



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Housing Task Force Meeting

Wednesday, January 11, 2023

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: Jan 11, 2023 06:00 PM Alaska
Topic: Housing Task Force Meeting

Please click the link below to join the webinar:

[https://petersburgak-
gov.zoom.us/j/82550078376?pwd=eUh3RUordmVaSkppSmRVTnJiZkltQT09](https://petersburgak.gov.zoom.us/j/82550078376?pwd=eUh3RUordmVaSkppSmRVTnJiZkltQT09)

Passcode: 163000

Or Telephone:

(253) 215-8782 or (720) 707-2699

Webinar ID: 825 5007 8376

Passcode: 163000

1. **Call To Order/Roll Call**
2. **Approval of Minutes**
 - A. **December 28, 2022 Meeting Minutes**
3. **Amendment and Approval of Meeting Agenda**
4. **Persons to be Heard Related to Agenda**

Persons wishing to share their views on any item on today's agenda may do so at this time.
5. **New Business**

- A. **Cost of Developing Borough Property**

Task Force Member Aulbach provided a list of 9 properties to Utility Director Hagerman requesting power, water and sewer location hookup information for each. In addition, Member Aulbach had some questions regarding the cost of developing subdivisions for Director Hagerman. Director Hagerman will share the information gathered with the group.

- B. **Manufactured Starter Home Development**

Member Holmgrain will discuss potential for manufactured starter home development.

- C. **Housing Land Trust**

Member Cummings will discuss a housing land trust.

D. OB Bunkhouse

Member Bennett will discuss the OB bunkhouse.

E. Housing Needs Assessment

Chair Kensinger will discuss strategy for recommending a housing needs assessment to the Assembly.

F. Proposals to be Brought to the Assembly

By motion, the Task Force will decide which proposals to bring before the Assembly.

6. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Housing Task Force Meeting

Wednesday, December 28, 2022

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Chair Kensinger called the meeting to order at 6:00 p.m.

PRESENT

Chair David Kensinger
Member Gary Aulbach
Member Annette Bennett
Member Joyce Cummings
Member Larry Hofstad
Member Sarah Holmgrain
Member Ashley Kawashima
Member Jeff Meucci
Member Jalyn Pomrenke

2. Approval of Minutes

A. November 2, 2022 Housing Task Force Minutes

The November 2, 2022 Housing Task Force meeting minutes were unanimously approved.

Motion made by Member Meucci, Seconded by Member Bennett.

Voting Yea: Vice Chair Kensinger, Member Aulbach, Member Cummings, Member Hofstad, Member Holmgrain, Member Kawashima, Member Meucci, Member Pomrenke

3. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

4. Persons to be Heard Related to Agenda

Persons wishing to share their views on any item on today's agenda may do so at this time.

No views were shared.

5. New Business

A. Ocean Beauty Bunkhouse

The Task Force discussed requesting the Borough purchase the Ocean Beauty bunkhouse, perform necessary renovations and then lease it to a non-profit or other entity that would run it as a congregate night shelter with a soup kitchen type meal on the bottom floor of the bunkhouse for the first year of operation. Renovation of the second and third floors could take place over time to eventually offer transitional housing for those who need it. The group noted more information is needed before the subject is brought before the Assembly.

B. Building Regulation Changes

The Task Force discussed increased insulation values and snow load requirements affecting building projects in Petersburg due to changes in the International Building Code regulations. The City and Borough of Juneau ended up writing their own building code regulations to avoid the over-rated and limiting IBC regulations regarding insulation values and snow load requirements. Chair Kensinger will discuss the situation with Manager Giesbrecht to determine how best to move forward.

C. Cost of Developing Borough Property

Member Aulbach provided a list of 9 Borough owned properties to Utility Director Hagerman and requested power, water and sewer hookup location information for each. Director Hagerman will discuss the information gathered at the January 11, 2023 Task Force meeting.

D. Manufactured Housing Area

The Task Force discussed rezoning property located on N. 8th Street from Excel to Augusta that is currently zoned multi-family residential to allow for manufactured homes.

E. Housing Needs Assessment

By unanimous roll call vote, the Task Force approved to request the Assembly perform a housing needs assessment to determine what kind of housing is needed in Petersburg and for use with future grant funding opportunities.

Motion made by Member Bennett, Seconded by Member Kawashima.

Voting Yea: Chair Kensinger, Member Aulbach, Member Bennett, Member Cummings, Member Hofstad, Member Holmgrain, Member Kawashima, Member Meucci, Member Pomrenke

F. Other Ideas

The Task Force discussed a Land Trust Subcommittee with Chair Kensinger and Members Aulbach and Cummings participating. A subcommittee meeting was scheduled for January 4 at noon via Zoom.

In addition, a Homeless Housing Subcommittee meeting was scheduled for January 4 at 5:15 p.m.

6. Discussion Items

7. Adjourn

The meeting was adjourned at 7:57 p.m.

Motion made by Member Bennett, Seconded by Member Holmgrain.

Voting Yea: Chair Kensinger, Member Aulbach, Member Bennett, Member Cummings, Member Hofstad, Member Holmgrain, Member Kawashima, Member Meucci, Member Pomrenke

Borough Lots possibly ready for sale.

12-26-2022

Pg. 1 of 1

To: Petersburg Borough

The following are Petersburg Borough Properties that look as though they could easily be put up for sale. I am wondering if you could please look at them and possibly provide an overhead view or plot map of each parcel and indicate if there are already utilities close to these properties or show how far away the water, sewer and power are for people who may want to purchase them.

Thank you for your time.

Gary Aulbach

Housing Task Force

Address	Zoned	Issue
1001 Augusta Street away, but both need upgrading from Valkyrie Street – another 250'	Residential	W/S not available, 100'
200 Aaslaug Street This is a small triangular lot encumbered with 20 ft setbacks on all three sides. It <u>could be</u> buildable if the borough was willing to vacate one of the undeveloped rights-of-way that surround it.	Residential	Not buildable?
1200 Lake Street out. Within 50' to connect.	Residential	W/S not stubbed
1004 Excel Street 250' to connect, but sewer on Excel needs upgrades from transite pipe from 10 th to 8 th – another 500'.	Residential	W/S not available,
607 North 3rd within 50' to connect. Water main not available - 180' away.	Residential	S not stubbed out,
605 North 3rd within 50' to connect. Water main not available - 200' away.	Residential	S not stubbed out,
304 Gjoa Street away, S not stubbed-w/in 50'	Residential	W not available 140'

Sandy Beach Rd. ID# 01-003-515 Residential **No W/S stubs, w/in 50'**
It has small buildable area and is subject to rights-of-way setbacks.

502 Lumber Street Mobile Home **Drainage Gulley, No**
W/S stubs but within 50'

1016 Sandy Beach Rd Rural Residential W/S available
Recommend the borough rezone this to single-family prior to sale.

Gary and Chair Kensinger,

Information has been provided to identify what the Borough sees as an “issue” that should be addressed before these lots are ready for sale. Some are easier than others to overcome. Prior borough offerings did not have any impediments to their sale. i.e. utilities were installed and lot sizes were adequate for construction. Those lots were definitely the “low hanging fruit” and the presented lots in this document are hanging just a bit higher on the tree.

