## BID DOCUMENTS

**DEDUCTIVE ALTERNATE #1**

### CIHA: SPENARD EAST VOLUME 4: GARDEN-STYLE APARTMENTS

**ANCHORAGE, ALASKA**

### CONTACT INFORMATION

<table>
<thead>
<tr>
<th>OWNER</th>
<th>STRUCTURAL</th>
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<tbody>
<tr>
<td>COOK INLET HOUSING AUTHORITY</td>
<td>PND ENGINEERS, INC.</td>
</tr>
<tr>
<td>3510 SPENARD ROAD</td>
<td>1506 WEST 36TH AVENUE</td>
</tr>
<tr>
<td>ANCHORAGE, ALASKA 99503</td>
<td>ANCHORAGE, ALASKA 99503</td>
</tr>
<tr>
<td>p. (907) 793-3000</td>
<td>p. (907) 561-1011</td>
</tr>
<tr>
<td>f. (907) 793-3070</td>
<td>f. (907) 563-4220</td>
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<tr>
<td>ARCHITECTURAL</td>
<td>MECHANICAL ENGINEERING</td>
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<tr>
<td>SPARK DESIGN, LLC</td>
<td>T3 ALASKA, LLC</td>
</tr>
<tr>
<td>5401 CORDOVA STREET, SUITE 301</td>
<td>301 EAST 83RD AVENUE</td>
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<tr>
<td>ANCHORAGE, ALASKA 99518</td>
<td>ANCHORAGE, ALASKA 99518</td>
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<tr>
<td>p. (907) 344-3424</td>
<td>p. (907) 865-7900</td>
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<td>f. (907) 771-9776</td>
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<td>f. (907) 885-9199</td>
<td>f. (907) 865-7975</td>
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<td>ANCHORAGE, ALASKA 99501</td>
<td>EAGLE RIVER, ALASKA 99577</td>
</tr>
<tr>
<td>p. (907) 885-9199</td>
<td>p. (907) 250-9729</td>
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</table>
2. NO WORK SHALL BEGIN AT THE SITE UNTIL APPLICABLE APPROVALS AND REQUIRED PERMITS HAVE BEEN OBTAINED COVERING THE GENERAL NOTES CODE (IPC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED EDITION OF NFPA AND ALL LOCAL AND ALASKA STATE REGULATIONS. SPRINKLER CONTRACTOR SHALL PROVIDE AND N.I.C. ITEMS. OF THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF SPARK DESIGN, LLC AND SHALL NOT BE REUSED OR REPRODUCED.
ADJACENT TO THE BUILDING PERIMETER SHALL HAVE A MINIMUM DISTANCE (W) OF 20 FEET MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:

- STORY ABOVE GRADE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2:
  \[ W = \frac{H}{n} \]
  where:
  - \( W \) is the minimum distance to adjacent building
  - \( H \) is the height of the building
  - \( n \) is the number of stories

- SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

<table>
<thead>
<tr>
<th>Distance (W)</th>
<th>Rating Requirement</th>
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<tr>
<td>&lt; 20 ft</td>
<td>None</td>
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<tr>
<td>21 ft - 30 ft</td>
<td>Fire Partition</td>
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<tr>
<td>&gt; 30 ft</td>
<td>None</td>
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TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

<table>
<thead>
<tr>
<th>Element</th>
<th>Rating Requirement</th>
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<tr>
<td>Walls</td>
<td>2 hours</td>
</tr>
<tr>
<td>Ceiling Assemblies</td>
<td>1 hour</td>
</tr>
<tr>
<td>Roof Assemblies</td>
<td>2 hours</td>
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<tr>
<td>Fire Partitions</td>
<td>2 hours</td>
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</table>

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504.1 GENERAL.

- 504.3 HEIGHT IN FEET.
  - TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
    | Floor Area | Allowable Area Factor |
    |------------|-----------------------|
    | 1,000 sf   | 25%                   |
    | 2,000 sf   | 50%                   |
    | 3,000 sf   | 75%                   |

CHAPTER 6 TYPES OF CONSTRUCTION

SECTION 608.4 CONTINUITY.

- EXTERIOR STAIRWAYS AND RAMPS SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT AS PERMITTED BY THIS SECTION AND AS SPECIFIED IN SECTION 708.

TABLE 705.5 FIRE-RESISTANCE RATINGS.

<table>
<thead>
<tr>
<th>Type of Wall</th>
<th>Fire Resistance Rating</th>
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<tr>
<td>Masonry</td>
<td>2 hours</td>
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<td>Wood</td>
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<tr>
<td>Steel</td>
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CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

SECTION 708.6 OPENINGS.

- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE 708.6.

TABLE 716.1(2) OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

<table>
<thead>
<tr>
<th>Assembly</th>
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<tr>
<td>Draftstopping</td>
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<td>Fire Shutoff</td>
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CHAPTER 8 WALL AND CEILING ASSEMBLIES

SECTION 803 WALL AND CEILING FINISHES

- WALLS OF BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL PENETRATIONS OF FIRE PARTITIONS SHALL COMPLY WITH SECTION 714.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

- EXTERIOR STAIRWAYS AND RAMPS AS SPECIFIED IN SECTION 1027.6, EXCEPTION 3.

TABLE 907-1b DISTRIBUTION SYSTEMS, FITTED WITH DISTRIBUTION PANELS AND INDIVIDUAL NOTIFICATION APPLIANCES IN ACCORDANCE WITH CHAPTER 10 OF IIC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS NOTIFICATION ALARMS AS SPECIFIED IN SECTION 907.2.2.

CHAPTER 10 EXITS AND ACCESS TO EXITS

SECTION 1010 EXIT SIGNS

- EXCEPTION:
  - INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS: CLASS A

TABLE 1015.1 OCCUPANCY LOADS

<table>
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<th>Occupancy</th>
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<tr>
<td>Group R</td>
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<td>Group R-2</td>
<td>36.00</td>
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<tr>
<td>Group R-3</td>
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CHAPTER 11 TRANSPORTATION SYSTEMS

SECTION 1119 PASSAGeways

- LEVEL 2: 0.2" X 22 OCCUPANTS = 4.4”
- LEVEL 1 4323 SF/200 = 21.6 OCCUPANTS
- TOTAL: 43.2 OCCUPANTS

CODE ANALYSIS - IBC 2018

SECTION 1219 CORRIDORS

- SECTION 1004 OCCUPANT LOAD

- SECTION 1020 CORRIDORS

- SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

- SECTION 1011, 1019.3 OCCUPANCIES OTHER THAN GROUPS I-2 AND I-3.

- SECTION 1027 EXTERIOR STAIRWAYS AND RAMPS

- SECTION 1027.6, EXCEPTION 3.
1. Rated fire partitions shall be continuous from top of floor to underside of rated floor ceiling assembly.

2. Fire barriers shall be continuous from top of floor to B.O. floor sheathing.

3. Fire stop penetrations through rated assemblies.

4. General contractor shall provide and install fire extinguishers and cabinets in accordance with applicable codes and amendments. Fire extinguishers weighing less than 40 pounds can be located no higher than 5 feet. Fire extinguishers weighing more than 40 pounds can be located no higher than 3.5 feet.

5. Fire extinguisher cabinets in rated assemblies shall be fire rated.

6. All stairs shall be constructed to dimensions shown and to not less than 44" clear width from inside of stringers except at stair 3 which shall not be less than 36" clear width.

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## USE AND OCCUPANCIES (NON-SEPARATED USES)

- **R-2 Use**: Aggregate Accessory (Mech/Elec/Storage)
- **R-2 Use**: Residential

## Life Safety Plan Notes

1. Rated fire partitions shall be continuous from top of floor to underside of rated floor ceiling assembly.

2. Fire barriers shall be continuous from top of floor to B.O. floor sheathing.

3. Fire stop penetrations through rated assemblies.

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5. Fire extinguisher cabinets in rated assemblies shall be fire rated.

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## Use and Occupancies

- **R-2 Use**: Aggregate Accessory (Mech/Elec/Storage)
- **R-2 Use**: Residential

## Vertical Assemblies and Egress Components

- **1-Hour Fire Partition**
- **1-Hour Fire Route**

## Fire Extinguishers and Fire Extinguisher Cabinets (FEC)

- **Class 2-A for Interior Locations**
  - At rated walls use FEC1: JL Industries Ambassador Steel Fire-Rated Extinguisher Cabinets 8116V17LDCVRFE FX2 (White)
  - At non-rated walls use FEC2: JL Industries Ambassador Steel Fire Extinguisher Cabinets 8116V17LDCVRFE (White)

## Fire Alarm Control Panels

- Verify location with local AHJ

## Knox Box

- Verify location with local AHJ

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## Area Description

- **Level 1**
  - Accessory 300 SF 54 SF 0.18
  - Accessory 300 SF 40 SF 0.13
  - Residential 200 SF 4,067 SF 20.33
  - Accessory 300 SF 40 SF 0.13

- **Level 2**
  - Accessory 300 SF 54 SF 0.18
  - Accessory 300 SF 54 SF 0.18
  - Residential 200 SF 4,141 SF 20.70
  - Accessory 300 SF 40 SF 0.13

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## Certificate of Authorization

- SPARK DESIGN, LLC #AECL1394
- 2020.09.04

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## Bid Documents

- Life Safety Plan - Level 1
- Life Safety Plan - Level 2
- Life Safety Plan Legend

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**LIFE SAFETY PLAN LEGEND**

1. Use and Occupancies (Non-Separated Uses)

2. Vertical Assemblies and Egress Components

3. Life Safety Plan Notes
ZONING ANALYSIS - TITLE 21

21.05.030

21.06

21.07.080.G.4

21.07.080

21.07.090

21.07.110.C.6

21.07.110.C.3

21.07.110.C

21.07.110

21.07.090.F.22

21.07.090.G

21.07.090.F.8

21.07.090.F.2

21.07.090.F.13

21.07.110.C.5

TABLE OF ALLOWED USES (TABLE 21-05-1)

PER 2.b, MULTIFAMILY DEVELOPMENTS MUST COMPLY WITH SUBSECTION 21.07.110C

RESIDENTIAL USES: DEFINITIONS AND USE SPECIFIC STANDARDS

k VISIBLE FRONT ENTRIES

R-2M: MIXED RESIDENTIAL, DWELLING, MULTIFAMILY (UP TO 8 UNITS PERMITTED PER BUILDING)

d MECHANICAL AND ELECTRICAL EQUIPMENT - OTHER

LANDSCAPING, SCREENING, AND FENCES

1.6 / 2-BEDROOM UNIT X 8 UNITS = 12.8 PARKING SPACES REQUIRED | 13 PROVIDED

= .1 GUEST SPACES PER DWELLING UNIT

= 1 / 1-BEDROOM

OFF-STREET PARKING REQUIREMENTS

OFF-STREET PARKING AND LOADING

DEVELOPMENT AND DESIGN STANDARDS

b WALKWAY TO THE STREET

QUALIFYING SITE DEVELOPMENT

PARKING REDUCTIONS AND ALTERNATIVES

THE SITE QUALIFIES FOR A REDUCTION OF UP TO 5% BECAUSE IT IS WITHIN 800 FEET OF THE STREET ROW CENTERLINE

USES ADJACENT TO TRANSIT SERVICES

RESIDENCES IN CITY CENTER NEIGHBORHOODS

e STREET FRONTAGE - PARKING BESIDE OR BEHIND THE BUILDING

c ORIENTATION OF LIVING SPACE WINDOWS - OVERALL DEVELOPMENT (10% MIN)

NOT REQUIRED.... TOTAL DEVELOPMENT PROVIDES 8 DWELLING UNITS

MULTIFAMILY AND MIXED-USE DWELLINGS (50 - 149 DU) = (1) TYPE B UNIT

OFF-STREET LOADING REQUIREMENTS

6 BIKE STALLS = 1.00 STALL = 7.6608 - 1 = 6.6608

EACH AUTOMOBILE PARKING SPACE SHALL BE REPLACED BY A MINIMUM OF 6 BICYCLE PARKING SPACES.

