



PRE-APPLICATION CONFERENCE
City and Borough of Juneau

Project: 201 N. Franklin St.
SHW #: 16-071
Application Date: April 17, 2017

PRELIMINARY PROJECT DESCRIPTION

The proposed project is an approx. 70,000sf, 6 story multifamily building consisting of 130 sleeping units, residential amenities (lounge, fitness room, sauna), a rooftop deck, and covered parking for 8 stalls. The site is 13,261sf, and is zoned MU. The primary entry will be a lobby at the corner of N Franklin and 2nd Street. Residential amenity will front both streets, including a shared lounge and fitness room. The covered parking and trash area will be accessed from a driveway on 2nd Street.

Land Use Considerations (MU zone):

- Classified as a SRO with shared facilities (common kitchens provided on each floor).
- Utilize the parking fee in lieu of parking to reduce the required parking stalls.
- No height limit. No lot coverage limitations. No setbacks required. No density limits.
- Canopy required along Franklin & 2nd Street.

Building Code Considerations (2012 IBC w/ local amendments):

- Classified as R-2 (non-transient boarding house with more than 16 occupants).
- NFPA 13 sprinklers throughout.
- 5 stories of Type III-B (1 story bonus with NFPA 13 sprinklers) over 1 story + basement of Type I-A, using the IBC 510.2 special provision for Horizontal Building Allowance. 3 hour separation provided at Level 2.
- Separated occupancies for parking and mechanical spaces. 1 hour partitions between sleeping units & corridor. 2 hour fire barrier at stair & elevator enclosures. One stair exiting through a discharge lobby, the other stair exiting through an exit passageway to the street.

Questions to address:

- 1) Design parameters for required canopies along Franklin & 2nd Street. Can a building overhang serve as the canopy? Is a separate projection element required? What are the dimension requirements?
- 2) Trash hauling requirements – what is the required relationship between the trash room and collection point? How is pickup facilitated?

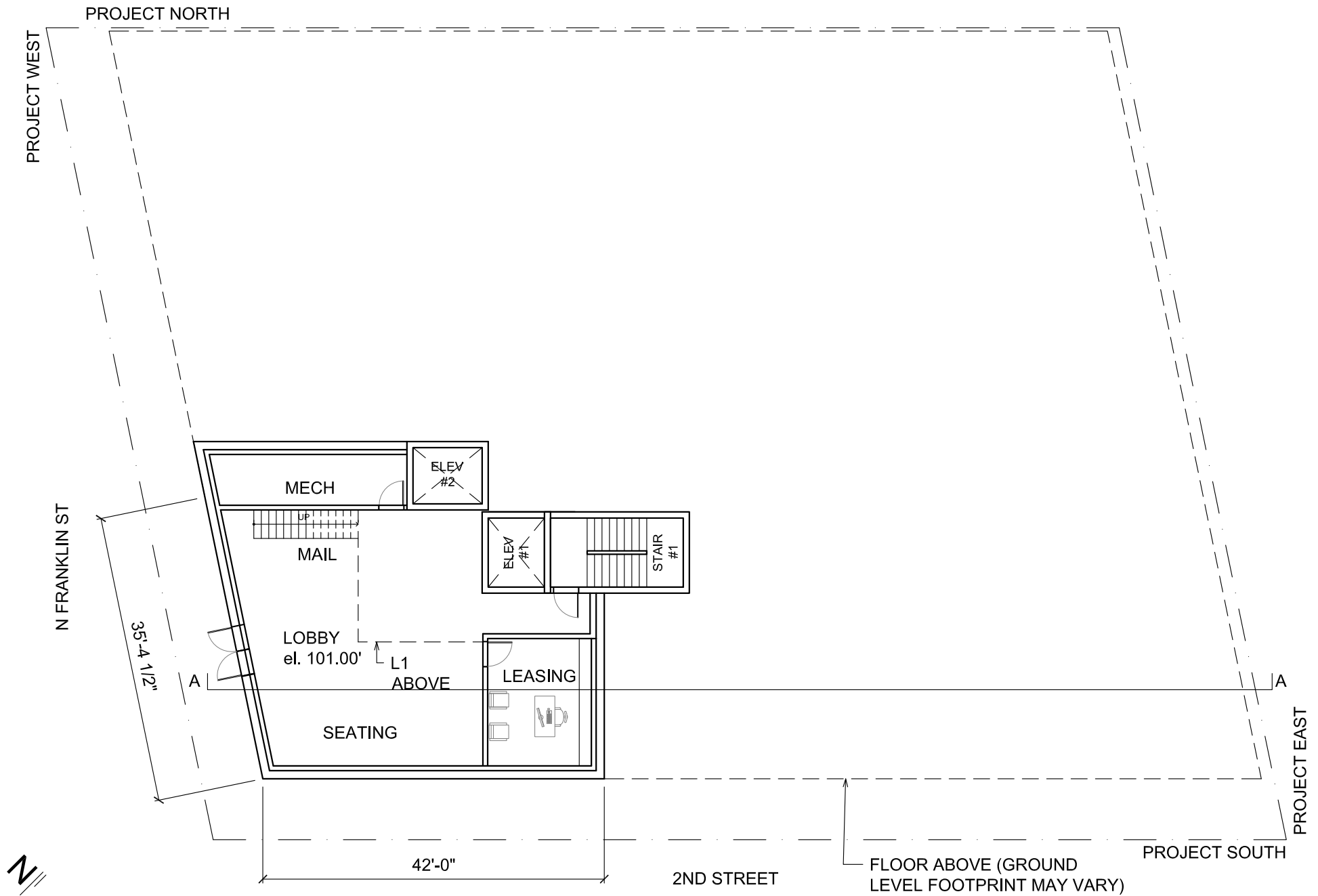
Thank you for your time. If you need any further information to address the corrections, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Hatfield', with a stylized, cursive script.