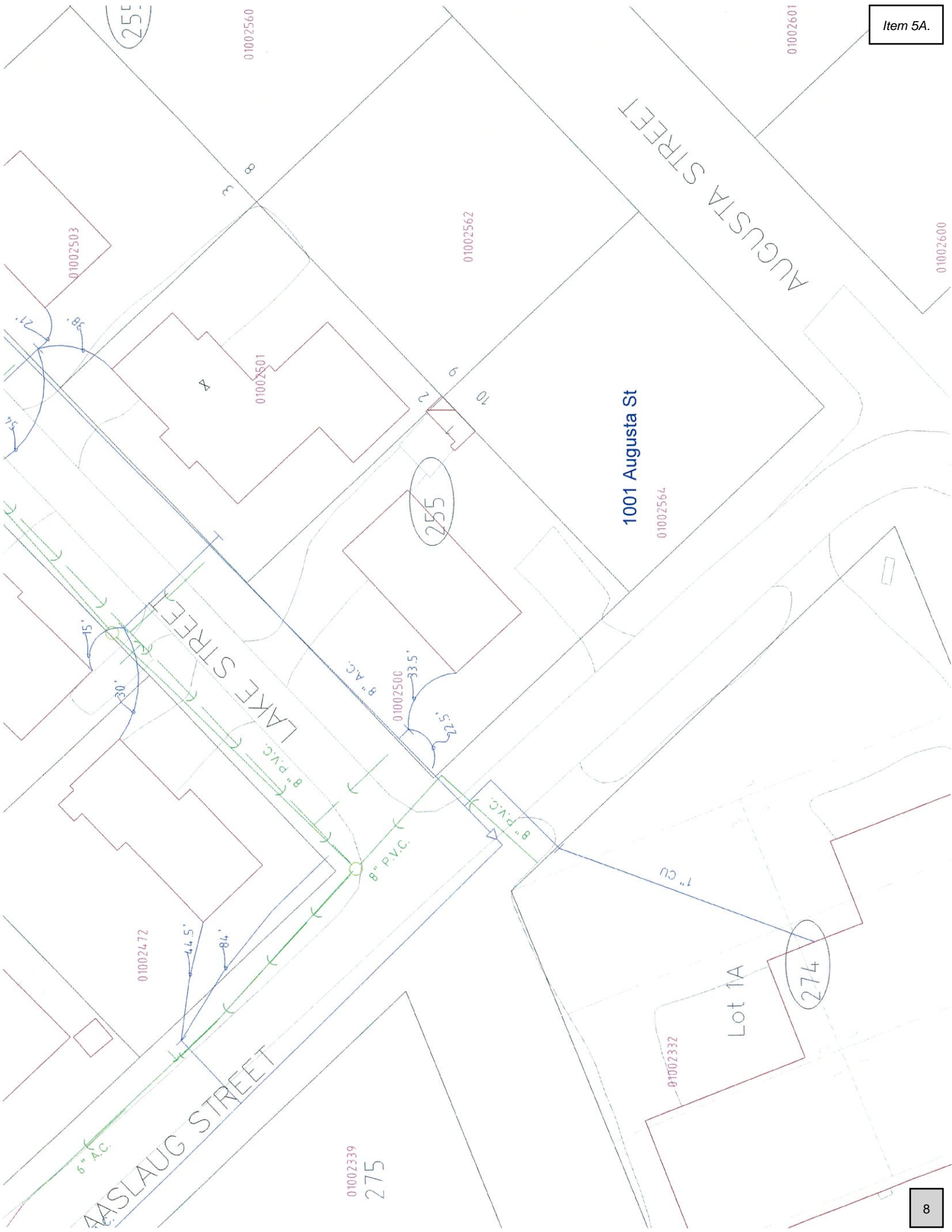
The lots presented that have utility issues only should be “developed” fully by the Borough if they are to be sold. This is the general standard that the Borough expects from private developers so we should follow our own expectations. This adds time and unbudgeted expense to each lot before it can be sold. If the Assembly decides to sell without providing water and sewer to the property lines, this should be made clear to the buyer.

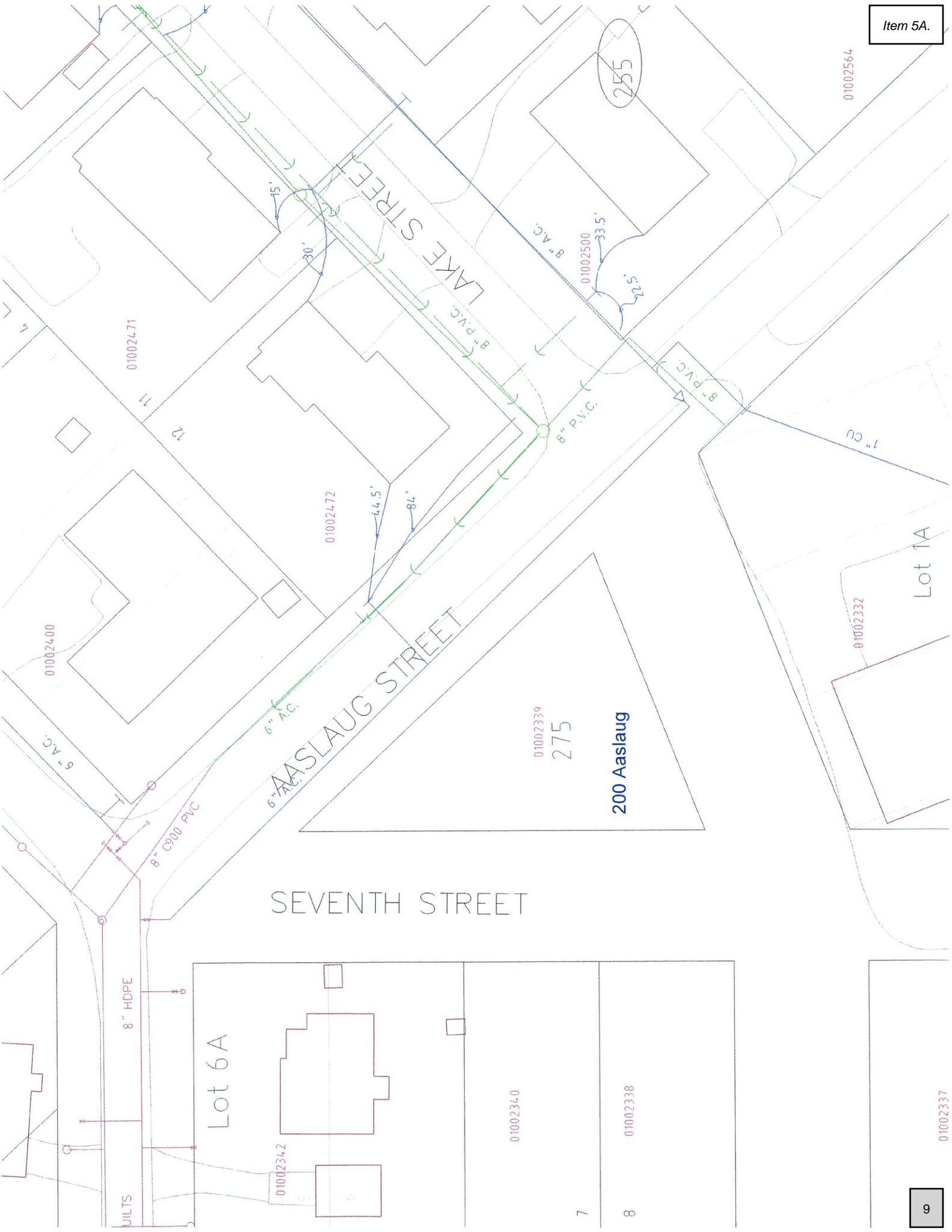
Lots that have other issues such as setback problems which reduce actual buildable area or problematic topography may not be worth the effort to extend water and sewer, but if the task force has specific recommendations for reducing setbacks, granting variances, etc. those should be made clear to P&Z and the Assembly.

