenant represents and warrants that it has complete and unconditional authority to enter into this Lease; this Lease has been duly authorized by Tenant's governing body; this Lease is a binding and enforceable agreement of and against Tenant; and the person executing the Lease on Tenant's behalf is duly and properly authorized to do so.

**14.02 Estoppel Certificates.** Either party shall at any time and from time to time upon not less than 30 days prior written request by the other party, execute, acknowledge and deliver to such party, or to its designee, a statement in writing certifying that this Lease is in full force and effect and has not been amended (or, if there has been any amendment thereof, that the same is in full force and effect as amended and stating the amendment or amendments); that there are no defaults existing, (or, if there is any claimed default, stating the nature and extent thereof); and stating the dates to which the Base Rent and other charges have been paid in advance. The requesting party shall pay the cost of preparing an estoppel certificate, including the cost of conducting due diligence investigation and attorney's fees.

**14.03 Delivery of Notices -Method and Time.** All notices, demands or requests from one party to another shall be delivered in person or be sent by (i) mail, certified or registered, postage prepaid, (ii) reputable overnight air courier service, or (iii) electronic mail or facsimile transmission (accompanied by reasonable evidence of receipt of the transmission and with a confirmation copy mailed by first class mail no later than the day after transmission) to the address for the recipient in Section 14.04 and will be deemed to have been given at the time of delivery or, if mailed, three (3) days after the date of mailing.

**14.04 Addresses for Notices.** All notices, demands and requests from Tenant to Landlord shall be given to Landlord at the following address:

City Manager  
City of Homer  
491 East Pioneer Avenue  
Homer, Alaska 99603  
Facsimile: (907) 235-3148  
Email: citymanager@cityofhomer-ak.gov

All notices, demands or requests from Landlord to Tenant shall be given to Tenant at the following address:

Martin Weiser  
Copper River Seafoods  
1118 E. 5<sup>th</sup> Avenue  
Anchorage, Alaska 99501  
Email: mweiser@crsalaska.com  
Each party may, from time to time, designate a different address or different agent for service of process by notice given in conformity with Section 14.03.

**14.05 Time of Essence.** Time is of the essence of each provision of this Lease.

**14.06 Computation of Time.** The time in which any act provided by this Lease is to be done is computed by excluding the first day and including the last, unless the last day is a Saturday, Sunday or a holiday, and then it is also excluded. The term "holiday" will mean all holidays as defined by the statutes of Alaska.

**14.07 Interpretation.** Each party hereto has been afforded the opportunity to consult with counsel of its choice before entering into this Lease. The language in this Lease shall in all cases be simply construed according to its fair meaning and not for or against either party as the drafter thereof.

**14.08 Captions.** The captions or headings in this lease are for convenience only and in no way define, limit or describe the scope or intent of any provision of this Lease.

**14.09 Independent Contractor Status.** Landlord and Tenant are independent contractors under this Lease, and nothing herein shall be construed to create a partnership, joint venture, or agency relationship between Landlord and Tenant. Neither party shall have any authority to enter into agreements of any kind on behalf of the other and shall have no power or authority to bind or obligate the other in any manner to any third party.

**14.10 Parties Interested Herein.** Nothing in this Lease, express or implied, is intended or shall be construed to give to any person other than Landlord, Tenant and any Qualified Mortgagee any right, remedy or claim, legal or equitable, under or by reason of this Lease. The covenants, stipulations and agreements contained in this Lease are and shall be for the sole and exclusive

benefit of Landlord, Tenant and any Qualified Mortgagee, and their permitted successors and assigns.

**14.11 Multi-Party Tenant.** If Tenant is comprised of more than one natural person or legal entity, the obligations under this Lease imposed upon Tenant are joint and several obligations of all such persons and entities. All notices, payments, and agreements given or made by, with, or to any one of such persons or entities will be deemed to have been given or made by, with, or to all of them, unless expressly agreed otherwise by Landlord in writing.

**14.12 Broker's Commissions.** Each of the parties represents and warrants that there are no claims for brokerage commissions or finders' fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liability arising from any such claim including, without limitation, the cost of counsel fees in connection therewith.

**14.13 Successors and Assigns.** This Lease shall be binding upon the successors and assigns of Landlord and Tenant, and shall inure to the benefit of the permitted successors and assigns of Landlord and Tenant.

**14.14 Waiver.** No waiver by a party of any right hereunder may be implied from the party's conduct or failure to act, and neither party may waive any right hereunder except by a writing signed by the party's authorized representative. The lapse of time without giving notice or taking other action does not waive any breach of a provision of this Lease. No waiver of a right on one occasion applies to any different facts or circumstances or to any future events, even if involving similar facts and circumstances. No waiver of any right hereunder constitutes a waiver of any other right hereunder.

**14.15 Attorney's Fees.**

(a) If Landlord is involuntarily made a party to any litigation concerning this Lease or the Property by reason of any act or omission of Tenant, or if Landlord is made a party to any litigation brought by or against Tenant without any fault on the part of Landlord, then Tenant shall pay the amounts reasonably incurred and expended by Landlord, including the reasonable fees of Landlord's agents and attorneys and all expenses incurred in defense of such litigation.

(b) In the event of litigation between Landlord and Tenant concerning enforcement of any right or obligation under this Lease, the non-prevailing party shall reimburse the prevailing party for the attorney's fees reasonably incurred and expended by the prevailing party in the litigation.

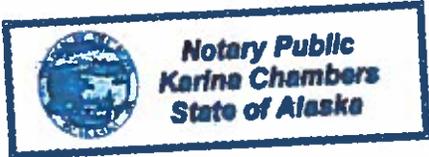
**14.16 Severability.** If any provision of this Lease shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Lease, such provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Lease shall remain in full force and effect.

**14.17 Entire Agreement, Amendment.** This Lease constitutes the entire and integrated agreement between Landlord and Tenant concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreements, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of Landlord shall bind Landlord or be enforceable by Tenant unless specifically set forth in this Lease. This Lease may be amended only by written instrument executed and acknowledged by both Landlord and Tenant.



STATE OF ALASKA                    )  
  ) ss.  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me on May 15, 2019 by Martin Weiser, as Chief Development Officer of Copper River Seafoods Inc. on behalf of Copper River Seafoods Inc.



Karina Chambers  
Notary Public in and for Alaska  
My Commission Expires: 4.17.2021

**EXHIBIT A**

**SCHEDULE OF ORGANIZATION, OWNERS,  
PERCENTAGE OF OWNERSHIP**

Tenant, Copper River Seafoods Inc., is a Business Corporation organized under the laws of the State of Alaska. Attached to this exhibit is a certificate issued by that state certifying that Tenant is in good standing and describing its legal organization.

The shareholders and their percentage of ownership are as follows:

James Stavis, Shareholder 1118 E. 5TH AVE., ANCHORAGE, AK 99501	6.30 %
Norman Stavis, Shareholder 1118 E. 5TH AVE., ANCHORAGE, AK 99501	6.30 %
Rodger May, Director, Shareholder 1118 E. 5TH AVE., ANCHORAGE, AK 99501	33.20%
Scott Blake, Director, President, Shareholder 1118 E. 5TH AVE., ANCHORAGE, AK 99501	54.20
TOTAL:	100%

**EXHIBIT B**

**CONFORMED COPY OF RESOLUTION AUTHORIZING LEASE AND  
AUTHORIZING SIGNERS TO SIGN LEASE AGREEMENT ON BEHALF  
OF TENANT**

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**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 19-017**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, APPROVING A LEASE ASSIGNMENT FROM SNUG HARBOR SEAFOODS INC. TO COPPER RIVER SEAFOODS INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS FOR A NEW TWENTY YEAR LEASE WITH OPTIONS FOR TWO CONSECUTIVE FIVE YEAR LEASE RENEWALS FOR A PORTION OF LOT 13B, CITY OF HOMER PORT INDUSTRIAL SUBDIVISION NO. 2, ACCORDING TO PLAT NO. 80-92, AT AN INITIAL ANNUAL RATE OF \$12,996.12.

WHEREAS, Snug Harbor Seafoods Inc. requested to transfer their 2014 City lease to Copper River Seafoods Inc. as part of Copper River Seafoods Inc.'s buyout of Snug Harbor Seafoods Inc. assets; and

WHEREAS, Copper River Seafoods Inc. submitted a complete application pursuant to Homer City Code (HCC) § 18; and

WHEREAS, Copper River Seafoods has indicated their intention of operating a fish buying station which is similar to the Snug Harbor Seafoods Inc. permitted use of seafood buying; and

WHEREAS, Per HCC § 18.08.110 the lease is in compliance and the past lease history has shown contractual obligations are satisfactorily met; and

WHEREAS, The lease assignment will be based on the City's updated lease template which reflects the new and current code requirements; and

WHEREAS, The initial annual rental rate of \$12,996.12 will change in accordance with the appraisal of the lot due in 2019 per HCC § 18.08.100; and

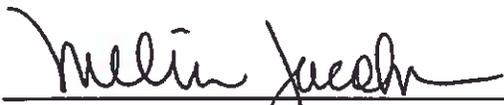
WHEREAS, On February 27, 2019 The City Administration and the Port and Harbor Advisory Commission reviewed the application pursuant to HCC § 18.08.060 and recommend a new twenty year lease with options for two consecutive five-year renewals for a portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2, according to Plat No. 80-92; and

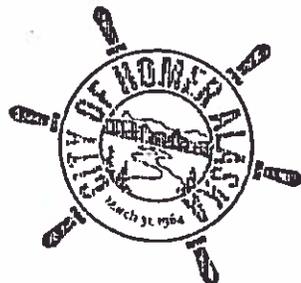
42 WHEREAS, HCC § 18.08.160 (4) states Council shall approve or deny the request for lease  
43 assignment via resolution.

44  
45 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby  
46 approves the lease assignment of the Snug Harbor Seafoods Inc. lease from Snug Harbor  
47 Seafoods Inc. to Copper River Seafoods Inc., and authorizes the City Manager to execute a new  
48 twenty year lease with options for two consecutive five-year renewals for a portion of Lot 13B,  
49 City of Homer Port Industrial Subdivision No. 2, according to Plat No. 80-92, at an initial annual  
50 base rent of \$12, 996.12 for the purpose of a fish buying station.

51  
52  
53 PASSED AND ADOPTED by the Homer City Council this 11th day of March, 2019.

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56 CITY OF HOMER  
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58  
59  
60 KEN CASTNER, MAYOR

61  
62 ATTEST:  
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64   
65  
66 MELISSA JACOBSEN, MMC, CITY CLERK



67  
68 Fiscal note: \$12,996.12

**EXHIBIT C**  
**LOCATION OF PROPERTY**

**(Section 2.01)**

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Portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2, according to Plat No. 80-92, Homer Recording District, State of Alaska, containing 15,300 square feet, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 18103425.

**EXHIBIT D**  
**TENANT'S PROPOSED USE OF THE PROPERTY**  
**(Section 6.01)**

The Tenant's proposed use of the property is a fish buying station.



### Lease Application/Assignment Form

**Directions:**

1. Please submit this application form to the City Manager's Office, 491 Pioneer Avenue, Homer, AK, 99603.
2. Please answer all questions on this form, or put "N/A" in the space if it is non-applicable.
3. Please include all applicable fees in the form of a check, made payable to the City of Homer.

Applicant Name:	
Business Name:	Copper River Seafoods, Inc.
Social Security Number:	92-0157589
Mailing Address:	1118 E. 5th Ave
City, State, ZIP code:	Anchorage, AK 99501
Business Telephone No.	907-522-7806
Representative's Name:	Martin Weiser
Mailing Address:	1118 E. 5th Ave
City, State, ZIP code:	Anchorage, AK 99501
Business Telephone No.	907-522-7806
Property Location:	
Legal Description:	Portion of Lot 13B, City of Homer Port Industrial
Type of Business to be placed on property:	Seafood Manufacturing
Duration of Lease requested:	20 years
Options to re-new:	20 year extension

**The following materials must be submitted when applying for a lease of  
City of Homer real property**

1.	<p><b>Plot Plan</b></p> <p><i>Attached</i></p>	<p><u>A drawing of the proposed leased property showing:</u></p> <p><input type="checkbox"/> Size of lot - dimensions and total square footage (to scale)</p> <p><input type="checkbox"/> Placement and size of buildings, storage units, miscellaneous structures planned (to scale).</p> <p><input type="checkbox"/> Water and sewer lines – location of septic tanks, if needed.</p> <p><input type="checkbox"/> Parking spaces – numbered on the drawing with a total number indicated</p>																		
2.	<p><b>Development Plan</b></p>	<p><input type="checkbox"/> <u>List the time schedule from project initiation to project completion, including major project milestones.</u></p> <table border="0"> <thead> <tr> <th align="left">Dates</th> <th align="left">Tasks</th> </tr> </thead> <tbody> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td><i>9/1/20</i></td> <td><i>Framing.</i></td> </tr> <tr> <td><i>12/31/2020</i></td> <td><i>Completion</i></td> </tr> </tbody> </table> <p>For each building, indicate:</p> <table border="0"> <thead> <tr> <th align="left">Building Use</th> <th align="left">Dimensions and square footage</th> </tr> </thead> <tbody> <tr> <td><i>Seafood Processing</i></td> <td><i>~ 42' x 47' 1974 sq ft</i></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </tbody> </table>	Dates	Tasks	_____	_____	_____	_____	<i>9/1/20</i>	<i>Framing.</i>	<i>12/31/2020</i>	<i>Completion</i>	Building Use	Dimensions and square footage	<i>Seafood Processing</i>	<i>~ 42' x 47' 1974 sq ft</i>	_____	_____	_____	_____
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Building Use	Dimensions and square footage																			
<i>Seafood Processing</i>	<i>~ 42' x 47' 1974 sq ft</i>																			
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3.	<p><b>Insurance</b></p> <p><i>Attached</i></p>	<p><input type="checkbox"/> Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.</p>																		
4.	<p><b>Subleases</b></p> <p><i>n/a</i></p>	<p><input type="checkbox"/> Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.</p>																		
5.	<p><b>Health Requirements</b></p> <p><i>Attached Prior approval</i></p>	<p><input type="checkbox"/> Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.</p>																		

6.	<b>Agency Approval</b> <i>Attached</i>	<input type="checkbox"/> Attach statement(s) of proof that your plans have been inspected and approved by any agency which may have jurisdiction of the project; i.e. Fire Marshall, Army Corps of Engineers, EPA, etc. The granting of this lease shall be contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate State and/or Federal agencies.
7.	<b>Fees</b>	<u>All applicable fees must be submitted prior to the preparation and/or execution of a lease.</u>  <input type="checkbox"/> Application fee - \$30.00. Covers costs associated with processing the application. <i>Please make check payable to the City of Homer.</i>  <input type="checkbox"/> Lease fee - \$300.00. Covers the costs of preparing and processing the actual lease.  <input checked="" type="checkbox"/> Assignment fee - \$250.00. Covers the costs of preparing and processing the lease transfer. <i>Please make check payable to the City of Homer.</i>
8.	<b>Financial Data</b>	<u>Please indicate lessee's type of business entity:</u>  <input type="checkbox"/> Sole or individual proprietorship. <input type="checkbox"/> Partnership. <input checked="" type="checkbox"/> Corporation. <input type="checkbox"/> Other – Please explain: _____  <hr/> <input type="checkbox"/> <u>Financial Statement – <i>Please attach a financial statement showing the ability of the lessee to meet the required financial obligations.</i></u>  <input type="checkbox"/> <u>Surety Information – Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in you organization holding more than a 10% interest</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement naming the surety or bonding company, date and amount of bond, and the circumstances surrounding the default or performance.  <input type="checkbox"/> <u>Bankruptcy information - Have you or any of the principals of your organization holding more than a 10% interest ever been declared bankrupt or are presently a debtor in a bankruptcy action?</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement indicating state, date, Court having jurisdiction, case number and to amount of assets and debt.  <input type="checkbox"/> <u>Pending Litigation – Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation?</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.

as of  
2/19/19

9. Partnership Statement

n/a

If the applicant is a partnership, please provide the following:

Date of organization: \_\_\_\_\_

Type:  General Partnership  Limited Partnership

Statement of Partnership Recorded?  Yes  No

Where \_\_\_\_\_ When \_\_\_\_\_

Has partnership done business in Alaska?  Yes  No

Where \_\_\_\_\_ When \_\_\_\_\_

Name, address, and partnership share. If partner is a corporation, please complete corporation statement.

Please attach a copy of your partnership agreement.

10. Corporation Statement

Attached

If the applicant is a corporation, please provide the following:

Date of Incorporation: March 7, 1996

State of Incorporation: Alaska

Is the Corporation authorized to do business in Alaska?

No  Yes. Is so, as of what Date? March 7, 1996

Corporation is held?  Publicly  Privately If publicly held, how and where is the stock traded?

Officers & Principal Stockholders [10%+]:

Name	Title	Address	Share
Scott A. Blake	Pres/CEO	1118 E 5 <sup>th</sup> Anch AK 99501	54.20
Rodger May	Director, shareholder	"	33.20
Rich Monroe	Secretary/Treas.	"	0

Please furnish a copy of Articles of Incorporation and By-laws.

Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments.

Name	Title
Scott Blake	President/CEO

11. Applicant References

Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise.

Name: Jeff Buske  
Firm: Independent Packers Company  
Title: Owner  
Address: 2001 W. Garfield St Seattle, WA 98199  
Telephone: 206-922-3860  
Nature of business association with Applicant: They custom process for us for approx. 10 yrs

Name: Seattle Tacoma Box  
Firm: Cindy Unley  
Title: CFO  
Address: 23400 71st Pl S. Kent, WA 98032  
Telephone: 253-854-9700  
Nature of business association with Applicant: They have supplied us with all our packaging for numerous years

Name: Jim Gonzales  
Firm: Pacific Harvest Seafoods  
Title: Owner / Pres.  
Address: 1800 NE 44th St. #200 Renton, WA 98056  
Telephone: 425-254-1544  
Nature of business association with Applicant: Customer/Supplier, partnered on ventures in past, not currently.

Name: Michael Panichi  
Firm: Key Bank Biz Capital  
Title: Sr. VP  
Address: 127 Public Square Cleveland, OH 44114  
Telephone: 216-689-4769 Mail Code: OH-01-27-0533  
Nature of business association with Applicant: Bank

I hereby certify that the above information is true and correct to the best of my knowledge.

Signature:

Mark Wines, Chief Development Officer

Date:

9/20/18

**From:** Martin Weiser <mweiser@crsalaska.com>  
**Sent:** Friday, February 22, 2019 3:26 PM  
**To:** Rachel Friedlander <rfriedlander@ci.homer.ak.us>  
**Cc:** Erica Hollis <ehollis@ci.homer.ak.us>  
**Subject:** RE: Questions regarding CRS application

Sorry for the confusion, it is confirmed that the proper term for the activities we plan to perform in Homer would be, "fish buying station." If you could amend the application to read as such I would appreciate it.

As far as #2 goes, I will have to research that. It was my understanding from Paul Dale that the package I was submitting to you had all the necessary prior approvals. I will let you know if that is something we have and we failed to submit it or if we are going to have to scramble to meet the necessary requirement.

Marty

**From:** Rachel Friedlander <rfriedlander@ci.homer.ak.us>  
**Sent:** Friday, February 22, 2019 12:48 PM  
**To:** Martin Weiser <mweiser@crsalaska.com>  
**Cc:** Erica Hollis <ehollis@ci.homer.ak.us>  
**Subject:** Questions regarding CRS application

Hi Martin,

A few questions came up while reviewing the application submitted by CRS in 2018, namely:

- 1) On the first page under "type of business to be placed on the property", you list "seafood manufacturing" but then on the second page under "Development Plan" you list "seafood processing." I've also heard that CRS intends to use the facility/City property for "fish buying" – could you clarify the intended use?
- 2) On #5 "Health Requirements," you noted "attached prior approval" but I don't seem to have those documents on my end – could you please resubmit those?

Thank you for your prompt response,  
Rachel



**Rachel Friedlander**  
*Executive Assistant to City Manager Katie Koester*  
City of Homer

## Rachel Friedlander

---

**From:** Martin Weiser <mweiser@crsalaska.com>  
**Sent:** Wednesday, February 27, 2019 12:42 PM  
**To:** Rachel Friedlander  
**Cc:** Erica Hollis  
**Subject:** RE: Questions regarding CRS application

Not to our knowledge at this time. My understanding is that the parcel was already connected to city sewer and that is all that is going to be required as we do not have any plans to process in this facility.

Marty

**From:** Rachel Friedlander <rfriedlander@ci.homer.ak.us>  
**Sent:** Wednesday, February 27, 2019 9:54 AM  
**To:** Martin Weiser <mweiser@crsalaska.com>  
**Cc:** Erica Hollis <ehollis@ci.homer.ak.us>  
**Subject:** RE: Questions regarding CRS application

Hi Marty,

Following up with you on #2 – is there any required environmental information from the DEC that should be presented at the Port&Harbor Advisory Commission this evening?

Thank you,  
Rachel

**From:** Martin Weiser <mweiser@crsalaska.com>  
**Sent:** Friday, February 22, 2019 3:26 PM  
**To:** Rachel Friedlander <rfriedlander@ci.homer.ak.us>  
**Cc:** Erica Hollis <ehollis@ci.homer.ak.us>  
**Subject:** RE: Questions regarding CRS application

Sorry for the confusion, it is confirmed that the proper term for the activities we plan to perform in Homer would be, "fish buying station." If you could amend the application to read as such I would appreciate it.

As far as #2 goes, I will have to research that. It was my understanding from Paul Dale that the package I was submitting to you had all the necessary prior approvals. I will let you know if that is something we have and we failed to submit it or if we are going to have to scramble to meet the necessary requirement.

Marty

**From:** Rachel Friedlander <rfriedlander@ci.homer.ak.us>  
**Sent:** Friday, February 22, 2019 12:48 PM  
**To:** Martin Weiser <mweiser@crsalaska.com>  
**Cc:** Erica Hollis <ehollis@ci.homer.ak.us>  
**Subject:** Questions regarding CRS application

Hi Martin,

A few questions came up while reviewing the application submitted by CRS in 2018, namely:

- 1) On the first page under "type of business to be placed on the property", you list "seafood manufacturing" but then on the second page under "Development Plan" you list "seafood processing." I've also heard that CRS intends to use the facility/City property for "fish buying" – could you clarify the intended use?
- 2) On #5 "Health Requirements," you noted "attached prior approval" but I don't seem to have those documents on my end – could you please resubmit those?

Thank you for your prompt response,  
Rachel



**Rachel Friedlander**  
*Executive Assistant to City Manager Katie Koester*  
City of Homer  
907. 435. 3102  
[RFriedlander@ci.homer.ak.us](mailto:RFriedlander@ci.homer.ak.us)  
<https://www.cityofhomer-ak.gov/>

**EXHIBIT E**  
**SITE PLANS**  
**(Section 6.02)**

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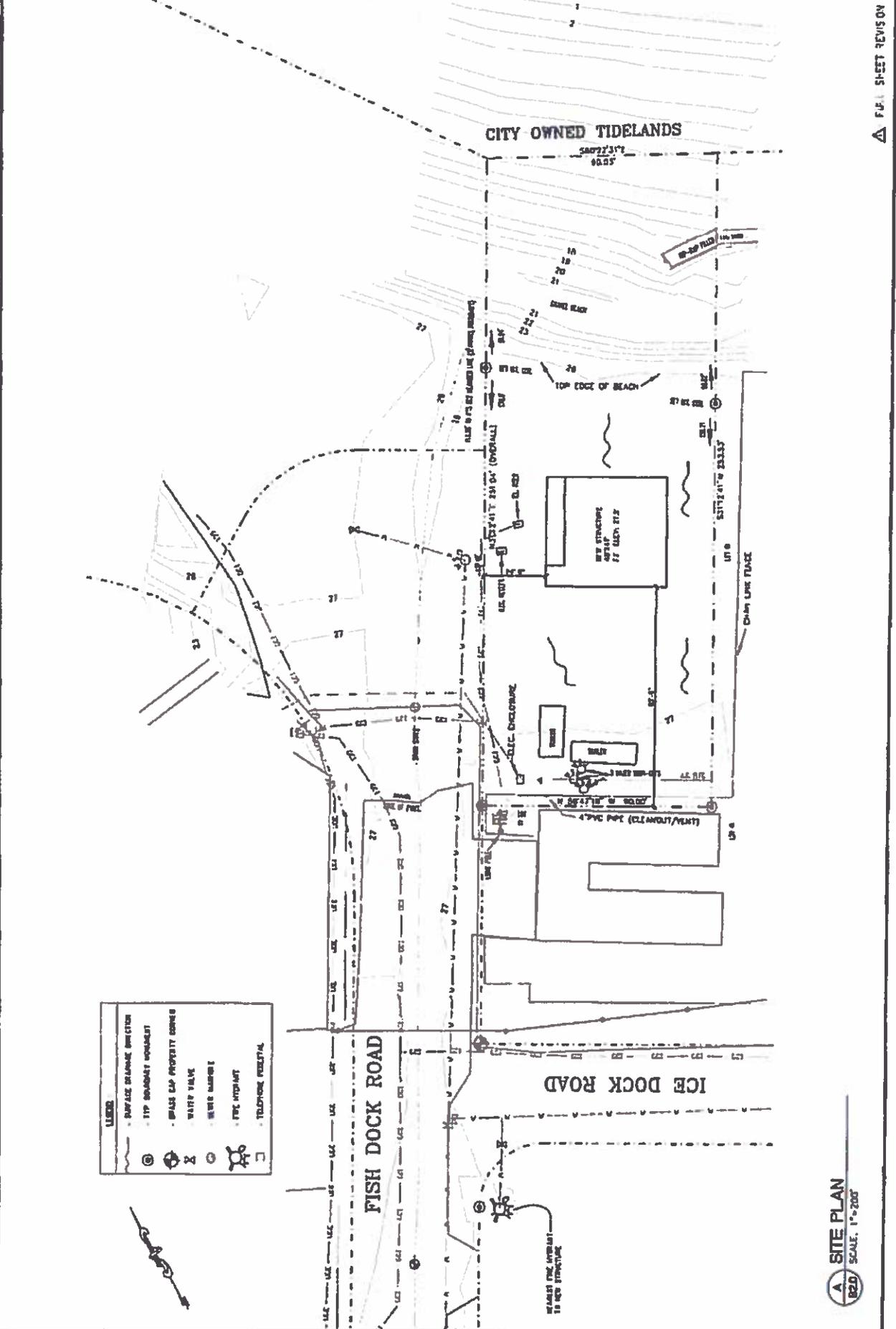


REVISIONS  
DATE  
BY

CONSULTING ENGINEERS  
STRUCTURAL  
125 BRADLEY ST  
DENAL, AK 99511  
TEL: (907) 303-3333  
MELBOURN@ALASKA.NET

BLVD HARBOR BEAROODS  
WAREHOUSE @ HOMER SPIT  
HOMER, ALASKA  
SITE PLAN

PROJECT NO. 124  
DRAWN BY: JPM  
CHECKED BY: MAB  
DATE: 01/27/13  
SCALE: NOTED  
SHEET NO. 10 OF 10  
SHEET 820  
3 OF 15



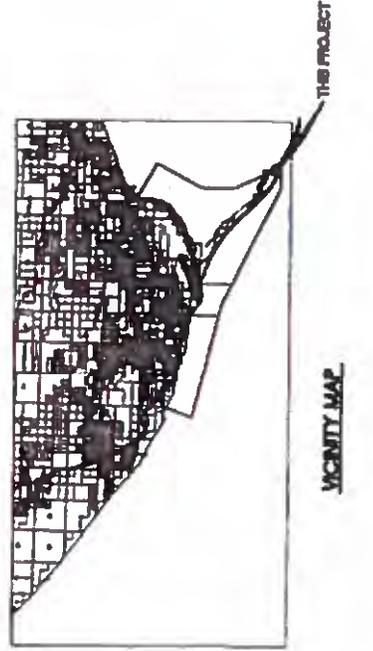
△ FULL SHEET REVISION

820  
SCALE: 1"=200'  
A SITE PLAN

**EXHIBIT F**  
**FLOOR PLANS**

**(Section 6.02)**

# SNUG HARBOR SEAFOODS WAREHOUSE @ HOMER SPIT HOMER, ALASKA



LEGAL DESCRIPTION: T 12 S R 04 E SEC 10  
 SNUG HARBOR  
 CITY OF HOMER  
 PORT DISTRICT, 100  
 AC 2.07 00

2009 BC CODE DATA	
OCCUPANCY GROUP	L R S I
CONSTRUCTION TYPE	I B
ALLOWABLE AREA PER STORY	STORY 70000
NUMBER OF STORIES	1 1L 000
FIRST STORY AREA	840 SF
SECOND STORY AREA	140 SF
NETTARE AREA	200 SF
FIRST FLOOR OCCUPANT LOAD	800/30000-3000/10000
SECOND FLOOR OCCUPANT LOAD	300/70000-3
STORAGE NETTARE OCCUPANT LOAD	300/3000
TOTAL OCCUPANT LOAD	1
FIRST FLOOR EIGHTS REQUIRED	1
SECOND STORY EIGHTS REQUIRED	1
STORAGE NETTARE EIGHTS REQUIRED	1
FIRST FLOOR EFT WITH REQUIRED	3 HOLES
SECOND FLOOR AREA EXT WITH REQD	3 HOLES

## INDEX TO DRAWINGS

DRAWING	SHEET
TITLE SHEET AND LOCATION MAP	10
NOTES AND SPECIFICATIONS	11
SITE PLAN	20
1ST FLOOR PLAN	21
2ND FLOOR PLAN	22
FOUNDATION PLAN	30
1ST FLOOR FRAMING PLAN	31
ROOF FRAMING PLAN	32
BUILDING SECTION	40
ELEVATIONS NORTH-SOUTH	41
ELEVATIONS EAST-WEST	42
FOUNDATION DETAILS	50
FRAMING DETAILS	51
FRAMING DETAILS	52
ARCH DETAILS	53



NO.	DATE	REVISION

**CONSTRUCTING ENGINEERS**  
**CONSULTANTS/LLC**  
 150 BROADWAY  
 SEASIDE, WA 98138  
 TEL: (206) 533-2888  
 NELSONENGINEERS@ALASKA.NET

**SNUG HARBOR SEAFOODS**  
**WAREHOUSE @ HOMER SPIT**  
**HOMER, ALASKA**  
 TITLE SHEET

PROJECT NO. 1234  
 DRAWN BY JPP  
 CHECKED BY N.A.  
 DATE: 01/25/13  
 SCALE: NOTED  
 PLOT: NOTED  
 1/4" = 1'-0"  
 1/8" = 1'-0"  
**510**  
 13 OF 13







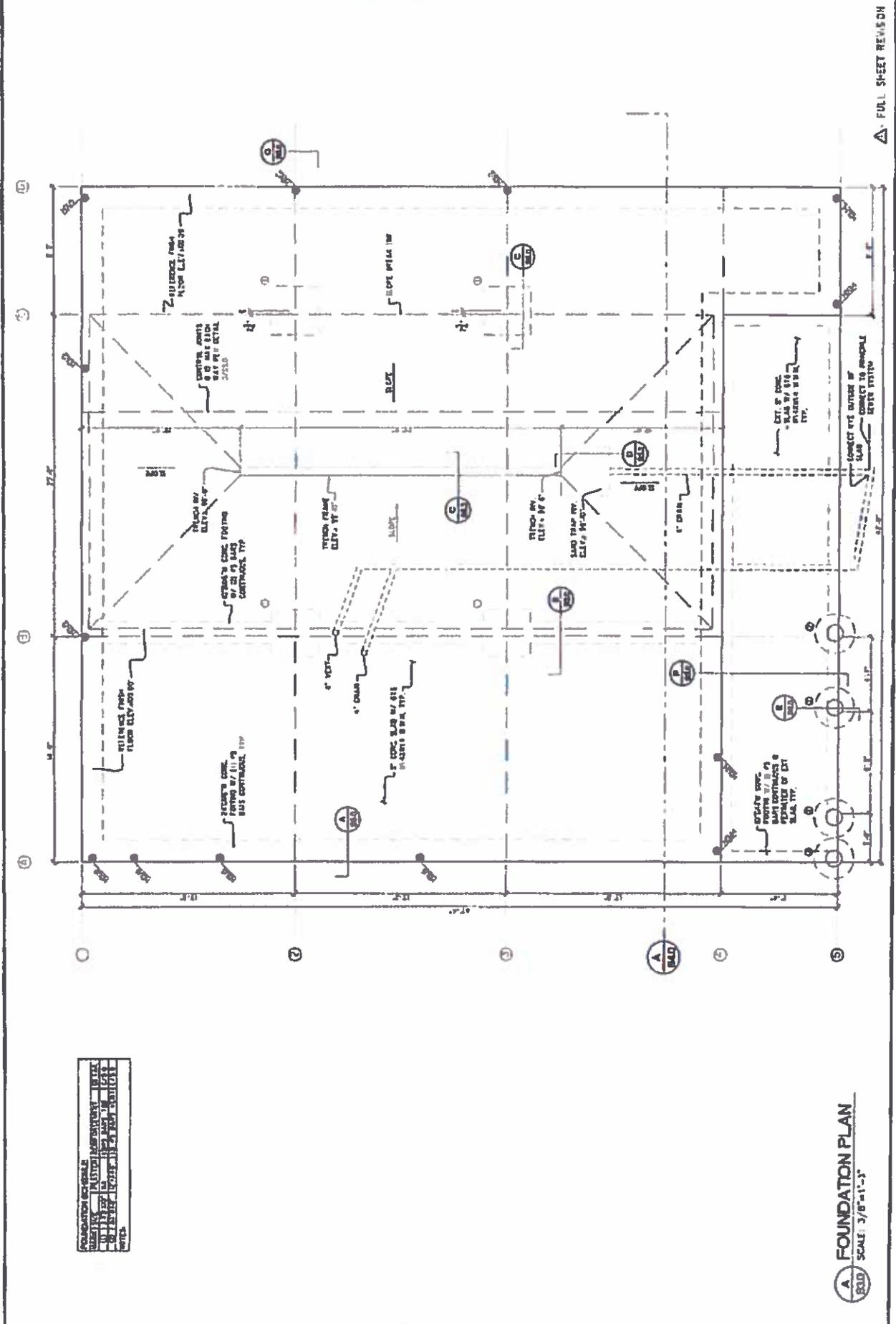


PROJECT NO.	1254
DATE	01/23/13
SCALE	3/8"=1'-0"
SHEET NO.	33.0
TOTAL SHEETS	33

**CONSULTING ENGINEER**  
**SYDNEY/CIVIL**  
 155 BROADWAY  
 DENALI, AK 99511  
 TEL: 1907192 3003  
 NELSONENGINEERING@ALASKA.NET

