

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: November 15, 2005

TO: Planning Commission

FROM: Greg Chaney, Planner
Community Development Department



FILE NO.: USE2005-00051 - Allowable Use

PROPOSAL: An Allowable Use permit for 5,754 square foot boat maintenance shop for AK Dept. of Fish and Game and NOAA.

GENERAL INFORMATION

Applicant: Jensen Yorba Lott, Inc.

Property Owner: ADF&G/US Dept. of Commerce/NOAA

Property Address: 250 Egan Drive

Legal Description: USS 3566 Lot 8

Parcel Code Number: 1-C07-0-K00-001-0

Site Size: 3.4 acres

Zoning: Waterfront Commercial

Utilities: CBJ Water and Sewer

Access: Whittier Street

Existing Land Use: NOAA Warehouse, Boathouse, Dock

Surrounding Land Use: North - Egan Drive, MU2 (Mixed Use)
South - Gastineau Channel
East - Waterfront Commercial
West - Waterfront Commercial



PROJECT DESCRIPTION

The applicant requests an Allowable Use permit to construct a 5,754 square foot boat maintenance shop to be used jointly by the Alaska Department of Fish and Game (ADF&G) and the United States National Oceanographic and Atmospheric Administration (NOAA).

BACKGROUND

ADF&G, in cooperation with NOAA, currently operates a vessel maintenance shop along the Juneau waterfront in a building owned by the Mental Health Trust. The Trust has decided to pursue other uses for their property so the vessel maintenance shop needs a new location. Several options were investigated and site requested under this permit application comes closest to meeting the needs for this facility. A significant reason for locating the shop on the waterfront is to be in close proximity to a large deep water port to service offshore research vessels. Currently ADF&G and NOAA have a cooperative agreement for the use of the 110-foot research vessel *Media* which is home ported in downtown Juneau. The proposed shop will service smaller vessels as well as equipment used on the larger vessel. It is necessary to have the maintenance facility as close to the large ship as possible in order to transfer large and heavy components which might be difficult to transport on a public right-of-way. The selected location is owned by NOAA and already supports a shop/warehouse, boathouse and docking facilities.

ANALYSIS

Project Site – The lot is located on NOAA’s downtown Juneau waterfront property between the Mental Health Trust land and the Seadrome Building. The lot is 3.4 acres and includes a warehouse, boathouse and docking facilities for large vessels and Coast Guard rapid response vessels.

Project Design – The building will be located on the north edge of the lot, near Egan Drive, which is currently being used for small vessel dry storage. Setbacks from adjacent property lines will exceed the 10 feet required in a Waterfront Commercial zone. Direct access to the adjacent dock is available.

Traffic – Traffic load generated from this facility is expected to be modest. The site will be accessed via Whittier Street. Operation of this facility is not expected to create a noticeable difference in traffic for the area since NOAA and ADF&G are already operating a similar facility on another parcel which also is accessed from Whittier Street. Since the existing shop will be moving to this site, there should not be any increase in traffic caused by this proposal.

Parking and Circulation – Parking requirements for this use are calculated per CBJ§49.40.210 Table of Minimum Parking Standards. As a “Manufacturing” use, one parking space is required per 1,000 square feet of gross floor area.

5,754 square feet / 1 space per 1,000 sq ft = 5.754 parking spaces, which rounds to 6 parking spaces required.

One of these spaces must be a wheelchair accessible space. Adequate parking is shown on the site plan.

For buildings between 5,000 and 24,999 square feet, one designated loading zone is required. Although a loading zone is not shown on the site plan, there is room for one. Staff is recommending a condition of approval for this Allowable Use Permit that prior to issuance of a building permit, the applicant shall designate a suitable location for a loading zone, to be approved by CDD staff.

Landscaping – Waterfront Commercial zoning districts require 10 percent vegetative cover. Based on aerial photos of the site, the lot appears to have the minimum required and the footprint of the proposed building will primarily occupy an area that is currently not vegetated. If additional construction is proposed for the lot, a survey of vegetative cover will be required.

Exterior Lighting – A lighting plan was not included with the application. Therefore, staff is recommending a condition that prior to issuance of a building permit, the applicant shall submit an acceptable lighting plan. The lighting plan shall show that exterior light fixtures will be shielded so that glare shall not be shed on adjacent properties or rights-of-way.

Signs - Signs erected by government agencies are exempt from the CBJ sign code. In this case, interpretive signage has been proposed by the applicant which would be appropriate along the Juneau Waterfront.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ§49.70.900, the Juneau Coastal Management Program. The analysis reveals that the site is designated as a Special Waterfront District. The site is labeled as a “*Retail Commercial District*” on Map 3C. This district allows all uses listed in “*Marine Commercial Districts*”. On page 83 of the Juneau Coastal Management Program, *Marine Commercial Districts* allow for “Marine fuel, water and sanitation facilities including services and support for transient and permanent vessels (emphasis added).” Therefore, the application complies with the intent of the Coastal Management Program.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter; and,
4. Whether conditions are necessary for approval¹.

The Commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the Commission shall adopt written findings setting forth the basis for its decision.

¹CBJ §49.15.320 (f)(1 through 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

Per CBJ §49.15.320 (e)(1 through 4), Decision, the Director makes the following findings on the criteria for granting the requested Allowable Use approval:

1. Is the application for the requested allowable use permit complete?

Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the requested permit appropriate according to the Table of Permissible Uses?

Yes. The requested Allowable Use permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ§49.25.300 section 9.400 for buildings over 5,000 square feet in Waterfront Commercial districts.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the November 11th and November 21st issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right of way.

4. Are conditions necessary for approval of the requested Allowable Use permit?

Yes. Based on the preceding staff analysis, it is found that conditions are necessary for approval of the requested permit. The conditions are listed in the following *Recommendation*.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

