

# PROJECT SUMMARY

THE PROJECT IS THE COVERED ENTRANCE TO THE MOUNTAIN VIEW MANOR FACILITY, LOCATED AT 16 NORTH 12TH STREET. THE PURPOSE OF THIS PROJECT IS THE REPAIR AND REPLACEMENT OF SOME ROTTED WOODEN BEAMS, POSTS AND DECKING OF THE ENTRANCE. IN GENERAL THE ENTIRE DECKING AND SUB-SUPPORTS WILL BE REMOVED AND REPLACED. ADDITIONAL SIDE WOODEN POSTS AND CEILING SUPPORT WOODEN BEAMS WILL BE REMOVED AND REPLACED. MISCELLANEOUS WORK INVOLVING REPLACEMENT OF WINDOW WOODEN RETAINING STRIPS LOCATED AT THE BOTTOM OF ALL WINDOWS WILL BE REPLACED. THE ENTIRE ENTRANCE WILL BE CLEANED AND PAINTED.

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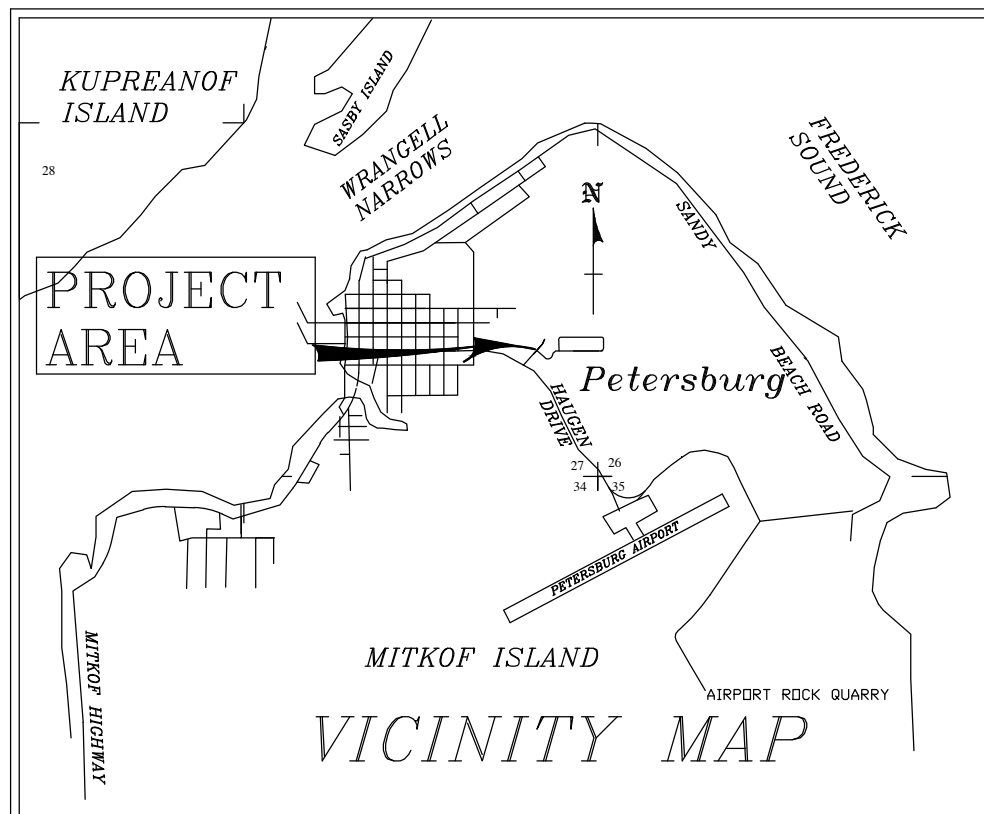
# PETERSBURG BOROUGH

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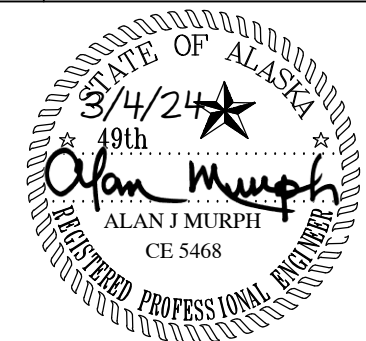