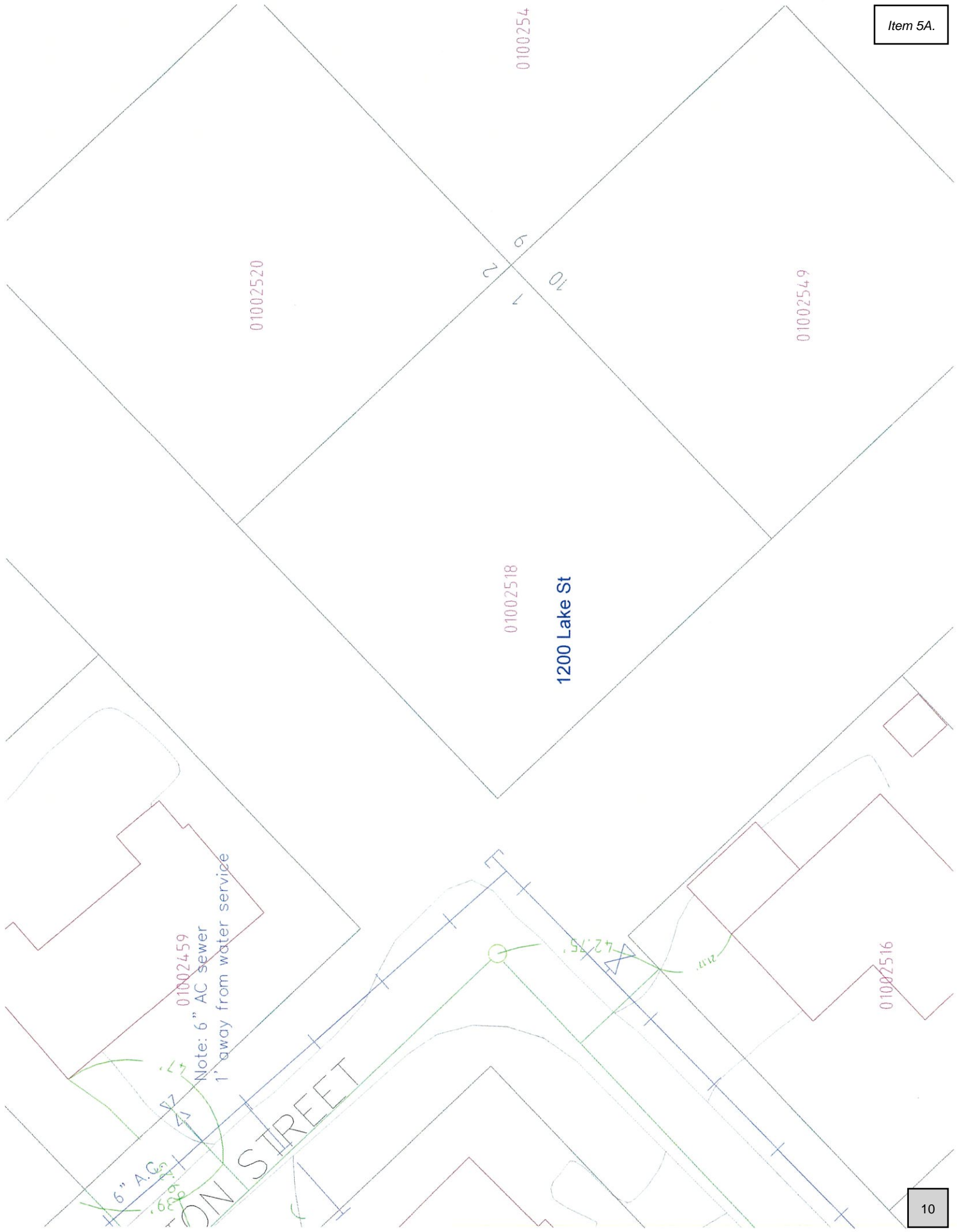
Liz Cabrera offered another lot for consideration – 1016 Sandy Beach Road. This is a large lot that she is recommending be rezoned to single-family if the task force wishes to include it in their recommended lots to sell. It is currently zoned as rural residential and some of the approved uses of this zoning may not fit in well with the neighborhood.

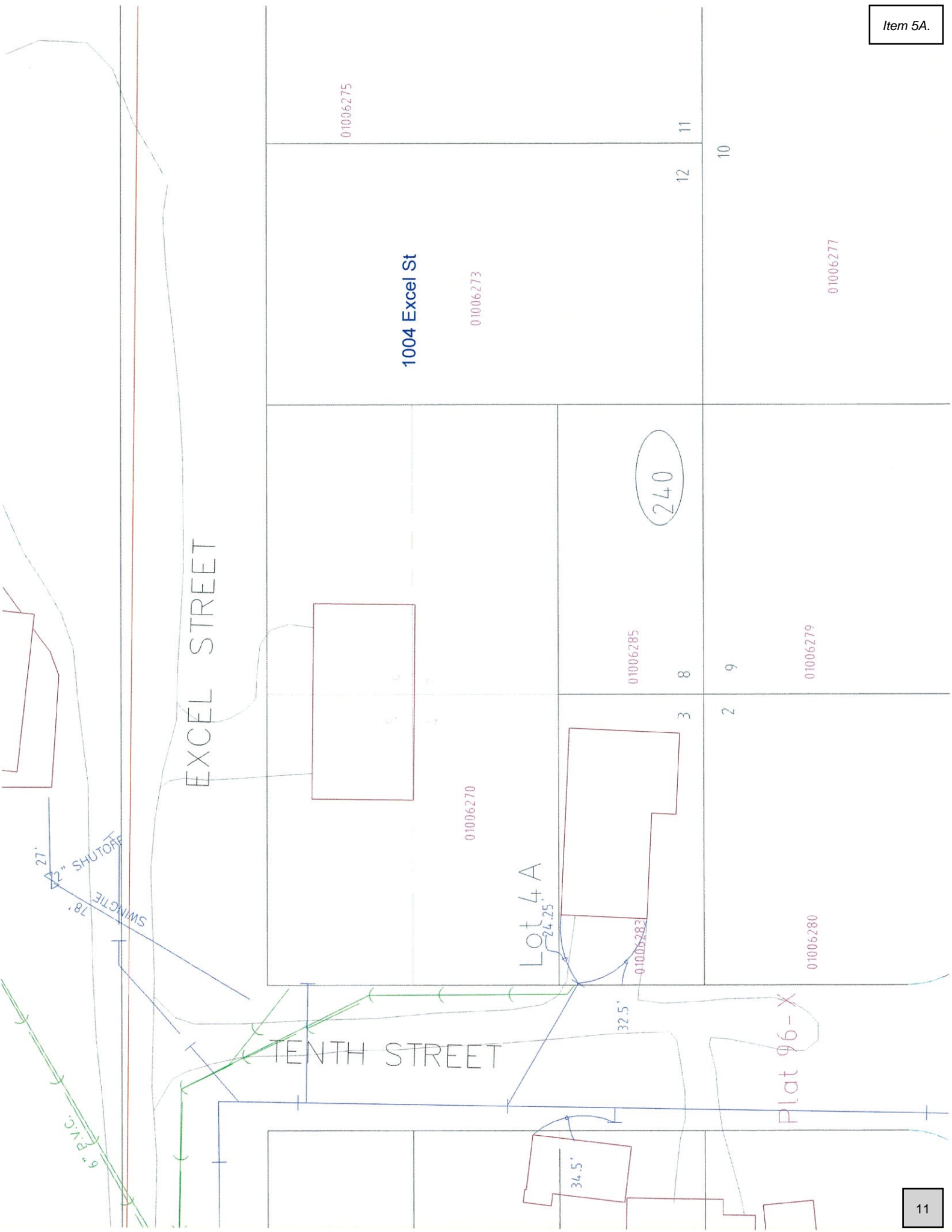
I'll be available at the next meeting to elaborate on any of these comments and answer questions as needed.

Karl



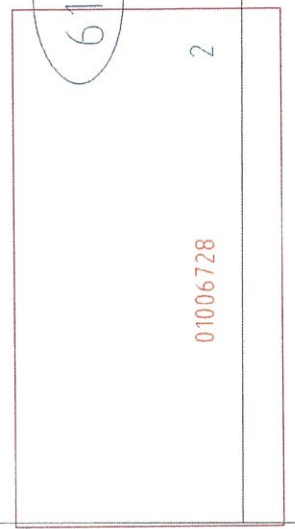
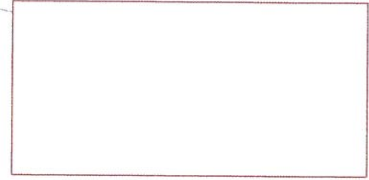




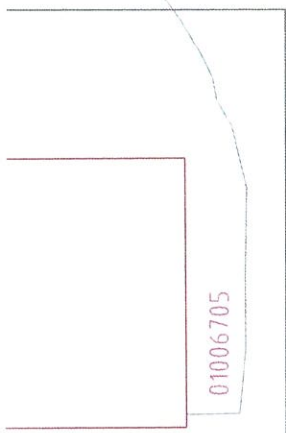
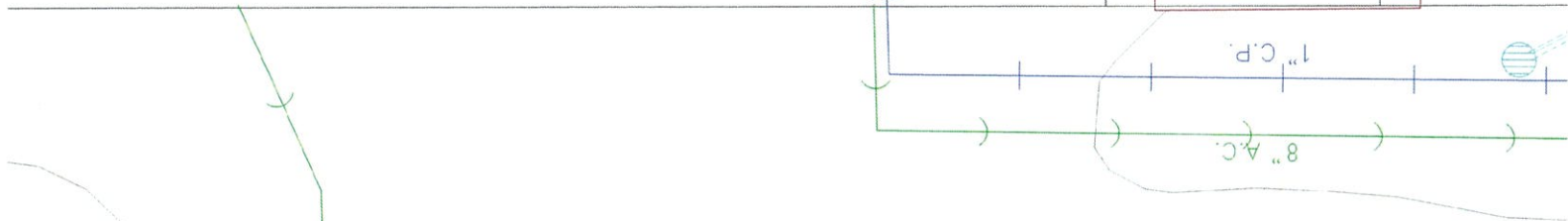