5. Will the proposed development comply with the Juneau Coastal Management Program?

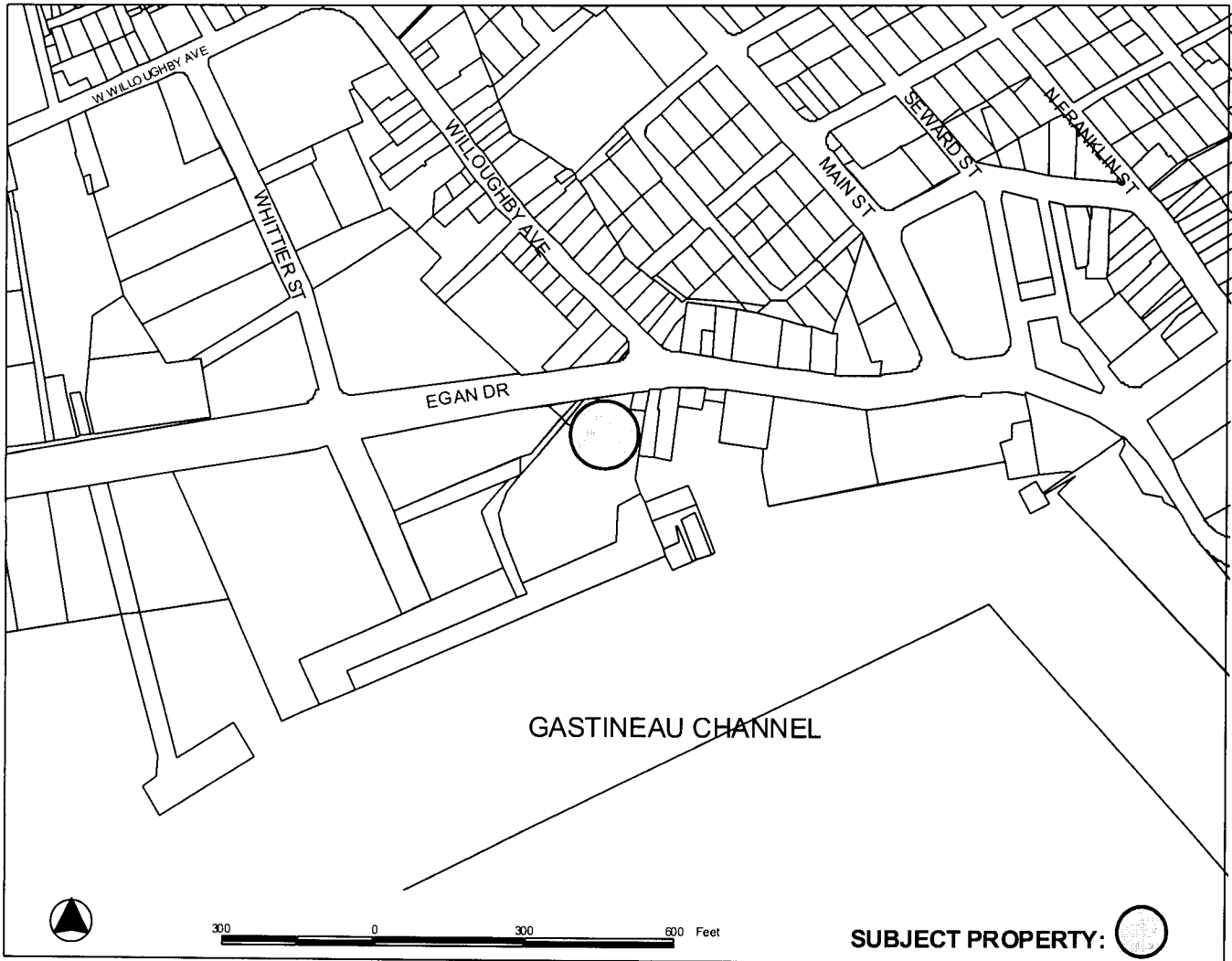
Yes. As mentioned in the staff report above, the proposal complies with the provisions of the Juneau Coastal Management Program for Special Waterfront Districts.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Allowable Use permit. The permit would allow construction of a 5,754 square foot boat maintenance shop. Approval is subject to the following conditions:

- 1) Prior to issuance of a building permit, the applicant shall designate a suitable location for a loading zone on the project site plan, to be approved by CDD staff.
- 2) Prior to issuance of a building permit, the applicant shall submit an acceptable lighting plan. The lighting plan shall reviewed by CDD staff to ensure that exterior light fixtures will be shielded so that glare shall not be shed on adjacent properties or rights-of-way.

NOTICE OF PUBLIC HEARING



PROPOSAL:

An Allowable Use permit for a 5,754 sq. ft. boat maintenance shop for ADF&G & NOAA.

FILE NO:	USE2005-00051	APPLICANT:	JENSEN YORBA LOTT INC
TO:	Adjacent Property Owners	PROPERTY OWNER:	U S DEPT COMMERCE / NOAA
HEARING DATE:	November 22, 2005	PROPERTY ADDRESS:	250 EGAN DR
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	1-C07-0-K00-001-0
PLACE:	ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE:	147,450
		ZONING:	Waterfront Commercial
		ACCESS:	EGAN DR

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Greg Chaney at 586-0761, or e-mail: Greg_Chaney@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number PRS2005-198	CITY and BOROUGH of JUNEAU	Date Received 10/6/05
Project Name (City Staff to assign name) ADF&G new Maintenance Shop		

PROJECT / APPLICANT INFORMATION	Project Description Construction of a boat maintenance shop for shared use by the Alaska Department of Fish and Game and NOAA for boat repair and maintenance.															
	PROPERTY LOCATION															
	Street Address 250 Egan drive	City / Zip Juneau AK 99801														
	Subdivision (if known)	Survey (if known) USS3366	Block / Tract (if known) Lot (if known) lot 2 and 6 8													
	Assessor's Parcel Number (if known) 1C070 K00 00 10															
	LANDOWNER/LESSEE															
	Property Owner's Name ADF&G US Dept of Commerce/NOAA	<input type="checkbox"/> Contact by E-Mail: jack.christiansen@fishgame.state.ak.us	Contact Person Jack Christiansen Work Phone No. 465-6180													
	Mailing Address 1255 W 8th St Juneau AK 99802 709 W 9th St. 99461	Home Phone No.	FAX No. 465-6181													
	LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY													
	<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p> <p><input checked="" type="checkbox"/> See attached Landowner/Lessee Signature _____ Date _____</p> <p><input checked="" type="checkbox"/> _____ Landowner/Lessee Signature _____ Date _____</p> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property and may do so during the weekend before the scheduled public hearing date.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">APPLICATION TYPE</th> <th style="width: 40%;">OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> </table>	APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE <input checked="" type="checkbox"/>		CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER:
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OTHER:																
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)																
Applicant's Name Jensen Yorba Lott Inc.	<input type="checkbox"/> Contact by E-Mail: Joann@jensenvorbalott.com	Contact Person Tony Yorba Work Phone No. 586-1070														
Mailing Address 522 W 10th St Juneau AK 99801	Home Phone No.	FAX No. 586-3959														
<input checked="" type="checkbox"/> See attached Applicant's Signature _____		<input checked="" type="checkbox"/> _____ Date of Application														

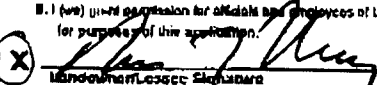
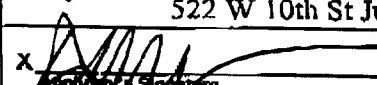
(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	<input checked="" type="checkbox"/>	ALLOWABLE USE APPROVAL	<input checked="" type="checkbox"/>	10/11/05	USE2005-51		WATER PERMIT		
		CONDITIONAL USE APPROVAL					SEWER PERMIT		
		VARIANCE					GRADING PERMIT		
		DESIGN REVIEW APPROVAL					DRIVEWAY PERMIT		
		SUBDIVISION					RIGHT-OF-WAY PERMIT		
		STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO				OTHER - (Describe)		
	<input checked="" type="checkbox"/>	BUILDING PERMIT		10/11/05	BLD2005-661		Permit Intake Initials	JM	
		Zone	Total Lot Area	Required Setbacks			Front	Back	Side
COMMENTS:									