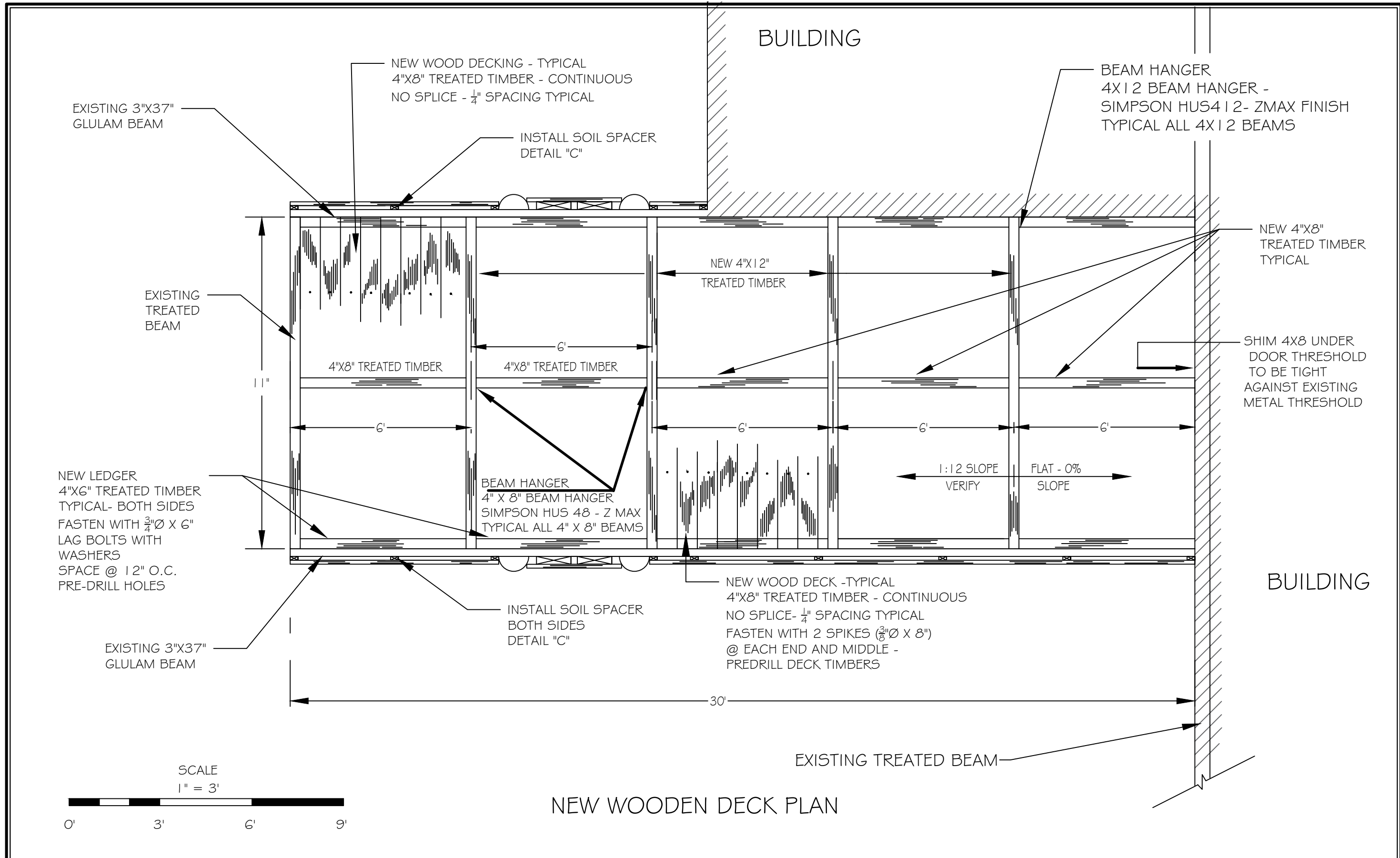
## MOUNTAIN VIEW MANOR

## ENTRANCE REPAIR PROJECT 2024



HARAI & ASSOCIATES, INC.  
P. O. BOX 625,  
PETERSBURG, ALASKA 99833





<p><b>DRAWING NO.</b> 2</p>	<p><b>DRAWING TITLE</b> Plan View Entrance Deck</p>	<p><b>PROJECT TITLE</b> Mountain View Manor Entrance</p>	<p><b>HARAI &amp; ASSOCIATES, INC.</b> P.O. BOX 625 PETERSBURG ALASKA 99833</p>		<p><b>DRAWN BY</b> Susan Harai</p> <p><b>DATE</b> 2024_2_16</p> <p>Page 2 OF 6</p>
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**WOOD BEAM NOTE:**

AREA HAS SOME ROT (10" X 12")  
 REMOVE ROT AND FILL IN WITH FILLER PASTE  
 SAND SMOOTH - DRIVE IN 8d  
 FINISH NAILS TO HOLD FILLER  
 SET NAILS BELOW SURFACE - 1 2 NAILS

REPLACE EXISTING ALUMINUM FLASHING  
 ON THE NORTH SIDE POST

MATCH EXISTING LOCATION & HEIGHT.  
 DO NOT CUT TIMBERS  
 LEAVE EXISTING TREATED ENDS  
 ALLOW LENGTH DIFFERENCE  
 ON THE BOTTOM