Sarah Hatfield, AIA
Principal

Attachments: Preliminary Plans, Section, Conceptual Elevations

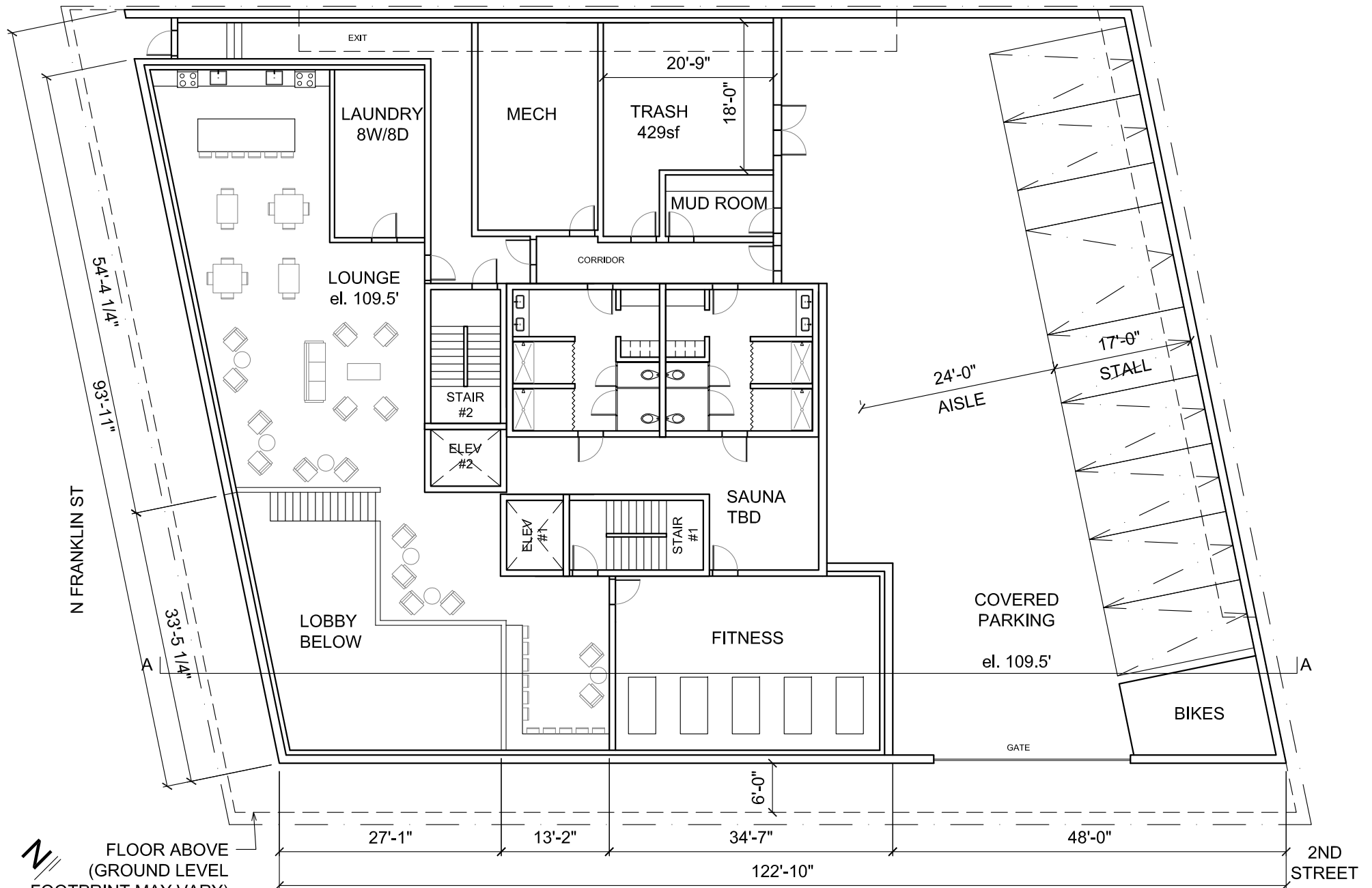


FRANKLIN APTS
201 N FRANKLIN
JUNEAU, AK

LOBBY LEVEL