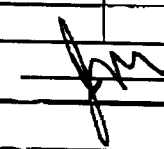
NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number 052005-198	CITY and BOROUGH of JUNEAU	Date Received 10/21/05														
Project Name (City Staff to assign name) ADFG Boat Maintenance Shop																
Project Description Construction of a boat maintenance shop for shared use by the Alaska Department of Fish and Game and NOAA for boat repair and maintenance																
PROPERTY LOCATION																
Street Address 250 Egan drive		City / Zip Juneau AK 99801														
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<input checked="" type="checkbox"/> Landowner/Lessee Signature  Date 10-24-05		INITIAL ALL THAT MAY APPLY <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>APPLICATION TYPE</th> <th>OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE <input checked="" type="checkbox"/></td> <td>PKM</td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> </table>	APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE <input checked="" type="checkbox"/>	PKM	CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER:	
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Mailing Address 522 W 10th St Juneau AK 99801		Work Phone No. 586-1070														
		Home Phone No. 586-3959														
<input checked="" type="checkbox"/> Applicant Signature 		Date of Application 10-24-05														

(OFFICE USE ONLY BELOW THIS LINE)

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	CONDITIONAL USE APPROVAL				SEWER PERMIT		
	VARIANCE				GRADING PERMIT		
	DESIGN REVIEW APPROVAL				DRIVEWAY PERMIT		
	SUBDIVISION				RIGHT-OF-WAY PERMIT		
	STREET VACATION				PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
	SIGN APPROVAL				OTHER (Describe)		
<input checked="" type="checkbox"/>	BUILDING PERMIT	10/11/05	BLD2005-661		Permit Intake Initials		
	Zone	Total Lot Area	Required Setbacks				
			Front Back Side Other				
COMMENTS:							

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

ALLOWABLE/CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number PRJ 2005-51	Project Name ADFG New Maintenance Shop	Case Number USE 2005-51	Date Received 10/21/05
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APPLICANT INFORMATION

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

Construction of a boat maintenance shop for the shared use of the Alaska Department of Fish and Game and NOAA for boat repair and maintenance.

MODIFICATION OF EXISTING APPROVAL? No Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):

Parking

PROPOSED USE OF LAND AND/OR BUILDING(S):

Boat repair garage.

UTILITIES PROPOSED WATER: Public On Site SEWER: Public On Site

SITE DIMENSIONS:

Width 300 ft. Depth 280 ft. Total Area 85623 square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions)

Length 76' ft. Width 70' ft. Height 24 ft. Total Area 5754 square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING

Existing to remain No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING

Existing Spaces: _____ Proposed Spaces: 4

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE		TABLE OF PERMISSIBLE USES CATEGORY:		
	<u>Fees</u>	<u>Check No.</u>	<u>Receipt No.</u>	<u>Date</u>
Application Fees	\$ <u>400.00</u>			
Adjustment	\$ _____			
Public Notice Sign Fee	\$ <u>50.00</u>			
Public Notice Sign Deposit	\$ <u>100.00</u>			
Total Fee	\$ <u>550.00</u>	<u>1073869</u>	<u>21421</u>	<u>10/21/05</u>

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NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

LOCATION SELECTION CRITERIA FOR THE NOAA/ADF&G VESSEL SHOP

TO: GREG CHENEY - CBJ
FROM: JACK CHRISTIANSEN - ADF&G
SUBJECT: LOCATION SELECTION CRITERIA FOR THE PROPOSED VESSEL SHOP
DATE: 10/20/2005
CC: JOANN LOFT - JYL, INC., JOHN WHITE - ADF&G, STEVE IGNEILL - NOAA

RECEIVED
OCT 21 2005
PERMIT CENTER / CDD

Several years ago ADF&G was notified by Mental Health Trust that we were being evicted from the current sub-port storage building that houses our existing vessel shop operations and basic departmental storage for the Southeast Region. We were fortunate to have this period extended, but have since been notified that we have to be out of our existing location by June 30, 2006. After the initial notification of our pending eviction we performed a major review of the local area in an effort to come up with a workable solution that would allow us to continue our operations in the Juneau area. The site selection criteria for the new vessels shop necessary to maintain a functional and operational program in the Juneau area were:

1. We had significant budget restrictions and no additional funding available for the purchase of land.
2. We had to have facilities close to our existing 110 foot research vessel (Medeia) which is home-ported in downtown Juneau.
3. We needed access to a commercial dock capable of supporting the loading/unloading of research gear and equipment within close proximity of our vessels shop/warehouse.

We approached the City Harbor Department, the University of Alaska Southeast, Alaska Marine Highways, the Coast Guard, and even private developers looking for solutions. Nothing came together that would meet our basic needs and provide for continued smooth and cost effective operations. We were very limited on berths for docking our vessel and there were no support facilities anywhere close to the dock. We were close to moving the vessel to Ketchikan and home-porting it there at one time, even though this was not a preferred option due to the disruption to staff and families.

NOAA finally approached us with the possibility of relocating our vessel shop to their existing compound at the sub-port. While we are still faced with the need to replace storage space, this provided an excellent fit for the more difficult vessels shop replacement (ADF&G currently utilizes ~12,000 square feet of space at the sub-port. The new Vessel Shop will be ~5,000 square feet and utilized for vessel maintenance and repair only). We routinely do joint research with NOAA and they charter our research vessel for several weeks every year. We also use their dock periodically as a staging area throughout the year. They offered us a long term - no cost land option which provided us with a location that provided everything we needed to continue vessel operations (and avoided moving the Medeia from Juneau) while also guaranteeing them sufficient vessel charter time throughout the year to perform critical fisheries research.

We secured funding to construct the new vessel shop over the last two years and have a design consultant under contract to finish up the plans and specifications for construction to commence this fall. We must meet the target date of June 30, 2006 to be moved.

