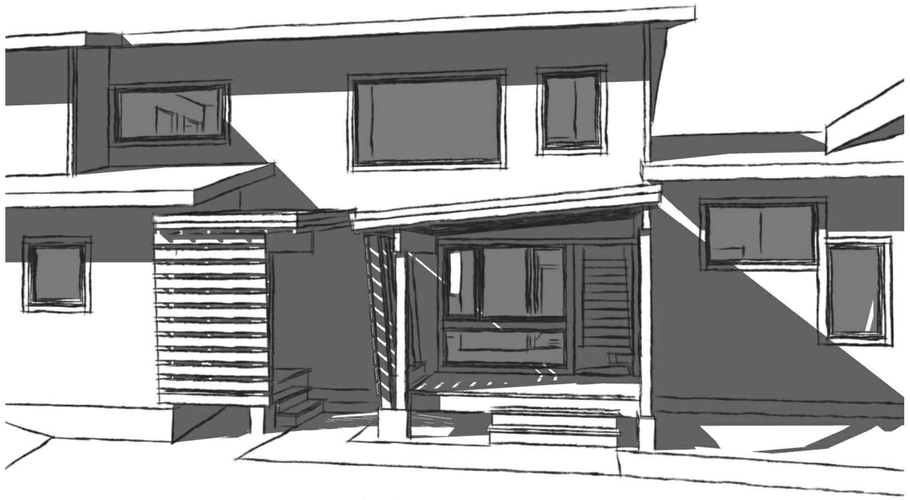


APPLICABLE CODES
2018 IRC and 2018 IBC with Municipal amendments.

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

mc cain triplex

UNITS 1, 2 AND 3
LOT 21

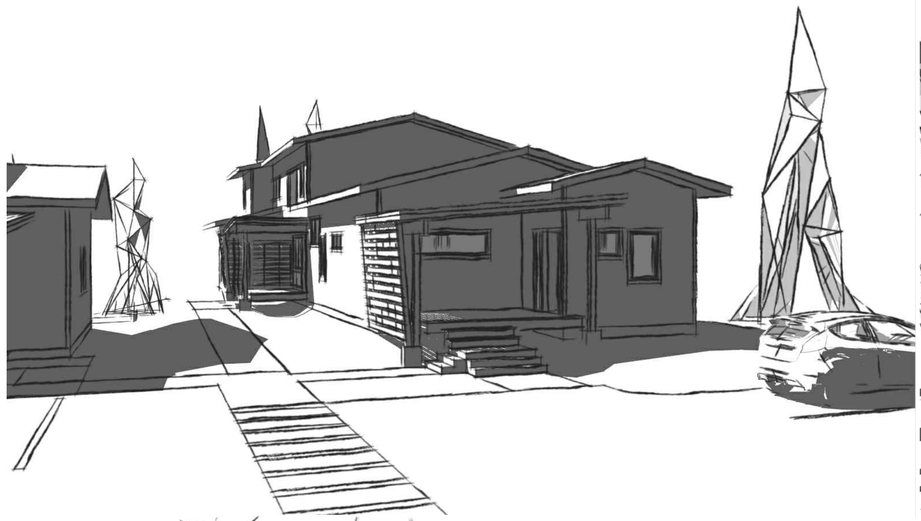
Owner/Contractor:
Cook Inlet Housing Authority
3510 Spenard Rd., Suite 100
Anchorage, AK 99503

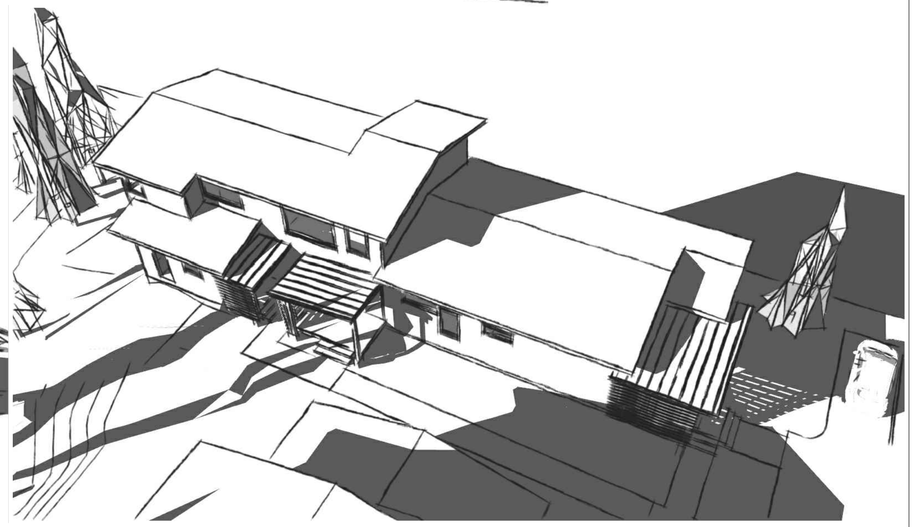
Jeff Cable
Senior Construction Manager

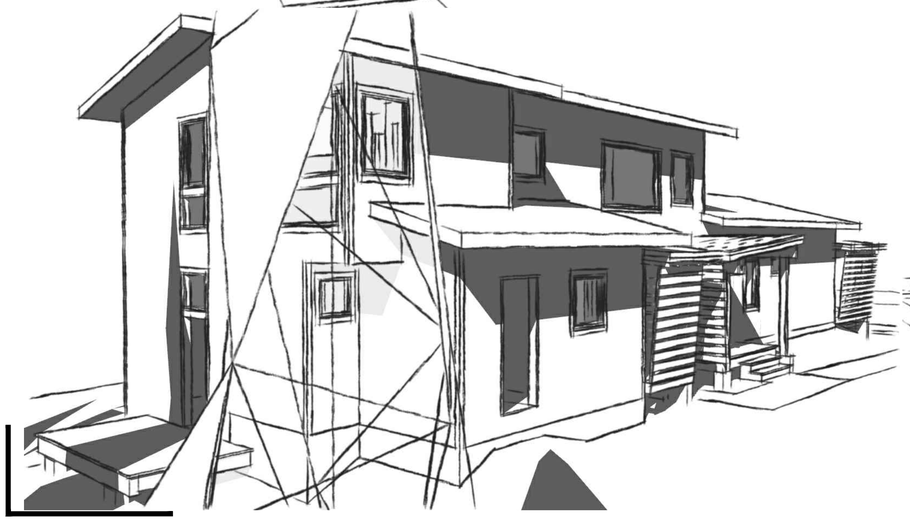
Civil Engineer:
Forge Engineering
Ben Schiller
(907) 310-9090

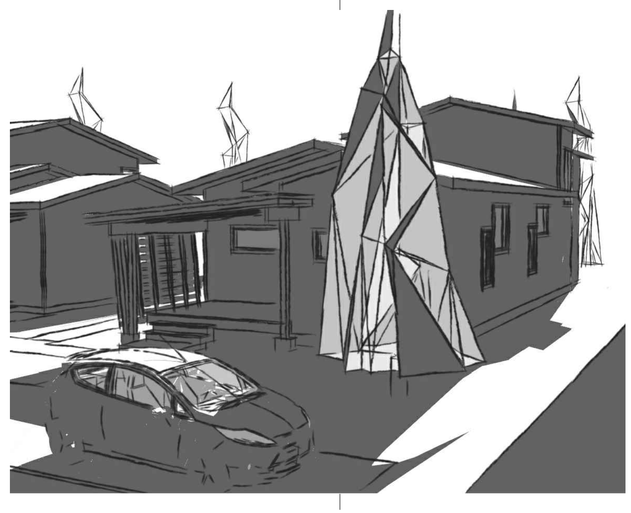
Structural Engineer:
LDR Engineering Services, Inc.
L.D. "Randy" Randolph
(907) 227-0028

Designer:
FRamE
Clark Yerrington
(907) 351-4805





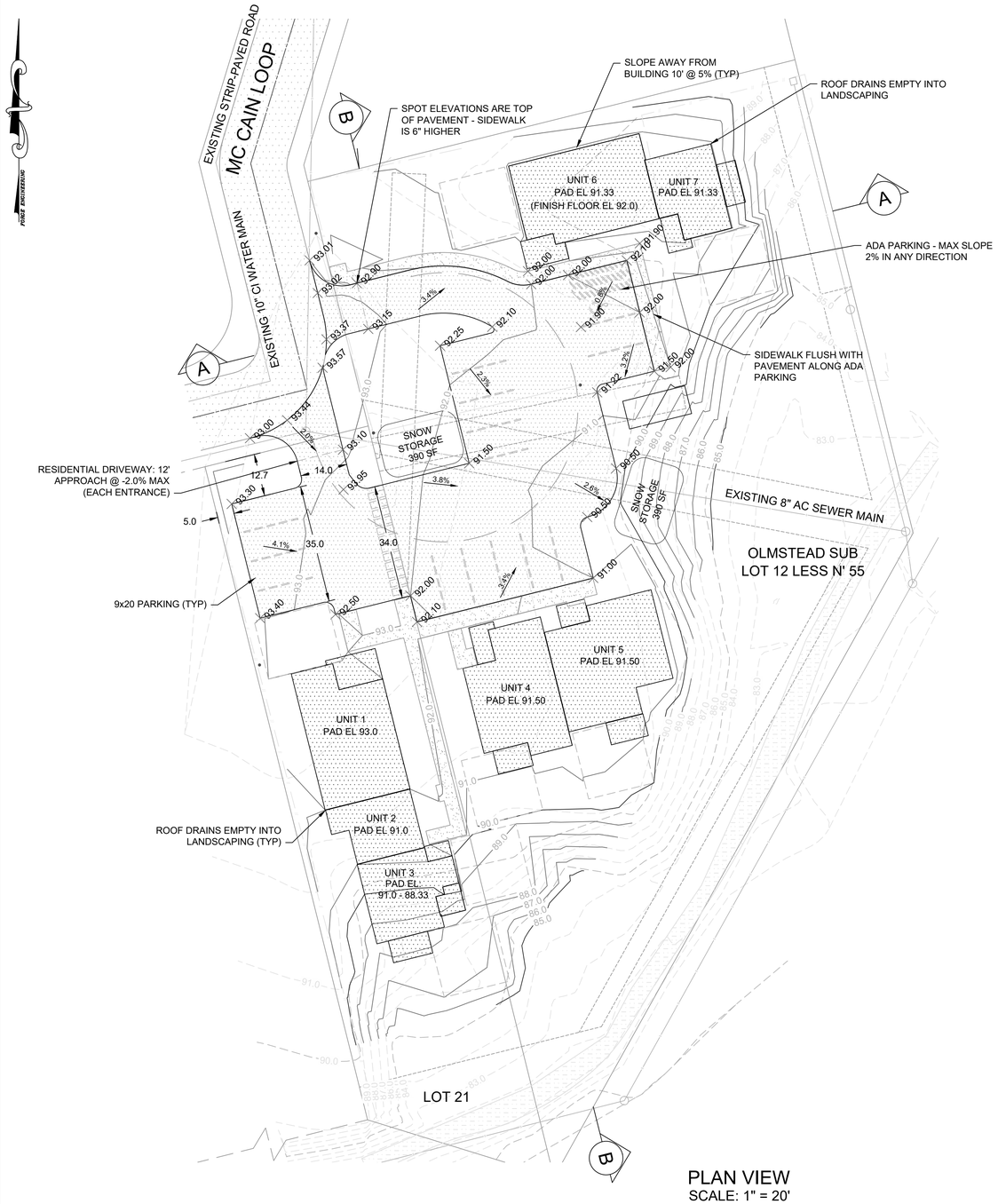




COOK INLET HOUSING AUTHORITY
McCAIN LOOP TRIPLEX
lot 21
Olmstead Subdivision
3717 McCain Loop
ANCHORAGE, ALASKA

DR. BY: CLARK
DATE: 25 JUN 21

G1



PLAN VIEW
SCALE: 1" = 20'

0 20 40 60 80
SCALE: 1" = 20'

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS).
2. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES AND NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCEMENT OF EXCAVATION.
3. 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.
4. SURFACES MUST BE SLOPED AWAY FROM BUILDINGS FOR 10' @ MIN 2% FOR IMPERVIOUS SURFACES AND 5% FOR PERVIOUS.
5. 7800 SF OF PAVEMENT, 10% SNOW STORAGE (780 SF) REQUIRED: 780 SF PROVIDED.
6. RESIDENTIAL DRIVE REQUIRES 12' LANDING AT 2.0% MAX IN THE ENTRANCE.
7. HOURS OF OPERATION SHALL BE 7AM TO 6PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.
8. EXISTING ORGANICS AND NON-COMPLYING SOIL MATERIAL WILL BE REMOVED BEFORE BACKFILL PLACED. GROUND WILL BE SCARIFIED TO PROVIDE BOND WITH NEW FILL.
9. 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

- +52.9 EXISTING SPOT ELEVATIONS
- +52.9 FINAL SPOT ELEVATIONS
- 2% DRAINAGE DIRECTION & SLOPE
- EXISTING GRAVEL ROAD
- NEW UTILITY
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- TBM 2 TEST HOLE
- 82 PROPOSED CONTOUR
- 82 EXISTING CONTOUR

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 (INCLUDES ACS, AWWU, CEA, ENG, BUTLER AVIATION/TESORO, GCI CABLE, MLP, TRAFFIC SIGNALS, MOA STORM/STREETS, AND ALASKA FIBER STAR.)	278-3121
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: _____
   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
CLIENT

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

STATE OF ALASKA 49 TH
Benjamin Schiller
CE 12592
Jun 28, 2021
REGISTERED PROFESSIONAL ENGINEER
SEAL

CIHA MCCAIN LOOP DUPLEXES

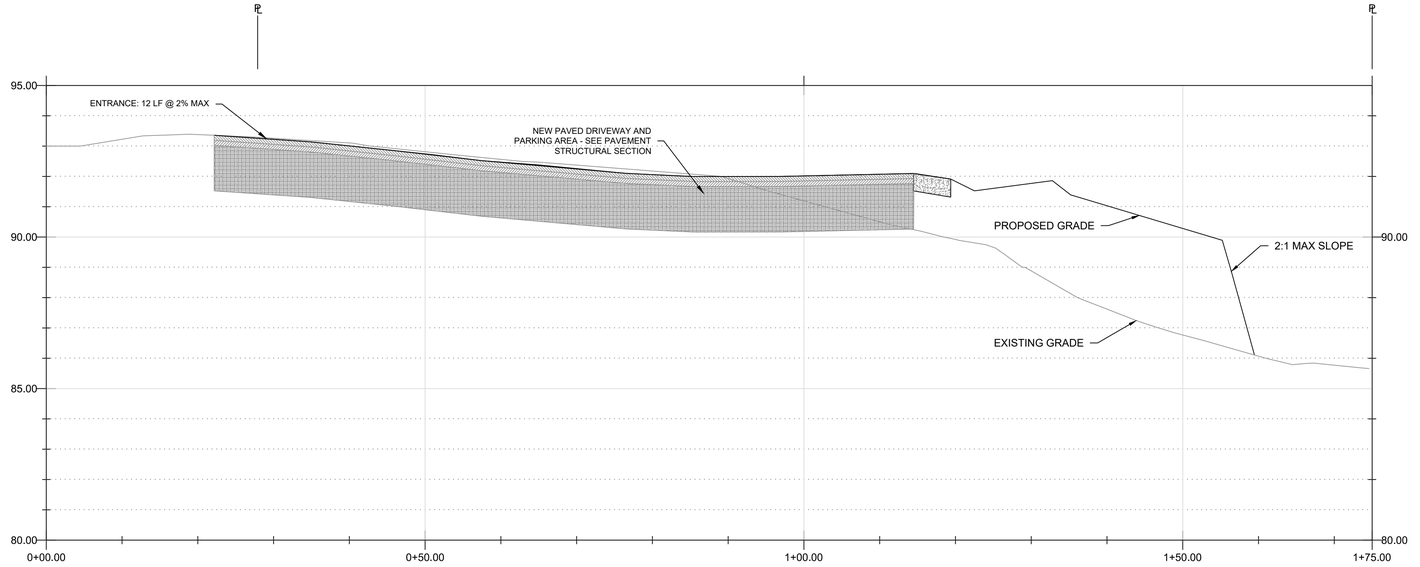
OLMSTEAD SUB, LOTS 21 & 12 LESS N 55

SITE GRADING AND DRAINAGE

HORZ SCALE: 1"=20' | VERT SCALE: N/A | DATE: Jun 28, 2021 | GRID: SW 1729

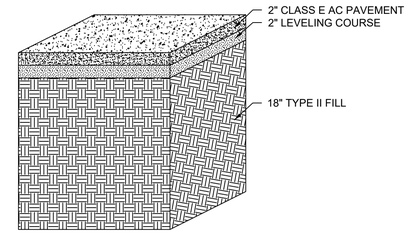
PERMITS # C21-xxxx

SHEET C1



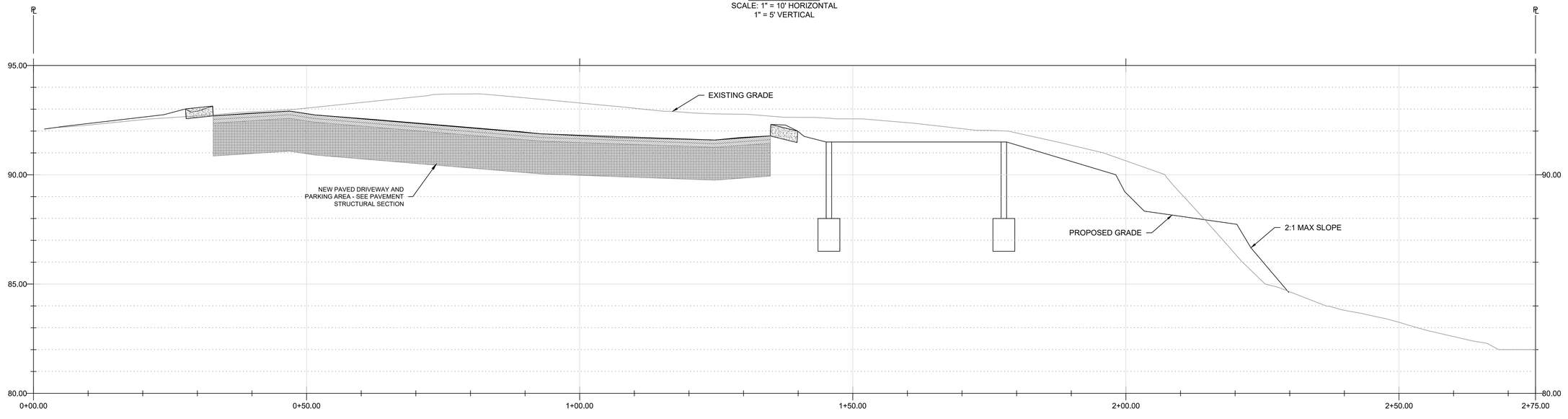
PROFILE A-A

SCALE: 1" = 10' HORIZONTAL
1" = 5' VERTICAL



PAVEMENT STRUCTURAL SECTION

NTS



PROFILE B-B

SCALE: 1" = 10' HORIZONTAL
1" = 5' VERTICAL

0 10 20 30 40
SCALE: 1" = 10'

