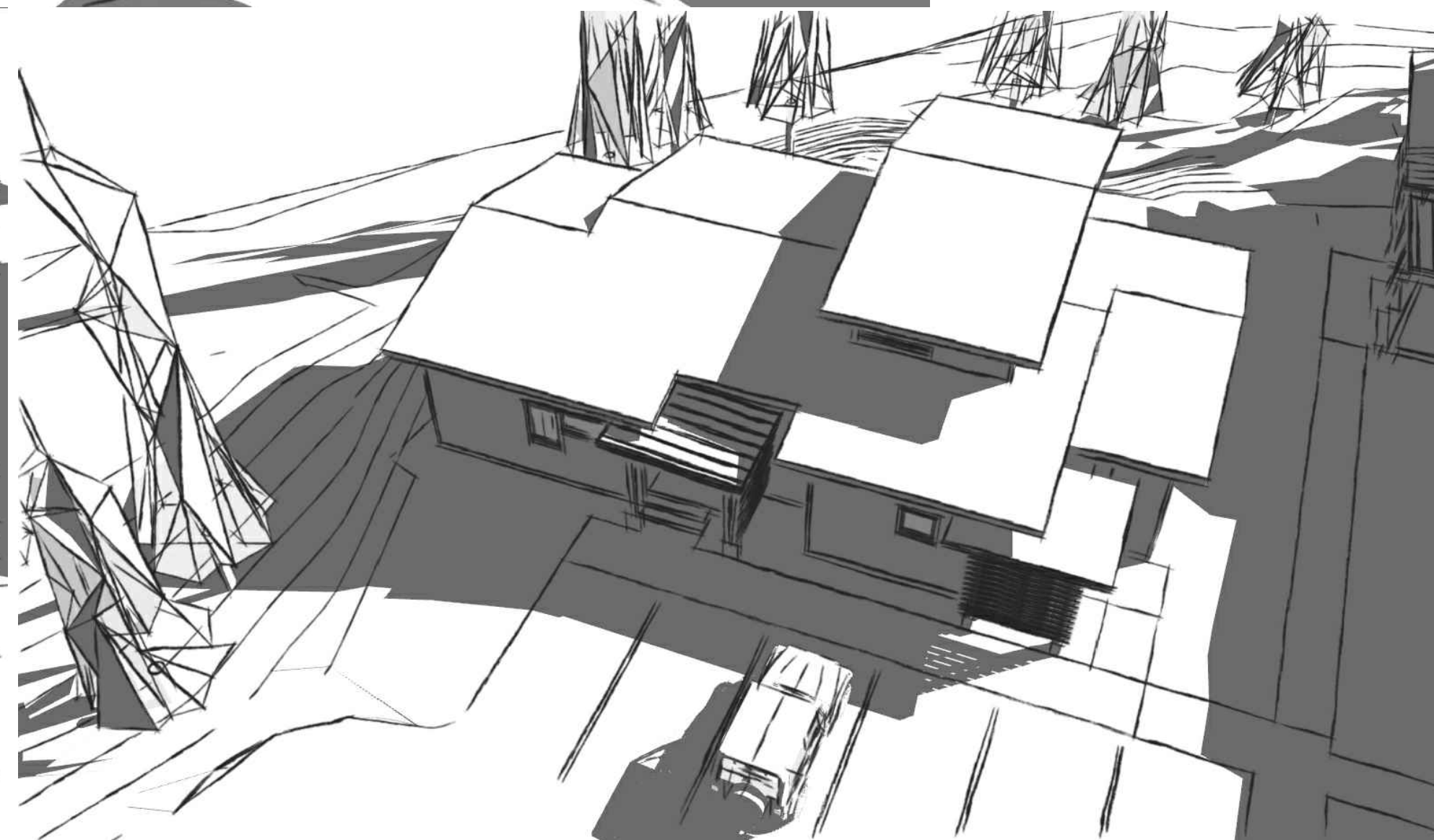


APPLICABLE CODES  
2018 IRC and 2018 IBC with Municipal amendments.

GENERAL NOTES

1. Notify Designer of any errors or discrepancies in the documents.
2. Keep the job site clean and safe. Install temporary railings at level changes.
3. Provide a portable toilet for use during construction.
4. Consult Subcontractors to identify additional work items not specifically described herein.
5. At walls greater than 10'-0" height, provide fire blocking at 10'-0" maximum spacing.



INDEX OF DRAWINGS

- G1 Cover Sheet
- C1 Site Grading and Drainage
- C2 Site Profiles
- SU1 Water and Sewer Services Plan and Profile
- A1 Schedules and Notes
- A2 Spec Notes, Code Summary
- A3 Site/Landscape Plan
- A4 Overall Floor Plans
- A5 Enlarged Plans, Unit 4
- A6 Enlarged Plan, Unit 5
- A7 Roof Plan
- A8 North and West Elevations
- A9 South and East Elevations
- A10 Building Section A-A
- A11 Building Section B-B
- A12 Building Section C-C
- A13 Details
- A14 Details
- A15 Details
- A16 Interior Elevations
- S1 Structural General Notes
- S2 Foundation Plan
- S3 Shear Wall Plans
- S4 First Floor Framing Plan
- S5 Second Floor/Low Roof Framing Plan and High Roof Framing Plan
- S6 Details

mc cain duplex

UNITS 4 AND 5  
SOUTH PART OF LOT 12

Owner/Contractor:  
Cook Inlet Housing Authority  
3510 Spenard Rd., Suite 100  
Anchorage, AK 99503

Jeff Cable  
Senior Construction Manager

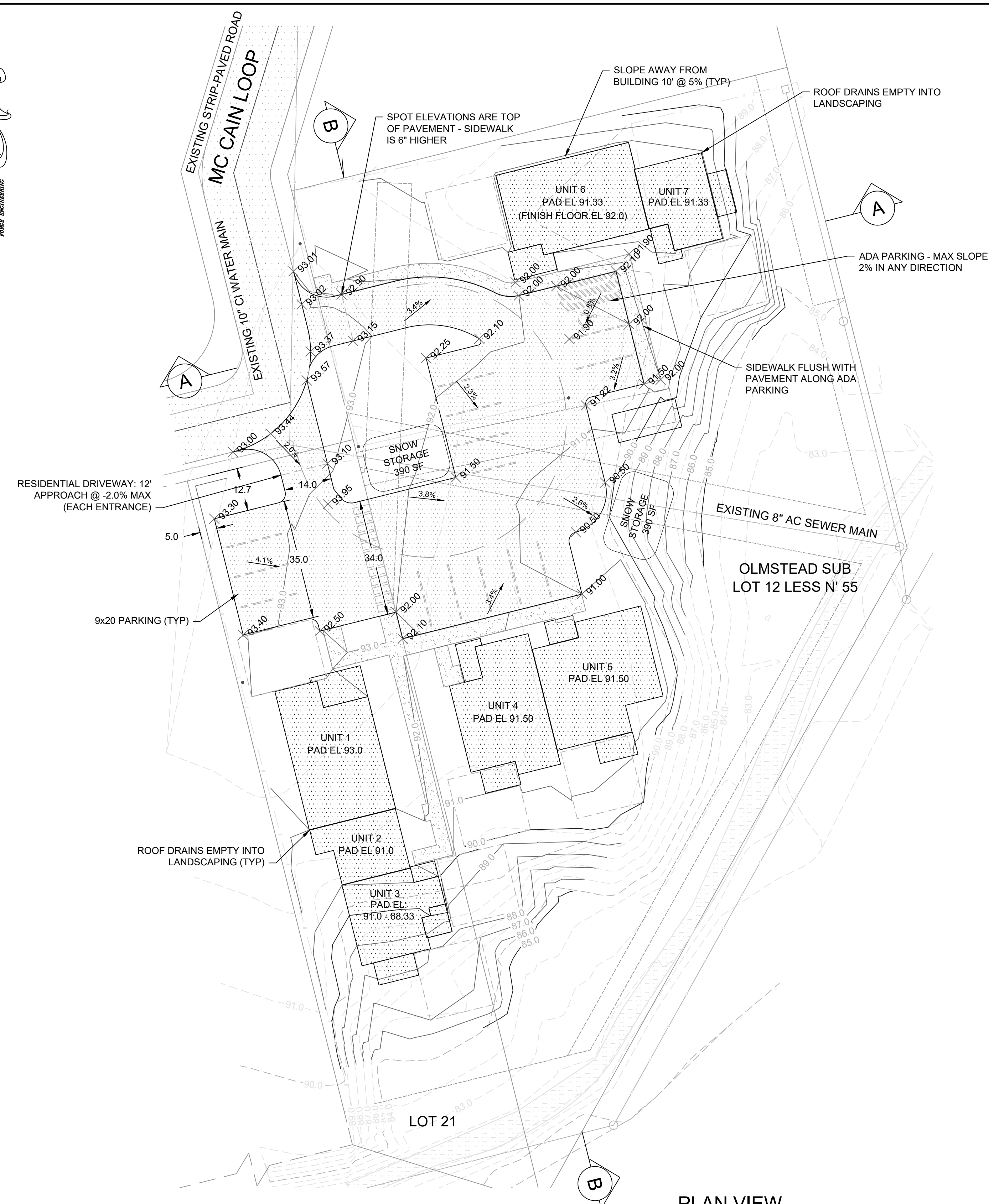
Civil Engineer:  
Forge Engineering  
Ben Schiller  
(907) 310-9090

Structural Engineer:  
LDR Engineering Services, Inc.  
L.D. "Randy" Randolph  
(907) 227-0028

Designer:  
FRamE  
Clark Yerrington  
(907) 351-4805

COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
Lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

DR. BY: CLARK  
DATE: 25 JUN 21



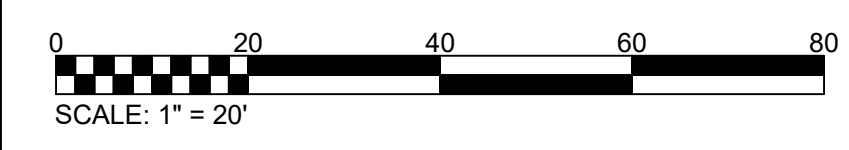
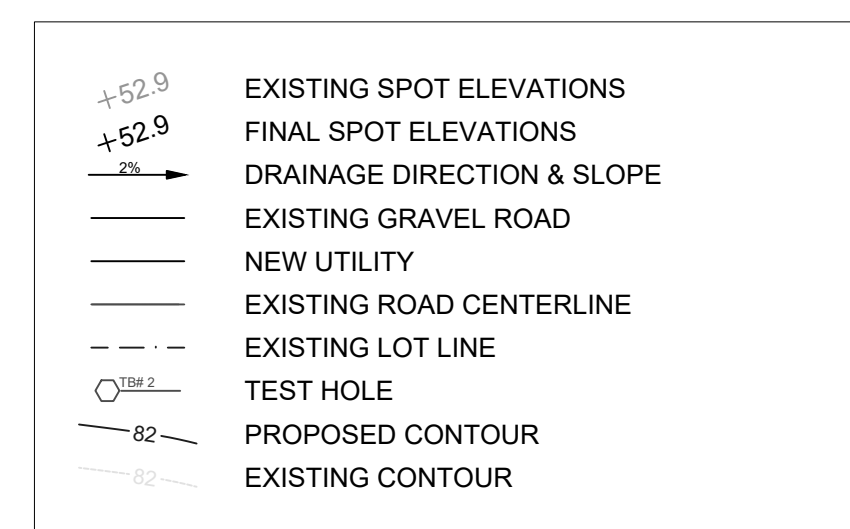
PLAN VIEW  
SCALE: 1" = 20'

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS).
- THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES AND NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCEMENT OF EXCAVATION.
- HAUL ROUTE SHALL BE FROM ANCHORAGE SAND & GRAVEL: KLATT ROAD TO C STREET TO WALTER J. HICKEL PKWY TO SPENARD ROAD TO MCCAIN LOOP WITH DIRECT ACCESS TO THE SITE. ALL MATERIAL WILL BE DISPOSED OF ON-SITE. NO MATERIAL WILL BE HAULED OFF.
- SURFACES MUST BE SLOPED AWAY FROM BUILDINGS FOR 10' @ MIN 2% FOR IMPERVIOUS SURFACES AND 5% FOR PERVIOUS.
- 7800 SF OF PAVEMENT, 10% SNOW STORAGE (780 SF) REQUIRED: 780 SF PROVIDED.
- RESIDENTIAL DRIVE REQUIRES 12' LANDING AT 2.0% MAX IN THE ENTRANCE.
- HOURS OF OPERATION SHALL BE 7AM TO 6PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.
- EXISTING ORGANICS AND NON-COMPLYING SOIL MATERIAL WILL BE REMOVED BEFORE BACKFILL PLACED. GROUND WILL BE SCARIFIED TO PROVIDE BOND WITH NEW FILL.
- IMPORTED BACKFILL MUST BE PLACED IN 12" LIFTS AND COMPACTED TO 95% DENSITY OF MAXIMUM THEORETICAL DENSITY.

ABBREVIATIONS

- APPROX. = APPROXIMATE
- BC = BOTTOM OF CURB
- BM = BENCH MARK
- CL = CENTERLINE
- CONT = CONTINUOUS
- DOS = DETERMINE ON SITE
- EL = ELEVATION
- EP = EDGE OF PAVEMENT
- ESMT = EASEMENT
- FG = FINISHED GRADE (ELEV.)
- H = HORIZONTAL
- IE = INVERT ELEV.
- LF = LINEAR FEET
- LT = LEFT
- MAX = MAXIMUM
- MIN = MINIMUM
- NFS = NON-FROST SUSCEPTIBLE
- N.T.S. = NOT TO SCALE
- O.C. = ON CENTER
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- PL = PROPERTY LINE
- PT = POINT OF TANGENCY
- R = RADIUS (LENGTH)
- RT = RIGHT
- STA = STATION
- STD = STANDARD
- T = TANGENT (LENGTH)
- TC = TOP OF CURB
- TBM = TEMPORARY BENCHMARK
- TYP = TYPICAL
- VC = VERTICAL CURVE
- VPC = VERTICAL PC
- VPI = VERTICAL PI
- VPT = VERTICAL PT
- > = GREATER THAN
- < = LESS THAN
- >= = GREATER THAN OR EQUAL TO
- <= = LESS THAN OR EQUAL TO



**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCEMENT OF EXCAVATION. THE FOLLOWING IS A PARTIAL LIST:

ALASKA DIG LINE - 811  
LOCATE CALL CENTER OF ALASKA 278-3121  
(INCLUDES ACS, AWWU, CEA, ENG, BUTLER AVIATION/TESORO, GCI CABLE, MLP, TRAFFIC SIGNALS, MOA STORM/STREETS, AND ALASKA FIBER STAR)

STATE STORM/STREET LIGHTS 333-2411  
MILITARY PETROLEUM LINES 862-4112

**VERIFY SCALE**

THIS BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING.

0' 1'

IF BAR IS NOT ONE INCH, ADJUST DRAWING SCALE ACCORDINGLY.

**RECORD DRAWING** Note: To be filled out on original drawings upon project completion.

1. DATA PROVIDED BY: \_\_\_\_\_  
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.  
CONTRACTOR: \_\_\_\_\_ TITLE: \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

2. DATA TRANSFERRED BY: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

3. Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.  
DATA TRANSFER CHECKED BY: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

COOK INLET HOUSING AUTHORITY  
3510 SPENARD RD, SUITE 100  
ANCHORAGE, AK 99503  
907-793-3000

**FORGE**  
ENGINEERING

PO BOX 240773  
ANCHORAGE, AK 99524  
907-522-7773

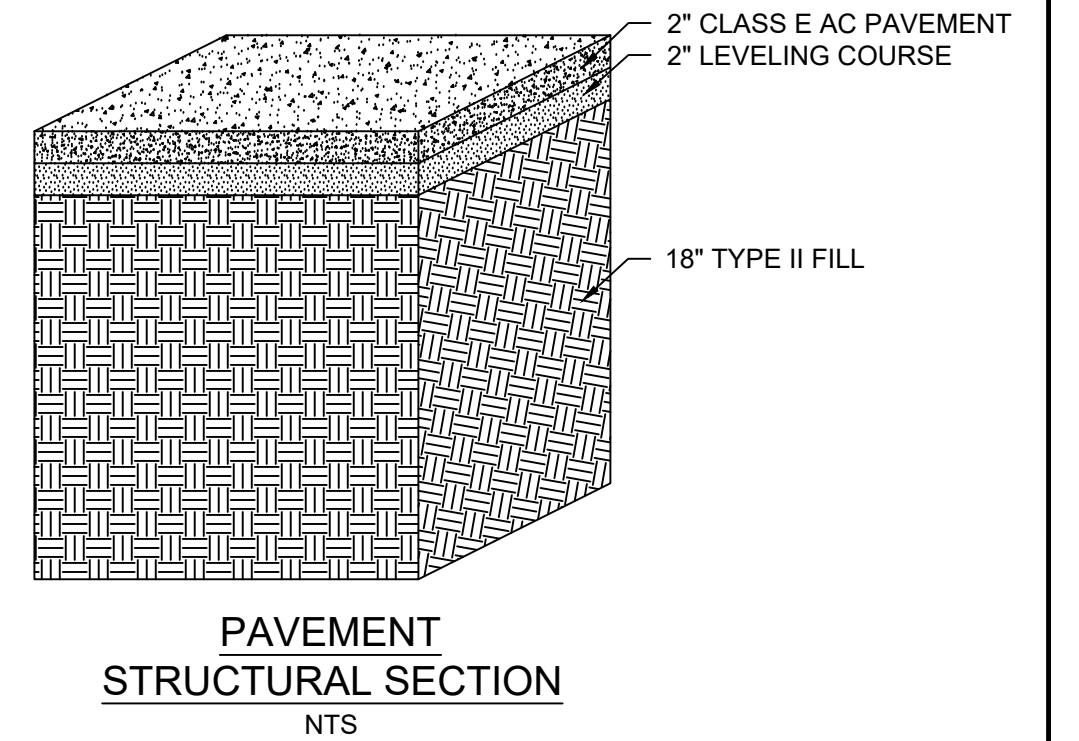
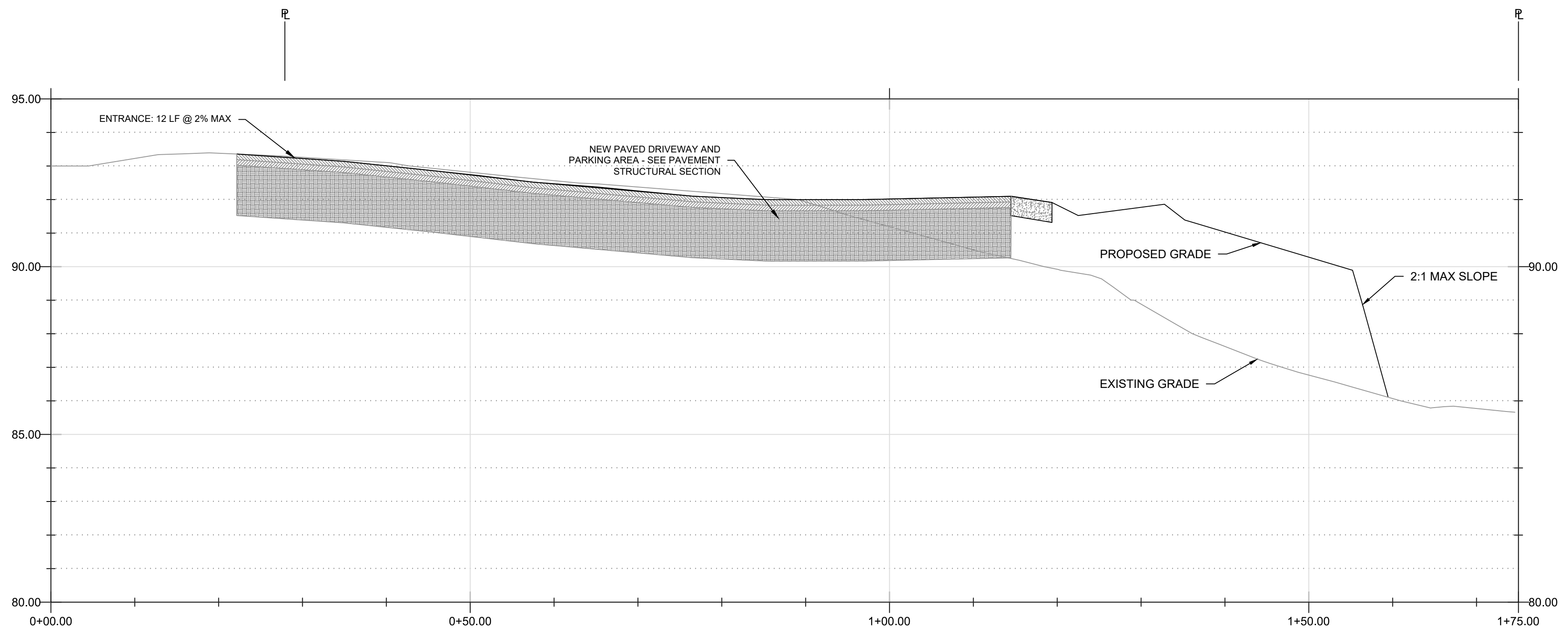


CIHA MCCAIN LOOP DUPLEXES  
OLMSTEAD SUB, LOTS 21 & 12 LESS N 55

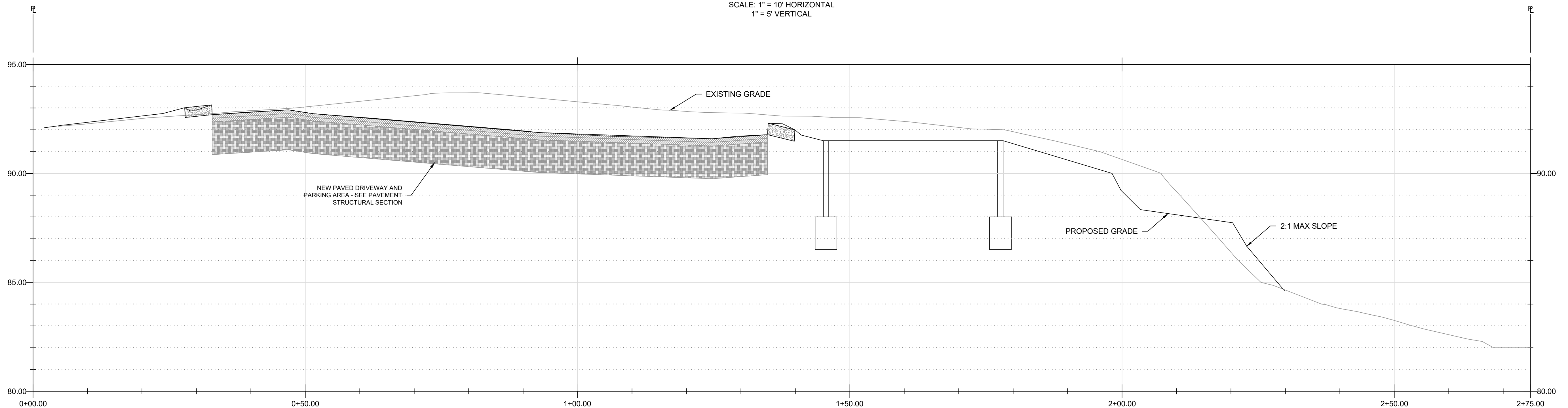
**SITE GRADING AND DRAINAGE**

HORZ SCALE: 1"=20'  
VERT SCALE: N/A  
DATE: Jun 28, 2021  
GRID: SW 1729  
PERMITS # C21-xxxx

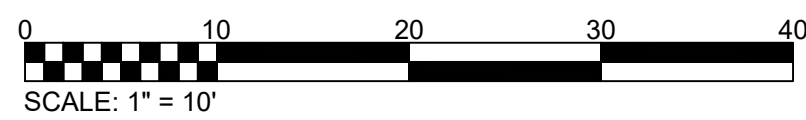
CLIENT CONSULTANT SEAL SHEET **C1**



**PROFILE A-A**  
SCALE: 1" = 10' HORIZONTAL  
1" = 5' VERTICAL



**PROFILE B-B**  
SCALE: 1" = 10' HORIZONTAL  
1" = 5' VERTICAL



**VERIFY SCALE**

THIS BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING.

0" 1"

IF BAR IS NOT ONE INCH, ADJUST DRAWING SCALE ACCORDINGLY.

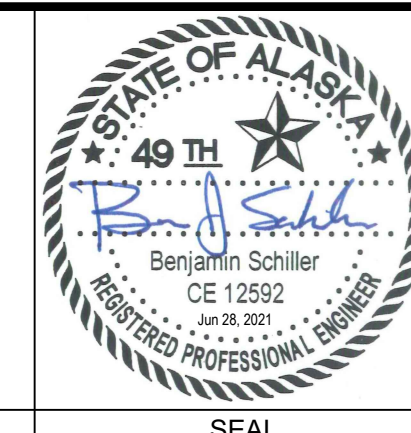
**RECORD DRAWING**

Note: To be filled out on original drawings upon project completion.

