COOK INLET HOUSING AUTHORITY
OLD MATANUSKA TOWNHOUSE DEVELOPMENT - PHASE 2
UNIT GROUP 2A/2B/2C/2D

E OLD MATANUSKA RD
WASILLA, ALASKA

PERMIT DOCUMENTS 02.10.2023

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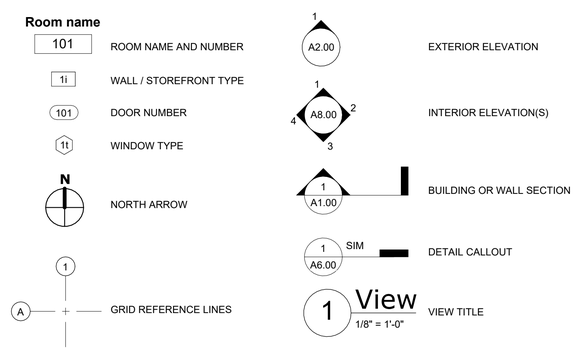
GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AS ADOPTED AND AMENDED BY (THE STATE OF ALASKA / CITY OF WASILLA)
2. DRAWINGS ARE SUPPLIED TO THE CONTRACTOR AND OTHERS FOR THEIR USE FOR THE SPECIFICALLY NAMED PROJECT. ALL COPIES OF THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF SPARK DESIGN, LLC AND SHALL NOT BE REUSED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SPARK DESIGN, LLC.
3. THE ORGANIZATION OF DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK. DIVISION OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, AND POWER AND PLUMBING REQUIREMENTS FOR ALL OWNER AND N.I.C. ITEMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
5. EXISTING CONDITIONS SHOWN ARE BASED ON RECORD DRAWINGS AND/OR ORIGINAL CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

DRAWING SYMBOLS



ABBREVIATIONS

ABV	ABOVE
ACM	ASBESTOS CONTAINING MATERIAL
ACOUST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADDN	ADDITION / ADDITIONAL
ADJ	ADJACENT or ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
APSH	ASPHALT
ARCH	ARCHITECT / ARCHITECTURAL
AUTO	AUTOMATIC
BD	BOARD
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOD	BASIS OF DESIGN
BOT	BOTTOM
BSMT	BASEMENT
CAB	CABINET
CB	CHALK BOARD
CBB	CEMENT BACKER BOARD
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CFL	COUNTERFLASHING
CG	CORNER GUARD
CJ	CONTROL JOINT
CK	CAULK(ING)
CL	CENTERLINE
CLG	CEILING
CLL	CONTRACT LIMIT LINE
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER
CU	CUBIC
CUH	CABINET UNIT HEATER
D	DRAIN or DATA or DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENGR	ENGINEER
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQP	EQUIPMENT
ER	EMERGENCY
EXP	EXPANSION
EXT	EXTERIOR
EXTR	EXTRUDED
FA	FIRE ALARM
FAB	FABRICATE(D)
FACP	FIRE ALARM CONTROL PANEL
FAS	FASTEN(ER)
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER or FINISHED END
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISHED
FFL	FINISHED FLOOR LINE
FG	FIBERGLASS
FHC	FIRE HOSE CABINET
FIG	FIGURE
FIN	FINISH(ED)
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FIXT	FIXTURE
FLUR	FLUORESCENT
FO	FACE OF
FPRF	FIRE PROOFING
FR	FIRE RESISTIVE
FRP	FIBERGLASS REINFORCED PANEL(ING)
FRT	FIRE RETARDANT TREATED
FT	FOOT / FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GRADE
GL	GLASS or GLAZING
GLB	GLUE LAM BEAM
GLU-LAM	GLUE LAMINATED
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDCP	HANDICAP(PED)
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION and AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
ICB	INTEGRAL COVE BASE
ID	INSIDE DIAMETER
IHM	INSULATED HOLLOW METAL
IN	INCH
INFO	INFORMATION
INS	INSULATION or INSULATED
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KD	KNOCKDOWN
KIT	KITCHEN
KO	KNOCKOUT
KPL	KICK PLATE
L	LEFT
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LBL	LABEL
LKR	LOCKER
LT	LIGHT
LVR	LOUVER
MA	MEDICAL AIR
MAN	MANUAL
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFG	MANUFACTURER
MILWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
LF	LINEAR FOOT / FEET
N	NORTH
N/A	NOT APPLICABLE
NFS	NON FROST SUSCEPTABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O/A	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED-OWNER INSTALLED
OH	OPPOSITE HAND
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
ORIG	ORIGINAL
NR	NON RATED
PFB	PREFABRICATED
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLP	PHENOLIC LAMINATE PANEL
PLT	PLATE
PLY	PLYWOOD
PNL	PANEL
PRCST	PRECAST
PREFIN	PREFINISHED
PROJ	PROJECT
PT	POST-TENSIONED or PAINT
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PV	PAVEMENT
PVC	POLYVINYLCHLORIDE
Q.T.	QUARRY TILE
R/A	RETURN AIR
RAD	RADIUS
RB	RUBBER / RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFER TO or REFERENCE
REFR	REFRIGERATOR or REFRIGERATED
REQ	REQUIRED
RES	RESILIENT
REV	REVISE, REVISED or REVISION
RF	RESILIENT FLOORING
RFL	REFLECTED
RHK	ROBE HOOK
RL	RAIN LEADER
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
RTR	RUBBER TREAD AND RISER
S	SOUTH
S/A	SUPPLY AIR
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCW	SOLID CORE WOOD
SD	SOAP DISPENSER
SD	STORM DRAIN / SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT / FEET
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLR	SEALER
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SOLID SURFACE
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STAIN
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE or STRUCTURAL
SUBST	SUBSTRATE
SYS	SYSTEM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TB	THERMAL BREAK / TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK or THICKNESS
THRU	THROUGH
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC POLYOLEFIN
TPTN	TOILET PARTITION
TS	TUBE STEEL
TSTAT	THERMOSTAT
TYP	TYPICAL
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UOS	UNLESS OTHERWISE SPECIFIED
VAC	VACUUM
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIN	VINYL
VR	VAPOR RETARDER
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WPT	WORKING POINT
WR	WASTE RECEPTACLE
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

SHEET INDEX

ADDITIVE ALTERNATES

1. SS1: SOLID SURFACE COUNTER TOPS TO REPLACE PL1, WS1, AND WOOD CAPS AT ALL LOCATIONS. REFER TO COLOR AND MATERIAL SCHEDULE ON A8.06. PROVIDE SURFACE-MOUNT COUNTERTOP SUPPORT BRACKETS AT 32" OC. BOD: KNAPE & VOGT 208 SERIES ULTIMATE L-BRACKET (WHITE)

DEDUCTIVE ALTERNATES

1. LANDSCAPE TO BE REMOVED FROM SCOPE OF WORK: REFER TO SHEETS L1.0, L2.0, AND L3.0.

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
02.10.2023

CERTIFICATE OF AUTHORIZATION NO:
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A / 2B / 2C / 2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	SPK
REVIEWED	DTW

SHEET NAME
GENERAL INFORMATION, ABBREVIATIONS, SYMBOLS AND SHEET INDEX

SHEET NO.
2-G0.01

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

2018 IRC CODE STUDY

GROSS SQUARE FOOTAGE: 2,263 SF (DUPLEX 1) + 2,382 SF (DUPLEX 2) = 4,645 SF

R302 FIRE-RESISTANT CONSTRUCTION
R302.1 EXTERIOR WALLS. CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS SHALL COMPLY WITH TABLE R302.1.
EXTERIOR WALL: MINIMUM FIRE SEPARATION DISTANCE ≥ 5' = 0-HOURS
PROJECTIONS: MINIMUM FIRE SEPARATION DISTANCE ≥ 5' = 0-HOURS
OPENINGS IN WALLS: MINIMUM FIRE SEPARATION DISTANCE > 5' = UNLIMITED
PENETRATIONS: MINIMUM FIRE SEPARATION DISTANCE > 5' = NO RATING REQUIRED
EXCEPTION 1. WALLS, PROJECTIONS, OPENINGS OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
EXCEPTION 2. WALLS OF DWELLINGS LOCATED ON THE SAME LOT.

R302.3 TWO-FAMILY DWELLINGS. DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN 1-HOUR FIRE-RESISTANCE RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263. FIRE-RESISTANCE-RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF ROOF SHEATHING.
EXCEPTION 2. WALL ASSEMBLIES NEED NOT EXTEND THROUGH ATTIC SPACES WHEN THE CEILING IS PROTECTED BY NOT LESS THAN 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD AND AN ATTIC DRAFT STOP CONSTRUCTED AS SPECIFIED IN SECTION R302.12.1 IS PROVIDED ABOVE AND ALONG THE WALL ASSEMBLY SEPARATING THE DWELLINGS. THE STRUCTURAL FRAMING SUPPORTING THE CEILING SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD OR EQUIVALENT.
R302.3.1 SUPPORTING CONSTRUCTION. WHEN FLOOR ASSEMBLIES ARE REQUIRED TO BE FIRE-RESISTANCE RATED BY SECTION 302.3, THE SUPPORTING CONSTRUCTION OF SUCH ASSEMBLIES SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING.
R302.4 DWELLING UNIT RATED PENETRATIONS. PENETRATIONS OF WALL ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE-RATED SHALL COMPLY WITH SECTION R302.4.1.1 OR 302.4.1.2
R302.4.1.1 FIRE-RESISTANCE-RATED ASSEMBLY. PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
R302.4.1.2 PENETRATION FIRESTOP SYSTEM. PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM.

R302.4.2 MEMBRANE PENETRATIONS. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.
EXCEPTION 1. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8-INCH. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
1.1. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES WHERE THE WALL OR PARTITIONS IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING STUD CAVITIES;
1.2. BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WITH THE WALL IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SLAG MINERAL WOOD INSULATION;
1.3. BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION R302.11;
1.4. BY PROTECTING BOTH BOXES WITH LISTED PUDDY PADS; OR
1.5. BY OTHER LISTED MATERIALS AND METHODS.
EXCEPTION 2. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL PROVIDED THE BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1.8 INCH UNLESS LISTED OTHERWISE. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
2.1. BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES;
2.2. BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION R302.11;
2.3. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS; OR
2.4. BY OTHER LISTED MATERIALS AND METHODS.

R302.5 DWELLING/GARAGE OPENING/PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.
R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
R302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.
R302.6 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
FROM THE RESIDENCE AND ATTICS: NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE: NOT LESS THAN 5/8 " TYPE X GYPSUM BOARD OR EQUIVALENT.
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION: NOT LESS THAN 5/8 " TYPE X GYPSUM BOARD OR EQUIVALENT.

R302.7 UNDER-STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

302.8 FOAM PLASTICS. FOR REQUIREMENTS FOR FOAM PLASTICS SEE SECTION R316.

302.9 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR WALL AND CEILING FINISHES. FLAME SPREAD AND SMOKE INDEX FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTION R302.9.1 THROUGH R302.9.4.
R302.9.1 FLAME SPREAD INDEX. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
R302.9.2 SMOKE-DEVELOPED INDEX. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

R302.10 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION. FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5.
302.10.1 INSULATION. INSULATING MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL723.
EXCEPTION 1. WHEN SUCH MATERIAL ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
EXCEPTION 3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.
R302.10.4 EXPOSED ATTIC INSULATION. ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.
R302.10.5 TESTING. TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E970.

R302.11 FIREBLOCKING. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

302.11.1 FIREBLOCKING MATERIALS. EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS (REFER TO IRC FOR LIST OF ITEMS).
R302.11.1.1 BATTS OR BLANKETS OF MINERAL OR GLASS FIBER. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
R302.11.1.2 UNFACED FIBERGLASS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

R302.12 DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USEABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS
R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD, OR COURT THAT OPENS TO A PUBLIC WAY.
R310.2.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
R310.2.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
R310.2.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

R311 MEANS OF EGRESS
R311.3 FLOOR AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT).
R311.3.1 FLOOR ELEVATIONS REQUIRED EGRESS DOORS. LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD.

R311.7 STAIRWAYS
R311.7.1 WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
R311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM PORTION OF THAT STAIR.
EXCEPTION: WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM A MAXIMUM OF 4 ¾ ".
R311.7.5 STAIR TREADS AND RISERS. STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION ALL DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.
R311.7.5.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEASING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
R311.7.5.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD 'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITH THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH.

R312 GUARDS
R312.1.1 WHERE REQUIRED. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES...THAT ARE LOCATED MORE THAN 30 INCHES VERTICALLY TO THE FLOOR OR GRADE BELOW.
R312.1.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES...SHALL BE NOT LESS THAN 36" HIGH.

R314 SMOKE ALARMS
R314.1 GENERAL. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.
R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

R314.4 INTERCONNECTION. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE OTHER ALARMS IN THE INDIVIDUAL UNIT.
R314.6 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED.

R315 CARBON MONOXIDE ALARMS
R315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
R315.5 INTERCONNECTIVITY. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.
R315.6 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

SECTION R316 FOAM PLASTICS
R316.5.11 SILL PLATES AND HEADERS. FOAM PLASTIC SHALL BE PERMITTED TO BE SPRAY APPLIED TO A SILL PLATE AND HEADER WITHOUT THE THERMAL BARRIER SPECIFIED IN SECTION R316.4 SUBJECT TO THE FOLLOWING:
1. THE MAXIMUM THICKNESS OF THE FOAM PLASTIC SHALL BE 3 ¼-INCHES.
2. THE DENSITY OF THE FOAM PLASTIC SHALL BE IN THE RANGE OF 0.5 TO 2.0 POUNDS PER CUBIC FOOT.
3. THE FOAM PLASTIC SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND AN ACCOMPANYING SMOKE-DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL723.

R317 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY.
R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED. (REFER TO SECTION FOR ALL APPLICABLE AREAS.)

R806 ROOF VENTILATION
R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED AT THE EAVES. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSULATION OF THE UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
EXCEPTION. THE MINIMUM NET FREE VENTILATION AREA IS PERMITTED TO BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICT WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

R806.3 VENT AND INSULATION CLEARANCE. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND THE LOCATION OF THE VENT.

R807 ATTIC ACCESS
R807.1 ATTIC ACCESS. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH FRAMING OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF FRAMING MEMBERS. ATTIC ACCESS SHALL NOT BE LOCATED IN A ROOM CONTAINING BATHING FACILITIES. ACCESS MAY BE LOCATED IN CLOSETS WITH MINIMUM DEPTH OF 23 INCHES AND MINIMUM WIDTH OF 48 INCHES.

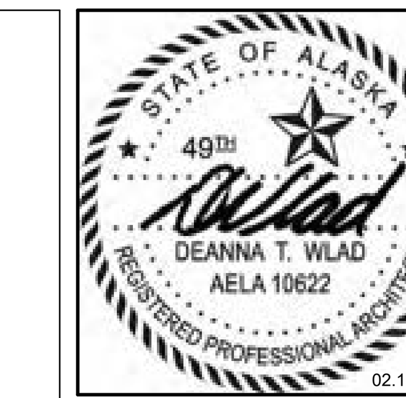
R905 REQUIREMENTS FOR ROOF COVERINGS
R905.2 ASPHALT SHINGLES THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.
R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF (2:12) OR GREATER. FOR ROOF SLOPES FROM (2:12) TO (4:12), UNDERLAYMENT APPLICATION IS REQUIRED PER R905.2.7 BELOW.
R905.2.3 UNDERLAYMENT. REFER TO R905.2.7 BELOW.
R905.2.7 ICE BARRIER. (REVISED AS FOLLOWS) AN ICE BARRIER SHALL BE A SELF-ADHERED POLYMER MODIFIED BITUMEN SHEET COMPLYING WITH ASTM D1970. FOR SLOPES LESS STEEP THAN (4:12), AN ICE BARRIER SHALL BE USED OVER THE ENTIRE SURFACE OF THE ROOF. NO ADDITIONAL NORMAL UNDERLAYMENT IS REQUIRED.

R905.13 THERMOPLASTIC SINGLE-PLY ROOFING THE INSTALLATION OF THERMOPLASTIC SINGLE-PLY ROOFING SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.
R905.13.1 SLOPE THERMOPLASTIC SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

2012 IBC CODE STUDY

SECTION 706 FIRE WALLS
706.1 GENERAL FIRE WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTIONS 706.2 THROUGH 706.11. THE EXTENT AND LOCATION OF SUCH FIRE WALLS SHALL PROVIDE A COMPLETE SEPARATION. WHERE A FIRE WALL ALSO SEPARATES OCCUPANCIES THAT ARE REQUIRED TO BE SEPARATED BY A FIRE BARRIER WALL, THE MOST RESTRICTIVE REQUIREMENTS OF EACH SEPARATION SHALL APPLY.
706.2 STRUCTURAL STABILITY. FIRE WALLS SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW COLLAPSE OF THE STRUCTURE ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL UNDER FIRE CONDITIONS. FIRE WALLS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NFPA 221 SHALL BE DEEMED TO COMPLY WITH THIS SECTION.
EXCEPTION: IN SEISMIC DESIGN CATEGORIES D THROUGH F, WHERE DOUBLE FIRE WALLS ARE USED IN ACCORDANCE WITH NFPA 221, FLOOR AND ROOF SHEATHING NOT EXCEEDING 3/4 INCH THICKNESS SHALL BE PERMITTED TO BE CONTINUOUS THROUGH THE WALL ASSEMBLIES OF LIGHT FRAME CONSTRUCTION.
706.3 MATERIALS. FIRE WALLS SHALL BE OF ANY APPROVED NON-COMBUSTIBLE MATERIALS.
EXCEPTION: BUILDINGS OF TYPE V CONSTRUCTION.
706.4 FIRE-RESISTANCE RATING. FIRE WALLS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY TABLE 706.4.
A. IN TYPE II OR V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE-RESISTANCE RATING.
706.5 HORIZONTAL CONTINUITY.
FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTIONS: 1.FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING OR SIDING PROVIDED THE EXTERIOR WALL HAS A FIRE-RESISTANCE RATING OF AT LEAST 1 HOUR FOR A HORIZONTAL DISTANCE OF AT LEAST 4 FEET ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.
706.5.2 HORIZONTAL PROJECTING ELEMENTS. FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUEES AND SIMILAR PROJECTIONS THAT ARE WITHIN 4 FEET OF THE FIRE WALL.
EXCEPTIONS: 3. FOR COMBUSTIBLE HORIZONTAL PROJECTING ELEMENTS WITH CONCEALED SPACES, THE FIRE WALL NEED ONLY EXTEND THROUGH THE CONCEALED SPACE TO THE OUTER EDGES OF THE PROJECTING ELEMENTS. THE EXTERIOR WALL BEHIND AND BELOW THE PROJECTING ELEMENT SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTING ELEMENTS ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.
706.6 VERTICAL CONTINUITY. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30 INCHES ABOVE BOTH ADJACENT ROOFS.
EXCEPTION 4. IN BUILDINGS OF TYPE III, IV AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:
4.1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL,
4.2. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, AND
4.3.THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8-INCH TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.
706.9 PENETRATIONS. PENETRATIONS OF FIRE WALLS SHALL COMPLY WITH SECTION 714.

714.4.1 THROUGH PENETRATIONS.
THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.4.1.1 OR 714.4.1.2.
EXCEPTION: WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL IS PERMITTED TO BE PROTECTED BY EITHER OF THE FOLLOWING MEASURES:
2.THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.
714.4.1.1 FIRE-RESISTANCE-RATED ASSEMBLIES. THROUGH PENETRATIONS SHALL BE PROTECTED USING SYSTEMS INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
714.4.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM. THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED.
714.4.2 MEMBRANE PENETRATIONS. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.4.1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE WILL NOT BE REDUCED.



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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A / 2B / 2C / 2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	SPK
REVIEWED	DTW

SHEET NAME
CODE ANALYSIS AND LIFE SAFETY PLAN

SHEET NO.
2-G1.00

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

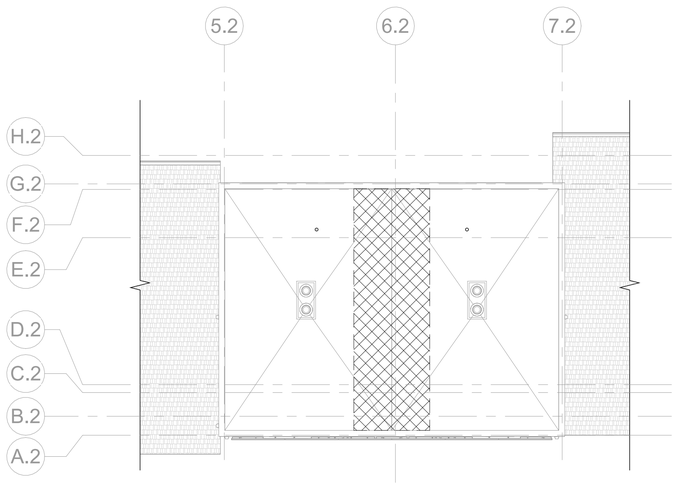
LIFE SAFETY PLANS

LIFE SAFETY PLAN NOTES

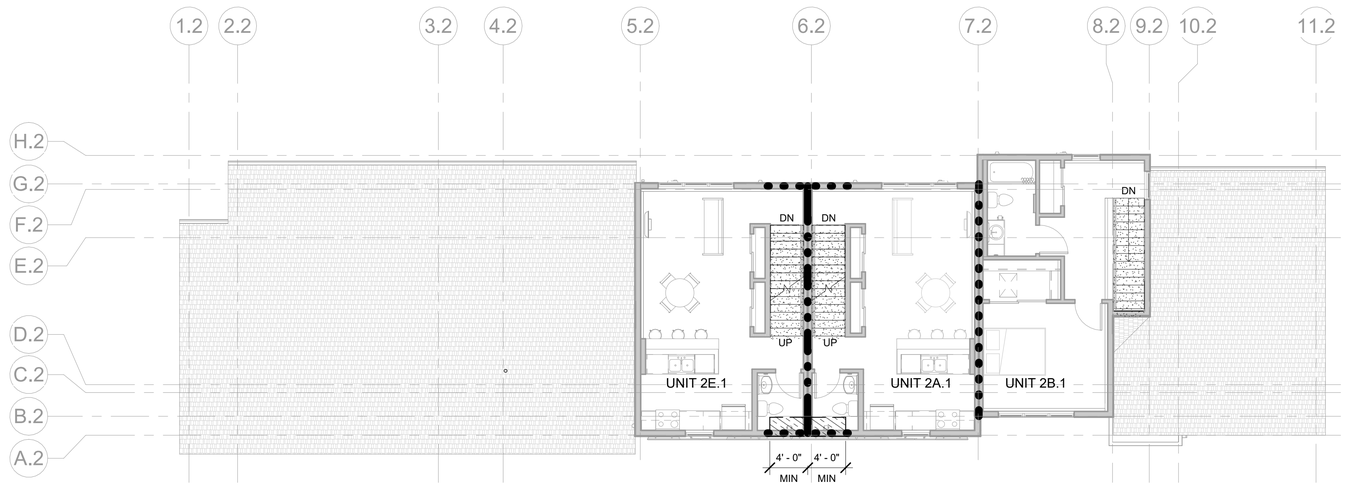
1. FIRE STOP PENETRATIONS THROUGH RATED ASSEMBLIES.
2. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
3. ALL STAIRS SHALL BE CONSTRUCTED TO DIMENSIONS SHOWN AND TO NOT LESS THAN 36" CLEAR WIDTH.

LIFE SAFETY LEGEND

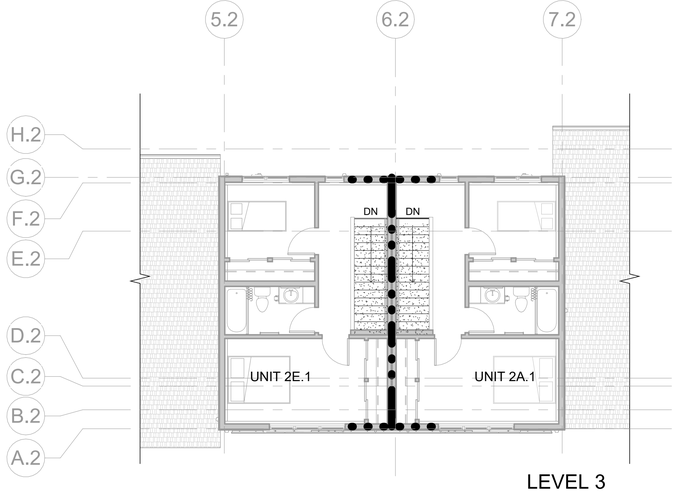
- 2 HOUR FIRE WALL
- 1-HOUR FIRE RESISTANCE RATED CONSTRUCTION
- BUILDING EXIT
- WALL MOUNTED FIRE EXTINGUISHER: TYPE 2A10BC
- CLASS B ROOF COVERING WITH FIRE RETARDANT TREATED WOOD FOR A DISTANCE OF 4 FEET EACH SIDE OF FIRE WALL. MECHANICAL PENETRATIONS NOT PERMITTED IN THIS ZONE.
- ACCESSIBLE SPACE(S) UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 5/8" TYPE 'X' GYPSUM BOARD.
- 1 HOUR RATED FLOOR / CEILING PROJECTION FOR A DISTANCE OF 4 FEET EACH SIDE OF FIRE WALL.



ROOF



LEVEL 2



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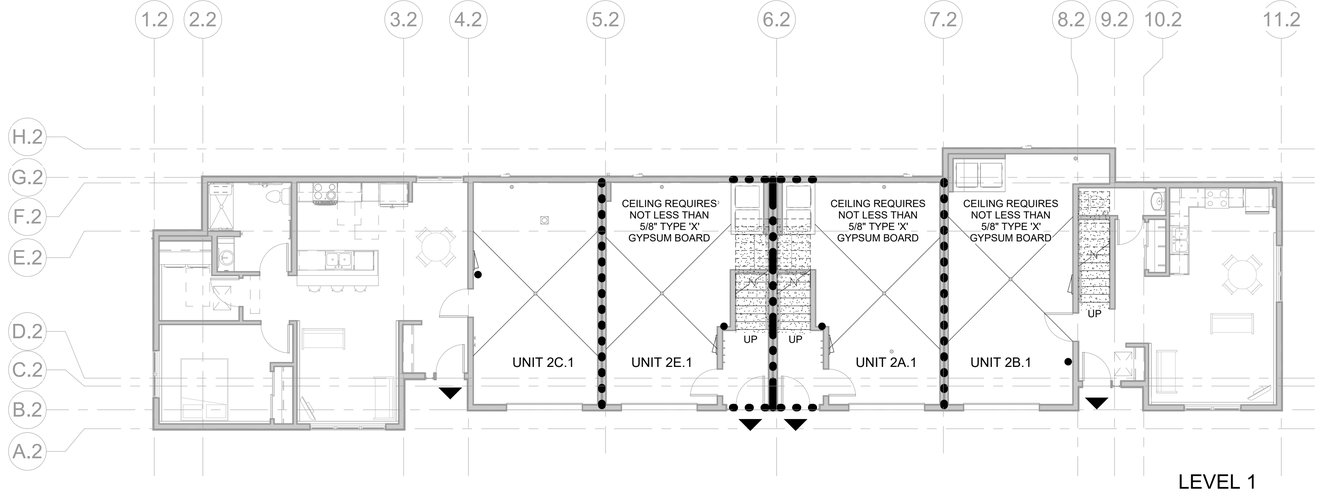

LEVEL 1

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
02.10.2023

CERTIFICATE OF AUTHORIZATION NO:
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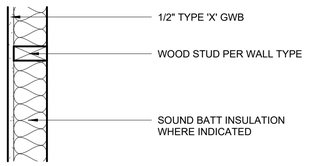
LIFE SAFETY PLANS

SHEET NO.
2-G1.01

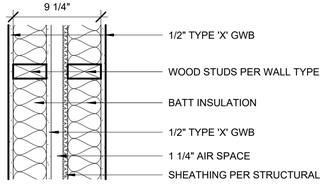
HALF SCALE WHEN PRINTED AT 11x17

INTERIOR WALL ASSEMBLIES

WALL TYPE A

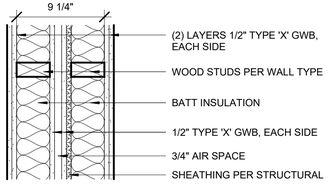


WALL TYPE C
1 HOUR FIRE RESISTANT CONSTRUCTION



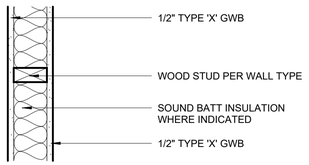
* COORDINATE INSPECTIONS AS REQUIRED PRIOR TO CONCEALING CONSTRUCTION.

WALL TYPE D
GA FILE NO. WP 3810

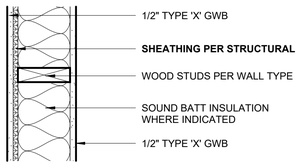


* COORDINATE INSPECTIONS AS REQUIRED PRIOR TO CONCEALING CONSTRUCTION.

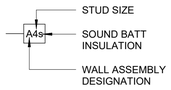
WALL TYPE B



WALL TYPE B*



LEGEND



STUD DIMENSIONS

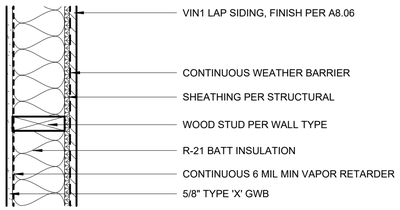
4 = 4"	NOMINAL (3 1/2" ACTUAL) WOOD STUD
6 = 6"	NOMINAL (5 1/2" ACTUAL) WOOD STUD
10 = 10"	NOMINAL (9 1/4" ACTUAL) OUTSIDE FACE OF DOUBLE WOOD STUD

GENERAL NOTES:

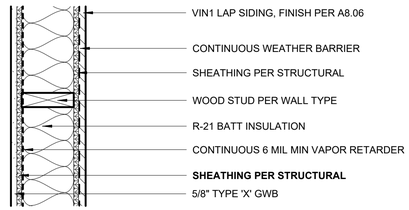
1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR CMU U.O.N. DIMENSIONING POINTS ARE TO THE MAIN FRAMING MEMBER AND NOT TO THE FACE OF FURRING.
2. FINISH MATERIALS SUCH AS STONE, TILE, WALL COVERINGS, ETC. ARE NOT SHOWN AS PART OF THE ASSEMBLY. REFER TO INTERIOR DRAWINGS AND/OR FINISH SCHEDULE FOR FINISH MATERIALS.
3. SEE STRUCTURAL FOR GENERAL STUD SPACING REQUIREMENTS AND SPACING AT STRUCTURAL WALLS. WALL ASSEMBLY RATINGS ASSUME STUD SPACING AT 16" O.C. NOTIFY ARCHITECT IF STUD SPACING IS DIFFERENT.
4. AT WALL ASSEMBLY TYPE 'C', TYPE 'D', AND ALL PARTITION TYPES INDICATED WITH SOUND BATT INSULATION, PROVIDE ACOUSTICAL SEALANT AT WALL HEAD AND SILL AND AT INTERSECTIONS WITH OTHER MATERIALS. ALL PENETRATIONS SHALL BE ACOUSTICALLY SEALED.
5. MULTIPLE LAYERS OF GWB SHALL BE INSTALLED ON SAME SIDE OF WALL AS WALL TAG.
6. PROVIDE WATER RESISTANT GWB AT TUB AND SHOWER SURROUNDS.
7. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE CAULKED.
8. INSTALL FIRE BLOCKING IN ACCORDANCE WITH IRC R302.11.

EXTERIOR WALL ASSEMBLIES

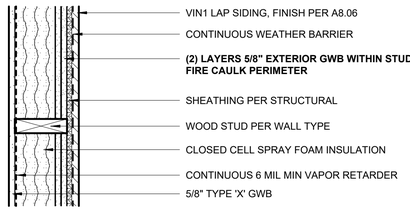
WALL TYPE Z



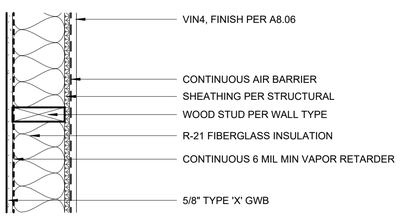
WALL TYPE Z*
DOUBLE SHEAR WALL



WALL TYPE Zr
SIMILAR TO GA FILE NO. 8105 1-HOUR ASSEMBLY



WALL TYPE Y



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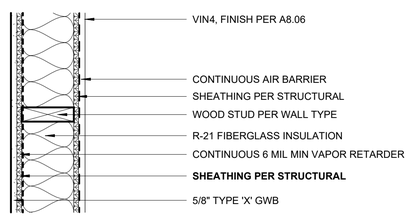
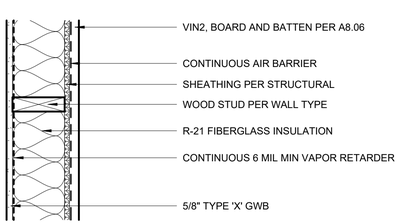
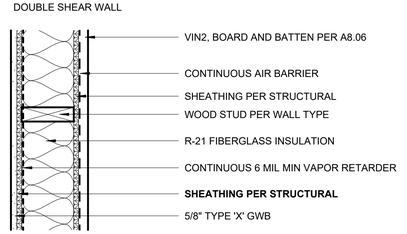
DOUBLE SHEAR WALL



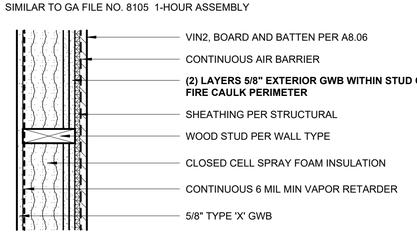
WALL TYPE X



WALL TYPE X*
DOUBLE SHEAR WALL

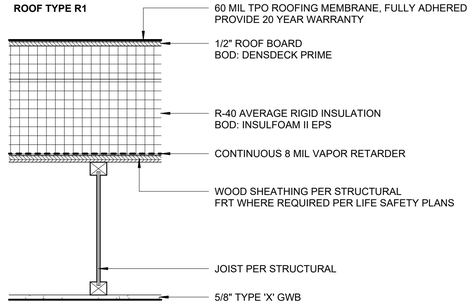


WALL TYPE Xr
SIMILAR TO GA FILE NO. 8105 1-HOUR ASSEMBLY

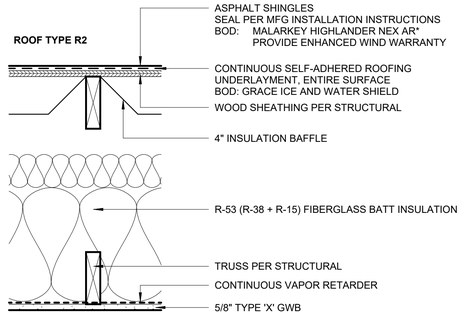


ROOF ASSEMBLIES

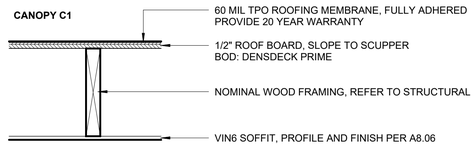
ROOF TYPE R1



ROOF TYPE R2

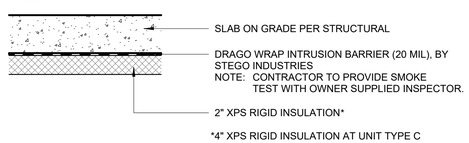


CANOPY C1



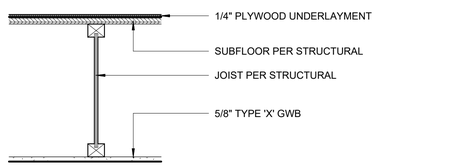
FLOOR ASSEMBLIES

FLOOR TYPE F1

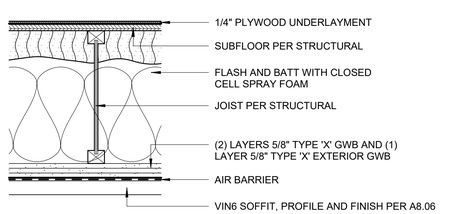


*4" XPS RIGID INSULATION AT UNIT TYPE C

FLOOR TYPE F2



FLOOR TYPE F3
SIMILAR TO GA FILE NO. FC 5106 1-HOUR ASSEMBLY



STATE OF ALASKA 49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
02.10.2023

CERTIFICATE OF AUTHORIZATION NO: SPARK DESIGN, LLC #AECL1394

spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A / 2B / 2C / 2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	SPK
REVIEWED	DTW

SHEET NAME
ASSEMBLY TYPES

SHEET NO.
2-G2.00

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

1 SITE KEY PLAN
1" = 40'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
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02.10.2023

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	RPM
REVIEWED	DTW

SHEET NAME
SITE KEY PLAN

SHEET NO.
G3.00

HALF SCALE WHEN PRINTED AT 11x17

ABBREVIATIONS

ABS	ACRYLONITRILE BUTADIENE STYRENE, SCHEDULE 40
ADEC	ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
AL-MON	ALUMINUM MONUMENT
AWWA	AMERICAN WATER WORKS ASSOCIATION
AWG	AMERICAN WIRE GUAGE
AWWU	ANCHORAGE WATER & WASTEWATER
APPROX	APPROXIMATE
BGS	BELOW GROUND SURFACE
BOP	BOTTOM OF PIPE
BLDG	BUILDING
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONST	CONSTRUCT
COW	CITY OF WASILLA
DIA/ø	DIAMETER
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
EX	EXISTING
FT	FOOT
F&I	FURNISH AND INSTALL
FG	FINAL GRADE
FH	FIRE HYDRANT
GALVS	GALVANIZED STEEL
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMWPE	HIGH MOLECULAR WEIGHT POLYETHYLENE
H	HORIZONTAL
IAW	IN ACCORDANCE WITH
IE	INVERT ELEVATION
IN	INCH/INCHES
INV	INVERT
IPS	IRON PIPE SIZE
L-POLE	LIGHT POLE
LF	LINEAR FOOT/FEET
LIP	LIP OF CURB
LT	LEFT
MAX	MAXIMUM
MDD	MAXIMUM DRY DENSITY
MJ	MECHANICAL JOINT
MIN	MINIMUM
#	NUMBER
NPT	NATIONAL PIPE THREAD
NSF	NATIONAL SANITATION FOUNDATION
OSHA	OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION
OC	ON CENTER
O&M	OPERATIONS AND MAINTENANCE
ORIG	ORIGINAL
PFD	PALMER FIRE DEPARTMENT
PVC	POLYVINYL CHLORIDE
PSI	POUNDS PER SQUARE INCH
PL/⅊	PROPERTY LINE
RT	RIGHT
ROW	RIGHT-OF-WAY
SSMH	SANITARY SEWER MANHOLE
SCH	SCHEDULE
SP	SINGLE PUMPER
SF	SQUARE FEET/FOOT
SS	STAINLESS STEEL
STD	STANDARD/STANDARDS
STA	STATION
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TH	TEST HOLE
TOP	TOP OF PIPE
VB	VALVE BOX
V	VERTICAL
W/	WITH
YPC	YELLOW PLASTIC CAP

CIVIL SHEET INDEX

SHEET NO.	SUBJECT
C1	CIVIL NOTES, & KEY MAPS
C2	LEGEND
C3	OVERALL SITE PLAN
C4-C5	GRADING PLAN
C6	LINE, CURVE & GRADING POINT TABLES
C7	APPROACH AND INTERIOR ROAD PROFILE
C8	WATER MAIN PLAN AND PROFILE
C9-C10	SEWER MAIN PLAN AND PROFILE
C11-C13	DETAILS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE CITY OF WASILLA STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS, AND THE MOST CURRENT EDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS).
2. NO WORK SHALL BE BURIED NOR CONCEALED PRIOR TO BEING INSPECTED AND ACCEPTED BY THE CITY OF WASILLA. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT REGARDING SCHEDULING OF INSPECTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POT HOLING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL WATER PIPE, FITTINGS AND APPURTENANCES SHALL BE NSF 61 CERTIFIED. ALL DISINFECTANTS SHALL BE NSF 60 CERTIFIED.
5. ALL WATER AND SANITARY SEWER MAINS SHALL BE PRESSURE TESTED AS PRESCRIBED IN DCPM.
6. DO NOT CONSTRUCT WATER AND SANITARY OR STORM SEWER IN THE SAME TRENCH.
7. MAINTAIN A MIN OF 10' H AND 18" V (AT CROSSINGS) SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS AND SERVICES. WATERLINE PIPE JOINTS SHALL BE PLACED AT LEAST 9' H FROM ANY SANITARY AND STORM SEWER PIPE JOINTS INCLUDING WELDED JOINTS.
8. MAINTAIN A MIN OF 10' H FROM WATER LINE AND OUTSIDE EDGE OF SANITARY SEWER MANHOLES.
9. IN LOCATIONS WHERE THE WATER PIPE PASSES UNDER A SANITARY OR STORM SEWER PIPE, USE AWWA C600-05 TYPE 4 OR 5 BEDDING.
10. WITHIN 10 FT OF CROSSING A WATER PIPE, SANITARY AND STORM SEWER PIPE SHALL BE CONSTRUCTED IN A MANNER EQUIVALENT TO THE WATER LINE. THEY SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS PER MASS SECTION 60 ARTICLE 2.5 OR ENCASED IN A PIPE WITH EQUAL OR BETTER STRENGTH.
11. ALL WATER/SEWER PIPE INSULATION SHALL BE 4' WIDE BY 8' LONG RIGID BOARD, HIGH DENSITY EXTRUDED POLYSTYRENE, MIN 60 PSI, FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER 4" THICK INSULATION.
12. UTILITY OUTAGES SHALL BE COORDINATED WITH COOK INLET HOUSING AUTHORITY AND VALLEY RESIDENTIAL SERVICES. OUTAGES SHALL BE LIMITED TO 6 HOURS.
13. CONTRACTOR SHALL VERIFY AND RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD AND RECORD ANY CHANGES ON THE CONTRACTOR RECORD DRAWINGS.
14. THE CONTRACTOR SHALL RESTORE ALL DISTURBED PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRE-CONSTRUCTION CONDITION.
15. IN CASE OF CONFLICT BETWEEN STATIONING LOCATION OF PIPE OR FITTINGS, USE DIMENSIONED LOCATIONS RELATIVE TO THE CENTERLINE AND PROPERTY LINE, THE DIMENSIONED LOCATIONS SHALL GOVERN.
16. THE CONTRACTOR SHALL RECORD SURVEY NOTES IN A FORMAT SIMILAR TO THAT SHOWN IN MASS, DIVISION 65 FOR SUBMITTAL WITH RECORD DRAWING PLANS PRIOR TO CONTRACT FINAL PAYMENT.
17. CONTRACTOR SHALL FIELD INSTALL RESTRAINED FITTINGS ON ALL MECHANICAL JOINTS.
18. CONTRACTOR IS RESPONSIBLE FOR THE SITE'S SWPPP AND CGP COMPLIANCE. CONTRACTOR SHALL COMPLETE A SWPPP SUBCONTRACTORS' CERTIFICATION FORM. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HAUL ROUTES, PAVED OR UNPAVED, ON THE PROJECT OR OFF AND ALL OTHER AREAS EFFECTED BY CONTRACTOR'S OWN OPERATIONS AS REQUIRED BY THE SWPPP AND/OR COW CODE.
19. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP-RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOPSOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. IF DETAIL IS PROVIDED FOR SPECIAL AREA, DETAIL SHALL DENOTE FINISH GRADES.
20. COLD BEND HDPE PIPE PER MANUFACTURES RECOMMENDATIONS OR DCPM.
21. REFER TO MASS DIVISION 70 FOR SIGNAGE INSTALLATION DETAILS.
22. CONTRACTOR SHALL PROVIDE ACCESS TO THE PHASE 1 PORTION OF THE PROPERTY AT ALL TIMES. WHEN CONSTRUCTION ACTIVITIES REQUIRE THE TEMPORARY CLOSURE OF THE EXISTING APPROACH, CONTRACTOR SHALL GIVE PRIOR NOTICE TO COOK INLET HOUSING AUTHORITY AND VALLEY RESIDENTIAL SERVICES, AND PROVIDE AN ALTERNATIVE ACCESS ROUTE TO THE PROPOSED APPROACH. ADEQUATE SIGNAGE AND BARRIERS ARE REQUIRED DURING TEMPORARY APPROACH CLOSURE.
23. SCOPE OF WORK INCLUDES REMOVAL OF PAVEMENT AND REGRADING OF EXISTING ACCESS ROAD. NEW ROAD GRADING AND PAVEMENT MUST BE COMPLETED WIITHIN 1 MONTH OF ASPHALT REMOVAL UNLESS APPROVED BY THE OWNER. ROAD MAY BE CLOSED FOR NO MORE THAN 24 HOURS AT A TIME AND MUST BE RESTORED TO A SAFE DRIVING SURFACE PRIOR TO REOPENTING

811
Know what's **below.**
Call before you dig.

STATE OF ALASKA
49TH
[illegible]
Timothy J. Alley
No.CE14368
2/14/2023
REGISTERED PROFESSIONAL ENGINEER

The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK. 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECC957
CONSULTANT

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

SHEET NAME
GENERAL NOTES & ABBREVIATIONS

SHEET NO.
C1

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

ROADWAY

	EXISTING	PROPOSED
EDGE OF PAVEMENT		
LIMIT OF CUT SLOPE & FILL SLOPE		CUT FILL
GRAVEL EDGE		
DRIVEWAY APPROACH		
SIDEWALK AND PATH/TRAIL		
CONCRETE CURB & GUTTER		
CONCRETE CURB CUT		
PARALLEL CURB RAMP PERPENDICULAR CURB RAMP		
UNIDIRECTIONAL CURB RAMP & MID–BLOCK CURB RAMP		
DETECTABLE WARNING TILE		
BRIDGE		
TUNNEL		
GUARDRAIL		
END & PARALLEL END SECTIONS		
ROADWAY OBLITERATION		
FENCE	X X	X X
STONE FENCE		
NOISE BARRIER		
RETAINING WALL		
HEADWALL & WINGWALL		
BOTTOM OF DITCH		
SPECIAL DITCH		
FLAT BOTTOM DITCH		
BERM		
RIPRAP		
BOULDER OR BOULDERS		
PRIVATE SIGN, MAILBOX	MB	MB
POST, BOLLARD		

UTILITIES

	EXISTING	PROPOSED	
STORM DRAIN	SD		
STORM DRAIN MANHOLE, CLEANOUT	SD CO	SD CO	
CURB INLET CATCH BASIN FIELD INLET CATCH BASIN	FI	FI	
PIPE CULVERT WITH END SECTION			
SANITARY SEWER	SS	SS	
SANITARY SEWER MANHOLE, CLEANOUT	SS CO	SS CO	
SEPTIC VENT, SEWER SERVICE CONNECTION	S		
WATER	W	W	
FIRE HYDRANT, VALVE OR RISER			
WELL, WATER SERVICE CONNECTION	W		
NATURAL GAS	G G		
OIL OR GASOLINE PIPELINE	O O		
TANKS (ABOVE GROUND, UNDERGROUND)	U		
ELECTRIC	OE UE OE&OT		(OVERHEAD) (UNDERGROUND) (OVERHEAD)
UTILITY POLE, POLE WITH LUMINAIRE			
GUY POLE, GUY WIRE ANCHOR	GP		
TRANSMISSION TOWER (WOOD, STEEL)			
ELECTRIC PEDESTAL, TRANSFORMER	E E		
ELECTRIC MANHOLE, METER	E		
ELECTRIC OUTLET, LANDSCAPE LIGHT			
TELEPHONE	OT UT UT&TV		(OVERHEAD) (UNDERGROUND) (UNDERGROUND)
TELEPHONE MANHOLE, PEDESTAL	T T		
FIBER OPTIC	FO		
FIBER OPTIC MANHOLE	FO		
CABLE TV	OTV UTV		(OVERHEAD) (UNDERGROUND)
CABLE TV PEDESTAL, SATELLITE DISH	V		
UNDERGROUND DUCT, UTILIDOR (ELECTRIC, TELEPHONE, FIBER OPTIC)			
VENT			

TRAFFIC

	EXISTING	PROPOSED
LOAD CENTER		
TRAFFIC & BEACON CONTROLLER		
TYPE 1A, II, III, IV JUNCTION BOX	15 26 37 48	60 ## ## ##
FIBER OPTIC VAULT	F/O 59	F/O #
ELECTROLIER	68 99	78 13
HIGHTOWER	HT#	HT#
SIGNAL POLE WITH MASTARM	49	14
PEDESTRIAN PUSH BUTTON & SIGNAL	68 12	## ##
VEHICULAR SIGNAL	44	##
VEHICULAR SIGNAL LEFT & RIGHT	65 24	12 ##
OPTICAL, CAMERA, RADAR, AND GPS DETECTOR	A CAM # RAD # GPS C	A CAM # RAD # GPS
LOOP DETECTOR	555	735
COMMUNICATION ANTENNA		
MASTARM BEACON	Y R R Y	Y R R Y
RURAL & SCHOOL ZONE BEACON	753 77 727 55	789 65 123 45
LOOP DETECTOR CONDUIT		
SIGNAL CONDUIT	TR	TR
LIGHTING CONDUIT	LTG	LTG
SIGNAL & LIGHTING CONDUIT	T/L	T/L
CONDUIT BORING		
CONDUIT SIZE IN INCHES	2" 1–3C4	2" 1–3C4 CKT BA12 CKT BA13
INTERCONNECT	I/C	I/C
SIGN POST		22

PAVEMENT MARKINGS

	PROPOSED	
PROJECT CENTERLINE		
8" & 4" WHITE SOLID STRIPE	8"W	4"W
4" WHITE SKIP STRIPE 10' STRIPES AND 30' SPACES		4"W SKIP
8" WHITE LANE GUIDE SKIP		8"W GUIDE SKIP

TOPOGRAPHY

	EXISTING	
LAKE OR POND, WETLANDS	LAKE/POND	
TREE (CONIFER/DECIDUOUS) TREELINE (EDGE OF VEGETATION)		
PLANTER	P	
BUILDING OR FOUNDATION		

	EXISTING	PROPOSED
CONTOUR, MAJOR OR MINOR	520	
DRAINAGE FLOW		
CREEK (CENTERLINE)		
RIVER (EDGE OF WATER)		

STATE OF ALASKA
49 TH
[illegible]
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

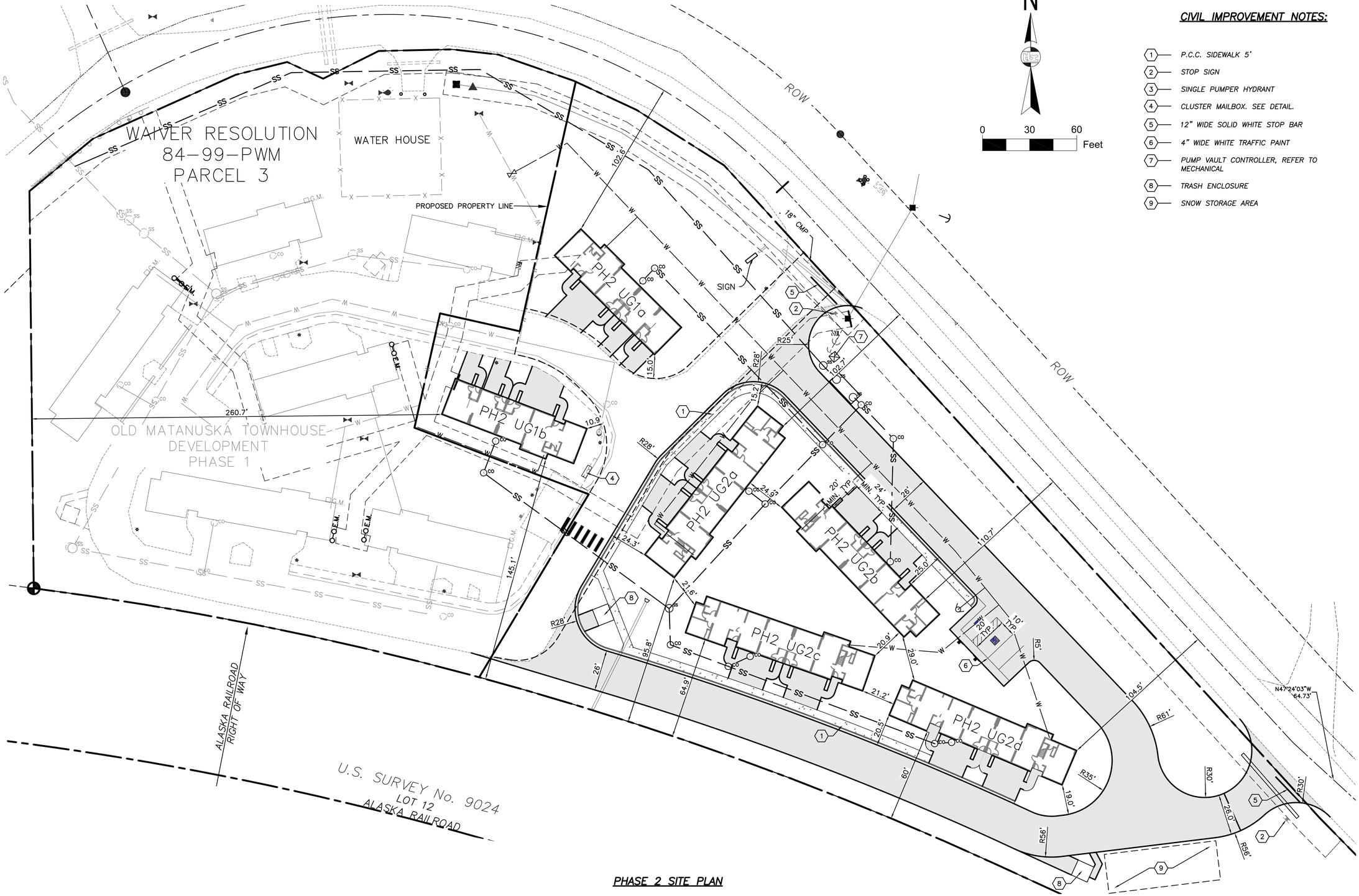
#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

SHEET NAME
LEGEND

SHEET NO.
C2

PERMIT DOCUMENTS HALF SCALE WHEN PRINTED AT 11x17



CIVIL IMPROVEMENT NOTES:

1. P.C.C. SIDEWALK 5'
2. STOP SIGN
3. SINGLE PUMPER HYDRANT
4. CLUSTER MAILBOX. SEE DETAIL.
5. 12" WIDE SOLID WHITE STOP BAR
6. 4" WIDE WHITE TRAFFIC PAINT
7. PUMP VAULT CONTROLLER, REFER TO MECHANICAL
8. TRASH ENCLOSURE
9. SNOW STORAGE AREA

PHASE 2 SITE PLAN

STATE OF ALASKA
49 TH
Timothy J. Alley
No. CE14368
2/14/2023
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PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

SHEET NAME
OVERALL SITE PLAN

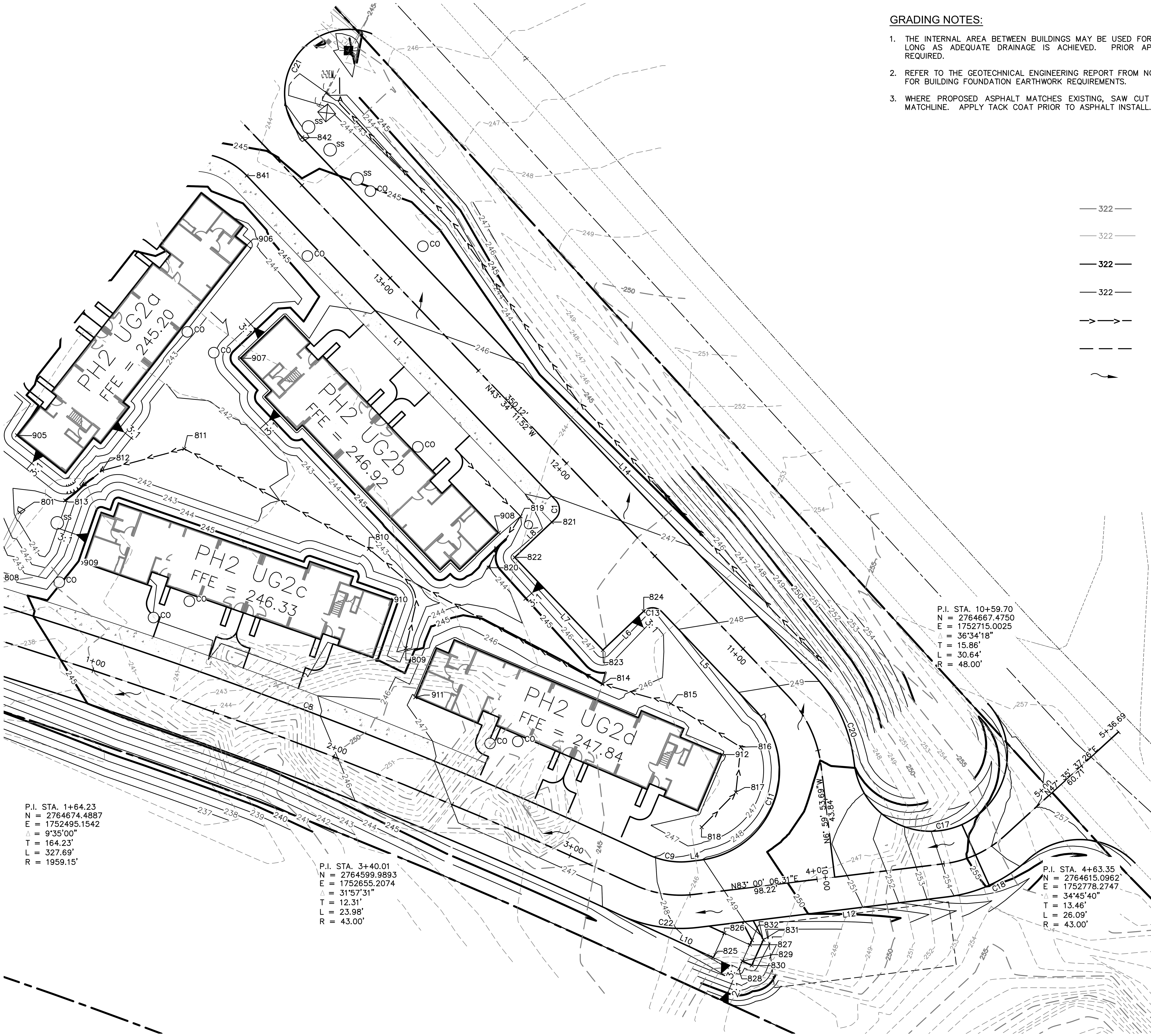
SHEET NO.
C3

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

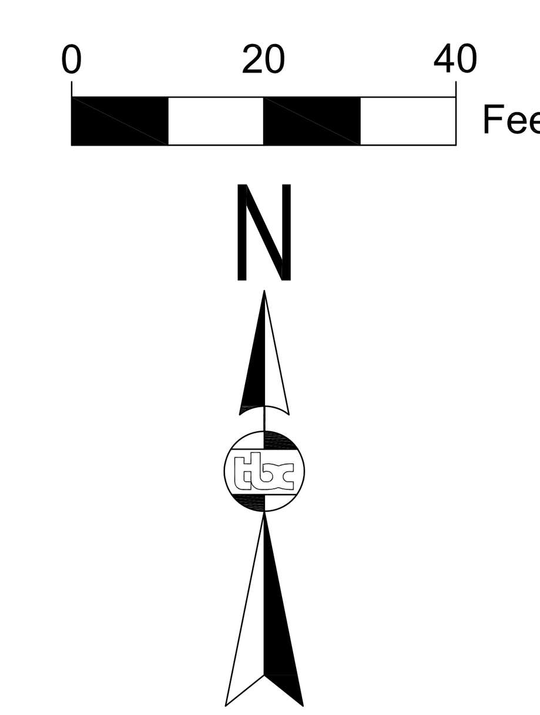
GRADING NOTES:

1. THE INTERNAL AREA BETWEEN BUILDINGS MAY BE USED FOR WASTING OF UNSUITABLE MATERIAL, AS LONG AS ADEQUATE DRAINAGE IS ACHIEVED. PRIOR APPROVAL FROM THE ENGINEER WILL BE REQUIRED.
2. REFER TO THE GEOTECHNICAL ENGINEERING REPORT FROM NORTHERN GEOTECHICAL ENGINEERING, INC. FOR BUILDING FOUNDATION EARTHWORK REQUIREMENTS.
3. WHERE PROPOSED ASPHALT MATCHES EXISTING, SAW CUT EXISTING ASPHALT TO PROVIDE CLEAN MATCHLINE. APPLY TACK COAT PRIOR TO ASPHALT INSTALL.



LEGEND:

—322—	*EXISTING MAJOR CONTOUR AND LABEL*
—322—	*EXISTING MINOR CONTOUR AND LABEL*
—**322**—	*PROPOSED MAJOR CONTOUR AND LABEL*
—322—	*PROPOSED MINOR CONTOUR AND LABEL*
—>—>—	*PROPOSED DITCH LINE*
— — —	*PROPOSED GRADE BREAK*
~→	*DRAINAGE ARROW*



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CONSULTANT

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

SHEET NAME

GRADING PLAN

SHEET NO.

C4

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

GRADING NOTES:

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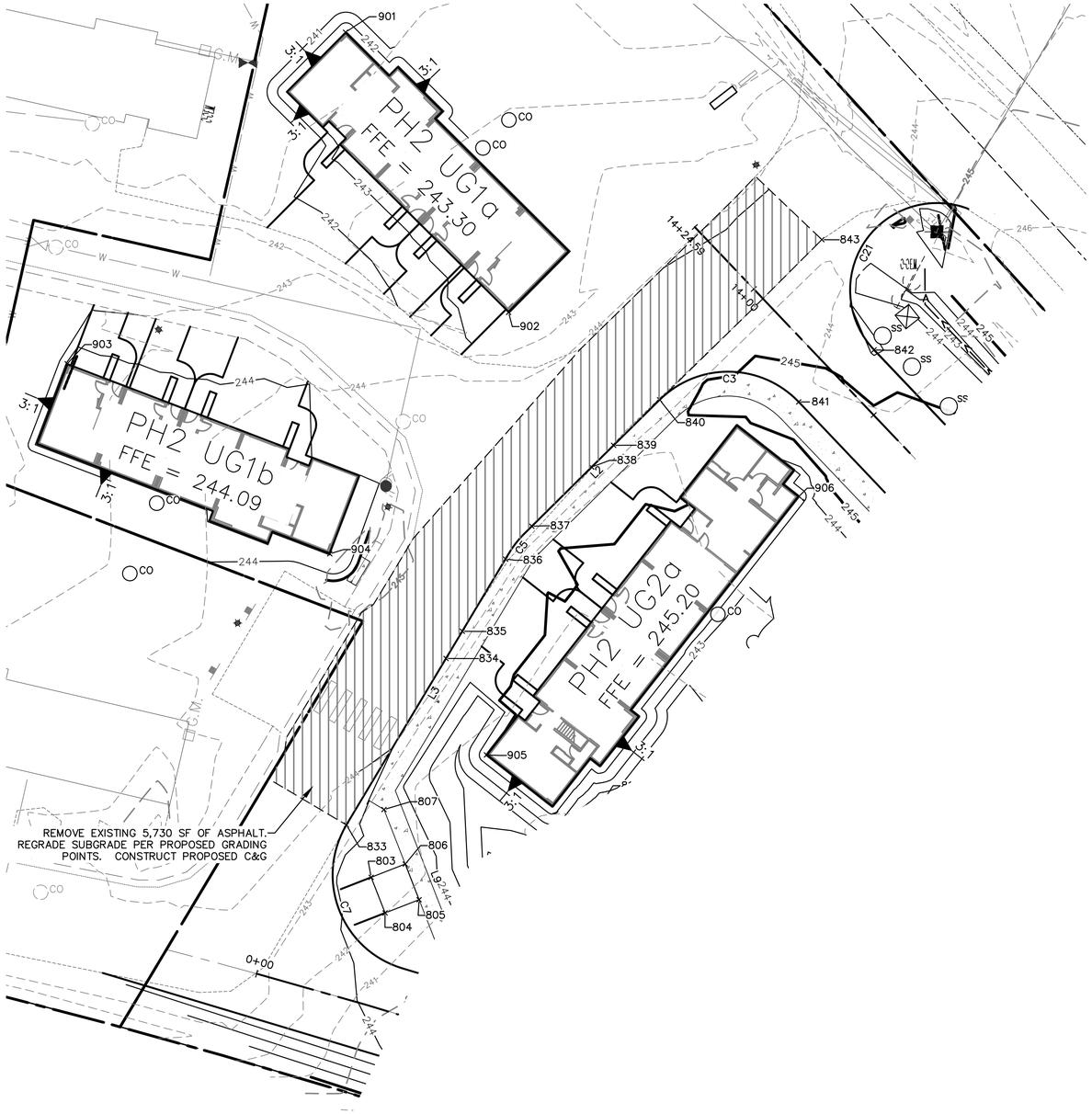
2. REFER TO THE GEOTECHNICAL ENGINEERING REPORT FROM NORTHERN GEOTECHICAL ENGINEERING, INC. FOR BUILDING FOUNDATION EARTHWORK REQUIREMENTS.
3. WHERE PROPOSED ASPHALT MATCHES EXISTING, SAW CUT EXISTING ASPHALT TO PROVIDE CLEAN MATCHLINE. APPLY TACK COAT TO CUT EDGE PRIOR TO ASPHALT INSTALL.