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
CLIENT

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

STATE OF ALASKA 49TH
Benjamin Schiller
CE 12592
Jun 28, 2021
REGISTERED PROFESSIONAL ENGINEER
SEAL

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

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	5'-4"	3'-0"	8'-10"±	fixed	vinyl	clear	1
B	2'-8"	4'-8"	normal	casement	vinyl	clear	1, 3
C	4'-0"	1'-6"	normal	fixed	vinyl	clear safety	1, 2
D	6'-8"	2'-0"	normal	fixed	vinyl	clear	1
E	2'-0"	2'-0"	normal	fixed	vinyl	clear safety	1
F	2'-8"	4'-0"	normal	casement	vinyl	clear	1
G	2'-8"	4'-0"	normal	casement	vinyl	clear	1
H	4'-6"	4'-0"	8'-10"±	fixed	vinyl	clear	1
J	2'-8"	4'-8"	normal	casement	vinyl	clear	1, 3
K	5'-4"	3'-0"	normal	fixed	vinyl	clear	1
L	5'-4"	3'-6"	normal	fixed/csmt. combo	vinyl	clear	1
M	6'-0"	4'-0"	normal	fixed	vinyl	clear	1
N	2'-8"	4'-0"	normal	casement	vinyl	clear	1
P	2'-8"	2'-3"	8'-10"±	fixed	vinyl	clear	1
R	6'-0"	2'-3"	8'-10"±	fixed	vinyl	clear	1
S	2'-8"	2'-3"	8'-10"±	fixed	vinyl	clear	1, 4
T	2'-0"	2'-0"	normal	fixed	vinyl	clear safety	1
U	3'-0"	3'-0"	normal	casement	vinyl	clear safety	1
V	6'-6"	4'-0"	normal	fixed/csmt. combo	vinyl	clear safety	1
W	6'-6"	2'-0"	2'-3" ±	fixed	vinyl	clear safety	1
X	3'-0"	4'-0"	normal	casement	vinyl	clear	1, 3
Y	6'-8"	4'-8"	normal	fixed	vinyl	clear	1
Z	6'-8"	3'-0"	normal	fixed	vinyl	clear safety	1
AA	3'-0"	4'-0"	normal	casement	vinyl	clear	1, 3
BB	5'-4"	4'-0"	normal	fixed	vinyl	clear	1
CC	5'-4"	2'-0"	2'-3" ±	fixed	vinyl	clear safety	1
DD	2'-8"	4'-0"	normal	casement	vinyl	clear	1, 3
EE	2'-8"	2'-0"	2'-3" ±	fixed	vinyl	clear safety	1
FF	2'-8"	4'-0"	normal	casement	vinyl	clear	1
GG	4'-0"	1'-6"	normal	fixed	vinyl	clear safety	1
HH	4'-8"	1'-6"	normal	fixed	vinyl	clear safety	1
JJ	4'-0"	6'-8"	normal	fixed over awning	vinyl	note #5	1, 5

ROOM FINISH SCHEDULE

	room name	floor	base	notes
1-101	Entry	VP 1	4" rubber	1
1-102	Flex	VP 1	4" rubber	1
1-103	Living/Dining	VP 1	4" rubber	1
1-104	Kitchen	VP 1	4" rubber	1, 2
1-105	Hall	VP 1	4" rubber	1, 2
1-106	Bath	VP 1	4" rubber	1
1-107	Bedroom One	cpt 1	1/2" x 3 1/2" MDF	1
1-108	Bedroom Two	cpt 1	1/2" x 3 1/2" MDF	1
2-101	Entry	VP 1	4" rubber	1
2-102	Living/Dining	VP 1	4" rubber	1
2-103	Kitchen	VP 1	4" rubber	1
2-104	Flex	VP 1	4" rubber	1
2-201	Hall	VP 1	4" rubber	1
2-202	Bath	VP 1	4" rubber	1
2-203	Study Area	cpt 1	1/2" x 3 1/2" MDF	1
2-204	Bedroom	cpt 1	1/2" x 3 1/2" MDF	1
3-101	Entry	VP 1	4" rubber	1
3-102	Shared Mech.	VP 1	4" rubber	1
3-103	Hall	VP 1	4" rubber	1
3-104	1/2 Bath	VP 1	4" rubber	1, 2
3-105	Kitchen	VP 1	4" rubber	1
3-106	Living/Dining	VP 1	4" rubber	11
3-201	Hall	VP 1	4" rubber	1
3-202	Bedroom Two	cpt 1	1/2" x 3 1/2" MDF	1
3-203	Bedroom One	cpt 1	1/2" x 3 1/2" MDF	1
3-204	Walk-In Closet	cpt 1	1/2" x 3 1/2" MDF	1
3-205	Bath	VP 1	4" rubber	1

DOOR SCHEDULE

	width	ht.	type	material	finish	hardware	glazing	notes
1-101	3'-0"	6'-8"	exterior	insul. met.	paint	lockset, deadbolt	none	1, 3
1-102	2'-8"	6'-8"	one panel	wood	paint	privacy lock	none	--
1-103	2'-8"	6'-8"	one panel	wood	paint	privacy lock	none	--
1-104	2'-4"	6'-8"	one panel	wood	paint	privacy lock	none	2
1-105	5'-0"	6'-8"	bipassing	wood	paint	overhd. track/pulls	none	--
1-106	6'-0"	6'-8"	bipassing	wood	paint	overhd. track/pulls	none	--
1-107	5'-0"	6'-8"	bipassing	wood	paint	overhd. track/pulls	none	--
1-108	2'-8"	6'-8"	one panel	wood	paint	overhd. track/pull	none	--
1-109	3'-0"	6'-8"	one panel	wood	paint	overhd. track/pull	none	--
1-110	2'-0"	6'-8"	one panel	wood	paint	latchset	none	--
2-101	3'-0"	6'-8"	exterior	insul. met.	paint	lockset, deadbolt	none	1, 3
2-102	2'-6"	6'-8"	one panel	wood	paint	overhd. track/pull	none	--
2-103	2'-0"	6'-8"	one panel	wood	paint	latchset	none	--
2-201	2'-8"	6'-8"	one panel	wood	paint	privacy lock	none	2
2-202	2'-6"	6'-8"	one panel	wood	paint	overhd. track/pull	none	--
3-101	2'-8"	6'-8"	exterior	insul. met.	paint	lockset	none	1
3-102	3'-0"	6'-8"	exterior	insul. met.	paint	lockset, deadbolt	none	1, 3
3-103	2'-8"	6'-8"	exterior	insul. met.	paint	lockset, deadbolt	safety	1
3-104	2'-4"	6'-8"	one panel	wood	paint	latchset	none	--
3-105	2'-0"	6'-8"	one panel	wood	paint	latchset	none	--
3-106	2'-4"	6'-8"	one panel	wood	paint	privacy lock	none	2
3-107	5'-0"	6'-8"	bipassing	wood	paint	overhd. track/pulls	none	--
3-201	2'-8"	6'-8"	one panel	wood	paint	privacy lock	none	--
3-202	2'-8"	6'-8"	one panel	wood	paint	privacy lock	none	--
3-203	2'-6"	6'-8"	one panel	wood	paint	privacy lock	none	2
3-204	5'-0"	6'-8"	bipassing	wood	paint	overhd. track/pulls	none	--
3-205	5'-0"	6'-8"	bipassing	wood	paint	overhd. track/pulls	none	--
3-206	6'-0"	6'-8"	bipassing	wood	paint	overhd. track/pulls	none	--
3-207	2'-4"	6'-8"	one panel	wood	paint	privacy lock	none	2

DOOR SCHEDULE NOTES

1. Weatherstripping and threshold.
2. Polished stainless hardware finish at bathroom side for bathroom use.
3. 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

1. Walls and ceilings shall be painted gypsum board, typical.
2. 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

1. 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.
2. Frosted or patterned glass.
3. 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.
4. Align window S with door below.
5. Lower portion (awning), 1'-6" height, safety glazing.

LIGHT FIXTURE SCHEDULE

Not included in this set of drawings.

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

COOK INLET HOUSING AUTHORITY
McCAIN LOOP TRIPLEX
lot 21
Olmstead Subdivision
3717 McCain Loop
ANCHORAGE, ALASKA

DR. BY: CLARK
DATE: 25 JUN 21

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 boiler serving Units 1, 2 and 3 with minimum output of 50 BTUh per square foot of area served.
Locate mechanical equipment in Mechanical Room 3-102.

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 1-101; locate chime in Hall 1-105.
Provide hardwired doorbell at Door 2-101; locate chime in Entry 2-101.
Provide hardwired doorbell at Door 3-102; locate chime in Hall 3-103.

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 mimimum 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 Building Code, 2018 edition

Use Group – R-2

Construction Type – V-B

Allowable number of stories – 2
Actual number of stories – 2

Allowable area – 7,000 sq. ft.
Actual area – 2,775 sq. ft.

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

Smoke alarms are required.

Address identifying signage is required.

Minimum stairway width, 36".
Stairway maximum riser height, 7-3/4"; minimum tread depth, 10".
Handrails – one side of stair runs only. Handrails are not required at stair flights with three or fewer risers.
Handrail height – 34" above nosings.
Guard height – minimum 34" above stair nosings.
Guard height – minimum 36" at deck railing and any other locations not along stair runs.

ZONING CODE SUMMARY
Title 21, Anchorage Municipal Code

Zoning district: R-2M
Property area: 10,750 sq. ft.
Building footprint [including porches, decks and patios]: 2,430 sq. ft.
Lot coverage, allowed: 40% Table 21.06-1
Lot coverage, proposed: 23%
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 17% of wall area – typical at North Elevation [portions of all units with north exterior walls facing McCain Loop].

Sub-part 6 – Building and Site Orientation
This project complies with the following sub-parts:
1. 21.07.110, C, 6, b/d – total of windows and entrance door proposed are 23% of wall area.
2. 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.
3. 21.07.110, C, 6, k, i and ii – the orientation of primary entrances complies with the intent of the sub-parts.

Sub-part 7 – Building Articulation
This project complies with the following sub-parts:
1. 21.07.110, C, 7, a – Wall interval dimensions and recesses at North and East Elevations at Units 1, 2 and 3 comply with the intent of the sub-part.
2. 21.07.110, C, 7, d – three siding materials are used on all buildings.
3. 21.07.110, C, 7, h – total of windows and entrance door proposed are 10% of wall area (North Elevation, Units 1/3, facing McCain Loop).
4. 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:
1. 21.07.110, C, 9, a – proposed covered porch, 120 sq. ft. (Unit 1), 70 sq. ft. (Unit 2) and 30 sq. ft. (Unit 3).
2. 21.07.110, C, 9, b – both wall modulation and material changes are proposed.
3. 21.07.110, C, 9, c – door side lite and transom proposed.
4. 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 1 – 975 sq. ft. (living area)
Unit 2 – 770 sq. ft. (living area)
415 (first floor) + 355 (second floor)
Unit 3 – 1,030 sq. ft. (living area)
565 (first floor) + 465 (second floor)

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3717 McCain Loop
ANCHORAGE, ALASKA

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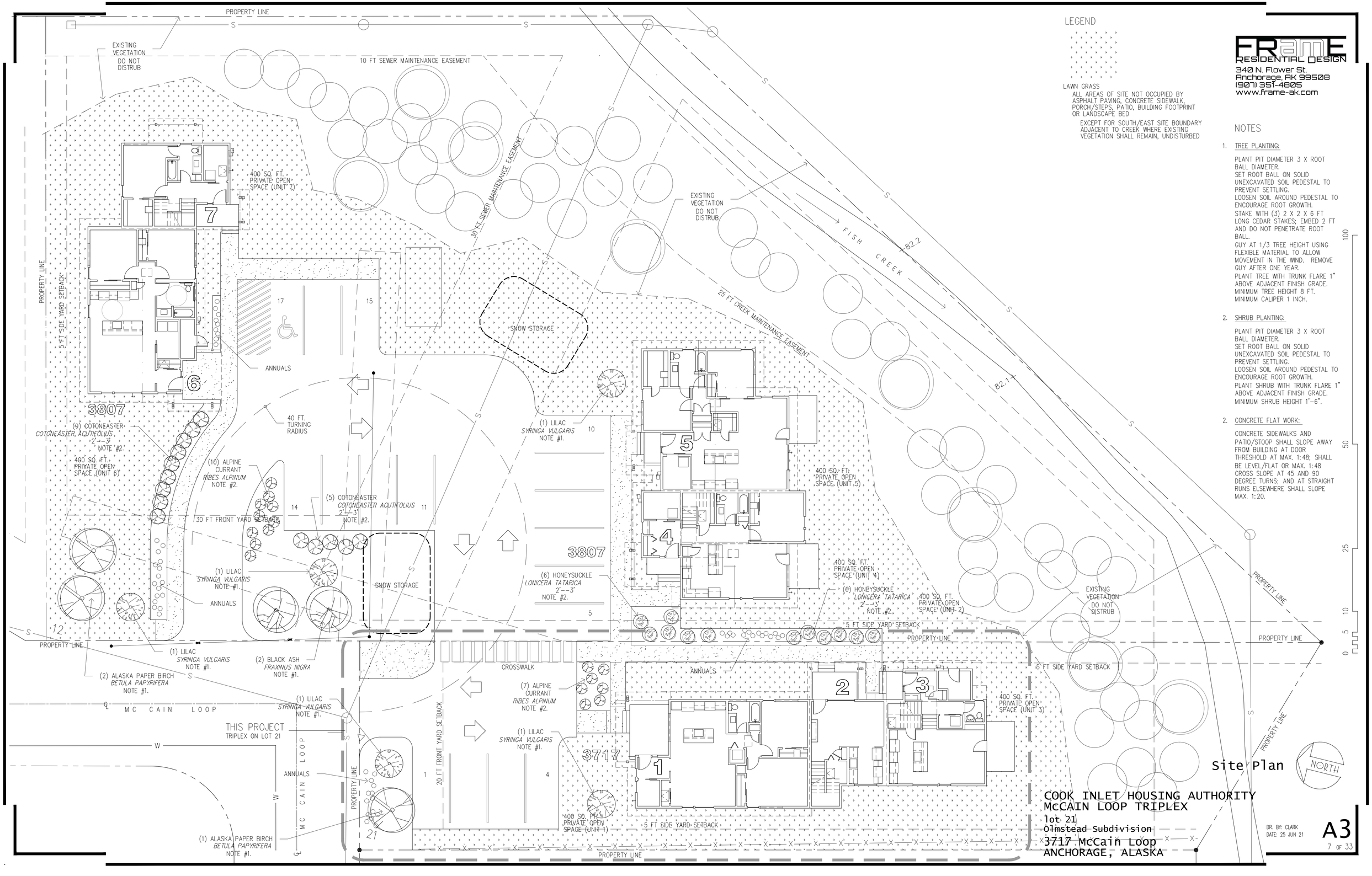
DATE: 25 JUN 21



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

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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".

2. CONCRETE FLAT WORK:

CONCRETE SIDEWALKS AND PATIO/STOOP 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

NORTH

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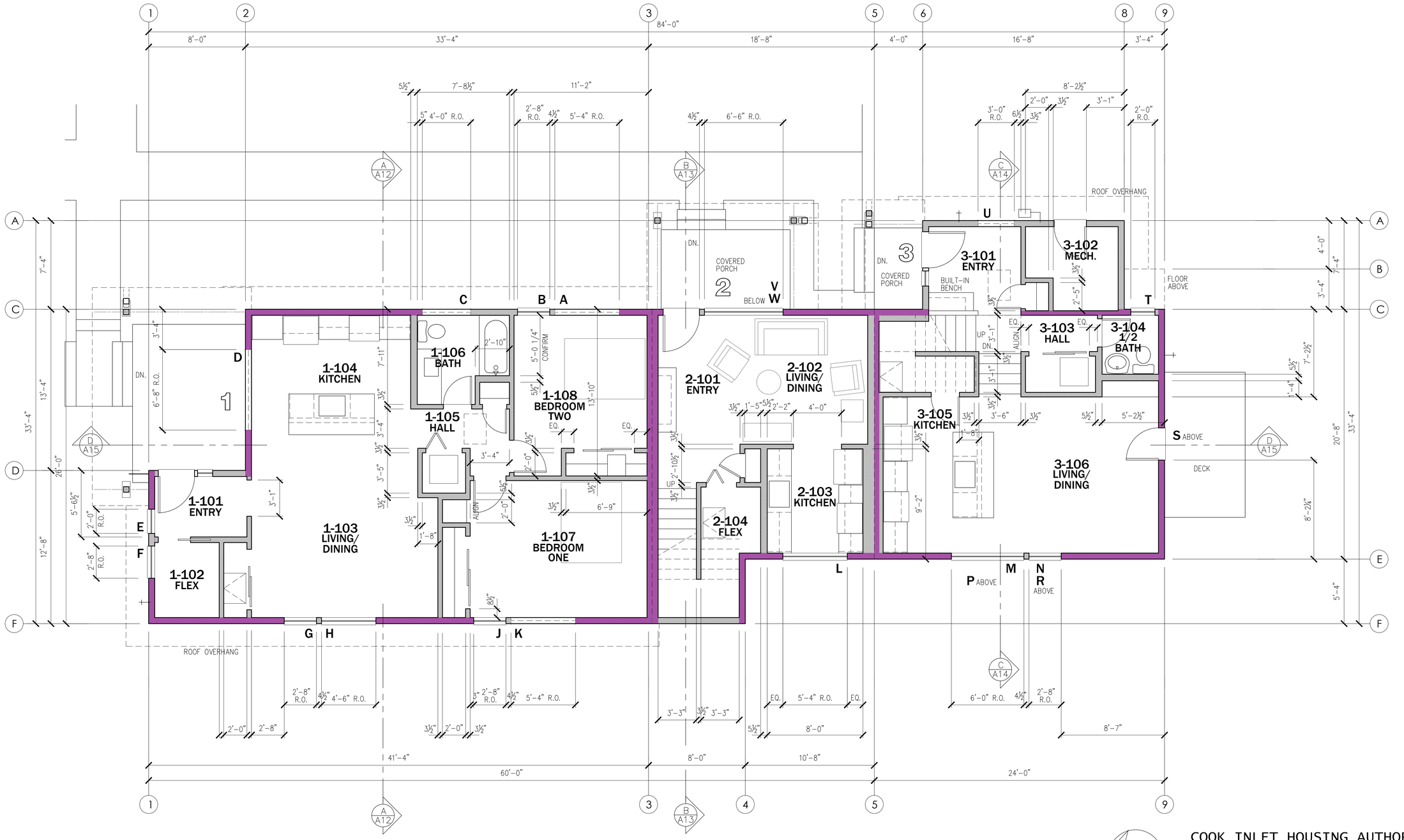