1. DATA PROVIDED BY: \_\_\_\_\_  
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.  
CONTRACTOR: \_\_\_\_\_  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_
2. DATA TRANSFERRED BY: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
DATE: \_\_\_\_\_
3. Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.  
DATA TRANSFER CHECKED BY: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

COOK INLET HOUSING AUTHORITY  
3510 SPENARD RD, SUITE 100  
ANCHORAGE, AK 99503  
907-793-3000

**FORGE**  
ENGINEERING  
PO BOX 240773  
ANCHORAGE, AK 99524  
907-522-7773



CIHA MCCAIN LOOP DUPLEXES  
OLMSTEAD SUB, LOTS 21 & 12 LESS N 55

**SITE PROFILES**

HORZ SCALE: 1"=10'  
VERT SCALE: 1"=5'  
DATE: Jun 28, 2021  
GRID: SW 1729  
PERMITS # C21-XXXX

SHEET **C2**

PLUMBING SCHEDULE

description of fixture/fitting
1 gas meter
2 furnace
3 hot water tank
4 frost-free hose bibb
5 deep two-compartment under-counter mounted stainless steel sink, as selected/single mixing chrome faucet with pull-out spray
6 connect disposal to drain
7 connect dishwasher supply, drain and vent
8 water supply line for refrigerator ice maker
9 gas connection for range
10 medium rectangular below-counter mounted lavatory, white, as selected/single mixing chrome faucet
11 toilet, simple low water use model, white
12 one-piece fiberglass tub with 60 inch height walls three sides, as selected/single mixing tempering shower valve, tub filler, drain fitting
14 clothes washer supply and drain box, recessed in wall
15 medium rectangular below-counter mounted lavatory, white, as selected/single mixing chrome faucet
16 toilet, simple low water use model, white
17 one-piece fiberglass tub with 60 inch height walls three sides, as selected/single mixing tempering shower valve, tub filler, drain fitting
18 gas meter
19 furnace
20 hot water tank
21 deep two-compartment under-counter mounted stainless steel sink, as selected/single mixing chrome faucet with pull-out spray
22 connect disposal to drain
23 connect dishwasher supply, drain and vent
24 water supply line for refrigerator ice maker
25 gas connection for range
26 medium rectangular below-counter mounted lavatory, white, as selected/single mixing chrome faucet
27 toilet, simple low water use model, white
28 one-piece fiberglass tub with 60 inch height walls three sides, as selected/single mixing tempering shower valve, tub filler, drain fitting
29 frost-free hose bibb

ROOM FINISH LEGEND

VP 1  
 Manufacturer: Shaw Contract  
 Style: Terrain II, 20-mil.  
 Color: Root

CPT 1  
 Manufacturer: Shaw Contract  
 Style: Quite Canvas  
 Color: Artistry

4" rubber base  
 Manufacturer: Johnsonite  
 Style: Traditional Base  
 Color: Pebble

WINDOW SCHEDULE

width	height	head ht.	operation	frame	glazing	notes
A 2'-8" 2'-8" normal casement vinyl clear 1						
B 2'-8" 4'-0" normal casement vinyl clear 1						
C 2'-8" 4'-0" normal fixed vinyl clear 1						
D 7'-11" 1'-6" 8'-10"± fixed vinyl clear 1						
E 2'-8" 4'-0" normal casement vinyl clear 1, 3						
F 2'-8" 4'-0" normal fixed vinyl clear 1						
G 6'-0" 6'-8" 8'-10"± fixed vinyl clear safety 1						
H 2'-8" 4'-6" normal casement vinyl clear 1						
J 5'-4" 2'-0" normal fixed vinyl clear 1						
K 2'-8" 4'-0" normal casement vinyl clear 1, 3						
L 2'-8" 2'-8" normal casement vinyl clear safety 1, 2						
M 2'-8" 4'-0" normal casement vinyl clear 1, 3						
N 5'-4" 2'-0" normal fixed vinyl clear 1						
P 5'-4" 1'-6" normal fixed vinyl clear safety 1						
R 5'-4" 1'-6" normal fixed vinyl clear 1						
S 2'-8" 4'-0" normal fixed vinyl clear 1						
T 2'-8" 2'-0" 2'-3" ± fixed vinyl clear safety 1						
U 2'-8" 4'-0" normal casement vinyl clear 1, 3						
V 2'-8" 2'-0" 2'-3" ± fixed vinyl clear safety 1						
W 2'-8" 2'-8" normal casement vinyl clear 1						

ROOM FINISH SCHEDULE

room name	floor	base	notes
4-101 Entry VP 1 4" rubber 1			
4-102 Mechanical/Flex VP 1 4" rubber 1			
4-103 Hall VP 1 4" rubber 1			
4-104 Kitchen VP 1 4" rubber 1, 2			
4-105 Bath One VP 1 4" rubber 1, 2			
4-106 Living/Dining VP 1 4" rubber 1			
4-107 Bedroom One cpt 1 1/2" x 3 1/2" MDF 1			
4-201 Hall VP 1 4" rubber 1			
4-202 Bath Two VP 1 4" rubber 1, 2			
4-203 Bedroom Two cpt 1 1/2" x 3 1/2" MDF 1			
5-101 Entry VP 1 4" rubber 1			
5-102 Laundry/Mech. VP 1 4" rubber 1			
5-103 Walk-In Pantry VP 1 4" rubber 1			
5-104 Kitchen VP 1 4" rubber 1, 2			
5-105 Living/Dining VP 1 4" rubber 1			
5-106 Bedroom Two cpt 1 1/2" x 3 1/2" MDF 1			
5-107 Hall VP 1 4" rubber 1			
5-108 Bath VP 1 4" rubber 1, 2			
5-109 Bedroom One cpt 1 1/2" x 3 1/2" MDF 1			
5-110 Walk-In Closet cpt 1 1/2" x 3 1/2" MDF 1			

DOOR SCHEDULE

width	ht.	type	material	finish	hardware	glazing	notes
4-101 3'-0" 6'-8" exterior insul. met. paint lockset, deadbolt none 1, 3							
4-102 2'-8" 6'-8" exterior insul. met. paint lockset, deadbolt safety 1							
4-103 2'-8" 6'-8" one panel wood paint privacy lock none --							
4-104 2'-6" 6'-8" one panel wood paint latchset none --							
4-105 2'-4" 6'-8" one panel wood paint privacy lock none 2							
4-106 6'-0" 6'-8" bypassing wood paint overhd. track/pulls none --							
4-107 2'-8" 6'-8" one panel wood paint trolley tack/pull none --							
4-108 4'-0" 6'-8" one panel wood paint overhd. track/pulls none --							
4-109 2'-0" 6'-8" one panel wood paint overhd. track/pull none --							
4-110 2'-0" 6'-8" one panel wood paint latchset none --							
4-201 2'-8" 6'-8" exterior insul. met. paint privacy lock none --							
4-202 2'-4" 6'-8" one panel wood paint privacy lock none 2							
4-203 5'-0" 6'-8" bypassing wood paint overhd. track/pulls none --							
4-204 5'-0" 6'-8" bypassing wood paint overhd. track/pulls none --							
4-205 2'-4" 6'-8" one panel wood paint privacy lock none 2							
5-101 3'-0" 6'-8" exterior insul. met. paint lockset, deadbolt none 1, 3							
5-102 2'-8" 6'-8" exterior insul. met. paint lockset, deadbolt safety 1							
5-103 5'-0" 6'-8" one panel wood paint trolley tack/pulls none --							
5-104 2'-8" 6'-8" one panel wood paint privacy lock none --							
5-105 2'-8" 6'-8" one panel wood paint privacy lock none 2							
5-106 2'-4" 6'-8" one panel wood paint privacy lock none 2							
5-107 2'-0" 6'-8" one panel wood paint latchset none --							
5-108 4'-0" 6'-8" one panel wood paint latchset none --							
5-109 4'-0" 6'-8" one panel wood paint latchset none --							
5-110 4'-0" 6'-8" one panel wood paint overhd. track/pulls none --							
5-111 2'-8" 6'-8" one panel wood paint trolley tack/pull none --							
5-112 2'-0" 6'-8" one panel wood paint latchset none --							

DOOR SCHEDULE NOTES

- Weatherstripping and threshold.
- Polished stainless hardware finish at bathroom side for bathroom use.
- Entry door in wood frame with integral single or double full height safety glass side lite/s as shown on floor plan. Confirm rough opening required. Flush panel door and plain rectangular side lite.

ROOM FINISH SCHEDULE NOTES

- Walls and ceilings shall be painted gypsum board, typical.
- Substitute cementitious tile backer board for gypsum board at kitchen/laundry backsplash walls and tub/showers where ceramic wall tile occurs.

WINDOW SCHEDULE GENERAL NOTE

Sizes in Window Schedule are rough openings. Confirm frame size required with manufacturer, to allow for required insulation and shim space.

WINDOW SCHEDULE NOTES

- Vinyl frame windows shall be high quality residential grade with insulated double glazing, low E and argon. Frame color black. Provide screens at operating windows.
- Frosted or patterned glass.
- Meet all applicable requirements for sleeping room egress, including min. 5.7 square feet net clear opening area; 24 inch min. net clear height; 20 inch min. net clear width (R310.2.1); max. 44 inch sill height (R310.2.2) and operating hardware complying with R310.1.1.

LIGHT FIXTURE SCHEDULE

Not included in this set of drawings.

COOK INLET HOUSING AUTHORITY  
 MCCAIN LOOP DUPLEXES  
 lot 12 less North 55 ft.  
 Olmstead subdivision  
 3807 McCain Loop  
 ANCHORAGE, ALASKA



#### EXCAVATION AND FILL

Slope finish grade away from buildings 6 inches minimum for a distance of 10'-0".  
Place any large rocks unearthed during excavation as directed by Owner's representative.

#### SITE UTILITIES

Connect water service line to water main.  
Connect drain lines to sanitary sewer main.  
Provide natural gas service entrance and meter.  
Provide 200 amp electrical service entrance and meter.  
Provide service entrance for Cable TV/Internet.

#### SITE WORK AND LANDSCAPING

Preserve existing natural vegetation to the extent possible.  
Protect creek maintenance easement during construction.  
Provide house numbers and unit numbers as shown on Elevations.

#### HEATING

Design of the heating and ventilation systems shall be by Contractor.  
Permits shall be acquired and paid for by the Contractor.  
Inspections shall be scheduled by the Contractor and/or Subcontractor.  
Provide natural gas fired furnace for each living unit, with minimum output of 50 BTUh per square foot of area served.  
Locate mechanical equipment in Mechanical/Flex 4-102 and Laundry/Mech./Flex 5-102.

#### ELECTRICAL

Design of the electrical systems shall be by Contractor.  
Permits shall be acquired and paid for by the Contractor.  
Inspections shall be scheduled by the Contractor and/or Subcontractor.  
Rough in all boxes and conduct a walk-through review of the locations of all power outlets, switches, light fixtures and any other electrical items with Owner prior to wiring.  
Provide concealed Cable TV/Internet wiring and wall boxes from service entrance to locations indicated on Floor Plan.  
Switched outlets shall be half switched.  
Confirm power requirements for all Owner-furnished items.  
Provide smoke detectors in each bedroom and on each floor level at high point of ceiling. Provide carbon monoxide detector on each level. Detectors shall be hardwired in a series, so if one sounds they all do, with battery backup.  
Provide hardwired doorbell at Door 4-101; locate chime in Hall 4-103.  
Provide hardwired doorbell at Door 5-101; locate chime in Hall 5-107.

#### SIDING

Install all siding over air infiltration retarder.  
Provide a sample of each type of siding to be used prior to installation or ordering of materials.  
Provide corrugated metal siding, as selected where shown/noted.  
Provide OSB lap siding, as selected where shown/noted. Align horizontal joints all around the building.  
Provide fiber-cement panel siding where shown/noted.  
Provide all necessary trim, flashing, terminations and accessories, whether shown/noted or not.

#### EXTERIOR TRIM

Provide 2x8 cedar fascia, or fiber cement plank same dimension.  
Provide window trim, corner trim and other trim as shown/noted.

#### INSULATION

Provide foundation insulation as shown/noted in Sections and details.  
Provide minimum R-21 insulation, batt or blown-in cellulose at exterior walls.  
Provide minimum R-30 insulation, foam in place at rim joist.  
Provide minimum R-45 insulation, batt or blown-in cellulose at roofs, with minimum 2" vent space above.  
Provide minimum R-30 insulation, foam in place at floor cantilevers.  
Provide bird screen and insect screen at vent openings.  
Vent area shall be equivalent to 1/150th of roof area, 50% at eaves and 50% at ridge.  
Provide 6-mil vapor retarder at warm side of all wall and roof insulation.

#### ROOFING

Provide asphalt composition shingles over ice and water shield (self-adhering modified bitumen membrane).  
Provide continuous embedded edge metal flashing at roof edges.  
Provide gutter and downspout/s according to best standard local practice. Locate downspout outlets 5'-0" beyond exterior wall.  
Provide single-ply membrane roofing at entry canopy roofs.

#### DRYWALL AND PAINT

Provide 1/2" gypsum board at walls.  
Provide 5/8" gypsum board at ceilings.  
Provide 5/8" type X fire rated gypsum board at wall and ceiling between garage and house.  
Provide samples of wall texture and paint/stain color samples, prior to commencement of work or ordering of materials.  
Provide exterior grade primer and paint at fiber cement panel siding; and exterior soffit and fascia.  
Provide exterior grade stain at exposed truss tails and underside of sheathing.  
Provide primer and two coats of water based latex enamel at interior.

#### INTERIOR TRIM

Typical door trim shall be rectangular MDF as selected, prime and paint with two coats semi-gloss, color to match adjacent walls.  
Window trim shall be min. 3/4" rectangular clear hem-fir, poplar or MDF sill with gypsum board returns at jambs and head. Gypsum board returns four sides OK for high windows.

#### CRAWL SPACE VENTILATION

Crawl spaces shall be mechanically ventilated.  
Provide constant velocity fan with 1 CFM per square foot of crawl space footprint.  
Transfer grilles, floor openings located opposite of fan/discharge to pull air across crawl space.  
Design and installation by Contractor.  
Comply with IRC 408.3, 2.1.

#### ATTIC VENTILATION

See Insulation section.

#### BUILDING CODE SUMMARY

International Residential Code, 2018 edition

Use - two family dwelling R101.2

Allowable number of stories - 3  
Actual number of stories - 2

Exterior walls are not required to be fire rated, min. 5'-0" fire separation at property line. Table R302.1 (1)

Smoke alarms are required. R314

Address identifying signage is required. R319

Minimum stairway width, 36". R311.7.1  
Stairway maximum riser height, 7-3/4"; minimum tread depth, 10".  
R311.7.5.1, R311.7.5.2  
Handrails - one side of stair runs only. Handrails are not required at stair flights with three or fewer risers. R311.7.8  
Handrail height - 34" above nosings, except at transitions as allowed by R311.7.8.1, exception 2.  
Guard height - minimum 34" above stair nosings. R312.1.2, exception 1  
Guard height - minimum 36" at deck railing and any other locations not along stair runs. R312.1.1

#### ZONING CODE SUMMARY

Title 21, Anchorage Municipal Code

Zoning district: R-2M  
Property area: 34,125 sq. ft.  
Building footprint [including porches, decks and patios]: 4,060 sq. ft.  
Lot coverage, allowed: 40% Table 21.06-1  
Lot coverage, proposed: 12%  
Height, allowed: 30 ft. Table 21.06-1  
Height, proposed: 22'-0"

21.07.110, C - Multifamily/Town House Residential standards.

#### Sub-part 3 - Windows Facing the Street

This project complies with 21.07.110, C, 3, a/b - min. 10% of wall area shall be windows and primary entrance door. Total of windows and entrance door proposed are 23% of wall area - typical at West Elevation [portions of all units with west exterior walls facing McCain Loop].

#### Sub-part 6 - Building and Site Orientation

This project complies with the following sub-parts:

- 21.07.110, C, 6, b/d - total of windows and entrance door proposed are 23% of wall area.
- 21.07.110, C, 6, a - courtyard housing. The arrangement of Units 4/5 and 6/7 meets the intent of referenced section 21.07.060, F, 7.
- 21.07.110, C, 6, k, i. - the primary entrance of Unit #4 and Unit #7 face McCain Loop.

#### Sub-part 7 - Building Articulation

This project complies with the following sub-parts:

- 21.07.110, C, 7, a - Wall interval dimensions and recesses at North and West Elevations at Units 4/5 and South and West Elevations at Units 6/7 comply with the intent of the sub-part.
- 21.07.110, C, 7, d - three siding materials are used on all buildings.
- 21.07.110, C, 7, h - total of windows and entrance door proposed are 23% of wall area (West Elevation, Units 6/7, facing McCain Loop).
- 21.07.110, C, 7, m - variation of form and scale proposed complies with the intent of the sub-part.

#### Sub-part 9 - Entry Way Treatment

This project complies with the following sub-parts:

- 21.07.110, C, 9, a - proposed covered porch, 30 sq. ft. each at Units 4 and 5.
- 21.07.110, C, 9, b - both wall modulation and material changes are proposed.
- 21.07.110, C, 9, c - door side lite and transom proposed.
- 21.07.110, C, 9, d - steps, three risers/two treads from porch down to walkway/grade.

#### Sub-part 10 - Landscaping

This project complies with the intent of 21.07.110, C, 10, a and d, i., (B), with trees and shrubs arranged according to constraints and opportunities unique to the site.

Parking. Table 21.07-4

Use: Household Living; two family dwelling (lot 12); and multi-family dwelling (lot 21).  
One space per 1-BR dwelling unit.  
+ 0.5 additional spaces each additional bedroom  
+ 0.15 guest spaces, each dwelling unit with Town House style construction  
Total required: 10 for dwelling units; 2 for guests - total, 12  
Total provided: 13 for dwelling units; 4 for guests - total, 17  
Including one accessible space



#### AREA SUMMARY

Unit 4 - 1,190 sq. ft. (living area)  
875 (first floor) + 315 (second floor)  
Unit 5 - 1,045 sq. ft. (living area)

COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

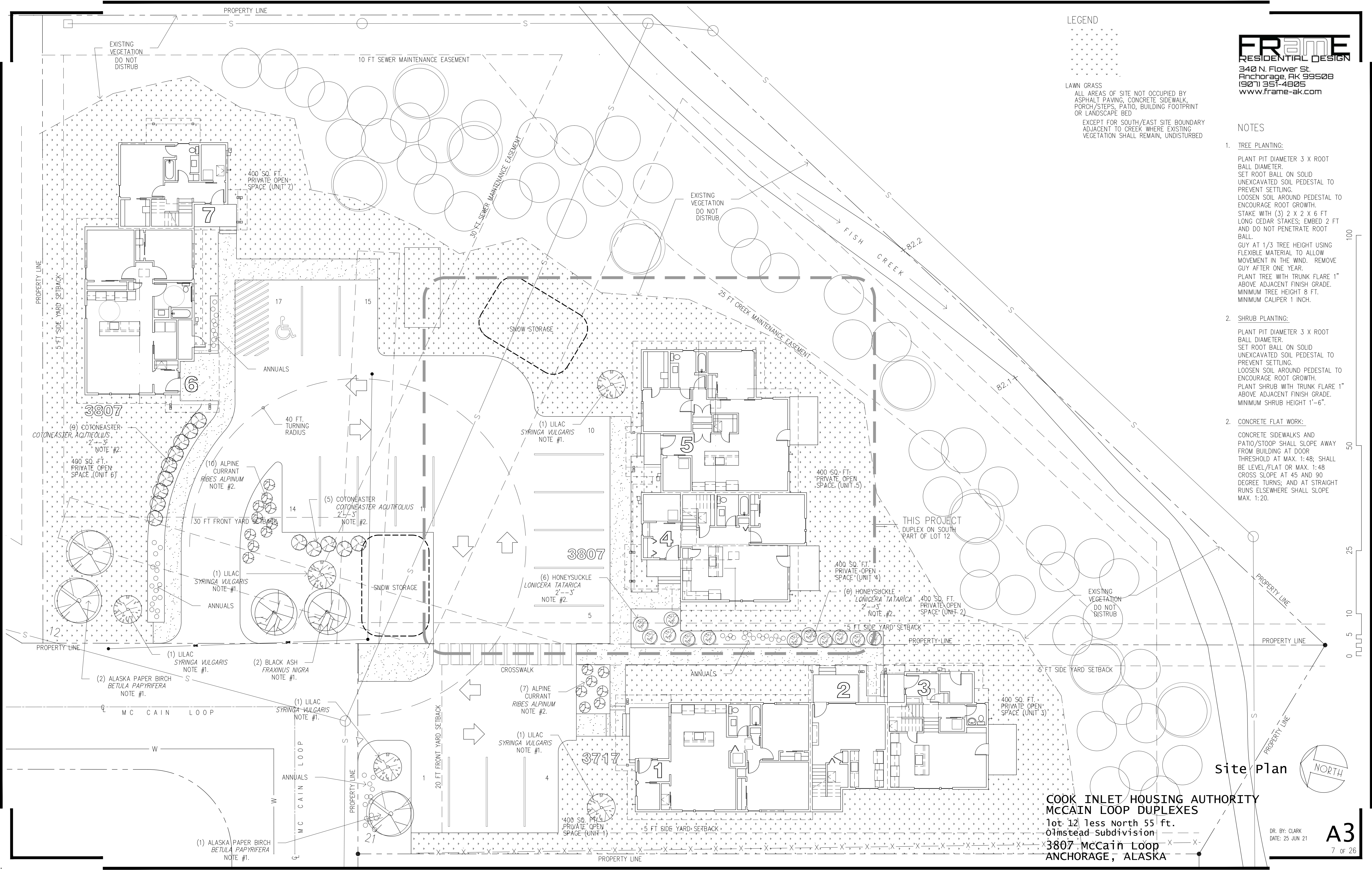
DR. BY: CLARK  
DATE: 25 JUN 21

LEGEND

- LAWN GRASS  
ALL AREAS OF SITE NOT OCCUPIED BY ASPHALT PAVING, CONCRETE SIDEWALK, PORCH/STEPS, PATIO, BUILDING FOOTPRINT OR LANDSCAPE BED
- EXCEPT FOR SOUTH/EAST SITE BOUNDARY ADJACENT TO CREEK WHERE EXISTING VEGETATION SHALL REMAIN, UNDISTURBED

NOTES

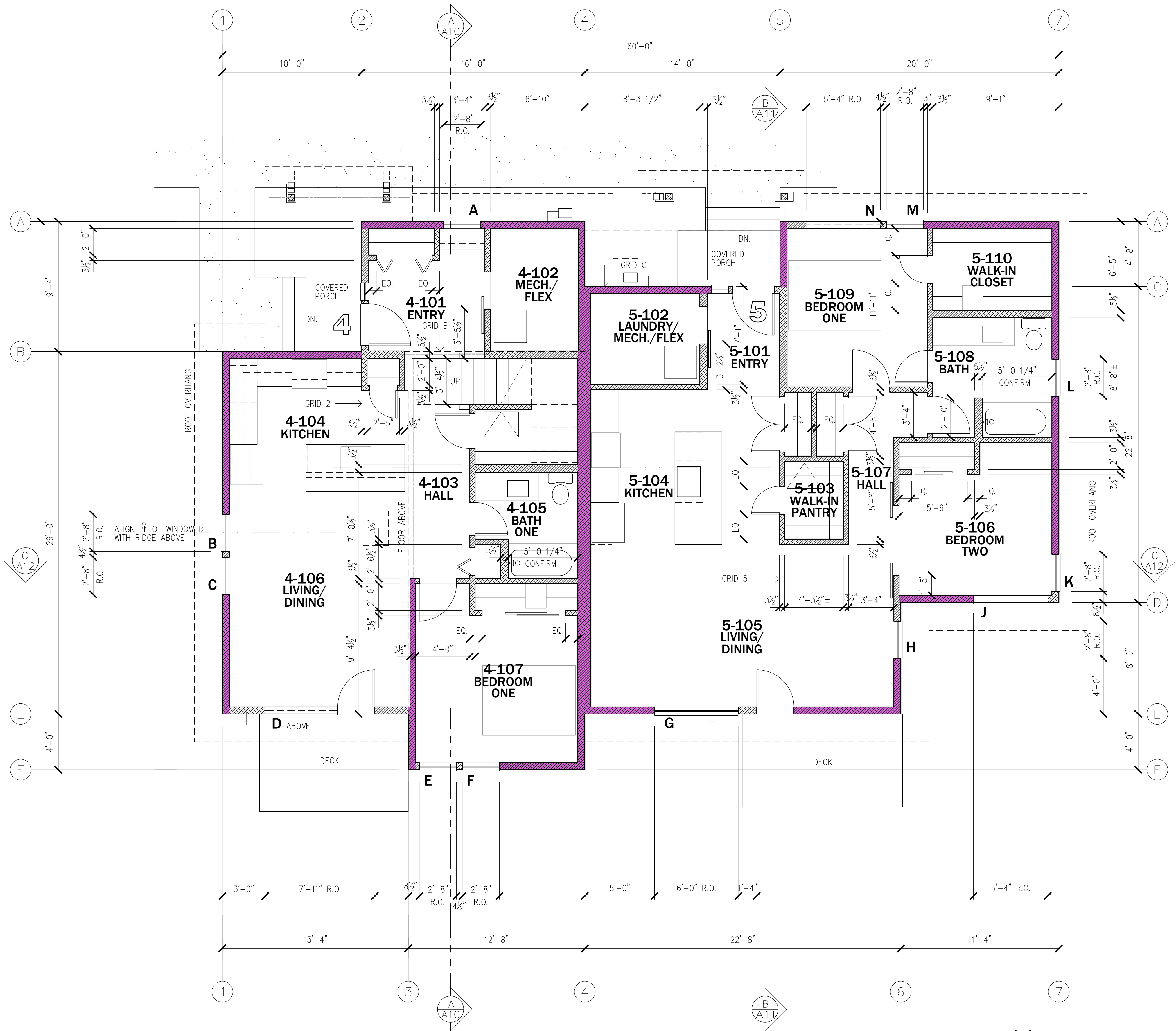
1. TREE PLANTING:  
PLANT PIT DIAMETER 3 X ROOT BALL DIAMETER.  
SET ROOT BALL ON SOLID UNEXCAVATED SOIL PEDESTAL TO PREVENT SETTLING.  
LOOSEN SOIL AROUND PEDESTAL TO ENCOURAGE ROOT GROWTH.  
STAKE WITH (3) 2 X 2 X 6 FT LONG CEDAR STAKES; EMBED 2 FT AND DO NOT PENETRATE ROOT BALL.  
GUY AT 1/3 TREE HEIGHT USING FLEXIBLE MATERIAL TO ALLOW MOVEMENT IN THE WIND. REMOVE GUY AFTER ONE YEAR.  
PLANT TREE WITH TRUNK FLARE 1" ABOVE ADJACENT FINISH GRADE.  
MINIMUM TREE HEIGHT 8 FT.  
MINIMUM CALIPER 1 INCH.
2. SHRUB PLANTING:  
PLANT PIT DIAMETER 3 X ROOT BALL DIAMETER.  
SET ROOT BALL ON SOLID UNEXCAVATED SOIL PEDESTAL TO PREVENT SETTLING.  
LOOSEN SOIL AROUND PEDESTAL TO ENCOURAGE ROOT GROWTH.  
PLANT SHRUB WITH TRUNK FLARE 1" ABOVE ADJACENT FINISH GRADE.  
MINIMUM SHRUB HEIGHT 1'-6".
3. CONCRETE FLAT WORK:  
CONCRETE SIDEWALKS AND PATIO/SLOOP SHALL SLOPE AWAY FROM BUILDING AT DOOR THRESHOLD AT MAX. 1:48; SHALL BE LEVEL/FLAT OR MAX. 1:48 CROSS SLOPE AT 45 AND 90 DEGREE TURNS; AND AT STRAIGHT RUNS ELSEWHERE SHALL SLOPE MAX. 1:20.



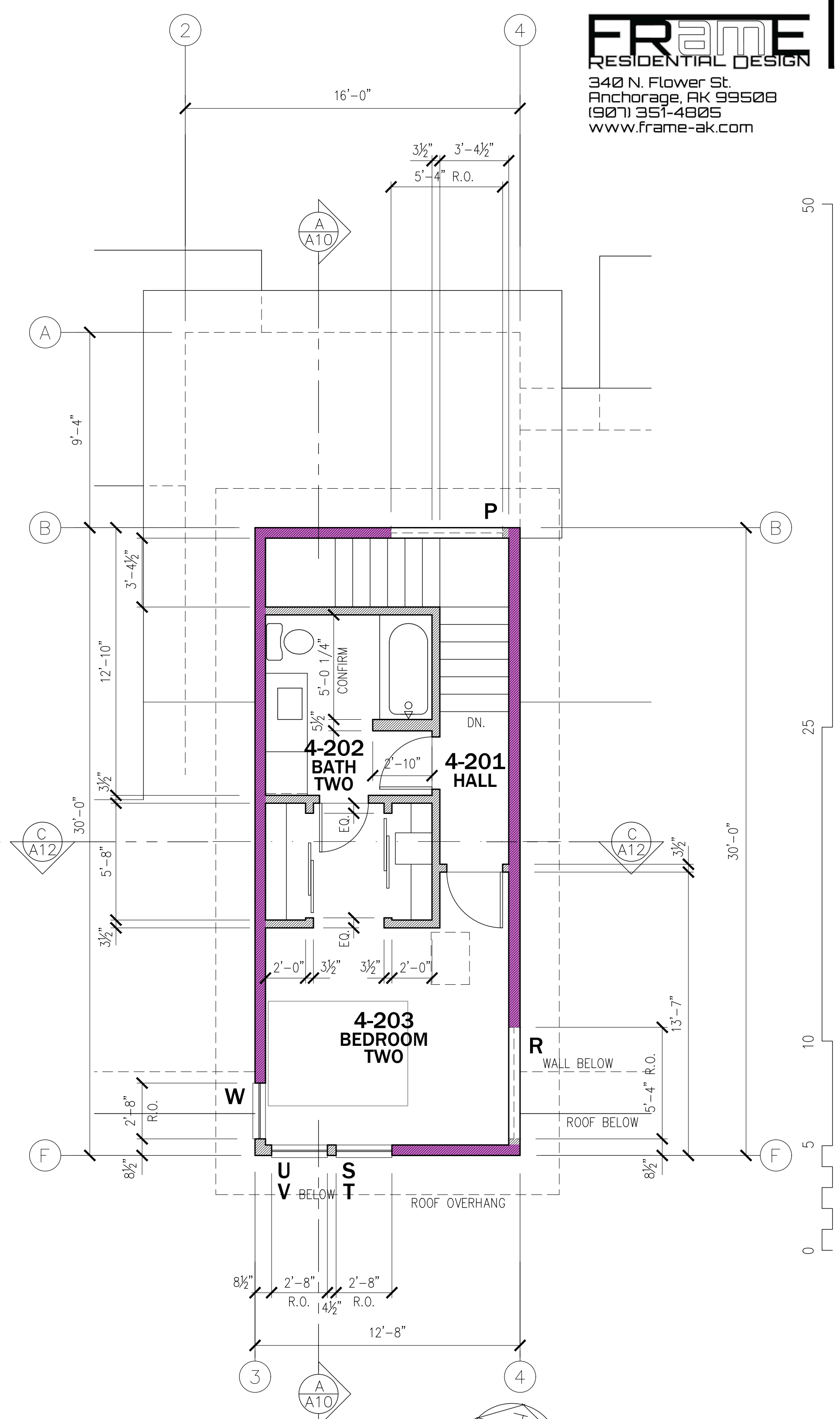
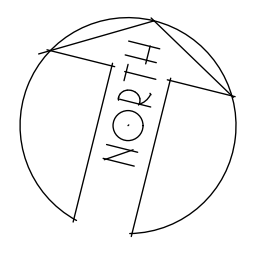
Site Plan

COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
Lot 12 less North 55 ft.  
01st-4th subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

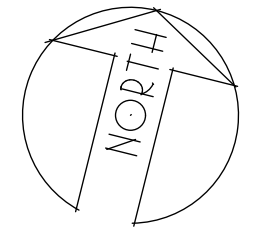
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DATE: 25 JUN 21



