

**NOTICE OF MEETING
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. SYNOPSIS APPROVAL**
 - A. December 20, 2013 Meeting Synopsis **Page 3**
- 6. VISITORS**
- 7. STAFF REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
 - A. Review of 65% Port and Harbor Building Design and Specifications **Page 7**
 - B. Port and Harbor Building Cost Estimate and Budget **Page 63**
- 11. INFORMATIONAL ITEMS**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF CITY STAFF**
- 14. COMMENTS OF THE TASK FORCE**
- 15. ADJOURNMENT NEXT REGULAR MEETING IS TO BE DETERMINED** in the City Hall Conference Room located at 491 E. Pioneer Ave, Homer, Alaska.

Session 13-04 a Regular Meeting of the Port and Harbor Building Task Force was called to order by Chair Howard at 3:35 p.m. on December 20, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Ellington, Hartley, Howard

ABSENT: Hawkins, Hawkins (both excused)

STAFF: CITY MANAGER WREDE
PUBLIC WORKS DIRECTOR MEYER
PROJECT MANAGER DAN NELSEN
DEPUTY CITY CLERK JACOBSEN

AGENDA APPROVAL

Chair Howard called for a motion to approve the agenda.

HOWARD/ELLINGTON SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

None

RECONSIDERATION

APPROVAL OF SYNOPSIS

A. November 1, 2013 Meeting Synopsis

Chair Howard called for a motion to approve the synopsis.

HARTLEY/ELLINGTON SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

PUBLIC HEARING

PENDING BUSINESS

A. Revised 25% Conceptual Design

Project Manager Nelsen reviewed the changes to the design:

- Changed to a flat roof and removed the observation area.
- Reduced the size of the shop.
- Removed the cantilever trail continuation.
- Reduced the sizes of some offices and other spaces within the building.
- Removed the space that would house the special systems for public safety.

The overall square footage was reduced to 4778 sf. He confirmed the building is still being designed to support the addition of a second story, and the ladder access to the roof is for maintenance purposes only.

B. Port and Harbor Building Cost Estimate and Budget

Public Works Director Meyer reviewed the memorandum that included the budget history from 2012 to 2014. He explained the reduction in the cost per square foot was established by looking at comparable information from the City Hall expansion costs and from the college improvements. They reviewed the information from the cost estimator and felt the estimates were too high so they took a closer look at the costs. Mr. Meyer feels they can move on to 65% with these present changes. He noted that to reduce cost further would mean removing the overslope development and removing the shop, but they don't want to let those things go. The shop is an important feature because it allows staff to do the smaller maintenance work of equipment on site, rather than having to haul it to another location.

The group discussed the overslope. They acknowledged that the overslope development for the harbor building is a concept that is important to not only the Harbormaster and this committee, but also to the Port and Harbor Advisory Commission. The important aspect of the overslope is the line of sight that it affords the building in this new location, especially with the removal of the observation area on the roof. Pulling the building off the overslope and losing that visibility makes it almost pointless to have the building on that lot.

The Committee recognized the importance of maintaining the shop and the overslope portions of the project and discussed the budget. They acknowledged there is \$1.5 million from the legislative grant and the \$500,000 that has been committed from the harbor reserves. Public Works Director Meyer noted that construction in summer 2014 would result in a decrease in the amount allocated for the contingency would reduce the additional funding needed from \$350,000 to \$296,000. City Manager Wrede participated in the discussion and the group addressed options including a low interest loan from an outside lender, a loan from the permanent fund, or a loan from the general fund. City Manager Wrede explained that to take a loan would require communicating the additional debt to the bond bank, but with the recent rate increase he doesn't see any problem with the harbor being able

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
DECEMBER 20, 2013

to repay a loan over 5 years and still be able to make the bond payments as required. They also touched on the notion of the general fund gifting the money and noted that would likely be seen as a good gesture in light of the monies the harbor pays back to the general fund throughout the year.

Lastly the Committee addressed how to proceed from this point. Chair Howard will provide a report to City Council that gives an overview of the Committees work, the current design, and the options for funding. Mr. Hartley said he can report to the Port and Harbor Advisory Commission, Mr. Meyer and Mr. Nelson said they could attend the Commission meeting as well. The Committee will reconvene when the 65% design is ready and then prepare to go to Council for allocating the additional funds by April. Public Works Director Meyer said he would provide an updated memo that reflects the corrected contingency costs.

NEW BUSINESS

INFORMATIONAL ITEMS

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

None

COMMENTS OF THE COMMITTEE

None

ADJOURN

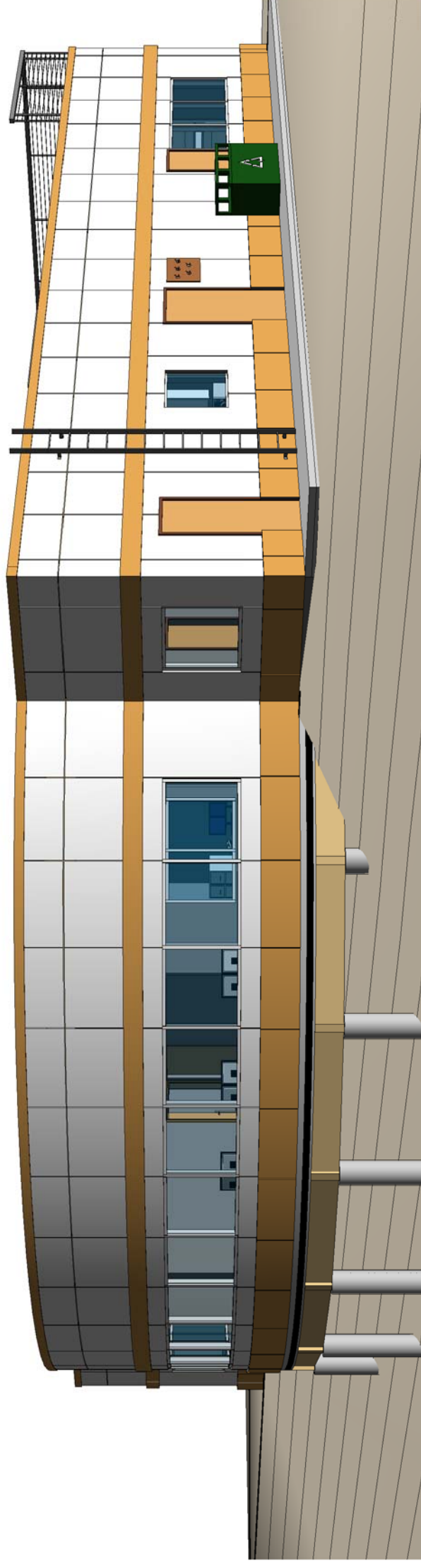
There being no further business to come before the Task Force the meeting adjourned at 4:40 p.m. The next regular meeting will be scheduled at later time at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

HOMER HARBORMASTER'S OFFICE

CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603



Architect

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Civil Consultant

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Structural Consultant

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PLOTTED 1/2 SCALE

65% PROGRESS SET

2-24-2014

JOB NO: 1325

COVER SHEET

G1.0

GENERAL NOTES

1. THIS BUILDING SHALL COMPLY WITH THE PROVISIONS OF THE ADAAG. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DOOR SIZES, THRESHOLDS, DOOR PULLS, DOOR HARDWARE, GRAB BARS, RESTROOM FIXTURES, TOILET PARTITIONS, ETC. THE FOLLOWING EXCERPTS FROM THE ADAAG SHALL BE APPLIED TO THIS BUILDING BUT IN NO WAY LIMIT THE APPLICABILITY OF THOSE SECTIONS NOT LISTED.

2. "VAN ACCESSIBLE" PARKING SPACE SHALL BE PROVIDED WITH A SIGN THAT IS CLEARLY VISIBLE TO THE DRIVER OF A VEHICLE WHEN PARKING IN SUCH A LOCATION.

3. ALL OBJECTS WHICH OVERHANG OR PROTRUDE INTO CIRCULATION PATHS SHALL COMPLY WITH SECTION 4.04 OF THE ADAAG. GROUND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH 4.05 OF THE ADAAG. (ADAAG 4.1.3)

ACCESSIBLE BUILDINGS: NEW CONSTRUCTION)

4. GROUND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH 4.05. (ADAAG 4.5.1)

5. CHANGES IN LEVEL UP TO 1/4 INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP THAT COMPLIES WITH ADAAG 4.7 OR 4.8. (ADAAG 4.5.2)

6. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, THEN IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE THICKNESS SHALL BE 1/2 INCH. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY. (ADAAG 4.5.2)

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ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AWW	ALL WEATHER WOOD	MIN	MINIMUM
B.O.	BOTTOM OF	NIC	NOT IN CONTRACT
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	OC	ON CENTER
CONC	CONCRETE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CRPT	CARPET	OFOI	OWNER FURNISHED CONTRACTOR INSTALLED
DF	DRINKING FOUNTAIN	OH	OVERHEAD
DN	DOWN	PT	PRESERVATIVE TREATED
ELECT	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL	SR	SHEET RUBBER
EXP AG	EXPOSED AGGREGATE	SV	STAINLESS STEEL
GA	Gauge	SV	SHEET VINYL
GLB	GLULAM BEAM	STOR	STORAGE
GWB	GYP/SUMI WALL BOARD	STRUCT	STRUCTURAL
HB	HOSE BIBB	T&G	TONGUE AND GROOVE
HDWR	HARDWARE	T.O.	TOP OF
HR	HOUR	TY	TYPICAL
ID	INTERIOR DIMENSION	WH	WATER HEATER
MAX	MAXIMUM		
MBS	METAL BUILDING SUPPLIER		
MECH	MECHANICAL		

KEY SYMBOLS



2009 IBC PRELIMINARY CODE DATA

OCCUPANCY GROUP	MIXED: BUSINESS GROUP B AND LOW-HAZARD STORAGE GROUP S-2
AUTOMATIC SPRINKLER SYSTEM	NFPA 13 SYSTEM
CONSTRUCTION TYPE	V-B
ALLOWABLE AREA	2 STOREY, 9,000 SF
ALLOWABLE AREA WITH INCREASE	1 STOREY: 42,750 SF OR 3 STOREY: 33,750 SF
ACTUAL AREA	1 STOREY: 4,784 SF
OCCUPANCY SEPARATIONS	MECHANICAL ROOM: 1 HOUR
NOTE	SEE CODE ANALYSIS BY KLAUDER & COMPANY ARCHITECTS DATED FEBRUARY 24, 2014, SEPARATE 8 1/2"x11" DOCUMENT

SHEET NUMBER	SHEET NAME
G1.0	COVER SHEET
G1.1	GENERAL INFORMATION
C1.0	CIVIL SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITIES PLAN & STORM DRAIN SYSTEM PROFILE
C4.0	TYPICAL SITE SECTIONS
C5.0	TYPICAL DETAILS
C6.0	TYPICAL DETAILS
A1.0	SITE PLAN
A2.0	FLOOR PLAN
A2.1	REFLECTED CEILING PLAN
A2.2	ROOF PLAN
A2.3	ENLARGED FLOOR PLAN
A2.4	ENLARGED FLOOR PLAN
A2.5	ENLARGED FLOOR PLAN
A2.6	ENLARGED FLOOR PLAN
A3.0	SOUTH ELEVATION
A3.1	EAST ELEVATION
A3.2	NORTH ELEVATION
A3.3	WEST ELEVATION
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A4.2	WALL SECTIONS
A4.3	DETAILS
A4.4	ASSEMBLY TYPES
A5.0	INTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS
A6.0	DOOR SCHEDULE, DOOR AND WINDOW TYPES AND DOOR DETAILS
A6.1	WINDOW/RELITE TYPES
A6.2	FINISH SCHEDULE
S1.0	GENERAL NOTES
S2.1	FDN PLAN
S2.2	ROOF PLAN
S2.3	ENLARGED FRAMING PLAN
S3.1	BUILDING SECTION
S4.1	DETAILS
S5.1	DETAILS
M1.1	LEGEND, ABBREVIATIONS & SPECIFICATIONS
M1.2	MECHANICAL SCHEDULES
M2.0	UNDERFLOOR LUMBING PLAN
M2.1	PLUMBING PLAN
M3.1	HEATING PLAN
M4.1	VENTILATION PLAN
M5.1	MECHANICAL ROOF PLAN
M6.1	ENLARGED PLANS
M7.1	DETAILS
M7.2	PIPING SCHEMATICS
M9.1	MECHANICAL CONTROLS
E0.1	ELECTRICAL LEGEND & GENERAL REQUIREMENTS
E0.2	ELECTRICAL SCHEDULES
E1.1	ELECTRICAL SITE PLAN
E2.1	ELECTRICAL LIGHTING PLAN
E3.1	ELECTRICAL POWER & SIGNAL PLAN
E4.1	ELECTRICAL DIAGRAMS & DETAILS
E5.1	ELECTRICAL PANEL SCHEDULES

SHEET INDEX

SHEET NAME

65% PROGRESS

2-24-2014

PROJECT: HOMER HARBORMASTERS OFFICE
 CITY OF HOMER
 491 E. PIONEER AVENUE
 HOMER, ALASKA 99603

606 Petersen Way
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 Office: (907) 283-1919 Fax: (907) 283-0450
 Klauder & Company Architects, Inc.
 klauder@alaska.net

DESIGN BY: PK
 DRAWN: SY
 CHECKED: PK
 JOB NO: 1325
 DATE: 2-24-2014
 REVISIONS:
 NO. DATE

SHEET NUMBER
G1.1
 SHEET CONTENTS
 GENERAL INFORMATION

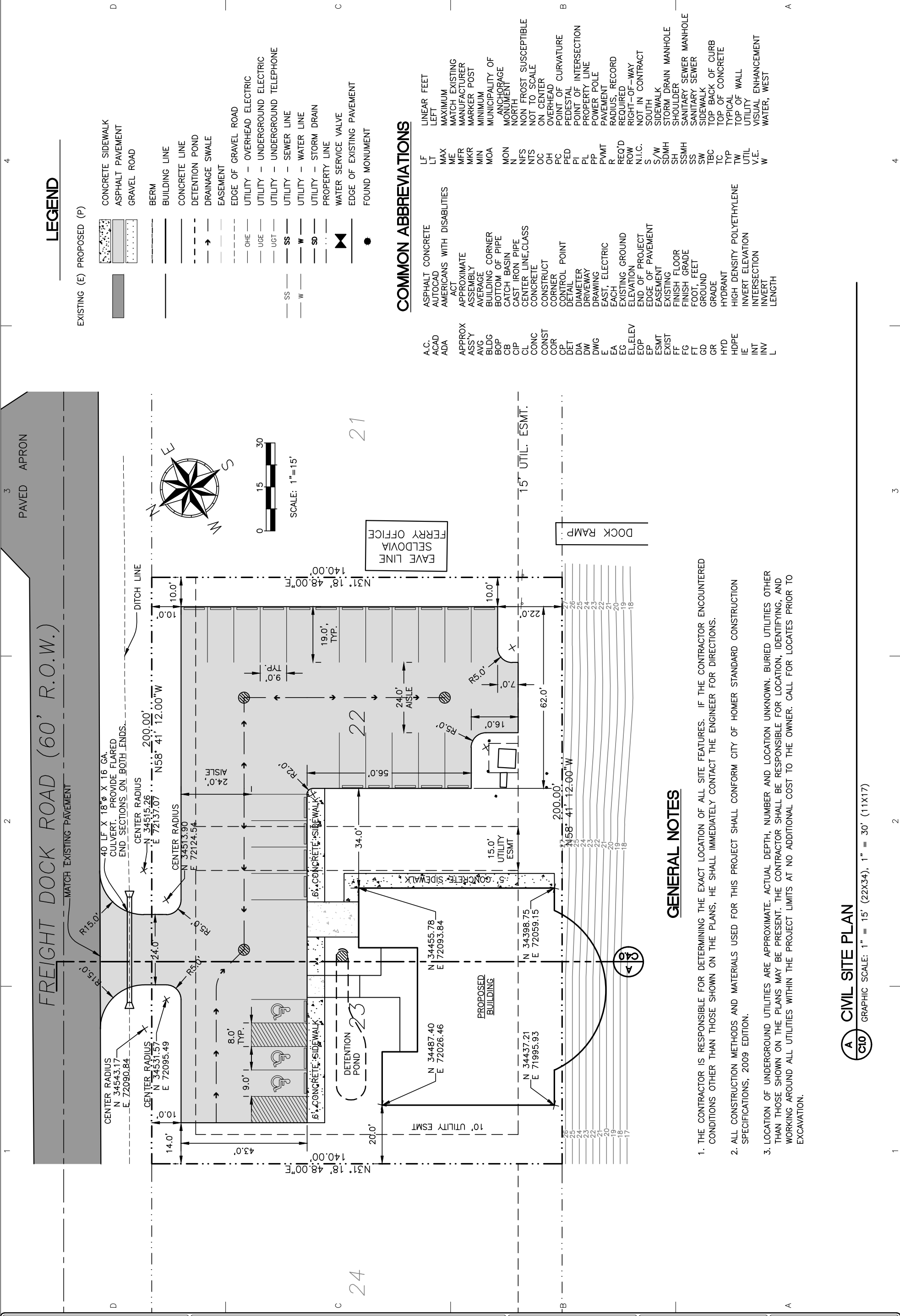


PROJECT: HOMER HARBOR MASTERS OFFICE
CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603

ARCHITECTS, INC.
KLAUDER & COMPANY
606 Petersen Way
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DESIGN BY: WJN
DRAWN: WJN
M.ZD
CHECKED: WJN
JOB NO: 1325
DATE: 2-24-2014
REVISIONS:

CATEGORY: C
SHEET: 1.0
SHEET CONTENTS:
CIVIL SITE PLAN
1 OF 6



LEGEND

EXISTING (E) PROPOSED (P)	CONCRETE SIDEWALK
ASPHALT PAVEMENT	ASPHALT PAVEMENT
GRAVEL ROAD	GRAVEL ROAD
BERM	BERM
BUILDING LINE	BUILDING LINE
CONCRETE LINE	CONCRETE LINE
DETENTION POND	DETENTION POND
DRAINAGE SWALE	DRAINAGE SWALE
EASEMENT	EASEMENT
EDGE OF GRAVEL ROAD	EDGE OF GRAVEL ROAD
UTILITY - OVERHEAD ELECTRIC	UTILITY - OVERHEAD ELECTRIC
UTILITY - UNDERGROUND ELECTRIC	UTILITY - UNDERGROUND ELECTRIC
UTILITY - UNDERGROUND TELEPHONE	UTILITY - UNDERGROUND TELEPHONE
UTILITY - SEWER LINE	UTILITY - SEWER LINE
UTILITY - WATER LINE	UTILITY - WATER LINE
UTILITY - STORM DRAIN	UTILITY - STORM DRAIN
PROPERTY LINE	PROPERTY LINE
WATER SERVICE VALVE	WATER SERVICE VALVE
EDGE OF EXISTING PAVEMENT	EDGE OF EXISTING PAVEMENT
FOUND MONUMENT	FOUND MONUMENT

COMMON ABBREVIATIONS

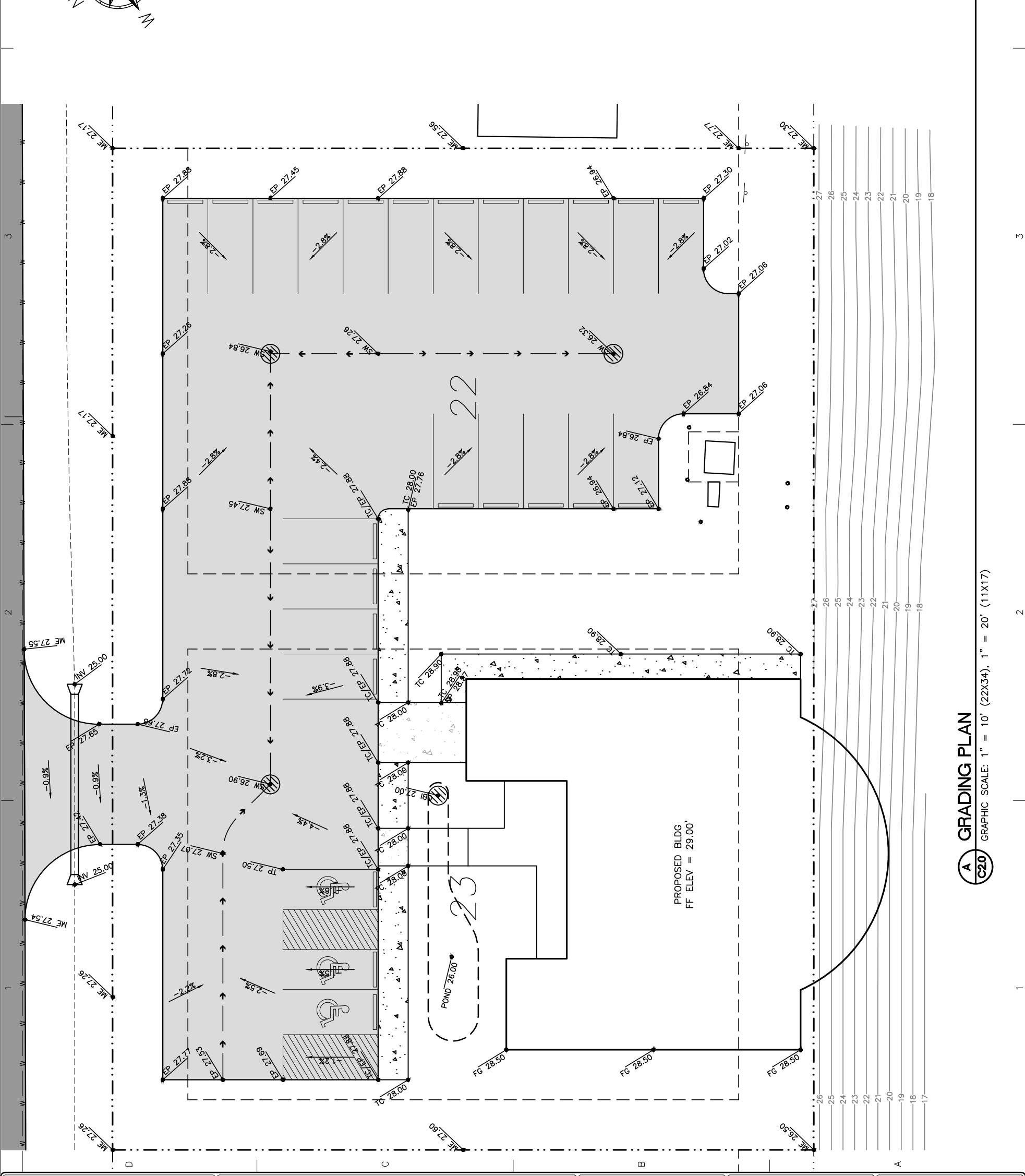
A.C.	ASPHALT CONCRETE	LF	LINEAR FEET
ACAD	AUTOCAD	LT	LEFT
ADA	AMERICANS WITH DISABILITIES ACT	MAX	MAXIMUM
APPROX	APPROXIMATE	ME	MATCH EXISTING
ASS'Y	ASSEMBLY	MFR	MANUFACTURER
AVG	AVERAGE	MKR	MARKER POST
BLDG	BUILDING CORNER	MIN	MINIMUM
BOP	BOTTOM OF PIPE	MOA	MUNICIPALITY OF ANCHORAGE NORTH MONUMENT
CB	CATCH BASIN	MON	MONUMENT
CIP	CAST IRON PIPE	N	NOT TO SCALE
CL	CENTER LINE, CLASS	NFS	NON FROST SUSCEPTIBLE
CONC	CONCRETE	OC	ON CENTER
CONST	CONSTRUCT	OH	OVERHEAD
COR	CORNER	PC	POINT OF CURVATURE
CP	CONTROL POINT	PC	PEDESTAL
DET	DETAIL	PI	POINT OF INTERSECTION
DIA	DIAMETER	PL	PROPERTY LINE
DW	DRIVEWAY	PP	POWER POLE
DWG	DRAWING	PVMT	PAVEMENT
E	EACH	R	RADIUS, RECORD REQUIRED
EA	EAST, ELECTRIC	REQ'D	REQUIRED
EG	EXISTING GROUND	ROW	RIGHT-OF-WAY
EL/ELEV	ELEVATION	N.I.C.	NOT IN CONTRACT
EOP	END OF PROJECT	S	SOUTH
EP	EDGE OF PAVEMENT	S/W	SIDEWALK
ESMT	EASEMENT	SDMH	STORM DRAIN MANHOLE
EXIST	EXISTING	SH	SHOULDER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SS	SANITARY SEWER
FT	FOOT, FEET	SW	SIDEWALK
GR	GRADE	TBC	TOP BACK OF CURB
GD	GROUND	TC	TOP OF CONCRETE
GR	GRADE	TYP	TYPICAL
HYD	HYDRANT	TW	TOP OF WALL
HDPE	HIGH DENSITY POLYETHYLENE	UTIL	UTILITY
IE	INVERT ELEVATION	V.E.	VISUAL ENHANCEMENT
INT	INTERSECTION	W	WATER, WEST
INV	INVERT		
L	LENGTH		

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL SITE FEATURES. IF THE CONTRACTOR ENCOUNTERED CONDITIONS OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER FOR DIRECTIONS.
2. ALL CONSTRUCTION METHODS AND MATERIALS USED FOR THIS PROJECT SHALL CONFORM CITY OF HOMER STANDARD CONSTRUCTION SPECIFICATIONS, 2009 EDITION.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ACTUAL DEPTH, NUMBER AND LOCATION UNKNOWN. BURIED UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, IDENTIFYING, AND WORKING AROUND ALL UTILITIES WITHIN THE PROJECT LIMITS AT NO ADDITIONAL COST TO THE OWNER. CALL FOR LOCATES PRIOR TO EXCAVATION.

A CIVIL SITE PLAN

GRAPHIC SCALE: 1" = 15' (22X34), 1" = 30' (11X17)



GRADING LEGEND

CBI	CATCH BASIN INLET
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
FG	FINISH GRADE
ME	MATCH EXISTING
POND	DETENTION POND
SW	SWALE
TC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
TW	TOP OF WALL
XXX	SPOT ELEVATION
---	DRAINAGE ARROW

65% PROGRESS SET
2-24-2014
NELSON ENGINEERING

PROJECT: HOMER HARBOR MASTERS OFFICE
CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603

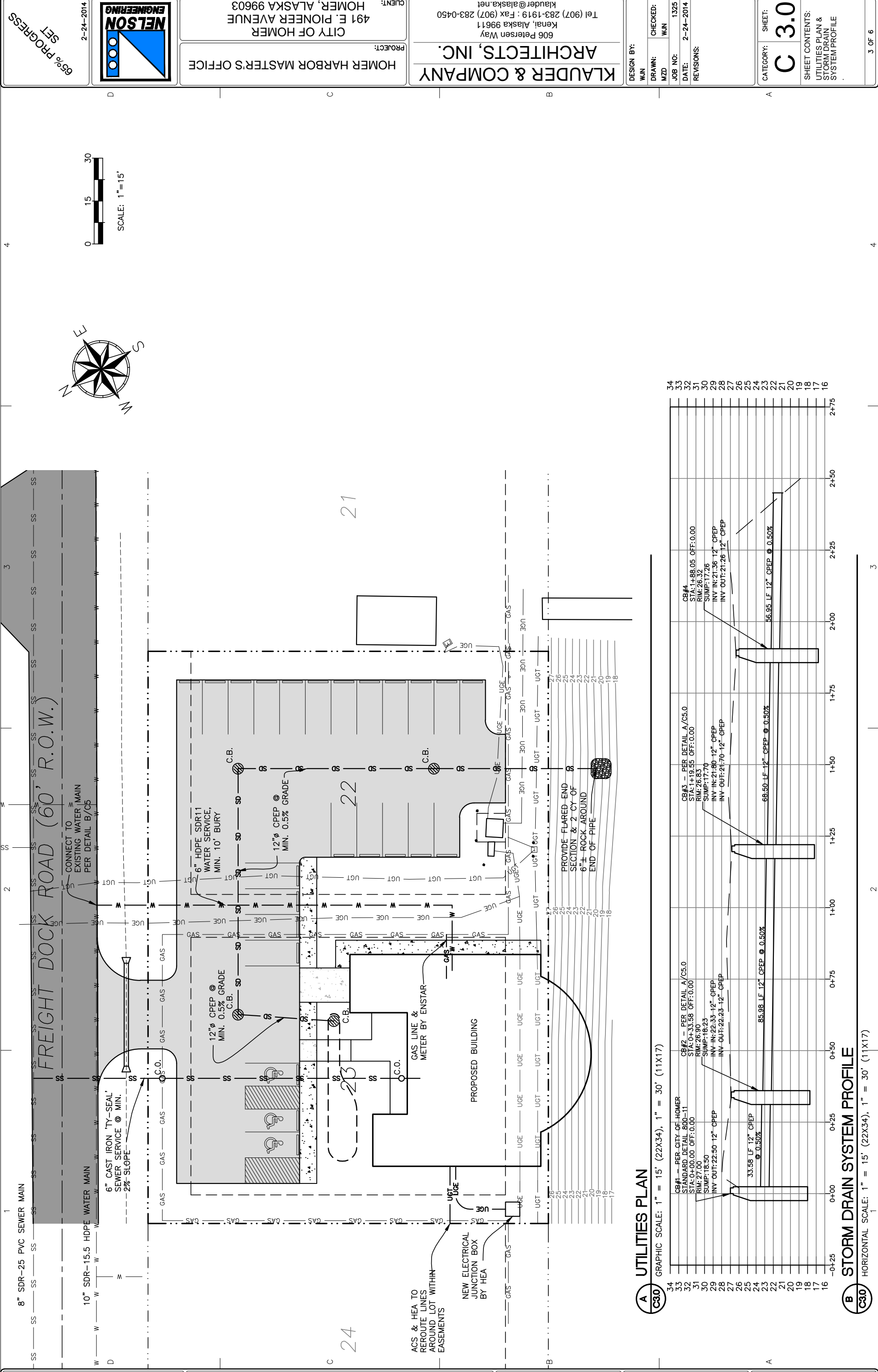
KLAUDER & COMPANY ARCHITECTS, INC.
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DESIGN BY: WJN
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JOB NO: 1325
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REVISIONS:

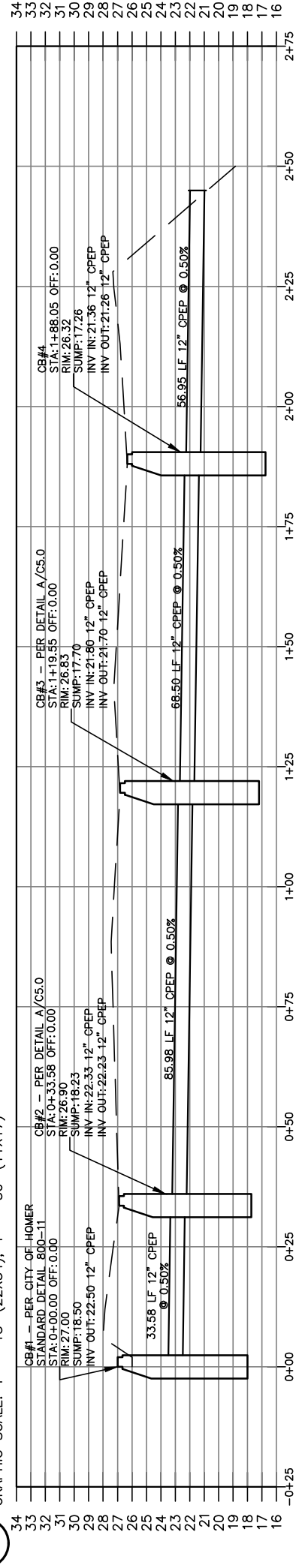
CATEGORY: **C 2.0**
SHEET: C 2.0
SHEET CONTENTS: GRADING PLAN
2 OF 6

A GRADING PLAN
GRAPHIC SCALE: 1" = 10' (22X34), 1" = 20' (11X17)

NOT FOR CONSTRUCTION



A UTILITIES PLAN
GRAPHIC SCALE: 1" = 15' (22X34), 1" = 30' (11X17)



B STORM DRAIN SYSTEM PROFILE
HORIZONTAL SCALE: 1" = 15' (22X34), 1" = 30' (11X17)

HOMER HARBOR MASTERS OFFICE
PROJECT:
CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603



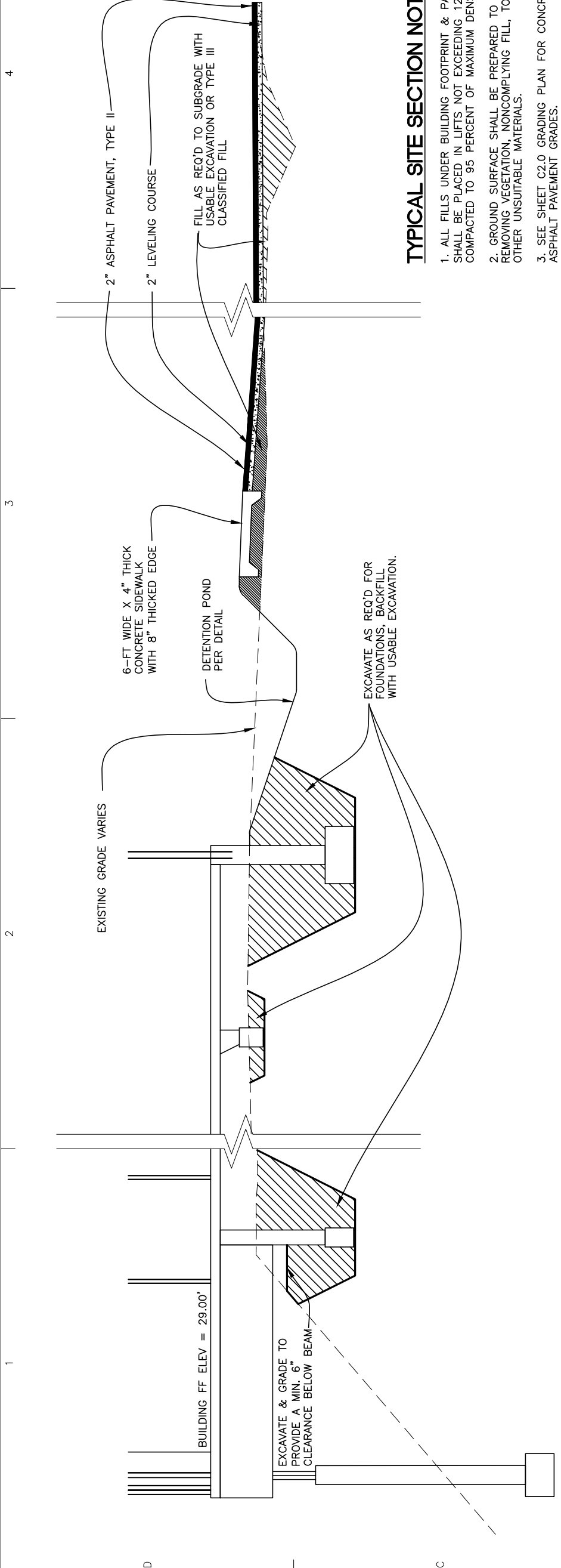
KLAUDER & COMPANY ARCHITECTS, INC.
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DESIGN BY:
WJN
DRAWN:
MZD
CHECKED:
WJN
JOB NO: 1325
DATE: 2-24-2014
REVISIONS:

CATEGORY: **C 3.0**
SHEET:
SHEET CONTENTS:
UTILITIES PLAN &
STORM DRAIN
SYSTEM PROFILE
3 OF 6

65% PROGRESS
2-24-2014

NOT FOR CONSTRUCTION



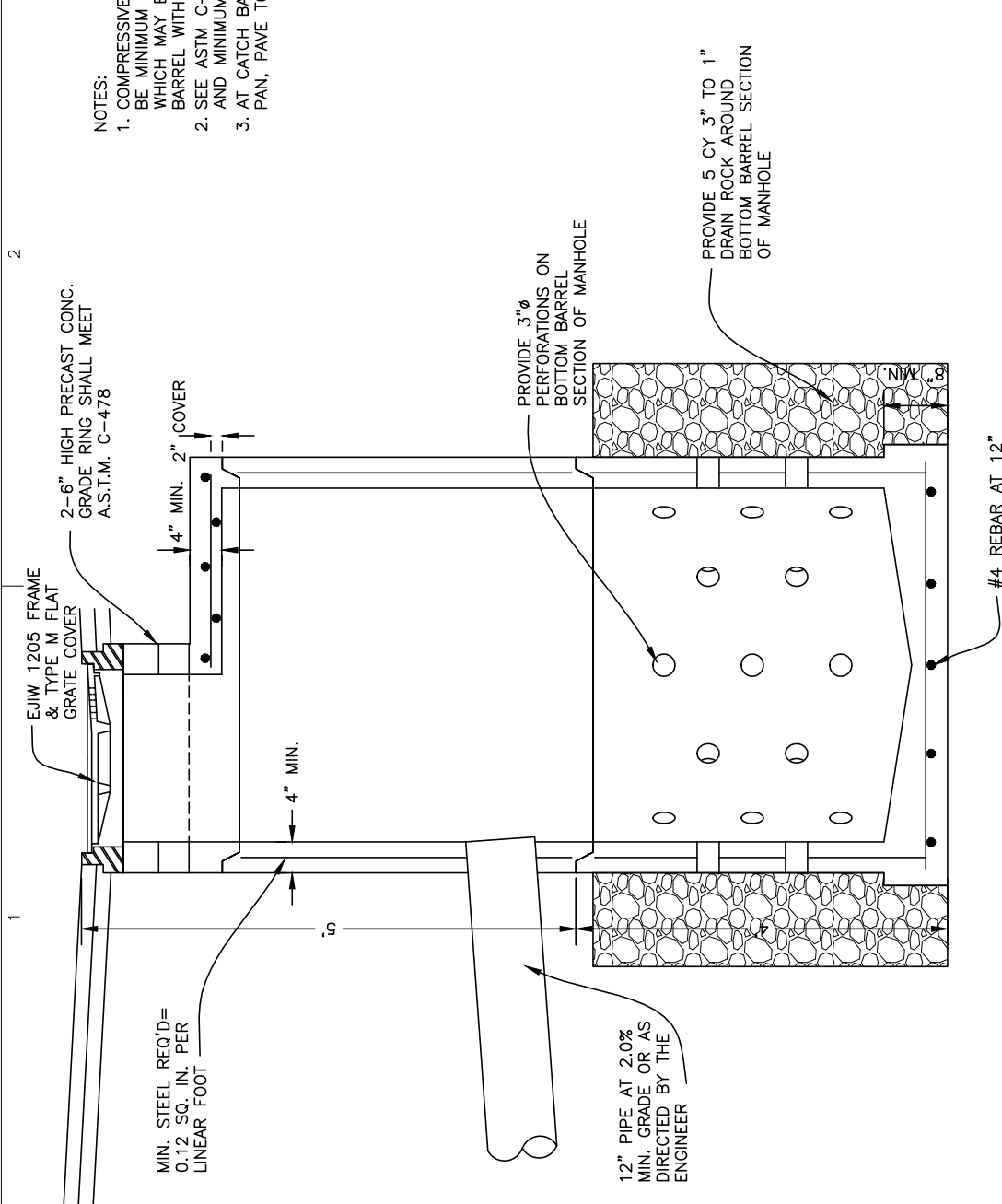
TYPICAL SITE SECTION NOTES:

1. ALL FILLS UNDER BUILDING FOOTPRINT & PARKING LOT SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY.
2. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL, AND OTHER UNSUITABLE MATERIALS.
3. SEE SHEET C2.0 GRADING PLAN FOR CONCRETE AND ASPHALT PAVEMENT GRADES.

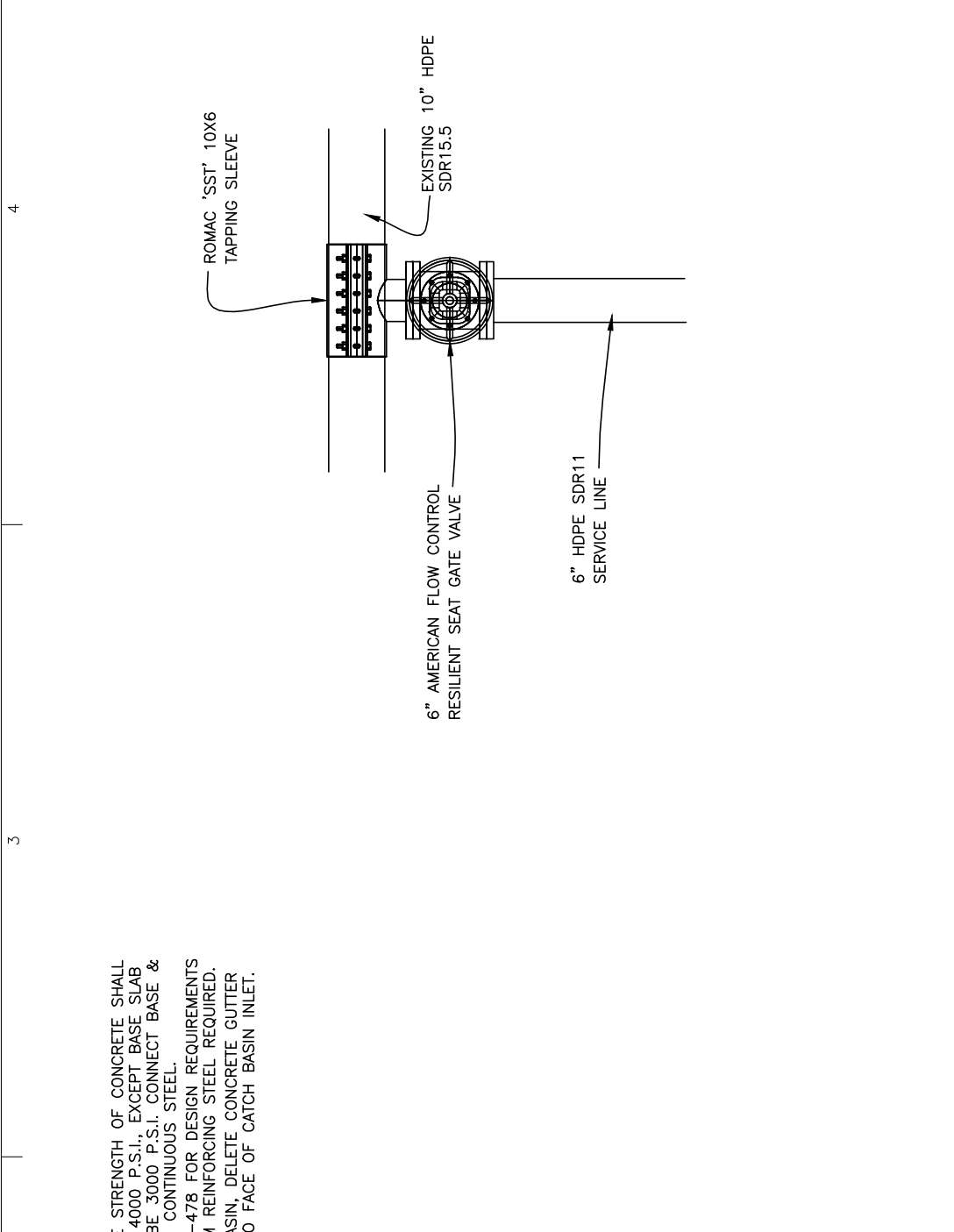
A TYPICAL SITE SECTION 1

HORIZONTAL SCALE: 1" = 4' (22X34), 1" = 8' (11X17); VERTICAL SCALE: 1" = 2' (22X34), 1" = 4' (11X17)

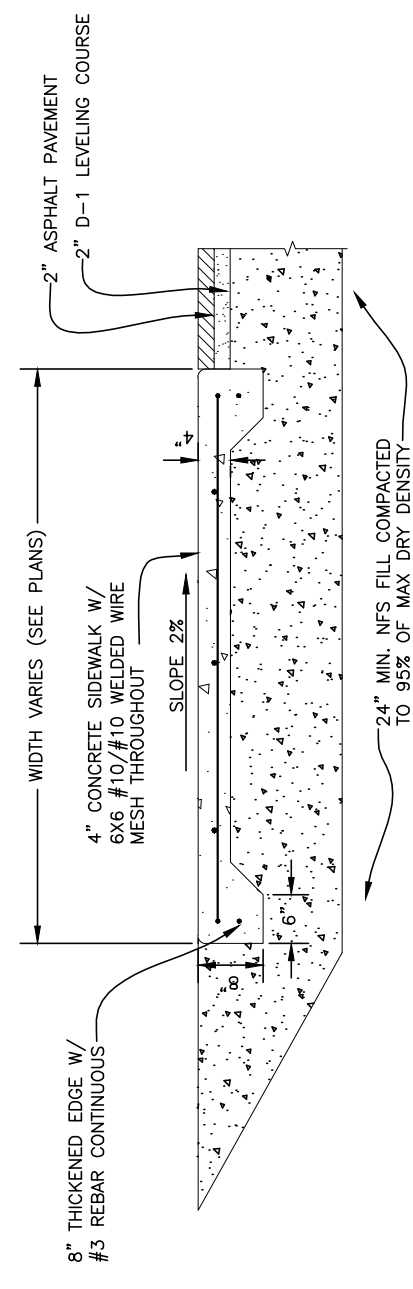
	PROJECT: HOMER HARBOR MASTERS OFFICE CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603	CLIENT: KLAUDER & COMPANY 606 Petersen Way Kenai, Alaska 99611 Tel (907) 283-1919 : Fax (907) 283-0450 klauder@alaska.net
	65% PROGRESS 2-24-2014	ARCHITECTS, INC. KLAUDER & COMPANY
CATEGORY: C SHEET: 4.0		SHEET CONTENTS: TYPICAL SITE SECTIONS



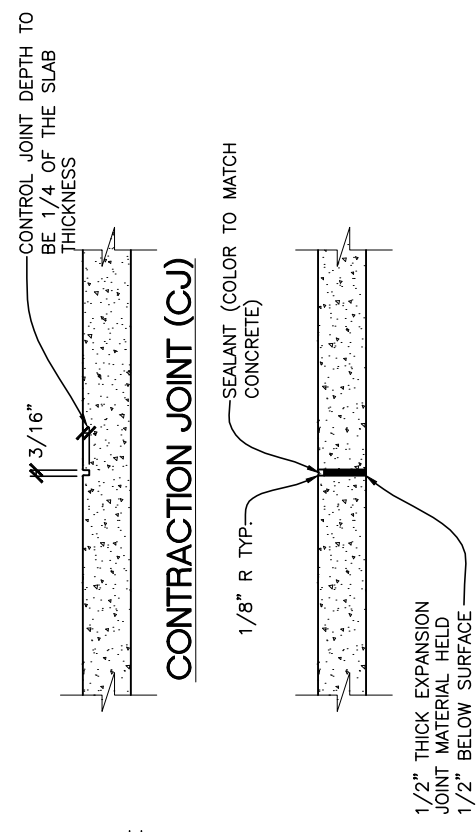
A **C50** PERFORATED CATCH BASIN
GRAPHIC SCALE: 1" = 1' (22X34); 1/2" = 1' (11X17)



B **C50** 6" WATER SERVICE CONNECTION
GRAPHIC SCALE: NTS



C **C50** CONCRETE SIDEWALK
GRAPHIC SCALE: 1" = 1' (22X34); 1/2" = 1' (11X17)



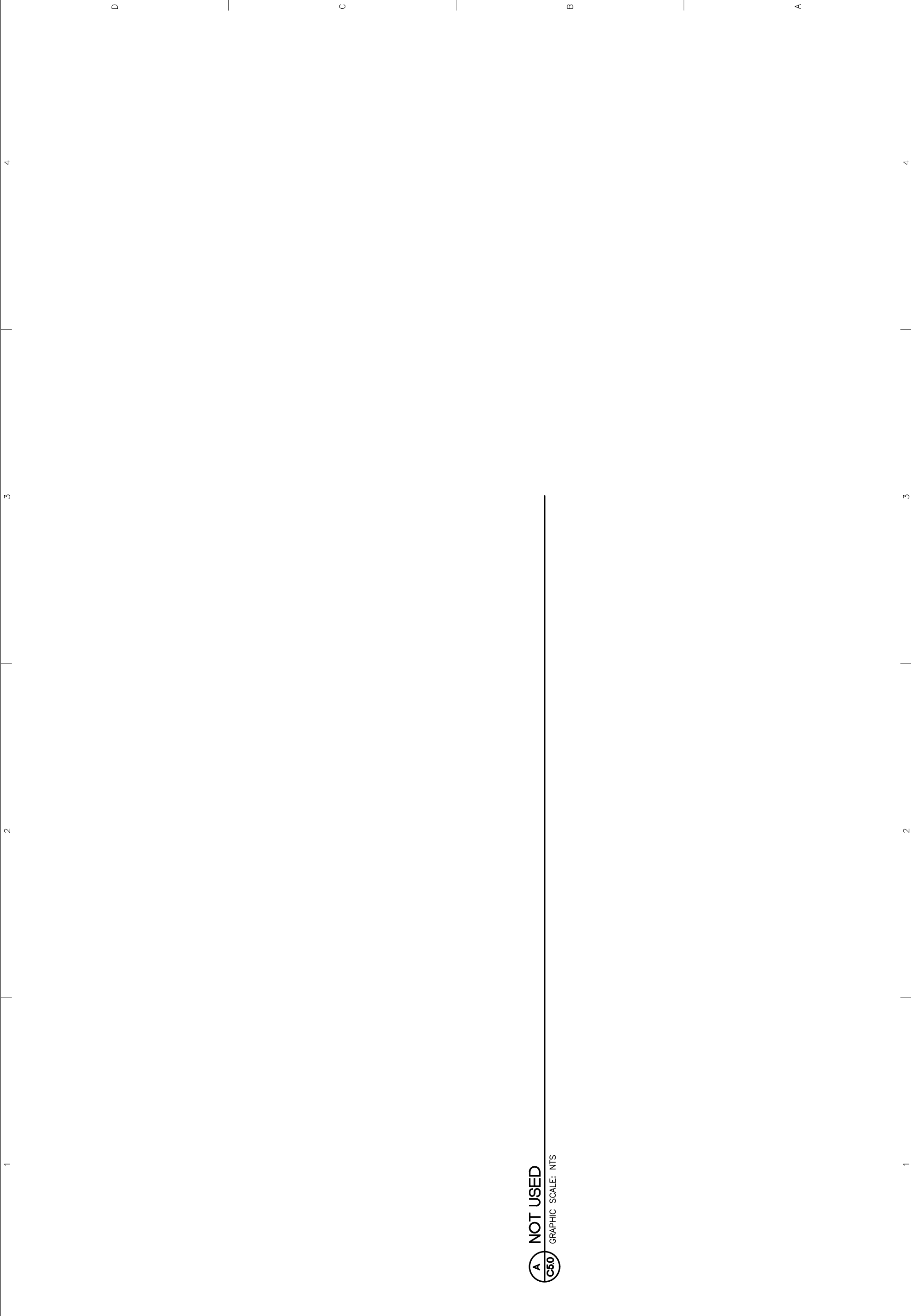
EXPANSION JOINT (EJ)

- NOTES:
- UNLESS OTHERWISE NOTED, CONTRACTION JOINTS SHALL OCCUR AT DISTANCES EQUAL TO WIDTH OF SIDEWALKS, WITH EXPANSION JOINTS NO FARTHER THAN 30 FEET APART.
 - UNLESS OTHERWISE NOTED, ALL CONCRETE FLATWORK TO BE OF BROOM FINISH, WITH PATTERN RUNNING PERPENDICULAR TO FLOW OF TRAFFIC.

	PROJECT: HOMER HARBOR MASTERS OFFICE CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603	CLIENT: KLAUDER & COMPANY 606 Petersen Way Kenai, Alaska 99611 Tel (907) 283-1919 : Fax (907) 283-0450 klauder@alaska.net
	65% PROGRESS SET 2-24-2014	ARCHITECTS, INC. KLAUDER & COMPANY
CATEGORY: C 5.0		SHEET:
SHEET CONTENTS: TYPICAL DETAILS		5 OF 6



GRAPHIC SCALE: NTS



CATEGORY: SHEET: C 6.0
SHEET CONTENTS:
TYPICAL DETAILS
...

