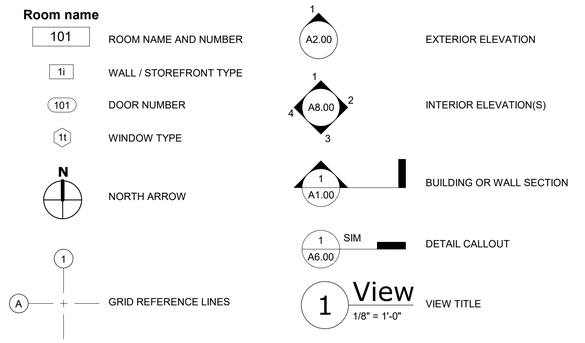
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENT ADOPTED EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL PLUMBING CODE (IPC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH AHFC AMENDMENTS, 5 STAR BEES RATING AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, REGULATIONS, ORDINANCES AND AMENDMENTS.
2. NO WORK SHALL BEGIN AT THE SITE UNTIL APPLICABLE APPROVALS AND REQUIRED PERMITS HAVE BEEN OBTAINED COVERING THE SCOPE OF WORK. THE CONTRACTOR SHALL ENSURE THAT SUBCONTRACTORS VERIFY AND ASSURE PROPER CODE COMPLIANCE FOR ALL ASPECTS OF CONSTRUCTION WITHIN THEIR RESPECTIVE TRADES. CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE SITE AND CONDITIONS UNDER WHICH THEY WILL BE OBIGATED TO PERFORM THE WORK, PRIOR TO PROCEEDING WITH ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
3. 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.
4. THE ORGANIZATION OF DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK. DIVISION OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, ELECTRICAL AND PLUMBING REQUIREMENTS FOR ALL OWNER AND N.I.C. ITEMS.
6. ALL MATERIALS SHALL BE ASSUMED TO BE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.
7. DO NOT SCALE THE DRAWINGS TO OBTAIN DIMENSIONAL CLARIFICATION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
8. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE MODIFIED TO ACCOMMODATE THE NEW LAYOUT IN ACCORDANCE WITH THE MOST RECENT ADOPTED EDITION OF NFPA AND ALL LOCAL AND ALASKA STATE REGULATIONS. SPRINKLER CONTRACTOR SHALL PROVIDE AND COORDINATE SPRINKLER ROUTING AND LOCATIONS ABOVE THE FINISHED CEILING. IF ANY SPRINKLER PIPING IS LOCATED BELOW A FINISHED CEILING, THE CONTRACTOR SHALL EXPLICITLY IDENTIFY THE LOCATIONS AND HAVE WRITTEN APPROVAL FROM THE ARCHITECT ON THE EXACT ROUTING AND PROPOSED FINISH OF EXPOSED PIPE.
9. ALL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH IBC CHAPTER 16 SEISMIC DESIGN REQUIREMENTS AND STANDARDS FOR THE APPROPRIATE ZONE.
10. ALL WALL AND CEILING FINISHES SHALL MEET THE REQUIREMENTS OF CHAPTER 8 AND TABLE 803.5 OF THE INTERNATIONAL BUILDING CODE THAT IS ADOPTED WITHIN THE MUNICIPALITY OF ANCHORAGE.
11. THE DRAWINGS AND SPECIFICATION, IF PROVIDED, ARE COMPLEMENTARY TO EACH OTHER. WHAT IS SHOWN OR INDICATED IN ONE IS AS BINDING AS IF CALLED FOR IN BOTH.

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
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

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ENGINEER
03.06.2023

CERTIFICATE OF AUTHORIZATION NO:
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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	BA
REVIEWED	DTW

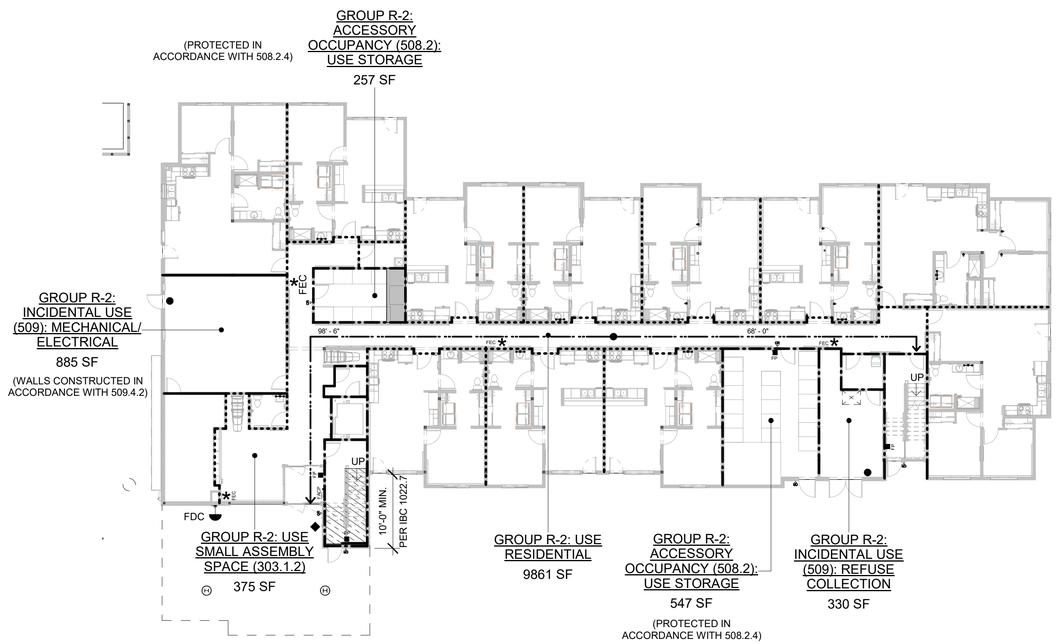
SHEET NAME
GENERAL INFORMATION, ABBREVIATIONS AND SYMBOLS

SHEET NO.
G0.01

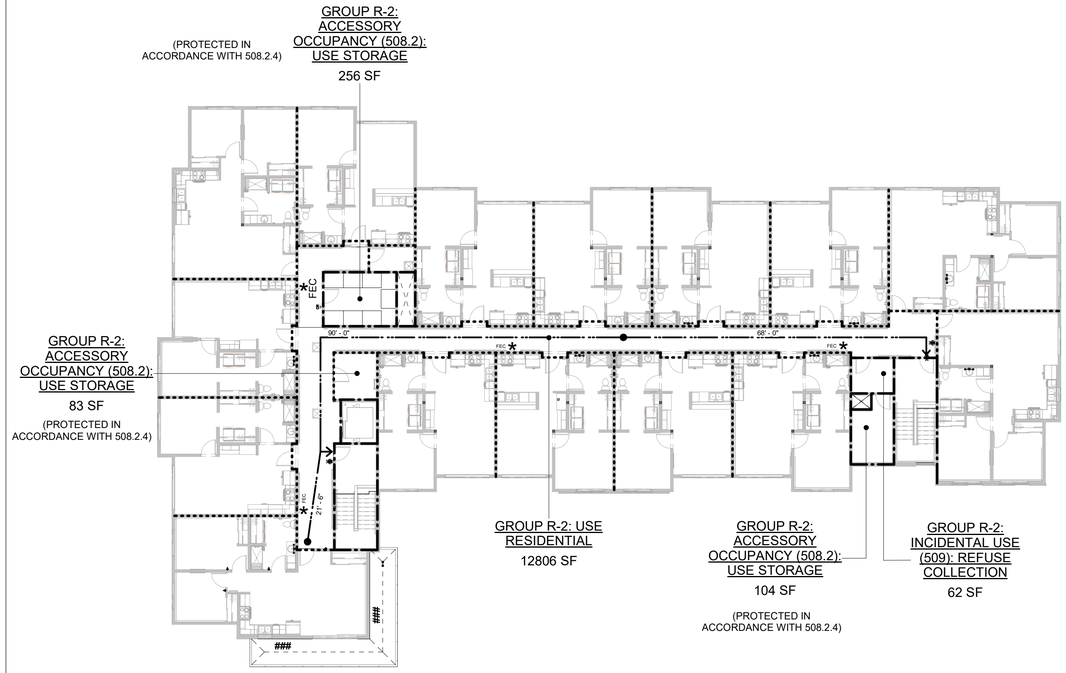
HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS

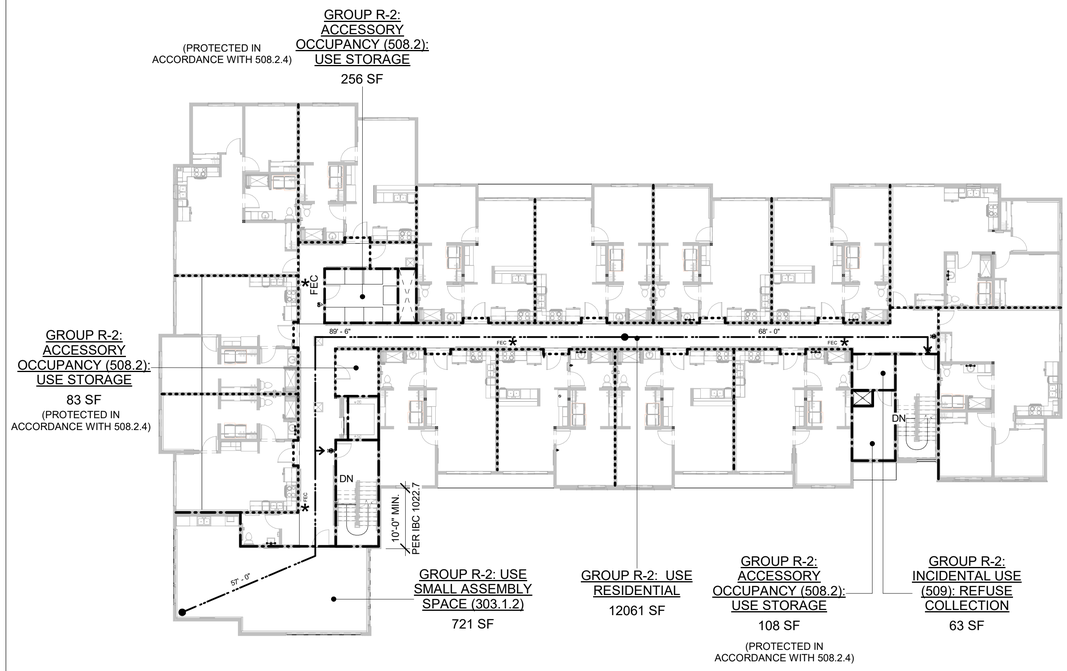
LIFE SAFETY PLAN - LEVEL 1



LIFE SAFETY PLAN - LEVEL 3



LIFE SAFETY PLAN - LEVEL 2



LIFE SAFETY PLAN - LEGEND, GENERAL NOTES AND OCCUPANT LOAD SCHEDULE

USE AND OCCUPANCIES (NON-SEPARATED USES)

- GROUP R-2 INCIDENTAL USE (509): USE MECHANICAL/ELECTRICAL
- GROUP R-2 ACCESSORY OCCUPANCY (508.2): USE STORAGE
- GROUP R-2 : USE RESIDENTIAL
- GROUP R-2 INCIDENTAL USE (509): USE REFUSE COLLECTION
- GROUP R-2: USE ASSEMBLY
- GROUP S-1: USE STORAGE

VERTICAL ASSEMBLIES AND EGRESS COMPONENTS

- CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE
- 1/2-HOUR FIRE PARTITION
- 1-HOUR FIRE PARTITION
- 1-HOUR FIRE BARRIER
- EGRESS ROUTE
- BUILDING EXIT
- FEC — FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS (FEC): CLASS 2A:10:BC FOR INTERIOR LOCATIONS
  - AT RATED WALLS USE FEC1: JL INDUSTRIES AMBASSADOR STEEL FIRE-RATED EXTINGUISHER CABINETS 8116V17LDCVRFEFX2 (WHITE)
  - AT NON-RATED WALLS USE FEC2: JL INDUSTRIES AMBASSADOR STEEL FIRE EXTINGUISHER CABINETS 8116V17LDCVRFE (WHITE)
- WALL MOUNTED FIRE EXTINGUISHER: CLASS 2A:10:BC FOR INTERIOR LOCATIONS
- FDC — FIRE DEPARTMENT CONNECTION; VERIFY LOCATION WITH LOCAL AHJ
- FACP — FIRE ALARM CONTROL PANEL; VERIFY LOCATION WITH LOCAL AHJ
- PULL STATION
- KNOX BOX; VERIFY LOCATION WITH LOCAL AHJ
- ### — ADDRESS LOCATION

HORIZONTAL ASSEMBLIES

- 1-HOUR FIRE BARRIER AT UNDERSIDE OF SHAFT
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION UNDER STAIR PER 1011.7.3
- NOT DEPICTED — 1-HOUR FLOOR/CEILING ASSEMBLY AT LEVEL 2 AND 3. REFER TO G2.00 FOR ASSEMBLY

LIFE SAFETY PLAN NOTES

1. RATED FIRE PARTITIONS SHALL BE CONTINUOUS FROM TOP OF FLOOR TO UNDERSIDE OF RATED FLOOR CEILING ASSEMBLY.
2. FIRE BARRIERS SHALL BE CONTINUOUS FROM TOP OF FLOOR TO B.O. FLOOR SHEATHING.
3. FIRE STOP PENETRATIONS THROUGH RATED ASSEMBLIES.
4. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AND CABINETS IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS. FIRE EXTINGUISHERS WEIGHING LESS THAN 40 POUNDS CAN BE LOCATED NO HIGHER THAN 5 FEET. FIRE EXTINGUISHERS WEIGHTING MORE THAN 40 POUNDS CAN BE LOCATED NO HIGHER THAN 3.5 FEET.
5. FIRE EXTINGUISHER CABINETS IN RATED ASSEMBLIES SHALL BE FIRE RATED.
6. ALL STAIRS SHALL BE CONSTRUCTED TO DIMENSIONS SHOWN AND TO NOT LESS THAN 44" CLEAR WIDTH FROM INSIDE OF STRINGERS.

OCCUPANCY LOAD SCHEDULE

AREA NAME	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
LEVEL 1			
GROUP R-2: USE SMALL ASSEMBLY SPACE (303.1.2)	375 SF	15 SF	25.02
GROUP R-2: USE RESIDENTIAL	9861 SF	200 SF	49.30
GROUP R-2: INCIDENTAL USE (509): REFUSE COLLECTION	330 SF	300 SF	1.10
GROUP R-2: ACCESSORY OCCUPANCY (508.2): USE STORAGE	547 SF	300 SF	1.82
GROUP R-2: ACCESSORY OCCUPANCY (508.2): USE STORAGE	257 SF	300 SF	0.86
GROUP R-2: INCIDENTAL USE (509): MECHANICAL/ ELECTRICAL	885 SF	300 SF	2.95
LEVEL 2			
GROUP R-2: USE SMALL ASSEMBLY SPACE (303.1.2)	721 SF	15 SF	48.10
GROUP R-2: USE RESIDENTIAL	12061 SF	200 SF	60.30
GROUP R-2: ACCESSORY OCCUPANCY (508.2): USE STORAGE	108 SF	300 SF	0.36
GROUP R-2: ACCESSORY OCCUPANCY (508.2): USE STORAGE	256 SF	300 SF	0.85
GROUP R-2: ACCESSORY OCCUPANCY (508.2): USE STORAGE	83 SF	300 SF	0.28
GROUP R-2: INCIDENTAL USE (509): REFUSE COLLECTION	63 SF	300 SF	0.21
LEVEL 3			
GROUP R-2: USE RESIDENTIAL	12806 SF	200 SF	64.03
GROUP R-2: ACCESSORY OCCUPANCY (508.2): USE STORAGE	104 SF	300 SF	0.35
GROUP R-2: ACCESSORY OCCUPANCY (508.2): USE STORAGE	256 SF	300 SF	0.85
GROUP R-2: ACCESSORY OCCUPANCY (508.2): USE STORAGE	83 SF	300 SF	0.28
GROUP R-2: INCIDENTAL USE (509): REFUSE COLLECTION	62 SF	300 SF	0.21
			256.87

PERMIT DOCUMENTS

STATE OF ALASKA 49TH — DEANNA T. WLAD AELA 10622 — REGISTERED PROFESSIONAL ARCHITECT — 03.06.2023

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	DTW
REVIEWED	DTW

SHEET NAME: LIFE SAFETY PLAN

SHEET NO. G1.00

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CODE ANALYSIS - 2021 INTERNATIONAL BUILDING CODE

GROSS SQUARE FOOTAGE

LEVEL 1 GSF	12,632 SF
LEVEL 2 GSF	13,363 SF
LEVEL 3 GSF	13,363 SF
TOTAL GSF	39,358 SF

LEVEL 1 GSF (COVERED ENTRY)	1,068 SF
TOTAL GSF	40,426 SF

CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION
303.1.2 SMALL ASSEMBLY SPACES -- (LOBBY 100, COMMON AREA 200)
310.3 RESIDENTIAL GROUP R-2
311.2 MODERATE-HAZARD STORAGE, GROUP S-1. CLASSIFIED AS ACCESSORY STORAGE PER 311.1.1

CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS
SECTION 420 GROUPS R-2
420.2 SEPARATION WALLS. WALLS SEPARATING DWELLING UNITS AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
420.3 HORIZONTAL SEPARATION. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS
TABLE 504.3 AND 504.4 ALLOWABLE HEIGHT AND NUMBER OF STORIES
R-2, TYPE VB
3 STORIES (60') ALLOWED WITH NFPA 13 SPRINKLER SYSTEM

S-1, TYPE VB
2 STORIES (60') ALLOWED WITH NFPA 13 SPRINKLER SYSTEM
S-1 LOCATED ON LEVEL 1, LEVEL 2 AND LEVEL 3 AS ACCESSORY SPACE(S).

TABLE 506.2 ALLOWABLE BUILDING AREAS (SM)
R-2 (SM) LOCATED ON LEVELS 1-3
ALLOWABLE AREA PER STORY WITH NFPA 13 SPRINKLER: 21,000 SF

S-1 (SM) LOCATED ON LEVEL 1, LEVEL 2 AND LEVEL 3 AS ACCESSORY SPACE(S).
ALLOWABLE AREA PER STORY WITH NFPA 13 SPRINKLER: 27,000 SF

506.1 GENERAL: THE FLOOR AREA OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING AND THE AMOUNT OF BUILDING FRONTAGE ON PUBLIC WAY OR OPEN SPACE.

TABLE 506.3.3 FRONTAGE INCREASE FACTOR
BUILDING PERIMETER WITH PUBLIC WAY OR OPEN SPACE 30' OR GREATER = 459' - 11"
BUILDING PERIMETER = 519' - 5"
FRONTAGE INCREASE FACTOR = 0.75

ALLOWABLE AREA = 21,000 + (7,000 X 0.75)
ALLOWABLE AREA PER FLOOR = 26,250 SF

SPRINKLER INCREASE PER TABLE 506.2 NFPA 13 SPRINKLER SYSTEM

508 MIXED USE AND OCCUPANCY
508.2.3 ACCESSORY OCCUPANCY AREA LIMITATIONS. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10% OF THE AREA OF THE STORY IN WHICH THEY ARE LOCATED.
LEVEL 1 ACCESSORY STORAGE = 547 SF (S) + 257 SF (S) = 804 SF / 12,632 SF = 6.3%
LEVEL 2 ACCESSORY STORAGE = 108 SF (S) + 83 SF (S) + 256 SF (S) = 447 SF / 13,363 SF = 3.4%
LEVEL 3 ACCESSORY STORAGE = 108 SF (S) + 83 SF (S) + 209 SF (S) = 447 SF / 13,363 SF = 3.4%

508.2.4 SEPARATION OF OCCUPANCIES. NO SEPARATION IS REQUIRED OR PROVIDED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.
EXCEPTION 2: DWELLING AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH SECTION 420.
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES
R TO S-1 = 1 HOUR IN A SPRINKLERED BUILDING

508.4 SEPARATED OCCUPANCIES.
508.4.4 SEPARATION. INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES PER TABLE 508.4
508.4.4.1 CONSTRUCTION. REQUIRED SEPARATIONS SHALL BE FIRE BARRIERS PER 707 OR HORIZOZNTAL ASSMBLIES PER 711, OR BOTH SO AS TO COMPLETELY SEPARATE ADJACENT OCCUPANCIES.

SECTION 509 INCIDENTAL USES
509.3 AREA LIMITATION. INCIDENTAL USES SHALL NOT OCCUPY MORE THAN 10% OF THE BUILDING AREA OF THE STORY THEY OCCUPY.
LEVEL 1 = 330 SF (S) + 885 SF (S) = 1,215 SF / 12,632 SF = 9.6%
MECHANICAL / ELECTRICAL ROOM (102&103) = 885 SF
REFUSE ROOM (114&115) = 330 SF
LEVEL 2 = 62 SF (S) = 62 SF / 13,363 SF = .46%
REFUSE ROOM (216) = 62 SF
LEVEL 3 = 62 SF (S) = 62 SF / 13,363 SF = .46%
REFUSE ROOM (316) = 62 SF

509.4.2 PROTECTION. WHERE TABLE 509 PERMITS AN AUTOMATIC SPRINKLER SYSTEM WITHOUT A FIRE BARRIER, THE INCIDENTAL USES SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. THE WALLS SHALL EXTEND FROM THE TOP OF FOUNDATION/FLOOR TO THE UNDERSIDE OF THE RATED-FLOOR CEILING ASSEMBLY ABOVE.

TABLE 509.1 INCIDENTAL USES
FURNACE ROOM WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU PER HOUR INPUT: AUTOMATIC SPRINKLER SYSTEM
BOILER ROOMS WITH EQUIPMENT OVER 15 PSI AND 10 HORSE POWER: AUTOMATIC SPRINKLER SYSTEM
WASTE AND LINEN COLLECTION ROOMS OVER 100 SF: AUTOMATIC SPRINKLER SYSTEM PER NFPA 903.3.1.1.1

CHAPTER 6 TYPES OF CONSTRUCTION: TYPE VB
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	0 HOUR
EXTERIOR BEARING WALLS	0 HOUR
INTERIOR BEARING WALLS	0 HOUR
EXTERIOR NONBEARING WALLS	REFER TO TABLE 705.5
INTERIOR NONBEARING WALLS	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION/SECONDARY MEMBERS	0 HOUR

TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
TYPE VB CONSTRUCTION, R-2 OCCUPANCY
10 ≤ X < 30 = 0 HOURS
X < 30 = 0 HOURS

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES
705.8.1 ALLOWABLE AREA OF OPENINGS. EXCEPTION 2. BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.
705.11 PARAPETS. EXCEPTION 1. PARAPETS NEED NOT BE PROVIDED ON AN EXTERIOR WALL WHERE THE WALL IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 602 BECAUSE OF FIRE SEPARATION DISTANCE.

SECTION 707 FIRE BARRIERS
707.5 CONTINUITY. FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.
707.5.1 SUPPORTING CONSTRUCTION. THE SUPPORTING CONSTRUCTION FOR A FIRE BARRIER SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE FIRE BARRIER SUPPORTED. HOLLOW VERTICAL SPACES WITHIN A FIRE BARRIER SHALL BE FIRE BLOCKED IN ACCORDANCE WITH SECTION 718.2 AT EVERY FLOOR LEVEL.
EXCEPTION 2. SUPPORTING CONSTRUCTION FOR 1-HR FIRE BARRIERS REQUIRED BY TABLE 509.1 IN BUILDINGS OF TYPE VB CONSTRUCTION IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED, UNLESS OTHERWISE SPECIFIED.
707.10 DUCTS AND AIR TRANSFER OPENINGS. PENETRATIONS IN A FIRE BARRIER BY DUCTS AND AIR TRANSFER OPENINGS SHALL COMPLY WITH SECTION 717.

SECTION 708 FIRE PARTITIONS
708.1 GENERAL. THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION.
1. WALLS SEPARATING DWELLING UNITS AS REQUIRED BY SECTION 420.2.
3. CORRIDOR WALLS AS REQUIRED BY SECTION 1020.3
7. WALLS SEPARATING DWELLING AND SLEEPING UNITS IN GROUPS R-1 AND R-2 IN ACCORDANCE WITH SECTIONS 907.2.8.1 AND 907.2.9.1.
708.3 FIRE-RESISTANCE RATING. NOT LESS THAN 1 HOUR.
EXCEPTION 1. CORRIDOR WALLS PERMITTED TO HAVE A 1/2-HOUR FIRE-RESISTANCE-RATING BY TABLE 1020.2.
EXCEPTION 2. DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.1.
708.4 CONTINUITY. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING:
1. TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.
2. THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.
3. FIRE PARTITIONS SERVING AS A CORRIDOR WALL SHALL BE PERMITTED TO TERMINATE AT THE UPPER MEMBRANE OF THE CORRIDOR CEILING ASSEMBLY WHERE THE CORRIDOR CEILING IS CONSTRUCTED AS REQUIRED FOR THE CORRIDOR WALL.

708.4.2 FIREBLOCKS AND DRAFTSTOPS:
WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB ABOVE, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK, OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFT STOPPED IN ACCORDANCE WITH SECTIONS 718.2.1 AND 718.3.1 AND 718.4.1 AT THE PARTITION LINE.
708.5 EXTERIOR WALLS. WHERE EXTERIOR WALLS SERVE AS PART OF THE A REQUIRED FIRE-RESISTANCE RATED SEPARATION, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS.
EXCEPTION. EXTERIOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1022.7 FOR INTERIOR EXIT STAIRWAYS.

SECTION 711 FLOOR AND ROOF ASSEMBLIES
711.2.4.3 DWELLING AND SLEEPING UNITS. HORIZONTAL ASSEMBLIES SERVINGS AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
EXCEPTION 1: DWELLING AND SLEEPING SEPARATIONS IN BUILDING OF TYPE VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN ½ HOUR WHEN EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
711.4 CONTINUITY: ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT AS PERMITTED BY THIS SECTION AND SECTION 712.
711.2.3 SUPPORTING CONSTRUCTION: SUPPORTING CONSTRUCTION TO BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED.
EXCEPTION 1. HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF INCIDENTAL USES AS SPECIFIED IN TABLE 509.1, PROVIDED THE REQUIRED FIRE-RESISTANCE RATING DOES NOT EXCEED 1-HOUR.
EXCEPTION 2. HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF DWELLING UNITS AND SLEEPING UNITS AS REQUIRED BY SECTION 420.3.

SECTION 712 VERTICAL OPENINGS
712.1.1 SHAFT ENCLOSURES. VERTICAL OPENINGS CONTAINED ENTIRELY WITHIN A SHAFT ENCLOSURE COMPLYING WITH SECTION 713 SHALL BE PERMITTED.
712.1.2 DWELLING UNITS. UNCONCEALED VERTICAL OPENINGS TOTALLY WITHIN AN INDIVIDUAL RESIDENTIAL DWELLING UNIT AND CONNECTING FOUR STORIES OR LESS SHALL BE PERMITTED.
712.1.4 PENETRATIONS. SHALL BE PROTECTED PER SECTION 714.
7012.1.6 DUCTS AND AIR TRANSFER OPENINGS. PENETRATIONS BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 717.6.

SECTION 713 SHAFT ENCLOSURES
713.2 CONSTRUCTION. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS (707) OR HORIZONTAL ASSEMBLIES (711), OR BOTH.
713.4 FIRE-RESISTANCE RATING. NOT LESS THAN 1-HOUR WHERE CONNECTING LESS THAN FOUR STORIES.
713.6 EXTERIOR WALLS. WHERE EXTERIOR WALLS SERVE AS A PART OF THE REQUIRED SHAFT ENCLOSURE, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705.
713.7 OPENINGS. SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AS REQUIRED FOR FIRE BARRIERS. DOORS SHALL BE SELF-CLOSING BY SMOKE DETECTION.
713.8 PENETRATIONS. SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714 AS REQUIRED FOR FIRE BARRIERS. STRUCTURAL ELEMENTS SUCH AS BEAMS OR JOISTS, WHERE PROTECTED IN ACCORDANCE WITH SECTION 714 SHALL BE PERMITTED TO PENETRATE A SHAFT ENCLOSURE.
713.10 DUCTS AND AIR TRANSFER OPENINGS. SHALL COMPLY WITH SECTION 717.
713.13 WASTE, RECYCLING AND LINEN CHUTES AND INCINERATOR ROOMS. WASTE, RECYCLING AND LINEMEN CHUTES SHALL COMPLY WITH THE PROVISIONS OF NFPA 82, CHAPTER 6 AND SHALL MEET THE REQUIREMENTS OF SECTIONS 712 AND 713.13.1 THROUGH 713.13.6.
713.13.1 WASTE, RECYCLING AND LINEN CHUTE ENCLOSURES. OPENINGS INTO THE SHAFT, INCLUDING THOSE FROM ACCESS ROOMS AND TERMINATION ROOMS, SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION AND SECTION 716. OPENING INTO CHUTES SHALL NOT BE LOCATED IN CORRIDORS. DOORS SHALL BE SELF-OR AUTOMATIC CLOSING UPON THE ACTUATION OF A SMOKE DETECTOR IN ACCORDANCE WITH SECTION 716.5.9.3, EXCEPT THAT HEAT-ACTIVATED CLOSING DEVICES SHALL BE PERMITTED BETWEEN THE SHAFT AND THE TERMINATION ROOM.
713.13.3 CHUTE ACCESS ROOMS. ACCESS OPENINGS FOR REFUSE CHUTES SHALL BE LOCATED IN ROOMS ENCLOSED BY NOT LESS THAN 1-HOUR FIRE BARRIERS (707) OR HORIZONTAL ASSEMBLIES (711), OR BOTH. OPENINGS INTO THE ACCESS ROOMS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN ¾ HOURS. DOORS SHALL BE SELF-OR AUTOMATIC-CLOSING UPON THE DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 716.5.9.3.
713.13.4 CHUTE DISCHARGE ROOM. TABLE 509.1 WASTE, RECYCLING OR LINEN CHUTES SHALL DISCHARGE INTO AN ENCLOSED ROOM SEPARATED FROM THE REMAINDER OF THE BUILDING BY FIRE BARRIERS (707) OR HORIZONTAL ASSEMBLIES (711), OR BOTH. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING EQUAL TO THE PROTECTION REQUIRED FOR THE SHAFT. DOORS SHALL BE SELF-OR AUTOMATIC-CLOSING UPON THE DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 716.2.6.6.

SECTION 716 OPENING PROTECTIVES
TABLE 716.1 OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS
1-HOUR FIRE BARRIERS AT INTERIOR EXIT STAIRWAYS = 1 HOUR (60-MINUTES)
1-HOUR OTHER FIRE BARRIERS = ¾ HOUR (45-MINUTES)
FIRE PARTITIONS ½ HOUR = 1/3 HOUR (20-MINUTES)
1-HR EXTERIOR WALLS AT INTERIOR EXIT STAIRWAYS = 3/4 HOUR (45-MINUTES)

TABLE 717.3.2.1 FIRE DAMPER RATING.
LESS THAN 3-HOUR RATING 1.5 HOURS
717.5.2 WHERE REQUIRED AT FIRE BARRIERS. DUCTS AND AIR TRANSFER OPENINGS OF FIRE BARRIERS SHALL BE PROTECTED WITH APPROVED FIRE DAMPERS. DUCTS AND AIR TRANSFER OPENINGS SHALL NOT PENETRATE ENCLOSURES FOR STAIRWAYS, RAMPS, AND EXIT PASSAGEWAYS EXCEPT AS PERMITTED BY SECTION 1023.5 AND 1024.6, RESPECTIVELY.
EXCEPTION 3. SUCH WALLS ARE PENETRATED BY FULLY DUCTED HVAC SYSTEMS, HAVE A FIRE-RESISTANCE RATING OF 1-HOUR OR LESS, ARE IN AREAS OF OTHER THAN GROUP H AND ARE IN BUILDING EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1. FOR PURPOSES OF THIS EXCEPTION, A DUCTED HVAC SYSTEM SHALL BE A DUCT SYSTEM FOR CONVEYING SUPPLY, RETURN OR EXHAUST AIR AS PART OF THE STRUCTURE'S HVAC SYSTEM. SUCH A DUCT SYSTEM SHALL BE CONSTRUCTED OF SHEET STEEL NOT LESS THAN NO. 26 GAGE THICKNESS AND SHALL BE CONTINUOUS FROM THE AIR-HANDLING APPLIANCE OR EQUIPMENT TO THE AIR OUTLET AND INLET TERMINALS.

SECTION 717.5.4 FIRE PARTITIONS DUCT PENETRATIONS
DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE PARTITIONS SHALL BE PROTECTED WITH LISTED FIRE DAMPERS.
EXCEPTIONS: IN OCCUPANCIES OTHER THAN GROUP H, FIRE DAMPERS ARE NOT REQUIRED WHERE (EXCEPTION 4) SUCH WALLS ARE PENETRATED BY DUCTED HVAC SYSTEMS, HAVE A REQUIRED FIRE-RESISTANCE RATING OF 1 HOUR OR LESS, AND ARE IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. FOR THE PURPOSES OF THIS EXCEPTION, A DUCTED HVAC SYSTEM SHALL BE A DUCT SYSTEM FOR CONVEYING SUPPLY, RETURN OR EXHAUST AIR AS PART OF THE STRUCTURE'S HVAC SYSTEM. SUCH A DUCT SYSTEM SHALL BE CONSTRUCTED OF SHEET STEEL NOT LESS THAN NO. 26 GAGE THICKNESS AND SHALL BE CONTINUOUS FROM THE AIR-HANDLING APPLIANCE OR EQUIPMENT TO THE AIR OUTLET AND INLET TERMINALS.

718 CONCEALED SPACES.
718.1 GENERAL. FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH THIS SECTION.

CHAPTER 8 WALL AND CEILING FINISHES
803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS.
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY.
GROUP R-2: SPRINKLERED
INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS = C
CORRIDORS = C
ROOMS AND ENCLOSED SPACES = C

GROUP S: SPRINKLERED
INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS = C
CORRIDORS = C
ROOMS AND ENCLOSED SPACES = C

CHAPTER 9 FIRE PROTECTION SYSTEMS
SECTION 903 AUTOMATIC SPRINKLER SYSTEMS
903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

903.3.1.1 NFPA 13 SPRINKLER SYSTEMS. WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION AND INSTALLED IN ACCORDANCE WITH NFPA 13, EXCEPT AS PROVIDED IN SECTION 903.3.1.1.1.

906 PORTABLE FIRE EXTINGUISHERS
906.1 WHERE REQUIRED. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.
1. IN GROUP B, R-2, S OCCUPANCIES.
EXCEPTION 1: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10:BC.

907 FIRE ALARM AND DETECTION SYSTEMS
907.2.9 GROUP R-2. FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3
907.2.9.1 MANUAL FIRE ALARM SYSTEM. A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE ANY OF THE FOLLOWING CONDITIONS APPLY:
1. ANY DWELLING OR SLEEPING UNIT IS LOCATED MORE THAN THREE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE.
3. THE BUILDING CONTAINS MORE THAN 16 DWELLING UNITS OR SLEEPING UNITS.
907.2.9.2. SMOKE ALARMS. SINGLE- AND MULTI-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

907.2.11.2 SINGLE- AND MULTI-STATION SMOKE ALARMS GROUPS R-2. SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED REGARDLESS OF OCCUPANT LOAD IN THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
907.2.11.6 POWER SOURCE. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM IN ACCORDANCE WITH SECTION 2702.

SECTION 907.5 OCCUPANT NOTIFICATION SYSTEMS. A FIRE ALARM SYSTEM SHALL ANNUNCIATE AT THE FIRE ALARM CONTROL UNIT AND INITIATE OCCUPANT NOTIFICATION UPON ACTIVATION IN ACCORDANCE WITH SECTIONS 907.5.2.1.3.2, FOR R-2 OCCUPANCIES.
IN SLEEPING ROOMS OF GROUP R-2 OCCUPANCIES THAT REQUIRE BY SECTION 907.2.9 TO HAVE A FIRE ALARM SYSTEM, THE AUDIBLE ALARM SIGNAL ACTIVATED BY SINGLE OR MULTI-STATION SMOKE ALARMS IN THE DWELLING UNIT OR SLEEPING UNIT SHALL BE 520 Hz SIGNAL COMPLYING WITH NFPA 72.

CHAPTER 10 MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD
REFER TO G1.00 FOR DETAILED ANALYSIS

LEVEL 1	81.05 OCCUPANTS
LEVEL 2	110.10 OCCUPANTS
LEVEL 3	65.72 OCCUPANTS
TOTAL	256.87 OCCUPANTS

SECTION 1005 MEANS OF EGRESS SIZING
1005.3.1 STAIRWAYS.
0.3" X 110 OCCUPANTS = 33.0" / 2 STAIRS = 16.5" PER STAIR (36" MIN. PER 1011.1 EXCEPTION 1)
1005.3.2 OTHER EGRESS COMPONENTS.
LEVEL 1: 0.2" X 81 OCCUPANTS = 16.2" REQUIRED 44 MIN. PER 1024.2.
LEVEL 2: 0.2" X 112 OCCUPANTS = 22.4" REQUIRED 44 MIN. PER 1024.2
LEVEL 3: 0.2" X 65 OCCUPANTS = 13" REQUIRED 44 MIN. PER 1024.2

SECTION 1006 EXIT AND EXIT ACCESS DOORWAYS
1006.2.1 EXITS OR EXIT ACCESS DOORWAYS FROM SPACES. TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.
TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY A & B = 49
OCCUPANCY R-2 = 20
OCCUPANCY S-1 = 29
1006.2.2.1 BOILER, INCINERATOR AND FURNACE ROOMS. TWO EXITS ACCESS DOORWAYS ARE REQUIRED IN BOILER ROOMS WHERE THE AREA IS OVER 500 SF AND ANY FUEL-FIRED EQUIPMENT EXCEEDS 400,000 BTU'S. EXIT ACCESS DOORWAYS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE EQUAL TO 1/2 THE LENGTH OF THE OVERALL DIAGONAL DIMENSION OF THE ROOM.
1006.2.2.4 ELECTRICAL ROOMS. THE LOCATION AND NUMBER OF EXIT ACCESS DOORWAYS SHALL BE PROVIDED FOR ELECTRICAL ROOMS IN ACCORDANCE WITH SECTION 110.33 OF NFPA 70 FOR ELECTRICAL EQUIPMENT RATED OVER 1,000 VOLTS. PANIC HARDWARE SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH SECTION 1010.2.9.2.

SECTION 1009 ACCESSIBLE MEANS OF EGRESS
1009.2 INTERIOR EXIT STAIRWAYS. INTERIOR EXIT STAIRWAYS SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1023, EXCEPT AS PERMITTED IN SECTION 1027.1.
1009.2.1 WHERE REQUIRED. INTERIOR EXIT STAIRWAYS SHALL BE INCLUDED, AS NECESSARY, TO MEET ONE OR MORE MEANS OF EGRESS DESIGN REQUIREMENTS, SUCH AS REQUIRED NUMBER OF EXITS OR EXIT ACCESS TRAVEL DISTANCE.
1009.2.2 ENCLOSURE. ALL INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1022.
1009.3 EXIT ACCESS STAIRWAYS. FLOOR OPENINGS BETWEEN STORIES CREATED BY EXIT ACCESS STAIRWAYS SHALL BE ENCLOSED.
1009.3.1 CONSTRUCTION. ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS (707) OR HORIZONTAL ASSEMBLIES (711), OR BOTH.
1009.3.1.2 FIRE-RESISTANCE RATING. SHALL HAVE A RATING OF NOT LESS THAN 1-HOUR.
1009.3.1.8 EXTERIOR WALLS. WHERE EXTERIOR WALLS SERVE AS PART OF AN EXIT ACCESS STAIRWAY ENCLOSURE, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS FOR SECTION 705 FOR EXTERIOR WALLS AND THE FIRE-RESISTANCE-RATED ENCLOSURE REQUIREMENTS SHALL NOT APPLY.
1011.1 WIDTH. THE WIDTH OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT NOT LESS THAN 44"
EXCEPTION 1. STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL HAVE A WIDTH NOT LESS THAN 36".
(46" PROVIDED)

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
A, R-2 AND S-1 OCCUPANCIES = 250 FEET WITH SPRINKLER SYSTEM
B OCCUPANCY = 300 FEET WITH NFPA 13 SPRINKLER SYSTEM

SECTION 1020 CORRIDORS
1020.2 CONSTRUCTION. CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.2. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.