Overall First Floor Plan

NORTH

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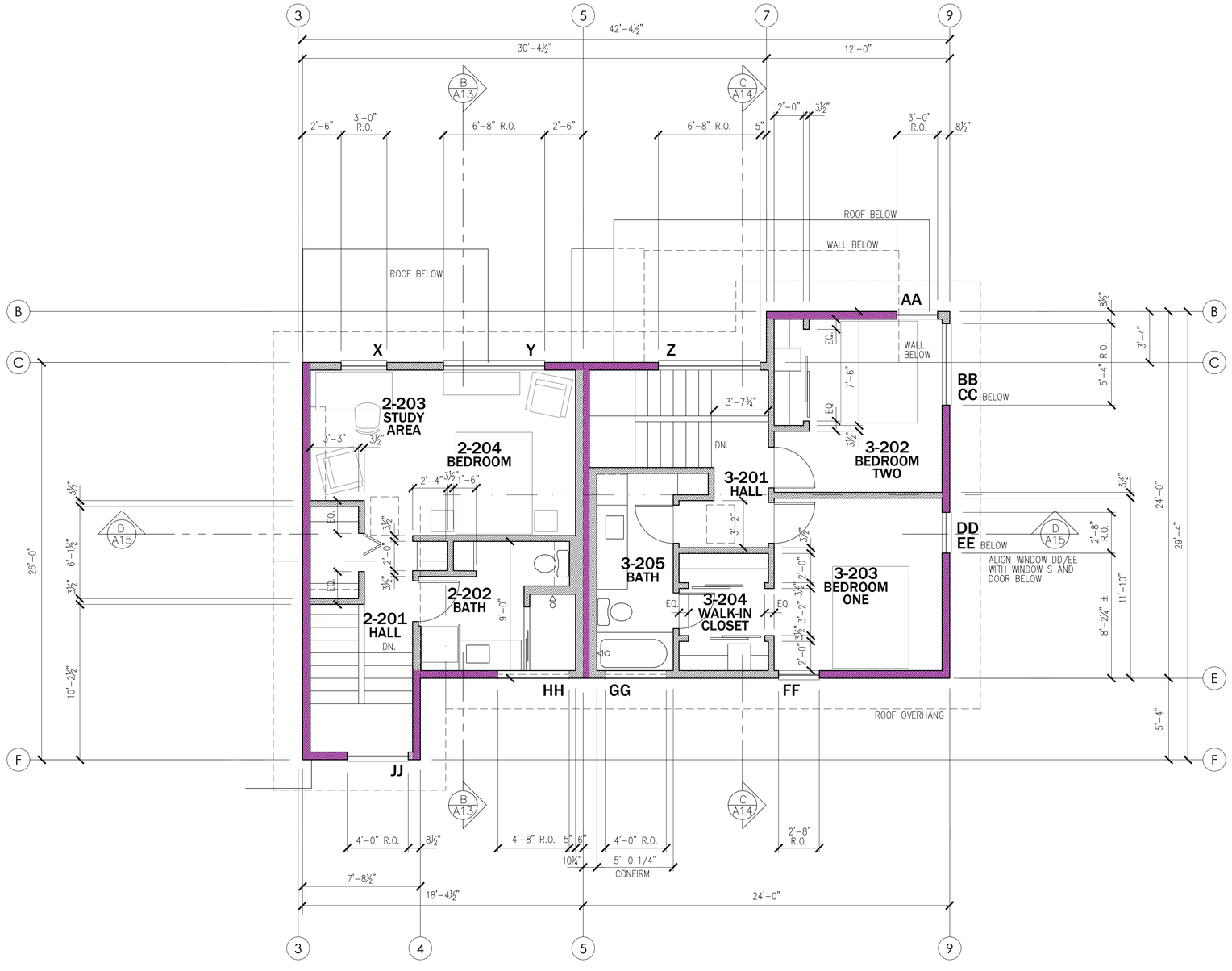

Unit #2 and 3
Second Floor Plan

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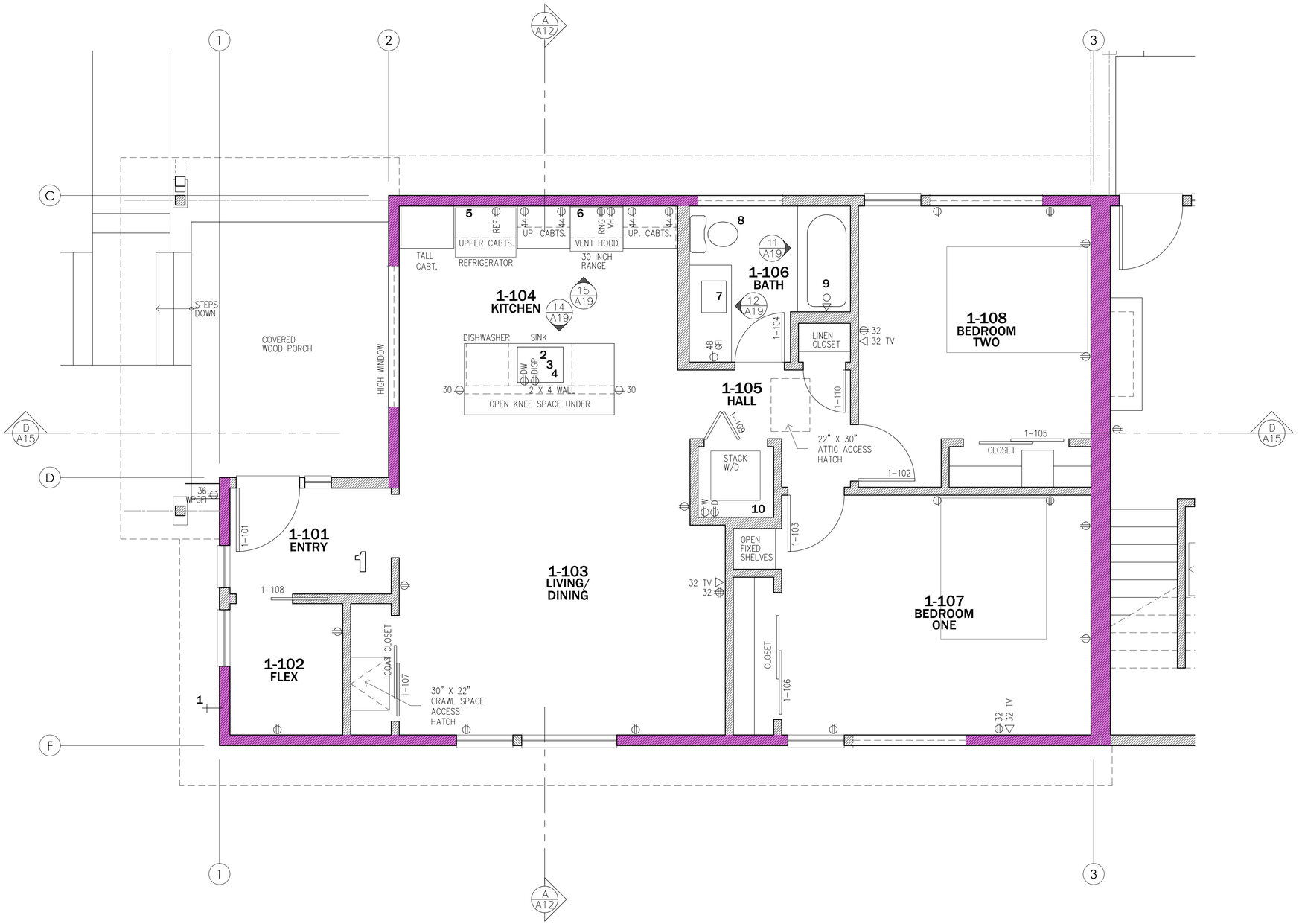

Unit #1
Enlarged First Floor Plan

NORTH

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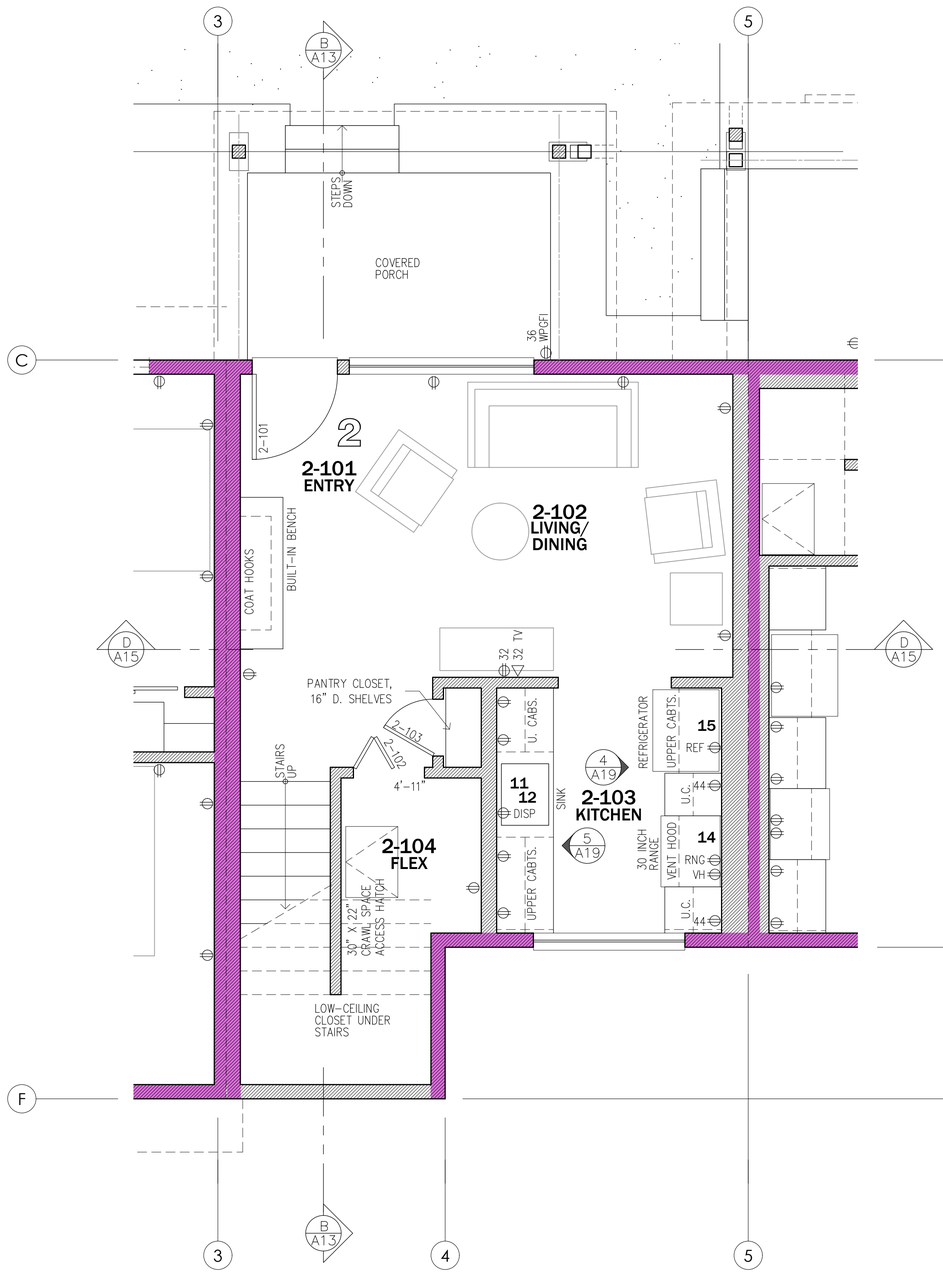
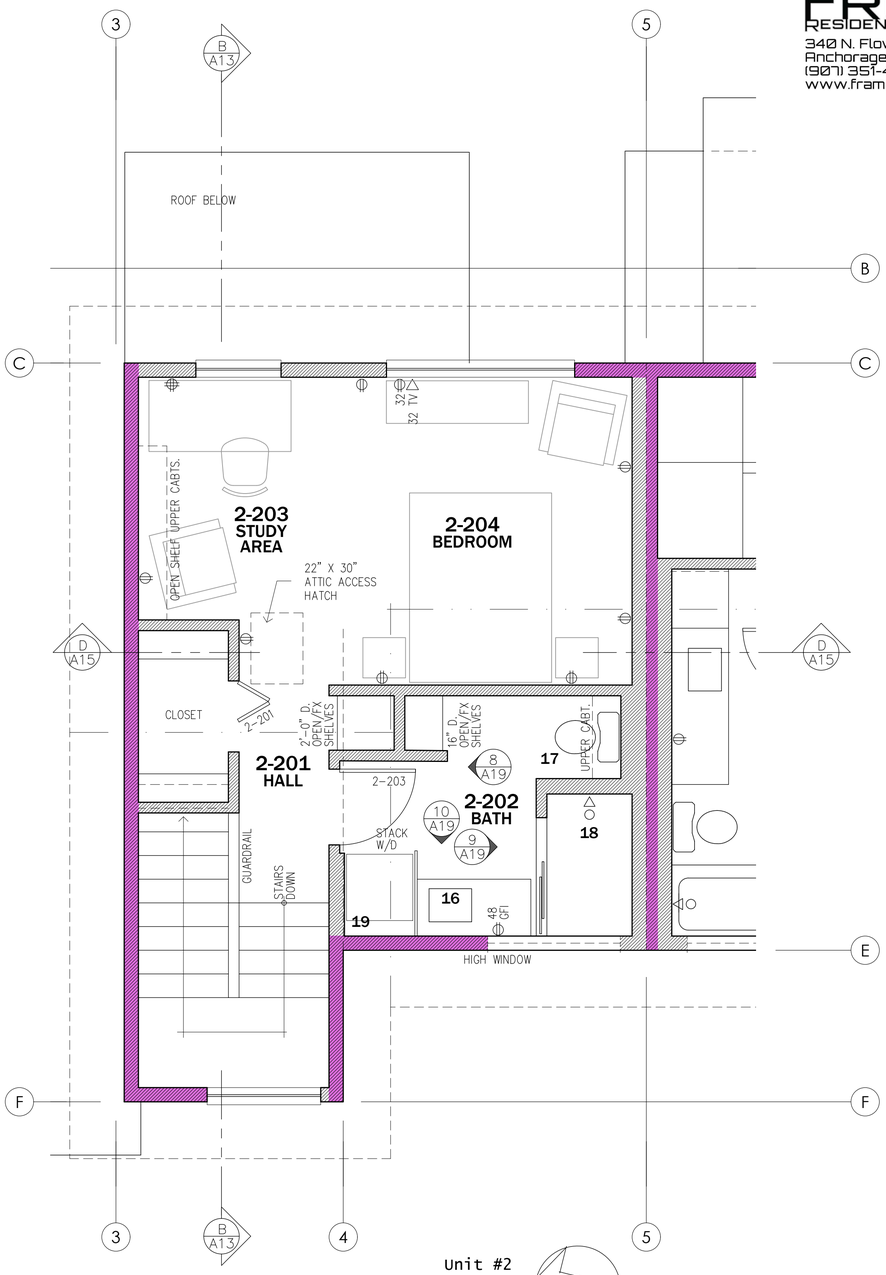


Unit #2
Enlarged First Floor Plan

NORTH



Unit #2
Enlarged Second Floor Plan

NORTH

25
10
5
0

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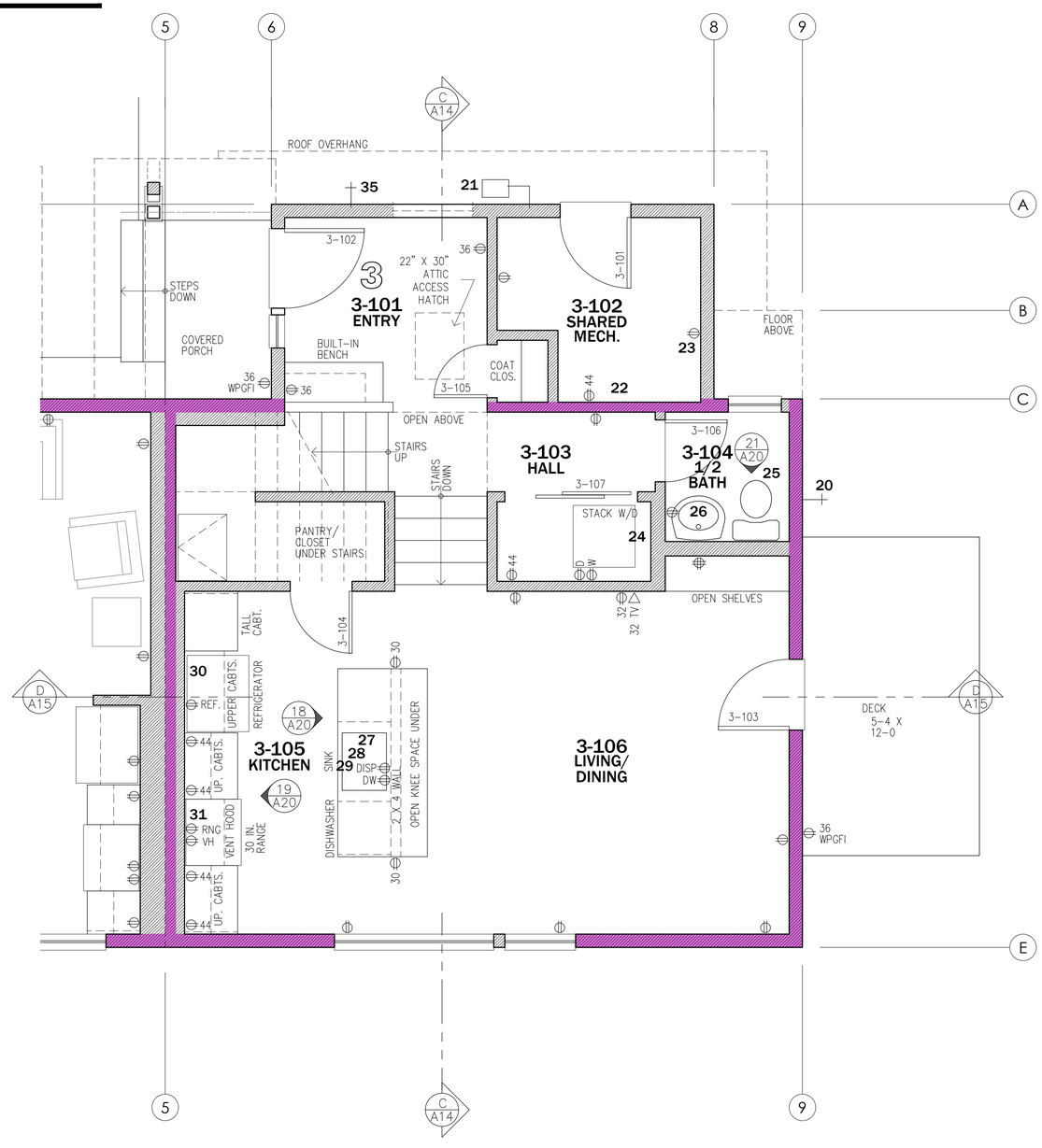