FOREST
SERVICE
RESERVE
Plat 97-8

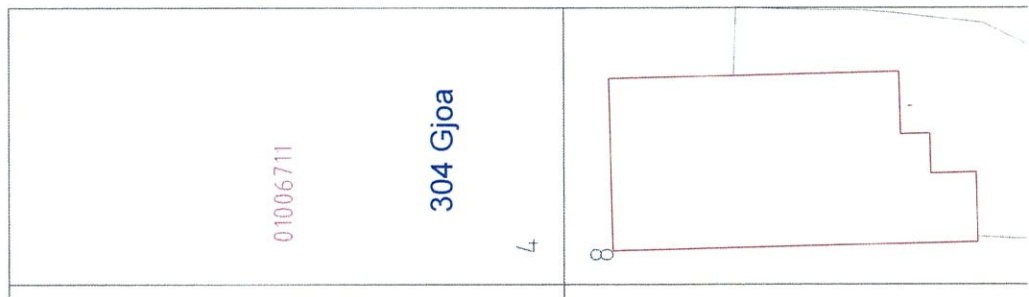
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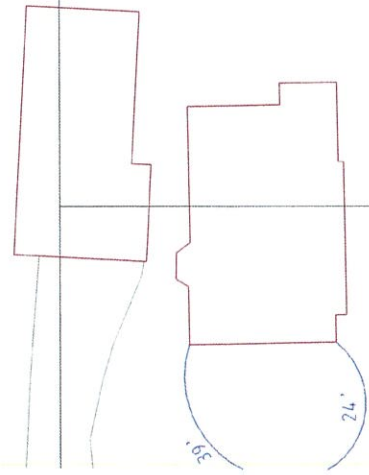
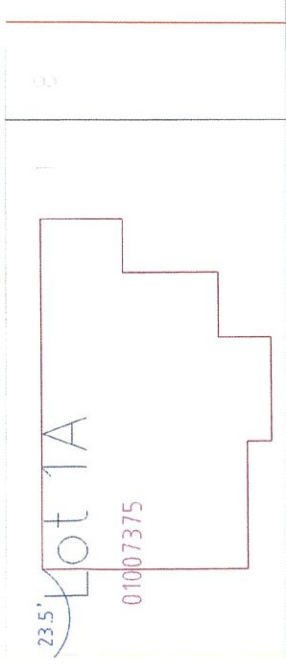
Item 5A.



6" CEMENT



54

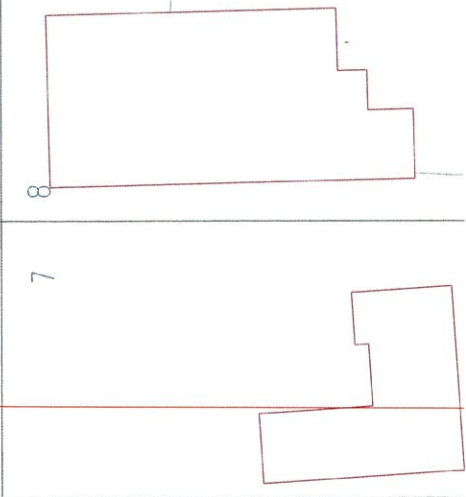


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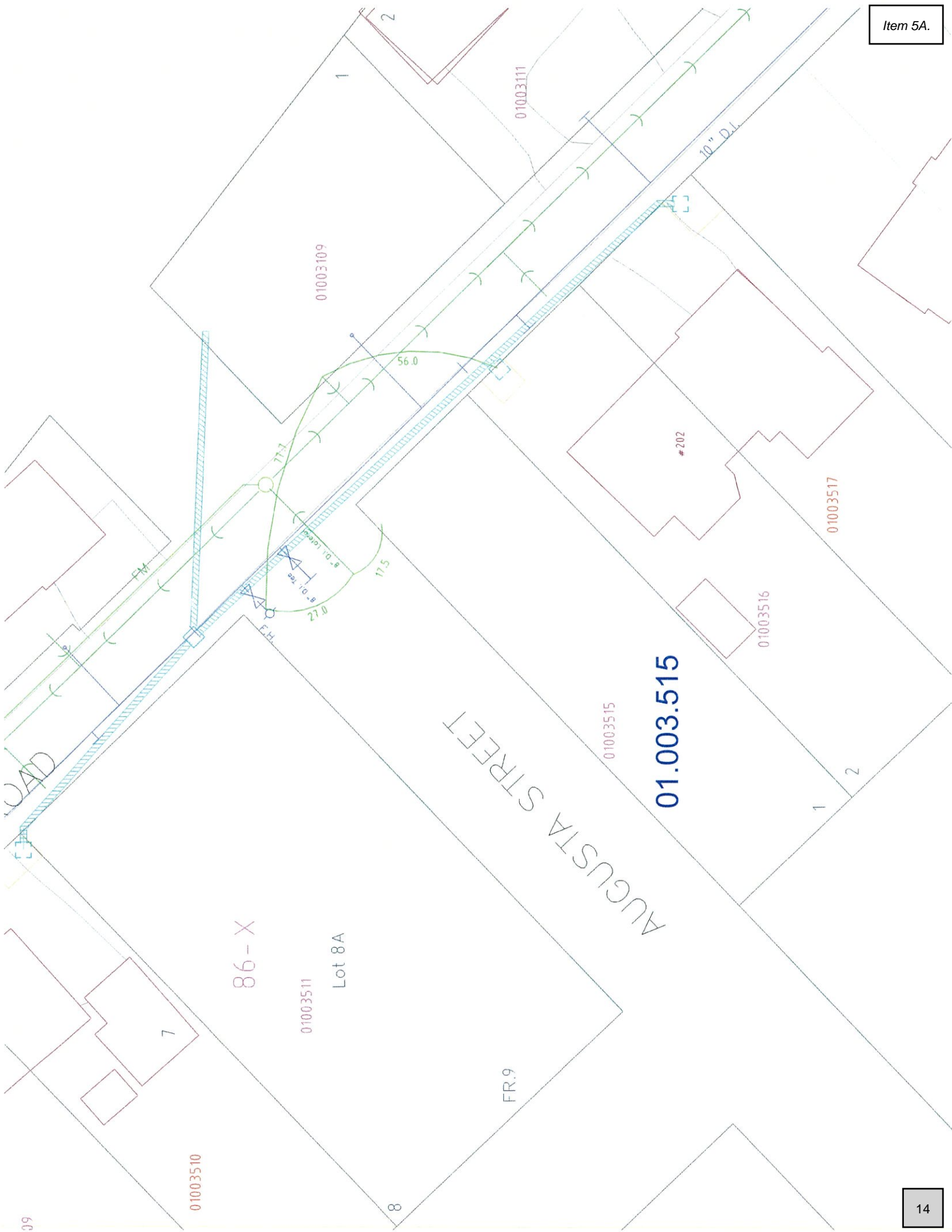


