# CIHA: SPENARD EAST
## VOLUME 2: SENIOR HOUSING
### ANCHORAGE, ALASKA

<table>
<thead>
<tr>
<th>BID DOCUMENTS</th>
<th>SEPTEMBER 4, 2020</th>
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<tr>
<th>CONTACT INFORMATION</th>
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<tbody>
<tr>
<td><strong>OWNER</strong></td>
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<tr>
<td>COOK INLET HOUSING AUTHORITY</td>
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<tr>
<td>3510 SPENARD ROAD</td>
</tr>
<tr>
<td>ANCHORAGE, ALASKA 99503</td>
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<tr>
<td>p. (907) 793-3000</td>
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<tr>
<td>f. (907) 793-3070</td>
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<tr>
<td><strong>ARCHITECTURAL</strong></td>
</tr>
<tr>
<td>SPARK DESIGN, LLC</td>
</tr>
<tr>
<td>5401 CORDOVA STREET, SUITE 301</td>
</tr>
<tr>
<td>ANCHORAGE, ALASKA 99518</td>
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<tr>
<td>p. (907) 344-3424</td>
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<tr>
<td>f. (907) 771-9776</td>
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<tr>
<td><strong>CIVIL ENGINEERING</strong></td>
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<tr>
<td>EBSC ENGINEERING, LLC</td>
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<tr>
<td>11301 OLIVE LANE</td>
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<tr>
<td>ANCHORAGE, ALASKA 99515</td>
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<tr>
<td>p. (907) 222-1085</td>
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<tr>
<td><strong>LANDSCAPE ARCHITECTURE</strong></td>
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<tr>
<td>HUDDLE AK, LLC</td>
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<tr>
<td>721 WEST 1ST AVENUE</td>
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<tr>
<td>ANCHORAGE, ALASKA 99501</td>
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<tr>
<td>p. (907) 885-9199</td>
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<tr>
<td><strong>MECHANICAL ENGINEERING</strong></td>
</tr>
<tr>
<td>PND ENGINEERS, INC.</td>
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<tr>
<td>1506 WEST 36TH AVENUE</td>
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<tr>
<td>ANCHORAGE, ALASKA 99503</td>
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<tr>
<td>p. (907) 561-1011</td>
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<tr>
<td>f. (907) 563-4220</td>
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<td><strong>STRUCTURAL</strong></td>
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<td>HUDDLE AK, LLC</td>
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<td>721 WEST 1ST AVENUE</td>
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<td>ANCHORAGE, ALASKA 99501</td>
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<td>p. (907) 885-9199</td>
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<tr>
<td><strong>ELECTRICAL ENGINEERING</strong></td>
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<tr>
<td>T3 ALASKA, LLC</td>
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<tr>
<td>301 EAST 83RD AVENUE</td>
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<tr>
<td>ANCHORAGE, ALASKA 99518</td>
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<tr>
<td>p. (907) 865-7900</td>
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<td>f. (907) 865-7975</td>
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<tr>
<td><strong>ENERGY CONSULTANT</strong></td>
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<tr>
<td>HORIZONS, LLC</td>
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<tr>
<td>10900 CORRIE WAY</td>
</tr>
<tr>
<td>EAGLE RIVER, ALASKA 99577</td>
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<tr>
<td>p. (907) 250-9729</td>
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**LIFE SAFETY PLAN**

**LEVEL 3**

**LEVEL 2**

**LEVEL 1**

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**OCCUPANCY LOAD SCHEDULE - LEVEL 1**

<table>
<thead>
<tr>
<th>AREA DESCRIPTION</th>
<th>CLASS (CH 3/5)</th>
<th>OCCUPANT LOAD</th>
<th>OCCUPANCY</th>
<th>FOOTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUP R-2: USE RESIDENTIAL</td>
<td>CLASS 2A FOR RESIDENCES</td>
<td>36.86</td>
<td>No</td>
<td>7,372 SF</td>
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<tr>
<td>GROUP R-2: SMALL ASSEMBLY SPACES (303.1.2)</td>
<td>CLASS 2A FOR ASSEMBLY USE</td>
<td>29.18</td>
<td>No</td>
<td>15 SF</td>
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<tr>
<td>GROUP R-2: SMALL ASSEMBLY SPACES (303.1.2)</td>
<td>CLASS 2A FOR ASSEMBLY USE</td>
<td>46.86</td>
<td>No</td>
<td>703 SF</td>
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<tr>
<td>GROUP S-1: USE STORAGE</td>
<td>CLASS 2A FOR STORAGE</td>
<td>2.30</td>
<td>No</td>
<td>300 SF</td>
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<tr>
<td>GROUP S-1: USE STORAGE</td>
<td>CLASS 2A FOR STORAGE</td>
<td>95.79</td>
<td>No</td>
<td>690 SF</td>
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**OCCUPANCY LOAD SCHEDULE - LEVEL 2**

<table>
<thead>
<tr>
<th>AREA DESCRIPTION</th>
<th>CLASS (CH 3/5)</th>
<th>OCCUPANT LOAD</th>
<th>OCCUPANCY</th>
<th>FOOTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUP B: USE TBD</td>
<td>CLASS 2A FOR OFFICE GROUP B BUSINESS USE</td>
<td>1.35</td>
<td>No</td>
<td>150 SF</td>
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<tr>
<td>GROUP B: USE OFFICE</td>
<td>CLASS 2A FOR OFFICE GROUP B BUSINESS USE</td>
<td>1.35</td>
<td>Yes</td>
<td>203 SF</td>
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<tr>
<td>GROUP R-2 ACCESSORY OCCUPANCY (508.2): REFUSE OR JANITOR</td>
<td>CLASS 2A FOR ACCESSORY OCCUPANCY</td>
<td>0.12</td>
<td>No</td>
<td>35 SF</td>
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</table>

**OCCUPANCY LOAD SCHEDULE - LEVEL 3**

**LIFE SAFETY PLAN NOTES**

1. REFER TO CODE ANALYSIS FOR FIRE-RATED ASSEMBLY CONSTRUCTION REQUIREMENTS.
2. FIRE STOP PENETRATIONS THROUGH RATED ASSEMBLIES.
3. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE STOP PENETRATIONS THROUGH RATED ASSEMBLIES.
4. FIRE EXTINGUISHERS AND CABINETS IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
5. WALL MOUNTED FIRE EXTINGUISHERS CLASSES A, B, C, FOR INTERIOR LOCATIONS.
6. FIRE EXTINGUISHER CABINETS IN RATED ASSEMBLIES SHALL BE FIRE-RATED.
7. FIRE EXTINGUISHER CABINETS IN RATED ASSEMBLIES SHALL BE LOCATED NO HIGHER THAN 3.5 FEET.
8. FIRE ALARM CONTROL PANEL; VERIFY LOCATION WITH LOCAL AHJ.
9. WALL MOUNTED FIRE EXTINGUISHERS CLASSES A, B, C, FOR INTERIOR LOCATIONS.
10. WALL MOUNTED FIRE EXTINGUISHERS CLASSES A, B, C, FOR INTERIOR LOCATIONS.

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**GROUP R-2: SMALL ASSEMBLY SPACES (303.1.2)**

- CLASS: FOR ASSEMBLY USE
- FOOTAGE: 240 SF
- OCCUPANCY LOAD: 15.99
- INCIDENTIAL USE
- ADDRESS LOCATION

**GROUP R-2: USE RESIDENTIAL**

- CLASS: FOR RESIDENCES
- FOOTAGE: 2,000 SF
- OCCUPANCY LOAD: 36.86
- INCIDENTIAL USE
- ADDRESS LOCATION

**GROUP S-1: USE MECHANICAL**

- CLASS: FOR STORAGE
- FOOTAGE: 300 SF
- OCCUPANCY LOAD: 2.30
- INCIDENTIAL USE
- ADDRESS LOCATION

**GROUP B: USE TBD**

- CLASS: FOR OFFICE GROUP B BUSINESS USE
- FOOTAGE: 150 SF
- OCCUPANCY LOAD: 1.35
- INCIDENTIAL USE
- ADDRESS LOCATION
HORIZONTAL ASSEMBLY LEGEND

1-HOUR FIRE/FLOOR ASSEMBLY AT LEVEL 1 AND LEVEL 2.
FLOOR ASSEMBLY F2, REFER TO G3.00 FOR ASSEMBLY

ROOF ASSEMBLY AT LEVEL 1 AND LEVEL 2.
ROOF ASSEMBLY F3, REFER TO G3.00 FOR ASSEMBLY

1-HOUR FIRE/FLOOR ASSEMBLY AT LEVEL 1 AND LEVEL 2.
FLOOR ASSEMBLY F2, REFER TO G3.00 FOR ASSEMBLY

CANOPY ASSEMBLY AT LEVEL 2.
CANOPY ASSEMBLY R2, REFER TO G3.00 FOR ASSEMBLY

1-HOUR ROOF PATIO ASSEMBLY AT LEVEL 2.
ROOF ASSEMBLY R2, REFER TO G3.00 FOR ASSEMBLY

1-HOUR FIRE/CEILING ASSEMBLY, REFER TO A7.00 SERIES FOR DETAILS.

1-HOUR COLUMN RATING PER 12/A6.50
AFFORDABLE HOUSING UNITS ARE ELIGIBLE FOR A REDUCTION OF UP TO 30%.

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

OFF-STREET LOADING REQUIREMENTS

SENIOR HOUSING

HORIZONTAL WALL ARTICULATION

G2.00
NOTE: PROVIDE 20 YEAR WARRANTY FOR ALL ROOF ASSEMBLIES

STC: 51 PER ASSEMBLY NO. 1.2.3.4.6

INTERIOR WALL ASSEMBLIES

FLOOR ASSEMBLIES

ROOF ASSEMBLIES

ASSEMBLY NOTES

WALL ASSEMBLY LEGEND

STUD DIMENSIONS

1. 2X WOOD STUD
2. 2X WOOD STUD (10-MINUTE)
3. 2X WOOD STUD (1-HOUR)

ACOUSTICAL NOTES

1. ACOUSTICAL WALLS EXTEND FULL HEIGHT AND SHOW ON THE ROOF.
2. PROVIDE 2020 PLUGS AND REBAR BOX FOR POWER, A/C, TELEPHONE, ETC.
3. ISOLATE ANY REBAR ACROSS STUD ROWS.
4. APPLY 2 LAYERS OF CONTINUOUS 20 MIL VAPOR RETARDER.