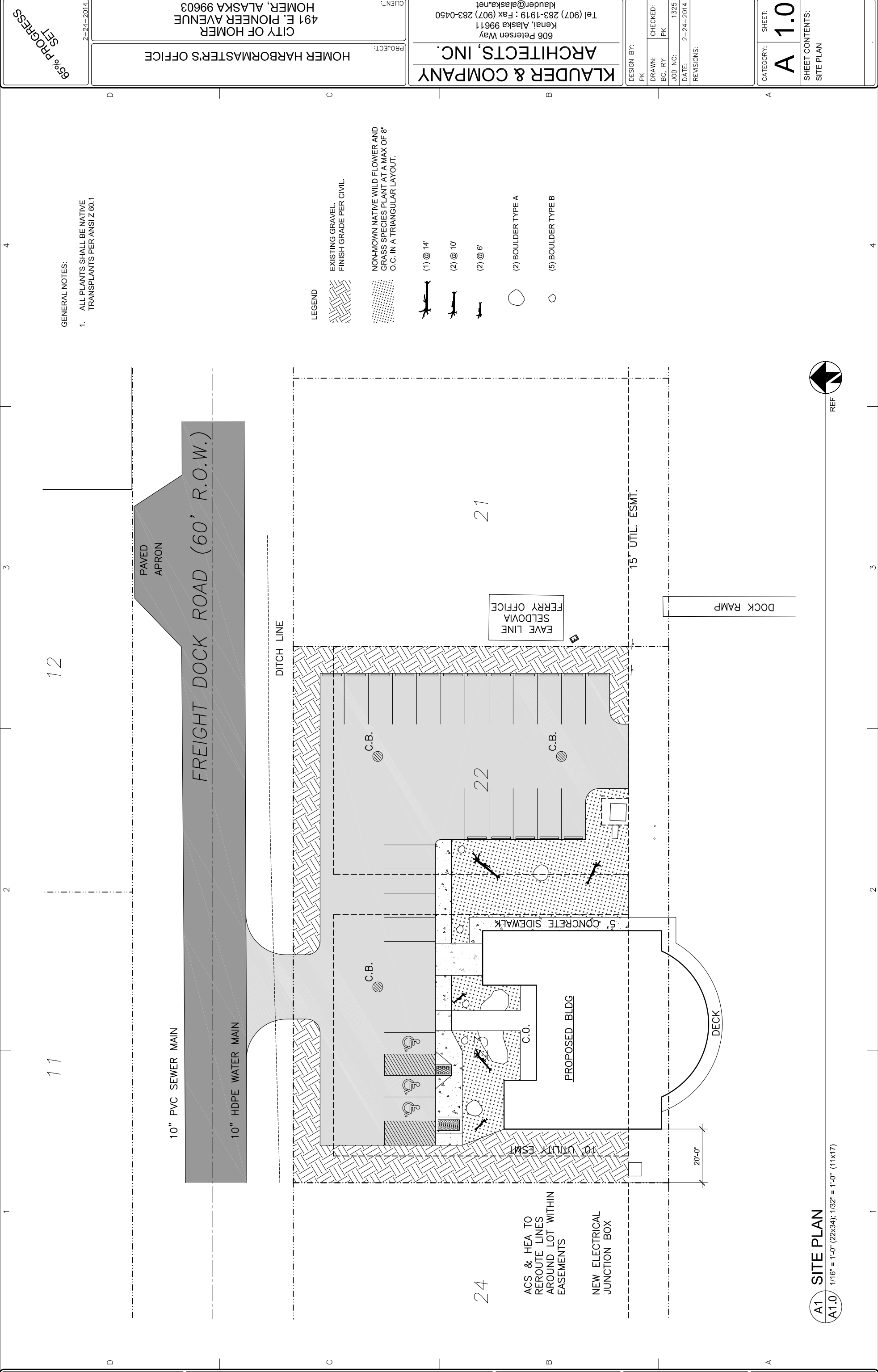
DESIGN BY:
WJN
DRAWN: CHECKED:
MJD WJN
JOB NO: 1325
DATE: 2-24-2014
REVISIONS:

KLAUDER & COMPANY
ARCHITECTS, INC.
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Klauder@alaska.net

PROJECT:
HOMER HARBOR MASTERS OFFICE
CLIENT:
CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603



2-24-2014
65% PROGRESS SET



GENERAL NOTES:
 1. ALL PLANTS SHALL BE NATIVE TRANSPLANTS PER ANSIZ 60.1

- LEGEND
- EXISTING GRAVEL, FINISH GRADE PER CIVIL.
 - NON-MOWN NATIVE WILD FLOWER AND GRASS SPECIES PLANT AT A MAX OF 8" O.C. IN A TRIANGULAR LAYOUT.
 - (1) @ 14'
 - (2) @ 10'
 - (2) @ 6'
 - (2) BOULDER TYPE A
 - (5) BOULDER TYPE B

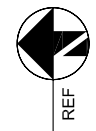
65% PROGRESS
 2-24-2014

PROJECT: HOMER HARBORMASTERS OFFICE
 CLIENT: CITY OF HOMER
 491 E. PIONEER AVENUE
 HOMER, ALASKA 99603

KLAUDER & COMPANY
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 606 Petersen Way
 Kenai, Alaska 99611
 Tel (907) 283-1919 : Fax (907) 283-0450
 klauer@alaska.net

DESIGN BY:
 DRAWN: BC, RY
 CHECKED: PK
 JOB NO: 1325
 DATE: 2-24-2014
 REVISIONS:

CATEGORY: SHEET: A 1.0
 SHEET CONTENTS: SITE PLAN



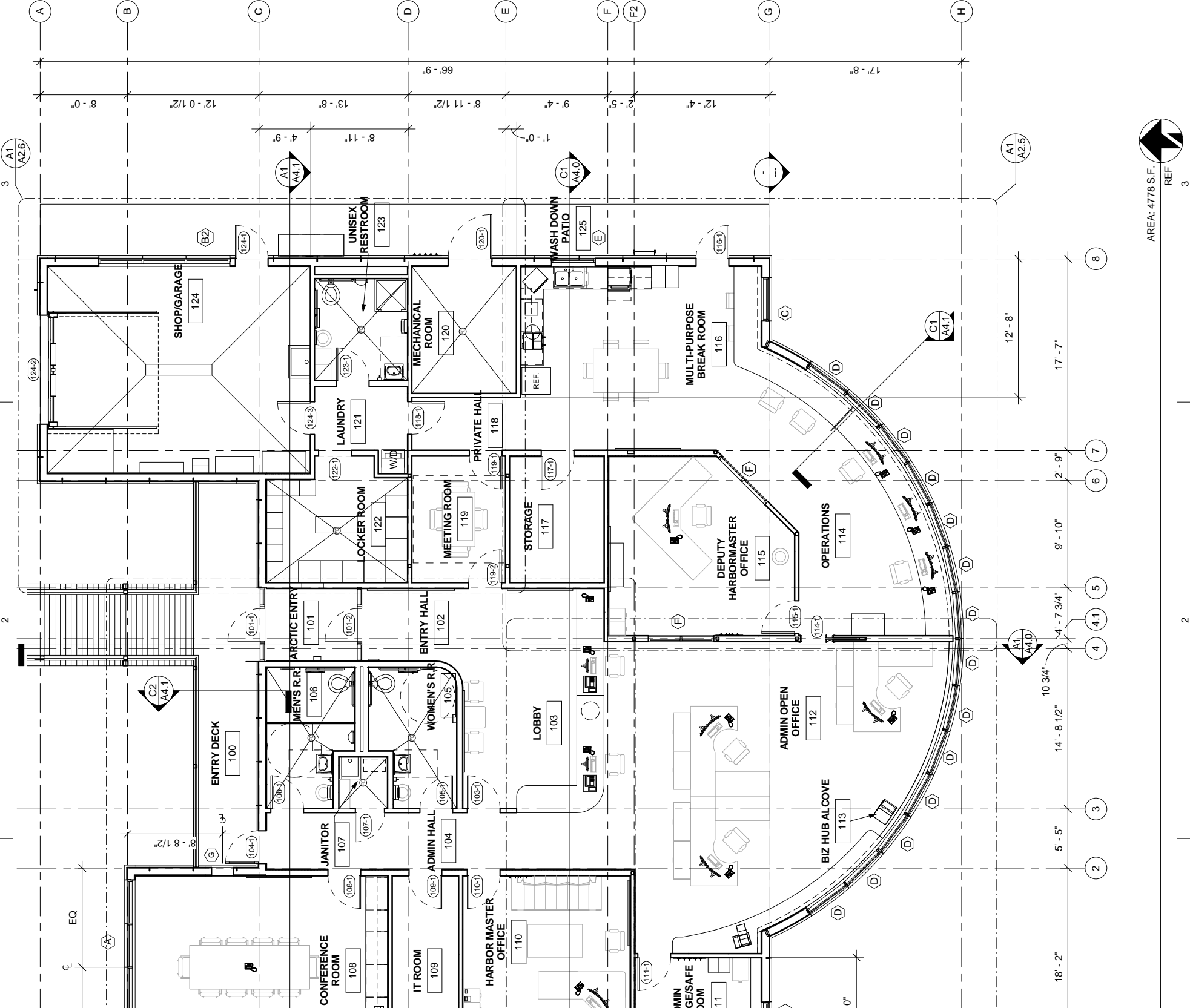
A1 SITE PLAN
 A1.0 1/16" = 1'-0" (22x34); 1/32" = 1'-0" (11x17)

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

A1 A2.0 FLOOR PLAN
 3/16" = 1'-0" (22x34); 3/32" = 1'-0" (11x17)

AREA: 4778 S.F. REF 3

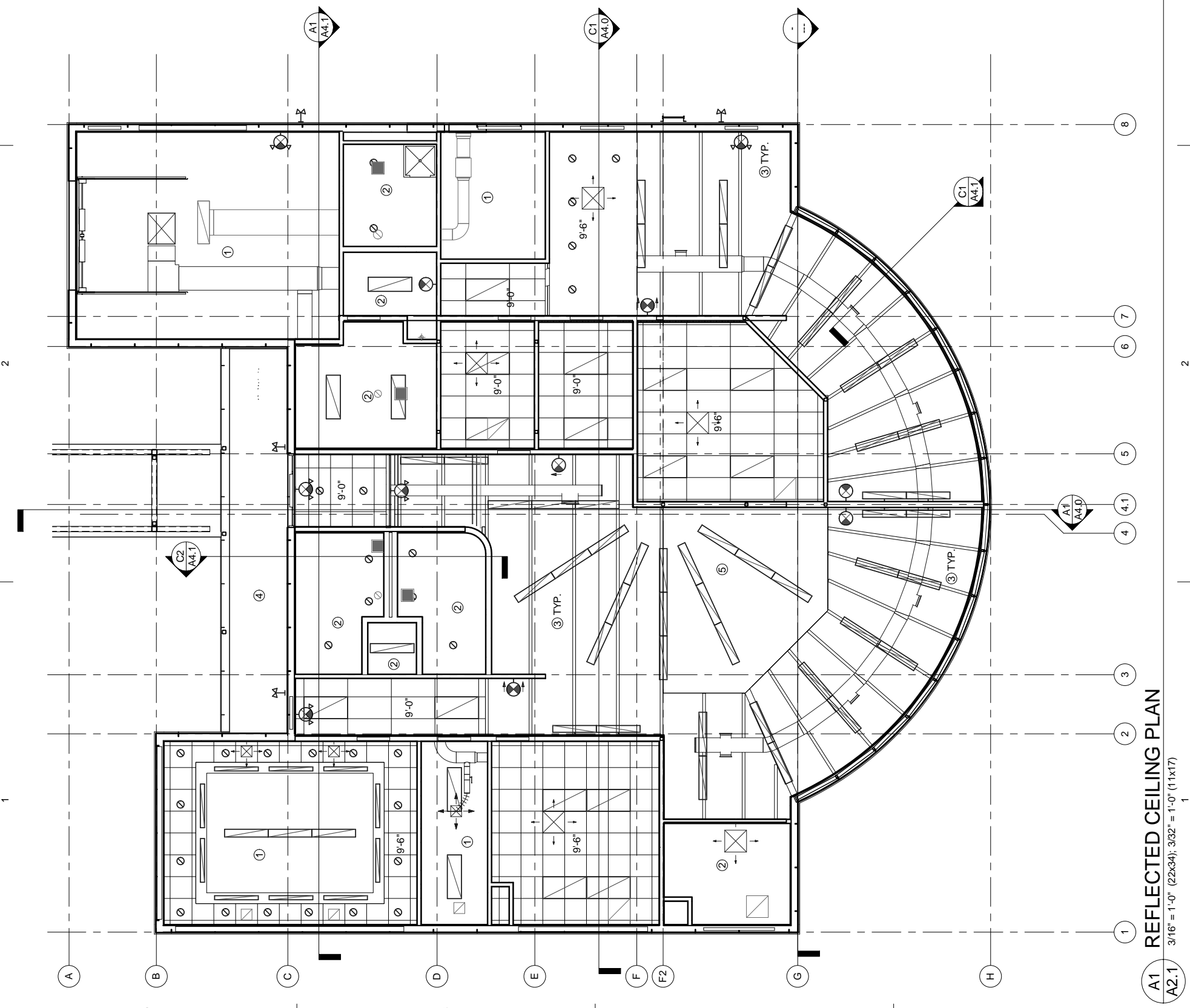


<p>PROJECT: HOMER HARBOR MASTER'S OFFICE</p>	<p>CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603</p>	<p>Office: (907) 283-1919 Fax: (907) 283-0450 606 Petersen Way Kenai, AK 99611 Klauder & Company Architects, Inc. klauder@alaska.net</p>	<p>DESIGN BY: PK DRAWN: SY CHECKED: PK JOB NO: 1325 DATE: 2-24-2014</p>	<p>REVISIONS: NO. DATE</p>	<p>SHEET NUMBER A2.0</p> <p>SHEET CONTENTS FLOOR PLAN</p>
<p>2-24-2014 65% PROGRESS SET</p>					

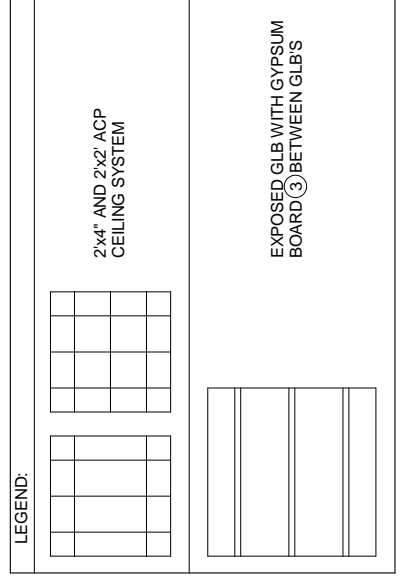
NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

A1 REFLECTED CEILING PLAN
 3/16" = 1'-0" (22x34), 3/32" = 1'-0" (11x17)

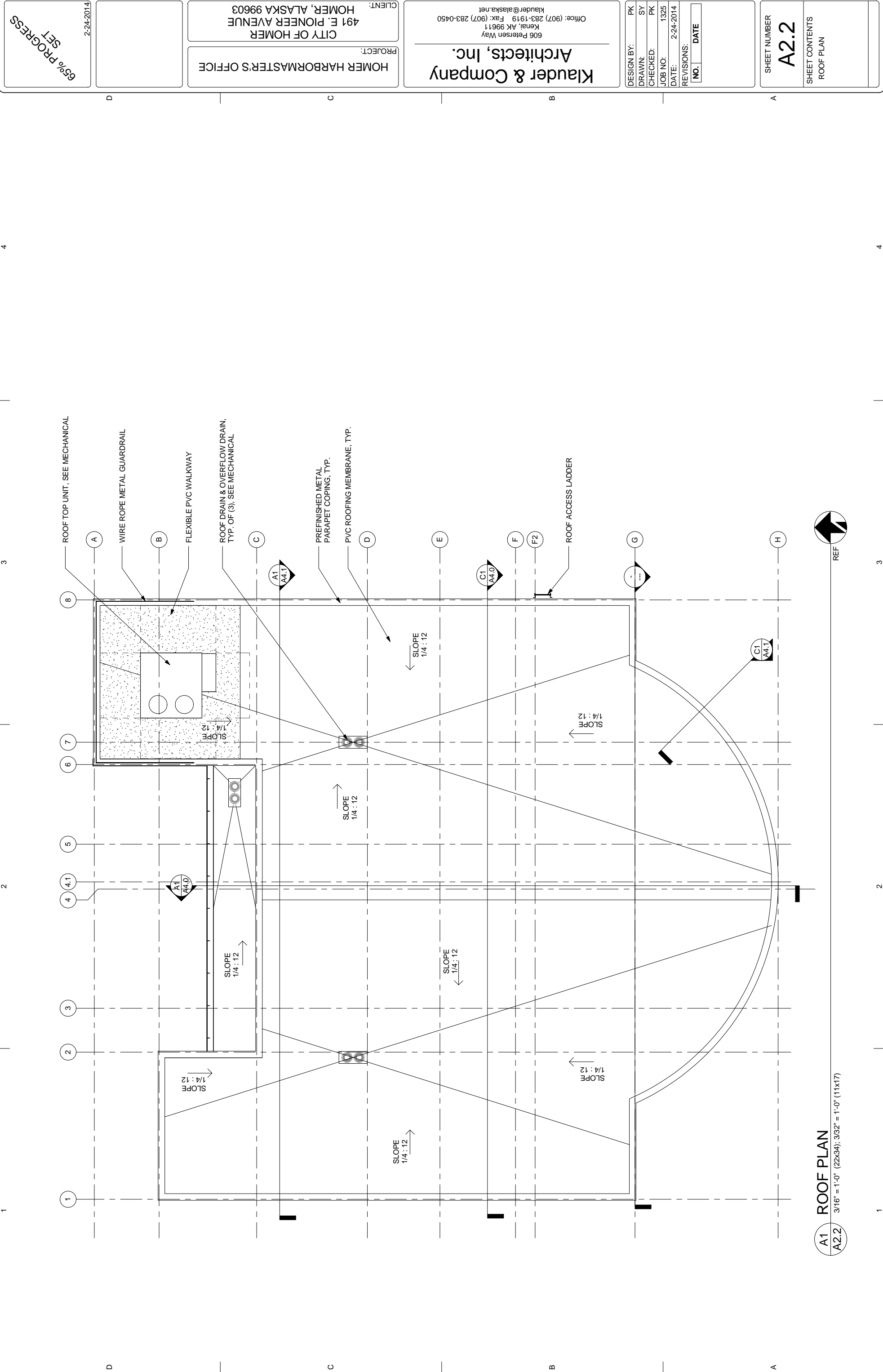


- SHEET NOTES:**
- ① GYPSUM CEILING BOARD APPLIED TO UNDERSIDE OF ROOF JOIST SYSTEM @ 11'-6" A.F.F.
 - ② GYPSUM CEILING BOARD APPLIED TO FURRED DOWN CEILING JOIST SYSTEM @ 9'-0" A.F.F.
 - ③ GYPSUM CEILING BOARD APPLIED TO HAT CHANNEL FASTENED TO UNDERSIDE OF ROOF PAN DECK @ 12'-11" A.F.F.
 - ④ PHENOLIC SOFFIT PANELS.
 - ⑤ GYPSUM CEILING BOARD APPLIED TO UNDERSIDE OF BEAMS @ 11'-0".



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2-24-2014
 65% PROGRESS SET



A1 ROOF PLAN
 A2.2 3/16" = 1'-0" (22x34); 3/32" = 1'-0" (11x17)

SHEET NUMBER
A2.2

SHEET CONTENTS
 ROOF PLAN

REVISIONS:

NO.	DATE

DESIGN BY: PK
 DRAWN: SY
 CHECKED: PK
 JOB NO: 1325
 DATE: 2-24-2014

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 klauder@alaska.net

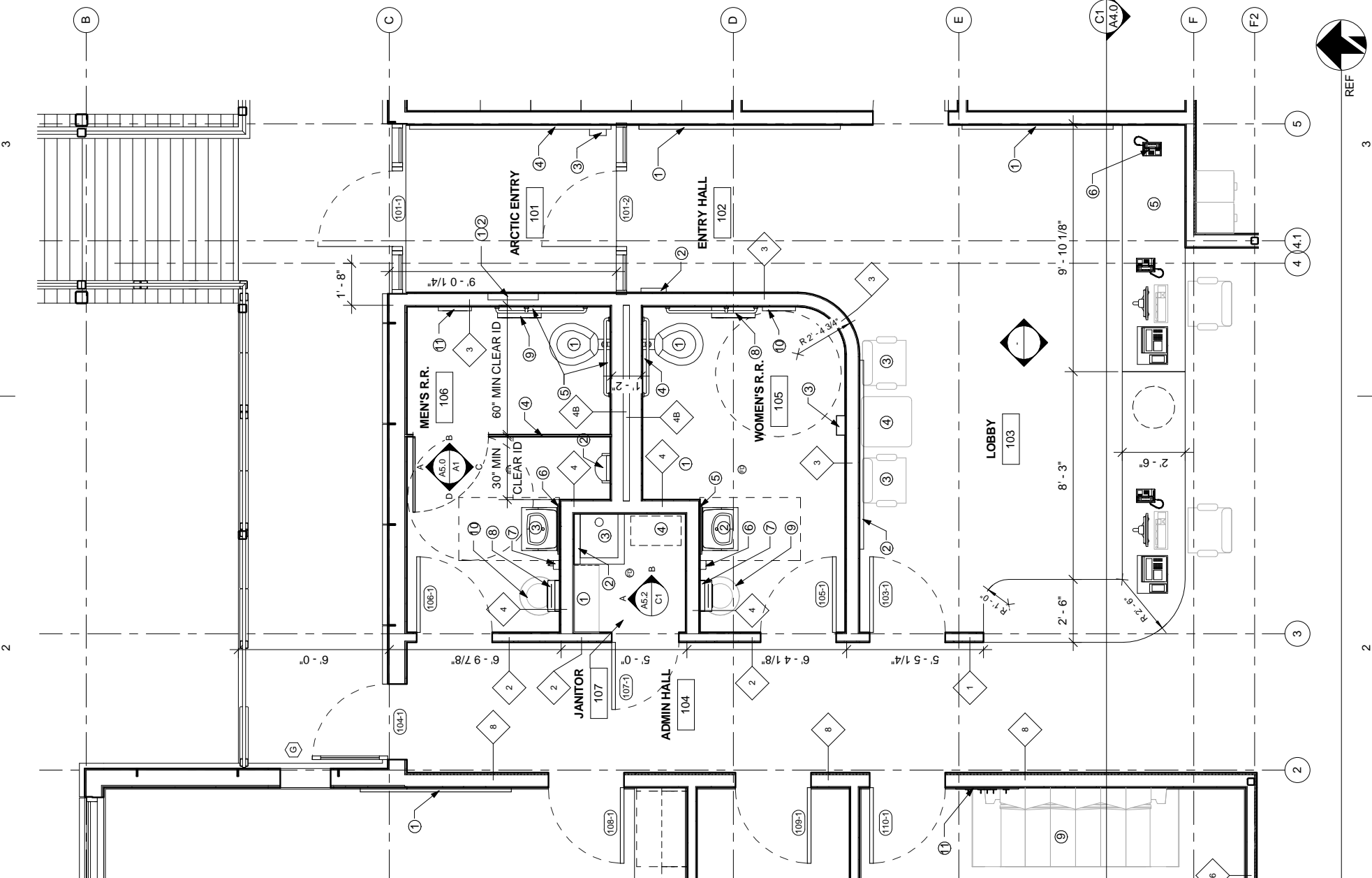
PROJECT:
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CLIENT:
CITY OF HOMER
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 HOMER, ALASKA 99603

2-24-2014

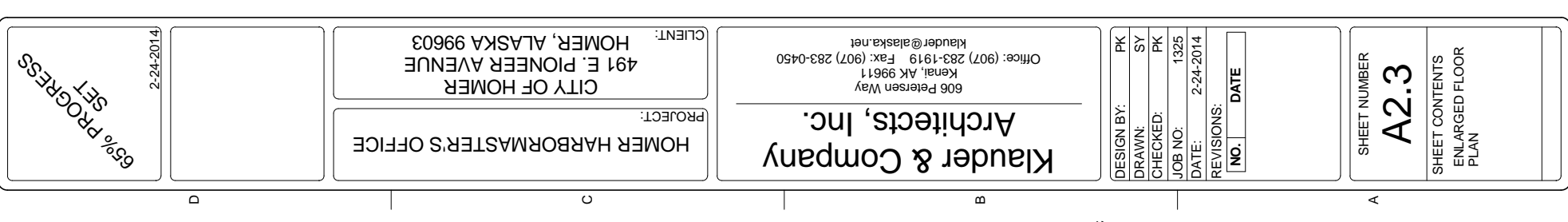
65% PROGRESS SET

A1 NW ENLARGED ELEVATION
 3/8" = 1'-0" (22x34); 3/16" = 1'-0" (11x17)



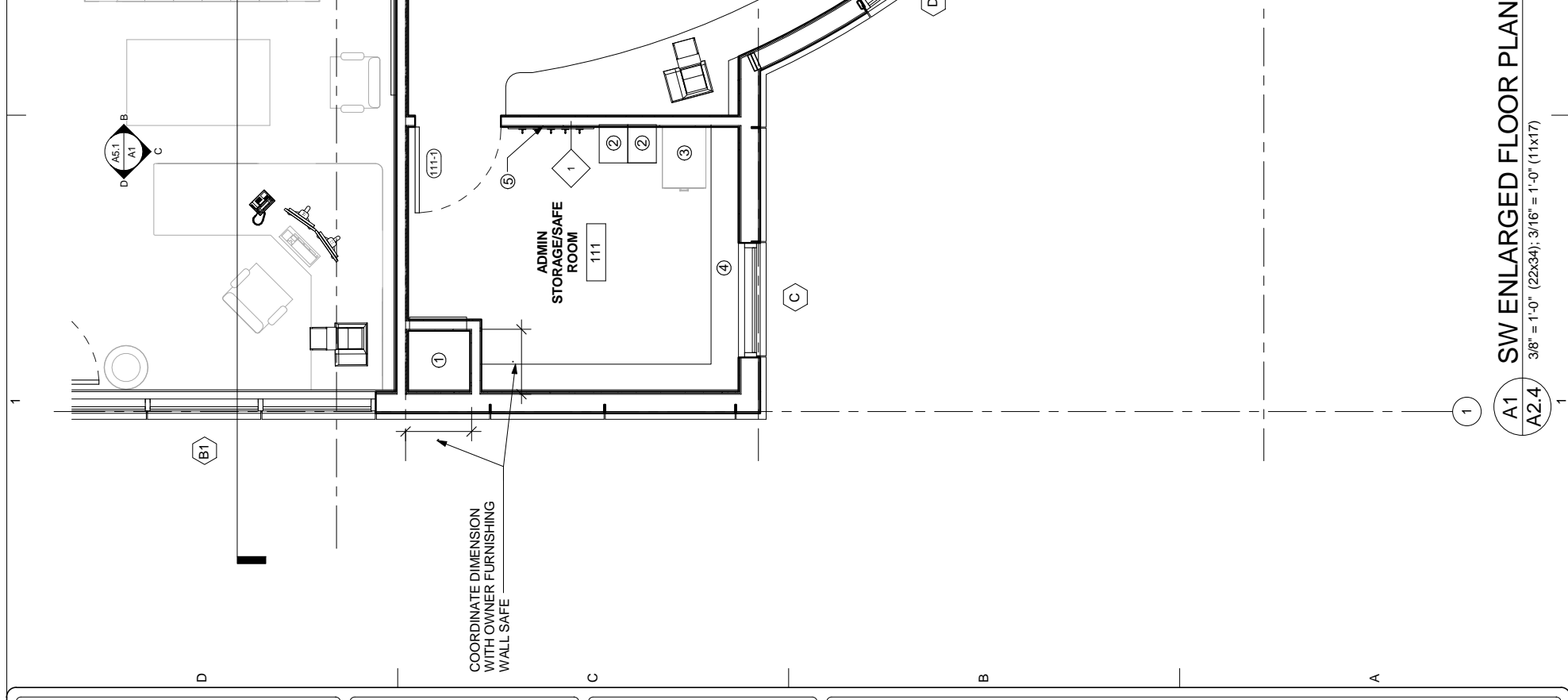
- ARCTIC ENTRY 101:**
1. WALL MOUNTED FOLD DOWN COUNTERTOP
 2. WALL MOUNTED FORM HOLDER
 3. CARD READER, CFCI
 4. 4'x8' DISPLAY CASE
- ENTRY HALL 102:**
1. 4'x8' DISPLAY CASE
 2. BROCHURE HOLDER
- LOBBY 103:**
1. WALL MOUNTED FLAT SCREEN MONITOR, CFCI
 2. 4'x7' DISPLAY CASE
 3. (2) GUEST CHAIRS, NIC
 4. GUEST TABLE, NIC
 5. ADA FRONT COUNTER, CFCI
 6. PUBLIC PHONE, NIC
- WOMEN'S R.R. 105:**
1. TOILET, CFCI
 2. LAVATORY, CFCI
 3. SANITARY NAPKIN DISPENSER, CFCI
 4. STAINLESS STEEL ADA GRAB BARS, CFCI
 5. 24"x36" MIRROR, CFCI
 6. SOAP DISPENSER, CFCI
 7. HAND TOWEL DISPENSER, CFCI
 8. TOILET TISSUE DISPENSER, CFCI
 9. WASTE RECEPTACLE WITH LID, NIC
 10. TOILET SEAT COVER DISPENSER, CFCI
- MEN'S R.R. 106:**
1. TOILET, CFCI
 2. URINAL, CFCI
 3. LAVATORY, CFCI
 4. SOLID PHENOLIC TOILET PARTITIONS, CFCI
 5. STAINLESS STEEL ADA GRAB BARS, CFCI
 6. 24"x36" MIRROR, CFCI
 7. SOAP DISPENSER, CFCI
 8. HAND TOWEL DISPENSER, CFCI
 9. TOILET TISSUE DISPENSER, CFCI
 10. WASTE RECEPTACLE WITH LID, NIC
 11. TOILET SEAT COVER DISPENSER, CFCI
- JANITOR 107:**
1. SHELVING, CFCI
 2. MOP RACK, CFCI
 3. MOP SINK, CFCI
 4. VACUUM CLEANER, NIC
- CONFERENCE ROOM 108:**
1. WALL MOUNTED FLAT SCREEN MONITOR, CFCI
 2. TRASH CAN, NIC
 3. CONFERENCE TABLE, NIC
 4. (10) CONFERENCE CHAIRS, NIC
 5. KITCHENETTE WITH UPPER AND BASE CABINETS, CFCI
 6. UNDERCOUNTER REFRIGERATOR, NIC
 7. COFFEE MAKER, NIC
 8. TELEPHONE WITH TELECONFERENCING, NIC
- HARBOR MASTER OFFICE 110:**
1. COMPUTER WITH TWO FLAT SCREEN MONITORS, KEYBOARD, AND MOUSE, NIC
 2. RADIO SCANNER, NIC
 3. RADIO CHARGER, NIC
 4. TRASH CAN, NIC
 5. DESKTOP LASER PRINTER, NIC
 6. 'L' SHAPED DESK, NIC
 7. DESK CHAIR, NIC
 8. GUEST CHAIR, NIC
 9. COUCH, NIC
 10. COFFEE TABLE, NIC
 11. COAT HOOKS, CFCI
 12. FILE CABINETS, NIC
 13. COMBINATION FILE CABINET/SHELF/CLOSET, CFCI
 14. TELEPHONE, NIC

HOMER HARBORMASTER'S OFFICE PROJECT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603 CLIENT:	Klauder & Company Architects, Inc. 606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 klauder@alaska.net	DESIGN BY: PK DRAWN: SY CHECKED: PK JOB NO: 1325 DATE: 2-24-2014 REVISIONS: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">NO.</th> <th>DATE</th> </tr> </table>	NO.	DATE
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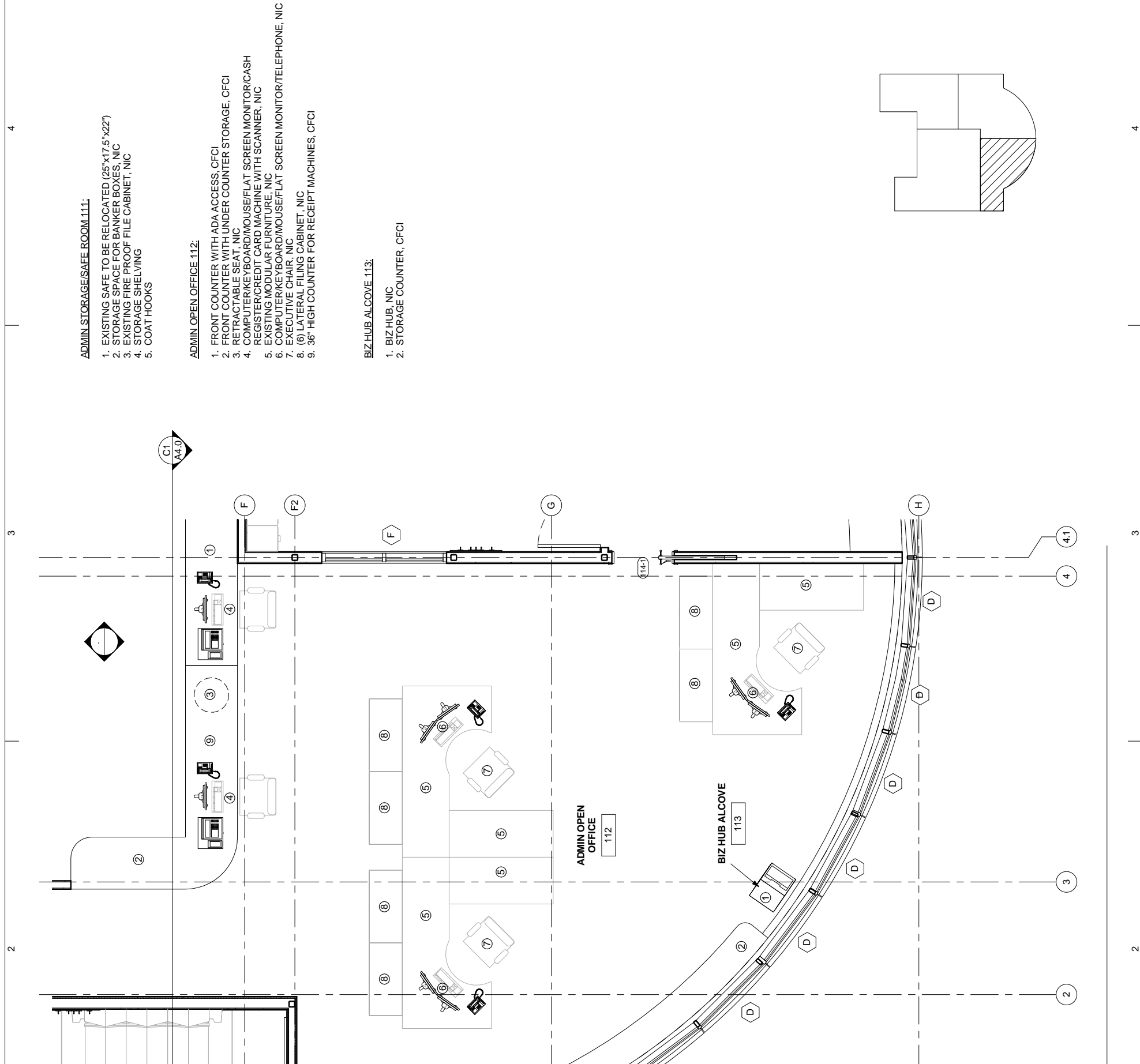


NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



A1 SW ENLARGED FLOOR PLAN
3/8" = 1'-0" (22x34); 3/16" = 1'-0" (11x17)



65% PROGRESS 2-24-2014	HOMER HARBORMASTER'S OFFICE PROJECT:	CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603 CLIENT:	Klauder & Company Architects, Inc. 606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 Klauder@alaska.net	DESIGN BY: PK DRAWN: SY CHECKED: PK JOB NO: 1325 DATE: 2-24-2014 REVISIONS:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DATE		
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SHEET NUMBER <h1 style="margin: 0;">A2.4</h1>			SHEET CONTENTS ENLARGED FLOOR PLAN						

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

65% PROGRESS
2-24-2014

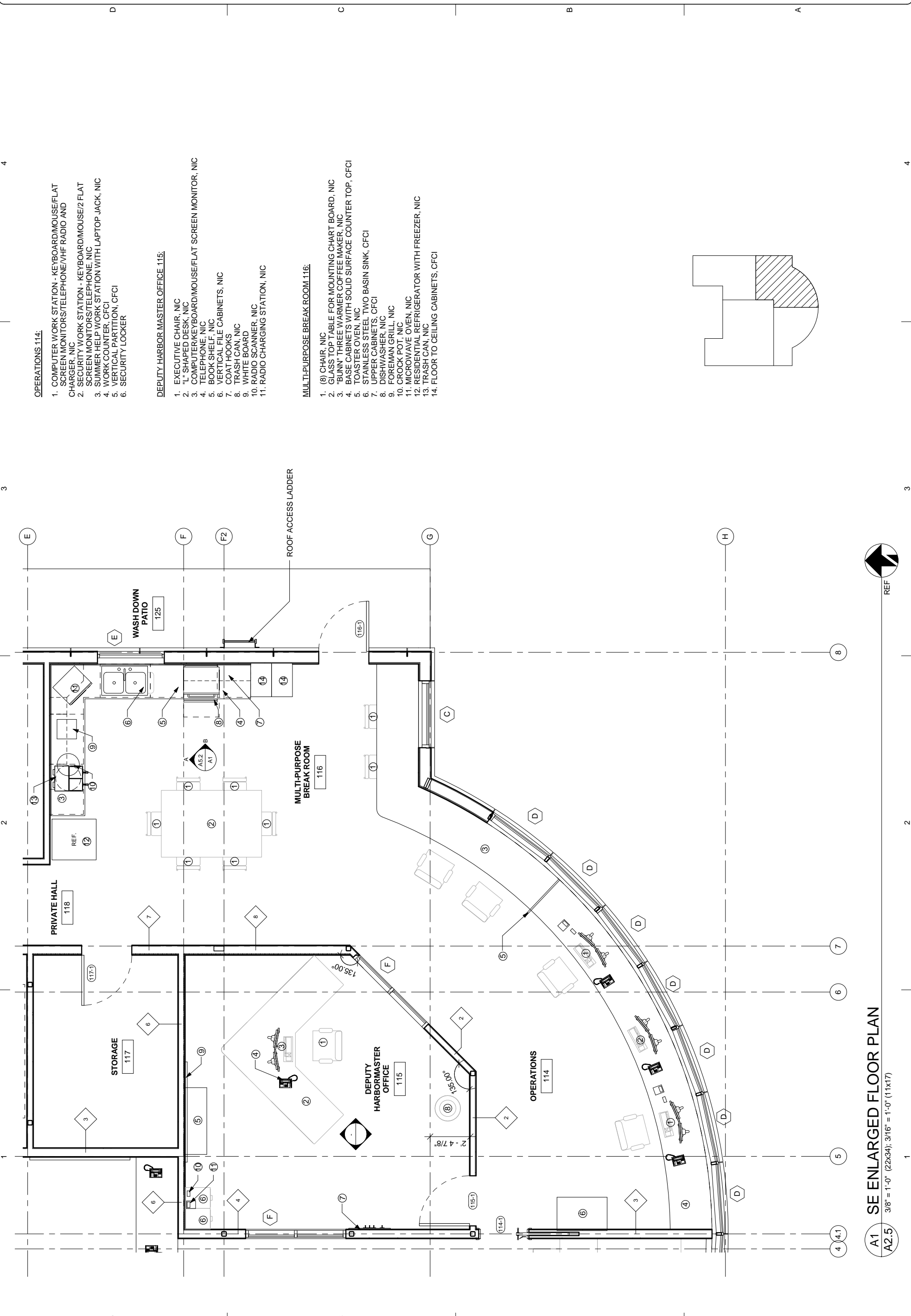
HOMER HARBORMASTER'S OFFICE
PROJECT:

CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603
CLIENT:

Klauder & Company Architects, Inc.
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DRAWN:	SY
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JOB NO:	1325
DATE:	2-24-2014
REVISIONS:	
NO.	DATE

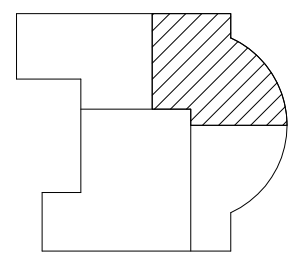
SHEET NUMBER
A2.5
SHEET CONTENTS
ENLARGED FLOOR PLAN



- OPERATIONS 114:**
1. COMPUTER WORK STATION - KEYBOARD/MOUSE/FLAT SCREEN MONITORS/TELEPHONE/VHF RADIO AND CHARGER, NIC
 2. SECURITY WORK STATION - KEYBOARD/MOUSE/2 FLAT SCREEN MONITORS/TELEPHONE, NIC
 3. SUMMER HELP WORK STATION WITH LAPTOP JACK, NIC
 4. WORK COUNTER, CFCI
 5. VERTICAL PARTITION, CFCI
 6. SECURITY LOCKER

- DEPUTY HARBORMASTER OFFICE 115:**
1. EXECUTIVE CHAIR, NIC
 2. 'L' SHAPED DESK, NIC
 3. COMPUTER/KEYBOARD/MOUSE/FLAT SCREEN MONITOR, NIC
 4. TELEPHONE, NIC
 5. BOOK SHELF, NIC
 6. VERTICAL FILE CABINETS, NIC
 7. COAT HOOKS
 8. TRASH CAN, NIC
 9. WHITE BOARD
 10. RADIO SCANNER, NIC
 11. RADIO CHARGING STATION, NIC

- MULTI-PURPOSE BREAK ROOM 116:**
1. (8) CHAIR, NIC
 2. GLASS TOP TABLE FOR MOUNTING CHART BOARD, NIC
 3. 'BUNN' THREE WARMER COFFEE MAKER, NIC
 4. BASE CABINETS WITH SOLID SURFACE COUNTER TOP, CFCI
 5. TOASTER OVEN, NIC
 6. STAINLESS STEEL TWO BASIN SINK, CFCI
 7. UPPER CABINETS, CFCI
 8. DISHWASHER, NIC
 9. FOREMAN GRILL, NIC
 10. CROCK POT, NIC
 11. MICROWAVE OVEN, NIC
 12. RESIDENTIAL REFRIGERATOR WITH FREEZER, NIC
 13. TRASH CAN, NIC
 14. FLOOR TO CEILING CABINETS, CFCI

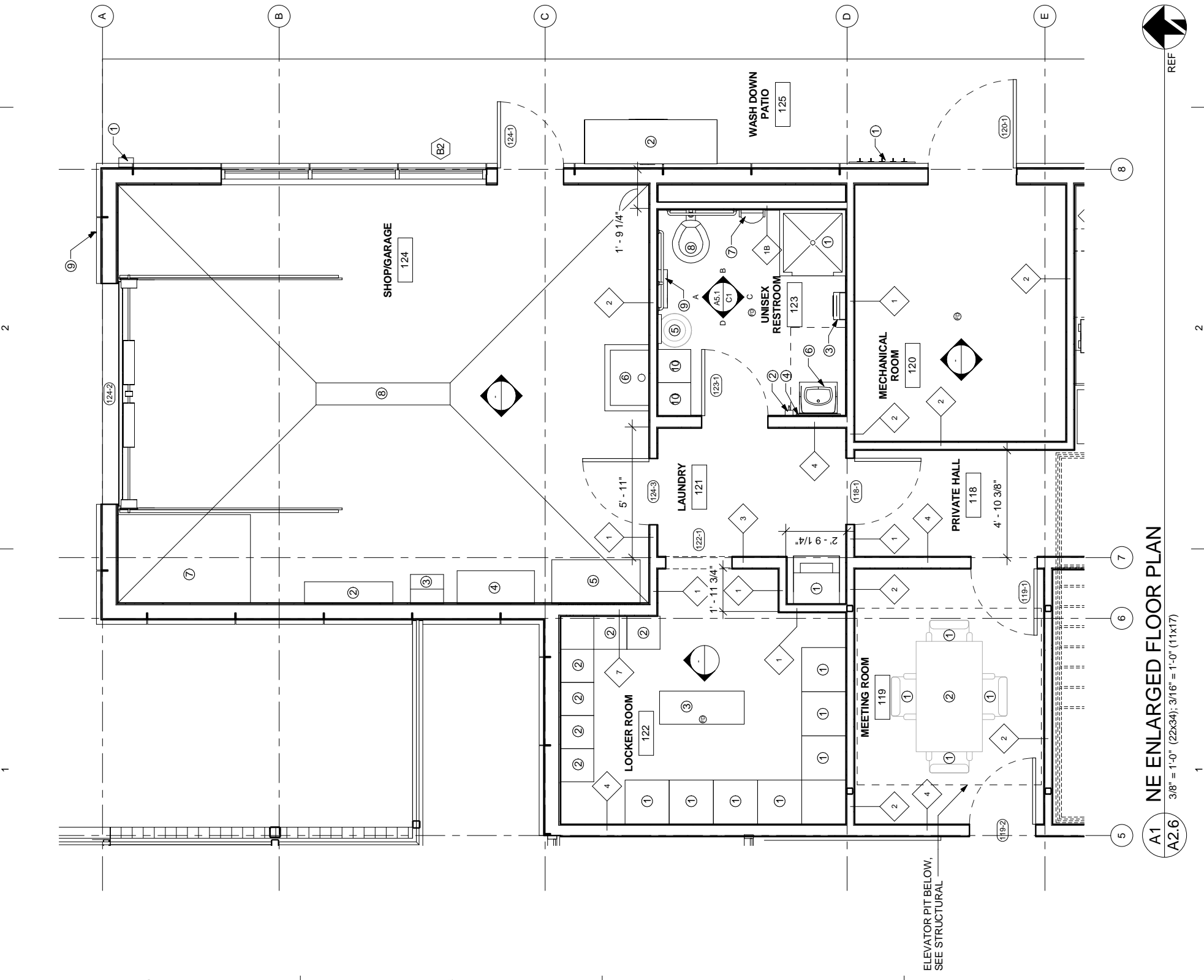


A1 SE ENLARGED FLOOR PLAN
3/8" = 1'-0" (22x34); 3/16" = 1'-0" (11x17)



NOT FOR CONSTRUCTION

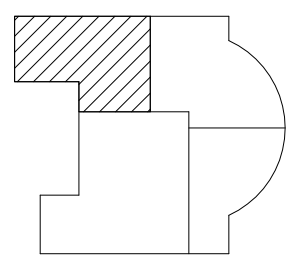
PLOTTED 1/2 SCALE



A1 NE ENLARGED FLOOR PLAN
A2.6 3/8" = 1'-0" (22x34), 3/16" = 1'-0" (11x17)



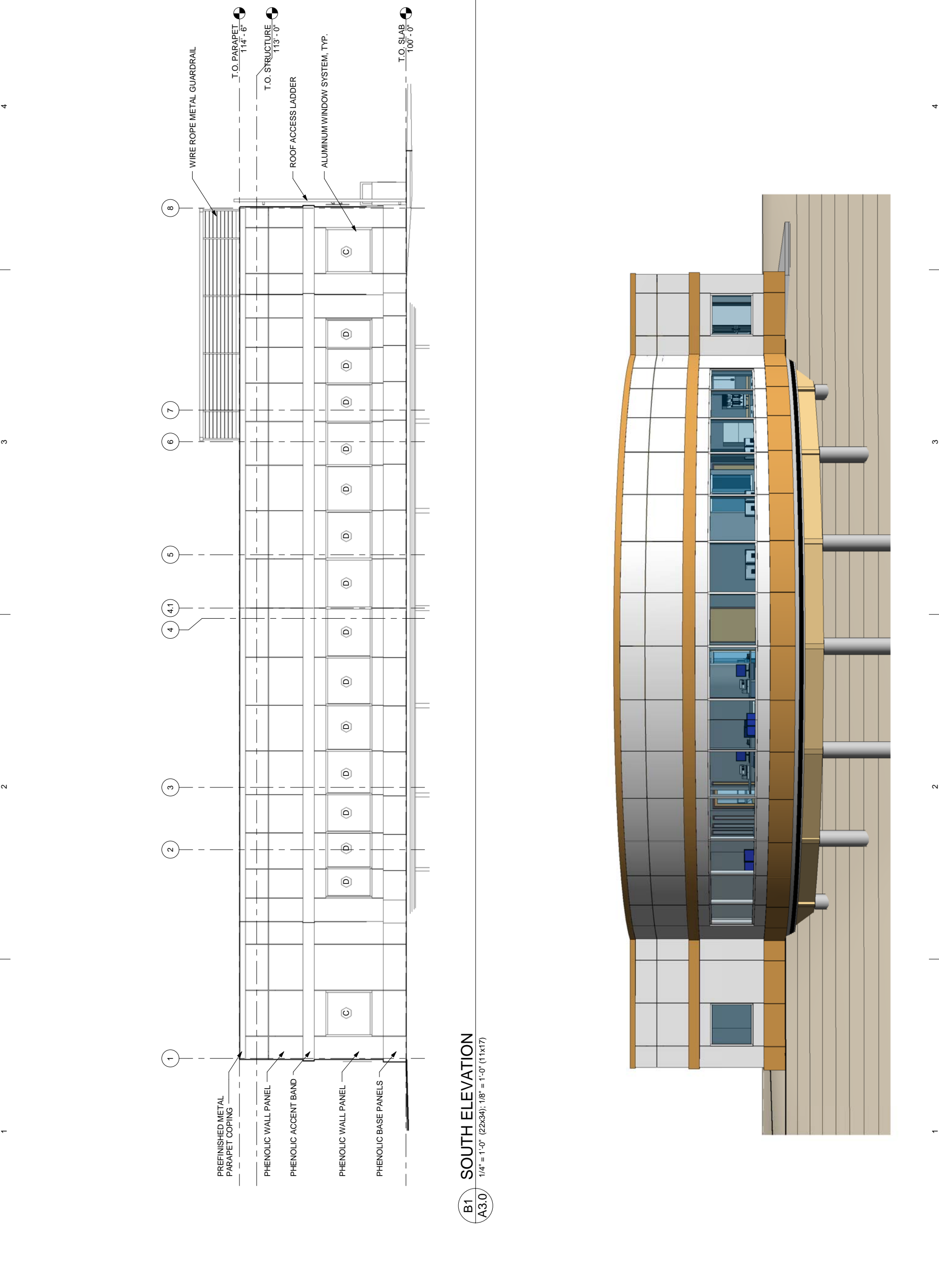
<p>65% PROGRESS</p> <p>2-24-2014</p>	<p>PROJECT: HOMER HARBORMASTER'S OFFICE</p> <p>CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603</p>	<p>Klauder & Company Architects, Inc.</p> <p>606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 Klauder@alaska.net</p>	<p>DESIGN BY: PK</p> <p>DRAWN: SY</p> <p>CHECKED: PK</p> <p>JOB NO: 1325</p> <p>DATE: 2-24-2014</p> <p>REVISIONS:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 95%;">DATE</th> </tr> </table>	NO.	DATE	<p>SHEET NUMBER A2.6</p> <p>SHEET CONTENTS ENLARGED FLOOR PLAN</p>
NO.	DATE					



- MEETING ROOM 119:**
- (4) GUEST CHAIRS, NIC
 - MEETING TABLE, NIC
- LAUNDRY 121:**
- STACKABLE WASHER AND DRYER, NIC
- LOCKER ROOM 122:**
- (8) FULL HEIGHT, FULL SIZE LOCKERS (24"x24"), CFCI
 - (6) FULL HEIGHT, HALF SIZE LOCKERS (18"x18"), CFCI
 - BENCH, CFCI
- UNISEX RESTROOM 123:**
- ENCLOSED SHOWER, CFCI
 - SOAP DISPENSER, CFCI
 - HAND TOWEL DISPENSER, CFCI
 - 24"x36" MIRROR, CFCI
 - WASTE RECEPTACLE WITH LID, NIC
 - WALL HUNG LAVATORY, CFCI
 - URINAL, CFCI
 - TOILET, CFCI
 - TOILET TISSUE DISPENSER, CFCI
 - LOCKERS, CFCI
 - TOILET SEAT COVER DISPENSER, CFCI
- SHOP/GARAGE 124:**
- CARD READER, CFCI
 - WALL MOUNTED HARDWARE BIN STORAGE
 - RETRACTABLE REEL FOR TROUBLE LIGHTS
 - FIXED AIR COMPRESSOR WITH OVERHEAD LINES
 - POWER TOOL CABINET
 - UTILITY SINK, CFCI
 - PAINT STORAGE CABINET, CFCI
 - EVAPORATOR PIT, CFCI
 - HOSE BIBB, CFCI
- WASH DOWN PATIO 125:**
- RAIN GEAR HOOKS
 - RECYCLING BINS

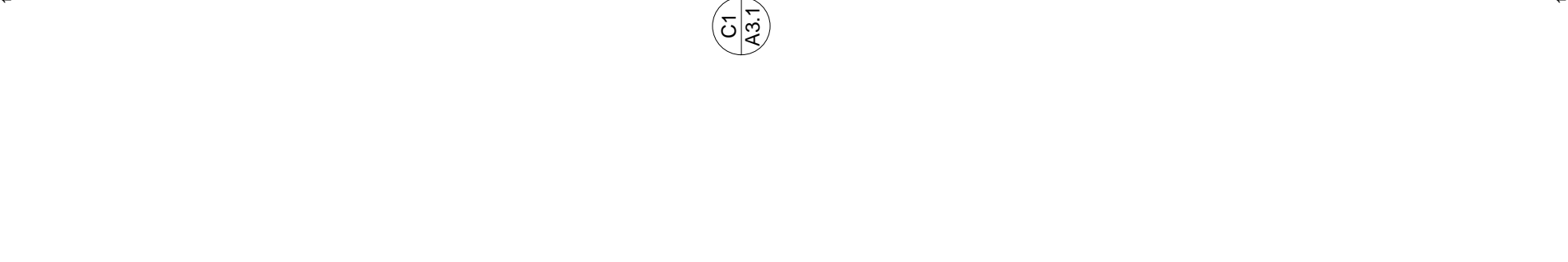
NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



B1
A3.0
SOUTH ELEVATION
1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)

<p>65% PROGRESS SET</p> <p>2-24-2014</p>	<p>PROJECT: HOMER HARBORMASTER'S OFFICE</p>	<p>CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603</p>	<p>Klauder & Company Architects, Inc.</p> <p>606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 klauder@alaska.net</p>	<p>DESIGN BY: PK</p> <p>DRAWN: SY</p> <p>CHECKED: PK</p> <p>JOB NO: 1325</p> <p>DATE: 2-24-2014</p> <p>REVISIONS:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE			<p>SHEET NUMBER A3.0</p> <p>SHEET CONTENTS SOUTH ELEVATION</p>
NO.	DATE								



C1 EAST ELEVATION
 A3.1 3/16" = 1'-0" (22x34); 3/32" = 1'-0" (11x17)

PREFINISHED METAL PARAPET COPING
 PHENOLIC WALL PANEL
 PHENOLIC ACCENT BAND
 ALUMINUM WINDOW SYSTEM, TYP.
 PHENOLIC WALL PANEL
 PHENOLIC BASE PANELS
 WIRE ROPE METAL GUARDRAIL
 RAIN GEAR HOOKS
 ROOF ACCESS LADDER
 DOOR, AS SCHEDULED, TYP.
 RECYCLING BINS
 TRANSLUCENT CANOPY STRUCTURE, SEE STRUCTURAL
 TRANSLUCENT CANOPY
 T.O. PARAPET 114'-6"
 T.O. STRUCTURE 113'-0"
 T.O. SLAB 100'-0"

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 CLIENT: CITY OF HOMER
 491 E. PIONEER AVENUE
 HOMER, ALASKA 99603

DESIGN BY:	PK
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CHECKED:	PK
JOB NO:	1325
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REVISIONS:	
NO.	DATE

SHEET NUMBER
A3.1
 SHEET CONTENTS
 EAST ELEVATION

65% PROGRESS
 2-24-2014

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

65% PROGRESS
2-24-2014

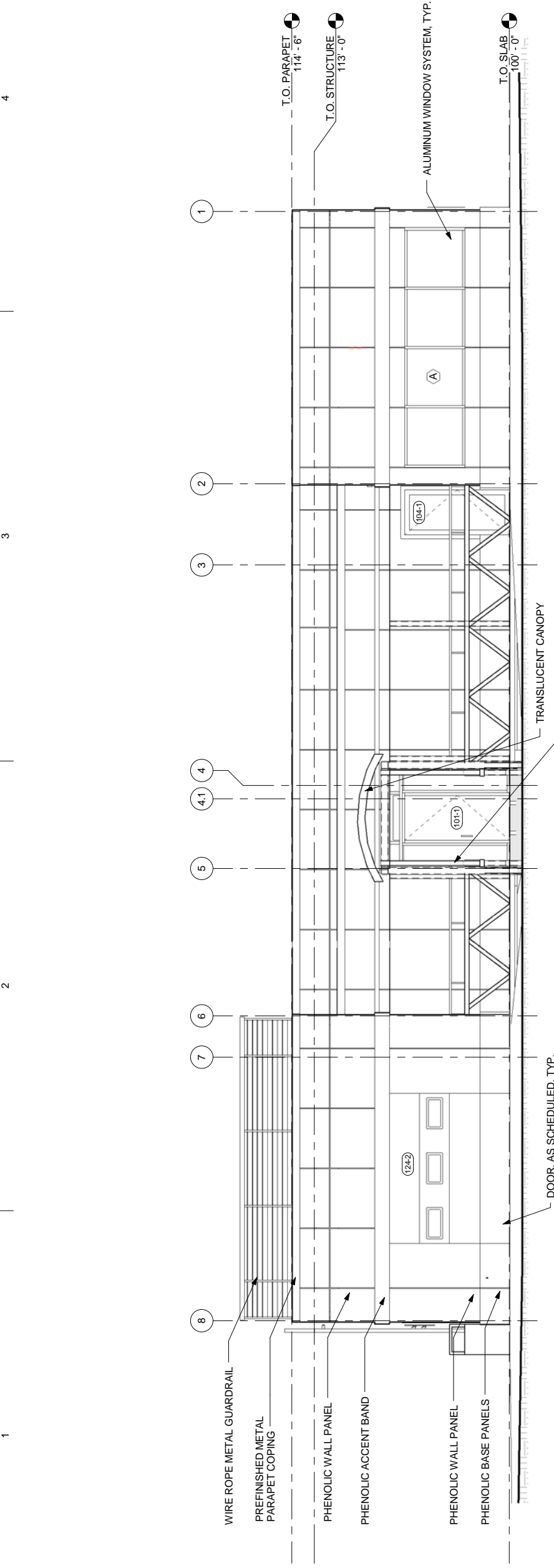
HOMER HARBORMASTERS OFFICE

PROJECT: CITY OF HOMER
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HOMER, ALASKA 99603

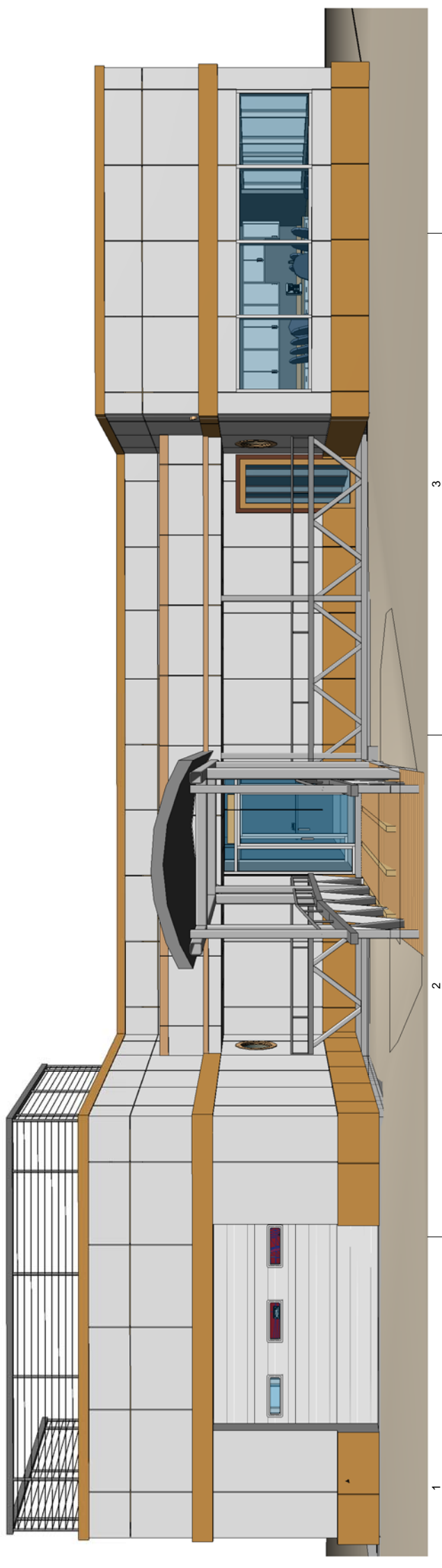
CLIENT: KLAUDER & COMPANY ARCHITECTS, INC.
606 PETERSEN WAY
KENAI, AK 99611
OFFICE: (907) 283-1919 FAX: (907) 283-0450
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SHEET NUMBER
A3.2
SHEET CONTENTS
NORTH ELEVATION

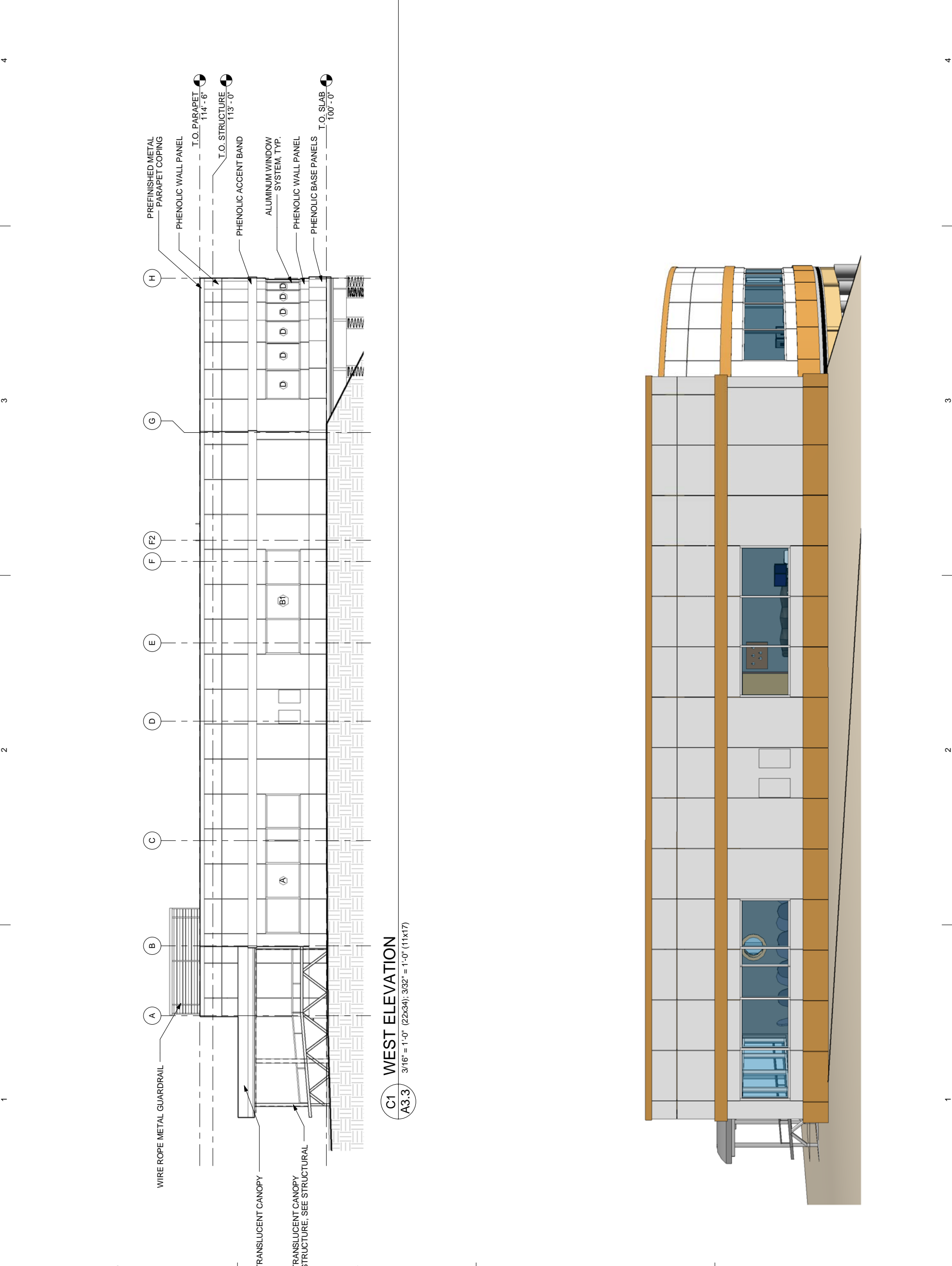


C1 NORTH ELEVATION
1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)



NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



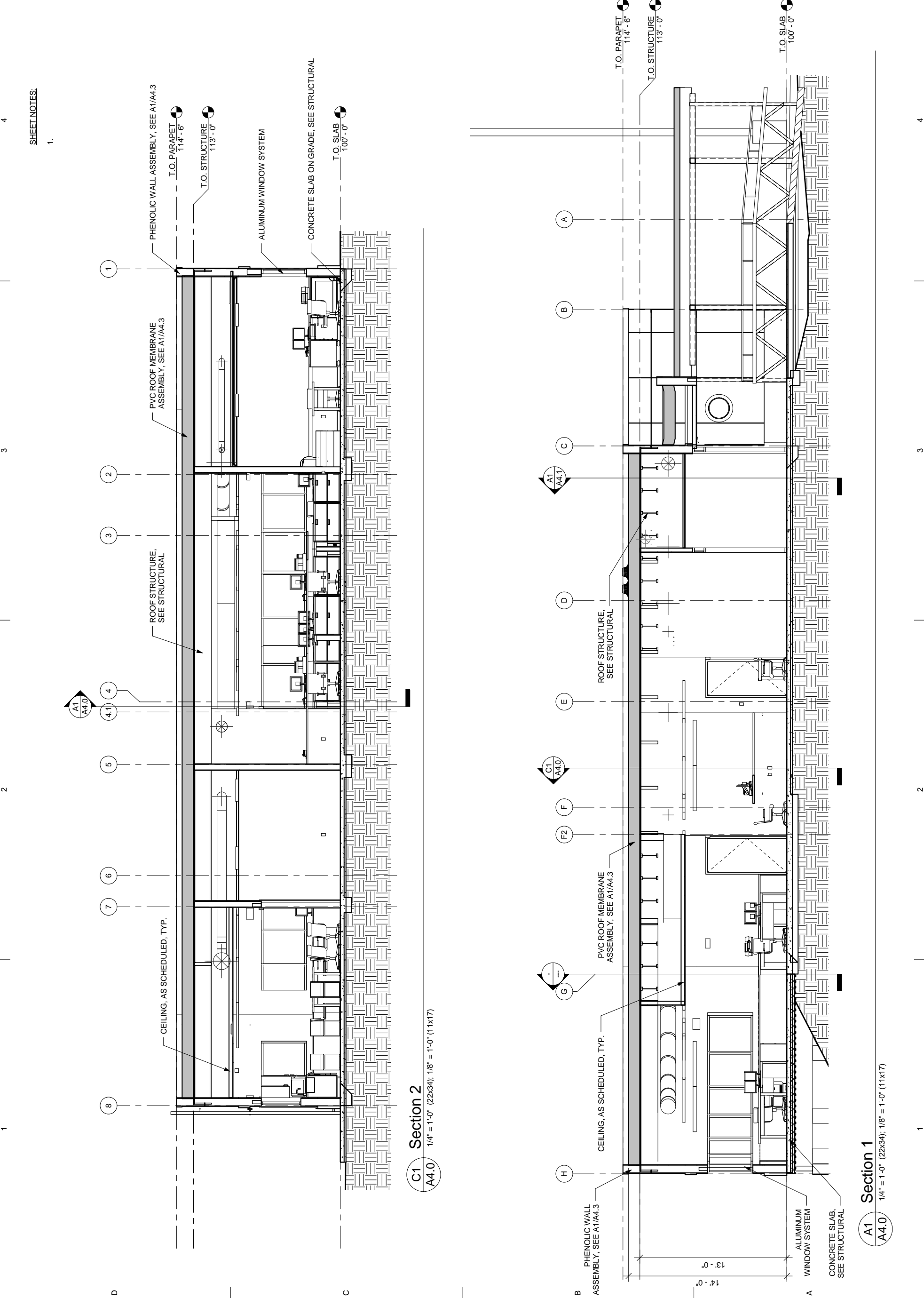
C1 WEST ELEVATION
A3.3 3/16" = 1'-0" (22x34); 3/32" = 1'-0" (11x17)

- WIRE ROPE METAL GUARDRAIL
- TRANSLUCENT CANOPY
- TRANSLUCENT CANOPY STRUCTURE, SEE STRUCTURAL
- PHENOLIC WALL PANEL
- ALUMINUM WINDOW SYSTEM, TYP.
- PHENOLIC ACCENT BAND
- PHENOLIC WALL PANEL
- PHENOLIC BASE PANELS
- T.O. PARAPET 114'-6"
- T.O. STRUCTURE 113'-0"
- T.O. SLAB 100'-0"
- PREFINISHED METAL PARAPET COPING

<p>65% PROGRESS SET 2-24-2014</p>	<p>PROJECT: HOMER HARBORMASTER'S OFFICE</p>	<p>CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603</p>	<p>Klauder & Company Architects, Inc. 606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 klauder@alaska.net</p>	<p>DESIGN BY: PK</p> <p>DRAWN: SY</p> <p>CHECKED: PK</p> <p>JOB NO: 1325</p> <p>DATE: 2-24-2014</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE			<p>SHEET NUMBER A3.3</p> <p>SHEET CONTENTS WEST ELEVATION</p>
NO.	DATE								

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



Section 2
1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)

Section 1
1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)

65% PROGRESS
2-24-2014

HOMER HARBORMASTERS OFFICE
PROJECT:
CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603
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DESIGN BY:	PK
DRAWN:	SY
CHECKED:	PK
JOB NO:	1325
DATE:	2-24-2014
REVISIONS:	
NO.	DATE

SHEET NUMBER
A4.0
SHEET CONTENTS
BUILDING SECTIONS

SHEET NOTES:
1.