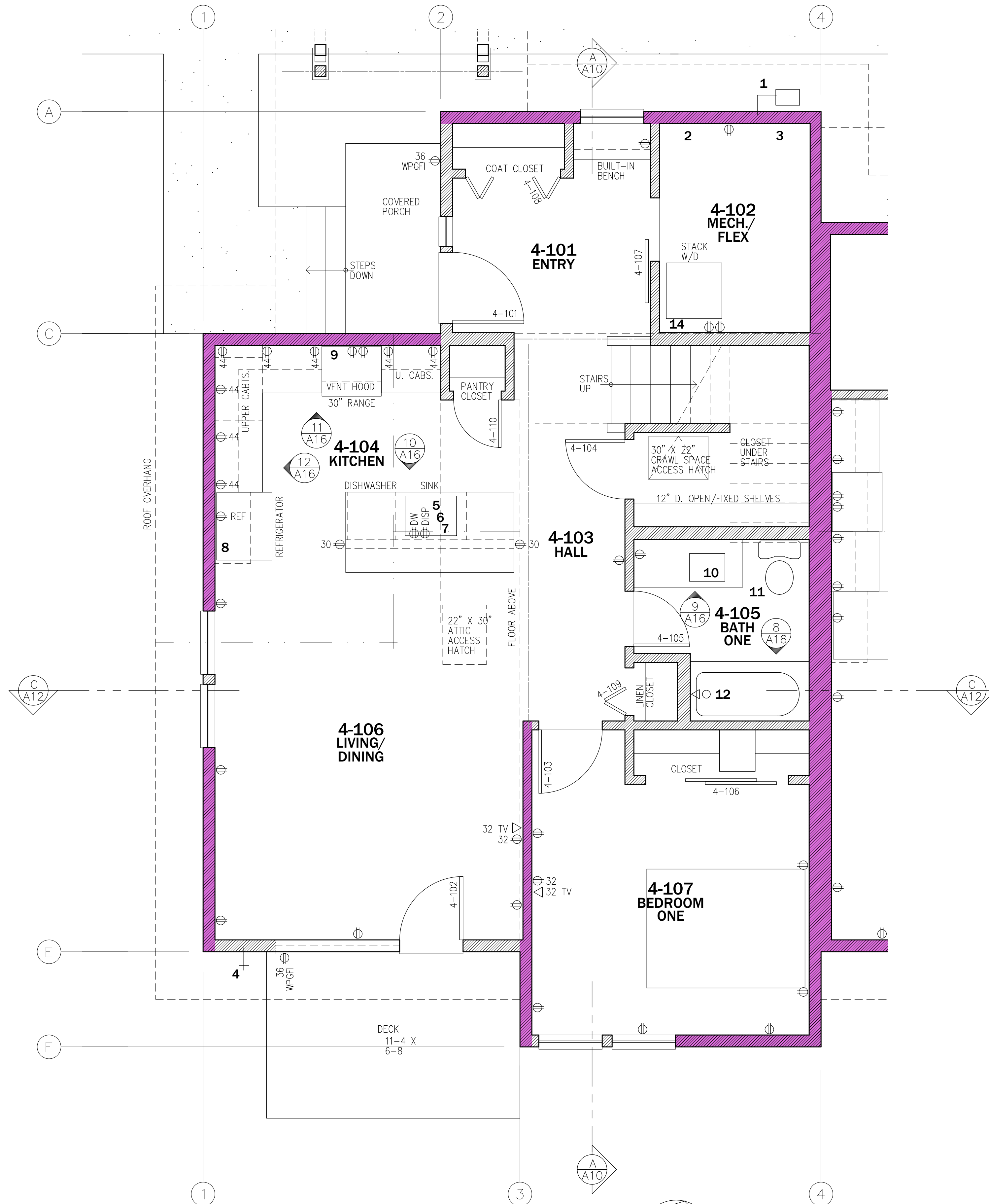
Overall First Floor Plan



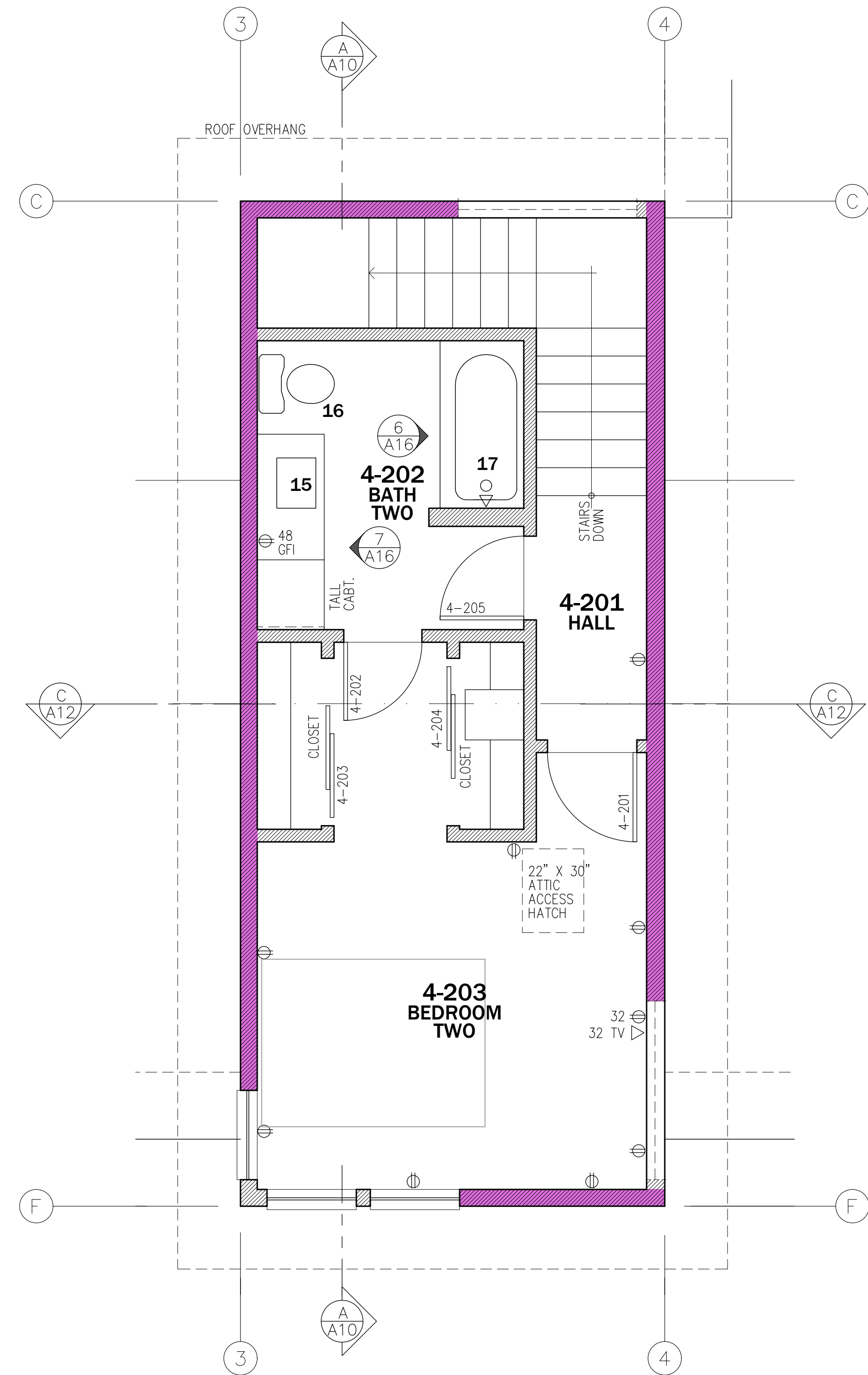
Overall Second Floor Plan



COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
Lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA



Unit #4  
Enlarged First Floor Plan

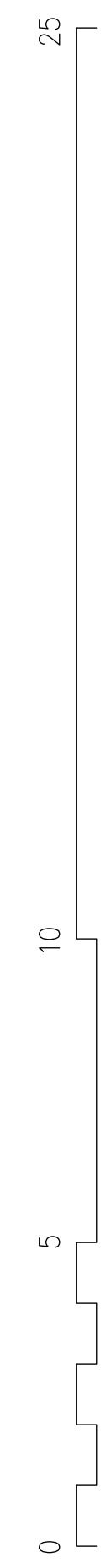
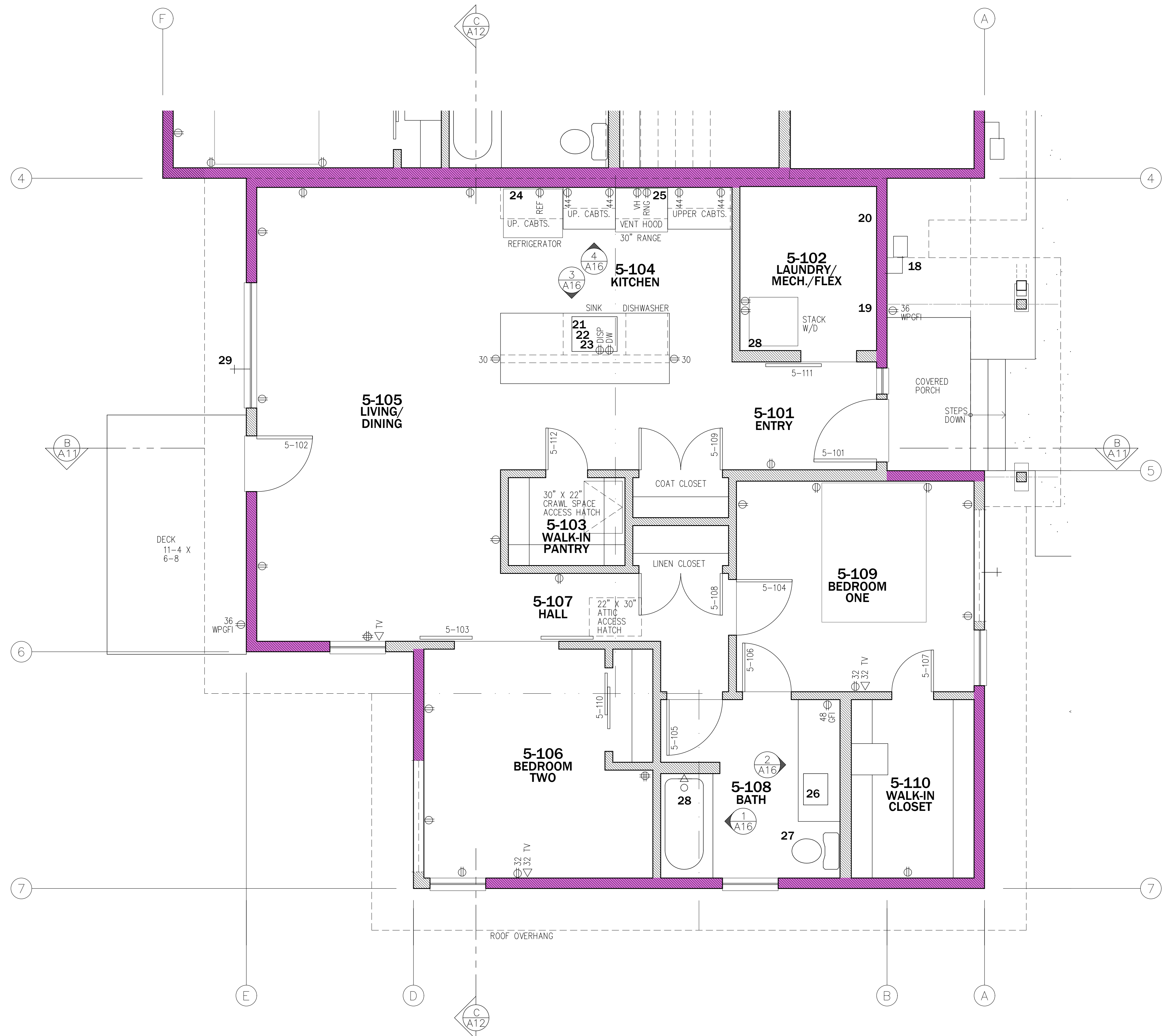


Unit #4  
Enlarged Second Floor Plan

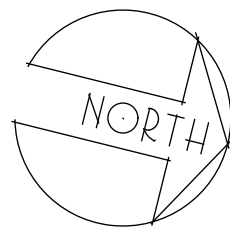
COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

DR. BY: CLARK  
DATE: 25 JUN 21



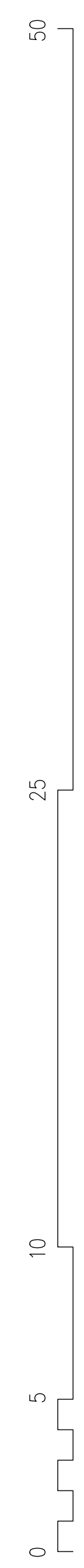
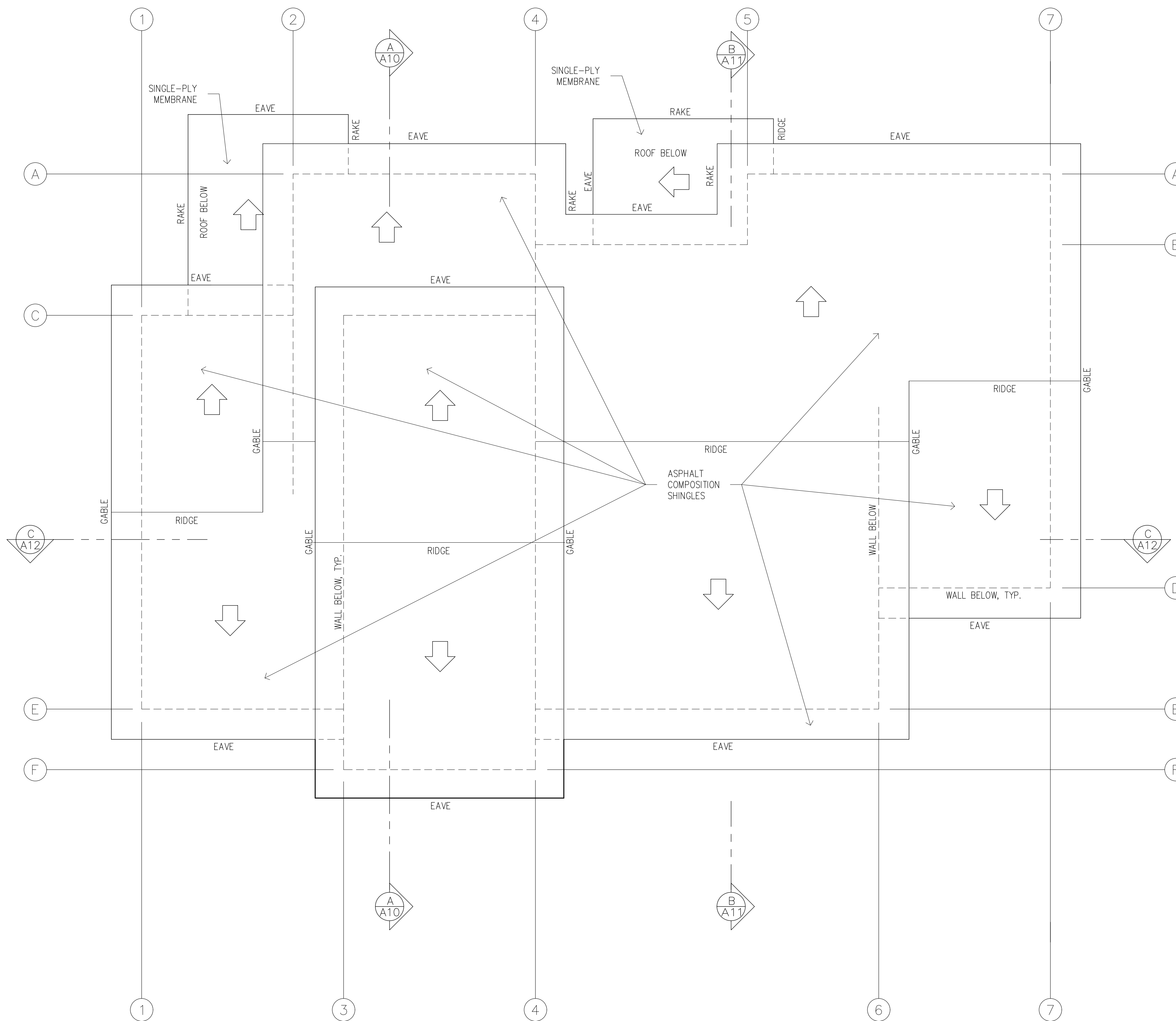


Unit #5  
Enlarged First Floor Plan



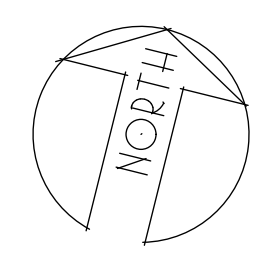
COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
Lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

DR. BY: CLARK  
DATE: 25 JUN 21



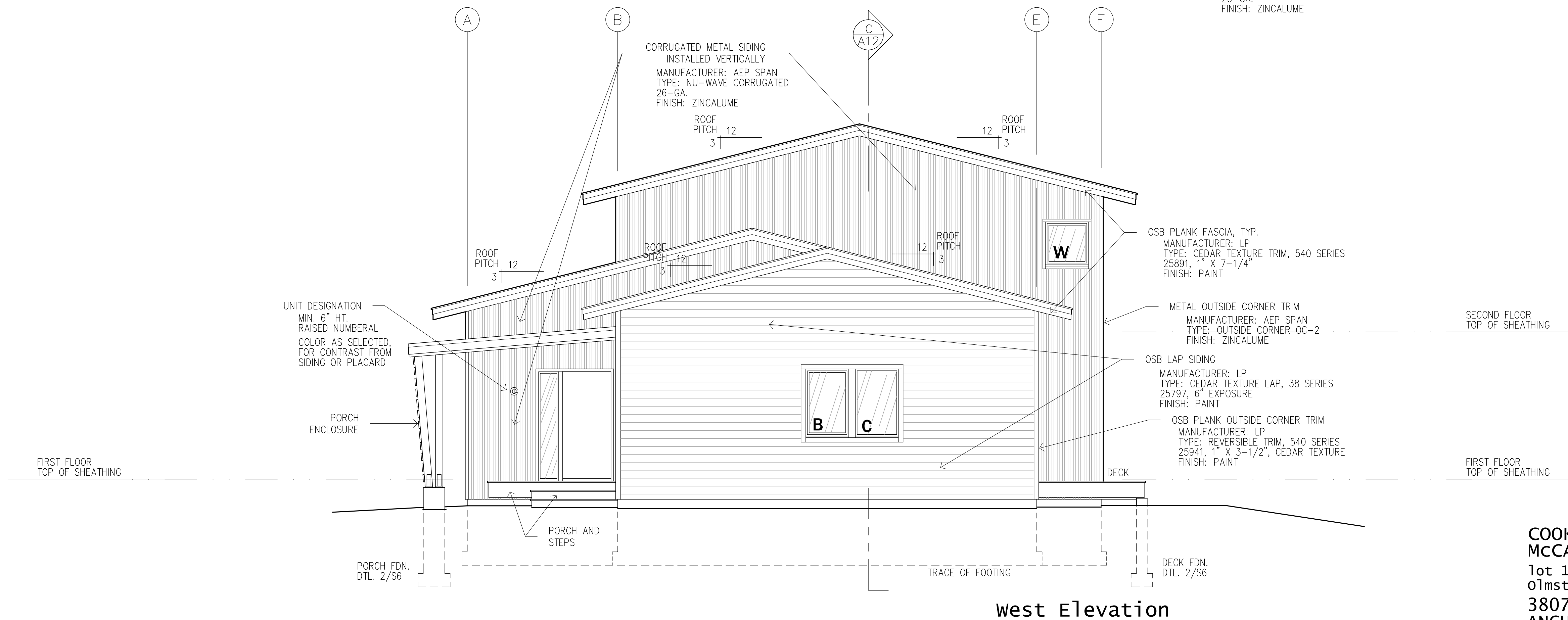
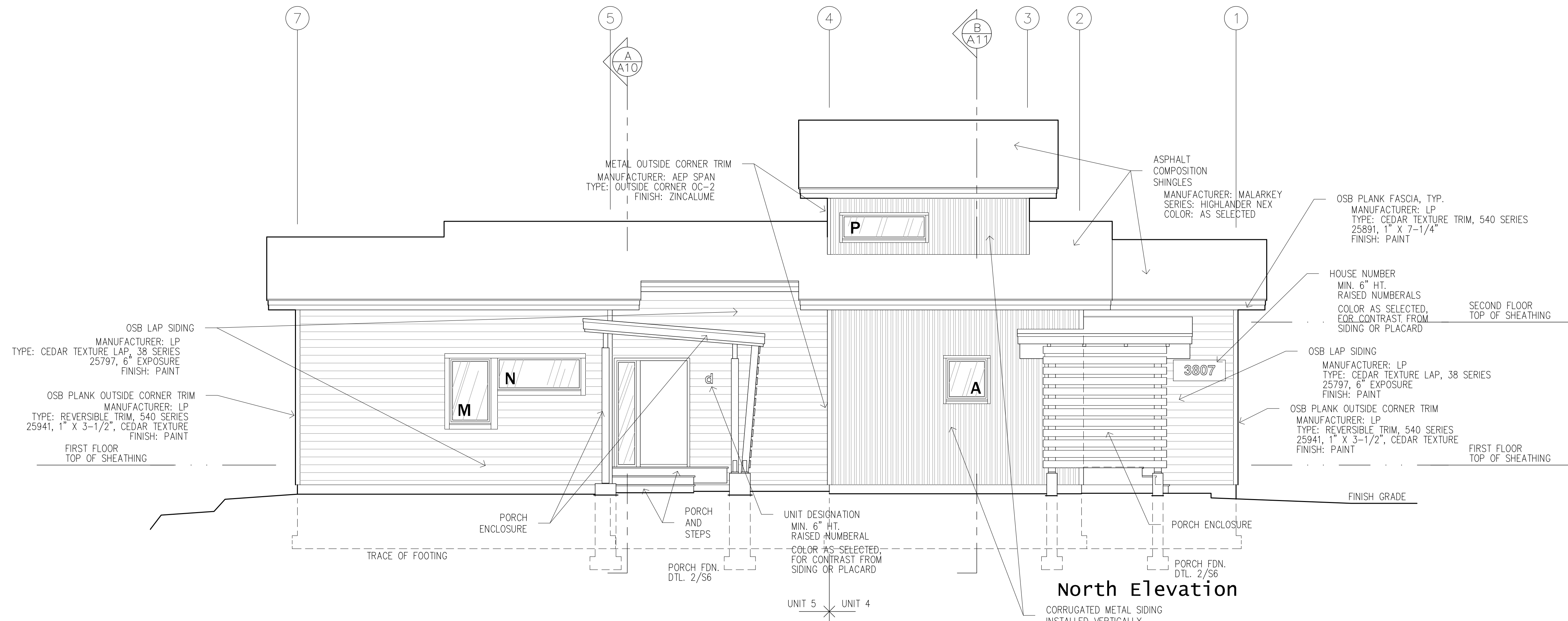
**LEGEND**  
 INDICATES DIRECTION OF  
 DOWNWARD SLOPE  
 3 IN 12 PITCH AT BUILDING ROOFS  
 1 IN 12 PITCH AT ENTRY CANOPY ROOFS

Roof Plan

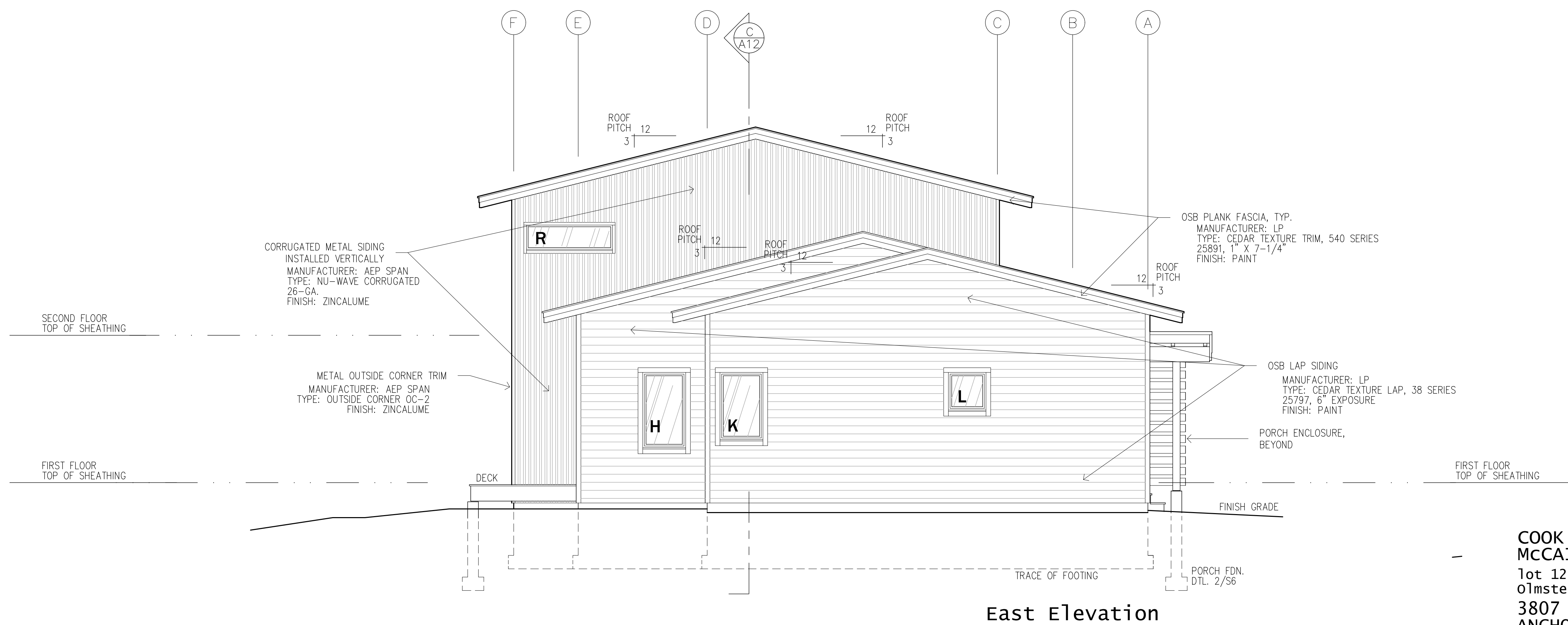
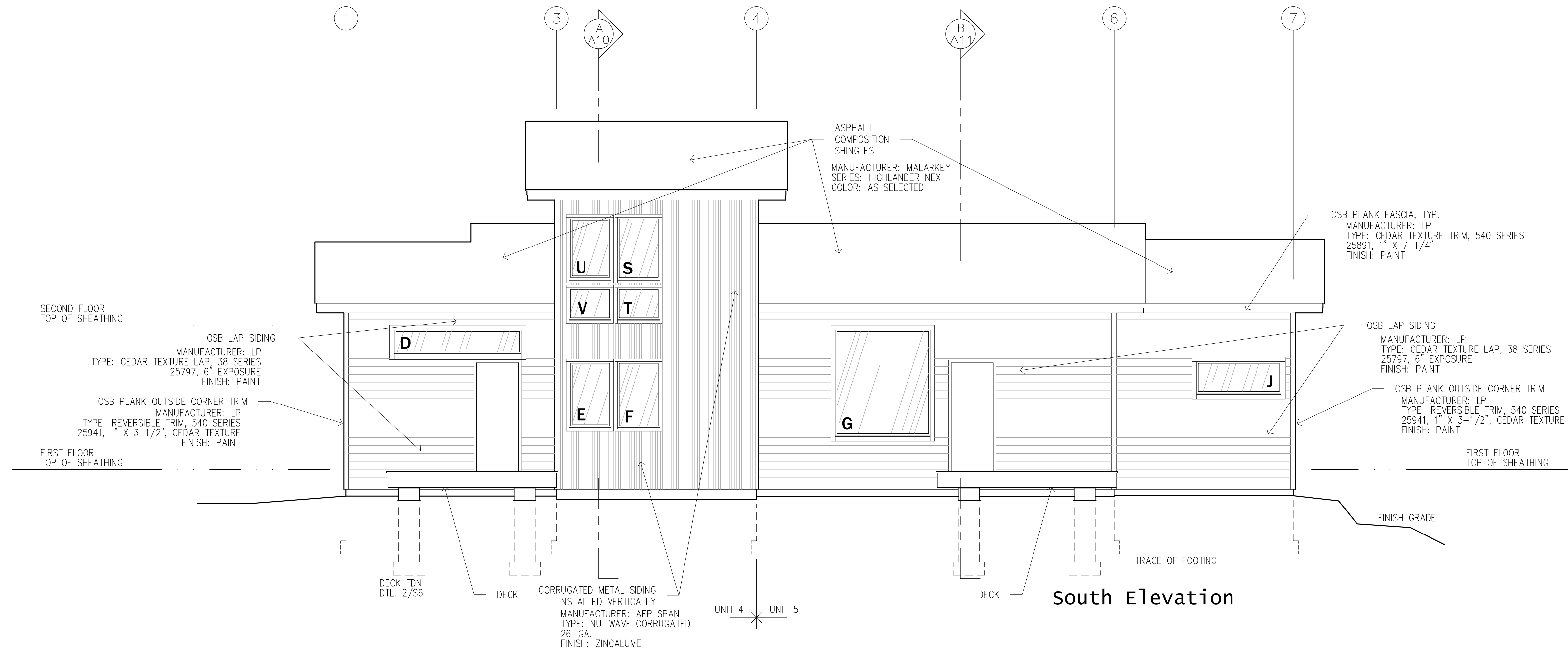


**COOK INLET HOUSING AUTHORITY  
 MCCAIN LOOP DUPLEXES**  
 Lot 12 less North 55 ft.  
 Olmstead subdivision  
 3807 McCain Loop  
 ANCHORAGE, ALASKA