BICYCLE PARKING

= .30 X 10.944 = 3.2832 STALLS = 11.52 - 0.576 = 7.6608

WALKWAY CONNECTIONS FROM PRIMARY FRONT ENTRANCES TO THE STREET ARE PROVIDED.

i. SIGHT-OBSCURING LANDSCAPING CONSISTING OF SHRUBS, TREES, BERMS, AND/OR HARDSCAPE MATERIALS.

max. height: 30 ft, not to exceed 2.5 stories

max. no. of structures: more than 1 allowed (1 provided)

min. side yard: 10 ft

min. front yard: 20 ft

max. lot coverage: 40%

min. width: 50 ft

min. area: 8,500 + 2,300 FOR EVERY UNIT OVER 3 = 8,500 + (5 X 2,300) = 20,000 sf

WALKWAY CONNECTING "COVERED WALKWAY 100" TO CHUGACH WAY IS PROVIDED

iv. EQUIPMENT THAT IS DISGUISED, CAMOUFLAGED, OR HIDDEN SO THAT ITS FUNCTION AS MECHANICAL OR ELECTRICAL EQUIPMENT IS IMPERCEPTIBLE TO AN UNEDUCATED EYE.

JOBS FREE OF GARAGE DOORS

d VARIATION OF EXTERIOR FINISHES: 2 OR MORE PRIMARY WALL SIDING MATERIALS

a WEATHER PROTECTED ENTRANCE: PROVIDE 24 sf MIN OF OUTDOOR ENTRYWAY SPACE

l ROOFLINE MODULATION: FLAT ROOF AND SLOPED ROOF MODULATION IS PROVIDED.

ENTRYWAY TREATMENT: PRIMARY FRONT ENTRANCES SHALL BE GIVEN EMPHASIS AND PHYSICAL ACCESS.

ANY SIDEWALK ACROSS THE STREET AND NEIGHBORING RESIDENTIALLY ZONED PROPERTY

<INSERT DIAGRAMS>

g SUNLIGHT ACCESS FOR NEIGHBORS: PRESERVE ACCESS AT LEAST 6 HOURS / DAY ON MARCH / SEPTEMBER 21 TO ANY PARCEL ACROSS THE STREET AND NEIGHBORING RESIDENTIALLY ZONED PROPERTY

<INSERT DIAGRAMS>

b FACADE VARIATION THROUGH WALL MODULATION AND FINISHES IS PROVIDED TO EMPHASIZE THE ENTRY.

THREE (3) PRIMARY SIDING MATERIALS ARE USED

A SOLAR ORIENTATION AND DEMONSTRATE EACH IS LIKELY TO RECEIVE AT LEAST 6 HOURS OF SUNLIGHT ON MARCH / SEPTEMBER 21

<INSERT DIAGRAMS>

WALL ELEVATIONS AMONG THE BUILDING ENTRIES PROVIDE 24 sf OF PROTECTED ENTRANCES.

A PRIMARY ENTRANCE IS PROVIDED AT EACH PRIMARY STREET FACING ELEVATION.

ENGINEERING OF THE WALL ELEVATIONS MEETS THE REQUIREMENTS OF THE WALL DESIGN GUIDELINES.

<INSERT DIAGRAMS>

SOUTH ELEVATION = 392 / 1849 SF | 21.2%

SOUTH ELEVATION = 392 / 1849 SF | 21.2%

SOUTH ELEVATION = 392 / 1849 SF | 21.2%

THREE (3) PRIMARY SIDING MATERIALS ARE USED

<INSERT DIAGRAMS>

SOUTH ELEVATION = 392 / 1849 SF | 21.2%
FLAT ROOF ASSEMBLY R1

SMOKE-TESTING OF EACH VAPOR INTRUSION BARRIER INSTALLED

SMOKE IS OBSERVED. BGES SHALL BE ON-SITE TO OBSERVE THE

SMOKE TEST WILL CONTINUE FOR EACH VAPOR BARRIER UNTIL NO

INTRUSION BARRIER, THESE AREAS MUST BE RESALED. THE

SIMILAR DEVICE IS TO BE UTILIZED TO BLOW SMOKE BENEATH THE

COMPLETELY SEALED AFTER INSTALLATION, A SMOKE MACHINE OR

INSPECTOR TO VERIFY THAT THE VAPOR INTRUSION BARRIER IS

FLOOR ASSEMBLIES

ROOF ASSEMBLIES

INTERIOR WALL ASSEMBLIES

WALL TYPE A

PARTITIONS EXTENDING TO UNDERSIDE OF STRUCTURE ARE

ELEVATIONS AND/OR FINISH SCHEDULE FOR FINISH MATERIALS.

NOT PART OF THE ASSEMBLY. REFER TO INTERIOR

FRAMING MEMBER AND NOT TO THE FACE OF FURRING.

INDICATED ON REFLECTED CEILING PLANS.

1. ACOUSTICAL WALLS EXTENDING FULL HEIGHT ARE SHOWN ON THE

2. APPLY 2 LAYERS PUTTY PAD BEHIND EACH BACK BOX FOR POWER,

SIGNAL, TELECOM, ETC.

RCP.

WALL WITH ACOUSTICAL SEALANT.

CEILING.

PERIMETER. NOT REQUIRED BEYOND 48" ABOVE ACOUSTICAL TILE

RATED ASSEMBLY

R-21 FIBERGLASS INSULATION

2x WOOD STUDS

1/2" RESILIENT CHANNELS @ 16" O.C.

3 1/2" GLASS FIBER INSULATION

11-7/8" MIN DEEP ENGINEERED WOOD I-JOISTS,

5/16" LEVELROCK SOUND REDUCTION MAT

FLOOR FINISH (CARPET OR VINYL PLANK)

WALL TYPE B

WALL TYPE C

3. PARTITIONS EXTENDING TO UNDERSIDE OF STRUCTURE ARE

ELEVATIONS AND/OR FINISH SCHEDULE FOR FINISH MATERIALS.

NOT PART OF THE ASSEMBLY. REFER TO INTERIOR

FRAMING MEMBER AND NOT TO THE FACE OF FURRING.

INDICATED ON REFLECTED CEILING PLANS.
ALL EXCAVATION, BACKFILL, INSPECTIONS, AND SOIL TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOFORM TECHNICAL REPORT PREPARED FOR THIS PROJECT.
LANDSCAPE SCHEDULE

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<th>COMMON NAME</th>
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<td>1</td>
<td>VO</td>
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<tr>
<td>1</td>
<td>DF</td>
<td>DRYOPTERIS FILIX-MAS</td>
<td>MALE FERN</td>
<td>1 GAL. CONT.</td>
<td>16&quot; C.C.</td>
<td>SPACING MIX BETWEEN 6&quot; - 8&quot; ANY DISTANCE, EQUALLY THROUGHOUT BED</td>
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<tr>
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<td>GERRMANIA GERMANIA</td>
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<tr>
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<td>STELLA DE ORO CAYLY</td>
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LANDSCAPE SCHEDULE-GREEN INFRASTRUCTURE/RAIN GARDENS

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<td>ALASKA SPIREA</td>
<td>18&quot; H.T.</td>
<td>AS SHOWN</td>
<td>FURNISH CONTAINER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>SI</td>
<td>SPIRAEA JAPONICA</td>
<td>GOLD MOUND SPIREA</td>
<td>18&quot; H.T.</td>
<td>AS SHOWN</td>
<td>FURNISH CONTAINER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>VO</td>
<td>VIBURNUM OPULUM NERVOSUM</td>
<td>DWARF EUROPEAN CRANBERY</td>
<td>18&quot; H.T.</td>
<td>AS SHOWN</td>
<td>FURNISH CONTAINER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>DF</td>
<td>DRYOPTERIS FILIX-MAS</td>
<td>MALE FERN</td>
<td>1 GAL. CONT.</td>
<td>16&quot; C.C.</td>
<td>SPACING MIX BETWEEN 6&quot; - 8&quot; ANY DISTANCE, EQUALLY THROUGHOUT BED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>GE</td>
<td>GERRMANIA GERMANIA</td>
<td>NATIVE GERANIUM</td>
<td>1 GAL. CONT.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>HS</td>
<td>HEDRYSCELLOS STELLA DE ORO</td>
<td>STELLA DE ORO CAYLY</td>
<td>1 GAL. CONT.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>FS</td>
<td>IRIS SETOSA</td>
<td>IRIS</td>
<td>1 GAL. CONT.</td>
<td></td>
<td></td>
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</tbody>
</table>

This document describes the landscape plan for the CHAK: SPEREND EAST property in Anchorage, Alaska. It includes specifications for planting beds, mulch installation, and edging. The plan also details the placement of trees, shrubs, and perennials along with their common and scientific names, as well as their size and quantity requirements. The landscaping will follow the American Standard for Nursery Stock (ANSI Z60.1), and all materials should meet the standards of M.A.S.S. Section 75.02. The landscape schedule includes specific plants and their installation dates. The contractor is responsible for all modifications to the landscape plan and for maintaining the designated areas through the completion of construction. The project will involve the installation of mulch, edging, and planting beds, with detailed instructions on the type of mulch, edging, and planting materials to be used. The document also outlines the requirement for landscape notes and maintenance, including watering, weeding, fertilizing, and mowing. The contractor is responsible for all permit requirements and must maintain accurate records of all plant materials used. The project requires adherence to all regulatory and administrative requirements, and failure to comply could result in fines or penalties. The contractor must also ensure that all existing trees are protected and that any damage during construction is promptly reported and repaired. The project will be monitored by the owner's representative, and any discrepancies between the graphic representation and the callouts or schedule will be reported. The contractor is required to notify the owner's representative of any site conditions that may affect the landscape plan. The project includes the provision of landscape edging, mulch, and planting beds, along with the installation of trees and shrubs. The landscape plan is designed to enhance the aesthetic appeal and functionality of the property, and the contractor is responsible for ensuring the quality of the work.
GREEN INFRASTRUCTURE SCHEDULE

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>% BY WEIGHT</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>BN</td>
<td>Betula Nana</td>
<td>Dwarf Birch</td>
<td>18' HT.</td>
<td>AS SHOWN</td>
</tr>
<tr>
<td>CA</td>
<td>Cornus alba &quot;Tory Halo&quot;</td>
<td>Tory Halo Dogwood</td>
<td>18' HT.</td>
<td>AS SHOWN</td>
</tr>
<tr>
<td>SP</td>
<td>Salix Purpurea &quot;Nana&quot;</td>
<td>Dwarf Blue Leaf Arctic Willow</td>
<td>18' HT.</td>
<td>AS SHOWN</td>
</tr>
<tr>
<td>VG</td>
<td>Viburnum Opulus &quot;Varium&quot;</td>
<td>Dwarf European Cranberrybush</td>
<td>18' HT.</td>
<td>AS SHOWN</td>
</tr>
</tbody>
</table>

SEEDS

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>% BY WEIGHT</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>GE</td>
<td>Dryopteris Filix-Mas</td>
<td>Male Fern</td>
<td>1 gal. cont.</td>
<td>18&quot; O.C. Spacing. Mix Perennials equably throughout bed.</td>
</tr>
<tr>
<td>HS</td>
<td>Geranium Eriksen &quot;Stella de Oro&quot;</td>
<td>&quot;Stella de Oro&quot; Daylily</td>
<td>1 gal. cont.</td>
<td></td>
</tr>
<tr>
<td>IS</td>
<td>Iris Setosa</td>
<td>Iris</td>
<td>1 gal. cont.</td>
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</table>

PERENNIALS

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>% BY WEIGHT</th>
<th>NOTES</th>
</tr>
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<tbody>
<tr>
<td>BN</td>
<td>Myosotis Alpestris</td>
<td>Forget-me-not</td>
<td>15%</td>
<td>APPLICATION RATE 3 LBS PER MSF</td>
</tr>
<tr>
<td>BN</td>
<td>Trollius &quot;Globe Flower&quot;</td>
<td>Globe Flower</td>
<td>15%</td>
<td>85% GERMINATION</td>
</tr>
<tr>
<td>BN</td>
<td>Festuca Rubra &quot;Red Fescue&quot;</td>
<td>Red Fescue</td>
<td>30%</td>
<td>60% Purity</td>
</tr>
<tr>
<td>BN</td>
<td>Deschampsia &quot;Bergeringens&quot;</td>
<td>Bergeringens Hairgrass</td>
<td>30%</td>
<td>Seeding shall occur between May 15 - August 15</td>
</tr>
<tr>
<td>BN</td>
<td>Beckmannia Syzigachne</td>
<td>Egan American Sloughgrass</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>BN</td>
<td>Deschampsia Beringensis &quot;Egan&quot;</td>
<td>Egan American Sloughgrass</td>
<td>25%</td>
<td></td>
</tr>
</tbody>
</table>

ROCK MULCH

2"-6" Natural Round Rock, Install at 6" Depth

GREEN INFRASTRUCTURE/RAIN GARDEN NOTES

1. All landscape notes from sheet L1.0 apply.

2. Green infrastructure and rain garden beds to receive a 18" depth rain garden specific topsoil (see M.A.S.S. section 75.03):
   - Organic material - not less than 15% nor more than 25% by volume
   - Sand - not less than 30% nor more than 50% by volume
   - Silt - not less than 30% nor more than 50% by volume.