FLOOR FINISH

1. 5/8" TYPE 'X' GWB
2. 5/8" TYPE 'X' GWB (10-MINUTE)
3. 5/8" TYPE 'X' GWB (1-HOUR)

FLOOR ASSEMBLY F1

FLOOR ASSEMBLY F2

FLOOR ASSEMBLY F3

INTERIOR WALL ASSEMBLIES

EXTERIOR WALL ASSEMBLIES

WALL ASSEMBLY GENERAL NOTES

1. ALL DIMENSIONS ARE TO EDGE OF STUD OR CONCRETE WALLS
2. CON SECURITY FUTURE LOADS AND MEETING CODE MINIMUM REQUIREMENTS TO MEET THE FIRE RESISTANCE AND/or ICC RATING.
3. REFER TO STRUCTURAL FOR ACTUAL THICKNESS/DEPTH.
4. REFER TO MANUFACTURER SPECIFICATIONS.
5. REFER TO MANUFACTURER WRITTEN DETAILS AND INSTRUCTIONS.

EXTERIOR WALL ASSEMBLY NOTES

1. PROVIDE 2 LAYERS OF CONTINUOUS 20 MIL VAPOR RETARDER.
2. PROVIDE 2 LAYERS OF CONTINUOUS 20 MIL VAPOR RETARDER.

COLOR: ASH

COLOR: FACTORY APPLIED BLACK

COLOR: PREFINISHED BLACK

COLOR: PREFINISHED BLACK

COLOR: PREFINISHED BLACK

COLOR: PREFINISHED BLACK

COLOR: PREFINISHED BLACK

COLOR: PREFINISHED BLACK

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COLOR: PREFINISHED BLACK
FLOOR 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, WINDOW TYPES AND FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION OR TO GRID LINE.
5. ALL DOORS SHALL BE INSTALLED 5" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED.
6. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
7. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
8. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. REFER TO ELEVATIONS FOR CLOSET LAYOUTS.
9. FURNITURE, FIXTURES AND EQUIPMENT NOT IN CONTRACT, UNLESS OTHERWISE NOTED.

SHEET NOTES
- ELEVATOR BASIS OF DESIGN: OTIS HYDROFIT 3510 PASSENGER ELEVATOR. ALL ELEVATOR DOORS PROVIDED BY ELEVATOR MANUFACTURER TO HAVE 1-HOUR RATING.
- CIHA: SPENARD EAST
- VOLUME 2: SENIOR HOUSING
- ANCHORAGE, ALASKA

REVOLUTION SCHEDULE
- SHEET NO.
- SHEET NAME

5/16" = 1'-0"
FLOOR PLAN GENERAL NOTES:
1. R13 REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. R13 REFERENCE G2.00 FOR WALL ASSEMBLIES AND NOTES.
3. R13 REFERENCE A5.00 FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
4. R13 ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION OR TO GRID LINE.
5. R13 ALL DOORS SHALL BE INSTALLED 5" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
6. R13 PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
7. R13 GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
8. R13 ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. REFERENCE ELEVATIONS FOR CLOSET LAYOUTS.
9. R13 FURNITURE, FIXTURES AND EQUIPMENT NOT IN CONTRACT, UNLESS OTHERWISE NOTED.

Sheet Notes:
- Elevator Basis of Design: Otis Hydrofit 3510 Passenger Elevator. All Elevator Doors Provided by Elevator Manufacturer to have 1-hour Rating.
ROOF PLAN GENERAL NOTES:

1. ALL ROOFS SHALL SLOPE AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED.

2. PROVIDE CRICKETS AT ROOF MOUNTED MECHANICAL EQUIPMENT AND ROOF HATCH WHERE NECESSARY. SLOPE AT 1/4" PER FOOT MINIMUM TOWARDS ROOF DRAIN.

3. WALL RACKS AND ROOF MOUNTED EQUIPMENT SHALL BE LOCATED A MINIMUM 10'-0" FROM ALL ROOF EDGES.

4. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF DRAINS AND OVERFLOW DRAINS.

ROOF PLAN LEGEND:

- HIGH PARAPET
- LOW PARAPET
- CANOPY AT LEVEL 2
- 30" WIDE FLEXIBLE WALKWAY MAT TO AND AROUND ALL ROOF TOP EQUIPMENT
- ROOF DRAIN
- OVERFLOW DRAIN
- SLOPE

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1. ALL ROOFS SHALL SLOPE AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED.

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3. WALL RACKS AND ROOF MOUNTED EQUIPMENT SHALL BE LOCATED A MINIMUM 10'-0" FROM ALL ROOF EDGES.

4. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF DRAINS AND OVERFLOW DRAINS.
REFLECTED CEILING PLAN GENERAL NOTES

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 CEILING DEVICES.
4. GENERAL CONTRACTOR SHALL COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
5. CENTER VANITY LIGHT OVER MIRROR, UNO.
6. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT, UNO.
7. ALL GWB SOFFITS IN UNITS TO BE P1.
8. ALL GWB CEILING/ SOFFIT IN COMMON AREAS TO BE P2, UNO. REFER TO REFLECTED CEILING FOR ACCENT PAINTS.

RCP LEGEND

- NEW PARTITION EXTEND ABOVE CEILING MINIMUM 6".
- ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
- CENTER VANITY LIGHT OVER MIRROR, UNO.
- CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT, UNO.
- GWB SOFFIT/ CEILING IN COMMON AREAS TO BE P2, UNO. REFER TO REFLECTED CEILING FOR ACCENT PAINTS.

NEW PARTITION EXTEND TO BOTTOM OF DECK; WHERE MULTIPLE LAYERS OF GWB OCCURS, ONLY INSIDE LAYERS OF GWB SHALL EXTEND TO DECK. SECOND LAYER SHALL EXTEND MINIMUM 6" ABOVE FINISHED CEILING.

GWB CEILING/ SOFFIT, REFER TO FINISH SCHEDULE FOR PAINT SELECTION.

CEILING HEIGHT X' - X".

5/8" TYPE 'X' GWB AT UNDERSIDE OF STAIRS AND INTERMEDIATE LANDINGS.

UNDERSIDE OF RATED FLOOR-CEILING ASSEMBLY.

REFER TO ENLARGED REFLECTED CEILING PLANS FOR DIMENSIONS AND ANNOTATIONS.

PX
SOFFIT ACCENT COLOR

RCP - LEVEL 1

BID DOCUMENTS

ANCHORAGE, ALASKA

VOLUME 2: SENIOR HOUSING
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 ceiling devices.
4. General contractor shall coordinate ceiling requirements with mechanical, electrical, and plumbing drawings.
5. Center light fixtures in room, ceiling, or soffit, UNO.
6. Center vanity light fixture, UNO.
7. All soffits in units to be 6 ft. high.
8. All GWB soffits in units to be P1.
9. GWB ceiling / soffits in common areas to be P2, UNO. Refer to reflected ceiling for accent paints.

NEW PARTITION, EXTEND ABOVE CEILING MINIMUM 6".
NEW PARTITION, EXTEND TO BOTTOM OF DECK; WHERE MULTIPLE LAYERS OF GWB OCCURS, ONLY INSIDE LAYERS OF GWB SHALL EXTEND TO DECK. SECOND LAYER SHALL EXTEND MINIMUM 6" ABOVE FINISHED CEILING.

GWB CEILING/SOFFIT, REFER TO FINISH SCHEDULE FOR PAINT SELECTION.

RCP LEGEND:
- REFLECTED CEILING PLAN GENERAL NOTES
  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 ceiling devices.
  4. General contractor shall coordinate ceiling requirements with mechanical, electrical, and plumbing drawings.
  5. Center light fixtures in room, ceiling, or soffit, UNO.
  6. Center vanity light fixture, UNO.
  7. All soffits in units to be 6 ft. high.
  8. All GWB soffits in units to be P1.
  9. GWB ceiling / soffits in common areas to be P2, UNO. Refer to reflected ceiling for accent paints.

NEW PARTITION, EXTEND ABOVE CEILING MINIMUM 6".
NEW PARTITION, EXTEND TO BOTTOM OF DECK; WHERE MULTIPLE LAYERS OF GWB OCCURS, ONLY INSIDE LAYERS OF GWB SHALL EXTEND TO DECK. SECOND LAYER SHALL EXTEND MINIMUM 6" ABOVE FINISHED CEILING.

GWB CEILING/SOFFIT, REFER TO FINISH SCHEDULE FOR PAINT SELECTION.
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 soffit ceiling shall be painted to match ceiling paint color.
3. Pneumatics, mechanical, electrical, and plumbing drawn for ceiling systems.
4. General contractor shall coordinate ceiling requirements with mechanical, electrical, and plumbing drawings.
5. Center light fixtures in rows, ceiling, or soffit, und. Center vanity light to be dimmable, und.
6. All soffits in units to be P1.
7. All soffits in common areas to be P2. Refer to reflected ceiling for accent paints.

NEW PARTITION, EXTEND CEILING MINIMUM 6".
NEW PARTITION, EXTEND TO BOTTOM OF DECK. THIRD LAYER SHALL EXTEND TO DECK. SECOND LAYER SHALL EXTEND MINIMUM OF 6" FROM PREVIOUS CEILING.
6'-0" CEILING HEIGHT
LANDSCAPE OF RATED FLOOR CEILING ASSEMBLY
MEETS REQUIREMENTS OF STAIR AND INTERMEDIATE LANDINGS
PULLS, REFER TO A2.02, A2.03, AND A2.10
SOFFIT ACCENT COLOR

NEW CEILING/SOFFIT, REFER TO FINISH SCHEDULE FOR PAINT SELECTION.

CMA: SPENARD EAST VOLUME 2: SENIOR HOUSING ANCHORAGE, ALASKA

1/2" = 1'-0"

RCP - LEVEL 3

REFLECTED CEILING PLAN

GENERAL NOTES

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 soffit ceiling shall be painted to match ceiling paint color.
3. Pneumatics, mechanical, electrical, and plumbing drawn for ceiling systems.
4. General contractor shall coordinate ceiling requirements with mechanical, electrical, and plumbing drawings.
5. Center light fixtures in rows, ceiling, or soffit, und. Center vanity light to be dimmable, und.
6. All soffits in units to be P1.
7. All soffits in common areas to be P2. Refer to reflected ceiling for accent paints.

NEW PARTITION, EXTEND CEILING MINIMUM 6"
NEW PARTITION, EXTEND TO BOTTOM OF DECK. THIRD LAYER SHALL EXTEND TO DECK. SECOND LAYER SHALL EXTEND MINIMUM OF 6" FROM PREVIOUS CEILING.
6'-0" CEILING HEIGHT
LANDSCAPE OF RATED FLOOR CEILING ASSEMBLY
MEETS REQUIREMENTS OF STAIR AND INTERMEDIATE LANDINGS
PULLS, REFER TO A2.02, A2.03, AND A2.10
SOFFIT ACCENT COLOR

NEW CEILING/SOFFIT, REFER TO FINISH SCHEDULE FOR PAINT SELECTION.

