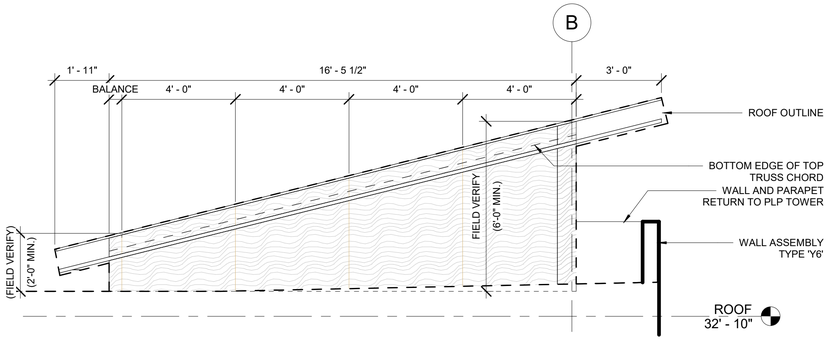
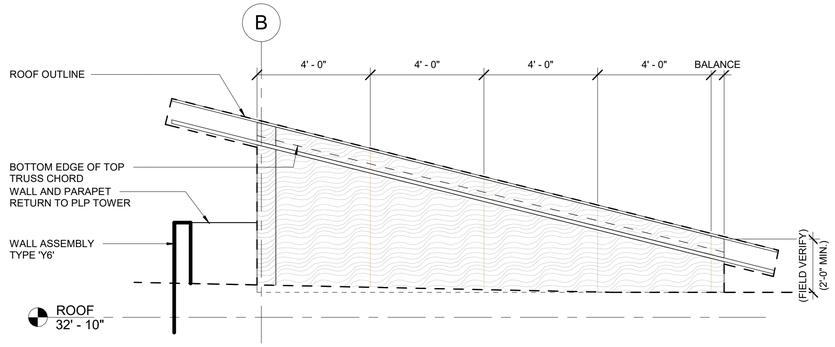


3 PLP - PANELS AT TOWER
3/8" = 1'-0"



2 PLP - PANELS AT TOWER
3/8" = 1'-0"

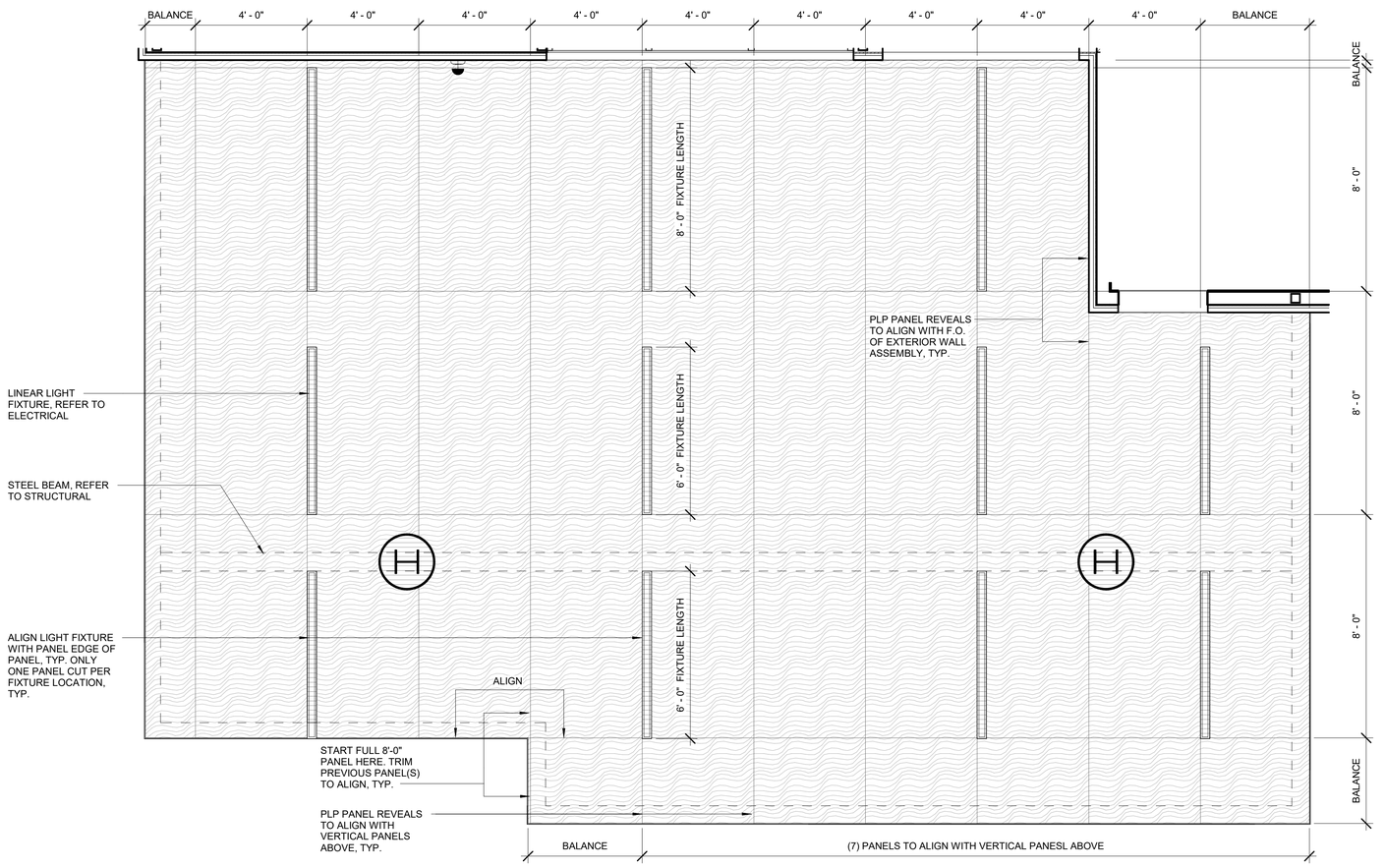
PLP ELEVATION GENERAL NOTES

1. FIELD VERIFY ALL CONDITIONS. G.C. TO VERIFY ALL FIELD DIMENSIONS PRIOR TO ANY PANEL ORDERS.
2. ALL PANEL REVEALS TO BE 3/8", U.N.O
3. ALIGNMENT TOLERANCES, 1/8" IN 40'-0"
4. PROVIDE COLOR-MATCH FASTENERS FOR EACH COLORED PANEL, AS SCHEDULED. FASTENERS MUST BE SIZED AS APPROVED BY PANEL MANUFACTURER, NO EXCEPTIONS.
5. PROVIDE A MINIMUM OF (2) EXTRA FULL SIZE PANELS IN EACH COLOR. COORDINATE FINAL OVERSTOCK ALLOWANCES FOR COLORED PANELS WITH OWNER, PRIOR TO FINAL PROCUREMENT.
6. ALL FLASHING AND TRIMS TO BE COLOR-MATCHED, NO EXCEPTIONS.

EXTERIOR ELEVATION LEGEND

PLP1

PLP2



1 PLP - ENTRY SOFFIT
3/8" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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49TH
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03.06.2023

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WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
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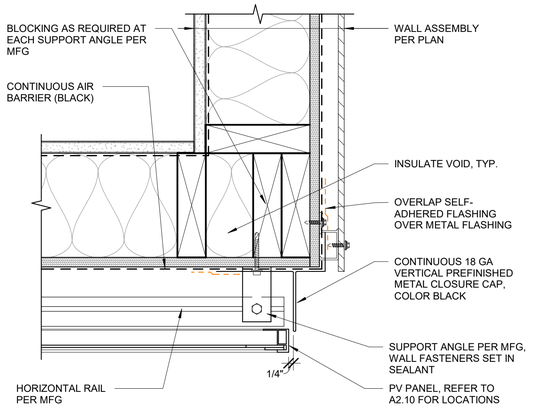
REVIEWED	DTW

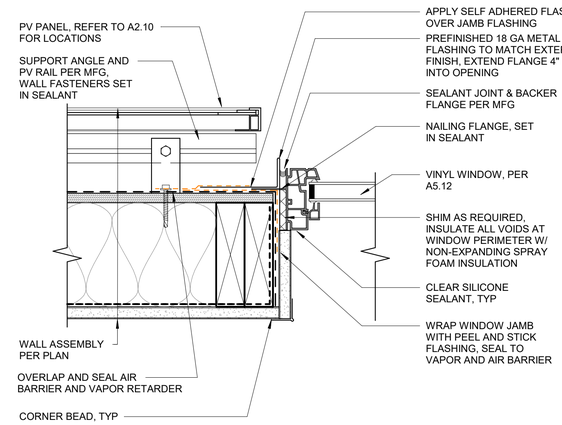
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A2.03



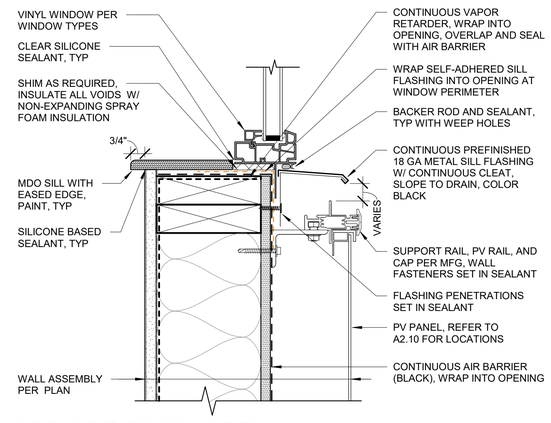
8 TYP. PV CORNER DETAIL

3" = 1'-0"



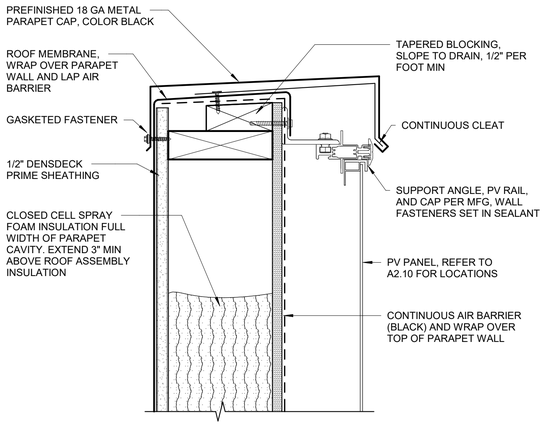
7 VINYL WINDOW JAMB AT PV

3" = 1'-0"



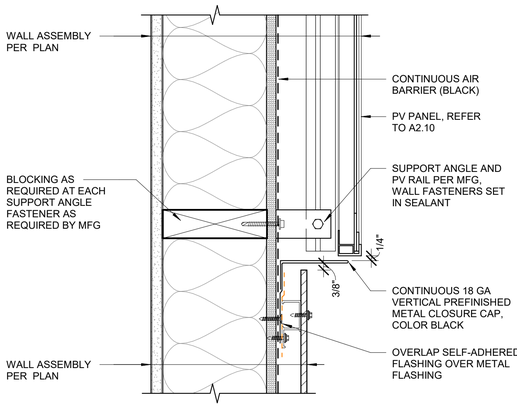
6 VINYL WINDOW SILL AT PV

3" = 1'-0"



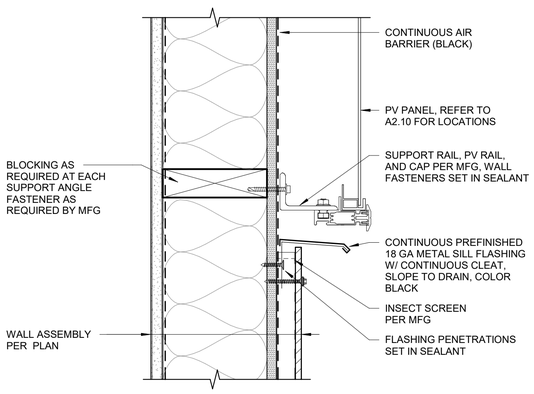
5 TYP. PV PANEL HEAD FLASHING

3" = 1'-0"



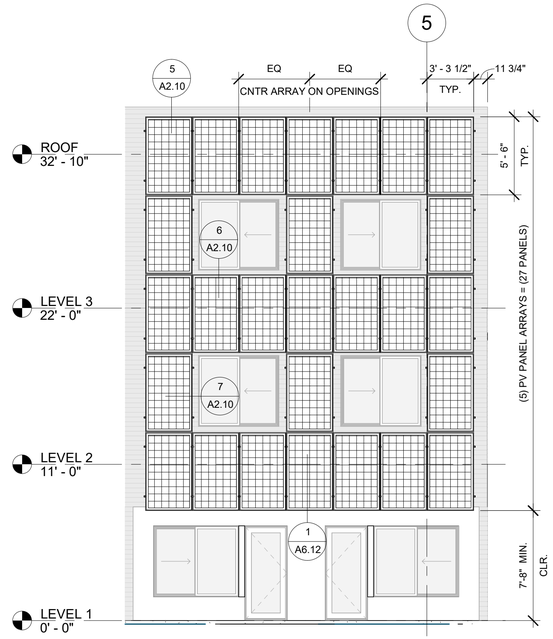
4 TYP. PV JAMB FLASHING DETAIL

3" = 1'-0"



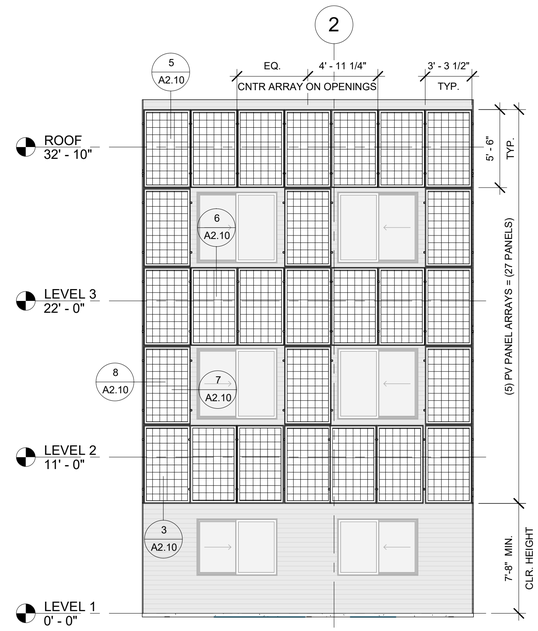
3 TYP. PV BASE FLASHING DETAIL

3" = 1'-0"



2 SOUTH ELEVATION - PV ARRAY #2

3/16" = 1'-0"



1 SOUTH ELEVATION - PV ARRAY #1

3/16" = 1'-0"

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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
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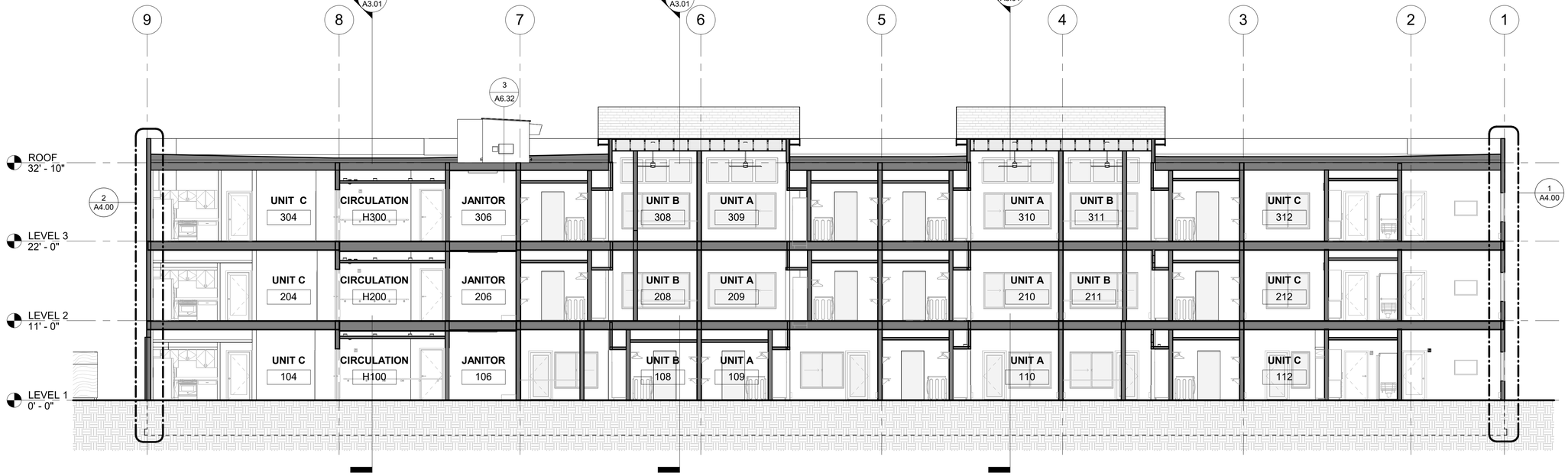
REVIEWED	DTW

SHEET NAME
WALL MOUNTED PV PANELS

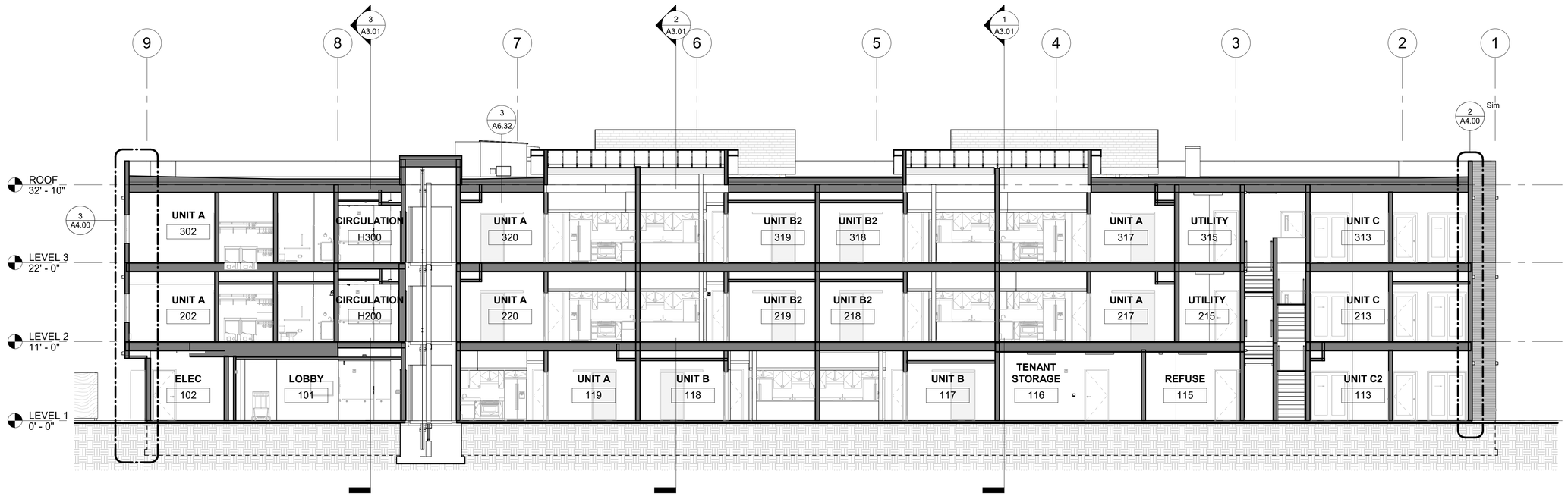
SHEET NO.
A2.10

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



2 SECTION 3.2
1/8" = 1'-0"



1 SECTION 3.1
1/8" = 1'-0"

PERMIT DOCUMENTS

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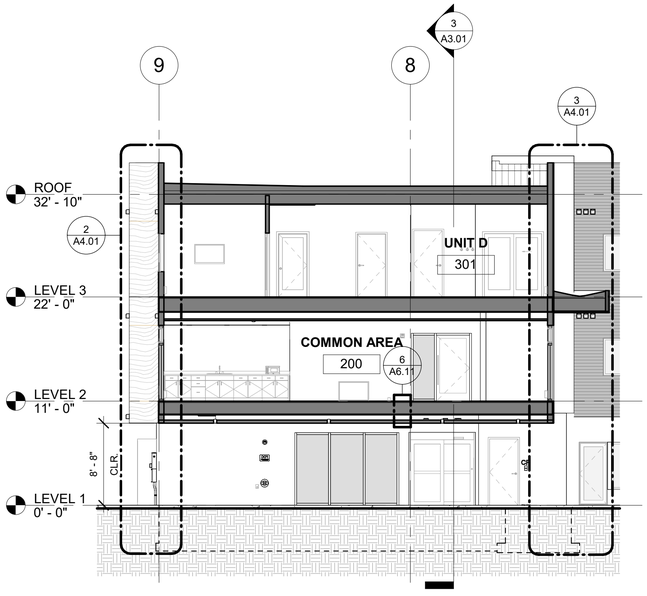
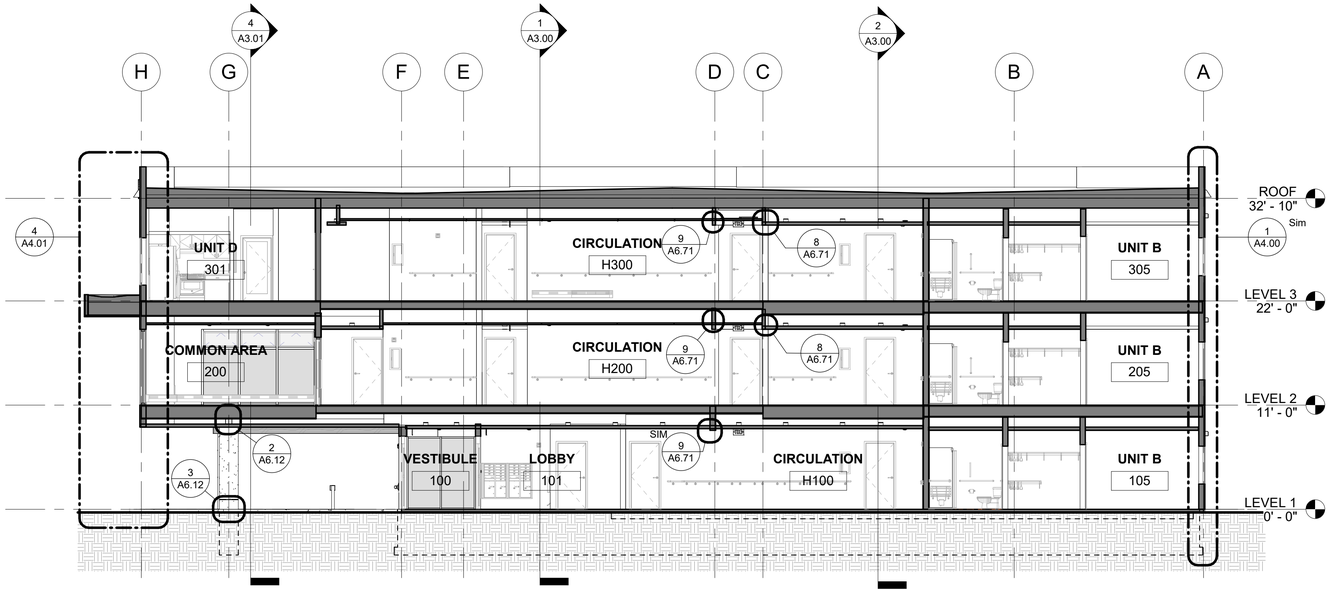
SHEET NAME
BUILDING SECTIONS

SHEET NO.
A3.00

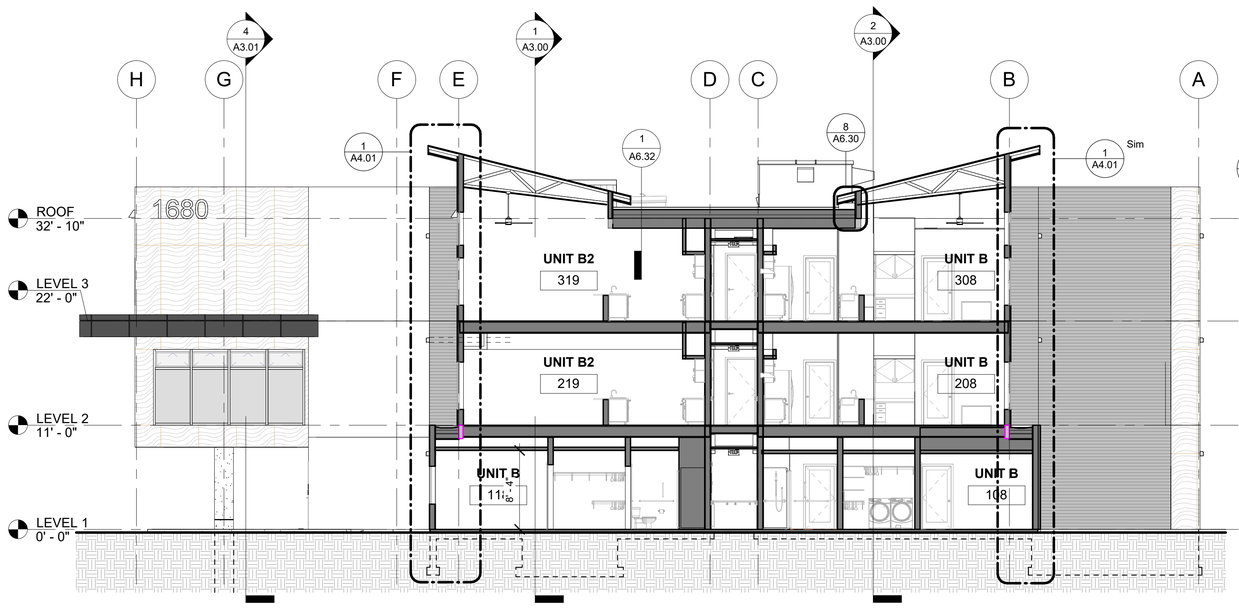
HALF SCALE WHEN PRINTED AT 11x17

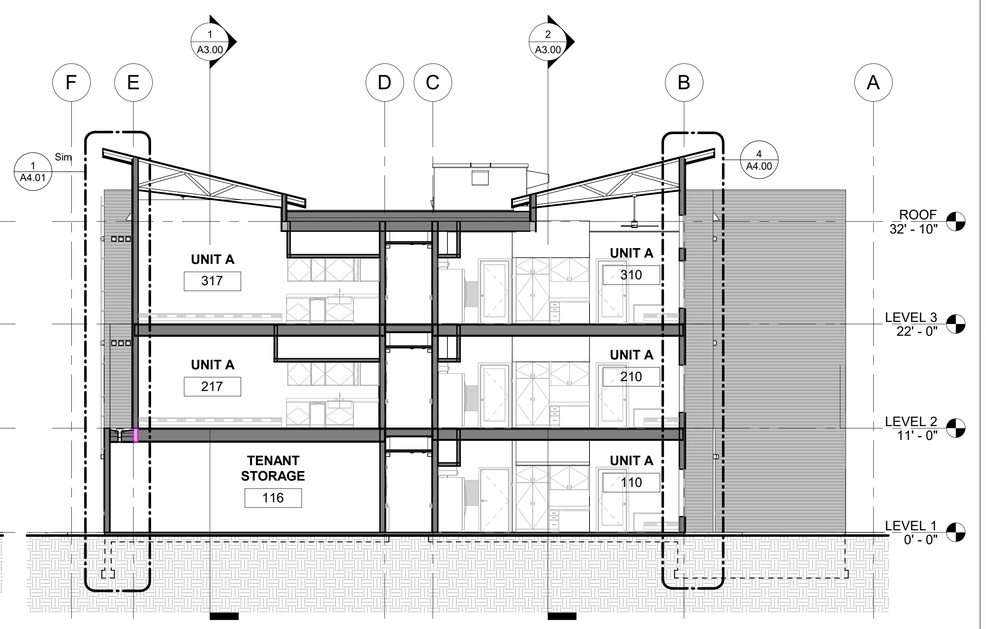




4 SECTION 3.6
1/8" = 1'-0"

3 SECTION 3.5
1/8" = 1'-0"





2 SECTION 3.4
1/8" = 1'-0"

1 SECTION 3.3
1/8" = 1'-0"

PERMIT DOCUMENTS

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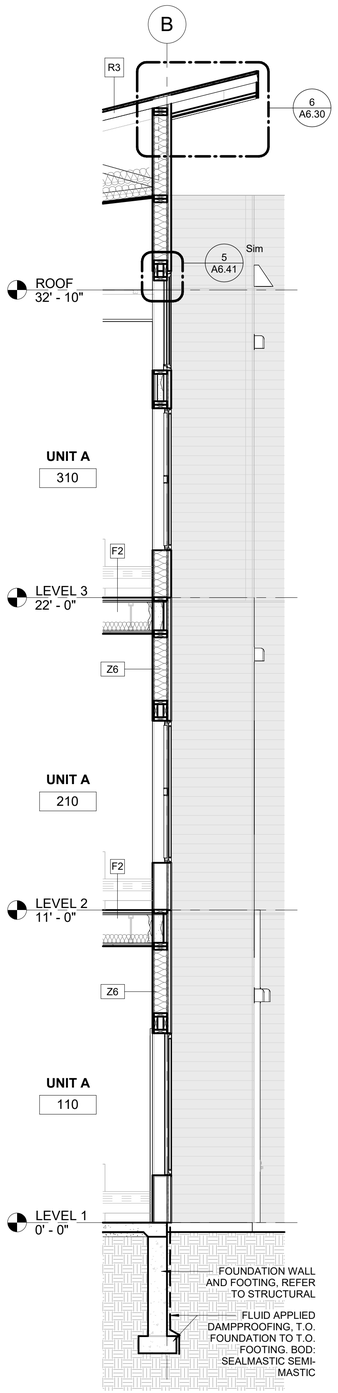
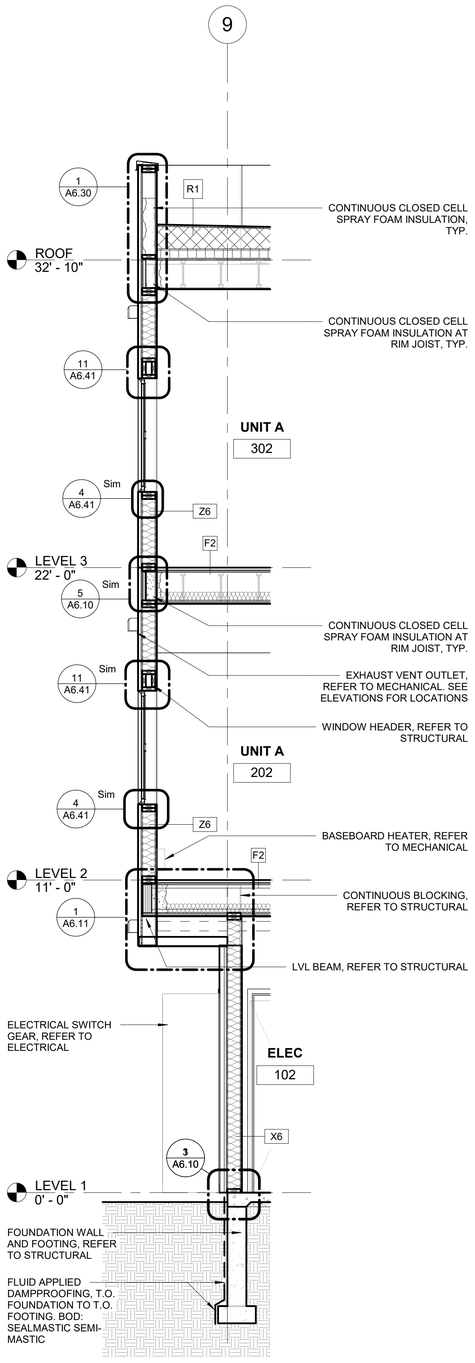
SHEET NAME
BUILDING SECTIONS

SHEET NO.
A3.01

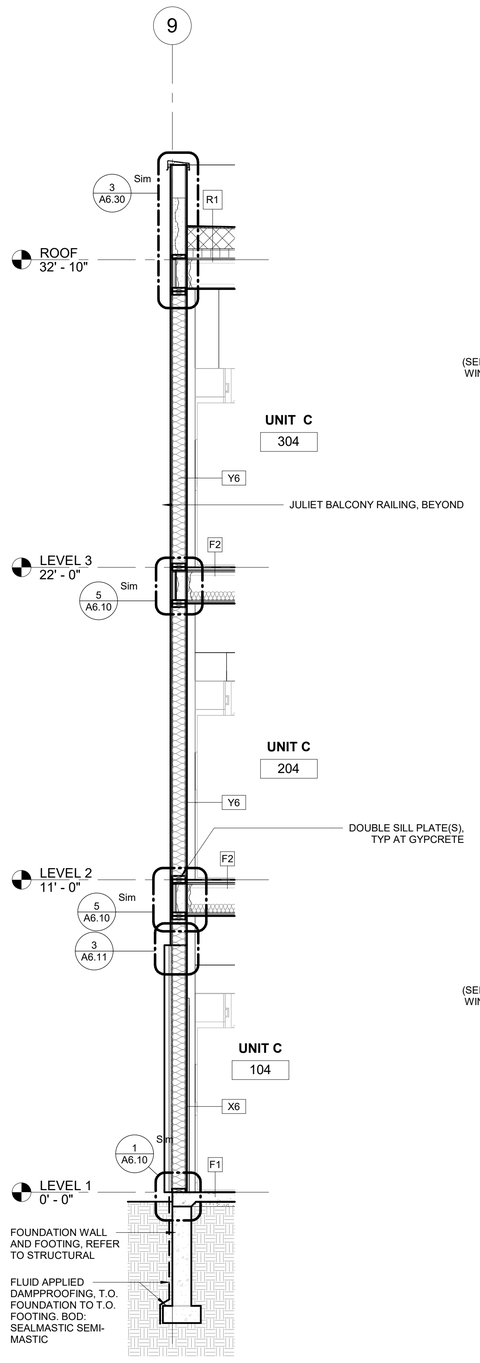
HALF SCALE WHEN PRINTED AT 11x17



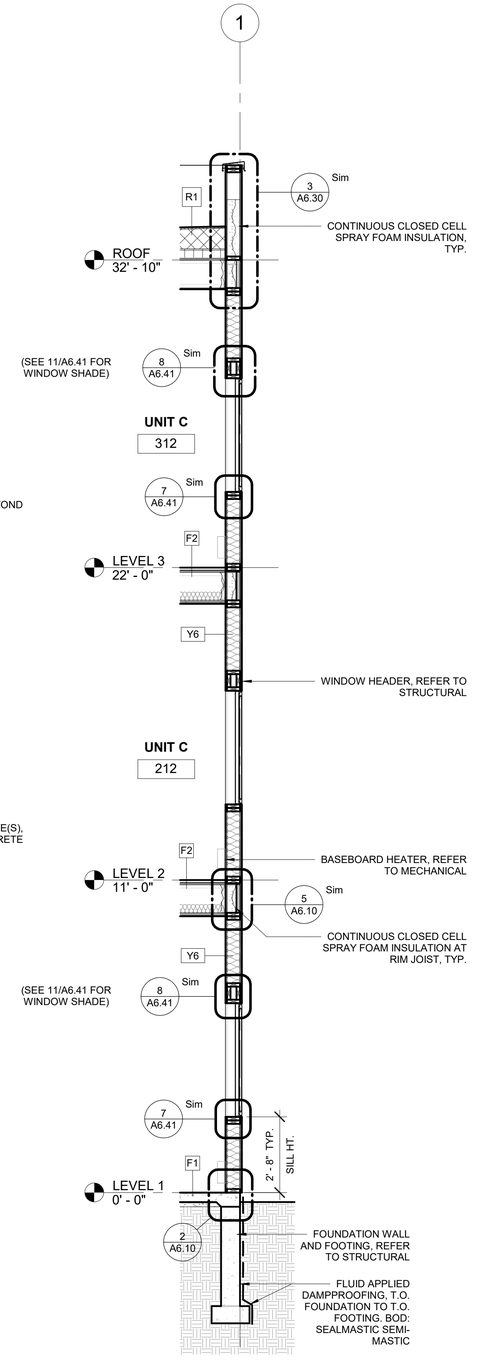
4 SECTION 4.4
3/8" = 1'-0"



3 SECTION 4.3
3/8" = 1'-0"



2 SECTION 4.2
3/8" = 1'-0"



1 SECTION 4.1
3/8" = 1'-0"

PERMIT DOCUMENTS

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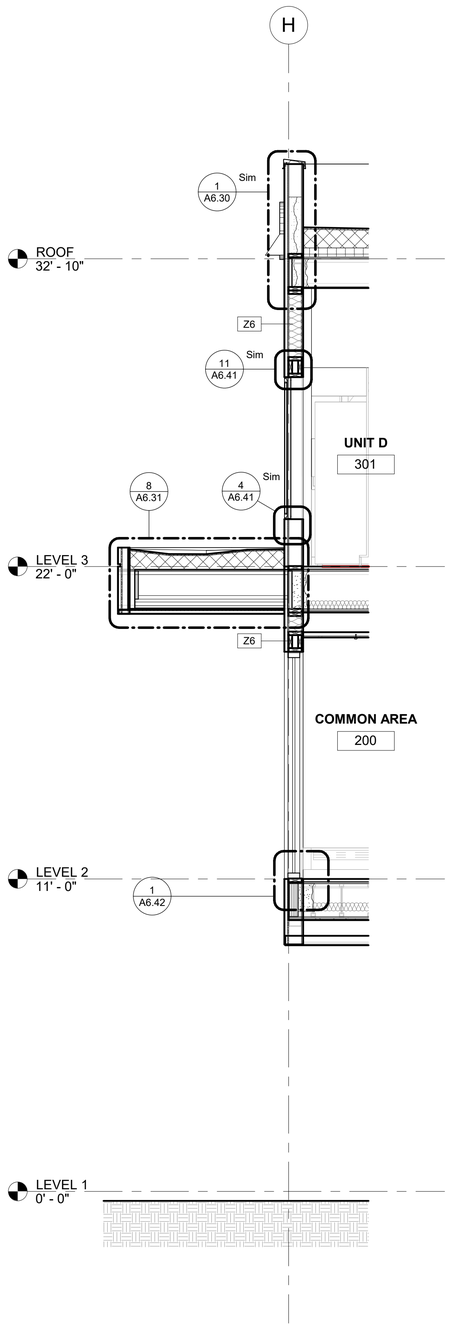
REVIEWED	DTW

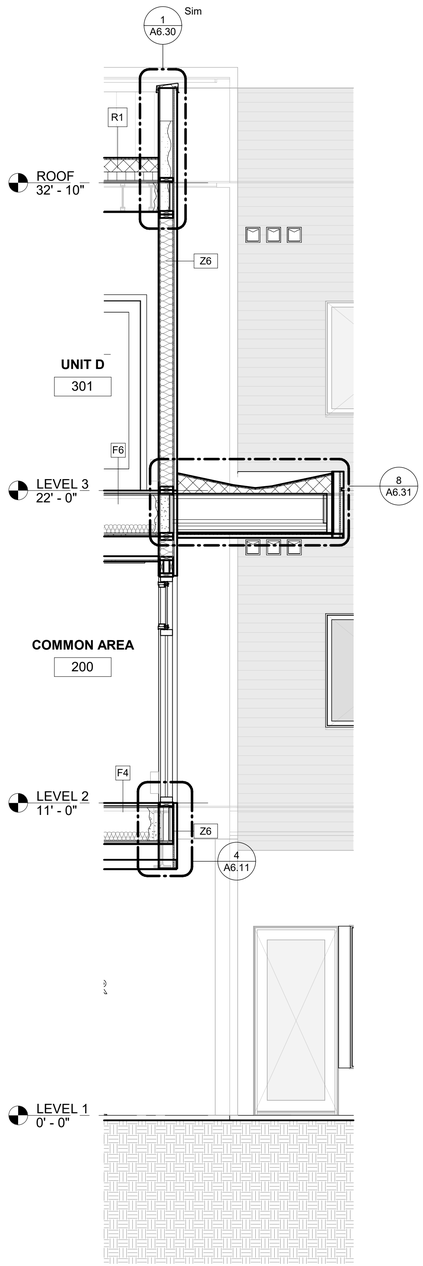
SHEET NAME
WALL SECTIONS

SHEET NO.
A4.00

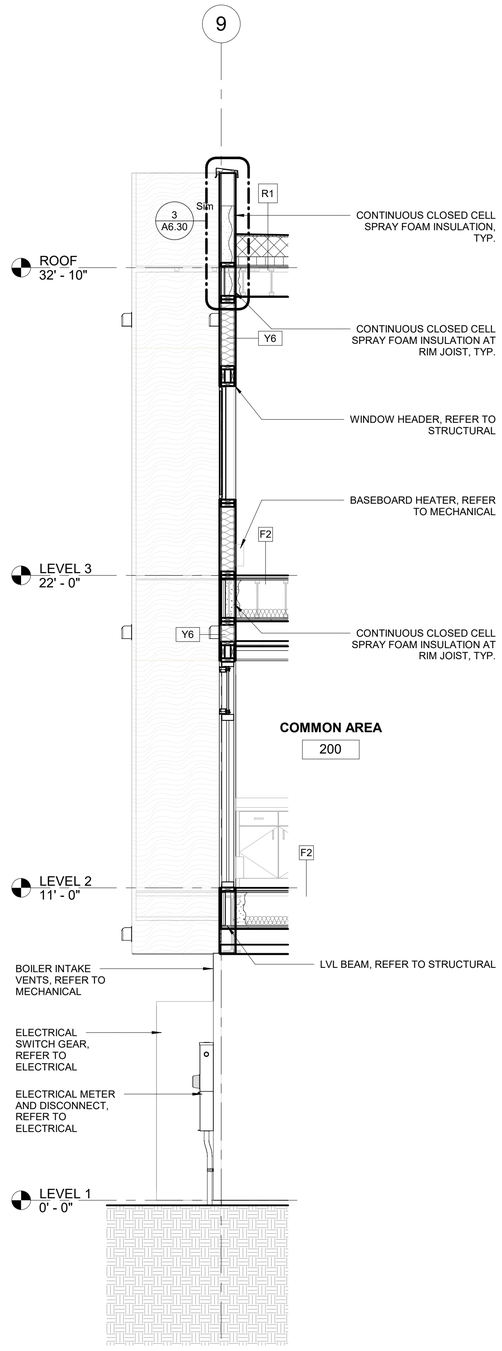
HALF SCALE WHEN PRINTED AT 11x17



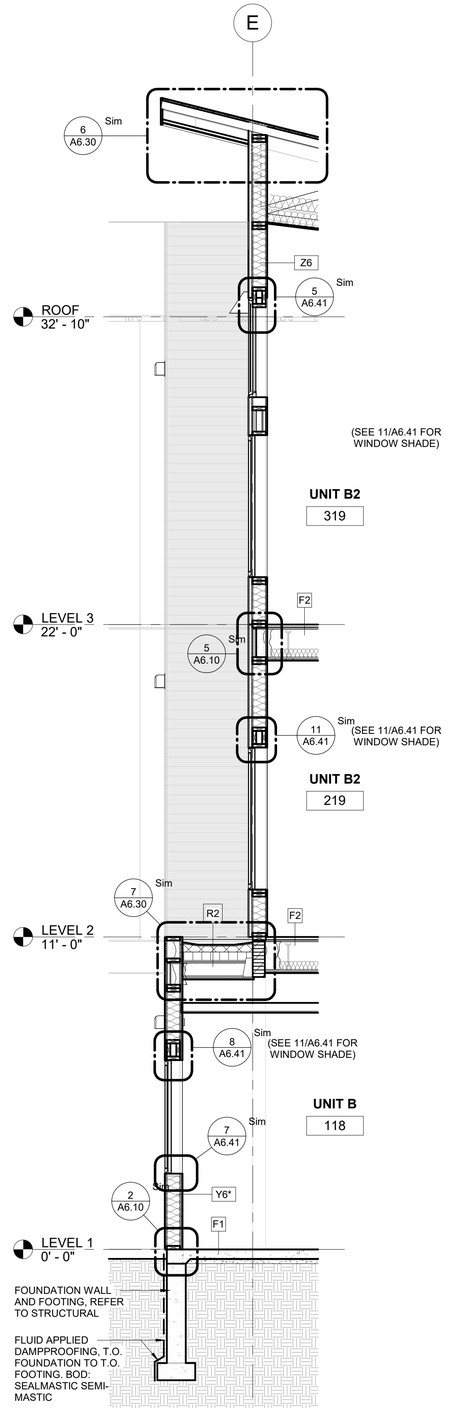
4 SECTION 4.8
3/8" = 1'-0"



3 SECTION 4.7
3/8" = 1'-0"



2 SECTION 4.6
3/8" = 1'-0"



1 SECTION 4.5
3/8" = 1'-0"

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SHEET NAME
WALL SECTIONS

SHEET NO.
A4.01

HALF SCALE WHEN PRINTED AT 11x17

COLOR AND MATERIAL LEGEND

MARK	MATERIAL	MFG	STYLE / PRODUCT	COLOR	SIZE	FINISH	NOTES
CEILING							
ACT1	ACOUSTICAL CEILING TILE	ARMSTRONG CEILING	DUNE	WHITE	24"X48"	-	TEGULAR
ACT2	ACOUSTICAL CEILING TILE	ARMSTRONG CEILING	WOODWORKS TEGULAR	CONSTANTS CHERRY	24"X48"	W1	CONFIRM COLOR WITH ARCHITECT PRIOR TO ORDERING
ELEVATOR							
EC1	ELEVATOR CAB WALLS	OTIS	5WL PATTERNED STAINLESS STEEL	SATIN STAINLESS STEEL	-	-	PROVIDE CANVAS ELEVATOR CAB PADS AND HOOKS
EC2	ELEVATOR CAB CEILING	OTIS	-	PAINTED WHITE	-	-	4 LED FLUSH CEILING (FC-4)
EC3	ELEVATOR CAB HANDRAILS	OTIS	-	SATIN STAINLESS STEEL	2"	-	FLAT HANDRAIL (DH-155)
EC4	ELEVATOR CAB DOORS	OTIS	-	SATIN STAINLESS STEEL	-	-	-
EC5	ELEVATOR CAB BUMPERS	OTIS	-	SATIN STAINLESS STEEL	6"	-	FLAT BAR BUMPERS ON 3 SIDES
EXTERIOR							
MP1	METAL PANEL	METAL SALES	T10-D 9" REVERESED BOX RIB, EXPOSED FASTENER	OLD ZINC GREY (W29)	20 GA	-	VERTICAL INSTALLATION
P7	PAINT - EXTERIOR	SHERWIN WILLIAMS	-	SW 7047 PORPOISE	-	ENAMEL AT DOORS AND FRAMES	TO MATCH TEW1
P8	PAINT - EXTERIOR	SHERWIN WILLIAMS	-	SW 7504 KEYSTONE GRAY	-	ENAMEL AT DOORS AND FRAMES	TO MATCH MP1
P9	PAINT - EXTERIOR	SHERWIN WILLIAMS	-	SW7075 WEB GRAY	-	-	AT CLEARSTORY SOFFIT, FASCIA, EXPOSED STEEL
PLP1	PHENOLIC LAMINATE PANEL	FIBERESIN INDUSTRIES	STONEWOOD ARCHITECTURAL PANELS	CARBON OAK	4' WIDE PANELS	8MM CLASS B ON VERTICAL SURFACES	JOINT LAYOUT PER EXTERIOR ELEVATIONS. COLOR MATCH FASTENERS.
PLP2	PHENOLIC LAMINATE PANEL	FIBERESIN INDUSTRIES	STONEWOOD ARCHITECTURAL PANELS	BLACK	4' WIDE PANELS	8MM CLASS B ON VERTICAL SURFACES	JOINT LAYOUT PER EXTERIOR ELEVATIONS. COLOR MATCH FASTENERS.
TEW1	TREATED ENGINEERED WOOD	LP	SMARTSIDE (STRAND) LAP	PAINT P7	5.84"	SMOOTH FINISH	-
FLOORING							
CONC	SEALED CONCRETE	-	-	-	-	-	-
CPT1	CARPET - UNITS	SHAW CONTRACT	REIMAGINE 5A256	REFLECTION 00178	12' BROADLOOM	-	USE WITH PAD1
CPT 2	CARPET TILE - CORRIDORS	SHAW CONTRACT	SKETCH 59591	MOONLIGHT 33761	24"X24"	-	ASHLAR INSTALLATION
PAD1	CARPET PAD	-	6LB REBOND	-	7/16" THICK	-	USE WITH CPT1
RB1	RUBBER BASE - UNITS	TARKETT	TRADITIONAL TOE	01 SNOW WHITE	4" H X 1/8" THICK	-	AT ALL BATH / LAUNDRY LOCATIONS
RB2	RUBBER BASE - CORRIDORS	TARKETT	TRADITIONAL TOE	29 MOON ROCK	4" H X 1/8" THICK	-	USE AT ALL COMMON AREA, UNO.
RF1	RESILIENT FLOORING - LUXURY VINYL TILE	SHAW CONTRACT	RESIDE / 12 MIL / 4094V	ASSURANCE 94730	6" X 47"	-	SEAL GYPCRETE WITH PRIMER (SHAW 9050 OR SIMILAR) PRIOR TO INSTALLATION OF RF1. ASHLAR INSTALLATION.
RF2	RESILIENT FLOORING - SHEET GOOD	FORBO	MARMOLEUM / CONCRETE	METEORITE	SHEETGOOD	-	-
RN1	RUBBER STAIR NOSING	TARKETT	STAIR NOSING WITH GRIT TAPE, VIVCD 281	29 MOON ROCK	1/4" OR 5/16" MATERIAL ON STEP AND RISER	-	CONTINUOUS STRIP OF 'BLACK' GRIT TAPE. GRIT BY NOSING MFR.
RR1	RUBBER STAIR RISER	TARKETT	RUBBER RISER	29 MOON ROCK	-	-	USE WITH WOM TREAD / RN1 NOSING
TR1	TRANSITION STRIP	TARKETT	CTA-XX-Z (WHEELED TRAFFIC TRANSITION)	29 MOON ROCK	-	-	-
TR2	TRANSITION STRIP	TARKETT	CRS-XX-B (REDUCER)	29 MOON ROCK	-	-	-
TR3	TRANSITION STRIP	TARKETT	CTA-XX-Y (WHEELED TRAFFICE TRANSITION)	29 MOON ROCK	-	-	-
TR4	TRANSITION STRIP	TARKETT	CTA-XX-H (ADAPTOR)	TBD	-	-	-
WD1	WOOD WALL BASE - UNITS	-	MDF	PAINT P6	1" X 3"	-	-
WOM	WALK OFF MAT	MILLIKEN	OBEX TILE / CUT / DRIFT WITH WELLBAC COMFORT CUSHION	DTX27-145 MOCHA	50CM X 50CM	-	ASHLAR INSTALLATION
MISC							
CG1	CORNER GUARD	ACROVYN	LG200	CLEAR	4' HIGH WITH 2" LEGS	-	USE AT ALL CORNERS IN COMMON SPACES
PL1	PLASTIC LAMINATE	FORMICA	-	WHITE SHALESTONE 9525	-	MATTE	ONE PIECE COUNTERTOP AND BACKSPLASH. NO SEAMS OR JOINTS.
SS1	SOLID SURFACE	LG	HI-MACS	WHITE QUARTZ G004	-	-	SEE ALTERNATE #6
WD2	WOOD CABINETS	SMART CABINETRY	FREEPORT / MAPLE	CARMEL	-	-	SATIN NICKEL MOUNTING HARDWARE / SEE ALTERNATE #4
WD4	WOOD HANDRAIL		MAPLE	CLEAR	1 1/2" DIA.	CLEAR	-
WDC1	WINDOW COVERING - UNITS - HORIZONTAL BLINDS	SWF CONTRACT	8 GAUGE ALUMINUM HORIZONTAL SLATS	NAVAJO WHITE 376	1"	-	CORD LIFT AND ADJUSTABLE SLAT OPENING. PROVIDE FOR ALL UNITS. PROVIDE AUTOMATIC VERSION OF SHADES AT F1 WINDOWS.
WDC2	WINDOW COVERING - UNITS - VERTICAL BLINDS	SWF CONTRACT	PVC VERTICAL LOUVERS	MISTY WHITE 9311	2"	-	PROVIDE AT ALL VINYL SLIDING DOOR LOCATIONS.
WDC3	WINDOW COVERING - COMMON AREAS	MECHOSHADES	THERMOVEIL 1600 SERIES	1603 BROOME (LIGHT GREY)	-	-	3% OPEN, PROVIDE AT ALL STOREFRONT WINDOWS IN COMMON AREAS.
WALLS							
CT1	CERAMIC TILE	CROSSVILLE TILE	COLOR BY NUMBERS	WTO3 THREE HOUR TOUR	4" X 12"	SATIN	FULL HEIGHT ON WET WALLS, 5' AFF ON ALL OTHER WALLS.
P1	PAINT - LEVEL 1 ACCENT	SHERWIN WILLIAMS	-	SW 6214 UNDERSEAS	-	EGGSHELL; ENAMEL AT DOORS AND FRAMES	LEVEL 1 ACCENT, REFER TO FINISH PLAN FOR LOCATIONS.
P2	PAINT - LEVEL 2 ACCENT	SHERWIN WILLIAMS	-	SW 9121 SAWGRASS BASKET	-	EGGSHELL; ENAMEL AT DOORS AND FRAMES	LEVEL 2 ACCENT, REFER TO FINISH PLAN FOR LOCATIONS.
P3	PAINT - LEVEL 3 ACCENT	SHERWIN WILLIAMS	-	SW 9098 BAKED COOKIE	-	EGGSHELL; ENAMEL AT DOORS AND FRAMES	LEVEL 3 ACCENT, REFER TO FINISH PLAN FOR LOCATIONS.
P4	PAINT - FIELD PAINT - COMMON AREA	SHERWIN WILLIAMS	-	SW 7049 NUANCE	-	EGGSHELL; ENAMEL AT DOORS AND FRAMES	AT ALL COMMON AREA WALLS, UNO. REFER TO FINISH PLANS.
P5	PAINT - NEUTRAL ACCENT PAINT - ALL LEVELS	SHERWIN WILLIAMS	-	SW 7639 ETHEREAL MOOD	-	EGGSHELL; ENAMEL AT DOORS AND FRAMES	NEUTRAL ACCENT, REFER TO FINISH PLAN FOR LOCATIONS.
P6	PAINT - UNIT PAINT	SHERWIN WILLIAMS	-	CUSTOM WASI COLOR: NC7753 HILL TOP	-	EGGSHELL; ENAMEL AT DOORS AND FRAMES	ALL UNIT WALLS, BASE AND CASING.
TKBD	TACKBOARD	FORBO	BULLETIN BOARD	NUTMEG SPICE 2166		-	FIELD VERIFY DIMENSIONS. COLOR TO BE CONFIRMED PRIOR TO ORDERING.
WD3	WOOD CASING (DOOR AND WINDOWS IN UNITS)	-	MDF	PAINT P6	1" X 2"		-
WP1	WALL PROTECTION	TRIKES	P3TEC / IN-GRAINED P3T-60164	FRENCH OAK	-	-	PROVIDE ALUMINUM J-TRIM AT EDGES
WP2	WALL PROTECTION	INPRO		FEATHER 0238	-	-	PROVIDE COORDINATING TRIM AT EDGES

MATERIAL LEGEND GENERAL NOTES

1. WALL / CEILING PAINT AND TEXTURE:
   A. TEXTURE: LIGHT ORANGE PEEL
   B. FIRST COAT: BENJAMIN MOORE ULTRA SPEC 500 (N534) INTERIOR PRIMER OR EQUAL.
   C. SECOND COAT: PRODUCT AS SPECIFIED IN COLOR AND MATERIAL LEGEND.
   D. THIRD COAT: PRODUCT AS SPECIFIED IN COLOR AND MATERIAL LEGEND.
2. MILLWORK PAINT AND TEXTURE:
   A. FIRST COAT: BENJAMIN MOOR ADVANCE WATER BORNE INTERIOR ALKYD PAINT - PRIMER (790) OR EQUAL
   B. SECOND COAT: PRODUCT AS SPECIFIED IN COLOR AND MATERIAL SCHEDULE.
   C. THIRD COAT: PRODUCT AS SPECIFIED IN COLOR AND MATERIAL SCHEDULE.
3. OVERSTOCK: PROVIDE AN ADDITIONAL 10% MINIMUM OF THE FOLLOWING MATERIAL(S) FOR OWNER MAINTENANCE PROGRAM:
   A. CARPET: CPT1 AND CPT2
   B. CEILING TILE: ACT1 AND ACT2
   C. RESILIENT TILE: RFI
   D. RUBBER BASE: RB1 AND RB1
   E. PAINT: ALL PAINT COLORS (P1 THRU. P6)
4. PROVIDE REPAIR / TOUCH-UP KIT(S) FOR WD2 CASEWORK AND CABINETS.

APPLIANCES / TOILET ROOM ACCESSORIES / SPECIALTY EQUIPMENT

CODE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS
COMMON AREA					
MW1	MICROWAVE	GE APPLIANCES	JES1072DMWW	BLACK	0.7 CU. FT. CAPACITY COUNTERTOP MICROWAVE OVEN
FIRE EQUIPMENT					
FACP	FIRE ALARM CONTROL PANEL				
FEC	FIRE EXTINGUISHER CABINET	BOD J.L. INDUSTRIES	EMBASSY SERIES		RECESSED
FHS	FIRE HORN STROBE				
JANITOR SPECIALTY EQUIPMENT					
MBH	MOP AND BROOM HOLDER	BOBRICK	B-223 X 36	SATIN-FINISH STAINLESS STEEL	36" LONG, SPRING LOADED RUBBER CAM GRIP HOLDERS
LOBBY SPECIALTY EQUIPMENT					
MB	MAIL BOX / PARCEL BOX	FLORENCE CORPORATION	VERSATILE 4CADD- 10	SILVER SPECK	PROVIDE (3) KEYS, (1) CLEAR PLASTIC CARD HOLDER PER BOX. FRONT LOAD UNITS, U.S.P.S. ACCESS., ADA COMPLIANT
RD	RENT DROP BOX	PROTEX	LPD-161	GRAY	"RENT DROP" SIGNAGE TO BE ADDED TO FRONT OF UNIT.
PUBLIC TOILET ACCESSORIES					
BCS	BABY CHANGING STATION	KOALA KARE	KB200-SS	GREY AND STAINLESS STEEL	-
GB	GRAB BAR	BOBRICK	B-6806 SERIES	SATIN-FINISH STAINLESS STEEL	-
MR2	MIRROR		30X40 POLISHED EDGES	-	MOUNT TO WALL WITH MASTIC AND ALUMINUM J-MOLD AT TOP AND BOTTOM.
PTD	PAPER TOWEL DISPENSER	BOBRICK	B-262	SATIN-FINISH STAINLESS STEEL	-
SD	SOAP DISPENSER - WALL MOUNT	BOBRICK	B-26627	SATIN-FINISH STAINLESS STEEL	-
SND	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	SATIN-FINISH STAINLESS STEEL	-
TPD1	TOILET PAPER DISPENSER	BOBRICK	B-4288	SATIN-FINISH STAINLESS STEEL	-
TSCD	TOILET SEAT COVER DISPENSER	BOBRICK	B-221	SATIN-FINISH STAINLESS STEEL	-
STORAGE EQUIPMENT					
STCG	STORAGE CAGE	FOLDING GUARD CORPORATION	STOR-MORE ST134GALV	GALVANIZED STEEL	3' X 4' X 90"H, TYP. SIZE VARIES, REFER TO FLOOR PLAN NOTES
UNIT APPLIANCES					
CH	COAT HOOK	BRADLEY CORP	9134 HAT AND COAT HOOK	SATIN-FINISH STAINLESS STEEL	
D1	DRYER (UFAS)	GE APPLIANCES	GE GFD55ESSNWW	WHITE	FRONT LOAD ELECTRIC DRYER WITH CONTROLS ON FRONT. 7.8 CU. FT. CAPACITY, ADA COMPLIANT
DW1	DISHWASHER (UFAS)	GE APPLIANCES	PDT145SGLWW	WHITE	18" WIDE COMPACT DISHWASHER, ADA COMPLIANT
REF1	REFRIGERATOR (UFAS)	GE APPLIANCES	GE GWE19JGLWW	WHITE	18.6 CU. FT. ENERGY STAR QUALIFIED, ADA COMPLIANT
RG1	RANGE (UFAS)	GE APPLIANCES	GE JD630DTWW	WHITE	ENERGY STAR QUALIFIED 30" DROP IN ELECTRIC RANGE, ELECTRIC COIL, ELECTRIC OVEN WITH GLASS DOOR FRONT, ADA COMPLIANT. INSTALL WITH COORDINATING BACKSPLASH.
RH1	RANGE HOOD (UFAS)	PER MECHANICAL	PER MECHANICAL	WHITE	30" UNDERCABINET HOOD, REFER TO INTERIOR ELEVATIONS FOR UFAS COMPLIANT SWITCH LOCATION
W1	WASHER (UFAS)	GE APPLIANCES	GFW550SSNWW	WHITE	FRONT LOAD ENERGY STAR QUALIFIED, 4.8 CU. FT. CAPACITY, ADA COMPLIANT
UNIT BATH TOILET ACCESSORIES					
BS	BATH SEAT	MEDLINE	780273 / 780263 LEFT & RIGHT HANDED	WHITE	STANDALONE SHOWER SEAT, MODEL TO BE APPROVED BY OWNER
GB	GRAB BAR	BOBRICK	B-6806 SERIES	SATIN-FINISH STAINLESS STEEL	
MR1	MIRROR	-	36X36 POLISHED EDGES	SATIN NICKEL	MOUNT TO WALL WITH MASTIC AND ALUMINUM J-MOLD AT TOP AND BOTTOM.
RH	ROBE HOOK	MOEN / ARLYS	Y5703BN	BRUSHED NICKEL	SEE ELEVATIONS FOR QUANTITY
SCR	SHOWER ROD	BOBRICK	B-207	SATIN-FINISH STAINLESS STEEL	HEAVY DUTY, BOLT TO WALL AT SHOWER
SGB	SHOWER GRAB BAR	BEST BATH	GB-U	STAIN STAINLESS STEEL	U-SHAPED GRAB BAR PER UFAS, 27"X60"X26"
ST	SHOWER SURROUND	REFER TO MECHANICAL	-	-	REFER TO A8.00 FOR UFAS REQUIRED SHOWER FIXTURE AND ACCESSORY MOUNTING LOCATIONS. REFER TO G0.01 FOR DEDUCTIVE ALTERNATE.
TPD2	TOILET PAPER DISPENSER	MOEN / ARLYS	Y5708BN	CHROME	-
TR	TOWEL RING	MOEN / ARLYS	Y5786BN	BRUSHED NICKEL	-
UNIT ELECTRICAL / MECHANICAL					
AP	AIPHONE	REFER TO ELECTRICAL	-	-	MOUNT TOP OF PANEL AT 48" MAXIMUM, UNO.
EP	ELECTRICAL PANEL	REFER TO ELECTRICAL	-	-	-
SM	DATA PANEL	REFER TO ELECTRICAL	-	-	-
TS	THERMOSTAT	PER MECHANICAL			

APPLIANCE GENERAL NOTES

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

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

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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	Author
REVIEWED	DTW

SHEET NAME
MATERIAL LEGEND, APPLIANCE AND ACCESSORY SCHEDULE

SHEET NO.
A5.00

HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS

ROOM FINISH SCHEDULE LEVEL 1

RM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING FINISH	COMMENTS / NOTES
				NORTH	EAST	SOUTH	WEST		
LEVEL 1									
100	VESTIBULE	WOM	RB2	P4	P4	P4	P4	P4	
101	TOILET	RF2	RB2	CT1	CT1 / P1	CT1 / P1	CT1 /P1	P4	
101	LOBBY	WOM	RB2	P4 / WP1	P4 / WP1	P4 / WP1	P1 / P4 / P5 / WP1	P4	CART STORAGE HAS WP1 WALLS TO 5' AFF. REFER TO INTERIOR ELEVATIONS.
102	ELEC	CONC	RB2	P4	P4	P4	P4	P4	
103	MECHANICAL	CONC	RB2	P4	P4	P4	P4	P4	
106	JANITOR	CONC	WP2	WP2 / P4	WP2 / P4	WP2 / P4	WP2 / P4	P4	WP2 TO 8' AFF AROUND MOP SINK, 4' AFF ON OTHER WALLS WITH P4 ABOVE.
107	TENANT STORAGE	CONC	RB2	P4	P4	P4	P4	P4	
114	REFUSE	RF2	WP2	WP2 / P4	WP2 / P4	WP2 / P4	WP2 / P4	P4	WP2 TO 4' AFF WITH P4 ABOVE
115	REFUSE	CONC	WP2	WP2 / P4	WP2 / P4	WP2 / P4	WP2 / P4	P4	WP2 TO 4' AFF WITH P4 ABOVE
116	TENANT STORAGE	CONC	RB2	P4	P4	P4	P4	P4	
120	UTILITY	CONC	RB2	P4	P4	P4	P4	P4	
E01	ELEV.	WOM	EC5	EC1 / EC3	EC1 / EC3	EC1 / EC3	EC1 / EC3	EC2	
H100	CIRCULATION	CPT2	RB2	P1 / P4 / P5	P1 / P4	P1 / P4 / P5	P1 / P4 / P5	ACT1 / GWB / P1	FINISH CHANGES INDICATED ON PLAN
S01	STAIR	WOM / RN1 / RR1	RB2	P1	P4	P4	P4	P4	
S02	STAIR	WOM / RN1 / RR1	RB2	P1	P4	P4	P4	P4	

FINISH PLAN GENERAL NOTES

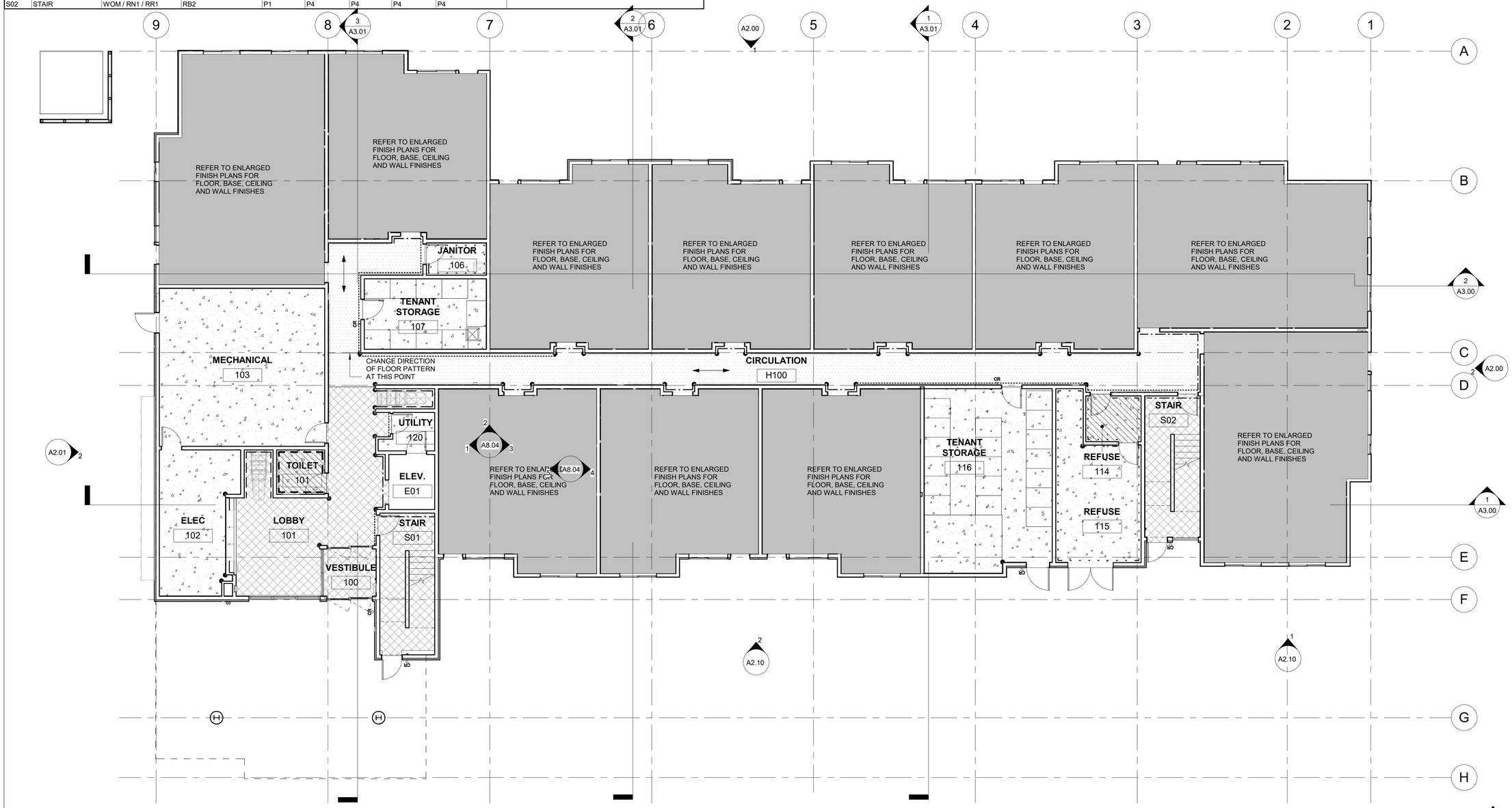
1. REFER TO A5.00 FOR MATERIAL APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. ALL WALLS AND GWB CEILINGS IN COMMON AREAS TO RECEIVE P4, UNLESS OTHERWISE NOTED.
3. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P6, UNLESS OTHERWISE NOTED.
4. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED.
5. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
6. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
7. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
8. IN PUBLIC TOILETS: CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS, 5'-0" AFF ON ALL OTHER WALLS. PAINT WALL FLOOR ACCENT COLOR ABOVE TILE. LEVEL 1: P1, LEVEL 2: P2.

FINISH LEGEND

CT1, P1, P2, P3, P5, WP1, WP2, CG1

CONC, CPT 1, CPT 2, WOM, RF 1, RF 2

INDICATES DIRECTION OF FLOORING PATTERN



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

PERMIT DOCUMENTS

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JOB NO.	20-024
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SHEET NAME
FINISH PLAN - LEVEL 1 (OVERALL)

SHEET NO.
A5.01

HALF SCALE WHEN PRINTED AT 11x17

ROOM FINISH SCHEDULE LEVEL 2

RM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING FINISH	COMMENTS / NOTES
				NORTH	EAST	SOUTH	WEST		
LEVEL 2									
200	COMMON AREA	RF1	RB2	P2 / P4	P4	P4	P2 / P4	ACT2 / GWB / P4	FINISH CHANGES INDICATED ON PLAN
201	TOILET	RF2	RB2	CT1 / P2	CT1 / P2	CT1	CT1 / P2	P4	
206	JANITOR	RF2	WP2	WP2 / P4	WP2 / P4	WP2 / P4	WP2 / P4	P4	WP2 TO 8' AFF AROUND MOP SINK, 4' AFF ON OTHER WALLS WITH P4 ABOVE.
207	TENANT STORAGE	RF2	RB2	P4	P4	P4	P4	P4	
215	UTILITY	RF2	WP2	WP2 / P4	WP2 / P4	WP2 / P4	WP2 / P4	P4	WP2 TO 4' AFF WITH P4 ABOVE
216	REFUSE	RF2	WP2	WP2 / P4	WP2 / P4	WP2 / P4	WP2 / P4	P4	WP2 TO 4' AFF WITH P4 ABOVE
221	UTILITY	RF2	RB2	P4	P4	P4	P4	P4	
H200	CIRCULATION	CPT2	RB2	P2 / P4	P2 / P4	P2 / P4 / P5	P2 P4 / P5	ACT1 / GWB / P2	FINISH CHANGES INDICATED ON PLAN
S01	STAIR	WOM / RN1 / RR1	RB2	P2	P4	P4	P4	P4	
S02	STAIR	WOM / RN1 / RR1	RB2	P2	P4	P4	P4	P4	

FINISH PLAN GENERAL NOTES

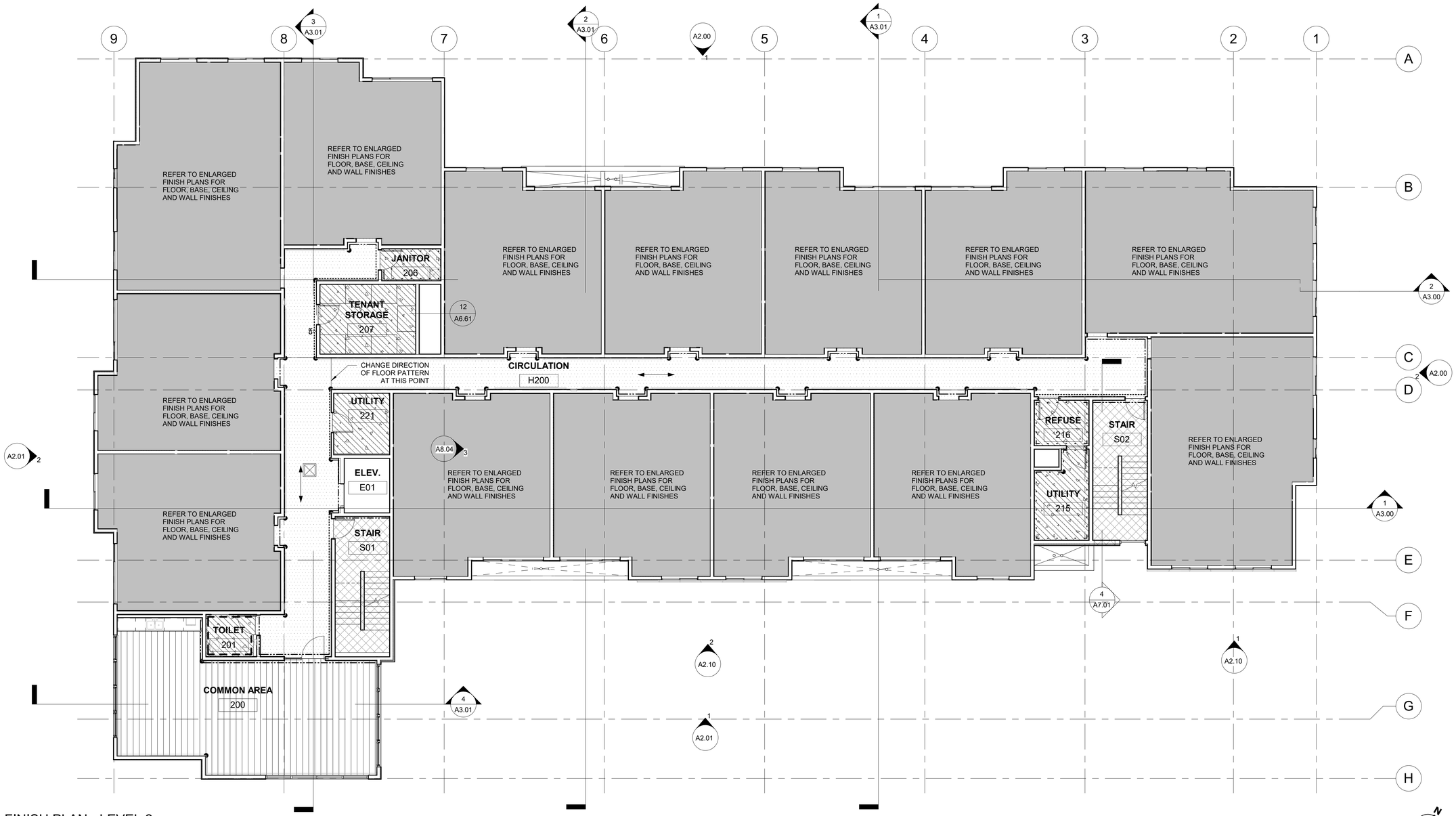
1. REFER TO A5.00 FOR MATERIAL APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. ALL WALLS AND GWB CEILINGS IN COMMON AREAS TO RECEIVE P4, UNLESS OTHERWISE NOTED.
3. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P6, UNLESS OTHERWISE NOTED.
4. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED.
5. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
6. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
7. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
8. IN PUBLIC TOILETS: CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS, 5'-0" AFF ON ALL OTHER WALLS. PAINT WALL FLOOR ACCENT COLOR ABOVE TILE. LEVEL 1: P1, LEVEL 2: P2.