PHENOLIC WALL ASSEMBLY, SEE A1/A4.3
T.O. PARAPET 114'-6"

T.O. STRUCTURE 113'-0"

ALUMINUM WINDOW SYSTEM

CONCRETE SLAB ON GRADE, SEE STRUCTURAL
T.O. SLAB 100'-0"

T.O. SLAB 100'-0"

PVC ROOF MEMBRANE ASSEMBLY, SEE A1/A4.3

ROOF STRUCTURE, SEE STRUCTURAL

CEILING, AS SCHEDULED, TYP.

PHENOLIC WALL ASSEMBLY, SEE A1/A4.3

ROOF STRUCTURE, SEE STRUCTURAL

PVC ROOF MEMBRANE ASSEMBLY, SEE A1/A4.3

CEILING, AS SCHEDULED, TYP.

ALUMINUM WINDOW SYSTEM

CONCRETE SLAB, SEE STRUCTURAL

14'-0"

13'-0"

T.O. SLAB 100'-0"

T.O. STRUCTURE 113'-0"

T.O. PARAPET 114'-6"

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

65% PROGRESS
2-24-2014

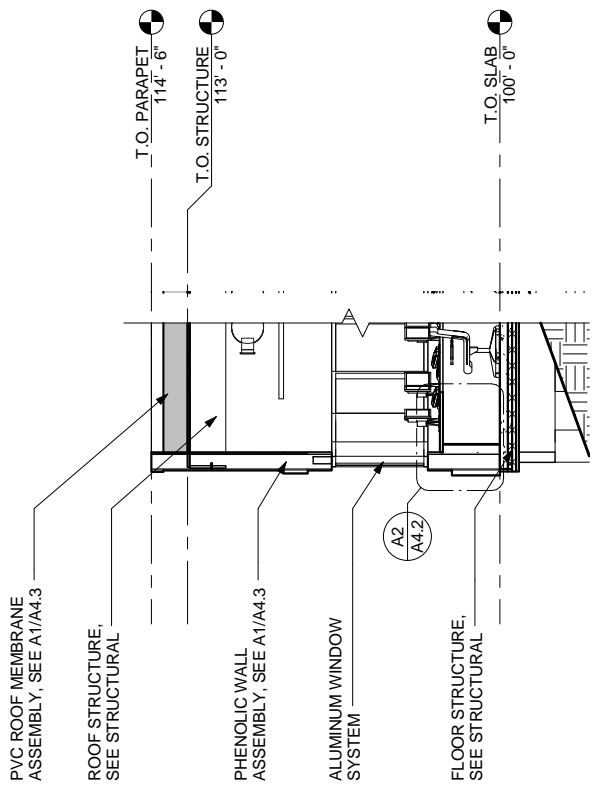
HOMER HARBORMASTER'S OFFICE
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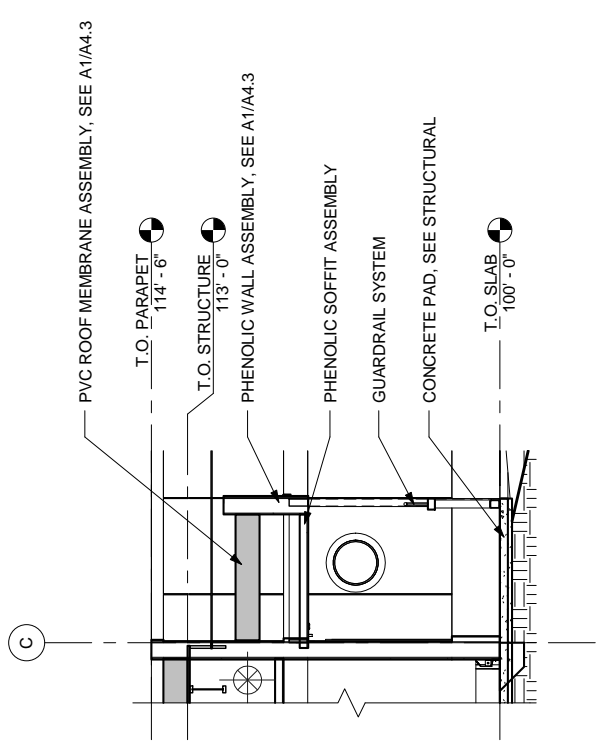
DESIGN BY:	PK
DRAWN:	SY
CHECKED:	PK
JOB NO:	1325
DATE:	2-24-2014
REVISIONS:	
NO.	DATE

SHEET NUMBER
A4.1
SHEET CONTENTS
BUILDING SECTIONS

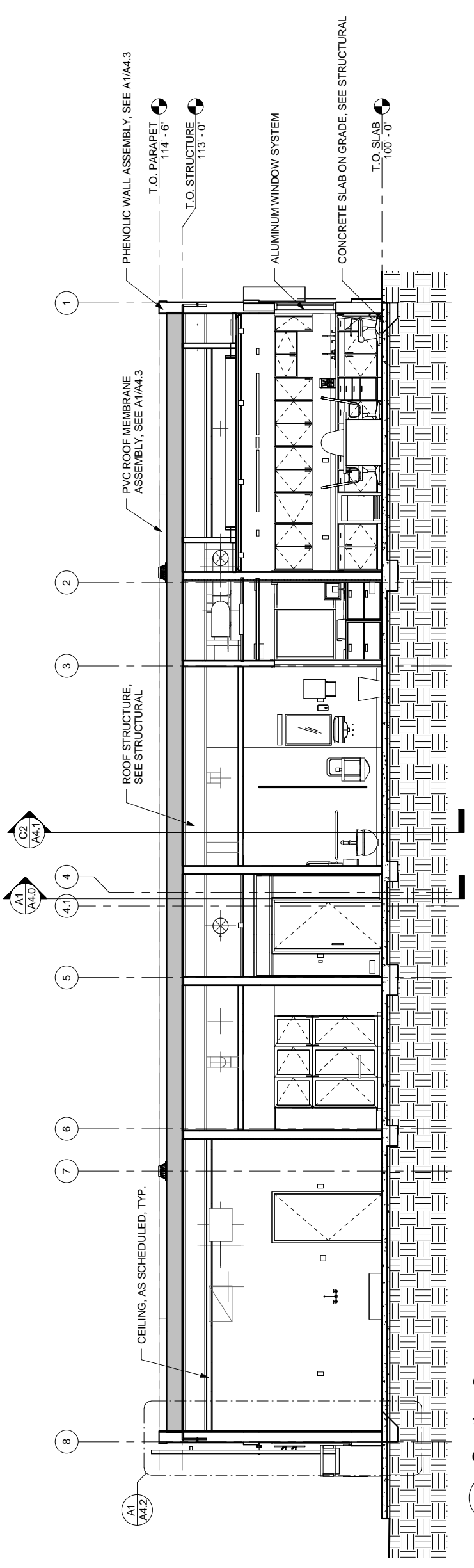
SHEET NOTES:
1.



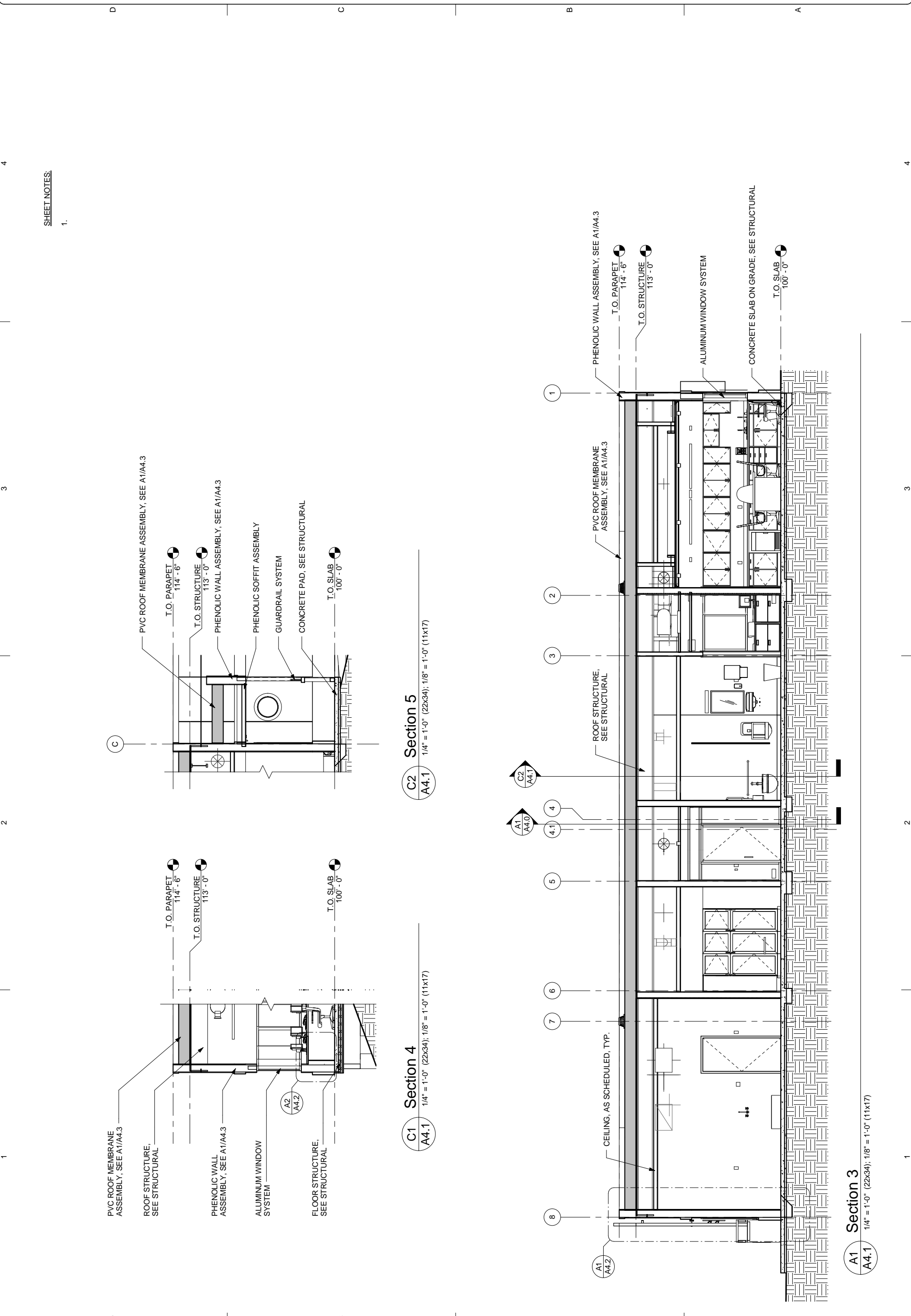
C1 Section 4
1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)

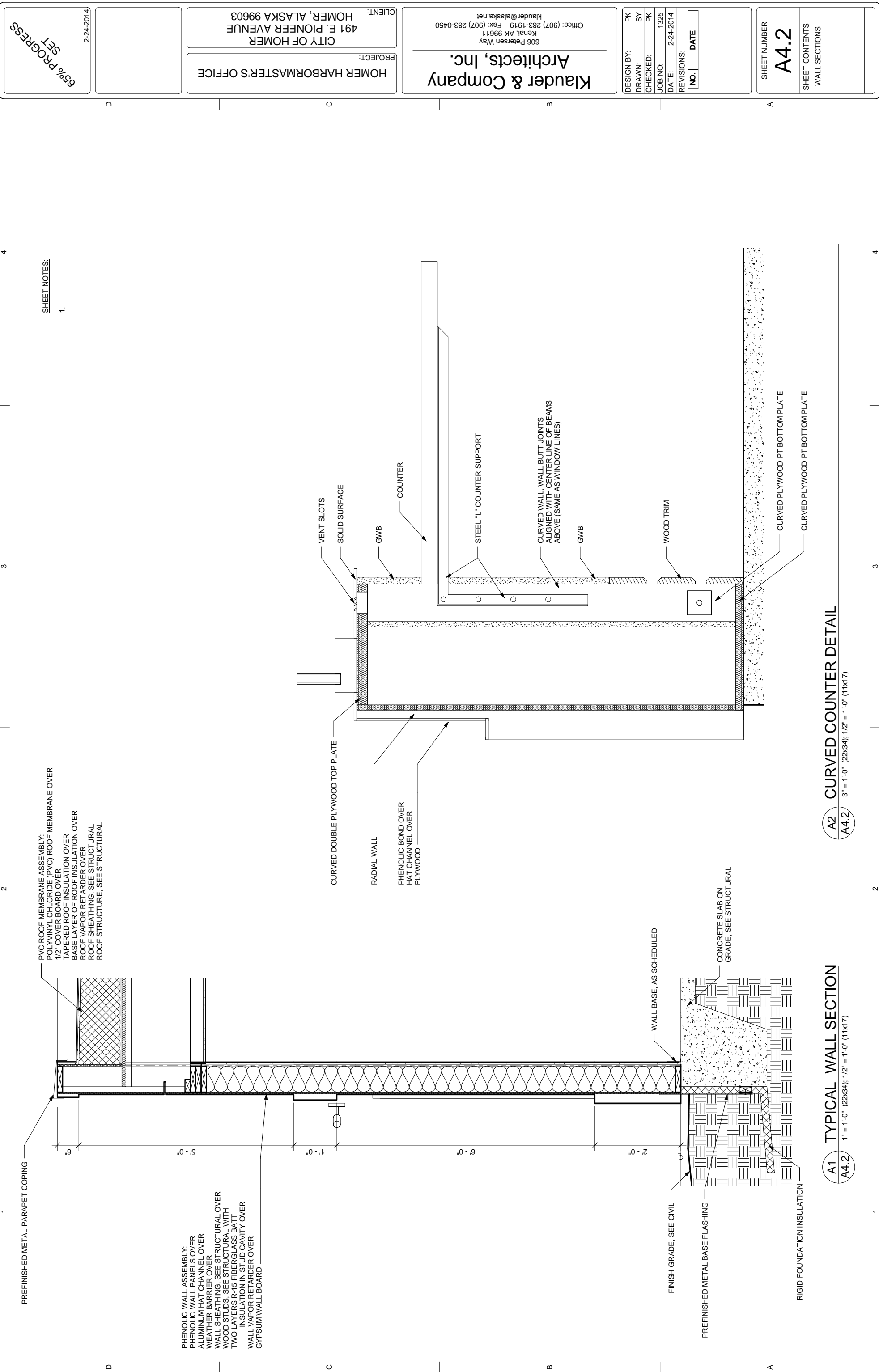


C2 Section 5
1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)



A1 Section 3
1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)





SHEET NOTES:
1.

65% PROGRESS
2-24-2014

HOMER HARBORMASTERS OFFICE

PROJECT: HOMER HARBORMASTERS OFFICE
CLIENT: CITY OF HOMER
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NO.	DATE

SHEET NUMBER
A4.2
SHEET CONTENTS
WALL SECTIONS

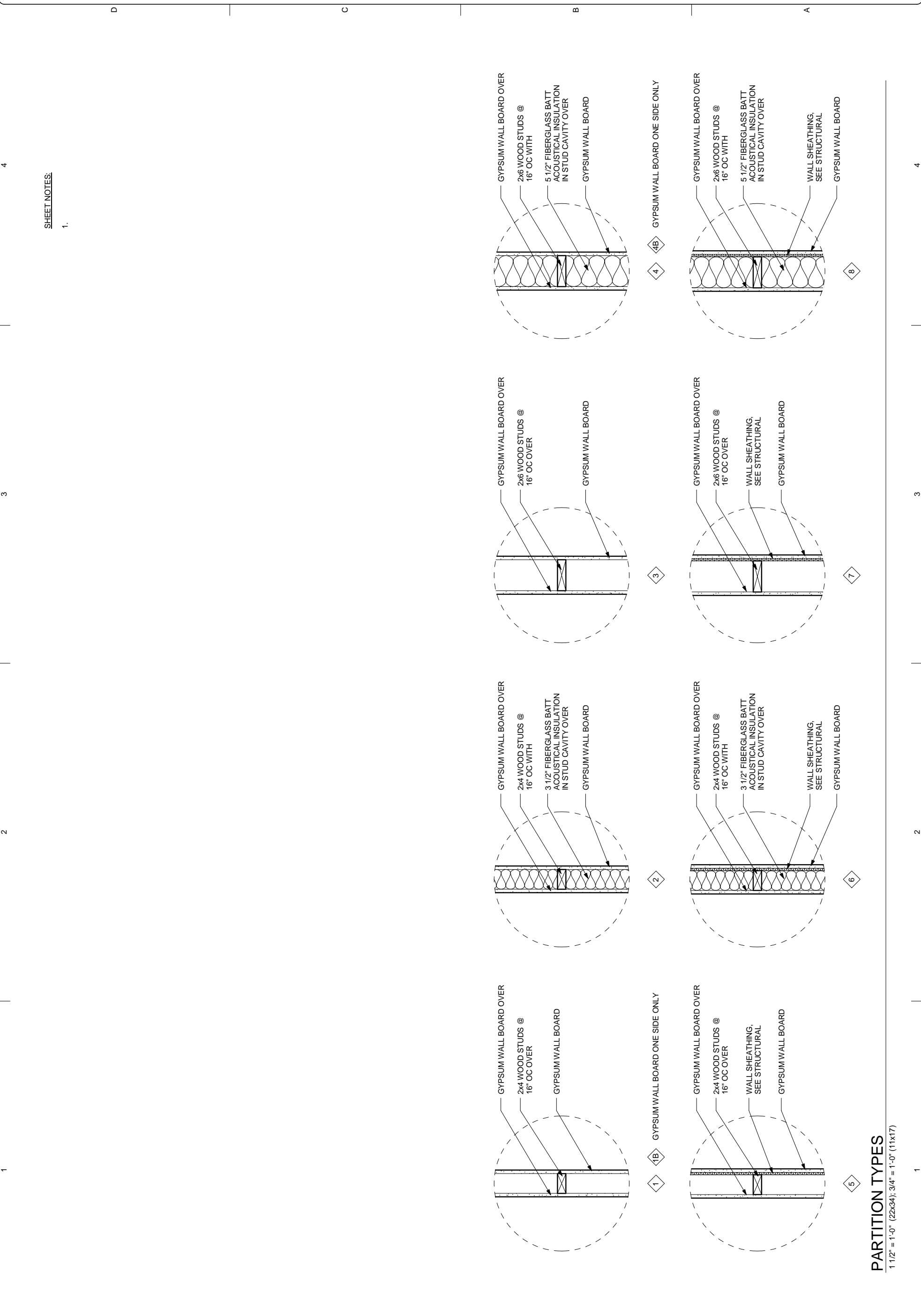
A2 CURVED COUNTER DETAIL
3" = 1'-0" (22x34); 1/2" = 1'-0" (11x17)

A1 TYPICAL WALL SECTION
1" = 1'-0" (22x34); 1/2" = 1'-0" (11x17)

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

1 2 3 4



SHEET NOTES:
1.

4 3 2 1

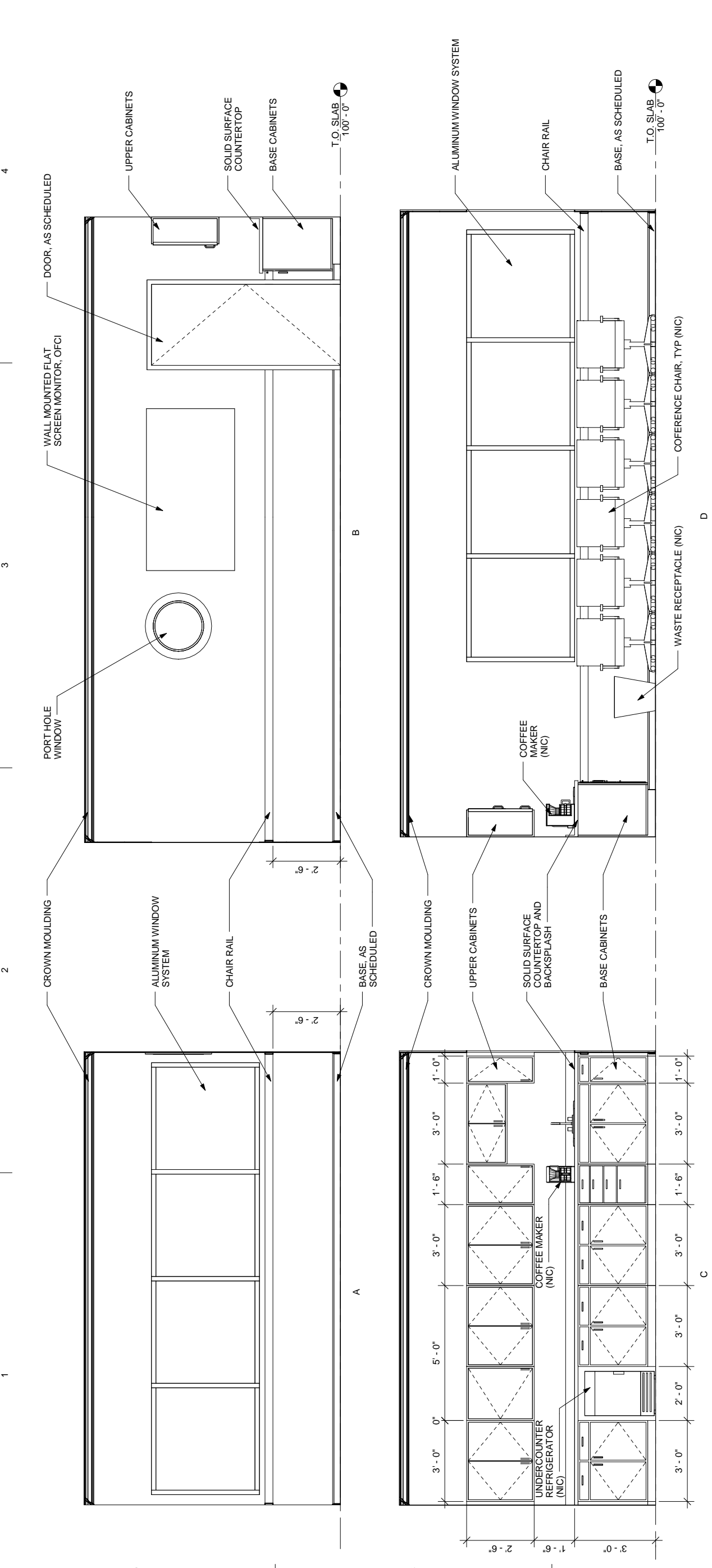
606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 Klauder@alaska.net		Architects, Inc.	
PROJECT: HOMER HARBORMASTER'S OFFICE		CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603	
DESIGN BY: PK DRAWN: SY CHECKED: PK		JOB NO: 1325 DATE: 2-24-2014	
REVISIONS: NO. DATE		SHEET NUMBER A4.4	
SHEET CONTENTS ASSEMBLY TYPES		65% PROGRESS 2-24-2014	

PARTITION TYPES
 1 1/2" = 1'-0" (22x34), 3/4" = 1'-0" (11x17)

NOT FOR CONSTRUCTION

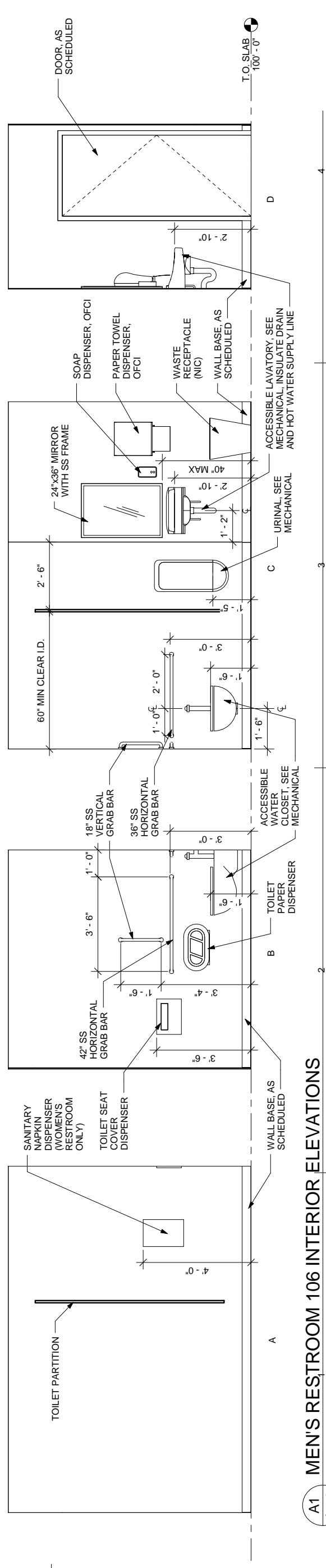
PLOTTED 1/2 SCALE

65% PROGRESS 2-24-2014	PROJECT: HOMER HARBORMASTER'S OFFICE	CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603	606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 Klauder & Company Architects, Inc. klauder@alaska.net	DESIGN BY: PK DRAWN: SY CHECKED: PK JOB NO: 1325 DATE: 2-24-2014 REVISIONS: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DATE		
NO.	DATE							
SHEET NUMBER <h1 style="margin: 0;">A5.0</h1>			SHEET CONTENTS INTERIOR ELEVATIONS					



B1 CONFERENCE ROOM 108 INTERIOR ELEVATIONS

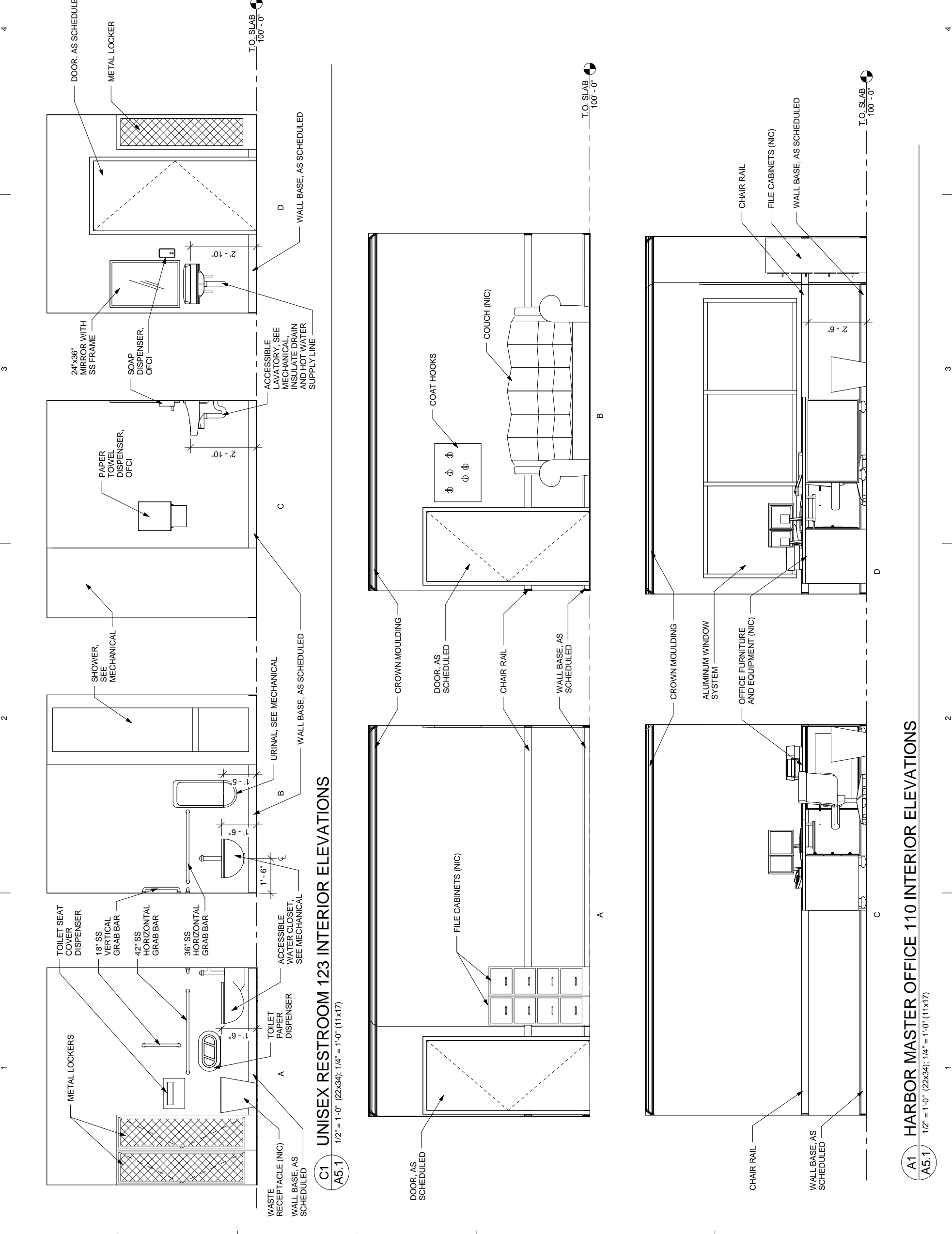
A5.0 1/2" = 1'-0" (22x34); 1/4" = 1'-0" (11x17)



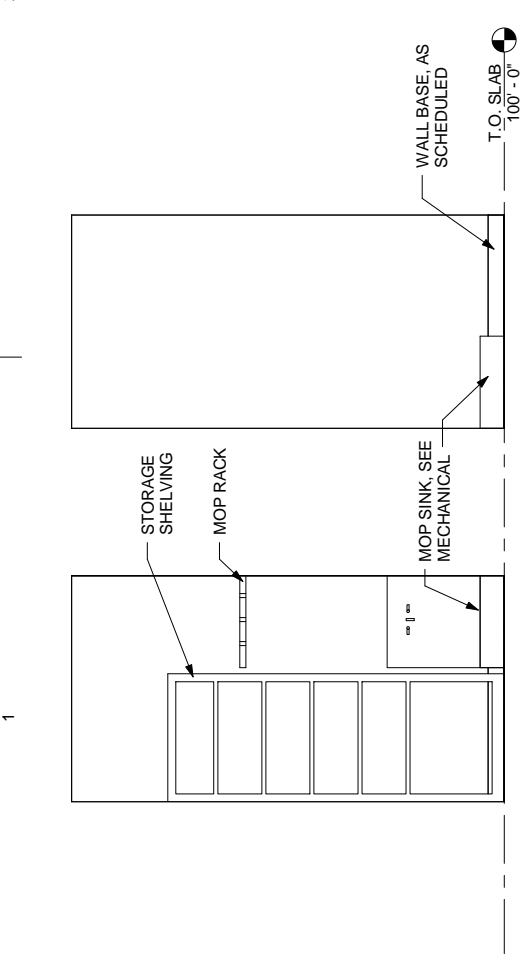
A1 MEN'S RESTROOM 106 INTERIOR ELEVATIONS

A5.0 1/2" = 1'-0" (22x34); 1/4" = 1'-0" (11x17)

SHEET NOTES:
1.

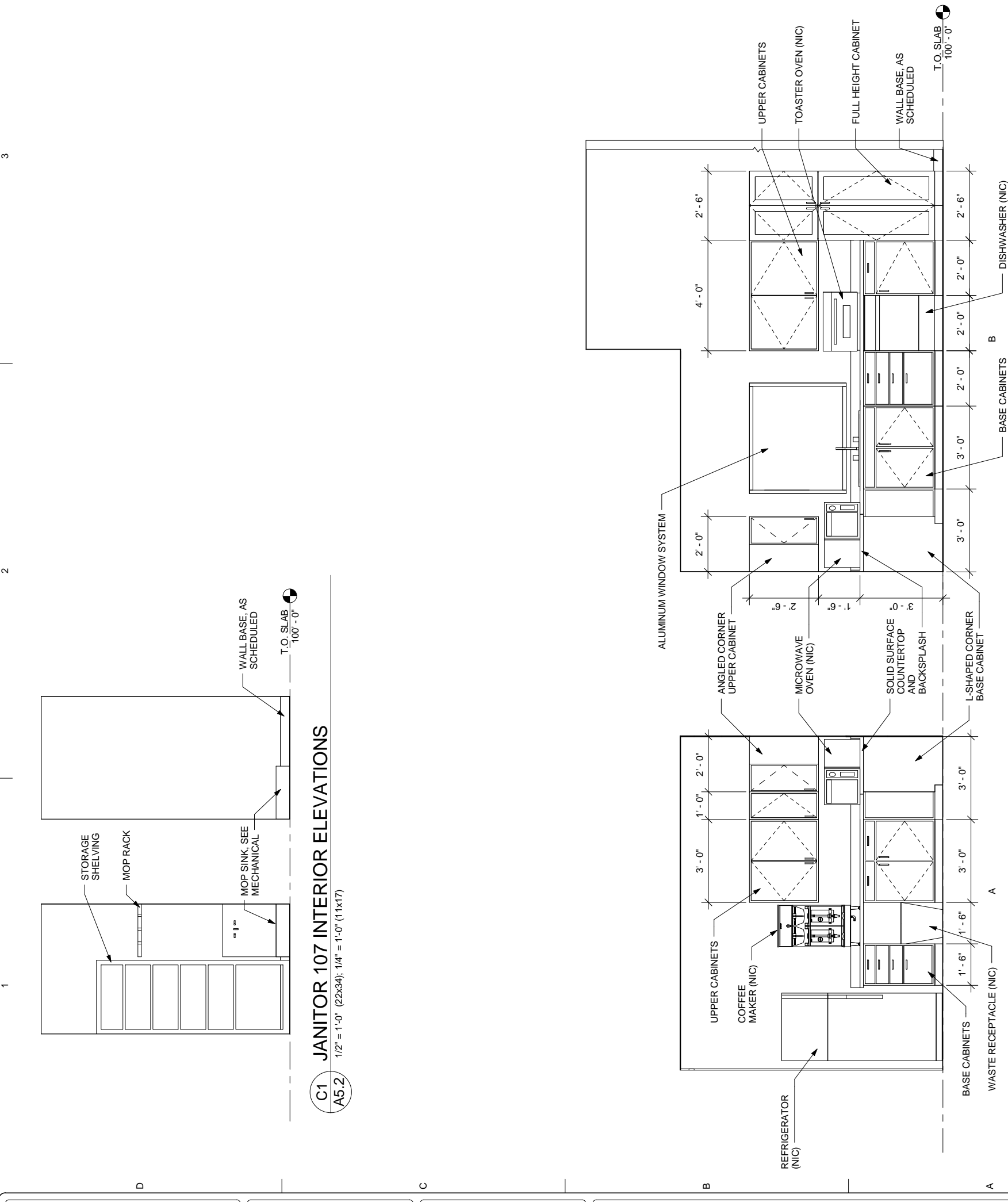


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606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 Klauder@alaska.net		SHEET NUMBER A5.1	
SHEET CONTENTS INTERIOR ELEVATIONS			



C1 JANITOR 107 INTERIOR ELEVATIONS
1/2" = 1'-0" (22x34); 1/4" = 1'-0" (11x17)

A5.2



A1 MULTI-PURPOSE BREAK ROOM 116 INTERIOR ELEVATIONS
1/2" = 1'-0" (22x34); 1/4" = 1'-0" (11x17)

A5.2

PROJECT: HOMER HARBORMASTER'S OFFICE	CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603	DESIGN BY: DRAWN: SY CHECKED: PK JOB NO: 1325 DATE: 2-24-2014 REVISIONS: NO. DATE	Office: (907) 283-1919 Fax: (907) 283-0450 606 Petersen Way Kenai, AK 99611 Klauder@alaska.net Klauder & Company Architects, Inc.	SHEET NUMBER A5.2	SHEET CONTENTS INTERIOR ELEVATIONS

65% PROGRESS
2-24-2014

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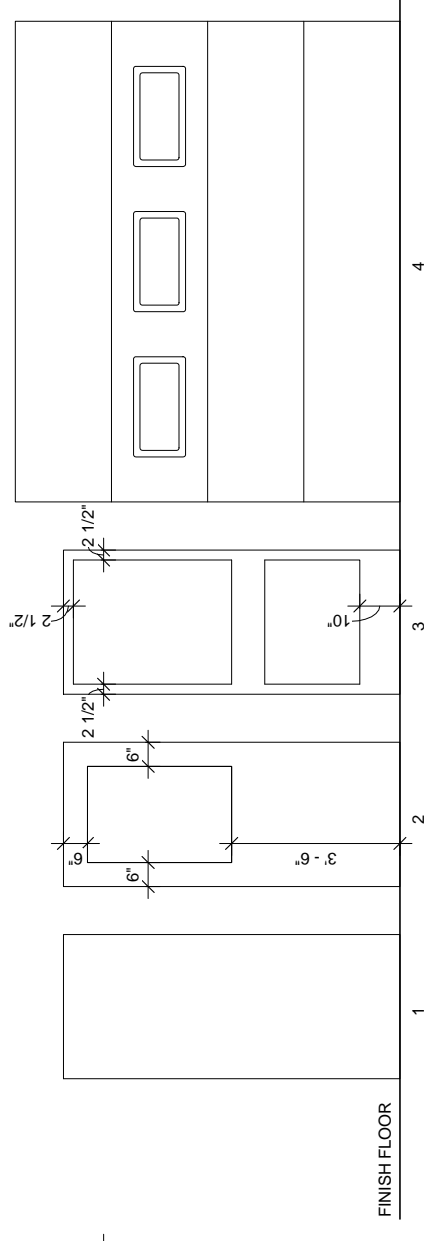
SHEET NUMBER
A6.0
SHEET CONTENTS
DOOR SCHEDULE,
DOOR AND WINDOW
TYPES AND DOOR
DETAILS

SHEET NOTES:
1. SEE SPECIFICATION SECTION 088000 FOR GLASS TYPES.

DOOR SCHEDULE LEGEND

ALUM	ALUMINUM
FF	FACTORY FINISH
FRP	FIBERGLASS REINFORCED PLASTIC
HM	HOLLOW METAL
HR	HOUR
MIN	MINUTE
NA	NOT APPLICABLE
P&P	PRIMED AND PAINTED
SCWD	SOLID CORE WOOD
STL	STEEL
TB-ALUM	THERMAL BREAK ALUMINUM

DOOR NUMBER	FIRE RATING	SIZE			DOOR		GLASS				FRAME			DETAILS			HARDWARE SET NUMBER	REMARKS
		WIDTH	HEIGHT	THICKNESS	TYPE	INSULATED	MATERIAL	FINISH	TYPE	SIZE (W x H)	TYPE	INSULATED	MATERIAL	FINISH	HEAD	JAMB		
101-1	NONE	3'-0"	7'-0"	2 1/4"	3	No	ALUM	FF	GL-5	VARIES	2	No	TB-ALUM	FF				
101-2	NONE	3'-0"	7'-0"	1 3/4"	3	No	ALUM	FF	GL-2	VARIES	2	No	ALUM	FF				
103-1	NONE	3'-0"	7'-0"	1 3/4"	2	No	SCWD	CLEAR FF	GL-2	24" x 36"	1	No	HM	P&P				
104-1	NONE	3'-0"	7'-0"	1 3/4"	1	Yes	FRP	FF	NA	NA	1	Yes	FRP	FF				
105-1	NONE	3'-0"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	NA	NA	1	No	HM	P&P				
106-1	NONE	3'-0"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	NA	NA	1	No	HM	P&P				
107-1	NONE	2'-8"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	NA	NA	1	No	HM	P&P				
108-1	NONE	3'-0"	7'-0"	1 3/4"	2	No	SCWD	CLEAR FF	GL-2	24" x 36"	1	No	HM	P&P				
109-1	NONE	3'-0"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	GL-2	24" x 36"	1	No	HM	P&P				
110-1	NONE	3'-0"	7'-0"	1 3/4"	2	No	SCWD	CLEAR FF	GL-2	24" x 36"	1	No	HM	P&P				
110-2	NONE	3'-0"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	NA	NA	1	No	HM	P&P				
111-1	NONE	3'-0"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	GL-2	24" x 36"	1	No	HM	P&P				
114-1	NONE	3'-0"	7'-0"	1 3/4"	2	No	SCWD	CLEAR FF	GL-2	24" x 36"	4	No	HM	P&P				
115-1	NONE	3'-0"	7'-0"	1 3/4"	2	No	SCWD	CLEAR FF	GL-2	24" x 36"	1	No	HM	P&P				
116-1	NONE	3'-0"	7'-0"	1 3/4"	2	Yes	FRP	FF	GL-5	24" x 36"	1	Yes	FRP	FF				3'-0" x 7'-0" CASED OPENING
117-1	NONE	3'-0"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	NA	NA	1	No	HM	P&P				
118-1	NONE	3'-0"	7'-0"	1 3/4"	2	No	SCWD	CLEAR FF	GL-2	24" x 36"	1	No	HM	P&P				
119-1	NONE	3'-0"	7'-0"	1 3/4"	2	No	SCWD	CLEAR FF	GL-2	24" x 36"	1	No	HM	P&P				
119-2	NONE	3'-0"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	NA	NA	1	No	HM	P&P				
120-1	NONE	4'-0"	7'-0"	1 3/4"	1	Yes	FRP	FF	NA	NA	1	Yes	FRP	FF				
122-1	NA	3'-0"	7'-0"	1 3/4"	1	No	NA	NA	NA	NA	NA	No	NA	NA				
123-1	NONE	3'-0"	7'-0"	1 3/4"	1	No	SCWD	CLEAR FF	NA	NA	1	No	HM	P&P				
124-1	NONE	3'-0"	7'-0"	1 3/4"	2	Yes	FRP	FF	GL-2	24" x 36"	1	Yes	FRP	FF				SECTIONAL OVERHEAD DOOR
124-2	NONE	10'-0"	8'-0"	2"	4	Yes	STL	FF	GL-7	25" x 13"	NA	No	NA	NA				
124-3	NONE	3'-0"	7'-0"	1 3/4"	2	No	FRP	FF	GL-2	24" x 36"	1	No	HM	P&P				



DOOR TYPES

1/2" = 1'-0" (22x34); 1/4" = 1'-0" (11x17)

FRAME TYPES

1/2" = 1'-0" (22x34); 1/4" = 1'-0" (11x17)

SHEET NOTES:
 1. SEE SPECIFICATION SECTION 088000 FOR GLASS TYPES.

65% PROGRESS
 2-24-2014

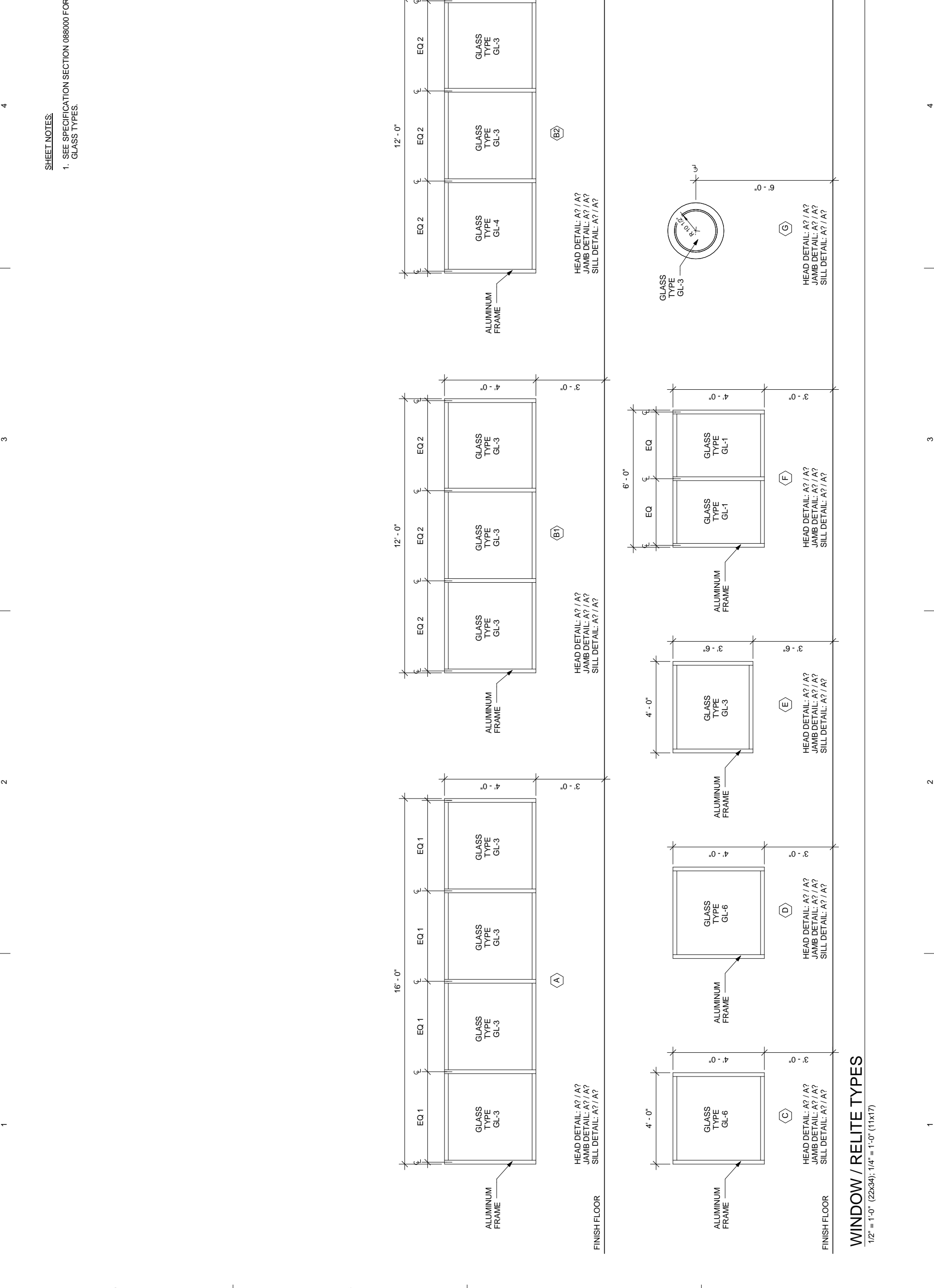
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SHEET NUMBER	A6.1
SHEET CONTENTS	WINDOW/RELITE TYPES



WINDOW / RELITE TYPES
 1/2" = 1'-0" (22x34); 1/4" = 1'-0" (11x17)

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

65% PROGRESS SET
2-24-2014

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NO. DATE

SHEET NUMBER
A6.2
SHEET CONTENTS
FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FINISH SCHEDULE												CEILING		REMARKS														
		FLOOR			BASE			NORTH			EAST			SOUTH			WEST													
		MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR	WALL	WAINSCOT	MATERIAL	FINISH	COLOR	WALL	WAINSCOT	MATERIAL		FINISH	COLOR	WALL	WAINSCOT	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR	FINISH	COLOR	MATERIAL	FINISH
100	ENTRY DECK	F5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"
101	ARCTIC ENTRY	F2	FF	B2	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12'-11"	
102	ENTRY HALL	F2	FF	B2	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12'-11"	
103	LOBBY	F2	FF	B2	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12'-11"	
104	ADMIN HALL	F1	FF	B2	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
105	WOMEN'S R.R.	F2	FF	B1	FF	W2	P2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
106	MEN'S R.R.	F2	FF	B1	FF	W2	P2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
107	JANITOR	F5	S1	B1	FF	W2	P2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
108	CONFERENCE ROOM	F1	FF	B2	S2	X1	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
109	IT ROOM	F2	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	11'-6"	
110	HARBOR MASTER OFFICE	F3	FF	B2	S2	X1	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-6"	
111	ADMIN STORAGE/SAFE ROOM	F1	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
112	ADMIN OPEN OFFICE	F1	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	HEIGHT VARIES	
113	BIZ HUB ALCOVE	F1	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12'-11"	
114	OPERATIONS	F4	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12'-11"	
115	DEPUTY HARBORMASTER OFFICE	F4	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12'-11"	
116	MULTI-PURPOSE BREAK ROOM	F4	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	12'-11"	
117	STORAGE	F4	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
118	PRIVATE HALL	F4	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
119	MEETING ROOM	F4	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
120	MECHANICAL ROOM	F5	S1	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	11'-6"	
121	LAUNDRY	F4	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
122	LOCKER ROOM	F4	FF	B1	FF	W1	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
123	UNISEX RESTROOM	F4	FF	B1	FF	W2	P2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9'-0"	
124	SHOP/GARAGE	F5	S1	B1	FF	W2	P1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	11'-6"	
125	WASH DOWN PATIO	F5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

SHEET NOTES:

- ALL COLORS SHALL BE SELECTED BY OWNER UNLESS INDICATED OTHERWISE.
- SEE SPECIFICATIONS FOR PAINT TYPES AND ACOUSTICAL CEILING TILE TYPES.
- WALLS INDICATED AS BEING PAINTED IN ROOMS THAT RECEIVE ACOUSTICAL CEILING TILE, ARE TO BE PAINTED APPROXIMATELY 4" ABOVE CEILING HEIGHT.
- SEISMICALLY BRACE ALL ACOUSTICAL CEILING TILE PER IBC SECTION 1613.