CMA: SPENARD EAST VOLUME 2: SENIOR HOUSING ANCHORAGE, ALASKA

1/2" = 1'-0"

RCP - LEVEL 3

REFLECTED CEILING PLAN

GENERAL NOTES

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 soffit ceiling shall be painted to match ceiling paint color.
3. Pneumatics, mechanical, electrical, and plumbing drawn for ceiling systems.
4. General contractor shall coordinate ceiling requirements with mechanical, electrical, and plumbing drawings.
5. Center light fixtures in rows, ceiling, or soffit, und. Center vanity light to be dimmable, und.
6. All soffits in units to be P1.
7. All soffits in common areas to be P2. Refer to reflected ceiling for accent paints.
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. General contractor shall coordinate GWB requirements with mechanical, electrical, and plumbing drawings.
4. Center light fixtures in rooms, closets, or soffit, UNO.
5. Center vanity light over mirror, UNO.
6. All GWB soffits in units to be P1.
7. All GWB soffits in common areas to be P2. Refer to reflected ceiling plans for accent paints.
8. GWB ceiling/soffit in common areas to be P2, UNO. Refer to reflected ceiling plans for accent paints.

NEW PARTITION, EXTEND ABOVE CEILING MINIMUM 6".
NEW GWB CEILING, EXTEND TO BOTTOM OF DECK; WHERE MULTIPLE LAYERS OF GWB OCCURS, ONLY INSIDE LAYERS OF GWB SHALL EXTEND TO DECK. SECOND LAYER SHALL EXTEND MINIMUM 6" ABOVE FINISHED CEILING.

SOFFIT ACCENT COLOR.

REFER TO ENLARGED REFLECTED CEILING PLANS FOR DIMENSIONS AND ANNOTATIONS.

ACT 1

CEILING HEIGHT.
EXTERIOR ELEVATION GENERAL NOTES:
1. REFER TO A5.10 FOR EXTERIOR MATERIALS AND COORDINATING PAINT TRIM.
2. ALL EXHAUST LOCATIONS REQUIRE 3'-0" MINIMUM CLEARANCE FROM ANY OPERABLE OPENING PER IMC.
3. REFER TO MECHANICAL FOR ALL VENT, LOUVER AND EXHAUST SIZES, LOCATIONS AND MOUNTING HEIGHTS.
4. ALL UNISTRUT SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING.
5. 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:
- DECK
- MECHANICAL WALL CAP, ROUND
- PLF
- JOINT LAYOUT PER EXTERIOR ELEVATIONS
- PLU
- JOINT LAYOUT PER EXTERIOR ELEVATIONS
- PLUJ
- JOINT LAYOUT PER EXTERIOR ELEVATIONS
- WP
- VERTICAL INSTALLATION

EXTERIOR ELEVATION NOTES:
1. WINDOW AREA:
   ELEVATION AREA:
   TOTAL PERCENTAGE:
   930 SF
   4602 SF
   20.2%
2. WINDOW AREA:
   ELEVATION AREA:
   TOTAL PERCENTAGE:
   339 SF
   1810 SF
   18.7%

REVISION SCHEDULE:
# DESCRIPTION DATE

JOB NO.
DATE
DRAWN
REVIEWED
SHEET NO.
SHEET NAME

HALF SCALE WHEN PRINTED AT 11x17
CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394
2020.09.04

CIHA: SPENARD EAST
VOLUME 2: SENIOR HOUSING
ANCHORAGE, ALASKA

BID DOCUMENTS
1/8" = 1'-0"
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<td>09.07.2020</td>
<td>DTW</td>
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<td>SPARK DESIGN, LLC #AECL1394</td>
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**DOOR AND FRAME SCHEDULE - COMMON AREAS**

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<tr>
<th>DOOR NUMBER</th>
<th>TYPE</th>
<th>MATL.</th>
<th>FINISH</th>
<th>GLASS TYPE</th>
<th>SIZE</th>
<th>FIRE RATING</th>
<th>HARDWARE SET</th>
<th>REMARKS</th>
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**DOOR AND FRAME SCHEDULE - RESIDENTIAL UNITS**

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<th>GLASS TYPE</th>
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<th>HARDWARE SET</th>
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</table>
VINYL WINDOW GENERAL NOTES
1. ALL GLAZING SHALL COMPLY WITH CHAPTER 24.
2. SAFETY GLAZING SHALL BE PROVIDED PER CHAPTER 24.
3. REFER TO LEGEND FOR GLAZING TYPES.
4. ALL EXTERIOR GLAZING TO BE IG1 UNLESS NOTED OTHERWISE.
5. ALL INTERIOR GLAZING TO BE G2 UNLESS NOTED OTHERWISE.
6. MULLION FINISH TO BE CLEAR ANODIZED.
7. STOREFRONT MULLION PROFILE BODY: 2” x 4 1/2” THERMALLY BROKEN.
8. CURTAIN WALL MULLION PROFILE BODY: 2” x 6” THERMALLY BROKEN.

VINYL WINDOW DETAILS
- IG1: INSULATED GLAZING UNIT
  - LOW-E, ARGON FILLED, MAXIMUM U-VALUE OF 0.26
  - SOLARBAN 60(2) + CLEAR
- IG3: SPANDREL PANEL
  - LOW-E, ARGON FILLED, MAXIMUM U-VALUE OF 0.26
  - SOLARBAN 60(2) + OPACI-COAT-300 COLOR: TBD
- IG2: TEMPERED INSULATED GLAZING UNIT
  - LOW-E, ARGON FILLED, MAXIMUM U-VALUE OF 0.26
  - SOLARBAN 60(2) + CLEAR
- G2: 1/4” TEMPERED GLAZING
- G1: NOT USED

STOREFRONT / CURTAIN WALL GENERAL NOTES
1. ALL GLAZING SHALL COMPLY WITH CHAPTER 24.
2. SAFETY GLAZING SHALL BE PROVIDED PER CHAPTER 24.
3. REFER TO LEGEND FOR GLAZING TYPES.
4. ALL EXTERIOR GLAZING TO BE IG1 UNLESS NOTED OTHERWISE.
5. ALL INTERIOR GLAZING TO BE G2 UNLESS NOTED OTHERWISE.
6. WINDOW FRAME TO BE CLARK ANODIZED.
7. STOREFRONT WALL-TO-WALL PROFILE BODY: 3” x 3/4” THERMALLY BROKEN.
8. CURTAIN WALL WALL-TO-WALL PROFILE BODY: 3” x 4” THERMALLY BROKEN.

GLAZING LEGEND
- #1: BUILDING GLAZING UNIT
- #2: TEMPERED INSULATED GLAZING UNIT
- #3: TEMPERED REGULAR GLAZING UNIT
- #4: LOW-E, INorraine Glass, Maximum U-Value of 0.26
- #5: SOLARBAN 60(2) + CLEAR
- #6: SOLARBAN 60(2) + OPACI-COAT-300 COLOR: TBD
- #7: NOT GLAZING
- #8: 1/4” TEMPERED GLAZING

STOREFRONT / CURTAIN WALL DETAILS
- #1/A6.41: TYPICAL VINYL WINDOW AT PLP HEAD
- #2/A6.41: TYPICAL VINYL WINDOW AT PLP JAMB
- #3/A6.41: TYPICAL VINYL WINDOW AT PLP SILL
- #4/A6.41: TYPICAL VINYL WINDOW AT MP HEAD
- #5/A6.41: TYPICAL VINYL WINDOW AT MP JAMB
- #6/A6.41: TYPICAL VINYL WINDOW AT MP SILL

STOREFRONT DETAILS
- #1/A6.42: STOREFRONT SILL DETAIL AT PLP
- #2/A6.42: STOREFRONT HEAD DETAIL AT PLP
- #3/A6.42: STOREFRONT JAMB DETAIL AT PLP
- #4/A6.42: STOREFRONT SILL AT MP
- #5/A6.42: STOREFRONT HEAD DETAIL AT MP
- #6/A6.42: STOREFRONT JAMB DETAIL AT MP

VOLUME 2: SENIOR HOUSING
ANCHORAGE, ALASKA

CIHA: SPENARD EAST
BID DOCUMENTS
1. REFER TO A5.00 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.

2. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P1 UNLESS OTHERWISE INDICATED.

3. ALL WALLS AND GWB CEILINGS IN PUBLIC AREAS TO RECEIVE P2 UNLESS OTHERWISE INDICATED.

4. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED.

5. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.

6. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.

7. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.

8. ALL CABINET CASEWORK FILLERS SHALL MATCH ADJACENT FACE OF CABINETS.

9. CASEWORK DOOR / DRAWER PULL BASIS OF DESIGN: LIBERTY CABINET BAR PULL, SATIN NICKEL, ADA COMPLIANT

10. IN PUBLIC TOILETS: CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS, 5'-0" AFF ON ALL OTHER WALLS. PAINT WALL FLOOR ACCENT COLOR ABOVE TILE. LEVEL 1: P3, LEVEL 2: P4, LEVEL 3: P5

REFER TO ENLARGED FINISH PLANS FOR FLOOR, BASE, CEILING AND WALL FINISHES.
FINISH PLAN GENERAL NOTES:
1. REFER TO A5.01 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P1 UNLESS OTHERWISE INDICATED.
3. ALL WALLS AND GWB CEILINGS IN PUBLIC AREAS TO RECEIVE P2 UNLESS OTHERWISE INDICATED.
4. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED.
5. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
6. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTERLINE OF DOOR UNLESS OTHERWISE NOTED.
7. ALL ACCENT PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
8. ALL CABINET CASEWORK PULLS SHALL MATCH ADJACENT FACE OF CABINETS.
9. CABINET CAVITY / DRAWER FULL BASES OF OAK.
10. LIBERTY CABINET BAR PULL, SATIN NICKEL, ADA COMPLIANT.
11. IN PUBLIC TOILETS, CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS AND 5'-0" AFF ON ALL OTHER WALLS. PAINT WALLS ACCENT COLOR ABOVE TILE. LEVEL 1: P3, LEVEL 2: P4, LEVEL 3: P5.
12. WOM TREADS WITH RUBBER STAIR NOSING AND RISER AT ALL STAIRS.
13. REFER TO ENLARGED FINISH PLANS FOR FLOOR, BASE, CEILING AND WALL FINISHES.
14. REFER TO RCP FOR SOFFIT ACCENT COLORS AND LOCATIONS.