FINISH LEGEND

CT1, P1, P2, P3, P5, WP1, WP2, CG1

CONC, CPT 1, CPT 2, WOM, RF 1, RF 2

INDICATES DIRECTION OF FLOORING PATTERN



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

PERMIT DOCUMENTS

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SHEET NAME
FINISH PLAN - LEVEL 2 (OVERALL)

SHEET NO.
A5.02

HALF SCALE WHEN PRINTED AT 11x17

ROOM FINISH SCHEDULE LEVEL 3

RM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING FINISH	COMMENTS / NOTES
				NORTH	EAST	SOUTH	WEST		
LEVEL 3									
306	JANITOR	RF2	WP2	WP2	WP2	WP2	WP2	P4	WP2 TO 8' AFF AROUND MOP SINK, 4' AFF ON OTHER WALLS WITH P4 ABOVE.
307	TENANT STORAGE	RF2	RB2	P4	P4	P4	P4	P4	
315	UTILITY	RF2	WP2	WP2	WP2	WP2	WP2	P4	WP2 TO 4' AFF WITH P4 ABOVE
316	REFUSE	RF2	WP2	WP2	WP2	WP2	WP2	P4	WP2 TO 4' AFF WITH P4 ABOVE
321	UTILITY	RF2	RB2	P4	P4	P4	P4 / WP2	P4	WP2 TO 8' AFF BEHIND ROOF ACCESS LADDER
H300	CIRCULATION	CPT2	RB2	P3 / P4	P3 / P4	P3 / P4 / P5	P3 / P4 / P5	ACT1 / GWB / P3	FINISH CHANGES INDICATED ON PLAN
S01	STAIR	WOM / RN1 / RR1	RB2	P3	P4	P4	P4	P4	
S02	STAIR	WOM / RN1 / RR1	RB2	P3	P4	P4	P4	P4	

FINISH PLAN GENERAL NOTES

1. REFER TO A5.00 FOR MATERIAL APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. ALL WALLS AND GWB CEILINGS IN COMMON AREAS TO RECEIVE P4, UNLESS OTHERWISE NOTED.
3. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P6, UNLESS OTHERWISE NOTED.
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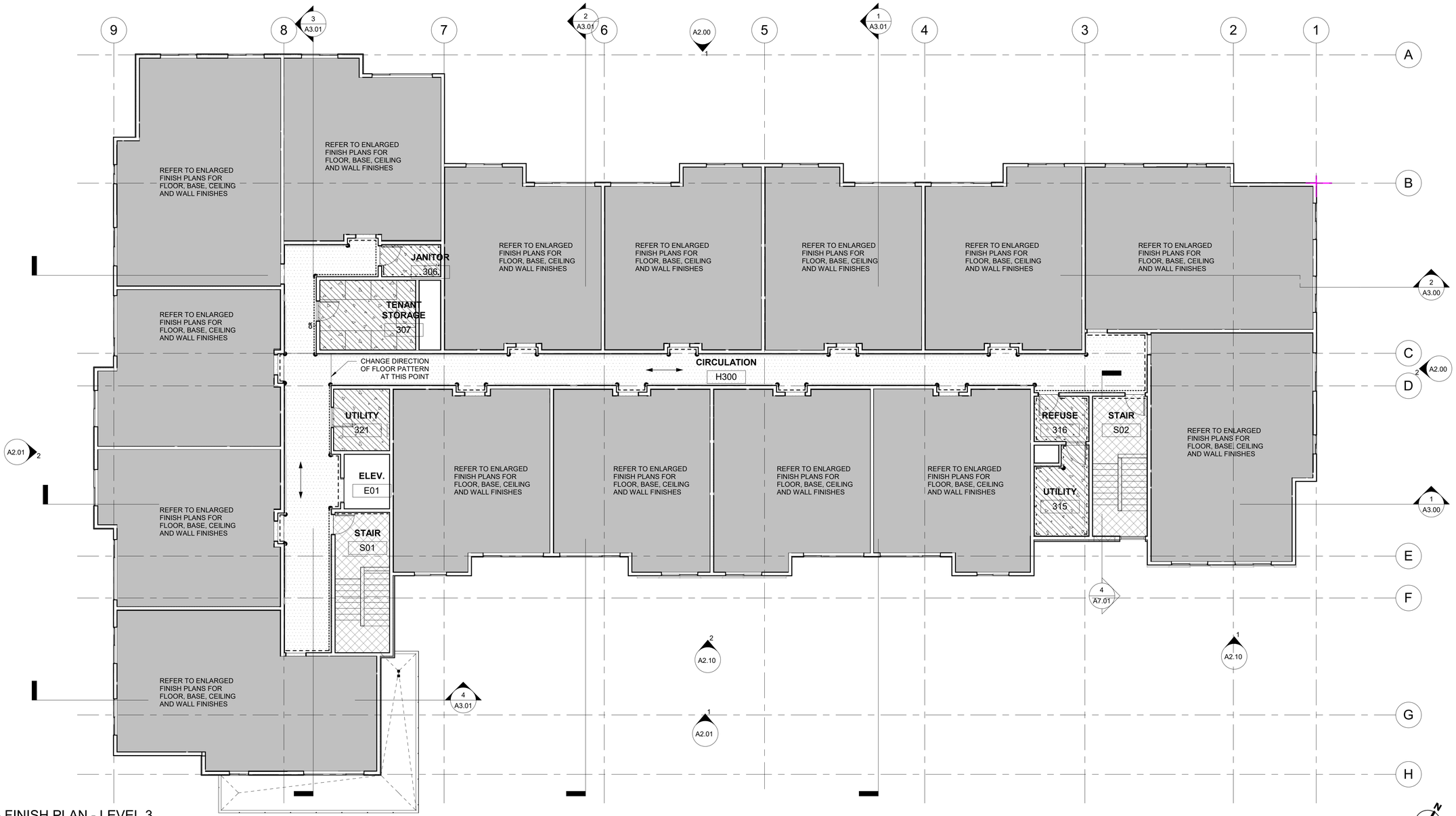
6. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
7. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
8. IN PUBLIC TOILETS: CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS, 5'-0" AFF ON ALL OTHER WALLS. PAINT WALL FLOOR ACCENT COLOR ABOVE TILE. LEVEL 1: P1, LEVEL 2: P2.

FINISH LEGEND

- CT1
- P1
- P2
- P3
- P5
- WP1
- WP2
- CG1
- CONC
- CPT 1
- CPT 2
- WOM
- RF 1
- RF 2
- INDICATES DIRECTION OF FLOORING PATTERN



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

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SHEET NAME
FINISH PLAN - LEVEL 3 (OVERALL)

SHEET NO.
A5.03

HALF SCALE WHEN PRINTED AT 11x17

ROOM FINISH SCHEDULE UNIT A

ROOM NAME	FLOOR	BASE	WALLS				CEILING FINISH	COMMENTS / NOTES
			NORTH	EAST	SOUTH	WEST		
BEDROOM	CPT1	WD1	P6	P6	P6	P6	GWB/P6	-
CLOSET	RF1	RB1	P6	P6	P6	P6	GWB/P6	
BATH	RF1	RB1	P6	P6	P6	P6	GWB/P6	-
KITCHEN	RF1	WD1	P6	P6	P6	P6	GWB/P6	-
GREAT ROOM	RF1	WD1	P6	P6	P6	P6	GWB/P6	-

ROOM FINISH SCHEDULE UNIT B

ROOM NAME	FLOOR	BASE	WALLS				CEILING FINISH	COMMENTS / NOTES
			NORTH	EAST	SOUTH	WEST		
KITCHEN	RF1	WD1	P6	P6	P6	P6	GWB/P6	
GREAT ROOM	RF1	WD1	P6	P6	P6	P6	GWB/P6	
BATH	RF1	RB1	P6	P6	P6	P6	GWB/P6	
CLOSET	RF1	RB1	P6	P6	P6	P6	GWB/P6	
BEDROOM	CPT1	WD1	P6	P6	P6	P6	GWB/P6	

FINISH PLAN GENERAL NOTES

1. REFER TO A5.00 FOR MATERIAL APPLIANCE AND TOILET ACCESSORY SCHEDULE.
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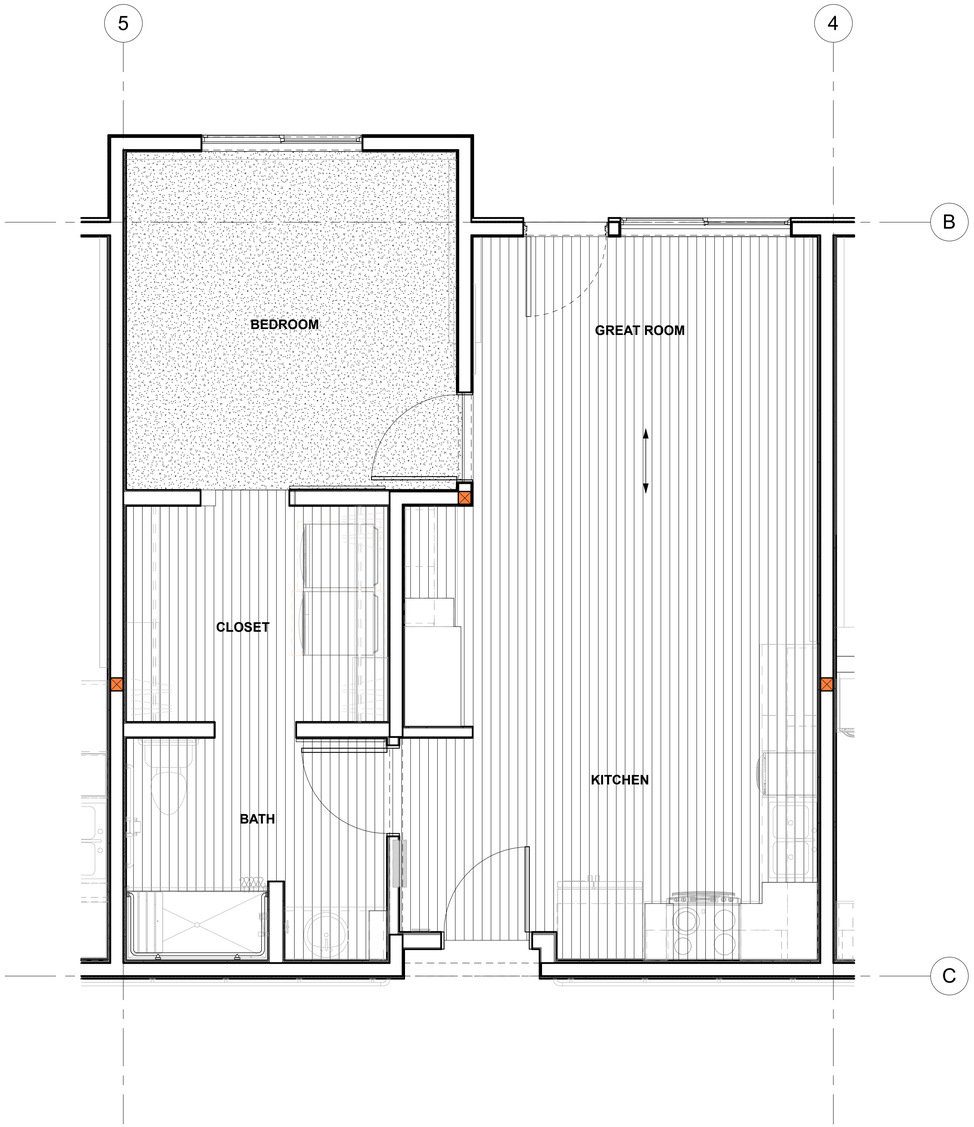
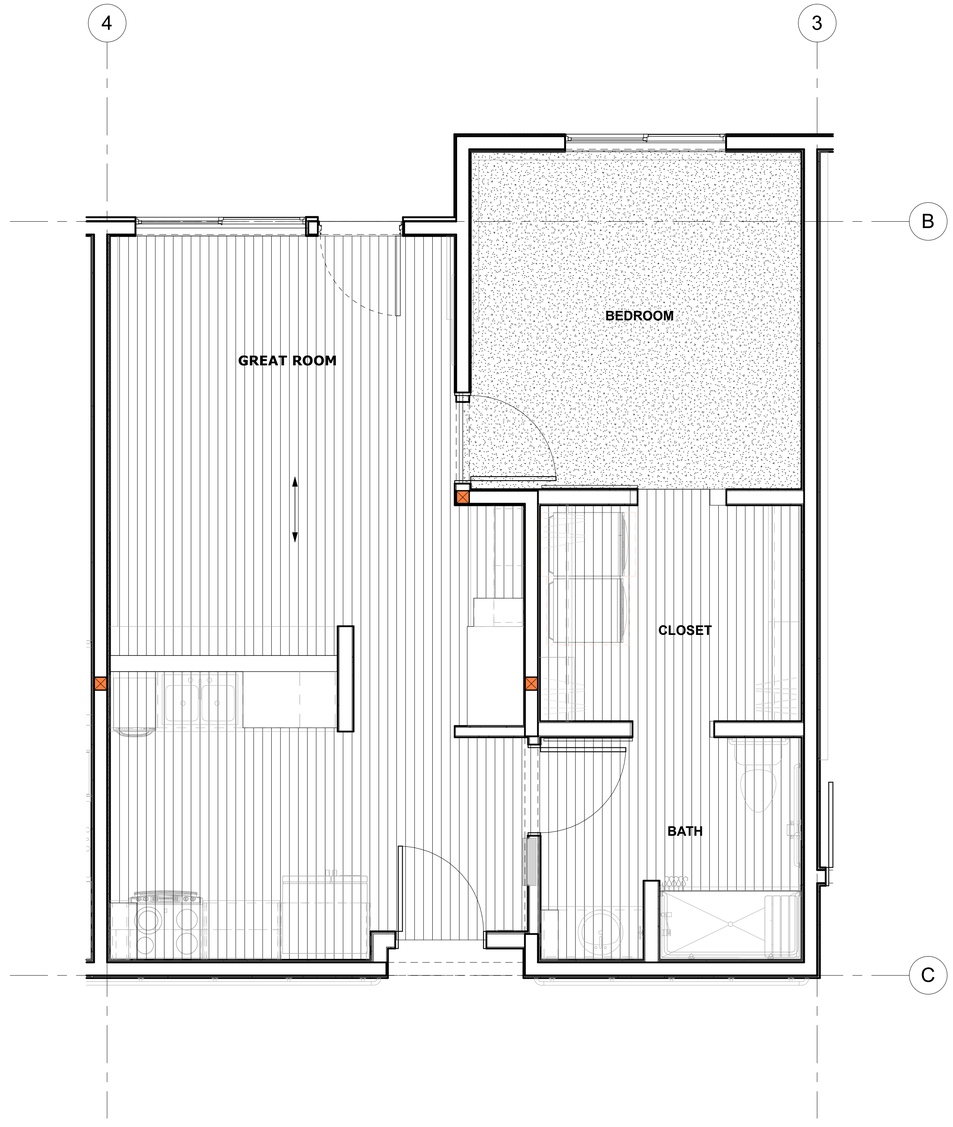
8. IN PUBLIC TOILETS: CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS, 5'-0" AFF ON ALL OTHER WALLS. PAINT WALL FLOOR ACCENT COLOR ABOVE TILE. LEVEL 1: P1, LEVEL 2: P2.

FINISH LEGEND

- CT1
- P1
- P2
- P3
- P5
- WP1
- WP2
- CG1
- CONC
- CPT 1
- CPT 2
- WOM
- RF 1
- RF 2
- INDICATES DIRECTION OF FLOORING PATTERN



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



2 ENLARGED FINISH PLAN - UNIT B
3/8" = 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

spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
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	CF
REVIEWED	DTW

SHEET NAME
ENLARGED UNIT FINISH PLAN

SHEET NO.
A5.04

HALF SCALE WHEN PRINTED AT 11x17

ROOM FINISH SCHEDULE UNIT C

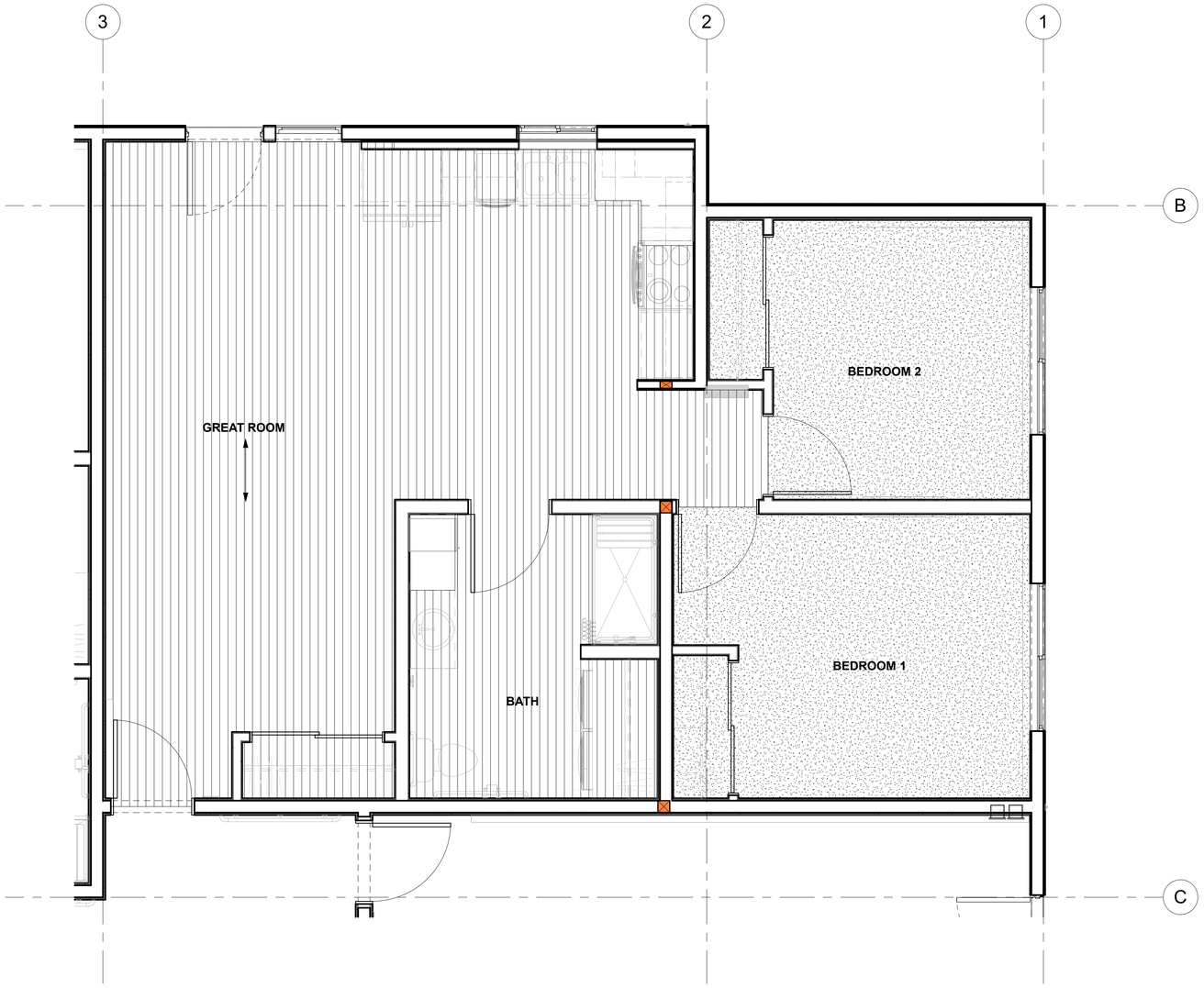
ROOM NAME	FLOOR	BASE	WALLS				CEILING FINISH	COMMENTS / NOTES
			NORTH	EAST	SOUTH	WEST		
GREAT ROOM	RF1	WD1	P6	P6	P6	P6	GWB/P6	-
KITCHEN	RF1	WD1	P6	P6	P6	P6	GWB/P6	-
BEDROOM 2	CPT1	WD1	P6	P6	P6	P6	GWB/P6	-
BEDROOM 1	CPT1	WD1	P6	P6	P6	P6	GWB/P6	-
BATH	RF1	RB1	P6	P6	P6	P6	GWB/P6	-

FINISH PLAN GENERAL NOTES

1. REFER TO A5.00 FOR MATERIAL APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. ALL WALLS AND GWB CEILINGS IN COMMON AREAS TO RECEIVE P4, UNLESS OTHERWISE NOTED.
3. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P6, UNLESS OTHERWISE NOTED.
4. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED.
5. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
6. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
7. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
8. IN PUBLIC TOILETS: CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS, 5'-0" AFF ON ALL OTHER WALLS. PAINT WALL FLOOR ACCENT COLOR ABOVE TILE. LEVEL 1: P1, LEVEL 2: P2.

FINISH LEGEND

- CT1
- P1
- P2
- P3
- P5
- WP1
- WP2
- CG1
- CONC
- CPT 1
- CPT 2
- WOM
- RF 1
- RF 2
- INDICATES DIRECTION OF FLOORING PATTERN



1 ENLARGED FINISH PLAN - UNIT C
3/8" = 1'-0"

PERMIT DOCUMENTS

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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

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DATE	03.06.2023
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SHEET NAME
ENLARGED UNIT FINISH PLAN

SHEET NO.
A5.05

HALF SCALE WHEN PRINTED AT 11x17

ROOM FINISH SCHEDULE UNIT D

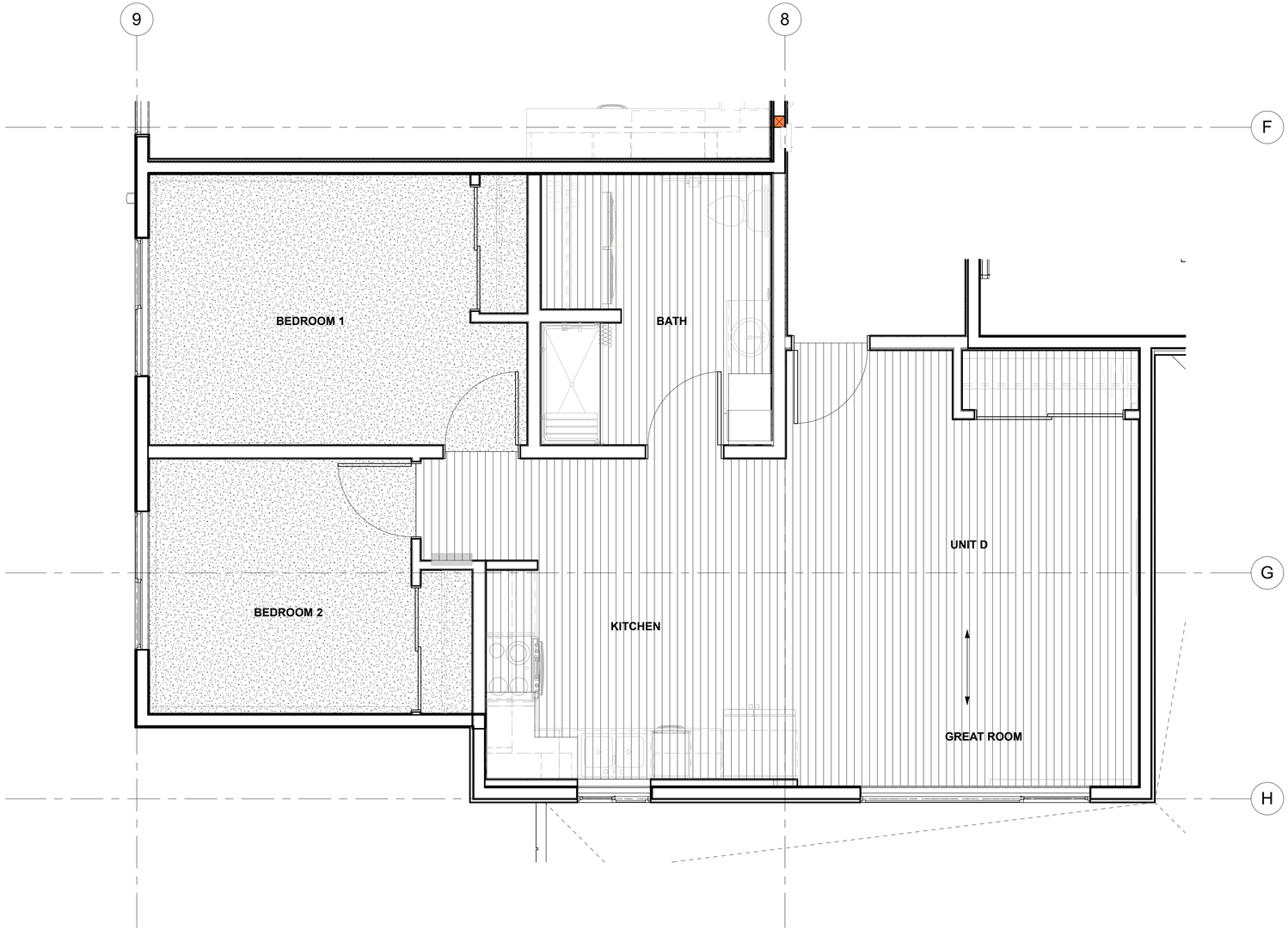
ROOM NAME	FLOOR	BASE	WALLS				CEILING FINISH	COMMENTS / NOTES
			NORTH	EAST	SOUTH	WEST		
BEDROOM 1	CPT1	WD1	P6	P6	P6	P6	GWB/P6	-
BEDROOM 2	CPT1	WD1	P6	P6	P6	P6	GWB/P6	-
KITCHEN	RF1	WD1	P6	P6	P6	P6	GWB/P6	-
BATH	RF1	RB1	P6	P6	P6	P6	GWB/P6	-
GREAT ROOM	RF1	WD1	P6	P6	P6	P6	GWB/P6	-

FINISH PLAN GENERAL NOTES

1. REFER TO A5.00 FOR MATERIAL APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. ALL WALLS AND GWB CEILINGS IN COMMON AREAS TO RECEIVE P4, UNLESS OTHERWISE NOTED.
3. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P6, UNLESS OTHERWISE NOTED.
4. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED.
5. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
6. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
7. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
8. IN PUBLIC TOILETS: CT1 CERAMIC TILE FULL HEIGHT ON WET WALLS, 5'-0" AFF ON ALL OTHER WALLS. PAINT WALL FLOOR ACCENT COLOR ABOVE TILE. LEVEL 1: P1, LEVEL 2: P2.

FINISH LEGEND

- CT1
- P1
- P2
- P3
- P5
- WP1
- WP2
- CG1
- CONC
- CPT 1
- CPT 2
- WOM
- RF 1
- RF 2
- INDICATES DIRECTION OF FLOORING PATTERN



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

STATE OF ALASKA
49TH
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ASPEN HOUSE
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REVISION SCHEDULE

#	DESCRIPTION	DATE

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REVIEWED	DTW

SHEET NAME
ENLARGED UNIT FINISH PLAN

SHEET NO.
A5.06

HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS

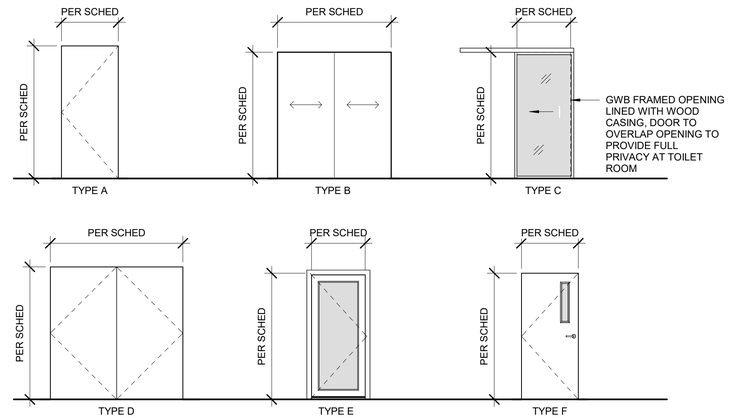
DOOR AND FRAME SCHEDULE- COMMON AREAS

DOOR NUMBER	DOORS						FRAMES						FIRE RATING	DOOR HARDWARE SET	REMARKS
	TYPE	MATL	FINISH	GLASS TYPE	SIZE WIDTH	SIZE HEIGHT	TYPE	MATL	FINISH	HEAD	JAMB	SILL			
LEVEL 1															
100a	SF	ALUM	CLEAR ANODIZED	IG3	84"	92"	PER MFG	ALUM	CLEAR ANODIZED	8/A6.40	9/A6.40	7/A6.40		HW-1	AUTO OPERATOR, CARD READER
100b	SF	ALUM	CLEAR ANODIZED	IG3	84"	92"	PER MFG	ALUM	CLEAR ANODIZED	2/A6.70	3/A6.70	1/A6.70		HW-1	AUTO OPERATOR
101	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-2	
102	A	HM	PT	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-3	SMOKE SEAL
103a	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-4	
103b	A	IHM	P8/P4	-	36"	84"	1	IHM	P8/P4	2/A6.40	3/A6.40	1/A6.40		HW-5	P8 EXTERIOR, P4 INTERIOR
106	A	WD	FF	-	36"	84"	1	PSF1	P1	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-6	
107	A	WD	FF	-	36"	84"	1	PSF1	P1	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-7	CARD READER
114	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-8	AUTO OPERATOR
115a	A	IHM	PT	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-6	
115b	D	IHM	P8/P4	-	84"	84"	1	IHM	P8/P4	2/A6.40	3/A6.40	1/A6.40		HW-9	P8 EXTERIOR, P4 INTERIOR
116a	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-7	CARD READER
116b	A	IHM	P8/P4	-	42"	84"	1	IHM	P8/P4	2/A6.40	3/A6.40	1/A6.40		HW-10	P8 EXTERIOR, P4 INTERIOR. CARD READER
120a	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	60-MIN	HW-4	
120b	A	HM	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	60-MIN	HW-4	WELDED FRAME REQUIRED
E01	PER MFG	SS	FF	-	42"	84"	PER MFG	-	SS	PER MFG	PER MFG	PER MFG	60-MIN	PER MFG	ELEVATOR DOOR
S01a	F	WD	FF	CLEAR TEMPERED	36"	84"	1	PSF1	P1	8/A6.70	8/A6.70	7/A6.70	60 MIN	HW-11	
S01b	A	IHM	P8/P4	-	36"	84"	1	IHM	P8/P4	2/A6.40	3/A6.40	1/A6.40		HW-5A	P8 EXTERIOR, P4 INTERIOR. CARD READER
S02a	F	WD	FF	CLEAR TEMPERED	36"	84"	1	PSF1	P1	8/A6.70	8/A6.70	7/A6.70	60 MIN	HW-11	
S02b	A	IHM	P8/P4	-	36"	84"	1	IHM	P8/P4	2/A6.40	3/A6.40	1/A6.40		HW-5A	P8 EXTERIOR, P4 INTERIOR. CARD READER
LEVEL 2															
200	SF8	ALUM	CLEAR ANODIZED	G1	42"	84"	PER MFG	ALUM	CLEAR ANODIZED	PER MFG	PER MFG	PER MFG	PER MFG		ELECTRONIC HOLD-OPEN
201	A	WD	FF	-	36"	84"	1	PSF1	P2/P4	8/A6.70	8/A6.70	7/A6.70		HW2	FRAME FINISH TO MATCH ADJACENT WALL PAINT, REFER TO FINISH PLANS
206	A	WD	FF	-	36"	84"	1	PSF1	P2	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-6	
207	A	WD	FF	-	36"	84"	1	PSF1	P2	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-7	CARD READER
215	A	HM	PT	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-6	
216	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-8	AUTO OPERATOR
221	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-4	
E02	PER MFG	SS	FF	-	42"	84"	PER MFG	-	SS	PER MFG	PER MFG	PER MFG	60-MIN	PER MFG	ELEVATOR DOOR
S01c	F	WD	FF	CLEAR TEMPERED	36"	84"	1	PSF1	P2/P4	8/A6.70	8/A6.70	7/A6.70	60-MIN	HW-11	FRAME FINISH TO MATCH ADJACENT WALL PAINT, REFER TO FINISH PLANS
S02c	F	WD	FF	CLEAR TEMPERED	36"	84"	1	PSF1	P2/P4	8/A6.70	8/A6.70	7/A6.70	60-MIN	HW-11	FRAME FINISH TO MATCH ADJACENT WALL PAINT, REFER TO FINISH PLANS
LEVEL 3															
306	A	WD	FF	-	36"	84"	1	PSF1	P3	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-6	
307	A	WD	FF	-	36"	84"	1	PSF1	P3	8/A6.70	8/A6.70	7/A6.70	45 MIN	HW-7	CARD READER
315	A	HM	PT	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-6	
316	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	45-MIN	HW-8	AUTO OPERATOR
321	A	WD	FF	-	36"	84"	1	PSF1	P4	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-4	
E03	PER MFG	SS	FF	-	42"	84"	PER MFG	-	SS	PER MFG	PER MFG	PER MFG	60-MIN	PER MFG	ELEVATOR DOOR
S01d	F	WD	FF	CLEAR TEMPERED	36"	84"	1	PSF1	P3/P4	8/A6.70	8/A6.70	7/A6.70	60-MIN	HW-11	FRAME FINISH TO MATCH ADJACENT WALL PAINT, REFER TO FINISH PLANS
S02d	F	WD	FF	CLEAR TEMPERED	36"	84"	1	PSF1	P3/P4	8/A6.70	8/A6.70	7/A6.70	60-MIN	HW-11	FRAME FINISH TO MATCH ADJACENT WALL PAINT, REFER TO FINISH PLANS

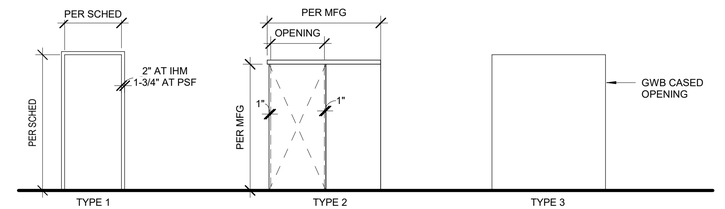
DOOR AND FRAME SCHEDULE-UNIT DOORS

DOOR NUMBER	DOORS						FRAMES						FIRE RATING	DOOR HARDWARE SET	REMARKS
	TYPE	MATL	FINISH	GLASS TYPE	SIZE WIDTH	SIZE HEIGHT	TYPE	MATL	FINISH	HEAD	JAMB	SILL			
01L	A	WD	FF	<varies>	36"	84"	1	PSF1	P6/VARIES	8/A6.70	8/A6.70	7/A6.70	20-MIN	HW-13	UNIT ENTRY DOOR, CORRIDOR SIDE OF DOOR FRAME TO MATCH ADJACENT ACCENT PAINT
01R	<varies>	<varies>	<varies>	<varies>	36"	84"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
02L	<varies>	WD	FF	-	36"	80"	1	WD	<varies>	<varies>	<varies>	<varies>	-	<varies>	<varies>
02R	A	WD	FF	-	36"	80"	1	WD	P6	12/A6.70	12/A6.70	10/A6.70	-	HW-14	BATHROOM SWING DOOR
03L	A	WD	FF	-	36"	80"	1	WD	P6	12/A6.70	12/A6.70	10/A6.70	-	HW-15	BEDROOM SWING DOOR
03R	<varies>	WD	FF	-	36"	80"	1	WD	<varies>	<varies>	<varies>	<varies>	-	<varies>	<varies>
04L	<varies>	ALUM	ANOD	OPAQUE LAMINATED	<varies>	<varies>	2	ALUM	ANOD	<varies>	<varies>	<varies>	-	<varies>	<varies>
04R	C	ALUM	ANOD	OPAQUE LAMINATED	<varies>	<varies>	2	ALUM	ANOD	5/A6.70	6&9/A6.70	4/A6.70	-	PER MFG	CLOSET/BATHROOM WALL SLIDING DOOR
05a	B	WD	FF	-	60"	80"	3	GWB	P6		11/A6.70		-	HW-17	CLOSET BYPASS SLIDING DOOR
05b	B	WD	FF	-	72"	80"	3	GWB	P6		11/A6.70		-	HW-17	CLOSET BYPASS SLIDING DOOR
06L	E	VINYL	WHITE	PER BASIS OF DESIGN	36"	80"	PER MFG	VINYL	FF	11/A6.40	12/A6.40	10/A6.40 LVL 1	-	HW-18	VINYL SWINGING PATIO DOOR
06R	E	VINYL	WHITE	PER BASIS OF DESIGN	36"	80"	PER MFG	VINYL	FF	11/A6.40	12/A6.40	10/A6.40 LVL 1	-	HW-18	VINYL SWINGING PATIO DOOR

DOOR TYPES



FRAME TYPES



DOOR BASIS OF DESIGN

TYPE A , D, F: WOOD DOOR (WD)
MFG: LYNDEN DOOR
STYLE: FLUSH PANEL, WOOD VENEER, ROTARY WHITE BIRCH PARTICLE CORE AT NON-RATED AND 20-MINUTE DOORS FIRE CORE AT RATED DOORS
GLASS: TEMPERED, CLEAR GLAZING WHERE INDICATED
FINISH: #100-CLEAR

TYPE A AND D: INSULATED AND STANDARD HOLLOW METAL (IHM) AND (HM)
MFG: CURRIES
STYLE: 707 SERIES HEAVY DUTY SEAMLESS WITH WELDED EDGE 18 GAUGE PRIMED, READY TO PAINT
FINISH: PAINT PER SCHEDULE
U-VALUE: 0.20 MINIMUM

TYPE B: BI-PASS WOOD SLIDING DOOR
MFG: LYNDEN DOOR
STYLE: SLIDING PANELS WOOD VENEER, ROTARY WHITE BIRCH HOLLOW CORE
FINISH: #100-CLEAR
PROVIDE VALENCE TO CONCEAL TOP TRACK

TYPE C: ALUM/GLASS SLIDING DOOR
MFG: SPACE PLUS
STYLE: SOLO BARN DOOR, PANEL A/D1: 2.5" FOR SUSPENDED SEMI-OPAQUE LAMINATED GLASS
FINISH: SILVER
HANDLE: EXTENDED SQUARE DESIGNER - ADA COMPATIBLE
TRACK SYSTEM: SUSPENDED WITH ADA COMPATIBLE BOTTOM TRACK
BATHROOM LOCK: SPACE PLUS FLUSH LATCH ADA WITH BLANK CANOPY AND SAFETY HOLE. LOCK FROM TOILET SIDE. PROVIDE 2X4 VERTICAL COLUMN AT LATCH SIDE IN ALL TOILET ROOMS WITH LOCKING MECHANISM, SILVER FINISH. *32" CLEAR MIN. REQUIRED, COORD HANDLE LOCATION W/ ARCHITECT

TYPE E: VINYL SWINGING GLASS DOOR
STYLE: FULL LITE VINYL FRAMED
GLASS: LOW-E, ARGON FILLED, MINIMUM U-VALUE 0.28 OR AS SPECIFIED TO ACHIEVE BEES RATING
FINISH: WHITE INTERIOR, WHITE EXTERIOR
THRESHOLD: ADA COMPLIANT (COORD. W/ G.C. ON INSTALL, PRIOR SLAB ON GRADE COMPLETION.)

TYPE SF: ENTRY SLIDING DOOR
STYLE: FULL LITE ALUMINUM STOREFRONT SLIDING DOOR WITH BREAK-A-WAY PANELS FOR EGRESS
GLASS: REFER TO STOREFRONT TYPE GENERAL NOTES
FINISH: PER SCHEDULE

TYPE SF 8: STOREFRONT SWINGING DOOR
STYLE: FULL LITE ALUMINUM STOREFRONT SWING DOOR
GLASS: REFER TO STOREFRONT TYPE GENERAL NOTES
FINISH: PER SCHEDULE

FRAME BASIS OF DESIGN

INSULATED HOLLOW METAL FRAME (IHM)
MFG: CURRIES
STYLE: THERMAL-BREAK HEAVY DUTY (16 GAUGE) PRIMED, READY FOR PAINT
FINISH: PAINT PER SCHEDULE

PRE-FINISHED STEEL FRAME 1 (PSF1)
MFG: TIMELY
PRODUCT: KERFED FRAME (18 GAUGE)
GASKET: TA-46 INTEGRAL GASKET COLOR WHITE
CASING: T-8 STANDARD STEEL
FINISH: SC109, TYP. - FINISH PER DOOR SCHEDULE
RATING: PER DOOR SCHEDULE

HOLLOW METAL FRAME (HM)
MFG: CURRIES
STYLE: HEAVY DUTY (16 GAUGE) PRIMED, READY FOR PAINT
FINISH: PAINT PER SCHEDULE
*WELDED AT ELEVATOR SHAFT PER DOOR SCHEDULE

WOOD DOOR FRAME (WD)
CASING: WD3
FINISH: PER DOOR SCHEDULE

DOOR & FRAME NOTES

1. ANSI 11.1-2009 404.2.10 VISION LITES. DOORS AND SIDELIGHTS ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR AN ADJACENT SIDELITE 43" MAXIMUM ABOVE THE FLOOR.
2. ALL GLAZING FRAMES IN DOORS SHALL BE FINISHED TO MATCH THE DOOR FINISH.
3. DOORS AND HARDWARE TO MEET IBC SECTION 1008.1

PERMIT DOCUMENTS

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AELA 10622
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REVISION SCHEDULE

#	DESCRIPTION	DATE

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DATE	03.06.2023
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REVIEWED	DTW

SHEET NAME
DOOR & FRAME TYPES, DOOR SCHEDULE

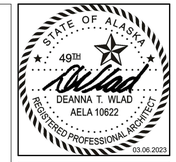
SHEET NO.
A5.10

HALF SCALE WHEN PRINTED AT 11x17

QTY	HARDWARE DESCRIPTION
HW-1A (OUTSIDE VESTIBULE DOOR) 100a	
1	CARD READER BY SECURITY DEALER
-	REMAINING HARDWARE BY DOOR MFG; PROVIDE EXIT DEVICE
HW-1B (INSIDE VESTIBULE DOOR) 100b	
-	HARDWARE BY DOOR MFG; PROVIDE EXIT DEVICE
HW-2 (PUBLIC RESTROOMS) 101, 201	
3	HINGES
1	PRIVACY SET WITH INDICATOR (UNOCCUPIED/OCCUPIED)
1	DOOR CLOSER
1	KICKPLATE
1	SMOKE SEAL
1	DOOR SHOE
1	WALL STOP
HW-3 (ELECTRICAL) 102	
3	HINGES
1	PASSAGE SET
1	OVERHEAD STOP
1	DOOR CLOSER
1	SMOKE SEAL
1	DOOR SHOE
HW-4a (MECH, UTILITY) 103a, 120a, 120b	
3 EA	HINGES
1	STOREROOM LOCKSET
1	CYLINDER CORE
1	DOOR CLOSER
1	KICKPLATE
1	SMOKE SEAL
1	DOOR SHOE
1	WALL STOP
HW-4b (MECH, UTILITY) 221, 321	
3	HINGES
1	STOREROOM LOCKSET
1	CYLINDER
1	DOOR CLOSER
1	KICKPLATE
1	SMOKE SEAL
1	DOOR SHOE
1	ELECTRIC HOLD OPEN (MAG-HOLDER)
HW-5 (MECHANICAL ROOM - OUTSIDE ACCESS)	
3	HINGES
1	EXIT DEVICE
1	CYLINDER CORE
1	RIM CYLINDER
1	STOREROOM LOCKSET
1	DOOR CLOSER
1	KICKPLATE
1	SMOKE SEAL
1	DOOR SHOE
1	THRESHOLD SADDLE
HW-5A (STAIR - OUTSIDE ACCESS) 103b	
3	HINGES
1	EXIT DEVICE
1	CYLINDER CORE
1	RIM CYLINDER
1	STOREROOM LOCKSET
1	DOOR CLOSER
1	KICKPLATE
1	SMOKE SEAL
1	DOOR SHOE
1	THRESHOLD SADDLE
1	CARD READER BY SECURITY DEALER
1	ELECTRIC STRIKE
HW-6 (JANITOR, REFUSE) 106, 115a, 206, 215, 306, 315	
3	HINGES
1	STOREROOM LOCKSET
1	CYLINDER CORE
1	DOOR CLOSER
1	ELECTRIC HOLD OPEN (MAG-HOLDER)
1	KICKPLATE
1	SMOKE SEAL
1	DOOR SHOE

QTY	HARDWARE DESCRIPTION
HW-7 (TENANT STORAGE) 107, 116a, 207, 307	
3	HINGES
1	STOREROOM LOCKSET
1	ELECTRIC STRIKE
1	CARD READER BY SECURITY DEALER
1	DOOR CLOSER
1	KICKPLATE
1	SMOKE SEAL
1	DOOR SHOE
1	OVERHEAD DOOR STOP
HW-8 (REFUSE ROOM DOOR) 114, 216, 316	
3	HINGES
1	ELEC HINGE
1	ELEC LOCKSET
1	AUTOMATIC DOOR OPERATOR; RECTANGULAR FLUSH MOUNT ACTUATOR
1	KICKPLATE
1	SMOKE SEAL
1	DOOR SHOE
1	WALL STOP
HW-9 (REFUSE COLLECTION - OUTSIDE ACCESS) 115b	
6	HINGES
2	FLUSH BOLTS
1	DUSTPROOF STRIKE
1	STOREROOM LOCKSET
2	COMBO OVERHEAD DOOR STOP / HOLD-OPEN
2	DOOR CLOSER
2	KICKPLATE
1	SMOKE SEAL
2	DOOR SHOE
1	THRESHOLD SADDLE
1	ASTRAGAL
HW-10 (TENANT STORAGE - OUTSIDE ACCESS) 116b	
3	HINGES
1	STOREROOM LOCKSET
1	CYLINDER CORE
1	DOOR CLOSER
1	ELECTRIC STRIKE
1	SMOKE SEAL
1	THRESHOLD SADDLE
1	DOOR SHOE
1	CARD READER BY SECURITY DEALER
1	COMBO OVERHEAD DOOR STOP / HOLD-OPEN
HW-11a (STAIR - INSIDE ACCESS) SO2a, S01c, S02c, S01d, S02d	
3	HINGES
1	EXIT DEVICE
1	DOOR CLOSER
1	SMOKE SEAL
1	DOOR SHOE
1	THRESHOLD SADDLE
1	WALL STOP
HW-11b (STAIR - INSIDE ACCESS) S01a	
3	HINGES
1	PASSAGE LOCKSET
1	DOOR CLOSER
1	SMOKE SEAL
1	DOOR SHOE
1	THRESHOLD SADDLE
1	WALL STOP
HW-12 (COMMON AREA) 200	
-	HARDWARE BY DOOR MFG; PROVIDE EXIT DEVICE
1	DOOR CLOSER
1	ELECTRIC HOLD OPEN (MAG-HOLDER)

QTY	HARDWARE DESCRIPTION
HW-13 (UNIT ENTRY)	
3	HINGES
1	STOREROOM LOCKSET
1	ELECTRIC STRIKE
1	CARD READER BY SECURITY DEALER
1	DOOR CLOSER
1	CYLINDER
1	CONCEALED OVERHEAD STOP
2	VIEWER
1	KICKPLATE
1	SMOKE SEAL
1	THRESHOLD
1	DOOR SHOE
HW-13 (UNIT ENTRY) (ALTERNATE #2)	
3	HINGES
1	PASSAGE LOCKSET
1	DEADLOCK
1	DOOR CLOSER
1	CYLINDER
1	CONCEALED OVERHEAD STOP
2	VIEWER
1	KICKPLATE
1	SMOKE SEAL
1	THRESHOLD
1	DOOR SHOE
HW-14 (UNIT INTERIOR SWINGING DOOR - BATHROOM)	
3	HINGES
2	HINGE STOP
1	PRIVACY SET
HW-15 (UNIT INTERIOR SWINGING DOOR - BEDROOM)	
3	HINGES
1	FLOOR STOP
1	PASSAGE SET
HW-16a (UNIT INTERIOR WALL SLIDE)	
1	SIDE WALL MOUNTED KIT: ASSA ABLOY SWTK/6 KIT
1	SOFT CLOSE
1	BARN DOOR PULL: TRIMCO 1074-2 WITHOUT LOCKING MECHANISM
1	WALL STRIKE: TRIMCO WS SERIES
HW-16b (UNIT INTERIOR WALL SLIDE - LOCKABLE)	
1	SIDE WALL MOUNTED KIT: ASSA ABLOY SWTK/6 KIT
1	SOFT CLOSE
1	BARN DOOR LATCHSETS: TRIMCO 1074-2
1	WALL STRIKE: TRIMCO WS SERIES
HW-17 (UNIT SLIDER)	
2	FLUSH PULLS
1	TRACK AND HARDWARE BY DOOR MFG
1	HUSKY FASCIA
HW-18 (UNIT EXTERIOR SWINGING DOOR)	
3	HINGES
1	ENTRY / OFFICE LOCKSET
1	DEADLOCK
2	CYLINDER CORE
1	DOOR CLOSER
1	SMOKE SEAL
1	THRESHOLD
1	DOOR SHOE
1	WALL STOP



CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394

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

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

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

SHEET NAME
DOOR HARDWARE SCHEDULE

SHEET NO.
A5.11

HALF SCALE WHEN PRINTED AT 11x17

PERMIT DOCUMENTS

STOREFRONT TYPES

STOREFRONT GENERAL NOTES

1. EXTERIOR GLAZING BASIS OF DESIGN: LOW-E, ARGON FILLED, MINIMUM U-FACTOR OF 0.26 (OR AS SPECIFIED TO ACHIEVE PROPOSED BEES RATING)
2. INTERIOR GLAZING BASIS OF DESIGN: 1/2" CLEAR GLASS, TEMPERED WHERE REQUIRED BY CODE.
3. MULLION FINISH TO BE CLEAR ANODIZED.
4. ALL STOREFRONT WINDOWS IN COMMON AREAS TO RECEIVE WDC3.
5. ALL ALUMINUM SOTREFRONT TO BE 6" MIN. OR AS REQUIRED BY WIND LOAD CALCULATIONS. COORDINATE DETAILS WITH ARCHITECT.
6. OPERABLE WINDOWS BASIS OF DESIGN: GLASSVENT, PROJECT OUT. GLAZING TO BE (IG2.)

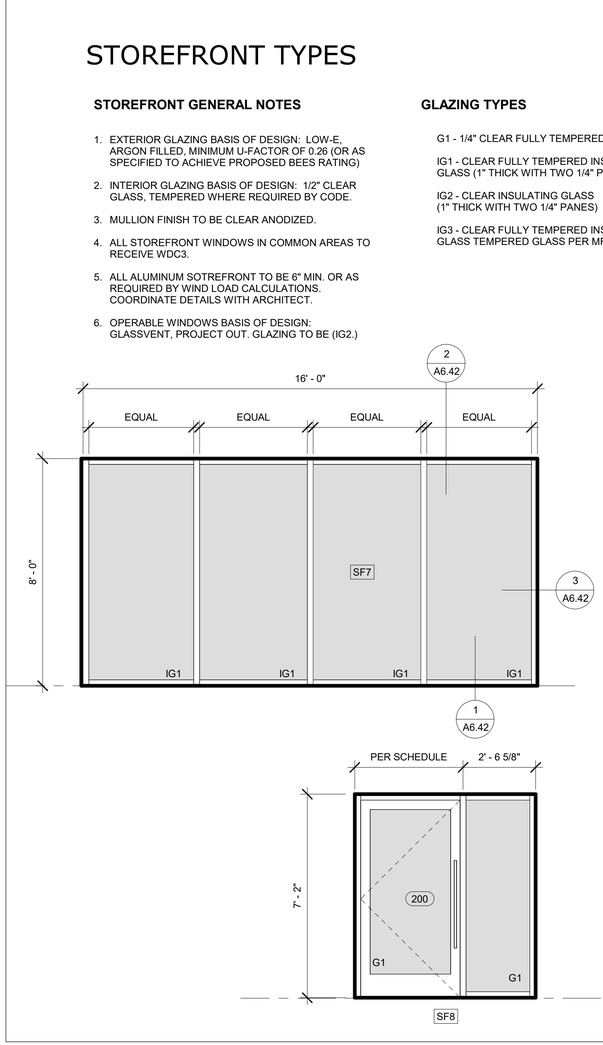
GLAZING TYPES

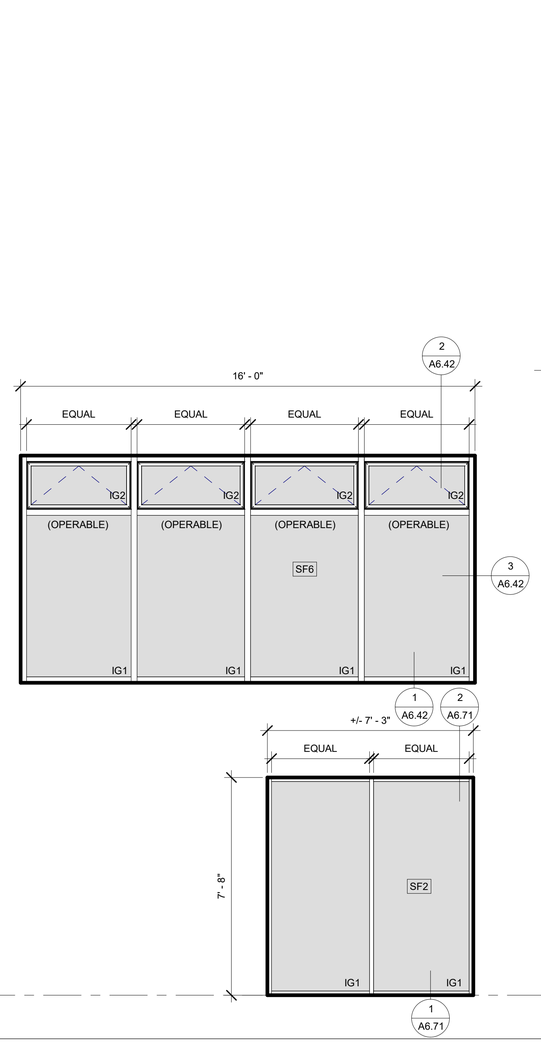
G1 - 1/4" CLEAR FULLY TEMPERED GLASS

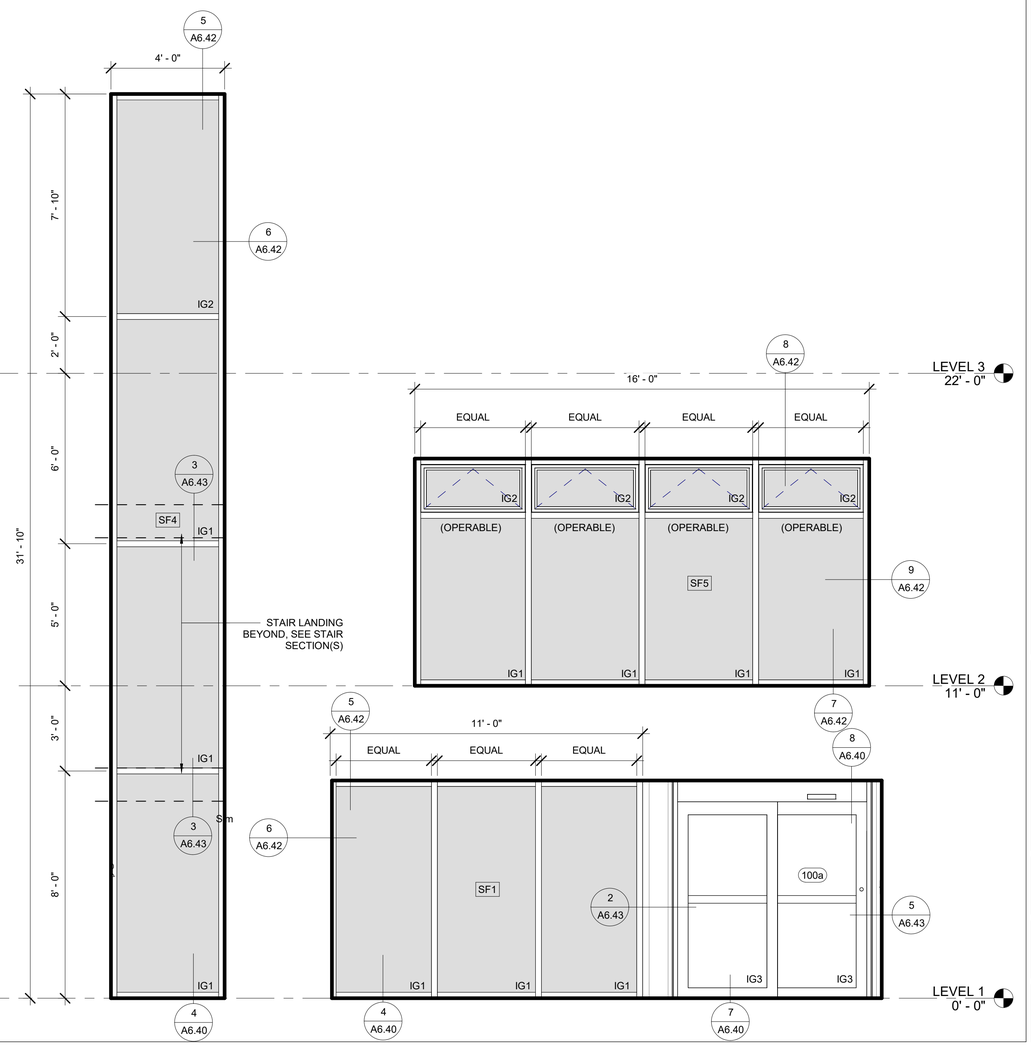
IG1 - CLEAR FULLY TEMPERED INSULATING GLASS (1" THICK WITH TWO 1/4" PANES)

IG2 - CLEAR INSULATING GLASS (1" THICK WITH TWO 1/4" PANES)

IG3 - CLEAR FULLY TEMPERED INSULATING GLASS TEMPERED GLASS PER MFG







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

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spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
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

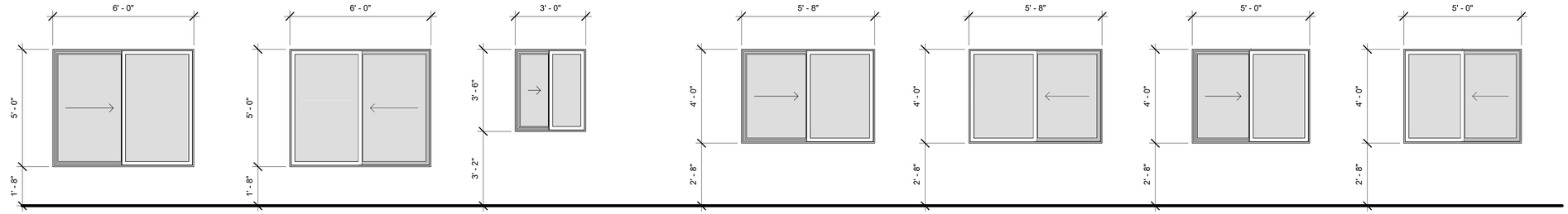
SHEET NAME
STOREFRONT WINDOW TYPES

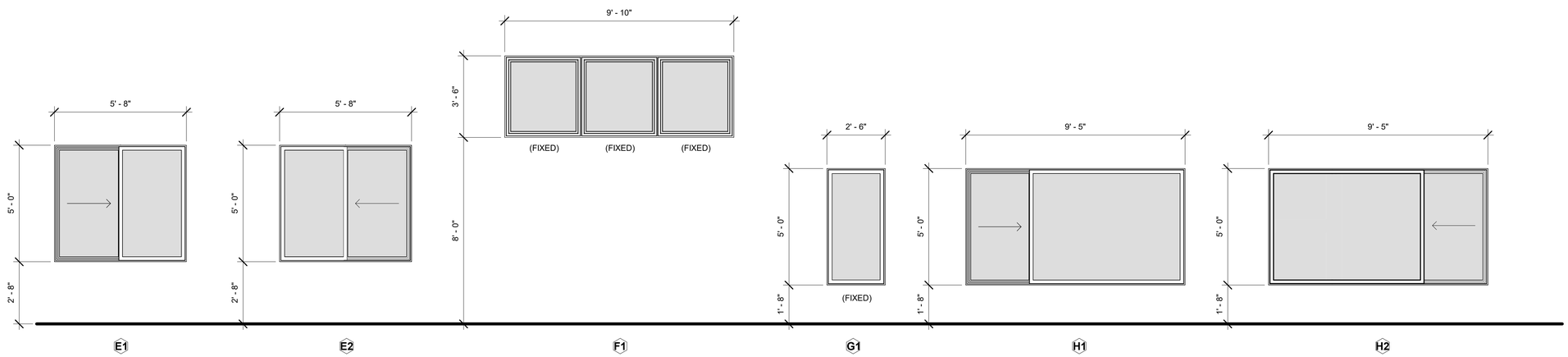
SHEET NO.
A5.12

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

WINDOW TYPES





WINDOW GENERAL NOTES

1. REFER TO WINDOW ELEVATION AND BUILDING EXTERIOR ELEVATIONS FOR HANDING OF ALL SLIDING WINDOWS.
2. EXTERIOR VINYL COLOR TO BE WHITE. INTERIOR VINYL COLOR TO BE WHITE.
3. WINDOWS WITH SLIDING FUNCTIONS SHALL COMPLY WITH EMERGENCY ESCAPE AND RESCUE WINDOWS PER IBC.
4. ALL UNIT WINDOWS SHALL RECEIVE WDC1.
5. ALL F1 WINDOWS SHALL RECEIVE AUTOMATED WDC1 WINDOW SHADES.
6. PROVIDE WINDOW LIMITERS ON ALL WINDOWS ABOVE 7'-0" AFF, W/ SILL HEIGHT LESS THAN 36".
7. ALL STOREFRONT WINDOWS IN COMMON ROOM TO RECEIVE WDC3.
8. PROVIDE SS-1 WINDOW SILLS AT ALL WINDOW LOCATIONS.
9. INTERIOR OF WINDOW JAMBS AND HEAD SHALL BE WRAPPED WITH GWB, PAINTED TO MATCH ADJACENT WALL.
10. REFER TO A6.41 FOR TYPICAL WINDOW DETAILS.
11. BASIS OF DESIGN: OPERABLE: LO-E, ARGON FILLED, MINIMUM U-FACTOR OF 0.28 (OR AS SPECIFIED TO ACHIEVE PROPOSED BEES RATING).
12. BASIS OF DESIGN: FIXED WINDOWS: LO-E, ARGON FILLED, MINIMUM U-FACTOR OF 0.26 (OR AS SPECIFIED TO ACHIEVE PROPOSED BEES RATING).

PERMIT DOCUMENTS

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

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SENIOR APARTMENTS
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REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	20-024
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REVIEWED	DTW

SHEET NAME
WINDOW TYPES

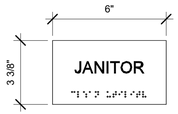
SHEET NO.
A5.13

HALF SCALE WHEN PRINTED AT 11x17

SIGNAGE SCHEDULE

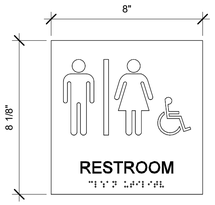
RM NUM	DOOR NO.	ROOM NAME	SIGN TYPE NO.	SIGN MOUNT LOCATION	SIGN TEXT	CODE REQUIRED	SIGNAGE COMMENTS
Not Placed							
-	-	-	L	2	FDC FIRE DEPARTMENT CONNECTION	X	EXTERIOR SIGN; ADJUST MATERIALS FOR EXTERIOR CONDITIONS AS NEEDED. ARCHITECT TO APPROVE BEFORE MANUFACTURING.
103	103B	MECHANICAL	B	2	SPRINKLER RISER ROOM	X	EXTERIOR SIGN; ADJUST MATERIALS FOR EXTERIOR CONDITIONS AS NEEDED. ARCHITECT TO APPROVE BEFORE MANUFACTURING.
LEVEL 1							
100	100	VESTIBULE	H	PER TYPE		X	CENTER ON OPERABLE DOOR, ABOVE MIDDLE HORIZONTAL RAIL OF DOOR
101	101	TOILET	C	1	RESTROOM	X	PROVIDE UNISEX & ACCESSIBLE SYMBOLS
101	-	LOBBY	B	-	RENT DROP BOX	-	CENTER ON DROP BOX UNDER SLOT
102	102	ELEC	A	1	ELECTRICAL	X	
103	103A	MECHANICAL	B	1	MECHANICAL & ELECTRICAL	X	
106	106	JANITOR	A	1	JANITOR	X	
107	107	TENANT STORAGE	A	2	TENANT STORAGE	-	
114	114	REFUSE	A	1	REFUSE	X	
115	115A	REFUSE	A	1	REFUSE	X	
116	116A	TENANT STORAGE	A	2	TENANT STORAGE	-	
120	120A	UTILITY	B	1	UTILITY / ELEVATOR ACCESS	X	
S01	S01a	STAIR	F/G	1	STAIR 1	X	SIGN TYPE F TO BE PLACED ON CORRIDOR SIDE OF DOOR, SIGN TYPE G TO BE PLACED ON STAIR SIDE OF DOOR
S02	S02a	STAIR	F/G	1	STAIR 2	X	SIGN TYPE F TO BE PLACED ON CORRIDOR SIDE OF DOOR, SIGN TYPE G TO BE PLACED ON STAIR SIDE OF DOOR
LEVEL 2							
200	200	COMMON AREA	B	*	MAXIMUM OCCUPANCY XX	X	SIGN TO BE PLACED ON RH SIDE OF DOOR OF ROOM INTERIOR NEXT TO THERMOSTAT
201	201	TOILET	C	1	RESTROOM	X	PROVIDE UNISEX & ACCESSIBLE SYMBOLS
206	206	JANITOR	A	1	JANITOR	X	
207	207	TENANT STORAGE	A	2	TENANT STORAGE	-	
215	215	UTILITY	A	1	UTILITY	-	
216	216	REFUSE	A	1	REFUSE	X	
221	221	UTILITY	A	1	UTILITY	-	
S01	S01c	STAIR	F/G	1	STAIR 1	X	SIGN TYPE F TO BE PLACED ON CORRIDOR SIDE OF DOOR, SIGN TYPE G TO BE PLACED ON STAIR SIDE OF DOOR
S02	S02c	STAIR	F/G	1	STAIR 2	X	SIGN TYPE F TO BE PLACED ON CORRIDOR SIDE OF DOOR, SIGN TYPE G TO BE PLACED ON STAIR SIDE OF DOOR
LEVEL 3							
306	306	JANITOR	A	1	JANITOR	X	
307	307	TENANT STORAGE	A	2	TENANT STORAGE	-	
315	315	UTILITY	A	1	UTILITY	-	
316	316	REFUSE	A	1	REFUSE	X	
321	321	UTILITY	B	1	UTILITY / ROOF ACCESS	X	
S01	S01d	STAIR	F/G	1	STAIR 1	X	SIGN TYPE F TO BE PLACED ON CORRIDOR SIDE OF DOOR, SIGN TYPE G TO BE PLACED ON STAIR SIDE OF DOOR
S02	S02d	STAIR	F/G	1	STAIR 2	X	SIGN TYPE F TO BE PLACED ON CORRIDOR SIDE OF DOOR, SIGN TYPE G TO BE PLACED ON STAIR SIDE OF DOOR

SIGN TYPE A



SIGN TYPE B

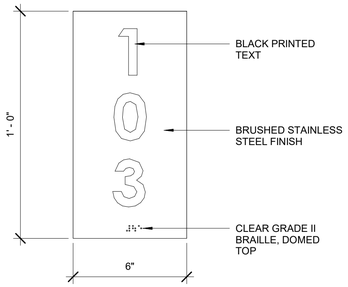
SIGN TYPE C



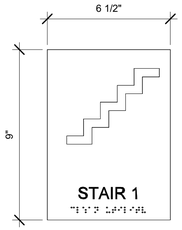
SIGN TYPE D

NOT USED

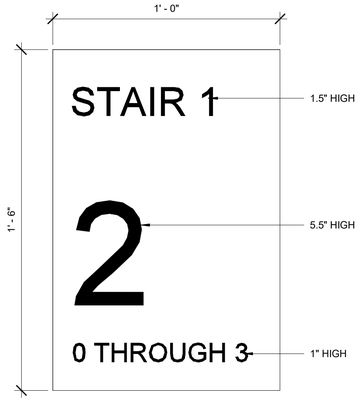
SIGN TYPE E



SIGN TYPE F



SIGN TYPE G



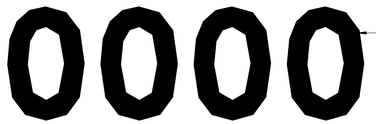
SIGN TYPE H

FHA LOGO AND ADA LOGO. VINYL GRAPHICS APPLIED TO INSIDE FACE OF EXTERIOR VESTIBULE DOORS. SCALE LOGOS TO BE APPROX. 6" IN HEIGHT. VINYL TO BE 3M DUSTED CRYSTAL OR SIMILAR. COORDINATE LOCATION WITH CIHA AND ARCHITECT PRIOR TO INSTALLATION.

SIGN TYPE J

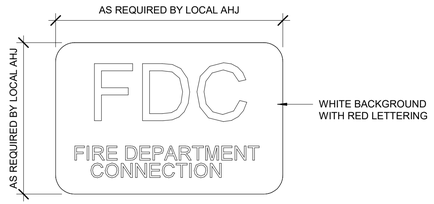
MONUMENT SIGN. DESIGN TO BE DETERMINED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE $15,000 ALLOWANCE.

SIGN TYPE K



DIMENSIONAL NUMBERS
MATERIAL: ANODIZED ALUMINUM
FONT: ADA FUTURA
SIZE:
SOUTH SIDE UPPER: 24"
WEST SIDE UPPER: 24"
MOUNTING: STUDS WITH STAND-OFFS

SIGN TYPE L



UNIT SIGN SCHEDULE

UNIT NUMBER	UNIT NAME	SIGN TYPE NO.	SIGN MOUNT LOCATION	SIGN TEXT	UNIT SIGN COMMENTS
LEVEL 1					
104	UNIT C	E	1	104	
105	UNIT B	E	1	105	
108	UNIT B	E	1	108	
109	UNIT A	E	1	109	
110	UNIT A	E	1	110	
111	UNIT B	E	1	111	
112	UNIT C	E	1	112	
113	UNIT C2	E	1	113	
117	UNIT B	E	1	117	
118	UNIT B	E	1	118	
119	UNIT A	E	1	119	
LEVEL 2					
202	UNIT A	E	1	202	
203	UNIT A	E	1	203	
204	UNIT C	E	1	204	
205	UNIT B	E	1	205	
208	UNIT B	E	1	208	
209	UNIT A	E	1	209	
210	UNIT A	E	1	210	
211	UNIT B	E	1	211	
212	UNIT C	E	1	212	
213	UNIT C	E	1	213	
217	UNIT A	E	1	217	
218	UNIT B2	E	1	218	
219	UNIT B2	E	1	219	
220	UNIT A	E	1	220	

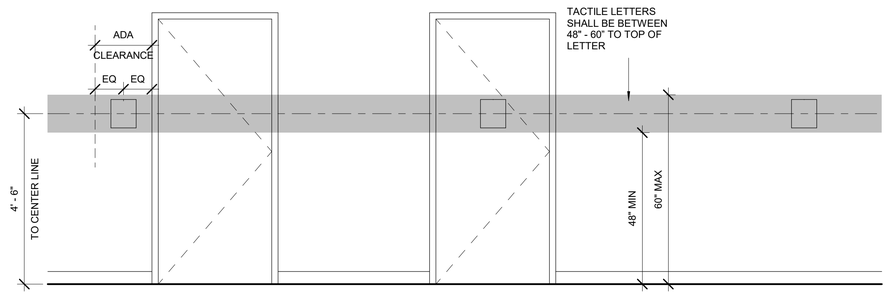
UNIT SIGN SCHEDULE

UNIT NUMBER	UNIT NAME	SIGN TYPE NO.	SIGN MOUNT LOCATION	SIGN TEXT	UNIT SIGN COMMENTS
LEVEL 3					
301	UNIT D	E	1	301	
302	UNIT A	E	1	302	
303	UNIT A	E	1	303	
304	UNIT C	E	1	304	
305	UNIT B	E	1	305	
308	UNIT B	E	1	308	
309	UNIT A	E	1	309	
310	UNIT A	E	1	310	
311	UNIT B	E	1	311	
312	UNIT C	E	1	312	
313	UNIT C	E	1	313	
317	UNIT A	E	1	317	
318	UNIT B2	E	1	318	
319	UNIT B2	E	1	319	
320	UNIT A	E	1	320	

SIGN TYPE NOTES AND SPECIFICATIONS

1. ALL SIGNS SHALL COMPLY WITH ADA, ANSI 117.1-2009 AND LOCAL BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MOUNTING CONDITIONS IN THE FIELD.
3. INSTALL SIGN ON LATCH SIDE OF DOOR UNLESS OTHERWISE NOTED.
4. SIGN TYPE A, B, C, AND F BASIS OF DESIGN:
   A. INPRO SIGNSCAPE ARCHITECTURAL CUSTOM SIGNAGE
   B. MATERIAL: PHOTOPOLYMER PETG
   C. MOUNTING: VHB TAPE
   D. FONT: ADA FUTURA
   E. FONT SIZE: 5/8"
   F. FONT THICKNESS: 1/32" PERMANENTLY APPLIED TO SIGN FACE
   G. HORIZONTAL ALIGNMENT: PER TYPE
   H. VERTICAL ALIGNMENT: PER TYPE
   I. FACE COLOR: TBD
   J. FONT COLOR: TBD
   K. BRAILLE: CLEAR GRADE II BRAILLE, DOMED TOP
   L. PICTOGRAM AT TYPE C: 4" HIGH IN 6" FIELD, 1/32 THICK PERMANENTLY APPLIED TO SIGN FACE.
5. SIGN TYPE G BASIS OF DESIGN:
   A. INPRO SIGNSCAPE ARCHITECTURAL CUSTOM SIGNAGE, DIGITAL PRINT
   B. MATERIAL: PHOTOPOLYMER PETG
   C. MOUNTING: VHB TAPE
   D. FONT: ADA FUTURA
   E. FONT SIZE: 1", 1.5" AND 5.5" AS SHOWN ON SIGN TYPE
   F. HORIZONTAL ALIGNMENT: PER TYPE
   G. VERTICAL ALIGNMENT: PER TYPE
   H. FACE COLOR: TBD
   I. FONT COLOR: TBD

SIGN MOUNTING LOCATION LEGEND



SIGN MOUNT LOCATION 1
MOUNT SIGN ON LATCH SIDE OF DOOR. CENTER SIGN HORIZONTALLY WITHIN THE CLEARANCE FOR ADA. *

SIGN MOUNT LOCATION 2
CENTER SIGN ON DOOR.