SCALE: 1/16"=1'-0"
SHW#: 16-071

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APRIL 17, 2017
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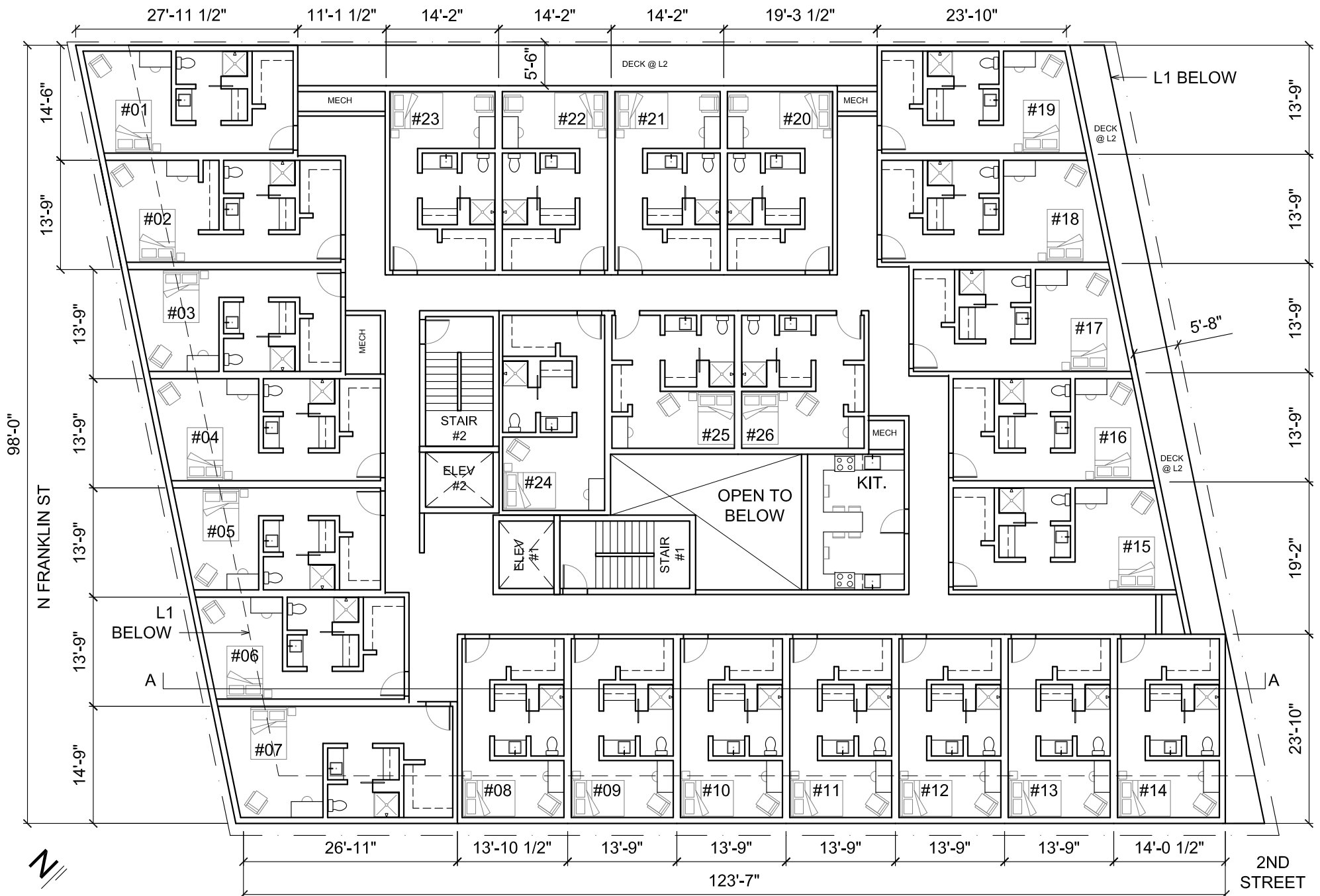