FINISH LEGEND:
- FLOOR TO BE FINISHED FINISH PLANS FOR FLOOR, BASE, CEILING AND WALL FINISHES.
- REFER TO FINISH PLAN FOR CARPET INSTALLATION PATTERN.
- REFER TO RCP FOR SOFFIT ACCENT COLORS AND LOCATIONS.

ROOM FINISH SCHEDULE LEVEL 2:

<table>
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<tr>
<th>RM/MR</th>
<th>ROOM NAME</th>
<th>FLOOR</th>
<th>BASE</th>
<th>NORTH WALL</th>
<th>EAST WALL</th>
<th>SOUTH WALL</th>
<th>WEST WALL</th>
<th>CEILING FINISH</th>
<th>COMMENTS / NOTES</th>
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<tr>
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<td></td>
<td></td>
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<tr>
<td>200H</td>
<td>HALL</td>
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<td></td>
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<td></td>
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</tr>
<tr>
<td>201</td>
<td>1-BED C (UFAS)</td>
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<tr>
<td>202</td>
<td>PATIO</td>
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<td>210</td>
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</table>

BID DOCUMENTS

1 LEVEL 2 FINISH PLAN

ANCHORAGE, ALASKA

VOLUME 2: SENIOR HOUSING

CHM: SPEARER EAST

REF: CONCRETE FINISH PLAN

LEVEL 2 FINISH PLAN

WOM / RSR1 / RSN1

TO 8' AFF, WITH P2 ABOVE

P2 / P5 ACT1 / GWB

REFER TO FINISH PLAN FOR CARPET INSTALLATION PATTERN.

REFER TO RCP FOR SOFFIT ACCENT COLORS AND LOCATIONS.

WOM TREADS WITH RUBBER STAIR NOSING AND RISER

WOM TREADS WITH RUBBER STAIR NOSING AND RISER
1. Refer to A5.00 for material, appliance and toilet accessory schedules.
2. All walls and GWB ceilings in units to receive P1 unless otherwise indicated.
3. All walls and GWB ceilings in public areas to receive P2 unless otherwise indicated.
4. All flooring shall extend under casework where no fixed base cabinets are provided.
5. No rubber base seam shall occur within 12" of a wall corner.
6. All changes in floor material shall occur at the center line of door unless otherwise noted.
7. All access panels to match adjacent surface paint color.
8. All cabinet carcass fillers shall match adjacent face of cabinets.
10. In public toilets, CT1 ceramic tile full height on wet walls, 5'-0" above on all other walls. Paint wall floor accent color above tile level 1, P5; level 2 and level 3, P6.

Refer to enlarged finish plans for floor, base, ceiling and wall finishes. Refer to RCP for soffit accent colors and locations.

Room Finish Schedule Level 3

<table>
<thead>
<tr>
<th>Room</th>
<th>Floor</th>
<th>Base</th>
<th>North Wall</th>
<th>East Wall</th>
<th>South Wall</th>
<th>West Wall</th>
<th>Ceiling</th>
<th>Comments / Notes</th>
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<tr>
<td>311</td>
<td>Roof</td>
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</tr>
</tbody>
</table>

WOM: Tread with rubber stair nosing and riser at all stairs.

**FINISH LEGEND**

- CPT1: Ceiling Paint 1
- CPT2: Ceiling Paint 2
- CPT3: Ceiling Paint 3
- FTC: Finish Trim Color
- RB2: Rubber Base
- P2: Paint 2
- P3: Paint 3
- P6: Paint 6
- WP2: Wall Paint 2
- WP3: Wall Paint 3
- WP6: Wall Paint 6
- CT2: Ceramic Tile 2
- CT1: Ceramic Tile 1
- WOM: Wood Millwork
- GWB: GWB Millwork
FINISH PLAN GENERAL NOTES

1. REFER TO A5.00 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.

2. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P1 UNLESS OTHERWISE INDICATED.

3. ALL WALLS AND GWB CEILINGS IN PUBLIC AREAS TO RECEIVE P2 UNLESS OTHERWISE INDICATED.

4. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED.

5. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.

6. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.

7. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.

8. ALL CABINET CASEWORK FILLERS SHALL MATCH ADJACENT FACE OF CABINETS.

9. CASEWORK DOOR / DRAWER PULL BASIS OF DESIGN: LIBERTY CABINET BAR PULL, SATIN NICKEL, ADA COMPLIANT.

10. IN PUBLIC TOILETS: CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS, 5'-0" AFF ON ALL OTHER WALLS. PAINT WALLS ACCENT COLOR ABOVE TILE. LEVEL 1: P3, LEVEL 2: P4, LEVEL 3: P5.
Casework - Sink Cabinet w/ Removable Base and Retractable Doors

Casework - Island Sink w/ Removable Base and Retractable Doors

Casework - Open Workspace w/ Drawer and Retractable Doors

Casework - Open Base Counter

Casework - 1 Drawer / Cab Base

Casework - Full Height Cabinet (Coats)

Casework - Full Height Cabinet (Pantry/Linen)

Casework - Typ Upper and 4-Drw Base Cab

Casework - 3 Drawer Base
DOUBLE SILL PLATE AS NECESSARY TO ACCOMMODATE GYPCRETE TOPPING
3" MINIMUM CLOSED CELL SPRAY FOAM INSULATION AT ALL RIM JOISTS
CEILING PER RCP
3' - 0"
10 EQ RISERS @ 7" M
5' - 9"
10 EQ RISERS @ 7" M
5' - 9"
10 EQ RISERS @ 7" M
5' - 9"

LIGHT FIXTURE, REFER TO ELECT
GWB AT UNDERSIDE OF STRINGERS AND LANDING, TYPICAL AT ALL EXPOSED LOCATIONS

1/2 IN. WOOD CAP
LIGHT FIXTURE, REFER TO ELECT

CABINET UNIT HEATER, REFER TO MECH

CONTINUOUS HANDRAIL, RETURN TO WALL, TYPICAL GWB AT UNDERSIDE OF STRINGERS AND LANDING, TYPICAL AT ALL EXPOSED LOCATIONS

A7.04
3
A7.04
1
6
A7.04
2

A7.04

HALF SCALE WHEN PRINTED AT 11x17

CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394
2020.09.04

A7.01
ABBRIVATIONS

CONCRETE SCHEDULE OF CONSTRUCTION MATERIALS

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<tr>
<th>LOCATION</th>
<th>28-DAY STRENGTH</th>
<th>MAX. W/C RATIO</th>
<th>AIR ENTRAINMENT</th>
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<tr>
<td>EXTERIOR CONCRETE (EXPOSED TO FREEZING)</td>
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<td>8% +/- 1%</td>
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<td>INTERIOR SLABS (NOT EXPOSED TO FREEZING)</td>
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<td>FOOTING, FOUNDATION WALLS</td>
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NOTE: CONCRETE DESIGN PERFORMED USING 2500 P.S.I.

REINFORCING

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<tr>
<td>FABRICATED AND STRAIGHT BARS</td>
<td>ASTM 414, GRADE 60</td>
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<td>SEE LAP SPICE SCHEDULE FOR LAP CONSECUTION</td>
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STRUCTURAL STEEL

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<td>GRADE 50</td>
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<td>ASTM A992</td>
<td>GRADE C</td>
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<td>ASTM A572</td>
<td>GRADE 36</td>
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<td>PLATES</td>
<td>ASTM A572</td>
<td>GRADE 36</td>
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<td>ASTM A490</td>
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<td>ASTM A746</td>
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WOOD

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<td>SWIM BEAMS</td>
<td>DOUG. FIR-LARCH</td>
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<td>DOUG. FIR-LARCH</td>
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<td>HEM-FIR</td>
<td>STD &amp; BETTER</td>
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GLUED-LAMINATED BEAMS

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<td>SIMPLE SPANS</td>
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<td>D/F</td>
<td>Fb</td>
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<tr>
<td>CONTINUOUS SPANS, GIRDERS, ENVELOPES</td>
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<tr>
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COMB LUMBER

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ROOF PANEL SHEATHING

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<td>APA-RATED</td>
<td>1/32&quot;</td>
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<td>SHEAR WALLS</td>
<td>APA-RATED</td>
<td>1/32&quot;</td>
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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:

- SEISMIC REINFORCEMENT OF ARCHITECTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS
- ELEVATOR SUPPORT
- ROOFING ATTACHMENT

STRUCTURAL NOTES

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS. THE SPECIFICATIONS AND NOTES LISTED BELOW ARE MINIMUM PROVISIONS OF THE INTERNATIONAL BUILDING CODE (IBC 2016) AND LOCAL AMENDMENTS SHALL APPLY WHERE DETAIL SHOWN ON THESE DRAWINGS. DRAWINGS ARE FOR USE ON THIS PROJECT ONLY AND ARE NOT INTENDED FOR REUSE WITHOUT WRITTEN APPROVAL FROM SPARK DESIGN, LLC - ALASKA.

AS BUILT DRAWINGS

CONTRACTOR SHALL MAINTAIN A CURRENT SET OF DRAWINGS ON SITE, MODIFIED TO REFLECT ALL DESIGN CHANGES TO THE ORIGINAL DRAWING SET.

ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS SHALL OF RECORD TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN SECTION 7.0 OF THE IBC AT SIGNIFICANT STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT Include OR WAIVE THE RESPONSIBILITY OF SPECIAL INVESTIGATIONS REQUIRED BY SECTION 15.19 OF THE CODE.

STRUCTURAL NOTES:

THE DRAWINGS SHOWN ON THESE DRAWINGS (DRAWINGS) ARE FOR USE ON THIS PROJECT ONLY AND ARE NOT INTENDED FOR REUSE WITHOUT WRITTEN APPROVAL FROM SPARK DESIGN, LLC - ALASKA.