SIGN MOUNT LOCATION 3
HORIZONTALLY WITHIN THE CLEARANCE FOR ADA*

PERMIT DOCUMENTS

STATE OF ALASKA 49TH
DEANNA T. WLAD
AELA 10622
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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

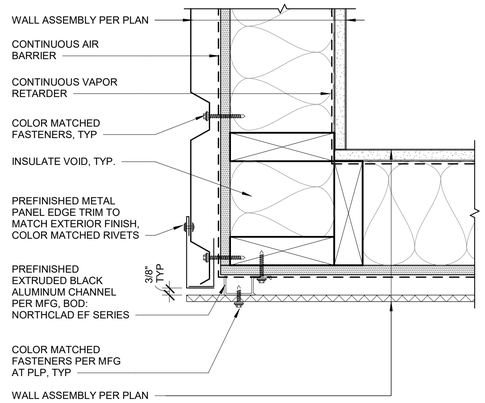
#	DESCRIPTION	DATE

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

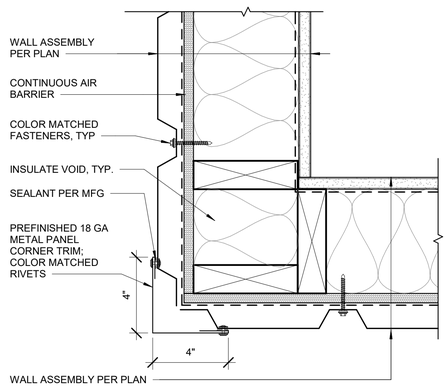
SHEET NAME
SIGNAGE

SHEET NO.
A5.50

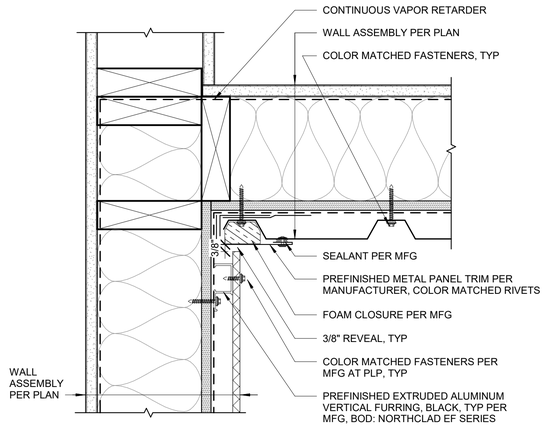
HALF SCALE WHEN PRINTED AT 11x17



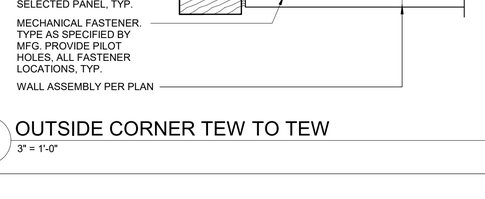
9 OUTSIDE CORNER MP TO PLP
3" = 1'-0"



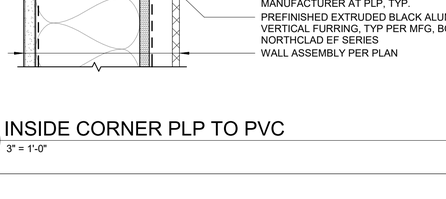
6 OUTSIDE CORNER MP TO MP
3" = 1'-0"



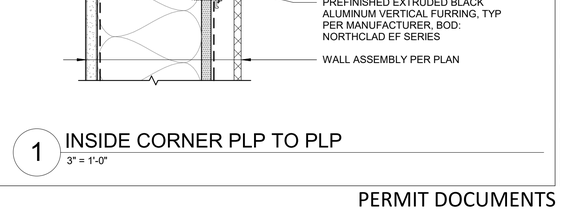
3 INSIDE CORNER PLP TO MP
3" = 1'-0"



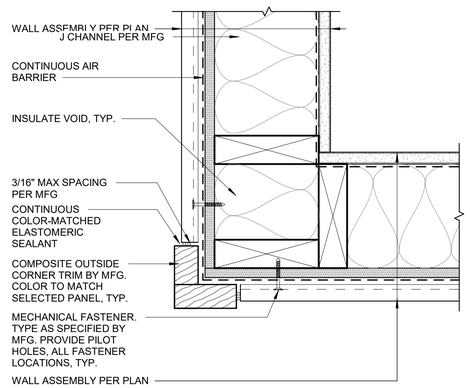
8 OUTSIDE CORNER PLP TO TEW
3" = 1'-0"



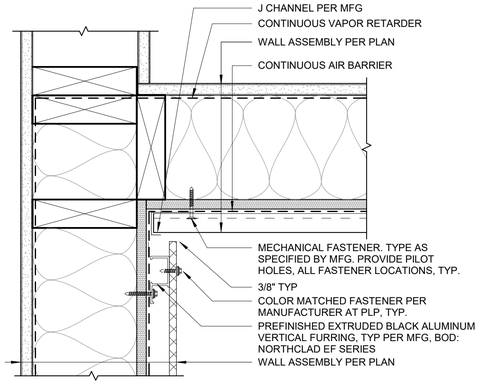
5 OUTSIDE CORNER PLP TO PLP
3" = 1'-0"



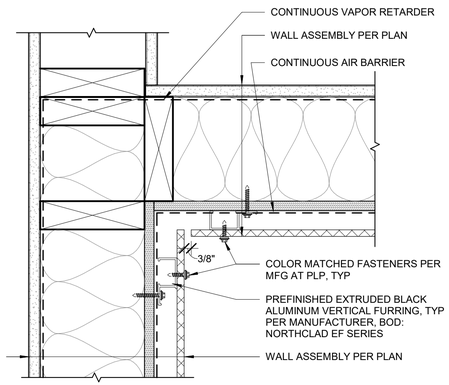
2 INSIDE CORNER TEW TO MP
3" = 1'-0"



7 OUTSIDE CORNER TEW TO TEW
3" = 1'-0"



4 INSIDE CORNER PLP TO PVC
3" = 1'-0"



1 INSIDE CORNER PLP TO PLP
3" = 1'-0"

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

CERTIFICATE OF AUTHORIZATION NO:
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spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

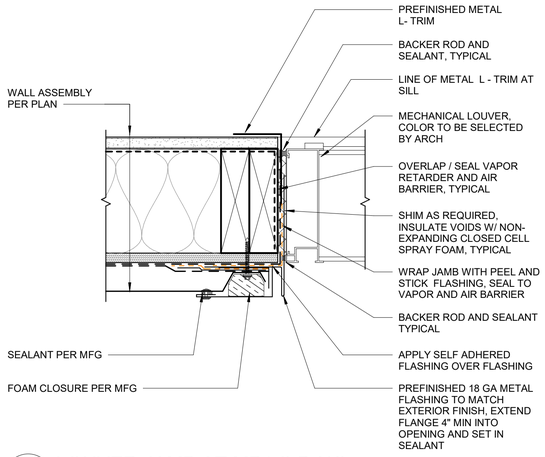
JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
DETAILS - EXTERIOR WALL

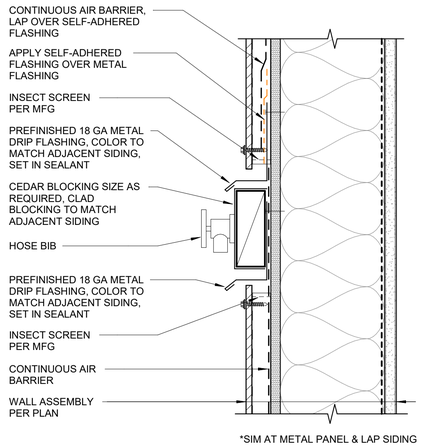
SHEET NO.
A6.00

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

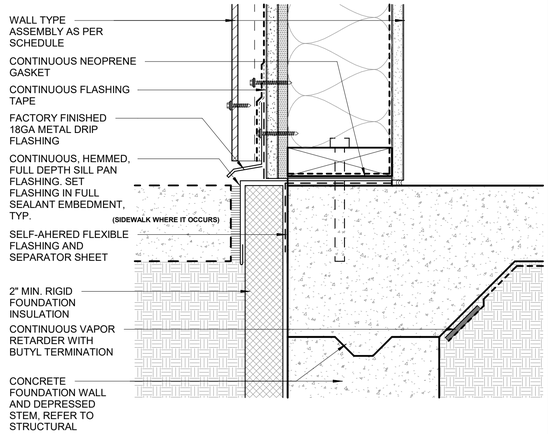


9 LOUVER JAMB AT MP1 SIDING
3" = 1'-0"

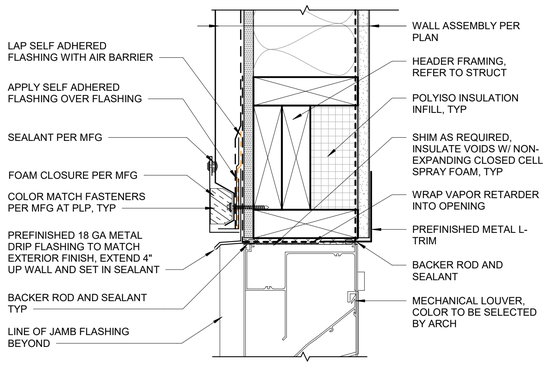


*SIM AT METAL PANEL & LAP SIDING

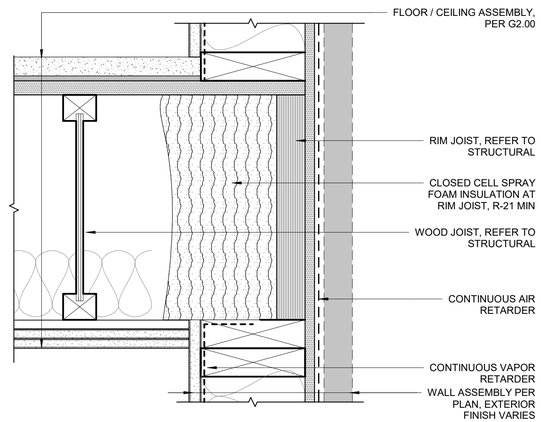
6 TYP. HOSE BIB DETAIL
3" = 1'-0"



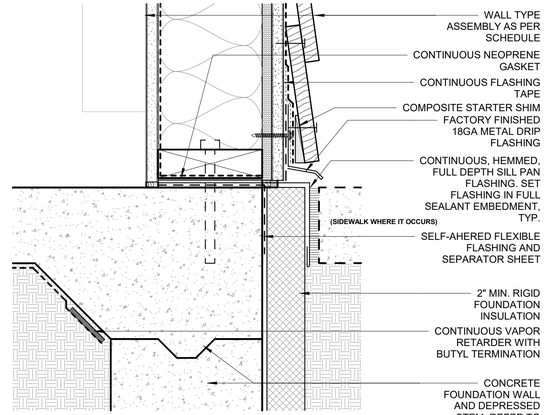
3 SILL AT PLP SIDING
3" = 1'-0"



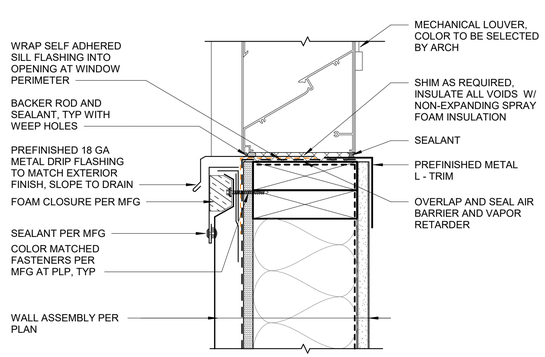
8 LOUVER HEAD AT MP1 SIDING
3" = 1'-0"



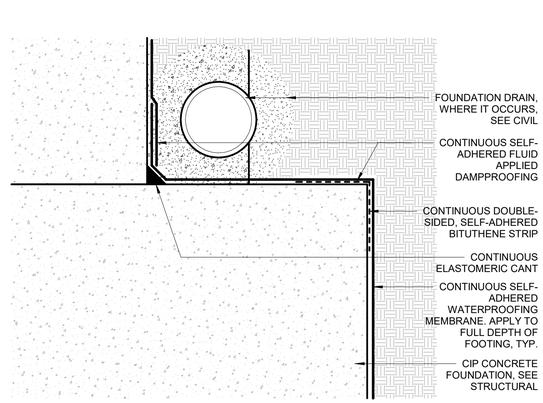
5 TYP. FLOOR TRANSITION AT EXT WALL
3" = 1'-0"



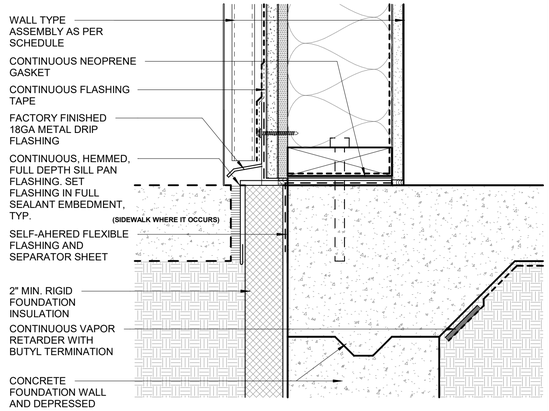
2 SILL AT TEW1 SIDING
3" = 1'-0"



7 LOUVER SILL AT MP1 SIDING
3" = 1'-0"



4 TYP. WATERPROOFING AT FOUNDATION
3" = 1'-0"



1 SILL AT MP1 SIDING
3" = 1'-0"

PERMIT DOCUMENTS

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REVISION SCHEDULE

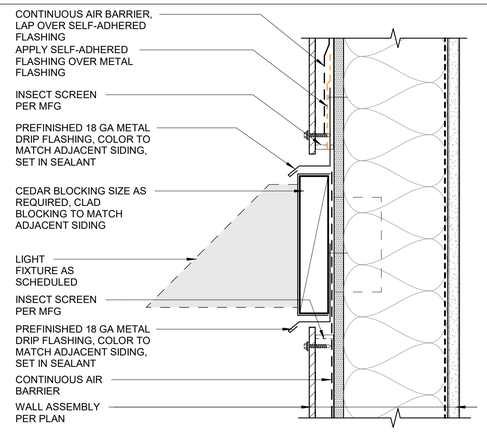
#	DESCRIPTION	DATE

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

SHEET NAME
DETAILS - EXTERIOR WALL

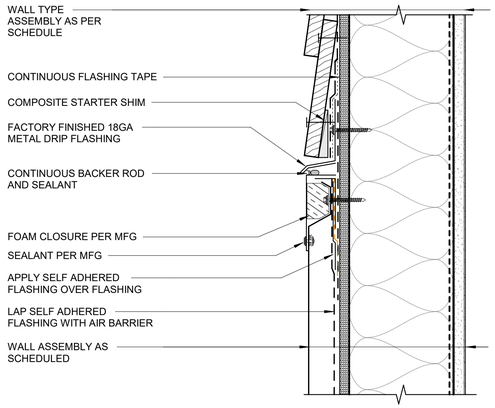
SHEET NO.
A6.10

HALF SCALE WHEN PRINTED AT 11x17

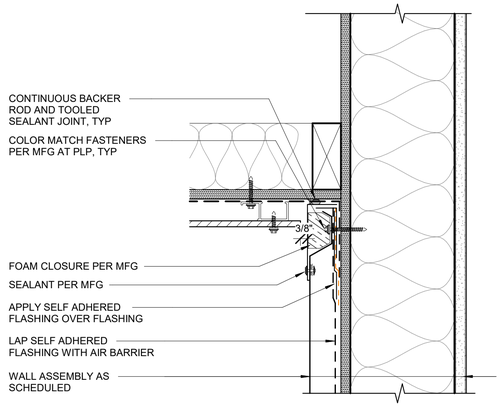


*SIM AT METAL PANEL & LAP SIDING

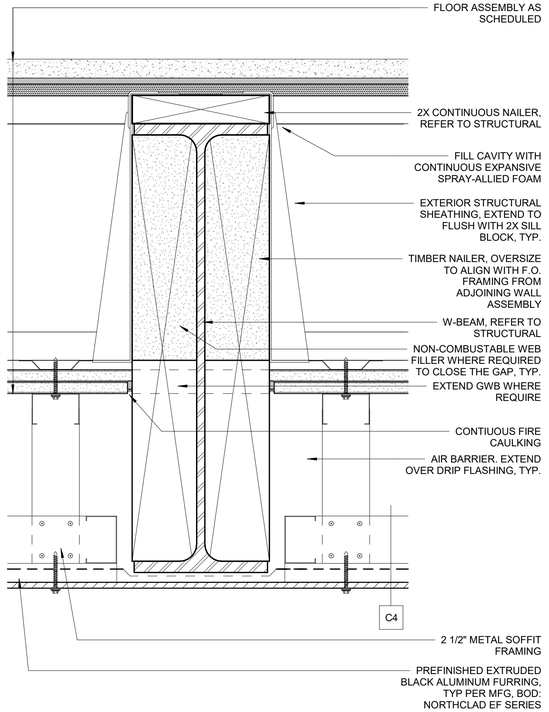
5 TYP. WALL-MOUNTED EXTERIOR LIGHT FIXTURE
3" = 1'-0"



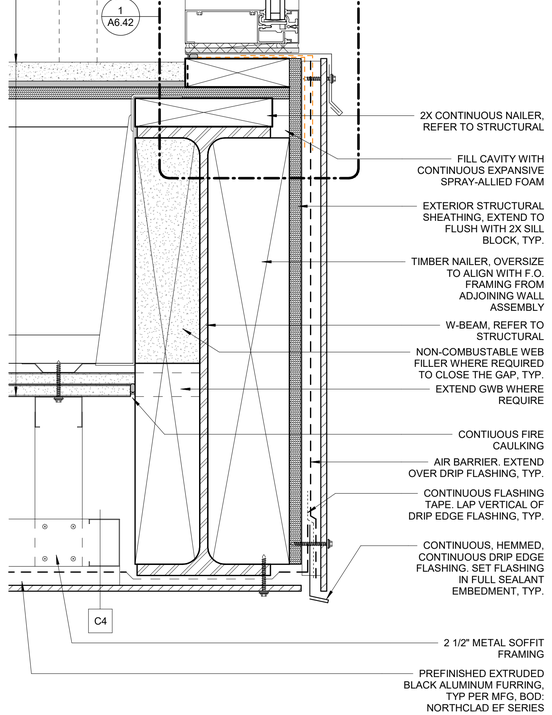
3 TRIM FLASHING @ MP1 & TEW1
3" = 1'-0"



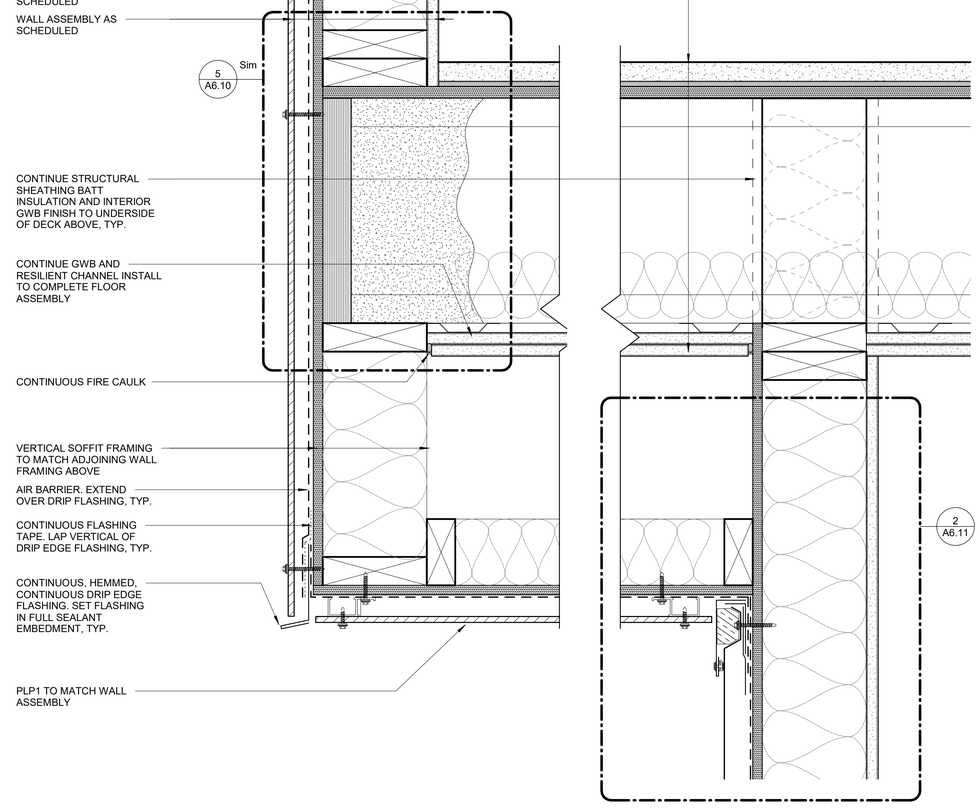
2 SOFFIT TERMINATION AT MP1
3" = 1'-0"



6 C4 SOFFIT CONNECTION AT BEAM
3" = 1'-0"



4 PLP TRANSITIONS AT COMMON AREA
3" = 1'-0"



1 SOFFIT OVERHANG AT LEVEL 2
3" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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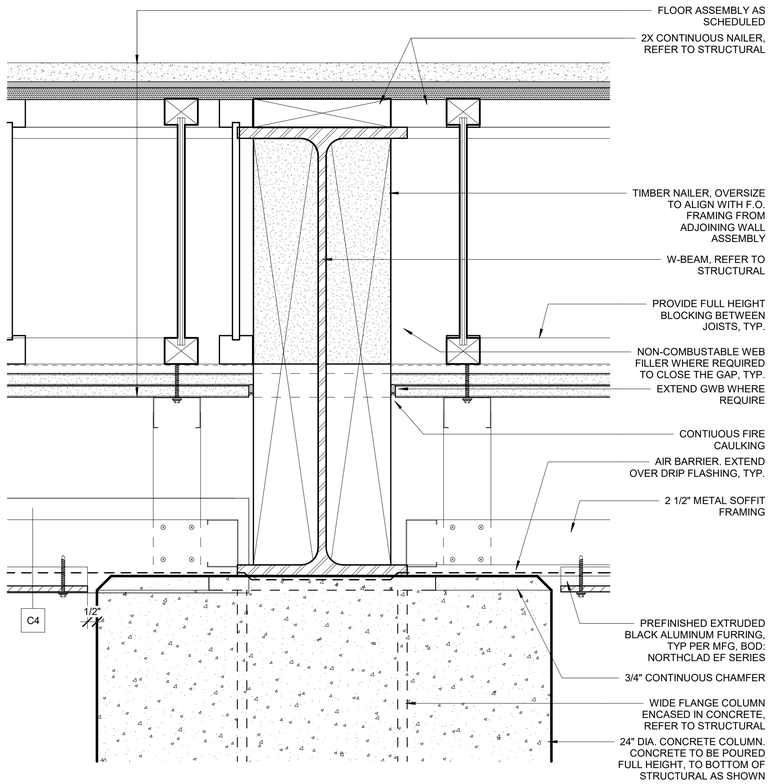
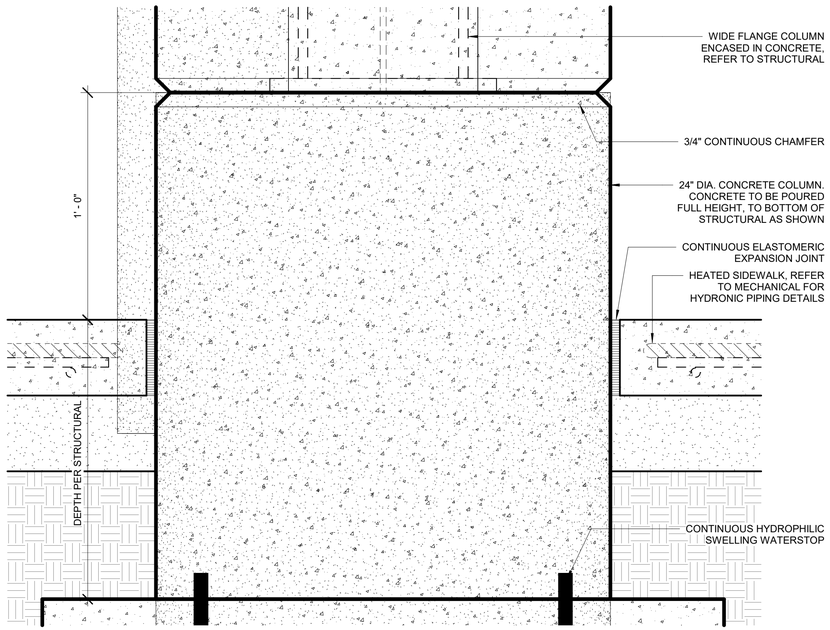
SHEET NAME
DETAILS - EXTERIOR WALLS

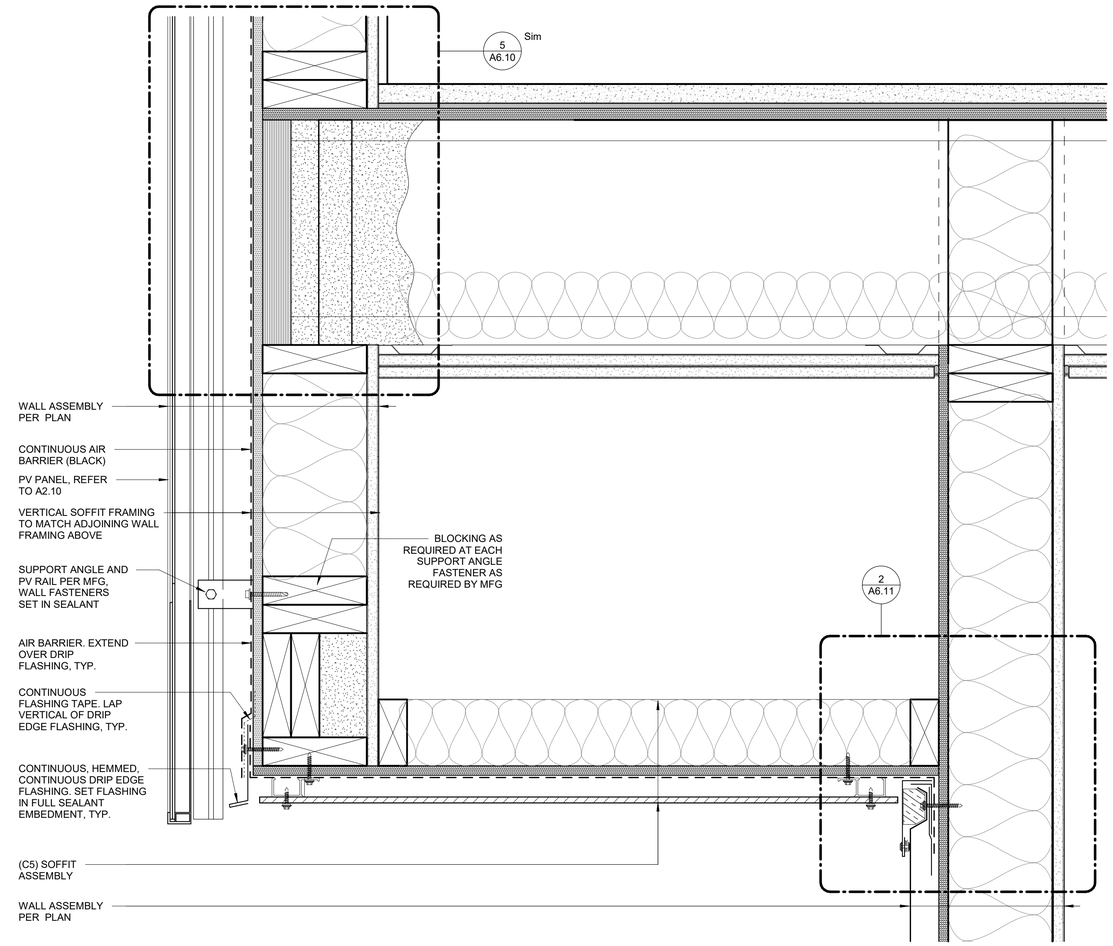
SHEET NO.
A6.11



2 CONCRETE COLUMN CAP
3" = 1'-0"



3 CONCRETE COLUMN BASE
3" = 1'-0"



1 SOFFIT & PV PANEL TRANSITION
3" = 1'-0"

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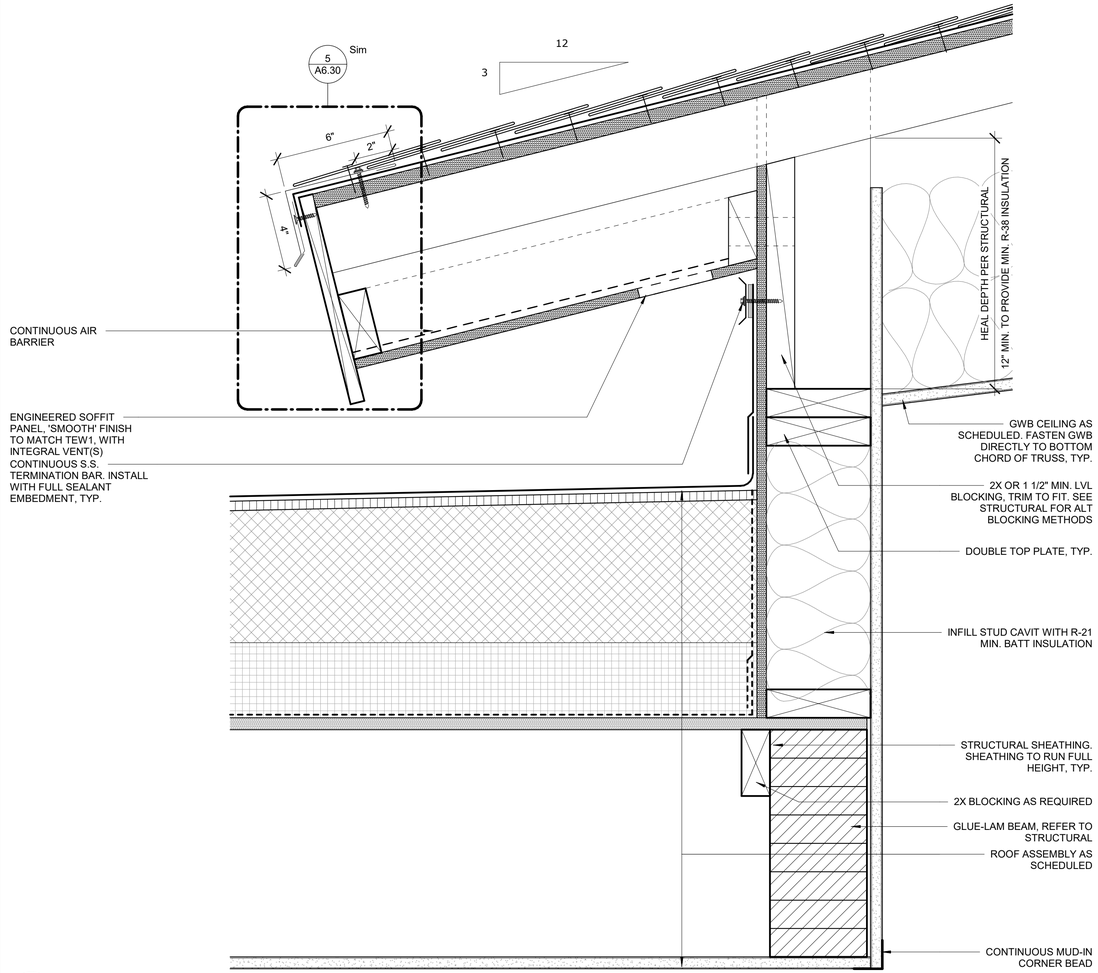
REVIEWED	DTW

SHEET NAME
DETAILS - EXTERIOR WALL

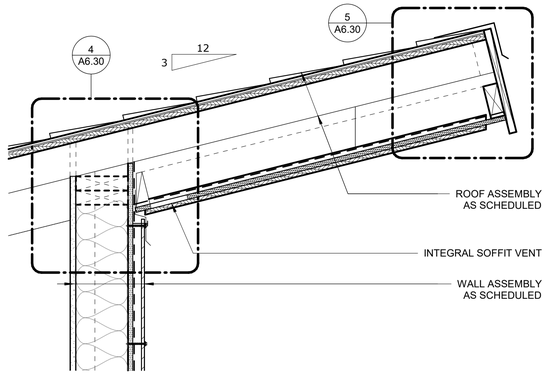
SHEET NO.
A6.12

PERMIT DOCUMENTS

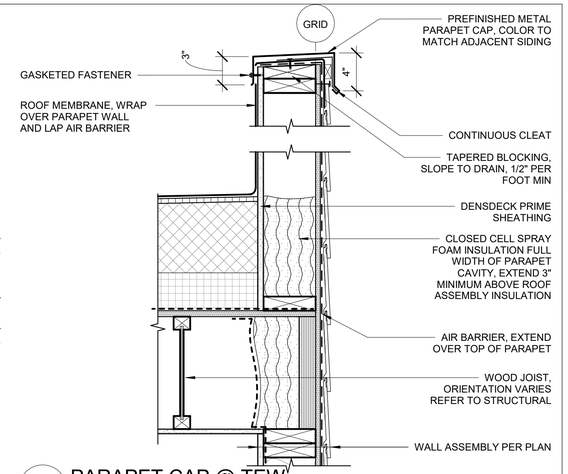
HALF SCALE WHEN PRINTED AT 11x17



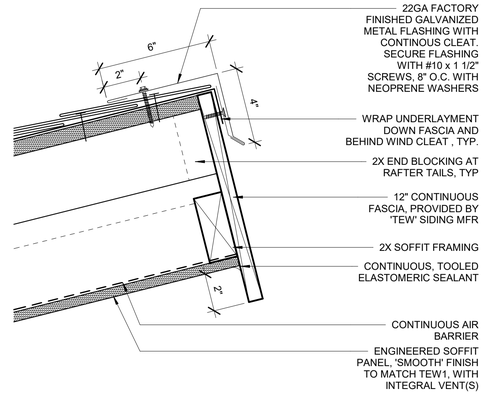
8 REAR EAVE AT HIGH ROOF
3" = 1'-0"



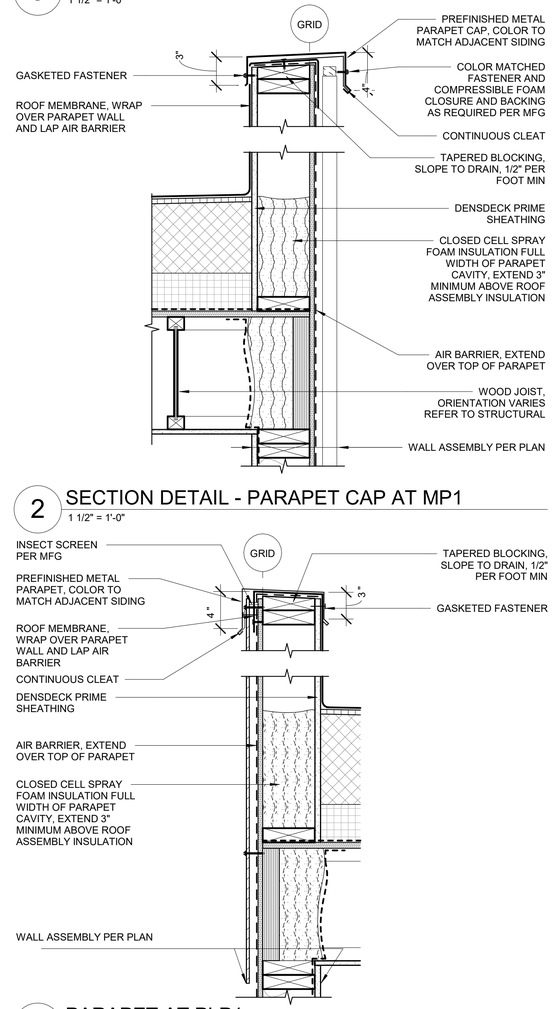
6 RAFTER EXTENSION AT HIGH ROOF
1 1/2" = 1'-0"



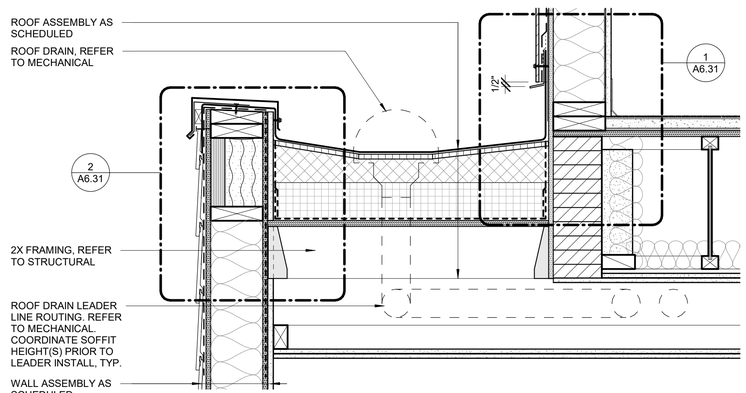
3 PARAPET CAP @ TEW
1 1/2" = 1'-0"



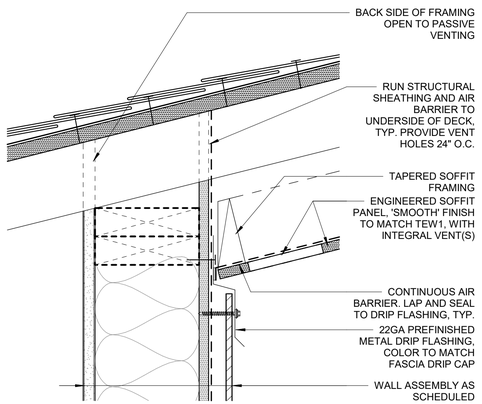
5 FASCIA DETAIL AT HIGH ROOF
3" = 1'-0"



2 SECTION DETAIL - PARAPET CAP AT MP1
1 1/2" = 1'-0"



7 LOW ROOF AT LEVEL 1
1 1/2" = 1'-0"



4 SOFFIT TRANSITION AT HIGH ROOF
3" = 1'-0"

1 PARAPET AT PLP1
1 1/2" = 1'-0"

PERMIT DOCUMENTS

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DRAWN	KA
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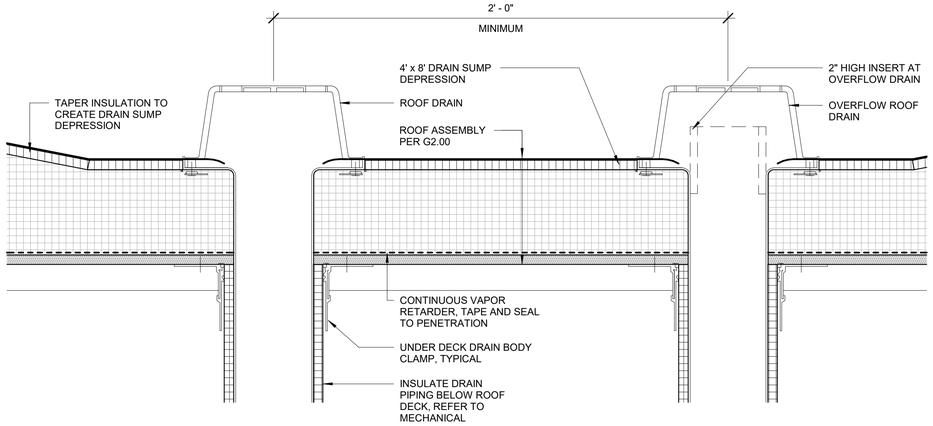
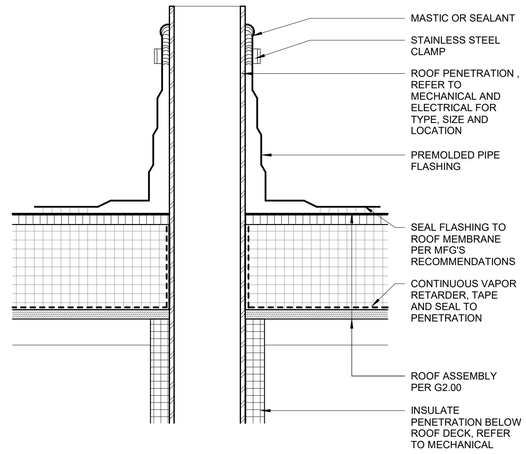
SHEET NAME
DETAILS - ROOF

SHEET NO.
A6.30

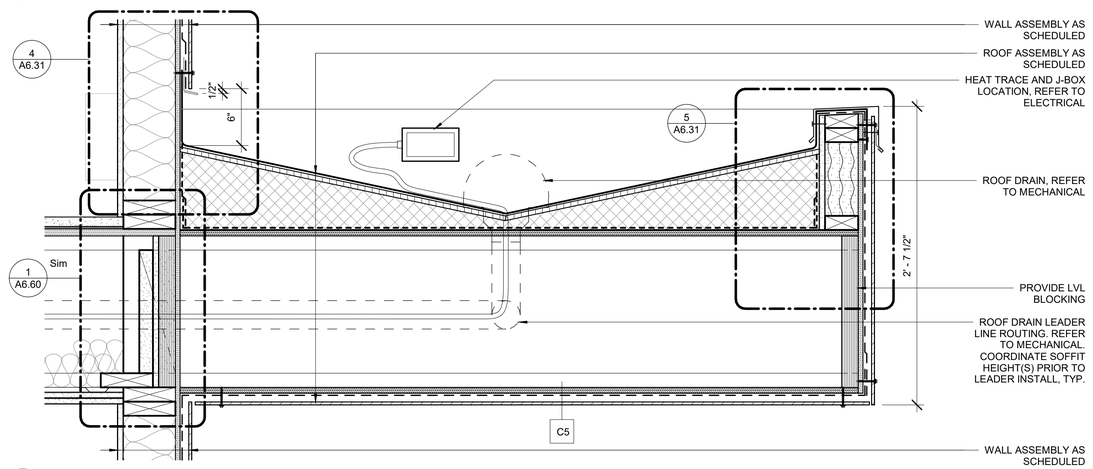
HALF SCALE WHEN PRINTED AT 11x17



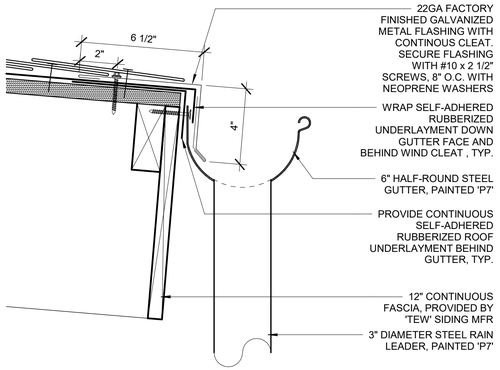
10 HIGH ROOF DRAIN AND OVERFLOW
3" = 1'-0"



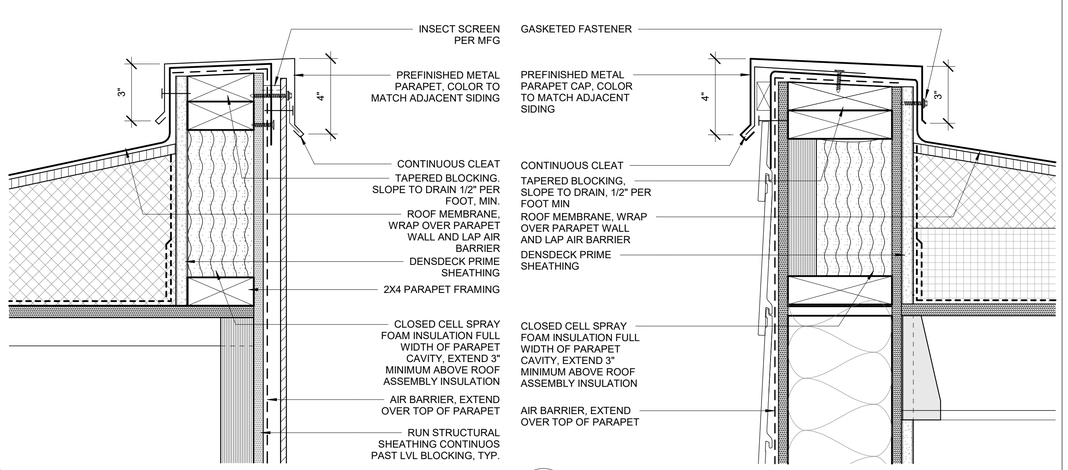
9 TYPICAL THROUGH (VTR) PENETRATION
3" = 1'-0"



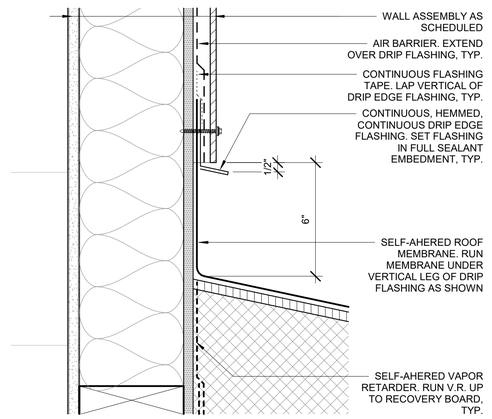
8 CANOPY AT COMMON AREA
1 1/2" = 1'-0"



7 GUTTER @ CARPORT CANOPY
3" = 1'-0"

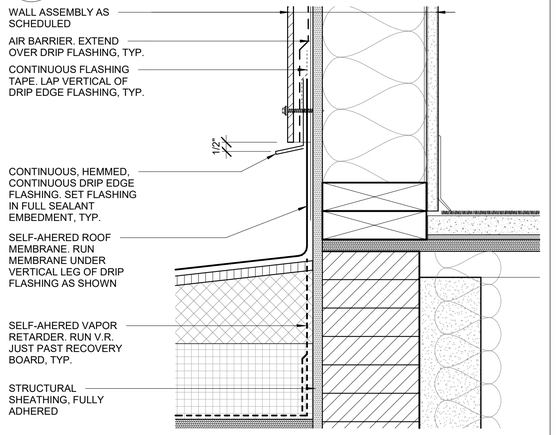


5 PARAPET AT CANOPY ROOF
3" = 1'-0"

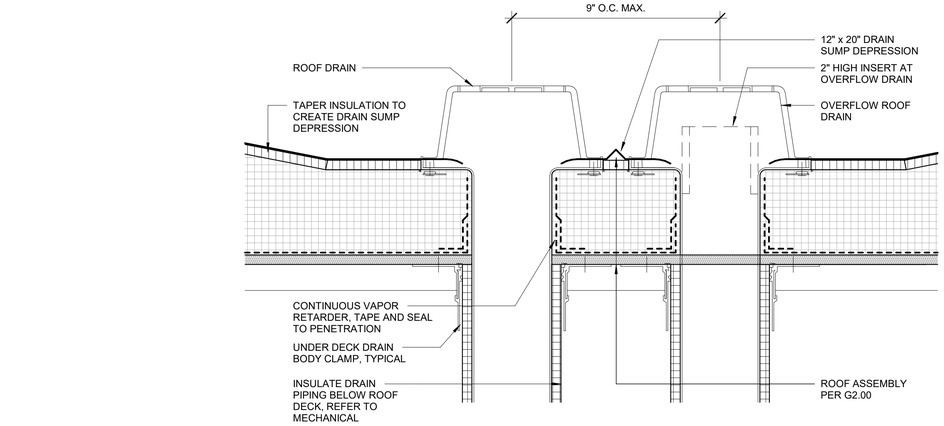


4 CANOPY ROOF TERMINATION
3" = 1'-0"

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



2 PARAPET AT LOW ROOF
3" = 1'-0"



1 VINYL SLIDER THRESHOLD AT LOW ROOF
3" = 1'-0"

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

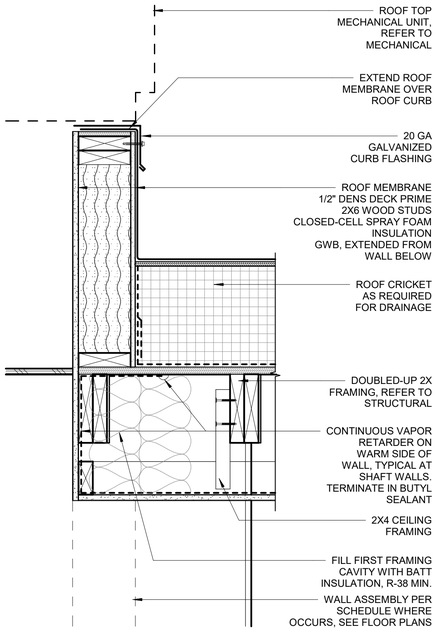
JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
DETAILS - ROOF

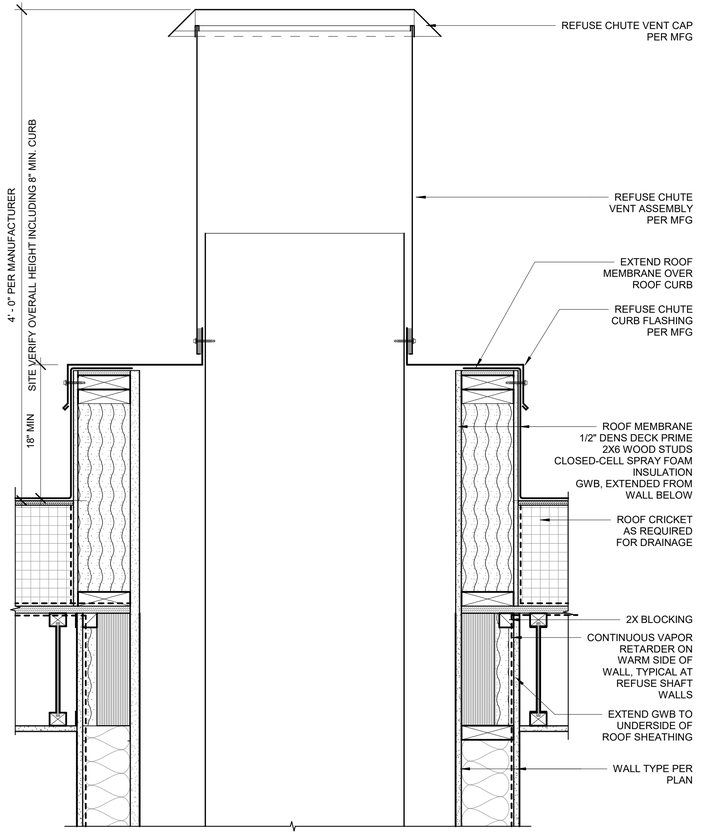
SHEET NO.
A6.31

HALF SCALE WHEN PRINTED AT 11x17

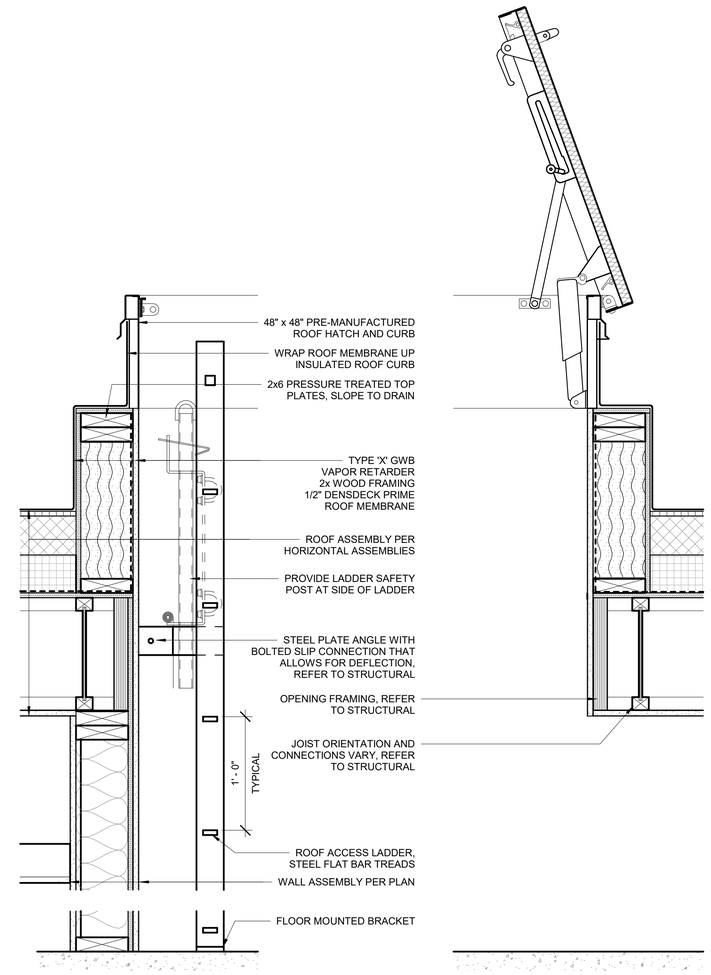
PERMIT DOCUMENTS



3 ROOF CURB AT RTU
1 1/2" = 1'-0"



2 REFUSE CHUTE AT ROOF
1 1/2" = 1'-0"



1 ROOF ACCESS HATCH
1 1/2" = 1'-0"

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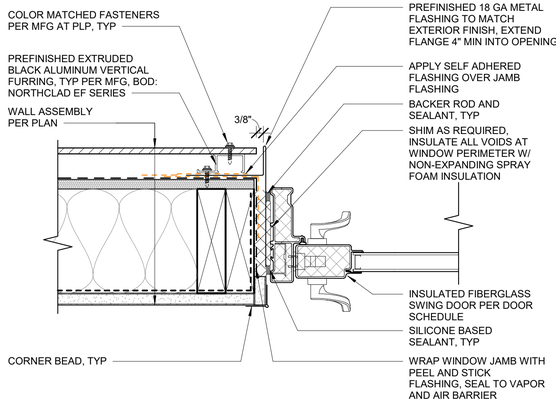
REVIEWED	DTW

SHEET NAME
DETAILS - ROOF

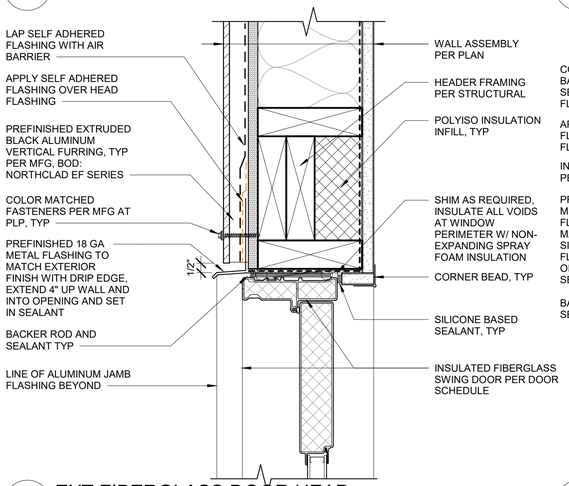
SHEET NO.
A6.32

PERMIT DOCUMENTS

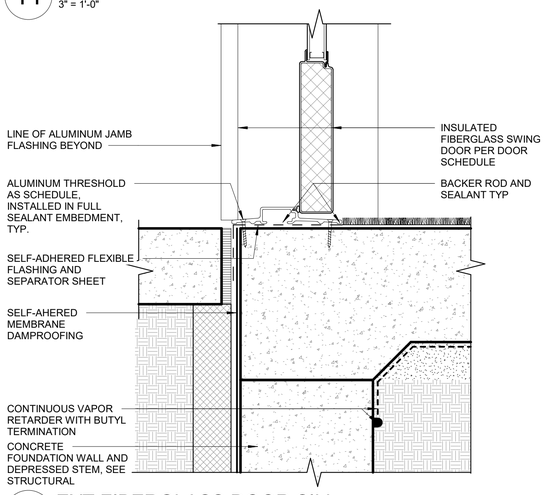
HALF SCALE WHEN PRINTED AT 11x17



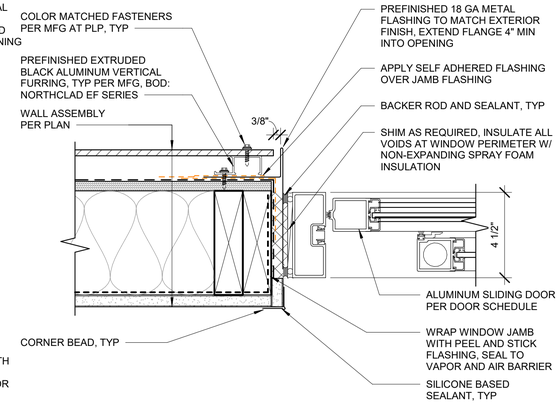
12 EXT FIBERGLASS DOOR JAMB
3" = 1'-0"



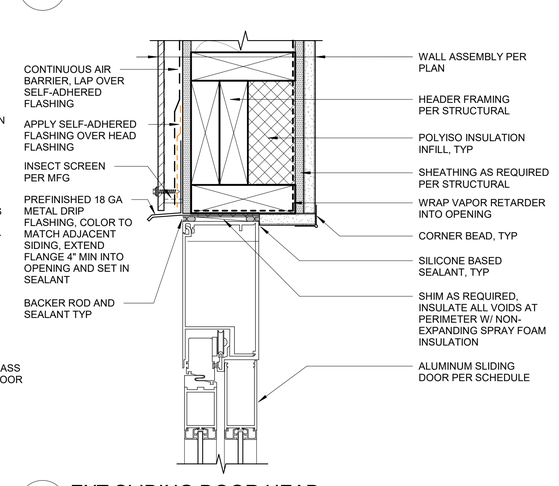
11 EXT FIBERGLASS DOOR HEAD
3" = 1'-0"



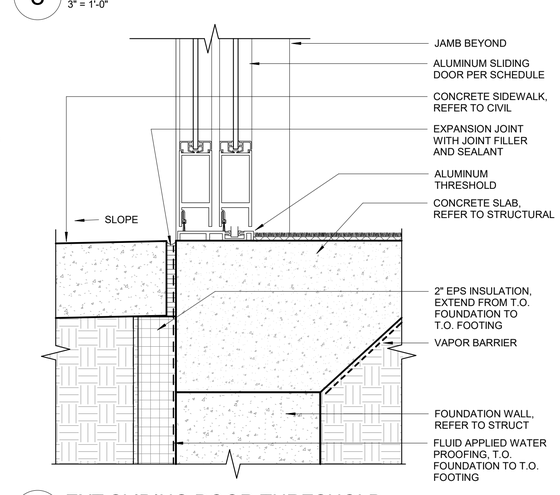
10 EXT FIBERGLASS DOOR SILL
3" = 1'-0"



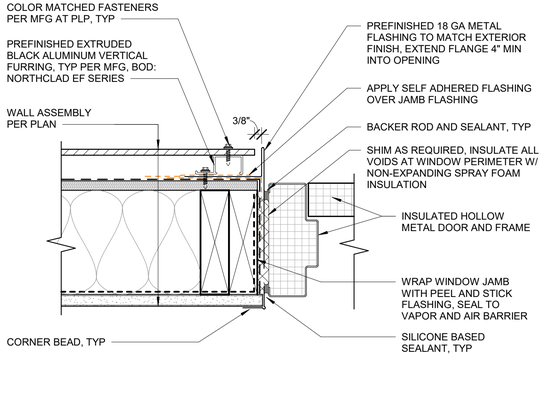
9 EXT SLIDING DOOR JAMB
3" = 1'-0"



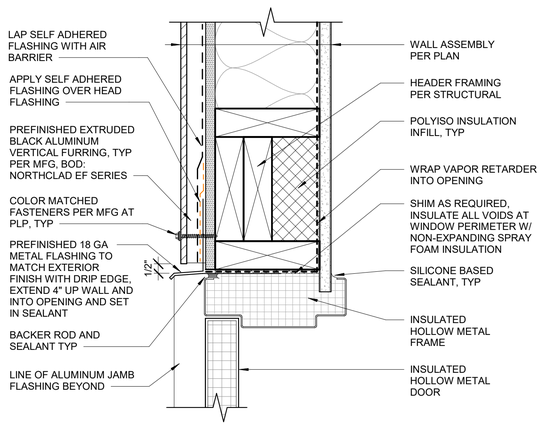
8 EXT SLIDING DOOR HEAD
3" = 1'-0"



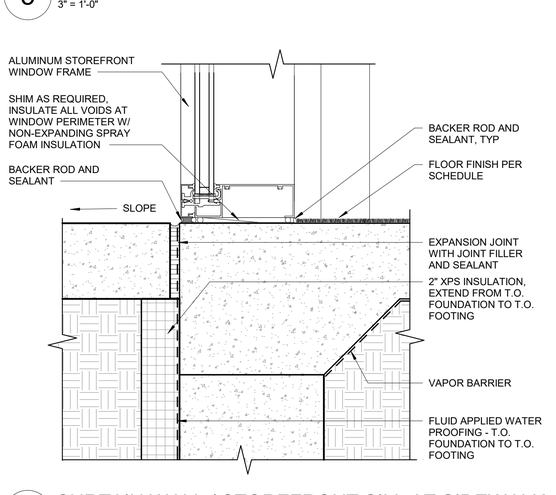
7 EXT SLIDING DOOR THRESHOLD
3" = 1'-0"



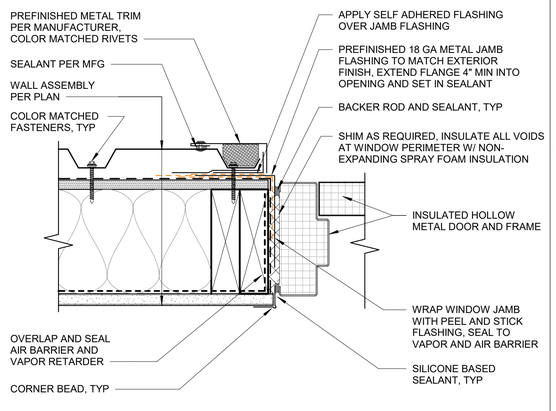
6 IHM JAMB AT PLP SIDING
3" = 1'-0"



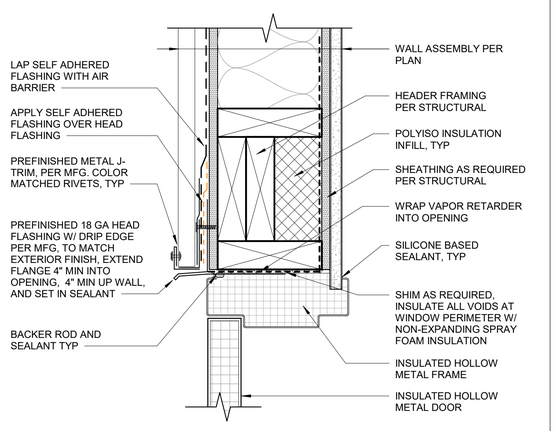
5 IHM DOOR HEAD AT PLP SIDING
3" = 1'-0"



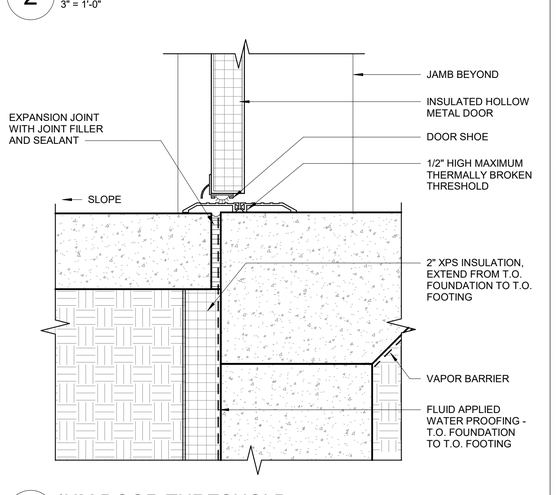
4 CURTAIN WALL / STOREFRONT SILL AT SIDEWALK
3" = 1'-0"



3 IHM DOOR JAMB AT MP1
3" = 1'-0"



2 IHM DOOR HEAD AT MP1
3" = 1'-0"



1 IHM DOOR THRESHOLD
3" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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REVISION SCHEDULE

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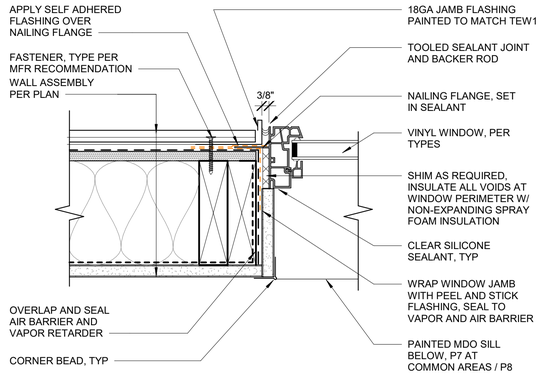
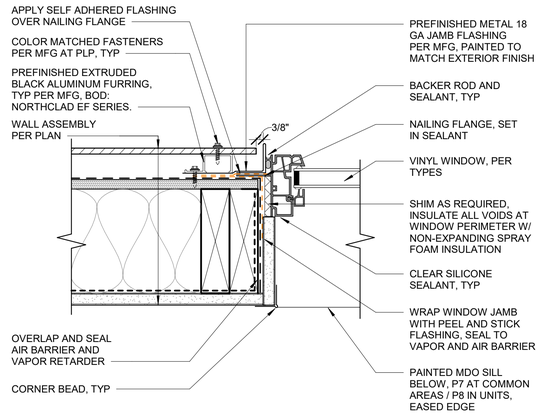
JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
DETAILS - EXTERIOR DOOR

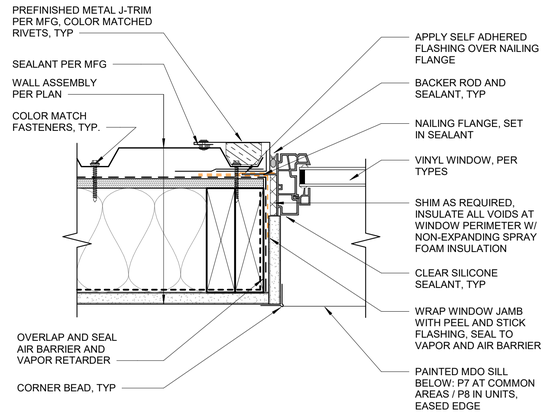
SHEET NO.
A6.40



9 VINYL WINDOW JAMB @ TEW
3" = 1'-0"



6 VINYL WINDOW JAMB DETAIL @ PLP
3" = 1'-0"



3 VINYL WINDOW JAMB @ MP1
3" = 1'-0"

11 TYP. UNIT ROLLER SHADE @ F1 WINDOWS (L3)
3" = 1'-0"

8 VINYL WINDOW HEAD DETAIL @ TEW
3" = 1'-0"

5 VINYL WINDOW HEAD @ PLP
3" = 1'-0"

2 VINYL WINDOW HEAD DETAIL @ MP1
3" = 1'-0"

10 ROLLER SHADE DETAIL @ COMMON ROOM, TYP.
3" = 1'-0"

7 VINYL WINDOW SILL DETAIL @ TEW
3" = 1'-0"

4 VINYL WINDOW SILL DETAIL @ PLP
3" = 1'-0"

1 VINYL WINDOW SILL DETAIL @ MP1
3" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
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REVISION SCHEDULE

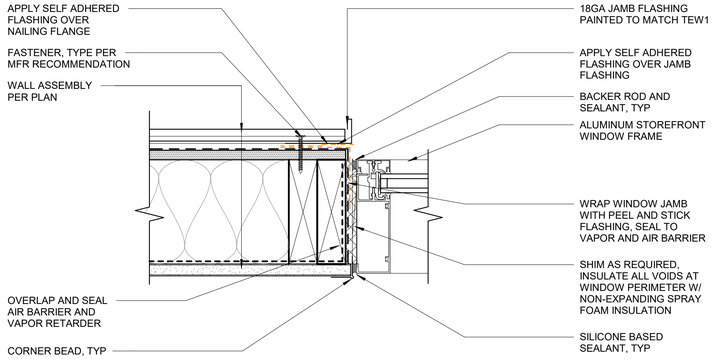
#	DESCRIPTION	DATE

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

SHEET NAME
DETAILS - EXTERIOR WINDOW

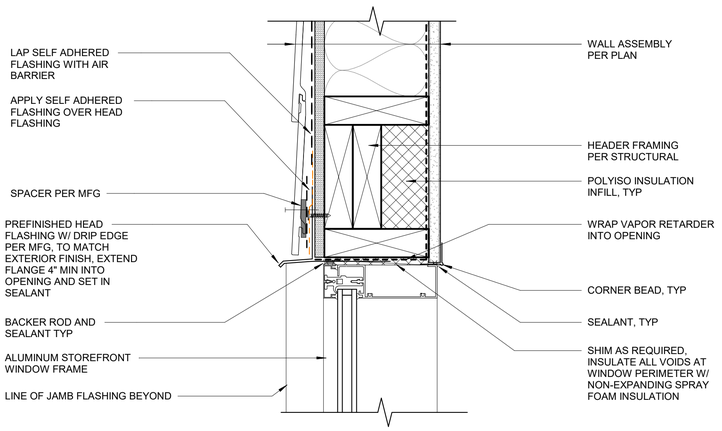
SHEET NO.
A6.41

HALF SCALE WHEN PRINTED AT 11x17



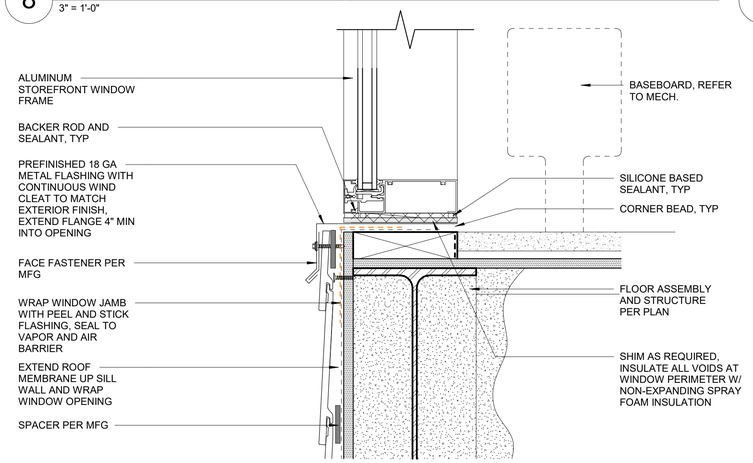
9 STOREFRONT JAMB DETAIL @ TEW

3" = 1'-0"



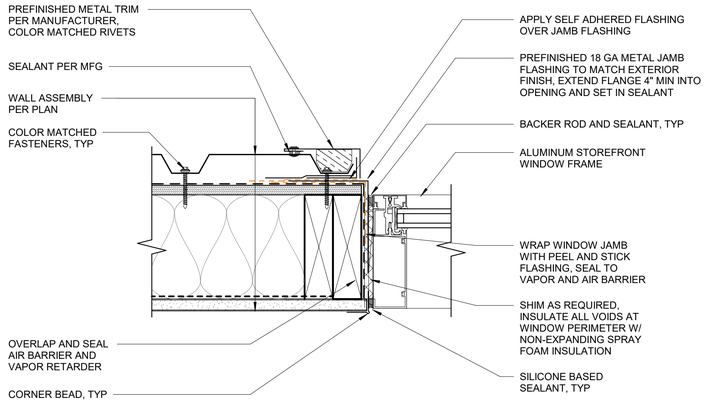
8 STOREFRONT HEAD DETAIL @ TEW

3" = 1'-0"



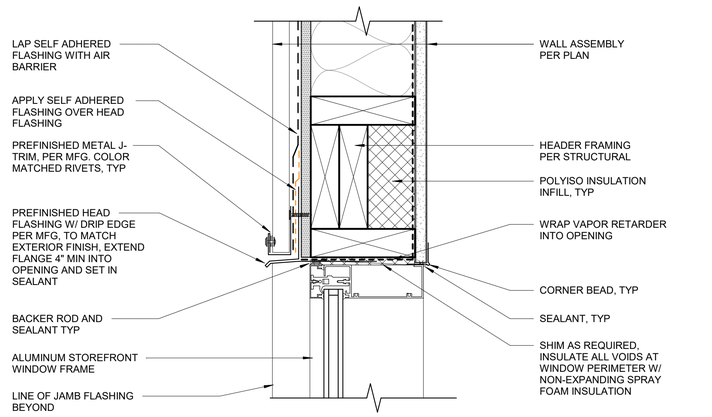
7 STOREFRONT SILL @ TEW

3" = 1'-0"



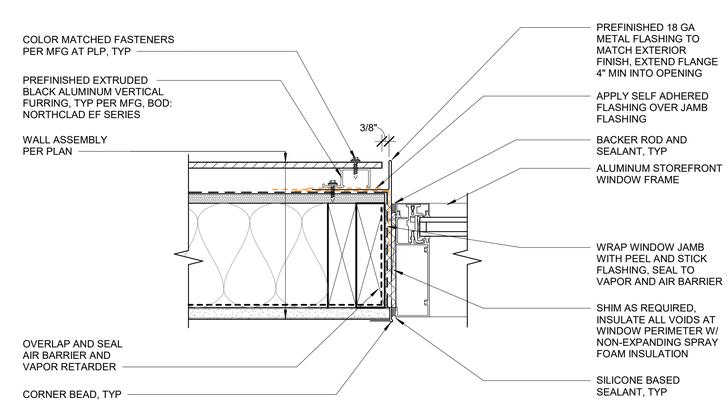
6 STOREFRONT JAMB DETAIL @ METAL

3" = 1'-0"



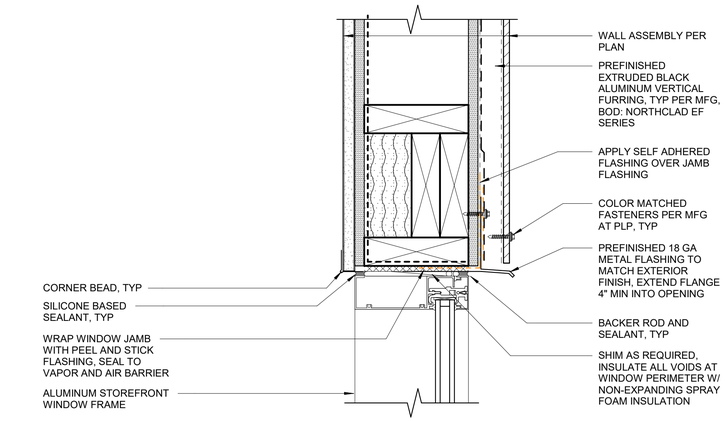
5 STOREFRONT HEAD DETAIL @ METAL

3" = 1'-0"



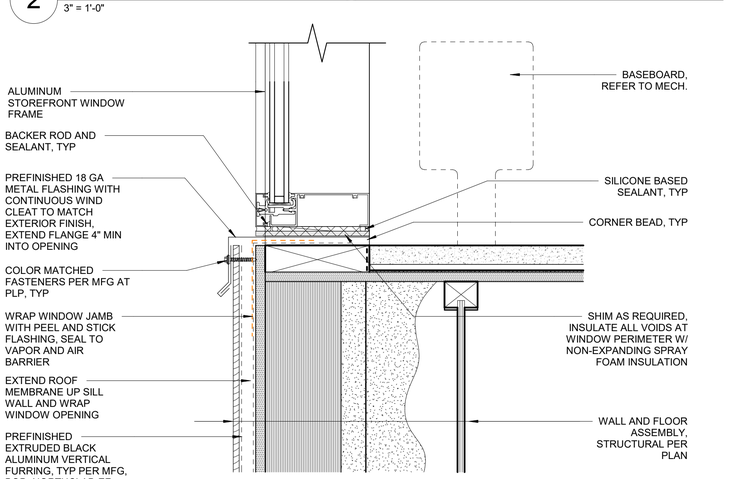
3 STOREFRONT JAMB DETAIL @ PLP

3" = 1'-0"



2 STOREFRONT HEAD DETAIL @ PLP

3" = 1'-0"



1 STOREFRONT SILL DETAIL @ PLP

3" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

STATE OF ALASKA
49TH
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ASPEN HOUSE
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REVISION SCHEDULE

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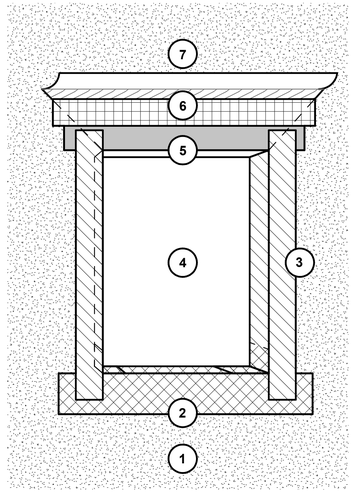
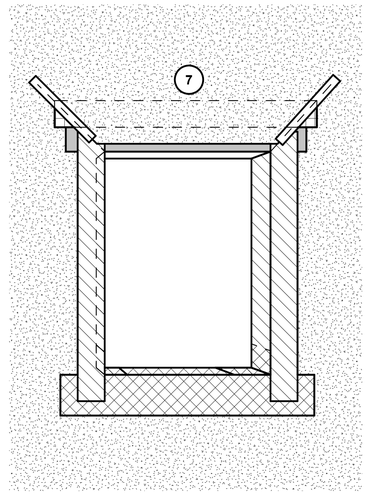
JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
DETAILS - STOREFRONT

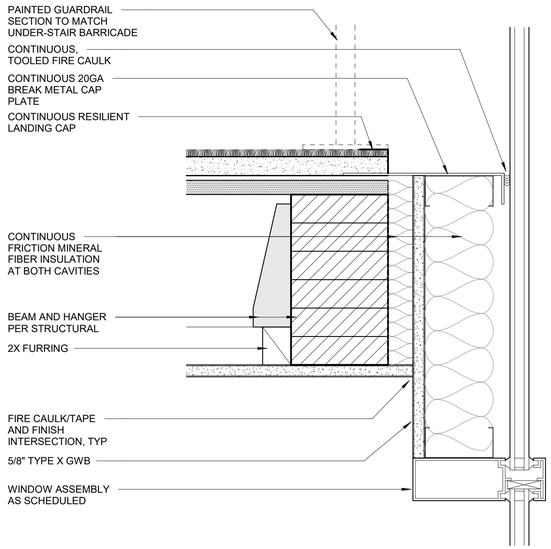
SHEET NO.
A6.42



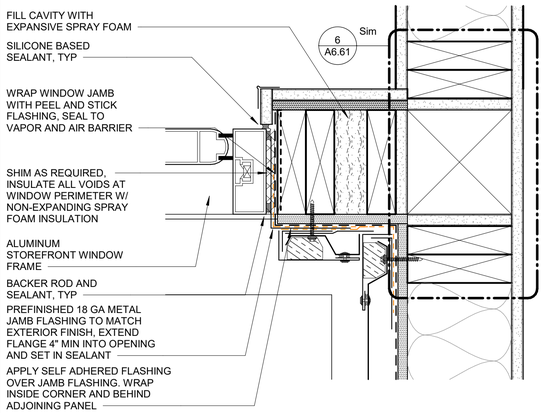
STEPS 1-6



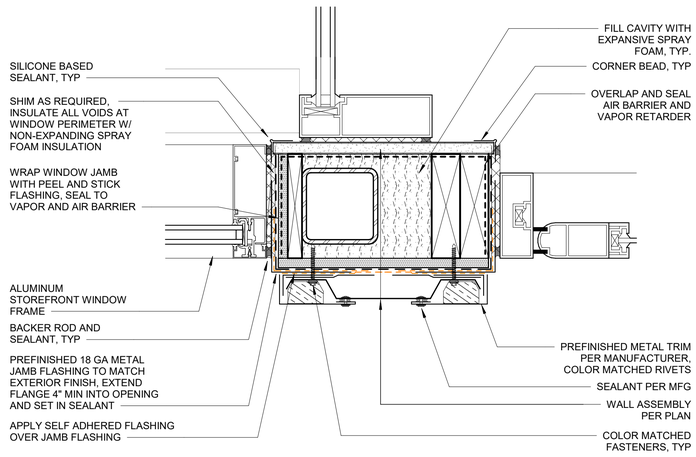
STEP 7



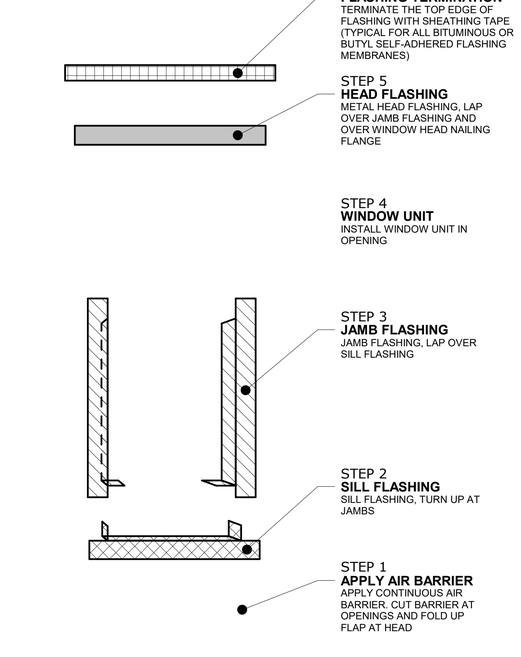
3 LANDING AT CURTAIN WALL
3" = 1'-0"