3. Equally distribute the 4 perennial species through the perennial planting area per 18" O.C. triangular spacing.
DEIDUOUS TREE PLANTING

1. Plant tree with trunk flare visible at finished grade. Do not cover top of rootball with soil. Lightly tamp soil around the root ball in 6" lifts to brace. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

2. Adjacent surface per planting plan. Keep material 3" clear of trunk flare. Place rootball on un-excavated or compacted mound to prevent settlement.

3. Round-topped soil berm 4" high x 8' wide above root ball surface shall be constructed around the rootball. Berm shall begin at rootball periphery. Planting pit shall be three times the diameter of the rootball. Backfill with topsoil.

NOTE:
1. See Tree/Shrub/Perennial on slope detail when planting perennials on a slope of 4:1 or greater.

SHRUB PLANTING

1. Remove burlap, wire baskets and pots. Mulch per planting plan. 3" depth throughout planting bed. Keep mulch 3" away from stems. Depth varies depending on rootball depth. Plant with root crown at soil surface.

2. Lightly tamp soil around the root ball in 6" lifts to brace shrub. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

3. Backfill with topsoil.

NOTE:
1. See tree/shrub/perennial on slope detail when planting shrubs on a slope of 4:1 or greater.

PERENNIAL PLANTING

1. 3" layer of mulch (keep 3"-4" away from stem) Carefully backfill with topsoil around root ball.}

2. Footnote: See typical planting details for additional planting notes.

LANDSCAPE EDGING

1. Top of edge to be max of 2" above surface material. Compact materials adjacent to edging to avoid settling.

2. 12" aluminum stakes connected to stakes.

3. See landscape edging detail when planting perennials on a slope of 4:1 or greater.
ROOF PLAN GENERAL NOTES
1. ALL SINGLE MEMBRANE ROOFS SHALL SLOPE AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED.
2. AT SLOPED ROOFS, PROVIDE THE FOLLOWING VENTILATION AT BOTH THE HIGH AND LOW EAVES:
   - (2) 2" CONTINUOUS VENTS WITH INSECT SCREENS IN SOFFIT.
   - (5) EVENLY SPACED 2" DIAMETER VENTS THROUGH STRUCTURAL BLOCKING AT EACH TRUSS BAY. CENTER HOLES 2 1/2" FROM TOP EDGE OF BLOCKING.
3. PROVIDE STYLE B (OR SIMILAR) ALUMINUM GUTTERS AND SQUARE SMOOTH DOWNSPOUTS AT ALL SLOPED ROOFS. PROVIDE SAMPLES OF AVAILABLE FACTORY APPLIED FINISHES FOR SELECTION AND APPROVAL. PROVIDE CONCRETE SPLASH BLOCK AT TERMINATION.
4. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF DRAINS AND OVERFLOW DRAINS.

ROOF PLAN LEGEND
- COMBINATION ROOF / OVERFLOW DRAIN
- PARAPET
- ROOF ASSEMBLY R1 PER G3.00
- ROOF ASSEMBLY R3 PER G3.00

VOLUME 4: GARDEN-STYLE APARTMENTS
ANCHORAGE, ALASKA

JOB NO. 19-059
DATE 09.07.2020
DRAWN
REVIEWED
SHEET NO. 1
SHEET NAME ROOF PLAN
1. DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, UNLESS OTHERWISE NOTED.
2. ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
3. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING MOUNTED DEVICES. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
4. CENTER LIGHT FIXTURES IN ROOM CEILING, OR SOFFIT, UNLESS NOTED.
5. CENTER VANITY LIGHT OVER MIRROR, UNLESS NOTED.

RCP LEGEND
- GWB CEILING/SOFTIT, REFERENCE FINISH SCHEDULE FOR PAINT SELECTION
- MP2 / MP3 CEILING AT UNDERSIDE OF STRUCTURE, REFER TO G3.00 FOR ASSEMBLIES

GENERAL NOTES

1. REFLECTED CEILING PLAN - LEVEL 1

CIHA: SPENARD EAST VOLUME 4: GARDEN-STYLE APARTMENTS ANCHORAGE, ALASKA

JACS

DTW

A1.31

JOB NO.

DATE

DRAWN

REVIEWED

SHEET NAME

HALF SCALE WHEN PRINTED AT 11x17

CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394

SPARK DESIGN, LLC
ANCHORAGE, ALASKA

BID DOCUMENTS

N

3/16" = 1'-0"
1. Dimensions on reflected ceiling plans are from face of finish to face of finish, unless otherwise noted.

2. All ceiling mount items located in a GWB ceiling shall be painted to match ceiling paint color.

3. Reference mechanical, electrical, and plumbing drawings for additional ceiling mounted devices. General contractor shall coordinate requirements with mechanical, electrical, and plumbing drawings.

4. Center vanity light fixture in toilet, bath, or tub.

5. Center vanity light fixture in toilet, bath, or tub.
EXTERIOR ELEVATION GENERAL NOTES

1. **NOTE EACH GARDEN BUILDING HAS A DIFFERENT ACCENT COLOR.**
   - PHASE 1: EXTERIOR SCHEME A
   - PHASE 2: EXTERIOR SCHEME B
   - PHASE 3: EXTERIOR SCHEME C
   - PHASE 4: EXTERIOR SCHEME D

2. REFER TO AN A FOR EXTERIOR MATERIALS AND COORDINATING PAINT TONES.
3. ALL EXHAUST LOCATIONS REQUIRE 3'-0" MINIMUM CLEARANCE FROM ANY OPERABLE OPENING PER IMC.
4. REFER TO MECHANICAL FOR ALL VENT, LOUVER AND EXHAUST SIZES, LOCATIONS AND MOUNTING HEIGHTS.
5. ALL UNISTRUT SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING.
6. ALL BLOCKING FOR HOSE BIBBS, WALL MOUNTED LIGHTS, RECEPTACLES, ETC., SHALL BE CLAD IN THE SAME SIDING MATERIAL AS THE BUILDING. REFER TO DETAILS.

EXTERIOR ELEVATION LEGEND

- **PLP1** JOINT LAYOUT PER EXTERIOR ELEVATIONS
- **PLP2** JOINT LAYOUT PER EXTERIOR ELEVATIONS
- **PLP4-A** JOINT LAYOUT PER EXTERIOR ELEVATIONS
- **MP1** VERTICAL INSTALLATION

2020.09.04

A2.00

EXTERIOR ELEVATIONS

CIHA: SPENARD EAST
VOLUME 4: GARDEN-STYLE APARTMENTS
ANCHORAGE, ALASKA

BID DOCUMENTS
EXTERIOR ELEVATION GENERAL NOTES

1. NOTE: EACH GARDEN BUILDING HAVE A DIFFERENT ACCENT COLOR.
   A. PHASE 1: EXTERIOR SCHEME A
   B. PHASE 2: EXTERIOR SCHEME B

2. REFER TO AS-IS FOR EXTERIOR MATERIALS AND COORDINATING PAINT TRIM.

3. ALL EXHAUST LOCATIONS REQUIRE 3'-0" CLEARANCE FROM ANY OPERABLE OPENING PER IMC.

4. REFER TO MECHANICAL FOR ALL VENT, LOUVER AND EXHAUST SIZES, LOCATIONS AND MOUNTING HEIGHTS.

5. ALL UNISTRUT SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING.

6. ALL BLOCKING FOR HOSE BIBBS, WALL MOUNTED LIGHTS, RECEPTACLES, ETC. SHALL BE CLAD IN THE SAME SIDING MATERIAL AS THE BUILDING. REFER TO DETAILS.

EXTERIOR ELEVATION LEGEND

1. SCAFFOLDING

2. MECHANICAL WALL CAPS, ROUND SCUPPER

3. JOINT LAYOUT PER EXTERIOR ELEVATIONS

4. SITE LIGHTING REFER TO ELECTRICAL

5. PUBLIC JOINT LAYOUT PER EXTERIOR ELEVATIONS

6. VERTICAL INSTALLATION
EXTERIOR ELEVATION GENERAL NOTES

1. EACH BUILDING BUILDING HAS A DIFFERENT ACCENT COLOR.
2. PHASE 1: EXTERIOR SCHEME A
3. PHASE 2: EXTERIOR SCHEME B
4. PHASE 3: EXTERIOR SCHEME C
5. BUILDING X: EXTERIOR SCHEME D
6. BUILDING X: EXTERIOR SCHEME E

1. REFER TO A5.10 FOR EXTERIOR MATERIALS AND COORDINATING PAINT TRIM.
2. REFER TO MECHANICAL FOR ALL VENT, LIOV, AND EXHAUST SIZES, LOCATIONS AND MOUNTING HEIGHTS.
3. REFER TO AFS FOR ALL SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL EXHAUST LOCATION REQUIRE 3'-0" MINIMUM CLEARANCE FROM ANY OPERABLE OPENING PER IMC.
5. REFER TO DETAILS.

EXTERIOR ELEVATION LEGEND

EXTERIOR ELEVATION GENERAL NOTES

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3. PHASE 2: EXTERIOR SCHEME B
4. PHASE 3: EXTERIOR SCHEME C
5. BUILDING X: EXTERIOR SCHEME D
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3. PHASE 2: EXTERIOR SCHEME B
4. PHASE 3: EXTERIOR SCHEME C
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3. REFER TO AFS FOR ALL SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL EXHAUST LOCATION REQUIRE 3'-0" MINIMUM CLEARANCE FROM ANY OPERABLE OPENING PER IMC.
5. REFER TO DETAILS.
WINDOW TYPES

VIYNL WINDOW GENERAL NOTES

9. INTERIOR OF WINDOW JAMBS AND HEAD SHALL BE WRAPPED WITH GWB, ALL WINDOW SILLS TO BE WS1.

8. ALL WINDOWS SHALL RECEIVE WDW1.

7. ALL OPERABLE WINDOWS ON LEVEL 2 AND LEVEL 3 SHALL BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

6. ALL OPERABLE WINDOWS ON LEVEL 2 AND LEVEL 3 SHALL BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

5. INTERIOR VINYL COLOR TO BE WHITE.

4. EXTERIOR VINYL COLOR TO BE WHITE.

3. REFER TO EXTERIOR ELEVATIONS FOR LOCATION AND DIRECTION OF ALL GLAZING FRAMES IN WINDOWS.

2. SAFETY GLAZING SHALL BE PROVIDED PER CHAPTER 24.

1. ALL GLAZING SHALL COMPLY WITH CHAPTER 24.

NOTE: TYPE G WINDOWS ARE REQUIRED TO BE SAFETY GLAZING AND HAVE 1/3 HOUR (20 MINUTE) RATING WITH OH-20 OR W-30 FIRE-RATED GLAZING MARK.

FRAME BASIS OF DESIGN

YELLOW METAL FRAME (FM):

FINISH: PRIMED, READY TO PAINT

STYRE: TRIPLE PANE TRIPLE PANE TRIPLE PANE

VINYL WINDOW DETAILS

FINISH: PRIMED, READY TO PAINT

STYLE: STANDARD CONSTRUCTION, WOOD VENEER (FLUSH PANEL)

GASKET: TA-46 INTEGRAL GASKET IN WHITE

PRODUCT: KERFED (CK SERIES) FRAME (18 GAUGE)

MFG: TIMELY

INSULATED HOLLOW METAL FRAME (IHM)

FINISH: PRIMED, READY FOR PAINT

STYLE: THERMAL-BREAK HEAVY DUTY (16 GAUGE)

MFG: CURRIES

HOLLOW METAL FRAME (HM)

FINISH: PAINT PER SCHEDULE

STYLE: STANDARD CONSTRUCTION, WOOD VENEER (FLUSH PANEL)

GASKET: TA-46 INTEGRAL GASKET IN WHITE

PRODUCT: KERFED (CK SERIES) FRAME (18 GAUGE)

MFG: TIMELY

DOOR & FRAME TYPES

DOOR BASIS OF DESIGN

FINISH: PRIMED, READY TO PAINT

STYRE: TRIPLE PANE TRIPLE PANE TRIPLE PANE

VINYL WINDOW DETAILS

FINISH: PRIMED, READY TO PAINT

STYLE: STANDARD CONSTRUCTION, WOOD VENEER (FLUSH PANEL)

GASKET: TA-46 INTEGRAL GASKET IN WHITE

PRODUCT: KERFED (CK SERIES) FRAME (18 GAUGE)

MFG: TIMELY

INSULATED HOLLOW METAL FRAME (IHM)

FINISH: PRIMED, READY FOR PAINT

STYLE: THERMAL-BREAK HEAVY DUTY (16 GAUGE)

MFG: CURRIES

HOLLOW METAL FRAME (HM)

FINISH: PAINT PER SCHEDULE

STYLE: STANDARD CONSTRUCTION, WOOD VENEER (FLUSH PANEL)

GASKET: TA-46 INTEGRAL GASKET IN WHITE

PRODUCT: KERFED (CK SERIES) FRAME (18 GAUGE)

MFG: TIMELY

DOOR & FRAME NOTES

1. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

2. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

3. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

4. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

5. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

6. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

7. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

8. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

9. ALL GLAZING FRAMES IN WINDOWS SHALL BE FINISHED TO MATCH THE ADJACENT WALL TO ARTISTIC STANDARDS.

10. BASIS OF DESIGN: TRIPLE PANE, LOW-E, ARGON FILLED, MAXIMUM U-FACTOR OF 0.20 (OR AS SPECIFIED TO ACHIEVE BEES RATING).