FRANKLIN APTS
201 N FRANKLIN
JUNEAU, AK

LEVEL 1
SCALE: 1/16"=1'-0"
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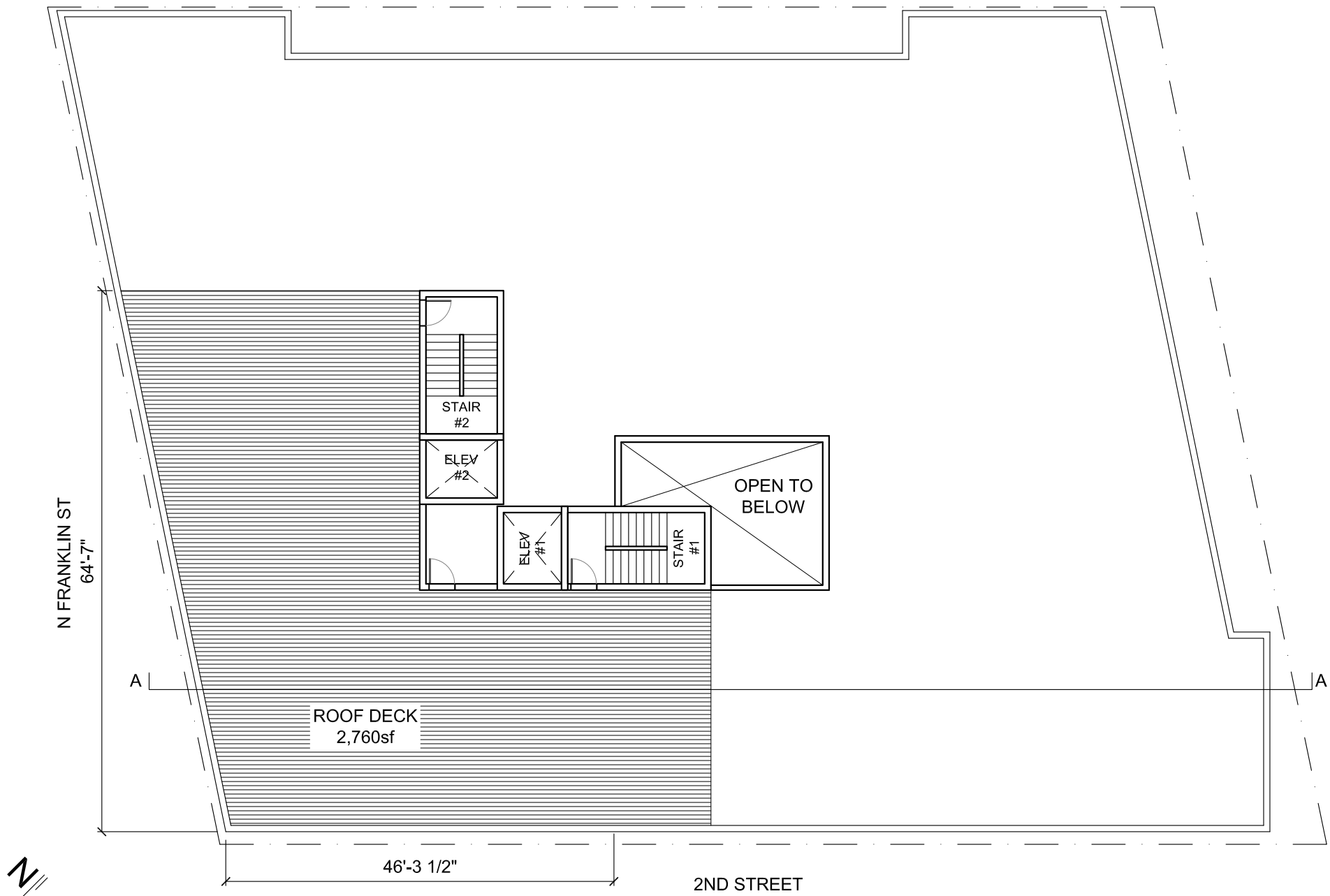


