

Kenaitze Indian Tribe
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KENAITZE INDIAN TRIBE Maintenance and Warehouse Request for Proposal

Questions and Answers

Issued: April 30, 2021

Question 1 – Is the requested roof pitch ¼:12 correct?

Answer: - Pre-engineered Metal Building Suppliers are permitted to determine roof pitch at their discretion.

Question 2 – Typically exterior commercial man doors are 3'0" x 7'0" dimensions, but the RFP Rendering states doors are 6'8" x 3'0" in dimension, does the owner want the doors as stated in the rendering?

Answer: - No. All exterior man doors dimensions shall be 3'0" x 7'0".

Question 3 – Are interior partition walls to have insulated metal panels and if so, what is the IMP panel thickness for the partition walls?

Answer: Yes, 2 inch insulated metal panels are required on both interior partition walls.

Question 4 - What are the Exterior Wall elevations?

Answer: - 20'

Question: 5 – Is it required that all exterior man doors have roof canopies and if so are they to have soffits?

Answer: - All exterior man doors are required to have roof canopies without soffits.

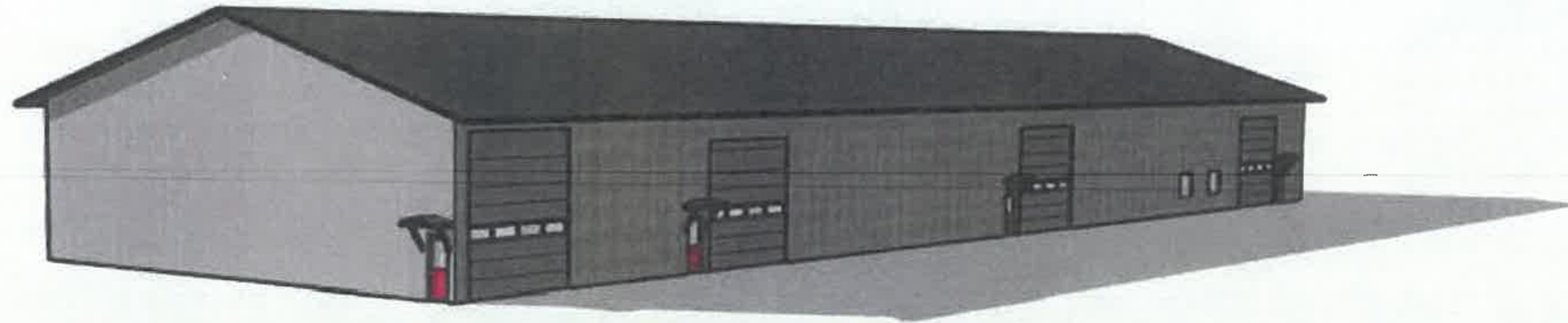
Question: 6 – Door and garage door quantities have change and there appears to be missing garage doors. Can owner verify quantities and confirm a garage door is missing?

Answer - There has been a floor plan design change which has removed and relocated some exterior features. Please refer to A2.0 of the final rendering herein attached.

Question 7 - Are there RTU's on the roof?

Answer - No.