BID DOCUMENTS

SPARK DESIGN, LLC # AECL1394

CH: SIEBA, EAST VOLUME 2, SENIOR HOUSING ORCHARD, ALASKA

S1.00

SEE DESIGN CRITERIA SCHEDULE FOR LAP CONSECUTION.
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE

VERIFICATION AND INSPECTION TASK | FREQUENCY OF INSPECTION | REFERENCE FOR CRITERIA | BC REFERENCE
--- | --- | --- | ---
1. INSPECTION OF REINFORCING STEEL AND PLACEMENT | PERIODIC | ACI 318: 2.5.7.1 | 1910.4
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1702.2.1 | PERIODIC | ACI 318: 3.2.2 | 1910.4
3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED | PERIODIC | ACI 318: 6.1.3, 21.6.8 | 1910.4
4. INSPECTION OF ANCHORS POST INSTALLED IN HARDENED CONCRETE MEMBERS | PERIODIC | ACI 318: 6.1.6.8, 21.1, 21.2.6 | 1910.4
5. VERIFY USE OF REQUIRED MIX DESIGN | PERIODIC | ACI 318: 4.2.5, 4.2.6.4 | 1910.4
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO PERFORM CLUMP AND AIR CONTENT TESTS; AND DETERMINE THE TEMPERATURE OF THE CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED | CONTINUOUS | ASTM C 172 | 1910.4
7. INSPECTION OF CONCRETE PLACEMENT FOR PROPER PLACEMENT TECHNIQUES | CONTINUOUS | ACI 318: 2.8.1, 7.1 | 1910.4
8. INSPECTION OF FILL | PERIODIC | ACI 318: 5.11B.13, 3.5.11, 3.11 | 1910.4
9. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING REINFORCED | PERIODIC | ACI 318: 6.11, 6.12, 6.13 | 1910.4

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 owners agent.

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

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

Fabrication Approval:
Special inspections required by Section 1705 are not required for the premises of the fabricator where approved and approved to perform such work without special inspection (IBC 1704.2.5). However, non-destructive testing requirements cannot be waived per AISC 360-10 Section N7. 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 that the work was performed shall be submitted to the owner upon completion of testing.

Report Requirements:
Reports shall be completed in a daily basis and distributed in a weekly basis. Copies of reports shall be distributed to the general contractor, the engineer of record and the architect. If the work is not 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.

A final report documenting the special inspections performed as noted above shall be submitted to the owner.

REMARKS:
As noted above.

SPECIAL INSPECTION FOR WIND RESISTANCE

VERIFICATION AND INSPECTION TASK | FREQUENCY OF INSPECTION | REMARKS
--- | --- | ---
1. STRUCTURAL WOOD, NAILING, BOLTING, ANCHORING AND FASTENING OF WOOD SHEAR WALLS, DRAG 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, DRAG 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 ACI 341. SEE ATTACHED SCHEDULES. | PERIODIC | 

REQUIRED INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK | FREQUENCY OF INSPECTION | REMARKS
--- | --- | ---
1. EVERY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. | PERIODIC | 
2. VERIFY EXCAVATION EXTENDS TO PROPER DEPTH AND HARDENED MATERIAL. | PERIODIC | 
3. PERFORM CLASSIFICATION AND TESTING OF FILL MATERIALS | PERIODIC | 
4. VERIFY USE OF PROPER MATERIALS, DENSITY AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION | PERIODIC | 
5. PRIOR TO PLACEMENT OF COMPACTED FILL, DETERMINE THE TEMPERATURE OF THE CONCRETE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY. | PERIODIC | 
6. VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. | PERIODIC | 
7. VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND HARDENED MATERIAL. | PERIODIC | 
8. BID DOCUMENTS
**HOLDOWN AND STRAP SCHEDULE**

<table>
<thead>
<tr>
<th>MARK</th>
<th>TYPE</th>
<th>ANCHOR ROD</th>
<th>MAX HOLD-DOWN</th>
<th>BOUNDARY POST SIZE</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td>1311</td>
<td>HD2</td>
<td>1-5/8&quot;</td>
<td>2.215 ft</td>
<td>20&quot;</td>
<td>SEE NOTES</td>
</tr>
<tr>
<td>1314</td>
<td>HD4</td>
<td>1-5/8&quot;</td>
<td>4.430 ft</td>
<td>24&quot;</td>
<td>SEE NOTES</td>
</tr>
<tr>
<td>1320</td>
<td>HD1</td>
<td>1-5/8&quot;</td>
<td>6.645 ft</td>
<td>28&quot;</td>
<td>SEE NOTES</td>
</tr>
<tr>
<td>1325</td>
<td>HD1</td>
<td>1-5/8&quot;</td>
<td>8.860 ft</td>
<td>22&quot;</td>
<td>SEE NOTES</td>
</tr>
</tbody>
</table>

**NOTES:**

1. Anchor rods shall be galvanized ASTM A36 grade 36 headed bolts or ASTM A36 threaded rods with galvanized nut and plate washer at bottom.
2. Boundary posts and boundary nailing may be used to extend rods.
3. Coordinate with the header schedule for verification that the boundary post size and type meets the requirements for king stud number, type, and size.
4. Coordinate with the header schedule for verification that the boundary post size and type meets the requirements for king stud number, type, and size.
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. Nails all boundary post ply together with 6d nails at 4" OC, staggered face to face.

---

**HOLDOWN STRAP DETAIL**

1. SEE PLAN

**TYPICAL HOLDOWN DETAIL AT FOUNDATION**

2. SEE PLAN
### Steel Column Schedule

<table>
<thead>
<tr>
<th>Mark</th>
<th>Size</th>
<th>Post Base</th>
<th>Post Cap</th>
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<tbody>
<tr>
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<td>1 1/4</td>
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<td>1</td>
<td>2</td>
<td>1 1/4</td>
<td>1 1/4</td>
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CIRCULAR OR SQUARE WASHERS ARE ACCEPTABLE.

### Anchor Rod Holes in Base Plates

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<tbody>
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<td>3/4</td>
<td>1 1/4</td>
<td>2 1/2</td>
<td>1/4</td>
<td></td>
</tr>
</tbody>
</table>

### Typical Steel Column Details

**1. Steel Column Base Plate**

```
| 3/4" = 1'-0" |
```

**2. Typical Steel Column Caps**

```
| 3/4" = 1'-0" |
```

**3. GLB to Steel Column Side Connection**

```
| 3/4" = 1'-0" |
```
1. DATUM ELEVATION/TOO OF SLAB ELEVATION = EL. 0'-0". SEE CIVIL FOR ACTUAL ELEVATION.
2. ALL STRIP FOOTINGS ON THIS SHEET ARE 2'-0" WIDE (SF2), AND TOP OF STRIP FOOTING ELEVATION = -3'-6" UNO. SEE S1.20 FOR FOOTING SCHEDULE.
3. ALL CONCRETE STEM WALLS THIS SHEET ARE 4' CONC CIP (AC) UNLESS NOTED OTHERWISE.
4. ALL CONCRETE PIERS ARE 16" SQUARE. SEE TYPICAL DETAIL S1.20 FOR REINFORCING. TOF EL. = +0'-0" UNO.
5. ALL SPREAD FOOTINGS ARE INDICATED BY F4 AND ELEVATION OF TOP OF FOOTING [-x'-0"]. SEE SCHEDULE FOR REINFORCING.

FOUNDATION PLAN

S2.00

SPARK DESIGN, LLC 1506 WEST 36th AVENUE ANCHORAGE, AK, 99503
PH 907.561.1011 WWW.PNDENGINEERS.COM
SLAB SHEET NOTES

1. DATUM ELEVATION/TOP OF CONCRETE SLAB ELEVATION = EL. 0'-0".
2. FLOOR SLAB IS 4" CONC SLAB ON GRADE. SEE S1.20 FOR REINFORCING.
3. INSTALL CONTROL / CONSTRUCTION JOINTS (C.J.) AS SHOWN.
4. P# INDICATES A WOOD POST. SEE SCHEDULE ON S1.30
5. C# INDICATES A STEEL COLUMN. SEE SCHEDULE ON S1.40

HOUSEKEEPING PAD, SEE DETAIL S1.20 FOR REINFORCING.
SHEET NOTES

1. # INDICATES SHEAR WALL TYPE. SEE SCHEDULE ON SHEET S1.31 FOR REQUIREMENTS. ALL EXTERIOR WALLS ARE TYPE 4 IF UNDESIGNATED.

2. HD# INDICATES SHEAR WALL HOLDOWN LOCATED AT THE BOTTOM OF THE SHEAR WALL. SEE SCHEDULE ON SHEET S1.32 FOR SIZE AND ANCHOR REQUIREMENTS.
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 FLOOR JOIST IS 11'-4".
3. (JP) INDICATES FLOOR JOIST. SEE JOIST SCHEDULE ON SHEET S1.23 FOR SERIES DESIGNATION.
4. (HM) INDICATES WOOD HEADER AT TOP OF OPENING. SEE HEADER SCHEDULE ON SHEET S1.23.
5. (BP) INDICATES GLU BEAM. SEE SCHEDULE ON SHEET S1.30. TOP OF ALL WOOD BEAMS ARE AT BOTTOM OF JOIST UNLESS NOTED WITH AN "F" INDICATING BEAM IS FLUSH WITH TOP OF JOIST.
6. (B) INDICATES WOOD POSTS. SEE SCHEDULE ON SHEET S1.30.
7. (CM) INDICATES STEEL POSTS. SEE SCHEDULE ON SHEET S1.40.
SHEET NOTES

1. # INDICATES SHEAR WALL TYPE. SEE SCHEDULE ON SHEET S1.31 FOR REQUIREMENTS. ALL EXTERIOR WALLS ARE TYPE 4 IF UNDESIGNATED.

2. HD# INDICATES SHEAR WALL HOLDOWN LOCATED AT THE BOTTOM OF THE SHEAR WALL. SEE SCHEDULE FOR SIZE AND ANCHOR REQUIREMENTS.

3. ST# INDICATES SHEAR WALL STRAP LOCATED AT THE BOTTOM OF THE SHEAR WALL. SEE SCHEDULE FOR SIZE.

1 2 3 4 5 6 7 8 9 10 11

12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0"

ST28 ST28 ST28 ST28 ST28 ST28 ST28 ST28 ST28 ST28

ST40 ST40 ST40 ST40 ST40 ST40 ST40 ST40 ST40 ST40

ST66 ST66 ST66 ST66 ST66 ST66 ST66 ST66 ST66 ST66


OPEN OPEN OPEN OPEN OPEN OPEN OPEN OPEN OPEN OPEN

2nd STORY SHEAR WALL PLAN
SHEET NOTES
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 FLOOR JOIST IS 27'-11".
3. (J#) INDICATES FLOOR JOIST. SEE JOIST SCHEDULE ON SHEET S1.30 FOR SERIES DESIGNATION.
4. (H#) INDICATES WOOD HEADER AT TOP OF OPENING. SEE HEADER SCHEDULE ON SHEET S1.30.
5. (B#) INDICATES GLU-LAM BEAM. SEE SCHEDULE ON SHEET S1.30. 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 ON SHEET S1.30.
7. (C#) INDICATES STEEL COLUMNS. SEE SCHEDULE ON SHEET S1.40.