FINISH SCHEDULE LEGEND		FLOORS	BASE	WALLS	CEILINGS	COLORS
P1	SEMI-GLOSS PAINT	F1 CARPET TILE	B1 RUBBER BASE	W1 GYPSUM WALL BOARD	C1 GYPSUM CEILING BOARD	X1 CLEAR
P2	HIGH PERFORMANCE COATING	F2 RAISED DESIGN RUBBER LAMINATE	B2 WOOD BASE	W2 MOISTURE RESISTANT GYPSUM WALL BOARD.	C2 2'x4' ACOUSTICAL CEILING TILE	
S1	CONCRETE FLOOR SEALER	F3 SPIKE RESISTANT TILE			C3 2'x2' ACOUSTICAL CEILING TILE	
S2	WOOD SEALER	F5 EXPOSED CONCRETE				
AFF	ABOVE FINISH FLOOR					
BO	BY OTHERS					
FF	FACTORY FINISH					
NA	NOT APPLICABLE					

DESIGN BY:	ZSR
DRAWN:	CAM
CHECKED:	WJN
JOB NO.:	1358
DATE:	2-24-2014
REVISIONS:	
NO.	DATE

SHEET NUMBER	S1.0
SHEET CONTENTS	GENERAL NOTES

RETAINING WALLS:
 USE ONLY FREE DRAINING NON-FROST SUSCEPTIBLE GRAVEL SOILS FOR BACKFILL AGAINST RETAINING WALLS.
 BACKFILL SHALL NOT BE PLACED AGAINST RETAINING WALLS UNTIL RETAINING WALL CONCRETE HAS ACHIEVED THE 28 DAY DESIGN STRENGTH F'C = 3000 PSI.

BACKFILL SHALL NOT BE PLACED AGAINST RETAINING WALLS UNTIL FLOOR SLABS HAVE BEEN CAST AND ALLOWED TO CURE FOR AT LEAST 7 DAYS AND FLOOR SLAB CONCRETE HAS ACHIEVED AT LEAST 50% OF THE 28 DAY DESIGN STRENGTH.

SPECIAL INSPECTION
 PROVIDE A SPECIAL INSPECTION PROGRAM IN ACCORDANCE WITH IBC CHAPTER 17. PROVIDE DOCUMENTATION OF SPECIAL INSPECTION TO ENGINEER OF RECORD AND BUILDING OFFICIAL.

STEEL
 1.) PERIODIC INSPECTION OF HIGH STRENGTH BOLT MARKINGS TO CONFORM WITH SPECIFIED BOLTS.
 2.) VERIFICATION OF BOLT MANUFACTURER'S CERTIFICATE OF COMPLIANCE
 3.) PERIODIC INSPECTION OF SNUG TIGHT BOLTED CONNECTIONS.
 4.) PERIODIC INSPECTION OF PRETENSIONED AND SLIP CRITICAL BOLTED CONN.
 5.) VERIFICATION OF STRUCTURAL STEEL AND METAL DECK IDENTIFICATION MARKINGS, GRADES AND MANUFACTURERS CERTIFIED TEST REPORTS.
 6.) VERIFICATION OF WELD FILLER MATERIALS IDENTIFICATION MARKINGS AND MANUFACTURERS CERTIFICATE OF COMPLIANCE
 7.) CONTINUOUS INSPECTION OF COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS, MULTIPASS FILLET WELDS, FILLET WELDS GREATER THAN 5/16", AND PLUG/SLOT WELDS.
 8.) PERIODIC INSPECTION OF SINGLE PASS FILLET WELDS \leq 5/16".
 9.) PERIODIC INSPECTION OF FLOOR AND ROOF DECK WELDS.

CONCRETE
 1.) INSPECTION OF REINFORCING STEEL SIZE AND PLACEMENT PRIOR TO PLACING OF CONCRETE.
 2.) INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING PLACED.
 3.) TESTING FOR EACH TRUCKLOAD OF CONCRETE MATERIALS INCLUDING: SLUMP, ENTRAINED AIR CONTENT, TEMPERATURE, AND STRENGTH.
 4.) CONTINUOUS INSPECTION OF CAST-IN-PLACE BOLTS TO BE INSTALLED IN CONCRETE.
 5.) PERIODIC INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE
 6.) PERIODIC VERIFY USE OF REQUIRED DESIGN MIX.
 7.) PERIODIC INSPECTION OF MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.

ALUMINUM FRAMING
 ALUMINUM FRAMING SHALL BE SIZE AND SHAPE LISTED ON PLAN. ALUMINUM TUBE AND PLATE SHALL BE GRADE 6061-T6. FOLLOWING FABRICATIO AND INSTALLATION, FINISH ALUMINUM BY LIGHTY SANDING WITH SCOTCHBRIGHT PADS AND WATER.
 ORIENTATED STRAND BOARD (OSB)
 ALL ORIENTATED STRAND BOARD SHALL CONFORM TO IBC STANDARD 23-3 AND SHALL BE AMERICAN PLYWOOD ASSOCIATION GRADE TRADE MARKED. ALL PANELS SHALL BE NOMINAL 4"x8" PANELS. UTILIZE FULL SHEETS WHEREVER POSSIBLE. LAY STRENGTH AXIS OF ROOF AND FLOOR SHEATHING PANELS PERPENDICULAR TO SUPPORTS AND WITH PANEL CONTINUOUS OVER THREE OR MORE SPANS. STAGGER END JOINTS OF SUCCESSIVE COURSES 4".

OSB WALL SHEATHING: SHALL BE 7/16" PANELS WITH EXTERIOR GLUE. UNLESS NOTED OTHERWISE ON THE DRAWINGS, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 6D GALVANIZED NAILS 3" O/C ALONG PANEL EDGES AND 12" O/C SHEATHING SHALL BE BLOCKED AT ALL EDGES WITH NOMINAL 2" SOLID BLOCKING.

SAWN LUMBER AND TIMBER
 LUMBER SHALL CONFORM TO THE CLASSIFICATION, DEFINITION, AND GRADING REQUIREMENTS OF IBC CHAPTER 23 WITH ALLOWABLE UNIT STRESSES AS GIVEN IN THE AMERICAN FOREST & PAPER ASSOCIATION 'NATIONAL DESIGN SPECIFICATION 2001 SUPPLEMENT'. TABLE 4A. LUMBER SHALL BE GRADE MARKED BY THE WEST COAST LUMBER INSPECTION BUREAU / WESTERN WOOD PRODUCTS ASSOCIATION.

ITEM	SPECIES
4" X AND LARGER	DOUGLAS FIR #2
BEARING WALL PLATES	HEM FIR #2
BEARING WALL STUDS	HEM FIR #2
ALL OTHER LUMBER	HEM FIR #2

ALL LUMBER SHALL BE FASTENED IN CONFORMANCE WITH TABLE 2304.9.1 OF THE IBC, UNLESS NOTED OTHERWISE. FASTENERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. FASTEN ALL JOIST BLOCKING TO PLATES WITH (4) 16D MINIMUM AND FASTEN ALL WALL PLATES TO WOOD FLOORS WITH 16D AT 6" ON CENTER TYPICAL. DOUBLE TOP PLATES SHALL OVERLAP 10' - 0" MINIMUM AND SHALL BE SPLICED TOGETHER WITH 16D NAILS AT 6" ON CENTER MINIMUM UNLESS NOTED OTHERWISE.

PROVIDE JOIST/BEAM HANGERS WITH LOAD CAPACITY EQUAL TO SUPPORTED MEMBER SHEAR LOAD CAPACITY FOR ALL MEMBERS NOT OTHERWISE PROVIDED WITH DIRECT BEARING SUPPORT. PROVIDE A MINIMUM OF (2) KING STUDS AND (2) CRIPPLE STUDS FOR ALL BEARING WALL HEADERS. PROVIDE A MINIMUM OF (1) KING STUD AND (1) CRIPPLE STUD AT NON-BEARING WALL HEADERS. PROVIDE SOLID BLOCKING SUPPORT FOR BEAMS AND HEADERS CONTINUOUS DOWN TO FOUNDATIONS. MINIMUM HEADER OVER OPENINGS IN BEARING WALLS SHALL BE 4X12 DPF# UNLESS NOTED OTHERWISE.

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH FLAT WASHERS. SOLID BLOCKING OF NOT LESS THAN 2" NOMINAL THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORTS OF JOISTS AND RAFTERS. UNLESS SHOWN OTHERWISE, BEAM AND JOIST HANGERS SHALL HAVE A CAPACITY EQUAL TO THE SHEAR STRENGTH OF THE BEAM OR JOIST WHICH IT IS SUPPORTING. UNLESS NOTED OTHERWISE, ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE "STRONG TIE CONNECTORS" AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL. ALL SIMPSON CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE TYPE 304 OR TYPE 316 STAINLESS STEEL.

PLYWOOD
 ALL PLYWOOD SHALL CONFORM TO IBC STANDARD 2303.1.4 AND SHALL BE AMERICAN PLYWOOD ASSOCIATION GRADE TRADE MARKED. PLYWOOD SHALL BE GROUP I OR GROUP II DOUGLAS FIR. ALL PANELS SHALL BE NOMINAL 4" X 8' PANELS. UTILIZE FULL SHEETS WHEREVER POSSIBLE. LAY FACE GRAIN OF ROOF AND FLOOR SHEATHING PANELS PERPENDICULAR TO JOISTS AND TRUSSES AND WITH PANEL CONTINUOUS OVER THREE OR MORE SPANS. STAGGER END JOINTS OF SUCCESSIVE COURSES 4" - 0" WALL SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PARALLEL TO STUDS, (LONG DIMENSION VERTICAL).
 FLOOR SHEATHING: SHALL BE 3/4" THICK APA RATED 40/20 SPAN RATED TONGUE AND GROOVE PLYWOOD UNDERLAYMENT WITH EXTERIOR GLUE. FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO GRIPPER WITH 2 1/2" X #6 TYPE C COARSE THREAD BLOCKING PANELS AND WALL PLATES AT 4" O/C WITH DESIGNATED FASTENERS. BREAK ROWS OF PANELS A MINIMUM OF 2' FROM ENDS OF JOISTS AT INTERIOR LOCATIONS.

MANUFACTURED WOOD JOISTS
 FABRICATED WOOD JOISTS SHALL BE OF THE SIZE INDICATED ON THE DRAWINGS AND AS MANUFACTURED BY BOISE CASCADE OR APPROVED EQUAL. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, HANDLING AND RECOMMENDATION OF FLOOR JOISTS. PROVIDE WEB STIFFENERS PER MANUFACTURER'S RECOMMENDATIONS AND ON BOTH SIDES OF WEBS WHERE JOISTS ARE SUPPORTED BY JOIST HANGERS. PROVIDE BLOCKING PANELS AT SUPPORTS AND ENDS OF JOISTS. PROVIDE FULL THICKNESS BACKER PLATE BETWEEN DOUBLE JOISTS WHERE JOIST IS FRAMED PERPENDICULAR INTO A DOUBLE JOIST. PROVIDE SOLID RIM JOISTS AROUND FULL PERIMETER OF FLOOR SYSTEM. UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE LAMINATED VENEER LUMBER HEADERS, WITH DEPTH EQUAL TO JOIST DEPTH, AT ALL OPENINGS IN FLOOR AND ROOF SYSTEMS. UNLESS NOTED OTHERWISE, PROVIDE FACE MOUNT JOIST HANGERS WITH CAPACITY EQUAL TO THE FULL SHEAR CAPACITY OF THE JOIST AT ALL JOISTS WHERE JOIST IS NOT SUPPORTED BY DIRECT BEARING.

NON-COMPOSITE STEEL FORM DECK:
 STEEL FORM DECKING SHALL BE 20 GAUGE, TYPE B G-60 GALVANIZED STEEL DECKING WITH A MINIMUM YIELD STRENGTH (FY) = 38,000 PSI. FURNISH DECK IN 36" NOMINAL WIDTH. FASTEN TO SUBSTRATE AS SPECIFIED FOR NON-COMPOSITE STEEL FLOOR AND ROOF DECKING. CONCRETE FLOOR SLAB SHALL BE REINFORCED WITH 6" X 6" W1.4W1.4 WELDED WIRE MESH THROUGHOUT. REINFORCING MESH SHALL BE SUPPORTED AT 4" O/C EACH WAY ON APPROVED METAL CHAIRS. WHERE DECKING IS SUPPORTED WITH (2) #12 X 2" SELF TAPPING TRUSS HEAD SCREWS AT EACH FLUTE, 8" O/C AND FASTEN ADJOINING SHEETS AS DESCRIBED ABOVE.

PRESSURE TREATED WOOD
 ALL WOOD INDICATED AS PRESSURE TREATED (PT) SHALL BE PRESSURE TREATED (PT) IN ACCORDANCE WITH AMERICAN WOOD PRESERVER'S ASSOCIATION STANDARD U1-02. THE PRESERVATIVE SHALL BE ALKALINE COPPER QUAT (ACQ). ALL WOOD SHALL BE TREATED TO A RETENTION OF 0.60 PCF AS REQUIRED FOR "GROUND CONTACT" ALL PRESSURE TREATED WOOD SHALL BE APPROPRIATELY MARKED AT TESTING TO COMPLIANCE WITH THESE REQUIREMENTS. LUMBER SHALL BE DRIED AFTER TREATMENT TO A MOISTURE CONTENT OF 19% OR LESS. ALL BOLTS, NAILS AND SIMPSON CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE TYPE 304 OR TYPE 316 STAINLESS STEEL. FOR GLULAMS PROVIDE SOLVENT BASED PENTACHLOROPHENOL TREATMENT WITH A RETENTION OF 0.3 PCF. FIELD TREAT ALL CUTS AND HOLES. PROVIDE 2 COATS OF EFFECTIVE SEALER.

ANCHOR BOLTS AND CONCRETE EXPANSION ANCHORS
 ANCHOR BOLTS, THREADED RODS AND CONCRETE EXPANSION ANCHORS SHALL CONFORM TO ASTM A 307. CONCRETE EXPANSION ANCHORS (KB) SHALL BE "HILTI KWIK BOLT Z" CONCRETE EXPANSION ANCHORS OR STRUCTURAL EQUIVALENT. INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANCHOR BOLTS SHALL BE PROVIDED WITH HEX HEAD NUTS AND 3"x3"x1/4" STEEL PLATE WASHERS. WHERE BOLTS OR RODS ARE USED WITH CEDAR SILL PLATES, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR SHALL BE STAINLESS STEEL. PROVIDE 5/8" X 10" ANCHOR BOLTS AT 48" O/C SPACING UNLESS NOTED OTHERWISE AND WITHIN 6" OF WALL OPENINGS AND BUILDING CORNERS.

GLUED LAMINATED STRUCTURAL UNITS
 MATERIALS, MANUFACTURE, AND QUALITY CONTROL OF GLUED LAMINATED STRUCTURAL UNITS (GLULAM) SHALL CONFORM TO IBC CHAPTER 23 WITH ALLOWABLE STRESSES AS DEFINED IN AMERICAN FOREST & PAPER ASSOCIATION 'NATIONAL DESIGN SPECIFICATION 2001 SUPPLEMENT'. TABLE 9A, AND SHALL BE DOUGLAS FIR, COMBINATION 24F-V8, DPF#F. GLUE LAMINATED STRUCTURAL UNITS SHALL BE GRADE MARKED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC.

STRUCTURAL STEEL AND CONNECTORS
 STRUCTURAL STEEL SHALL CONFORM TO IBC CHAPTER 22 FOR ASTM SPECIFICATION A-36, FY = 36 K.S.I. EXCEPT WHERE NOTED OTHERWISE: STEEL TUBING (HSS) SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 K.S.I. DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE IBC MACHINE BOLTS (MB) SHALL CONFORM TO ASTM A325 AND SHALL BE PROVIDED WITH STANDARD HEX HEAD NUTS CONFORMING TO ASTM A563, GRADE A AND HARDENED STEEL CIRCULAR WASHERS CONFORMING TO ASTM F436. ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY D11.1. WELD ALL FAYING SURFACES WITH CONTINUOUS 3/16" FILLET WELD (MINIMUM) UNLESS OTHERWISE NOTED. ELECTRODES SHALL BE A.W.S. E-70. ANCHOR ALL COLUMNS WITH MINIMUM (4) 3/4" X 10" ANCHOR BOLTS UNLESS SHOWN OTHERWISE. PROVIDE ADEQUATE LATERAL BRACING FOR STRUCTURE DURING CONSTRUCTION. ALL WELDS SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH TENSILE STRENGTH OF 20 FT-LB AT 0 DEG F. DEMAND CRITICAL WELDS SHALL USE FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT -20 DEG F. STEEL FABRICATOR SHALL BE CERTIFIED BY AISI FOR FABRICATION OF STEEL BUILDING STRUCTURES. UPON COMPLETION OF WORK, FABRICATOR SHALL SUBMIT CERTIFICATION OF COMPLIANCE.

ADHESIVE ANCHORING SYSTEM
 THREADED ROD ANCHORS AND REINFORCING BAR DOWELS SHALL BE SET IN HILTI HIT RE-500SD ADHESIVE OR STRUCTURAL EQUIVALENT. ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE ADHESIVE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES. MINIMUM EMBEDMENT IN CONCRETE FOR ALL ANCHORS SHALL BE 3/12" UNLESS NOTED OTHERWISE.

SLABS ON GRADE
 INTERIOR SLABS: PREPARE THE SITE BY REMOVING ALL ORGANIC SOILS AND DEBRIS. AFTER EXCAVATION, COMPACT THE EXISTING SOIL TO 95% OF MAXIMUM DENSITY AND BACKFILL WITH NON-FROST SUSCEPTIBLE GRAVEL AND COMPACT AS DESCRIBED ABOVE. PLACE REINFORCING STEEL AT MID-DEPTH OF SLAB AND SUPPORT AT 4" O/C MAXIMUM WITH WELL CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS. DO NOT SUPPORT ON STONES. PROVIDE SAWCUT CONTROL OR CONSTRUCTION JOINTS (C-J) AT LOCATIONS SHOWN ON THE PLANS AND AT 12' O/C MAXIMUM.

EXTERIOR SLABS: PROVIDE A MINIMUM OF 72 INCHES OF NON-FROST SUSCEPTIBLE GRAVEL BELOW SLAB CONFORMING TO THE GRADATION AND COMPACTION REQUIREMENTS DESCRIBED ABOVE FOR FOUNDATIONS.

DRAINAGE: SLOPE ALL EXTERIOR SLABS ADJACENT TO BUILDINGS TO DRAIN AWAY FROM BUILDING PERIMETER AT 1/8" PER FOOT MINIMUM SLOPE.

REINFORCING STEEL
 UNLESS NOTED OTHERWISE, ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO IBC CHAPTER 19. REINFORCING BARS SHALL BE GRADE 60. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 DOUBLE ANNEALED IRON WIRE. REINFORCING IN FOOTINGS SHALL BE SUPPORTED ON WELL CURED CONCRETE BLOCKING OR APPROVED METAL CHAIRS. REINFORCING BARS SHALL BE SPLICED BY A LAP OF AT LEAST 40 BAR DIAMETERS. A MINIMUM LAP FOR ALL BARS SHALL BE 24". 3" FOR CONCRETE CAST AGAINST EARTH. CONCRETE COVER FOR FORMED CONCRETE THAT WILL BE EXPOSED TO WEATHER OR EARTH SHALL BE 2" MINIMUM FOR #6 THROUGH #18 BARS AND 1 1/2" MINIMUM FOR #5 BARS AND SMALLER. INCLUDING WELDED WIRE FABRIC (WWF). OTHER REINFORCEMENT SHALL HAVE A MINIMUM COVERAGE OF NOT LESS THAN 3/4".

CONCRETE
 MIXING, SELECTION OF MATERIALS, AND PLACING OF ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE IBC, CHAPTER 19. AN AIR ENTRAINING AGENT SHALL BE USED IN ALL CONCRETE MIXES FOR CONCRETE WORK WHICH IS TO BE EXPOSED TO EARTH OR WEATHER.
 AIR ENTRAINMENT SHALL BE 5% +/- 1% BY VOLUME. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (FC) = 3000 P.S.I. EXCEPT CONCRETE GROUT FOR MASONRY WALLS WHICH SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (FC) = 2000 P.S.I. CONCRETE FOR INTERIOR AND EXTERIOR SLABS SHALL CONTAIN 1.6 POUNDS OF FORTA FIBRE D15' COLLATED FIBRILLATED POLYPROPYLENE FIBER PER CUBIC YARD OF CONCRETE. THE FIBER SHALL BE THOROUGHLY MIXED INTO THE CONCRETE IN TRANSIT TO THE SITE. IN ACCORDANCE WITH THE FIBER MANUFACTURER'S RECOMMENDATIONS.

FOUNDATION INSULATION
 FOUNDATION INSULATION SHALL BE 'DOW HIGH-LOAD 40' EXTRUDED POLYSTYRENE INSULATION, 'BLUEBOARD' OR 'INSULFOAM' HIGH DENSITY EXPANDED POLYSTYRENE WITH 40 PSI MINIMUM COMPRESSIVE STRENGTH.

POWER FASTENERS FOR CONNECTION TO CONCRETE;
 GROUTED MASONRY, OR STEEL SHALL BE POWDER ACTUATED HILTI X-SHANK HEAVY DUTY DOME HEAD NAILS WITH 0.177 INCH SHANK DIAMETER. MINIMUM FASTENER EMBEDMENT SHALL BE 1 3/8". NAIL LENGTH SHALL BE AS REQUIRED TO ACHIEVE SPECIFIED MINIMUM PENETRATION INTO SUBSTRATE.

GENERAL
 ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF THE INTERNATIONAL CODE COUNCIL INTERNATIONAL BUILDING CODE (IBC) 2009 EDITION, WHERE EXPLICIT DETAILS ARE NOT SHOWN OR DESCRIBED, THE MINIMUM REQUIREMENTS OF THE ABOVE CODE SHALL APPLY, UNLESS OTHERWISE NOTED, ALL CODES, STANDARDS AND OTHER PUBLICATIONS CITED SHALL REFER TO THE LATEST EDITION.

LOCATION
 THIS PROJECT IS LOCATED IN HOMER, ALASKA.

DESIGN LOADS
 IN ADDITION TO DEAD LOADS, THE FOLLOWING LOADS WERE USED FOR DESIGN:

OCCUPANCY CATEGORY: II

ROOF:
 GROUND SNOW LOAD Pg=40 PSF
 FLAT-ROOF SNOW LOAD Pf=40 PSF
 SNOW EXPOSURE FACTOR Ce=1.0
 SNOW LOAD IMPORT. FACTOR Is=1.0
 FLOOR LIVE LOAD:
 100PSF CORRIDORS
 60 PSF OFFICES

WIND:
 BASIC WIND SPEED (3 SEC GUST) V=120 MPH
 EXPOSURE D EXP=1.47
 WIND LOAD IMPORT. FACTOR Iw=1.0
 METHOD 1 SIMPLIFIED PROCEDURE USED FOR DESIGN. SEE ROOF PLAN FOR COMP AND CLADDING LOADS SHALL BE PER ASCE 7-05.

SEISMIC:
 SEISMIC LOAD IMPORT. FACTOR Ie=1.0
 SPECT. RESPONSE ACCEL. Ss=148%, S1=56%
 SITE CLASS D. Sds=0.99 Sd1=0.56
 SPECTRAL RESPONSE COEFF. V=33.7k
 SEISMIC DESIGN CATEGORY: D
 LATERAL LOADS ARE RESISTED BY WOOD SHEAR WALLS AND PLYWOOD ROOF DIAPHRAGM.
 BUILDING SEISMIC BASE SHEAR V=33.7k
 SEISMIC RESPONSE COEFF. Cs=0.164
 RESPONSE MODIFICATION FACTOR R=6
 EQUIVALENT LATERAL FORCE PROCEDURE USED FOR DESIGN

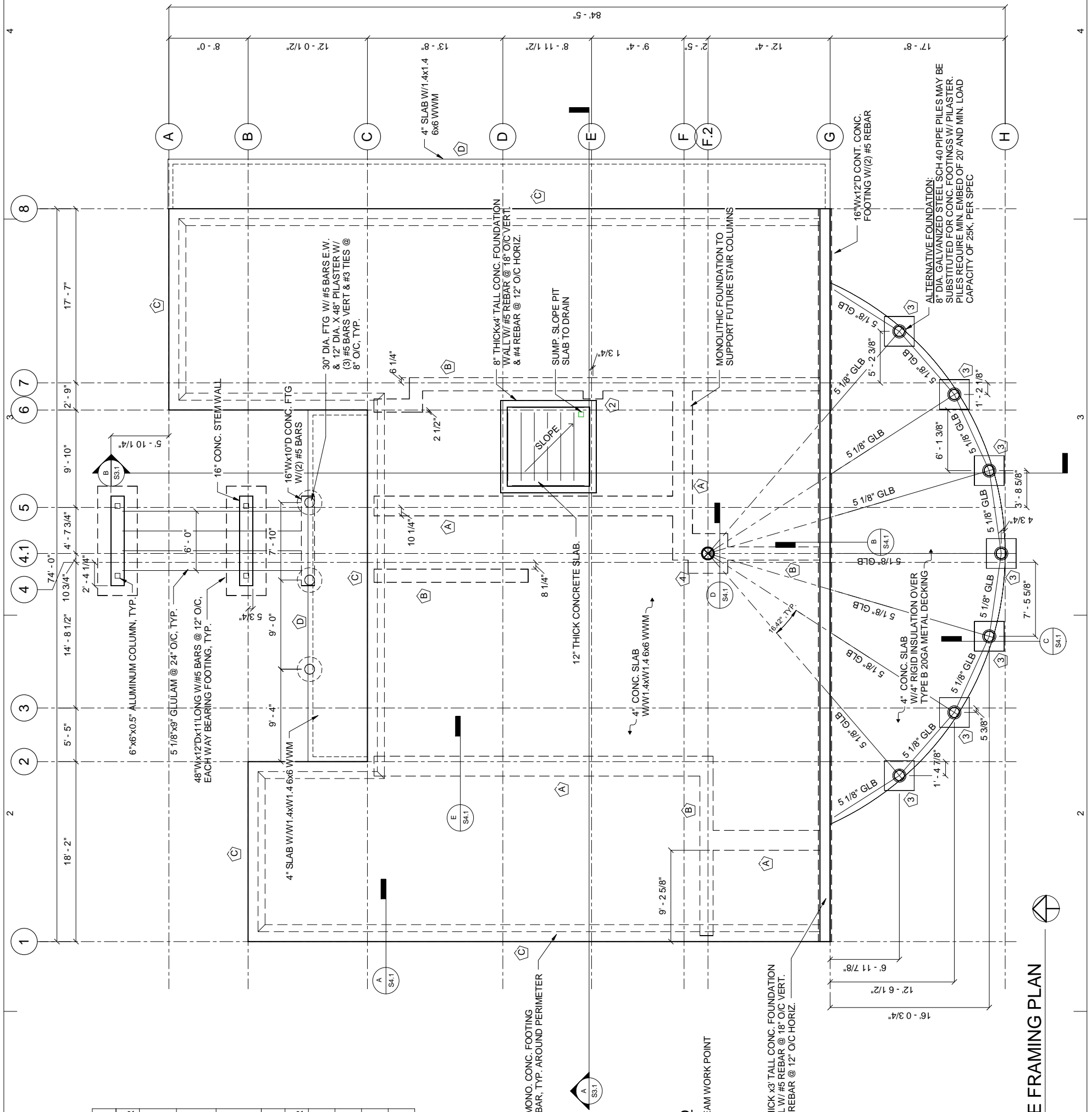
FUTURE CONSTRUCTION
 BUILDING FOUNDATION AND FRAMING DESIGNED TO SUPPORT ADDITIONAL FUTURE STORY WITH SIMILAR FRAMING LAYOUT AND DESIGN LOADS.

FOUNDATIONS
 INSTU SOILS ARE ASSUMED TO BE ALL NFS GRAVEL, EXCAVATE AND COMPACT EXISTING SOILS AS REQUIRED TO PLACE FOUNDATION AT ELEVATIONS LISTED ON PLANS. PLACE ALL INTERIOR AND EXTERIOR FOOTINGS ON NATURAL UNDISTURBED, NON-FROST SUSCEPTIBLE (N.F.S.) SOIL OR ON COMPACTED NON-FROST SUSCEPTIBLE TYPE III GRAVEL BACKFILL. FREE OF ORGANIC MATTER AND DEBRIS.
 BACKFILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS AND COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557. ALLOWABLE BEARING CAPACITY OF 3000 PSF WAS USED FOR DESIGN.

POWER FASTENERS FOR CONNECTION TO CONCRETE;
 GROUTED MASONRY, OR STEEL SHALL BE POWDER ACTUATED HILTI X-SHANK HEAVY DUTY DOME HEAD NAILS WITH 0.177 INCH SHANK DIAMETER. MINIMUM FASTENER EMBEDMENT SHALL BE 1 3/8". NAIL LENGTH SHALL BE AS REQUIRED TO ACHIEVE SPECIFIED MINIMUM PENETRATION INTO SUBSTRATE.

FOOTING SCHEDULE			
SYMBOL	DIMENSIONS	REBAR	PILASTER
2	24"x24"x12"	#5 BARS @ 12" EACH WAY	N/A
3	36"x36"x12"	#5 BARS @ 12" EACH WAY, T&B	16"x16"
4	48"x48"x12"	#5 BARS @ 12" EACH WAY, T&B	N/A

MONOLITHIC FOOTING SCHEDULE			
SYMBOL	DIMENSIONS	REBAR	PILASTER
A	24"Wx12"D	(3)#5 BARS	N/A
B	16"Wx12"D	(2)#5 BARS	N/A
C	16"Wx24"D	(2)#5 BARS	N/A
D	6"Wx8"D	(1)#5 BARS	N/A



A FOUNDATION & OVERSLOPE FRAMING PLAN
 S2.1 SCALE: 3/16" = 1'-0" (22x34)

85% PROGRESS 	PROJECT: HOMER HARBOR MASTERS OFFICE CITY OF HOMER 491 PIONEER AVENUE HOMER, ALASKA 99603	CLIENT: HOMER, ALASKA 99603
	PROJECT: HOMER HARBOR MASTERS OFFICE CITY OF HOMER 491 PIONEER AVENUE HOMER, ALASKA 99603	CLIENT: HOMER, ALASKA 99603
HOMER HARBOR MASTERS OFFICE CITY OF HOMER 491 PIONEER AVENUE HOMER, ALASKA 99603		Klauder & Company Architects, Inc. 606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 klauder@alaska.net
SHEET NUMBER S2.1		SHEET CONTENTS FDN PLAN

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

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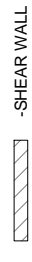
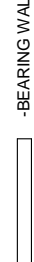
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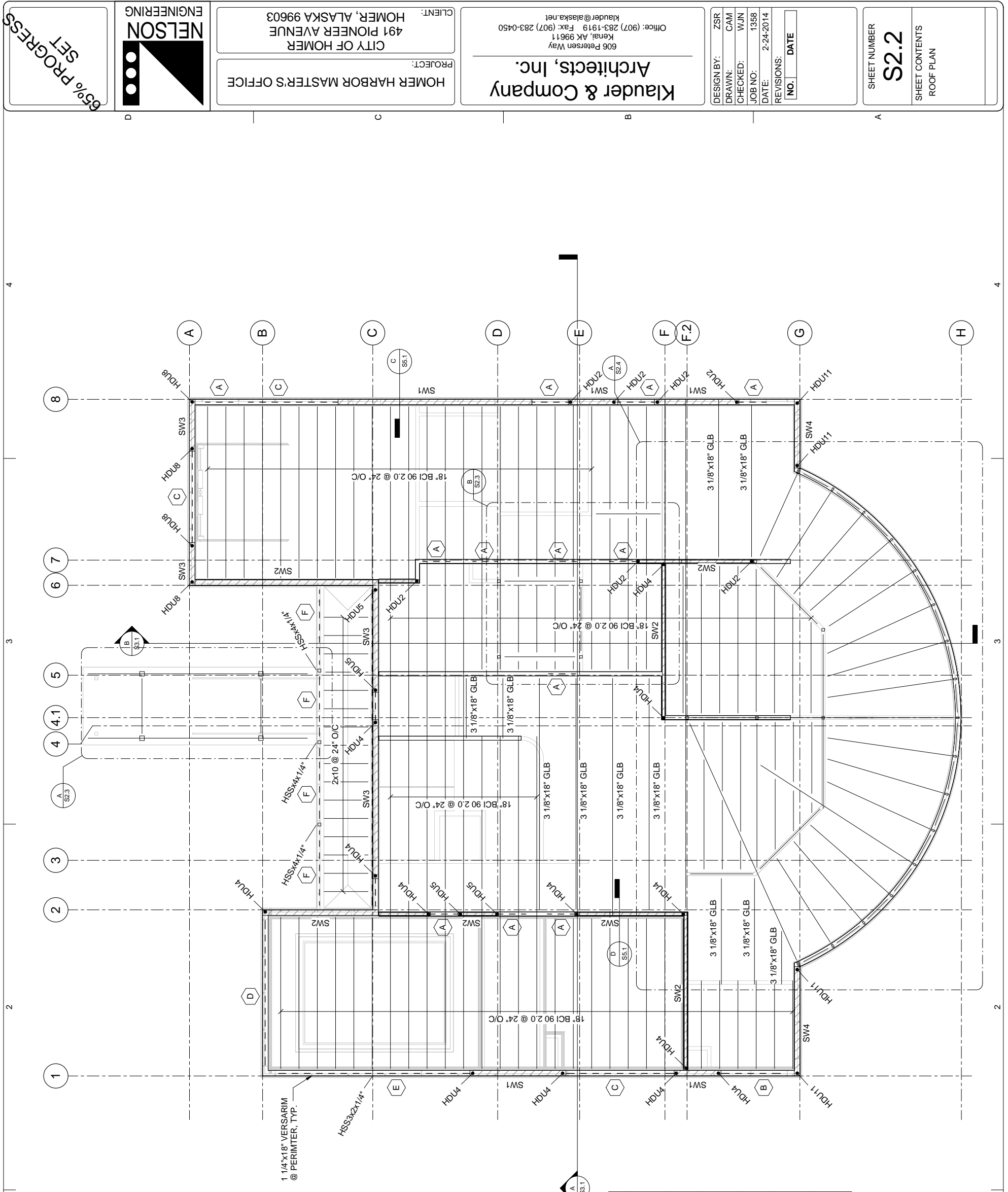
A ROOF FRAMING PLAN
 S2.2 / SCALE: 3/16" = 1'-0" (22x34)

NOTE: ALL INTERIOR BEARING WALLS SHALL CONSIST OF 2X6 STUDS @ 24" O/C AND STUDS SHALL ALIGN W/ JOISTS ABOVE.

HEADER SCHEDULE		
SYMBOL	DIMENSIONS	POST
A	4x10	(2) 2x8 JACK STUD (2) 2x8 KING STUD
B	3 1/8"x12"	(2) 2x8 JACK STUD (2) 2x8 KING STUD
C	5 1/8"x15"	(2) 2x8 JACK STUD (3) 2x8 KING STUD
D	5 1/8"x18"	(2) 2x8 JACK STUD (3) 2x8 KING STUD
E	5 1/2"x24"	(2) 2x8 JACK STUD (3) 2x8 KING STUD
F	4x10	PER PLAN

FIRST FLOOR SHEARWALL SCHEDULE				
SYMBOL	SHEATHING	FASTENERS		BOTTOM PLATE
		FIELD	EDGE	
SW1	7/16" OSB ONE SIDE	8D@12"	8D@6"	10"x5/8" @ 48" O/C SINGLE 2x
SW2	7/16" OSB ONE SIDE	8D@12"	8D@4"	10"x5/8" @ 48" O/C SINGLE 2x
SW3	7/16" OSB ONE SIDE	8D@12"	8D@4"	10"x5/8" @ 48" O/C DOUBLE 2x
SW4	7/16" OSB ONE SIDE	8D@12"	8D@3"	10"x5/8" @ 32" O/C DOUBLE 2x

 -SHEAR WALL
 -BEARING WALL



SHEET NUMBER
S2.2

SHEET CONTENTS
 ROOF PLAN

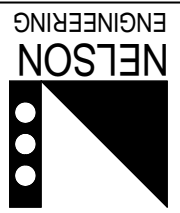
REVISIONS:
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DESIGN BY: ZSR
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 CHECKED: WJN
 JOB NO: 1358
 DATE: 2-24-2014

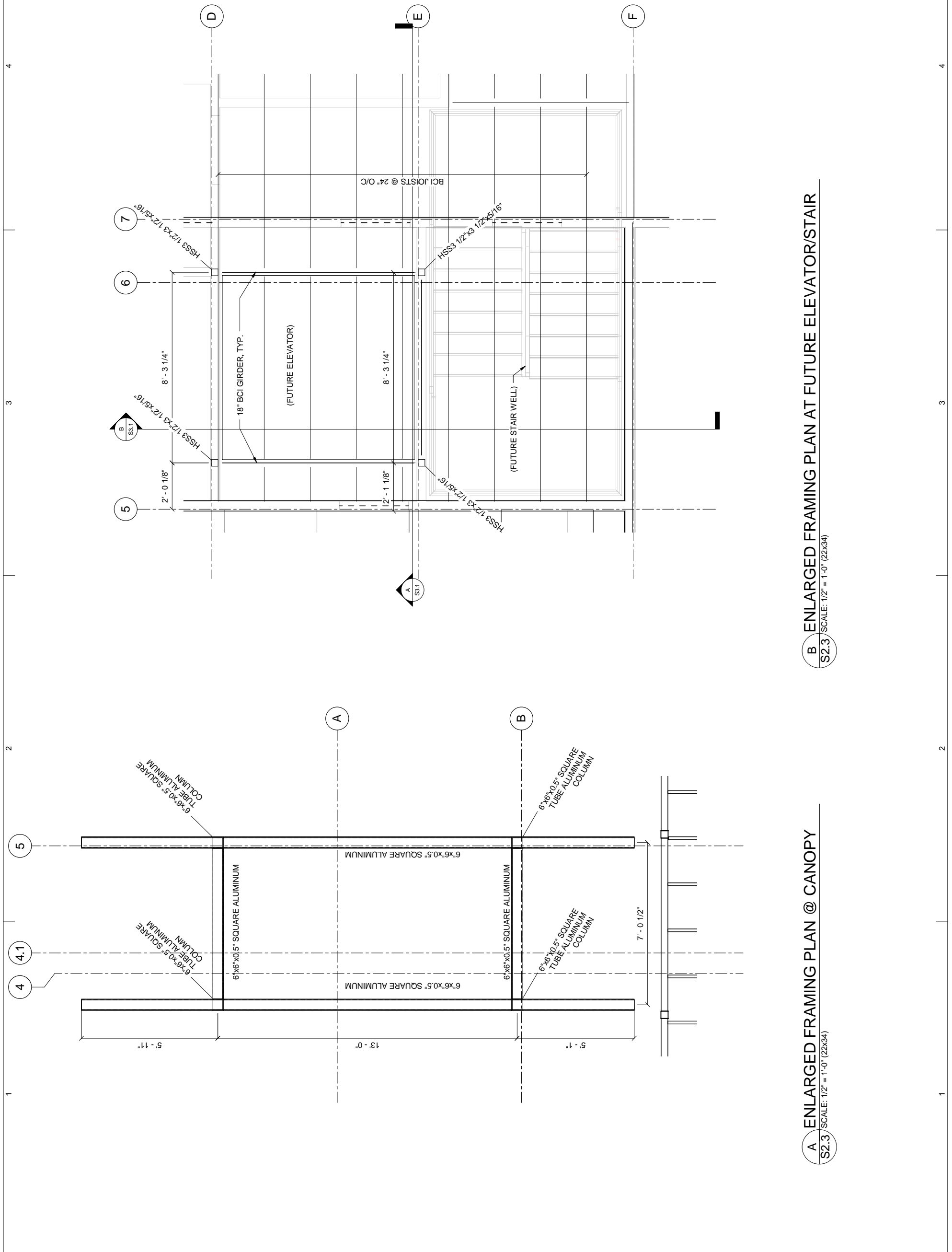
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PROJECT:
HOMER HARBOR MASTERS OFFICE

CLIENT:
CITY OF HOMER
 491 PIONEER AVENUE
 HOMER, ALASKA 99603



65% PROGRESS SET



<p>65% PROGRESS</p>		<p>PROJECT: HOMER HARBOR MASTERS OFFICE</p>	<p>CLIENT: CITY OF HOMER 491 PIONEER AVENUE HOMER, ALASKA 99603</p>	<p>Klauder & Company Architects, Inc. 606 Peetersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 klauder@alaska.net</p>	<p>DESIGN BY: ZSR</p>	<p>REVISIONS: NO. DATE</p>
		<p>HOMER HARBOR MASTERS OFFICE</p>			<p>DRAWN: CAM</p>	
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				<p>DATE: 2-24-2014</p>		
<p>SHEET NUMBER S2.3</p>						
<p>SHEET CONTENTS ENLARGED FRAMING PLAN</p>						

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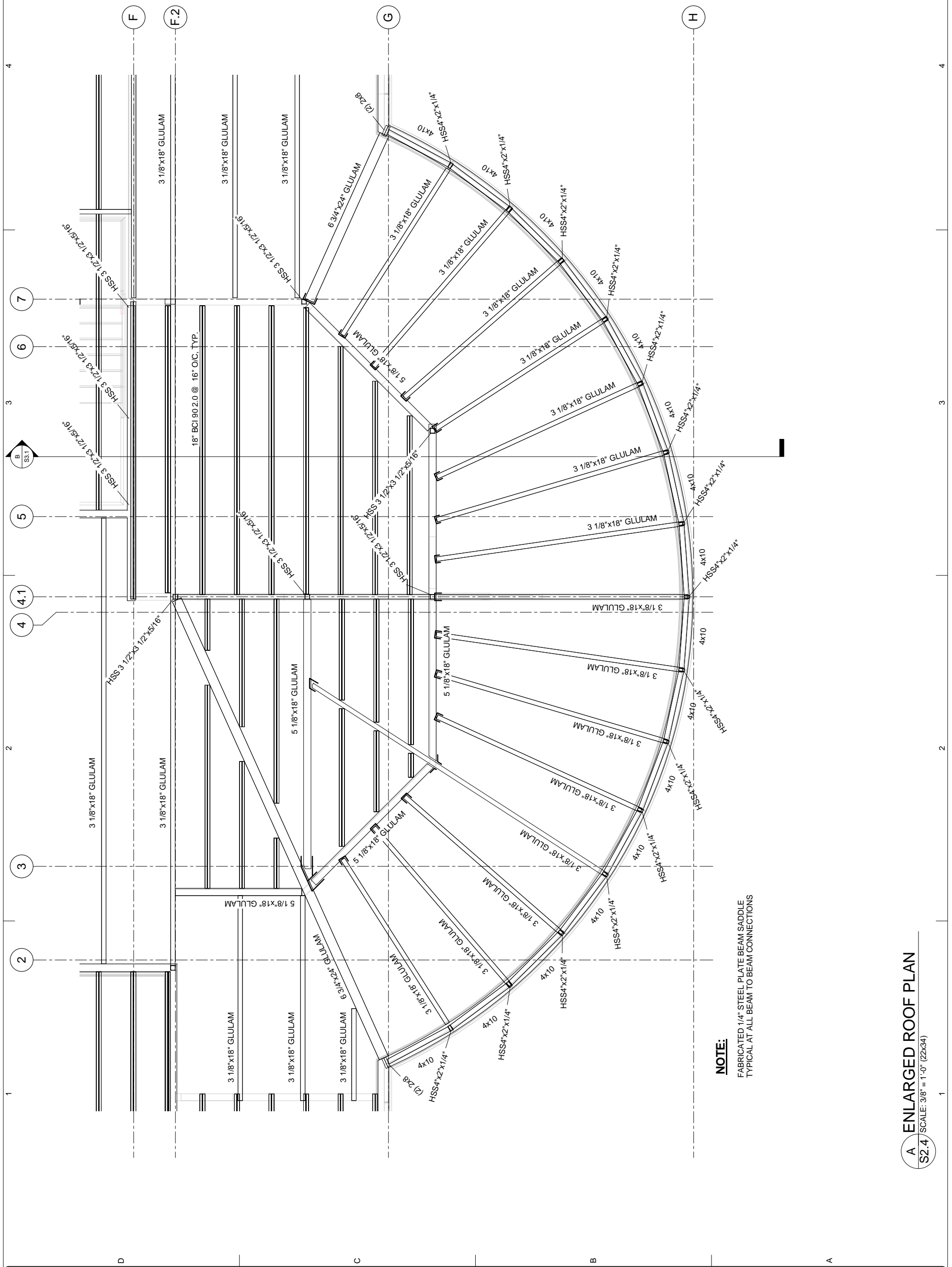


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SHEET NUMBER
S2.4
SHEET CONTENTS
ENLARGED ROOF
PLAN



NOTE:
FABRICATED 1/4" STEEL PLATE BEAM SADDLE
TYPICAL AT ALL BEAM TO BEAM CONNECTIONS

A ENLARGED ROOF PLAN
S2.4 / SCALE: 3/8" = 1'-0" (22x34)

65% PROGRESS

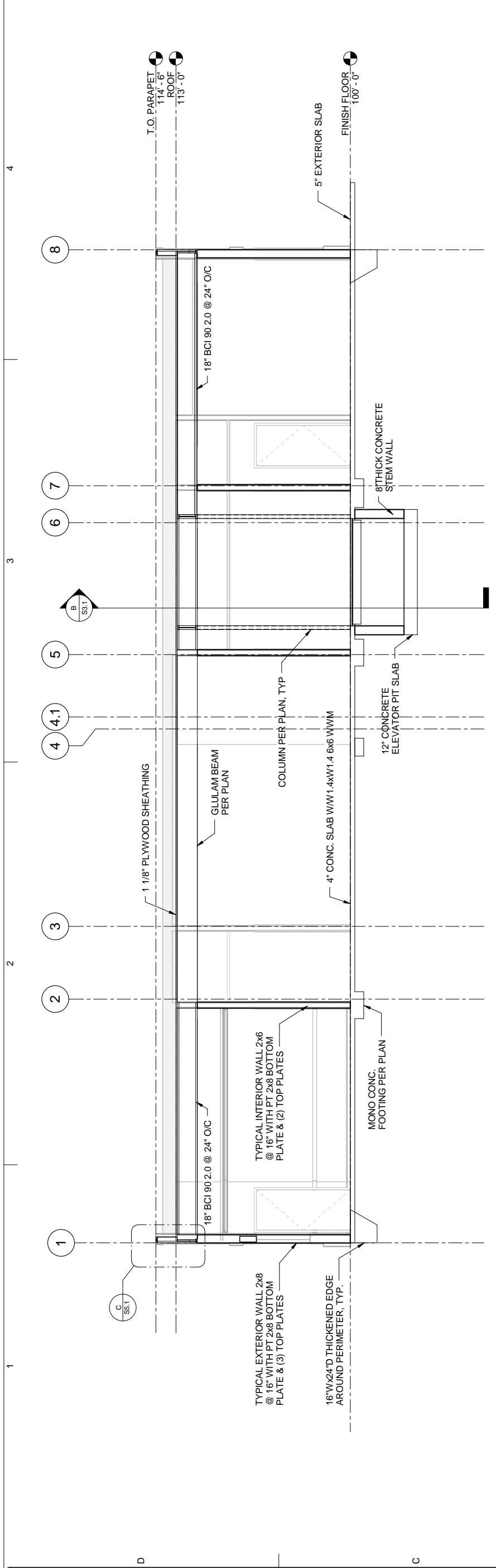


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 HOMER, ALASKA 99603
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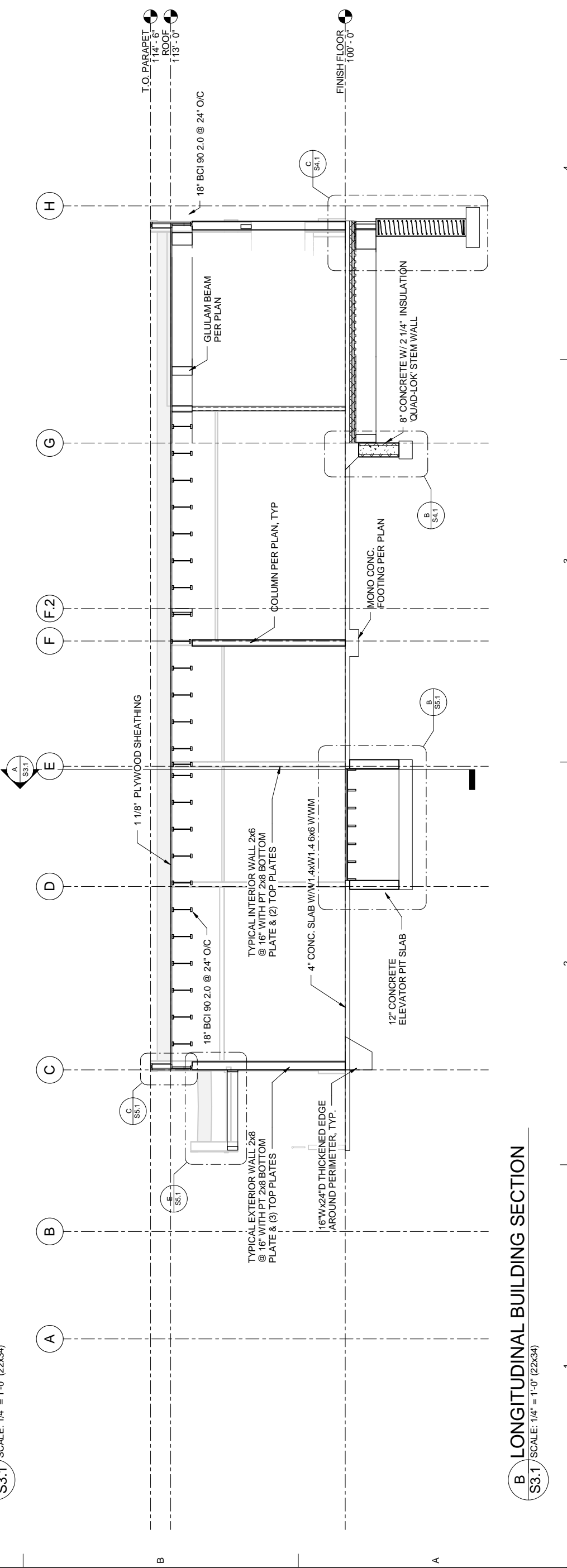
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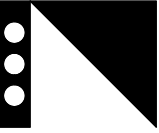
SHEET NUMBER
S3.1
 SHEET CONTENTS
 BUILDING SECTION

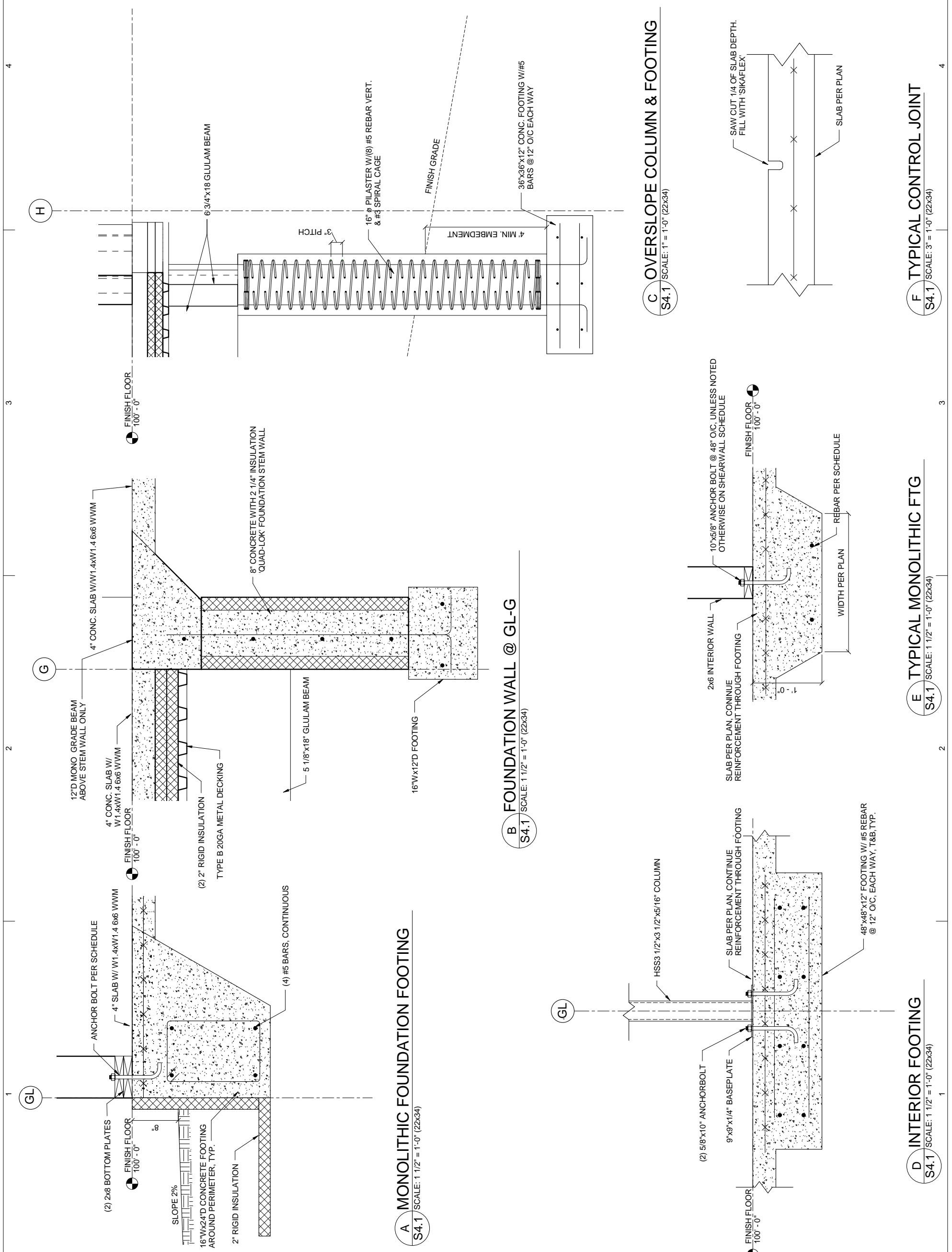


A TRANSVERSE BUILDING SECTION
 S3.1 SCALE: 1/4" = 1'-0" (22x34)



B LONGITUDINAL BUILDING SECTION
 S3.1 SCALE: 1/4" = 1'-0" (22x34)

 NELSON ENGINEERING	HOMER HARBOR MASTERS OFFICE PROJECT: CITY OF HOMER 491 PIONEER AVENUE HOMER, ALASKA 99603	CLIENT: Klauder & Company Architects, Inc. 606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 klauder@alaska.net	DESIGN BY: ZSR DRAWN: CAM CHECKED: WJN JOB NO: 1358 DATE: 2-24-2014 REVISIONS: <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">NO.</th> <th style="width:50%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE		
NO.	DATE						
65% PROGRESS							



A MONOLITHIC FOUNDATION FOOTING
 S4.1 SCALE: 1 1/2" = 1'-0" (22x34)

B FOUNDATION WALL @ GL-G
 S4.1 SCALE: 1 1/2" = 1'-0" (22x34)

C OVERSLOPE COLUMN & FOOTING
 S4.1 SCALE: 1" = 1'-0" (22x34)

D INTERIOR FOOTING
 S4.1 SCALE: 1 1/2" = 1'-0" (22x34)