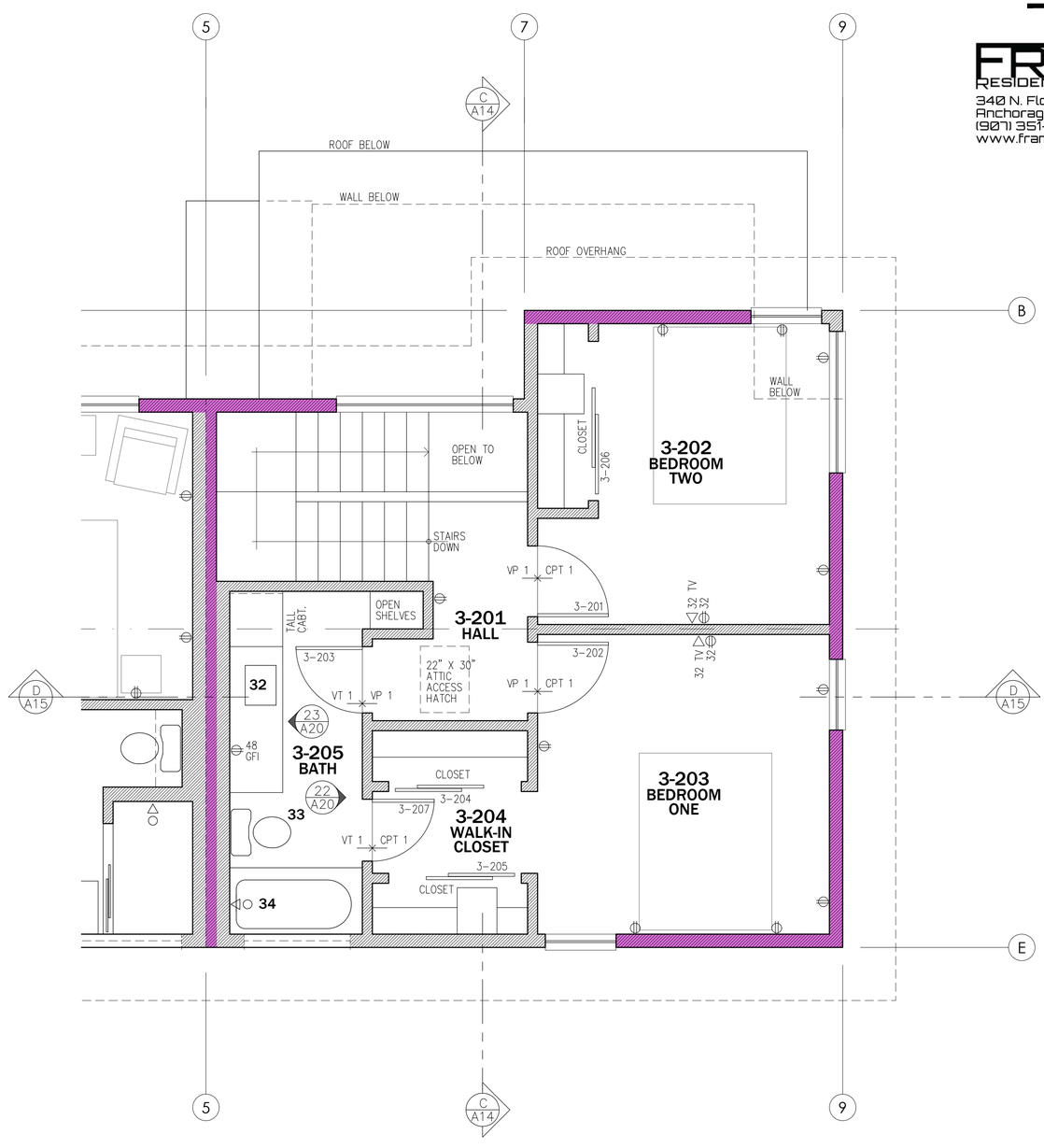

Unit #3
Enlarged First Floor Plan

NORTH

Unit #3
Enlarged Second Floor Plan

NORTH

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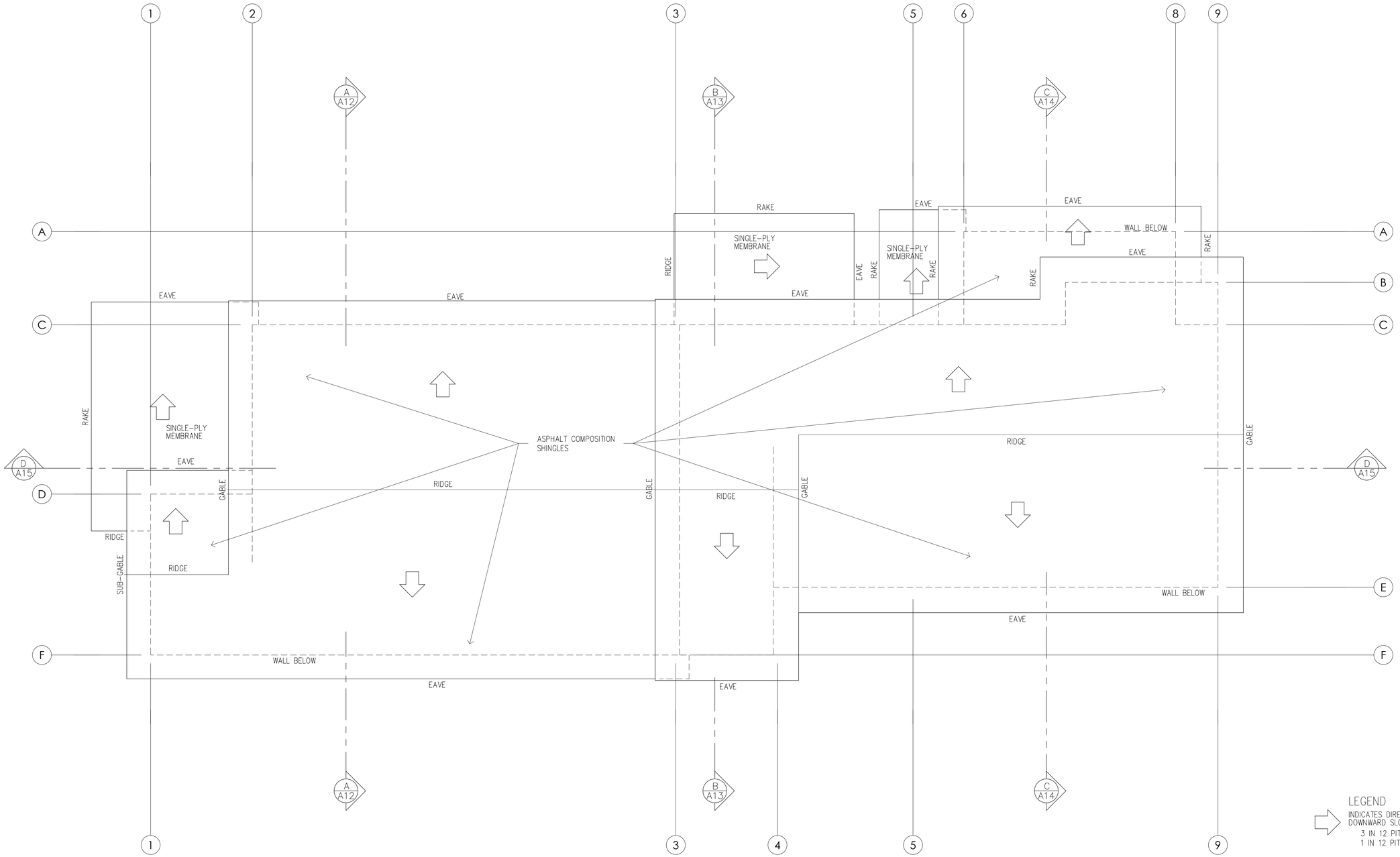

LEGEND

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

50
25
10
5
0

Roof Plan

NORTH

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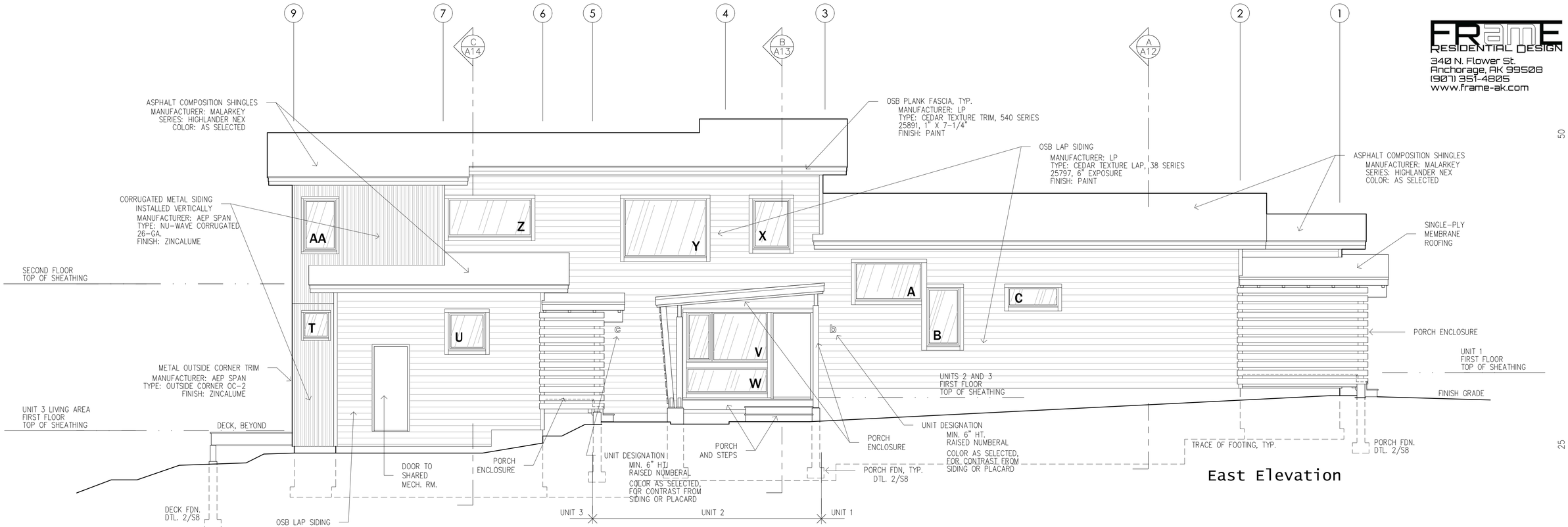
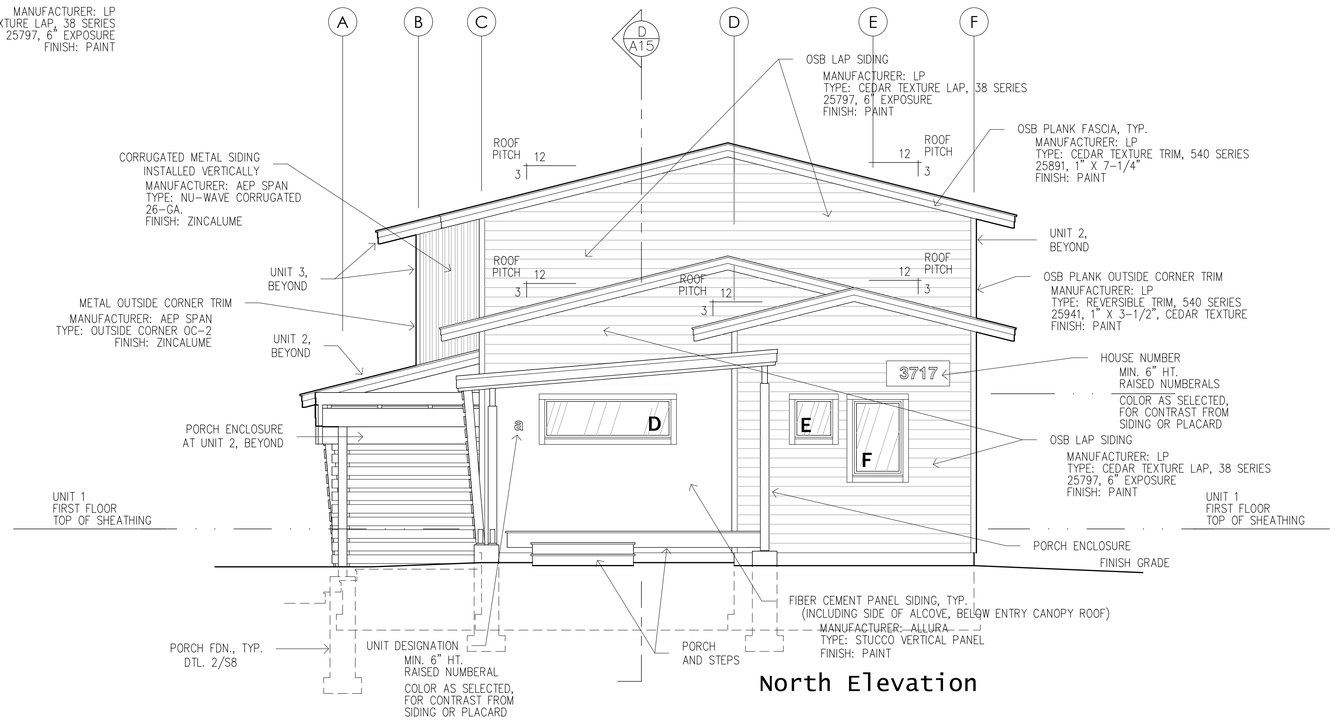


East Elevation



North Elevation

50
25
10
5
0

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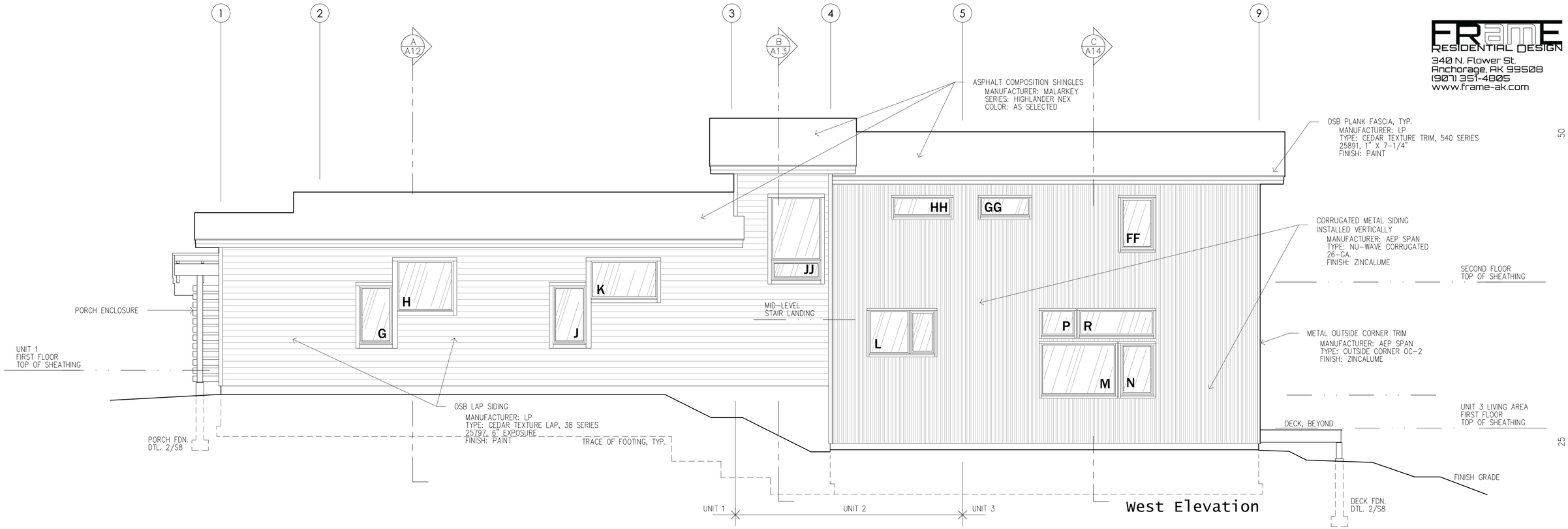
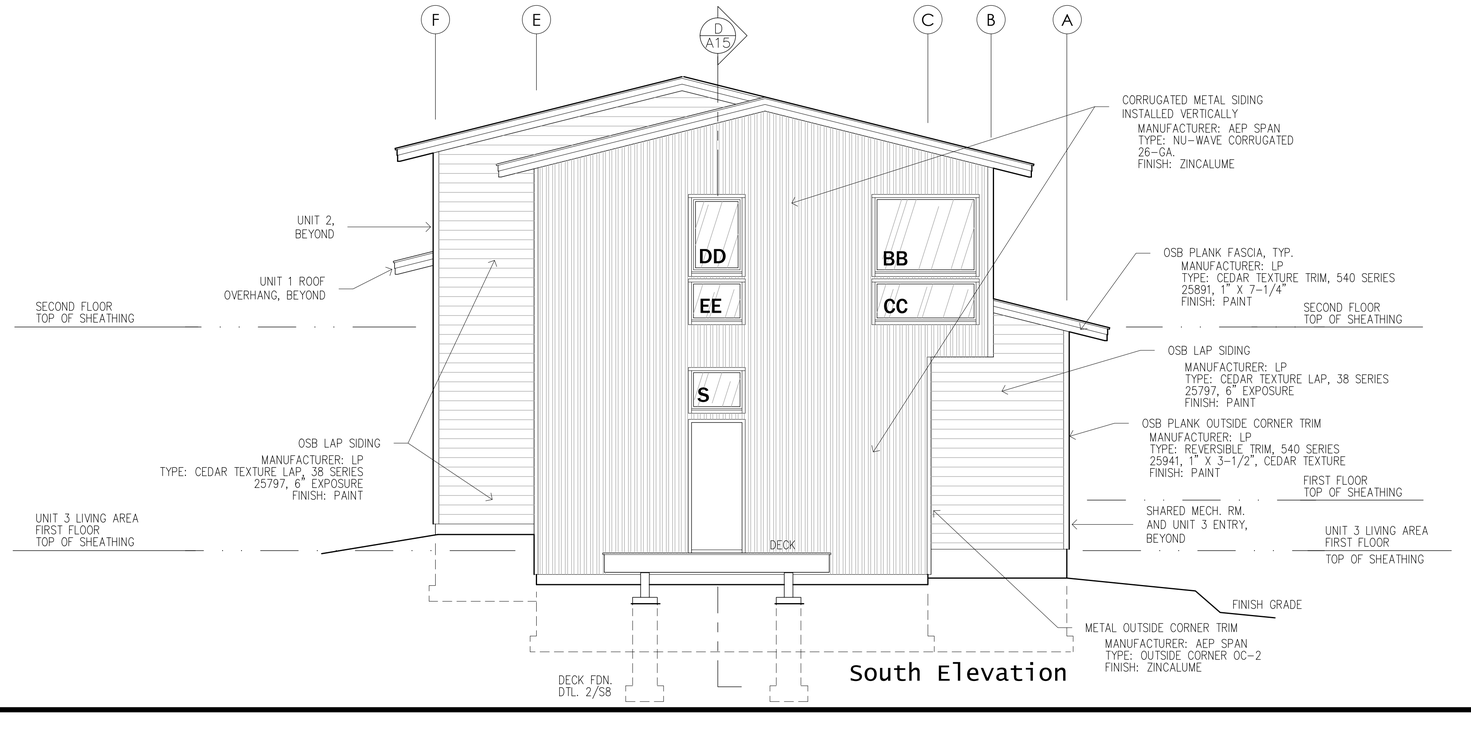