TABLE 1020.2 CORRIDOR FIRE-RESISTANCE RATING
S OCCUPANCIES: 0-HOUR W/ SPRINKLER SYSTEM
R OCCUPANCY: 1/2-HOUR W/ NFPA 13 SPRINKLER SYSTEM
B OCCUPANCY: 0-HOUR W/ SPRINKLER SYSTEM

TABLE 1020.3 MINIMUM CORRIDOR WIDTH.
44" MINIMUM
36" WITHIN A DWELLING UNIT
36" WITH A REQUIRED OCCUPANCY CAPACITY LESS THAN 50
(58.5" PROVIDED IN CORRIDORS)

1020.5 DEAD ENDS. WHERE MORE THAN ONE EXIT IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH.
EXCEPTION 2. IN GROUP B, R-2 AND S OCCUPANCIES, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF DEAD-END CORRIDORS NOT TO EXCEED 50 FEET.

SECTION 1023 INTERIOR EXIT STAIRWAYS AND RAMPS
1023.2 CONSTRUCTION. ENCLOSURES OF INTERIOR EXIT STAIRWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAYS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1-HOUR WHEN CONNECTING LESS THAN 4 STORIES.
1023.7 INTERIOR EXIT STAIRWAY EXTERIOR WALLS. WHERE NON-RATED WALLS ARE EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE LESS THAN 180 DEGREES, THE BUILDING EXTERIOR WALL WITHIN 10' SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1-HOUR.

PERMIT DOCUMENTS

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AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
03.06.2023

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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	DTW
REVIEWED	DTW

SHEET NAME
CODE ANALYSIS

SHEET NO.
G1.01

HALF SCALE WHEN PRINTED AT 11x17

CODE ANALYSIS - 2021 IBC (CONTINUED)

SECTION 1028 EXIT DISCHARGE
1028.2. EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING. THE COMBINED USE OF EXCEPTIONS 1 AND 2 SHALL NOT EXCEED 50% OF THE NUMBER AND CAPACITY OF THE REQUIRED EXITS.
EXCEPTION 1. A MAXIMUM OF 50% OF THE NUMBER AND CAPACITY OF INTERIOR EXIT STAIRWAYS IS PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF EXIT DISCHARGE PROVIDED ALL OF THE FOLLOWING ARE MET.
1.1. SUCH ENCLOSURES EGRESS TO A FREE AND UNOBSTRUCTED PATH OF TRAVEL TO AN EXTERIOR EXIT DOOR AND SUCH EXIT IS READILY VISIBLE AND IDENTIFIABLE FROM THE POINT OF TERMINATION OF THE ENCLOSURE.
1.2. THE ENTIRE AREA OF THE LEVEL OF EXIT DISCHARGE IS SEPARATED FROM AREAS BELOW BY CONSTRUCTION CONFORMING TO THE IRE-RESISTANCE RATING FOR THE ENCLOSURE.
1.3. THE EGRESS PATH FROM THE INTERIOR EXIT STAIRWAY ON THE LEVEL OF EXIT DISCHARGE IS PROTECTED THROUGHOUT WITH AN APPROVED SPRINKLER SYSTEM. ALL PORTIONS OF THE LEVEL OF EXIT DISCHARGE WITH ACCESS TO THE EGRESS PATH SHALL EITHER BE PROTECTED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2 OR SEPARATED FROM THE EGRESS PATH IN ACCORDANCE WITH THE REQUIREMENTS FOR THE ENCLOSURE OF INTERIOR EXIT STAIRWAYS.

CHAPTER 11 ACCESSIBILITY
SECTION 1108 DWELLING AND SLEEPING UNITS
1108.6.2 GROUP R-2. ACCESSIBLE UNITS, TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES.
1108.6.2.1 APARTMENT HOUSES. TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED PER 1108.6.2.2.1 AND 1108.6.2.2.2.
1108.6.2.2.1 TYPE A UNITS. IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2% BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. ALL GROUP R-2 UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.
(TYPE A UNIT, ROOM 119)
1108.6.2.2.2 TYPE B UNITS. WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE TYPE B UNITS.

CHAPTER 12 INTERIOR ENVIRONMENT
SECTION 1206 SOUND TRANSMISSION
1206.1 SCOPE. THIS SECTION SHALL APPLY TO COMMON INTERIOR WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELLING UNITS AND ADJACENT PUBLIC AREAS SUCH AS HALLS, CORRIDORS, STAIRS, ETC.

1206.2 AIR-BORNE SOUND. WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SHALL HAVE AN STC OF NOT LESS THAN 50 (45 IF FIELD TESTED).

1206.3 STRUCTURE-BORNE SOUND. FLOOR/CEILING ASSEMBLIES SHALL HAVE AN IIC RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED).

CHAPTER 15 ROOF ASSEMBLIES AND ROOF TOP STRUCTURES
TABLE 1505.1 MINIMUM ROOF COVERING CLASS C, TYPE VB CONSTRUCTION

CHAPTER 29 PLUMBING SYSTEMS
GROUP R-2 APARTMENT HOUSE
WATER CLOSET: 1 PER DWELLING UNIT
LAVATORIES: 1 PER DWELLING UNIT
BATHTUBS OR SHOWERS: 1 PER DWELLING UNIT
OTHER: 1 KITCHEN SINK PER DWELLING UNITS, 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS.

GROUP A (COMMON AREA): 1 WATER CLOSET AND LAVATORY PROVIDED. COMMON AREA IS NOT A PUBLIC SPACE THEREFORE RESIDENTS WILL HAVE ACCESS TO THEIR INDIVIDUAL BATHROOM IN ADDITION TO THE ONE PUBLIC UNISEX RESTROOM.

ALTERNATES

(ALTERNATE #1):
- DEDUCTIVE: OMIT CARPORTS AS NOTED ON (A1.00) – TO INCLUDE ALL ASSOCIATED APPARATUSES (GUTTERS, DRYWELLS, HEAT TRACE, ETC.) IF FUNDING ALLOWS FOR INFRASTRUCTURE LIKE THE DRYWELLS AND HEAT TRACE CIRCUITS IN PREPARATION FOR FUTURE CARPORTS, WE WILL COORDINATE WITH THE CONTRACTOR SEPARATELY.

(ALTERNATE #2):
- DEDUCTIVE: OMIT DOOR ACCESS CONTROLS (CARD READERS) TO ALL UNITS. TO INCLUDE, BUT NOT LIMITED TO, SHIELDED CARD READERS, ASSOCIATED ELECTRIFIED HARDWARE, ACCESS CONTROLLER (EACH UNIT) AND LOW VOLTAGE CIRCUITRY.

(ALTERNATE #3):
- ADDITIVE: PROVIDE AND INSTALL NATURAL GAS STANDBY GENERATOR, ATS, CONCRETE EQUIPMENT PAD AND ARCHITECTURAL SCREEN WALL. B.O.D: GENERATOR MODEL: MTU GS60. 60KW, 208V 3PHASE, 60HZ 1800RPM. INCLUDES GENERATOR CONTROLLER WITH REMOTE MONITORING AND START FUNCTIONS. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

(ALTERNATE #4):
- ADDITIVE: SUBSTITUTE 'SMART' CASEWORK AND CABINETRY WITH IN-STOCK OFFERING BY HUNTWOOD. B.O.D: 'BEECH' - WOOD: MAPLE, DOOR STYLE: NANTUCKET / SHAKER, COLOR: ARCTIC GREY, OR APROVED EQUAL.

(ALTERNATE #5):
- DEDUCTIVE: ALL LANDSCAPING IMPROVEMENTS AS SHOWN ON L1.0 / L1.1 / L2.0 / L3.0 & L3.1. THIS INCLUDES BUT IS NOT LIMITED TO: INSTALLATION, MAINTENANCE AND WARRANTY OF ALL TREES, SHRUBS, PERENNIALS, SEEDING, MULCH, EDGING AND TOPSOIL. BASE BID TO INCLUDE FINISH GRADE UP TO SPECIFIED DEPTH OF TOPSOIL AS PER DETAILS.

(ALTERNATE #6):
- DEDUCTIVE: SUBSTITUTE SOLID SURFACE (SS-1) COUNTERTOPS, WINDOWSILLS AND STAIRWELL WALL CAPS WITH PLASTIC LAMINATE (PL-1) AT UNIT COUNTERTOPS, PAINTED MDO WINDOWSILLS AND PAINTED MDO STAIRWELL WALL CAPS. PAINT P7 AT COMMON AREAS / P8 IN UNITS, TYP

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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	DTW
REVIEWED	DTW

SHEET NAME
CODE ANALYSIS

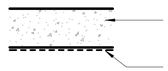
SHEET NO.
G1.02

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

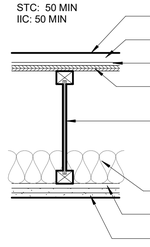
FLOOR ASSEMBLIES

FLOOR ASSEMBLY: F1



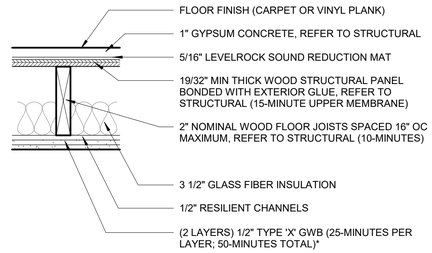
FLOOR ASSEMBLY: F2

UL L570 / GA FC5011
1-HOUR
STC: 50 MIN
IIC: 50 MIN



FLOOR ASSEMBLY: F3

PRESCRIPTIVE PER 722.6.2.4
1-HOUR



*PER FOOTNOTE B ON TABLE 722.6.2(1) ALL EDGES OF GWB SHALL BE SUPPORTED. ALTERNATIVELY 5/8" TYPE X GWB SHALL BE PERMITTED TO BE INSTALLED HORIZONTALLY WITH THE HORIZONTAL JOINTS STAGGERED 24 INCHES EACH SIDE AND UNSUPPORTED BUT FINISHED.

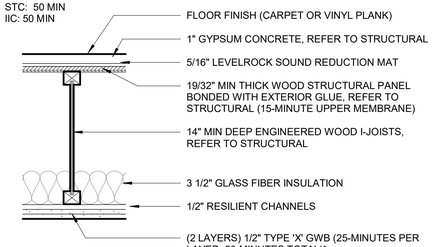
FLOOR ASSEMBLY GENERAL NOTES

1. DIMENSIONS AND THICKNESS NOTED IN THE ABOVE ASSEMBLIES ARE MINIMUM REQUIREMENTS TO MEET THE FIRE RESISTANCE AND/OR ICC RATINGS. REFER TO STRUCTURAL FOR ACTUAL THICKNESS/DEPTH WHERE INDICATED. IF STRUCTURAL INDICATES SMALLER DIMENSIONS, THE LARGER DIMENSION SHALL PREVAIL. NOTIFY ARCHITECT.
2. WHERE 1/2" TYPE 'X' GWB IS SPECIFIED, 1/2" TYPE 'C' WILL BE ACCEPTED. 1/2" TYPE 'C' PANELS ARE TYPE 'X' BY DEFINITION, HAVING MET THE REQUIRED ASTM C1396 MINIMUM REQUIREMENTS.

UL L570 HAS A 1-HOUR RATING WITH A MAXIMUM SPACING OF 19.2" OC. WHEN BATTS AND BLANKETS ARE USED, SPACING MAY INCREASE TO 24" OC. F2, F4, F5 AND F6 ASSEMBLIES WITH JOISTS AT 24" OC, GLASS FIBER INSULATION, CARPET, PAD AND FLOOR FINISH RESULTS IN A STC AND IIC RATING OF 62 AND 76 RESPECTIVELY. F2, F4, F5 AND F6 ASSEMBLIES WITH JOISTS AT 24" OC, GLASS FIBER INSULATION AND VINYL PLANK FLOOR FINISH RESULTS IN A STC AND ICC RATING OF 63 AND 57 RESPECTIVELY. IBC CODE MINIMUMS FOR STC AND IIC RATINGS IS 50. GIVEN THE HIGHER STC AND IIC RATINGS, WE ARE PROPOSING THAT A REDUCED JOIST SPACING WILL STILL MEET THE MINIMUM STC AND IIC RATINGS. THIS APPROACH MAY NEED TO BE CONFIRMED WITH THE MATSU BUROUGH THROUGH AN ALTERNATE MEANS AND METHODS APPLICATION PROCESS.

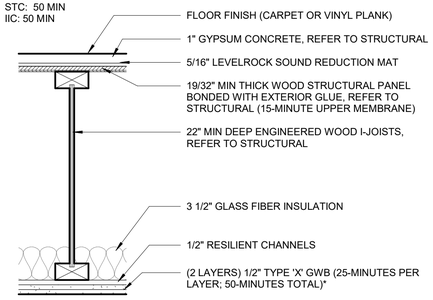
FLOOR ASSEMBLY: F4

UL L570 / GA FC5011
1-HOUR
STC: 50 MIN
IIC: 50 MIN



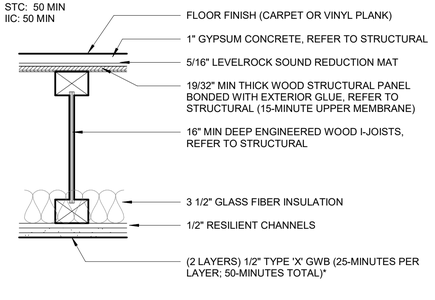
FLOOR ASSEMBLY: F5

UL L570 / GA FC5011
1-HOUR
STC: 50 MIN
IIC: 50 MIN



FLOOR ASSEMBLY: F6

UL L570 / GA FC5011
1-HOUR
STC: 50 MIN
IIC: 50 MIN



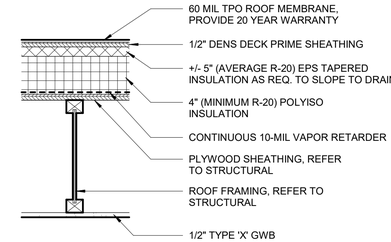
FLOOR ASSEMBLY GENERAL NOTES

1. CONTRACTOR OPTION TO USE 23/32" OSB FOR SUBFLOOR ONLY. OSB CANNOT BE USED FOR ROOF SHEATHING. OSB USE AS FLOOR SHEATHING MUST BE KEPT DRY BY COVER, OR CHEMICAL TREATMENT COMPATIBLE WITH SOUND MAT AN GYPCRETE.

ROOF ASSEMBLIES

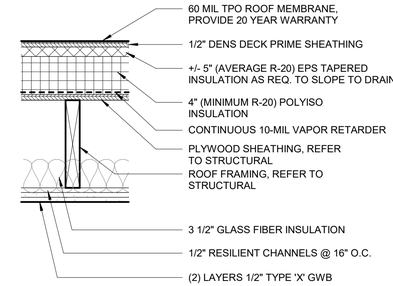
ROOF ASSEMBLY: R1

ROOF LEVEL ROOFS



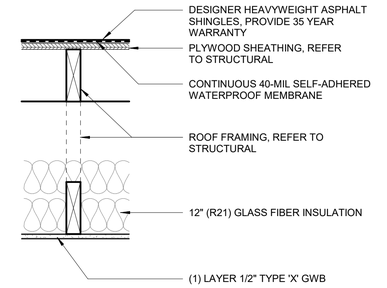
ROOF ASSEMBLY: R2

LEVEL 1 INFILL ROOFS

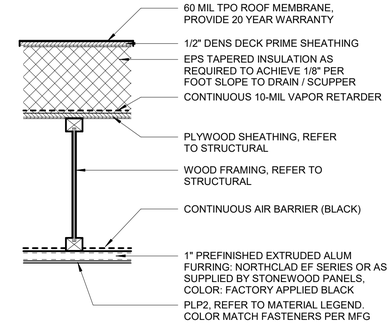


ROOF ASSEMBLY: R3

CLEAR STORY ROOFS

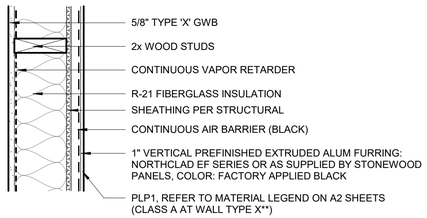


CANOPY ASSEMBLY: C1



EXTERIOR WALL ASSEMBLIES

WALL TYPE Z (NON-RATED)
RATING REF: N/A
FIRE RATING: 0-HOUR



PLP SYSTEM: THE SYSTEM (PANELS, GIRTS AND FASTENERS) MUST BE INSTALLED WITH ALL COMPONENTS AS APPROVED BY THE MANUFACTURER TO MAINTAIN A FULL WARRANTY. FASTENERS SHALL BE COLOR MATCHED AND SIZED AS APPROVED BY MANUFACTURER.

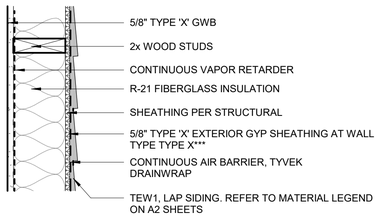
CONTINUOUS AIR BARRIER BOD:
VAPROSHILED REVEAL SHIELD SA OR IT OR EQUAL

WRAP ROUGH WINDOW OPENINGS WITH VAPORSHIELD REVEAL FLASHING SA PLUS LIQUAFLASH.

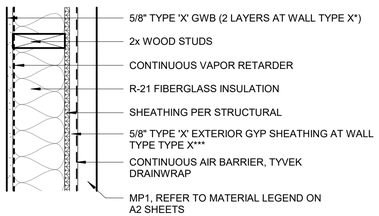
INSTALL PER MANUFACTURERS WRITTEN DETAILS AND INSTRUCTIONS.

MP1 SYSTEM: PROVIDE COLOR MATCHED FASTENERS AS REQUIRED BY METAL PANEL MFR. ENSURE ALL FASTENERS CONTAIN EPDM UNDERCUT WASHERS, TYP.

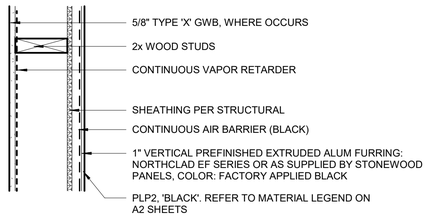
WALL TYPE Y
WALL TYPE Y* (DOUBLE SHEAR WALL)
WALL TYPE Y** (RESILIENT CHANNEL)
WALL TYPE Y*** (FIRE RATED)
RATING REF: GA FILE NO. WP8105
FIRE RATING: 1-HOUR



WALL TYPE X (NON-RATED)
WALL TYPE X* (DOUBLE SHEAR WALL)
WALL TYPE X** (RESILIENT CHANNEL, INTERIOR)
WALL TYPE X*** (FIRE RATED)
RATING REF: GA FILE NO. WP8105
FIRE RATING: 1-HOUR WHERE INDICATED ON G1.00



WALL TYPE W (AT ENTRY CANOPY, NOT RATED)
RATING REF: N/A
FIRE RATING: 0-HOUR



NOTES

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE UNLESS OTHERWISE NOTED. DIMENSIONING POINTS ARE TO THE MAIN FRAMING MEMBER AND NOT TO THE FACE OF FURRING.
2. FINISH MATERIALS SUCH AS TILE, WALL COVERINGS, ETC. ARE NOT SHOWN AS PART OF THE ASSEMBLY. REFER TO INTERIOR ELEVATIONS AND/OR FINISH SCHEDULE FOR FINISH MATERIALS.
3. PARTITIONS EXTENDING TO UNDERSIDE OF STRUCTURE ARE INDICATED ON REFLECTED CEILING PLANS.
4. REFER TO STRUCTURAL FOR GENERAL STUD SPACING REQUIREMENTS AND SPACING AT STRUCTURAL WALLS.
5. ALL GWB IS 5/8" TYPE 'X' UNLESS OTHERWISE NOTED.
6. MULTIPLE LAYERS OF GWB SHALL BE INSTALLED ON SAME SIDE OF WALL AS WALL TAG.
7. AT ALL TILE OR WET LOCATIONS REPLACE 5/8" GWB WITH CEMENT BACKER BOARD, TYPICAL.

ACOUSTICAL NOTES

1. ACOUSTICAL WALLS EXTENDING FULL HEIGHT ARE SHOWN ON THE RCP.
2. APPLY 2 LAYERS PUTTY PAD BEHIND EACH BACK BOX FOR POWER, SIGNAL, TELECOM, ETC.
3. CONDUIT THAT MAY BRIDGE ACROSS STUD ROWS MUST BE FLEXIBLE AND GROSSLY SLACK.
4. CAULK BOTH SIDES OF WALL WITH ACOUSTICAL SEALANT FULL PERIMETER. NOT REQUIRED BEYOND 48" ABOVE ACOUSTICAL TILE CEILING.
5. CAULK BOTH SIDES OF WALL WITH ACOUSTICAL SEALANT AROUND FULL PERIMETER OF PENETRATIONS.
6. FILL ANY GAPS BETWEEN TOP OF WALL AND UNDERSIDE OF STRUCTURE WITH ACOUSTICAL BATT INSULATION. CAULK TOP OF WALL WITH ACOUSTICAL SEALANT.

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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
ASSEMBLY TYPES

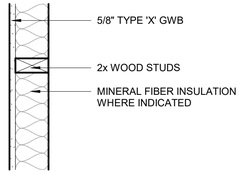
SHEET NO.
G2.00

HALF SCALE WHEN PRINTED AT 11x17

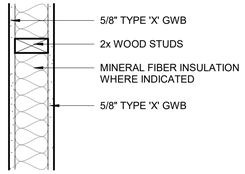
PERMIT DOCUMENTS

INTERIOR WALL ASSEMBLIES

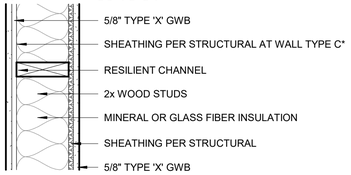
WALL TYPE A
RATING REF: N/A
FIRE RATING: 0-HOUR
STC: N/A



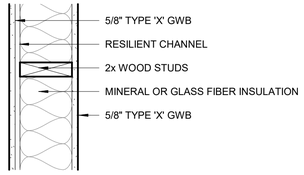
WALL TYPE B
RATING REF: GA FILE NO. 3644/3661
FIRE RATING: 1-HOUR WHERE INDICATED ON G1.00
STC: 35 TO 39



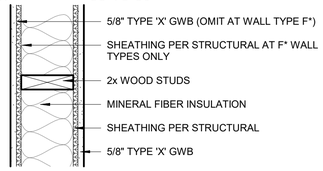
WALL TYPE C (SINGLE SHEARWALL)
WALL TYPE C* (DOUBLE SHEAR WALL)
RATING REF: GA FILE NO. 3242
FIRE RATING: 1-HOUR WHERE INDICATED ON G1.00
STC: 50 TO 54



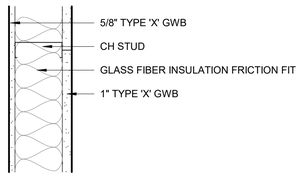
WALL TYPE D
RATING REF: GA FILE NO. 3242
FIRE RATING: 1-HOUR WHERE INDICATED ON G1.00
STC: 50 TO 54



WALL TYPE F (SINGLE SHEAR WALL)
WALL TYPE F* (DOUBLE SHEAR WALL)
RATING REF: GA FILE NO. 3644/3661
FIRE RATING: 1-HOUR WHERE INDICATED ON G1.00
STC: 35 TO 39



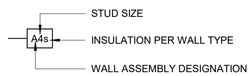
WALL TYPE G
RATING REF: GA FILE NO. 6800
FIRE RATING: 1-HOUR WHERE INDICATED ON G1.00
STC: 40 TO 44



STUD DIMENSIONS

4 = 4" NOMINAL (3 1/2" ACTUAL) WOOD STUD
6 = 6" NOMINAL (5 1/2" ACTUAL) WOOD STUD
8 = 8" NOMINAL (7 1/4" ACTUAL) WOOD STUD

LEGEND



NOTES

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3. PARTITIONS EXTENDING TO UNDERSIDE OF STRUCTURE ARE INDICATED ON REFLECTED CEILING PLANS.
4. REFER TO STRUCTURAL FOR GENERAL STUD SPACING REQUIREMENTS AND SPACING AT STRUCTURAL WALLS.
5. ALL GWB IS 5/8" TYPE 'X' UNLESS OTHERWISE NOTED.
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ACOUSTICAL NOTES

1. ACOUSTICAL WALLS EXTENDING TO UNDERSIDE OF STRUCTURE ARE INDICATED ON REFLECTED CEILING PLANS.
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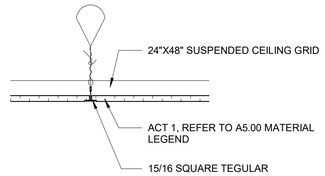
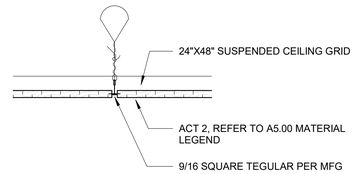
3. CONDUIT THAT MAY BRIDGE ACROSS STUD ROWS MUST BE FLEXIBLE AND GROSSLY SLACK.
4. CAULK BOTH SIDES OF WALL WITH ACOUSTICAL SEALANT FULL PERIMETER. NOT REQUIRED BEYOND 48" ABOVE ACOUSTICAL TILE CEILING.
5. CAULK BOTH SIDES OF WALL WITH ACOUSTICAL SEALANT AROUND FULL PERIMETER OF PENETRATIONS.
6. FILL ANY GAPS BETWEEN TOP OF WALL AND UNDERSIDE OF STRUCTURE WITH ACOUSTICAL BATT INSULATION. CAULK TOP OF WALL WITH ACOUSTICAL SEALANT.

CEILING ASSEMBLIES

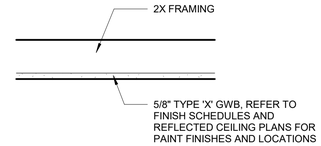
CEILING ASSEMBLY: C1



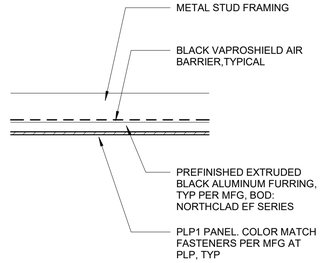
CEILING ASSEMBLY: C2



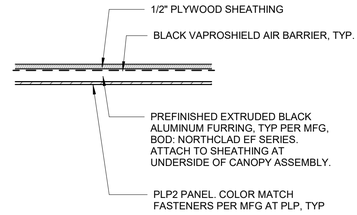
CEILING ASSEMBLY: C3



CEILING ASSEMBLY: C4



CEILING ASSEMBLY: C5



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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/⌀	DIAMETER
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
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

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE CITY OF WASILLA STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS, THE MOST CURRENT EDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS), AND THE 2018 AWWU DESIGN AND CONSTRUCTION PRACTICES MANUAL(DCPM).
2. NO WATER OR SEWER WORK SHALL BE BURIED NOR CONCEALED PRIOR TO BEING INSPECTED AND ACCEPTED BY THE CITY OF WASILLA AND THE ENGINEER OF RECORD. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AND ENGINEER OR RECORD REGARDING SCHEDULING.
3. ENGINEER MUST BE PRESENT FOR ALL WATER AND SEWER SYSTEM TESTING. PROVIDE 48 HOURS MINIMUM WRITTEN NOTICE TO THE ENGINEER OF RECORD.
4. 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.
5. ALL WATER PIPE, FITTINGS AND APPURTENANCES SHALL BE NSF 61 CERTIFIED. ALL DISINFECTANTS SHALL BE NSF 60 CERTIFIED.
6. ALL WATER AND SANITARY SEWER MAINS SHALL BE PRESSURE TESTED AS PRESCRIBED IN DCPM.
7. DO NOT CONSTRUCT WATER AND SANITARY OR STORM SEWER IN THE SAME TRENCH.
8. 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.
9. MAINTAIN A MIN OF 10' H FROM WATER LINE AND OUTSIDE EDGE OF SANITARY SEWER MANHOLES.
10. IN LOCATIONS WHERE THE WATER PIPE PASSES UNDER A SANITARY OR STORM SEWER PIPE, USE AWWA C600–05 TYPE 4 OR 5 BEDDING.
11. 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.
12. 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.
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.

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

STATE OF ALASKA 49 TH
Timothy J. Alley
No. CE14368
3/6/2023
REGISTERED PROFESSIONAL ENGINEER

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License No. AECC957
CONSULTANT

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

SHEET NAME
CIVIL NOTES & KEY MAPS

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 (OVERHEAD) UE (UNDERGROUND) OE&OT (OVERHEAD)	
UTILITY POLE, POLE WITH LUMINAIRE		
GUY POLE, GUY WIRE ANCHOR	GP	
TRANSMISSION TOWER (WOOD, STEEL)		
ELECTRIC PEDESTAL, TRANSFORMER	E	
ELECTRIC MANHOLE, METER	E	
ELECTRIC OUTLET, LANDSCAPE LIGHT		
TELEPHONE	OT (OVERHEAD) UT (UNDERGROUND) UT&TV (UNDERGROUND)	
TELEPHONE MANHOLE, PEDESTAL	T	
FIBER OPTIC	FO	
FIBER OPTIC MANHOLE	FO	
CABLE TV	OTV (OVERHEAD) UTV (UNDERGROUND)	
CABLE TV PEDESTAL, SATELLITE DISH		
UNDERGROUND DUCT, UTILIDOR (ELECTRIC, TELEPHONE, FIBER OPTIC)		
VENT		

TOPOGRAPHY

	EXISTING	EXISTING	PROPOSED
LAKE OR POND, WETLANDS	LAKE/POND	CONTOUR, MAJOR OR MINOR	520 / 520
TREE (CONIFER/DECIDUOUS) TREELINE (EDGE OF VEGETATION)		DRAINAGE FLOW	
PLANTER	P	CREEK (CENTERLINE)	
BUILDING OR FOUNDATION		RIVER (EDGE OF WATER)	

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	CAM # A RAD # GPS C	CAM # A RAD # GPS C
LOOP DETECTOR	555	735
COMMUNICATION ANTENNA		
MASTARM BEACON	A R Y	A R Y
RURAL & SCHOOL ZONE BEACON	53 77 24 55	68 65 13 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"–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 LANE CONTINUATION OR TURN SKIP 1' STRIPES AND 3' SPACES	8"W GUIDE SKIP
8" & 4" YELLOW SOLID STRIPE	8"Y 4"Y
4" YELLOW SKIP STRIPE 10' STRIPES AND 30' SPACES	4"Y SKIP
STRIPING CHANGE STATION INTERVAL	+20
2' CROSSWALK OR STOPBAR	24"W (TYP)
LADDER CROSSWALK LAYOUT 2' WIDE RUNGS WITH 2' SPACES ALIGNED TO AVOID TIRE PATHS	10' 12' (2)–4"Y 3" APART
TYPICAL PAINTED MEDIAN	VARIES

RIGHT–OF–WAY

	RECOVERED
FEDERAL GOV'T SURVEY MONUMENT	
GOV'T CONTROL STATION	
PRIMARY MONUMENT (BRASS/AL CAP)	
MISC SECONDARY CORNER	
PRIMARY CENTERLINE MONUMENT	
SECONDARY CENTERLINE MONUMENT	
RANDOM CONTROL MONUMENT	RCM
PRIMARY GPS CONTROL POINT	GPS
HORIZONTAL CONTROL POINT	CP
SECONDARY CONTROL POINT	SCP
VERTICAL BENCHMARK	BM
TEMPORARY BENCHMARK	TBM

	SET THIS PROJECT
PRIMARY MONUMENT (BRASS/AL CAP)	
MISC SECONDARY CORNER	
PRIMARY CENTERLINE MONUMENT	
SECONDARY CENTERLINE MONUMENT	

TOWNSHIP AND RANGE LINES	T13N R2W / T12N R3W
SECTION LINE	
1/4 SECTION LINE	
1/16 SECTION LINE	
CORPORATE or CITY LIMITS	
EXISTING RIGHT–OF–WAY	
RIGHT–OF–WAY OR EASEMENT REQUIRED	
PROJECT RIGHT–OF–WAY LINE	
EXISTING RIGHT–OF–WAY EASEMENT	
EXISTING PROPERTY LINE	
CONTROLLED ACCESS LINE	
EXISTING UTILITY EASEMENT	
PROPOSED UTILITY EASEMENT	
EXISTING CENTERLINE	
RAILROAD CENTERLINE	
TEMPORARY CONSTRUCTION EASEMENT	
TEMPORARY CONSTRUCTION PERMIT	

STATE OF ALASKA
49 TH
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REVISION SCHEDULE

#	DESCRIPTION	DATE

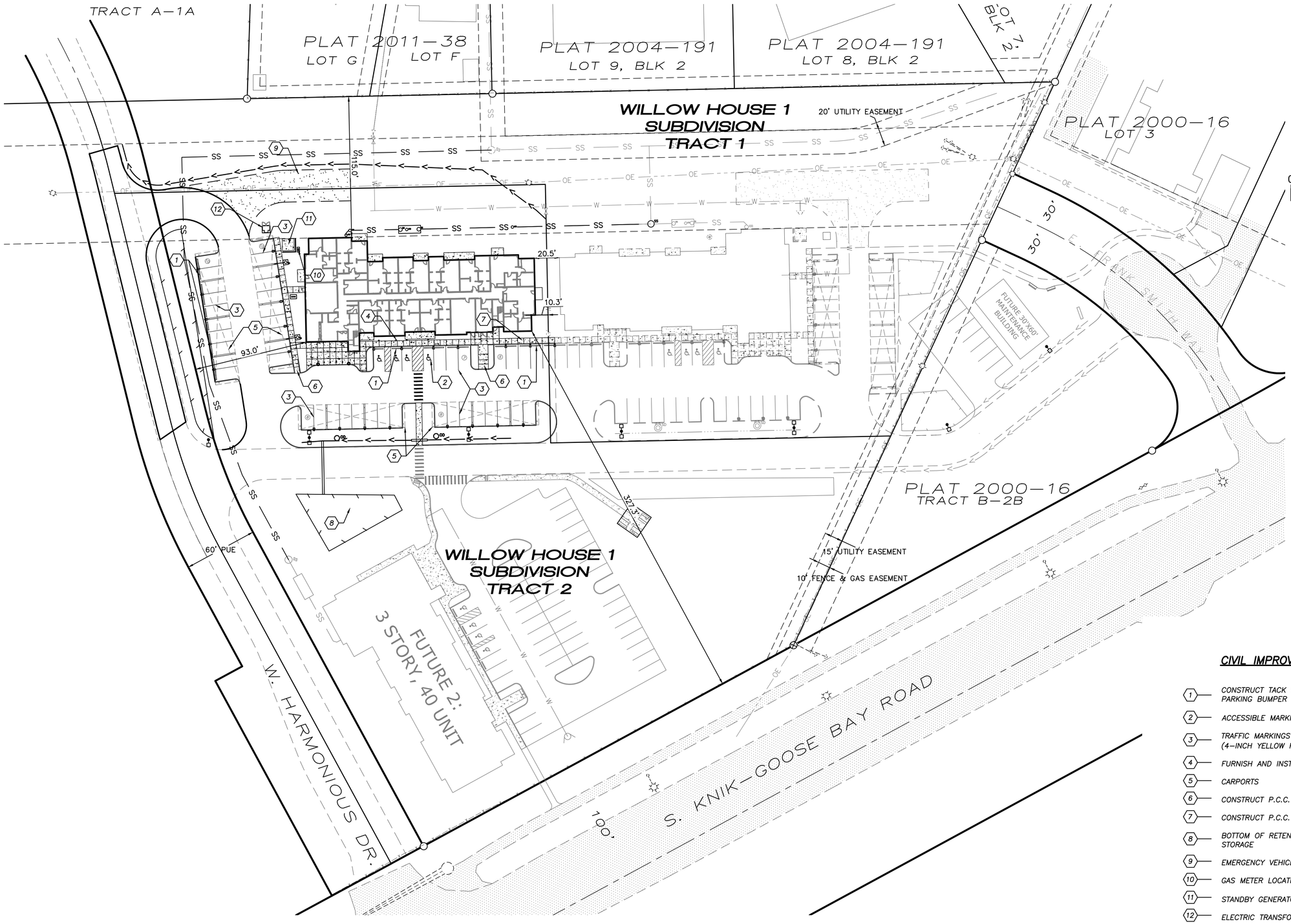
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

SHEET NAME
LEGEND

SHEET NO.
C2

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



CIVIL IMPROVEMENT NOTES:

1. CONSTRUCT TACK DOWN EXTRUDED CONCRETE PARKING BUMPER
2. ACCESSIBLE MARKING SYMBOL (TYP)
3. TRAFFIC MARKINGS AS SHOWN (4–INCH YELLOW PAINT) (TYP)
4. FURNISH AND INSTALL R7–8 AND R7–8A SIGNS
5. CARPORTS
6. CONSTRUCT P.C.C. ACCESSIBLE RAMP
7. CONSTRUCT P.C.C. SIDEWALK
8. BOTTOM OF RETENTION DITCH AND SNOW STORAGE
9. EMERGENCY VEHICLE ACCESS
10. GAS METER LOCATION
11. STANDBY GENERATOR (SEE ARCHITECTURAL)
12. ELECTRIC TRANSFORMER

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	17-056
DATE	03.06.2023
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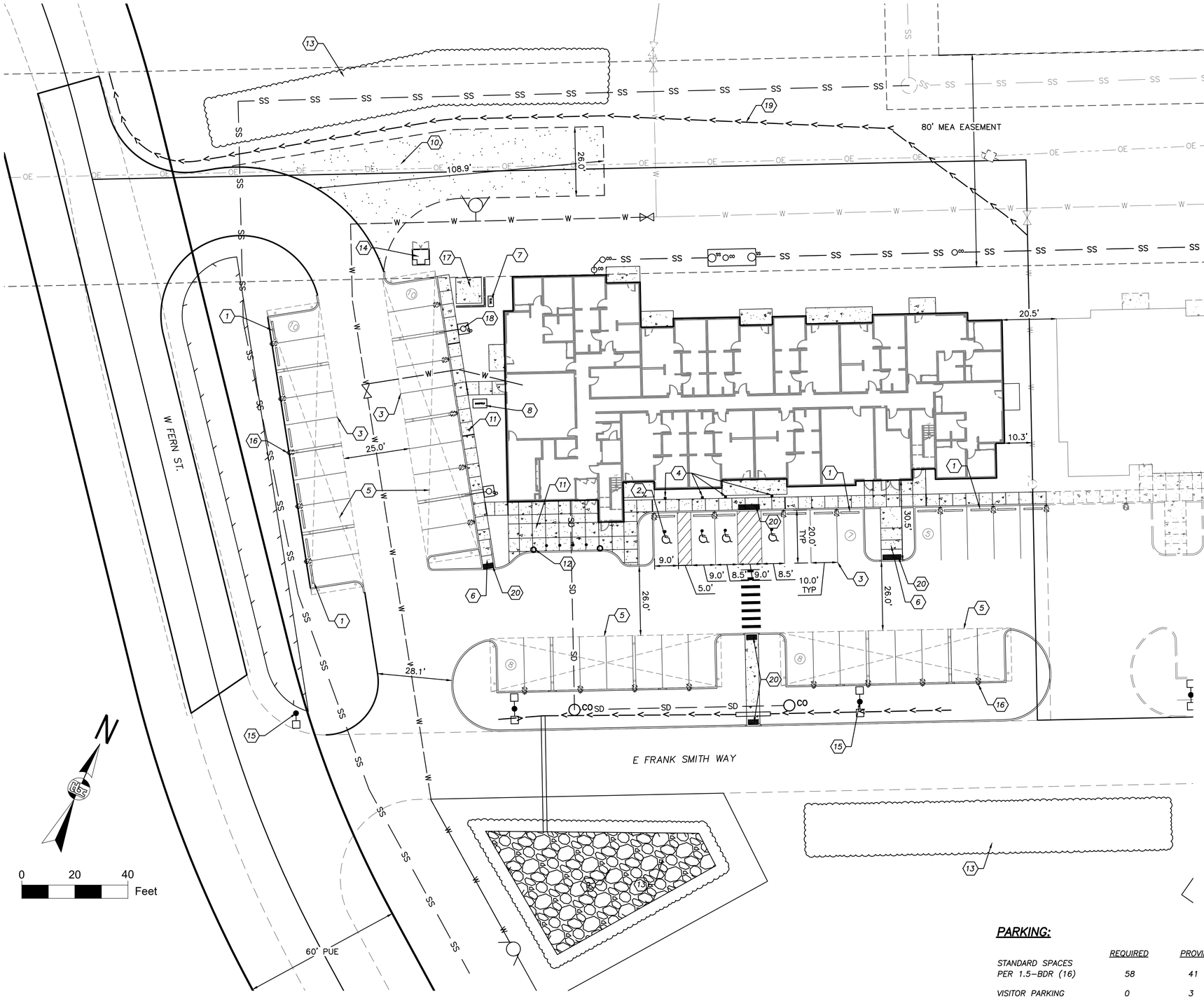
REVIEWED	TJA

