# COOK INLET HOUSING AUTHORITY
## VOLUME 1: PHASE 1 - SITE
### ANCHORAGE, ALASKA

## BID DOCUMENTS

### SEPTEMBER 4, 2020

<table>
<thead>
<tr>
<th>CONTACT INFORMATION</th>
<th>STRUCTURAL ENGINEERING</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER</td>
<td>PND ENGINEERS, INC</td>
</tr>
<tr>
<td>COOK INLET HOUSING AUTHORITY</td>
<td>1506 W 36TH AVE.</td>
</tr>
<tr>
<td>3510 SPENARD ROAD, SUITE 100</td>
<td>ANCHORAGE, ALASKA 99503</td>
</tr>
<tr>
<td>ANCHORAGE, ALASKA 99503</td>
<td></td>
</tr>
<tr>
<td>p. (907) 793-3000</td>
<td></td>
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<tr>
<td>f. (907) 793-3070</td>
<td></td>
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<tr>
<td>ARCHITECTURAL</td>
<td>MECHANICAL ENGINEERING</td>
</tr>
<tr>
<td>SPARK DESIGN, LLC</td>
<td>T3 ALASKA, LLC</td>
</tr>
<tr>
<td>5401 CORDOVA STREET, SUITE 301</td>
<td>301 CALISTA COURT, SUITE 100</td>
</tr>
<tr>
<td>ANCHORAGE, ALASKA 99518</td>
<td>ANCHORAGE, ALASKA 99518</td>
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<td>p. (907) 865-7900</td>
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<tr>
<td></td>
<td>f. (907) 865-7975</td>
</tr>
<tr>
<td>CIVIL ENGINEERING</td>
<td>ELECTRICAL ENGINEERING</td>
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<tr>
<td>EBSC ENGINEERING, LLC</td>
<td>T3 ALASKA, LLC</td>
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<tr>
<td>11301 OLIVE LANE</td>
<td>301 CALISTA COURT, SUITE 100</td>
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<tr>
<td>ANCHORAGE, AK 99515</td>
<td>ANCHORAGE, ALASKA 99518</td>
</tr>
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<td></td>
<td>f. (907) 865-7975</td>
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<tr>
<td>LANDSCAPE DESIGN</td>
<td>ENERGY CONSULTANT</td>
</tr>
<tr>
<td>HUDDLE AK</td>
<td>HORIZONS, LLC</td>
</tr>
<tr>
<td>721 W 1ST AVENUE, SUITE 100</td>
<td>10900 CORRIE WAY</td>
</tr>
<tr>
<td>ANCHORAGE, AK 99511</td>
<td>EAGLE RIVER, ALASKA 99577</td>
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<tr>
<td>p. (907) 885-9199</td>
<td>p. (907) 250-8729</td>
</tr>
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</table>
GENERAL NOTES

1. All work shall be performed in accordance with the most recent adopted edition of the National Fire Protection Association 2000, International Building Code (IBC), International Mechanical Code (IMC), International Plumbing Code (IPC), International Electrical Code (NEC), International Fire Code (IFC), and all other applicable codes and regulations. The architect shall provide a list of the applicable codes and regulations to be followed. Note: Existing work shall be constructed in accordance with the most recent edition of the codes and regulations. The contractor shall be responsible for notifying the architect of the discrepancies prior to the commencement of work.

2. The contractor shall be responsible for verifying the accuracy of all plans and specifications. Any discrepancies shall be noted and reported to the architect prior to the commencement of work. The contractor shall be held liable for all work performed in accordance with the plans and specifications, and shall be responsible for any errors or omissions.

3. The contractor shall be responsible for verifying the accuracy of all plans and specifications, and shall be responsible for any errors or omissions. The contractor shall be held liable for all work performed in accordance with the plans and specifications.