**WAREHOUSE @ HOWER SPILL**  
**HOWER, ALASKA**  
**FOUNDATION PLAN**

PROJECT NO. 1254  
 DATE 01/23/13  
 SCALE 3/8"=1'-0"  
 SHEET NO. 33.0  
 TOTAL SHEETS 33



FOUNDATION NO.	1254
DATE	01/23/13
SCALE	3/8"=1'-0"
SHEET NO.	33.0
TOTAL SHEETS	33

**FOUNDATION PLAN**  
 SCALE 3/8"=1'-0"

△ FULL SHEET REVIEW ON

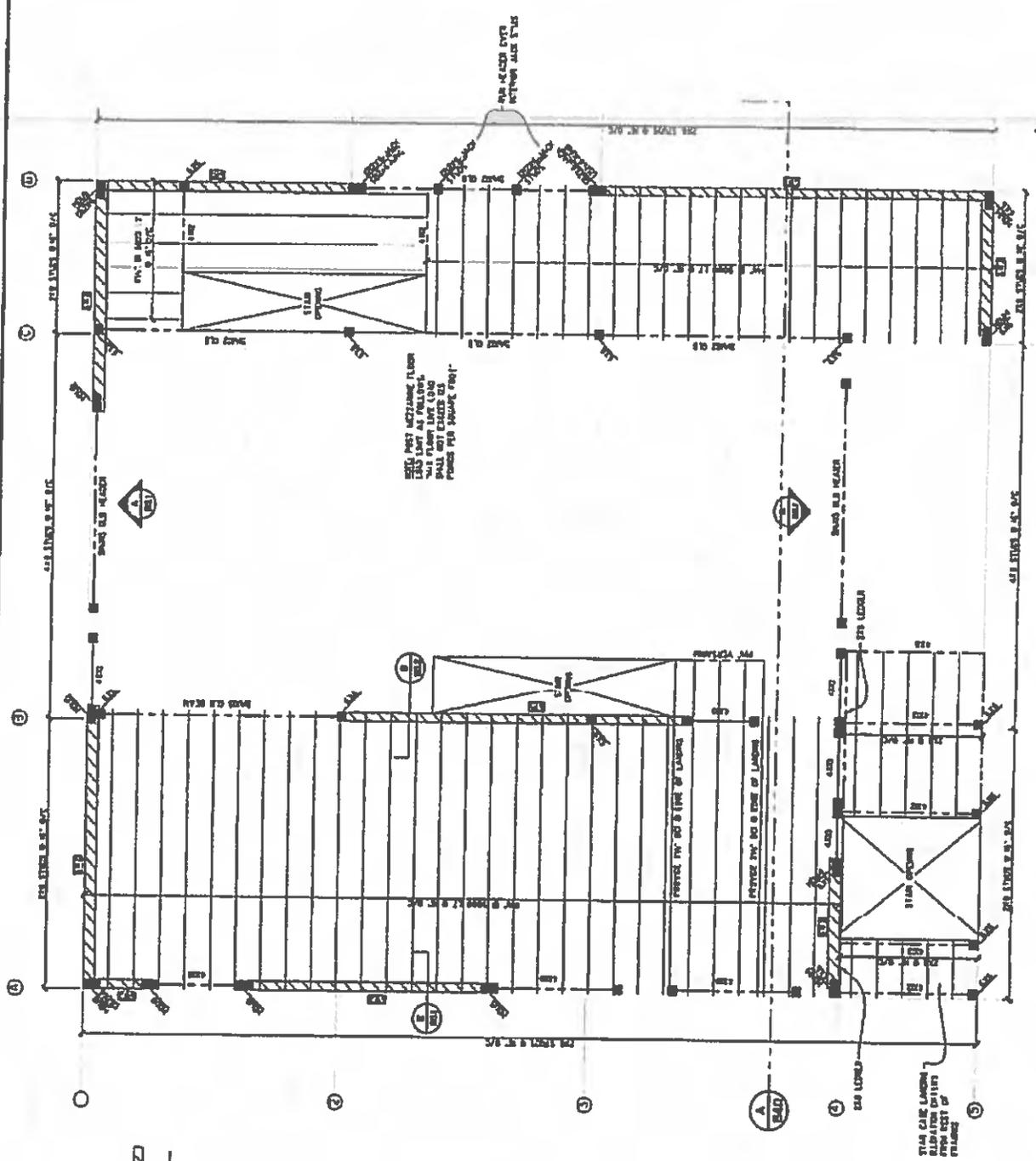


DATE	
REVISION	
BY	
CHECKED	
DESIGNED	
PROJECT NO.	
DATE	

**CONSULTING ENGINEERS**  
 1100 W. 10th St.  
 Anchorage, Alaska 99511  
 TEL: (907) 552-3883  
 FAX: (907) 552-3883  
 nelson@alaska.net

**BAIRD HARBOR SEAFOODS**  
 WAREHOUSE @ HOMER SPT  
 HOMER, ALASKA  
 SECOND FLOOR FRAMING

PROJECT NO. 1234  
 DRAWN BY: JSM  
 CHECKED BY: JSM  
 DATE: 07/23/13  
 SCALE: AS NOTED  
 SHEET NO. 7 OF 15  
 PROJECT: SS3.1



NO.	REVISION	DATE
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3	REVISED PER COMMENTS	08/15/13
4	REVISED PER COMMENTS	08/22/13
5	REVISED PER COMMENTS	09/05/13
6	REVISED PER COMMENTS	09/12/13
7	REVISED PER COMMENTS	09/19/13
8	REVISED PER COMMENTS	09/26/13
9	REVISED PER COMMENTS	10/03/13
10	REVISED PER COMMENTS	10/10/13
11	REVISED PER COMMENTS	10/17/13
12	REVISED PER COMMENTS	10/24/13
13	REVISED PER COMMENTS	10/31/13
14	REVISED PER COMMENTS	11/07/13
15	REVISED PER COMMENTS	11/14/13
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17	REVISED PER COMMENTS	11/28/13
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99	REVISED PER COMMENTS	06/25/15
100	REVISED PER COMMENTS	07/02/15

**2ND FLOOR FRAMING**  
 SCALE: 3/8"=1'-0"

FULL SHEET REVISION

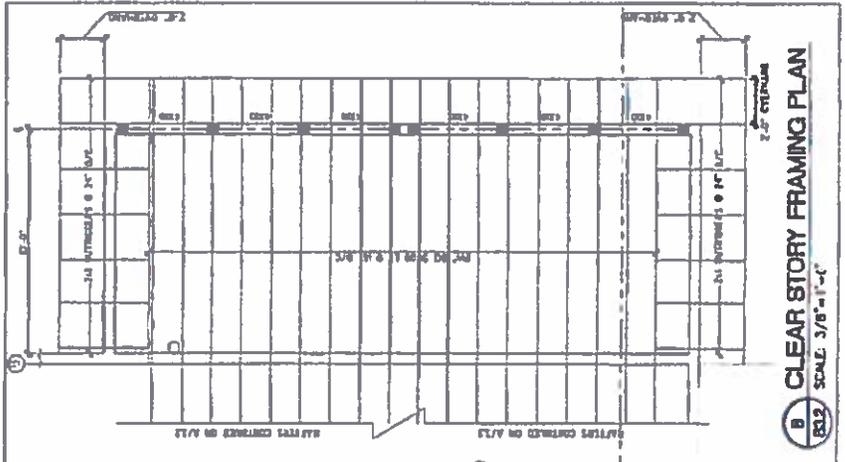
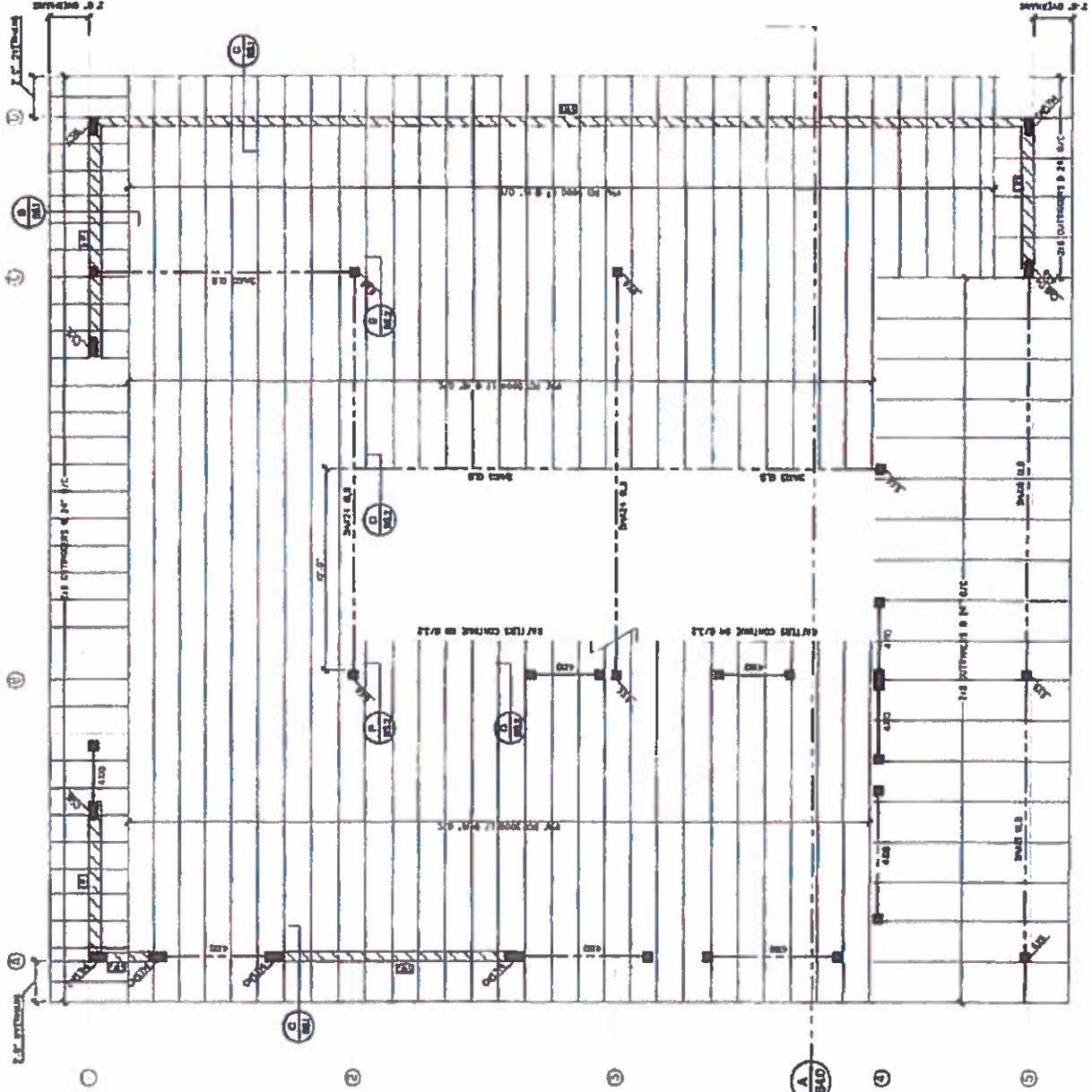


N.E. NELSON  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 12345  
 STATE OF ALASKA

**NELSON**  
 CONSULTING ENGINEERS  
 155 BRADLEY ST.  
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 METSON@NELSONENGINEERS.COM

**BLUO HARBOR BEARPOODS**  
**WAREHOUSE @ HOMER SPIT**  
**HOMER, ALASKA**  
**ROOF FRAMING PLAN**

PROJECT NO. 1234  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 1/15/13  
 SCALE: NOTED  
 SHEET NO. 832  
 OF 13



**B CLEAR STORY FRAMING PLAN**  
 832 SCALE: 3/8"=1'-0"

**A ROOF FRAMING PLAN**  
 830 SCALE: 3/8"=1'-0"

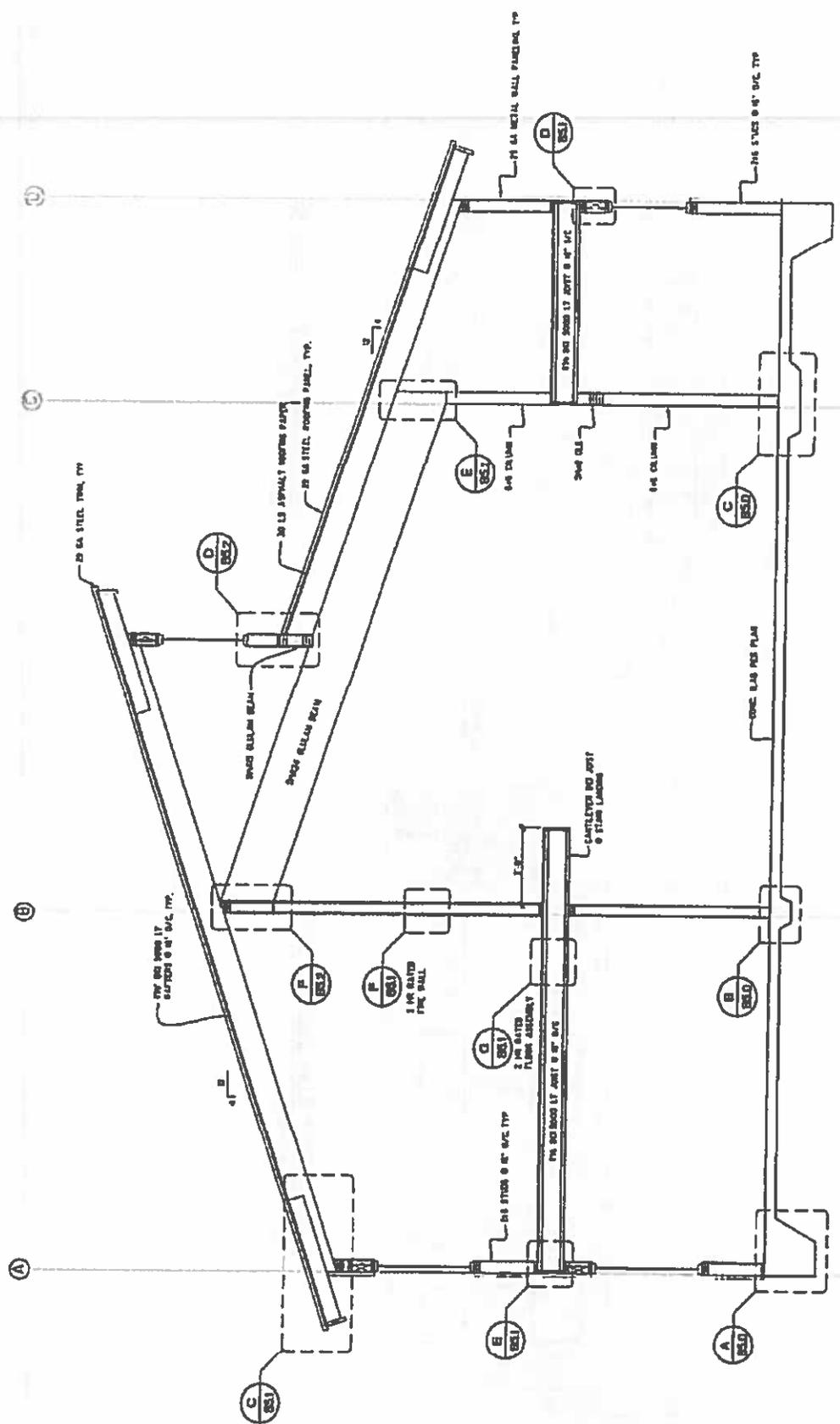


DATE	
REVISION	
BY	
CHECKED	
APPROVED	

**NELSON**  
 CONSULTING ENGINEERS  
 STRUCTURAL/CIVIL  
 100 BROADWAY  
 ANCHORAGE, ALASKA 99501  
 TEL: (907) 563-3300  
 FAX: (907) 563-3300

**BLUO HARBOR BEAFOODS**  
 WAREHOUSE @ HOMER, ALASKA  
 STRUCTURAL SECTION

PROJECT NO. 133A  
 DRAWING NO. 239  
 SHEET NO. 9 OF 15  
 DATE: 01/28/13  
 SCALE: NOTED  
 REVISIONS: NOTED  
 SHEET NO. 84.0



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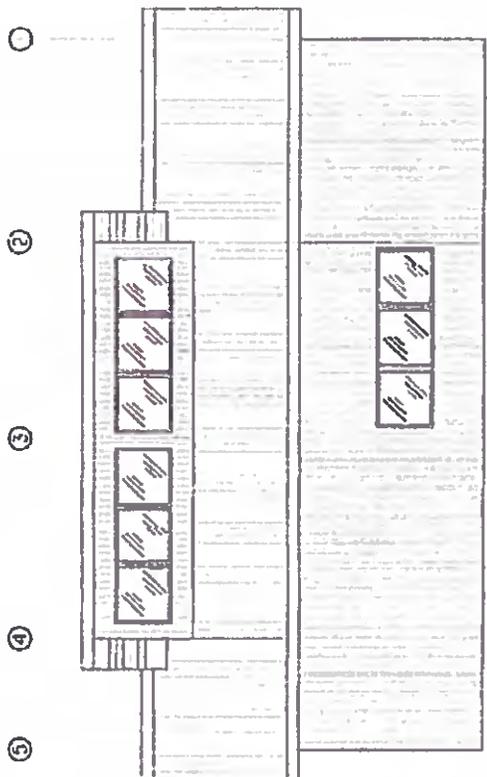


DATE	
REVISION	
NO.	

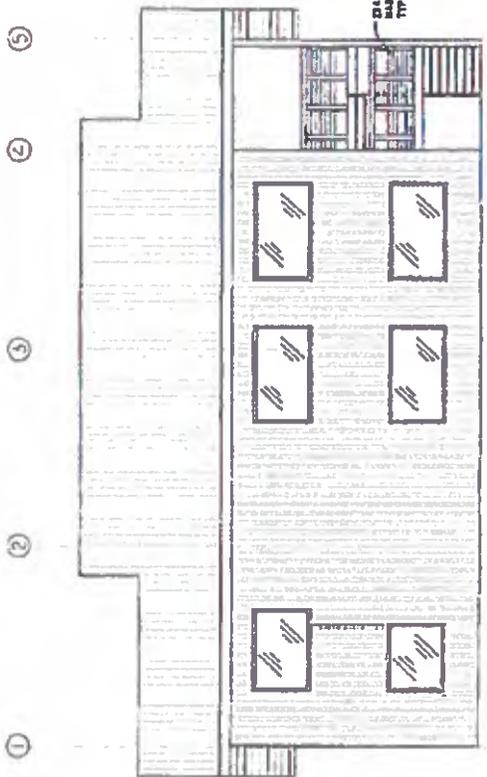
**NEILON**  
 CONSULTING ENGINEERS  
 STRUCTURAL/CIVIL  
 100 RICHARDS ST  
 ANCHORAGE, AK 99501  
 TEL: (907) 553-2823  
 NELSON@NEILONENGINEERS.COM

**WAREHOUSE @ HONER SPI**  
 HONER, ALASKA  
 NORTH/SOUTH BUILDING ELEVATION

PROJECT NO: 1154  
 SCALE: 1/4" = 1'-0"  
 DATE: 01/22/13  
 SHEET NO: S4.1  
 OF 13



**B SOUTH BUILDING ELEVATION**  
 SCALE: 1/4" = 1'-0"



**A NORTH BUILDING ELEVATION**  
 SCALE: 1/4" = 1'-0"

△ FULL SHEET REVISION



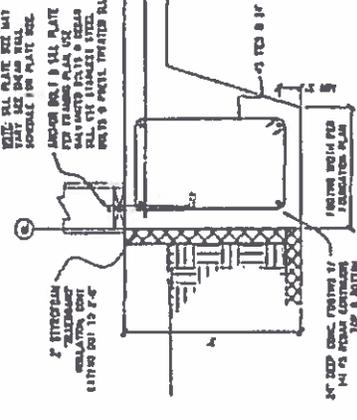


NEILSON  
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neilson@alaska.net

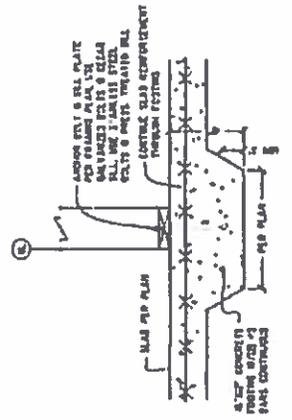
**NEILSON**  
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neilson@alaska.net

**BAJO HARBOR BEARPOOD  
WAREHOUSE @ HOMER, SPIIT  
HOMER, ALASKA  
FOUNDATION DETAILS**

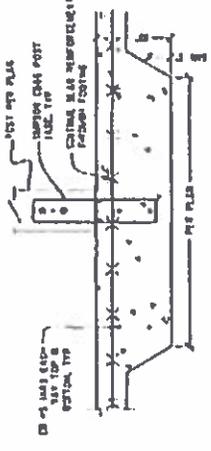
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DATE: 01/21/13  
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SHEET 550  
OF 113



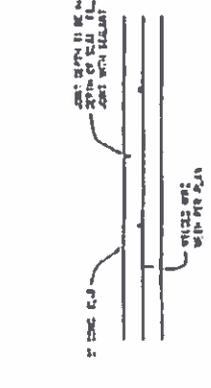
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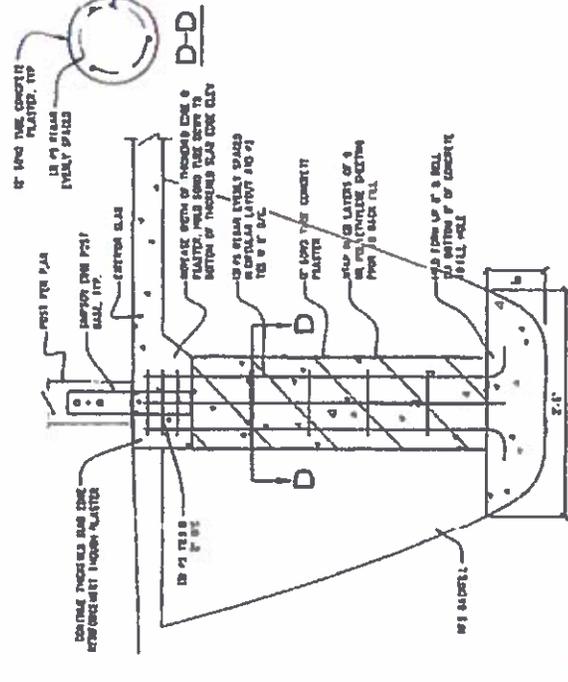
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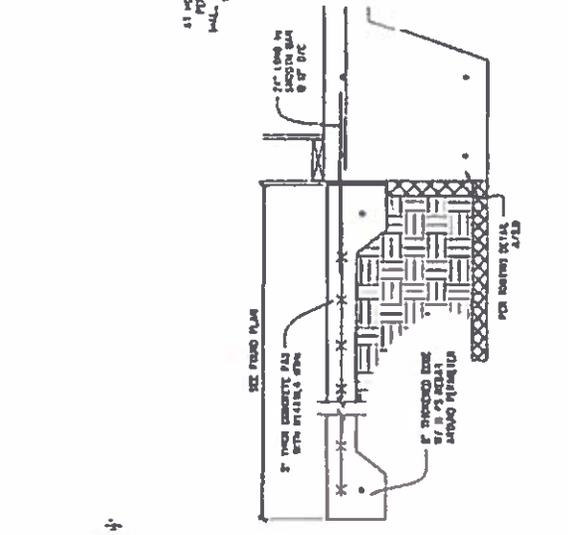
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550



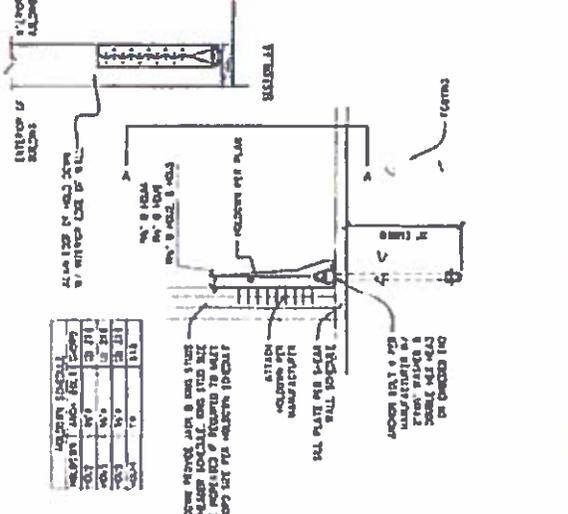
**D TYP. CONTROL JOINT**  
SCALE: 1/2"=1'-0"  
550



**E TYP. EXTERIOR COLUMN FOOTING**  
SCALE: 1/2"=1'-0"  
550



**F EXTERIOR SLAB**  
SCALE: 1/2"=1'-0"  
550



**G TYP. HOLDDOWN**  
SCALE: 1/2"=1'-0"  
550

ITEM NO.	DESCRIPTION	QTY.	UNIT
1	1/2" CONC. TOP	1	SQ. YD.
2	1/2" CONC. BOTTOM	1	SQ. YD.
3	1" REBAR	1	LB.
4	1" REBAR	1	LB.
5	1" REBAR	1	LB.
6	1" REBAR	1	LB.
7	1" REBAR	1	LB.
8	1" REBAR	1	LB.
9	1" REBAR	1	LB.
10	1" REBAR	1	LB.



**D-D**







DATE	
REVISION	
NO.	
BY	
CHECKED	
DATE	

CONSULTING ENGINEERS  
STRUCTURAL/CIVIL  
1800 W. 4th St.  
HOMER, AK 99601  
TEL. 1907.463.3933  
NELSON@ALASKA.NET

BAHO HARBOR SEAFOODS  
WAREHOUSE @ HOMER SPIT  
HOMER, ALASKA  
DETAILS

PROJECT NO. 1254  
DRAWING NO. 1254  
DATE 3/12/13  
SCALE 1/8"=1'-0"  
SCALE 1/2"=1'-0"  
SCALE 3/4"=1'-0"  
SCALE 1"=1'-0"  
SCALE 1 1/2"=1'-0"  
SCALE 2"=1'-0"  
SCALE 3"=1'-0"  
SCALE 4"=1'-0"  
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**EXHIBIT G**

**PERMISSION TO OBTAIN INSURANCE POLICIES**

**(Section 9.04(d))**

The City of Homer is hereby granted permission to request and obtain copies of Copper River Seafoods Inc. ("Tenant") insurance policies from Tenant's broker and/or insurer, Marsh + McClellan. Tenant requests the broker/insurer to provide the City of Homer with information about and copies of all of Tenant's insurance policies providing the type of coverage required by the Lease between Tenant and the City of Homer.

It is understood that the Tenant may revoke this permission at any time by written notice to City of Homer and to Tenant's broker and/or insurer; however, such revocation will constitute a default of Tenant's lease from the City of Homer.

Date: 5/15/19

**COPPER RIVER SEAFOODS INC.**

By: Martin Weiser

Printed Name: Martin Weiser

Title: Chief Development Officer

## 2<sup>nd</sup> AMENDMENT TO LEASE AGREEMENT

This amendment is made and entered into effect as of \_\_\_\_\_, 2022 between the City of Homer, an Alaska municipal corporation (“Landlord”) whose address is 491 East Pioneer Avenue, Homer, Alaska 99603, and Copper River Seafoods Inc., an Alaskan business corporation (“Tenant”), whose address is 1118 E. 5<sup>th</sup> Ave. Anchorage , Alaska 99501 , and amends the Ground Lease Agreement (“Lease”) entered into between Copper River Seafoods Inc., and the City of Homer, dated March 1 2019 and recorded by the Kenai Peninsula Borough’s recorder’s office on May 20 2019, Number 2019-001382-0, Homer Recording District 309, Alaska.

Landlord and Tenant agree as follows:

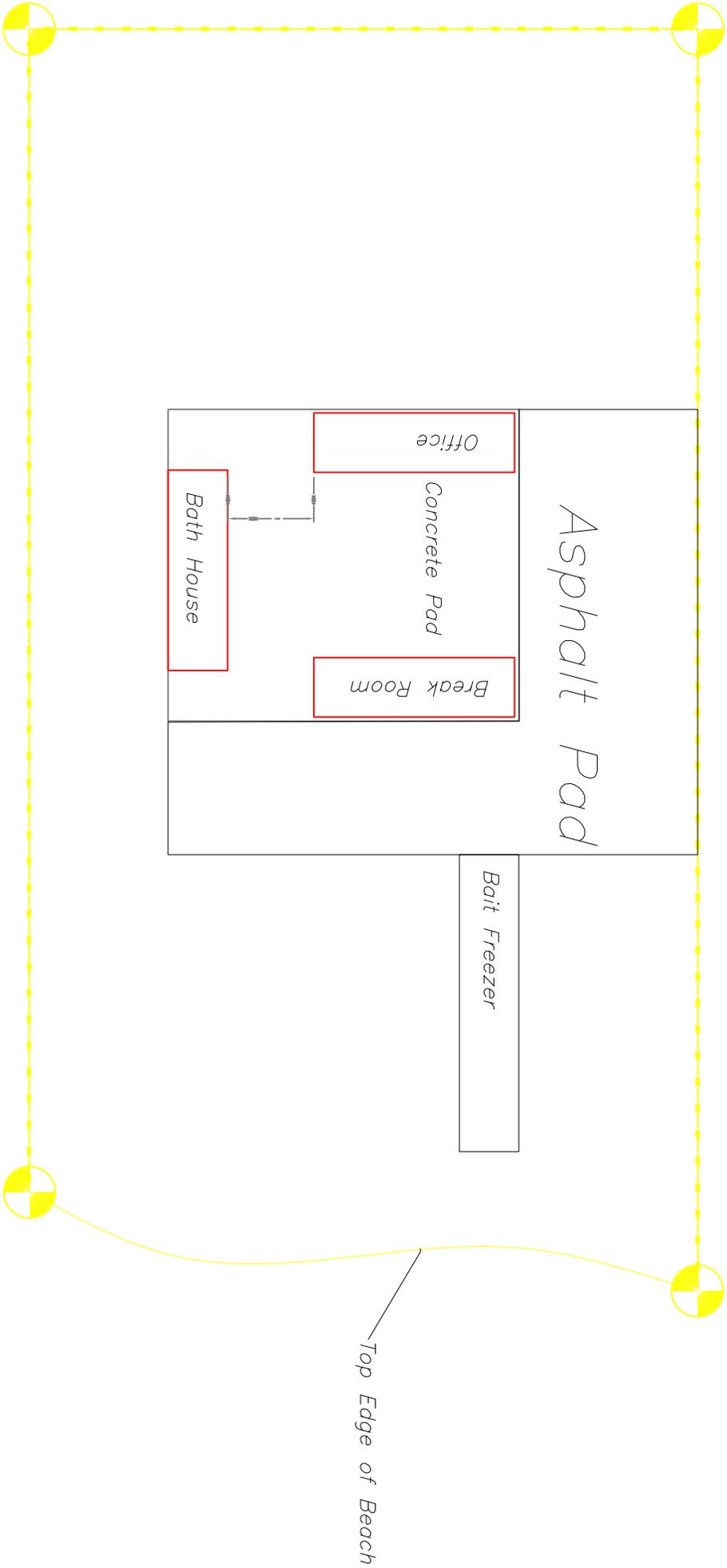
- “Exhibit E – Site Plans” shall be amended and replaced by “Exhibit E – Site Plans dated April 1 2022” included as pages 2-3 of this amendment.
- “Exhibit F – Floor Plans” shall be amended and replaced by “Exhibit F – Site Plans dated April 1 2022” included as pages 4-14 of this amendment.

**EXHIBIT E**  
**SITE PLANS dated APRIL 1 2022**  
**(Section 6.02)**

Clarification Notes on Copper River Seafoods Site plan “Homer Concept” page:

- Each of the portable buildings is 8’x27’, 216 sq. ft.(each)
- The “Break Room” on the Homer Concept page is the same as the “Bunk Room” in Exhibit F floor plans
- The bait freezer is an 8’x40’ refrigerated container, 320 sq. ft.
- The “office” building is identical in shape and size to the other two shown in Exhibit F floor plans. The existing containerized office will be removed from the site and replaced with the portable building.

# Fish Dock Road

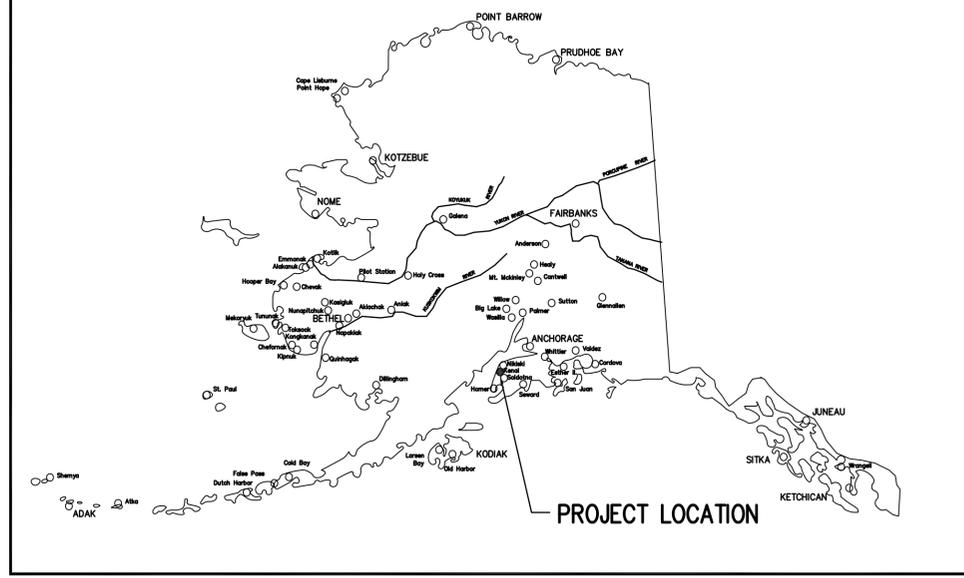


**EXHIBIT F**  
**FLOOR PLANS dated APRIL 1 2022**  
**(Section 6.02)**

### ABBREVIATIONS

&	AND	FLUOR	FLUORESCENT	PARA	PARALLEL
∠	ANGLE	F.O.B.	FACE OF BLOCK	PART	PARTITION
⊙	CENTERLINE	F.O.F.	FACE OF FINISH	PERF	PERFORATED
⊘	DIAMETER OR ROUND	F.O.S.	FACE OF (Conc. etc.)	PERM	PERMANENT
#	POUND OR NUMBER	FRFP	FIREPROOFING	PERP	PERPENDICULAR
AC	ASPHALTIC CONCRETE	FRT	FIRE-RETARDENT TREATED	P.I.C.	PRECAST INSULATED CONC.
ACT	ACUSTICAL CEILING TILE	FT	FOOT OR FEET	PL	PLATE
ACOUS	ACUSTICAL	FTG	FOOTING	P.LAM	PLASTIC LAMINATE
ADD	ADDITION	FURR	FURRING	PLAST	PLASTER
ALT	ALTERNATE	FUT	FUTURE	PLYWD	PLYWOOD
ALUM	ALUMINUM	GA	GAUGE	PR	PAIR
APPROX	APPROXIMATE	GAL	GALLON	PREFAB	PREFABRICATED
ARCH	ARCHITECTURAL	GALV	GALVANIZED	PROJ	PROJECT
ASPH	ASPHALT	G.B.	GYP. WALL BOARD	PT	POINT
AVG	AVERAGE	G.I.	GALVANIZED IRON	PTD	PAPER TOWEL DISPENSER
BD	BOARD	GL	GLASS	R	RISER OR RADIUS
BLDG	BUILDING	GWB	GYP. WALL BOARD	R.D.	ROOF DRAIN
BLKG	BLOCKING	GYP.	GYP. WALL BOARD	REF	REFERENCE
BM	BENCH MARK	H.B.	HOSE BIB	REFR	REFRIGERATOR
B.O.	BOTTOM OF	H.C.	HOLLOW CORE	REINF	REINFORCING
B.S.	BOTH SIDES	HDWD	HARDWARE	REQ	REQUIRED
BTU	BRITISH THERMAL UNIT	HM	HOLLOW METAL	R.H.	RIGHT HAND
BUR	BUILT-UP ROOF	H.M.F.	HOLLOW METAL FRAME	R.L.	RAIN LEADER
C.B.	CATCH BASIN	HORIZ	HORIZONTAL	RM	ROOM
CEM	CEMENT	H.W.	HOT WATER	R.O.	ROUGH OPENING
C.I.	CAST IRON	HWY	HIGHWAY	R.O.W.	RIGHT OF WAY
CIRC	CIRCULAR	I.D.	INSIDE DIAMETER	S	SOUTH
CLG	CEILING	IN	INCHES	SAN	SANITARY
C.M.P.	CORRUGATED METAL PIPE	OR IN	OR INCHES	S.C.	SOLID CORE
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATION	SCHED	SCHEDULE
COL	COLUMN	INT	INTERIOR	SECT	SECTION
COMP	COMPOSITION	JAN	JANITOR	SHT	SHEET
CONC	CONCRETE	JT	JOINT	SIM	SIMILAR
CONSTR	CONSTRUCTION	KIT	KITCHEN	SND	SANITARY NAPKIN DISPENSER
CONT	CONTINUOUS	LAB	LABORATORY	SPEC	SPECIFICATIONS
CORR	CORRIDOR	LAM	LAMINATE OR LAMINATED	SQ	SQUARE
C.R.	COLD ROLLED	LAV	LAVATORY	S.S.	SANITARY SEWER
C.R.C.	COLD ROLLED CHANNEL	LH	LEFT HAND	S.S.T.	STAINLESS STEEL
C.T.	CERAMIC TILE	LL	LIVE LOAD	STD	STANDARD
CTR	CENTER	L.P.	LOW POINT	STL	STEEL
DBL	DOUBLE	MAT'L	MATERIAL	STOR	STORAGE
DEPT	DEPARTMENT	MAX	MAXIMUM	STRUCT	STRUCTURAL
D.F.	DRINKING FOUNTAIN	MECH	MECHANICAL	ST.S.	STORM SEWER
DET	DETAIL	MET	METAL	SUSP	SUSPENDED
DIA	DIAMETER	MFR	MANUFACTURER	SYM	SYMMETRICAL
DIAG	DIAGONAL	MH	MANHOLE	TB	TACKBOARD
DIM.	DIMENSION	MIN	MINIMUM OR MINUTE	TEL.	TELEPHONE
DISP	DISPENSER	MISC	MISCELLANEOUS	TEMP.	TEMPORARY
DL	DEAD LOAD	M.O.	MASONRY OPENING	TERR.	TERRAZZO
DN.	DOWN	MULL	MULLION	T.&G.	TONGUE AND GROOVE
DS	DOWNSPOUT	N	NORTH	THRU	THROUGH
DWG	DRAWINGS	NIC	NORTH NOT IN CONTRACT	T.O.	TOP OF (eg CONCRETE)
E	EAST	NO	NUMBER	T.O.S.	TOP OF STEEL
EA	EACH	NOM	NOMINAL	TV	TELEVISION
ELEV	ELEVATION	NTS	NOT TO SCALE	TYP	TYPICAL
ELEC	ELECTRICAL	O.C.	ON CENTER	UL	UNDERWRITERS LAB.
EQ	EQUAL	O.D.	OUTSIDE DIAMETER	UNFIN	UNFINISHED
EQUIP	EQUIPMENT	OFF	OFFICE	VCT	VINYL COMPOSITION TILE
E.S.	EACH SIDE	OH	OVERHEAD	VERT	VERTICAL
EXIST	EXISTING	OPNG	OPENING	VEST	VESTIBULE
EXP	EXPANSION	OPP	OPPOSITE	VR	VAPOR RETARDER
EXP.AGG.	EXPOSED AGGREGATE			W	WEST
EXP.JT.	EXPANSION JOINT			W/	WITH
EXT	EXTERIOR			WC	WATER CLOSET
				WD	WOOD
				W/O	WITHOUT
				WP	WATERPROOF
				WT	WEIGHT

### STATE MAP



### VICINITY MAP



### GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED EDITION OF THE 2009 INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, THE NATIONAL ELECTRICAL CODE, FIRE CODE, AND ALL OTHER LOCAL, CITY OF KENAI AND ALASKA STATE CODE, INTERNATIONAL MECHANICAL CODE, THE NATIONAL LOCAL AND ALASKA STATE CODE, THE INTERNATIONAL ELECTRICAL CODE, FIRE CODE, AND ALL OTHER LOCAL AND ALASKA STATE REQUIREMENTS AND AMENDMENTS.
- ALL DIMENSIONS ARE TO FACE OF FOUNDATION OR FACE OF STUDS UNLESS NOTED OTHERWISE
- ALL MATERIALS INDICATED SHALL BE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.
- ALL DOORS TO BE OPERABLE FROM THE EXIT SIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. FINAL SELECTION OF HARDWARE BY OWNER. ALL HARDWARE TO BE ADA COMPLIANT.
- FINAL MECHANICAL AND ELECTRICAL DESIGN TO BE DESIGN-BUILD. INFORMATION SHOWN ON THESE DRAWINGS ARE FOR SCOPING PURPOSE ONLY. ALL ENGINEERING TO BE PER STATE OF ALASKA REQUIREMENTS.
- ALL FINAL FINISHES ARE TO BE SELECTED BY OWNER.