ALASKA DEPARTMENT OF FISH & GAME

JUNEAU VESSEL

MAINTENANCE SHOP

JUNEAU, ALASKA
OCTOBER 20, 2005

RECEIVED
OCT 21 2005
PERMIT CENTER / ODD

ARCHITECT
JENSEN YORBA LOTT, INC
522 WEST 10TH STREET
JUNEAU, ALASKA 99801
(907) 586-1070
FAX (907) 586-5959

CIVIL & STRUCTURAL ENGINEER
PERATROVICH, NOTTINGHAM & DRAGE, INC
3720 HOSPITAL DRIVE, SUITE 200
JUNEAU, ALASKA 99801
(907) 586-2933
FAX (907) 586-8999

MECHANICAL ENGINEER
RSA ENGINEERING, INC.
2322 ARCTIC BLVD.
ANCHORAGE, ALASKA 99503
(907) 278-0921
FAX (907) 278-1751

ELECTRICAL ENGINEER
HAIGHT & ASSOCIATES, INC.
526 MAIN STREET
JUNEAU, ALASKA 99801
(907) 586-9788
FAX (907) 586-5774

SHEET INDEX

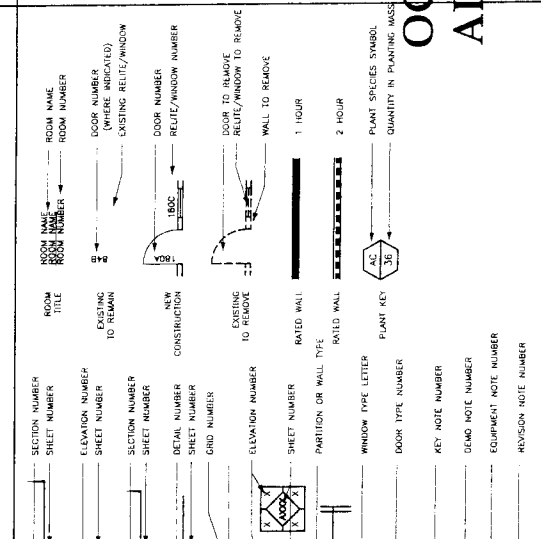
- A001 TITLE SHEET
- A101 EXISTING SITE SURVEY
- A102 SITE IMPROVEMENT PLAN
- A201 FLOOR PLAN
- A302 MEZZANINE PLAN
- A303 EXTERIOR ELEVATIONS
- A304 INTERIOR ELEVATIONS
- A305 SECTIONS

C100 SITE PLAN

ABBREVIATIONS

A	ANCHOR	AN	ANCHOR	AN	ANCHOR	AN	ANCHOR	AN	ANCHOR
B	BENCH MARK	BM	BENCH MARK	BM	BENCH MARK	BM	BENCH MARK	BM	BENCH MARK
C	CANAL	CA	CANAL	CA	CANAL	CA	CANAL	CA	CANAL
D	CL	CL	CL	CL	CL	CL	CL	CL	CL
E	CONCRETE	CC	CONCRETE	CC	CONCRETE	CC	CONCRETE	CC	CONCRETE
F	FLOOR	FL	FLOOR	FL	FLOOR	FL	FLOOR	FL	FLOOR
G	GLASS	GL	GLASS	GL	GLASS	GL	GLASS	GL	GLASS
H	HORIZONTAL	HR	HORIZONTAL	HR	HORIZONTAL	HR	HORIZONTAL	HR	HORIZONTAL
I	INTERIOR	INT	INTERIOR	INT	INTERIOR	INT	INTERIOR	INT	INTERIOR
J	JUNCTION	JN	JUNCTION	JN	JUNCTION	JN	JUNCTION	JN	JUNCTION
K	KITCHEN	CK	KITCHEN	CK	KITCHEN	CK	KITCHEN	CK	KITCHEN
L	LOADING DOCK	LD	LOADING DOCK	LD	LOADING DOCK	LD	LOADING DOCK	LD	LOADING DOCK
M	MEZZANINE	MZ	MEZZANINE	MZ	MEZZANINE	MZ	MEZZANINE	MZ	MEZZANINE
N	NORTH	N	NORTH	N	NORTH	N	NORTH	N	NORTH
O	OPENING	OP	OPENING	OP	OPENING	OP	OPENING	OP	OPENING
P	PAINT	PT	PAINT	PT	PAINT	PT	PAINT	PT	PAINT
Q	QUANTITY	QT	QUANTITY	QT	QUANTITY	QT	QUANTITY	QT	QUANTITY
R	REAR	RR	REAR	RR	REAR	RR	REAR	RR	REAR
S	STRUCTURE	ST	STRUCTURE	ST	STRUCTURE	ST	STRUCTURE	ST	STRUCTURE
T	TILE	TL	TILE	TL	TILE	TL	TILE	TL	TILE
U	UNIT	UN	UNIT	UN	UNIT	UN	UNIT	UN	UNIT
V	VERTICAL	VT	VERTICAL	VT	VERTICAL	VT	VERTICAL	VT	VERTICAL
W	WALL	WL	WALL	WL	WALL	WL	WALL	WL	WALL
X	EXTERIOR	EX	EXTERIOR	EX	EXTERIOR	EX	EXTERIOR	EX	EXTERIOR
Y	YARD	YD	YARD	YD	YARD	YD	YARD	YD	YARD
Z	ZONE	ZN	ZONE	ZN	ZONE	ZN	ZONE	ZN	ZONE

SYMBOLS



OCTOBER 20, 2005
ALLOWABLE USE
SUBMITTAL

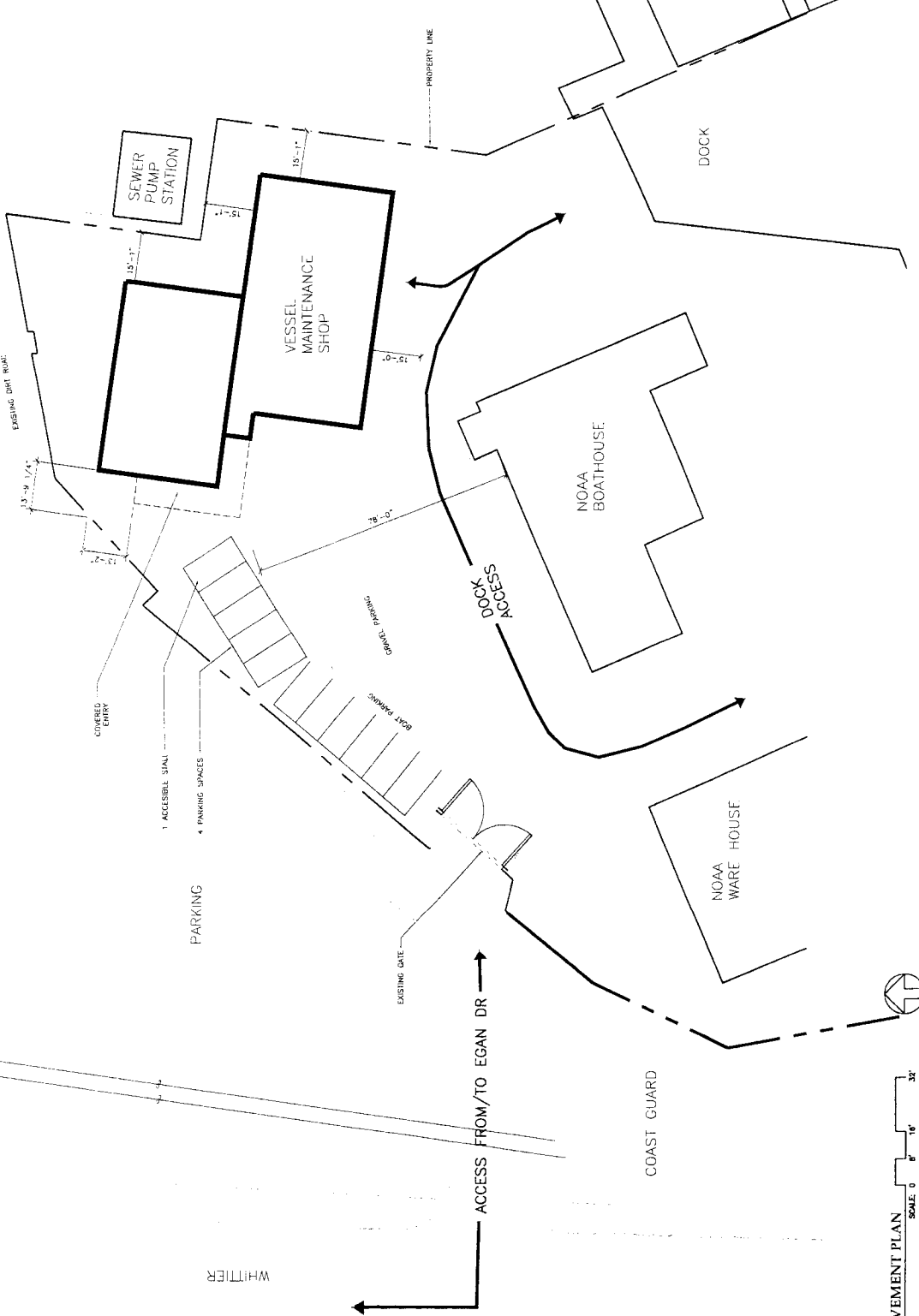
Jensen
Yorba
Lott
Inc.