Kenaitze Indian Tribe MAINTENANCE BUILDING KENAI, ALASKA



MAINTENANCE BUILDING PERSPECTIVE

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- A2.1 MAINTENANCE BUILDING ELEVATIONS
- A3.0 PERSPECTIVES



KENAI, ALASKA



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GENERAL NOTES

- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO ENSURE THAT ANY WORK NOT COVERED IN THESE DOCUMENTS OR ANY MODIFICATIONS MADE DURING CONSTRUCTION ARE IN COMPLIANCE WITH ALL APPLICABLE CODES AS LISTED ABOVE. THE DESIGNER SHALL BE NOTIFIED PRIOR TO ANY MODIFICATIONS.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE OF THE BEST MATERIAL AND WORKMANSHIP.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGES INCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- ALL UNTESTED COMPONENTS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURER'S PRINTED RECOMMENDATIONS.
- FRAMING CONTRACTOR TO VERIFY ROUGH OPENING SIZES AND DETAILS FOR DOORS, WINDOWS, EXHAUST FANS, VENTS, ETC..
- PROVIDE PRESERVATIVE TREATED AWW FOR SILL PLATES AND ALL CONCRETE TO WOOD CONNECTIONS.
- ALL GWB SHALL BE 5/8" TYPE X UNLESS NOTED OTHERWISE.
- PROVIDE GWB CONTROL JOINTS NOT TO EXCEED 30'-0" SPACING.
- PROVIDE MINIMUM 24" NFS MATERIAL AROUND ALL FOOTINGS.
- INSTALL CONTINUOUS 4" PERFORATED DRAIN TILE (FABRIC WRAPPED) ALONG PERIMETER FOOTING.
- PROVIDE A MINIMUM OF 6" CLEARANCE FROM FINISH GRADE TO WOOD THAT IS NOT PRESERVATIVE TREATED AWW. SLOPE FINISH GRADE AWAY FROM FOUNDATION WALL A MINIMUM OF 6" WITHIN THE FIRST 10' EXCEPT AS RESTRICTED BY LOT LINES.
- PROVIDE MINIMUM 22" X 30" ATTIC ACCESS.
- PROVIDE MINIMUM 4" CLEAR ABOVE ATTIC INSULATION FOR VENTILATION UNLESS NOTED OTHERWISE.
- PROVIDE DOUBLE TOP PLATE WITH MINIMUM 48" OFFSET AT SPLICES.
- PROVIDE CONTINUOUS PERFORATED ALUMINUM SOFFIT AT LOW EAVES FRONT AND BACK. PROVIDE RIDGE VENTS AND HALF RIDGE VENTS.
- PROVIDE AN APPROVED FLASHING FOR EXTERIOR OPENINGS.
- PROVIDE CONTINUOUS 6 MIL VAPOR RETARDER. TAPE ALL SEAMS AND PUNCTURES.
- PROVIDE A WEATHER-PROTECTIVE BARRIER UNDER SIDING, "TYVEK" OR EQUAL.
- APPLY FOUNDATION INSULATION ON COLD SIDE OF FOUNDATION WALL UNLESS NOTED OTHERWISE.
- PROVIDE GFCI RECEPTACLES WITHIN 6'-0" OF SINKS. PROVIDE GFCI RECEPTACLES WITH WATERPROOF COVERS AT ALL OUTDOOR LOCATIONS.
- PROVIDE MINIMUM NOMINAL 6" PLUMBING WALLS.
- ALL HOSE BIBBS TO BE ANTI-SIPHON FROST FREE.
- HEAT PRODUCING APPLIANCES REQUIRE SEISMIC BRACING PER ASCE-7, SECTION 13.6 BY OTHERS.