ASPHALT SHINGLE ROOF

FASTEN WITH 2 - 3/4"Ø X 6" LAG BOLTS WITH WASHERS  
 SPACE AS THE EXISTING BOLTS

TRIM  
 TRIM

WOOD BEAM SEE NOTE ABOVE

3 BEAMS - REPLACE WITH 4" X 14" X 12' TREATED TIMBER DETAIL "D"

FASTEN WITH 3 - 3/4"Ø X 8" LAG BOLTS WITH WASHERS,  
 OUTSIDE POST ONLY  
 INSIDE POST FASTEN WITH 3 SPIKES (3/8"Ø X 8")

3 POST - REPLACE WITH 4" X 4" TREATED TIMBER

7'-4" APPROXIMATELY

VARIES  
 18"-22"

A

4" X 14" X 12'  
 TREATED TIMBER

4" X 14" X 12'  
 TREATED TIMBER

A

BEAM - 3 1/2" X 37"  
 GLU-LAM TREATED

2 POST - REPLACE WITH 4" X 14" X 12' TREATED TIMBER (DETAIL "D")  
 FASTEN WITH 4 - 3/4"Ø X 8" MACHINE BOLT WITH WASHER @ HEAD & NUT/WASHER  
 MATCH EXISTING HOLES IN 3.5" X 37" GLULAM BEAM

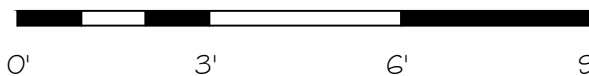
DO NOT CUT TIMBERS  
 LEAVE EXISTING TREATED ENDS  
 ALLOW LENGTH DIFFERENCE ON BOTTOM,  
 KEEP TOP END EQUAL

12"Ø WOOD PILE

12"Ø WOOD PILE

**MVM ENTRANCE  
 ELEVATION VIEW**

SCALE  
 1" = 3'



4" X 14" X 12' LONG  
 TREATED TIMBER BEAMS

1" VARIOUS WIDTH TREATED  
 WOOD STRIPS TO  
 HOLD GLASS - BOTH SIDES

GLASS

4" X 14" X 12' LONG  
 TREATED TIMBER POST

OVER HANG EQUAL BOTH SIDES  
 DO NOT CUT TIMBERS  
 LEAVE EXISTING TREATED ENDS

**SECTION B-B  
 SCALE: 1" = 2'**

4" X 4" POST  
 TREATED TIMBER

GLASS

4" X 14" X 12' LONG  
 TREATED TIMBER POST

GLASS - CUT SLOT IN 4" X 4" TO  
 ALLOW GLASS PLACEMENT  
 OR USE 1" TREATED WOODEN  
 STRIPS TO MOUNT GLASS -  
 FIELD DETERMINE - TYPICAL

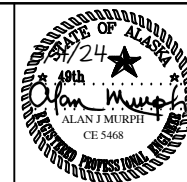
**SECTION A-A  
 SCALE: 1" = 2'**

DRAWING NO.  
 3

DRAWING TITLE  
 Elevation View  
 Entrance

PROJECT TITLE  
 Mountain View Manor Entrance

**HARAI & ASSOCIATES, INC.**  
 P.O. BOX 625 PETERSBURG ALASKA 99833



DRAWN BY  
 Susan Harai

DATE  
 2024\_2\_16

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## GENERAL NOTES FOR THE PROJECT