522 West 10th Street
Juneau, Alaska 99801
Phone: 907-586-1070
Fax: 907-586-3799
jensenyorbaltott.com

A001

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EGAN DRIVE



SUB PLOT

1 SITE IMPROVEMENT PLAN SCALE 0' = 16' 32'



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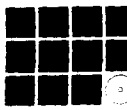


ALASKA DEPARTMENT OF FISH & GAME
JUNEAU VESSEL
MAINTENANCE SHOP
IMPROVEMENT AT ASKA

REVISIONS
SUBMITTED
SITE IMPROVEMENT
PLAN

10/21/05
10/21/05

A102



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Inc.**

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fax 907.586.1071
jensenyorbajlott.com



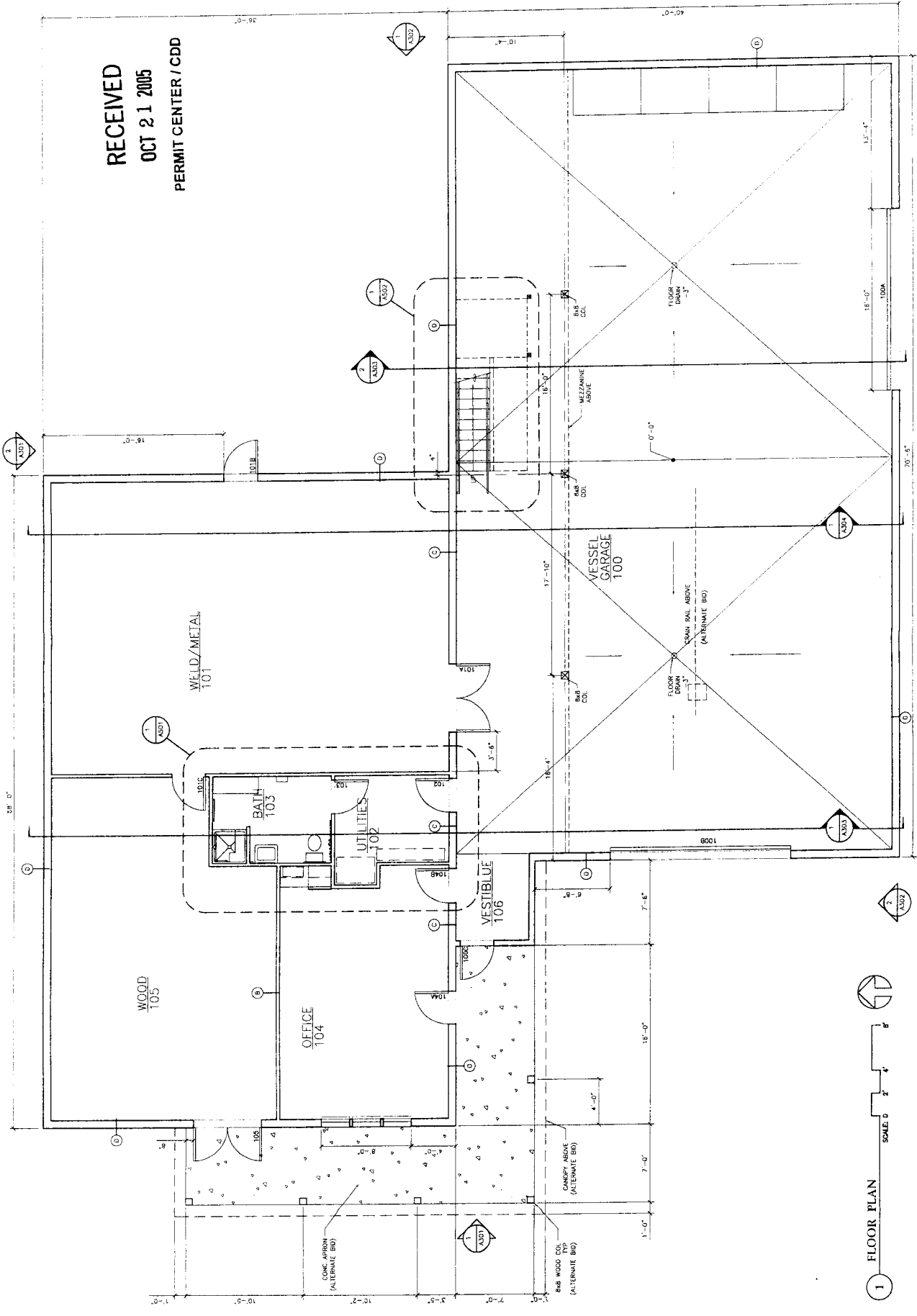
ALASKA DEPARTMENT OF FISH & GAME
JUNEAU VESSEL
MAINTENANCE SHOP
TINFAIR, ALASKA

REVISION
SHRUT FRIIT
FLOOR PLAN

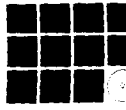
DATE: 04.08.05: 2:00
BY: J. LOTT

A201

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1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Fax 907-586-3969
jensenyorbalott.com