LEGEND:

- 322 — *EXISTING MAJOR CONTOUR AND LABEL*
- 322 — *EXISTING MINOR CONTOUR AND LABEL*
- **322** — *PROPOSED MAJOR CONTOUR AND LABEL*
- 322 — *PROPOSED MINOR CONTOUR AND LABEL*
- *PROPOSED DITCH LINE*
- *PROPOSED GRADE BREAK*
- *DRAINAGE ARROW*

0 20 40 Feet

N

STATE OF ALASKA
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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

SHEET NAME: GRADING PLAN

SHEET NO.: C5

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

LINE TABLE		
LINE #	LENGTH	BEARING
L1	175.21	N43° 34' 11.52"W
L2	54.81	S45° 18' 43.87"W
L3	91.02	S30° 53' 23.43"W
L4	4.17	N83° 00' 06.31"E
L5	52.72	N43° 34' 11.52"W
L6	22.00	S46° 25' 48.48"W
L7	50.00	N43° 34' 11.52"W
L8	22.00	N46° 25' 48.48"E
L9	52.47	S21° 17' 09.61"E
L10	39.83	S65° 22' 23.00"E
L12	98.22	S83° 00' 06.31"W
L14	289.01	S43° 34' 11.52"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	7.85	5.00	90.00	N1° 25' 48"E	7.07
C3	44.53	28.00	91.12	N89° 07' 44"W	39.98
C5	7.05	28.00	14.42	S38° 06' 04"W	7.03
C7	51.00	28.00	104.35	S21° 17' 10"E	44.23
C8	289.90	1972.15	8.42	S69° 15' 03"E	289.64
C9	16.73	30.00	31.96	S81° 01' 08"E	16.52
C11	77.32	35.00	126.57	N19° 42' 57"E	62.53
C13	7.85	5.00	90.00	N88° 34' 12"W	7.07
C17	112.72	30.00	215.29	N65° 53' 04"E	57.18
C18	34.88	56.00	35.69	S65° 09' 28"W	34.32
C20	39.50	61.00	37.10	S25° 01' 15"E	38.81
C21	67.50	25.00	154.70	S33° 46' 42"W	48.79
C22	31.24	56.00	31.96	S81° 01' 08"E	30.83

GRADING POINT TABLE				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
801	12" CPEP I.E.	240.51	2764750.7878	1752403.8932
802	12" CPEP O.E.	240.00	2764682.6088	1752369.9309
803	TRASH ENCLOSURE	244.20	2764745.7422	1752369.7428
804	TRASH ENCLOSURE	244.38	2764735.4927	1752373.7361
805	TRASH ENCLOSURE	244.48	2764739.3044	1752383.5197
806	TRASH ENCLOSURE	244.30	2764749.5540	1752379.5265
807	SIDEWALK	244.28	2764765.2226	1752373.4220
808	SIDEWALK	244.69	2764723.6102	1752389.6342
809	SWALE	242.04	2764697.7128	1752554.7538
810	SWALE	242.70	2764736.5576	1752540.3145
811	SWALE	241.25	2764775.6148	1752468.2171
812	SWALE	241.19	2764767.1040	1752436.1312
813	SWALE	240.75	2764755.4323	1752421.6977
814	SWALE	245.00	2764683.6477	1752631.5732
815	SWALE	246.65	2764676.0506	1752658.2919
816	SWALE	246.09	2764659.0213	1752685.5903
817	SWALE	246.05	2764641.3736	1752683.6710
818	SWALE	246.38	2764627.7662	1752670.3160
819	SWALE	246.00	2764749.2519	1752599.5741
820	SWALE	243.85	2764729.1824	1752587.1437
821	EOP	247.18	2764746.9842	1752611.7627
822	EOP	247.48	2764733.1994	1752597.2720
823	EOP	247.98	2764696.9727	1752631.7339
824	EOP	247.65	2764712.1360	1752647.6737
825	TRASH ENCLOSURE	248.23	2764576.8031	1752674.7632
826	TRASH ENCLOSURE	248.44	2764586.3480	1752679.1387
827	TRASH ENCLOSURE	248.76	2764581.7642	1752689.1381
828	TRASH ENCLOSURE	248.62	2764572.2193	1752684.7627
829	TRASH ENCLOSURE	248.66	2764575.4009	1752686.2211
830	TRASH ENCLOSURE	248.74	2764573.7341	1752689.8573
831	TRASH ENCLOSURE	248.96	2764583.7335	1752694.4411
832	TRASH ENCLOSURE	248.80	2764583.5988	1752689.9791
833	EOP, ASPHALT REMOVAL LIMITS	243.75	2764760.8007	1752362.6195
834	EOP	244.32	2764808.6226	1752391.2531
835	EOP	244.41	2764816.4569	1752395.9336
836	EOP	244.65	2764837.2280	1752408.3433
837	EOP	244.75	2764846.6462	1752415.9145
838	EOP	244.87	2764863.6567	1752433.1114
839	EOP	244.78	2764869.8983	1752439.4214
840	EOP	244.60	2764882.9838	1752452.6503
841	EOP	245.35	2764882.3759	1752492.6281
842	EOP	243.89	2764897.3284	1752514.2891
843	ASPHALT REMOVAL LIMITS	244.68	2764929.0100	1752499.2800

BUILDING CORNER TABLE			
POINT #	BUILDING	NORTHING	EASTING
901	UG1a	2764988.6245	1752362.3833
902	UG1a	2764908.1075	1752409.2370
903	UG1b	2764893.3526	1752282.3851
904	UG1b	2764838.7155	1752357.8375
905	UG2a	2764780.9135	1752402.8850
906	UG2a	2764855.2349	1752492.7160
907	UG2b	2764811.0881	1752490.0531
908	UG2b	2764742.8439	1752591.0591
909	UG2c	2764731.0268	1752428.7778
910	UG2c	2764716.6331	1752549.8245
911	UG2d	2764678.5226	1752558.4552
912	UG2d	2764656.1642	1752678.2867

STATE OF ALASKA
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

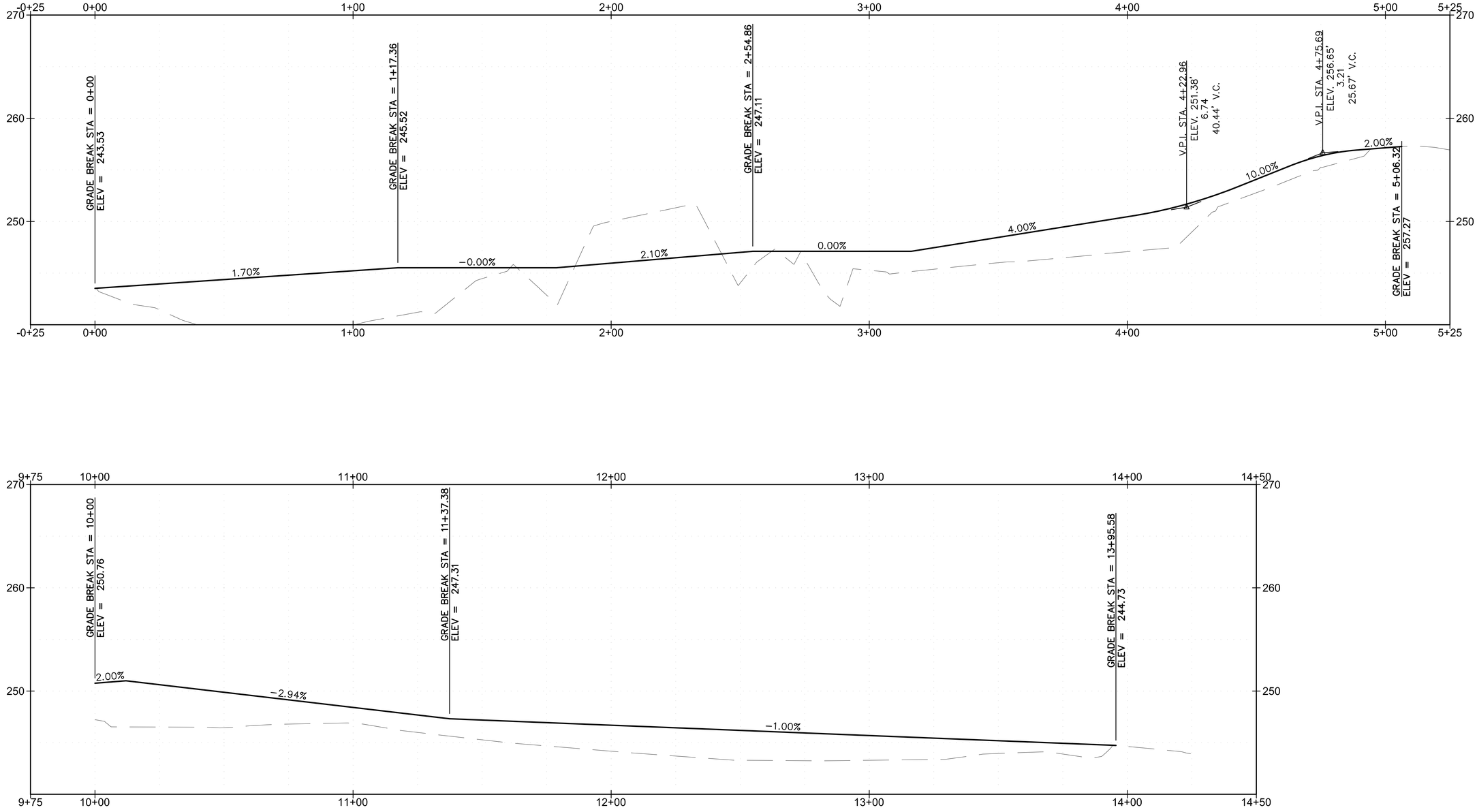
JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

SHEET NAME
LINE, CURVE & GRADING POINT TABLES

SHEET NO.
C6

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



INTERIOR ACCESS ROAD PROFILE

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

STATE OF ALASKA
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OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

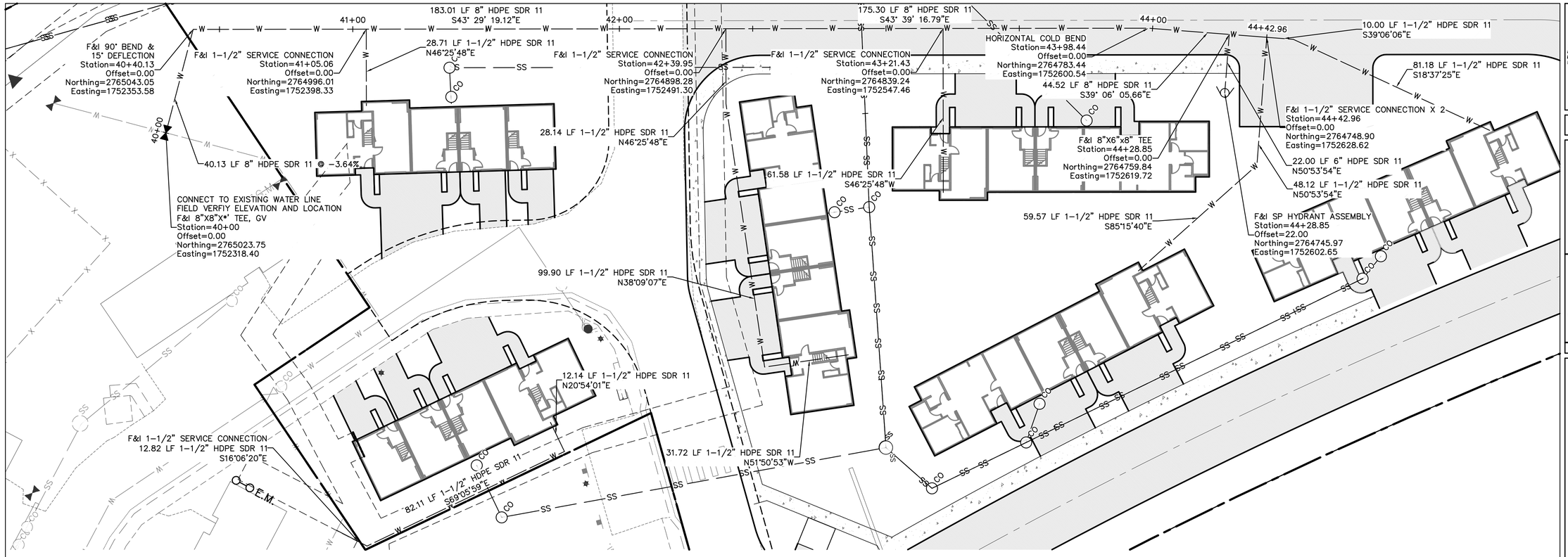
REVISION SCHEDULE

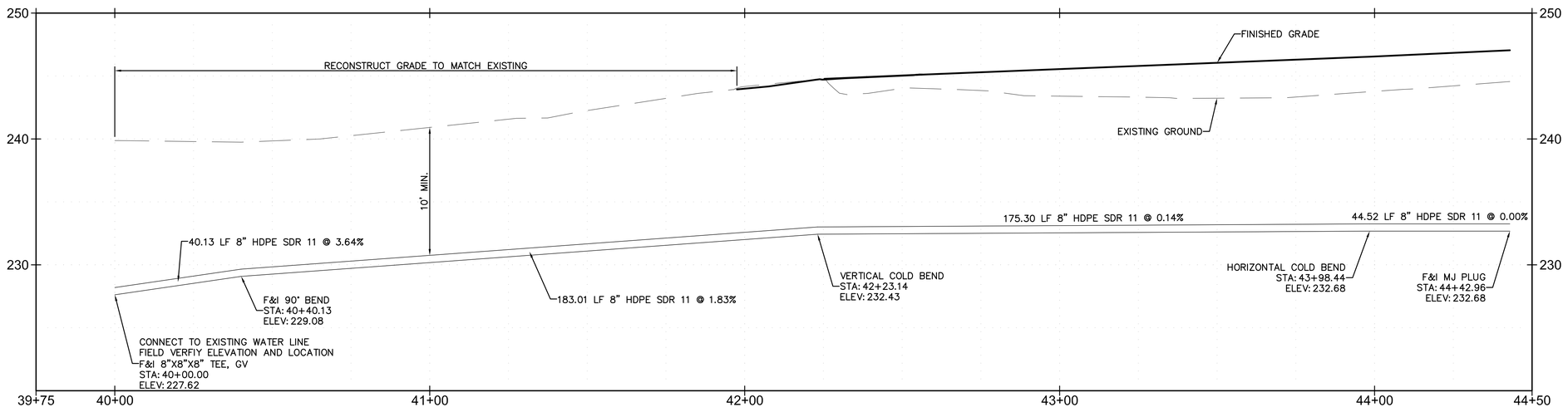
#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

SHEET NAME
APPROACH & INTERIOR ROAD PROFILES

SHEET NO.
C7





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REVISION SCHEDULE

#	DESCRIPTION	DATE

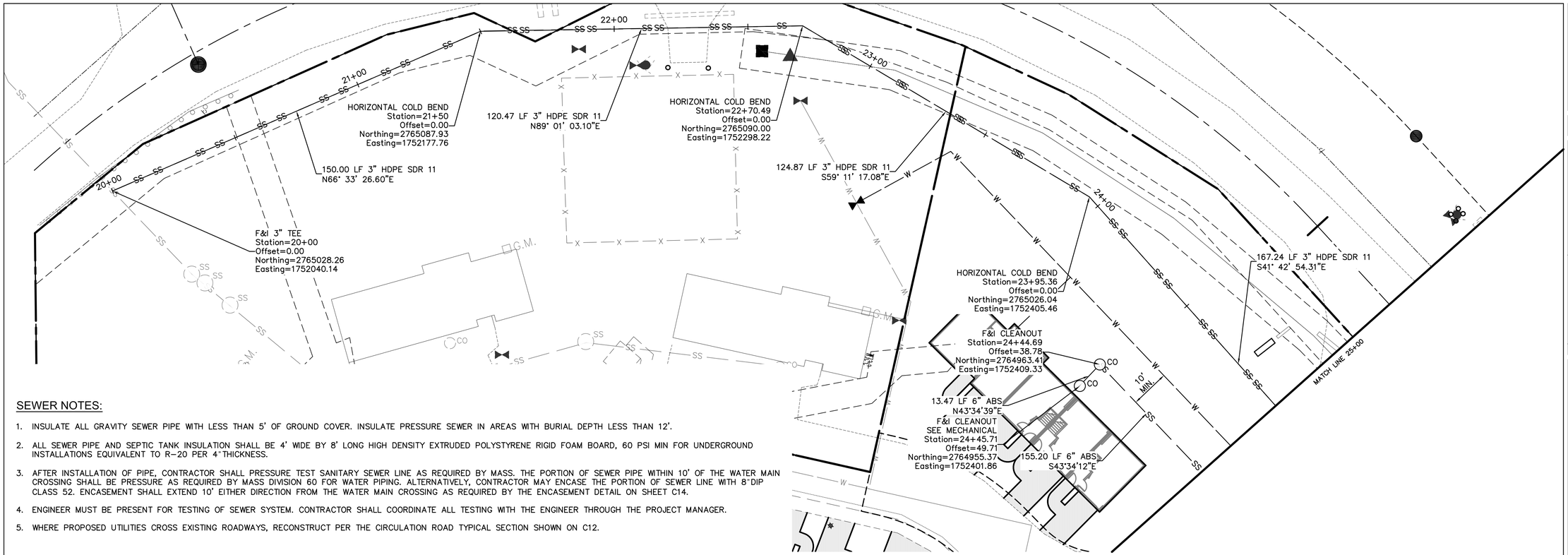
JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

SHEET NAME
WATER MAIN PLAN AND PROFILE

SHEET NO.
C8

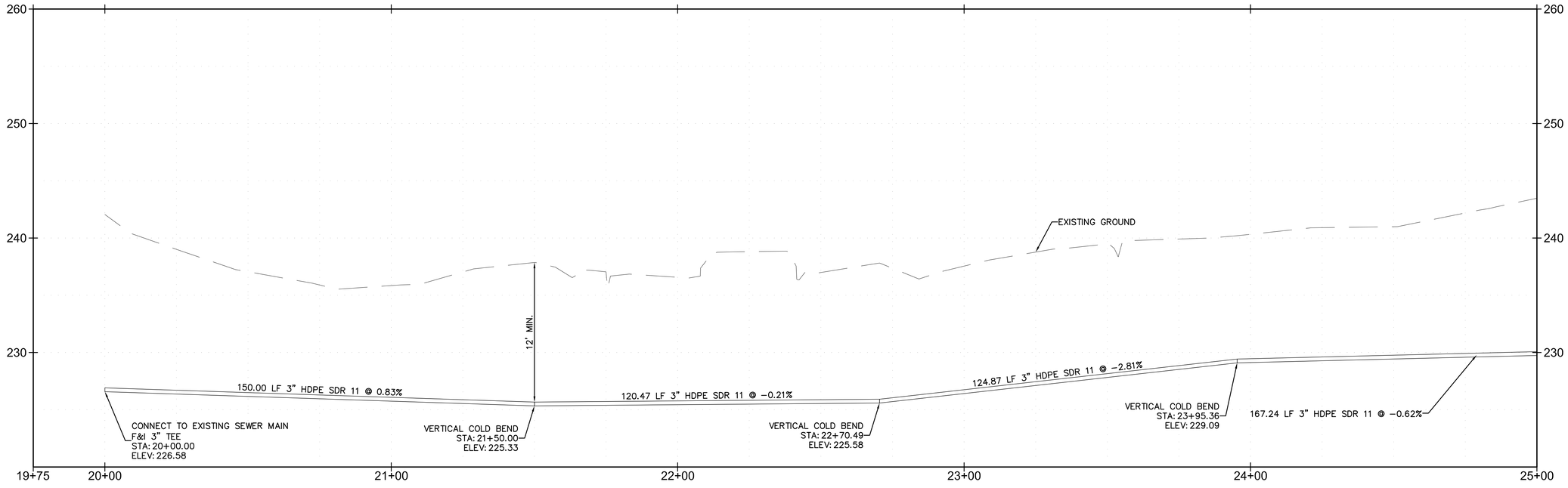
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



SEWER NOTES:

1. INSULATE ALL GRAVITY SEWER PIPE WITH LESS THAN 5' OF GROUND COVER. INSULATE PRESSURE SEWER IN AREAS WITH BURIAL DEPTH LESS THAN 12'.
2. ALL SEWER PIPE AND SEPTIC TANK INSULATION SHALL BE 4' WIDE BY 8' LONG HIGH DENSITY EXTRUDED POLYSTYRENE RIGID FOAM BOARD, 60 PSI MIN FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER 4"THICKNESS.
3. AFTER INSTALLATION OF PIPE, CONTRACTOR SHALL PRESSURE TEST SANITARY SEWER LINE AS REQUIRED BY MASS. THE PORTION OF SEWER PIPE WITHIN 10' OF THE WATER MAIN CROSSING SHALL BE PRESSURE AS REQUIRED BY MASS DIVISION 60 FOR WATER PIPING. ALTERNATIVELY, CONTRACTOR MAY ENCASE THE PORTION OF SEWER LINE WITH 8"DIP CLASS 52. ENCASEMENT SHALL EXTEND 10' EITHER DIRECTION FROM THE WATER MAIN CROSSING AS REQUIRED BY THE ENCASEMENT DETAIL ON SHEET C14.
4. ENGINEER MUST BE PRESENT FOR TESTING OF SEWER SYSTEM. CONTRACTOR SHALL COORDINATE ALL TESTING WITH THE ENGINEER THROUGH THE PROJECT MANAGER.
5. WHERE PROPOSED UTILITIES CROSS EXISTING ROADWAYS, RECONSTRUCT PER THE CIRCULATION ROAD TYPICAL SECTION SHOWN ON C12.



STATE OF ALASKA
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PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.10.2023
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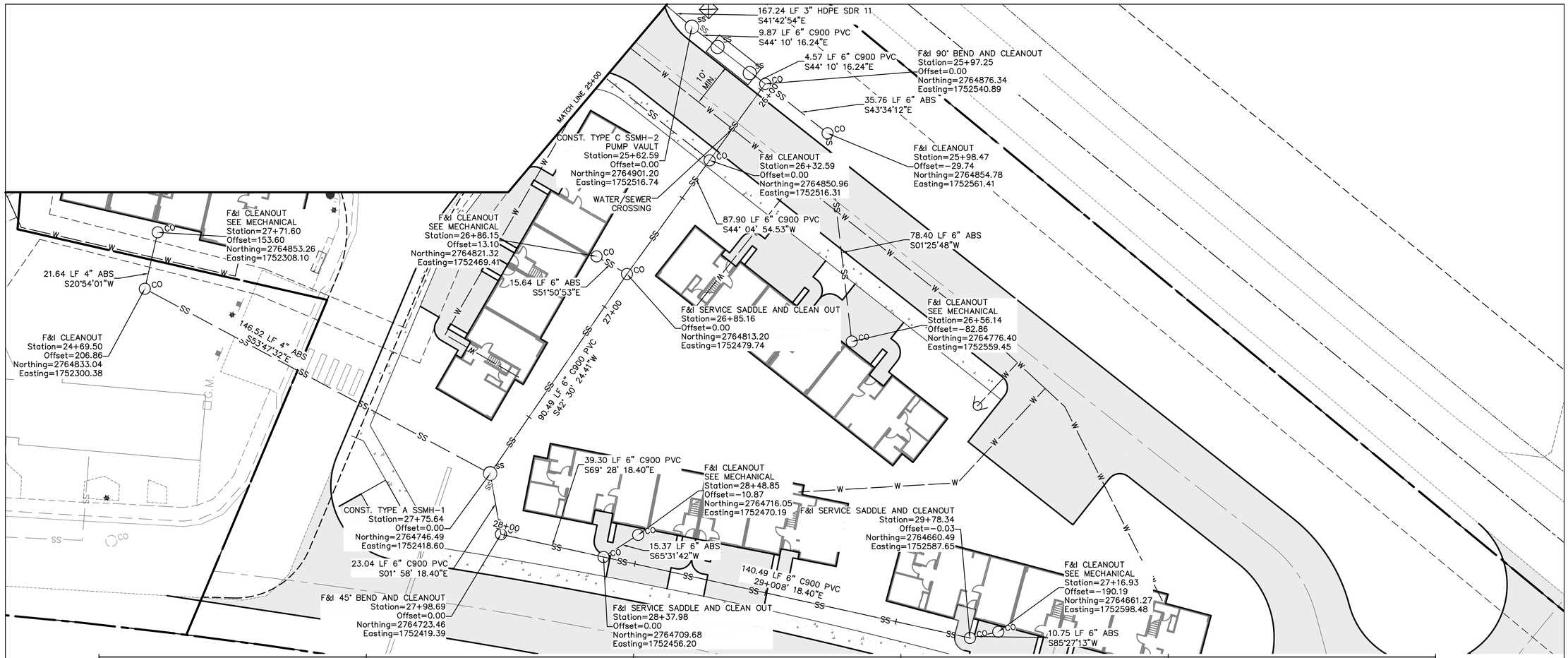
REVIEWED	TJA

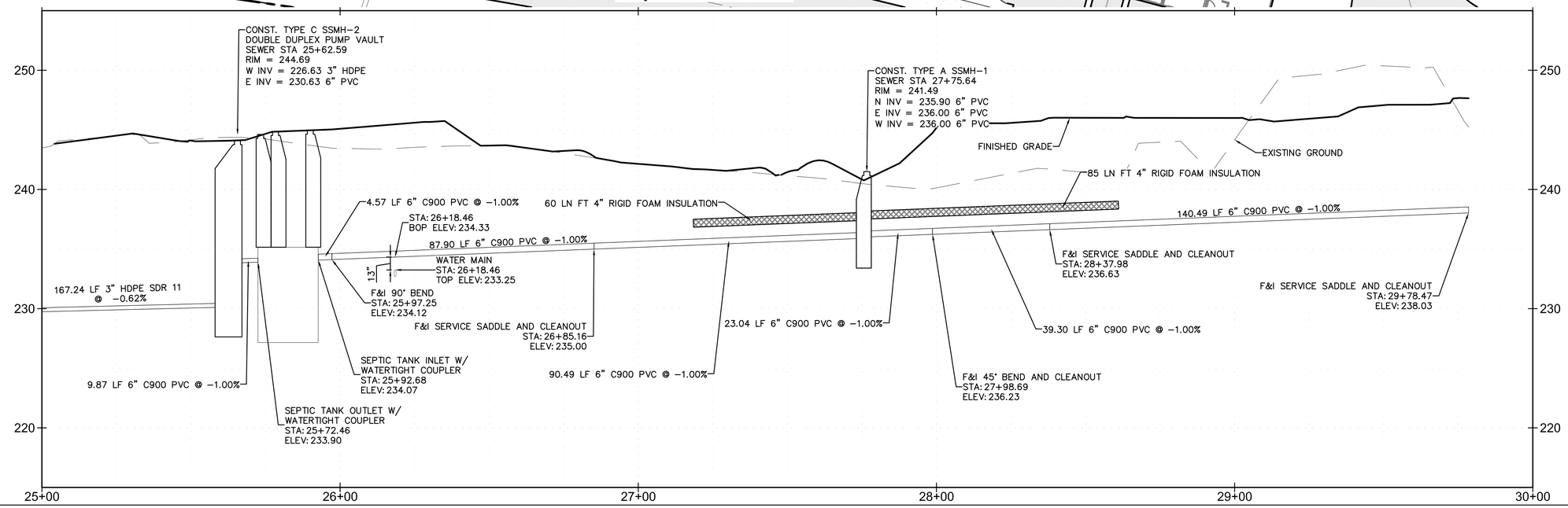
SHEET NAME
SEWER MAIN PLAN AND PROFILE

SHEET NO.
C9

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17





PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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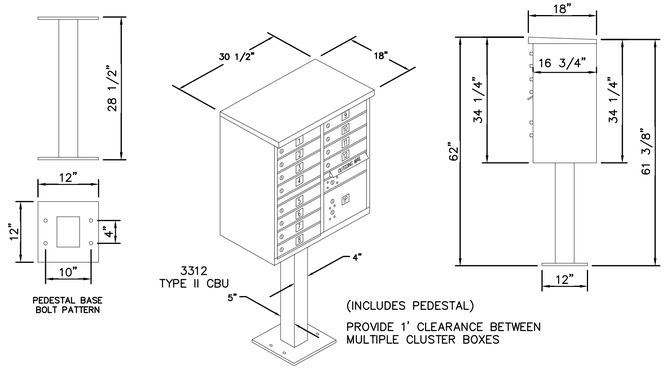
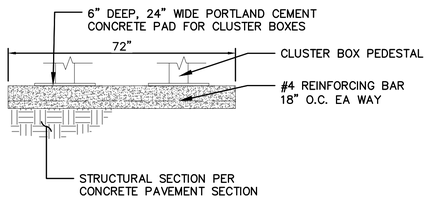
REVIEWED	TJA

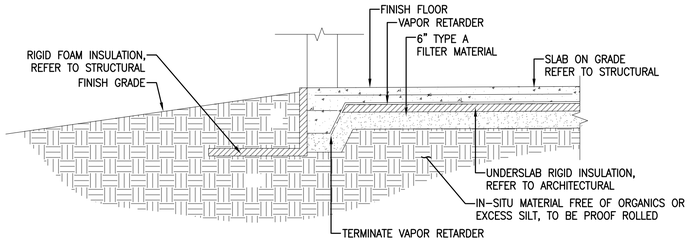
SHEET NAME
SEWER MAIN PLAN AND PROFILE

SHEET NO.
C10

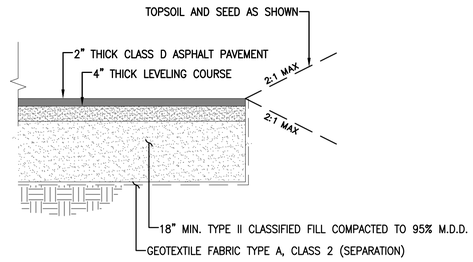


CLUSTER MAILBOX DETAIL

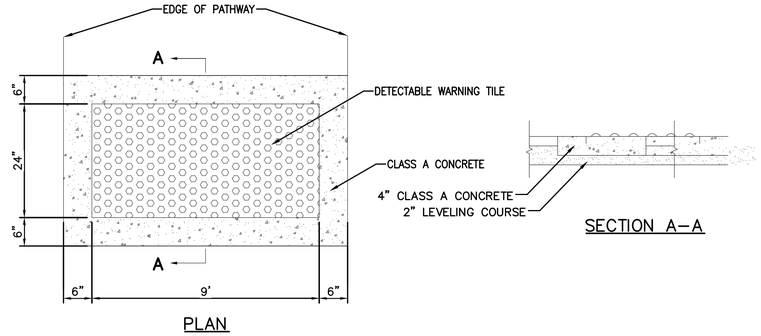




FOUNDATION EXCAVATION AND BACKFILL



DRIVEWAY ASPHALT PAVING SECTION



PLAN

SECTION A–A

PATHWAY DETECTABLE WARNING TILE

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OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	22-062
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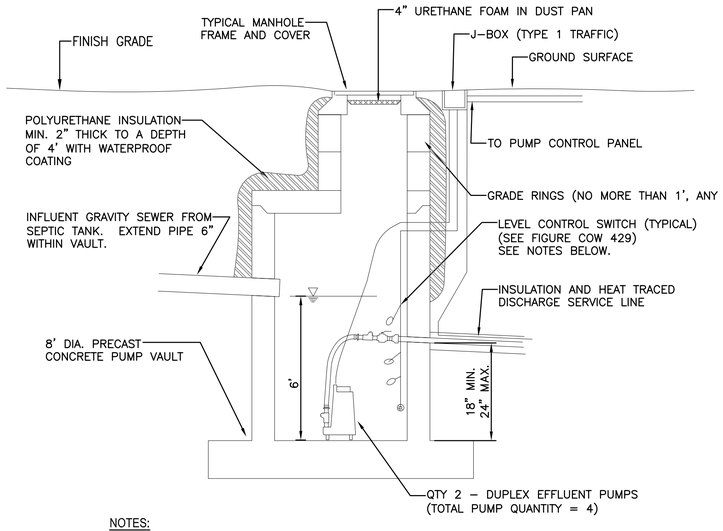
REVIEWED	TJA

SHEET NAME: DETAILS

SHEET NO.: C11

PERMIT DOCUMENTS

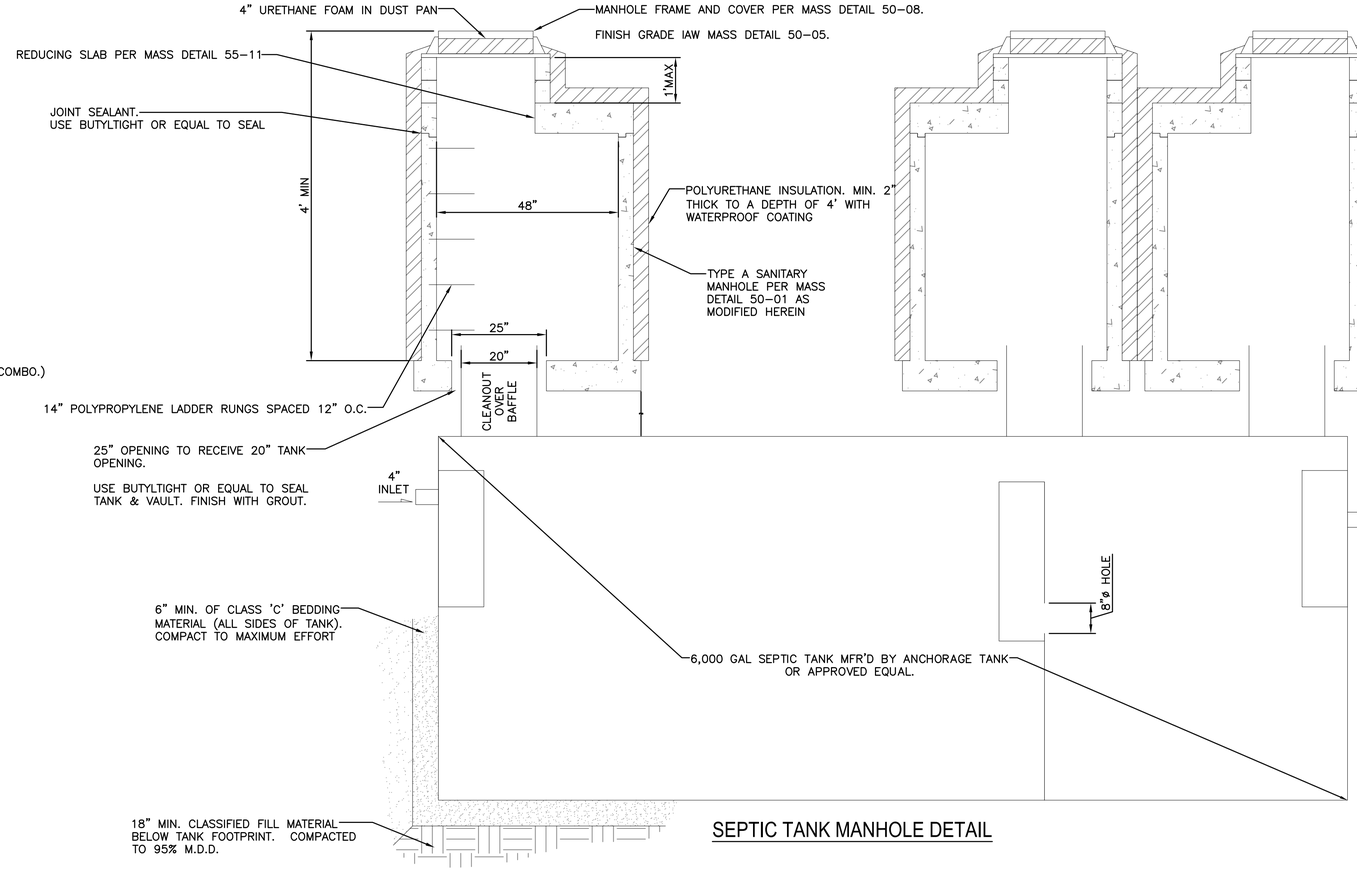
HALF SCALE WHEN PRINTED AT 11x17



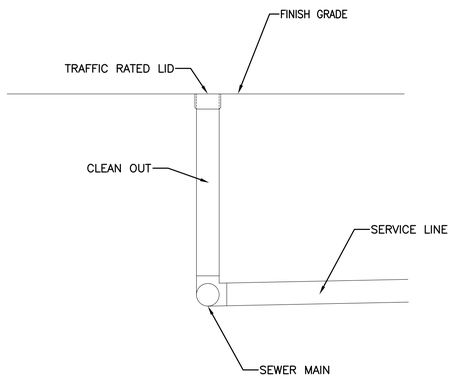
NOTES:

1. SET ALARM FLOAT 24" BELOW THE INVERT, OR EQUAL TO 20 MINUTES OF FLOW.
2. SET THE "OFF" FLOAT TO TOP OF PUMP.

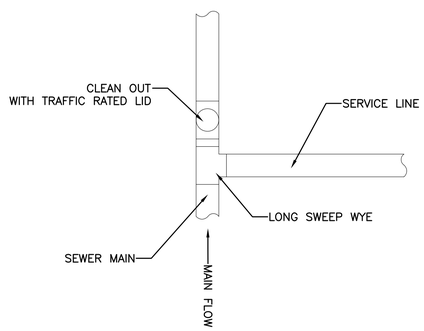
PUMP VAULT



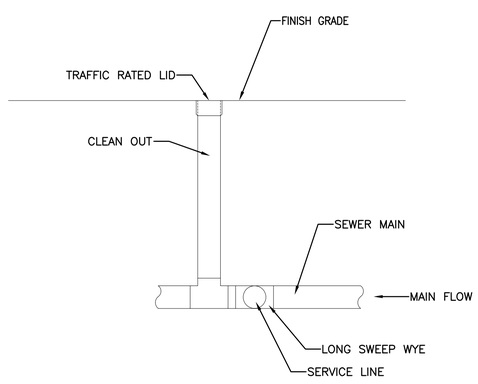
SEPTIC TANK MANHOLE DETAIL



MAIN VIEW

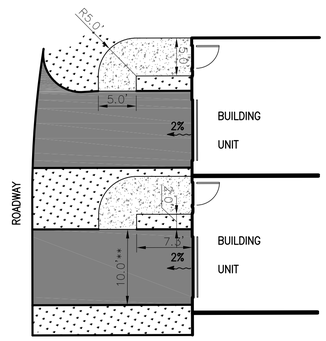


TOP VIEW



SERVICE VIEW

CLEAN OUT AND BUILDING SERVICE DETAIL



NOTES:

** CENTER DRIVEWAY ON OVERHEAD DOOR OPENING.

1. REFER TO LANDSCAPE PLANS FOR PLANTING SCHEDULES.
2. ACCESSIBLE UNITS REQUIRE NO GREATER THAN 2% RUNNING SLOPE OR CROSS SLOPE FOR UNIT SIDEWALKS AND DRIVEWAYS.

DRIVEWAY DETAIL

STATE OF ALASKA
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VRS OLD MATANUSKA TOWNHOUSE DEVELOPMENT PHASE 2

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JOB NO.	22-062
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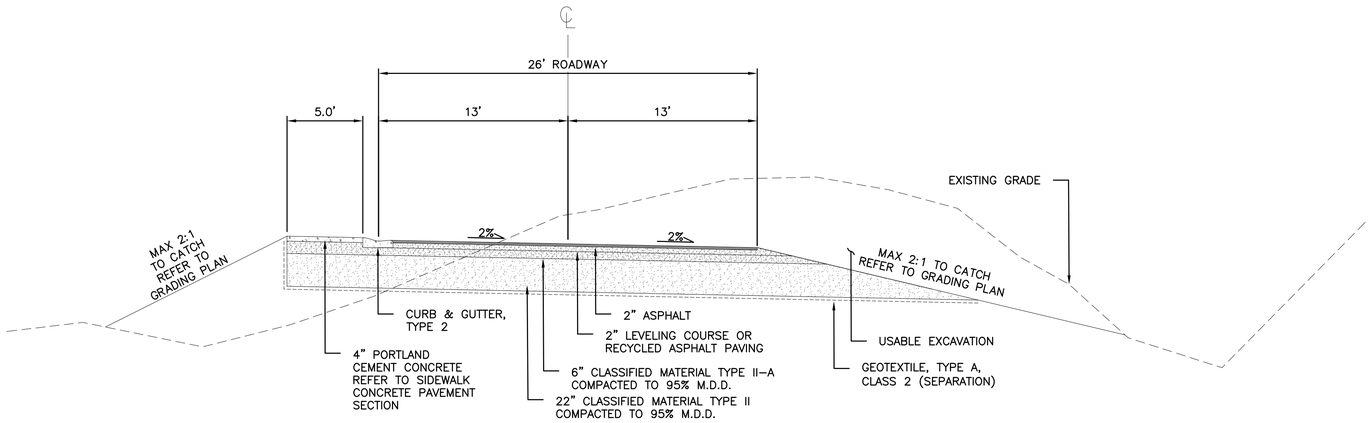
REVIEWED	TJA

SHEET NAME
DETAILS

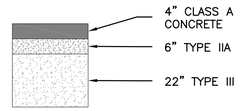
SHEET NO.
C12

PERMIT DOCUMENTS

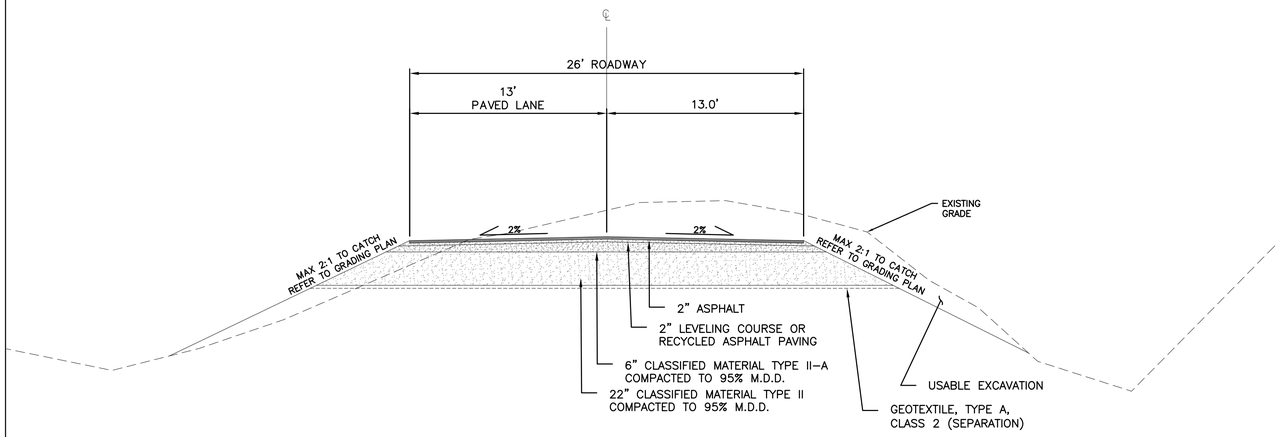
HALF SCALE WHEN PRINTED AT 11x17



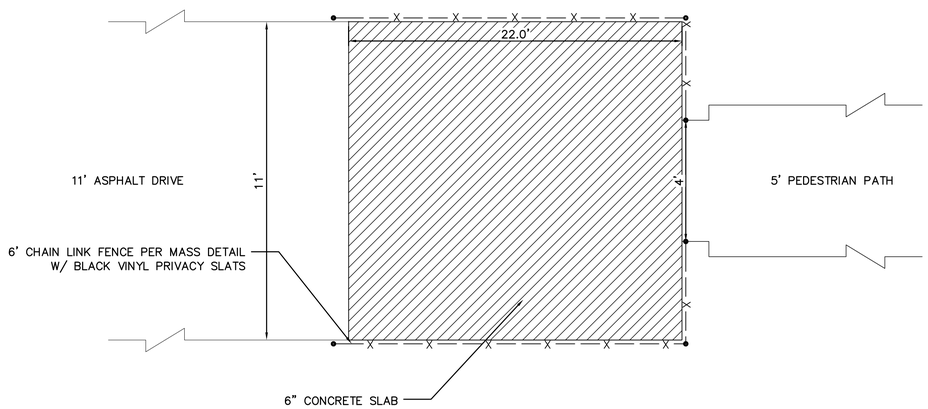
CIRCULATION ROAD TYPICAL SECTION

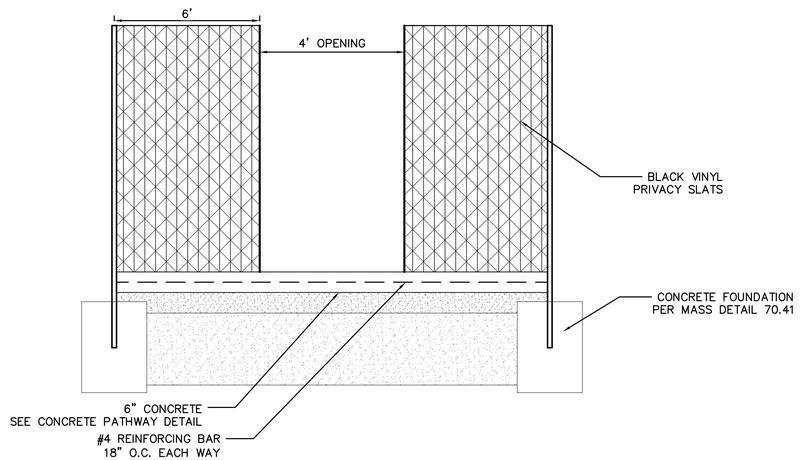


CONCRETE PAVEMENT SECTION



APPROACH ROAD TYPICAL SECTION





TRASH ENCLOSURE DETAIL

STATE OF ALASKA
49 TH
Timothy J. Alley
No. CE14368
2/14/2023
REGISTERED PROFESSIONAL ENGINEER

The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECC957
CONSULTANT

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.10.2023
DRAWN	HJH
REVIEWED	TJA

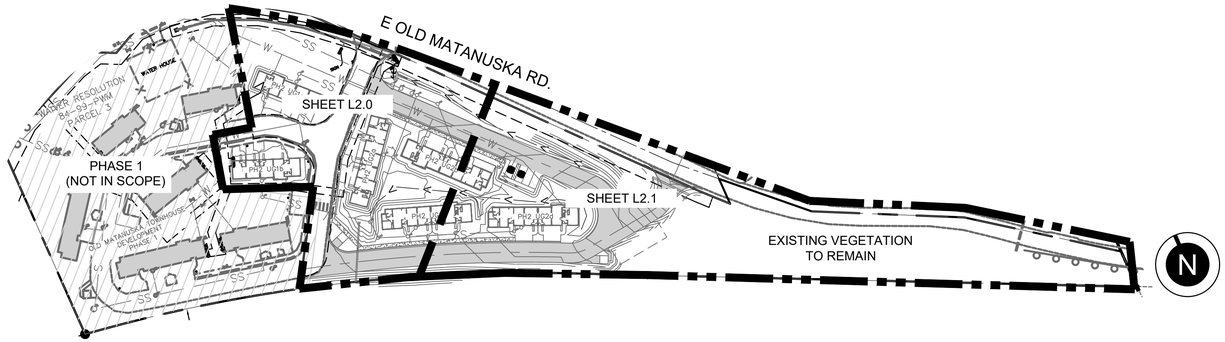
SHEET NAME
DETAILS

SHEET NO.
C13

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

LOCATION MAP



LANDSCAPE SHEET INDEX

LANDSCAPE CODE NOTES

REQUIRED: RETAIN, AT A MINIMUM, 10% OF THE EXISTING GROUND COVER, NATURAL PLANT SPECIES, AND HEALTHY TREE CANOPY OF THE LOT, INCLUDING UNDERSTORY AND FOLIAGE.
PROVIDED: >10% ACHIEVED WITH EXISTING LANDSCAPING PRESERVED IN EAST PORTION OF THE PROPERTY

LANDSCAPE SCHEDULE

PLANT MATERIAL

LABEL	QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES							
BPM	12		BETULA PAPYRIFERA (MULTI-STEM)	WHITE PAPER BIRCH (MULTI-STEM)	2" CAL. MIN.	AS SHOWN	FURNISH: B&B
MXS	6		MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL. MIN.	AS SHOWN	FURNISH: B&B
PG	10		PICEA GLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	6' HT.	40' O.C.	
SHRUBS							
SB	35		SPIRAEA BETULIFOLIA	GLOW GIRL BIRCHLEAF SPIREA	18" HT.	AS SHOWN	FURNISH: CONTAINER
SS	35		SORBARIA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	18" HT.	AS SHOWN	FURNISH: CONTAINER
PF	20		POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	18" HT.	AS SHOWN	FURNISH: CONTAINER
PERENNIALS							
AMP	60		ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	1 GAL. CONT.		
LM	49		ALCHEMILLA MOLLIS	LADY'S MANTLE	1 GAL. CONT.		
HS	80	SAME HATCH FOR ALL PERENNIALS SEE SHEET LABELS FOR SPECIFIC SPECIES LOCATION AND LAYOUT	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL. CONT.	PLANT PERENNIALS AT EQUIDISTANT INTERVALS TO REACH QTYS WITHIN BED. PLANTING IS EITHER A SINGLE ROW OR TWO STAGGERED ROWS PER PRNL. NOTE CALL OUT.	
IS	48		IRIS PALLIDA 'VARIEGATA'	VARIEGATED SWEET IRIS	1 GAL. CONT.		
PA	90		PENNISETUM AL. 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL. CONT.		

SEED

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	% BY WT.	NOTES
MASS SCHEDULE A: MOWABLE SEED MIX					
SEED TO LIMITS OF DISTURBANCE		LOLIUM MULTIFLORUM POA PRATENSIS 'KENAI' POA PRATENSIS FESTUCA RUBRA 'BOREAL'	ANNUAL RYEGRASS KY BLUEGRASS: KENAI KY BLUEGRASS: ALENE BOREAL FESCUE	5% 30% 25% 40%	MIX APPLICATION RATE: 5 LBS. PER MSF ALL SEEDED AREAS TO RECEIVE 4" OF TOPSOIL

MATERIALS

	SYMBOL	ITEM		NOTES
435 LF		LANDSCAPE EDGING	4" ALUMINUM	
N/A		SHREDDED BARK MULCH	INSTALL AT 3" DEPTH	INSTALL IN PLANTING BEDS

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION).
2. CONSTRUCTION SHALL BE CONSISTENT WITH THE LATEST VERSION OF MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.).
3. CONTRACTOR SHALL CALL THE LOCAL UTILITY LOCATE TO VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR ANY UNDERGROUND UTILITY DAMAGE.
4. THE CONTRACTOR SHALL HAVE ADEQUATE STORAGE SPACE FOR PLANT MATERIAL PRIOR TO THE SITE BEING READY FOR INSTALLATION. PLANT MATERIAL SHALL BE MAINTAINED AND WATERED THOROUGHLY PRIOR TO INSTALL.
5. NOTIFY THE OWNER'S REPRESENTATIVE FOR INSPECTION OF ALL TREES, SHRUBS, AND PERENNIALS PRIOR TO BRINGING MATERIAL TO THE PROJECT SITE. ANY PLANT MATERIAL SHOWING SIGNS OF DAMAGE, DISEASE, SCARRING, OVER-PRUNING, OR NOT MEETING THE ANSI Z60.1 STANDARDS SHALL BE REJECTED AND REPLACED AT NO COST TO THE OWNER. ANY SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE.
6. ALL TREES AND SHRUBS MUST HAVE NURSERY TAGS INTACT AND VISIBLE AT THE TIME OF THE INITIAL INSPECTION.
7. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS IN THE GRAPHIC REPRESENTATION AND THE CALLOUTS OR SCHEDULE THE REPRESENTATION WITH THE HIGHER QUANTITY SHALL GOVERN.
8. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY SITE CONDITIONS THAT REQUIRE MODIFICATIONS TO THE LANDSCAPE PLAN PRIOR TO INSTALLATION.
9. ALL SURFACE DISTURBANCE RELATED TO THIS PROJECT SHALL BE RESTORED WITH 4" TOPSOIL AND M.A.S.S. SCHEDULE A SEED MIX.
10. PLANTINGS BEDS TO RECEIVE 18" DEPTH TOPSOIL THROUGHOUT BEDS.
11. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED BARK MULCH AT THREE INCH DEPTH.
12. MAINTENANCE, INCLUDING BUT NOT LIMITED TO WATERING, WEEDING, FERTILIZING, AND MOWING, SHALL BE PERFORMED ONCE PLANT MATERIAL HAS BEEN INSTALLED AND THROUGHOUT THE MAINTENANCE AND WARRANTY PERIOD. WARRANTY PERIOD SHALL BE TWO YEARS STARTING AT THE PARTIAL COMPLETION APPROVAL.

BEFORE YOU DIG CALL FOR FREE UNDERGROUND LOCATION

LOCATE CALL CENTER OF ALASKA STATEWIDE (800-478-3121) WILL NOTIFY SUBSCRIBED UTILITIES ONLY. OTHER UTILITIES NEED TO BE CONTACTED INDIVIDUALLY.

PERMIT DOCUMENTS

STATE OF ALASKA 49TH
Brianne Keifer
No.113272
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
02.16.2023

CERTIFICATE OF AUTHORIZATION NO: HUDDLE AK, LLC #AECL1611

sparkdesign,llc
HUDDLE
605 W 2ND AVE, ANCHORAGE, AK 99501
907-223-0136 www.HUDDLEAK.com

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

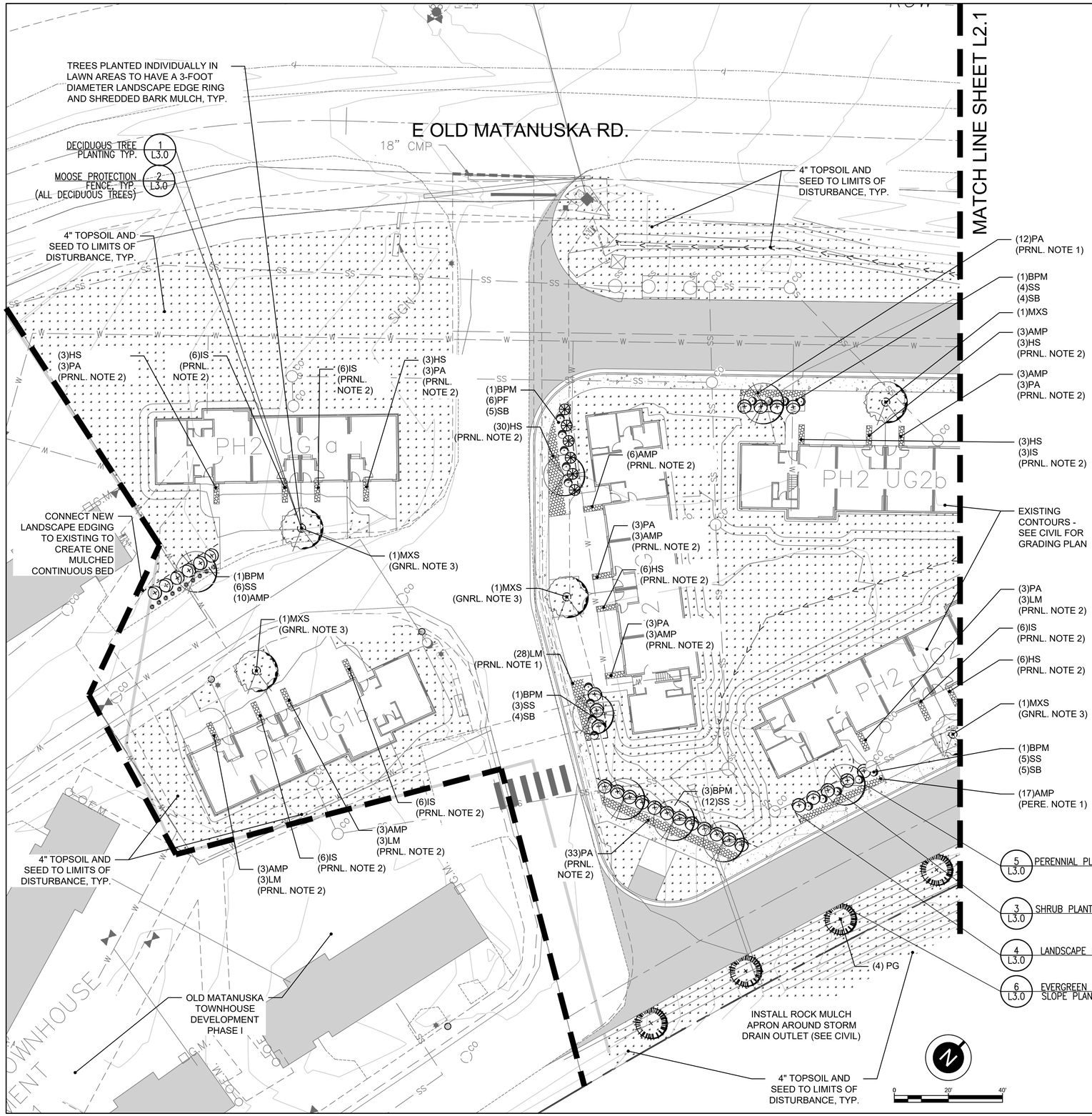
#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.16.2023
DRAWN	LKB
REVIEWED	BRK

SHEET NAME
LANDSCAPE SCHEDULE AND NOTES

SHEET NO.
L1.0

HALF SCALE WHEN PRINTED AT 11x17



PLANTING LEGEND

LABEL	SYMBOL	SCIENTIFIC NAME
TREES: SHADE & FLOWERING		
BPM		BETULA PAPYRIFERA (MULTI-STEM)
MXS		MALUS 'SPRING SNOW'
PG		PICEA GLAUCA DENSATA
SHRUBS		
SB		SPIRAEA BETULIFOLIA
SS		SORBARIA SORBIFOLIA 'SEM'
PF		POTENTILLA FRUTICOSA
PERENNIALS		
AMP		ACHILLEA MILLEFOLIUM 'PAPRIKA'
LM		ALCHEMILLA MOLLIS
HS		HEMEROCALLIS 'STELLA D'ORO'
IS		IRIS SETOSA
PA		PENNISETUM AL. 'LITTLE BUNNY'

SAME HATCH FOR ALL PERENNIALS SEE SHEET LABELS FOR SPECIFIC SPECIES LOCATION AND LAYOUT

SEED	
SYMBOL	
SEED TO LIMITS OF DISTURBANCE	MASS SCHEDULE A: MOWABLE SEED MIX

MATERIALS	
SYMBOL	ITEM
	LANDSCAPE EDGING
N/A	SHREDDED BARK MULCH

GENERAL NOTES

1. SEE SHEET L1.0 FOR COMPREHENSIVE LANDSCAPE NOTES.
2. ALL PLANTING BEDS BORDERED BY LANDSCAPE EDGING TO RECEIVE 3 INCHES OF SHREDDED BARK MULCH.
3. CRABAPPLES PLANTED IN FRONT LAWNS TO INCLUDE 3 FOOT DIAMETER LANDSCAPE EDGING AROUND BASE WITH SHREDDED BARK MULCH. KEEP MULCH 3 INCHES AWAY FROM TREE TRUNK FLARE.

PRNL. NOTES:

THERE ARE TWO DIFFERENT PERENNIAL LAYOUTS APPLIED TO VARIOUS BEDS AS LISTED BELOW. SEE SHEET NOTES FOR WHICH TYPE OF PLANTING LAYOUT APPLIES WHERE.

1. PLANT PERENNIALS IN A SINGLE ROW. EQUALLY SPACE PERENNIALS TO ACHIEVE QUANTITY LISTED.
2. PLANT PERENNIALS IN TWO STAGGERED ROWS. EQUALLY SPACE PERENNIALS TO ACHIEVE QUANTITY LISTED.

STATE OF ALASKA 49TH
Brianne Keifer
Brianne Keifer No.113272
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
02.16.2023

CERTIFICATE OF AUTHORIZATION NO: HUDDLE AK, LLC #AECL1611

sparkdesign,llc
HUDDLE
605 W 2ND AVE, ANCHORAGE, AK 99501
907-223-0136 www.HUDDLEAK.com

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

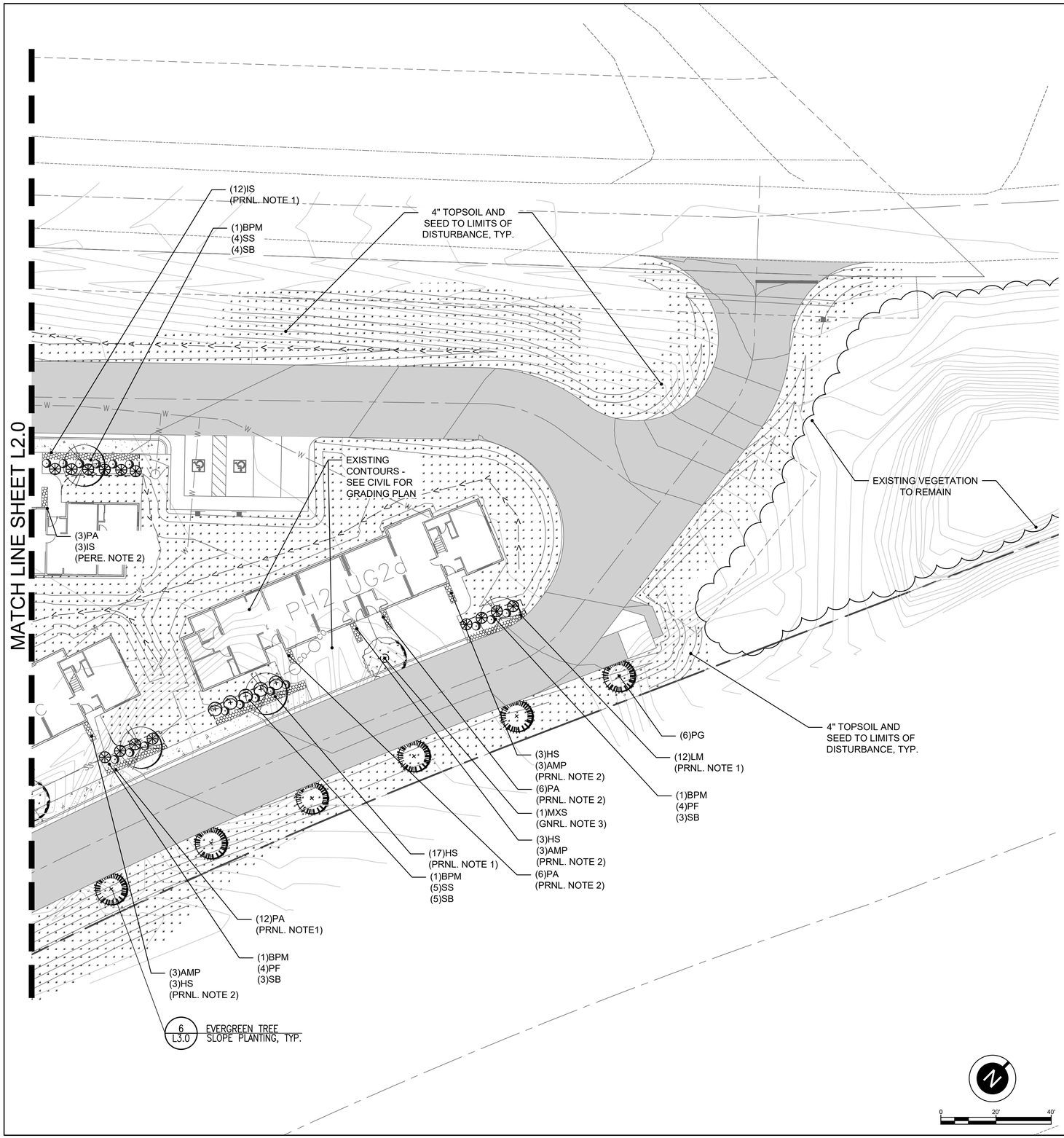
JOB NO.	22-062
DATE	02.16.2023
DRAWN	LKB
REVIEWED	BRK

SHEET NAME
LANDSCAPE PLAN

SHEET NO.
L2.0

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



PLANTING LEGEND

LABEL	SYMBOL	SCIENTIFIC NAME
TREES: SHADE & FLOWERING		
BPM		BETULA PAPYRIFERA (MULTI-STEM)
MXS		MALUS 'SPRING SNOW'
PG		PICEA GLAUCA DENSATA
SHRUBS		
SB		SPIRAEA BETULIFOLIA
SS		SORBARIA SORBIFOLIA 'SEM'
PF		POTENTILLA FRUTICOSA
PERENNIALS		
AMP		ACHILLEA MILLEFOLIUM 'PAPRIKA'
LM		ALCHEMILLA MOLLIS
HS		HEMEROCALLIS 'STELLA D'ORO'
IS		IRIS SETOSA
PA		PENNISETUM AL. 'LITTLE BUNNY'

SAME HATCH FOR ALL PERENNIALS SEE SHEET LABELS FOR SPECIFIC SPECIES LOCATION AND LAYOUT

SEED	
SYMBOL	
SEED TO LIMITS OF DISTURBANCE	MASS SCHEDULE A: MOWABLE SEED MIX

MATERIALS	
SYMBOL	ITEM
	LANDSCAPE EDGING
N/A	SHREDDED BARK MULCH

GENERAL NOTES

1. SEE SHEET L1.0 FOR COMPREHENSIVE LANDSCAPE NOTES.
2. ALL PLANTING BEDS BORDERED BY LANDSCAPE EDGING TO RECEIVE 3 INCHES OF SHREDDED BARK MULCH.
3. CRABAPPLES PLANTED IN FRONT LAWNS TO INCLUDE 3 FOOT DIAMETER LANDSCAPE EDGING AROUND BASE WITH SHREDDED BARK MULCH. KEEP MULCH 3 INCHES AWAY FROM TREE TRUNK FLARE.

PRNL. NOTES:

THERE ARE TWO DIFFERENT PERENNIAL LAYOUTS APPLIED TO VARIOUS BEDS AS LISTED BELOW. SEE SHEET NOTES FOR WHICH TYPE OF PLANTING LAYOUT APPLIES WHERE.

1. PLANT PERENNIALS IN A SINGLE ROW. EQUALLY SPACE PERENNIALS TO ACHIEVE QUANTITY LISTED.
2. PLANT PERENNIALS IN TWO STAGGERED ROWS. EQUALLY SPACE PERENNIALS TO ACHIEVE QUANTITY LISTED.

PERMIT DOCUMENTS

STATE OF ALASKA 49TH
Brianne Keifer
No.113272
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
02.16.2023

CERTIFICATE OF AUTHORIZATION NO:
HUDDLE AK, LLC #AECL1611

sparkdesign,llc
HUDDLE
605 W 2ND AVE, ANCHORAGE, AK 99501
907-223-0136 www.HUDDLEAK.com

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

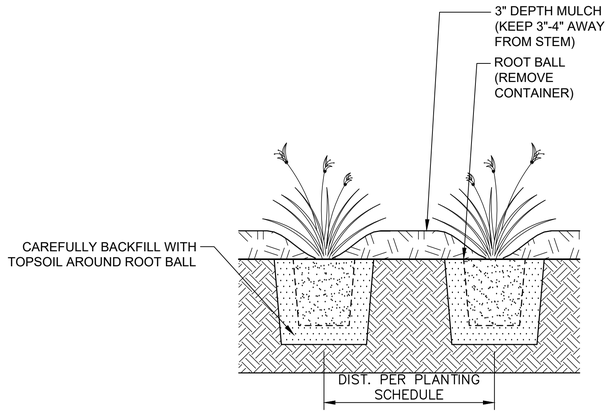
#	DESCRIPTION	DATE

JOB NO.	22-062
DATE	02.16.2023
DRAWN	LKB
REVIEWED	BRK

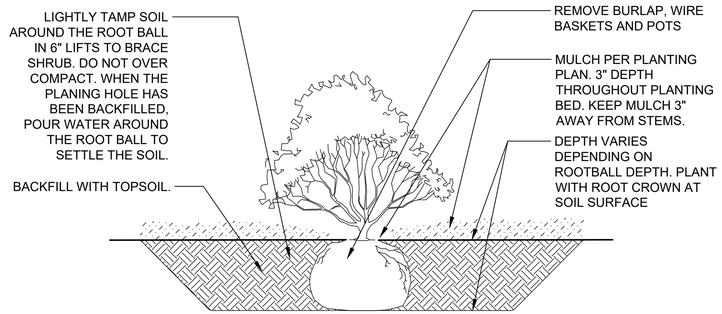
SHEET NAME
LANDSCAPE PLAN

SHEET NO.
L2.1

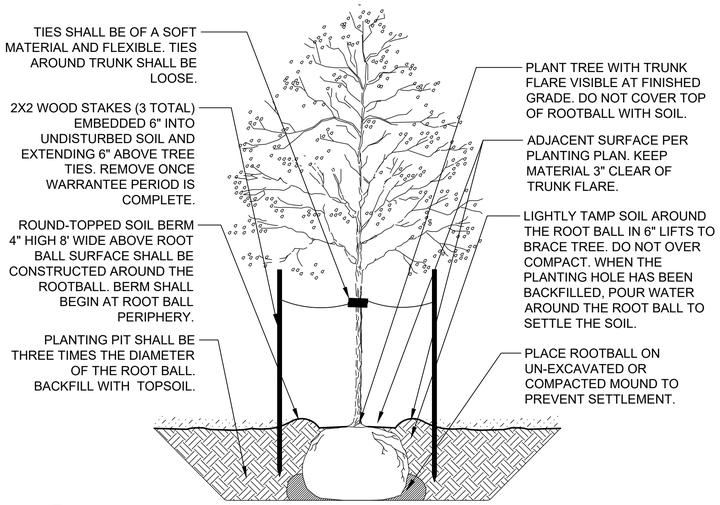
HALF SCALE WHEN PRINTED AT 11x17



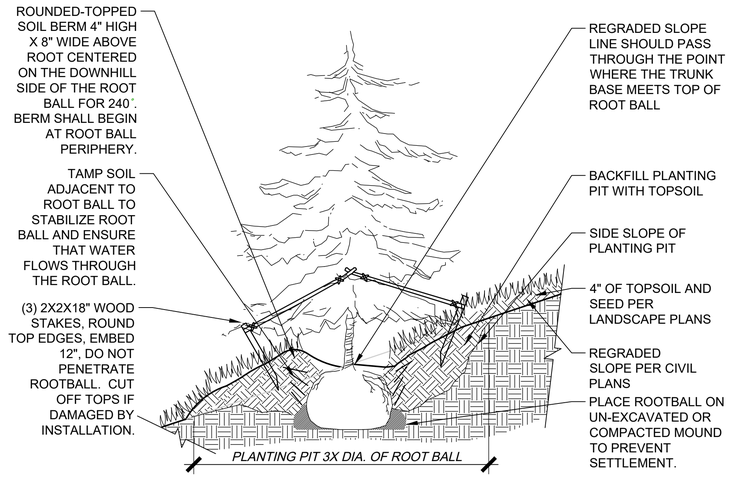
5 L3.0 PERENNIAL PLANTING
NTS



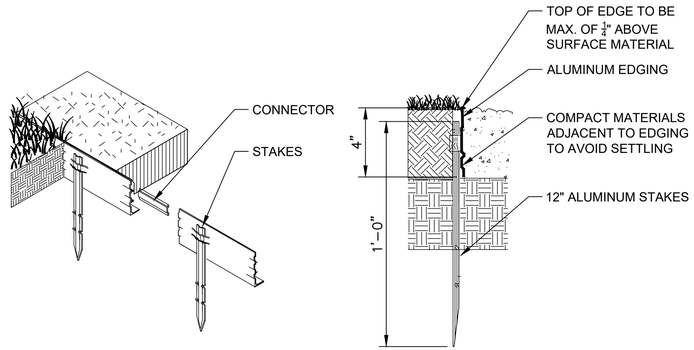
3 L3.0 SHRUB PLANTING
1-1/2"=1'-0"



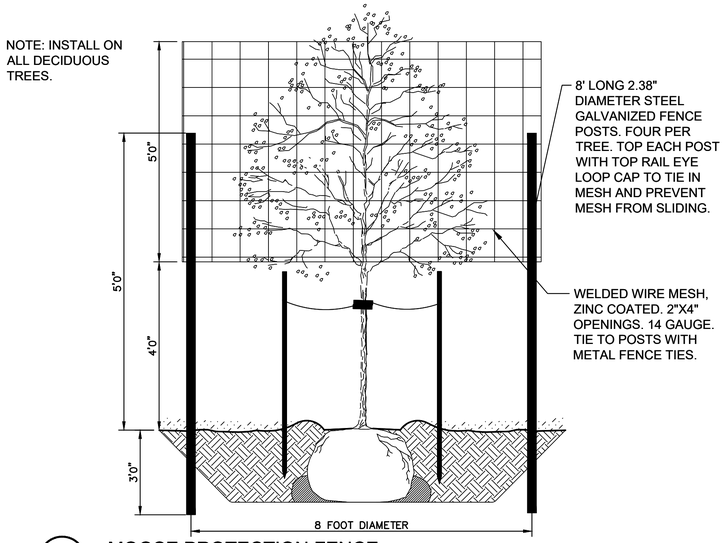
1 L3.0 DECIDUOUS TREE PLANTING
NTS



6 L3.0 EVERGREEN TREE PLANTING ON SLOPE (UP TO 2:1 SLOPE)
NTS



4 L3.0 LANDSCAPE EDGNIG
NTS



2 L3.0 MOOSE PROTECTION FENCE
NTS

STATE OF ALASKA 49TH
Brianne Keifer
No.113272
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
02.16.2023
CERTIFICATE OF AUTHORIZATION NO: HUDDLE AK, LLC #AECL1611
sparkdesign,llc
HUDDLE
605 W 2ND AVE, ANCHORAGE, AK 99501
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

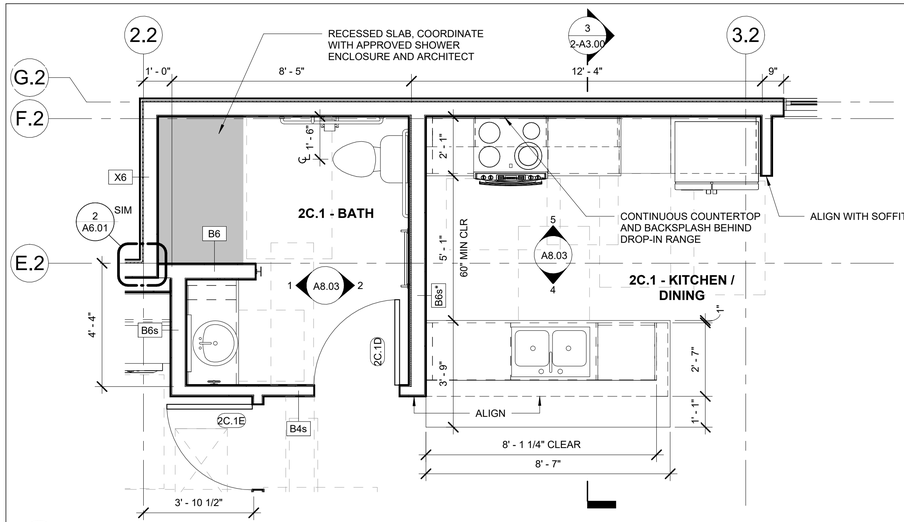
JOB NO.	22-062
DATE	02.16.2023
DRAWN	LKB
REVIEWED	BRK

SHEET NAME
LANDSCAPE DETAILS

SHEET NO.
L3.0

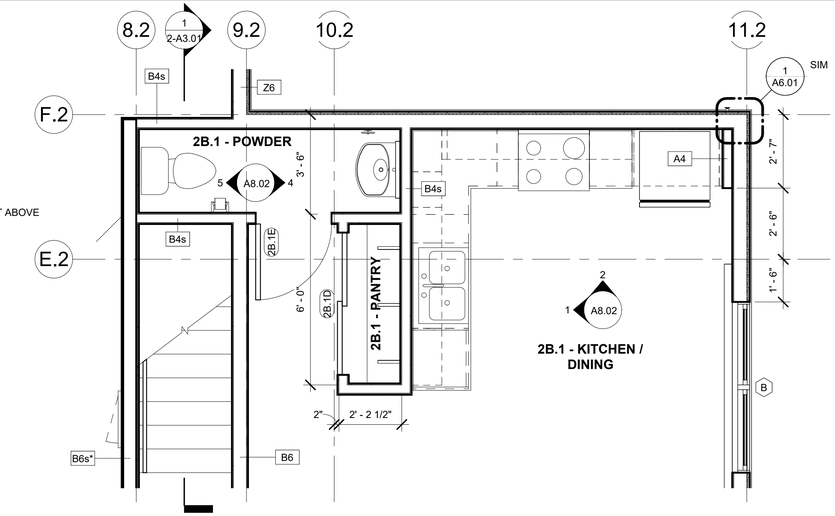
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



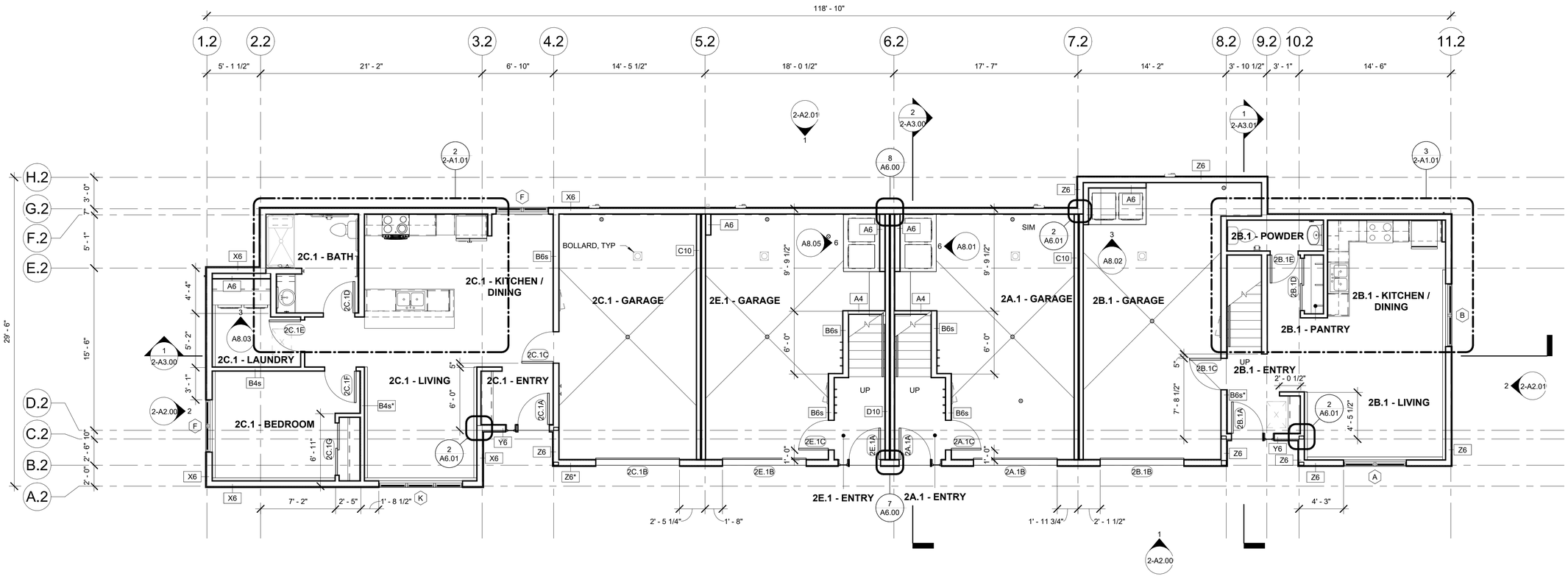
2 2-LEVEL 1 - BUILDING 2A/2B - UNIT C ENLARGED PLAN

3/8" = 1'-0"



3 2-LEVEL 1 - BUILDING 2A/2B - UNIT B ENLARGED PLAN

3/8" = 1'-0"



1 2-LEVEL 1 - BUILDING 2A/2B

3/16" = 1'-0"

(BUILDING ORIENTATION PER KEY SITE PLAN)

PERMIT DOCUMENTS

GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, A5.01 FOR WINDOW TYPES AND A8.06 FOR FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION, FACE OF FINISH OF EXISTING CONSTRUCTION OR TO GRID LINE.
5. ALL INTERIOR WALLS TO BE TYPE 'B4', UNLESS OTHERWISE NOTED.
6. ALL DOORS SHALL BE INSTALLED 4" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
8. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH LOCAL CODES AND AMENDMENTS.
9. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
10. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AND CABINET(S) IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
11. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS, STORAGE CLOSETS, AND PANTRIES TO RECEIVE (5) FIXED WOOD SHELVES PAINTED P1.
12. ALL WASHER / DRYER UNITS LOCATED IN GARAGES TO HAVE 18" AFF PLATFORM TO BE CONSTRUCTED OF PRESSURE TREATED LUMBER WITH 3/4" PLYWOOD DECKING. PLATFORM TO BE 42" x 72".
13. SLOPE GARAGE FLOORS TO DRAIN.
14. INSTALL SURFACE-MOUNT BOLLARD IN GARAGE PER IRC 2018 M1307.3.1 AND 10/A6.06. COORDINATE LOCATION TO PROVIDE 36" DEEP CLEAR FLOOR SPACE IN FRONT OF WALL-MOUNTED COMBINATION BOILER.