4. All work shall be performed in accordance with the most recent adopted edition of the National Fire Protection Association (NFPA), International Building Code (IBC), International Mechanical Code (IMC), International Plumbing Code (IPC), International Electrical Code (NEC), International Fire Code (IFC), and all other applicable codes and regulations. The architect shall provide a list of the applicable codes and regulations to be followed. Note: Existing work shall be constructed in accordance with the most recent edition of the codes and regulations. The contractor shall be responsible for notifying the architect of the discrepancies prior to the commencement of work.

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SHEET INDEX

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<thead>
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<tr>
<td>GENERAL INFORMATION AND SHEET INDEX (SITE)</td>
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<tr>
<td>CIHA: SPENARD EAST VOLUME 1: PHASE 1 - SITE</td>
<td>VOLUME 1: PHASE 1 - SITE</td>
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<tr>
<td>ANCHORAGE, ALASKA</td>
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<td>BID DOCUMENTS</td>
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</table>
ALL EXCAVATION, BACKFILL, INSPECTIONS, AND SOIL TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOFTECHNICAL REPORT PREPARED FOR THIS PROJECT.
## Landscape Notes

1. **Materials**
   - **Seeding Grass**
     - Boreal Fescue
     - Ky Bluegrass: Aleine
     - Ky Bluegrass: Kenai
     - Red Fescue
     - Male Fern
   - **Shrubs**
     - Dwarf Arctic Cornus
     - Dwarf Crimson Dogwood
     - Dwarf Blue Leaf Arctic Willow
     - Siberian Iris
     - Himalayan Baby's Breath
     - Native Geranium
   - **Perennials**
     - Red Beautybush
     - Common Yarrow
     - Egan American Spirea
     - Egan American Viburnum
     - Dwarf European Cranesbill
     - Dwarf Blue Leaf Arctic Willow
     - Siberian Iris
     - Siberian Iris
     - Native Geranium
     - Red Beautybush
     - Bachelor Button
   - **Trees**
     - Hardhack
     - Cornus Alba 'IVORY HALO'
     - Cornus Pumila
     - Ribes Alpinum
     - Ribes alpinum
     - Alpines Current
     - Dwarf European Cranesbill
     - Siberian Iris
     - Siberian Iris
     - Dwarf Arctic Cornus
     - Dwarf Arctic Cornus
     - Siberian Iris
     - Siberian Iris

2. **Installation Requirements**
   - **Topsoil**
     - All planting beds shall receive 4" of topsoil
   - **Shredded Bark Mulch**
     - All planting beds shall receive 3" depth of shredded bark mulch, unless otherwise noted as rock mulch. Shredded bark mulch shall be installed at a minimum thickness of 1".
   - **Plants**
     - All plants shall be installed as shown on the planting plans. Plants shall be spaced at a minimum distance of 12" apart. Mulch shall be installed around the perimeter of each planting bed at a depth of 2".

3. **Quality Control**
   - **Plant Material**
     - All plant material shall be delivered to the site in compliance with the latest version of N.A.S.S.
     - Plant material shall be free of damage, disease, insects, and other pests.
     - Plant material shall be uniform in size and color.
     - Plant material shall be installed in a manner that is consistent with the landscape design.
     - Plant material shall be free of debris and other contaminants.

4. **Warranty**
   - The warranty period shall be two years, starting at the partial completion approval.
   - The contractor shall replace any plant material that fails to meet the warranty standards.

5. **Supervision**
   - The contractor shall provide a field supervisor to oversee the installation of plant material.
   - The contractor shall provide a foreman to oversee the installation of plant material.

6. **Adherence**
   - All work shall be in accordance with the latest version of M.A.S.S.
   - All work shall be in accordance with the latest version of M.A.S.S.

7. **Approval**
   - The contractor shall call Anchorage Dig Line to verify underground utility locations prior to digging.
   - The contractor shall call Anchorage Dig Line to verify underground utility locations prior to digging.

8. **Submittals**
   - The contractor shall submit drawings showing the placement of all plant material.
   - The contractor shall submit a list of all plant material to be installed.

9. **Inspection**
   - The owner’s representative shall perform a final inspection of all plant material.
   - The owner’s representative shall perform a final inspection of all plant material.

10. **Payment**
    - Payment shall be made in accordance with the terms of the contract.
    - Payment shall be made in accordance with the terms of the contract.

## Landscape Schedule

<table>
<thead>
<tr>
<th>Project</th>
<th>Landscape Notes &amp; Schedules</th>
<th>Symbol</th>
<th>Size</th>
<th>Date</th>
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<td>1615 SF</td>
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<td>85%</td>
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GREEN INFRASTRUCTURE SCHEDULE

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<tr>
<th>ITEM</th>
<th>SYMBOL</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>APPLICATION RATE</th>
<th>% BY VOLUME</th>
<th>NOTES</th>
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<tbody>
<tr>
<td>1.</td>
<td>BN</td>
<td>BETULA NANA</td>
<td>DWARF BIRCH</td>
<td>18&quot; HT.</td>
<td>AS SHOWN</td>
<td>ORGANIC MATERIAL, NOT LESS THAN 15% NOR MORE THAN 25% BY VOLUME</td>
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<td>2.</td>
<td>CA</td>
<td>CORNUS ALBA</td>
<td>CRAW FORGET ME NOT</td>
<td>18&quot; HT.</td>
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<td>3.</td>
<td>SP</td>
<td>SALIX PURPUREA NANA</td>
<td>DWARF BLUE LEAF ARCTIC WILLOW</td>
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<td>4.</td>
<td>VO</td>
<td>VIBURNUM CRANBERYEBUSH</td>
<td>DWARF EUROPEAN CRANBERRY BUSH</td>
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GREEN INFRASTRUCTURE/RAIN GARDEN NOTES

1. ALL LANDSCAPE NOTES FROM SHEET L1.0 APPLY.

2. GREEN INFRASTRUCTURE AND RAIN GARDEN SEEDS TO RECEIVE A 18" DEPTH RAIN GARDEN SPECIFIC TOPSOIL (SEE M.A.S.S. SECTION 75.03):
   - SAND- NOT LESS THAN 50% NOR MORE THAN 55% BY VOLUME
   - Silt-Not more than 20% nor more than 35% by volume
   - Organic Material- Not less than 15% nor more than 30% by volume

3. EQUALLY DISTRIBUTE THE 4 PERENNIAL SPECIES THROUGH THE PERENNIAL PLANTING AREA PER 18" O.C. TRIANGULAR SPACING.
DE deciduous tree planting

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

Adjacent surface per planting plan. Keep material 3" clear of trunk flare.

Place rootball on un-excavated or compacted mound to prevent settlement.

Round-topped soil berm 4" high, 8' wide, above rootball 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 typical planting details for additional planting notes.

Tree/shrub/perennial on slope (4:1 or greater)

2" depth mulch around the root ball 3" away from stem.

Root ball (remove container)

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.

Remove burlap, wire baskets and pots

Mulch per planting plan. 3" depth throughout planting bed. Keep mulch 3" away from stems.

Rootball depth, plant height, and planting location at soil surface.

Round-topped soil berm 4" high above rootball 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

3" depth mulch (keep 3"-4" away from stem) depth varies depending on rootball depth. Plant with root crown at soil surface.

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.

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

3" layer of mulch. No more than 1" of mulch on top of root ball. See specifications for mulch.

Original soil should pass through the point where the trunk meets substrate/soil.

Modified soil, see specifications for soil modification.

Bottom of root ball rests on existing or recompacted soil.

Notes: 1. See typical planting details for additional planting notes.

Plant tree with trunk flare visible at finished grade. Do not cover top of rootball with soil, adjacent surface per planting plan. Keep materials 2' clear of trunk flare.

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

Place rootball on un-excavated or compacted mound to prevent settlement.

Bike rack: "Spennardia" color: Sherwin Williams Canal SW6488 height ~40"

Install as per manufacturer's instructions and specifications.

Provide and install 2" x 3/4" expansion anchor bolts.

Drill 1/4" anchor holes for each bolt spacing in bike rack base.

Owner furnished, installed, owned.

Bike rack

Landscaping details

Top of edge to be max. of 2" above surface material.

Compact materials adjacent to edging to avoid settling.

12" aluminum stakes.

1/2" aluminum edging.

Compact materials adjacent to edging to avoid settling.

1/2" aluminum edging.

Note: 1. See typical planting details for additional planting notes.
### ELECTRICAL ABBREVIATIONS

- **V**: Volts
- **A**: Amperes
- **K**: Kilovolts
- **K**: Kilowatts
- **C**: Centigrade
- **F**: Feet
- **N**: Nautical miles
- **M**: Meters
- **S**: Seconds
- **W**: Watts
- **R**: Degrees Fahrenheit
- **MP**: Horse Power
- **KW**: Kilowatts
- **HP**: Horse Power
- **Z**: Ohms
- **M**: Meters
- **T**: Tons

### ELECTRICAL SYMBOLS

#### LIGHTING FIXTURES

<table>
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<tr>
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<th>Description</th>
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<tr>
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<td>Housing</td>
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<td><strong>F</strong></td>
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<td><strong>G</strong></td>
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#### POWER DEVICES AND EQUIPMENT

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<td><strong>C</strong></td>
<td>Contact</td>
</tr>
<tr>
<td><strong>M</strong></td>
<td>Motor</td>
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<tr>
<td><strong>K</strong></td>
<td>Kilowatts</td>
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#### ELECTRICAL SPECIFICATIONS

### SECTION 01 - COMMON WORK RESULTS FOR ELECTRICAL

1. All power shall be installed in accordance with the latest edition of the National Electrical Code, National Fire Protection Association, NFPA 70, and shall comply with all National Electrical Code, NFPA 70, and the Alaska Building Code, AIC 12.00.05.00.01.00.01.

### SECTION 02 - ELECTRICAL SYMBOLS AND LIGHTING FIXTURE Nomenclature

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<td><strong>H</strong></td>
<td>Housing</td>
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<td><strong>F</strong></td>
<td>Frame</td>
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<td><strong>G</strong></td>
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### MOUNTING HEIGHT SCHEDULE

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<td><strong>CB</strong></td>
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<td><strong>C</strong></td>
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<tr>
<td><strong>M</strong></td>
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### SECURITY SYSTEM DEVICES

- **CB**: Circuit Breaker
- **C**: Contact
- **M**: Motor
- **K**: Kilowatts
- **Z**: Ohms
- **M**: Meters
- **T**: Tons

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**Note:** The document contains detailed specifications and instructions for electrical installations, including symbols and abbreviations, which are essential for proper installation and compliance with codes and standards.
1. Minimum burial depth of lighting & power system conduit shall be 24" unless specifically noted otherwise. Reference also civil drawings and specifications for additional trenching and backfill requirements.

2. All exterior feeder and branch circuits shall utilize conductors with Type XHHW insulation.

3. Minimum burial depth of telecommunications system conduits shall be 36" unless specifically noted otherwise. Reference also civil drawings and specifications for additional trenching and backfill requirements.

4. Proposed location for utility padmount transformer.

5. Building-mounted site lighting is shown for reference only, see building lighting plans for fixture circuitry & control.

6. Circuit fixtures noted to multifamily building panel H1 site lighting circuit 2 as indicated. Control with multifamily building exterior lighting.

7. Additive alternate #3: Senior building generator.

8. Additive alternate #5: Monument sign. Provide 1" rigid conduit from multifamily building panel HB to weatherproof junction box and disconnect for monument sign. Provide photocontrol, field locate. Reference multifamily building electrical drawings for circuitry. Coordinate exact location with architectural & civil prior to rough in.

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