### CODE INFORMATION

BUILDING CODE:	2009 INTERNATIONAL BUILDING CODE ADDRESSING EXISTING BUILDINGS INCLUDING ACCEPTED MODIFICATIONS BY CITY OF KENAI DATED 2-24-12	IBC 304.1
OCCUPANCY GROUP:	R-2	IBC TABLE 503
CONSTRUCTION TYPE:	V-B TYPE V CONSTRUCTION ARE ANY MATERIALS PERMITTED BY CODE. NONE OF THE CONSTRUCTION IS FIRE PROTECTED	IBC TABLE 601
ACTUAL AREA:	230 GROSS S.F. PER UNIT	IBC TABLE 503
BASIC ALLOWABLE AREA/FLOOR:	R-2 7,000 2 STORIES	IBC TABLE 503
FIRE PROTECTION SYSTEM:	NONE	
OCCUPANCY LOAD:	CABINS TOTAL 230/200 = 1.0CC. 1 OCC.	
EXIT WIDTHS (REQUIRED):	1 x .2 = .20"	
EXIT WIDTH (PROVIDED):	36"	
ELECTRICAL WORK REQUIRED TO COMPLETE EXIT SYSTEMS INCLUDING EXIT SIGNS AND ALARMS ARE BEING SUBMITTED SEPARATELY.		
ACCESSIBILITY:	IBC 3411 REQUIRES COMPLIANCE WITH IBC CHAPTER 11, UNLESS IT IS "PRACTICALLY INFEASIBLE". THE OWNER TAKES RESPONSIBILITY FOR ANY ACCUSATIONS OF DISCRIMINATION TOWARDS DISABILITY AND INTENDS TO COMPLY TO THE AMERICANS WITH DISABILITIES ACT TO ACCOMMODATE ANY DISABLED EMPLOYEES.	

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907.373.7503 • 907.376.3166 fax



CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
810 CHILDS AVE., KENAI, ALASKA

### DRAWING CONVENTIONS

<p><b>NORTH ARROW</b> TRUE NORTH</p>	<p><b>GRID LINES</b> ALPHA GRIDS RUN VERTICALLY GRID LINES NUMERIC GRIDS RUN HORIZONTALLY</p>	<p><b>BUILDING/WALL SECTION</b> SECTION NO. SHEET NUMBER CATEGORY</p>	<p><b>DETAIL</b> DETAIL NO. SHEET NUMBER CATEGORY</p>	<p><b>ELEVATION</b> ELEVATION NO. SHEET NUMBER CATEGORY</p>	<p><b>PARTITION TYPE</b> REFER TO PARTITION TYPES ON THIS SHEET FOR DESCRIPTION</p>
<p><b>WINDOW TYPE</b> REFER TO WINDOW TYPES SCHEDULE CAT. 6.0</p>	<p><b>DOOR NUMBER</b> DOOR # BY ROOM ROOM NUMBER DOOR SWINGS INTO</p>	<p><b>VERTICAL CONTROL POINT</b> T.O. WALL ELEV. 10'-0"</p>	<p><b>ROOM INDICATOR</b> ROOM NAME SCIENCE CLASSROOM ROOM NUMBER</p>	<p><b>REVISIONS</b> REVISION NUMBER</p>	<p><b>MATCHLINE</b> SHADED SIDE OF THE MATCHLINE IS SIDE UNDER CONSIDERATION</p>

### DRAWINGS INDEX

CAT SHEET	TITLE
G 1.01	ABBREVIATIONS, DRAWING INDEX, LOCATION MAP, GENERAL NOTES & DRAWING CONVENTIONS, CODE INFORMATION
G 1.02	PROPOSED SITE PLAN AND CABIN LAYOUT
A 1.01	TYPICAL CABIN FLOOR PLAN, SECTION, & ELEVATIONS
A 1.02	BATHHOUSE BUILDING FLOOR PLAN, SECTION AND ELEVATIONS
S 1.0	GENERAL STRUCTURAL NOTES
S 1.1	TYPICAL STRUCTURAL DETAILS
S 1.2	SCHEDULES & INTERPRETATION OF DRAWINGS
S 2.0	SKID FRAMING PLAN
S 3.0	FRAMING DETAILS
E 0.01	ELECTRICAL LEGEND & SPECIFICATIONS
E 1.01	ELECTRICAL SITE PLAN
E 1.02	FLOOR PLAN, ELECTRICAL & LIGHTING, ONE LINE

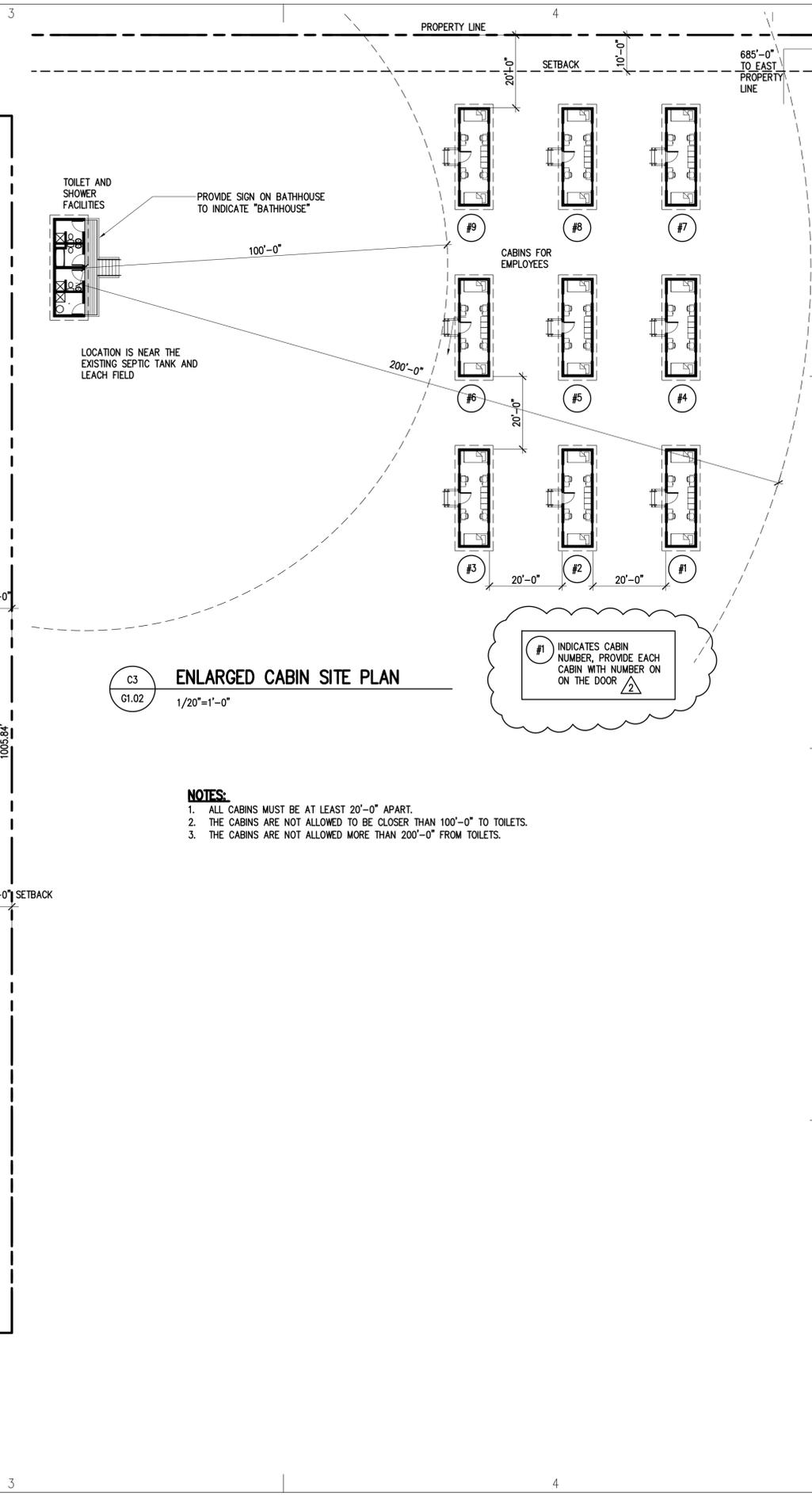
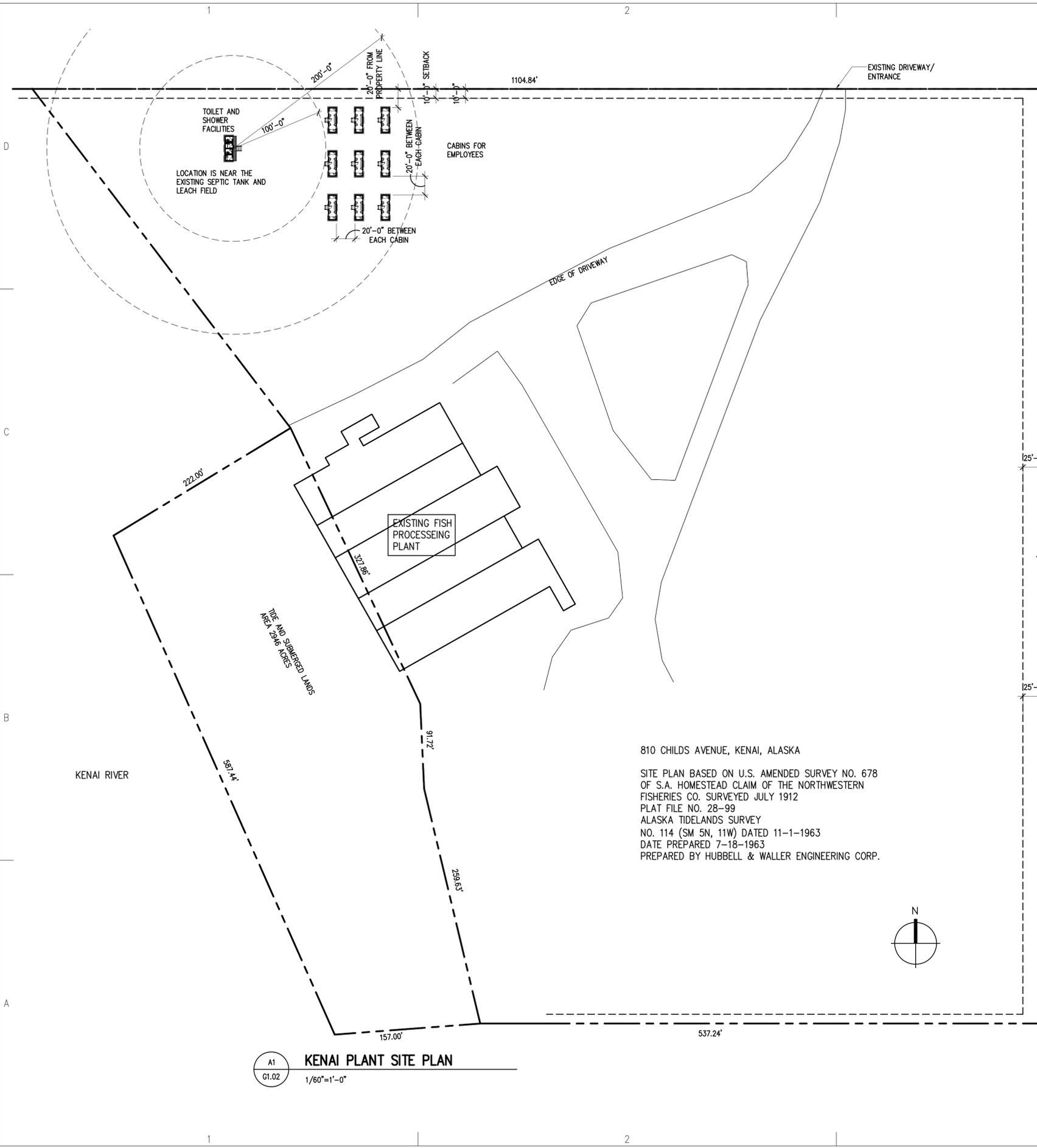
No.	Description	Date
1	CONTRACTOR MODS	6/3/13
2	CONTRACTOR MODS	6/4/13

<b>Drawn by</b>	<b>Date</b>
AML	5/13/13
<b>Checked</b>	<b>Job No.</b>
JC/MU	13004.02

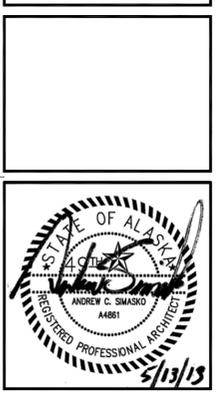
**Sheet Contents**  
ABBREVIATIONS  
DRAWING CONVENTIONS  
DRAWINGS INDEX

<b>Category</b>	<b>Sheet No.</b>
G	1.01

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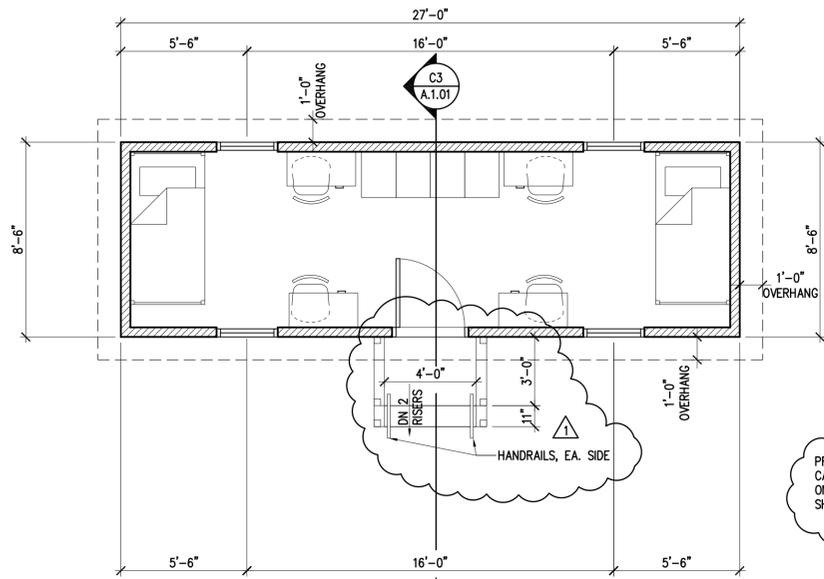
CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
 810 CHILDS AVE., KENAI, ALASKA

Revisions		
No.	Description	Date
△	CONTRACTOR MODS	6/3/13
△	CONTRACTOR MODS	6/4/13

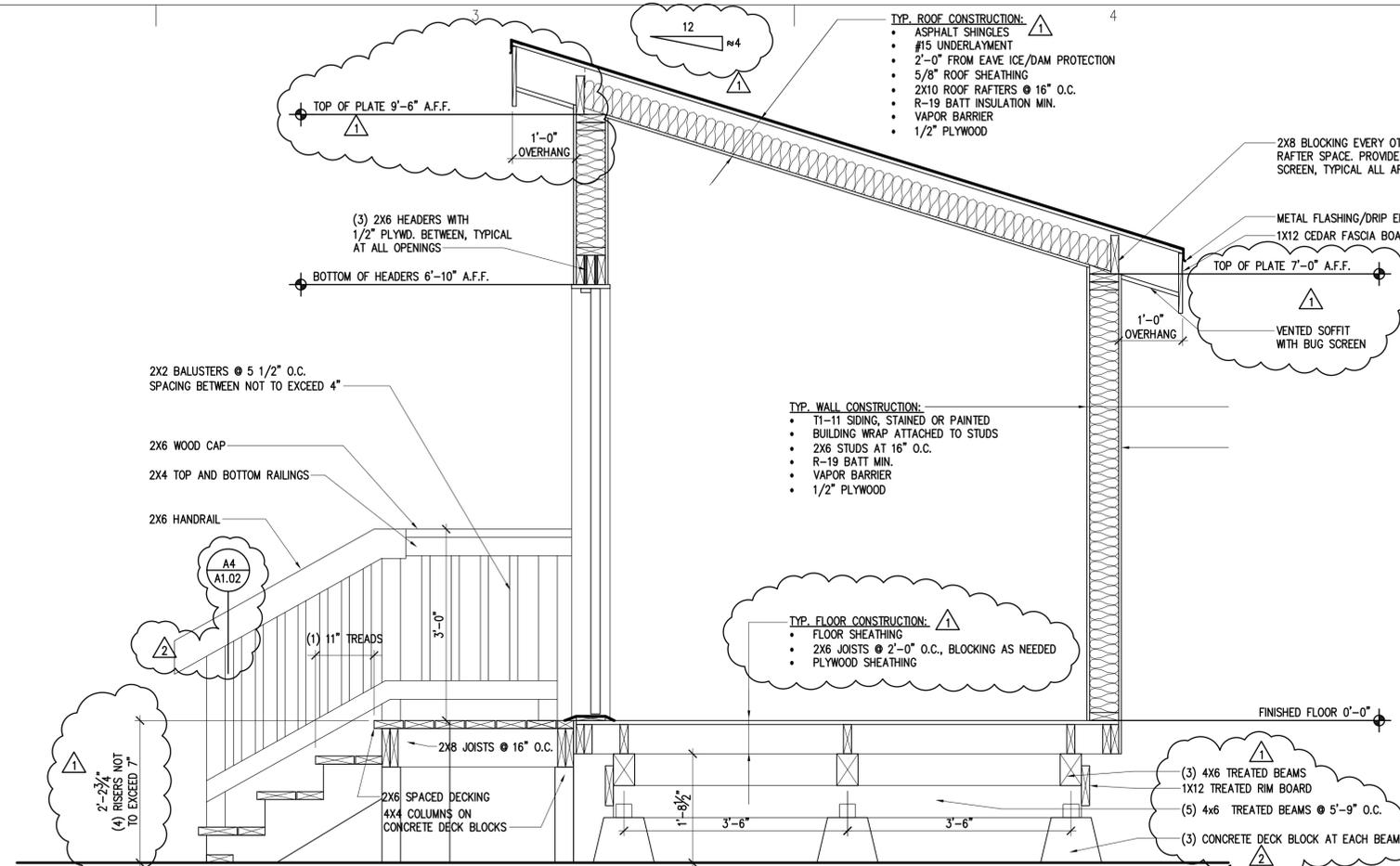
Drawn by AML	Date 5/13/13
Checked ACS	Job No. 13004.02

Sheet Contents  
 SITE PLAN WITH  
 LOCATIONS OF EMPLOYEE  
 CABINS

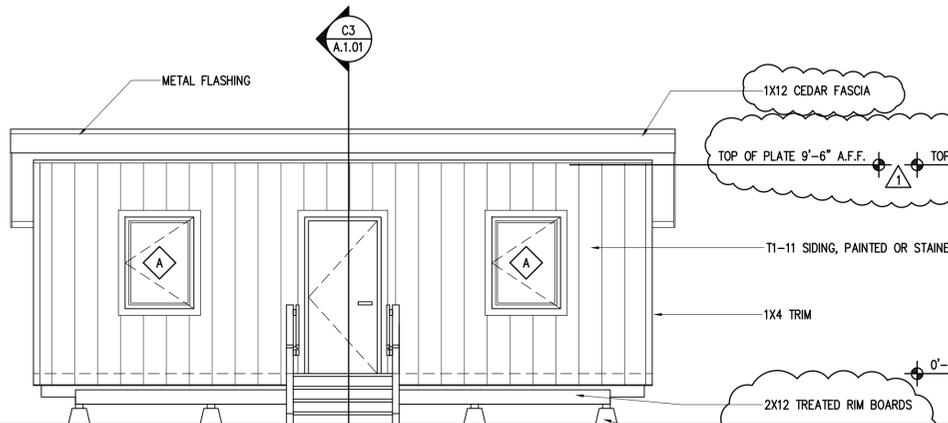
Category <b>G</b>	Sheet No. <b>1.02</b>
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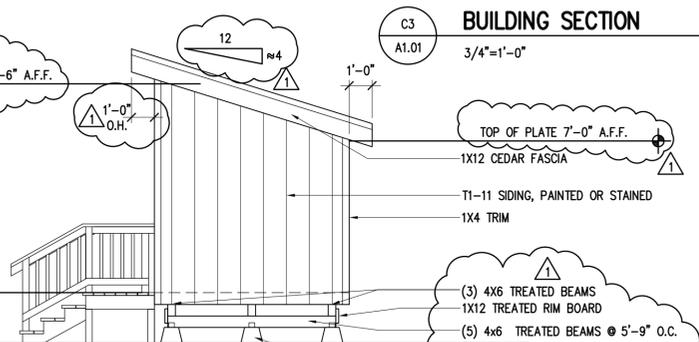
**FLOOR PLAN** 230 S.F. GROSS / 200.6 S.F. NET  
1/4"=1'-0"



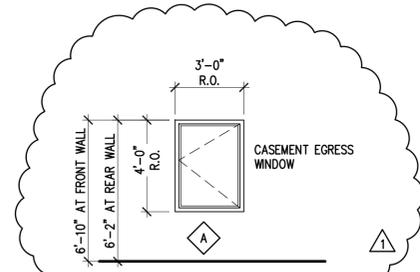
**BUILDING SECTION**  
3/4"=1'-0"



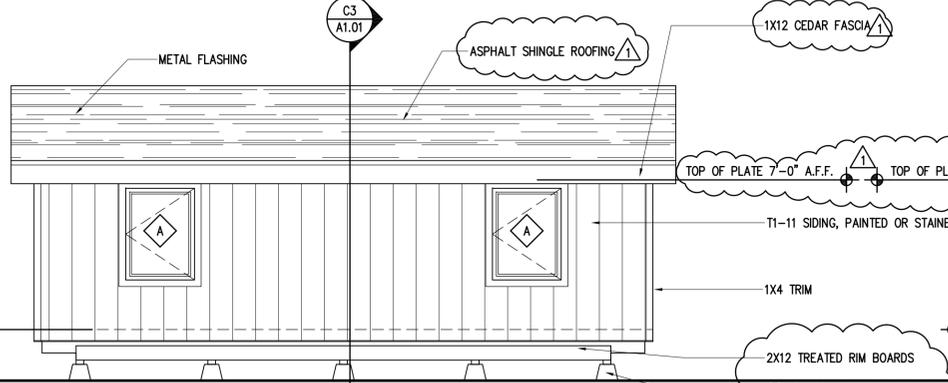
**FRONT ELEVATION**  
1/4"=1'-0"



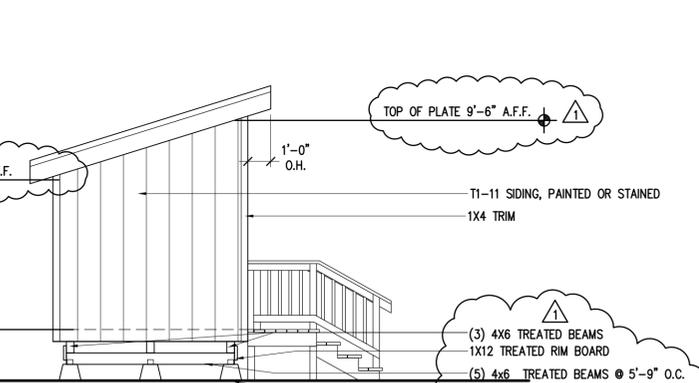
**RIGHT SIDE ELEVATION**  
1/4"=1'-0"



**WINDOW SCHEDULE**  
1/4"=1'-0"



**REAR ELEVATION**  
1/4"=1'-0"



**LEFT SIDE ELEVATION**  
1/4"=1'-0"

- GENERAL NOTES:**
- THE SCOPE OF WORK INCLUDES 9 IDENTICAL CABINS AND A BATH HOUSE. THIS DRAWING REPRESENTS A TYPICAL CABIN.
  - ALL SURFACE ARE FINISHED WITH 1/2" PLYWOOD, IT IS TO MEET ALL THE REQUIREMENTS FOR A CLASS C FINISH FLAME SPREAD OF 76-200 AND SMOKE DEVELOPED INDEX OF 0-450.
  - R-19 BATT INSULATION IN WALLS, FLOORS AND CEILINGS, TYP.
  - ALL WINDOWS ARE DOUBLE PANE VINYL WINDOWS.
  - USE CEDAR OR PRESSURE TREATED LUMBER TO CONSTRUCT ALL STAIRS.
  - DECK, STAIRS, AND RAILINGS TO BE CONSTRUCTED OF CEDAR, OR PRETREATED WOOD.
  - PROVIDE BUG SCREENS FOR ALL WINDOWS. PROVIDE A SCREEN DOOR FOR THE DOOR.

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CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
810 CHILDS AVE., KENAI, ALASKA

No.	Description	Date
1	CONTRACTOR MODS	6/3/13
2	CONTRACTOR MODS	6/4/13

Drawn by	Date
AML	5/13/13
Checked	Job No.
JMC	13004.02

**Sheet Contents**  
CABIN FLOOR PLAN,  
ELEVS, SECTIONS & DETAILS

Category	Sheet No.
A	1.01



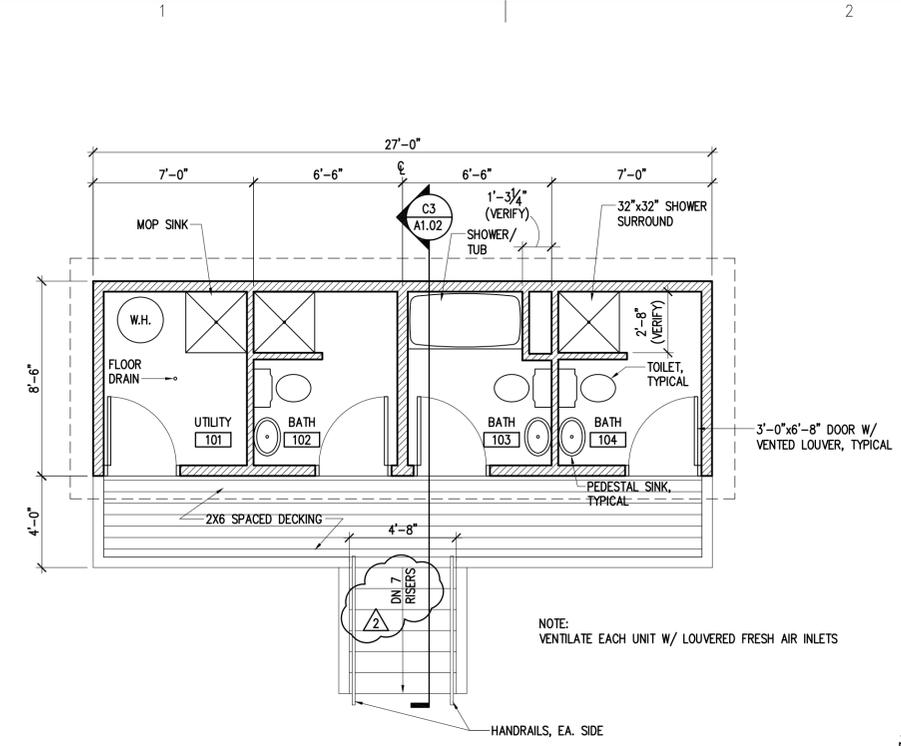
CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
810 CHILDS AVE., KENAI, ALASKA

Revisions		
No.	Description	Date
1	CONTRACTOR MODS	6/3/13
2	CONTRACTOR MODS	6/4/13

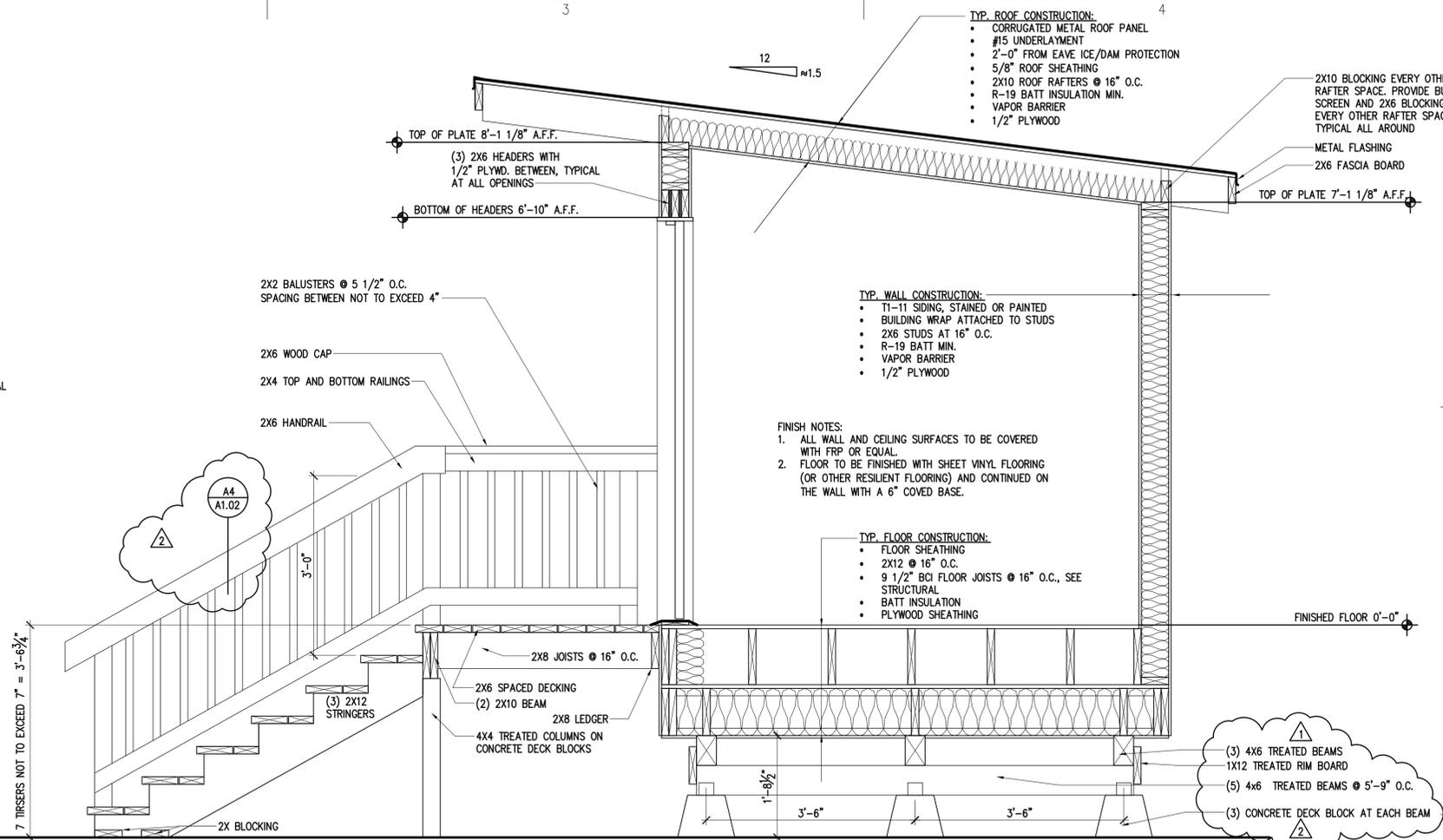
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AML		5/13/13	
Checked		Job No.	
JMC		13004.02	

Sheet Contents  
FLOOR PLAN, ELEVATIONS,  
SECTIONS & DETAILS

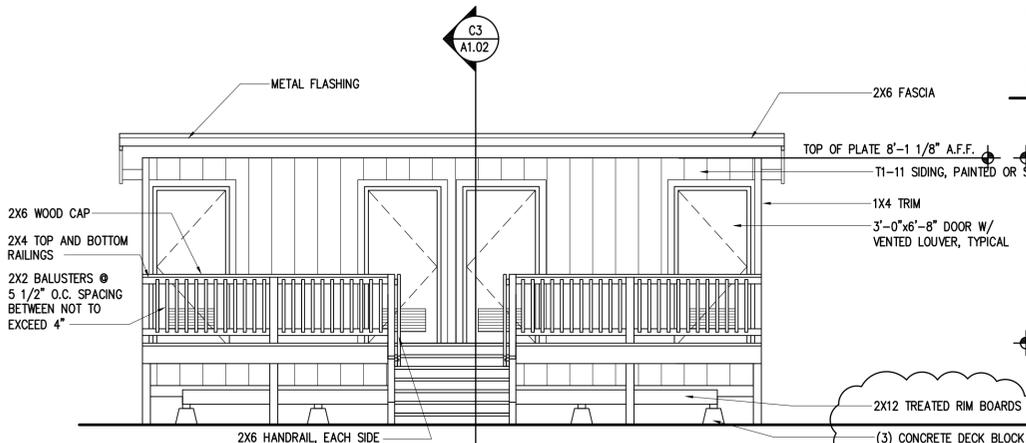
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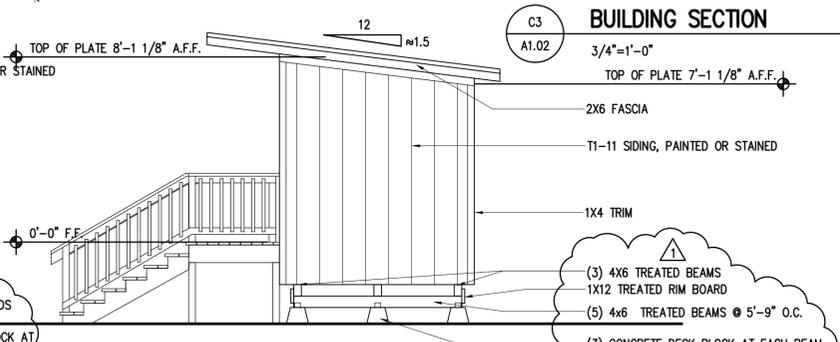
**BATH HOUSE FLOOR PLAN 230 S.F. GROSS / 200.6 S.F. NET**  
1/4"=1'-0"