West Elevation



South Elevation

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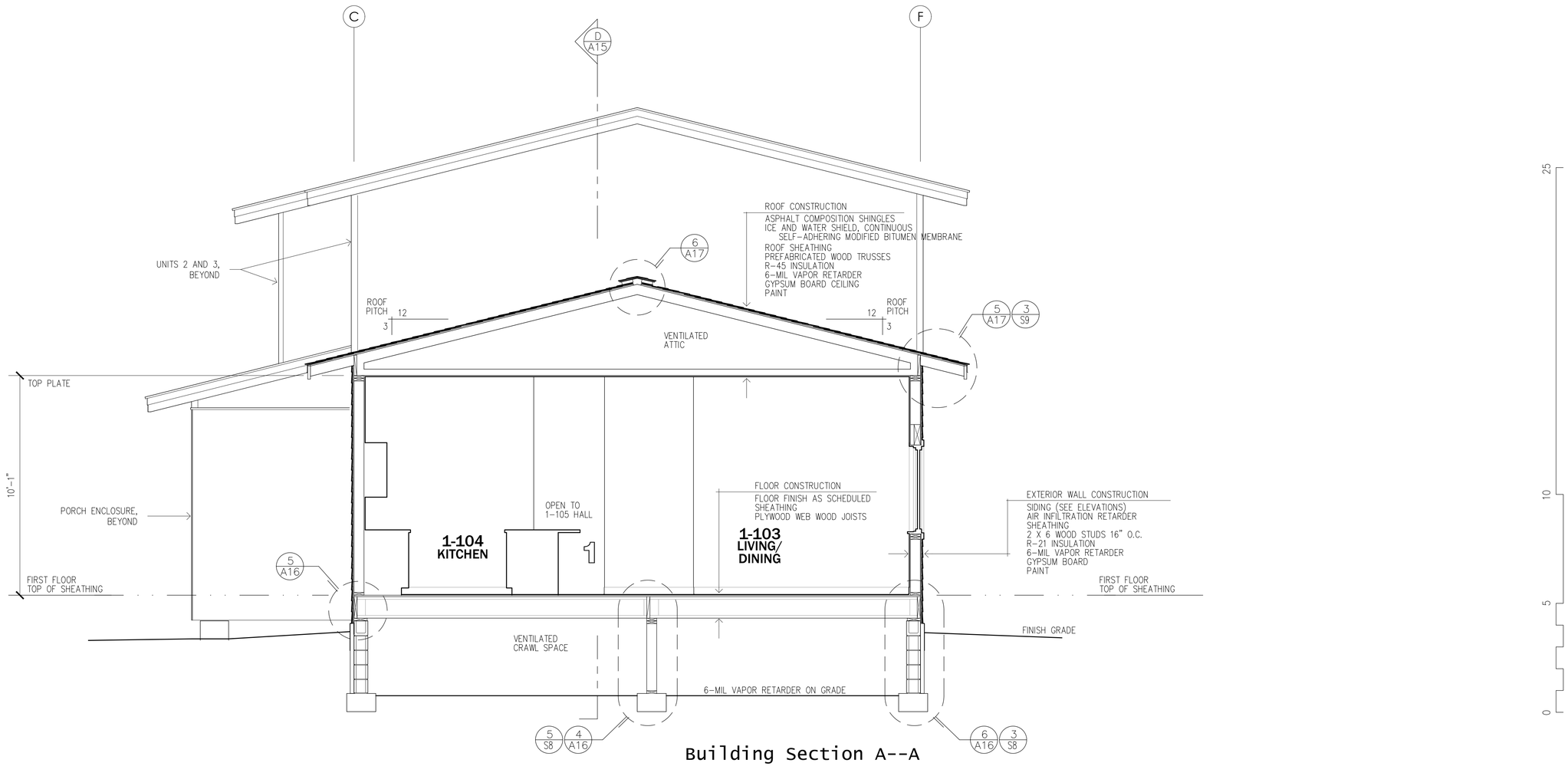

Building Section A--A

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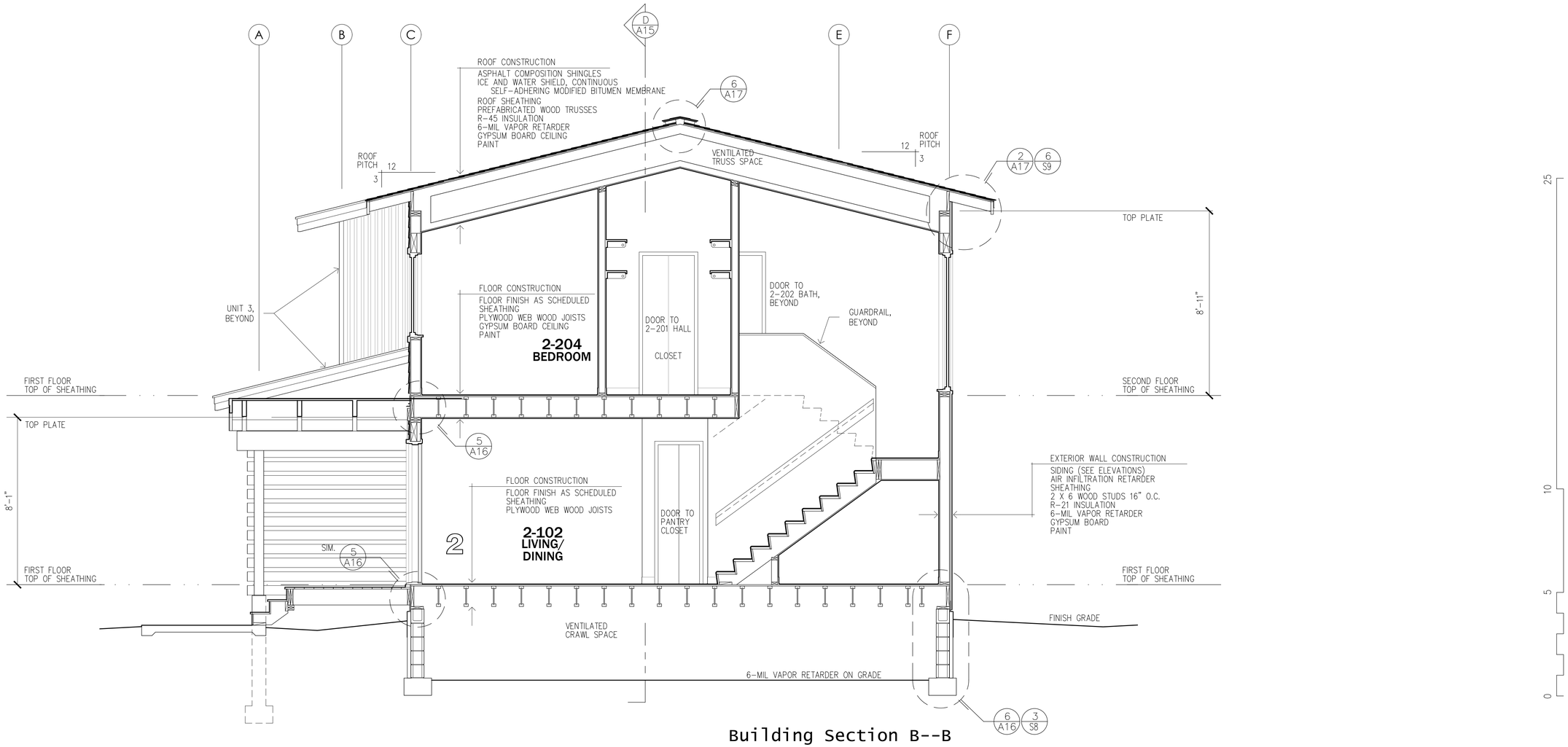

Building Section B--B

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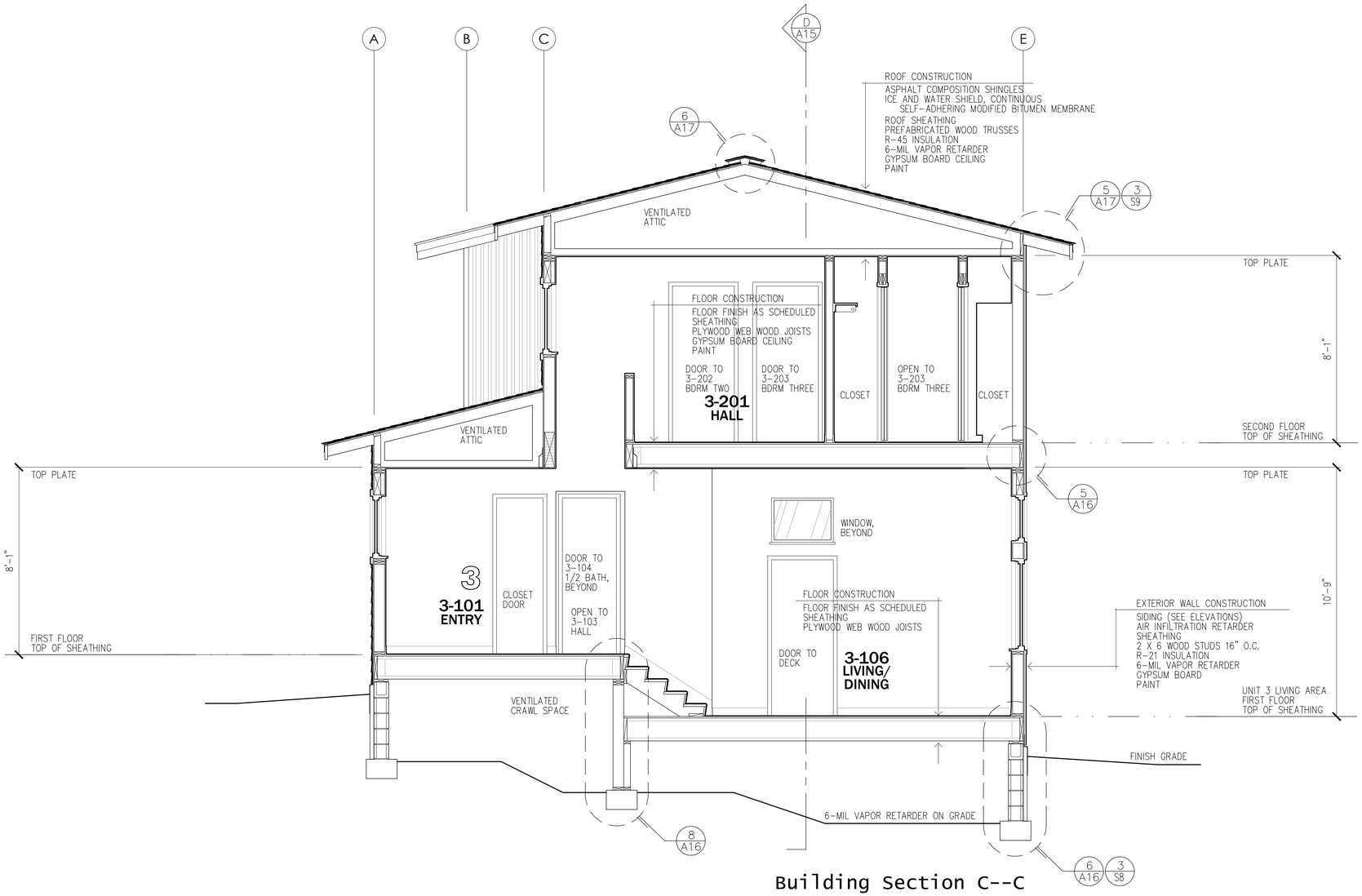

Building Section C--C

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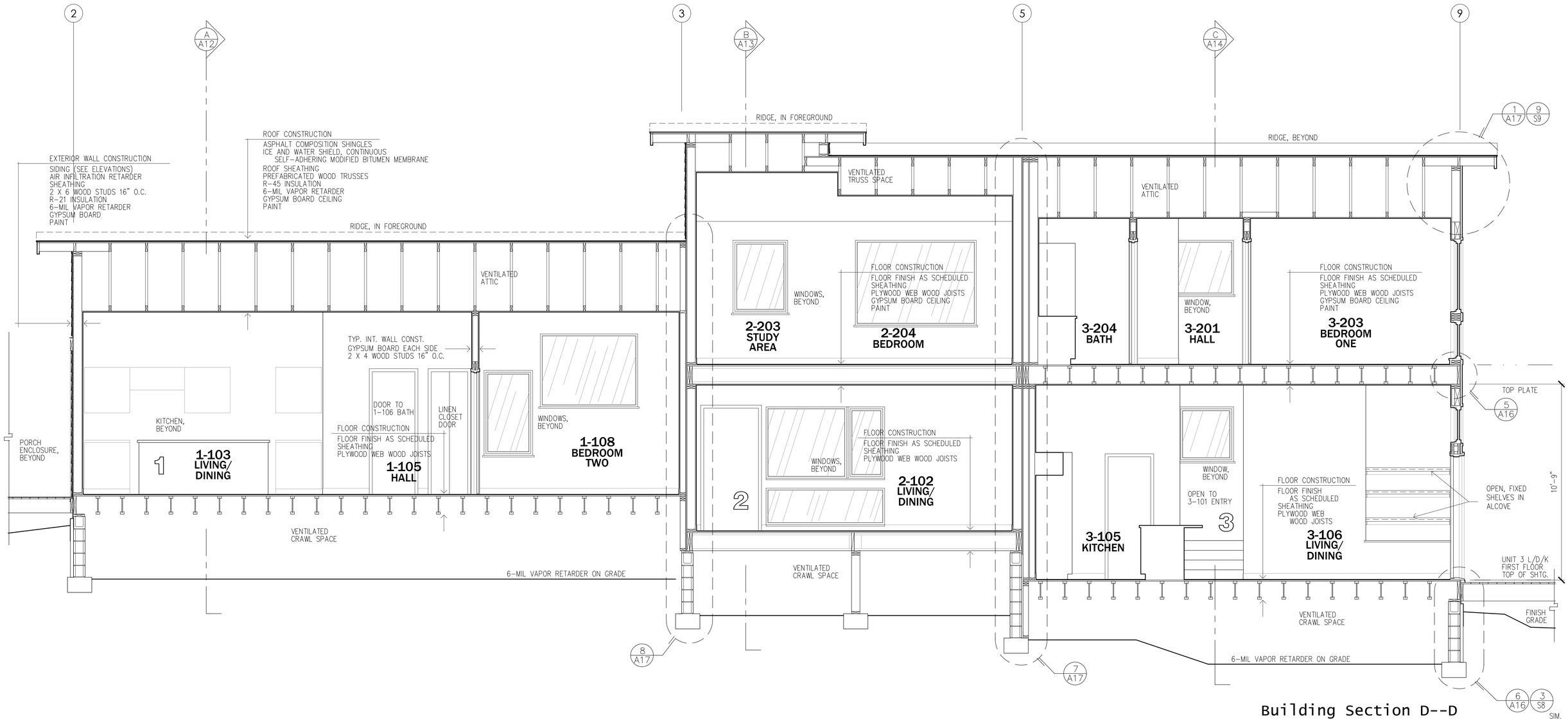

Building Section D--D

0 5 10 25

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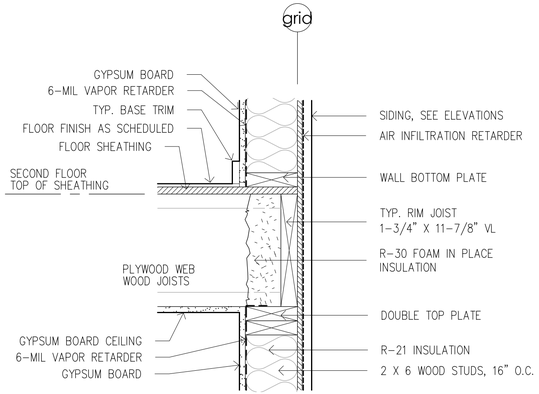
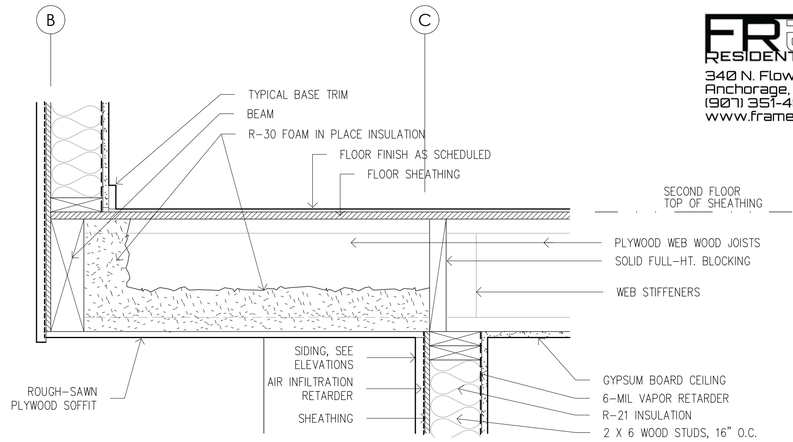
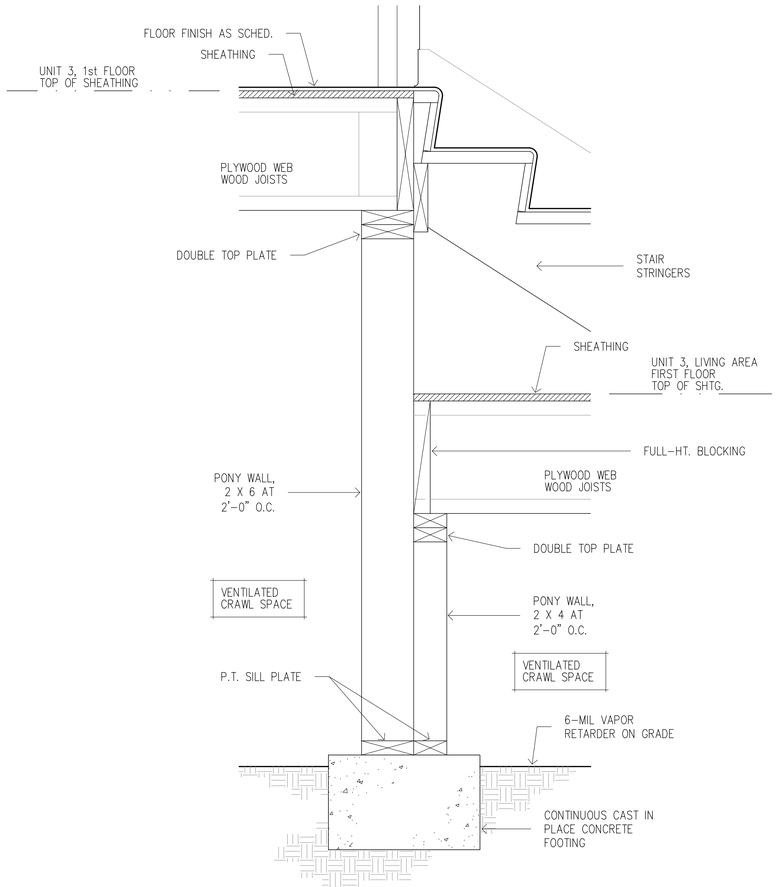