DR. BY: CLARK  
 DATE: 25 JUN 21

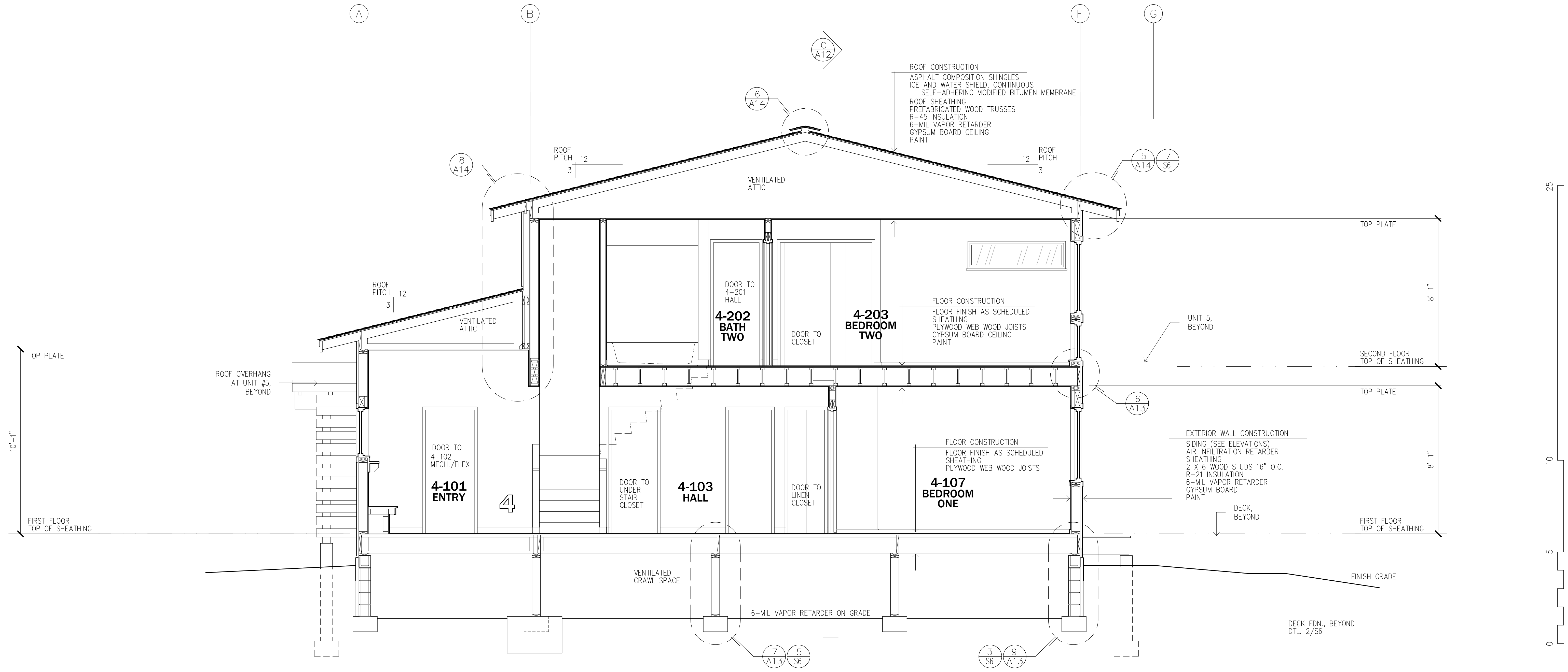


COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
Lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA



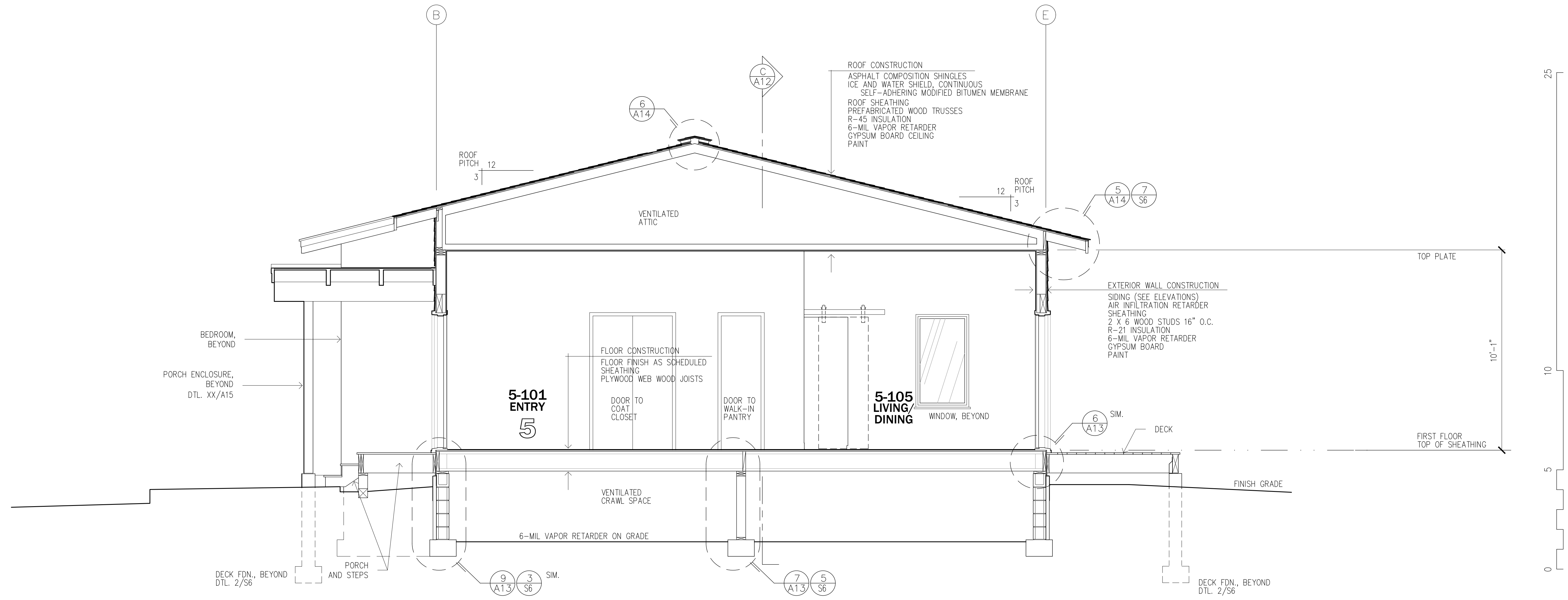
COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

DR. BY: CLARK  
DATE: 25 JUN 21



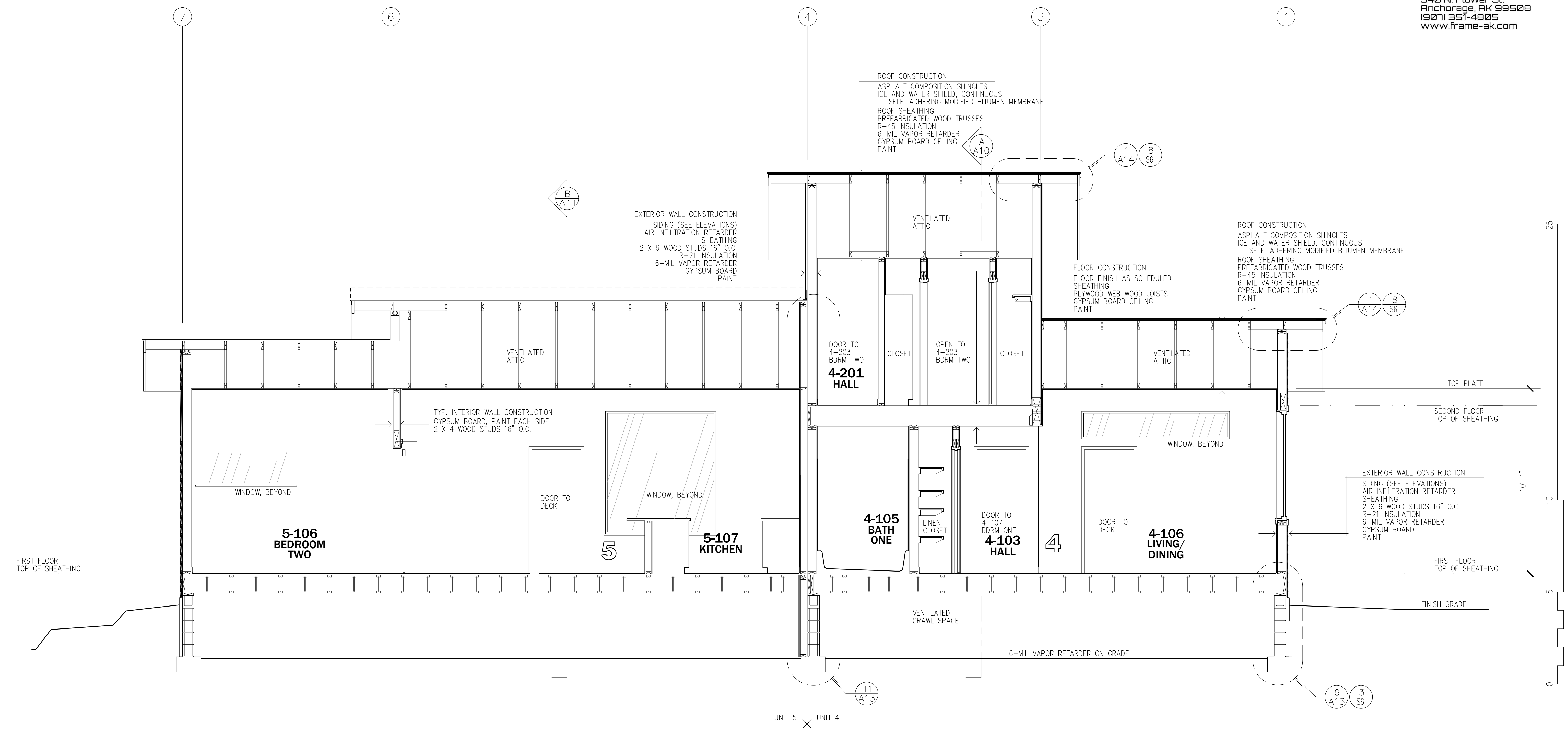
Building Section A--A

COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA



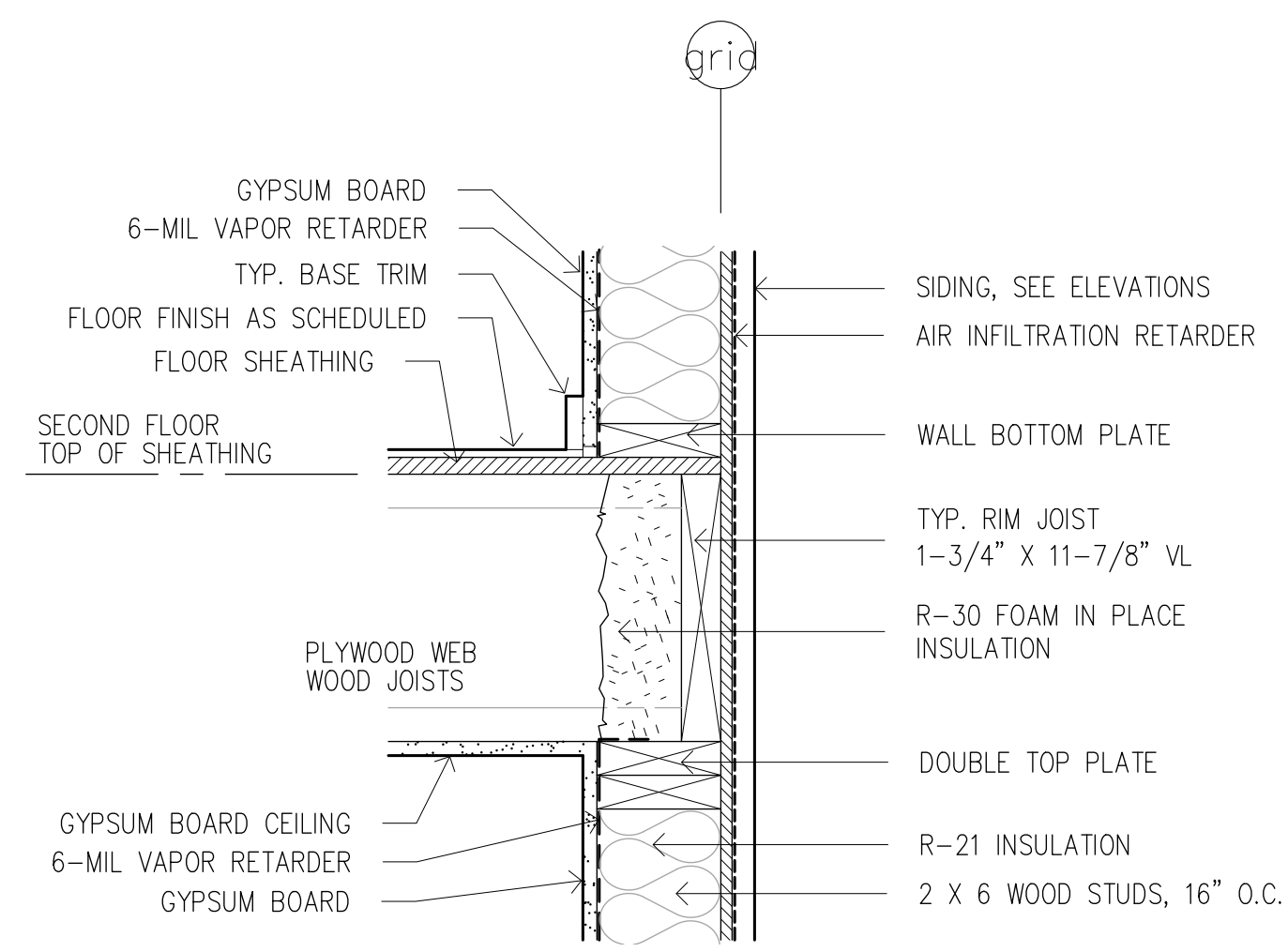
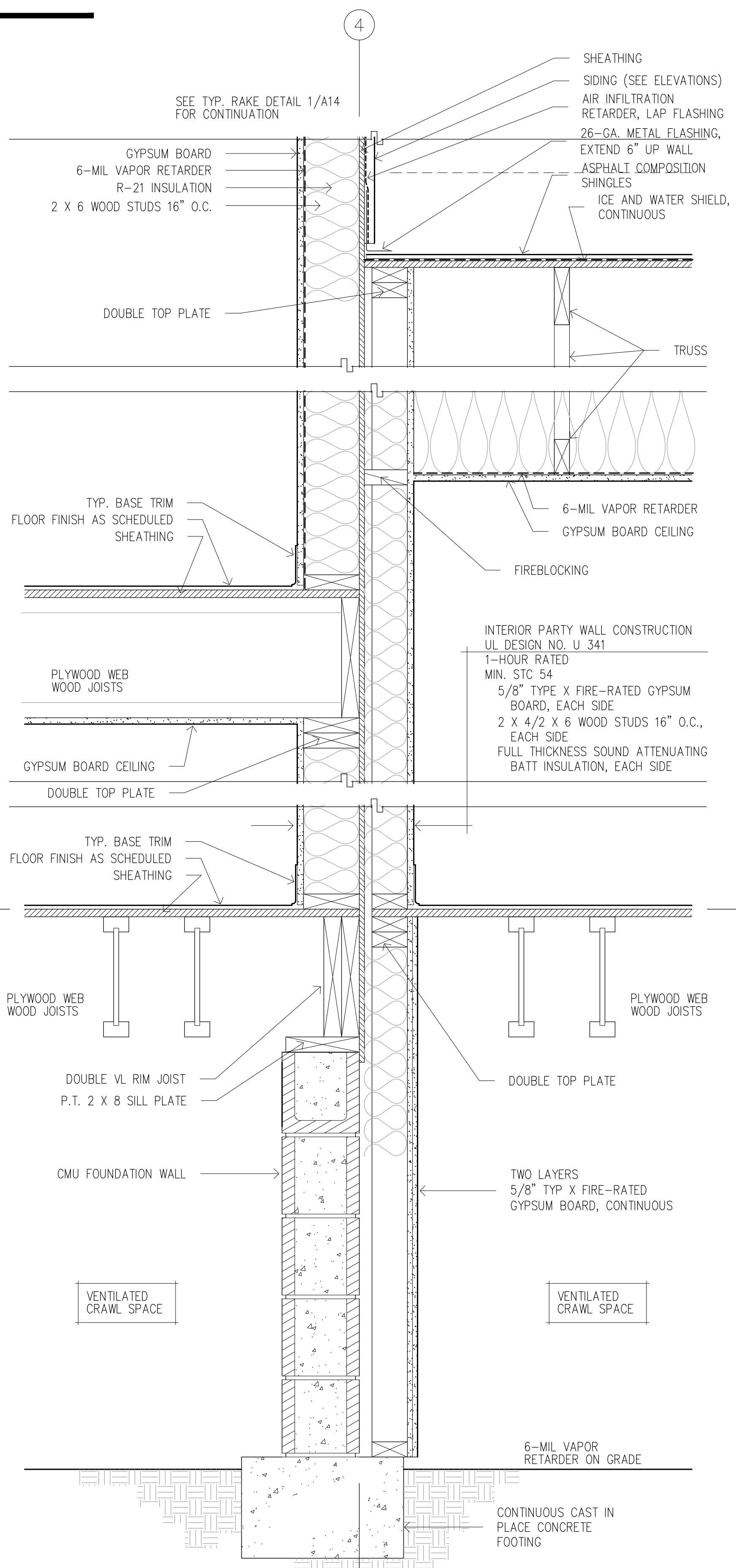
Building Section B--B

COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
Lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