- GAS OR ELECTRIC METER BASES SHALL BE PROTECTED FROM SLIDING ICE.
- PROVIDE AT LEAST ONE WINDOW WITH A MINIMUM OF 5.7 SQ FT NET CLEAR OPENING WITH A MINIMUM OF 24" IN HEIGHT AND 20" IN WIDTH, OR AN EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE FROM BASEMENTS AND FROM EVERY ROOM USED FOR SLEEPING PURPOSES.
- PROVIDE CARBON MONOXIDE AND SMOKE DETECTORS PER IBC. WIRE IN SERIES WITH BATTERY BACKUP.
- PROVIDE A GRIPPABLE HANDRAIL MAXIMUM 2" DIA FOR STAIRWAYS ON BOTH SIDES. HANDRAILS SHALL NOT BE LESS THAN 34" NOR MORE THAN 38" ABOVE THE NOSING TREAD.
- PROVIDE GUARD RAIL BARRIER NO LESS THAN 3'-6" IN HEIGHT FROM WALKING SURFACE AT ALL RAMP, STAIR, AND DECK AREAS. OPEN GUARDS SHALL HAVE BALUSTERS SUCH THAT A (4)-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING.
- INSTALL CEMENTITIOUS BOARD AS SUBSTRATE FOR ANY WALL TILE INSTALLATION.
- SINKS SHOWN ON THESE DRAWINGS INDICATE LOCATIONS ONLY AND NOT ACTUAL SIZES OR TYPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING ACTUAL SIZES AND TYPES WITH CABINET FABRICATOR PRIOR TO CONSTRUCTION.
- BLOCKING FOR CABINETS IS NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING WALL BLOCKING FOR CABINETS. WHERE WOOD BLOCKING IS PROHIBITED BY CODE, PROVIDE GALVANIZED STEEL SHEET BLOCKING.
- PROVIDE BRACES FOR UNSUPPORTED COUNTER TOPS AT 4'-0" O.C. MAXIMUM. INDICATE LOCATION OF BRACES ON SHOP DRAWINGS. BRACES HAVE BEARING DEPTH OF AT LEAST 2/3 THE DEPTH OF THE SURFACE BEING BRACED. PROVIDE BRACES WITH A 90 DEGREE ANGLE BETWEEN THE HORIZONTAL AND VERTICAL LEGS.
- HORIZONTAL CABINET DIMENSIONS SHOWN ON DRAWINGS MAY BE MODIFIED TO ACCOMMODATE FIELD CONDITIONS.
- BLOCKING FOR GRAB BARS AROUND TOILET AND IN SHOWER IS NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING WALL BLOCKING FOR GRAB BARS. WHERE WOOD BLOCKING IS PROHIBITED BY CODE, PROVIDE GALVANIZED STEEL SHEET BLOCKING.
- VENT DRYER TO OUTSIDE. VENT DUCT COMBINED TOTAL DISTANCE SHALL NOT EXCEED 14'-0" WITH NO MORE THAN (2) EACH 90° ELBOWS.
- CLEARANCE FROM COMBUSTIBLES SHALL BE PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- F- OR T-FIRE STOP MATERIAL SHALL BE PROVIDED AROUND PIPE AND CONDUIT PENETRATIONS OF ANY FIRE RATED WALLS AND FLOOR CEILING ASSEMBLIES.
- FIRE EXTINGUISHERS (F.E.) SHALL BE PROVIDED FOR THE BUILDING IN COMPLIANCE WITH IFC SECTION 906. THE F.E. SHALL BE TYPE 2-A 10BC INSTALLED NO MORE THAN 42 INCHES FROM FINISH FLOOR.
- THE RE-USE OF THESE DOCUMENTS TO CONSTRUCT FUTURE BUILDING PROJECTS SHALL REQUIRE REVIEW BY THE DRAFTER.