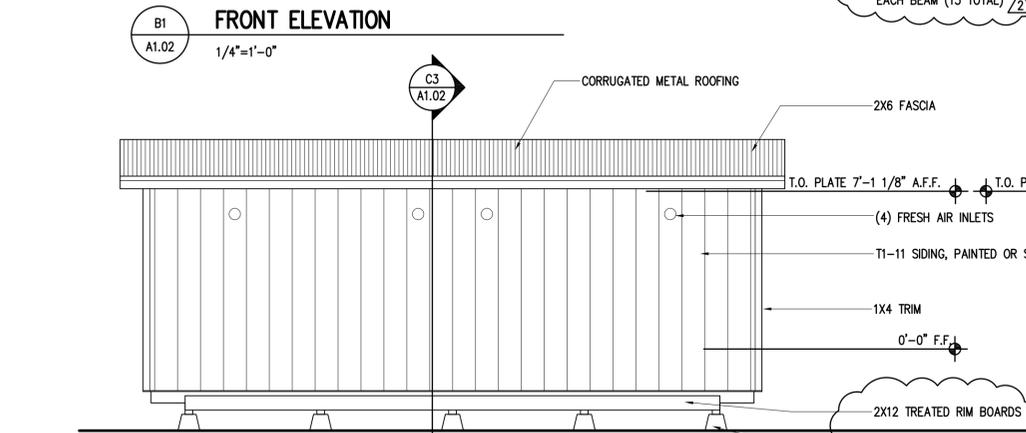
**BUILDING SECTION**  
3/4"=1'-0"



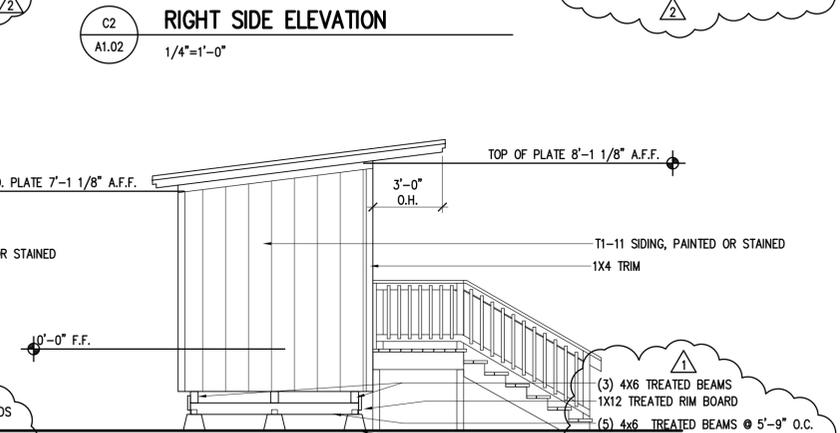
**FRONT ELEVATION**  
1/4"=1'-0"



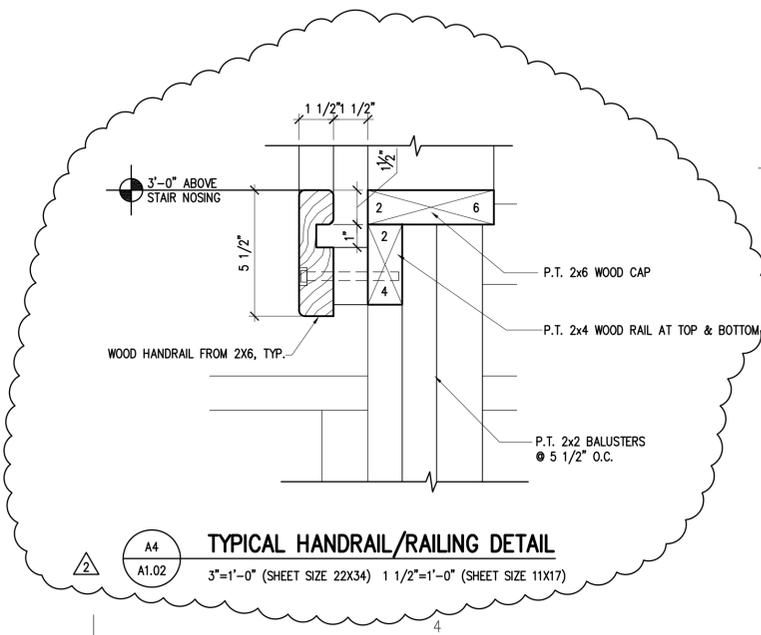
**RIGHT SIDE ELEVATION**  
1/4"=1'-0"



**REAR ELEVATION**  
1/4"=1'-0"



**LEFT SIDE ELEVATION**  
1/4"=1'-0"



**TYPICAL HANDRAIL/RAILING DETAIL**  
3"=1'-0" (SHEET SIZE 22X34) 1 1/2"=1'-0" (SHEET SIZE 11X17)

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GENERAL		PLUMBING			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION		
	SHEET NOTE CONVENTION: REFERENCED SHEET NOTE GENERAL SHEET NOTE		CW COLD WATER		
			HW HOT WATER		
	NORTH ARROW		HWC HOT WATER CIRCULATION		
	DETAIL REFERENCE DETAIL NUMBER SHEET WHERE DETAIL APPEARS		W DOMESTIC WASTE WATER		
	SECTION REFERENCE SECTION NUMBER SHEET WHERE SECTION APPEARS		V DOMESTIC VENT		
	EQUIPMENT SYMBOL EQUIPMENT DESIGNATION EQUIPMENT NUMBER		TP TRAP PRIMER		
	BASEBOARD FINITUBE DESIGNATION FINITUBE DESIGNATION LINEAL FEET OF FINITUBE ELEMENT GPM		LB LINE BREAK		
	AIR TERMINAL UNIT TAG		PU PIPE UP / TEE UP		
	POINT OF CONNECTION		EL PIPE DOWN (ELBOW)		
	LINE CONVENTION NEW OR REINSTALLED ITEM ITEM TO BE DEMOLISHED EXISTING ITEM TO REMAIN EXISTING ITEM TO BE RELOCATED		TD PIPE DOWN (TEE)		
	PLUMBING FIXTURE SYMBOL PLUMBING FIXTURE NUMBER				
ABBREVIATIONS					
AD	ACCESS DOOR	EWT	ENTERING WATER TEMPERATURE	PSIA	POUNDS PER SQUARE INCH - ABSOLUTE
AFF	ABOVE FINISHED FLOOR	FD	FIRE DAMPER	PSID	POUNDS PER SQUARE INCH - DIFF
AFG	ABOVE FINISHED GRADE	FLEX	FLEXIBLE	PSIG	POUNDS PER SQUARE INCH - GAUGE
AHU	AIR-HANDLING UNIT	FP	FREZZING POINT	PRI	PRIMARY
ALT	ALTERNATE	FFM	FEET PER MINUTE	R-12,R-22	REFRIGERANT (12,22,ETC.)
AMB	AMBIENT	FPS	FEET PER SECOND	R/A	RETURN AIR
APD	AIR PRESSURE DROP	FSD	FIRE-SMOKE DAMPER	RAD	RADIANT OR RADIATION
AR	ACID RESTRAINT	FT	FOOT OR FEET	RCVR	RECEIVER
ATM	ATMOSPHERE	FV	FACE VELOCITY	RECIRC	RECIRCULATE
AUTO	AUTOMATIC	GA	GAGE OR GAUGE	REV	REVOLUTIONS
AVG	AVERAGE	GAL	GALLONS	RF	RELIEF FAN OR RETURN FAN
AWG	AMERICAN WIRE GAUGE	GPD	GALLONS PER DAY	RH	RELATIVE HUMIDITY
BDD	BACKDRIFT DAMPER	GPH	GALLONS PER HOUR	RFM	REVOLUTIONS PER MINUTE
BLDG	BUILDING	GPM	GALLONS PER MINUTE	RFS	REVOLUTIONS PER SECOND
BLW	BELOW	HD	HEAD	S/A	SUPPLY AIR
BOD	BOTTOM OF DUCT	HDPE	HIGH DENSITY POLYETHYLENE	SCFM	STANDARD CUBIC FEET PER MINUTE
BOP	BOTTOM OF PIPE	HT	HEIGHT	SD	STORM DRAIN
BTU	BRITISH THERMAL UNIT	HP	HORSEPOWER	SEC	SECONDARY
BTUH	BTU PER HOUR	HR	HOUR(S)	SF	SQUARE FEET
C	COMMON, CONDENSATE	HZ	FREQUENCY	SH	SENSIBLE HEAT
C-C	CENTER TO CENTER	IAW	IN ACCORDANCE WITH	SHG	SENSIBLE HEAT GAIN
CAP	CAPACITY, END CAP	IN	INCH	SHR	SENSIBLE HEAT RATIO
COW	COUNTER-CLOCKWISE	IN HG	INCHES MERCURY	SHT	SHOWER
CFM	CUBIC FEET PER MINUTE	IN WC	INCHES WATER COLUMN	SHWR	SHOWER
CL	CENTER LINE	INSUL	INSULATION	SP	STATIC PRESSURE
CLG	CEILING	K	THERMAL CONDUCTIVITY	SPD	STATIC PRESSURE DROP
CMPR	COMPRESSOR	KW	KILOWATT	SPEC	SPECIFICATION, SPECIFIED
COEF	COEFFICIENT	KWH	KILOWATT HOUR	SWSI	SINGLE WIDTH SINGLE INLET
COND	CONDENSER	LAT	LEAVING AIR TEMPERATURE	STD	STANDARD
CTR	CENTER	LB/HR	POUNDS PER HOUR	SUCT	SUCTION
CU	COPPER, CONDENSING UNIT	LBS	POUNDS	TA	TRANSFER AIR
CU IN	CUBIC INCH	LF	LINEAR FEET	TOD	TOP OF DUCT
CV	VALVE FLOW COEFFICIENT	L	LENGTH	TOP	TOP OF PIPE
CW	CLOCKWISE	LWT	LEAVING WATER TEMPERATURE	TP	TYPICAL
DB	DECIBEL	LOC	LOCATION/LOCATED	UNO	UNDERGROUND
DBT	DRY-BULB TEMPERATURE	LP	LOW PRESSURE	UN	UNLESS NOTED OTHERWISE
DDC	DIRECT DIGITAL CONTROL	LR	LONG RADIUS	V	VOLTS OR VOLTAGE
DEMO	DEMOLITION	MAT	MIXED AIR TEMPERATURE	VAC	VACUUM
DENS	DENSITY	MAU	MAKE-UP AIR UNIT	VAL	VALVE
DGM	DIAGRAM	MAV	MANUAL AIR VENT	VAP PR	VAPOR PRESSURE
DIA OR Ø	DIAMETER	MAX	MAXIMUM	VAR	VARIABLE
DIFF	DIFFERENCE OR DELTA	MFT	THOUSAND BTU PER HOUR	VAR	VARIABLE AIR VOLUME
DIP	DUCTILE IRON PIPE	MH	MANHOLE	VDC	VOLTS (DIRECT CURRENT)
DN	DOWN	MIN	MINIMUM, MINUTE	VEL	VELOCITY
DO	DITTO	MPH	MILES PER HOUR	VERT	VERTICAL
DTL	DETAIL	N/A	NOT APPLICABLE	VFD	VARIABLE FREQUENCY DRIVE
DWDI	DOUBLE WIDTH DOUBLE INLET	NC	NOISE CRITERIA, NORMALLY CLOSED	VOL	VOLUME
DWG	DRAWING	NIC	NOT IN CONTRACT	VP	VELOCITY PRESSURE
E	EXISTING, EAST	NO	NORMALLY OPEN, NUMBER	VSD	VARIABLE SPEED DRIVE
EA	EACH	NTS	NOT TO SCALE	W	WATT
E/A	EXHAUST AIR	OD	OUTSIDE DIAMETER	W/	WITH
EAT	ENTERING AIR TEMPERATURE	OFI	OWNER FURNISHED, OWNER INSTALLED	W/O	WITHOUT
EF	EXHAUST FAN	OSA	OUTSIDE AIR	W/B	WET BULB TEMPERATURE
EFF	EFFICIENCY	PD	PRESSURE DROP OR DIFFERENCE	WC	WATER COLUMN
EQV FT	EQUIVALENT FEET	PG	PROPYLENE GLYCOL	WH	WATT-HOUR
ESP	EXTERNAL STATIC PRESSURE	POC	POINT OF CONNECTION	WP	WEATHER PROOF, WATER PROOF
EVAP	EVAPORATOR	PPM	PARTS PER MILLION	WPD	WATER PRESSURE DROP
EXP	EXPANSION	PSI	POUNDS PER SQUARE INCH	ZVB	ZONE VALVE BOX

NOTE: THIS IS A STANDARD LEGEND, SOME OF THE SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY ON THE DRAWINGS.

### SPECIFICATIONS

**PLANS**  
THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM. THE DRAWINGS ARE PARTLY DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF PIPING AND DUCTS UNLESS SPECIFICALLY DIMENSIONED. CONTRACTOR SHALL COORDINATE DIFFUSER LOCATIONS WITH ELECTRICAL PLANS AND ARCHITECTURAL REFLECTED CEILING PLANS TO AVOID CONFLICT.

**CODE**  
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION, INTERNATIONAL MECHANICAL CODE (IMC), 2009 EDITION, UNIFORM PLUMBING CODE (UPC), 2009 EDITION, INTERNATIONAL FUEL GAS CODE (IFGC), 2009 EDITION AND NATIONAL ELECTRICAL CODE (NEC), 2008 EDITION, AS AMENDED BY THE MUNICIPALITY OF ANCHORAGE, TITLE 23. SHEET METAL WORK SHALL BE DONE IN ACCORDANCE WITH SMACNA STANDARDS.

**PERMITS**  
THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND FEES.

**COMPLETE PROJECT**  
THE INTENT OF THIS PROJECT IS TO LET ONE CONTRACT WHICH INCLUDES ALL WORK REQUIRED FOR A COMPLETE JOB. THIS INCLUDES ALL ELECTRICAL, CARPENTRY, PLUMBING, SHEET METAL, PAINTING, CLEAN UP, ETC. AS REQUIRED.

**ELECTRICAL WORK**  
ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN.

**INSURANCE**  
CONTRACTOR MUST PROVIDE BUILDERS' ALL RISK INSURANCE, WORKERS' COMPENSATION INSURANCE, AND GENERAL LIABILITY INSURANCE AT ALL TIMES WHILE WORKING ON THIS PROJECT.

**WARRANTY**  
ALL WORK PERFORMED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

**MATERIALS**  
ALL MATERIALS SHALL BE NEW AND UNUSED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND IN THE BEST PRACTICE OF THE CRAFT. OBTAIN OWNER'S APPROVAL OF ALL PRODUCTS PRIOR TO ORDERING OR INSTALLING ANY PART OF ANY SYSTEM.

**EQUIPMENT SUBSTITUTIONS**  
ALL EQUIPMENT LISTED IS REPRESENTATIVE OF THE STANDARD OF QUALITY AND PERFORMANCE REQUIRED. "OR EQUAL" SUBSTITUTIONS WILL BE CONSIDERED IF THE SUBSTITUTES ARE SHOWN TO BE EQUAL OR BETTER QUALITY, INCLUDING EFFICIENCY OF PERFORMANCE, SIZE AND WEIGHT. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL SUBSTITUTIONS WILL PHYSICALLY FIT IN THE SPACES PROVIDED.

**ACCESS**  
PROVIDE WORKABLE ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT. PROVIDE ACCESS DOOR OF REQUIRED RATING FOR ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT LOCATED ABOVE HARD CEILING OR IN WALLS.

**SLEEVES**  
PIPING SLEEVES THROUGH FIRE RATED ASSEMBLIES SHALL BE PREMANUFACTURED, UL LISTED ASSEMBLIES. PIPING SLEEVES THROUGH NON FIRE RATED ASSEMBLIES SHALL BE 18 GAUGE GALVANIZED STEEL.

**SUPPORTS AND ANCHORS**  
PIPING, DUCTWORK AND EQUIPMENT SHALL BE ADEQUATELY SUPPORTED IN ACCORDANCE WITH CODE REQUIREMENTS AND GOOD PRACTICE. PIPING SUPPORTS SHALL BE CARBON STEEL, ADJUSTABLE SWIVEL HANGERS WITH THREADED ROD SUPPORT. INSULATED PIPING SHALL BE ROUTED THROUGH HANGERS AND PROVIDED WITH SHEETMETAL INSULATION PROTECTION SADDLES. ALL SUPPORTS SHALL BE SECURED TO BUILDING STRUCTURAL ELEMENTS. EQUIPMENT CURB SUPPORTS SHALL BE PREMANUFACTURED OR CONTRACTOR FABRICATED WITH APPROPRIATE FLASHING IN ACCORDANCE WITH ROOFING SYSTEM MANUFACTURER'S REQUIREMENTS. PIPE ANCHORS SHALL BE CONTRACTOR FABRICATED AND SECURED TO BUILDING STRUCTURE TO RESIST PIPING MOVEMENT.

**SEISMIC RESTRAINT**  
PIPING AND DUCTWORK SYSTEMS SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH SMACNA GUIDELINES FOR SEISMIC RESTRAINT. EQUIPMENT, PIPING AND DUCTWORK SYSTEMS SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2009 EDITION, SECTION 1621 AS REQUIRED BY THE INTERNATIONAL MECHANICAL CODE, 2009 EDITION, SECTION 301. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEISMIC RESTRAINT DESIGN FOR ALL PIPING, DUCTWORK AND EQUIPMENT USING PREMANUFACTURED SYSTEMS, AMBER BOOTH OR EQUAL, OR BY RETAINING THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED BY THE STATE OF ALASKA. THE CONTRACTOR SHALL PROVIDE STRUCTURAL ENGINEERING CALCULATIONS TO THE MUNI AS REQUIRED FOR REVIEW AND APPROVAL BASED ON ACTUAL PIPING LAYOUT, ACTUAL DUCT LAYOUT AND ACTUAL EQUIPMENT TO BE USED ON THE PROJECT.

**MECHANICAL IDENTIFICATION**  
PIPING, DUCTWORK, VALVES AND EQUIPMENT SHALL BE PROVIDED WITH IDENTIFICATION. PIPING, CONCEALED OR EXPOSED, SHALL BE LABELED INDICATING SERVICE AND FLOW DIRECTION, AT NOT LESS THAN 20 FEET ON CENTER AND AT EACH SIDE OF WALL, FLOOR, CEILING PENETRATIONS. CONCEALED DUCTWORK SHALL BE LABELED WITH PAINTED STENCIL, INDICATING FAN SYSTEM AND FLOW DIRECTION, AT NOT LESS THAN 20 FEET ON CENTER AND AT EACH SIDE OF WALL, FLOOR, CEILING PENETRATIONS. VALVES SHALL BE LABELED WITH TAGS INDICATING SERVICE AND VALVE NUMBER CORRESPONDING TO A VALVE DIRECTORY TO BE DELIVERED TO THE OWNER. EQUIPMENT SHALL BE LABELED WITH PLASTIC NAMEPLATES.

**INSULATION**  
ABOVEGROUND COLD WATER AND HOT WATER PIPING SHALL BE INSULATED WITH ONE INCH PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER JACKET AND PREMANUFACTURED PLASTIC FITTING INSULATION. UNDERGROUND COLD WATER PIPING SHALL BE INSULATED WITH 1/2" CLOSED CELL FOAM INSULATION. PLUMBING VTR'S SHALL BE INSULATED WITH ONE INCH PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER JACKET DOWN TO 3' WITHIN THE BUILDING. EXHAUST DUCTWORK SHALL BE INSULATED WITH 1" RIGID FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER WITH FOIL SCRIM FACING OR CANVAS COVERING, TO A POINT 10 FEET WITHIN THE BUILDING. HANDICAPPED ACCESSIBLE SINK P-TRAPS, COLD AND HOT WATER PIPING SHALL BE INSULATED WITH PRE-MANUFACTURED INSULATION SYSTEMS.

**PIPING**  
UNDERGROUND SANITARY WASTE AND VENT PIPING SHALL BE CAST IRON HUB AND SPIGOT OR NO-HUB, OR ABS DMV. ABOVEGROUND SANITARY WASTE AND VENT PIPING SHALL BE CAST IRON NO-HUB, COPPER DMV, ABS DWV OR PVC DWV. UNDERGROUND WATER PIPING SHALL BE TYPE K SOFT COPPER WITH NOT JOINTS OR PEX PIPING LISTED FOR POTABLE WATER APPLICATIONS. ABOVEGROUND WATER PIPING SHALL BE TYPE L COPPER OR PEX. SOLDER SHALL BE 95/5 OR LEAD-FREE. PROPANE PIPING SHALL BE SCHEDULE 40 STEEL, THREADED FITTINGS FOR LOW PRESSURE, OR POLYETHYLENE PLASTIC PIPE INSTALLED IN ACCORDANCE WITH THE 2009 UPC. ROUTE PIPES PARALLEL WITH BUILDING LINES UNLESS OTHERWISE INDICATED. CONCEAL ALL PIPING IN FINISHED AREAS UNLESS AUTHORIZED BY OWNER.

**VALVES**  
BALL VALVES OR BUTTERFLY VALVES. GATE VALVES AND GLOBE VALVES ARE NOT ACCEPTABLE. VALVES FOR GAS SERVICE SHALL BE AKA APPROVED. PROVIDE ISOLATION VALVES AT EACH FIXTURE GROUP, PUMPS AND TERMINAL HEATING UNITS. PROVIDE BALANCE VALVES AT EACH TERMINAL HEATING UNIT AND WHERE INDICATED ON PLANS. PROVIDE GAS ISOLATION VALVES AT EACH GAS APPLIANCE.

**PLUMBING**  
PLUMBING FIXTURES SHALL BE COMMERCIAL OR RESIDENTIAL GRADE, TYPE AS INDICATED ON THE PLUMBING FIXTURE SCHEDULE. FIXTURE STYLE TO BE COORDINATED WITH THE ARCHITECT AND THE OWNER. PLUMBING EQUIPMENT SHALL BE COMMERCIAL GRADE, MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES, OR APPROVED EQUAL. PROVIDE SHOCK-TROL DEVICES AT ALL QUICK CLOSING FAUCETS AND PLUMBING FIXTURES, SEE PLANS.

**HEATING**  
HEATING TO BE PROVIDED BY ELECTRIC TYPE UNIT HEATERS LOCATED IN THE HALL.

**VENTILATION**  
VENTILATION EQUIPMENT SHALL BE COMMERCIAL OR RESIDENTIAL GRADE, MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES, OR APPROVED EQUAL. DUCTWORK SHALL BE GALVANIZED SHEET METAL, RECTANGULAR OR ROUND AS INDICATED ON PLANS, WHERE RECTANGULAR DUCTWORK IS INDICATED, ROUND MAY BE USED WHEN APPROVED BY THE ENGINEER. DUCTWORK SHALL BE CONSTRUCTED, INSTALLED, AND TESTED IN ACCORDANCE WITH SMACNA STANDARDS. VOLUME DAMPERS SHALL BE PROVIDED AT EACH DIFFUSER BRANCH DUCT UNLESS DIFFUSER IS SCHEDULED TO BE PROVIDED WITH INTEGRAL DAMPER. WHERE DAMPERS ARE LOCATED ABOVE HARD CEILING PROVIDE REMOTE OPERATORS.

**CONTROLS SYSTEMS**  
THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL CONTROL SYSTEM AS REQUIRED TO PROVIDE EQUIPMENT CONTROL. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, POWER, WIRING, CONDUIT, CONTROLLERS, ACTUATORS, AND ASSOCIATED CONTROL COMPONENTS FOR A COMPLETE AND OPERATIONAL SYSTEM.

**TEST AND START-UP**  
TEST ALL PLUMBING AND PIPING SYSTEMS WITH 60 PSIG FOR ONE HOUR BEFORE FILLING AND IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. FLUSH, DRAIN AND STERILIZE THE DOMESTIC WATER LINES IN ACCORDANCE WITH AWWA C601. FILL ALL HEATING PIPING WITH TRISODIUM PHOSPHATE SOLUTION AND OPERATE FOR SEVERAL HOURS AT TEMPERATURE BEFORE FLUSHING AND FILLING WITH WATER.

### PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	MINIMUM CONNECTION SIZE							TRIM/REMARKS
		CW	HW	WASTE	VENT	TRAP	COLOR		
P-1	WATER CLOSET FLOOR MOUNT	1/2"	--	3"	2"	--	WHITE	ELONGATED BOWL, OPEN SEAT COVER, 1.6 GPF OR LESS	
P-2	LAVATORY - WALL MOUNT	1/2"	1/2"	1-1/2"	1-1/2"	1-1/4"	WHITE	FAUCET, DRAIN	
P-3	SHOWER	1/2"	1/2"	1-1/2"	1-1/2"	1-1/2"	WHITE	PREFAB OR BUILT UP UNIT, FAUCET	
P-4	BATHTUB	1/2"	1/2"	1-1/2"	1-1/2"	1-1/2"	WHITE	FAUCET AND LEFT OR RIGHT HAND DRAIN AS REQUIRED	
P-5	SERVICE SINK	1/2"	1/2"	3"	1-1/2"	2"	--	SERVICE SINK WITH FAUCET	
FD-1	FLOOR DRAIN	1/2"	--	2"	1-1/2"	2"	--	ROUND TOP WITH TRAP PRIMER CONNECTION	

### FAN SCHEDULE

SYMBOL	MFGR/MODEL	SERVICE	TYPE	CFM	TSP (IN. WG)	INPUT MBH		DRIVE	REMARKS
						HP	VOLTS/PH		
EF-1	BY CONTRACTOR/TBD	BATH EXHAUST	CLG. MOUNTED	75	0.375	FR	120/1	DIRECT	W/ INTEGRAL BDD AND GRILLE

### EQUIPMENT LIST

<b>TANKLESS WATER HEATER (WH-1)</b> TAKAGI MOBIUS T-M50, 8.5GPM @ 80°F TEMP RISE, 5"Ø DIRECT VENT E/A AND C/A, 380MBH INPUT, PROPANE MIN PRESS 8"W.C., MAX PRESS 14"W.C.
---

### GENERAL NOTES

- THE MECHANICAL PLANS ARE DIAGRAMMATIC AND PROVIDE GENERAL ARRANGEMENT AND SIZING OF SYSTEMS ONLY.
- SCHEDULED EQUIPMENT MANUFACTURERS, MODELS, AND CAPACITIES ARE INTENDED TO INDICATE A LEVEL OF QUALITY AND MAY BE SUBSTITUTED.
- MECHANICAL EQUIPMENT SHALL BE INSTALLED TO ALLOW MINIMUM ACCESS AS REQUIRED BY MANUFACTURER.
- CONCEALED MECHANICAL EQUIPMENT REQUIRING MAINTENANCE SHALL BE MADE ACCESSIBLE THROUGH REMOVABLE CEILING TILES, ACCESS DOORS, OR PANELS AS APPLICABLE.
- FIRESTOP ALL PIPING AND DUCTWORK PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, AND SHAFTS.
- ALL DUCTWORK SHALL BE LOW PRESSURE CLASSIFICATION AS APPLICABLE PER SMACNA STANDARDS AND FABRICATED AS SUCH IN ACCORDANCE WITH SMACNA FABRICATION REQUIREMENTS.
- ALL EQUIPMENT REQUIRING MAINTENANCE SHALL BE PROVIDED WITH ISOLATION VALVES, UNIONS OR FLANGES.

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Jennifer W. Hammer  
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05/28/13  
REGISTERED PROFESSIONAL ENGINEER  
JENNIFER W. HAMMER

CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
810 CHILDS AVE., KENAI, ALASKA

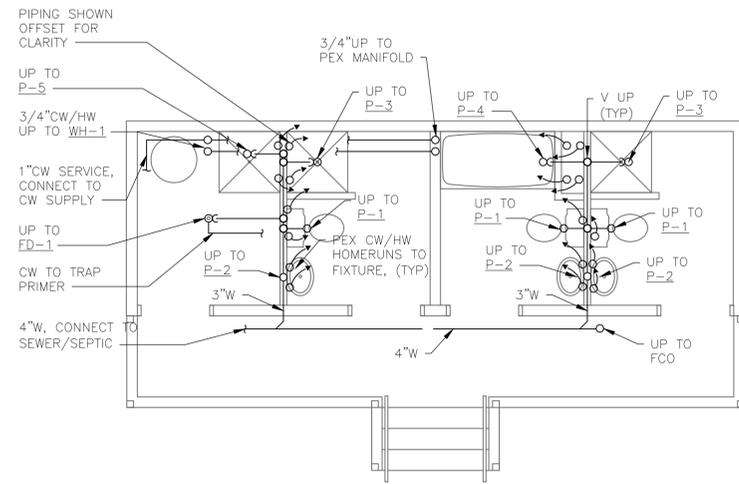
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No.	Description	Date

Drawn by JKK	Date 03/11/2013
Checked JKK	Job No. Q13006

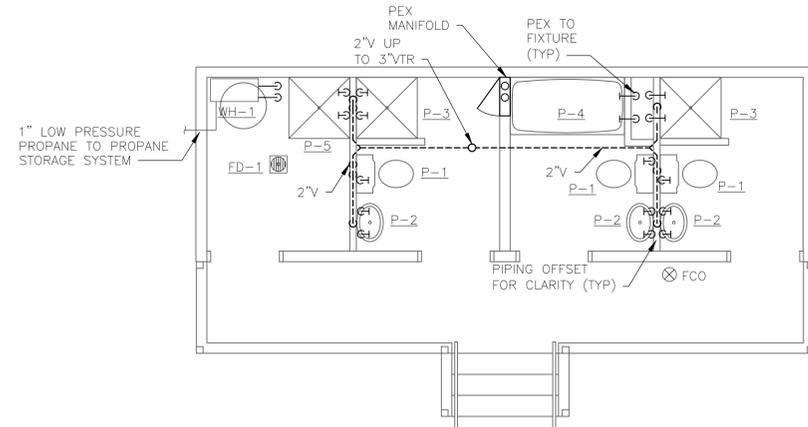
Sheet Contents  
MECHANICAL  
LEGEND AND  
SPECIFICATIONS

Category	Sheet No.
M	001

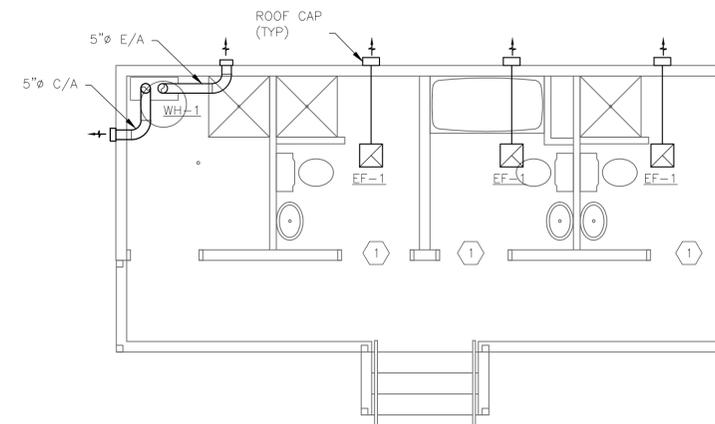
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**1 BATHHOUSE UNDERFLOOR PLUMBING**  
1/4" = 1'-0"



**2 BATHHOUSE FIRST FLOOR PLUMBING**  
1/4" = 1'-0"



**3 BATHHOUSE FIRST FLOOR VENTILATION**  
1/4" = 1'-0"

- ### SHEET NOTES
- 1 UNDERCUT DOORS A MINIMUM 1/2" TO ALLOW TRANSFER AIR.
  - 2 ALL UNDERFLOOR HW, CW PIPING TO BE INSULATED WITH A MINIMUM 1" PIPE INSULATION.
  - 3 SLEEVE AND SEAL ALL PIPING PENETRATIONS THROUGH FIREWALLS AND/OR RATED FLOORS IN ACCORDANCE WITH LOCAL CODE.
  - 4 ALL WASTE PIPING TO BE SLOPED AT 1/4" PER FOOT IN THE DIRECTION OF FLOW.
  - 5 PIPING LAYOUT IS DIAGRAMMATIC AND NOT INTENDED TO REPRESENT EXACT LAYOUT, ONLY APPROXIMATE ROUTING AND APPLICABLE SIZE.
  - 6 PROVIDE CLEANOUTS AS REQUIRED BY CODE.
  - 7 ALL PING BETWEEN MANIFOLD AND FIXTURES TO BE PEX. ALL PIPING BELOW FLOOR TO BE RUN AS CLOSE TO THE FLOOR AS POSSIBLE, ON THE WARM SIDE OF THE INSULATION.