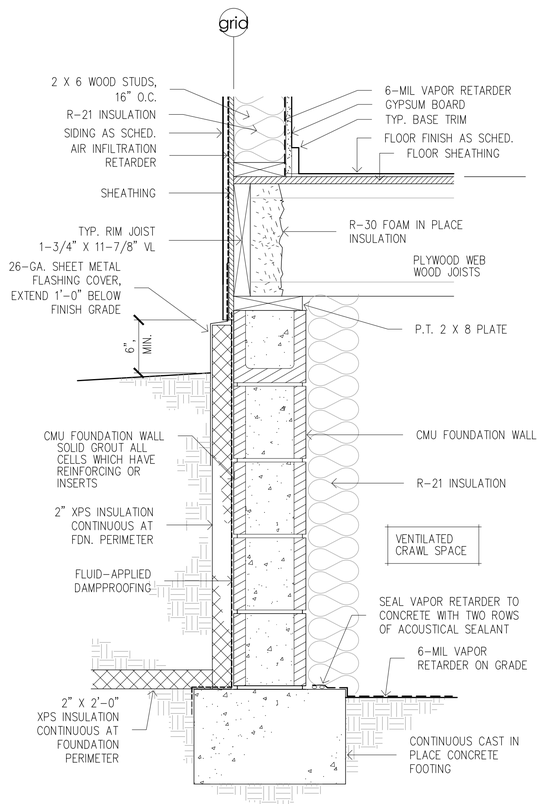
Typ. Rim Joist (5)



Floor Cantilever (3)

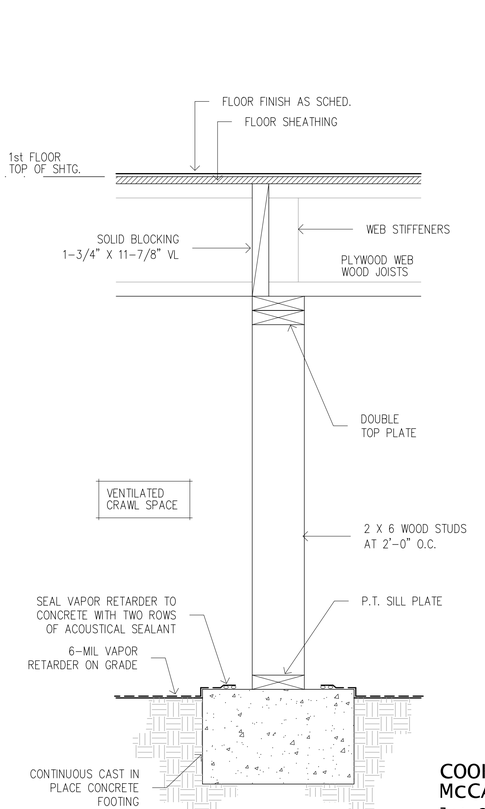


Floor Step-Down at Unit #3 (8)



Typ. Foundation Wall (6)

SEE DTL 3/S8 FOR
ADDITIONAL INFORMATION



Typical Pony Wall (4)

SEE DTL 5/S8 FOR
ADDITIONAL INFORMATION

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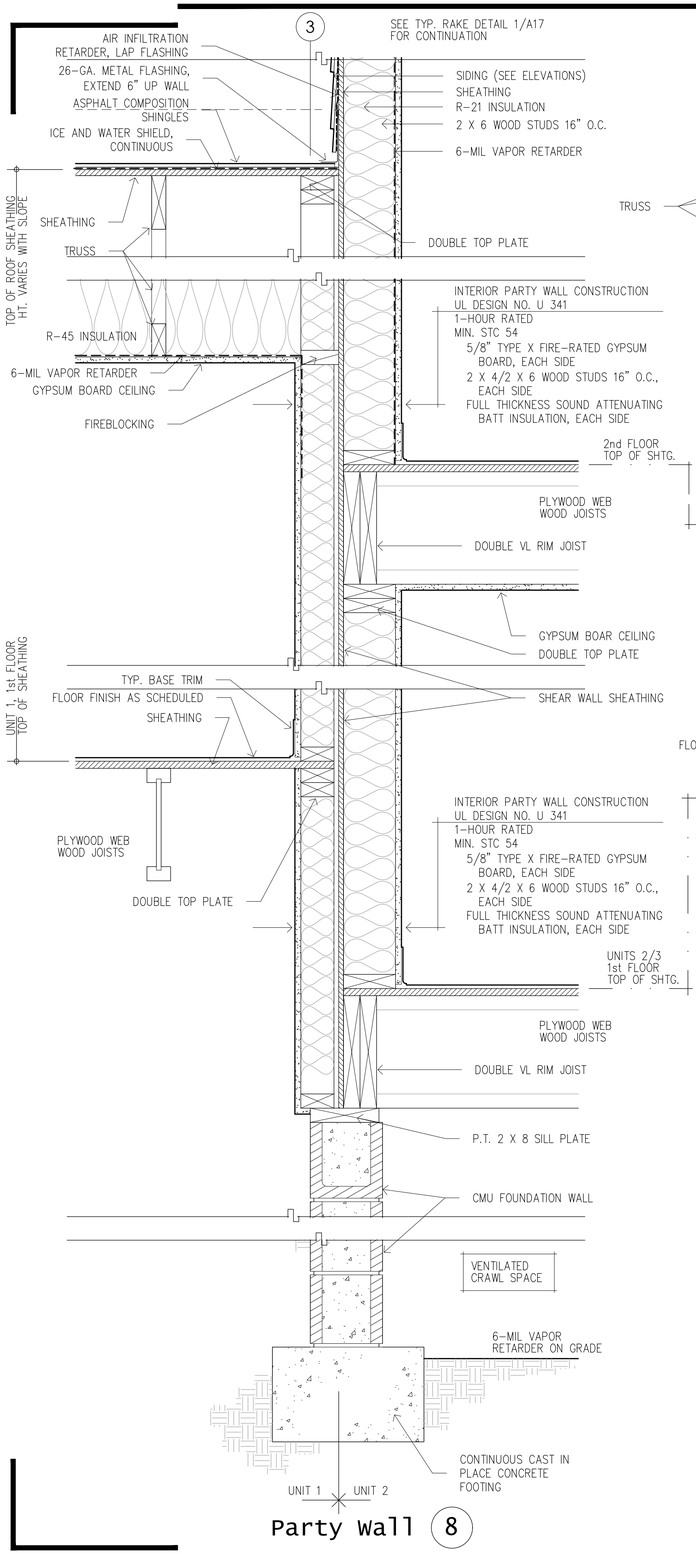
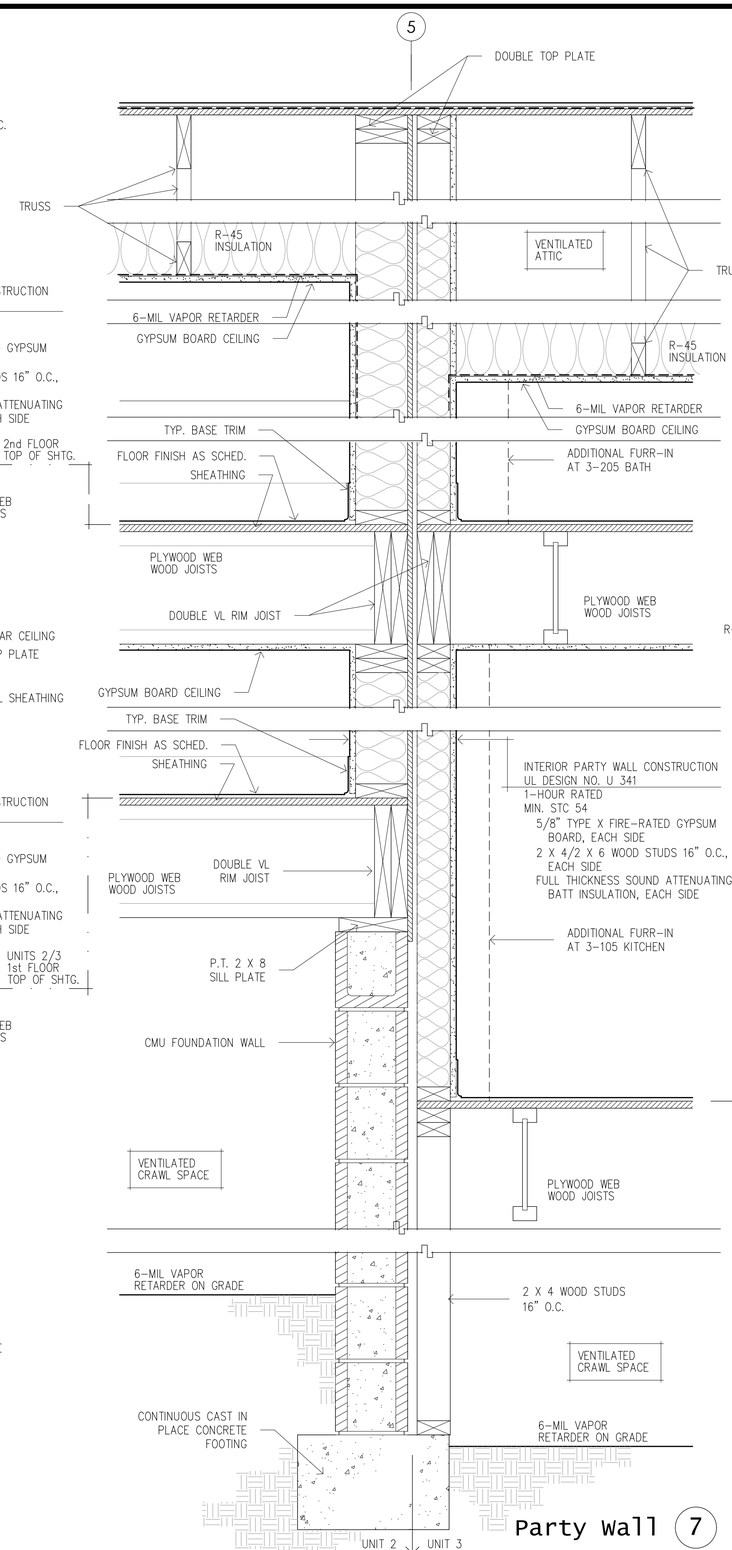
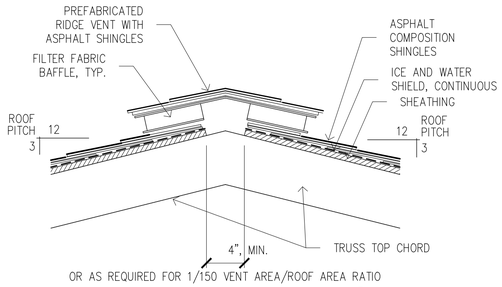


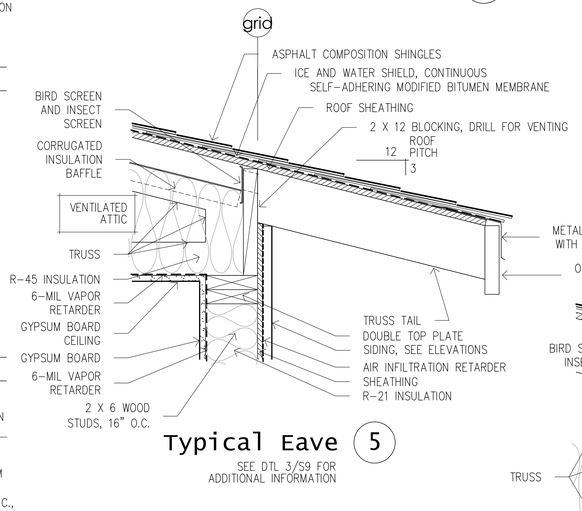
Party Wall (8)



Party Wall (7)

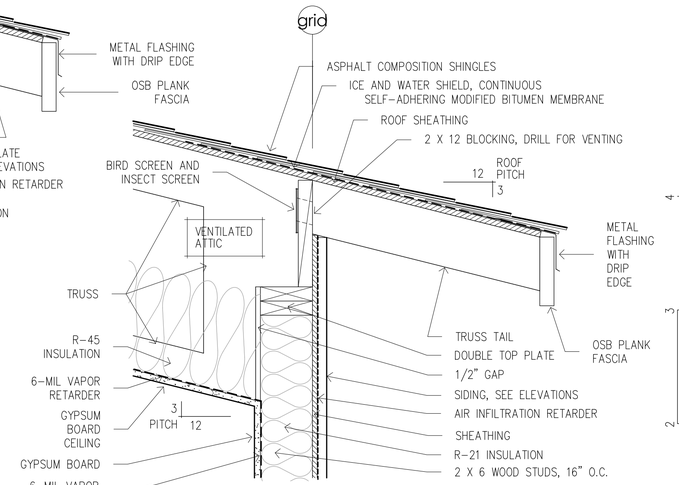


Typical Ridge Vent (6)



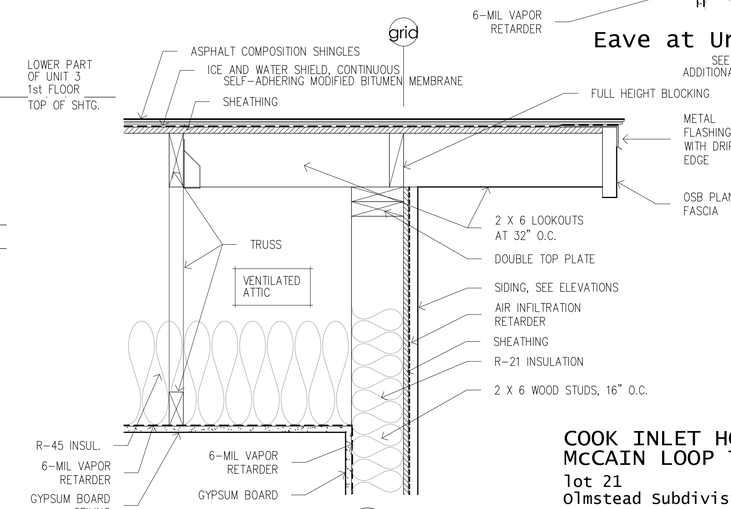
Typical Eave (5)

SEE DTL 3/S9 FOR ADDITIONAL INFORMATION



Eave at Unit #2 (2)

SEE DTL 6/S9 FOR ADDITIONAL INFORMATION



Typical Rake (1)

SEE DTL 9/S9 FOR ADDITIONAL INFORMATION

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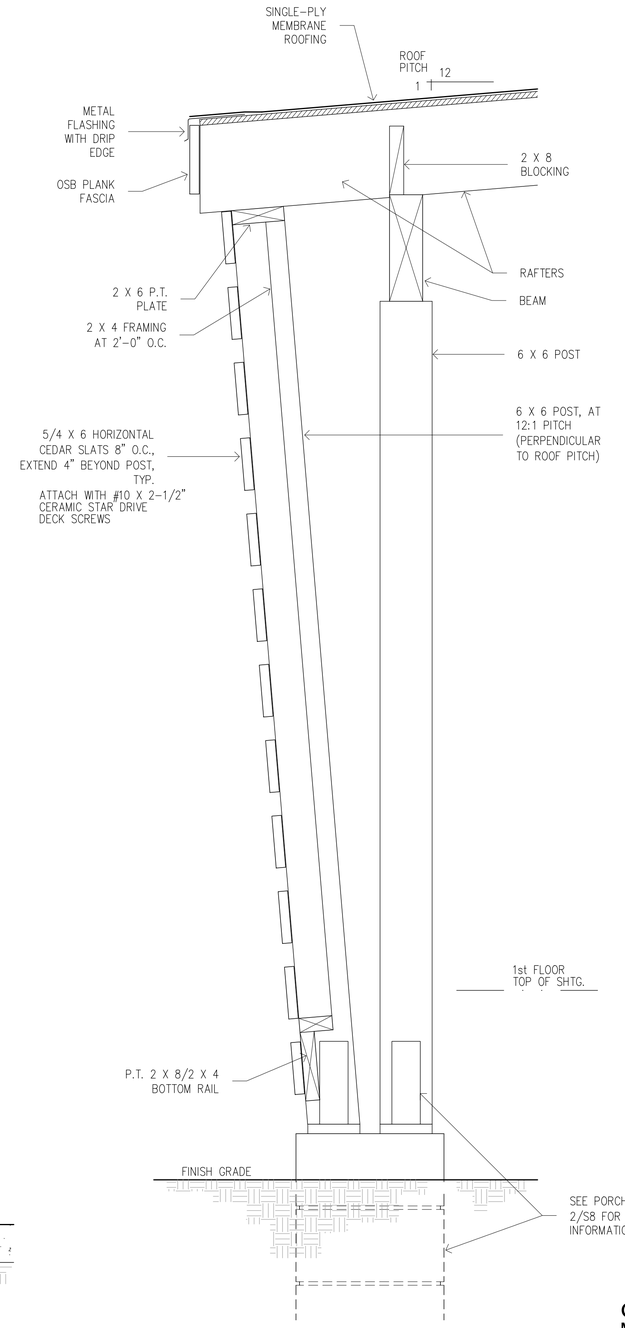
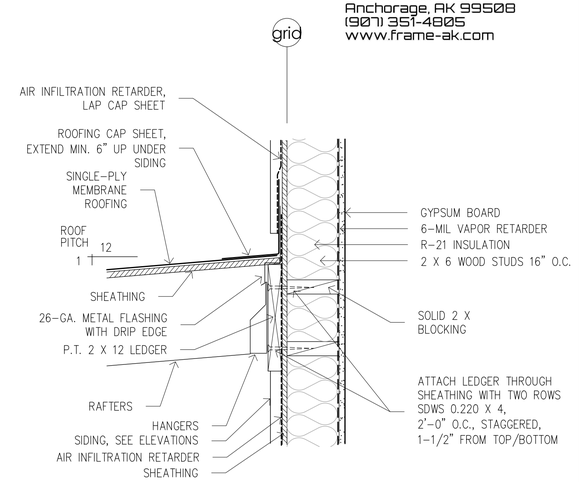
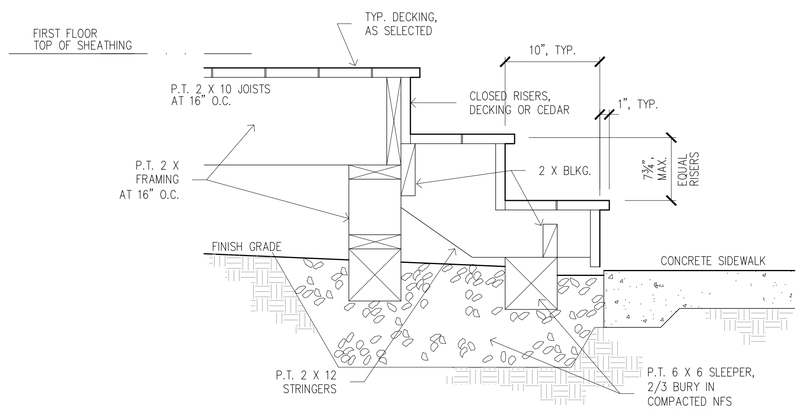