SHEET NAME
OVERALL SITE PLAN

SHEET NO.
C3

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



CIVIL IMPROVEMENT NOTES:

1. CONSTRUCT TACK DOWN EXTRUDED CONCRETE PARKING BUMPER (22 EA)
2. ACCESSIBLE MARKING SYMBOL (TYP)
3. TRAFFIC MARKINGS AS SHOWN (4–INCH YELLOW PAINT, TYP)
4. FURNISH AND INSTALL R7–8 AND R7–8A SIGNS
5. CARPORT
6. CONSTRUCT P.C.C. ACCESSIBLE RAMP
7. GAS METER
8. HYDRONIC HEATED SIDEWALK MANIFOLD
9. BOTTOM OF RETENTION DITCH AND SNOW STORAGE
10. EMERGENCY VEHICLE ACCESS
11. HYDRONIC HEATED SIDEWALK
12. STRUCTURAL COLUMNS SEE STRUCTURAL
13. SNOW STORAGE AREA
14. ELECTRIC TRANSFORMER LOCATION
15. SITE LIGHTING (SEE ELECTRICAL)
16. HEADBOLT LOCATIONS (SEE ELECTRICAL)
17. STANDBY GENERATOR (SEE ARCHITECTURAL)
18. DRY WELL FOR CARPORT ROOFS
19. DRAINAGE DITCH
20. DETECTABLE WARNING TILE (TYP)

PARKING:

	REQUIRED	PROVIDED
STANDARD SPACES PER 1.5–BDR (16)	58	41
VISITOR PARKING	0	3
ACCESSIBLE SPACES	2	4
TOTAL SPACES	60	48*

*REDUCED PARKING PER PUD APPROVAL

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	17-056
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SHEET NAME
PHASE 1 SITE PLAN

SHEET NO.
C4

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

PHASE 2
3 STORY, 40 UNIT SENIOR
APARTMENT BUILDING
FF = 316.36

80' MEA EASEMENT

0 20 40 Feet

PERMIT DOCUMENTS

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#	DESCRIPTION	DATE

JOB NO.	17-056
DATE	03.06.2023
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REVIEWED	TJA

SHEET NAME
GRADING PLAN

SHEET NO.
C5

HALF SCALE WHEN PRINTED AT 11x17

LINE TABLE		
LINE #	LENGTH	BEARING
L1	49.51	S63° 49' 45.00"W
L2	15.00	S26° 10' 15.00"E
L3	10.50	S63° 49' 45.00"W
L4	15.50	N26° 10' 15.00"W
L5	4.56	N63° 49' 45.00"E
L6	6.00	N63° 49' 45.00"E
L7	79.00	N63° 49' 44.96"E
L8	16.00	S26° 12' 42.42"E
L9	5.46	S63° 49' 45.59"W
L10	26.65	S63° 49' 45.00"W
L11	23.00	S63° 49' 45.59"W
L12	1.76	N33° 57' 38.87"W
L13	18.00	N56° 02' 21.13"E
L14	103.00	S33° 57' 38.87"E
L15	16.00	S56° 02' 21.13"W
L17	16.48	S56° 02' 21.13"W
L18	103.00	N33° 57' 38.87"W
L19	16.50	N56° 02' 21.13"E

LINE TABLE		
LINE #	LENGTH	BEARING
L21	1.50	S33° 57' 38.87"E
L22	30.89	S33° 57' 38.87"E
L23	16.05	N26° 10' 15.00"W
L24	82.00	S63° 49' 45.00"W
L25	16.50	S26° 10' 15.00"E
L26	7.93	S63° 49' 45.00"W
L27	5.00	S63° 49' 45.00"W
L28	7.07	S63° 49' 45.00"W
L30	16.50	N26° 10' 15.00"W
L31	35.01	S26° 10' 15.00"E
L32	35.01	N26° 10' 15.00"W
L33	82.00	S63° 49' 45.00"W
L34	16.68	S26° 10' 15.00"E
L36	92.57	N63° 49' 45.00"E
L37	5.00	N63° 49' 45.00"E
L38	93.43	N63° 49' 45.00"E
L40	14.01	N26° 07' 03.58"W
L41	18.08	S26° 10' 15.00"E

LINE TABLE		
LINE #	LENGTH	BEARING
L42	7.93	N63° 49' 45.00"E
L43	20.00	N33° 59' 05.73"W
L44	14.17	N63° 49' 45.00"E
L45	14.86	S63° 49' 45.00"W
L46	40.91	N33° 59' 00.62"W
L47	40.91	N33° 57' 38.87"W
L48	45.25	S63° 49' 45.00"W
L49	90.92	S63° 49' 45.00"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	7.85	5.00	90.00	N18° 49' 45"E	7.07
C2	6.64	4.54	83.66	S68° 13' 57"E	6.06
C3	6.29	4.00	90.04	N18° 48' 32"E	5.66
C4	4.29	4.00	61.43	S85° 27' 23"E	4.09
C5	8.04	7.50	61.43	N85° 27' 23"W	7.66
C6	7.56	9.50	45.57	S41° 02' 34"W	7.36
C7	8.35	10.50	45.57	S41° 02' 34"W	8.13
C9	2.87	2.00	82.21	N75° 03' 57"W	2.63
C11	3.14	2.00	90.00	N11° 02' 21"E	2.83
C12	6.18	3.50	101.12	S73° 24' 08"E	5.41
C13	1.36	30.00	2.59	S21° 32' 52"E	1.36
C14	80.87	57.84	80.11	N83° 43' 18"W	74.44
C15	44.60	30.00	85.19	S81° 54' 11"E	40.61
C16	93.80	30.00	179.15	S50° 45' 46"W	60.00
C17	1.88	30.00	3.58	N37° 52' 11"W	1.88
C18	5.63	3.50	92.12	N9° 58' 49"E	5.04
C19	5.50	3.50	90.00	S78° 57' 39"E	4.95
C20	34.14	20.00	97.79	N14° 56' 03"E	30.14

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	50.56	17.50	165.52	S33° 24' 35"E	34.72
C22	6.38	3.50	104.48	N78° 24' 35"W	5.53
C26	5.50	3.50	90.00	S18° 49' 45"W	4.95
C27	5.50	3.50	90.00	N71° 10' 15"W	4.95
C28	51.33	17.50	168.06	N20° 12' 02"W	34.81
C30	8.42	5.49	87.81	N17° 43' 52"E	7.62

Point Table				
Point #	Elevation	Northing	Easting	Description
1	316.20	2764770.91	1735911.42	EOP
2	316.21	2764771.36	1735911.20	TBC
3	316.30	2764775.40	1735909.22	SIDEWALK
4	316.20	2764749.07	1735866.99	EOP
5	316.20	2764748.85	1735866.54	TBC
6	316.28	2764755.44	1735868.61	SIDEWALK
7	315.90	2764735.61	1735873.61	EOP
8	316.23	2764735.39	1735873.16	TBC
9	315.83	2764728.92	1735871.32	EOP
10	315.83	2764729.37	1735871.10	TBC
11	315.83	2764728.89	1735871.27	RAMP, EOP
12	315.83	2764729.34	1735871.05	CURB CUT, TBC
13	315.87	2764725.36	1735864.09	RAMP, EOP
14	315.88	2764725.81	1735863.87	CURB CUT, TBC
15	315.88	2764724.29	1735861.90	EOP
16	316.21	2764724.74	1735861.68	TBC
17	315.97	2764726.54	1735856.27	EOP
18	316.30	2764726.76	1735856.72	TBC
19	316.20	2764740.45	1735849.44	EOP
20	316.20	2764740.67	1735849.88	TBC
21	316.20	2764743.31	1735855.27	TBC
22	316.20	2764746.84	1735862.45	TBC
23	316.20	2764705.60	1735778.53	EOP
24	316.29	2764691.01	1735785.16	TBC
25	316.23	2764686.34	1735783.56	TBC
26	315.96	2764691.25	1735785.60	EOP
27	315.90	2764685.90	1735783.78	EOP
28	315.90	2764683.49	1735778.88	EOP
29	316.03	2764683.81	1735774.81	EOP
30	316.20	2764684.42	1735767.17	EOP

Point Table				
Point #	Elevation	Northing	Easting	Description
31	316.20	2764672.67	1735743.25	EOP
32	315.89	2764667.11	1735738.42	EOP
33	315.96	2764660.98	1735733.08	EOP
34	315.70	2764651.29	1735712.21	TBC
35	315.73	2764651.79	1735710.31	TBC
36	315.73	2764653.26	1735709.32	TBC
37	315.79	2764655.34	1735709.73	TBC
38	316.15	2764668.32	1735723.29	TBC
39	316.15	2764751.93	1735666.98	TBC
40	316.22	2764754.45	1735670.71	SIDEWALK
41	316.22	2764720.52	1735693.56	SIDEWALK
42	316.22	2764716.33	1735696.38	SIDEWALK
43	316.22	2764682.41	1735719.25	SIDEWALK
44	316.22	2764678.22	1735722.07	SIDEWALK
45	316.23	2764754.33	1735673.54	STANDBY GENERATOR PAD
46	316.29	2764758.59	1735682.21	STANDBY GENERATOR PAD
47	316.30	2764749.91	1735686.48	STANDBY GENERATOR PAD
48	316.23	2764745.65	1735677.80	STANDBY GENERATOR PAD
49	315.83	2764742.71	1735653.29	TBC
50	315.83	2764744.04	1735648.85	TBC
51	315.83	2764745.28	1735648.36	TBC
52	314.89	2764782.41	1735662.80	EVA
53	314.35	2764806.21	1735711.23	EVA
54	313.83	2764829.54	1735699.76	EVA
55	312.85	2764805.75	1735651.34	EVA
56	312.85	2764801.64	1735644.32	EVA
57	313.71	2764753.51	1735574.27	EVA, EOP
58	313.71	2764753.25	1735573.89	EOP
59	313.59	2764749.82	1735568.91	EOP
60	312.31	2764755.54	1735528.71	EOP

Point Table				
Point #	Elevation	Northing	Easting	Description
61	312.22	2764688.54	1735582.60	EOP
62	315.12	2764726.18	1735628.69	TBC
63	315.12	2764724.72	1735629.82	TBC
64	315.18	2764720.46	1735629.07	TBC
65	314.35	2764710.84	1735615.68	EOP
66	314.35	2764625.41	1735673.22	EOP
67	315.18	2764634.22	1735687.18	TBC
68	315.29	2764633.40	1735691.35	TBC
69	315.32	2764632.16	1735692.19	TBC
70	313.73	2764606.82	1735709.86	EOP
71	0.00	2764577.61	1735701.91	MATCH EXISITNG
72	313.61	2764606.88	1735760.27	TBC
73	315.77	2764635.04	1735741.70	TBC
74	315.70	2764634.08	1735746.35	TBC
75	315.38	2764619.23	1735753.64	TBC
76	314.67	2764628.72	1735772.38	CURB CUT
77	315.10	2764637.64	1735791.11	TBC
78	314.67	2764647.02	1735809.63	CURB CUT
79	315.38	2764655.84	1735828.14	TBC
80	315.71	2764671.10	1735820.64	TBC
81	315.78	2764675.11	1735822.01	TBC
82	315.28	2764679.06	1735828.91	CURB CUT, EOP
83	315.28	2764681.26	1735833.39	CURB CUT, EOP
84	315.78	2764678.39	1735828.68	TBC
85	315.78	2764681.04	1735834.06	TBC
86	315.78	2764683.93	1735839.96	TBC
87	315.71	2764682.56	1735843.97	TBC
88	315.38	2764667.31	1735851.47	TBC
89	314.68	2764676.57	1735869.76	CURB CUT
90	315.34	2764685.72	1735888.94	TBC

Point Table				
Point #	Elevation	Northing	Easting	Description
91	314.64	2764694.87	1735907.00	CURB CUT
92	315.34	2764703.91	1735925.96	TBC
93	315.67	2764719.33	1735918.38	TBC
94	315.73	2764722.86	1735920.01	TBC
95	315.05	2764691.12	1735931.69	TBC
96	314.37	2764650.52	1735849.06	TBC
97	313.87	2764649.85	1735848.83	CURB CUT, EOP
98	313.83	2764647.64	1735844.35	CURB CUT, EOP
99	313.85	2764647.87	1735843.68	TBC
100	311.87	2764655.65	1735850.44	CULVERT INLET
101	311.83	2764649.92	1735838.77	CULVERT OUTLET
102	310.84	2764618.76	1735773.10	CULVERT INLET
103	309.46	2764579.50	1735792.28	CULVERT OUTLET
104	316.35	2764860.02	1735861.76	START DITCH
105	313.96	2764874.45	1735797.87	DITCH BOTTOM
106	311.83	2764833.19	1735698.11	DITCH BOTTOM
107	310.85	2764809.34	1735649.57	DITCH BOTTOM
108	310.85	2764804.94	1735642.06	DITCH BOTTOM
109	311.71	2764756.54	1735571.63	DITCH BOTTOM
110	310.31	2764758.12	1735531.77	DITCH BOTTOM
111	312.55	2764685.67	1735911.53	START DITCH
112	311.11	2764610.47	1735758.51	START DITCH
113	316.36	2764827.03	1735866.83	BUILDING CORNER
114	316.36	2764686.20	1735726.98	BUILDING CORNER

STATE OF ALASKA
49 TH
Timothy J. Alley
No. CE14368
3/6/2023
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License No. AECC957
CONSULTANT

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

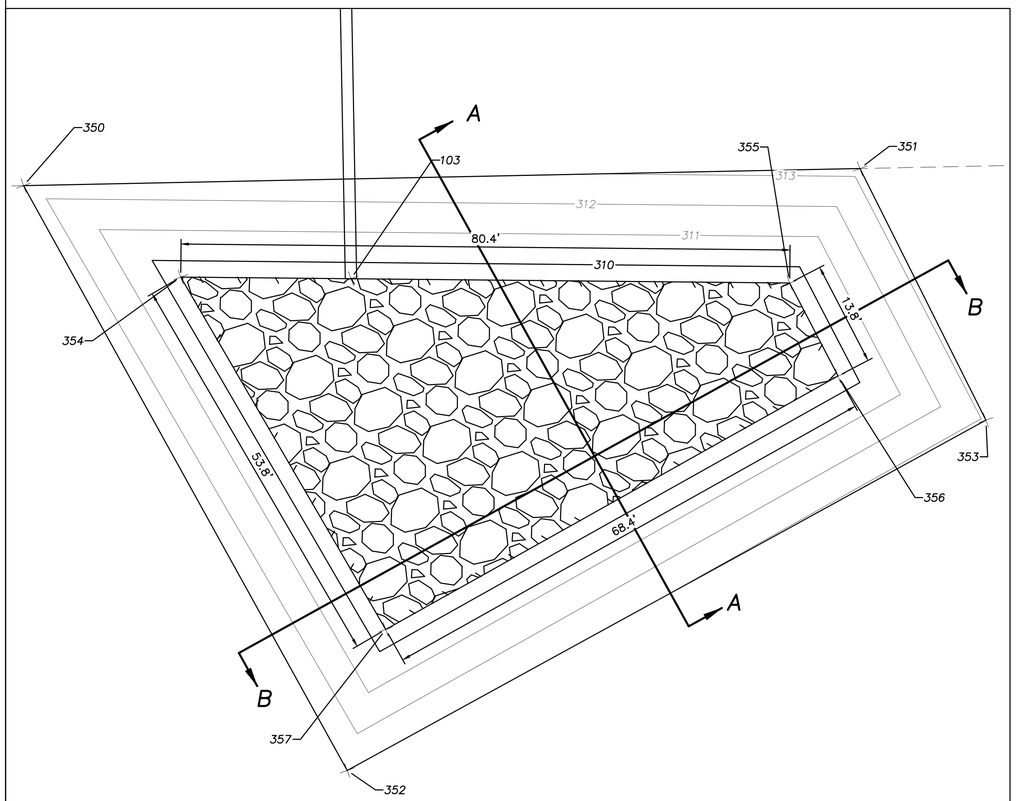
JOB NO. 17-056
DATE 03.06.2023
DRAWN CW
REVIEWED TJA

SHEET NAME
LINE, CURVE AND POINT TABLES

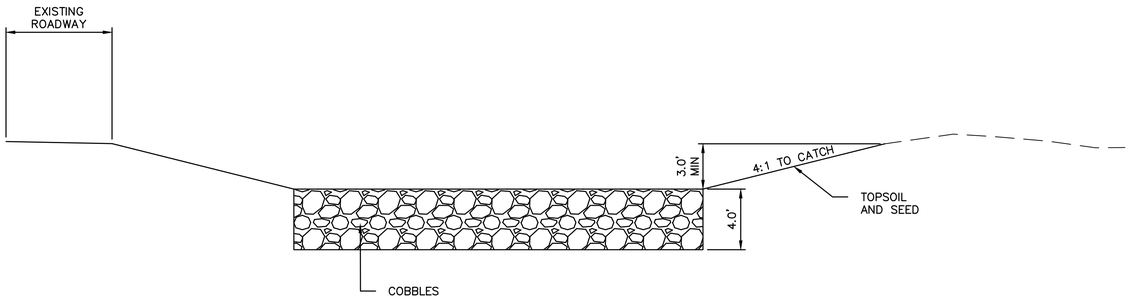
SHEET NO.
C6

PERMIT DOCUMENTS

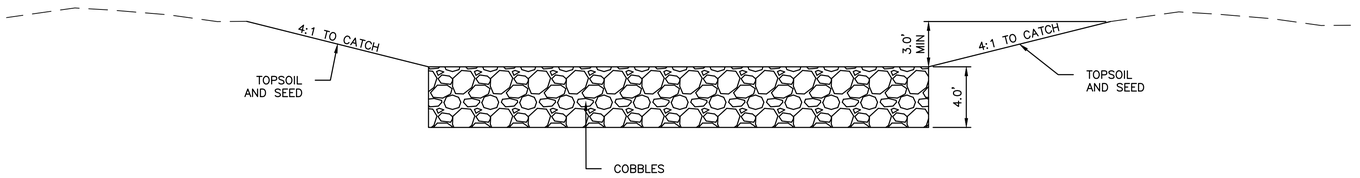
HALF SCALE WHEN PRINTED AT 11x17



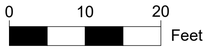
Point Table				
Point #	Elevation	Northing	Easting	Description
350	312.43	2764572.36	1735747.92	MATCH EXISTING
351	313.26	2764621.06	1735847.02	MATCH EXISTING
352	312.90	2764520.47	1735819.26	MATCH EXISTING
353	313.12	2764598.00	1735876.12	MATCH EXISTING
354	309.46	2764570.20	1735771.82	TOP OF COBBLES
355	309.46	2764603.45	1735845.00	TOP OF COBBLES
356	309.46	2764595.03	1735855.97	TOP OF COBBLES
357	309.46	2764539.48	1735816.00	TOP OF COBBLES



BASIN SECTION A-A



BASIN SECTION B-B



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REVISION SCHEDULE

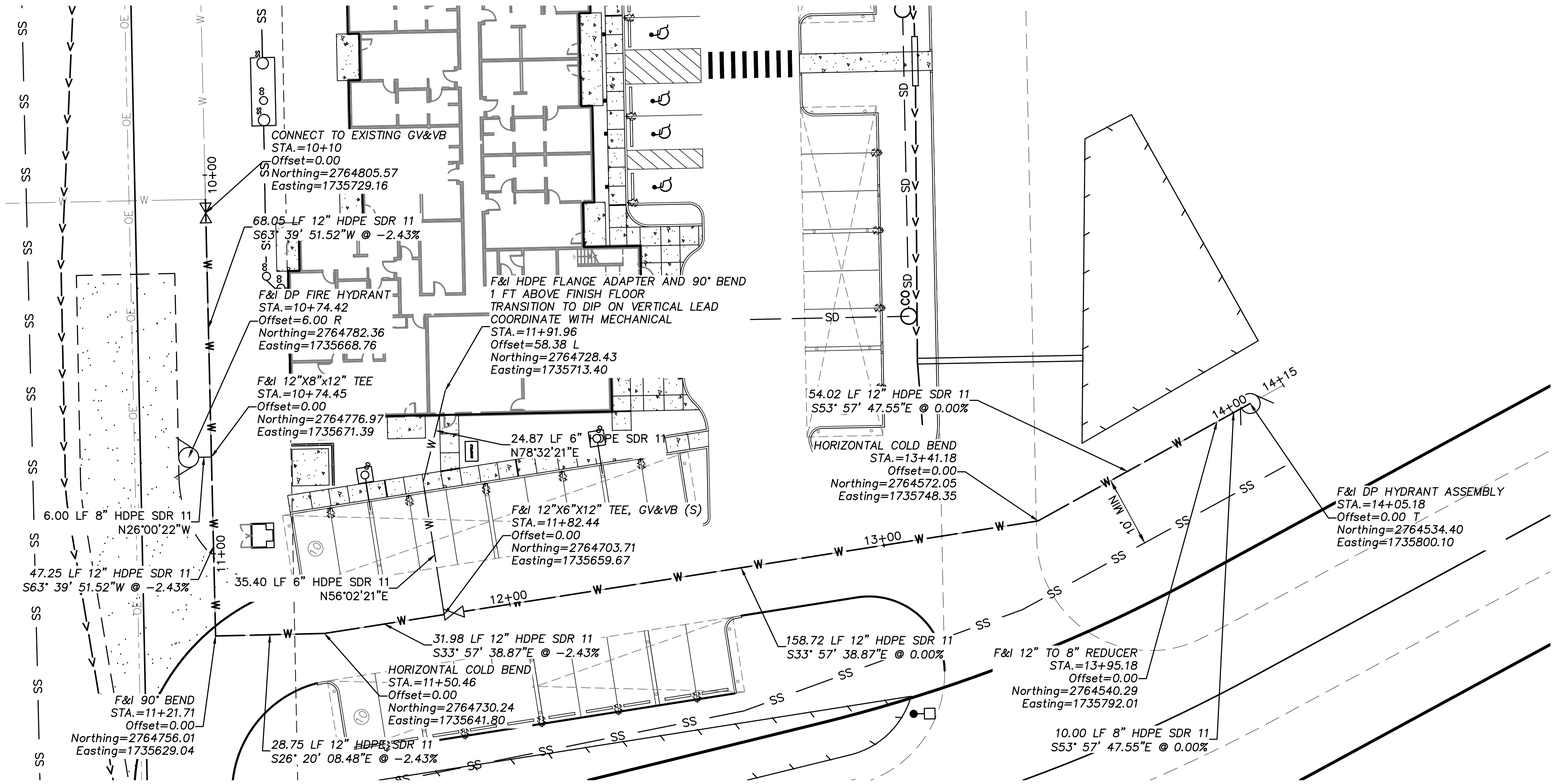
#	DESCRIPTION	DATE

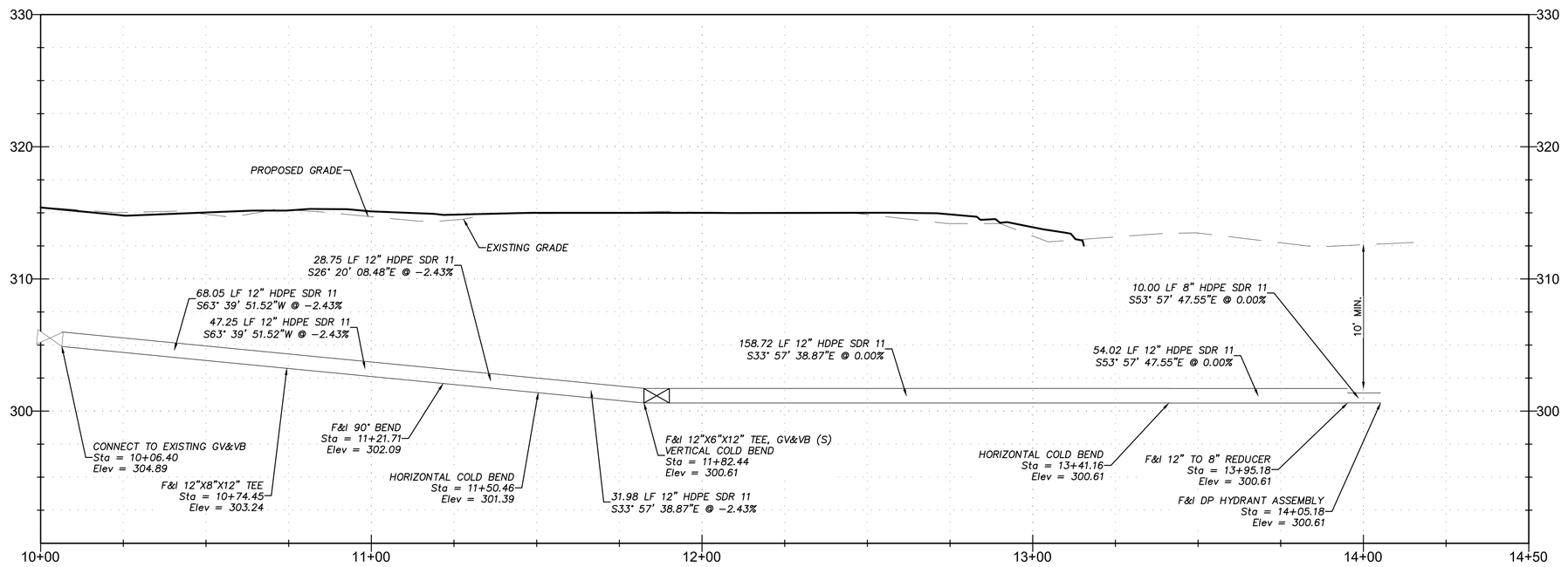
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

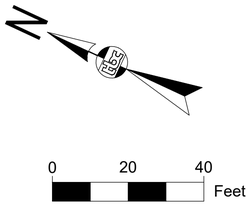
SHEET NAME
RETENTION BASIN
DETAIL

SHEET NO.
C7

HALF SCALE WHEN PRINTED AT 11x17







PERMIT DOCUMENTS

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REVISION SCHEDULE

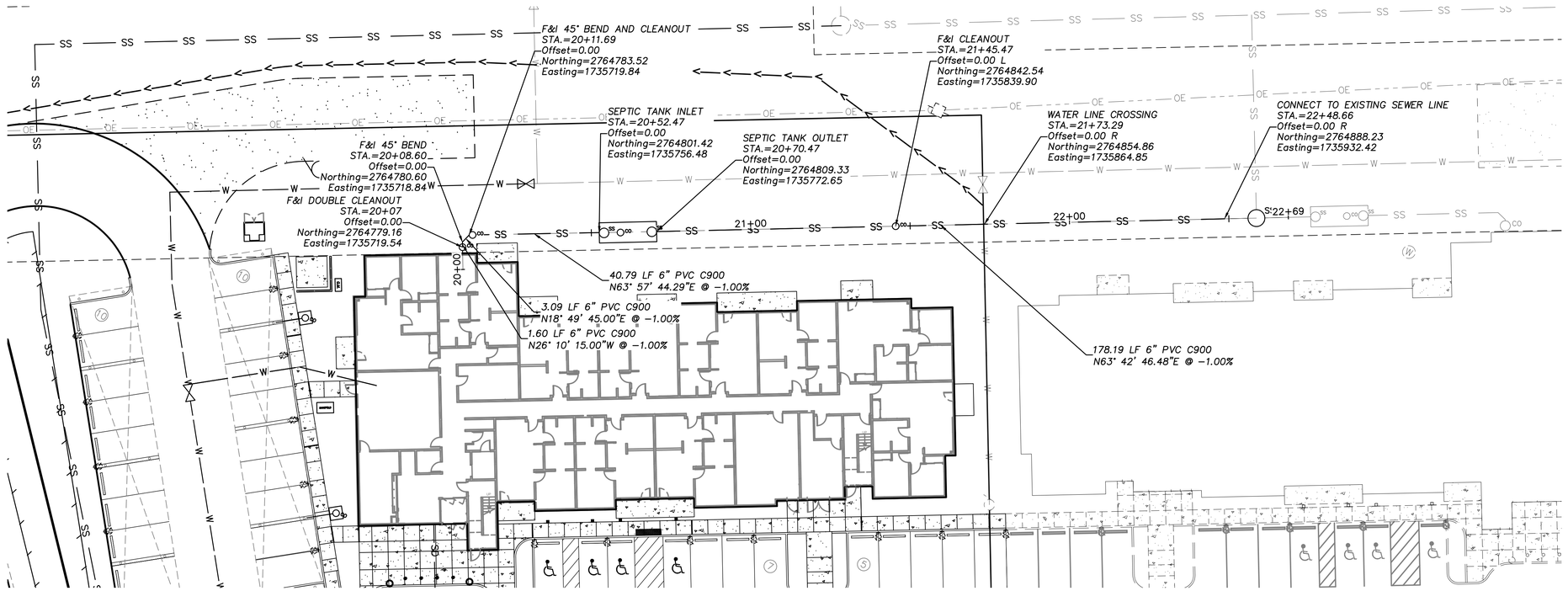
#	DESCRIPTION	DATE

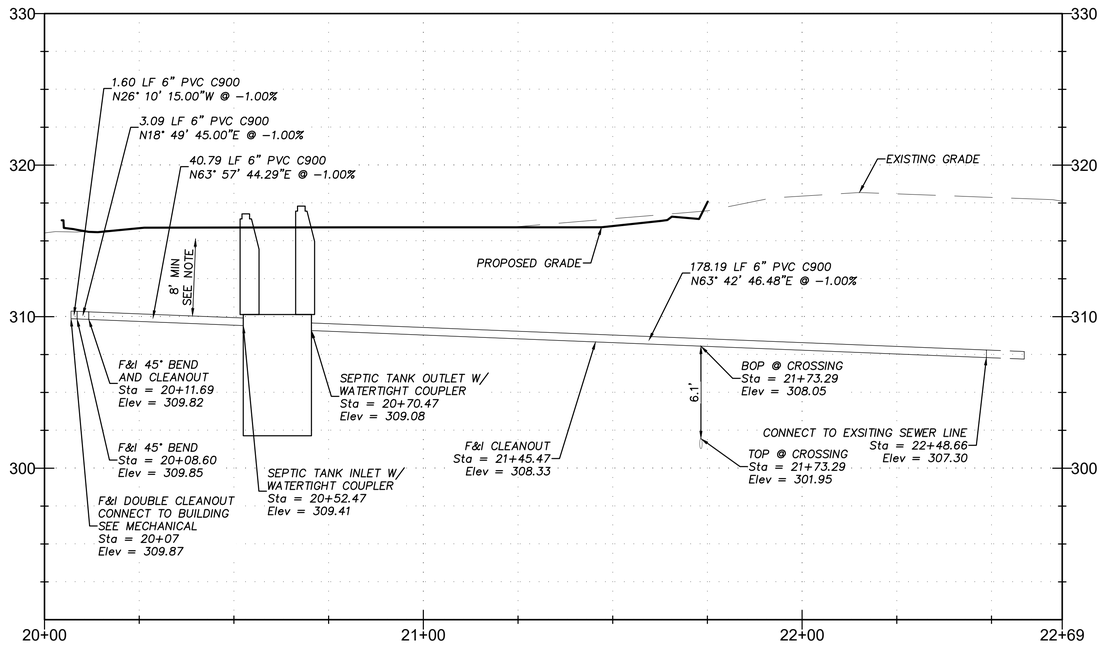
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

SHEET NAME
WATER MAIN EXTENSION AND SERVICE PLAN AND PROFILE

SHEET NO.
C8

HALF SCALE WHEN PRINTED AT 11x17





SEWER NOTES:

1. INSULATE ALL SEWER PIPE FROM BUILDING TO SEPTIC TANK AND ABOVE SEPTIC TANK. INSULATED ALL GRAVITY SEWER PIPE WITH LESS THAN 5' OF GROUND COVER. INSULATE PRESSURE SEWER IN AREAS WITH BURIAL 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 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. CONTRACTOR SHALL COORDINATE ALL TESTING WITH THE ENGINEER.

PERMIT DOCUMENTS

STATE OF ALASKA
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REVISION SCHEDULE

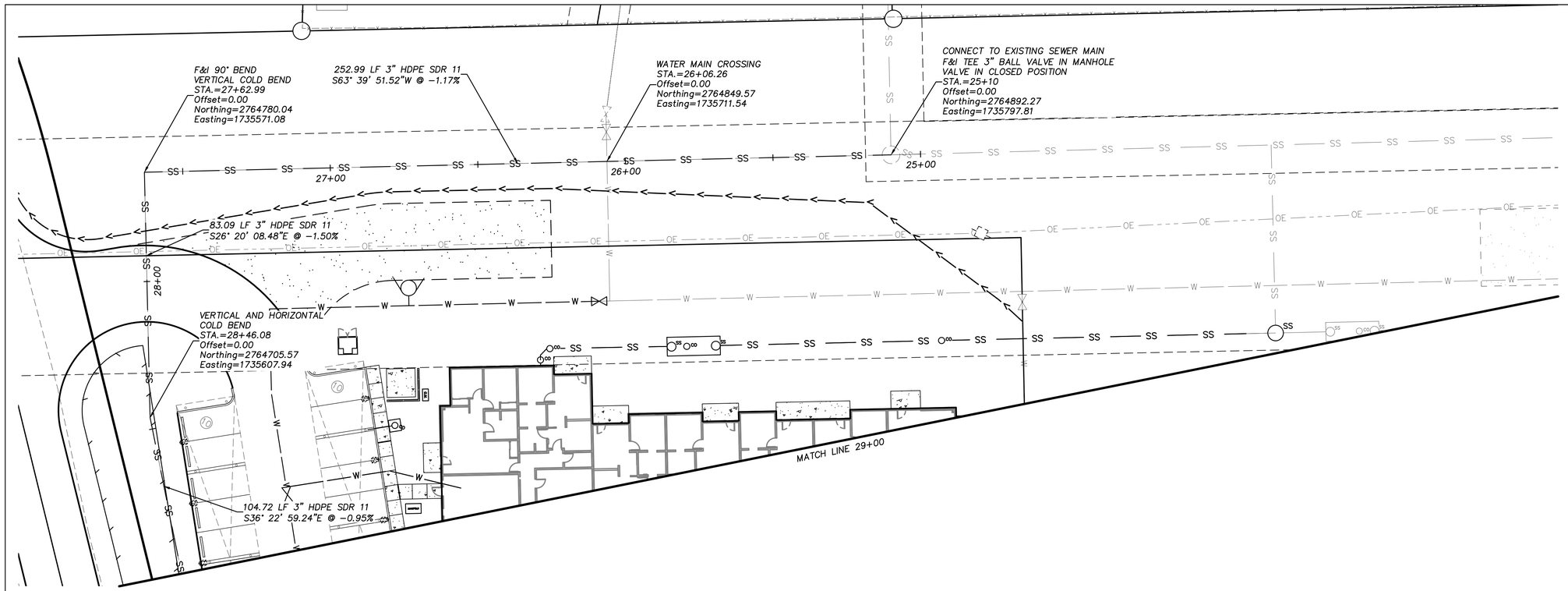
#	DESCRIPTION	DATE

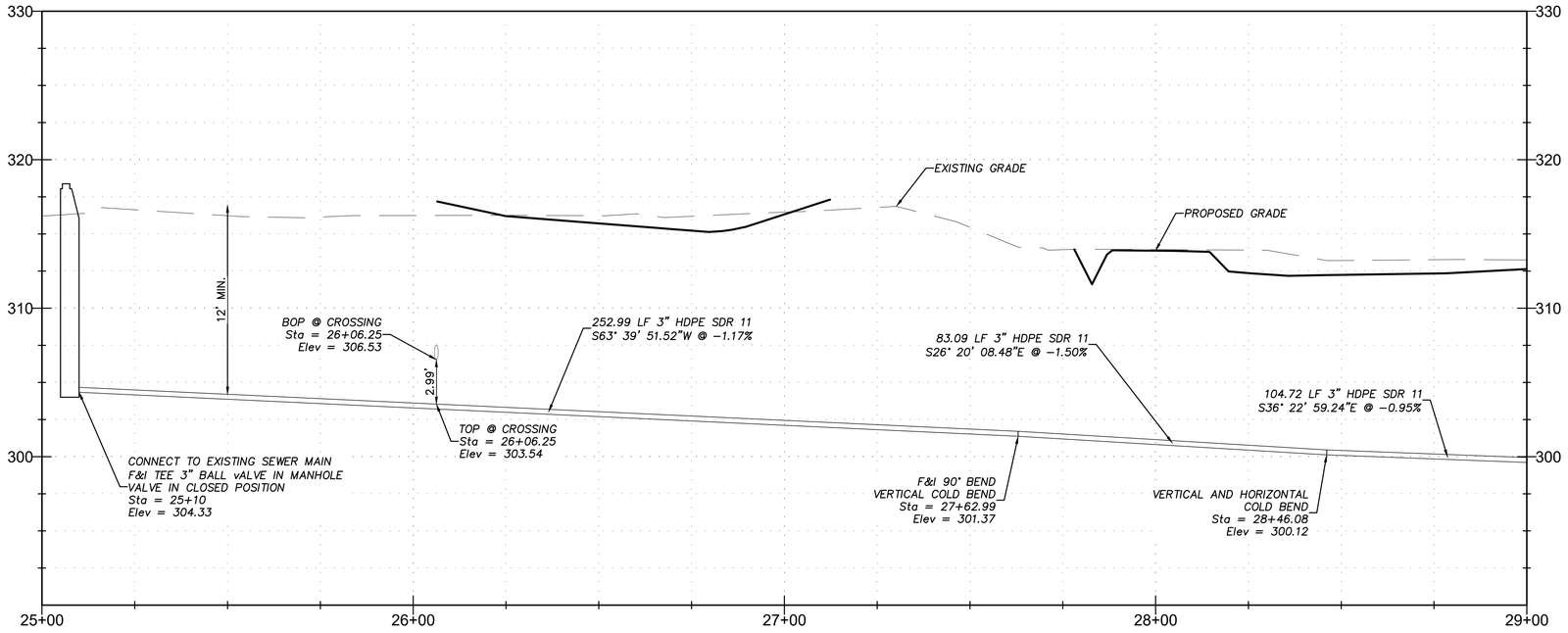
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

SHEET NAME
SEWER SERVICE
PLAN AND PROFILE

SHEET NO.
C9

HALF SCALE WHEN PRINTED AT 11x17





SEWER NOTES:

1. INSULATE ALL SEWER PIPE FROM BUILDING TO SEPTIC TANK AND ABOVE SEPTIC TANK. INSULATED ALL GRAVITY SEWER PIPE WITH LESS THAN 5' OF GROUND COVER. INSULATE PRESSURE SEWER IN AREAS WITH BURIAL 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 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. CONTRACTOR SHALL COORDINATE ALL TESTING WITH THE ENGINEER.