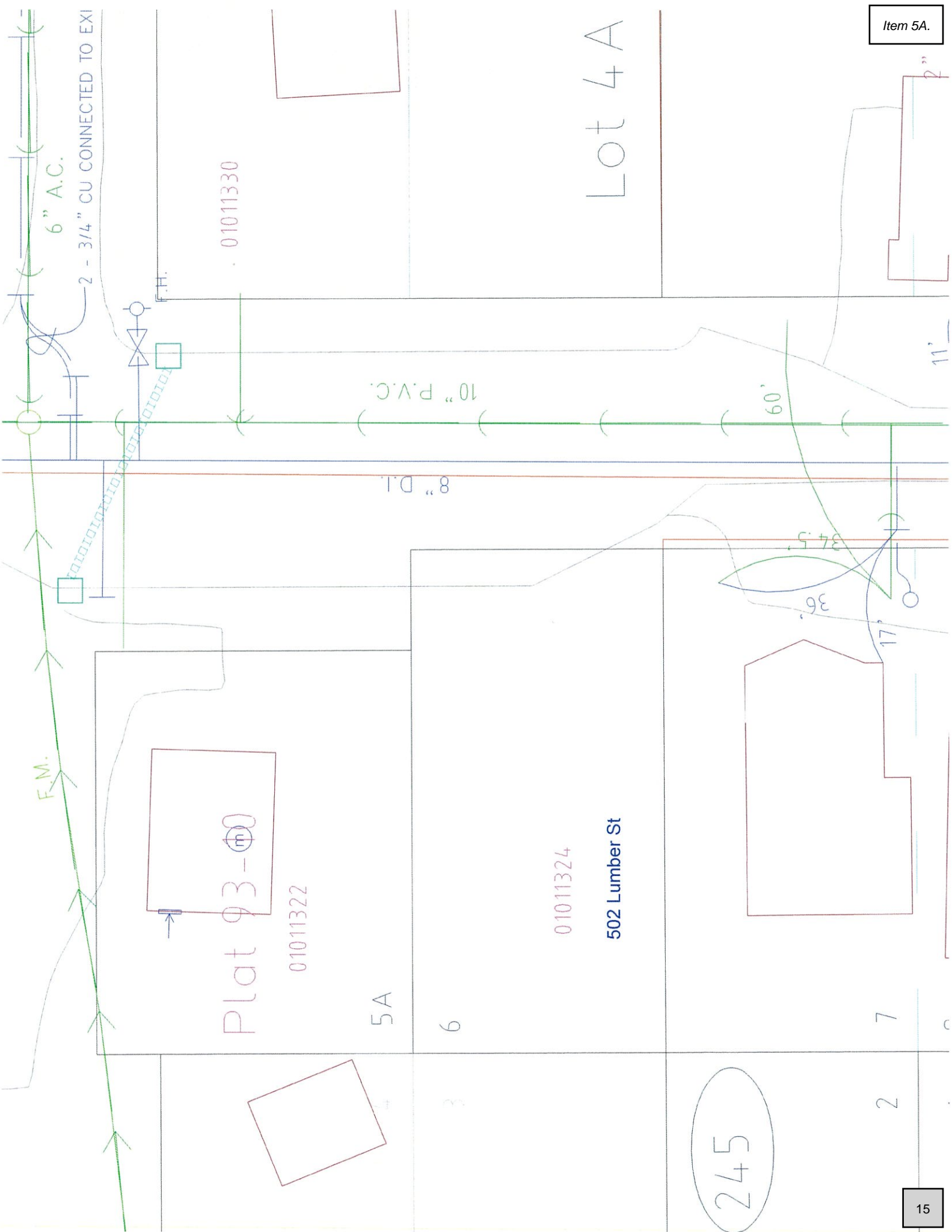
E 1/2 6

W 1/2 6

01007454

13





LOT 5B

GOVT. LOT 5A

Bible Church

01014010

GOVT. LOT 12

1016 Sandy Beach Road

GOVT. LOT 12

H

G

FF

F

01014170

01014175

01014180

01014183

Plat 2012-03

108°

125°

232'

284'

284'

284'

284'

284'

5'-F.M.

164'

164'

164'

164'

164'

164'

164'

164'

164'

164'

Borough Subdivisions

12-26-2022

Pg. 1 of 2

To: Petersburg Borough

This letter is in response to the estimates that were provided by PND Engineers of Juneau. These estimates are for seven separate subdivisions within the Borough including two reduced standards estimates, one for the Fram Street subdivision and one for the Hungry Point subdivision. I have the following questions and input about the subdivisions.

Thank you for your time.
Gary Aulbach
Housing Task Force

For all of the estimates including the reduced standards estimates the following costs were included. Each item is followed by a question. See responses from Karl Hagerman, Utility Director in red.

Item 15.01 – Mobilization and Demobilization.

The cost for this on each project seems extremely high especially if the Borough were to hire a local contractor to complete the project.
Would it be possible to ask a local road builder what they think a reasonable mobilization cost would be?

Local mobilization and demobilization bids are usually pretty low, but we can't guarantee that the work will be awarded to a local contractor. Many factors go into a project bid and award which could favor a local contractor or not. Not factoring in a mob/demob fee would be a mistake. Remember, this is a conservative estimate and is meant to cover all costs so that surprises don't occur. It's always better to budget high and award low than the other way around.

Item 20.02 – SWPPP

What is the SWPPP? **Storm Water Pollution Protection Plan – required to control waterborne pollution from migrating from a construction site to waters of the United States. Requirements and Costs are smaller for smaller areas of disturbance.**

Item 20.12 – Dewatering

Seems a bit high on all the estimates. **Dewatering costs are related to keeping a utility trench as dry as possible during construction so that trench sides stay upright, trench bottoms are not holding water so that proper backfill and compaction can take place. The estimate is very conservative but depending on the weather encountered by the contractor, costs for this pay item could be VERY high.**

Item 55.02(a) - Furnish and install 18" CPEP, Type S pipe

Item 55.o2(b) - Furnish and install 24" CPEP, Type S pipe

Item 55.24 – Storm Drain outlet protection.

Is this pipe included for installing a storm drain system? As far as I know there are no other subdivisions that have a storm drain system. Could we delete this from each estimate? As far as I know each lot owner has had to pay to install a culvert under their driveway at the time of construction.

These pipes could be deleted from the estimates IF they have been added to account for driveway culverts. If they are associated with preserving natural surface water drainage patterns and will be needed to keep water from impacting the roadways and utilities, they should be left in. PND did not design the subdivisions, just put in allowances for certain features that are normally part of a subdivision. Driveway culverts would be the responsibility of the future property owner as Gary mentions.

Item 70.12 – Traffic Maintenance

Not sure what this is for as there is already a cost for signage. Traffic maintenance is generally an allowance for traffic CONTROL devices and flaggers, as needed. It may also cover a contractor's costs for cleaning of haul route roadways after hauling muskeg out and rock in. This is generally less of a concern when building on Borough rights of way, but it is a consideration that costs contractors something when they need to provide safety to the traveling public during the project.

Item 75.04 – Seeding, Hydraulic method.

Is this necessary? Where was this used prior to this on our existing roads? This is a method for stabilizing any soils that are exposed during construction. Erosion and Sediment Control regulations require that any soils be stabilized with seeding, rock cover, jute mats, etc. to prevent rainfall or other drainage water from eroding the backslopes of the ditchline and shoulders of the road. Erosion equals pollution via sediment into our waterways. This was not a requirement when the City built most of our roads in the old days but it is now a consideration that cannot be ignored.

Contract Administration & Construction Inspection.

This is over \$100,000.00 to nearly \$200,000.00 for each project. Is there someone in Public Works that could do this as part of their job or be trained to do it for the Borough? Much like our Building Official does building inspections? Contract Admin and Inspection services are normal to hire out to the designing engineer. They have their PE stamp on the plans and they have a vested interest in seeing the job built as it was designed as well as being able to answer contractor questions that come up. Inspecting can be sourced locally but it takes too much time to expect any current Borough employee to perform a thorough job on this item. We have handled this with part-time inspection and periodic inspection in the past and saw large cost savings.

Questions about Subdivisions

Hungry Point Subdivision.

Would it be possible to re-estimate the Hungry point subdivision using the reduced standards and eliminate the Lake Street extension as well as the Valkyrie Street extension? The road would come up Augusta street and it would end at Valkyrie Street and only a service road would be needed from there down to the pump station. **The Borough is looking into this routing as part of the Pump Station 4 project and it has some potential to install some gravity sewer in addition to the force main.**

Lake Street Subdivision.

If the Borough were to re-survey a couple spots along the Lake Street Subdivision I believe it would be easy to raise the number of lots along that road to 37. That would put the cost per lot at \$124,087.00. This would be slightly lower than the cost per lot for lots in the Airport Subdivision and would therefore be the best “Bang for the buck” subdivision. It would be nice if we could have gotten a reduced standards estimate for the Lake Street subdivision as well as the Airport Subdivision. Perhaps that could be done using a percentage? And possibly adjust some of the costs that were noted on page one? **If the committee would like to look at additional subdivisions with the reduced construction standard, please let the Manager know and we can see about making that happen. PND may have some minimal budget left to look at Lake Street.**

I understand that no matter which way the Borough decides to move it probably will not be able to do either one of these projects without the help of some other entity. I am still very concerned that even after we bring costs down the lots will still be too expensive for the consumers. **See an attached spreadsheet that breaks out airport subdivision costs between the enterprise funds and general fund. General fund costs could be recovered with the sale of the lot. Enterprise (utility) work can be funded through loans and repaid to those funds with rate increases to all customer classes over time (20-30 years). This approach could reduce the immediate debt recovery to a much smaller amount (GF recovery at sale) and spreads the rest of the project out over a long period of time – which minimizes monthly rate increases to customers. All customers would need to be aware of the reason their rates are going up and approve of the debt in a local process that includes passage of an ordinance and a ballot measure.**

Airport Subdivision Expansion - Rough Order of Magnitude Estimate and Potential Cost Allocation to Borough Funds for Construction