5 JAMB TRANSITION @ ENTRY DOOR
3" = 1'-0"



2 JAMB TRANSITION @ ENTRY DOOR
3" = 1'-0"



1 WINDOW FLASHING DIAGRAM
3/4" = 1'-0"

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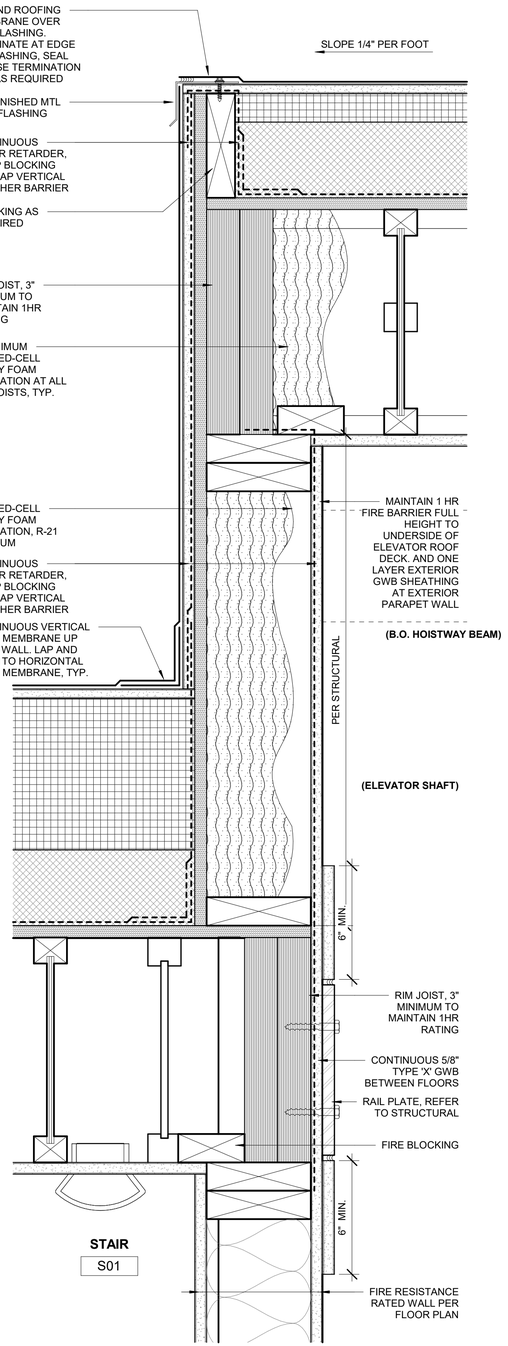
DRAWN	AKG
REVIEWED	DTW

SHEET NAME
DETAILS - STOREFRONT

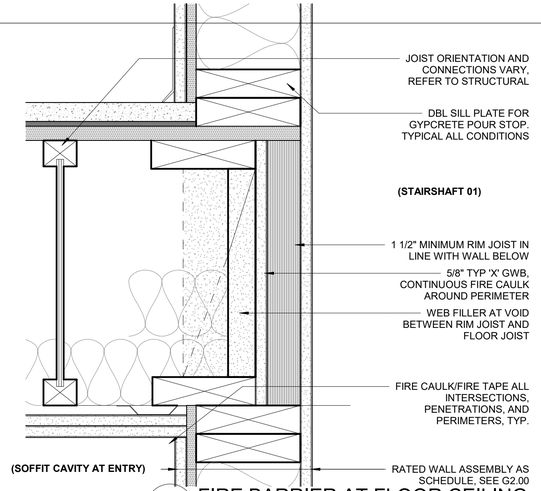
SHEET NO.
A6.43

HALF SCALE WHEN PRINTED AT 11x17

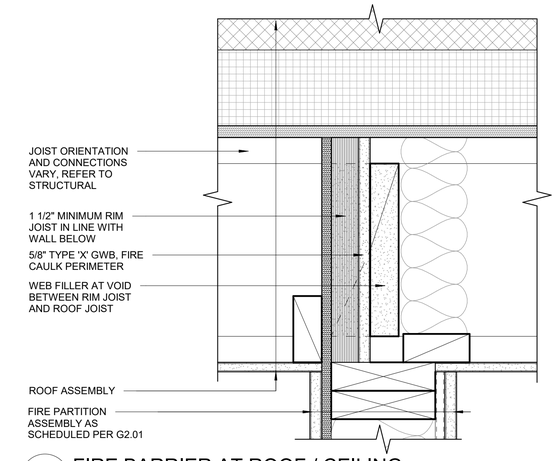
PERMIT DOCUMENTS



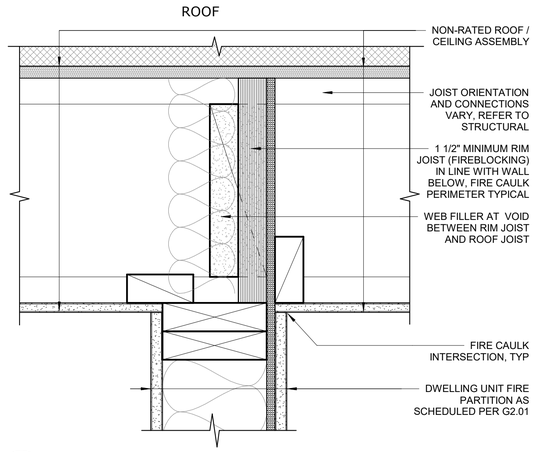
10 ELEVATOR SHAFT AT ROOF
3" = 1'-0"



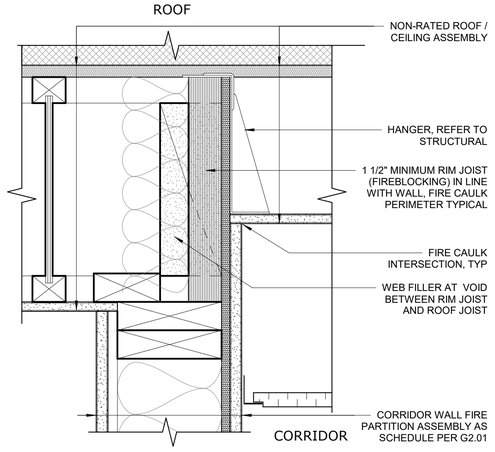
6 FIRE BARRIER AT FLOOR CEILING
3" = 1'-0"



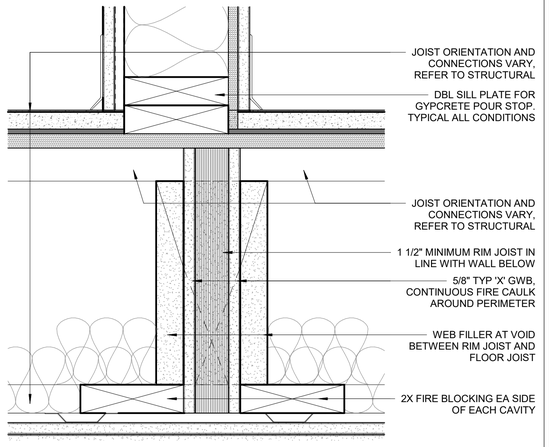
3 FIRE BARRIER AT ROOF / CEILING
3" = 1'-0"



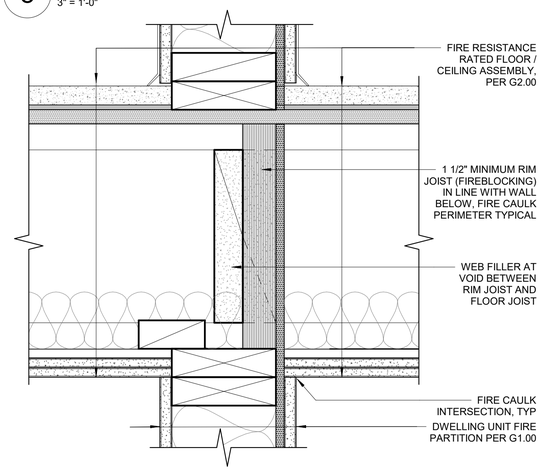
8 FIRE PARTITION AT ROOF/CEILING
3" = 1'-0"



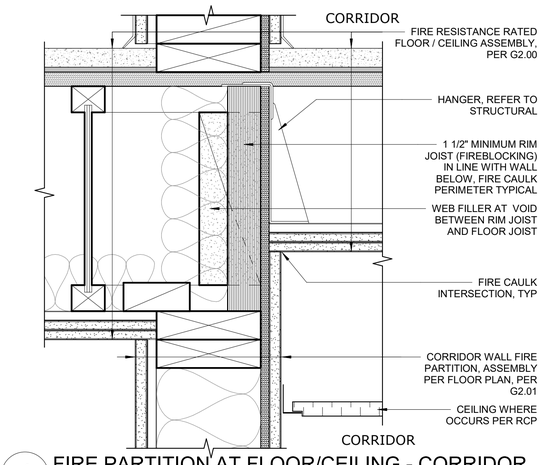
5 FIRE PARTITION AT ROOF/CEILING - CORRIDOR
3" = 1'-0"



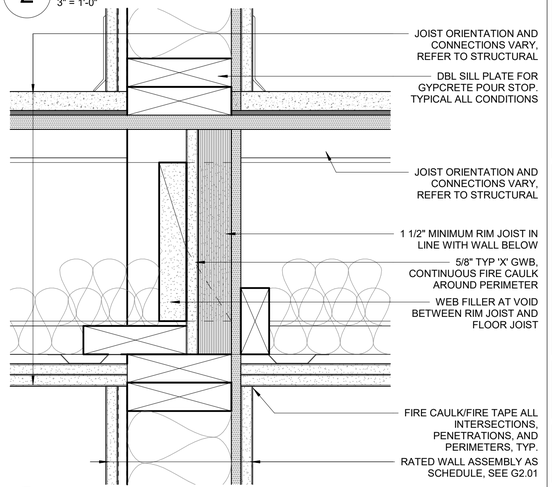
2 FIRE BARRIER AT LVL 2 FLOOR
3" = 1'-0"



7 FIRE PARTITION AT FLOOR / CEILING
3" = 1'-0"



4 FIRE PARTITION AT FLOOR/CEILING - CORRIDOR
3" = 1'-0"



1 FIRE BARRIER AT FLOOR / CEILING
3" = 1'-0"

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
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03.06.2023
CERTIFICATE OF AUTHORIZATION NO: SPARK DESIGN, LLC #AECL1394
spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

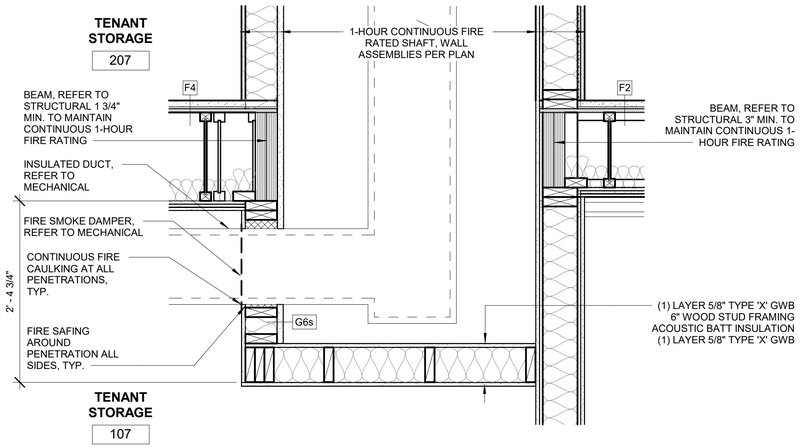
JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
DETAILS - INTERIOR RATED

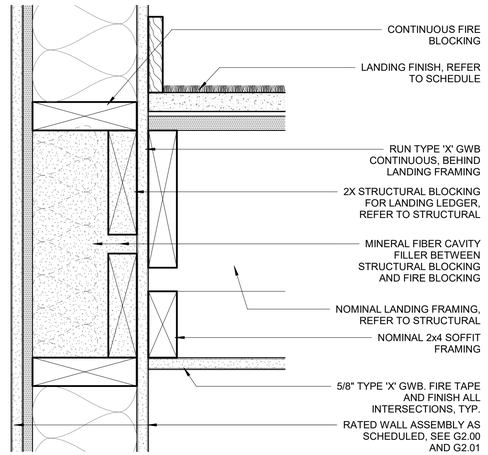
SHEET NO.
A6.60

PERMIT DOCUMENTS

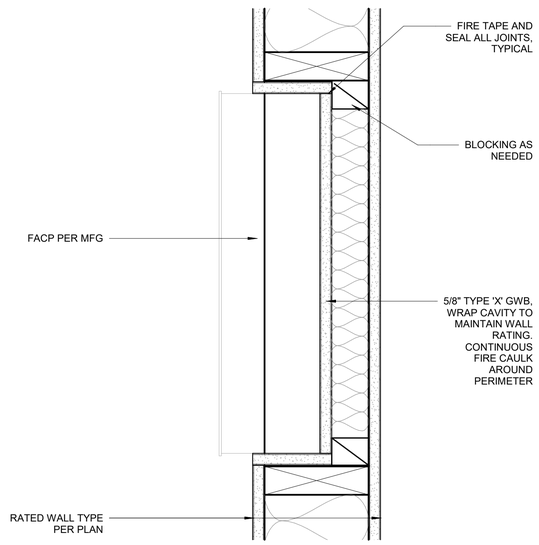
HALF SCALE WHEN PRINTED AT 11x17



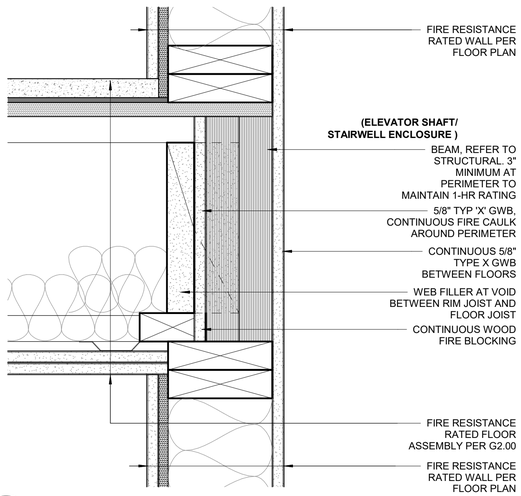
12 MECHANICAL SHAFT TERMINATION AT LEVEL 1
1" = 1'-0"



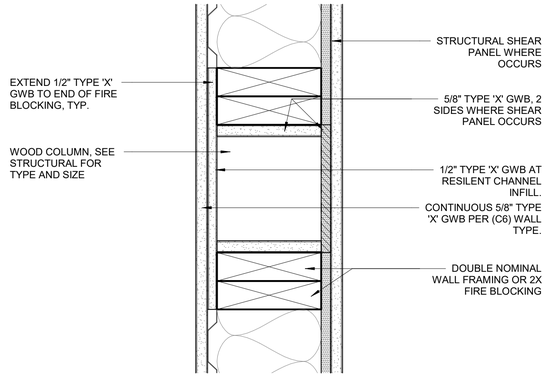
8 FIRE BARRIER AT STAIR LANDING
3" = 1'-0"



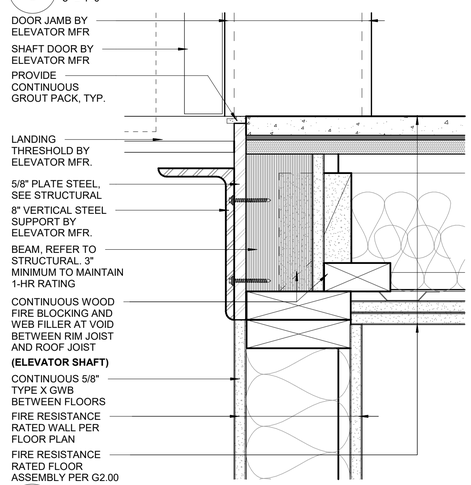
10 FACP AT RATED WALL
3" = 1'-0"



7 FIRE BARRIER - SHAFT AT FLOOR / CEILING
3" = 1'-0"

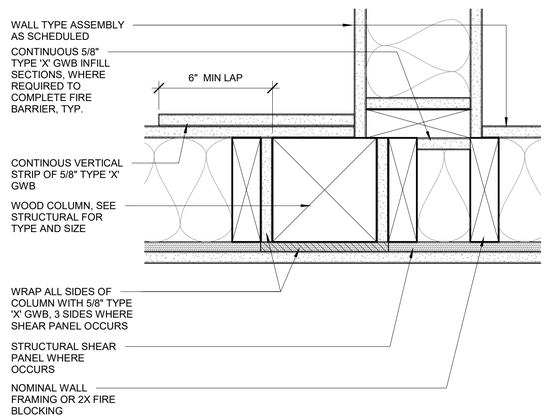


6 TYPICAL COLUMN WRAP
3" = 1'-0"

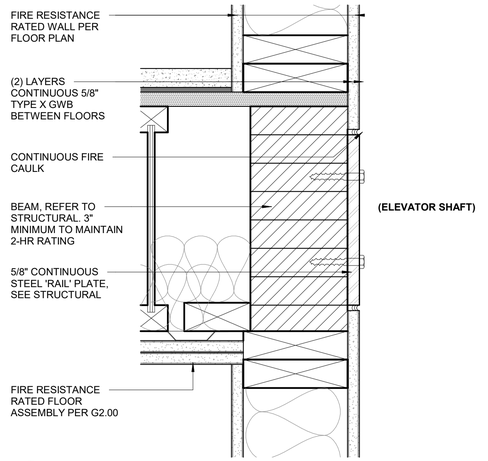


5 FIRE BARRIER - THRESHOLD AT ELEVATOR SHAFT
3" = 1'-0"

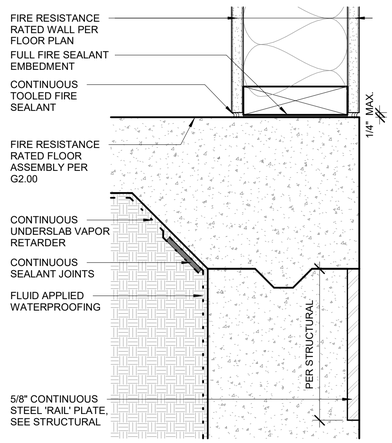
4 FIRE BARRIER - MP1 SILL AT STAIR S01
3" = 1'-0"



3 RATED COLUMN WRAP @ ELEVATOR
3" = 1'-0"



2 FIRE BARRIER - RAIL PLATE AT ELEVATOR SHAFT
3" = 1'-0"



1 FIRE BARRIER - SILL AT RATED WALL
3" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
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AELA 10622
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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

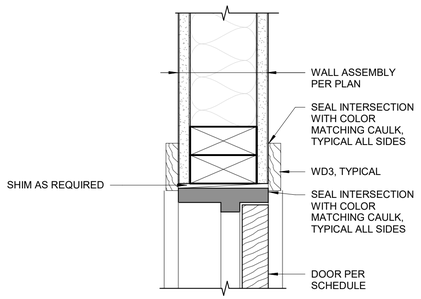
#	DESCRIPTION	DATE

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

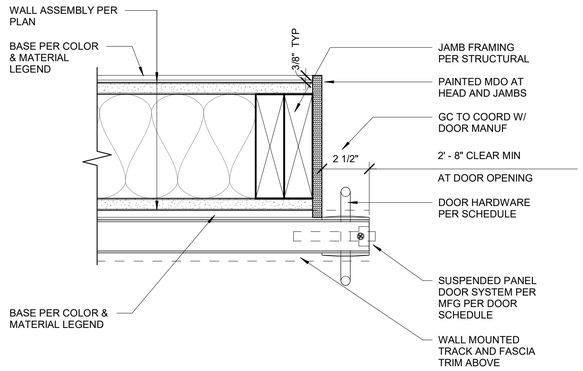
SHEET NAME
DETAILS - INTERIOR RATED

SHEET NO.
A6.61

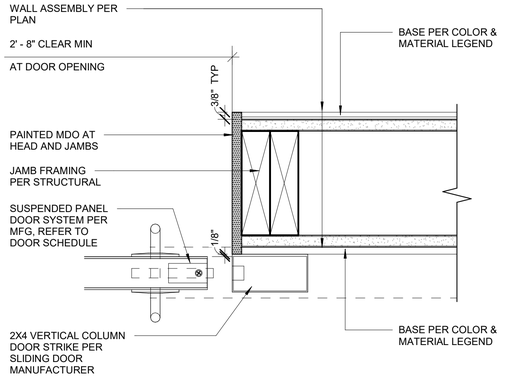
HALF SCALE WHEN PRINTED AT 11x17



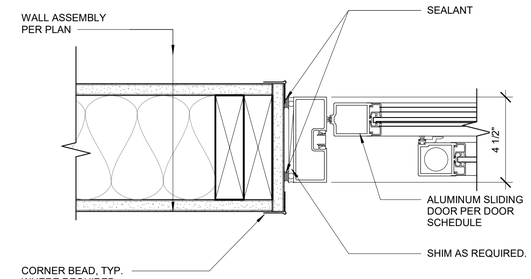
12 WOOD DOOR FRAME HEAD DETAIL (JAMB SIM.)
3" = 1'-0"



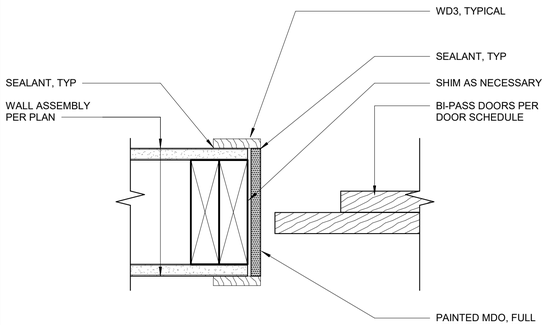
9 SURFACE MOUNT SLIDING DOOR JAMB
3" = 1'-0"



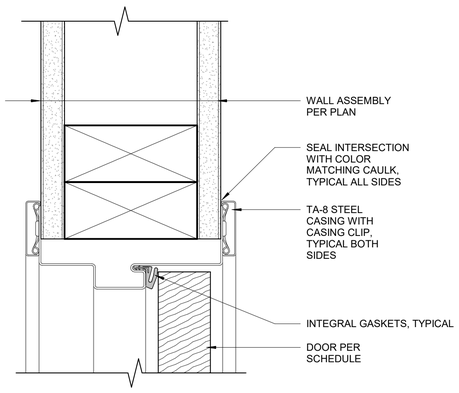
6 SURFACE MOUNT SLIDING DOOR JAMB @ STRIKE
3" = 1'-0"



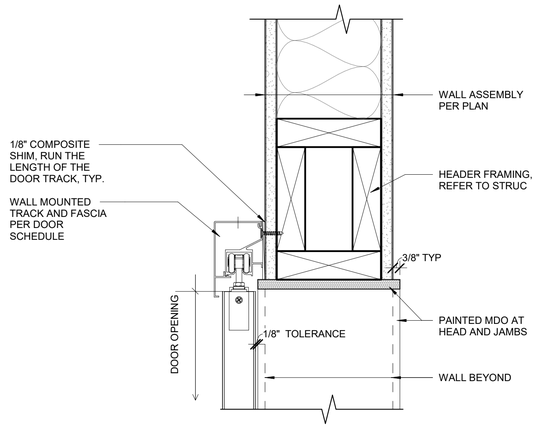
3 INTERIOR SLIDING DOOR JAMB
3" = 1'-0"



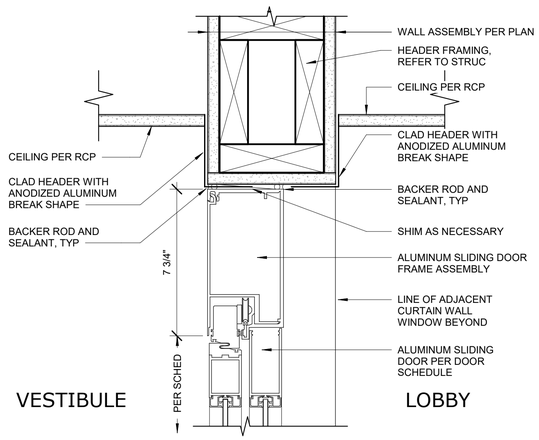
11 INT BI-PASS DOOR JAMB
3" = 1'-0"



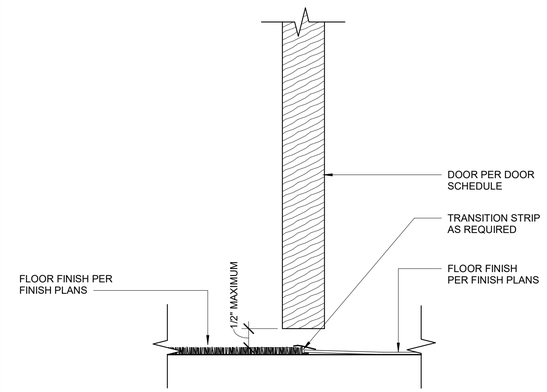
8 PRE-FINISHED STEEL DOOR FRAME HEAD DETAIL
6" = 1'-0"



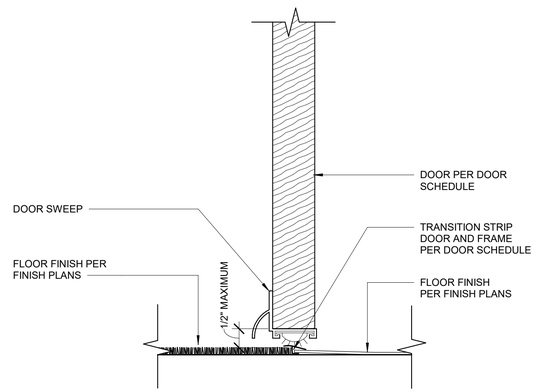
5 SURFACE MOUNT SLIDING DOOR HEAD
3" = 1'-0"



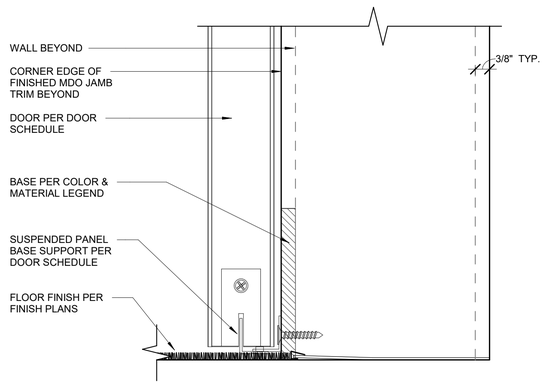
2 INT SLIDING DOOR HEAD (JAMB SIM)
3" = 1'-0"



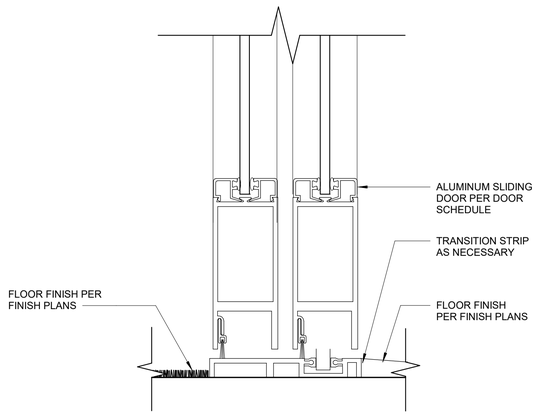
10 INT DOOR THRESHOLD
6" = 1'-0"



7 INT DOOR THRESHOLD W/SWEEP
6" = 1'-0"



4 SURFACE MOUNT SLIDING DOOR THRESHOLD
6" = 1'-0"



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

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
DEANNA T. WLAD
AELA 10622
REGISTERED PROFESSIONAL ARCHITECT
09.24.2019

CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394

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

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

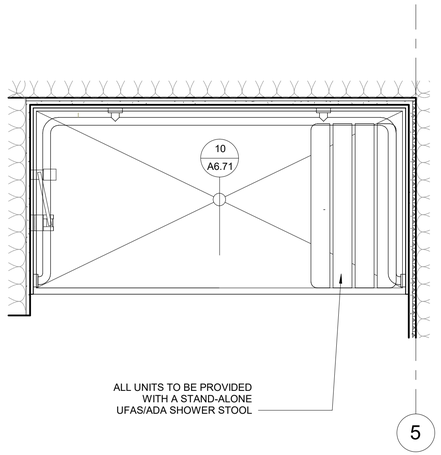
#	DESCRIPTION	DATE

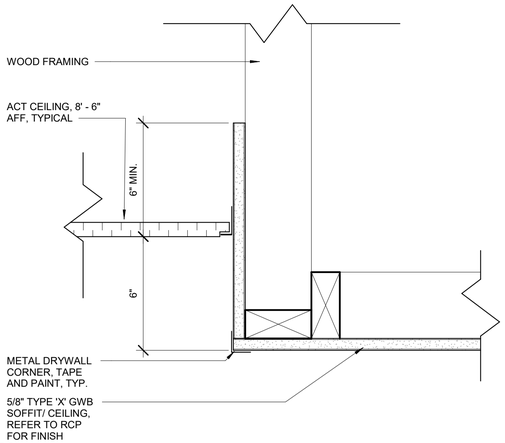
JOB NO.	20-024
DATE	03.06.2023
DRAWN	AKG
REVIEWED	DTW

SHEET NAME
DETAILS - INTERIOR DOORS

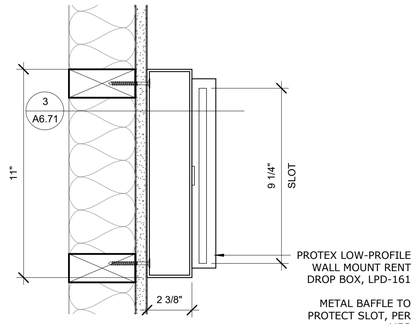
SHEET NO.
A6.70

HALF SCALE WHEN PRINTED AT 11x17

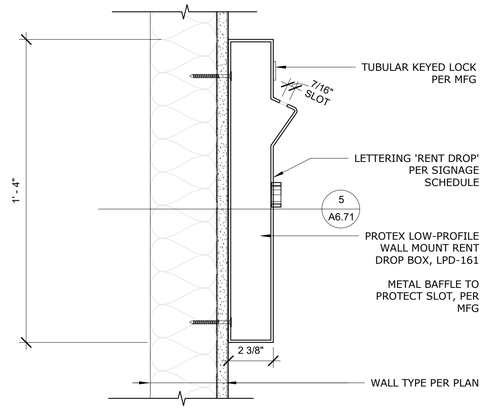




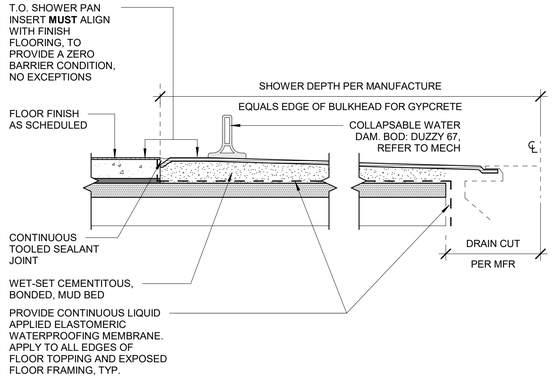
8 CEILING - ACT TO GWB, TYPICAL
3" = 1'-0"



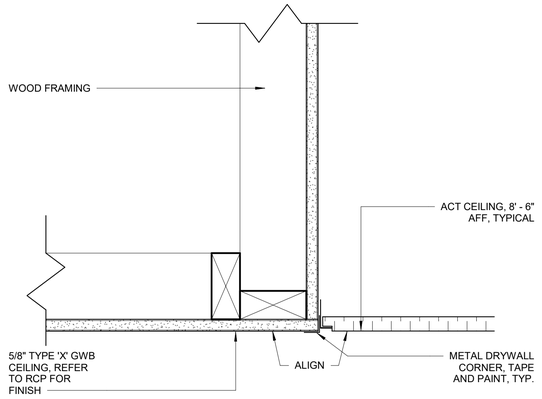
5 RENT DROP BOX PLAN
3" = 1'-0"



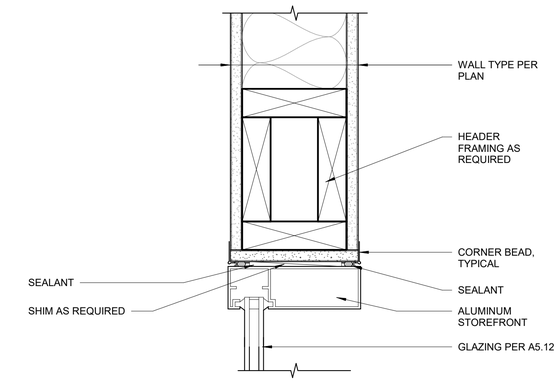
3 RENT DROP BOX SECTION
3" = 1'-0"



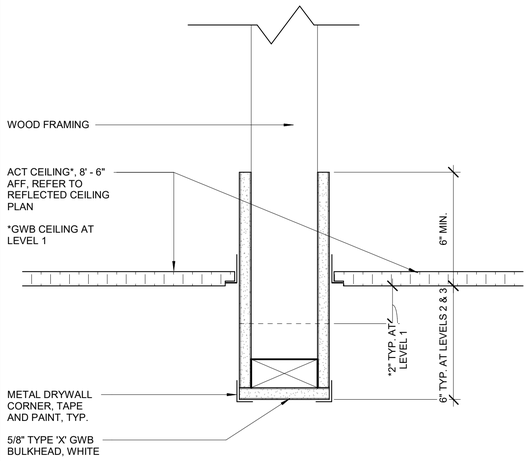
10 UFAS SHOWER CURB
3" = 1'-0"



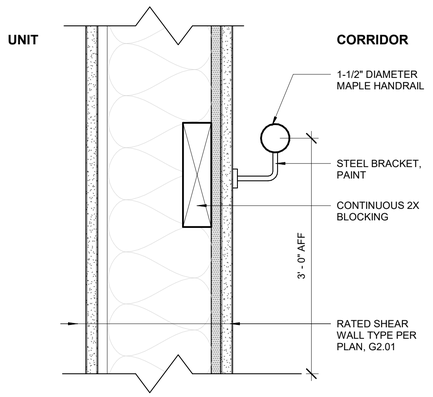
7 CEILING - ACT TO GWB AT LOBBY
3" = 1'-0"



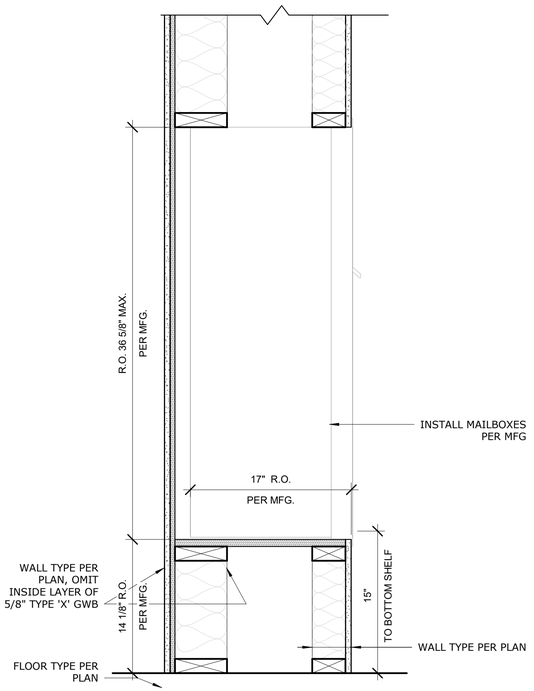
2 ALUM INTERIOR STOREFRONT HEAD (JAMB SIM)
3" = 1'-0"



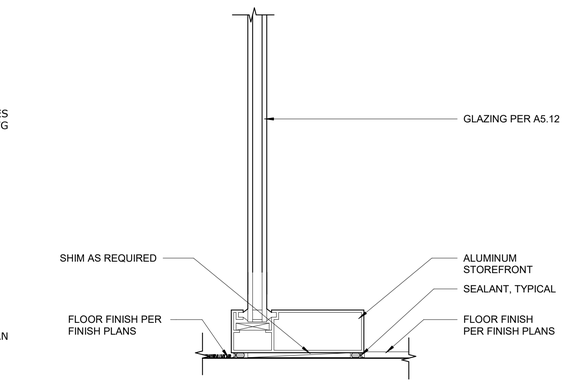
9 CEILING - ACT TO ACT
3" = 1'-0"



6 CORRIDOR HANDRAIL, TYP.
3" = 1'-0"



4 LOBBY MAILBOX
1 1/2" = 1'-0"



1 ALUM INTERIOR STOREFRONT SILL
3" = 1'-0"

STATE OF ALASKA
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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

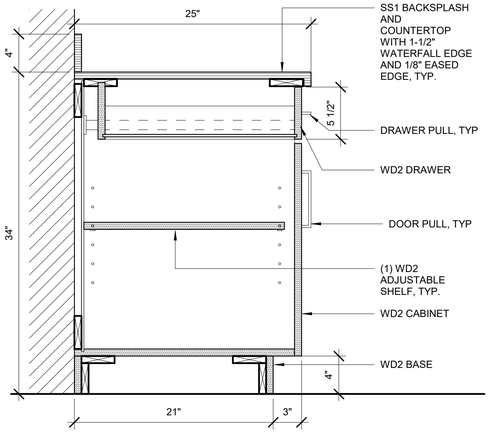
JOB NO.	20-024
DATE	03.06.2023
DRAWN	BA
REVIEWED	DTW

SHEET NAME
DETAILS - INTERIOR

SHEET NO.
A6.71

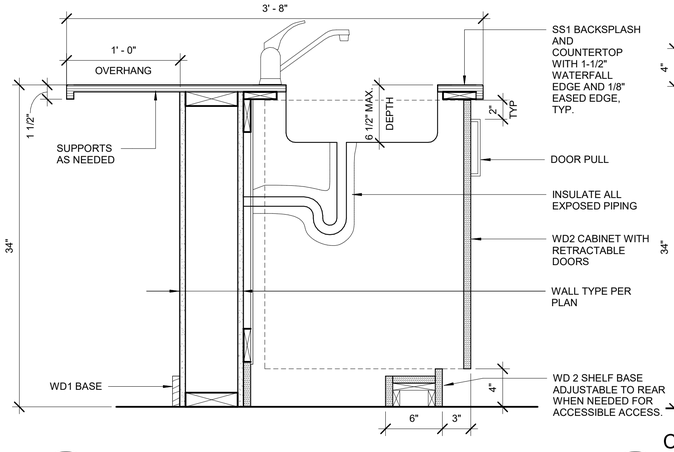
PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17



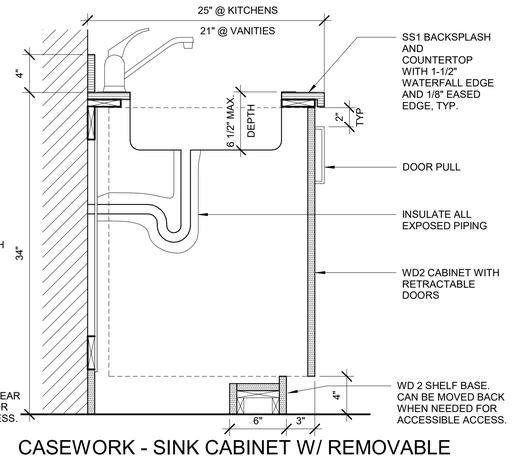
9 CASEWORK - 1 DRAWER / CAB BASE

1 1/2" = 1'-0"



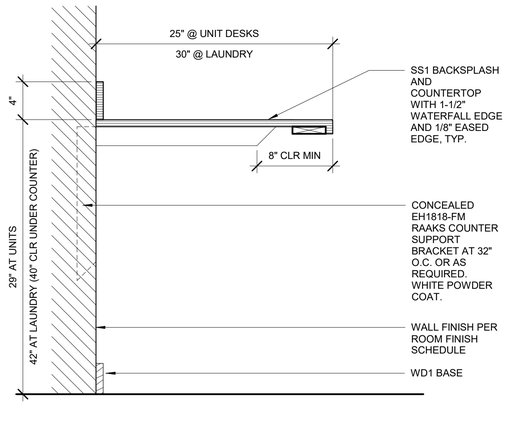
7 CASEWORK - ISLAND SINK AT UNITS B & B2

1 1/2" = 1'-0"



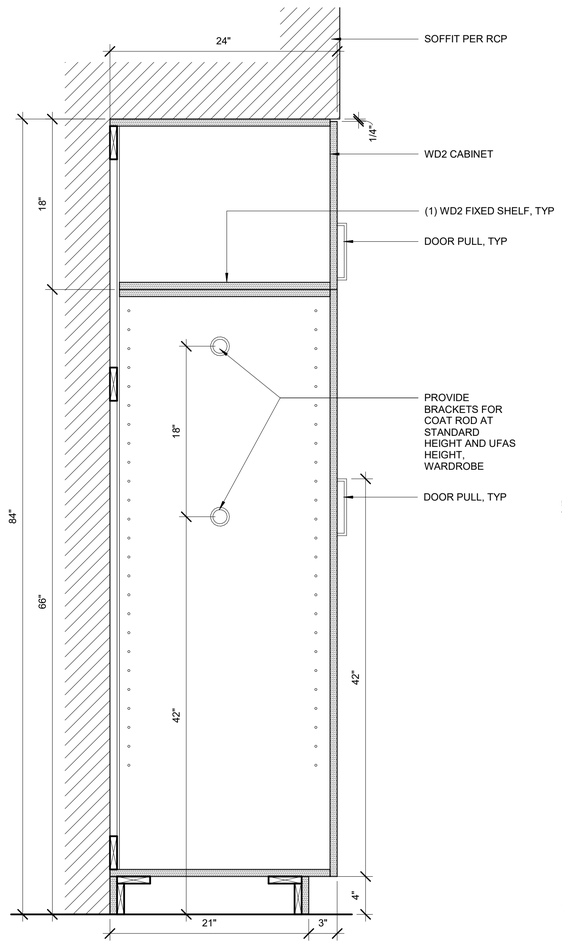
5 CASEWORK - SINK CABINET W/ REMOVABLE BASE AND RETRACTABLE DOORS

1 1/2" = 1'-0"



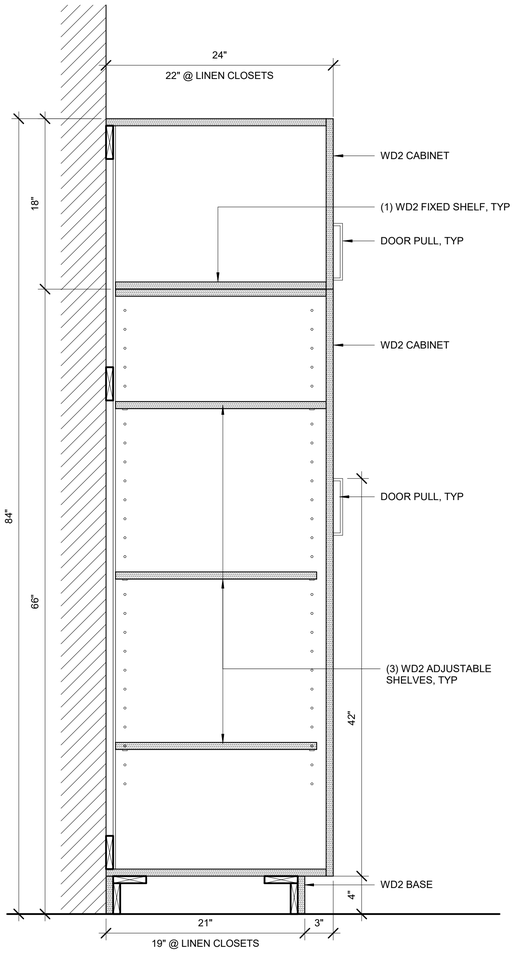
3 CASEWORK - OPEN BASE COUNTER

1 1/2" = 1'-0"



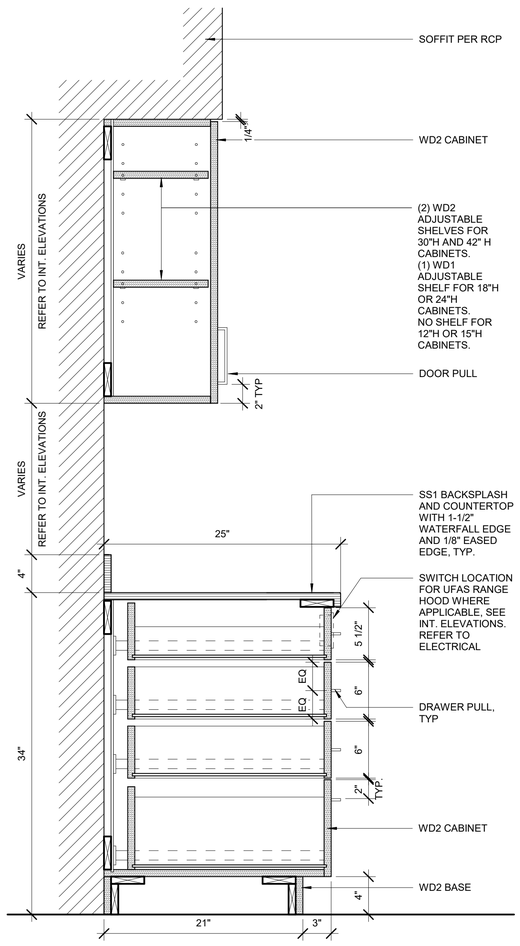
8 CASEWORK - FULL HEIGHT CABINET (COATS)

1 1/2" = 1'-0"



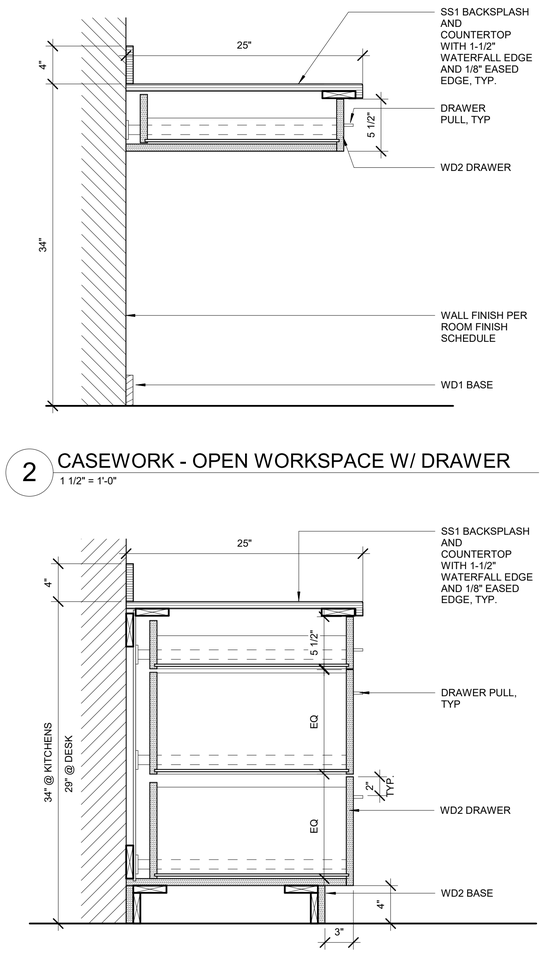
6 CASEWORK - FULL HEIGHT CABINET (PANTRY/LINEN)

1 1/2" = 1'-0"



4 CASEWORK - TYP UPPER AND 4-DRW BASE CAB

1 1/2" = 1'-0"



2 CASEWORK - OPEN WORKSPACE W/ DRAWER

1 1/2" = 1'-0"

1 CASEWORK - 3 DRAWER BASE

1 1/2" = 1'-0"

PERMIT DOCUMENTS

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

CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394

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

ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

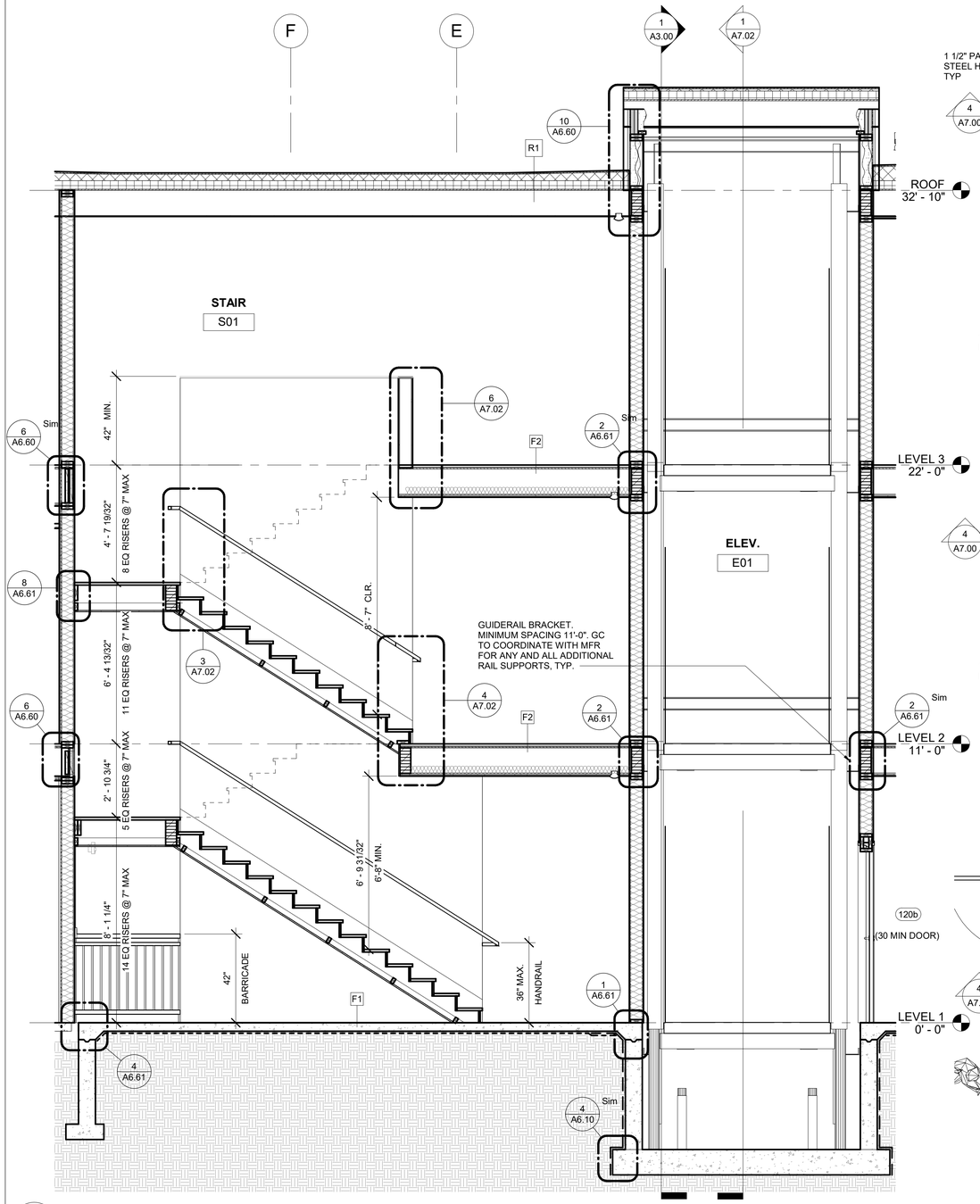
#	DESCRIPTION	DATE

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

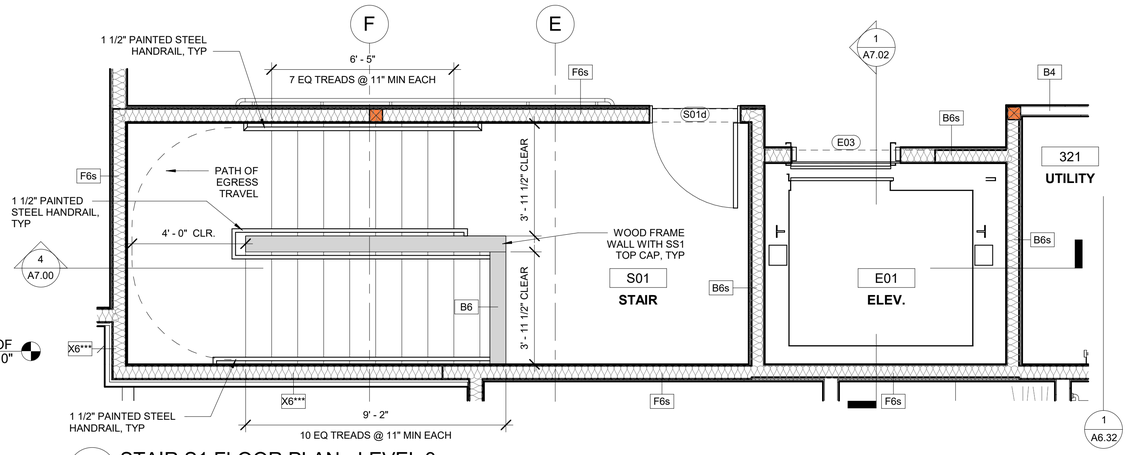
SHEET NAME
CASEWORK DETAILS

SHEET NO.
A6.80

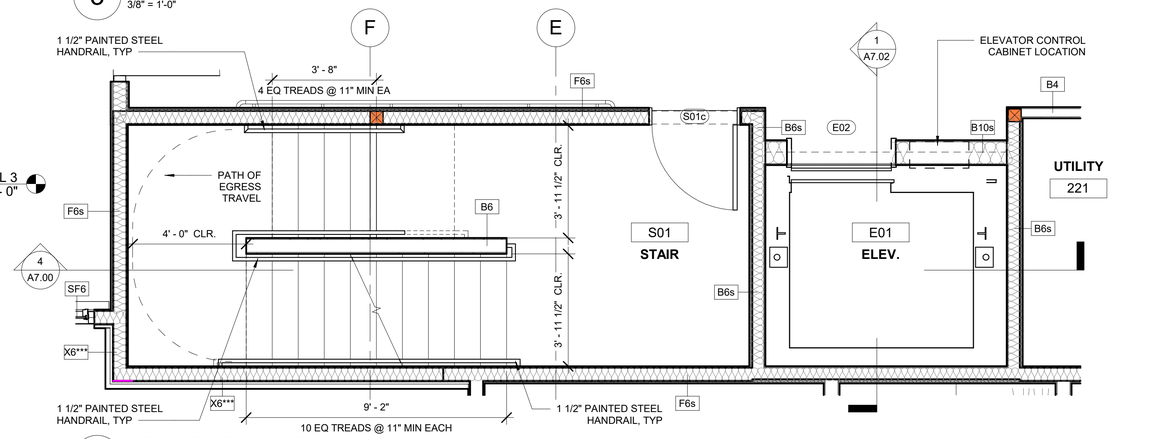
HALF SCALE WHEN PRINTED AT 11x17



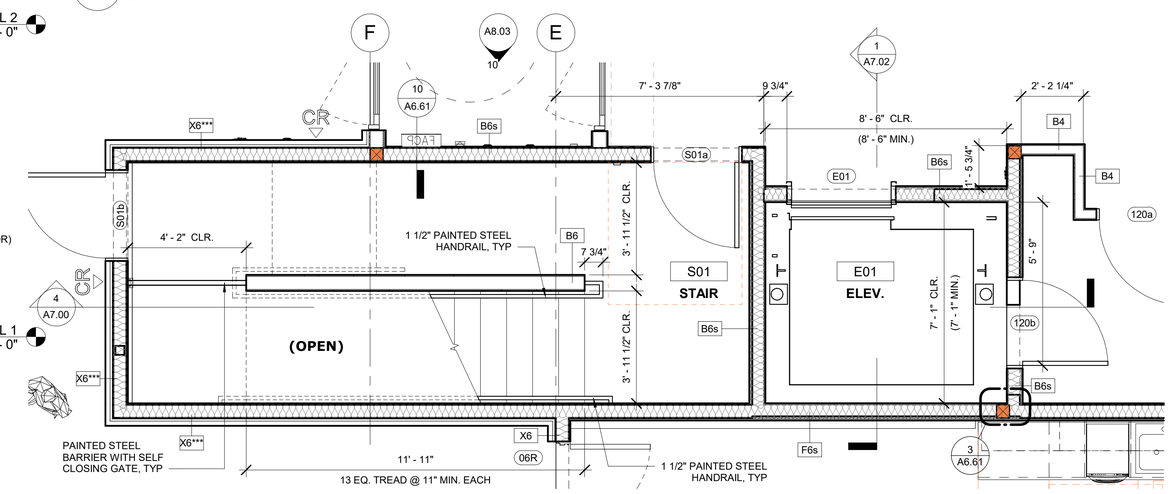
4 STAIR S1 - SECTION
3/8" = 1'-0"



3 STAIR S1 FLOOR PLAN - LEVEL 3
3/8" = 1'-0"



2 STAIR S1 FLOOR PLAN - LEVEL 2
3/8" = 1'-0"



1 STAIR S1 FLOOR PLAN - LEVEL 1
3/8" = 1'-0"

PERMIT DOCUMENTS

STATE OF ALASKA
49TH
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REVISION SCHEDULE

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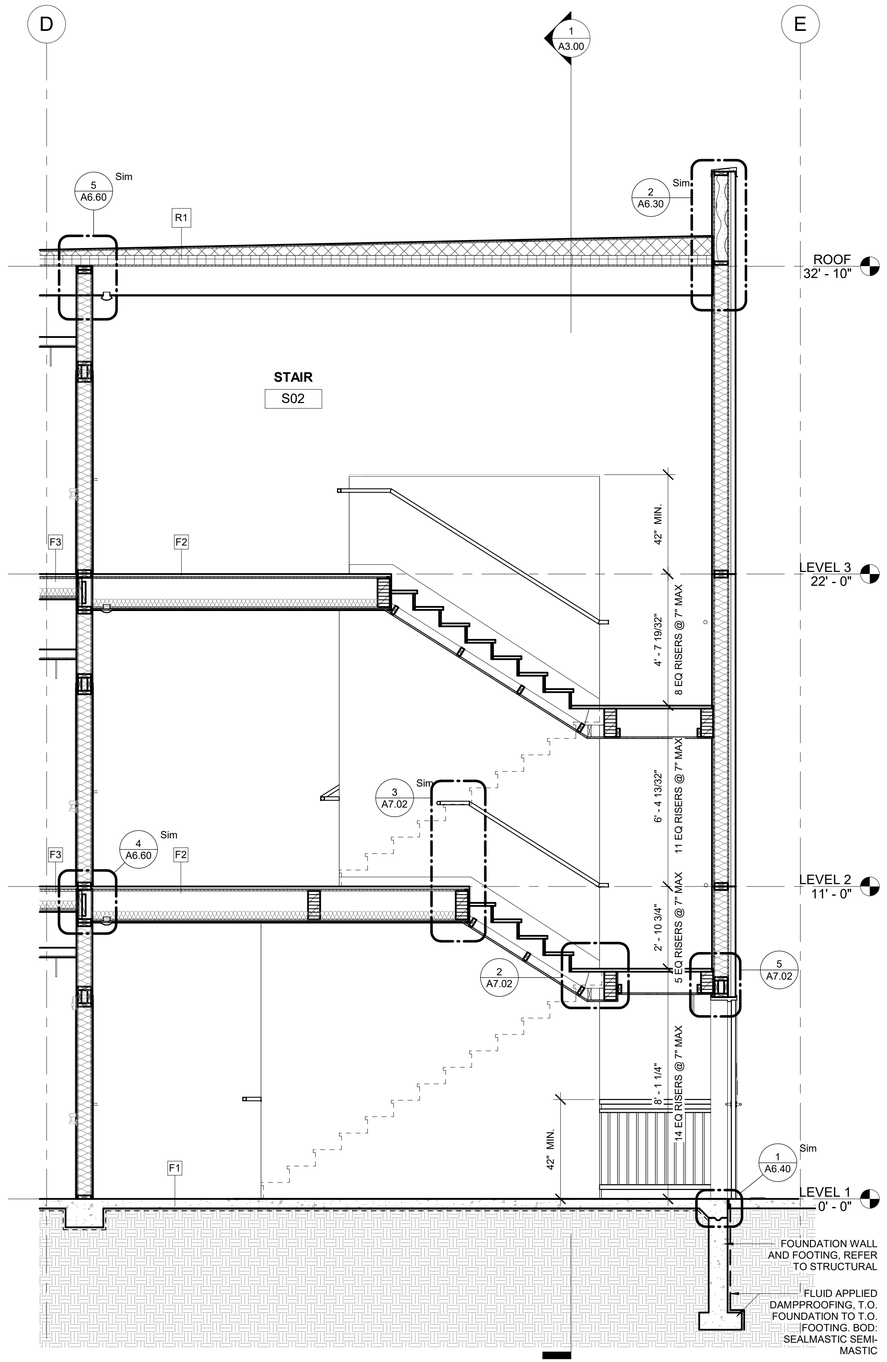
JOB NO.	20-024
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
VERTICAL CIRCULATION - STAIR S01

SHEET NO.
A7.00

HALF SCALE WHEN PRINTED AT 11x17



4 STAIR S2 - SECTION
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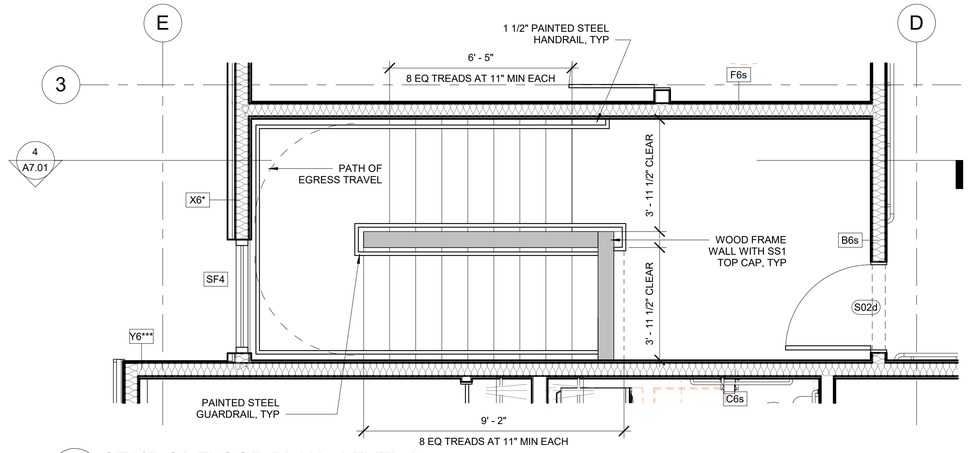
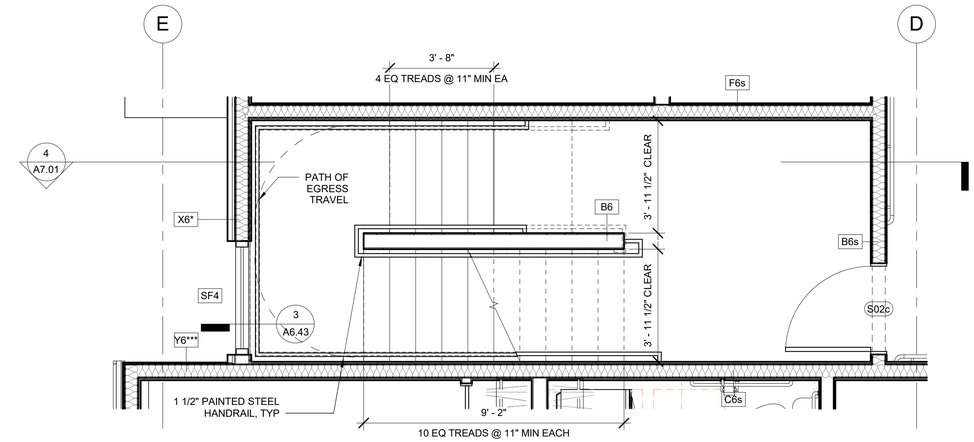
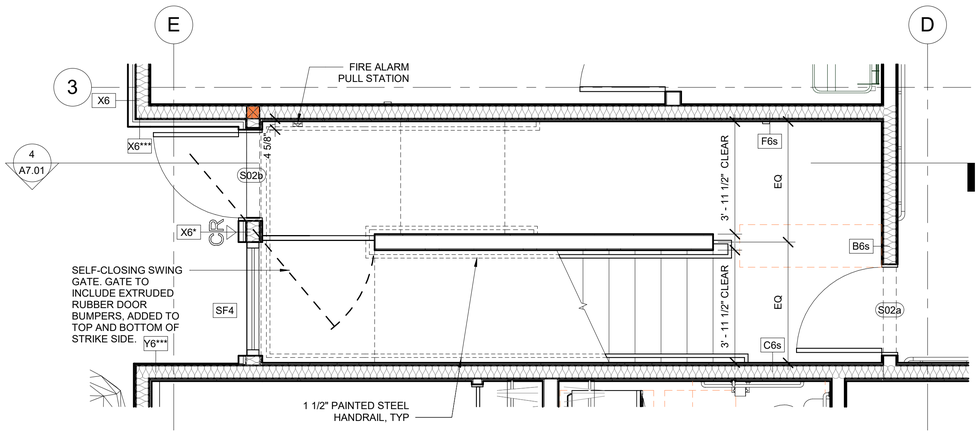


3 STAIR S2 FLOOR PLAN - LEVEL 3
3/8" = 1'-0"



2 STAIR S2 FLOOR PLAN - LEVEL 2
3/8" = 1'-0"



1 STAIR S2 FLOOR PLAN - LEVEL 1
3/8" = 1'-0"

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REVISION SCHEDULE

#	DESCRIPTION	DATE

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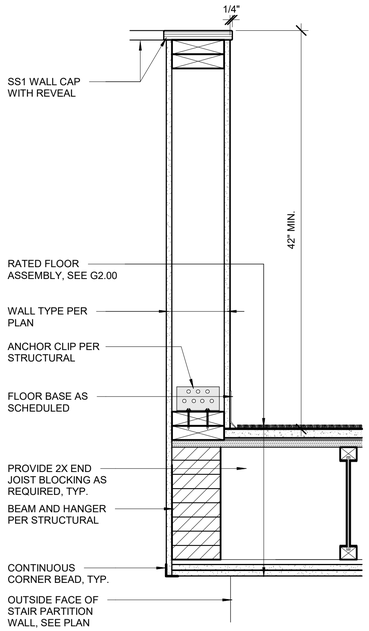
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

SHEET NAME
VERTICAL CIRCULATION -STAIR S02

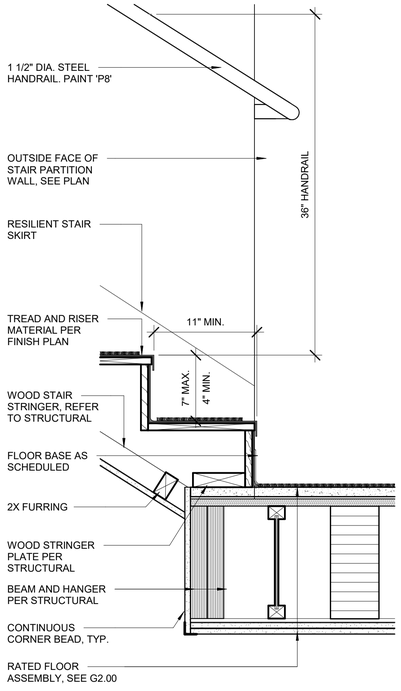
SHEET NO.
A7.01

HALF SCALE WHEN PRINTED AT 11x17

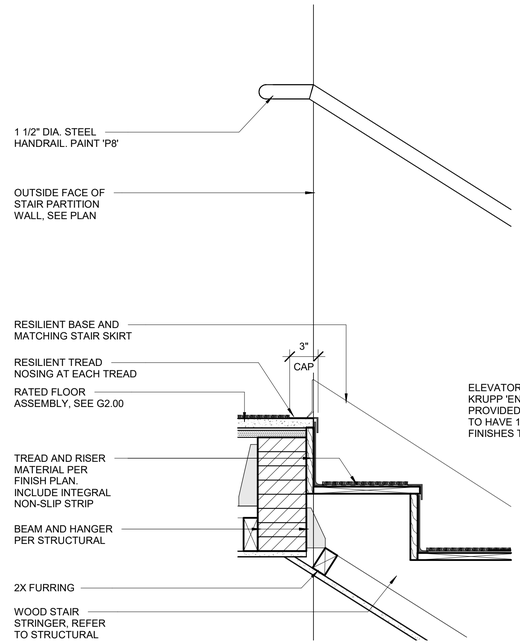
PERMIT DOCUMENTS



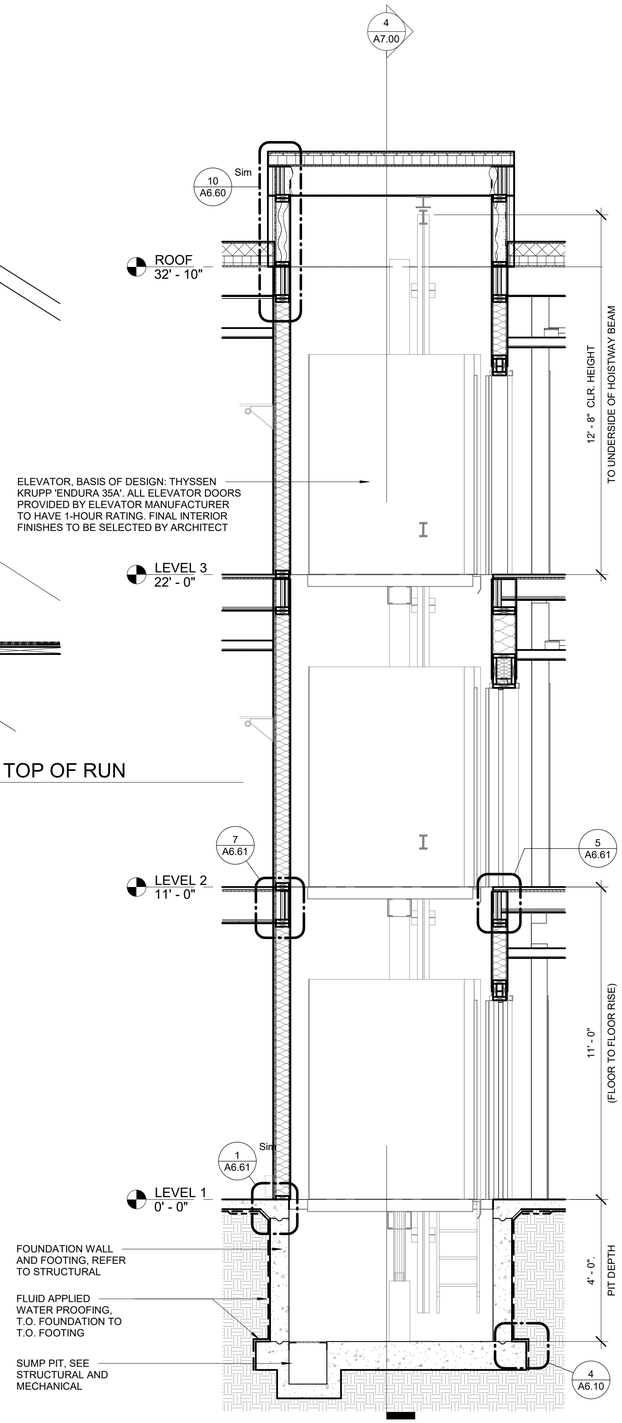
6 HALF WALL AT LEVEL 3 LANDING
1 1/2" = 1'-0"



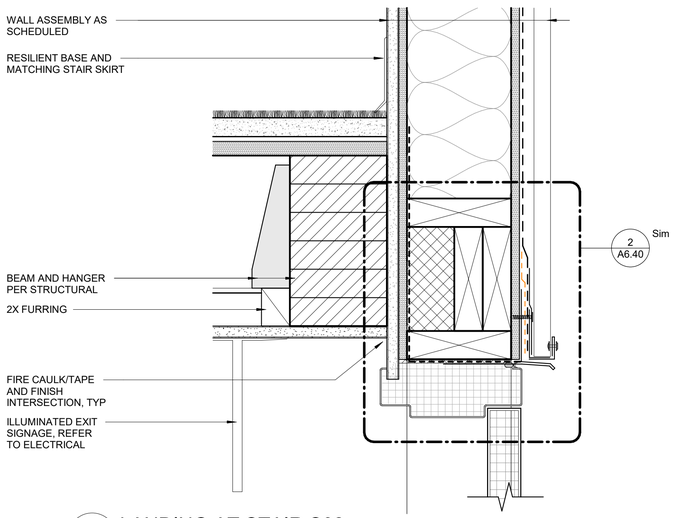
4 STAIR LANDING @ BOTTOM OF RUN
1 1/2" = 1'-0"



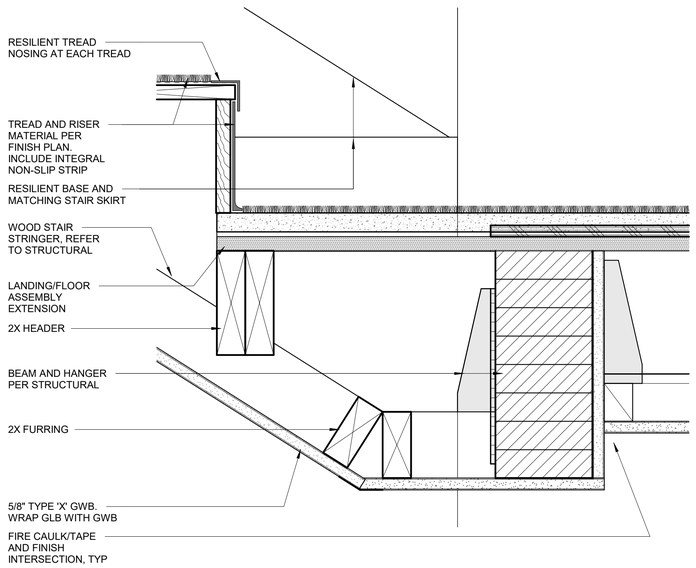
3 STAIR LANDING @ TOP OF RUN
1 1/2" = 1'-0"



1 ELEVATOR CROSS SECTION
3/8" = 1'-0"



5 LANDING AT STAIR S02
3" = 1'-0"



2 LANDING AT STAIR S02
3" = 1'-0"

PERMIT DOCUMENTS

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REVISION SCHEDULE

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JOB NO.	20-024
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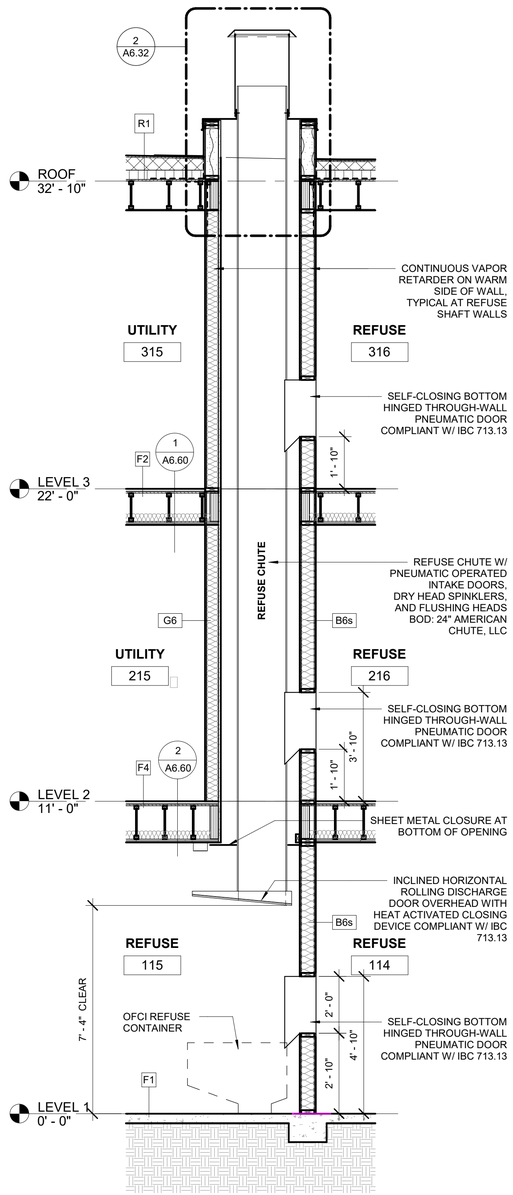
DRAWN	Author
REVIEWED	DTW

