VALLEY RESIDENTIAL SERVICES
OLD MATANUSKA TOWNHOUSE DEVELOPMENT- PHASE 1
UNIT GROUP 1A/1B
E OLD MATANUSKA RD
WASILLA, ALASKA

PERMIT DOCUMENTS

CONTACT INFORMATION

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08.07.2020
GENERAL NOTES

ALL OWNER AND N.I.C. ITEMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

GENERAL NOTES:

1. OWNER AND N.I.C. ITEMS.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

ABBREVIATIONS:

ADJ ADJACENT or ADJUSTABLE
ACT ACOUSTICAL CEILING TILE
ACM ASBESTOS CONTAINING MATERIAL
ABV ABOVE
DS DOWNSPOUT
DIFF DIFFUSER
DEPT DEPARTMENT
CORR CORRIDOR
CONT CONTINUOUS
CNTR COUNTER
CMU CONCRETE MASONRY UNIT
CLO CLOSET
CLL CONTRACT LIMIT LINE
CLG CEILING
CL CENTERLINE
CG CORNER GUARD
CFL COUNTERFLASHING
CEM CEMENT
CCTV CLOSED CIRCUIT TELEVISION
CAB CABINET
BSMT BASEMENT
BO BOTTOM OF
BM BEAM
BLKG BLOCKING
BLK BLOCK
BKT BRACKET
BET BETWEEN
BD BOARD

DRAWING SYMBOLS:

Room name

1. REVISED SHEET AND NUMBER
2. EXTERIOR ELEVATION
3. WALL SECTION
4. EXTERIOR ELEVATION
5. WINDOW TYPE
6. WALL TYPE
7. WALL SECTION
8. WALL TYPE
9. WALL SECTION
10. WALL TYPE

ADDITIVE ALTERNATES:

- SPRING BRACKET BRACKET (MAY BE USED), BY OUTER MOUNTING TO REPLACE STANDARD 1/2" SQUARE HOE HANGER W/ TRACTION Hook (SB-100). REFER TO SHEET A6.02 FOR ADDITIONAL REQUIREMENTS.
- STAINLESS STEEL POST TERMINAL (ST-50). REFER TO SHEET A6.02 FOR ADDITIONAL REQUIREMENTS.
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- STAINLESS STEEL POST TERMINAL (ST-50). REFER TO SHEET A6.02 FOR ADDITIONAL REQUIREMENTS.
ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD’S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

CONSISTENTLY ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1.8 INCH UNLESS LISTED OTHERWISE. SUCH BOXES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

EXCEPTION 3.

R311.7.1 WIDTH.

SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¼ UNIT MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

R302.12 DRAFTSTOPPING

INSULATING MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES AND WALL FINISHES (INCLUDING BASEMENT AND SCONCEALMENT WALLS) SHALL BE PRESENT TO ENSURE THE INTEGRITY OF THE BUILDING ENVELOPE.
LIFE SAFETY LEGEND

- **2 HOUR FIRE WALL**
- **1 HOUR FIRE RESISTANCE RATED CONSTRUCTION**
- **BUILDING EXIT**
- **WALL MOUNTED FIRE EXTINGUISHER: TYPE 2A10BC**
- **OVERHEAD CONSTRUCTION**
- **CEILING REQUIRES NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD**
- **FIRE STOP PENETRATIONS THROUGH RATED ASSEMBLIES.**
- **GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.**

ALL STAIRS SHALL BE CONSTRUCTED TO DIMENSIONS SHOWN AND TO NOT LESS THAN 36" CLEAR WIDTH.

- **2 HOUR FIRE WALL**
- **1 HOUR FIRE RESISTANCE RATED CONSTRUCTION**
- **BUILDING EXIT**
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ALL STAIRS SHALL BE CONSTRUCTED TO DIMENSIONS SHOWN AND TO NOT LESS THAN 36" CLEAR WIDTH.
### INTERIOR WALL ASSEMBLIES

#### WALL TYPE A
- 1/2" TYPE 'X' GWB
- SOUND BATT INSULATION
- WOOD STUDS PER WALL TYPE
- SHEATHING PER STRUCTURAL
- CONTINUOUS 6 MIL MIN VAPOR RETARDER

#### WALL TYPE B
- 1/2" TYPE 'X' GWB
- WOOD STUDS PER WALL TYPE
- SHEATHING PER STRUCTURAL
- CONTINUOUS 6 MIL MIN VAPOR RETARDER

#### WALL TYPE C
- 1/2" TYPE 'X' GWB
- WOOD STUDS PER WALL TYPE
- SHEATHING PER STRUCTURAL
- CONTINUOUS 6 MIL MIN VAPOR RETARDER

### EXTERIOR WALL ASSEMBLIES

#### WALL TYPE A
- 1/2" TYPE 'X' GWB
- WOOD STUDS PER WALL TYPE
- SHEATHING PER STRUCTURAL
- CONTINUOUS 6 MIL MIN VAPOR RETARDER

#### WALL TYPE B
- 1/2" TYPE 'X' GWB
- WOOD STUDS PER WALL TYPE
- SHEATHING PER STRUCTURAL
- CONTINUOUS 6 MIL MIN VAPOR RETARDER

#### WALL TYPE C
- 1/2" TYPE 'X' GWB
- WOOD STUDS PER WALL TYPE
- SHEATHING PER STRUCTURAL
- CONTINUOUS WEATHER BARRIER

### GENERAL NOTES:
1. COORDINATE INSTRUCTIONS TO FACE OF STRUCTURAL CONCRETE OR CURED-LI.
2. DIMENSIONED POINTS ARE TO THE MAIN FRAMING MEMBER AND NOT TO THE FACE OF MASONRY.
3. FIBERGLASS MATERIALS SUCH AS BATT OR PANELS ARE RATED NOT TO SUSTAIN COMBUSTION WHEN EXPOSED TO FLAMES OR FUMES AFTER 20 MINUTES. DOCUMENTED PULL TESTS ARE REQUIRED FOR ALL WALL TYPES INDICATED WITH AN X TO CONFORM TO INSTRUCTIONS IN THE FIRE CODE.
4. PROVIDE WATER RESISTANT GWB AT TUB AND SHOWER SURROUNDS.
5. PROVIDE 20 YEAR WARRANTY 60 MIL TPO ROOFING MEMBRANE, FULLY ADHERED 5/8" TYPE 'X' GWB
6. PROVIDE ENHANCED WIND WARRANTY 15) FIBERGLASS BATT INSULATION
7. PROVIDE 20 YEAR WARRANTY 5/8" TYPE 'X' GWB
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK AND Z60.1 (LATEST EDITION).

2. CONSTRUCTION SHALL BE CONSISTENT WITH THE LATEST VERSION OF MUNICIPALITY OF ANCHORAGE STANDARD SCHEDULES & MIS (A.S.S.E.S.)

3. INSTALLING THE LOCAL UTILITY LOCATE TO AVOID UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR ANY UNDERGROUND UTILITY DAMAGE.

4. THE CONTRACTOR SHALL HAVE ADEQUATE STORAGE SPACE FOR PLANT MATERIAL PRIOR TO THE SITE BEING READY FOR INSTALLATION. PLANT MATERIAL SHALL BE MAINTAINED AND WATERED THOROUGHLY PRIOR TO INSTALLATION.

5. NOTIFY THE OWNER’S REPRESENTATIVE FOR INSPECTION OF ALL TREES, SHRUBS, AND PERENNIALS PRIOR TO INSTALLATION.

6. CONTRACTOR SHALL NOTIFY OWNER’S REPRESENTATIVE OF ANY SITE CONDITIONS THAT REQUIRE MODIFICATIONS TO THE LANDSCAPE PLAN PRIOR TO INSTALLATION.

7. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED BARK MULCH AT THREE INCH DEPTH.

8. LANDSCAPE BEDS TO RECEIVE 18" DEPTH TOPSOIL THROUGHOUT BEDS.

9. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION).