FRANKLIN APTS
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LEVEL 2-6
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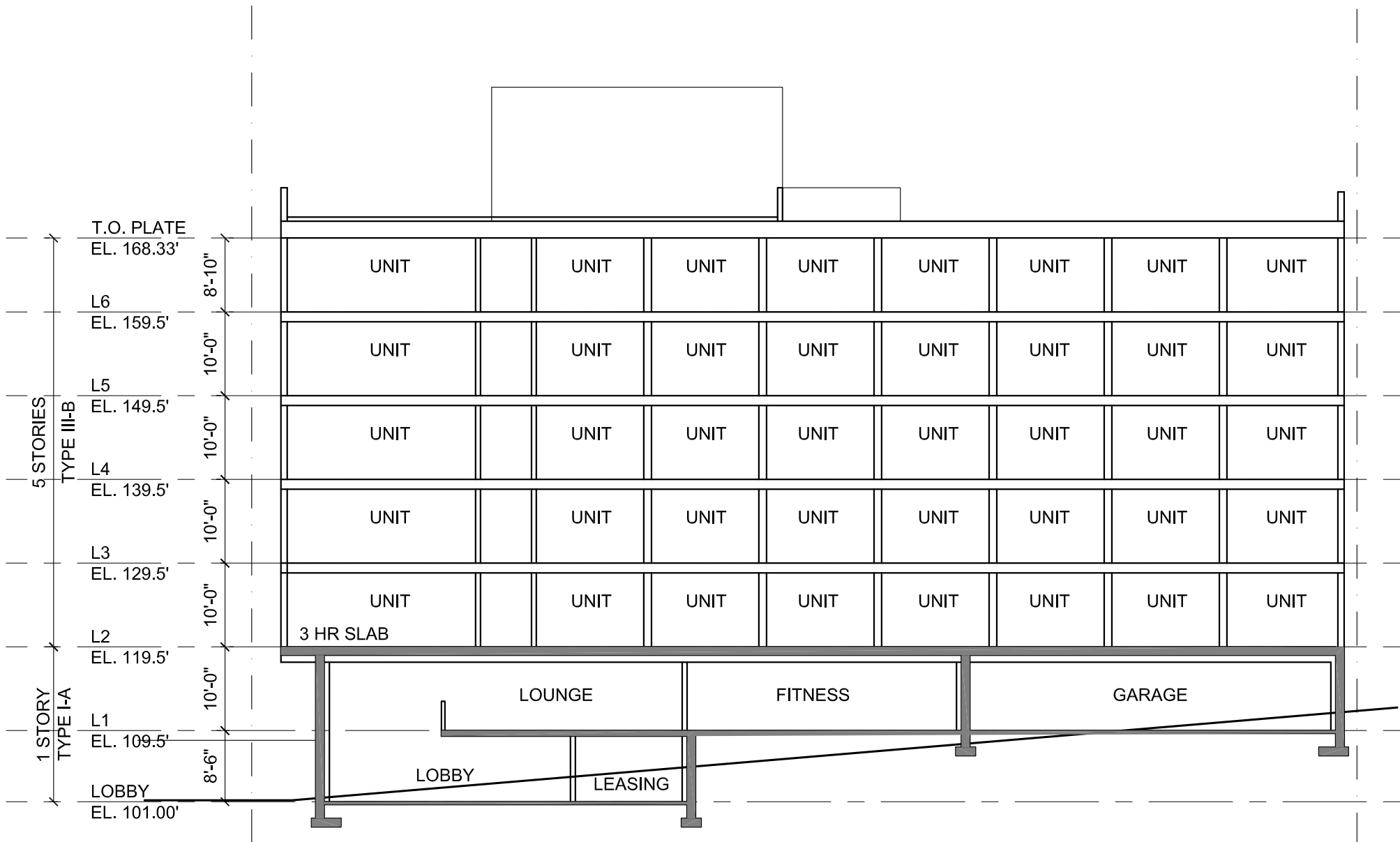
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ROOF
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FRANKLIN APTS
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SECTION