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Revisions		
No.	Description	Date

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Checked JWK	Job No. Q13006

Sheet Contents  
BATH HOUSE,  
MECHANICAL

Category <b>M</b>	Sheet No. <b>100</b>
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PLOT DATE: 5/28/2013 1:07 PM

GENERAL	
SYMBOL	DESCRIPTION
	SHEET NOTE CONVENTION: REFERENCED SHEET NOTE GENERAL SHEET NOTE
	FEEDER IDENTIFICATION TAG FEEDER NUMBER
	DETAIL REFERENCE DETAIL NUMBER SHEET WHERE DETAIL APPEARS
	SECTION REFERENCE SECTION NUMBER SHEET WHERE SECTION APPEARS
	LINE WORK CONVENTION: NEW OR REINSTALLED ITEM
	ITEM TO BE DEMOLISHED
	EXISTING ITEM TO REMAIN
	FUTURE ITEM
	EXISTING ITEM TO BE RELOCATED
	CONDUIT/FEEDER LINE CONVENTION: CONCEALED UNDERGROUND OR CONCEALED IN FLOOR EXPOSED FLEXIBLE CONDUIT
	CIRCUITING CONVENTION CIRCUIT NUMBER(S) PANEL BRANCH CIRCUIT HOMERUN TO PANELBOARD NUMBER OF MARKS INDICATE NUMBER OF CONDUCTORS IN RACEWAY, NOT COUNTING GROUNDING CONDUCTORS. (ABSENCE OF MARKS INDICATE TWO CONDUCTORS, PLUS ANY REQUIRED GROUNDS) NUMBER OF ARROWS INDICATE NUMBER OF CIRCUITS UNSWITCHED CONDUCTORS SHOWN ON HOMERUN SIDE OF NEUTRAL NEUTRAL SWITCHED CONDUCTORS SHOWN ON LOAD SIDE OF NEUTRAL
ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
APPROX	APPROXIMATE
AJH	AUTHORITY HAVING JURISDICTION
CKT	CIRCUIT
CONDUIT	
A.O.	CONDUIT ONLY
CU	COPPER
D	DEMOLISH
DB	DECIBEL
EL	EMERGENCY LIGHT
ELU	EMERGENCY LIGHTING UNIT
ENL	EMERGENCY NIGHT LIGHT
(E)	EXISTING
(F)	FUTURE
HZ	FREQUENCY
HP	HORSEPOWER
IAW	IN ACCORDANCE WITH
KVA	KILO VOLT-AMPS
KW	KILOWATT
MDS	MAIN DISTRIBUTION SWITCHBOARD
MIN	MINIMUM
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PH	PHASE (ELECTRICAL)
PLC	PROGRAMMABLE LOGIC CONTROLLER
PMCS	POWER MONITORING CONTROL SYSTEM
SMR	SURFACE MOUNTED RACEWAY
SPD	SURGE PROTECTIVE DEVICE
TCS	TERMINAL CONSTRUCTION STANDARDS
TR	TELECOMMUNICATION ROOM
TYP	TYPICAL
UN	UNLESS OTHERWISE NOTED
VR	VANDAL RESISTANT
VSD	VARIABLE SPEED DRIVE
VAC	VOLTS (ALTERNATING CURRENT)
VDC	VOLTS (DIRECT CURRENT)
V	VOLTS OR VOLTAGE
W	WAT
WP	WEATHERPROOF
WG	WIRE GUARD

NOTE: THIS IS A STANDARD LEGEND. NOT ALL SYMBOLS NECESSARILY APPEAR ON THE DRAWINGS

POWER	
SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE - WALL MOUNTED
	GROUND FAULT INTERRUPTER, DUPLEX RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTER, DOUBLE DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - CEILING MOUNTED
	MOTOR
	FUSED DISCONNECT
	NON-FUSED DISCONNECT
	STARTER OR CONTACTOR
	JUNCTION BOX AND/OR CONNECTION TO EQUIPMENT
	METERING DEVICE
	PANEL - SURFACE MOUNTED
	PANEL - FLUSH MOUNTED
	TRANSFORMER
LIGHTING	
SYMBOL	DESCRIPTION
	LIGHTING FIXTURE, LINEAR LAMP(S)
	LIGHTING FIXTURE - WALL MOUNTED
	LIGHTING FIXTURE - SURFACE OR PENDANT MOUNTED
	LIGHTING FIXTURE - RECESS MOUNTED
	LIGHTING FIXTURE CONNECTED TO EMERGENCY POWER CIRCUIT
	LIGHTING FIXTURE CONNECTED TO EMERGENCY POWER CIRCUIT, NIGHT LIGHT
	EXIT FIXTURE - WALL MOUNTED SHADED AREA(S) DENOTE FACE(S) OF SIGN, ARROWS AS NOTED (FIXTURE TYPE EX)
	EXIT FIXTURE - CEILING MOUNTED SHADED AREA(S) DENOTE FACE(S) OF SIGN, ARROWS AS NOTED (FIXTURE TYPE EX)
	EMERGENCY LIGHTING UNIT - WALL MOUNTED (FIXTURE TYPE XA)
	EMERGENCY LIGHTING UNIT - REMOTE HEAD
	SITE LIGHTING - POLE MOUNTED
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	SWITCH FOR FIXTURES MARKED 'G'
SPECIAL SYSTEMS	
SYMBOL	DESCRIPTION
	TELECOMMUNICATION OUTLET - WALL MOUNTED (X DENOTES NUMBER OF PORTS IF OTHER THAN 2)
	FIRE ALARM MANUAL PULL STATION
	FIRE ALARM STROBE - WALL MOUNTED
	FIRE ALARM STROBE - CEILING MOUNTED
	FIRE ALARM HORN - WALL MOUNTED
	FIRE ALARM HORN - CEILING MOUNTED
	FIRE ALARM SPEAKER - WALL MOUNTED
	FIRE ALARM SPEAKER - CEILING MOUNTED
	BELL - WALL MOUNTED
	FIRE ALARM HORN/STROBE - WALL MOUNTED
	FIRE ALARM HORN/STROBE - CEILING MOUNTED
	CO (CARBON MONOXIDE) DETECTOR
	PHOTOELECTRIC SMOKE DETECTOR
	MULTI-TECHNOLOGY SMOKE DETECTOR
	HEAT DETECTOR
	FIRE ALARM CONTROL PANEL
	PUSHBUTTON - EMERGENCY

### SPECIFICATIONS

**SCOPE OF WORK:**  
FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT AS INDICATED ON THESE DRAWINGS AND SPECIFICATIONS. PROVIDE COMPLETE AND WORKING SYSTEMS. SECURE AND PAY FOR ALL FEES, PERMITS, ETC., REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES AND ALL LOCAL UTILITY COMPANIES.

**STANDARDS, CODES AND REGULATIONS:**  
COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE AND THE ADA STANDARDS FOR FACILITY ACCESSIBILITY BY THE PHYSICALLY HANDICAPPED INCLUDING ALL STATE AND LOCAL AMENDMENTS TO THESE CODES.

**MATERIALS AND EQUIPMENT:**  
ALL MATERIALS AND EQUIPMENT PROVIDED FOR THE PROJECT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED. ALL EQUIPMENT SHALL BEAR THE SEAL OF A NATIONALLY RECOGNIZED TESTING LABORATORY ACCEPTABLE TO THE AHJ.

**DRAWINGS:**  
THE DRAWINGS ARE DIAGRAMMATIC UNLESS SPECIFICALLY DIMENSIONED. BRING QUESTIONABLE ITEMS AND CONFLICTS AMONG PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITIES REGULATIONS TO THE ATTENTION OF THE ENGINEER PRIOR TO THE BID. CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS OR STANDARDS TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS.

**WORKMANSHIP:**  
INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. INSTALL ALL MATERIAL AND EQUIPMENT PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND PER NECA STANDARDS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY, NEMA AND UL STANDARDS WHERE APPLICABLE.

**SUBMITTALS:**  
PROVIDE A COMPLETE MATERIAL AND EQUIPMENT SUBMITTAL TO INCLUDE ALL ITEMS CALLED OUT BY SPECIFICATION SECTIONS OR CALLED OUT ON DRAWINGS. IDENTIFY MANUFACTURER, MODEL NUMBERS, WIRING DIAGRAMS, ROUGH-IN DIMENSIONS AND PERFORMANCE DATA FOR ALL MATERIAL AND EQUIPMENT. ITEMS SUBMITTED ON MANUFACTURER'S CATALOG CUT SHEETS SHALL BE CLEARLY INDICATED BY HIGHLIGHTING OR OTHER METHOD WHICH CALLS ATTENTION TO THE ITEM SUBMITTED. WHERE CUT SHEETS SHOW SEVERAL MODELS OR OPTIONS, CLEARLY DISTINGUISH BETWEEN THOSE ITEMS WHICH ARE INCLUDED AND THOSE WHICH ARE NOT. SUBMITTAL REVIEW IS FOR GENERAL DESIGN AND ARRANGEMENT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE CONTRACT FOR PROPER OPERATION. A COMPLETE AND SATISFACTORY WORKING INSTALLATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**WARRANTY:**  
THE CONTRACTOR SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM BENEFICIAL OCCUPANCY. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

**IDENTIFICATION:**  
PROVIDE ENGRAVED THREE-LAYER LAMINATED PLASTIC NAMEPLATES WITH WHITE LETTERS ON A BLACK BACKGROUND TO IDENTIFY ALL ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT. LETTER HEIGHTS SHALL BE 1/8 INCH FOR INDIVIDUAL SWITCHES, MOTOR STARTERS AND LOADS SERVED AND 1/4 INCH ON PANELBOARDS. SECURE NAMEPLATES TO EQUIPMENT FRONTS USING SCREWS, RIVETS OR ADHESIVES. LABEL EACH CONTROLLER AT EACH TERMINATION OR INTERCONNECTION OF WIRING IN PANEL BOARDS, GUTTERS, PULL BOXES, OUTLETS AND LOAD CONNECTIONS. LABEL SHALL DENOTE PANEL NAME AND CIRCUIT NUMBER. ALL OTHER WIRING SHALL BE LABELED WITH A UNIQUE DESIGNATION. THE DESIGNATIONS SHALL ALSO BE SHOWN ON AS-BUILT DIAGRAMS. COLOR CODE PHASE CONDUCTORS PER CONDUCTOR SPECIFICATION.

**PANEL SCHEDULES:**  
ALL POSTED PANEL SCHEDULES MUST MEET THE REQUIREMENTS OF NEC 408.4 FOR CIRCUIT IDENTIFICATION.

**CONDUCTORS:**  
BRANCH CIRCUIT WIRING MAY BE THHN OR XHHW INSULATED CONDUCTOR. WIRING WHICH ENTERS AREAS EXPOSED TO OUTDOOR, AMBIENT TEMPERATURE SHALL BE TYPE XHHW-2 INSULATED. ALL POWER AND CONTROL CONDUCTORS SHALL BE SOLID OR CLASS B OR C STRANDED, ANNEALED COPPER WITH TYPE THHN OR XHHW-2, 600V INSULATION. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE #12 AWG. MINIMUM CONTROL CIRCUIT CONDUCTOR SIZE SHALL BE #14 AWG. PULL ALL CONDUCTORS INTO THE RACEWAY AT THE SAME TIME. USE UL LISTED WIRE PULLING LUBRICANT IF REQUIRED. OBSERVE NEC REQUIREMENTS FOR DERATING AND CONDUIT FILL. COLOR CODE CONDUCTORS BLACK, RED, BLUE, WHITE, AND GREEN FOR 208Y/120V CIRCUITS, BROWN, ORANGE, YELLOW, GREEN AND ANY COLOR OTHER THAN GREEN WITH A WHITE STRIPE FOR 480Y/277V CIRCUITS. USE PROPERLY SIZED, INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR ALL CONDUCTORS #8 AWG AND SMALLER. TERMINATE #6 AWG AND LARGER CONDUCTORS WITH INSULATED CRIMP OR COMPRESSION TYPE CONNECTORS.

**CONDUIT:**  
CONDUIT SHALL BE PER THIS SPECIFICATION, UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONDUIT SHALL BE RIGID METAL CONDUIT (RMC), INTERMEDIATE METAL CONDUIT (IMC), ELECTRICAL METALLIC TUBING (EMT), OR RIGID NON-METALLIC CONDUIT (RNM). RMC OR IMC SHALL BE USED IN ALL OUTDOOR AREAS. EMT SHALL NOT BE USED OUTDOORS. CONDUIT FITTINGS FOR RMC AND IMC SHALL BE SCREWED TYPE. THREADED COMPRESSION AND SET SCREW FITTINGS SHALL NOT BE USED WITH RMC AND IMC CONDUIT. ALL EMT CONDUIT FITTINGS SHALL BE STEEL OR DIE-CAST, COMPRESSION OR SET SCREW TYPE. CONDUIT OUTLET BODIES AND BOXES FOR USE WITH RMC AND IMC CONDUIT SHALL BE GALVANIZED, MALLEABLE IRON WITH THREADED HUBS AND GASKETED COVERS OF THE SAME MATERIAL AS THE BODY OR BOX. CONDUIT BODIES FOR USE WITH EMT MAY BE CAST ALUMINUM WITH COVERS PROVIDED WITH THE BODY. UNDERGROUND CONDUITS SHALL BE RMC, IMC, HDPE SCHEDULE 40/80 OR PVC SCHEDULE 40/80.

MAKE CONNECTIONS TO MOTORS, TRANSFORMERS AND OTHER EQUIPMENT WITH LIQUIDTIGHT FLEXIBLE METAL CONDUIT OF GALVANIZED STEEL OR ALUMINUM CORE AND OUTER JACKET OF THERMOPLASTIC MATERIAL SUITED FOR THE INTENDED ENVIRONMENT. USE FITTINGS LISTED FOR USE WITH LIQUIDTIGHT FLEXIBLE METAL CONDUIT OF MALLEABLE IRON OR STEEL CONSTRUCTION, ELECTRO ZINC GALVANIZED.

**OUTLET BOXES:**  
PROVIDE ELECTRO-GALVANIZED OR CADMIUM PLATED, ONE PIECE STEEL OUTLET BOXES 4" SQUARE BY 1 1/2" DEEP MINIMUM FOR USE IN INTERIOR AREAS. PROVIDE NON-METALLIC OUTLET BOXES IN INDOOR AREAS. PROVIDE OUTLET BOXES AND DEVICE COVERS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, DEVICE INSTALLATION AND CODE COMPLIANCE. FOR OUTDOOR INSTALLATION USE GALVANIZED, CAST, MALLEABLE IRON BOXES WITH INTEGRAL HUBS AND COVERS AND GASKETS FROM THE SAME MANUFACTURER. BELL BOXES ARE NOT ACCEPTABLE WITH RIGID CONDUIT. BELL BOXES MOUNTED ON THE BUILDING EXTERIOR AND FED WITH EMT OR MC CABLE ARE PERMITTED PROVIDED THE WIRING IS CONCEALED.

**DEVICES:**  
RECEPTACLES - PROVIDE NEMA 5-15R, 5-20R OR 5-30R, SINGLE OR DUPLEX, GROUNDING, BACK AND SIDE WIRE, RECEPTACLES WITH WHITE FINISH. UL NO. 498 APPROVED, NYLON FACE, BRASS TERMINAL SCREWS, SELF-GROUNDING, CERTIFIED TO COMPLY WITH NEMA WD-1, SCREW TERMINAL OR SCREW CLAMP TYPE ONLY. BACK WIRING SHALL BE CLAMP-TYPE TERMINALS WHICH WILL ACCEPT UP TO #10 WIRE. SPRING CLAMPED TYPE TERMINATIONS ARE NOT ACCEPTABLE. PROVIDE DUPLEX CONVENIENCE RECEPTACLES WITH CLASS 3 INTEGRAL GROUND FAULT CURRENT INTERRUPTER AND SPECIFIC USE RECEPTACLES WHERE INDICATED ON THE DRAWINGS. INSTALL RECEPTACLES WITH GROUNDING POLE ON BOTTOM.

**SWITCHES -** PROVIDE WHITE, NEMA WD-1 15 A, 277 OR 120 V AC, BACK AND SIDE WIRE; BACK WIRING SHALL BE CLAMP-TYPE TERMINALS WHICH WILL ACCEPT UP TO #10 WIRE. GENERAL USE SNAP SWITCH, UL NO. 20 LISTED. SELF-GROUNDING BINDING SCREW-TYPE TERMINALS WITH WHITE TOGGLE, NUMBER OF POLES AS INDICATED ON THE DRAWINGS. SCREW TERMINAL OR SCREW CLAMP TYPE ONLY. INSTALL SWITCHES WITH OFF POSITION DOWN.

**DEVICE PLATES -** PROVIDE UL LISTED ONE PIECE ROUNDED EDGE "STREAMLINE" DESIGN FLUSH DEVICE PLATES OF STAINLESS STEEL, COUNTERSUNK SCREWS TO MATCH DEVICE PLATE.

**SUPPORTS:**  
SUPPORT ALL ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, LIGHT FIXTURES, BOXES, CONDUIT, ETC., PER NEC. PROVIDE NON-METALLIC SUPPORTS, STRUT, HANGARS AND OTHER MATERIAL WHERE REQUIRED FOR CORROSION RESISTANCE.

**SAFETY SWITCHES:**  
PROVIDE GENERAL DUTY, 480V, 3 PHASE NEMA 1 OR 3R, NON-FUSIBLE AND FUSIBLE SAFETY SWITCHES WITH PROVISIONS FOR CLASS J FUSING. SWITCHES SHALL BE CAPABLE OF BEING LOCKED IN THE OFF POSITION. SIZE SWITCHES FOR CONNECTED LOAD.

**COMBINATION STARTERS:**  
PROVIDE THERMAL MAGNETIC CIRCUIT BREAKER COMBINATION MOTOR STARTERS OF THE SIZE AND RATING SHOWN ON THE DRAWINGS. COMBINATION STARTERS SHALL BE CAPABLE OF BEING LOCKED IN THE OFF POSITION.

**PANELBOARDS:**  
PROVIDE NEW BRANCH CIRCUIT BREAKERS OF THE SAME TYPE AS THE PANELBOARD AND RATING AS SHOWN ON THE DRAWINGS. PRIOR TO COMPLETION OF THE PROJECT, PROVIDE A NEW, TYPED CIRCUIT DIRECTORY FOR EACH OF THE PANELBOARDS SHOWING CIRCUITING ARRANGEMENT.

**LIGHTING EQUIPMENT:**  
PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE LIGHTING FIXTURE SCHEDULE. PROVIDE FLUORESCENT FIXTURES WITH BALLASTS COORDINATED WITH THE FIXTURE AND LAMPS SPECIFIED. BALLASTS SHALL BE INSTANT START, CLASS P, CONSTANT WATTAGE, ELECTRONIC TYPE WITH POWER FACTOR GREATER THAN .99 AND THD LESS THAN 10 PERCENT. BALLASTS SHALL BE SOUND RATED A FOR ALL FLUORESCENT FIXTURES.

**PENETRATIONS OF FIRE BARRIERS:**  
ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED BARRIERS SHALL BE SEALED IN ACCORDANCE WITH NEC ARTICLE 300-21 AND THE FOLLOWING:

ALL HOLES OR VOIDS CREATED TO EXTEND OR REMOVE ELECTRICAL SYSTEMS THROUGH FIRE RATED FLOORS, WALLS OR CEILINGS SHALL BE SEALED WITH AN ASBESTOS-FREE INTUMESCENT FIRE STOPPING MATERIAL CAPABLE OF EXPANDING 8 TO 10 TIMES WHEN EXPOSED TO TEMPERATURES 250 DEGREES F OR HIGHER. MATERIALS SHALL BE SUITABLE FOR THE FIRE STOPPING OF PENETRATIONS AND SHALL BE CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME, SMOKE AND GASES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E814, UL 1479 AND THE UL FIRE RESISTANCE DIRECTORY REQUIREMENTS FOR THROUGH-PENETRATION FIRE STOP DEVICES. THE RATING OF THE FIRE STOPS SHALL BE THE SAME AS THE TIME-RATED FLOOR, WALL OR CEILING ASSEMBLY.

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Revisions		
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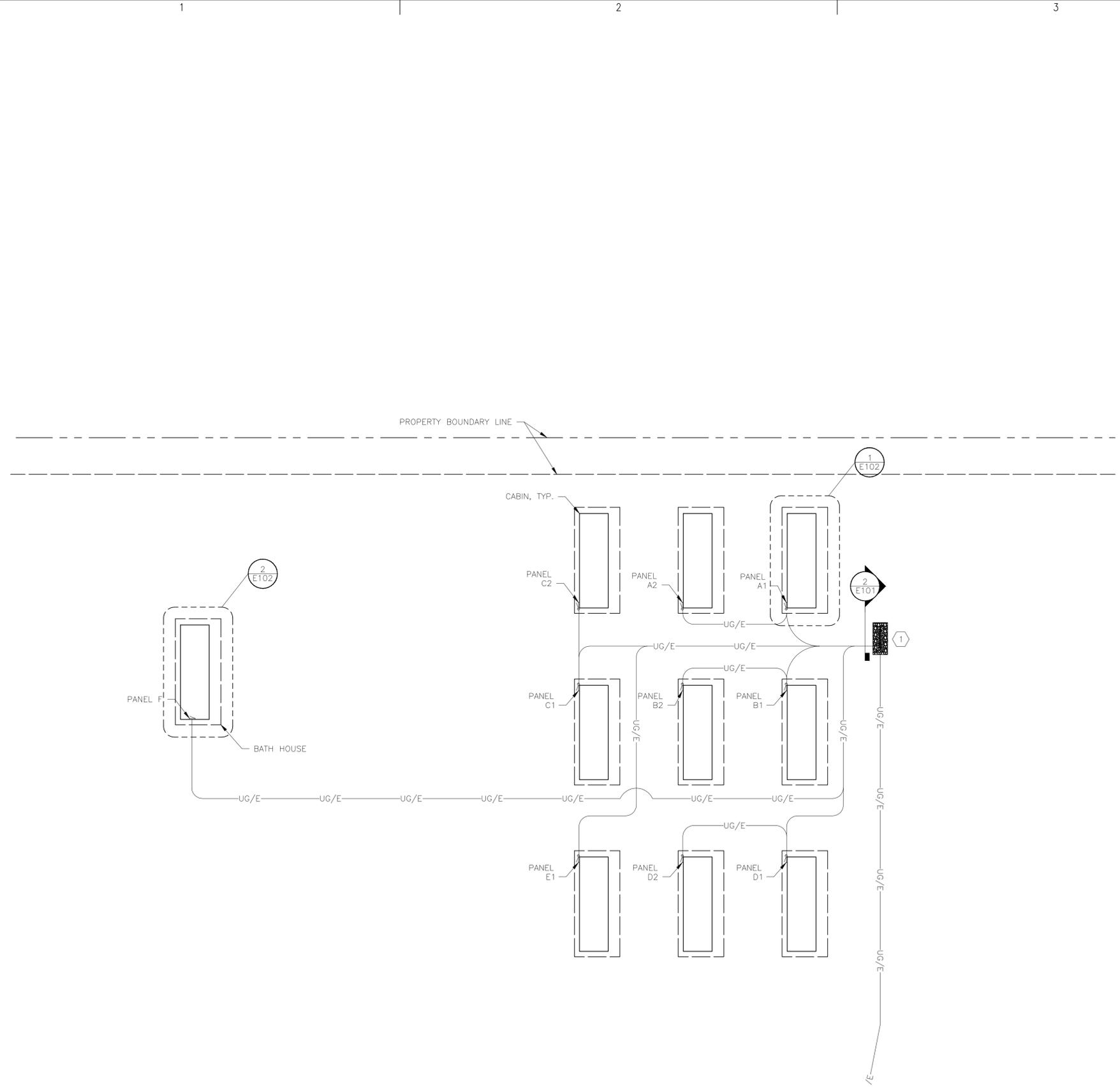
Drawn by OWT	Date 03/11/2013
Checked SB	Job No. Q13006

Sheet Contents  
ELECTRICAL  
LEGEND AND  
SPECIFICATIONS

Category <b>E</b>	Sheet No. <b>001</b>
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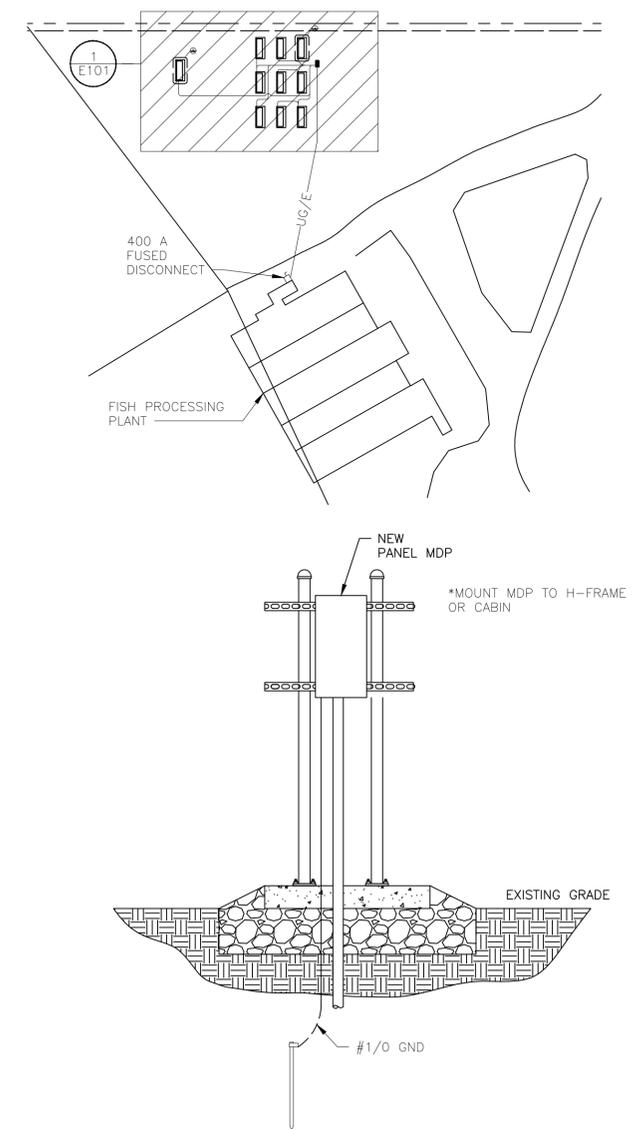
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**1 SITE PLAN**  
 1/16" = 1'-0"



SHEET NOTES	
ITEM #	DESCRIPTION
1	H-FRAME LOCATION TO BE DETERMINED BY OWNER. SEE ONE-LINE, E-102, FOR EQUIPMENT SIZES.



**2 H FRAME ELEVATION**  
 1/2" = 1'-0"

THIS SHEET IN ITS ENTIRETY HAS UNDERGONE SIGNIFICANT REVISION

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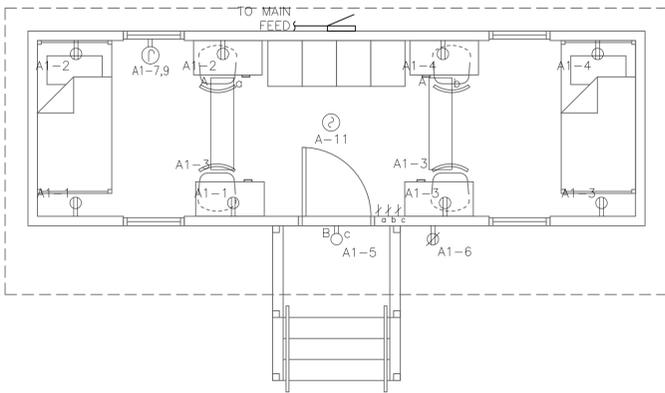
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Revisions		
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1	ARCH. UPDATE	05/28/13

Drawn by OWT	Date 03/11/2013
Checked SB	Job No. Q13006

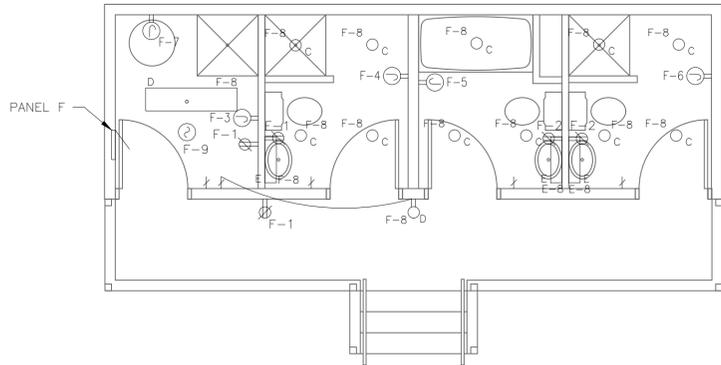
Sheet Contents  
 ELECTRICAL  
 SITE PLAN

Category <b>E</b>	Sheet No. <b>101</b>
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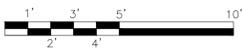


FIXTURE SCHEDULE				
TYPE	SYMBOL	MFG	MODEL	REMARKS
A		LITHONIA	ST8 2 32 MVOLT GEB10IS	SURFACE MOUNTED VOLUMETRIC FIXTURE, OR SIMILIAR
B		-	-	WET RATED, MEDIUM BASE FIXTURE
C		JUNO LIGHTING	IC920LEDG3 41 U 210-WH	900 LUMEN LED CAN LIGHT, IC RATED, SHOWER TRIM
D		LITHONIA	DSXW1 LED 20C 1000 50K T2S MVOLT PIR	LED WALL PACK, 5745 LUMENS, 50K CT, TYPE T2S DIST., AND 180° MOTION/AMBIENT LIGHT SENSOR
		-	-	CO AND SMOKE DETECTOR COMBO UNIT, CONNECTED TO POWER AND BATTERY

1 CABIN, ELECTRIC AND LIGHTING (TYP.)  
1/4" = 1'-0"



2 BATHHOUSE, ELECTRIC AND LIGHTING  
1/4" = 1'-0"



CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
810 CHILDS AVE., KENAI, ALASKA

Revisions		
No.	Description	Date
1	ARCH. UPDATE	05/28/13

Drawn by OWT	Date 03/11/2013
Checked SB	Job No. Q13006

Sheet Contents  
FLOOR PLAN,  
ELECTRICAL AND  
LIGHTING

Category <b>E</b>	Sheet No. <b>102</b>
----------------------	-------------------------

THIS SHEET IN ITS ENTIRETY HAS UNDERGONE SIGNIFICANT REVISION

### MDP PANEL SCHEDULE

Panel Name: MDP		Panel Amperage: 400 A			
Voltage & Phase: 120/208-1Ø		Panel A.I.C. Rating: 10kAIC			
Mounting: Surface		Other: MCB /			
Description	Brk	Phase	Brk	Description	
CABIN 1 & 2	100/2	1 A	2		
--	-	3 B	4		
CABIN 3 & 4	100/2	5 A	6		
--	-	7 B	8		
CABIN 5 & 6	100/2	9 A	10		
--	-	11 B	12		
CABIN 7 & 8	100/2	13 A	14		
--	-	15 B	16		
CABIN 9	100/2	17 A	18		
--	-	19 B	20		
BATHHOUSE	100/2	21 A	22		
--	-	23 B	24		

### SERVICE ENTRANCE LOAD ANALYSIS AT MDP

LIGHTING & RECEPTACLE LOAD, NEC T220.12	$2000 \text{ ft}^2 \cdot 3 \text{ VA/ft}^2 =$	6000 VA
AFTER DEMAND FACTOR PER NEC T220.42	$3000 \text{ VA} + (6000 - 3000) (\text{VA}) \cdot 35\% =$	4050 VA
10 ELECTRICALLY HEATED ENTRY NEC 220.82(C)	$10 \text{ EACH} \cdot 4000 (\text{VA}) =$	40000 VA
SUBTOTAL		44050 VA
TOTAL LOAD IN KW (0.85 PF)		37.4 KW
TOTAL LOAD IN AMPS	$44050 (\text{VA}) / 208 \text{ V} =$	212 A
SERVICE ENTRANCE RATING		400 A

### CABIN PANEL TYP. SCHEDULE

Panel Name: PANEL TYP.		Panel Amperage: 100			
Voltage & Phase: 120/208-1Ø		Panel A.I.C. Rating: 10kAIC			
Mounting: Surface		Other: MCB /			
Description	Brk	Phase	Brk	Description	
RECEPTACLES (1)	20/1	1 A	2	20/1	RECEPTACLES (1)
RECEPTACLES (1)	20/1	3 B	4	20/1	RECEPTACLES (1)
RECEPTACLE, EXTERIOR	20/1	5 A	6	20/1	LIGHTS (1)
ELECTRIC HEATER (2)	25/2	7 B	8		
4000 W	-	9 A	10		
SMOKE/CO DETECTOR (2)	20/1	11 B	12		
		13 A	14		
		15 B	16		
		17 A	18		
		19 B	20		
		21 A	22		
		23 B	24		

NOTES:  
 (1) PROVIDE ARC FAULT CIRCUIT INTERRUPTER BREAKERS.  
 (2) PROVIDE LOCKABLE BREAKERS.

### BATHHOUSE SCHEDULE

Panel Name: PANEL E		Panel Amperage: 100 A			
Voltage & Phase: 120/208-1Ø		Panel A.I.C. Rating: 10kAIC			
Mounting: Surface		Other: MCB /			
Description	Brk	Phase	Brk	Description	
RECEPTACLES, GFCI	20/1	1 A	2	20/1	RECEPTACLES, GFCI
1000 W HEATER (1)	20/1	3 B	4	20/1	1000 W HEATER (1)
1000 W HEATER (1)	20/1	5 A	6	20/1	1000 W HEATER (1)
LIGHTS	20/1	7 B	8		
SMOKE/CO DETECTOR (1)	20/1	9 A	10		
		11 B	12		
		13 A	14		
		15 B	16		
		17 A	18		
		19 B	20		
		21 A	22		
		23 B	24		

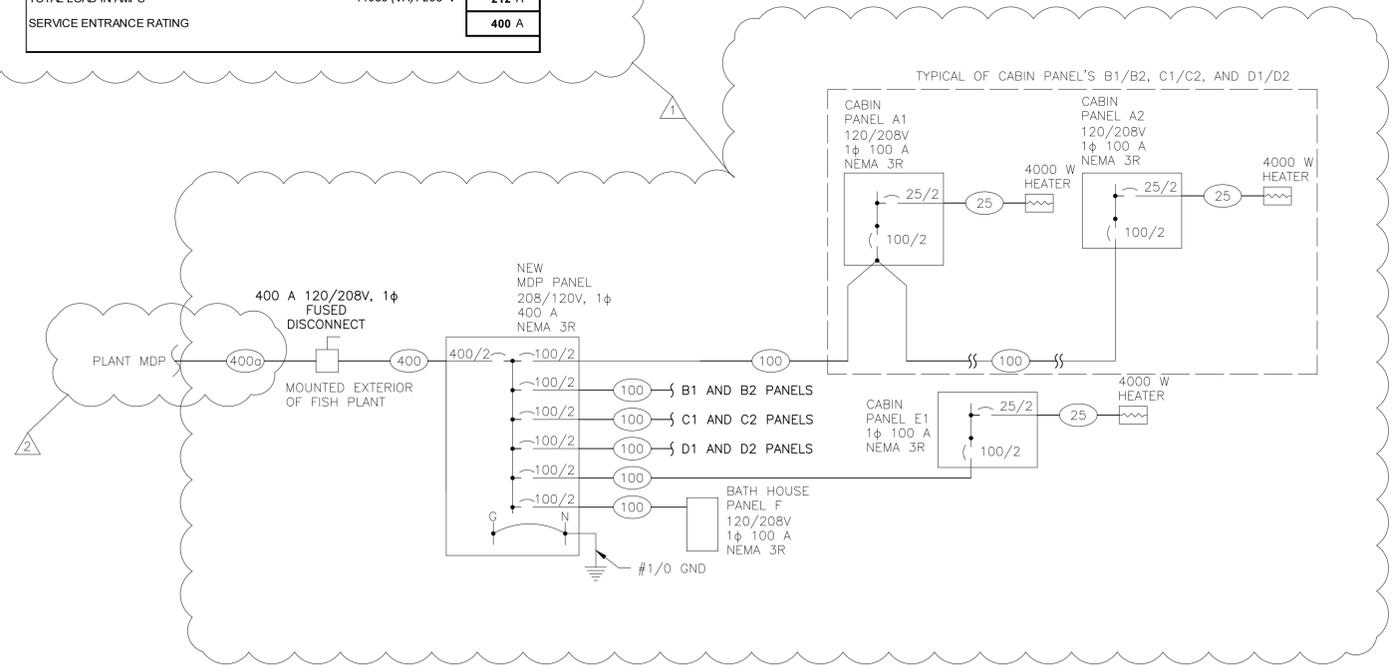
NOTES:  
 (1) PROVIDE LOCKABLE BREAKERS.

### ONE-LINE NOTES

ITEM #	DESCRIPTION
1	ALL EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. CONDUIT MAY TRANSITION TO PVC AFTER PENETRATING GROUND A MINIMUM OF 6".

### FEEDER SCHEDULE

ITEM #	DESCRIPTION
25	3-#10, 1-#10 GND, TYPE NM CABLE
100	3-#2 XHHW, 1-#8 GND, 1-1/4" C
400	2 SETS: 3-#3/0 XHHW, 1-1/2" C
400a	2 SETS: 3-#3/0 XHHW, #4 GND, 1-1/2" C



### 1 ONE-LINE DIAGRAM

**Architects Alaska, Inc.**  
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 900 W. 5th Ave. Suite 403  
 Anchorage, Alaska 99501-2029  
 907.272.3567 • 907.277.1732 fax  
 191 E. Swanson Ave. Suite 203  
 Wasilla, Alaska 99654-7025  
 907.373.7503 • 90.376.3166 fax

**Q ENGINEERS, INC.**  
 ELECTRICAL & MECHANICAL ENGINEERING SERVICES  
 700 W INTERNATIONAL AIRPORT RD.  
 Anchorage AK, 99518  
 868.238.0590(7354) Local: 907.268.4154



CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
 810 CHILDS AVE., KENAI, ALASKA

No.	Description	Date
1	ADD BATHHOUSE	052813
1	E COMMENT	060513

Drawn by OWT	Date 03/11/2013
Checked SB	Job No. Q13006

Sheet Contents  
 ONE LINE AND  
 SCHEDULES

Category <b>E</b>	Sheet No. <b>103</b>
----------------------	-------------------------

IN WITNESS WHEREOF, the parties have executed this Lease Amendment as of the date set forth above.

Landlord:  
City of Homer

Tenant:  
Copper River Seafoods Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Rob Dumouchel, City Manager

\_\_\_\_\_  
name/title

**ACKNOWLEDGMENTS**

STATE OF ALASKA                    )  
  ) SS.  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2022 by Rob Dumouchel, City Manager of the City of Homer, an Alaska municipal corporation, on behalf of the City of Homer.

\_\_\_\_\_  
**Notary Public in and for Alaska**  
**My Commission Expires: \_\_\_\_\_**

STATE OF                                )  
  ) SS.  
  )

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2022 by \_\_\_\_\_ (name/title) of Copper River Seafoods Inc.