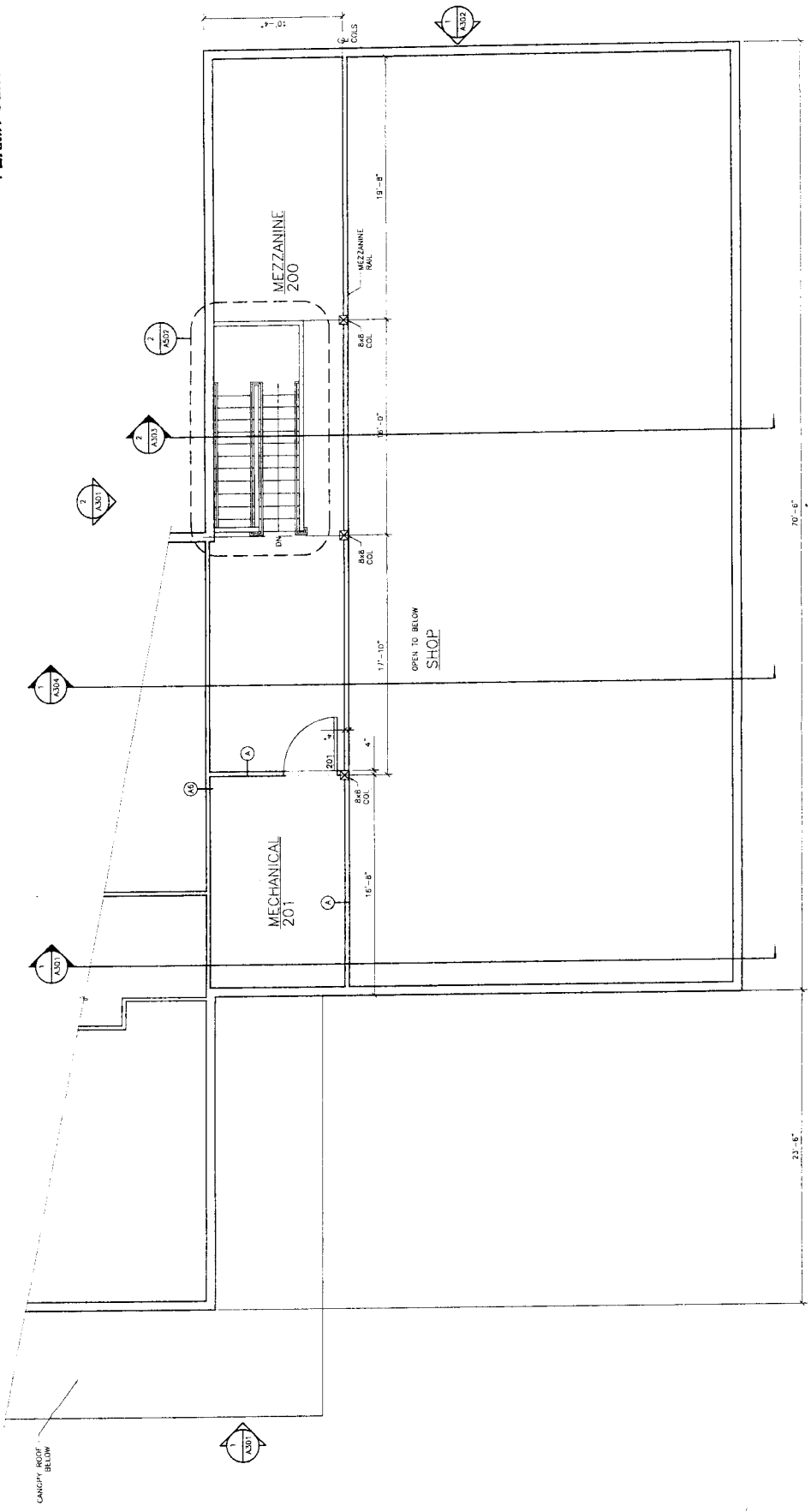
ALASKA DEPARTMENT OF FISH & GAME
JUNEAU VESSEL
MAINTENANCE SHOP
ITINEFAT! ALASKA

MEZZANINE
MEZZANINE PL

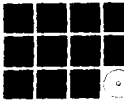
DATE: OCTOBER 7, 2005
FILE: 004

A202

PROJECT
OCT 21 2005
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1 MEZZANINE FLOOR PLAN
SCALE 0 2 4 8



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jensenyorb@alaska.com



ALASKA DEPARTMENT OF FISH & GAME
MINNEAPOLIS, ALASKA
**JUNEAU VESSEL
MAINTENANCE SHOP**

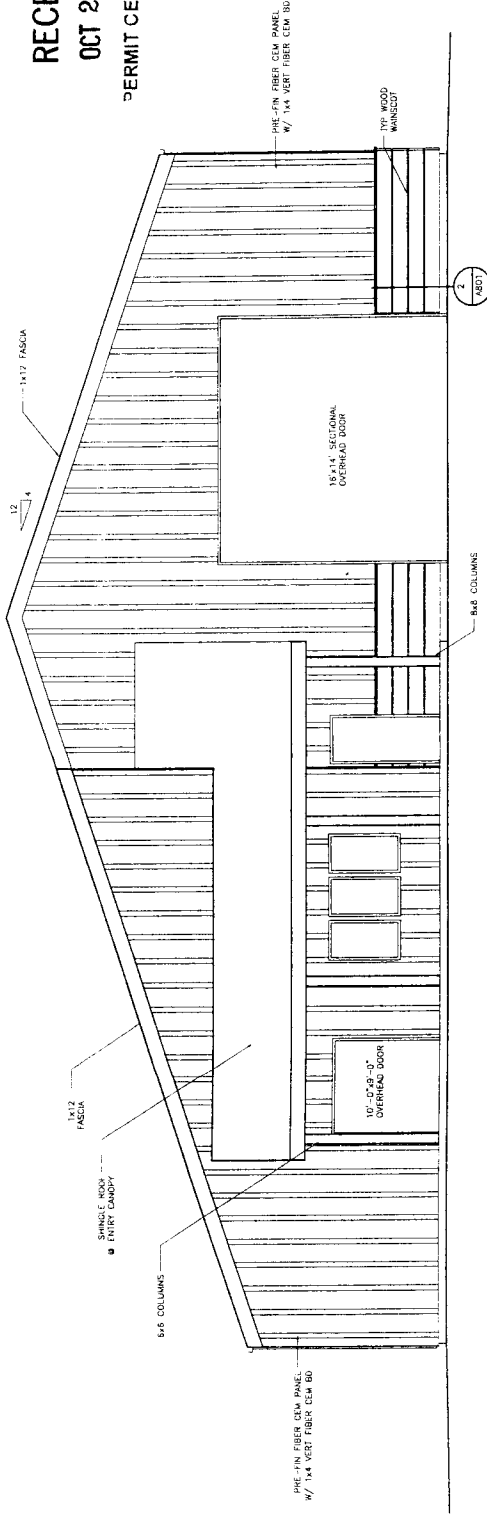
REVISIONS:
▽
▽
▽
SUBMITTAL
EXTERIOR
ELEVATION

CASE NO. 2004-1-284
FILE NO.