Item	Item Description	Units	Quantity	Unit Cost	Amount	Fund/Dept				Cost Allocation									
						Water	Wastewater	Electric	PW (GF)	Water	Wastewater	Electric	PW (GF)						
15.01	Mobilization and Demobilization	LS	All Req'd	\$169,172	\$169,172														
20.02	SWPPP	LS	All Req'd	\$10,000	\$10,000														
20.04	Clearing & Grubbing	LS	All Req'd	\$5,000	\$5,000														
20.10(a)	Usable Excavation	CY	200	\$12	\$2,400														
20.10(b)	Unusable Excavation & Disposal	CY	24,000	\$16	\$384,000														
20.21(a)	Type II Classified Fill & Backfill	CY	20,000	\$30	\$600,000														
20.21(b)	Type II-A Classified Fill & Backfill	CY	1,000	\$42	\$42,000														
20.22	Leveling Course	CY	1,000	\$52	\$52,000														
20.25	Geotextile Fabric	SY	2,000	\$7	\$14,000														
50.02(a)	Furnish & Install 8" PVC C900 Gravity Sewer Pipe	LF	1,850	\$150	\$277,500														
50.02(b)	Furnish & Install 6" PVC Sewer lateral Pipe	LF	625	\$150	\$93,750														
50.03	Construct Sanitary Sewer Manhole, Type A	EA	7	\$9,500	\$66,500														
50.05	Connect to Existing Sewer Manhole	EA	1	\$2,000	\$2,000														
50.10	Sanitary Sewer Service Tee Connection, 8x8x6	EA	25	\$800	\$20,000														
55.02(a)	Furnish & Install 18" CPEP, Type S Pipe	LF	750	\$80	\$60,000														
55.02(b)	Furnish & Install 24" CPEP, Type S Pipe	LF	200	\$100	\$20,000														
55.24	Storm Drain Outlet Protection	EA	1	\$1,000	\$1,000														
60.02	Furnish & Install 8" HDPE Water Pipe	LF	1,700	\$150	\$255,000														
60.03	Furnish & Install 8" Gate Valve & Valve Box	EA	6	\$3,500	\$21,000														
60.04	Furnish & Install Fire Hydrant Assembly (Single Pumper)	EA	3	\$8,000	\$24,000														
60.05	Furnish & Install 6" HDPE Fire Line w/6" Gate Valve	EA	3	\$7,500	\$22,500														
60.06	Water Service Connection, 1", 1.5" or 2" HDPE	EA	25	\$2,000	\$50,000														
60.13	Connect to Existing Water Main	EA	2	\$1,000	\$2,000														
65.02	Construction Surveying	LS	All Req'd	\$20,000	\$20,000														
70.11	Standard Signs	LS	All Req'd	\$2,000	\$2,000														
70.12	Traffic Maintenance	LS	All Req'd	\$2,000	\$2,000														
70.19	Erosion and Sediment Control	LS	All Req'd	\$5,000	\$5,000														
70.22	Insulation Board - 2'x8'x2" Thick	EA	40	\$75	\$3,000														
75.04	Seeding, Hydraulic Method	LS	All Req'd	\$10,000	\$10,000														
80.01	PMPL Overhead Electrical Utility Extension	LS	All Req'd	\$40,000	\$40,000														
Pump Station 8 Upgrades																			
Subtotal Estimated Construction Cost (2022)						\$2,720,898													
Project Contingency (15%)						\$408,135													
Total Construction Cost w/ Contingency (2022)						\$3,129,033													
Predesign Survey & Geotechnical Site Investigation						\$62,581													
Wetlands Delineation & USACE Permitting (Assumes No Mitigation Req'd)						\$49,449													
Final Design & Bid Phase Assistance						\$255,349													
Contract Administration & Construction Inspection						\$219,032													
TOTAL RECOMMENDED PROJECT BUDGET						\$3,715,443													
Recouped through rates or connection fee																			
GF (taxes)																			
25 lots																			
Fund cost per lot						\$43,284.68													
						\$67,173.67													
						\$8,421.71													
						\$29,737.68													

Work Allocation legend: ST=streets, W=water, WW=wastewater, E=electric, All=all funds share cost

CHATHAM STRAITS BUNKHOUSE FOR OCEAN BEAUTY SEAFOODS

PETERSBURG, ALASKA

OWNER:
 OCEAN BEAUTY SEAFOODS
 1000 W. 10TH AVENUE
 P.O. BOX 100
 WOODVILLE, PA 15777
 CONTACT: (412) 837-1111

CONTRACTOR:
 CHATHAM STRAITS BUNKHOUSE
 1000 W. 10TH AVENUE
 P.O. BOX 100
 WOODVILLE, PA 15777
 CONTACT: (412) 837-1111

LEGAL DESCRIPTION:
 PARCEL NUMBER: 1000 W. 10TH AVENUE, WOODVILLE, PA 15777

PROJECT INFORMATION:
 PROJECT NAME: CHATHAM STRAITS BUNKHOUSE FOR OCEAN BEAUTY SEAFOODS
 PROJECT NUMBER: 1000 W. 10TH AVENUE, WOODVILLE, PA 15777

BUILDING CODE INFORMATION:
 BUILDING CODE: 1000 W. 10TH AVENUE, WOODVILLE, PA 15777

ABBREVIATIONS:
 1. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 2. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 3. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
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 9. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 10. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777

PLAN NOTES:
 1. ALL WORK TO BE IN ACCORDANCE WITH THE PERMITS AND REGULATIONS OF THE STATE OF ALASKA.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

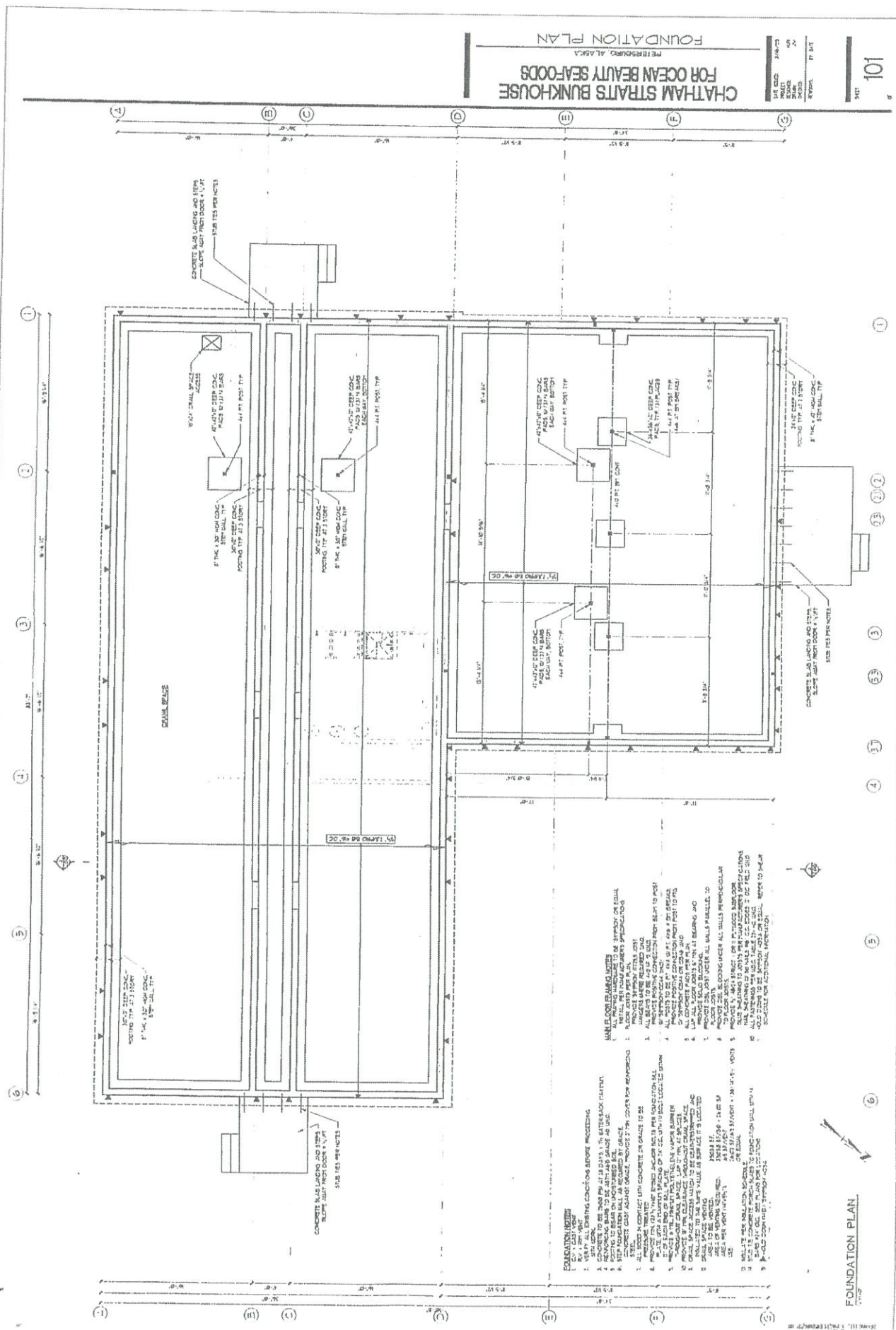
ELECTRICAL LEGEND:
 1. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
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STRUCTURAL NOTES:
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GLAZING SCHEDULE:
 1. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 2. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 3. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 4. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 5. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 6. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 7. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 8. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 9. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 10. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777