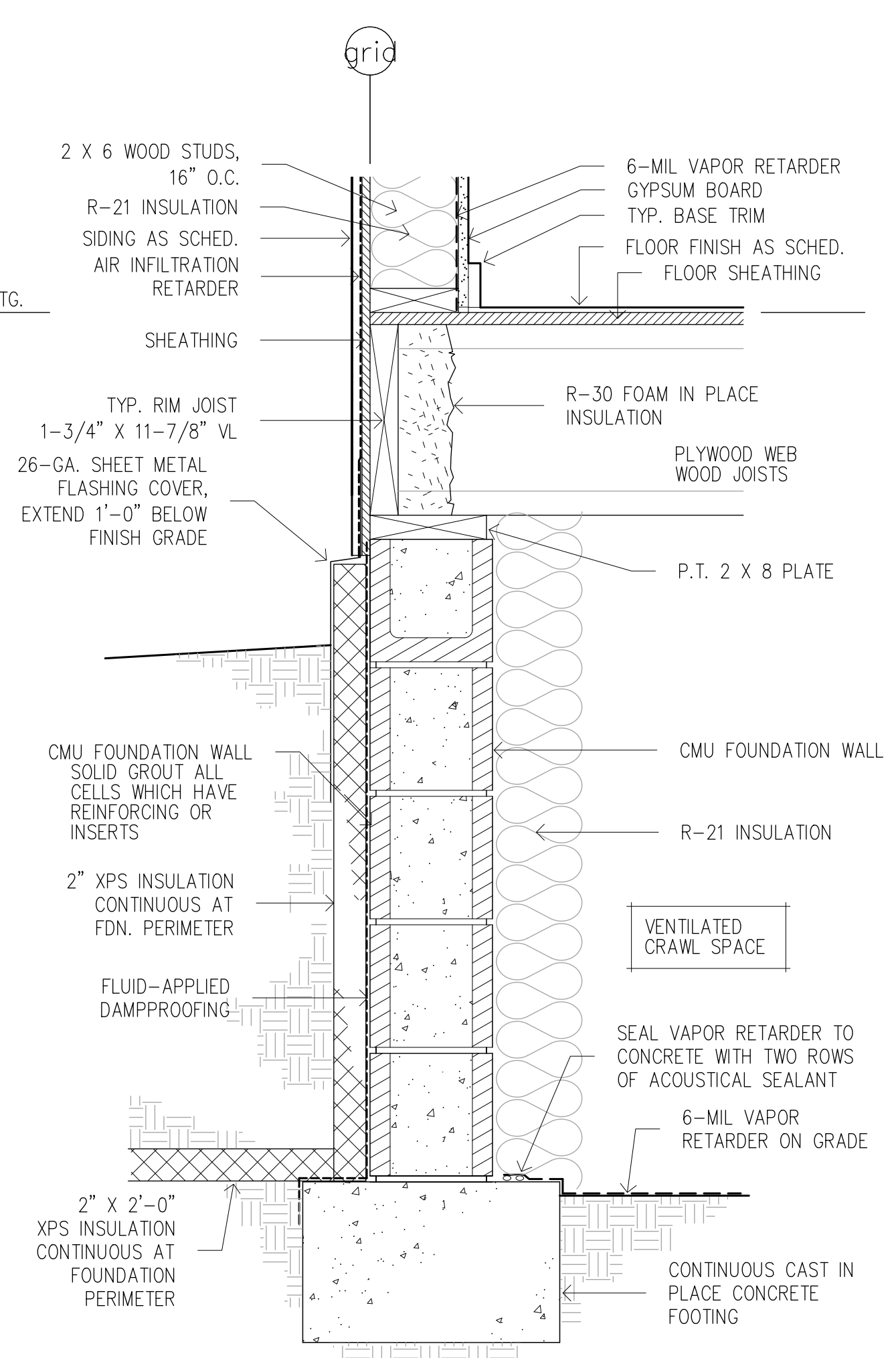


Building Section C--C

COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

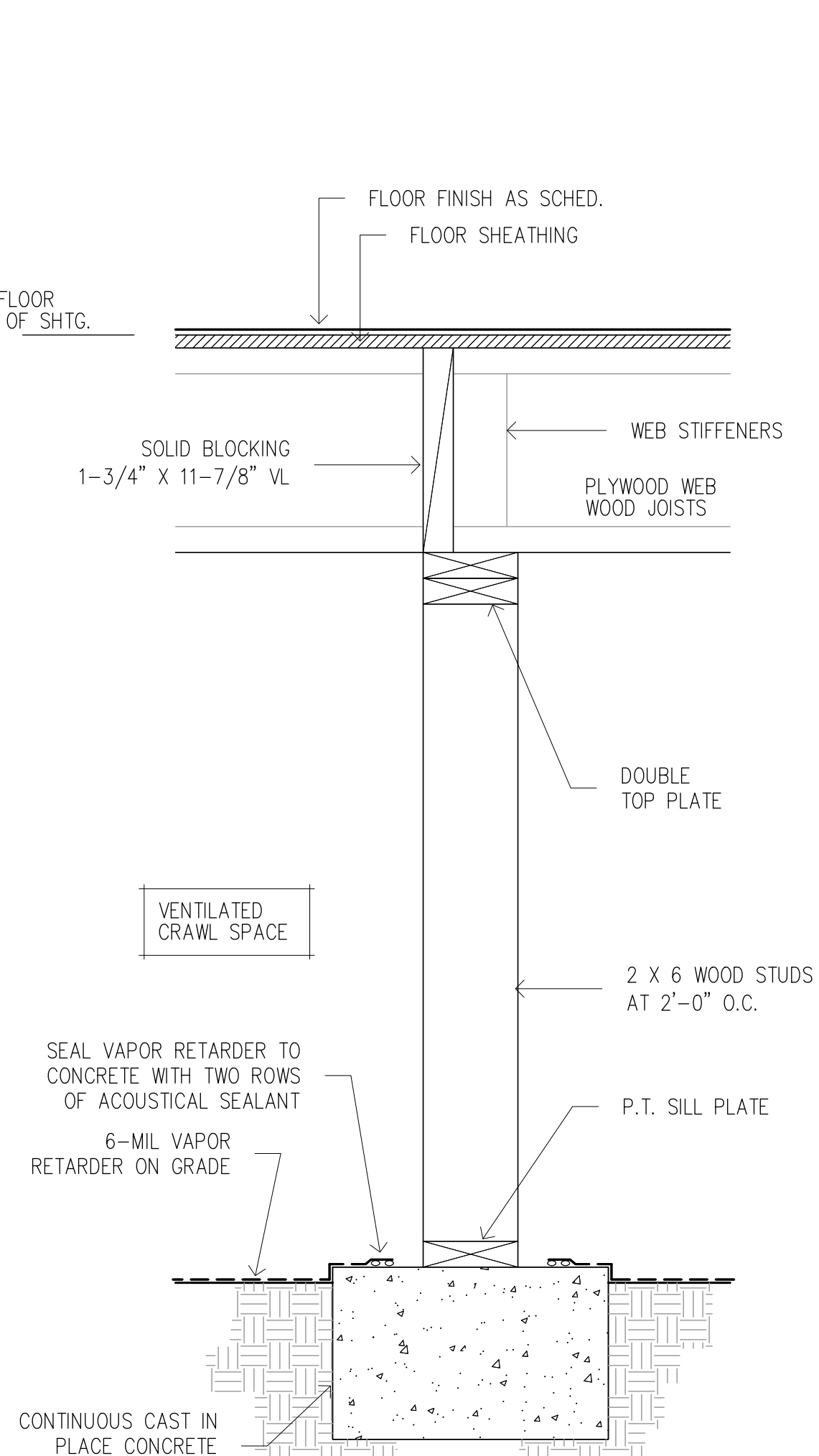


Typ. Rim Joist 6



Typ. Foundation wall 9

SEE DTL 3/S8 FOR ADDITIONAL INFORMATION



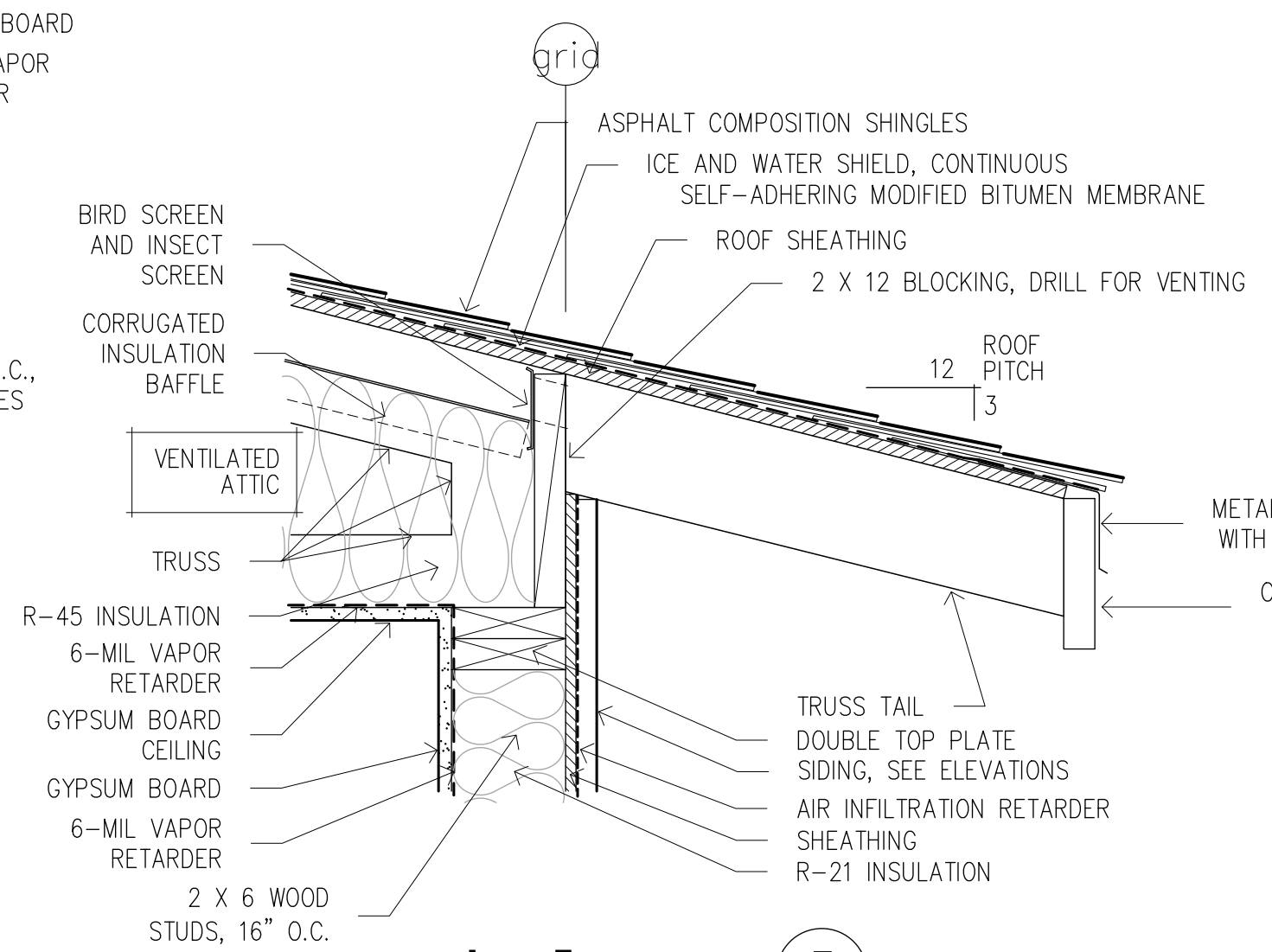
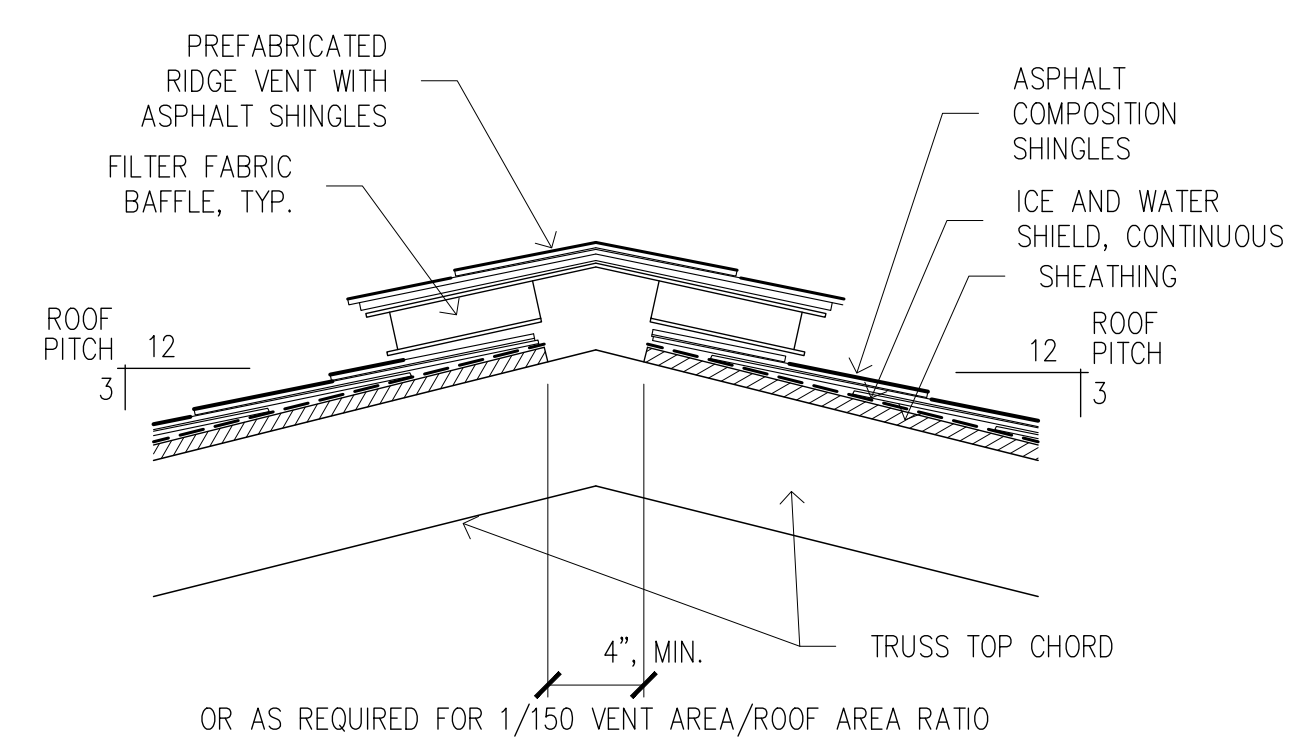
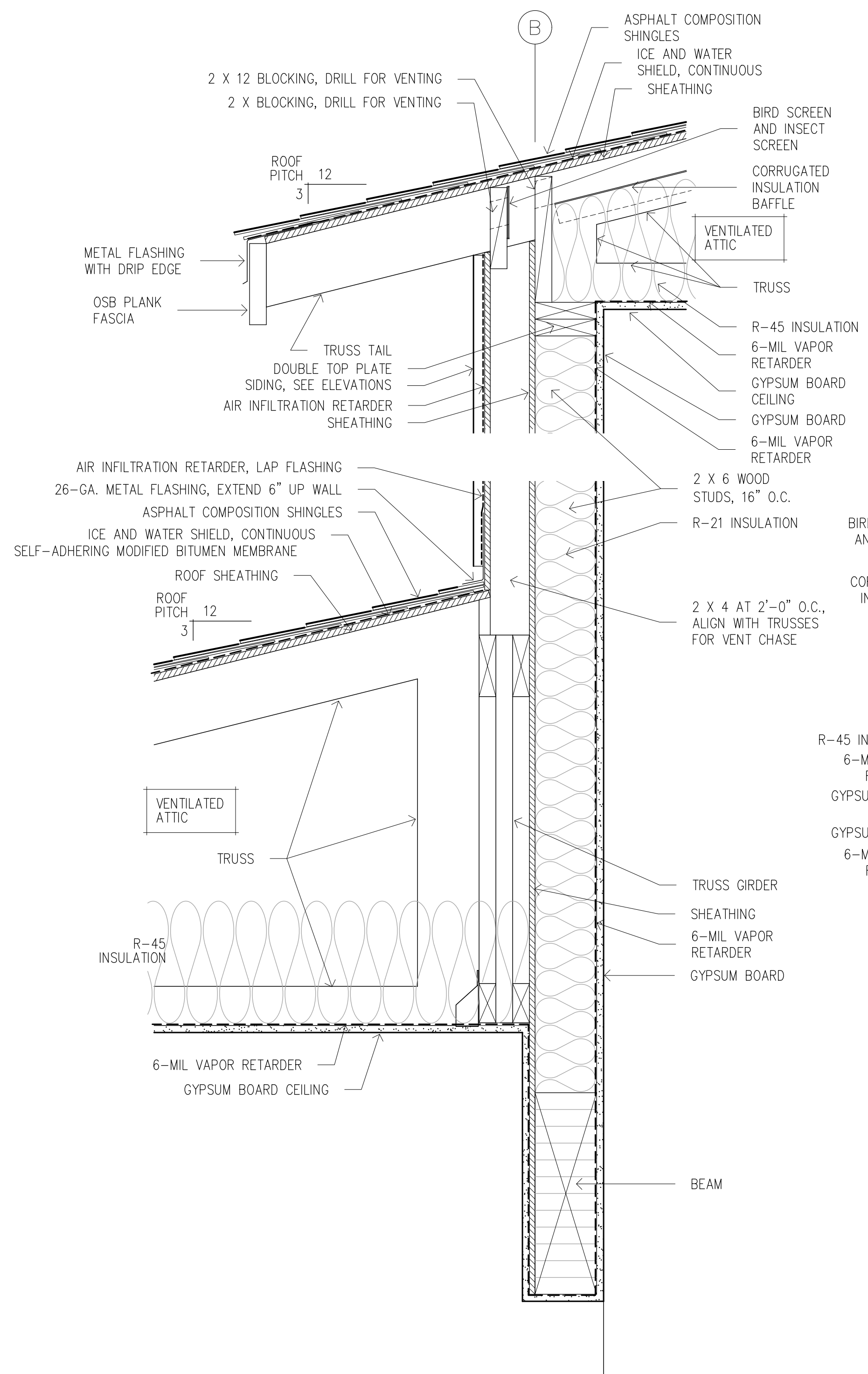
Typical Pony Wall 7

SEE DTL 5/S6 FOR ADDITIONAL INFORMATION

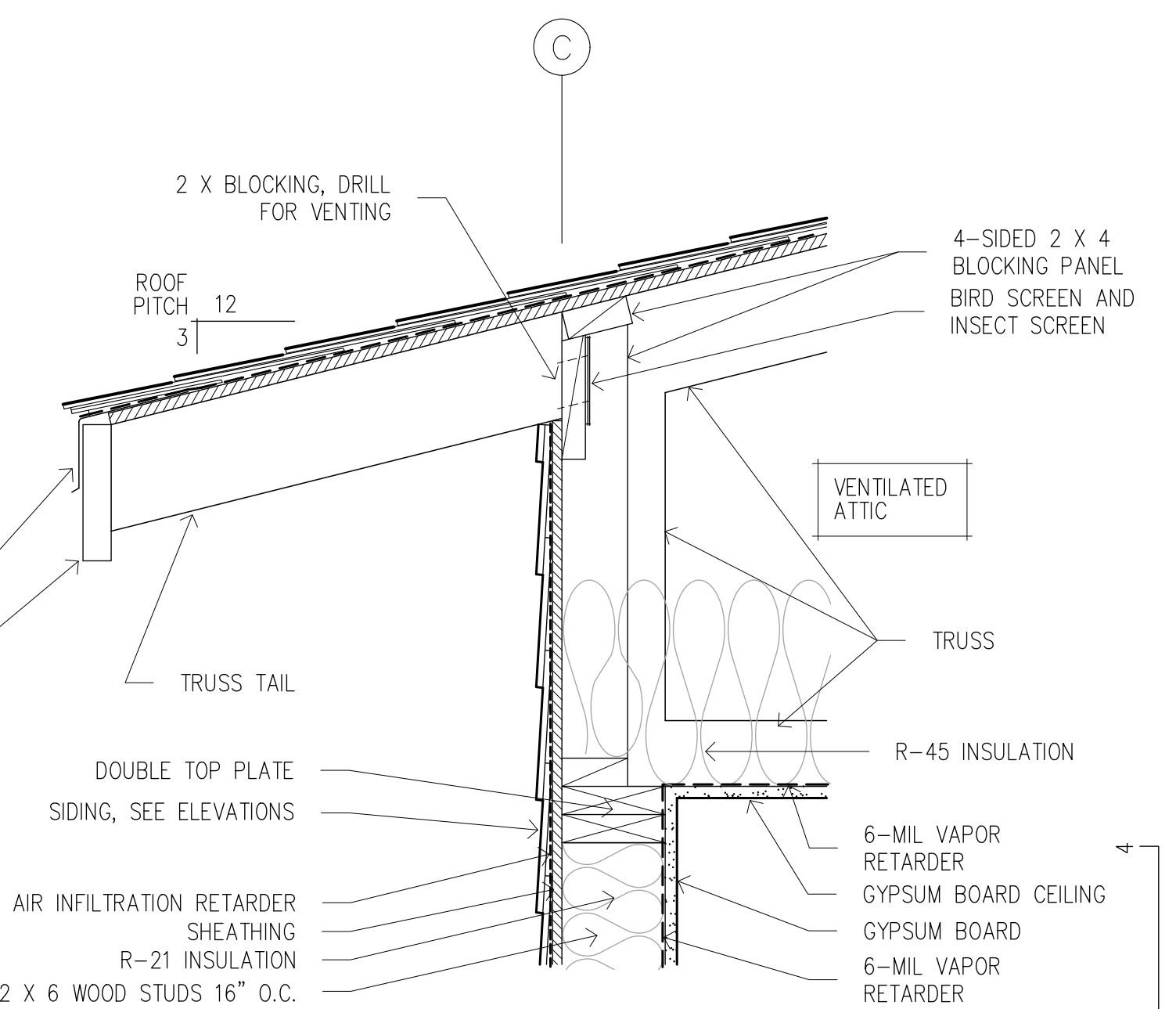
COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

DR. BY: CLARK  
DATE: 25 JUN 21

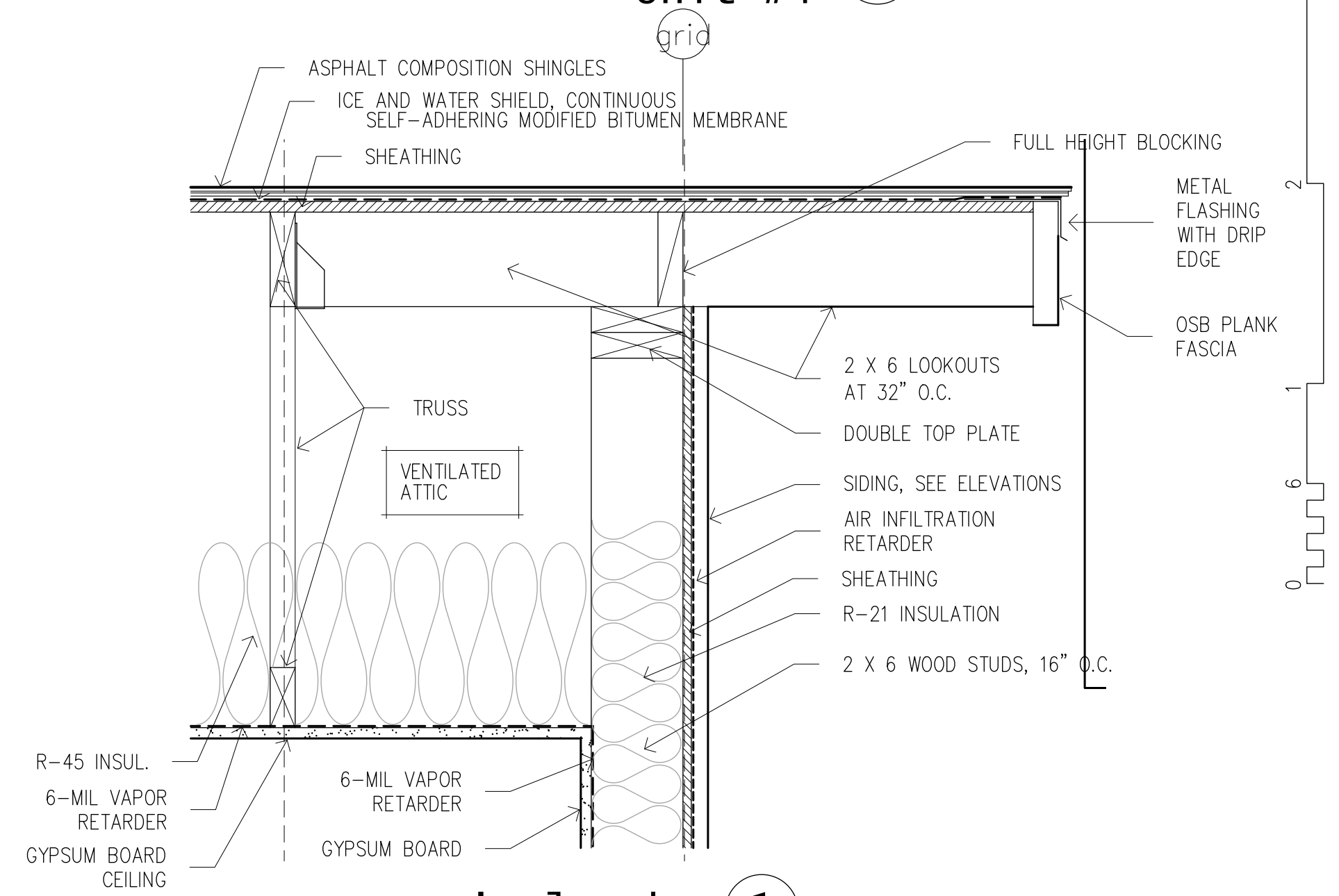




SEE DTL 3/S9 FOR ADDITIONAL INFORMATION

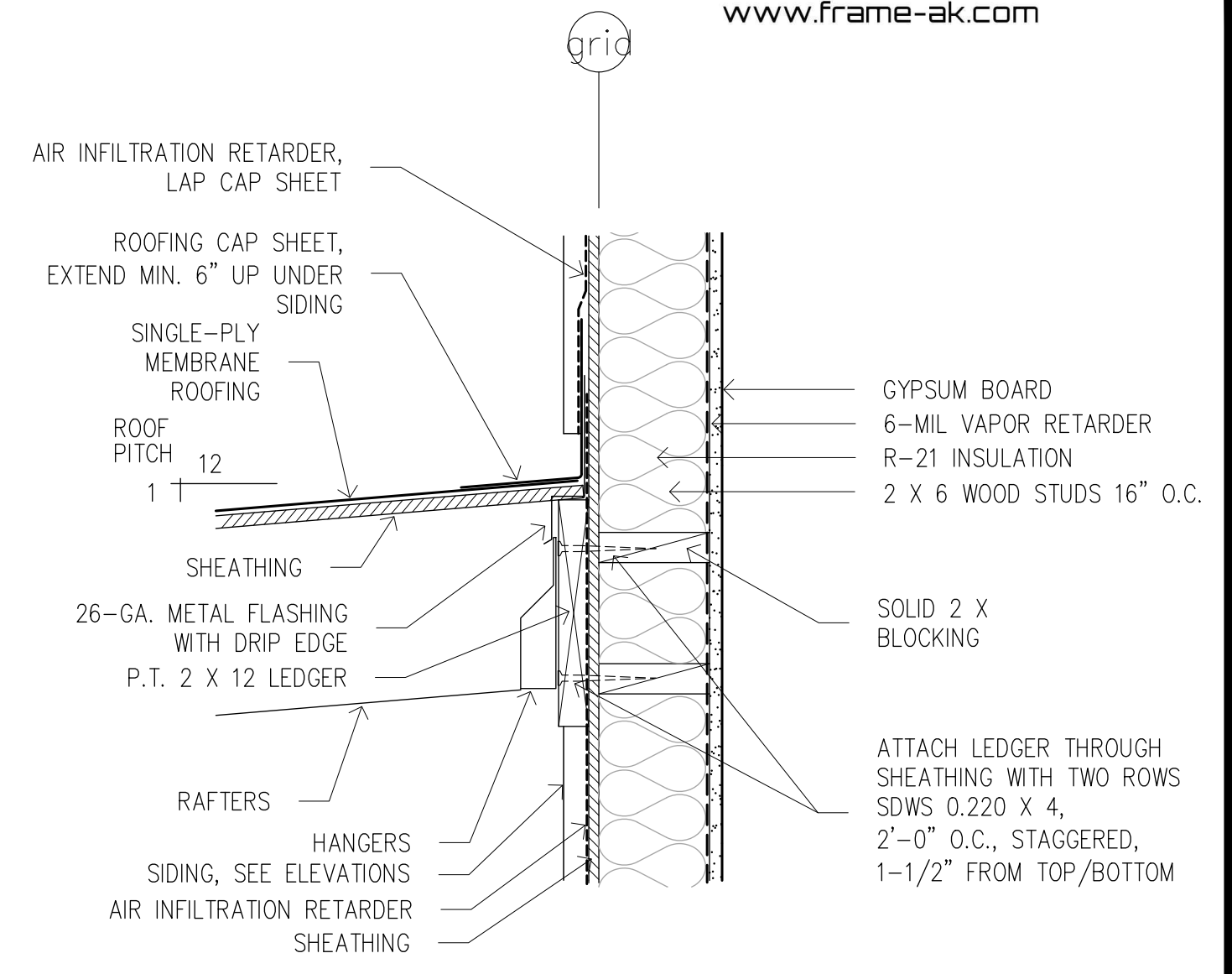
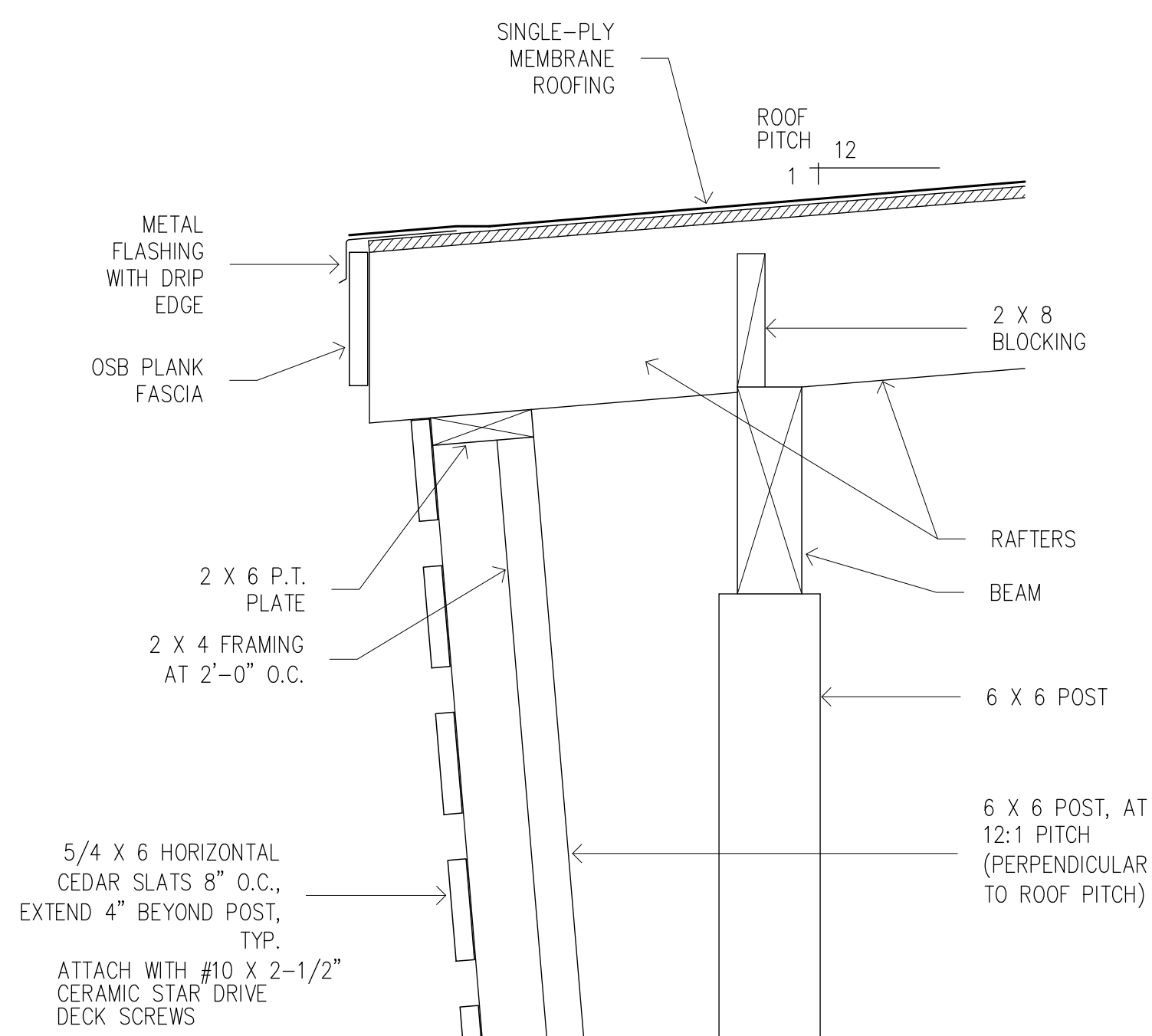


SEE DTL 6/S7 FOR ADDITIONAL INFORMATION

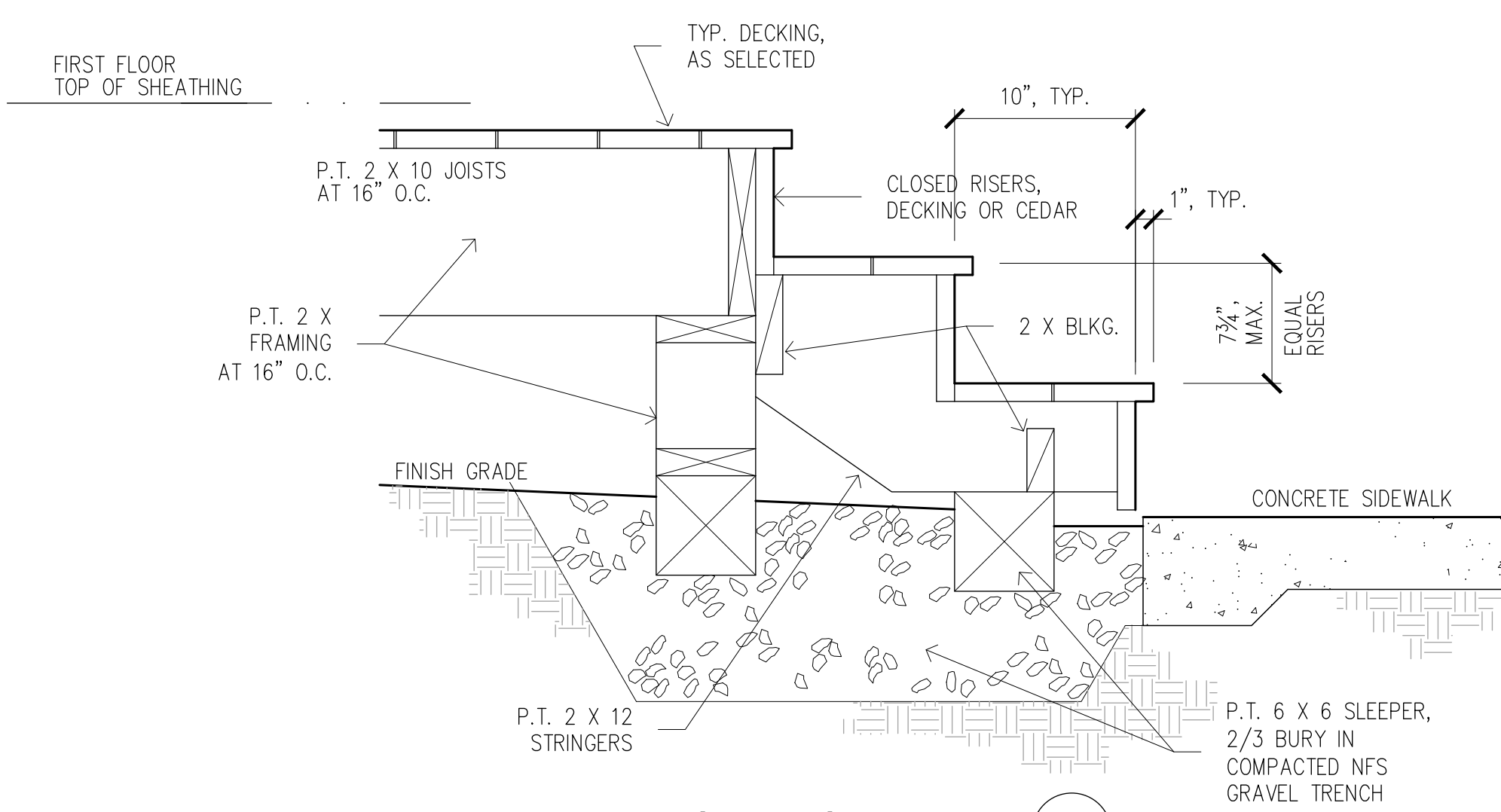


SEE DTL 6/S7 FOR ADDITIONAL INFORMATION

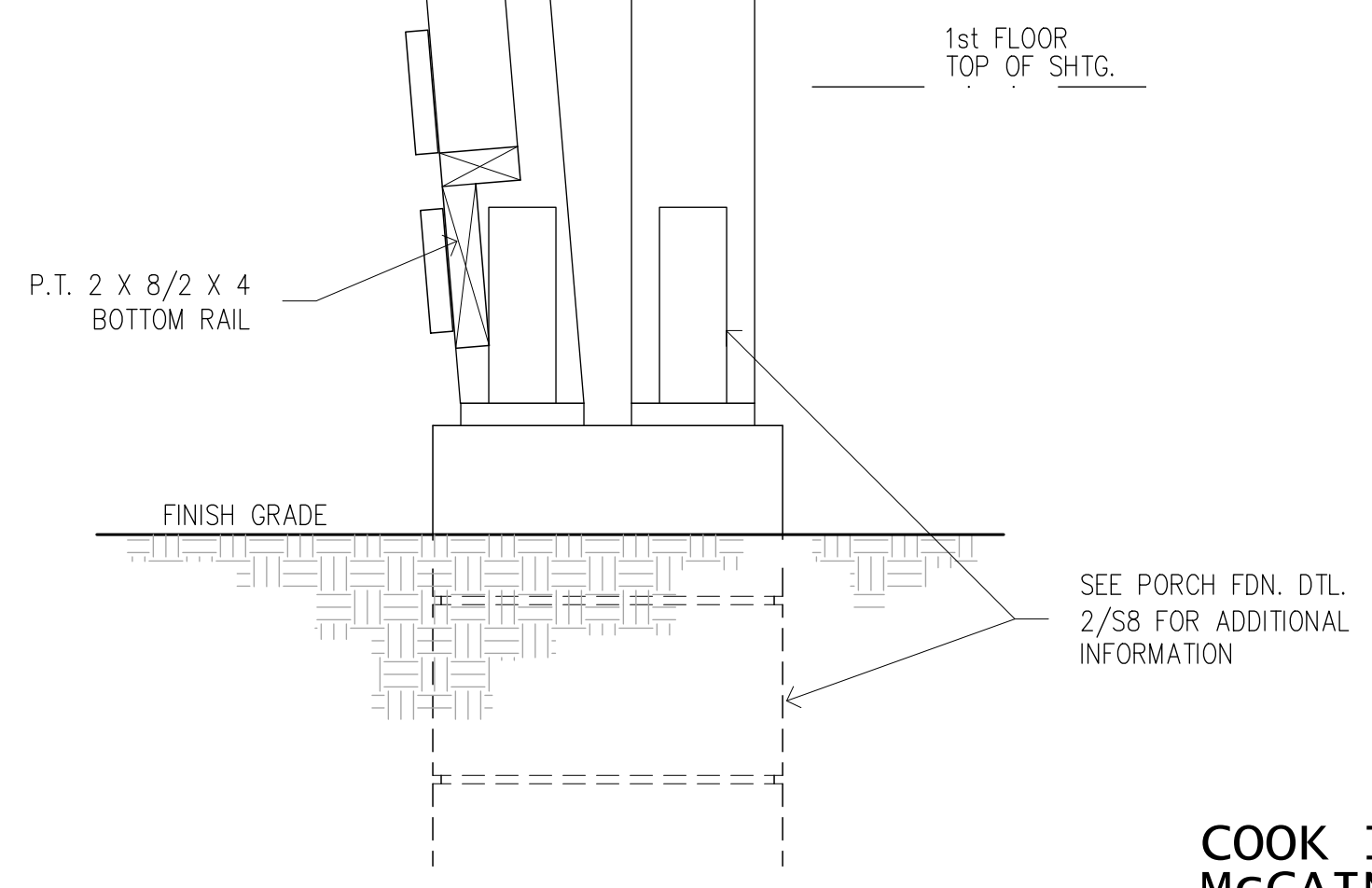
**COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES**  
lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA



Entry Roof Connection to Wall 3

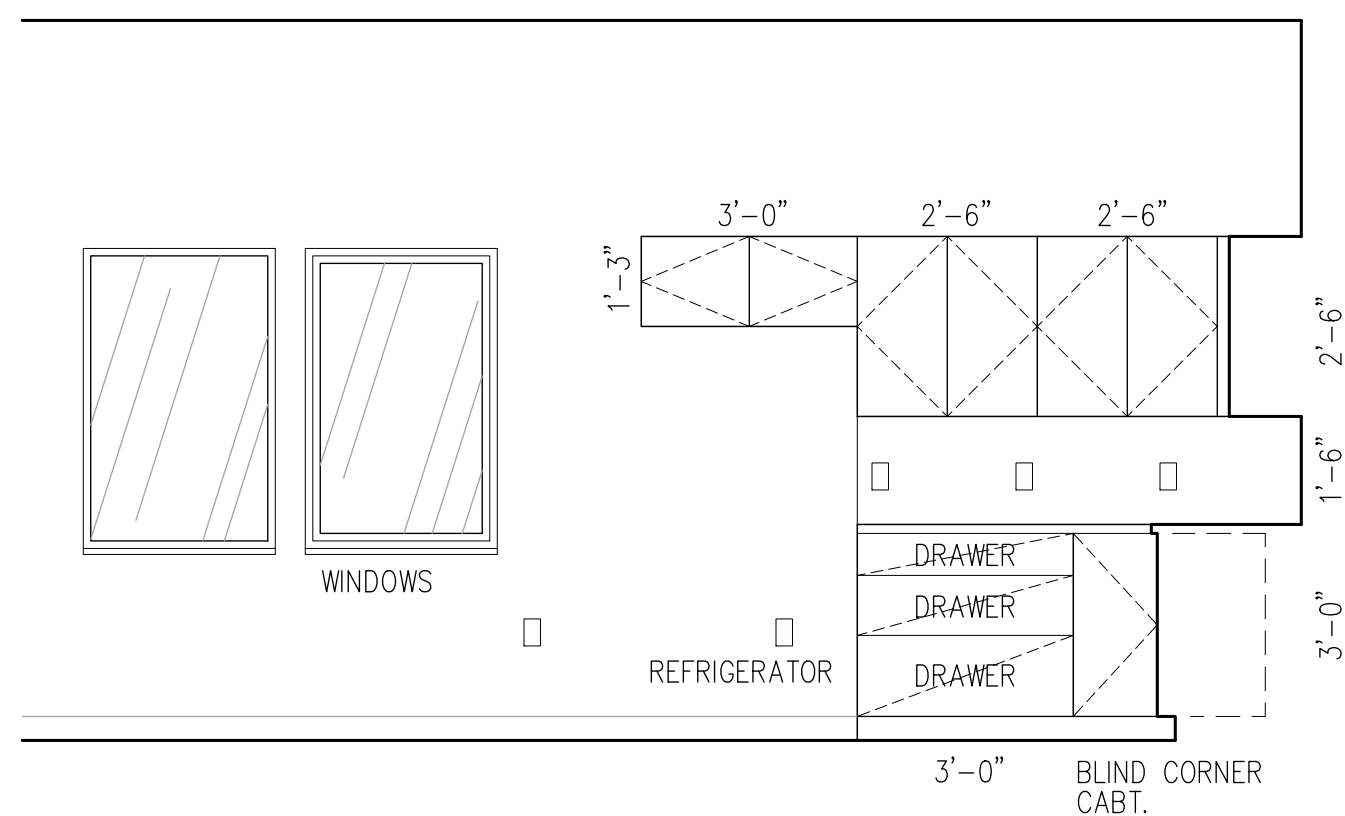


Porch and Steps 5

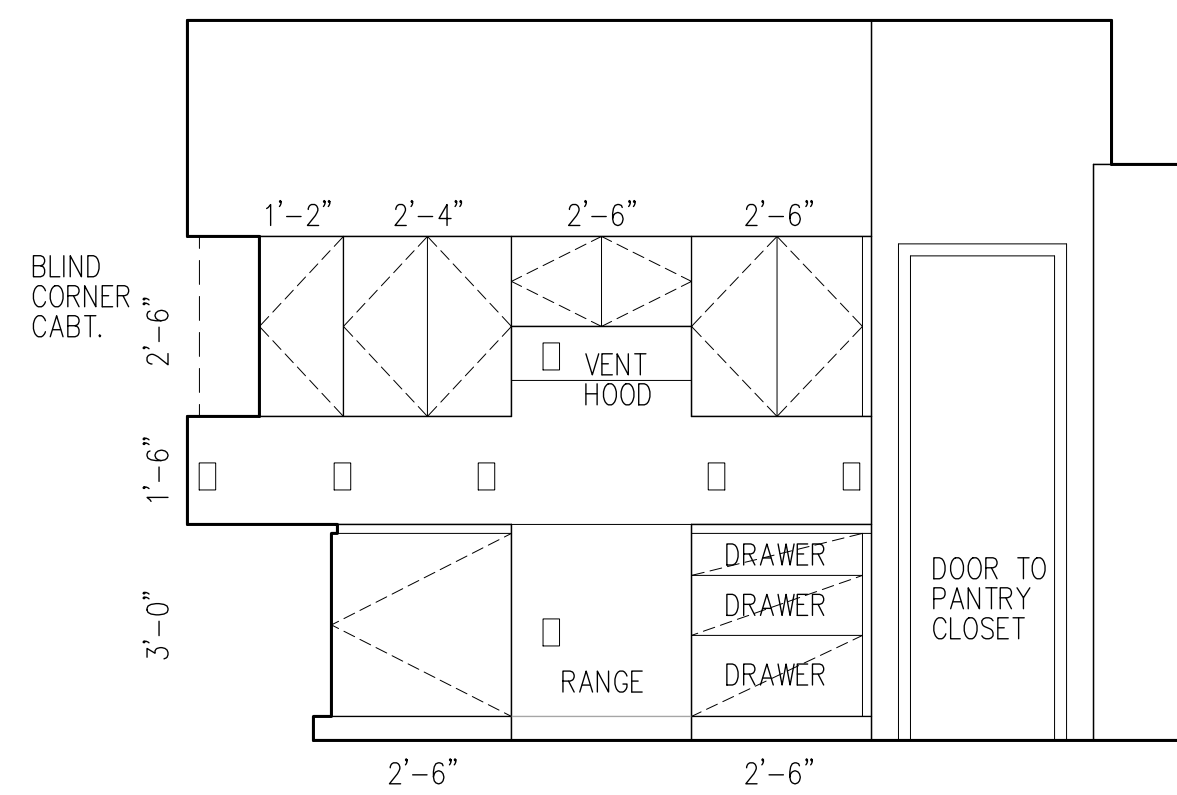


Entry Roof Eave and Screen wall 4

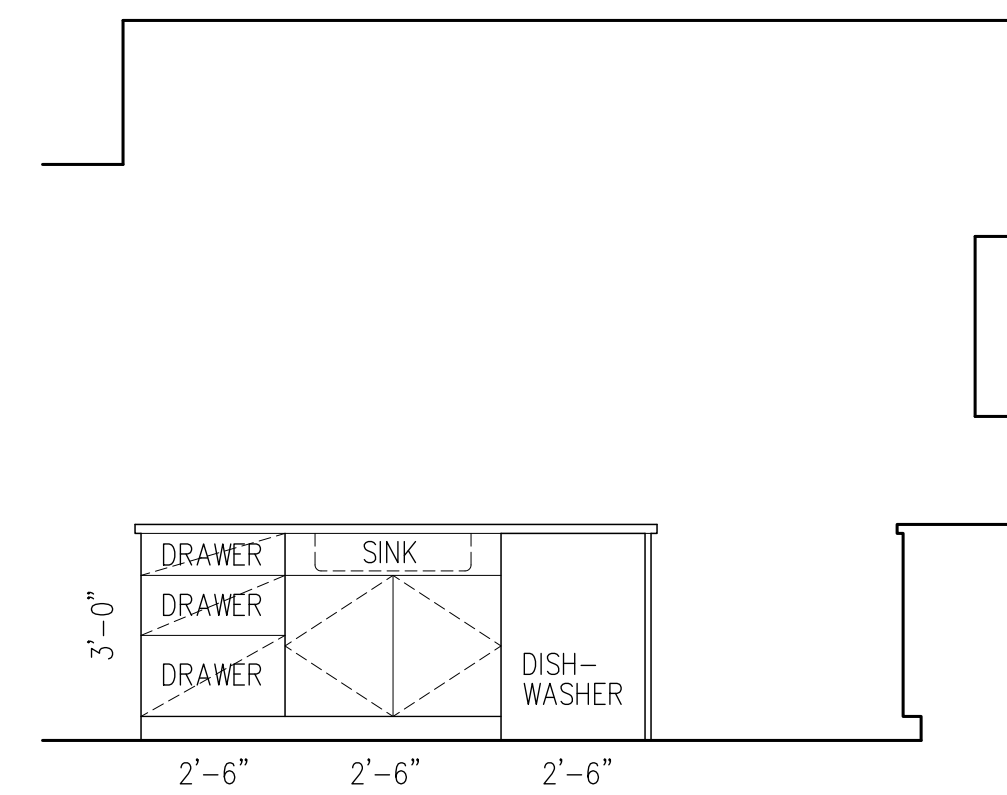
COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA



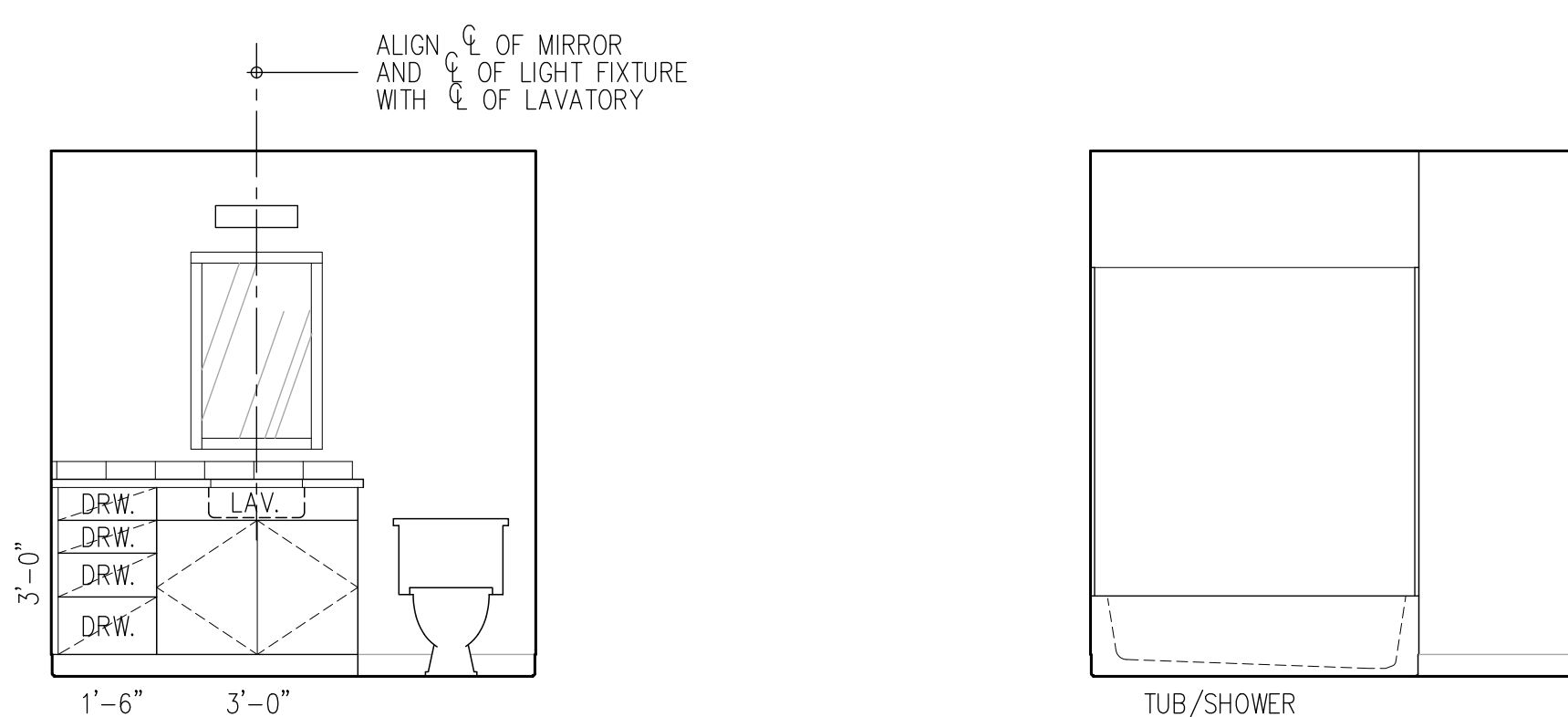
West Elevation 4-104 Kitchen (12)



North Elevation 4-104 Kitchen (11)

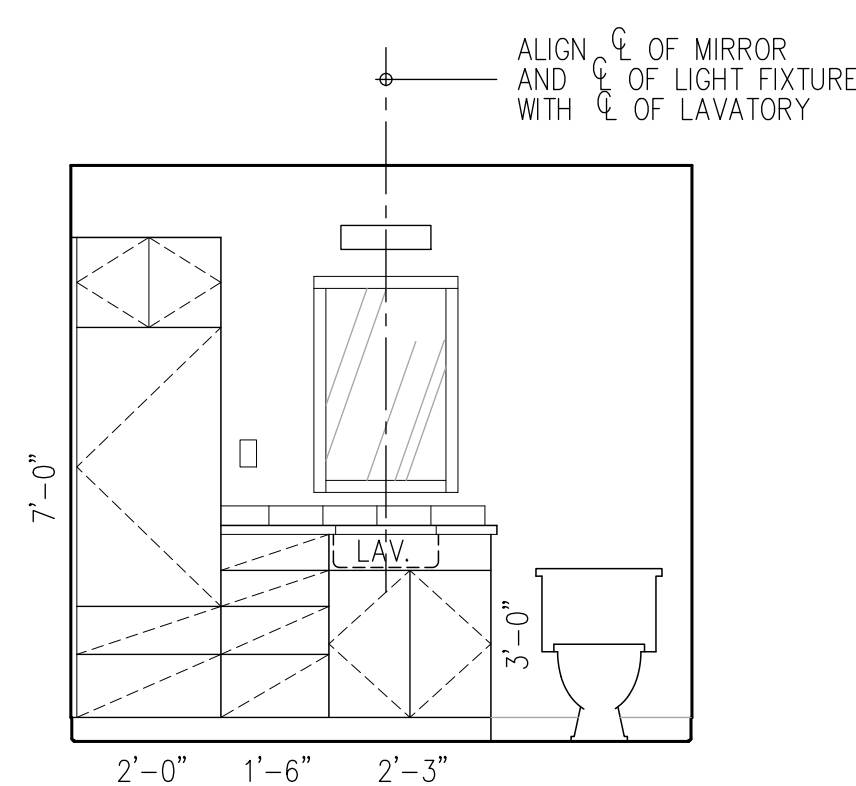


South Elevation at island 4-104 Kitchen (10)

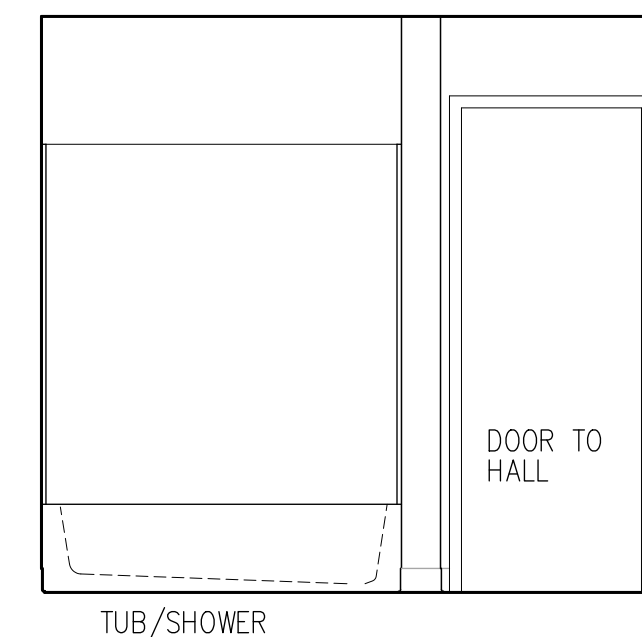


North Elevation 4-105 Bath One (9)

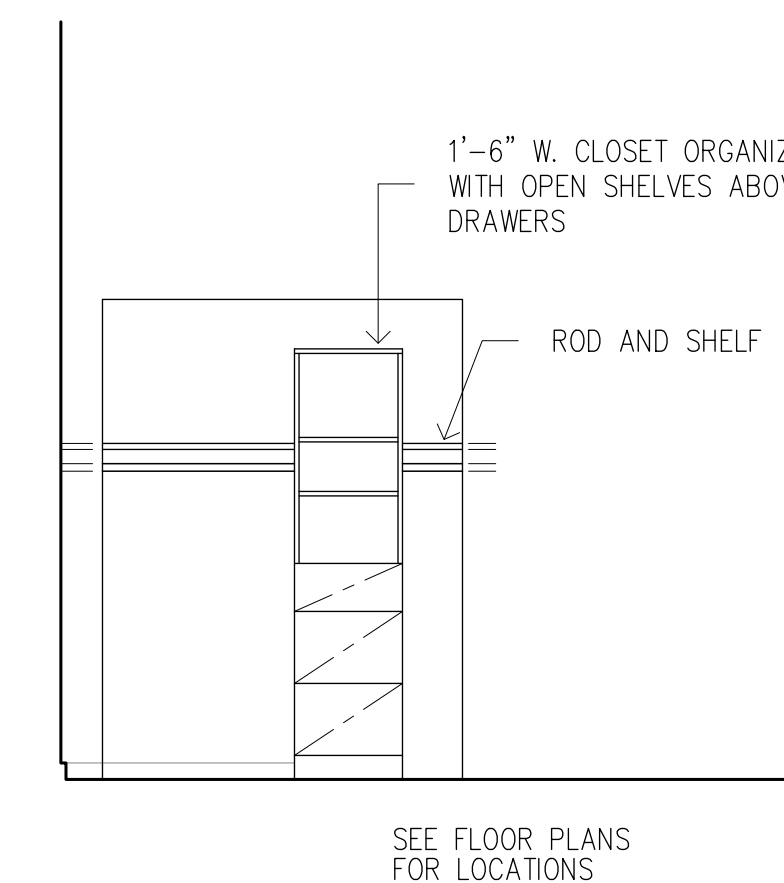
South Elevation 4-105 Bath One (8)



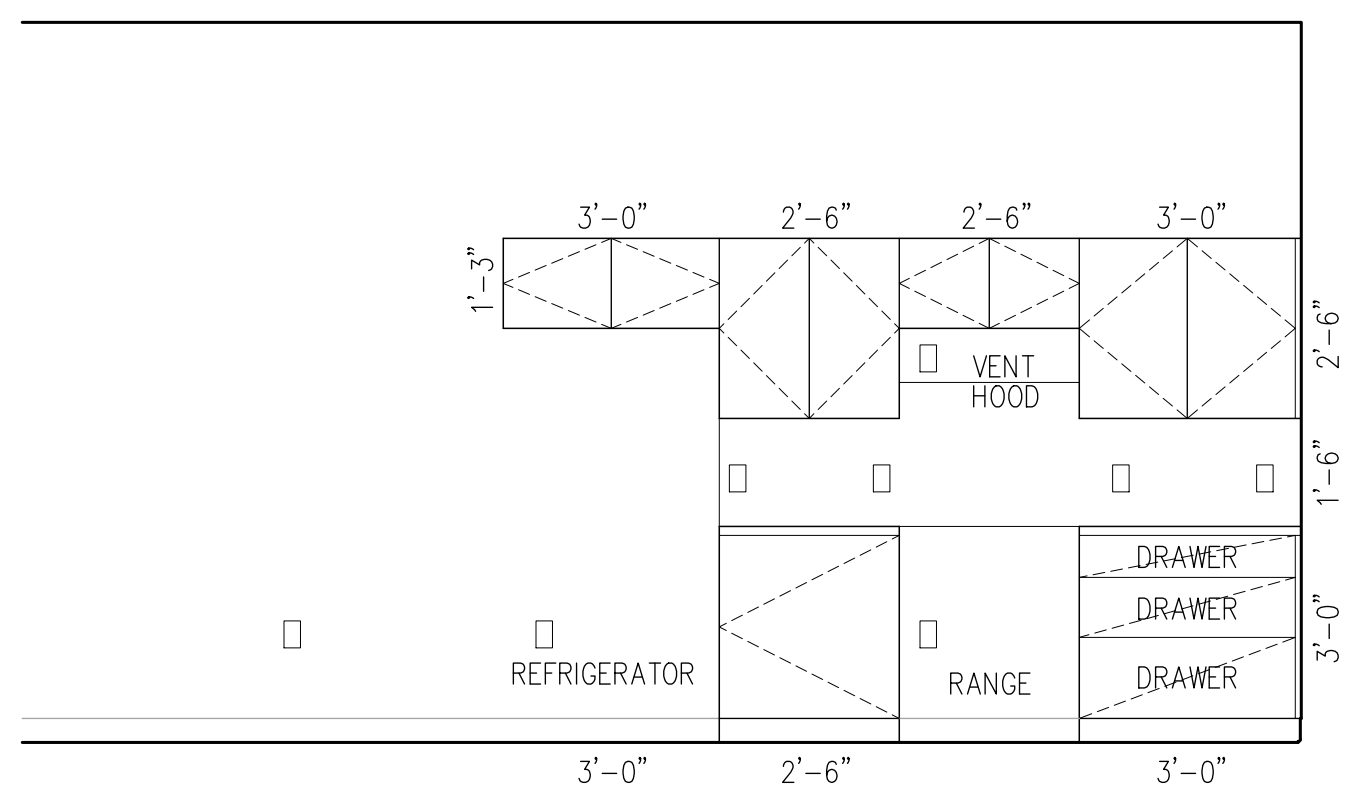
West Elevation 4-202 Bath Two (7)



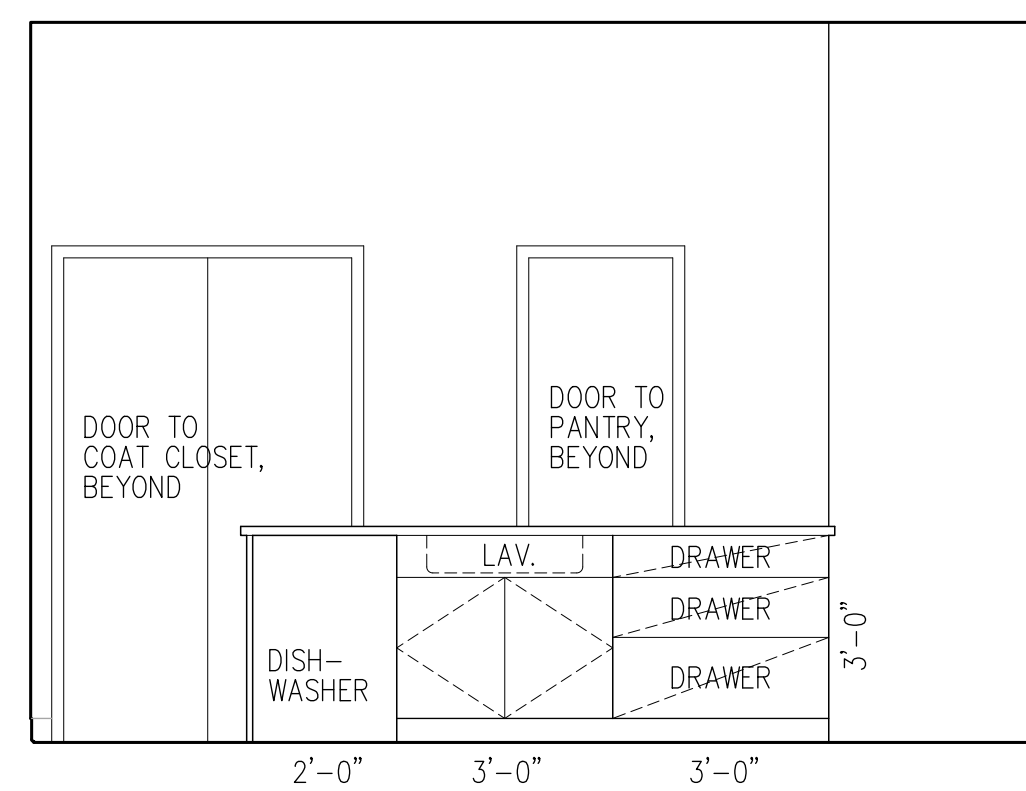
East Elevation 4-202 Bath Two (6)



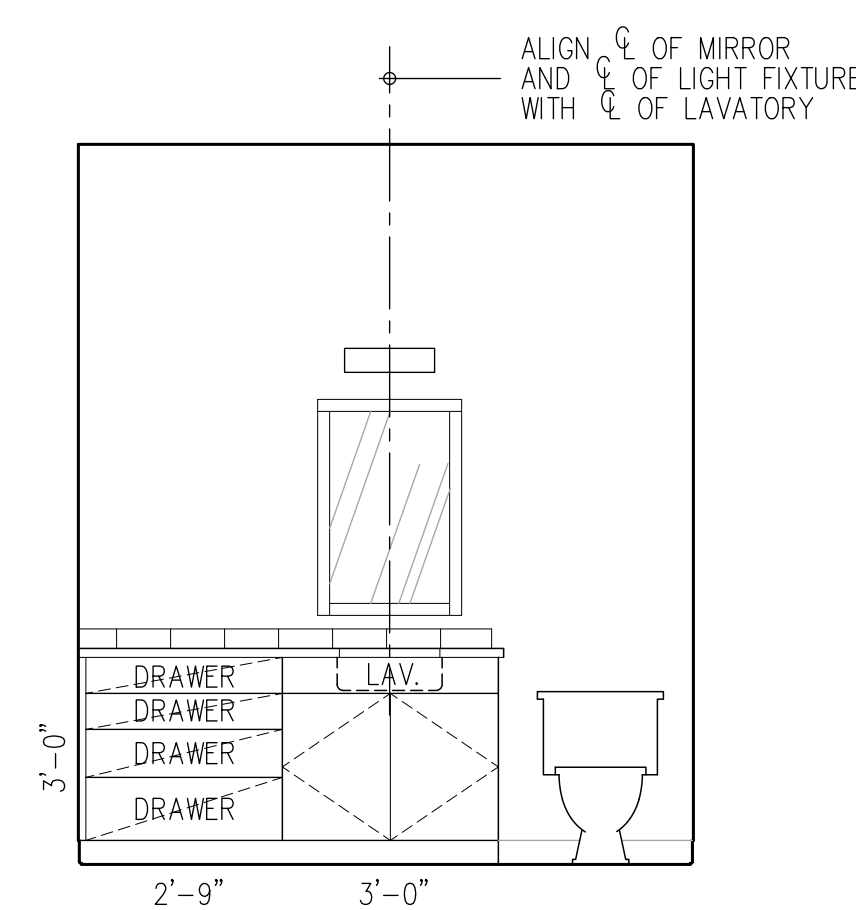
Typical Closet with Organizer (5)



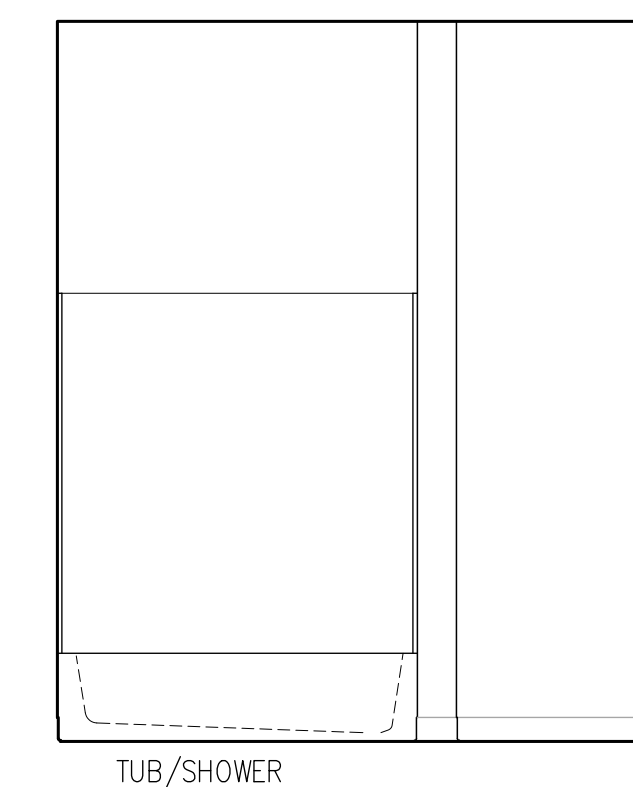
West Elevation 5-104 Kitchen (4)



East Elevation at Island 5-104 Kitchen (3)



North Elevation 5-108 Bath (2)



South Elevation 5-108 Bath (1)

COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES  
Lot 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

25  
10  
5  
0

## Design Criteria

IBC 2018

<b>WIND</b>	
Basic Speed (3 sec gust)	130 mph
Exposure	B
Pressures	ASCE 7-16
Risk Category	III
Int pressure Coeff	.18 (±)

Wind Load Analysis MWFRS (low rise)

<b>SEISMIC</b>			
Base shear =	.015 * W <sub>s</sub>	ASD	SDS = 1.005
Use Group	I		SD1 = 0.700
Design Category	D		SS = 1.500
Site Class	D		S1 = 0.677
R =	6.5		IS = 1.0

Seismic Load Analysis Simplified Design Procedure

<b>SNOW</b>	
Roof Snow, P <sub>f</sub>	40 psf
Ground Snow, P <sub>g</sub>	57 psf
Exposure Factor, C <sub>e</sub>	1.0
Thermal Factor, C <sub>t</sub>	1.0
Importance Factor, I <sub>s</sub>	1.0

<b>LOADS</b>	
Snow	40 psf
Snow Seismic	8 psf
Roof Dead	15 psf
Roof Live	20 psf
Floor Dead	15 psf
Floor Live	40 psf
Exterior Walls	8 psf
Interior Walls	6 psf
CMU Foundation	85 psf
Concrete Foundation	100 psf

**SOILS**  
Soil bearing strength assumed to be 1,500 psf, with 1/3 increase for seismic or wind loads, unless noted otherwise.  
Retaining wall design by equivalent fluid pressure. Soil weight assumed to be 40 pcf.