CLOSET TYPES

BEDROOM CLOSET (UFAS UNITS)

FINISH: CLEARLINE FACTORY FINISH IN 00-CLEAR

STYLE: COMMERCIAL SERIES (CD), WOOD VENEER (FLUSH PANEL)

WITH LOUVERS (120 SQ IN OF OPENING)

STYLE: COMMERCIAL SERIES (CD), WOOD VENEER (FLUSH PANEL)

HANGING ROD WITH 12" OPENING

DOOR & FRAME TYPES, WINDOW

DOOR & FRAME NOTICES

FINISH FLOOR
### Door and Frame Schedule - Common Areas

<table>
<thead>
<tr>
<th>Door Number</th>
<th>Type</th>
<th>Matl</th>
<th>Finish</th>
<th>Glass Type</th>
<th>Matl</th>
<th>Finish</th>
<th>Size (W x H)</th>
<th>Fire Rating</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
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<td></td>
<td></td>
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<tr>
<td>F104.5</td>
<td>C</td>
<td>WD</td>
<td>FF</td>
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<td>60&quot;</td>
<td>80&quot;</td>
<td>4 WD</td>
<td>P1</td>
<td></td>
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<tr>
<td>F102.3</td>
<td>C</td>
<td>WD</td>
<td>FF</td>
<td>N/A</td>
<td>36&quot;</td>
<td>80&quot;</td>
<td>1 WD</td>
<td>P1</td>
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<tr>
<td>LEVEL 2</td>
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<tr>
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<td>G</td>
<td>WD</td>
<td>FF</td>
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<td>72&quot;</td>
<td>80&quot;</td>
<td>4 WD</td>
<td>P1</td>
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<tr>
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<td>C</td>
<td>WD</td>
<td>FF</td>
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<td>36&quot;</td>
<td>80&quot;</td>
<td>1 WD</td>
<td>P1</td>
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### Door and Frame Schedule - Residential Units

<table>
<thead>
<tr>
<th>Door Number</th>
<th>Type</th>
<th>Matl</th>
<th>Finish</th>
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<th>Matl</th>
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### EXTERIOR SCHEME C: SENIOR BUILDING

- Exterior Paint Sherwin Williams All Surface Enamel Kendal Green SW6467 - Enamel to match PLP4-B
- Treated Engineered Wood TEW2
- Treated Engineered Wood TEW1
- Phenolic Laminate Panel Stonewood Fiberesin Cora L Red 3016-CD 8MM - Class A at horizontal surfaces & rated
- Metal Panel Metal Sales Soffit Panel Flat Mystique Plus 20 GA - Concealed fasteners
- Metal Panel Metal Sales T10-D Panel Mystique Plus 20 GA - Exposed fasteners
- Exterior Paint Sherwin Williams All Surface Enamel Heartly Orange SW6622 - Enamel to match PLP4-A

### EXTERIOR SCHEME B: FAMILY BUILDING

- Exterior Paint Sherwin Williams All Surface Enamel Cork Wedge SW7539 - Enamel to match PLP2
- Exterior Paint Sherwin Williams All Surface Enamel Essential Gray SW6002 - Enamel to match PLP1

### EXTERIOR SCHEME A: GARDEN-STYLE BUILDING

- Exterior Paint Sherwin Williams All Surface Enamel Latex Paint / All Surface Enamel SMOOTH
- Treated Engineered Wood Latex Paint
- Treated Engineered Wood
- Phenolic Laminate Panel Stonewood Fiberesin Black 6905-CB* 8MM - Class A at horizontal surfaces & rated
- Metal Panel Metal Sales Soffit Panel Flat Mystique Plus 20 GA - Concealed fasteners
- Metal Panel Metal Sales T10-D Panel Mystique Plus 20 GA - Exposed fasteners
- Exterior Paint Sherwin Williams All Surface Enamel Essential Gray SW6002 - Enamel to match PLP1

### APPLIANCES / TOILET ROOM ACCESSORIES / SPECIALTY EQUIPMENT

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### APPLIANCE GENERAL NOTES

1. View by View Number / Order Installation in 1st column. As per plans in each view, unit numbers to include are on sheet. 2. Contractor to test run all appliances after installation.

### MATERIAL GENERAL NOTES

1. MILLWORK PAINT AND TEXTURE:
   - A. Textures: Light Orange Peel
   - B. First Coat: Benjamin Moore Advance Waterborne Interior Alkyd Paint - Primer (790) or Equal
   - C. Second Coat: Product as specified in Color and Material Legend
2. MILLWORK MILLWORK PAINT AND TEXTURE:
   - A. Textures: Light Orange Peel
   - B. First Coat: Benjamin Moore Ultra Spec 500 (N34) Interior Primer or Equal
   - C. Second Coat: Product as specified in Color and Material Legend

### ELECTRICAL PANEL

Refer to Electrical Panel Schedule
FINISH PLAN GENERAL NOTES
1. REFER TO A 5.10 FOR MATERIAL, APPLIANCE & TOILET ACCESSORY SCHEDULES.
2. ALL WALLS TO RECEIVE P1 UNLESS OTHERWISE INDICATED.
3. ALL CEILINGS SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED.
4. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
5. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
6. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
7. CASEWORK DRAWER/DOOR PULL BASIS OF DESIGN: LIBERTY CABINET BAR PULL, SATIN NICKEL, ADA COMPLIANT.

FINISH LEGEND
- P1
- CON
- GF
- RF
- GWB
- MP1
- PLP1
- PLP2
- PLP4

LEVEL 1 FINISH SCHEDULE

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LEVEL 1 FINISH PLAN

UNIT FINISH PLAN

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FINISH PLAN GENERAL NOTES
1. REFER TO A & 5.12 FOR MATERIAL, APPLIANCE & TOILET ACCESSORY SCHEDULES.
2. ALL WALLS TO RECEIVE P1 UNLESS OTHERWISE INDICATED.
3. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE
   CABINETS ARE PROVIDED.
4. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
5. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR
   CAUSING OTHERWISE NOTED.
6. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR
7. CASEWORK DRAWER/DOOR PULL BASIS OF DESIGN:
   LIBERTY CABINET BAR PULL, SATIN NICKEL, ADA COMPLIANT

FINISH LEGEND

CONC
PLP1
WB1

LEVEL 2 FINISH SCHEDULE

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REVISION SCHEDULE

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FINISH PLAN - LEVEL 2

Dow design, llc
ANCHORAGE, ALASKA

VOLUME 4: GARDEN-STYLE APARTMENTS
CIHA: SPENARD EAST
19-059
09.07.2020

BID DOCUMENTS

1/8" = 1'-0"
3/16" = 1'-0"
LEVEL 2 COVERED WALKWAY

- TAMPERED BLOCKING, SLOPE TO DRAIN, 1" PER FOOT MIN
- METAL FURRING, REFER TO STRUCTURAL
- MECHANICAL CHASE, REFER TO MECHANICAL
- STEEL GUARDRAIL, PAINT EPX
- 2X JOISTS, REFER TO STRUCTURAL
- 1 1/2" RIGID INSULATION
- METAL FURRING, ALL SIDES
- METAL PANELS, PLP2 ON WALL
- CONTINUOUS FLASHING TAPE.
- ICE AND WATER SHIELD
- PREFINISHED EXTRUDED BLACK ALUMINUM FURRING, TYP. PER MFG. BOD: NORTHCLAD EF SERIES
- COLOR MATCHED FASTENERS PER MFG AT PLP, TYP 3/8"
- CONTINUOUS CLEAT AIR BARRIER, EXTEND OVER TOP OF PARAPET
- CLOSED CELL SPRAY FOAM INSULATION
- DENSDECK PRIME SHEATHING
- 4"
- 3"

LEVEL 1 COVERED WALKWAY

- PREFINISHED METAL PARAPET CAP, COLOR TO MATCH ADJACENT SIDING
- GASKETED FASTENER
- PREFINISHED METAL PARAPET CAP, COLOR TO MATCH ADJACENT SIDING
- PREFINISHED METAL PARAPET CAP, COLOR TO MATCH ADJACENT SIDING
- PREFINISHED METAL PARAPET CAP, COLOR TO MATCH ADJACENT SIDING
- 3"X3" GALV STEEL EDGE ANGLE
- LAP SELF ADHERED ICE AND WATER SHIELD
- PRE-FABRICATED EXTENDED PLATE, 1 1/4"X1 1/4"X24" RIGID INSULATION
- ICE AND WATER SHIELD TO EXTEND OVER DRIP FLASHING, TYP
- CONTINUOUS FLASHING TAPE, PLUMBING, TYP
- COLOR MATCHED FASTENERS PER MFG AT PLP, TYP
- CONTINUOUS MEMBER FASTENED TO BOTTOM OF PARAPET, EXTEND 3" MINIMUM ABOVE ROOF ASSEMBLY INSULATION

PARAPET

- TAPERED BLOCKING, SLOPE TO DRAIN, 1/2" PER FOOT MIN
- METAL FURRING, SLOPE TO DRAIN, 1/2" PER FOOT MIN
- METAL FURRING, REFER TO STRUCTURAL
- PREFINISHED METAL PARAPET CAP, COLOR TO MATCH ADJACENT SIDING
- 3"X3" GALV STEEL EDGE ANGLE
- LAP SELF ADHERED ICE AND WATER SHIELD
- PRE-FABRICATED EXTENDED PLATE, 1 1/4"X1 1/4"X24" RIGID INSULATION
- ICE AND WATER SHIELD TO EXTEND OVER DRIP FLASHING, TYP
- CONTINUOUS FLASHING TAPE, PLUMBING, TYP
- COLOR MATCHED FASTENERS PER MFG AT PLP, TYP
- CONTINUOUS MEMBER FASTENED TO BOTTOM OF PARAPET, EXTEND 3" MINIMUM ABOVE ROOF ASSEMBLY INSULATION

JOB NO. 09.07.2020

DATE 09.07.2020

BID DOCUMENTS

3" = 1'-0"
INTERIOR ELEVATION / FINISH GENERAL NOTES

1. REFER TO A5.10 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
4. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
5. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
6. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
7. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
8. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
9. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
10. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
11. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
12. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
13. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
14. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
15. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
16. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
17. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
18. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
19. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
20. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
21. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
22. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
23. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
24. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
25. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
26. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
27. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
28. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
29. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
30. REFER TO A6.80 FOR CAMERAS, CLOSETS AND COUNTERS.
INTERIOR ELEVATION / FINISH GENERAL NOTES

1. REFER TO A5.10 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.

2. REFER TO A5.11 FOR STANDARD MOUNTING HEIGHTS.

3. ALL WALL BASE TO BE WD1 EXCEPT IN BATHROOMS AND LAUNDRY ROOMS WHERE WALL BASE WILL BE RB1.

4. CASEWORK TO BE WD2 AND ALL COUNTERTOPS/WORK SURFACES SHALL BE PL1 UNLESS NOTED OTHERWISE.

5. ALL FULL HEIGHT END PANELS TO BE 24" DEEP AND FINISHED ON BOTH SIDES.

6. CABINET/DRAWER PULLS BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.

7. WHERE 34" HEIGHT IS NOTED, THE 34" HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE TOP OF FLOOD RIM OF THE FIXTURE OR THE SINK, WHICHEVER IS GREATER.