DESIGNER DISCLAIMER

- WE HAVE EXERCISED GREAT EFFORT AND CARE IN THE CREATION OF THIS HOME DESIGN AND THE COMPLETION OF THESE CONSTRUCTION DRAWINGS. HOWEVER, DRAFT ALASKA, LLC., HAS NOT BEEN CONTRACTED TO PROVIDE PERSONAL CONSULTATION, SITE SUPERVISION OR FIELD INSPECTION SERVICES AND HAS NO CONTROL OVER THE CONSTRUCTION MATERIALS, METHODS OR SEQUENCING USED BY THE BUILDER. FOR THESE REASONS, AS WELL AS THE VARIATIONS IN LOCAL BUILDING CODES, DRAFT ALASKA, LLC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM ERRORS OR OMISSION IN THESE CONSTRUCTION DRAWINGS. YOU MAY CHOOSE, AS THE HOMEOWNER, TO HAVE THESE DRAWINGS THOROUGHLY REVIEWED BY A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, OR GENERAL CONTRACTOR LICENSED TO PRACTICE IN YOUR AREA, IN ADDITION TO YOUR LOCAL BUILDING OFFICIALS, PRIOR TO BEGINNING CONSTRUCTION.

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- THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW AND VERIFY ALL CONDITIONS AND DIMENSIONS AND INFORMATION CONTAINED IN THESE DOCUMENTS, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR/BUILDER SHALL ASSUME RESPONSIBILITY FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS DETECTED AND NOT REPORTED TO DRAFT ALASKA, LLC. PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS. ANY QUESTIONS REGARDING THE INFORMATION FOUND IN THESE PLANS SHOULD BE DIRECTED TO OUR QUALITY ASSURANCE MANAGER AT 907.201.0931 IMMEDIATELY.

SYMBOLS

	CENTERLINE
	WINDOW TAG
	DOOR TAG
	WALL TYPE
	INTERIOR ELEVATION KEY
	BUILDING SECTION KEY
	WINDOW DIMENSIONS

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
BFF	BELOW FINISH FLOOR
UON	UNLESS OTHERWISE NOTED

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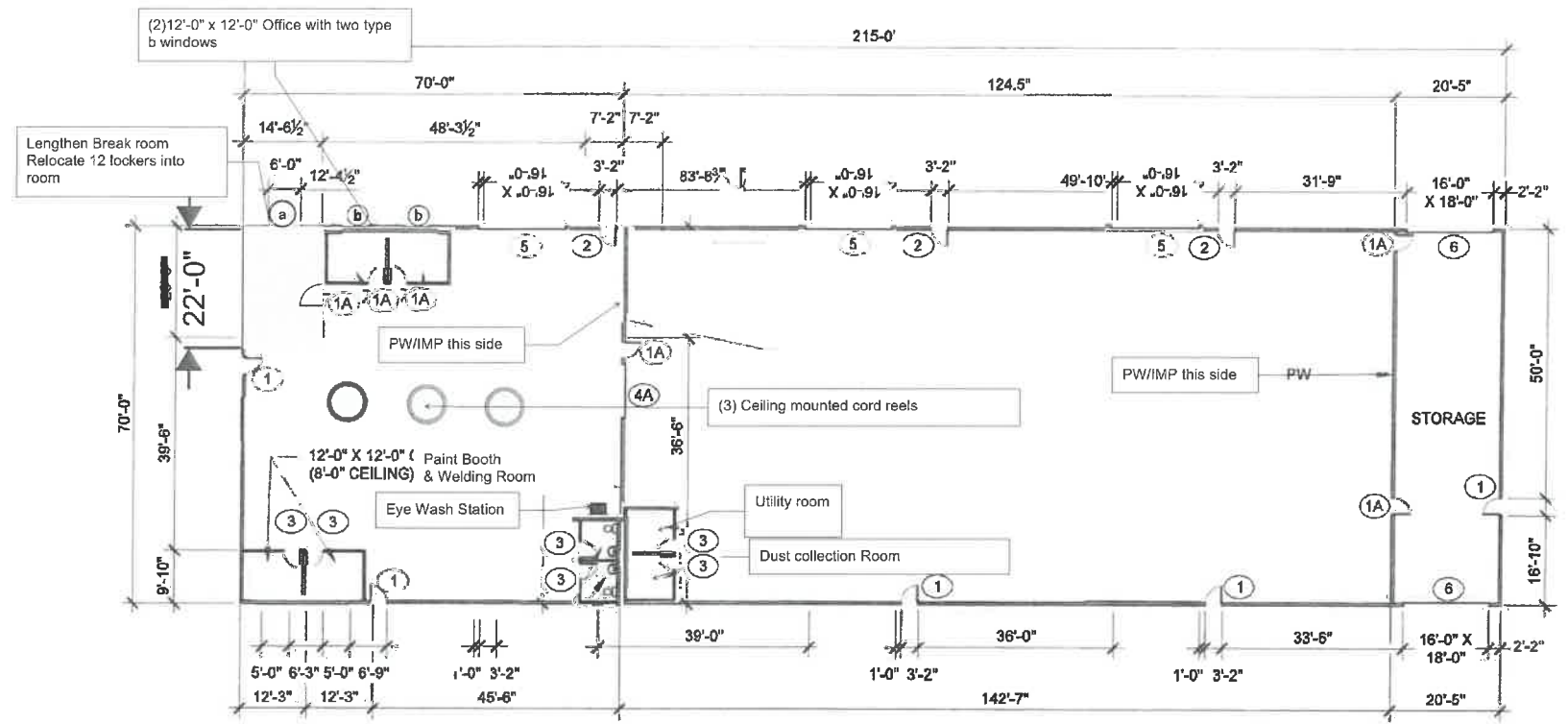
KENAI INDIAN TRIBE
Maintenance Building
Kenai, Alaska