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
02.10.2023

CERTIFICATE OF AUTHORIZATION NO: SPARK DESIGN, LLC #AECL1394

spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A / 2B / 2C / 2D

REVISION SCHEDULE

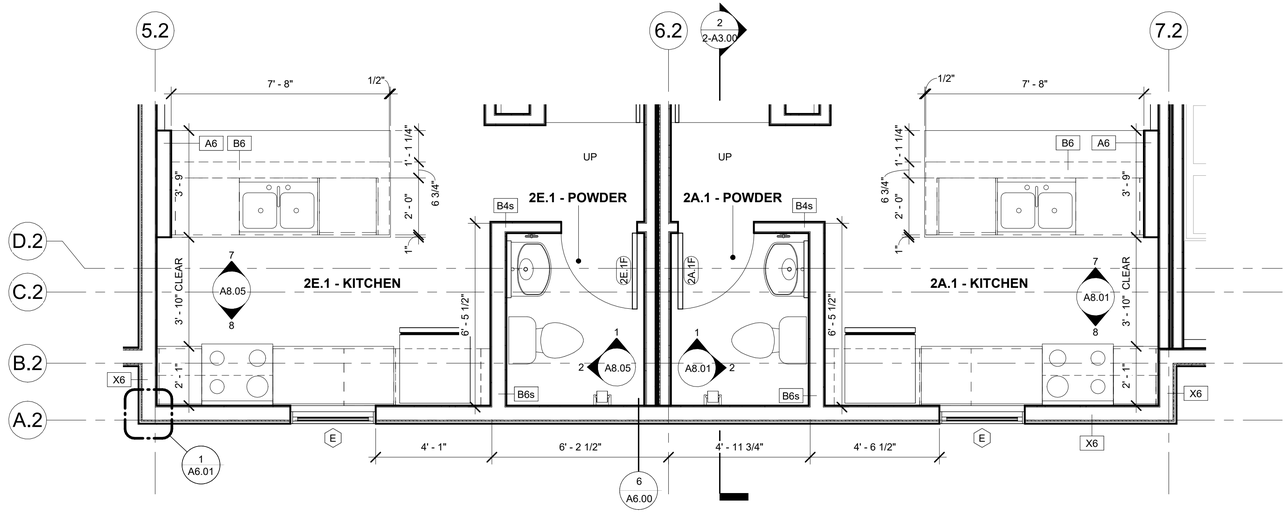
#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	RPM
REVIEWED	DTW

SHEET NAME
LEVEL 1 FLOOR PLAN

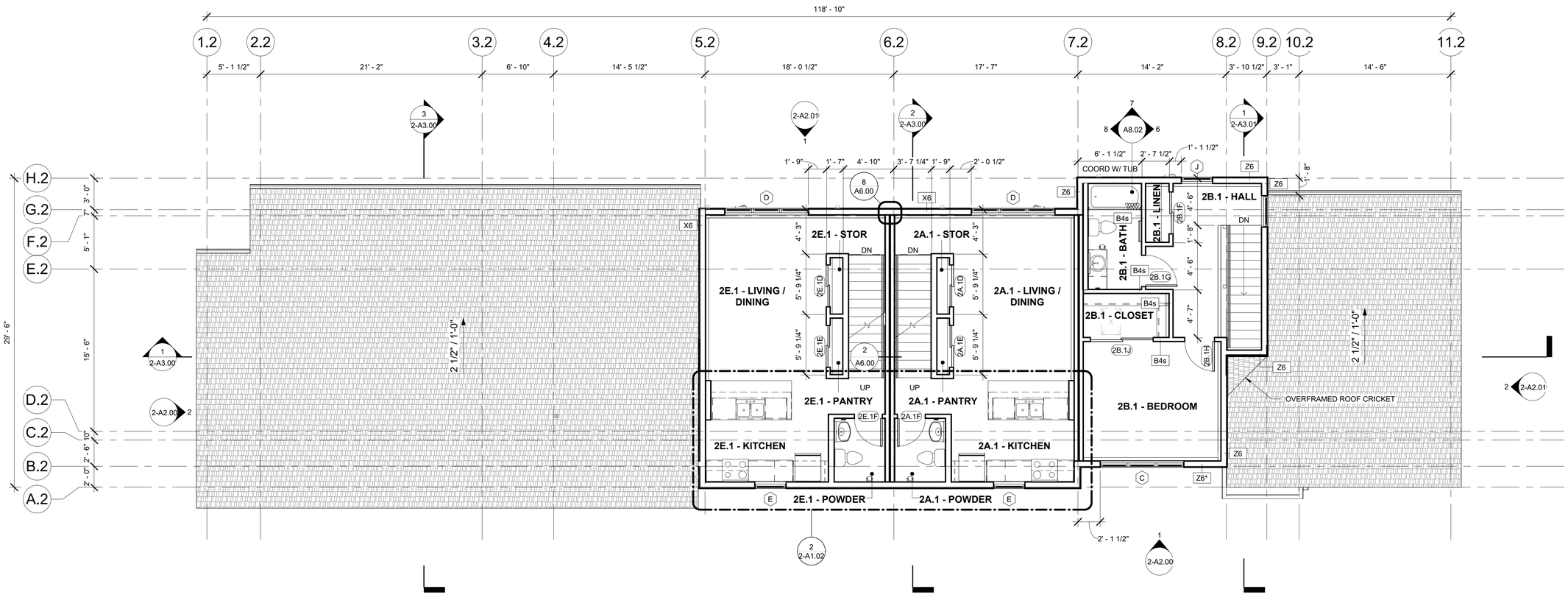
SHEET NO.
2-A1.01

HALF SCALE WHEN PRINTED AT 11x17



2 2-LEVEL 2 - BUILDING 2A/2B - UNIT E / UNIT A ENLARGED PLAN

3/8" = 1'-0"



1 2-LEVEL 2 - BUILDING 2A/2B

3/16" = 1'-0"

(BUILDING ORIENTATION PER KEY SITE PLAN)

GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, A5.01 FOR WINDOW TYPES AND A8.06 FOR FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION, FACE OF FINISH OF EXISTING CONSTRUCTION OR TO GRID LINE.
5. ALL INTERIOR WALLS TO BE TYPE 'B4', UNLESS OTHERWISE NOTED.
6. ALL DOORS SHALL BE INSTALLED 4" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
8. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH LOCAL CODES AND AMENDMENTS.
9. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
10. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AND CABINET(S) IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
11. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS, STORAGE CLOSETS, AND PANTRIES TO RECEIVE (5) FIXED WOOD SHELVES PAINTED P1.
12. ALL WASHER / DRYER UNITS LOCATED IN GARAGES TO HAVE 18" AFF PLATFORM TO BE CONSTRUCTED OF PRESSURE TREATED LUMBER WITH 3/4" PLYWOOD DECKING. PLATFORM TO BE 42" x 72".
13. SLOPE GARAGE FLOORS TO DRAIN.
14. INSTALL SURFACE-MOUNT BOLLARD IN GARAGE PER IRC 2018 M1307.3.1 AND 10/A6.06. COORDINATE LOCATION TO PROVIDE 36" DEEP CLEAR FLOOR SPACE IN FRONT OF WALL-MOUNTED COMBINATION BOILER.

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
02.10.2023

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A / 2B / 2C / 2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	RPM
REVIEWED	DTW

SHEET NAME
LEVEL 2 FLOOR PLAN

SHEET NO.
2-A1.02

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, A5.01 FOR WINDOW TYPES AND A8.06 FOR FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION, FACE OF FINISH OF EXISTING CONSTRUCTION OR TO GRID LINE.
5. ALL INTERIOR WALLS TO BE TYPE 'B4', UNLESS OTHERWISE NOTED.
6. ALL DOORS SHALL BE INSTALLED 4" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
8. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH LOCAL CODES AND AMENDMENTS.
9. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
10. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AND CABINET(S) IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
11. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS, STORAGE CLOSETS, AND PANTRIES TO RECEIVE (5) FIXED WOOD SHELVES PAINTED P1.
12. ALL WASHER / DRYER UNITS LOCATED IN GARAGES TO HAVE 18" AFF PLATFORM TO BE CONSTRUCTED OF PRESSURE TREATED LUMBER WITH 3/4" PLYWOOD DECKING. PLATFORM TO BE 42" x 72".
13. SLOPE GARAGE FLOORS TO DRAIN.
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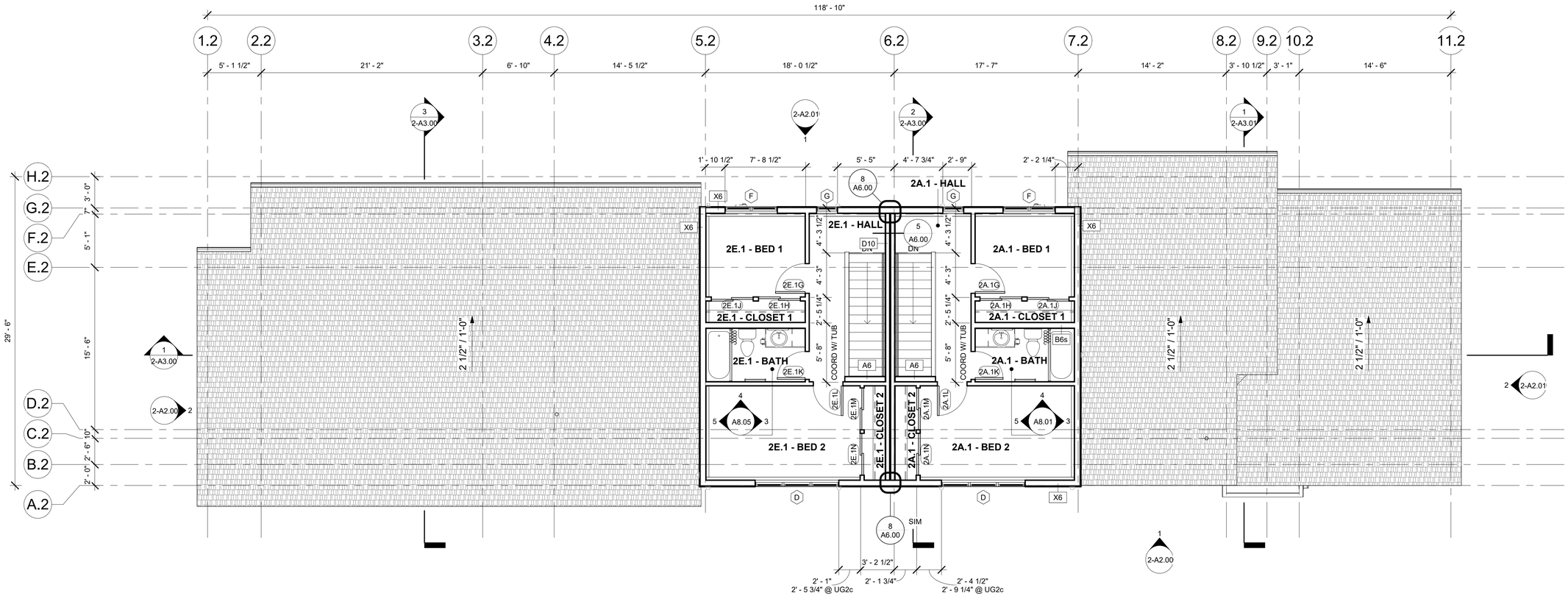

1 2-LEVEL 3 - BUILDING 2A/2B
3/16" = 1'-0"

(BUILDING ORIENTATION PER KEY SITE PLAN)

PERMIT DOCUMENTS

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	RPM
REVIEWED	DTW

SHEET NAME
LEVEL 3 FLOOR PLAN

SHEET NO.
2-A1.03

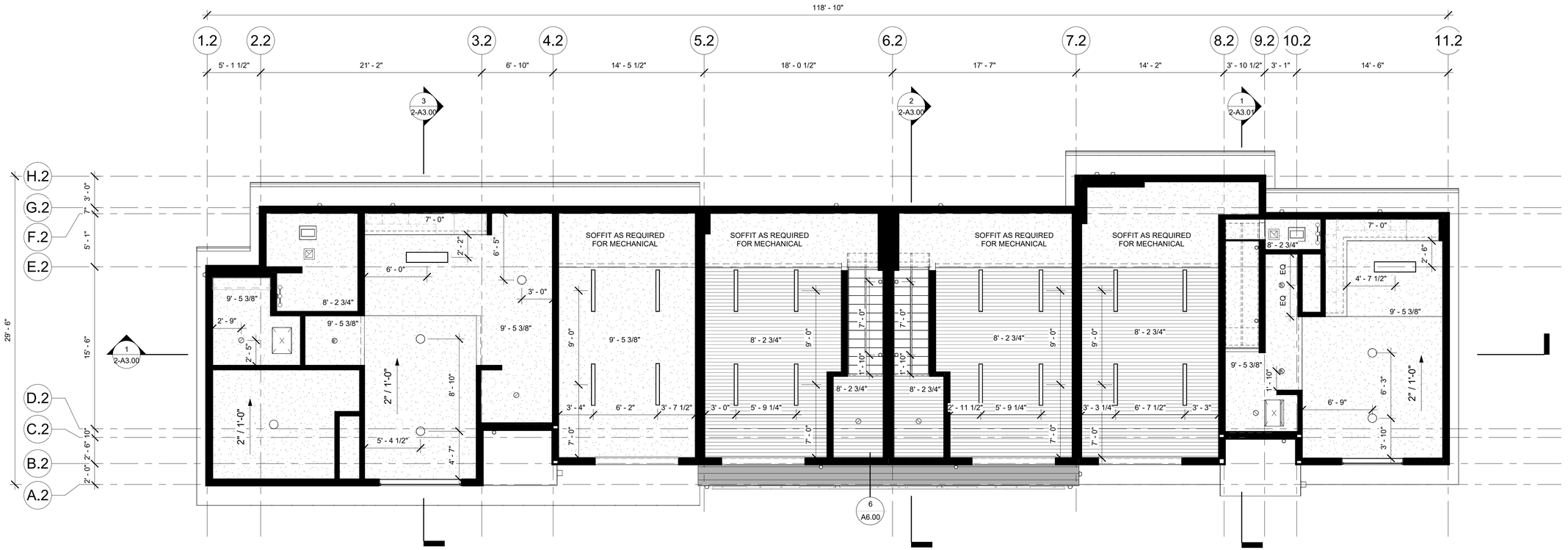
HALF SCALE WHEN PRINTED AT 11x17

GENERAL NOTES

1. DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, UNLESS OTHERWISE NOTED.
2. ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
3. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING MOUNTED DEVICES. GENERAL CONTRACTOR SHALL COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
4. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT UNLESS OTHERWISE NOTED.
5. CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.
6. COORDINATE GARAGE LIGHTING LAYOUT WITH OVERHEAD SECTIONAL DOORS.

RCP LEGEND

- PARTITION
- GWB CEILING OR SOFFIT, P1
- GWB CEILING AT UNDERSIDE OF TYPE 'F1' FLOOR / CEILING ASSEMBLY
- EXTERIOR SOFFIT AT UNDERSIDE OF TYPE 'F3' FLOOR / CEILING ASSEMBLY
- VIN6 SOFFIT
- X' - X" CEILING HEIGHT
- ATTIC ACCESS (22" x 30" ROUGH FRAMING OPENING)



1 2-LEVEL 1 RCP - BUILDING 2A
3/16" = 1'-0"

(BUILDING ORIENTATION PER KEY SITE PLAN)

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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REVISION SCHEDULE

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SHEET NAME
LEVEL 1 REFLECTED CEILING PLAN

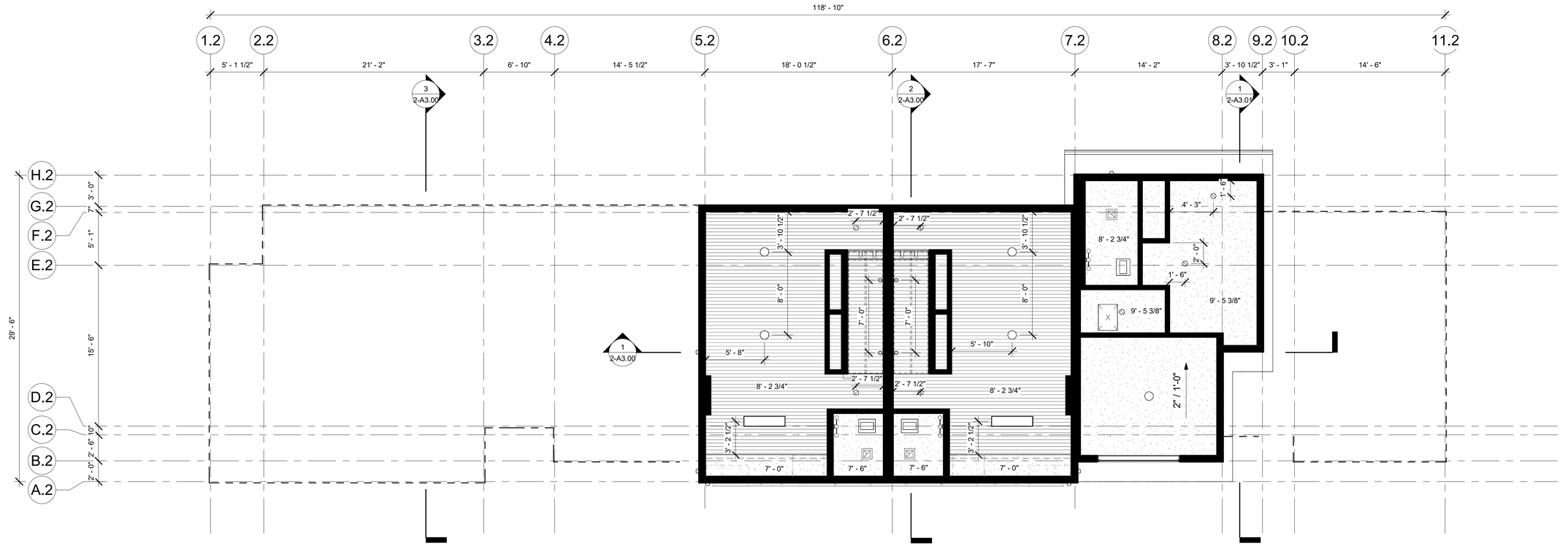
SHEET NO.
2-A1.11

GENERAL NOTES

1. DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, UNLESS OTHERWISE NOTED.
2. ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
3. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING MOUNTED DEVICES. GENERAL CONTRACTOR SHALL COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
4. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT UNLESS OTHERWISE NOTED.
5. CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.
6. COORDINATE GARAGE LIGHTING LAYOUT WITH OVERHEAD SECTIONAL DOORS.

RCP LEGEND

- PARTITION
- GWB CEILING OR SOFFIT, P1
- GWB CEILING AT UNDERSIDE OF TYPE 'F1' FLOOR / CEILING ASSEMBLY
- EXTERIOR SOFFIT AT UNDERSIDE OF TYPE 'F3' FLOOR / CEILING ASSEMBLY
- VIN6 SOFFIT
- X' - X" CEILING HEIGHT
- ATTIC ACCESS (22" x 30" ROUGH FRAMING OPENING)



1 2-LEVEL 2 RCP - BUILDING 2A
3/16" = 1'-0"

(BUILDING ORIENTATION PER KEY SITE PLAN)

PERMIT DOCUMENTS

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SHEET NAME
LEVEL 2 REFLECTED CEILING PLAN

SHEET NO.
2-A1.12

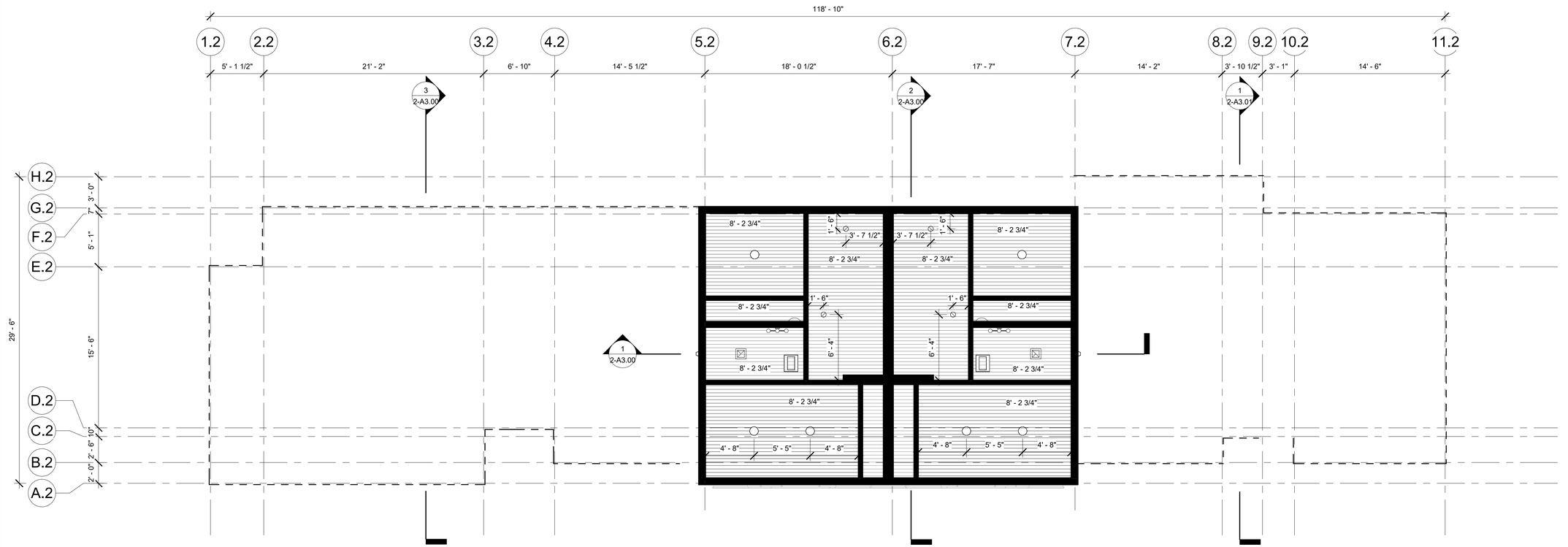
HALF SCALE WHEN PRINTED AT 11x17

GENERAL NOTES

1. DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, UNLESS OTHERWISE NOTED.
2. ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
3. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING MOUNTED DEVICES. GENERAL CONTRACTOR SHALL COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
4. CENTER LIGHT FIXTURES IN ROOM, CEILING, OR SOFFIT UNLESS OTHERWISE NOTED.
5. CENTER VANITY LIGHTS OVER MIRROR, UNLESS OTHERWISE NOTED.
6. COORDINATE GARAGE LIGHTING LAYOUT WITH OVERHEAD SECTIONAL DOORS.

RCP LEGEND

- PARTITION
- GWB CEILING OR SOFFIT, P1
- GWB CEILING AT UNDERSIDE OF TYPE 'F1' FLOOR / CEILING ASSEMBLY
- EXTERIOR SOFFIT AT UNDERSIDE OF TYPE 'F3' FLOOR / CEILING ASSEMBLY
- VIN6 SOFFIT
- X' - X" CEILING HEIGHT
- ATTIC ACCESS (22" x 30" ROUGH FRAMING OPENING)



1 2-LEVEL 3 RCP - BUILDING 2A
3/16" = 1'-0"

(BUILDING ORIENTATION PER KEY SITE PLAN)

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SHEET NAME
LEVEL 3 REFLECTED CEILING PLAN

SHEET NO.
2-A1.13

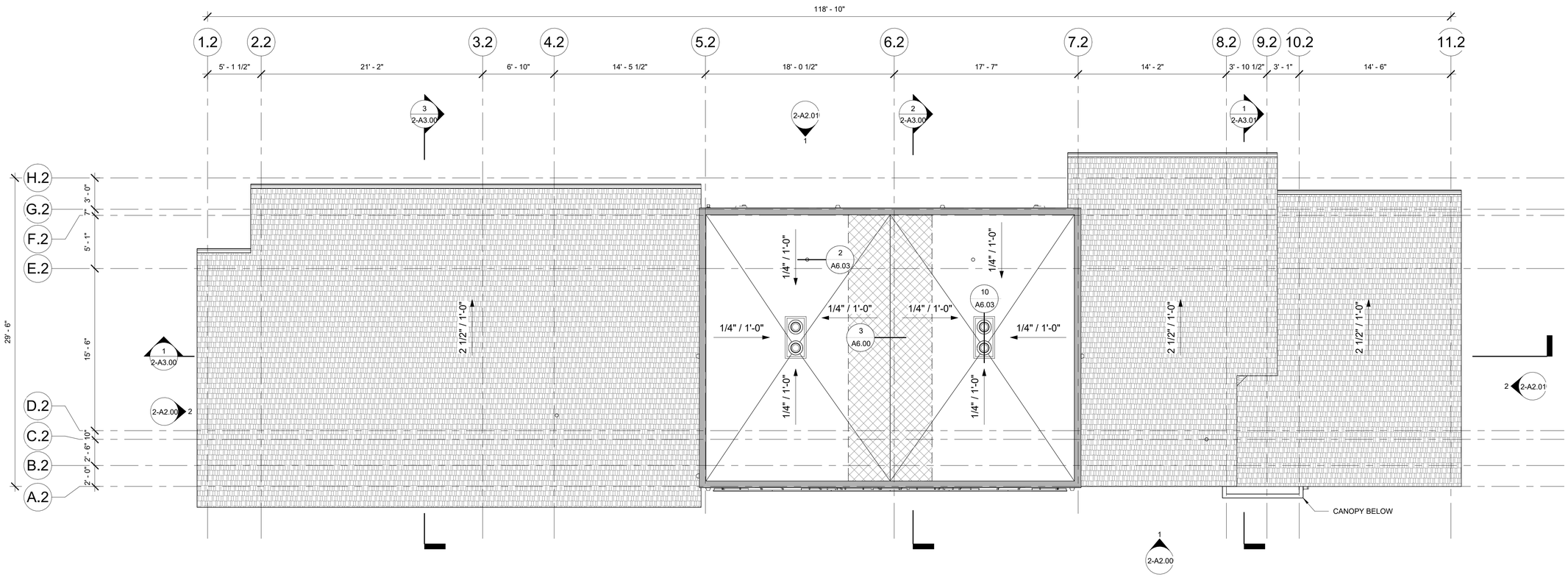
HALF SCALE WHEN PRINTED AT 11x17

GENERAL NOTES

1. ALL SINGLE MEMBRANE ROOFS SHALL SLOPE AT 1/4" PER FOOT MINIMUM, UNO.
2. AT SLOPED ROOFS PROVIDE THE FOLLOWING VENTILATION AT BOTH THE HIGH AND LOW EAVES:
   - 2" CONTINUOUS VENT WITH INSECT SCREEN IN SOFFIT.
   - (5) EVENLY SPACED 2" DIAMETER VENTILATION HOLES THROUGH STRUCTURAL BLOCKING AT EACH TRUSS BAY. CENTER HOLES 2 1/2" FROM TOP EDGE OF BLOCKING.
3. PROVIDE STYLE B (OR SIMILAR) ALUMINUM GUTTERS AND SQUARE SMOOTH DOWNSPOUTS AT ALL SLOPED ROOFS. PROVIDE SAMPLES OF AVAILABLE FACTORY APPLIED FINISHES FOR SELECTION AND APPROVAL. PROVIDE CONCRETE SPLASH BLOCK AT TERMINATION.

ROOF PLAN LEGEND

- ROOF ASSEMBLY R1 PER G2.00
- ROOF ASSEMBLY R2 PER G2.00
- PROTECTED ROOF PER G2.00
- PARAPET
- COMBINATION ROOF / OVERFLOW DRAIN
- VENT THROUGH ROOF, REFER TO MECHANICAL



1 2-ROOF - BUILDING 2A/2B
3/16" = 1'-0"

(BUILDING ORIENTATION PER KEY SITE PLAN)

PERMIT DOCUMENTS

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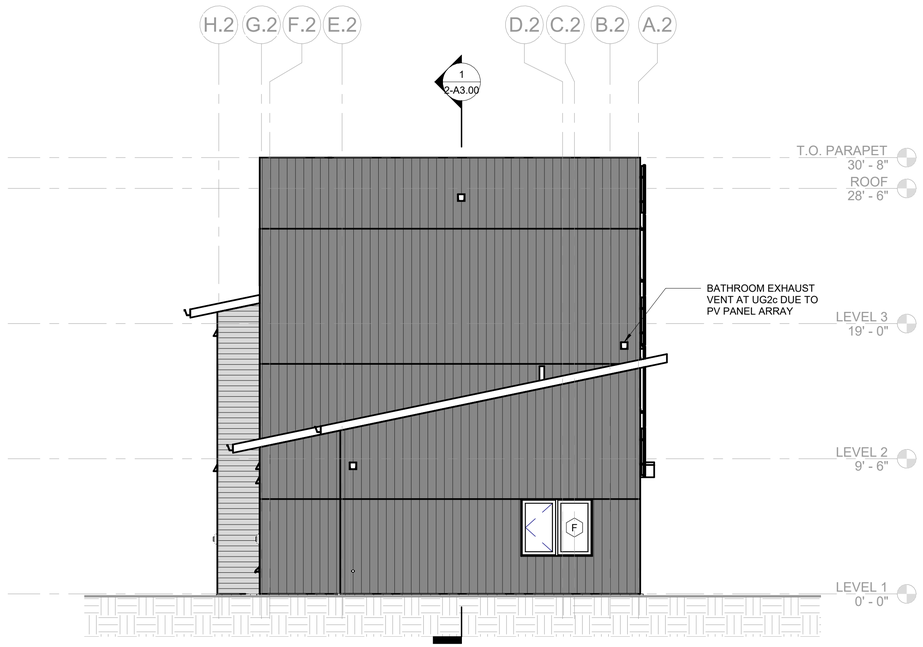
REVIEWED	DTW

SHEET NAME
ROOF PLAN

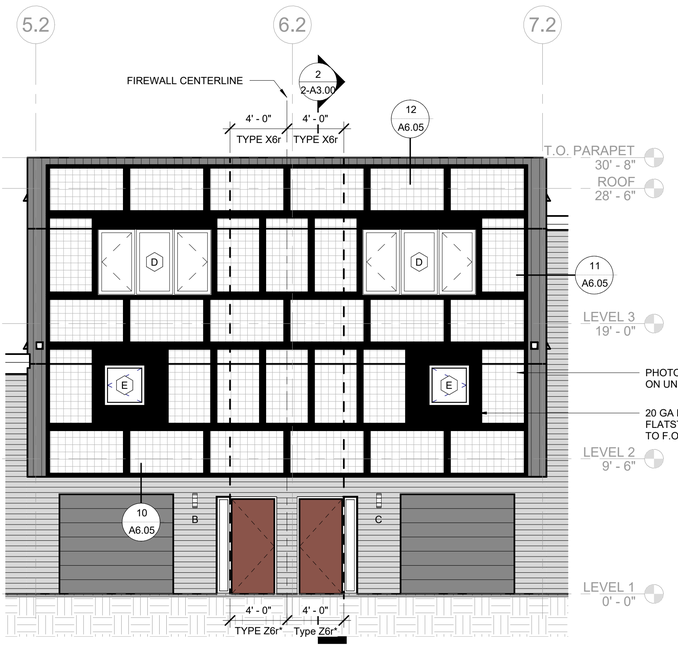
SHEET NO.
2-A1.20

HALF SCALE WHEN PRINTED AT 11x17



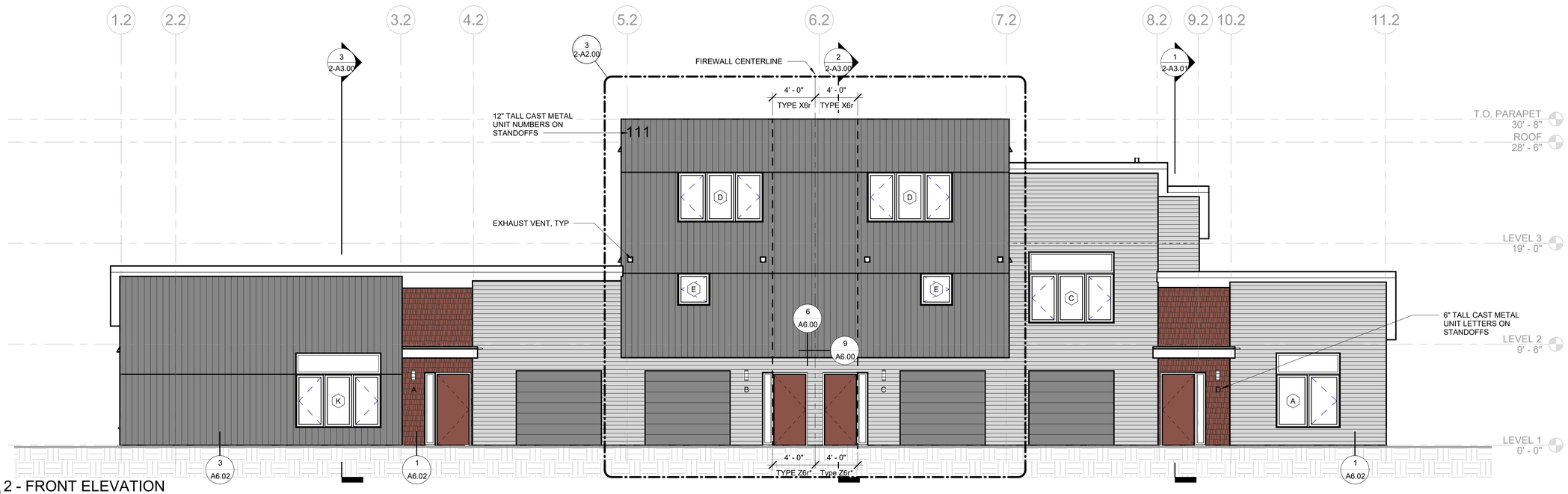
2 - LEFT ELEVATION

3/16" = 1'-0"



3 - FRONT ELEVATION (UG2c)

3/16" = 1'-0"



1 - FRONT ELEVATION

3/16" = 1'-0"

GENERAL NOTES

1. REFER TO A8.06 FOR EXTERIOR MATERIALS AND COORDINATING PAINT TRIM COLORS.
2. EXHAUST DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING.
3. PROVIDE HORIZONTAL JOINT AT VIN2 WHERE INDICATED. USE BACK-TO-BACK J-CHANNEL AND HEAD FLASHING PER MFG INSTRUCTIONS.

EXTERIOR ELEVATION LEGEND

- VIN1
- VIN2
- VINX
  REFER G3.00 AND A8.06 FOR COLOR AND LOCATION
- ALUM1 FASCIA / VIN6 SOFFIT

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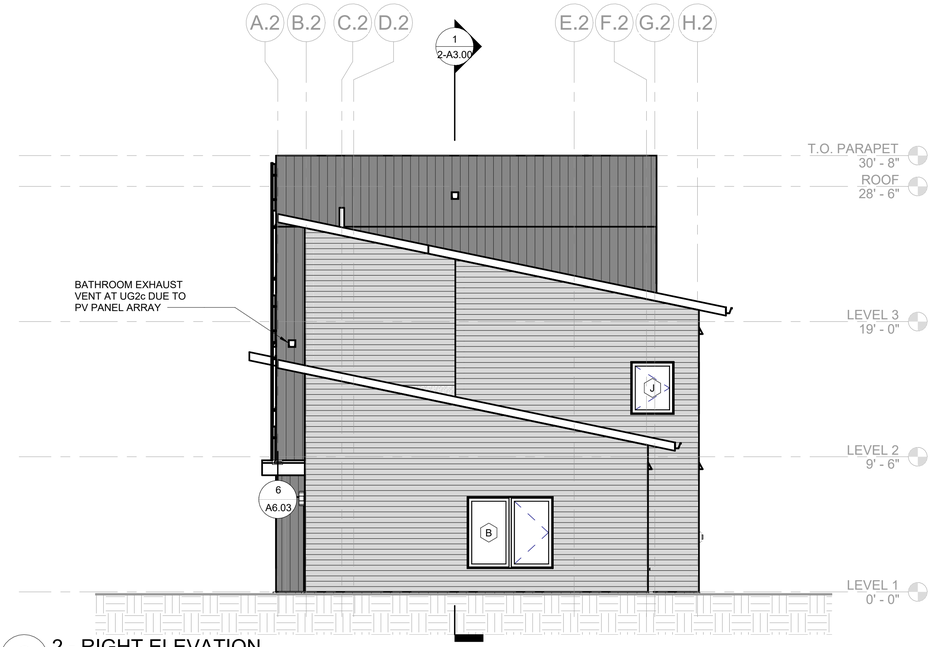
REVIEWED	DTW

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
2-A2.00

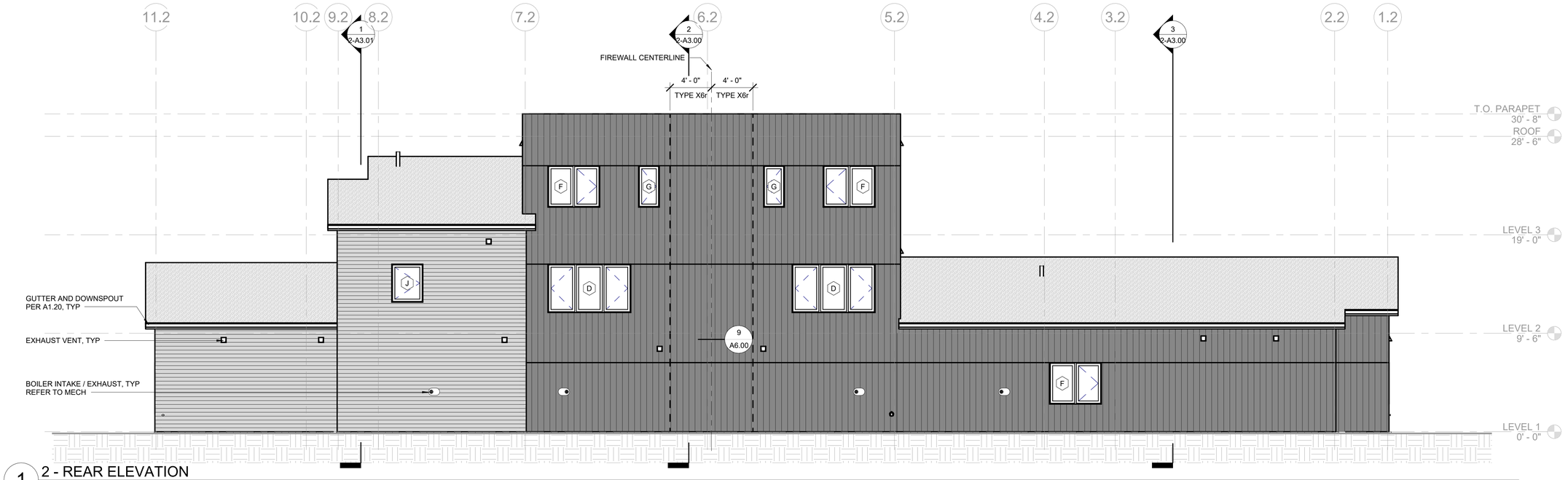
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



2 2 - RIGHT ELEVATION

3/16" = 1'-0"



1 2 - REAR ELEVATION

3/16" = 1'-0"

GENERAL NOTES

1. REFER TO A8.06 FOR EXTERIOR MATERIALS AND COORDINATING PAINT TRIM COLORS.
2. EXHAUST DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING.
3. PROVIDE HORIZONTAL JOINT AT VIN2 WHERE INDICATED. USE BACK-TO-BACK J-CHANNEL AND HEAD FLASHING PER MFG INSTRUCTIONS.

EXTERIOR ELEVATION LEGEND

- VIN1
- VIN2
- VINX
  REFER G3.00 AND A8.06 FOR COLOR AND LOCATION
- ALUM1 FASCIA / VIN6 SOFFIT

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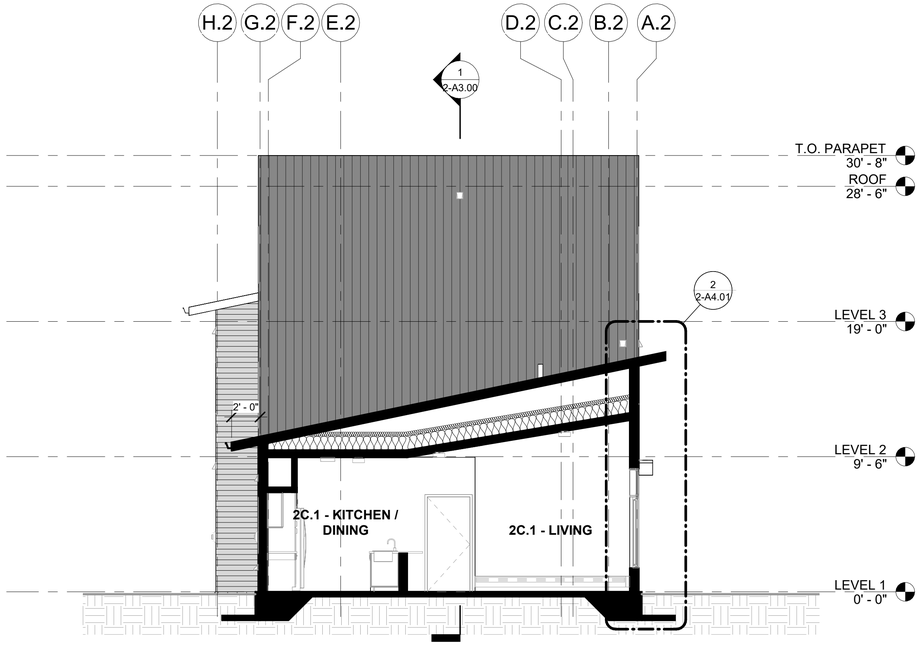
SHEET NAME
EXTERIOR ELEVATIONS

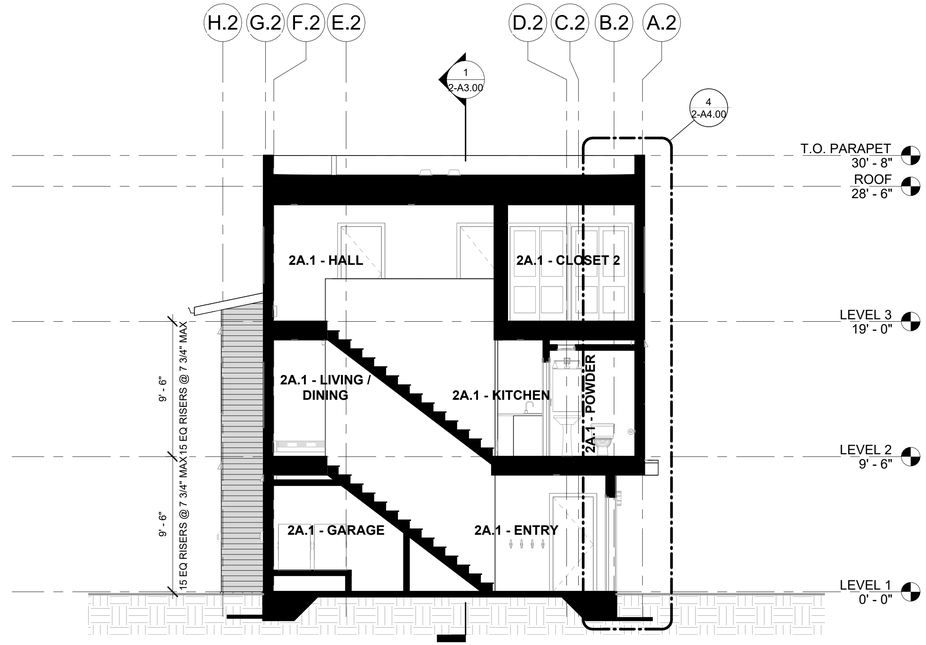
SHEET NO.
2-A2.01

PERMIT DOCUMENTS

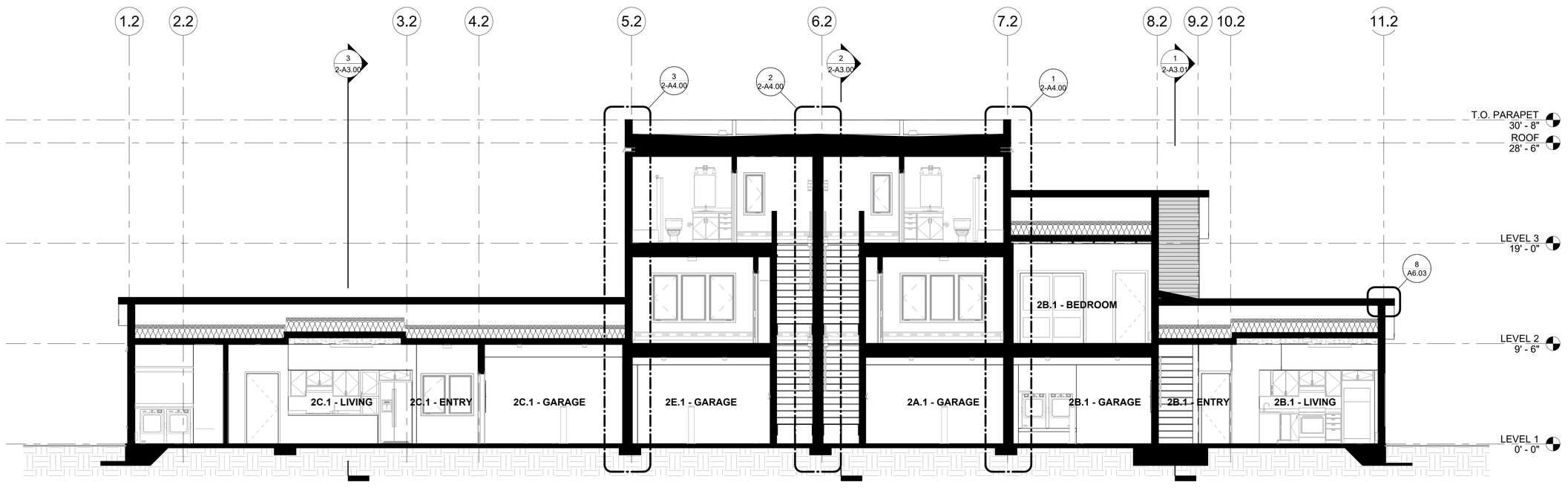
HALF SCALE WHEN PRINTED AT 11x17



3 2-BUILDING SECTION B
3/16" = 1'-0"



2 2-BUILDING SECTION C
3/16" = 1'-0"



1 2-BUILDING SECTION A
3/16" = 1'-0"

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SHEET NAME
BUILDING SECTIONS

SHEET NO.
2-A3.00

PERMIT DOCUMENTS

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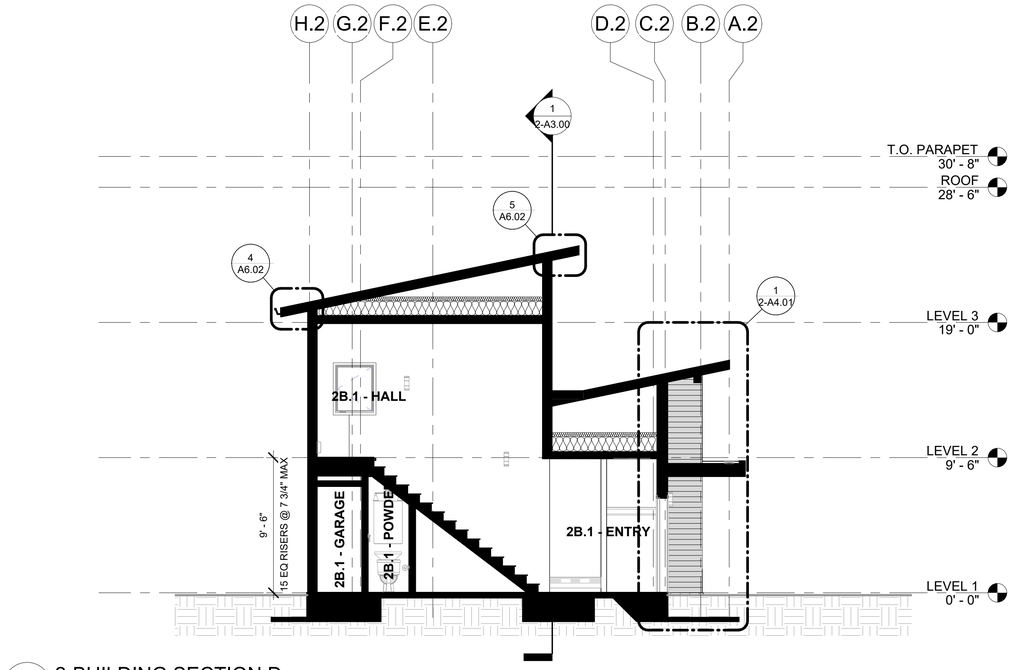

1 2-BUILDING SECTION D
3/16" = 1'-0"

PERMIT DOCUMENTS

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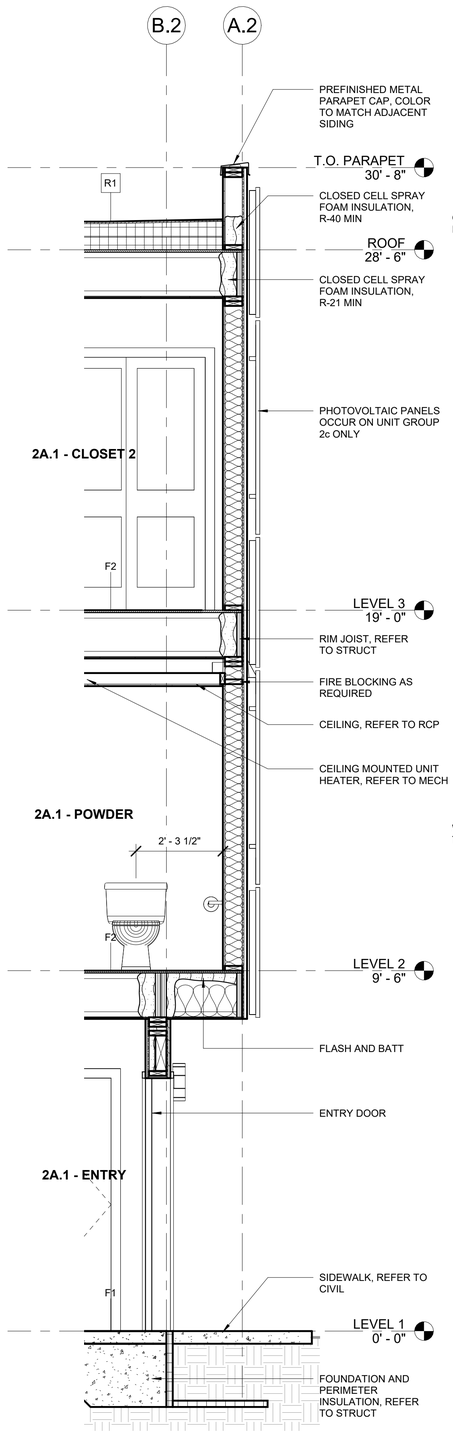
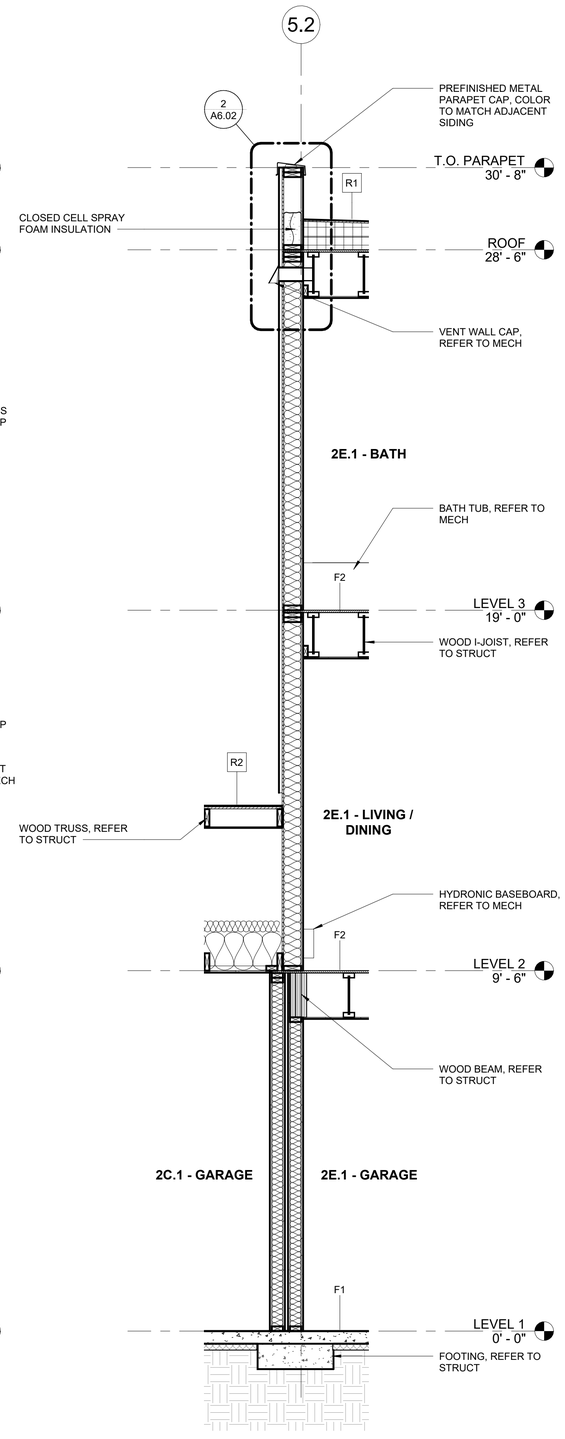
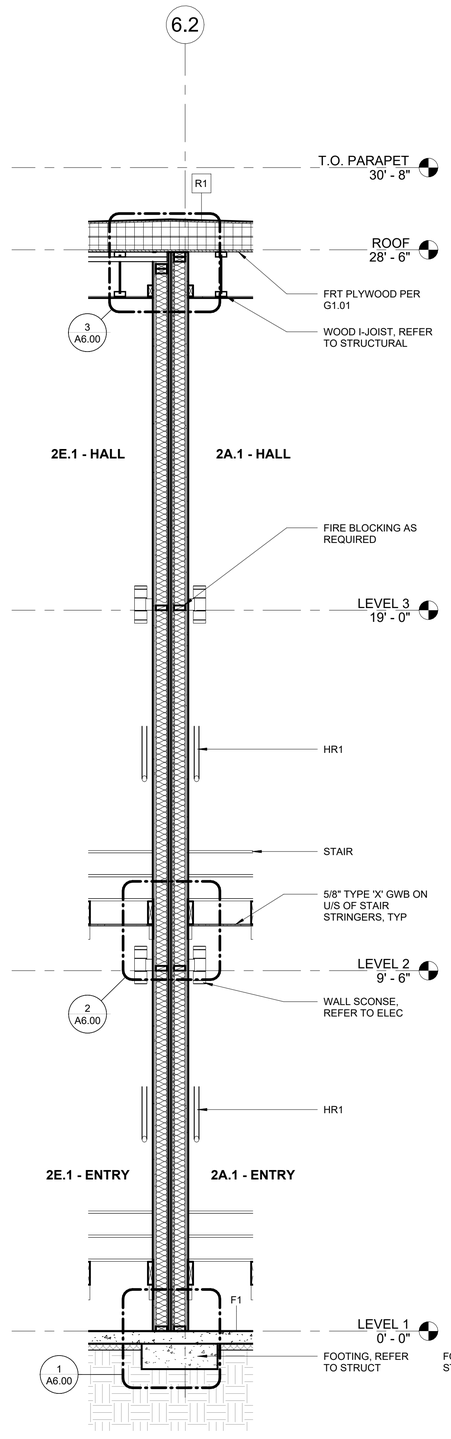
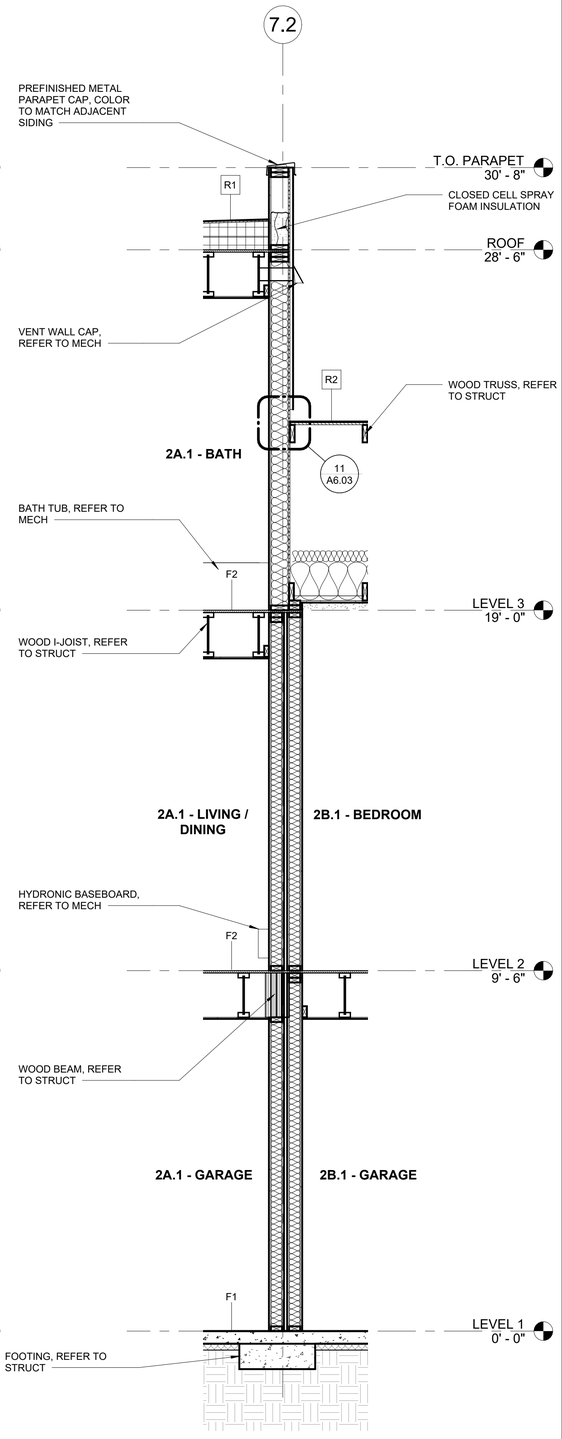
SHEET NAME
BUILDING SECTIONS

SHEET NO.
2-A3.01









4 2-WALL SECTION A.2- ENTRY OVERHANG
1/2" = 1'-0"

3 2-WALL SECTION 5.2 - 1 HR FIRE RESISTANT
1/2" = 1'-0"

2 2-WALL SECTION 6.2 - 2 HR FIRE WALL
1/2" = 1'-0"

1 2-WALL SECTION 7.2 - 1 HR FIRE RESISTANT
1/2" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
02.10.2023

CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394

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architecture • interiors • design-build
5401 cordova street, suite 301
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A / 2B / 2C / 2D

REVISION SCHEDULE

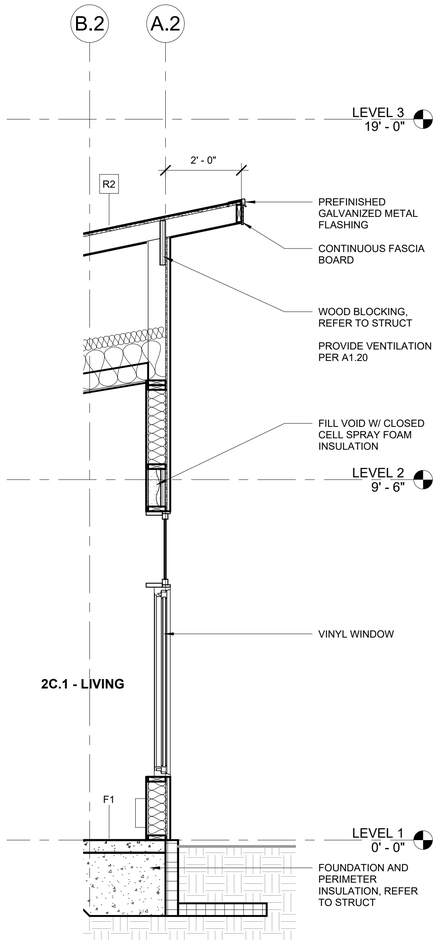
#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	RPM
REVIEWED	DTW

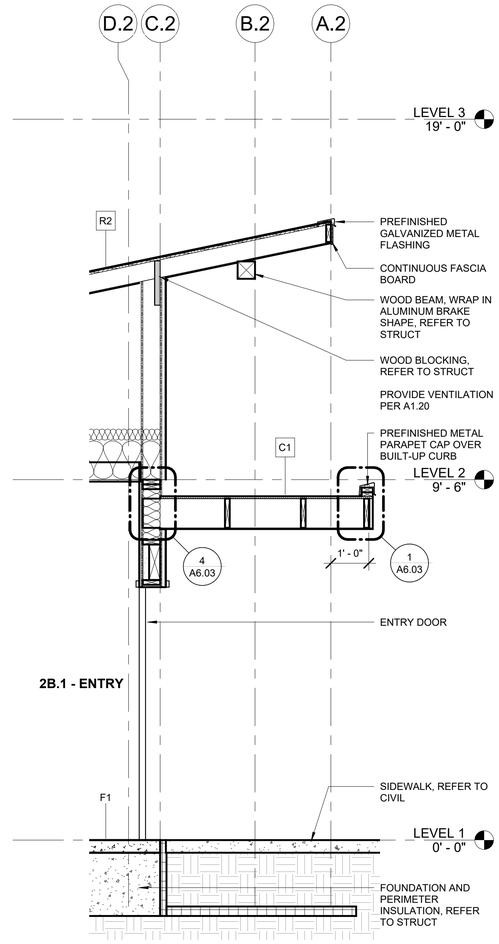
SHEET NAME
WALL SECTIONS

SHEET NO.
2-A4.00

HALF SCALE WHEN PRINTED AT 11x17



2 2-WALL SECTION A.2 - LIVING
1/2" = 1'-0"



1 2-WALL SECTION C.2 - ENTRY CANOPY
1/2" = 1'-0"

PERMIT DOCUMENTS

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SHEET NAME
WALL SECTIONS

SHEET NO.
2-A4.01

HALF SCALE WHEN PRINTED AT 11x17

2-DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOORS						FRAMES						FIRE RATING	DOOR HARDWARE SET	REMARKS
	TYPE	MATL	FINISH	GLASS TYPE	SIZE WIDTH	SIZE HEIGHT	TYPE	MATL	FINISH	HEAD	JAMB	SILL			
LEVEL 1															
2A.1A	A	STL	P4	IG2	36"	80"	2	COMP	P4	9/A6.04	8/A6.04	7/A6.04	45 MIN	HW-1	SE100, PAINT EXTERIOR TRIM P4
2A.1B	K	ISTL	FF		96"	84"	MFG	STL	FF	9/A6.05	8/A6.05	7/A6.05	-	MFG	MIN 3/4 HP MOTOR, PAINT EXTERIOR TRIM P2
2A.1C	D	STL	P1		34"	80"	1	SCWD	P1	8/A6.06	8/A6.06 SIM	7/A6.06	20 MIN	HW-3	SSF100, PROVIDE SELF-CLOSING DEVICE AND THRESHOLD
2B.1A	A	STL	P4	IG2	36"	80"	2	COMP	P4	9/A6.04	8/A6.04	7/A6.04	-	HW-1	PAINT EXTERIOR TRIM P4
2B.1B	K	ISTL	FF		96"	84"	MFG	STL	FF	9/A6.05	8/A6.05	7/A6.05	-	MFG	MIN 3/4 HP MOTOR, PAINT EXTERIOR TRIM P2
2B.1C	D	STL	P1		36"	80"	2	SCWD	P1	8/A6.06	8/A6.06 SIM	7/A6.06	20 MIN	HW-3	SSF100, PROVIDE SELF-CLOSING DEVICE AND THRESHOLD
2B.1D	C	WD	P1		60"	80"	3	WD	ANOD	5/A6.06	4/A6.06	-	-	HW-5	-
2B.1E	B	WD	P1		32"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2C.1A	A	STL	P4	IG2	36"	80"	2	COMP	P4	9/A6.04	8/A6.04	10/A6.04	-	HW-2	S100, PROVIDE ADA COMPLIANT THRESHOLD, MOUNT DOOR VIEWER AT 43" AFF
2C.1B	K	ISTL	FF		96"	84"	MFG	STL	FF	9/A6.05	8/A6.05	7/A6.05	-	MFG	MIN 3/4 HP MOTOR, PAINT EXTERIOR TRIM P2
2C.1C	D	STL	P1		36"	80"	1	WD	P1	8/A6.06	8/A6.06 SIM	7/A6.06	20 MIN	HW-3	SSF100, PROVIDE SELF-CLOSING DEVICE AND ADA COMPLIANT THRESHOLD
2C.1D	B	WD	P1		36"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2C.1E	B	WD	P1		36"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-3	-
2C.1F	B	WD	P1		36"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2C.1G	C	WD	P1		60"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2E.1A	A	STL	P4	IG2	36"	80"	2	COMP	P4	9/A6.04	8/A6.04	7/A6.04	45 MIN	HW-1	SE100, PAINT EXTERIOR TRIM P4
2E.1B	K	ISTL	FF		96"	84"	MFG	STL	FF	9/A6.05	8/A6.05	7/A6.05	-	MFG	MIN 3/4 HP MOTOR, PAINT EXTERIOR TRIM P2
2E.1C	D	STL	P1		34"	80"	1	SCWD	P1	8/A6.06	8/A6.06 SIM	7/A6.06	20 MIN	HW-3	SSF100, PROVIDE SELF-CLOSING DEVICE AND THRESHOLD
LEVEL 2															
2A.1D	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2A.1E	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2A.1F	B	WD	P1		32"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2B.1F	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2B.1G	B	WD	P1		36"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2B.1H	B	WD	P1		34"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2B.1J	C	WD	P1		72"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2E.1D	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2E.1E	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2E.1F	B	WD	P1		32"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
LEVEL 3															
2A.1G	B	WD	P1		34"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2A.1H	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2A.1J	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2A.1K	B	WD	P1		32"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2A.1L	B	WD	P1		34"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2A.1M	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2A.1N	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2B.1L	B	WD	P1		34"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2E.1G	B	WD	P1		34"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2E.1H	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2E.1J	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2E.1K	B	WD	P1		32"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2E.1L	B	WD	P1		34"	80"	1	WD	P1	2/A6.06	2/A6.06 SIM	1/A6.06	-	HW-4	-
2E.1M	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1
2E.1N	C	WD	P1		48"	80"	3	ALUM	ANOD	5/A6.06	4/A6.06	-	-	HW-5	PAINT GWB RETURNS P1

DOOR BASIS OF DESIGN:

TYPE A EXTERIOR INSULATED DOOR BASIS OF DESIGN:
- MANUFACTURER: THERMA-TRU
- STYLE: SMOOTH STAR FLUSH PANEL S-SERIES* PRIMED COMPOSITE FRAME
- FINISH: READY TO PAINT
- R-VALUE: 7 MINIMUM

* REFER TO DOOR SCHEDULE REMARKS FOR MODEL NUMBER

TYPE B INTERIOR WOOD DOOR BASIS OF DESIGN:
- MANUFACTURER: LYNDEN DOOR
- STYLE: MADISON
- FINISH: FACTORY FINISH

TYPE C INTERIOR BI-PASS WOOD DOOR BASIS OF DESIGN:
- MANUFACTURER: LYNDEN DOOR
- STYLE: MADISON
- FINISH: FACTORY FINISH, PAINT VALANCE PT1

TYPE D INSULATED DOOR BASIS OF DESIGN:
- MANUFACTURER: THERMA-TRU
- STYLE: SMOOTH STAR FLUSH PANEL SSF100
- FINISH: READY TO PAINT

TYPE K OVERHEAD SECTIONAL DOOR BASIS OF DESIGN:
- MANUFACTURER: HASS DOOR
- STYLE: 2010 FLUSH PANEL*
- FINISH: CHARCOAL
- R-VALUE: R-16 MINIMUM

* COORDINATE WITH CEILING HEIGHT

HARDWARE BASIS OF DESIGN:

HW-1 (EXTERIOR)

3	EA. HINGES	5BB1 646 4.5 X 4.5	IV
1	DEADBOLT	B60N 619	SC
1	LOCKSET	F10 LAT 619	SC
1	CONST CORE	50-231 626	SC
1	KICKPLATE	8400 "6 X 2" LDW B4E US19	IV
1	DOOR THRESHOLD		
1	SET GASKET	S44D	PE

HW-2 (EXTERIOR)

3	EA. HINGES	5BB1 646 4.5 X 4.5	IV
1	DEADBOLT	B60N 619	SC
1	LOCKSET	F10 LAT 619	SC
1	CONST CORE	50-231 626	SC
1	VIEWER	U698 B15	IV
1	KICKPLATE	8400 "6 X 2" LDW B4E US19	IV
1	DOOR THRESHOLD		
1	SET GASKET	S44D	PE

HW-3 (UNIT CLOSET / HALL - SWING DOOR)

3	EA. HINGES	5PB1 619 4.5 X 4.5	IV
1	PASSAGE SET	F10 LAT 619	SC
1	STOP	64 B15 or 73 Z619	IV

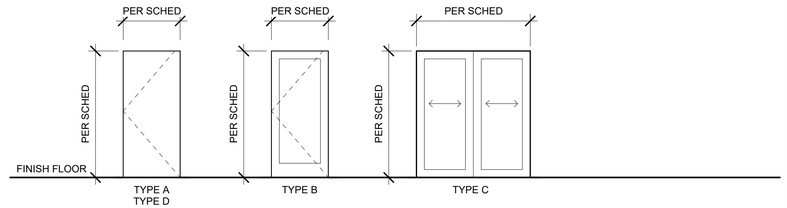
HW-4 (UNIT BATH / BED - SWING DOOR)

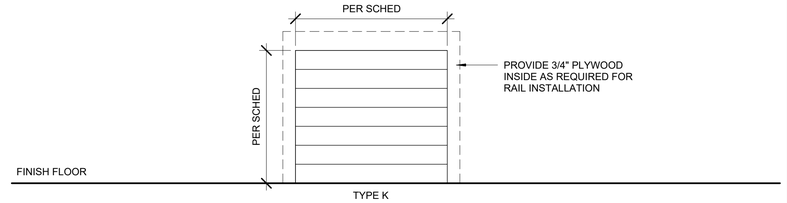
3	EA. HINGES	5PB1 619 4.5 X 4.5	IV
1	PRIVACY SET	F40 LAT 619	SC
1	STOP	64 B15 or 73 Z619	IV

HW-5 (UNIT CLOSET - BI-PASS DOORS)

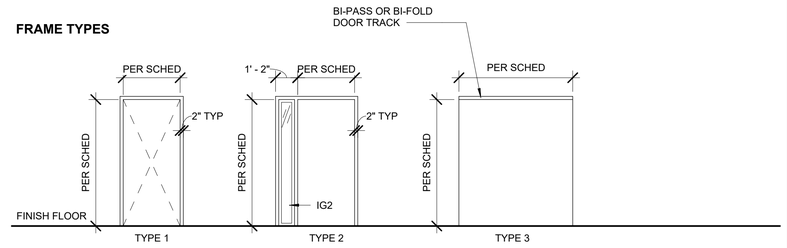
1	SET TRACK AND HANGARS	HBP200A	PE
2	FLUSH PULL	860 US32D	AB
1	VALANCE	F134C	PE

DOOR TYPES

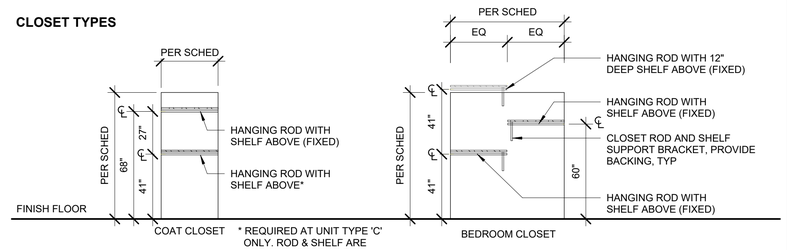




FRAME TYPES



CLOSET TYPES



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AELA 10622
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A / 2B / 2C / 2D

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DOOR SCHEDULE

SHEET NO.
2-A5.00

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

WINDOW BASIS OF DESIGN

BASIS OF DESIGN: MANUFACTURER: CAPITAL GLASS OR EQUAL
STYLE: NORTHERM WINDOWS OR EQUAL
FRAME COLOR: WHITE
HOUSING COLOR: WHITE
GLASS: INSUL-THERM DOUBLE PANE INSULATED GLASS (U-VALUE 0.26 MIN)
LOW-E COATING ON SURFACE 2
ARGON FILLED
INT. ACCESSORIES: 5/8" RETURN
HANDLE: ADA-COMPLIANT HANDLES IN TYPE C UNIT (UFAS)
NESTING HANDLES IN ALL OTHER UNITS
SCREEN: FIBERGLASS MESH, WHITE TRIM