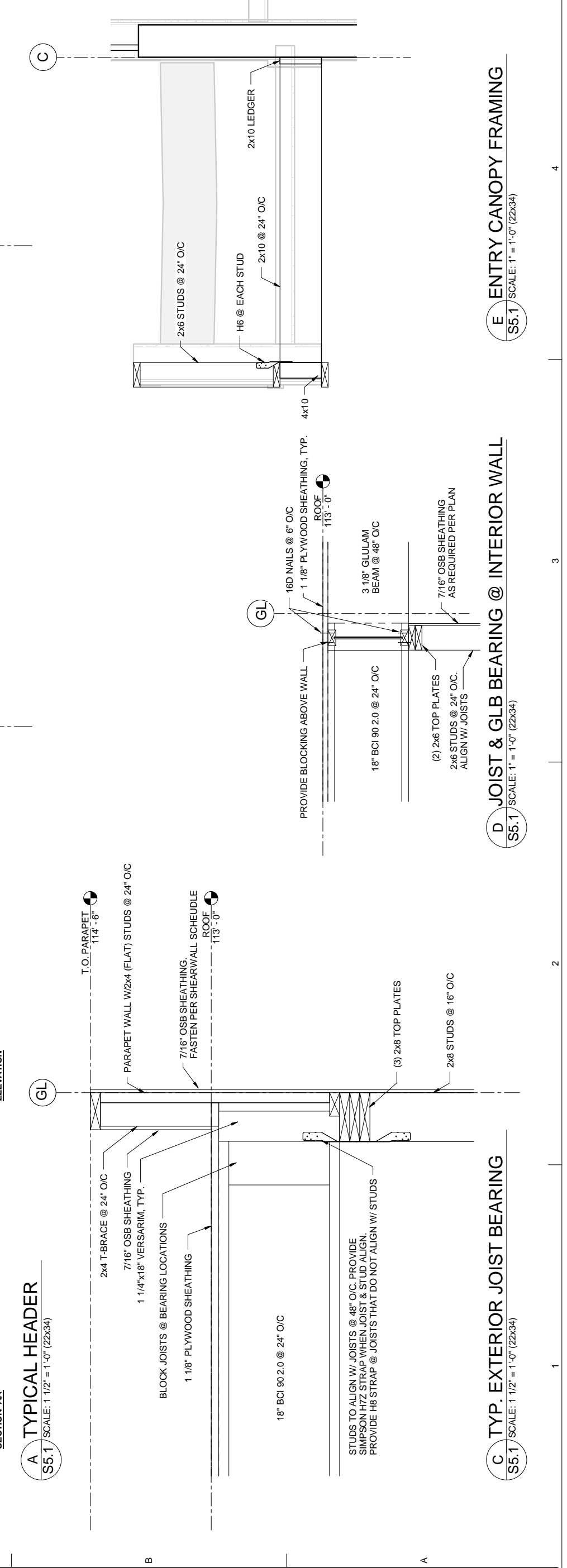
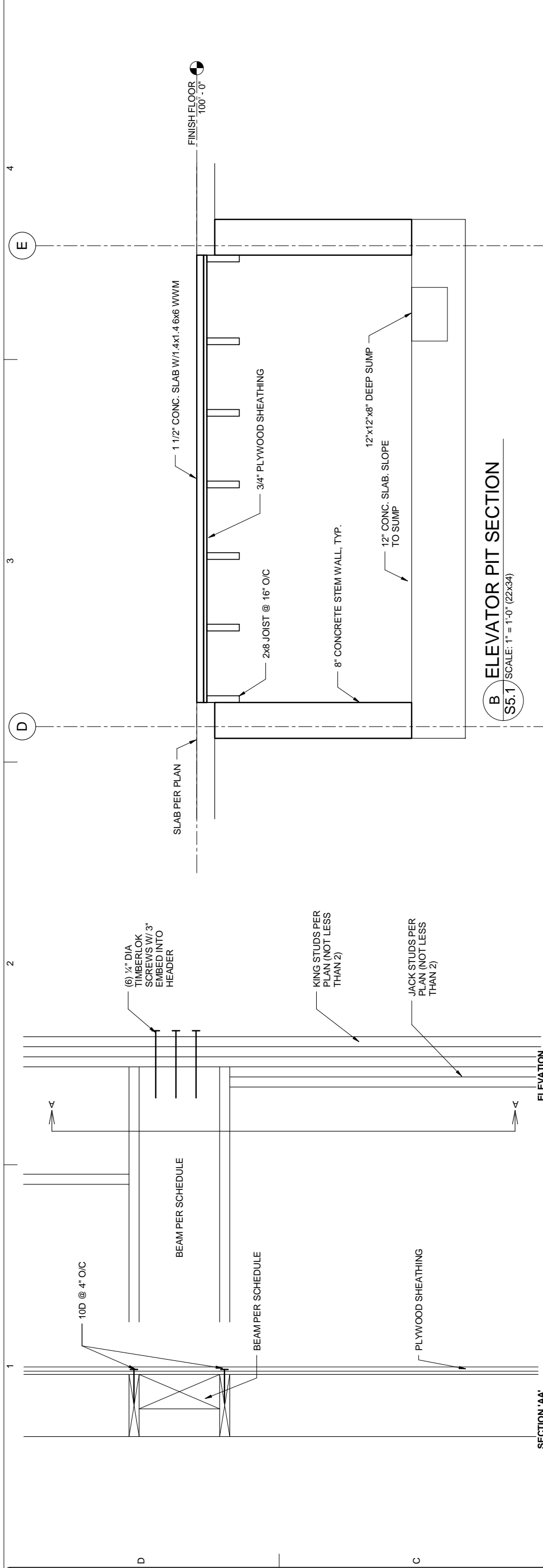
E TYPICAL MONOLITHIC FTG
 S4.1 SCALE: 1 1/2" = 1'-0" (22x34)

F TYPICAL CONTROL JOINT
 S4.1 SCALE: 3" = 1'-0" (22x34)

SHEET NUMBER
S4.1

SHEET CONTENTS
 DETAILS

	CITY OF HOMER 491 PIONEER AVENUE HOMER, ALASKA 99603	Klauder & Company Architects, Inc. 606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 klauder@alaska.net	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DESIGN BY:</td> <td>ZSR</td> </tr> <tr> <td>DRAWN:</td> <td>CAM</td> </tr> <tr> <td>CHECKED:</td> <td>WJN</td> </tr> <tr> <td>JOB NO.:</td> <td>1358</td> </tr> <tr> <td>DATE:</td> <td>2-24-2014</td> </tr> <tr> <td>REVISIONS:</td> <td></td> </tr> <tr> <td style="text-align: center;">NO.</td> <td style="text-align: center;">DATE</td> </tr> </table>	DESIGN BY:	ZSR	DRAWN:	CAM	CHECKED:	WJN	JOB NO.:	1358	DATE:	2-24-2014	REVISIONS:		NO.	DATE
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HOMER HARBOR MASTERS OFFICE																	
PROJECT:																	
CLIENT:																	



SHEET NUMBER <h1 style="margin:0;">S5.1</h1>	SHEET CONTENTS DETAILS
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65% PROGRESS SET

E ENTRY CANOPY FRAMING
 S5.1 SCALE: 1" = 1'-0" (22x34)

D JOIST & GLB BEARING @ INTERIOR WALL
 S5.1 SCALE: 1" = 1'-0" (22x34)

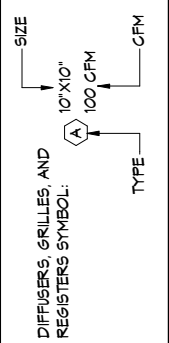
C TYP. EXTERIOR JOIST BEARING
 S5.1 SCALE: 1 1/2" = 1'-0" (22x34)

E ENTRY CANOPY FRAMING
 S5.1 SCALE: 1" = 1'-0" (22x34)

MECHANICAL SYMBOL LEGEND

PIPING SYMBOLS			HVAC SYMBOLS		
SYMBOL	ABBR.	DESCRIPTION	SYMBOL	ABBR.	DESCRIPTION
	M (C.I.S.P.)	WASTE, CAST IRON SOIL PIPE			NEW DUCTWORK
	V	VENT		S.L.	ACOUSTICALLY LINED DUCT
	CW	COLD WATER			THERMALLY INSULATED DUCT
	HW	HOT WATER			DUCTWORK UP
	HWCR	HOT WATER RECIRCULATION			DUCTWORK DOWN
	HWRT	HOT WATER RETURN			TURNING VANES
	HWSS	HOT WATER SUPPLY			AIR EXTRACTOR
	SMR	SNOW MELT RETURN		S/A	SUPPLY AIR REG., GRILLE OR DIFFUSER
	SMS	SNOW MELT SUPPLY		R/A	RETURN/EXHAUST AIR REG. OR GRILLE
	G	LOW PRESSURE GAS			SUPPLY
	A	AIR PIPING			RETURN OR EXHAUST
	ST	DEEP SEAL TRAP			SUPPLY AIR SLOT WITH FLEX DUCT
	ED	PIPE ELBOW DOWN			RETURN AIR SLOT
	EU	PIPE ELBOW UP			FLEXIBLE DUCT
	U	UNION			FLEXIBLE CONNECTION
	GV/SOV	GATE VALVE/SHUT-OFF VALVE		VD/BD	VOLUME DAMPER
	PV	PLUG VALVE		FD	FIRE DAMPER
	GC	GAS COCK		FSD	FIRE/SMOKE DAMPER
	GV	GLOBE VALVE		MOD	MOTOR OPERATED DAMPER
	MOV	MOTOR OPERATED VALVE 2-WAY			DUCT SIZE
	MOV	MOTOR OPERATED VALVE 3-WAY		HC	HEATING COIL
	PRV	PRESSURE REDUCING VALVE		S/A	SUPPLY AIR
	RV	RELIEF VALVE		R/A	RETURN/RELIEF AIR
	CV	CHECK VALVE		E/A	EXHAUST AIR
	BV	BALL VALVE (FULL PORT)		O/A	OUTSIDE AIR
	STR	STRAINER		DD	DUCT DETECTOR
	T	THERMOMETER			ACCESS PANEL
	PG	PRESSURE GAUGE/INSULATION VALVE		TSTAT	THERMOSTAT/THERMOSTAT W/INS. BASE
	SV	SOLENOID VALVE		SP	STATIC PRESSURE SENSOR
	BV	BALANCING VALVE		S	SWITCH
	BV	BUTTERFLY VALVE	ABBREVIATIONS		
	FC	FLEX CONNECTION	ABBR.		DESCRIPTION
	WHA	WATER HAMMER ARRESTER (1/2 SIZE)	EAT		ENTERING AIR TEMPERATURE
	AFC	AUTOMATIC FLOW CONTROL	LAT		LEAVING AIR TEMPERATURE
	CO	CLEAN-OUT	ENT		ENTERING WATER (GLYCOL) TEMPERATURE
	WCO	WALL CLEAN-OUT	LNT		LEAVING WATER (GLYCOL) TEMPERATURE
	FCO	FLOOR CLEAN-OUT	AFF		ABOVE FINISHED FLOOR
	FD	FLOOR DRAIN	AFG		ABOVE FINISHED GRADE
	PA	PIPE ANCHOR	BDD		BACK DRAFT DAMPER
	PG	PIPE GUIDE	BG		BELOW GRADE
			SS		STAINLESS STEEL
			VTR		VENT THRU ROOF
			OADB		OUTSIDE AIR DRY BULB
			AAV		AUTOMATIC AIR VENT

DIFFUSER KEY



SYMBOLS DO NOT NECESSARILY APPEAR ON PLANS IN SAME SIZE AND PROPORTION AS SHOWN HERE.

PLANS DO NOT NECESSARILY USE ALL OF THE SYMBOLS SHOWN HERE.

MECHANICAL SPECIFICATIONS

- GENERAL:**
- THESE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND DO NOT SHOW ALL FITTINGS AND/OR ACCESSORIES NECESSARY FOR A COMPLETE, FUNCTIONAL AND COORDINATED INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THEIR WORK WITH OTHER TRADES AND WITH FIELD CONDITIONS.
 - ALL PLUMBING PIPING SHALL BE PER THE UNIFORM PLUMBING CODE, 2006 EDITION AND ALL LOCAL AMENDMENTS.
 - ALL MECHANICAL WORK SHALL BE PER THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION AND ALL LOCAL AMENDMENTS.
 - ALL PENETRATIONS THROUGH FIRE RATED CONSTRUCTION (FIRE BARRIERS, SHAFTS AND HORIZONTAL ASSEMBLIES) MUST COMPLY WITH IBC CHAPTER 703.
 - THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FEES.
 - THE CONTRACTOR SHALL PROVIDE SUBMITTAL DATA ON ALL MECHANICAL SYSTEMS. THIS INFORMATION SHALL BE BOUND IN A THREE RING BINDER, PROPERLY MARKED AND TAGGED. DATA SUBMITTED SHALL BE COMPLETE AND SUBMITTED AT ONE TIME AS PARTIAL SUBMITTALS WILL BE RETURNED WITHOUT REVIEW. SUBMITTALS SHALL BE CLEARLY MARKED TO INDICATE EXACT ITEM TO BE SUPPLIED.
 - NO SUBSTITUTION OF MATERIALS WILL BE ALLOWED WITHOUT OWNERS APPROVAL.
 - AT THE END OF THE PROJECT PROVIDE THE OWNER WITH THREE COPIES OF AN OPERATION AND MAINTENANCE MANUAL ASSEMBLED SPECIFICALLY FOR THIS PROJECT FOR ALL MECHANICAL EQUIPMENT FURNISHED UNDER THIS CONTRACT. INFORMATION SHALL BE COMPLETE AND SHALL PROVIDE SPECIFICATION, OPERATION AND MAINTENANCE INFORMATION, WARRANTY INFORMATION, AS WELL AS SOURCES OF REPLACEMENT PARTS.
 - PROVIDE A COMPLETE SET OF AS-BUILT DRAWING AT THE END OF THE PROJECT. DRAWINGS SHALL SHOW ALL CHANGES MADE TO THE PROJECT DURING CONSTRUCTION. AS-BUILT OF CONTROL DRAWINGS SHALL ALSO BE INCLUDED.
 - ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS FOR A PERIOD ON ONE YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. THIS SHALL INCLUDE MATERIALS, EQUIPMENT AND WORKMANSHIP. ALL DEFECTS SHALL BE REPLACED OR REPAIRED TO THE OWNERS SATISFACTION.
 - PROVIDE MANUFACTURERS RECOMMENDED CLEARANCE AND ACCESS TO ALL EQUIPMENT.
 - ALL PIPING, DUCT WORK, AND EQUIPMENT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE SMACNA SEISMIC RESTRAINT MANUAL FOR MECHANICAL SYSTEMS.

SHEET METAL:

- DUCTWORK SHALL BE FABRICATED SHEET METAL AND INSTALLED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
- DIMENSIONS SHOWN FOR DUCTWORK ARE THE INSIDE CLEAR DIMENSIONS. CONTRACTOR SHALL ADD TO THE DUCT ALLOWANCES FOR SOUND LINING.
- PAINT INTERIOR OF ALL DUCTWORK VISIBLE THROUGH GRILLES, REGISTERS AND DIFFUSERS FLAT BLACK. FLEX DUCT SHALL ONLY BE USED AT DIFFUSER CONNECTIONS AND SHALL BE THE SAME DIAMETER AS THE DIFFUSER NECK.
- FLEX DUCT LENGTH SHALL NOT EXCEED 5 FEET, AND SHALL NOT BE INSTALLED WITH MORE THAN ONE (1) 90° FULL RADIUS BEND.

PIPING:

- DOMESTIC HOT AND COLD WATER PIPING SHALL BE TYPE "L" HARD DRAWN COPPER TUBING, BROUGHT SOLIDER TYPE FITTINGS, 45/3 TIN-ANTIMONY OR LEAD FREE SILVER BEARING SOLDER. PROVIDE WATER HAMMER ARRESTORS FOR ALL BATTERIES OF FIXTURES. PEX TUBING MAY BE USED WHERE ALLOWED BY CODE.
- WASTE AND VENT PIPE SHALL BE "ABS" PIPING WITH DRAIN, WASTE & VENT FITTINGS AND SHALL BE INSTALLED AND TESTED PER THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE UNIFORM PLUMBING CODE.
- PROVIDE BACKFLOW PREVENTERS WHERE REQUIRED BY THE UPC AND OR THE LOCAL AUTHORITIES.
- VALVES FOR PLUMBING SYSTEMS SHALL BE BALL VALVES. PROVIDE ISOLATION VALVES FOR EACH FIXTURE BATTERY AND WHERE INDICATED ON DRAWINGS.

PLUMBING:

- PLUMBING FIXTURES SHALL BE COMMERCIAL GRADE COMPLETE WITH ALL TRIM. FOR FIXTURE MANUFACTURER, MODEL ETC. SEE THE PLUMBING FIXTURE SCHEDULE.
- PLUMBING EQUIPMENT SHALL BE COMMERCIAL GRADE COMPLETE WITH ALL SAFETIES AND TRIM. FOR INFORMATION ON MODEL ETC. SEE EQUIPMENT SCHEDULES.

HEATING:

- HEATING EQUIPMENT SHALL BE COMMERCIAL GRADE COMPLETE WITH ALL SAFETIES AND TRIM. FOR INFORMATION ON MODEL ETC. SEE EQUIPMENT SCHEDULES.

INSULATION:

- INSULATE ALL COLD PIPES WITH 1" FIBERGLASS INSULATION WITH VAPOR BARRIER JACKET. (FIBERGLASS 25ASJ/58L-11).
- INSULATE ALL HOT PIPES, UP TO 2", WITH 1" FIBERGLASS INSULATION, PIPES 2-1/2" OR LARGER, INSULATE WITH 1-1/2" FIBERGLASS INSULATION. (FIBERGLASS 25 ASJ/58L-11)
- INSULATE EXHAUST DUCT WORK FROM FAN TO THE EXTERIOR.
- INSULATION ON ALL OSA, AND RELIEF AIR DUCTWORK.

CONTROLS:

- THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL CONTROL SYSTEM AS REQUIRED TO PROVIDE EQUIPMENT CONTROL PER THE SEQUENCE OF OPERATION.

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SHEET NUMBER
M1.1
SHEET CONTENTS
LEGEND,
ABBREVIATIONS &
SPECIFICATIONS

136.22
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2-24-2014

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D

C

B

A

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	WASTE SIZE	VENT SIZE	HN SIZE	CN SIZE	REMARKS (SEE NOTE 1)
P1-1	WATER CLOSET "ADA"	4"	2"	---	1"	WALL HUNG WATER CLOSET WITH FLUSH VALVE, CARRIER AND TRIM
P2-1	URINAL	4"	2"	---	1"	WALL HUNG URINAL WITH FLUSH VALVE, CARRIER AND TRIM
P3-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	WALL HUNG LAVATORY WITH FAUCET
P4-1	GARAGE MOP SINK	2"	1-1/2"	1/2"	1/2"	FLOOR MOUNTED MOP SINK WITH FAUCET AND TRIM
P4-2	JANITOR MOP SINK	2"	1-1/2"	1/2"	1/2"	FLOOR MOUNTED MOP SINK WITH FAUCET AND TRIM
P4-3	BREAK ROOM SINK	2"	1-1/2"	1/2"	1/2"	COUNTER MOUNTED TWO COMPARTMENT S.S. SINK WITH FAUCET
P4-4	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	TWO COMPARTMENT SINK WITH SINGLE LEVER FAUCET AND SPRAYER
P5-1	WASHER BOX	1-1/2"	1-1/2"	1/2"	1/2"	WASHER CONNECTION BOX
P5-2	DISHWASHER					CONNECT DISHWASHER TO KITCHEN SINK WITH AIR GAP
P6-1	SHOWER	2"	1-1/2"	1/2"	1/2"	SHOWER WITH HEAD, VALVE AND DRAIN
FD-1	FLOOR DRAIN	2"	1-1/2"	---	---	FLOOR DRAIN WITH TRAP PRIMER
OFD-1	OVERFLOW ROOF DRAIN		---	---	---	
RD-1	ROOF DRAIN		---	---	---	

NOTE 1. SUBMIT PLUMBING FIXTURES FOR APPROVAL BY THE ARCHITECT AND OWNER.

AIR OUTLET SCHEDULE

TAG	UNIT SIZE	SCFM	FINISH	USE	REMARKS (SEE NOTES)
A	12"x12"	AS NOTED	MATCH CEILING	S/A	CEILING SUPPLY DIFFUSER
B	12"x12"	AS NOTED	MATCH CEILING	S/A	CEILING SUPPLY DIFFUSER
C	12"x6"	AS NOTED	MATCH DUCT	S/A	DUCT MOUNTED SUPPLY DIFFUSER, TITUS 300 RS
D	18"x10"	AS NOTED	MATCH DUCT	S/A	DUCT MOUNTED SUPPLY DIFFUSER
E	12"x12"	AS NOTED	MATCH CEILING	S/A	CEILING SUPPLY DIFFUSER
F	12"x12"	AS NOTED	MATCH CEILING	S/A	CEILING SUPPLY DIFFUSER
G	12"x12"	AS NOTED	MATCH CEILING	E/A	CEILING EXHAUST DIFFUSER
R	12"x12"	AS NOTED	MATCH CEILING	R/A	CEILING RETURN GRILLE
S	24"x24"	AS NOTED	MATCH CEILING	R/A	CEILING RETURN GRILLE

NOTES: 1. DIFFUSER NECK SIZE TO MATCH DUCT SIZE ON DRAWINGS.

ROOF TOP UNIT SCHEDULE

TAG	LOCATION	SCFM	RPM	ESP	COOLING TONS	GAS INPUT MBH	HEATING OUTPUT MBH	USE	DISC.	BLOWER MOTOR HP/VOLT/PH	REMARKS
RTU-1	ROOF		---	1.25"				S/A	VERT.	10.0/208V/3PH	SEE SPEC. BELOW

RTU-1
 FURNISH A DAIKIN PFS007 UNIT OR EQUIVALENT IN ACCORDANCE WITH THE PERFORMANCE DESCRIBED ABOVE.
 PACKAGED UNIT SHALL BE DESIGNED FOR OUTDOOR INSTALLATION AND SHALL BE MOUNTED ON A CURB FURNISHED WITH THE UNIT.
 THE HEATING SECTION SHALL BE INDIRECT NATURAL GAS WITH STAINLESS STEEL HEAT EXCHANGER. INTERMITTENT SPARK IGNITION WITH PROVEN PILOT. SINGLE - STAGE FIRING. POWER VENTED AND WITH ELECTRIC IGNITION CONTROL WITH FLAME SENSOR TO LOCK-OUT GAS VALVE ON IGNITION FAILURE.
 THE COOLING SECTION SHALL CONSIST OF A THREE REFRIGERANT CIRCUIT CONTAINING SCROLL COMPRESSORS, CRANKCASE HEATERS, FILTER-DRYERS, SUCTION LINE FREEZ-STAT, COMPRESSOR MOTOR PROTECTION AND SCHRADER ACCESS VALVE. DIRECT EXPANSION DRAIN THROUGH EVAPORATOR COILS CONSTRUCTED OF COPPER TUBES MECHANICALLY EXPANDED IN ALUMINUM FINS. THE FAN SECTION SHALL CONSIST OF A BELT DRIVEN BLOWER AND A FILTER SECTION WITH 1" THRON AWAY FILTERS.
 OPTIONS SHALL INCLUDE AN ECONOMIZER PACKAGE WITH ENTHALPY HIGH LIMIT AND CO2 OVERRIDE, A 14" HIGH ROOF CURB, LOW AMBIENT CONTROLS FOR OPERATION DOWN TO 0° F., A POWERED RELIEF PACKAGE, AND AN ELECTRONIC PROGRAMMABLE THERMOSTAT, WITH AUTOMATIC HEAT/COOL CHANGE OVER.
 ELECTRICAL REQUIREMENTS: UNIT SHALL BE FURNISHED WITH HIGH EFFICIENCY MOTORS AND MAGNETIC STARTERS.

FAN SCHEDULE

TAG	LOCATION	SCFM	RPM	O.V. FPM	S.P.	TYPE	NOM. SIZE	USE	DISC.	MOTOR HP/VOLT/PH	REMARKS
EF-1	MECH. ROOM					IN-LINE		E/A			GREENHECK SG-100-B

NOTES:

EQUIPMENT SCHEDULE

B-1											
SMT-1											
ET-1											
MH-1											

PUMP SCHEDULE

TAG	LOCATION	SERVICE	FLUID	FLUID TEMP.	GPM	HEAD FT.	MOTOR HP/VOLT/PH	REMARKS

NOTES:

HYDRONIC HEATING SCHEDULE

TAG	TYPE	FLUID	LMT	EAT	GPM	MBH	CFM	RPM	MOTOR HP/VOLT/PH	REMARKS

NOTES:

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REVISIONS:
 NO. DATE

SHEET NUMBER
M1.2

SHEET CONTENTS
 MECHANICAL SCHEDULES

19823
65% PROGRESS SET
2-24-2014

SAI
CONSULTING
ENGINEERS
SPURLOCK & ASSOCIATES, INC.
201 EAST 54TH AVENUE, SUITE
200, ANCHORAGE, AK
99503
TEL: (907) 544-0221
FAX: (907) 544-0221

PROJECT:
HOMER HARBORMASTER'S OFFICE

CLIENT:
**CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603**

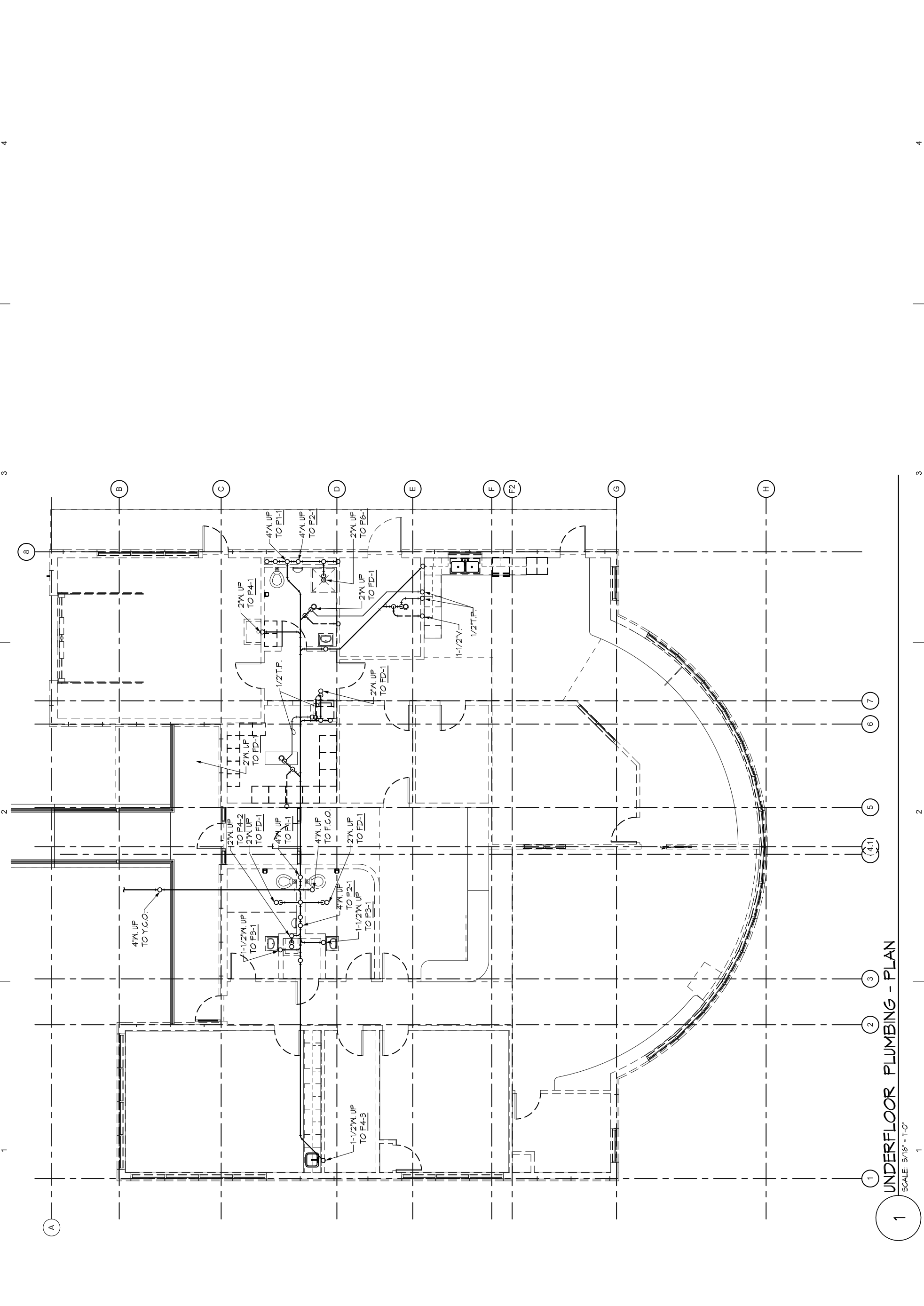
**Klauder & Company
Architects, Inc.**
606 Petersen Way
Kenai, AK 99611
Office: (907) 283-1919 Fax: (907) 283-0450
klauder@alaska.net

DESIGN BY: TWS
DRAWN: DLJ
CHECKED: TWS
JOB NO: 1325
DATE: 2-24-2014

REVISIONS:
NO. DATE

SHEET NUMBER
M2.0

SHEET CONTENTS
UNDERFLOOR
PLUMBING - PLAN

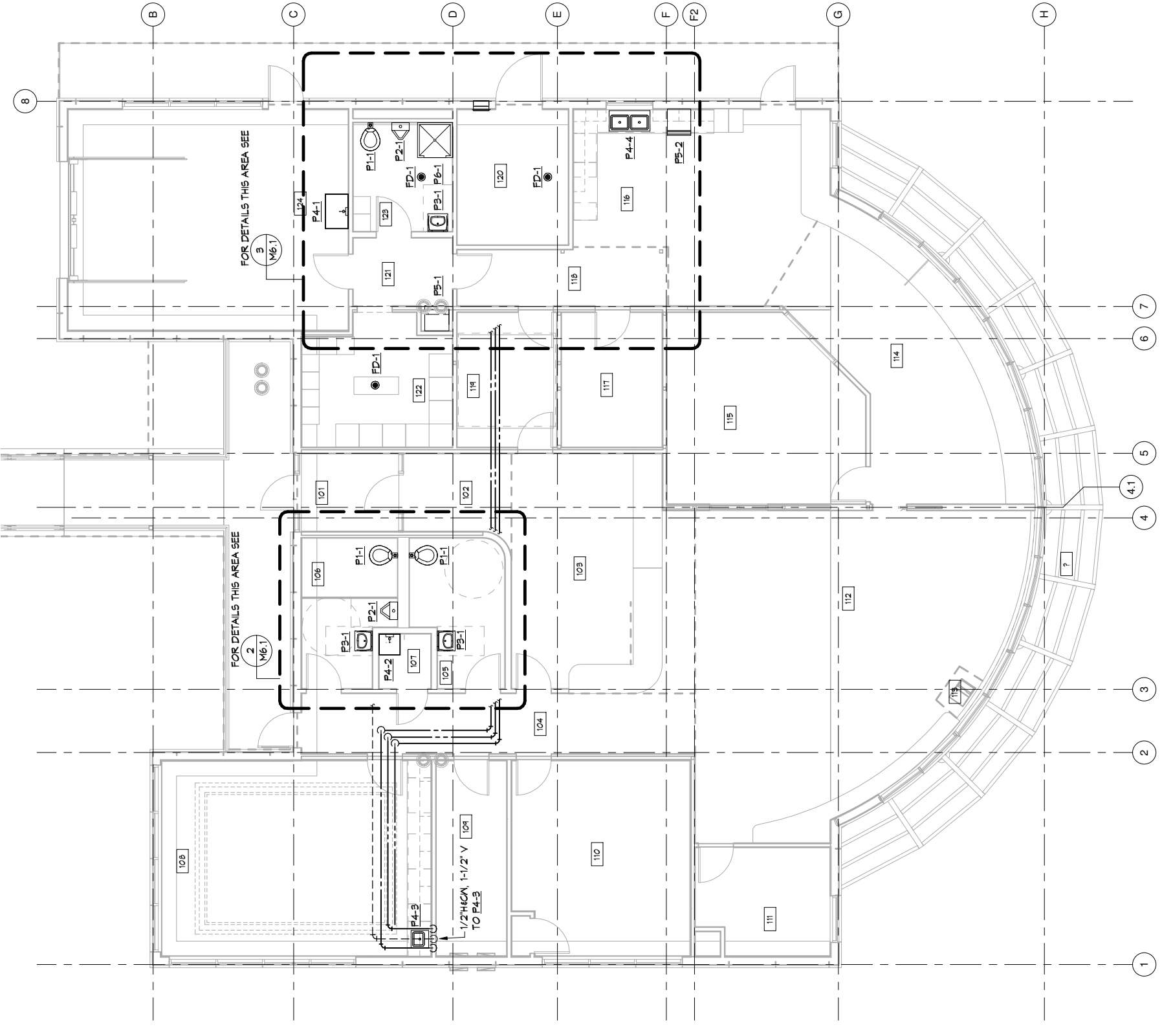


1 UNDERFLOOR PLUMBING - PLAN
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

1 PLUMBING - PLAN
SCALE: 3/16" = 1'-0"



SHEET NOTES

①

②

PROJECT: HOMER HARBORMASTER'S OFFICE	CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603	DESIGN BY: TWS DRAWN: DLJ CHECKED: TWS JOB NO: 1325 DATE: 2-24-2014 REVISIONS: NO. DATE	SHEET NUMBER M2.1
PROJECT: HOMER HARBORMASTER'S OFFICE		SHEET CONTENTS PLUMBING - PLAN	

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 201 EAST 54TH AVENUE, SUITE 201
 ANCHORAGE, AK 99516
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65% PROGRESS SET
 2-24-2014

13622

136-23
65% PROGRESS SET
2-24-2014

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CONSULTING
ENGINEERS
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200, ANCHORAGE, AK
99503
PHONE: (907) 544-0222
FAX: (907) 544-0221

PROJECT:
HOMER HARBORMASTER'S OFFICE

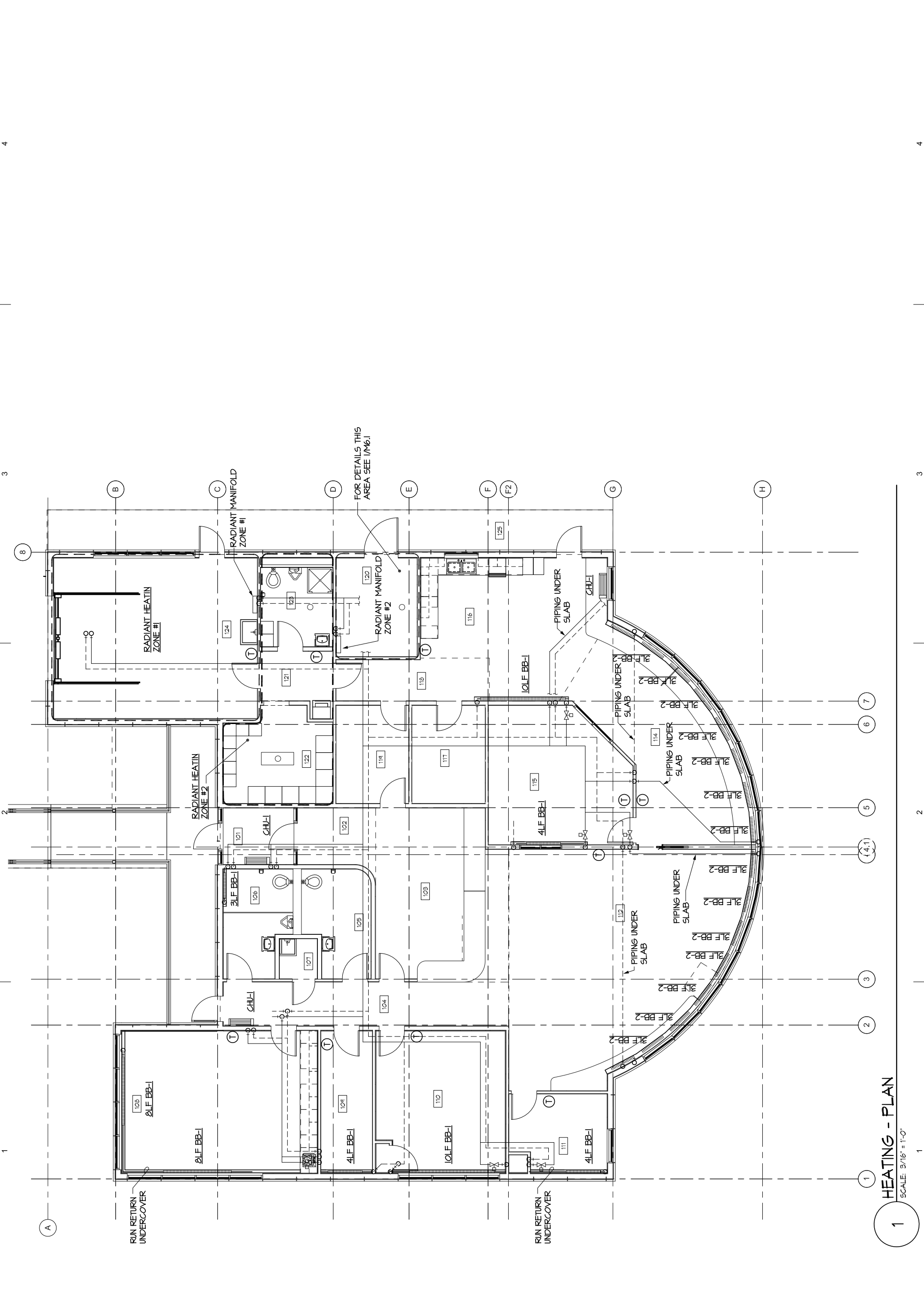
CLIENT:
**CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603**

**Klauder & Company
Architects, Inc.**
606 Petersen Way
Kenai, AK 99611
Office: (907) 283-1919 Fax: (907) 283-0450
klauder@alaska.net

DESIGN BY:	TWS
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JOB NO.:	1325
DATE:	2-24-2014
REVISIONS:	
NO.	DATE

SHEET NUMBER
M3.1

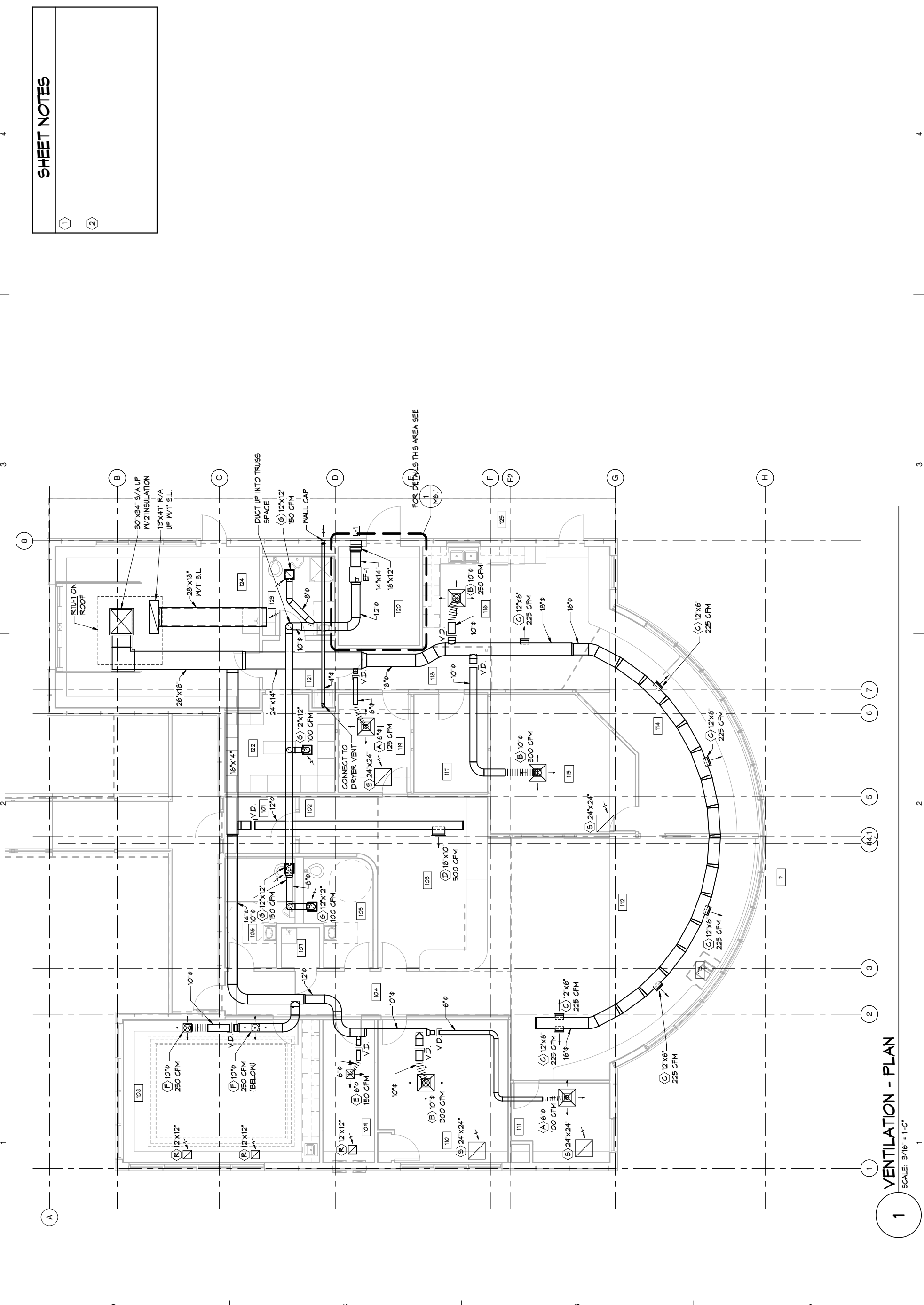
SHEET CONTENTS
HEATING - PLAN



1 HEATING - PLAN
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



1 VENTILATION - PLAN
SCALE: 3/16" = 1'-0"

SHEET NOTES

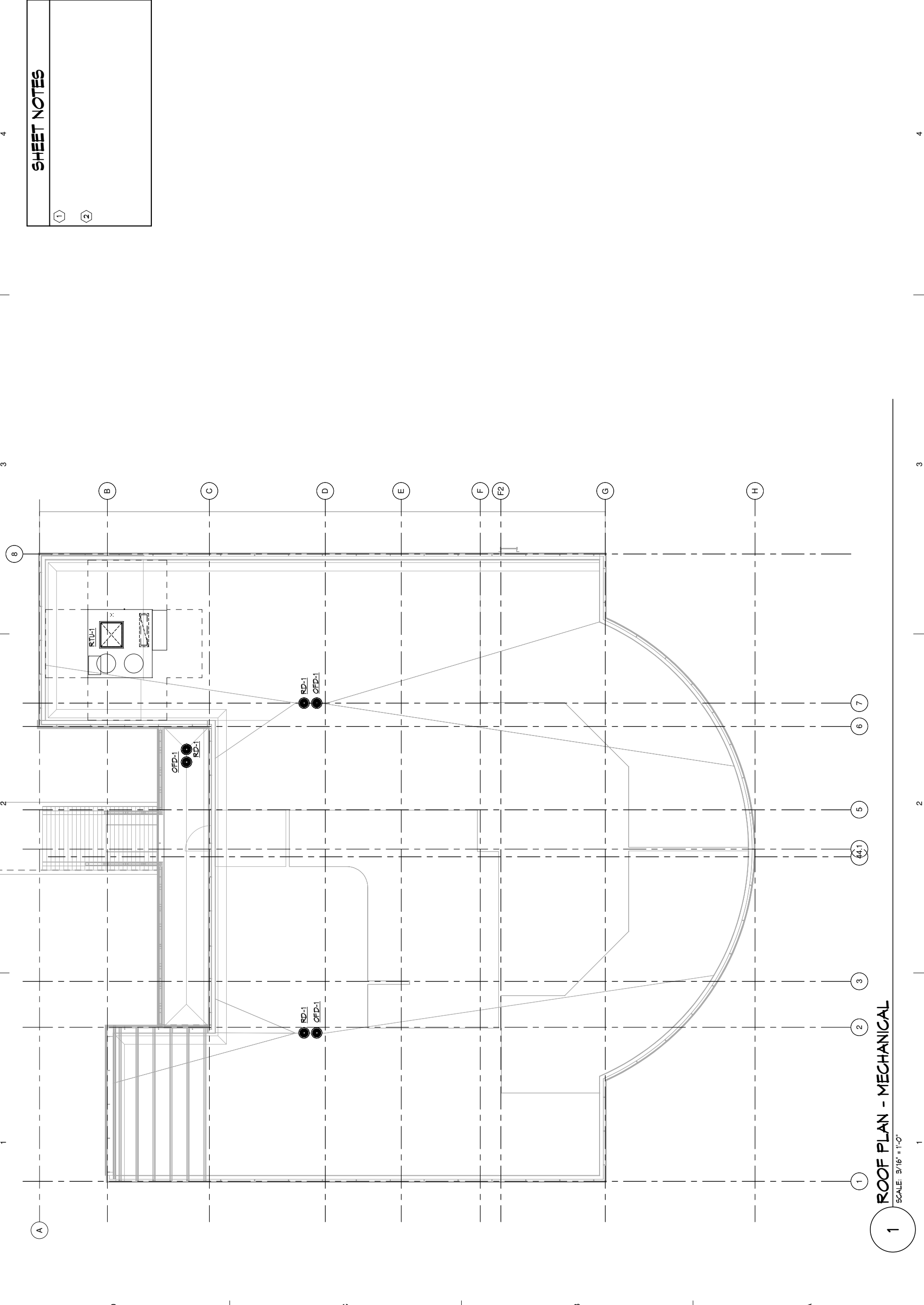
1

2

SAI CONSULTING ENGINEERS SPURLOCK & ASSOCIATES, INC. 201 EAST 54TH AVENUE, SUITE 201 ANCHORAGE, AK 99518 TEL: (907) 544-0222 FAX: (907) 544-5221		HOMER HARBOR MASTER'S OFFICE PROJECT:		CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603 CLIENT:	
DESIGN BY: TWS DRAWN: DLJ CHECKED: TWS JOB NO: 1325 DATE: 2-24-2014 REVISIONS:		Klauder & Company Architects, Inc. 606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 klauder@alaska.net		SHEET NUMBER M4.1 SHEET CONTENTS VENTILATION - PLAN	

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



1 ROOF PLAN - MECHANICAL
SCALE: 3/16" = 1'-0"

SHEET NOTES

1

2

SHEET NUMBER
M5.1

SHEET CONTENTS
MECHANICAL ROOF
- PLAN

DESIGN BY:	TWS
DRAWN:	DLJ
CHECKED:	TWS
JOB NO:	1325
DATE:	2-24-2014
REVISIONS:	
NO.	DATE

Klauder & Company Architects, Inc.
606 Petersen Way
Kenai, AK 99611
Office: (907) 283-1919 Fax: (907) 283-0450
Klauder@alaska.net

PROJECT:
HOMER HARBORMASTER'S OFFICE

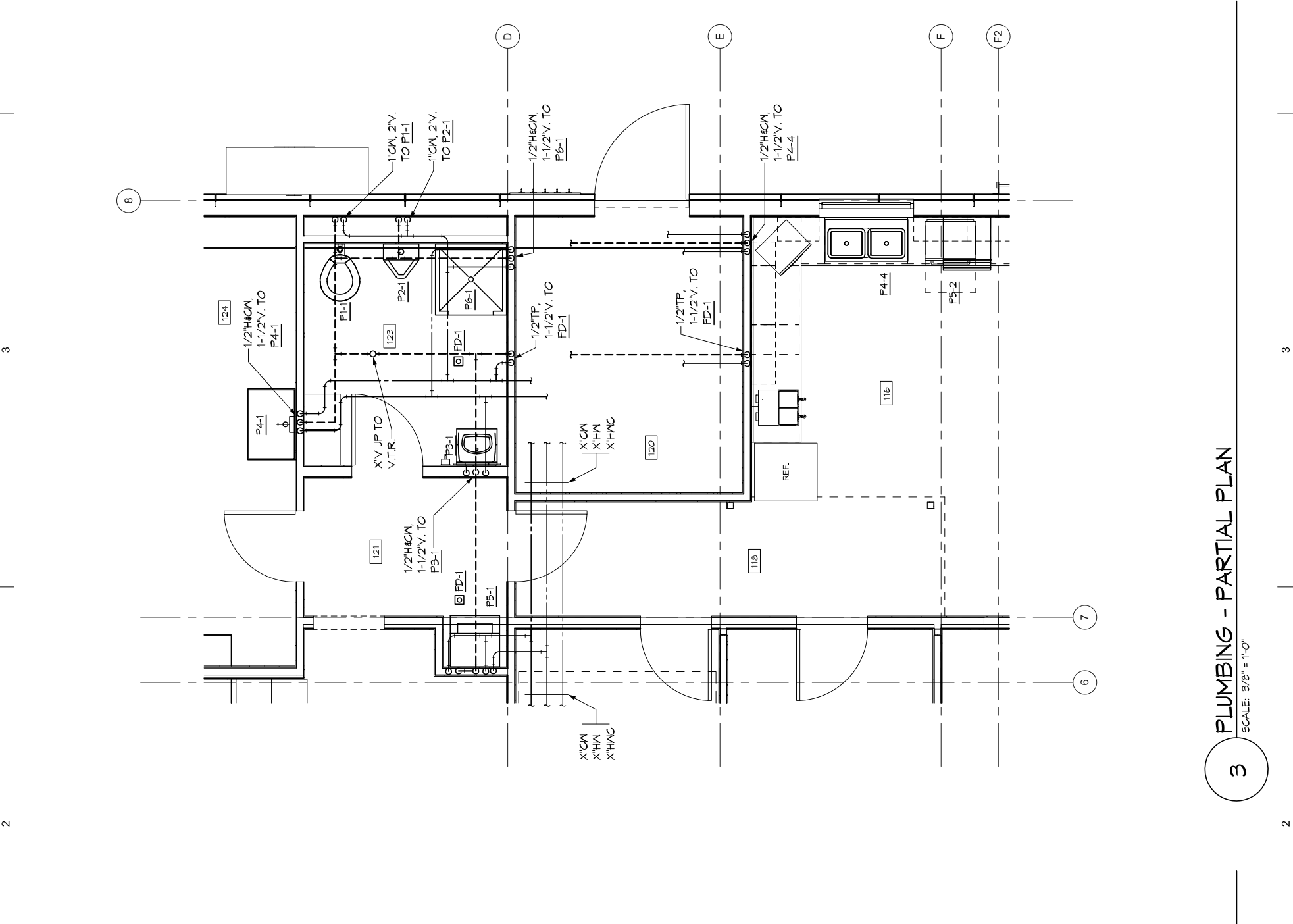
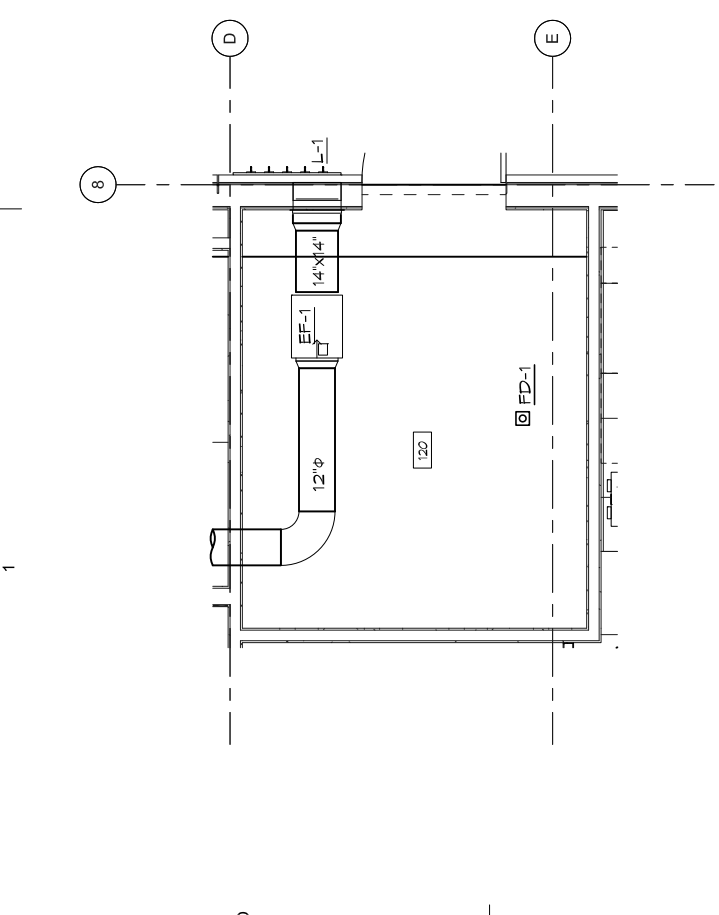
CLIENT:
CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603

SPURLOCK & ASSOCIATES, INC.
201 EAST 54TH AVENUE, SUITE 201
ANCHORAGE, AK 99518
TEL: (907) 544-0222 FAX: (907) 544-5211

SAI CONSULTING ENGINEERS

65% PROGRESS SET
2-24-2014

19x22



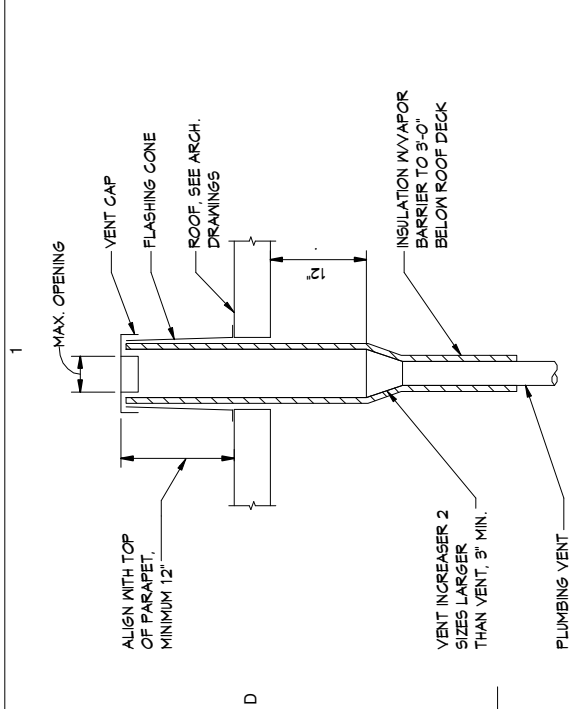
<p>HOMER HARBOR MASTER'S OFFICE</p> <p>PROJECT:</p> <p>CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603</p>	<p>Klauder & Company Architects, Inc.</p> <p>606 Petersen Way Kenai, AK 99611 Office: (907) 283-1919 Fax: (907) 283-0450 Klauder@alaska.net</p>	<p>DESIGN BY: TWS DRAWN: DLJ CHECKED: TWS JOB NO: 1325 DATE: 2-24-2014</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE			<p>SHEET NUMBER M6.1</p> <p>SHEET CONTENTS ENLARGED PLANS</p>
NO.	DATE						