3rd FLOOR FRAMING PLAN
SHEET NOTES

1. # INDICATES SHEAR WALL TYPE. SEE SCHEDULE ON SHEET S1.31 FOR REQUIREMENTS.
   ALL EXTERIOR WALLS ARE TYPE 4 IF UNDESIGNATED.

2. ST# INDICATES SHEAR WALL STRAP LOCATED AT THE BOTTOM OF THE SHEAR WALL. SEE SCHEDULE FOR SIZE.
SHEET NOTES

1. ROOF SHEATHING IS 5/8" T&G PLYWOOD. ORIENT PANELS PERPENDICULAR TO FRAMING MEMBERS. SEE DIAPHRAGM SCHEDULE FOR BLOCKING AND NAILING REQUIREMENTS AT PANEL JOINTS.

2. TOP OF ROOF JOIST IS 34'-4".

3. (J#) INDICATES FLOOR JOIST. SEE JOIST SCHEDULE ON SHEET S1.30 FOR SERIES DESIGNATION.

4. (H#) INDICATES WOOD HEADER AT TOP OF OPENING. SEE HEADER SCHEDULE ON SHEET S1.30.

5. (B#) INDICATES GLU-LAM BEAM. SEE SCHEDULE ON SHEET S1.30. 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 ON SHEET S1.30.

7. (C#) INDICATES STEEL COLUMNS. SEE SCHEDULE ON SHEET S1.40.
CONC SLAB - ON GRADE

8" CIP ELEVATOR PIT WALL, SEE SCHED FOR REINF
CONC SLAB W/ #5 BARS @ 1'-0" OC EW

3/4" ROPE TYPE WATER STOP, TYP
L5x5x1/2 W/ 3/4"x6" HEADED STUDS @ 1'-0"
AT DOOR LOCATION OR AS REQ'D BY ELEVATOR MANUFACTURER

#5 @ 1'-0" EA WAY
MTL GRATE
BEND VERT BAR INTO SLAB 2'-0" TYP

SUMP
#5 BARS @ MID HEIGHT

FIRST FLR 0" - 3'-0"-

SITE GRADE, SEE CIVIL
SEE SCHED. FOR REINF
FIELD BEND VERT. BARS 24" INTO SLAB

ANCHORAGE, ALASKA
VOLUME 2: SENIOR HOUSING
CIHA: SPENARD EAST
S4.10
### AIR SEPARATOR SCHEDULE

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### HEATING COIL SCHEDULE

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### ENERGY RECOVERY VENTILATION UNIT SCHEDULE

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### FAN SCHEDULE

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<th>CLOG SIZE</th>
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**PANASONIC / SQ-90-VG**


**RANGE HOOD SCHEDULE**

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**PANASONIC / SQ-90-VG**


**DOMESTIC HOT WATER SYSTEM**

- **Safety Summary (Tankless Water Heater) (Catalytic Combustion)**

**DOMESTIC HOT WATER CIRCULATION PUMP**

- **Pump shall operate continuously.**

**DOMESTIC HOT WATER SYSTEM**

- **Safety Summary (Tankless Water Heater) (Catalytic Combustion)**

**DOMESTIC HOT WATER CIRCULATION PUMP**

- **Pump shall operate continuously.**

**SEQUENCE OF OPERATIONS**

1. **Domestic hot water system**: Safety rules apply to the use of hot water systems. The system shall be designed to provide a continuous supply of hot water, and the temperature of the hot water shall be maintained at a minimum of 120°F (49°C) and a maximum of 180°F (82°C).

2. **Domestic hot water circulation pump**: The pump shall operate continuously to ensure the proper circulation of water through the system.

**HI-ASCENT MANUFACTURING INC.**

- **Catalytic Combustion**

**MATERIAL**

- **Steel**

**FINISH**

- **White**

**FREE AREA</30**

- **<30**

**FACE SIZE</30**

- **<30**

**120/1**

- **120/1**

**RATING</9.0**

- **<9.0**

**T3 ALASKA, LLC**

- **AECL #: 1625**

**CERTIFICATE OF AUTHORIZATION NO:**

- **M0.03**

**BID DOCUMENTS**

- **Volume 2: Senior Housing**

**ANCHORAGE, ALASKA**

- **301 Calista Court, Suite 100**

**Ph: 907-865-7900   Fax: 907-865-7975**
SHEET NO. MINIMUM RIGID FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER AND/OR OPERABLE EQUIPMENT LOCATED ABOVE HARD CEILINGS OR IN WALLS.

...
SHEET NOTES

1. Branch pipes to individual plumbing fixtures shall join the size indicated on the plumbing fixture schedule unless otherwise indicated. Where breaks in branch piping, recirculating pumps, and mechanical devices are located, reduce pipe diameter to accommodate flow rates indicated by the manufacturer. Where recirculating pumps are used in lieu of individual plumbing fixtures, the Parker Plumb pump shall be sized to provide proper volume and pressure of flow to the plumbing fixture. The recirculating pump shall be sized to accommodate water flow from the largest plumbing fixture served by the area or building, and the flow rate shall be calculated to ensure proper flow rates to individual plumbing fixtures.

2. Provide cleanout on all individual sink Waste risers.

3. Storm drain piping shall be sloped at 1/8" per linear foot minimum.

KEY NOTES

1. Provide 1/2" cold water up to trap primer connection, see 9/M6.01. Up to water closet, WC-1. Up to lavatory, LV-1. Up to bathtub, BT-1. Up to sink, SK-1. Provide 1/2" cold water up to washer box, WB-1 with 2" wall cleanout on riser. See 10/M6.01.

2. Provide 1/2" cold water up to trap primer connection, see 9/M6.01. Up to water closet, WC-2. Up to lavatory, LV-2. Up to bathtub, BT-2. Up to sink, SK-2. Provide 1/2" cold water up to washer box, WB-2 with 2" wall cleanout on riser. See 10/M6.01.
SHEET NOTES

1. BRANCH PIPING 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. STORM DRAIN PIPING SHALL BE SLOPED AT 1/8" PER LINEAR FOOT MINIMUM.
**Sheet Notes**

1. Branch piping 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. Storm drain piping shall be sloped at 1/8" per linear foot minimum.
GAS METER, SEE 

APPROVED UNDERGROUND GAS PIPING, BURIED A MINIMUM OF 24" BELOW FINISHED GRADE WITH TRACE WIRE, DO NOT ROUTE ANY PIPING BELOW BUILDING 1" BURIED MPG

PROVIDE OFFSETS FOR EXPANSION/CONTRACTION CONTROL AS REQUIRED PER PIPE MANUFACTURER'S RECOMMENDATIONS

GENERATOR, SEE ELECT 1" MPG UP TO GENERATOR, COORDINATE LOCATION OF GENERATOR'S GAS CONNECTION AND ADJUST PIPING TO PROPER SIDE AS REQUIRED

MPG

GENERATOR GAS PIPING PLAN
SCALE: 1" = 10'-0"
FOR ADDITIONAL WORK IN THIS AREA, SEE M4.01

FOR ENLARGED TYPICAL 1-BED UNIT VENTILATION PLAN, SEE M4.02

FOR ENLARGED TYPICAL 2-BED UNIT VENTILATION PLAN, SEE M4.02
SHEET NOTES
1. BRANCH PIPES TO BOOSELCE, TERMINAL HEATING UNITS OF 3 GPM OR LESS SHALL BE 3/4" UNLESS OTHERWISE INDICATED ON PLANS OR SCHEDULES.
2. BRANCH DUCTWORK TO INDIVIDUAL DIFFUSERS SHALL EQUAL THE DIFFUSER NECK SIZE UNLESS OTHERWISE INDICATED.
3. COORDINATE FINAL DIFFUSER AND GRILLE LOCATIONS WITH THE ARCHITECTURAL REFLECTED CEILING PLANS, ELECTRICAL LIGHTING PLANS AND SPRINKLER PLANS.
4. COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW DUCT.

KEY NOTES
- COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW DUCT.
SHEET NOTES

1. Branch pipes to mechanical, terminal, and control circuits must be of Type L or Type L-S which are approved for moisture, fire, and smoke conditions. Undergrout must be used in all piping connections.

2. Drainage systems shall be designed to drain all water and waste from the building, including any possible future additions.

3. Coordinate final diffuser and grille locations with the architectural reflected ceiling plans, electrical lighting plans, and sprinkler plans.

KEY NOTES

1. Coordinate with electrical such that the electrical panel is not located below duct.
**MECHANICAL ROOF PLAN**

**SCHEDULE:** 3/16" = 1'-0"

**KEY NOTES**

1. 3/4" HARTINGS GLASS SUPPLY AND RETURN DOWN.

**SCALE:** 3/16" = 1'-0"
TYPICAL 1-BED UNIT VENTILATION PLAN

1. BRANCH PIPING 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. INSTALL WASHER BOX BEHIND WASHER. COORDINATE WASHER/DRYER ARRANGEMENT WITH ARCHITECTURAL INTERIOR ELEVATIONS.

4. PROVIDE 1/2" COLD WATER LINE TO RECESSED WATER CONNECTION BOX, TO SERVE REFRIGERATOR. PROVIDE CONNECTION BETWEEN RB-1 AND APPLIANCE PER APPLIANCE MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LOCATION.

5. PROVIDE AIR GAP FITTING AT ADJACENT SINK FOR DISHWASHER DRAIN. CONNECT PER EQUIPMENT MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ARCHITECTURAL INTERIOR ELEVATIONS FOR LOCATION.

6. ROUTE 1/2" COLD WATER AND 1/2" HOT WATER DOWN WALL AND THROUGH CABINETRY OR POIN WALL TO SINK.

TYPICAL 1-BED UNIT PLUMBING PLAN

7. PROVIDE ACCESS DOOR TO VALVES LOCATED IN GWB CEILING. PROVIDE FLOW CONTROL VALVE WITH 0.33 GPM CARTRIDGE.

8. COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW PIPING OR DUCT.

9. PROVIDE 1/2" COLD WATER LINE TO RECESSED WATER CONNECTION BOX, TO SERVE REFRIGERATOR. PROVIDE CONNECTION BETWEEN RB-1 AND APPLIANCE PER APPLIANCE MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW PIPING OR DUCT.

