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<th>CONFORMED DOCUMENTS</th>
<th>01.10.2020</th>
<th>CONTACT INFORMATION</th>
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<tr>
<td>OWNER</td>
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<td>COOK INLET HOUSING AUTHORITY</td>
<td>3510 SPENARD ROAD, SUITE 201</td>
<td>SCHNEIDER STRUCTURAL ENGINEERS</td>
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<td>ANCHORAGE, ALASKA 99503</td>
<td>101 W. BENSON BLVD., SUITE 306</td>
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<tr>
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<td>p. (907) 793-3000</td>
<td>ANCHORAGE, ALASKA 99503</td>
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<tr>
<td></td>
<td>f. (907) 793-3070</td>
<td>p. (907) 561-2135</td>
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<tr>
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<td>f. (907) 561-2136</td>
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<td>SPARK DESIGN, LLC</td>
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<td>T3 ALASKA, LLC</td>
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<tr>
<td>5401 CORDOVA STREET, SUITE 301</td>
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<td>301 CALISTA COURT, SUITE 100</td>
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<tr>
<td>ANCHORAGE, ALASKA 99518</td>
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<tr>
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<td>p. (907) 344-3424</td>
<td>p. (907) 865-7900</td>
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<tr>
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<td>f. (907) 771-9776</td>
<td>f. (907) 865-7975</td>
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<tr>
<td>CIVIL ENGINEERING</td>
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<td>ELECTRICAL ENGINEERING</td>
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<td>EBSC ENGINEERING, LLC</td>
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<td>11301 OLIVE LANE</td>
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<td>301 CALISTA COURT, SUITE 100</td>
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<tr>
<td>ANCHORAGE, ALASKA 99515</td>
<td></td>
<td>ANCHORAGE, ALASKA 99518</td>
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<td></td>
<td>p. (907) 222-1085</td>
<td>p. (907) 865-7900</td>
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<tr>
<td></td>
<td>f. (907) 222-5210</td>
<td>f. (907) 865-7975</td>
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<td>LANDSCAPE DESIGN</td>
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<td>ENERGY CONSULTANT</td>
</tr>
<tr>
<td>CASEY PLANNING AND DESIGN</td>
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<td>HORIZONS, LLC</td>
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<td>34360 SIENNA CIRCLE</td>
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<td>10900 CORRIE WAY</td>
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<td>SOLOTTNA, ALASKA 99669</td>
<td></td>
<td>EAGLE RIVER, ALASKA 99577</td>
</tr>
<tr>
<td></td>
<td>p. (907) 260-8418</td>
<td>p. (907) 240-8585</td>
</tr>
</tbody>
</table>
CHAPTER 5

GENERAL BUILDING HEIGHTS AND AREAS

Section 506 Building Area Modifications.

The building is less than 6,890 SF.

The capacity in inches shall be calculated by multiplying the occupant load served by .2 inches per occupant.

1009.4 Width.

1018.2 10-story maximum.

Residential: 1.5:1 per 40 occupants.

Lavatories: 1 per 40 for the first 80 occupants, and 1 per 80 for the remainder.

1007.3.2 Pumps.

1017.1.2 Fire Alarm System Requirements.

Automatic sprinkler systems in Group R and Group B where the building is equipped with an automatic sprinkler system the length of the dead end assembly shall be permitted to be increased.

A: 100 B: 150 C: 300

44 2, S and B where the building is equipped with an automatic sprinkler system the length of the dead end assembly shall be permitted to be increased.

The capacity in inches shall be calculated by multiplying the occupant load served by .2 inches per occupant.

1015.3 Boiler and Furnace Rooms.

1015.1 Exits or exit access doorways from spaces.

1010.2 General.

1010.1 Occupancy Types.

The number of stories shall be increased by one but shall not exceed 60.

509.3 Area Limitations.

For the purpose of determining the number of stories, the maximum number of stories is increased by one but shall not exceed 60.

The building is less than 7,000 SF per level as allowed per Table 503.

Boiler Rooms with equipment over 15 psi and 10 horse power: automatic sprinkler system.

Furnace room where any piece of equipment is over 400,000 BTU per hour input: automatic sprinkler system.

SPECIAL DETAILED REQUIREMENTS

707.5 Continuity.

shall comply with Section 1022.1

The building is less than 6,890 SF.

The fire barrier separating incidental accessory occupancies from other spaces in the building shall be constructed as fire proofs in accordance with Section 509.

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1017.1.2 Fire Alarm System Requirements.

Automatic sprinkler systems in Group B shall be installed throughout in accordance with NFPA 13R.

The capacity in inches shall be calculated by multiplying the occupant load served by .2 inches per occupant.

1017.1.1 Interior Exit Stairways and Exit Passageways

The capacity in inches shall be calculated by multiplying the occupant load served by .2 inches per occupant.