\_\_\_\_\_  
**Notary Public in and for the state of \_\_\_\_\_**  
**My Commission Expires: \_\_\_\_\_**

After recording return to:  
Melissa Jacobsen, MMC, City Clerk  
City of Homer  
491 E. Pioneer Avenue  
Homer, AK 99603

**From:** [Joe O'Halloran](#)  
**To:** [Bryan Hawkins](#); [Erica Hollis](#)  
**Cc:** [Scott Blake](#); [Mark Hansen](#); [Bryan Kimball](#); [Clancy Niblack](#); [Jaqueline Eisenberg](#); [Joe O'Halloran](#)  
**Subject:** Homer Proposed Concept  
**Date:** Friday, February 4, 2022 9:06:40 AM  
**Attachments:** [Homer concept.pdf](#)  
[CRS #2 Kenai Bathhouse and Cabins Final Revised.pdf](#)

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Bryan and Erica

With the challenges we are still facing as an industry and company, we would ask that you consider a proposal that will allow us to keep the Homer operation functional and moving forward in development. We have a bunk house and a bath house available to locate on the Homer property. The specs for these buildings are attached and they are built to code. We will be pulling 3-phase power to the construction site this spring to support this project. Additionally we will be adding a freezer container for bait storage to support the fleet. (This concept is attached)  
Thank you for your support and consideration as we work together for continuous improvements.

Joe O'Halloran  
VP of Operations and Sales  
Copper River Seafoods  
Phone: 503-747-8814

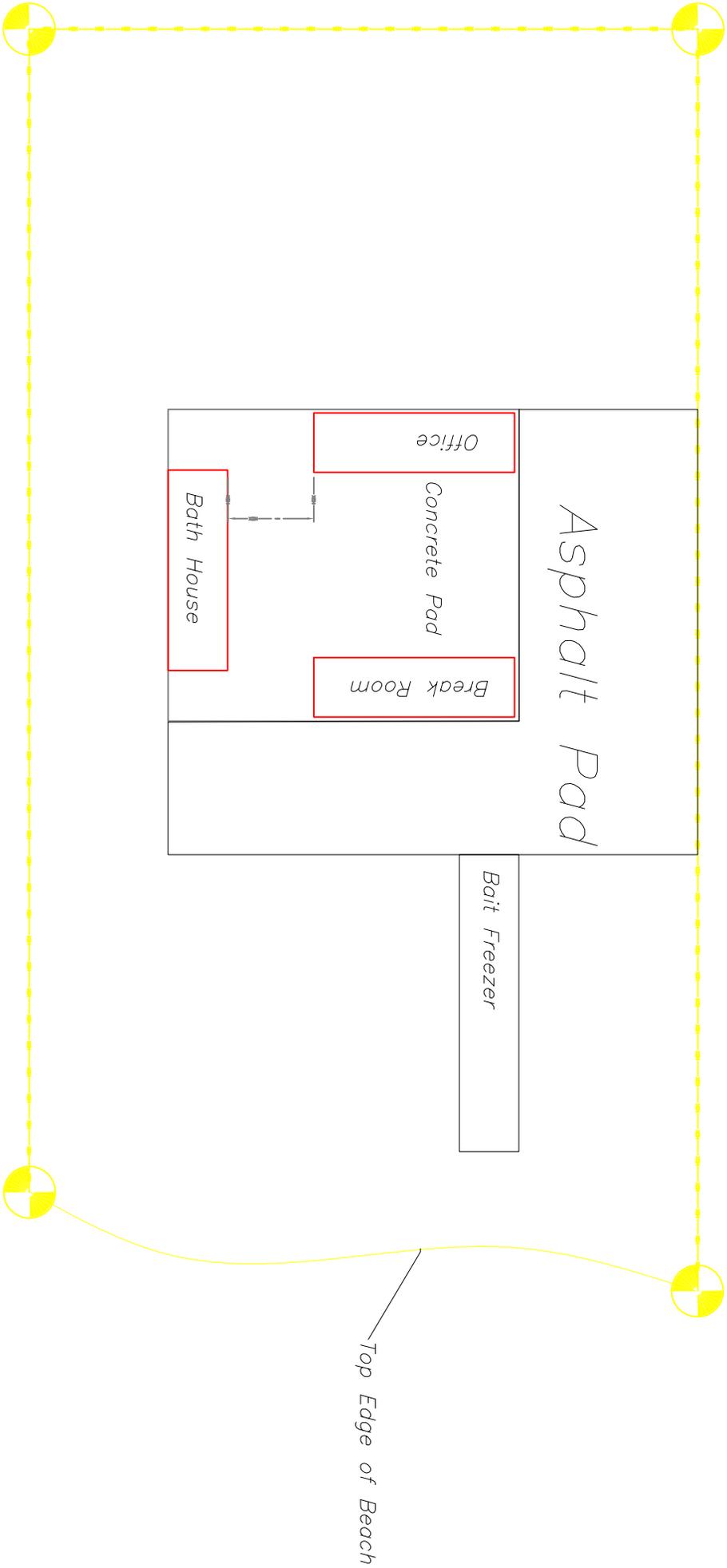
## Disclaimer

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Attachment -  
"Homer Concept"

# Fish Dock Road





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Port and Harbor

4311 Freight Dock Road  
Homer, AK 99603

[port@cityofhomer-ak.gov](mailto:port@cityofhomer-ak.gov)

(p) 907-235-3160

(f) 907-235-3152

## ADDITIONAL NOTES FOR "HOMER CONCEPT" PAGE

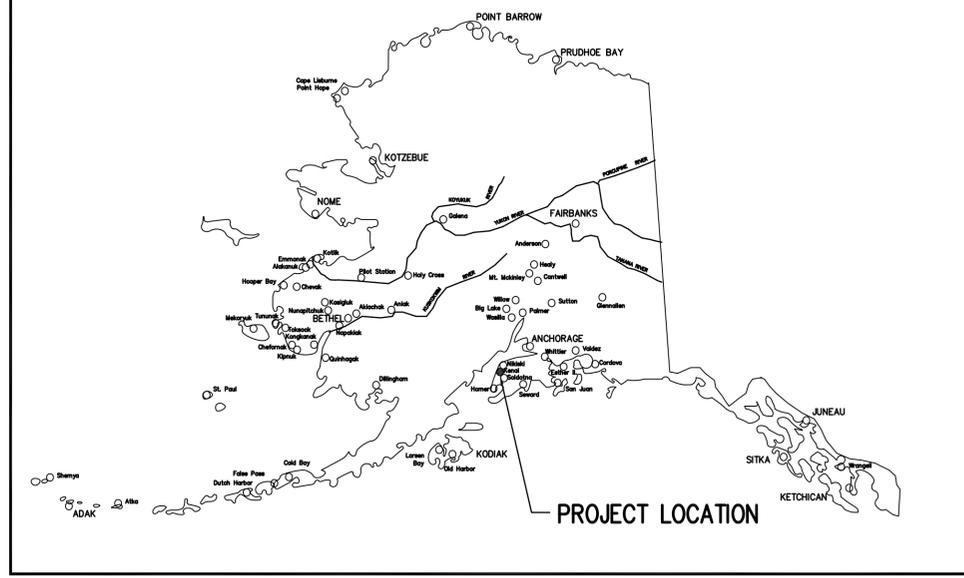
Below are clarification points/statements from Copper River Seafoods on the "Homer Concept" page submitted as part of their proposal, condensed from a series of e-mail correspondence:

- Each of the portable buildings are 8'x27', 216 sq ft each.
- The "Break Room" on the Homer Concept page is the same as the "Bunk Room" on the schematic drawings
- The Bath house is broken up into 3 separate individual Bath rooms with a Shower, Toilet and Sink. Along with a small laundry room. These would be used by our crew and our fishermen.
- The Bait freezer is a 8'x40' refrigerated container, 320 sq ft.
- The office is a new building identical in shape and size as the other Two. The existing containerized office will be moved offsite.
- The Break room and Bath House total sq ft is 432 sq ft. and could be considered under the accessory use of caretaker residence. The Office and Bait Freezer total sq ft is 536 sq ft. for commercial use ( more than 50% of building square footage for primary zoning use per Marine Commercial Industrial zoning)

### ABBREVIATIONS

&	AND	FLUOR	FLUORESCENT	PARA	PARALLEL
∠	ANGLE	F.O.B.	FACE OF BLOCK	PART	PARTITION
⊙	CENTERLINE	F.O.F.	FACE OF FINISH	PERF	PERFORATED
⊘	DIAMETER OR ROUND	F.O.S.	FACE OF (Conc. etc.)	PERM	PERMANENT
#	POUND OR NUMBER	FRFP	FIREPROOFING	PERP	PERPENDICULAR
AC	ASPHALTIC CONCRETE	FRT	FIRE-RETARDENT TREATED	P.I.C.	PRECAST INSULATED CONC.
ACT	ACUSTICAL CEILING TILE	FT	FOOT OR FEET	PL	PLATE
ACOUS	ACUSTICAL	FTG	FOOTING	P.LAM	PLASTIC LAMINATE
ADD	ADDITION	FURR	FURRING	PLAST	PLASTER
ALT	ALTERNATE	FUT	FUTURE	PLYWD	PLYWOOD
ALUM	ALUMINUM			PR	PAIR
APPROX	APPROXIMATE	GA	GAUGE	PREFAB	PREFABRICATED
ARCH	ARCHITECTURAL	GAL	GALLON	PROJ	PROJECT
ASPH	ASPHALT	GALV	GALVANIZED	PT	POINT
AVG	AVERAGE	G.B.	GYP. WALL BOARD	PTD	PAPER TOWEL DISPENSER
		G.I.	GYP. WALL BOARD		
		GL	GLASS		
		GWB	GYP. WALL BOARD		
		GYM	GYP. WALL BOARD		
		GYP.	GYP. WALL BOARD		
BD	BOARD	H.B.	HOSE BIB	R	RISER OR RADIUS
BLDG	BUILDING	H.C.	HOLLOW CORE	R.D.	ROOF DRAIN
BLKG	BLOCKING	HDWD	HARDWARE	REF	REFERENCE
BM	BENCH MARK	HDWR	HARDWARE	REFR	REFRIGERATOR
B.O.	BOTTOM OF	H.M.	HOLLOW METAL	REFIN	REFINISHING
B.S.	BOTH SIDES	H.M.F.	HOLLOW METAL FRAME	REQ	REQUIRED
BTU	BRITISH THERMAL UNIT	HORIZ	HORIZONTAL	R.H.	RIGHT HAND
BUR	BUILT-UP ROOF	H.W.	HOT WATER	R.L.	RAIN LEADER
		HT	HEIGHT	RM	ROOM
		HW	HOT WATER	R.O.	ROUGH OPENING
		HWY	HIGHWAY	R.O.W.	RIGHT OF WAY
				S	SOUTH
C.B.	CATCH BASIN	I.D.	INSIDE DIAMETER	SAN	SANITARY
CEM	CEMENT	( ) OR IN	INCHES	S.C.	SOLID CORE
C.I.	CAST IRON	INSUL	INSULATION	SCHED	SCHEDULE
CIRC	CIRCULAR	INT	INTERIOR	SECT	SECTION
CLG	CEILING			SHT	SHEET
C.M.P.	CORRUGATED METAL PIPE			SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT			SND	SANITARY NAPKIN DISPENSER
COL	COLUMN			SPEC	SPECIFICATIONS
COMP	COMPOSITION			SQ	SQUARE
CONC	CONCRETE			S.S.	SANITARY SEWER
CONSTR	CONSTRUCTION			S.S.T.	STAINLESS STEEL
CONT	CONTINUOUS			STD	STANDARD
CORR	CORRIDOR			STL	STEEL
C.R.	COLD ROLLED			STOR	STORAGE
C.R.C.	COLD ROLLED CHANNEL			STRUCT	STRUCTURAL
C.T.	CERAMIC TILE			ST.S.	STORM SEWER
CTR	CENTER			SUSP	SUSPENDED
				SYM	SYMMETRICAL
				TB	TACKBOARD
DBL	DOUBLE			TEL	TELEPHONE
DEPT	DEPARTMENT			TEMP.	TEMPORARY
D.F.	DRINKING FOUNTAIN			TERR.	TERRAZZO
DET	DETAIL			T.&G.	TONGUE AND GROOVE
DIA	DIAMETER			THRU	THROUGH
DIAG	DIAGONAL			T.O.	TOP OF (eg CONCRETE)
DIM.	DIMENSION			T.O.S.	TOP OF STEEL
DISP	DISPENSER			TV	TELEVISION
DL	DEAD LOAD			TYP	TYPICAL
DN.	DOWN				
DS	DOWNSPOUT			UL	UNDERWRITERS LAB.
DWG	DRAWINGS			UNFIN	UNFINISHED
				VCT	VINYL COMPOSITION TILE
E	EAST			VERT	VERTICAL
EA	EACH			VEST	VESTIBULE
ELEV	ELEVATION			VR	VAPOR RETARDER
				W	WEST
ELEC	ELECTRICAL			W/	WITH
EQ	EQUAL			WC	WATER CLOSET
EQUIP	EQUIPMENT			WD	WOOD
E.S.	EACH SIDE			W/O	WITHOUT
EXIST	EXISTING			WP	WATERPROOF
EXP	EXPANSION			WT	WEIGHT
EXP.AGG.	EXPOSED AGGREGATE				
EXP.JT.	EXPANSION JOINT				
EXT	EXTERIOR				
F.B.	FLAT BAR				
F.D.	FLOOR DRAIN				
FDN	FOUNDATION				
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER CABINET				
FIN	FINISH				
FF	FINISH FLOOR				

### STATE MAP



### VICINITY MAP



### GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED EDITION OF THE 2009 INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, THE NATIONAL ELECTRICAL CODE, FIRE CODE, AND ALL OTHER LOCAL, CITY OF KENAI AND ALASKA STATE CODE, INTERNATIONAL MECHANICAL CODE, THE NATIONAL LOCAL AND ALASKA STATE CODE, THE INTERNATIONAL ELECTRICAL CODE, FIRE CODE, AND ALL OTHER LOCAL AND ALASKA STATE REQUIREMENTS AND AMENDMENTS.
- ALL DIMENSIONS ARE TO FACE OF FOUNDATION OR FACE OF STUDS UNLESS NOTED OTHERWISE
- ALL MATERIALS INDICATED SHALL BE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.
- ALL DOORS TO BE OPERABLE FROM THE EXIT SIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. FINAL SELECTION OF HARDWARE BY OWNER. ALL HARDWARE TO BE ADA COMPLIANT.
- FINAL MECHANICAL AND ELECTRICAL DESIGN TO BE DESIGN-BUILD. INFORMATION SHOWN ON THESE DRAWINGS ARE FOR SCOPING PURPOSE ONLY. ALL ENGINEERING TO BE PER STATE OF ALASKA REQUIREMENTS.
- ALL FINAL FINISHES ARE TO BE SELECTED BY OWNER.

### CODE INFORMATION

BUILDING CODE:	2009 INTERNATIONAL BUILDING CODE ADDRESSING EXISTING BUILDINGS INCLUDING ACCEPTED MODIFICATIONS BY CITY OF KENAI DATED 2-24-12	
OCCUPANCY GROUP:	R-2	IBC 304.1
CONSTRUCTION TYPE:	V-B TYPE V CONSTRUCTION ARE ANY MATERIALS PERMITTED BY CODE. NONE OF THE CONSTRUCTION IS FIRE PROTECTED	IBC TABLE 503 IBC TABLE 601
ACTUAL AREA:	230 GROSS S.F. PER UNIT	IBC TABLE 503
BASIC ALLOWABLE AREA/FLOOR:	R-2 7,000 2 STORIES	IBC TABLE 503
FIRE PROTECTION SYSTEM:	NONE	
OCCUPANCY LOAD:	CABINS TOTAL 230/200 = 1.0CC. 1 OCC. 1.0CC.	
EXIT WIDTHS (REQUIRED):	1 x .2 = .20"	
EXIT WIDTH (PROVIDED):	36"	
ELECTRICAL WORK REQUIRED TO COMPLETE EXIT SYSTEMS INCLUDING EXIT SIGNS AND ALARMS ARE BEING SUBMITTED SEPARATELY.		
ACCESSIBILITY:	IBC 3411 REQUIRES COMPLIANCE WITH IBC CHAPTER 11, UNLESS IT IS "PRACTICALLY INFEASIBLE". THE OWNER TAKES RESPONSIBILITY FOR ANY ACCUSATIONS OF DISCRIMINATION TOWARDS DISABILITY AND INTENDS TO COMPLY TO THE AMERICANS WITH DISABILITIES ACT TO ACCOMMODATE ANY DISABLED EMPLOYEES.	



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Wasilla, Alaska 99654-7025  
907.373.7503 • 907.376.3166 fax



CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
810 CHILDS AVE., KENAI, ALASKA

### DRAWING CONVENTIONS

<p><b>NORTH ARROW</b></p> <p>REFER TO WINDOW TYPES SCHEDULE CAT. 6.0</p>	<p><b>GRID LINES</b></p> <p>DOOR # BY ROOM ROOM NUMBER DOOR SWINGS INTO</p>	<p><b>BUILDING/WALL SECTION</b></p> <p>T.O. WALL ELEV. 10'-0"</p>	<p><b>DETAIL</b></p> <p>ROOM NAME SCIENCE CLASSROOM ROOM NUMBER</p>	<p><b>ELEVATION</b></p> <p>REVISION NUMBER</p>	<p><b>PARTITION TYPE</b></p> <p>REFER TO PARTITION TYPES ON THIS SHEET FOR DESCRIPTION</p> <p>SHADED SIDE OF THE MATCHLINE IS SIDE UNDER CONSIDERATION</p>
<b>WINDOW TYPE</b>	<b>DOOR NUMBER</b>	<b>VERTICAL CONTROL POINT</b>	<b>ROOM INDICATOR</b>	<b>REVISIONS</b>	<b>MATCHLINE</b>

### DRAWINGS INDEX

CAT SHEET	TITLE
G 1.01	ABBREVIATIONS, DRAWING INDEX, LOCATION MAP, GENERAL NOTES & DRAWING CONVENTIONS, CODE INFORMATION
G 1.02	PROPOSED SITE PLAN AND CABIN LAYOUT
A 1.01	TYPICAL CABIN FLOOR PLAN, SECTION, & ELEVATIONS
A 1.02	BATHHOUSE BUILDING FLOOR PLAN, SECTION AND ELEVATIONS
S 1.0	GENERAL STRUCTURAL NOTES
S 1.1	TYPICAL STRUCTURAL DETAILS
S 1.2	SCHEDULES & INTERPRETATION OF DRAWINGS
S 2.0	SKID FRAMING PLAN
S 3.0	FRAMING DETAILS
E 0.01	ELECTRICAL LEGEND & SPECIFICATIONS
E 1.01	ELECTRICAL SITE PLAN
E 1.02	FLOOR PLAN, ELECTRICAL & LIGHTING, ONE LINE

### Revisions

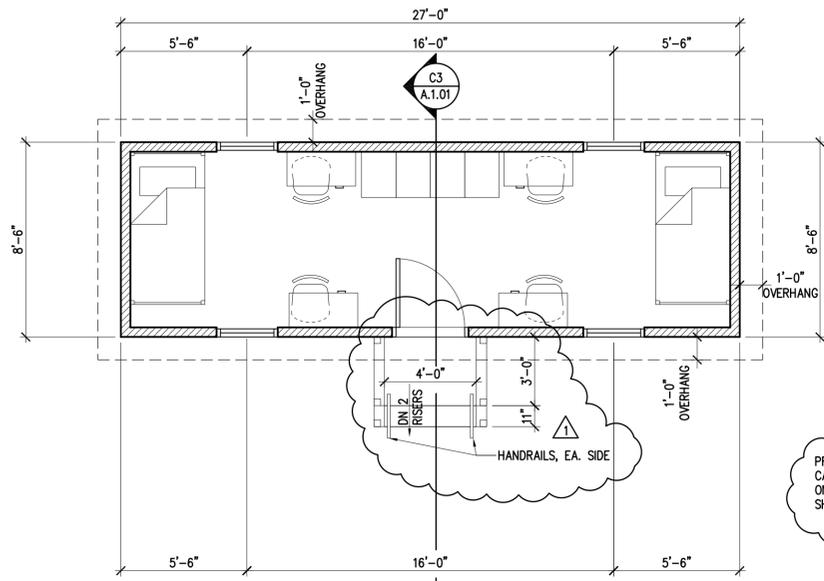
No.	Description	Date
1	CONTRACTOR MODS	6/3/13
2	CONTRACTOR MODS	6/4/13

<b>Drawn by</b>	<b>Date</b>
AML	5/13/13
<b>Checked</b>	<b>Job No.</b>
JC/MU	13004.02

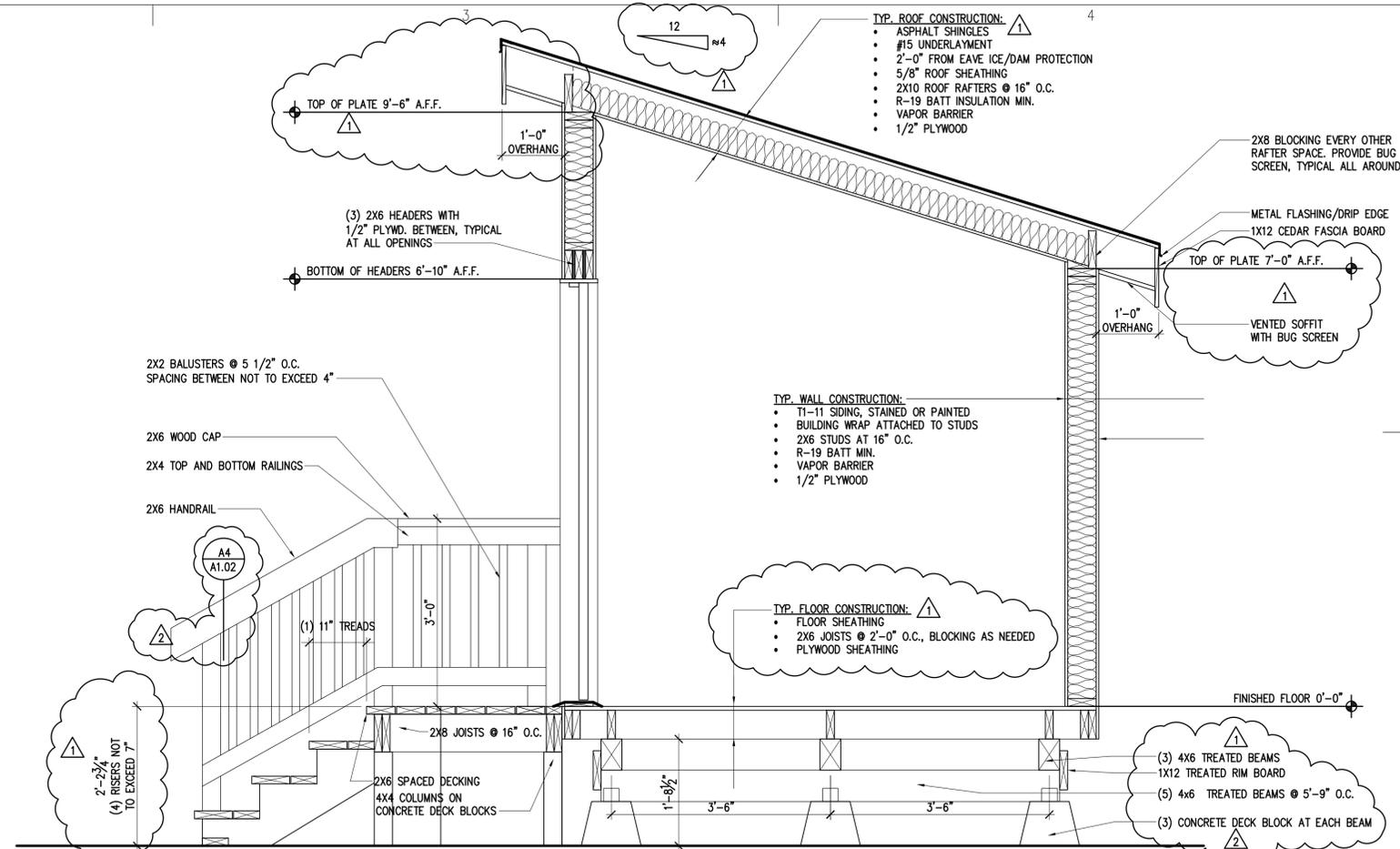
**Sheet Contents**  
ABBREVIATIONS  
DRAWING CONVENTIONS  
DRAWINGS INDEX

<b>Category</b>	<b>Sheet No.</b>
G	1.01

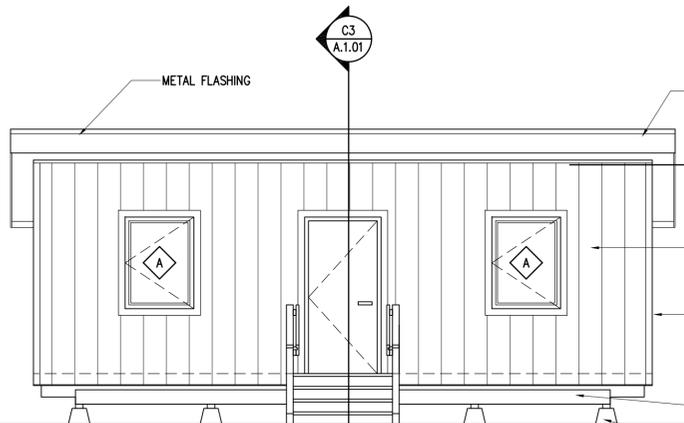




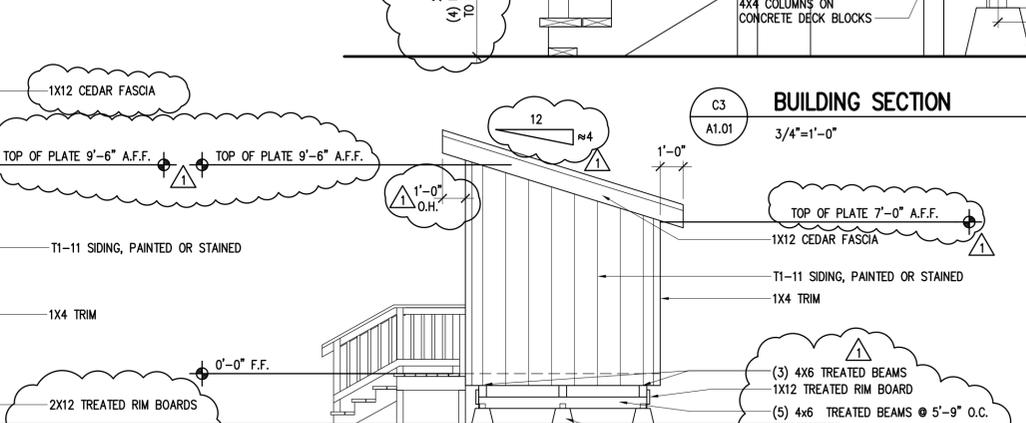
**FLOOR PLAN** 230 S.F. GROSS / 200.6 S.F. NET  
1/4"=1'-0"



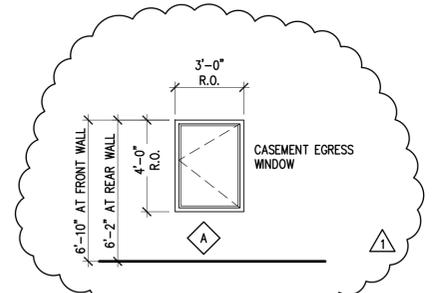
**BUILDING SECTION**  
3/4"=1'-0"



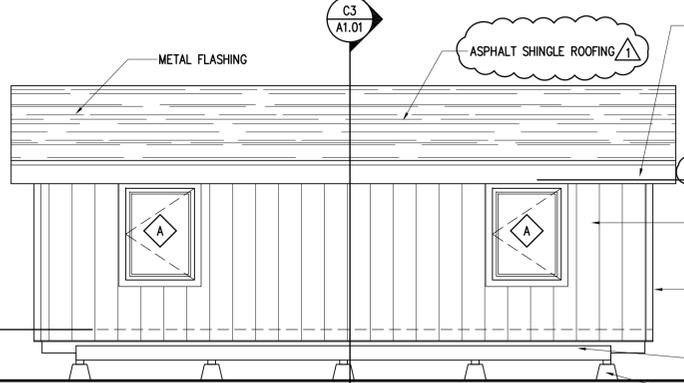
**FRONT ELEVATION**  
1/4"=1'-0"



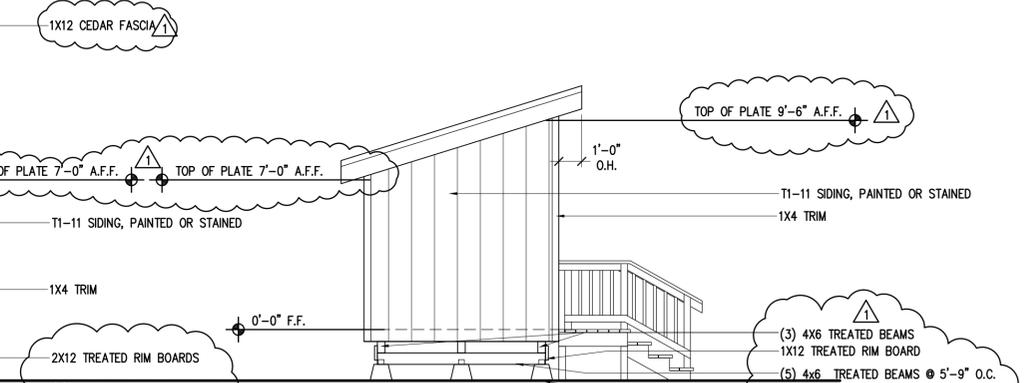
**RIGHT SIDE ELEVATION**  
1/4"=1'-0"



**WINDOW SCHEDULE**  
1/4"=1'-0"



**REAR ELEVATION**  
1/4"=1'-0"



**LEFT SIDE ELEVATION**  
1/4"=1'-0"

- GENERAL NOTES:**
- THE SCOPE OF WORK INCLUDES 9 IDENTICAL CABINS AND A BATH HOUSE. THIS DRAWING REPRESENTS A TYPICAL CABIN.
  - ALL SURFACE ARE FINISHED WITH 1/2" PLYWOOD, IT IS TO MEET ALL THE REQUIREMENTS FOR A CLASS C FINISH FLAME SPREAD OF 76-200 AND SMOKE DEVELOPED INDEX OF 0-450.
  - R-19 BATT INSULATION IN WALLS, FLOORS AND CEILINGS, TYP.
  - ALL WINDOWS ARE DOUBLE PANE VINYL WINDOWS.
  - USE CEDAR OR PRESSURE TREATED LUMBER TO CONSTRUCT ALL STAIRS.
  - DECK, STAIRS, AND RAILINGS TO BE CONSTRUCTED OF CEDAR, OR PRETREATED WOOD.
  - PROVIDE BUG SCREENS FOR ALL WINDOWS. PROVIDE A SCREEN DOOR FOR THE DOOR.