**LATERAL LOAD RESISTING SYSTEM**  
Light frame walls with wood shear panels.

### SOILS

- Allowable bearing strength assumed to be 1,500 psf, with 33% increase for seismic or wind loads unless noted otherwise.

### CONCRETE

- Portland cement concrete to have minimum 28 day compressive strength, F'<sub>c</sub> = 3,000 psi. 5 sack (minimum) design mix. Maximum aggregate size, 3/4".
- Concrete reinforcement to be ASTM A615, grade 60, deformed bars.

### WOOD

- Framing lumber assumed Hem-Fir, #2 or better. Bottom plates at concrete assumed treated #2 Hem-Fir.
- Truss lumber assumed Doug Fir.
- Blocking not required roof/floor diaphragms unless noted otherwise; boundary nail roofs at 3" o.c., panel edges at 4" o.c. and field at 8" o.c. Boundary nail floors at 4" o.c., panel edges at 4" o.c. and field at 12" o.c.
- Shear wall/roof diaphragm/floor diaphragm stapling/nailing specified refers to panel edge and boundaries; field fasten at 12" o.c., floors and walls. Field fasten roofs at 8" o.c., unless noted otherwise.
- Multiple stud splices - use two rows 16d com at 6" o.c., min.
- Multiple LVL - splice with two rows 16d com at 6" o.c., 2" from top and 2" from bottom.
- 3" members required at abutting panel joints and staples/nails shall be staggered where nail spacing is 2" o.c. and where 10d nails penetrating more than 1-1/2" are placed at 3" or less o.c. 3" bottom plates are required where unit shear loads exceed 600 plf.
- Glulam members - single span, rated 24F-V4, DF/DF; multiple span, rated 24F-V8, DF/DF.
- APA rated sheathing required for shear walls, floors and roof diaphragms. Wall sheathing may be installed horizontally or vertically. If installed horizontally, block all panel edges.
- Where T1-11 siding is used for shear sheathing, minimum thickness shall be 19/32". All nailing must be through full thickness. Block all joints if full-height siding is not used.
- Fastener and diaphragm values per IBC 2000, corrected for Hem-Fir.
- Plywood may be substituted for OSB, same thickness, same APA rating.
- Use APA rated sheathing as follows, unless noted otherwise:  
Shear walls and roofs, non-drift areas 24/16.  
Roofs, valleys and upper drift areas 32/16.  
Roofs, below upper roofs and where wall causing drift is 6 ft or higher 40/20.
- 8d nails can substitute for 14-ga. staples, unless noted otherwise.
- Anchor bolts per schedule; all else IBC minimum 5/8" x 12" at 4'-0" o.c.
- Hold downs and anchor bolts shown are Simpson, or as approved by MOA.
- Hold down values per Simpson Hem-Fir tables.
- GWB per IBC minimum; not used for shear.
- Hangers, straps, saddles and other hardware are as manufactured by Simpson Strong-Tie. Values are corrected for Hem-Fir as required.

### STEEL

- Plate, channel, angle - ASTM A36; wide flange - ASTM A992, Gr. 50
- Anchor bolts and machine bolts - ASTM A307, ASTM A1554
- HSS [round, square, rectangular sections] - ASTM A500, Gr. B, F<sub>y</sub> = 46ksi
- Pipe - ASTM A53, Gr. B, F<sub>y</sub> = 35 ksi

## Shear Wall Design Values

(Hem-Fir, ESR 1539 dated 7/1/15)

Wall	Val <sup>6</sup>	Sheathing	Studs	Members with abutting panels	Nails		
					Boundary nail	Field nail	Btm. plate attach.
N1	326	7/16" OSB, one side	2x at 16" o.c.	(1) 2x	.131 x 2-1/2" at 4" o.c.	.131 x 2-1/2" at 12" o.c.	.148 x 3" at 4" o.c.
N2	419	7/16" OSB, one side	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 3" o.c.	.131 x 2-1/2" at 12" o.c.	.148 x 3" at 3" o.c.
N3	544	7/16" OSB, one side	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 2" o.c.	.131 x 2-1/2" at 12" o.c.	.148 x 3" at 2" o.c.
N4	652	7/16" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 4" o.c.	.131 x 2-1/2" at 12" o.c.	.148 x 3" at 2" o.c.
N5	838	7/16" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 3" o.c.	.131 x 2-1/2" at 12" o.c.	.161 x 3" at 2" o.c.
N6	1088	7/16" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 2" o.c.	.131 x 2-1/2" at 12" o.c.	Dbl. rim, two rows .148 x 3" at 2-1/2"
N7	1209	19/32" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 3"	.148 at 2" o.c.	.148 at 12" o.c.	Dbl. rim, two rows .161 x 3" at 2"
N8	1618	19/32" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 3"	.148 at 2" o.c.	.148 at 12" o.c.	Dbl. rim, two rows SDS1/4 x 3 at 4"

- 3 x (2-2x) members are required at abutting panel edges where spacing is 2" o.c. and where 10d nails penetrating more than 1-1/2" into receiving member are spaced at 3" o.c. or less. Framing members in walls with shears > 350 plf with abutting panels receiving edge nailing shall be 3x (2-2x). 2x sill plates may be used for wall shears > 350 plf and < 600 plf if anchor bolt spacing is one-half that required by the design.
- Offset stagger nails from side to side for double sheathing. Provide two rows nails, staggered where 2" o.c. nailing occurs. Block all sheathing edges. Install sheathing horizontally or substitute 15/32" sheathing for 7/16" sheathing.
- Bottom plate attachment assumes solid members below.
- Where bottom plates rest directly on concrete or masonry, anchor bolt schedule supercedes bottom plate fastening schedule. 3" x 3" x 1/4" washers are required at all sill anchor bolts. 3x (2-2x) sill plates are required where shears > 700 plf. Stitch plates with (2) 16d at 3" o.c., staggered.
- Hem-Fir framing lumber, per ESR 1539 dated 7/1/15, wind or seismic. All values <= SDPWS-08, Table 4.3A, adjusted per 4.3.3, ASD, seismic, where Val=[V<sub>nom</sub>/2]\*[1-(.5G)].
- Multiple stud splices - use two rows 16d com at 6" o.c., min.

## Anchor Bolts

Call-out	Anchor bolt	at	Spacing
1	5/8" x 12"	at	48" o.c.
2	5/8" x 12"	at	36" o.c.
3	5/8" x 12"	at	32" o.c.
4	5/8" x 12"	at	24" o.c.
5	5/8" x 12"	at	16" o.c.
6	5/8" x 12"	at	12" o.c.
7	5/8" x 12"	at	12" o.c.

## Hold Downs

Call-out	Strap or hold down	Chord	Anchor bolt	Embed. concrete	Embed. concrete	Allowable load (lbs.)
1	(1) MST37	(2) 2x				2,828
2	(1) MST48	(2) 2x				4,073
3	(1) MST60	(2) 2x				5,200
4	(1) MST72	(2) 2x				5,800
5	(2) MST48	(4) 2x				8,146
6	HDU2	(2) 2x	5/8"	7" into footing u.n.o.	7" into footing u.n.o.	2,215
7	HDU4	(2) 2x	5/8"	7" into footing u.n.o.	7" into footing u.n.o.	3,285
8	HDU5	(3) 2x	5/8"	7" into footing u.n.o.	7" into footing u.n.o.	4,065
9	HDU8	(2) 2x	7/8"	7" into footing u.n.o.	7" into footing u.n.o.	4,305
10	HDU8	(3) 2x	7/8"	7" into footing u.n.o.	7" into footing u.n.o.	5,665
11	HDU11	(4) 2x	1"	See dtls.	See dtls.	6,865
12	HDU11	(5) 2x	1"	See dtls.	See dtls.	8,045
13	HDU14	(4) 2x	1"	See dtls.	See dtls.	10,350
14	HD12	(3) 2x	1-1/8"	See dtls.	See dtls.	11,055
15	HD12	(4) 2x	1-1/8"	See dtls.	See dtls.	15,510
16	FSC	2x				1,570
17	MSTC48B3	2x				3,380
18	MSTC66B3	2x				3,820

## Roof Design

See Sht. S6 for roof zone locations

Zone	Design Loads	Sheathing Index	Sheathing Nailing
1	TCLL - 40 psf TCDL - 15 psf BCDL - 5 psf	APA 24/16	BN - 8d at 3" o.c. EN - 8d at 3" o.c. FN - 8d at 8" o.c.
2	TCLL - 65 psf TCDL - 15 psf BCDL - 5 psf	APA 32/16	BN - 8d at 3" o.c. EN - 8d at 3" o.c. FN - 8d at 8" o.c.
3	TCLL - 85 psf TCDL - 15 psf BCDL - 5 psf	APA 40/20	BN - 8d at 3" o.c. EN - 8d at 3" o.c. FN - 8d at 8" o.c.
4	TCLL - 105 psf TCDL - 15 psf BCDL - 5 psf	APA 40/20	BN - 8d at 3" o.c. EN - 8d at 3" o.c. FN - 8d at 8" o.c.

BN = boundary nailing  
EN = edge nailing  
FN = field nailing

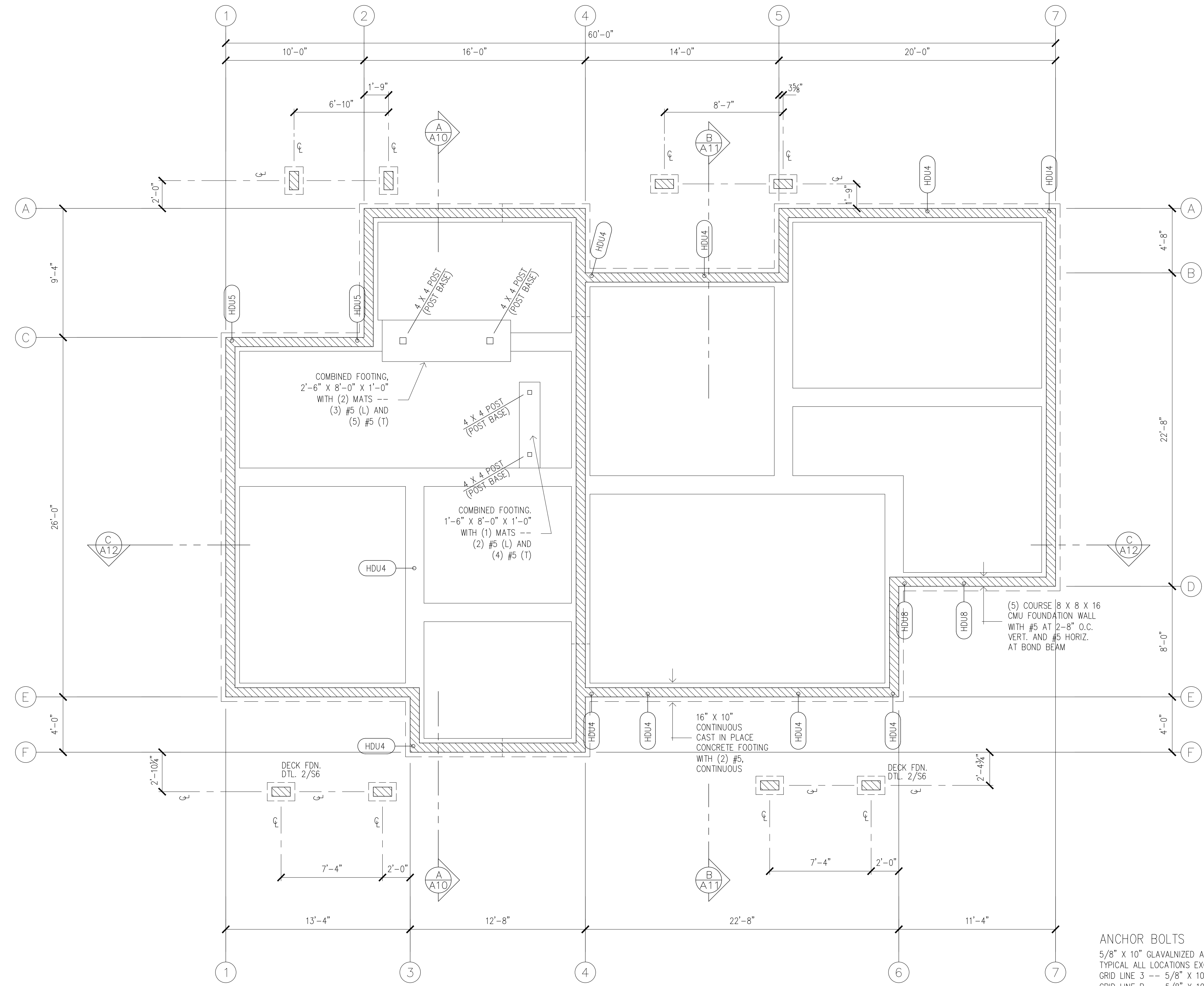
**COOK INLET HOUSING AUTHORITY  
MCCAIN LOOP DUPLEXES**  
1st 12 less North 55 ft.  
Olmstead subdivision  
3807 McCain Loop  
ANCHORAGE, ALASKA

DR. BY: CLARK  
DATE: 25 JUN 21

**S1**  
21 of 26

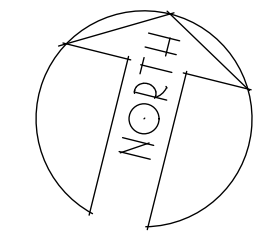
**FRAME**  
RESIDENTIAL DESIGN  
340 N. Flower St.  
Anchorage, AK 99508  
(907) 351-4805  
www.frame-ak.com





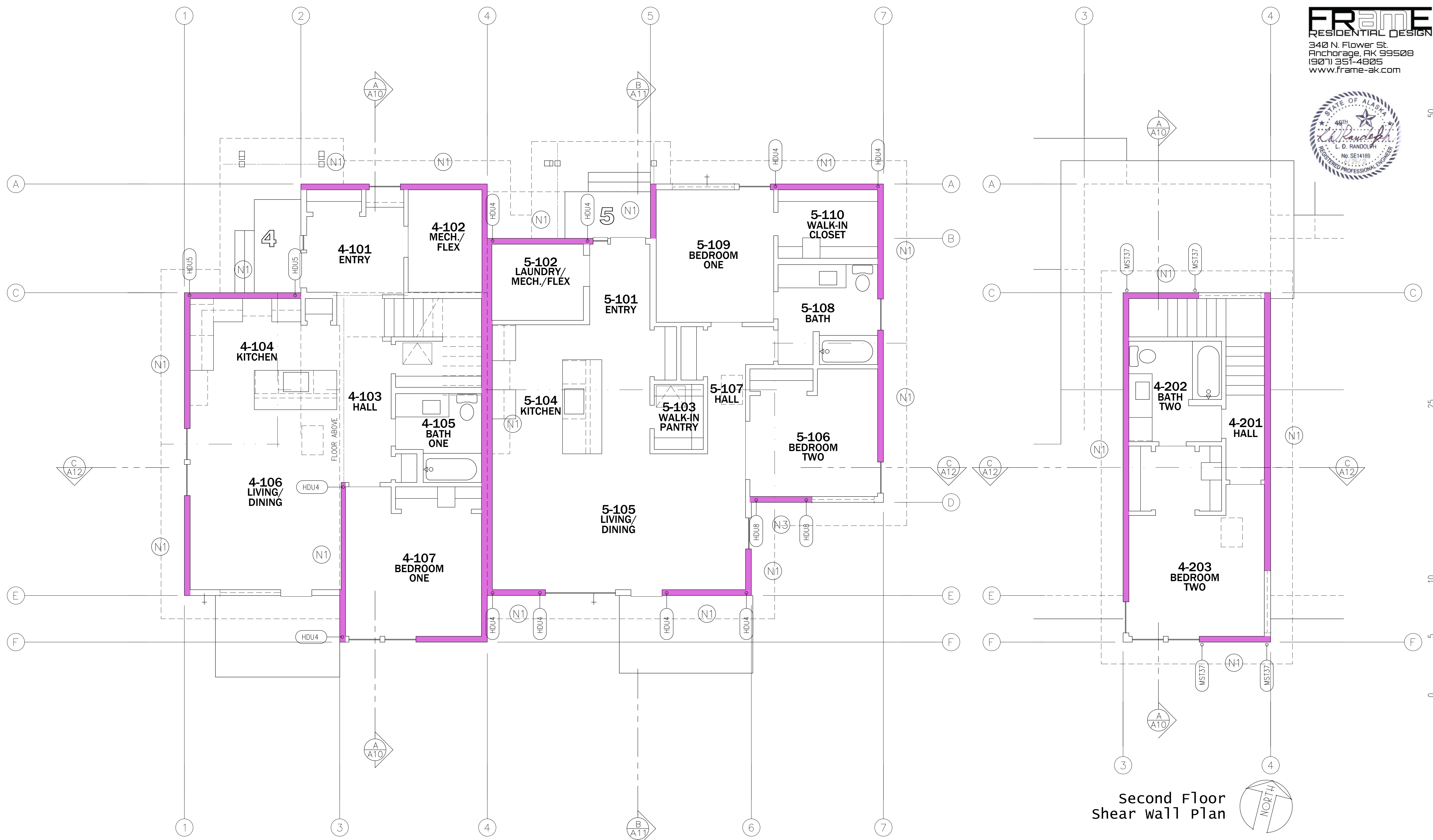
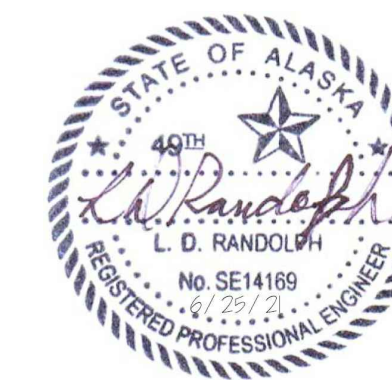
**ANCHOR BOLTS**  
5/8" X 10" GALVALNIZED ANCHOR BOLT AT 4'-0" O.C.,  
TYPICAL ALL LOCATIONS EXCEPT THE FOLLOWING:  
GRID LINE 3 -- 5/8" X 10" AT 2'-8" O.C.  
GRID LINE B -- 5/8" X 10" AT 1'-4" O.C.  
GRID LINE C -- 5/8" X 10" AT 2'-0" O.C.  
GRID LINE D -- 5/8" X 10" AT 1'-0" O.C.

Foundation Plan



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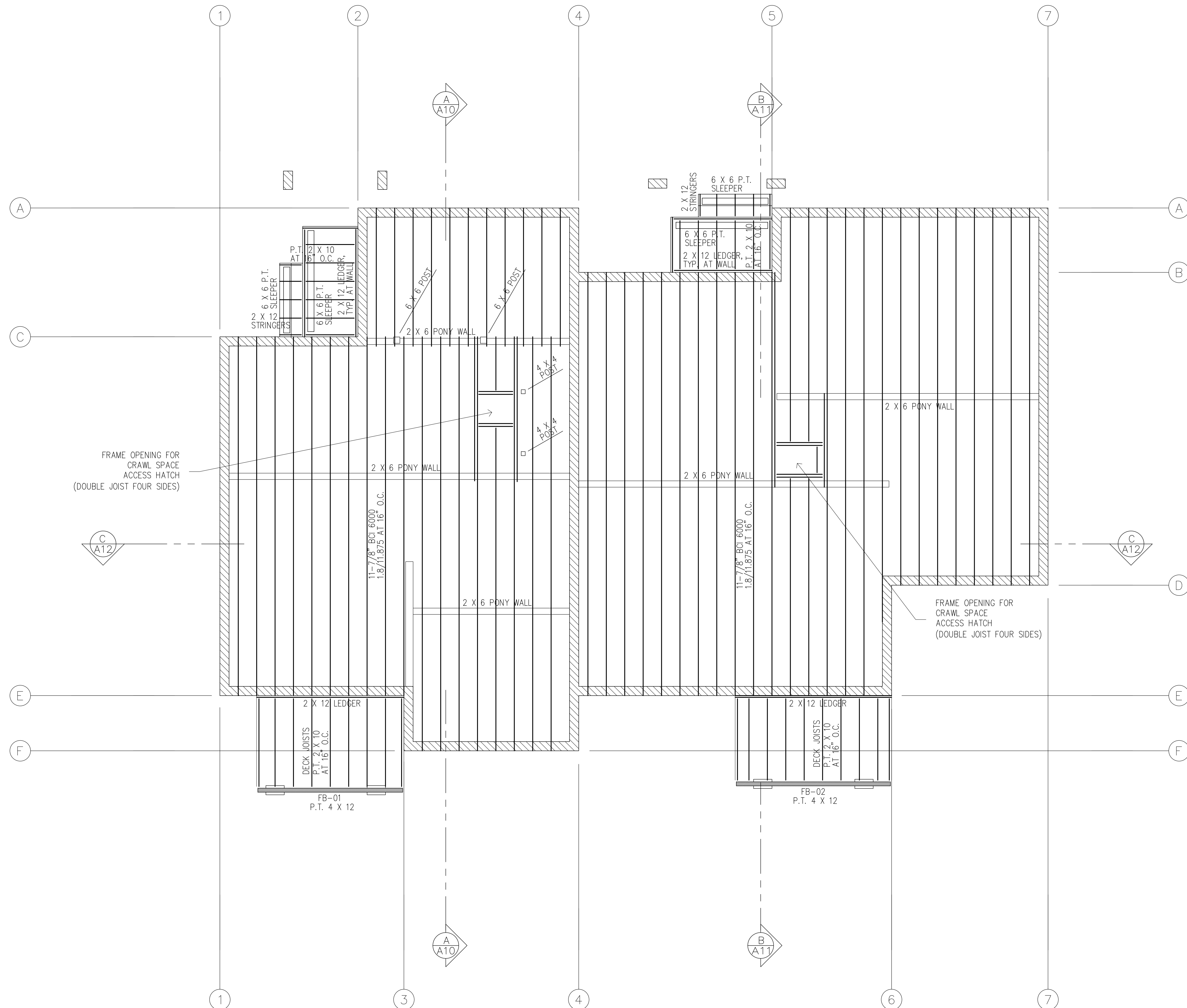
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First Floor  
Shear Wall Plan

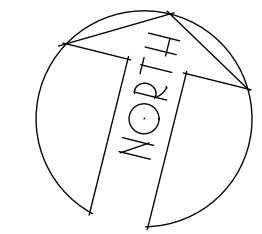
Second Floor  
Shear wall Plan

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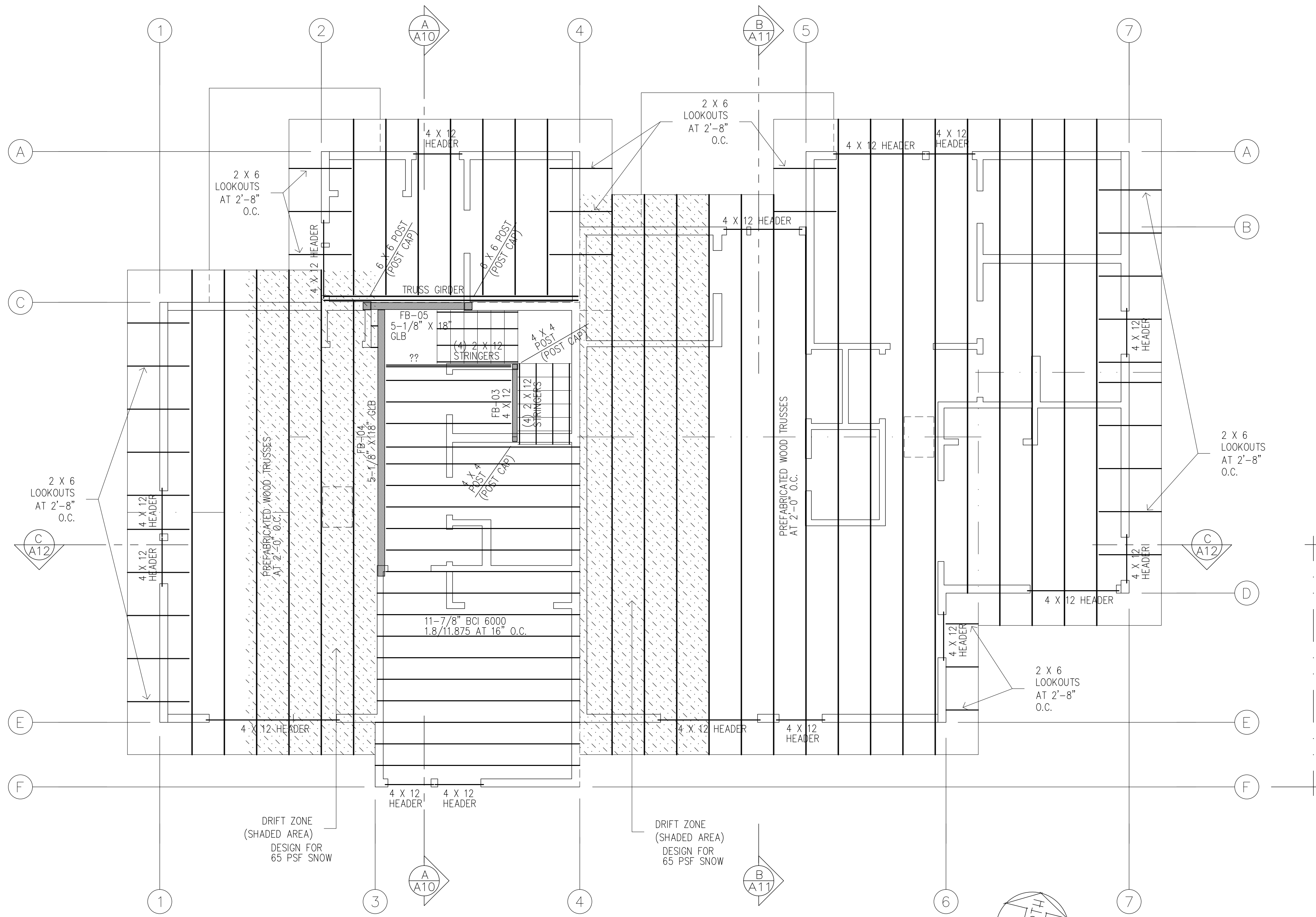
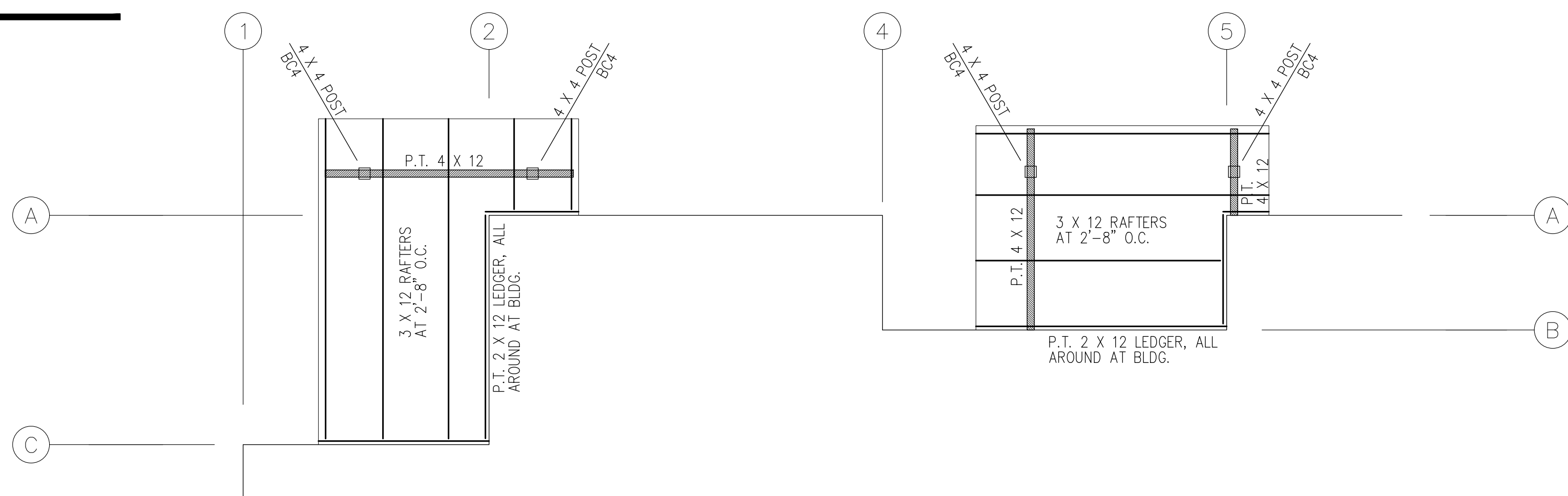
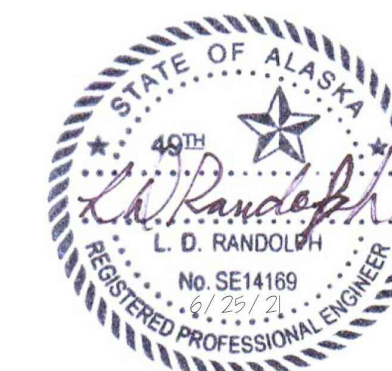
50  
25  
10  
5  
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First Floor Framing Plan