A301

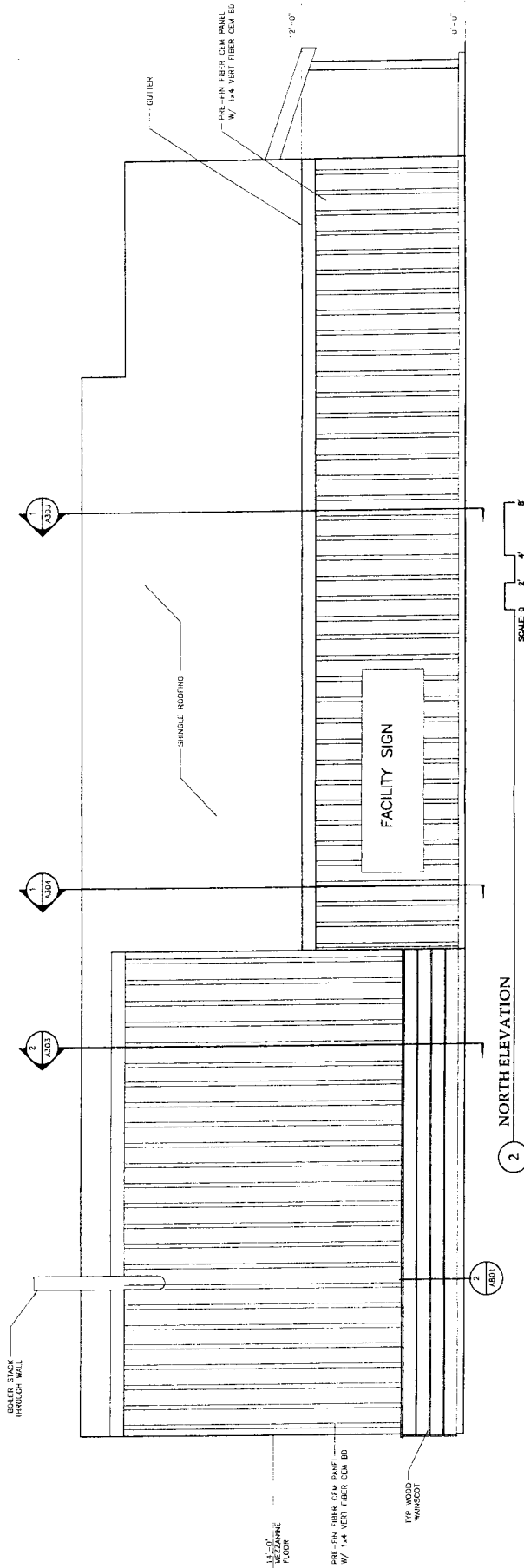
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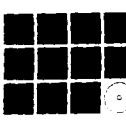
1 WEST ELEVATION

SCALE 0 2 4 8



2 NORTH ELEVATION

SCALE 0 2 4 8



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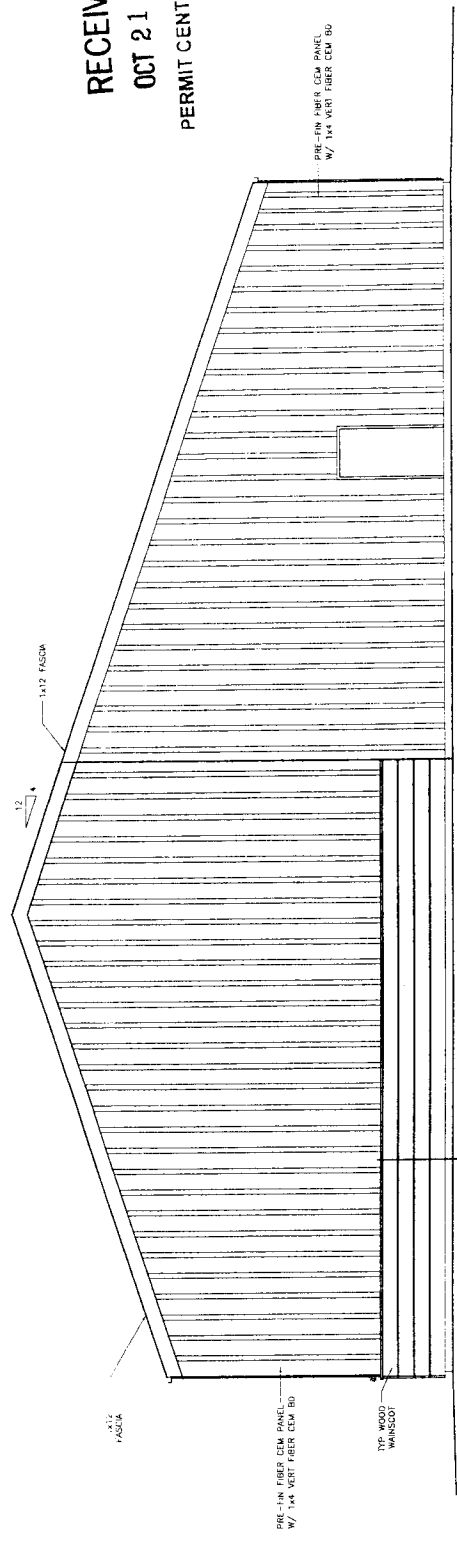
ALASKA DEPARTMENT OF FISH & GAME
JUNEAU VESSEL
MAINTENANCE SHOP
JUNEAU, ALASKA