10. PROVIDE WATER LINE TO DISHWASHER PER MANUFACTURER'S RECOMMENDATION.

11. PROVIDE AIR GAP FITTING AT ADJACENT SINK FOR DISHWASHER DRAIN. CONNECT PER EQUIPMENT MANUFACTURER'S REQUIREMENTS.

12. ROUTE 1/2" COLD WATER AND 1/2" HOT WATER DOWN WALL AND THROUGH CABINETRY OR POIN WALL TO SINK.

TYPICAL 2-BED UNIT VENTILATION PLAN

13. PROVIDE ACCESS DOOR TO VALVES LOCATED IN GWB CEILING. PROVIDE FLOW CONTROL VALVE WITH 0.33 GPM CARTRIDGE.

14. COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW PIPING OR DUCT.

15. PROVIDE 1/2" COLD WATER LINE TO RECESSED WATER CONNECTION BOX, TO SERVE REFRIGERATOR. PROVIDE CONNECTION BETWEEN RB-1 AND APPLIANCE PER APPLIANCE MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW PIPING OR DUCT.

16. PROVIDE WATER LINE TO DISHWASHER PER MANUFACTURER'S RECOMMENDATION.

17. PROVIDE AIR GAP FITTING AT ADJACENT SINK FOR DISHWASHER DRAIN. CONNECT PER EQUIPMENT MANUFACTURER'S REQUIREMENTS.

18. ROUTE 1/2" COLD WATER AND 1/2" HOT WATER DOWN WALL AND THROUGH CABINETRY OR POIN WALL TO SINK.

TYPICAL 2-BED UNIT PLUMBING PLAN

19. PROVIDE ACCESS DOOR TO VALVES LOCATED IN GWB CEILING. PROVIDE FLOW CONTROL VALVE WITH 0.33 GPM CARTRIDGE.

20. COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW PIPING OR DUCT.

21. PROVIDE 1/2" COLD WATER LINE TO RECESSED WATER CONNECTION BOX, TO SERVE REFRIGERATOR. PROVIDE CONNECTION BETWEEN RB-1 AND APPLIANCE PER APPLIANCE MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW PIPING OR DUCT.

22. PROVIDE WATER LINE TO DISHWASHER PER MANUFACTURER'S RECOMMENDATION.

23. PROVIDE AIR GAP FITTING AT ADJACENT SINK FOR DISHWASHER DRAIN. CONNECT PER EQUIPMENT MANUFACTURER'S REQUIREMENTS.

24. ROUTE 1/2" COLD WATER AND 1/2" HOT WATER DOWN WALL AND THROUGH CABINETRY OR POIN WALL TO SINK.
Sheet Notes:
1. Branch piping to individual plumbing fixtures shall equal the size indicated on the plumbing fixtures schedule unless otherwise indicated.
2. Provide cleanout on all individual sink risers.
3. Install washer box behind washer. Coordinate washer/dryer arrangement with architectural interior elevations.

Key Notes:
1. Provide access door to utility located above unit ceiling.
2. Coordinate with electrical such that the electrical panel is not located below the plumbing.
3. Provide 1/2" cold water line to recessed water connection box, RB-1, to serve refrigerator. Provide connection between RB-1 and appliance per appliance manufacturer's recommendations.
4. Provide water lines to sink to serve both kitchen and utility.
5. Coordinate with architectural drawings for location.
6. Provide 1/2" cold water line to serve both kitchen and utility.

Scaled: 1/4" = 1'-0"
DOMESTIC HOT WATER SYSTEM DIAGRAM

SCALE: 1"=50'
SHEET NOTES

1. BRANCH PIPING 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. CURRENT PLUMBING FIXTURE SCHEDULES ARE ATTACHED TO THIS SHEET.

SCALE: NONE

1 BED UNIT - PLUMBING DIAGRAM FOR 2 LEVELS

SHEET NO. 1

SHEET NAME 1

REVISION SCHEDULE

# DESCRIPTION DATE

T 3 ALASKA, LLC   AECL #: 1625

CIHA: SPENARD EAST
ANCHORAGE, ALASKA

VOLUME 2: SENIOR HOUSING

M5.03

BID DOCUMENTS
2 BED UNIT - PLUMBING DIAGRAM FOR 3 LEVELS

1. BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES SHALL EQUAL THE SIZE INDICATED ON THE FIXTURE SCHEDULE UNLESS OTHERWISE INDICATED.
2. PROVIDE CLEANOUT ON ALL INDIVIDUAL SINK RISERS.

ERV SECTION

SOUNDLINED 16/24 SUPPLY AIR DUCT, FULL SIZE OF UNIT'S R/A OPENING
ERV-1

INSULATED ROOF CURB, COORDINATE WITH ARCHITECTURAL

OUTSIDE AIR INTAKE HOOD TRANSITION DUCT INTO UNIT AS REQUIRED

SOUNDLINED 16/60 RETURN AIR DUCT, FULL SIZE OF UNIT'S R/A OPENING

EXTERIOR INSULATION WITH WEATHERPROOF WRAP (TYP.)

SLEEVE AND SEAL WEATHER TIGHT

DUCT SUPPORT (TYP.)
12"Ø WITH FSD AT SHAFT PENETRATION

FLEX DUCT (TYP.)

DIFFUSER (TYP.)

CIHA: SPENARD EAST
ANCHORAGE, ALASKA

CERTIFICATE OF AUTHORIZATION NO:
T3 ALASKA, LLC   AECL #: 1625
YARD CLEANOUT DETAIL

OVERFLOW SCUPPER DETAIL

STORM DRAIN CLEANOUT DETAIL

ROOF DRAIN DETAIL

PATIO DRAIN DETAIL

VENT THROUGH ROOF DETAIL

GAS PIPE PENETRATION DETAIL

ELEVATOR SUMP PUMP DETAIL

AUTOMATIC TRAP PRIMER DETAIL

WASHER BOX PIPING DETAIL

INTERIOR HOSE BIBB PIPING DETAIL
GENERAL NOTES
1. MINIMUM BURIAL DEPTH OF LIGHTING & POWER SYSTEM CONDUIT SHALL BE AT MINIMUM 24" UNLESS SPECIFICALLY NOTED. HEBER REFERENCE ALSO LOCAL JURISDICTIONS AND SPECIFICATIONS FOR ADDITIONAL TRENCHING AND BACKFILL REQUIREMENTS.

2. ALL EXTERIOR POWER & MOUNTED LIGHTS SHALL USE CONDUCTORS WITH TYPE XHHW INSULATION.

3. MINIMUM BURIAL DEPTH OF TELECOMMUNICATIONS SYSTEM CONDUIT SHALL BE 36" UNLESS SPECIFICALLY NOTED. HEBER REFERENCE ALSO LOCAL JURISDICTIONS AND SPECIFICATIONS FOR ADDITIONAL TRENCHING AND BACKFILL REQUIREMENTS.

4. ROUTE SITE LIGHTING CIRCUIT H1-2 THROUGH PHOTOCELL, FIELD LOCATE.

SHEET NOTES
1. PROPOSED LOCATION FOR UTILITY PADMOUNT TRANSFORMER.

2. PROVIDE TWO 4" PVC CONDUITS FOR COMMERCIAL TELEPHONE AND TELECOMMUNICATIONS SERVICES AND ONE 2" PVC CONDUIT FOR COMMERCIAL TELEVISION SERVICE. ROUTE CONDUIT TO UTILITY PANEL. PROVIDE CONDUIT FOR ELEVATOR JUKE LIGHTING. SHUT OFF CONDUIT before TERMINATING IN ELEVATOR. STOP ALL CONDUIT BUILLY TO ELEVATOR JUKE LIGHTING.

3. SITE LIGHTING CIRCUIT H1-2 TO BE CONTROLLED via PHOTOCELL, FIELD LOCATE. SEE SITE LIGHTING PLAN FOR ADDITIONAL FIXTURES ON CIRCUIT.

4. ADDITIVE ALTERNATE RE: GENERATOR. PROVIDE CONNECTION TO GENERATOR POWER PANEL. SEE POWER DRAWER FOR CONNECTION BOX & REQUIREMENTS.
GENERAL DETAIL NOTES

1. CONTACTOR DETAIL IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE CONTROL SYSTEM ADEQUATELY SIZED FOR QUANTITY HEADBOLT HEATER CIRCUITS AS INDICATED ON DRAWINGS. PROVIDE CONTACTORS & CONNECTIONS AS REQUIRED. A SPLIT BUS PANELBOARD WITH CONTROLS IS AN ACCEPTABLE CONTROL SCHEME.

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

3. PROVIDE CYCLE TIMER CONTROL TO BE APPLIED UPON THERMOSTATIC ACTIVATION. COORDINATE WITH OWNER FOR DESIRED CYCLE LENGTH PRIOR TO ORDERING. FIELD LOCATE.

DETAIL NOTES

1. PROVIDE ADJUSTABLE THERMOSTATIC CONTROL, COORDINATE WITH OWNER FOR DESIRED ACTIVATION TEMPERATURES & FIELD LOCATE.

2. PROVIDE CYCLE TIMER CONTROL, TO BE APPLIED UPON THERMOSTATIC ACTIVATION, COORDINATE WITH OWNER FOR DESIRED CYCLE LENGTH PRIOR TO ORDERING & FIELD LOCATE.
SECOND FLOOR LIGHTING PLAN

GENERAL NOTES


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

SHEET NOTES


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

REFERENCE UNIT 104 FOR TYPICAL 1-BED UNIT LIGHTING LAYOUTS & CIRCUITRY

REFERENCE UNIT 108 FOR TYPICAL 2-BED UNIT LIGHTING LAYOUTS & CIRCUITRY


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

3. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

4. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

5. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

6. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

7. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

8. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

9. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

10. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

REFERENCE UNIT 104 FOR TYPICAL 1-BED UNIT LIGHTING LAYOUTS & CIRCUITRY

REFERENCE UNIT 108 FOR TYPICAL 2-BED UNIT LIGHTING LAYOUTS & CIRCUITRY


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

3. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

4. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

5. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

6. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

7. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

8. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

9. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

10. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

REFERENCE UNIT 104 FOR TYPICAL 1-BED UNIT LIGHTING LAYOUTS & CIRCUITRY

REFERENCE UNIT 108 FOR TYPICAL 2-BED UNIT LIGHTING LAYOUTS & CIRCUITRY


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

3. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

4. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

5. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

6. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

7. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

8. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

9. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

10. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

REFERENCE UNIT 104 FOR TYPICAL 1-BED UNIT LIGHTING LAYOUTS & CIRCUITRY

REFERENCE UNIT 108 FOR TYPICAL 2-BED UNIT LIGHTING LAYOUTS & CIRCUITRY


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

3. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

4. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

5. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

6. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

7. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

8. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

9. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

10. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

REFERENCE UNIT 104 FOR TYPICAL 1-BED UNIT LIGHTING LAYOUTS & CIRCUITRY

REFERENCE UNIT 108 FOR TYPICAL 2-BED UNIT LIGHTING LAYOUTS & CIRCUITRY


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

3. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

4. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

5. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

6. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

7. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

8. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

9. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

10. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

REFERENCE UNIT 104 FOR TYPICAL 1-BED UNIT LIGHTING LAYOUTS & CIRCUITRY

REFERENCE UNIT 108 FOR TYPICAL 2-BED UNIT LIGHTING LAYOUTS & CIRCUITRY


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

3. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

4. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

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9. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

10. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.