GENERAL NOTES
& SYMBOLS

DRAWN: K GRAHAM
JOB: 2012-KIT (transportation)
DATE: 4/23/12
REVISIONS: 4

A1.0

PLOTTED HALF SCALE
SCALE: AS SHOWN



C1 FLOOR PLAN
 1/16" = 1'-0" (22X34); 1/32" = 1'-0" (11X17)

DOORS

QUAN	TAG	SIZE	TYPE
5	①	3'-0" X 7'-0"	EXTERIOR HALF LIGHT
6	①A	3'-0" X 7'-0"	INTERIOR HALF LIGHT
3	②	3'-0" X 7'-0"	EXTERIOR
6	③	3'-0" X 7'-0"	INTERIOR
1	④A	10'-0" X 12'-0"	OVERHEAD INTERIOR
3	⑤	16'-0" X 16'-0"	OVERHEAD
2	⑥	16'-0" X 18'-0"	OVERHEAD

WINDOWS

QUAN	TAG	SIZE	TYPE
1	⑧	6'-0" X 4'-0"	EXTERIOR SLIDER
2	⑨	5'-0" X 3'-0"	EXTERIOR SLIDER

NOTE: WINDOW HEADER HEIGHT IS 6'-10" UNLESS OTHERWISE NOTED

VERIFY ROUGH OPENINGS FOR ALL WINDOWS AND DOORS

PW - INTERIOR PARTITAN WALLS (2)