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CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
810 CHILDS AVE., KENAI, ALASKA

**Revisions**

No.	Description	Date
1	CONTRACTOR MODS	6/3/13
2	CONTRACTOR MODS	6/4/13

**Drawn by** AML  
**Checked** JMC  
**Date** 5/13/13  
**Job No.** 13004.02

**Sheet Contents**  
CABIN FLOOR PLAN,  
ELEVS, SECTIONS & DETAILS

**Category** A  
**Sheet No.** 1.01

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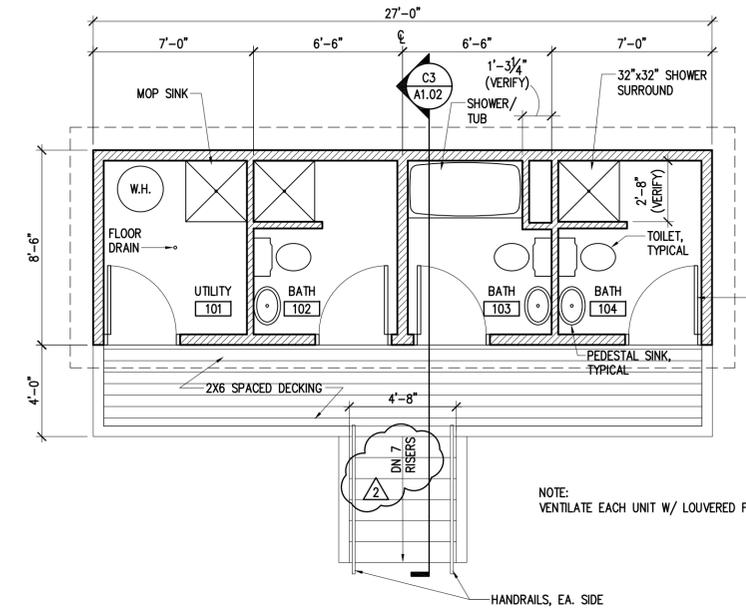
CRS KENAI BATH HOUSE AND  
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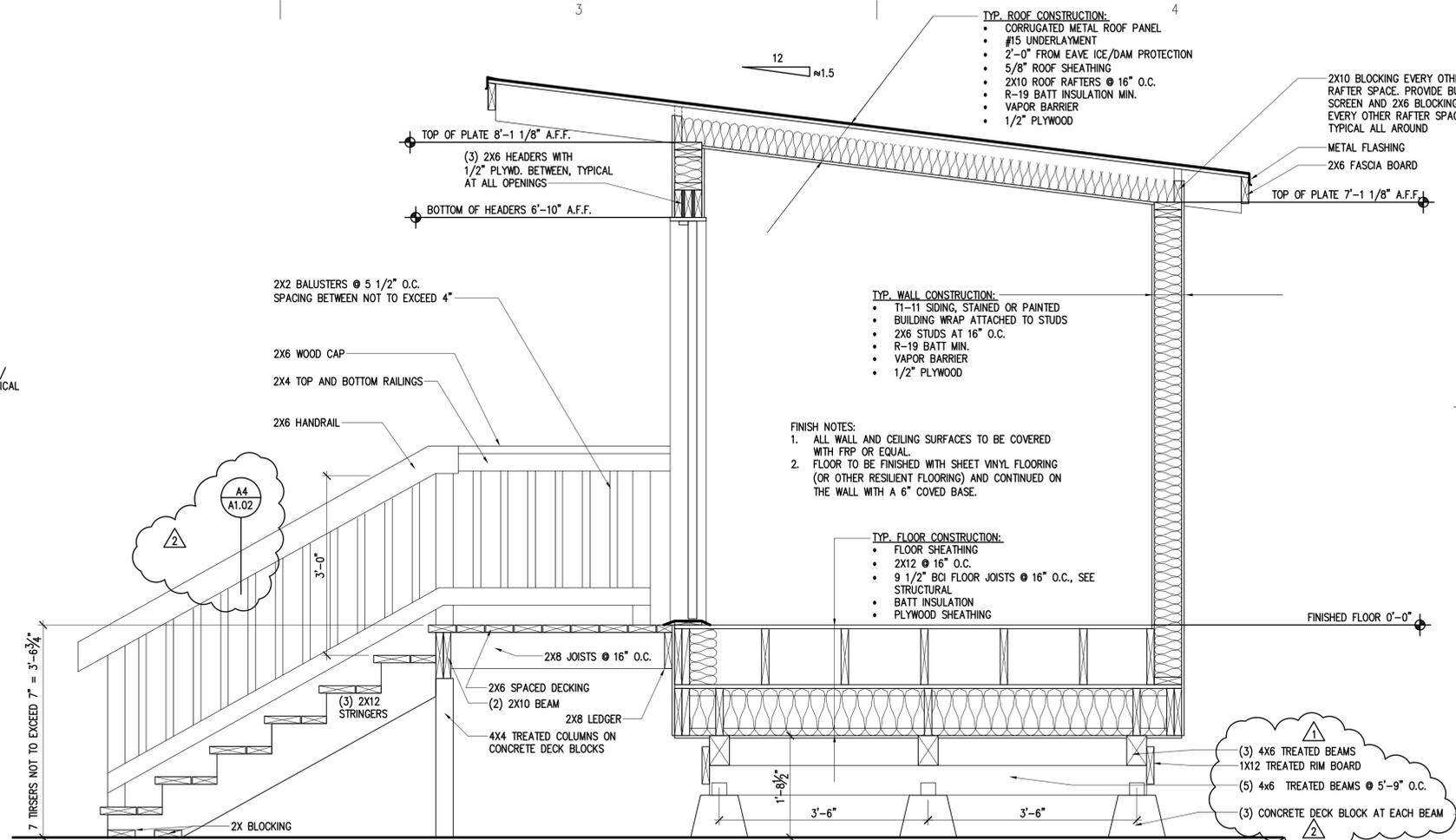
Drawn by		Date	
AML		5/13/13	
Checked		Job No.	
JMC		13004.02	

**Sheet Contents**  
FLOOR PLAN, ELEVATIONS,  
SECTIONS & DETAILS

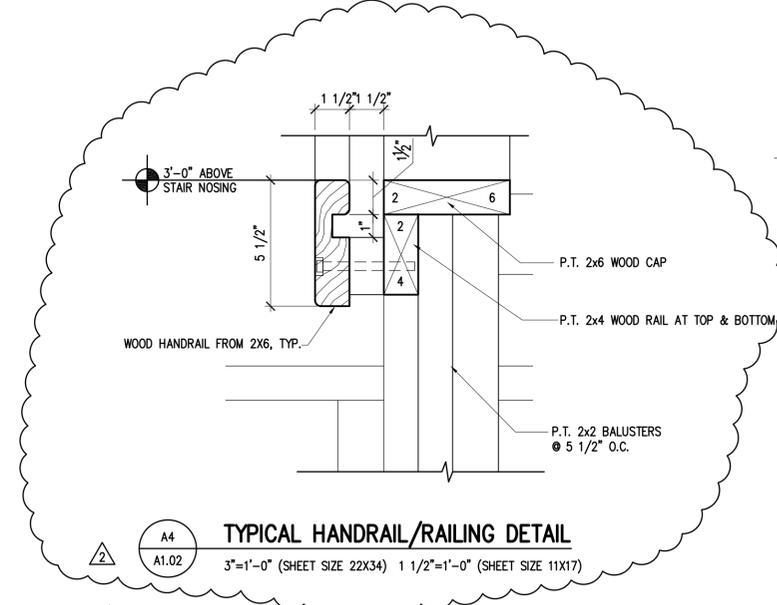
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A	1.02



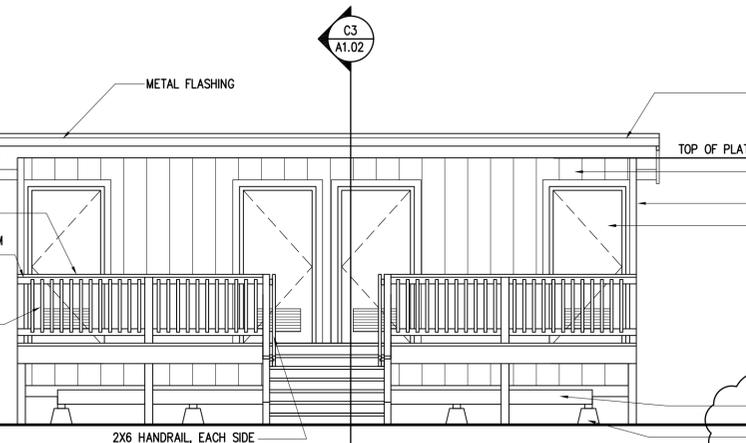
**BATH HOUSE FLOOR PLAN 230 S.F. GROSS / 200.6 S.F. NET**  
1/4"=1'-0"



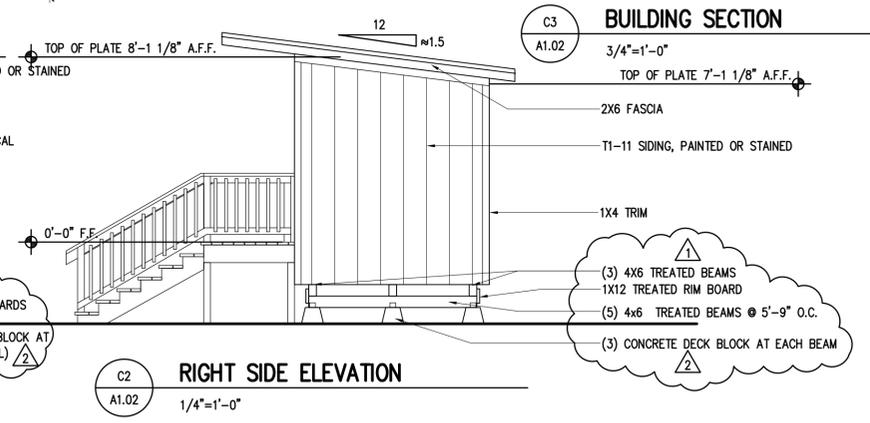
**BUILDING SECTION**  
3/4"=1'-0"



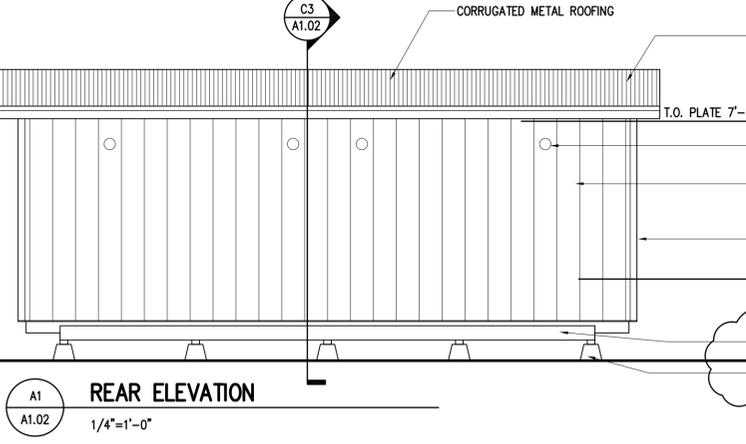
**TYPICAL HANDRAIL/RAILING DETAIL**  
3"-1'-0" (SHEET SIZE 22X34) 1 1/2"=1'-0" (SHEET SIZE 11X17)



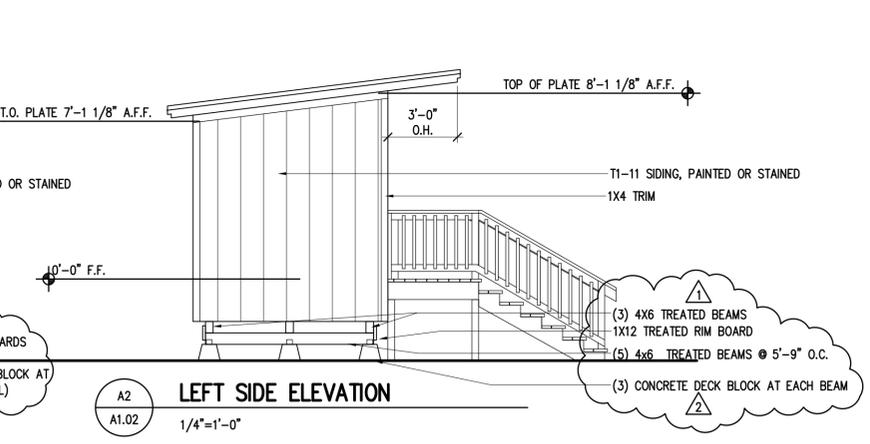
**FRONT ELEVATION**  
1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
1/4"=1'-0"



**REAR ELEVATION**  
1/4"=1'-0"



**LEFT SIDE ELEVATION**  
1/4"=1'-0"

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GENERAL		PLUMBING	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SHEET NOTE CONVENTION: REFERENCED SHEET NOTE GENERAL SHEET NOTE		CW COLD WATER
			HW HOT WATER
			HWC HOT WATER CIRCULATION
	NORTH ARROW		W DOMESTIC WASTE WATER
	DETAIL REFERENCE DETAIL NUMBER SHEET WHERE DETAIL APPEARS		V DOMESTIC VENT
	SECTION REFERENCE SECTION NUMBER SHEET WHERE SECTION APPEARS		TP TRAP PRIMER
	EQUIPMENT SYMBOL EQUIPMENT DESIGNATION EQUIPMENT NUMBER		LB LINE BREAK
	BASEBOARD FINITUBE DESIGNATION FINITUBE DESIGNATION LINEAL FEET OF FINITUBE ELEMENT GPM		PU PIPE UP / TEE UP
	AIR TERMINAL UNIT TAG		PE PIPE DOWN (ELBOW)
	POINT OF CONNECTION		PD PIPE DOWN (TEE)
	LINE CONVENTION NEW OR REINSTALLED ITEM ITEM TO BE DEMOLISHED EXISTING ITEM TO REMAIN EXISTING ITEM TO BE RELOCATED	VENTILATION	
	PLUMBING FIXTURE SYMBOL PLUMBING FIXTURE NUMBER	SYMBOL	ABBR. DESCRIPTION
ABBREVIATIONS			S/A SLOT GRILLES/REGISTERS/DIFFUSERS
AD	ACCESS DOOR		R/A GRILLES/REGISTERS/DIFFUSERS - RETURN AIR
AF	ABOVE FINISHED FLOOR		E/A GRILLES/REGISTERS/DIFFUSERS - EXHAUST AIR
AFG	ABOVE FINISHED GRADE		AF AIR FLOW ARROW (NEGATIVE)
AHU	AIR-HANDLING UNIT		AF AIR FLOW ARROW (POSITIVE)
ALT	ALTERNATE		VD AIR VOLUME DAMPER
AMB	AMBIENT		XXX DIFFUSER/GRILLE DESIGNATION
APD	AIR PRESSURE DROP		XXX SIZE/DIAMETER
AR	ACID RESTRAINT		XXX AIR FLOW RATE (CFM)
ATM	ATMOSPHERE		SUPPLY
AUTO	AUTOMATIC		RETURN
AVG	AVERAGE		EXHAUST
AWG	AMERICAN WIRE GAUGE		ROUND
BDD	BACKDRIFT DAMPER		DUCT TURNING UP OR TOWARD
BLDG	BUILDING		DUCT TURNING DOWN OR AWAY
BLW	BELOW		
BOD	BOTTOM OF DUCT		
BOP	BOTTOM OF PIPE		
BTU	BRITISH THERMAL UNIT		
BTUH	BTU PER HOUR		
C	COMMON, CONDENSATE		
C-C	CENTER TO CENTER		
CAP	CAPACITY, END CAP		
COW	COUNTER-CLOCKWISE		
CFM	CUBIC FEET PER MINUTE		
CL	CENTER LINE		
CLG	CEILING		
CMPR	COMPRESSOR		
COEF	COEFFICIENT		
COND	CONDENSER		
CTR	CENTER		
CU	COPPER, CONDENSING UNIT		
CU IN	CUBIC INCH		
CY	VALVE FLOW COEFFICIENT		
CW	CLOCKWISE		
DB	DECIBEL		
DBT	DRY-BULB TEMPERATURE		
DDC	DIRECT DIGITAL CONTROL		
DEMO	DEMOLITION		
DENS	DENSITY		
DGM	DIAGRAM		
DIA OR Ø	DIAMETER		
DIFF	DIFFERENCE OR DELTA		
DIP	DUCTILE IRON PIPE		
DN	DOWN		
DO	DITTO		
DTL	DETAIL		
DWDI	DOUBLE WIDTH DOUBLE INLET		
DWG	DRAWING		
E	EXISTING, EAST		
EA	EACH		
E/A	EXHAUST AIR		
EAT	ENTERING AIR TEMPERATURE		
EF	EXHAUST FAN		
EFF	EFFICIENCY		
EQV FT	EQUIVALENT FEET		
ESP	EXTERNAL STATIC PRESSURE		
EVAP	EVAPORATOR		
EXP	EXPANSION		
NOTE: THIS IS A STANDARD LEGEND, SOME OF THE SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY ON THE DRAWINGS.			

### SPECIFICATIONS

**PLANS**  
THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM. THE DRAWINGS ARE PARTLY DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF PIPING AND DUCTS UNLESS SPECIFICALLY DIMENSIONED. CONTRACTOR SHALL COORDINATE DIFFUSER LOCATIONS WITH ELECTRICAL PLANS AND ARCHITECTURAL REFLECTED CEILING PLANS TO AVOID CONFLICT.

**CODE**  
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION, INTERNATIONAL MECHANICAL CODE (IMC), 2009 EDITION, UNIFORM PLUMBING CODE (UPC), 2009 EDITION, INTERNATIONAL FUEL GAS CODE (IFGC), 2009 EDITION AND NATIONAL ELECTRICAL CODE (NEC), 2008 EDITION, AS AMENDED BY THE MUNICIPALITY OF ANCHORAGE, TITLE 23. SHEET METAL WORK SHALL BE DONE IN ACCORDANCE WITH SMACNA STANDARDS.

**PERMITS**  
THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND FEES.

**COMPLETE PROJECT**  
THE INTENT OF THIS PROJECT IS TO LET ONE CONTRACT WHICH INCLUDES ALL WORK REQUIRED FOR A COMPLETE JOB. THIS INCLUDES ALL ELECTRICAL, CARPENTRY, PLUMBING, SHEET METAL, PAINTING, CLEAN UP, ETC. AS REQUIRED.

**ELECTRICAL WORK**  
ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN.

**INSURANCE**  
CONTRACTOR MUST PROVIDE BUILDERS' ALL RISK INSURANCE, WORKERS' COMPENSATION INSURANCE, AND GENERAL LIABILITY INSURANCE AT ALL TIMES WHILE WORKING ON THIS PROJECT.

**WARRANTY**  
ALL WORK PERFORMED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

**MATERIALS**  
ALL MATERIALS SHALL BE NEW AND UNUSED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND IN THE BEST PRACTICE OF THE CRAFT. OBTAIN OWNER'S APPROVAL OF ALL PRODUCTS PRIOR TO ORDERING OR INSTALLING ANY PART OF ANY SYSTEM.

**EQUIPMENT SUBSTITUTIONS**  
ALL EQUIPMENT LISTED IS REPRESENTATIVE OF THE STANDARD OF QUALITY AND PERFORMANCE REQUIRED. "OR EQUAL" SUBSTITUTIONS WILL BE CONSIDERED IF THE SUBSTITUTES ARE SHOWN TO BE EQUAL OR BETTER QUALITY, INCLUDING EFFICIENCY OF PERFORMANCE, SIZE AND WEIGHT. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL SUBSTITUTIONS WILL PHYSICALLY FIT IN THE SPACES PROVIDED.

**ACCESS**  
PROVIDE WORKABLE ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT. PROVIDE ACCESS DOOR OF REQUIRED RATING FOR ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT LOCATED ABOVE HARD CEILING OR IN WALLS.

**SLEEVES**  
PIPING SLEEVES THROUGH FIRE RATED ASSEMBLIES SHALL BE PREMANUFACTURED, UL LISTED ASSEMBLIES. PIPING SLEEVES THROUGH NON FIRE RATED ASSEMBLIES SHALL BE 18 GAUGE GALVANIZED STEEL.

**SUPPORTS AND ANCHORS**  
PIPING, DUCTWORK AND EQUIPMENT SHALL BE ADEQUATELY SUPPORTED IN ACCORDANCE WITH CODE REQUIREMENTS AND GOOD PRACTICE. PIPING SUPPORTS SHALL BE CARBON STEEL, ADJUSTABLE SWIVEL HANGERS WITH THREADED ROD SUPPORT. INSULATED PIPING SHALL BE ROUTED THROUGH HANGERS AND PROVIDED WITH SHEETMETAL INSULATION PROTECTION SADDLES. ALL SUPPORTS SHALL BE SECURED TO BUILDING STRUCTURAL ELEMENTS. EQUIPMENT CURB SUPPORTS SHALL BE PREMANUFACTURED OR CONTRACTOR FABRICATED WITH APPROPRIATE FLASHING IN ACCORDANCE WITH ROOFING SYSTEM MANUFACTURER'S REQUIREMENTS. PIPE ANCHORS SHALL BE CONTRACTOR FABRICATED AND SECURED TO BUILDING STRUCTURE TO RESIST PIPING MOVEMENT.

**SEISMIC RESTRAINT**  
PIPING AND DUCTWORK SYSTEMS SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH SMACNA GUIDELINES FOR SEISMIC RESTRAINT. EQUIPMENT, PIPING AND DUCTWORK SYSTEMS SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2009 EDITION, SECTION 1621 AS REQUIRED BY THE INTERNATIONAL MECHANICAL CODE, 2009 EDITION, SECTION 301. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEISMIC RESTRAINT DESIGN FOR ALL PIPING, DUCTWORK AND EQUIPMENT USING PREMANUFACTURED SYSTEMS, AMBER BOOTH OR EQUAL, OR BY RETAINING THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED BY THE STATE OF ALASKA. THE CONTRACTOR SHALL PROVIDE STRUCTURAL ENGINEERING CALCULATIONS TO THE MUNI AS REQUIRED FOR REVIEW AND APPROVAL BASED ON ACTUAL PIPING LAYOUT, ACTUAL DUCT LAYOUT AND ACTUAL EQUIPMENT TO BE USED ON THE PROJECT.

**MECHANICAL IDENTIFICATION**  
PIPING, DUCTWORK, VALVES AND EQUIPMENT SHALL BE PROVIDED WITH IDENTIFICATION. PIPING, CONCEALED OR EXPOSED, SHALL BE LABELED INDICATING SERVICE AND FLOW DIRECTION, AT NOT LESS THAN 20 FEET ON CENTER AND AT EACH SIDE OF WALL, FLOOR, CEILING PENETRATIONS. CONCEALED DUCTWORK SHALL BE LABELED WITH PAINTED STENCIL, INDICATING FAN SYSTEM AND FLOW DIRECTION, AT NOT LESS THAN 20 FEET ON CENTER AND AT EACH SIDE OF WALL, FLOOR, CEILING PENETRATIONS. VALVES SHALL BE LABELED WITH TAGS INDICATING SERVICE AND VALVE NUMBER CORRESPONDING TO A VALVE DIRECTORY TO BE DELIVERED TO THE OWNER. EQUIPMENT SHALL BE LABELED WITH PLASTIC NAMEPLATES.

**INSULATION**  
ABOVEGROUND COLD WATER AND HOT WATER PIPING SHALL BE INSULATED WITH ONE INCH PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER JACKET AND PREMANUFACTURED PLASTIC FITTING INSULATION. UNDERGROUND COLD WATER PIPING SHALL BE INSULATED WITH 1/2" CLOSED CELL FOAM INSULATION. PLUMBING VTR'S SHALL BE INSULATED WITH ONE INCH PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER JACKET DOWN TO 3" WITHIN THE BUILDING. EXHAUST DUCTWORK SHALL BE INSULATED WITH 1" RIGID FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER WITH FOIL SCRIM FACING OR CANVAS COVERING, TO A POINT 10 FEET WITHIN THE BUILDING. HANDICAPPED ACCESSIBLE SINK P-TRAPS, COLD AND HOT WATER PIPING SHALL BE INSULATED WITH PRE-MANUFACTURED INSULATION SYSTEMS.

**PIPING**  
UNDERGROUND SANITARY WASTE AND VENT PIPING SHALL BE CAST IRON HUB AND SPIGOT OR NO-HUB, OR ABS DMV. ABOVEGROUND SANITARY WASTE AND VENT PIPING SHALL BE CAST IRON NO-HUB, COPPER DMV, ABS DWV OR PVC DWV. UNDERGROUND WATER PIPING SHALL BE TYPE K SOFT COPPER WITH NOT JOINTS OR PEX PIPING LISTED FOR POTABLE WATER APPLICATIONS. ABOVEGROUND WATER PIPING SHALL BE TYPE L COPPER OR PEX. SOLDER SHALL BE 95/5 OR LEAD-FREE. PROPANE PIPING SHALL BE SCHEDULE 40 STEEL, THREADED FITTINGS FOR LOW PRESSURE, OR POLYETHYLENE PLASTIC PIPE INSTALLED IN ACCORDANCE WITH THE 2009 UPC. ROUTE PIPES PARALLEL WITH BUILDING LINES UNLESS OTHERWISE INDICATED. CONCEAL ALL PIPING IN FINISHED AREAS UNLESS AUTHORIZED BY OWNER.

**VALVES**  
BALL VALVES OR BUTTERFLY VALVES. GATE VALVES AND GLOBE VALVES ARE NOT ACCEPTABLE. VALVES FOR GAS SERVICE SHALL BE AKA APPROVED. PROVIDE ISOLATION VALVES AT EACH FIXTURE GROUP, PUMPS AND TERMINAL HEATING UNITS. PROVIDE BALANCE VALVES AT EACH TERMINAL HEATING UNIT AND WHERE INDICATED ON PLANS. PROVIDE GAS ISOLATION VALVES AT EACH GAS APPLIANCE.

**PLUMBING**  
PLUMBING FIXTURES SHALL BE COMMERCIAL OR RESIDENTIAL GRADE, TYPE AS INDICATED ON THE PLUMBING FIXTURE SCHEDULE. FIXTURE STYLE TO BE COORDINATED WITH THE ARCHITECT AND THE OWNER. PLUMBING EQUIPMENT SHALL BE COMMERCIAL GRADE, MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES, OR APPROVED EQUAL. PROVIDE SHOCK-TROL DEVICES AT ALL QUICK CLOSING FAUCETS AND PLUMBING FIXTURES, SEE PLANS.

**HEATING**  
HEATING TO BE PROVIDED BY ELECTRIC TYPE UNIT HEATERS LOCATED IN THE HALL.

**VENTILATION**  
VENTILATION EQUIPMENT SHALL BE COMMERCIAL OR RESIDENTIAL GRADE, MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES, OR APPROVED EQUAL. DUCTWORK SHALL BE GALVANIZED SHEET METAL, RECTANGULAR OR ROUND AS INDICATED ON PLANS, WHERE RECTANGULAR DUCTWORK IS INDICATED, ROUND MAY BE USED WHEN APPROVED BY THE ENGINEER. DUCTWORK SHALL BE CONSTRUCTED, INSTALLED, AND TESTED IN ACCORDANCE WITH SMACNA STANDARDS. VOLUME DAMPERS SHALL BE PROVIDED AT EACH DIFFUSER BRANCH DUCT UNLESS DIFFUSER IS SCHEDULED TO BE PROVIDED WITH INTEGRAL DAMPER. WHERE DAMPERS ARE LOCATED ABOVE HARD CEILING PROVIDE REMOTE OPERATORS.

**CONTROLS SYSTEMS**  
THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL CONTROL SYSTEM AS REQUIRED TO PROVIDE EQUIPMENT CONTROL. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, POWER, WIRING, CONDUIT, CONTROLLERS, ACTUATORS, AND ASSOCIATED CONTROL COMPONENTS FOR A COMPLETE AND OPERATIONAL SYSTEM.

**TEST AND START-UP**  
TEST ALL PLUMBING AND PIPING SYSTEMS WITH 60 PSIG FOR ONE HOUR BEFORE FILLING AND IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. FLUSH, DRAIN AND STERILIZE THE DOMESTIC WATER LINES IN ACCORDANCE WITH AWWA C601. FILL ALL HEATING PIPING WITH TRISODIUM PHOSPHATE SOLUTION AND OPERATE FOR SEVERAL HOURS AT TEMPERATURE BEFORE FLUSHING AND FILLING WITH WATER.

### PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	MINIMUM CONNECTION SIZE							COLOR	TRIM/REMARKS
		CW	HW	WASTE	VENT	TRAP				
P-1	WATER CLOSET FLOOR MOUNT	1/2"	--	3"	2"	--	--	WHITE	ELONGATED BOWL, OPEN SEAT COVER, 1.6 GPF OR LESS	
P-2	LAVATORY - WALL MOUNT	1/2"	1/2"	1-1/2"	1-1/2"	1-1/4"	--	WHITE	FAUCET, DRAIN	
P-3	SHOWER	1/2"	1/2"	1-1/2"	1-1/2"	1-1/2"	--	WHITE	PREFAB OR BUILT UP UNIT, FAUCET	
P-4	BATHTUB	1/2"	1/2"	1-1/2"	1-1/2"	1-1/2"	--	WHITE	FAUCET AND LEFT OR RIGHT HAND DRAIN AS REQUIRED	
P-5	SERVICE SINK	1/2"	1/2"	3"	1-1/2"	2"	--	--	SERVICE SINK WITH FAUCET	
FD-1	FLOOR DRAIN	1/2"	--	2"	1-1/2"	2"	--	--	ROUND TOP WITH TRAP PRIMER CONNECTION	

### FAN SCHEDULE

SYMBOL	MFGR/MODEL	SERVICE	TYPE	CFM	TSP (IN. WG)	INPUT MBH		DRIVE	REMARKS
						HP	VOLTS/PH		
EF-1	BY CONTRACTOR/TBD	BATH EXHAUST	CLG. MOUNTED	75	0.375	FR	120/1	DIRECT	W/ INTEGRAL BDD AND GRILLE

### EQUIPMENT LIST

<b>TANKLESS WATER HEATER (WH-1)</b> TAKAGI MOBIUS T-M50, 8.5GPM @ 80°F TEMP RISE, 5"Ø DIRECT VENT E/A AND C/A, 380MBH INPUT, PROPANE MIN PRESS 8"W.C., MAX PRESS 14"W.C.
---

### GENERAL NOTES

- THE MECHANICAL PLANS ARE DIAGRAMMATIC AND PROVIDE GENERAL ARRANGEMENT AND SIZING OF SYSTEMS ONLY.
- SCHEDULED EQUIPMENT MANUFACTURERS, MODELS, AND CAPACITIES ARE INTENDED TO INDICATE A LEVEL OF QUALITY AND MAY BE SUBSTITUTED.
- MECHANICAL EQUIPMENT SHALL BE INSTALLED TO ALLOW MINIMUM ACCESS AS REQUIRED BY MANUFACTURER.
- CONCEALED MECHANICAL EQUIPMENT REQUIRING MAINTENANCE SHALL BE MADE ACCESSIBLE THROUGH REMOVABLE CEILING TILES, ACCESS DOORS, OR PANELS AS APPLICABLE.
- FIRESTOP ALL PIPING AND DUCTWORK PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, AND SHAFTS.
- ALL DUCTWORK SHALL BE LOW PRESSURE CLASSIFICATION AS APPLICABLE PER SMACNA STANDARDS AND FABRICATED AS SUCH IN ACCORDANCE WITH SMACNA FABRICATION REQUIREMENTS.
- ALL EQUIPMENT REQUIRING MAINTENANCE SHALL BE PROVIDED WITH ISOLATION VALVES, UNIONS OR FLANGES.

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REGISTERED PROFESSIONAL ENGINEER  
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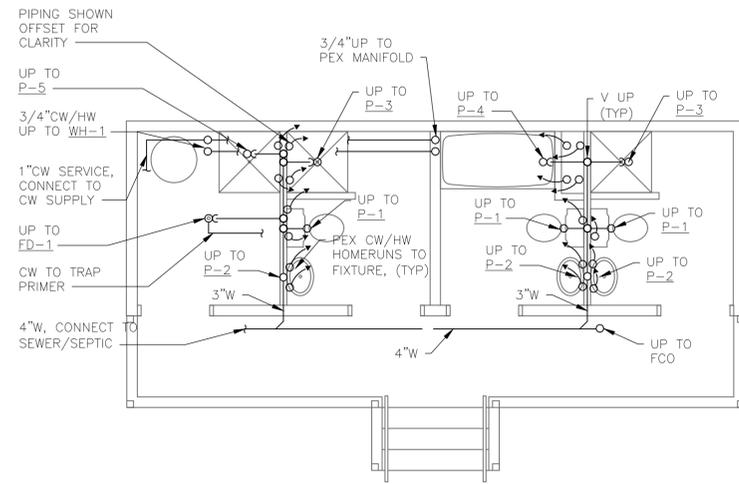
Revisions		
No.	Description	Date

Drawn by JKK	Date 03/11/2013
Checked JKK	Job No. Q13006

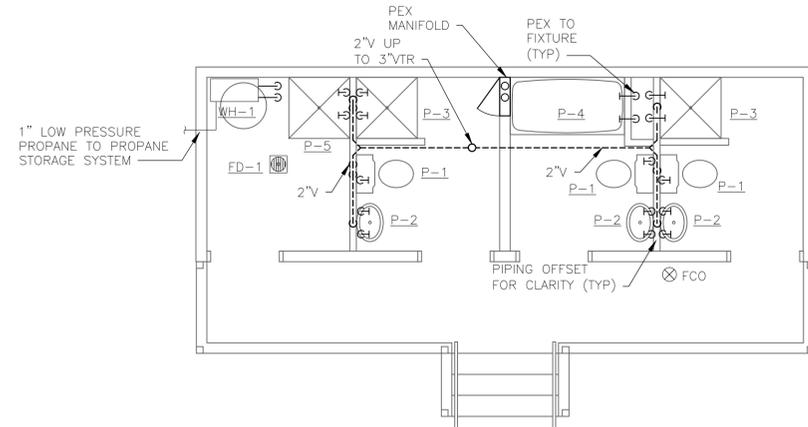
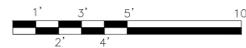
Sheet Contents	
MECHANICAL LEGEND AND SPECIFICATIONS	

Category <b>M</b>	Sheet No. <b>001</b>
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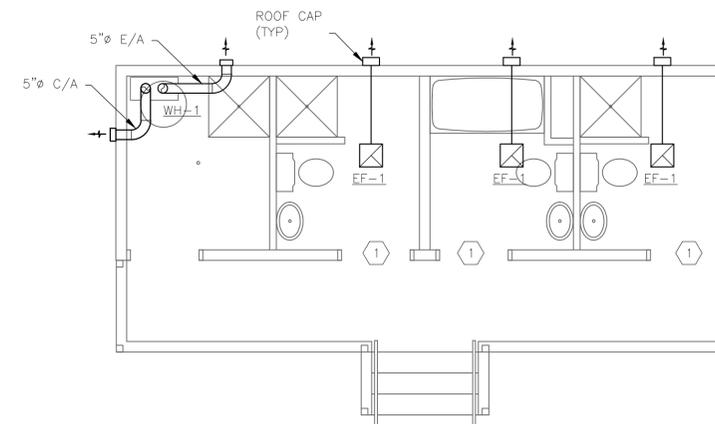
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**1 BATHHOUSE UNDERFLOOR PLUMBING**  
1/4" = 1'-0"



**2 BATHHOUSE FIRST FLOOR PLUMBING**  
1/4" = 1'-0"



**3 BATHHOUSE FIRST FLOOR VENTILATION**  
1/4" = 1'-0"

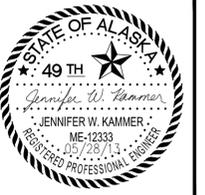
- ### SHEET NOTES
- 1 UNDERCUT DOORS A MINIMUM 1/2" TO ALLOW TRANSFER AIR.
  - 2 ALL UNDERFLOOR HW, CW PIPING TO BE INSULATED WITH A MINIMUM 1" PIPE INSULATION.
  - 3 SLEEVE AND SEAL ALL PIPING PENETRATIONS THROUGH FIREWALLS AND/OR RATED FLOORS IN ACCORDANCE WITH LOCAL CODE.
  - 4 ALL WASTE PIPING TO BE SLOPED AT 1/4" PER FOOT IN THE DIRECTION OF FLOW.
  - 5 PIPING LAYOUT IS DIAGRAMMATIC AND NOT INTENDED TO REPRESENT EXACT LAYOUT, ONLY APPROXIMATE ROUTING AND APPLICABLE SIZE.
  - 6 PROVIDE CLEANOUTS AS REQUIRED BY CODE.
  - 7 ALL PING BETWEEN MANIFOLD AND FIXTURES TO BE PEX. ALL PIPING BELOW FLOOR TO BE RUN AS CLOSE TO THE FLOOR AS POSSIBLE, ON THE WARM SIDE OF THE INSULATION.



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Checked JWK	Job No. Q13006

Sheet Contents  
BATH HOUSE,  
MECHANICAL

Category <b>M</b>	Sheet No. <b>100</b>
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PLOT DATE: 5/28/2013 1:07 PM

GENERAL		POWER	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SHEET NOTE CONVENTION: REFERENCED SHEET NOTE GENERAL SHEET NOTE		DUPLEX RECEPTACLE - WALL MOUNTED
	FEEDER IDENTIFICATION TAG FEEDER NUMBER		DOUBLE DUPLEX RECEPTACLE
	DETAIL REFERENCE DETAIL NUMBER SHEET WHERE DETAIL APPEARS		GROUND FAULT INTERRUPTER, DOUBLE DUPLEX RECEPTACLE
	SECTION REFERENCE SECTION NUMBER SHEET WHERE SECTION APPEARS		DUPLEX RECEPTACLE - CEILING MOUNTED
	LINE WORK CONVENTION: NEW OR REINSTALLED ITEM ITEM TO BE DEMOLISHED EXISTING ITEM TO REMAIN FUTURE ITEM EXISTING ITEM TO BE RELOCATED		MOTOR
	CONDUIT/FEEDER LINE CONVENTION: CONCEALED UNDERGROUND OR CONCEALED IN FLOOR EXPOSED FLEXIBLE CONDUIT		FUSED DISCONNECT
	CIRCUITING CONVENTION CIRCUIT NUMBER(S) PANEL BRANCH CIRCUIT HOMERUN TO PANELBOARD NUMBER OF MARKS INDICATE NUMBER OF CONDUCTORS IN RACEWAY, NOT COUNTING GROUNDING CONDUCTORS. (ABSENCE OF MARKS INDICATE TWO CONDUCTORS, PLUS ANY REQUIRED GROUNDS) NUMBER OF ARROWS INDICATE NUMBER OF CIRCUITS UNSWITCHED CONDUCTORS SHOWN ON HOMERUN SIDE OF NEUTRAL NEUTRAL SWITCHED CONDUCTORS SHOWN ON LOAD SIDE OF NEUTRAL		NON-FUSED DISCONNECT
ABBREVIATIONS			COMBINATION STARTER/FUSED DISCONNECT
AFF	ABOVE FINISHED FLOOR		STARTER OR CONTACTOR
AFG	ABOVE FINISHED GRADE		JUNCTION BOX AND/OR CONNECTION TO EQUIPMENT
APPROX	APPROXIMATE		METERING DEVICE
AJH	AUTHORITY HAVING JURISDICTION		PANEL - SURFACE MOUNTED
CKT	CIRCUIT		PANEL - FLUSH MOUNTED
CONDUIT			TRANSFORMER
A.O.	CONDUIT ONLY	LIGHTING	
CU	COPPER		
D	DEMOLISH	SYMBOL	DESCRIPTION
DB	DECIBEL		LIGHTING FIXTURE, LINEAR LAMP(S)
EL	EMERGENCY LIGHT		LIGHTING FIXTURE - WALL MOUNTED
ELU	EMERGENCY LIGHTING UNIT		LIGHTING FIXTURE - SURFACE OR PENDANT MOUNTED
ENL	EMERGENCY NIGHT LIGHT		LIGHTING FIXTURE - RECESS MOUNTED
(E)	EXISTING		LIGHTING FIXTURE CONNECTED TO EMERGENCY POWER CIRCUIT
(F)	FUTURE		LIGHTING FIXTURE CONNECTED TO EMERGENCY POWER CIRCUIT, NIGHT LIGHT
HZ	FREQUENCY		EXIT FIXTURE - WALL MOUNTED
HP	HORSEPOWER		EXIT FIXTURE - CEILING MOUNTED
IAW	IN ACCORDANCE WITH		SHADE AREA(S) DENOTE FACE(S) OF SIGN, ARROWS AS NOTED (FIXTURE TYPE EX)
KVA	KILO VOLT-AMPS		EMERGENCY LIGHTING UNIT - WALL MOUNTED (FIXTURE TYPE XA)
KW	KILOWATT		EMERGENCY LIGHTING UNIT - REMOTE HEAD
MDS	MAIN DISTRIBUTION SWITCHBOARD		SITE LIGHTING - POLE MOUNTED
MIN	MINIMUM		SINGLE POLE SWITCH
NEC	NATIONAL ELECTRICAL CODE		THREE-WAY SWITCH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION		SWITCH FOR FIXTURES MARKED 'g'
NL	NIGHT LIGHT	SPECIAL SYSTEMS	
NC	NORMALLY CLOSED	SYMBOL	DESCRIPTION
NO	NORMALLY OPEN		TELECOMMUNICATION OUTLET - WALL MOUNTED (X DENOTES NUMBER OF PORTS IF OTHER THAN 2)
N/A	NOT APPLICABLE		FIRE ALARM MANUAL PULL STATION
NIC	NOT IN CONTRACT		FIRE ALARM STROBE - WALL MOUNTED
NTS	NOT TO SCALE		FIRE ALARM STROBE - CEILING MOUNTED
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED		FIRE ALARM HORN - WALL MOUNTED
OFOI	OWNER FURNISHED, OWNER INSTALLED		FIRE ALARM HORN - CEILING MOUNTED
PH	PHASE (ELECTRICAL)		FIRE ALARM SPEAKER - WALL MOUNTED
PLC	PROGRAMMABLE LOGIC CONTROLLER		FIRE ALARM SPEAKER - CEILING MOUNTED
PMCS	POWER MONITORING CONTROL SYSTEM		BELL - WALL MOUNTED
SMR	SURFACE MOUNTED RACEWAY		FIRE ALARM HORN/STROBE - WALL MOUNTED
SPD	SURGE PROTECTIVE DEVICE		FIRE ALARM HORN/STROBE - CEILING MOUNTED
TCS	TERMINAL CONSTRUCTION STANDARDS		CO (CARBON MONOXIDE) DETECTOR
TR	TELECOMMUNICATION ROOM		PHOTOELECTRIC SMOKE DETECTOR
TYP	TYPICAL		MULTI-TECHNOLOGY SMOKE DETECTOR
UON	UNLESS OTHERWISE NOTED		HEAT DETECTOR
VR	VANDAL RESISTANT		FIRE ALARM CONTROL PANEL
VSD	VARIABLE SPEED DRIVE		PUSHBUTTON - EMERGENCY
VAC	VOLTS (ALTERNATING CURRENT)		
VDC	VOLTS (DIRECT CURRENT)		
V	VOLTS OR VOLTAGE		
W	WAT		
WP	WEATHERPROOF		
WG	WIRE GUARD		

NOTE: THIS IS A STANDARD LEGEND. NOT ALL SYMBOLS NECESSARILY APPEAR ON THE DRAWINGS

SPECIFICATIONS

**SCOPE OF WORK:**  
FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT AS INDICATED ON THESE DRAWINGS AND SPECIFICATIONS. PROVIDE COMPLETE AND WORKING SYSTEMS. SECURE AND PAY FOR ALL FEES, PERMITS, ETC., REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES AND ALL LOCAL UTILITY COMPANIES.