PERMIT DOCUMENTS

STATE OF ALASKA
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WASILLA, ALASKA

REVISION SCHEDULE

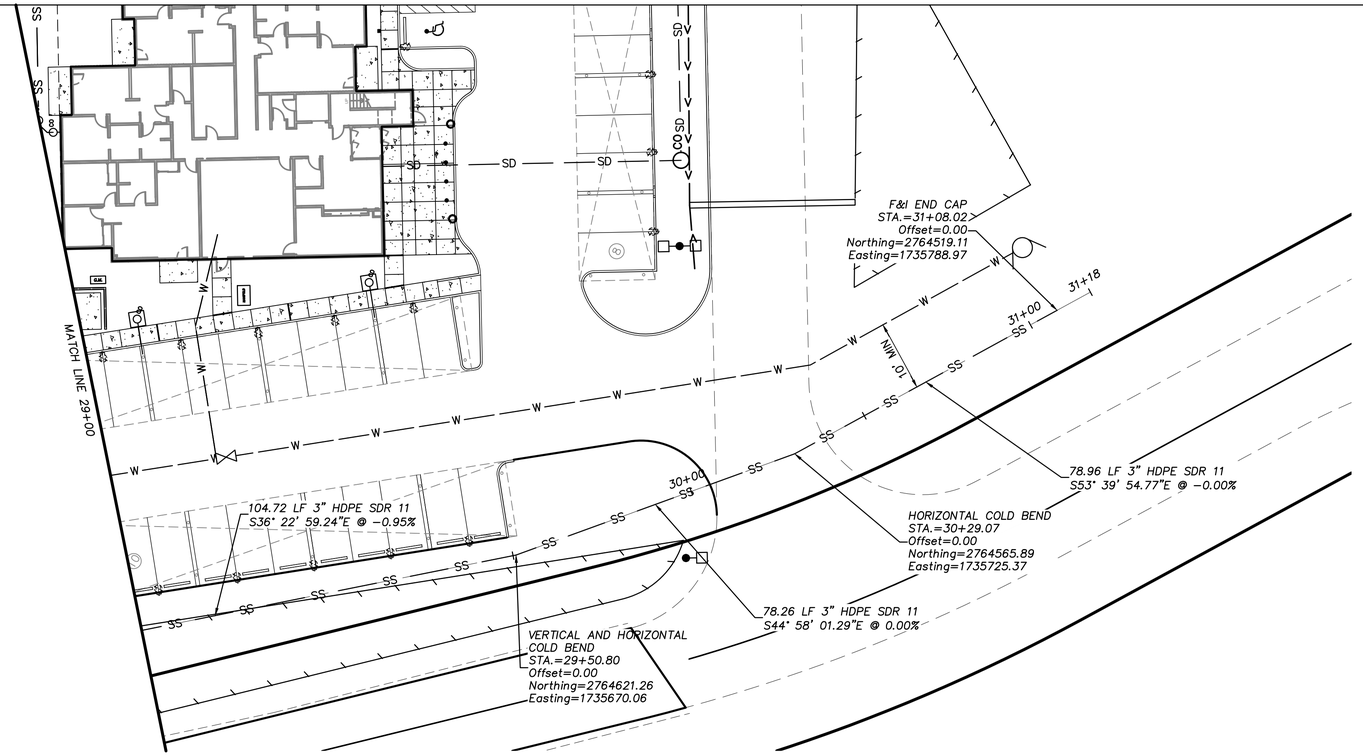
#	DESCRIPTION	DATE

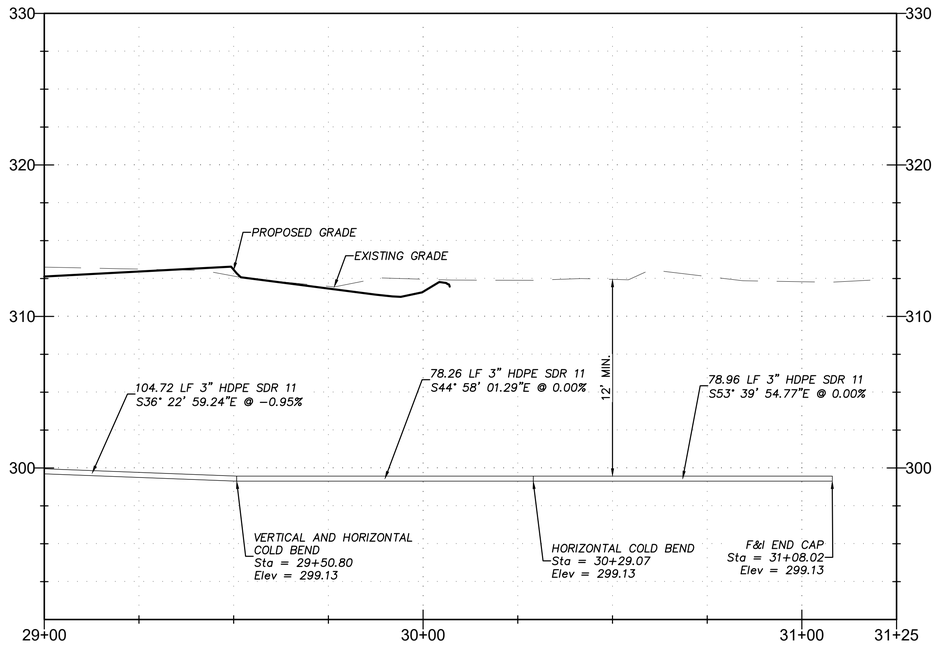
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

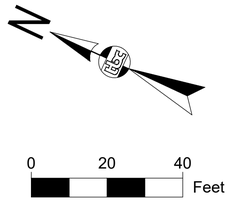
SHEET NAME
SEWER MAIN
PLAN AND PROFILE

SHEET NO.
C10

HALF SCALE WHEN PRINTED AT 11x17







SEWER NOTES:

1. INSULATE ALL SEWER PIPE FROM BUILDING TO SEPTIC TANK AND ABOVE SEPTIC TANK. INSULATED ALL GRAVITY SEWER PIPE WITH LESS THAN 5' OF GROUND COVER. INSULATE PRESSURE SEWER IN AREAS WITH BURIAL 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 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. CONTRACTOR SHALL COORDINATE ALL TESTING WITH THE ENGINEER.

STATE OF ALASKA
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Timothy J. Alley
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ASPEN HOUSE
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WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

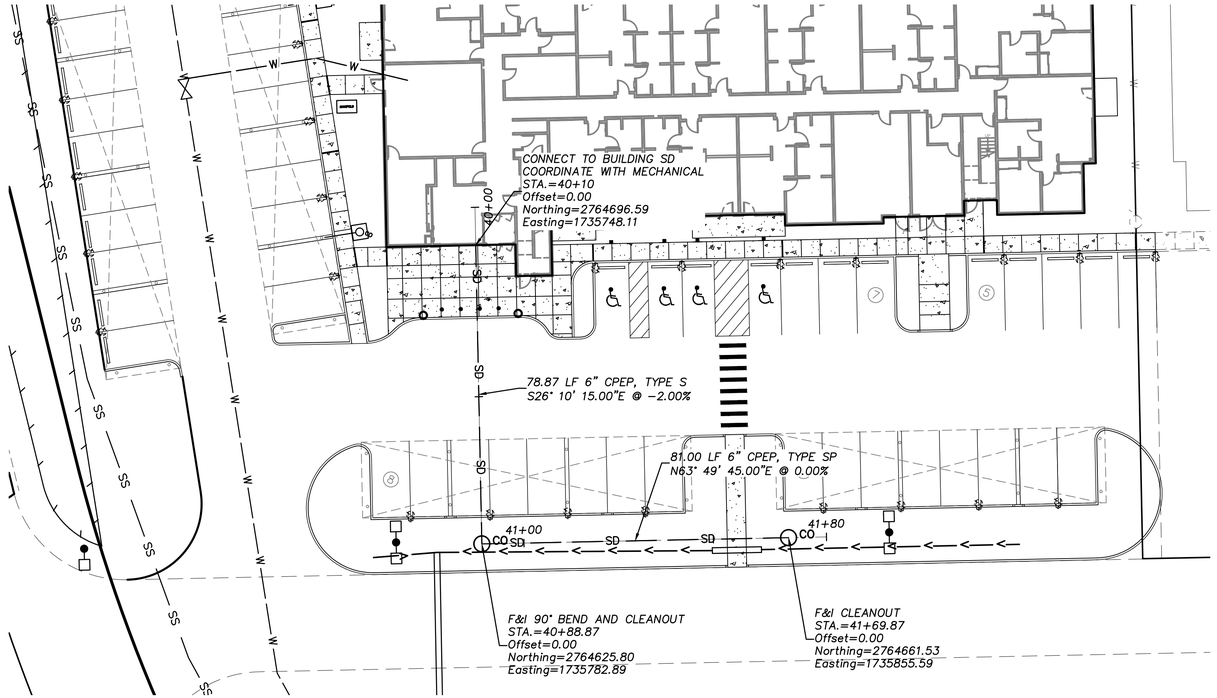
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

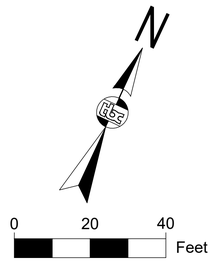
SHEET NAME
SEWER MAIN
PLAN AND PROFILE

SHEET NO.
C11

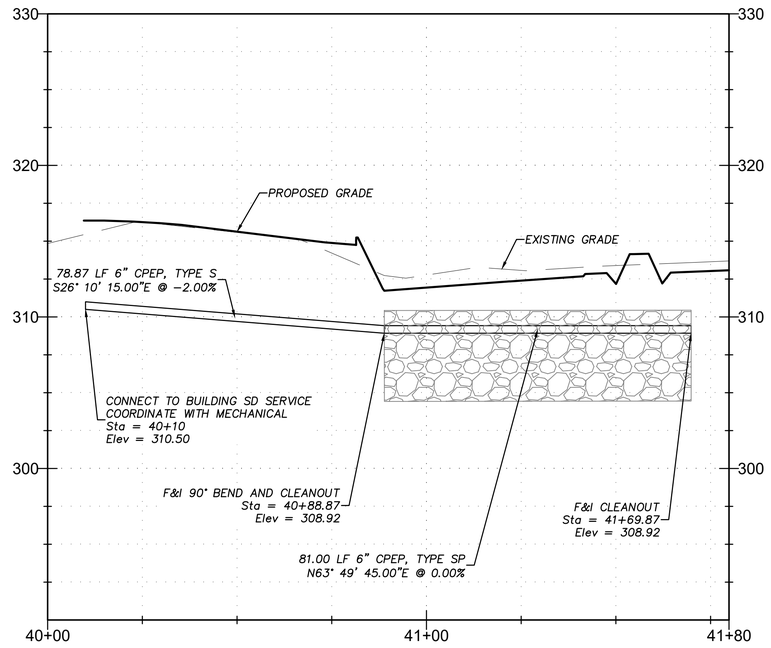
HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS





0 20 40 Feet



STATE OF ALASKA
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Timothy J. Allen
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WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

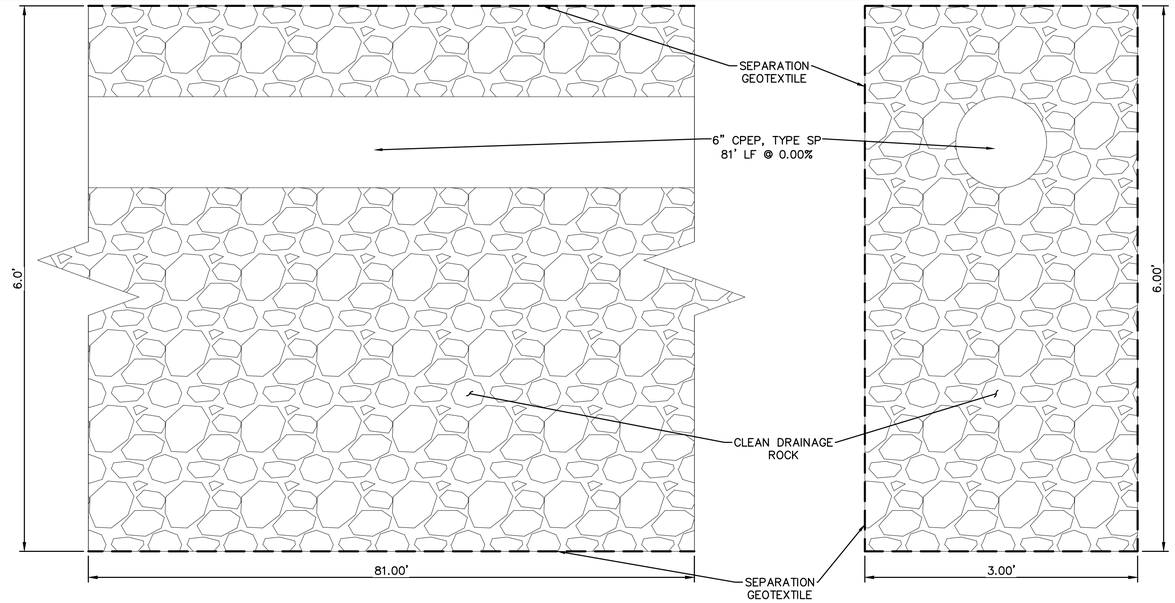
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

SHEET NAME
STORM DRAIN
PLAN AND PROFILE

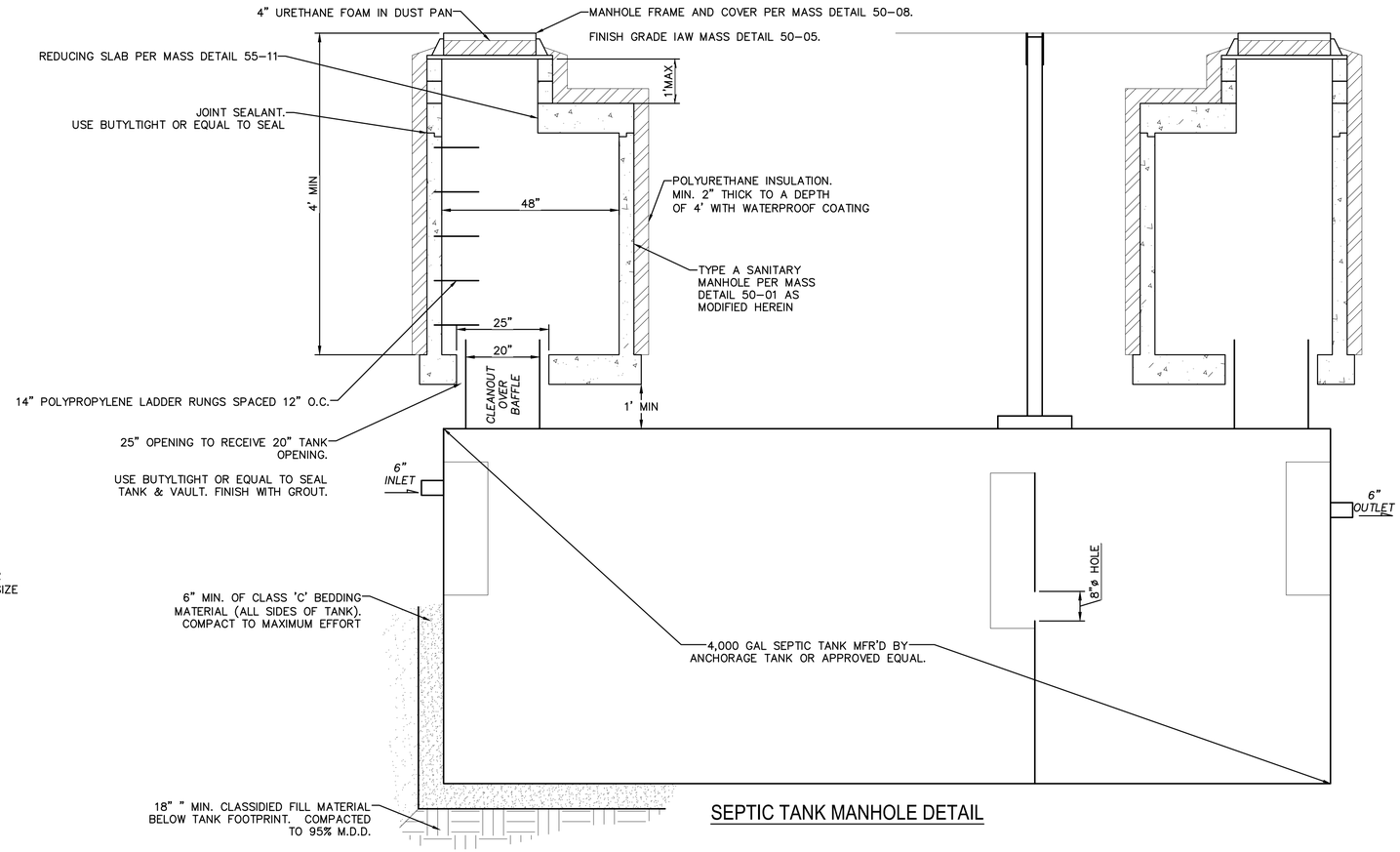
SHEET NO.
C12

PERMIT DOCUMENTS

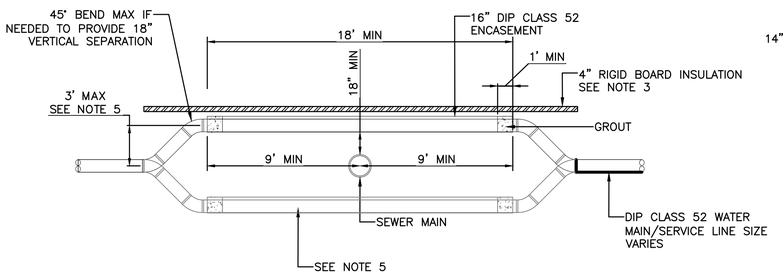
HALF SCALE WHEN PRINTED AT 11x17



INFILLTRATION TRENCH DETAIL



SEPTIC TANK MANHOLE DETAIL



1. WATER PIPE JOINTS SHALL BE 9' MIN (HORIZONTAL) FROM SEWER JOINTS.
2. MAINTAIN 18" MIN (VERTICAL) SEPARATION BETWEEN SEWER MAIN AND WATER PIPE.
3. INSULATION SHALL BE INSTALLED WHEN 10' MIN COVER OVER WATER PIPE CANNOT BE MAINTAINED.
4. RIGID BOARD INSULATION SHALL BE 4' x 8' HIGH DENSITY POLYSTYRENE, MIN. 60 PSI, EQUIVALENT TO R-20 PER FOUR INCH (4") THICKNESS.
5. INSTALL WATER LINE BELOW SANITARY SEWER WHEN DEPTH OF COVER IS LESS THAN 7' ABOVE WATER LINE OR VERTICAL CHANGE IN WATERLINE IS GREATER THAN 3'.

WATER MAIN/SERVICE ENCASEMENT AT SANITARY SEWER CROSSINGS

STATE OF ALASKA
49 TH
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REVISION SCHEDULE

#	DESCRIPTION	DATE

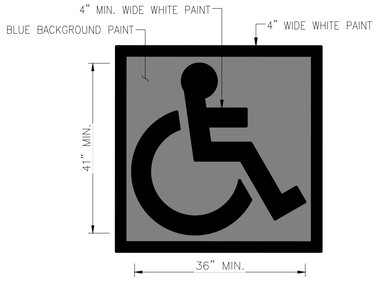
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

SHEET NAME
DETAILS

SHEET NO.
C14

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



PAVEMENT MARKING SYMBOL

RESERVED SIGN R7-8,
12" X 18"

VAN ACCESSIBLE R7-8A,
12" X 6"

ACCESSIBLE PARKING SIGN NOTES:

1. MOUNT SIGN ON 2"x2" P.S.T. POST PER DETAIL 70-24
2. MOUNTING HEIGHT SHALL BE BETWEEN 6'-3" AND 6'-6" AS MEASURED FROM THE FINISH GRADE TO BOTTOM OF R7-8A SIGN

ACCESSIBLE PARKING SIGN

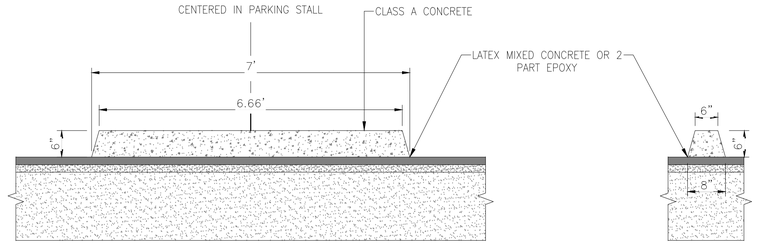
NO PARKING SIGN
R7P-106 L
12" X 18"

NO PARKING SIGN
R7P-106 R
12" X 18"

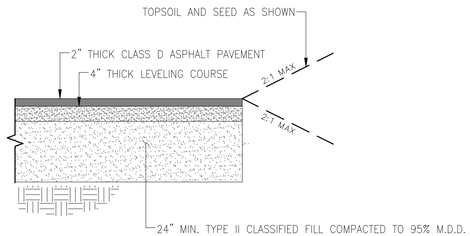
NO PARKING SIGN NOTES:

1. MOUNT SIGN ON STRUCTURAL COLUMN
2. MOUNTING HEIGHT SHALL BE BETWEEN 6'-3" AND 6'-6" AS MEASURED FROM THE FINISH GRADE TO BOTTOM OF SIGN

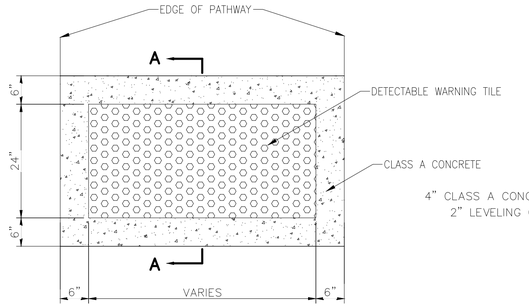
NO PARKING SIGN



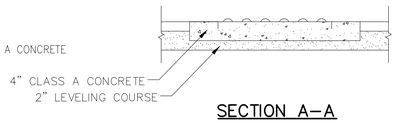
EXTRUDED CONCRETE PARKING BUMPER



ASPHALT PAVING SECTION

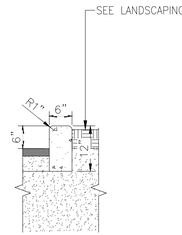


PLAN

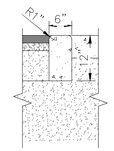


SECTION A-A

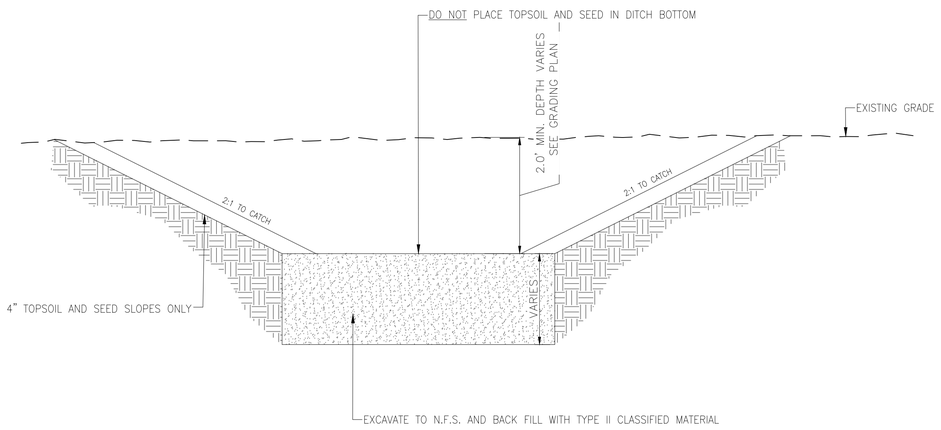
PATHWAY DETECTABLE WARNING TILE



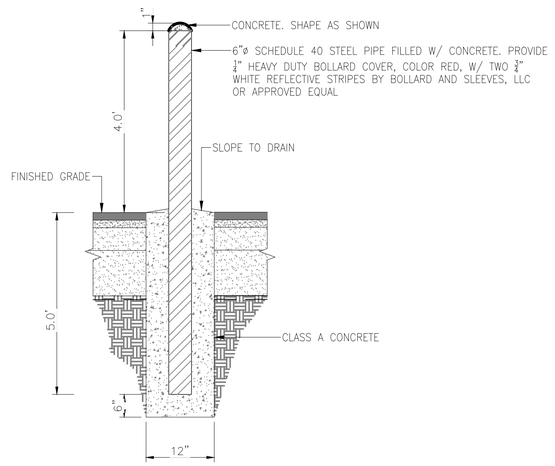
TYPE 7A CURB



ADA ASPHALT
TRANSITION DETAIL



SNOW STORAGE AND RETENTION BASIN



STEEL BOLLARD - FIXED
(N.T.S.)

STATE OF ALASKA
49 TH
Timothy J. Alley
No.CE14368
3/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

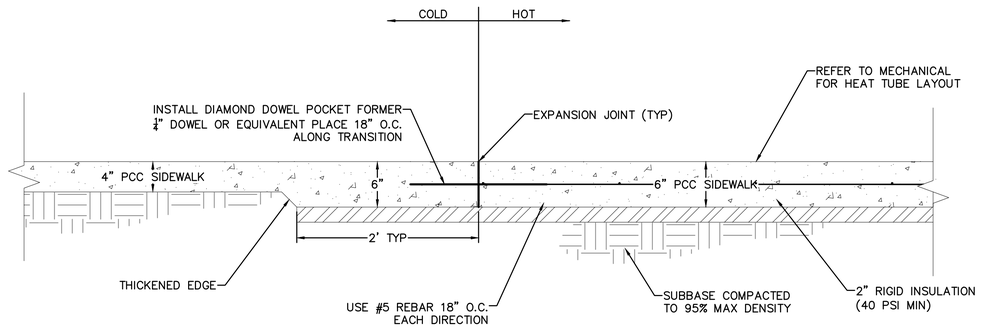
JOB NO.	17-056
DATE	03.06.2023
DRAWN	CW
REVIEWED	TJA

SHEET NAME
DETAILS

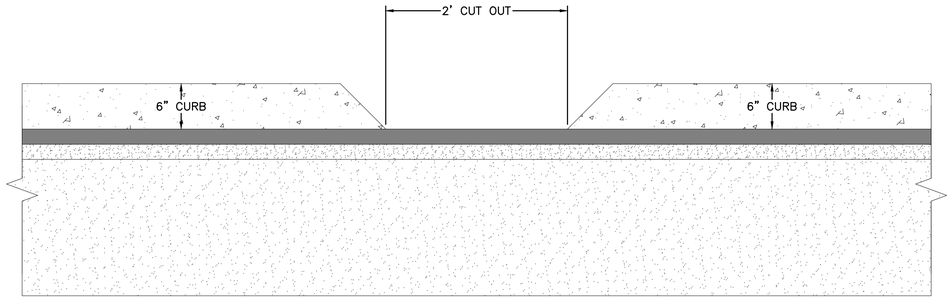
SHEET NO.
C13

HALF SCALE WHEN PRINTED AT 11x17

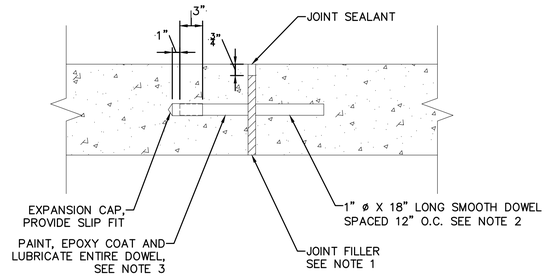
PERMIT DOCUMENTS



HOT TO COLD SIDEWALK TRANSITION



CURB CUT DETAIL



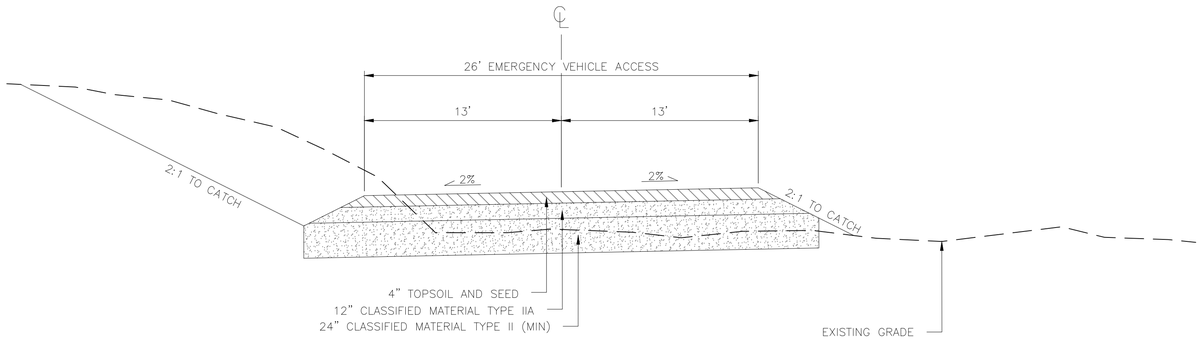
CONCRETE EXPANSION & CONSTRUCTION JOINT

EXPANSION AND CONSTRUCTION NOTES:

1. JOINT FILLER AND SEALANT, USE SILICONE BASED SEALANT APPROVED BY THE ENGINEER.
2. DOWELS SHALL BE EPOXY COATED STEEL IN ACCORDANCE WITH ASTM A 615M, GRADE 280 OR 420.
3. DOWEL BARS SHALL BE PAINTED AND LUBRICATED WITH BOND BREAKER OVER THE ENTIRE BAR PRIOR TO PLACEMENT. LUBRICATED SHALL BE PETROLEUM PARAFFIN BASED.

CUT

FILL



EMERGENCY VEHICLE ACCESS

STATE OF ALASKA
49 TH
Timothy J. Alley
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#	DESCRIPTION	DATE

JOB NO.	17-056
DATE	03.06.2023
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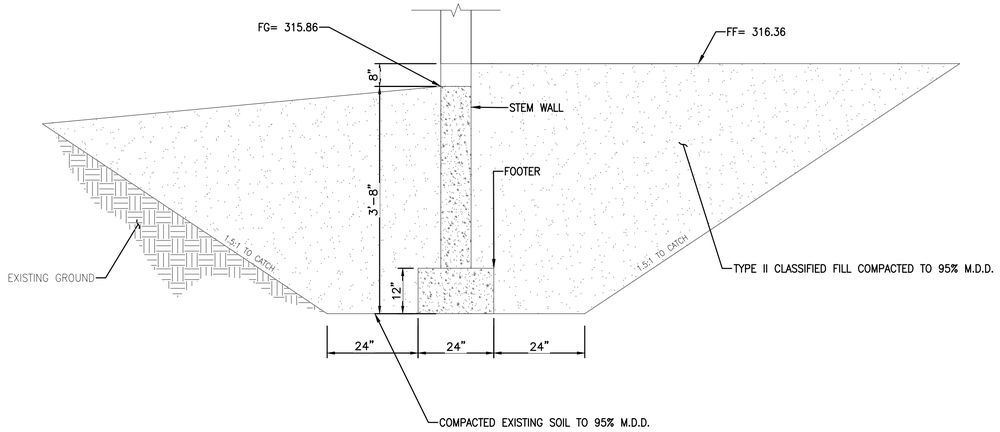
REVIEWED	TJA

SHEET NAME
DETAILS

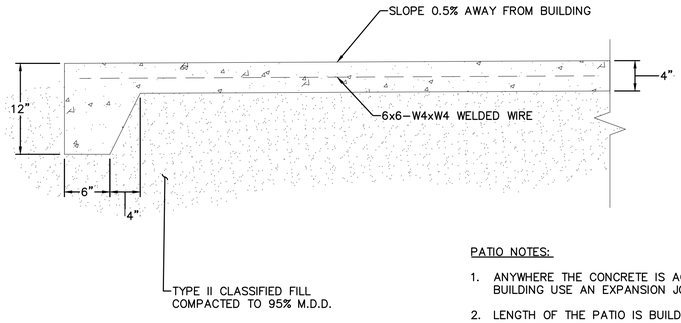
SHEET NO.
C15

HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS



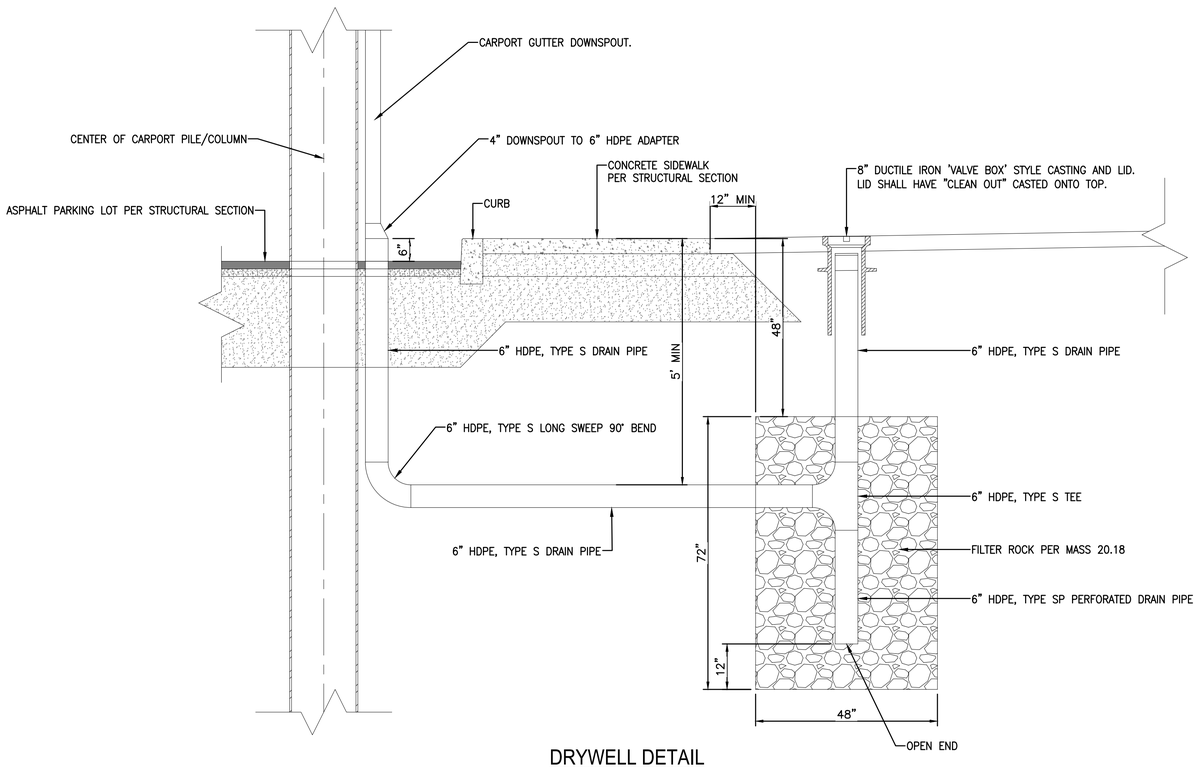
FOUNDATION EXCAVATION AND BACKFILL



PATIO DETAIL

PATIO NOTES:

1. ANYWHERE THE CONCRETE IS AGAINST THE BUILDING USE AN EXPANSION JOINT.
2. LENGTH OF THE PATIO IS BUILDING TO BUILDING UNLESS NOTED.



DRYWELL DETAIL

PERMIT DOCUMENTS

STATE OF ALASKA
49 TH
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#	DESCRIPTION	DATE

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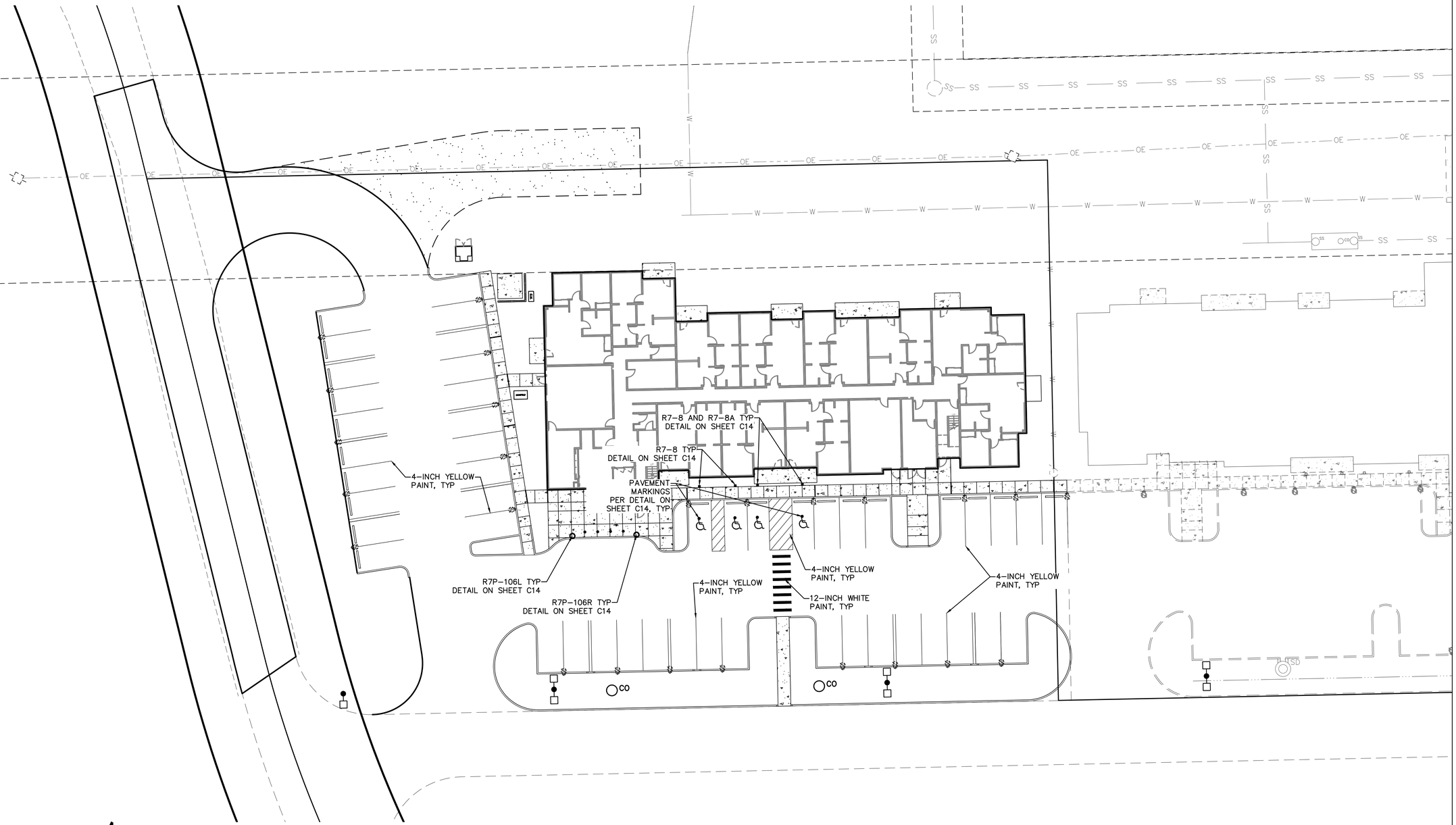
SHEET NAME
DETAILS

SHEET NO.
C16

HALF SCALE WHEN PRINTED AT 11x17



0 20 40 Feet

PERMIT DOCUMENTS

STATE OF ALASKA
49 TH
Timothy J. Alley
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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	17-056
DATE	03.06.2023
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REVIEWED	TJA

SHEET NAME
SIGN AND STRIPING PLAN

SHEET NO.
C17

HALF SCALE WHEN PRINTED AT 11x17

ALL PATIONS ARE CAST IN PLACE (TYP)

CONTRACTION JOINT (TYP)

EXPANSION JOINT (TYP)

CONTRACTION JOINT (TYP)

CONTRACTION JOINT (TYP)

EXPANSION JOINT (TYP)

GM

MANIFOLD

UP

CO

CO

0 10 20 Feet

STATE OF ALASKA
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#	DESCRIPTION	DATE

JOB NO.	17-056
DATE	03.06.2023
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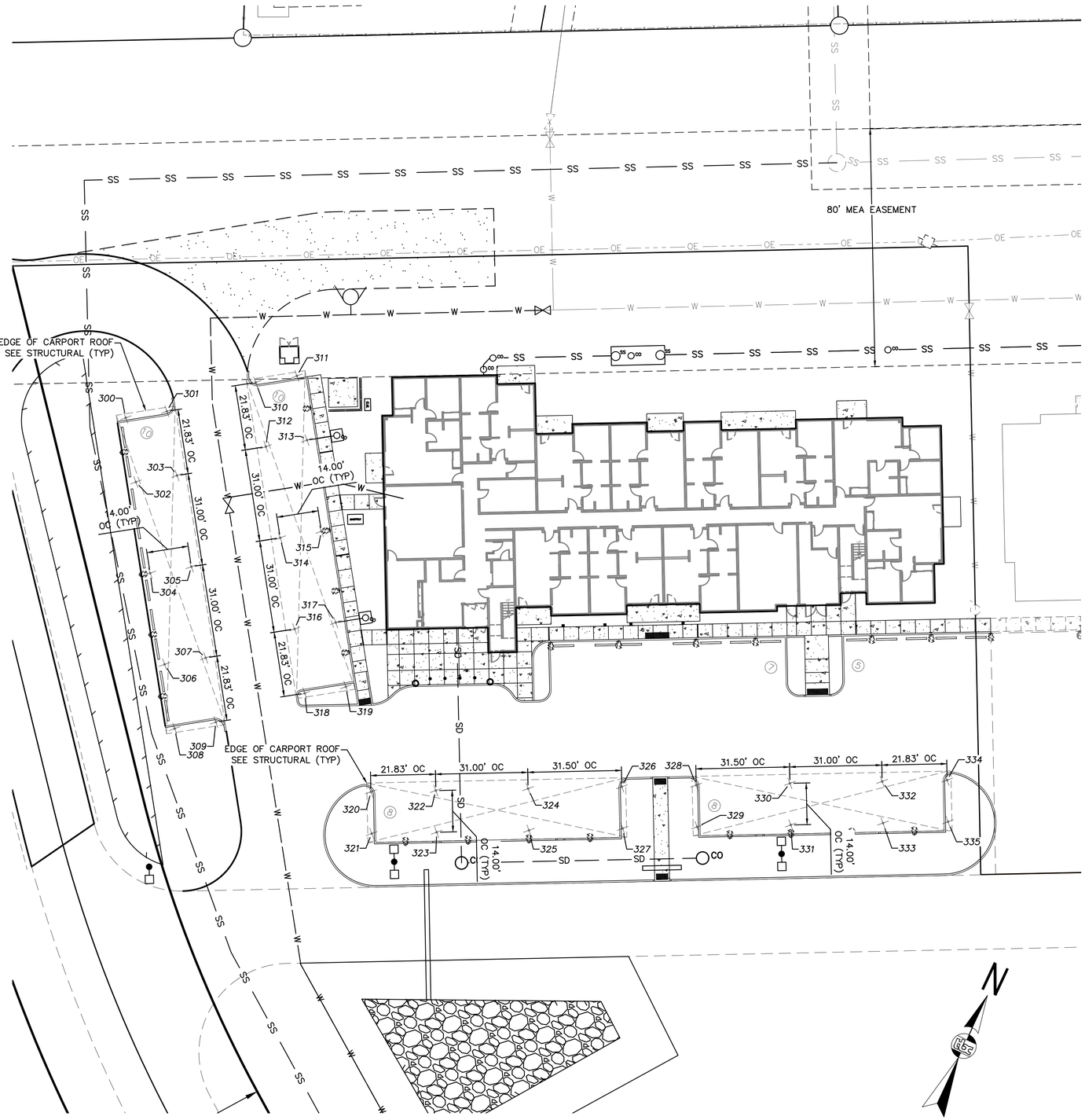
REVIEWED	TJA

SHEET NAME
SIDEWALK JOINT PLAN

SHEET NO.
C18

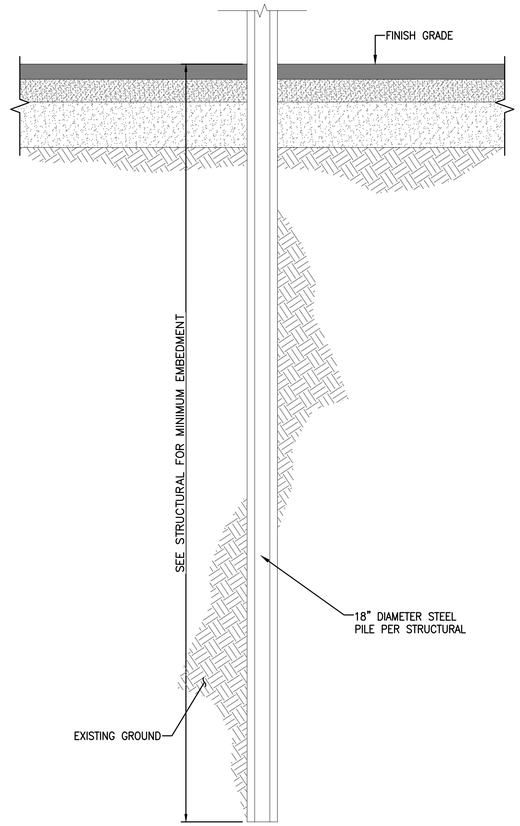
HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS



Point Table			
Point #	Northing	Easting	Description
300	2764713.62	1735617.43	CARPORT COLUMN
301	2764721.45	1735629.04	CARPORT COLUMN
302	2764695.52	1735629.62	CARPORT COLUMN
303	2764703.34	1735641.23	CARPORT COLUMN
304	2764669.80	1735646.94	CARPORT COLUMN
305	2764677.62	1735658.55	CARPORT COLUMN
306	2764644.09	1735664.26	CARPORT COLUMN
307	2764651.91	1735675.87	CARPORT COLUMN
308	2764625.98	1735676.45	CARPORT COLUMN
309	2764633.80	1735688.06	CARPORT COLUMN
310	2764742.84	1735652.00	CARPORT COLUMN
311	2764750.67	1735663.61	CARPORT COLUMN
312	2764724.74	1735664.19	CARPORT COLUMN
313	2764732.56	1735675.81	CARPORT COLUMN
314	2764699.03	1735681.51	CARPORT COLUMN
315	2764706.85	1735693.12	CARPORT COLUMN
316	2764673.31	1735698.83	CARPORT COLUMN
317	2764681.13	1735710.44	CARPORT COLUMN

Point Table			
Point #	Northing	Easting	Description
318	2764655.21	1735711.02	CARPORT COLUMN
319	2764663.03	1735722.64	CARPORT COLUMN
320	2764634.57	1735745.18	CARPORT COLUMN
321	2764622.01	1735751.36	CARPORT COLUMN
322	2764644.20	1735764.77	CARPORT COLUMN
323	2764631.63	1735770.95	CARPORT COLUMN
324	2764657.87	1735792.60	CARPORT COLUMN
325	2764645.31	1735798.77	CARPORT COLUMN
326	2764671.76	1735820.87	CARPORT COLUMN
327	2764659.20	1735827.04	CARPORT COLUMN
328	2764682.79	1735843.30	CARPORT COLUMN
329	2764670.23	1735849.48	CARPORT COLUMN
330	2764696.68	1735871.57	CARPORT COLUMN
331	2764684.12	1735877.75	CARPORT COLUMN
332	2764710.36	1735899.40	CARPORT COLUMN
333	2764697.79	1735905.57	CARPORT COLUMN
334	2764719.98	1735918.99	CARPORT COLUMN
335	2764707.42	1735925.17	CARPORT COLUMN



CARPORT COLUMN

STATE OF ALASKA
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REVISION SCHEDULE

#	DESCRIPTION	DATE

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REVIEWED	TJA

SHEET NAME
CARPORT PLAN

SHEET NO.
C19

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

LANDSCAPE SCHEDULE & NOTES

LABEL	QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
TREES: CONIFERS						
PC	2		PINUS CEMBRA	SWISS STONE PINE	MIN. OF 6' HT. WITH A HT. TO SPREAD RATIO OF 5:3	FURNISH: B&B
TREES: SHADE & FLOWERING						
BPM	6		BETULA PAPYRIFEERA (MULTI-STEM)	WHITE PAPER BIRCH (MULTI-STEM)	2" CAL. 12'-14' HEIGHT RANGE 16' HT. MAX	FURNISH: B&B
DA	4		'DEBORAH' ACER PLATINOIDES	DEBORAH NORWAY MAPLE	2" CAL. 12'-14' HEIGHT RANGE 16' HT. MAX	FURNISH: B&B
PT	7		POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL. 12'-14' HEIGHT RANGE 16' HT. MAX	FURNISH: B&B
PTE	6		POPULUS TREMULOIDES 'ERECTA'	COLUMNAR QUAKING ASPEN	2" CAL. 12'-14' HEIGHT RANGE 16' HT. MAX	FURNISH: B&B
SHRUBS						
CL	42		COTONEASTER LUCIDUS	HEDGE COTONEASTER	24" HT.	FURNISH: CONTAINER
RA	19		ROSA ACICULARIS	PRICKLY WILD ROSE	24" HT.	FURNISH: CONTAINER
SM	46		SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HT.	FURNISH: CONTAINER
CA	20		CORNIS ALBA 'SIBIRICA VARIEGATA'	VARIEGATED SIBERIAN DOGWOOD	24" HT.	FURNISH: CONTAINER
SJ	11		SPIRAEA JAPONICA 'GOLFLAME'	GOLDFLAME SPIREA	24" HT.	FURNISH: CONTAINER
SBT	119		SPIRAEA BETULIFOLIA 'TOR GOLD'	GLOW GIRL BIRCHLEAF SPIREA	24" HT.	FURNISH: CONTAINER
SBC	10		SPIRAEA BETULIFOLIA 'PINK SPARKLER'	PINK SPARKLER BIRCHLEAF SPIREA	24" HT.	FURNISH: CONTAINER
PERENNIALS						
IS	256		IRIS SETOSA VAR. ARCTICA	DWARF ARCTIC IRIS	#1 CONT.	IN PERENNIAL BEDS THAT CONTAIN MULTIPLE SPECIES, CONTRACTOR TO INTERMIX SPECIES EVENLY THROUGHOUT BEDS AT TRIANGULAR SPACING TO MEET PLANT COUNTS (EXCLUDING 3' DIA. CLEAR ZONE AROUND ALL TREES AND SHRUBS FROM CENTER OF TREE OR SHRUB). FIELD VERIFY SPACING BEFORE PLANTING OCCURS TO ENSURE THAT THE SPACE TO CONTAIN PERENNIALS WILL HAVE EVEN COVERAGE.
AM	305		ACHILLEA MILLEFOLIUM	COMMON YARROW	#1 CONT.	
HS	249		HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.	
LS	294		LEUCANTHEMUM X SUPERBUM	ALASKA SHASTA DAISY	#1 CONT.	
PN	301		PAPAVER NUDICAULE 'SPRING FEVER RED'	SPRING FEVER RED POPPY	#1 CONT.	

SEED					
	SYMBOL	SCIENTIFIC NAME	COMMON NAME	% BY WEIGHT	NOTES
SCHEDULE A: MOWABLE SEED MIX					
24.4 MSF SEE NOTE #17		LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	5%	MIX APPLICATION RATE: 5 LBS. PER MSF ALL SEEDED AREAS TO RECEIVE 4" OF TOPSOIL
		POA PRATENSIS 'KENAI'	KENTUCKY BLUEGRASS: KENAI	30%	
		POA PRATENSIS	KENTUCKY BLUEGRASS: ALENE	25%	
		FESTUCA RUBRA 'BOREAL'	BOREAL FESCUE	40%	

MATERIALS			
	SYMBOL	ITEM	NOTES
615 LF APPROX. FIELD VERIFY		LANDSCAPE EDGING	4" HEIGHT ALUMINUM LANDSCAPE EDGING

NOTES:
1. SEE CIVIL SHEETS FOR UTILITY AND EASEMENT NOTES.
2. CONSTRUCTION SHALL BE CONSISTENT WITH THE LATEST VERSION OF MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.).
3. ALL LANDSCAPE BEDS TO RECEIVE TOPSOIL AT 18-INCH DEPTH AND 3" DEPTH MULCH ON THE SURFACE.
4. ALL SURFACE DISTURBANCE RELATED TO THIS PROJECT SHALL BE RESTORED WITH 4" TOPSOIL AND SEED OR SHREDDED BEAUTY BARK MULCH IN PLANTING BEDS.
5. ALL SEEDING AREAS TO RECEIVE TOPSOIL AT 4-INCH DEPTH.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION).
7. CONTRACTOR SHALL CALL THE LOCAL DIG LINE TO VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR ANY UNDERGROUND UTILITY DAMAGE.
8. INSTALL MOOSE PROTECTION FENCE AROUND ALL NEW DECIDUOUS TREES IMMEDIATELY FOLLOWING PLANTING. MAINTAIN FOR EXTENT OF WARRANTY PERIOD.
9. 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, SCARING, 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.
10. ALL TREES AND SHRUBS MUST HAVE NURSERY TAGS INTACT AND VISIBLE AT THE TIME OF THE INITIAL INSPECTION.
11. CONTRACTOR TO SECURE PLANT MATERIAL PROMPTLY TO ENSURE HEALTHY NURSERY STOCK.
12. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS IN THE GRAPHIC REPRESENTATION AND THE CALLOUTS OR SCHEDULE THE REPRESENTATION WITH THE GREATER QUANTITY SHALL GOVERN.
13. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY SITE CONDITIONS THAT REQUIRE MODIFICATIONS TO THE LANDSCAPE PLAN PRIOR TO INSTALLATION.
14. 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.
15. MAINTENANCE AND WARRANTY PERIOD IS TWO GROWING SEASONS FROM DATE OF INSTALLATION.
16. PROTECT EXISTING TREES IN PLACE THAT ARE IDENTIFIED TO REMAIN. IF EXISTING TREES ARE DAMAGED DURING CONSTRUCTION THEY SHALL BE REPLACED WITH EQUIVALENT SIZE AND SPECIES TREE AT NO COST TO OWNER.
17. ESTIMATE BASED ON DESIGN DRAWINGS CONTRACTOR IS REQUIRED TO SEED TO LIMIT OF GRADING DISTURBANCE.

SHEET INDEX

ALTERNATE #5 (SEE G1.02 FOR A LIST OF ALL ALTERNATES)
- DEDUCTIVE: ALL LANDSCAPING IMPROVEMENTS AS SHOWN ON L1.0 / L1.1 /L2.0 / L3.0 & L3.1. THIS INCLUDES BUT IT NOT LIMITED TO: INSTALLATION, MAINTENANCE AND WARRANTY OF ALL TREES, SHRUBS, PERENNIALS, SEEDING, MULCH, EDGING AND TOPSOIL. BASE BID TO INCLUDE FINISH GRADE UP TO SPECIFIED DEPTH OF TOPSOIL AS PER DETAILS.

STATE OF ALASKA 49TH
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
Brianne Keifer
No.113272
3/6/2023

CERTIFICATE OF AUTHORIZATION NO: HUDDLE AK, LLC #AECL 1611

sparkdesign,llc
architecture • interiors • design-build
HUDDLE
605 W 2ND AVE., ANCHORAGE, AK 99501
907-223-0136 www.HUDDLEAK.com
AECL1611

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

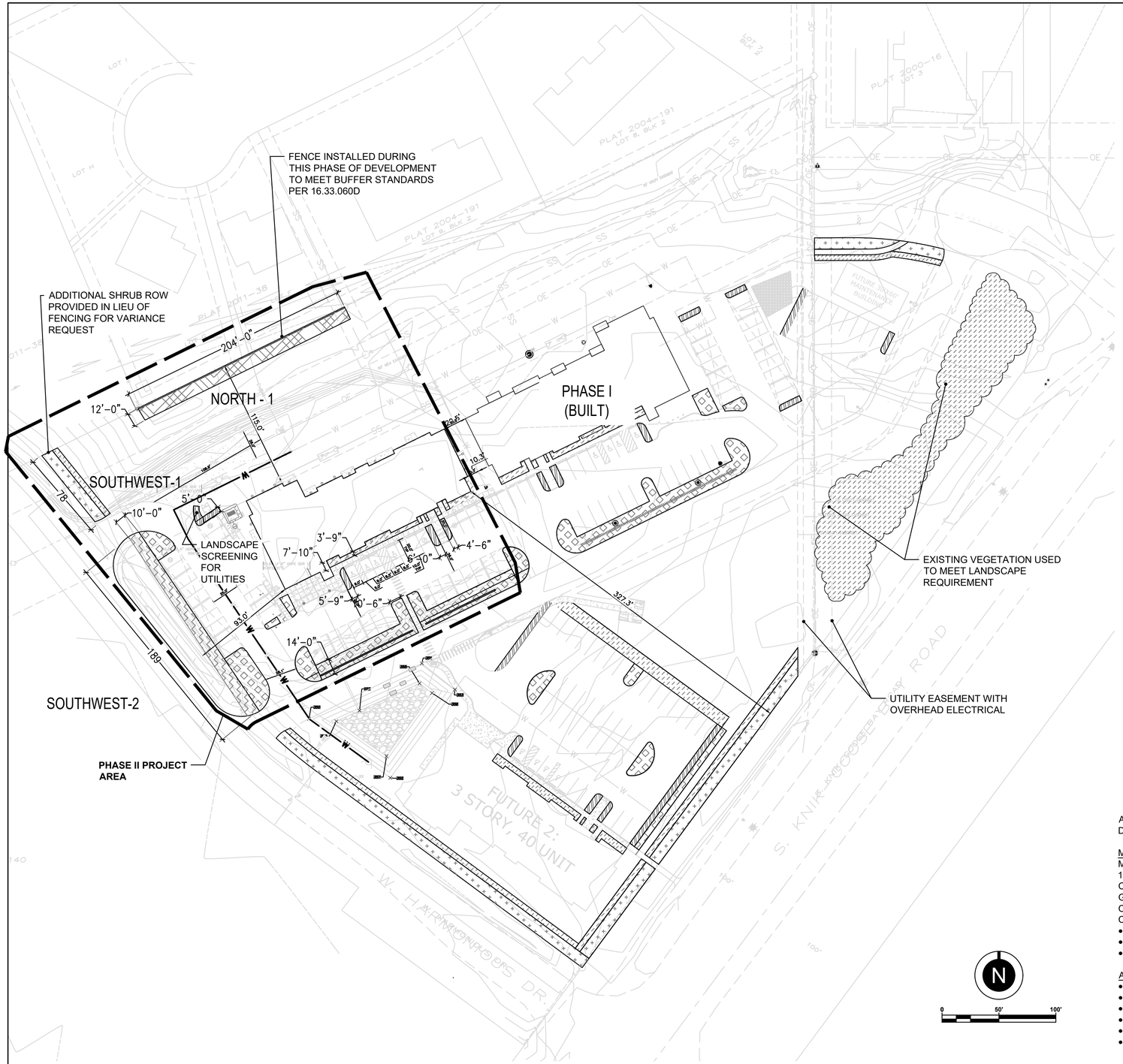
JOB NO.	17-056
DATE	03.06.2023
DRAWN	JPJ
REVIEWED	BRK

SHEET NAME: LANDSCAPE SCHEDULE & NOTES

SHEET NO.: L1.0

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



TITLE 16 LANDSCAPE ANALYSIS			
	PHASE II NORTH -1	PHASE II SOUTHWEST-1	PHASE II SOUTHWEST-2
USE: ZONE:	SINGLE FAM. (& VACANT) MULTI-FAMILY RESIDENTIAL	W HARMONIOUS DR R.O.W.	W HARMONIOUS DR R.O.W.
TYPE OF LANDSCAPE REQ'D	16.33.060D TYPE A BUFFER	16.33.060.A SITE PERIMETER	16.33.060.B.4 PARKING LOT PERIMETER
LINEAR FOOTAGE	204 LF	78 LF	189 LF
LANDSCAPE BED WIDTH REQ'D	12 LF	10 LF	10 LF
REQ'D TREES	4 DECIDUOUS / 2 EVERGREEN	3	6
REQ'D SHRUBS	20	$\frac{780}{100}$*2 = 16	$\frac{1890}{100}$*2 = 38 AND HEDGE
REQ'D PERENNIALS	N/A	$\frac{780}{100}$*16 = 125	$\frac{1890}{100}$*16 = 302
REQ'D FENCING	BERM OR FENCE PER CODE	DECORATIVE FENCE PANELS	-
PROPOSED VARIANCES	-	INSTEAD OF REQ'D FENCE PANELS ADD SHRUB ROW	-

LEGEND		
SYMBOL	AREA/ITEM	CODE REFERENCE
	SITE PERIMETER	16.33.060.A
	PARKING ROW TERMINATIONS	16.33.060.B.5
	PARKING LOT INTERIOR	16.33.060.B.7
	PARKING LOT PERIMETER	16.33.060.B.4
	TYPE A BUFFER	16.33.060.D
	ADDITIONAL BEDS TO MEET MIN. LOT COVERAGE	16.33.050.A

ADDITIONAL LANDSCAPE REQUIREMENTS FOR ENTIRE DEVELOPMENT (NOTES FROM PUD)

MINIMUM LOT COVERAGE
MINIMUM LOT AREA TO BE LANDSCAPED. A MINIMUM OF 15 PERCENT OF THE TOTAL LOT AREA MUST BE COVERED WITH LANDSCAPING. THE PLANTING OF GRASS AND ANNUAL FLOWERS ALONE DOES NOT CONSTITUTE LANDSCAPING IN THE CONTEXT OF THIS CHAPTER.
- LOT SIZE: 341,163 SF
- REQUIRED 15% = 51,175 SF
- PROVIDED = 51,253 SF

A PARKING LOT INTERIOR
- PARKING LOT AREA = 67,191 SF
- 15% INTERIOR = 10,079 SF
- PROVIDED = 10,339 SF
- REQ'D TREES = 14
- REQ'D SHRUBS = 202
- REQ'D PERENNIALS = 1613

PARKING LOT INTERIOR PHASE II
- REQ'D TREES = 6
- REQ'D SHRUBS = 106
- REQ'D PERENNIALS = 884

ALTERNATE #5 (SEE G1.02 FOR A LIST OF ALL ALTERNATES)
- DEDUCTIVE: ALL LANDSCAPING IMPROVEMENTS AS SHOWN ON L1.0 / L1.1 /L2.0 / L3.0 & L3.1. THIS INCLUDES BUT IT NOT LIMITED TO: INSTALLATION, MAINTENANCE AND WARRANTY OF ALL TREES, SHRUBS, PERENNIALS, SEEDING, MULCH, EDGING AND TOPSOIL. BASE BID TO INCLUDE FINISH GRADE UP TO SPECIFIED DEPTH OF TOPSOIL AS PER DETAILS.

STATE OF ALASKA 49 TH
Brianne Keifer
No.113272
3/6/2023
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

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AECL1611

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

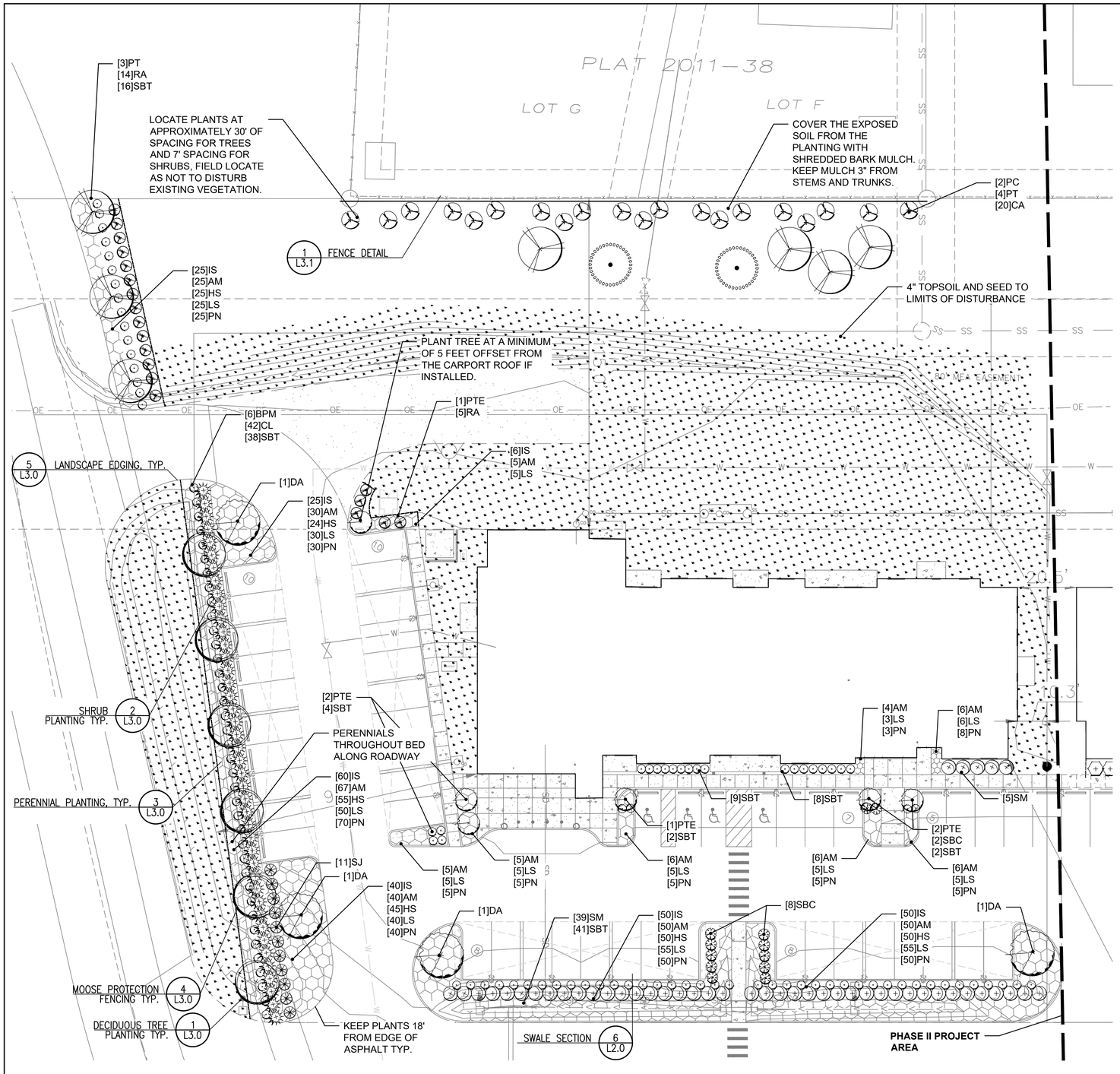
JOB NO.	17-056
DATE	03.06.2023
DRAWN	JPJ
REVIEWED	BRK

SHEET NAME
PUD CODE DIAGRM FOR PHASE II

SHEET NO.
L1.1

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



LANDSCAPE LEGEND

LABEL	SYMBOL	SCIENTIFIC NAME	COMMON NAME
TREES: CONIFERS			
PC		PINUS CEMBRA	SWISS STONE PINE
TREES: SHADE & FLOWERING			
BPM		BETULA PAPYRIFEERA (MULTI-STEM)	WHITE PAPER BIRCH (MULTI-STEM)
DA		'DEBORAH' ACER PLATINOIDES	DEBORAH NORWAY MAPLE
PT		POPULUS TREMULOIDES	QUAKING ASPEN
PTE		POPULUS TREMULOIDES 'ERECTA'	COLUMNAR QUAKING ASPEN
SHRUBS			
CL		COTONEASTER LUCIDUS	HEDGE COTONEASTER
RA		ROSA ACICULARIS	PRICKLY WILD ROSE
SM		SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC
CA		CORNIS ALBA 'SIBIRICA VARIEGATA'	VARIEGATED SIBERIAN DOGWOOD
SJ		SPIRAEA JAPONICA 'GOLFLAME'	GOLDFLAME SPIREA
SBT		SPIRAEA BETULIFOLIA 'TOR GOLD'	GLOW GIRL BIRCHLEAF SPIREA
SBC		SPIRAEA BETULIFOLIA 'PINK SPARKLER'	PINK SPARKLER BIRCHLEAF SPIREA
PERENNIALS			
IS		IRIS SETOSA VAR. ARCTICA	DWARF ARCTIC IRIS
AM		ACHILLEA MILLEFOLIUM	COMMON YARROW
HS		HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY
LS		LEUCANTHEMUM X SUPERBUM	ALASKA SHASTA DAISY
PN		PAPAVER NUDICAULE 'SPRING FEVER RED'	SPRING FEVER RED POPPY

SEED		
SYMBOL	SCIENTIFIC NAME	COMMON NAME
SCHEDULE A: MOWABLE SEED MIX		
	LOLIUM MULTIFLORUM POA PRATENSIS 'KENAI' POA PRATENSIS FESTUCA RUBRA 'BOREAL'	ANNUAL RYEGRASS KENTUCKY BLUEGRASS: KENAI KENTUCKY BLUEGRASS: ALENE BOREAL FESCUE

MATERIALS		
SYMBOL	ITEM	
	LANDSCAPE EDGING	4" HEIGHT ALUMINUM LANDSCAPE EDGING

NOTES:
1. SEE L1.0 FOR PLANTING SCHEDULE QUANTITIES.
2. IN PERENNIAL BEDS THAT CONTAIN MULTIPLE SPECIES, CONTRACTOR TO INTERMIX SPECIES EVENLY THROUGHOUT BEDS AT TRIANGULAR SPACING TO MEET PLANT COUNTS (EXCLUDING 3' DIA. CLEAR ZONE AROUND ALL TREES AND SHRUBS FROM CENTER OF TREE OR SHRUB). FIELD VERIFY SPACING BEFORE PLANTING OCCURS TO ENSURE THAT THE SPACE TO CONTAIN PERENNIALS WILL HAVE EVEN COVERAGE.

0 30' 60'

ALTERNATE #5 (SEE G1.02 FOR A LIST OF ALL ALTERNATES)
- DEDUCTIVE: ALL LANDSCAPING IMPROVEMENTS AS SHOWN ON L1.0 / L1.1 /L2.0 / L3.0 & L3.1. THIS INCLUDES BUT IT NOT LIMITED TO: INSTALLATION, MAINTENANCE AND WARRANTY OF ALL TREES, SHRUBS, PERENNIALS, SEEDING, MULCH, EDGING AND TOPSOIL. BASE BID TO INCLUDE FINISH GRADE UP TO SPECIFIED DEPTH OF TOPSOIL AS PER DETAILS.

PERMIT DOCUMENTS

STATE OF ALASKA 49TH
Brianne Keifer
No.113272
3/6/2023
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ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

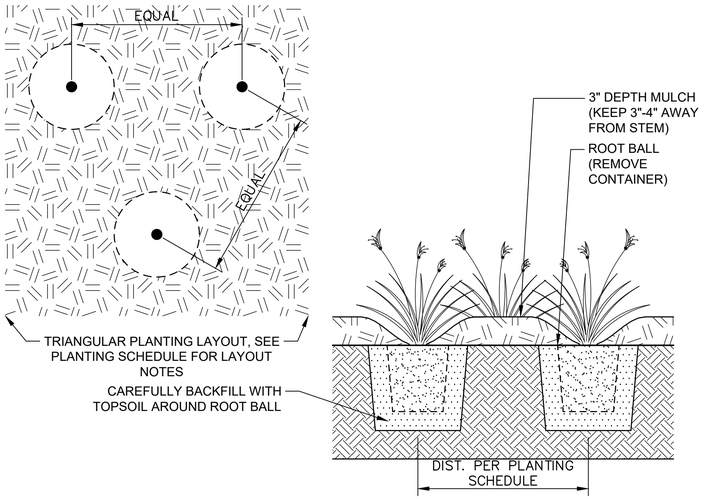
#	DESCRIPTION	DATE

JOB NO.	17-056
DATE	03.06.2023
DRAWN	JPJ
REVIEWED	BRK

SHEET NAME
LANDSCAPE PLAN

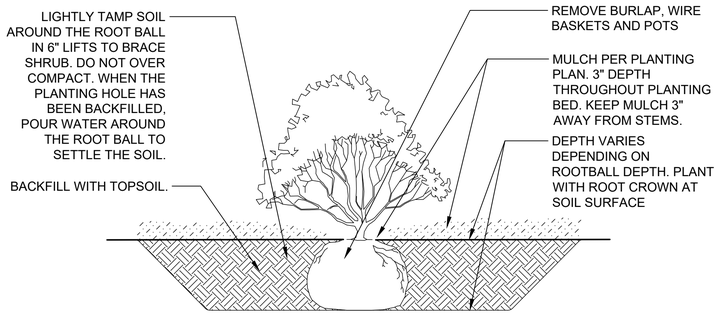
SHEET NO.
L2.0

HALF SCALE WHEN PRINTED AT 11x17



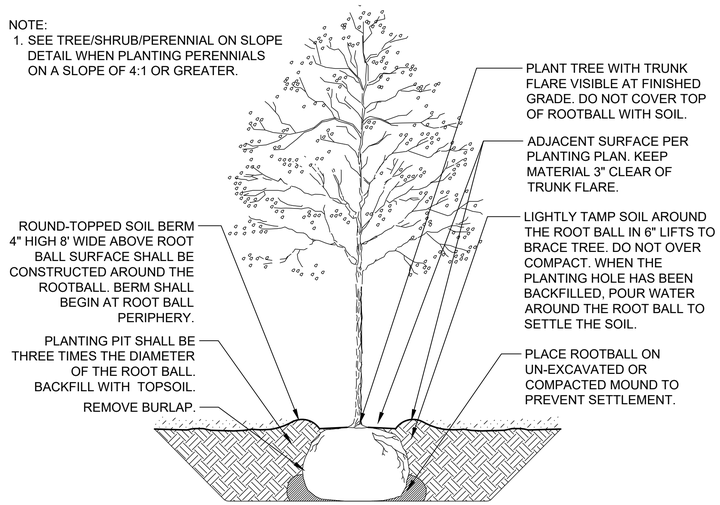
3 L3.0 PERENNIAL PLANTING
NTS

NOTE:
1. SEE TREE/SHRUB/PERENNIAL ON SLOPE DETAIL WHEN PLANTING SHRUBS ON A SLOPE OF 4:1 OR GREATER.



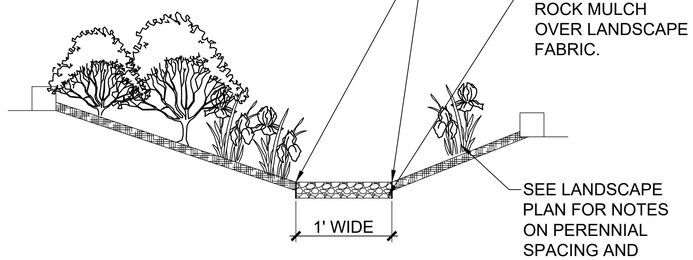
2 L3.0 SHRUB PLANTING
NTS

NOTE:
1. SEE TREE/SHRUB/PERENNIAL ON SLOPE DETAIL WHEN PLANTING PERENNIALS ON A SLOPE OF 4:1 OR GREATER.

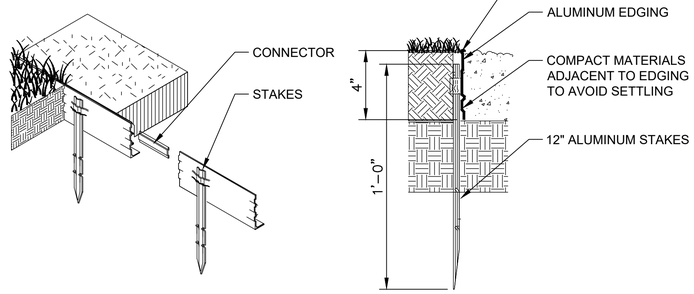


1 L3.0 DECIDUOUS TREE PLANTING
NTS

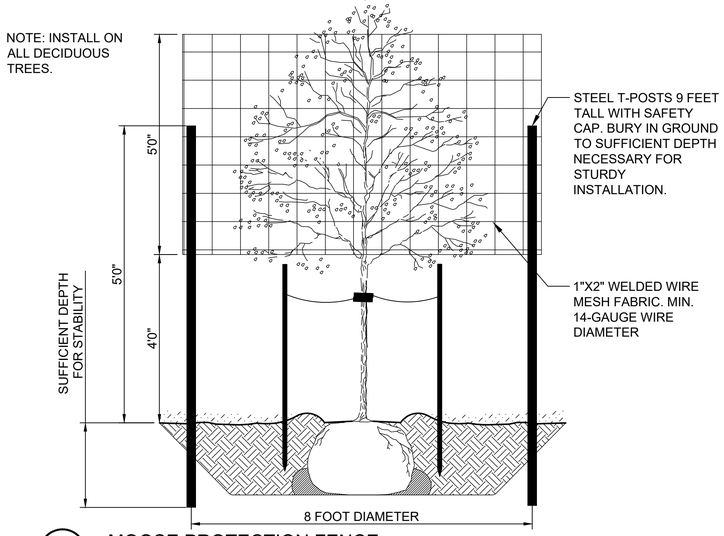
NOTES:
1. SEE PLANTING PLAN FOR LAYOUT OF PERENNIALS AND SHRUBS.
2. BASE OF SWALE TO BE 1-FOOT-WIDE LANDSCAPE ROCK AT APPROX. 6" DEPTH - COVERING LANDSCAPE FABRIC MIN. 3" DEPTH. ADJACENT PLANTING BED SURFACE WITH BARK MULCH.
3. SEE CIVIL FOR GRADING.



6 L3.0 SWALE SECTION
NTS



5 L3.0 LANDSCAPE EDGING
NTS



4 L3.0 MOOSE PROTECTION FENCE
NTS

ALTERNATE #5 (SEE G1.02 FOR A LIST OF ALL ALTERNATES)
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WASILLA, ALASKA

JOB NO.	17-056
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DRAWN	JPJ
REVIEWED	BRK

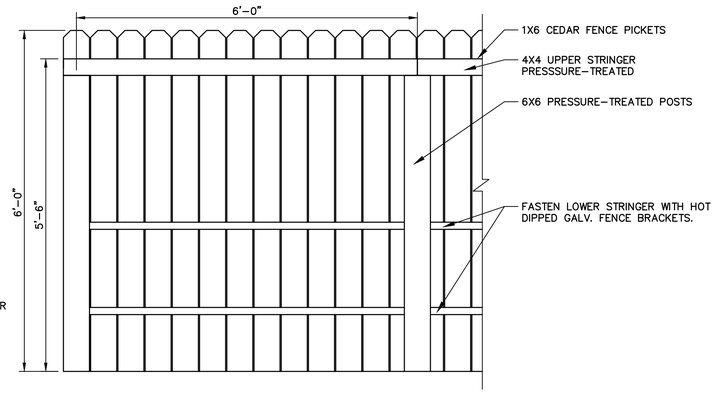
SHEET NAME
LANDSCAPE DETAILS

SHEET NO.
L3.0

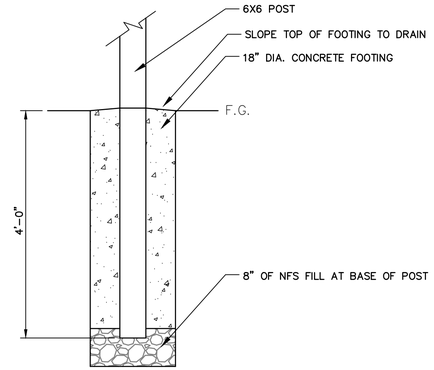
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

NOTES:
1. ALL HARDWARE SHALL BE HOT DIPPED GALV OR STAINLESS STEEL.
2. FENCE FRAME SHALL BE PRESSURE TREATED WOOD. PICKETS SHALL BE UNFINISHED CEDAR.
3. VERIFY MATERIALS AND FINISHES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.



1 L3.1 WOOD FENCE
3/4"=1'-0"



TYPICAL WOOD FENCE FOOTING

ALTERNATE #5 (SEE G1.02 FOR A LIST OF ALL ALTERNATES)
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JOB NO.	17-056
DATE	03.06.2023
DRAWN	JPJ
REVIEWED	BRK

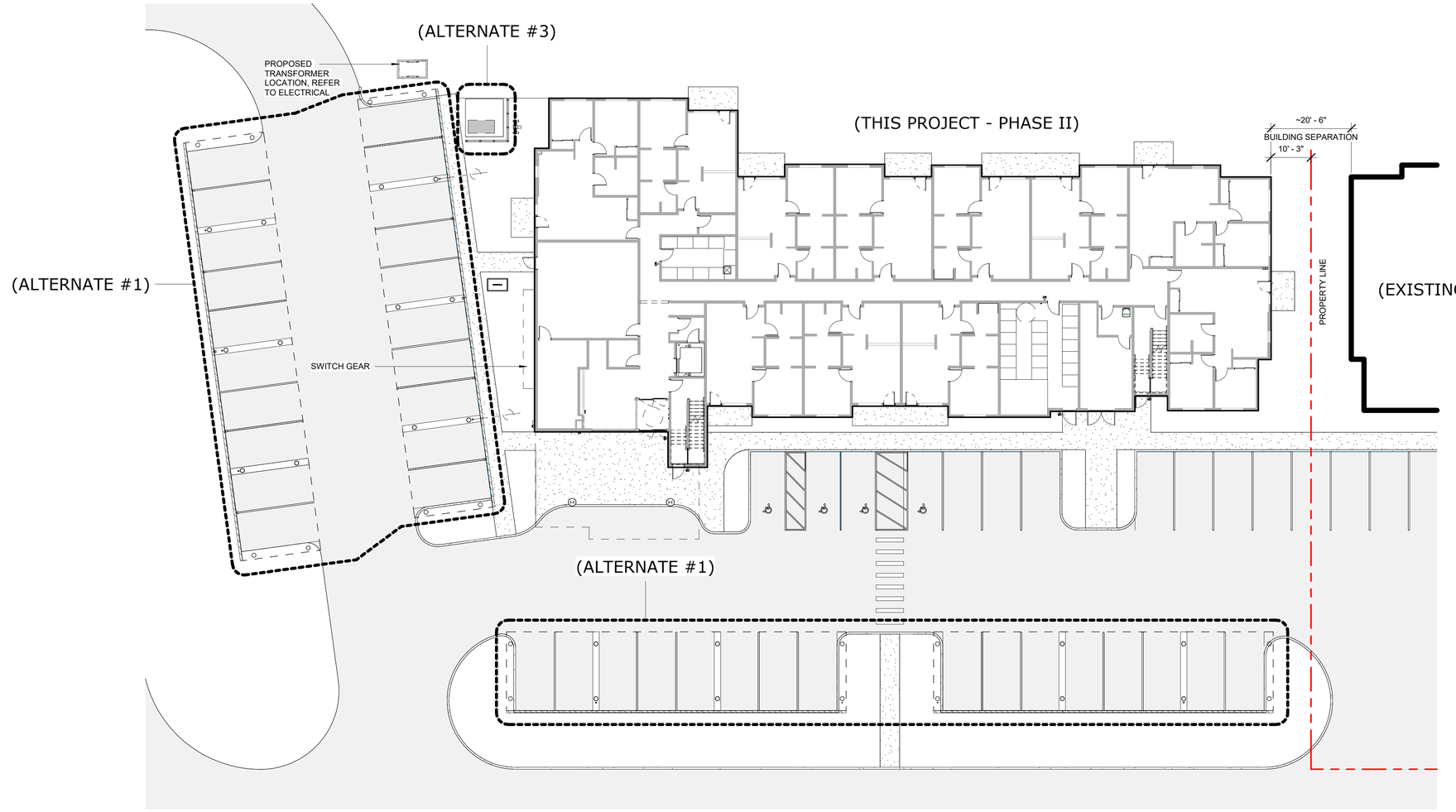
SHEET NAME
LANDSCAPE DETAILS

SHEET NO.
L3.1

HALF SCALE WHEN PRINTED AT 11x17

SITE PLAN GENERAL NOTES

1. **THE OVERALL SITE PLAN IS FOR REFERENCE ONLY.**
2. THE OVERALL SITE PLAN INDICATES IN GENERAL THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, AND MAJOR ARCHITECTURAL ELEMENTS. THE DRAWINGS IN GENERAL, DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AS INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
3. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CONDUCT HIS OWN SITE SURVEY OF THE EXISTING GROUND CONTOURS, FLOOR PLATES, CURB ELEVATIONS (LEVELS) AND REPORT ACTUAL ELEVATIONS (LEVELS) TO THE ARCHITECT AND ENGINEER WITH ANY AND ALL DISCREPANICES.
5. NEW SITE PAVING AND/OR SIDEWALK WORK SHOWN ON SITE PLAN IS FOR GENERAL INFORMATION ONLY. SEE CIVIL SHEETS FOR SITE ACCESSIBILITY REQUIREMENTS.
6. PROVIDE DETECTABLE WARNING AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.
7. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
8. CROSS SLOPE ALONG ENTIRE LENGTH OF ACCESSIBLE ROUTE NOT TO EXCEED 2%.
9. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL SLOPE.



1 SITE PLAN - OVERALL
1/16" = 1'-0"

(FOR REFERENCE ONLY)

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
03.06.2023

CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394

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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
SITE PLAN - ARCHITECTURAL

SHEET NO.
A1.00

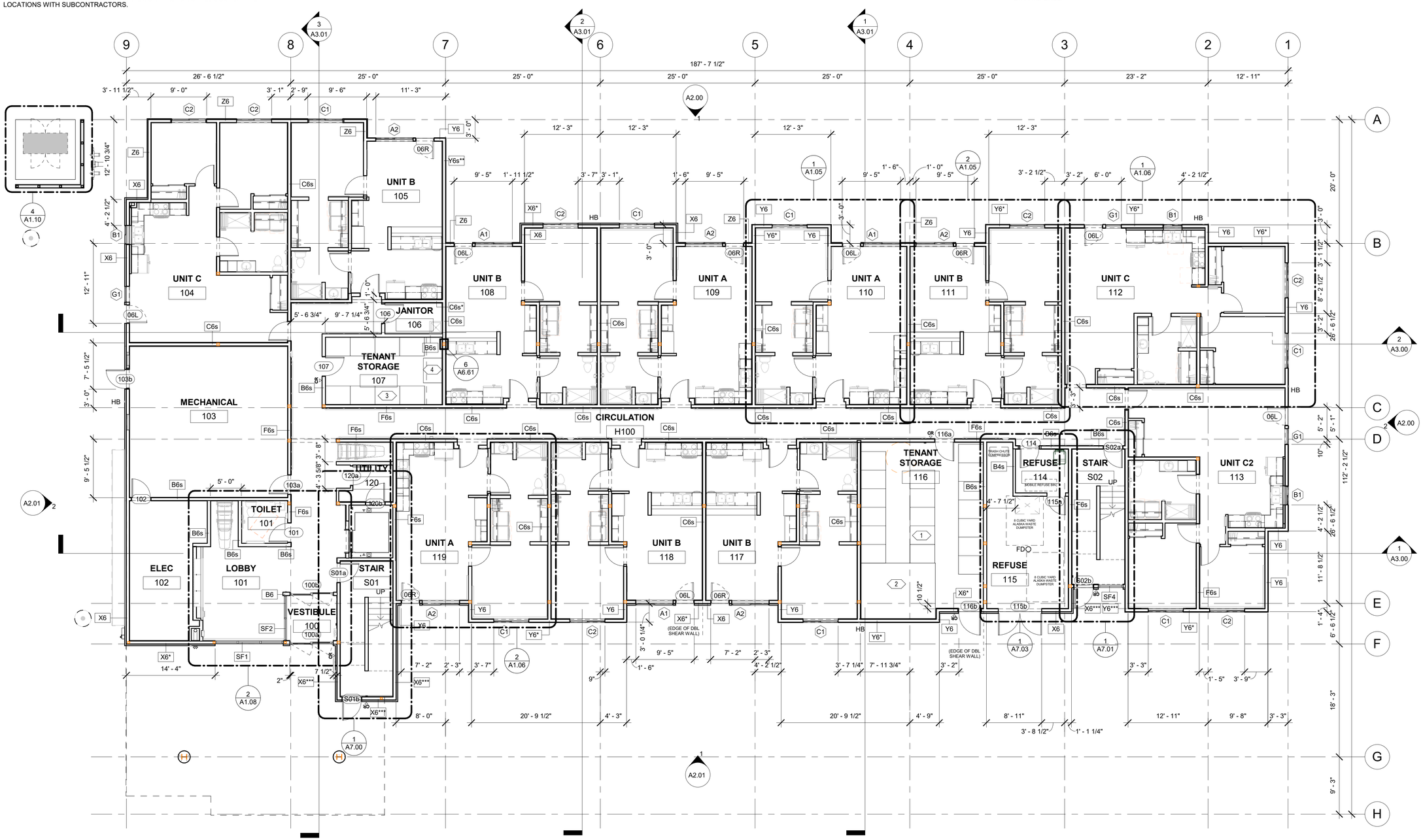
HALF SCALE WHEN PRINTED AT 11x17

FLOOR PLAN GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00, G2.01 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION OR TO GRID LINE.
5. ALL DOORS SHALL BE INSTALLED 5" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
6. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
7. PROVIDE BLOCKING FOR FUTURE WALL MOUNTED T.V. LOCATIONS. MINIMUM BLOCKING SHOULD PROVIDE FOR A 12"X24" BRACKET, TYP.
8. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
9. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. REFERENCE ELEVATIONS FOR CLOSET LAYOUTS.
10. FURNITURE, FIXTURES AND EQUIPMENT NOT IN CONTRACT, UNLESS OTHERWISE NOTED.

SHEET NOTES

1. (18) 3'-0" WIDE x 4'-0" DEEP x 90" TALL METAL STORAGE LOCKERS - BOD: STOR-MORE SINGLE TIER GALVANIZED STEEL BULK STORAGE LOCKERS WITH THE FOLLOWING OPTIONS:
   - LOCKER TOP
   - LOCKER BACK
   - BOTTOM SHELF
2. (1) 9'-0" WIDE x 12'-0" DEEP x 90" TALL METAL STORAGE LOCKERS - BOD: STOR-MORE SINGLE GALVANIZED STEEL BULK STORAGE LOCKER.
3. (8) 4'-0" WIDE x 3'-0" DEEP x 90" TALL METAL STORAGE LOCKERS - BOD: STOR-MORE BY FOLDING GUARD, SINGLE TIER GALVANIZED STEEL BULK STORAGE LOCKERS WITH THE FOLLOWING OPTIONS:
   - LOCKER TOP
   - LOCKER BACK
   - BOTTOM SHELF
4. (1) 4'-0" WIDE x 2'-10" DEEP x 90" TALL METAL STORAGE LOCKERS - BOD: STOR-MORE BY FOLDING GUARD SINGLE TIER GALVANIZED STEEL BULK STORAGE LOCKERS WITH THE FOLLOWING OPTIONS:
   - LOCKER TOP
   - LOCKER BACK
   - BOTTOM SHELF



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
03.06.2023

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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	BA
REVIEWED	DTW

SHEET NAME
FLOOR PLAN - LEVEL 1 (OVERALL)

SHEET NO.
A1.01

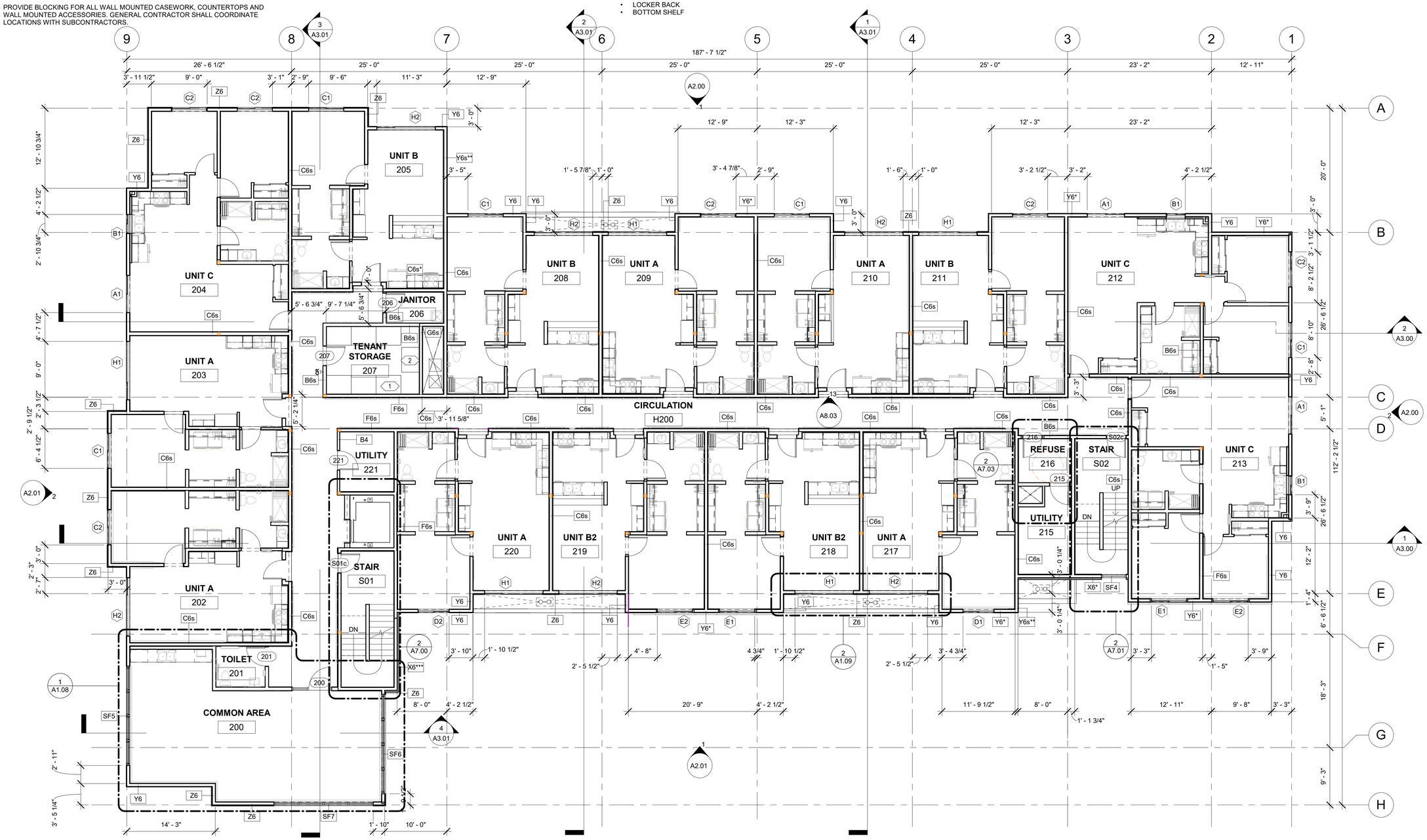
HALF SCALE WHEN PRINTED AT 11x17

FLOOR PLAN GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00, G2.01 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION OR TO GRID LINE.
5. ALL DOORS SHALL BE INSTALLED 5" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
6. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
7. PROVIDE BLOCKING FOR FUTURE WALL MOUNTED T.V. LOCATIONS. MINIMUM BLOCKING SHOULD PROVIDE FOR A 12"X24" BRACKET, TYP.
8. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
9. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. REFERENCE ELEVATIONS FOR CLOSET LAYOUTS.
10. FURNITURE, FIXTURES AND EQUIPMENT NOT IN CONTRACT, UNLESS OTHERWISE NOTED.

SHEET NOTES

1. (6) 4'-0" WIDE x 3'-0" DEEP x 90" TALL METAL STORAGE LOCKERS - BOD: STOR-MORE SINGLE TIER GALVANIZED STEEL BULK STORAGE LOCKERS WITH THE FOLLOWING OPTIONS:
   - LOCKER TOP
   - LOCKER BACK
   - BOTTOM SHELF
2. (1) 4'-0" WIDE x 2'-10" DEEP x 90" TALL METAL STORAGE LOCKERS - BOD: STOR-MORE SINGLE TIER GALVANIZED STEEL BULK STORAGE LOCKERS WITH THE FOLLOWING OPTIONS:
   - LOCKER TOP
   - LOCKER BACK
   - BOTTOM SHELF



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
03.06.2023

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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	DW
REVIEWED	DTW

SHEET NAME
FLOOR PLAN - LEVEL 2 (OVERALL)

SHEET NO.
A1.02

HALF SCALE WHEN PRINTED AT 11x17

FLOOR PLAN GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00, G2.01 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
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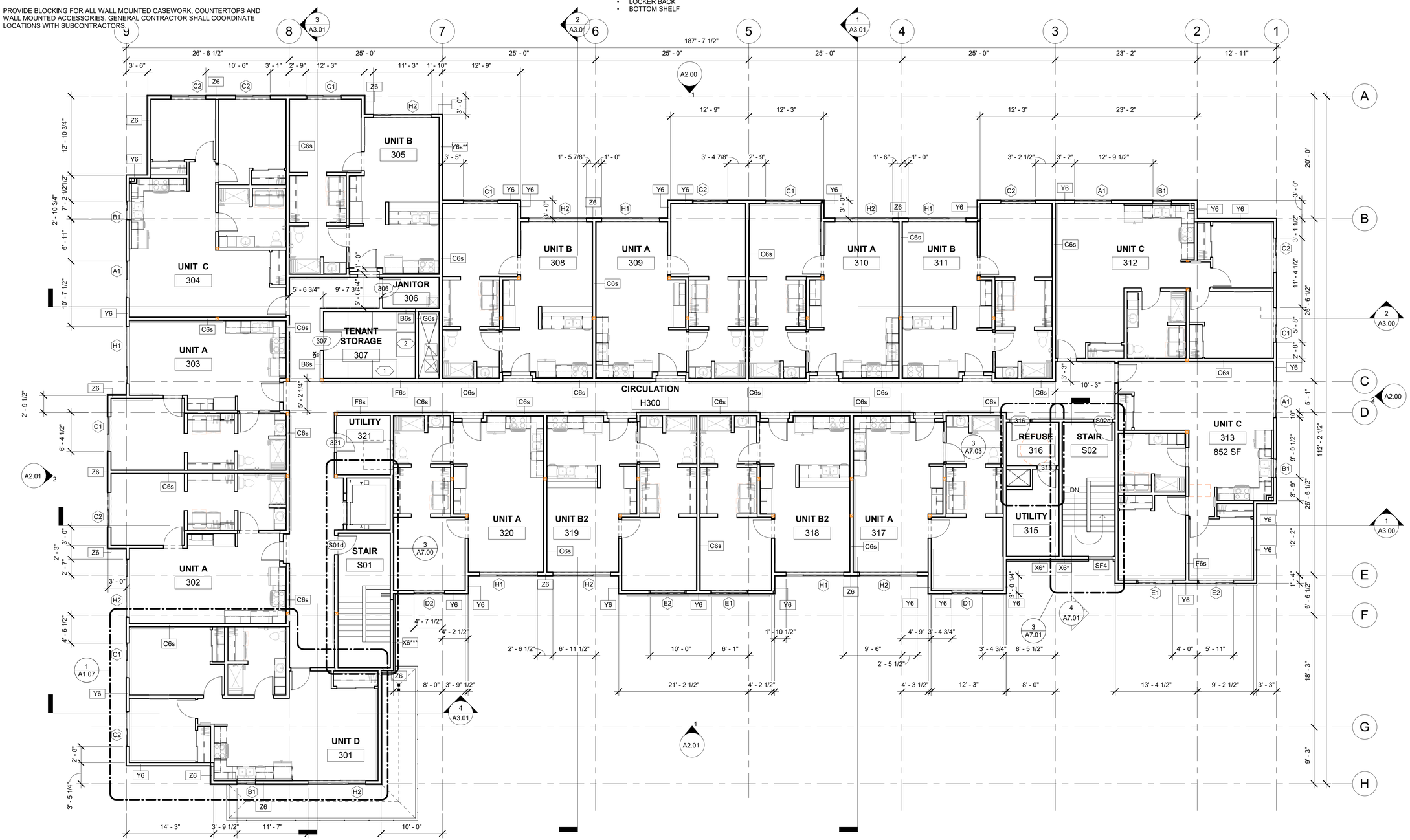
8. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
9. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. REFERENCE ELEVATIONS FOR CLOSET LAYOUTS.
10. FURNITURE, FIXTURES AND EQUIPMENT NOT IN CONTRACT, UNLESS OTHERWISE NOTED.

SHEET NOTES

1. (6) 4'-0" WIDE x 3'-0" DEEP x 90" TALL METAL STORAGE LOCKERS - BOD: STOR-MORE SINGLE TIER GALVANIZED STEEL BULK STORAGE LOCKERS WITH THE FOLLOWING OPTIONS:
   - LOCKER TOP
   - LOCKER BACK
   - BOTTOM SHELF
2. (1) 4'-0" WIDE x 2'-10" DEEP x 90" TALL METAL STORAGE LOCKERS - BOD: STOR-MORE SINGLE TIER GALVANIZED STEEL BULK STORAGE LOCKERS WITH THE FOLLOWING OPTIONS:
   - LOCKER TOP
   - LOCKER BACK
   - BOTTOM SHELF



1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA 49TH WLAD DEANNA T. WLAD AELA 10622 REGISTERED PROFESSIONAL ARCHITECT 03.06.2023

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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	AKG
REVIEWED	DTW

SHEET NAME
FLOOR PLAN - LEVEL 3
(OVERALL)

SHEET NO.
A1.03

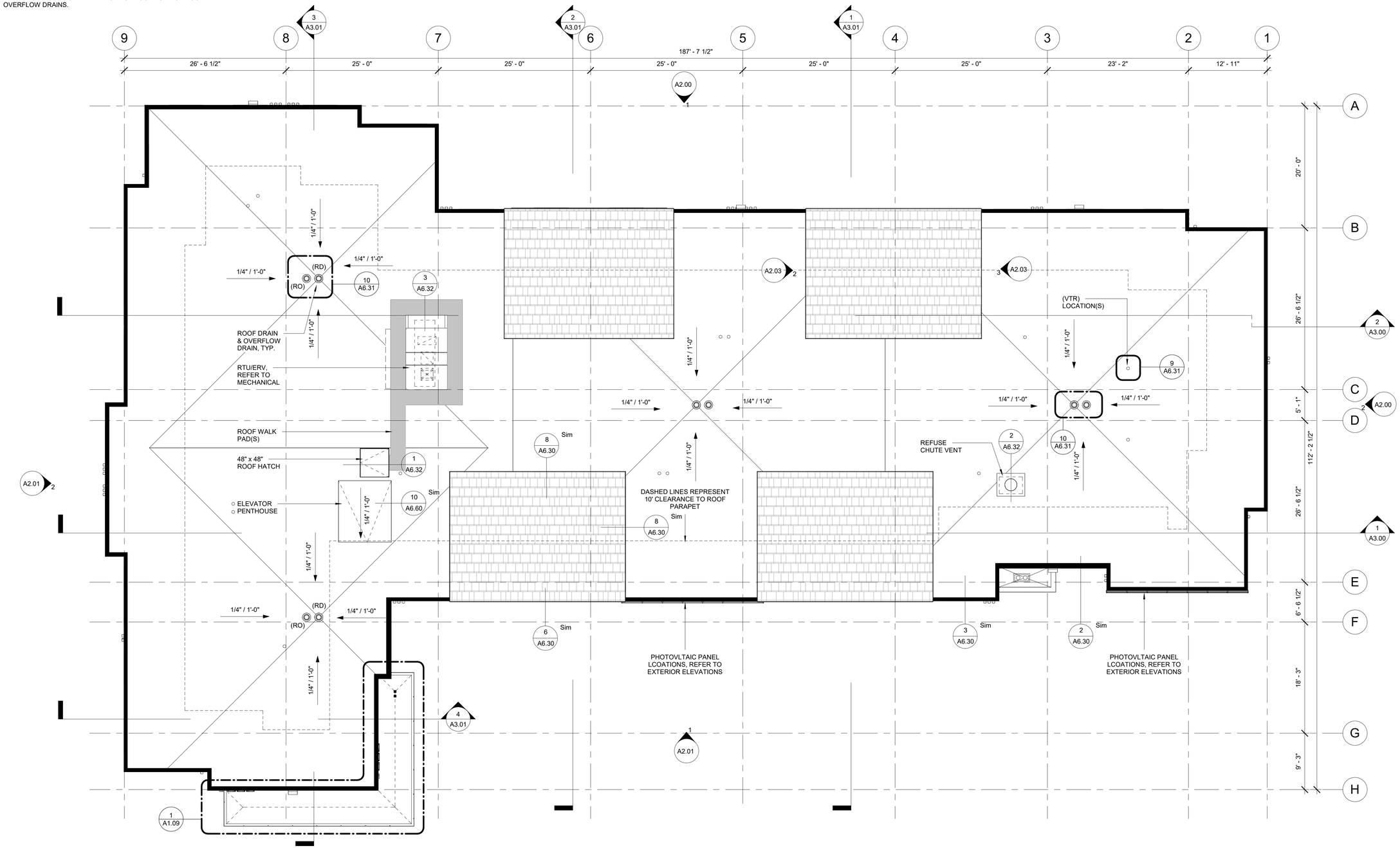
HALF SCALE WHEN PRINTED AT 11x17

ROOF PLAN GENERAL NOTES

1. ALL ROOFS SHALL SLOPE AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED.
2. PROVIDE CRICKETS AT ROOF MOUNTED MECHANICAL EQUIPMENT AND ROOF HATCH WHERE NECESSARY. SLOPE AT 1/4" PER FOOT MINIMUM TOWARDS ROOF DRAINS.
3. WALKWAYS AND ROOF MOUNTED EQUIPMENT SHALL BE LOCATED A MINIMUM 10'-0" FROM ALL ROOF EDGES.
4. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF DRAINS AND OVERFLOW DRAINS.

ROOF PLAN LEGEND

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



1 ROOF PLAN
1/8" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
03.06.2023

CERTIFICATE OF AUTHORIZATION NO:
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SHEET NAME
ROOF PLAN

SHEET NO.
A1.04

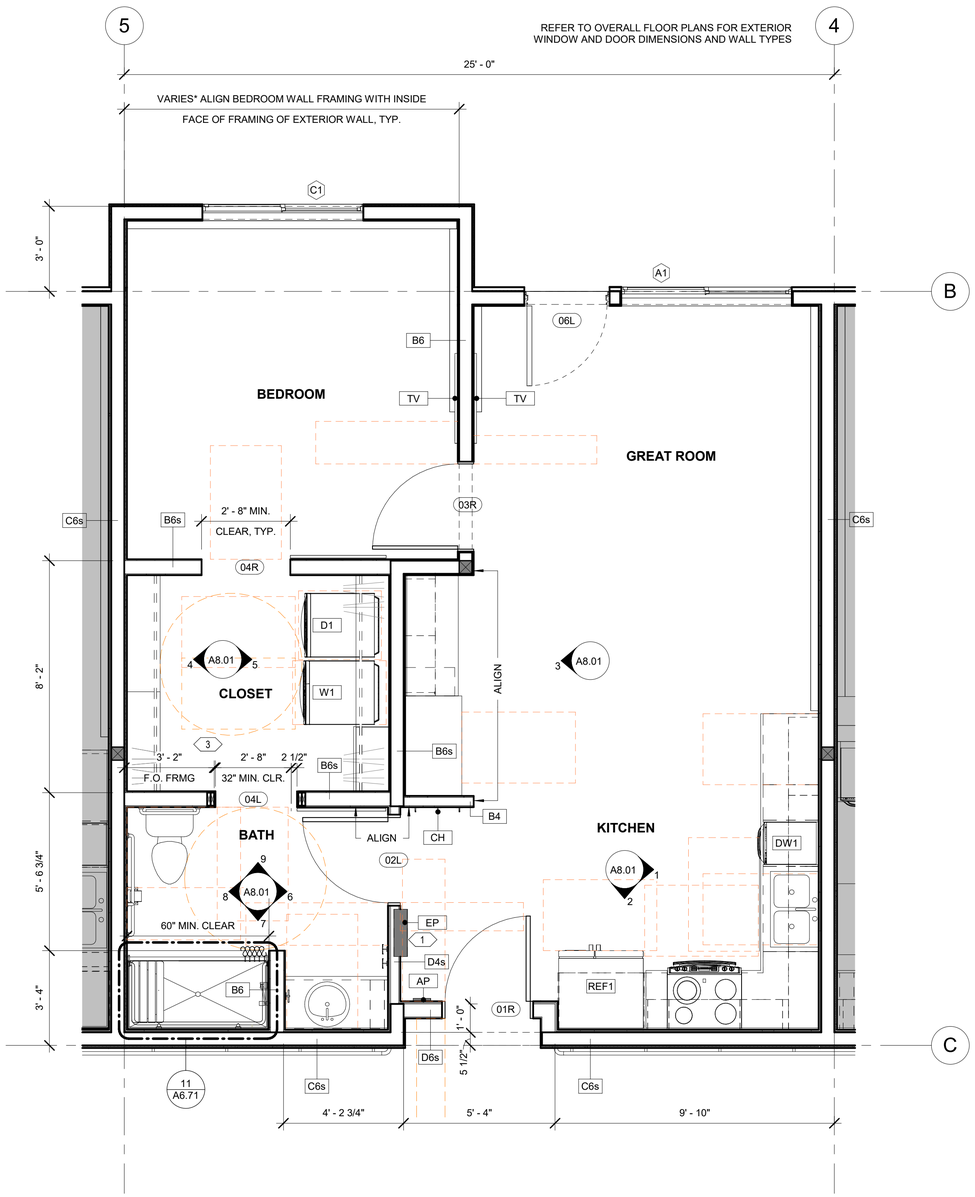
HALF SCALE WHEN PRINTED AT 11x17

FLOOR PLAN GENERAL NOTES

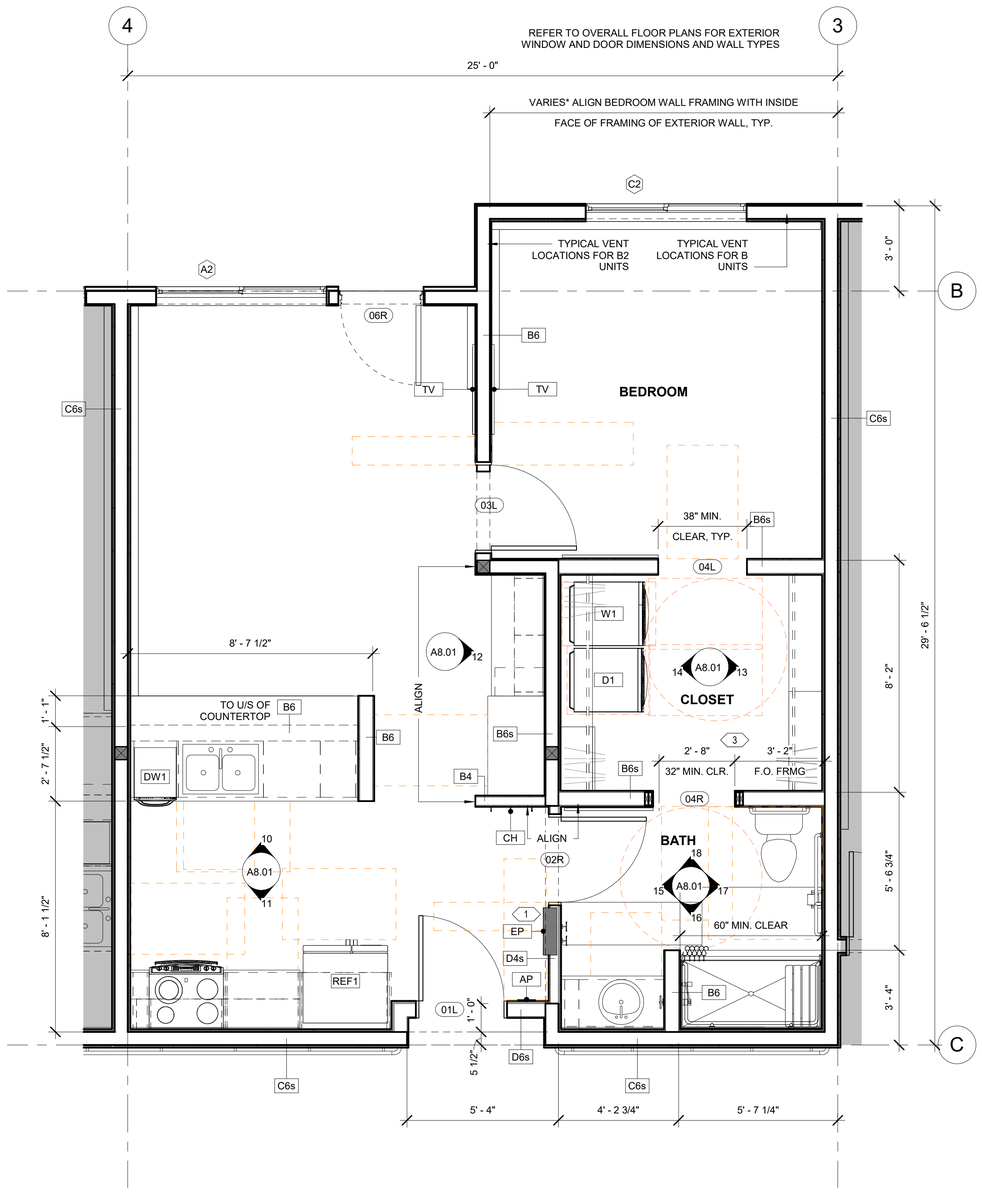
1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00, G2.01 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION OR TO GRID LINE.
5. ALL DOORS SHALL BE INSTALLED 5" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
6. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
7. PROVIDE BLOCKING FOR FUTURE WALL MOUNTED T.V. LOCATIONS. MINIMUM BLOCKING SHOULD PROVIDE FOR A 12"X24" BRACKET, TYP.
8. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
9. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. REFERENCE ELEVATIONS FOR CLOSET LAYOUTS.
10. FURNITURE, FIXTURES AND EQUIPMENT NOT IN CONTRACT, UNLESS OTHERWISE NOTED.

SHEET NOTES

1. GENERAL CONTRACTOR TO COORDINATE MECHANICAL DUCT ROUTING WITH ELECTRICAL PANEL LOCATION TO AVOID CONFLICT AS REQUIRED, A , B, B2 UNITS, TYPICAL. SEE ENLARGED RCP AND MECHANICAL FOR MECHANICAL DUCT AND SOFFIT LOCATIONS.
2. ALIGN A WALL TYPE FRAMING WITH OUTER FACE OF SHEARWALL SHEATHING AS REQUIRED, UNITS C AND D, TYPICAL.
3. MAINTAIN DIMENSION OF 3'-2" FROM F.O. DEMISING WALL FRAMING TO F.O. JAMB TRIMMER FRAMING BEHIND THE LAV AS SHOWN. THIS ACCOMMODATES THE 3" WASTE VENT LOCATIONS INDICATED IN MECHANICALS PLUMBING PLANS. THIS TO OCCUR AT ALL (A-UNITS, B-UNITS & B2-UNITS). THE INTENT IS TO PROVIDE A SOLUTION TO STANDARDIZED ALL TENANT UNITS WITH THE (04R & 04L) SLIDING DOORS. ALL SLIDING DOORS TO REMAIN ON THE RESTROOM SIDE OF THE OPENING AS DESIGNED.



1 ENLARGED FLOOR PLAN - UNIT A
3/8" = 1'-0"



2 ENLARGED FLOOR PLAN - UNIT B, B2
3/8" = 1'-0"

STATE OF ALASKA
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SHEET NAME
ENLARGED UNIT FLOOR PLANS

SHEET NO.
A1.05

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

FLOOR PLAN GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G2.00, G2.01 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.00 FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
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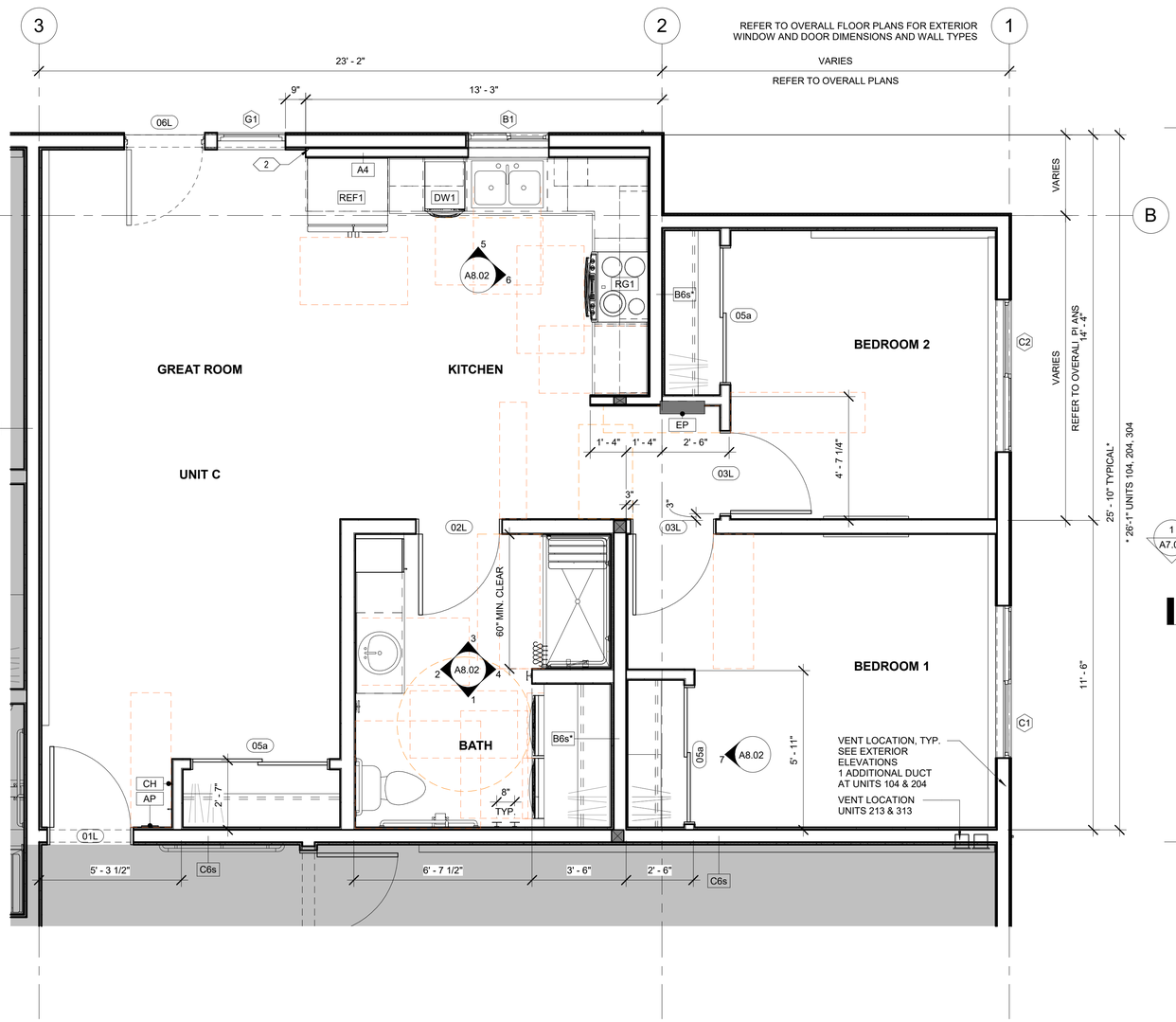

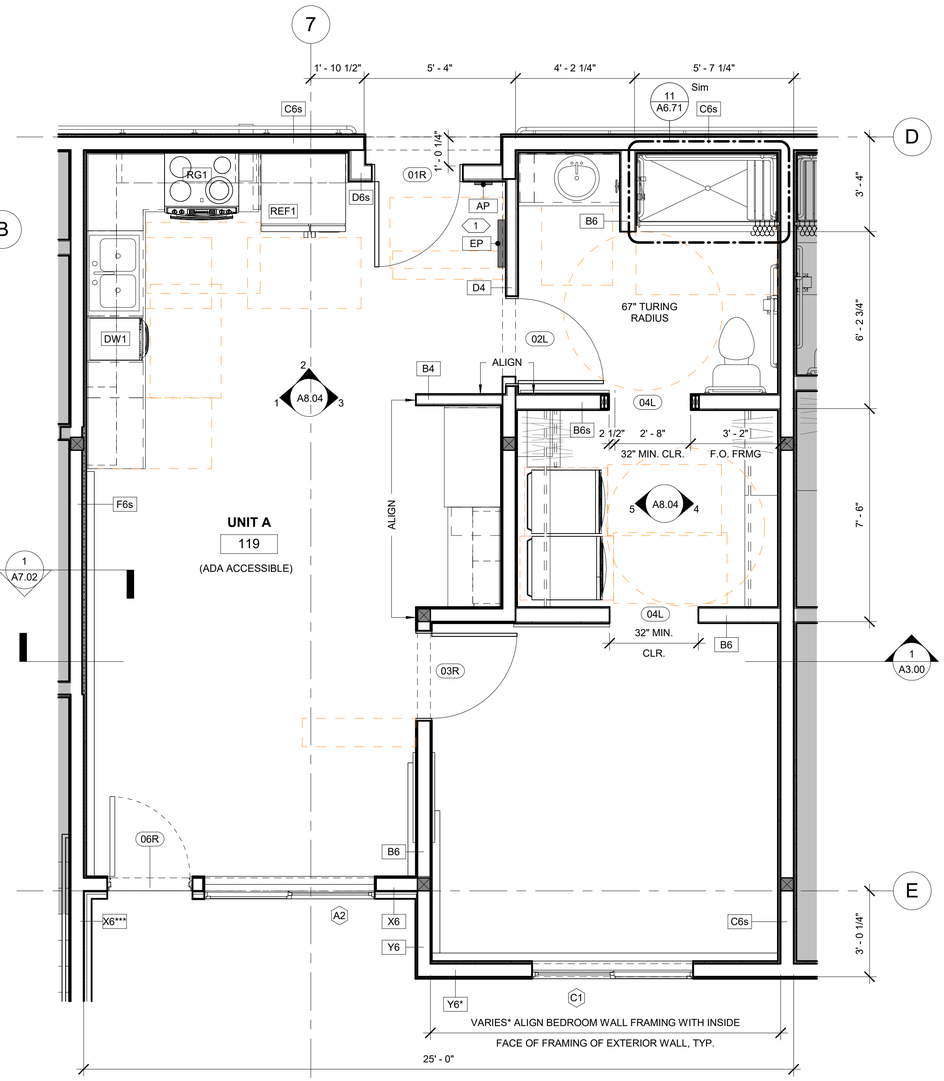

1 ENLARGED FLOOR PLAN - UNIT C, C2
3/8" = 1'-0"

2 ENLARGED FLOOR PLAN - UNIT A (ADA)
3/8" = 1'-0"

PERMIT DOCUMENTS

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SHEET NAME
ENLARGED UNIT FLOOR PLANS