10. ALL TREES AND SHRUBS MUST HAVE NURSERY TAGS INTACT AND VISIBLE AT THE TIME OF THE INITIAL INSPECTION.

11. DISTURBANCE TYPICAL MULCH THROUGHOUT.

12. SEED TO LIMITS OF BUILDINGS THIS SIDE OF ROAD.

13. BETWEEN THESE BUILDINGS AS CALLED OUT ON PLANS.

14. PROVIDE (5,436 SF) : 10% ACHIEVED WITH A COMBINATION OF LANDSCAPE BEDS AND TREES.
**DECIDUOUS TREE PLANTING**

1. **NTS**
   - 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 tree. Do not overcompact.
   - 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 8' WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOTBALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.**
   - Planting pit shall be three times the diameter of the root ball.
   - Backfill with topsoil.

4. **2X2 WOOD STAKES (3 TOTAL) EMBEDDED 6" INTO UNDISTURBED SOIL AND EXTENDING 6" ABOVE TREE TIES. REMOVE ONCE WARRANTY PERIOD IS COMPLETE.**
   - Ties shall be of a soft material and flexible. Ties around trunk shall be loose.

**SHRUB PLANTING**

1. **NTS**
   - 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. **NTS**
   - Lightly tamp soil around the root ball in 6" lifts to brace shrub. Do not overcompact.
   - When the planting hole has been backfilled, pour water around the root ball to settle the soil.

**PERENNIAL PLANTING**

1. **NTS**
   - 3" depth mulch (keep 3"-4" away from stem)
   - Carefully backfill with topsoil around root ball

**MOOSE PROTECTION FENCE**

1. **NTS**
   - 8' long 2.00" diameter steel galvanized fence posts. Four per tree. Top backfill with top rail eye loop cap to tie in mesh and prevent mesh from sliding.
   - Welded wire mesh, zinc-coated, 2"x4" opening. 16 gauge. 12' 10" posts with metal fence tie.
GENERAL NOTES

1. Reference A5.00 for door schedule, A5.01 for window types and A8.06 for finishes.

2. Reference G1.00 for rated walls and/or ceilings.

3. All dimensions are to face of finish of new construction, face of finish of existing construction or to grid line.

4. All dimensions are to face of finish of new construction, face of finish of existing construction or to grid line.

5. All interior walls to be Type B4, unless otherwise noted.

6. All doors shall be installed 4" from adjacent face of stud, unless otherwise noted.

7. All doors shall be installed 4" from adjacent face of stud, unless otherwise noted.

8. All washers/dryer units located in garages to have 18" aff platform to closets, and pantries to receive (5) fixed wood shelves painted P1.

9. All closets to receive closet rods and shelf. All linen closets, storage cabinets, and pantries to receive 1/2" fixed wood shelves painted P1.

10. All cabinets to receive supports, panels, and jambs to receive 1/2" fixed wood shelves painted P1.

11. All interior walls to be Type B4, unless otherwise noted.

12. All washers/dryer units located in garage to have 18" aff platform to closets, and pantries to receive (5) fixed wood shelves painted P1.

13. Slope garage floors to drain.

SLOPE GARAGE FLOORS TO DRAIN.

PLATFORM TO BE 42" x 72".

BE CONSTRUCTED OF PRESSURE TREATED LUMBER WITH 3/4" PLYWOOD DECKING.

ALL WASHER/DRYER UNITS LOCATED IN GARAGES TO HAVE 18" AFF PLATFORM TO CLOSETS, AND PANTRIES TO RECEIVE (5) FIXED WOOD SHELVES PAINTED P1.

ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS, STORAGE CABINET(S) IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.

GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AND ELECTRICAL AND PLUMBING DRAWINGS.

GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS.

WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH LOCAL CODES AND AMENDMENTS.

WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.

ALL DOORS SHALL BE INSTALLED 4" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED.

OF EXISTING CONSTRUCTION OR TO GRID LINE.

ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION, FACE OF FINISH FOR FINISHES.

REFERENCE A5.00 FOR DOOR SCHEDULE, A5.01 FOR WINDOW TYPES AND A8.06 REFERENCE G2.00 FOR WALL ASSEMBLIES AND NOTES.

REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.

Valley Residential Services

Old Matanuska Townhouse Development

Phase 1

UNIT GROUP 1A/1B

Job No. 19-008

Sheet No. 1-A1.01

Certification of Authorization No: #AECL1394

Spark Design, LLC

08.07.2020

(Construction Orientation Per Key Site Plan)
GENERAL NOTES

1. Reference GL for noted walls and levels.
2. Reference DD for solid panels and notes.
3. Reference GL for door schedule.
4. All dimensions are to face of stud of new construction. Fix of frame of existing construction or to grid line.
5. All interior walls to be Type 'B1', unless otherwise noted.
6. All interior walls to be Type 'B1', unless otherwise noted.
7. Provide blocking for all wall mounted accessories. General contractor shall coordinate locations with subcontractors.
8. Fixing buildings shall be pre-trimmed in accordance with local codes and standards.
9. General contractor shall coordinate requirements with mechanical, electrical, and plumbing drawings.
10. General contractor shall provide and install pre-trimmed and cutout accessories, as applicable, to trim-outs and openings.
11. All closets to receive closet rod and shelf. All uninstalled closets, storage cabinets, wall mounted accessories to receive 18" affixed platform to receive (5) fixed wood shelves painted P1. All closets to receive closet rod and shelf. All linen closets, storage cabinets, wall mounted accessories to receive 18" affixed platform to receive (5) fixed wood shelves painted P1.
12. All shower, bath and/or units located in garages to have 18" affixed platform to receive (5) fixed wood shelves painted P1. All shower, bath and/or units located in garages to have 18" affixed platform to receive (5) fixed wood shelves painted P1.
13. Slope garage floors to drain.

Permit Documents

1. Level 2 - Building 1A/1B - Unit E / Unit A Enlarged Plan

(Building Orientation Per Key Site Plan)
GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, A5.01 FOR WINDOW TYPES AND A8.06 FOR FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION, FACE OF FINISH OF EXISTING CONSTRUCTION OR TO GRID LINE.
5. ALL INTERIOR WALLS TO BE TYPE "B", UNLESS OTHERWISE NOTED.
6. ALL DOORS SHALL BE INSTALLED 4" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
8. FIXED BLOCKINGS SHALL BE FIRE TREATED IN ACCORDANCE WITH LOCAL CODES AND REQUIREMENTS.
9. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
10. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AND CABINET(S) IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
11. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS, STORAGE CLOSETS, AND PANTRIES TO RECEIVE (5) FIXED WOOD SHELVES PAINTED P1.
12. ALL WASHER / DRYER UNITS LOCATED IN GARAGES TO HAVE 18" AFF PLATFORM TO BE CONSTRUCTED OF PRESSURE TREATED LUMBER WITH 3/4" PLYWOOD DECKING.
13. SLOPE GARAGE FLOORS TO DRAIN.
GENERAL NOTES
1. DIMENSIONS ON DRAWN PLAN ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. ALL VENTS REQUIRED TO CLEAR LOCATION IN A DRY CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
3. MECHANICAL, ELECTRICAL, AND PLUMBING DEVICES SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY.
4. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT UNLESS OTHERWISE NOTED.
5. CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.
6. CERTAIN SOFFIT LIGHTING MOUNTED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
7. CERTAIN SOFFIT LIGHTING MOUNTED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
8. CERTAIN SOFFIT LIGHTING MOUNTED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.

RCP LEGEND

- PARTITION
- GWB CEILING OR SOFFIT, P1
- GWB CEILING AT UNDERSIDE OF TYPE 'F1' FLOOR / CEILING ASSEMBLY
- EXTERIOR SOFFIT AT UNDERSIDE OF TYPE 'F3' FLOOR / CEILING ASSEMBLY
- CEILING HEIGHT
- Attic Access

DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

COMMON DEVICES

1. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT UNLESS OTHERWISE NOTED.
2. CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.
3. CERTAIN SOFFIT LIGHTING MOUNTED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.

COORDINATE GARAGE LIGHTING LAYOUT WITH OVERHEAD SECTIONAL DOORS.