13622

65% PROGRESS SET
2-24-2014

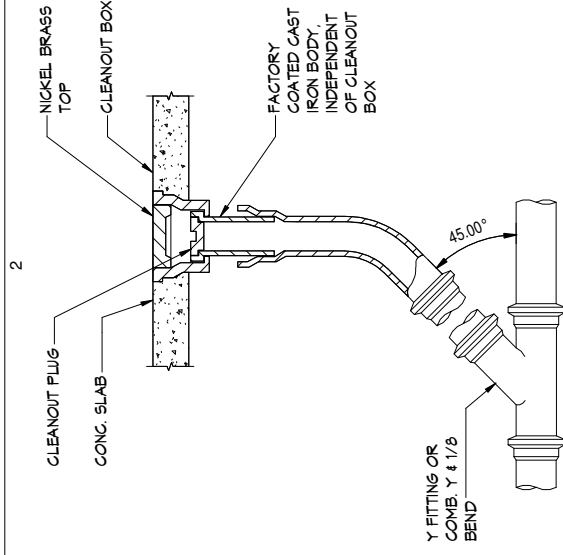
SAI CONSULTING ENGINEERS

SPRULUCK & ASSOCIATES, INC.
201 EAST 54TH AVENUE, SUITE 288
ANCHORAGE, AK 99503
TEL: (907) 544-0221 FAX: (907) 544-0221



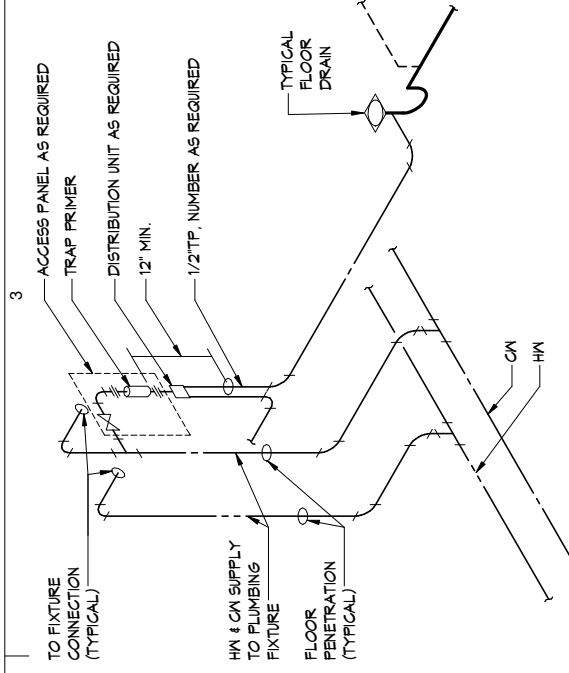
1 VENT THRU ROOF DETAIL

SCALE: NONE



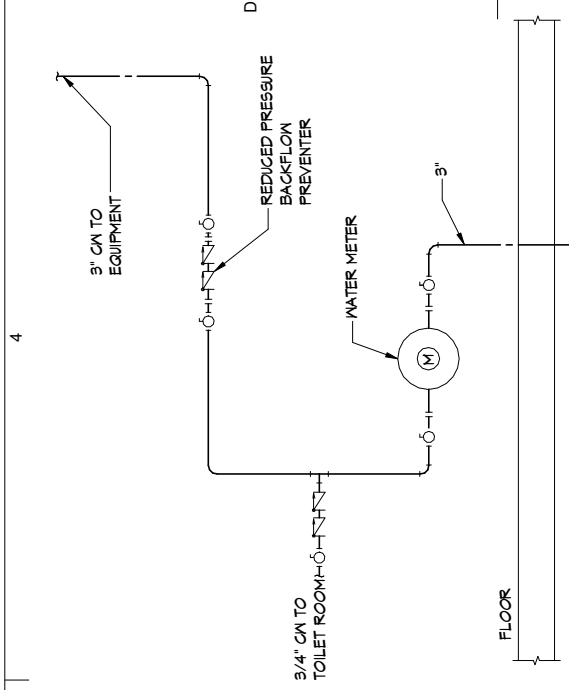
2 FLOOR CLEANOUT DETAIL

SCALE: NONE



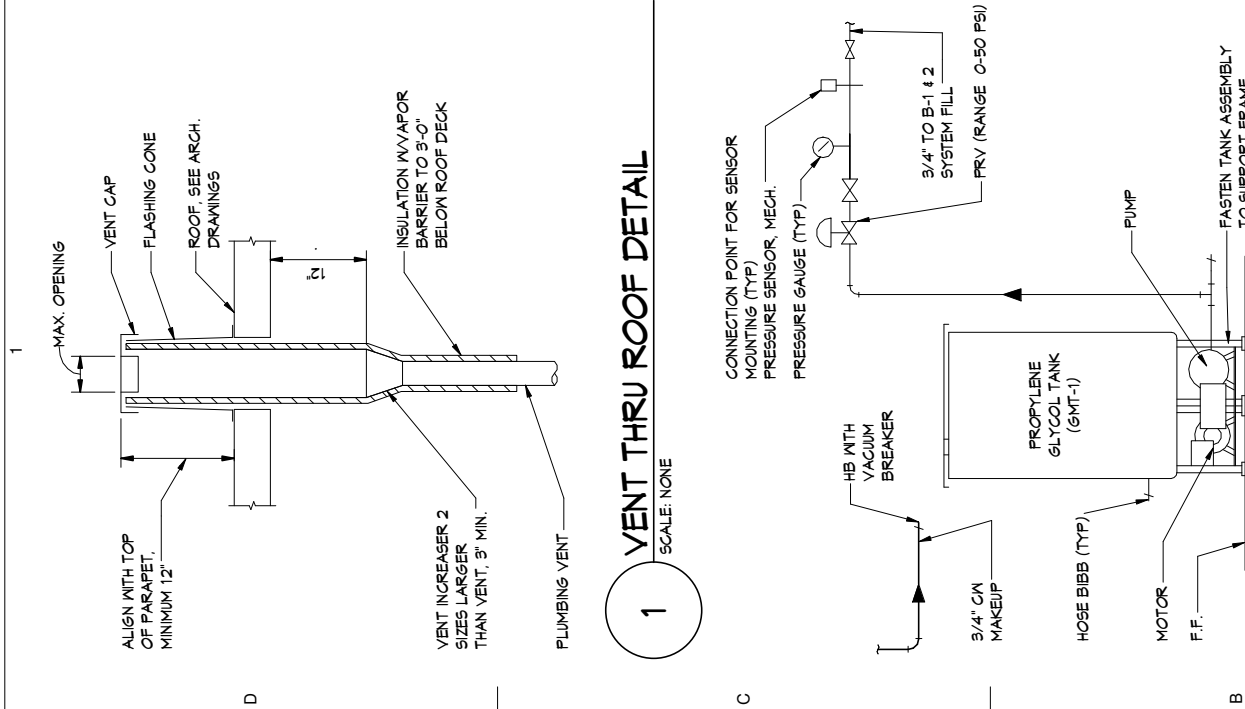
3 AUTOMATIC TRAP PRIMER DETAIL

SCALE: NONE



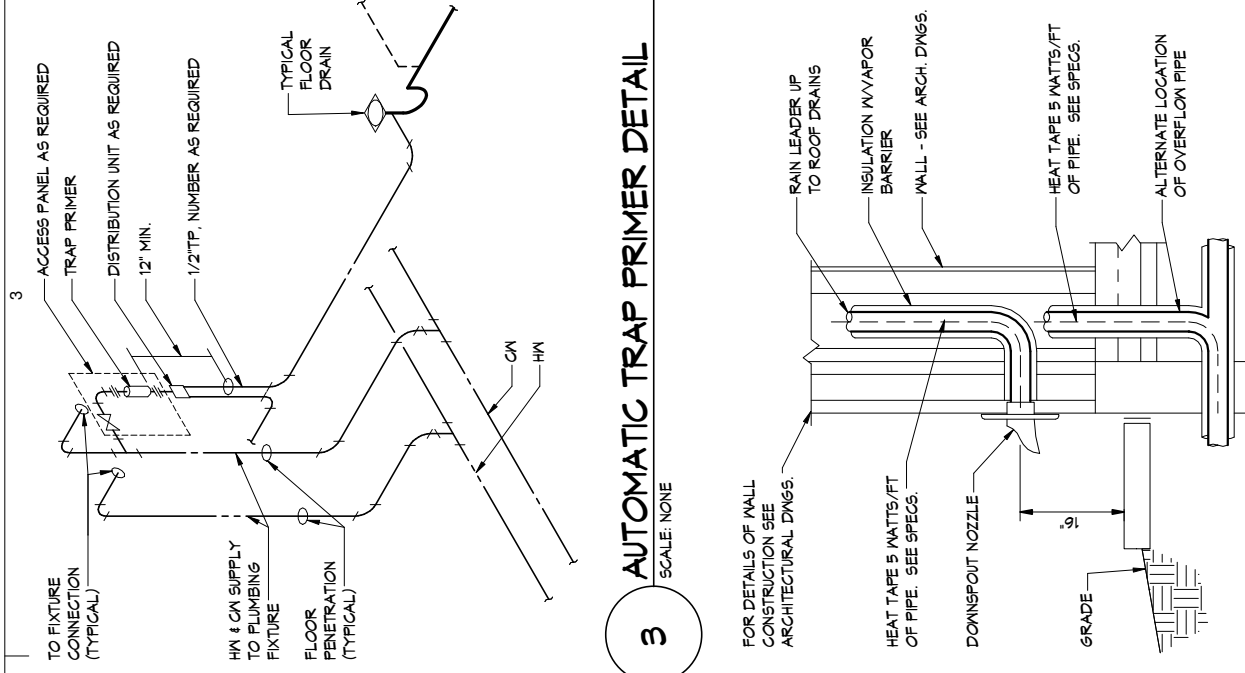
4 WATER SERVICE DETAIL

SCALE: NONE



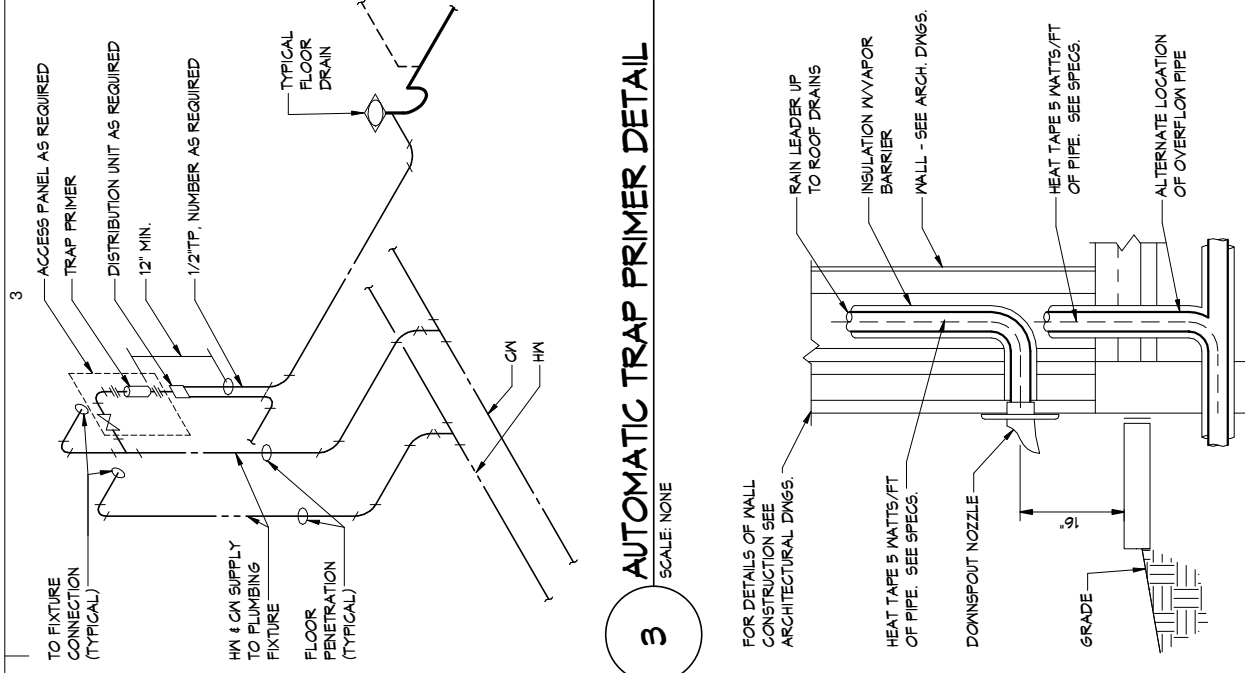
5 GLYCOL FILL SYSTEM DETAIL

SCALE: NONE



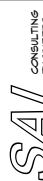
6 ROOF DRAIN DETAIL

SCALE: NONE

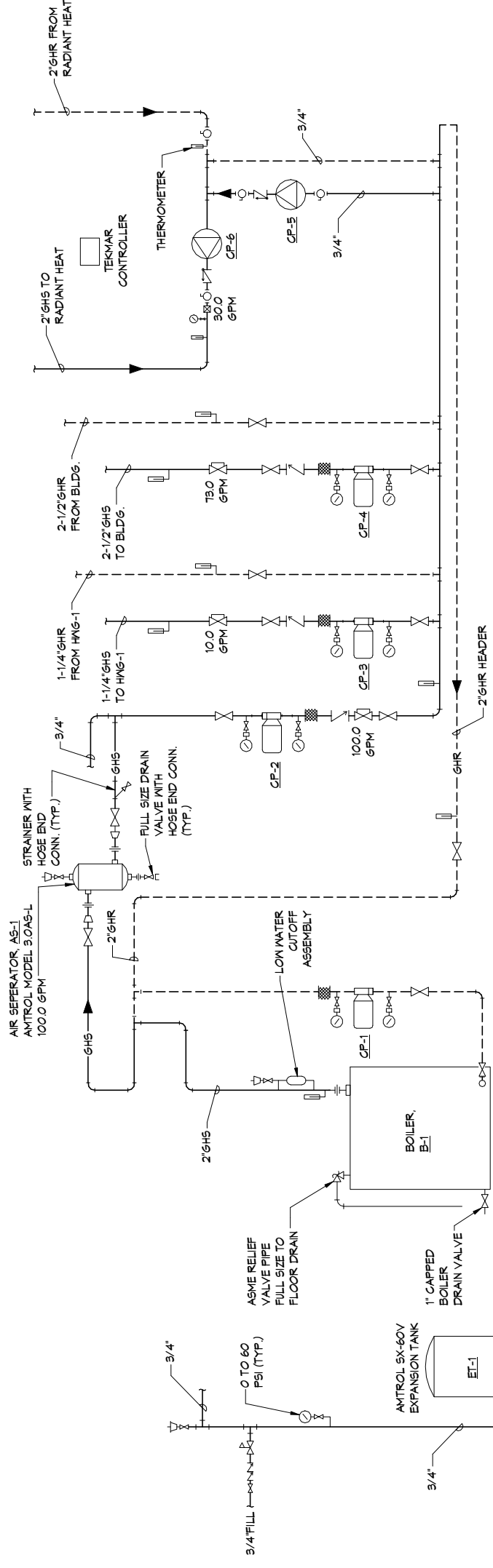


7 WALL SCUPPER DETAIL

SCALE: NONE

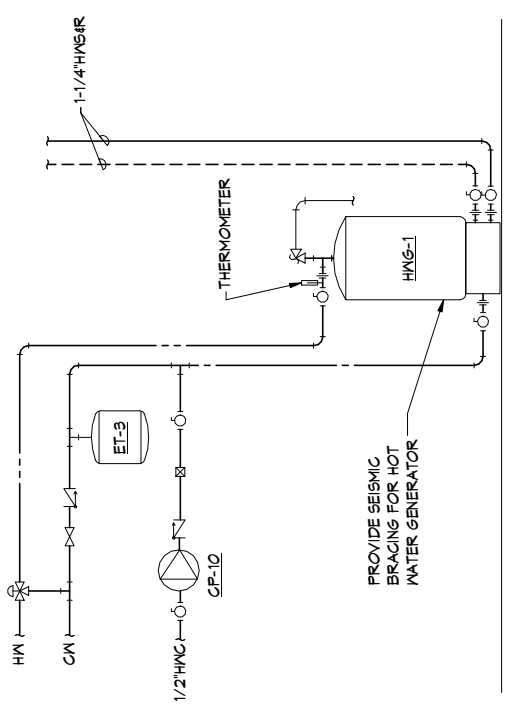
 <p>SPURLOCK & ASSOCIATES, INC. 201 EAST 54TH AVENUE, SUITE 2014 ANCHORAGE, AK 99516 TEL: (907) 544-6222 FAX: (907) 544-5221</p>	<p>PROJECT: HOMER HARBOR MASTER'S OFFICE</p>	<p>CLIENT: CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603</p>	<p>Office: (907) 283-1919 Fax: (907) 283-0450 Klauder@alaska.net 606 Petersen Way Kenai, AK 99611</p>	<p>DESIGN BY: Designer DRAWN: DLJ CHECKED: TWS JOB NO: 1325 DATE: 2-24-2014</p>	<p>REVISIONS:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">NO.</th> <th style="width:50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DATE		
NO.	DATE								
<p>Klauder & Company Architects, Inc.</p>		<p>CITY OF HOMER</p>		<p>SHEET NUMBER M7.2</p>					
<p>SHEET CONTENTS PIPING SCHEMATICS</p>									

4 3 2 1 4 3 2 1



1 BOILER PIPING - SCHEMATIC

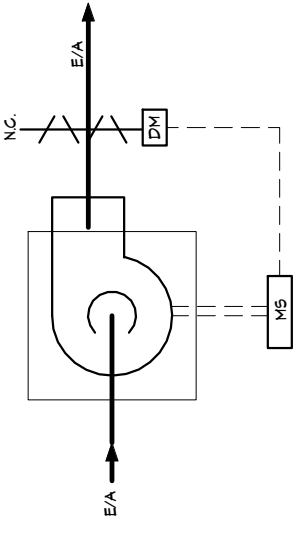
SCALE: 12" = 1'-0"



2 HOT WATER GENERATOR PIPING - SCHEMATIC

SCALE: NONE

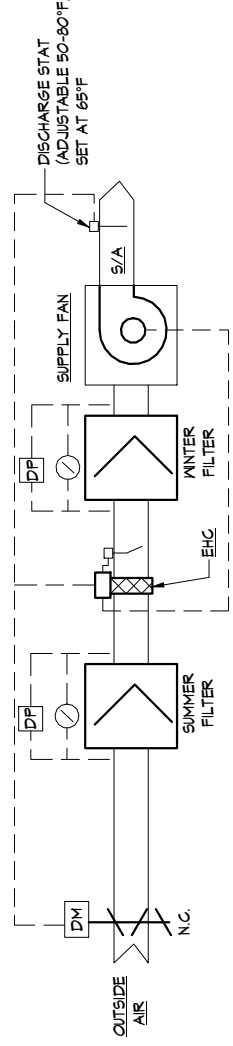
CONTROL LEGEND	
SYMBOL	DESCRIPTION
RC-	CONTROLLER
MS	MOTOR STARTER
DP	DIFFERENTIAL PRESSURE SWITCH
DM	DAMPER MOTOR
V	MOTOR CONTROL VALVE
TC	TIME CLOCK
S	SWITCH
SD	SMOKE DETECTOR
T-	TEMPERATURE SENSOR
T	SPACE TEMPERATURE SENSOR
H	SPACE HUMIDITY SENSOR
LLT	LOW LIMIT TEMPERATURE SENSOR IN DUCT
LT	LOW TEMPERATURE SENSOR IN DUCT
HH	HIGH HUMIDITY SENSOR IN DUCT
O/A	OUTSIDE AIR
R/A	RETURN AIR
E/A	EXHAUST AIR
S/A	SUPPLY AIR
GWS	GLYCOL WATER SUPPLY
GWR	GLYCOL WATER RETURN
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
F5	FLOW SWITCH
⓪	GREEN PILOT LIGHT
Ⓡ	RED PILOT LIGHT
⌘	THERMOMETER OR GAUGE AS INDICATED
HOA	HAND-OFF-AUTO



SEQUENCE OF OPERATION

1. START/STOP FROM STARTER/DISCONNECT.
2. FAN RUNS CONTINUOUSLY.
3. DAMPER CLOSES WHEN FAN IS OFF.

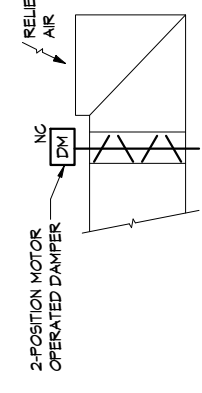
1 EXHAUST FAN (EF-##) - CONTROL SCHEMATIC
SCALE: NONE



SEQUENCE OF OPERATION

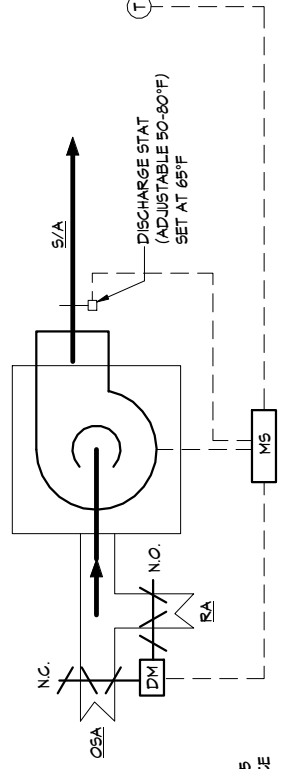
1. UNIT TO RUN CONTINUOUSLY. DISCHARGE AIR SENSOR PROVIDES SIGNAL TO MODULATE ELECTRIC DUCT COIL (EDC) TO MAINTAIN SUPPLY AIR (S/A) TEMPERATURE SET POINT.
2. PROVIDE ALL REQUIRED SAFETIES FOR ALL COMPONENTS.

2 VENTILATION FAN (VF-##) - CONTROL SCHEMATIC
SCALE: NONE



SEQUENCE OF OPERATION

1. START/STOP FROM STARTER/DISCONNECT.
2. FAN IS CONTROLLED BY ROOM THERMOSTAT. THERMOSTAT INITIALLY SET AT 65 DEGREES.
3. ON CALL FOR COOLING RELIEF AIR DAMPER AND OSA DAMPER SHALL OPEN AND FAN SHALL RUN. OSA AND RETURN AIR DAMPERS SHALL MODULATE TO MAINTAIN SUPPLY AIR SET POINT (ADJUSTABLE) INITIALLY SET AT 55 DEGREES. WHEN ROOM SET POINT IS REACHED SEQUENCE SHALL REVERSE.
4. OSA AND RELIEF AIR DAMPERS ARE CLOSED WHEN FAN IS OFF.



SEQUENCE OF OPERATION

1. SPACE SENSOR SHALL CYCLE BASEBOARD TO MAINTAIN SPACE TEMPERATURE AT 70°F
2. UNITS MARKED AS "()" HAVE INTEGRAL THERMOSTATS.

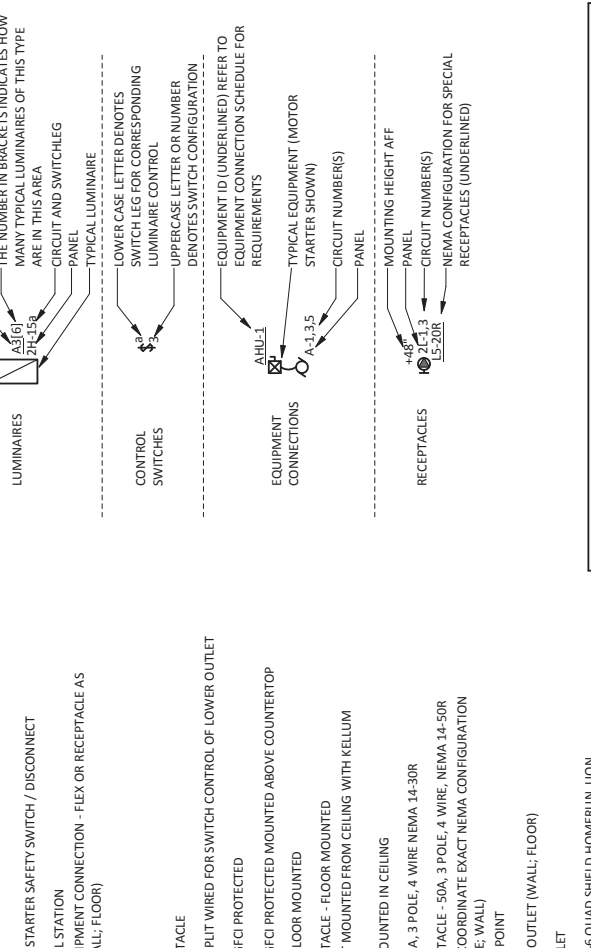
3 AIR HANDLING UNIT (AHU-#) - CONTROL SCHEMATIC
SCALE: 12" = 1'-0"

4 BASEBOARD - CONTROL SCHEMATIC
SCALE: 12" = 1'-0"

NOT FOR CONSTRUCTION
 PLOTTED 1/2 SCALE

- ELECTRICAL LEGEND**
 (NOTE: THIS IS A STANDARD LEGEND AND NOT ALL SYMBOLS ARE NECESSARILY USED.)
- EXTERIOR LIGHT FIXTURE, POLE MOUNTED, HEADS AS SHOWN
 - PHOTOCELL CONTROL
 - LUMINAIRE - TYPE AS NOTED ON PLAN
 - LUMINAIRE - WALL MOUNTED; TYPE AS NOTED ON PLAN
 - LUMINAIRE - EMERGENCY LIGHT
 - TRACK LIGHTING - TRACK LENGTH AS SCALED; TYPE AS NOTED ON PLAN
 - EMERGENCY LIGHTING UNIT (WALL; CEILING; REMOTE HEAD)
 - EXIT SIGN (CEILING; WALL); SHADE DENOTES FACE; ARROWS AS INDICATED
 - SWITCH - SINGLE POLE, SINGLE THROW, LON
 - SWITCH LEGEND
 - 3 (THREE WAY); 4 (FOUR WAY); L (LOW VOLTAGE); D (DIMMER); K (KEYED); P (PILOT LIGHT); V (VARIABLE SPEED CONTROL); OC (OCCUPANCY SENSOR); T (INTEGRAL MOTOR OVERLOAD (WHERE FHP MOTOR REQUIRES AUTOMATIC CONTROL PROVIDE MOTOR RATED "RELAY IN BOX"))
 - POWER DISTRIBUTION PANELBOARD
 - METERING DEVICE
 - POWER PANELBOARD
 - TRANSFORMER: APPROX. PHYSICAL SIZE AS SCALED; ACTUAL RATING AS NOTED ON ONE-LINE DIAGRAMS
 - MOTOR CONNECTION
 - COMBINATION BATHROOM FAN/LIGHT: TYPE AS NOTED ON PLAN
 - NON-FUSED SAFETY SWITCH / DISCONNECT
 - FUSED SAFETY SWITCH / DISCONNECT
 - ENCLOSED CIRCUIT BREAKER SWITCH
 - MOTOR STARTER
 - COMBINATION MOTOR STARTER SAFETY SWITCH / DISCONNECT
 - PUSH BUTTON CONTROL STATION
 - JUNCTION BOX OR EQUIPMENT CONNECTION - FLEX OR RECEPTACLE AS REQUIRED (CEILING; WALL; FLOOR)
 - SIMPLEX RECEPTACLE
 - DUPLEX RECEPTACLE
 - DOUBLE DUPLEX RECEPTACLE
 - DUPLEX RECEPTACLE - SPLIT WIRED FOR SWITCH CONTROL OF LOWER OUTLET
 - DUPLEX RECEPTACLE - GFI PROTECTED
 - DUPLEX RECEPTACLE - GFI PROTECTED MOUNTED ABOVE COUNTERTOP
 - DUPLEX RECEPTACLE - FLOOR MOUNTED
 - DOUBLE DUPLEX RECEPTACLE - FLOOR MOUNTED
 - RECEPTACLE - PENDANT MOUNTED FROM CEILING WITH KELLUM GRIPS
 - RECEPTACLE - FLUSH MOUNTED IN CEILING
 - ELECTRIC RANGE RECEPTACLE - 30A, 3 POLE, 4 WIRE NEMA 14-30R
 - SPECIAL RECEPTACLE - 50A, 3 POLE, 4 WIRE, NEMA 14-50R
 - SPECIAL RECEPTACLE - COORDINATE EXACT NEMA CONFIGURATION IF NOT NOTED (SURFACE; WALL)
 - GROUND CONNECTION POINT
 - TELECOMMUNICATION OUTLET (WALL; FLOOR)
 - TELEPHONE VOICE OUTLET
 - TELEVISION OUTLET RG-6 QUAD SHIELD HOMERUN, LON
 - CONTROL PANEL - TYPE AS NOTED (SURFACE; RECESSED)
 - DENOTES AVAILABLE FAULT CURRENT
 - LINE TYPE/LINEWEIGHT DENOTING FUTURE WORK
 - LINE TYPE/LINEWEIGHT DENOTING EXISTING WORK TO REMAIN
 - LINE TYPE/LINEWEIGHT DENOTING NEW WORK
 - LINE TYPE/LINEWEIGHT DENOTING DEMO WORK

- SMOKE ALARM - MULTIPLE STATION 120VAC/120DC
- SMOKE AND CARBON MONOXIDE ALARM - MULTIPLE STATION 120VAC/120DC
- ALARM STROBE - MULTIPLE STATION 120VAC
- DUCT SMOKE DETECTOR REMOTE MONITOR/TEST STATION
- SMOKE DETECTOR - DUCT MOUNTED
- SMOKE DETECTOR - PHOTO ELECTRIC
- SMOKE DETECTOR - MULTI-SENSOR TECHNOLOGY
- SMOKE DETECTOR - BEAM RECEIVER
- SMOKE DETECTOR - BEAM TRANSMITTER
- HEAT DETECTOR - RATE OF RISE
- HEAT DETECTOR - FIXED TEMPERATURE AS NOTED
- LINE TYPE HEAT SENSITIVE CABLE DETECTOR
- FIRE ALARM CONTROLLED MAGNETIC DOOR HOLDER / RELEASE
- FIRE ALARM HORN
- FIRE ALARM STROBE
- FIRE ALARM COMBINATION HORN/STROBE
- FIRE ALARM PULL STATION



EQUIPMENT	HEIGHT
PANELBOARDS (TOP)	72"
SPECIAL SYSTEM PANELS (TOP)	72"
POWER METER BASE (CENTER LINE OF SOCKET)	PER UTILITY
CONTRACTORS, MOTOR STARTERS, DISCONNECT SWITCHES (TOP)	66"
RECEPTACLES IN OFFICE AREAS	18"
RECEPTACLES LOCATED IN HAZARDOUS OR S-2 OCCUPANCIES	24" MINIMUM
RECEPTACLES IN NON-FINISHED AND MECHANICAL SPACES	46"
ABOVE COUNTER DEVICES (DENOTED "AC" OR BY SYMBOL)	SEE NOTES
WALL MOUNTED SWITCHES	46"
TELECOMMUNICATION OUTLETS (WALL MOUNTED DENOTED "W")	18" (WALL MOUNTED 54")
CLOCK OUTLETS (BOTTOM)	80"
HORN/S/STROBE/HORN STROBES/DOORBELL RINGER (BOTTOM)	80"
PULL STATIONS, PUSH BUTTONS, DOORBELL PUSHBUTTON	46"

ABBREVIATIONS

(D)	DEMOLISH
(E)	EXISTING
(N)	NEW
(R)	RELOCATED
A	AMPERES
AC	ABOVE COUNTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AHG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPS INTERRUPTING CAPACITY
C	CONDUIT OR CELCIUS
CAT	CATEGORY
CB	CIRCUIT BREAKER
CO. CO.	CONDUIT ONLY
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
EGC	EQUIPMENT GROUNDING CONDUCTOR
ERESP	ELEVATOR RECALL CONTROL AND SUPERVISORY PANEL
F	FARENHEIT
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FHP	FRACTIONAL HORSEPOWER
FLA	FULL LOAD AMPS
FSD	FIRE SMOKE DAMPER
FT	FEET
FU	FUSE
G, GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GEC	GROUNDING ELECTRODE CONDUCTOR
GFEP	GROUND FAULT EQUIPMENT PROTECTION
HP	HORSEPOWER
ID	IDENTIFICATION
IN	INCHES
KVA	KILOVOLT-AMPERE
KW	KILOWATT
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPACITY
MDP	MAIN DISTRIBUTION PANEL
MDS	MAIN DISTRIBUTION SWITCHBOARD
MFS	MAXIMUM FUSE SIZE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
P	POLES
PC	PHOTO CELL
PH, Ø	PHASE
PNL	PANEL
PRE	PRIMARY
RIC	RECEPTACLE
RIB	RELAY IN A BOX (MOTOR RATED)
SCCR	SHORT CIRCUIT CURRENT RATING
SE	SERVICE ENTRANCE RATED
SEC	SECONDARY
SSEBI	SUPPLY SIDE EQUIPMENT BONDING JUMPER
SVC	SERVICE
TELECOM	TELECOMMUNICATION
TGB	TELECOMMUNICATION GROUNDING BUSBAR
TMGB	TELECOMMUNICATION MAIN GROUNDING BUSBAR
TYP	TYPICAL
UN	UNLESS OTHERWISE NOTED
V	VOLTS
VA	VOLTS-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS OR WIRE
WG	WIRE GUARD
WP	WEATHERPROOF (NEMA 4 RATED)
XFMR	TRANSFORMER

ELECTRICAL SHEET LIST

NUM	SHEET TITLE
E0.1	ELECTRICAL LEGEND & GENERAL REQUIREMENTS
E0.2	ELECTRICAL SCHEDULES
E1.1	ELECTRICAL SITE PLAN
E2.1	ELECTRICAL LIGHTING PLAN
E3.1	ELECTRICAL POWER & SIGNAL PLAN
E4.1	ELECTRICAL DIAGRAMS & DETAILS
E5.1	ELECTRICAL PANEL SCHEDULES

Grand total: 7

GENERAL REQUIREMENTS

26.05.00 - COMMON WORK REQUIREMENTS FOR ELECTRICAL:
 ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, STATE, MUNICIPAL, FEDERAL LAWS, AND AMENDMENTS GOVERNING THE PROJECT. ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ADMINISTRATOR JOURNEYMAN ELECTRICIAN. CONTRACTOR SHALL SUBMIT REQUEST FOR SUBSTITUTION IN WRITING TO THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND PAY ALL ASSOCIATED FEES.

MATERIALS AND EQUIPMENT SHALL BE NEW COMMERCIAL GRADE AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED. ALL ELECTRICAL EQUIPMENT SHALL INCLUDE THE SEAL OF A NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE PURPOSE FOR WHICH IT IS INSTALLED.

THE CONTRACTOR IS REQUIRED TO COORDINATE THE MINIMUM WORKING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL CODE 110.26. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH ALL SUBCONTRACTORS SO THAT ENCROACHMENTS INTO THIS RESTRICTED SPACE ARE PREVENTED.

ALL CABLING, RACEWAYS, CABLE TIES AND COMPONENTS LOCATED IN CEILING SPACES THAT ARE PLENUMS SHALL BE PLENUM RATED.

PENETRATIONS OF FIRE BARRIERS: ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED BARRIERS SHALL BE SEALED IN ACCORDANCE WITH NEC ARTICLE 300.21.

ACCESS PANELS: PROVIDE ACCESS PANELS FOR ALL LOCATIONS NECESSARY TO ACCESS ELECTRICAL EQUIPMENT AND JUNCTION BOXES. ACCESS PANELS SHALL BE FIRE RATED EQUAL TO OR EXCEEDING THE ADJACENT WALL OR CEILING CONSTRUCTION AND PAINTED TO MATCH.

SEISMIC: CONTRACTOR TO PROVIDE DEFERRED SUBMITTAL FOR SEISMIC ANCHORING DESIGN FOR ALL EQUIPMENT OVER 300 POUNDS.

26.05.19 - POWER CONDUCTORS:
 ALL POWER AND CONTROL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE. ALL CONDUCTORS ROUTED IN UNHEATED SPACES OF THE BUILDING, UNDERGROUND, OR LOCATED OUTSIDE OF THE BUILDING ARE REQUIRED TO HAVE TYPE XHHW 90 DEGREE C INSULATION. ALL CONDUCTORS LOCATED IN HEATED SPACES CAN BE XHHW OR THHN 90 DEGREE C INSULATION UNLESS NOTED OTHERWISE. CONDUCTOR AMPACITY SHALL BE BASED ON TABLE 310-16 OF THE NEC. USE 60-DEGREE C RATING COLUMN FOR CIRCUITS TERMINATING ON DEVICES RATED BELOW 100A. USE 75-DEGREE C RATING COLUMN FOR CIRCUITS TERMINATING ON DEVICES AND IN ENCLOSURES RATED 100A AND OVER. 90-DEGREE C RATING COLUMN CAN BE USED FOR DERATING CALCULATIONS ONLY. PROVIDE UNSHARED DEDICATED NEUTRAL FOR EACH CIRCUIT.

MINIMUM SIZE CONDUCTORS FOR 15 AND 20 AMP BRANCH CIRCUITS MEASURED FROM THE PANELBOARD TO THE FURTHEST DEVICE ON THE CIRCUIT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 120 VOLT BRANCH CIRCUITS:
 12 AWG UP TO 75 FEET.
 10 AWG 75 FEET TO 120 FEET.
 8 AWG GREATER THAN 120 FEET.
 277 VOLT BRANCH CIRCUITS:
 12 AWG UP TO 120 FEET.
 10 AWG 120 FEET TO 200 FEET.
 8 AWG GREATER THAN 200 FEET.

INSTALL IN ACCORDANCE WITH NEC REQUIREMENTS FOR AMBIENT TEMPERATURE DERATING. CONDUIT FILL DERATING AND BOX FILL CO. OR CODE CONDUCTORS BLACK, RED, WHITE, AND GREEN FOR 240/120V 1 PHASE 3 WIRE CIRCUITS; BLACK, RED, BLUE, WHITE, AND GREEN FOR 208Y/120V 3 PHASE 4 WIRE CIRCUITS AND BROWN, ORANGE, YELLOW, GRAY FOR ALL 480Y/277 V 3 PHASE CIRCUITS. IDENTIFY GROUNDING CONDUCTORS PER NEC FOR ALL CIRCUITS.

26.05.33 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS:
 ALL CLASS 3 CIRCUITS SHALL BE INSTALLED IN CONCEALED METALLIC RACEWAY EXCEPT WHERE SPECIFICALLY INDICATED ELSEWHERE IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. CLASS 2 CIRCUITS MAY BE INSTALLED IN CABLE TRAYS OR CAT 5 RATED J-BOXS SPACED NO MORE THAN 4 FT APART WHERE NO CABLE TRAY IS DENOTED. WHERE WIRING OR CABLING IS ROUTED IN NON-ACCESSIBLE LOCATION, A RACEWAY SYSTEM IS TO BE PROVIDED.

-BELOW GRADE: PVC, HDPE OR RMC (RMC MUST BE USED FOR 90 DEGREE BENDS AND STUB UPS).
 -EXPOSED INTERIOR: RMC, IMC, EMT, OR MC CABLE.
 -HAZARDOUS CLASSIFIED WIRING: RMC OR MC-HL (CONDUIT SEALS PER NEC REQUIREMENTS).
 -EXPOSED TO PHYSICAL DAMAGE (INSTALLED EXPOSED BELOW 8 FT): RMC. ALSO PROVIDE RMC FOR ALL PENETRATIONS AND STUB UPS FROM CONCRETE STRUCTURES AND FLOORS. PROVIDE 10 FT MINIMUM STUB OUT FROM UNDERGROUND LIGHT POLE BASES.

MAKE CONNECTIONS TO MOTORS, TRANSFORMERS AND OTHER EQUIPMENT WITH FLEXIBLE METAL CONDUIT (FMO) OF GALVANIZED STEEL. USE FITTINGS LISTED FOR USE WITH FLEXIBLE METAL CONDUIT OF ELECTRO ZINC GALVANIZED MALLEABLE IRON OR STEEL CONSTRUCTION. USE LIQUID TIGHT FLEXIBLE CONDUIT FOR ALL FLEXIBLE EXTERIOR LOCATIONS, WET LOCATIONS AND CONNECTIONS TO PUMPS.

CONCEAL ALL ELECTRICAL RACEWAYS, BOXES, CABLING, CONDUCTORS AND THE LIKE IN WALLS, BELOW FLOORS, SLABS OR ABOVE FINISHED CEILING SPACES. ELECTRICAL EQUIPMENT AND WIRING CAN BE EXPOSED IN MECHANICAL ROOMS, TELECOMMUNICATION ROOMS OR WHERE SPECIFICALLY NOTED. DO NOT ROUTE RACEWAYS ON THE EXTERIOR SURFACE OF THE BUILDING OR THE ROOF UNLESS SPECIFICALLY NOTED OTHERWISE.

PROVIDE ALL WIRING AND EQUIPMENT IN ELEVATOR PITs, WET OR EXTERIOR LOCATIONS USING EQUIPMENT AND WIRING METHODS RATED FOR WET ENVIRONMENTS.

BOXES: PROVIDE PULL AND JUNCTION BOXES AS REQUIRED PER NEC REQUIREMENTS RATED FOR THE ENVIRONMENT INSTALLED. BRANCH CIRCUIT JUNCTION BOXES TO BE ELECTRO-GALVANIZED, 4" SQUARE BY 1 1/2" DEEP MINIMUM FOR USE IN INTERIOR AREAS. PROVIDE 4 1/16" SQUARE BY 2 1/8" DEEP OUTLET BOXES FOR ALL VOICE AND DATA OUTLETS. DO NOT INSTALL BOXES BACK-TO-BACK IN WALLS. PROVIDE SEPARATION TO MINIMIZE SOUND TRANSFER. PROVIDE FIRE RATED PADS TO COVER EACH BOX IN FIRE RATED WALLS WHERE NECESSARY TO MAINTAIN FIRE WALL RATING.

26.24.16 - PANELBOARDS AND SWITCHBOARDS:
 BRANCH CIRCUIT: PROVIDE AND INSTALL NEMA PBL; BOLT-ON CIRCUIT BREAKER TYPE. FS W-P-115; TYPE 1, CLASS 1 PANELBOARD OF THE RATING AND CONFIGURATION AS SHOWN ON THE SINGLE LINE DIAGRAM AND PANEL SCHEDULES. PROVIDE TYPED CIRCUIT DIRECTORY SHOWING CIRCUITING ARRANGEMENT.

DISTRIBUTION: PROVIDE AND INSTALL LINE TYPE; CIRCUIT BREAKER TYPE, CLASS 1 PANELBOARD OR SWITCHBOARD OF THE RATING AND CONFIGURATION AS SHOWN ON THE SINGLE LINE DIAGRAM AND PANEL SCHEDULES.

COORDINATE AND PROVIDE THE EQUIPMENT WITH THE SHORT CIRCUIT CURRENT RATING (SCCR) FOR THE AVAILABLE FAULT CURRENT AT THE POINT OF THE SYSTEM WHERE INSTALLED.

26.27.13 - ELECTRICAL SERVICES:
 THE ELECTRICAL CONTRACTOR SHALL CONTACT EACH SERVING UTILITY CO. AND VERIFY EXACT SERVICE REQUIREMENTS FOR POWER, TELEPHONE AND CABLE TV. THE CONTRACTOR SHALL COORDINATE AND PROVIDE ALL REQUIREMENTS OF EACH SERVING UTILITY AND ALL EQUIPMENT SHALL CONFORM TO THE SERVING UTILITY STANDARDS AND REQUIREMENTS.

26.51.00 - LIGHTING EQUIPMENT:
 PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE LIGHTING FIXTURE SCHEDULE. PROVIDE FLUORESCENT FIXTURES WITH RAPID START, CLASS P, CONSTANT WATTAGE, ELECTRONIC BALLASTS. BALLASTS SHALL BE SOUND RATED A. EXTERIOR FIXTURES SHALL BE RATED FOR OPERATION AT LEAST -20 DEG F.

CONNECT ALL EMERGENCY LIGHTING UNITS AND MODULES TO THE LOCAL AREA LIGHTING CIRCUITS AHEAD OF ANY SWITCHES OR RELAYS. LOCATE REMOTE TEST SWITCHES AND INDICATOR LIGHTS AS NECESSARY FOR TEST SWITCHES ON EMERGENCY MODULES.

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SHEET CONTENTS
 ELECTRICAL
 LEGEND & GENERAL
 REQUIREMENTS

4

3

4

2

3

2

LUMINAIRE SCHEDULE									
QTY	TYPE	DESCRIPTION	WATTS	LAMPS	MOUNTING	MANUFACTURER	MODEL	NOTES	
10	CF1	4FT FLUORESCENT STRIP	58	(1) 28W T5	SOFFIT SURFACE	LITHONIA	Z1-28-MVOLT-GE810PS		
4	CF2	8FT FLUORESCENT STRIP	120	(2) 54W T5HO	CEILING/SURFACE	LITHONIA	TZ-2-54T5HO-MVOLT-GE810PS		
16	D14	4" LED DOWNLIGHT W/ OPEN REFLECTOR	21	LED	CEILING RECESSED	GOHAM	EVO-35/10-44R-MVOLT		
16	D14D	4" LED DOWNLIGHT W/ OPEN REFLECTOR & 0-10V DIMMING DRIVER	21	LED	CEILING RECESSED	GOHAM	EVO-35/10-44R-MVOLT		
7	E1	LED EMERGENCY LIGHTING UNIT W/ TWO ADJUSTABLE HEADS	1	LED	WALL *7'-0" OR CEILING	LITHONIA	ELW2-LED		
4	ERL	LED EMERGENCY REMOTE HEAD W/ EXTERIOR RATING	2	LED	WALL ABOVE DOOR	LITHONIA	ELA-QWP-L039		
7	GR2	2' X 4' VOLUMETRIC TROFFER	60	(2) 28W T5	CEILING GRID	LITHONIA	2RT5-28T5-MVOLT-GE895		
8	GR2D	2' X 4' VOLUMETRIC TROFFER W/ STEP DIMMING BALLAST	60	(2) 28W T5	CEILING GRID	LITHONIA	2RT5-28T5-MVOLT-GE895S		
1	LB2	LOW PROFILE ARCHITECTURAL WRAP W/ PRISMATIC LENS	58	(2) 28W T5	CEILING/SURFACE	LITHONIA	LB-2-28T5-MVOLT-GE810PS		
7	LB3	LOW PROFILE ARCHITECTURAL WRAP W/ PRISMATIC LENS	88	(3) 28W T5	CEILING/SURFACE	LITHONIA	LB-3-28T5-MVOLT-GE810PS		
45	SF2	ARCHITECTURAL SUSPENDED DIRECT/INDIRECT FLUORESCENT	58	(2) 28W T5	CEILING SUSPENDED	PINNACLE	EX38-A-0-T5-1-1-4-1-20	1	
1	T1	LOW VOLTAGE MONORAIL TRACK LIGHTING W/ ADJUSTABLE SPOT HEADS	33	(1) 50W MR16 MAX PER HEAD	CEILING SURFACE	TECH LIGHTING	700MOA-96-S TRACK & (3) EACH #700MO-SPT6-06-S HEADS		
3	WF1	2FT ARCHITECTURAL FLUORESCENT WALL MOUNT VANITY LIGHT	30	(1) 24W T5HO	WALL ABOVE MIRROR	FLUREKA	3530-23-F-T5-24-120-SC-WH		
8	WF2	4FT ARCHITECTURAL FLUORESCENT WALL MOUNT DIRECT/INDIRECT	58	(2) 28W T5	WALL *8'-0"	PINNACLE	EX38-A-0-T5-1-1-4-WA-120	1	
6	X	LED EXIT SIGN W/ BATTERY BACKUP	1	GREEN LED	WALL OR CEILING	LITHONIA	LQM-S-W-3-G-120/277-EIN		
1	XE	LED COMBO EXIT SIGN & EMERGENCY LIGHTING UNIT W/ BATTERY BACKUP	3	GREEN LED	WALL OR CEILING	LITHONIA	LHQM-LED-G		
4	XER	LED COMBO EXIT SIGN & EMERGENCY LIGHTING UNIT W/ BATTERY BACKUP & CAPACITY TO POWER REMOTE HEAD	3	GREEN LED	WALL OR CEILING	LITHONIA	LHQM-LED-G-HO		
1	ZC2	DECOORDATIVE CANOPY FLUORESCENT W/ WET LABEL & COLD WEATHER RATING	120	(2) 54W T5HO	CANOPY PENDANT	AMETRIK	A04-SO-A-1-LF-054-UNV		
5	ZD16	6" LED DOWNLIGHT W/ WET LABEL	20	LED	CEILING RECESSED	KIRLIN	LR-06018-41K		
2	ZP1	LED POLE MOUNTED AREA LIGHT W/TYPE IV DISTRIBUTION & CUTOFF OPTICS	209	60 LEDs (2 ENGINES)	POLE *28'-0"	LITHONIA	DSX1-LED-60C-1000-40K-T4M-MVOLT	1,2	
4	ZW1	WALL MOUNTED LED AREA LIGHT W/ FORWARD THROW DISTRIBUTION & CUTOFF OPTICS	14	LED	WALL *8'-0"	LITHONIA	DSXW1-LED-10C-350-40K-TFTM-MVOLT	1	
3	ZW2	WALL MOUNTED LED AREA LIGHT W/ TYPE II DISTRIBUTION & CUTOFF OPTICS	14	LED	WALL *8'-0"	LITHONIA	DSXW1-LED-10C-350-40K-T2S-MVOLT	1	

LUMINAIRE SCHEDULE NOTES									
REF	NOTE								
'KEY'	'KEY' DENOTES A GENERAL, NON-REFERENCED, NOTE. NUMBERED NOTES ARE REFERENCED FROM THE LUMINAIRE SCHEDULE.								
(A)	QUANTITIES/COUNTS SHOWN IN SCHEDULES ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES/COUNTS FROM PLANS.								
(B)	CATALOG NUMBERS ARE FOR GENERAL REFERENCE AND ARE NOT INCLUSIVE OF ALL OPTIONS OR REQUIREMENTS DENOTED ON PLANS AND SPECIFICATIONS.								
(C)	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND PROVIDE MOUNTING HARDWARE/FLANGES ETC FOR ALL LUMINAIRES FOR CEILING TYPES SHOWN.								
(D)	ALL FLUORESCENT BALLASTS TO BE ELECTRONIC.								
(E)	ALL FLUORESCENT LAMPS TO BE 3500K.								
(F)	PROVIDE ROUGH SERVICE LAMPS FOR ALL INCANDESCENT LUMINAIRES.								
(G)	LUMINAIRES NOTED ON THE FLOOR PLANS AS 'NL' (NIGHTLIGHT) SHALL BE CONNECTED TO UNSWITCHED POWER CIRCUIT NOTED ON DRAWINGS.								
(H)	ALL LUMINAIRE POLES TO BE RATED FOR 100MPH WIND WITH 1.3 GUST FACTOR AT LUMINAIRE CONFIGURATION EPA.								
(I)	COORDINATE LUMINAIRE FINISH/COLOR WITH ARCHITECTURAL.								
2	PROVIDE PILE DRIVEN LUMINAIRE POLE FOUNDATION WITH 3'-0" ABOVE GRADE CONCRETE PROTECTION BASE FOR OVERALL POLE HEIGHT OF 28'-0" (25'-0" POLE + 3'-0" CONCRETE PROTECTION BASE).								

MECHANICAL EQUIPMENT CONNECTION SCHEDULE											
QTY	EQUIP ID	LOCATION OR FUNCTION	KVA	HP	FLA	MCA	MFS	V	PH	FEEDER	NOTES
1	B-1	BOILER	1.500					120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
1	CP-1	CIRC PUMP	1.260	3/4				208	3	1/2" C, (3) 1/2 AWG, (1) 1/2 AWG EGG	
1	CP-2	CIRC PUMP	1.260	3/4				208	3	1/2" C, (3) 1/2 AWG, (1) 1/2 AWG EGG	
1	CP-3	CIRC PUMP	1.180	1/2				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
1	CP-4	CIRC PUMP	0.528	FHP				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
1	CP-5	CIRC PUMP	0.528	FHP				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
1	CP-6	CIRC PUMP	0.528	FHP				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
3	CUH-1	CABINET UNIT HEATER	0.360	FHP				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
1	EF-1	EXHAUST FAN	1.180	1/2				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
1	GMT-1	GLYCOL MAKE-UP TANK	0.360	FHP				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
1	RTU-1	ROOF TOP UNIT	13.080			36.3	45	208	3	SEE ONE-LINE DIAGRAM	
1	UH-1	UNIT HEATER	0.360	FHP				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	
1	UH-2	UNIT HEATER	0.360	FHP				120	1	1/2" C, (2) 1/2 AWG, (1) 1/2 AWG EGG	

MECHANICAL EQUIPMENT CONNECTION SCHEDULE NOTES									
REF	NOTE								
'KEY'	'KEY' DENOTES A GENERAL, NON-REFERENCED, NOTE. NUMBERED NOTES ARE REFERENCED FROM THE MECHANICAL EQUIPMENT CONNECTION SCHEDULE.								
(A)	QUANTITIES/COUNTS SHOWN IN SCHEDULES ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES/COUNTS FROM PLANS.								
(B)	REFER TO FLOOR PLAN DRAWINGS FOR EQUIPMENT TYPE REQUIREMENTS, LOCATIONS AND QUANTITIES.								
(C)	COORDINATE ALL CONNECTION REQUIREMENTS WITH MECHANICAL AND ACTUAL EQUIPMENT SUPPLIED PRIOR TO ROUGH-IN.								
1	PLUG AND CORD CONNECTION.								

65% PROGRESS SET

2-24-2014

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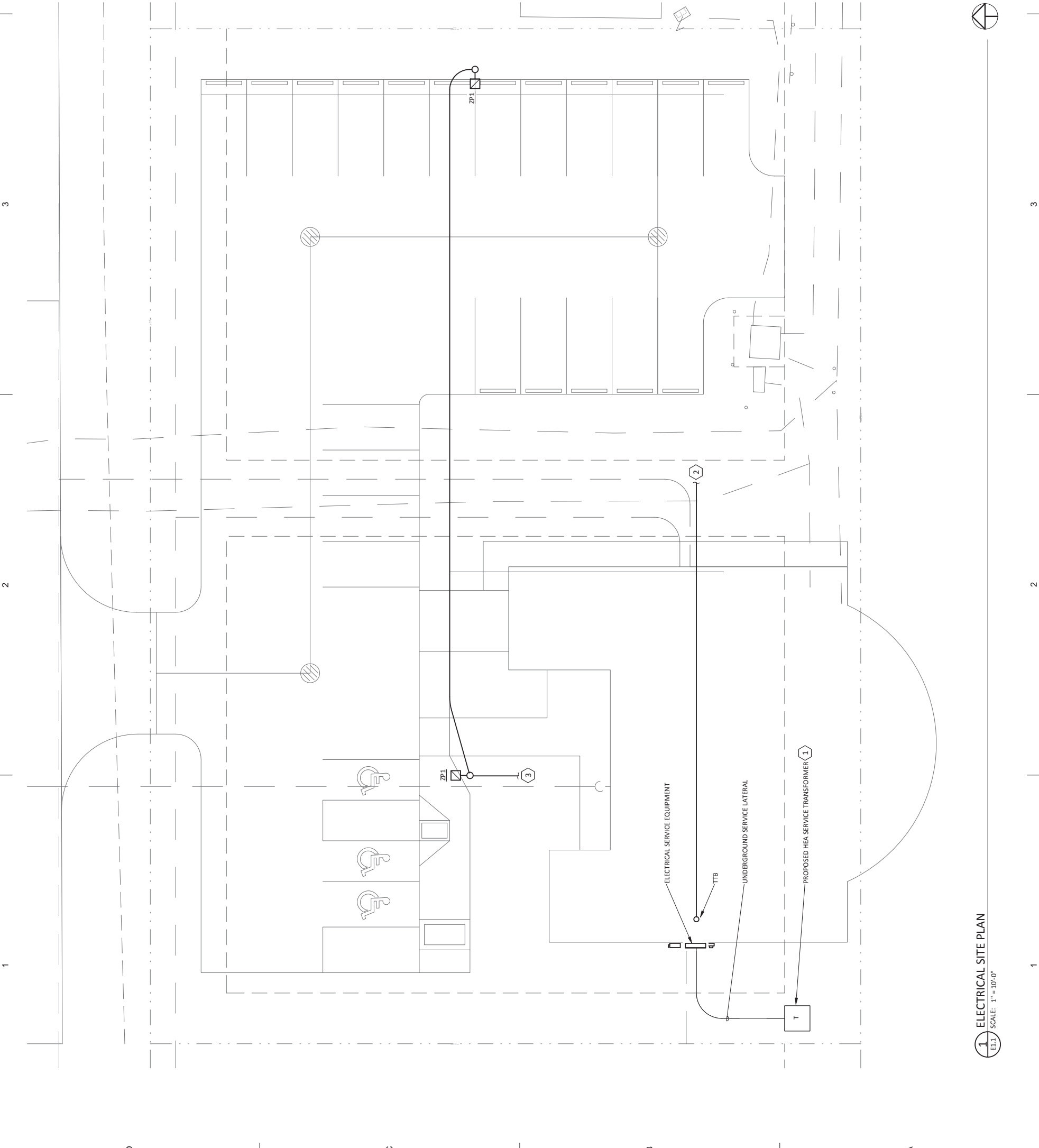
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E0.2

SHEET CONTENTS
ELECTRICAL
SCHEDULES

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



1 ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"

- SHEET NOTES**
- 1 CONTRACTOR TO COORDINATE EXACT POWER SERVICE TRANSFORMER LOCATION WITH UTILITY.
 - 2 PROVIDE CONDUIT(S) FROM TELECOM TERMINATIONS BACKBOARD (TTB) STUBBED OUT TO PROPERTY LINE FOR TELECOM SERVICE. CONTRACTOR TO COORDINATE EXACT CONDUIT SIZE, QUANTITY, ROUTING, AND REQUIREMENTS WITH UTILITY.
 - 3 1" CONDUIT WITH (2)10 AWG, (1)10 AWG EGC TO LIGHTING CONTACTOR 'LC-1'. SEE 4/EA.1 FOR DETAIL.

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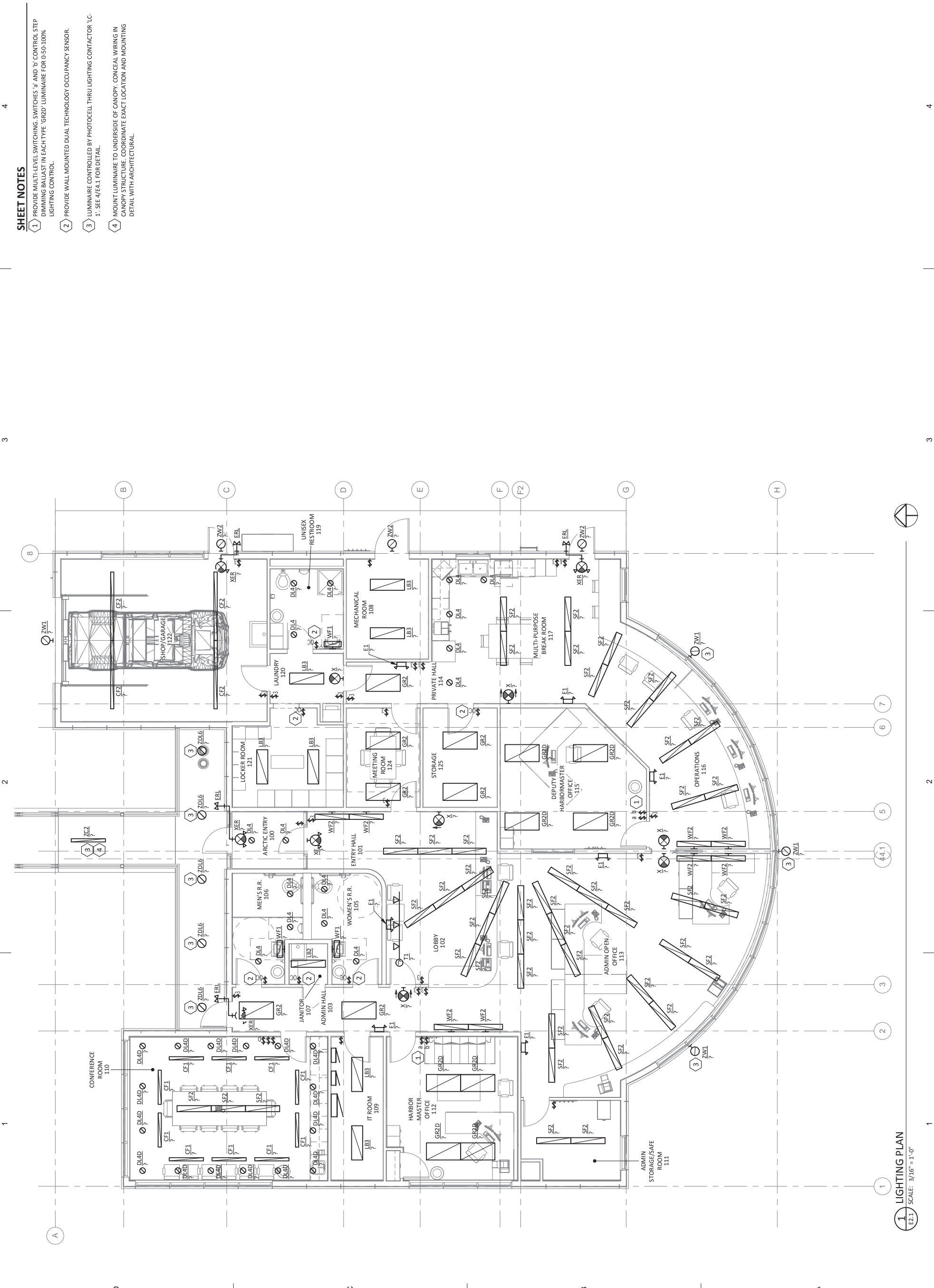
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E1.1

SHEET CONTENTS
ELECTRICAL SITE PLAN

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



1 LIGHTING PLAN
E2.1 SCALE: 3/16" = 1'-0"

- SHEET NOTES**
- 1) PROVIDE MULTI-LEVEL SWITCHING, SWITCHES 'A' AND 'B' CONTROL STEP DIMMING BALLAST IN EACH TYPE 'GR2D' LUMINAIRE FOR 0-50-100% LIGHTING CONTROL.
 - 2) PROVIDE WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR.
 - 3) LUMINAIRE CONTROLLED BY PHOTOCELL THRU LIGHTING CONTACTOR 'LC' 1'; SEE 4/E4.1 FOR DETAIL.
 - 4) MOUNT LUMINAIRE TO UNDERSIDE OF CANOPY, CONCEAL WIRING IN CANOPY STRUCTURE. COORDINATE EXACT LOCATION AND MOUNTING DETAIL WITH ARCHITECTURAL.