1. BEFORE WORK STARTS, THE CONTRACTOR WILL ARRANGE WITH MVM FOR SUFFICIENT EMERGENCY EXIT ACCESSIBILITY FOR THE CLOSURE OF THIS ENTRANCE DURING REPAIR WORK.
2. AN EXISTING FIRE SPRINKLER SYSTEM IS IN PLACE AS PART OF THE ENTRANCE THAT IS TO BE REPAIRED. THE FIRE SPRINKLER SYSTEM IS NOT PART OF THE PROJECT AND SHOULD NOT BE AFFECTED BY REPAIR WORK. CAUTION IS REQUIRED WHEN WORKING NEAR THE SYSTEM TO PREVENT DAMAGE. ANY DAMAGE CAUSED WILL BE AT THE EXPENSE OF THE CONTRACTOR.
3. REPAIR AND REPLACEMENT WORK WITH THIS CONTRACT WILL BE DONE TO THE HIGHEST INDUSTRY STANDARDS AND BEST CONSTRUCTION PRACTICES.
4. REMOVE AND DISPOSE OF ALL MATERIAL, TRASH, WOOD, PIPES, ET CETERA THAT ARE ON THE PROJECT AREA AND LEAVE THE AREA AS A CLEAN AS POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER/LEGAL DISPOSAL OF ALL ITEMS. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL THEIR RUBBISH FROM AND ABOUT THE SITE, AND ALL HIS TOOLS, EQUIPMENT, AND SURPLUS MATERIALS.
5. ALL MATERIAL REMOVED BECOMES THE PROPERTY OF THE CONTRACTOR AND WILL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. THE APPROPRIATE DISPOSAL SITE WILL FOLLOW ALL APPLICABLE LAWS AND REGULATIONS.
6. WORK TIMES WILL BE BETWEEN 7 AM AND 7 PM, 7 DAYS A WEEK.
7. NOISE WILL BE KEPT AT A MINIMUM AS POSSIBLE.
8. ALL SAFETY REQUIREMENTS WILL BE MET TO KEEP THE PUBLIC AND WORKERS OUT OF POSSIBLE DANGER. THE CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO PROTECT ALL PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE CAUSED BY THE OPERATIONS OF THE CONTRACTOR. ANY PRACTICE DEEMED TO BE OBVIOUSLY HAZARDOUS IN THE OPINION OF MVM SHALL BE IMMEDIATELY DISCONTINUED BY THE CONTRACTOR UPON RECEIPT OF EITHER WRITTEN OR ORAL NOTICE TO DISCONTINUE SUCH PRACTICE. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA, AND OTHER FEDERAL AND STATE SAFETY STANDARDS.
9. THE CONTRACTOR SHALL, AT HIS EXPENSE, PROCURE ALL NECESSARY LICENSES AND PERMITS NEEDED TO CONDUCT THE WORK REQUIRED UNDER THE TERMS OF THIS CONTRACT. THE CONTRACTOR SHALL GIVE ANY AND ALL NECESSARY FORMAL NOTICES REQUIRED IN CONJUNCTION WITH THE LAWFUL PROSECUTION OF THE WORK OF THIS CONTRACT. ALL PERMIT FEES SHALL BE A PART OF THE QUOTE PRICE. MVM WILL NOT REIMBURSE CONTRACTOR FOR ANY FEES.
10. IN THE EVENT OF ACCIDENTS OF ANY KIND, WHICH INVOLVE THE GENERAL PUBLIC AND/OR PRIVATE OR PUBLIC PROPERTY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY AND SHALL PROVIDE A FULL ACCOUNTING OF ALL DETAILS OF THE ACCIDENT. THE CONTRACTOR SHALL FURNISH THE MVM WITH COPIES OF ALL REPORTS OF SUCH ACCIDENTS AT THE SAME TIME THAT THE REPORTS ARE FORWARDED TO ANY OTHER INTERESTED PARTIES.
11. INSURANCE REQUIREMENTS FOR THIS CONTRACT.

### LIABILITY COVERAGES

A. THE SUCCESSFUL CONTRACTOR SHALL FURNISH AT HIS OWN EXPENSE AND KEEP IN FULL FORCE DURING THE TERMS OF THIS CONTRACT THE FOLLOWING COVERAGES WHICH SHALL LIST MVM AS AN ADDITIONAL INSURED:

- INSURANCE COVERING BODILY INJURY IN THE MINIMUM SUM OF \$1,000,000 FOR EACH OCCURRENCE.
- INSURANCE COVERING PROPERTY DAMAGE IN THE MINIMUM SUM OF \$200,000 FOR EACH OCCURRENCE, \$100,000 AGGREGATE.
- AUTOMOBILE LIABILITY INSURANCE IN THE MINIMUM OF \$500,000 COMBINED SINGLE LIMIT FOR BODILY INJURY AND PROPERTY DAMAGE.

B. WORKER'S COMPENSATION COMPLIANCE

## PROJECT WORK DETAILS

(THIS IS A GENERAL LIST OF WORK ITEMS; MISCELLANEOUS TASK NOT LISTED MAY BE NEEDED FOR THE FINAL PROJECT.)