MAILING SCHEDULE:
 1. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 2. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 3. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 4. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 5. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 6. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 7. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 8. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 9. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777
 10. 1000 W. 10TH AVENUE, WOODVILLE, PA 15777

COVER SHEET, CODE INFORMATION:
 CHATHAM STRAITS BUNKHOUSE
 PETERSBURG, ALASKA
 COVER SHEET, CODE INFORMATION



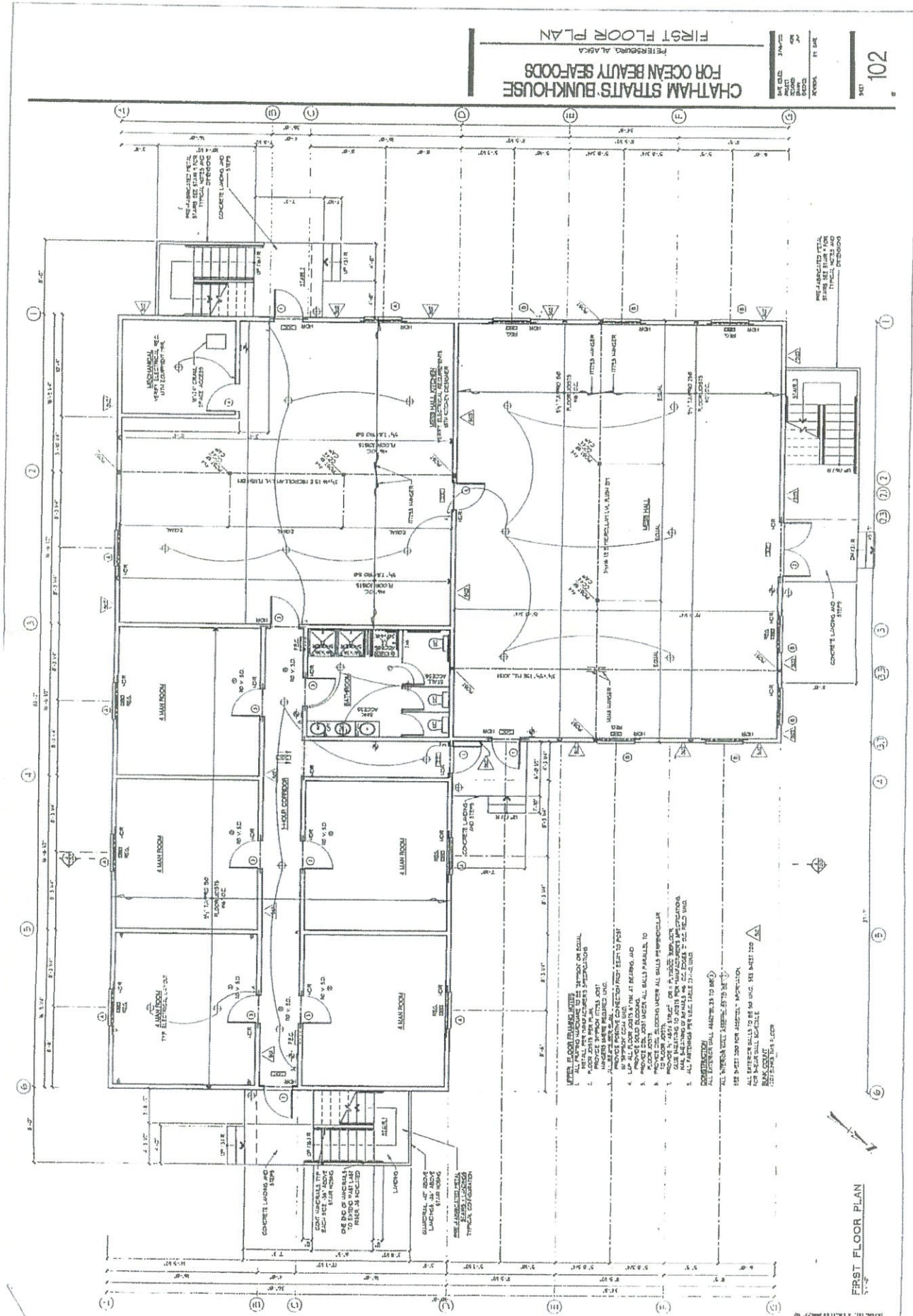
FOUNDATION PLAN
 PREPARED BY: A.L. ASSA
CHATHAM STRAITS BEAUTY SEAFOODS

DATE	10/11/11
BY	A.L. ASSA
CHECKED	
SCALE	AS SHOWN
PROJECT	CHATHAM STRAITS BEAUTY SEAFOODS

101
 1/11/11

- FOUNDATION NOTES**
1. SEE PLAN FOR DIMENSIONS.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS.
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL WATER REGULATIONS.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL WIND REGULATIONS.
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL SEISMIC REGULATIONS.
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FIRE REGULATIONS.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL SOUND REGULATIONS.
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL LIGHT REGULATIONS.
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL HEAT REGULATIONS.
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL COOLING REGULATIONS.
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL VENTILATION REGULATIONS.
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL EXHAUST REGULATIONS.
 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FRESH AIR REGULATIONS.
 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONTAMINATION REGULATIONS.
 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PEST REGULATIONS.
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL SECURITY REGULATIONS.
 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL SAFETY REGULATIONS.

FOUNDATION PLAN



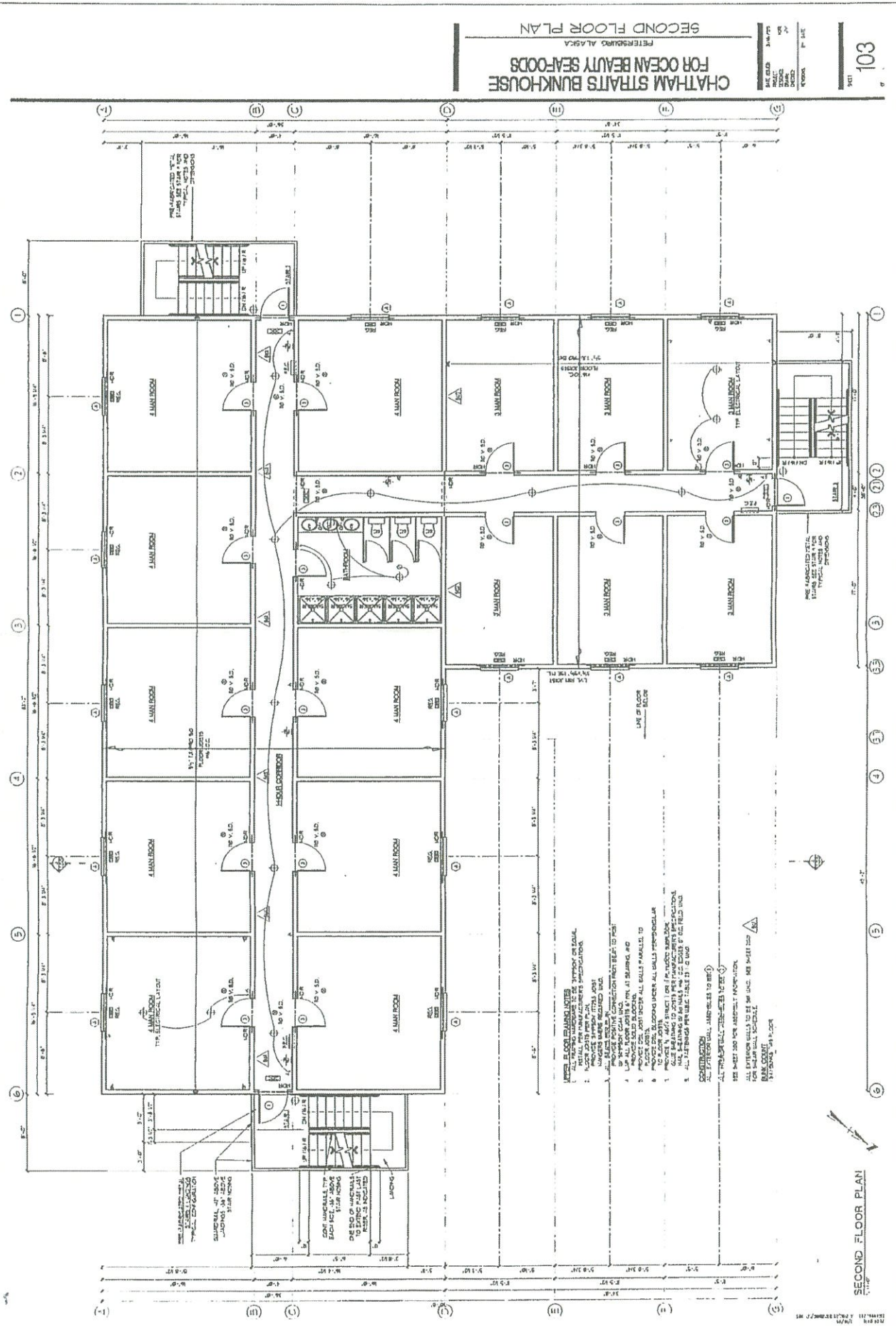
CHATHAM STRATS BUNKHOUSE
 FOR OCEAN BEAUTY SEAFOODS
 PEASEBURG, ALASKA
FIRST FLOOR PLAN