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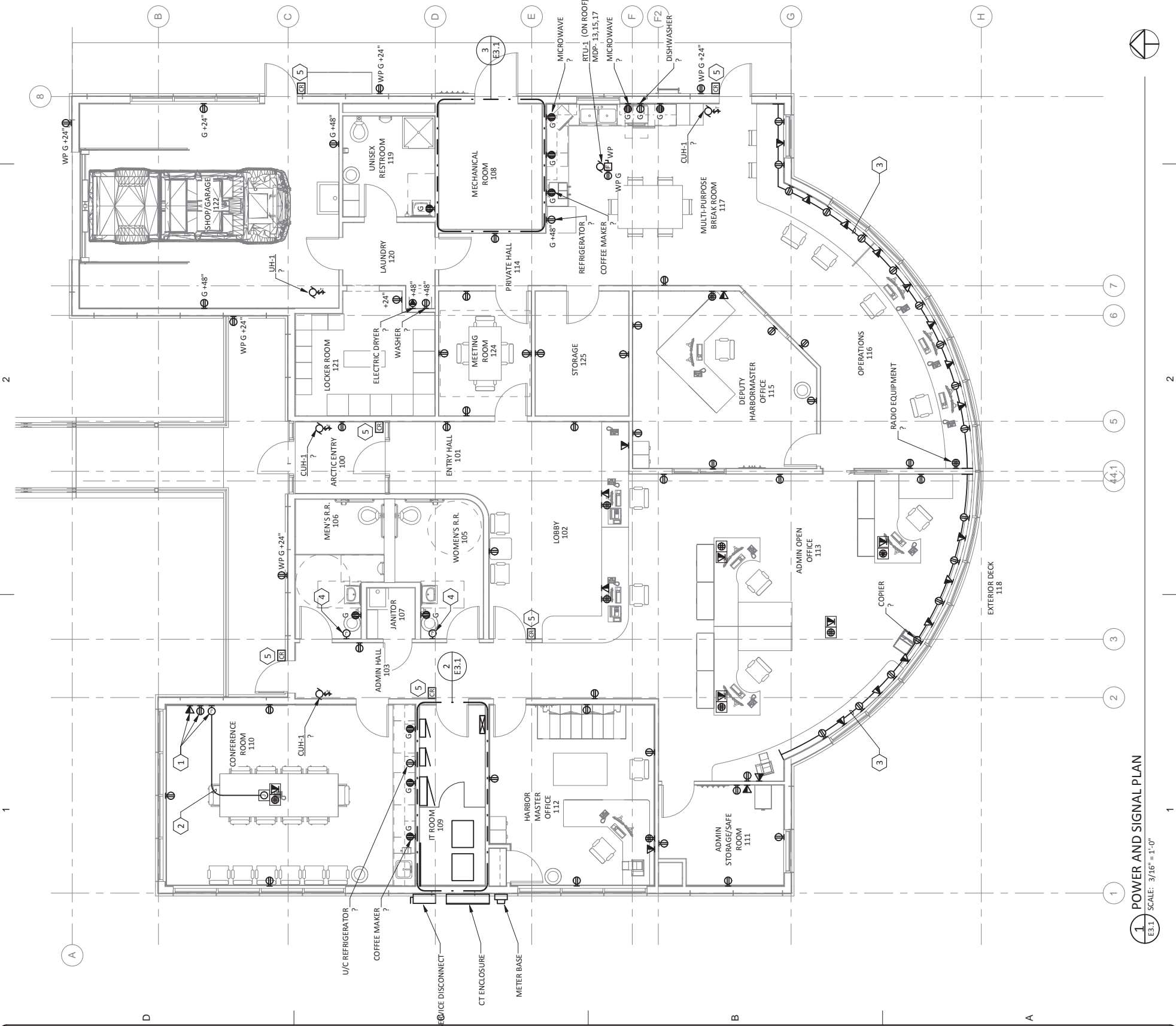
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SHEET NUMBER
E2.1
SHEET CONTENTS
ELECTRICAL
LIGHTING PLAN

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE



- SHEET NOTES**
- 1) PROVIDE POWER AND SIGNAL CONNECTIONS FOR WALL MOUNTED TELEVISION. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.
 - 2) PROVIDE 1.25" CONDUIT FROM FLOOR JUNCTION BOX TO WALL BOX AT TV LOCATION FOR ROUTING A/V CABLES.
 - 3) PROVIDE WIREMOLD 4000 SURFACE MOUNT MULT-CHANNEL RACEWAY FOR RECEPTACLES AND TELECOM OUTLETS.
 - 4) PROVIDE POWER CONNECTION FOR AUTOMATED PAPER TOWEL DISPENSER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER/ARCHITECTURAL PRIOR TO ROUGH-IN.
 - 5) PROVIDE ROUGH-IN CONNECTIONS AS NECESSARY FOR DOOR ACCESS SYSTEM PROVIDED BY OTHERS. COORDINATE EXACT REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.

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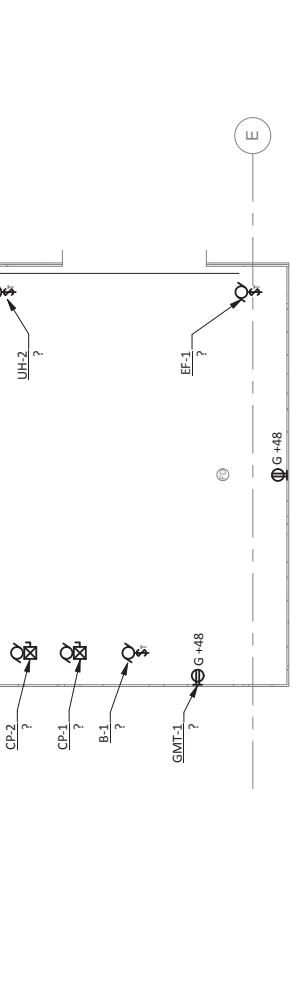
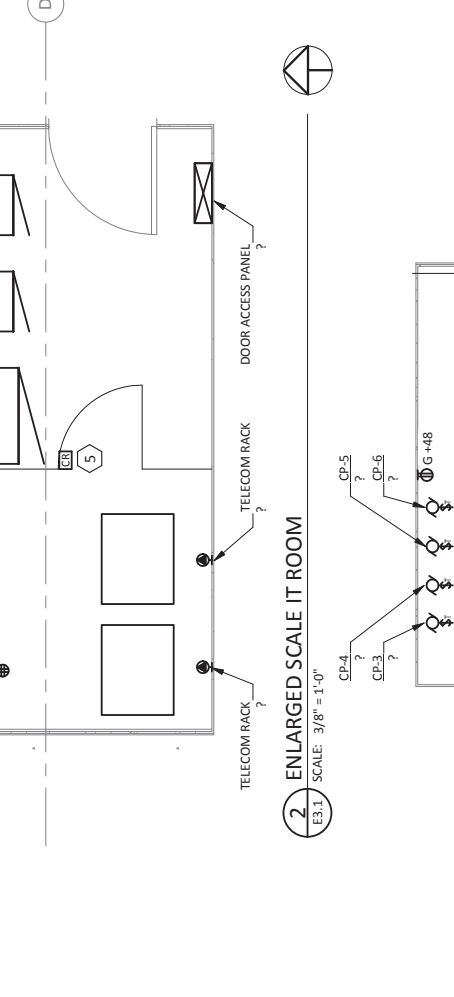
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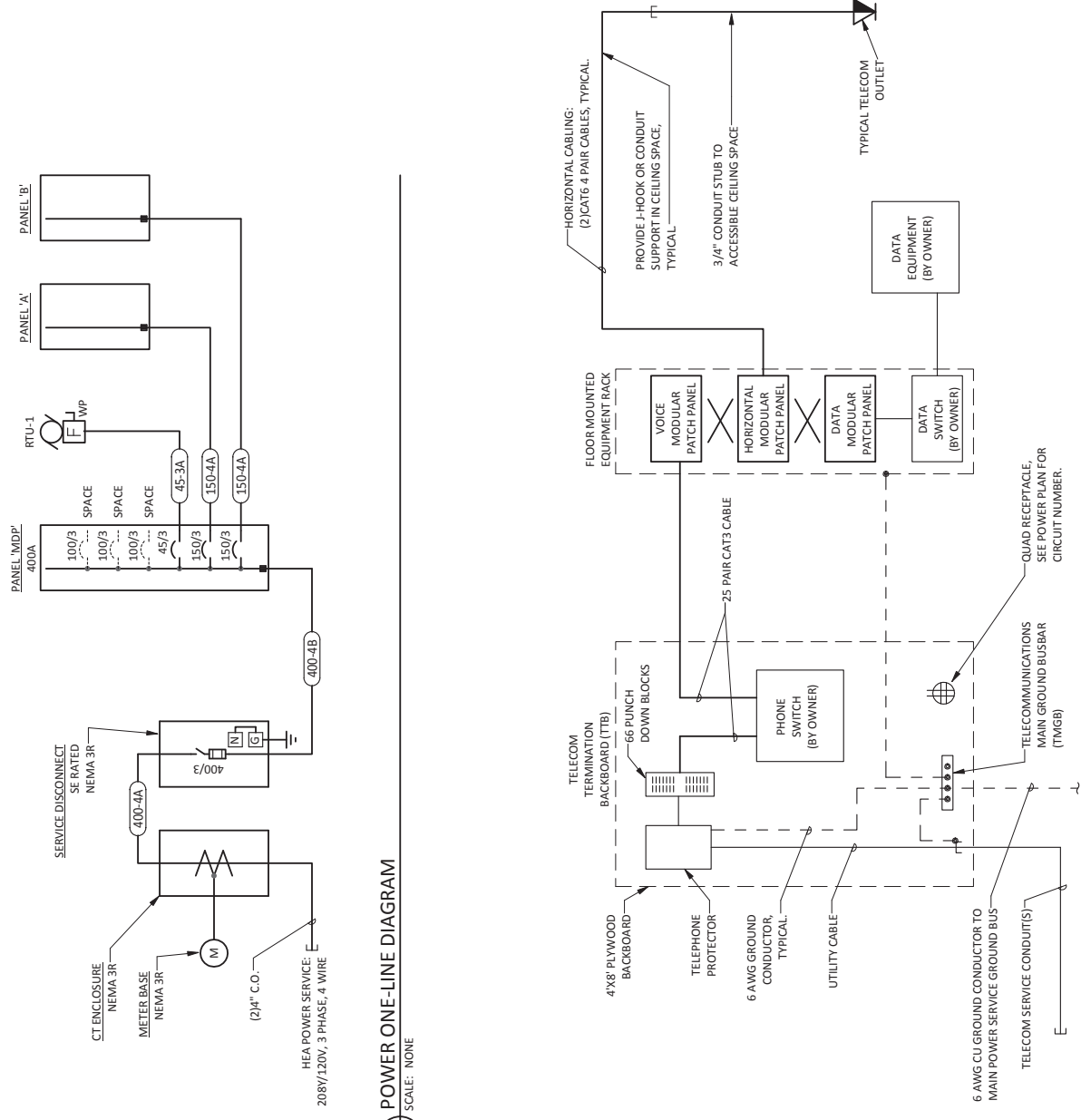
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E3.1

SHEET CONTENTS
 ELECTRICAL
 POWER & SIGNAL
 PLAN



1 POWER AND SIGNAL PLAN
 E3.1 SCALE: 3/16" = 1'-0"

FEEDER SCHEDULE			
TAG	COPPER	OPTIONAL ALUMINUM	NOTES
45-3A	1" C, (3)6 AWG, (1)10 AWG EGC	N/A	
150-4A	2" C, (4)1/0 AWG, (1)6 AWG EGC	2" C, (4)3/0 AWG, (1)4 AWG EGC	
400-4A	2EA: 2" C, (4)3/0 AWG, (1)1/0 AWG SSB, (1)3/0 AWG SSB	2EA: 2.5" C, (4)250 KCMIL, (1)3/0 AWG SSB	
400-4B	2EA: 2" C, (4)3/0 AWG, (1)2 AWG EGC	2EA: 2.5" C, (4)250 KCMIL, (1)1 AWG EGC	
STANDARD NOTES			
A) ALUMINUM CONDUCTORS MAY BE USED IN LIEU OF COPPER IF ACCEPTABLE TO OWNER.			
REFERENCED NOTES			
1) NOT USED.			



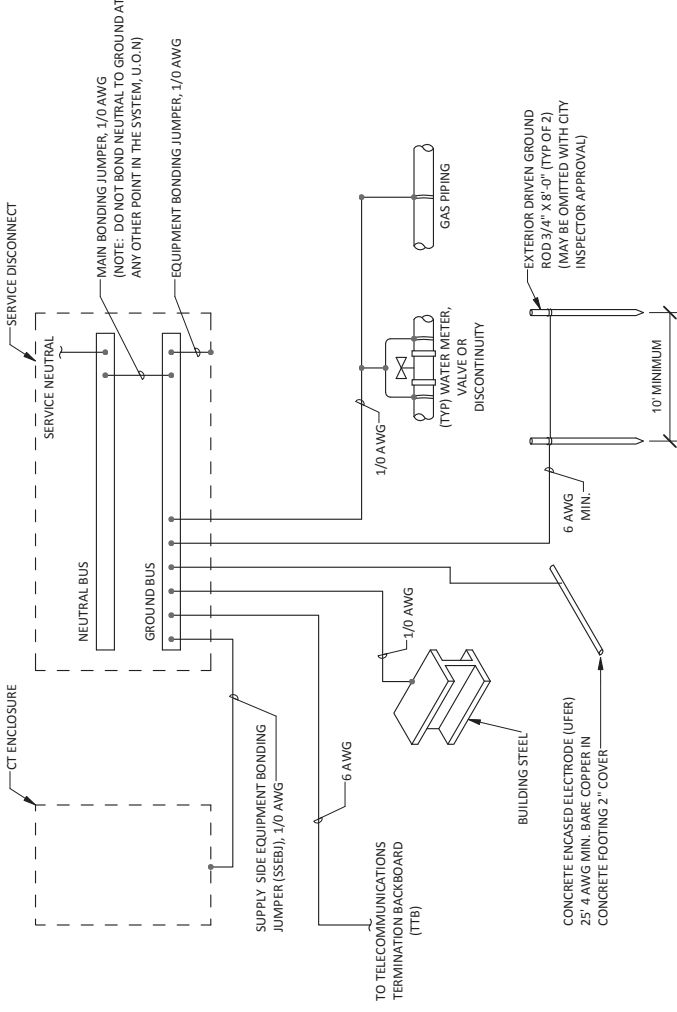
1. POWER ONE-LINE DIAGRAM

E4.1 SCALE: 12" = 1'-0"

- NOTES:**
1. ALL CABLING LOCATED IN PLENUM CEILING SPACES SHALL BE PLENUM RATED.
 2. PROVIDE INSULATED STRANDED COPPER GROUNDING/BONDING CONDUCTORS.
 3. PROVIDE CONDUIT RACEWAYS FOR ALL GROUND/BONDING CONDUCTORS LONGER THAN 6 FEET.
 4. BOND ALL TELECOM CONDUITS, CABLE TRAY, EQUIPMENT RACKS, ETC.

3. TYPICAL TELECOM ONE-LINE DIAGRAM

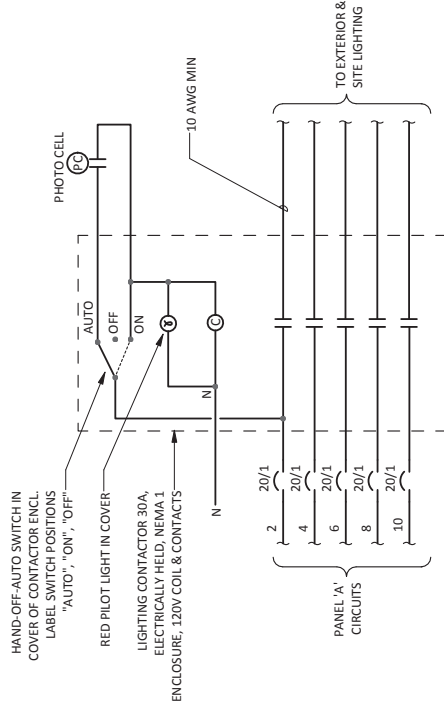
E4.1 SCALE: 12" = 1'-0"



- DETAIL NOTES:**
1. ALL CONDUCTOR SIZES SHOWN ARE COPPER.
 2. BOND ALL PIPING AND BUILDING DISCONTINUITIES TO PROVIDE ELECTRICALLY CONTINUOUS SYSTEM. PROVIDE BOND JUMPER EQUAL TO GROUNDING ELECTRODE CONDUCTOR FOR THAT SYSTEM.
 3. PROVIDE RACEWAY FOR ALL CONDUCTORS. RACEWAY TO BE METALLIC IN PLENUM AIR SPACES. WHERE METALLIC RACEWAY IS USED, BOND EACH END TO CONDUCTOR.

2. GROUNDING SYSTEM ONE-LINE DIAGRAM

E4.1 SCALE: 12" = 1'-0"



- DETAIL NOTES:**
1. CONTACTOR & CONTROLS SHOWN WITH LIGHTING DE-ENERGIZED OR "OFF".
 2. MOUNT PHOTOCELL ON NORTH SIDE OF BUILDING BELOW ROOF LINE.

4. EXTERIOR LIGHTING CONTACTOR 'LC-1' DIAGRAM

E4.1 SCALE: 12" = 1'-0"

65% PROGRESS

2-24-2014

FIC ENGINEERS, INC.
ELECTRICAL ENGINEERS

6927 OLD SEWARD HWY
SUITE 200
KENAI, ALASKA 99518
T 907.348.9772
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www.ficeng.com

HOMER HARBOR MASTERS OFFICE

PROJECT: CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603

CLIENT: Klauder & Company
606 Petersen Way
Kenai, AK 99611
Office: (907) 283-1919 Fax: (907) 283-0450
klauder@alaska.net

Klauder & Company Architects, Inc.

DESIGN BY: BLS
DRAWN: BLS
CHECKED: EDC
JOB NO: E13-2002
DATE: 02/14/2014

REVISIONS:

NO.	DATE

SHEET NUMBER

E4.1

SHEET CONTENTS
ELECTRICAL
DIAGRAMS &
DETAILS

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

PANEL "MDP" SCHEDULE

LOCATION: IT ROOM 109
ENCLOSURE: NEMA 1
MOUNTING: SURFACE

VOLTAGE: 208Y/120V, 3PH, 4W
BUS: MAIN, MLO

CKT	LOAD DESCRIPTION	AMP			P			C			LOAD DESCRIPTION	CKT
		A	B	P	A	B	P	A	B	P		
1	PANEL A	150	3	0.00	0.00	3	100	-SPACE-			2	
3	--	--	--	--	--	--	--	--			4	
5	--	--	--	0.00	0.00	--	--	--			6	
7	PANEL B	150	3	0.00	0.00	3	100	-SPACE-			8	
9	--	--	--	--	--	--	--	--			10	
11	--	--	--	--	--	--	--	--			12	
13	RTU-1	45	3	4.36	0.00	3	100	-SPACE-			14	
15	--	--	--	4.36	0.00	--	--	--			16	
17	--	--	--	0.00	0.00	--	--	--			18	
19	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			20	
21	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			22	
23	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			24	
25	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			26	
27	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			28	
29	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			30	
31	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			32	
33	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			34	
35	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			36	
37	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			38	
39	-SPACE-	--	--	0.00	0.00	--	--	-SPACE-			40	
41	-SPACE-	--	--	4.4	0.00	--	--	-SPACE-			42	
TOTAL KVAPHASE:		4.4		4.4		4.4						
TOTAL AMPS/PHASE:		36.3		36.3		36.3						

SUMMARY BY LOAD TYPE

LOAD CLASSIFICATION	CONNECTED	NEC DEMAND	TOTAL NEC
MTR	13,080 KVA	125.00%	16,350 KVA

PANEL TOTALS
CONNECTED KVA: 13,080 KVA
NEC DEMAND KVA: 16,350 KVA
CONNECTED AMPS: 36 A
NEC DEMAND AMPS: 45 A

NOTES:

PANEL "B" SCHEDULE

LOCATION: IT ROOM 109
ENCLOSURE: NEMA 1
MOUNTING: SURFACE

VOLTAGE: 208Y/120V, 3PH, 4W
BUS: MAIN, MLO

CKT	LOAD DESCRIPTION	AMP			P			C			LOAD DESCRIPTION	CKT
		A	B	P	A	B	P	A	B	P		
1												2
3												4
5												6
7												8
9												10
11												12
13												14
15												16
17												18
19												20
21												22
23												24
25												26
27												28
29												30
31												32
33												34
35												36
37												38
39												40
41												42
TOTAL KVAPHASE:		0.0		0.0		0.0						
TOTAL AMPS/PHASE:		0.0		0.0		0.0						

SUMMARY BY LOAD TYPE

LOAD CLASSIFICATION	CONNECTED	NEC DEMAND	TOTAL NEC
MTR	16,350 KVA	125.00%	16,350 KVA

PANEL TOTALS
CONNECTED KVA: 16,350 KVA
NEC DEMAND KVA: 16,350 KVA
CONNECTED AMPS: 36 A
NEC DEMAND AMPS: 45 A

NOTES:

LOAD CLASSIFICATIONS SCHEDULE

CLASS	NEC REFERENCE	DESCRIPTION
APLNC	NEC 2011: 220.53	75% OF FOUR OR MORE APPLIANCES
CONT	NEC 2011: 210.20(A)	125% OF THE CONTINUOUS LOAD
DRYR	NEC 2011: 220.54	TABLE 220.54 - ELECTRIC CLOTHES DRYERS - DWELLING UNITS.
ETR	NEC 2011: 220.87	RECORDED DEMAND LOAD * 125%
GNR	NEC 2011: 220.12; 220.14(I); 200.42	GENERAL LIGHTING LOADS (DWELLING) - 3VA PER SQ.FT. AND INCLUDES ALL OUTLETS SPECIFIED IN 220.14(I). DEMAND: FIRST 3,000VA OR LESS @ 100%; 3,001 - 120,000VA @ 35%; > 120,000VA @ 25%. (SEE NOTE 1)
GWRH	NEC 2011: 220.12; 220.14(J); 200.42	GENERAL LIGHTING LOADS (HOTEL/MOTELS & APARTMENT BLDGS W/O TENANT COOKING) - 2VA PER SQ.FT. AND INCLUDES ALL OUTLETS SPECIFIED IN 220.14(J). DEMAND: FIRST 20,000VA OR LESS @ 50%; 20,001 - 100,000VA @ 40%; > 100,000VA @ 30%. (SEE NOTE 1)
KTCH	NEC 2011: 220.56	TABLE 220.56 - DEMAND FACTORS FOR KITCHEN EQUIPMENT.
LIG	NEC 2011: 210.20(A)	THE LOAD IS BASED ON THE GIVEN MCA (MINIMUM CIRCUIT AMPACITY) WHICH INCLUDES 125% OF THE LARGEST MOTOR OF THE UNIT. 100% OF THE MCA LOAD.
MCA	(SEE MTR)	
MTR	NEC 2011: 430.24	125% OF THE FULL-LOAD CURRENT RATING OF THE HIGHEST RATED MOTOR PLUS THE SUM OF THE FULL-LOAD CURRENT RATINGS OF ALL OTHER MOTORS. (SEE NOTE 1)
NCDN	NEC 2011: 220.60	NONCOINCIDENT LOADS - WHERE IT IS UNLIKELY THAT TWO OR MORE NONCOINCIDENT LOADS WILL BE IN USE SIMULTANEOUSLY, THE LARGEST LOAD WILL BE USED. LOADS CLASSIFIED AS NCDN WILL HAVE ZERO LOAD.
NCONT	NEC 2011: 210.20(A)	100% OF THE NON-CONTINUOUS LOAD
REC	NEC 2011: 220.44	NON-DWELLING RECEPTACLE LOADS - FIRST 10KVA OR LESS AT 100% PLUS REMAINDER OVER 10KVA AT 50%. (SEE NOTE 1)
RNGE1	NEC 2011: 220.55	TABLE 220.55 - COLUMN A: LESS THAN 3.5KW RATING
RNGE2	NEC 2011: 220.55	TABLE 220.55 - COLUMN B: 3.5KW - 8.75KW RATING
RNGE3	NEC 2011: 220.55	TABLE 220.55 - COLUMN C: NOT OVER 12KW RATING

LOAD CLASSIFICATIONS SCHEDULE NOTES

NOTE

"KEY" (1) DENOTES A GENERAL, NON-REFERENCED, NOTE, NUMBERED NOTES ARE REFERENCED FROM THE LOAD CLASSIFICATIONS SCHEDULE.

(A) NOT ALL LOAD CLASSIFICATIONS ARE NECESSARILY USED. ONLY CLASSIFICATIONS FROM LOADS THAT ARE CONNECTED TO EACH PANEL ARE SHOWN IN THE SUMMARY SECTION OF THE PANEL SCHEDULES.

1 THE NEC DEMAND PERCENTAGE IS SHOWN AS A WEIGHTED AVERAGE. FOR EXAMPLE 125% OF 100VA PLUS 100% OF 100VA WILL SHOW THE WEIGHTED AVERAGE PERCENTAGE OF 112.5% RESULTING IN 225VA.

65% PROGRESS

2-24-2014

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HOMER HARBOR MASTERS OFFICE

PROJECT: CITY OF HOMER
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CLIENT: HOMER HARBOR MASTERS OFFICE

Klauder & Company Architects, Inc.

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SHEET NUMBER
E5.1

SHEET CONTENTS
ELECTRICAL PANEL
SCHEDULES

Homer Harbor Master's Office
Homer, Alaska

Construction Cost Estimate
65% Submittal
March 10, 2014



1225 E. International Airport Road, Suite 205
Anchorage, Alaska 99518
907.561.0790

Prepared for:

Klauder & Company Architects, Inc.
606 Peterson Way
Kenai, Alaska 99611
907.283.1919

Homer Harbor Master's Office

Homer, Alaska

Prepared for Klauder & Company Architects, Inc. by Estimations

Construction Cost Estimate

65% Submittal

March 10, 2014

Description	Estimated Cost	Contingency & Escalation	Estimated Cost Plus	Div.
Basic Bid				
01 - GENERAL REQUIREMENTS	\$453,803		\$489,377	1
02 - SITEWORK	\$184,704		\$199,183	2
03 - CONCRETE	\$96,922		\$104,520	3
05 - METALS	\$54,732		\$59,022	5
06 - WOOD AND PLASTIC	\$181,462		\$195,687	6
07 - THERMAL & MOISTURE PROTECTION	\$254,303		\$274,238	7
08 - DOORS AND WINDOWS	\$136,211		\$146,889	8
09 - FINISHES	\$171,163		\$184,581	9
10 - SPECIALTIES	\$28,569		\$30,809	10
11 - EQUIPMENT	\$1,992		\$2,148	11
12 - FURNISHINGS	\$5,607		\$6,047	12
13 - SPECIAL CONSTRUCTION	\$2,848		\$3,071	13
14 - CONVEYING	\$0		\$0	14
15 - MECHANICAL	\$355,405		\$383,265	15
16 - ELECTRICAL	\$275,139		\$296,707	16
Total Estimated Cost - Basic Bid:	\$2,202,860		\$2,375,543	<<<<<<<<
Alternates				
A1 - SPRINKLER SYSTEM	\$27,631		\$29,797	A1
A2 - FRONT ENTRY CANOPY	\$45,074		\$48,608	A2
Total Estimate Cost, Alternates:	\$72,705		\$78,404	<<<<<<<<
Total Estimated Cost, Base Plus Alternates:	\$2,275,565		\$2,453,948	<<<<<<<<
Option				
OPTIONAL DRIVEN STEEL PILINGS	\$87,192		\$94,027	

Estimating Contingency: 6.0%
 Escalation For Inflation: 1.7%

6 Mths @ 3.5%

Documents

65% Submittal
Plans Dated: 24Feb14
Specifications Dated: 24Feb14

Notes and Assumptions

- 1 Based on 2014 procurement/2014 construction.
- 2 Labor rates based on Davis Bacon, 50 hours/week.
- 3 Weather, logistics and construction time window has been considered.
- 4 Assumes open competitive bid procurement.
- 5 Materials storage area will be designated near the building.
- 6 Local contractor with limited room and board.
- 7 Harbor Radio System - Not Included TBD
- 8 Wireless Connection To City Server
- 9 All special systems are listed as an alternate.
- 10 The estimate assumes that we are not designing the building as a COPS (Emergency Facility).

Homer Harbor Master's Office
Homer, Alaska
Prepared for Klauder & Company Architects, Inc. by Estimations

Construction Cost Estimate
65% Submittal
March 10, 2014

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
1	01 - GENERAL REQUIREMENTS										
2											
3	Project Management										
4	Project Manager, 16 Hour/Week	28	WEEKS			16.000	448.0	\$44,352		\$44,352	\$44,352
5	Supervisor, 60 Hour/Week	26	WEEKS			60.000	1,560.0	\$120,120		\$120,120	\$120,120
6											
7	Small Tools & Consumables										
8	Consumables	1	LS			\$1,300.00				\$1,300	\$1,300
9	Small Tools	1	LS			\$4,410.00				\$4,410	\$4,410
10											
11	Mobilization										
12	Mobilization/Demob - Allow	1	LS			\$3,000.00	100.0	\$7,673		\$10,673	\$10,673
13											
14	Equipment										
15	Pickup (2 Ea)	26	WEEKS						\$9,750	\$9,750	\$9,750
16	Forklift (1 Ea)	26	WEEKS						\$20,150	\$20,150	\$20,150
17	Flatbed (1 Ea)	26	WEEKS						\$13,000	\$13,000	\$13,000
18	Manlift (1 Ea)	26	WEEKS						\$11,700	\$11,700	\$11,700
19	Crane	6	WEEKS						\$18,000	\$18,000	\$18,000
20											
21	Other Requirements										
22	Project Meetings	6	EA				24.0	\$924		\$924	\$924
23	Project Schedule	6	MTHS			\$500.00		\$3,000		\$3,000	\$3,000
24	Project Layout	4,800	SF			\$0.05		\$240		\$240	\$240
25	Shop Drawings	30	HRS				33.6	\$2,578		\$2,578	\$2,578
26	Quality Control	1	LS			\$1,000.00	30.0	\$1,155		\$1,155	\$1,155
27	Test Lab Services	40	EA			\$250.00	40.0	\$1,540		\$1,540	\$1,540
28											
29	Temporary Facilities										
30	Project Office Trailer	6	MTHS						\$4,200	\$4,200	\$4,200
31	Office Equipment/Supplies	6	MTHS			\$500.00		\$3,000		\$3,000	\$3,000
32	Project Tool Sheds	6	MTHS						\$1,200	\$1,200	\$1,200
33											
34	Project Safety Equipment	1	LS			\$2,200.00		\$2,200		\$2,200	\$2,200
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											

Homer Harbor Master's Office
Homer, Alaska
Prepared for Klauder & Company Architects, Inc. by Estimations

Construction Cost Estimate
65% Submittal
March 10, 2014

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
46	Temporary Services										
47	Chemical Toilets	6	MTHS	\$250.00	\$1,500			\$1,500		\$1,500	\$1,500
48	Power	6	MTHS	\$144.00	\$864			\$864		\$864	\$864
49	Lighting	4,800	SF	\$1.00	\$4,800			\$4,800		\$4,800	\$4,800
50											
51	Dumpsters	6	MTHS	\$460.00	\$2,760			\$2,760		\$2,760	\$2,760
52											
53	Survey	1	LS	\$3,000.00	\$3,000			\$3,000		\$3,000	\$3,000
54											
55	SWPPP/Erosion Control	1	LS	\$5,000.00	\$5,000			\$5,000		\$5,000	\$5,000
56											
57	Construction Fence	400	LF	\$15.00	\$6,000			\$6,000		\$6,000	\$6,000
58											
59	Record Documents	1	LS	\$1,000.00	\$1,000			\$1,000		\$1,000	\$1,000
60											
61	Operations and Maintenance Manuals	1	LS	\$500.00	\$500			\$500		\$500	\$500
62											
63	Contract Closeout and Training	1	LS	\$2,500.00	\$2,500			\$2,500		\$2,500	\$2,500
64											
65	Certified Payroll Fee	1	LS	\$5,000.00	\$5,000			\$5,000		\$5,000	\$5,000
66											
67											
68											
69											
70											
71											
72											
73											
74											
75											
76											
77											
78											
79											
80											
81											
82											
83											
84											
85	General Contractor Profit (Fee)		4.0%								\$82,659
86	General Contractor Bond & Insurance		2.5%								\$53,728
87											
88	Subtotal: 01 - GENERAL REQUIREMENTS				\$61,074	2,235.6		\$178,342	\$78,000	\$317,416	\$453,803
89	Average Unit Price For this division is: \$94.98 per SF based on 4,778 SF										
90											

Homer Harbor Master's Office
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Construction Cost Estimate
65% Submittal
March 10, 2014

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
91											
92	02 - SITEWORK										
93											
94	02300 Earthwork										
95	Rough Grading	18,000	SF			0.001	18.0	\$1,343	\$1,080	\$2,423	\$2,665
96	Excavation Under Slab, 2 Ft	307	CY			0.019	5.8	\$433	\$526	\$959	\$1,055
97	Excavate For Columns - 6' Depth To Column Footing	7	EA			3.000	21.0	\$1,567	\$1,400	\$2,967	\$3,264
98	Foundation Excavation	384	CY			0.057	21.9	\$1,634	\$768	\$2,402	\$2,642
99	Haul Exc To Waste	691	CY			0.021	14.5	\$1,082	\$1,036	\$3,499	\$3,849
100	NFS Fill - Underslab, 2 Ft	552	TONS		\$1,381	0.046	25.4	\$1,895	\$1,231	\$5,334	\$5,867
101	Backfill Foundations	365	TONS		\$2,208	0.046	16.8	\$1,253	\$814	\$3,526	\$3,878
102	Backfill Columns - Existing Material	140	CY		\$1,459	0.091	12.7	\$948	\$624	\$1,572	\$1,730
103											
104	Excavation For Parking, Walks, Drives, 2 Ft	548	CY			0.019	10.4	\$776	\$939	\$1,715	\$1,887
105	Haul Exc To Waste	548	CY		\$2.00	0.021	11.5	\$858	\$822	\$2,776	\$3,053
106	NFS Fill - Parking, Roads & Walks, 1.5 Ft	1,561	TONS		\$6,245	0.046	71.8	\$5,357	\$3,482	\$15,084	\$16,592
107											
108	02510 Water Distribution										
109	Water Main	140	LF								
110	Trench Excavation W/ Hyd. Exc.	156	CY			0.053	8.2	\$612	\$446	\$1,058	\$1,164
111	Backfill In Trenches	124	CY		\$5.00	0.053	6.6	\$492	\$357	\$1,471	\$1,618
112	Pipe Bedding	31	CY		\$19.80	0.050	1.6	\$119	\$101	\$836	\$920
113	6" HDPE SDR11	140	LF		\$2,380	0.107	15.0	\$1,119	\$245	\$3,744	\$4,118
114	Connect To Existing - 10x6 Tapping Sleeve	1	EA		\$500.00	16.000	16.0	\$1,194	\$1,694	\$1,694	\$1,863
115	6" Gate Valve, AWWA C-509	1	EA		\$900.00	8.000	8.0	\$597	\$1,497	\$1,647	\$1,863
116	Valve Box With Lid	1	EA		\$450.00	1.714	1.7	\$127	\$577	\$635	\$735
117	Hydrostatic Testing	140	LF			0.020	2.8	\$209	\$209	\$209	\$230
118											
119	02530 Sanitary Sewerage										
120	Sewer Piping, DI Pipe	133	LF								
121	Trench Excavation W/ Hyd. Exc.	395	CY			0.053	20.9	\$1,559	\$1,133	\$2,692	\$2,961
122	Backfill In Trenches	366	CY		\$1,828	0.053	19.4	\$1,447	\$1,048	\$4,323	\$4,755
123	Pipe Bedding	30	CY		\$585	0.050	1.5	\$112	\$96	\$793	\$872
124	DI Pipe 6" CL50	133	LF		\$3,724	0.200	26.6	\$1,985	\$570	\$5,709	\$6,280
125	Cleanout	1	EA		\$500.00	8.000	8.0	\$597	\$1,097	\$1,207	\$1,404
126	Pressure Testing	133	LF			0.030	4.0	\$298	\$298	\$298	\$328
127											
128											
129											
130											
131											
132											
133											
134											
135											

Homer Harbor Master's Office
Homer, Alaska
Prepared for Klauder & Company Architects, Inc. by Estimations

Construction Cost Estimate
65% Submittal
March 10, 2014

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
136	02630 Storm Drain	240	LF								
137	Storm Drainage	219	CY	\$2,200.00	\$8,800	0.053	11.6	\$865	\$627	\$1,492	\$1,642
138	Trench Excavation W/ Hyd. Exc.	4	EA	\$400	\$1,600	15.000	60.0	\$4,477		\$13,277	\$14,605
139	Precast Catch Basin	20	CY	\$395.00	\$7,900	0.057	1.1	\$82		\$482	\$530
140	Basin Drain Rock	4	EA	\$19.80	\$79.20	2.800	11.2	\$836		\$2,416	\$2,658
141	Catch Basin Grate & Frame	48	CY	\$9.00	\$432.00	0.050	2.4	\$179	\$156	\$1,285	\$1,414
142	Pipe Bedding	240	LF	\$150.00	\$36,000	0.314	75.4	\$5,626		\$7,786	\$8,565
143	12" CPEP Drain Line	1	EA	\$200.00	\$200.00					\$200	\$165
144	Flared End Section, Type 1, Installed, 18"	1	LS	\$36.00	\$36.00	0.343	13.7	\$1,022	\$160	\$2,622	\$2,884
145	6" Riprap - 2 CY	40	LF	\$99.00	\$3,960.00					\$198	\$218
146	18" Culvert, 16 GA	2	EA	\$14.00	\$28.00	0.053	8.0	\$597	\$433	\$3,142	\$3,456
147	Flared End Section, Type 1, Installed, 12"	151	CY								
148	Backfill In Trenches										
149											
150											
151	02741 Hot-Mix Asphalt Paving	1,377	SY	\$18.00	\$24,792					\$24,792	\$27,271
152	Roadway Asphalt 2" W/ 4" Base	500	LF	\$0.45	\$225					\$225	\$248
153	Paint 4" Lines On Pavement	3	EA	\$15.00	\$45	1.000	3.0	\$224		\$269	\$296
154	HCP Parking Markings										
155											
156	02751 Cement Concrete Pavement	100	LF	\$6.00	\$600	0.200	20.0	\$1,492	\$200	\$2,292	\$2,521
157	Curb & Gutter	1,050	SF	\$2.88	\$3,024	0.061	64.1	\$4,783		\$7,807	\$8,588
158	Sidewalks	48	SF	\$55.00	\$2,640					\$2,640	\$2,904
159	Add For Tactile/Detectable Warning Surface Tiles	24	EA	\$40.00	\$960	0.500	12.0	\$895	\$360	\$2,215	\$2,437
160	Parking Wheel Stops	2	EA	\$147.78	\$295.56	9.000	18.0	\$1,343	\$150	\$1,789	\$1,968
161	Accessible Curb Ramp	210	SF	\$3.75	\$787.50	0.050	10.5	\$806		\$1,594	\$1,594
162	Garage Bay Apron, 6" Slab										
163											
164	02870 Site Furnishings	2	EA	\$40.60	\$81.20	1.000	2.0	\$149	\$70	\$300	\$330
165	Bollards	2	EA	\$150.00	\$300.00	1.000	2.0	\$149		\$449	\$494
166	Bollard Bases										
167	Bollards - 6" Pipe										
168											
169	02920 Lawns and Grasses	3,000	SF	\$7.20	\$21,600.00	0.001	3.0	\$224	\$250	\$474	\$521
170	Landscape Grading	333	SY			0.013	4.3	\$321		\$2,721	\$2,993
171	4" Topsoil										
172											
173	02930 Exterior Plants	2,900	SF	\$1.75	\$5,075.00	0.014	60.9	\$4,544		\$12,157	\$13,373
174	Non-Mown Native Wildflower/Grass Plant - Planted @ 8" O.C	4,350	EA								
175											
176											
177											
178											
179											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
180											
181	Miscellaneous Site										
182	New Signage	6	EA	\$175.00	\$1,050	1.500	9.0	\$672		\$1,722	\$1,894
183	Boulder, Large	3	EA	\$150.00	\$450	1.000	3.0	\$224		\$674	\$741
184	Boulder, Small	3	EA	\$75.00	\$225	0.714	2.1	\$157		\$382	\$420
185	Landscape Accessories, Driftwood	1	LS	\$1,000.00	\$1,000	14.000	14.0	\$1,045		\$2,045	\$2,250
186											
187	Pond	360	SF								
188	Excavation/Grading	40	CY			0.171	6.8	\$507	\$115	\$622	\$684
189	Pond Perimeter Detailing	120	LF	\$2.00	\$240	0.071	8.5	\$634		\$874	\$961
190	Geotextile Fabric	90	SY	\$1.50	\$135	0.014	1.3	\$100		\$235	\$235
191	Rip-Rap	10	CY	\$25.00	\$250	0.286	2.9	\$216	\$29	\$495	\$544
192											
193											
194											
195											
196											
197											
198											
199											
200											
201											
202	03 - CONCRETE										
203											
204	03 30 00 Cast-In-Place Concrete										
205											
206	Footings - Strip 48 In x 12 In	22	LF								
207	Forms	44	SF	\$1.70	\$75	0.120	5.3	\$407		\$482	\$482
208	Re-steel	154	LBS	\$0.75	\$116	0.010	1.5	\$115		\$231	\$231
209	Concrete	4	CY	\$150.00	\$600	1.000	4.0	\$307	\$60	\$967	\$967
210											
211	Footings - Strip 16 In x 10 In	9	LF								
212	Forms	15	SF	\$1.70	\$26	0.120	1.8	\$138		\$164	\$164
213	Re-steel	45	LBS	\$0.75	\$34	0.010	0.5	\$38		\$72	\$72
214	Concrete	1	CY	\$150.00	\$150	1.000	1.0	\$77	\$15	\$242	\$242
215											
216	Footings - Strip 16 In x 12 In	74	LF								
217	Forms	148	SF	\$1.70	\$252	0.120	17.8	\$1,366		\$1,618	\$1,618
218	Re-steel	444	LBS	\$0.75	\$333	0.010	4.4	\$338		\$671	\$671
219	Concrete	4	CY	\$150.00	\$600	1.000	4.0	\$307	\$60	\$967	\$967
220											
221	Footings (C), Ext. Monolithic - 16 In x 24 In	300	LF								
222	Forms	600	SF	\$0.75	\$450	0.071	42.6	\$3,268	\$450	\$4,168	\$4,168
223	Re-steel	1,800	LBS	\$0.75	\$1,350	0.010	18.0	\$1,381		\$2,731	\$2,731
224	Concrete	32	CY	\$150.00	\$4,800	1.000	32.0	\$2,455	\$480	\$7,735	\$7,735
Subtotal: 02 - SITEWORK					\$87,298		762.3	\$56,899	\$18,553	\$162,750	\$184,704
Average Unit Price For this division is: \$38.66 per SF based on 4,778 SF											

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				Unit	Total	Units	Totals				
225											
226	Footings (D), Ext. Monolithic - 6 In x 8 In	46	LF								
227	Forms	61	SF	\$0.75	\$46	0.071	4.4	\$338	\$46	\$430	\$430
228	Re-steel	161	LBS	\$0.75	\$121	0.010	1.6	\$123		\$244	\$244
229	Concrete	1	CY	\$150.00	\$150	1.000	1.0	\$77	\$15	\$242	\$242
230											
231	Footings (A), Int. Monolithic - 24 In x 12 In	92	LF								
232	Forms	184	SF	\$0.75	\$552	0.071	13.1	\$1,005	\$276	\$1,281	\$1,281
233	Re-steel	736	LBS	\$0.75	\$552	0.010	7.4	\$568		\$1,120	\$1,120
234	Concrete	8	CY	\$150.00	\$1,200	1.000	8.0	\$614	\$120	\$1,934	\$1,934
235											
236	Footings (B), Int. Monolithic - 16 In x 12 In	88	LF								
237	Forms	176	SF	\$0.75	\$396	0.071	12.5	\$959	\$264	\$1,223	\$1,223
238	Re-steel	528	LBS	\$0.75	\$396	0.010	5.3	\$407		\$803	\$803
239	Concrete	5	CY	\$150.00	\$750	1.000	5.0	\$384	\$75	\$1,209	\$1,209
240											
241	Column Footings (#4), 4 Ft x 4 Ft x 1 Ft	1	EA								
242	Forms	16	SF	\$2.40	\$38	0.150	2.4	\$184		\$222	\$222
243	Re-steel	117	LBS	\$0.75	\$88	0.010	1.2	\$92		\$180	\$180
244	Concrete	1	CY	\$150.00	\$93	1.000	0.6	\$46	\$9	\$148	\$148
245	Anchor Bolts	4	EA	\$7.00	\$28	0.314	1.3	\$100		\$128	\$128
246	Grout Column Bases	1	EA	\$12.00	\$12	0.500	0.5	\$38		\$50	\$50
247											
248	Column Footings (#3), 3 Ft x 3 Ft x 1 Ft	7	EA								
249	Forms	84	SF	\$2.40	\$202	0.150	12.6	\$967		\$1,169	\$1,169
250	Re-steel	526	LBS	\$0.75	\$394	0.010	5.3	\$407		\$801	\$801
251	Concrete	3	CY	\$150.00	\$450	1.000	3.0	\$230	\$45	\$725	\$725
252											
253	Column Footings (#2), 2 Ft x 2 Ft x 1 Ft	1	EA								
254	Forms	8	SF	\$2.40	\$19	0.150	1.2	\$92		\$111	\$111
255	Re-steel	38	LBS	\$0.75	\$28	0.010	0.4	\$31		\$59	\$59
256	Concrete	0.2	CY	\$150.00	\$23	1.000	0.2	\$15	\$2	\$40	\$40
257	Anchor Bolts	4	EA	\$7.00	\$28	0.314	1.3	\$100		\$128	\$128
258											
259	Column Footings, 3 Ft Diameter x 1 Ft	3	EA								
260	Sonotube, 36"	3	VLF	\$16.00	\$48	0.278	0.8	\$61		\$109	\$109
261	Re-steel	180	LBS	\$0.75	\$135	0.010	1.8	\$138		\$273	\$273
262	Concrete	1	CY	\$150.00	\$165	1.000	1.1	\$84	\$16	\$265	\$265
263	Anchor Bolts	12	EA	\$7.00	\$84	0.314	3.8	\$292		\$376	\$376
264											
265	Foundation Walls 8 In x 3 Ft - Ins. Form	222	SF								
266	Concrete	6	CY	\$150.00	\$851	1.500	8.5	\$652	\$199	\$1,702	\$1,702
267	Insulated Concrete Forms	222	SF	\$4.50	\$999	0.120	26.6	\$2,041		\$3,040	\$3,040
268	Rebar	540	LBS	\$0.75	\$405	0.013	7.0	\$537		\$942	\$942
269	Block Lock Form Liner	74	LF	\$0.70	\$52	0.010	0.7	\$54		\$106	\$106

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
270											
271	Foundation Walls 16 In x 4 Ft	18	LF								
272	Forms	144	SF	\$2.00	\$288	0.120	17.3	\$1,327		\$1,615	\$1,615
273	Re-steel	126	LBS	\$0.75	\$95	0.010	1.3	\$100		\$195	\$195
274	Concrete	4	CY	\$150.00	\$560	1.000	3.7	\$284	\$56	\$900	\$900
275	Anchor Bolts	9	EA	\$4.00	\$36	0.100	0.9	\$69		\$105	\$105
276											
277	Ext. Column Pilasters 16 In x 16 In x 17 Ft	7	EA								
278	Forms	635	SF	\$2.40	\$1,523	0.150	95.2	\$7,304		\$8,827	\$8,827
279	Re-steel	1,666	LBS	\$0.75	\$1,250	0.010	16.7	\$1,281		\$2,531	\$2,531
280	Concrete	8	CY	\$150.00	\$1,234	1.000	8.2	\$629	\$123	\$1,986	\$1,986
281	Anchor Bolts	28	EA	\$4.00	\$112	0.100	2.8	\$215		\$327	\$327
282											
283	Slab On Grade 4"	3,754	SF								
284	Re-steel	3,829	LBS	\$0.75	\$2,872	0.010	38.3	\$2,939		\$5,811	\$5,811
285	Concrete	46	CY	\$150.00	\$6,952	1.000	46.3	\$3,552	\$695	\$11,199	\$11,199
286	Finish - Subcontract	3,754	SF	\$1.50	\$5,631					\$5,631	\$5,631
287	Control Joints	375	LF	\$0.50	\$188	0.040	15.0	\$1,151		\$1,339	\$1,339
288	Cure	3,754	SF	\$0.02	\$75	0.002	7.5	\$575		\$650	\$650
289											
290	Slab On Grade 6"	500	SF								
291	Re-steel	510	LBS	\$0.75	\$383	0.010	5.1	\$391		\$774	\$774
292	Concrete	9	CY	\$150.00	\$1,389	1.000	9.3	\$714	\$139	\$2,242	\$2,242
293	Finish - Subcontract	500	SF	\$1.50	\$750					\$750	\$750
294	Control Joints	50	LF	\$0.50	\$25	0.040	2.0	\$153		\$178	\$178
295	Cure	500	SF	\$0.02	\$10	0.002	1.0	\$77		\$87	\$87
296											
297	Supported Floor Slabs 4"	692	SF								
298	WWF	692	SF	\$0.20	\$138	0.006	4.2	\$322		\$460	\$460
299	Concrete	9	CY	\$150.00	\$1,281	1.000	8.5	\$652	\$128	\$2,061	\$2,061
300	Finish - Subcontract	692	SF	\$1.50	\$1,038					\$1,038	\$1,038
301	Cure	692	SF	\$0.02	\$14	0.002	1.4	\$107		\$121	\$121
302	Control Joints	69	LF	\$0.50	\$35	0.040	2.8	\$215		\$250	\$250
303	Cure	692	SF	\$0.02	\$14	0.002	1.4	\$107		\$121	\$121
304	Anchor Bolts	41	EA	\$4.00	\$164	0.125	5.1	\$391		\$555	\$555
305											
306	Supported Floor Slabs 1-1/2"	66	SF								
307	WWF	66	SF	\$0.20	\$13	0.006	0.4	\$31		\$44	\$44
308	Concrete	1.0	CY	\$150.00	\$150	1.000	1.0	\$77	\$15	\$242	\$242
309	Finish - Subcontract	66	SF	\$1.50	\$99					\$99	\$99
310	Cure	66	SF	\$0.02	\$1	0.002	0.1	\$8		\$9	\$9
311											
312	Perimeter Anchor Bolts, Slab On Grade	125	EA								
313				\$3.50	\$438	0.114	14.3	\$1,097		\$1,535	\$1,535
314											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total					
315	Elevator Pit									
316	Pit & Sump Walls	35	LF							
317	Forms	280	SF	\$2.00	\$560	0.120	\$2,578		\$3,138	\$3,138
318	Re-steel	176	LBS	\$0.75	\$132	0.010	\$138		\$270	\$270
319	Concrete	4	CY	\$150.00	\$547	1.000	\$276	\$55	\$878	\$878
320	Sill Angle	6	LF	\$2.17	\$13	0.050	\$23		\$36	\$36
321	Floor	66	SF							
322	Resteel	128	LBS	\$0.75	\$96	0.010	\$100		\$196	\$196
323	Concrete	3	CY	\$150.00	\$385	1.225	\$238	\$39	\$662	\$662
324	Finish - Subcontract	66	SF	\$1.50	\$99				\$99	\$99
325										
326										
327	New Trench System	6	LF		\$50	0.250	\$192		\$242	\$242
328	#3 Epoxy Dowels, 2 Ea @ 18" O.C.	10	EA							
329	Forms - Cast Against Exc Fill									
330	Concrete	0.37	CY	\$150.00	\$55	2.500	\$69		\$124	\$124
331	Re-steel	21	LBS	\$0.50	\$10	0.029	\$46		\$56	\$56
332	Polydrain Channel System W/ Integrated Catch Basin and Grate & Frame	6	LF	\$45.00	\$270	0.357	\$161		\$431	\$431
333										
334	Subtotal: 03 - CONCRETE				\$45,118	631.1	\$48,422	\$3,383	\$96,923	\$96,922
335	Average Unit Price For this division is: \$20.29 per SF based on 4,778 SF									
336										
337										
338	05 - METALS									
339										
340	05 21 00 STRUCTURAL STEEL (WJN&A)									
341	HSS Columns	3,893	LBS	\$1.40	\$5,450	0.009	\$2,949		\$8,399	\$9,239
342	05 31 00 STEEL DECK (WJN&A)									
343	Floor Decking 1.5" 20Ga	692	SF	\$2.20	\$1,522	0.013	\$758		\$2,280	\$2,508
344										
345	05 40 00 COLD FORMED METAL FRAMING (WJN&N)									
346	Included With Phenolic Panel									
347										
348	05 50 00 METAL FABRICATIONS									
349	Entrance Ramp Frame Galvanized	185	SF	\$10.00	\$1,850	0.124	\$1,929		\$3,779	\$4,157
350	Ladder Galv Steel	14	VLF	\$171.35	\$2,399	0.350	\$413		\$2,812	\$3,093
351	057316 WIRE ROPE METAL RAILINGS									
352	Guardrail - Roof, Wire Rope	44	LF	\$95.00	\$4,180	0.829	\$3,075		\$7,255	\$7,981
353	Guardrail/Handrail - Entrance Ramp & Deck - Galvanized	77	LF	\$300.00	\$23,100	0.329	\$2,131		\$25,231	\$27,754
354										
355	Subtotal: 05 - METALS				\$38,501	133.6	\$11,255		\$49,756	\$54,732
356	Average Unit Price For this division is: \$11.46 per SF based on 4,778 SF									
357										