REVISION:
▽
▽
▽
SUBMITTAL
EXTERIOR
ELEVATION

DATE: OCTOBER 7, 2005
REV. 002

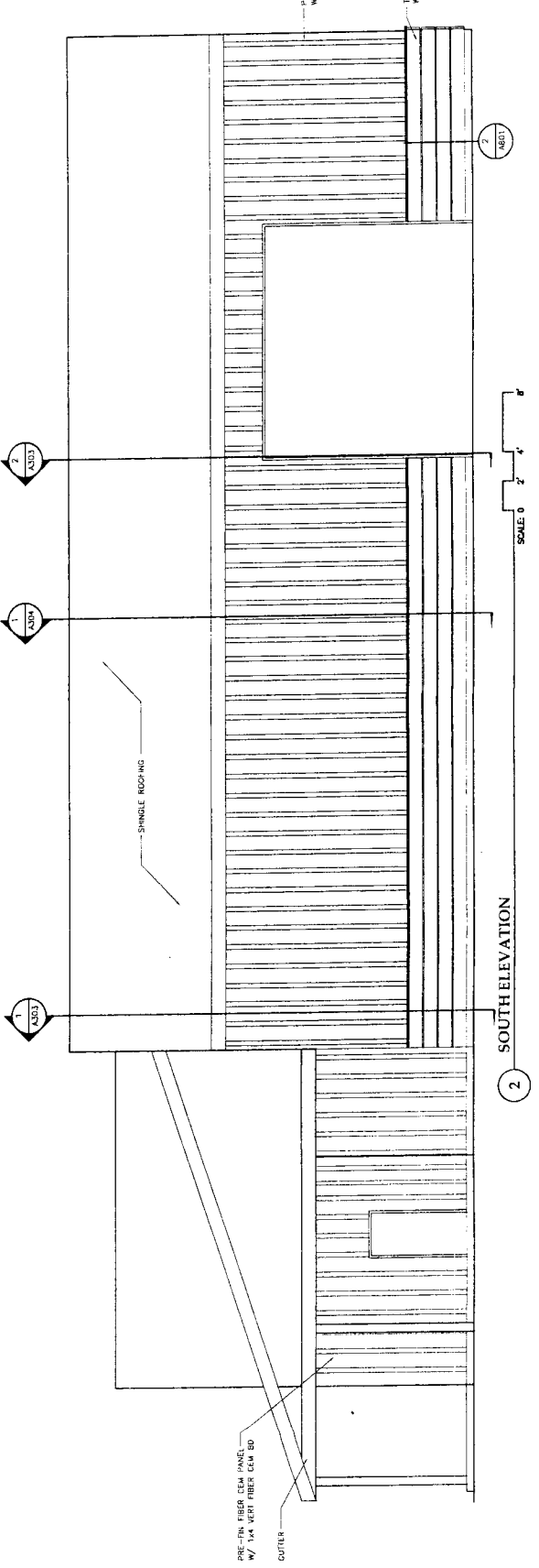
A302

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1 EAST ELEVATION

SCALE 0 2 4 8



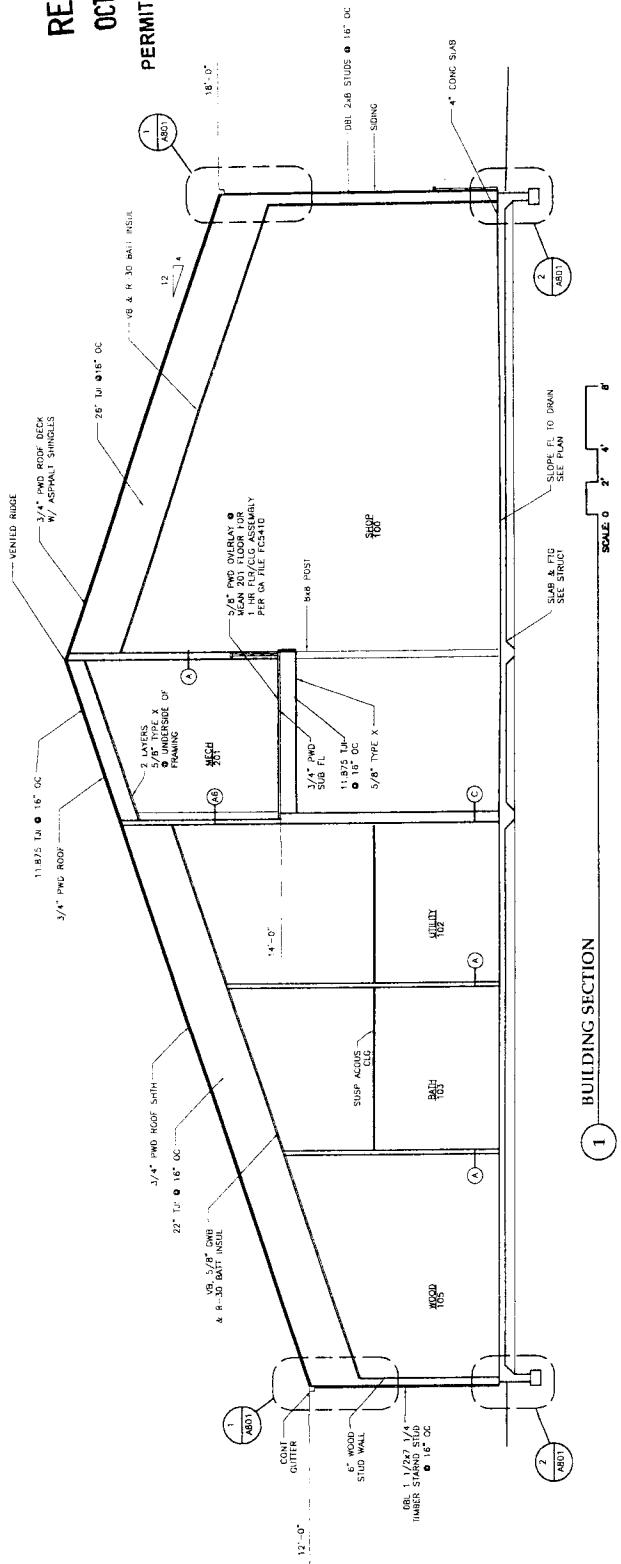
2 SOUTH ELEVATION

SCALE 0 2 4 8

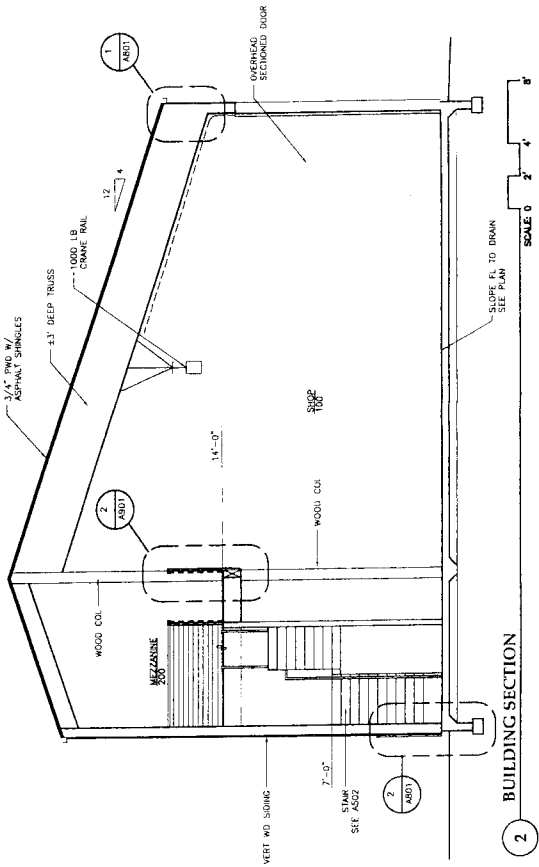


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1 BUILDING SECTION



2 BUILDING SECTION