WINDOW NOTES

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

2. ALL GLAZING SHALL BE IG1, UNO.

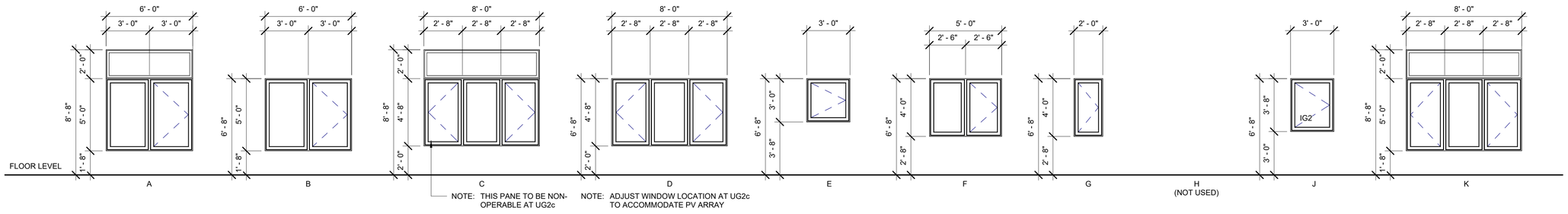
VINYL WINDOW DETAILS

3/A6.04: TYPICAL VINYL WINDOW AT VIN1 HEAD
2/A6.04: TYPICAL VINYL WINDOW AT VIN1 JAMB
1/A6.04: TYPICAL VINYL WINDOW AT VIN1 SILL

6/A6.04: TYPICAL VINYL WINDOW AT VIN2 HEAD
5/A6.04: TYPICAL VINYL WINDOW AT VIN2 JAMB
4/A6.04: TYPICAL VINYL WINDOW AT VIN2 SILL

GLAZING TYPES:

IG1 INSULATED GLAZING
IG2 INSULATED SAFETY GLAZING



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WINDOW TYPES

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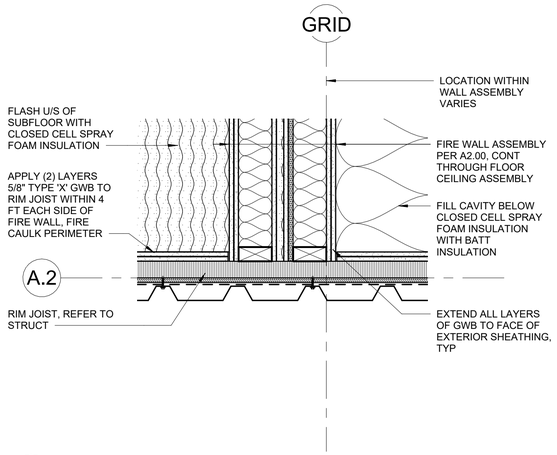
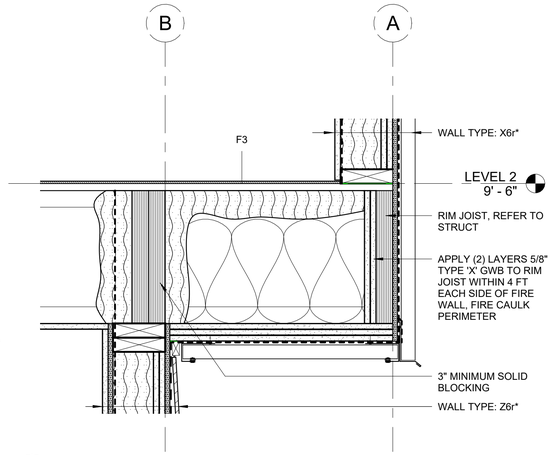
GENERAL NOTES

1. THE FOLLOWING NOTES APPLY TO ALL A6.XX SERIES SHEETS.
2. ALL EXTERIOR FINISHES TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND IN SUCH A WAY THAT ALL MANUFACTURER WARRANTIES ARE VALID.
3. EXTERIOR FINISHES HAVE BEEN REVISED AS FOLLOWS:

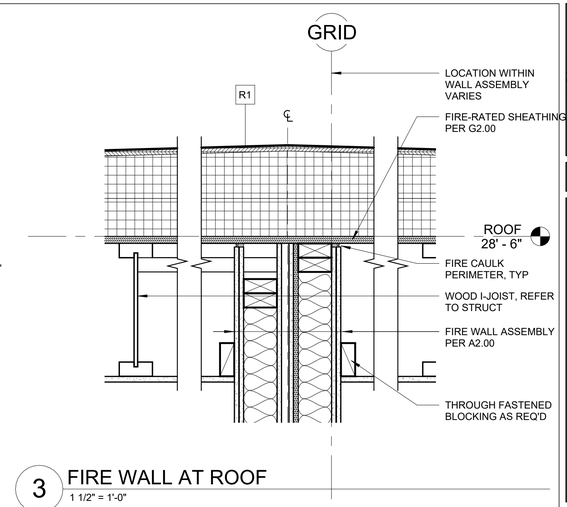
A.	TEW1	= VIN1
B.	TEW2	= ALUM1
C.	TEW3	= VIN6
D.	MP1	= VIN2
E.	PLP1	= VIN3
F.	PLP2	= VIN4
G.	PLP3	= VIN5



9 FIRE WALL FLOOR / CEILING CONTINUITY
1 1/2" = 1'-0"



6 FIRE WALL OVERHANG
1 1/2" = 1'-0"



3 FIRE WALL AT ROOF
1 1/2" = 1'-0"

8 FIRE WALL AT X6r
1 1/2" = 1'-0"

5 FIRE WALL AT FLOOR
1 1/2" = 1'-0"

2 FIRE WALL AT STAIR
1 1/2" = 1'-0"

7 FIRE WALL AT Z6r*
1 1/2" = 1'-0"

1 FIRE WALL BASE DETAIL
1 1/2" = 1'-0"

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FIRE WALL DETAILS

SHEET NO.
A6.00

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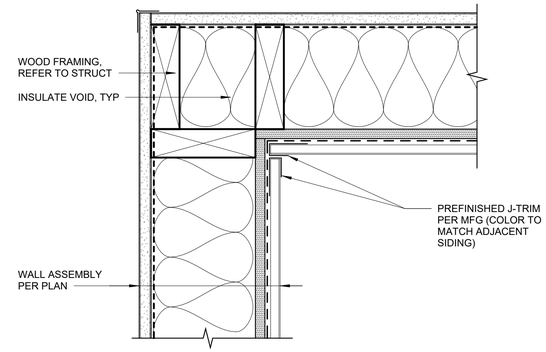
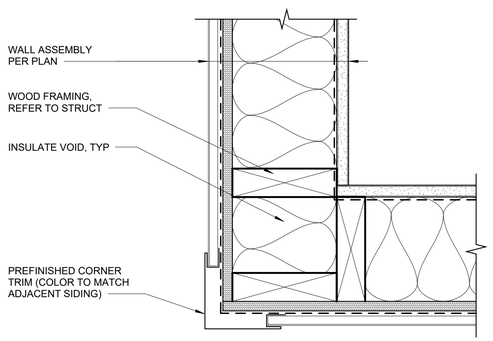


2 INSIDE CORNER AT VIN
3" = 1'-0"



1 OUTSIDE CORNER AT VIN
3" = 1'-0"

PERMIT DOCUMENTS

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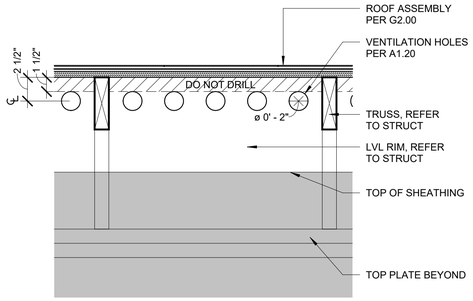
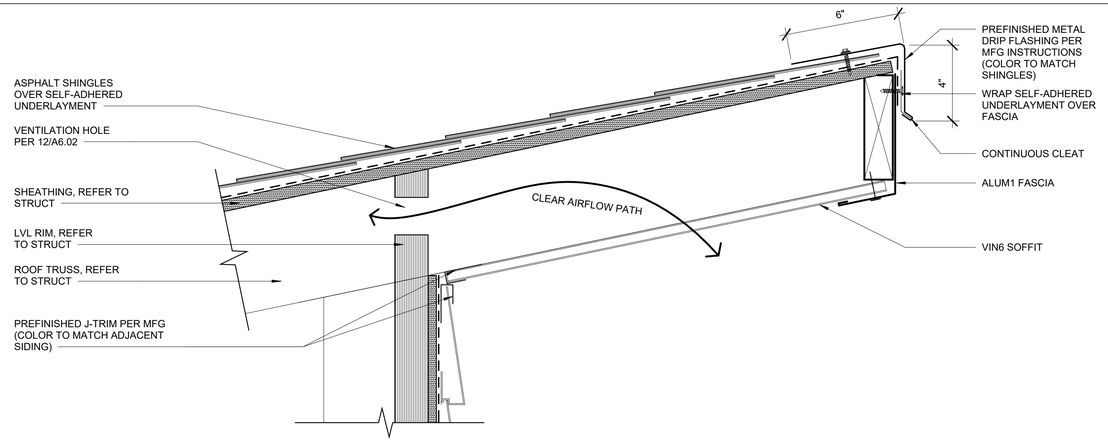
A6.01

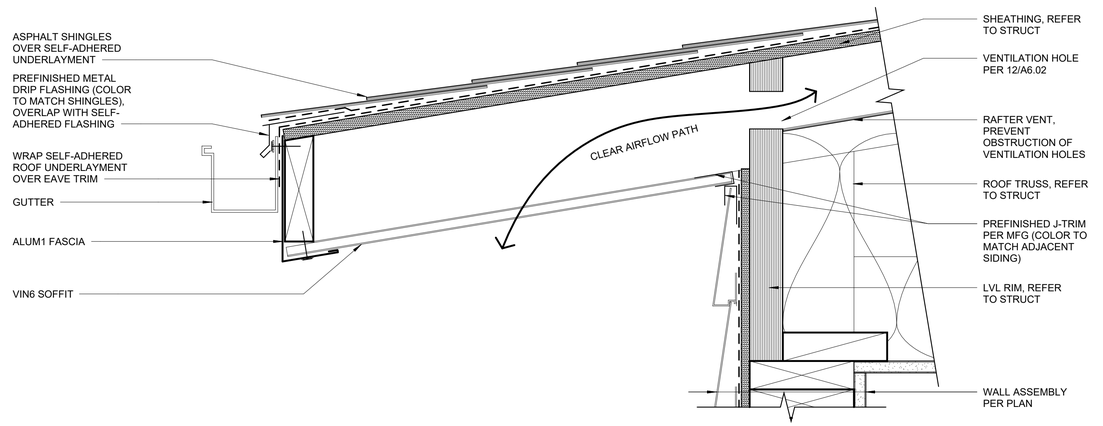
HALF SCALE WHEN PRINTED AT 11x17



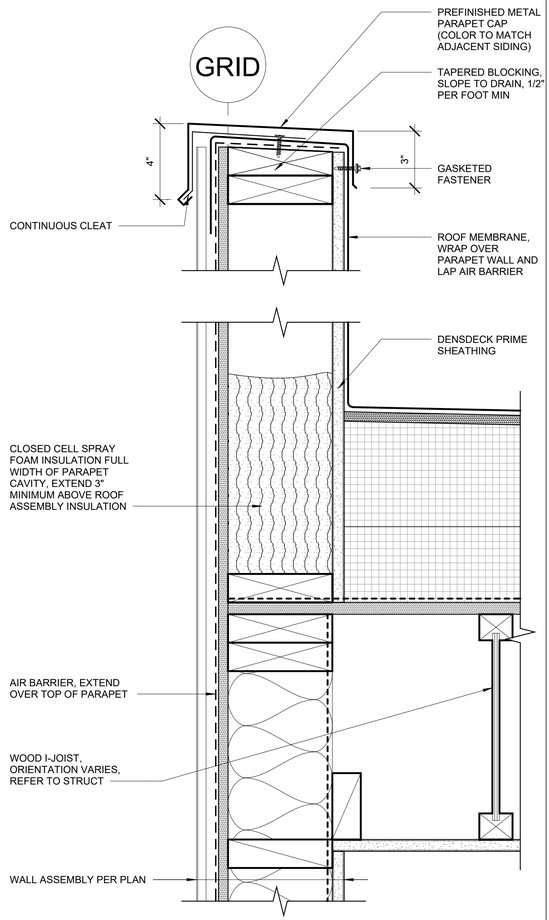
8 EAVE VENTILATION
1 1/2" = 1'-0"



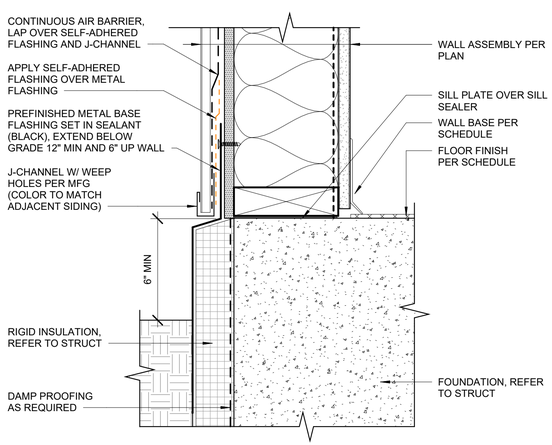
5 EAVE - HIGH
3" = 1'-0"



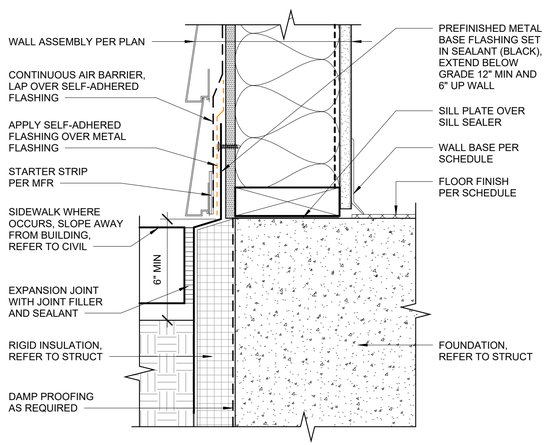
4 EAVE - LOW
3" = 1'-0"



2 PARAPET CAP AT VIN
3" = 1'-0"



3 BASE AT VIN2
3" = 1'-0"



1 BASE AT VIN1
3" = 1'-0"

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49TH
DEANNA T. WLAD
AELA 10822
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02.10.2023

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

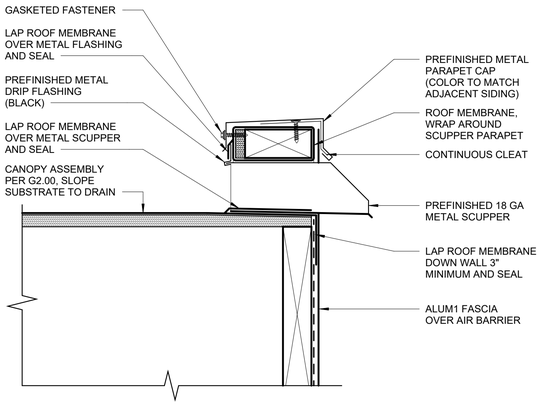
JOB NO.	19-057
DATE	02.10.2023
DRAWN	RPM
REVIEWED	DTW

SHEET NAME
BASE AND PARAPET DETAILS

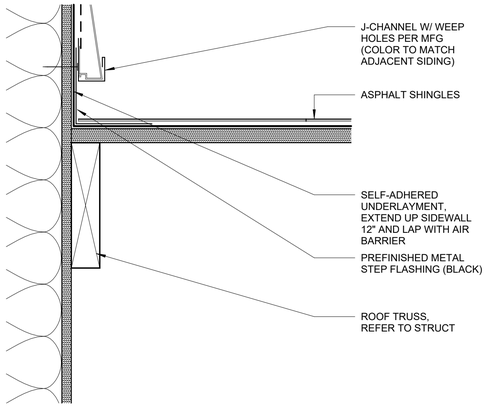
SHEET NO.
A6.02

PERMIT DOCUMENTS

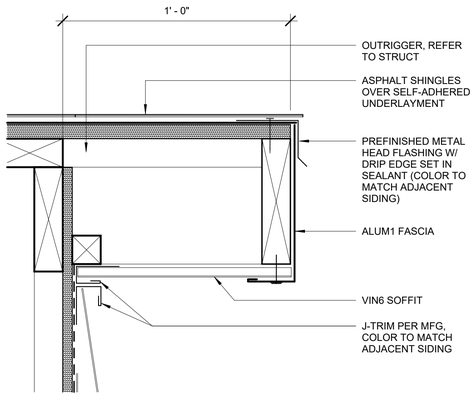
HALF SCALE WHEN PRINTED AT 11x17



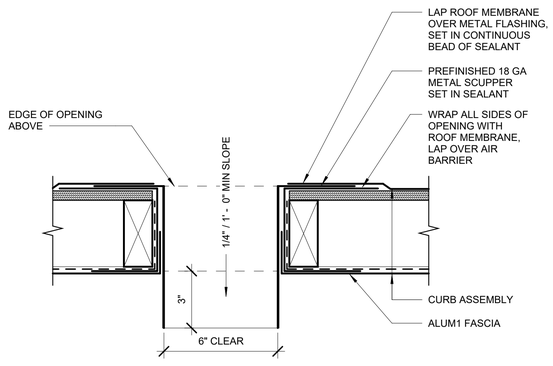
6 CANOPY SCUPPER SECTION
3" = 1'-0"



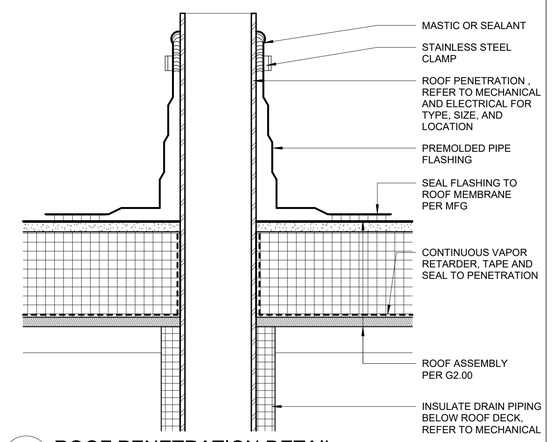
11 ROOF AT SIDEWALL
3" = 1'-0"



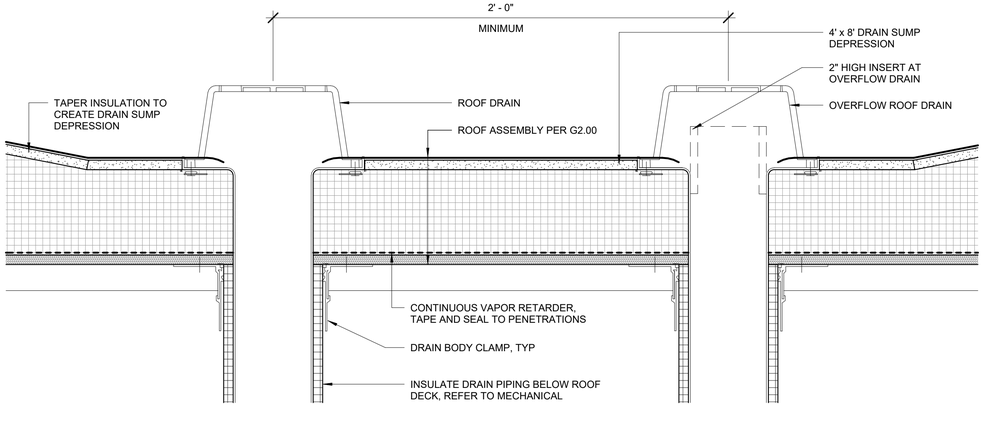
8 ROOF RAKE AT VIN
3" = 1'-0"



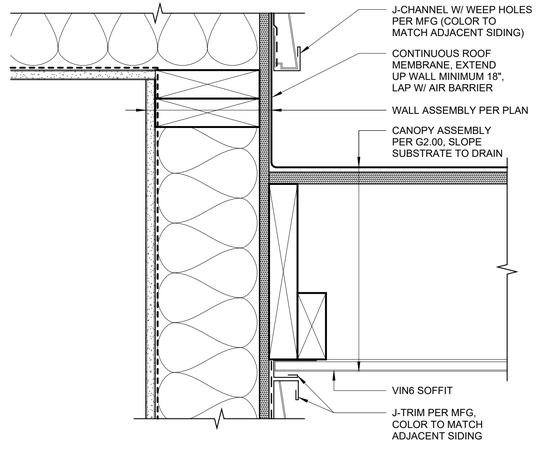
5 CANOPY SCUPPER PLAN DETAIL
3" = 1'-0"



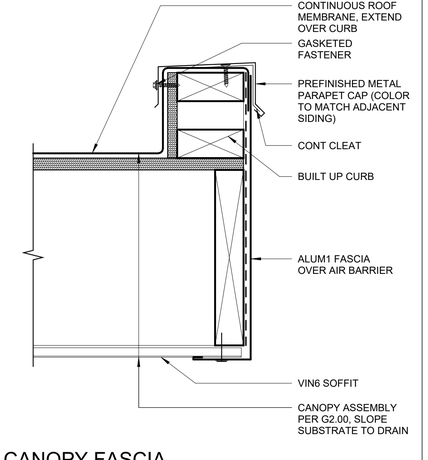
2 ROOF PENETRATION DETAIL
3" = 1'-0"



10 ROOF AND OVERFLOW DRAIN
3" = 1'-0"



4 ENTRY CANOPY AT VIN
3" = 1'-0"



1 ENTRY CANOPY FASCIA
3" = 1'-0"

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
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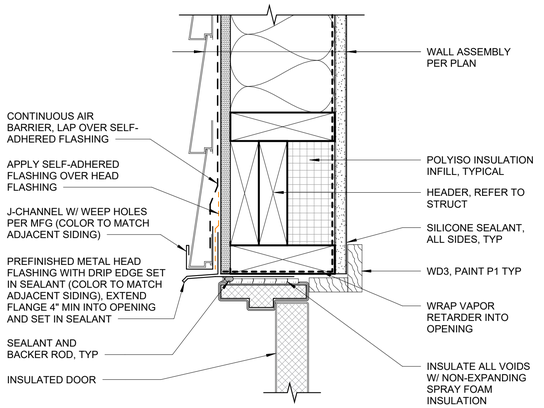
SHEET NAME
ROOF AND CANOPY DETAILS

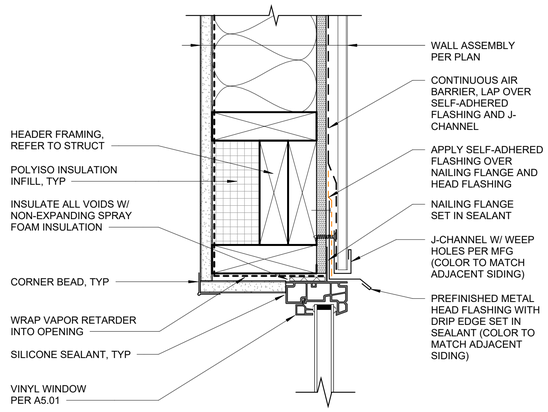
SHEET NO.
A6.03

PERMIT DOCUMENTS

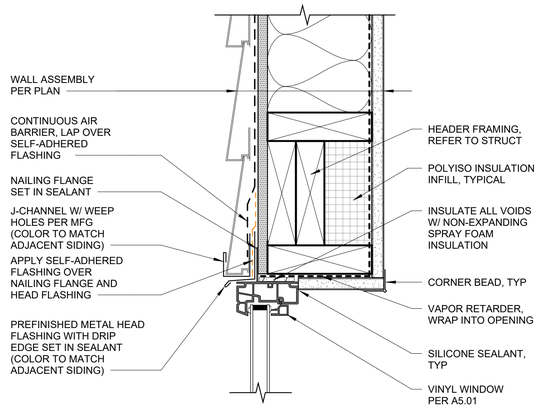
HALF SCALE WHEN PRINTED AT 11x17



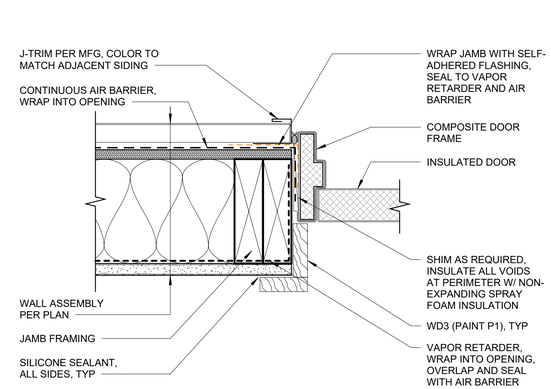
9 STL DOOR HEAD AT VIN
3" = 1'-0"



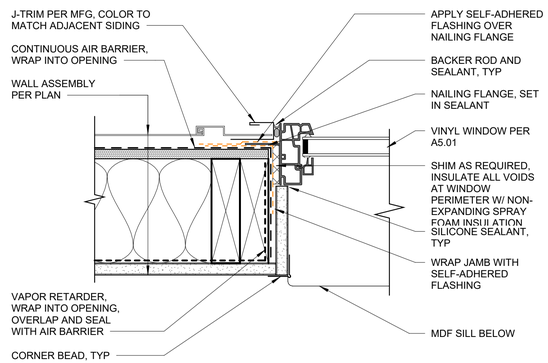
6 VINYL WINDOW HEAD AT VIN2
3" = 1'-0"



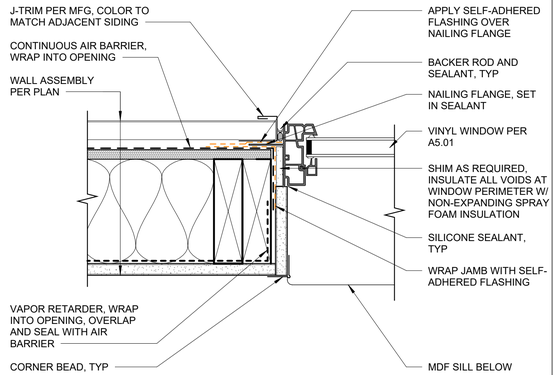
3 VINYL WINDOW HEAD AT VIN1
3" = 1'-0"



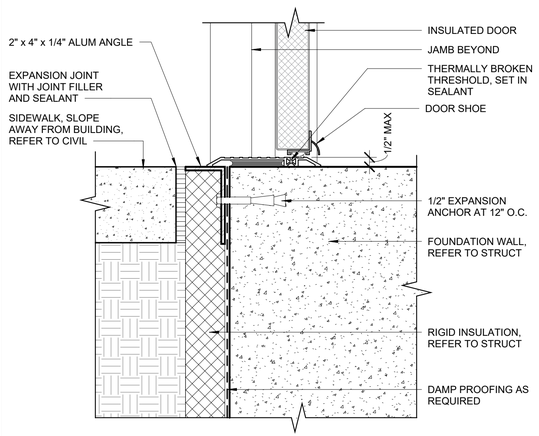
8 STL DOOR JAMB AT VIN
3" = 1'-0"



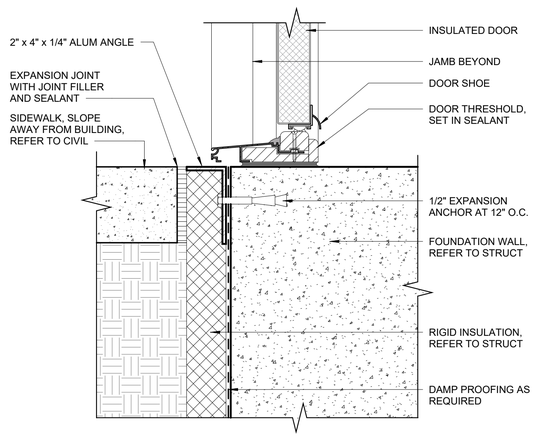
5 VINYL WINDOW JAMB AT VIN2
3" = 1'-0"



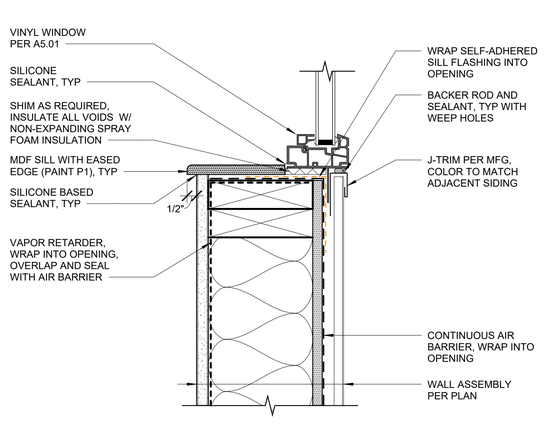
2 VINYL WINDOW JAMB AT VIN1
3" = 1'-0"



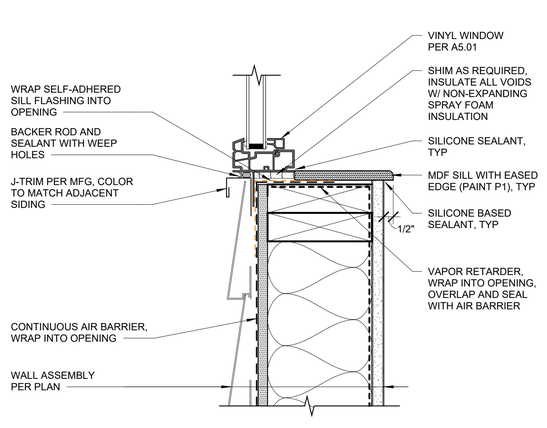
10 STL DOOR THRESHOLD (UNIT TYPE C)
3" = 1'-0"



7 STL DOOR THRESHOLD
3" = 1'-0"



4 VINYL WINDOW SILL AT VIN2
3" = 1'-0"



1 VINYL WINDOW SILL AT VIN1
3" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
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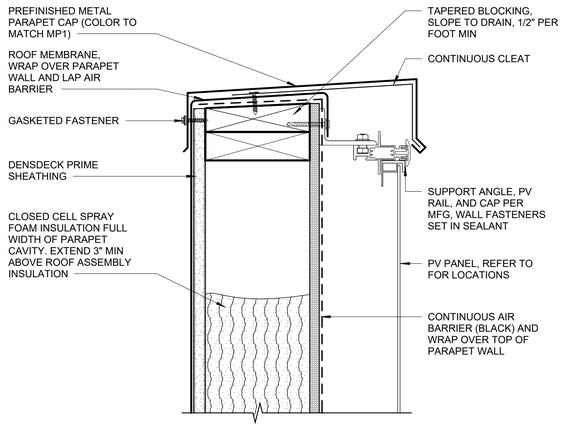
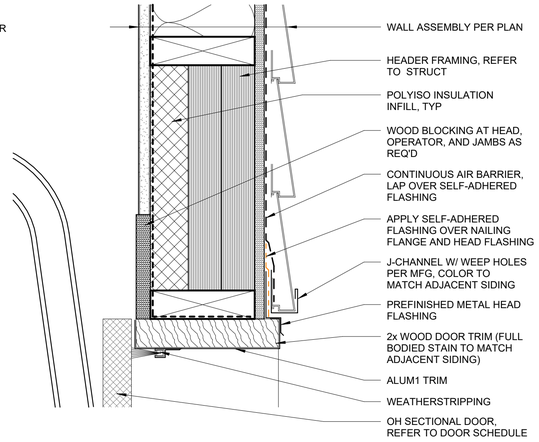
REVIEWED	DTW

SHEET NAME
OPENING DETAILS

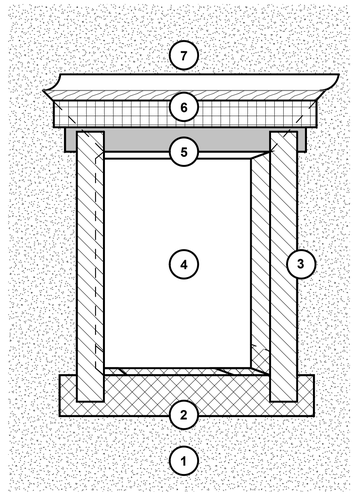
SHEET NO.
A6.04



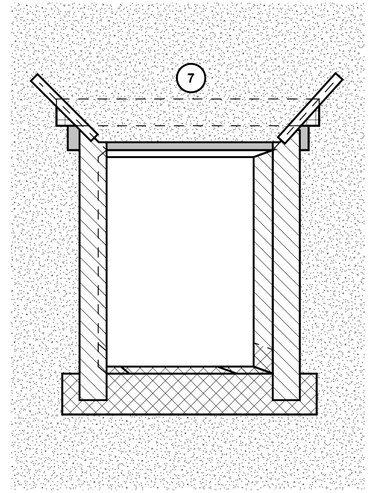
12 PV HEAD FLASHING DETAIL (UG2c ONLY)
3" = 1'-0"



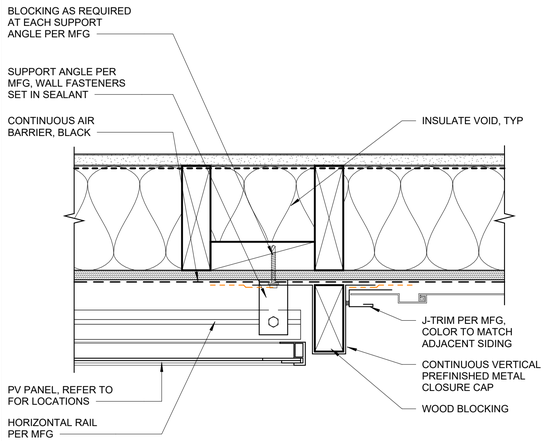
9 OVERHEAD DOOR HEAD
3" = 1'-0"



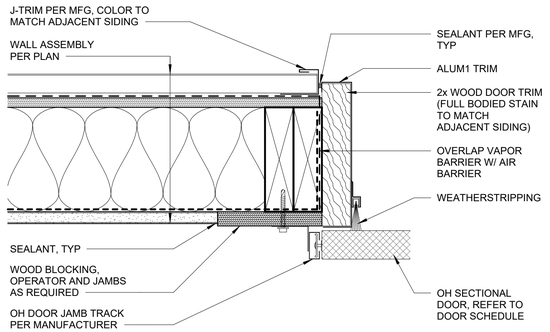
STEPS 1-6



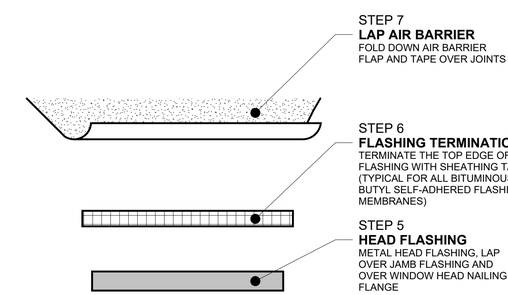
STEP 7

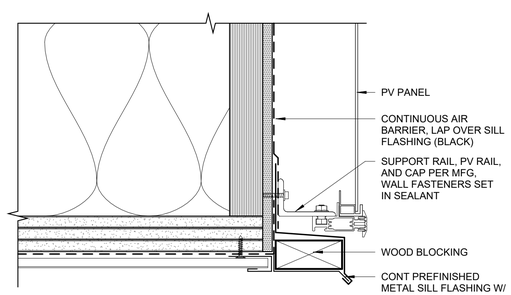


11 PV JAMB DETAIL (UG2c ONLY)
3" = 1'-0"

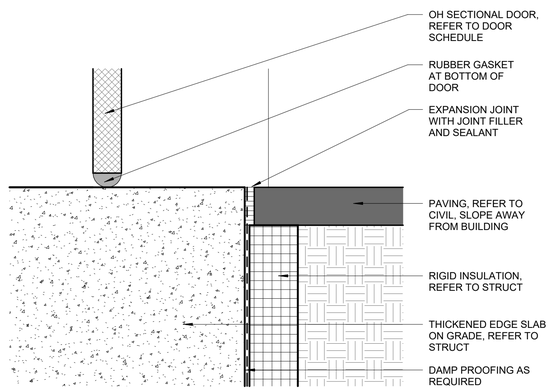


8 OVERHEAD DOOR JAMB DETAIL
3" = 1'-0"





10 PV BASE FLASHING DETAIL (UG2c ONLY)
3" = 1'-0"



7 OVERHEAD DOOR THRESHOLD
3" = 1'-0"

1 WINDOW FLASHING DIAGRAM (FOR REFERENCE ONLY)
3/4" = 1'-0"

STATE OF ALASKA
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OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
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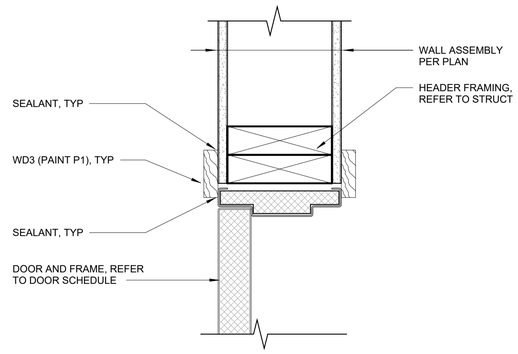
SHEET NAME
OPENING DETAILS

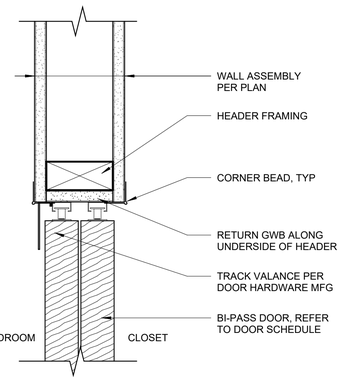
SHEET NO.
A6.05

PERMIT DOCUMENTS

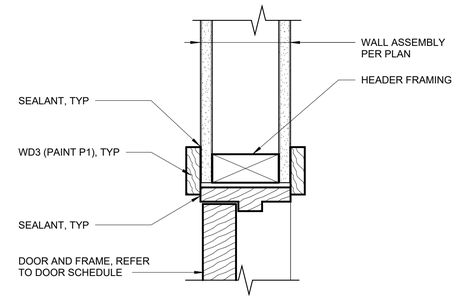
HALF SCALE WHEN PRINTED AT 11x17



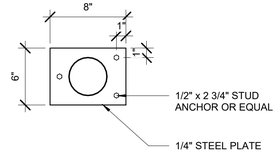
8 INT DOOR HEAD DETAIL (JAMB SIM)
3" = 1'-0"

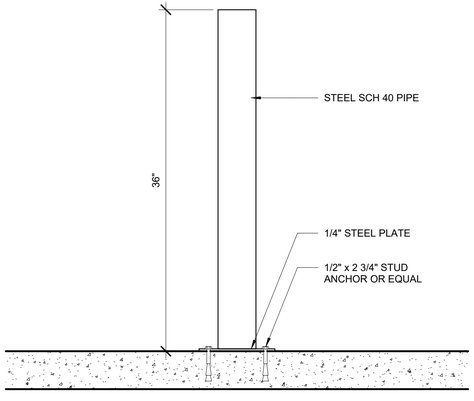


5 BI-PASS DOOR HEAD DETAIL
3" = 1'-0"

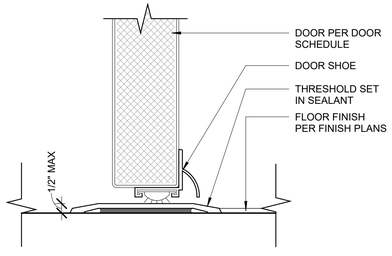


2 INT WD DOOR HEAD (JAMB SIM)
3" = 1'-0"

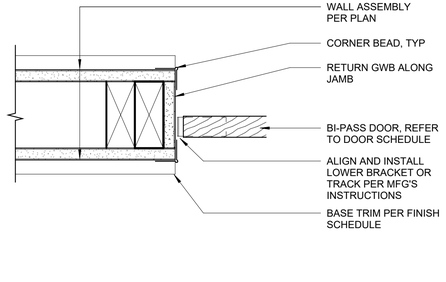




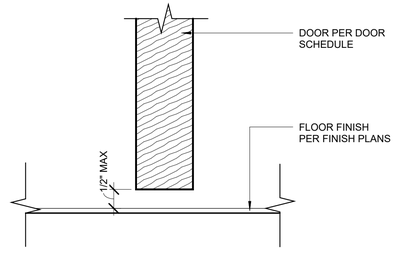
10 SURFACE-MOUNT BOLLARD DETAIL
1 1/2" = 1'-0"



7 INT DOOR THRESHOLD AT GARAGE
6" = 1'-0"



4 BI-PASS DOOR JAMB DETAIL
3" = 1'-0"



1 INT DOOR THRESHOLD
6" = 1'-0"

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PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
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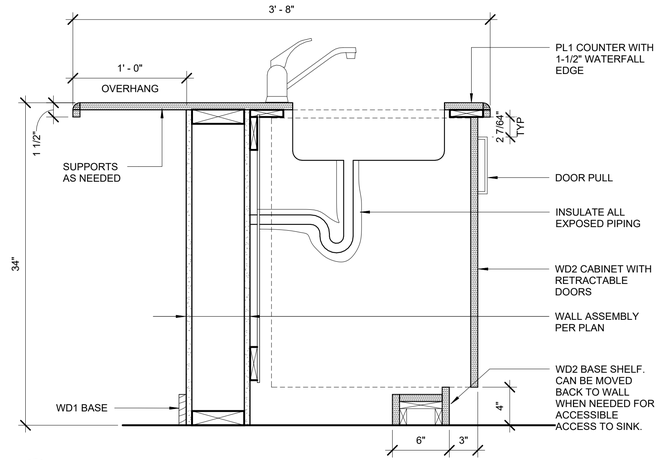
REVIEWED	DTW

SHEET NAME
INTERIOR DETAILS

SHEET NO.
A6.06

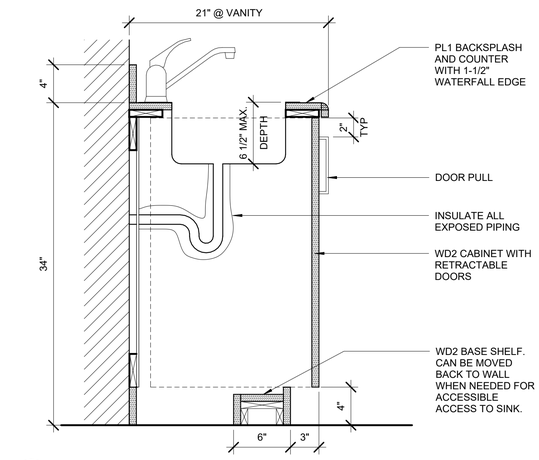
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



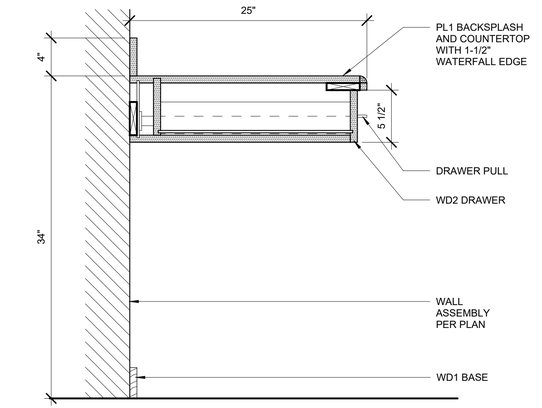
9 CASEWORK - ISLAND SINK AT UNIT C

1 1/2" = 1'-0"



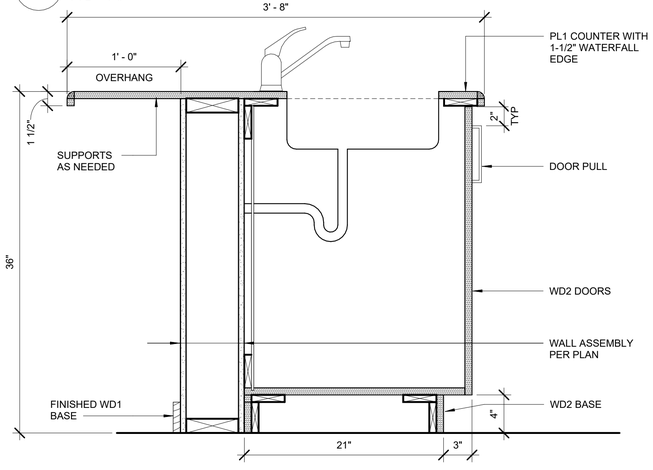
6 CASEWORK - SINK CABINET AT UNIT C BATH

1 1/2" = 1'-0"



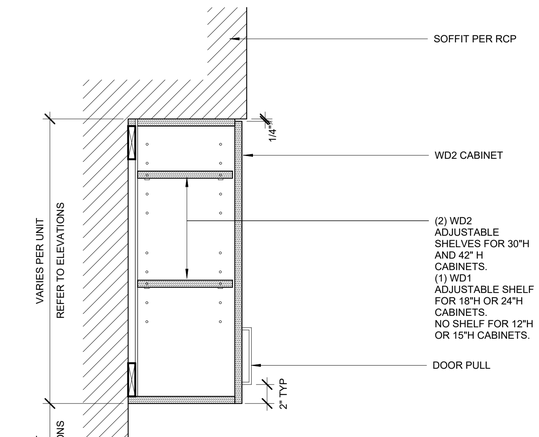
3 CASEWORK - OPEN WORKSPACE AT UNIT C

1 1/2" = 1'-0"



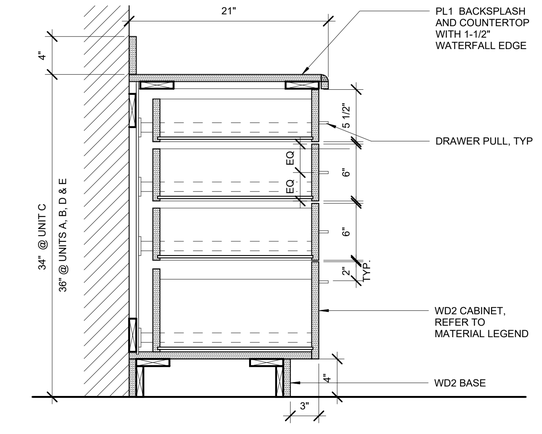
8 CASEWORK - ISLAND SINK AT UNITS A & E

1 1/2" = 1'-0"



4 CASEWORK - TYP UPPER AND 4-DRW BASE CAB

1 1/2" = 1'-0"



2 CASEWORK - 4-DRW BASE CABINET AT VANITY

1 1/2" = 1'-0"

7 CASEWORK - SINK CABINET AT UNITS A, B, D & E

1 1/2" = 1'-0"

1 CASEWORK - 1 DRAWER / CAB BASE

1 1/2" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
02.10.2023

CERTIFICATE OF AUTHORIZATION NO:
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anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

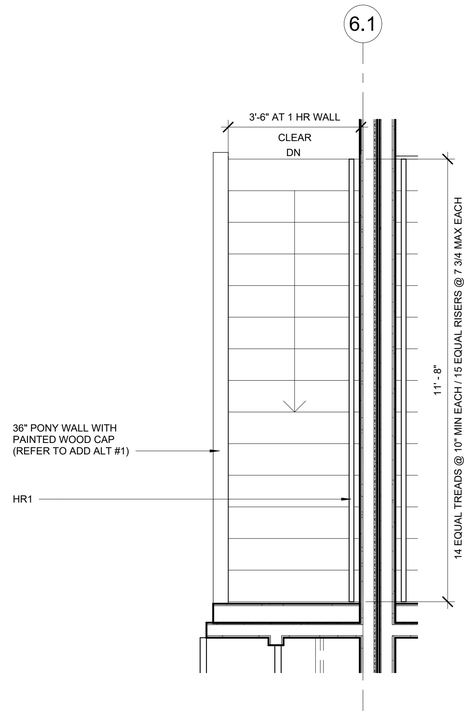
REVISION SCHEDULE

#	DESCRIPTION	DATE

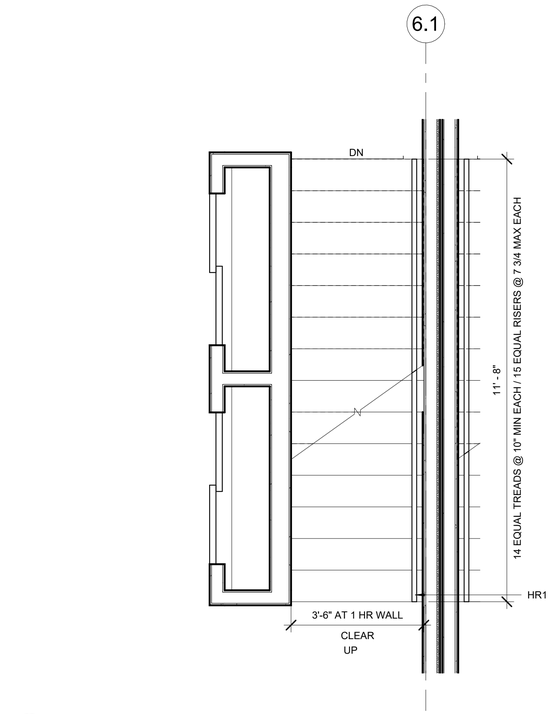
JOB NO.	19-057
DATE	02.10.2023
DRAWN	CJF
REVIEWED	DTW

SHEET NAME
CASEWORK DETAILS

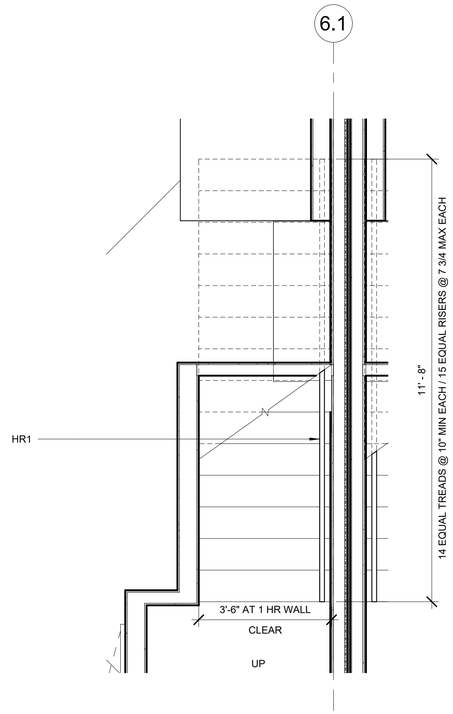
SHEET NO.
A6.80



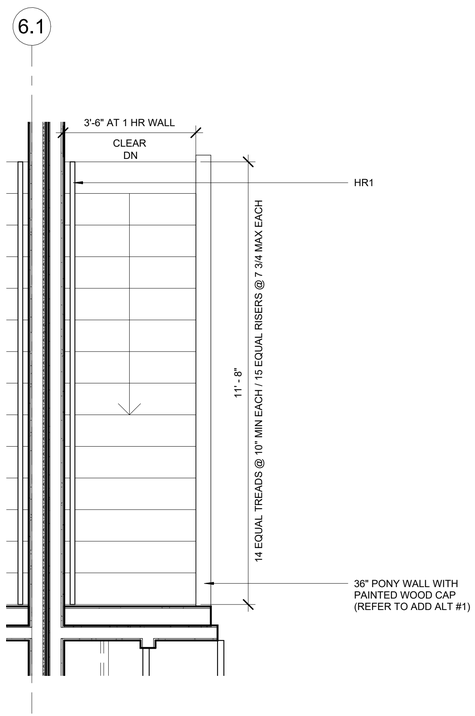
6 UNIT E STAIR PLAN - LEVEL 3
1/2" = 1'-0"



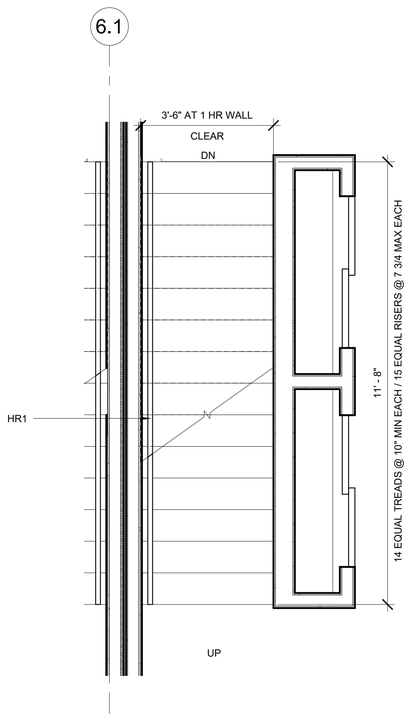
5 UNIT E STAIR PLAN - LEVEL 2
1/2" = 1'-0"



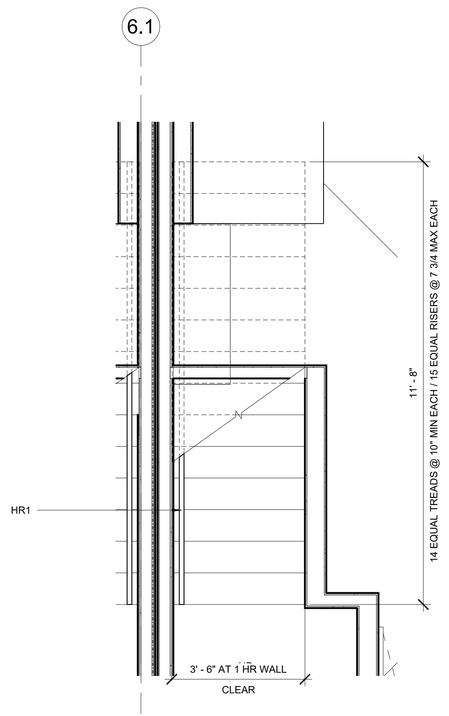
4 UNIT E STAIR PLAN - LEVEL 1
1/2" = 1'-0"



3 UNIT A STAIR PLAN - LEVEL 3
1/2" = 1'-0"



2 UNIT A STAIR PLAN - LEVEL 2
1/2" = 1'-0"



1 UNIT A STAIR PLAN - LEVEL 1
1/2" = 1'-0"

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REVISION SCHEDULE

#	DESCRIPTION	DATE

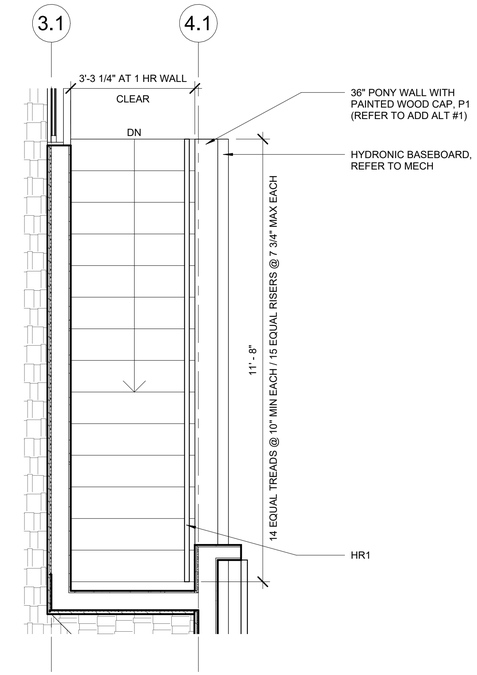
JOB NO.	19-057
DATE	02.10.2023
DRAWN	RPM
REVIEWED	DTW

SHEET NAME
UNIT A AND E VERTICAL CIRCULATION

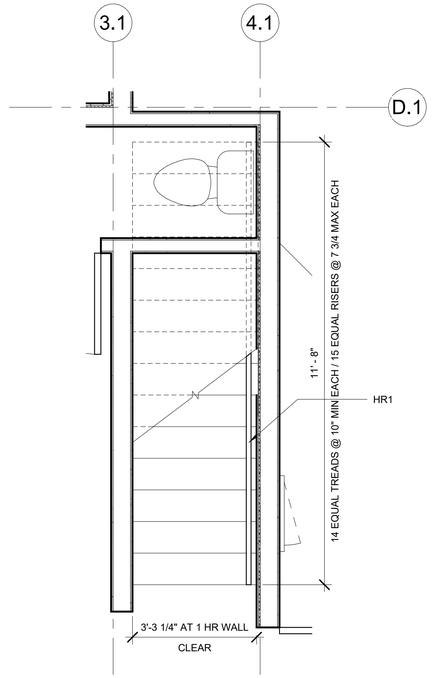
SHEET NO.
A7.01

PERMIT DOCUMENTS

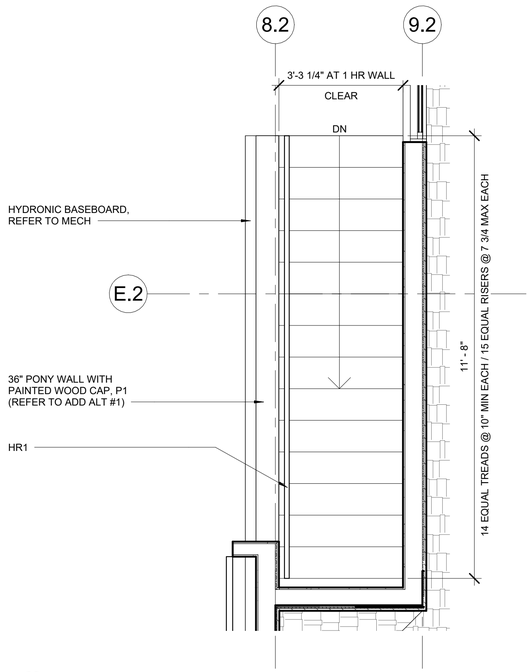
HALF SCALE WHEN PRINTED AT 11x17



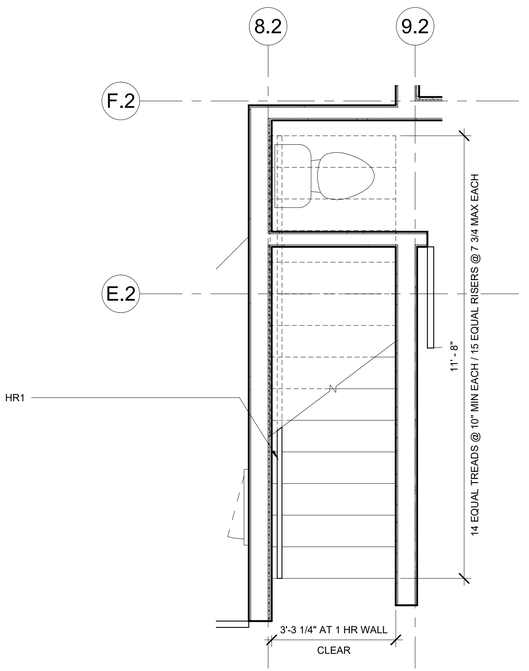
4 UNIT D STAIR PLAN - LEVEL 2
1/2" = 1'-0"



3 UNIT D STAIR PLAN - LEVEL 1
1/2" = 1'-0"



2 UNIT B STAIR PLAN - LEVEL 2
1/2" = 1'-0"



1 UNIT B STAIR PLAN - LEVEL 1
1/2" = 1'-0"

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
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DRAWN	RPM
REVIEWED	DTW

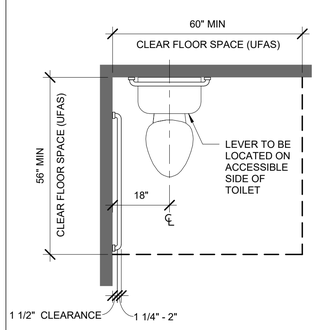
SHEET NAME
UNIT B AND D VERTICAL CIRCULATION

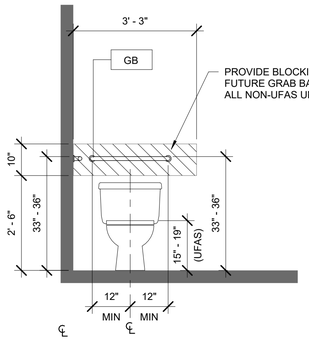
SHEET NO.
A7.02

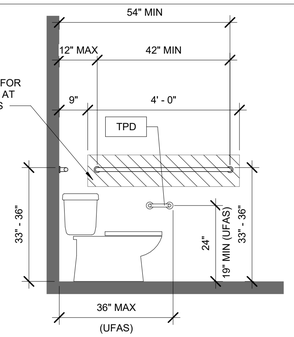
PERMIT DOCUMENTS

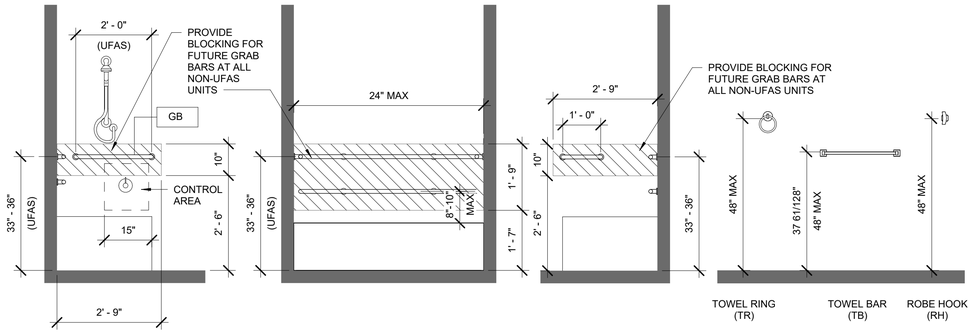
HALF SCALE WHEN PRINTED AT 11x17

UFAS FIXTURE AND ACCESSORY MOUNTING HEIGHTS - UNIT TYPE C









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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
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DRAWN	RPM
REVIEWED	DTW

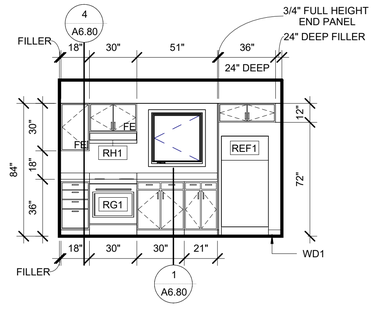
SHEET NAME
STANDARD MOUNTING HEIGHTS AND CLEARANCES

SHEET NO.
A8.00

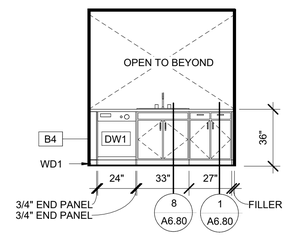
HALF SCALE WHEN PRINTED AT 11x17

INTERIOR ELEVATION / FINISH GENERAL NOTES

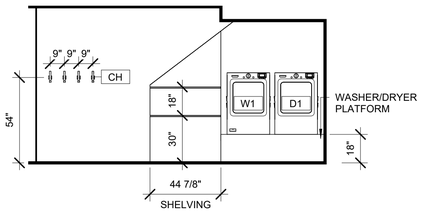
1. REFER TO A8.06 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS TO BE P1.
4. ALL FLOORING TO BE RF1, EXCEPT AT STAIRS.
5. ALL STAIRS TO HAVE CPT1 TREADS AND RISERS WITH RN1 STAIR NOSING.
6. ALL FLOORING TO RUN CONTINUOUSLY UNDER CABINETRY WITH REMOVABLE SINK BASE (UNIT TYPE C), OPEN WORK SPACES (UNIT TYPE C) AND ALL APPLIANCES (ALL UNITS).
7. ALL WALL BASE TO BE WD1 EXCEPT IN BATHROOMS AND LAUNDRY ROOMS WHERE WALL BASE WILL BE RB1.
8. CASEWORK TO BE WD2 AND ALL COUNTERTOPS / WORK SURFACES SHALL BE PL1 UNLESS NOTED OTHERWISE.
9. ALL CASEWORK TO HAVE 2" MINIMUM FILLER PANEL TO MATCH CASEWORK AT EDGES ADJACENT TO PERPENDICULAR WALLS.
10. 'FE' NOTATION ON CASEWORK ELEVATION INDICATES A FINISHED END PANEL ON EXPOSED SIDE OF CABINET.
11. ALL FULL HEIGHT END PANELS TO BE 24" DEEP AND FINISHED ON BOTH SIDES.
12. CABINET/DRAWER PULLS BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.
13. WHERE 34" HEIGHT IS NOTED, THE 34" HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE TOP OF FLOOD RIM OF THE FIXTURE OR THE SINK, WHICHEVER IS GREATER.
14. CLOSET AND STORAGE SHELVING MAY BE PAINTED MDF OR WHITE MELAMINE FINISH, MINIMUM SHELF DEPTH IS 15". CLOSET SHALL HAVE A WHITE MELAMINE SHELF AND ROD COMBINATION, PANTRIES ARE TO HAVE A MINIMUM OF (5) FIXED SHELVES, SHELVES CAN REST ON LEADER BOARDS OF BE PART OR A CLOSET SYSTEM.
15. INSULATE PIPES AT ALL SINK LOCATIONS WITH EXPOSED PIPING IN UNIT C.
16. CONTRACTOR SHALL BACK CHECK APPLIANCE CUTSHEETS WITH ALL CASEWORK TO CONFIRM ADEQUATE CLEARANCE IS PROVIDED.
17. CONTRACTOR TO PROVIDE AND INSTALL BLOCKING FOR ALL WALL MOUNTED TOILET ACCESSORIES.
18. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN UNIT TYPE A, B, D, AND E. REFER TO A8.00 FOR LOCATIONS.
19. ALL PONY WALLS AT UNIT GROUP STAIRS TO BE 36" A.F.F. UNLESS NOTED OTHERWISE.



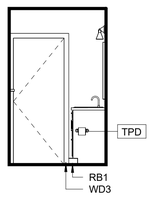
8 UNIT A - KITCHEN - RANGE
1/4" = 1'-0"



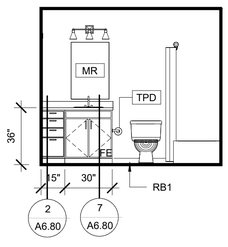
7 UNIT A - KITCHEN - SINK
1/4" = 1'-0"



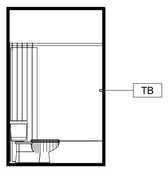
6 UNIT A - LAUNDRY
1/4" = 1'-0"



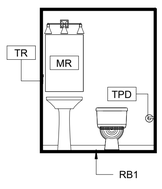
5 UNIT A - BATH DOOR
1/4" = 1'-0"



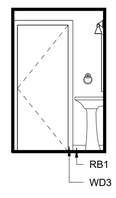
4 UNIT A - BATH - SINK
1/4" = 1'-0"



3 UNIT A - BATH - TUB
1/4" = 1'-0"



2 UNIT A - 1/2 BATH - SINK
1/4" = 1'-0"



1 UNIT A - 1/2 BATH - DOOR
1/4" = 1'-0"

STATE OF ALASKA
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	CJF
REVIEWED	DTW

SHEET NAME
UNIT A INTERIOR ELEVATIONS

SHEET NO.
A8.01

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

INTERIOR ELEVATION / FINISH GENERAL NOTES

1. REFER TO A8.06 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS TO BE P1.
4. ALL FLOORING TO BE RF1, EXCEPT AT STAIRS.
5. ALL STAIRS TO HAVE CPT1 TREADS AND RISERS WITH RN1 STAIR NOSING.
6. ALL FLOORING TO RUN CONTINUOUSLY UNDER CABINETRY WITH REMOVABLE SINK BASE (UNIT TYPE C), OPEN WORK SPACES (UNIT TYPE C) AND ALL APPLIANCES (ALL UNITS).
7. ALL WALL BASE TO BE WD1 EXCEPT IN BATHROOMS AND LAUNDRY ROOMS WHERE WALL BASE WILL BE RB1.
8. CASEWORK TO BE WD2 AND ALL COUNTERTOPS / WORK SURFACES SHALL BE PL1 UNLESS NOTED OTHERWISE.
9. ALL CASEWORK TO HAVE 2" MINIMUM FILLER PANEL TO MATCH CASEWORK AT EDGES ADJACENT TO PERPENDICULAR WALLS.
10. 'FE' NOTATION ON CASEWORK ELEVATION INDICATES A FINISHED END PANEL ON EXPOSED SIDE OF CABINET.
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12. CABINET/DRAWER PULLS BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.
13. WHERE 34" HEIGHT IS NOTED, THE 34" HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE TOP OF FLOOD RIM OF THE FIXTURE OR THE SINK, WHICHEVER IS GREATER.
14. CLOSET AND STORAGE SHELVING MAY BE PAINTED MDF OR WHITE MELAMINE FINISH, MINIMUM SHELF DEPTH IS 15". CLOSET SHALL HAVE A WHITE MELAMINE SHELF AND ROD COMBINATION, PANTRIES AND LINEN CLOSETS ARE TO HAVE A MINIMUM OF (5) FIXED SHELVES, SHELVES CAN REST ON LEADER BOARDS OF BE PART OR A CLOSET SYSTEM.
15. INSULATE PIPES AT ALL SINK LOCATIONS WITH EXPOSED PIPING IN UNIT C.
16. CONTRACTOR SHALL BACK CHECK APPLIANCE CUTSHEETS WITH ALL CASEWORK TO CONFIRM ADEQUATE CLEARANCE IS PROVIDED.
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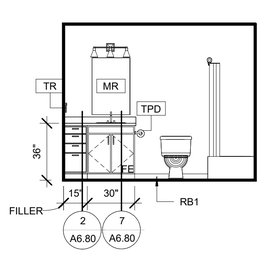
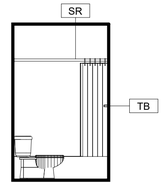
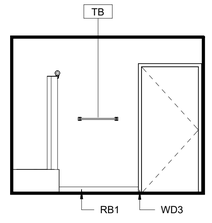
18. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN UNIT TYPE A, B, D, AND E. REFER TO A8.00 FOR LOCATIONS.
19. ALL PONY WALLS AT UNIT GROUP STAIRS TO BE 36" A.F.F. UNLESS NOTED OTHERWISE.



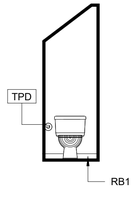
8 UNIT B - BATH - SINK
1/4" = 1'-0"



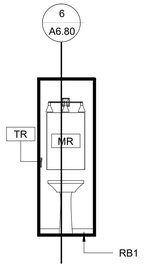
7 UNIT B - BATH - TUB
1/4" = 1'-0"



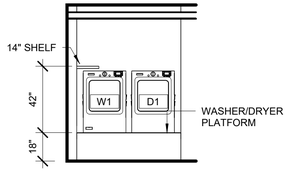
6 UNIT B - BATH - DOOR
1/4" = 1'-0"



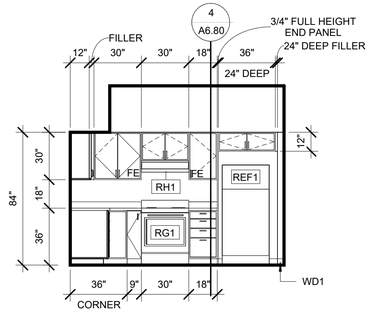
5 UNIT B - 1/2 BATH - TOILET
1/4" = 1'-0"



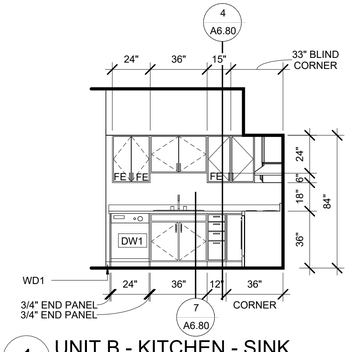
4 UNIT B - 1/2 BATH - SINK
1/4" = 1'-0"



3 UNIT B - LAUNDRY
1/4" = 1'-0"



2 UNIT B - KITCHEN - RANGE
1/4" = 1'-0"



1 UNIT B - KITCHEN - SINK
1/4" = 1'-0"

PERMIT DOCUMENTS

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	CJF
REVIEWED	DTW

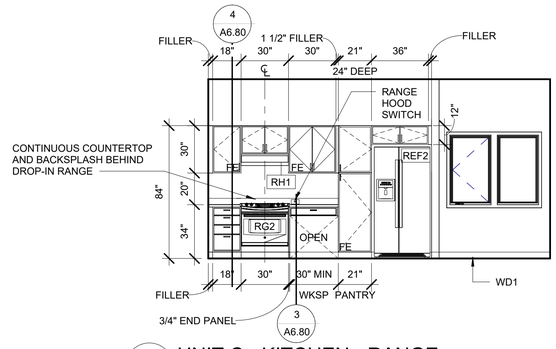
SHEET NAME
UNIT B INTERIOR ELEVATIONS

SHEET NO.
A8.02

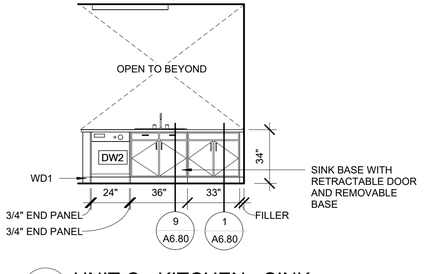
HALF SCALE WHEN PRINTED AT 11x17

INTERIOR ELEVATION / FINISH GENERAL NOTES

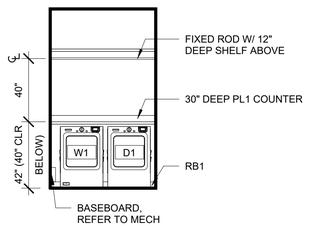
1. REFER TO A8.06 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS TO BE P1.
4. ALL FLOORING TO BE RF1, EXCEPT AT STAIRS.
5. ALL STAIRS TO HAVE CPT1 TREADS AND RISERS WITH RN1 STAIR NOSING.
6. ALL FLOORING TO RUN CONTINUOUSLY UNDER CABINETRY WITH REMOVABLE SINK BASE (UNIT TYPE C), OPEN WORK SPACES (UNIT TYPE C) AND ALL APPLIANCES (ALL UNITS).
7. ALL WALL BASE TO BE WD1 EXCEPT IN BATHROOMS AND LAUNDRY ROOMS WHERE WALL BASE WILL BE RB1.
8. CASEWORK TO BE WD2 AND ALL COUNTERTOPS / WORK SURFACES SHALL BE PL1 UNLESS NOTED OTHERWISE.
9. ALL CASEWORK TO HAVE 2" MINIMUM FILLER PANEL TO MATCH CASEWORK AT EDGES ADJACENT TO PERPENDICULAR WALLS.
10. 'FE' NOTATION ON CASEWORK ELEVATION INDICATES A FINISHED END PANEL ON EXPOSED SIDE OF CABINET.
11. ALL FULL HEIGHT END PANELS TO BE 24" DEEP AND FINISHED ON BOTH SIDES.
12. CABINET/DRAWER PULLS BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.
13. WHERE 34" HEIGHT IS NOTED, THE 34" HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE TOP OF FLOOD RIM OF THE FIXTURE OR THE SINK, WHICHEVER IS GREATER.
14. CLOSET AND STORAGE SHELVING MAY BE PAINTED MDF OR WHITE MELAMINE FINISH, MINIMUM SHELF DEPTH IS 15". CLOSET SHALL HAVE A WHITE MELAMINE SHELF AND ROD COMBINATION, PANTRIES AND LINEN CLOSETS ARE TO HAVE A MINIMUM OF (5) FIXED SHELVES, SHELVES CAN REST ON LEADER BOARDS OF BE PART OR A CLOSET SYSTEM.
15. INSULATE PIPES AT ALL SINK LOCATIONS WITH EXPOSED PIPING IN UNIT C.
16. CONTRACTOR SHALL BACK CHECK APPLIANCE CUTSHEETS WITH ALL CASEWORK TO CONFIRM ADEQUATE CLEARANCE IS PROVIDED.
17. CONTRACTOR TO PROVIDE AND INSTALL BLOCKING FOR ALL WALL MOUNTED TOILET ACCESSORIES.
18. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN UNIT TYPE A, B, D, AND E. REFER TO A8.00 FOR LOCATIONS.
19. ALL PONY WALLS AT UNIT GROUP STAIRS TO BE 36" A.F.F. UNLESS NOTED OTHERWISE.