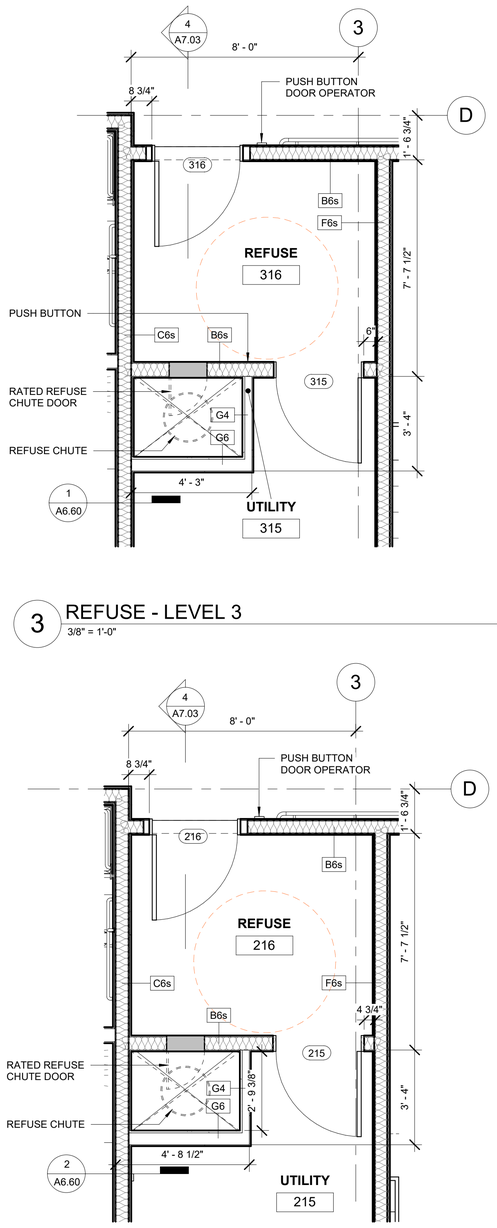
SHEET NAME
VERTICAL CIRCULATION - STAIR DETAILS

SHEET NO.
A7.02

HALF SCALE WHEN PRINTED AT 11x17

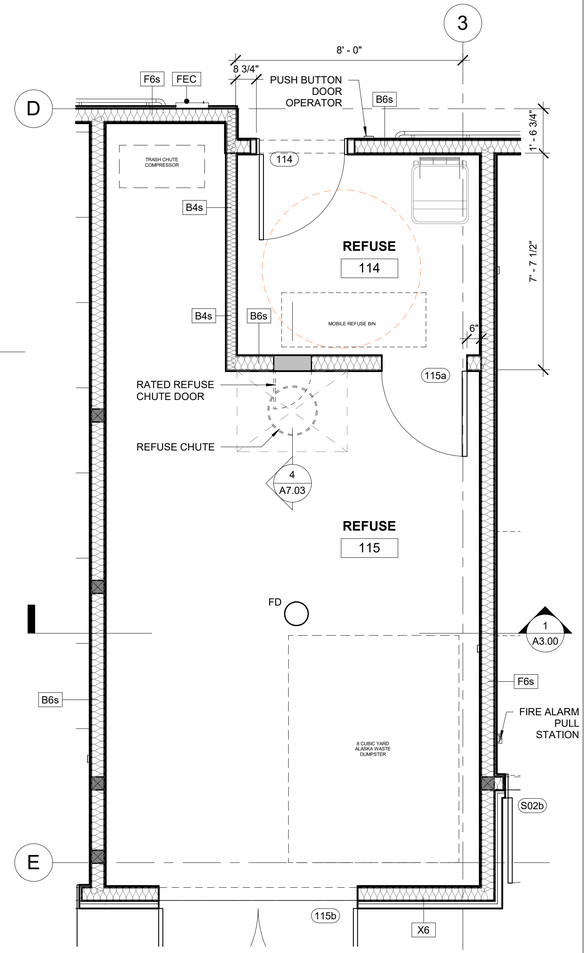


4 REFUSE CHUTE
3/8" = 1'-0"



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

2 REFUSE - LEVEL 2
3/8" = 1'-0"



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

PERMIT DOCUMENTS

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REVISION SCHEDULE

#	DESCRIPTION	DATE

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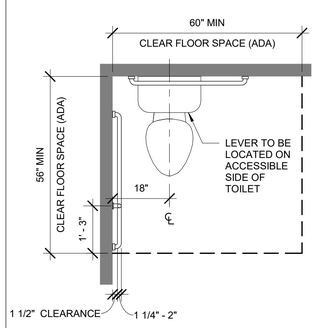
DATE	03.06.2023
DRAWN	KA
REVIEWED	DTW

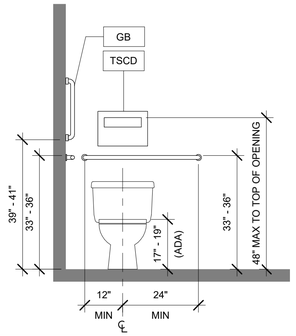
SHEET NAME
REFUSE CHUTE

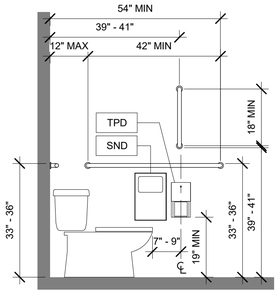
SHEET NO.
A7.03

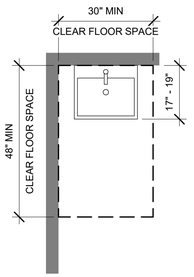
HALF SCALE WHEN PRINTED AT 11x17

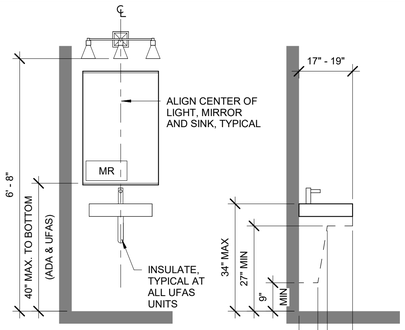
ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS - PUBLIC RESTROOMS ONLY

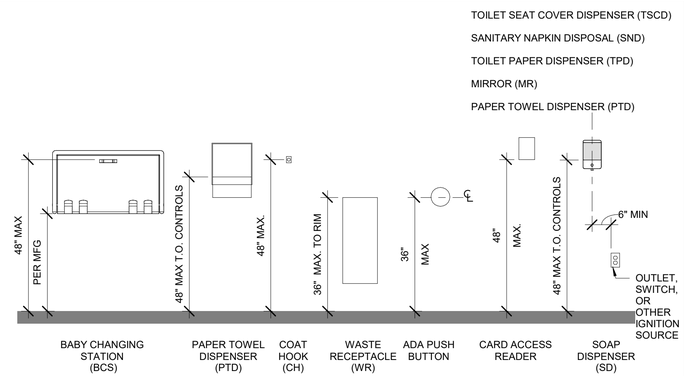




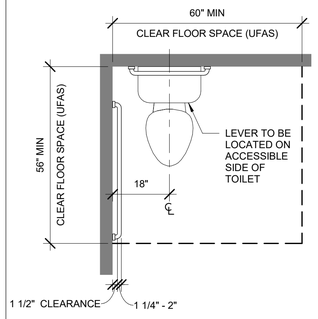


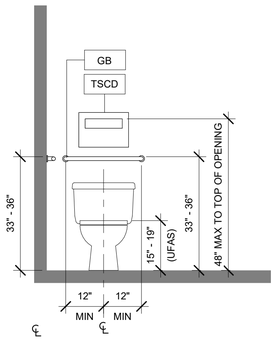


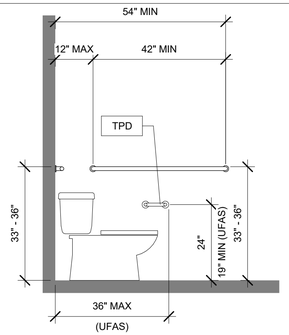


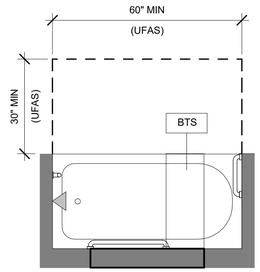


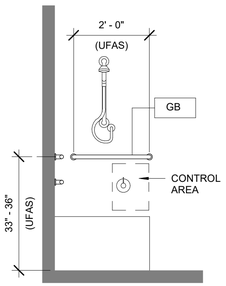
UFAS FIXTURE AND ACCESSORY MOUNTING HEIGHTS - ALL RESIDENTIAL UNITS

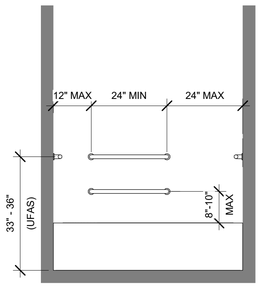


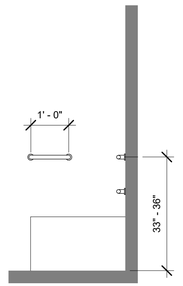


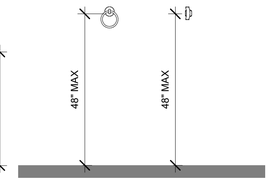


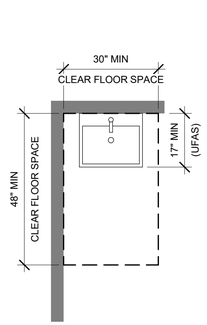


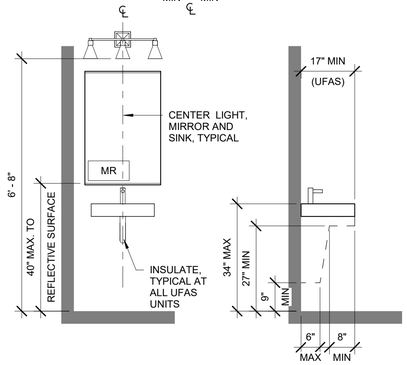


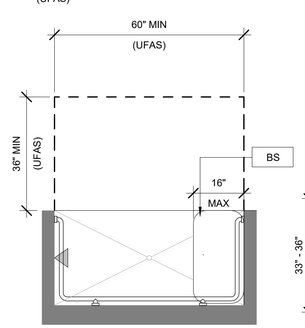


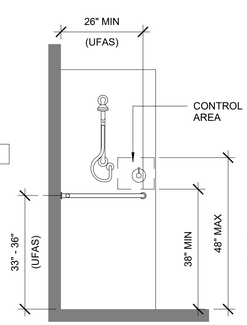


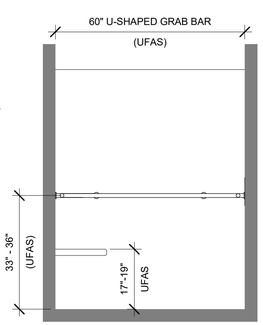


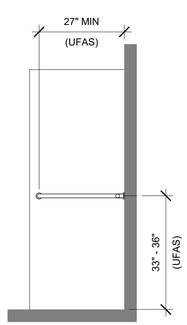












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ASPEN HOUSE
SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

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

SHEET NAME
STANDARD MOUNTING HEIGHTS AND CLEARANCES

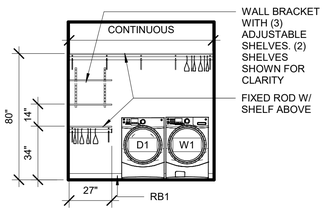
SHEET NO.
A8.00

HALF SCALE WHEN PRINTED AT 11x17

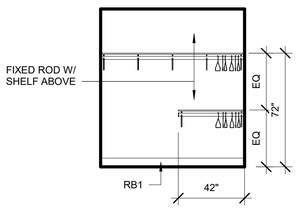
INTERIOR ELEVATION GENERAL NOTES

1. REFER TO A5.00 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS AND GWB CEILINGS IN COMMON AREAS TO RECEIVE P4, UNLESS OTHERWISE NOTED.
4. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P6, UNLESS OTHERWISE NOTED.
5. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED. FLOORING SHALL EXTEND UNDER ALL SINK BASES WITH RETRACTABLE DOORS AND REMOVABLE BASES.
6. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
7. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
8. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
9. 'FE' NOTATION ON CASEWORK ELEVATION INDICATES FINISHED END PANEL ON EXPOSED SIDE OF CABINET.
10. ALL FULL HEIGHT END PANELS TO BE 24" DEEP AND FINISHED ON BOTH SIDES.
11. CABINET DOOR AND DRAWER PULL BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.
12. ALL CASEWORK TO HAVE 2" MINIMUM FILLER PANEL TO MATCH CASEWORK AT EDGES ADJACENT TO PERPENDICULAR WALLS.
13. WHERE 34" HEIGHT IS NOTED, THE 34" HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE TOP OF FLOOD RIM OF THE FIXTURE OR THE SINK, WHICHEVER IS GREATER.
14. ALL CASEWORK TO BE WD AND ALL COUNTERTOPS/WORKSURFACES TO BE PL1 UNO.
15. CLOSET ANT STORAGE SHELVING MAY BE PAINTED MDF OR WHITE MELAMINE FINIHS, MINIMUM SHELF DEPTH IS 15". CLOSET SHALL HAVE WHITE MELAMINE SHELF AND ROD COMBINATION. PANTRIES AND LINEN CLOSETS ARE TO HAVE A MINIMUM OF (5) FIXED SHELVES, SHELVES CAN REST ON LEADER BOARDS OR BE PART OF A CLOSET SYSTEM.
16. INSULATE PIPES AT SINK LOCATIONS WITH EXPOSED PIPING IF SHROUD IS NOT PROVIDED. INSULATE PIPES AT ALL SINK BASES WITH RETRACTABLE DOORS.
17. REFER TO FINISH PLANS FOR EXTENT OF FLOORING, ACCENT PAINT, WALL COVERINGS AND CORNER GUARD LOCATIONS.
18. CONTRACTOR SHALL BACK CHECK APPLIANCE CUT SHEETS WITH ALL CASEWORK TO CONFIRM ADEQUATE CLEARANCE IS PROVIDED. REFRIGERATORS SHALL BE LOCATED TO ALLOW BINS TO BE REMOVED WITHOUT MOVING THE REFRIGERATOR.
19. CONTRACTOR SHALL PROVIDE AND INSTALL BLOCKING FOR ALL WALL MOUNTED ITEMS, FUTURE GRAB BARS, SIGNAGE, ETC.

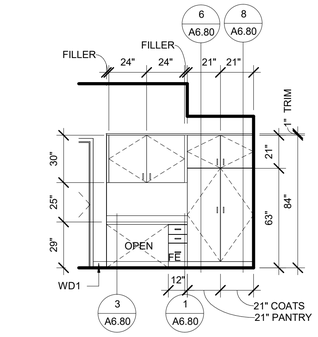
15 UNIT B- BATH- AT ENTRY
1/4" = 1'-0"



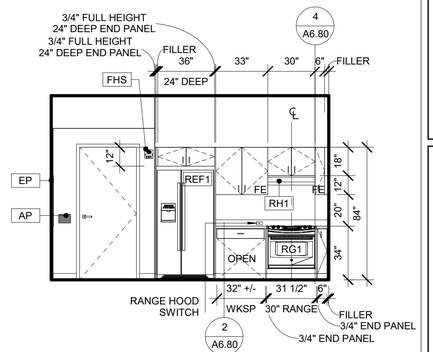
14 UNIT B- CLOSET- LAUNDRY
1/4" = 1'-0"



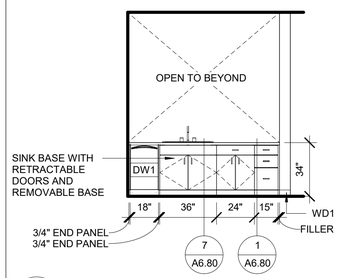
13 UNIT B- CLOSET
1/4" = 1'-0"



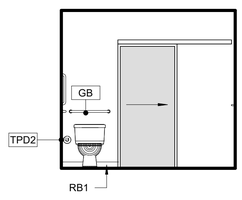
12 UNIT B- AT PANTRY
1/4" = 1'-0"



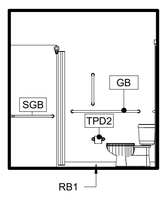
11 UNIT B- KITCHEN- AT OVEN
1/4" = 1'-0"



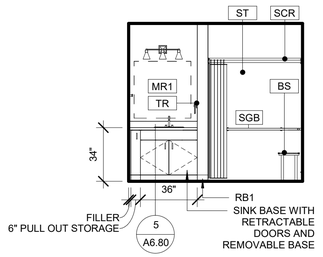
10 UNIT B- KITCHEN- AT SINK
1/4" = 1'-0"



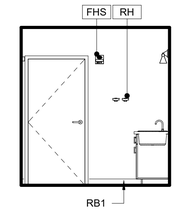
9 UNIT A- BATH- AT TOILET
1/4" = 1'-0"



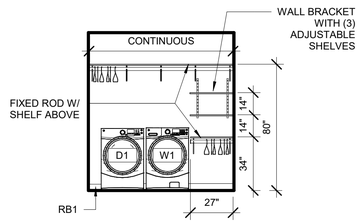
8 UNIT A- BATH- SHOWER
1/4" = 1'-0"



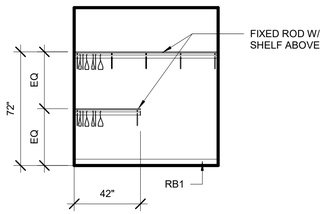
7 UNIT A- BATH- AT SINK
1/4" = 1'-0"



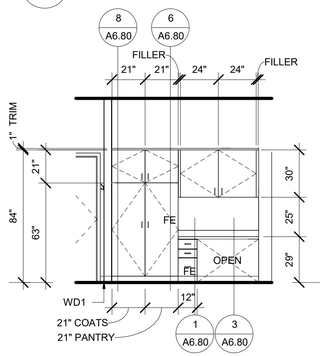
6 UNIT A- BATH- AT ENTRY
1/4" = 1'-0"



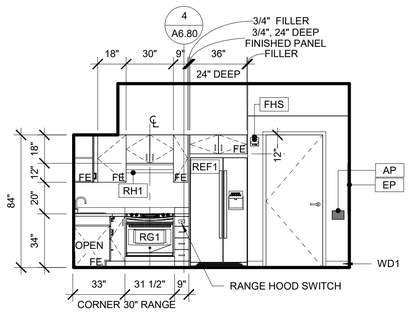
5 UNIT A- CLOSET- LAUNDRY
1/4" = 1'-0"



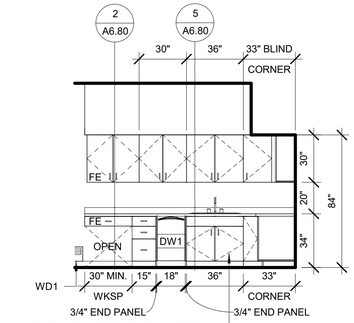
4 UNIT A- CLOSET
1/4" = 1'-0"



3 UNIT A- AT PANTRY
1/4" = 1'-0"



2 UNIT A- KITCHEN-OVEN
1/4" = 1'-0"



1 UNIT A- KITCHEN- AT SINK
1/4" = 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 AAEC1394

spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
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	CF
REVIEWED	DTW

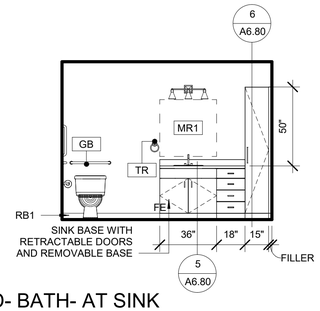
SHEET NAME
INTERIOR ELEVATIONS

SHEET NO.
A8.01

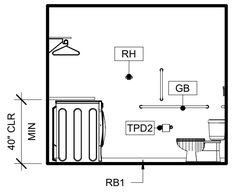
HALF SCALE WHEN PRINTED AT 11x17

INTERIOR ELEVATION GENERAL NOTES

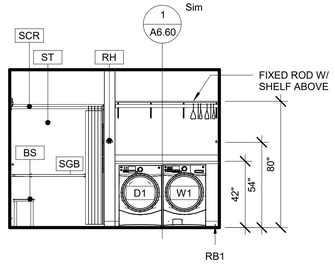
1. REFER TO A5.00 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS AND GWB CEILINGS IN COMMON AREAS TO RECEIVE P4, UNLESS OTHERWISE NOTED.
4. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P6, UNLESS OTHERWISE NOTED.
5. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED. FLOORING SHALL EXTEND UNDER ALL SINK BASES WITH RETRACTABLE DOORS AND REMOVABLE BASES.
6. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
7. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
8. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
9. 'FE' NOTATION ON CASEWORK ELEVATION INDICATES FINISHED END PANEL ON EXPOSED SIDE OF CABINET.
10. ALL FULL HEIGHT END PANELS TO BE 24" DEEP AND FINISHED ON BOTH SIDES.
11. CABINET DOOR AND DRAWER PULL BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.
12. ALL CASEWORK TO HAVE 2" MINIMUM FILLER PANEL TO MATCH CASEWORK AT EDGES ADJACENT TO PERPENDICULAR WALLS.
13. WHERE 34" HEIGHT IS NOTED, THE 34" HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE TOP OF FLOOD RIM OF THE FIXTURE OR THE SINK, WHICHEVER IS GREATER.
14. ALL CASEWORK TO BE WD AND ALL COUNTERTOPS/WORKSURFACES TO BE PL1 UNO.
15. CLOSET ANT STORAGE SHELVING MAY BE PAINTED MDF OR WHITE MELAMINE FINIHS, MINIMUM SHELF DEPTH IS 15". CLOSET SHALL HAVE WHITE MELAMINE SHELF AND ROD COMBINATION. PANTRIES AND LINEN CLOSETS ARE TO HAVE A MINIMUM OF (5) FIXED SHELVES, SHELVES CAN REST ON LEADER BOARDS OR BE PART OF A CLOSET SYSTEM.
16. INSULATE PIPES AT SINK LOCATIONS WITH EXPOSED PIPING IF SHROUD IS NOT PROVIDED. INSULATE PIPES AT ALL SINK BASES WITH RETRACTABLE DOORS.
17. REFER TO FINISH PLANS FOR EXTENT OF FLOORING, ACCENT PAINT, WALL COVERINGS AND CORNER GUARD LOCATIONS.
18. CONTRACTOR SHALL BACK CHECK APPLIANCE CUT SHEETS WITH ALL CASEWORK TO CONFIRM ADEQUATE CLEARANCE IS PROVIDED. REFRIGERATORS SHALL BE LOCATED TO ALLOW BINS TO BE REMOVED WITHOUT MOVING THE REFRIGERATOR.
19. CONTRACTOR SHALL PROVIDE AND INSTALL BLOCKING FOR ALL WALL MOUNTED ITEMS, FUTURE GRAB BARS, SIGNAGE, ETC.



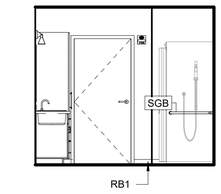
12 UNIT D- BATH- AT SINK
1/4" = 1'-0"



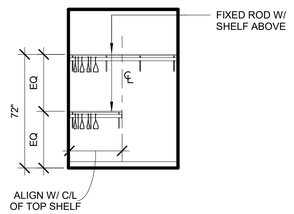
11 UNIT D- BATH- AT BACK WALL
1/4" = 1'-0"



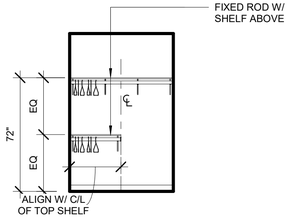
10 UNIT D- BATH- AT LAUNDRY
1/4" = 1'-0"



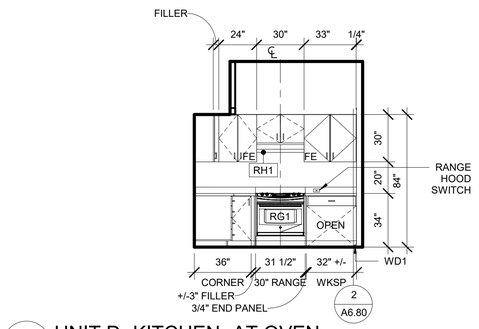
9 UNIT D- BATH- AT ENTRY
1/4" = 1'-0"



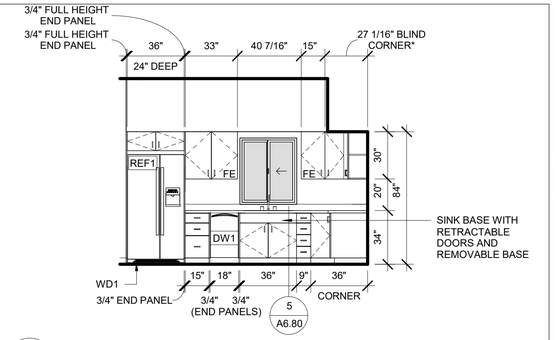
8 UNIT D - CLOSET
1/4" = 1'-0"



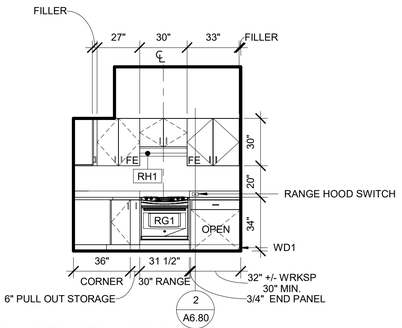
7 UNIT C - CLOSET
1/4" = 1'-0"



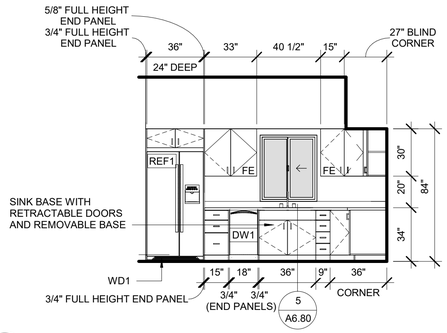
14 UNIT D- KITCHEN- AT OVEN
1/4" = 1'-0"



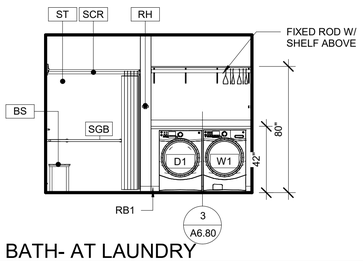
13 UNIT D- KITCHEN- SINK
1/4" = 1'-0"



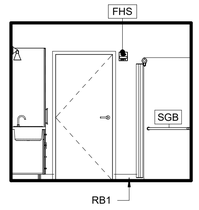
6 UNIT C- KITCHEN- AT OVEN
1/4" = 1'-0"



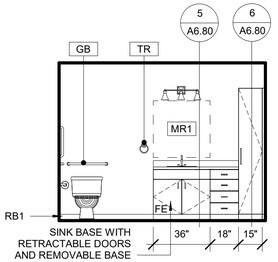
5 UNIT C- KITCHEN- AT SINK
1/4" = 1'-0"



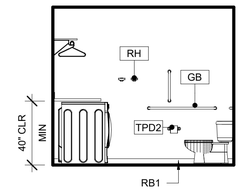
4 UNIT C- BATH- AT LAUNDRY
1/4" = 1'-0"



3 UNIT C- BATH- AT ENTRY
1/4" = 1'-0"



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



1 UNIT C- BATH- AT BACK WALL
1/4" = 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

spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
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
INTERIOR ELEVATIONS

SHEET NO.
A8.02

HALF SCALE WHEN PRINTED AT 11x17

INTERIOR ELEVATION GENERAL NOTES

1. REFER TO A5.00 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULE.
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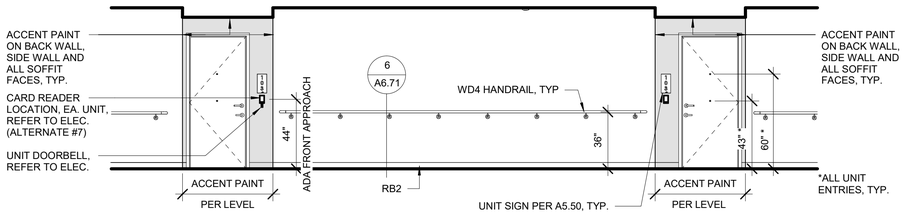
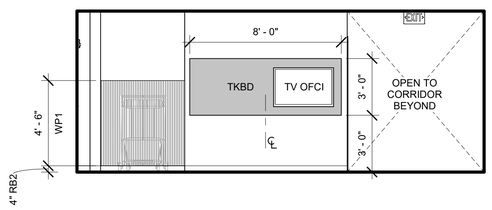
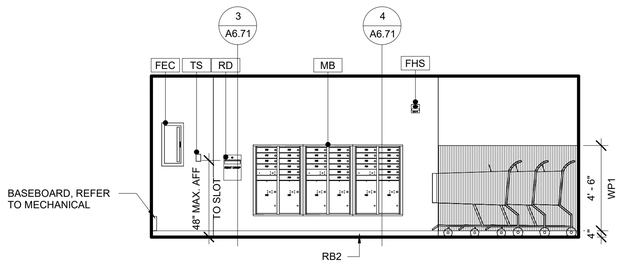


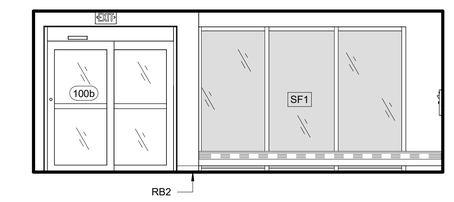
13 TYPICAL CORRIDOR
1/4" = 1'-0"



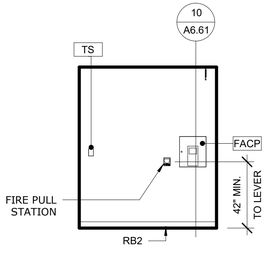
14 LOBBY - TV
1/4" = 1'-0"



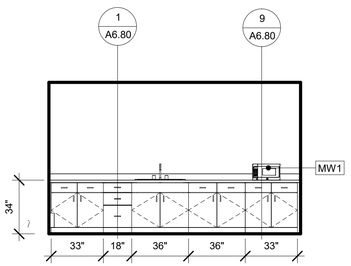
11 LOBBY - MAIL
1/4" = 1'-0"



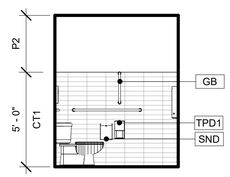
12 LOBBY - ENTRY
1/4" = 1'-0"



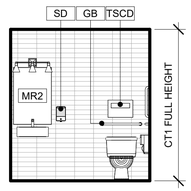
10 VESTIBULE - WEST
1/4" = 1'-0"



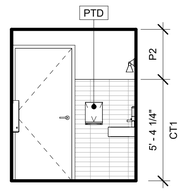
9 COMMON AREA KITCHEN
1/4" = 1'-0"



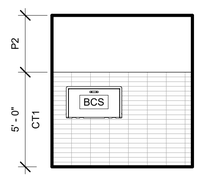
8 LVL 2 RESTROOM BACK WALL
1/4" = 1'-0"



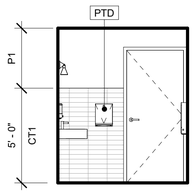
7 LVL 2 RESTROOM TOILET
1/4" = 1'-0"



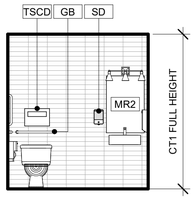
6 LVL 2 RESTROOM DOOR
1/4" = 1'-0"



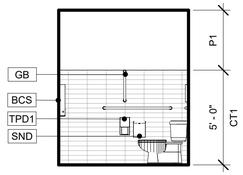
5 LVL 2 RESTROOM BABY CHANGING STATION
1/4" = 1'-0"



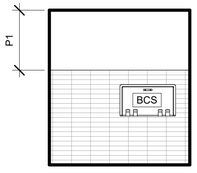
4 LVL 1 RESTROOM DOOR
1/4" = 1'-0"



3 LVL 1 RESTROOM TOILET
1/4" = 1'-0"



2 LVL 1 RESTROOM BACK WALL
1/4" = 1'-0"



1 LVL 1 RESTROOM BABY CHANGING STATION
1/4" = 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

spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 301
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	Author
REVIEWED	DTW

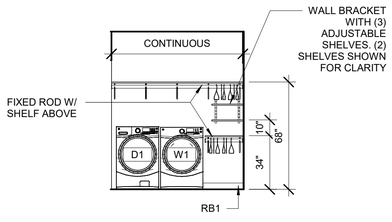
SHEET NAME
INTERIOR ELEVATIONS

SHEET NO.
A8.03

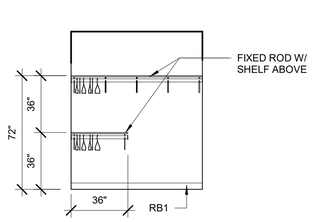
HALF SCALE WHEN PRINTED AT 11x17

INTERIOR ELEVATION GENERAL NOTES

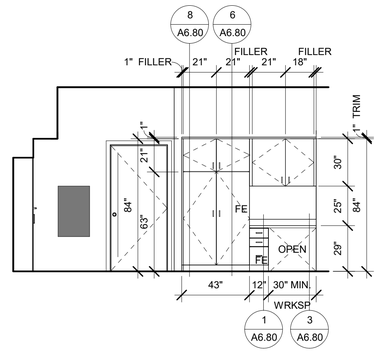
1. REFER TO A5.00 FOR MATERIAL, APPLIANCE AND TOILET ACCESSORY SCHEDULE.
2. REFER TO A8.00 FOR STANDARD MOUNTING HEIGHTS.
3. ALL WALLS AND GWB CEILINGS IN COMMON AREAS TO RECEIVE P4, UNLESS OTHERWISE NOTED.
4. ALL WALLS AND GWB CEILINGS IN UNITS TO RECEIVE P6, UNLESS OTHERWISE NOTED.
5. ALL FLOORING SHALL EXTEND UNDER CASEWORK WHERE NO FIXED BASE CABINETS ARE PROVIDED. FLOORING SHALL EXTEND UNDER ALL SINK BASES WITH RETRACTABLE DOORS AND REMOVABLE BASES.
6. NO RUBBER BASE SEAM SHALL OCCUR WITHIN 12" OF A WALL CORNER.
7. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
8. ALL ACCESS PANELS TO MATCH ADJACENT SURFACE PAINT COLOR.
9. 'FE' NOTATION ON CASEWORK ELEVATION INDICATES FINISHED END PANEL ON EXPOSED SIDE OF CABINET.
10. ALL FULL HEIGHT END PANELS TO BE 24" DEEP AND FINISHED ON BOTH SIDES.
11. CABINET DOOR AND DRAWER PULL BASIS OF DESIGN: 4" WIRE PULLS, BRUSHED OR SATIN NICKEL.
12. ALL CASEWORK TO HAVE 2" MINIMUM FILLER PANEL TO MATCH CASEWORK AT EDGES ADJACENT TO PERPENDICULAR WALLS.
13. WHERE 34" HEIGHT IS NOTED, THE 34" HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE TOP OF FLOOD RIM OF THE FIXTURE OR THE SINK, WHICHEVER IS GREATER.
14. ALL CASEWORK TO BE WD AND ALL COUNTERTOPS/WORKSURFACES TO BE PL1 UNO.
15. CLOSET ANT STORAGE SHELVING MAY BE PAINTED MDF OR WHITE MELAMINE FINIHS, MINIMUM SHELF DEPTH IS 15". CLOSET SHALL HAVE WHITE MELAMINE SHELF AND ROD COMBINATION. PANTRIES AND LINEN CLOSETS ARE TO HAVE A MINIMUM OF (5) FIXED SHELVES, SHELVES CAN REST ON LEADER BOARDS OR BE PART OF A CLOSET SYSTEM.
16. INSULATE PIPES AT SINK LOCATIONS WITH EXPOSED PIPING IF SHROUD IS NOT PROVIDED. INSULATE PIPES AT ALL SINK BASES WITH RETRACTABLE DOORS.
17. REFER TO FINISH PLANS FOR EXTENT OF FLOORING, ACCENT PAINT, WALL COVERINGS AND CORNER GUARD LOCATIONS.
18. CONTRACTOR SHALL BACK CHECK APPLIANCE CUT SHEETS WITH ALL CASEWORK TO CONFIRM ADEQUATE CLEARANCE IS PROVIDED. REFRIGERATORS SHALL BE LOCATED TO ALLOW BINS TO BE REMOVED WITHOUT MOVING THE REFRIGERATOR.
19. CONTRACTOR SHALL PROVIDE AND INSTALL BLOCKING FOR ALL WALL MOUNTED ITEMS, FUTURE GRAB BARS, SIGNAGE, ETC.



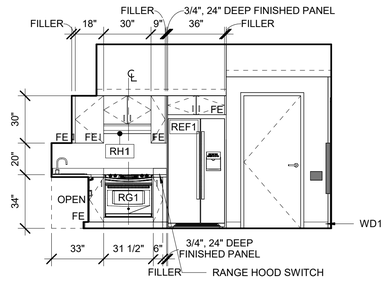
5 UNIT A - (ADA) CLOSET-LAUNDRY
1/4" = 1'-0"



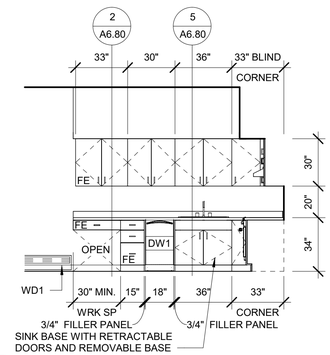
4 UNIT A - (ADA) CLOSET
1/4" = 1'-0"



3 UNIT A (ADA) AT PANTRY
1/4" = 1'-0"



2 UNIT A - (ADA) KITCHEN OVEN
1/4" = 1'-0"



1 UNIT A - (ADA) AT SINK
1/4" = 1'-0"

PERMIT DOCUMENTS

HALF SCALE WHEN PRINTED AT 11x17

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REVISION SCHEDULE

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JOB NO.	20-024
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DRAWN	KA
REVIEWED	DTW

SHEET NAME
INTERIOR ELEVATIONS

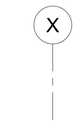
SHEET NO.
A8.04

ABBREVIATIONS

&	AND
@	AT
A&B	ABOVE & BELOW
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR, ANCHORAGE
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE
AR	ANCHOR ROD
ARCH	ARCHITECT, ARCHITECTURAL
ARND	AROUND
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
B/	BOTTOM OF
BAL	BALANCE
BF	BRACED FRAME
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOD	BOTTOM OF DECK
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BU	BUILT-UP
C	CAMBER, CHANNEL
CANT	CANTILEVER
CAP	CAPACITY
CC	CENTER-TO-CENTER
CDF	CONTROL DENSITY FILL
CF	COLD-FORMED
CG	CENTER OF GRAVITY
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT, CONSTRUCTION JOINT
CJP, CP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CP	COMPLETE PENETRATION
CRSI	CONCRETE REINFORCED STEEL INSTITUTE
CTR	CENTER, CENTERED
CY	CUBIC YARD
d	PENNYWEIGHT (NAILS)
DB	DIVIDER BEAM, DROPPED BEAM
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DBN	DIAPHRAGM BOUNDARY NAILING
DEG, °	DEGREE
DEMO	DEMOLISH, DEMOLITION
DF	DOUGLAS FIR
DFL	DOUGLAS FIR-LARCH
DIA, Ø	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DP	DEEP
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
(E)	EXIST EXISTING
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EMB, EMBED	EMBEDMENT
ENGR	ENGINEER
EQ	EARTHQUAKE, EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
ETC	ET CETERA
E-W	EAST-WEST
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FF	FAR FACE, FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FLG	FLANGE
FOW	FACE OF WALL
FS	FAR SIDE
FT, '	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BREAK
GEN	GENERAL
GL, GLULAM	GLUED LAMINATED MEMBER
GLB	GLUED LAMINATED BEAM
GR	GRADE
GRND	GROUND
GWB	GYPSUM WALL BOARD
HF	HEM-FIR
HGR	HANGER
HK	HOOK
HKP	HOUSE KEEPING PAD
HORIZ, H	HORIZONTAL
HP	HIGH POINT
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN, "	INCH
INCL	INCLUDE
INFO	INFORMATION
INT	INTERIOR
IJ	ISOLATION JOINT
JST	JOIST
JT	JOINT
K	KIP (1,000 LB)
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	LENGTH, ANGLE
LB, #	POUND
LF	LINEAL FOOT
LL	LIVE LOAD
LLBB	LONG LEGS BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION, LOCATE
LONGIT	LONGITUDINAL
LP	LOW POINT
LSH	LONG SLOTTED HOLE
LSL	LAMINATED STRAND LUMBER
LVL	LEVEL, OR LAMINATED VENEER LUMBER
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MTL	METAL
NF	NEAR FACE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NO, #	NUMBER
N-S	NORTH-SOUTH
NS	NEAR SIDE, NONSHRINK
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
OH	OPPOSITE HAND
OSH	OVERSIZED HOLE
OWJ	OPEN WEB JOIST
PC	PIECE, PRECAST
PCF	POUNDS PER CUBIC FOOT
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE, PROPERTY LINE
PLCS	PLACES
PLF	POUNDS PER LINEAR FOOT
PLWD	PLYWOOD
PNL	PANEL
PJP, PP	PARTIAL JOINT PENETRATION
PREFAB	PREFABRICATED
PS	PRESTRESS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POINT, PRESSURE TREATED
P-T	POST-TENSIONED
PVC	POLYVINYL CHLORIDE
R	RAD RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING
REM	REMAINDER
REQD	REQUIRED
RND	ROUND
RO	ROUGH OPENING
RTN	RETURN
SBN	SHEAR WALL BOUNDARY NAILING
SC	SLIP CRITICAL
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SOG	SLAB ON GRADE
SPC	SPACE, SPACED, SPACING
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSH	SHORT SLOTTED HOLE
STAG	STAGGER, STAGGERED
STD	STANDARD
STIFF	STIFFENER
STIR	STIRRUP
STL	STEEL
STRUC	STRUCTURAL
SUPP	SUPPORT
SYM	SYMMETRICAL, SYMMETRY
SW	SHEAR WALL
T/	TOP OF
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE
THK	THICK, THICKNESS
THRU	THROUGH
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TR	THREADED ROD
TRANS	TRANSVERSE
TYP	TYPICAL
TWS	THREADED WELDED STUD
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W	WIDTH, WIDE FLANGE
w/	WITH
WD	WOOD
WHS	WELDED HEADED STUD
W/O	WITHOUT
WP	WORK POINT
WT	WEIGHT
WWR	WELDED WIRE REINFORCEMENT

SYMBOLS

GENERAL SYMBOLS

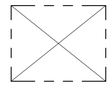


GRID BUBBLE

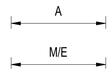
GRID LINE

NORTH ARROW

SOIL



OPENING IN FLOOR OR WALL



DIMENSION PER ARCHITECT

DIMENSION PER MECHANICAL OR ELECTRICAL

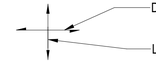
X'-X" TOP OF SLAB RELATIVE TO DATUM

(X'-X") TOP OF FOOTING RELATIVE TO DATUM

[X'-X"] TOP OF WALL OR BEAM ELEVATION

ELEVATION RELATIVE TO DATUM

WORK POINT



DIRECTION OF SPAN

LIMIT OF SPAN

SLOPE

SURFACE - SLOPE UP

SURFACE - SLOPE DOWN

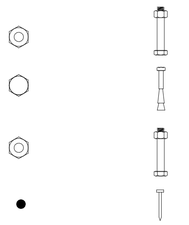
SURFACE - SLOPE TWO WAYS

SURFACE - STEPPED

SURFACE - STEPPED AND SLOPED

CONNECTORS

PLAN SECTION



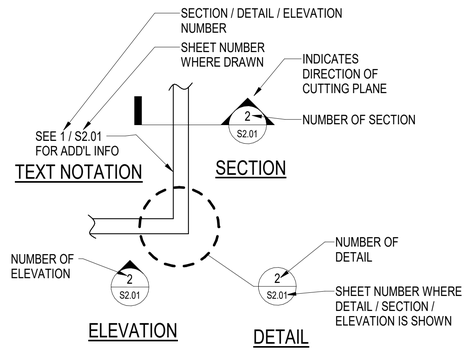
CONCRETE ANCHOR BOLT

DRILL IN CONCRETE ANCHOR

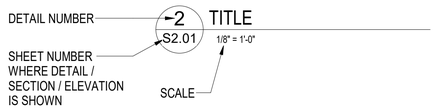
BOLT

NAIL

DETAIL IDENTIFIERS

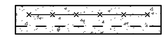


DETAIL LABEL

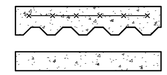


CONCRETE SYMBOLS

F1 FOOTING TYPE PER SCHEDULE

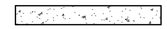


CONCRETE OVER STEEL FLOOR DECK- LONGITUDINAL

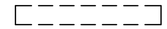


CONCRETE OVER STEEL FLOOR DECK- TRANSVERSE

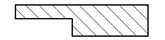
CONCRETE WALL IN SECTION



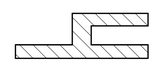
CONCRETE CURB/PARTIAL HEIGHT WALL



CONCRETE WALL BELOW THIS LEVEL

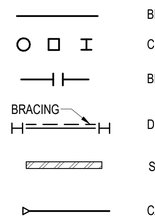


CHANGE OF SLAB THICKNESS



RAISED SLAB

STEEL SYMBOLS



BEAM/GIRDER

COLUMN

BEAM/COLUMN SPLICE

DIAGONAL BRACING

STEEL IN CROSS SECTION

CANTILEVER MOMENT CONNECTION PER 3 / S5.03

STATE OF ALASKA
49 TH
ELLEN E. HAMEL
No. T13259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

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Reid Middleton
4300 B St., Suite 302 Anchorage, AK 99503
Phone 907.562.3439 - www.reidmiddleton.com
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ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	402023.006
DATE	03.06.2023
DRAWN	TM
REVIEWED	EH

SHEET NAME
ABBREVIATIONS & SYMBOLS

SHEET NO.
S0.01

HALF SCALE WHEN PRINTED AT 11x17

GENERAL
THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AMONG THE DRAWINGS BEFORE STARTING ANY WORK OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, REFERENCE STANDARDS, SITE CONDITIONS OR GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF DISCREPANCIES AND OBTAIN DIRECTION PRIOR TO PROCEEDING. NOTES ON INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER GENERAL STRUCTURAL NOTES. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED AS TYP ON THE PLANS, BUT SHALL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC).

SAFETY - THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL FEDERAL, STATE AND LOCAL SAFETY STANDARDS. THE CONTRACTOR IS IN CHARGE OF ALL SAFETY MATTERS ON AND AROUND THE JOB SITE.

STRUCTURAL DESIGN DATA
STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE IBC. OCCUPANCY CATEGORY IS II IN ACCORDANCE WITH IBC SECTION 1604.5.

REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS, SLOPES, DEPRESSIONS, NON-BEARING WALLS, FIRE-PROOFING, FASCIA, CURBS, DRAINS, RAILINGS, WATERPROOFING, FINISHES, ETC.

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING OPERATIONAL LOADS ON THE COMPLETED STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING AND BRACING DURING CONSTRUCTION.

LIVE LOADS: RESIDENTIAL AREAS AND CORRIDORS = 40 PSF
PUBLIC ROOMS AND CORRIDORS = 100 PSF
STORAGE AREAS (LIGHT) = 125 PSF
MECHANICAL ROOMS = 125 PSF

ROOF SNOW: 40 PSF FLAT + DRIFT
Is=1.0, Pg=50 PSF, Ct=1.0, Ce=1.0

WIND LOADS: BASIC WIND SPEED (3-SECOND GUST, Vult)=121 MPH,
EXPOSURE B, INTERNAL PRESSURE GCpi=±0.18 (ENCLOSED)

SEISMIC LOADS: SITE CLASS D, DESIGN CATEGORY D,
Ss=1.586, S1=0.831, Sds=1.057, Sd1=0.942, Ie=1.0, R=6.5 (LIGHT FRAMED WOOD SHEARWALLS), Ωo=3, Cd=4, ρ=1.0, Cs=0.163, BASE SHEAR=255.3 KIPS (LRFD).

LATERAL ANALYSIS IS LINEAR STATIC. LATERAL FORCES ARE CARRIED BY FLEXIBLE ROOF AND FLEXIBLE FLOOR DIAPHRAGMS TO THE SHEAR WALLS. MOMENTS, SHEARS, AND ROTATIONAL FORCES ARE DELIVERED TO THE FOUNDATION BY THE SHEAR WALLS IN PROPORTION TO THEIR TRIBUTARY AREA.

FOUNDATIONS
FOUNDATIONS ARE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 4700 PSF UNDER SUSTAINED LOADING AND 6260 PSF UNDER SHORT TERM LOADING.

FOUNDATION SOILS SHALL BE PREPARED IN ACCORDANCE WITH THE IBC AND "GEOTECHNICAL ENGINEERING REPORT FOR PHASE 1 OF THE PROPOSED WASILLA AREA SENIORS HOUSING DEVELOPMENT, WASILLA, AK", DATED MARCH 2020 BY NORTHERN GEOTECHNICAL ENGINEERING.

WARM FOOTINGS SHALL BE FOUNDED AT LEAST 42-INCHES BELOW LOWEST ADJACENT EXTERIOR FINISHED GRADE. FOOTING DEPTHS AND ELEVATIONS SHOWN ARE MINIMUM AND FOR GUIDANCE ONLY; CONTRACTOR SHALL ESTABLISH ACTUAL ELEVATIONS IN FIELD.

ALL ORGANIC, FROZEN, OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUB-GRADE AND REPLACED WITH COMPACTED GRANULAR NON-FROST SUSCEPTIBLE (NFS) FILL. ALL FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED, NATURAL SUB-GRADE OR COMPACTED NFS FILL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 4700 PSF.

SUB-GRADES BENEATH FOOTINGS AND SLABS SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS MEASURED BY ASTM D1557. BACKFILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY.

SPECIAL INSPECTION
THE OWNER SHALL ENGAGE A SPECIAL INSPECTOR PER CHAPTER 17 OF THE IBC 2012. SEE STATEMENT OF SPECIAL INSPECTIONS ON SHEET S0.04 & S0.05. COPIES OF INSPECTION REPORTS SHALL BE AVAILABLE TO THE CONSTRUCTION SITE FOR REVIEW BY THE STATE FIRE MARSHAL.

DEFERRED SUBMITTALS
THE FOLLOWING ITEMS ARE NOT INCLUDED IN THESE DRAWINGS AND REQUIRE STRUCTURAL DESIGN TO BE FURNISHED BY THE CONTRACTOR:
1. CURTAIN WALL SYSTEM
2. ROOFING ATTACHMENT
3. SEISMIC ANCHORAGE OF MECHANICAL & ELECTRICAL EQUIPMENT
4. PREFABRICATED WOOD TRUSSES
5. WALL MOUNTED SOLAR PANEL ANCHORAGE AND BLOCKING
6. GUARDRAIL AND RAILING DESIGN AND ANCHORAGE

DRAWINGS AND CALCULATIONS FOR BUILDER-DESIGNED COMPONENTS, SEALED BY THE ALASKA STATE REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW FOR GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING TO THE STATE FIRE MARSHAL FOR REVIEW. SUBMITTALS OF BUILDER-DESIGNED ITEMS SHALL INCLUDE LOCATIONS, MAGNITUDES, AND DIRECTIONS OF ALL FORCES TRANSFERRED TO THE STRUCTURE. DEFERRED SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE STATE FIRE MARSHAL PRIOR TO INSTALLATION/CONSTRUCTION.

SUBMITTALS
THE CONTRACTOR SHALL REVIEW, STAMP WITH HIS APPROVAL, DATE AND SIGN ALL SHOP DRAWINGS AND SUBMITTALS REQUIRED BY THE CONTRACT DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. AT THE TIME OF SUBMISSION, THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION IN THE SHOP DRAWINGS FROM THE REQUIREMENTS OF THE CONTRACT DRAWINGS. DIMENSIONS AND QUANTITIES ARE CONTRACTOR'S RESPONSIBILITY AND WILL NOT BE REVIEWED.

STRUCTURAL CONCRETE
ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301, STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE, AS MODIFIED BY IBC SECTION 1905 AND LOCAL ADOPTED AMENDMENTS.

ALL CAST-IN-PLACE CONCRETE:
1. EXPOSURE F2, S0, W0, C0 (ACI 318-14, 19.3)
2. MINIMUM 28-DAY COMPRESSIVE STRENGTH = 4,500 PSI
3. MAXIMUM AGGREGATE SIZE = 3/4"
4. MAXIMUM WATER-CEMENT RATIO = 0.45
5. MAXIMUM CHLORIDE ION CONTENT = 1.00%
6. TARGET AIR CONTENT = 6% (+/-1%), EXCEPT FOR TROWELED INTERIOR SLABS WHICH SHALL NOT EXCEED 3% AIR ENTRAINMENT

CONCRETE SHALL BE PROPORTIONED TO ACHIEVE A WORKABLE MIX THAT CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER.

APPLICABLE ASTM STANDARDS:
PORTLAND CEMENT = ASTM C150
AGGREGATE = ASTM C33, NORMAL WEIGHT
WATER = ASTM C94, SECTION 5.4 OR ASTM C1602
WATER REDUCING ADMIXTURE = ASTM C494, TYPE A

CONCRETE PLACED DURING COLD WEATHER SHALL CONFORM TO ACI 306. ALL COLD WEATHER CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL CONTAIN AIR ENTRAINMENT PER ACI 318 TABLE 19.3.3.1.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT FOR CAST-IN-PLACE CONCRETE:

A. CONCRETE CAST AGAINST EARTH	3-INCHES
B. CONCRETE EXPOSED TO EARTH OR WEATHER	
-#6 AND LARGER	2-INCHES
-#5 AND SMALLER	1 ½-INCHES
C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER	3/4-INCH

ALL CONCRETE REINFORCING SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 315, ACI 318, CRSI MSP-1 AND ACI SP-66. DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING.

TYPICAL REINFORCING BARS SHALL BE ASTM A615, GRADE 60. LAP SPLICES SHALL BE CLASS B LAPS PER ACI (63 X BAR DIAMETER). LAP SPLICES MAY ALSO ACCOMPLISHED USING MECHANICAL DEVICES THAT DEVELOP 125% OF THE STRENGTH OF THE REBAR.

ALL WELDED WIRE REINFORCEMENT (WWR) MUST CONFORM TO ASTM A185 OR ASTM A497. USE 6x6-W1.4xW1.4 SHEETS UON, IN SLABS ON GRADE, SUPPORTED ON APPROVED CHAIRS AND LAPPED 12-INCHES MINIMUM. FIBER REINFORCEMENT, CONFORMING TO ASTM C1116, TYPE III MAY BE USED IN LIEU OF SLAB ON GRADE REINFORCEMENT. USE RECOMMENDED DOSAGE OF MFR, MINIMUM OF 2.5 LB/CU. YD.

SEE ARCHITECTURAL FOR CONCRETE FINISH AND ARCHITECTURALLY EXPOSED CONCRETE REQUIREMENTS.

CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

EMBEDDED ITEMS (CONDUIT AND SLEEVES) SHALL NOT BE EMBEDDED IN OR PASS THROUGH CONCRETE WITHOUT APPROVAL. ALUMINUM ITEMS SHALL NOT BE EMBEDDED IN CONCRETE. SUBMIT CONDUIT LAYOUT AND EMBEDDED ITEM PLANS FOR REVIEW PRIOR TO PLACING CONCRETE.

NON-SHRINK GROUT SHALL BE NON-METALLIC, CONFORMING TO ASTM C1107.

POST-INSTALLED ANCHORS
INSTALLATION SHALL CONFORM TO MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS OF ICC-ES REPORT. ALL POST-INSTALLED ANCHORS SHALL HAVE A CURRENT ICC-ES REPORT AND BE AUTHORIZED FOR USE IN SEISMIC DESIGN CATEGORY D. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL POST-INSTALLED ANCHORS, UON. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED SHALL BE PERFORMED BY ACI/CRSI CERTIFIED PERSONNEL ONLY AND REQUIRES CONTINUOUS SPECIAL INSPECTION.

THREADED ROD SHALL BE ASTM A307, UON (OR ISO898 CLASS 5.8), TENSILE STRENGTH OF 60 KSI MIN, AND GALVANIZED WHERE EXPOSED TO THE WEATHER.

ADHESIVE ANCHORS FOR THREADED ROD AND REBAR MUST BE ONE OF THE FOLLOWING (OR AN APPROVED EQUIVALENT):
CONCRETE:
-DEWALT "PURE110+" (ESR-3298)
-HILTI "HIT-HY 200 SAFE SET" (ESR-3187)
-EPCON "A7+" (ESR-3903)
-SIMPSON "SET-XP" (ESR-2508)

EXPANSION ANCHORS MUST BE ONE OF THE FOLLOWING (OR AN APPROVED EQUIVALENT):
CONCRETE:
-HILTI "KWIK BOLT TZ2" (ESR-4266)
-SIMPSON "STRONG-BOLT 2" (ESR-3037) – 1/4" ANCHORS EXCLUDED
-DEWALT "POWER-STUD+SD2" (ESR-2502) – 1/4" ANCHORS EXCLUDED

SCREW ANCHORS IN CONCRETE MUST BE ONE OF THE FOLLOWING (OR AN APPROVED EQUIVALENT):
-HILTI "KH-EZ" (ESR-3027 CONC, ESR-3056 CMU)
-SIMPSON "TITEN HD" (ESR-2713 CONC, ESR-1056 CMU)
-ITW "TAPCON+" (ESR-3699 CONC ONLY)
-ITW "TAPCON" (ESR-1671 CMU ONLY)
-DEWALT "SCREW-BOLT+" (ESR-3889 CONC, ESR-4042 CMU)

POWDER- OR POWDER-ACTUATER FASTENERS (PAF) SHALL NOT BE USED TO RESIST ANY LATERAL LOAD INDUCED BY AN EARTHQUAKE. PAF SHALL BE 0.148-INCHES IN DIAMETER AND THE ANCHOR TYPE AND POWDER LOAD SHALL BE SUITED TO THE MATERIAL BEING FASTENED AND THE SUBSTRATE MATERIAL. PRODUCT SHALL BE ITW RAMSET/RED HEAD (ESR-1799, 1955 OR 2579) OR APPROVED EQUAL. SPECIAL INSPECTION IS NOT REQUIRED FOR PAF INSTALLATION.

GYPCRETE
THE WOOD FRAMED PORTIONS OF LEVELS 1, 2, AND 3 WILL BE COVERED WITH A 1" LAYER OF GYPCRETE PER ARCHITECTURAL. GYPCRETE SHALL BE PLACED AFTER THE BUILDING IS FRAMED AND NECESSARY INPSPECTIONS ARE COMPLETE. THE 3RD FLOOR MUST BE POURED BEFORE THE 2ND FLOOR IS POURED, AND THE 2ND FLOOR BEFORE THE 1ST.

STRUCTURAL STEEL
MATERIALS:

WIDE-FLANGE SHAPES:	ASTM A992
STRUCTURAL STEEL TUBES (HSS):	ASTM A500, GRADE C
ALL OTHER SHAPES & PLATE:	ASTM A36
BOLTS, WASHERS & NUTS:	ASTM A3125, F436 & A563
HARDENED WASHERS:	ASTM F436
WELDED STEEL STUDS:	ASTM A108
ANCHOR RODS:	ASTM F1554, GRADE 36 OR 105 AS NOTED

ALL DETAILING, FABRICATION AND ERECTIONS SHALL CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION. FABRICATOR MUST PARTICIPATE IN THE AISC QUALITY CERTIFICATION PROGRAM OR SPECIAL INSPECTIONS, AT THE CONTRACTOR'S EXPENSE, MUST BE PROVIDED IN THE FABRICATION SHOP.

ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE AWS D1.1 AND D1.8, LATEST EDITIONS. ALL WELDING ELECTRODES SHALL BE PROPERLY CONDITIONED 70 KSI MINIMUM TENSILE STRENGTH, WITH DIFFUSED HYDROGEN LEVELS OF 16ml/g (H16) OR LESS IN ACCORDANCE WITH AWS A4.3.

WELDS NOT SPECIFIED SHALL BE SHOP-PERFORMED CONTINUOUS OR ALL-AROUND 3/16" FILLET WELDS.

THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

ALL CONNECTIONS SHALL BE SIMPLE, SINGLE PLATE SHEAR CONNECTIONS USING HIGH-STRENGTH BEARING TYPE BOLTS WITH THREADS INCLUDED IN THE SHEAR PLANE, A325-N, UON. NUTS SHALL BE SNUG-TIGHT, UON. ONE PLY OF THE CONNECTION SHALL USE SHORT-SLOTTED HOLES ORIENTED HORIZONTALLY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES. CONSIDERATION SHOULD BE GIVEN TO TEMPERATURE DIFFERENTIALS, ESPECIALLY WITH RESPECT TO STRUCTURAL STEEL FRAMING INTO CONCRETE WALLS, BEAMS, OR COLUMNS.

ALL STEEL SHALL BE CLEANED BY METHODS COMPLYING WITH THE STEEL STRUCTURES PAINTING COUNCIL METHOD SSPC-SP3, POWER TOOL CLEANING. REMOVE OIL, GREASE, AND SIMILAR CONTAMINANTS. EXCEPT FOR MEMBERS TO BE WELDED, APPLY STRUCTURAL STEEL PRIMER PAINT IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO A UNIFORM DRY FILM THICKNESS OF 2.0 MILS. AFTER FINAL STEEL INSTALLATION, WIRE BRUSH EXPOSED STEEL SURFACES AND CLEAN WITH SOLVENTS BEFORE TOUCH-UP PAINTING. TOUCH-UP PAINT SHALL BE THE SAME AS SHOP PAINT. STRUCTURAL STEEL TO RECEIVE SPRAY-APPLIED FIRE-PROOFING MAY BE SUPPLIED AS BARE STEEL.

STEEL EXPOSED TO WEATHER OR INDICATED AS GALV SHALL BE HOT-DIP GALVANIZED PER ASTM A123. TOUCH-UP AND REPAIR GALVANIZATION SHALL CONFORM TO ASTM A780. FASTENERS SHALL COMPLY WITH ASTM A153.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. THESE DRAWINGS SHALL BE CHECKED BY THE CONTRACTOR BEFORE SUBMITTAL AND SHALL SHOW SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS, AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL. ALSO SUBMIT WELDERS QUALIFICATIONS.

ALL STRUCTURAL STEEL EXPOSED TO VIEW SHALL BE CONSIDERED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) AS DESCRIBED IN THE SPECIFICATIONS AND IN ACCORDANCE WITH AISC 303, SECTION 10.

WOOD I-JOISTS
WOOD I-JOIST SIZES AND SPACING BASED ON RED-BUILT I-45, I-65 & I-90HS SERIES. IF ALTERNATE PRODUCT USED, PROVIDE MANUFACTURER LOAD TABLES AND ICBO REPORTS TO ENGINEER FOR APPROVAL. SIZE FOR TOTAL DEAD LOAD OF 24 PSF. DEFLECTION UNDER TOTAL LOAD NOT TO EXCEED L/360. SUBMIT SHOP DRAWINGS FOR REVIEW. PROVIDE CALCULATIONS FOR ANY JOIST SUBSTITUTIONS.

STRUCTURAL TIMBER
MATERIALS:

DIMENSIONAL LUMBER:	HEM-FIR NO. 2 OR BETTER
GLUE-LAMINATED TIMBER:	DF/DF, 24F-V4 FOR SIMPLE SPANS DF/DF, 24F-V8 FOR CANTILEVERS OR MULTIPLE CONTINUOUS SPANS; INDUSTRIAL GRADE
ENGINEERED LUMBER:	1.9E LVL, 2.0E PSL
POST AND HEAVY TIMBERS:	DOUG-FIR NO. 1
FLOOR SHEATHING:	APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 40/20, 19/32-INCH THICK
ROOF SHEATHING:	APA RATED SHEATHING, EXTERIOR, SPAN RATED 40/20, 19/32-INCH THICK
WALL SHEATHING:	APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 32/16, 1/2-INCH THICK

INSTALL FLOOR AND ROOF SHEATHING WITH THE LONG DIMENSION ACROSS SUPPORTS. ALLOW 1/8-INCH SPACING AT PANEL ENDS AND PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

INSTALL WALL SHEATHING VERTICALLY OR HORIZONTALLY. ALLOW 1/8-INCH SPACING AT PANEL ENDS AND PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

SHEATHING SHALL BE USED IN ACCORDANCE WITH THE RECOMMENDATIONS OF APA, THE ENGINEERED WOOD ASSOCIATION. PLACE NAILS 3/8-INCH FROM EDGE OF PANELS

ALL FLOOR AND ROOF DIAPHRAGMS SHALL BE NAILED:
PANEL EDGES: 8d NAILS AT 6-INCHES ON-CENTER
INTERMEDIATE SUPPORTS: 8d @ 12-INCHES ON-CENTER
BLOCKING IS NOT REQUIRED

STRUCTURAL TIMBER (CONTINUED)
THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL TIMBER MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR REVIEW OF THE ENGINEER.

ALL NAILS SHALL BE COMMON WIRE NAILS, UNLESS NOTED OTHERWISE. NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC. MINIMUM NAIL DIMENSIONS ARE AS FOLLOWS:

NAIL SIZE	LENGTH	DIAMETER	HEAD DIAMETER
8d	2-1/2"	0.131"	0.281"
10d	3"	0.148"	0.312"
16d	3-1/2"	0.162"	0.344"

NAILS OR STAPLES SHALL BE DRIVEN FLUSH; HEADS SHALL NOT BE DRIVEN BEYOND TIMBER SURFACE. STANDARD ASTM A307 BOLTS SHALL BE USED IN STD HOLES. WASHERS SHALL BE USED UNDER ALL BOLT HEADS AND NUTS CONTACTING WOOD.

WOOD PLATES OR SILLS SHALL BE AWW 2X DIMENSIONAL LUMBER BOLTED TO FOUNDATIONS WITH 1/2-INCH DIAMETER SCREW ANCHORS. MAXIMUM SPACING SHALL BE 4-FEET ON-CENTER.

SEE SCHED FOR SILL PLATE AND SILL BOLT REQUIREMENTS AT SHEARWALLS. SHEARWALL ANCHOR BOLTS SHALL HAVE 3 INCH X 3 INCH X 0.229 INCH THICK GALV PLATE WASHERS BETWEEN THE SILL PLATE AND THE NUT.

ALL AWW SHEATHING AND LUMBER MUST BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1 STANDARD:
CAT UC2 FOR INTERIOR CONST NOT IN CONTACT WITH GROUND
CAT UC3b FOR EXTERIOR CONST NOT IN CONTACT WITH GROUND
CAT UC4a FOR ITEMS IN CONTACT WITH GROUND

MEMBERS MORE THAN 8-INCHES ABOVE GROUND NEED NOT HAVE THIS SPECIAL PRESERVATIVE TREATMENT, UON. TIMBER FASTENERS USED TO FASTEN SILL PLATES SHALL BE HOT-DIP GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

ALLOW A GAP OF 3/4-INCHES BETWEEN THE TOP OF NON-BEARING PARTITIONS AND JOISTS ABOVE. ALLOW THE JOIST7 /IS5.02FLECT UNDER LIVE LOAD WITHOUT TOUCHING THE NON-BEARING PARTITION. SEE

PRE-MANUFACTURED HARDWARE SHALL BE SIMPSON OR APPROVED EQUAL.

IN-WALL POSTS SHALL BEAR ON WALL BOTTOM PLATE AND STOP BELOW DOUBLE TOP PLATE. WHERE POSTS OCCUR ON MULTIPLE FLOORS, PROVIDE EQUAL SIZE, VERTICALLY ORIENTED, BLOCKING WITHING JOIST CAVITY TO ENSURE COMPLETE LOAD PATH.

IF WALL SECTIONS ARE BUILT IN PANELS, WALL SHEATHING MAY END AT THE FACE OF A STUD. AN EQUAL STUD SHALL BE PLACED AT THE END OF THE ADJACENT PANEL. THE TWO END STUDS SHALL BE NAILED TOGETHER WITH 16d NAILS AT THE SAME SPACING AS IS REQUIRED FOR THE EDGE NAILING OF THE SHEATHING TO THE STUDS. ALTERNATE NAILING DIRECTION SO ONE-HALF OF NAILS PENETRATE EACH END STUD.

SHEARWALL ACCEPTANCE
PER APA, IF LESS THAN 20% OF THE FASTENERS ON AN EDGE NAILED STUD ARE OVERDRIVEN LESS THAN 1/8-INCH, THEY MAY BE IGNORED. IF MORE THAN 20% OF THE FASTENERS ARE OVERDRIVEN BY MORE THAN 1/8-INCH ON EDGE NAILED STUD, ADD ONE NAIL FOR EVERY TWO THAT ARE OVERDRIVEN.

WHERE EDGE NAILS AT 2-INCHES OC, WHEN MORE THAN FIVE FASTENERS IN A ROW ARE OVERDRIVEN MORE THAN 1/8-INCH, A 2x STUD SHALL BE SISTERED ALONG SIDE AND NAILED TO THE SHEATHING WITH THE SAME NAILING. THIS 2x ONLY NEED EXTEND OVER THE LENGTH OF THE OVERDRIVEN FASTENERS. AGAIN, ADD ONE NAIL FOR EVERY TWO THAT ARE OVERDRIVEN.

THE INTERIOR PANEL NAILING IS ACCEPTABLE AS-IS, EVEN IF 100% OF THE NAILING IS OVERDRIVEN.

SHOP-FABRICATED WOOD TRUSSES
WOOD TRUSSES SHALL MEET THE ANSI / TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION. TRUSSES SHALL BE HANDLED, INSTALLED, AND BRACED (TEMPORARILY AND PERMANENTLY) IN ACCORDANCE WITH TRUSS PLATE INSTITUTE DSB, "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL-PLATE-CONNECTED WOOD TRUSSES," AND BCSI, "BUILDING COMPONENT SAFETY INFORMATION: GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING METAL-PLATE-CONNECTED WOOD TRUSSES."

TRUSSES SHALL BE SUPPLIED BY THE MANUFACTURER WITH PLAN, DETAILS, AND ELEVATIONS DEPICTING REQUIRED TEMPORARY AND PERMANENT LATERAL RESTRAINT AND DIAGONAL BRACING SPECIFIC TO THIS PROJECT INCLUDING SPACING, LOCATIONS, SIZES AND CONNECTIONS.

TRUSS DESIGN DRAWINGS SHALL CONFORM TO IBC 2012 SECTION 2303.4. DESIGN TRUSSES FOR THE FOLLOWING LOADS IN ADDITION TO THOSE LISTED IN STRUCTURAL DESIGN DATA:
SEE S0.13 FOR TRUSS PROFILES
DEAD LOADS: TOP CHORD = 10 PSF
BOTTOM CHORD = 5 PSF
SNOW LOAD & WIND UPLIFT PER GENERAL NOTES & WIND UPLIFT MAP.

LIMIT DEFLECTION UNDER TOTAL LOAD TO L/180 AND DEFLECTION UNDER SNOW LOAD TO L/240.

IN ADDITION TO THE ABOVE, THE END TRUSSES SHALL BE DESIGNED FOR A LATERAL WIND LOAD (OUT-OF-PLANE) OF 37 PSF.

THE DURATION FACTOR FOR SNOW LOADS SHALL BE 1.0.

EACH TRUSS SHALL BE MARKED WITH NOTES SPECIFYING THE DESIGN SNOW LOADING, MAXIMUM SPACING, AND MAXIMUM SPAN.

MANUFACTURER TO PROVIDE TRUSSES & DETAILS THAT CAN ACCOMMODATE OPENINGS LARGER THAN THE TRUSS SPACING. ALSO PROVIDE TRUSSES TO ALLOW FOR SIDE ACCESS, PER ARCH. SEE PLANS FOR SPECIFIC LOCATIONS & DIMENSIONS.