8. 'FE' NOTATION ON CASEWORK ELEVATION INDICATES A FINISHED END PANEL ON EXPOSED SIDE OF CABINET.

9. ALL FULL HEIGHT END PANELS TO BE 24" DEEP AND FINISHED ON BOTH SIDES.

10. CONTRACTOR TO PROVIDE AND INSTALL BLOCKING FOR ALL WALL MOUNTED TOILET ACCESSORIES.

11. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN NON-UFA S UNITS. REFER TO A8.00 FOR LOCATIONS.

12. CLOSET AND STORAGE SHELVING MAY BE PAINTED MDF OR WHITE MELAMINE FINISH. SHELF DEPTH IS 15". CLOSET WALL HAVE A WHITE MELAMINE SHELF AND HANGING桪RAWERS SYSTEM, EXCEPT CLOSET IN ENTRY, WHICH SHALL BE MAPLE SHELF WITH CLEAR SEALER AND ROD COMBINATION, LINEN CLOSETS ARE TO HAVE A MINIMUM OF (5) FIXED SHELVES, SHELVES CAN REST ON LEADER BOARDS OR PART OF A CLOSET SYSTEM.

13. INSULATE PIPES AT ALL SINK LOCATIONS WITH EXPOSED PIPING AT UFAS UNITS.

14. CONTRACTOR TO PROVIDE AND INSTALL BLOCKING FOR ALL WALL MOUNTED TOILET ACCESSORIES.

15. REFER TO A8.00 FOR LOCATIONS.
**ABBREVIATIONS**

- A: Aisle
- B: Column
- C: Corridor
- D: Exterior Wall
- E: Entrance
- F: Foundation
- G: Roof
- H: Handrail
- I: Interior Wall
- J: Joist
- K: Stair
- L: Column
- M: Exterior Wall
- N: Roof
- O: Railing
- P: Column
- Q: Stair
- R: Handrail
- S: Interior Wall
- T: Joist
- U: Ceiling
- V: Column
- W: Exterior Wall
- X: Roof
- Y: Railing
- Z: Interior Wall

---

**SCHEDULE OF CONSTRUCTION MATERIALS**

<table>
<thead>
<tr>
<th>CONCRETE</th>
<th>LOCATION</th>
<th>28 DAY STRENGTH</th>
<th>MAX. W/C RATIO</th>
<th>AIR ENTRAINMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR CONCRETE (DMP) P.O.</td>
<td>4,500 P.S.I.</td>
<td>0.65</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>INTERIOR SLABS (NOT EXPOSED TO FREEZING)</td>
<td>4,000 P.S.I.</td>
<td>0.65</td>
<td>3%</td>
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<tr>
<td>FOOTINGS, FOUNDATION WALLS</td>
<td>3,000 P.S.I.</td>
<td>0.50</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>SLAB ON METAL DECK</td>
<td>3,000 P.S.I.</td>
<td>0.65</td>
<td>3%</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**

1. See Design Criteria Sheet for Wind Pressures

---

**DEFERRED SUBMITTALS**

Deferred Submittal Items shall be reviewed by the Eor and then submitted to the building official.

The contractor shall be responsible for submitting calculation and drawings stamped by an Alaska registered professional engineer for the following contractor designed items:

- Plated Wood Trusses
- Seismic Restraint of architectural, mechanical and electrical components
- Roofing Attachment

---

**STRUCTURAL DESIGN CRITERIA**

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>DESCRIPTION</th>
<th>VALUE</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td>BIC 2016</td>
<td>SAFETY FACTOR</td>
<td>1.50</td>
<td>PER LOCAL AMENDMENTS</td>
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<tr>
<td></td>
<td>WIND LOAD FACTOR</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>LOAD FACTOR</td>
<td>1.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TIME FACTOR</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>LOAD COMBINATION FACTOR</td>
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<td></td>
</tr>
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<td>LOAD FACTOR</td>
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<tr>
<td></td>
<td>LOAD COMBINATION FACTOR</td>
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**WOOD SHEATHING**

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>GRADE</th>
<th>MIN. THICK</th>
<th>SPAN</th>
<th>EXPOSURE</th>
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<tr>
<td>ROOF</td>
<td>APA RATED</td>
<td>16/32&quot;</td>
<td>40/30</td>
<td>EXPOSURE 1</td>
</tr>
<tr>
<td>FLOORS</td>
<td>APA RATED</td>
<td>7/32&quot;</td>
<td>48/32</td>
<td>EXPOSURE 1</td>
</tr>
<tr>
<td>SHEATH WALLS</td>
<td>APA RATED</td>
<td>16/32&quot;</td>
<td>32/18</td>
<td>EXPOSURE 1</td>
</tr>
</tbody>
</table>

---

**ROOF WIND UPLIFT ZONE DIAGRAM**

- Zone 1
- Zone 2
- Zone 3
- Zone 4

---

**DEFERRED SUBMITTALS**

Deferred Submittal Items shall be reviewed by the Eor and then submitted to the building official.

The contractor shall be responsible for submitting calculation and drawings stamped by an Alaska registered professional engineer for the following contractor designed items:

- Plated Wood Trusses
- Seismic Restraint of architectural, mechanical and electrical components
- Roofing Attachment

---

**STRUCTURAL NOTES**

All materials, workmanship and construction methods shall be in accordance with the structural drawings. The specifications and notes listed below minimum provisions of the international building code (BIC 2016), and local amendments shall apply. Where details are not shown or described.

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**DEFERRED SUBMITTALS**

Deferred Submittal Items shall be reviewed by the Eor and then submitted to the building official.

The contractor shall be responsible for submitting calculation and drawings stamped by an Alaska registered professional engineer for the following contractor designed items:

- Plated Wood Trusses
- Seismic Restraint of architectural, mechanical and electrical components
- Roofing Attachment

---

**STRUCTURAL OBSERVATIONS**

The contractor shall be responsible for submitting structural observations as defined in Section 1702 of the BIC at significant stages and at completion of the structural system. Structural observations do not include or waive the responsibility of special inspections required by section 1014 of the code.
## Required Inspection of Driven Deep Foundation Elements

### Verification and Inspection Task | Frequency of Inspection | Remarks
---|---|---
1. Verify element material, size and lengths comply with the requirements. | Periodic |  
2. Determine capacities of test elements and conduct additional load tests as required. | Periodic |  
3. Verify driving equipment and maintain complete and accurate records for each element. | Periodic |  
4. Verify placement locations and plumness, confirm type and size of hammers, and record number of blows per foot of penetration. Determine required penetration to achieve design capacity; record tip and butt elevations and document any damage to foundations and elements. | Periodic |  
5. For concrete elements, perform additional inspections in accordance with Section 1958.2. | Periodic |  
6. For steel elements, perform additional inspections in accordance with Section 1958.2. | Periodic |  
7. Verify the accuracy of the fabricator's specifications and the element manufacturer's data. Perform additional inspections in accordance with Section 1958.3. | Periodic |  
8. Perform additional inspections as determined by the registered design professional in responsible charge. | Periodic |  

## Required Verification and Inspection of Concrete

### Verification and Inspection Task | Frequency of Inspection | Remarks
---|---|---
1. Verification of reinforcing steel and placement. | Periodic | ACI 318, 3.5.7.17 | 1905.4  
2. Verification of shear design steel, stresses, and fabrication in accordance with Table 1705.3.6.1. | Periodic | ACI 318, 3.5.3 | 1906.4  
3. Inspection of anchors cast in concrete where allowable loads have been increased or where strength design is used. | Periodic | ACI 318, 3.5.3.5.1 | 1906.5, 1908.1  
4. Inspection of anchors post installed in precast concrete members. | Periodic | ACI 318, 3.5.3.5.1 | 1908.1  
5. Verify use of required mix design. | Periodic | ACI 318, 3.5.3.5.1 | 1908.1  
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete. | Periodic | ACI 318, 3.5.3.5.1 | 1908.1  
7. Inspection of concrete placement for proper application techniques. | Periodic | ACI 318, 3.5.3.5.1 | 1908.1  
8. Inspection for maintenance of specified curing techniques. | Periodic | ACI 318, 3.5.3.5.1 | 1908.1  
9. Report possesses the shape, location and dimensions of the concrete member being formed. | Periodic | ACI 318, 3.5.3.5.1 | 1908.1  

## Special Inspection of Wind Resistance

### Verification and Inspection Task | Frequency of Inspection | Remarks
---|---|---
1. Structural Wood: Nailing, bolting, anchoring and fastening of wood shear walls, drap struts, holdowns and diaphragms. | Periodic |  
2. Architectural Components: Roof and wall cladding. | Periodic |  

## Special Inspection for Seismic Resistance

### Verification and Inspection Task | Frequency of Inspection | Remarks
---|---|---
1. Structural Wood: Nailing, bolting, anchoring and fastening of wood shear walls, drap struts, holdowns and diaphragms. | Periodic |  
2. Architectural Components: Roof and wall cladding, interior and exterior non-bearing walls, interior and exterior veneer systems. | Periodic |  
3. Structural steel in accordance with the quality assurance plan requirements of ASCE 7. See attached schedules. | Periodic |  

## Statement of Special Inspections

The following special inspections shall be performed by qualified personnel employed by the owner or the registered design professional in responsible charge acting as the owner's agent.

### Special Inspector Qualifications

The special inspector shall provide written documentation to the building official demonstrating their competence and relevant experience or training.

### Inspection Tests

Inspection tests are listed in the attached tables and in the 2015 Edition of theIBC Chapter 17.

### Fabriactor Approval

Special inspections required by Section 1705 are not required where the work is done on the premises of a fabricator and approved to perform such work without special inspection (IBC 1704.2.5). However, non-destructive testing requirements cannot be waived per ASC 360-10-25. The contractor's fabricator shall perform or engage a qualified testing agency to perform required testing on the premises of the fabricator. Testing documentation showing compliance shall be submitted to the owner upon completion of the work.

### Report Requirements

Reports shall be completed on a daily basis and distributed on a weekly basis. Copies of reports shall be distributed to the general contractor and the architect. If the inspection report is not in accordance with the construction documents, discrepancies shall be immediately brought to the attention of the general contractor. If they are not corrected, discrepancies shall be brought to the attention of the registered design professional in responsible charge. A completed corrected inspection report shall be submitted to the owner.
PIPE PILE DETAILS:
- Pipe for piles shall be ASTM A325 Grade 3 with weldable chemistry (CE = 0.45 max, calculated per AISI).

PILE SPLICES:
- Pipe shall be spliced in the drawings and per AASHTO specifications. Care shall be taken such that pile remains in straight alignment through splices. No piece of pile less than 10 feet long shall be spliced into a pile.

PILE CUTTING SHOE:
- The pile cutting shoe shall be Versasteel inside fit open-ended cutting shoe installed as detailed and per manufacturer’s recommendations.

PIPE PILE DRIVING:
- All piles shall be driven. The contractor shall submit a plan for pipe pile driving. The plan shall contain hammer type and driving method for all pile types. The contractor shall not mobilize hammers and related equipment prior to receiving written approval of the plan. The contractor shall submit a plan for pipe pile driving. The plan shall meet the requirements of the permits issued for this project. Any hammer that causes damage to the piles or driving operations shall be substituted with an acceptable alternative hammer at no additional expense to the owner. Impact hammers shall be supplied with new capblock cushions, which shall be changed at the manufacturer’s recommendations and information on hammer cushion. Driving methods for all piles shall utilize a driving template.

PILES SHALL BE PLACED WITHIN 1% OF SPECIFIED VERTICAL ALIGNMENT AND WITHIN 2 INCHES OF SPECIFIED LOCATION AT CUT-OFF. PILES HITTING OBSTACLES PRIOR TO REFUSAL AND MISALIGNED PILES SHALL BE REMOVED AND REPLACED. PILES WITH ONE INCH INCREMENTS DURING THE FINAL DRIVE. THE MARKS SHALL BE VISIBLE/READABLE FROM ALL SIDES OF THE PILE.

ADDITIONAL PAYMENT FOR SPLICES REQUIRED TO EXTEND PILE LENGTHS IN EXCESS OF THAT INDICATED IS CALCULATED AT UNIT PRICES STATED IN THE CONTRACT. ADDITIONAL PAYMENT FOR SPLICES REQUIRED TO EXTEND PILE LENGTHS IN EXCESS OF THAT INDICATED IS CALCULATED AT UNIT PRICES STATED IN THE CONTRACT.