REFERENCE UNIT 104 FOR TYPICAL 1-BED UNIT LIGHTING LAYOUTS & CIRCUITRY

REFERENCE UNIT 108 FOR TYPICAL 2-BED UNIT LIGHTING LAYOUTS & CIRCUITRY


2. Mount Type 'M1' Fixtures Noted +8'-6" To Bottom.
1. PROVIDE ELP PROTECTION FOR RECEPTACLES IN MARKET ACCESSIBLE AREAS OR COUNTER RECEPTACLES.

2. PROVIDE POWER TO AUTOMATIC DOOR CONTROLS, ALL DOOR CONTROLS TO BE COORDINATED WITH ARCHITECTURAL AND SUPPLIED EQUIPMENT FOR EXACT CONNECTION LOCATIONS & REQUIREMENTS.

3. PROVIDE POWER TO AUTO TRANSFORMER, ALL ACCESS CONTROL TO BE REQUIRED TO GPB & COORDINATED WITH ARCHITECTURAL AND SUPPLIED EQUIPMENT FOR EXACT CONNECTION LOCATIONS & REQUIREMENTS.

4. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

5. PROVIDE ACCESS CONTROL AND TIER ENTRY SYSTEMS.

6. PROVIDE POWER TO WATER HEATER TO BE INSTALLED IN UNITS 201 & 301 ONLY.

7. PROVIDE POWER TO AUTOMATIC DOOR CONTROLS. ALL DOOR CONTROLS TO BE COORDINATED WITH ARCHITECTURAL AND SUPPLIED EQUIPMENT FOR EXACT CONNECTION LOCATIONS & REQUIREMENTS.

8. PROVIDE POWER & SIGNAL FOR FUTURE CONNECTION TO ROUGH IN.

9. PROVIDE POWER & SIGNAL FOR ACCESS CONTROL AND TIER ENTRY SYSTEMS.

10. PROVIDE POWER TO AUTOMATIC DOOR CONTROLS, COORDINATE REMOTE RANGE HOOD CONNECTION TO HOUSE MAIN DISCONNECT

11. SHADE OUTDOOR LIGHTING TO BE INSTALLED IN UNITS 201 & 301 ONLY

12. PROVIDE CONNECTIVITY OF MECHANICAL ROOM TO HOUSE MAIN DISCONNECT TO HOUSE MAIN DISCONNECT & COORDINATE WITH MECHANICAL PRIOR TO CONNECTION.

13. INSTALL RECEPTACLE WITH DUAL INTEGRAL USB OUTLETS.

14. INSTALL RECEPTACLE WITH DUAL INTEGRAL USB OUTLETS.

15. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

16. PROVIDE POWER TO AUTOMATIC DOOR CONTROLS. ALL DOOR CONTROLS TO BE COORDINATED WITH ARCHITECTURAL AND SUPPLIED EQUIPMENT FOR EXACT CONNECTION LOCATIONS & REQUIREMENTS.

17. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

18. INSTALL RECEPTACLE WITH DUAL INTEGRAL USB OUTLETS.

19. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

20. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

21. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

22. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

23. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

24. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

25. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

26. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

27. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.

28. INSTALL RANGE HOOD AND DUPLEX RECEPTACLE TOGETHER IN DOUBLE GANG BOX ABOVE COUNTER.
1. PROVIDE POWER TO AUTOMATIC DOOR CONTROLS. ALL DOOR CONTROLS TO BE CIRCUITED TO GDP-23. COORDINATE WITH ARCHITECTURAL AND SUPPLIED EQUIPMENT FOR EXACT CONNECTION LOCATIONS & REQUIREMENTS.

2. PROVIDE NARROW MULLION MOUNTING FOR HANDICAP PUSHBUTTONS INDICATED.

Sheet Notes:

- Reference Unit: Reference Unit 104 for Typical 1-Bed Unit Power & Signal Layouts & Circuitry
- Reference Unit: Reference Unit 108 for Typical 2-Bed Unit Power & Signal Layouts & Circuitry

Scale: 3/16" = 1'-0"
1. ELEVATOR: DISCONNECT AND CONNECTION TO ELEVATOR Controller. See Single Line Diagram and Feeder Schedule for Feeder & Conduit Size.

2. DEDICATED 20A CIRCUIT AND FUSED DISCONNECT CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR CONNECTION OF CAR LIGHTS, CAR TOP RECEPTACLE, AUXILIARY LIGHTING POWER SOURCE, AND CAR VENTILATION. COORDINATE CONNECTION LOCATION WITH ELEVATOR EQUIPMENT PRIOR TO ROUGH IN.

3. LOCKABLE 125V, 15A FUSED DISCONNECT FOR REMOTE ELEVATOR MONITORING (REM). COORDINATE CONNECTION LOCATION WITH ELEVATOR EQUIPMENT PRIOR TO ROUGH IN.

4. PROVIDE TELEPHONE/DATA CONNECTION FOR ELEVATOR CONTROL.

5. POWER AND PUSH BUTTON FOR AUTOMATIC DOOR CONTROLS. COORDINATE WITH ARCHITECTURAL AND SUPPLIED EQUIPMENT FOR EXACT CONNECTION LOCATIONS AND REQUIREMENTS.
1. Riser shown is a conceptual schematic diagram only. Supplier to provide an installation shop drawing & submit for approval detailing equipment layout with wiring diagrams and showing all necessary equipment, cablings, & accessories required for a complete installation.

2. Supplier to provide system set-up, programming, testing, commissioning, & training services as directed by the owner’s representative to provide for a fully operational system.

3. Provide electrical connections and functionality to activate entry doors strike release functions from entry panels and tenant stations.

4. System design based on Aiphone GT series, with 2 master stations (entrance panels) and 19 tenant stations.

- 10-key audio entrance panel: Aiphone #GTA-DESB.
- Distribution point wiring terminal strip: Aiphone #GTW-DP.
- Audio bus control unit: Aiphone #GT-BC.
- Audio over voice tenant station: Aiphone #GT-1A.

**System Equipment Schedule**

1. 4-strand (2-pair) SM fiber cables from MDF.
2. 5-category 6 cables from MDF.
3. RG-6 coax cable, plenum rated.
4. Wall mounted equipment rack:
   - 12-port fiber optic patch panels at riser with type SC connection ports
   - CAT 6 patch panel - voice backbone
   - CAT 6 patch panel - horizontal cable
   - Wire management panel
   - Telephone communications outlet, provide with tip/cat 6, jack for outlet shown with connector, terminating type A BNC Coaxial box with single wire device pins
   - CAT 6 cable, tip/cat 6, typical
   - CAT 6 cable, horizontal grade
   - RG-6 coax to video jack, one per jack, typical

**Entry Intercom Riser Diagram**

**Comm Riser Diagram**
RISER DIAGRAM GENERAL NOTES

1. The electrical riser diagram shall not be considered a substitute for the reviewing authority. The design of the electrical system shall be consistent with local utility requirements. The electrical system shall be designed for a single-phase, three-phase, or balanced three-phase system. The electrical system shall be designed to accommodate future expansion and meet the needs of the facility.

2. The electrical system shall include all necessary equipment for the operation of the facility, including but not limited to, electrical service equipment, switchgear, circuit breakers, and control devices. The electrical system shall be designed to meet the electrical requirements of the facility.

3. The electrical system shall be designed to meet the requirements of the local electrical codes and standards. The electrical system shall be designed to meet the electrical requirements of the facility.

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RISER DIAGRAM DETAIL NOTES

1. The riser diagram shall be drawn to scale and shall be labeled with all necessary information. The riser diagram shall be placed in a readily accessible location.

2. The riser diagram shall be designed to meet the requirements of the local electrical codes and standards. The riser diagram shall be designed to meet the electrical requirements of the facility.

3. The riser diagram shall be designed to meet the requirements of the local electrical codes and standards. The riser diagram shall be designed to meet the electrical requirements of the facility.

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20. The riser diagram shall be designed to meet the requirements of the local electrical codes and standards. The riser diagram shall be designed to meet the electrical requirements of the facility.
### Panel H1

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<th>PANEL H3</th>
<th>PANEL H4</th>
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**Certificate of Authorization No:**

T3 Alaska, LLC  
AECL #: 1625

CIHA: Spenard East  
Anchorage, Alaska

VOLUME 2: SENIOR HOUSING

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**Mechanical & Electrical Engineering**

301 Calista Court, Suite 100  
Anchorage, AK 99518

Ph: 907-865-7900   Fax: 907-865-7975

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**BID DOCUMENTS**

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**E5.02**
**TYPICAL 1-BEDROOM PANEL A**

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</tr>
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<td>1-30 SEC. CIRCUIT</td>
<td>3</td>
<td>3-12</td>
<td>4</td>
<td>1-30 SEC. CIRCUIT</td>
</tr>
<tr>
<td>A</td>
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**TYPICAL 2-BEDROOM PANEL B**

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</tr>
<tr>
<td>A</td>
<td>1-30 SEC. CIRCUIT</td>
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<td>3-12</td>
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<td>1-30 SEC. CIRCUIT</td>
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<tr>
<td>A</td>
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**EM LIGHTING INVERTER**

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**FAULT CURRENT CALCULATION SUMMARY**

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<td>30 A</td>
<td>120 A</td>
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**BID DOCUMENTS**

- **CIHA**: SPENARD EAST
- **ANCHORAGE, ALASKA**
- **VOLUME 2**: SENIOR HOUSING

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**REVISION SCHEDULE**

- **DATE**: 09/02/20
- **REVISION**: 3

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**LEGAL NOTICE**

- **COMPANY**: Mechanical & Electrical Engineering
- **ADDRESS**: 301 Calista Court, Suite 100
- **ANCHORAGE, AK 99518**
- **PHONE**: 907-865-7900
- **FAX**: 907-865-7975

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**NOTE**: SEE SHEET A FOR CIRCUIT BREAKER LOCATION, OR I-12, SINGLE UNIT RACER TO BE INSTALLED IN UNITS 101, 301, 303, A-301, B-301.