SHEET NO.
A1.06

HALF SCALE WHEN PRINTED AT 11x17

FLOOR PLAN GENERAL NOTES

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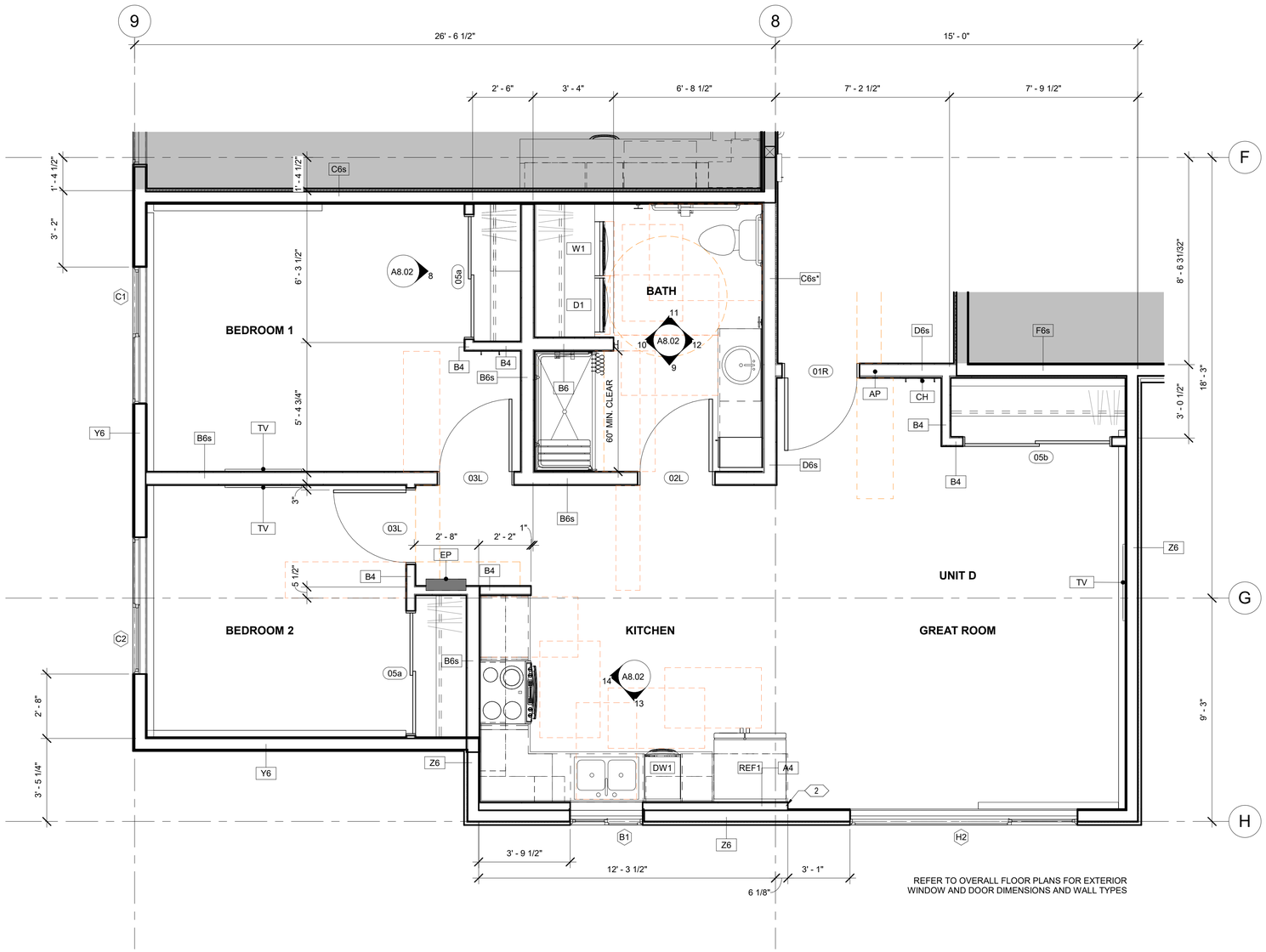

REFER TO OVERALL FLOOR PLANS FOR EXTERIOR WINDOW AND DOOR DIMENSIONS AND WALL TYPES

1 ENLARGED FLOOR PLAN - UNIT D
3/8" = 1'-0"

PERMIT DOCUMENTS

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SHEET NAME
ENLARGED UNIT FLOOR PLANS

SHEET NO.
A1.07

HALF SCALE WHEN PRINTED AT 11x17

FLOOR PLAN GENERAL NOTES

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2. REFERENCE G2.00, G2.01 FOR WALL ASSEMBLIES AND NOTES.
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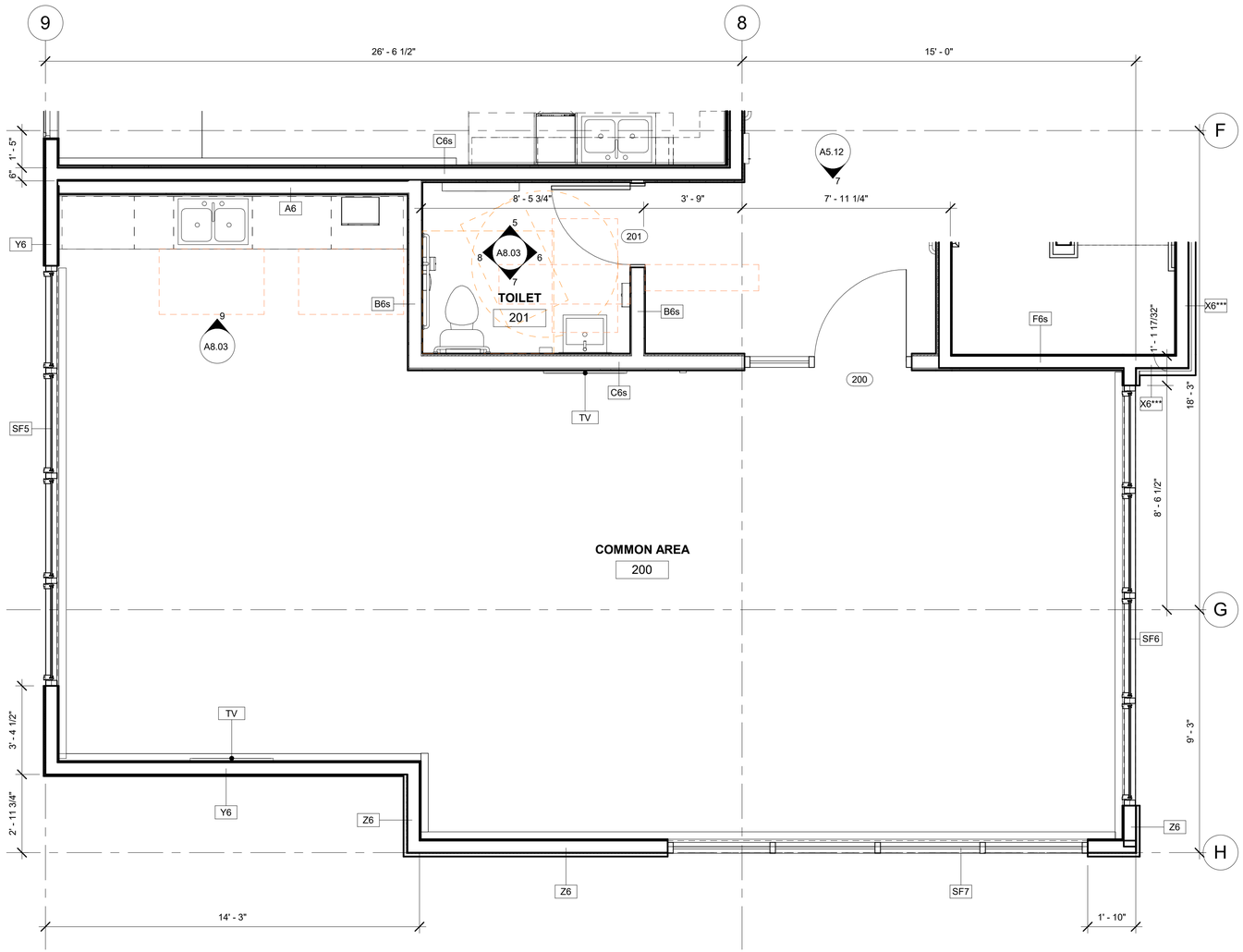
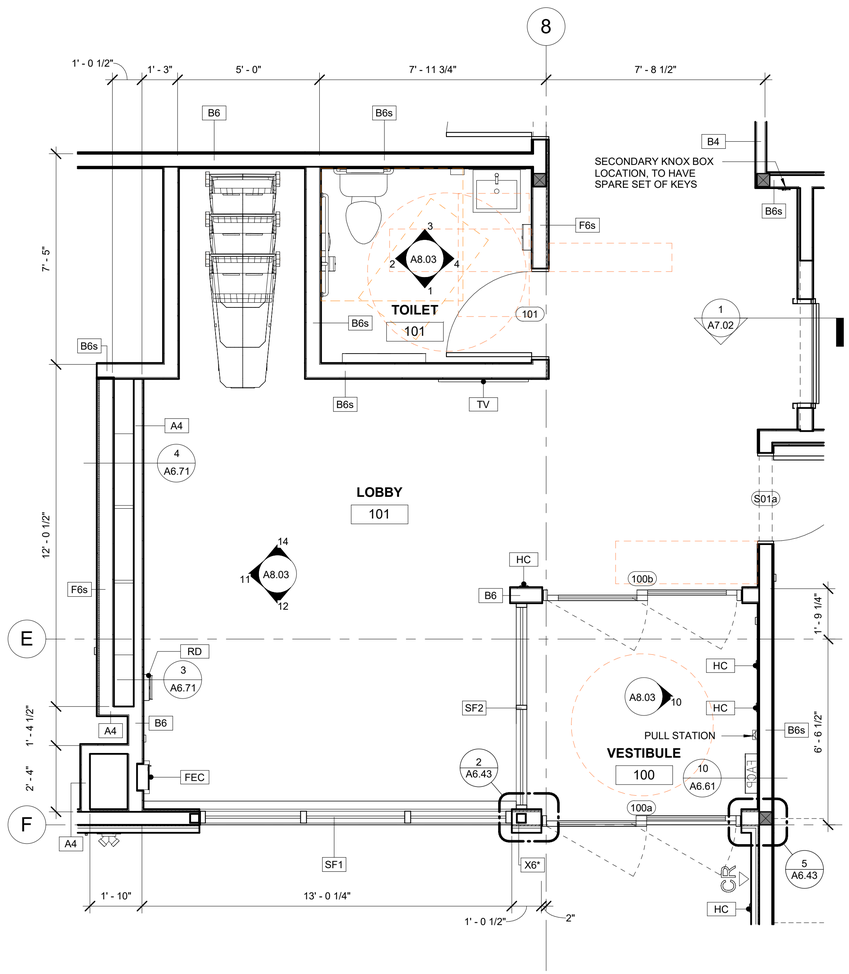


1 ENLARGED FLOOR PLAN - COMMON ROOM
3/8" = 1'-0"



2 ENLARGED FLOOR PLAN - ENTRY LOBBY
3/8" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
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AELA 10622
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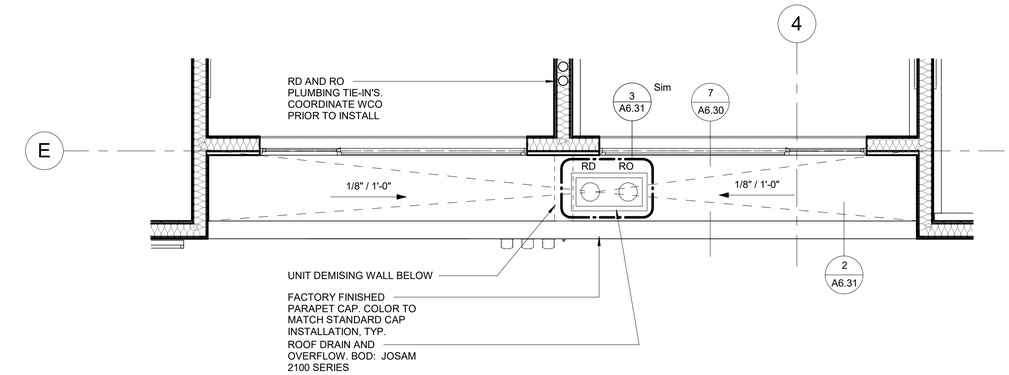
SHEET NAME
ENLARGED PLANS

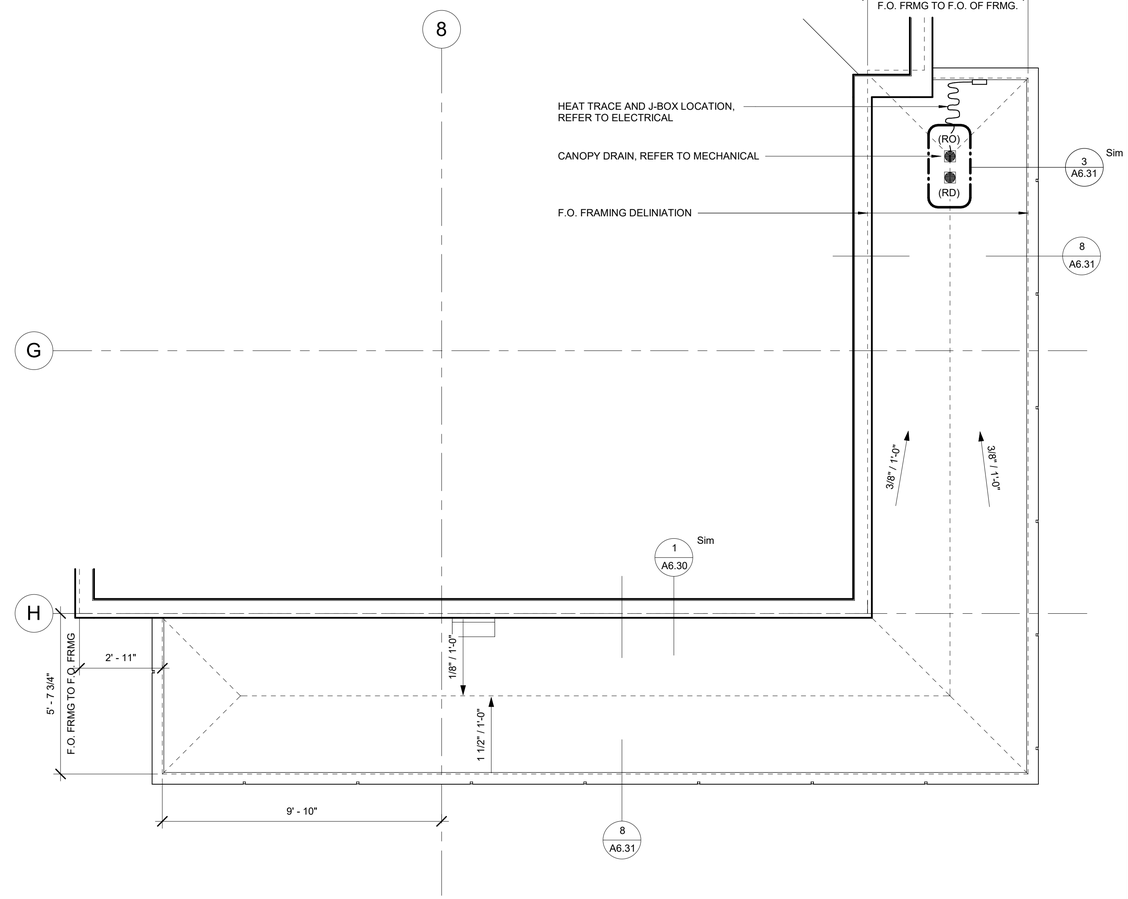
SHEET NO.
A1.08

HALF SCALE WHEN PRINTED AT 11x17



2 LOW ROOF AT LEVEL 1 **(SIMILAR FOR THREE LOW ROOF LOCATONS AT LEVEL 1)**

3/8" = 1'-0"



1 CANOPY PLAN AT COMMON AREA

3/8" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
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DEANNA T. WLAD
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REGISTERED PROFESSIONAL ARCHITECT
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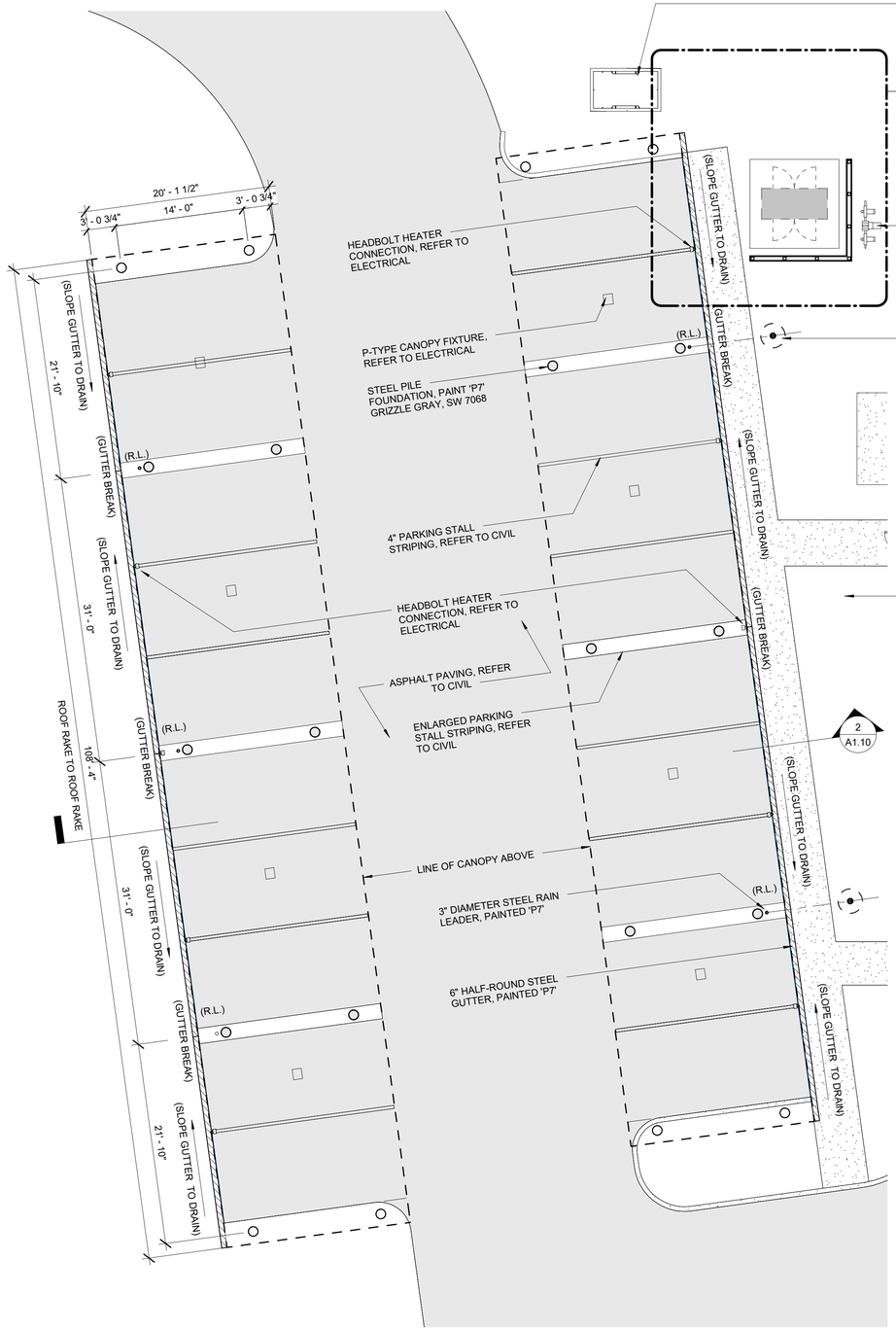
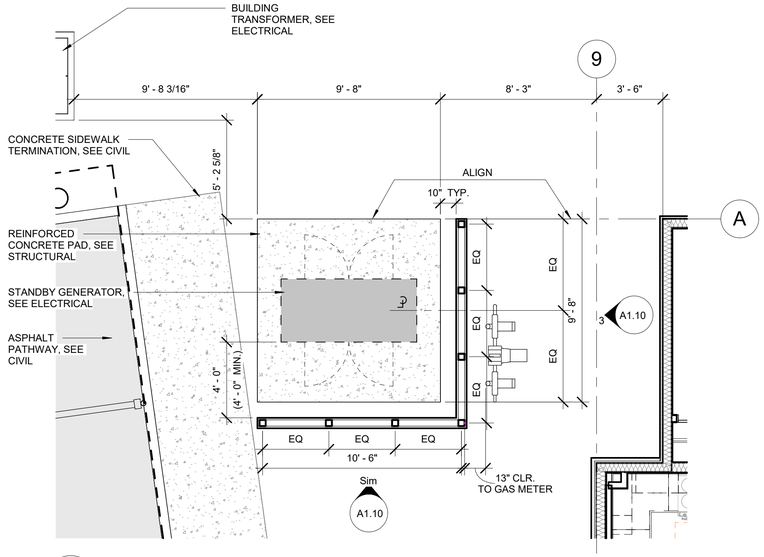
SHEET NAME
ENLARGED ROOF PLANS

SHEET NO.
A1.09

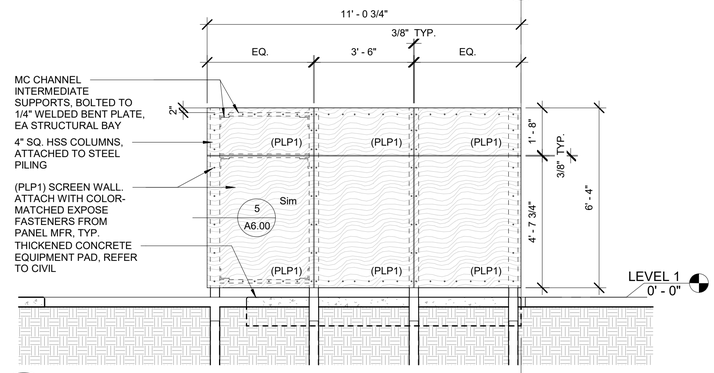
HALF SCALE WHEN PRINTED AT 11x17



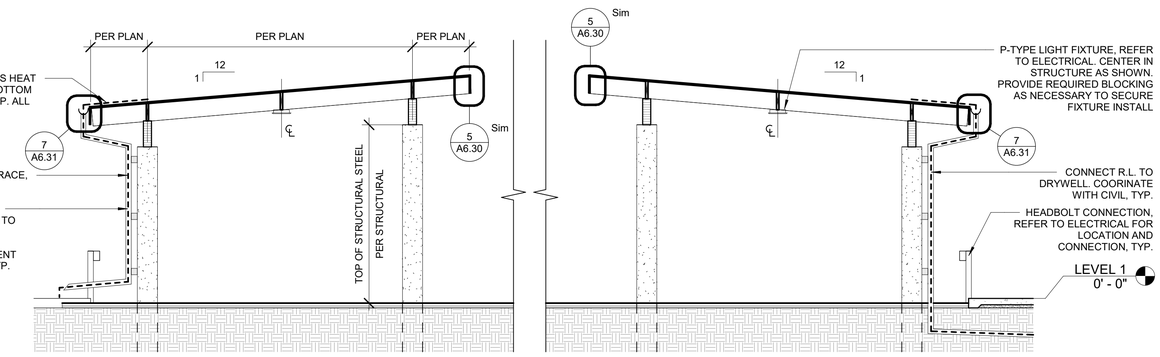
1 CARPORT PLAN **(ALTERNATE #1)**
1/8" = 1'-0"



4 ENLARGED PLAN - STANDBY GENERATOR **(ALTERNATE #3)**
1/4" = 1'-0"



3 SCREEN WALL AT GENERATOR **(ALTERNATE #3)**
3/8" = 1'-0"



2 SECTION - CARPORT CANOPY SECTION **(ALTERNATE #1)**
1/4" = 1'-0"

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SHEET NAME
ENLARGED PLAN(S) - SITE

SHEET NO.
A1.10

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

REFLECTED CEILING PLAN GENERAL NOTES

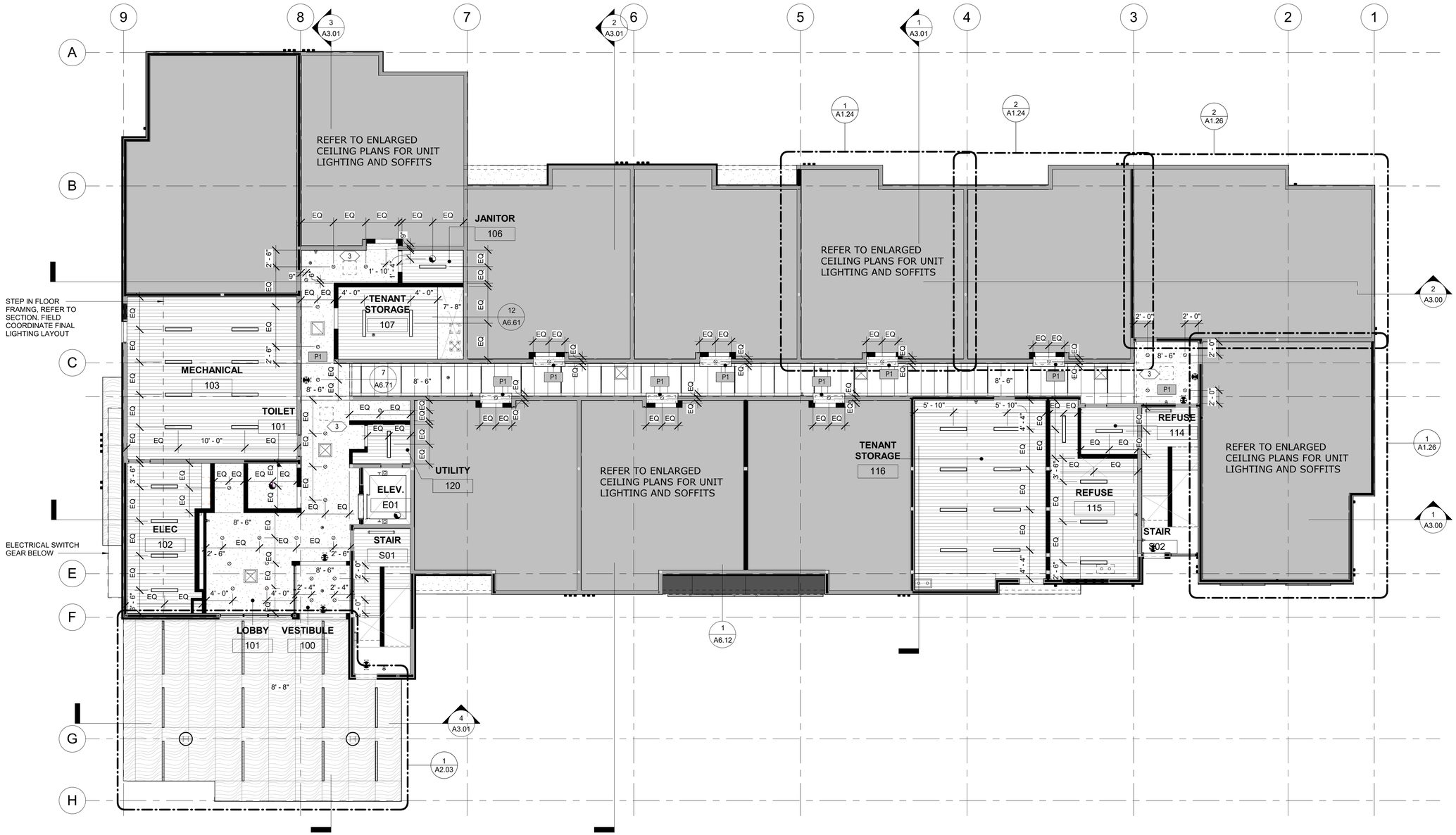
1. DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, UNLESS OTHERWISE NOTED.
2. ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
3. WHERE SOFFITS ARE INDICATED TO HAVE ACCENT PAINT, ACCENT SHALL BE PAINTED ON ALL EXPOSED SURFACES OF SOFFIT, UNO,
4. ALL SOFFITS AT UNIT ENTRIES TO BE 8' - 0" AFF UNO.
5. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING MOUNTED DEVICES. GENERAL CONTRACTOR SHALL COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

RCP LEGEND

- PARTITION, EXTEND ABOVE CEILING MINIMUM OF 6"
- PARTITION, EXTEND TO UNDERSIDE OF FLOOR ASSEMBLY OR ROOF DECK
- GWB CEILING / SOFFIT
- GWB CEILING AT UNDERSIDE OF STRUCTURE
- RECESSED CAN 6" , REFER TO ELEC
- TBAR LED SMART LIGHT 4' , REFER TO ELEC
- RECESSED WINDOW SHADE POCKET
- ACT1
- ACT2
- X' - X" CEILING HEIGHT
- CEILING MOUNT LIGHT, REFER TO ELEC
- WALL MOUNT FIXTURE, REFER TO ELEC
- CEILING MOUNT FIXTURE
- CEILING MOUNT PENDANT, REFER TO ELEC
- MECHANICAL CEILING ACCESS HATCH, REFER TO MECH.
- 4' LINEAR STRIP LIGHT FIXTURE CEILING MOUNT, REFER TO ELEC
- 4' LINEAR STAIRWELL FIXTURE WALL MOUNT, REFER TO ELEC
- PX SOFFIT ACCENT PAINT COLOR
- BATHROOM CEILING FAN/ LIGHT
- CEILING MOUNT ROUND LIGHT- B1
- EXIT SIGN
- OCCUPANCY SENSOR

SHEET NOTES

1. GENERAL CONTRACTOR TO COORDINATE MECHANICAL DUCT ROUTING WITH ELECTRICAL PANEL LOCATION TO AVOID CONFLICT AS REQUIRED, A , B, B2 UNITS, TYPICAL. SEE ENLARGED RCP AND MECHANICAL FOR MECHANICAL DUCT AND SOFFIT LOCATIONS.
2. NOT USED
3. MECHANICAL CEILING ACCESS HATCH, TYPICAL LOCATION. REFER TO MECHANICAL FOR FINAL LOCATIONS.



1 LEVEL 1
1/8" = 1'-0"

STATE OF ALASKA 49TH DEANNA T. WLAD AELA 10622 REGISTERED PROFESSIONAL ENGINEER 03.06.2023

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SHEET NAME
REFLECTED CEILING PLAN - LEVEL 1 (OVERALL)

SHEET NO.
A1.20

PERMIT DOCUMENTS

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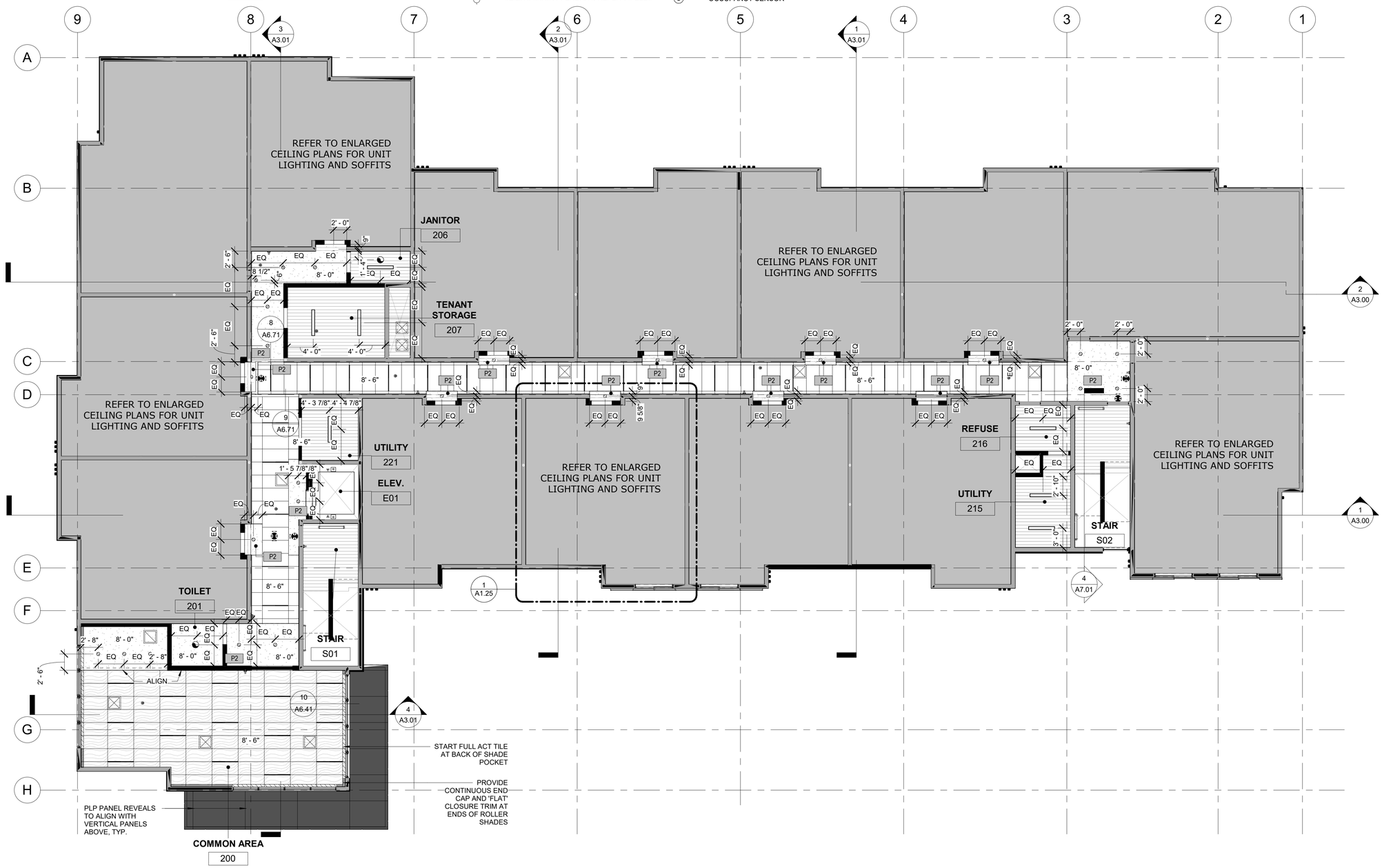
4. ALL SOFFITS AT UNIT ENTRIES TO BE 8' - 0" AFF UNO.
5. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING MOUNTED DEVICES. GENERAL CONTRACTOR SHALL COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

RCP LEGEND

- PARTITION, EXTEND ABOVE CEILING MINIMUM OF 6"
- PARTITION, EXTEND TO UNDERSIDE OF FLOOR ASSEMBLY OR ROOF DECK
- GWB CEILING / SOFFIT
- GWB CEILING AT UNDERSIDE OF STRUCTURE
- RECESSED CAN 6" , REFER TO ELEC
- TBAR LED SMART LIGHT 4' , REFER TO ELEC
- RECESSED WINDOW SHADE POCKET
- ACT1
- ACT2
- X' - X" CEILING HEIGHT
- CEILING MOUNT LIGHT, REFER TO ELEC
- WALL MOUNT FIXTURE, REFER TO ELEC
- CEILING MOUNT FIXTURE
- CEILING MOUNT PENDANT, REFER TO ELEC
- MECHANICAL CEILING ACCESS HATCH, REFER TO MECH.
- 4' LINEAR STRIP LIGHT FIXTURE CEILING MOUNT, REFER TO ELEC
- 4' LINEAR STAIRWELL FIXTURE WALL MOUNT, REFER TO ELEC
- PX SOFFIT ACCENT PAINT COLOR
- BATHROOM CEILING FAN/ LIGHT
- CEILING MOUNT ROUND LIGHT- B1
- EXIT SIGN
- OCCUPANCY SENSOR

SHEET NOTES

1. GENERAL CONTRACTOR TO COORDINATE MECHANICAL DUCT ROUTING WITH ELECTRICAL PANEL LOCATION TO AVOID CONFLICT AS REQUIRED, A , B, B2 UNITS, TYPICAL. SEE ENLARGED RCP AND MECHANICAL FOR MECHANICAL DUCT AND SOFFIT LOCATIONS.
2. NOT USED
3. MECHANICAL CEILING ACCESS HATCH, TYPICAL LOCATION. REFER TO MECHANICAL FOR FINAL LOCATIONS.