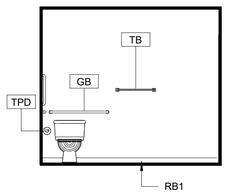
5 UNIT C - KITCHEN - RANGE
1/4" = 1'-0"



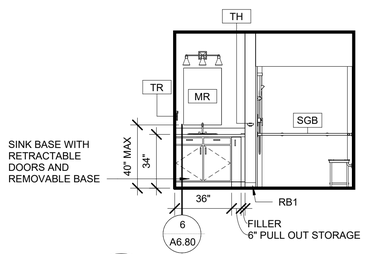
4 UNIT C - KITCHEN - SINK
1/4" = 1'-0"



3 UNIT C - LAUNDRY
1/4" = 1'-0"



2 UNIT C - BATH - TOILET
1/4" = 1'-0"



1 UNIT C - BATH - SINK
1/4" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
02.10.2023

CERTIFICATE OF AUTHORIZATION NO:
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	CJF
REVIEWED	DTW

SHEET NAME
UNIT C INTERIOR ELEVATIONS

SHEET NO.
A8.03

INTERIOR ELEVATION / FINISH GENERAL NOTES

1. REFER TO A8.06 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULES.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS TO BE P1.
4. ALL FLOORING TO BE RF1, EXCEPT AT STAIRS.
5. ALL STAIRS TO HAVE CPT1 TREADS AND RISERS WITH RN1 STAIR NOSING.
6. ALL FLOORING TO RUN CONTINUOUSLY UNDER CABINETRY WITH REMOVABLE SINK BASE (UNIT TYPE C), OPEN WORK SPACES (UNIT TYPE C) AND ALL APPLIANCES (ALL UNITS).
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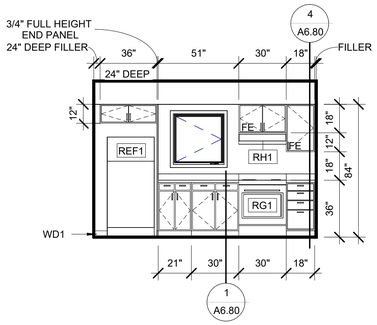
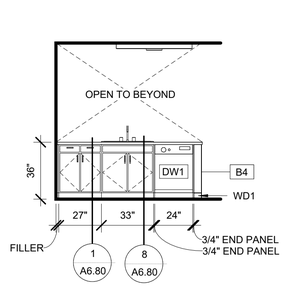
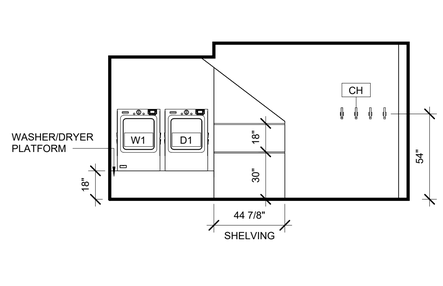


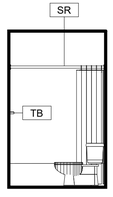
8 UNIT E - KITCHEN - RANGE
1/4" = 1'-0"



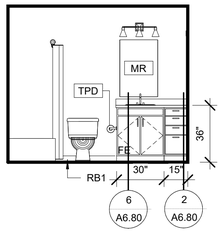
7 UNIT E - KITCHEN - SINK
1/4" = 1'-0"



6 UNIT E - LAUNDRY
1/4" = 1'-0"



5 UNIT E - BATH - TUB
1/4" = 1'-0"



4 UNIT E - BATH - SINK
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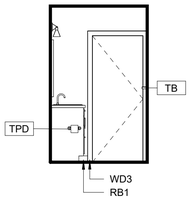
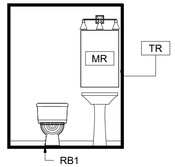
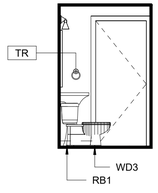


3 UNIT E - BATH - DOOR
1/4" = 1'-0"



2 UNIT E - 1/2 BATH
1/4" = 1'-0"



1 UNIT E - 1/2 BATH - DOOR
1/4" = 1'-0"

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PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	CJF
REVIEWED	DTW

SHEET NAME
UNIT E INTERIOR ELEVATIONS

SHEET NO.
A8.05

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

COLOR AND MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	STYLE / PRODUCT	COLOR	SIZE	FINISH	NOTES
EXTERIOR							
ALUM1	ALUMINUM FASCIA	PLYGEM	RIBBED ALUMINUM FASCIA	BRUNSWICK	AS REQUIRED (6" MIN)	-	
P2	PAINT - EXTERIOR	SHERWIN WILLIAMS	EXTERIOR	SHERWIN WILLIAMS COLOR MATCH OF VIN1	-	ENAMEL AT DOORS AND FRAMES	
P3	PAINT - EXTERIOR	SHERWIN WILLIAMS	EXTERIOR	SHERWIN WILLIAMS COLOR MATCH OF VIN3	-	ENAMEL AT DOORS AND FRAMES	
P4	PAINT - EXTERIOR	SHERWIN WILLIAMS	EXTERIOR	SHERWIN WILLIAMS COLOR MATCH OF VIN4	-	ENAMEL AT DOORS AND FRAMES	
P5	PAINT - EXTERIOR	SHERWIN WILLIAMS	EXTERIOR	SHERWIN WILLIAMS COLOR MATCH OF VIN5	-	ENAMEL AT DOORS AND FRAMES	
P6	PAINT - EXTERIOR	SHERWIN WILLIAMS	EXTERIOR	SW7048 URBANE BRONZE	-	ENAMEL AT DOORS AND FRAMES	
P7	PAINT - EXTERIOR	SHERWIN WILLIAMS	EXTERIOR	SW7075 WEB GRAY	-	ENAMEL AT DOORS AND FRAMES	TO MATCH VIN2
PV PANELS	PHOTOVOLTAIC PANELS	REC	TWINPEAK 2 MONO SERIES	-	-	-	LAYOUT PER EXTERIOR ELEVATIONS
VIN1	VINYL LAP SIDING	PLYGEM	DOUBLE DUTCH LAP / OVATION	SILVER GREY	4 1/2"	-	
VIN2	VINYL BOARD & BATTEN	PLYGEM	BOARD & BATTEN / DESIGNER SERIES	BRUNSWICK	-	-	
VIN3	VINYL CEDAR SHAKE	PLYGEM	PERFECTION SHINGLE DOUBLE 7" / CEDAR DISCOVERY	NEWPORT BLUE	-	-	INSTALL AT UG1a AND UG2b
VIN4	VINYL CEDAR SHAKE	PLYGEM	PERFECTION SHINGLE DOUBLE 7" / CEDAR DISCOVERY	RUSSET RED	-	-	INSTALL AT UG1b AND UG2c
VIN5	VINYL CEDAR SHAKE	PLYGEM	PERFECTION SHINGLE DOUBLE 7" / CEDAR DISCOVERY	LAKESHORE FERN	-	-	INSTALL AT UG2a AND UG2d
VIN6	VINYL SOFFIT	PLYGEM	HIDDEN VENT SOFFIT	BRUNSWICK	3 1/2"	-	PROVIDE VENTILATION PER A1.20
FLOORING							
CPT1	CARPET TILE - STAIR TREAD AND RISER	SHAW CONTRACT	ESTABLISH TILE 5T268	LINK 67555	12" X 48"	-	USE WITH SN1 ON STAIRS
RB1	RUBBER BASE	TARKETT	TRADITIONAL WALL BASE	29 MOON ROCK	4" H X 1/8" THICK	-	WALL BASE IN BATHROOMS AND UNIT C LAUNDRY
RF1	RESILIENT FLOORING - LVT	SHAW CONTRACT	PLASTER 12 MIL 0566V	CHISEL 53510	6" X 48"		ALL UNDERLAYMENT REQUIRED TO MEET FLOORING MANUFACTURER'S SPECIFICATIONS. STAGGER INSTALLATION
RN1	RUBBER STAIR NOSING	TARKETT	VCD-29	29 MOON ROCK	1/4" OR 5/16" MATERIAL ON TREAD AND RISER	-	-
WD1	WOOD WALL BASE	-	MDF	PAINT P1	1" X 3"	-	-
MISC							
HR1	HANDRAIL	-	MAPLE	CLEAR FINISH	1-1/2" DIA.	CLEAR	SATIN NICKEL FINISH MOUNTING HARDWARE, HANDRAIL ENDS SHALL RETURN TO WALL
PL1	PLASTIC LAMINATE (REFER TO ADD ALT #1)	FORMICA	180FX LAMINATE	QUARTZITE BIANCO 9536-34	-	SCOVATO	ONE-PIECE COUNTERTOP AND BACKSPLASH. NO SEAMS OR JOINTS.
SS1	SOLID SURFACE (REFER TO ADD ALT #1)	LG	HI-MACS	ARCTIC GRANITE G034	-	-	
WD2	WOOD CABINETS	SMART CABINETRY	BRIGHTON / MAPLE	SLATE	-	-	-
WD3	WOOD CASING (WINDOW AND DOORS IN UNITS)	-	MDF	PAINT P1	1" X 2"	-	-
WDC1	WINDOW COVERING	SWF CONTRACT	8 GAUGE ALUMINUM HORIZONTAL SLATS	SNOWCAP WHITE 386	1"	-	TYPICAL AT ALL WINDOWS
WS1	WINDOW SILL (REFER TO ADD ALT #1)	-	MDF	PAINT P1	-	-	WINDOW SILLS REQUIRED ON ALL WINDOWS WHERE THE SILL IS WITHIN 50" OF THE FINISHED FLOOR.
WALLS							
P1	PAINT - INTERIOR	BEHR	INTERIOR	SWISS COFFEE	-	EGGSHELL; ENAMEL AT DOORS, FRAMES AND TRIM	-

MATERIAL LEGEND GENERAL NOTES

1. WALL / CEILING PAINT AND TEXTURE:
   - TEXTURE: LIGHT ORANGE PEEL
   - FIRST COAT: BENJAMIN MOORE ULTRA SPEC 500 (N534) INTERIOR PRIMER OR EQUAL.
   - SECOND COAT: PRODUCT AS SPECIFIED IN COLOR AND MATERIAL LEGEND OR EQUAL.
   - THIRD COAT: PRODUCT AS SPECIFIED IN COLOR AND MATERIAL LEGEND OR EQUAL.
2. MILLWORK PAINT AND TEXTURE:
   - FIRST COAT: BENJAMIN MOORE ADVANCE WATER BORNE INTERIOR ALKYD PAINT - PRIMER (790) OR EQUAL.
   - SECOND COAT: PRODUCT AS SPECIFIED IN COLOR AND MATERIAL LEGEND OR EQUAL.
   - THIRD COAT: PRODUCT AS SPECIFIED IN COLOR AND MATERIAL LEGEND OR EQUAL.

APPLIANCES / TOILET ROOM ACCESSORIES / SPECIALTY EQUIPMENT

CODE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS
UNIT					
CH	COAT HOOKS	BRADLEY CORP	9134 HAT & COAT HOOK	SATIN-FINISH STAINLESS STEEL	
UNIT APPLIANCES (ALL UNITS)					
D1	DRYER	GE APPLIANCES	GFD55ESSNWW	WHITE	FRONT LOAD ELECTRIC DRYER WITH CONTROLS ON FRONT. 7.8 CU. FT. CAPACITY, ADA COMPLIANT
RH1	RANGE HOOD	PER MECHANICAL	PER MECHANICAL	WHITE	30" UNDERCABINET HOOD, REFER TO INTERIOR ELEVATIONS FOR UFAS COMPLIANT SWITCH LOCATION FOR UNIT C.
W1	WASHER	GE APPLIANCES	GFP1528SNWW	WHITE	FRONT LOAD ENERGY STAR QUALIFIED, 4.5 CU. FT. CAPACITY, ADA COMPLIANT
UNIT APPLIANCES (NON-UFAS)					
DW1	DISHWASHER	GE APPLIANCES	GDF511PGRWW	WHITE	24" WIDE DISHWASHER WITH FRONT CONTROLS AND POWER CORD, ENERGY STAR QUALIFIED, QUIET PACKAGE.
REF1	REFIGERATOR	GE APPLIANCES	GTE19JTNRWW	WHITE	19.2 CU. FT. ENERGY STAR TOP-FREEZER, REFRIGERATOR
RG1	RANGE	GE APPLIANCES	JB258DMWW	WHITE	30" FREE-STANDING, SELF-CLEANING ELECTRIC RANGE, ELECTRIC COILS.
UNIT APPLIANCES (UFAS)					
DW2	DISHWASHER (UFAS)	GE APPLIANCES	GDT225SGLWW	WHITE	24" WIDE DISHWASHER, ENERGY STAR QUALIFIED, ADA COMPLIANT, STAINLESS STEEL INTERIOR
REF2	REFRIGERATOR (UFAS)	GE APPLIANCES	GSE23GGKWW	WHITE	ENERGY STAR QUALIFIED, ADA COMPLIANT, 23.2 CU. FT. SIDE BY SIDE REFRIGERATOR
RG2	DROP-IN RANGE (UFAS)	GE APPLIANCES	JD630DTWW	WHITE	30" DROP-IN ELECTRIC RANGE, GLASS COOKTOP, ELECTRIC OVEN WITH GLASS DOOR FRONT, ADA COMPLIANT WITH BACKSPLASH FOR DROP-IN RANGE.
UNIT BATH TOILET ACCESSORIES					
BTS	BATHTUB SEAT (UFAS)	PRECISION-FIT BATH	FOLDING TUB SEAT	WHITE	
GB	GRAB BAR (UFAS)	BOBRICK	B-6806 SERIES	SATIN-FINISH STAINLESS STEEL	
MR	MIRROR	-	36x36 POLISHED EDGES	BRUSHED NICKEL	MOUNT TO WALL WITH MASTIC AND ALUMINUM J-MOLD AT TOP AND BOTTOM.
RH	ROBE HOOK	MOEN / ARLYS	Y5703BN	BRUSHED NICKEL	
SGB	SHOWER GRAB BAR	BEST BATH	GB-U	STAINLESS STEEL	U-SHAPED GRAB BAR PER UFAS, 27" X 60" X 26"
SR	SHOWER ROD	BOBRICK	B-207	SATIN-FINISH STAINLESS STEEL	HEAVY DUTY, COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION
TB	TOWEL BAR	MOEN / ARLYS	Y5718BN	BRUSHED NICKEL	
THK	TOWEL HOOK	MOEN / ARLYS	Y5703BN	BRUSHED NICKEL	
TPD	TOILET PAPER DISPENSER	MOEN / ARLYS	Y5708BN	BRUSHED NICKEL	
TR	HAND TOWEL BAR	MOEN / ARLYS	Y5786BN	BRUSHED NICKEL	
UNIT ELECTRICAL					
EP	ELECTRICAL PANEL	REFER TO ELECTRICAL			
SM	DATA PANEL	REFER TO ELECTRICAL			

APPLIANCE GENERAL NOTES

1. SIDE BY SIDE WASHER / DRYER INSTALLATION:
   WASHER ON LEFT, DRYER ON RIGHT IN ALL UNITS.
   WASHER DOOR TO HINGE ON LEFT SIDE, DRYER DOOR TO HINGE ON RIGHT SIDE.
2. CONTRACTOR TO TEST RUN ALL APPLIANCES AFTER INSTALLATION.

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	19-057
DATE	02.10.2023
DRAWN	JACS
REVIEWED	DTW

SHEET NAME
MATERIAL, APPLIANCE, AND FIXTURE SCHEDULES

SHEET NO.
A8.06

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

ABBREVIATIONS

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTR.
ALT	ALTERNATE
APA	AMERICAN PLYWOOD ASSOCIATION
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
BLKG	BLOCKING
BM	BEAM
BOC	BOTTOM OF CONCRETE
BOD	BOTTOM OF DECK
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BTWN	BETWEEN
CIP	CAST IN PLACE (CONCRETE)
CJP	COMPLETE JOINT PENETRATION
CLR	CLEAR
COL	COLUMN
CONN	CONNECTION
CONT	CONTINUOUS
CVN	CHARPY V NOTCH
DIA	DIAPHRAGM
DIAM	DIAMETER
DWGS	DWGS
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EW	EACH WAY
EQ	EQUAL
F'C	CONCRETE COMPRESSIVE STRENGTH
F'M	MASONRY COMPRESSIVE STRENGTH
FDN	FOUNDATION
FLR	FLOOR
FPSF	FROST PROTECTED SHALLOW FOUNDATION
FOC	FACE OF CONCRETE
FT	FEET
FTG	FOOTING
GA	GAGE OR GAUGE
GALV	GALVANIZED
GLB	GLUE-LAMINATED BEAM
HI	HIGH
HORIZ	HORIZONTAL
HS	HEADED STUD
HSH	HORIZONTAL SLOTTED HOLE
HSS	HOLLOW STRUCTURAL SECTION
IE	INVERT ELEVATION
INV	INVERT
LO	LOW
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MF	MOMENT FRAME
MIN	MINIMUM
MT	MAGNETIC PARTICLE STRIP
NA	NOT APPLICABLE
NFS	NON FROST SUSCEPTIBLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OWSJ	OPEN WEB STEEL JOIST
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REINF	REINFORCING
RT	RADIOGRAPHIC TEST
SCHED	SCHEDULE
SDI	STEEL DECK INSTITUTE
SJI	STEEL JOIST INSTITUTE
SQ	SQUARE
STD	STANDARD
TBD	TO BE DETERMINED
TEMP	TEMPERATURE
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UT	ULTRASONIC
VERT	VERTICAL
W	WIDE FLANGE DESIGNATION
WF	WIDE FLANGE
WP	WORK POINT
WWF	WELDED WIRE FABRIC
W/	WITH

SCHEDULE OF CONSTRUCTION MATERIALS

CONCRETE

LOCATION	28-DAY STRENGTH	MAX. W/C RATIO	AIR ENTRAINMENT
EXTERIOR CONCRETE (EXPOSED TO FREEZING)	4,500 P.S.I.	0.45	6% +/- 1%
INTERIOR SLABS (NOT EXPOSED TO FREEZING)	4,000 P.S.I.	0.45	3%
FOOTINGS, FOUNDATION WALLS	3,000 P.S.I.	0.50	5% +/- 1%
SLAB ON METAL DECK	3,000 P.S.I.	0.45	3%

NOTE: CONCRETE DESIGN PERFORMED USING 3000 P.S.I.

REINFORCING

APPLICATION	TYPE	COMMENTS
FABRICATED AND STRAIGHT BARS	ASTM A615, GRADE 60	SEE LAP SPLICE SCHEDULE FOR LAP LENGTHS
FIELD BENT	ASTM A615, GRADE 40	

STRUCTURAL STEEL

APPLICATION	TYPE	GRADE	Fy
WIDE-FLANGE BEAMS AND COLUMNS	ASTM A992	GRADE 50	50 KSI
HSS COLUMNS	ASTM A500	GRADE B	42 KSI ROUND 46 KSI RECT.
CHANNELS, ANGLES AND OTHER SHAPES	ASTM A36		36 KSI
PLATES	ASTM A572	GRADE 50	50 KSI
PIPE	ASTM A53	GRADE B	35 KSI
STRUCTURAL BOLTS	ASTM A325	GROUP A	
ANCHOR RODS	ASTM F1554	GRADE 36	

WOOD

	APPLICATION	SPECIES	GRADE	COMMENTS
DIMENSION LUMBER	STRUCTURAL WALL STUDS	HEM-FIR	NO. 2	2x6 @ 16" o.c.
	PLATES AND LEDGERS	HEM-FIR	NO. 2	
	SAWN BEAMS	DOUG. FIR-LARCH	NO. 1	
	POSTS	DOUG. FIR-LARCH	NO. 1	
	BLOCKING, MISC FRAMING	HEM-FIR	STD & BETTER	

GLUED-LAMINATED BEAMS

	ALLOWABLE STRESSES - P.S.I.						
	SPECIES COMB	Fb TENSION ZONE	Fb COMP ZONE	Fv	Fc TENSION ZONE	Fc COMP ZONE	1.0 E 6
SIMPLE SPANS	DF V4	2400	2400	190	650	650	1.8
CONTINUOUS SPANS, CANTILEVERS	DF V8	2400	2400	190	650	650	1.8
COMP. LUMBER — LAMINATED VENEER LUMBER		2900	2900	285		3000	2.0

WOOD PANEL SHEATHING

APPLICATION	GRADE	MIN. THICK.	SPAN RATING	EXPOSURE
ROOF	APA RATED	5/8"	40/20	EXPOSURE 1
FLOORS	APA RATED	3/4"	32/16	EXPOSURE 1
SHEAR WALLS	APA RATED	7/16"	32/16	EXPOSURE 1

STRUCTURAL DESIGN CRITERIA SCHEDULE

CRITERIA	DESCRIPTION	VALUE	COMMENTS
CODE	IBC 2021		
SEISMIC	ANALYSIS PROCEDURE	ELF	PER ASCE 7-16
	SEISMIC DESIGN CATEGORY	E	
	RISK CATEGORY	II	
	SEISMIC IMPORTANCE FACTOR, IE	1.00	
	SITE CLASS	D	
	0.2S SPECTRAL RESPONSE ACCELERATION, Ss	1.58	
	1.0S SPECTRAL RESPONSE ACCELERATION, S1	0.76	
	0.2S SPECTRAL RESPONSE COEFFICIENT, Sds	1.05	
	1.0S SPECTRAL RESPONSE COEFFICIENT, Sd1	0.87	
	STRUCTURAL SYSTEM		LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
	RELIABILITY/REDUNDANCY	1	
	RESPONSE MODIFICATION FACTOR, R	6.5	
	OMEGA	3	
	Cs (ULTIMATE DESIGN)	0.162	
	V (ULTIMATE DESIGN)	36 KIPS	
WIND	BASIC WIND SPEED (3 SECOND GUST)	128 MPH	PER ASCE 7-16 BASIC WIND SPEED MAP
	RISK CATEGORY	II	
	EXPOSURE FACTOR	0.7	
	INTERNAL PRESSURE COEFFICIENT, GCpi	±0.18	ENCLOSED BUILDING

COMP. & CLADDING PRESSURES

		10 Ft²	100 Ft²	
ROOF	INTERIOR - ZONE ①	48.2 PSF	15 PSF	WIND VALUES SHOWN ARE ULTIMATE LOADS MULTIPLY BY 0.6 FOR ALLOWABLE LOADS
	PERIMETER - ZONE ②	70.2 PSF	38.6 PSF	VALUES MAY BE NEGATIVE OR POSITIVE
	CORNER - ZONE ③	83.5 PSF	43.7 PSF	VALUES MAY BE INTERPOLATED BETWEEN 10 SQFT AND 100 SQFT
WALL	INTERIOR - ZONE ④	28.3 PSF	24.4 PSF	ZONE 5 EXISTS FOR WALLS WITHIN 3-FT OF WALL CORNERS
	CORNER - ZONE ⑤	34.9 PSF	27.1 PSF	

ROOF LIVE LOADS	GROUND SNOW LOAD	50 PSF	
	SNOW LOAD EXPOSURE FACTOR	1.0	
	THERMAL FACTOR Ct	1.1	
	SNOW IMPORTANCE FACTOR	1.0	
	FLAT ROOF SNOW LOAD	40 PSF	
	SNOW DRIFT LOADS	PER ASCE 7-16	
FLOOR LIVE LOADS	ALL AREAS ALL FLOORS	40 PSF	
FOUNDATIONS	ALLOWABLE SOIL BEARING PRESSURE	3000 PSF	PLUS 1/3 SHORT TERM INCREASE

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY THE EOR AND THEN SUBMITTED TO THE BUILDING OFFICIAL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CALCULATION AND DRAWINGS STAMPED BY AN ALASKA REGISTERED PROFESSIONAL ENGINEER FOR THE FOLLOWING CONTRACTOR DESIGNED ITEMS:

- PREMANUFACTURED WOOD TRUSSES
- SEISMIC RESTRAINT OF ARCHITECTURAL, MECHANICAL AND ELECTRICAL COMPONENTS
- PV RACKING SYSTEM AND ATTACHMENT
- ROOFING ATTACHMENT

STRUCTURAL NOTES
ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS, THE SPECIFICATIONS AND NOTES LISTED BELOW. MINIMUM PROVISIONS OF THE INTERNATIONAL BUILDING CODE (IBC 2021), AND LOCAL AMENDMENTS SHALL APPLY WHERE DETAILS ARE NOT SHOWN OR DESCRIBED.

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

STATE OF ALASKA
49 TH
Sean J. Baginski
CE-10782
02.10.2023
REGISTERED PROFESSIONAL ENGINEER

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OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B

REVISION SCHEDULE

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JOB NO.	201021
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REVIEWED	SB

SHEET NAME
DESIGN CRITERIA

SHEET NO.
2-S1.10

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

STATEMENT OF SPECIAL INSPECTIONS

THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL EMPLOYED BY THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT.

SPECIAL INSPECTOR QUALIFICATIONS:
THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THEIR COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING.

INSPECTION TASKS:
INSPECTION TASKS ARE LISTED IN THE ATTACHED TABLES AND IN THE 2021 EDITION OF THE IBC CHAPTER 17.

FABRICATOR APPROVAL:
SPECIAL INSPECTIONS REQUIRED BY SECTION 1705 ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION (IBC 1704.2.5.1). HOWEVER, NON DESTRUCTIVE TESTING REQUIREMENTS CANNOT BE WAIVED PER AISC 360-16 SECTION N7. THE CONTRACTOR'S FABRICATOR SHALL PERFORM OR ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM REQUIRED TESTING ON THE PREMISES OF THE FABRICATOR. TESTING DOCUMENTATION SHOWING COMPLIANCE SHALL BE SUBMITTED TO THE OWNER UPON COMPLETION OF TESTING.

REPORT REQUIREMENTS:
REPORTS SHALL BE COMPLETED ON A DAILY BASIS AND DISTRIBUTED ON A WEEKLY BASIS. COPIES OF REPORTS SHALL BE DISTRIBUTED TO THE GENERAL CONTRACTOR, THE ENGINEER OF RECORD AND THE ARCHITECT OF RECORD. REPORTS SHALL INDICATE WHETHER THE WORK WAS OR WAS NOT COMPLETED IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR. IF THEY ARE NOT CORRECTED, DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
A FINAL REPORT DOCUMENTING THE SPECIAL INSPECTIONS PERFORMED AND THE CORRECTION OF ANY DISCREPANCIES SHALL BE DISTRIBUTED AS NOTED ABOVE.

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE

	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION	REFERENCE FOR CRITERIA	
			REF. STANDARD	IBC REFERENCE
1	INSPECTION OF REINFORCING STEEL AND PLACEMENT	PERIODIC	ACI 318: CH 20, 25.2, 25.3 26.6.1-26.6.3	
2	REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706 b. INSPECT SINGLE-PASS FILLET WELDS MAXIMUM 5/16" b. INSPECT ALL OTHER WELDS	 PERIODIC PERIODIC CONTINUOUS	AWS D1.4 ACI 318: 26.6.4	
3	INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED	PERIODIC	ACI 318: 17.8.2	
4	INSPECTION OF ANCHORS POST INSTALLED IN HARDENED CONCRETE MEMBERS a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4. a.	 CONTINUOUS PERIODIC	 ACI 318: 17.8.2.4 ACI 318: 17.8.2	
5	VERIFY USE OF REQUIRED MIX DESIGN	PERIODIC	ACI 318: CH 19, 26.4.3, 26.4.4	1904.1, 1904.2
6	AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	CONTINUOUS	ASTM C172 ASTM C31 ACI 318: 26.5, 26.15	
7	INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	CONTINUOUS	ACI 318: 26.5	
8	INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TECHNIQUES	PERIODIC	ACI 318: 26.5.3-26.5.5	
9	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	PERIODIC	ACI 318: 26.11.1.2(b)	

SPECIAL INSPECTION FOR WIND RESISTANCE

	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION	REMARKS
1	STRUCTURAL WOOD: FIELD GLUING OF ELEMENTS PART OF THE MAIN WINDFORCE-RESISTING SYSTEM NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE MAIN WIND FORCE RESISTING SYSTEM INCLUDING: WOOD SHEAR WALLS, DRAG STRUTS, HOLDOWNS AND DIAPHRAGMS.	CONTINUOUS PERIODIC	
2	ARCHITECTURAL COMPONENTS: ROOF AND WALL CLADDING.	PERIODIC	

REQUIRED INSPECTION OF SOILS

	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION	REMARKS
1	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC	
2	VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	PERIODIC	
3	PERFORM CLASSIFICATION AND TESTING OF FILL MATERIALS.	PERIODIC	
4	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	CONTINUOUS	
5	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY.	PERIODIC	

SPECIAL INSPECTION FOR SEISMIC RESISTANCE

	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION	REMARKS
1	STRUCTURAL WOOD: FIELD GLUING OF ELEMENTS PART OF THE MAIN WINDFORCE-RESISTING SYSTEM NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE MAIN WIND FORCE RESISTING SYSTEM INCLUDING: WOOD SHEAR WALLS, DRAG STRUTS, HOLDOWNS AND DIAPHRAGMS.	CONTINUOUS PERIODIC	
2	ARCHITECTURAL COMPONENTS: ROOF AND WALL CLADDING. INTERIOR AND EXTERIOR NON-BEARING WALLS. INTERIOR AND EXTERIOR VENEER SYSTEMS.	PERIODIC	
3	STRUCTURAL STEEL: IN ACCORDANCE WITH THE QUALITY ASSURANCE PLAN REQUIREMENTS OF AISC 341. SEE ATTACHED SCHEDULES.	PERIODIC	

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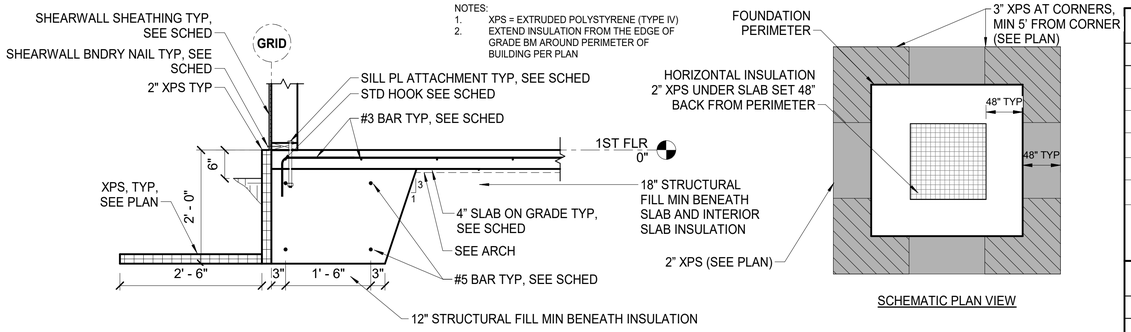
SHEET NAME
SPECIAL INSPECTIONS

SHEET NO.
2-S1.11

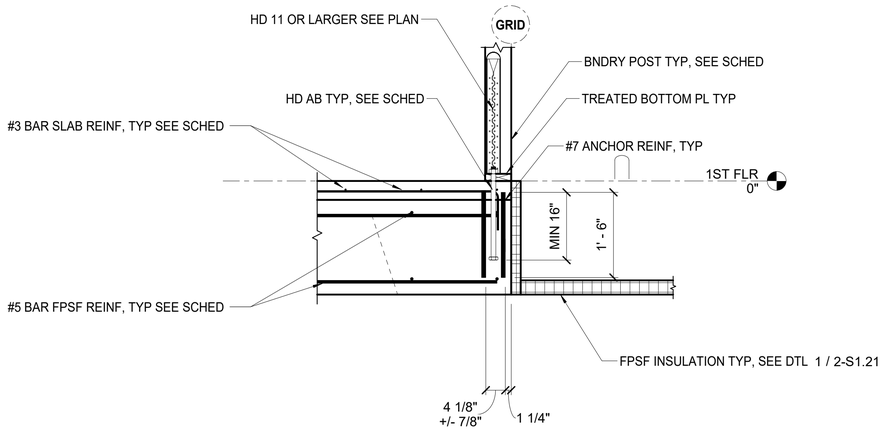
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



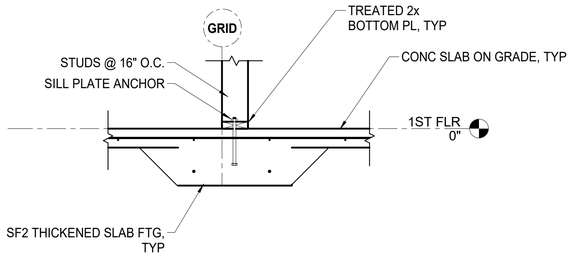
1 FROST PROTECTED SHALLOW FOUNDATION TYP

3/4" = 1'-0"



2 ANCHOR RIENF

3/4" = 1'-0"



3 THICKENED SLAB TYP

3/4" = 1'-0"

SPREAD FOOTING REINFORCING SCHEDULE

MARK	FTG SIZE	FTG DEPTH	T.O.F. ELEV.	TOP MAT REINFORCING	BOTTOM MAT REINFORCING
F3	3'-0"x3'-0"	20"	SEE PLAN	(6) #5 EACH WAY	(6) #5 EACH WAY
F7	7'-0"x5'-0"	20"	SEE PLAN	(5) #7 EACH WAY	(5) #7 EACH WAY

NOTES:

STRIP FOOTING REINFORCING SCHEDULE

MARK	FTG WIDTH	FTG DEPTH	T.O.F. ELEV.	LONGITUDINAL REINFORCING	TRANSVERSE REINFORCING
FPSF	2'-0"	1'-8"	-0' 4"	(2) #5 TOP (2) #5 BOTTOM	
SF2	2'-0"	1'-0"	-0'-4"	(2) #5 MID	

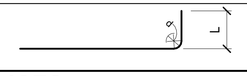
NOTES:

SLAB REINFORCING SCHEDULE

THICKNESS	TYPE	REINFORCING	CONCRETE COVER
4"	ON GRADE	#3 @ 16" OC EACH WAY	2" FROM TOP

ACI STANDARD 90° HOOK DIMENSIONS

BAR SIZE	#3	#4	#5	#6	#7	#8	
MIN. BEND DIAM. (d)	2 1/4"	3"	3 3/4"	4 1/2"	5 1/4"	6"	
EXTENSION LENGTH (L)	6"	8"	10"	12"	14"	16"	



NOTE: REFERENCE ACI 318-14 SEC. 7.1 & 12.5.4

LAP SPLICES

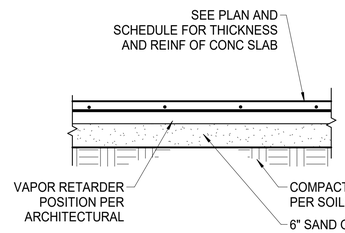
BAR SIZE	#3	#4	#5	#6	#7	#8	
CLASS B SPLICE	28"	37"	47"	56"	81"	93"	

NOTE: INCREASE TABULATED LAP LENGTH BY 20% FOR BUNDLES OF 3 BARS.

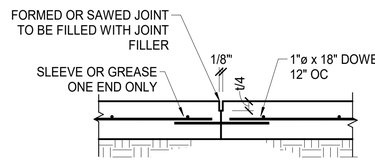
REINFORCING CLEARANCE/COVER

EXPOSURE CONDITION		MIN. COVER	TOLERANCE*
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH		3"	-3/8", +1"
EXPOSED TO EARTH OR WEATHER	#5 AND SMALLER BARS:	1 1/2"	-1/4", +1/2"
	#6 AND LARGER BARS:	2"	-1/4", +1/2"
NOT EXPOSED TO EARTH, WEATHER OR IN CONTACT WITH GROUND:		3/4"	-1/4", +3/8"
TIES AND STIRRUPS		1 1/2"	-1/4", +1/2"

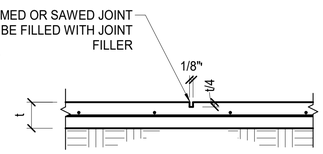
NOTES: "-" INDICATES TOLERANCE DECREASE TOWARDS MEMBER FACE. "+" INDICATES AWAY FROM MEMBER FACE.



TYPICAL INTERIOR SLAB ON GRADE



TYPICAL SLAB CONSTRUCTION JOINTS



TYPICAL SLAB CONTROL JOINT

4 TYPICAL SLAB JOINTS

3/4" = 1'-0"

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VALLEY RESIDENTIAL SERVICES
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SHEET NAME
CONCRETE REINFORCING SCHEDULES AND TYPICAL DETAILS

SHEET NO.
2-S1.21

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

HEADER SCHEDULE

MARK	SIZE	TRIMMER STUDS	KING STUDS	NOTES
H1	4x12	(1) 2x6	(1) 2x6	DIM LUMBER
H2	1 3/4"x11 7/8"	(1) 2x6	(1) 2x6	LVL
H3	3 1/2" X 11 7/8"	(1) 2x6	(2) 2x6	LVL

NOTE: ALL HEADERS ARE LOCATED AT THE TOP OF OPENING.

WOOD STUD WALL SCHEDULE

WALL MARK	STUDS		MATERIAL	REMARKS
	SIZE	SPACING		
6W	2x6	16" OC	DIMENSION LUMBER	TYP EXT WALL FRAMING
4W	2X4	16" OC	DIMENSION LUMBER	TYP INT WALL FRAMING

NOTES:
WALL FRAMING IS 6W UNLESS NOTED OTHERWISE ON PLAN.

TIMBER / LVL COLUMN BASE SCHEDULE

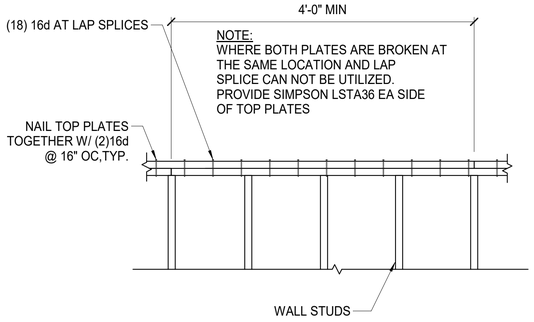
MARK	POST SIZE AND MATERIAL	BASE AT FTG (NOTE 1)
P1	4x4 DIMENSIONAL LUMBER	PC4Z
P2	4x6 DIMENSIONAL LUMBER	CBSQ46
P3	6x6 DIMENSIONAL LUMBER	CBSQ66
P4	5 1/4" x 5 1/4" LVL	CBSQ66

NOTE:
1. WALL SILL PLATES WILL ALLOW SPACE AS REQ'D FOR COLUMN INSTALLATION. SILL PLATES WILL HAVE AN ANCHOR PER TYPICAL WALL ANCHORAGE DETAIL WITHIN 6" OF END OF SILL PLATE EITHER SIDE OF COLUMN.
2. ALL COLUMN BASES SHALL BE HOT DIP GALVANIZED.

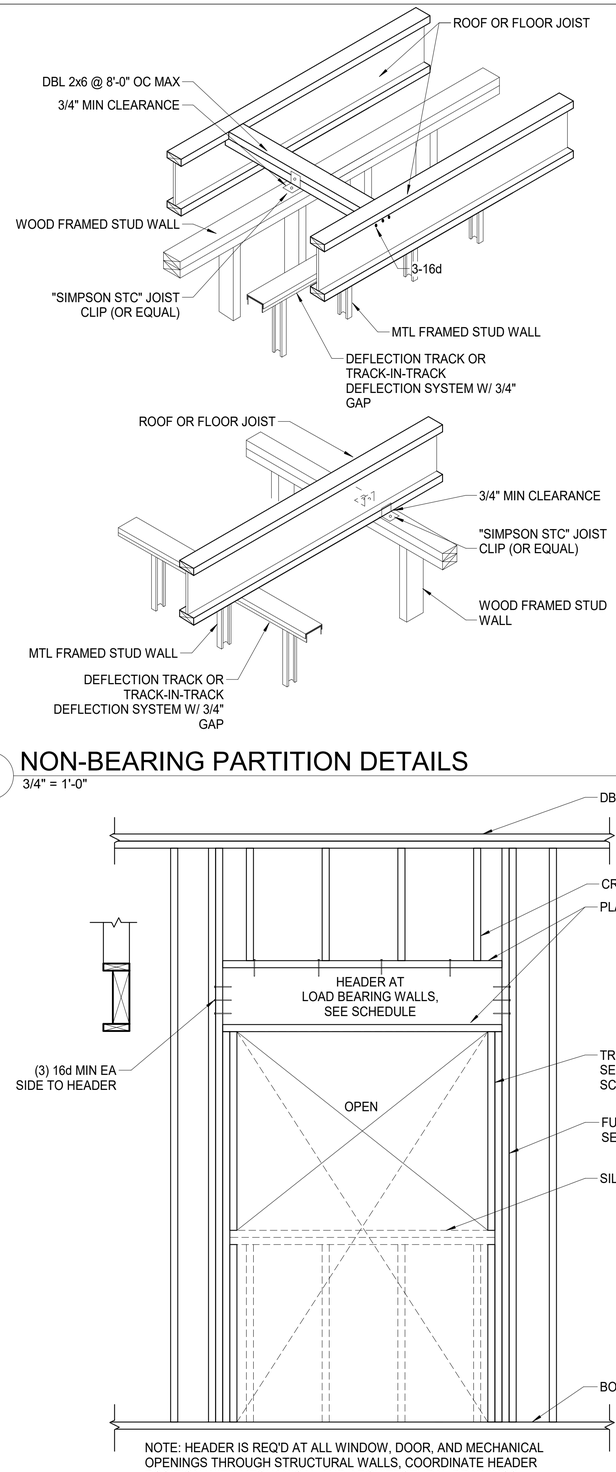
WOOD STAIR STRINGER SCHEDULE

PLAN STAIR LENGTH	STRINGER TYPE	STRINGER SPACING	STRONG BACKS	ADDITIONAL INFO:
12' - 2"	2x12	3' 7"	2x6	

NOTES:
1. USE SIMPSON LSC STRINGER CONNECTOR AT TOP ATTACHMENT OR ENGINEERED APPROVED EQ.
2. OMIT STRONG BACK WHERE STINGER IS ATTACHED DIRECTLY TO STUD WALL.
3. DESIGN LL = 100 PSF.

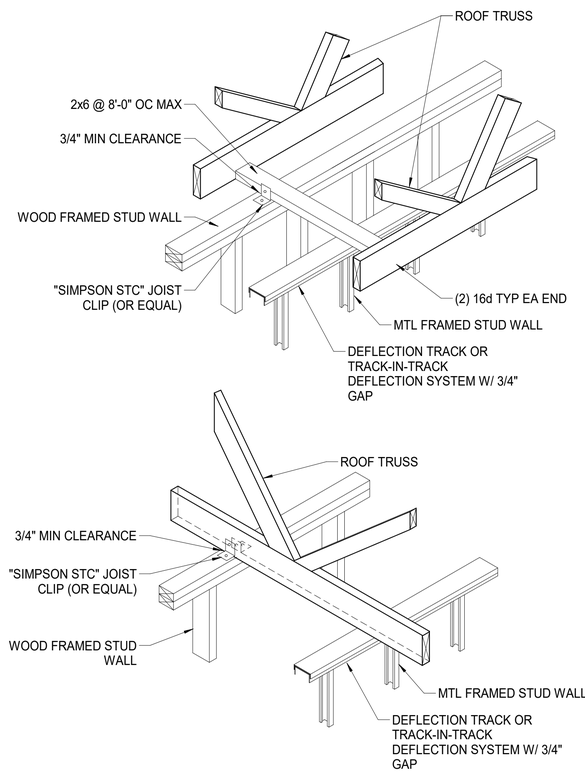


1 TYPICAL TOP PLATE SPLICE
3/4" = 1'-0"



2 NON-BEARING PARTITION DETAILS
3/4" = 1'-0"

3 TYPICAL HEADER DETAIL
3/4" = 1'-0"



4 NON-BEARING PARTITION DETAILS
3/4" = 1'-0"

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SHEET NAME
WOOD FRAMING SCHEDULES AND TYPICAL DETAILS

SHEET NO.
2-S1.51

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

WOOD SHEAR WALL SCHEDULE

MARK	LEVEL	No. OF SIDES	WOOD PANELS			NAIL SIZE	NAIL SPACING		PANEL JOINT STUDS	ALLOWABLE CAPACITY (PLF)	SILL OR BOTTOM PLATE ATTACHMENT							
											WOOD TO WOOD			WOOD TO CONCRETE				
			APA Grade	Thick.	Span rating		Edges	Field			Fastener	Spacing	Embed.	Fastener	Dia.	Spacing	Embed.	Washer
6	1/2/3	1	Sheathing	7/16"	32/16	8d	6"	12"	2x	384	4" SDS	12"	1.5"	Anchor Rod	5/8"	32"	7"	PAB OR EQUIV
4	1/2/3	1	Sheathing	7/16"	32/16	8d	4"	12"	2x	560	4" SDS	8"	1.5"	Anchor Rod	5/8"	20"	7"	PAB OR EQUIV
3	2	1	Sheathing	7/16"	32/16	8d	3"	12"	2x	720	4" SDS	6"	1.5"	Anchor Rod	5/8"	18"	7"	PAB OR EQUIV
2	1	1	Sheathing	7/16"	32/16	8d	2"	12"	3x	936	4" SDS	4"	1.5"	Anchor Rod	5/8"	16"	7"	PAB OR EQUIV
4(2)	1	2	Sheathing	7/16"	32/16	8d	4"	12"	3x	1120	4" SDS	4"	1.5"	Anchor Rod	5/8"	18"	7"	PAB OR EQUIV
2(2)	1	2	Sheathing	7/16"	32/16	8d	2"	12"	3x	1872	4" SDS	2"	1.5"	Anchor Rod	5/8"	6"	7"	PAB OR EQUIV

NOTES:
1. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE IN DOC PS1 OR PS2.
2. APPLY SHEATHING TO THE SIDE OF WALL INDICATED BY THE SYMBOL. PANELS MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. DOUBLE SHEATHED WALLS SHALL HAVE PANELS APPLIED TO BOTH FACES.
3. ALL PANEL EDGES SHALL BE LOCATED ON STUDS, BLOCKING LAID FLAT, PLATES OR RIM JOISTS. WHERE SHEATHING IS APPLIED TO BOTH FACES OF WALL, OFFSET PANEL EDGES TO FALL ON DIFFERENT STUDS.
4. STAGGER PANEL EDGE NAILING AT PANEL JOINTS.
5. ANCHOR RODS SHALL BE HOT-DIPPED GALVANIZED ASTM A307 HEADED BOLTS. FIRST AND LAST ANCHORS SHALL BE LOCATED 6" FROM END OF EACH WALL SEGMENT OR END WALL HOLDOWN.
6. SEE TYPICAL PLATE WASHER DETAIL FOR SILL PLATE ANCHOR INSTALL AND LOCATION REQUIREMENTS.
7. SEE HOLDOWN SCHEDULE FOR HOLDOWNS AND BNDRY POST SIZES.
8. IN LIEU OF 3X PANEL EDGE STUDS, DBL 2x STUDS MAY BE USED. FASTEN DBL STUDS TOGETHER WITH 16d FACE NAILS STAGGERED @ 6" OC
9. ANCHOR ROD EMBEDMENT IS THE DISTANCE FROM TOP OF CONCRETE TO TOP OF NUT OR BOLT HEAD.
10. SHEAR WALL EXTENTS ARE FROM OPENING TO OPENING UNO BY ←——→ ARROW ON PLAN. ARROW INDICATES EXTENTS OF PERFORATED SHEAR ON PLAN.

WOOD DIAPHRAGM SCHEDULE

AREA DESCRIPTION	SHEATHING			NAIL SIZE	NAIL SPACING			NOMINAL THICKNESS OF FRAMING MEMBERS	PANEL EDGE BLOCKING
	APA Grade	Thick.	Span Rating		Edges (2,3)	Boundary	Field		
ROOF	Sheathing	5/8"	40/20	10d	6"	6"	12"	2x	NA
ROOF*	Sheathing	5/8"	40/20	10d	2"	3"	12"	2x	2x
FLOOR	Sheathing	3/4"	32/16	10d	6"	6"	12"	2x	NA
FLOOR*	Sheathing	3/4"	32/16	10d	2"	3"	12"	2x	2x

NOTES:
1. APPLY SHEATHING PERPENDICULAR TO FRAMING MEMBERS UNLESS NOTED OTHERWISE.
2. LOCATE PANEL ENDS OVER FRAMING MEMBERS AND STAGGER LOCATION OF ENDS JOINTS BY A MINIMUM OF 2'-0" UNLESS SHOWN OTHERWISE.
3. SEE SCHEDULE FOR PANEL EDGE BLOCKING REQUIREMENTS.
4. STAGGER PANEL EDGE NAILING AT BLOCKED JOINTS.
5. NAILS SHAL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS. HEADS OF NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE.
6. PANELS SHALL NOT BE LESS THAN 4' x 8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE ALL EDGES ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

* DENOTED BY HATCHED AREA ON PLAN

HOLDOWN SCHEDULE

MARK	HOLDOWN	ANCHOR ROD		BNDRY POST SIZE	COMMENTS
		Diam.	Embed.		
HD2	HDU2	(1) 5/8"	7"	4x4	
HD5	HDU5	(1) 5/8"	10"	4x4	
HD8	HDU8	(1) 7/8"	16"	4x6	
HD11*	HDU11	(1) 1"	21"	6x6	
HD14*	HDU14	(1) 1"	21"	6x6	

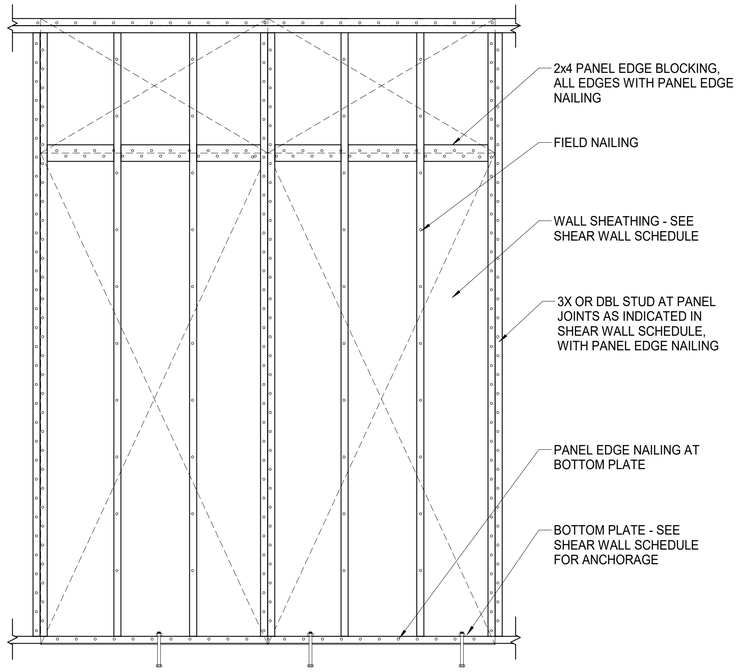
NOTES:
1. HOLDOWNS ARE SIMPSON STRONG-TIE OR EQUAL.
2. ANCHOR RODS SHALL BE GALVANIZED ASTM F1554 GRADE 36 HEADED BOLTS OR ASTM A36 THREADED ROD WITH DBL NUT AT BOTTOM.
3. ROD COUPLERS WITH 125% STRENGTH OF THE ROD MAY BE USED TO EXTEND RODS.
4. BNDRY POSTS ARE DF No. 1.

* ANCHOR RIENF IS REQUIRED

STRAPPING SCHEDULE

WALL MARK	STRAP	ALLOWABLE CAPACITY (LBS)	BNDRY POST	FASTENERS	END LENGTH
CM12	SIMPSON CMST12	9215	6x6	(98) 10d	44"
CM14	SIMPSON CMST14	6475	4x6	(76) 10d	34"
CM16	SIMPSON CMSTC16	4690	4x4	(50) 16d SINKER	20"

NOTES:
1. SEE TYPICAL STRAP HOLDOWN DETAIL.
2. BNDRY POSTS ARE DF No. 1.



NOTES:
1. PANELS ARE SHOWN VERTICAL, BUT MAY BE PLACED HORIZONTAL.
2. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8".
3. MIN. SHEATHING SHEET SIZE SHALL BE 2'-0"x4'-0".
4. NAILS SHALL NOT BE OVERDRIVEN.
5. NAILS SHALL BE COMMON WIRE TYPE OR APPROVED EQUAL.

1 SHEAR WALL NAILING DETAIL
3/4" = 1'-0"

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	201021
DATE	02.10.2023
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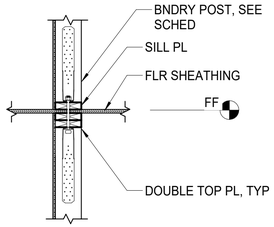
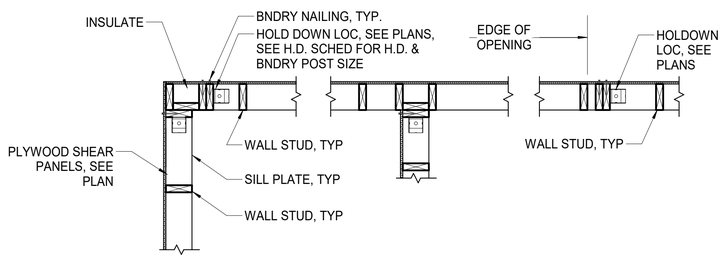
SHEET NAME
WOOD PANEL SHEAR WALL SCHEDULES

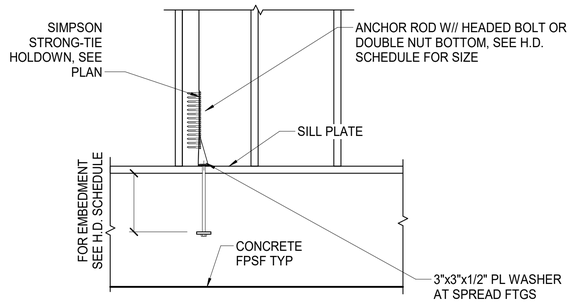
SHEET NO.
2-S1.52

PERMIT DOCUMENTS

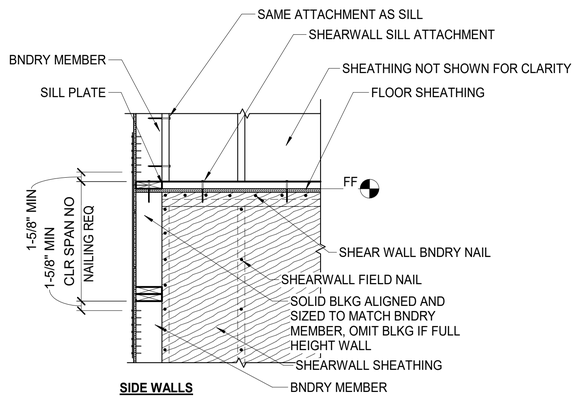
HALF SCALE WHEN PRINTED AT 11x17



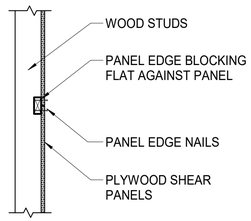




1 TYPICAL HOLDOWN ROD (INT)
3/4" = 1'-0"

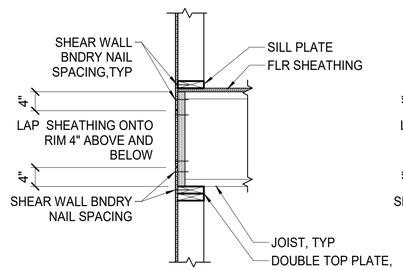


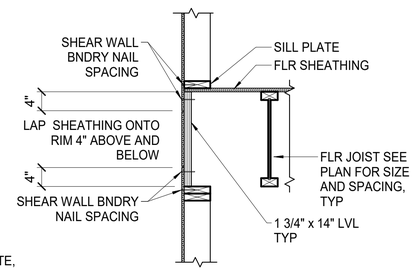
2 TYP HOLDOWN STRAP DTL (EXT)
3/4" = 1'-0"



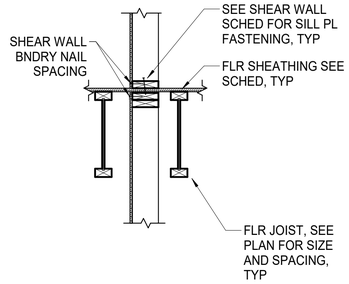
3 PANEL EDGE BLOCKING
3/4" = 1'-0"

4 TYPICAL HOLDOWN DETAIL AT FOUNDATION
3/4" = 1'-0"





5 TYPICAL ELEVATED FLOOR HOLDOWN DETAIL (EXT)
3/4" = 1'-0"



6 TYPICAL ELEVATED FLR HOLDOWN DETAIL (INT)
3/4" = 1'-0"

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	201021
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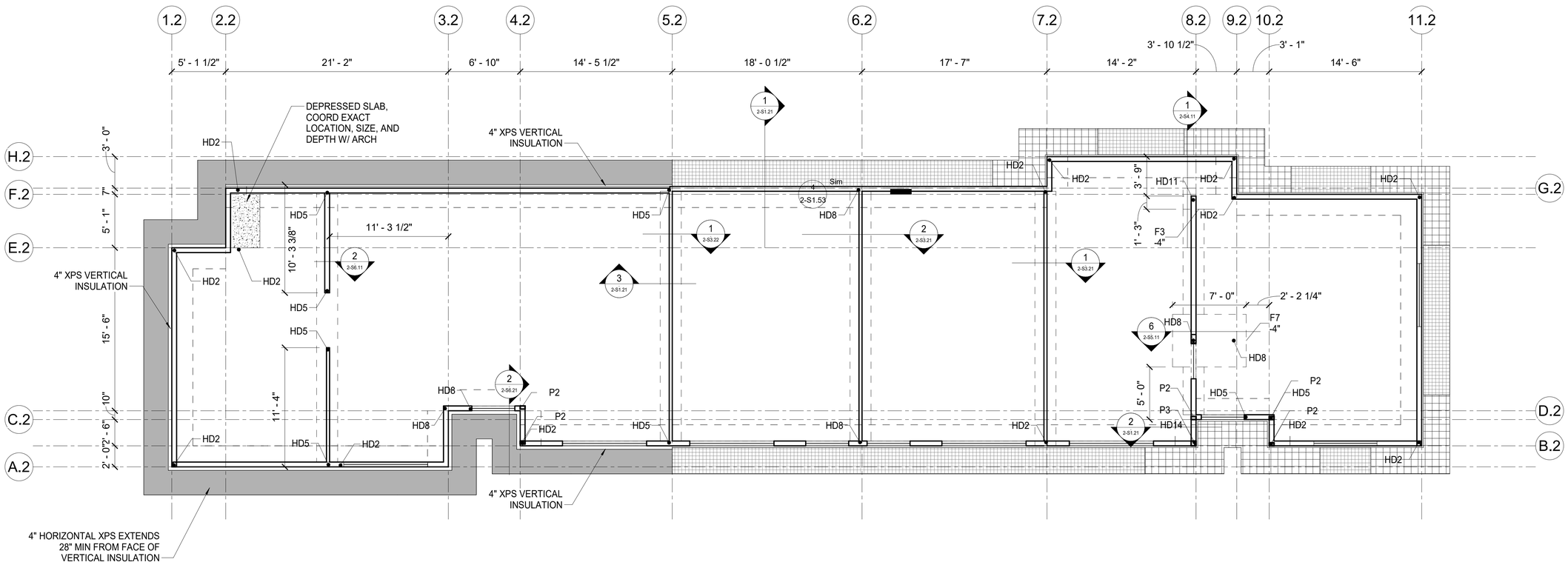
SHEET NAME
WOOD PANEL SHEAR WALL TYPICAL DETAILS

SHEET NO.
2-S1.53

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



FOUNDATION SHEET NOTES

1. REFERENCE ELEVATION - TOP OF CONCRETE SLAB ELEVATION = EL. 0'-0". SEE CIVIL FOR ACTUAL ELEVATION.
2. UNLESS NOTED OTHERWISE, ALL STRIP FOOTINGS ON THIS SHEET ARE 2'-0" WIDE (FPSF), AND TOP OF STRIP FOOTING ELEVATION = -0'-4" UNO. SEE S1.2.1 FOR FOOTING SCHEDULE.
3. UNLESS NOTED OTHERWISE, TOP OF SPREAD FOOTING ELEVATION = 0'-4". SEE S1.2.1 FOR FOOTING SCHEDULE.

SLAB PLAN SHEET NOTES

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

FPSF INSULATION SHEET NOTES

1. ALL VERTICAL* XPS AGAINST GRADE BM IS 2" UNO
2. ALL HORIZONTAL XPS EXTENDS* 30" MIN FROM FACE OF VERTICAL BM INSULATION UNO
3. 3" XPS EXTENDS 5' MIN FROM CORNER (SEE PLAN)
4. INTERIOR SLAB INSULATION NOT SHOWN FOR CLARITY*

XPS 2" XPS 3" XPS 4"

* DTL 1 / 2-S1.21

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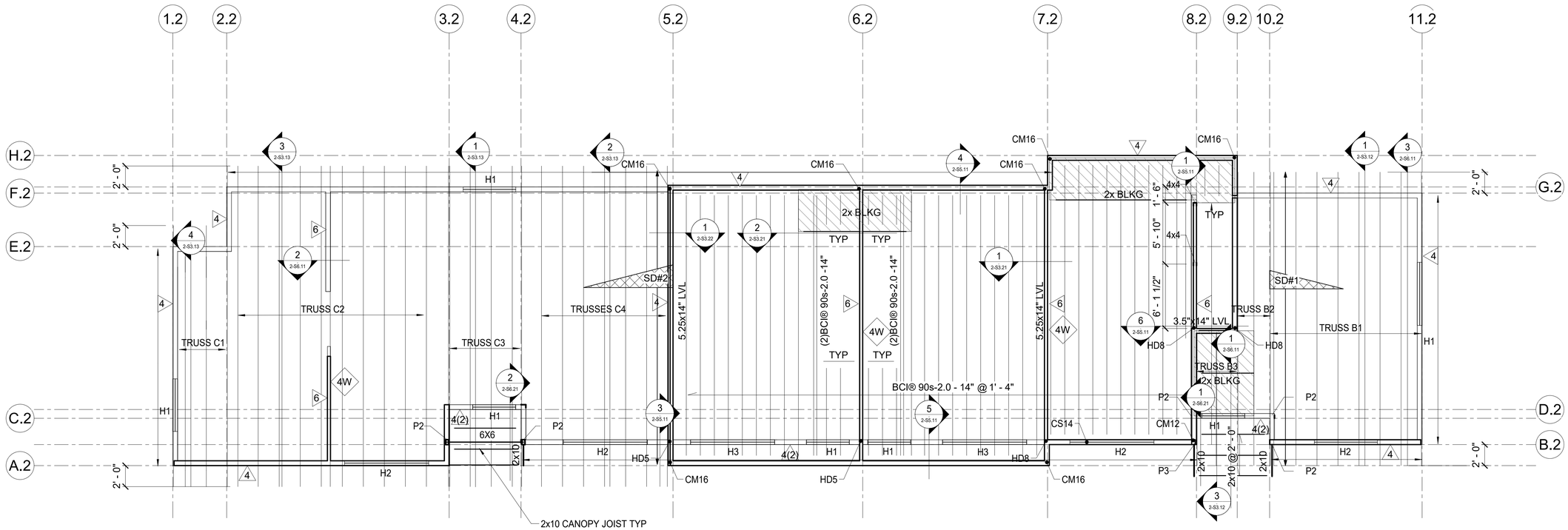
SHEET NAME
SLAB PLAN BUILDING 2

SHEET NO.
2-S2.11



FLOOR SHEET NOTES

1. FLOOR SHEATHING IS 3/4" T&G PLYWOOD. ORIENT PANELS PERPENDICULAR TO FRAMING MEMBERS. SEE DIAPHRAGM SCHEDULE FOR BLOCKING AND NAILING REQUIREMENTS AT PANEL JOINTS.
2. FLOOR SHEATHING RUNS CONT UNO
3. SEE SECTIONS FOR FLOOR ELEVATIONS.
4. ALL I-JOIST ARE BCI SERIES 90.
5. HATCHED AREAS
   INDICATE DIA BLKG. ALL PANEL EDGES MUST BE BLKG'D AND NAILED PER SCHED

ROOF SHEET NOTES

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

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HALF SCALE WHEN PRINTED AT 11x17

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#	DESCRIPTION	DATE

JOB NO.	201021
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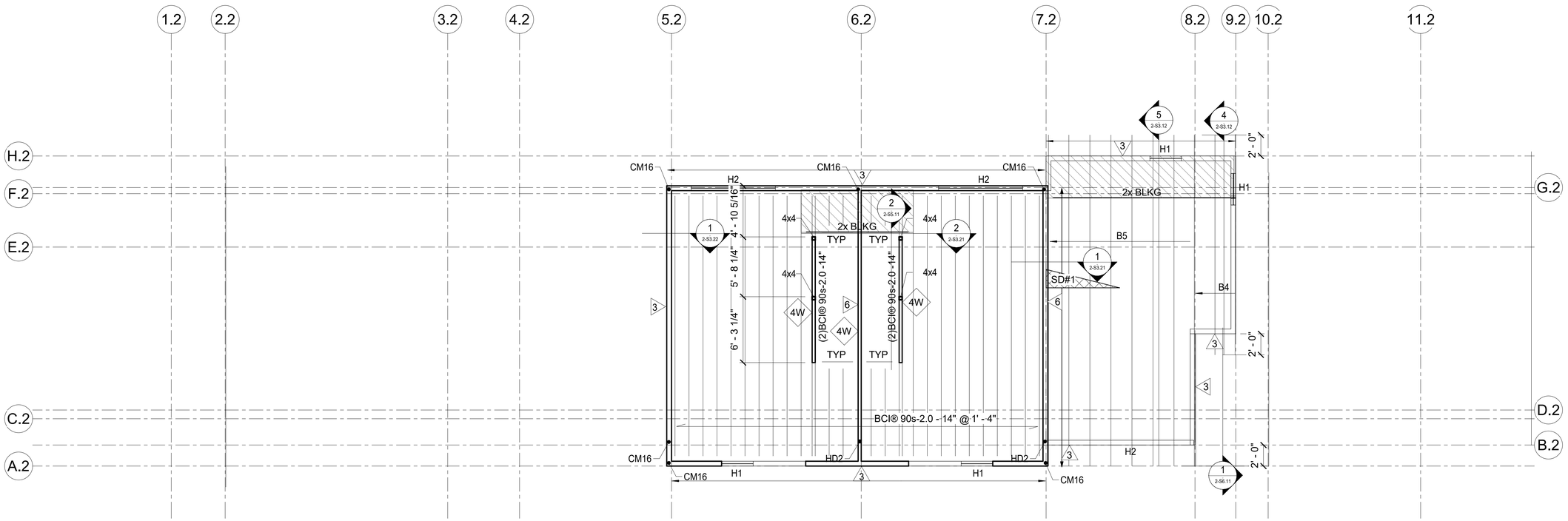
SHEET NAME
2nd FLOOR FRAMING PLAN
BUILDING 2

SHEET NO.
2-S2.12



FLOOR SHEET NOTES

1. FLOOR SHEATHING IS 3/4" T&G PLYWOOD. ORIENT PANELS PERPENDICULAR TO FRAMING MEMBERS. SEE DIAPHRAGM SCHEDULE FOR BLOCKING AND NAILING REQUIREMENTS AT PANEL JOINTS.
2. FLOOR SHEATHING RUNS CONT UNO
3. SEE SECTIONS FOR FLOOR ELEVATIONS.
4. ALL I-JOIST ARE BCI SERIES 90.
5. HATCHED AREAS
   INDICATE DIA BLKG. ALL PANEL EDGES MUST BE BLKG'D AND NAILED PER SCHED

ROOF SHEET NOTES

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

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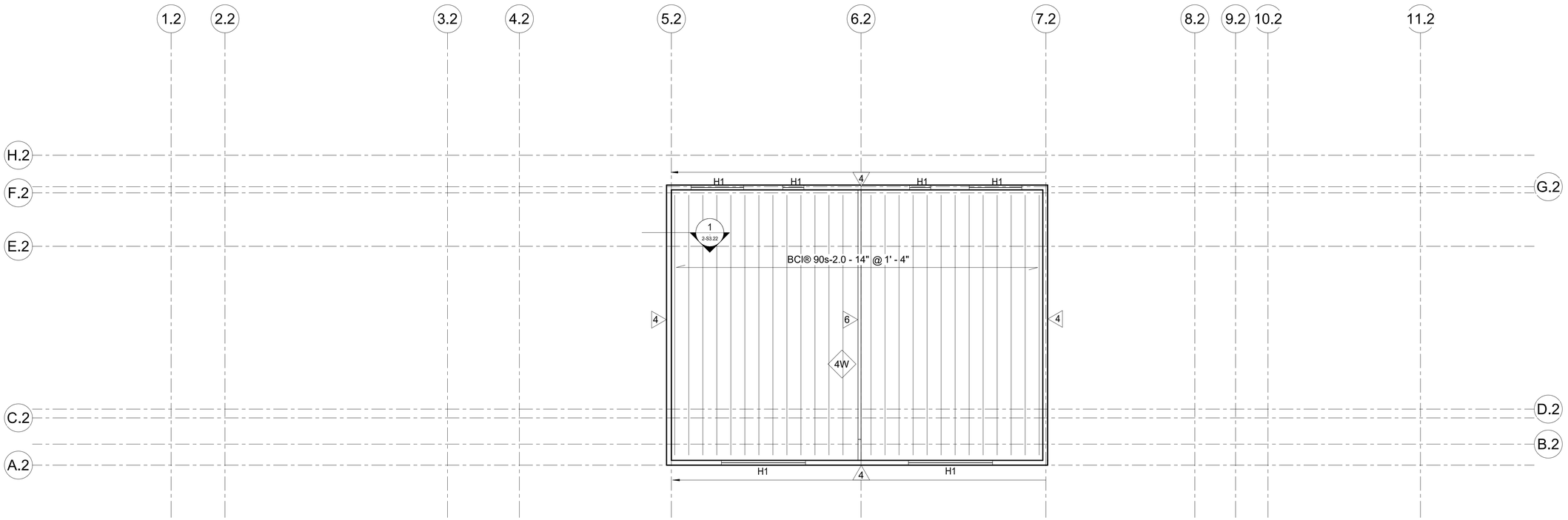
SHEET NAME
3rd FLOOR FRAMING PLAN
BUILDING 2

SHEET NO.
2-S2.13

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



ROOF SHEET NOTES

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

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SHEET NAME
ROOF FRAMING PLAN
BUILDING 2

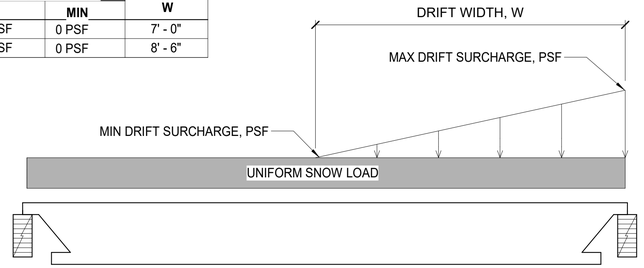
SHEET NO.
2-S2.14

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

SNOW DRIFT LOADING ON WOOD TRUSSES

MARK	DRIFT SURCHARGE		DRIFT WIDTH W
	MAX	MIN	
SD#1	35.8 PSF	0 PSF	7' - 0"
SD#2	43.5 PSF	0 PSF	8' - 6"



NOTES: SNOW DRIFT MAY BE PERPENDICULAR OR PARALLEL TO TRUSS, SEE PLAN.
TRUSS SPACING MAY BE REDUCED TO ACCOMMODATE DRIFT LOADING.