PARTITION

1. LEVEL 1 RCP - BUILDING 1A/1B
2. PARTITION
3. GWB CEILING OR SOFFIT, P1
4. GWB CEILING AT UNDERSIDE OF TYPE 'F1' FLOOR / CEILING ASSEMBLY
5. EXTERIOR SOFFIT AT UNDERSIDE OF TYPE 'F3' FLOOR / CEILING ASSEMBLY
6. CEILING HEIGHT
7. ATTIC ACCESS

DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

COMMON DEVICES

1. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT UNLESS OTHERWISE NOTED.
2. CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.
3. CERTAIN SOFFIT LIGHTING MOUNTED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.

COORDINATE GARAGE LIGHTING LAYOUT WITH OVERHEAD SECTIONAL DOORS.
GENERAL NOTES
1. DIMENSIONS ON PROJECTED CEILING PLANS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, UNLESS OTHERWISE NOTED.
2. ALL CeILINGS MOUNTED TO PARTITIONS SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
3. REFINISH AND PAINT/REPLACE, AS NEEDED, CEILINGS UPON COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
4. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT, UNLESS OTHERWISE NOTED.
5. CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.
6. COORDINATE GARAGE LIGHTING LAYOUT WITH OVERHEAD SECTIONAL DOORS.

RCP LEGEND

PARTITION

GWB CEILING OR SOFFIT, P1

GWB CEILING AT UNDERSIDE OF TYPE 'F1' FLOOR / CEILING ASSEMBLY

TEW3 SOFFIT

INTERIOR SOFFIT AT UNDERSIDE OF TYPE 'F2' FLOOR / CEILING ASSEMBLY

MOSS SOFFIT

X'-X" CEILING HEIGHT

EXTERIOR ACCESS
(DP = OF ROUGH FRAMING OPENING)
GENERAL NOTES

1. DIMENSIONS ON EXHIBITED CEILING PLANS ARE FROM FACE-OF-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. COORDINATE MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

4. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT, UNLESS OTHERWISE NOTED.

5. CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.

6. CENTER GARAGE LIGHTING LAYOUT WITH OVERHEAD SECTIONAL DOORS.

RCP LEGEND

- PARTITION
- GWB CEILING OR SOFFIT, P1
- GWB CEILING AT UNDEREDGE OF TYPE F1 FLOOR/CEILING ASSEMBLY
- INTERIOR SOFFIT AT UNDEREDGE OF TYPE F1 FLOOR/CEILING ASSEMBLY
- GWB SOFFIT
- 1'-2" CEILING HEIGHT
- ATTIC ACCESS (OF 4' X 8' ROUGH FRAMING OPENING)

DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE-OF-TO-FACE OF FINISH, UNLESS OTHERWISE NOTED.

ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.

COORDINATE MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT, UNLESS OTHERWISE NOTED.

CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.

CENTER GARAGE LIGHTING LAYOUT WITH OVERHEAD SECTIONAL DOORS.
GENERAL NOTES

1. ALL SINGLE MEMBRANE ROOFS SHALL SLOPE AT 1/4" PER FOOT MINIMUM, UNLESS OTHERWISE SPECIFIED.
2. AT SLOPED ROOFS PROVIDE THE FOLLOWING VENTILATION AT BOTH THE HIGH AND LOW EAVES:
   • 2" CONTINUOUS (AND INSECT SCREENED) VENT IN SOFFIT.
   • (5) EVENLY SPACED 2" DIAMETER VENTILATION HOLES 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 TERMINATIONS.

 ROOF PLAN LEGEND

- Roof Assembly Rx per G2.00
- Roof Assembly R2 per G2.00
- Parapet
- Combination Roof - Overflow Drain
- Vent Through Roof, Refer to Mechanical

[Diagram of roof plan with measurements and labels]
GENERAL NOTES:
1. REFER TO A8.06 FOR EXTERIOR MATERIALS AND COORDINATING PAINT TRIM COLORS.
2. EXHAUST DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING.

EXTERIOR ELEVATION LEGEND:
- TEW1: T.E.W. 1
- MP1: Material Profile 1
- PLP1: Plate 1
- T.O. PARAPET: Top Of Parapet
- LEVEL 1: 0' - 0"
- LEVEL 2: 9' - 6"
- LEVEL 3: 19' - 0"
- T.O. PARAPET: 30' - 8"
- ROOF: 28' - 0"

EXHAUST VENT, TYP: 6" TALL CAST METAL UNIT LETTERS ON STANDOFFS
- TYPE X6:
  - 4' - 0"
- TYPE Z6:
  - 4' - 0"

FIREWALL CENTERLINE:
- 6

1. REFER TO A8.06 FOR EXTERIOR MATERIALS AND COORDINATING PAINT TRIM COLORS.
2. EXHAUST DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING.

GENERAL NOTES:
1. REFER TO A8.06 FOR EXTERIOR MATERIALS AND COORDINATING PAINT TRIM COLORS.
2. EXHAUST DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING.
### Door Schedule

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### Door Types

- **Types A, B, C:** exterior doors
- **Type D:** interior doors

### Hardware Schedule

- **Finishes:** Charcoal, Ready to Paint
- **Manufacturer:** HASS DOOR, THERMA, MADISON, LYNDEN DOOR
- **Finish Types:** Flush Panel, Smooth Star Flush Panel

### Certificate of Authorization

- **Certificate of Authorization No:** [Redacted]
- **Permit Documents:** [Redacted]
BASIS OF DESIGN:
MANUFACTURER: CAPITAL GLASS OR EQUAL
STYLE: NORTHERN WINDOWS OR EQUAL
FRAME COLOR: WHITE
HOUSING COLOR: WHITE
GLASS: INSUL- THERM DOUBLE PANE INSULATED GLASS (U-VALUE 0.26 MIN)
ARGON FILLED
INT. ACCESSORIES: 5/8" RETURN HANDLE:
ADA-COMPLIANT HANDLES IN TYPE C UNIT (UFAS)
NESTING HANDLES IN ALL OTHER UNITS
SCREEN: FIBERGLASS MESH, WHITE TRIM

WINDOW BASIS OF DESIGN
WINDOW NOTES
VINYL WINDOW DETAILS
GLAZING TYPES:

1. BEDROOM WINDOWS: EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE THE FOLLOWING:
   OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR PER R310.1.
   MINIMUM NET CLEAR AREA OF 5.7 SQUARE FEET PER R310.1.1.
   MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES PER IRC SECTION R310.1.2.
   MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES PER IRC SECTION R310.1.3.

2. ALL GLAZING SHALL BE IG1, UNO.

GLAZING TYPES:
IG1 INSULATED GLAZING
IG2 INSULATED SAFETY GLAZING
FLASHING TERMINATION
TERMINATE THE TOP EDGE OF FLASHING WITH SHEATHING TAPE (TYPICAL FOR ALL BITUMINOUS OR BUTYL SELF-ADHERED FLASHING MEMBRANES)

HEAD FLASHING
METAL HEAD FLASHING, LAP OVER JAMB FLASHING AND OVER WINDOW HEAD NAILING FLANGE

SILL FLASHING
SILL FLASHING, TURN UP AT JAMBS

JAMB FLASHING
JAMB FLASHING, LAP OVER SILL FLASHING

STEP 1
LAP AIR BARRIER
FOLD DOWN AIR BARRIER FLAP AND TAPE OVER JOINTS

STEP 2
CONTINUOUS AIR BARRIER, LAP OVER SILL FLASHING (BLACK)

STEP 3
PV BASE FLASHING DETAIL (UG3a ONLY)

STEP 4
OVERHEAD DOOR THRESHOLD

STEP 5
OVERHEAD DOOR JAMB DETAIL

STEP 6
OVERHEAD DOOR HEAD

STEP 7
APPLY AIR BARRIER
APPLY CONTINUOUS AIR BARRIER. CUT BARRIER AT OPENINGS AND FOLD UP FLAP AT HEAD

WALL ASSEMBLY
PER PLAN

DENSDECK PRIME SHEATHING
PV PANEL, REFER TO FOR LOCATIONS

WOOD BLOCKING
SUPPORT ANGLE, PV RAIL, AND CAP PER MFG, WALL FASTENERS SET IN SEALANT

PV PANEL
SUPPORT RAIL, PV RAIL, AND CAP PER MFG, WALL FASTENERS SET IN SEALANT

CONTINUOUS CLEAT
CLOSED CELL SPRAY FOAM INSULATION FULL WIDTH OF PARAPET CAVITY. EXTEND 3" MIN ABOVE ROOF ASSEMBLY INSULATION