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REMOVE EXISTING TREE
REMOVE 54' TYPE 2 CURB
REPLACE WITH TYPE 1A
REPLACE EXISTING CATCH BASIN WITH CBMH
REMOVE AND REPLACE CURB AND ASPHALT AS REQUIRED TO ABANDON WATER SERVICE
REMOVE EXISTING FENCE

EXISTING CONDITIONS & DEMOLITION PLAN
1" = 10' (22x34)
1" = 20' (11x17)

COOK INLET HOUSING AUTHORITY
WEST 32ND AVENUE
ANCHORAGE, AK

CONFORMED DOCUMENTS

REVISION SCHEDULE
# DESCRIPTION DATE
1 MOA COMMENTS 2/5/2020
NOTE: PROVIDE STORM DRAIN LOCATOR TAPE ABOVE ALL STORM DRAIN PIPE PER MASS
C5.02

CIVIL

FINISH GRADE 2"

SLOPE TO DRAIN

CONCRETE 3000 PSI CONCRETE 4"

4.0' 6"

BOLLARD DETAIL

SCALE: NTS

1 8" DIA SCHEDULE 40 STEEL PIPE FILLED W/CONCRETE, PRIMED, W/ COVER (SEE NOTES)

BOLLARD SLEEVE

SEE NOTES 2 & 3

COOK INLET HOUSING AUTHORITY
WEST 32ND AVENUE
ANCHORAGE, AK

JOB NO. 01.10.2020

CONFORMED DOCUMENTS

CE 14384
LUKE MATTSON
REFERENCE NOTES SCHEDULE

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<tr>
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<tr>
<td>1.57</td>
<td>All plant material shall conform to ANCH-100.1, latest edition (2014).</td>
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<tr>
<td>2.10</td>
<td>As per ANC 21.07.080.F.6.3, a $5,000 warranty guarantee shall be withheld from the contractor, by the Owner, for two years, starting on the date the municipality witnesses the installation per the approved landscape pac. At that time, a licensed landscape architect or a certified horticulturist shall inspect the landscaping for health and completeness. Within 30 days of receiving an affidavit that the contractor has replaced any failed landscape materials, the municipality shall release the warranty guarantee.</td>
</tr>
<tr>
<td>3.01</td>
<td>See Sheet L.1.01 (Landscape Plan) for planting, fencing, edging, and site restrictions.</td>
</tr>
<tr>
<td>3.02</td>
<td>See Details on Sheet L.2.02 and L.2.03 for additional installation instructions.</td>
</tr>
<tr>
<td>5.01</td>
<td>See Civil sheets for elevation, surfacing, grading, utilities, signage, pavement, lighting, utilities, etc.</td>
</tr>
<tr>
<td>6.01</td>
<td>See Architectural sheets for site development, roof overhang, doors, and windows.</td>
</tr>
<tr>
<td>7.01</td>
<td>See Mechanical/Electrical sheets for site lighting and transformer information.</td>
</tr>
<tr>
<td>8.00</td>
<td>4&quot; topsoil and seed all disturbed areas with lawn seed (Mix A), unless otherwise noted on plans.</td>
</tr>
<tr>
<td>9.00</td>
<td>Provide 18&quot; deep topsoil and landscape fabric in all planting beds unless otherwise noted on plans.</td>
</tr>
<tr>
<td>10.00</td>
<td>Stake locations of all Boulders, Trees, and Planting Bed Perimeters for Owner or Landscape Architect approval prior to installation.</td>
</tr>
<tr>
<td>11.00</td>
<td>Landscape contractor is responsible for digging holes for all trees and shrubs.</td>
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<tr>
<td>12.00</td>
<td>Tree Protection Fencing (for moose) is an Additive/Alternate item.</td>
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PLANT SCHEDULE

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<th>ITEM</th>
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SPESIFICATIONS & SPECIAL MODIFICATIONS TO M.A.S.S.: M.A.S.S. is the Municipality of Anchorage Standard Specifications and are hereby incorporated into these Contract Documents. The contractor is responsible for checking with the City and Anchorage Parks and Recreation to ensure they have the most current version (2015). Specifications, Drawings, and General Provisions provided by the Owner (Cook Inlet Housing Authority) or their Agents (Engineer, Architect, or others appointed by the City) take precedence over the M.A.S.S. |

DIVISION 75 STANDARD CONSTRUCTION SPECIFICATIONS FOR LANDSCAPING IMPROVEMENTS |

SECTION 75.11 Boulders |

Article 3.1.2 Materials Add the following: "Landscape Boulders shall be in sizes as shown on plans with rounded smooth (weathered) surfaces. Boulders to be approved by Owner and Landscape Architect prior to transporting to site."

CONFORMED DOCUMENTS
1. LANDSCAPE BOULDER
   - Location and alignment of boulders shall be in accordance with Owner's representation.

2. BIKE RACK MOUNTING DETAIL
   - "Spannada" bike rack, owner furnished, contractor installed.
   - Paint color: Sherwin Williams Naval 626468

3. 6' WOOD SCREEN FENCE
   - 6' x 1' wood screen fence. Anchor to foundation and posts continuously with pipe 1/2" dia. bent 90° to form stay witness into the wall.
   - Pipe 1/2" dia. frame through wall with 3/8" round tubing as shown.
   - Nails or screws as per manufacturer's instructions and specifications.

4. 4' WOOD FENCE
   - 4' x 1' wood fence. Anchor to foundation and posts continuously with pipe 1/2" dia. bent 90° to form stay witness into the wall.
   - Pipe 1/2" dia. frame through wall with 3/8" round tubing as shown.
   - Nails or screws as per manufacturer's instructions and specifications.