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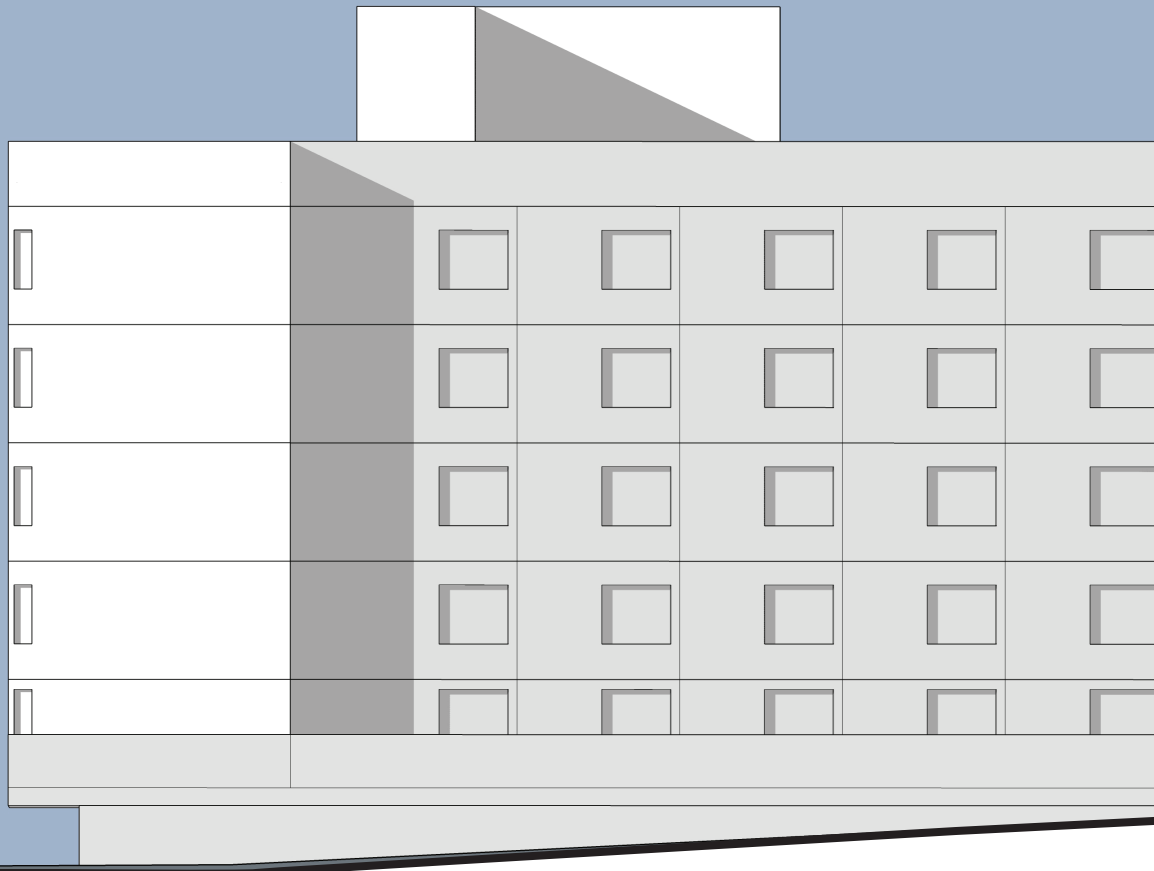
FRANKLIN APTS
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NORTH ELEVATION
SCALE: N.T.S
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EAST ELEVATION
SCALE: N.T.S
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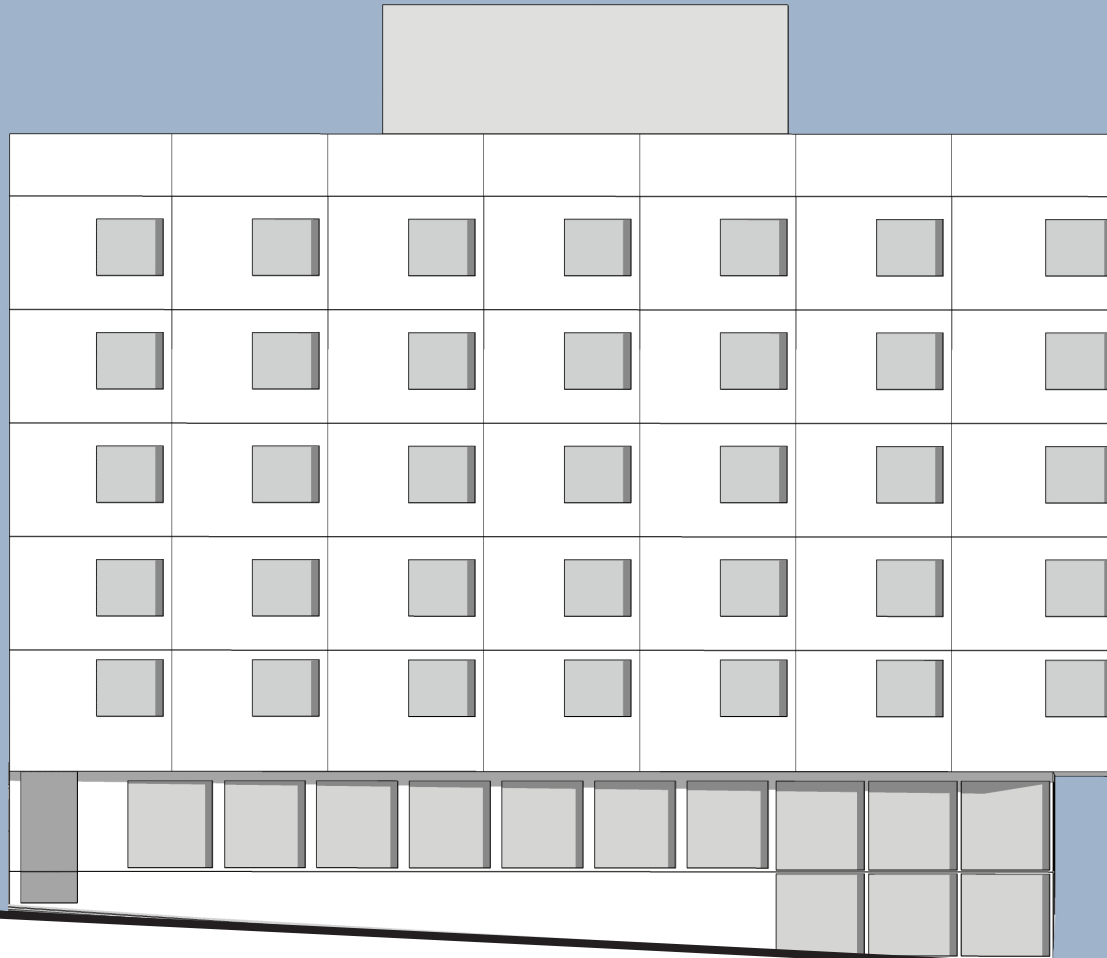
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SOUTH ELEVATION
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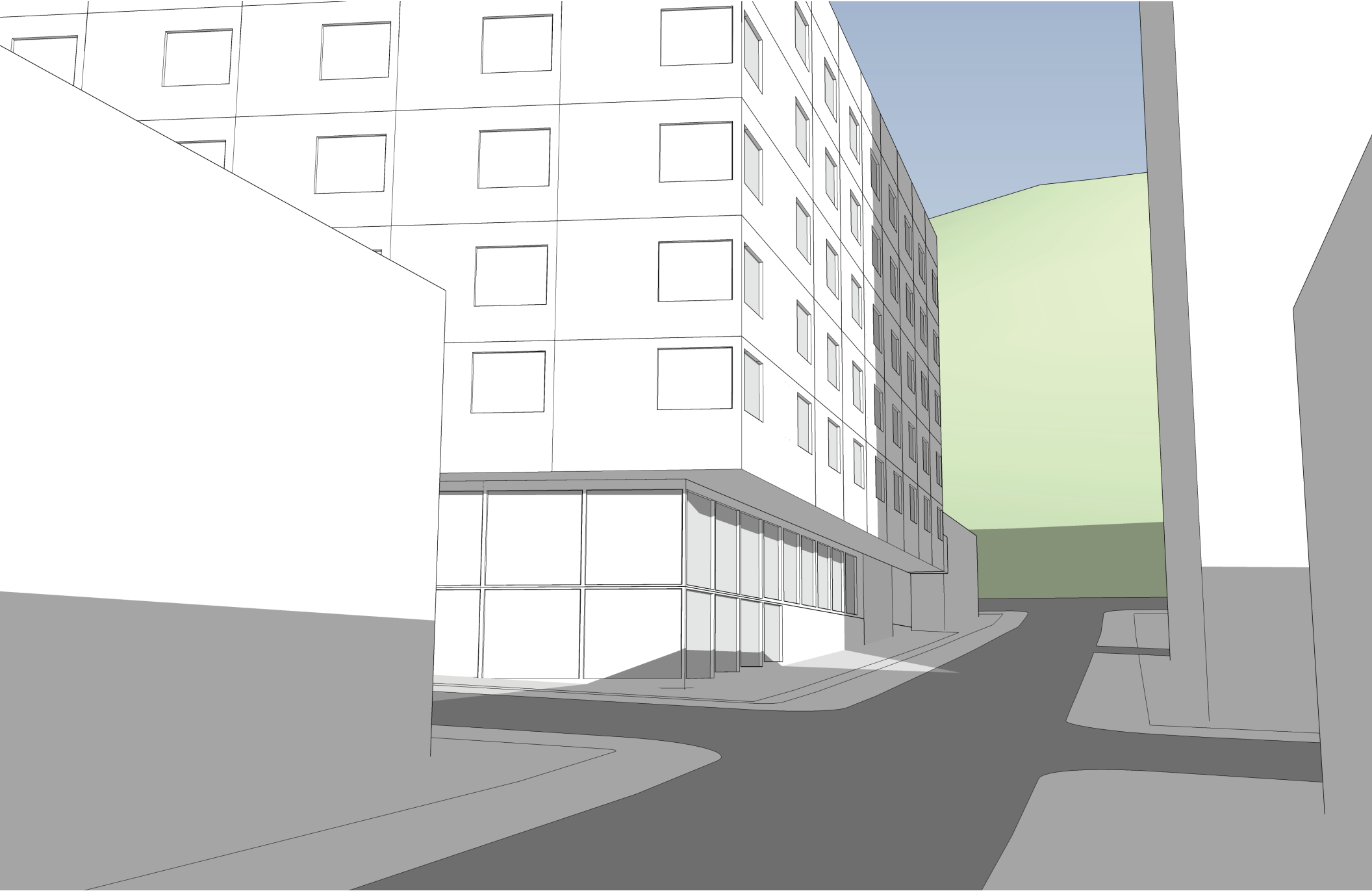


FRANKLIN APTS
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WEST ELEVATION
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FRANKLIN APTS
201 N FRANKLIN
JUNEAU, AK

CORNER OF FRANKLIN & 2ND (SW CORNER)

PERSPECTIVE

SCALE: N.T.S.
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FRANKLIN APTS
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LOOKING NORTH ON FRANKLIN (SW CORNER)

PERSPECTIVE

SCALE: N.T.S.

SHW#: 16-071

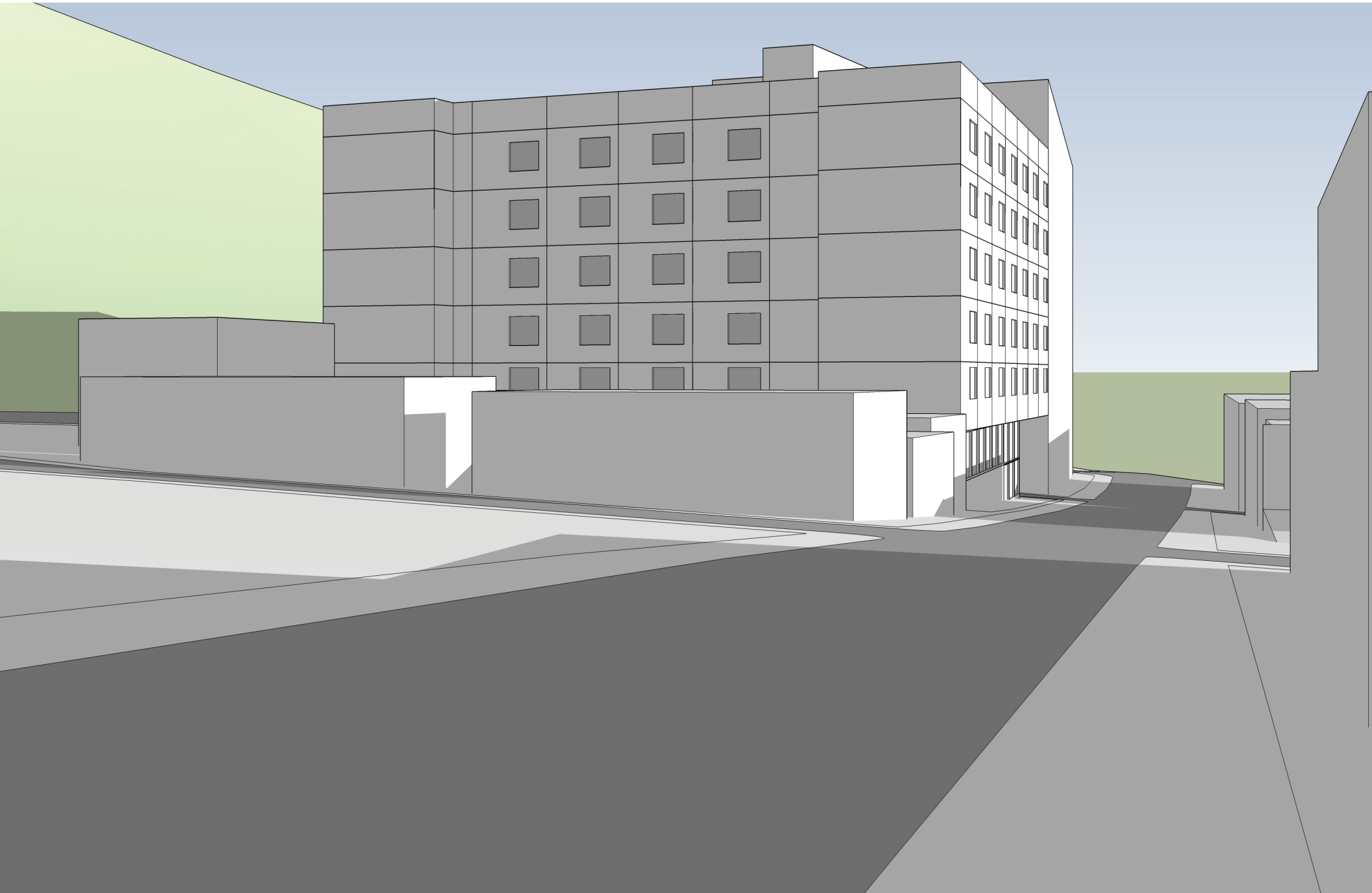
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FRANKLIN APTS
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LOOKING SOUTH ON FRANKLIN (NW CORNER)

PERSPECTIVE

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FRANKLIN APTS
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LOOKING WEST ON 2ND ST (SE CORNER)

PERSPECTIVE

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