STATE OF ALASKA
49 TH
ELLEN E. HAMEL
No. T13259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

CERTIFICATE OF AUTHORIZATION NO: SPARK DESIGN, LLC #AECL1394

sparkdesign,llc
architecture • interiors • design-build
5401 c ordova street, suite 201
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

ReidMiddleton
430 B St., Suite 302 Anchorage, AK 99503
Phone 907.562.3439 • www.reidmiddleton.com
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ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

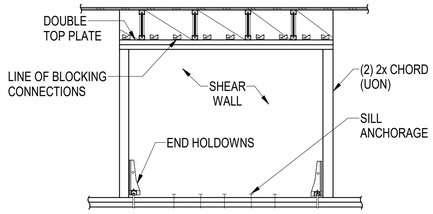
#	DESCRIPTION	DATE

JOB NO.	402023.006
DATE	03.06.2023
DRAWN	TM
REVIEWED	EH

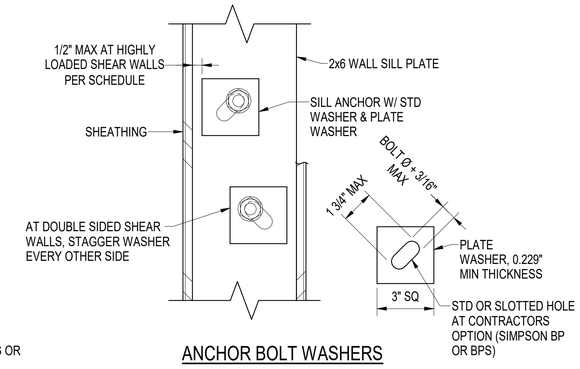
SHEET NAME
GENERAL NOTES

SHEET NO
S0.02

HALF SCALE WHEN PRINTED AT 11x17



SHEAR WALL FRAMING

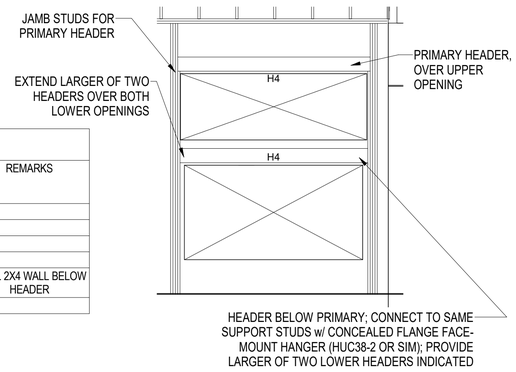


ANCHOR BOLT WASHERS

SHEAR WALL SCHEDULE NOTES:
1. NAIL SPACING AT INTERIOR SUPPORTS SHALL BE 12" O.C.
2. PANELS SHALL BE APPLIED WITH LONG DIMENSION ACROSS STUDS.
3. USE MANUFACTURER RECOMMENDED FASTENERS IN ALL ANCHORS. FILL ALL HOLES WITH NAILS OR BOLTS AS RECOMMENDED.
4. BLOCK ALL PANEL EDGES IN SHEAR WALLS.
5. WHERE WALL REQUIRE SHEATHING BUT ARE NOT SHEAR WALLS, PANELS MAY BE APPLIED WITH LONG DIMENSION VERTICAL AND PANEL EDGES BLOCKING IS NOT REQUIRED.
6. WHERE INDICATED IN DETAILS THIS NAILING CALLED OUT AS "SBN".
7. 3X STUDS REQUIRED ONLY AT VERTICAL EDGES OF PLYWOOD PANELS. MAY USE (2) 2x STUDS NAILED TOGETHER IN LIEU OF 3X.
8. HIGHLY LOADED SHEAR WALL: SILL ANCHOR WASHER MUST BE LOCATED WITHIN 1/2" OF THE PLYWOOD

SHEAR WALL SCHEDULE

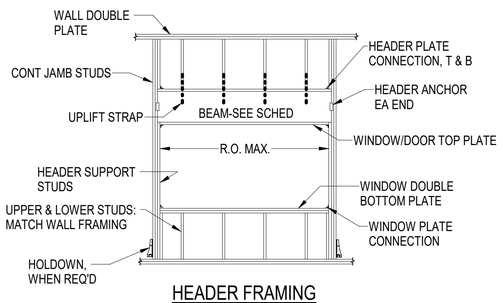
SHEAR WALL	MINIMUM SHEATHING	SINGLE / DOUBLE SIDED	NAILING REQ'D @ PLWD EDGES (NOTE 6)	SILL ANCHORAGE INTO CONC	SILL ANCHORAGE INTO FLR BLKG BLW	BLOCKING CONNECTION	REMARKS
SW6	15/32"	SINGLE	8d @ 6" O.C.	1/2"Ø TITEN HD EMBED 3-1/4" @ 32" OC	16d @ 8"	A34 @ 16" O.C.	
SW4	15/32"	SINGLE	8d @ 4" O.C.	1/2"Ø TITEN HD EMBED 3-1/4" @ 24" OC	16d @ 4"	A34 @ 16" O.C.	
SW3	15/32"	SINGLE	8d @ 3" O.C.	1/2"Ø TITEN HD EMBED 3-1/4" @ 16" OC	16d @ 4"	A34 @ 12" O.C.	3x STUDS (NOTE 7), NOTE 8
SW2	15/32"	SINGLE	10d @ 2" O.C.	1/2"Ø TITEN HD EMBED 3-1/4" @ 8" OC	16d @ 3"	A34 @ 8" O.C.	3x STUDS (NOTE 7), NOTE 8
SWD2	15/32"	DOUBLE	10d @ 2" O.C.	1/2"Ø TITEN HD EMBED 3-1/4" @ 4" OC	(2) ROWS 16d @ 3"	A34 @ 4" O.C.	3x STUDS (NOTE 7), NOTE 8
NON SHEAR WALLS	15/32"	SINGLE	8d @ 6" O.C.	1/2"Ø TITEN HD EMBED 3-1/4" @ 48" OC	16d @ 16"	NONE REQUIRED	SEE NOTE 5



MULTIPLE HEADER LAYOUT

HEADER SCHEDULE

MEMBER ID	BEAM SIZE	BEAM HEADER SUPPORT	JAMB STUD	UPLIFT STRAP (NOTE 4)	HEADER ANCHORS (NOTE 4)	UPPER HDR PL CONN	WINDOW PL CONN	REMARKS
H1	(2) 2x12	(1) 2x6	(1) 2x6	H2.5 T	(2) LTP4	(2) A34	(2) A34	
H2	(2) 2x12	(2) 2x6	(3) 2x6	H2.5 T	(2) LTP4	(2) A34	(2) A34	
H3	(2) 2x12	(3) 2x6	(1) 2x6	H2.5 T	(2) LTP4	(2) A34	(2) A34	
H4	5-1/8x9 GLB	(1) 2x6	(2) 2x6	H2.5 T	LSTA18	(2) A34	(2) A34	
H4B	5-1/8x9 GLB	(2) 2x6	(1) 2x6	H2.5 T	LSTA18	(2) A34	(2) A34	INFILL 2X4 WALL BELOW HEADER
H5	5-1/8x18 GLB	(3) 2x6	(4) 2x6	H2.5 T	LSTA18	(2) A34	(2) A34	

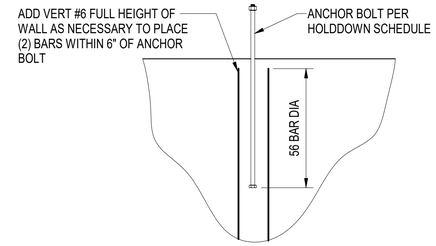


HEADER FRAMING

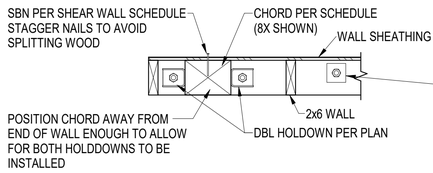
HEADER SCHEDULE NOTES:
1. METAL CONNECTOR DESIGNATED AS PER SIMPSON.
2. JAMB STUD TO PLATE & UPPER STUD ANCHORS SHALL BE THE SAME AS TYP STUD FOR WALL UNLESS OTHERWISE NOTED.
3. WHERE HEADER SIZE NOT CALLED OUT, USE H2 FOR SPANS LESS THAN 5', H4 FOR ALL OTHER SPANS.
4. UPLIFT STRAPS & HEADER ANCHORS ARE NOT REQUIRED AT LOCATIONS WHERE THERE IS A STORY ABOVE THE HEADER, UON.
5. IF HEADER SUPPORT COINCIDES WITH SHEAR WALL CHORD LOCATION, USE THE LARGER QUANTITY OF STUDS REQUIRED BETWEEN THE HOLDOWN SCHEDULE AND THE HEADER SCHEDULE.

HOLDOWN SCHEDULE

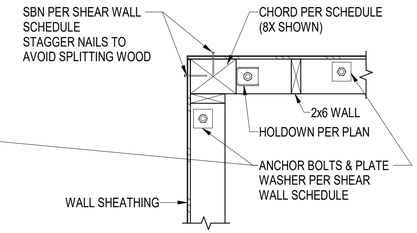
MARK	SIMPSON HOLDOWN	CHORD SIZE	ANCHOR BOLT	EMBED INTO TOP OF 8" CONC WALL	EMBED INTO FOOTING
8	HDU8-SDS2.5	(3) 2X	7/8"	16"	7"
19	HD19	8X DF	1-1/8"	38" + (2) #6 BARS @ EA ANCHOR	14"
2-19	(2) HD19	8X DF	1-1/8"	38" + (2) #6 BARS @ EA ANCHOR	16"



REINFORCEMENT AROUND ANCHOR BOLTS



DOUBLE HOLDDOWN LAYOUT

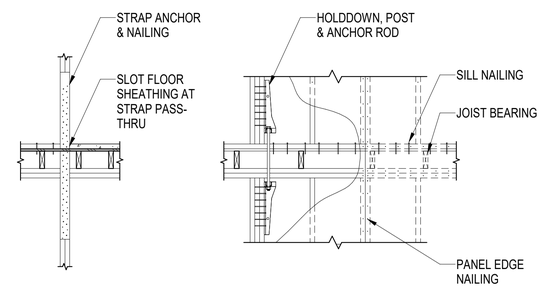


SHARED CORNER HOLDOWN

FLOOR-TO- FLOOR STRAP SCHEDULE

MARK	SIMPSON STRAP	HDU ALTERNATE/EQUIVALENT	
37	MST 37	2	HDU2-SDS2.5
14	CMST 14	11	HDU11-SDS2.5
2-12	(2) CMST 12	2-11	(2) HDU11-SDS2.5

FLOOR-TO-FLOOR STRAP SCHEDULE NOTES:
1. STRAPS RUN VERTICALLY FROM SHEAR WALL CHORDS ABOVE TO IDENTICAL CHORDS PLACED IN LEVEL BELOW.
2. STRAPS MAY BE LOCATED OVER TOP OF PLYWOOD. INCREASE NAIL SIZE ONE STEP (E.G. 8d CHANGES TO 10d).
3. CENTER STRAPS OVER FLOOR DEPTH.
4. WHERE STRAP IS INDICATED AND HDU IS PREFERRED BY CONTRACTOR, IT IS ACCEPTABLE TO SUBSTITUTE EQUIVALENT SHOWN ABV WITHOUT NOTIFICAITON. SAME IS TRUE WHERE HDU IS INDICATED AND STRAP IS PREFERRED.



STRAP ANCHOR
TYP SHOWN AT EXT LOC
NOTE 4

HDU ALTERNATE / EQUIVALENT
TYP SHOWN AT INT LOC
NOTE 4

FLOOR TO FLOOR HOLDDOWN

LAP SPLICE SCHEDULE

BAR SIZE	CLASS A SPLICE	CLASS B SPLICE	CLASS B TOP BAR
#3	15"	19"	25"
#4	19"	25"	33"
#5	24"	31"	40"
#6	29"	37"	48"
#7	42"	54"	70"
#8	48"	62"	81"
#9	54"	70"	91"
#10	61"	79"	103"

NOTES:
1. PROVIDE CLASS B LAP SPLICE FOR ALL HORIZONTAL AND VERTICAL REINFORCEMENT, INCLUDING DOWELS, UNLESS OTHERWISE NOTED.
2. PROVIDE CLASS B TOP BAR SPLICES IN ALL HORIZONTAL REINFORCEMENT WITH MORE THAN 12-INCHES OF CONCRETE CAST BELOW IT.

WALL SCHEDULE

MARK	FRAMING
24	2x6 WOOD STUD @ 24" OC
16	2x6 WOOD STUD @ 16" OC
12	2x6 WOOD STUD @ 12" OC
8	(2) 2x6 WOOD STUDS @ 16" OC

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
STRIP FTG	16"w x 7.25"h	(2) #5 CONT
THICKENED SLAB	16"w x 12"h	(2) #5 CONT
F6	6'-0"x6'-0"x1'-8"	(7) #6 EA WAY T&B

STATE OF ALASKA
49 TH
ELLEN E. HAMEL
No. 713259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

CERTIFICATE OF AUTHORIZATION NO: SPARK DESIGN, LLC #AECL1394

sparkdesign,llc
architecture • interiors • design-build
5401 - cordova street, suite 101
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

Reid Middleton
4300 B St., Suite 302 Anchorage, AK 99503
Phone 907.562.3439 - www.reidmiddleton.com
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ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO. 402023.006
DATE 03.06.2023
DRAWN TM
REVIEWED EH

SHEET NAME
SCHEDULES

SHEET NO
S0.03

HALF SCALE WHEN PRINTED AT 11x17

SPECIAL INSPECTION & TESTING SCHEDULE				
ITEM	**C.I.**	**P.I.**	**REFERENCE STANDARD**	**REMARKS**
PREFABRICATED ITEMS	X	X	IBC 1704.2.5	REQUIRED FOR STRUCTURAL, LOAD-BEARING, OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES UNLESS OTHERWISE APPROVED BY BUILDING OFFICIAL
SOILS			IBC 1705.6, TABLE 1705.6	
VERIFY: - MATERIAL BELOW FOUNDATIONS ARE ADEQUATE FOR BEARING CAPACITY - EXCAVATION DEPTH AND PROPER MATERIAL REACHED BY DEPTH - PRIOR TO COMPACTED FILL, OBSERVE SUBGRADE AND SITE PREPERATION		X		PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS
VERIFY USE OF PROPER MATERIALS DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	T			ONLY IF TOTAL CONTROLLED FILL DEPTH IS MORE THAN 12-INCHES
CONCRETE:			ACI 318-19, 301-20, 302.1R-15, ACI 311.1R-15; ACI 311.4R-05; IBC 1705.3, TABLE 1705.3	NO CONCRETE SPECIAL INSPECTION REQUIRED FOR BUILDINGS 3-STORIES OR LESS FOR: -ISOLATED SPREAD FOOTINGS -CONTINUOUS FOOTINGS FOR LIGHT FRAME CONST -f'c USED FOR DESIGN DOES NOT EXCEED 2500 PSI -FOUNDATION WALLS -SLABS-ON-GRADE
REINFORCING MATERIALS AND PLACEMENT		X	ACI 318: Ch.20, 25.2, 25.3, 26.6.1-26.6.3	C.I. REQUIRED FOR SHEAR AND BOUNDARY REINFORCING LOCATIONS
INSPECTION OF FORMWORK FOR SHAPE, LOCATION & DIMENSIONS		X	ACI 318 26.11.2(b)	
ANCHOR RODS, EMBEDDED BOLTS & INSERTS		X	ACI 318 1.9	PRIOR TO AND DURING CONCRETE PLACEMENT FOR ANCHORS FOR LIGHT FRAMED CONSTRUCTION WITH 7-INCHES OR LESS OF EMBEDMENT MAY BE FIELD PLACED WHILE CONCRETE IS STILL PLASTIC
USE OF REQUIRED MIX DESIGN		X	ACI 318: Ch.19, 26.4.3, 26.4.4; ACI 304R-00; IBC 1904.1, 1904.2	
CONCRETE SLUMP, AIR CONTENT, TEMPERATURE & PREPARATION OF STRENGTH TEST SPECIMENS	T		ASTM: C172, C31; ACI 318: 26.5, 26.12; ACI 311.5-04	PROVIDE TEST ONCE EVERY 150 CY, OR EACH 5,000 SQ-FT OF SLABS OR WALLS, BUT AT LEAST ONCE A DAY DURING PLACEMENT. SEE NOTE 4
CONCRETE PLACEMENT	X		ACI 318 26.5; ACI 304.2R-17	
CONCRETE CURING		X	ACI 318 26.5; ACI 308R-16	MAINTAIN PROPER TEMPERATURE AND CURING TECHNIQUE
PROTECTION OF CONCRETE DURING COLD WEATHER (TEMPERATURE BELOW 40° F) OR HOT WEATHER (TEMPERATURE ABOVE 90° F)		X	ACI 318 26.5.4, 26.5.5; ACI 306R-16; ACI 305R-20	
IN-SITU CONCRETE STRENGTH FOR FORM REMOVAL		T	ACI 318 26.11.2	
POST-INSTALLED ANCHORS; VERIFY CERTIFICATION PRIOR TO INSTALLING HORIZONTAL OR INCLINED ADHESIVE ANCHORS	X (SEE NOTE)	X	ACI 318 1.9, 26.7.1(i); ICC-ES REPORT	PER MANUFACTURER REQUIREMENTS, INCLUDES THE DRILLING & CLEANING OUT OF THE HOLES & THE INSTALLATION OF THE ANCHORS. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED SHALL BE PERFORMED BY ACI/CRSI CERTIFIED PERSONNEL ONLY AND REQUIRE CONTINUOUS INSPECTION.
WELDING OF REINFORCING BARS:		X	ACI 318 26.6.4; AWS D1.4; IBC 1705.3.2	TO VERIFY WELDABILITY, CHEMICAL TESTS SHALL BE SUBMITTED AND REVIEWED FOR ANY REINFORCING BARS OTHER THAN A706 TO BE WELDED
REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	X		ACI 318 26.6.4; IBC 1705.3.1; AWS D1.4	
SHEAR REINFORCEMENT	X			
OTHER REINFORCING STEEL		X		
GROUTING OF BASE PLATES	X			CONFIRM PROPER MIX, NO VOIDS, GROUT FULLY SUPPORTS BASE PLATE.
FLOOR FLATNESS, LEVELNESS	X		ACI 302.1R-15, ASTM E 1155	SLABS ON GRADE SHALL HAVE A FLOOR FLATNESS ≥ 28, FLOOR LEVELNESS ≥ 20;
WOOD:			2018 NDS; 2015 SDPWS; 2018 IBC: 1705.5, 1705.11.1, 1705.12.2	PER MOA POLICY S.01, NO WOOD SPECIAL INSPECTION REQUIRED IN THE MOA FOR CATEGORY I OR II BUILDINGS, 2-STORIES OR LESS IN HEIGHT, AND UNDER 6,000 SQ FT
GRADE STAMPS ON LUMBER & SHEATHING		X		INCLUDING ENG. LUMBER, I-JOISTS, PREFAB TRUSSES, ETC
DETAILS OF WOOD FRAMING		X		BLOCKING, CONNECTIONS, BRIDGING, BEARING, HANGERS
NAILING OF ALL SHEAR WALLS AND ROOF DIAPHRAGMS		X	IBC 1705.11.1	INCLUDING SIZE OF FRAMING AT PANEL EDGES. SEE NOTE 5 FOR EXCEPTIONS.
SIZES AND LOCATIONS OF ALL HOLDOWNS		X		
SIZES, LOCATIONS OF ALL STRAPS		X		
SIZES, SPACINGS OF SILL BOLTING		X		
NAILING ALONG DRAG STRUTS		X		
ADDITIONAL SPECIAL INSPECTIONS FOR WIND RESISTANCE (REQUIRED IF V(asd)=120 MPH IN EXP B; OR V(asd)=110 MPH IN EXP C & D)			IBC 1705.11	
STRUCTURAL WOOD : NAILING, BOLTING, ANCHORING, & OTHER FASTENINGS WITHIN THE LATERAL FORCE RESISTING SYSTEM (LFRS) INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, & HOLDOWNS		X	IBC 1705.11.1	SEE NOTE 5 FOR EXCEPTIONS. CONTINUOUS INSPECTION REQUIRED DURING FIELD-GLUING OPERATIONS OF ELEMENTS IN THE LFRS.
ROOF CLADDING AND WALL CLADDING		X	IBC 1705.11.3	
FABRICATION AND INSTALLATION OF WIND-BORNE DEBRIS RESISTANT GLAZING		X	IBC 202,1609.1.2	SEE IBC SECTION 202 FOR DEFINITION OF "WIND-BORNE DEBRIS REGION". COMPLIANCE WITH ASTM E 1996

SCHEDULE NOTES:

1. ITEMS MARKED WITH AN "X" REQUIRE INSPECTION BY A SPECIAL INSPECTOR, ITEMS INDICATED WITH A "T" REQUIRE THE SPECIAL INSPECTOR TO OBSERVE QUALITY CONTROL TESTING BY THE CONTRACTOR.
2. C.I. = CONTINUOUS SPECIAL INSPECTION DURING PROGRESS OF WORK.
3. P.I. = PERIODIC SPECIAL INSPECTION DURING PROGRESS OF WORK.
4. WHEN TOTAL QUANTITY OF A GIVEN CLASS OF CONCRETE IS LESS THAN 5 CY, STRENGTH TESTS ARE NOT REQUIRED.
5. SPECIAL INSPECTION NOT REQUIRED FOR SHEAR WALLS OR DIAPHRAGMS, INCLUDING BOLTING, HOLDOWNS AND OTHER FASTENINGS, WHEN SHEATHING IS ON ONE SIDE ONLY AND SPACING OF NAILS IS MORE THAN 4-INCHES ON-CENTER.
6. NOT USED
7. NOT USED
8. NOT USED
9. SPECIAL INSPECTION & TESTING SCHEDULE CONTINUED ON NEXT SHEET

STATEMENT OF SPECIAL INSPECTIONS
THE FOLLOWING STRUCTURAL SYSTEMS ARE PART OF THE DESIGNATED LATERAL FORCE RESISTING SYSTEMS IN THE BUILDING AND HENCE ARE SUBJECT TO THE REQUIREMENTS OF THIS STATEMENT OF SPECIAL INSPECTIONS AND THE STRUCTURAL SPECIAL INSPECTION AND TESTING SCHEDULE IN ACCORDANCE WITH IBC SECTION 1704.3.

- CONCRETE FOUNDATIONS
- WOOD DIAPHRAGMS
- WOOD SHEAR WALLS

SPECIAL INSPECTIONS AND TESTING
THE OWNER SHALL ENGAGE A SPECIAL INSPECTOR PER CHAPTER 17 OF THE IBC. SPECIAL INSPECTION AND TESTING OF THE DESIGNATED SEISMIC SYSTEMS AND OTHER BUILDING STRUCTURE COMPONENTS SHALL BE AS OUTLINED IN THE SPECIAL INSPECTIONS AND TESTING SCHEDULE. WHERE REQUIREMENTS OVERLAP, THE MORE STRINGENT IS TO BE USED.

SPECIAL INSPECTION IS NOT REQUIRED FOR COMPONENTS FABRICATED IN A SHOP APPROVED BY THE MUNICIPALITY OF ANCHORAGE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. SPECIAL INSPECTION ON STEEL ELEMENTS THAT ARE PART OF THE LATERAL FORCE RESISTING SYSTEM MARKED WITH AN "O" SHALL BE OBSERVED ON A RANDOM DAILY BASIS PER AISC 341-16 J5.

DISTRIBUTION OF REPORTS
COPIES OF THE SPECIAL INSPECTION AND TEST REPORTS SHALL BE DISTRIBUTED TO THE MUNICIPALITY OF ANCHORAGE BUILDING SAFETY DIVISION, THE GENERAL CONTRACTOR, THE ENGINEER OF RECORD, AND THE ARCHITECT OF RECORD. REPORTS SHALL BE COMPLETED DAILY AND DISTRIBUTED ON A WEEKLY BASIS AND SHALL BE DISTRIBUTED BY THE MONDAY FOLLOWING THE WEEK IN WHICH THE INSPECTION OR TEST WAS COMPLETED. A COPY OF ALL SPECIAL INSPECTION REPORTS, DEFICIENCIES, AND CORRECTIVE ACTIONS SHALL BE MAINTAINED AT THE JOB SITE.

STRUCTURAL OBSERVATIONS
STRUCTURAL OBSERVATIONS ARE REQUIRED PER IBC 1704.6. SITE VISITS BY THE ENGINEER OF RECORD OR A REGISTERED ENGINEER APPROVED BY THE ENGINEER OF RECORD SHALL BE MADE ON A PERIODIC BASIS AT CRITICAL STAGES OF CONSTRUCTION TO MAKE VISUAL OBSERVATIONS OF THE CONSTRUCTION FOR GENERAL CONFORMANCE TO THE CONSTRUCTION DOCUMENTS. COPIES OF THE OBSERVATION REPORTS SHALL BE DISTRIBUTED WITHIN 2 WORKING DAYS OF THE SITE VISIT TO THE GENERAL CONTRACTOR, THE ARCHITECT OF RECORD, AND TO THE SPECIAL INSPECTOR INVOLVED IN ANY ISSUES RAISED IN THE REPORT.

CONTRACTOR STATEMENT OF RESPONSIBILITY
CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE MOA, IN ACCORDANCE WITH IBC 1704.4. THE STATEMENT SHALL ACKNOWLEDGE AWARENESS OF THE SPECIAL REQUIREMENTS OF THE QUALITY ASSURANCE PLAN; ACKNOWLEDGE THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS; IDENTIFY PROCEDURES FOR EXERCISING CONTROL; THE METHOD AND FREQUENCY OF REPORTING, AND THE DISTRIBUTION OF REPORTS; AND IDENTIFY PERSONS THAT WILL EXERCISE CONTROL AND THEIR QUALIFICATIONS.

STATE OF ALASKA
49 TH
Ellen Hamel
ELLEN E. HAMEL
No. T13259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

CERTIFICATE OF AUTHORIZATION NO:
SPARK DESIGN, LLC #AECL1394

spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 101
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

Reid Middleton
430 B St., Suite 302 Anchorage, AK 99503
Phone 907.562.3439 - www.reidmiddleton.com
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ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	402023.006
DATE	03.06.2023
DRAWN	TM
REVIEWED	EH

SHEET NAME
SPECIAL INSPECTION

SHEET NO.
S0.04

HALF SCALE WHEN PRINTED AT 11x17

	ITEM	QC (NOTE 12) TASK	QC DOC	QA (NOTE 13) TASK	QA DOC	REFERENCE STANDARD	REMARKS
	STEEL:					AISC: 360-16, 341-16, 348-14, 303-16, 358-16; 2018 IBC: 1705.2	
SPECIAL INSPECTION REQUIREMENTS AT AISC APPROVED SHOPS ARE EXEMPTED. IBC 1704.2.5.1	VISUAL INSPECTION PRIOR TO WELDING:					AISC: 341-16 TABLE J6.1; 360-16 TABLE N5.4-1; AWS D1.1	
	WELDING PROCEDURE SPECIFICATIONS (WPS's) AVAILABLE	P	-	P	-		
	MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	-	P	-		
	MATERIAL IDENTIFICATION (TYPE/GRADE)	O	-	O	-		
	WELDER IDENTIFICATION SYSTEM	O	-	O	-		
	FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)	P/O	-	O	-		JOINT PREPARATION, DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION), AND BACKING TYPE AND FIT (IF APPLICABLE) - NOTE 15
	CONFIGURATION AND FINISH OF ACCESS HOLES	O	-	O	-		
	FIT-UP OF FILLET WELDS	P/O	-	O	-		DIMENSIONS (ALIGNMENT, GAPS AT ROOT), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION) - NOTE 15
	CHECK WELDING EQUIPMENT	O	-	-	-		
	VISUAL INSPECTION DURING WELDING:					AISC: 341-16 TABLE J6.2, 360-16 TABLE N5.4-2; AWS D1.1	
	WPS FOLLOWED	O	-	O	-		SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, SELECTED WELDING MATERIALS, SHIELDING GAS TYPE / FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED (MIN/MAX), PROPER POSITION (F, V, H, OH), INTERMIX OF FILLER MATERIALS AVOIDED UNLESS APPROVED
	USE OF QUALIFIED WELDERS	O	-	O	-		
	CONTROL AND HANDLING OF WELDING CONSUMABLES	O	-	O	-		PACKAGING, EXPOSURE CONTROL
	ENVIRONMENTAL CONDITIONS	O	-	O	-		WIND SPEED WITHIN LIMITS, PRECIPITATION AND TEMPERATURE
	WELDING TECHNIQUES	O	-	O	-		INTERPASS AND FINAL CLEANING, EACH PASS WITHIN PROFILE LIMITATIONS, EACH PASS MEETS QUALITY REQUIREMENTS
	NO WELDING OVER CRACKED TACK WELDS	O	-	O	-		
	VISUAL INSPECTION AFTER WELDING:					AISC: 341-16 TABLE J6.3, 360-16 TABLE N5.4-3	
	WELDS CLEANED	O	-	O	-		
	SIZE, LENGTH AND LOCATION OF WELDS	P	-	P	-		
	WELDS MEET VISUAL ACCEPTANCE CRITERIA	P	D	P	D		CRACK PROHIBITION, WELD/BASE-METAL FUSION, CRATER CROSS SECTION, WELD PROFILES AND SIZE, UNDERCUT, POROSITY
	ARC STRIKES	P	-	P	-		
	PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED)	P	D	P	D		
	BACKING REMOVED, WELD TABS REMOVED AND FINISHED, AND FILLED WELDS ADDED (IF REQUIRED)	P	D	P	D		
	REPAIR ACTIVITIES	P	-	P	D		
	ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	D	P	D		
	NONDESTRUCTIVE TESTING (NDT) OF WELDED JOINTS:						NDT IS REQUIRED ON ALL QUALIFYING WELDS REGARDLESS IF SHOP IS AISC APPROVED
	K-AREA	P	-	T	D	AISC: 341-16 TABLE J6.3; AWS: D1.1; ASTM: E709-15 MAG PARTICLE, YOKE METHOD	WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE k-AREA, VISUALLY INSPECT THE WEB k-AREA FOR CRACKS WITHIN 3-INCHES OF WELD & MAG-PARTICLE TEST
	COMPLETE JOINT PENETRATION GROOVE WELDS	-	-	T	D	AISC: 341-16 J6.2a; AWS: D1.1, ULTRASONIC, QUALIFIED PROCEDURES PER SECTION 6, PART F (INCLUDING PARAGRAPH K3 OF ANNEX K)	100 PERCENT OF WELDS IN MATERIAL GREATER THAN 5/16-INCH THICKNESS, NOTE 14
	BASE METAL THICKER THAN 1.5-INCHES	-	-	T	D	AISC: 341-16 J6.2c; AWS D1.1	ULTRASONIC TEST WHERE THE WELDED MATERIAL IS GREATER THAN 3/4", NOTE 14
	WELD TAB REMOVAL SITES	-	-	T	D	AISC: 341-16, J6.2f; AWS D1.1	MAG PARTICLE TEST
	INSPECTION PRIOR TO BOLTING:					AISC: 341-16 TABLE J7.1; 360-16 TABLE N5.6-1	
	MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O	-	P	-		
	FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O	-	O	-		
	PROPER FASTENERS SELECTED FOR THE JOINT DETAIL	O	-	O	-		GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE
	PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	-	O	-		
	CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	-	O	-		
	PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED FOR FASTENER ASSEMBLIES AND METHODS USED	P	D	O	D		
	PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	-	O	-		
	INSPECTION DURING BOLTING:					AISC: 341-16 TABLE J7.2; 360-16 TABLE N5.6-2	
	FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	O	-	O	-		
	JOINT BROUGHT TO THE SNUG TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O	-	O	-		
	FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	-	O	-		
	BOLTS ARE PRETENSIONED PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	-	O	-		FASTENERS PRETENSIONED IN ACCORDANCE WITH RCSC SPECIFICATION
	INSPECTION AFTER BOLTING:					AISC: 341-16 TABLE J7.3; 360-16 TABLE N5.6-3	
	DOCUMENT ACCEPTED AND REJECTED CONNECTIONS	P	D	P	D		
	OTHER INSPECTION TASKS:					AISC: 341-16 TABLE J8.1	
	PROTECTED ZONE	P	D	P	D		NO HOLES OR UNAPPROVED ATTACHMENTS MADE BY FABRICATOR OR ERECTOR OR OTHER TRADES, AS APPLICABLE
	FIREPROOFING (SPRAY APPLIED)	D	D	-	-	2018 IBC: 1705.14; ASTM: E605, E736	SURFACE PREPARATION, TEMPERATURE, VENTILATION, AVERAGE THICKNESS, DENSITY, BOND STRENGTH

SCHEDULE NOTES:

10. ITEMS INDICATED WITH A "T" REQUIRE TESTING, WITH A "D" REQUIRE SPECIFIC DOCUMENTATION, WITH AN "O" SHALL BE OBSERVED ON A RANDOM BASIS, AND WITH A "P" SHALL BE PERFORMED ON EACH CONNECTION AS DESCRIBED IN AISC 360 N.5.4.
11. QUALITY CONTROL (QC) IS PERFORMED BY THE CONTRACTOR PER AISC 360 N.5.1.
12. QUALITY ASSURANCE (QA) IS PERFORMED BY THE SPECIAL INSPECTOR PER AISC 360 N.5.2.
13. THE AMOUNT OF ULTRASONIC TESTING MAY BE REDUCED TO 25 PERCENT OF THE WELDS IF THE REQUIREMENTS OF AISC 341 J6.2g & AISC 360 N5.5e ARE MET. THE AMOUNT OF MAG-PARTICLE TESTING MAY BE REDUCED TO 10 PERCENT OF THE WELDS IF THE REQUIREMENTS OF AISC 341 J6.2h ARE MET. EXCEPTIONS: REDUCTION IS PROHIBITED AT WELDS IN K-AREAS, REPAIR SITES, BACKING REMOVAL SITES, ACCESS HOLES, AND DEMAND-CRITICAL WELDS.)
14. THE "PERFORM" REQUIREMENT MAY BE REDUCED TO "OBSERVE" IF AFTER 10 WELDS, A GIVEN WELDER HAS DEMONSTRATED UNDERSTANDING OF THESE REQUIREMENTS. IF THE WELDER'S PERFORMANCE IS DISCONTINUED, IT SHALL BE RETURNED TO A "PERFORM" QUALITY CONTROL INSPECTION.
15. WHERE A TASK IS STIPULATED TO BE PERFORMED BY BOTH QC AND QA, COORDINATION OF THE INSPECTION FUNCTION BETWEEN QC AND QA IS PERMITTED. WHEN QA RELIES UPON INSPECTIONS PERFORMED BY QC, THE APPROVAL OF THE EOR IS REQUIRED.

STATE OF ALASKA
49 TH
ELLEN E. HAMEL
No. 713259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

CERTIFICATE OF AUTHORIZATION NO: SPARK DESIGN, LLC #AECL1394

spark design,llc
architecture • interiors • design-build
5401 - cordova street - suite 203
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

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SHEET NAME
SPECIAL INSPECTION CONTINUED

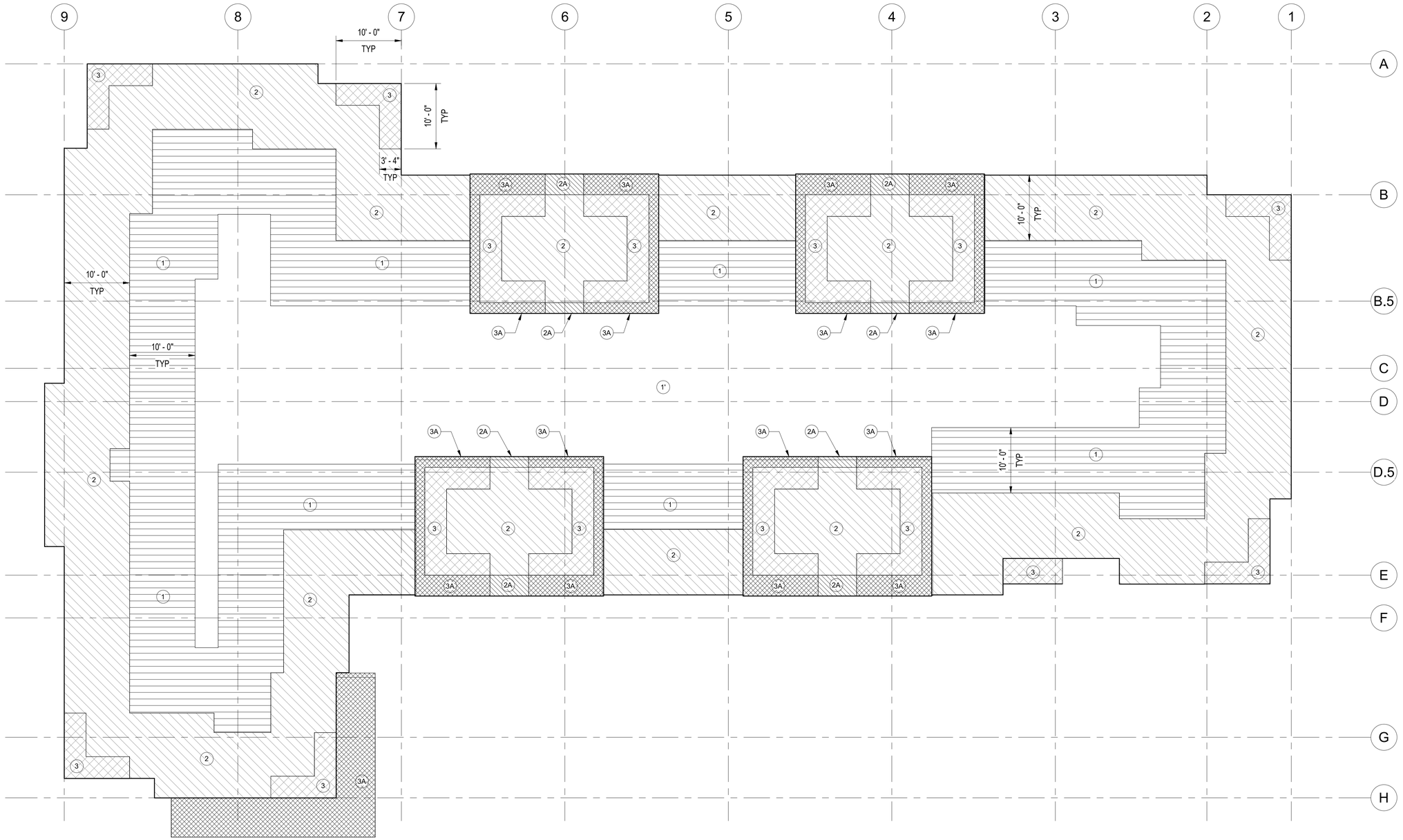
SHEET NO.
S0.05

HALF SCALE WHEN PRINTED AT 11x17

NOTES:
1. THE WIND LOADS LISTED IN THE COMPONENTS & CLADDING WIND LOADS TABLE ARE GROSS ULTIMATE AND ARE TO BE USED WITH LOAD COMBINATIONS IN ASCE 7-16.
2. DEAD LOAD FOR JOISTS & TRUSSES RESISTING UPLIFT SHALL BE 10 PSF.
3. THE DISTANCE 'a' LISTED IS EQUAL TO 10'-0" AS SHOWN IN THE COMPONENTS AND CLADDING FIGURES IN ASCE 7-16.

COMPONENTS & CLADDING WIND LOADS

ZONE	10 SF	20 SF	50 SF	100 SF
1 - MAIN INTERIOR ROOF	-43 PSF	-40 PSF	-36 PSF	-33 PSF
1A - INTERIOR OVERHANG	-39 PSF	-38 PSF	-37 PSF	-36 PSF
1' - CENTRAL INTERIOR ROOF	-24 PSF	-24 PSF	-24 PSF	-24 PSF
1'A - CENTRAL INTERIOR OVERHANG	-39 PSF	-38 PSF	-37 PSF	-36 PSF
2 - EDGE ZONE	-56 PSF	-53 PSF	-48 PSF	-44 PSF
2A - EDGE ZONE OVERHANG	-52 PSF	-47 PSF	-41 PSF	-36 PSF
3 - CORNER ZONE	-77 PSF	-69 PSF	-60 PSF	-53 PSF
3A - CORNER OVERHANG	-73 PSF	-64 PSF	-53 PSF	-45 PSF
4 - INTERIOR ZONE WALL	-27 PSF	-25 PSF	-24 PSF	-23 PSF
5 - END ZONE WALL	-33 PSF	-30 PSF	-28 PSF	-25 PSF



1 WIND UPLIFT MAP
1/8" = 1'-0"

N

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No. T13259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

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SPARK DESIGN, LLC #AECL1394

spark design,llc
architecture • interiors • design-build
5401 cordova street, suite 103
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

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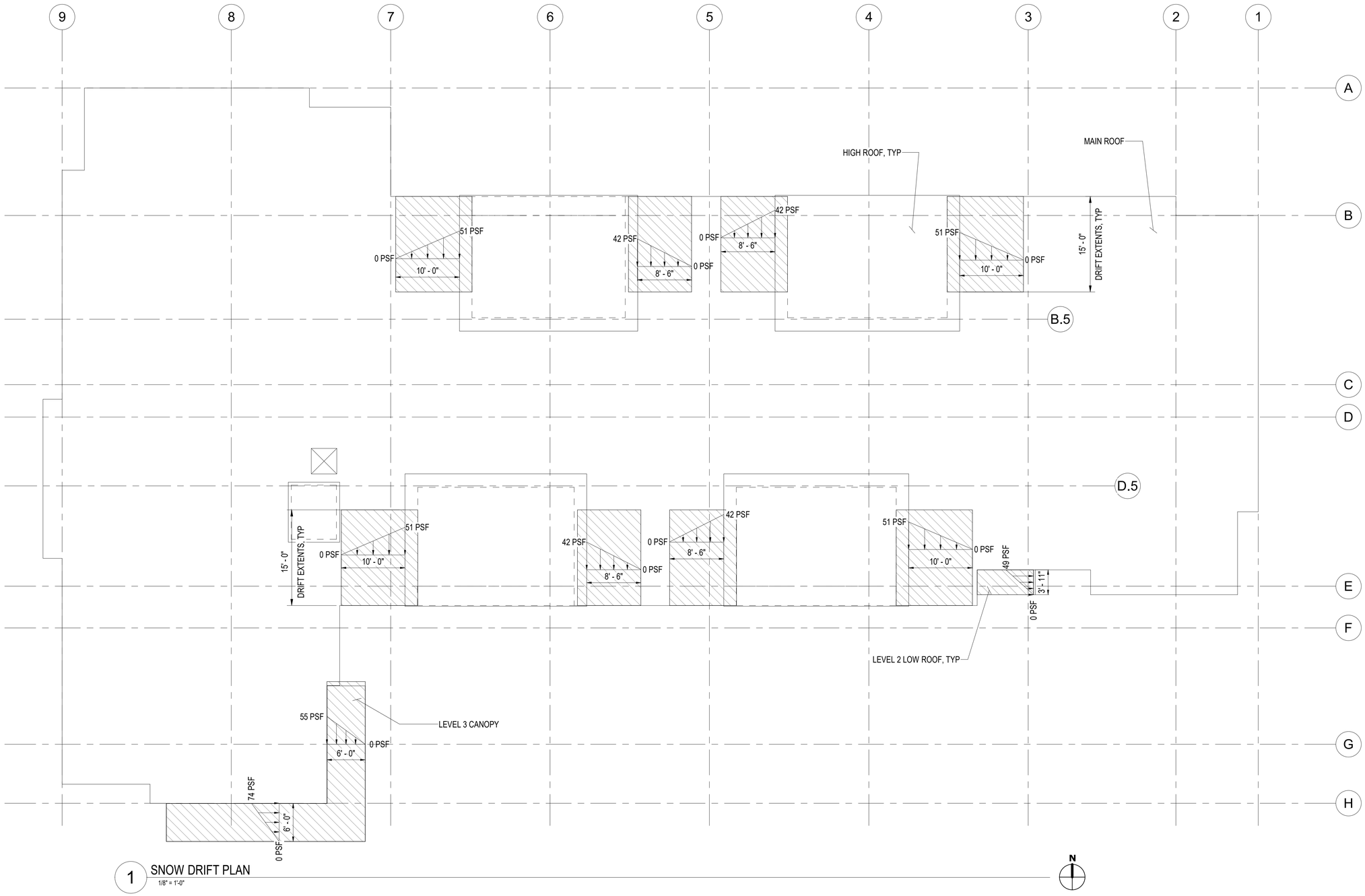
SHEET NAME
WIND UPLIFT PLAN

SHEET NO.
S0.11

HALF SCALE WHEN PRINTED AT 11x17

NOTE:
1. NO SNOW DRIFT ON RESIDENTIAL ROOM BALCONIES DUE TO PROTECTION FROM OVERHANGING ROOFS ABOVE.



1 SNOW DRIFT PLAN
1/8" = 1'-0"

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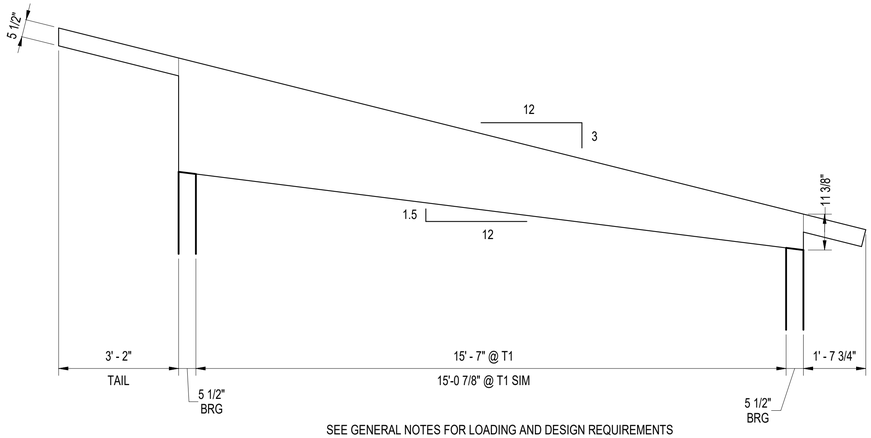
SHEET NAME
SNOW DRIFT PLAN

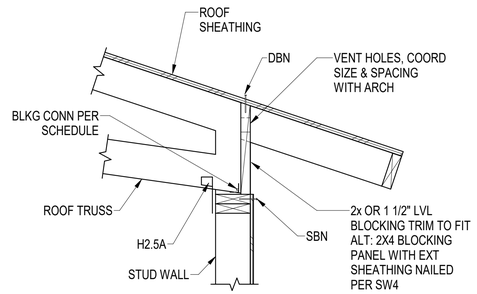
SHEET NO.
S0.12

HALF SCALE WHEN PRINTED AT 11x17



SEE GENERAL NOTES FOR LOADING AND DESIGN REQUIREMENTS

1 S0.13 TRUSS T1 PROFILE
1/2" = 1'-0"



2 S0.13 TRUSS EAVE DETAIL
1" = 1'-0"

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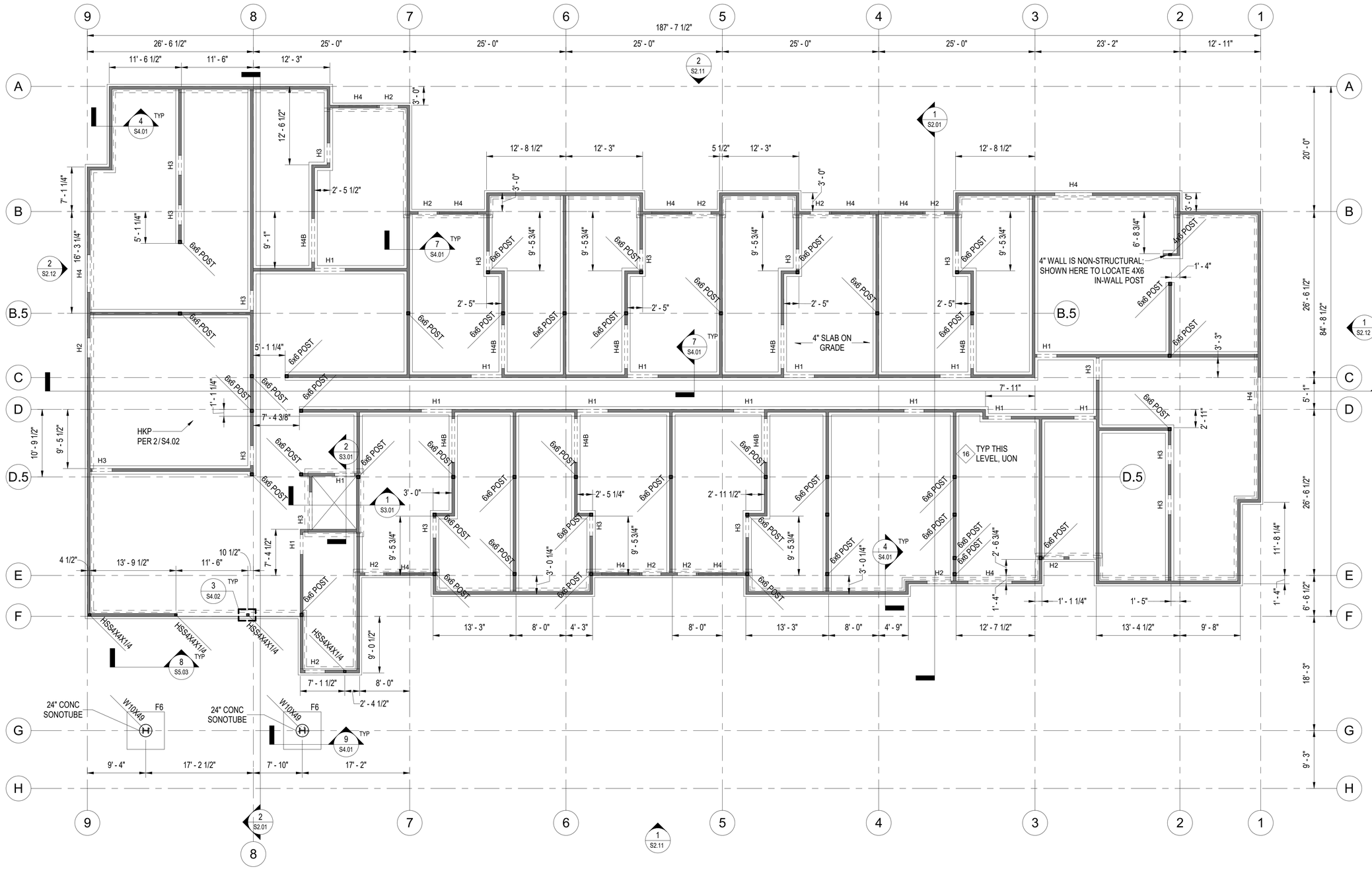
SHEET NAME
TRUSS PROFILES

SHEET NO
S0.13

HALF SCALE WHEN PRINTED AT 11x17



1 FOUNDATION & SLAB PLAN
1/8" = 1'-0"

N

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architecture • interiors • design-build
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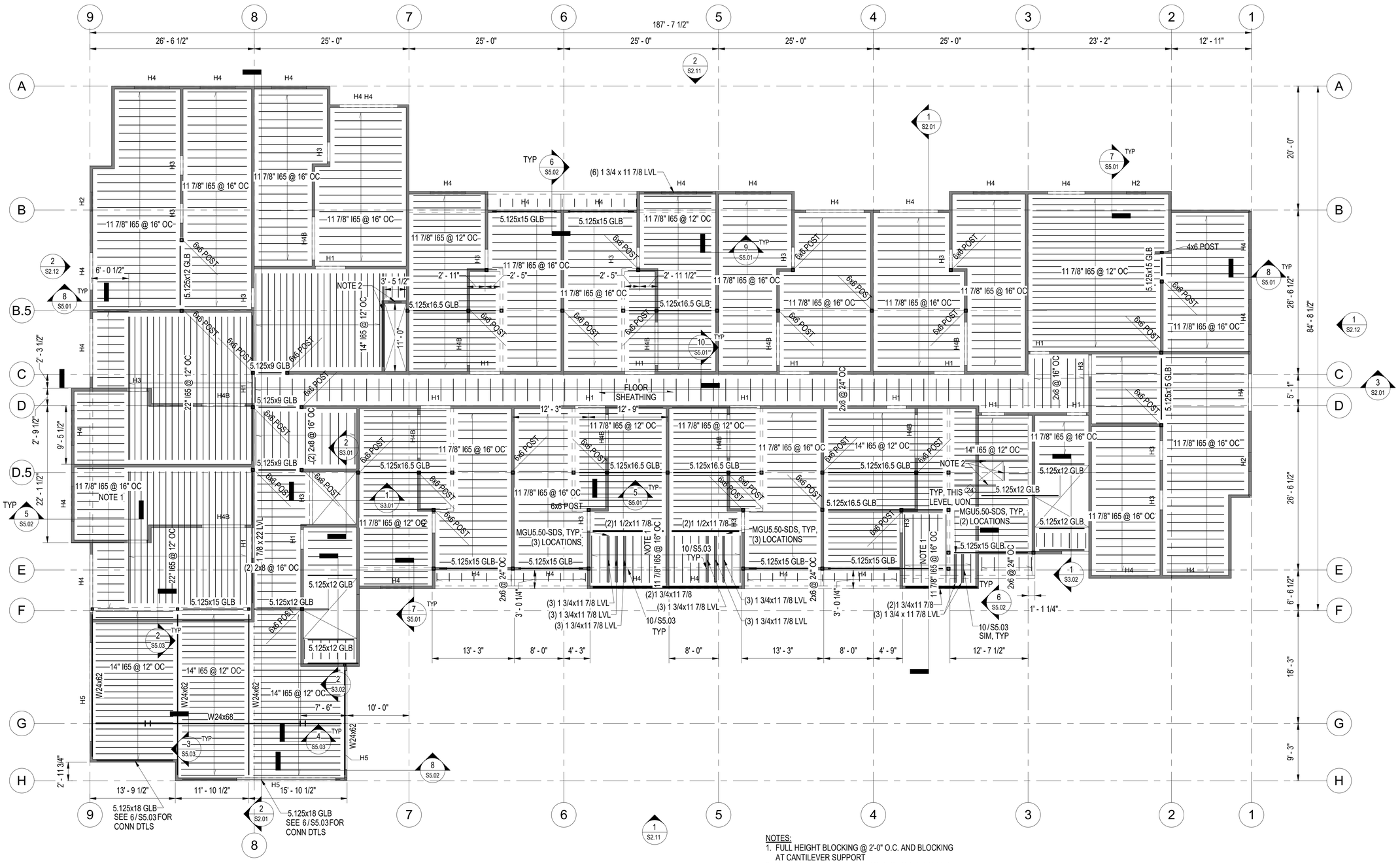
SHEET NAME
FOUNDATION & SLAB PLAN

SHEET NO
S1.01

HALF SCALE WHEN PRINTED AT 11x17



NOTES:
1. FULL HEIGHT BLOCKING @ 2'-0" O.C. AND BLOCKING AT CANTILEVER SUPPORT
2. PROVIDE 3" LVL JOIST AT EDGES OF OPENING AND HEADER TO SUPPORT CUT JOISTS, SIM TO 3/S5.01

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

N

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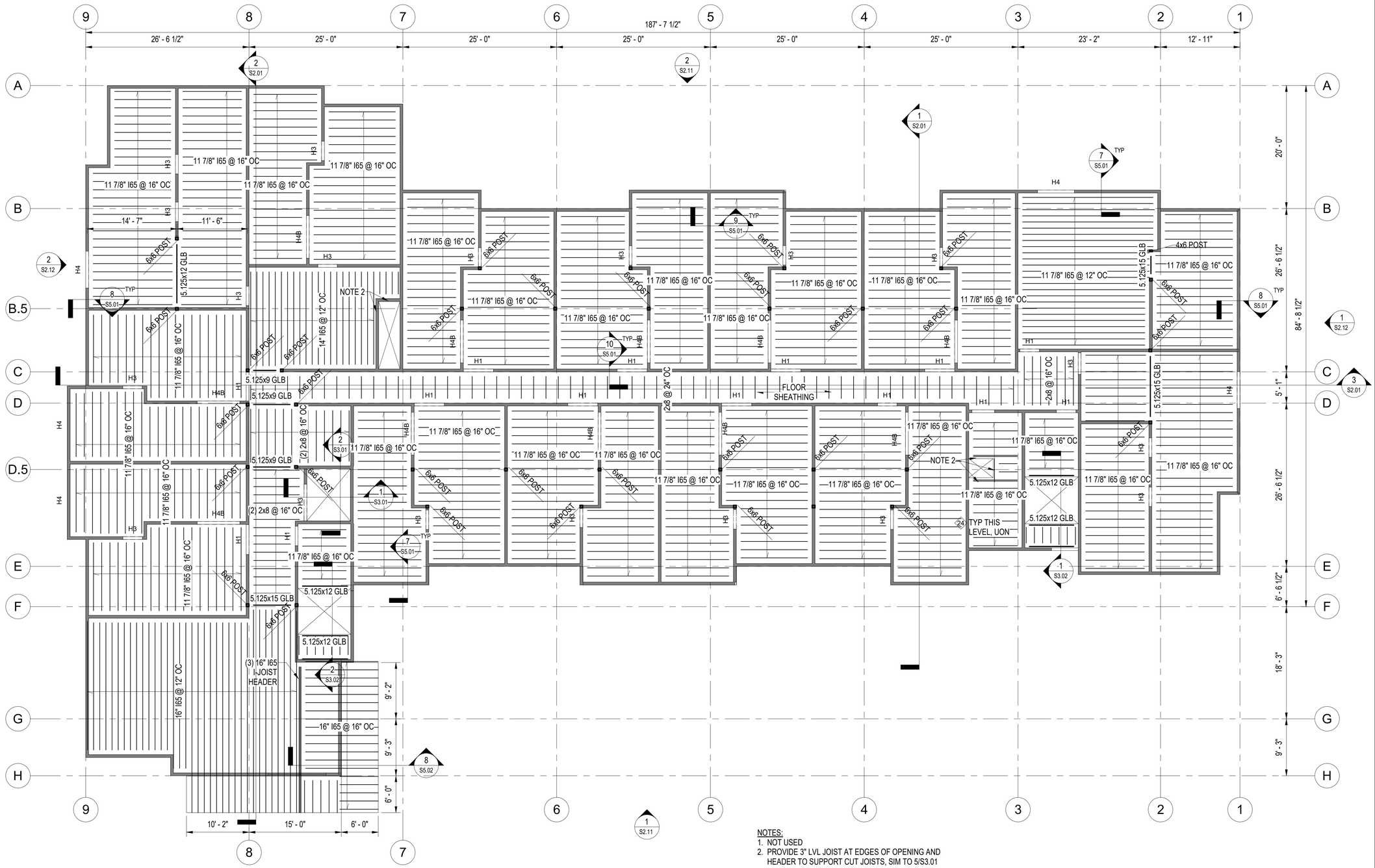
SHEET NAME
LEVEL 2 FRAMING PLAN

SHEET NO.
S1.02

HALF SCALE WHEN PRINTED AT 11x17



NOTES:
1. NOT USED
2. PROVIDE 3" LVL JOIST AT EDGES OF OPENING AND HEADER TO SUPPORT CUT JOISTS, SIM TO 5/S3.01

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

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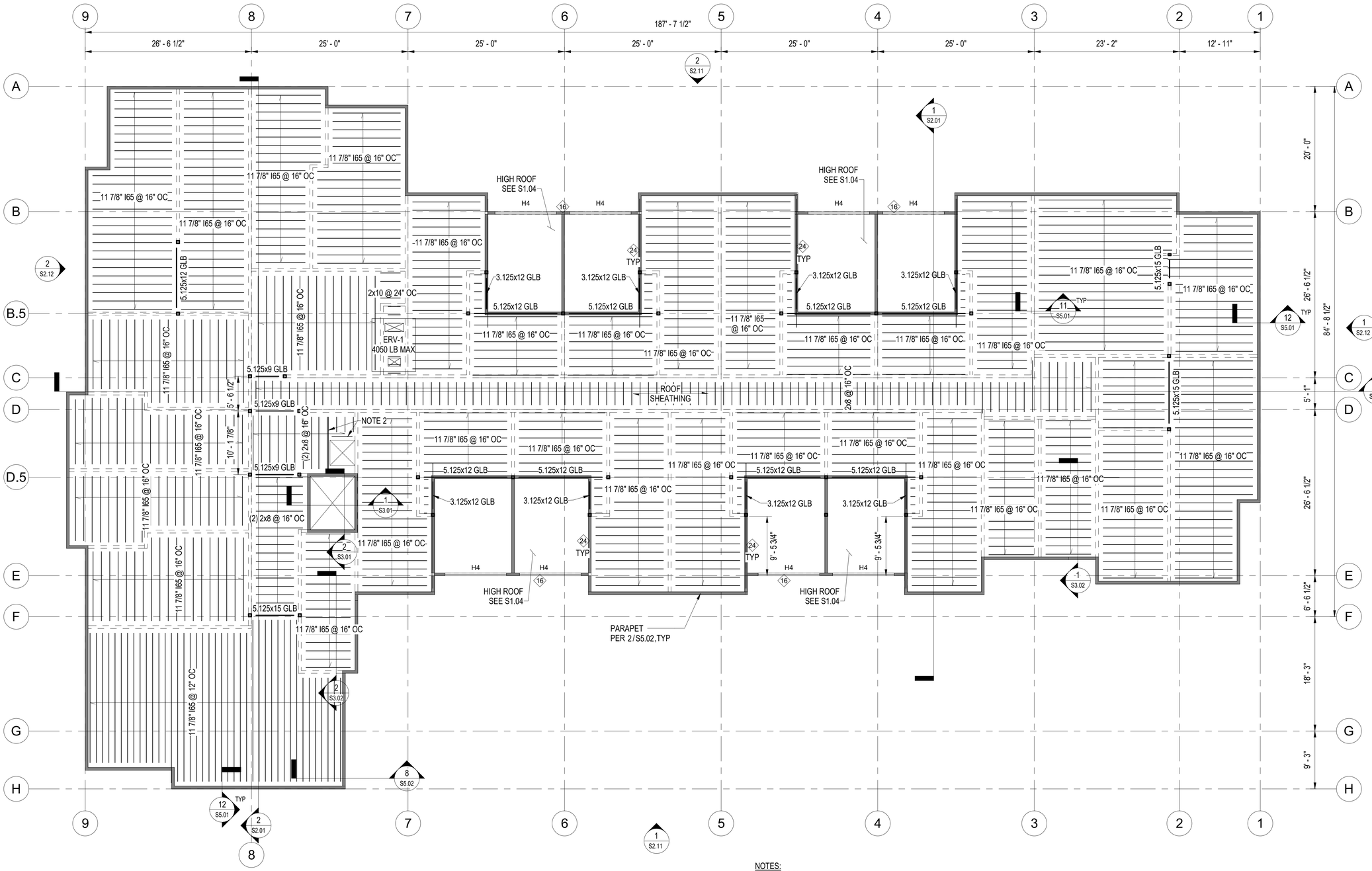
SHEET NAME
LEVEL 3 FRAMING PLAN

SHEET NO
S1.03

HALF SCALE WHEN PRINTED AT 11x17



NOTES:
1. NOT USED
2. PROVIDE 3" LVL JOIST AT EDGES OF OPENING AND HEADER TO SUPPORT CUT JOISTS, SIM TO 5/S3.01

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

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p. 907.344.3424 f. 907.771.9776

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SHEET NAME
MAIN ROOF FRAMING PLAN

SHEET NO.
S1.04

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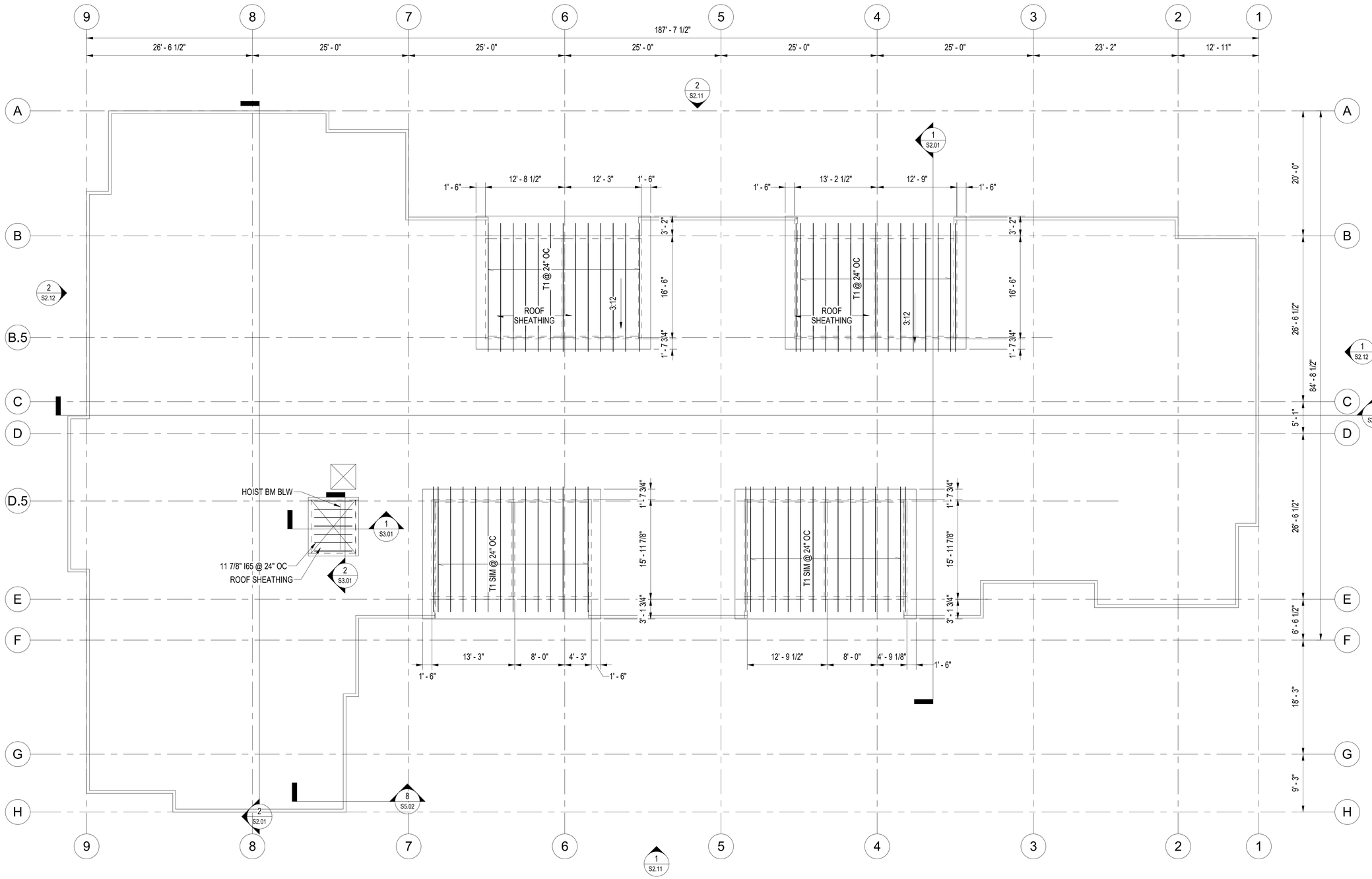

1 HIGH ROOF FRAMING PLAN

1/8" = 1'-0"

N

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spark design, llc
architecture • interiors • design-build
5401 - cordova street - suite 203
anchorage, alaska 99518
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SHEET NAME
HIGH ROOF FRAMING PLAN

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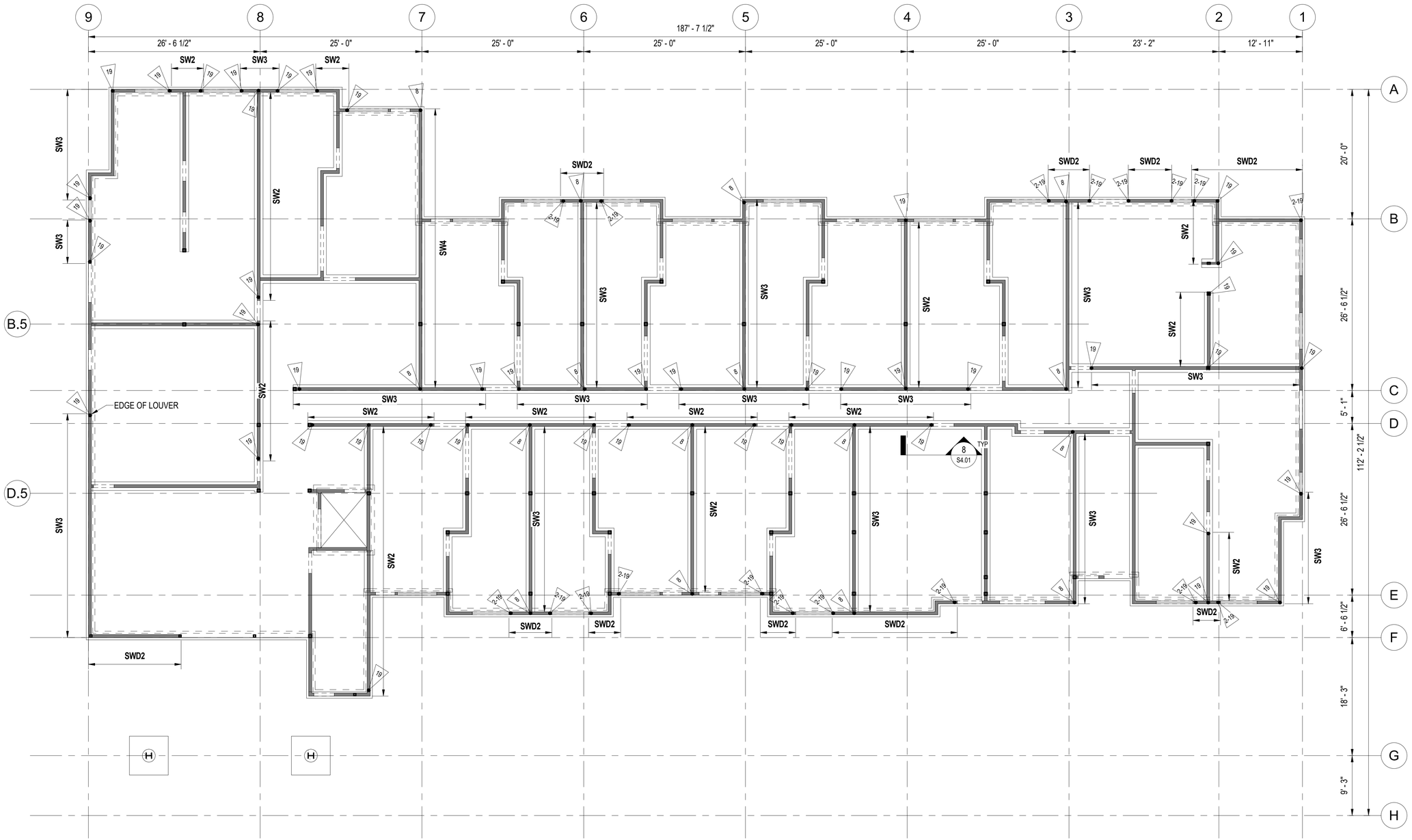

1 LEVEL 1 LATERAL PLAN

1/8" = 1'-0"

N

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49 TH
ELLEN E. HAMEL
No. T13259
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SPARK DESIGN, LLC #AECL1394

sparkdesign,llc
architecture • interiors • design-build
5401 - cordova street, suite 103
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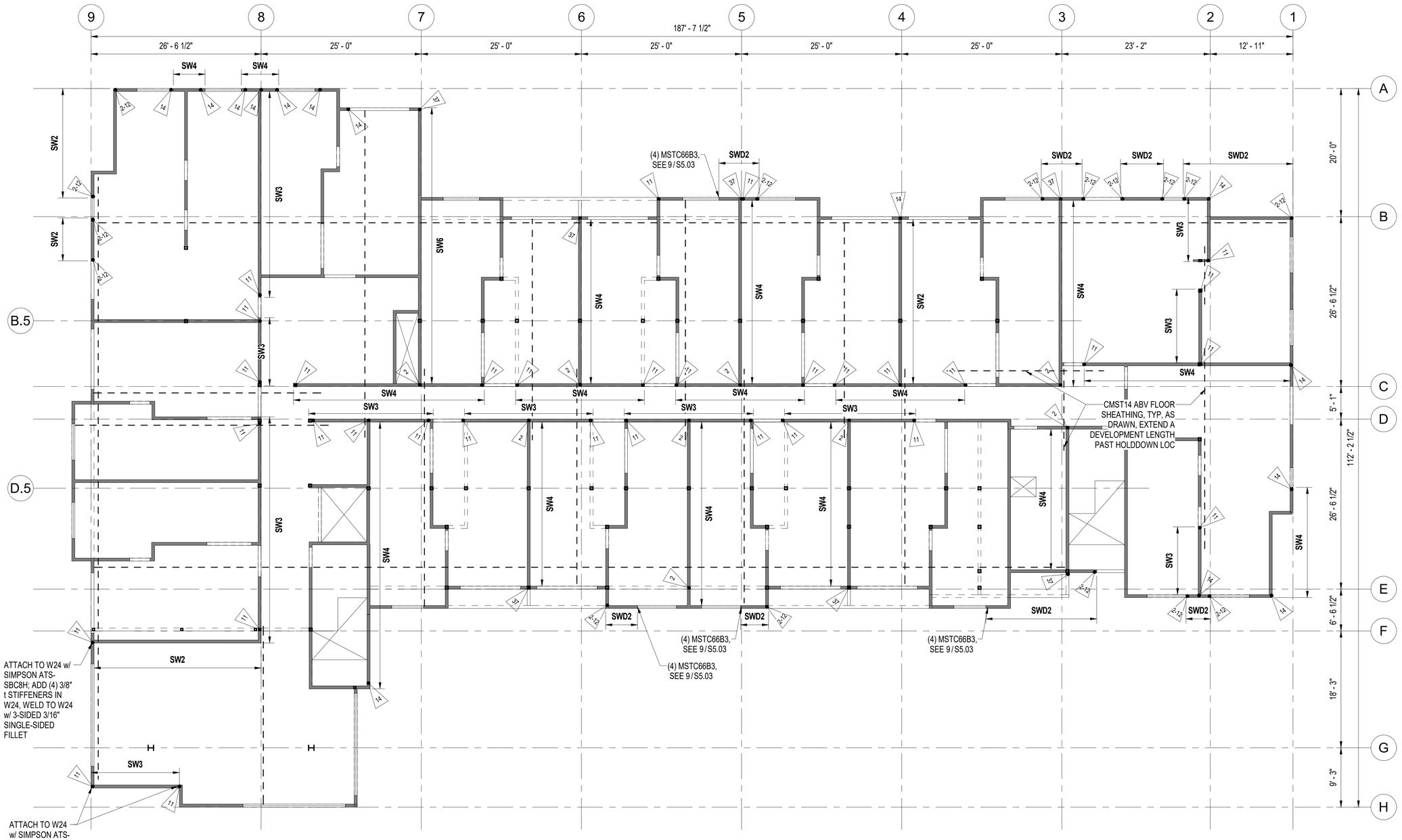
SHEET NAME
LEVEL 1 LATERAL PLAN

SHEET NO.
S1.11

HALF SCALE WHEN PRINTED AT 11x17



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

N

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SHEET NAME
LEVEL 2 LATERAL PLAN

SHEET NO
S1.12

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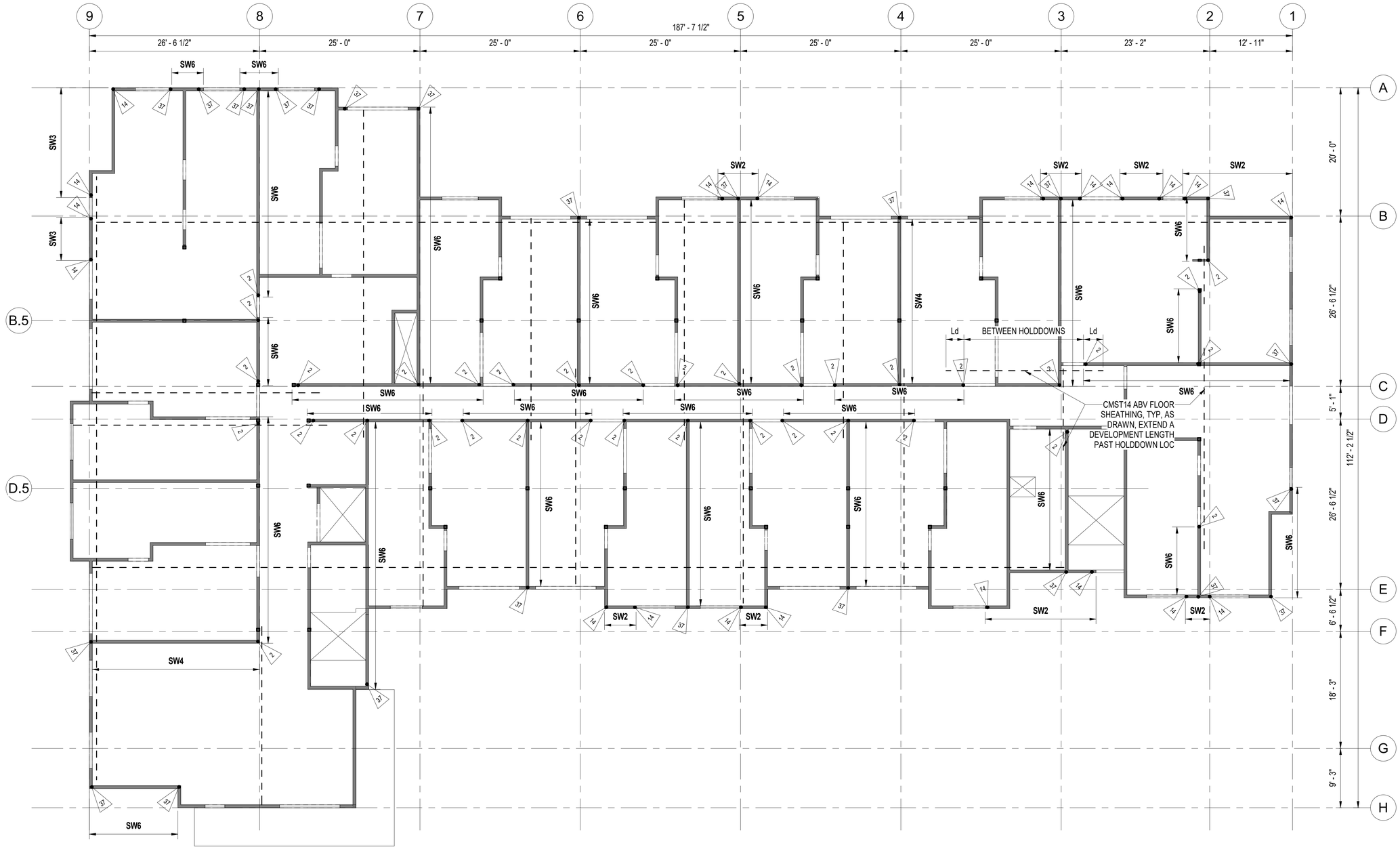

1 LEVEL 3 LATERAL PLAN

1/8" = 1'-0"