UNIT PRICES:
- CONTRACT SUM: BASE CONTRACT SUM ON NUMBER AND DIMENSIONS OF PILES INDICATED FROM TIP TO CUTOFF, PLUS NOT LESS THAN 12 INCHES OF OVERLENGTH FOR CUTTING PILES AT CUTOFF ELEVATIONS.
- TYPICAL PILE DETAILS:
- All pile installations shall be conducted with engineer of record or the owner’s engineer present. The contractor shall mark each pile with one-foot increments with every five-foot increment marked with a bold line. The pile shall be driven to the refusal depth of the pile with one-inch increments during the final drive. The marks shall be visible/readable from all sides of the pile.

WORK OF THIS SECTION IS AFFECTED AS FOLLOWS:
- ADDITIONAL PAYMENT FOR SPLICES REQUIRED TO EXTEND PILE LENGTHS IN EXCESS OF THAT INDICATED IS CALCULATED AT UNIT PRICES STATED IN THE CONTRACT.

SHOP DRAWINGS AND MATERIAL CERTIFICATIONS:
- 1. STEEL MATERIAL CERTIFICATIONS
- 2. AWS WELDING CERTIFICATION FOR ALL WELDERS UTILIZED ON THE PROJECT
- 3. WELDING PROCEDURES FOR ALL FIELD WELDS

SUBMITTALS:
- THE FOLLOWING IS A LIST OF REQUIRED SUBMITTALS FOR PILE DRIVING:
- 1. PLAN (INCLUDES A WRITTEN DESCRIPTION OF PROPOSED EQUIPMENT AND METHODS)
- 2. SHOP DRAWINGS AND MATERIAL CERTIFICATIONS
- 3. WELDING PROCEDURES FOR ALL FIELD WELDS

UNIT PRICES:
- CONTRACT SUM: BASE CONTRACT SUM ON NUMBER AND DIMENSIONS OF PILES INDICATED FROM TIP TO CUTOFF.
- ADDITIONAL PAYMENT FOR SPLICES REQUIRED TO EXTEND PILE LENGTHS IN EXCESS OF THAT INDICATED IS CALCULATED AT UNIT PRICES STATED IN THE CONTRACT.
- ADDITIONAL PAYMENT FOR SPLICES REQUIRED TO EXTEND PILE LENGTHS IN EXCESS OF THAT INDICATED IS CALCULATED AT UNIT PRICES STATED IN THE CONTRACT.
## Structural Slab Reinforcing Schedule

<table>
<thead>
<tr>
<th>Thickness</th>
<th>Type</th>
<th>Concrete Cover</th>
</tr>
</thead>
<tbody>
<tr>
<td>8&quot;</td>
<td>One-Way Structural Slab</td>
<td>1 1/2&quot; Top Bars, 2 Bottom Bars</td>
</tr>
</tbody>
</table>

### One-Way Structural Slab
- 8" Thick
- #5 @ 6" OC Top and Bottom Bars
- 1 1/2" Top Bars
- 3" Bottom Bars

### ACI Standard 90° Hook Dimensions

<table>
<thead>
<tr>
<th>Size</th>
<th>MIN. BEND DIAM. (d)</th>
<th>EXTENSION LENGTH (L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>#3</td>
<td>1 1/4&quot;</td>
<td>6&quot;</td>
</tr>
<tr>
<td>#4</td>
<td>2&quot;</td>
<td>8&quot;</td>
</tr>
<tr>
<td>#5</td>
<td>2 1/2&quot;</td>
<td>10&quot;</td>
</tr>
<tr>
<td>#6</td>
<td>3&quot;</td>
<td>12&quot;</td>
</tr>
<tr>
<td>#7</td>
<td>3 1/2&quot;</td>
<td>14&quot;</td>
</tr>
<tr>
<td>#8</td>
<td>4&quot;</td>
<td>16&quot;</td>
</tr>
</tbody>
</table>

**Note:** Increase tabulated lap length by 20% for bundles of 3 bars.

---

### Typical Structural Slab Reinforcing

- #3 Rect Stirrups

### Typical Grade Beam Reinforcing

- #3 Closed Stirrups

---

### Typical Grade Beam Section

---

### Lap Splice Details

- Splice Bottom Bars at Grade Beams, No Lap Req'd
- Temperature Refin

---

### Reinforcing Clearance/Cover

- Exposed to Earth or Weather: 1 1/2" +1/8" -1/16"
- Not Exposed to Earth, Weather or in Contact with Ground: 2" +1/4" -1/8"

---

### Notes

- **"** Indicates tolerance decrease towards member face.
- **"** Indicates away from member face.

---

### Structural Slab Reinforcing Schedule

### Concrete Grade Beam Reinforcing Schedule

### ACI Standard 90° Hook Dimensions

### Lap Splice Details

### Reinforcing Clearance/Cover

### Notes
NOTES:
1. PANELS ARE SHOWN VERTICAL, BUT MAY BE PLACED HORIZONTAL.
2. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8".
3. NAILS SHALL NOT BE OVERDRIVEN.
4. NAILS SHALL BE COMMON WIRE TYPE OR APPROVED EQUAL.
5. NAILS SHAL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS. HEADS OF NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE.

WALL TYPE | WALL THICKNESS | SHEAR WALL NAILING DETAIL | WALL BLOCKING DETAILS | SHEAR WALL TYPES | SHEAR WALL TRANSFER AT FLOORS | TYPICAL TOP PLATE SPLICE | SILL PLATE ANCHORS
--- | --- | --- | --- | --- | --- | --- | ---
Exterior | 3/4" = 1'-0" | 15/32" | 15/32" | 202090 | 3/4" = 1'-0" | 3/4" = 1'-0" | 1/2"
Interior | 3/4" = 1'-0" | 15/32" | 15/32" | 202090 | 3/4" = 1'-0" | 3/4" = 1'-0" | 1/2"

NOTE: 1. BOTH PANELS MUST BE FASTENED TO THE WALL AND TO EACH OTHER AT INTERVALS NOT TO EXCEED 6"."
HOLDOWN AND STRAP SCHEDULE

<table>
<thead>
<tr>
<th>MARK</th>
<th>TYPE</th>
<th>MARK</th>
<th>ANCHOR ROD</th>
<th>BOUND</th>
<th>POST SIZE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BDH2</td>
<td>5/8&quot; HD2</td>
<td>20&quot;</td>
<td>202.9 lbs</td>
<td>2-200</td>
<td>5/8&quot;</td>
<td>SEE NOTES</td>
</tr>
<tr>
<td>BDH8</td>
<td>5/8&quot; HD8</td>
<td>20&quot;</td>
<td>202.9 lbs</td>
<td>2-200</td>
<td>5/8&quot;</td>
<td>SEE NOTES</td>
</tr>
</tbody>
</table>

NOTES:
1. HOLDOWNS ARE SIMPSON STRONG-TIE OR EQUAL.
2. ANCHOR RODS SHALL BE GALVANIZED ASTM F1554 GRADE 36 HEADED BOLTS OR ASTM A36 THREADED ROD WITH Dbl. NUT AND PLATE WASHER AT BOTTOM.
3. ROD COUPLERS WITH 125% STRENGTH OF THE ROD MAY BE USED TO EXTEND RODS.
4. BOUNDARY POSTS ARE DF No. 1 U.N.O.
5. COORDINATE WITH THE HEADER SCHEDULE FOR VERIFICATION THAT THE BOUNDARY POST SIZE AND TYPE MEETS THE REQUIREMENTS FOR KING STUD NUMBER, TYPE AND SIZE.
6. NAIL ALL BOUNDARY POST PLY TOGETHER WITH 16d NAILS AT 4" O.C. STAGGED FACE TO FACE.
NOTES:
1. MAX TOLERANCE ± 2" HORIZONTAL.
2. DESIGN LOADS ARE LESS THAN 40 TONS. ALLOWABLE STRESSES ARE LESS THAN IBC 1810.3.2.6.  NO PILE LOAD TESTING IS REQUIRED.
3. WAVE EQUATION REQ'D FOR PILE DRIVING ANALYSIS.

<table>
<thead>
<tr>
<th>PILE MARK</th>
<th>NOMINAL PIPE SIZE</th>
<th>DIAMETER</th>
<th>WALL THICKNESS</th>
<th>ALLOWABLE LOAD</th>
<th>RESISTANCE</th>
<th>EMBEDMENT</th>
<th>NUMBER OF PILES</th>
</tr>
</thead>
</table>
FOUNDATION SHEET NOTES

1. DATUM ELEVATION/TOP OF SLAB ELEVATION = EL. 0'.
   SEE CIVIL FOR ACTUAL ELEVATION.

2. ALL GRADE BEAMS ON THIS SHEET ARE AS NOTED, AND TOP OF BEAM ELEVATION = 0'. SEE SCHEDULE ON S1.20 FOR REINFORCING.
SLAB SHEET NOTES

1. DATUM ELEVATION/Top of Concrete slab elevation = EL. 0'-0''
2. Floor slab is 8'' structural conc slab. See S1.20 for reinforcing.
3. Install control/construction joints as shown.
4. PW indicates a wood post. See schedule on S1.30
5. HD# indicates shear wall holdown located at the level of plan. See schedule for size and/or requirements.

---

FLOOR SLAB PLAN

---

RIGID INSULATION
1. FLOOR SHEATHING IS 3/4" T&G PLYWOOD. ORIENT PANELS PERPENDICULAR TO FRAMING MEMBERS. SEE DIAPHRAGM SCHEDULE FOR BLOCKING AND NAILING REQUIREMENTS AT PANEL JOINTS.
2. TOP OF WOOD JOIST IS 10'-10".
3. (J#) INDICATES FLOOR JOIST. SEE JOIST SCHEDULE FOR SERIES DESIGNATION.
4. (H#) INDICATES WOOD HEADER AT TOP OF OPENING. SEE HEADER SCHEDULE.
5. (B#) INDICATES GLU-LAM BEAM. SEE BEAM SCHEDULE FOR SIZE. TOP OF ALL WOOD BEAMS ARE AT BOTTOM OF JOIST UNLESS NOTED WITH AN "F" INDICATING BEAM IS FLUSH WITH TOP OF JOIST.
6. (P#) INDICATES WOOD POSTS. SEE SCHEDULE.
7. # INDICATES SHEAR WALL TYPE FOR WALL BELOW LEVEL. SEE SCHEDULE ON SHEET S1.31 FOR REQUIREMENTS. ALL EXTERIOR WALLS ARE TYPE 4 IF UNDESIGNATED.
8. HD# INDICATES SHEAR WALL HOLDOWN LOCATED AT THE LEVEL OF PLAN. SEE SCHEDULE FOR SIZE AND ANCHOR REQUIREMENTS.
1. Roof sheathing is 5/8" plywood or OSB. Orient panels perpendicular to framing members. See diaphragm schedule for blocking and nailing requirements at panel joints.

2. Top of roof joist elevation is 21'-0".

3. (J#) indicates floor joist. See joist schedule for series designation.

4. (H#) indicates wood header at top of opening. See header schedule.

5. (B#) indicates glu-lam beam. See beam schedule for size. Top of all wood beams are at bottom of joist unless noted with an "F" indicating beam is flush with top of joist.

6. (P#) indicates wood posts. See schedule.

7. # indicates shear wall type for wall below level. See schedule on sheet S1.31 for requirements. All exterior walls are type #, if undesignated.