**STANDARDS, CODES AND REGULATIONS:**  
COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE AND THE ADA STANDARDS FOR FACILITY ACCESSIBILITY BY THE PHYSICALLY HANDICAPPED INCLUDING ALL STATE AND LOCAL AMENDMENTS TO THESE CODES.

**MATERIALS AND EQUIPMENT:**  
ALL MATERIALS AND EQUIPMENT PROVIDED FOR THE PROJECT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED. ALL EQUIPMENT SHALL BEAR THE SEAL OF A NATIONALLY RECOGNIZED TESTING LABORATORY ACCEPTABLE TO THE AHJ.

**DRAWINGS:**  
THE DRAWINGS ARE DIAGRAMMATIC UNLESS SPECIFICALLY DIMENSIONED. BRING QUESTIONABLE ITEMS AND CONFLICTS AMONG PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITIES REGULATIONS TO THE ATTENTION OF THE ENGINEER PRIOR TO THE BID. CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS OR STANDARDS TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS.

**WORKMANSHIP:**  
INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. INSTALL ALL MATERIAL AND EQUIPMENT PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND PER NECA STANDARDS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY, NEMA AND UL STANDARDS WHERE APPLICABLE.

**SUBMITTALS:**  
PROVIDE A COMPLETE MATERIAL AND EQUIPMENT SUBMITTAL TO INCLUDE ALL ITEMS CALLED OUT BY SPECIFICATION SECTIONS OR CALLED OUT ON DRAWINGS. IDENTIFY MANUFACTURER, MODEL NUMBERS, WIRING DIAGRAMS, ROUGH-IN DIMENSIONS AND PERFORMANCE DATA FOR ALL MATERIAL AND EQUIPMENT. ITEMS SUBMITTED ON MANUFACTURER'S CATALOG CUT SHEETS SHALL BE CLEARLY INDICATED BY HIGHLIGHTING OR OTHER METHOD WHICH CALLS ATTENTION TO THE ITEM SUBMITTED. WHERE CUT SHEETS SHOW SEVERAL MODELS OR OPTIONS, CLEARLY DISTINGUISH BETWEEN THOSE ITEMS WHICH ARE INCLUDED AND THOSE WHICH ARE NOT. SUBMITTAL REVIEW IS FOR GENERAL DESIGN AND ARRANGEMENT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE CONTRACT FOR PROPER OPERATION. A COMPLETE AND SATISFACTORY WORKING INSTALLATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**WARRANTY:**  
THE CONTRACTOR SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM BENEFICIAL OCCUPANCY. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

**IDENTIFICATION:**  
PROVIDE ENGRAVED THREE-LAYER LAMINATED PLASTIC NAMEPLATES WITH WHITE LETTERS ON A BLACK BACKGROUND TO IDENTIFY ALL ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT. LETTER HEIGHTS SHALL BE 1/8 INCH FOR INDIVIDUAL SWITCHES, MOTOR STARTERS AND LOADS SERVED AND 1/4 INCH ON PANELBOARDS. SECURE NAMEPLATES TO EQUIPMENT FRONTS USING SCREWS, RIVETS OR ADHESIVES. LABEL EACH CONTROLLER AT EACH TERMINATION OR INTERCONNECTION OF WIRING IN PANEL BOARDS, GUTTERS, PULL BOXES, OUTLETS AND LOAD CONNECTIONS. LABEL SHALL DENOTE PANEL NAME AND CIRCUIT NUMBER. ALL OTHER WIRING SHALL BE LABELED WITH A UNIQUE DESIGNATION. THE DESIGNATIONS SHALL ALSO BE SHOWN ON AS-BUILT DIAGRAMS. COLOR CODE PHASE CONDUCTORS PER CONDUCTOR SPECIFICATION.

**PANEL SCHEDULES:**  
ALL POSTED PANEL SCHEDULES MUST MEET THE REQUIREMENTS OF NEC 408.4 FOR CIRCUIT IDENTIFICATION.

**CONDUCTORS:**  
BRANCH CIRCUIT WIRING MAY BE THHN OR XHHW INSULATED CONDUCTOR. WIRING WHICH ENTERS AREAS EXPOSED TO OUTDOOR, AMBIENT TEMPERATURE SHALL BE TYPE XHHW-2 INSULATED. ALL POWER AND CONTROL CONDUCTORS SHALL BE SOLID OR CLASS B OR C STRANDED, ANNEALED COPPER WITH TYPE THHN OR XHHW-2, 600V INSULATION. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE #12 AWG. MINIMUM CONTROL CIRCUIT CONDUCTOR SIZE SHALL BE #14 AWG. PULL ALL CONDUCTORS INTO THE RACEWAY AT THE SAME TIME. USE UL LISTED WIRE PULLING LUBRICANT IF REQUIRED. OBSERVE NEC REQUIREMENTS FOR DERATING AND CONDUIT FILL. COLOR CODE CONDUCTORS BLACK, RED, BLUE, WHITE, AND GREEN FOR 208Y/120V CIRCUITS, BROWN, ORANGE, YELLOW, GREEN AND ANY COLOR OTHER THAN GREEN WITH A WHITE STRIPE FOR 480Y/277V CIRCUITS. USE PROPERLY SIZED, INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR ALL CONDUCTORS #8 AWG AND SMALLER. TERMINATE #6 AWG AND LARGER CONDUCTORS WITH INSULATED CRIMP OR COMPRESSION TYPE CONNECTORS.

**CONDUIT:**  
CONDUIT SHALL BE PER THIS SPECIFICATION, UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONDUIT SHALL BE RIGID METAL CONDUIT (RMC), INTERMEDIATE METAL CONDUIT (IMC), ELECTRICAL METALLIC TUBING (EMT), OR RIGID NON-METALLIC CONDUIT (RNM). RMC OR IMC SHALL BE USED IN ALL OUTDOOR AREAS. EMT SHALL NOT BE USED OUTDOORS. CONDUIT FITTINGS FOR RMC AND IMC SHALL BE SCREWED TYPE. THREADED COMPRESSION AND SET SCREW FITTINGS SHALL NOT BE USED WITH RMC AND IMC CONDUIT. ALL EMT CONDUIT FITTINGS SHALL BE STEEL OR DIE-CAST, COMPRESSION OR SET SCREW TYPE. CONDUIT OUTLET BODIES AND BOXES FOR USE WITH RMC AND IMC CONDUIT SHALL BE GALVANIZED, MALLEABLE IRON WITH THREADED HUBS AND GASKETED COVERS OF THE SAME MATERIAL AS THE BODY OR BOX. CONDUIT BODIES FOR USE WITH EMT MAY BE CAST ALUMINUM WITH COVERS PROVIDED WITH THE BODY. UNDERGROUND CONDUITS SHALL BE RMC, IMC, HDPE SCHEDULE 40/80 OR PVC SCHEDULE 40/80.

MAKE CONNECTIONS TO MOTORS, TRANSFORMERS AND OTHER EQUIPMENT WITH LIQUIDTIGHT FLEXIBLE METAL CONDUIT OF GALVANIZED STEEL OR ALUMINUM CORE AND OUTER JACKET OF THERMOPLASTIC MATERIAL SUITED FOR THE INTENDED ENVIRONMENT. USE FITTINGS LISTED FOR USE WITH LIQUIDTIGHT FLEXIBLE METAL CONDUIT OF MALLEABLE IRON OR STEEL CONSTRUCTION, ELECTRO ZINC GALVANIZED.

**OUTLET BOXES:**  
PROVIDE ELECTRO-GALVANIZED OR CADMIUM PLATED, ONE PIECE STEEL OUTLET BOXES 4" SQUARE BY 1 1/2" DEEP MINIMUM FOR USE IN INTERIOR AREAS. PROVIDE NON-METALLIC OUTLET BOXES IN INDOOR AREAS. PROVIDE OUTLET BOXES AND DEVICE COVERS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, DEVICE INSTALLATION AND CODE COMPLIANCE. FOR OUTDOOR INSTALLATION USE GALVANIZED, CAST, MALLEABLE IRON BOXES WITH INTEGRAL HUBS AND COVERS AND GASKETS FROM THE SAME MANUFACTURER. BELL BOXES ARE NOT ACCEPTABLE WITH RIGID CONDUIT. BELL BOXES MOUNTED ON THE BUILDING EXTERIOR AND FED WITH EMT OR MC CABLE ARE PERMITTED PROVIDED THE WIRING IS CONCEALED.

**DEVICES:**  
RECEPTACLES - PROVIDE NEMA 5-15R, 5-20R OR 5-30R, SINGLE OR DUPLEX, GROUNDING, BACK AND SIDE WIRE, RECEPTACLES WITH WHITE FINISH. UL NO. 498 APPROVED, NYLON FACE, BRASS TERMINAL SCREWS, SELF-GROUNDING, CERTIFIED TO COMPLY WITH NEMA WD-1, SCREW TERMINAL OR SCREW CLAMP TYPE ONLY. BACK WIRING SHALL BE CLAMP-TYPE TERMINALS WHICH WILL ACCEPT UP TO #10 WIRE. SPRING CLAMPED TYPE TERMINATIONS ARE NOT ACCEPTABLE. PROVIDE DUPLEX CONVENIENCE RECEPTACLES WITH CLASS 3 INTEGRAL GROUND FAULT CURRENT INTERRUPTER AND SPECIFIC USE RECEPTACLES WHERE INDICATED ON THE DRAWINGS. INSTALL RECEPTACLES WITH GROUNDING POLE ON BOTTOM.

**SWITCHES -** PROVIDE WHITE, NEMA WD-1 15 A, 277 OR 120 V AC, BACK AND SIDE WIRE; BACK WIRING SHALL BE CLAMP-TYPE TERMINALS WHICH WILL ACCEPT UP TO #10 WIRE. GENERAL USE SNAP SWITCH, UL NO. 20 LISTED. SELF-GROUNDING BINDING SCREW-TYPE TERMINALS WITH WHITE TOGGLE, NUMBER OF POLES AS INDICATED ON THE DRAWINGS. SCREW TERMINAL OR SCREW CLAMP TYPE ONLY. INSTALL SWITCHES WITH OFF POSITION DOWN.

**DEVICE PLATES -** PROVIDE UL LISTED ONE PIECE ROUNDED EDGE "STREAMLINE" DESIGN FLUSH DEVICE PLATES OF STAINLESS STEEL, COUNTERSUNK SCREWS TO MATCH DEVICE PLATE.

**SUPPORTS:**  
SUPPORT ALL ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, LIGHT FIXTURES, BOXES, CONDUIT, ETC., PER NEC. PROVIDE NON-METALLIC SUPPORTS, STRUT, HANGARS AND OTHER MATERIAL WHERE REQUIRED FOR CORROSION RESISTANCE.

**SAFETY SWITCHES:**  
PROVIDE GENERAL DUTY, 480V, 3 PHASE NEMA 1 OR 3R, NON-FUSIBLE AND FUSIBLE SAFETY SWITCHES WITH PROVISIONS FOR CLASS J FUSING. SWITCHES SHALL BE CAPABLE OF BEING LOCKED IN THE OFF POSITION. SIZE SWITCHES FOR CONNECTED LOAD.

**COMBINATION STARTERS:**  
PROVIDE THERMAL MAGNETIC CIRCUIT BREAKER COMBINATION MOTOR STARTERS OF THE SIZE AND RATING SHOWN ON THE DRAWINGS. COMBINATION STARTERS SHALL BE CAPABLE OF BEING LOCKED IN THE OFF POSITION.

**PANELBOARDS:**  
PROVIDE NEW BRANCH CIRCUIT BREAKERS OF THE SAME TYPE AS THE PANELBOARD AND RATING AS SHOWN ON THE DRAWINGS. PRIOR TO COMPLETION OF THE PROJECT, PROVIDE A NEW, TYPED CIRCUIT DIRECTORY FOR EACH OF THE PANELBOARDS SHOWING CIRCUITING ARRANGEMENT.

**LIGHTING EQUIPMENT:**  
PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE LIGHTING FIXTURE SCHEDULE. PROVIDE FLUORESCENT FIXTURES WITH BALLASTS COORDINATED WITH THE FIXTURE AND LAMPS SPECIFIED. BALLASTS SHALL BE INSTANT START, CLASS P, CONSTANT WATTAGE, ELECTRONIC TYPE WITH POWER FACTOR GREATER THAN .99 AND THD LESS THAN 10 PERCENT. BALLASTS SHALL BE SOUND RATED A FOR ALL FLUORESCENT FIXTURES.

**PENETRATIONS OF FIRE BARRIERS:**  
ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED BARRIERS SHALL BE SEALED IN ACCORDANCE WITH NEC ARTICLE 300-21 AND THE FOLLOWING:

ALL HOLES OR VOIDS CREATED TO EXTEND OR REMOVE ELECTRICAL SYSTEMS THROUGH FIRE RATED FLOORS, WALLS OR CEILINGS SHALL BE SEALED WITH AN ASBESTOS-FREE INTUMESCENT FIRE STOPPING MATERIAL CAPABLE OF EXPANDING 8 TO 10 TIMES WHEN EXPOSED TO TEMPERATURES 250 DEGREES F OR HIGHER. MATERIALS SHALL BE SUITABLE FOR THE FIRE STOPPING OF PENETRATIONS AND SHALL BE CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME, SMOKE AND GASES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E814, UL 1479 AND THE UL FIRE RESISTANCE DIRECTORY REQUIREMENTS FOR THROUGH-PENETRATION FIRE STOP DEVICES. THE RATING OF THE FIRE STOPS SHALL BE THE SAME AS THE TIME-RATED FLOOR, WALL OR CEILING ASSEMBLY.

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CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
810 CHILDS AVE., KENAI, ALASKA

Revisions		
No.	Description	Date

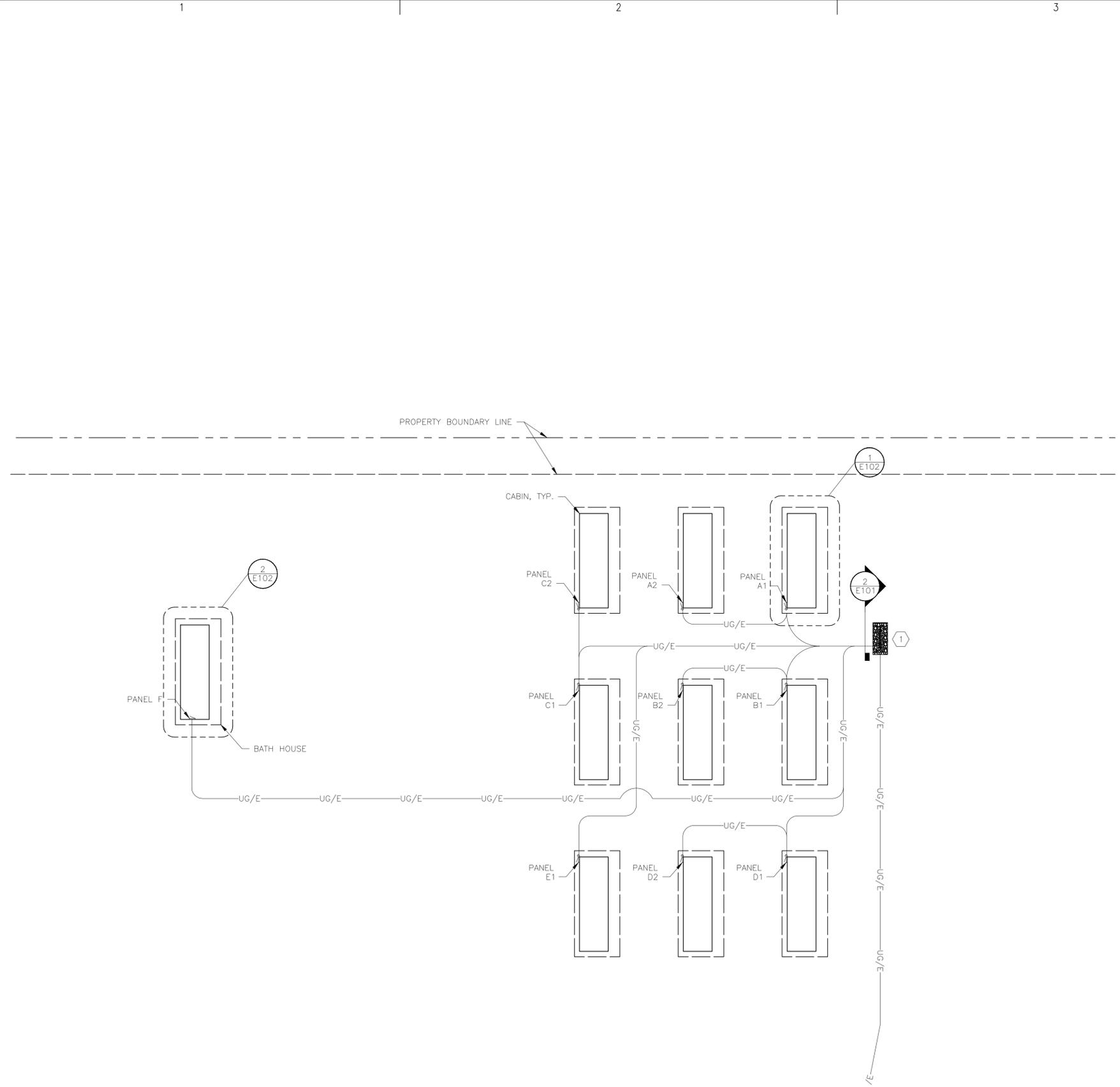
Drawn by OWT	Date 03/11/2013
Checked SB	Job No. Q13006

Sheet Contents  
ELECTRICAL  
LEGEND AND  
SPECIFICATIONS

Category <b>E</b>	Sheet No. <b>001</b>
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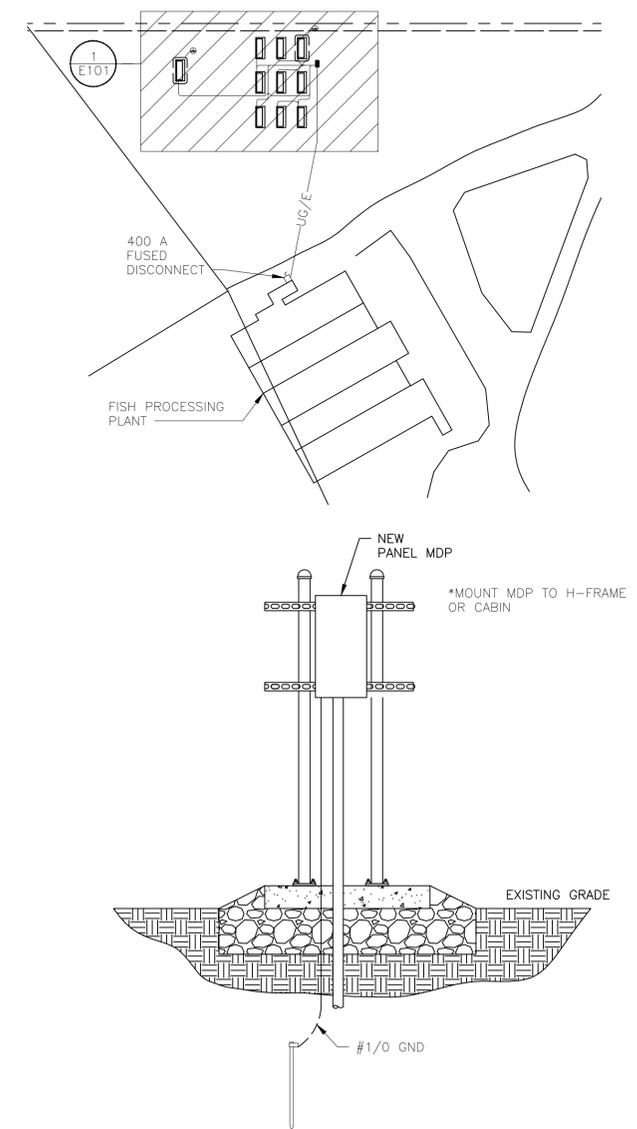
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 IF PLOTTED AT 11x17, SCALE IS HALF OF INDICATED



**1 SITE PLAN**  
 1/16" = 1'-0"



SHEET NOTES	
ITEM #	DESCRIPTION
1	H-FRAME LOCATION TO BE DETERMINED BY OWNER. SEE ONE-LINE, E-102, FOR EQUIPMENT SIZES.



**2 H FRAME ELEVATION**  
 1/2" = 1'-0"

THIS SHEET IN ITS ENTIRETY HAS UNDERGONE SIGNIFICANT REVISION



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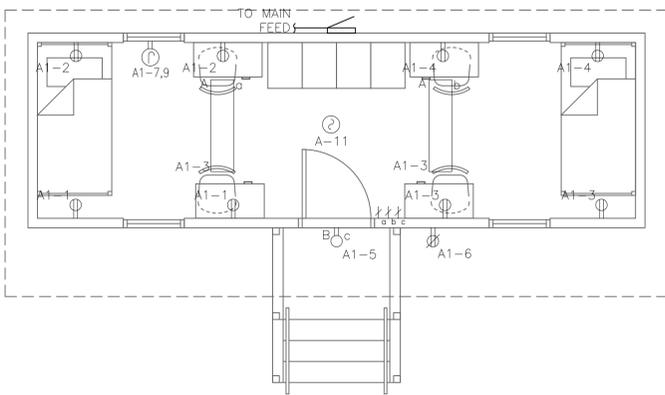
CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
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Revisions		
No.	Description	Date
1	ARCH. UPDATE	05/28/13

Drawn by OWT	Date 03/11/2013
Checked SB	Job No. Q13006

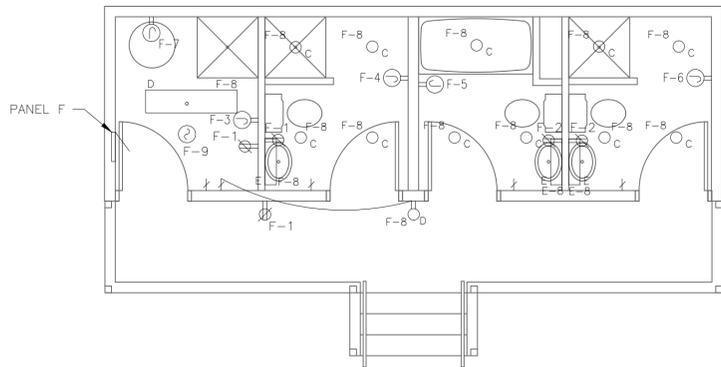
Sheet Contents  
 ELECTRICAL  
 SITE PLAN

Category <b>E</b>	Sheet No. <b>101</b>
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FIXTURE SCHEDULE				
TYPE	SYMBOL	MFG	MODEL	REMARKS
A		LITHONIA	ST8 2 32 MVOLT GEB10IS	SURFACE MOUNTED VOLUMETRIC FIXTURE, OR SIMILIAR
B		-	-	WET RATED, MEDIUM BASE FIXTURE
C		JUNO LIGHTING	IC920LEDG3 41 U 210-WH	900 LUMEN LED CAN LIGHT, IC RATED, SHOWER TRIM
D		LITHONIA	DSXW1 LED 20G 1000 50K T2S MVOLT PIR	LED WALL PACK, 5745 LUMENS, 50K CT, TYPE T2S DIST., AND 180° MOTION/AMBIENT LIGHT SENSOR
		-	-	CO AND SMOKE DETECTOR COMBO UNIT, CONNECTED TO POWER AND BATTERY

1 CABIN, ELECTRIC AND LIGHTING (TYP.)  
1/4" = 1'-0"



2 BATHHOUSE, ELECTRIC AND LIGHTING  
1/4" = 1'-0"



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810 CHILDS AVE., KENAI, ALASKA

Revisions		
No.	Description	Date
1	ARCH. UPDATE	05/28/13

Drawn by OWT	Date 03/11/2013
Checked SB	Job No. Q13006

Sheet Contents  
FLOOR PLAN,  
ELECTRICAL AND  
LIGHTING

Category <b>E</b>	Sheet No. <b>102</b>
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THIS SHEET IN ITS ENTIRETY HAS UNDERGONE SIGNIFICANT REVISION

### MDP PANEL SCHEDULE

Panel Name: MDP		Panel Amperage: 400 A			
Voltage & Phase: 120/208-1Ø		Panel A.I.C. Rating: 10kAIC			
Mounting: Surface		Other: MCB /			
Description	Brk	Phase	Brk	Description	
CABIN 1 & 2	100/2	1 A	2		
--	-	3 B	4		
CABIN 3 & 4	100/2	5 A	6		
--	-	7 B	8		
CABIN 5 & 6	100/2	9 A	10		
--	-	11 B	12		
CABIN 7 & 8	100/2	13 A	14		
--	-	15 B	16		
CABIN 9	100/2	17 A	18		
--	-	19 B	20		
BATHHOUSE	100/2	21 A	22		
--	-	23 B	24		

### SERVICE ENTRANCE LOAD ANALYSIS AT MDP

LIGHTING & RECEPTACLE LOAD, NEC T220.12	$2000 \text{ ft}^2 \cdot 3 \text{ VA/ft}^2 =$	6000 VA
AFTER DEMAND FACTOR PER NEC T220.42		
	$3000 \text{ VA} + (6000 - 3000) (\text{VA}) \cdot 35\% =$	4050 VA
10 ELECTRICALLY HEATED ENTRY NEC 220.82(C)	$10 \text{ EACH} \cdot 4000 (\text{VA}) =$	40000 VA
SUBTOTAL		44050 VA
TOTAL LOAD IN KW (0.85 PF)		37.4 KW
TOTAL LOAD IN AMPS	$44050 (\text{VA}) / 208 \text{ V} =$	212 A
SERVICE ENTRANCE RATING		400 A

### CABIN PANEL TYP. SCHEDULE

Panel Name: PANEL TYP.		Panel Amperage: 100			
Voltage & Phase: 120/208-1Ø		Panel A.I.C. Rating: 10kAIC			
Mounting: Surface		Other: MCB /			
Description	Brk	Phase	Brk	Description	
RECEPTACLES (1)	20/1	1 A	2	20/1	RECEPTACLES (1)
RECEPTACLES (1)	20/1	3 B	4	20/1	RECEPTACLES (1)
RECEPTACLE, EXTERIOR	20/1	5 A	6	20/1	LIGHTS (1)
ELECTRIC HEATER (2)	25/2	7 B	8		
4000 W	-	9 A	10		
SMOKE/CO DETECTOR (2)	20/1	11 B	12		
		13 A	14		
		15 B	16		
		17 A	18		
		19 B	20		
		21 A	22		
		23 B	24		

NOTES:  
 (1) PROVIDE ARC FAULT CIRCUIT INTERRUPTER BREAKERS.  
 (2) PROVIDE LOCKABLE BREAKERS.

### BATHHOUSE SCHEDULE

Panel Name: PANEL E		Panel Amperage: 100 A			
Voltage & Phase: 120/208-1Ø		Panel A.I.C. Rating: 10kAIC			
Mounting: Surface		Other: MCB /			
Description	Brk	Phase	Brk	Description	
RECEPTACLES, GFCI	20/1	1 A	2	20/1	RECEPTACLES, GFCI
1000 W HEATER (1)	20/1	3 B	4	20/1	1000 W HEATER (1)
1000 W HEATER (1)	20/1	5 A	6	20/1	1000 W HEATER (1)
LIGHTS	20/1	7 B	8		
SMOKE/CO DETECTOR (1)	20/1	9 A	10		
		11 B	12		
		13 A	14		
		15 B	16		
		17 A	18		
		19 B	20		
		21 A	22		
		23 B	24		

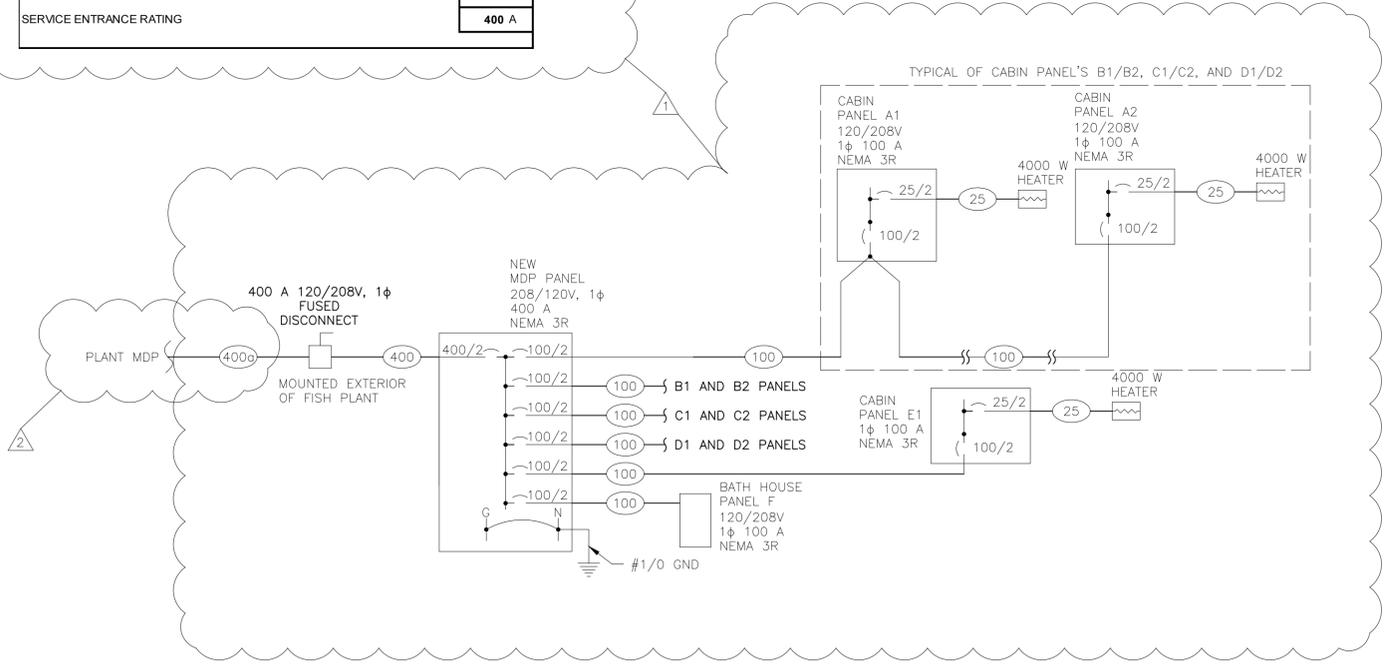
NOTES:  
 (1) PROVIDE LOCKABLE BREAKERS.

### ONE-LINE NOTES

ITEM #	DESCRIPTION
1	ALL EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. CONDUIT MAY TRANSITION TO PVC AFTER PENETRATING GROUND A MINIMUM OF 6".

### FEEDER SCHEDULE

ITEM #	DESCRIPTION
25	3-#10, 1-#10 GND, TYPE NM CABLE
100	3-#2 XHHW, 1-#8 GND, 1-1/4" C
400	2 SETS: 3-#3/0 XHHW, 1-1/2" C
400o	2 SETS: 3-#3/0 XHHW, #4 GND, 1-1/2" C



### ONE-LINE DIAGRAM

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CRS KENAI BATH HOUSE AND  
**EMPLOYEE CABINS**  
 810 CHILDS AVE., KENAI, ALASKA

No.	Description	Date
1	ADD BATHHOUSE	052813
1	E COMMENT	060513

Drawn by OWT	Date 03/11/2013
Checked SB	Job No. Q13006

Sheet Contents  
 ONE LINE AND  
 SCHEDULES

Category <b>E</b>	Sheet No. <b>103</b>
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cc



1<sup>ST</sup> AMENDMENT TO LEASE AGREEMENT

This amendment is made and entered into effect as of 12-07-, 2020 between the City of Homer, an Alaska municipal corporation ("Landlord") whose address is 491 East Pioneer Avenue, Homer, Alaska 99603, and Copper River Seafoods Inc., an Alaskan business corporation ("Tenant"), whose address is 1118 E. 5<sup>th</sup> Ave. Anchorage , Alaska 99501 , and amends the Ground Lease Agreement ("Lease") entered into between Copper River Seafoods Inc., and the City of Homer, dated March 1 2019 and recorded by the Kenai Peninsula Borough's recorder's office on May 20 2019, Number 2019-001382-0, Homer Recording District 309, Alaska.

Landlord and Tenant agree as follows:

In Exhibit D -Tenant's Proposed Use of the Property, under the section listed as "2. Development Plan":

<u>Dates</u>	<u>Tasks</u>
<u>9/1/20</u>	<u>Framing</u>
<u>12/31/2020</u>	<u>Completion</u>

Shall be amended to the following:

<u>Dates</u>	<u>Tasks</u>
<u>2/1/2022</u>	<u>Framing</u>
<u>12/31/2022</u>	<u>Completion</u>

IN WITNESS WHEREOF, the parties have executed this Lease Amendment as of the date set forth above.

Landlord:  
City of Homer

Tenant:  
Copper River Seafoods Inc.

By: \_\_\_\_\_

Rob Dumouchel, City Manager

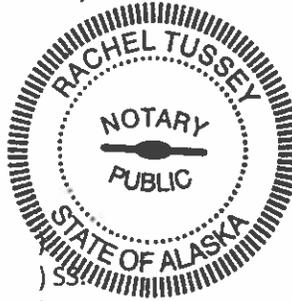
By: \_\_\_\_\_

Mark Hansen, COO

**ACKNOWLEDGMENTS**

STATE OF ALASKA                    )  
  ) SS.  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me on December 14, 2020 by Rob Dumouchel, City Manager of the City of Homer, an Alaska municipal corporation, on behalf of the City of Homer.



*Rachel Tussey*  
Notary Public in and for Alaska  
My Commission Expires: 12/10/2022

STATE OF WASHINGTON  
  )  
  ) SS.  
COUNTY OF PIERCE                )

The foregoing instrument was acknowledged before me on DEC. 7, 2020 by Mark Hansen, as COO of Copper River Seafoods Inc.

*Mark Hansen*  
Notary Public in and for the state of WA  
My Commission Expires: 7-1-22

After recording return to:  
Melissa Jacobsen, MMC, City Clerk  
City of Homer  
491 E. Pioneer Avenue  
Homer, AK 99603