1 Snow Drift Load on Wood Truss
12" = 1'-0"

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JOB NO.	201021
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DRAWN	JJL
REVIEWED	SB

SHEET NAME
TRUSS SNOW

SHEET NO.
2-S3.11

PERMIT DOCUMENTS

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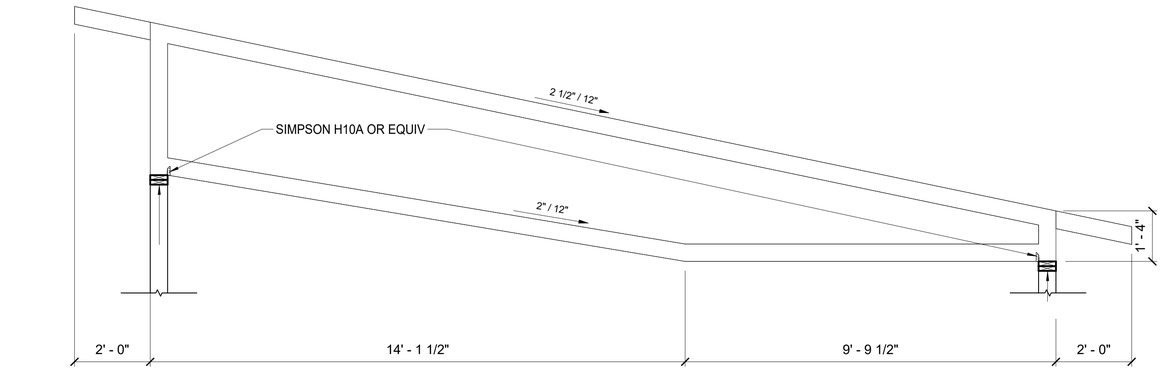
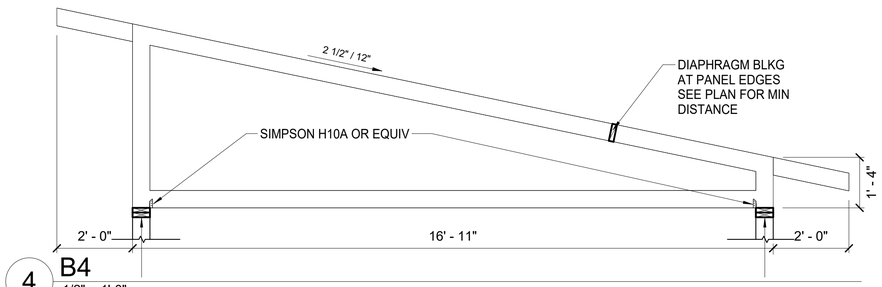
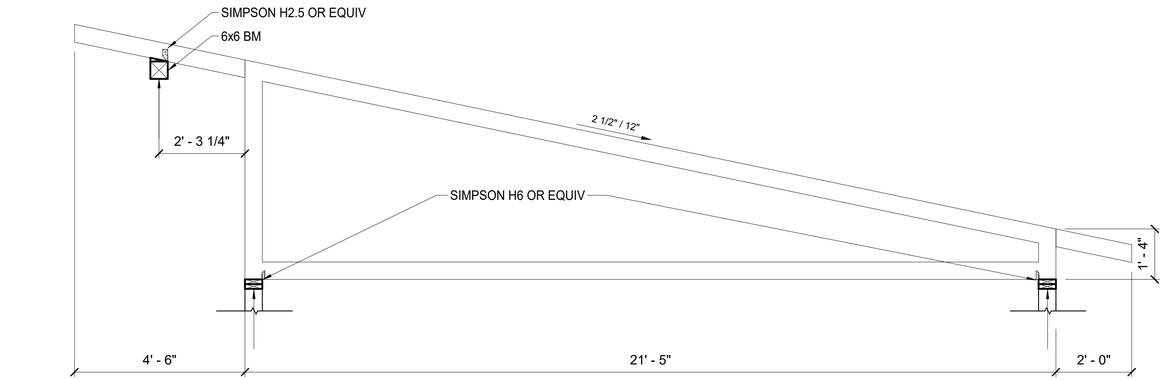


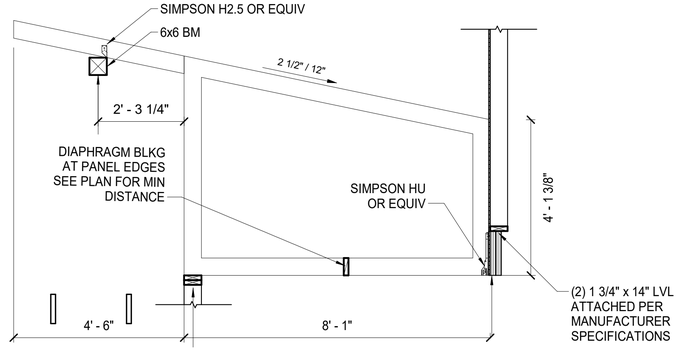
1 B1
1/2" = 1'-0"



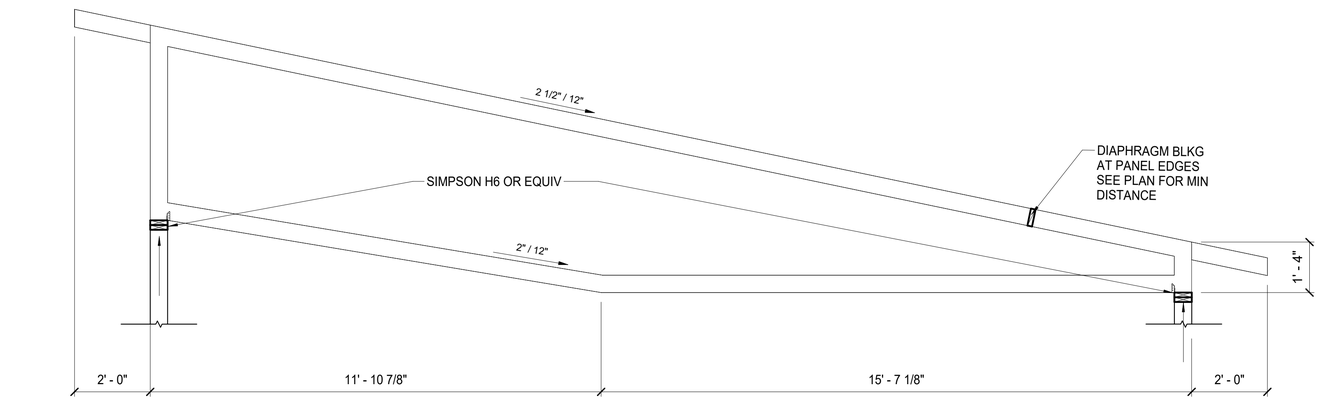
4 B4
1/2" = 1'-0"



2 B2
1/2" = 1'-0"



3 B3
1/2" = 1'-0"



5 B5
1/2" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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JOB NO.	201021
DATE	02.10.2023
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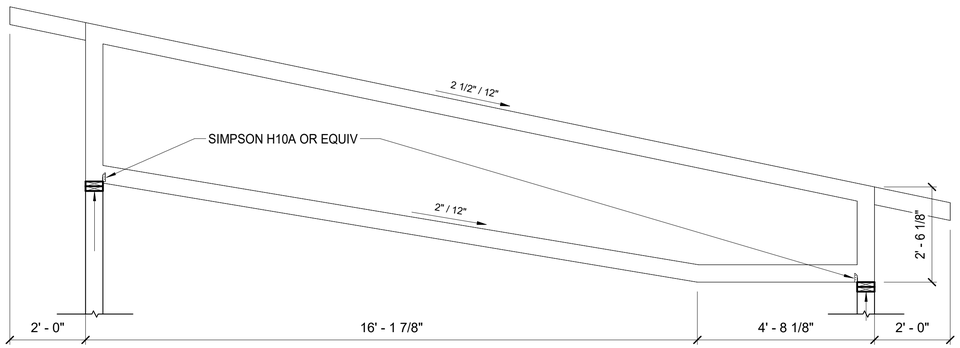
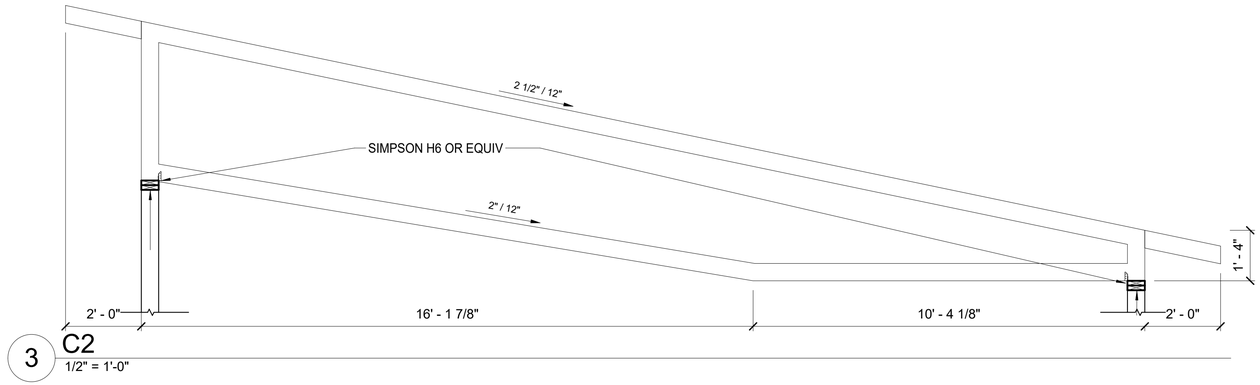
SHEET NAME
TRUSS PROFILES

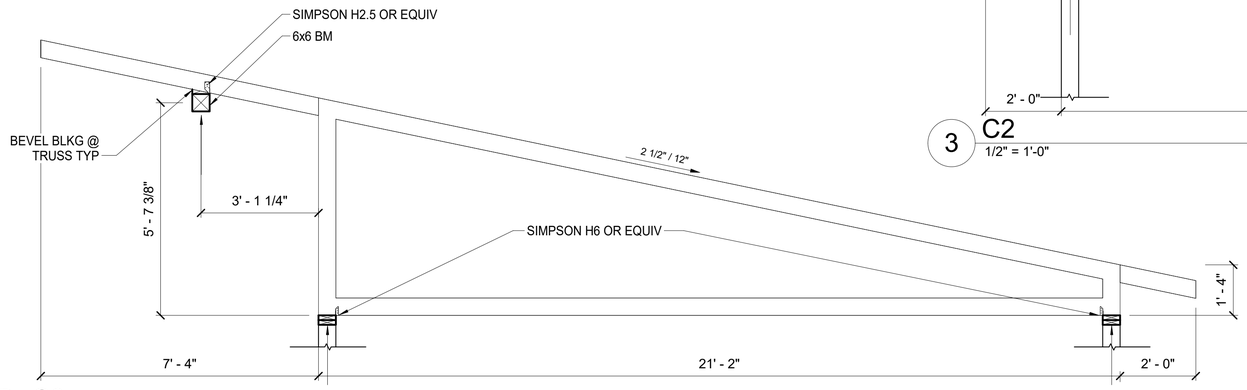
SHEET NO.
2-S3.12



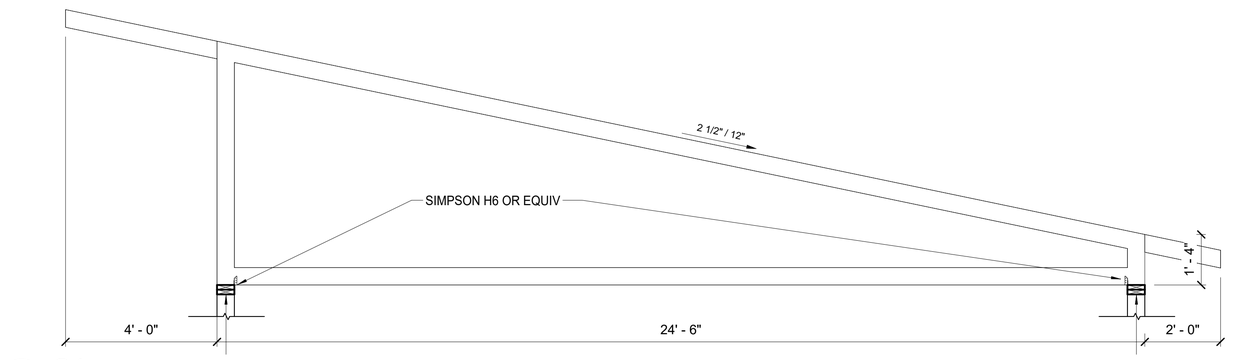
4 C1
1/2" = 1'-0"



3 C2
1/2" = 1'-0"



1 C3
1/2" = 1'-0"



2 C4
1/2" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

STATE OF ALASKA
49 TH
Sean J. Baginski
CE-10782
02.10.2023
REGISTERED PROFESSIONAL ENGINEER

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VALLEY RESIDENTIAL SERVICES
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	201021
DATE	02.10.2023
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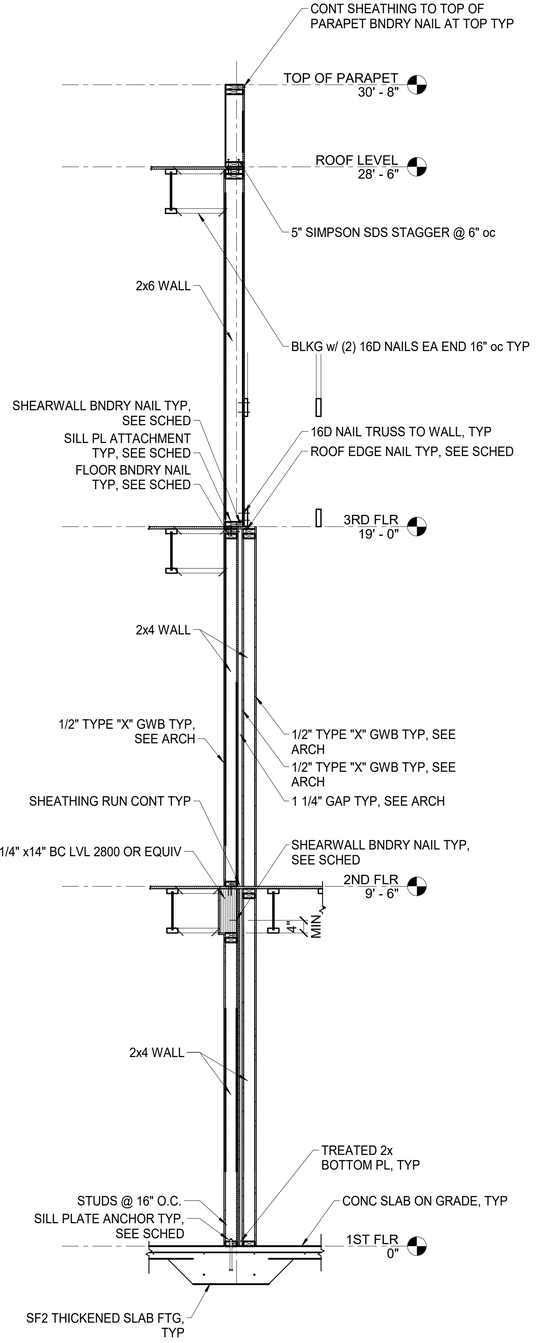
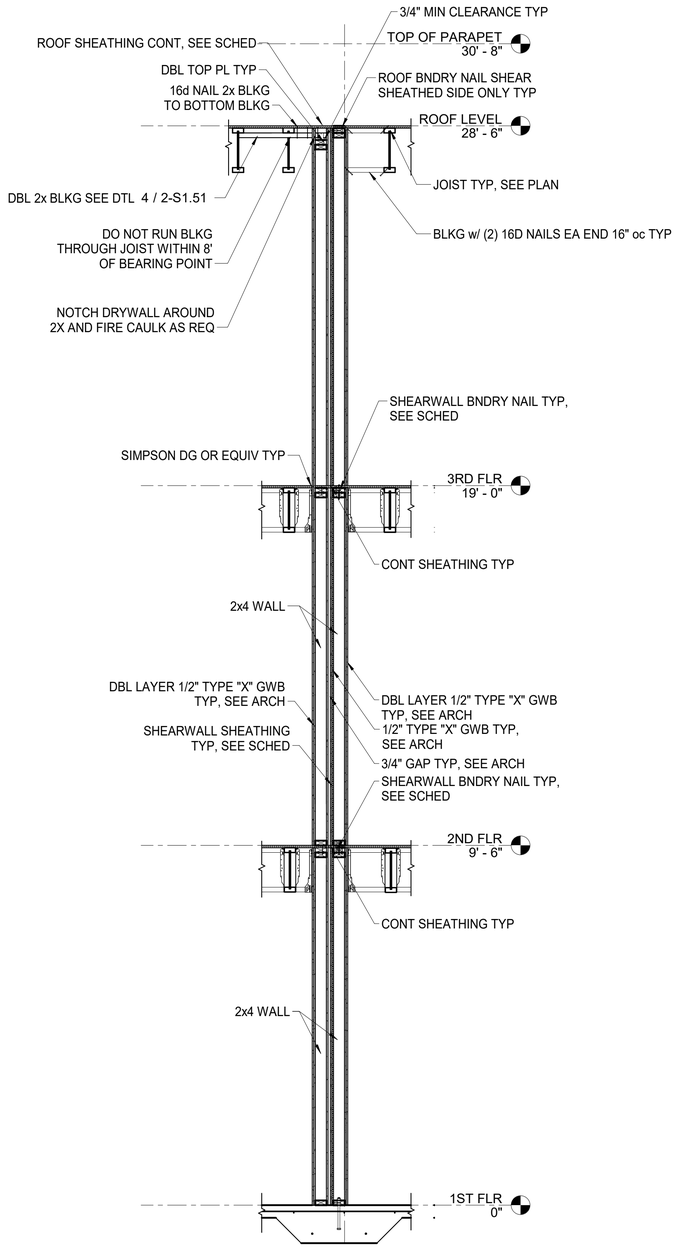
SHEET NAME
TRUSS PROFILES

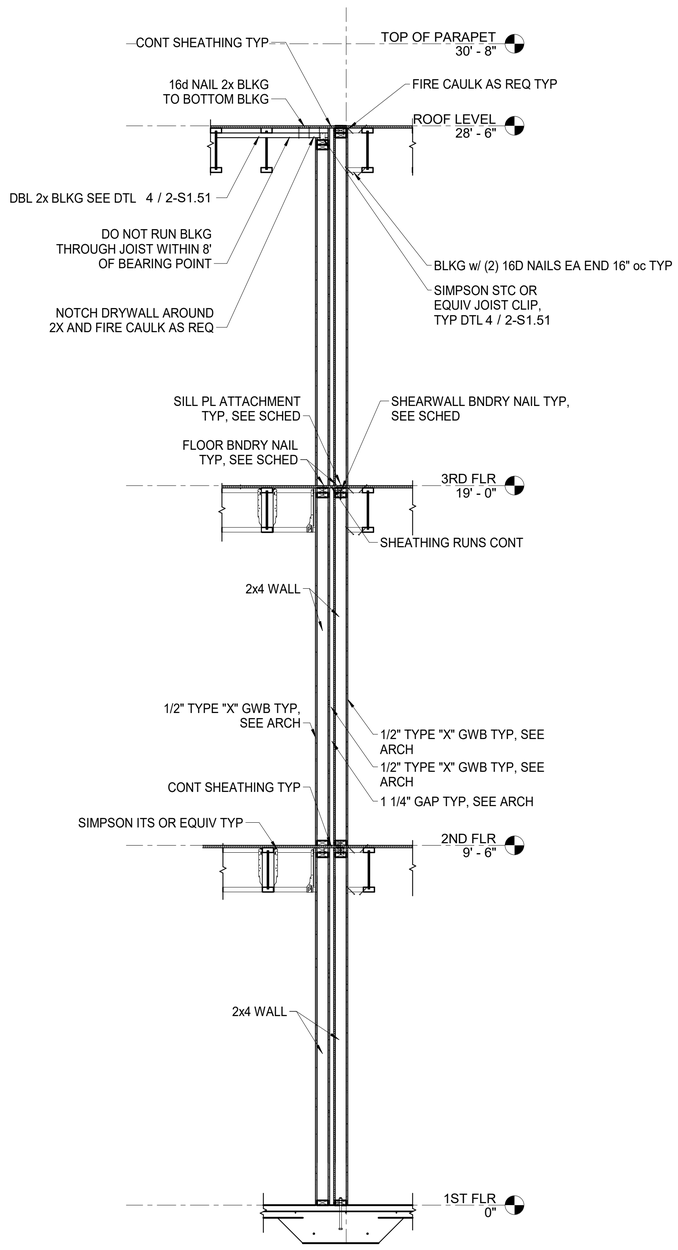
SHEET NO.
2-S3.13



1 WALL ASSEMBLY UNIT A TO B
1/2" = 1'-0"



2 WALL ASSEMBLY UNIT A TO E DISCONTINUOUS
1/2" = 1'-0"



3 WALL ASSEMBLY UNIT A TO A CONTINUOUS
1/2" = 1'-0"

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SHEET NAME
WALL ASSEMBLIES

SHEET NO.
2-S3.21

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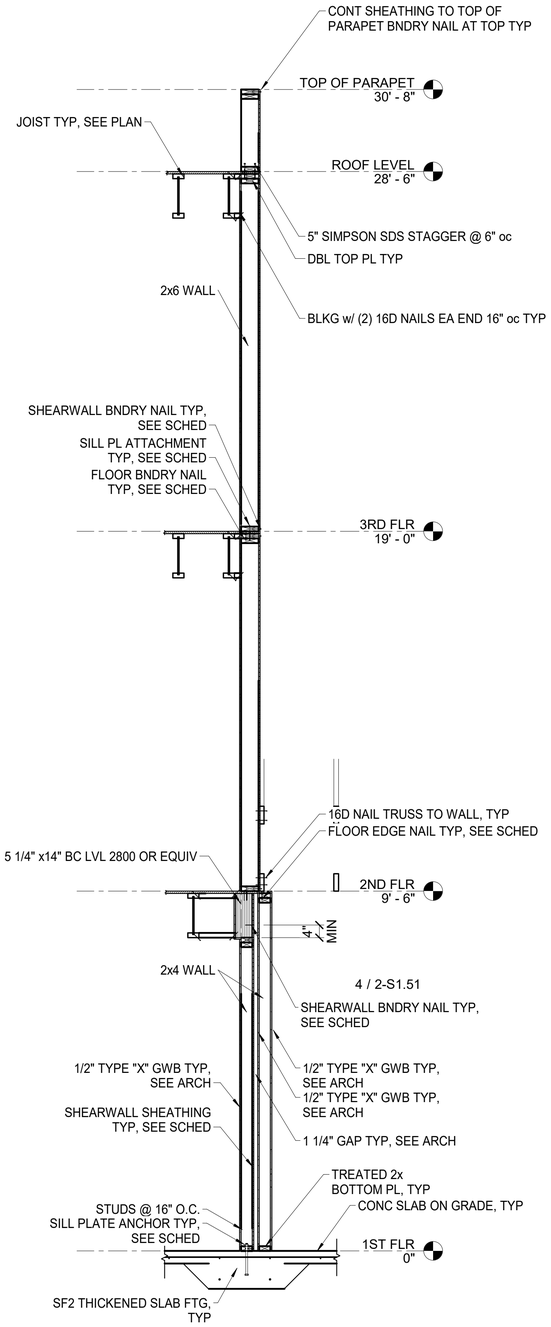

1 WALL ASSEMBLY UNIT A TO C

1/2" = 1'-0"

PERMIT DOCUMENTS

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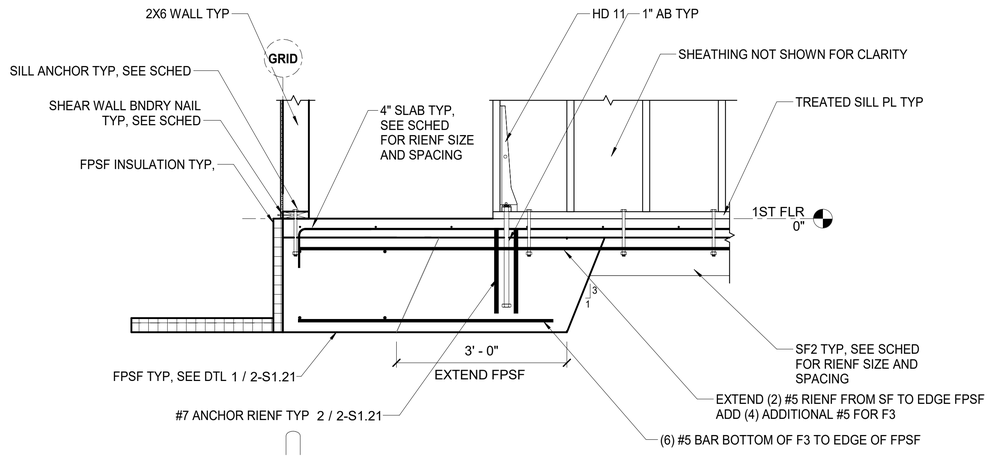
SHEET NAME
WALL ASSEMBLIES

SHEET NO.
2-S3.22



1 FOUNDATION DETAIL
3/4" = 1'-0"

PERMIT DOCUMENTS

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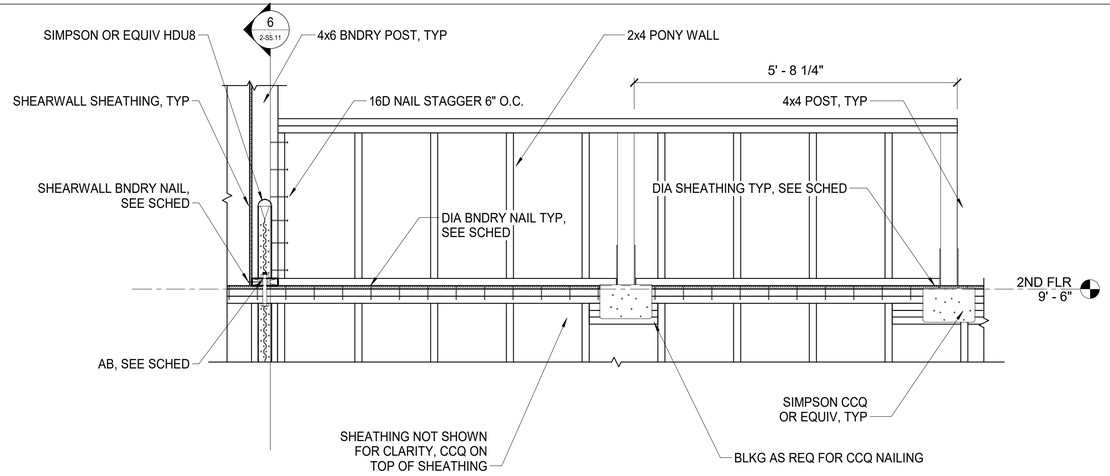
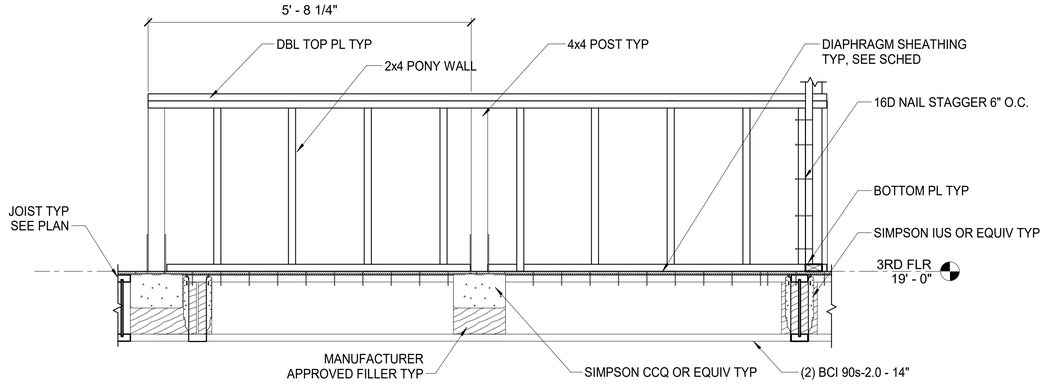
SHEET NAME
FOUNDATION DETAILS

SHEET NO.
2-S4.11



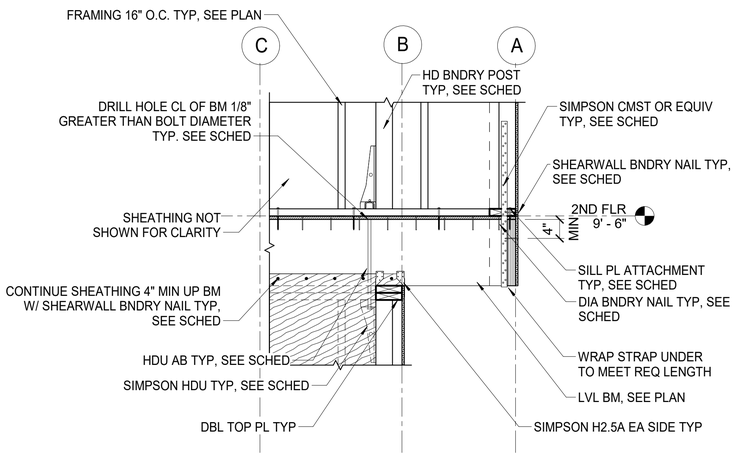
1 UNIT B PONY WALL/HANDRAIL

3/4" = 1'-0"



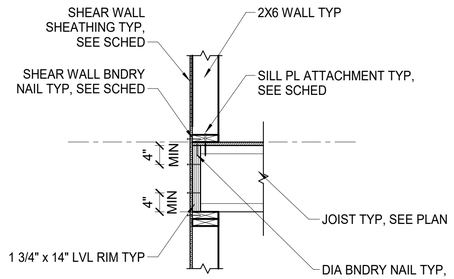
2 UNIT A PONYWALL/HANDRAIL

3/4" = 1'-0"



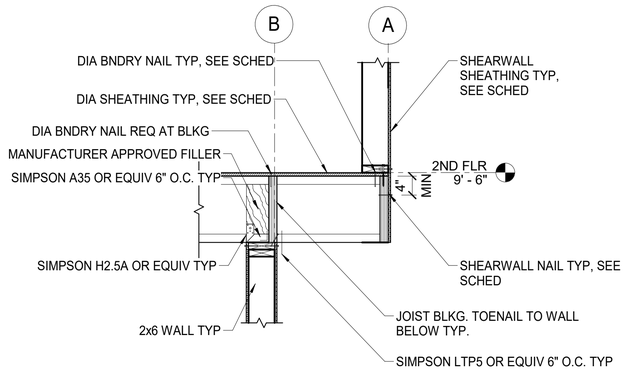
3 FLOOR DETAIL

3/4" = 1'-0"



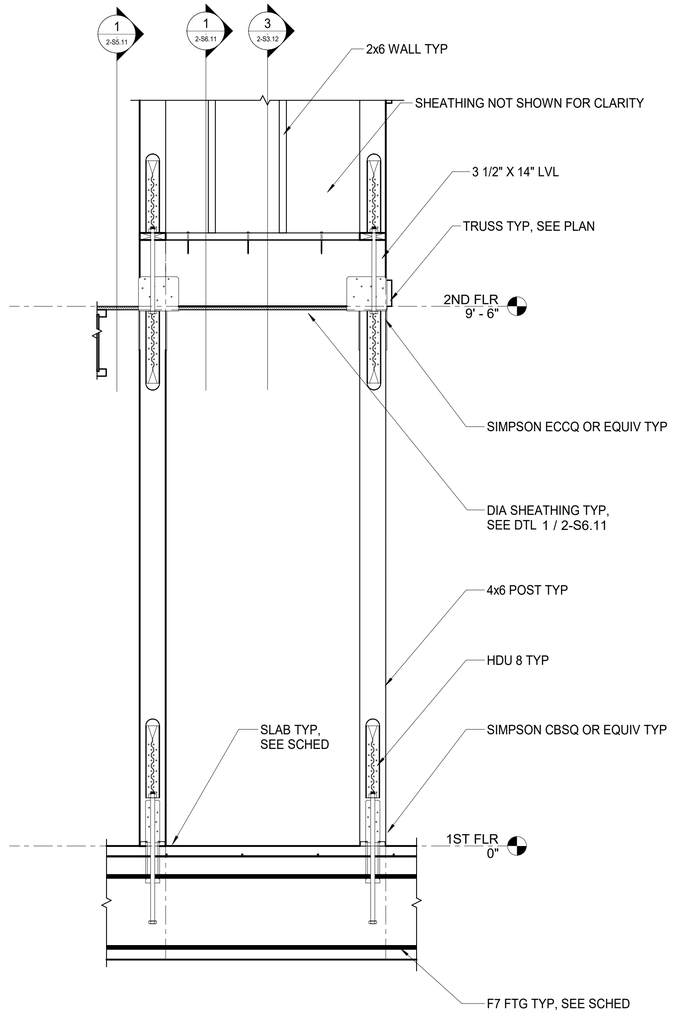
4 FLOOR DETAIL

3/4" = 1'-0"



5 CANTILEVER FLOOR DETAIL

3/4" = 1'-0"



6 FLOOR DETAIL

3/4" = 1'-0"

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PHASE 2
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REVISION SCHEDULE

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JOB NO.	201021
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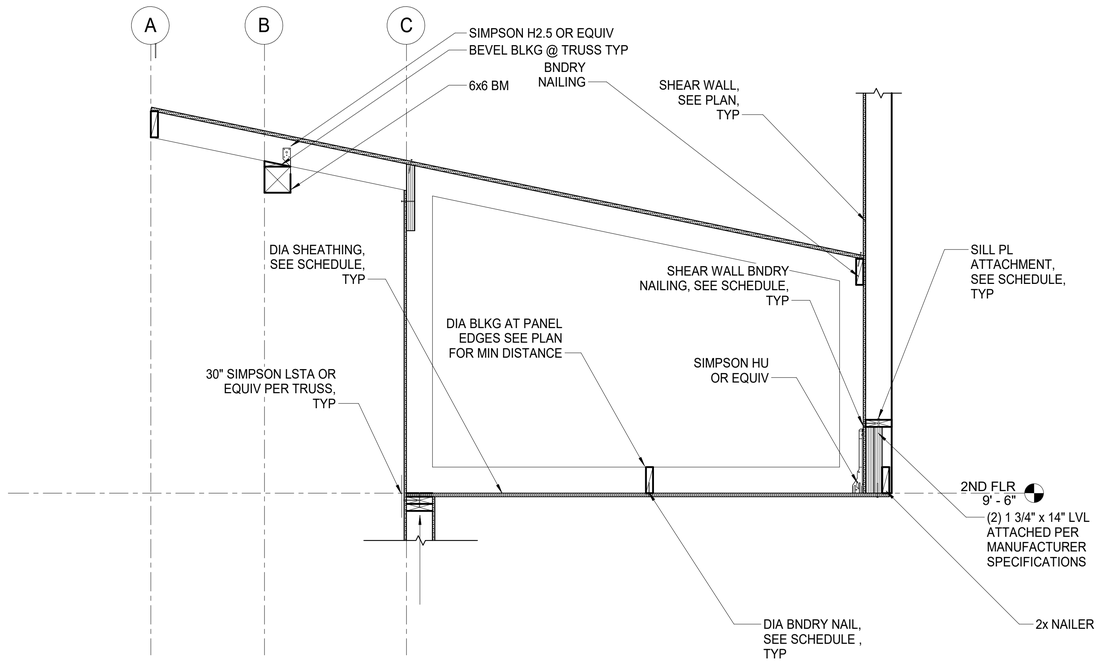
REVIEWED	SB

SHEET NAME
FLOOR FRAMING DETAILS

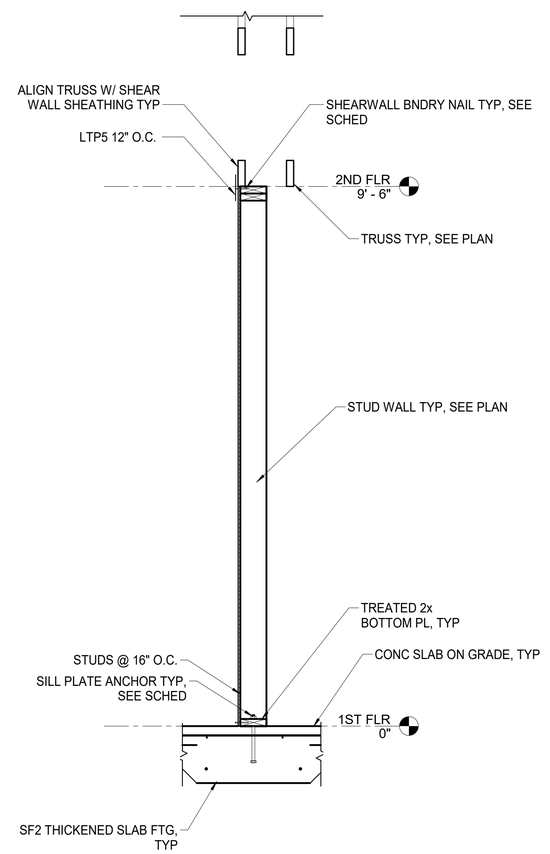
SHEET NO.
2-S5.11

PERMIT DOCUMENTS

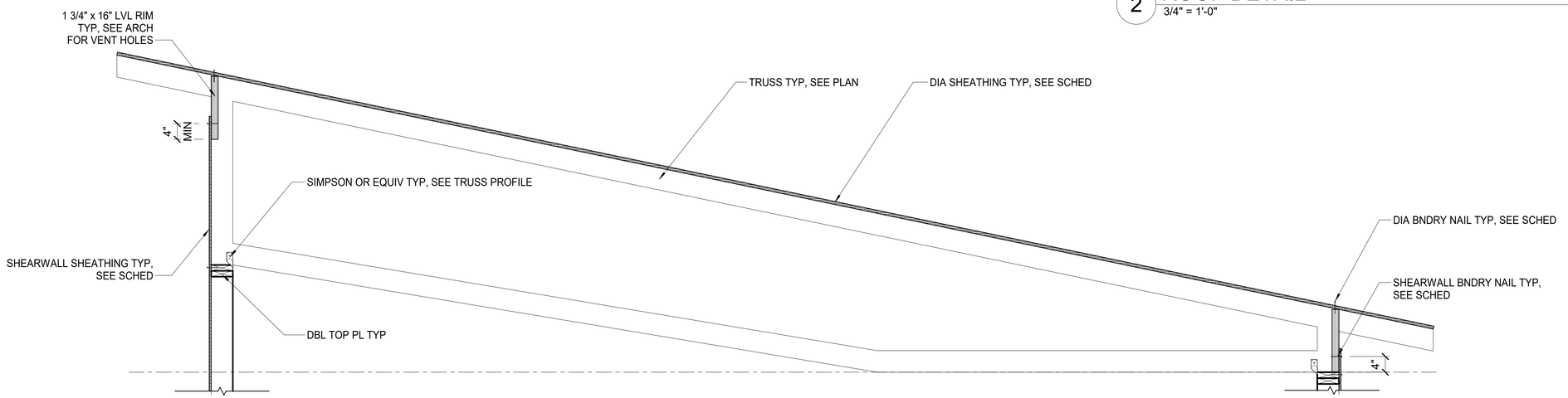
HALF SCALE WHEN PRINTED AT 11x17



1 ROOF DETAIL
3/4" = 1'-0"



2 ROOF DETAIL
3/4" = 1'-0"



3 ROOF DETAIL TYP
3/4" = 1'-0"

PERMIT DOCUMENTS

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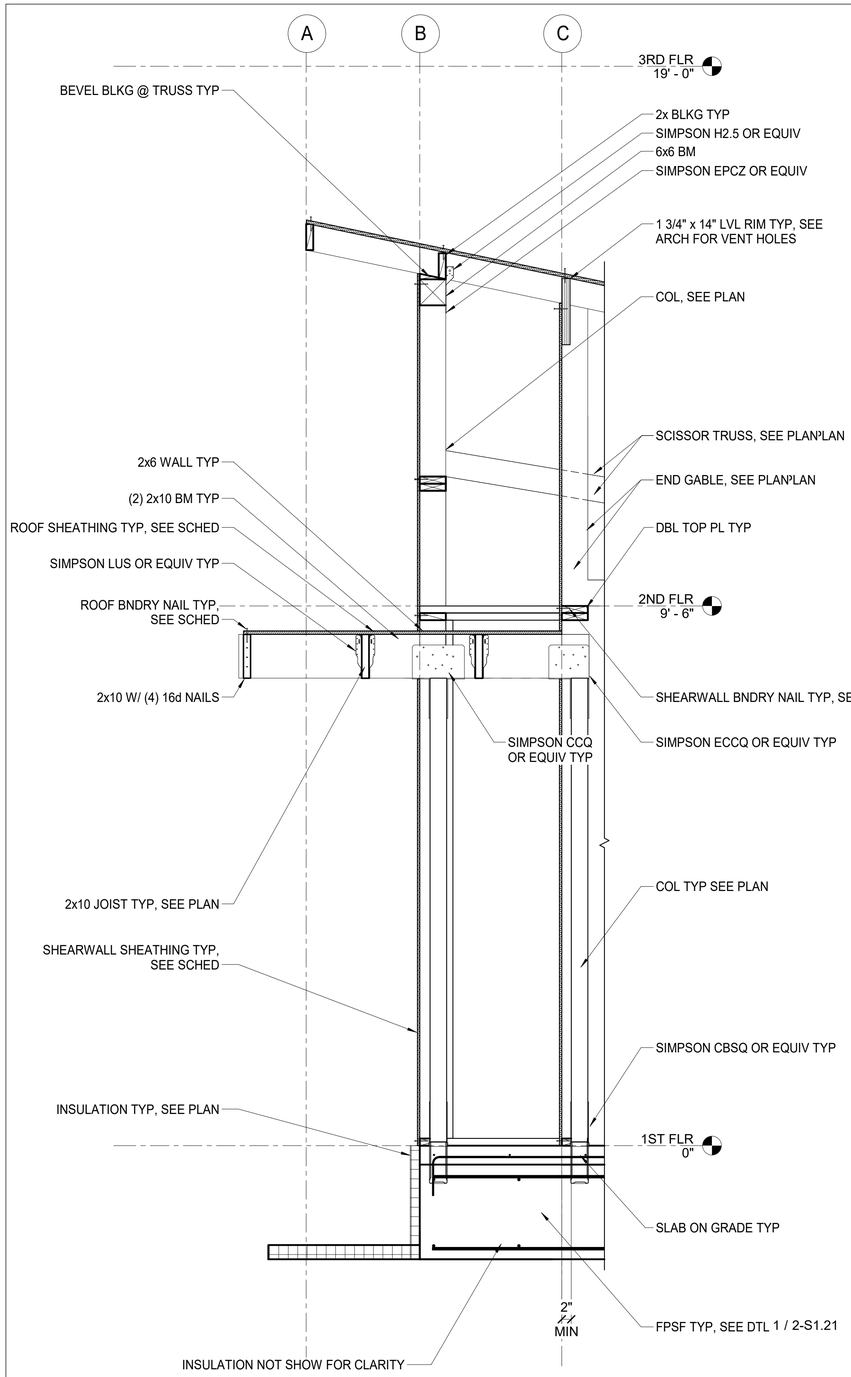
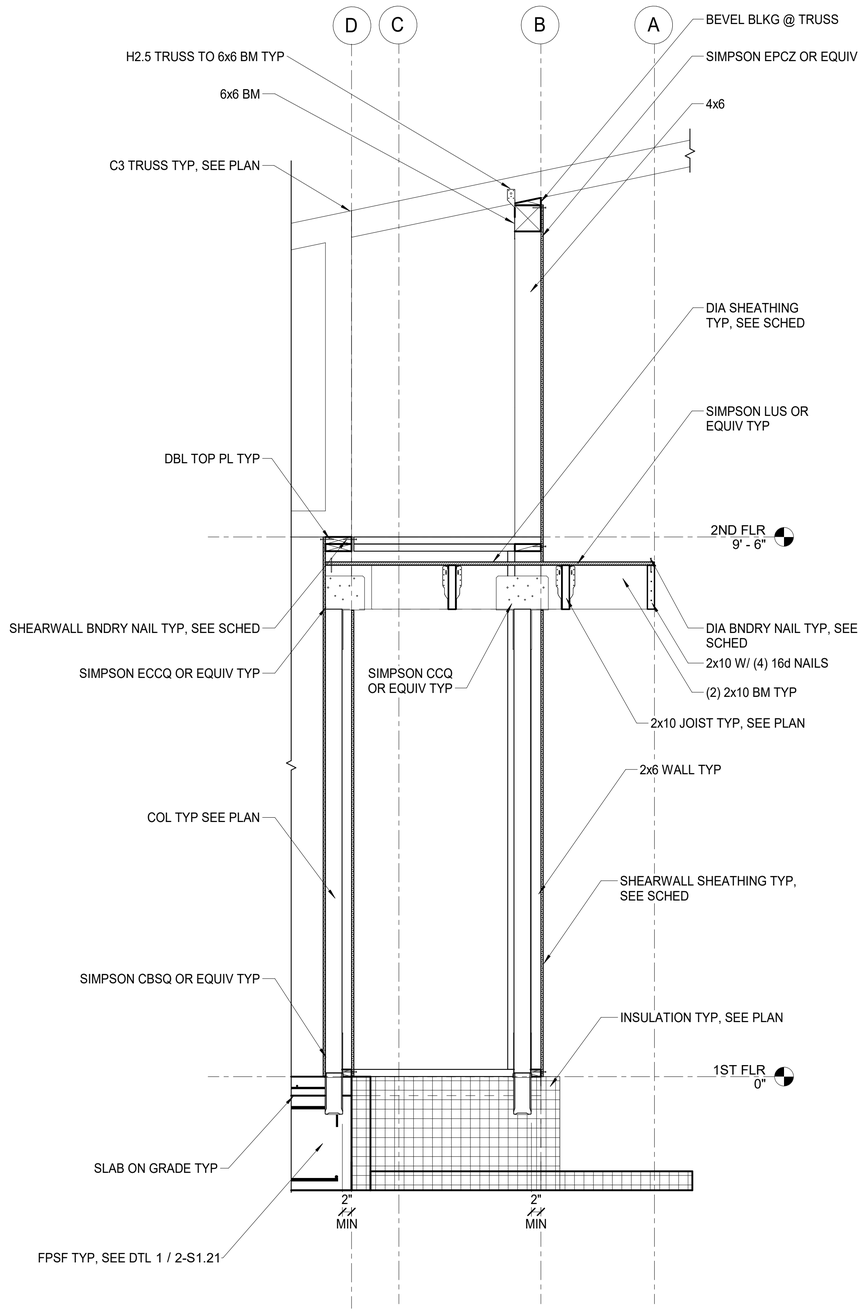
REVIEWED	SB

SHEET NAME
ROOF DETAILS

SHEET NO.
2-S6.11



1 UNIT B CANOPY
3/4" = 1'-0"



2 UNIT C CANOPY
3/4" = 1'-0"

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REVISION SCHEDULE

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SHEET NAME
CANOPY DETAILS

SHEET NO.
2-S6.21

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

MECHANICAL LEGEND

- COLD WATER PIPING
- HOT WATER PIPING
- HOT WATER RECIRCULATED PIPING
- WASTE PIPING
- VENT PIPING
- XXX — PIPING, SEE ABBREVIATIONS FOR MEDIA
- DIRECTION OF FLOW
- PIPE GOING UNDER
- PIPE UP
- PIPE DOWN
- TEE UP
- TEE DOWN
- CAP
- UNION
- ISOLATION VALVE
- CLEANOUT
- HOSE BIBB
- BALANCE/SHUT-OFF VALVE
- CHECK VALVE
- STRAINER WITH BLOWDOWN
- FLEXIBLE PIPING CONNECTOR
- 2-WAY CONTROL VALVE
- 3-WAY CONTROL VALVE
- PRESSURE REDUCING VALVE
- PRESSURE/TEMPERATURE RELIEF VALVE
- THERMOMETER
- PRESSURE GAUGE WITH ISOLATION COCK
- WATER HAMMER ARRESTOR
- X — LETTER INDICATES PDI SIZE
- PUMP
- FLOOR CLEANOUT
- FLOOR DRAIN
- SUPPLY AIR UP & DOWN (SQUARE)
- RETURN AIR UP & DOWN (SQUARE)
- EXHAUST AIR UP & DOWN (SQUARE)
- ROUND DUCT UP & DOWN
- VOLUME DAMPER
- M — MOTORIZED CONTROL DAMPER
- SOUND LINED DUCTWORK
- 28/14 — DUCT SIZE (FIRST NUMBER - SIDE SHOWN) (SECOND NUMBER - SIDE NOT SHOWN)
- INSULATED DUCTWORK
- TURNING VANES
- FLEXIBLE DUCT CONNECTION
- DIFFUSER WITH FLEXIBLE DUCT
- T — THERMOSTAT OR SENSOR
- T — THERMOSTAT OR SENSOR WITH LOCKING COVER
- SP — STATIC PRESSURE SENSOR
- X — KEY NOTE
- SERVICE: S = SUPPLY, R = RETURN, E = EXHAUST
- SX:CFM — CFM
- DIFFUSER OR GRILLE TAG
- X / MX — DETAIL NUMBER / SHEET LOCATED ON
- BB-x — BASEBOARD DESIGNATION
- X.X / X' — ACTIVE FINTUBE LENGTH
- GPM

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	MINIMUM CONNECTION SIZE CW	HW	TRAP	VENT	WASTE	MANUFACTURER	MODEL	COLOR	TRIM / REMARKS
WC-1	WATER CLOSET - FLOOR MOUNT	1/2"	---	---	2"	3"	KOHLER	CIMARRON K-3619	WHITE	ONE PIECE, ELONGATED BOWL, CLOSED RIM SEAT WITH COVER
WC-2	WATER CLOSET - FLOOR MOUNT - ADA	1/2"	---	---	2"	3"	KOHLER	CIMARRON K-3619	WHITE	ONE PIECE, ELONGATED BOWL, CLOSED RIM SEAT WITH COVER, TRIP LEVER ON ACCESSIBLE SIDE
LV-1	LAVATORY - PEDESTAL	1/2"	1/2"	1-1/4"	1-1/4"	1-1/2"	KOHLER	CIMARRON K-2362-4	WHITE	DELTA FAUCET 520-MPU-DST WITH POP-UP DRAIN
LV-2	LAVATORY - COUNTER MOUNT	1/2"	1/2"	1-1/4"	1-1/4"	1-1/2"	KOHLER	PENNINGTON K-2196-4	WHITE	DELTA FAUCET 520-MPU-DST WITH POP-UP DRAIN
LV-3	LAVATORY - COUNTER MOUNT - ADA	1/2"	1/2"	1-1/4"	1-1/4"	1-1/2"	KOHLER	PENNINGTON K-2196-4	WHITE	DELTA FAUCET 520-MPU-DST WITH POP-UP DRAIN
SK-1	SINK - DOUBLE COMPARTMENT	1/2"	1/2"	2"	1-1/2"	1-1/2"	CAITLIN	941680 33X22 4H 8.0	STAINLESS	DELTA FAUCET B4310LF WITH PULL-OUT HOSE SPRAY, HOLE PUNCH AS REQUIRED FOR TRIM, BASKET STRAINERS, DISHWASHER AIR GAP FITTING
SK-2	SINK - DOUBLE COMPARTMENT - ADA	1/2"	1/2"	2"	1-1/2"	1-1/2"	DAYTON	GE23322	STAINLESS	5-3/8" BOWL DEPTH, REAR CENTER DRAIN, BASKET STRAINERS, DELTA FAUCET B4310LF (ADA), AIR GAP FITTING FOR DISHWASHER, HOLE PUNCH AS REQUIRED FOR TRIM
SK-3	SINK - DOUBLE COMPARTMENT	1/2"	1/2"	2"	1-1/2"	1-1/2"	DAYTON	D22519	STAINLESS	DELTA FAUCET B4310LF WITH PULL-OUT HOSE SPRAY, HOLE PUNCH AS REQUIRED FOR TRIM, BASKET STRAINERS, DISHWASHER AIR GAP FITTING
SH-1	SHOWER STALL - UFAS	1/2"	1/2"	2"	1-1/2"	2"	BEST BATH	4LSS6331A75T	WHITE	GRAB BARS, HAND-HELD SHOWER ASSEMBLY WITH SLIDE BAR AND AUXILIARY SLIDE BAR, REMOVABLE SEAT, PRESSURE BALANCED MIX VALVE, DELTA T13091 SHOWER FAUCET WITH
										RPW324HDF SHOWER HEAD 60" STRETCHABLE METAL HOSE, T-SHAPED WATER STOPPER KIT, FIELD CUT OUT SURROUND FOR VALVE, SLIDE BARS, GRAB BARS, ETC. OR CUSTOM FACTORY
										SURROUND CUT OUTS - COORDINATE WITH ARCHITECTURAL SHOWER ELEVATIONS AND DETAILS
BT-1	BATHTUB	1/2"	1/2"	1-1/2"	1-1/2"	2"	AQUATIC	260304P	WHITE	DELTA PRESSURE BALANCED TUB/SHOWER FAUCET T13491 WITH DIVERTER SPOUT, LEFT HAND OR RIGHT HAND DRAIN AS REQUIRED, SMOOTH WALL SURROUND
WB-1	WASHER BOX	1/2"	1/2"	2"	1-1/2"	2"	OATEY	QUADTRO	WHITE	DRAIN ADAPTOR, 1/4 TURN VALVES, WATER HAMMER ARRESTORS
RB-1	RECESSED WATER CONNECTION BOX	1/2"	---	---	---	---	OATEY	ICE MAKER BOX	WHITE	1/4 TURN VALVE, NSF 61 COMPLIANT
FD-1	FLOOR DRAIN	---	---	2"	1-1/2"	2"	J.R. SMITH	2005-A	---	ROUND TOP, TRAP PRIMER CONNECTION
RD-1	ROOF DRAIN	---	---	3"	---	---	J.R. SMITH	1010	---	CAST IRON DOME STRAINER
OD-1	OVERFLOW DRAIN	---	---	3"	---	---	J.R. SMITH	1080	---	2" DAM, CAST IRON DOME STRAINER
HB-1	HOSE BIBB - FROST PROOF	3/4"	---	---	---	---	WOODFORD	MODEL 65	---	WITH VACUUM BREAKER, RECESSED LOCKABLE BOX, LOOSE TEE KEY

EXPANSION TANK SCHEDULE

TAG	MFGR / MODEL	FUNCTION	FLUID	TOTAL VOLUME (GALLONS)	ACCEPTANCE VOLUME (GALLONS)	DIMENSIONS	MATERIAL	LABEL	REMARKS
ET-1	AMTROL / EXTROL EX-30	HYDRONIC EXPANSION	35% P.G.	4.4	2.5	11"Ø x 15.5"	STEEL/BUTYL	---	PRECHARGE TO 15 PSIG
ET-2	AMTROL / THERM-X-TROL ST-12-C	DOMESTIC HOT WATER EXPANSION	WATER	6.4	3.2	12"Ø x 18"	STEEL/BUTYL	ASME/NSF	PRECHARGE TO WATER SUPPLY STATIC PRESSURE

GLYCOL MAKE-UP TANK SCHEDULE

TAG	MFGR / MODEL	SERVICE	FLUID	STORAGE (GALLONS)	DIMENSIONS	MATERIAL	ELECTRICAL DATA AMPS/WATTS	VOLTS/PH	LABEL	REMARKS
GT-1	AXIOM / MF200	BUILDING HEAT SYSTEM	35% P.G.	6.6	12" x 12" x 16"H	PLASTIC	50 WATTS	120/1	UL	WITH PACKAGED PUMP, CONTROLS, LOW LEVEL ALARM, REMOTE MONITORING CONTACTS AND MOUNTING SHELF

PUMP SCHEDULE

TAG	MFGR / MODEL	SERVICE	FLUID	FLOW RATE (GPM)	HEAD (FEET)	MOTOR DATA RPM	HP	VOLTS/PH	REMARKS
CP-1	TACO / 0011-F4	BUILDING HEAT	35% P.G.	6.5	22'	3,250	1/8	120/1	UNIT FLOW RATE MAY VARY FROM SCHEDULED, BALANCE PUMP AT UNITS TOTAL TERMINAL UNIT FLOW

AIR SEPARATOR SCHEDULE

TAG	MFGR / MODEL	SERVICE	FLUID	FLOW RATE (GPM)	WPD (FT HD)	INLET/OUTLET SIZE	DIMENSIONS	LABEL	REMARKS
AS-1	SPIROTHERM / VJR-100TM	BUILDING HEAT SYSTEM	35% P.G.	6.5	<1.0'	1"	7"H x 2.6"Ø	---	WITH AUTO AIR VENT

BOILER SCHEDULE

TAG	MFGR / MODEL	TYPE	FLUID	FUEL	SPACE HEATING INPUT (MBH)	DOE SPACE HEATING OUTPUT (MBH)	DOMESTIC HOT WATER INPUT (MBH)	ELECTRICAL DATA WATT	VOLTS/PH	LABEL	REMARKS
B-1	NAVIEN / NCB-150E	CONDENSING	35% P.G.	NATURAL GAS	60	56	120	200	120/1	ASME	WITH TRIM PER INTERNATIONAL MECHANICAL CODE CHAPTER 10, PACKAGED WITH BOILER CIRCULATION PUMP, COMBI BOILER - DOMESTIC WATER HEATING AND SPACE HEATING

BASEBOARD SCHEDULE

TAG	MFGR / MODEL	OUTPUT (BTU/LF)	FLUID	EFT	LFT	TUBE SIZE	ELEMENT FIN SIZE	FIN PER FOOT	FIN THICKNESS	NUMBER OF TIERS	MOUNTING HEIGHT	ENCLOSURE THICKNESS	REMARKS
BB-1	SLANT-FIN / MULTI-PAK 80	570	35% P.G.	170°F	150°F	3/4"Ø Cu	2-3/4" x 2-1/2"	55	0.011" AL	1	9"	18 GA	VANE DAMPER ON ENCLOSURE, BRACKET FOR RETURN PIPING WHERE REQUIRED

UNIT HEATER SCHEDULE

TAG	MFGR / MODEL	CAPACITY (MBH)	FLUID	FLOW RATE (GPM)	FPD (FT HD)	EFT	LFT	AIRFLOW (CFM)	MINIMUM BRANCH PIPING SIZE	MOTOR DATA HP	VOLTS/PH	COLOR	REMARKS
UH-1	MODINE / HC-33	15.9	35% P.G.	2.3	<1'	170°F	150°F	630	3/4"	1/25	120/1	---	---
CUH-1	BEACON MORRIS / TWIN-FLOW III - W42	3.5	35% P.G.	1.0	<1'	170°F	150°F	53	3/4"	0.034	120/1	---	VERTICAL RECESS WALL MOUNTED

STATE OF ALASKA 49 TH
ALEC C. THOMSON
ME-8694
02/10/2023
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CERTIFICATE OF AUTHORIZATION NO: T3 ALASKA, LLC AECL #: 1625

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Mechanical & Electrical Engineering
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B/2C/2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO. 2022.091.0
DATE 02.10.2023
DRAWN MSH/MDP
REVIEWED ACT

SHEET NAME
MECHANICAL SCHEDULES

SHEET NO.
M0.01

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AAV	AUTOMATIC AIR VENT
AFF	ABOVE FINISHED FLOOR
AFT	AVERAGE FLUID TEMPERATURE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
AMPS	AMPERES
APD	AIR PRESSURE DROP
ARCH	ARCHITECTURAL
BDD	BACKDRAFT DAMPER
BLDG	BUILDING
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BTUH	BRITISH THERMAL UNIT PER HOUR
C/A	COMBUSTION AIR
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CONT	CONTINUED
CO	CLEANOUT
CP	CIRCULATION PUMP
CUH	CABINET UNIT HEATER
CW	COLD WATER
Ø	DIAMETER
dB	DECIBELS
DEG	DEGREE
DN	DOWN
DWG	DRAWING
E/A	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
EFT	ENTERING FLUID TEMPERATURE
ET	EXPANSION TANK
ETC	ETCETERA
ESP	EXTERNAL STATIC PRESSURE
EXIST	EXISTING
FT	FEET
FPM	FEET PER MINUTE
FPF	FINS PER FOOT
FC	FORWARD CURVE
F	FAHRENHEIT
FCO	FLOOR CLEAN OUT
FD	FIRE DAMPER, FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FSD	FIRE SMOKE DAMPER
G	NATURAL GAS
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GT	GLYCOL TANK
HB	HOSE BIBB
HC	HEATING COIL
HD	HEAD
HGR	HEATING GLYCOL RETURN
HGS	HEATING GLYCOL SUPPLY
HW	HOT WATER
HWC	HOT WATER CIRCULATED
HP	HORSEPOWER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
LAT	LEAVING AIR TEMPERATURE
LF	LINEAL FEET
LFT	LEAVING FLUID TEMPERATURE
LPG	LIQUID PROPANE GAS
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MFGR	MANUFACTURER
MIN	MINIMUM
MTD	MOUNTED
NC	NOISE CRITERIA
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NSF	NATIONAL SANITARY FOUNDATION
NTS	NOT TO SCALE
O/A	OUTSIDE AIR
OD	OUTSIDE DIAMETER
OSD	OVERFLOW STORM DRAIN
PD	PRESSURE DROP
PG	PROPYLENE GLYCOL
PH	PHASE
PSI	POUNDS PER INCH
PSIA	PSI ABSOLUTE
PSIG	PSI GAUGE
R/A	RETURN AIR
RPM	REVOLUTIONS PER MINUTE
S/A	SUPPLY AIR
SD	STORM DRAIN
SP	STATIC PRESSURE
SS	STAINLESS STEEL
STR	SOLAR THERMAL RETURN
STS	SOLAR THERMAL SUPPLY
TSP	TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TYP	TYPICAL
UH	UNIT HEATER
V	VENT
VEL	VELOCITY
VF	VENTILATION FAN
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THROUGH ROOF
WC	WATER COLUMN
WG	WATER GAGE
WCO	WALL CLEAN OUT
WHA	WATER HAMMER ARRESTOR
WH	WATER HEATER
W	WASTE
WB	WET BULB
WPD	WATER PRESSURE DROP
YCO	YARD CLEAN OUT

ELECTRIC CABINET UNIT HEATER SCHEDULE

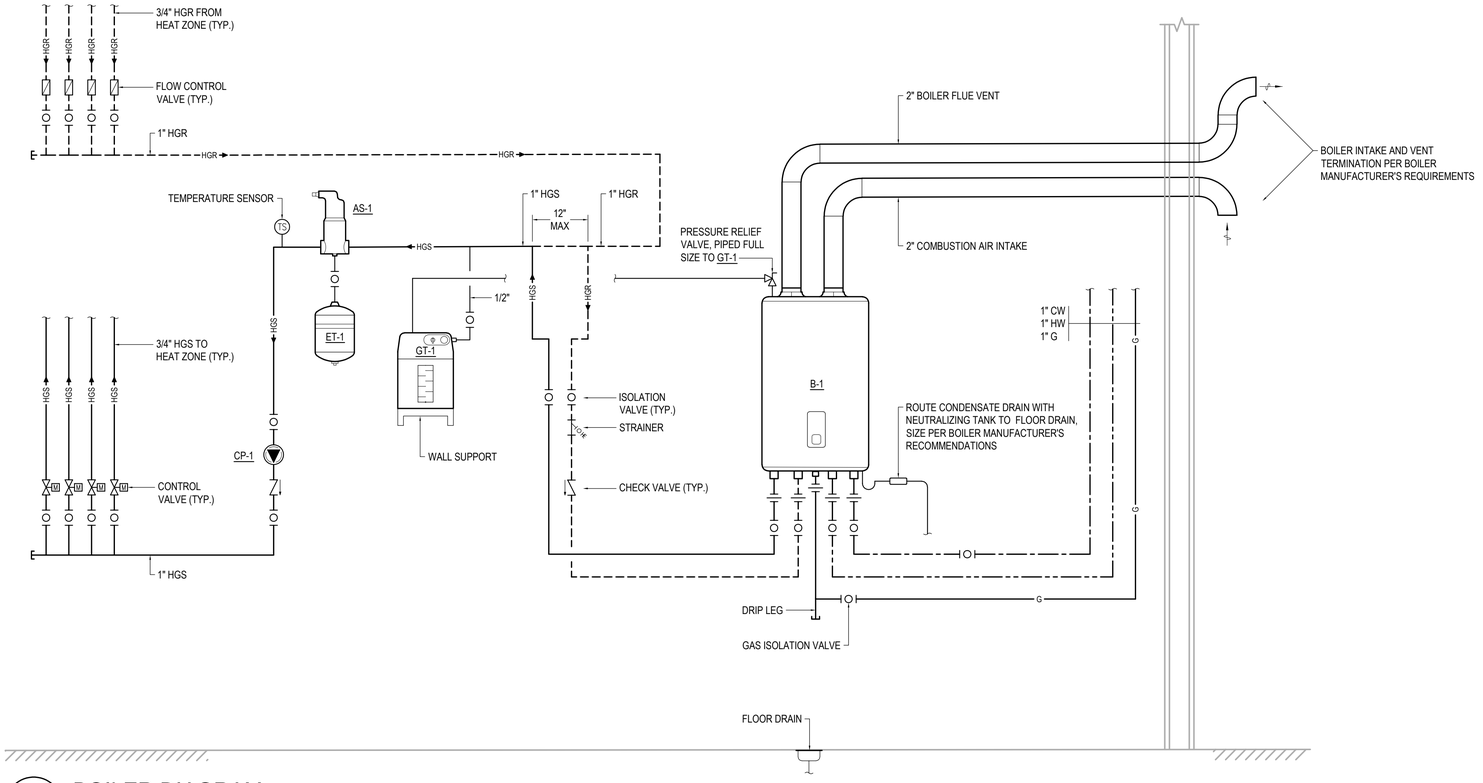
TAG	MFGR / MODEL	OUTPUT (WATTS)	AIRFLOW (CFM)	TEMP RISE	ELECTRICAL DATA AMPS	ELECTRICAL DATA VOLTS/PH	COLOR	LABEL	REMARKS
ECUH-1	QMARK / EFF1500	1,500	150	32.0°F	12.5	120/1	PER ARCH	UL	RECESSED CEILING MOUNTED

FAN SCHEDULE

TAG	MFGR / MODEL	SERVICE	AIRFLOW (CFM)	ESP (IN WG)	DRIVE	HVI SONES RATING	ELECTRICAL DATA AMPS	ELECTRICAL DATA VOLTS/PH	REMARKS
EF-1	PANASONIC / FV-05-11VKSL2	POWDER ROOM EXHAUST	50	0.25"	DIRECT	<0.5	0.19	120/1	EC MOTOR, INTEGRAL VARIABLE SPEED CONTROLS, MOTION SENSOR, NIGHT LIGHT, SWITCHED LED AREA LIGHT, SET CONTINUOUS AIR FLOW LEVEL AT 30 CFM, BOOST MODE AIR FLOW AS SCHEDULED
EF-2	PANASONIC / FV-05-11VKSL2	BATHROOM EXHAUST	80	0.25"	DIRECT	<0.5	0.19	120/1	EC MOTOR, INTEGRAL VARIABLE SPEED CONTROLS, MOTION SENSOR, NIGHT LIGHT, SWITCHED LED AREA LIGHT, SET CONTINUOUS AIR FLOW LEVEL AT 30 CFM, BOOST MODE AIR FLOW AS SCHEDULED

RANGE HOOD SCHEDULE

TAG	MFGR / MODEL	SERVICE	MAX SPEED AIRFLOW (CFM)	DIMENSIONS LENGTH x WIDTH x HEIGHT	ELECTRICAL DATA AMPS	ELECTRICAL DATA VOLTS/PH	LABEL	REMARKS
RH-1	BROAN / ALLURE ALT130**	DOMESTIC RANGE EXHAUST	230	30" x 22" x 5"	1.4	120/1	UL	WITH REMOVABLE GREASE FILTER, TWO SPEED FAN ROCKER SWITCH, LIGHT SWITCH, COLOR/FINISH PER ARCHITECT
RH-2	BROAN / ALLURE ALT130**	DOMESTIC RANGE EXHAUST	230	30" x 22" x 5"	1.4	120/1	UL	WITH REMOVABLE GREASE FILTER, TWO SPEED FAN ROCKER SWITCH, LIGHT SWITCH, AUXILIARY REMOTE SWITCH, COLOR/FINISH PER ARCHITECT



1 BOILER DIAGRAM

SCALE: NONE

STATE OF ALASKA 49 TH
ALEC C. THOMSON
ME-8694
02/10/2023
REGISTERED PROFESSIONAL ENGINEER

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

spark design, llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B/2C/2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2022.091.0
DATE	02.10.2023
DRAWN	MSH/MDP
REVIEWED	ACT

SHEET NAME
MECHANICAL SCHEDULES AND BOILER DIAGRAM

SHEET NO.
M0.02

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

MECHANICAL SPECIFICATIONS

GENERAL

.01 THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY FOR THE INSTALLATION OF COMPLETE AND OPERABLE MECHANICAL SYSTEMS SHOWN OR DESCRIBED IN THE CONTRACT DOCUMENTS.

.02 THE PLANS ARE PARTLY DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS AND FITTINGS OR EXACT LOCATIONS OF PIPING AND DUCTS UNLESS SPECIFICALLY DIMENSIONED. PROVIDE FITTINGS, OFFSETS, AND ACCESSORIES AS REQUIRED TO INSTALL THE WORK.

CODES AND STANDARDS

.01 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES AND LOCAL AMENDMENTS:

- INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION.
- INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 EDITION.
- INTERNATIONAL MECHANICAL CODE (IMC), 2021 EDITION.
- INTERNATIONAL FUEL GAS CODE (IFGC), 2021 EDITION.
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2021 EDITION.
- UNIFORM PLUMBING CODE (UPC), 2021 EDITION.
- NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION.

.02 SHEET METAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SMACNA STANDARDS.

.03 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADA).

.04 UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS), SECTION 504.

.05 ASHRAE STANDARD 62.2-2010: VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS WITH AHFC'S ALASKA SPECIFIC AMENDMENTS DATED JUNE 18, 2014.

.06 2018 ALASKA BUILDING ENERGY EFFICIENCY STANDARD (ALASKA BEES).

.07 AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE/SEI 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

PERMITS

.01 THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND FEES.

WARRANTY

.01 ALL WORK PERFORMED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE.

.02 ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

PRODUCTS

.01 ALL PRODUCTS SHALL BE NEW AND UNUSED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND IN THE BEST PRACTICE OF THE CRAFT.

.02 PRODUCTS SHALL BE SPECIFICALLY DESIGNED AND LISTED FOR THE TYPE OF OPERATION OR SERVICE FOR THE SYSTEMS IN WHICH THEY ARE BEING INSTALLED.

.03 ALL PRODUCTS SHALL BE ASBESTOS FREE AND LEAD FREE.

.04 OBTAIN OWNER'S APPROVAL OF ALL PRODUCTS PRIOR TO ORDERING OR INSTALLING ANY PART OF ANY SYSTEM.

PRODUCTS SUBSTITUTIONS

.01 ALL EQUIPMENT LISTED IS REPRESENTATIVE OF THE STANDARD OF QUALITY AND PERFORMANCE REQUIRED.

.02 SUBSTITUTED EQUIPMENT, SUCH AS PUMPS AND FANS, SHALL BE SELECTED IN THE MIDDLE OF THE EQUIPMENT'S RECOMMENDED OPERATION RANGE, TO ALLOW INCREASE OR DECREASE FIELD ADJUSTMENTS OF UNIT'S OPERATION IF NEEDED.

.03 "APPROVED EQUAL" SUBSTITUTIONS WILL BE CONSIDERED IF THE SUBSTITUTES ARE SHOWN TO BE EQUAL OR BETTER QUALITY, INCLUDING EFFICIENCY OF PERFORMANCE, SIZE AND WEIGHT.

.04 WHERE ACCEPTED SUBSTITUTED EQUIPMENT VARIES IN SIZE AND/OR CONFIGURATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CHANGES.

SUBMITTALS

.01 THE CONTRACTOR SHALL SUBMIT THE MECHANICAL SYSTEM'S EQUIPMENT, MATERIALS, AND PRODUCT DATA AS AN ELECTRONIC PDF FILE FOR REVIEW. THE PDF SHALL BE ARRANGED IN BASIC CSI CATEGORIES AND BOOKMARKED SEPARATING CATEGORIES, EQUIPMENT, AND DRAWINGS UNDER BASIC CATEGORIES. THE PDF SHALL BE LIMITED ONLY TO PRODUCT DATA RELEVANT FOR REVIEW.

.02 THE PRODUCT DATA SHALL BE APPROPRIATELY MARKED TO INDICATE PROPOSED PRODUCT.

.03 INCLUDE COLOR SELECTION CHARTS WITH PRODUCTS REQUIRING COLOR SELECTION.

.04 ALL PRODUCT DATA SHALL BE SUBMITTED AT ONE TIME. PARTIAL SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.

OPERATION AND MAINTENANCE MANUAL

.01 PROVIDE THE OWNER WITH AN OPERATION AND MAINTENANCE MANUAL.