A
B
C
D
E
F
G

1 ROOF FRAMING PLAN
GRADE BEAM STIRRUPS
GRADE BEAM REINF.
TERMINATE ALL TOP & BOT LONG BARS WITH STD 90° HOOK
2' - 0"
### Expansion Tank Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Model</th>
<th>Size</th>
<th>Make</th>
<th>Piping</th>
<th>Service</th>
<th>Acceptance</th>
<th>Dimensions</th>
<th>Material</th>
<th>Level</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>T200</td>
<td>2&quot;</td>
<td>8.3</td>
<td>0.6</td>
<td>350°F</td>
<td>10&quot; x 10&quot;</td>
<td>20&quot; x 20&quot;</td>
<td>Steel</td>
<td></td>
<td></td>
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</table>

### Plumbing Fixture Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Model</th>
<th>Trim / Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water Closet</td>
<td>Cimarron</td>
<td>Stainless Steel, One Piece, Elongated Bowl, Closed Rim Seat with Cover, Trip Lever on Accessible Side</td>
</tr>
<tr>
<td>2</td>
<td>Sink - Double Compartment</td>
<td>Pennington</td>
<td>Stainless Steel, DL-2233-A-GR</td>
</tr>
<tr>
<td>3</td>
<td>Sink - Single Compartment</td>
<td>Oatey</td>
<td>2&quot;</td>
</tr>
<tr>
<td>4</td>
<td>Toilet</td>
<td>J.R. Smith</td>
<td>DL-ADA-2233-A-GR</td>
</tr>
<tr>
<td>5</td>
<td>Bathtub</td>
<td>St. Louis</td>
<td>Stainless Steel, DL-ADA-2233-A-GR</td>
</tr>
<tr>
<td>6</td>
<td>Shower</td>
<td>Delta</td>
<td>RPW324HDF Hand Held Shower Head with Slide Bar and Wall Supply Elbow, 60&quot; Stretchable Hose and 24&quot; Slide</td>
</tr>
<tr>
<td>7</td>
<td>Faucet</td>
<td>Delta</td>
<td>520-DST-MPU with Pop-Up Drain, ASSE 1070 Thermostatic Mix Valve for Hot Water Supply</td>
</tr>
<tr>
<td>8</td>
<td>Water Hammer Arrestors</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Pressure Reducing Valves</td>
<td>-</td>
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</tr>
</tbody>
</table>

### Glacial Make-Up Tank Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Make</th>
<th>Model</th>
<th>Size</th>
<th>Material</th>
<th>Electric</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Amtral</td>
<td>THERM-X-TROL ST-5-C</td>
<td>2.1 Gallons</td>
<td>Steel/Butyl</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Amtral</td>
<td>EXTROL 30</td>
<td>4.4 Gallons</td>
<td>Steel/Butyl</td>
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</tr>
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### Pump Schedule

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<th>No.</th>
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<th>Make</th>
<th>Model</th>
<th>Size</th>
<th>Power</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Supply Air Duct Up &amp; Down (Square)</td>
<td>-</td>
<td>-</td>
<td>1/2&quot;</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Return Air Duct Up &amp; Down (Square)</td>
<td>-</td>
<td>-</td>
<td>1/2&quot;</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

### Trap Primer Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Make</th>
<th>Model</th>
<th>Size</th>
<th>Power</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>-</td>
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</tr>
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</table>

### Boiler Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Make</th>
<th>Model</th>
<th>Size</th>
<th>Power</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>1</td>
<td>-</td>
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### Air Separator Schedule

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<tr>
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<th>Model</th>
<th>Size</th>
<th>Power</th>
<th>Remarks</th>
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</thead>
<tbody>
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### Baseboard Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Make</th>
<th>Model</th>
<th>Size</th>
<th>Power</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>
MECHANICAL VALVES FOR GAS SERVICE SHALL BE AGA APPROVED. SHEET NAME QUARTER TURN, STRAIGHT OR ANGLED. OF 0.24 AT 75°F MEAN TEMPERATURE, ASTM C518.

ACT REVIEWED 09.04.2020

JOB NO. 02

OF 0.05 PERMS - INCH, ASTM E96. INDICATED ON PLANS.

GRADE 1, SHALL HAVE A MAXIMUM K VALUE OF 0.25 AT 75°F MEAN TEMPERATURE, ASTM C177 AND PERMEABILITY. SPREAD, 50 OR LESS SMOKE DEVELOPED RATING.

METALS. ALL INSULATION INSTALLED INSIDE BUILDING SHALL HAVE 25 OR LESS FLAME RETARDANCE. OCCUPIED SPACES SHALL BE PROVIDED WITH IDENTIFICATION. FOR INTERIOR LINED DUCTWORK THE DUCT SHALL BE UPSIZED TO MAINTAIN INSIDE AIRFLOW. FOR FINAL CONNECTIONS AT FAUCETS, APPLIANCES, ETC. LENGTH AS REQUIRED.

PIPE SIZES INDICATED ON DRAWINGS ARE BASED ON NOMINAL COPPER PIPING.

JOINTS FOR COPPER PIPES SHALL BE SOLDER ASTM B32 95-5 TA OR LEAD-FREE OR AT SEISMIC RESTRAINT, PROVIDE ESCUTCHEONS ON PIPE AND DUCT PENETRATIONS IN NORMALLY EXPOSED LOCATIONS TO PREVENT ENTRANCE OF DUST AND DEBRIS.

ABOVEGROUND STORM DRAINAGE PIPING SHALL BE ASTM A888/CISPI 301 NO HUB FITTINGS. PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER WITH FOIL SCRIM FACING, TO A POINT 10 FEET MINIMUM ABOVE FINISH FLOOR. VERTICAL PIPING SHALL BE SECURED TO WALL OR CEILING FRAMES AS REQUIRED TO PROVIDE EQUIPMENT CONTROL AS SPECIFIED UNDER SYSTEM, HEATING COILS, UNIT HEATERS AND FAN COIL UNITS. MANUAL AIR VENTS FOR SYSTEMS WITH GRAVITY FLOW DIRECTION. LABELS SHALL READABLE FROM FLOOR, AT LEAST ONCE IN EVERY OCCUPIED SPACE, AND AT LEAST ONCE IN EVERY 100 SQUARE FEET OF FLOOR SPACE OR LESS IN OCCUPIED SITES.

FIRE PROTECTION SYSTEMS SHALL BE INSTALLED AS REQUIRED TO PROVIDE EQUIPMENT CONTROL AS SPECIFIED UNDER SYSTEM, HEATING COILS, UNIT HEATERS AND FAN COIL UNITS. MANUAL AIR VENTS FOR SYSTEMS WITH GRAVITY FLOW DIRECTION. LABELS SHALL BE READABLE FROM FLOOR, AT LEAST ONCE IN EVERY OCCUPIED SPACE, AND AT LEAST ONCE IN EVERY 100 SQUARE FEET OF FLOOR SPACE OR LESS IN OCCUPIED SITES.

RECOMMENDATIONS. DUCT OPENINGS SHALL BE COVERED DURING INSTALLING ANY PART OF ANY SYSTEM. PROVIDE ESCUTCHEONS ON PIPE AND DUCT PENETRATIONS IN NORMALLY EXPOSED LOCATIONS TO PREVENT ENTRANCE OF DUST AND DEBRIS.

PLUMBING SYSTEMS AS REQUIRED TO PROVIDE EQUIPMENT CONTROL AS SPECIFIED UNDER SYSTEM, HEATING COILS, UNIT HEATERS AND FAN COIL UNITS. MANUAL AIR VENTS FOR SYSTEMS WITH GRAVITY FLOW DIRECTION. LABELS SHALL READABLE FROM FLOOR, AT LEAST ONCE IN EVERY OCCUPIED SPACE, AND AT LEAST ONCE IN EVERY 100 SQUARE FEET OF FLOOR SPACE OR LESS IN OCCUPIED SITES.

FLEXIBLE TYPE S, MUST BE INCLUDED WHERE REQUIRED. PIPE SIZES TO BE DETERMINED BASED ON THE Volume 4: GARDEN-STYLE APARTMENTS
Sheet Notes:
1. Branch piping to individual plumbing fixtures shall equal the size indicated on the plumbing fixture schedule unless otherwise specified.
2. Provide cleanout on all individual sink risers.

Key Notes:
- Provide 1/2" cold water up to trap primer. For detail see 3/M5.01.
- Sleeve and seal pipe up through grade beam. Coordinate with structural.

Scale: 3/16" = 1'-0"
1. Branch pipes to individual plumbing fixtures shall equal the size indicated on the plumbing fixture schedule unless otherwise indicated.

2. Provide cleanout on all individual sink risers.

3. Route hot water, cold water, and vent piping through cabinetry.

4. For piping penetration, see 8/M5.01.

5. 3" vent up to 4" vent through roof. For detail, see 1/M5.01.

For typical plumbing fixtures, see 3/16" = 1'-0".

For work in this area, see similar unit plumbing fixtures.

For similar unit, see BID DOCUMENTS.
LEVEL 1 HVAC PLAN

SHEET NOTES

1. Branch pipes to individual terminal heating units shall be 3/4" unless otherwise indicated on plans or schedules.
1. Branch pipes to individual terminal heating units shall be 3/4" unless otherwise indicated on plans or schedules.
1. Branch pipes to individual plumbing fixtures shall equal the size indicated on the plumbing fixture schedule unless otherwise indicated.

2. Provide cleanout on all individual sink risers.

3. Water closets shall be individually connected to waste branch main. Use of back-to-back fitting at water closet is not permitted.

SHEET NOTES

KEY NOTES
BOILER SIDEWALL VENT/INTAKE DETAIL

1. BOILER SIDEWALL VENT/INTAKE DETAIL
   - SCALE: NONE

EXHAUST FAN DETAIL

2. EXHAUST FAN DETAIL
   - SCALE: NONE

DRYER CONNECTION BOX DETAIL

3. DRYER CONNECTION BOX DETAIL
   - SCALE: NONE

DRYER DUCT LABEL DETAIL

4. DRYER DUCT LABEL DETAIL
   - SCALE: NONE

BASEBOARD DETAIL

5. BASEBOARD DETAIL
   - SCALE: NONE

PIPE CHASE DETAIL

6. PIPE CHASE DETAIL
   - SCALE: NONE

7. PIPE CHASE DETAIL
   - SCALE: NONE

BID DOCUMENTS
ELECTRICAL ABBREVIATIONS

SHEET NO.

NECESSARILY APPLICABLE TO THIS PROJECT.

VARIABLE DIRECTION SURVEILLANCE CAMERA & SPECIFICATIONS

ABOVE HEATER, MOUNTED VERTICALLY.

GLASS BREAK SENSOR

REVIEWED

CR

CARD READER

09.04.2020

STROBE

JOB NO.

INSTRUCTIONS.

PS

COORDINATE FINAL MOUNTING HEIGHTS FOR DEVICES ABOVE

UNLESS OTHERWISE NOTED.

TOTALLY ENCLOSED, GENERAL USE.

4.

INSTALLED AS DEFINED BELOW: (HOUSE CONNECTION WILL REQUIRE MC

CONDUCTOR IN EACH NEW RACEWAY, SIZED IN ACCORDANCE WITH NFPA 70,

7.

INSTALL CONDUCTORS IN COMPLIANCE WITH NEC REQUIREMENTS FOR

CLASSES 1, 2, AND 3 SHALL BE STRANDED.

CONDUCTORS NO. 12 AWG AND SMALLER SHALL BE SOLID, EXCEPT THAT

TELECOM

TELECOMMUNICATIONS

4.

GFCI PROTECTED ABOVE COUNTER RECEPTACLE

FLOOR MOUNTED DEVICE (RECEPTACLE SHOWN)

S

PC

PHOTOCELL

5.

CIRCUIT BREAKERS SERVING HEATING, VENTILATION, AND/OR AIR

BARS AND SHALL HAVE FULL LENGTH NON-TAPERED BUS BARS ARRANGED AND

AFTER COMPLETION, ALL PANELBOARDS SHALL BE CLEANED BOTH INSIDE

IN SERVICE ENTRANCE APPLICATIONS, PANELS SHALL BEAR THE

MANUFACTURER'S REQUIREMENTS PRIOR TO INSTALLATION.

PROVIDE LOCKOUT CLIPS ON CIRCUIT BREAKERS WHERE INDICATED ON PANEL

CIRCUIT BREAKER PANELBOARDS AND LOAD CENTERS SHALL BE COPPER BUS

GROUND BUSSING, AND OVERALL HINGED/LOCKABLE DOOR. ALL CIRCUIT

PROVIDE COMMERCIAL GRADE PANELBOARDS FOR ALL HOUSE TYPE

B.

AMP, A

AIC

AMPERE

A

9/02/20

I

EMERGENCY LIGHT - SINGLE HEAD

WALL LIGHT FIXTURE

STRIP LIGHT FIXTURE

RECESSED LIGHT FIXTURE

SURFACE LIGHT FIXTURE

CEILING LIGHT FIXTURE

EDGE MOUNTED LIGHTING FIXTURE

CHILD REPEATER

CHILD ASSEMBLYmöglichkeit

CHILD ASSEMBLY of AVAILABLE I.

CHILD ASSEMBLY of AVAILABLE II.

CHILD ASSEMBLY of AVAILABLE III.

CHILD ASSEMBLY of AVAILABLE IV.

CHILD ASSEMBLY of AVAILABLE V.

CHILD ASSEMBLY of AVAILABLE VI.

CHILD ASSEMBLY of AVAILABLE VII.

CHILD ASSEMBLY of AVAILABLE VIII.

CHILD ASSEMBLY of AVAILABLE IX.

CHILD ASSEMBLY of AVAILABLE X.

CHILD ASSEMBLY of AVAILABLE XI.