1 LEVEL 2
1/8" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA 49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
03.06.2023

CERTIFICATE OF AUTHORIZATION NO: SPARK DESIGN, LLC #AECL1394

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architecture • interiors • design-build
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anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	AKG
REVIEWED	DTW

SHEET NAME
REFLECTED CEILING PLAN - LEVEL 2 (OVERALL)

SHEET NO.
A1.21

HALF SCALE WHEN PRINTED AT 11x17

REFLECTED CEILING PLAN GENERAL NOTES

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2. ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
3. WHERE SOFFITS ARE INDICATED TO HAVE ACCENT PAINT, ACCENT SHALL BE PAINTED ON ALL EXPOSED SURFACES OF SOFFIT, UNO,
4. ALL SOFFITS AT UNIT ENTRIES TO BE 8' - 0" AFF UNO.
5. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING MOUNTED DEVICES. GENERAL CONTRACTOR SHALL COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

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- RECESSED WINDOW SHADE POCKET
- ACT1
- ACT2
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- CEILING MOUNT LIGHT, REFER TO ELEC
- WALL MOUNT FIXTURE, REFER TO ELEC
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- PX SOFFIT ACCENT PAINT COLOR
- BATHROOM CEILING FAN/ LIGHT
- CEILING MOUNT ROUND LIGHT- B1
- EXIT SIGN
- OCCUPANCY SENSOR

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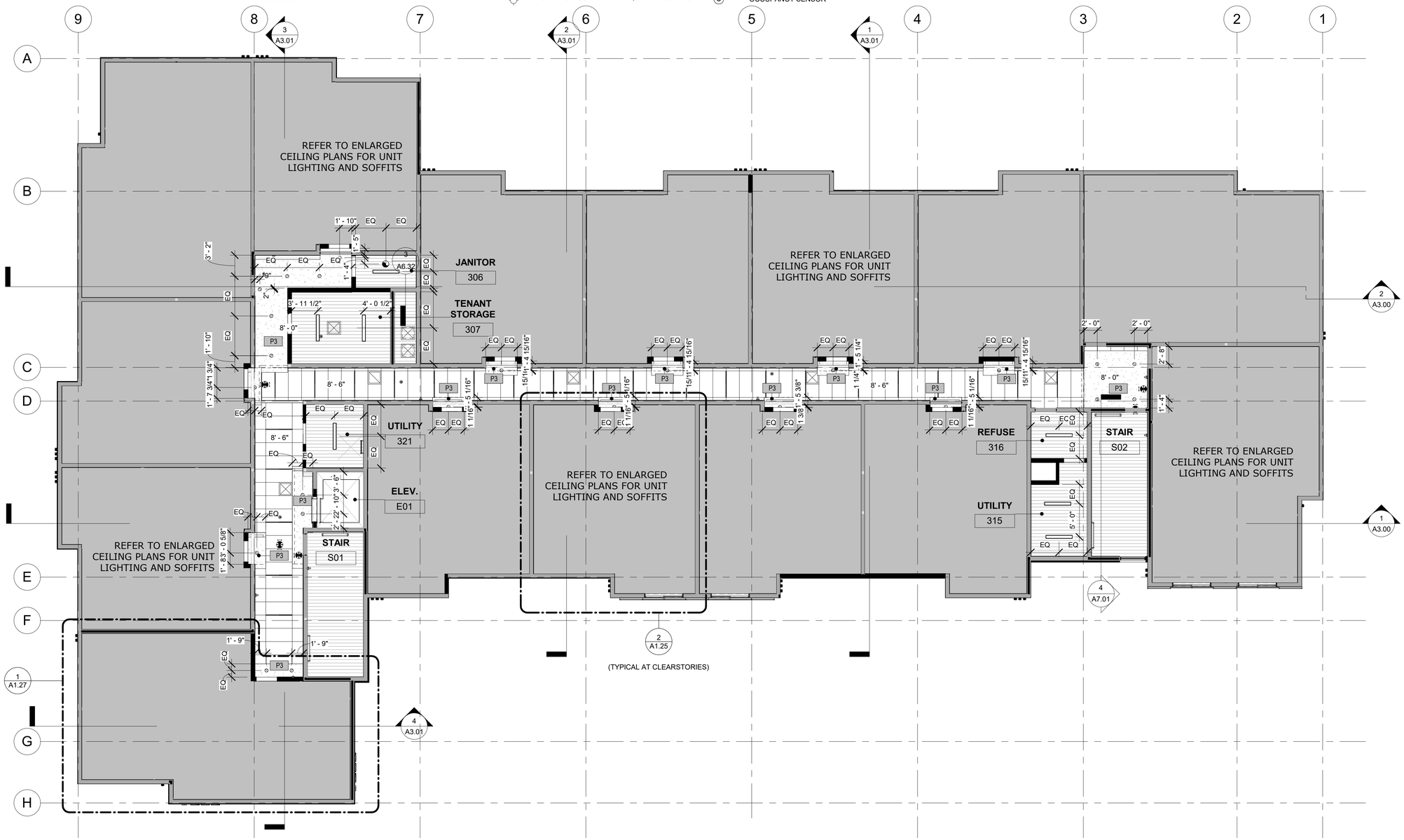

1 LEVEL 3
1/8" = 1'-0"

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SHEET NAME
REFLECTED CEILING PLAN - LEVEL 3 (OVERALL)

SHEET NO.
A1.22

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

REFLECTED CEILING PLAN GENERAL NOTES

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- CEILING MOUNT ROUND LIGHT- B1
- EXIT SIGN
- OCCUPANCY SENSOR

SHEET NOTES

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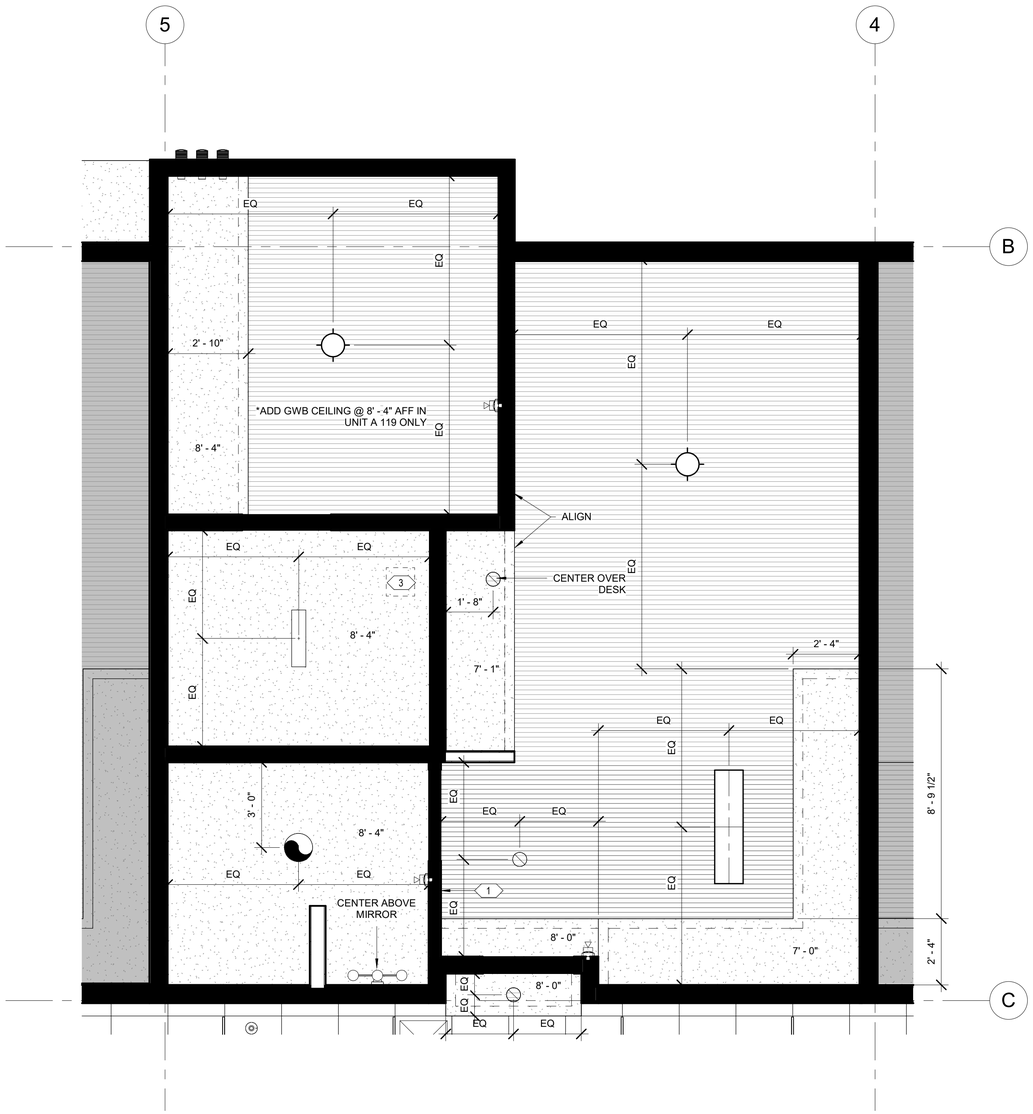
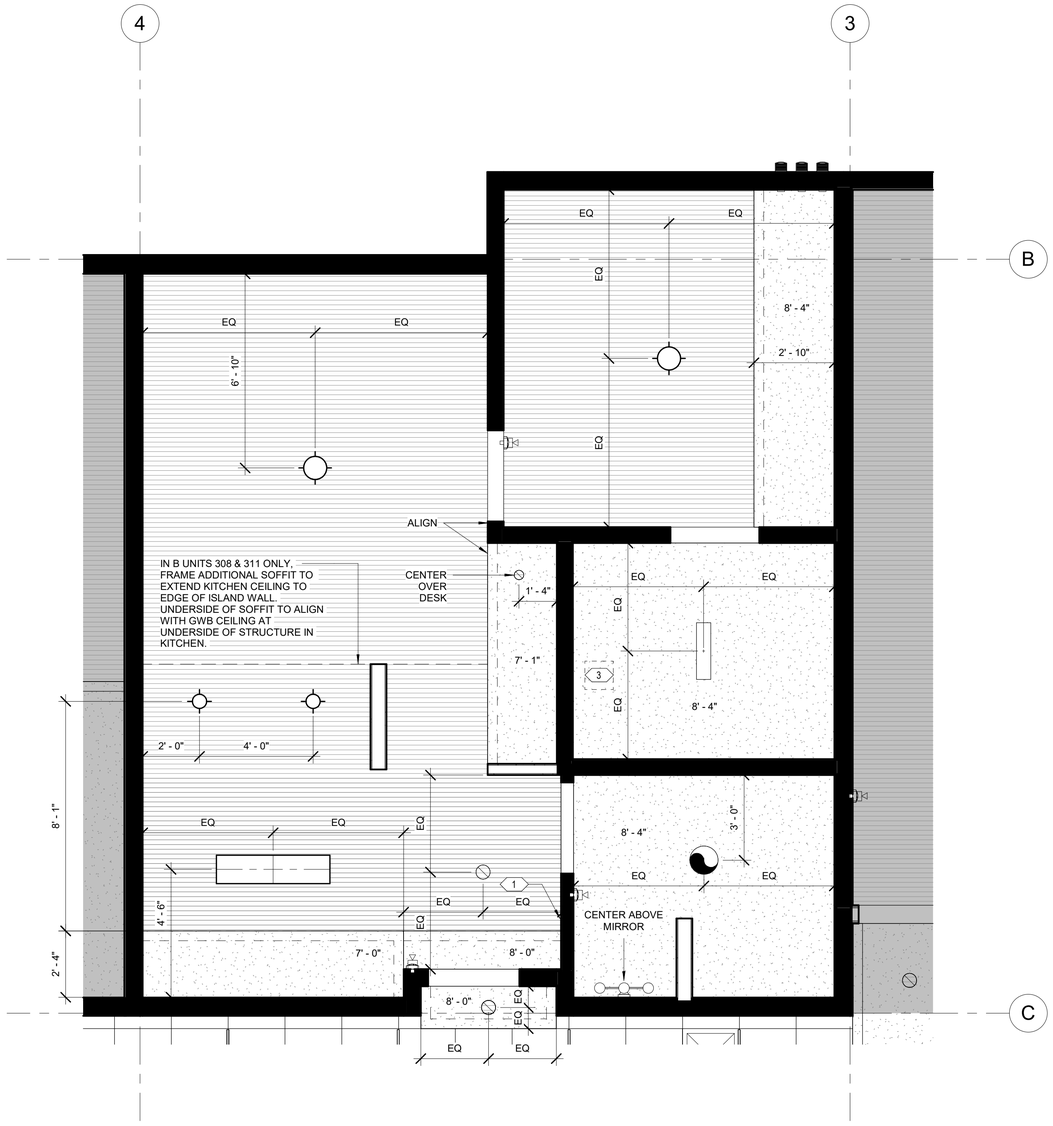


1 ENLARGED RCP - UNIT A
3/8" = 1'-0"



2 ENLARGED RCP - UNIT B
3/8" = 1'-0"

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SHEET NAME
ENLARGED UNIT RCP

SHEET NO.
A1.24

HALF SCALE WHEN PRINTED AT 11x17

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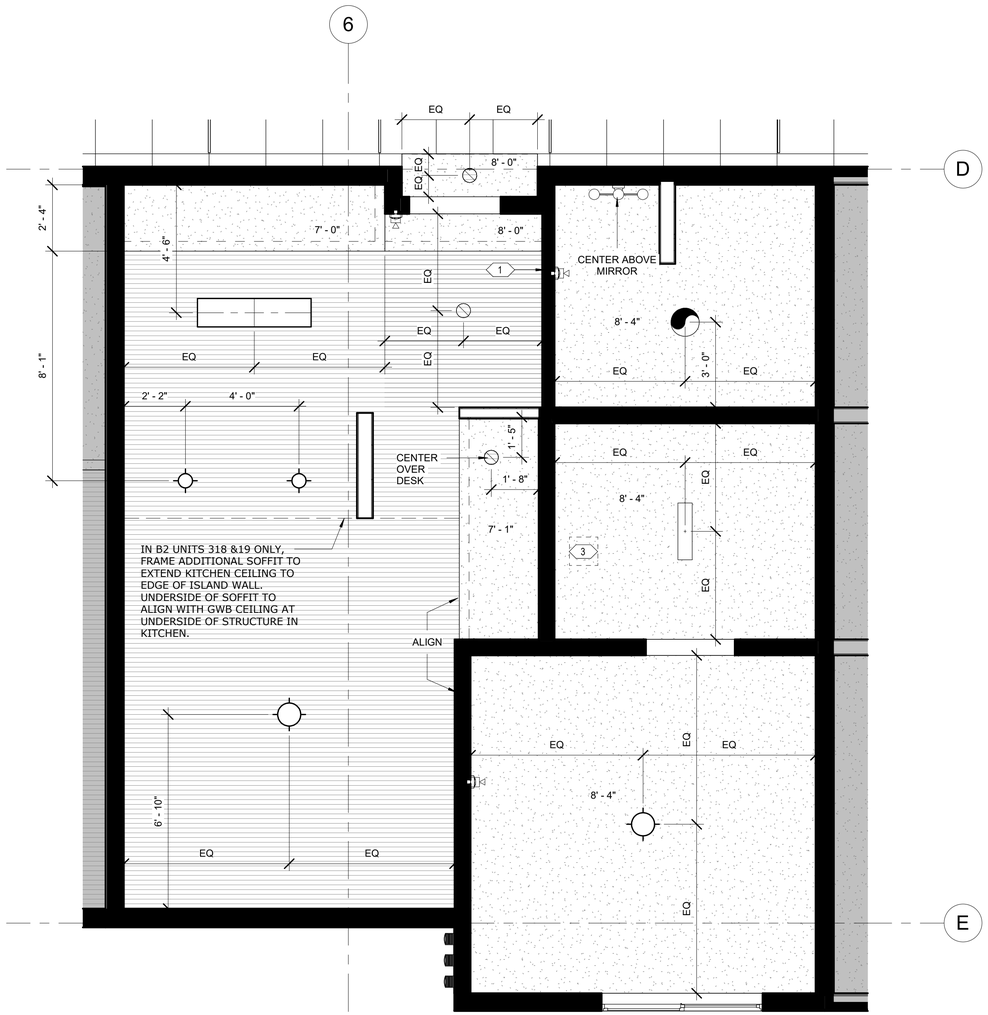
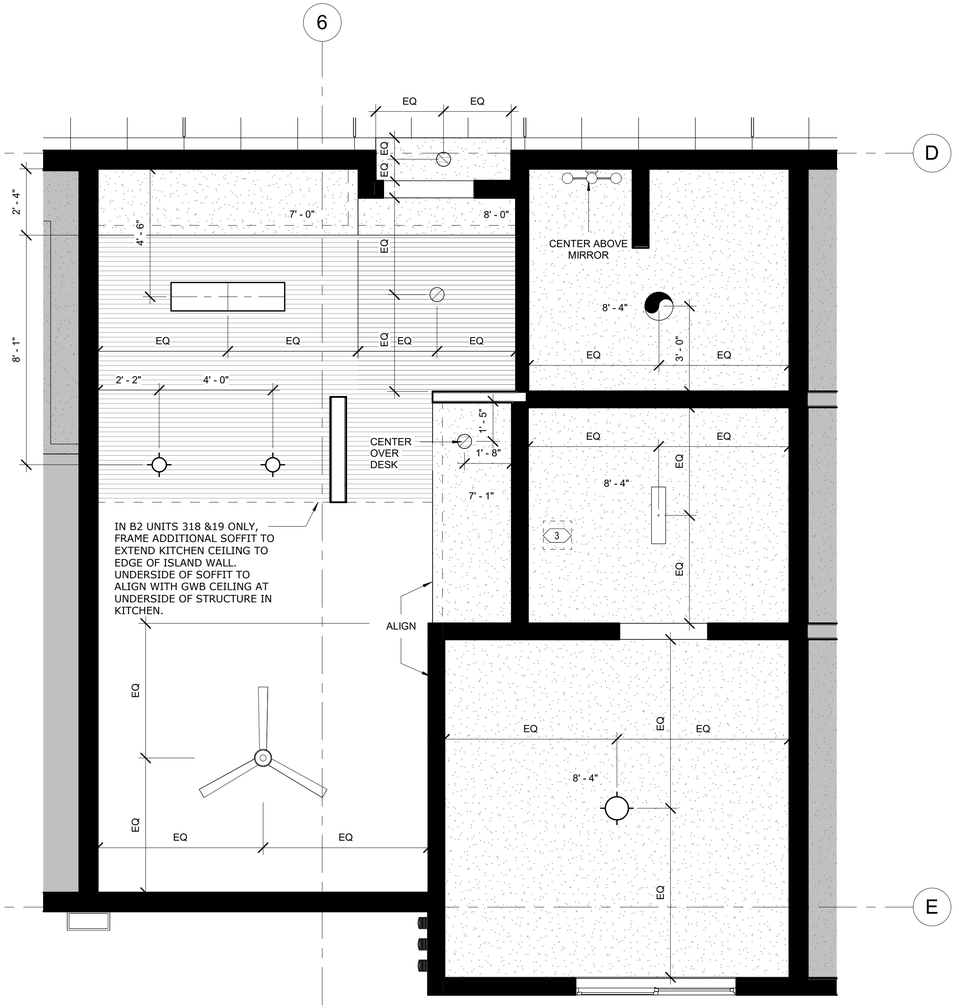


1 ENLARGED RCP - UNIT B2
3/8" = 1'-0"



2 ENLARGED PLAN - UNIT B2 LEVEL 3
3/8" = 1'-0"
(SIMILAR AT UNIT A)

PERMIT DOCUMENTS

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SHEET NAME
ENLARGED UNIT RCP

SHEET NO.
A1.25

HALF SCALE WHEN PRINTED AT 11x17

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- CEILING MOUNT ROUND LIGHT- B1
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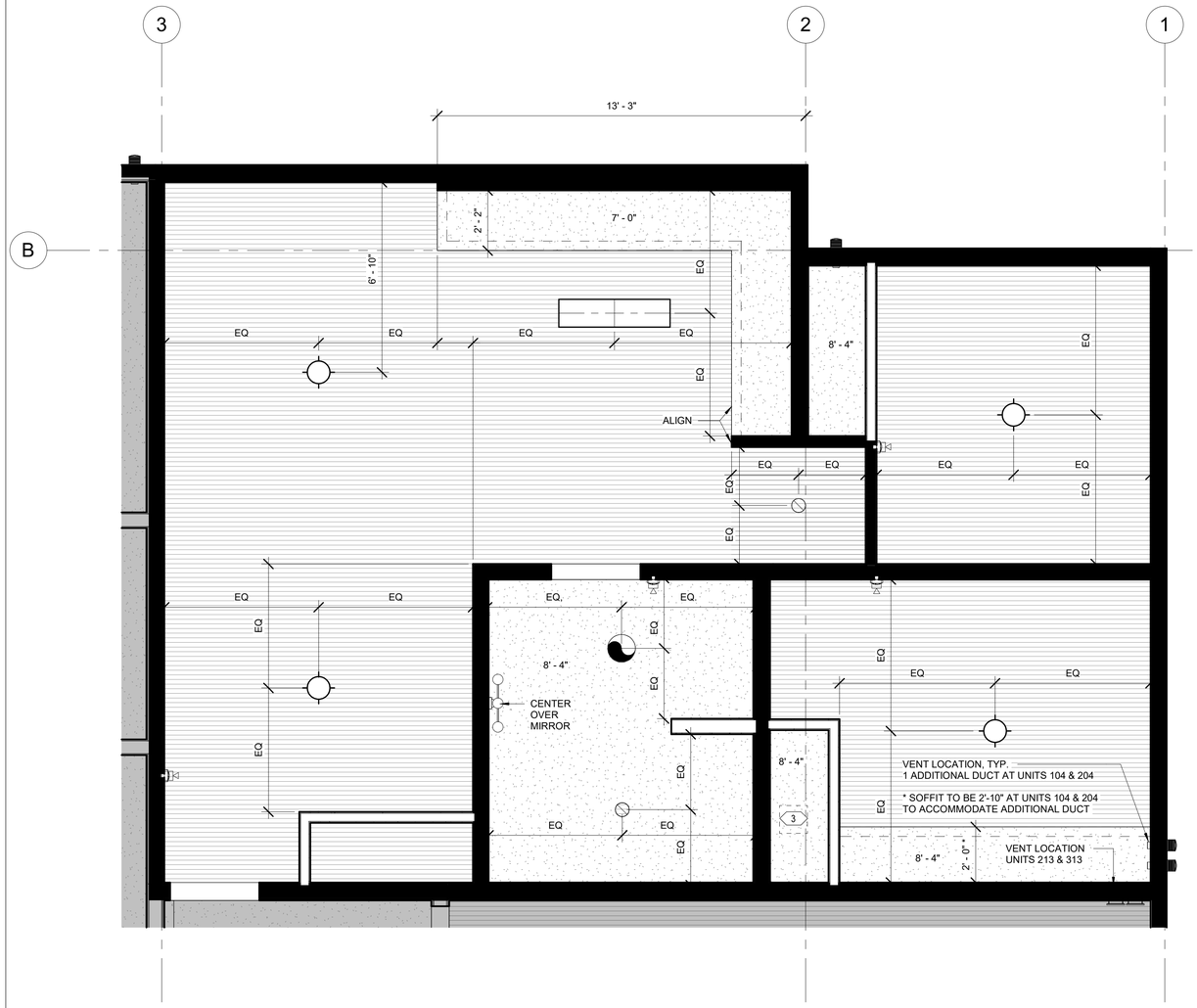
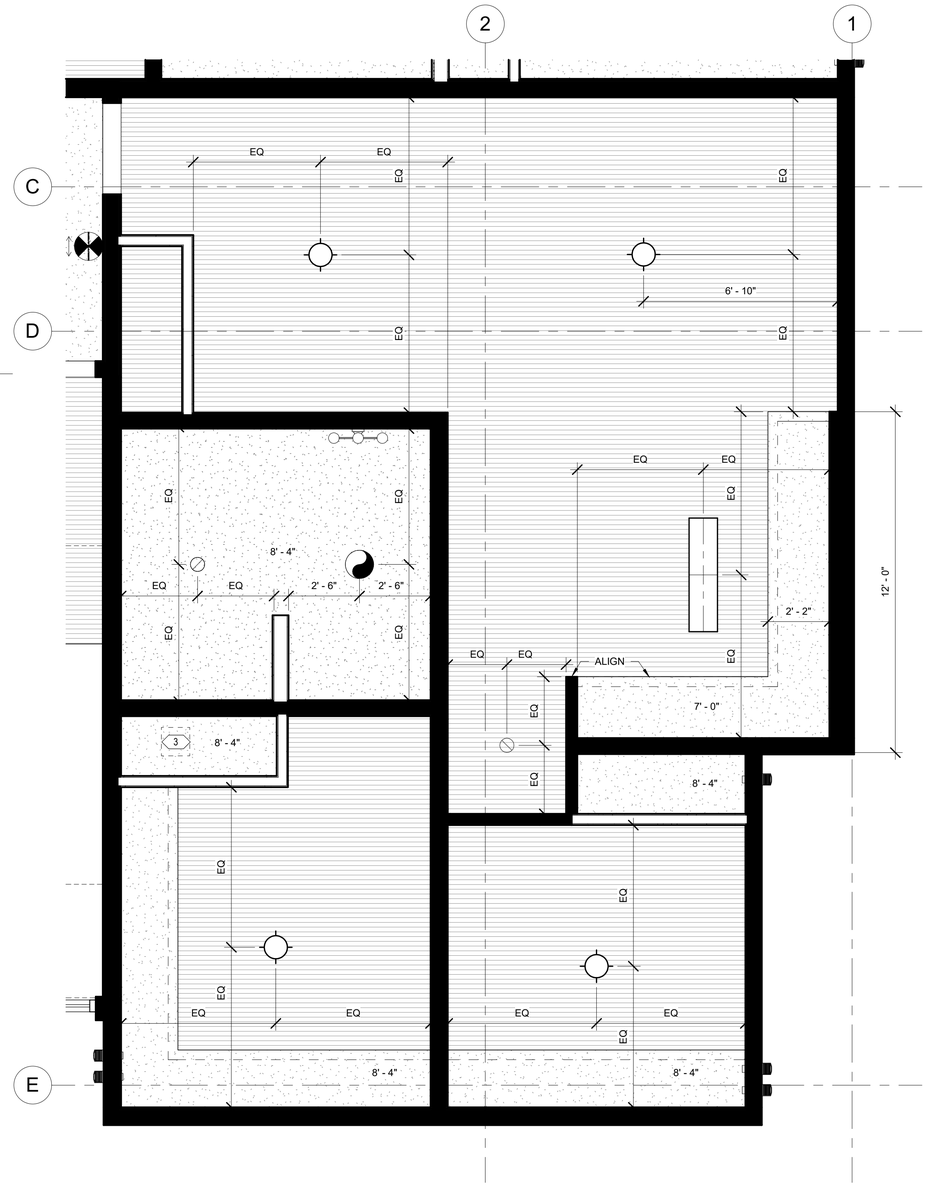


2 ENLARGED RCP - UNIT C
3/8" = 1'-0"



1 ENLARGED RCP - UNIT C2
3/8" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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SHEET NAME
ENLARGED UNIT RCP

SHEET NO.
A1.26

REFLECTED CEILING PLAN GENERAL NOTES

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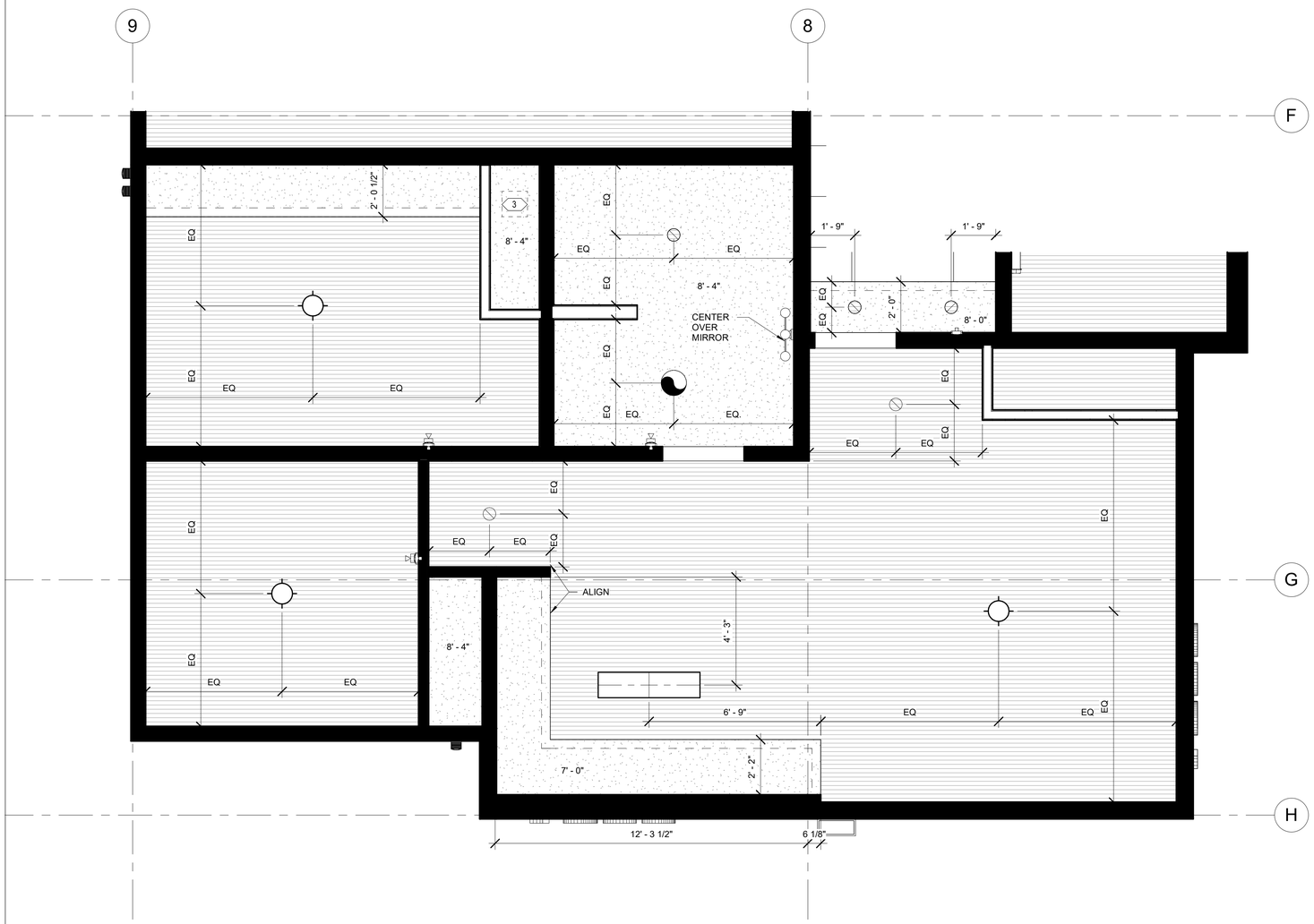

1 ENLARGED RCP - UNIT D
3/8" = 1'-0"

PERMIT DOCUMENTS

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SHEET NAME
ENLARGED UNIT RCP

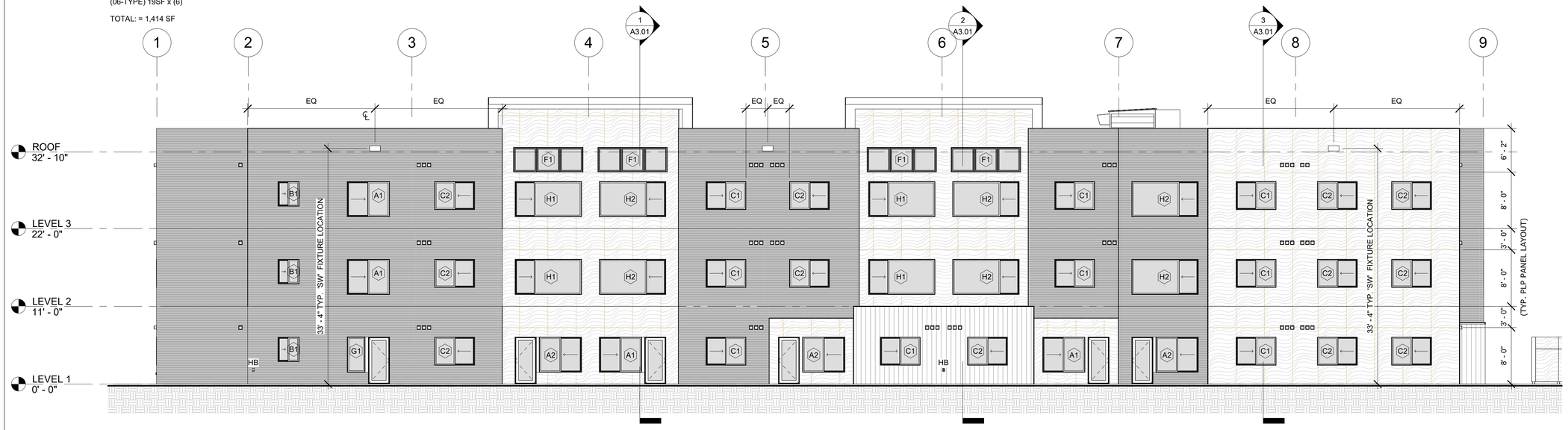
SHEET NO.
A1.27

HALF SCALE WHEN PRINTED AT 11x17

VINYL WINDOWS AND DOORS:

(A-TYPE) 29SF x (7)
(B-TYPE) 10SF x (3)
(C-TYPE) 22SF x (21)
(H-TYPE) 46SF x (10)
(G-TYPE) 13SF x (1)
(F-TYPE) 33SF x (4)
(06-TYPE) 19SF x (6)

TOTAL: = 1,414 SF



1 NORTH ELEVATION

1/8" = 1'-0"

STOREFRONT WINDOW(S):

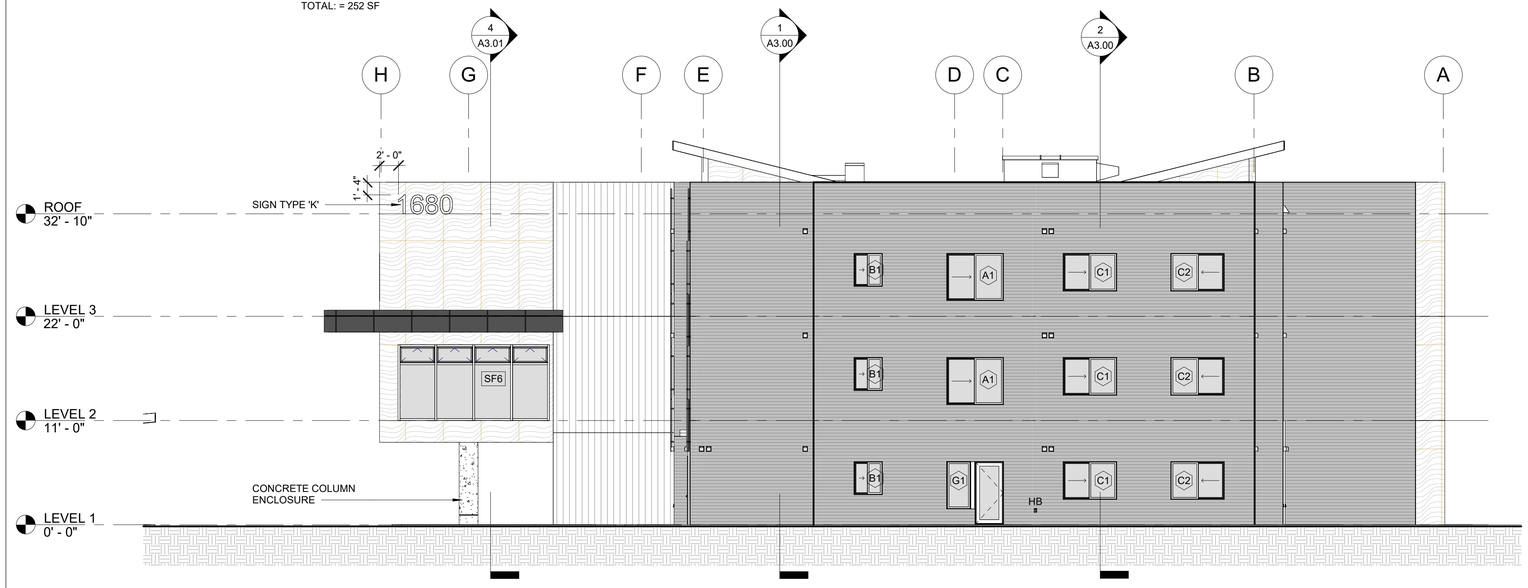
(SF6-TYPE) 128SF x (1)

TOTAL: = 128 SF

VINYL WINDOWS AND DOORS:

(A-TYPE) 29SF x (2)
(B-TYPE) 10SF x (3)
(C-TYPE) 22SF x (6)
(G-TYPE) 13SF x (1)
(06-TYPE) 19SF x (1)

TOTAL: = 252 SF



2 WEST ELEVATION

1/8" = 1'-0"

PV PANEL GENEARL NOTES GENERAL NOTES

1. BASIS OF DESIGN FOR PV PERFORMANCE:
   A. MODULE: Q.PEAK DUO BLK-G10+365, BY QCELLS
   B. MICROINVERTER: IQ8PLUS-72-2US, BY ENPHASE ENERGY
   C. PV MOUNTING SYSTEM: SFM INFINITY, BY UNIRAC
   D. REFERENCE A2.10 FOR ENLARGED PV PANEL ELEVATIONS, MODULE COUNTS AND DETAILS.
2. G.C. TO ENSURE SYSTEM PROPOSED IS COMPATIBLE WITH THE PV CELL COUNT SHOWN PER MODULE ON A2.10.
3. COORDINATE AND FIELD DESIGN, ALL EXTERIOR RATED NEMA ENCLOSURES PRIOR TO PROCUREMENT.
4. IF SPLICING Q-CABLE USING JUNCTION BOXES, COORDINATE ACCESSIBLE, BUT CONCEALED LOCATIONS ALONG THE RACK / ARRAY, TYPICAL. PROVIDE WIRE MANAGEMENT SOLUTIONS FOR SYSTEM CABLING, TYPICAL.
5. STRUCTURAL BLOCKING FOR PV RACK: PROVIDE CONTINOUS BLOCKING, MATCHING LAYOUT FOR RACK GIRTS AND ATTACHMENTS. PROVIDE THIRD-PARTY ENGINEERING AND INSTALLATION DETAILS, TYPICAL.

EXTERIOR ELEVATION LEGEND

- MECHANICAL WALL CAPS; ROUND
- SCUPPER
- LIGHT FIXTURE, WALL MOUNTED
- MP1
- PLP1
- PLP2
- TEW1
- GUARDRAIL, PAINT P8

EXTERIOR ELEVATIONS GENERAL NOTES

1. ALL EXHAUST LOCATIONS REQUIRE 3'-0" MINIMUM CLEARANCE FROM ANY OPERABLE OPENING PER IMC.
2. REFER TO MECHANICAL FOR ALL VENT, LOUVER AND EXHAUST SIZES, LOCATIONS AND MOUNTING HEIGHTS.
3. ALL UNISTRUT SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL BLOCKING FOR HOSE BIBS, WALL MOUNTED LIGHTS, RECEPTACLES, ETC. SHALL BE CLAD IN THE SAME SIDING MATERIAL AS THE BUILDING. REFER TO DETAIL
5. REFER TO A5.00 FOR EXTERIOR MATERIALS AND COORDINATING TRIM PAINT.

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
03.06.2023

CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394

spark design,llc
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5401 cordova street, suite 301
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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A2.00

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

HOLLOW METAL DOOR(S):

(A-TYPE) 24SF x (3)
(D-TYPE) 49SF x (1)

TOTAL: = 121 SF

STOREFRONT DOOR(S):

(DR 100A) 63SF x (1)

TOTAL: = 63 SF

STOREFRONT WINDOWS:

(SF1-TYPE) 85SF x (1)
(SF4-TYPE) 128SF x (1)
(SF7-TYPE) 128SF x (1)

TOTAL: = 341 SF

VINYL WINDOWS AND DOORS:

(A-TYPE) 29SF x (3)
(B-TYPE) 10SF x (1)
(C-TYPE) 22SF x (5)
(D-TYPE) 19SF x (4)
(E-TYPE) 28SF X (8)
(F-TYPE) 33SF x (4)
(H-TYPE) 46SF x (9)
(06-TYPE) 19SF x (3)

TOTAL: = 1,110 SF

1 SOUTH ELEVATION
1/8" = 1'-0"

HOLLOW METAL DOOR(S):

(A-TYPE) 24SF x (1)

TOTAL: = 24 SF

STOREFRONT WINDOW(S):

(SF5-TYPE) 128SF x (1)

TOTAL: = 128 SF

VINYL WINDOWS AND DOORS:

(A-TYPE) 29SF x (2)
(B-TYPE) 10SF x (3)
(C-TYPE) 22SF x (6)
(H-TYPE) 46SF x (4)
(G-TYPE) 13SF x (1)
(06-TYPE) 19SF x (1)

TOTAL: = 436 SF

2 EAST ELEVATION
1/8" = 1'-0"

PV PANEL GENEARL NOTES GENERAL NOTES

1. BASIS OF DESIGN FOR PV PERFORMANCE:
   A. MODULE: Q.PEAK DUO BLK-G10+365, BY QCELLS
   B. MICROINVERTER: IQ8PLUS-72-2US, BY ENPHASE ENERGY
   C. PV MOUNTING SYSTEM: SFM INFINITY, BY UNIRAC
   D. REFERENCE A2.10 FOR ENLARGED PV PANEL ELEVATIONS, MODULE COUNTS AND DETAILS.
2. G.C. TO ENSURE SYSTEM PROPOSED IS COMPATIBLE WITH THE PV CELL COUNT SHOWN PER MODULE ON A2.10.
3. COORDINATE AND FIELD DESIGN, ALL EXTERIOR RATED NEMA ENCLOSURES PRIOR TO PROCUREMENT.
4. IF SPLICING Q-CABLE USING JUNCTION BOXES, COORDINATE ACCESSIBLE, BUT CONCEALED LOCATIONS ALONG THE RACK / ARRAY, TYPICAL. PROVIDE WIRE MANAGEMENT SOLUTIONS FOR SYSTEM CABLING, TYPICAL.
5. STRUCTURAL BLOCKING FOR PV RACK: PROVIDE CONTINOUS BLOCKING, MATCHING LAYOUT FOR RACK GIRTS AND ATTACHMENTS. PROVIDE THIRD-PARTY ENGINEERING AND INSTALLATION DETAILS, TYPICAL.

EXTERIOR ELEVATION LEGEND

- MECHANICAL WALL CAPS; ROUND
- SCUPPER
- LIGHT FIXTURE, WALL MOUNTED
- MP1
- PLP1
- PLP2
- TEW1
- GUARDRAIL, PAINT P8

EXTERIOR ELEVATIONS GENERAL NOTES

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