1. REPLACE 4x14 WOODEN POST (2 EACH SIDE) WITH NEW 4x14 TREATED TIMBER POST.
2. REPLACE 4x14 WOODEN BEAMS (3 EACH) WITH 3 NEW 4x14 TREATED TIMBER BEAMS, THIS INCLUDES SUPPORT 4x4 TREATED TIMBER POST UNDER EACH BEAM (6 TOTAL). TEMPORARY BEAM SUPPORT MAY BE NEEDED FOR THIS STEP.
3. REFIT EXISTING WINDOWS ON EITHER SIDE OF THE NEW 4x14 TREATED TIMBER POST (4 WINDOWS TOTAL).
4. ON ALL WINDOWS (19 TOTAL), REPLACE THE BOTTOM RETAINING WOOD STRIP (1x1 TREATED WOOD) DUE TO DETERIORATION.
5. REPLACE ALL DECKING WITH NEW 4x8 TREATED TIMBERS.
6. REPLACE ALL DECKING SUPPORT MEMBERS WITH NEW TREATED TIMBER BEAMS, BEAM HANGERS AND DECKING SUPPORT LEDGERS.
7. CLEAN AND REPAINT EXISTING METAL HANDRAILS (2 COATS - RED), REINSTALL IN SAME LOCATION AS ORIGINAL. FASTEN TO DECK WITH 4 - 1/4" Ø x 4" LAG BOLTS WITH WASHER (STAINLESS STEEL) @ EACH SUPPORT BASE - PREDRILL HOLE.
8. CLEAR ALL SOIL AWAY FROM EXISTING 3.5"x37" TREATED TIMBER BEAM (BOTH SIDES). INSTALL NEW 2x12 TREATED TIMBER SOIL GUARD ALONG ENTIRE LENGTH OF FROM EXISTING 3.5"x37" TREATED TIMBER BEAM (BOTH SIDES). REPLACE SOIL AGAINST NEW SOIL GUARD AND RACK SMOOTH.
9. PREPARE ENTRANCE WAY FOR PAINTING - SCRAPE & REMOVE LOOSE PAINT. LOW PRESSURE POWER WASH (1000 PSI MACHINE) ENTIRE ENTRANCE, INSIDE AND OUTSIDE.
10. PAINT ENTRANCE, BOTH INSIDE AND OUTSIDE IN ORIGINAL COLORS - TWO COATS. DO NOT PAINT NEW TIMBER DECKING OR SOIL GUARD - PROTECT FROM PAINT SPLATTER.

## GENERAL MATERIAL NOTES

### HARDWARE:

- ALL HARDWARE GALVANIZED AS PER ASTM 153
- SPIKES SHALL BE 3/8" Ø x 8" - DECKING
- NAILS SHALL BE 16d COMMON - BEAM BRACKETS
- FINISHING NAIL SHALL BE 8d - WINDOW RETAINING STRIPS
- BOLTS ASTM A307
- NUTS ASTM A563 OR ASTM A194 GRADE 2H
- WASHERS (FLAT OR BEVELED) ASTM F436

### GALVANIZING TREATMENT:

ALL NAILS, BOLTS, NUTS, WASHERS, SHALL BE HOT DIPPED GALVANIZED PER ASTM A153. STEEL BEAM HANGERS MAY ALSO BE GALVANIZED PER ASTM A653 (ZMAX-G185)

### WOOD TIMBERS:

MATERIALS: SAWN LUMBER SHALL BE PRESERVATIVE-TREATED, DOUG-FIR OR HEM-FIR NO. 2 OR BETTER. ALL TIMBERS SHALL BE S4S FINISHED. TIMBERS MAY BE INCISED FOR TREATMENT ARE ALLOWED.

### PRESERVATIVE-TREATMENT (FACTORY):

ACZA OR CCA TO 0.60 RETENTION, LP-22. TREAT PER AWPA SECTION C2 FOR 'SOIL AND FRESH WATER USE'. USE BEST MANAGEMENT PRACTICES FOR USE IN AQUATIC ENVIRONMENTS AS PER WWPI. TREAT ALL CUTS AS PER AWPA STANDARDS OR 1 COAT OF PRESERVATIVE.

### IN FIELD PRESERVATIVE-TREATMENT (SAW CUTS & DRILL HOLES)

COPPER NAPHTHENEATE-RUST-OLEUM-WOODLIFE WATER-BASED COPPER COAT GREEN WOOD PRESERVATIVE - OR APPROVED EQUAL

### BEAM BRACKETS:

SIMPSON STRONG TIE (OR APPROVED EQUAL), SIMPSON HUS412 - ZMAX FINISH (4x12 BEAMS) & SIMPSON HUS48 - ZMAX FINISH (4x8 BEAMS).

### PAINT:

WOOD SURFACES - SEMI-GLOSS ACRYLIC - EXTERIOR - PRATT & LAMBERT ACCOLADE 100% ACRYLIC PAINT & PRIMER SEMI-GLOSS EXTERIOR HOUSE PAINT OR APPROVED EQUAL  
METAL SURFACES (HAND RAILS) - OIL BASED EXTERIOR - RUSTOLEUM PROTECTIVE ENAMEL OR APPROVED EQUAL.

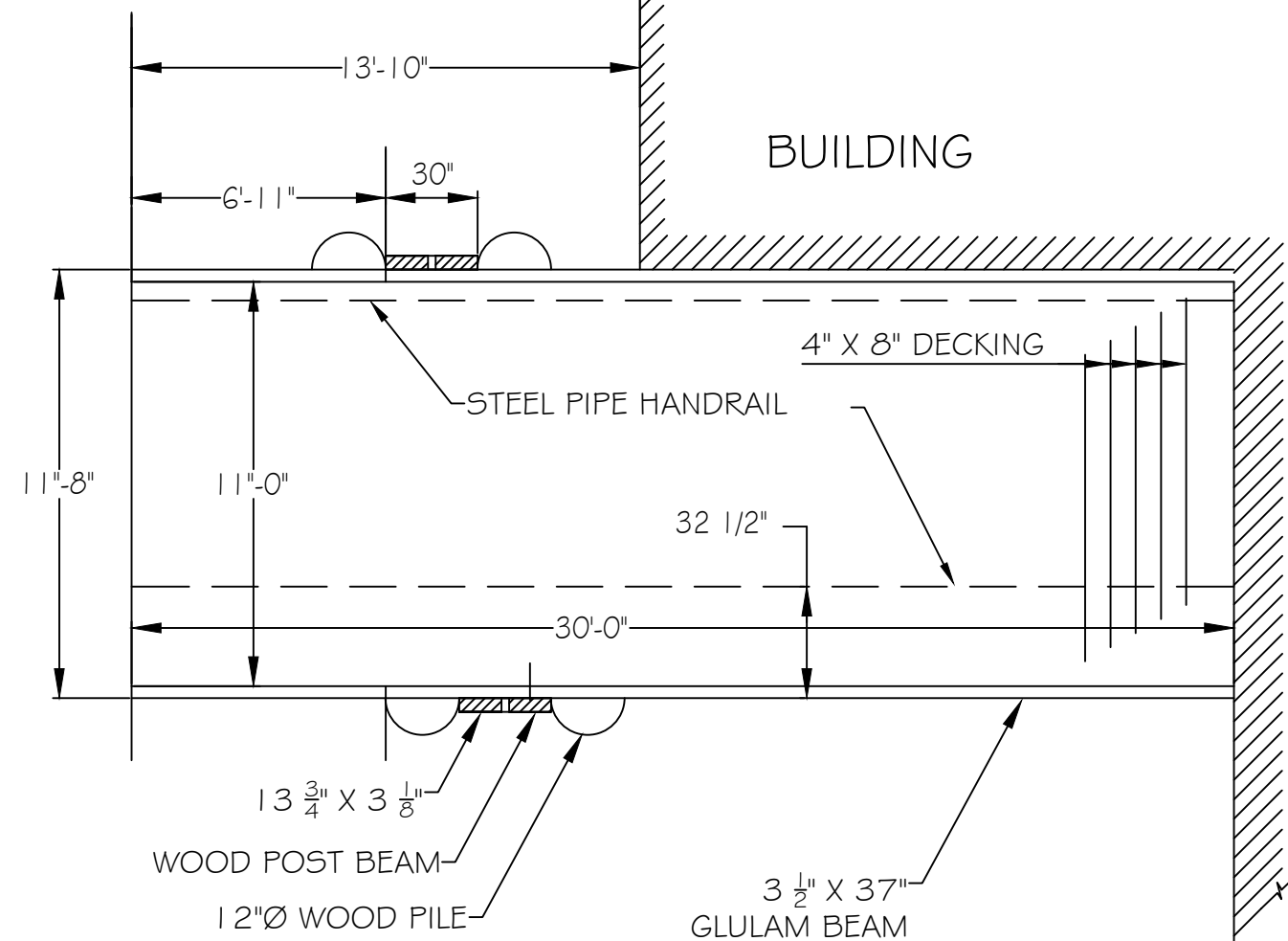
### FILLER PASTE:

BONDO - SHORT STRAND FIBERGLASS REINFORCED PASTE OR APPROVED EQUAL

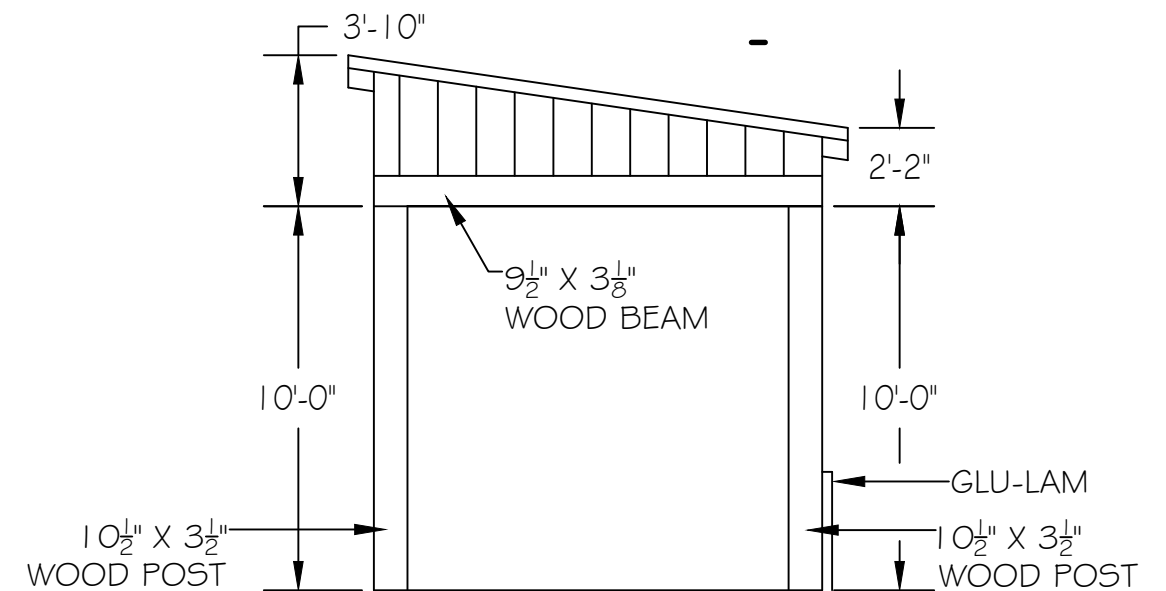
### REQUIRED DOCUMENTATION:

CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL MATERIAL LIST, MANUFACTURERS INFORMATION AND CUT SHEETS OF ALL MATERIAL PRIOR TO ORDERING. ENGINEER'S APPROVAL IS REQUIRED BEFORE PROCEEDING WITH ORDERING MATERIALS AND SUPPLIES. THE ENGINEER WILL NEED TWO WEEKS LEAD TIME BEFORE CONSTRUCTION FOR APPROVE/DISAPPROVE

<b>DRAWING NO.</b> 4	<b>DRAWING TITLE</b> Notes	<b>PROJECT TITLE</b> Mountain View Manor Entrance	<b>HARAI &amp; ASSOCIATES, INC.</b> P.O. BOX 625 PETERSBURG ALASKA 99833		<b>DRAWN BY</b> Susan Harai  <b>DATE</b> 2024_2_16  <i>Page 4 of 6</i>
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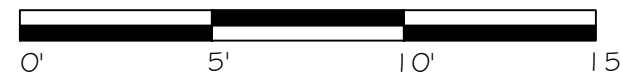


PLAN VIEW EXISTING  
SCALE: 1" = 5'

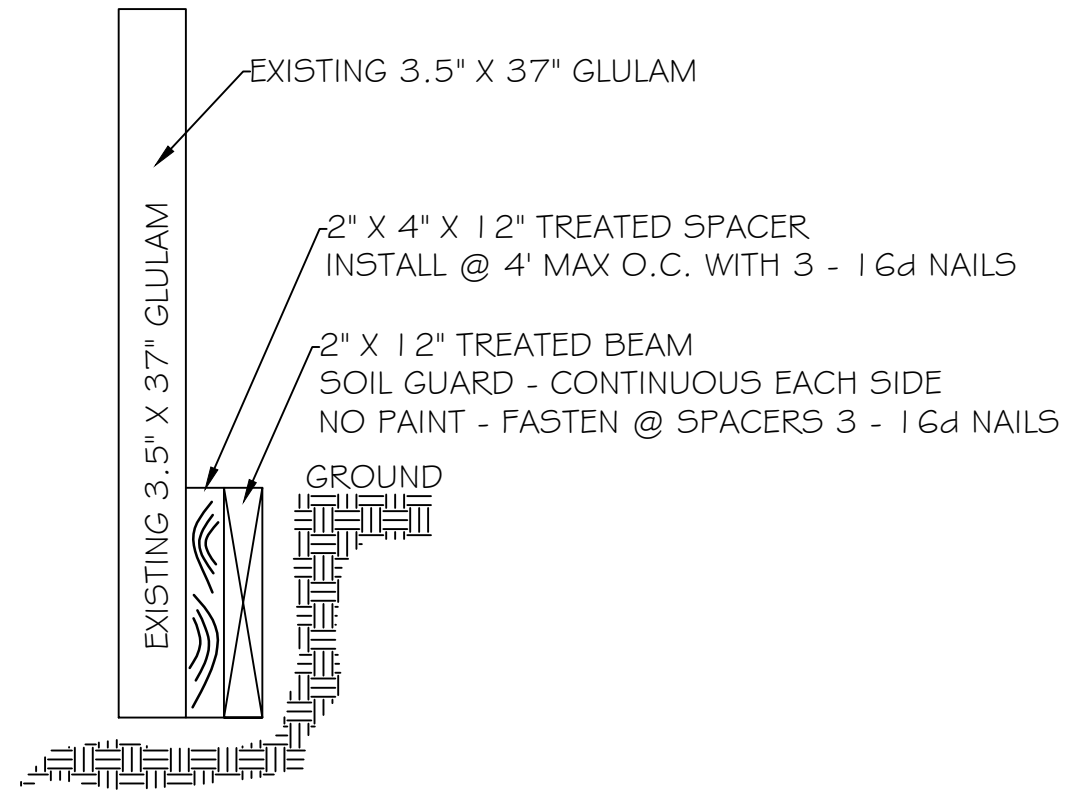


ELEVATION VIEW EXISTING  
SCALE: 1" = 5'