/// DENOTES PLUMBING WALL

- NOTES:**
- 2'-0" OVERHANG ON ROOF EXCLUDING GABLES
 - ⑧ EXTERIOR OVERHEAD DOOR CANOPIES
 - ROOF PITCH 1/4:12

A3 SCHEDULES
 A2.0

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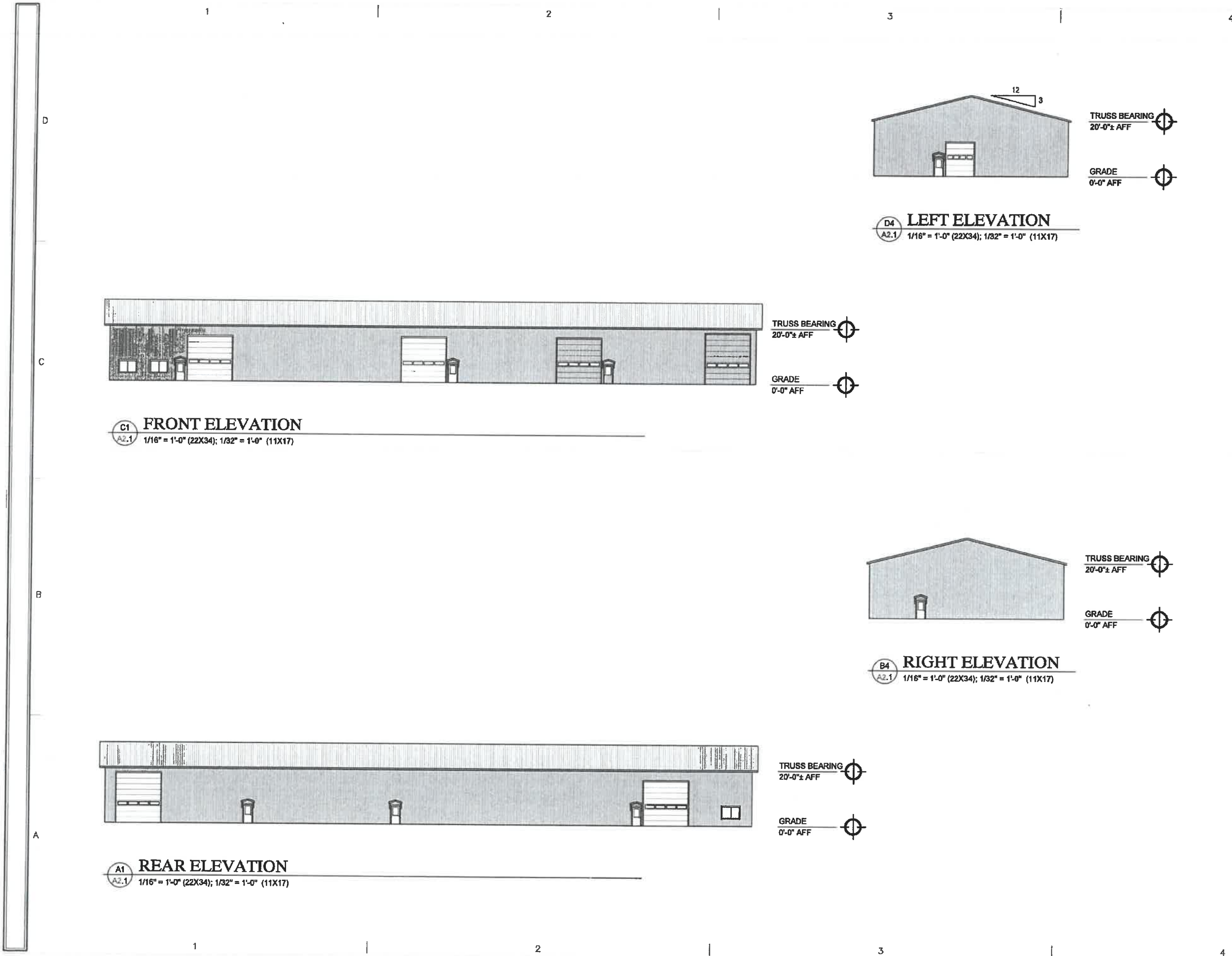
KENAITZE INDIAN TRIBE
Maintenance Building
 Kenai, Alaska

MAINTENANCE FLOOR PLAN

DRAWN:
 K. GRAHAM
 JOB: 2012-KIT/transportation
 DATE: 4-23-12
 REVISIONS:

A2.0

PLOTTED HALF SCALE
 SCALE: AS SHOWN



C1 FRONT ELEVATION
 A2.1 1/16" = 1'-0" (22X34); 1/32" = 1'-0" (11X17)

D4 LEFT ELEVATION
 A2.1 1/16" = 1'-0" (22X34); 1/32" = 1'-0" (11X17)

B4 RIGHT ELEVATION
 A2.1 1/16" = 1'-0" (22X34); 1/32" = 1'-0" (11X17)

A1 REAR ELEVATION
 A2.1 1/16" = 1'-0" (22X34); 1/32" = 1'-0" (11X17)

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KENAITZE INDIAN TRIBE
Maintenance Building
 Kenai, Alaska

MAINTENANCE ELEVATIONS

DRAWN:
 K. GRAHAM
 JOB: 20.12 - KIT Transportation
 DATE: 4-28-21
 REVISIONS: 4-28-21

A2.1

PLOTTED HALF SCALE
 SCALE: AS SHOWN