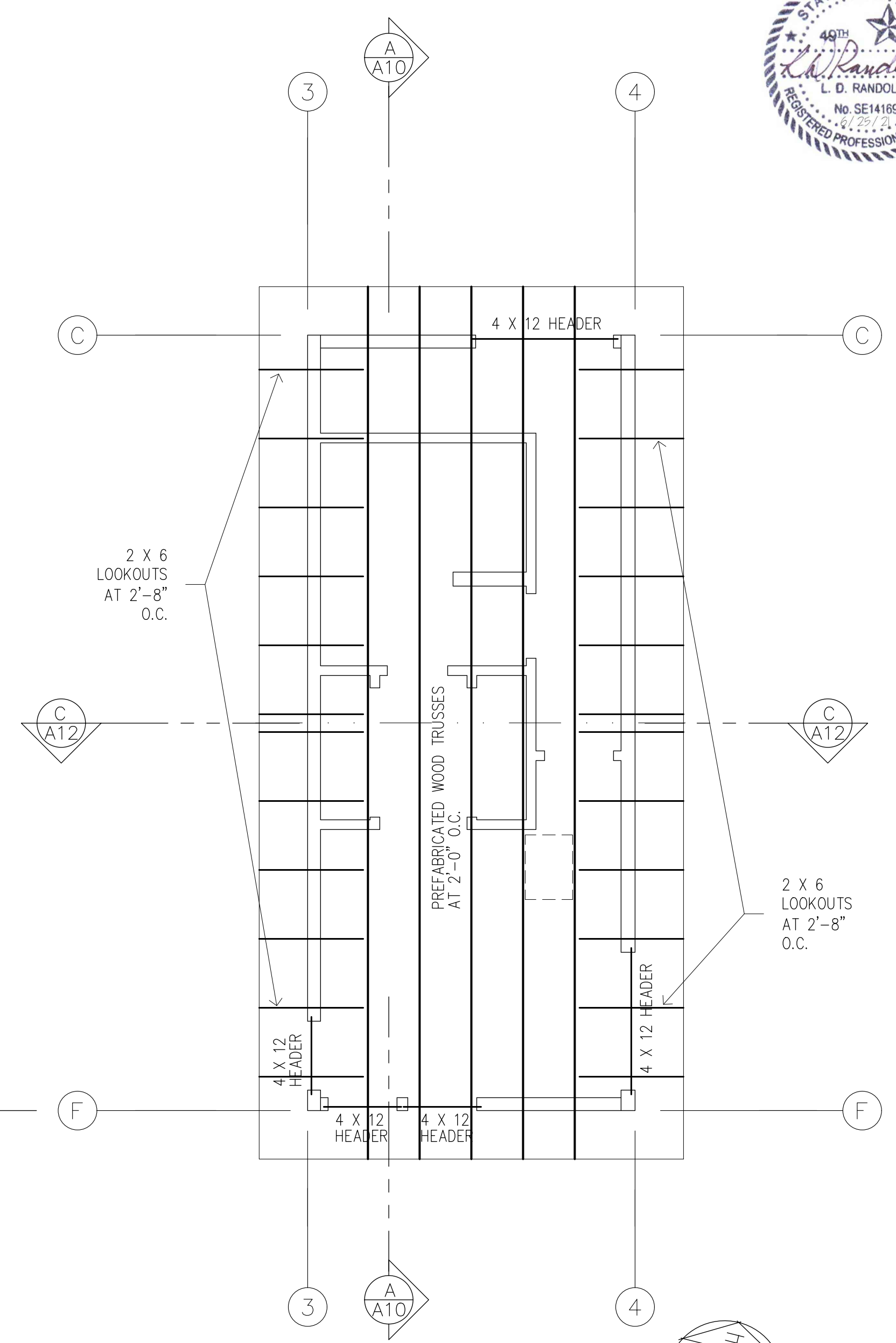
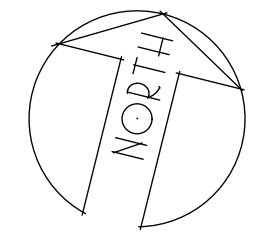


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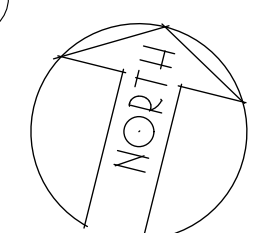
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Second Floor/Low Roof Framing Plan



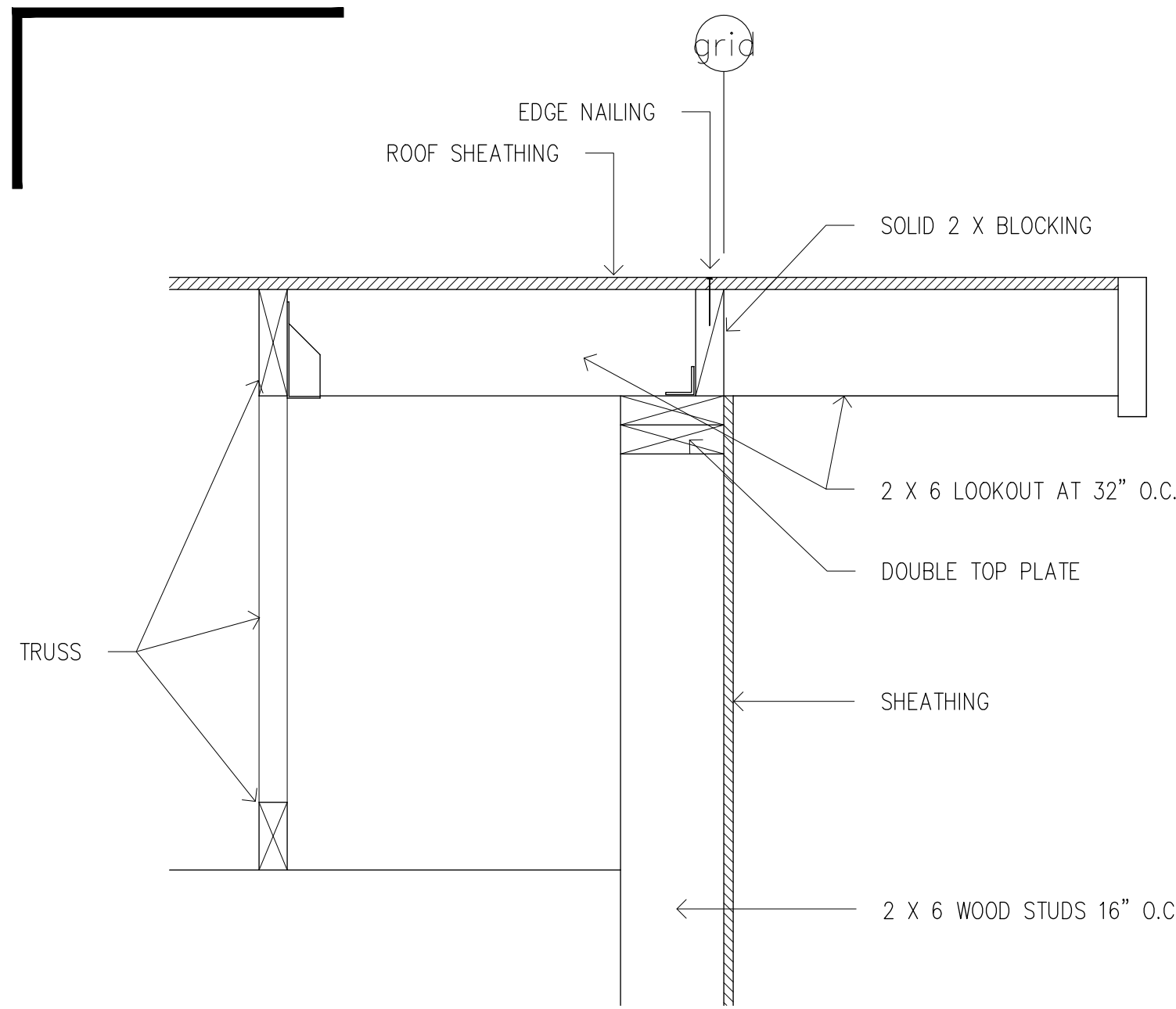
High Roof Framing Plan



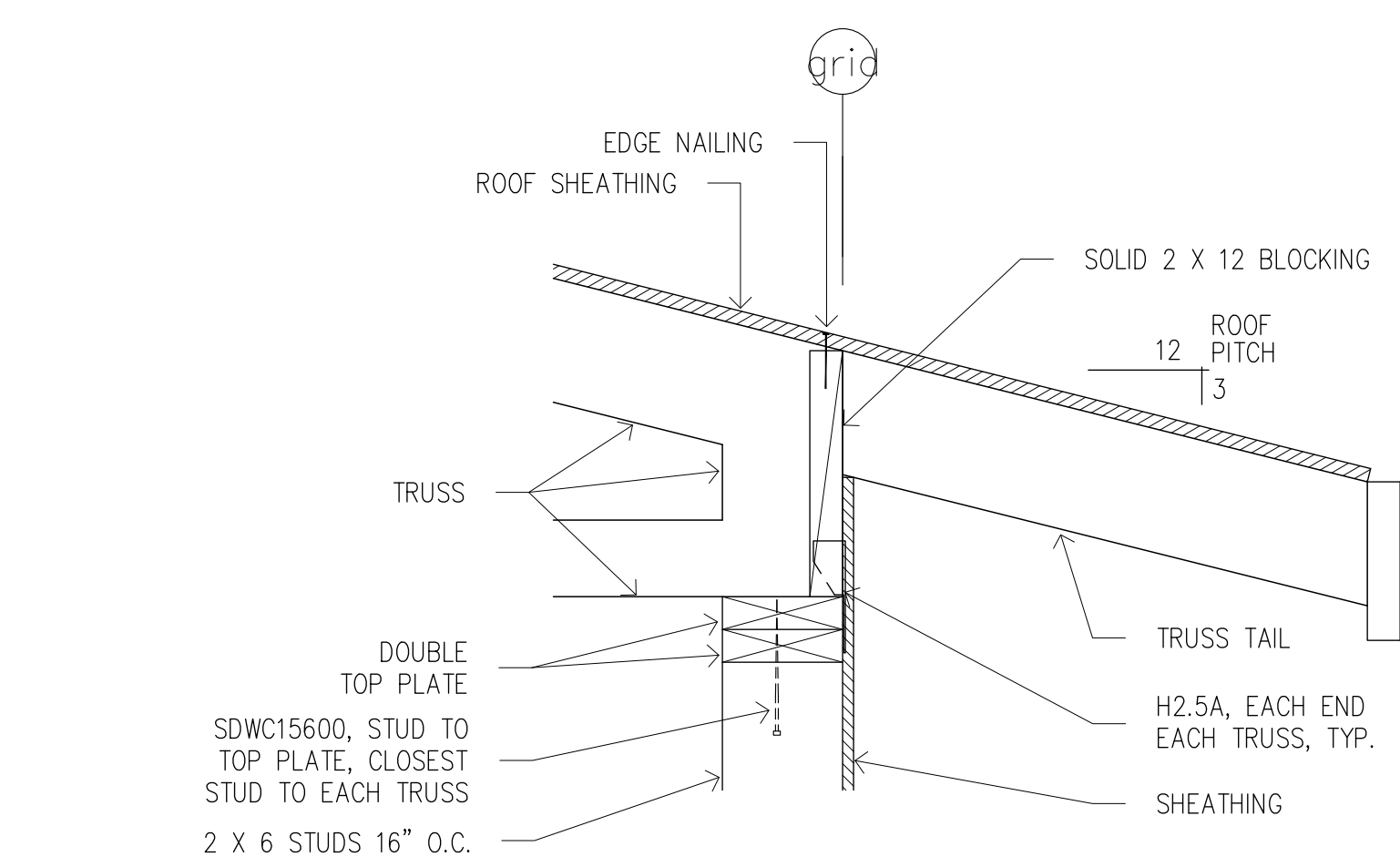
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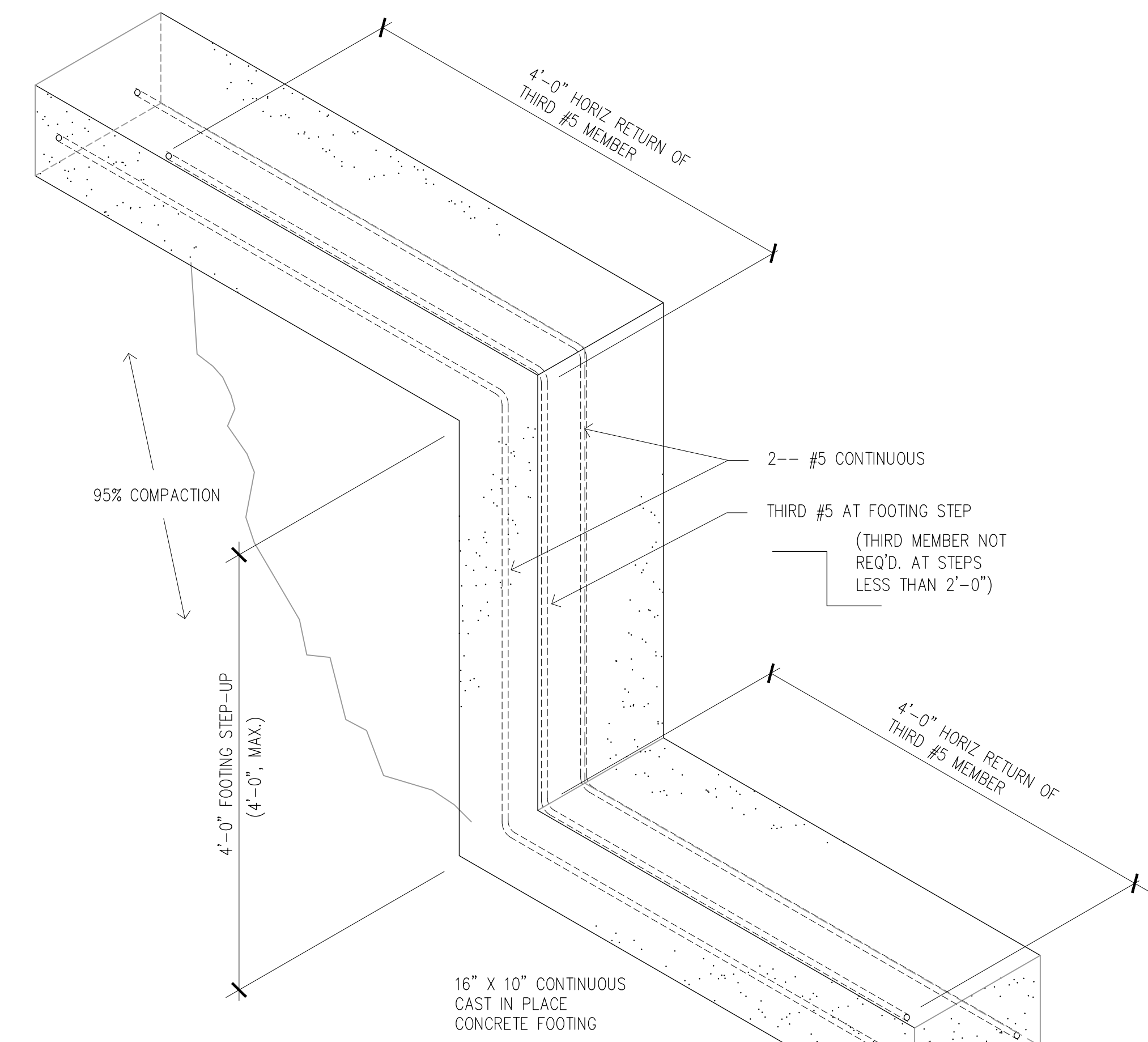




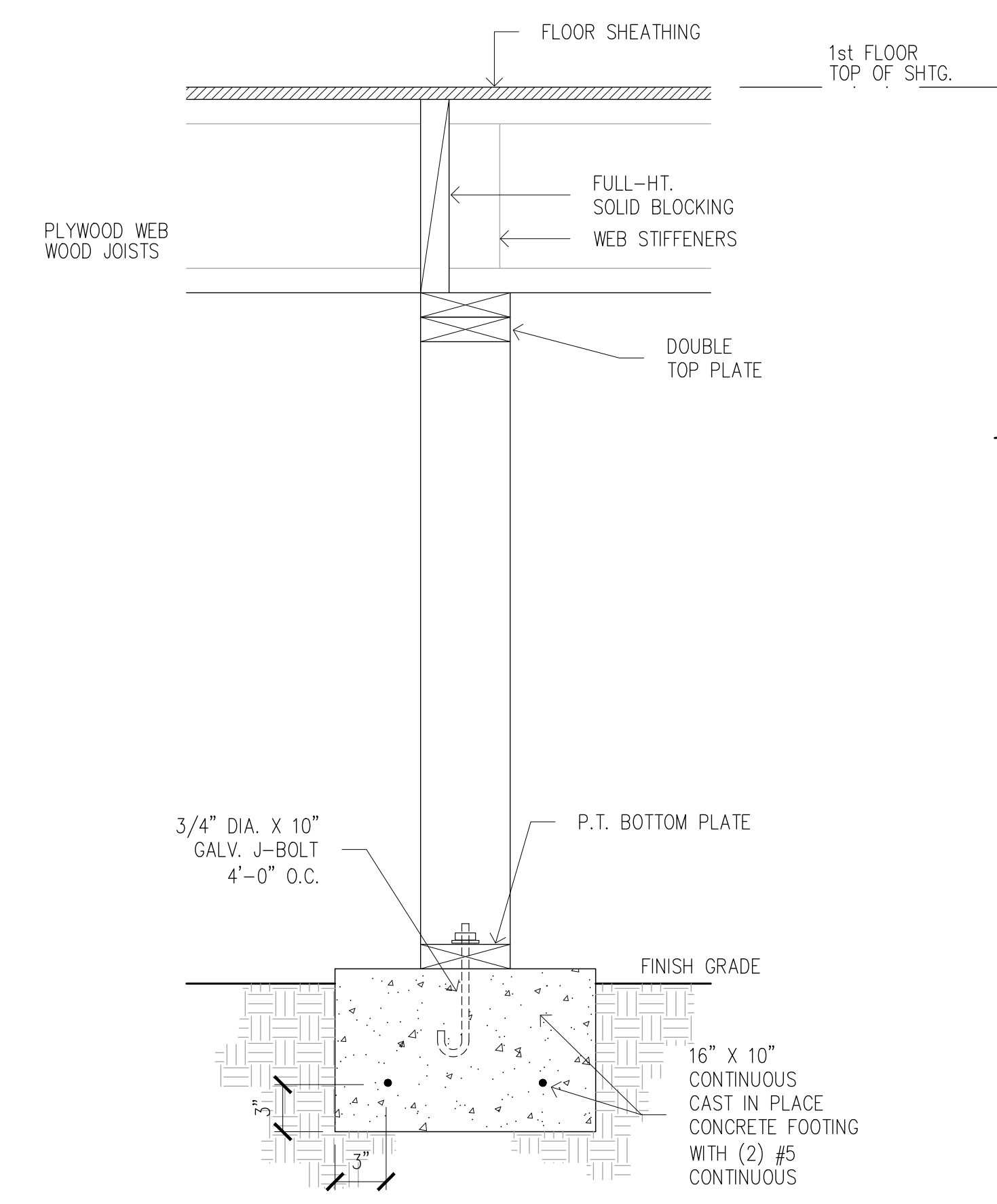
Typical Rake 8



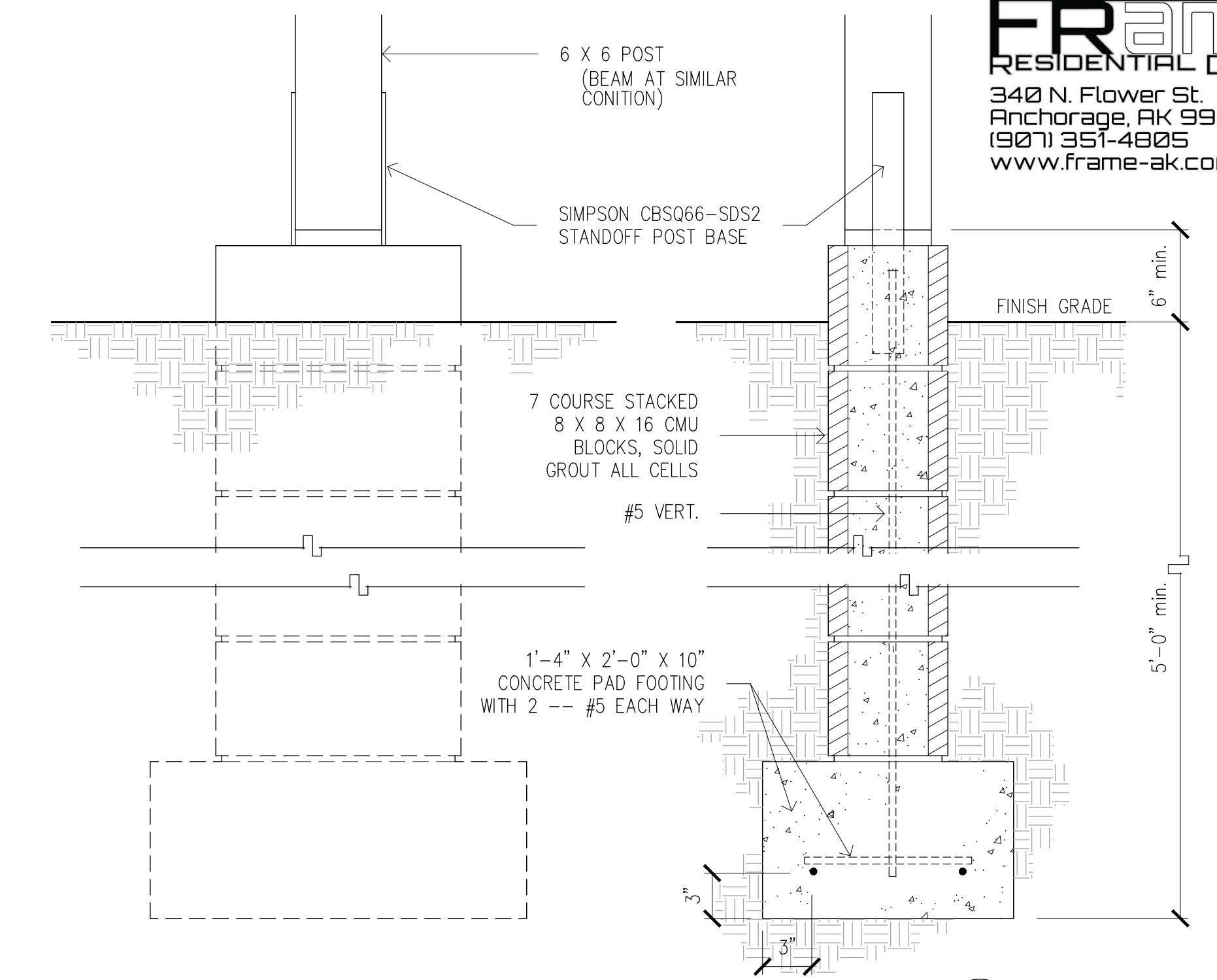
Typical Eave 7



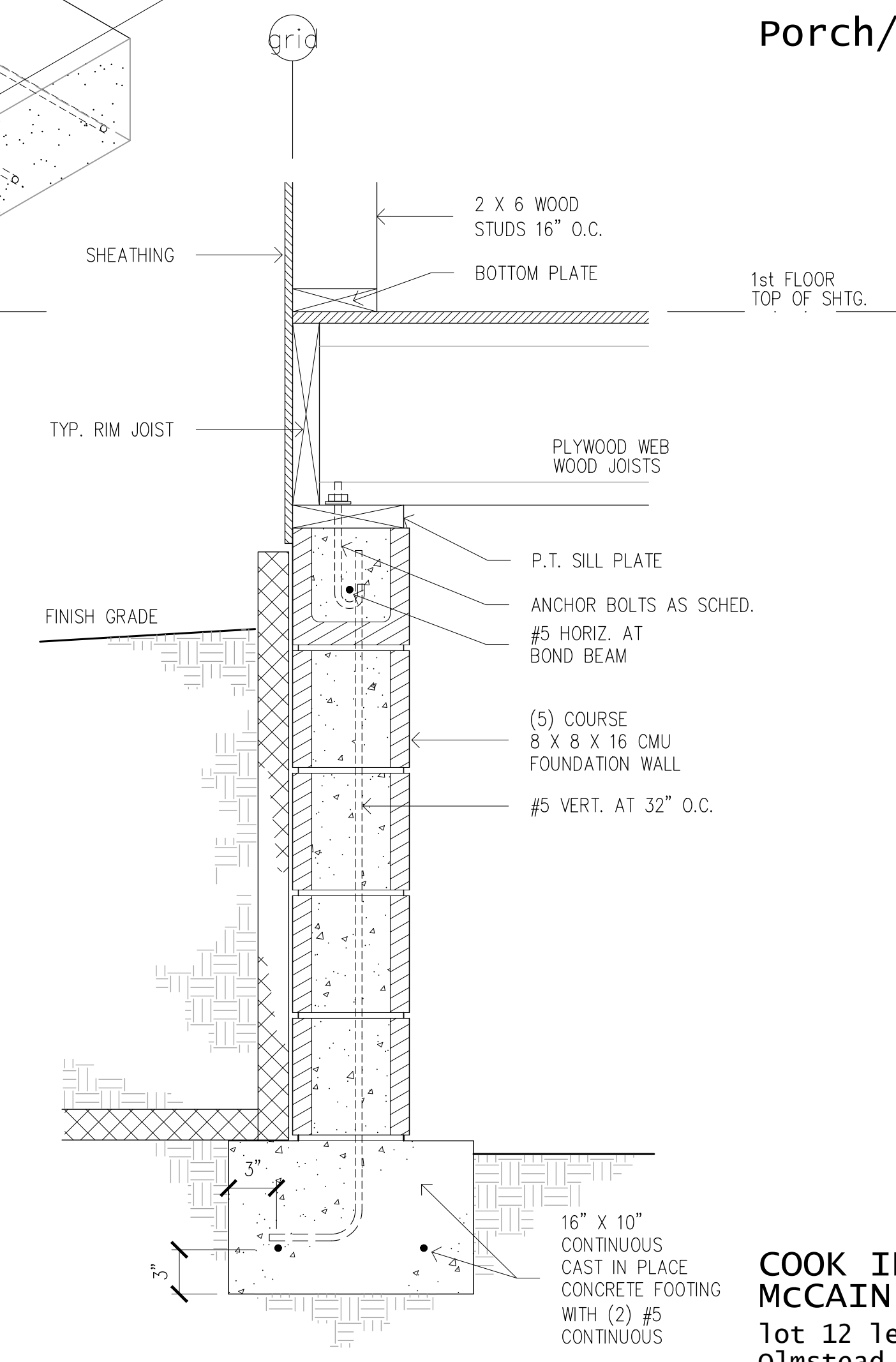
Typical Step Footing Detail 4



Typical Pony wall 5



Porch/Deck Foundation 2



Typical Foundation wall 3



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