Entry Roof Eave and Screen Wall (4)



Entry Roof Connection to Wall (3)



Porch and Steps (5)

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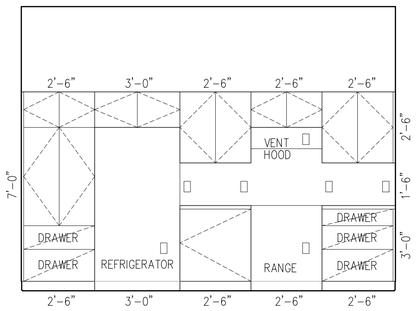
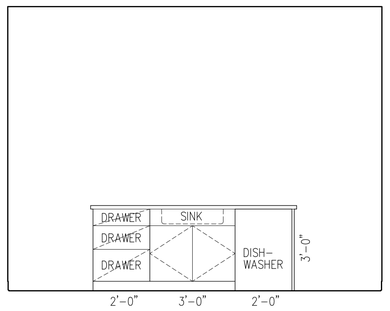
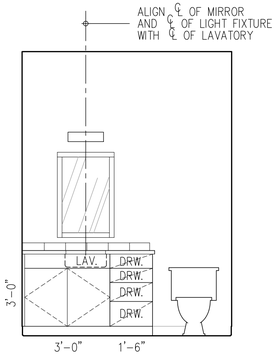


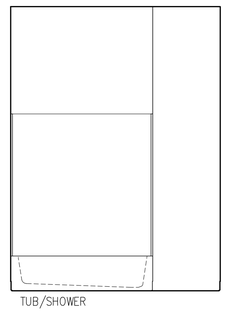
East Elevation
1-104 Kitchen (15)



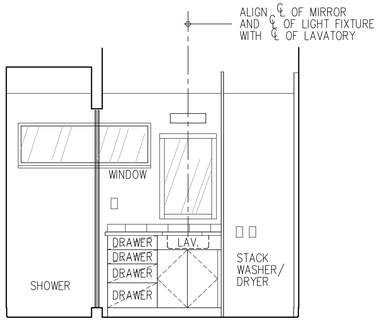
West Elevation at Island
1-104 Kitchen (14)



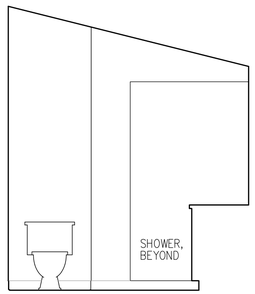
North Elevation
1-106 Bath (12)



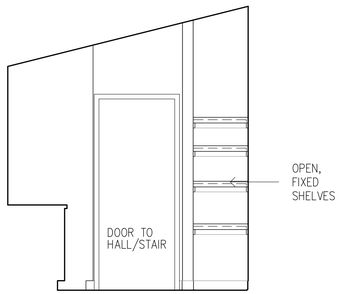
South Elevation
1-106 Bath (11)



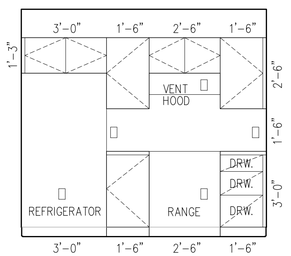
West Elevation
2-203 Bath (10)



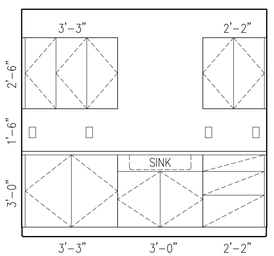
South Elevation
2-203 Bath (9)



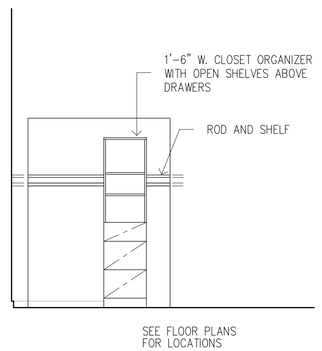
North Elevation
2-202 Bath (8)



South Elevation
2-103 Kitchen (5)



North Elevation
2-103 Kitchen (4)



Typical Closet
with Organizer (2)

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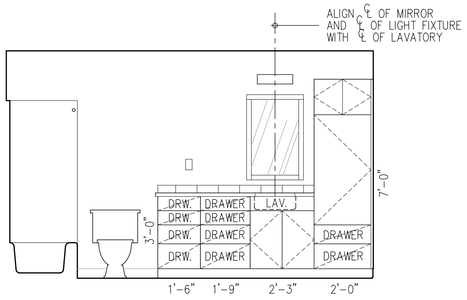
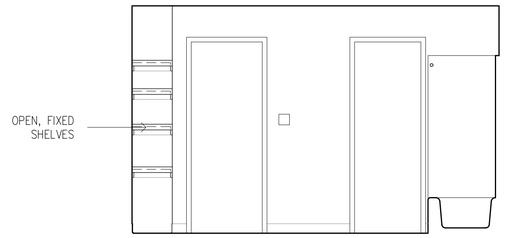
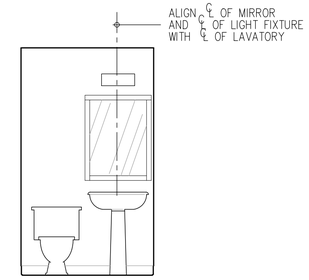


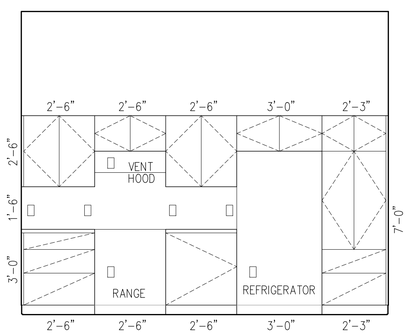
North Elevation
3-205 Bath (23)



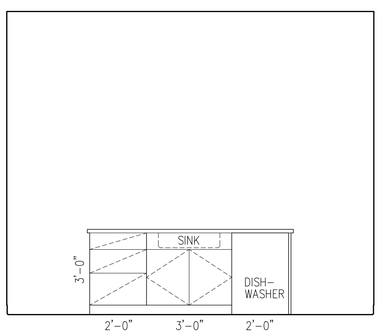
South Elevation
3-205 Bath (22)



West Elevation
3-104 1/2 Bath (21)



North Elevation
3-105 Kitchen (19)



South Elevation at Island
3-105 Kitchen (18)

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Design Criteria

IBC 2018

WIND

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)

SEISMIC

Base shear =	.015 * Ws	ASD	S_{DS} = 1.005
Use Group	I		S_{D1} = 0.700
Design Category	D		S_S = 1.500
Site Class	D		S_1 = 0.677
R =	6.5		I_S = 1.0

Seismic Load Analysis — Simplified Design Procedure

SNOW

Roof Snow, Pf	40 psf
Ground Snow, Pg	57 psf
Exposure Factor, Ce	1.0
Thermal Factor, Ct	1.0
Importance Factor, Is	1.0

LOADS

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

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

CONCRETE

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

WOOD

1. Framing lumber assumed Hem-Fir, #2 or better. Bottom plates at concrete assumed treated #2 Hem-Fir.
2. Truss lumber assumed Doug Fir.
3. 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.
4. 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.
5. Multiple stud splices – use two rows 16d com at 6" o.c., min.
6. Multiple LVL – splice with two rows 16d com at 6" o.c., 2" from top and 2" from bottom.
7. 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.
8. Glulam members – single span, rated 24F-V4, DF/DF; multiple span, rated 24F-V8, DF/DF.
9. 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.
10. 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.
11. Fastener and diaphragm values per IBC 2000, corrected for Hem-Fir.
12. Plywood may be substituted for OSB, same thickness, same APA rating.
13. 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.
14. 8d nails can substitute for 14-ga. staples, unless noted otherwise.
15. Anchor bolts per schedule; all else IBC minimum 5/8" x 12" at 4'-0" o.c.
16. Hold downs and anchor bolts shown are Simpson, or as approved by MOA.
17. Hold down values per Simpson Hem-Fir tables.
18. GWB per IBC minimum; not used for shear.
19. Hangers, straps, saddles and other hardware are as manufactured by Simpson Strong-Tie. Values are corrected for Hem-Fir as required.

STEEL

1. Plate, channel, angle – ASTM A36; wide flange – ASTM A992, Gr. 50
2. Anchor bolts and machine bolts – ASTM A307, ASTM A1554
3. HSS [round, square, rectangular sections] – ASTM A500, Gr. B, F1 = 46ksi
4. Pipe – ASTM A53, Gr. B, Fy = 35 ksi

Shear Wall Design Values

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

Wall	Vall[6]	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"

1. 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.
2. 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.
3. Bottom plate attachment assumes solid members below.
4. 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.
5. 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 Vall=[Vnom/2]*[1-(.5-G)].
6. Multiple stud splices – use two rows 16d com at 6" o.c., min.

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

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.

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

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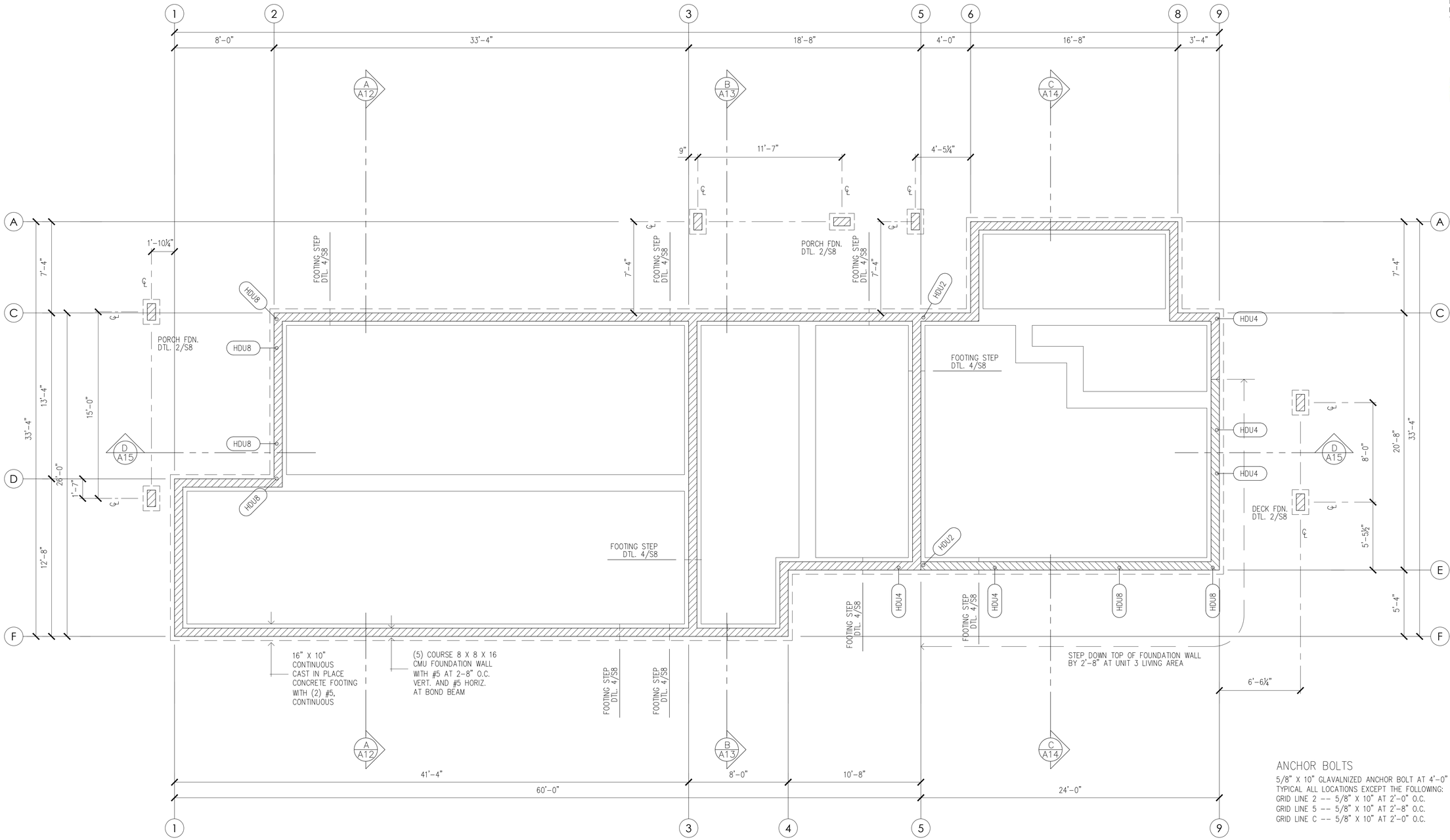

ANCHOR BOLTS

5/8" X 10" GLAVALNIZED ANCHOR BOLT AT 4'-0" O.C., TYPICAL ALL LOCATIONS EXCEPT THE FOLLOWING:
GRID LINE 2 -- 5/8" X 10" AT 2'-0" O.C.
GRID LINE 5 -- 5/8" X 10" AT 2'-8" O.C.
GRID LINE C -- 5/8" X 10" AT 2'-0" O.C.

Foundation Plan

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1-101 ENTRY
1-102 FLEX
1-103 LIVING/ DINING
1-104 KITCHEN
1-105 HALL
1-106 BATH
1-107 BEDROOM ONE
1-108 BEDROOM TWO
2-101 LIVING
2-102 LIVING/ DINING
2-103 KITCHEN
2-104 FLEX
3-101 ENTRY
3-102 MECH.
3-103 HALL
3-104 1/2 BATH
3-105 KITCHEN
3-106 LIVING/ DINING
FLOOR ABOVE
SHARED HOLD DOWN

First Floor Shear Wall Plan

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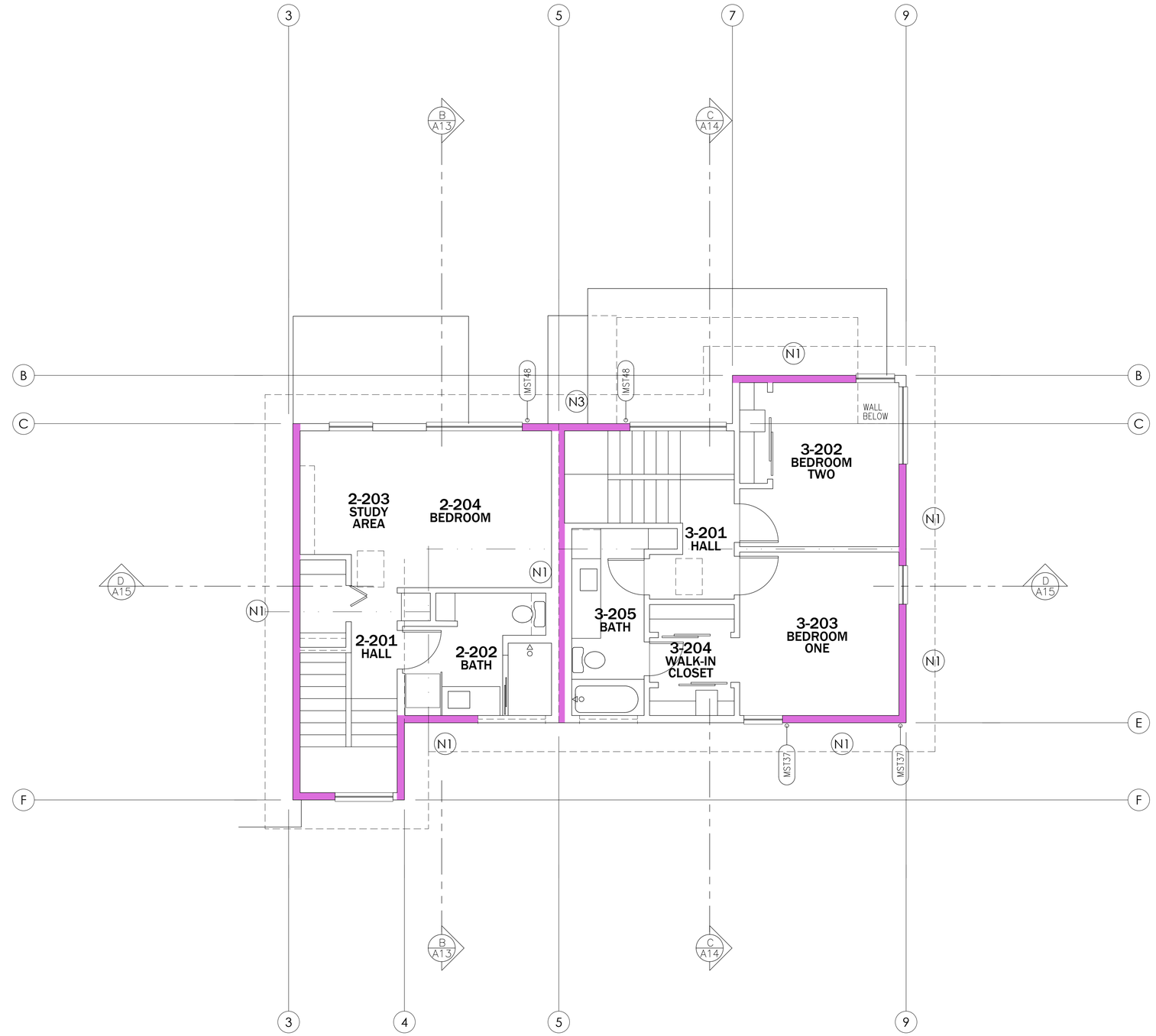