CHILD ASSEMBLY of AVAILABLE XII.

CHILD ASSEMBLY of AVAILABLE XIII.

CHILD ASSEMBLY of AVAILABLE XIV.

CHILD ASSEMBLY of AVAILABLE XV.

CHILD ASSEMBLY of AVAILABLE XVI.

CHILD ASSEMBLY of AVAILABLE XVII.

CHILD ASSEMBLY of AVAILABLE XVIII.

CHILD ASSEMBLY of AVAILABLE XIX.

CHILD ASSEMBLY of AVAILABLE XX.

CHILD ASSEMBLY of AVAILABLE XXI.

CHILD ASSEMBLY of AVAILABLE XXII.

CHILD ASSEMBLY of AVAILABLE XXIII.

CHILD ASSEMBLY of AVAILABLE XXIV.

CHILD ASSEMBLY of AVAILABLE XXV.

CHILD ASSEMBLY of AVAILABLE XXVI.

CHILD ASSEMBLY of AVAILABLE XXVII.

CHILD ASSEMBLY of AVAILABLE XXVIII.

CHILD ASSEMBLY of AVAILABLE XXIX.

CHILD ASSEMBLY of AVAILABLE XXX.

CHILD ASSEMBLY of AVAILABLE XXXI.

CHILD ASSEMBLY of AVAILABLE XXXII.

CHILD ASSEMBLY of AVAILABLE XXXIII.

CHILD ASSEMBLY of AVAILABLE XXXIV.

CHILD ASSEMBLY of AVAILABLE XXXV.

CHILD ASSEMBLY of AVAILABLE XXXVI.

CHILD ASSEMBLY of AVAILABLE XXXVII.

CHILD ASSEMBLY of AVAILABLE XXXVIII.

CHILD ASSEMBLY of AVAILABLE XXXIX.

CHILD ASSEMBLY of AVAILABLE X.0.

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CHILD ASSEMBLY of AVAILABLE X.3.

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CHILD ASSEMBLY of AVAILABLE X.65.

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CHILD ASSEMBLY of AVAILABLE X.75.

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CHILD ASSEMBLY of AVAILABLE X.77.

CHILD ASSEMBLY of AVAILABLE X.78.

CHILD ASSEMBLY of AVAILABLE X.79.
GENERAL NOTES

1. MINIMUM DEPTH OF LIGHTING & POWER SYSTEM CONDUIT SHALL BE A MINIMUM UNLESS SPECIFIED. NOTES TO SIMULATE EXISTING ALSO MAY BE REFERENCE ALSO CRC STANDARDS AND SPECIFICATIONS FOR ADDITIONAL TRIM AND REEFTOP REQUIREMENTS.

2. ALL EXTERIOR LIGHTING AND MOWER CIRCUIT SHALL UTILIZE CONDUCTORS WITH TYPE JARW INSULATION.

3. MINIMUM DEPTH OF TELECOMMUNICATIONS SYSTEM CONDUIT SHAL, BE A MINIMUM UNLESS SPECIFIED. NOTES TO SIMULATE EXISTING ALSO MAY BE REFERENCE ALSO CRC STANDARDS AND SPECIFICATIONS FOR ADDITIONAL TRIM AND REEFTOP REQUIREMENTS.

4. detailed LOCATION FOR UTILITY PAD MOUNT TRANSFORMER.

5. CONTROL EXTERIOR LIGHTING FIXTURE VIA PHOTOCELL, FIELD LOCATE. SEE FIRST FLOOR LIGHTING PLAN FOR EXTENT OF FIXTURES ON PHOTOCELL CONTROL.

6. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE AND ELECTRICAL UTILITIES FOR SERVICE ENTRANCE BUILDING. EACH UNIT SHALL RECEIVE STANDARD RESIDENTIAL SERVICE.

SHEET NOTES

1. PROPOSED LOCATION FOR UTILITY PAD MOUNT TRANSFORMER.

2. CONTROL EXTERIOR LIGHTING FIXTURE VIA PHOTOCELL, FIELD LOCATE. SEE FIRST FLOOR LIGHTING PLANS FOR EXTENT OF FIXTURES ON PHOTOCELL CONTROL.

3. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE AND ELECTRICAL UTILITIES FOR SERVICE ENTRANCE BUILDING. EACH UNIT SHALL RECEIVE STANDARD RESIDENTIAL SERVICE.

EXTERIOR ILLUMINATION SUMMARY

<table>
<thead>
<tr>
<th>MINIMUM DESIGN REQUIREMENTS</th>
<th>DESIGN PERFORMANCE VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM ILLUMINATION LEVEL</td>
<td>0.0 FC</td>
</tr>
<tr>
<td>AVERAGE ILLUMINATION LEVEL</td>
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</tr>
<tr>
<td>UNIFORMITY FACTOR (U-1)</td>
<td>0.8 FC</td>
</tr>
<tr>
<td>UNIFORMITY FACTOR (U-2)</td>
<td>0.6 FC</td>
</tr>
</tbody>
</table>

NOTE TO CONSTRUCTION:
1. SYSTEMS ARE INTENDED TO BE CONFORMING TO PUBLIC OFFICE AND RESIDENTIAL AREA STANDARDS.

CHUGACH
GENERAL DETAIL NOTES

1. CONTRACTOR DETAIL IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE CONTROL SYSTEM RELAY FOR QUANTITY HEADBOLT HEATER CIRCUITS INDICATED ON DRAWINGS. PROVIDE CONTROL RELAY(S) IN CONNECTION SEQUENCE AS INDICATED. A SPLIT BUS PANELBOARD WITH CONTROLS IS AN ACCEPTABLE CONTROL SCHEME.

2. PROVIDE LABELING AT CONTACTOR TO READ 'HEADBOLT HEATER CONTACTOR'.

DETAIL NOTES

1. PROVIDE ADJUSTABLE THERMOSTATIC CONTROL. COORDINATE WITH OWNER FOR DESIRED ACTIVATION TEMPERATURE. FIELD LOCATE.

2. PROVIDE CYCLE TIMER CONTROL TO BE APPLIED UPON THERMOSTATIC ACTIVATION. COORDINATE WITH OWNER FOR DESIRED CYCLE LENGTHS PRIOR TO ORGANIZING FIELD LOCATE.
1. Bathroom Light Switch shall control light component of exhaust combination unit specified by mechanical. Fan component controlled by occupancy sensor.

2. Control exterior fixtures noted via photocell, field locate. See electrical site plan for extent of exterior fixtures on photocell control.

3. Provide weather resistant occupancy sensors.
1. PROVIDE WEATHER RESISTANT OCCUPANCY SENSORS.
GENERAL NOTES
1. SEE DETAIL B3-1.0 FOR VISITOR ENTRY SYSTEM.
2. ALL 20A, 120V RECEPTACLES IN WHITES SHALL BE LISTED TAMPER RESISTANT TYPE.

SHEET NOTES
1. PROVIDE GFCI PROTECTION FOR REFRIGERATOR RECEPTACLE VIA NEAREST ACCESSIBLE WORK COUNTER RECEPTACLE.
2. PROVIDE GFCI PROTECTION FOR ALL COMBINATION MICROWAVE OVEN RECEPTACLES ALONG WITH BATTERY BACK UP AMENITIES (LAUNDRY) INTERCONNECT MICROWAVE ALONG WITH ALL APPLIANCES AS NAMED IN SUCH LIST. PROVIDE ENTRANCES TO COUPS WITH UFAS 2021 & UFAS 2016 & UFAS 2016.
3. INSTALL RECEPTACLES PER OAL INTERIOR USB OUTLETS.
4. PROVIDE HANGING UNIT FOR POST ORphans/USB OUTLET DESIGN IN wissen INSIDE EACH UNIT AT VARIOUS SETS PROVIDED UNDER MECHANICAL DESIGN LISTED HARDWARE DESIGN TO CANCEL UP OF BROWSER AND UFAS PERFORMANCE TO INSTRUCTIONS.
5. PROVIDE COVERED WALKWAY ENSURE AS VARYING AS NECESSARY, COVERED IN UNITS 101, 201, & 203 SHALL INCLUDE A MOUNTED UNIT.
6. PROVIDE UNIVERSAL HANGING HANG RECEPTACLE TOGETHER IN DOUBLE BANK SIZE ROUGH IN."
REFERENCE UNIT 104 FOR TYPICAL POWER & SIGNAL LAYOUTS & CIRCUITRY

MECH 2B
STORAGE 2B
203-M

STORAGE 2C
204-M

MECH 2C/ELEC
STORAGE 2A
201-M

STORAGE 2D
202-M

SECOND FLOOR POWER & SIGNAL PLAN
SCALE: 3/16" = 1'-0"
1. IMMEDIATELY UPON PROJECT INCEPTION THE CONTRACTOR SHALL COORDINATE WITH MEA FOR THE INSTALLATION OF A NEW ELECTRICAL SERVICE. EQUIPMENT LAYOUT AS SHOWN IS DIAGRAMMATIC. THE CONTRACTOR SHALL SUBMIT DETAILED INFORMATION REGARDING THE PROPOSED SERVICE ENTRANCE EQUIPMENT TO THE UTILITY COMPANY AND OWNER/ARCHITECT FOR APPROVAL PRIOR TO ORDERING ANY EQUIPMENT. ALL EQUIPMENT AND INSTALLATION SHALL COMPLY WITH CHUGACH STANDARDS AND THE LATEST ADOPTED NEC INCLUDING REQUIREMENTS FOR PV SYSTEM INSTALLATION.

2. METERS AND DISCONNECTS SHALL BE LABELED WITH ENGRAVED PLACARDS, IDENTIFYING EACH TENANT WITH THE ADDRESS OR OTHER MEANS AND Bussed TERMINATION ENCLOSURES SHALL HAVE PROVISIONS TO BE SEALED. EXTERIOR EQUIPMENT WILL BE PROVIDED IN NEMA 3R ENCLOSURES.

1. PROVIDE GROUNDING ELECTRODE SYSTEM AS FOLLOW: #2/0 CU. TO WATER MAIN, #2/0 TO BUILDING STEEL, 20’ OF #2/0 ENCASED IN FOOTING CONCRETE AND BONDED TO REBAR. AND #4 CU. TO DRIVEN ROD ELECTRODE.

ELECTRICAL RISER DIAGRAM

RISER DIAGRAM GENERAL NOTES

1. PROVIDE GROUNDING ELECTRODE SYSTEM AS FOLLOW: #2/0 CU. TO WATER MAIN, #2/0 TO BUILDING STEEL, 20’ OF #2/0 ENCASED IN FOOTING CONCRETE AND BONDED TO REBAR. AND #4 CU. TO DRIVEN ROD ELECTRODE.

RISER DIAGRAM DETAIL NOTES

1. PROVIDE COMPLETE CABLING, CONNECTIONS AND LABELING IN COMPLIANCE WITH EIA/TAI RECOMMENDATIONS FOR RESIDENTIAL INSTALLATIONS AND IN COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

FAULT CURRENT CALCULATION SUMMARY

Power Distribution Equipment

1. PROVIDE COMPLETE CABLING, CONNECTIONS AND LABELING IN COMPLIANCE WITH EIA/TAI RECOMMENDATIONS FOR RESIDENTIAL INSTALLATIONS AND IN COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

COMMUNICATIONS ENCLOSURE & CABLEING DETAIL

SCALAS: 1/8"
### LIGHTING FIXTURE SCHEDULE

<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>SHEET NAME</th>
<th>REVISION SCHEDULE</th>
<th>#</th>
<th>DESCRIPTION</th>
<th>DATE</th>
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#### PANEL H (NEMA 3R)

<table>
<thead>
<tr>
<th>VOLTS</th>
<th>CURRENT</th>
<th>POWER RATINGS</th>
<th>LOAD DESCRIPTION</th>
<th>RESISTANCE</th>
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<tbody>
<tr>
<td>120</td>
<td>15</td>
<td>1,800</td>
<td>120V 15A 1.5HP</td>
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</tr>
<tr>
<td>230</td>
<td>30</td>
<td>3,600</td>
<td>230V 30A 3HP</td>
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<tr>
<td>480</td>
<td>60</td>
<td>7,200</td>
<td>480V 60A 6HP</td>
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#### TYPICAL UNIT PANEL A

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<tr>
<td>15A 240V 1HP</td>
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<tr>
<td>30A 415V 3HP</td>
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</tr>
<tr>
<td>60A 575V 5HP</td>
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**NOTE:** All fixture type, colors, and inventories are to be reviewed and approved by the Project Manager prior to ordering.