DATE	10/27/77
BY	J.M.
CHECKED	J.M.
SCALE	1/8" = 1'-0"
PROJECT	CHATHAM STRATS BUNKHOUSE
NO.	102
REVISED	
BY DATE	

102

- LEVEL FLOOR FINISHES:**
1. ALL FLOOR FINISHES TO BE AS SHOWN ON SCHEDULE.
 2. FLOOR FINISHES TO BE AS SHOWN ON SCHEDULE.
 3. ALL FLOOR FINISHES TO BE AS SHOWN ON SCHEDULE.
 4. LIP ALL FLOOR FINISHES TO BE AS SHOWN ON SCHEDULE.
 5. PROVIDE SLOPE DRAINAGE.
 6. PROVIDE SLOPE DRAINAGE UNDER ALL WALLS PERPENDICULAR TO FLOOR FINISHES.
 7. PROVIDE SLOPE DRAINAGE UNDER ALL WALLS PARALLEL TO FLOOR FINISHES.
 8. PROVIDE SLOPE DRAINAGE UNDER ALL WALLS PARALLEL TO FLOOR FINISHES.
 9. PROVIDE SLOPE DRAINAGE UNDER ALL WALLS PARALLEL TO FLOOR FINISHES.
 10. PROVIDE SLOPE DRAINAGE UNDER ALL WALLS PARALLEL TO FLOOR FINISHES.
- CONSTRUCTION:**
1. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 2. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 3. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 4. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 5. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 6. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 7. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 8. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 9. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.
 10. ALL INTERIOR WALLS TO BE AS SHOWN ON SCHEDULE.

FIRST FLOOR PLAN

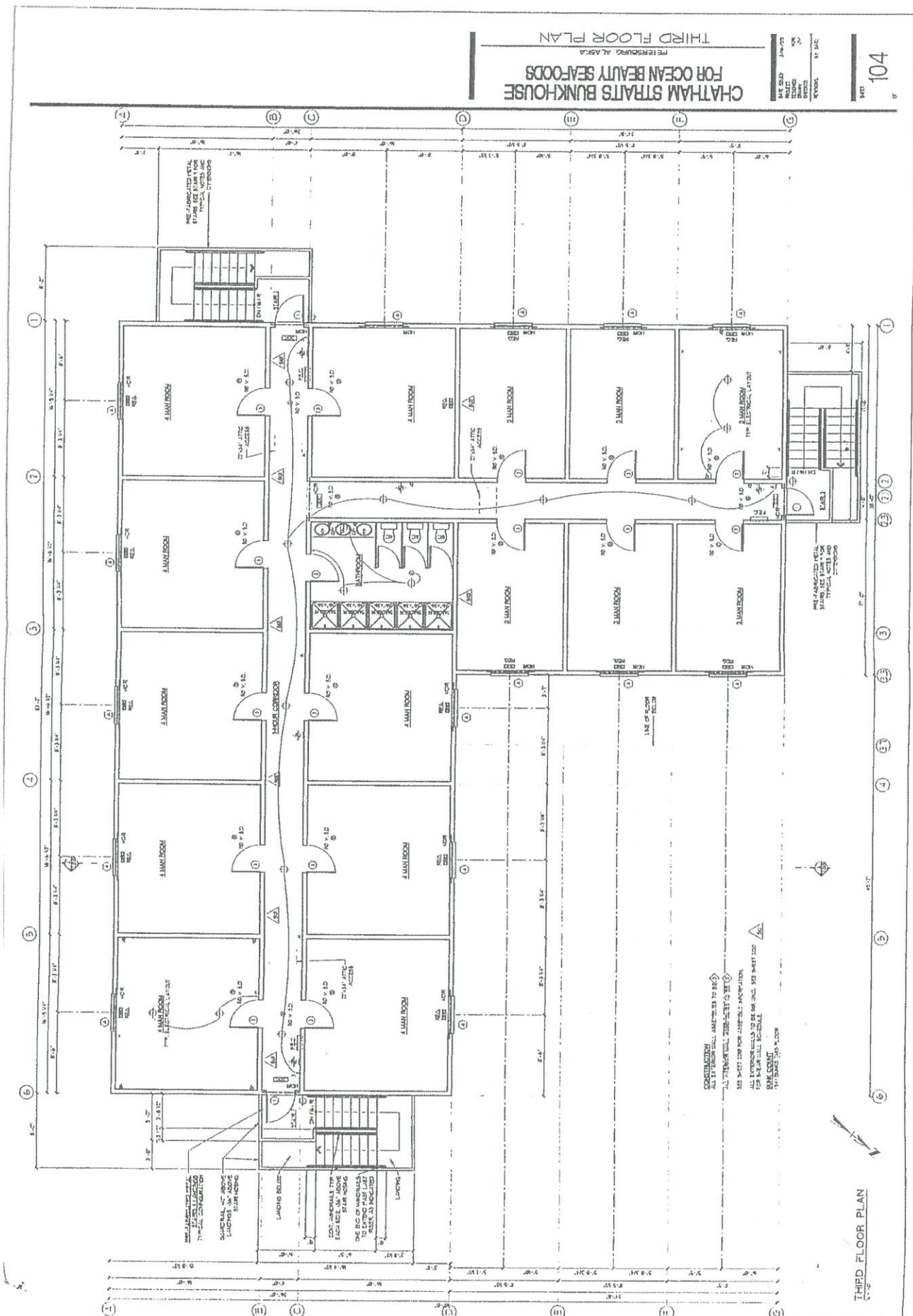


CHATHAM STRAITS SEAFOODS
 BUNKHOUSE
 PERSEUS, ALASKA
 SECOND FLOOR PLAN

103
 1/81

- GENERAL NOTES**
1. ALL FINISHES UNLESS NOTED OTHERWISE TO BE STANDARD.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONSTRUCTION**
1. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 2. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 3. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 4. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 5. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 6. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 7. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 8. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 9. ALL INTERIOR WALLS SHALL BE 1/2" GYP.
 10. ALL INTERIOR WALLS SHALL BE 1/2" GYP.

SECOND FLOOR PLAN



CHATHAM STRAITS BUNKHOUSE
 FOR OCEAN BEAUTY SEAFOODS
 PERFORMANCE ARCHITECTURE
 THIRD FLOOR PLAN

DATE	11/24/20
REVISION	
NO.	
BY	
DATE	
NO.	
BY	
DATE	

104
 SHEET

CONSTRUCTION
 ALL EXTERIOR WALLS AND ANGLES TO BE FINISHED WITH
 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION
 SEE SHEET 103 FOR ANCHOR BOLT AND BRACKET DETAIL
 ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD
 OVER 1/2" POLYSTYRENE INSULATION
 SEE SHEET 103 FOR ANCHOR BOLT AND BRACKET DETAIL

THIRD FLOOR PLAN

Ocean Beauty Petersburg Bunkhouse + Mess Hall
18 Harbor Way

Description	(Multiple Items)
Row Labels	Sum of Amount
12/31/2021	1,152.12
1/31/2022	1,402.61
2/28/2022	1,025.04
3/31/2022	1,245.36
4/30/2022	1,171.92
5/31/2022	845.52
6/30/2022	140.98
7/31/2022	144.13
8/31/2022	71.04
9/30/2022	90.72
10/31/2022	71.04
11/30/2022	1,063.08
Grand Total	8,423.56