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Second Floor Shear Wall Plan

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1 2 3 5 6 8 9

A C D E F

A12 A13 A14 A15

6 X 6 P.T. SLEEPER
2 X 12 STRINGERS
P.T. 2 X 10 AT 16" O.C.
2 X 12 LEDGER, TYP. A WALL
2 X 12 LEDGER
2 X 6 PONY WALL
11-7/8" BCI 6000 1.8/11.875 AT 16" O.C.
DOUBLE PONY WALL, TYP.
DECK JOISTS P.T. 2 X 10 AT 16" O.C.
FB-01 P.T. 4 X 12

FRAME OPENING FOR CRAWL SPACE ACCESS HATCH (DOUBLE JOIST THREE SIDES)

FRAME OPENING FOR CRAWL SPACE ACCESS HATCH (DOUBLE JOIST FOUR SIDES)

FRAME OPENING FOR CRAWL SPACE ACCESS HATCH (DOUBLE JOIST FOUR SIDES)

1 3 4 5 9

50 25 10 5 0

First Floor Framing Plan

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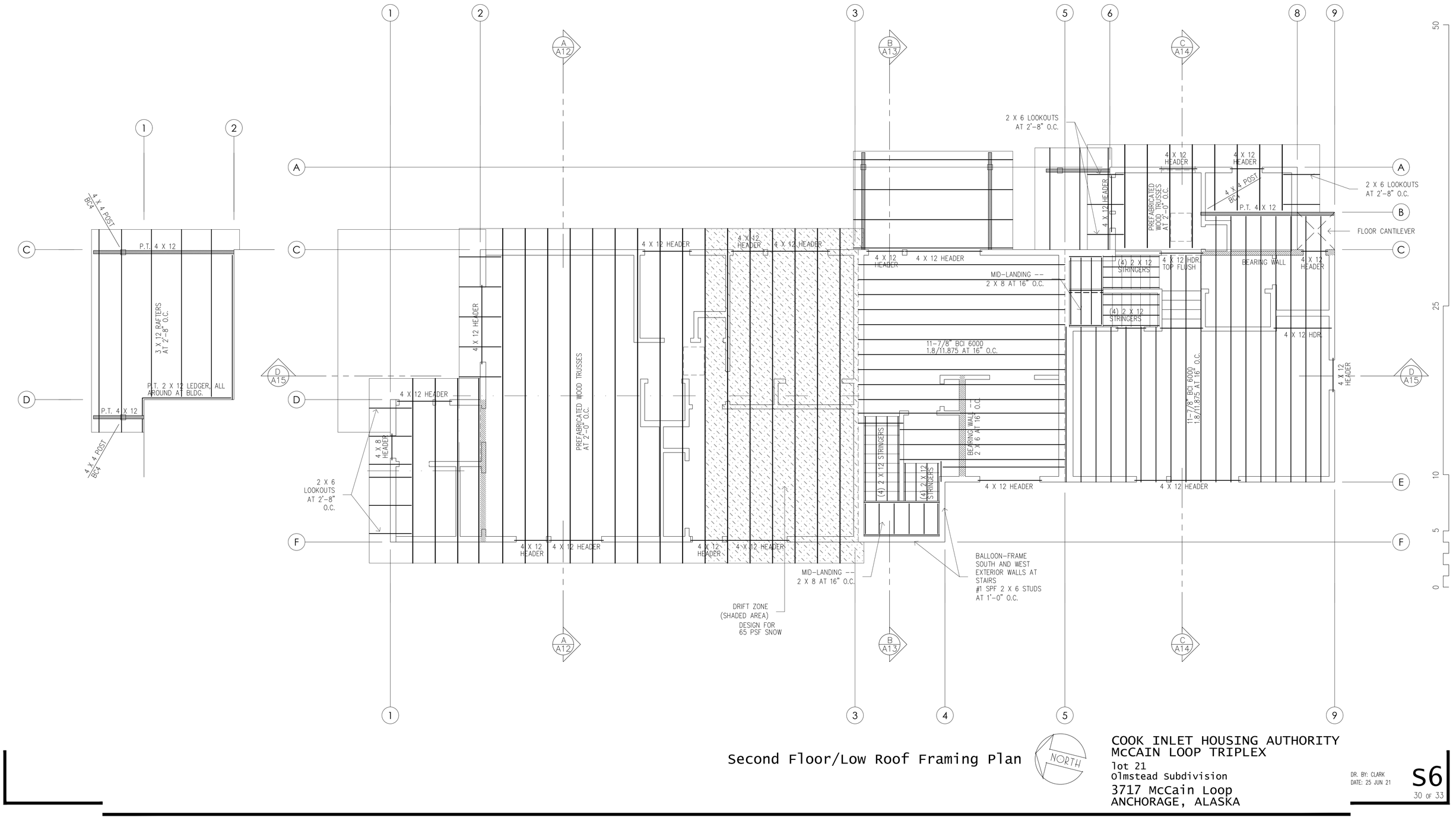

Second Floor/Low Roof Framing Plan

NORTH

COOK INLET HOUSING AUTHORITY
McCAIN LOOP TRIPLEX
lot 21
Olmstead Subdivision
3717 McCain Loop
ANCHORAGE, ALASKA

DR. BY: CLARK
DATE: 25 JUN 21

S6
30 OF 33

FRAME
RESIDENTIAL DESIGN
340 N. Flower St.
Anchorage, AK 99508
(907) 351-4805
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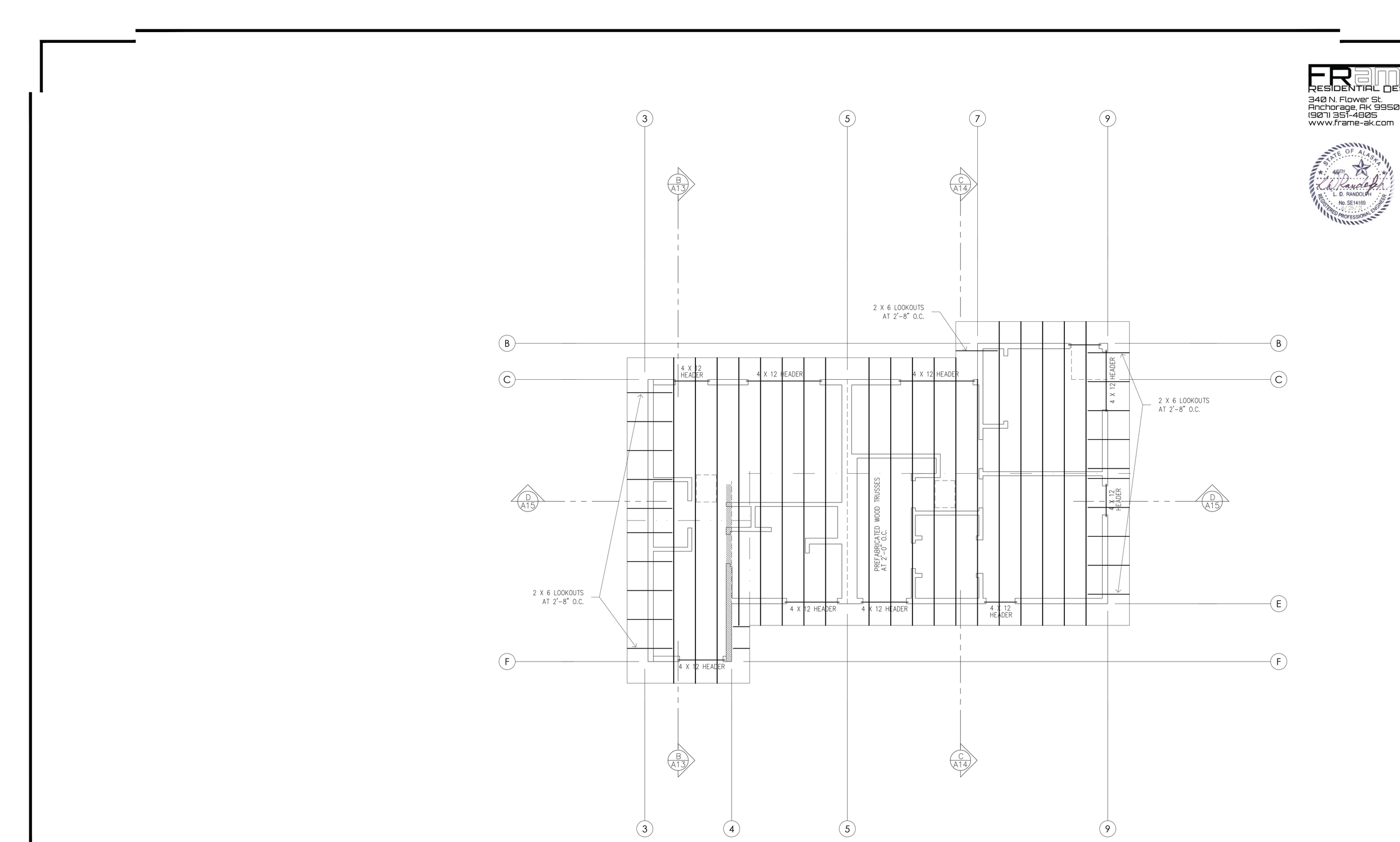

High Roof Framing Plan

NORTH

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lot 21
Olmstead Subdivision
3717 McCain Loop
ANCHORAGE, ALASKA

DR. BY: CLARK
DATE: 25 JUN 21

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FRAME
RESIDENTIAL DESIGN
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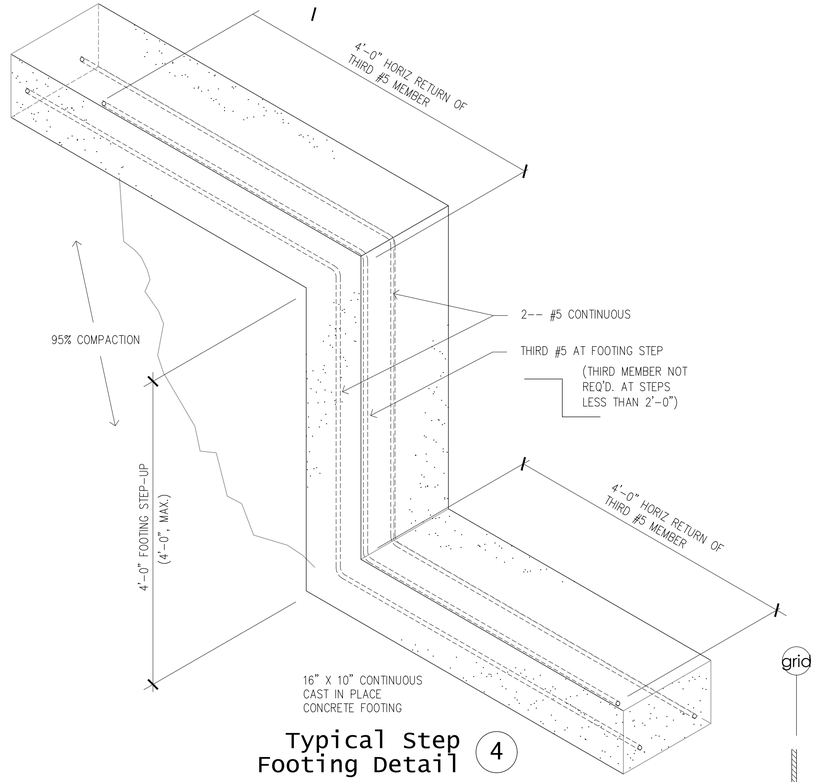
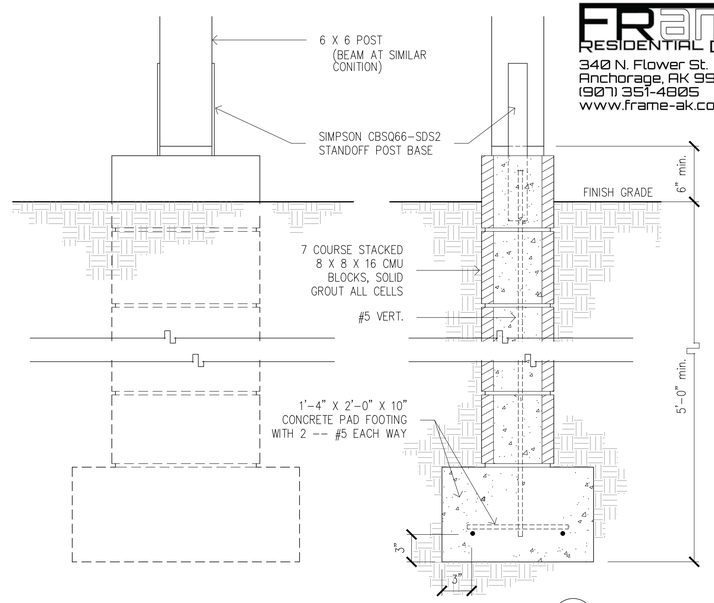
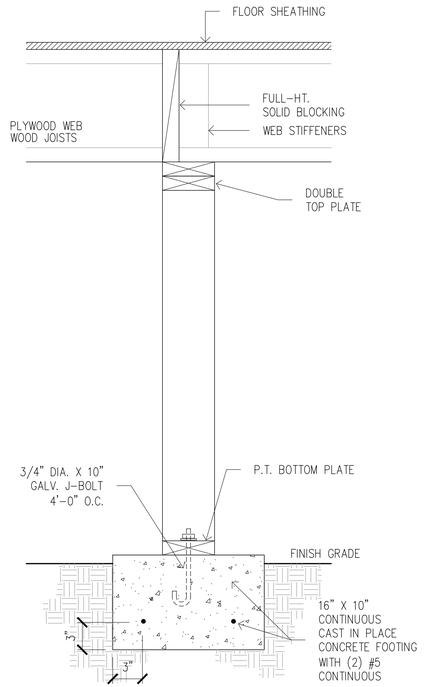


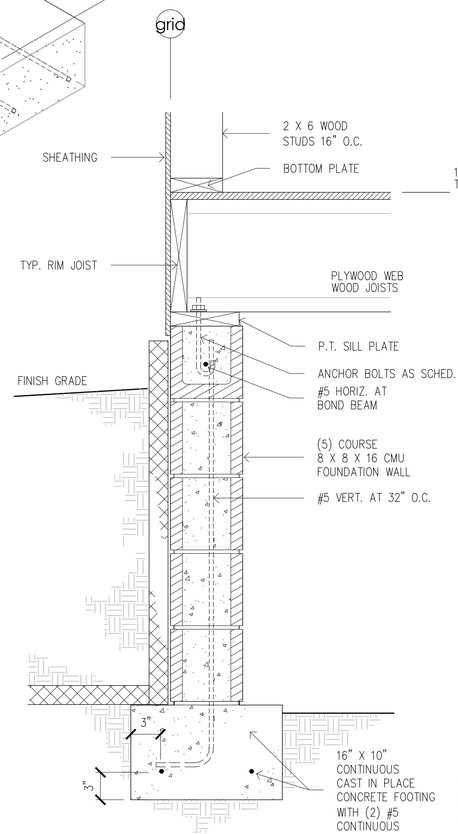
Typical Step Footing Detail (4)



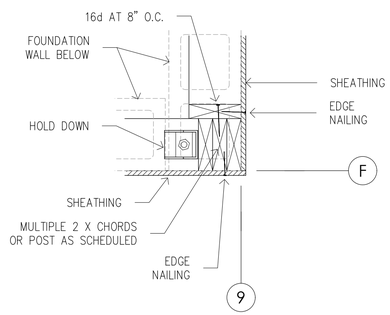
Porch/Deck Foundation (2)



Typical Pony Wall (5)



Typical Foundation Wall (3)



Shared Hold Down (1)

STATE OF ALASKA
40TH
L.D. Randolph
L. D. RANDOLPH
No. SE14169
REGISTERED PROFESSIONAL ENGINEER

COOK INLET HOUSING AUTHORITY
McCAIN LOOP TRIPLEX
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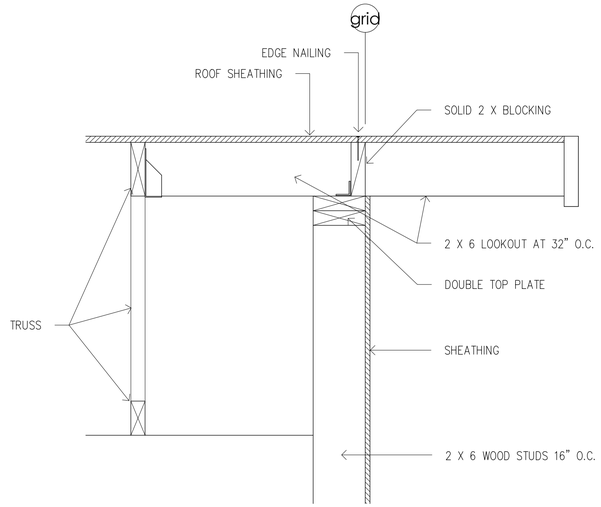
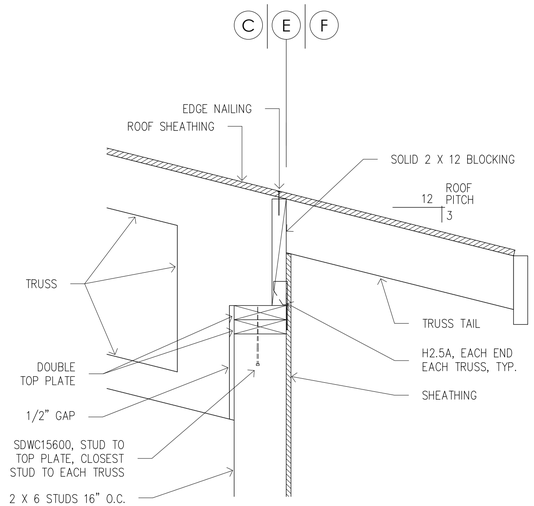
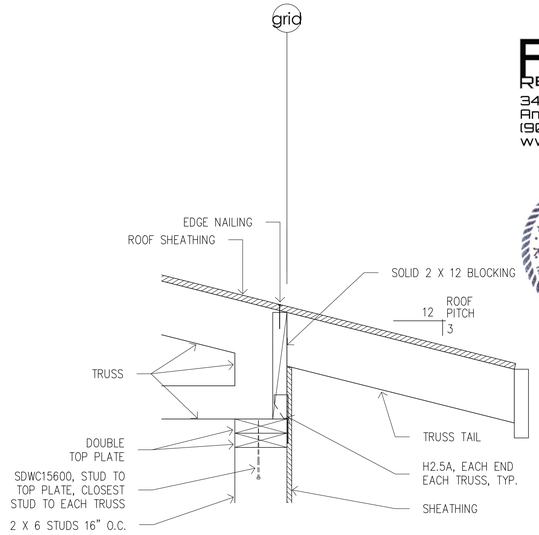


Typical Rake (9)



Eave at Unit #2 (6)



Typical Eave (3)

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