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				Unit	Total	Units	Totals				
358	06 - WOOD AND PLASTIC										
359	06 10 00 ROUGH CARPENTRY										
360	Exterior Wall										
361	2x8 Framing @24" O.C.	320	LF	\$0.60	\$3,341	0.021	116.9	\$8,969		\$12,310	\$12,310
362	7/16" OSB Sheathing	5,568	BF	\$0.70	\$3,248	0.017	78.9	\$6,054		\$9,302	\$9,302
363	3/4" Plywood - Radial Wall Plates	4,640	SF	\$1.10	\$634	0.029	16.7	\$1,281		\$1,915	\$1,915
364	2x6 Treated Parapet Cap	576	SF	\$0.90	\$320	0.043	15.3	\$1,174		\$1,494	\$1,494
365	Partitions										
366	2x6 Framing	2,884	BF	\$0.60	\$1,730	0.021	60.6	\$4,650		\$6,380	\$6,380
367	2x4 Framing	2,212	BF	\$0.60	\$1,327	0.016	35.4	\$2,716		\$4,043	\$4,043
368	Shearwalls										
369	Plywood For Shearwalls	6,580	SF	\$0.65	\$4,277	0.017	111.9	\$8,586		\$12,863	\$12,863
370	Holddowns	44	EA	\$35.00	\$1,532	1.500	65.7	\$5,041		\$6,573	\$6,573
371	Ceilings										
372	Furring	1,559	BF	\$0.60	\$935	0.023	35.8	\$2,747		\$3,682	\$3,682
373	Roof Framing										
374	2x10 Joist - Entry	134	BF	\$0.65	\$87	0.030	4.0	\$307	\$40	\$434	\$434
375	18" BCI	1,714	LF	\$4.10	\$7,027	0.030	51.4	\$3,944	\$514	\$11,485	\$11,485
376	Roof Deck, 1-1/8" T&G Ply	4,800	SF	\$1.65	\$7,920	0.019	91.2	\$6,997		\$14,917	\$14,917
377	7/16" OSB Parapet Sheathing - (Inside)	710	SF	\$0.70	\$497	0.017	12.1	\$928		\$1,425	\$1,425
378	Floor Framing										
379	2x8 Framing @16" O.C. (Elevator Floor Joist)	47	BF	\$0.60	\$28	0.021	1.0	\$77		\$105	\$105
380	Elevator Floor Sheathing	66	SF	\$0.90	\$59	0.013	0.9	\$69		\$128	\$128
381	Floor Soffit Sheathing	692	SF	\$0.90	\$623	0.013	9.0	\$691		\$1,314	\$1,314
382	2"x6" Decking AWW - Entrance Ramp	185	BF	\$0.75	\$139	0.016	3.0	\$230		\$369	\$369
383	Structural Glued Laminated Timber										
384	GLB Joists P.T.	1,480	BF	\$3.00	\$11,299	0.021	79.1	\$6,069		\$17,368	\$17,368
385	GLB Headers & Joists	3,766	BF	\$2.50	\$9,416	0.021	79.1	\$6,069		\$15,485	\$15,485
386	Versalams										
387	1-1/8"x18" Rim Joist	355	LF	\$3.15	\$1,118	0.050	17.8	\$1,366		\$2,484	\$2,484
388	06 16 00 SHEATHING										
389	Included With Rough Carpentry										
390											
391											
392											
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403											
404	06 40 20 INTERIOR ARCHITECTURAL WOODWORK										
405	Wood Base	332	LF	\$3.00	\$997	0.030	10.0	\$767		\$1,764	\$1,764
406	Chair Rail	144	LF	\$7.00	\$1,007	0.030	4.3	\$330		\$1,337	\$1,337
407	Misc Trim, Interior	450	LF	\$3.00	\$1,350	0.040	18.0	\$1,381		\$2,731	\$2,731
408											
409	Base Cabinets	28	LF	\$190.00	\$5,225	0.314	8.6	\$559		\$5,784	\$6,362
410	Wall Cabinets	28	LF	\$140.00	\$3,850	0.314	8.6	\$559		\$4,409	\$4,850
411	Writing Surface, Wall Mounted - Entrance	1	EA	\$220.00	\$220	1.000	1.0	\$65		\$285	\$314
412	Countertops, Solid Surfaces	76.5	LF	\$107.50	\$8,224					\$8,224	\$9,046
413	Work Counter, Self Supported	42	LF	\$75.00	\$3,113	0.186	7.7	\$501		\$3,614	\$3,975
414	Countertops, Plam Self Supported	8	LF	\$50.00	\$375	0.100	0.8	\$52		\$427	\$470
415	Front Reception & Admin Cabinets & Counter	49	LF	\$350.00	\$17,185	0.514	25.2	\$1,639		\$18,824	\$20,706
416	7' High Storage Cabinet	3	LF	\$325.00	\$813	0.243	0.6	\$39		\$852	\$937
417	Security Locker	3	LF	\$325.00	\$975	0.243	0.7	\$46		\$1,021	\$1,123
418	Shelving, 7' High, 12" Wide Shelves	17	LF	\$70.00	\$1,218	0.229	4.0	\$260		\$1,478	\$1,626
419	Vertical Partition	1	EA	\$150.00	\$150	2.000	2.0	\$130		\$280	\$308
420	Closet Shelving	1	EA	\$50.00	\$50	1.000	1.0	\$65		\$115	\$127
421	Janitor Shelving	1	EA	\$250.00	\$250	0.686	0.7	\$46		\$296	\$326
422											
423	06 60 00 FIBERGLASS REINFORCED POLYMER PRODUCTS AND FABRICATIONS										
424	Entry Deck - FRP Grating	48	SF	\$25.00	\$1,200	0.051	2.4	\$184		\$1,384	\$1,384
425											
426											
427											
428											
429											
430											
431											
432											
433											
434											
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443											
444	Subtotal: 06 - WOOD AND PLASTIC				\$101,759		981.4	\$74,588	\$554	\$176,901	\$181,462
445	Average Unit Price For this division is: \$37.98 per SF based on 4,778 SF										
446											

Homer Harbor Master's Office
Homer, Alaska
Prepared for Klauder & Company Architects, Inc. by Estimations

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total					
447										
448	07 - THERMAL & MOISTURE PROTECTION									
449										
450	07115 Bituminous Dampproofing									
451	Bituminous Dampproofing, W/ Cover Board	568	SF	\$0.40	\$227	0.019	\$716	\$943	\$1,037	
452										
453	07 25 00 WEATHER BARRIERS									
454	Air Barrier - Vaporshield, Wrapshield Black	4,640	SF	\$0.55	\$2,552	0.004	\$1,427	\$3,979	\$3,979	
455	Vapor Retarder, Dura Skrim 6 WW	4,640	SF	\$0.15	\$696	0.006	\$2,133	\$2,829	\$2,829	
456	Vapor Retarded, 15 Mil, Raven Industries Vapor Block 20, Under Slab	5,280	SF	\$0.90	\$4,752	0.003	\$1,212	\$5,964	\$5,964	
457	Window Flashing, Vycor Self-Adhesive	600	LF	\$0.31	\$186	0.007	\$322	\$508	\$508	
458										
459	Building Insulation									
460	R-15 Batt, Walls (Double Layer)	7,040	SF	\$0.77	\$5,421	0.010	\$5,401	\$10,822	\$10,822	
461	2" Rigid at Foundation Perimeter	1,280	SF	\$1.40	\$1,408	0.007	\$691	\$2,099	\$2,099	
462	Sound Insulation 3-1/2"	2,157	SF	\$0.40	\$863	0.010	\$1,657	\$2,520	\$2,520	
463	Sound Insulation 5-1/2"	1,763	SF	\$0.50	\$882	0.010	\$1,350	\$2,232	\$2,232	
464	4" Rigid In Floor Soffit	2,768	BF	\$0.55	\$1,522	0.006	\$1,274	\$2,796	\$2,796	
465										
466	07 42 00 SOLID PHENOLIC EXTERIOR PANELS									
467	Solid Phenolic Panel System (Solid Factory Colors)	4,053	SF	\$15.00	\$60,795	0.171	\$56,387	\$117,182	\$128,900	
468										
469	07 54 19 POLYVINYL CHLORIDE (PVC) ROOFING									
470	Membrane Roofing	4700	SF							
471	Tapered Insulation, 1/4" Per Foot	7,994	BF	\$0.55	\$4,396	0.003	\$1,591	\$5,987	\$6,586	
472	Vapor Retarder, 10 Mil V/Q	4,700	SF	\$0.06	\$282	0.006	\$1,869	\$2,151	\$2,366	
473	Gypsum Sheathing, 1/2"	4,700	SF	\$0.65	\$3,055	0.008	\$2,492	\$5,547	\$6,102	
474	Blocking at Parapet	426	BF	\$0.75	\$319	0.021	\$590	\$909	\$1,000	
475	PVC Membrane	5,660	SF	\$2.85	\$16,131	0.019	\$7,124	\$23,255	\$25,581	
476	Rigid Insulation, R40	37,600	BF	\$0.55	\$20,680	0.004	\$9,968	\$30,648	\$33,713	
477										
478	07 62 00 SHEET METAL FLASHING AND TRIM									
479	Base Flashing	320	LF	\$6.00	\$1,920	0.040	\$848	\$2,768	\$3,045	
480	Misc Flashings	160	LF	\$2.00	\$320	0.040	\$424	\$744	\$818	
481	Coping, 24 Ga	355	LF	\$12.00	\$4,260	0.100	\$2,353	\$6,613	\$7,274	
482										
483	07 72 00 ROOF ACCESSORIES									
484	Walkway Pads	330	SF	\$3.50	\$1,155	0.053	\$1,160	\$2,315	\$2,547	
485										
486	07 92 00 JOINT SEALANTS									
487	Joint Sealant	4,800	SF	\$0.10	\$480	0.003	\$1,105	\$1,585	\$1,585	
488										
489	Subtotal: 07 - THERMAL & MOISTURE PROTECTION				\$132,302	1,348.7	\$102,094	\$234,396	\$254,303	
490	Average Unit Price For this division is: \$53.22 per SF based on 4,778 SF									

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
491											
492	08 - DOORS AND WINDOWS										
493											
494	08 11 13 HOLLOW METAL DOOR FRAMES										
495	HM Frames	15	EA	\$218.56	\$3,278	2.000	30.0	\$2,302		\$5,580	\$5,580
496											
497	08 14 16 FLUSH WOOD DOORS										
498	Solid Core Wood Flush Door 3x7	13	EA	\$400.00	\$5,200	3.000	39.0	\$2,992		\$8,192	\$8,192
499	Bullet Proof Solid Core Wood Flush Door 3x7	1	EA	\$3,916.00	\$3,916	6.000	6.0	\$460		\$4,376	\$4,376
500	Solid Core Wood Flush Door 2' 8"x7	1	EA	\$400.00	\$400	5.330	5.3	\$407		\$807	\$807
501	Pocket Door, Frame and Hardware	1	EA	\$582.00	\$582	2.571	2.6	\$199		\$781	\$781
502	Add For Half Glass	7	EA	\$200.00	\$1,400					\$1,400	\$1,400
503											
504	08 22 01 FIBERGLASS REINFORCED PLASTIC (FRP) DOORS AND FRAMES										
505	FRP Door 3'0"x7'0"	1	EA	\$667.50	\$668	3.000	3.0	\$195		\$863	\$949
506	FRP Insulated Door 3'0"x7'0"	4	EA	\$750.00	\$3,000	3.000	12.0	\$781		\$3,781	\$4,159
507	FRP Insulated Door 4'0"x7'0"	1	EA	\$900.00	\$900	3.429	3.4	\$221		\$1,121	\$1,233
508	FRP Frames	5	EA	\$350.00	\$1,750	2.000	10.0	\$651		\$2,401	\$2,641
509	Add For Half Glass	4	EA	\$200.00	\$800					\$800	\$800
510											
511	08 31 13 ACCESS DOORS AND FRAMES										
512	16"x16" Access Doors Painted Metal - Allow	20	EA	\$70.00	\$1,400	0.890	17.8	\$1,366		\$2,766	\$2,766
513	16"x16" Access Doors Stainless Steel - Allow	3	EA	\$205.00	\$615	0.890	2.7	\$207		\$822	\$822
514	08 36 13 SECTIONAL DOORS										
515	Insulated Metal, Overhead Door, 10'0"x8'0"	1	EA	\$2,350.00	\$2,350	10.857	10.9	\$709		\$3,059	\$3,365
516	Motor Operators	1	EA	\$800.00	\$800	6.000	6.0	\$390		\$1,190	\$1,309
517											
518	08 41 15 ALUMINUM FRAMED ENTRANCES										
519	Entrances - Alum/Glass, Sgl Secured	1	EA	\$5,000.00	\$5,000					\$5,000	\$5,000
520	Entrances - Alum/Glass, Sgl Un-Secured	1	EA	\$3,500.00	\$3,500					\$3,500	\$3,500
521											
522	08 51 13 ALUMINUM WINDOWS										
523	Exterior Aluminum Framed Windows	494	SF	\$70.00	\$34,580	0.229	113.1	\$8,678		\$43,258	\$43,258
524	Interior Aluminum Framed Windows	48	SF	\$40.00	\$1,920	0.200	9.6	\$737		\$2,657	\$2,657
525											
526	08550 Wood Windows - Round										
527		1	EA	\$250.00	\$250	2.000	2.0	\$153		\$403	\$403
528											
529											
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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals			
536	08 71 00 DOOR HARDWARE									
537	Int Hardware Sets	15	EA	\$950.00	\$14,250	4.000	60.0	\$4,604	\$18,854	\$18,854
538	OFCI Card Readers	5	EA			5.000	25.0	\$1,918	\$1,918	\$1,918
539	Ext Hardware Set	4	EA	\$1,900.00	\$7,600	6.000	24.0	\$1,841	\$9,441	\$9,441
540	ADA Push Button Operators at Entry Doors 101-1, 101-2, (Rough-in In Div 15)	2	EA	\$5,000.00	\$10,000				\$10,000	\$12,000
541										
542	08 80 00 GLAZING									
543	Included With Aluminum Windows									
544										
545										
546										
547										
548										
549										
550										
551										
552	09 - FINISHES									
553										
554	09 22 16 NON-STRUCTURAL METAL FRAMING									
555	Included In Soffiting and Siding Prices									
556										
557	09 29 00 GYPSUM BOARD									
558	GW5/8" Walls	9,084	SF	\$0.45	\$4,088	0.017	154.4	\$11,847	\$15,935	\$17,529
559	WRGWB 5/8" Walls	2,219	SF	\$0.45	\$999	0.017	37.7	\$2,893	\$3,892	\$4,281
560	GW5/8" Ceilings	4,293	SF	\$0.45	\$1,932	0.020	85.9	\$6,591	\$8,523	\$9,375
561	Suspended GWB Ceilings	3,099	SF	\$2.60	\$8,058	0.057	176.7	\$13,558	\$21,616	\$23,778
562	Gypsumboard Accessories	15,597	SF	\$0.12	\$1,872	0.021	327.5	\$25,129	\$27,001	\$29,701
563	Resilient Channel @ Ceilings	1,522	SF	\$0.40	\$609	0.009	13.7	\$1,051	\$1,660	\$1,826
564	Soffiting	143	SF	\$3.00	\$429	0.086	12.3	\$944	\$1,373	\$1,510
565										
566	09 30 00 TILING									
567	NONE FOUND									
568										
569	09 51 13 ACOUSTICAL PANEL CEILINGS									
570	Acoustical Suspended Ceilings, 24"x48" Cortega Angled Tegular 703	641	SF	\$3.25	\$2,084	0.023	14.7	\$1,264	\$3,348	\$3,348
571	Acoustical Suspended Ceilings, 24"x24" Cortega Angled Tegular 704	443	SF	\$4.00	\$1,772	0.023	10.2	\$877	\$2,649	\$2,649
572	Ceiling Soffit Metal Closure at GWB	62	LF	\$15.00	\$930	0.057	3.5	\$301	\$1,231	\$1,231
573										
574	09 62 19 LAMINATE FLOORING									
575		258	SF	\$5.30	\$1,366	0.060	15.5	\$1,018	\$2,384	\$2,622
576	09 65 13 RESILIENT BASE AND ACCESSORIES									
577	Resilient Base	863	LF	\$0.65	\$561	0.019	16.4	\$1,077	\$1,638	\$1,802
Subtotal: 08 - DOORS AND WINDOWS					\$104,159		382.4	\$28,811	\$132,970	\$136,211
Average Unit Price For this division is: \$28.51 per SF based on 4,778 SF										

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				Unit	Total	Units	Totals				
578											
579	09 65 16 RESILIENT SHEET FLOORING										
580	Rubber Sheet Flooring, 996 Raised Circular Vantage Design By Roppe	799	SF	\$6.85	\$5,474	0.029	23.2	\$1,524		\$6,998	\$7,698
581	Rubber Tile Floor Covering, Spike/Skate Resistant By Roppe	1,415	SF	\$6.85	\$9,692	0.029	41.0	\$2,694		\$12,386	\$13,625
582											
583	09 68 13 CARPET TILE										
584	Carpet Tile	1,236	SF	\$4.11	\$5,081	0.029	35.9	\$2,359		\$7,440	\$8,184
585											
586	09 91 23 EXTERIOR PAINTING										
587											
588	09 93 10 TRANSPARENT FINISHES										
589	Concrete Sealers	1,232	SF	\$0.25	\$308	0.016	19.7	\$1,385		\$1,693	\$1,862
590											
591	09 96 00 HIGH-PERFORMANCE COATINGS										
592	Epoxy-modified Latex Paint	911	SF	\$2.03	\$1,850	0.108	98.4	\$6,917		\$8,767	\$9,644
593	Paint	14,973	SF	\$0.15	\$2,246	0.019	284.5	\$19,998		\$22,244	\$24,468
594	Fire Tape	12,183	SF	\$0.45	\$5,482					\$5,482	\$6,030
595											
596											
597											
598	Subtotal: 09 - FINISHES				\$54,833		1,371.2	\$101,427		\$156,260	\$171,163
599	Average Unit Price For this division is: \$35.82 per SF based on 4,778 SF										
600											
601	10 - SPECIALTIES										
602											
603											
604	10 11 00 VISUAL DISPLAY SURFACES										
605	Markerboards 6x4	1	EA	\$310.00	\$310	2.000	2.0	\$130		\$440	\$484
606											
607	10 14 20 PANEL SIGNAGE										
608	Room Signage	24	EA	\$57.50	\$1,380	0.500	12.0	\$781		\$2,161	\$2,377
609	ADA Signage	2	EA	\$85.00	\$170	1.000	2.0	\$130		\$300	\$330
610											
611	10 21 13 TOILET COMPARTMENTS										
612	Solid Plastics	1	EA	\$1,200.00	\$1,200	3.000	3.0	\$195		\$1,395	\$1,535
613	H.C. Compartments										
614											
615	10 26 50 IMPACT RESISTANT WALL PROTECTION										
616	Corner Protectors, Surface Mounted SS 48"	3	EA	\$110.00	\$330	0.500	1.5	\$98		\$428	\$471
617											
618											
619											
620											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P	
				Unit	Total	Units	Totals					
10 28 00 TOILET AND BATH ACCESSORIES												
621	Toilet Paper Dispenser - 2 Roll	3	EA	\$82.00	\$246	0.500	1.5	\$98	\$344	\$378		
622	Soap Dispensers - OFCI	3	EA	\$14.00	\$42	0.500	1.5	\$98	\$98	\$108		
623	Seat Cover Dispenser	3	EA	\$28.00	\$84	0.250	0.8	\$52	\$94	\$103		
624	Shower Curtain W/ Hooks	1	EA	\$95.00	\$28	0.250	0.3	\$20	\$48	\$53		
625	Paper Towel Dispenser - Surface Mount OFCI	3	EA	\$38.00	\$114	0.500	1.5	\$98	\$98	\$108		
626	Grab Bar, Handicap, 36" X 54"	3	EA	\$38.00	\$114	1.500	4.5	\$293	\$578	\$636		
627	Grab Bar, Single Bar, 24"	1	EA	\$328.00	\$328	0.743	0.7	\$46	\$84	\$92		
628	Sanitary Napkin Vendor	1	EA	\$100.00	\$100	1.000	1.0	\$65	\$393	\$432		
629	Sanitary Napkin Disposal, Partition Mounted	2	EA	\$71.28	\$142.56	0.500	1.0	\$77	\$277	\$277		
630	Mirror 24" X 36"	3	EA	\$27.00	\$81	0.500	1.5	\$98	\$312	\$343		
631	Under Lavatory Guard	3	EA	\$50.00	\$150	0.250	0.8	\$52	\$133	\$146		
632	Janitor Mop/Broom Holder, 24"	1	EA	\$391.00	\$391	0.743	0.7	\$46	\$96	\$106		
633	Shower Seat - Handicap	1	EA			1.500	1.5	\$98	\$489	\$538		
634												
635												
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665												
				Subtotal: 10 - SPECIALTIES		52.9		\$3,459	\$26,815	\$28,569		
				Average Unit Price For this division is: \$5.98 per SF based on 4,778 SF								

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				Unit	Total	Units	Totals				
666	667 11 - EQUIPMENT										
668	OFCI Flatscreen Monitors	2	EA	\$50.00	\$100	4.000	8.0	\$614		\$714	\$714
669	Relocate Existing Safe - Allow	1	LS	\$50.00	\$50	16.000	16.0	\$1,228		\$1,278	\$1,278
670											
671											
672											
673	Subtotal: 11 - EQUIPMENT				\$150		24.0	\$1,842		\$1,992	\$1,992
674	Average Unit Price For this division is: \$0.42 per SF based on 4,778 SF										
675											
676	677 12 - FURNISHINGS										
678											
679	Display Casework										
680	Document Display Case 4x8	2	EA	\$700.00	\$1,400	3.000	6.0	\$390		\$1,790	\$1,969
681	Document Display Case 4x7	1	EA	\$700.00	\$700	3.000	3.0	\$195		\$895	\$985
682											
683	12 21 13 HORIZONTAL LOUVER BLINDS										
684	Horz. Louver Blinds	494	SF	\$3.00	\$1,482	0.029	14.3	\$930		\$2,412	\$2,653
685											
686	Subtotal: 12 - FURNISHINGS				\$3,582		23.3	\$1,515		\$5,097	\$5,607
687	Average Unit Price For this division is: \$1.17 per SF based on 4,778 SF										
688											
689											
690	13 - SPECIAL CONSTRUCTION										
691											
692	13730 Security Access										
693	Door Access System, Rough-In Only	6	EA	\$53.50	\$321	3.234	19.4	\$1,561		\$1,882	\$2,258
694	Door Access Control Panel, Rough-In Only	1	EA	\$81.50	\$82	5.057	5.1	\$410		\$492	\$590
695											
696	13851 Fire Alarm										
697											
698	13915 Fire-Suppression Piping										
699	See Alternate 2										
700											
701	Subtotal: 13 - SPECIAL CONSTRUCTION				\$403		24.5	\$1,971		\$2,374	\$2,848
702	Average Unit Price For this division is: \$0.60 per SF based on 4,778 SF										
703											
704											
705	14 - CONVEYING										
706											
707											
708	Subtotal: 14 - CONVEYING										
709	Average Unit Price For this division is: \$0.00 per SF based on 4,778 SF										
710											

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				Unit	Total					
711										
712	15 - MECHANICAL									
713										
714	15075 Mechanical Identification	1	LS	\$800.00	\$800				\$800	\$800
715										
716	15080 Mechanical Insulation									
717	Piping Insulation									
718	Fiberglass Pipe Insulation, 1" Thick W/ ASJ									
719	Domestic Hot/Cold Water									
720	3/4" Pipe, Fittings	480	LF	\$1.80	\$864	33.6	\$2,627		\$3,491	\$4,713
721	1" Pipe, Fittings	90	LF	\$2.16	\$194	6.6	\$516		\$710	\$959
722	1-1/4" - 1/2" Pipe, Fittings	90	LF	\$2.23	\$201	6.8	\$532		\$733	\$990
723	2" Pipe, Fittings	90	LF	\$2.44	\$220	7.2	\$563		\$783	\$1,057
724	Hydronic									
725	3/4" Pipe, Fittings	605	LF	\$1.80	\$1,089	42.4	\$3,315		\$4,404	\$5,945
726	1" Pipe, Fittings	130	LF	\$1.84	\$239	9.5	\$743		\$982	\$1,326
727	1-1/2" Pipe, Fittings	130	LF	\$2.23	\$290	9.9	\$774		\$1,064	\$1,436
728	2" Pipe, Fittings	130	LF	\$2.44	\$317	10.4	\$813		\$1,130	\$1,526
729	2-1/2" Pipe, Fittings	60	LF	\$3.04	\$182	5.3	\$414		\$596	\$805
730										
731	Ductwork Insulation									
732	Glass Fiber, Flexible Ductwrap, .75 Lb, FSK									
733	2" Thick (Typ For O/A Ducts, Round)	336	SF	\$0.34	\$114	17.8	\$1,392		\$1,506	\$2,033
734										
735	Glass Fiber, Fire Resistant Liner, 1-1/2 Lb									
736	1" Thick (Typ For S/A Ducts, Round)	1,312	SF	\$0.46	\$604	60.4	\$4,723		\$5,327	\$7,191
737										
738	Sound Liner Insulation	116	SF	\$1.51	\$175	12.4	\$970		\$1,145	\$1,546
739										
740	15140 Domestic Water Piping									
741	Domestic HW/CW Supply, Type L Copper									
742	1/2" Pipe	480	LF	\$3.49	\$1,675	54.7	\$4,372		\$6,047	\$7,256
743	3/4" Pipe	90	LF	\$4.10	\$369	10.9	\$871		\$1,240	\$1,488
744	1" Pipe	90	LF	\$8.14	\$733	12.2	\$975		\$1,708	\$2,050
745	1-1/4" Pipe	90	LF	\$8.67	\$780	14.3	\$1,143		\$1,923	\$2,308
746	Fittings	1	LS	\$934.95	\$935	55.0	\$4,396		\$5,331	\$6,397
747	Sterilization	1	LS	\$50.00	\$50	4.0	\$320		\$370	\$444
748										
749	15145 Domestic Water Piping Specialties									
750	Water Hammer Arresters	2	EA	\$56.00	\$112	1.6	\$128		\$240	\$288
751	Reduced Pressure BFP 3"	1	EA	\$2,740.00	\$2,740	3.5	\$280		\$3,020	\$3,624
752	Domestic Water Meter, Badger Turbo 200	1	EA	\$995.00	\$995	1.5	\$120		\$1,115	\$1,338
753	Water Filter System - Allowance	1	EA	\$2,500.00	\$2,500	8.0	\$639		\$3,139	\$3,767
754										
755										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
756											
757	15150 Sanitary Waste and Vent Piping										
758	Below Grade DWV, ABS Pipe										
759	2" Pipe	65	LF	\$1.94	\$126	0.100	6.5	\$520		\$646	\$775
760	3" Pipe	40	LF	\$3.71	\$148	0.129	5.2	\$416		\$564	\$677
761	4" Pipe	150	LF	\$5.42	\$813	0.160	24.0	\$1,918		\$2,731	\$3,277
762	Fittings	1	LS	\$163.05	\$163	10.710	10.7	\$855		\$1,018	\$1,222
763	Trenching	190	LF	\$2.00	\$380	0.100	19.0	\$1,519	\$665	\$2,564	\$3,077
764											
765	Above Grade ABS Pipe										
766	1-1/2" Pipe	200	LF	\$1.94	\$388	0.100	20.0	\$1,599		\$1,987	\$2,384
767	2" Pipe	160	LF	\$3.71	\$594	0.129	20.6	\$1,647		\$2,241	\$2,689
768	3" Pipe	40	LF	\$3.71	\$148	0.129	5.2	\$416		\$564	\$677
769	Fittings	1	LS	\$169.50	\$170	13.740	13.7	\$1,095		\$1,265	\$1,518
770											
771	15155 Drainage Piping Specialties										
772	FD-1: Floor Drains	6	EA	\$176.00	\$1,056	1.000	6.0	\$480		\$1,536	\$1,843
773	Floor Cleanouts - Allow	3	EA	\$285.00	\$713	0.700	1.8	\$144		\$857	\$1,028
774	Vent Thru Roof, 4"	2	EA	\$65.00	\$130	1.000	2.0	\$160		\$290	\$348
775	Trap Primer	6	EA	\$60.00	\$360	1.500	9.0	\$719		\$1,079	\$1,295
776											
777	15160 Storm Drainage Piping										
778	Rain Leader, Svc Wt Cast Iron										
779	4" Pipe	300	LF	\$12.25	\$3,675	0.419	125.7	\$10,048		\$13,723	\$16,468
780	Fittings	1	LS	\$275.63	\$276	18.855	18.9	\$1,511		\$1,787	\$2,144
781	RD-1: Roof Drains, Incl Overflow Drains	3	EA	\$380.00	\$1,140	2.300	6.9	\$552		\$1,692	\$2,030
782	ORD-1: Roof Drains, Incl Overflow Drains	3	EA	\$380.00	\$1,140	2.300	6.9	\$552		\$1,692	\$2,030
783											
784	15180 Heating Pumps										
785	CP-1, CP-2: Circ Pumps Grundfos UPS32-60	2	EA	\$1,764.00	\$3,528	4.000	8.0	\$639		\$4,167	\$5,000
786	CP-3: HWG Circ Pump UP26-99F	1	EA	\$546.00	\$546	2.000	2.0	\$160		\$706	\$847
787	CP-4: Heat Circ Pump Grundfos UPS32-60	1	EA	\$1,764.00	\$1,764	4.000	4.0	\$320		\$2,084	\$2,501
788	CP-5: Radiant Heat Inj. Pump UPS15-42VS	1	EA	\$713.00	\$713	3.000	3.0	\$240		\$953	\$1,144
789	CP-6: Radiant Heat/Circ Pump UP26-99F	1	EA	\$546.00	\$546	2.000	2.0	\$160		\$706	\$847
790	CP-7: HW Re-Circ Pump UP15-42B7	1	EA	\$474.00	\$474	2.000	2.0	\$160		\$634	\$761
791											
792	15181 Hydronic Piping										
793	Pipe & Fittings, Copper Type L										
794	3/4" Pipe	605	LF	\$4.10	\$2,481	0.121	73.2	\$5,851		\$8,332	\$9,998
795	1" Pipe	130	LF	\$8.14	\$1,058	0.136	17.7	\$1,415		\$2,473	\$2,968
796	1-1/2" Pipe	130	LF	\$11.18	\$1,453	0.177	23.0	\$1,838		\$3,291	\$3,949
797	2" Pipe	130	LF	\$17.51	\$2,276	0.219	28.5	\$2,278		\$4,554	\$5,465
798	2-1/2" Pipe	60	LF	\$23.77	\$1,426	0.297	17.8	\$1,423		\$2,849	\$3,419
799	Fittings	1	LS	\$1,304.10	\$1,304	48.060	48.1	\$3,845		\$5,149	\$6,179
800	Trenching - Hydronic Piping Under Slab	60	LF	\$2.00	\$120	0.143	8.6	\$687	\$300	\$1,107	\$1,328

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				Unit	Total	Units	Totals				
801	Hydronic Specialties										
802	AS-1: Air Separator Amtrol 3.0AS-L 100 GPM	1	EA	\$300.00	\$300	1.000	1.0	\$80	\$380	\$456	
803	Expansion Tanks										
804	ET-1: Bladder Type Expansion Tank Amtrol AX-40(V) ASME	1	EA	\$1,670.00	\$1,670	2.000	2.0	\$160	\$1,830	\$2,196	
805	ET-3: DHW Amtrol Therm-X-Trol ST-5 Glycol System	1	EA	\$58.13	\$58	1.000	1.0	\$80	\$138	\$166	
806	GMT-1: Glycol Mixing Tank Axiom MF200	1	EA	\$550.00	\$550	6.000	6.0	\$480	\$1,030	\$1,236	
807	'Pressure Pal' 6.0 Gal Propylene Glycol	99	GAL	\$14.00	\$1,381	0.480	47.4	\$3,789	\$5,170	\$6,204	
810											
811	15194 Fuel Gas Piping										
812	Connect To Service, Valves, Pipe, Fittings	1	LS	\$1,000.00	\$1,000	8.000	8.0	\$639	\$1,639	\$1,967	
813	Sched 40 Blk Steel										
814	1" Pipe	40	LF	\$4.54	\$182	0.068	2.7	\$216	\$398	\$478	
815	1-1/2" Pipe	40	LF	\$7.07	\$283	0.090	3.6	\$288	\$571	\$685	
816	Fittings	1	LS	\$139.50	\$140	3.780	3.8	\$304	\$444	\$533	
817											
818	15410 Plumbing Fixtures										
819	P1-1: Water Closet, Wall Hung Flush Valve	3	EA	\$500.00	\$1,500	4.000	12.0	\$959	\$2,459	\$2,951	
820	P2-1: Wall Hung Urinal	2	EA	\$700.00	\$1,400	7.000	14.0	\$1,119	\$2,519	\$3,023	
821	P3-1: Wall Hung Lavatory, ADA	3	EA	\$474.00	\$1,422	5.000	15.0	\$1,199	\$2,621	\$3,145	
822	P4-1: Garage Mop Sink Floor Mtd	1	EA	\$800.00	\$800	4.000	4.0	\$320	\$1,120	\$1,344	
823	P4-2: Janitor Mop Sink Floor Mtd	1	EA	\$800.00	\$800	4.000	4.0	\$320	\$1,120	\$1,344	
824	P4-3: Break Room Sink Double Bowl SS	1	EA	\$550.00	\$550	4.000	4.0	\$320	\$870	\$1,044	
825	P4-4: Kitchen Sink Double Bowl SS Single Lever Faucet, Sprayer	1	EA	\$550.00	\$550	4.000	4.0	\$320	\$870	\$1,044	
826	P5-1: Washer Box	1	EA	\$65.00	\$65	1.000	1.0	\$80	\$145	\$174	
827	P5-2: Dishwasher - Rough-In	1	EA	\$50.00	\$50	4.000	4.0	\$320	\$370	\$444	
828	P6-1: Shower	1	EA	\$800.00	\$800	12.000	12.0	\$959	\$1,759	\$2,111	
829	Tempering Valve	1	EA	\$350.00	\$350	1.000	1.0	\$80	\$430	\$516	
830											
831	15441 Domestic Water Pumps										
832	CP-10: Domestic Water Pump, Bronze, Frac HP	1	EA	\$420.00	\$420	4.000	4.0	\$320	\$740	\$888	
833											
834	15486 Fuel-Fired Water Heaters										
835	HWG-1: Domestic Water Heater Indirect, 80 Gal Ultra Plus 80	1	EA	\$3,087.00	\$3,087	6.000	6.0	\$480	\$3,567	\$4,280	
836	Seismic Bracing	1	EA	\$76.00	\$76	0.500	0.5	\$40	\$116	\$139	
837											
838	15510 Heating Boilers and Accessories										
839	B-1: Gas Fire High Efficiency Boiler, 550 MBH, Weil McLain Ultra 550	1	EA	\$11,698.00	\$11,698	40.000	40.0	\$3,197	\$14,895	\$17,874	
840											

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				Unit	Total	Units	Totals			
841	15550 Breechings, Chimneys, and Stacks	1	LS	\$1,500.00	\$1,500	8.000	8.0	\$639	\$2,139	\$2,567
842										
843	15725 Air-Handling Units	1	EA	\$21,000.00	\$21,000	50.000	50.0	\$3,997	\$26,497	\$31,796
844	RTU-1: Roof Top Unit - Daiken DPS007A							\$1,500		
845										
846	15738 Split-System Air-Conditioning Units	1	PKG	\$6,850.00	\$6,850	16.000	16.0	\$1,279	\$8,129	\$9,755
847	CRU-1/CU/1: Split System AC Unit - Allow For 1.5									
848	Ton Liebert Datamate									
849	Refrigerant Pipe, Fittings, Insulated	60	LF	\$7.00	\$420	0.170	10.2	\$815	\$1,235	\$1,482
850										
851	15764 Convection Heating Units	7	EA	\$140.00	\$980	2.000	14.0	\$1,119	\$2,099	\$2,519
852	BB-1: Baseboard Radiation									
853	No. Of Units (Zones)	70	LF	\$30.00	\$2,100	0.200	14.0	\$1,119	\$3,219	\$3,863
854	Enclosure, 24"	42	LF	\$28.00	\$1,176	0.200	8.4	\$671	\$1,847	\$2,216
855	Fintube, 3/4", 1 Row									
856										
857	BB-2: Baseboard Radiation	1	EA	\$140.00	\$140	2.000	2.0	\$160	\$300	\$360
858	No. Of Units (Zones)	68	LF	\$50.00	\$3,400	0.200	13.6	\$1,087	\$4,487	\$5,384
859	Architectural Enclosure	41	LF	\$28.00	\$1,142	0.200	8.2	\$655	\$1,797	\$2,156
860	Fintube, 3/4", 1 Row									
861										
862	CUH-1: Cabinet Unit Heaters	3	EA	\$1,200.00	\$3,600	4.000	12.0	\$959	\$4,559	\$5,471
863	Valves & Fittings	3	EA	\$140.00	\$420	2.000	6.0	\$480	\$900	\$1,080
864										
865	UH-1 & 2: Unit Heaters	2	EA	\$800.00	\$1,600	4.000	8.0	\$639	\$2,239	\$2,687
866	Valves & Fittings	2	EA	\$140.00	\$280	2.000	4.0	\$320	\$600	\$720
867										
868	15771 Radiant Floor Heating Equipment	750	SF							
869	Radiant Floor Heating System	1,000	LF	\$1.40	\$1,400	0.023	23.0	\$1,838	\$3,238	\$3,886
870	Tubing, 5/8" PEX, 9" O.C., Incl Supports, Ties	2	EA	\$995.00	\$1,990	4.000	8.0	\$639	\$2,629	\$3,155
871	Manifolds, Premanufactured Assembly, With Isolation, Balance, Control Valves									
872										
873	15815 Metal Ducts	1,761	LBS	\$2.47	\$4,350	0.105	184.9	\$14,790	\$19,140	\$22,968
874	Round Spiral, Galvanized	1,173	LBS	\$3.71	\$4,350	0.158	185.3	\$14,822	\$19,172	\$23,006
875	Rectangular, Galvanized									
876										
877	15820 Duct Accessories	7	EA	\$18.00	\$126	0.500	3.5	\$280	\$406	\$487
878	Volume Dampers	7	EA	\$24.00	\$168	0.750	5.3	\$424	\$592	\$710
879	Flex Duct Connectors									
880										
881	15830 Fans	1	EA	\$500.00	\$500	3.300	3.3	\$264	\$764	\$917
882	EF-1: Exhaust Fan 1/2 HP	1	LS	\$1,200.00	\$1,200	6.000	6.0	\$480	\$1,680	\$2,016
883	Boiler Room Ventilation, Plenum, Dampers									

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884	15855 Diffusers, Registers, and Grilles										
885	SA Diffuser A 24x24	2	EA	\$150.00	\$300	1.500	3.0	\$240		\$540	\$648
886	SA Diffuser B 24x24	3	EA	\$150.00	\$450	1.500	4.5	\$360		\$810	\$972
887	SA Diffuser C 12x6 Duct Mtd	7	EA	\$85.00	\$595	1.000	7.0	\$560		\$1,155	\$1,386
888	SA Diffuser D 18x10 Duct Mtd	1	EA	\$85.00	\$85	1.000	1.0	\$80		\$165	\$198
889	SA Diffuser E 12x12	1	EA	\$85.00	\$85	1.000	1.0	\$80		\$165	\$198
890	SA Diffuser Small Round	2	EA	\$170	\$170	1.000	2.0	\$160		\$330	\$396
891	RA Grille R 12x12	3	EA	\$40.00	\$120	0.660	2.0	\$160		\$280	\$336
892	RA Grille S 24x24	4	EA	\$40.00	\$160	0.660	2.6	\$208		\$368	\$442
893	EA Grille G 12x12	4	EA	\$40.00	\$160	0.660	2.6	\$208		\$368	\$442
894											
895											
896	L-1: Louver	1	EA	\$250.00	\$250	2.000	2.0	\$160		\$410	\$492
897	Wall Cap	1	EA	\$34.00	\$34	0.500	0.5	\$40		\$74	\$89
898											
899	15900 HVAC Instrumentation and Controls										
900	Thermostats, Packaged Controls	1	LS	\$14,100.00	\$14,100					\$14,100	\$14,100
901											
902	15950 Testing, Adjusting, and Balancing										
903	Balance Hydronic System	1	LS	\$200.00	\$200	8.000	8.0	\$640		\$840	\$1,008
904	Balance Air Systems	1	LS	\$200.00	\$200	24.000	24.0	\$1,920		\$2,120	\$2,544
905	Commissioning, Startup	1	LS			16.000	16.0	\$1,280		\$1,280	\$1,536
906											
907											
908											
909											
910											
911											
912											
913											
914											
915											
916											
917											
918											
919											
920											
921											
922											
923											
924											
925											
926	Subtotal: 15 - MECHANICAL				\$150,020		1,798.9	\$143,434	\$2,465	\$295,919	\$355,405
927											
928											

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929											
930	16 - ELECTRICAL										
931											
932	16060 Grounding and Bonding	4,778	SF			0.001	4.8	\$386		\$386	\$463
933											
934	16075 Electrical Identification	4,778	SF		\$0.05					\$239	\$287
935											
936	16140 Wiring Devices										
937	Receptacles: Complete Assemblies	96	EA								
938	Duplex 20A 125V	40	EA		\$5.38	0.200	8.0	\$644		\$859	\$1,031
939	Duplex 20A 125V - Wiremold	17	EA		\$5.38	0.200	3.4	\$274		\$365	\$438
940	Quadruplex 20A 125V	6	EA		\$10.76	0.400	2.4	\$193		\$258	\$310
941	Quadruplex 20A 125V In Floor Box	5	EA		\$22.00	0.250	1.3	\$105		\$215	\$258
942	GFCI Receptacles	19	EA		\$26.79	0.300	5.7	\$459		\$968	\$1,162
943	WP GFCI Receptacles	6	EA		\$29.00	0.300	1.8	\$145		\$319	\$383
944	Special Purpose Receptacles	3	EA		\$59.00	0.500	1.5	\$121		\$298	\$358
945	Add For:										
946	3/4in. EMT	2,880	LF		\$0.36	0.035	100.8	\$8,109		\$9,146	\$10,975
947	3/4in. EMT CONN	192	EA		\$0.37	0.030	5.8	\$467		\$538	\$646
948	3/4in. EMT CPLG	192	EA		\$0.45			\$86		\$86	\$103
949	3/4in. EMT STRAP 1-H	288	EA		\$0.09	0.025	7.2	\$579		\$605	\$726
950	#10 THHN	4,608	LF		\$0.24	0.006	27.6	\$2,220		\$3,326	\$3,991
951	#12 THHN	4,608	LF		\$0.16	0.005	23.0	\$1,850		\$2,587	\$3,104
952	UTILITY BOX 2-1/2 D 1/2 KO	96	EA		\$1.27	0.200	19.2	\$1,545		\$1,667	\$2,000
953	1G SS RECEPTACLE PLATE	96	EA		\$1.04	0.025	2.4	\$193		\$293	\$352
954	1in. x10 S-TAP SCREW	480	EA		\$0.03	0.020	9.6	\$772		\$786	\$943
955											
956	Floor Boxes - Outlets Above, Data In Div 16715	5	EA		\$250.00	2.500	12.5	\$1,006		\$2,256	\$2,707
957											
958	Headbolt Outlets	3	EA		\$550.00	4.000	12.0	\$965		\$2,615	\$3,138
959	3/4" EMT, 4#8	300	LF		\$2.39	0.102	30.6	\$2,462		\$3,179	\$3,815
960	Junction Boxes WP	3	EA		\$29.00	0.500	1.5	\$121		\$208	\$250
961											
962	16420 Enclosed Controllers										
963	Equipment Connection - Boiler	1	EA		\$29.00	1.000	1.0	\$80		\$109	\$131
964	Wiring: Nom. 3/4" EMT 3#10, 1N	50	LF		\$2.77	0.086	4.3	\$346		\$485	\$582
965	Fractional To 1/4 HP	9	EA		\$65.00	1.000	9.0	\$724		\$1,309	\$1,571
966	Wiring: Nom. 3/4" EMT 3#10, 1N	450	LF		\$2.77	0.086	38.7	\$3,113		\$4,360	\$5,232
967	Starter/Disconn CP-3, EF-1...5 HP	2	EA		\$250.00	3.000	6.0	\$483		\$983	\$1,180
968	3/4" EMT, 3#10, 1#10	160	LF		\$2.77	0.094	15.0	\$1,207		\$1,650	\$1,980
969	Starter/Disconn CP-1&2: 0.75 HP	2	EA		\$250.00	3.000	6.0	\$483		\$983	\$1,180
970	3/4" EMT, 3#10, 1#10	160	LF		\$2.77	0.094	15.0	\$1,207		\$1,650	\$1,980
971	Starter/Disconn, RTU 5 HP	1	EA		\$740.00	5.000	5.0	\$402		\$1,142	\$1,370
972	[45-3A] 1" EMT, 3#6, 1#10	110	LF		\$2.89	0.115	12.7	\$1,022		\$1,340	\$1,608
973											

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974											
975	16441 Switchboards										
976	Service Entry:										
977	CT Cabinet/Meter 400A - NEMA 3R	1	EA	\$500.00	\$500	4.000	4.0	\$322		\$822	\$986
978	Service Disconnect 400A 208V 3P 4W	1	EA	\$2,750.00	\$2,750	10.000	10.0	\$804		\$3,554	\$4,265
979	MDP: Main Distribution Panel 400A MLO 208Y/120V 3P 4W	1	EA	\$2,900.00	\$2,900	12.000	12.0	\$965		\$3,865	\$4,638
980	Allow For TVSS	1	EA	\$500.00	\$500					\$500	\$600
981											
982	16442 Panelboards										
983	Panel A, B: 150A MLO 120/208V 3P 4W	2	EA	\$900.00	\$1,800	10.000	20.0	\$1,609		\$3,409	\$4,091
984											
985	Feeders & Subfeeds										
986	[150-4A] 2" EMT, 4#1/0, 1#6	40	LF	\$16.46	\$658	0.209	8.4	\$676		\$1,334	\$1,601
987	[400-4A] 2 Sets 2" RGS, 4#3/0, 1#1/0	20	LF	\$64.22	\$1,284	0.660	13.2	\$1,062		\$2,346	\$2,815
988	[400-4B] 3" EMT, 4#3/0, 1#1/0	30	LF	\$30.69	\$921	0.312	9.4	\$756		\$1,677	\$2,012
989	Elec Service, (2)4" Conduit	40	LF	\$19.27	\$771	0.400	16.0	\$1,287		\$2,058	\$2,470
990	Trenching	40	LF	\$2.00	\$80	0.143	5.7	\$459	\$200	\$739	\$887
991											
992	16511 Interior Lighting										
993	CF1: 4' Fluorescent Strip T5 1L	10	EA	\$63.75	\$638	1.250	12.5	\$1,006		\$1,644	\$1,973
994	CF2: 8' Fluorescent Strip T5HO 2L	4	EA	\$117.00	\$468	1.250	5.0	\$402		\$870	\$1,044
995	DL4: 4" Downlight LED	16	EA	\$255.45	\$4,087	1.000	16.0	\$1,287		\$5,374	\$6,449
996	DL4D: 4" Downlight Dimming LED	16	EA	\$255.45	\$4,087	1.000	16.0	\$1,287		\$5,374	\$6,449
997	E1: Emergency Lighting Unit LED	7	EA	\$62.50	\$438	1.000	7.0	\$563		\$1,001	\$1,201
998	E1L: Emerg Remote Head LED	4	EA	\$38.50	\$154	0.500	2.0	\$161		\$315	\$378
999	GR2: 2x4 Volumetric Fluor Troffer T5 2L	7	EA	\$170.60	\$1,194	1.250	8.8	\$708		\$1,902	\$2,282
1,000	GR2D: 2x4 Volumetric Troffer Dimming T5 2L	8	EA	\$188.10	\$1,505	1.250	10.0	\$804		\$2,309	\$2,771
1,001	LB2: Architectural Fluorescent T5 2L	1	EA	\$84.10	\$84	1.250	1.3	\$105		\$189	\$227
1,002	LB3: Architectural Fluorescent T5 3L	7	EA	\$150.50	\$1,054	1.250	8.8	\$708		\$1,762	\$2,114
1,003	SF2: Arch Suspended Fluorescent T5 2L	45	EA	\$343.60	\$15,462	1.500	67.5	\$5,430		\$20,892	\$25,070
1,004	T1: Track Lighting 8' 3 Heads	1	EA	\$378.20	\$378	2.500	2.5	\$201		\$579	\$695
1,005	WF1: 2' Architectural Fluorescent T5HO 1L	3	EA	\$226.90	\$681	1.250	3.8	\$306		\$987	\$1,184
1,006	WF-2: 4' Architectural Wall Mtd Fluor T5 2L	8	EA	\$357.95	\$2,864	1.250	10.0	\$804		\$3,668	\$4,402
1,007	X: Exit Sign LED	7	EA	\$62.50	\$438	1.000	7.0	\$563		\$1,001	\$1,201
1,008	XE: Combo Exit/Emerg LED	1	EA	\$135.95	\$136	1.000	1.0	\$80		\$216	\$259
1,009	XER: Combo Exit/Emerg Remote Head Capable LED	4	EA	\$151.20	\$605	1.000	4.0	\$322		\$927	\$1,112
1,010	ZW1: Wall Mtd Area Light LED	4	EA	\$314.40	\$1,258	1.250	5.0	\$402		\$1,660	\$1,992
1,011	ZW2: Area Light Wall Mtd Type II Dist. LED	3	EA	\$314.40	\$943	1.000	3.0	\$241		\$1,184	\$1,421
1,012	Switches	10	EA	\$17.81	\$178	0.529	5.3	\$426		\$604	\$725
1,013	Switches, OS	6	EA	\$65.00	\$390	0.529	3.2	\$257		\$647	\$776
1,014	Switches, 3-Way	17	EA	\$35.62	\$606	1.058	18.0	\$1,448		\$2,054	\$2,465
1,015	Switches, 4-Way	1	EA	\$44.53	\$45	1.058	1.1	\$88		\$133	\$160
1,016	Switches, Dimming	1	EA	\$65.00	\$65	0.529	0.5	\$40		\$105	\$126
1,017	Wiring: 3/4" Cond, 3-#12, Gnd	4,100	LF	\$1.49	\$6,109	0.091	373.1	\$30,014		\$36,123	\$43,348

Homer Harbor Master's Office
Homer, Alaska
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Construction Cost Estimate
65% Submittal
March 10, 2014

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
1,018											
1,019	16521 Exterior Lighting										
1,020	ZP1: 28' Pole Mounted Area Light LED	2	EA	\$1,905.05	\$3,810	11.500	23.0	\$1,850	\$350	\$6,010	\$7,212
1,021	Wiring: 3/4" Cond, 3-#12, Gnd	220	LF	\$1.52	\$334	0.091	20.0	\$1,609		\$1,943	\$2,332
1,022	Trenching	180	LF	\$2.00	\$360	0.143	25.7	\$2,067	\$900	\$3,327	\$3,992
1,023	Pole Bases	2	EA	\$300.00	\$600	8.000	16.0	\$1,287		\$1,887	\$2,264
1,024											
1,025	16715 Voice and Data Communication Cabling										
1,026	Backbone Conduit										
1,027	Backbone Conduit	185	LF	\$12.70	\$2,350	0.400	74.0	\$5,953		\$8,303	\$9,964
1,028	Trenching	185	LF	\$2.00	\$370	0.143	26.5	\$2,132	\$925	\$3,427	\$4,112
1,029											
1,030	Backbone Cabling										
1,031	12 Strand Multimode Fiber	185	LF	\$1.29	\$239	0.060	11.1	\$893		\$1,132	\$1,358
1,032	25 Pair Copper Backbone	185	LF	\$0.65	\$120	0.018	3.3	\$265		\$385	\$462
1,033	Cable Tray	100	LF	\$15.30	\$1,530	0.123	12.3	\$989		\$2,519	\$3,023
1,034											
1,035	Telephone, Data/Comm Systems										
1,036	Telecom Racks, Includes:	2	EA	\$2,200.00	\$4,400	8.000	16.0	\$1,287		\$5,687	\$6,824
1,037	Voice Modular Patch Panel	2	EA			4.000	8.0	\$644		\$644	\$773
1,038	Fiber Optics Patch Panels	2	EA			4.000	8.0	\$644		\$644	\$773
1,039	48 Port Patch Panels	2	EA			8.000	16.0	\$1,287		\$1,287	\$1,544
1,040	Data Equipment, Switch - By Owner	1	EA								
1,041	TGMB: Rack Grounding Bus Bar	1	EA	\$65.00	\$65	2.000	2.0	\$161		\$226	\$271
1,042	UPS 4 KW - Allow	1	EA	\$2,500.00	\$2,500	2.000	2.0	\$161		\$2,661	\$3,193
1,043	Terminations	66	EA			0.100	6.6	\$531		\$531	\$637
1,044	Telecomm Backboard	40	SF	\$1.00	\$40	0.017	0.7	\$56		\$96	\$115
1,045											
1,046											
1,047											
1,048											
1,049											
1,050											
1,051											
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1,061											
1,062											

Homer Harbor Master's Office
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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
1,063	Telecomm Outlets	66	PORTS								
1,064	Telecomm Outlets (1) Allow	2	EA	\$22.56	\$45	0.752	1.5	\$121	\$166	\$199	
1,065	Telecomm Outlets (2)	8	EA	\$22.56	\$180	0.752	6.0	\$483	\$663	\$796	
1,066	Telecomm Outlets (2) - Wiremold	14	EA	\$22.56	\$316	0.752	10.5	\$845	\$1,161	\$1,393	
1,067	Telecomm Outlets (4) - Assume 4 In Floor Box	5	EA	\$22.56	\$113	0.752	3.8	\$306	\$419	\$503	
1,068	Box, Cover Plate, Fittings	29	EA	\$16.00	\$464	1.000	29.0	\$2,333	\$2,797	\$3,356	
1,069	Conduit, Fittings 1"	435	LF	\$1.20	\$522	0.086	37.4	\$3,009	\$3,531	\$4,237	
1,070	J-Hooks	870	EA	\$4.00	\$3,480	0.100	87.0	\$6,999	\$10,479	\$12,575	
1,071	Cat 6 Cable	10	MLF	\$350.00	\$3,465	8.571	84.9	\$6,830	\$10,295	\$12,354	
1,072											
1,073											
1,074	Conduit, 1.25" AV Conference Room	15	LF	\$1.80	\$27	0.129	1.9	\$153	\$180	\$216	
1,075	Junction Boxes AV	1	EA	\$11.50	\$12	0.250	0.3	\$24	\$36	\$43	
1,076	Junction Boxes AV - In Conf Room Floor Box	1	EA	\$11.50	\$12	0.250	0.3	\$24	\$36	\$43	
1,077											
1,078	Rough-In ADA Door Operator	2	SETS	\$34.50	\$69	0.750	1.5	\$121	\$190	\$228	
1,079	Circuit, Conduit, Fittings 1"	180	LF	\$1.49	\$268	0.091	16.4	\$1,319	\$1,587	\$1,904	
1,080											
1,081											
1,082											
1,083											
1,084											
1,085											
1,086											
1,087											
1,088											
1,089											
1,090	ALTERNATES										
1,091											
1,092	A1 - SPRINKLER SYSTEM										
1,093											
1,094	13915 Fire-Suppression Piping										
1,095	Ord. Hazard Wet Pipe Sprinkler System	4,800	SF	\$5.00	\$24,000				\$24,000	\$24,000	
1,096											
1,097											
1,098											
1,099											
1,100											
1,101	General Requirements										
1,102	General Contractor Overhead & Profit										
1,103	General Contractor Bond & Insurance										
1,104											
1,105	Subtotal: ALTERNATES				\$24,000				\$24,000	\$24,000	\$27,631
1,106	Average Unit Price For this division is: \$5.78 per SF based on 4,778 SF										
1,107											
Subtotal: 16 - ELECTRICAL					\$95,249		\$1,637	\$131,659	\$2,375	\$229,283	\$275,139
Average Unit Price For this division is: \$57.58 per SF based on 4,778 SF											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total					
1,108										
1,109	A2 - FRONT ENTRY CANOPY									
1,110										
1,111	10 73 00 TRANSLUCENT CANOPY									
1,112	Entrance Canopy	195	SF							
1,113	Canopy Support Structure - Aluminum	1,960	LB	\$3.75	\$7,350	0.019	\$3,026		\$10,376	\$11,414
1,114	Kaiwall Translucent Canopy	195	SF	\$95.00	\$18,525				\$18,525	\$18,525
1,115	Canopy Lighting									
1,116	ZC2: Canopy Fluorescent T5HO 2L	1	EA	\$350.00	\$350	1.500	\$121		\$471	\$565
1,117	ZDL6: 6" Downlight Wet Location LED	5	EA	\$400.00	\$2,000	1.500	\$603		\$2,603	\$3,124
1,118	Wiring: 3/4" Cond; 3-#12; Gnd	300	LF	\$1.49	\$447	0.091	\$2,196		\$2,643	\$3,172
1,119	Photocell	1	EA	\$100.00	\$100	1.000	\$80		\$180	\$216
1,120										
1,121	General Requirements									\$2,961
1,122	General Contractor Overhead & Profit									\$3,998
1,123	General Contractor Bond & Insurance									\$1,099
1,124										
1,125	Subtotal: A2 - FRONT ENTRY CANOPY				\$28,772	74.5	\$6,026		\$34,798	\$45,074
1,126	Average Unit Price For this division is: \$9.43 per SF based on 4,778 SF									
1,127										
1,128										
1,129	OPTIONAL DRIVEN STEEL PILING									
1,130										
1,131	02455 Driven Piles									
1,132	8" Sch40 Galvanized Piling, Driven 35' Of 50'	7	EA			1.500	\$1,093	\$438	\$1,531	\$1,531
1,133	Predrill 5' Below Finish Grade	7	EA			5.000	\$10,933	\$3,465	\$14,398	\$14,398
1,134	Driving	21	HRS			2.000	\$1,458	\$455	\$14,163	\$14,163
1,135	Piles, Galv	7	EA	\$1,750.00	\$12,250	3.900	\$2,842	\$114	\$4,006	\$4,006
1,136	Driving Shoes	7	EA	\$150.00	\$1,050	4.000	\$2,915	\$105	\$3,020	\$3,020
1,137	Splices, 1 Per Pile	7	EA			2.000	\$1,458	\$114	\$1,572	\$1,572
1,138	Pile Cutoffs & Disposal	7	EA			1.500	\$1,093	\$105	\$2,398	\$2,398
1,139	Piling Cap, Steel, 24"x24"x1"	7	EA	\$171.36	\$1,200	3.750	\$2,738	\$866	\$3,604	\$3,604
1,140	Drive Pile Into Bedrock 10'	7	EA			1.000	\$729	\$729	\$729	\$729
1,141	Dewater Piling	7	EA			3.000	\$2,187	\$315	\$3,175	\$3,175
1,142	Grout Piling	7	EA	\$96.14	\$673	96.000	\$9,996	\$3,600	\$18,596	\$18,596
1,143	Mob/Demob Pile Driver	1	EA	\$5,000.00	\$5,000	32.000	\$3,332	\$520	\$4,412	\$4,412
1,144	Layout and Survey	1	LS	\$560.00	\$560					
1,145										
1,146	General Requirements									\$5,728
1,147	General Contractor Overhead & Profit									\$7,733
1,148	General Contractor Bond & Insurance									\$2,127
1,149										
1,150	OPTIONAL DRIVEN STEEL PILING				\$20,733	391.6	\$40,774	\$10,096	\$71,603	\$87,192
1,151	Average Unit Price For this division is: \$18.25 per SF based on 4,778 SF									
1,152										