SCALE  
1" = 5'

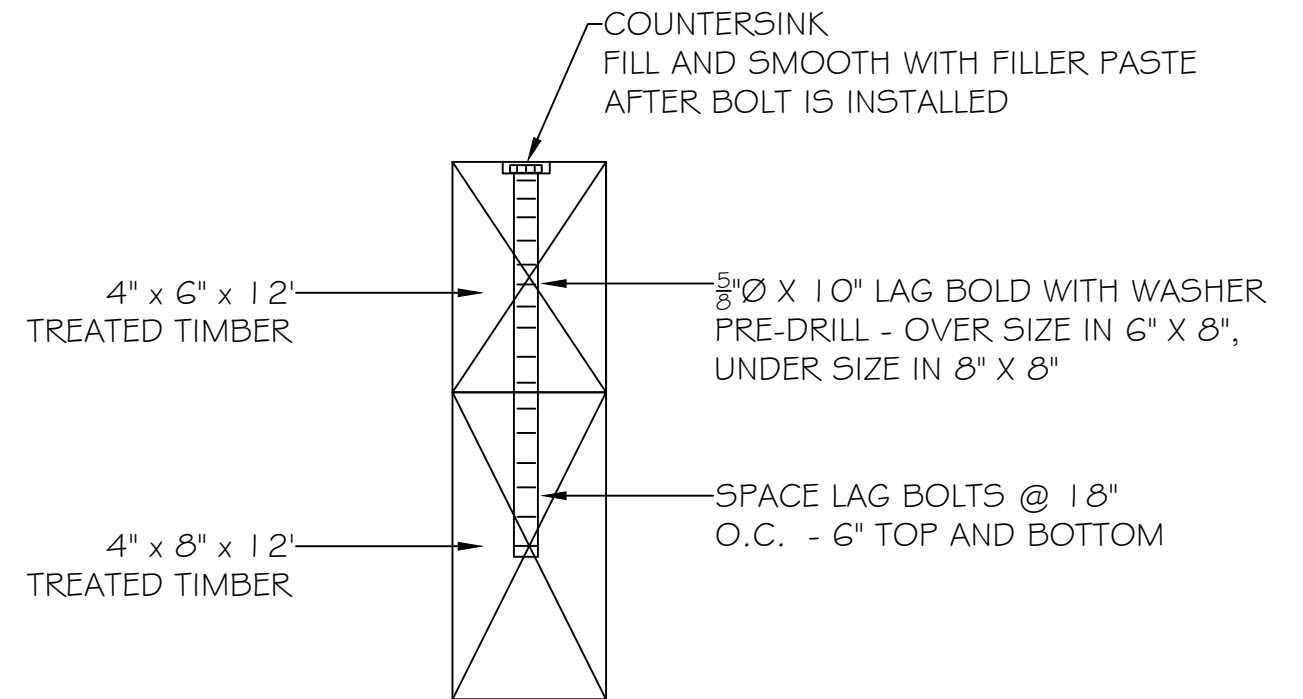


<p>DRAWING NO. <b>5</b></p>	<p>DRAWING TITLE <b>Existing Plan View and Elevation View</b></p>	<p>PROJECT TITLE <b>Mountain View Manor Entrance</b></p>	<p><b>HARAI &amp; ASSOCIATES, INC.</b> P.O. BOX 625 PETERSBURG ALASKA 99833</p>		<p>DRAWN BY <i>Susan Harai</i></p> <p>DATE 2024_2_16</p> <p>Page 5 OF 6</p>
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NEW SOIL SPACER  
KEEP SOIL AWAY FROM GLULAM

DETAIL "C"



ALTERNATE 4" X 14"  
(TO BE USED IF REGULAR 4" X 14" IS  
DIFFICULT TO OBTAIN)

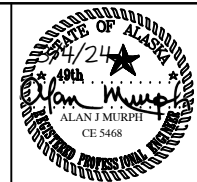
DETAIL "D"

DRAWING NO.  
6

DRAWING TITLE  
Details

PROJECT TITLE  
Mountain View Manor Entrance

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