N

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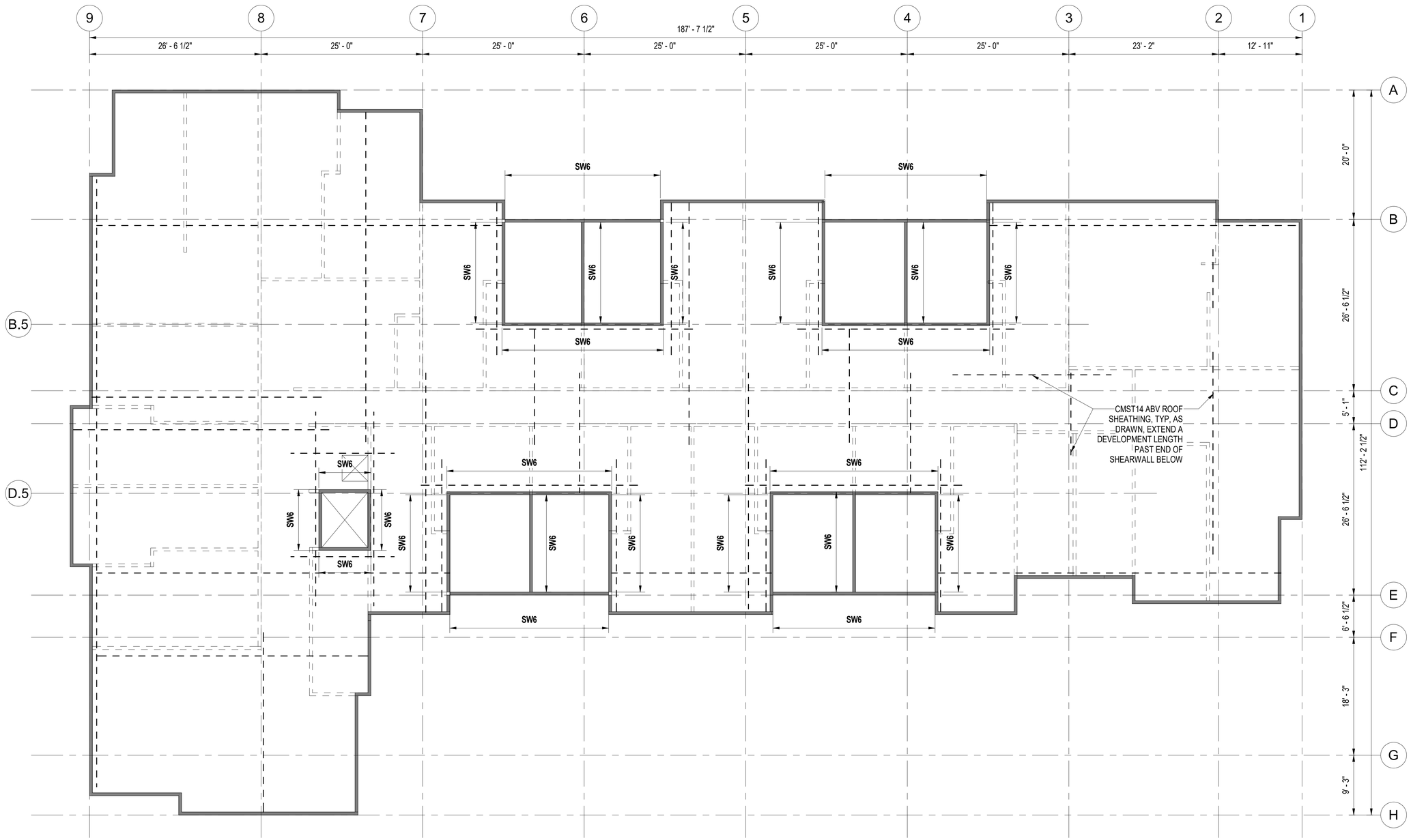
SHEET NAME
LEVEL 3 LATERAL PLAN

SHEET NO
S1.13

HALF SCALE WHEN PRINTED AT 11x17



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

N

STATE OF ALASKA
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ELLEN E. HAMEL
No. T13259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

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SPARK DESIGN, LLC #AECL1394

architecture • interiors • design-build
5401 - cordova street, suite 103
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

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#	DESCRIPTION	DATE

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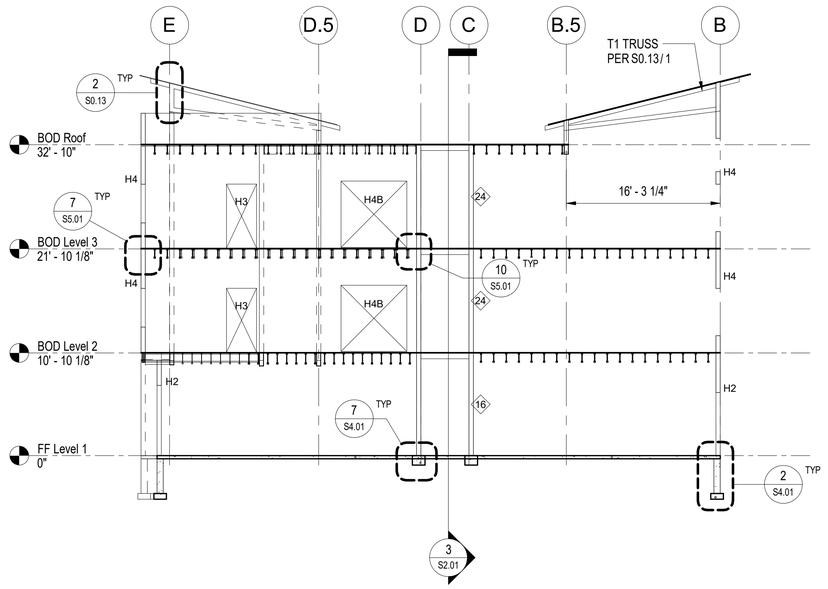
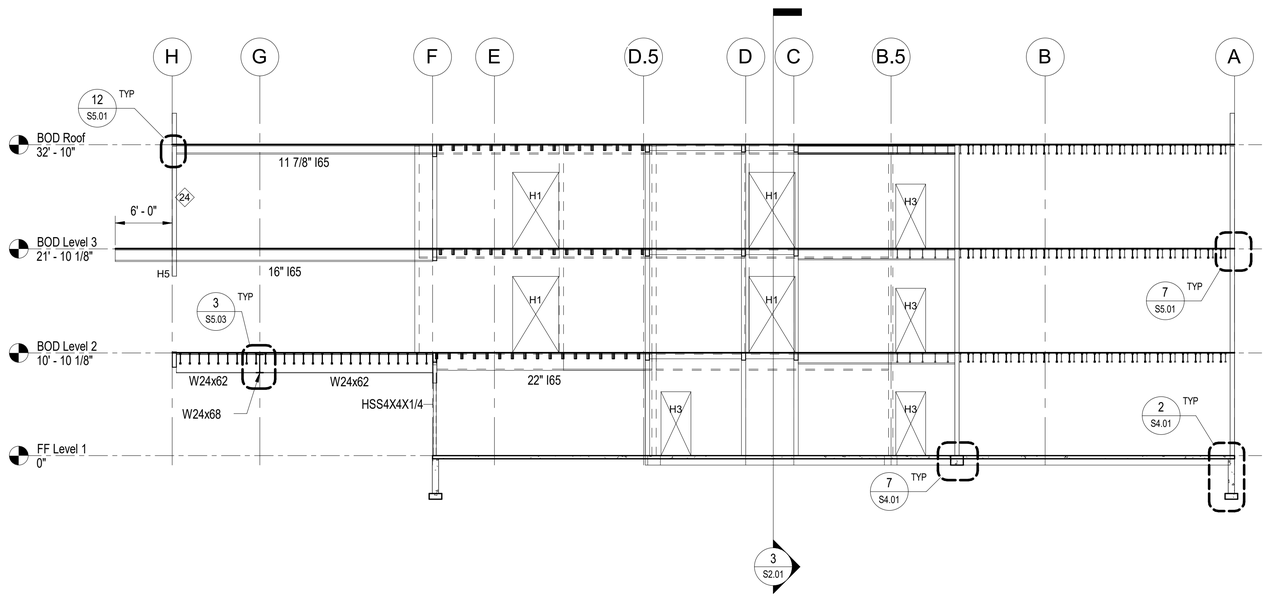
SHEET NAME
MAIN ROOF LATERAL PLAN

SHEET NO.
S1.14

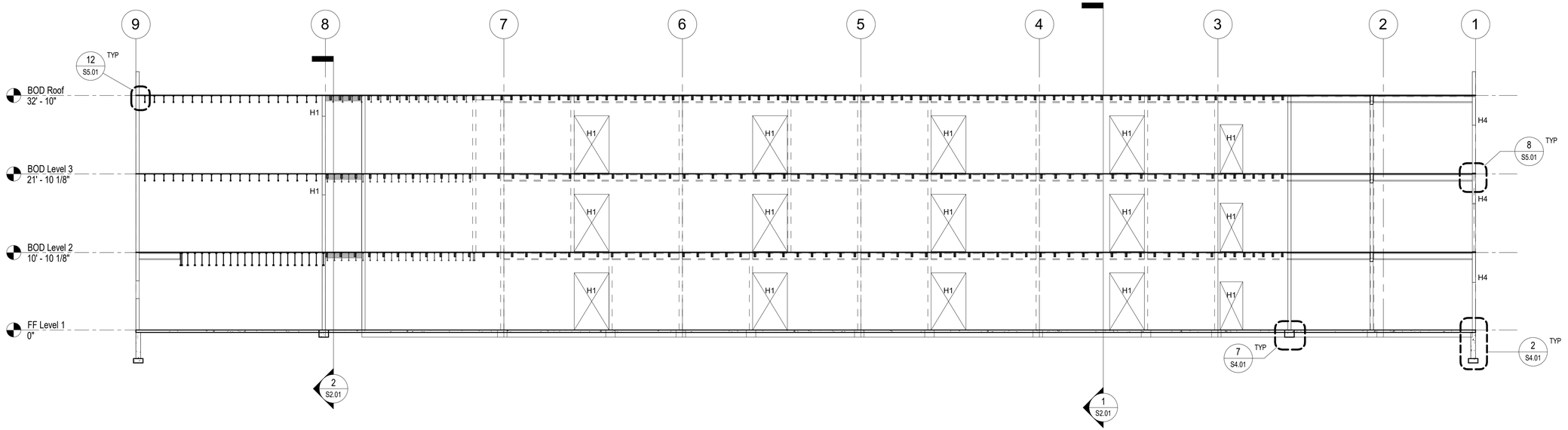
HALF SCALE WHEN PRINTED AT 11x17



1 S2.01 BUILDING SECTION @ HIGH ROOF
1/8" = 1'-0"



2 S2.01 BUILDING SECTION AT ENTRY & OVERHANG
1/8" = 1'-0"



3 S2.01 BUILDING SECTION, LONGITUDINAL AT HALLWAY
1/8" = 1'-0"

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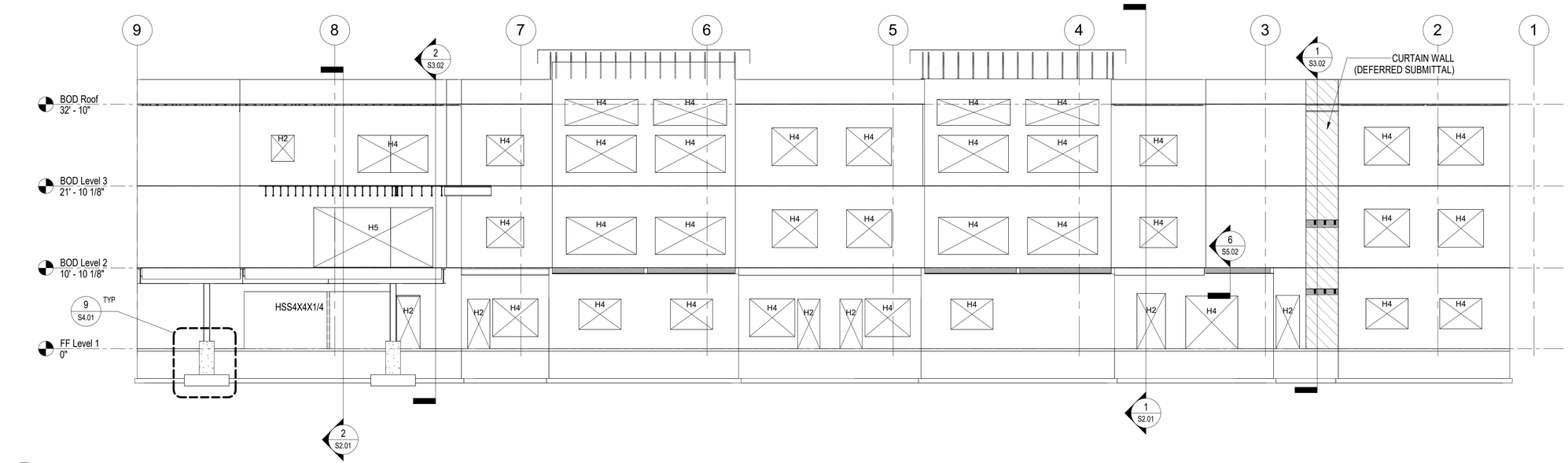
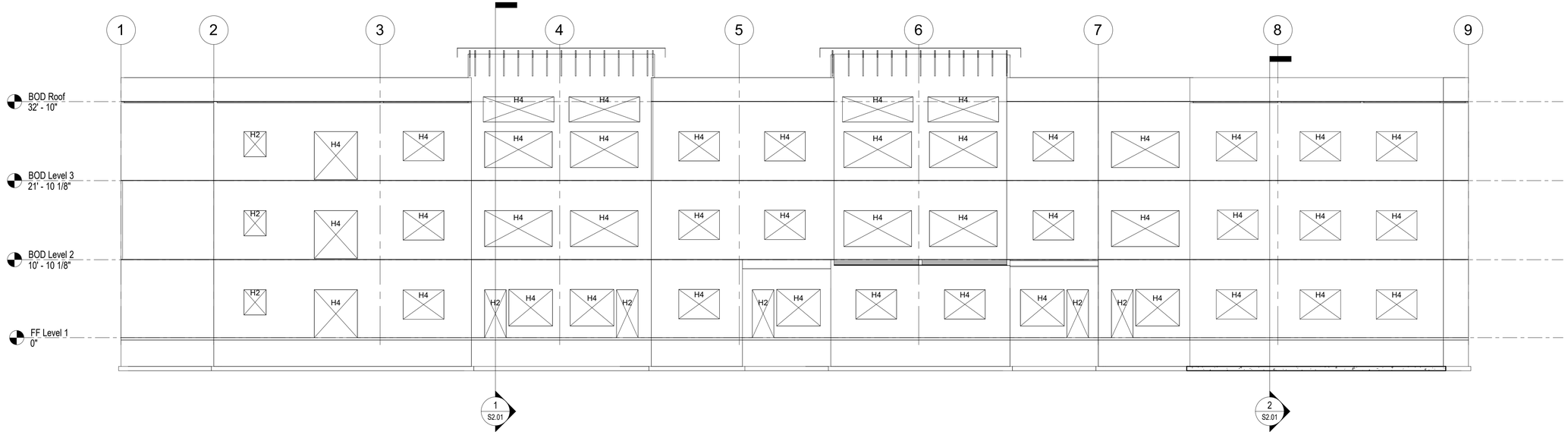
SHEET NAME
BUILDING SECTIONS

SHEET NO.
S2.01

HALF SCALE WHEN PRINTED AT 11x17



1 S2.11 ELEVATION - GRID F/G/H
1/8" = 1'-0"



2 S2.11 ELEVATION - GRID A/B
1/8" = 1'-0"

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anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776
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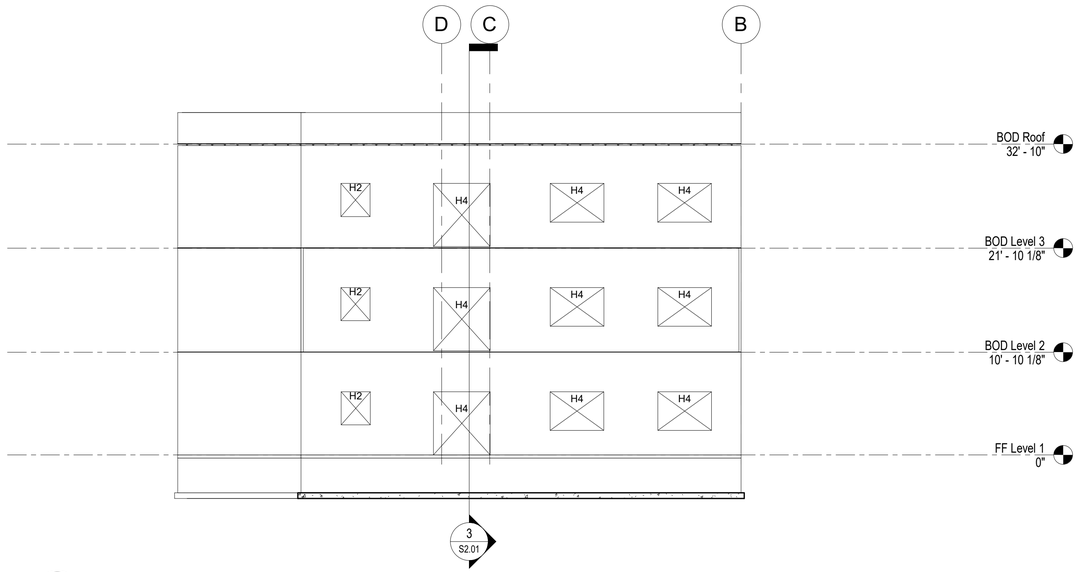
SHEET NAME
BUILDING EXTERIOR ELEVATIONS

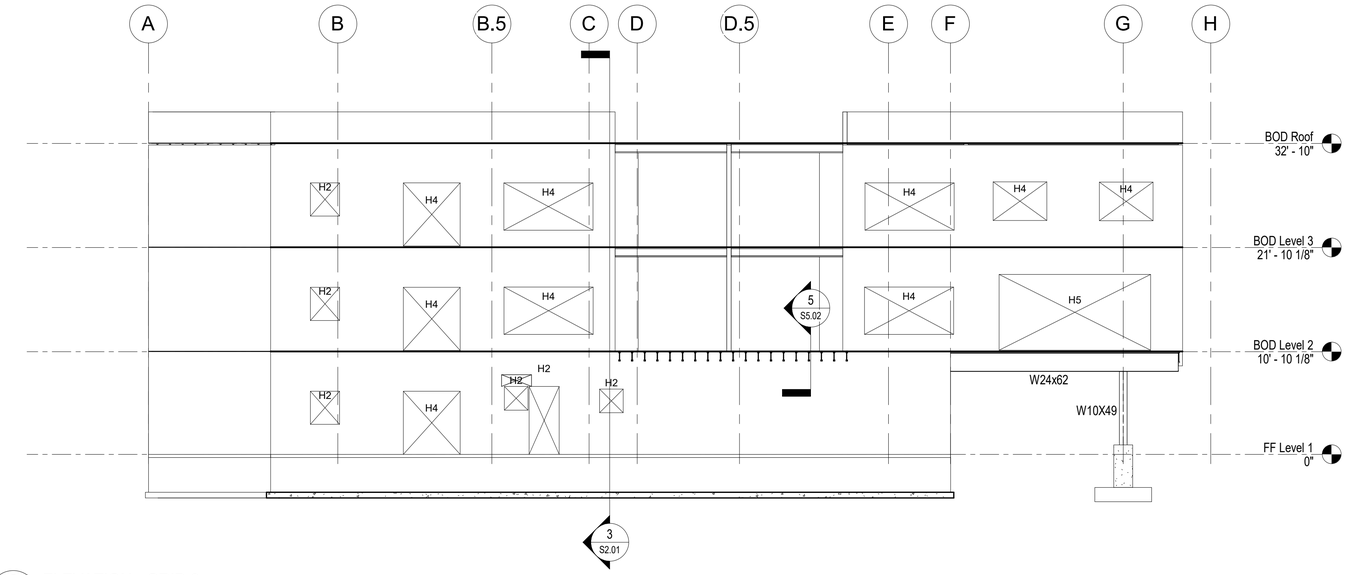
SHEET NO.
S2.11

HALF SCALE WHEN PRINTED AT 11x17



1 S2.12 ELEVATION - GRID 1

1/8" = 1'-0"



2 S2.12 ELEVATION - GRID 9

1/8" = 1'-0"

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ELLEN E. HAMEL
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REGISTERED PROFESSIONAL ENGINEER
3/6/23

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

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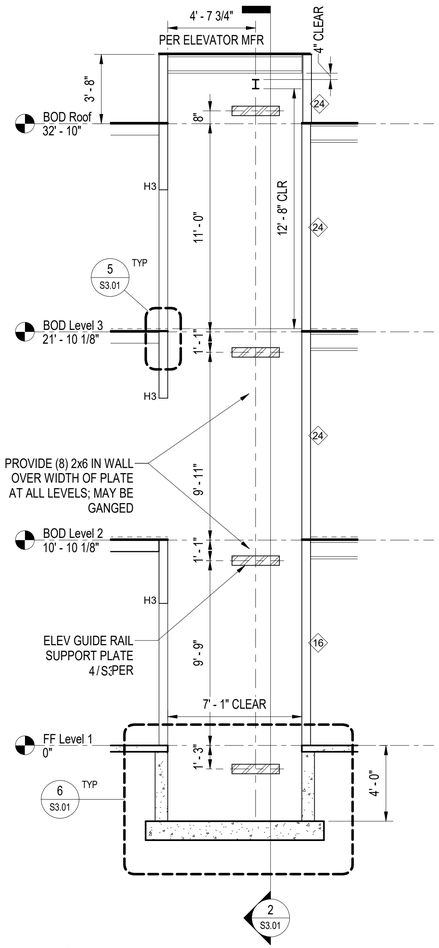
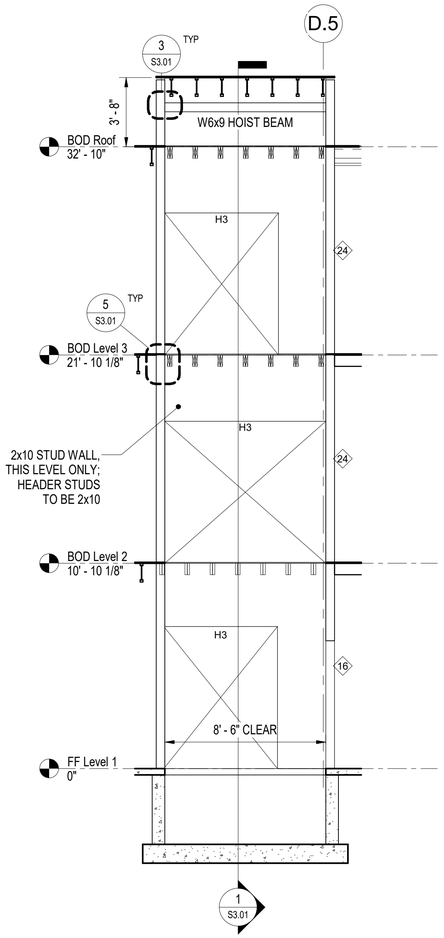
SHEET NAME
BUILDING EXTERIOR ELEVATIONS

SHEET NO.
S2.12

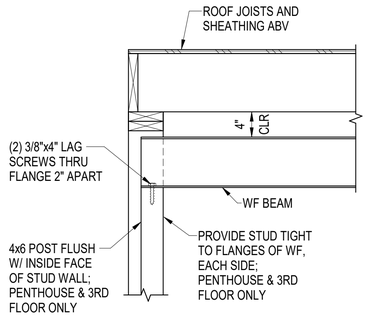
HALF SCALE WHEN PRINTED AT 11x17



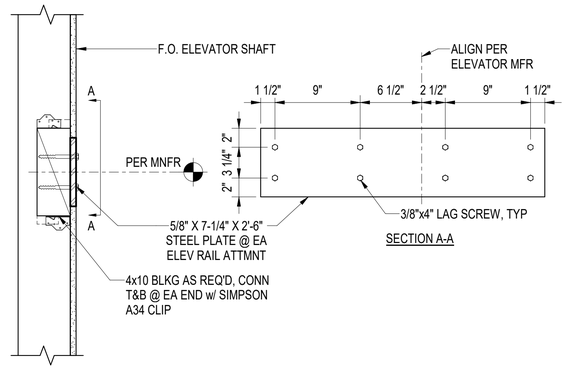
1 S3.01 ELEVATOR SECTION W/ GUIDE PLATES
1/4" = 1'-0"



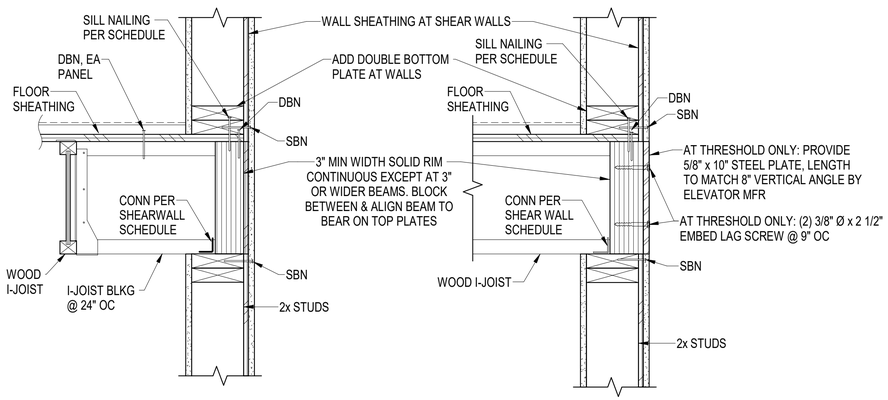
2 S3.01 ELEVATOR SECTION
1/4" = 1'-0"



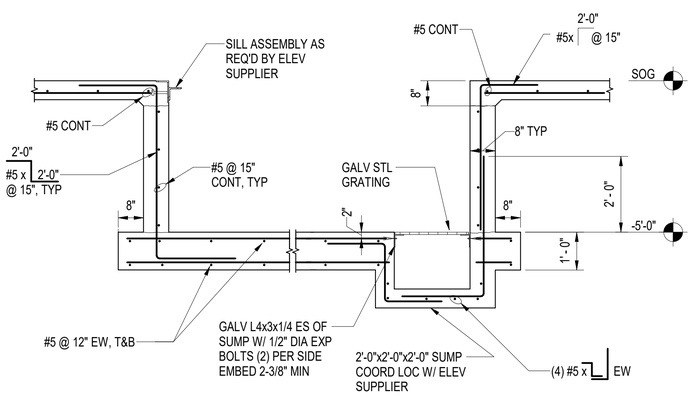
3 S3.01 ELEVATOR HOIST BEAM SUPPORT
1" = 1'-0"



4 S3.01 ELEVATOR GUIDE RAIL SUPPORT CONN
1 1/2" = 1'-0"



5 S3.01 TYP 1-HOUR RATED SHAFT FRAMING
1 1/2" = 1'-0"



6 S3.01 ELEVATOR PIT SECTION
1/2" = 1'-0"

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49 TH
Ellen Hamel
ELLEN E. HAMEL
No. T13259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

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anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

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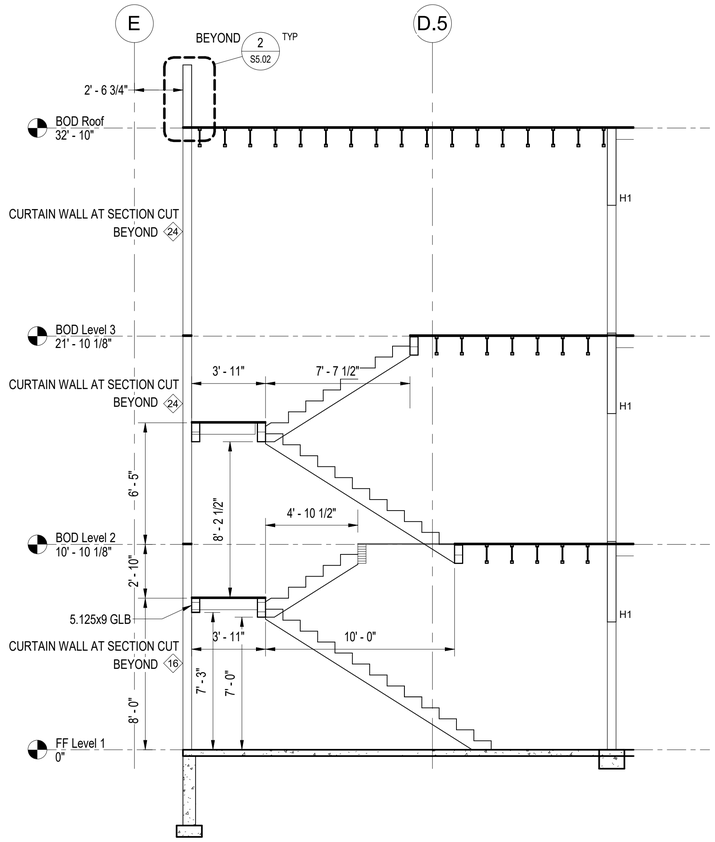
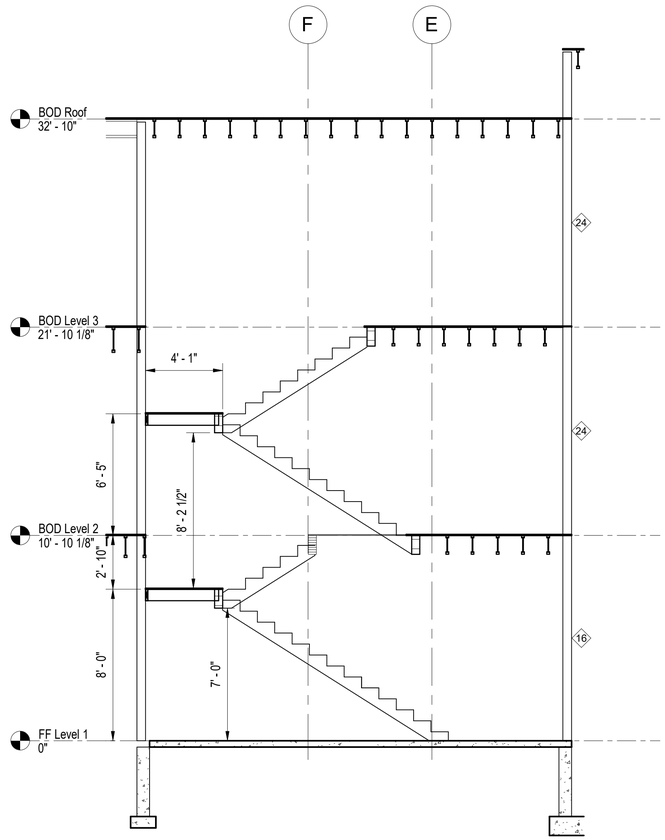
SHEET NAME
ELEVATOR SHAFT

SHEET NO.
S3.01

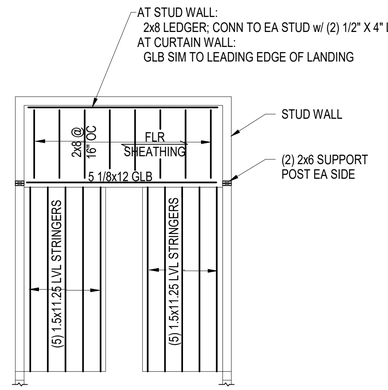
HALF SCALE WHEN PRINTED AT 11x17



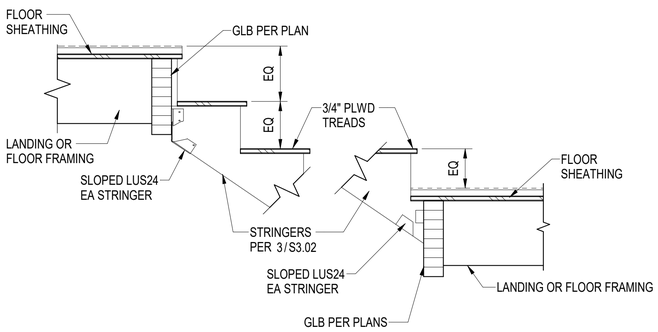
1 WEST STAIR SECTION
S3.02 1/4" = 1'-0"



2 EAST STAIR SECTION
S3.02 1/4" = 1'-0"



3 TYP STAIR FRAMING
S3.02 1/4" = 1'-0"



4 TYP STAIRS
S3.02 1" = 1'-0"

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ELLEN E. HAMEL
No. T13259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

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

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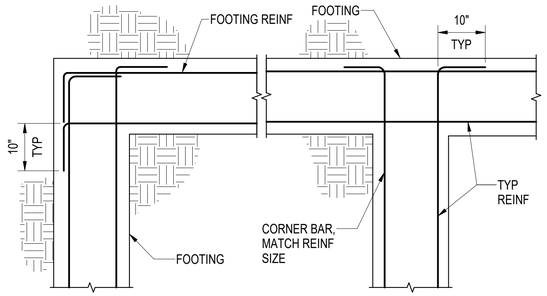
SHEET NAME
STAIR SECTIONS

SHEET NO
S3.02

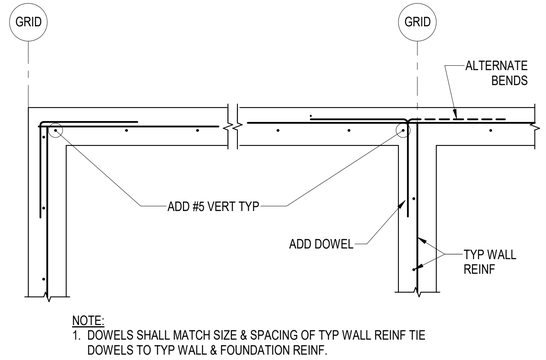
HALF SCALE WHEN PRINTED AT 11x17



PLAN VIEW

1 S4.01 TYP CONC FOOTING CORNERS

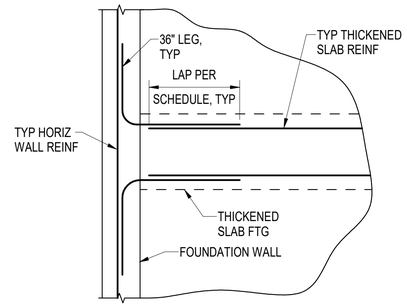
3/4" = 1'-0"



NOTE:
1. DOWELS SHALL MATCH SIZE & SPACING OF TYP WALL REINF TIE DOWELS TO TYP WALL & FOUNDATION REINF.

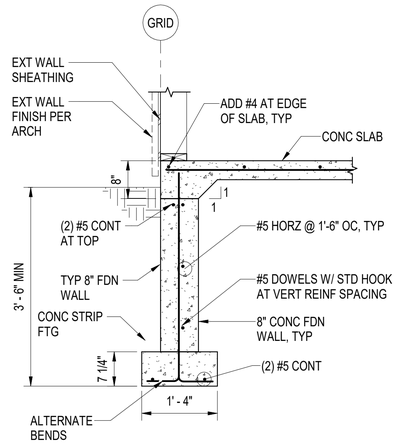
2 S4.01 TYP CONC FDN WALL CORNERS

3/4" = 1'-0"



3 S4.01 TYP THICKENED SLAB FTG TO FDN WALL

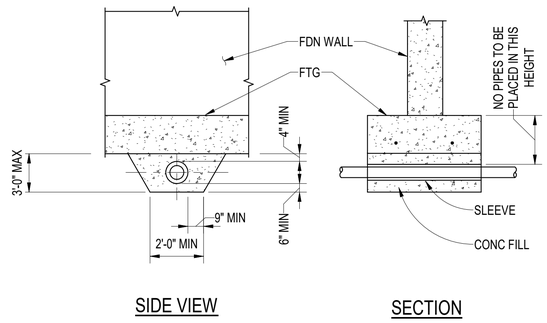
3/4" = 1'-0"



4 S4.01 TYP CONC FDN WALL

3/4" = 1'-0"

NOTE:
ALL PIPES TO CLEAR SLEEVES BY 1/2"Ø ALL AROUND. CAULK AS REQ'D NEVER TO BE MORE THAN 2'-6" BELOW BOTTOM OF FOOTING, STEP FOOTING IF REQ'D

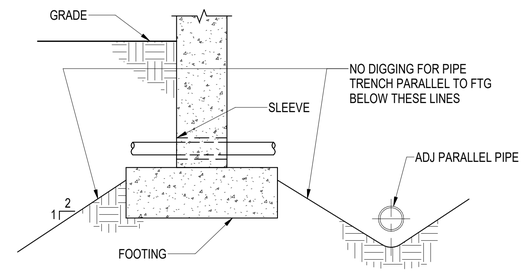


SIDE VIEW SECTION

5 S4.01 TYP UTILITY BELOW FDN WALL

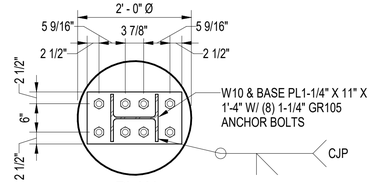
3/4" = 1'-0"

NOTES:
1. ALL PIPES TO CLEAR SLEEVES BY 1/2"Ø CAULK AS REQ'D.
2. SIM FOR VERT SLEEVED HOLES IN FTGS.

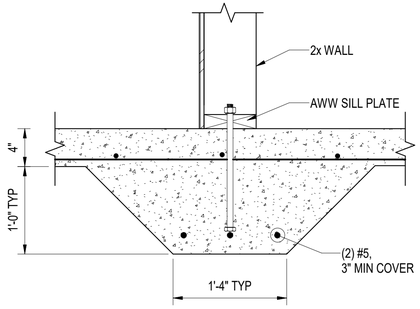


6 S4.01 TYP FDN WALL PENETRATION & EXCAVATION

1" = 1'-0"

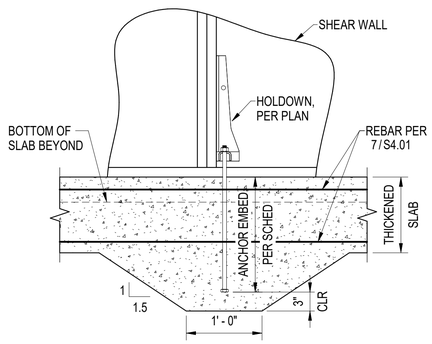


PLAN



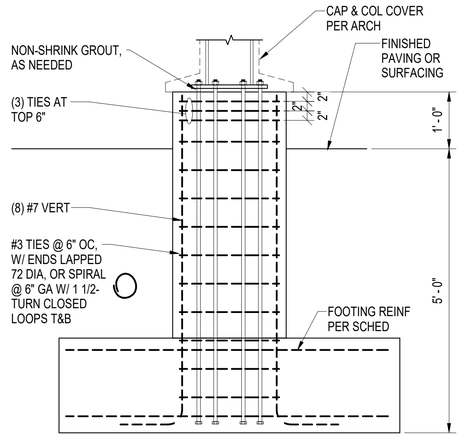
7 S4.01 TYP THICKENED SLAB

1 1/2" = 1'-0"



8 S4.01 TYP THICKENED SLAB AT HOLDOWN

1" = 1'-0"



ELEVATION

9 S4.01 PIER FOUNDATION

3/4" = 1'-0"

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ELLEN E. HAMEL
No. 713259
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3/6/23

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architecture • interiors • design-build
5401 - cordova street - suite 103
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

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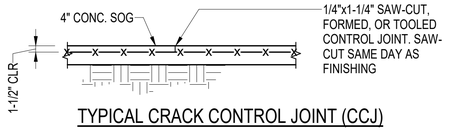
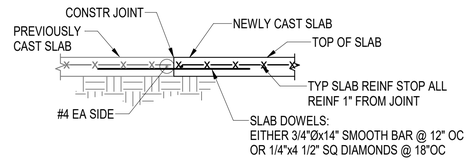
SHEET NAME
FOUNDATION DETAILS

SHEET NO.
S4.01

HALF SCALE WHEN PRINTED AT 11x17



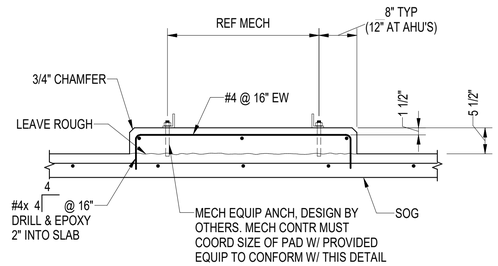
TYPICAL CRACK CONTROL JOINT (CCJ)



TYPICAL CONSTRUCTION JOINT (CJ)

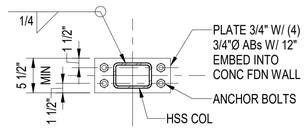
NOTES:
1. CONSTRUCTION JOINTS MAY BE USED AT ANY CONTROL JOINT.
2. LOCATE JOINTS BTWN 24x & 36x SLAB THICKNESS "t" IN BOTH DIRECTIONS.
3. CREATE SQUARE OR REGTANGULAR SPACES BTWN JOINTS (NOT TRIANGULAR). DO NOT EXCEED 1.5:1 ASPECT RATIO IN RECTANGULAR PORTIONS. DO NOT CREATE T- OR L-SHAPED PORTIONS. LOCATE JOINTS AT EACH RE-ENTRANT CORNER OR REINF W/ #4x4'-0" DIAG BAR.

1 S4.02 TYP SOG JOINT DETAILS
3/4" = 1'-0"

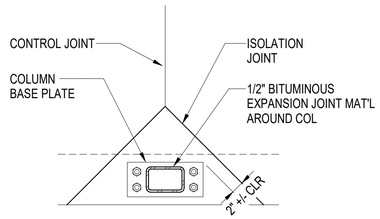


2 S4.02 TYP HOUSEKEEPING PAD
3/4" = 1'-0"

ELEVATION



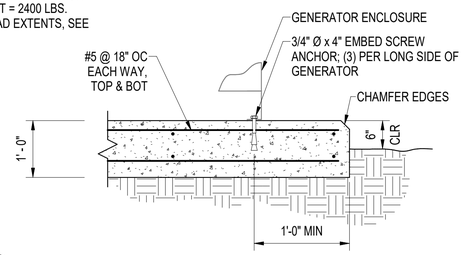
PERIMETER BASE PLATE ON FDN WALL



SLAB BLOCK-OUT

3 S4.02 PERIMETER STEEL COL BASE PL
1" = 1'-0"

NOTE:
1. MAXIMUM GENERATOR WEIGHT = 2400 LBS.
2. FOR PAD EXTENTS, SEE ARCH.



4 S4.02 GENERATOR PAD
3/4" = 1'-0"

STATE OF ALASKA
49 TH
ELLEN E. HAMEL
No. T13259
REGISTERED PROFESSIONAL ENGINEER
3/6/23

CERTIFICATE OF AUTHORIZATION NO: SPARK DESIGN, LLC #AECL1394

spark design, llc
architecture • interiors • design-build
5401 - cordova street, suite 103
anchorage, alaska 99518
p: 907.344.3424 f: 907.771.9776

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ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

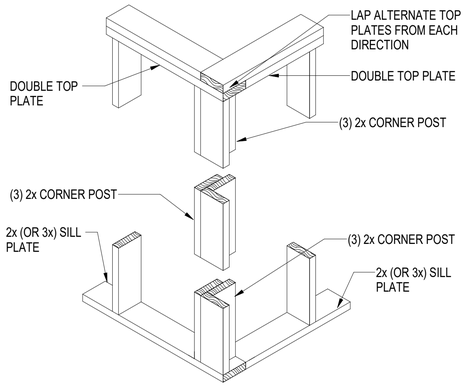
#	DESCRIPTION	DATE

JOB NO.	402023.006
DATE	03.06.2023
DRAWN	TM
REVIEWED	EH

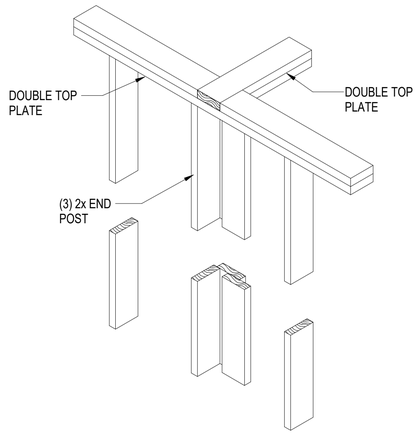
SHEET NAME
FOUNDATION DETAILS

SHEET NO
S4.02

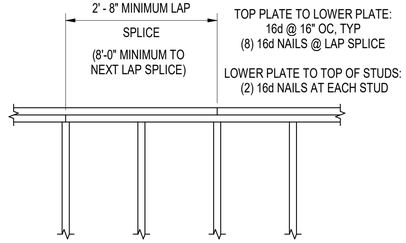
HALF SCALE WHEN PRINTED AT 11x17



1 S5.01 TYP STUD WALL OUTSIDE CORNER
3/4" = 1'-0"



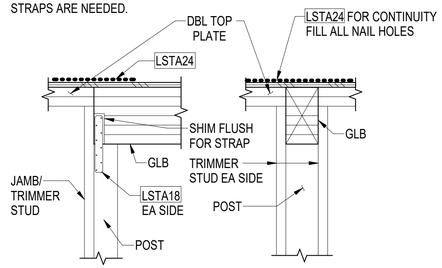
2 S5.01 TYP STUD WALL INTERSECTION
3/4" = 1'-0"



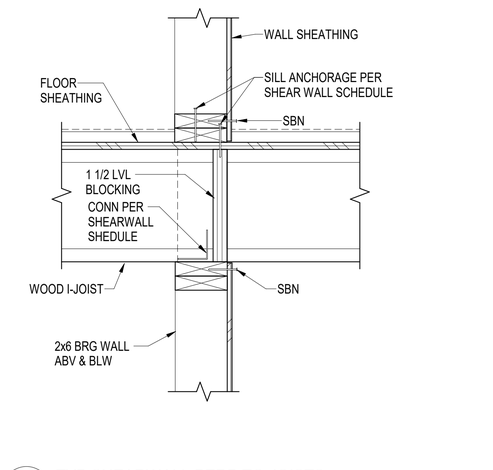
NOTE:
STUDS @ 16" OC UNLESS OTHERWISE NOTED

3 S5.01 TYP TOP PLATE DETAIL
3/4" = 1'-0"

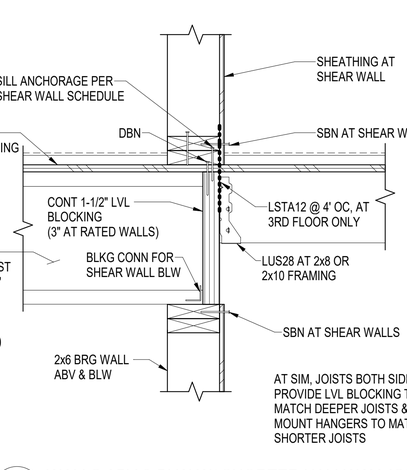
NOTE: LSTA24 STRAPS INDICATED BELOW ONLY REQUIRED WHERE DOUBLE TOP PLATE IS INTERUPTED. IF TOP PLATE IS CONTINUOUS OVER GLB, NO STRAPS ARE NEEDED.



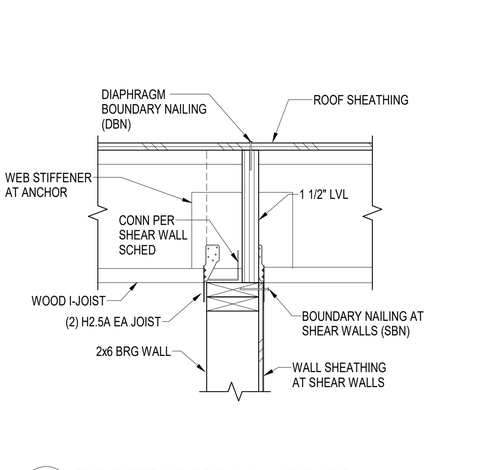
4 S5.01 TYP IN-WALL POST/GLB CONNECTIONS
1" = 1'-0"



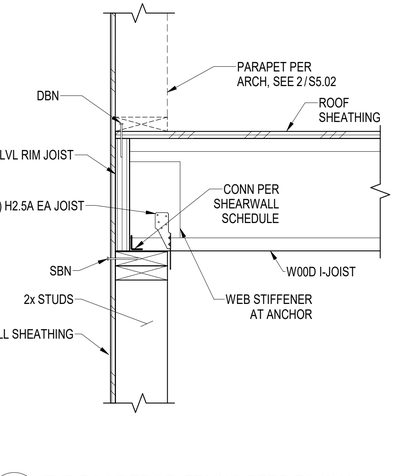
5 S5.01 TYP BRG/SHEAR WALL, PERP TO JOISTS
1 1/2" = 1'-0"



6 S5.01 TYP BRG/SHEAR WALL OVER BEAM, PRL TO JOISTS
1 1/2" = 1'-0"



7 S5.01 TYP FLR EDGE, FRMNG PRL TO WALL
1 1/2" = 1'-0"



8 S5.01 TYP FLOOR EDGE, FRMNG PERP TO WALL
1 1/2" = 1'-0"

9 S5.01 TYP SHEARWALL PERP TO JOISTS
1 1/2" = 1'-0"

10 S5.01 WALLS ABV & BLW W/ SHORTER HALLWAY JOISTS
1 1/2" = 1'-0"

11 S5.01 TYP INTERIOR BRG WALL AT ROOF
1 1/2" = 1'-0"

12 S5.01 TYP ROOF EDGE, FRMNG PERP TO WALL
1 1/2" = 1'-0"

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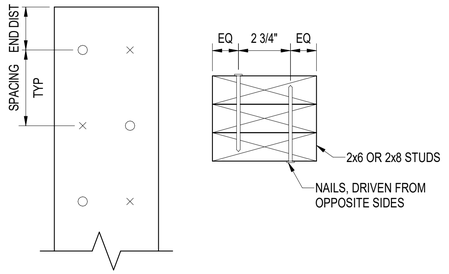
FRAMING DETAILS

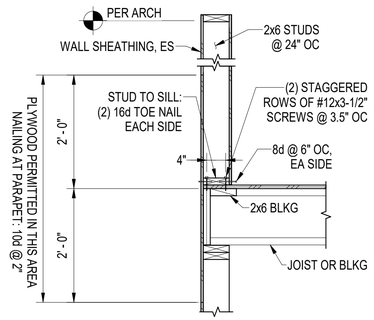
SHEET NO.
S5.01

HALF SCALE WHEN PRINTED AT 11x17

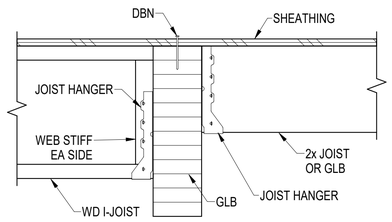
QUANITITY 2x STUDS	NAIL SIZE			END DIST	SPACING
	NAIL	LENGTH	DIAMETER		
(2)	8d OR 10d	3"	0.131" OR 0.148"	2 1/2"	8"
(3)	30d	4 1/2"	0.207"	3 1/2"	8"



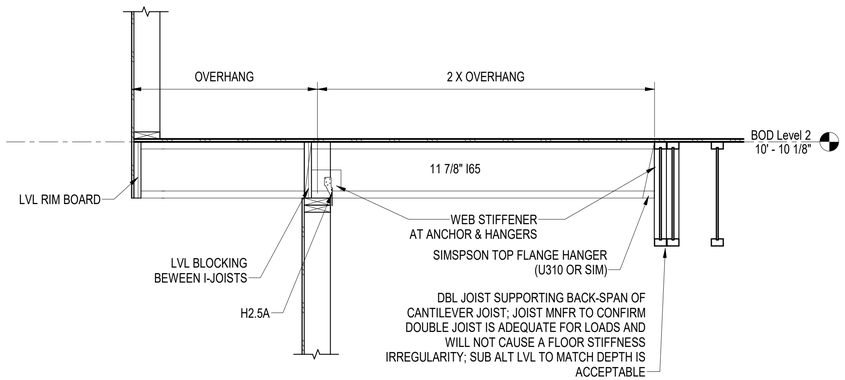
1 S5.02 BUILT UP 2x6 OR 2x8 STUD CONNECTIONS
3" = 1'-0"



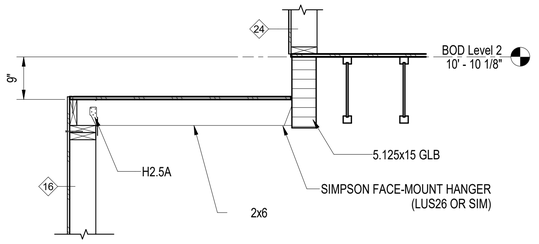
2 S5.02 TYP PARAPET
3/4" = 1'-0"



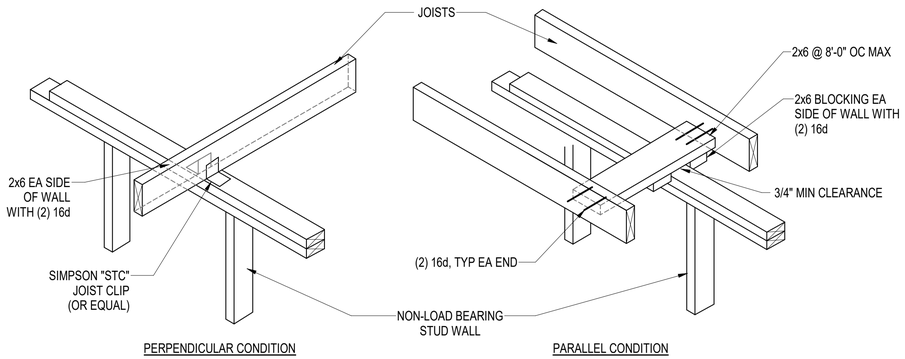
3 S5.02 TYP I-JOIST TO GLB
1 1/2" = 1'-0"



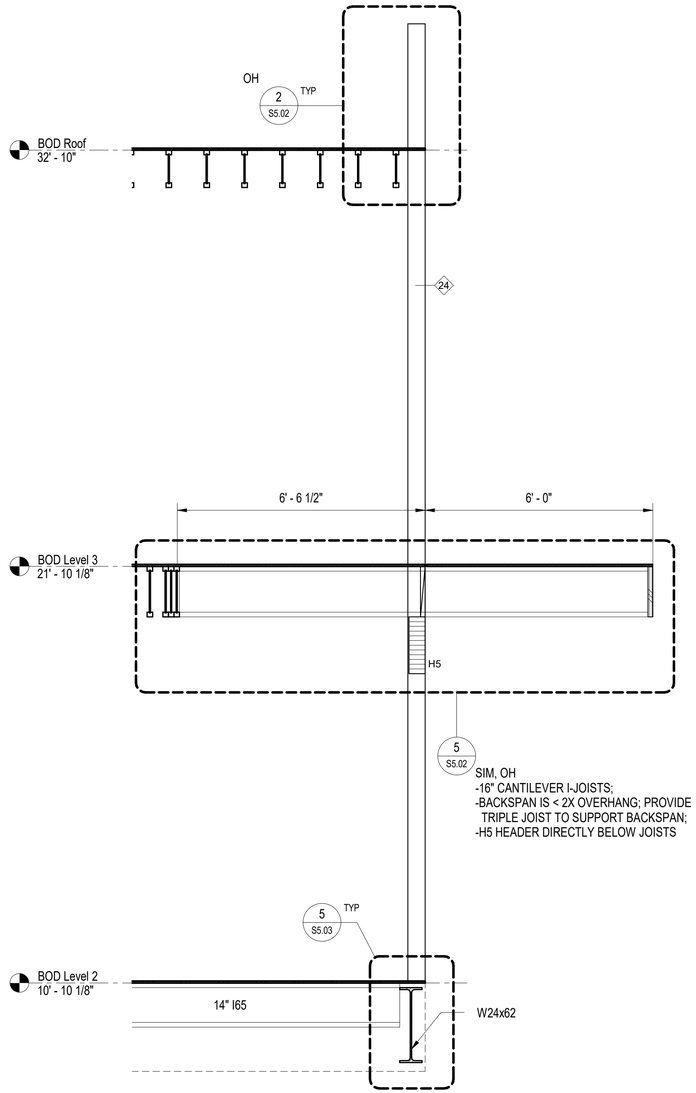
5 S5.02 WALL STEP, CANTILEVER JOISTS
3/4" = 1'-0"



6 S5.02 WALL STEP
3/4" = 1'-0"



7 S5.02 NON-LOAD BEARING WALL BRACING - WOOD ROOF TRUSSES
NTS



8 S5.02 CANOPY AND OVERHANG SECTION
1/2" = 1'-0"

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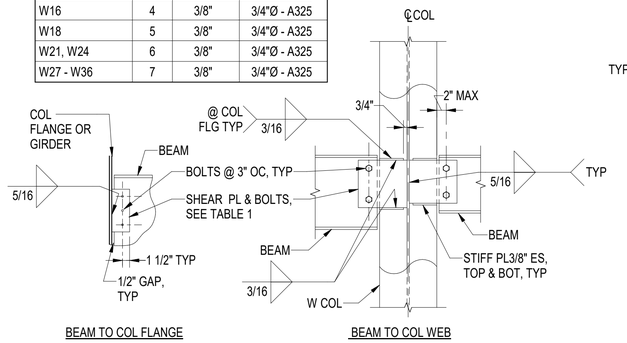
SHEET NAME
FRAMING DETAILS

SHEET NO.
S5.02

HALF SCALE WHEN PRINTED AT 11x17

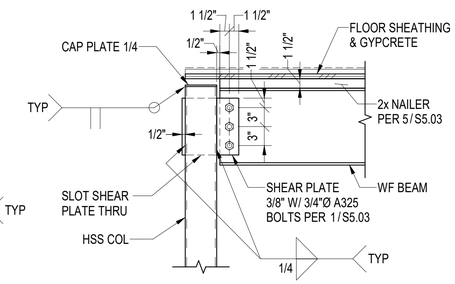
TABLE 1 - SINGLE-PLATE SHEAR CONNS			
BEAM SIZES	BOLTS REQ'D	SHEAR PL THICKNESS	BOLT SIZE & TYPE
W8, W10, C8	2	3/8"	3/4"Ø - A325
W12, W14, C12	3	3/8"	3/4"Ø - A325
W16	4	3/8"	3/4"Ø - A325
W18	5	3/8"	3/4"Ø - A325
W21, W24	6	3/8"	3/4"Ø - A325
W27 - W36	7	3/8"	3/4"Ø - A325

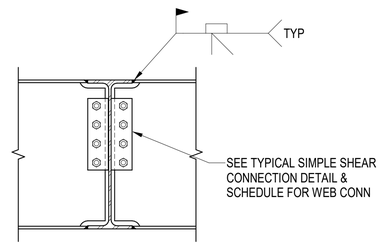
NOTES:
1. ALL BOLTS TO BE SNUG TIGHT, UON.
2. FABRICATE SHEAR PLATES OR BEAMS WITH HORIZ SHORT SLOTTED HOLES.

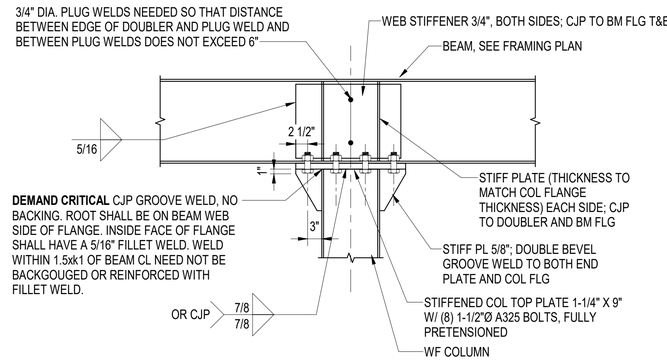


BEAM TO COL FLANGE

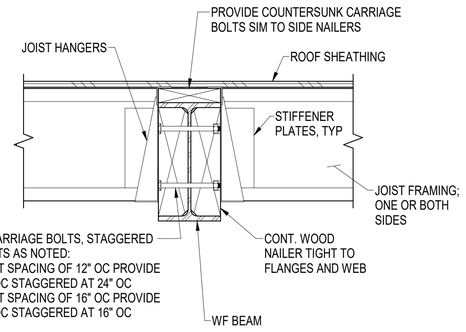
BEAM TO COL WEB



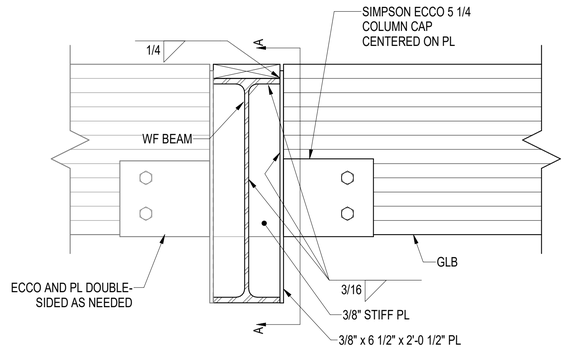




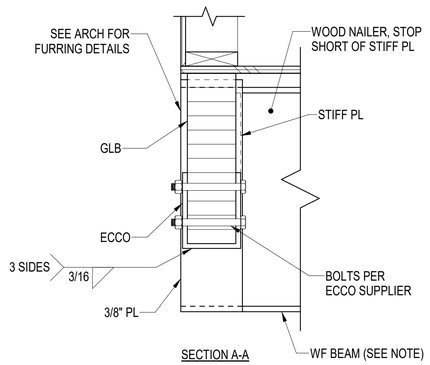
1 S5.03 TYP SIMPLE SHEAR CONNS
3/4" = 1'-0"



2 S5.03 TYP WF BM TO HSS COL
1" = 1'-0"

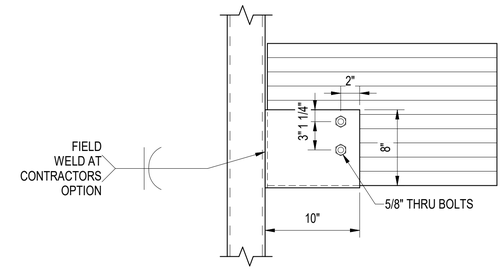


3 S5.03 CANTILEVER BEAM MOMENT CONN
1" = 1'-0"



NOTE: WF BEAM CONTINUOUS AT LOCATIONS SHOWN ON PLAN

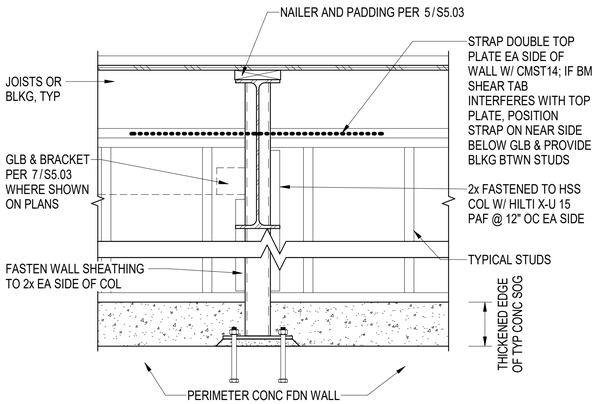
4 S5.03 BEAM OVER WF COL CONN, MOMENT FRAME
3/4" = 1'-0"



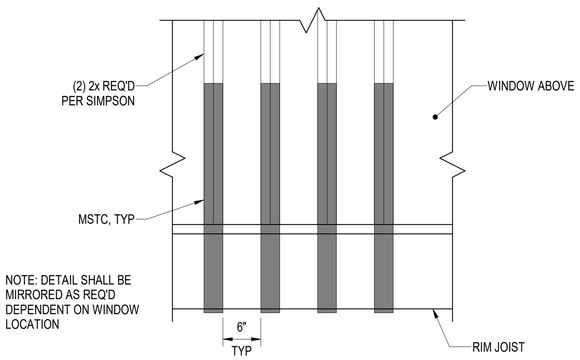
5 S5.03 STEEL BEAM NAILERS
1 1/2" = 1'-0"

6 S5.03 GLB BUCKET TO SIDE OF WF BEAM
1 1/2" = 1'-0"

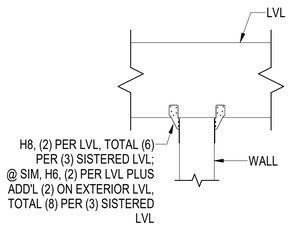
7 S5.03 GLB BUCKET TO SIDE OF HSS COL
1 1/2" = 1'-0"



8 S5.03 STEEL COLUMN IN WOOD WALL
1" = 1'-0"



9 S5.03 PRE-BENT STRAP @ RIM JOIST
1" = 1'-0"



10 S5.03 LVL OVER WALL CONNECTION
1" = 1'-0"

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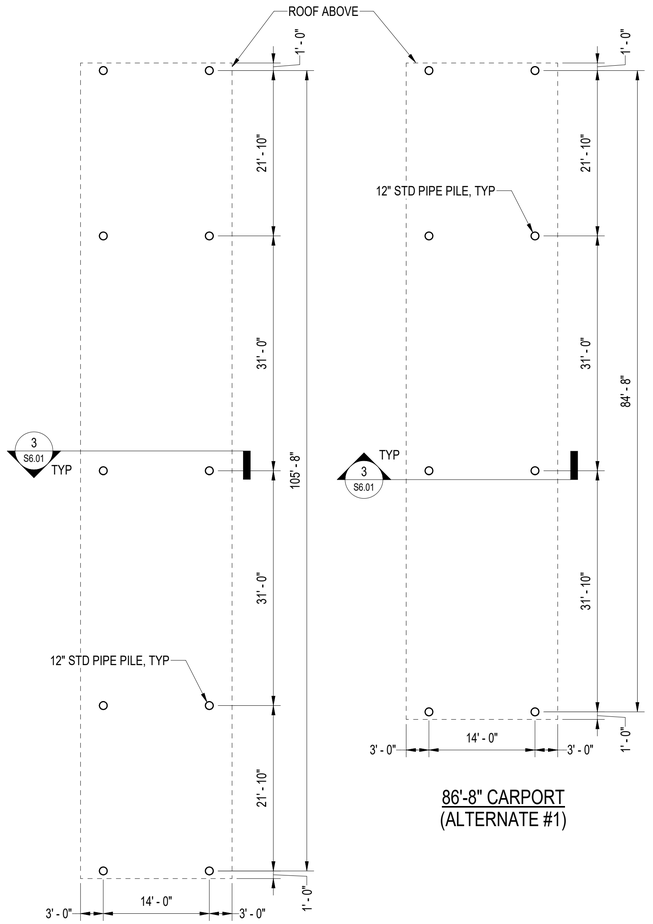
S5.03

HALF SCALE WHEN PRINTED AT 11x17

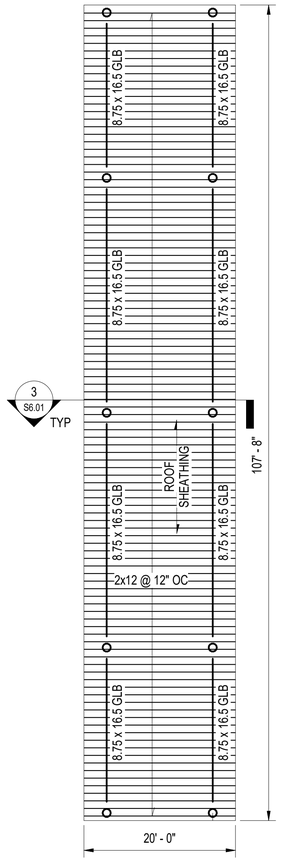


107'-8" CARPORT
(ALTERNATE #1)

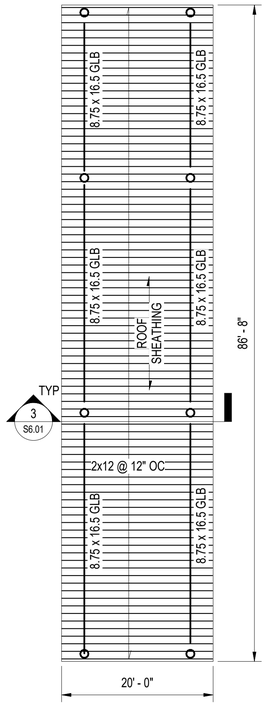
86'-8" CARPORT
(ALTERNATE #1)

NOTE:
1. SEE ARCH FOR CARPORT LOCATIONS AND ORIENTATION.

1 CARPORT FOUNDATION PLANS
S6.01 — 1" = 10'-0"



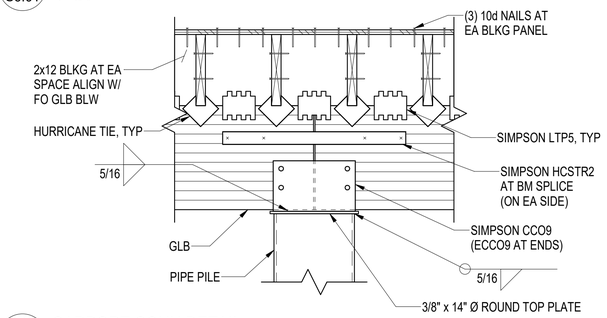
107'-8" CARPORT
(ALTERNATE #1)



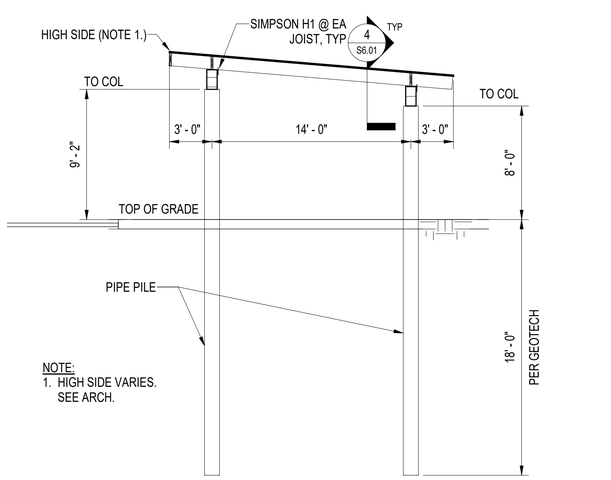
86'-8" CARPORT
(ALTERNATE #1)

NOTE:
1. SEE ARCH FOR CARPORT LOCATIONS AND ORIENTATION.

2 CARPORT ROOF FRAMING PLANS
S6.01 — 1" = 10'-0"



4 CARPORT CONN DETAIL
S6.01 — 1" = 1'-0"



NOTE:
1. HIGH SIDE VARIES. SEE ARCH.

3 SECTION THRU CARPORT
S6.01 — 3/16" = 1'-0"

STRUCTURAL DESIGN DATA
CARPORTS HAVE BEEN DESIGNED FOR THE FOLLOWING OPERATIONAL LOADS ON THE COMPLETED STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING AND BRACING DURING CONSTRUCTION.

SNOW LOAD:
FLAT-ROOF SNOW LOAD, Pf=42 PSF
Is = 1.0, Pg=50 PSF, Ct=1.2, Ce=1.0

BASIC FORCE RESISTING SYSTEM:
CANTILEVER STEEL COLUMNS, SPECIAL, R=2.5, Cs=0.423, Omega=1.25

ANALYSIS PROCEDURE IS LINEAR STATIC. LATERAL FORCES ARE TRANSFERRED TO THE CANTILEVER COLUMNS BY FLEXIBLE DIAPHRAGMS.

FOUNDATIONS
PILE FOUNDATIONS ARE DESIGNED PER GEOTECHNICAL RECOMMENDATION BY NORTHERN GEOTECHNICAL ENGINEERING ON AUGUST 7, 2020.

MAXIMUM PILE LOADS:
DEAD LEAD = 6,500 LBS
SNOW LOAD = 13,500 LBS
NET WIND UPLIFT = 12,000 LBS
SEISMIC SHEAR = 4,000 LBS

STRUCTURAL STEEL
MATERIALS:
PLATES ASTM A36
PIPE ASTM A53

STEEL SHALL BE PRIMED WITH A ZINC RICH PRIMER AND PAINTED WITH AN EXTERIOR GRADE PAINT.

STRUCTURAL TIMBER NOTES
CARPORT ROOF SHEATHING SHALL BE APA RATED, EXTERIOR, SPAN RATED 40/20, 3/4-INCH MINIMUM THICKNESS.

INSTALL ROOF SHEATHING WITH THE LONG DIMENSION ACROSS SUPPORTS. ALLOW 1/8 INCH SPACING AT PANEL ENDS AND PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER. BLOCKING OF ROOF PANEL EDGES IS NOT REQUIRED. FASTEN ROOF SHEATHING TO SUPPORTING MEMBERS WITH 10d COMMON NAILS AT 6-INCHES ON CENTER AT PANEL EDGES AND 12-INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

DO NOT USE A NAIL GUN TO BLOW HOLES IN THE STRUCTURE.

PENETRATIONS FOR UTILITIES THROUGH GLB AND JOISTS SHALL NOT EXCEED 1.5" DIAMETER AND MUST BE LOCATED WITHIN THE CENTER 1/3 OF THE SPAN OF THE BEAM/JOIST AND WITHIN THE CENTER 1/3 OF THE DEPTH OF THE BEAM/JOIST.