.02 INCLUDE MANUFACTURER'S SPECIFICATIONS, OPERATING AND MAINTENANCE INSTRUCTIONS, WARRANTY INFORMATION ON EACH PIECE OF EQUIPMENT, START-UP REPORTS, TESTING REPORTS, BALANCE REPORT AND SCHEMATIC DIAGRAMS OF CONTROL SYSTEMS AS-BUILT AND A SOURCE OF SUPPLY FOR SPARE PARTS AND SERVICE.

EQUIPMENT INSTALLATION

.01 INSTALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDED SERVICE CLEARANCES.

.02 PROVIDE ALL MISCELLANEOUS MATERIALS, APPURTENANCES, ACCESSORIES, SUPPORTS, AND CONTROL CONNECTIONS AS REQUIRED FOR A COMPLETE AND OPERATING PIECE OF EQUIPMENT.

ACCESS

.01 PROVIDE WORKABLE ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT.

.02 PROVIDE ACCESS DOOR OF REQUIRED RATING FOR ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT LOCATED ABOVE HARD CEILINGS OR IN WALLS.

PENETRATIONS

.01 PIPING SLEEVES THROUGH NON FIRE RATED ASSEMBLIES SHALL BE 18 GAUGE MINIMUM GALVANIZED STEEL.

.02 PIPING PENETRATING FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH PREMANUFACTURED, UL LISTED SLEEVE ASSEMBLIES.

.03 PENETRATION THROUGH SMOKE BARRIERS AND/OR SMOKE PARTITIONS SHALL BE SMOKE TIGHT.

.04 PROVIDE ESCUTCHEONS ON PIPE AND DUCT PENETRATIONS IN NORMALLY OCCUPIED AREAS WHERE EXPOSED TO VIEW.

SUPPORTS AND ANCHORS

.01 PIPING, DUCTWORK, AND EQUIPMENT SHALL BE ADEQUATELY SUPPORTED IN ACCORDANCE WITH CODE REQUIREMENTS, SEISMIC REQUIREMENTS AND GOOD PRACTICE.

.02 PIPING SUPPORTS SHALL BE CARBON STEEL, ADJUSTABLE SWIVEL HANGERS WITH THREADED ROD SUPPORT.

.03 INSULATED PIPING SHALL BE ROUTED THROUGH HANGERS AND PROVIDED WITH SHEET METAL INSULATION PROTECTION SADDLES.

.04 ALL SUPPORTS SHALL BE SECURED TO BUILDING STRUCTURAL ELEMENTS.

.05 PIPE ANCHORS SHALL BE CONTRACTOR FABRICATED AND SECURED TO BUILDING STRUCTURE TO RESIST PIPING MOVEMENT.

SEISMIC RESTRAINT

.01 EQUIPMENT, PIPING, AND DUCTWORK SYSTEMS SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND ASCE 7-10, CHAPTER 13.

.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEISMIC RESTRAINT DESIGN FOR ALL PIPING, DUCTWORK, AND EQUIPMENT USING PREMANUFACTURED SYSTEMS, AMBER BOOTH OR APPROVED EQUAL, OR BY RETAINING THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED BY THE STATE OF ALASKA.

INSULATION

.01 ALL INSULATION INSTALLED INSIDE BUILDING SHALL HAVE 25 OR LESS FLAME SPREAD, 50 OR LESS SMOKE DEVELOPED RATING.

.02 FIBERGLASS PIPING INSULATION, ASTM C547, SHALL HAVE A MAXIMUM K VALUE OF 0.23 AT 75°F MEAN TEMPERATURE, ASTM C1045.

.03 FLEXIBLE FIBERGLASS DUCT INSULATION, ASTM C553, SHALL HAVE A MAXIMUM K VALUE OF 0.29 AT 75°F MEAN TEMPERATURE, ASTM C518.

.04 ABOVEGROUND DOMESTIC COLD WATER AND HOT WATER PIPING SHALL BE INSULATED WITH PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER ALL SERVICE JACKET AND PREMANUFACTURED PLASTIC FITTING INSULATION. FOR COLD WATER PIPING DIAMETERS 1" AND SMALLER USE 1/2" INSULATION THICKNESS. FOR HOT WATER PIPING DIAMETERS 1" AND SMALLER USE 1" INSULATION THICKNESS. FOR COLD WATER PIPING DIAMETERS 1-1/2" AND LARGER USE 1" INSULATION THICKNESS. FOR HOT WATER PIPING DIAMETERS 1-1/2" AND LARGER USE 1-1/2" INSULATION THICKNESS.

.05 HEATING GLYCOL PIPING SHALL BE INSULATED WITH PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER ALL SERVICE JACKET AND PREMANUFACTURED PLASTIC FITTING INSULATION. 1-1/2" INSULATION THICKNESS FOR PIPE DIAMETERS 1" AND SMALLER. 2" INSULATION THICKNESS FOR 1-1/2" AND LARGER PIPE DIAMETER.

.06 ABOVEGROUND STORM DRAINAGE PIPING SHALL BE INSULATED WITH 1" PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER ALL SERVICE JACKET AND PREMANUFACTURED PLASTIC FITTING INSULATION.

.07 PLUMBING VENT THROUGH ROOFS SHALL BE INSULATED WITH 1" PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER ALL SERVICE JACKET DOWN TO 3' WITHIN THE BUILDING.

.08 EXHAUST AIR DUCTWORK DUCTWORK SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER WITH FOIL SCRIM FACING, TO A POINT 10 FEET MINIMUM WITHIN THE BUILDING.

PIPING

.01 UNDERGROUND SANITARY WASTE AND VENT PIPING SHALL BE ASTM A74 HUB AND SPIGOT CAST IRON, ASTM A888/CISPI 301 NO-HUB CAST IRON WITH HEAVY DUTY COUPLINGS (HUSKY HD 2000 OR APPROVED EQUAL), ASTM D2661 ABS DWV OR ASTM D2665 PVC DWV. SLOPE PIPING AT A MINIMUM OF 1/4" PER FOOT UNLESS OTHERWISE NOTED.

.02 ABOVEGROUND SANITARY WASTE AND VENT PIPING SHALL BE ASTM A888/CISPI 301 NO-HUB CAST IRON, ASTM B1785 COPPER DWV, ASTM D2661 ABS DWV OR ASTM D2665 PVC DWV. SLOPE PIPING AT A MINIMUM OF 1/4" PER FOOT UNLESS OTHERWISE NOTED. NO EXPOSED PLASTIC PIPING ALLOWED IN FINISHED AREAS OR WITHIN CABINETRY.

.03 STORM DRAINAGE PIPING SHALL BE ASTM A888/CISPI 301 NO HUB CAST IRON, ASTM D2661 SCHEDULE 40 ABS DWV OR ASTM D2665 SCHEDULE 40 PVC DWV. SLOPE PIPING AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE NOTED. NO EXPOSED PLASTIC PIPING ALLOWED IN FINISHED AREAS.

.04 UNDERGROUND WATER SERVICE MAINS SHALL BE COORDINATE WITH CIVIL.

.05 ABOVEGROUND DOMESTIC WATER PIPING SHALL BE ASTM B88 TYPE L COPPER, HARD DRAWN OR PEX PIPING LISTED FOR POTABLE WATER APPLICATIONS. CROSS-LINKED POLYETHYLENE, TYPE PEX-A, PIPING LISTED FOR POTABLE WATER APPLICATIONS ALLOWED FOR BRANCH CONNECTION TO INDIVIDUAL FIXTURES. JOINTS FOR COPPER PIPES SHALL BE SOLDER ASTM B32 95-5 TA OR LEAD-FREE OR BRAZED ANSI/AWS A5.8 BCUP. PROPRESS FITTINGS ALLOWED. PIPING SHALL COMPLY WITH ANSI/NSF 61 AS SUITABLE FOR POTABLE WATER USE. NO EXPOSED PLASTIC PIPING ALLOWED IN FINISHED AREAS OR WITHIN CABINETRY.

.06 PROVIDE NSF 61 AND UPC CERTIFIED BRAIDED STAINLESS STEEL FLEXIBLE PIPING FOR FINAL CONNECTIONS AT FAUCETS, DISHWASHERS, WASHING MACHINES, REFRIGERATORS, APPLIANCES, ETC. LENGTH AS REQUIRED.

.07 HEATING WATER/GLYCOL PIPING SHALL BE ASTM B88 TYPE L COPPER. JOINTS FOR COPPER PIPING SHALL BE SOLDER ASTM B32 95-5 TA OR LEAD-FREE OR BRAZED. PROPRESS JOINTS ALLOWED. VICTAULIC NOT ALLOWED.

.08 ABOVEGROUND NATURAL GAS PIPING SHALL BE ASTM A53 SCHEDULE 40 STEEL, THREADED FITTINGS FOR LOW PRESSURE, WELDED FITTINGS FOR MEDIUM PRESSURE OR VIEGA MEGAPRESS-G SYSTEM.

.09 ROUTE PIPES PARALLEL WITH BUILDING LINES UNLESS OTHERWISE INDICATED. CONCEAL ALL PIPING IN FINISHED AREAS UNLESS AUTHORIZED BY OWNER.

.10 PROVIDE CHROME PLATED SPRING CLIP TYPE ESCUTCHEON PLATES AT EXPOSED WALL, FLOOR AND CEILING PIPE PENETRATIONS AND AT PENETRATIONS WITHIN CABINETS.

.11 PROVIDE DIELECTRIC UNIONS OR NIPPLES AT PIPING JOINTS BETWEEN DISSIMILAR METALS.

VALVES

.01 ISOLATION VALVES SHALL BE BALL VALVES OR BUTTERFLY VALVES. GATE VALVES AND GLOBE VALVES ARE NOT ACCEPTABLE.

.02 ISOLATION VALVES SHALL BE FULL LINE SIZE AND FULL PORT.

.03 VALVES FOR DOMESTIC WATER SYSTEMS SHALL MEET LOW-LEAD CODES AND REGULATIONS.

.04 STOPS AT FIXTURES SHALL BE LOW LEAD BRASS BODY AND STEM, CHROME PLATED, QUARTER TURN, STRAIGHT OR ANGLED.

.05 VALVES FOR GAS SERVICE SHALL BE AGA APPROVED.

.06 AUTOMATIC FLOW LIMITING VALVES SHALL BE GRISWOLD, OR APPROVED EQUAL.

.07 CONTROL VALVES SHALL BE BRONZE BODY AND SEAT WITH STAINLESS STEEL STEM AND SCREWED ENDS. ANSI CLASS 250 BODY. SUITABLE FOR FLUID TEMPERATURES OF UP TO 300°F. CONTROL VALVES SHALL BE CORRECTLY SELECTED FOR SERVICE AND FLOW OF SYSTEM SERVED. A PRESSURE DROP OF 3 PSI SHALL BE USED FOR SIZING OF MODULATING VALVES. TWO POSITION SHUTOFF VALVES SHALL BE LINE SIZE AND FULL PORT. PROVIDE ELECTRONIC ACTUATORS WITH SUFFICIENT CLOSE-OFF PRESSURE TO CLOSE VALVE AGAINST SYSTEM PUMP PRESSURE.

.08 PROVIDE ISOLATION VALVES AT EACH FIXTURE GROUP, PUMPS, TERMINAL HEATING UNITS AND AS INDICATED ON DRAWINGS.

.09 PROVIDE GAS ISOLATION VALVES AT EACH GAS APPLIANCE.

.10 PROVIDE AUTOMATIC FLOW LIMITING VALVES WHERE INDICATED ON DRAWINGS. PSID RANGE OF FLOW LIMITING CARTRIDGES SHALL BE SELECTED BY MANUFACTURER BASED ON THEIR REVIEW OF THE SYSTEM LAYOUT(S) AND ASSOCIATED PUMP. CARTRIDGES FOUND OUT OF RANGE DURING BALANCING SHALL BE CORRECTED BY MANUFACTURER, REPLACED AND INSTALLED AT NO COST. INSTALL PER MANUFACTURER'S REQUIREMENTS.

PLUMBING

.01 PLUMBING EQUIPMENT SHALL BE THE MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES OR APPROVED EQUAL.

.02 PLUMBING FIXTURES SHALL BE THE MANUFACTURER AND MODEL AS INDICATED ON THE PLUMBING FIXTURE SCHEDULE OR APPROVED EQUAL.

.03 COORDINATE WITH ARCHITECTURAL PLANS AND ELEVATIONS, CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION REQUIREMENTS FOR FINAL PLUMBING FIXTURE AND TRIM LOCATIONS.

.04 PLUMBING FIXTURES WITH A LEFT HAND OR RIGHT HAND CONFIGURATION OPTION SHALL BE COORDINATED WITH THE PLANS.

.05 ADA ACCESSIBLE LAVATORY'S AND SINK'S P-TRAP, ANGLE STOPS, COLD AND HOT WATER PIPING SHALL BE PROVIDED WITH PREMANUFACTURED SAFETY COVER SYSTEM, ADA 4.19.4, AND THE UPC. TRUEBRO OR APPROVED EQUAL.

.06 PROVIDE WATER HAMMER ARRESTOR DEVICES AS INDICTED ON THE DRAWINGS AND AS REQUIRED BY THE UNIFORM PLUMBING CODE. PROVIDE ARRESTORS APPROVED FOR INSTALLATIONS WITH NO ACCESS PANEL REQUIRED.

HEATING

.01 HEATING EQUIPMENT SHALL BE THE MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES OR APPROVED EQUAL.

.02 AUTOMATIC AIR VENTS SHALL BE PROVIDED AT ALL HIGH POINTS OF THE PIPING SYSTEM, HEATING COILS, UNIT HEATERS AND FAN COIL UNITS. MANUAL AIR VENTS SHALL BE PROVIDED AT BASEBOARD.

.03 LOW POINT DRAINS SHALL BE PROVIDED AT ALL LOW POINTS OF THE PIPING SYSTEMS.

.04 VENTING PER EQUIPMENT MANUFACTURER'S INSTRUCTIONS. FLUE PIPING SHALL BE LISTED FOR USE WITH CATEGORY IV CONDENSING APPLIANCES AND AS APPROVED BY EQUIPMENT MANUFACTURER.

GLYCOL

.01 PROVIDE PRE-MIXED HYDRONIC GRADE PROPYLENE GLYCOL AT A RATE OF 35% GLYCOL TO 65% WATER AS RECOMMENDED BY BOILER MANUFACTURER. DOWFROST HD OR APPROVED EQUAL.

.02 PROVIDE AN ADDITIONAL 2 GALLONS OF MIX AT THE END OF THE PROJECT IN GLYCOL MAKE-UP TANK.

.03 TEST GLYCOL AT PROJECT COMPLETION. TESTING SHALL BE BY THE GLYCOL MANUFACTURER OR AN INDEPENDENT TESTING FACILITY APPROVED BY THE GLYCOL MANUFACTURER. PROVIDE ANY CORRECTIVE ACTIONS RECOMMENDED BY THE TESTING AND RETEST. SUBMIT ALL TEST REPORT(S) TO OWNER AND PROVIDE A RECOMMENDED TESTING SCHEDULE FOR THE OWNER TO FOLLOW.

VENTILATION

.01 VENTILATION SYSTEM SHALL BE PROTECTED DURING CONSTRUCTION PER SMACNA RECOMMENDATIONS. DUCT OPENINGS SHALL BE COVERED DURING CONSTRUCTION TO PREVENT ENTRANCE OF DUST AND DEBRIS.

.02 VENTILATION EQUIPMENT SHALL BE THE MANUFACTURER AND MODEL AS INDICATED ON THE EQUIPMENT SCHEDULES OR APPROVED EQUAL.

.03 DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. APPLY DUCT MASTIC AT DUCT CONNECTIONS.

.04 DUCTWORK SHALL BE GALVANIZED SHEET METAL.

.05 CLOTHES DRYER CONNECTION BOX SHALL BE PRE-MANUFACTURED AND INSTALLED PER MANUFACTURER'S REQUIREMENTS. UL LISTED WHEN INSTALLED IN FIRE RATED WALLS. COORDINATE INSTALLATION LOCATION WITH DRYER EXHAUST OUTLET LOCATION.

.06 WALL CAPS FOR TOILET EXHAUST FANS, RANGE HOOD EXHAUSTS AND DRYER EXHAUSTS SHALL BE ALUMINUM WITH ANODIZED FINISH AND BACKDRAFT DAMPER. SEIHO MODEL SFB OR EQUAL.

CONTROLS SYSTEMS

.01 THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL CONTROL SYSTEM AS REQUIRED TO PROVIDE EQUIPMENT CONTROL AS SPECIFIED UNDER THE SEQUENCE OF OPERATIONS.

.02 THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, POWER, WIRING, CONDUIT, CONTROLLERS, THERMOSTATS, ACTUATORS, TRANSFORMERS, AND ASSOCIATED CONTROL COMPONENTS FOR A COMPLETE AND OPERATIONAL SYSTEM.

.03 CONTROL WIRING EXPOSED IN ROOMS SHALL BE ROUTED IN CONDUIT. 24V AND LESS CONTROL WIRING ABOVE HARD OR OTHERWISE INACCESSIBLE CEILINGS SHALL BE ROUTED IN CONDUIT. 24V AND LESS CONTROL WIRING NOT IN CONDUIT SHALL BE PLENUM RATED.

.04 THERMOSTATS IN RESIDENTIAL UNITS SHALL BE LOW VOLTAGE, HEATING ONLY, NIGHT SETBACK, SEVEN DAY PROGRAMMABLE WITH DIGITAL DISPLAY. HONEYWELL TL8100 OR EQUAL.

.05 THERMOSTATS IN PUBLIC SPACES SHALL BE LOW VOLTAGE, HEATING ONLY WITH DIGITAL DISPLAY. HONEYWELL TH1100DV OR EQUAL. PROVIDE LOCKING COVERS.

.06 LINE VOLTAGE THERMOSTATS SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR. PROVIDE QUANTITY AND LOCATIONS OF ANY LINE VOLTAGE THERMOSTATS TO ELECTRICAL. ELECTRICAL CONTRACTOR TO INSTALL.

.07 MOUNT THERMOSTATS/SENSORS AT 48" ABOVE FINISH FLOOR IN UNIT TYPE C. MOUNT THERMOSTATS/SENSORS IN ALL OTHER UNIT TYPES AT 60" ABOVE FINISHED FLOOR.

TEST AND START-UP

.01 TEST ALL PLUMBING PIPING SYSTEMS IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.

.02 TEST ALL GAS PIPING SYSTEMS IN ACCORDANCE WITH THE INTERNATIONAL FUEL GAS CODE.

.03 TEST ALL HYDRONIC PIPING SYSTEMS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

.04 FLUSH AND DISINFECT THE DOMESTIC POTABLE WATER PIPING SYSTEMS IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.

.05 FLUSH AND CLEAN HYDRONIC PIPING SYSTEMS IN ACCORDANCE WITH GLYCOL MANUFACTURER'S REQUIREMENTS, WATER TREATMENT RECOMMENDATIONS AND GOOD PRACTICE.

.06 PROVIDE BOILER START-UP WITH THE SERVICES OF BOILER MANUFACTURER'S AUTHORIZED REPRESENTATIVE. PERFORM PROCEDURES AND TESTS REQUIRED BY THE MANUFACTURER AND PROVIDE THE OWNER WITH A COPY OF THE START-UP REPORT AT END OF PROJECT.

TESTING, ADJUSTING, AND BALANCING (TAB)

.01 TEST, ADJUST, AND BALANCE THE ENTIRE AIR AND HYDRONIC SYSTEMS.

.02 AIR AND HYDRONIC FLOWS ARE TO BE BALANCED TO WITHIN +-10% OF DESIGN VALUES. BALANCING PROCEDURES SHALL BE IN ACCORDANCE WITH NEBB OR AABC REQUIREMENTS.

.03 PRIOR TO START OF TAB, VERIFY THE SYSTEMS AND EQUIPMENT ARE READY FOR THIS WORK.

.04 CORRECT ANY AIR AND/OR HYDRONIC DEFICIENCIES FOUND DURING INITIAL TESTING PRIOR TO FINAL TESTING.

.06 NOTIFY THE ENGINEER OF ANY PROBLEMS ENCOUNTERED DURING THE BALANCING PROCEDURE.

.07 PERMANENTLY MARK THE FINAL SETTING OF VALVES AND OTHER ADJUSTMENT DEVICES.

.08 COMPLETE AND SUBMIT NEBB OR AABC OR SIMILAR TEST REPORT FORMS AT CONCLUSION OF TAB FOR REVIEW AND APPROVAL. REPORT SHALL INCLUDE A "% OF DESIGN" VALUE FOR EACH AIR AND HYDRONIC DEVICE BALANCED.

RECORD DRAWINGS

.01 MAINTAIN ACCURATE PROJECT RECORD DRAWINGS INDICATING ALL FIELD CHANGES IN RED INK FROM THE ORIGINAL PLANS MADE DURING INSTALLATION OF WORK.

.02 SUBMIT RECORD DRAWINGS TO OWNER AT COMPLETION OF PROJECT.

TRAINING

.01 PROVIDE A MINIMUM OF EIGHT HOURS OF ON-SITE INSTRUCTION FOR THE OWNER'S PERSONNEL IN THE OPERATION, CARE AND MAINTENANCE OF ALL SYSTEMS AND EQUIPMENT.

STATE OF ALASKA
49 TH
ALEC C. THOMSON
ME-8694
02/10/2023
REGISTERED PROFESSIONAL ENGINEER

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B/2C/2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

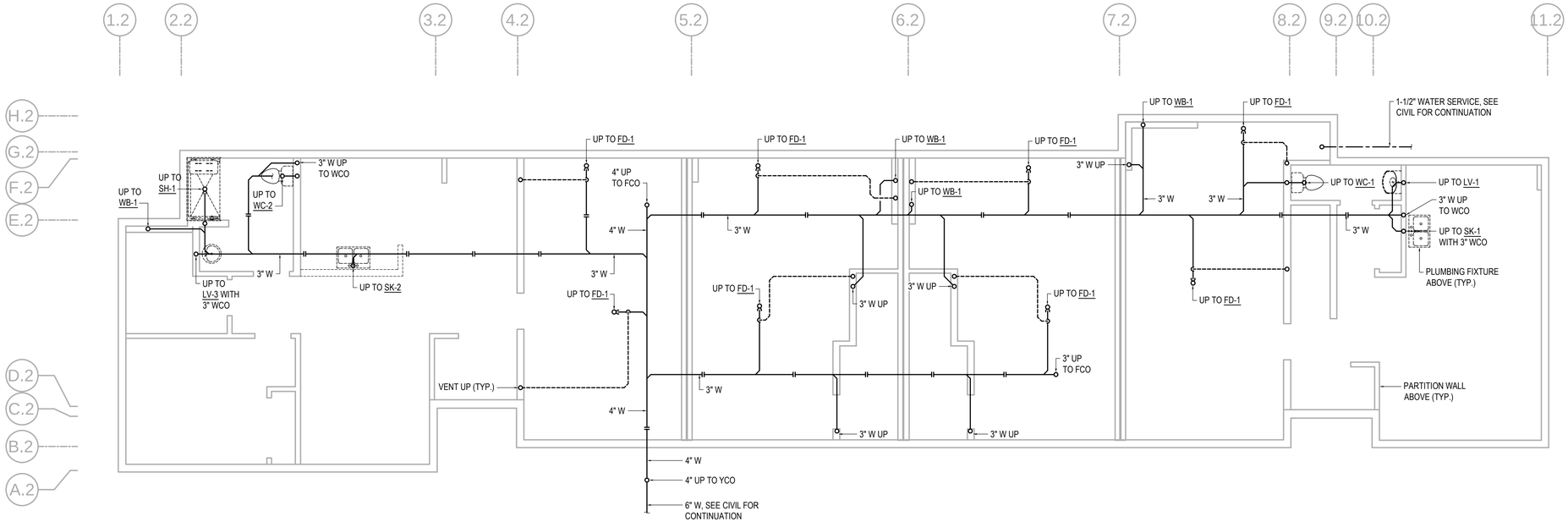
JOB NO.	2022.091.0
DATE	02.10.2023
DRAWN	MSH/MDP
REVIEWED	ACT

SHEET NAME
MECHANICAL SPECIFICATIONS

SHEET NO.
M0.03

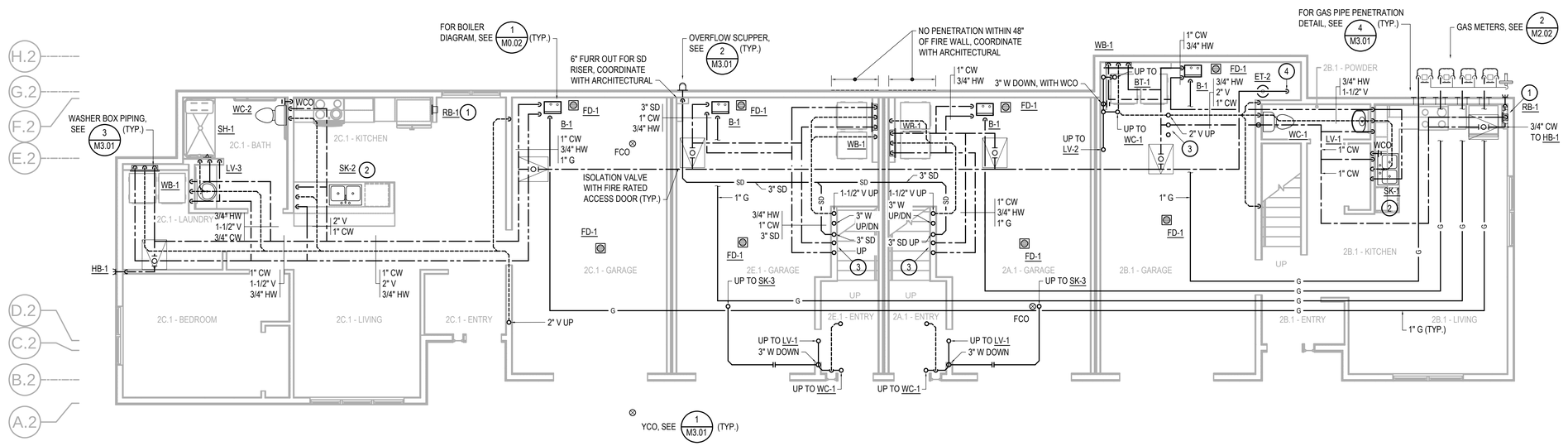
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



1 UNDERSLAB PLUMBING PLAN

SCALE: 3/16" = 1'-0"



2 FIRST FLOOR PLUMBING PLAN

SCALE: 3/16" = 1'-0"

SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES SHALL EQUAL THE SIZE INDICATED ON THE PLUMBING FIXTURE SCHEDULE UNLESS OTHERWISE INDICATED.
2. PROVIDE CLEANOUT ON ALL INDIVIDUAL SINK RISERS.
3. STORM DRAIN PIPING SHALL BE SLOPED AT 1/8" PER LINEAR FOOT MINIMUM.
4. DO NOT ROUTE ANY PIPING IN EXTERIOR WALLS. PIPING SHOWN CLOSE TO EXTERIOR WALLS ARE TO BE ROUTED IN FURRED OUT WALL CAVITIES, SEE ARCHITECTURAL.

KEY NOTES

1. PROVIDE 1/2" COLD WATER LINE TO RECESSED WATER CONNECTION BOX, RB-1, TO SERVE REFRIGERATOR. PROVIDE CONNECTION BETWEEN RB-1 AND APPLIANCE PER APPLIANCE MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE WATER LINE TO DISHWASHER PER MANUFACTURER'S RECOMMENDATION. PROVIDE AIR GAP FITTING AT ADJACENT SINK FOR DISHWASHER DRAIN. CONNECT PER EQUIPMENT MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LOCATION.
3. 1" COLD WATER AND 3/4" HOT WATER PIPE GOING UP.
4. 1-1/2" WATER SERVICE, SEE 3/M1.03.

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PLUMBING PLANS

SHEET NO.
M1.01

PERMIT DOCUMENTS

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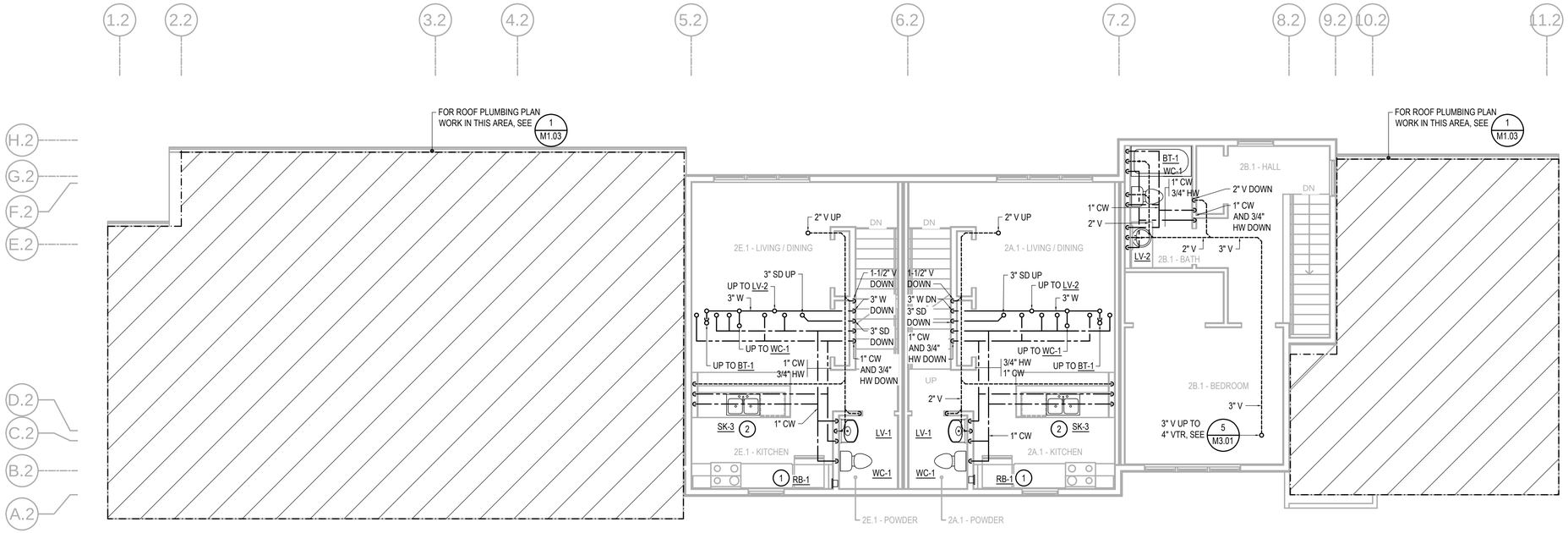
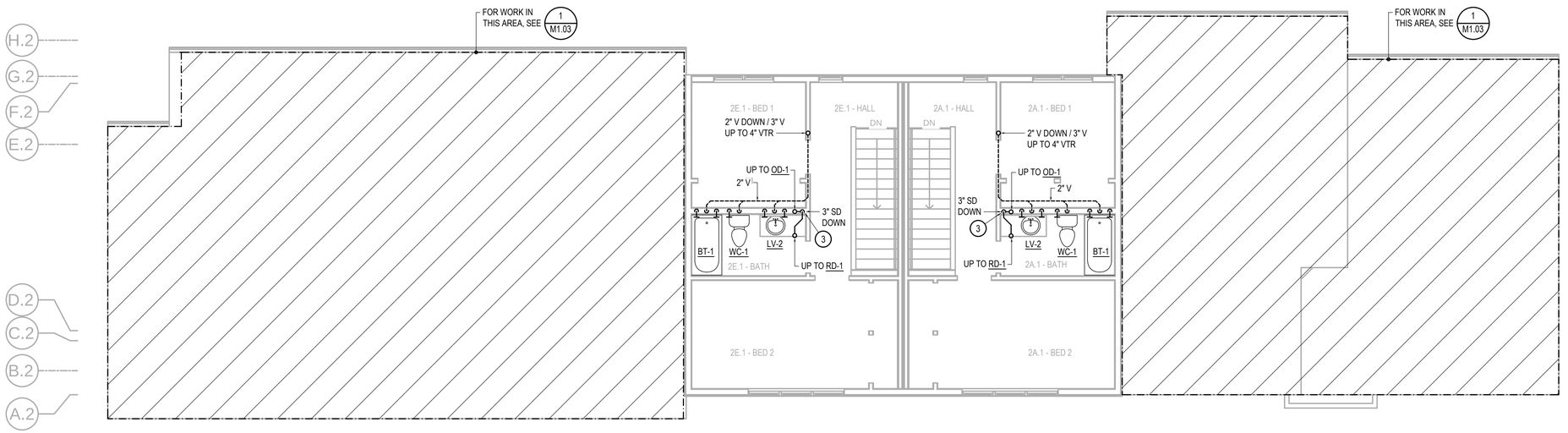


1 SECOND FLOOR PLUMBING PLAN

SCALE: 3/16" = 1'-0"



2 THIRD FLOOR PLUMBING PLAN

SCALE: 3/16" = 1'-0"

SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES SHALL EQUAL THE SIZE INDICATED ON THE PLUMBING FIXTURE SCHEDULE UNLESS OTHERWISE INDICATED.
2. PROVIDE CLEANOUT ON ALL INDIVIDUAL SINK RISERS.
3. STORM DRAIN PIPING SHALL BE SLOPED AT 1/8" PER LINEAR FOOT MINIMUM.
4. DO NOT ROUTE ANY PIPING IN EXTERIOR WALLS. PIPING SHOWN CLOSE TO EXTERIOR WALLS ARE TO BE ROUTED IN FURRED OUT WALL CAVITIES, SEE ARCHITECTURAL.

KEY NOTES

1. PROVIDE 1/2" COLD WATER LINE TO RECESSED WATER CONNECTION BOX, RB-1, TO SERVE REFRIGERATOR. PROVIDE CONNECTION BETWEEN RB-1 AND APPLIANCE PER APPLIANCE MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE WATER LINE TO DISHWASHER PER MANUFACTURER'S RECOMMENDATION. PROVIDE AIR GAP FITTING AT ADJACENT SINK FOR DISHWASHER DRAIN. CONNECT PER EQUIPMENT MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LOCATION.
3. OVERFLOW STORM DRAIN TO CONNECT INTO VERTICAL STORM DRAIN PIPING.

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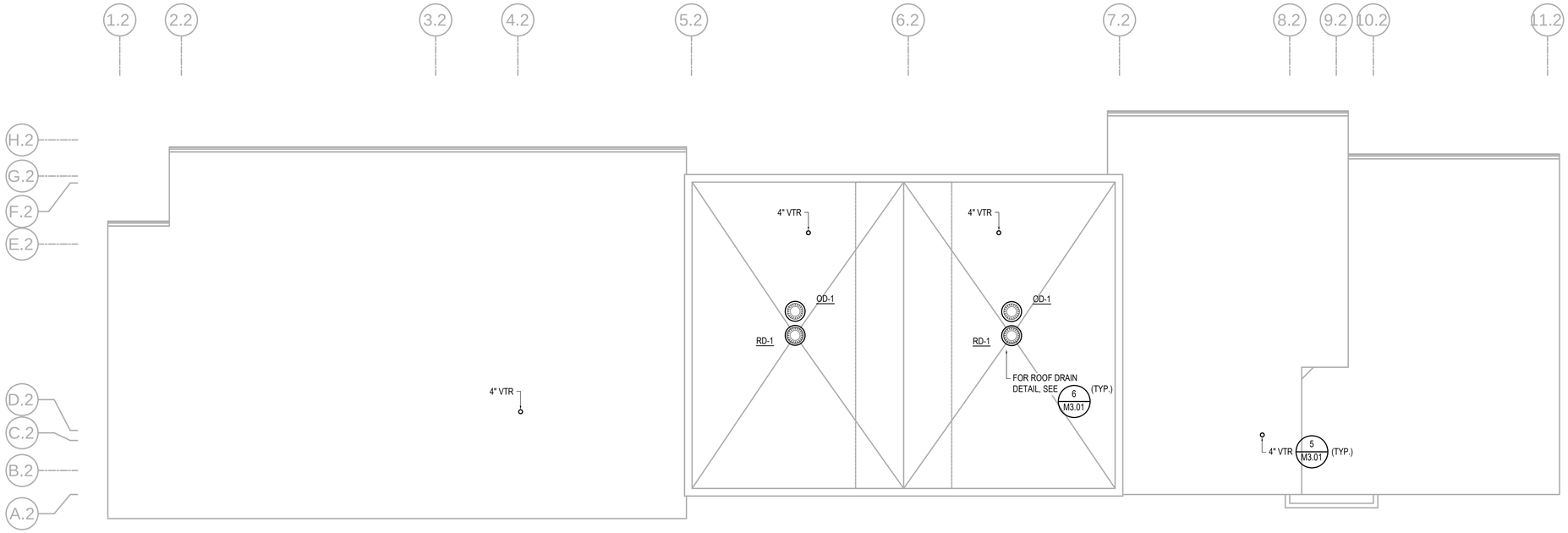
SHEET NAME
PLUMBING PLANS

SHEET NO.
M1.02

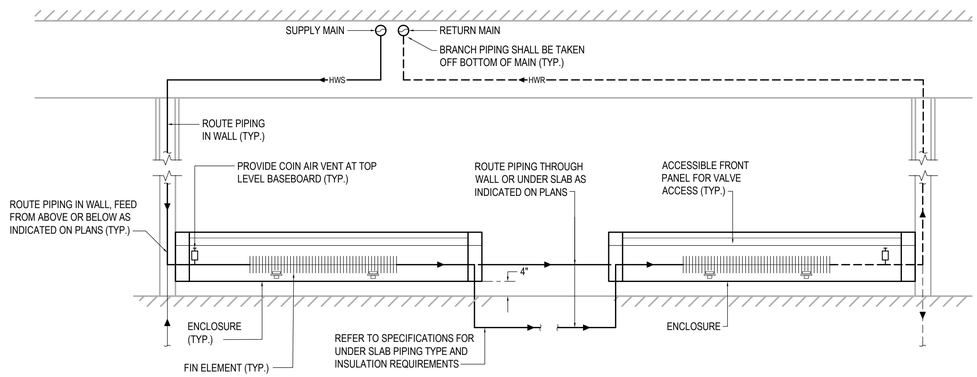
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



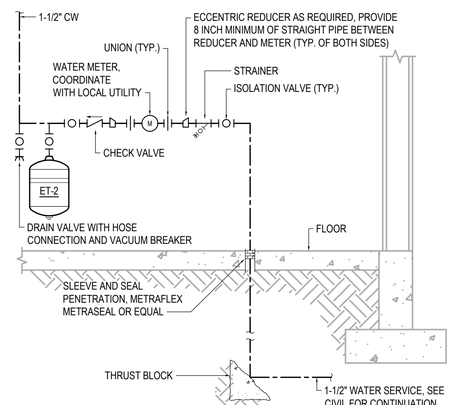
1 ROOF PLUMBING PLAN

SCALE: 3/16" = 1'-0"



2 BASEBOARD DETAIL

SCALE: NONE



3 WATER SERVICE DIAGRAM

SCALE: NONE

PERMIT DOCUMENTS

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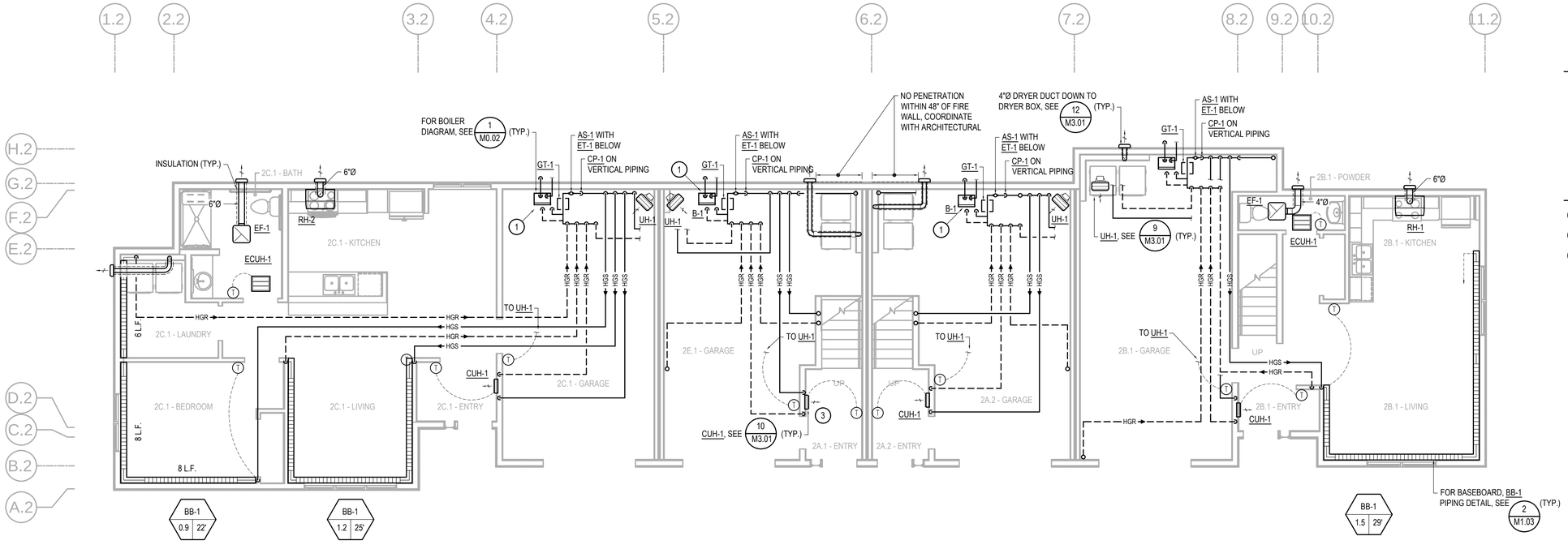
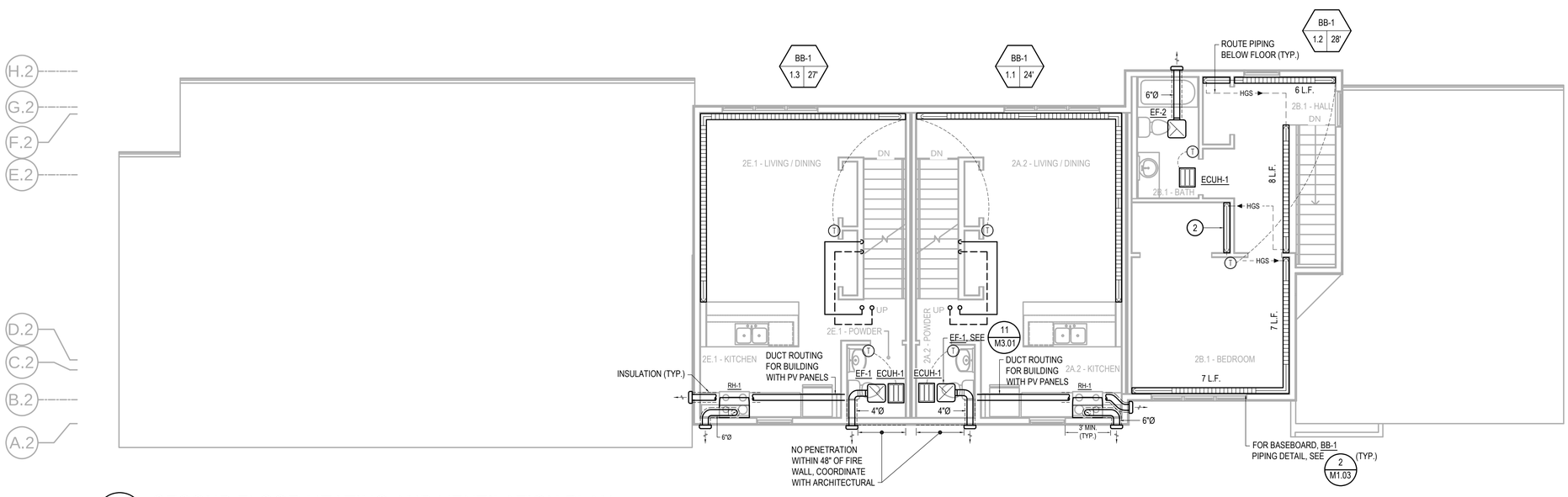
SHEET NAME
ROOF PLUMBING PLAN

SHEET NO.
M1.03



1 FIRST FLOOR HEATING AND VENTILATION PLAN

SCALE: 3/16" = 1'-0"



2 SECOND FLOOR HEATING AND VENTILATION PLAN

SCALE: 3/16" = 1'-0"

SHEET NOTES

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

KEY NOTES

1. FOR BOILER PIPING DIAGRAM, SEE 1/M0.2.
2. BARE PIPE ROUTED IN ENCLOSURE.
3. COORDINATE HEATER LOCATION IN WALL WITH ELECTRICAL PANEL. SEE ELECTRICAL.

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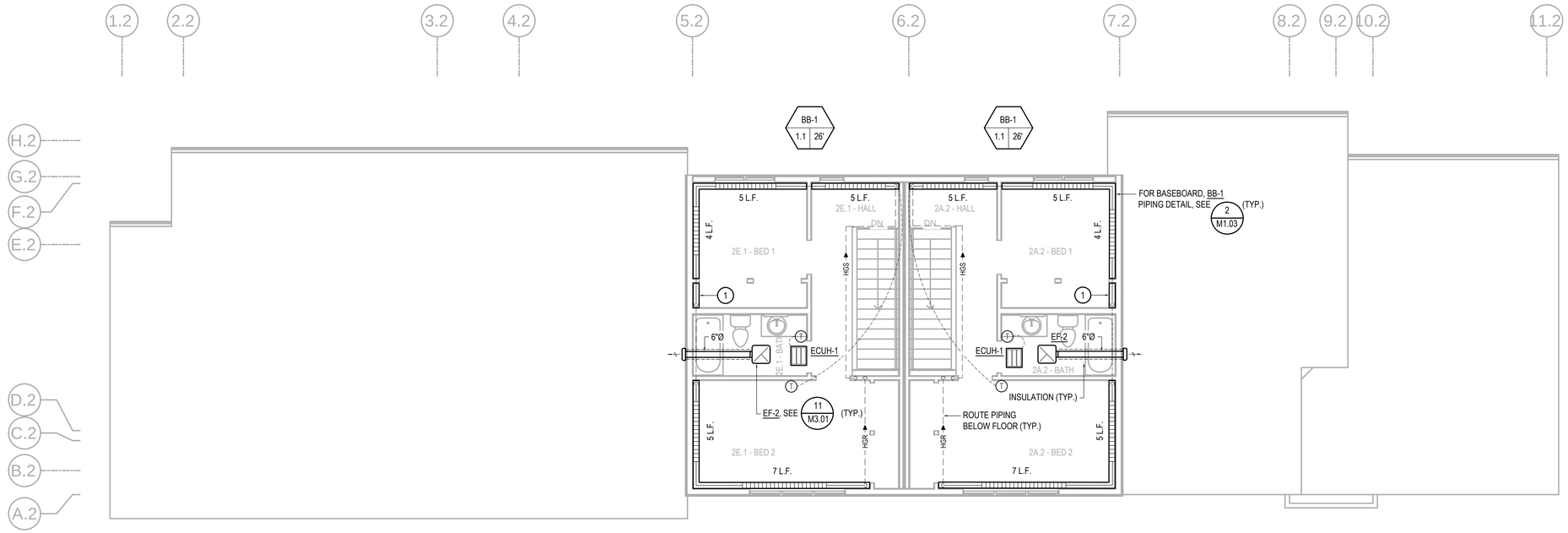
SHEET NAME
HEATING AND VENTILATION PLANS

SHEET NO.
M2.01

PERMIT DOCUMENTS

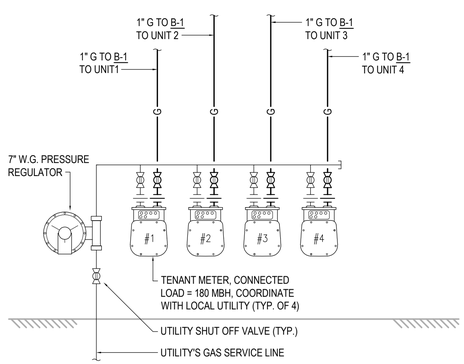
HALF SCALE WHEN PRINTED AT 11x17



1 THIRD FLOOR HEATING AND VENTILATION PLAN

SCALE: 3/16" = 1'-0"

NOTES:
1. METER MUST BE LOCATED AT LEAST 10 FEET FROM A MECHANICAL AIR INTAKE.
2. GAS METER CANNOT BE LOCATED CLOSER THAN 36 INCHES TO OR DIRECTLY UNDER AN OPERABLE WINDOW OR WALL OPENING.
3. GAS PIPE SIZING BASED ON A LONGEST LENGTH OF 55'.



2 GAS SERVICE DIAGRAM

SCALE: NONE

SHEET NOTES

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

KEY NOTES

1 BARE PIPING ROUTED IN ENCLOSURE.

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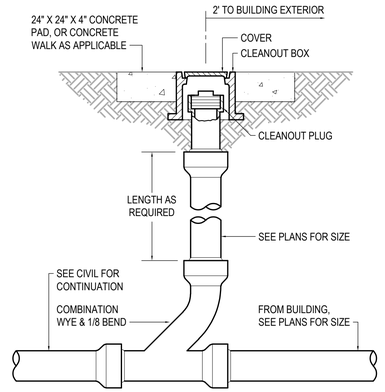
REVIEWED	ACT

SHEET NAME
HEATING AND VENTILATION PLAN THIRD FLOOR

SHEET NO.
M2.02

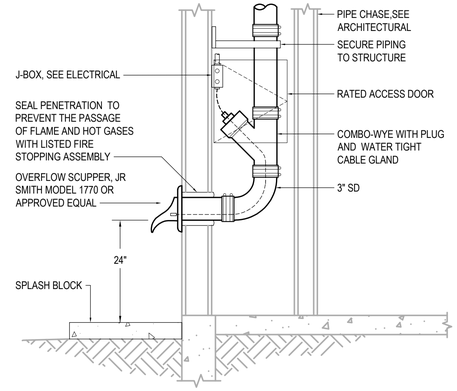
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



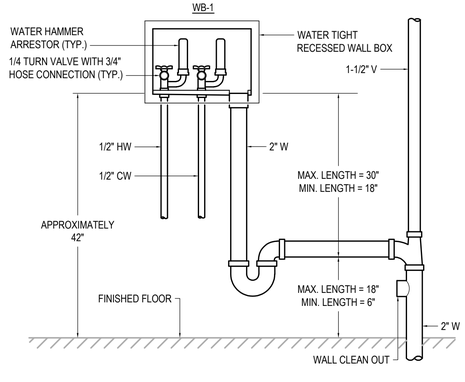
1 YARD CLEANOUT DETAIL

SCALE: NONE



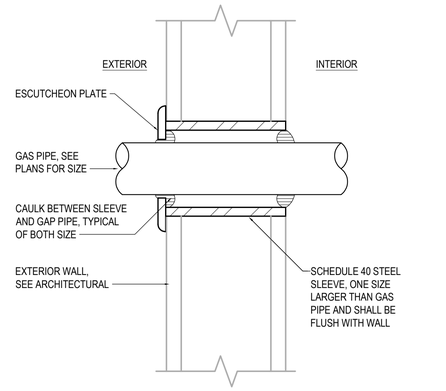
2 OVERFLOW SCUPPER DETAIL

SCALE: NONE



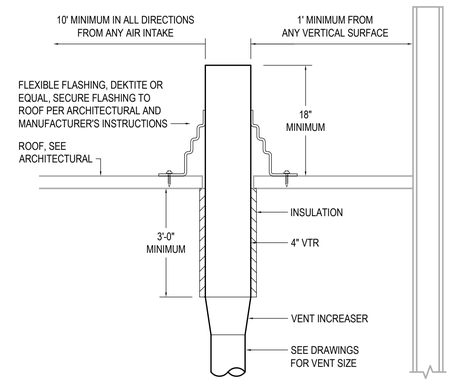
3 WASHER BOX PIPING DETAIL

SCALE: NONE



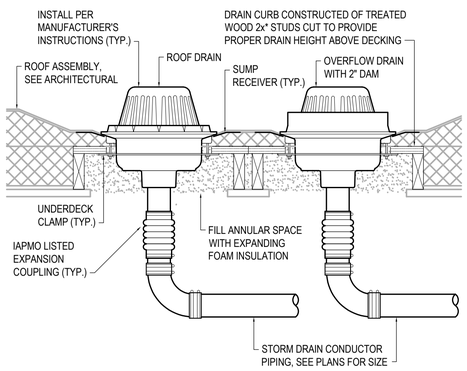
4 GAS PIPE PENETRATION DETAIL

SCALE: NONE



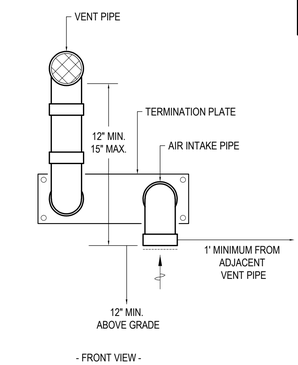
5 VENT THROUGH ROOF DETAIL

SCALE: NONE



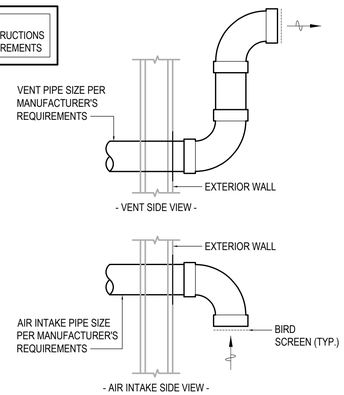
6 ROOF DRAIN DETAIL

SCALE: NONE



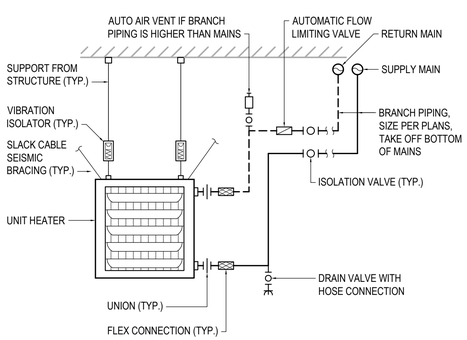
- FRONT VIEW -

REFER TO APPLIANCE MANUFACTURER'S INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS



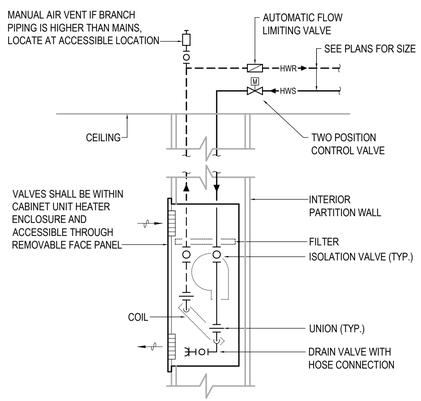
7 BOILER FLUE DETAIL

SCALE: NONE



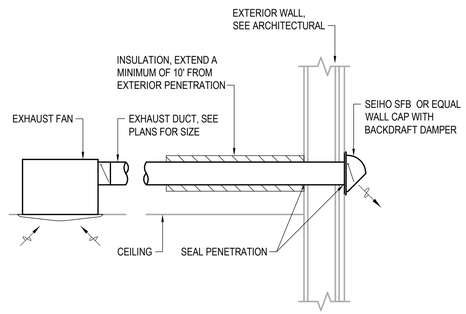
9 UNIT HEATER DETAIL

SCALE: NONE



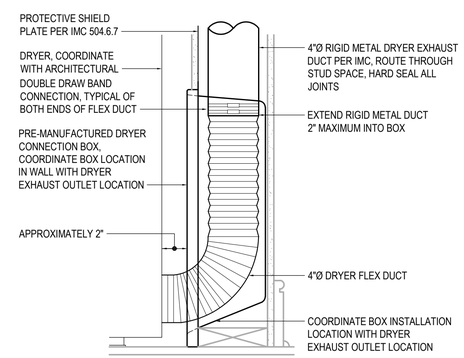
10 CABINET UNIT HEATER DETAIL

SCALE: NONE



11 EXHAUST FAN DETAIL

SCALE: NONE



12 DRYER CONNECTION BOX DETAIL

SCALE: NONE

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SHEET NAME
DETAILS

SHEET NO.
M3.01

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

ELECTRICAL ABBREVIATIONS

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AIC	AMPERES INTERRUPTING CAPACITY
AMP, A	AMPERE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
°C	CELSIUS
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
COMM	COMMUNICATIONS
DW	DISH WASHER
EF	EXHAUST FAN
E,EX, EXIST	EXISTING
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
G, GRD	GROUND
GFCI	GROUND FAULT CURRENT INTERRUPTER
GF	GROUND FAULT PROTECTION
HP	HORSE POWER
IN, "	INCHES
K	DEGREE KELVIN
KCMIL, MCM	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATT
LC	LIGHTING CONTACTOR
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MLO	MAIN LUGS ONLY
MW	MICROWAVE
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO., #	NUMBER
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
PA	PUBLIC ADDRESS
PC	PHOTO CELL
PH, Ø	PHASE
RECPT, REC	RECEPTACLE
REF	REFRIGERATOR
REQ, REQD	REQUIRED
R	RELOCATED
TELECOM	TELECOMMUNICATIONS
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
V	VOLTS
VA	VOLT AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
WP	WEATHERPROOF
WR	WEATHER RESISTANT
XFMR	TRANSFORMER

MOUNTING HEIGHT SCHEDULE

*SWITCHES	4'-0"
*RECEPTACLES	1'-6"
*WEATHERPROOF RECEPTACLES	2'-0"
BRANCH PANELS (TOP)	6'-6"
DISCONNECT SWITCHES (TOP)	5'-6"

MOUNTING HEIGHTS SHALL PREVAIL ON ALL NEW CONSTRUCTION UNLESS OTHERWISE NOTED.

MOUNTING HEIGHTS ARE TO CENTER OF DEVICE AND ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.

COORDINATE FINAL MOUNTING HEIGHTS FOR DEVICES ABOVE COUNTERS WITH ARCHITECTURAL ELEVATIONS.

COORDINATE FINAL MOUNTING HEIGHTS FOR DEVICES FOR EQUIPMENT WITH ARCHITECTURAL ELEVATIONS.

MOUNTING FOR DEVICES SHOWN ABOVE BASEBOARD HEATERS, 4" ABOVE HEATER, MOUNTED VERTICALLY.

THESE ARE TYPICAL MOUNTING HEIGHTS. NOT ALL DEVICES ARE NECESSARILY APPLICABLE TO THIS PROJECT.

*MOUNTING HEIGHTS COMPLY WITH ICC/ANSI A117.1-09

ELECTRICAL SYMBOLS

LIGHTING FIXTURES

- SURFACE LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- EMERGENCY LIGHT FIXTURE
- WALL LIGHT FIXTURE - LINEAR
- STRIP LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- SURFACE LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- TRACK LIGHT FIXTURE HEAD
- WALL LIGHT FIXTURE
- SELF CONTAINED EMERGENCY LIGHT
- EMERGENCY LIGHT - SINGLE HEAD
- EXIT LIGHT - WALL MOUNTED
- EXIT LIGHT - CEILING MOUNTED
- EXIT LIGHT DIRECTIONAL ARROWS
- FAN & LIGHT COMBINATION
- POLE MOUNTED AREA LIGHT FIXTURE
- FLOOD LIGHT
- WALL MOUNTED AREA LIGHT FIXTURE
- CEILING MOUNTED FAN

LIGHTING CONTROLS

- $ SINGLE POLE SWITCH
- $D DIMMER SWITCH
- $O OCCUPANCY SENSOR SWITCH
- $3 $4 THREE & FOUR WAY SWITCH
- $K KEY OPERATED SWITCH
- PC PHOTOCELL
- M M MOTION SENSOR (WALL & CEILING)
- OS OS OCCUPANCY SENSOR (WALL & CEILING)

CONDUITS AND CONDUCTORS

- CONDUIT OR CABLE, CONCEALED U.N.O.
- #10 NUMBER AND SIZE OF WIRES (NO SLASHES INDICATES 3#12)
- P-# CONDUIT HOMERUN TO PANEL (PANEL & CIRCUIT NUMBER)

LIGHT FIXTURE NOMENCLATURE

A a P- ##

- FIXTURE TYPE PER SCHEDULE
- ASSOCIATED SWITCH OR CONTROL ZONE (NO ID = CONTROL VIA SINGLE ROOM SWITCH) (nl = NIGHT LIGHT)
- PANEL & CIRCUIT #

FIRE ALARM DEVICES

- FAP FIRE ALARM PANEL
- 135° HEAT DETECTOR (FIXED TEMP. AS NOTED)
- SMOKE DETECTOR
- CO SMOKE/CO DETECTOR COMBO
- HORN
- HORN & STROBE
- STROBE
- FIRE ALARM PULL STATION
- M MAGNETIC DOOR HOLDER

POWER DEVICES AND EQUIPMENT

- DUPLEX RECEPTACLE / QUADRAPLEX RECEPTACLE
- DUPLEX / QUADRAPLEX ABOVE COUNTER RECEPTACLE
- GFCI PROTECTED RECEPTACLE
- AC GFCI PROTECTED ABOVE COUNTER RECEPTACLE
- SPLIT WIRED RECEPTACLE
- SIMPLEX RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE, 3Ø & 1Ø AS NOTED
- A DUPLEX SMALL APPLIANCE RECEPTACLE
- D DRYER RECEPTACLE, NEMA 14-30R
- R ELECTRIC RANGE RECEPTACLE, NEMA 14-50R
- FLOOR MOUNTED DEVICE (RECEPTACLE SHOWN)
- CEILING MOUNTED DEVICE (RECEPTACLE SHOWN)
- POWER RECEPTACLE DROP
- J JUNCTION BOX
- ELECTRIC MOTOR
- $T ELECTRIC MOTOR WITH STARTER SWITCH
- EF EXHAUST FAN
- UH UNIT HEATER
- CH CABINET UNIT HEATER
- FLUSH MOUNT ELECTRICAL PANEL - 208V & 480V
- SURFACE MOUNT ELECTRICAL PANEL - 208V & 480V
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- COMBINATION MOTOR/STARTER DISCONNECT SWITCH
- V VFD DISCONNECT
- PB AC PUSH BUTTON OR ACCESS CONTROL JUNCTION BOX
- PB AC PUSH BUTTON OR ACCESS CONTROL BOX
- J TRAFFIC CONTROL JUNCTION BOX
- MP W MP F WALL / FLOOR MOUNTED MODULAR FURNITURE POWER

TELECOMMUNICATION DEVICES

- TELECOMMUNICATIONS OUTLET
- TELEPHONE (VOICE) OUTLET
- TV FLOOR MOUNTED DEVICE (TELECOMM SHOWN)
- TV CEILING MOUNTED DEVICE (TELECOMM SHOWN)
- S SPEAKER (WALL & CEILING)
- TV TELEVISION OUTLET (WALL & CEILING)
- TD TELEVISION/DATA COMBO OUTLET (WALL & CEILING)
- CLOCK (DIGITAL & ANALOG)
- CLOCK & SPEAKER COMBINATION
- OP OVERHEAD PROJECTOR

SECURITY SYSTEM DEVICES

- AC INTERCOM / ACCESS CONTROL MASTER STATION
- IC INTERCOM / ACCESS CONTROL DOOR ENTRY STATION
- ES ACCESS CONTROL ELECTRIC STRIKE/LOCK
- PS POWER SUPPLY
- DOOR CHIME
- KEYPAD
- CR CARD READER
- GB GLASS BREAK SENSOR
- SURVEILLANCE CAMERA
- VARIABLE DIRECTION SURVEILLANCE CAMERA
- DOOR BELL BUTTON

ELECTRICAL SPECIFICATIONS

SECTION 26 05 00 - COMMON WORK RESULTS FOR ELECTRICAL

1. PROVIDE MATERIALS AND EQUIPMENT THAT ARE PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SUCH PRODUCTS. ALL MATERIALS SHALL BE LISTED AND LABELED FOR THE APPLICATION WITH A NATIONALLY RECOGNIZED TESTING LABORATORY IN ACCORDANCE WITH NFPA 70.
2. MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, STATE, MUNICIPAL, AND FEDERAL LAWS, AND AMENDMENTS GOVERNING THE PROJECT. INSTALLATION OF EQUIPMENT SHALL BE ACCORDANCE WITH THE WRITTEN INSTRUCTIONS RECOMMENDATIONS OF THE MANUFACTURER.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL DETAILS OF WORK AND VERIFY ALL DIMENSIONS IN THE FIELD SO THAT ALL OUTLETS AND EQUIPMENT ARE PROPERLY LOCATED AND READILY ACCESSIBLE.
4. LIGHTING FIXTURES, OUTLETS, AND OTHER EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH STRUCTURAL FEATURES AND ALL OTHER TRADES PRIOR TO INSTALLATION. IF ANY CONFLICTS OCCUR NECESSITATING DEPARTURES FROM THE DRAWINGS, DETAILS OF, AND REASONS FOR DEPARTURES SHALL BE SUBMITTED AND ACCEPTED PRIOR TO IMPLEMENTING ANY CHANGE.
5. THE LISTED PUBLICATIONS BELOW ESTABLISH MINIMUM REQUIREMENTS FOR MATERIALS, SYSTEMS AND EXECUTION THAT MAY BE SPECIFIED IN THIS SECTION AND UTILIZED FOR THIS PROJECT.
   A. NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA): NECA 1 - STANDARD PRACTICES FOR GOOD WORKMANSHIP IN ELECTRICAL CONSTRUCTION
   B. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA): NFPA 70 NATIONAL ELECTRICAL CODE, NFPA 70E STANDARD FOR ELECTRICAL SAFETY IN THE WORKPLACE.

SECTION 26 05 19 - POWER CONDUCTORS AND CABLES

1. PROVIDE WIRING, CABLES AND ASSOCIATED SPLICES, CONNECTORS, AND TERMINATIONS FOR WIRING SYSTEMS RATED 600 VOLTS AND LESS. CONDUCTOR AMPACITY SHALL BE BASED ON TABLE 310-16 OF THE NEC UTILIZING THE 60-DEGREE C. RATING COLUMN FOR CIRCUITS TERMINATING ON DEVICES RATED BELOW 100 AMPS AND THE 75-DEGREE C RATING COLUMN FOR CIRCUITS TERMINATING ON DEVICES AND IN ENCLOSURES RATED 100 AMPS AND GREATER.
2. ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE. ALL CONDUCTORS INSTALLED IN UNHEATED SPACES WITHIN THE BUILDING, UNDERGROUND, OR LOCATED OUTSIDE OF THE BUILDING SHALL HAVE TYPE XHHW 90 DEGREE C INSULATION. ALL CONDUCTORS INSTALLED WITHIN HEATED SPACES MAY HAVE XHHW OR THHN 90 DEGREE C INSULATION.
3. CONDUCTORS NO. 8 AWG AND LARGER DIAMETER SHALL BE STRANDED. CONDUCTORS NO. 12 AWG AND SMALLER SHALL BE SOLID, EXCEPT THAT CONDUCTORS FOR REMOTE CONTROL, ALARM, AND SIGNAL CIRCUITS, CLASSES 1, 2, AND 3 SHALL BE STRANDED.
4. BRANCH CIRCUITS: CONDUCTORS SHALL BE NOT SMALLER THAN NO. 12 AWG. CONDUCTORS FOR BRANCH CIRCUITS OF 120 VOLTS MORE THAN 100 FEET LONG AND OF 277 VOLTS MORE THAN 200 FEET LONG FROM PANEL TO FARTHEST DEVICE OR LOAD, SHALL BE NO SMALLER THAN NO. 10 AWG. CONDUCTORS FOR BRANCH CIRCUITS OF 120 VOLTS MORE THAN 150 FEET LONG AND OF 277 VOLTS MORE THAN 300 FEET LONG FROM PANEL TO FARTHEST DEVICE OR LOAD, SHALL BE NO SMALLER THAN NO. 8 AWG.
5. INSTALL CONDUCTORS IN COMPLIANCE WITH NEC REQUIREMENTS FOR TEMPERATURE AND CONDUIT FILL DERATING AND BOX FILL LIMITATIONS.
6. COLOR CODE CONDUCTORS AS FOLLOWS:
   A. 240/120 VOLT, 1 PHASE, 3 WIRE: BLACK, RED, WHITE
   B. 120/208 VOLT, 3 PHASE, 4 WIRE: BLACK, RED, BLUE, WHITE
   C. 277/480 VOLT, 3 PHASE, 4 WIRE: BROWN, ORANGE, YELLOW, WHITE OR GRAY WITH ID STRIPE.
7. GROUNDING CONDUCTORS: PROVIDE A GREEN EQUIPMENT GROUNDING CONDUCTOR IN EACH NEW RACEWAY, SIZED IN ACCORDANCE WITH NFPA 70, REGARDLESS OF THE TYPE OF CONDUIT.

SECTION 26 05 33 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

1. PROVIDE RACEWAYS AND BOXES LISTED AND SUITABLE FOR THE PROPOSED APPLICATION. PROVIDE AN EFFICIENTLY LAID OUT SYSTEM THAT ALLOWS FOR FUTURE GROWTH. COORDINATE RACEWAYS WITH THE WORK OF OTHER TRADES, AND COORDINATE LAYOUT AND CONSTRUCTION WITH OTHER CONSTRUCTION ELEMENTS TO ENSURE MAXIMUM HEADROOM, WORKING CLEARANCE, AND ACCESS.
2. UTILIZE RACEWAY SYSTEMS LISTED AND SUITABLE FOR THE ENVIRONMENT INSTALLED AS DEFINED BELOW:
   A. OUTDOORS (EXPOSED): WEATHERPROOF RIGID STEEL CONDUIT OR EMT SYSTEM.
   B. INDOORS (NOT SUBJECT TO PHYSICAL DAMAGE): EMT OR TYPE MC CABLE.
   C. CONNECTION TO VIBRATING EQUIPMENT: FLEXIBLE METAL CONDUIT, LIQUID-TIGHT IN DAMP AND WET LOCATIONS.

SECTION 26 24 16 PANELBOARDS & LOAD CENTERS

1. ALL PANELBOARDS SHALL BE FACTORY ASSEMBLED OF THE BOLTED CIRCUIT BREAKERS TYPE WITH SOLID COPPER BUSSING, FULL SIZED NEUTRAL, 100% GROUND BUSSING, AND OVERALL HINGED/LOCKABLE DOOR. ALL CIRCUIT BREAKERS SHALL BE OF THE QUICK-MAKE AND QUICK-BREAK DESIGN, THERMAL-MAGNETIC TYPE, TRIP FREE AND TRIP-INDICATING. ALL PANELS SHALL BE DEAD FRONT AND FLUSH OR SURFACE MOUNTED AS SHOWN AND SHALL BE FURNISHED WITH A TYPEWRITTEN DIRECTORY CARD OF THE CIRCUITS AND AN ENGRAVED NAMEPLATE.
2. CIRCUIT BREAKER PANELBOARDS SHALL HAVE FULL LENGTH NON-TAPERED BUS BARS ARRANGED AND DRILLED FOR SEQUENCE PHASING.
3. ALL PANELS SHALL HAVE DOORS FLUSH WITH THE TRIM, EQUIPPED WITH LOCKS, AND KEYED ALIKE. ALL MULTI-POLE BREAKERS SHALL BE COMMON TRIP.
4. ALL PANELBOARDS PHASE AMPERAGE SHALL BE BALANCED TO WITHIN 10 PERCENT MAX. TO MIN. REARRANGE BRANCH CIRCUITS AS REQUIRED AND NOTE CHANGES ON RECORD DRAWINGS.
5. PANELS SHALL BE AS INDICATED ON THE DRAWINGS. ALL BRANCH CIRCUIT BREAKERS (C/B) SHALL BE RATED 20 AMPERES SINGLE POLE MINIMUM, EXCEPT AS NOTED OR REQUIRED BY LOCAL CODES.
6. PROVIDE LOCKOUT CLIPS ON CIRCUIT BREAKERS WHERE INDICATED ON PANEL SCHEDULE.
7. PROVIDE ONE SPARE 1" CONDUIT FOR EACH SIX SPACES OR SPARE CIRCUIT BREAKERS IN EACH RECESSED MOUNTED PANEL. MINIMUM 1- SPARE CONDUIT PER PANEL. RUN CONDUIT TO A LOCATION JUST ABOVE CEILING.
8. CIRCUIT BREAKERS SERVING HEATING, VENTILATION, AND/OR AIR CONDITIONING (HVAC) EQUIPMENT SHALL BE RATED AND MARKED "HACR", IF FUSING IS NOT PROVIDED AT PIECE OF HVAC EQUIPMENT. FIELD VERIFY EXACT "HACR" BREAKER REQUIREMENTS WITH HVAC EQUIPMENT NAMEPLATE AND MANUFACTURER'S REQUIREMENTS PRIOR TO INSTALLATION.
9. IN SERVICE ENTRANCE APPLICATIONS, PANELS SHALL BEAR THE MANUFACTURER'S LABEL INDICATING THE EQUIPMENT IS RATED FOR "SERVICE ENTRANCE" APPLICATION IN ACCORDANCE WITH THE NEC AND AS INDICATED ON DRAWINGS.
10. PANELBOARDS SHALL HAVE A MINIMUM SHORT CIRCUIT CURRENT RATING AS INDICATED ON THE DRAWINGS.
11. VERIFY ACTUAL AIC SHORT CIRCUIT CURRENT REQUIREMENTS WITH OWNER OR UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT.
12. AFTER COMPLETION, ALL PANELBOARDS SHALL BE CLEANED BOTH INSIDE AND OUTSIDE.
13. MANUFACTURER SHALL BE SQUARE "D" OR EQUAL BY GENERAL ELECTRIC, CUTLER HAMMER, SQUARE D OR APPROVED EQUAL.