WOOD BLOCKING, OPERATOR AND JAMBS AS REQ'D

PV CORNER DETAIL (UG3a ONLY)

PV HEAD FLASHING DETAIL (UG3a ONLY)

OVERHEAD DOOR FLUSH PENETRATION
SET IN SEALANT

WALL ASSEMBLY
PER PLAN

DAMP PROOFING AS REQUIRED

PV HEAD

PV FRAME

PV CORNER

PV FRAME

PV FRAMING AS REQUIRED TO EACH SUPPORT 1 X 4 1/2" WOOD BLOCKING AT HEAD, OPERATOR, AND JAMBS AS REQ'D

OVERHEAD DOOR JAMB DETAIL

OVERHEAD DOOR HEAD

WINDOW FLASHING DIAGRAM
WALL ASSEMBLY
PER PLAN
CORNER BEAD, TYP
RETURN GWB ALONG JAMB
BI-PASS DOOR, REFER TO DOOR SCHEDULE
ALIGN AND INSTALL LOWER BRACKET OR TRACK PER MFG'S INSTRUCTIONS
BASE TRIM PER FINISH SCHEDULE

HEADER FRAMING, CORNER BEAD, TYP
RETURN GWB ALONG UNDERSIDE OF HEADER
BI-PASS DOOR, REFER TO DOOR SCHEDULE
HEADER FRAMING

FLOOR FINISH PER FINISH PLANS
DOOR PER DOOR SCHEDULE
1/2" M
AX

VALLEY RESIDENTIAL SERVICES
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 1

WALL ASSEMBLY
PER PLAN
CORNER BEAD, TYP
RETURN GWB ALONG UNDERSIDE OF HEADER
BI-PASS DOOR, REFER TO DOOR SCHEDULE
ALIGN AND INSTALL LOWER BRACKET OR TRACK PER MFG'S INSTRUCTIONS
BASE TRIM PER FINISH SCHEDULE

HEADER FRAMING, CORNER BEAD, TYP
RETURN GWB ALONG UNDERSIDE OF HEADER
BI-PASS DOOR, REFER TO DOOR SCHEDULE
HEADER FRAMING

FLOOR FINISH PER FINISH PLANS
DOOR PER DOOR SCHEDULE
1/2" M
AX

INT DOOR HEAD DETAIL (JAMB SIM)
BI-PASS DOOR HEAD DETAIL
INT WD DOOR HEAD (JAMB SIM)
INT DOOR HEAD DETAIL

INT DOOR THRESHOLD AT GARAGE
BI-PASS DOOR JAMB DETAIL
INT DOOR THRESHOLD

3" = 1'-0"

REVISION SCHEDULE
# DESCRIPTION DATE
UNIT E STAIR PLAN - LEVEL 1

UNIT E STAIR PLAN - LEVEL 2

UNIT E STAIR PLAN - LEVEL 3

UNIT A STAIR PLAN - LEVEL 1

UNIT A STAIR PLAN - LEVEL 2

UNIT A STAIR PLAN - LEVEL 3
11' - 8" 3'-3 1/4" AT 1 HR WALL CLEAR

UNIT D STAIR PLAN - LEVEL 1

UNIT D STAIR PLAN - LEVEL 2

UNIT B STAIR PLAN - LEVEL 1

UNIT B STAIR PLAN - LEVEL 2

HYDRONIC BASEBOARD, PAINTED WOOD CAP, P1

14 EQUAL TREADS @ 10" M IN EACH / 15 EQUAL RISERS @ 7 3/4 M AX EACH

36" PONY WALL WITH PAINTED WOOD CAP, P1 CLEAR
INTERIOR ELEVATION / FINISH GENERAL NOTES

1. REFER TO A8.06 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS TO BE "W".
4. ALL FLOORING TO BE "RF" EXCEPT AT STAIRS.
5. ALL STAIRS TO HAVE "CPT" TREADS AND RISERS WITH "RN" STAIR NOSING.
6. ALL FLOORING TO RUN CONTINUOUSLY UNDER CABINETRY WITH REMOVABLE SINK BASE (UNIT TYPE C), AND ALL APPLIANCES (ALL UNITS).
7. ALL WALLS TO BE "RB1" EXCEPT IN BATHROOMS AND LAUNDRY ROOMS WHERE WALLS MUST BE "RB1".
8. CABINETS TO BE "WD1" AND ALL COUNTERTOPS / WORK SURFACES SHALL BE "PL1" UNLESS NOTED OTHERWISE.
9. ALL WALL PANELS TO BE "TPD" EXCEPT AT ROUGH OPENINGS, APPLIANCES, AND ENDS OF SHELVES.
10. THE NOTATION ON CABINET ELEVATION INDICATES A FINISHED END PANEL ON EXPOSED SIDE OF CABINET.
11. ALL FULL HEIGHT END PANELS TO BE 2' DEEP AND FINISHED ON BOTH SIDES.
12. CABINET/PULLS BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.
13. CABINETS 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.
14. CLOSET SHELVES SHALL BE 15" DEEP AND HAVE A MINIMUM SHELF DEPTH OF 12". CLOSET SHELVES SHALL BE 24" DEEP AND HAVE A MINIMUM SHELF DEPTH OF 10".
15. INSULATE PIPES AT ALL SINK LOCATIONS WITH EXPOSED PIPING IN UNIT C.
16. INSTALL BLOCKING FOR ALL WALL MOUNTED TOILET ACCESSORIES.
17. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN UNIT TYPE A, B, D, AND E. REFER TO A8.00 FOR LOCATIONS.
18. PROVIDE BLOCKING FOR FUTURE TOILET LOCATIONS.
19. ALL LAUNDRY TOPS AT UNIT GROUP STAIRS TO BE 36" A.F.F. UNLESS NOTED OTHERWISE.
INTERIOR ELEVATION / FINISH GENERAL NOTES

1. REFER TO A8.06 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. REFER TO A8.01 FOR TOILET ACCESSORY SCHEDULES.
4. REFER TO A8.02 FOR APPLIANCE SCHEDULES.
5. REFER TO A8.03 FOR TOILET ACCESSORY SCHEDULES.

WASHER/DRYER PLATFORM

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INTERIOR ELEVATION / FINISH GENERAL NOTES

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2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. REFER TO A8.01 FOR TOILET ACCESSORY SCHEDULES.
4. REFER TO A8.02 FOR APPLIANCE SCHEDULES.
5. REFER TO A8.03 FOR TOILET ACCESSORY SCHEDULES.

1. REFER TO A8.06 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
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INTERIOR ELEVATION / FINISH GENERAL NOTES

1. REFER TO A8.06 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS TO BE WD1.
4. ALL FLOORING TO BE RF1, EXCEPT AT STAIRS.
5. ALL STAIRS TO HAVE CPT1 TREADS AND RN1 RISERS WITH RN1 STAIR NOSING.
6. ALL FLOORING TO RUN CONTINUOUSLY UNDER CABINETRY WITH REMOVABLE SINK BASE (UNIT TYPE C), OPEN WORK SPACES (UNIT TYPE C), AND ALL APPLIANCES (ALL UNITS).
7. ALL WALLS TO BE WD1 EXCEPT IN BATHROOMS AND LAUNDRY ROOMS WHERE WALL BASE WILL BE RB1.
8. CABINETS TO BE WD1 AND ALL COUNTERTOPS / WORK SURFACES SHALL BE PL1 UNLESS NOTED OTHERWISE.
9. ALL CONTINUOUS CROWN MOULDING PANEL, TO MATCH CABINETS AT EDGES ADJACENT TO PERPENDICULAR WALLS.
10. THE INTERIOR ON CABINET ELEVATION INDICATES A FINISHED PANEL ON EXPOSED SIDE OF CABINET.
11. ALL FULL HEIGHT END PANELS TO BE 24" DEEP AND FINISHED ON BOTH SIDES.
12. CABINET/DRAWER PULLS BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.
13. 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.
14. CLOSET AND STORAGE SHELVING MAY BE PAINTED MDF OR WHITE MELAMINE FINISH, MINIMUM SHELF DEPTH IS 15", SHELVES CAN REST ON LEADER BOARDS OF BE PART OF A CLOSET SYSTEM.
15. INSULATE PIPES AT ALL SINK LOCATIONS WITH EXPOSED PIPING IN UNIT C.
16. CONTRACTOR SHALL BACK CHECK APPLIANCE CUTOUTS WITH ALL CASEWORK TO CONFIRM ADEQUATE CLEARANCE IS PROVIDED.
17. CONTRACTOR TO PROVIDE AND INSTALL BLOCKING FOR ALL WALL MOUNTED TOILET ACCESSORIES.
18. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN UNIT TYPE A, B, D, AND E. REFER TO A8.00 FOR LOCATIONS.
19. ALL PONY WALLS AT UNIT GROUP STAIRS TO BE 36" A.F.F. UNLESS NOTED OTHERWISE.

UNIT E INTERIOR ELEVATIONS

1. UNIT E - 1/2 BATH - DOOR
2. UNIT E - 1/2 BATH
3. UNIT E - BATH - DOOR
4. UNIT E - BATH - SINK
5. UNIT E - BATH - TUB
6. UNIT E - LAUNDRY
7. UNIT E - KITCHEN - SINK
8. UNIT E - KITCHEN - RANGE

PERMIT DOCUMENTS
STATEMENT OF SPECIAL INSPECTIONS

The following special inspections shall be performed by competent professionals who are registered design professionals in responsible charge acting as the general contractor:

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

Special Inspection Tasks:
Inspection tasks are listed in the attached tables and in the 2012 Edition of the IBC Chapter 17.

Fabricator Approval:
Special inspection requirements as described in Section 17.4 are not required where the work is done on the premises of a fabricator registered and approved to perform the work without special inspection (IBC 17.4.2.5). However, non-destructive testing requirements cannot be waived per ASC 4-10 Section 17. The contractor’s fabricator shall perform or engage qualified a testing agency to perform required testing on the materials and shall submit the results of such compliance to the owner upon completion of testing.

Inspection for Maintenance of Specified Periodic Testing:
Reports shall be completed on a daily basis and distributed to the engineer of record and the architect of record. Reports shall indicate whether the work was completed in conformance 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.

Inspection for Corrected Discrepancies:
Corrected discrepancies shall be distributed as noted above.

Structural Observations:
The owner shall employ the registered design professional to perform structural observations as follows:

Winds:
For structures situated where wind exceeds 100 MPH and where one or more of the following conditions exist:
1. Where the structure is classified as Risk Category Ill or IV
2. The building height is greater than 100 ft.
3. When required by the design professional or the building official.

Seismic:
Where the structure is assigned to seismic design category D, E, or F and where one or more of the following conditions exist:
1. Where the structure is classified as Risk Category Ill or IV
2. The building height is greater than 100 ft.
3. When required by the design professional or the building official.

Special Inspection for Wind Resistant Design:
Verification and inspection task
Frequency of inspection
Remarks
1. Special Inspections:
   - Frequency of inspection
   - Remarks
2. Special Inspections:
   - Frequency of inspection
   - Remarks
3. Special Inspections:
   - Frequency of inspection
   - Remarks
4. Special Inspections:
   - Frequency of inspection
   - Remarks

Special Inspection for Seismic Resistance:
Verification and inspection task
Frequency of inspection
Remarks
1. Special Inspections:
   - Frequency of inspection
   - Remarks
2. Special Inspections:
   - Frequency of inspection
   - Remarks
3. Special Inspections:
   - Frequency of inspection
   - Remarks
4. Special Inspections:
   - Frequency of inspection
   - Remarks
1. **Frost Protected Shallow Foundation**
   - Shearwall Sheathing Type: SEE PLAN
   - 2" XPS See Plan

2. **Anchor Reinforcement**
   - #4 bar slab reinforcement, type see schedule
   - HD 11 or larger slab insulation
   - Shearwall boundary nailing, type see plan

3. **Thickened Slab Type**
   - SF2 thickened slab footing type
   - See plan

4. **Typical Slab Joints**
   - See plan and schedule for thickness and reinforcement of concrete slab
   - See plan and schedule for thickness and reinforcement of concrete slab

**Spread Footing Reinforcement Schedule**
- **Mark**
- **Footing Size**
- **Footing Depth**
- **Top Mat Rebar Size**
- **Top Mat Elevation**
- **Bottom Mat Rebar Size**

**Strip Footing Reinforcement Schedule**
- **Mark**
- **Footing Size**
- **Footing Depth**
- **Top Mat Rebar Size**
- **Top Mat Elevation**
- **Bottom Mat Rebar Size**

**Slab Reinforcement Schedule**
- **Thickness**
- **Type**
- **Reinforcement**
- **Concrete Cover**

**ACI Standard 90° Hook Dimensions**

**Reinforcement Clearances/Cover**
- **Exposure Condition**
  - Cast Against and Permanently Exposed to Earth
  - Exposed to Earth or Weather but in Contact with Ground
  - Tied and Stirrups

**Notes**
- "+" indicates tolerance decrease towards member face.
- "-" indicates tolerance decrease away from member face.
- Increase tabulated lap length by 20% for bundles of 3.
**Note:** All headers are located at the top of opening.

**WALL FRAMING SCHEDULE**

**Wood Stud Wall Schedule**

**Wood Stair Stringer Schedule**

**Header Schedule**

**Timber/LVL Column Base Schedule**

**Wood Framing Schedules**

**Permit Documents**
ANCHOR RODS SHALL BE GALVANIZED ASTM F1554 GRADE 36 HEADED BOLTS OR ASTM A36 BNDRY POSTS ARE DF No. 1.
ROD COUPLERS WITH 125% STRENGTH OF THE ROD MAY BE USED TO EXTEND RODS. THREADED ROD WITH DBL NUT AT BOTTOM.

APPLICATION:
APPLY SHEATHING PERPENDICULAR TO FRAMING MEMBERS UNLESS NOTED OTHERWISE.

PANELS SHALL NOT BE LESS THAN 4' x 8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE ALL EDGES ARE SUPPORTED BY AND NAILS SHAL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS. HEADS OF NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE.

LOCATE PANEL ENDS OVER FRAMING MEMBERS AND STAGGER LOCATION OF ENDS JOINTS BY A MINIMUM OF 2'.

ANCHOR ROD EMBEDMENT IS THE DISTANCE FROM TOP OF CONCRETE TO TOP OF NUT OR BOLT HEAD.
ALL PANEL EDGES SHALL BE LOCATED ON STUDS, BLOCKING LAID FLAT, PLATES OR RIM JOISTS. WHERE SHEATHING IS APPLIED TO BOTH FACE IN LIEU OF 3X PANEL EDGE STUDS, DBL 2X STUDS MAY BE USED. FASTEN DBL STUDS TOGETHER WITH 16d FACE NAILS STAGGERED @ 6" OC.
SEEN HOLDOWN SCHEDULE FOR HOLDOWNS AND BNDRY POST SIZES.
SEEN TYPICAL PLATE WASHER DETAIL FOR SILL PLATE ANCHOR INSTALL AND LOCATION REQUIREMENTS.

### WOOD SHEAR WALL SCHEDULE

<table>
<thead>
<tr>
<th>MARK</th>
<th>LEVEL</th>
<th>WALL TYPE</th>
<th>WALL INSERTS</th>
<th>WALL SPACING</th>
<th>PANEL JOINT STUDS</th>
<th>ALLOWABLE CAPACITY (PSI)</th>
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### WOOD SHEAR WALL NAILING DETAIL

**1-S1.52 SHEAR WALL NAILING DETAIL**

- 3/4 PANEL EDGE BLOCKING: ALL EDGES WITH PANEL EDGE NAILING
- FIELD NAILING
- SHEATHING - SEE SHEAR WALL SCHEDULE
- 2X OR DBL STUD AT PANEL JOINTS AS INDICATED IN SHEAR WALL SCHEDULE WITH PANEL EDGE NAILING
- PANEL EDGE NAILING AT BOTTOM PLATE
- BOTTOM PLATE - SEE SHEAR WALL SCHEDULE FOR ANCHORAGE

### STRAPPING SCHEDULE

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<tr>
<th>WALL INSERT</th>
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<th>THICK</th>
<th>ALLOWSABLE CAPACITY (PSI)</th>
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### NOTES:
1. 3/4 PANEL EDGE BLOCKING: ALL EDGES WITH PANEL EDGE NAILING
2. FIELD NAILING
3. SHEATHING - SEE SHEAR WALL SCHEDULE
4. 2X OR DBL STUD AT PANEL JOINTS AS INDICATED IN SHEAR WALL SCHEDULE WITH PANEL EDGE NAILING
5. PANEL EDGE NAILING AT BOTTOM PLATE
6. BOTTOM PLATE - SEE SHEAR WALL SCHEDULE FOR ANCHORAGE

### DOMESTIC SHEAR WALL FASTENERS

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### NOTES:
1. SEE TYPICAL STRAP HOLLOWING DETAIL
2. B-DY POSTS IN DF #1
FOUNDATION SHEET NOTES
1. REFERENCE ELEVATION - TOP OF CONCRETE SLAB ELEVATION = EL. 0' - 0". SEE CIVIL FOR ACTUAL ELEVATION.
2. UNLESS NOTED OTHERWISE, ALL STRIP FOOTINGS ON THIS SHEET ARE 2' - 0" WIDE (FPSF), AND TOP OF STRIP FOOTING ELEVATION = - 0' - 4" UNO. SEE S1.2.1 FOR FOOTING SCHEDULE.
3. UNLESS NOTED OTHERWISE, TOP OF SPREAD FOOTING ELEVATION = 0' - 0". SEE S1.2.1 FOR FOOTING SCHEDULE.

SLAB PLAN SHEET NOTES
1. REFERENCE ELEVATION - TOP OF CONCRETE SLAB ELEVATION = EL. 0' - 0".
2. INSTALL CONTROL / CONSTRUCTION JOINTS AT 8' - 12' O.C., MAXIMUM ASPECT RATIO NOT GREATER THAN 1.5:1.

FPSF INSULATION SHEET NOTES
1. ALL VERTICAL XPS AGAINST GRADE BM IS 2" UNO.
2. ALL HORIZONTAL XPS EXTENDS 30" MIN FROM FACE OF VERTICAL BM INSULATION UNO.
3. INTERIOR SLAB INSULATION NOT SHOWN FOR CLARITY.
4. DTL / 1 - 1/51.21
**FLOOR SHEET NOTES**

1. FLOOR SHEATHING IS 5/8" PLYWOOD. ORIENT PANELS PERPENDICULAR TO FRAMING MEMBERS. See Diaphragm Schedule for blocking and nailing requirements at panel joints.
2. FLOOR SHEATHING RUNS CONTINUOUS. See Sections for floor elevations.
3. ALL TRUSSES ARE ENGINEERED TRUSSES. (See Plan)
4. HATCHED AREAS INDICATE DIA BLKG. ALL PANEL EDGES MUST BE BLKG'D AND NAILED PER SCHED.

**ROOF SHEET NOTES**

1. ROOF SHEATHING IS 5/8" PLYWOOD. ORIENT PANELS PERPENDICULAR TO FRAMING MEMBERS. See Diaphragm Schedule for blocking and nailing requirements at panel joints.
2. See Sections for roof elevations.
3. ALL TRUSSES ARE ENGINEERED TRUSSES. (See Plan)
4. ALL JOIST ARE BCI SERIES 90.
5. HATCHED AREAS INDICATE DIA BLKG. ALL PANEL EDGES MUST BE BLKG'D AND NAILED PER SCHED.
FLOOR SHEET NOTES
1. FLOOR SHEATHING IS 3/4 T&G PLYWOOD. ORIENT PANELS PERPENDICULAR TO FINISHING MEMBERS. SEE DIAPHRAGM SCHEDULE FOR BLOCKING AND NAILING REQUIREMENTS AT PANEL JOINTS.
2. FLOOR SHEATHING RUNS CONTINUOUSLY.
3. SEE SECTIONS FOR FLOOR ELEVATIONS.
4. ALL I-JOIST ARE BCI SERIES 90.
5. HATCHED AREAS INDICATE DIA BLKG. ALL PANEL EDGES MUST BE BLKG'D AND NAILED PER SCHED.

ROOF SHEET NOTES
1. ROOF SHEATHING IS 5/8 FLYWOOD. ORIENT PANELS PERPENDICULAR TO FINISHING MEMBERS. SEE DIAPHRAGM SCHEDULE FOR BLOCKING AND NAILING REQUIREMENTS AT PANEL JOINTS.
2. SEE SECTIONS FOR ROOF ELEVATIONS.
3. ALL TRUSSES ARE ENGINEERED TRUSSES. (SEE PLAN)
4. ALL I-JOIST ARE BCI SERIES 90.
5. HATCHED AREAS INDICATE DIA BLKG. ALL PANEL EDGES MUST BE BLKG'D AND NAILED PER SCHED.
ROOF SHEET NOTES

1. ROOF SHEATHING IS 5/8" PLYWOOD. ORIENT PANELS PERPENDICULAR TO FINISHING MEMBERS. SEE DIAPHRAGM SCHEDULE FOR BLOCKING AND NAILING REQUIREMENTS AT PANEL JOINTS.
2. SEE SECTIONS FOR ROOF ELEVATIONS.
3. ALL TRUSSES ARE ENGINEERED TRUSSES. (SEE PLAN)
4. ALL I-JOIST ARE BCI SERIES 90.
5. SEE TRUSS PROFILES FOR HURRICANE TIES
6. HATCHED AREAS INDICATE DIY BLOCK. ALL PANEL EDGES MUST BE BLOCKED AND NAILED PER SCHED

FLOOR SHEATHING CONTINUOUS SEE
2FL. 2 / 1-S3.21
SNOW DRIFT LOADING ON WOOD TRUSSES

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<tr>
<th>MAX DRIFT SURCHARGE (PSF)</th>
<th>MIN DRIFT SURCHARGE (PSF)</th>
<th>DRIFT WIDTH, W</th>
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<tr>
<td>43.5</td>
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<td>8' - 6&quot;</td>
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NOTES: SNOW DRIFT MAY BE PERPENDICULAR OR PARALLEL TO TRUSS, SEE PLAN. TRUSS SPACING MAY BE REDUCED TO ACCOMMODATE DRIFT LOADING.

1. Snow Drift Load on Wood Truss
FOUNDATION DETAIL

FPSF INSULATION TYP, SEE DTL

FPSF TYP, SEE DTL, 1-1/8".12L

EXTEND FPSF

#7 ANCHOR RCNSF TYP

4" SLAB TYP, SEE SCHED

SHEATHING NOT SHOWN FOR CLARITY

SILL ANCHOR TYP, SEE SCHED

TREATED SILL PL TYP

EXTEND (2) #5 RCNSF FROM SF TO EDGE FPSF

ADD (4) ADDITIONAL #5 FOR F3

(6) #5 BAR BOTTOM OF F3 TO EDGE OF FPSF

3/4" = 1'-0"

PERMIT DOCUMENTS

OLD MATANUSKA TOWNHOUSE DEVELOPMENT

UNIT GROUP 1A/1B

8.07.20

JJL

SHEET NAME: 1-S4.11

SPARK DESIGN, LLC

CERTIFICATE OF AUTHORIZATION NO:

VALLEY RESIDENTIAL SERVICES

PHASE 1

SB

HALF SCALE WHEN PRINTED AT 11x17

JOB NO.

DATE

DRAWN

REVIEWED

SHEET NO.

SHEET NAME
UNIT B CANOPY

1. 2x6 WALL TYP
2. 2x6 BM TYP
3. DW SHEATHING TYP, SEE SCHED
4. SIMPSON LUS OR EQUIV TYP
5. DW ENTR. WALL TYP, SEE SCHED
6. 2x10 W/ 4x 16D NAILS
7. 2x10 JOIST TYP, SEE PLAN
8. (2) 2x10 BM TYP
9. INSULATION TYP, SEE SCHED
10. EPSF TYP, SEE DTL
11. SLAB ON GRADE TYP
12. 2x6 WALL TYP
13. SCISSOR TRUSS TYP, SEE PLAN
14. END GABLE TYP, SEE PLAN
15. DAL TYP PL TYP
16. SIMPSON CCQ OR EQUIV TYP
17. COL TYP SEE PLAN
18. SIMPSON CBQ OR EQUIV TYP
19. SIMPSON EBQ OR EQUIV TYP
20. SHEARWALL ENTR. WALL TYP, SEE SCHED
21. SHEARWALL SHEATHING TYP, SEE SCHED
22. SHEARWALL BNDRY NAIL TYP, SEE SCHED
23. DIA SHEATHING TYP, SEE SCHED
24. DIA BNDRY NAIL TYP, SEE SCHED
25. 3/4" = 1'-0"
26. UNIT B CANOPY
27. 1-S6.21
### Mechanical & Electrical Engineering

**Address**: Anchorage, AK 99518

### Expansion Tank Schedule

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<thead>
<tr>
<th>Part</th>
<th>Material</th>
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<th>Function</th>
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<th>Volume</th>
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<td>WB-1</td>
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### Glycol Make-Up Tank Schedule

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### Pump Schedule

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</tr>
</thead>
<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Pump</td>
<td>Water</td>
<td>30 GPM</td>
<td>EXP-1</td>
<td>WB-1</td>
</tr>
</tbody>
</table>

### Boiler Schedule

<table>
<thead>
<tr>
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<th>Material</th>
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<td>Vertical</td>
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<td>Water</td>
<td>30 GPM</td>
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<td>WB-1</td>
</tr>
</tbody>
</table>

### Baseboard Schedule

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Baseboard</td>
<td>Water</td>
<td>30 GPM</td>
<td>EXP-1</td>
<td>WB-1</td>
</tr>
</tbody>
</table>

### Electric Cabinet Unit Heater Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
<th>Function</th>
<th>Fluid</th>
<th>Flow Rate</th>
<th>Type</th>
<th>Label</th>
</tr>
</thead>
<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Electric cabinet heater</td>
<td>Water</td>
<td>30 GPM</td>
<td>EXP-1</td>
<td>WB-1</td>
</tr>
</tbody>
</table>

### General Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
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</tr>
</thead>
<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>General</td>
<td>Water</td>
<td>30 GPM</td>
<td>EXP-1</td>
<td>WB-1</td>
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</table>

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### Plumbing Fixture Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
<th>Function</th>
<th>Fluid</th>
<th>Flow Rate</th>
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<th>Label</th>
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<td>Water</td>
<td>30 GPM</td>
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</tbody>
</table>

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### Mechanical Schedules

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
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<th>Fluid</th>
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</thead>
<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
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<td>Mechanical schedule</td>
<td>Water</td>
<td>30 GPM</td>
<td>EXP-1</td>
<td>WB-1</td>
</tr>
</tbody>
</table>

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### Electrical Schedules

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
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<th>Fluid</th>
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<td>Electrical schedule</td>
<td>Water</td>
<td>30 GPM</td>
<td>EXP-1</td>
<td>WB-1</td>
</tr>
</tbody>
</table>

---

### Mechanical & Electrical Engineering

**Address**: Anchorage, AK 99518

### Expansion Tank Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
<th>Function</th>
<th>Fluid</th>
<th>Volume</th>
<th>Type</th>
<th>Label</th>
</tr>
</thead>
<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Expansion tank</td>
<td>Water</td>
<td>300 gallons</td>
<td>EXP-1</td>
<td>WB-1</td>
</tr>
</tbody>
</table>

### Glycol Make-Up Tank Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
<th>Function</th>
<th>Fluid</th>
<th>Volume</th>
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</thead>
<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Expansion tank</td>
<td>Water</td>
<td>300 gallons</td>
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<td>WB-1</td>
</tr>
</tbody>
</table>

### Pump Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
<th>Function</th>
<th>Fluid</th>
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<td>Pump</td>
<td>Water</td>
<td>30 GPM</td>
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<td>WB-1</td>
</tr>
</tbody>
</table>

### Boiler Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
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<td>Water</td>
<td>30 GPM</td>
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<td>WB-1</td>
</tr>
</tbody>
</table>

### Baseboard Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
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<td>Baseboard</td>
<td>Water</td>
<td>30 GPM</td>
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</tr>
</tbody>
</table>

### Electric Cabinet Unit Heater Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Material</th>
<th>Location</th>
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<th>Fluid</th>
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<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Electric cabinet heater</td>
<td>Water</td>
<td>30 GPM</td>
<td>EXP-1</td>
<td>WB-1</td>
</tr>
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### General Schedule

<table>
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<tr>
<th>Part</th>
<th>Material</th>
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<td>WB-1</td>
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<td>Vertical</td>
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<td>Water</td>
<td>30 GPM</td>
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<td>WB-1</td>
</tr>
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### Mechanical Schedules

<table>
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<tr>
<th>Part</th>
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<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Mechanical schedule</td>
<td>Water</td>
<td>30 GPM</td>
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### Electrical Schedules

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<td>Water</td>
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### Mechanical & Electrical Engineering

**Address**: Anchorage, AK 99518

### Expansion Tank Schedule

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<tr>
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<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Expansion tank</td>
<td>Water</td>
<td>300 gallons</td>
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<td>WB-1</td>
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</tbody>
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### Glycol Make-Up Tank Schedule

<table>
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<tr>
<td>WB-1</td>
<td>Stainless</td>
<td>Vertical</td>
<td>Expansion tank</td>
<td>Water</td>
<td>300 gallons</td>
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### Pump Schedule

<table>
<thead>
<tr>
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### Boiler Schedule

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### Baseboard Schedule

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### Electric Cabinet Unit Heater Schedule

<table>
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<tr>
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<tbody>
<tr>
<td>WB-1</td>
<td>Stainless</td>
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<td>Electric cabinet heater</td>
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<td>30 GPM</td>
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<td>WB-1</td>
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### General Schedule

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### Mechanical Schedules

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</thead>
<tbody>
<tr>
<td>WB-1</td>
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<td>Vertical</td>
<td>Mechanical schedule</td>
<td>Water</td>
<td>30 GPM</td>
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### Electrical Schedules

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<td>WB-1</td>
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</table>
GENERAL
25. The CONTRACTOR shall provide all material, equipment, labor, and services necessary to construct the project in compliance with the CONTRACT DOCUMENTS and as directed by the Architect.
26. The CONTRACTOR shall be responsible for furnishing all necessary materials, equipment and services necessary to construct the project in compliance with the CONTRACT DOCUMENTS and as directed by the Architect.

SITE CONDITIONS
27. All surface areas and subgrade conditions are subject to approval of the Architect. The CONTRACTOR shall provide all necessary materials, equipment, labor and services necessary to construct the project in compliance with the CONTRACT DOCUMENTS and as directed by the Architect.

CONSTRUCTION STANDARDS
28. All work shall be performed in accordance with the latest editions of the following standards:


PLUMBING SYSTEMS
30. All plumbing systems shall be designed, constructed, and installed in accordance with the following:


31. All plumbing systems shall be designed, constructed, and installed in accordance with the Minnesota Plumbing Code (MPC), 2018 Edition.

ELECTRICAL SYSTEMS
32. All electrical systems shall be designed, constructed, and installed in accordance with the following:


33. All electrical systems shall be designed, constructed, and installed in accordance with the Minnesota Electrical Code (MEC), 2018 Edition.

MECHANICAL SPECS
34. All work shall be performed in accordance with the latest edition of the following code and standards:

4" VTR

FOR ROOF DRAIN DETAIL, SEE (TYP.)

SCALE: 1/4" = 1'-0"

ROOF PLUMBING PLAN

SCALE: NONE

BASEBOARD DETAIL

WATER SERVICE DIAGRAM

SCALE: NONE
SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL TERMINAL HEATING UNITS SHALL BE 3/4" UNLESS OTHERWISE INDICATED ON PLANS OR SCHEDULES.

KEY NOTES

1. BARE PIPE ROUTED IN ENCLOSURE.

GAS SERVICE DIAGRAM

1. TENANT METER, CONNECTED LOAD = 180 MBH, COORDINATE WITH LOCAL UTILITY (TYP. OF 4)
2. PRESSURE REGULATOR
3. UTILITY SHUT OFF VALVE (TYP.)
4. UTILITY'S GAS SERVICE LINE
5. GAS PIPE SIZING BASED ON A LONGEST LENGTH OF 55'.
6. METER MUST BE LOCATED AT LEAST 10 FEET FROM A MECHANICAL AIR INTAKE.
7. GAS METER CANNOT BE LOCATED CLOSER THAN 36 INCHES TO OR DIRECTLY UNDER AN OPERABLE WINDOW OR WALL OPENING.
ELECTRICAL SPECIFICATIONS

SECTION 2 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
1. All panelboards shall fit a series minimum of the 600 A circuit breaker with a single-pole and double-pole combination. All single-pole, duplex, and normal corded conductors. All circuits shall be individually listed and approved for the intended use. All circuit breakers shall be mounted in a proper location for easy access.
2. Circuit breaker panelboards shall be installed in accordance with the National Electrical Code. All circuit breakers shall be mounted in a proper location for easy access.
3. All panelboards shall be mounted flush or flush mounted in an air cooled or otherwise shall be mounted with a 1/4 turn direct cord of the circuit breaker in the desired bracket.

SECTION 3 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
1. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
2. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
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SECTION 7 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
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SECTION 10 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
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SECTION 11 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
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SECTION 12 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
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SECTION 13 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
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SECTION 14 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
1. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
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SECTION 15 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
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SECTION 16 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
1. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
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SECTION 17 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
1. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
2. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
3. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.

SECTION 18 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
1. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
2. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
3. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.

SECTION 19 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
1. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
2. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
3. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.

SECTION 20 IN 15.0 BARBER-COLEMAN CIRCUIT BREAKERS
1. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
2. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
3. All panelboards shall be mounted in a proper location for easy access. All circuit breakers shall be mounted in a proper location for easy access.
GENERAL NOTES:
1. MINIMUM ELECTRICAL MOUNTING HEIGHTS SHOWN ARE FOR ADJUSTABLE FIXTURES AND ARE NOT INTENDED TO REPLACE SPECIFICATIONS FOR FIXED MOUNTING HEIGHTS. MINIMUM MOUNTING HEIGHTS SHOWN ARE FOR APPLICATIONS WHERE THE FIXTURE IS ADJUSTABLE. FOR FIXED MOUNTING APPLICATIONS, MEASURE FROM CENTERLINE TO CENTERLINE.
2. MOUNTING HEIGHTS APPLY TO ALL BUILDING CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.
3. MOUNTING HEIGHTS ARE SHOWN FROM HANDHOLE TO PANEL.
4. MOUNTING HEIGHTS SHOWN ARE FOR ALL MOUNTING HEIGHTS UNLESS SPECIFICALLY NOTED.
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121. MOUNTING HEIGHTS SHOWN ARE FROM HANDHOLE TO PANEL.
1. Refer to architectural drawings for exact light fixture locations.

2. Common walls between units are fire rated per architectural. Provide listed fire rated boxes and putty pads as required to maintain fire rating. Do not install devices within the same stud space in common walls between units.

Sheet Notes:

1. Switch indicated shall control light component of fan/light combination unit specified by mechanical. Fan component to be controlled by integral motion sensor.

2. Exterior light to be provided at the first floor units only. Coordinate with architectural for exact final locations.

Permit Documents:

Reference First Floor Unit A Lighting Plan for Typical Layout
Reference First Floor Unit A Lighting Plan for Typical Layout
Reference Second Floor Unit A Lighting Plan for Typical Layout
Reference Second Floor Unit A Lighting Plan for Typical Layout

First Floor Lighting Plan
Second Floor Lighting Plan

Scale: 1/4" = 1'-0"
GENERAL NOTES
1. REFER TO REFERENCE THIRD FLOOR UNIT A LIGHTING PLAN FOR TYPICAL LAYOUT.

2. COMMON WALLS BETWEEN UNITS ARE FIRE RATED PER ARCHITECTURAL. PROVIDE LISTED FIRE RATED BOXES AND PUTTY PADS ACCORDING TO IRC 714.3.2 TO PROVIDE FIRE RATING AS REQUIRED TO MAINTAIN FIRE RATING. DO NOT INSTALL DEVICES IN COMMON WALLS BETWEEN UNITS.

SHEET NOTES
1. SWITCH INDICATED SHALL CONTROL LIGHT COMPONENT OF FAN/LIGHT COMBINATION UNIT SPECIFIED BY MECHANICAL. FAN COMPONENT TO BE CONTROLLED BY INTEGRAL MOTION SENSOR.

SCALE: 1/4" = 1'-0"
GENERAL NOTES

1. PROVIDE TAMPER RESISTANT RECEPTACLES FOR ALL DWELLING UNIT RECEPTACLES IN ACCORDANCE WITH NEC 406.12

2. COMMON WALLS BETWEEN UNITS ARE FIRE RATED PER ARCHITECTURAL. PROVIDE LISTED FIRE RATED BOXES AND PUTTY PADS IN ACCORDANCE WITH IRC 714.3.2 TO PROVIDE FIRE RATING AS REQUIRED TO MAINTAIN FIRE RATING. DO NOT INSTALL DEVICES/BOXES IN THE SAME STUD SPACE IN COMMON WALLS BETWEEN UNITS.

3. PROVIDE CEILING MOUNTED 120V COMBO SMOKE/CARBON MONOXIDE ALARMS WITH BATTERY BACK UP AND FORM C RELAY. INTERCONNECT SMOKE/CO ALARMS TO ACTIVATE ALL ALARMS INSIDE EACH UNIT.

2. PROVIDE DOOR BELL SWITCH, CHIMES, & TRANSFORMER AS NECESSARY.

3. EXHAUST FAN/AREA LIGHT COMBINATION UNIT. EXHAUST FAN CONTROLLED BY MOTION SENSOR. INTERCONNECT EXHAUST FAN TO EMERGENCY LIGHTING PLAN FOR UNIT CIRCUITRY & EMERGENCY LIGHT CONTROL.
GENERAL NOTES:

1. IMMEDIATELY UPON PROJECT INCEPTION THE CONTRACTOR SHALL COORDINATE WITH UTILITY FOR THE INSTALLATION OF A NEW ELECTRICAL SERVICE. EQUIPMENT LAYOUT AS SHOWN IS DIAGRAMMATIC. THE CONTRACTOR SHALL SUBMIT IN WRITING 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.

2. METER AND DEDICATED PANELS WILL BE LABELED WITH TENANT NAME PLACARDS, IDENTIFYING EACH TENANT WITH THE ADDRESS OR OTHER MEANS AND TENDER TERMINATION ENCLOSURES SHALL HAVE PROVISIONS TO BE SEALED. EXTERIOR EQUIPMENT WILL BE PROVIDED IN NEMA 3R ENCLOSURES.

SHEET NOTES:

INDICATED BY:

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

CATEGORY 6 CABLES

- RG-6 COAX CABLE

- TENANT VOICE/DATA OUTLET

- TENANT TV OUTLET

NOTE: TENANT CONNECTIONS SHALL BE DAISY CHAINED TO NEXT OUTLET.

FEEDER SCHEDULE:

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LIGHTING FIXTURE SCHEDULE:

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UNIT GROUP 1A/1B

VALLEY RESIDENTIAL SERVICES

PHASE 1

OLD MATANUSKA TOWNHOUSE DEVELOPMENT

M2/125 PANEL UNIT 1 125A

M2/125 PANEL UNIT 3 125A

M2/125 PANEL UNIT 2 125A

M2/125 PANEL UNIT 4 125A

MULTI-METER SERVICE EQUIPMENT 200A, 120/240V, 1Ø, 3W, NEMA 3R, METER RATINGS AS SHOWN

SCCR: 10 kA