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ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	402023.006
DATE	03.06.2023
DRAWN	TM
REVIEWED	EH

SHEET NAME
CARPORT

SHEET NO.
S6.01

HALF SCALE WHEN PRINTED AT 11x17

MECHANICAL LEGEND

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

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	MINIMUM CONNECTION SIZE CW	HW	TRAP	VENT	WASTE	MANUFACTURER	MODEL	COLOR	TRIM / REMARKS
WC-1	WATER CLOSET - FLOOR MOUNT - ADA	1/2"	---	---	2"	3"	KOHLER	CIMARRON K-3619 (-RA)	WHITE	ONE PIECE, ELONGATED BOWL, CLOSED RIM SEAT WITH COVER, TRIP LEVER ON ACCESSIBLE SIDE
WC-2	WATER CLOSET - FLOOR MOUNT - ADA	1/2"	---	---	2"	3"	KOHLER	CIMARRON K-3619 (-RA)	WHITE	ONE PIECE, ELONGATED BOWL, OPEN RIM SEAT WITH COVER, TRIP LEVER ON ACCESSIBLE SIDE
LV-1	LAVATORY - COUNTER MOUNT - ADA	1/2"	1/2"	1-1/4"	1-1/4"	1-1/2"	KOHLER	PENNINGTON K-2196-4	WHITE	DELTA FAUCET 520-MPU-DST WITH POP-UP DRAIN
LV-2	LAVATORY - WALL MOUNT - ADA	1/2"	1/2"	1-1/4"	1-1/4"	1-1/2"	KOHLER	KINGSTON K-2005	WHITE	DELTA FAUCET 516LF-HDF, GRID STRAINER, CONCEALED ARM SUPPORTS, WALL CARRIER FOR ADA HEIGHT
SK-1	SINK - DOUBLE COMPARTMENT - ADA	1/2"	1/2"	2"	1-1/2"	1-1/2"	JUST	DL-ADA-2233-A-GR	STAINLESS	6-1/2" BOWL DEPTH, REAR CENTER DRAIN, BASKET STRAINERS, DELTA FAUCET B4310LF (ADA), AIR GAP FITTING FOR DISHWASHER, HOLE PUNCH AS REQUIRED FOR TRIM
SK-2	SINK - DOUBLE COMPARTMENT - COMMONS	1/2"	1/2"	2"	1-1/2"	1-1/2"	JUST	DL-ADA-2233-A-GR	STAINLESS	6-1/2" BOWL DEPTH, REAR CENTER DRAIN, BASKET STRAINERS, DELTA FAUCET B4310LF (ADA), HOLE PUNCH AS REQUIRED FOR TRIM
SK-3	SINK - JANITOR	1/2"	1/2"	3"	2"	3"	FIAT	MSB-2424	WHITE	FIAT FAUCET 830-AA, 832-AA HOSE AND BRACKET, E-77-AA VINYL BUMPERGUARD, 889-CC MOP HANGER
SH-1	SHOWER STALL - UFAS	1/2"	1/2"	2"	1-1/2"	1-1/2"	FREEDOM	APFQ6233BFF875	WHITE	GRAB BARS, HAND-HELD SHOWER ASSEMBLY WITH SLIDE BAR AND AUXILIARY SLIDE BAR, REMOVABLE SEAT, PRESSURE BALANCED MIX VALVE, DELTA T13091 SHOWER FAUCET WITH
										RPW324HDF SHOWER HEAD 60" STRETCHABLE METAL HOSE, FIELD CUT OUT SURROUND FOR VALVE, SLIDE BARS, GRAB BARS, ETC. OR CUSTOM FACTORY SURROUND CUT OUTS - COORDINATE
										WITH ARCHITECTURAL SHOWER ELEVATIONS AND DETAILS, LEFT HAND OR RIGHT HAND AS REQUIRED, COLLAPSIBLE WATER DAM - DUZZY 67 OR EQUAL
WB-1	WASHER BOX	1/2"	1/2"	2"	1-1/2"	2"	OATEY	QUADTRO	WHITE	DRAIN ADAPTOR, 1/4 TURN VALVES, WATER HAMMER ARRESTORS
RB-1	RECESSED WATER CONNECTION BOX	1/2"	---	---	---	---	OATEY	FR-ICE MAKER BOX	WHITE	1/4 TURN VALVE, NSF 61 COMPLIANT, FIRE RATED
FD-1	FLOOR DRAIN	---	---	2"	1-1/2"	2"	J.R. SMITH	2005-A	---	ROUND TOP, TRAP PRIMER CONNECTION
RD-1	ROOF DRAIN	---	---	3"	---	---	J.R. SMITH	1010	---	CAST IRON DOME STRAINER
OD-1	OVERFLOW DRAIN	---	---	3"	---	---	J.R. SMITH	1080	---	2" DAM, CAST IRON DOME STRAINER
HB-1	HOSE BIBB - FROST PROOF	3/4"	---	---	---	---	WOODFORD	MODEL B65	---	WITH VACUUM BREAKER, RECESSED LOCKABLE BOX, LOOSE TEE KEY
HB-2	HOSE BIBB	3/4"	---	---	---	---	WOODFORD	MODEL 24	---	INTEGRAL VACUUM BREAKER

EXPANSION TANK SCHEDULE

TAG	MFGR / MODEL	FUNCTION	FLUID	TOTAL VOLUME (GALLONS)	ACCEPTANCE VOLUME (GALLONS)	DIMENSIONS	MATERIAL	LABEL	REMARKS
ET-1	AMTROL / EXTROL 300-L	HYDRONIC EXPANSION	50% P.G.	80.0	80.0	24"Ø x 51"	STEEL/BUTYL	ASME	PRECHARGE TO 15 PSIG
ET-2	AMTROL / THERM-X-TROL ST-120V-C	DOMESTIC HOT WATER EXPANSION	WATER	66.0	34.7	24"Ø x 44"	STEEL/BUTYL	ASME/NSF	PRECHARGE TO WATER SUPPLY STATIC PRESSURE

GLYCOL MAKE-UP TANK SCHEDULE

TAG	MFGR / MODEL	FUNCTION	FLUID	STORAGE (GALLONS)	DIMENSIONS	MATERIAL	ELECTRICAL DATA AMPS/WATTS	VOLTS/PH	LABEL	REMARKS
GT-1	AXIOM / MF300	BUILDING HYDRONIC HEAT SYSTEM	50% P.G.	17.0	17" x 17" x 36"H	PLASTIC	50 WATTS	120/1	UL	WITH PACKAGED PUMP, CONTROLS, LOW LEVEL ALARM AND REMOTE MONITORING CONTACTS AND MOUNTING SHELF

TANK SCHEDULE

TAG	MFGR / MODEL	FUNCTION	FLUID	ACTUAL STORAGE (GALLONS)	DIMENSIONS	MATERIAL	LABEL	REMARKS
WST-1	BOCK / VIJ-397-125	DOMESTIC HOT WATER STORAGE	WATER	360	40"Ø x 98"H	STEEL	ASME	DESIGNED FOR POTABLE HOT WATER STORAGE, VERTICAL TANK, 2" MINIMUM INSULATION WITH STEEL JACKET, GLASS LINED, ANODE RODS, MANWAY, AQUASTAT

WATER HEATER SCHEDULE

TAG	MFGR / MODEL	STORAGE (GALLONS)	FUEL TYPE	INPUT (MBH)	RECOVERY AT 100°F RISE (GPH)	ELECTRICAL DATA AMPS/WATTS	VOLTS/PH	LABEL	REMARKS
WH-1	LOCHNIVAR / ARMOR AWN801PM	4.9	NATURAL GAS	800	931	15.0 AMPS	120/1	ASME	TEMPERATURE AND PRESSURE RELIEF VALVE
WH-2	LOCHNIVAR / ARMOR AWN801PM	4.9	NATURAL GAS	800	931	15.0 AMPS	120/1	ASME	TEMPERATURE AND PRESSURE RELIEF VALVE

TEMPERING VALVE SCHEDULE

TAG	MFGR / MODEL	INLETS SIZE	OUTLET SIZE	FLOW RATE AT 5 PSI (GPM)	CV	CONSTRUCTION	ELECTRICAL DATA AMPS	VOLTS/PH	LABEL	REMARKS
TV-1	HEAT TIMER / ETV-PLUS	2"	2"	103	46	STAINLESS STEEL	0.23 AMPS	120/1	ASSE 1017, NSF	SET OUTLET TEMPERATURE FOR 120°F, LEAD FREE, CONTROL MODULE, COLD WATER PROBE, HOT WATER PROBE AND MIX WATER PROBE

TRAP PRIMER SCHEDULE

TAG	MFGR / MODEL	INLET SIZE	NUMBER OF DRAINS SERVED	ELECTRICAL DATA AMPS	VOLTS/PH	LABEL	REMARKS
TP-1	PPP / P-1	1/2"	PER DWGS	---	---	UPC	PRESSURE DROP ACTIVATED, PPP MODEL DU-U DISTRIBUTION UNIT AS REQUIRED

STATE OF ALASKA 49 TH
ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

sparkdesign,llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

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ABBREVIATIONS

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

PUMP SCHEDULE

TAG	MFGR / MODEL	SERVICE	FLUID	FLOW RATE (GPM)	HEAD (FEET)	MOTOR DATA			REMARKS
						RPM	HP	VOLTS/PH	
BC-1	TACO / 1915	BOILER CIRCULATION	50% P.G.	38	31'	1,760	3/4	120/1	---
BC-2	TACO / 1915	BOILER CIRCULATION	50% P.G.	38	31'	1,760	3/4	120/1	---
CP-1A	TACO / 1911	BUILDING HEAT	50% P.G.	102.3	52'	3,500	3	208/3	PREMIUM MOTOR, VFD
CP-1B	TACO / 1911	BUILDING HEAT	50% P.G.	102.3	52'	3,500	3	208/3	PREMIUM MOTOR, VFD, BACKUP PUMP TO CP-1A
CP-2	TACO / 0010	SNOWMELT INJECTION	50% P.G.	14.0	6'	3,250	1/8	120/1	---
CP-3	TACO / 1919	SNOWMELT CIRCULATION	50% P.G.	35.1	57'	1,760	2	208/3	---
CP-4	TACO / 1911	HOT WATER CIRCULATION	WATER	67	40'	1,760	1-1/2	208/3	STAINLESS STEEL BODY, NSF 61, ALL STAINLESS STEEL BODY, RATED FOR OPEN SYSTEMS, LEAD FREE
CP-5	TACO / 1911	HOT WATER CIRCULATION	WATER	67	40'	1,760	1-1/2	208/3	STAINLESS STEEL BODY, NSF 61, ALL STAINLESS STEEL BODY, RATED FOR OPEN SYSTEMS, LEAD FREE
CP-6	TACO / 0011SF	DOMESTIC HOT WATER CIRCULATION	WATER	4.3	19'	3,250	1/8	120/1	RATED FOR OPEN SYSTEMS, LEAD FREE, NSF LABELED
SP-1	GOULDS / LSP07	ELEVATOR PIT SUMP	WATER	50	15'	3,450	3/4	120/1	WITH FLOAT SWITCH

AIR SEPARATOR SCHEDULE

TAG	MFGR / MODEL	SERVICE	FLUID	FLOW RATE (GPM)	WPD (FT HD)	INLET/OUTLET SIZE	DIMENSIONS	LABEL	REMARKS
AS-1	SPIROTHERM / VDT-300	HEATING SYSTEM	50% P.G.	92	<1.0'	3"	31.4"H x 8.6"Ø	ASME	COMBINATION AIR AND DIRT SEPARATOR WITH AUTO AIR VENT

BOILER SCHEDULE

TAG	MFGR / MODEL	TYPE	FLUID	FUEL	BURNER INPUT (MBH)	OUTPUT (MBH)	ELECTRICAL DATA		LABEL	REMARKS
							AMPS/WATTS	VOLTS/PH		
B-1	LOCHINVAR / KBN601	CONDENSING	50% P.G.	NATURAL GAS	600	564	0.7 AMPS	120/1	ASME	WITH TRIM PER INTERNATIONAL MECHANICAL CODE CHAPTER 10, 180°F OPERATING SETPOINT
B-2	LOCHINVAR / KBN601	CONDENSING	50% P.G.	NATURAL GAS	600	564	0.7 AMPS	120/1	ASME	WITH TRIM PER INTERNATIONAL MECHANICAL CODE CHAPTER 10, 180°F OPERATING SETPOINT

BASEBOARD SCHEDULE

TAG	MFGR / MODEL	OUTPUT (BTU/LF)	FLUID	EFT	LFT	TUBE SIZE	ELEMENT FIN SIZE	FIN PER FOOT	FIN THICKNESS	NUMBER OF TIERS	MOUNTING HEIGHT	ENCLOSURE THICKNESS	REMARKS
BB-1	STERLING / SENIOR SR-3/4-60	550	50% P.G.	170°F	150°F	3/4"Ø Cu	2-3/4" x 2-1/2"	60	0.011" AL	1	10"	18 GA	VANE DAMPER ON ENCLOSURE, BRACKET FOR RETURN PIPING WHERE REQUIRED
BB-2	STERLING / JVA-S14-C3/4-35	760	50% P.G.	170°F	150°F	3/4"Ø Cu	3-1/4" SQ.	50	0.020" AL	1	18"	16 GA	---
BB-3	STERLING / JVB-PM-C45	920	50% P.G.	170°F	150°F	1"Ø Cu	4-1/4" SQ.	50	0.020" AL	1	10-3/4"	16 GA	---
BB-4	STERLING / JVB-2PM-C3/4-435	1,240	50% P.G.	170°F	150°F	3/4"Ø Cu	4-1/4" x 3-5/8"	50	0.020" AL	1	10-3/4"	16 GA	---

UNIT HEATER SCHEDULE

TAG	MFGR / MODEL	CAPACITY (MBH)	FLUID	FLOW RATE (GPM)	FPD (FT HD)	EFT	LFT	AIRFLOW (CFM)	MOTOR DATA		REMARKS
									HP	VOLTS/PH	
UH-1	MODINE / HC-18	8.5	50% P.G.	1.3	<1'	170°F	150°F	340	1/60	120/1	---
UH-2	MODINE / HC-121	62.9	50% P.G.	9.7	<1'	170°F	150°F	1,775	1/5	120/1	---
UH-3	MODINE / HC-24	10.9	50% P.G.	1.7	<1'	170°F	150°F	370	1/25	120/1	---
UH-4	MODINE / HC-121	62.9	50% P.G.	9.7	<1'	170°F	150°F	1,775	1/5	120/1	---
CUH-1	MODINE / CW-03	14.9	50% P.G.	2.2	<1'	170°F	150°F	330	1/30	120/1	HORIZONTAL RECESSED CEILING MOUNTED ARRANGEMENT 58, FRAME
CUH-2	MODINE / CW-06	29.9	50% P.G.	4.4	<1'	170°F	150°F	620	1/20	120/1	FLOOR MOUNTED ARRANGEMENT 06
CUH-3	MODINE / CW-06	29.9	50% P.G.	4.4	<1'	170°F	150°F	620	1/20	120/1	FLOOR MOUNTED ARRANGEMENT 06

FAN SCHEDULE

TAG	MFGR / MODEL	SERVICE	AIRFLOW (CFM)	ESP (IN WG)	DRIVE	HVI SONES RATING	ELECTRICAL DATA		REMARKS
							HP/AMPS	VOLTS/PH	
EF-1	PANASONIC / FV-0511VKSL2	BATH ROOM EXHAUST	80	0.25"	DIRECT	<0.5	0.19 AMPS	120/1	EC MOTOR, INTEGRAL VARIABLE SPEED CONTROLS, MOTION SENSOR, NIGHT LIGHT, SWITCHED LED AREA LIGHT, SET CONTINUOUS AIR FLOW LEVEL AT 30 CFM, BOOST MODE AIR FLOW AS SCHEDULED
EF-2	PANASONIC / FV-0511VKSL2	PUBLIC TOILET ROOM EXHAUST	80	0.25"	DIRECT	<0.5	0.19 AMPS	120/1	EC MOTOR, INTEGRAL VARIABLE SPEED CONTROLS, MOTION SENSOR, NIGHT LIGHT, SWITCHED LED AREA LIGHT, SET CONTINUOUS AIR FLOW LEVEL AT 30 CFM, BOOST MODE AIR FLOW AS SCHEDULED
EF-3	PANASONIC / FV-0511VKS2	JANITOR'S ROOM EXHAUST	50	0.50"	DIRECT	<0.3	0.27 AMPS	120/1	EC MOTOR, INTEGRAL VARIABLE SPEED CONTROLS, ON-OFF CONTROL VIA LOCAL WALL SWITCH, SET CONTINUOUS AIR FLOW LEVEL AT 0 CFM, BOOST MODE AIR FLOW AS SCHEDULED
EF-4	PANASONIC / FV-1115VK2	REFUSE ACCESS ROOM EXHAUST	130	0.25"	DIRECT	<0.5	0.33 AMPS	120/1	EC MOTOR, INTEGRAL VARIABLE SPEED CONTROLS, ON-OFF CONTROL VIA LOCAL WALL SWITCH, SET CONTINUOUS AIR FLOW LEVEL AT 30 CFM, BOOST MODE AIR FLOW AS SCHEDULED
EF-5	GREENHECK / SQ-90-VG	REFUSE COLLECTION EXHAUST	500	0.25"	DIRECT	<7.0	1/4 HP	120/1	INLINE FAN, UNIT MOUNTED SPEED CONTROLLER FOR BALANCING
VF-1	GREENHECK / SS1-12-432-D	MECHANICAL ROOM COOLING	1,000	0.325"	DIRECT	<7.0	1/8 HP	120/1	SUPPLY AIRFLOW CONFIGURATION, OSHA MOTOR GUARD
DF-1	FANTECH / DBF-110	DRYER EXHAUST BOOSTER	150	0.325"	DIRECT	---	0.54 AMPS	120/1	ETL LISTED, PRESSURE SWITCH

RANGE HOOD SCHEDULE

TAG	MFGR / MODEL	SERVICE	NORMAL SPEED AIRFLOW (CFM)	DIMENSIONS LENGTH x WIDTH x HEIGHT	ELECTRICAL DATA		LABEL	REMARKS
					AMPS	VOLTS/PH		
RH-1	BROAN / CLSC130** - ADA	DOMESTIC RANGE EXHAUST	250	30" x 21" x 5"	1.4	120/1	UL	WITH REMOVABLE GREASE FILTER, TWO SPEED FAN ROCKER SWITCH, LIGHT SWITCH, AUXILIARY REMOTE SWITCH, COLOR/FINISH PER ARCHITECT

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PERMIT DOCUMENTS

STATE OF ALASKA
49 TH
ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

sparkdesign,llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

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SHEET NO.
M0.02

LOUVER SCHEDULE

TAG	MFGR / MODEL	SERVICE	MATERIAL	FINISH	FACE SIZE (INCHES)	FREE AREA (SQ. FT.)	REMARKS
L-1	RUSKIN / ELF6375DX	VF-1 INTAKE AIR	ALUMINUM	PER ARCH	20"W X 24"H	1.55	DRAINABLE
L-2	RUSKIN / ELF6375DX	RELIEF AIR	ALUMINUM	PER ARCH	30"W X 28"H	2.92	DRAINABLE

GRILLE - REGISTER - DIFFUSER SCHEDULE

TAG	MFGR / MODEL	TYPE	SERVICE	MATERIAL	FINISH	FACE SIZE (INCHES)	NECK SIZE (INCHES)	THROW	NC	REMARKS
SA	TITUS / TMSA-AA	DIFFUSER	S/A	ALUMINUM	WHITE	24/24	8"	4-WAY	<30	FRAME FOR GWB OR T-BAR CEILING AS REQUIRED, WITH 24/24 MODULE AT GWB CEILINGS
SB	TITUS / TMSA-AA	DIFFUSER	S/A	ALUMINUM	WHITE	24/24	6"	4-WAY	<30	FRAME FOR GWB OR T-BAR CEILING AS REQUIRED, WITH 24/24 MODULE AT GWB CEILINGS
SC	TITUS / S300FL	DIFFUSER	S/A	ALUMINUM	WHITE	18/4	---	---	<20	DUCT MOUNTED, SHALL BE PAINTED TO MATCH EXPOSED DUCT, AIR SCOOP REQUIRED
RA	TITUS / 50F	GRILLE	R/A	ALUMINUM	WHITE	22/22	---	---	<30	FRAME FOR GWB OR T-BAR CEILING AS REQUIRED, WITH 24/24 MODULE AT GWB CEILINGS

ENERGY RECOVERY VENTILATION UNIT SCHEDULE

			SUPPLY SIDE			RETURN SIDE			ELECTRICAL DATA			
TAG	MFGR / MODEL	SERVICE	FAN TYPE	AIRFLOW (CFM)	ESP (IN WG)	FAN TYPE	AIRFLOW (CFM)	ESP (IN WG)	MCA	MOP	VOLTS/PH	REMARKS
ERV-1	RENEWAIRE / DN-3-JRTAV133	CORE AREA BUILDING VENTILATON	CENTRIFUGAL	3,100	1.1"	CENTRIFUGAL	3,100	1.1"	19.4	25	208/3	PROVIDE WITH AIR-AIR HEAT EXCHANGER, O/A DAMPER, RECOVERY BYPASS DAMPER, HEAT COIL, O/A FILTERS, R/A FILTERS, CONTROL PANEL,
												CONDENSATE DRAIN, HINGED ACCESS PANELS

HEATING COIL SCHEDULE

TAG	MFGR	SIZE	LOCATION	AIRFLOW (CFM)	AIR PD (IN WC)	VELOCITY (FPM)	EAT	LAT	FLUID	FLOW RATE (GPM)	WPD (FT HD)	EFT	LFT	REMARKS
HC-1	BY ERV MANUFACTURER	PER MFGR	ERV-1	3,100	<0.08"	<375	32°F	75°F	50% P.G.	9.3	<7.9'	170°F	140°F	---

SNOWMELT HEATING SCHEDULE

ZONE	MANIFOLD	AREA (SQ. FT.)	BTUH PER SQ. FT.	NO. OF LOOPS	ACTIVE LOOP LENGTH	FLUID	LOOP FLOW RATE (GPM)	TOTAL ZONE FLOW RATE (GPM)	MINIMUM MANIFOLD SIZE	ON CENTER TUBE SPACING	TUBE SIZE	LOOP PRESS. DROP (FT HD)	LOOP ARRANGEMENT	SYSTEM TEMP.	TEMP. DROP	REMARKS
A	SN-1	1,082	145	7	207'	50% P.G.	2.1	14.7	1-1/2"	9"	5/8"	<15'	COUNTERFLOW	145°F	25°F	FRONT ENTRY
B	SN-2	895	145	6	199'	50% P.G.	1.9	11.4	1-1/4"	9"	5/8"	<15'	COUNTERFLOW	145°F	25°F	WEST SIDEWALL
C	SN-3	668	145	5	223'	50% P.G.	1.8	9.0	1-1/4"	9"	5/8"	<15'	COUNTERFLOW	145°F	25°F	EAST SIDEWALL

SEQUENCE OF OPERATIONS

GENERAL

UNLESS OTHERWISE INDICATED, ALL CONTROL FUNCTIONS SHALL BE THROUGH STANDALONE DIRECT DIGITAL CONTROLS (DDC) SYSTEMS WITH APPROPRIATE USER INTERFACE TO MONITOR AND CONTROL SYSTEMS. EQUIPMENT WITH INTEGRAL CONTROLS DO NOT NEED TO BE CONTROLLED THROUGH SEPARATE DDC CONTROLS SYSTEMS. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL CONTROL SYSTEM AS REQUIRED TO PROVIDE EQUIPMENT CONTROL AS SPECIFIED UNDER THE SEQUENCE OF OPERATION. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, POWER, WIRING, CONDUIT, CONTROLLERS, ACTUATORS, AND ASSOCIATED CONTROL COMPONENTS FOR A COMPLETE AND OPERATIONAL SYSTEM.

GLYCOL MAKE UP TANK (GT-1)

INTEGRAL CONTROLS SHALL OPERATE PUMP TO MAINTAIN SYSTEM PRESSURE AND PROVIDE ALARMS.

ELEVATOR SUMP PUMP (SP-1)

INTEGRAL CONTROLS SHALL CYCLE PUMP ON-OFF.

HYDRONIC HEATING PUMPS (CP-1A AND CP-1B)

PUMPS SHALL OPERATE CONTINUOUSLY IN A LEAD - STANDBY CONFIGURATION WHEN OUTSIDE AIR TEMPERATURE IS AT THE ON-OFF SETPOINT OR LESS. IF PUMP FAILS TO START AS COMMANDED, SIGNAL ALARM AND STANDBY PUMP SHALL OPERATE. PUMP VFD SHALL MODULATE TO MAINTAIN HYDRONIC SYSTEM DIFFERENTIAL PRESSURE SETPOINT. DETERMINE THE APPROPRIATE DIFFERENTIAL PRESSURE SETPOINT DURING BALANCING OF SYSTEM. LEAD - STANDBY PUMP DESIGNATION SHALL ROTATE AFTER PUMP ROTATION SETPOINT HAS BEEN MET.

CONTROL AND MONITORING BY A DDC SYSTEM.

- SYSTEM SETTINGS
- OUTSIDE AIR TEMPERATURE ON-OFF SETPOINT (65°F, ADJUSTABLE)
- FREQUENCY OF ROTATION (168 HOURS, ADJUSTABLE)
- PUMP EXERCISING (OFF DURING HEATING SEASON)
- PROOF OF FLOW DELAY (30 SECONDS, ADJUSTABLE)

SNOWMELT SYSTEM CIRCULATION PUMPS (CP-2 AND CP-3)

PACKAGED SNOWMELT HEAT CONTROLLER OR EQUAL WITH TWO (2) MOISTURE/SLAB TEMPERATURE DETECTOR SHALL CONTROL THE SNOWMELT INJECTION PUMP, CP-2, AND SNOWMELT SYSTEM CIRCULATION PUMP, CP-3. SEE MANUFACTURER'S LITERATURE FOR COMPLETE SEQUENCE OF OPERATION. THE CONTROLLER SHALL HAVE BUT NOT LIMITED TO THE FOLLOWING CAPABILITIES, MELT MODE, IDLE MODE, EQUIPMENT EXERCISING, MANUAL OVERRIDE, COLD WEATHER AND WARM WEATHER SHUT DOWN. PROVIDE ALL SENSORS AS REQUIRED BY MANUFACTURER.

TEKMAR 670 CONTROLLER OR EQUAL.

INITIAL SNOWMELT CONTROLLER SETTINGS (670)

MELTING:	38°F.
IDLING:	32°F.
STORM:	OFF.
MANUAL MELT TIME	4 HR
ADD MELT:	0:30 HR.
STORM RUN TIME	8 HR
SENSITIVITY:	AUTO.
WWSD:	AUTO.
CWCO:	0°F.
MIX MAX:	145°F.
BOIL SENS:	RETURN.

DOMESTIC HOT WATER SYSTEM (WH-1, WH-2, WST-1, TV-1, CP-4 AND CP-5)

ON CALL FOR HEAT AT WATER STORAGE TANK, WST-1, WATER HEATERS SHALL OPERATED. WATER HEATER INTEGRAL CONTROLS SHALL CONTROL UNIT'S BURNER AND ASSOCIATED CIRCULATION PUMP.

WATER STORAGE TANK, WST-1, TEMPERATURE SHALL BE SET AT 140°F (ADJUSTABLE). TEMPERING VALVE, TV-1, SHALL BE SET AT 120°F (ADJUSTABLE) OUTLET TEMPERATURE. TV-1'S INTEGRAL CONTROLS SHALL MODULATE VALVE AS REQUIRED TO MAINTAIN OUTLET TEMPERATURE SETPOINT.

NO CONTROL OR MONITORING BY A DDC SYSTEM.

DOMESTIC HOT WATER CIRCULATION PUMP (CP-6)

PUMP SHALL OPERATE CONTINUOUSLY.

BOILERS AND BOILER CIRCULATION PUMPS (B-1, BC-1, B-2 AND BC-2)

BOILER'S INTEGRAL CONTROLS SHALL BE CAPABLE OF OPTIMIZING BOILER PLANT ENERGY EFFICIENCY AND SHALL BE CAPABLE OF PROVIDING CONTROL AS FOLLOWS.

BOILER SHALL MAINTAIN BUILDING SUPPLY TEMPERATURE SETPOINT. THE BUILDING SUPPLY TEMPERATURE SETPOINT SHALL RESET LINEARLY BETWEEN 85°F AND 170°F BASED ON AN OUTDOOR AIR RESET SCHEDULE BETWEEN 65°F AND 10°F RESPECTIVELY. ALL RESET TEMPERATURE SETPOINTS SHALL BE ADJUSTABLE. BOILER CONTROLLER SHALL DISABLE THE BOILER ON OUTSIDE AIR TEMPERATURES OF 65°F AND HIGHER.

BOILER'S INTEGRAL CONTROLS SHALL MODULATE ITS BURNER AND OPERATE THE BOILER CIRCULATION PUMP TO MAINTAIN INTERNAL AQUASTAT TEMPERATURE. THE INTERNAL AQUASTAT TEMPERATURE SETPOINT SHALL RESET LINEARLY BETWEEN 95°F AND 180°F BASED ON AN OUTDOOR AIR RESET SCHEDULE BETWEEN 65°F AND 10°F RESPECTIVELY. ALL RESET TEMPERATURE SETPOINTS SHALL BE ADJUSTABLE.

PROVIDE ALL TRIM AS REQUIRED BY THE INTERNATIONAL MECHANICAL CODE CHAPTER 10.

PROVIDE EMERGENCY BOILER SHUTDOWN SWITCHES AT BOILER ROOM DOORS AS INDICATED ON DRAWINGS. EMERGENCY SWITCHES SHALL BE IN COMPLIANCE WITH ASME SECTION IV AND SHUT DOWN DOWN POWER TO BOILERS. COORDINATE WITH ELECTRICAL. SWITCHES SHALL BE PROVIDE WITH CLEAR FLIP COVER TO PREVENT ACCIDENTAL ACTIVATION AND PROPERLY LABELED.

BASEBOARD (BB-1, BB-2, BB-3 AND BB-4)

ON CALL FOR HEAT FROM LOCAL THERMOSTAT THE CONTROL VALVE SHALL OPEN.

CABINET UNIT HEATERS (CUH-1 THROUGH CUH-3)

ON CALL FOR HEAT FROM LOCAL THERMOSTAT THE CONTROL VALVE SHALL OPEN AND FAN SHALL OPERATE.

UNIT HEATERS (UH-1 THROUGH UH-4)

ON CALL FOR HEAT FROM LOCAL THERMOSTAT FAN SHALL OPERATE. COIL TO RUN WILD.

ENERGY RECOVERY VENTILATORS (ERV-1 AND HC-1)

UNIT SHALL RUN CONTINUOUSLY. WHEN OUTSIDE AIR TEMPERATURE IS 65°F (ADJUSTABLE) OR LOWER SUPPLY AIR TEMPERATURE SHALL BE 70°F (ADJUSTABLE). HEAT COIL'S, HC-1'S, THREE WAY VALVE SHALL MODULATE TO MAINTAIN SUPPLY AIR TEMPERATURE WHEN UNIT'S HEAT RECOVERY CORE CAN NOT MEET SETPOINT. INTEGRAL CONTROLS SHALL CONTROL UNITS INTERNAL OPERATIONS AND DEFROST. COORDINATE UNIT'S CONTROLS WITH DDC SYSTEM REQUIRED INTERFACE/CONTROL.

BATHROOM EXHAUST FAN (EF-1)

INTEGRAL CONTROLS SHALL SWITCH FAN FROM CONTINUOUS MODE (30 CFM) TO OCCUPIED BOOST MODE VIA INTEGRAL OCCUPANCY SENSOR. SET BOOST MODE TO LAST 30 MINUTES. INTEGRAL AREA LIGHT SHALL BE CONTROLLED VIA LOCAL ON-OFF WALL SWITCH.

TOILET EXHAUST FAN (EF-2)

INTEGRAL CONTROLS SHALL SWITCH FAN FROM CONTINUOUS MODE (30 CFM) TO OCCUPIED BOOST MODE VIA INTEGRAL OCCUPANCY SENSOR. SET BOOST MODE TO LAST 30 MINUTES. INTEGRAL AREA LIGHT SHALL BE CONTROLLED VIA LOCAL ON-OFF WALL SWITCH.

JANITOR'S ROOM EXHAUST FAN (EF-3)

ON-OFF WALL SWITCH SHALL SWITCH FAN FROM CONTINUOUS MODE SETTING (0 CFM) TO BOOST MODE. SET BOOST MODE TO LAST 30 MINUTES.

REFUSE ROOM EXHAUST FAN (EF-4)

INTEGRAL CONTROLS SHALL SWITCH FAN FROM CONTINUOUS MODE (30 CFM) TO OCCUPIED BOOST MODE VIA INTEGRAL OCCUPANCY SENSOR. SET BOOST MODE TO LAST 30 MINUTES.

REFUSE COLLECTION ROOM EXHAUST FAN (EF-5)

FAN SHALL RUN CONTINUOUSLY. PROVIDE COLD TEMPERATURE SHUT OFF. ON SPACE TEMPERATURE OF 40°F (ADJUSTABLE) OR COLDER FAN SHALL SHUT OFF.

MECHANICAL ROOM VENTILATION FAN (VF-1)

FAN SHALL OPERATE ON TEMPERATURE RISE BASED ON ADJUSTABLE ROOM THERMOSTAT SETPOINT. THE OUTSIDE AIR AND RETURN AIR DAMPERS SHALL MODULATE TO MAINTAIN SUPPLY AIR TEMPERATURE. RELIEF ASSEMBLY'S CONTROL DAMPER SHALL OPEN WHEN FAN OPERATES.

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PERMIT DOCUMENTS

STATE OF ALASKA 49 TH
ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

sparkdesign,llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2023.007.0
DATE	03/06/2023
DRAWN	DBS/MDP
REVIEWED	ACT

SHEET NAME
MECHANICAL SCHEDULES

SHEET NO.
M0.03

MECHANICAL SPECIFICATIONS

GENERAL

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

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

CODES AND STANDARDS

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

- INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION.
- INTERNATIONAL MECHANICAL CODE (IMC), 2021 EDITION.
- INTERNATIONAL FUEL GAS CODE (IFGC), 2012 EDITION.
- INTERNATIONAL FIRE CODE (IFC), 2021 EDITION.
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2021 EDITION.
- UNIFORM PLUMBING CODE (UPC), 2018 EDITION.
- NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION.

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

.03 NATIONAL FIRE PROTECTION ASSOCIATION, NFPA 13 - 2022: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS.

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

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

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

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

PERMITS

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

WARRANTY

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

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

PRODUCTS

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

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

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

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

PRODUCTS SUBSTITUTIONS

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

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

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

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

SUBMITTALS

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

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

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

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

OPERATION AND MAINTENANCE MANUAL

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

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

EQUIPMENT INSTALLATION

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

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

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

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

PENETRATIONS

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

.02 PIPING PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE PREMANUFACTURED, UL LISTED ASSEMBLIES.

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

.04 DUCT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH AN APPROPRIATELY RATED FIRE DAMPER OR FIRE SMOKE DAMPER.

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

SUPPORTS AND ANCHORS

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

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

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

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

.05 EQUIPMENT CURB SUPPORTS SHALL BE PREMANUFACTURED OR CONTRACTOR FABRICATED WITH APPROPRIATE FLASHING IN ACCORDANCE WITH ROOFING SYSTEM MANUFACTURER'S REQUIREMENTS.

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

SEISMIC RESTRAINT

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

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

.03 THE CONTRACTOR SHALL PROVIDE STRUCTURAL ENGINEERING CALCULATIONS AND SHOP DRAWINGS OF THE PROPOSED RESTRAINT SYSTEMS FOR REVIEW AND APPROVAL BASED ON ACTUAL PIPING LAYOUT, ACTUAL DUCT LAYOUT, AND ACTUAL EQUIPMENT TO BE USED ON THE PROJECT TO THE OWNER'S REPRESENTATIVE.

MECHANICAL IDENTIFICATION

.01 PIPING SHALL BE PROVIDED WITH IDENTIFICATION.

.02 EQUIPMENT IN NORMALLY NON-OCCUPIED SPACES OR CONCEALED IN NORMALLY OCCUPIED SPACES SHALL BE PROVIDED WITH IDENTIFICATION.

.03 PIPING, CONCEALED OR EXPOSED, SHALL BE LABELED WITH ADHESIVE BACKED WRAP AROUND PIPE MARKERS OR PAINTED STENCIL, INDICATING SERVICE AND FLOW DIRECTION. LABELS SHALL READABLE FROM FLOOR, AT LEAST ONCE IN EVERY ROOM, NOT MORE THAN 20 FEET ON CENTER AND AT EACH SIDE OF WALL, FLOOR, AND CEILING PENETRATIONS. COLOR SCHEME IN ACCORDANCE WITH ANSI A13.1.

.04 EQUIPMENT SHALL BE LABELED WITH HEAT RESISTANT LAMINATED THREE LAYER PLASTIC NAMEPLATES. PROVIDE WITH ENGRAVED BLACK LETTERS ON LIGHT CONTRACTING BACKGROUND COLOR.

INSULATION

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

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

.03 FLEXIBLE CLOSED CELL ELASTOMERIC PIPING INSULATION, ASTM C534 - TYPE 1 - GRADE 1, SHALL HAVE A MAXIMUM K VALUE OF 0.25 AT 75°F MEAN TEMPERATURE, ASTM C177 AND PERMEABILITY OF 0.05 PERMS - INCH, ASTM E96.

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

.05 RIGID FIBERGLASS DUCT INSULATION, ASTM C612, SHALL HAVE A MAXIMUM K VALUE OF 0.24 AT 75°F MEAN TEMPERATURE, ASTM C518.

.06 UNDERGROUND FLEXIBLE COLD WATER PIPING SHALL BE INSULATED WITH 1" FLEXIBLE CLOSED CELL ELASTOMERIC INSULATION.

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

.08 INTERIOR HEATING GLYCOL PIPING SHALL BE INSULATED WITH PRE-FORMED FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER ALL SERVICE JACKET AND PREMANUFACTURED PLASTIC FITTING INSULATION. 1-1/2" INSULATION THICKNESS FOR PIPE DIAMETERS 1-1/4" AND SMALLER. 2" INSULATION THICKNESS FOR 1-1/2" AND LARGER PIPE DIAMETER.

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

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

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

.12 MECHANICAL ROOM DUCTWORK SHALL BE INSULATED WITH 2" RIGID FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER WITH CANVAS COVERING.

.13 SUPPLY AND RETURN AIR DUCTWORK SHALL BE INTERNALLY INSULATED WITH 1" THICK FIBERGLASS DUCT LINER WITH SMOOTH COATED AIRSTREAM SURFACE AND EDGES WHERE INDICATED ON THE PLANS TO PROVIDE SOUND ATTENUATION.

.14 EXHAUST AIR DUCTWORK AND RELIEF AIR DUCTWORK SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER WITH FOIL SCRIM FACING, TO A POINT 10 FEET MINIMUM WITHIN THE BUILDING OR AS INDICATED ON DRAWINGS.

PIPING

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

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

.03 PRESSURE WASTE PIPING SHALL BE ASTM B306 COPPER DWV OR ASTM D1785 PVC DWV. JOINTS FOR COPPER PIPES SHALL BE SOLDER ASTM B32 95-5 TA OR LEAD-FREE OR BRAZED ANSI/AWS A5.8 BCUP. NO PLASTIC PIPING ALLOWED IN PLENUMS. NO EXPOSED PLASTIC PIPING ALLOWED IN FINISHED AREAS.

.04 UNDERGROUND STORM DRAINAGE PIPING SHALL BE ASTM A74 HUB AND SPIGOT CAST IRON, ASTM A888/CISPI 301 NO-HUB CAST IRON WITH HEAVY DUTY COUPLINGS (HUSKY HD 2000 OR APPROVED EQUAL), SCHEDULE 40 ABS DWV ASTM D2661 OR SCHEDULE 40 PVC DWV ASTM D2665. SLOPE PIPING AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE NOTED.

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

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

.07 UNDERGROUND TRAP PRIMER PIPING SERVING FLOOR DRAINS SHALL BE CONTINUOUS WITH NO JOINTS. ASTM B88 TYPE K ANNEALED COPPER OR PEX PIPING.

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

.09 PROVIDE NSF 61 AND UPC CERTIFIED BRAIDED STAINLESS STEEL FLEXIBLE PIPING FOR FINAL CONNECTIONS AT FAUCETS, APPLIANCES, ETC. LENGTH AS REQUIRED.

.10 UNDERGROUND HEAT PIPING SHALL BE A CROSS-LINKED POLYETHYLENE, TYPE PEX-A, WITH AN OXYGEN DIFFUSION BARRIER AND A MAXIMUM WORKING PRESSURE OF 80 PSI AT 200°F, MANUFACTURED IN ACCORDANCE WITH ASTM F876. WIRSBO OR APPROVED EQUAL.

.11 HEATING GLYCOL PIPING SHALL BE ASTM B88 TYPE L COPPER FOR SIZES 3" AND SMALLER AND ASTM A53 SCHEDULE 40 STEEL FOR SIZES 4" AND LARGER. JOINTS FOR COPPER PIPING SHALL BE SOLDER ASTM B32 95-5 TA OR LEAD-FREE OR BRAZED ANSI/AWS A5.8 BCUP AND FOR STEEL PIPING SCHEDULE 40 STEEL WELDED FITTINGS. PROPRESS ALLOWED. VICTAULIC NOT ALLOWED.

.12 INSLAB SNOWMELT HEAT PIPING SHALL BE A CROSS-LINKED POLYETHYLENE, TYPE PEX-A, WITH AN OXYGEN DIFFUSION BARRIER AND A MAXIMUM WORKING PRESSURE OF 80 PSI AT 200°F, MANUFACTURED IN ACCORDANCE WITH ASTM F876. WIRSBO OR APPROVED EQUAL.

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

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

.15 DO NOT ROUTE ANY PIPING IN STAIRWELLS OR STAIRWELL WALLS UNLESS PIPING SERVES EQUIPMENT SUPPORTING THE STAIRWELL.

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

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

VALVES

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

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

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

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

.05 VALVES FOR GAS SERVICE SHALL BE AGA APPROVED.

.06 BALANCE VALVES SHALL BE B&G CIRCUIT SETTER, OR APPROVED EQUAL. BALANCING VALVES ON DOMESTIC WATER SYSTEMS SHALL BE LOW-LEAD, NSF-61.

.07 AUTOMATIC FLOW LIMITING VALVES SHALL BE GRISWOLD, OR APPROVED EQUAL. AUTOMATIC FLOW LIMITING VALVES ON DOMESTIC WATER SYSTEMS SHALL BE LOW-LEAD, NSF-61.

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

.09 DIFFERENTIAL PRESSURE CONTROL VALVES SHALL BE HONEYWELL BRAUKMANN D146M OR EQUAL.

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

.11 PROVIDE GAS ISOLATION VALVES AT EACH GAS APPLIANCE.

.12 PROVIDE BALANCE VALVES AT EACH PUMP, TERMINAL HEATING UNITS AND WHERE INDICATED ON PLANS. INSTALL PER MANUFACTURER'S REQUIREMENTS.

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

.14 PRESSURE GAUGES SHALL MEET ASME B40.1 GRADE 1A WITH METAL CASING, BLACK SCALE ON WHITE BACKGROUND AND PSI SCALE. THE INDICATION RANGE SHALL BE SUITABLE FOR APPLICATION.

PLUMBING

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

.02 PLUMBING FIXTURES SHALL BE AS INDICATED ON THE PLUMBING FIXTURE SCHEDULE, OR APPROVED EQUAL.

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

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

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

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

HEATING

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

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

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

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

GLYCOL

.01 PROVIDE PRE-MIXED HYDRONIC GRADE PROPYLENE GLYCOL AT A RATE OF 50% GLYCOL TO 50% WATER FOR A -20°F PROTECTION OR BETTER. DOWFROST HD OR APPROVED EQUAL.

.02 PROVIDE AN ADDITIONAL 30 GALLONS OF MIX AT THE END OF THE PROJECT IN GLYCOL MAKE-UP TANK.

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

VENTILATION

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

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

.03 COORDINATE DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS, SPRINKLER PLANS AND ELECTRICAL LIGHTING PLANS TO AVOID CONFLICT.

.04 DUCT SIZES INDICATED ON THE DRAWINGS REPRESENT THE INSIDE DIMENSIONS. FOR INTERIOR LINED DUCTWORK THE DUCT SHALL BE UPSIZED TO MAINTAIN INSIDE DIMENSIONS.

.05 DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED, IN ACCORDANCE WITH SMACNA STANDARDS. APPLY DUCT MASTIC AT DUCT CONNECTIONS, PLENUM EDGES AND CORNERS.

.06 DUCTWORK SHALL BE GALVANIZED SHEET METAL, RECTANGULAR OR ROUND AS INDICATED ON PLANS.

.07 ROUND DUCTWORK IN EXPOSED LOCATIONS SHALL BE SPIRAL TYPE.

.08 TRANSITION DUCT SIZES GRADUALLY, NOT EXCEEDING 20° DIVERGENCE AND 30° CONVERGENCE.

.09 TURNING VANES SHALL BE PROVIDED AT SQUARE DUCTWORK ELBOWS. ACOUSTICAL TURNING VANES SHALL BE PROVIDED AT SOUND LINED SQUARE DUCTWORK ELBOWS.

.10 PROVIDE 6' MAXIMUM INSULATED FLEXIBLE DUCT CONNECTION BETWEEN LOW PRESSURE DUCT AND DIFFUSER OR GRILLE AND PROVIDE ELBOW SUPPORT.

.11 PROVIDE FLEXIBLE DUCT CONNECTIONS ON ALL ROTATING EQUIPMENT.

.12 PROVIDE VOLUME DAMPERS AT EACH DIFFUSER BRANCH DUCT UNLESS DIFFUSER IS SCHEDULED TO BE PROVIDED WITH INTEGRAL DAMPER.

.13 PROVIDE REMOTE OPERATORS WHERE VOLUME DAMPERS ARE LOCATED ABOVE HARD CEILING.

.14 INSULATED CONTROL DAMPERS SHALL BE MULTI BLADE OPPOSED ACTION FOR MODULATING APPLICATIONS AND PARALLEL ACTION FOR OPEN/SHUT APPLICATIONS. FRAMES SHALL BE EXTRUDED ALUMINUM, WELDED OR RIVETED WITH CORNER REINFORCEMENTS AND TWO THERMAL ISOLATION BREAKS FILLED WITH POLYURETHANE AND DEBRIDGED. BLADES SHALL BE EXTRUDED ALUMINUM WITH AIRFOIL SHAPED INJECTED WITH HIGH DENSITY POLYURETHANE CFC FREE FOAM, MAXIMUM 6" BLADE WIDTH, FIELD REPLACEABLE -50°F TO 250°F OPERATION VINYL BLADE SEALS. R-VALUE SHALL NOT BE LESS THAN 0.549 HR-SQ.FT.-°F/BTU. LEAKAGE SHALL BE LESS THAN 6 CFM/SQ. FT. AT 4" W.G., TESTED PER AMCA 500-D-97.

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

.16 WALL CAPS FOR TOILET EXHAUST FANS, RANGE HOOD EXHAUSTS AND DRYER EXHAUSTS SHALL BE ALUMINUM WITH ANODIZED FINISH AND SPRING LOADED BACKDRAFT DAMPER. SEIHO MODEL CFXC OR EQUAL. DRYER UNITS SHALL BE LESS LOUVER GRILLE.

.17 FIRE DAMPERS AND COMBINATION FIRE/SMOKE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THEIR LISTINGS. COORDINATE COMBINATION FIRE/SMOKE DAMPER'S ELECTRIC MOTOR CONNECTION AND VOLTAGE REQUIREMENTS WITH ELECTRICAL.

.18 PROVIDE REMOTE SMOKE DETECTOR MONITORING STATIONS WITH VISUAL AND AUDIBLE SIGNALING AS REQUIRED BY IMC 606.4.1 FOR AIR HANDLING UNITS SCHEDULED OR REQUIRED TO HAVE SMOKE DETECTION SHUT-DOWN.

FIRE PROTECTION

.01 THE ENTIRE BUILDING SHALL BE PROVIDED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 REQUIREMENTS.

.02 PROVIDE COMPLETE INTERFACE WITH THE BUILDING SMOKE AND FIRE ALARM SYSTEM.

.03 PROVIDE VALVE SUPERVISION AND WATER FLOW ALARMS AND A TROUBLE SIGNAL MONITORING SYSTEM AUTOMATICALLY TRANSMITTED TO AN APPROVED STATION.

.04 THE CONTRACTOR SHALL HAVE THE SYSTEM DESIGN BY A NICET LEVEL III OR IV CERTIFIED DESIGNER OR A STATE OF ALASKA REGISTERED FIRE PROTECTION ENGINEER.

.05 THE CONTRACTOR SHALL SUBMIT DRAWINGS, CUTSHEETS AND CALCULATIONS IN ACCORDANCE WITH NFPA 13R REQUIREMENTS TO THE AUTHORITY HAVING JURISDICTION AND THE OWNER.

.06 NO WET PIPING SHALL BE INSTALLED OUTSIDE THE THERMAL ENVELOPE OF THE BUILDING.

.07 PLASTIC PIPING IS NOT ALLOWED IN MECHANICAL ROOMS OR DRY PIPE SYSTEMS..

.08 DRY PIPE SYSTEMS IF REQUIRED SHALL BE SCHEDULE 40 GALVANIZED STEEL, NO SUBSTITUTIONS.

.09 METALLIC PIPE FITTINGS SHALL BE VICTAULIC OR APPROVED EQUAL.

.10 VESTIBULE AREAS AND SIMILAR AREAS SHALL BE PROVIDED WITH DRY PENDANT HEADS.

CONTROLS

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

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

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

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

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

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

.07 PROVIDE INSULATED BASE FOR THERMOSTATS/SENSORS MOUNTED ON EXTERIOR WALLS

.08 MOUNT THERMOSTATS/SENSORS AT 48" ABOVE FINISH FLOOR UNLESS OTHERWISE INDICATED.

TEST AND START-UP

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

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

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

.04 TEST SNOWMELT PIPING PER TUBING MANUFACTURER'S RECOMMENDATIONS PRIOR TO AND DURING CONCRETE POUR.

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

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

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

TESTING, ADJUSTING, AND BALANCING (TAB)

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

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

.03 PRIOR TO START OF TAB, ADJUST ALL AIR PATTERN CONTROLLERS, GRILLES AND REGISTER BLADES FOR PROPER AIR DIFFUSION PATTERNS.

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

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

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

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

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

RECORD DRAWINGS

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

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

TRAINING

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

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

sparkdesign,llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO. 2023.007.0
DATE 03/06/2023
DRAWN ACT/MDP
REVIEWED ACT

SHEET NAME
MECHANICAL SPECIFICATIONS

SHEET NO.
M0.04

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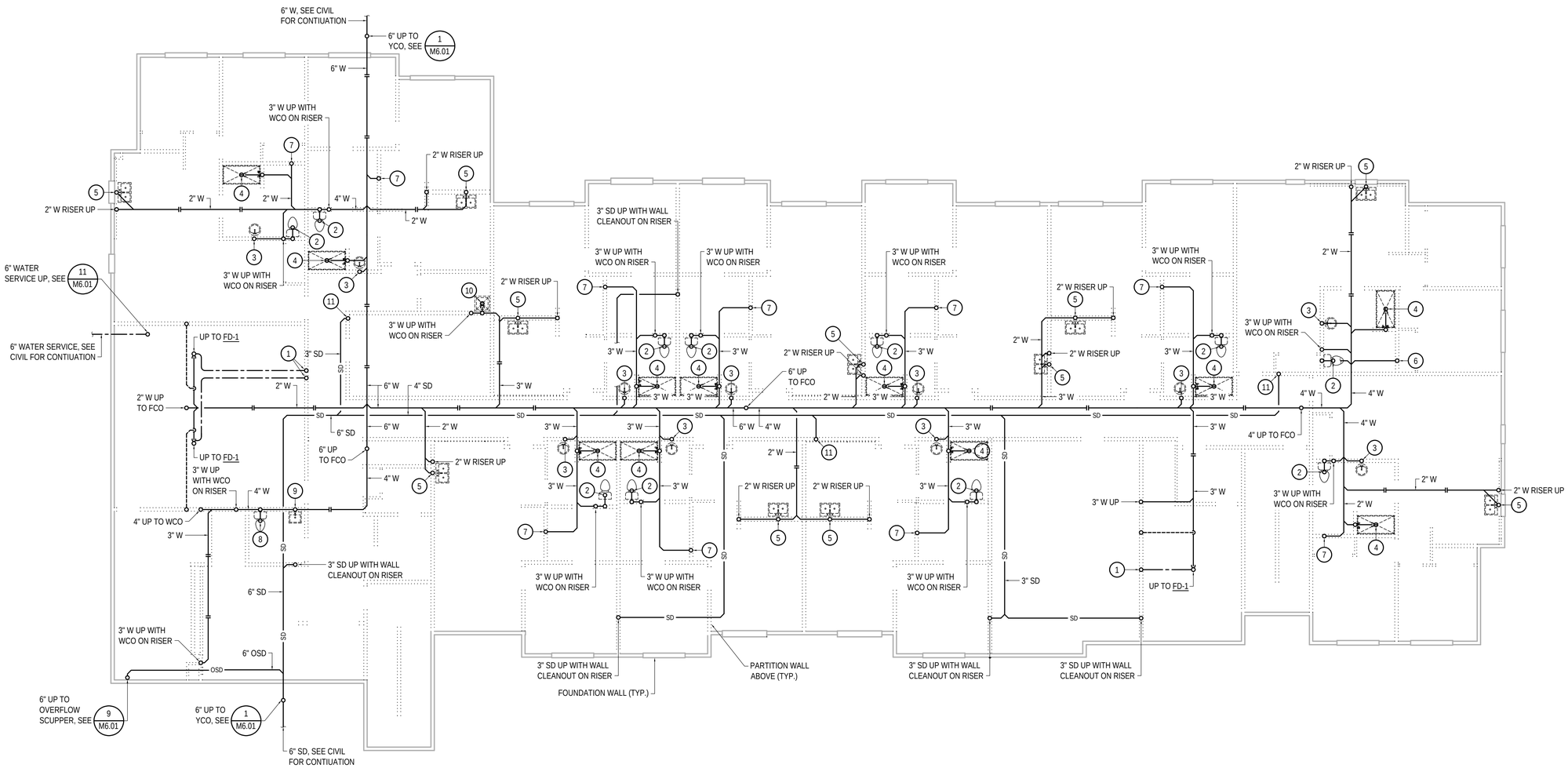
SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES SHALL EQUAL THE SIZE INDICATED ON THE PLUMBING FIXTURE SCHEDULE UNLESS OTHERWISE INDICATED.
2. PROVIDE CLEANOUT ON ALL INDIVIDUAL SINK RISERS.
3. STORM DRAIN PIPING SHALL BE SLOPED AT 1/8" PER LINEAR FOOT MINIMUM.

KEY NOTES

1. PROVIDE 1/2" COLD WATER UP TO TRAP PRIMER CONNECTION, SEE 2/M6.01.
2. UP TO WATER CLOSET, WC-1.
3. UP TO LAVATORY, LV-1.
4. UP TO SHOWER, SH-1.
5. UP TO SINK, SK-1.
6. UP TO WASHER BOX, WB-1
7. UP TO WASHER BOX, WB-1 WITH 2" WALL CLEANOUT ON RISER, SEE 4/M6.01.
8. UP TO WATER CLOSET, WC-2.
9. UP TO LAVATORY, LV-2.
10. UP TO SINK, SK-3.
11. 3" STORM DRAIN UP WITH WALL CLEANOUT ON RISER, SEE 7/M6.01.



1 UNDERSLAB PLUMBING PLAN

SCALE: 1/8" = 1'-0"

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STATE OF ALASKA
49 TH
ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

spark design, llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2023.007.0
DATE	03/06/2023
DRAWN	STH/DBS/MDP
REVIEWED	ACT

SHEET NAME
UNDERSLAB PLUMBING PLAN

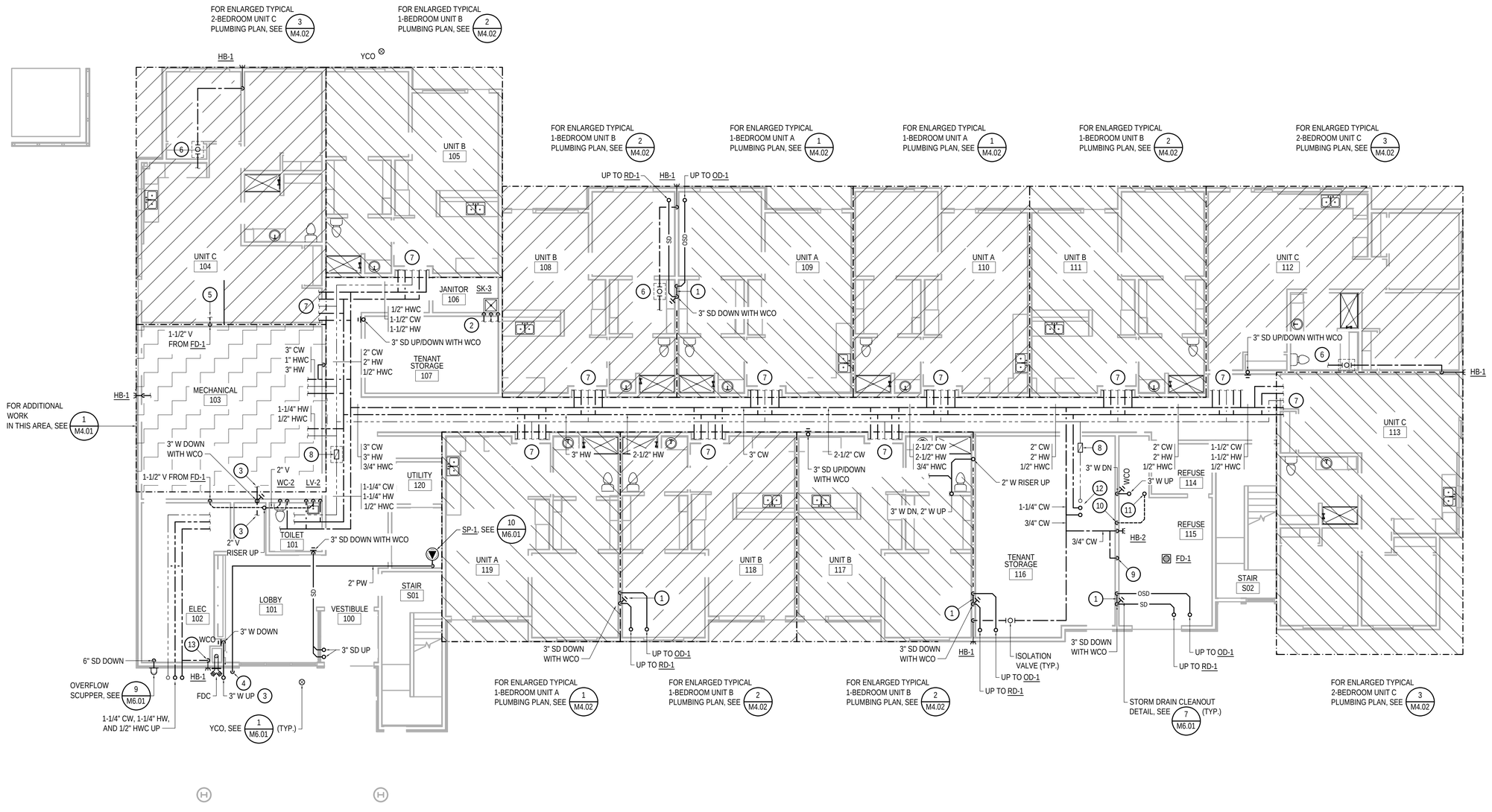
SHEET NO.
M1.01

SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES SHALL EQUAL THE SIZE INDICATED ON THE PLUMBING FIXTURE SCHEDULE UNLESS OTHERWISE INDICATED.
2. PROVIDE CLEANOUT ON ALL INDIVIDUAL SINK RISERS.
3. STORM DRAIN PIPING SHALL BE SLOPED AT 1/8" PER LINEAR FOOT MINIMUM.

KEY NOTES

1. CONNECT OVERFLOW STORM DRAIN INTO VERTICAL STORM DRAIN PIPING. FOR STORM DRAIN TIE-IN DETAIL, SEE 8/M6.01.
2. CONNECT 1/2" COLD AND HOT WATER INTO NEAREST 3/4" OR LARGER COLD AND HOT WATER PIPING. CONNECT 2" VENT INTO NEAREST 2" OR LARGER VENT PIPING.
3. 3" WASTE SERVING LEVEL 2 UNIT ABOVE. FOR CONTINUATION, SEE 1/M4.02.
4. ELEVATOR SUMP PUMP DISCHARGE. PROVIDE 45° TURN DOWN ELBOW THROUGH CANOPY WITH 1/2" SCREEN OVER OPENING. PROVIDED PERMANENT LABELING.
5. CONNECT 1-1/2" VENT INTO NEAREST 2" OR LARGER VENT PIPING.
6. CONNECT 3/4" CW INTO NEAREST 3/4" OR LARGER COLD WATER PIPING. ISOLATION VALVE WITH FIRE RATED LOCKABLE ACCESS DOOR IN CLOSET.
7. 1-1/4" COLD WATER, 1-1/4" HOT WATER, 1/2" HOT WATER CIRCULATED TO LEVELS 2 AND 3, AND 1" COLD WATER AND 1" HOT WATER TO LEVEL 1.
8. PROVIDE AUTOMATIC FLOW LIMITING VALVE WITH 0.33 GPM CARTRIDGE.
9. PROVIDE 1/2" COLD WATER DOWN TO TRAP PRIMER, SEE 2/M6.01.
10. 1-1/2" VENT FROM FLOOR DRAIN, FD-1.
11. 2" VENT RISER UP.
12. 1/2" HOT WATER CIRCULATED, 1-1/4" HOT WATER, AND 1-1/4" COLD WATER UP TO LEVELS 2 AND 3.
13. 3/4" COLD WATER DOWN TO HOSE BIBB, HB-1 WITH ISOLATION VALVE ON RISER.



1 LEVEL 1 PLUMBING PLAN

SCALE: 1/8" = 1'-0"

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STATE OF ALASKA 49 TH
ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

sparkdesign,llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2023.007.0
DATE	03/06/2023
DRAWN	STH/MSH/MDP
REVIEWED	ACT

SHEET NAME
LEVEL 1
PLUMBING PLAN

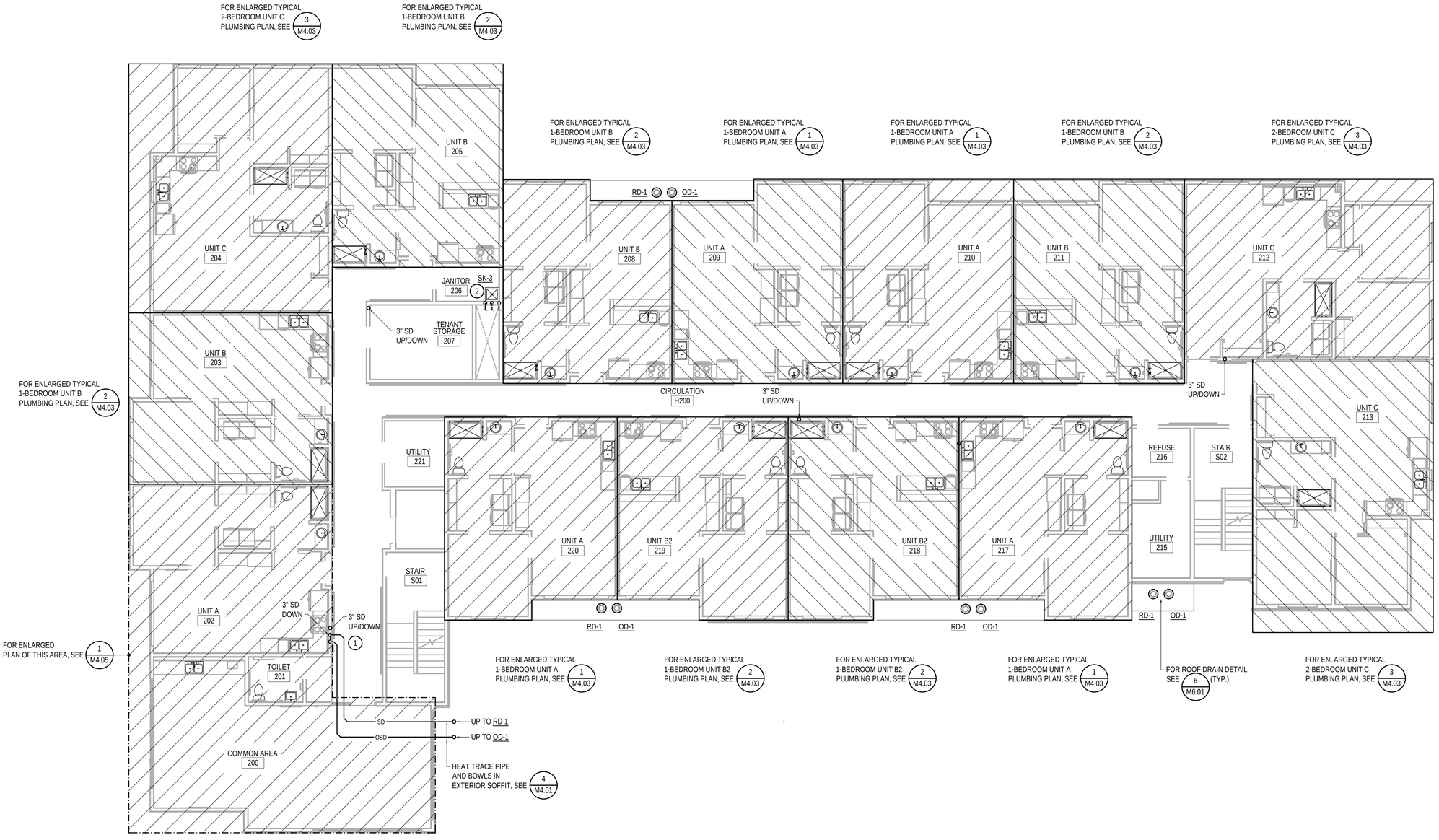
SHEET NO.
M1.02

SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES SHALL EQUAL THE SIZE INDICATED ON THE PLUMBING FIXTURE SCHEDULE UNLESS OTHERWISE INDICATED.
2. PROVIDE CLEANOUT ON ALL INDIVIDUAL SINK RISERS.
3. STORM DRAIN PIPING SHALL BE SLOPED AT 1/8" PER LINEAR FOOT MINIMUM.

KEY NOTES

1. CONNECT OVERFLOW STORM DRAIN INTO VERTICAL STORM DRAIN PIPING. FOR STORM DRAIN TIE-IN DETAIL, SEE 8/M6.01.
2. CONNECT 1/2" COLD AND HOT WATER INTO NEAREST 3/4" OR LARGER COLD AND HOT WATER PIPING.



1 LEVEL 2 PLUMBING PLAN

SCALE: 1/8" = 1'-0"

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STATE OF ALASKA 49 TH
ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

sparkdesign,llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2023.007.0
DATE	03/06/2023
DRAWN	STH/MSH/MDP
REVIEWED	ACT

SHEET NAME
LEVEL 2
PLUMBING PLAN

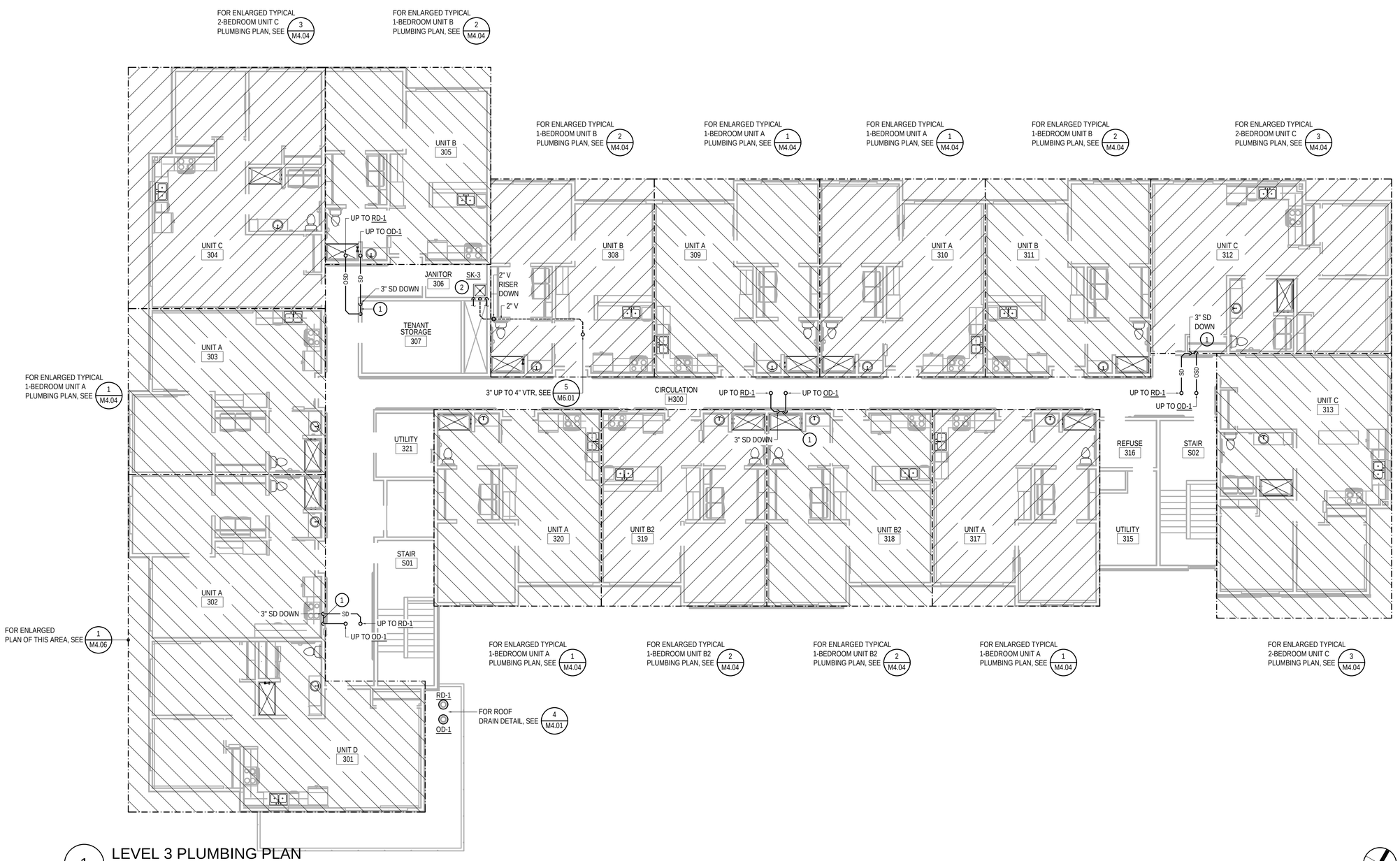
SHEET NO.
M1.03

SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES SHALL EQUAL THE SIZE INDICATED ON THE PLUMBING FIXTURE SCHEDULE UNLESS OTHERWISE INDICATED.
2. PROVIDE CLEANOUT ON ALL INDIVIDUAL SINK RISERS.
3. STORM DRAIN PIPING SHALL BE SLOPED AT 1/8" PER LINEAR FOOT MINIMUM.

KEY NOTES

1. CONNECT OVERFLOW STORM DRAIN INTO VERTICAL STORM DRAIN PIPING. FOR STORM DRAIN TIE-IN DETAIL, SEE 8/M6.01.
2. CONNECT 1/2" COLD AND HOT WATER INTO NEAREST 3/4" OR LARGER COLD AND HOT WATER PIPING.



1 LEVEL 3 PLUMBING PLAN

SCALE: 1/8" = 1'-0"

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STATE OF ALASKA 49 TH
ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

sparkdesign,llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2023.007.0
DATE	03/06/2023
DRAWN	STH/MSH/MDP
REVIEWED	ACT

SHEET NAME
LEVEL 3
PLUMBING PLAN

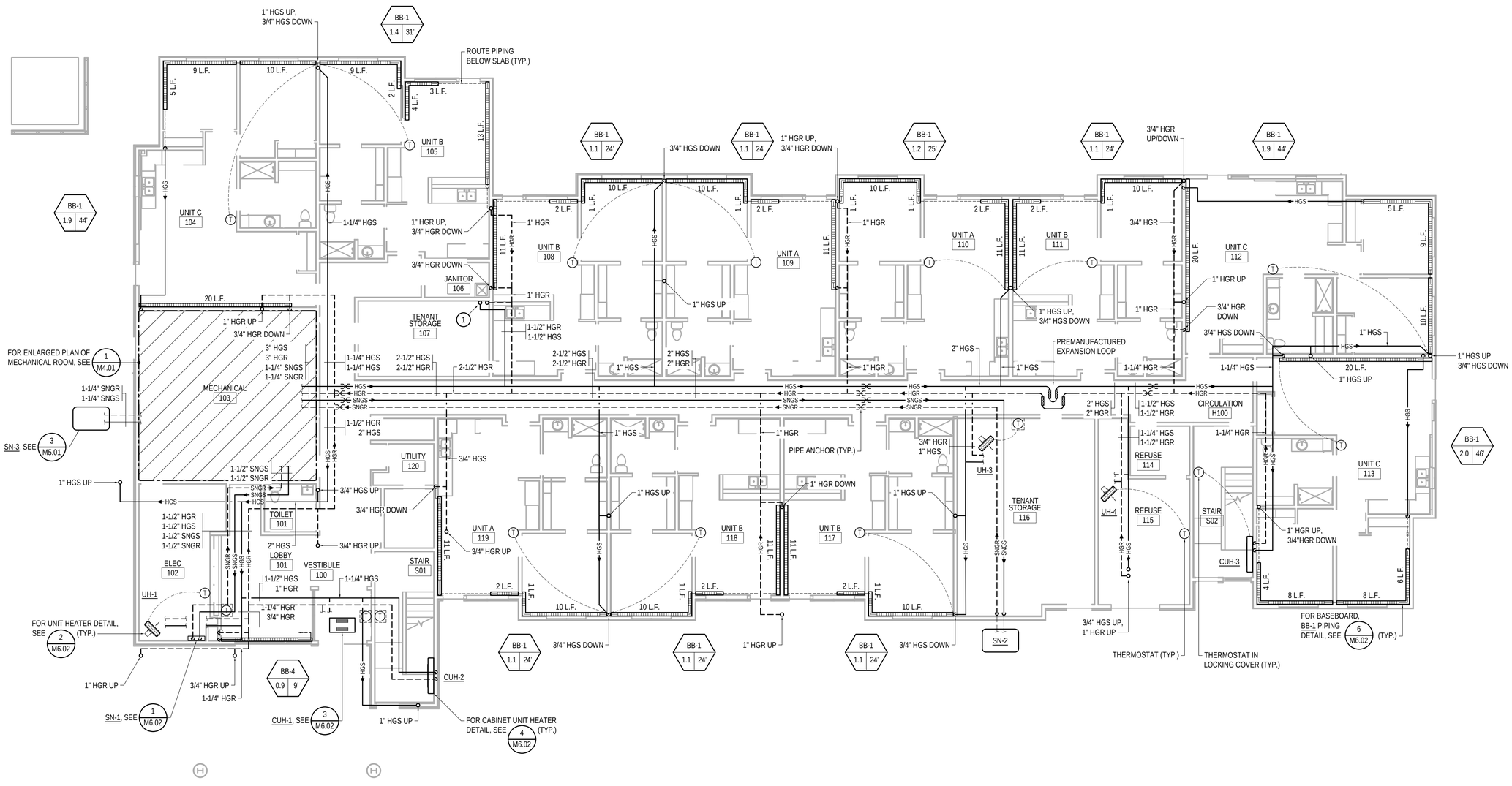
SHEET NO.
M1.04

SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL TERMINAL HEATING UNITS SHALL BE 3/4" UNLESS OTHERWISE INDICATED ON PLANS OR SCHEDULES.
2. PROVIDE PIPE GUIDES PER EXPANSION LOOP MANUFACTURER'S RECOMMENDATIONS.

KEY NOTES

(1) 1-1/2" HEATING GLYCOL RETURN AND SUPPLY UP TO ROOF.



1 LEVEL 1 HEATING PLAN

SCALE: 1/8" = 1'-0"

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ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

sparkdesign,llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

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ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2023.007.0
DATE	03/06/2023
DRAWN	DBS/STH/MDP
REVIEWED	ACT

SHEET NAME
LEVEL 1
HEATING PLAN

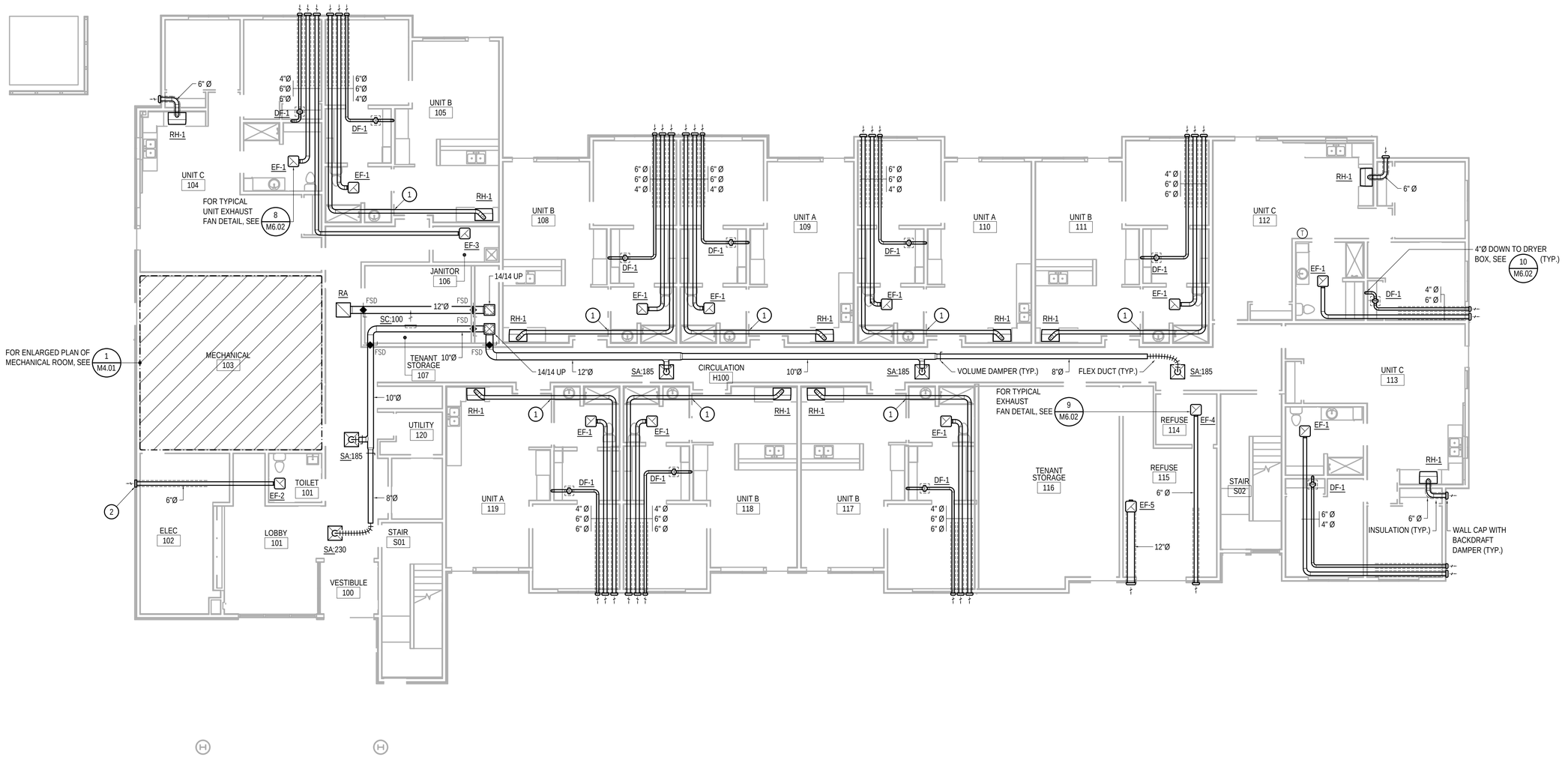
SHEET NO.
M2.01

SHEET NOTES

1. BRANCH PIPING TO INDIVIDUAL TERMINAL HEATING UNITS SHALL BE 3/4" UNLESS OTHERWISE INDICATED ON PLANS OR SCHEDULES.
2. PROVIDE PIPE GUIDES PER EXPANSION LOOP MANUFACTURER'S RECOMMENDATIONS.

KEY NOTES

1. COORDINATE WITH ELECTRICAL SUCH THAT THE ELECTRICAL PANEL IS NOT LOCATED BELOW DUCT.
2. PROVIDE LOUVERED WALL CAP FLUSH WITH WALL OVER ELECTRICAL EQUIPMENT.



1 LEVEL 1 VENTILATION PLAN

SCALE: 1/8" = 1'-0"

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ALEC C. THOMSON
ME-8694
03/06/2023
REGISTERED PROFESSIONAL ENGINEER

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

spark design, llc
T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, AK 99518
Ph: 907-865-7900 Fax: 907-865-7975

ASPEN HOUSE LIMITED PARTNERSHIP
ASPEN HOUSE SENIOR APARTMENTS
WASILLA, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO.	2023.007.0
DATE	03/06/2023
DRAWN	DBS/STH/MDP
REVIEWED	ACT

SHEET NAME
LEVEL 1
VENTILATION PLAN

SHEET NO.
M2.02