SECTION 26 27 26 - WIRING DEVICES

1. PROVIDE RECEPTACLES, CONNECTORS, SWITCHES, AND FINISH PLATES OF TYPES AND QUANTITIES SUITABLE FOR THE PROJECT AND INTENDED USE. WIRING DEVICES SHALL MEET NEMA WD 1 AND NEMA WD 6. WIRING TERMINALS SHALL BE OF THE SCREW TYPE OR OF THE SOLDERLESS PRESSURE TYPE HAVING SUITABLE CONDUCTOR-RELEASE ARRANGEMENT. WIRING DEVICES SHALL BE IMPACT RESISTANT NYLON WITH WHITE COLOR UNLESS NOTED OTHERWISE.
2. DEVICE PLATES ON UNFINISHED WALLS MAY BE OF ZINC-COATED SHEET STEEL, OR CAST METAL HAVING ROUNDED OR BEVELED EDGES. DEVICE PLATES ON FINISHED WALLS SHALL BE STAINLESS STEEL OR MATCH DEVICE COLOR, COORDINATE WITH ARCHITECT. SCREWS SHALL BE OF METAL WITH COUNTERSUNK HEADS, IN A COLOR TO MATCH THE FINISH OF THE PLATE.
3. SINGLE, DUPLEX, & TAMPER RESISTANT RECEPTACLES SHALL BE RATED 20 AMPERES, 125 VOLTS, 2-POLE, 3-WIRE, GROUNDING TYPE WITH POLARIZED PARALLEL SLOTS, BACK AND SIDE WIRED.
4. TOGGLE SWITCHES SHALL BE RATED 120-277 VOLT AC GROUNDING TYPE, TOTALLY ENCLOSED, GENERAL USE.

SECTION 26 51 00- INTERIOR LIGHTING

1. PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT AS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE. PROVIDE WITH ALL OPTIONS AND ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. REPAIR ALL SURFACE TO MATCH EXISTING WHERE DAMAGED BY INSTALLATION OF NEW LIGHTING FIXTURES OR CIRCUITRY. PAINT ALL EXPOSED RACEWAYS AND BOXES TO MATCH ADJACENT SURFACES

STATE OF ALASKA 49 TH
THOMAS C. ALLEN
EE-9877
02/10/23
REGISTERED PROFESSIONAL ENGINEER

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B/2C/2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2022.091.0
DATE	02.10.2023
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REVIEWED	TCA

SHEET NAME
LEGENDS, SYMBOLS, & ABBREVIATIONS

SHEET NO.
E0.01

HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS

ELECTRICAL ABBREVIATIONS

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AIC	AMPERES INTERRUPTING CAPACITY
AMP, A	AMPERE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
°C	CELSIUS
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
COMM	COMMUNICATIONS
DW	DISH WASHER
EF	EXHAUST FAN
E,EX, EXIST	EXISTING
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
G, GRD	GROUND
GFCI	GROUND FAULT CURRENT INTERRUPTER
GF	GROUND FAULT PROTECTION
HP	HORSE POWER
IN, "	INCHES
K	DEGREE KELVIN
KCMIL, MCM	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATT
LC	LIGHTING CONTACTOR
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MLO	MAIN LUGS ONLY
MW	MICROWAVE
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO., #	NUMBER
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
PA	PUBLIC ADDRESS
PC	PHOTO CELL
PH, Ø	PHASE
RECPT, REC	RECEPTACLE
REF	REFRIGERATOR
REQ, REQD	REQUIRED
R	RELOCATED
TELECOM	TELECOMMUNICATIONS
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
V	VOLTS
VA	VOLT AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
WP	WEATHERPROOF
WR	WEATHER RESISTANT
XFMR	TRANSFORMER

ELECTRICAL SYMBOLS

LIGHTING FIXTURES

- WALL LIGHT FIXTURE
- POLE MOUNTED AREA LIGHT FIXTURE
- FLOOD LIGHT
- WALL MOUNTED AREA LIGHT FIXTURE

LIGHTING CONTROLS

- PC — PHOTOCELL

CONDUITS AND CONDUCTORS

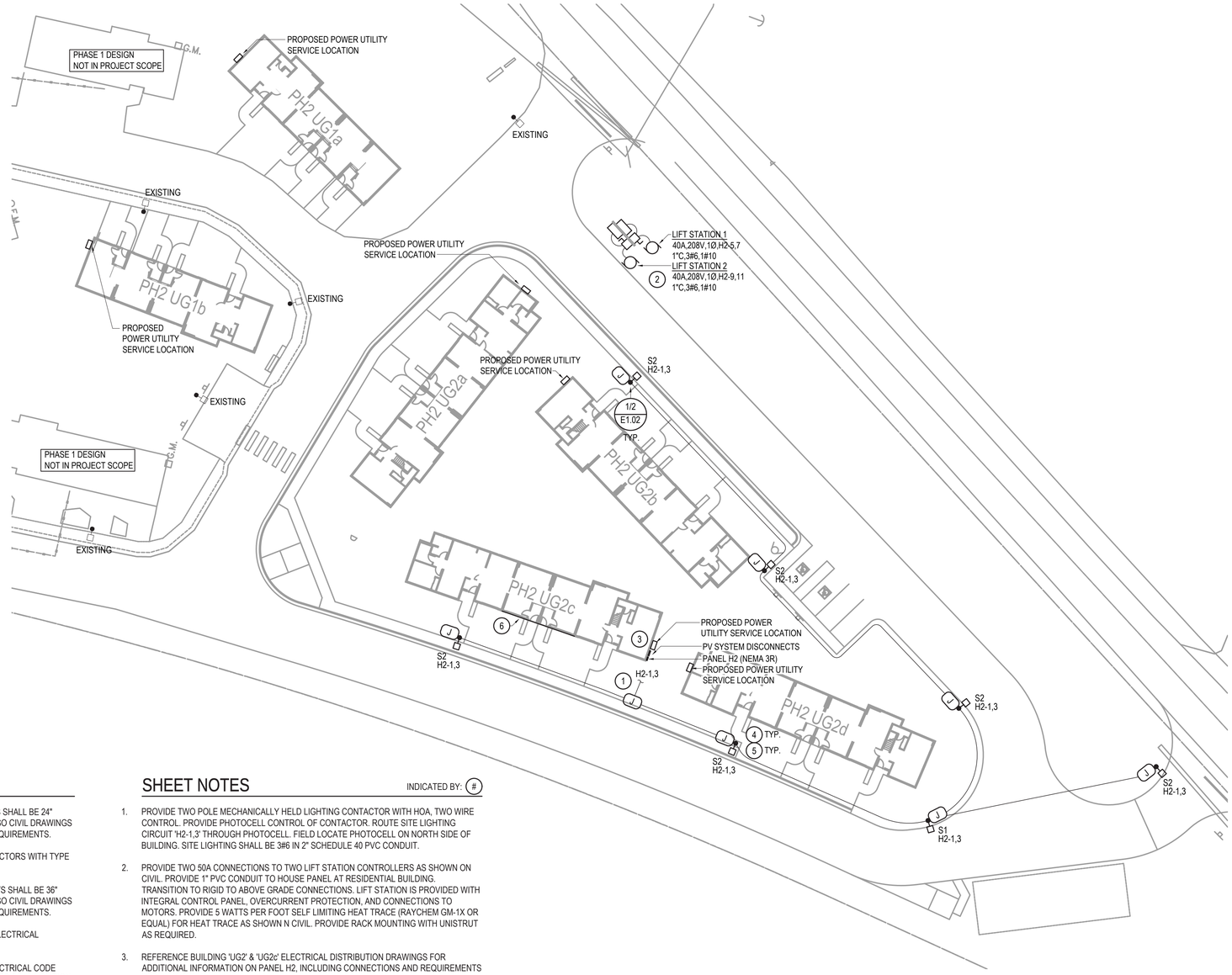
- CONDUIT OR CABLE, CONCEALED U.N.O.
- #10 — NUMBER AND SIZE OF WIRES (NO SLASHES INDICATES 3#12)
- P.# — CONDUIT HOMERUN TO PANEL (PANEL & CIRCUIT NUMBER)

LIGHT FIXTURE NOMENCLATURE

- FIXTURE TYPE PER SCHEDULE
- A a — ASSOCIATED SWITCH OR CONTROL ZONE (NO ID = CONTROL VIA SINGLE ROOM SWITCH) (nl = NIGHT LIGHT)
- P-## — PANEL & CIRCUIT #

POWER DEVICES AND EQUIPMENT

- DUPLEX RECEPTACLE / QUADRAPLEX RECEPTACLE
- DUPLEX / QUADRAPLEX ABOVE COUNTER RECEPTACLE
- GFCI PROTECTED RECEPTACLE
- FLUSH MOUNT ELECTRICAL PANEL - 208V & 480V
- SURFACE MOUNT ELECTRICAL PANEL - 208V & 480V
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- COMBINATION MOTOR/STARTER DISCONNECT SWITCH
- J — TRAFFIC CONTROL JUNCTION BOX
- ELECTRIC MOTOR



GENERAL NOTES

1. MINIMUM BURIAL DEPTH OF LIGHTING AND POWER SYSTEM CONDUITS SHALL BE 24" MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE. REFERENCE ALSO CIVIL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL TRENCHING AND BACKFILL REQUIREMENTS.
2. ALL EXTERIOR FEEDER AND BRANCH CIRCUITS SHALL UTILIZE CONDUCTORS WITH TYPE XHHW INSULATION.
3. MINIMUM BURIAL DEPTH OF TELECOMMUNICATIONS SYSTEM CONDUITS SHALL BE 36" MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE. REFERENCE ALSO CIVIL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL TRENCHING AND BACKFILL REQUIREMENTS.
4. THE CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE AND ELECTRICAL UTILITIES FOR SERVICE ENTRANCE INTO ALL BUILDINGS INDICATED.
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC), INCLUDING LOCAL AMENDMENTS, 2007 DESIGN MANUAL CHAPTER 5 ILLUMINATION AND APPLICABLE NFPA CODES INCLUDING NFPA 70E.
6. ALL CONDUCTORS SHALL BE 90° MINIMUM WITH POLYETHYLENE OUTER JACKET. UNLESS OTHERWISE NOTED AMPACITIES ARE BASED ON COPPER CONDUCTORS RATED 75°C.
7. CONDUIT SHALL BE SCHEDULE 40 PVC, 2-INCH 90 DEGREE RIGID SWEEPS ALONG WITH MIN 5' GRC SHALL BE USED FOR ENTRY INTO ALL JUNCTION BOXES AND POLES.CONDUIT FROM PANEL H2 SHALL BE GRC TO FIRST JUNCTION BOX. MINIMUM BURIAL DEPTH IS 30".
8. COORDINATE WITH CIVIL FOR EXACT LOCATION OF LIGHT FIXTURES. JUNCTION BOXES SHALL BE LOCATED BEHIND POLES CLOSE ENOUGH TO ALLOW CONDUITS TO ENTER AND EXIT AND TO ALLOW CONDUIT AND CONDUCTORS TO PASS POLES.
9. IF REQUIRED FOR INSTALLATION OF NEW UTILITIES, REMOVE AND REINSTALL EXISTING UNDERGROUND UTILITIES. COORDINATE WITH CIVIL FOR ADDITIONAL INFORMATION.

SHEET NOTES

INDICATED BY: (#)

1. PROVIDE TWO POLE MECHANICALLY HELD LIGHTING CONTACTOR WITH HOA, TWO WIRE CONTROL. PROVIDE PHOTOCELL CONTROL OF CONTACTOR. ROUTE SITE LIGHTING CIRCUIT 'H2-1,3' THROUGH PHOTOCELL. FIELD LOCATE PHOTOCELL ON NORTH SIDE OF BUILDING. SITE LIGHTING SHALL BE 3#6 IN 2" SCHEDULE 40 PVC CONDUIT.
2. PROVIDE TWO 50A CONNECTIONS TO TWO LIFT STATION CONTROLLERS AS SHOWN ON CIVIL. PROVIDE 1" PVC CONDUIT TO HOUSE PANEL AT RESIDENTIAL BUILDING. TRANSITION TO RIGID TO ABOVE GRADE CONNECTIONS. LIFT STATION IS PROVIDED WITH INTEGRAL CONTROL PANEL, OVERCURRENT PROTECTION, AND CONNECTIONS TO MOTORS. PROVIDE 5 WATTS PER FOOT SELF LIMITING HEAT TRACE (RAYCHEM GM-1X OR EQUAL) FOR HEAT TRACE AS SHOWN N CIVIL. PROVIDE RACK MOUNTING WITH UNISTRUT AS REQUIRED.
3. REFERENCE BUILDING 'UG2' & 'UG2c' ELECTRICAL DISTRIBUTION DRAWINGS FOR ADDITIONAL INFORMATION ON PANEL H2, INCLUDING CONNECTIONS AND REQUIREMENTS FOR PV SYSTEM.
4. PROVIDE TYPE 1A JUNCTION BOXES AS SHOWN. BOND GROUNDING CONDUCTOR, METALLIC LID, AND METALLIC CONDUIT AT EACH JUNCTION BOX AND POLE. LOCATE BEHIND POLE.
5. PROVIDE WEATHERPROOF, RE-ENTERABLE FUSED "Y" TYPE CONNECTOR FOR EACH LEG AT HAND HOLE OF POLES. FUSE WITH 10-AMP "KTK" FUSES. PROVIDE #10 CONDUCTORS FROM FUSES TO LUMINAIRE. CONNECTIONS / SPLICES SHALL BE MADE AT POLE HAND HOLE.
6. PHOTOVOLTAIC ARRAY LOCATION. REFERENCE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND LAYOUTS.

MOUNTING HEIGHT SCHEDULE

*SWITCHES	4'-0"
*RECEPTACLES	1'-6"
*WEATHERPROOF RECEPTACLES	2'-0"
BRANCH PANELS (TOP)	6'-6"
DISCONNECT SWITCHES (TOP)	5'-6"

MOUNTING HEIGHTS SHALL PREVAIL ON ALL NEW CONSTRUCTION UNLESS OTHERWISE NOTED.

MOUNTING HEIGHTS ARE TO CENTER OF DEVICE AND ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.

COORDINATE FINAL MOUNTING HEIGHTS FOR DEVICES ABOVE COUNTERS WITH ARCHITECTURAL ELEVATIONS.

COORDINATE FINAL MOUNTING HEIGHTS FOR DEVICES FOR EQUIPMENT WITH ARCHITECTURAL ELEVATIONS.

MOUNTING FOR DEVICES SHOWN ABOVE BASEBOARD HEATERS, 4" ABOVE HEATER, MOUNTED VERTICALLY.

THESE ARE TYPICAL MOUNTING HEIGHTS. NOT ALL DEVICES ARE NECESSARILY APPLICABLE TO THIS PROJECT.

*MOUNTING HEIGHTS COMPLY WITH ICC/ANSI A117.1-09

1 ELECTRICAL SITE PLAN

SCALE: 1"= 30'-0"

STATE OF ALASKA
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02/10/23
REGISTERED PROFESSIONAL ENGINEER

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

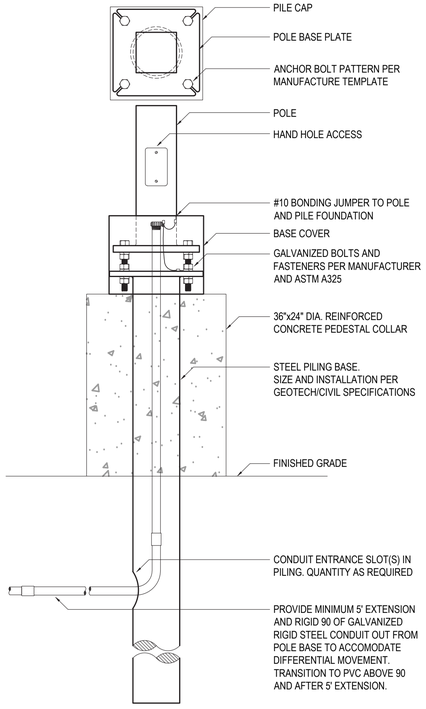
JOB NO.	2022.091.0
DATE	02.10.2023
DRAWN	MJM
REVIEWED	TCA

SHEET NAME
ABBREVIATIONS, LEGENDS, & ELECTRICAL SITE PLAN

SHEET NO.
E1.01

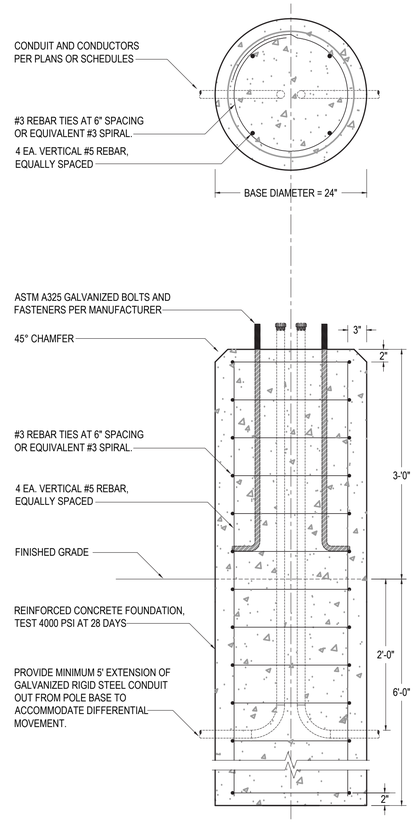
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



1 STEEL PILE POLE BASE DETAIL

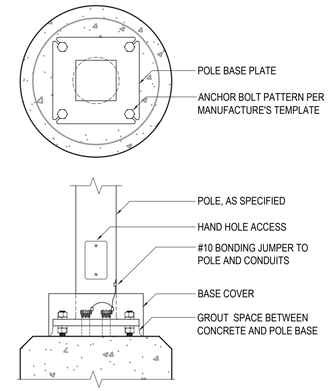
SCALE: NTS



CONCRETE BASE FOUNDATION

2 CONCRETE POLE BASE DETAIL

SCALE: NTS



POLE AND BASE CONNECTION

LIGHTING FIXTURE SCHEDULE

TYPE ID	MANUFACTURER MODEL NUMBER	FIXTURE DESCRIPTION	LAMP TYPE	LAMP QTY	LED LUMENS	LED WATTS	MOUNTING TYPE	MOUNTING HEIGHT
S1	LITHONIA LIGHTING #DSX0-P3-40K-TFTM-MVOLT-SPA-HS-DDBXD #SSS-17'-4G-DM19AS-DDBXD	LED AREA LUMINAIRE WITH 4000K COLOR TEMPERATURE, FORWARD THROW DISTRIBUTION, DARK BRONZE FINISH, HOUSE SIDE SHIELD, SQUARE POLE MOUNTING, AND MULTI VARIABLE INPUT VOLTAGE. INCLUDE 17' MATCHING SQUARE STEEL POLE AS SPECIFIED.	LED	20	8,447 119 lm/w	71	POLE	+20' ABOVE GRADE
S2	LITHONIA LIGHTING #DSX0-P5-40K-BLC-MVOLT-SPA-DDBXD #SSS-17'-4G-DM19AS-DDBXD	LED AREA LUMINAIRE WITH 4000K COLOR TEMPERATURE, BACKLIGHT CONTROL DISTRIBUTION, DARK BRONZE FINISH, SQUARE POLE MOUNTING, AND MULTI VARIABLE INPUT VOLTAGE. INCLUDE 17' MATCHING SQUARE STEEL POLE AS SPECIFIED.	LED	40	9,576 108 lm/w	89	POLE	+20' ABOVE GRADE

NOTE: ARCHITECT TO APPROVE FIXTURE & POLE FINISHES PRIOR TO ORDERING.

PANEL H2 (NEMA 3R)

VOLTAGE: 120/240V,1PH,3W | AMPERE RATING: 125 A
MOUNTING: SURFACE | MAIN CIRCUIT BREAKER RATING: MLO
SUPPLIED FROM: UTILITY DISCONNECT | SHORT CIRCUIT CURRENT RATING: 10,000 A

CKT	AMP	POLE	LOAD DESCRIPTION	PHASE A VA	PHASE B VA	LOAD DESCRIPTION	POLE	AMP	CKT
1	20		SITE LIGHTING	258		SPACE	1	-	2
3		2			258	SPACE	1	-	4
5	50		LIFT STATION 1	4,000		SPACE	1	-	6
7		2			4,000	SPACE	1	-	8
9	50		LIFT STATION 2	5,000		SPACE	1	-	10
11		2			5,000	SPACE	1	-	12
13	-	1	SPACE			PV SYSTEM CIRCUIT 1		40	14
15	-	1	SPACE				2		16
17	-	1	SPACE			PV SYSTEM CIRCUIT 2		40	18
19	-	1	SPACE				2		20
CONNECTED LOAD (VA)				9,258	9,258	18,516 VA			
CONNECTED LOAD (AMPERES)				77	77	77 A			
DEMAND LOAD (VA) *				10,323	10,323	20,645 VA			
DEMAND LOAD (AMPERES) *				86	86	86 A			

* : DEMAND LOAD CALCULATED WITH LIGHTING AND LARGEST MOTOR LOAD AT 125%

STATE OF ALASKA 49 TH
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02/10/23
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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2

REVISION SCHEDULE

#	DESCRIPTION	DATE

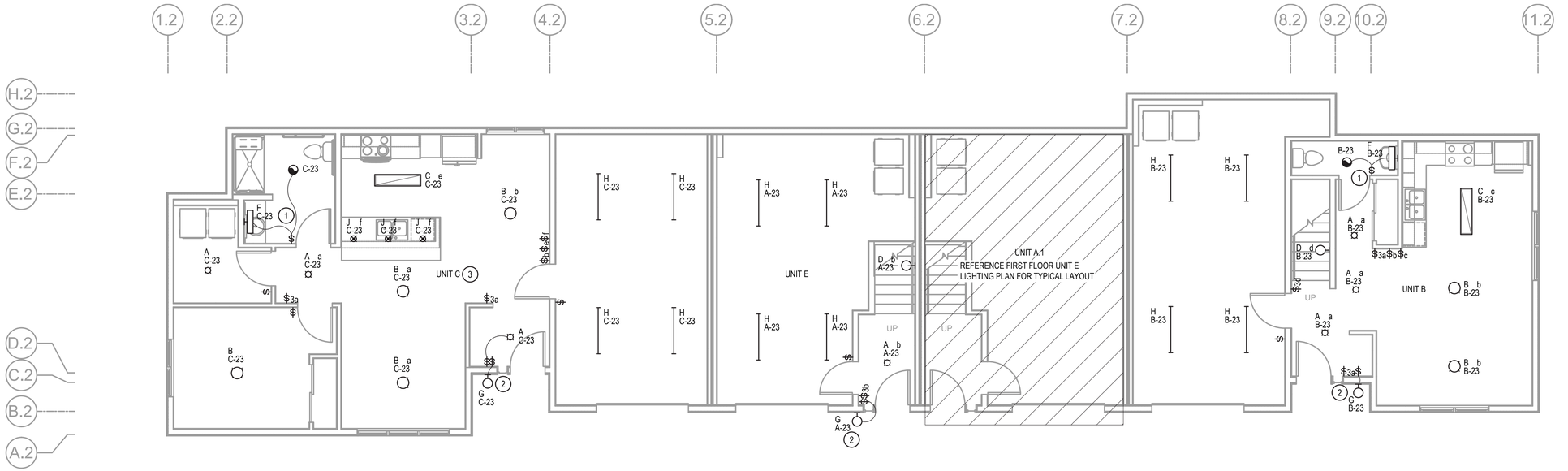
JOB NO. 2022.091.0
DATE 02.10.2023
DRAWN MJM
REVIEWED TCA

SHEET NAME
SITE DETAILS
& FIXTURE SCHEDULE

SHEET NO.
E1.02

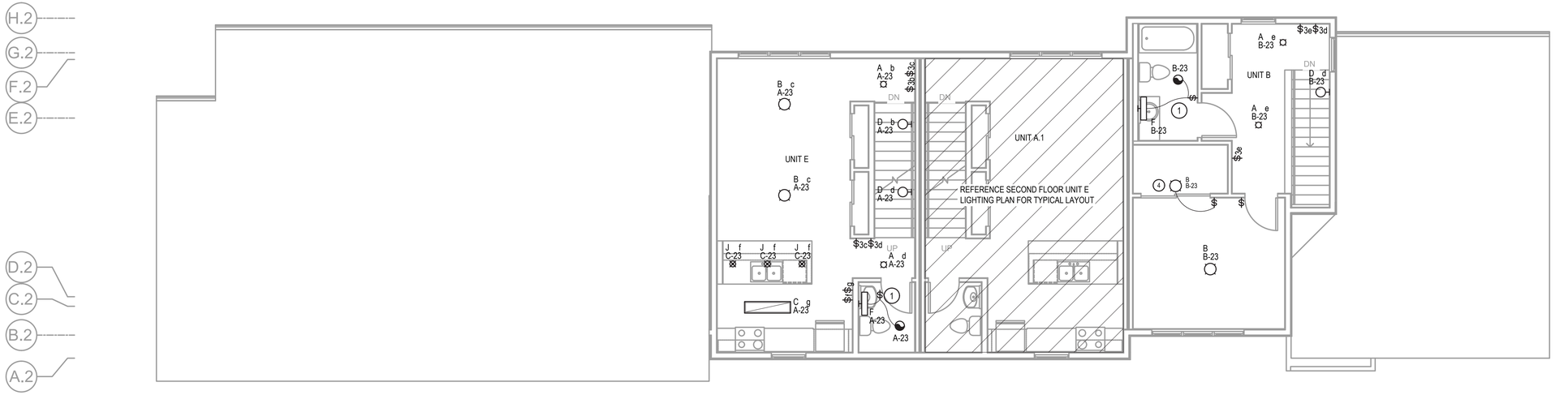
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



1 FIRST FLOOR LIGHTING PLAN

SCALE: 3/16" = 1'-0"



2 SECOND FLOOR LIGHTING PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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

SHEET NOTES

INDICATED BY: (#)

1. SWITCH INDICATED SHALL CONTROL LIGHT COMPONENT OF FAN/LIGHT COMBINATION UNIT SPECIFIED BY MECHANICAL. FAN COMPONENT TO BE CONTROLLED BY INTEGRAL MOTION SENSOR.
2. EXTERIOR LIGHT TO BE PROVIDED AT THE FIRST FLOOR UNITS ONLY. COORDINATE WITH ARCHITECTURAL FOR EXACT FINAL LOCATIONS.
3. THIS UNIT SHALL COMPLY WITH THE GUIDELINES AND REQUIREMENTS OF UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS). LIGHT SWITCHES AND CONTROLS SHALL COMPLY WI9TH SECTION 4.27, EMERGENCY WARNINGS SHALL COMPLY WITH 4.1 AND 4.28. ALL APPLICABLE SECTIONS SHALL BE FOLLOWED.
4. INSTALL CLOSET LIGHT AT LEAST 12" FROM CLOSET STORAGE SPACE PER NEC 410.16(C).

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B/2C/2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

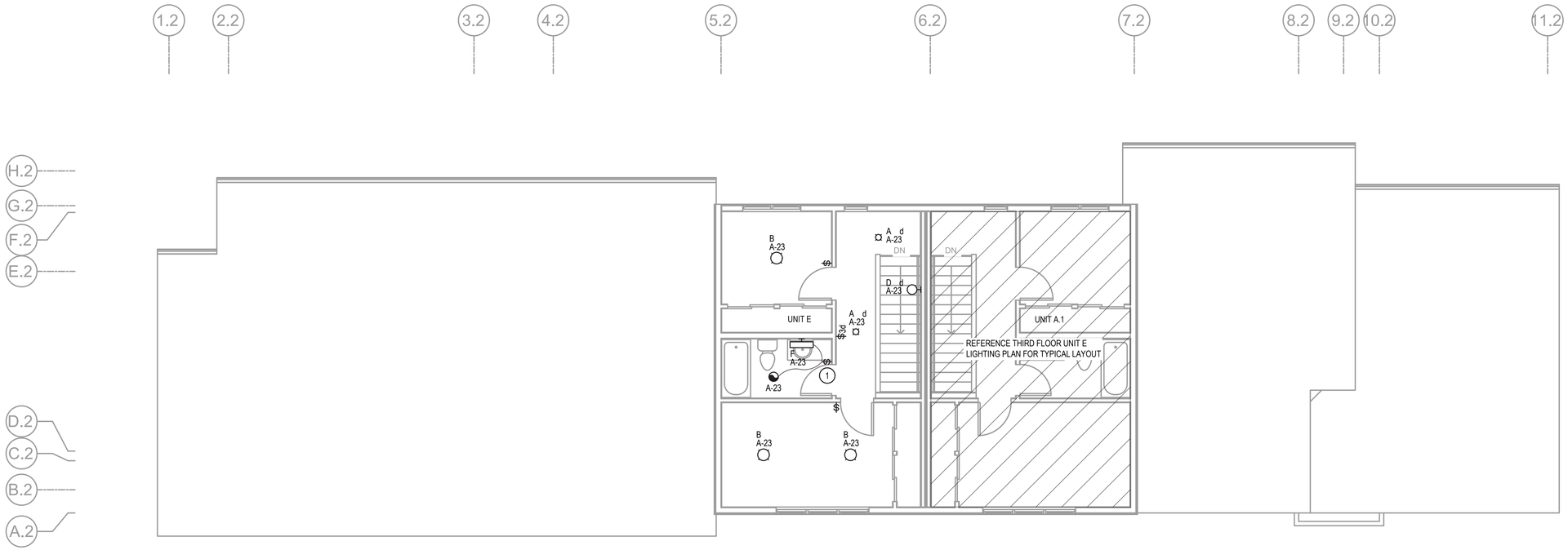
JOB NO.	2022.091.0
DATE	02.10.2023
DRAWN	MJM
REVIEWED	TCA

SHEET NAME
FIRST & SECOND FLOOR LIGHTING PLANS

SHEET NO.
E2.01

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



1 THIRD FLOOR LIGHTING PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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

SHEET NOTES

INDICATED BY: (#)

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

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REVISION SCHEDULE

#	DESCRIPTION	DATE

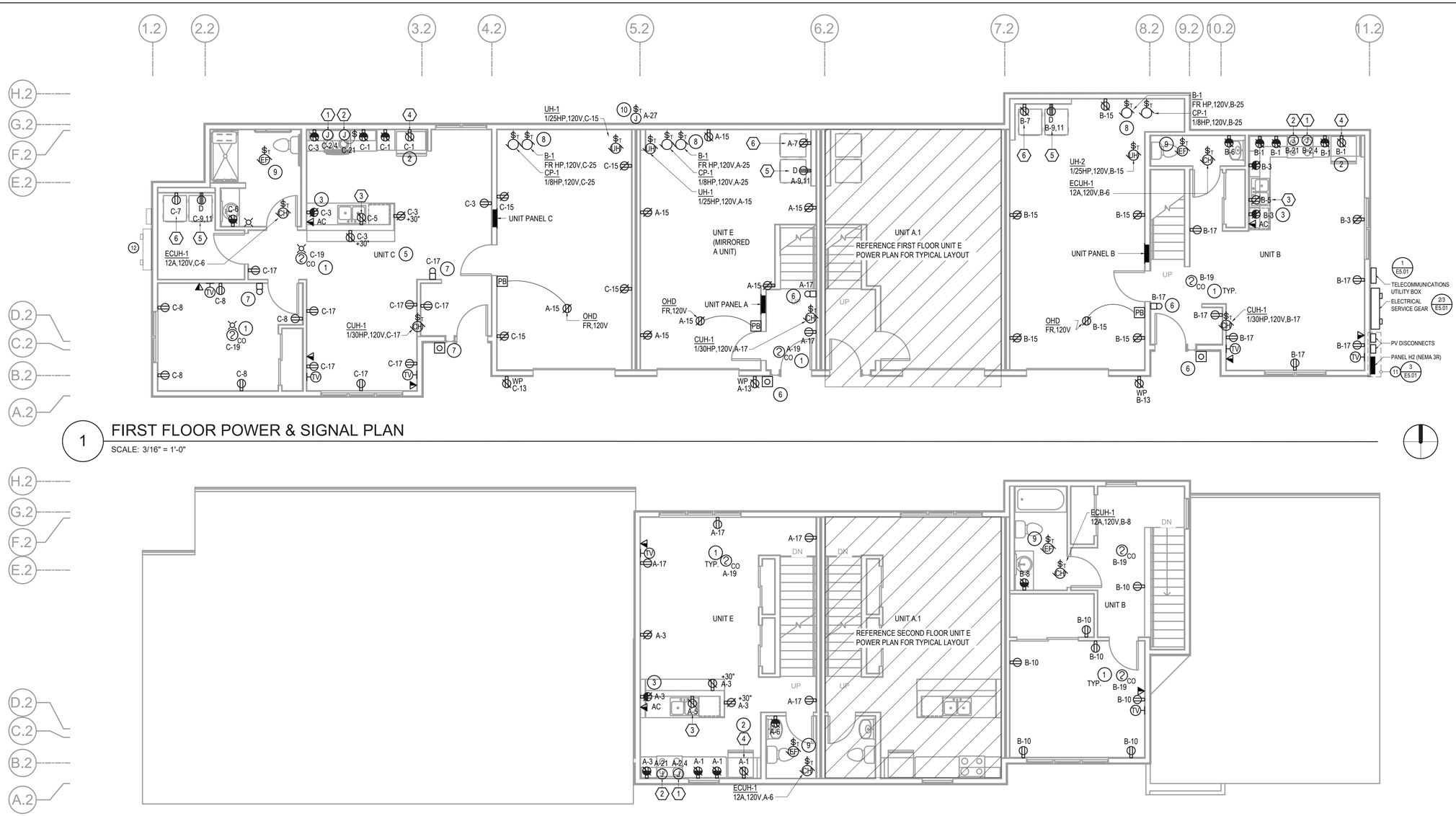
JOB NO.	2022.091.0
DATE	02.10.2023
DRAWN	MJM
REVIEWED	TCA

SHEET NAME
THIRD FLOOR
LIGHTING PLANS

SHEET NO.
E2.02

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



1 FIRST FLOOR POWER & SIGNAL PLAN

SCALE: 3/16" = 1'-0"

2 SECOND FLOOR POWER & SIGNAL PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. PROVIDE TAMPER RESISTANT RECEPTACLES FOR ALL DWELLING UNIT RECEPTACLES IN ACCORDANCE WITH NEC 406.12
2. MOUNT ALL RECEPTACLES IN GARAGE AT +48".
3. COMMON WALLS BETWEEN UNITS ARE FIRE RATED PER ARCHITECTURAL. PROVIDE LISTED FIRE RATED BOXES AND PUTTY PADS IN ACCORDANCE WITH IRC 714.3.2 TO PROVIDE FIRE RATING AS REQUIRED TO MAINTAIN FIRE RATING. DO NOT INSTALL DEVICES/BOXES IN THE SAME STUD SPACE IN COMMON WALLS BETWEEN UNITS.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR FOR QUANTITIES, LOCATION AND INSTALLATION OF ANY LINE VOLTAGE THERMOSTATS THAT THE MECHANICAL CONTRACTOR SHALL PROVIDE.ELECTRICAL CONTRACTOR TO INSTALL ALL LINE VOLTAGE THERMOSTATS.

SHEET NOTES

INDICATED BY: (#)

1. PROVIDE CEILING MOUNTED 120V COMBO SMOKE/CARBON MONOXIDE ALARMS (WHERE INDICATED) WITH BATTERY BACK UP AND FORM C RELAY. INTERCONNECT DETECTORS TO ACTIVATE ALL ALARMS INSIDE EACH UNIT. PROVIDE STROBES TO COMPLY WITH UFAS SIGHT & SOUND REQUIREMENTS IN TYPE 'C' UNIT ONLY.
2. PROVIDE GFCI PROTECTION FOR REFRIGERATOR RECEPTACLES VIA NEAREST ACCESSIBLE ABOVE COUNTER RECEPTACLE.
3. INSTALL GFCI RECEPTACLE WITH INTEGRAL USB OUTLETS.
4. COORDINATE WITH ARCHITECTURAL FOR EXACT FINAL LOCATION OF VISITOR ENTRY SYSTEM PRIOR TO ROUGH IN.
5. THIS UNIT SHALL COMPLY WITH THE GUIDELINES AND REQUIREMENTS OF UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS). LIGHT SWITCHES AND CONTROLS SHALL COMPLY WITH SECTION 4.27, EMERGENCY WARNINGS SHALL COMPLY WITH 4.1 AND 4.28. ALL APPLICABLE SECTIONS SHALL BE FOLLOWED.
6. PROVIDE DOOR BELL SWITCH, CHIMES, & TRANSFORMER AS NECESSARY. UTILITECH #UT-2796-02 WITH SATIN NICKEL DOORBELL BUTTON OR APPROVED EQUAL

SHEET NOTES

INDICATED BY: (#)

7. CHIMES IN UNIT TYPE 'C' SHALL INCLUDE A FLASHING LIGHT.
8. PROVIDE CLEAR COVER OVER BOILER SWITCH.
9. EXHAUST FAN/AREA LIGHT COMBINATION UNIT. EXHAUST FAN CONTROLLED BY MOTION SENSOR, REFERENCE LIGHTING PLAN FOR UNIT CIRCUITRY & AREA LIGHT CONTROL.
10. PROVIDE SELF LIMITING HEAT TRACE (RAYCHEM GM-1X OR EQUAL) AT OVERFLOW SCUPPER. PROVIDE LOCAL CONTROL SWITCH FOR HEAT TRACE AND ENTER DRAIN PIPING UTILIZING SUITABLE GASKETED STRAIN RELIEF CONNECTED AT THREADED "y" FITTING PROVIDED UNDER MECHANICAL. EXTEND HEAT TRACE TO OUTFALL LIP OF SCUPPER AND CAP PER MANUFACTURER'S INSTRUCTIONS. CIRCUIT TO NEAREST UNIT PANEL A, SEE PANEL SCHEDULES.
11. EQUIPMENT INCLUDED IN BUILDING '2c' ONLY. REFERENCE SITE ELECTRICAL DRAWINGS FOR BUILDING DESIGNATIONS.
12. LOCATE SERVICE WHERE INDICATED FOR BUILDINGS '2a' & '2d', REFERENCE SITE ELECTRICAL DRAWINGS FOR BUILDING DESIGNATIONS.

EQUIPMENT SCHEDULE

INDICATED BY: (#)

1. RANGE: 9.1kW, 240V, 1Ø. 1"C, 4#8.
2. RH-1: 1.4A, 120V, 1Ø. LOCATE SWITCH IN PANEL ABOVE DRAWERS AS SHOWN FOR UAFS UNIT 'C', SWITCH SHALL BE LUTRON SFSQ-LF-WH OR APPROVED EQUAL.
3. DISHWASHER: 9A, 120V, 1Ø.
4. REFRIGERATOR: 5A, 120V, 1Ø.
5. DRYER #1: 5600W, 240V, 1Ø. 3/4"C, 4#10. NEMA 14-30R.
6. WASHER: 12A, 120V, 1Ø.

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
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REVISION SCHEDULE

#	DESCRIPTION	DATE

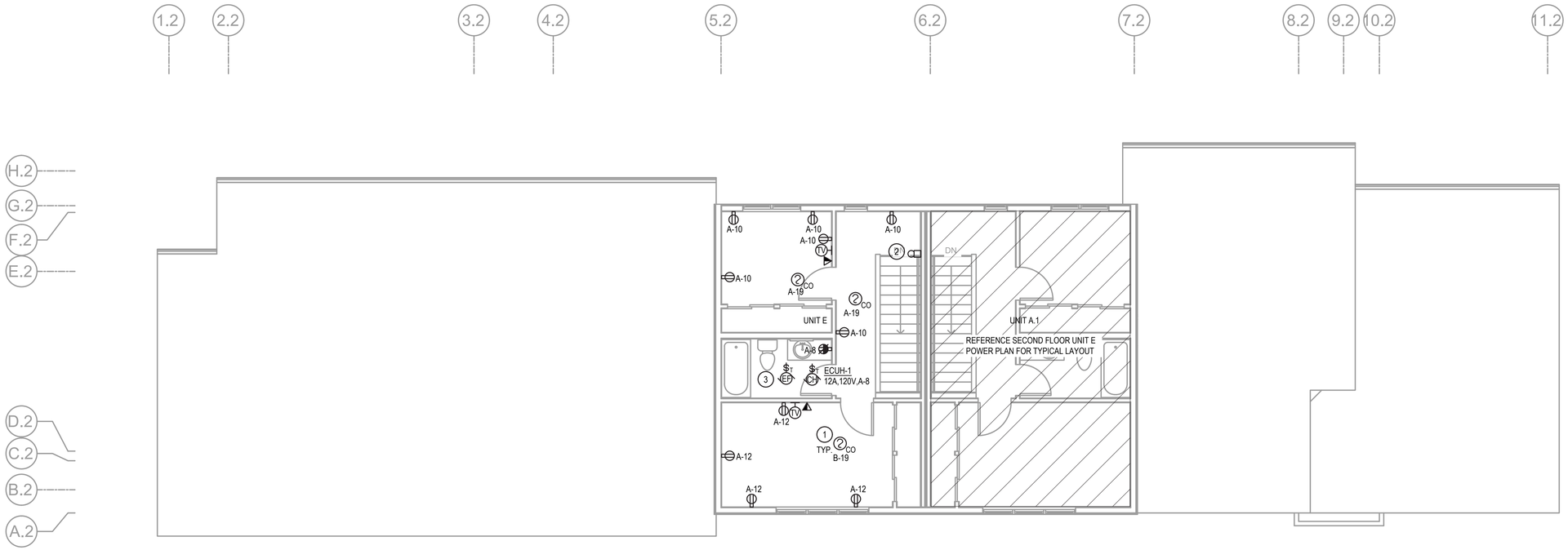
JOB NO.	2022.091.0
DATE	02.10.2023
DRAWN	MJM
REVIEWED	TCA

SHEET NAME
FIRST & SECOND FLOOR
POWER & SIGNAL PLANS

SHEET NO.
E3.01

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



1 THIRD FLOOR POWER & SIGNAL PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. PROVIDE TAMPER RESISTANT RECEPTACLES FOR ALL DWELLING UNIT RECEPTACLES IN ACCORDANCE WITH NEC 406.12
2. COMMON WALLS BETWEEN UNITS ARE FIRE RATED PER ARCHITECTURAL. PROVIDE LISTED FIRE RATED BOXES AND PUTTY PADS IN ACCORDANCE WITH IRC 714.3.2 TO PROVIDE FIRE RATING AS REQUIRED TO MAINTAIN FIRE RATING. DO NOT INSTALL DEVICES/BOXES IN THE SAME STUD SPACE IN COMMON WALLS BETWEEN UNITS.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR FOR QUANTITIES, LOCATION AND INSTALLATION OF ANY LINE VOLTAGE THERMOSTATS THAT THE MECHANICAL CONTRACTOR SHALL PROVIDE.ELECTRICAL CONTRACTOR TO INSTALL ALL LINE VOLTAGE THERMOSTATS.

SHEET NOTES

INDICATED BY: (#)

1. PROVIDE CEILING MOUNTED 120V COMBO SMOKE/CARBON MONOXIDE ALARMS WITH BATTERY BACK UP AND FORM C RELAY. INTERCONNECT SMOKE/CO ALARMS TO ACTIVATE ALL ALARMS INSIDE EACH UNIT.
2. PROVIDE DOOR BELL SWITCH, CHIMES, & TRANSFORMER AS NECESSARY. UTILITECH #UT-2796-02 WITH SATIN NICKEL DOORBELL BUTTON OR APPROVED EQUAL
3. EXHAUST FAN/AREA LIGHT COMBINATION UNIT. EXHAUST FAN CONTROLLED BY MOTION SENSOR, REFERENCE LIGHTING PLAN FOR UNIT CIRCUITRY & AREA LIGHT CONTROL.

PERMIT DOCUMENTS

STATE OF ALASKA
49 TH
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PHASE 2
UNIT GROUP 2A/2B/2C/2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2022.091.0
DATE	02.10.2023
DRAWN	MJM
REVIEWED	TCA

SHEET NAME
THIRD FLOOR
POWER & SIGNAL PLANS

SHEET NO.
E3.02

HALF SCALE WHEN PRINTED AT 11x17

TYPICAL UNIT A & UNIT E PANEL

VOLTAGE: 120/240V,1PH,3W | AMPERE RATING: 125 A
MOUNTING: RECESSED | MAIN CIRCUIT BREAKER RATING: MLO
SUPPLIED FROM: UTILITY DISCONNECT | SHORT CIRCUIT CURRENT RATING: 10,000 A

	CKT	AMP	POLE	LOAD DESCRIPTION	PHASE A VA		PHASE B VA		LOAD DESCRIPTION	POLE	AMP	CKT	
A	1	20	1	REC - KITCHEN REF, ABOVE COUNTER	1,500	4,550			RANGE		50	2	L
A	3	20	1	REC - KITCHEN ABOVE COUNTER, DINING			1,500	4,550		2		4	
A	5	20	1	REC - DISHWASHER	1,080	360			REC/FAN - POWDER ROOM	1	20	6	A
A	7	20	1	REC - CLOTHES WASHER			1,440	200	REC/FAN - BATHROOM 1	1	20	8	A
G	9	30		REC - CLOTHES DRYER	2,800	1,080			REC - 3RD LEVEL HALL, BEDROOM 1	1	20	10	A
	11		2				2,800	720	REC - BEDROOM 2	1	20	12	A
A	13	20	1	REC - HEAD BOLT HEATER	600				SPARE	1	20	14	A
A	15	20	1	REC - GARAGE, GARAGE DOOR OPENER, SM PANEL			1,200		SPACE	1	-	16	
A	17	20	1	REC - HALL, LIVING ROOM	900				SPACE	1	-	18	
A	19	20	1	SMOKE/CO DETECTORS			30		SPACE	1	-	20	
A	21	20	1	RANGE HOOD	216				SPACE	1	-	22	
A	23	20	1	LIGHTING			490		SPACE	1	-	24	
A	25	20	1	BOILER SYSTEM	600				SPACE	1	-	26	
GP*	27	20	1	HEAT TRACE			50		SPACE	1	-	28	
	29	-	1	SPACE					SPACE	1	-	30	
	31	-	1	SPACE					SPACE	1	-	32	
	33	-	1	SPACE					SPACE	1	-	34	
	35	-	1	SPACE					SPACE	1	-	36	
	37	-	1	SPACE					SPACE	1	-	38	
	39	-	1	SPACE					SPACE	1	-	40	
	41	-	1	SPACE					SPACE	1	-	42	
CONNECTED LOAD (VA)					13,686		12,980		26,666 VA				
CONNECTED LOAD (AMPERES)					114		108		111 A				
DEMAND LOAD (VA)					13,686		13,103		26,789 VA				
DEMAND LOAD (AMPERES)					114		109		112 A				

A - PROVIDE ARC-FAULT TYPE CIRCUIT BREAKERS, G - PROVIDE GFCI TYPE CIRCUIT BREAKER, GP - PROVIDE CLASS A GFI TYPE CIRCUIT BREAKER (5mA), L - PROVIDE CIRCUIT BREAKER LOCK
* - PROVIDE ONLY WHERE REQUIRED, SEE DRAWINGS FOR OVERFLOW SCUPPER HEAT TRACE LOCATIONS. PROVIDE SPACE IN PANELS WHERE HEAT TRACE CIRCUIT IS NOT REQUIRED.

TYPICAL UNIT B & UNIT D PANEL

VOLTAGE: 120/240V,1PH,3W | AMPERE RATING: 125 A
MOUNTING: RECESSED | MAIN CIRCUIT BREAKER RATING: MLO
SUPPLIED FROM: UTILITY DISCONNECT | SHORT CIRCUIT CURRENT RATING: 10,000 A

	CKT	AMP	POLE	LOAD DESCRIPTION	PHASE A VA		PHASE B VA		LOAD DESCRIPTION	POLE	AMP	CKT	
A	1	20	1	REC - KITCHEN REF, ABOVE COUNTER	1,500	4,550			RANGE		50	2	L
A	3	20	1	REC - KITCHEN ABOVE COUNTER, DINING			1,500	4,550		2		4	
A	5	20	1	REC - DISHWASHER	1,200	560			REC/FAN/HEAT - POWDER ROOM	1	20	6	A
A	7	20	1	REC - CLOTHES WASHER			1,500	420	REC/FANHEAT - BATHROOM 1	1	20	8	A
G	9	30		REC - CLOTHES DRYER	2,800	1,260			REC - 2ND LEVEL HALL, BEDROOM	1	20	10	A
	11		2				2,800		SPARE	1	20	12	A
A	13	20	1	REC - HEAD BOLT HEATER	600				SPACE	1	-	14	
A	15	20	1	REC/HEAT - GARAGE, GARAGE DOOR OPENER			1,220		SPACE	1	-	16	
A	17	20	1	REC/HEAT - HALL, LIVING ROOM, SM PANEL	1,460				SPACE	1	-	18	
A	19	20	1	SMOKE/CO DETECTORS			30		SPACE	1	-	20	
A	21	20	1	RANGE HOOD	216				SPACE	1	-	22	
A	23	20	1	LIGHTING			548		SPACE	1	-	24	
A	25	20	1	BOILER SYSTEM & PUMP	600				SPACE	1	-	26	
	27	-	1	SPACE					SPACE	1	-	28	
	29	-	1	SPACE					SPACE	1	-	30	
	31	-	1	SPACE					SPACE	1	-	32	
	33	-	1	SPACE					SPACE	1	-	34	
	35	-	1	SPACE					SPACE	1	-	36	
	37	-	1	SPACE					SPACE	1	-	38	
	39	-	1	SPACE					SPACE	1	-	40	
	41	-	1	SPACE					SPACE	1	-	42	
CONNECTED LOAD (VA)					14,746		12,568		27,314 VA				
CONNECTED LOAD (AMPERES)					123		105		114 A				
DEMAND LOAD (VA)					14,746		12,705		27,451 VA				
DEMAND LOAD (AMPERES)					123		106		114 A				

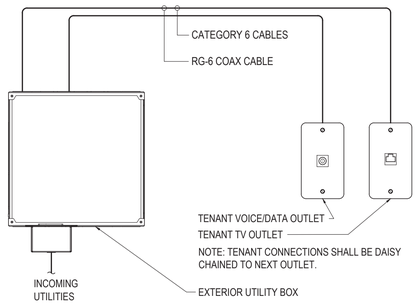
A - PROVIDE ARC-FAULT TYPE CIRCUIT BREAKERS, G - PROVIDE GFCI TYPE CIRCUIT BREAKER, L - PROVIDE CIRCUIT BREAKER LOCK

TYPICAL UNIT C

VOLTAGE: 120/240V,1PH,3W | AMPERE RATING: 125 A
MOUNTING: SURFACE | MAIN CIRCUIT BREAKER RATING: MLO
SUPPLIED FROM: UTILITY DISCONNECT | SHORT CIRCUIT CURRENT RATING: 10,000 A

	CKT	AMP	POLE	LOAD DESCRIPTION	PHASE A VA		PHASE B VA		LOAD DESCRIPTION	POLE	AMP	CKT	
A	1	20	1	REC - KITCHEN REF, ABOVE COUNTER	1,500	4,550			RANGE		50	2	L
A	3	20	1	REC - KITCHEN ABOVE COUNTER, DINING			1,500	4,550		2		4	
A	5	20	1	REC - DISHWASHER	1,200	560			REC/FAN/HEAT - BATHROOM 1	1	20	6	A
A	7	20	1	REC - CLOTHES WASHER			1,500	900	REC - BEDROOM 1	1	20	8	A
G	9	30		REC - CLOTHES DRYER	2,800				SPARE	1	20	10	A
	11		2				2,800		SPACE	1	-	12	
A	13	20	1	REC - HEAD BOLT HEATER	600				SPACE	1	-	14	
A	15	20	1	REC/HEAT - GARAGE, GARAGE DOOR OPENER			1,220		SPACE	1	-	16	
A	17	20	1	REC/HEAT - HALL, LIVING ROOM	1,460				SPACE	1	-	18	
A	19	20	1	SMOKE/CO DETECTORS			30		SPACE	1	-	20	
A	21	20	1	RANGE HOOD	216				SPACE	1	-	22	
A	23	20	1	LIGHTING					SPACE	1	-	24	
A	25	20	1	BOILER SYSTEM	600				SPACE	1	-	26	
	27	-	1	SPACE					SPACE	1	-	28	
	29	-	1	SPACE					SPACE	1	-	30	
	31	-	1	SPACE					SPACE	1	-	32	
	33	-	1	SPACE					SPACE	1	-	34	
	35	-	1	SPACE					SPACE	1	-	36	
	37	-	1	SPACE					SPACE	1	-	38	
	39	-	1	SPACE					SPACE	1	-	40	
	41	-	1	SPACE					SPACE	1	-	42	
CONNECTED LOAD (VA)					13,486		12,500		25,986 VA				
CONNECTED LOAD (AMPERES)					112		104		108 A				
DEMAND LOAD (VA)					13,486		12,500		25,986 VA				
DEMAND LOAD (AMPERES)					112		104		108 A				

A - PROVIDE ARC-FAULT TYPE CIRCUIT BREAKERS, G - PROVIDE GFCI TYPE CIRCUIT BREAKER, L - PROVIDE CIRCUIT BREAKER LOCK



DETAIL NOTES

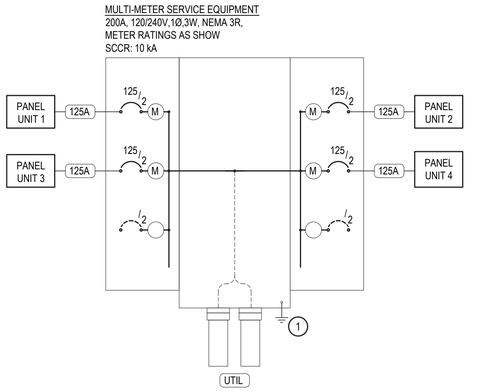
1. PROVIDE COMPLETE CABLING, CONNECTIONS AND LABELING IN COMPLIANCE WITH EIA/TAI RECOMMENDATIONS FOR RESIDENTIAL INSTALLATIONS AND IN COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

FEEDER SCHEDULE

FEEDER TAG	COPPER CONDUCTORS		
	CONDUCTORS	RACEWAY	NOTES
40A	3#8, 1#10 EGC	1"	
125A	3#1, 1#6 EGC	1.25"	
UTIL	CONDUIT ONLY		
NOTES:			

1 STRUCTURED MEDIA PANEL DETAIL

SCALE: NTS



GENERAL NOTES

1. IMMEDIATELY UPON PROJECT INCEPTION THE CONTRACTOR SHALL COORDINATE WITH UTILITY FOR THE INSTALLATION OF A NEW ELECTRICAL SERVICE. EQUIPMENT LAYOUT AS SHOWN IS DIAGRAMMATIC. THE CONTRACTOR SHALL SUBMIT DETAILED INFORMATION REGARDING THE PROPOSED SERVICE ENTRANCE EQUIPMENT TO THE UTILITY COMPANY AND OWNER/ARCHITECT FOR APPROVAL PRIOR TO ORDERING ANY EQUIPMENT. ALL EQUIPMENT AND INSTALLATION SHALL COMPLY WITH CHUGACH STANDARDS AND THE LATEST ADOPTED NEC.
2. METERS AND DISCONNECTS SHALL BE LABELED WITH ENGRAVED PLACARDS, IDENTIFYING EACH TENANT WITH THE ADDRESS OR OTHER MEANS AND BUSSED TERMINATION ENCLOSURES SHALL HAVE PROVISIONS TO BE SEALED. EXTERIOR EQUIPMENT WILL BE PROVIDED IN NEMA 3R ENCLOSURES.
3. EXPOSED FLEXIBLE CONDUIT IS NOT ALLOWED.
4. REFERENCE SITE ELECTRICAL PLAN FOR BUILDING DESIGNATIONS.

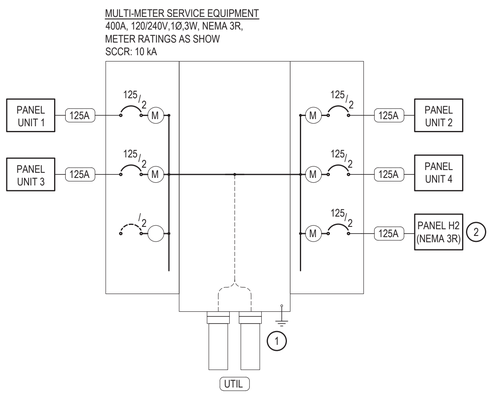
SHEET NOTES

INDICATED BY: (#)

1. PROVIDE GROUNDING ELECTRODE SYSTEM AS FOLLOW: #2 CU. TO WATER MAIN, #2 CU. TO BUILDING STEEL, 20' OF #2 CU. ENCASED IN FOOTING CONCRETE AND BONDED TO REBAR. AND #4 CU. TO DRIVEN ROD ELECTRODE..

2 UTILITY / METERING GEAR - TYPICAL BUILDINGS '2a', '2b', & '2d'

SCALE: NTS



GENERAL NOTES

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3. EXPOSED FLEXIBLE CONDUIT IS NOT ALLOWED.
4. REFERENCE SITE ELECTRICAL PLAN FOR BUILDING DESIGNATIONS.

SHEET NOTES

INDICATED BY: (#)

1. PROVIDE GROUNDING ELECTRODE SYSTEM AS FOLLOW: #2 CU. TO WATER MAIN, #2 CU. TO BUILDING STEEL, 20' OF #2 CU. ENCASED IN FOOTING CONCRETE AND BONDED TO REBAR. AND #4 CU. TO DRIVEN ROD ELECTRODE..
2. SEE 1/E5.02 FOR PV SYSTEM DETAILS.

3 UTILITY / METERING GEAR - BUILDING '2c'

SCALE: NTS

STATE OF ALASKA
49 TH
THOMAS C. ALLEN
EE-9877
02/10/23
REGISTERED PROFESSIONAL ENGINEER

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

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B/2C/2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

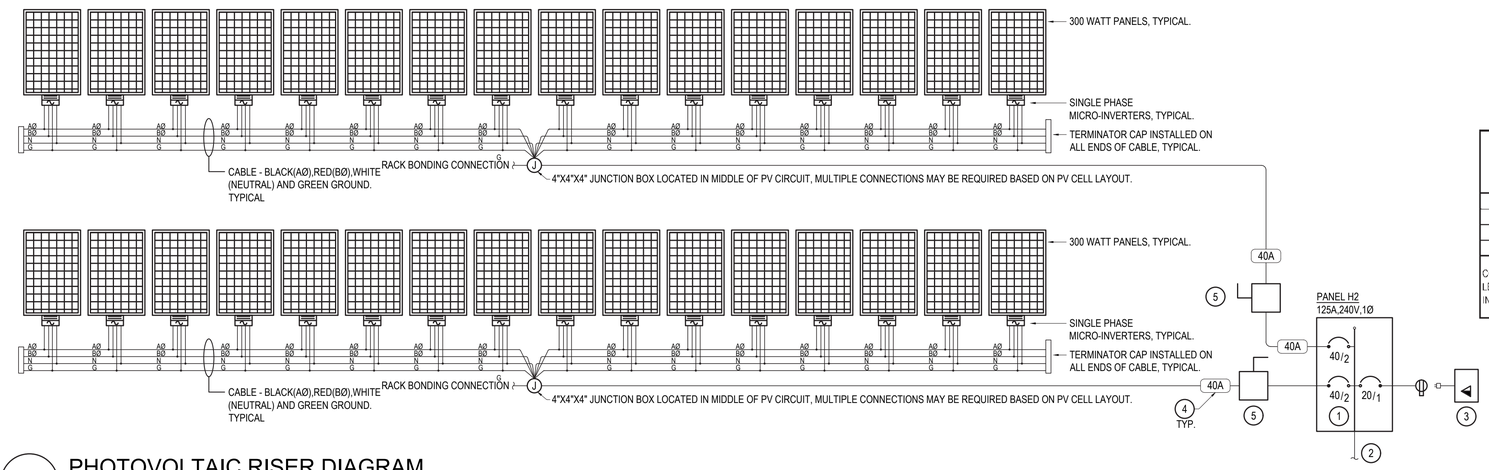
JOB NO.	2022.091.0
DATE	02.10.2023
DRAWN	MJM
REVIEWED	TCA

SHEET NAME
UTILITY RISER DIAGRAMS

SHEET NO.
E5.01

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



1 PHOTOVOLTAIC RISER DIAGRAM

SCALE: NTS

GENERAL NOTES

1. TOTAL OF 32 PV MODULES, (9.6kW SYSTEM), LAYOUT AS SHOWN IS GENERIC THE CONTRACTOR SHALL PROVIDE A BALANCED LAYOUT AND CONNECTION PER MANUFACTURER RECOMMENDATIONS & INTENDED LAYOUT ON BUILDING. BRANCH POWER CONNECTIONS SHALL ALWAYS BE MADE IN THE MIDDLE OF THE PV CIRCUITS TO ENSURE BALANCED DISTRIBUTION.
2. PV SYSTEM SHALL MEET UL 1741/IEEE 1574 AND NEC REQUIREMENTS.
3. PROVIDE AND COMPLY WITH ALL NEC REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   3.a. LABELING PER NEC 690.13, 690.18, & 690.51.
4. RAPID SHUTDOWN AS REQUIRED BY 690.12 IS PROVIDED AS AN INTEGRAL PART OF THE MICROINVERTERS (ENPHASE M250).
5. THE ENPHASE MICROINVERTER HAS INTEGRATED GROUND AND NO GEC IS REQUIRED. THE DC CIRCUIT IS ISOLATED AND INSULATED FROM GROUND AND MEETS THE REQUIREMENTS OF NEC 690.35. GROUNDING CONNECTION AS SHOWN IS FOR EQUIPMENT GROUNDING.
6. ALL CIRCUIT BREAKERS ASSOCIATED WITH THE PV SYSTEM AND BACK TO THE MDP SHALL BE RATED FOR BACK-FEEDING.

SHEET NOTES

INDICATED BY: (#)

1. PROVIDE (2) 40A, 2-POLE BACK-FED CIRCUIT BREAKERS CAPABLE OF BEING LOCKED OUT FOR THE SOLAR PV SYSTEM CONNECTIONS. INSTALL ACCORDING TO SUPPLIER FURNISHED SHOP DRAWINGS & SUBMITTALS, COMPLY WITH 2015 NEC 690. CIRCUIT BREAKERS SHALL BE LOCATED AT OPPOSITE END OF BUS FROM UTILITY SOURCE.
2. SEE 2/E5.01 FOR ELECTRICAL RISER DIAGRAM.
3. PROVIDE 5 YEARS OF CELLULAR WIRELESS CONNECTION FOR COMMUNICATION TO THE PV SYSTEM. PROVIDE COMPONENTS AND INSTALLATION AS NECESSARY. BASIS OF DESIGN IS ENPHASE.
4. REFERENCE FEEDER SCHEDULE, E5.01.
5. PROVIDE DISCONNECTS IN ACCORDANCE WITH MEA REQUIREMENTS.

FAULT CURRENT CALCULATION SUMMARY

			ASSUMED UTILITY CONFIGURATION	
			UTILITY CONTRIBUTION:	INFINITE
			TRANSFORMER RATING:	50kVA
			TRANSFORMER IMPEDENCE:	2.5%Z
EQUIPMENT	SUPPLY FEEDER RATING AND LENGTH	FAULT CURRENT L-L	FAULT CURRENT L-N	BUS RATING
UTILITY TRANS SECONDARY	N/A	8,333 A	N/A	N/A
UTILITY TERMINATION / METERING	1 EA. #250 AL PER PHASE 50'	6,562 A	6,534 A	10,000 A
PANEL H2 (WORST CASE)	1 EA. #1 CU PER PHASE 20'	5,706 A	4,512 A	10,000 A

CONTRACTOR TO CONFIRM UTILITY ASSUMPTIONS UTILIZED FOR THIS CALCULATION AS WELL AS INSTALLED CONDUCTOR CONFIGURATIONS AND LENGTHS DURING CONSTRUCTION. REPORT ANY DECREASE IN TRANSFORMER IMPEDENCE AND INSTALLED CABLE LENGTHS AS WELL AS ANY INCREASE IN TRANSFORMER KVA RATING AND CONDUCTOR RATINGS TO ENGINEER FOR RE-EVALUATION PRIOR TO DISTRIBUTION EQUIPMENT PROCUREMENT.

LIGHTING FIXTURE SCHEDULE

TYPE ID	MANUFACTURER MODEL NUMBER	FIXTURE DESCRIPTION	LAMP TYPE	LAMP QTY	LED LUMENS	LED WATTS	MOUNTING TYPE	MOUNTING HEIGHT
A	JUNO LIGHTING #JSF-7IN 10LM-30K-90CRI-MVOLT-WH	SLIM FORM SURFACE MOUNT WITH 7" DIAMETER, 3000K COLOR TEMPERATURE, AND WHITE FINISH.	LED		1,000	13	SURFACE	CEILING
					78 lm/w			
B	JUNO LIGHTING #JSF-13IN 18LM-30K-90CRI-MVOLT-WH	SLIM FORM SURFACE MOUNT WITH 13" DIAMETER, 3000K COLOR TEMPERATURE, AND WHITE FINISH.	LED		1,800	20	SURFACE	CEILING
					90 lm/w			
C	LITHONIA LIGHTING #LSL4W-8000LM-80CRI-30K-NODIM-MVOLT	16"X4' MODULAR LINEAR LED WITH 3000K COLOR TEMPERATURE WHITE ACRYLIC SOFT CLOUD DIFFUSER.	LED		7,840	64	SURFACE	CEILING
					123 lm/w			
D	DVI #DVP9001	INTERIOR WALL SCONCE WITH GLASS SHADE. INCLUDE MEDIUM BASE LED BULB WITH 1500 LUMEN OUTPUT AND 3000K COLOR TEMPERATURE.	E26 LED	1	1,500	14	WALL	6'6" TO BOTTOM
					107 lm/w			
F	TECH LIGHTING #700BCBAS-24-S-LED927	24" WIDE VANITY FIXTURE WITH BRUSHED NICKEL FINISH AND SATIN ETCHED WHITE SHADES.	LED		1,052	24	WALL	6'6" TO BOTTOM
					44 lm/w			
G	LITHONIA LIGHTING #OLLWD-LED-P1-40K-MVOLT-DDB	LED WALL-MOUNTED GENERAL PURPOSE LIGHT WITH 4000K COLOR TEMPERATURE, WITH VARIABLE INPUT VOLTAGE, AND DARK BRONZE FINISH.	LED		533	9	SURFACE	WALL +8'-0" AFF
					59 lm/w			
H	LITHONIA #ZL1N-L48-5MR-3000LM-FST-MVOLT-40K-80CRI-WH	4' LINEAR STRIPLIGHT WITH 4000K COLOR TEMPERATURE AND WHITE FINISH.	LED		3,293	25	SURFACE	CEILING / WALL
					132 lm/w			
J	JUNO LIGHTING #DPEND-MP-G2-P314-GLAC #78IN-LED12-30K-80CRI-SNC #SNA	CYLINDRICAL PENDANT WITH 'GLACIER' FINISH, SATIN NICKEL 78" CORDSET, SATIN NICKEL MONOPOINT ADAPTER, AND 3000K COLOR TEMPERATURE.	LED		389	6	PENDANT	7'6" TO BOTTOM
					65 lm/w			

ELECTRICAL SERVICE CALCULATION - BUILDINGS '2a', '2b, & '2d'

GENERAL LIGHTING DEMAND LOAD (NEC 220.42)

GENERAL LIGHTING (TOTAL TENANT AREA)					
4,910 FT^2	@ 3	VA/FT^2	=	14,730 VA	
SMALL APPLIANCE LOAD					
8 CKTS	@ 1,500	VA/CKT	=	12,000 VA	
LAUNDRY LOAD					
4 CKTS	@ 1,500	VA/CKT	=	6,000 VA	
SUB-TOTAL				32,730 VA	
FIRST 3000 VA OR LESS AT		100%	=	3,000 VA	
FROM 3001 TO 120,000 VA AT		35%	=	10,406 VA	
REMAINDER OVER 120,000 VA AT		25%	=	0 VA	
TOTAL GENERAL LIGHTING DEMAND LOAD			=		**13,406 VA**

ELECTRIC CLOTHES DRYER DEMAND LOAD (NEC 220.54)

4 @ 5,600 VA EACH	=	22,400 VA		
DEMAND FACTOR PER NEC T220.54	=	100%		
TOTAL DRYER DEMAND LOAD	=		**22,400 VA**	

ELECTRIC RANGE DEMAND LOAD (NEC 220.55)

4 @ 9,100 VA EACH	=	36,400 VA		
DEMAND FACTOR PER NEC T220.55	=	17%		
TOTAL RANGE DEMAND LOAD	=		**6,188 VA**	

APPLIANCE DEMAND LOAD (NEC 220.54)

DISHWASHERS 4 @ 1,080 VA EACH	=	4,320 VA		
RANGE HOODS 4 @ 216 VA EACH	=	864 VA		
DEMAND FACTOR PER NEC 220.53	=	75%		
TOTAL FIXED APPLIANCE DEMAND LOAD	=		**3,888 VA**	
TOTAL CALCULATED ELECTRICAL DEMAND LOAD			**45,882 VA**	
			191 AMPS @120/240v,1PH	

ELECTRICAL SERVICE LOAD CALCULATION - BUILDING 2c

GENERAL LIGHTING DEMAND LOAD (NEC 220.42)

GENERAL LIGHTING (TOTAL TENANT AREA)					
4,910 FT^2	@ 3	VA/FT^2	=	14,730 VA	
SMALL APPLIANCE LOAD					
8 CKTS	@ 1,500	VA/CKT	=	12,000 VA	
LAUNDRY LOAD					
4 CKTS	@ 1,500	VA/CKT	=	6,000 VA	
SUB-TOTAL				32,730 VA	
FIRST 3000 VA OR LESS AT		100%	=	3,000 VA	
FROM 3001 TO 120,000 VA AT		35%	=	10,406 VA	
REMAINDER OVER 120,000 VA AT		25%	=	0 VA	
TOTAL GENERAL LIGHTING DEMAND LOAD			=		**13,406 VA**

ELECTRIC CLOTHES DRYER DEMAND LOAD (NEC 220.54)

4 @ 5,600 VA EACH	=	22,400 VA		
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4 @ 9,100 VA EACH	=	36,400 VA		
DEMAND FACTOR PER NEC T220.55	=	17%		
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APPLIANCE DEMAND LOAD (NEC 220.54)

DISHWASHERS 4 @ 1,080 VA EACH	=	4,320 VA		
RANGE HOODS 4 @ 216 VA EACH	=	864 VA		
DEMAND FACTOR PER NEC 220.53	=	75%		
TOTAL FIXED APPLIANCE DEMAND LOAD	=		**3,888 VA**	
PANEL H			**18,516 VA**	
TOTAL CALCULATED ELECTRICAL DEMAND LOAD			**64,398 VA**	
			268 AMPS @120/240v,1PH	

PANEL H2 (NEMA 3R)

VOLTAGE: 120/240V,1PH,3W | AMPERE RATING: 125 A
MOUNTING: SURFACE | MAIN CIRCUIT BREAKER RATING: MLO
SUPPLIED FROM: UTILITY DISCONNECT | SHORT CIRCUIT CURRENT RATING: 10,000 A

CKT	AMP	POLE	LOAD DESCRIPTION	PHASE A VA	PHASE B VA	LOAD DESCRIPTION	POLE	AMP	CKT
1	20	1	SITE LIGHTING	258		SPACE	1	-	2
3	1	2			259	SPACE	1	-	4
5	50	1	LIFT STATION 1	4,000		SPACE	1	-	6
7	1	2			4,000	SPACE	1	-	8
9	50	1	LIFT STATION 2	5,000		SPACE	1	-	10
11	1	2			5,000	SPACE	1	-	12
13	-	1	SPACE			PV SYSTEM CIRCUIT 1	1	40	14
15	-	1	SPACE				2	1	16
17	-	1	SPACE			PV SYSTEM CIRCUIT 2	1	40	18
19	-	1	SPACE				2	1	20
CONNECTED LOAD (VA)				9,258	9,258		18,516 VA		
CONNECTED LOAD (AMPERES)				77	77		77 A		
DEMAND LOAD (VA) *				10,323	10,323		20,645 VA		
DEMAND LOAD (AMPERES) *				86	86		86 A		

* - DEMAND LOAD CALCULATED WITH LIGHTING AND LARGEST MOTOR LOAD AT 125%

STATE OF ALASKA 49 TH
THOMAS C. ALLEN
EE-9877
02/10/23
REGISTERED PROFESSIONAL ENGINEER

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

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VRS
OLD MATANUSKA TOWNHOUSE DEVELOPMENT
PHASE 2
UNIT GROUP 2A/2B/2C/2D

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2022.091.0
DATE	02.10.2023
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REVIEWED	TCA

SHEET NAME: FIXTURE & PANEL SCHEDULES

SHEET NO. E5.02

HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS