CIHA SPENARD MIXED USE

CONFORMED SET

ANCHORAGE, AK

CIVIL ENGINEER

EBSC ENGINEERS
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SCHNEIDER STRUCTURAL
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RSA ENGINEERING, INC
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CITY, STATE
Ph: 907.276.0521

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DEVELOPER OR OWNER

COOK INLET HOUSING AUTHORITY
3510 SPENARD ROAD
ANCHORAGE, ALASKA
Ph: 907.793.3000

ARCHITECT

kpb architects
500 L STREET, SUITE 400
ANCHORAGE, ALASKA 99501
Ph: 907.274.7443 Fax:
907.274.7407

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AS ADOPTED AND AMENDED BY THE MUNICIPALITY OF ANCHORAGE.

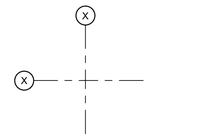
2. THESE DRAWINGS ARE SUPPLIED TO THE CONTRACTOR AND OTHERS FOR THEIR USE FOR THIS SPECIFIC PROJECT. ALL COPIES OF THESE DRAWINGS SHALL REMAIN THE PROPERTY OF KPB ARCHITECTS. AND SHALL NOT BE REUSED OR REPRODUCED WITHOUT PERMISSION OF KPB ARCHITECTS.

3. THE ORGANIZATION OF DOCUMENTS ARE NOT INTENDED TO CONTROL THE DIVISION OF WORK. DIVISION OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

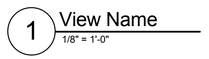
4. DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, FACE OF CONCRETE OR GRID LINE AT NEW CONSTRUCTION AND FACE OF EXISTING FINISH AT EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.

5. CONTRACTOR SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, AND POWER AND PLUMBING REQUIREMENTS FOR ALL OWNER AND NIC ITEMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

DRAWING SYMBOLS



STRUCTURAL OR REFERENCE GRID



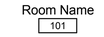
TITLE MARK

BUILDING SECTION CALLOUT MARK

DETAIL CALLOUT MARK

EXTERIOR ELEVATION CALLOUT MARK

INTERIOR ELEVATION CALLOUT MARK



ROOM TITLE TAG

DOOR TAG

WINDOW TAG

WALL TYPE TAG

REFERENCE NORTH ARROW

GENERAL ABBREVIATIONS

346											
AB	ANCHOR BOLT	DR	DOOR	HC	HANDICAPPED	OD	OUTSIDE DIAMETER	STD	STANDARD		
AC	ASPHALTIC CONCRETE	DS	DOWNSPOUT	HCWD	HOLLOW CORE WOOD	OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED	STL	STEEL		
ACM	ASBESTOS CONTAINING MATERIAL	DWG	DRAWING	HDO	HIGH DENSITY OVERLAY	OFF	OFFICE	STO	STORAGE		
ACST	ACOUSTICAL	DWR	DRAWER	HDWD	HARDWOOD	OFOI	OWNER FURNISHED-OWNER INSTALLED	STRUC	STRUCTURE / STRUCTURAL		
ACT	ACOUSTICAL CEILING TILE			HDWR	HARDWARE	OFS	OUTSIDE FACE OF STRUCTURE	SUBST	SUBSTRATE		
ADDN	ADDITION / ADDITIONAL	E	EAST	HM	HOLLOW METAL	OPNG	OPENING	SUSP	SUSPEND(ED)		
ADJ	ADJACENT / ADJUSTABLE	E/A	EXHAUST AIR	HND	HAND	OPP	OPPOSITE	SV	SHEET VINYL		
AFF	ABOVE FINISHED FLOOR	EA	EACH	HORIZ	HORIZONTAL	ORD	OVERFLOW ROOF DRAIN				
AHU	AIR HANDLING UNIT	EHD	ELECTRIC HAND DRYER	HR	HOUR	ORIG	ORIGINAL	T	TREAD		
ALT	ALTERNATE	EIFS	EXTERIOR INSULATION FINISH SYSTEM	HT / H	HEIGHT			T&G	TONGUE AND GROOVE		
ALUM	ALUMINUM	EL	ELEVATION	HTG	HEATING	PBD	PARTICLE BOARD	TB	TOWEL BAR		
ANOD	ANODIZED	ELEC	ELECTRICAL	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	PL	PROPERTY LINE / PLATE	TB	THERMAL BREAK / TACK BOARD		
AP	ACOUSTICAL PANEL	ELEV	ELEVATOR			PLAM	PLASTIC LAMINATE	TEL	TELEPHONE		
APPROX	APPROXIMATE(LY)	ENCL	ENCLOSURE	IBC	INTERNATIONAL BUILDING CODE	PLAS	PLASTER	TEMP	TEMPERATURE		
ARCH	ARCHITECT / ARCHITECTURAL	ENGR	ENGINEER	ID	INSIDE DIAMETER	PLWD	PLYWOOD	THK	THICK(NESS)		
		EPDM	ETHYLENE PROPYLENE DIENE MONOMER	IHM	INSULATED HOLLOW METAL	PNL	PANEL	THOLD	THRESHOLD		
BBT	BIOBASED TILE	EQ	EQUAL	IN	INCH	PR	PAIR	THRU	THROUGH		
BD	BOARD	EQUIP	EQUIPMENT	INFO	INFORMATION	PRCST	PRECAST	TLT	TOILET		
BLDG	BUILDING	EW	EACH WAY	INSUL	INSULATION	PREFAB	PREFABRICATED	TO	TOP OF		
BLK	BLOCK	EXH	EXHAUST	INT	INTERIOR	PREFIN	PREFINISHED	TOM	TOP OF MASONRY		
BLKG	BLOCKING	EXP	EXPANSION / EXPANDED	INV	INVERT	PROJ	PROJECT	TOW	TOP OF WALL		
BM	BEAM	EXP JT	EXPANSION JOINT			PSF	POUNDS PER SQUARE FOOT	TPD	TOILET PAPER DISPENSER		
BO	BOTTOM OF	EXST	EXISTING	JAN	JANITOR	PSI	POUNDS PER SQUARE INCH	TPTN	TOILET PARTITION		
BOD	BOTTOM OF DECK	EXT	EXTERIOR	JST	JOIST	PT	PAINT / POST TENSION	TS	TUBE STEEL / TOILETRY SHELF		
BOT	BOTTOM	EXTR	EXTRUDED	JT	JOINT	PTD	PAPER TOWEL DISPENSER	TSTAT	THERMOSTAT		
BRG	BEARING					PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE	TV	TELEVISION		
BSMT	BASEMENT	F	FAHRENHEIT	KD	KNOCKDOWN	PTN	PARTITION	TYP	TYPICAL		
BTWN	BETWEEN	FA	FIRE ALARM	KIT	KITCHEN	PTR	PAPER TOWEL RECEPTACLE	TZ	TERRAZZO		
BUR	BUILT-UP ROOF	FAB	FABRICATE(D)	KO	KNOCKOUT	PVC	POLYVINYL CHLORIDE				
		FACP	FIRE ALARM CONTROL PANEL	KPL	KICK PLATE			UG	UNDERGROUND		
C	CELSIUS	FD	FLOOR DRAIN			QT	QUARRY TILE	UH	UNIT HEATER		
CAB	CABINET	FDC	FIRE DEPARTMENT CONNECTION	LAB	LABORATORY			UL	UNDERWRITER'S LABORATORY		
CB	CHALK BOARD	FDN	FOUNDATION	LAM	LAMINATE	R	RISER	UNFIN	UNFINISHED		
CBB	CEMENT BACKER BOARD	FE	FIRE EXTINGUISHER	LAV	LAVATORY	R/A	RETURN AIR	UON	UNLESS OTHERWISE NOTED		
CCTV	CLOSED CIRCUIT TELEVISION	FEC	FIRE EXTINGUISHER CABINET	LB	POUND	RAD	RADIUS	UR	URINAL		
CG	CORNER GUARD	FF	FACTORY FINISHED	LBL	LABEL	RB	RUBBER / RUBBER BASE				
CHKRD	CHECKERED	FG	FIBERGLASS	LDRY	LAUNDRY	RCP	REFLECTED CEILING PLAN	VAC	VACUUM		
CJ	CONTROL JOINT	FHC	FIRE HOSE CABINET	LF	LINEAR FOOT	RD	ROOF DRAIN	VAR	VARIES		
CL	CENTERLINE	FHMS	FLAT HEAD MACINE SCREW	LIN	LINOLEUM	REF	REFERENCE	VCT	VINYL COMPOSITION TILE		
CLG	CEILING	FHWS	FLAY HEAD WOOD SCREW	LKR	LOCKER	REINF	REINFORCE(D) (ING) (MENT)	VERT	VERTICAL		
CLO	CLOSET	FIG	FIGURE	LT	LIGHT	REQD	REQUIRED	VEST	VESTIBULE		
CLR	CLEAR	FIN	FINISH	LVR	LOUVER	RESIL	RESILIENT	VR	VAPOR RETARDER		
CMP	CORRUGATED METAL PIPE	FIN FLR	FINISH FLOOR			REV	REVISE / REVISION	VTR	VENT THROUGH ROOF		
CMU	CONCRETE MASONRY UNIT	FIN GR	FINISH GRADE	MATL	MATERIAL	RF	RESILIENT FLOORING				
CO	CLEAN OUT	FLG	FLASHING	MAX	MAXIMUM	RFG	ROOFING	W	WEST / WIDTH		
COL	COLUMN	FLR	FLOOR	MB	MACHINE BOLT	RFS	RAISED FLOOR SYSTEM	W/	WITH		
COMM	COMMUNICATION	FLRG	FLOORING	MDF	MEDIUM DENSITY FIBERBOARD	RHK	ROBE HOOK	W/O	WITHOUT		
CONC	CONCRETE	FOC	FACE OF CONCRETE	MDO	MEDIUM DENSITY OVERLAY	RHMS	ROUND HEAD MACHINE SCREW	WB	WOOD BASE		
CONN	CONNECTION	FOF	FACE OF FINISH	MECH	MECHANICAL	RHWS	ROUND HEAD WOOD SCREW	WC	WATER CLOSET		
CONST	CONSTRUCTION	FOM	FACE OF MASONRY	MEP	MECHANICAL, ELECTRICAL AND PLUMBING	RL	RAIN LEADER	WD	WOOD		
CONT	CONTINUOUS	FOS	FACE OF STUD	MEZZ	MEZZANINE	RM	ROOM	WDO	WINDOW		
CONTR	CONTRACT(OR)	FOW	FACE OF WALL	MFG	MANUFACTURER(ED)	RND	ROUND	WF	WIDE FLANGE		
CONV	CONVECTOR	FPRF	FIRE PROOFING	MH	MANHOLE	RO	ROUGH OPENING	WP	WATERPROOF(ING)		
COORD	COORDINATE	FR	FIRE RATING	MHK	MOP HOOK	RTR	RUBBER TREAD & RISER	WR	WATER RESISTANT / WASTE RECEPTACLE		
CORR	CORRIDOR	FRP	FIBERGLASS REINFORCED PANEL	MILWK	MILLWORK			WSCT	WAINSCOT		
CPT	CARPET	FRT	FIRE RETARDANT TREATED	MIN	MINIMUM	S	SOUTH	WT	WEIGHT		
CSK	COUNTERSINK	FT	FOOT / FEET	MIR	MIRROR	S/A	SUPPLY AIR	WWF	WELDED WIRE FABRIC		
CSMT	CASEMENT	FTG	FOOTING	MISC	MISCELLANEOUS	SB	SHOWER BENCH				
CT	CERAMIC TILE	FXTR	FIXTURE	MLDG	MOULDING	SC	SOLID CORE				
CTR	CENTER(ED)			MMB	MEMBRANE	SCD	SEAT COVER DISPENSER				
CU	CUBIC	GA	GAUGE	MO	MASONRY OPENING	SCHED	SCHEDULE				
CUH	CABINET UNIT HEATER	GALV	GLAVANIZED	MTD	MOUNTED	SCWD	SOLID CORE WOOD				
		GB	GRAB BAR	MTL	METAL	SD	STORM DRAIN / SOAP DISPENSER				
D	DEPTH	GC	GENERAL CONTRACTOR	MTR BD	MORTAR BED	SECT	SECTION				
DBL	DOUBLE	GCMU	GLAZED CONCRETE MASONRY UNIT			SF	SQUARE FOOT / FEET				
DCS	DIAPER CHANGING STATION	GEN	GENERAL	N	NORTH	SHT	SHEET				
DEG	DEGREE	GL	GLASS	NA	NOT APPLICABLE	SHTG	SHEATHING				
DEMO	DEMOLITION	GLB	GLUE LAM BEAM	NAT FIN	NATURAL FINISH	SHWR	SHOWER				
DEPT	DEPARTMENT	GLU-LAM	GLUE LAMINATED	NFS	NON FROST SUSCEPTIBLE	SIM	SIMILAR				
DET	DETAIL	GMGWB	GLASS MESH GYPSUM WALL BOARD	NIC	NOT IN CONTRACT	SLR	SEALER				
DF	DRINKING FOUNTAIN	GOV	GOVERNMENT	NLB	NON LOAD BEARING	SNC	SANITARY NAPKIN CABINET				
DFC	DRINKING FOUNTAIN - COOLER	GR	GRADE	NO	NUMBER	SND	SANITARY NAPKIN DISPENSER				
DIA	DIAMETER	GRTG	GRATING	NOM	NOMINAL	SNR	SANITARY NAPKIN RECEPTACLE				
DIFF	DIFFUSER	GSP	GALVINIZED STEEL PIPE	NR	NON-RATED	SPEC	SPECIFICATION(S)				
DIM	DIMENSION	GWB	GYPSUM WALLBOARD	NTS	NOT TO SCALE	SQ	SQUARE				
DN	DOWN	GYP	GYPSUM			SS	SOLID SURFACE				
				O/A	OUTSIDE AIR	SST	STAINLESS STEEL				
		HB	HOSE BIB	OC	ON CENTER	ST	STAIN				

SHEET INDEX

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AK CORPORATION # 34752 D

COOK INLET HOUSING AUTHORITY
SPENARD MIXED
PERMIT SET (100%)
ANCHORAGE, AK

REVISION SCHEDULE

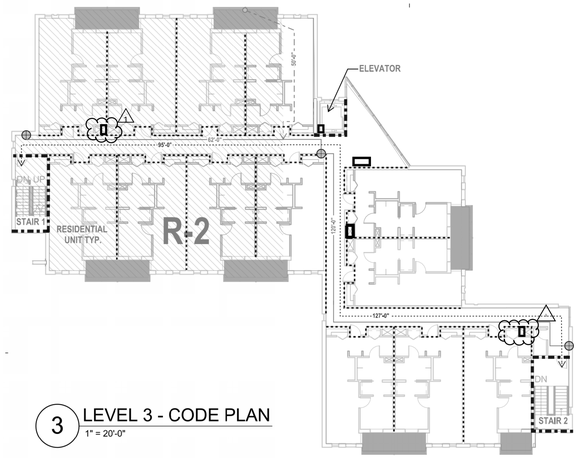
#	DESCRIPTION	DATE

JOB NO.	11089_08
DATE	04.11.2016
DRAWN	TLN
REVIEWED	TD

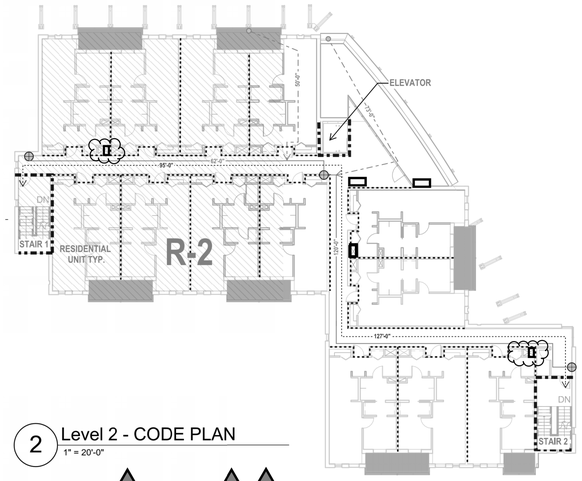
SHEET NAME
GENERAL INFORMATION SHEET

SHEET NO.
G0.01

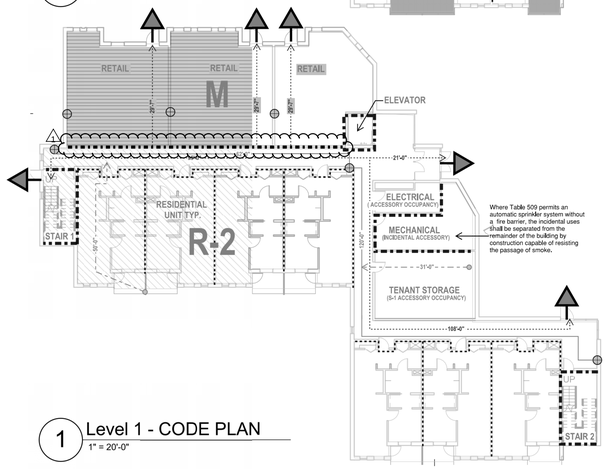
PERMIT SUBMITTAL



3 LEVEL 3 - CODE PLAN
1" = 20'-0"



2 Level 2 - CODE PLAN
1" = 20'-0"



1 Level 1 - CODE PLAN
1" = 20'-0"

LIFE / SAFETY LEGEND	
	1/2 HR FIRE RATED WALL
	1 HR FIRE RATED WALL
	M OCCUPANCY
	R2 OCCUPANCY
	BUILDING EXIT
	EXIT ACCESS
— TRAVEL DISTANCE —	COMMON PATH OF EGRESS
	POSTED OCCUPANCY SIGN
	RECESSSED FIRE EXTINGUISHER (TYPE 2-A)

Spenard Mixed Use

LEGAL:

ANCHORAGE, AK 99503-2532
SUBDIVISION:
ZONING : COMPLIES
CLASSIFICATION: B-3
LAND USE CLASSIFICATION: All other Uses (Mixed-Use Development)
LOT AREA: 41,670SF (Min Required Lot Area: 6,000sf)
LOT WIDTH (NARROWEST): 138' (MIN. REQUIRED WIDTH" 50')
LOT COVERAGE: UNRESTRICTED

ZONING:
PARKING:
LOADING BERTH:
SETBACKS: COMPLIES
FRONT YARD: 10'
SIDE YARD: 0' OR AT LEAST 10'
REAR YARD: 0' OR AT LEAST 10'
BUILDING HEIGHTS: 41' (MAX ALLOWED 45')

PRIVATE OPEN SPACE: COMPLIES

Nonresidential: 5% of floor area. Less than 5,000sf spaces are exempt = nonresidential component is exempt.
Residential: 33x100SF=3,300sf of which max. 25% (825sf) may be indoors, 50% (1,650sf) shall be common, and 50% (825sf) of common shall be contiguous.
Dwelling Unit Balconies (individual private open space): 54.2 x 26 = 1409.2sf
Exterior Deck Space (Common Private Open Space): 597sf
Interior Community Rooms (Common Private Open Space): 2455F on 2nd and 3rd floor = 490sf total
Plaza (Common private open space): 1,043sf
Total - 3,540sf

PARKING: COMPLIES
Required Parking Residential: 33du x 1 = 33*0.1 = 36.30 spaces
Required Parking General Retail: 2,865SF/350 = 8.18 spaces
Required Project Total: 44 total spaces required (36.30 + 8.18 = 44.48)
Total spaces on site: 44

LANDSCAPING: COMPLIES
Parking area: 15,117SF
5% required interior landscape area = 756SF (15,117x0.05=756)
Provided interior landscape area = 764SF (255+192+124+193=764)

BUILDING CODE REVIEW

APPLICABLE CODE – 2012 IBC, 2012 IFC, 2012 UPC, 2011 NEC, 2012 IMC, 2012 IFGC, 2009 ICC/ANSI A117.1

PROJECT OVERVIEW - ACTUAL AREAS PROVIDED

LEVEL			GSF
FIRST			10,990
SECOND			12,066
THIRD			11,380
TOTAL BUILDING			**34,436**

CHAPTER 3-USE AND OCCUPANCY
SECTION 304 & 306.2

OCCUPANCY	
M	MERCANTILE
R-2	RESIDENTIAL

CHAPTER 5-HEIGHTS AND ALLOWABLE AREAS
TABLE 503

GROUP	CONSTRUCTION TYPE		# OF STORIES	BASIC ALLOWABLE
M	V-B		1	9,000 SF
R2	V-B		2	7,000 SF

SECTION 504.2 - AUTOMATIC SPRINKLER SYSTEM INCREASE

SPRINKLERED - For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one, but shall not exceed 4 (18 288 mm) or four stories, respectively.

SECTION 505.3 EGRESS
PATH OF COMMON EGRESS DOES NOT EXCEED 75' PER SECTION 1014.3

SECTION 506 – BUILDING AREA MODIFICATIONS

DESCRIPTION	SYMBOL		COMMENTS	VALUE
BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET	(F)			265 FT
MINIMUM WIDTH OF PUBLIC WAY OR OPEN SPACE	(W)			30 FT
PERIMETER OF ENTIRE BUILDING	(P)			570 FT
FRONTAGE IN PERCENT CALCULATED IN ACCORDANCE WITH SECTION 506.2	(I,)			21%
SPRINKLER PROTECTION (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3	(I,)		SPRINKLERED	200%
TABULAR AREA PER FLOOR IN ACCORDANCE WITH TABLE 503 (SQUARE FEET)	(A_t)		BASED ON R-2 OCCUPANCY	7,000 SF
ADJUSTED ALLOWABLE AREA PER FLOOR DUE TO FRONTAGE (SQUARE FEET)	(A_a)			**22,504 SF**
ADJUSTED ALLOWABLE AREA INCREASE TO:				**22,504 SF**

TABLE 508.2.5-INCIDENTAL ACCESSORY OCCUPANCIES
MECH 116 - Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower

509.4.2 Protection. Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke.

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES
1 HR SEPARATION REQUIRED BETWEEN M AND R2 OCCUPANCIES

CHAPTER7 - FIRE AND SMOKE PROTECTION FEATURES
713.4

CHAPTER 8 – INTERIOR FINISHES
TABLE 803.9

GROUP	SPRINKLERED			
	EXIST ENCLOSURES AND PASSAGEWAYS [a]		CORRIDORS	ROOMS AND ENCLOSED SPACES
M	CLASS B		CLASS C	CLASS C
R-2	CLASS C		CLASS B	CLASS C

CHAPTER 9 – FIRE PROTECTION SYSTEMS
SECTION 903
FULLY SPRINKLERED

SECTION 903.2.11.1 - STORIES WITHOUT OPENINGS

SECTION 906 - PORTABLE FIRE EXTINGUISHERS
ONE WITHIN 75 FEET OF TRAVEL DISTANCE WITH A MAXIMUM COVERAGE OF 11,250 SF

SECTION 1005 - EGRESS WIDTH
THE EXIT ACCESS AND COMPONENTS EXCEED THE MINIMUM REQUIREMENTS SET FORTH IN THIS SECTION.

SECTION 1007 - ACCESSIBLE MEANS OF EGRESS
SECTION 1007.2.1– (ACCESSIBLE MEANS OF EGRESS) ELEVATORS AND STAIRS
BUILDING IS LESS THAN FOUR STORIES ELEVATORS NOT REQUIRED TO BE A PART OF THE ACCCESSIBLE MEANS OF EGRESS.
SECTION 1007.3– STAIRWAYS
In order to be considered part of an accessible means of egress, a stairway between stories shall have a clear width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. Exit access stairways that connect levels in the same story are not permitted as part an accessible means of egress.
EXCEPTION 1 - 1. The clear width of 48 inches (1219 mm) between handrails is not required in buildings equipped throughout with an automatic sprinkler system
EXCEPTION - 2. A clear width of 36 inches (914 mm) is required at stairways in buildings equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

SECTION 1009 - Handrails
THE STAIRS PROVIDED IN THIS PROJECT MEET OR EXCEED THE MOST RESTRICTIVE REQUIREMENTS OF THE SECTION AND REFERENCES.

SECTION 1014 - EXIT ACCESS
SECTION 1014.3 - PATH OF COMMON EGRESS SHALL NOT EXCEED 75 FEET (125 FT. IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM)

SECTION 1015 – EXITS AND EXIT ACCESS DOORWAYS
THIS PROJECT MEETS OR EXCEEDS THE MOST RESTRICTIVE REQUIREMENTS OF THE SECTION AND REFERENCES.

SECTION 1016- EXIT ACCESS TRAVEL DISTANCE

TABLE 1016.2 TRAVEL DISTANCE - (R-2 OCCUPANCY) - 250 FT. (WHEN EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM) PROJECT DOES NOT EXCEED 250 FT

SECTION 1018 – CORRIDORS
TABLE 1018.1 - CORRIDOR FIRE RESISTANCE RATING- R-2 OCCUPANCY .5 HR WITH SPRINKLER SYSTEM

SECTION 1021 – NUMBER OF EXITS AND CONTINUITY
TABLE 1021.1 - 1-500 PERSONS PER STORY REQUIRES 2 EXITS MINIMUM

TABLE 1021.2 STORIES WITH ONE EXIT

SECTION 1016.1
TRAVEL DISTANCE MEASURED FROM FURTHEST POINT ALONG NATURAL AND UNOBSTRUCTED PATH TO...AN ENTRANCE TO A VERTICAL EXIT ENCLOSURE
SECTION 1022 – EXIT ENCLOSURES

1022.2 Construction.
Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines.

CHAPTER 11 ACCESSIBILITY
THIS PROJECT MEETS OR EXCEEDS THE MOST RESTRICTIVE REQUIREMENTS OF THE SECTION AND REFERENCES.

STATE OF ALASKA
JEFFERY P. KOONCE
NO. A 7007
REGISTERED PROFESSIONAL ARCHITECT
4.15.2016

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COOK INLET HOUSING AUTHORITY
SPENARD MIXED USE
PERMIT SET (100%)
ANCHORAGE, AK

REVISION SCHEDULE

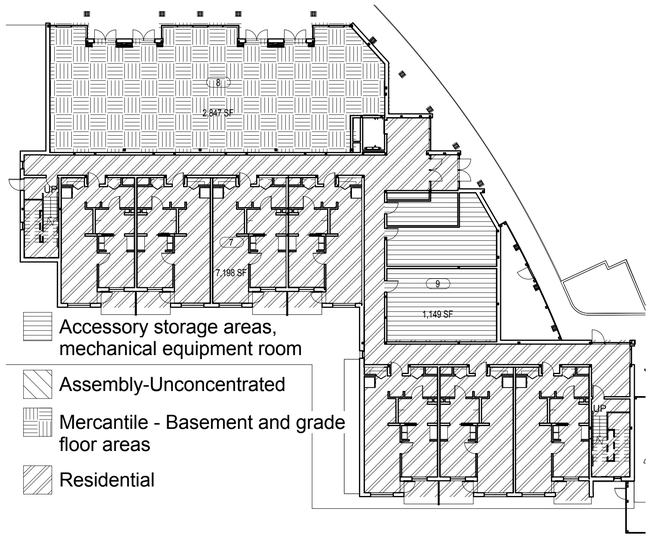
#	DESCRIPTION	DATE

JOB NO.	11089_08
DATE	04.11.2016
DRAWN	Author
REVIEWED	Checker

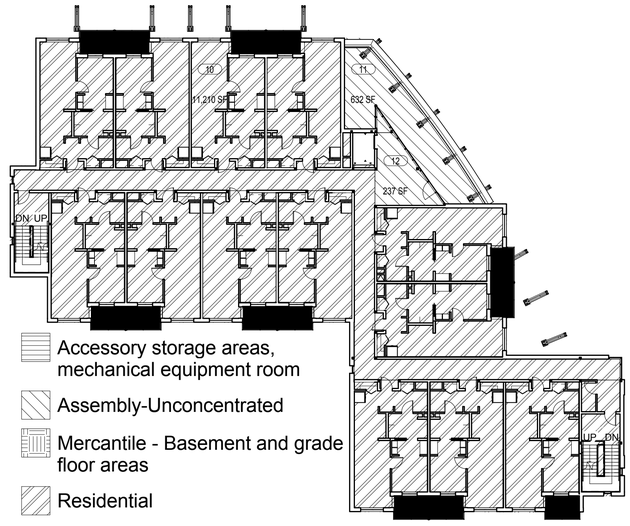
SHEET NAME
CODE ANALYSIS INFORMATION

SHEET NO.
G1.00

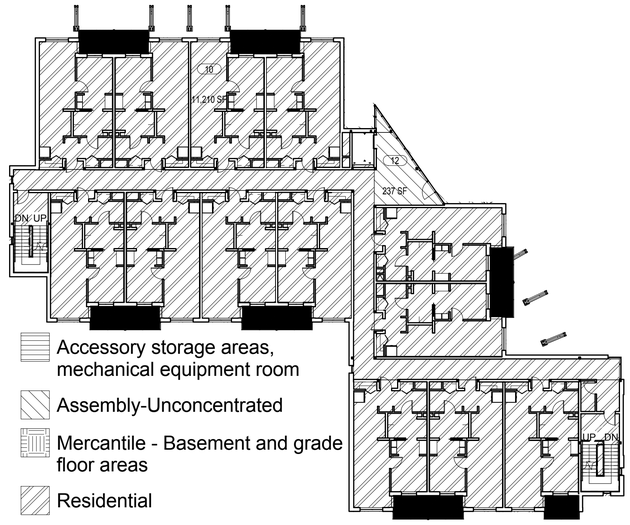
PERMIT SUBMITTAL



1 LEVEL 1
1" = 20'-0"



2 LEVEL 2
1" = 20'-0"



3 LEVEL 3
1" = 20'-0"

CODE-OCCUPANT LOAD TABULATION

Level	Number	Use of Space	Area	SFPerPerson	Net_Gross	Persons	Comments
LEVEL 1	7	Residential	7,198 SF	200	gross	36	
LEVEL 1	8	Mercantile - Basement and grade floor areas	2,847 SF	30	gross	95	
LEVEL 1	9	Accessory storage areas, mechanical equipment room	1,149 SF	300	gross	4	
LEVEL 2	10	Residential	11,210 SF	200	gross	56	
LEVEL 2	11	Assembly-Unconcentrated	632 SF	15	net	42	
LEVEL 2	12	Assembly-Unconcentrated	237 SF	15	net	16	
LEVEL 3	13	Residential	11,210 SF	200	gross	56	
LEVEL 3	14	Assembly-Unconcentrated	237 SF	15	net	16	
						320	

STATE OF ALASKA
JEFFREY P. KOONCE
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REGISTERED PROFESSIONAL ARCHITECT
4.15.2016

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COOK INLET HOUSING AUTHORITY
SPENARD MIXED USE

PERMIT SET (100%)
ANCHORAGE, AK

REVISION SCHEDULE

#	DESCRIPTION	DATE

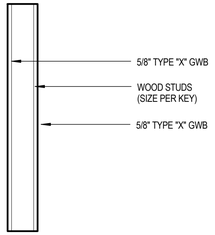
JOB NO. 11089_08
DATE 04.11.2016
DRAWN Author
REVIEWED Checker

SHEET NAME
CODE ANALYSIS INFORMATION

SHEET NO.
G1.01

PERMIT SUBMITTAL

INTERIOR PARTITION ASSEMBLIES

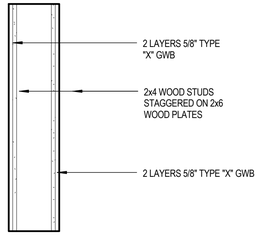


A PARTITION TYPE

FIRE RATED WHERE INDICATED/REQUIRED
1-HR RATING:GA WP3510 / UL U314

NOT USED

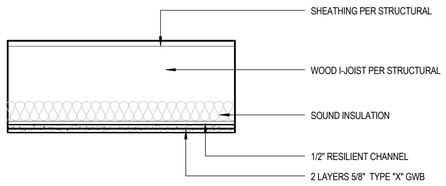
B PARTITION TYPE



C PARTITION TYPE

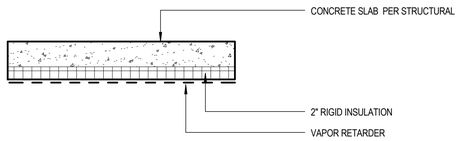
FIRE RATED WHERE INDICATED/REQUIRED
2-HR RATING: GA WP3910 / UL R4024
50-54 STC SOUND RATING

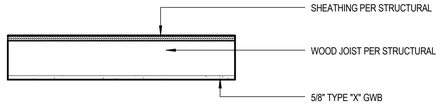
FLOOR-CEILING ASSEMBLIES



1 FLOOR-CEILING ASSEMBLY

1-HR RATED ASSEMBLY BETWEEN UNITS
GA FC 5241
59 STC / 40 IIC (68 C&P)
NOTE: ASSEMBLY REQUIRES MINIMUM 9
1/2" DEEP I-JOIST AND MINIMUM 5/8" OSB
FOR FIRE AND SOUND RATING (1)



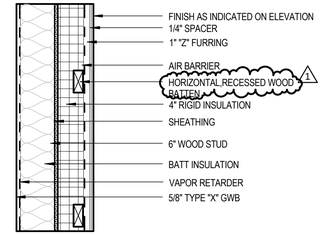


2 FLOOR-CEILING ASSEMBLY

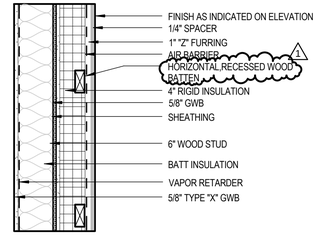
CORRIDOR ASSEMBLY

3 FLOOR ASSEMBLY

EXTERIOR WALL ASSEMBLIES

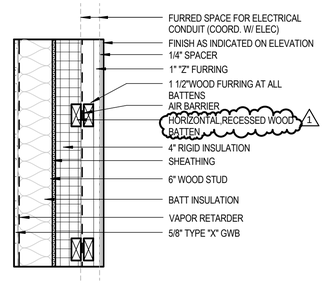


Z WALL TYPE



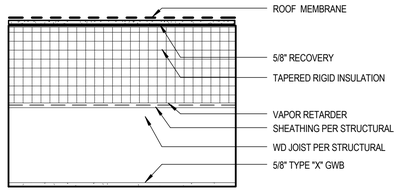
Y WALL TYPE

(1) 1 HR GA WP 8105

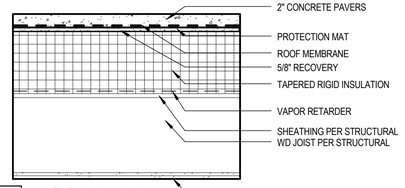


X WALL TYPE

ROOF ASSEMBLIES

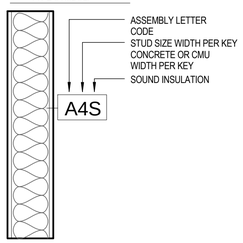


1 ROOF TYPE



2 ROOF TYPE

LEGEND



WOOD STUD SIZE KEY:

2 = 2" X 2" NOMINAL
4 = 2" X 4" NOMINAL
6 = 2" X 6" NOMINAL
8 = 2" X 8" NOMINAL

GENERAL NOTES

1. FINISH MATERIALS SUCH AS STONE TILE, WALL COVERINGS, ETC. ARE NOT TYPICALLY SHOWN AS AN INTEGRAL PART OF THE ASSEMBLY. REFER TO INTERIOR DRAWINGS AND / OR FINISH SCHEDULES FOR FINISH MATERIALS.
2. STUD SIZES USED THROUGHOUT THE PROJECT ARE SHOWN WITH EACH ASSEMBLY TYPE.
3. ALL CMU IS REINFORCED HORIZONTALLY AND VERTICALLY AND GROUTED. REFER TO THE STRUCTURAL DRAWINGS FOR SPECIFIC REINFORCMENT AND GROUTING REQUIREMENTS. STRUCTURAL DRAWINGS ESTABLISH THE REINFORCING REQUIREMENTS FOR EACH WALL TYPE.
4. PARTITIONS EXTENDING TO DECK ABOVE ARE INDICATED ON RCP'S.
5. SEE STRUCTURAL DRAWINGS FOR STUD SPACING AT STRUCTURAL WALLS AND SEE SPECIFICATIONS FOR GENERAL STUD SPACING REQUIREMENTS.
6. ALL PENETRATIONS THROUGH ACOUSTICAL ASSEMBLIES TO BE ACOUSTICALLY SEALED.
7. FIRE BLOCKING WILL BE INSTALLED IN ACCORDANCE WITH IBC 717.2, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

STATE OF ALASKA
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REVISION SCHEDULE

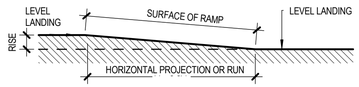
#	DESCRIPTION	DATE
1	MOA / owner review	05.18.16

JOB NO.	11089_08
DATE	04.11.2016
DRAWN	TLN
REVIEWED	TD

SHEET NAME
WALL & ROOF ASSEMBLIES

SHEET NO.
G2.00

PERMIT SUBMITTAL

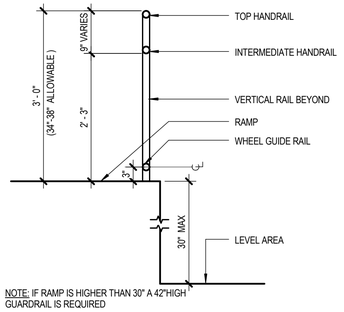


SLOPE	MAXIMUM RISE (INCHES)	MAX HORIZ PROJECTION (FEET)
1:12 TO < 1:16	30	30
1:16 TO < 1:20	30	40

5D ALLOWABLE RAMP LENGTHS

3/16" = 1'-0"

REF: ADA 4.8 FIG 16

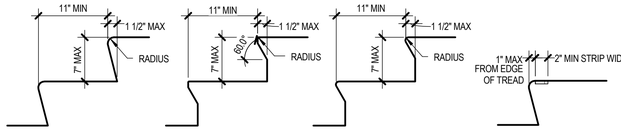


NOTE: IF RAMP IS HIGHER THAN 30" A 42"HIGH GUARDRAIL IS REQUIRED

5C SECTION AT HANDRAILS

3/4" = 1'-0"

REF: ADA 4.8, FIG.17



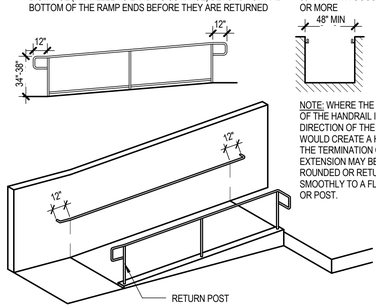
5A STAIR TREAD ACCEPTABLE NOSINGS & WARNING STRIPING

1" = 1'-0"

REF: ADA 4.9, FIG 18

NOTE: HANDRAILS MUST EXTEND A MIN OF 12" OF LEVEL DISTANCE (PARALLEL TO LANDING SURFACE) BEYOND TOP AND BOTTOM OF THE RAMP ENDS BEFORE THEY ARE RETURNED

NOTE: WIDTH MUST BE 60" MIN WITH OCCUPANCY OF 300 OR MORE

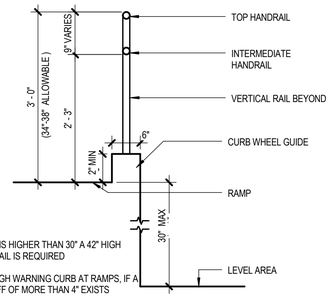


NOTE: WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE RAMP RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION MAY BE MADE ROUNDED OR RETURNED SMOOTHLY TO A FLOOR, WALL OR POST.

4D HANDRAILS AT RAMPS

3/16" = 1'-0"

REF: ADA 4.8, FIG 17



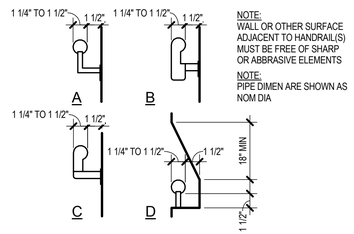
NOTE:
IF RAMP IS HIGHER THAN 30" A 42" HIGH GUARDRAIL IS REQUIRED

2" MIN HIGH WARNING CURB AT RAMPS, IF A DROP-OFF OF MORE THAN 4" EXISTS BETWEEN THE RAMP SURFACE AND THE ADJACENT GRADE, A 6" WARNING CURB MUST BE UTILIZED

4C SECTION AT HANDRAILS/CURB

3/4" = 1'-0"

REF: ADA4.8 FIG.17



NOTE:
WALL OR OTHER SURFACE ADJACENT TO HANDRAIL(S) MUST BE FREE OF SHARP OR ABBRASIVE ELEMENTS

NOTE:
PIPE DIMEN ARE SHOWN AS NOM DIA

4B STAIR HANDRAILS

1 1/2" = 1'-0"

REF: ADA 4.26, FIG 39

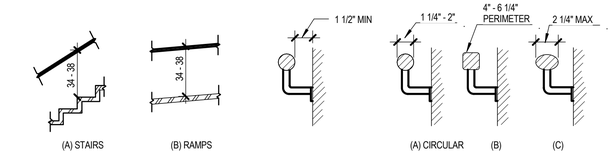


FIG 505.4 HANDRAIL HEIGHT

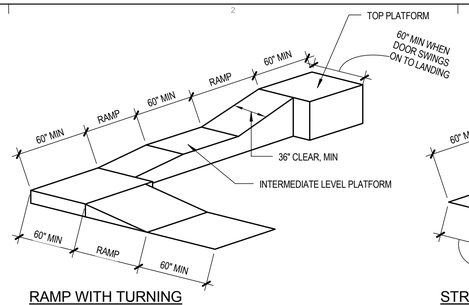
FIG 505.5 HANDRAIL CLEARANCE

FIG 505.7 HANDRAIL CROSS SECTION

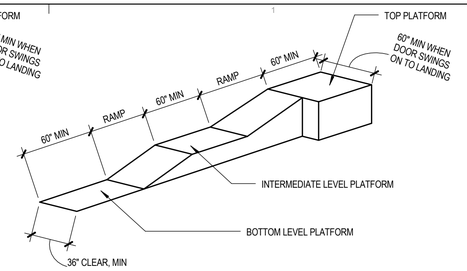
4A GENERAL BUILDING ELEMENTS

NTS

REF: ICC/ANSI 5.05



RAMP WITH TURNING PLATFORM

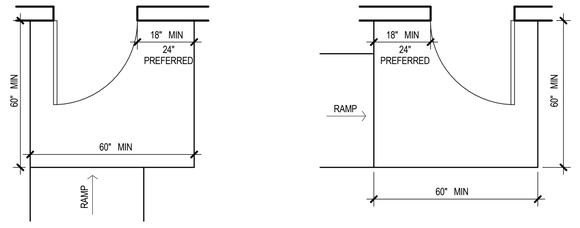


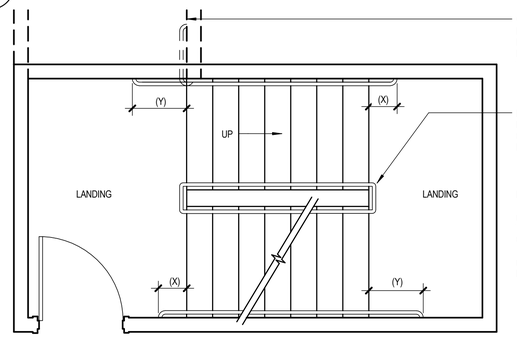
STRAIGHT RAMP RUN

2D RAMP DIMENSIONS

12" = 1'-0"

REF: ADA 4.8 ADA 4.13





WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION IS MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL OR POST

INNER HANDRAILS AT LANDING THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTENDED INTO LANDING OR PATH OF TRAVEL

NOTE:

(Y) = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12"TO THE END OF THE LEVEL PORTION OF THE HANDRAIL

(X) = MINIMUM HANDRAIL EXTENSION REQUIRED AT EACH TOP RISER

2B HANDRAIL EXTENSIONS AT STAIRS

3/8" = 1'-0"

REF: ADA 4.9, FIG 19

2C ENCROACHMENT OF DOORS ONTO RAMPS

3/8" = 1'-0"

REF: ADA 4.8.4 FIG 25

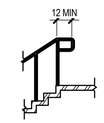


FIG. 505.10.2
TOP HANDRAIL EXTENSIONS AT STAIRS

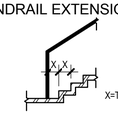


FIG. 505.10.3
BOTTOM HANDRAIL EXTENSIONS AT STAIRS

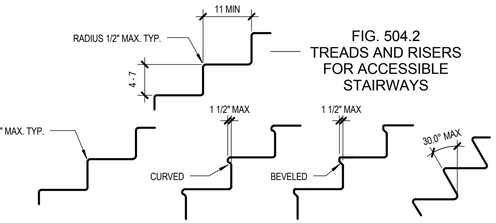


FIG. 504.2
TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS

FIG. 504.5
STAIR NOSINGS

2A GENERAL BUILDING ELEMENTS

NTS

REF: ICC/ANSI 5.04, 5.05

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4.15.2016

COOK INLET HOUSING AUTHORITY
SPENARD MIXED USED
PERMIT SET (100%)
ANCHORAGE, AK

REVISION SCHEDULE

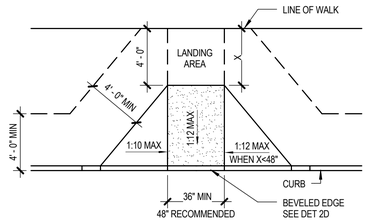
#	DESCRIPTION	DATE

JOB NO.	11089_08
DATE	04.11.2016
DRAWN	Author
REVIEWED	Checker

SHEET NAME
ADAAG RAMP / STAIR ACCESSIBILITY DIAGRAMS

SHEET NO.
G3.00

PERMIT SUBMITTAL

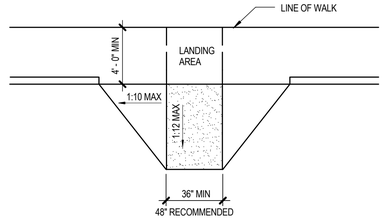


NOTES:
THERE SHALL BE A 48" CLEAR SPACE AT THE BOTTOM OF THE RAMP
CROSS SLOPE 2% MAX ON RAMP AND LANDING AREA IN ANY DIRECTION

4D FLARED CURB RAMP - TYPE 1

3/16" = 1'-0"

REF: ADA: 4.7, FIG. 12

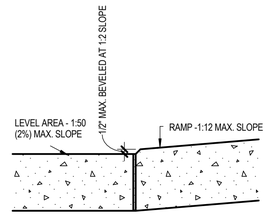


NOTES:
THERE SHALL BE A 48" CLEAR SPACE AT THE BOTTOM OF THE RAMP
MAXIMUM 2% CROSS-FALL ON RAMP AND LANDING AREA

3D FLARED CURB RAMP - TYPE 2

3/16" = 1'-0"

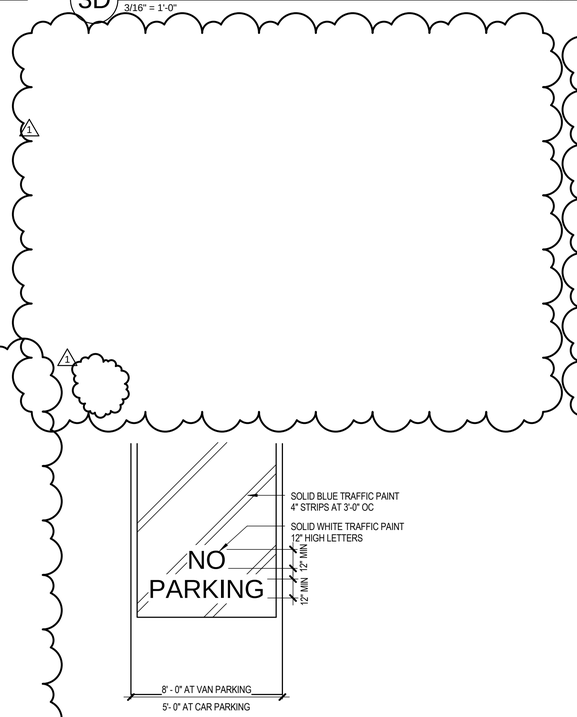
REF: ADA 4.7, FIG. 13



2D BEVEL EDGE AT CURB RAMP

1 1/2" = 1'-0"

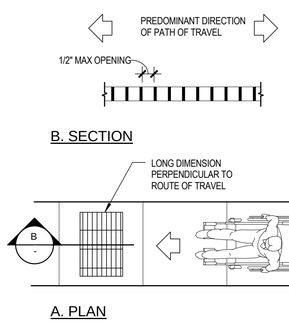
REF: ADA 4.5.2



3B ACCESSIBLE AISLE SYMBOL

1/4" = 1'-0"

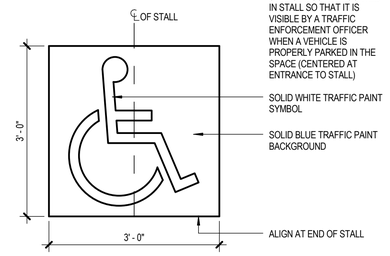
REF: ADA 4.6.3



3A GRATE ORIENTATION TO PATH OF TRAVEL

3/8" = 1'-0"

REF: ADA 4.5, FIG 6



NOTES:
SYMBOL MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL)

2B PARKING STALL SYMBOL

3/4" = 1'-0"

REF: ADA 4.30, FIG. 43

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REVISION SCHEDULE

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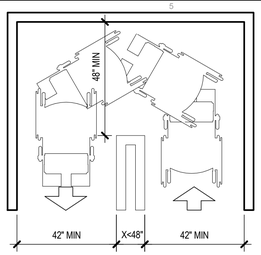
DATE	04.11.2016
DRAWN	
REVIEWED	

SHEET NAME
ADAAG SITE ACCESSIBILITY DIAGRAMS

SHEET NO.
G3.01

PERMIT SUBMITTAL



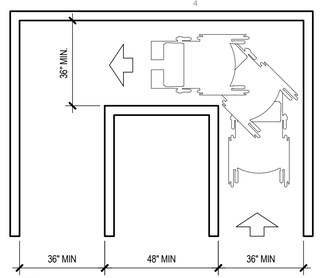
NOTE: DIMENSIONS SHOWN APPLY WHEN X < 48"
42" MIN CORRIDOR WITH OCCUPANCY LOAD OF < 9
44" MIN CORRIDOR WITH OCCUPANCY LOAD OF > 10

180 DEGREE TURN

5D CORRIDOR TURNING SPACE

3/8" = 1'-0"

REF:
ADA 4.3.3 FIG 7B
ICC/ANSI 403.5.1A



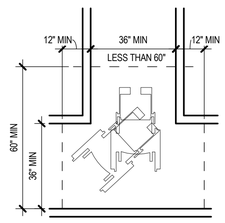
NOTE:
36" MIN CORRIDOR WITH OCCUPANCY LOAD OF < 9
44" MIN CORRIDOR WITH OCCUPANCY LOAD OF > 10

90 DEGREE TURN

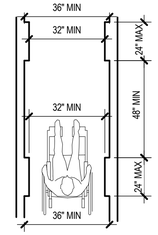
4D CORRIDOR TURNING SPACE

3/8" = 1'-0"

REF:
ADA 4.3.3, FIG 7A



A. MINIMUM TURNING SPACE T - SHAPED SPACE FOR 180 DEGREE TURNS

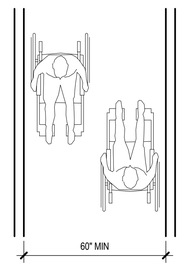


B. MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE

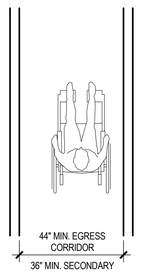
3D MINIMUM CLEAR WIDTH

3/8" = 1'-0"

REF:
ADA 4.3, FIG 1 & 3
ICC/ANSI 304.3 & 403.5



A. MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS

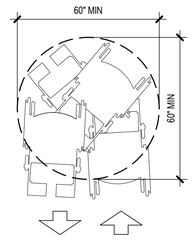


B. MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

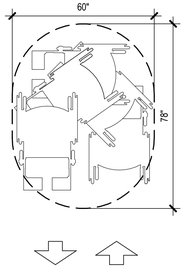
2D MINIMUM CORRIDOR WIDTH

3/8" = 1'-0"

REF:
ADA 4.2.1, 4.2.2, FIG 1 & FIG 2
ICC/ANSI 403.5.2



A. SPACE NEEDED TO TURN A WHEELCHAIR

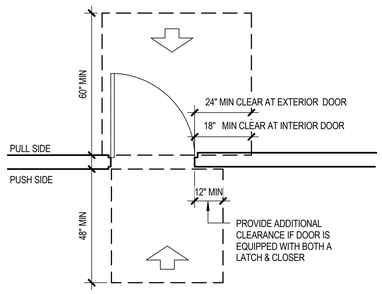


B. SPACE NEEDED FOR SMOOTH U-TURN

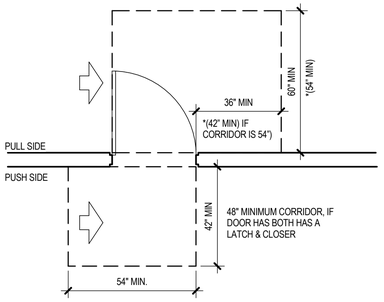
1D WHEELCHAIR TURNING RADIUS

3/8" = 1'-0"

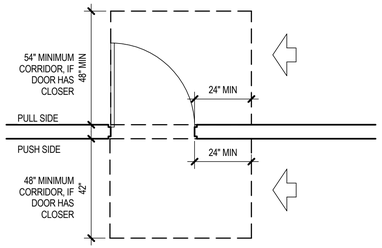
REF:
ADA 4.2.3, FIG 3A & A4.2.3 FIG A2
ICC/ANSI 303.3A



A. FRONT APPROACH



B. HINGE APPROACH

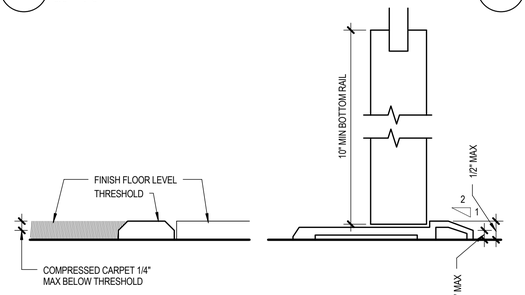


C. LATCH SIDE APPROACH

5C SWINGING DOOR APPROACH

3/8" = 1'-0"

REF:
ADA 4.13.6 FIG 25 A - C
ICC/ANSI 404.2.3.1 A - G

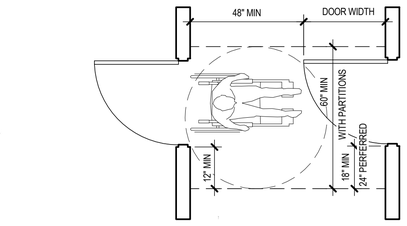


NOTE: NEW BUILDING INTERIOR AND EXTERIOR THRESHOLDS WILL BE REQUIRED TO BE NO HIGHER THAN 1/2" ABOVE THE ADJACENT FLOOR LEVELS. EACH EXPOSED EDGE OF THRESHOLDS IS REQUIRED TO BE BEVELED OR SLOPED AT AN ANGLE NOT TO EXCEED 45 DEGREES SO THAT NO VERTICAL CHANGE OF ELEVATION EXCEEDS 1/4"

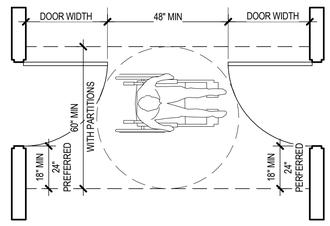
2C CHANGE IN LEVEL

6" = 1'-0"

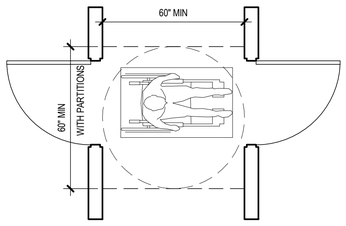
REF:
ADA 4.5.2 FIG 7
ICC/ANSI 302.2



A



B

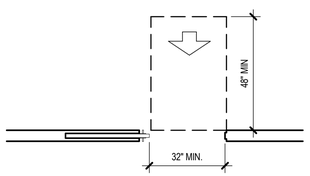


C

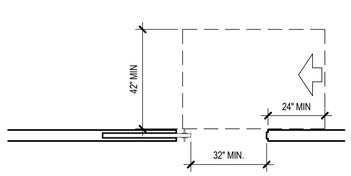
5B TWO HINGED DOORS IN SERIES

3/8" = 1'-0"

REF:
ADA 4.13.7 FIG.26
ICC/ANSI 404.2.5



A. FRONT APPROACH

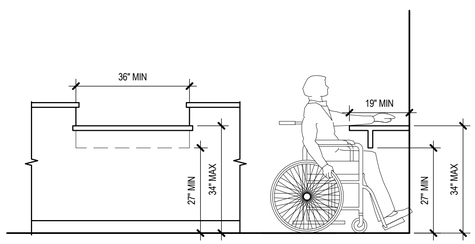


B. STOP OR LATCH SIDE APPROACH

5A SLIDING & FOLDING DOOR APPROACH

3/8" = 1'-0"

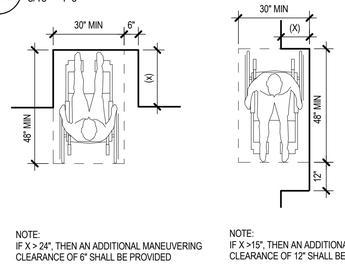
REF:
ADA 4.13.6, FIG 25 D-F
ICC/ANSI 404.2.3.2 A - C



3A MINIMUM CLEARANCE FOR COUNTER

1/2" = 1'-0"

REF:
ADA 4.33, FIG 45



NOTE:
IF X > 24", THEN AN ADDITIONAL MANEUVERING CLEARANCE OF 6" SHALL BE PROVIDED

A. FORWARD APPROACH

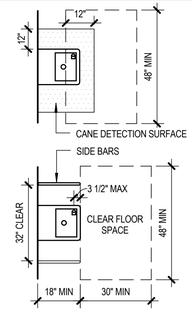
NOTE:
IF X >15", THEN AN ADDITIONAL MANEUVERING CLEARANCE OF 12" SHALL BE PROVIDED

B. SIDE APPROACH

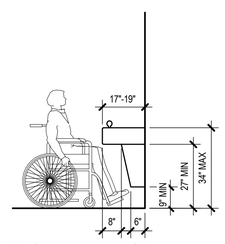
2A MANEUVERING CLEARANCE @ ALCOVES

3/8" = 1'-0"

REF:
ADA 4.3, FIG 4E
ICC/ANSI 305.7A & B



A. PLAN

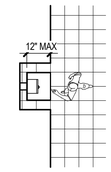


B. SIDE ELEVATION

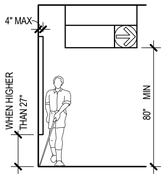
1A DRINKING FOUNTAIN-NON ALCOVE

3/8" = 1'-0"

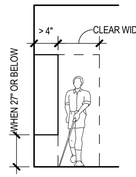
REF:
ADA 4.33, FIG 27A, 27B,



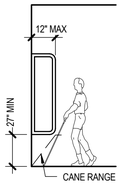
PLAN



WALKING PARALLEL TO WALL



WALKING PARALLEL TO WALL



WALKING PERPENDICULAR TO WALL

5A SLIDING & FOLDING DOOR APPROACH

3/8" = 1'-0"

REF:
ADA 4.13.6, FIG 25 D-F
ICC/ANSI 404.2.3.2 A - C

2B PROTRUDING OBJECTS

3/16" = 1'-0"

REF:
ADA 4.4, FIG.8A
ICC/ANSI 307.2

STATE OF ALASKA
JEFFREY P. KOONCE
49TH
Jeffrey P. Koonce
No. A 7007
REGISTERED PROFESSIONAL ARCHITECT
4.15.2016

KPB ARCHITECTS
500 L STREET, SUITE 400
ANCHORAGE, AK 99501
(V)907.274.7443 (F)907.274.7407
WWW.KPBARCHITECTS.COM
AK CORPORATION # 34752 D

COOK INLET HOUSING AUTHORITY
SPENARD MIXED USE
PERMIT SET (100%)
ANCHORAGE, AK

REVISION SCHEDULE

#	DESCRIPTION	DATE

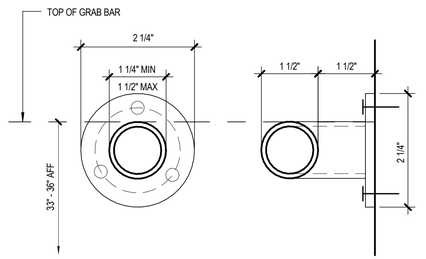
JOB NO.	11089_08
DATE	04.11.2016
DRAWN	Author
REVIEWED	Checker

SHEET NAME
ADAAG BUILDING ACCESSIBILITY

SHEET NO.
G3.02

PERMIT SUBMITTAL

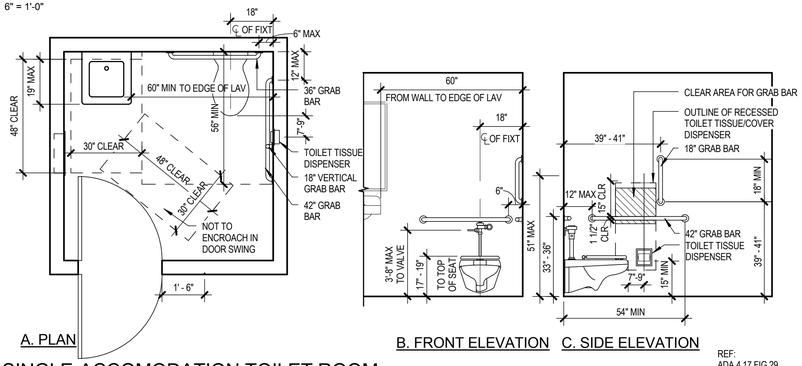
NOTE: PIPE DIMEN ARE SHOW AS NOM DIA



NOTE: ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 LBS. IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE.

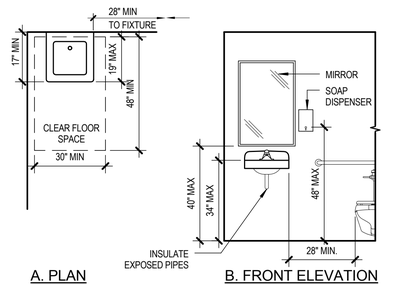
REF:
ADA 4.26.2 FIG. 39e, 4.26.3
ICC/ANSI 609.2.2 FIG. 609.2, 609.8

5D GRAB BAR
6" = 1'-0"



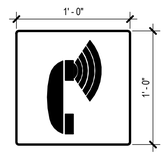
REF:
ADA 4.17 FIG 29
ICC/ANSI 604.2 – .7

2C SINGLE-ACCOMODATION TOILET ROOM
3/8" = 1'-0"



REF:
ADA 4.19, FIG 31 & 32
ICC/ANSI 606.6 & 606.3

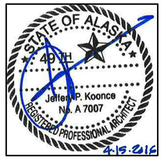
4C ACCESSIBLE LAVATORY
3/8" = 1'-0"



NOTE: ASSISTIVE LISTENING DEVICE IDENTIFICATION -1/4" ETCHED MAGNESIUM ALLOY WITH RAISED SYMBOL, PAINTED WITH MATTE PAINT

3A VOLUME CONTROL TELEPHONE
1 1/2" = 1'-0"

PERMIT SUBMITTAL



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COOK INLET HOUSING AUTHORITY
SPENARD MIXED USE
PERMIT SET (100%)
ANCHORAGE, AK

REVISION SCHEDULE

#	DESCRIPTION	DATE

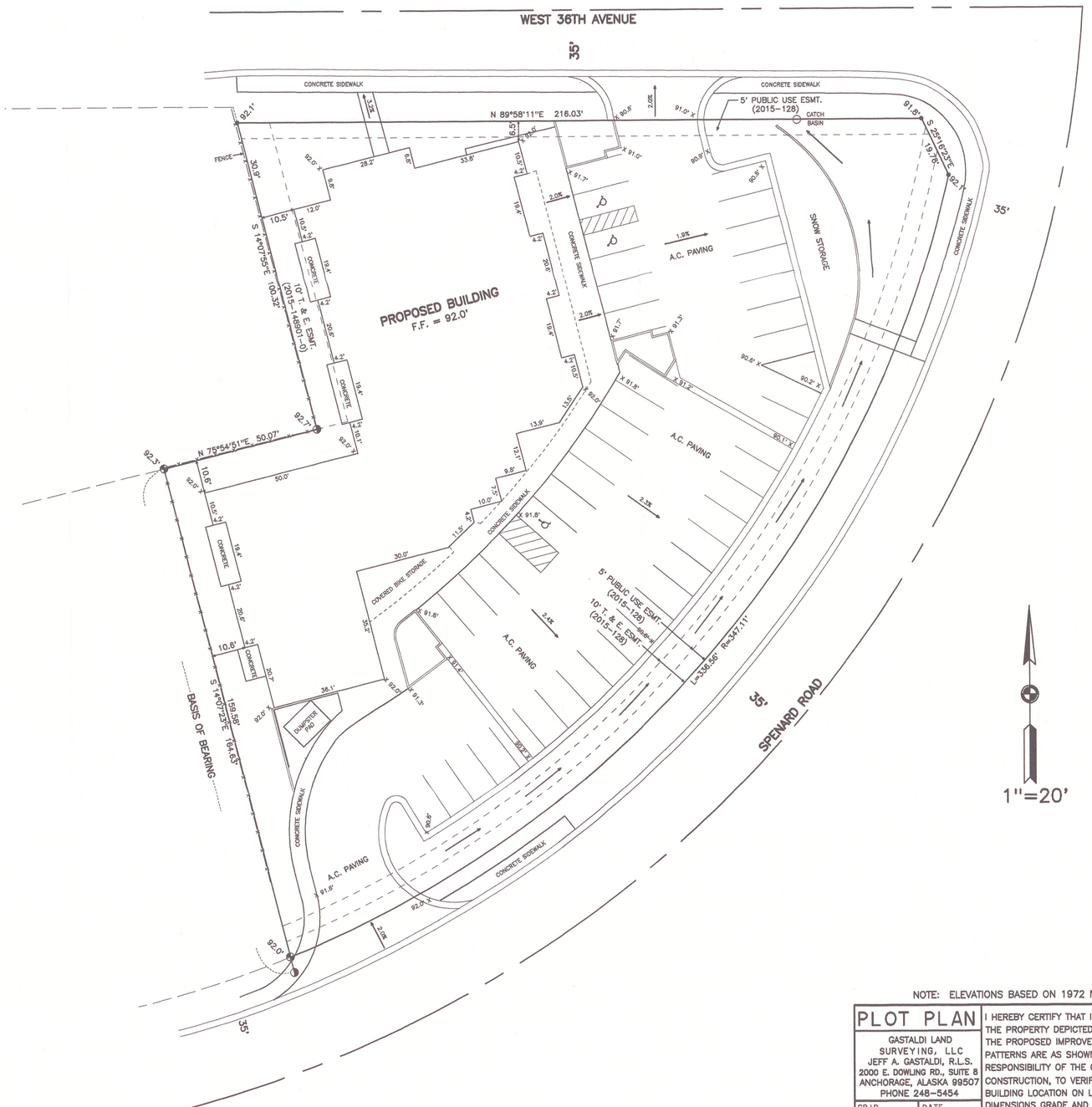
JOB NO.	11089_08
DATE	04.11.2016
DRAWN	TLN
REVIEWED	TD, JPK

SHEET NAME
ADAAG SIGNAGE, RESTROOM, AND ACCESSORY ACCESS DIAGRAMS

SHEET NO.
G3.03

PLAT NO. 2015–128

DUNCKLEE SUBDIVISION
LOT 1D–1
0.957 ACRES

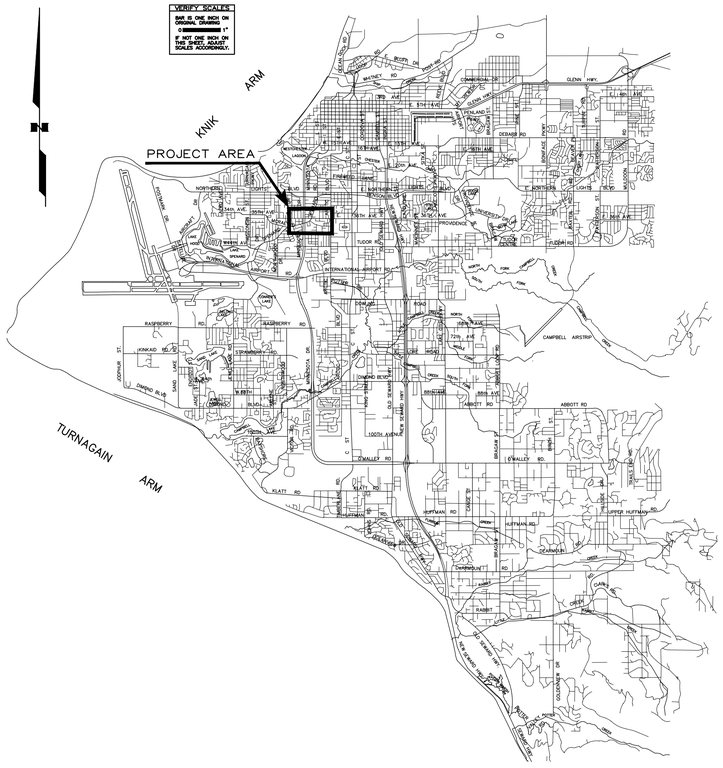


NOTE: ELEVATIONS BASED ON 1972 NGS DATUM.

PLOT PLAN	
GASTALDI LAND SURVEYING, LLC JEFF A. GASTALDI, R.L.S. 2000 E. DOWLING RD., SUITE 8 ANCHORAGE, ALASKA 99507 PHONE 248–5454	
GRID SW1729	DATE 4/8/2016
F.B.	JOB NO. PJPP

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DEPICTED ABOVE AND THAT THE PROPOSED IMPROVEMENTS AND DRAINAGE PATTERNS ARE AS SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNER, PRIOR TO CONSTRUCTION, TO VERIFY THE PROPOSED BUILDING LOCATION ON LOT, BUILDING DIMENSIONS GRADE AND UTILITY CONNECTIONS AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.

STATE OF ALASKA 49TH
Jeffery A. Gastaldi
LS–6091
Registered Professional Land Surveyor



VICINITY MAP

LEGEND

PROPOSED	EXISTING	
		VALVE
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		STORM DRAIN CATCH BASIN
	MW	MONITORING WELL
		UTILITY POLE
W	W	WATER LINE
S	S	SANITARY SEWER
SD	SD	STORM DRAIN
	FO	FIBER OPTIC CABLE
	G	NATURAL GAS
	C	CABLE
	E	UNDERGROUND ELECTRIC
	OE	OVERHEAD ELECTRIC
	T	BURIED TELEPHONE LINE
		PROPERTY LINE
		EASEMENT LINE
		DRAINAGE SWALE / DITCH
315	315	ELEVATION CONTOUR
		PCC SIDEWALK
		HEATED PCC SIDEWALK
100.34ME	100.34ME	SPOT ELEVATION & DESCRIPTION
		ASPHALT PAVEMENT
		STRUCTURE

SURVEY NOTES

SEE PLOT PLAN

LEGAL DESCRIPTION

DUNKLEE SUBDIVISION , LOT 1D-1

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE MOST CURRENT EDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS FOR STREETS–DRAINAGE–UTILITIES–PARKS (MASS), THE MOA DESIGN CRITERIA MANUAL, THE AWWU DESIGN AND CONSTRUCTION PRACTICES MANUAL, ADOT STANDARD DRAWINGS, AND ANY SPECIAL PROVISIONS. COPIES OF THE QUALITY CONTROL PLAN AND INSPECTION REPORTING TO BE DELIVERED TO THE MOA INSPECTOR. NO FIELD CHANGES WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS ENGINEER.
2. CAUTION, EXISTING UTILITIES SHOWN ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION / CONSTRUCTION, AND SHALL CALL FOR UTILITY LOCATES A MINIMUM OF TWO UTILITY WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION.
3. ALL BACKFILL SHALL BE COMPACTED TO 95% OF MAX. DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T–180 METHOD D WITH MAXIMUM LIFT THICKNESS OF 12".
4. MAINTAIN A MINIMUM OF 36–INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (MAINS OR SERVICES) OR SANITARY SEWER (MAINS OR SERVICES). IF 36–INCHES CANNOT BE MAINTAINED, PROVIDE A MINIMUM OF 4–INCH THICK INSULATION.
5. ALL WATER/SEWER PIPE INSULATION SHALL BE RIGID BOARD, HIGH DENSITY EXTRUDED POLYSTYRENE INSULFOAM II, MIN.60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R–20 PER FOUR (4) INCH THICK INSULATION.
6. CONTRACTOR SHALL VERIFY AND RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD AND RECORD ANY CHANGES ON THE CONTRACTOR RECORD DRAWINGS.
7. THE CONTRACTOR SHALL RESTORE ALL DISTURBED PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRECONSTRUCTION CONDITION.
8. THE CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH RECORD DRAWING PLANS PRIOR TO CONTRACT FINAL PAYMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND MUNICIPAL LAWS THAT PROHIBIT UNPERMITTED DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS, THAT ARE A RESULT OF EROSION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO THE ROADWAY OR ADJACENT PROPERTY. AT A MINIMUM, THE CONTRACTOR SHALL SWEEP UP ANY SEDIMENT TRACKED ONTO PAVED SURFACES IN PUBLIC RIGHT–OF–WAY WITHIN 24 HOURS OF THE TRACKING TO MINIMIZE THE WASH–OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.
10. WATER RESULTING FROM THE CONTRACTOR'S DEWATERING EFFORT MAY NOT BE PUMPED OR OTHERWISE DIVERTED INTO EXISTING STORM DRAINS UNLESS THE CONTRACTOR OBTAINS PERMITS INCLUDING, BUT NOT LIMITED TO, THOSE REQUIRED BY THE MUNICIPALITY OF ANCHORAGE STORM WATER PLAN REVIEW OFFICE. IT IS NOT ALLOWABLE UNDER ANY CIRCUMSTANCES FOR THE CONTRACTOR TO DIVERT WATER FROM EXCAVATIONS IN TO ROADWAYS. CONTRACTOR SHALL PROVIDE A DISPOSAL SITE FOR EXCESS WATER AND SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL PROVIDE COPIES OF NECESSARY PERMITS AND APPROVALS TO THE MOA RIGHT OF WAY PERMIT OFFICE.
11. INSPECTIONS AND TESTING FOR CIVIL MATERIALS SHALL BE CONDUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT EXCEPT WHERE SPECIFIED.
12. SITE CONCRETE SHALL BE 4,000 PSI MIX. ONE COMPRESSIVE STRENGTH, AIR, AND SLUMP TEST SHALL BE PERFORMED EACH DAY SITE CONCRETE IS PLACED.

ABBREVIATIONS

ACP	–	ASPHALT CONCRETE PAVEMENT	N	–	NORTH / NORTHING
BOP	–	BOTTOM OF PIPE	OH	–	OVERHEAD
C	–	CABLE	PCPEP	–	PERFORATED CPEP
CB	–	CATCH BASIN	PSI	–	POUNDS PER SQUARE INCH
C&G	–	CURB & GUTTER	R	–	RADIUS
CIP	–	CAST IRON PIPE	ROW	–	RIGHT–OF–WAY
CMP	–	CORRUGATED METAL PIPE	S	–	SOUTH
CO	–	CLEAN OUT	SD	–	STORM DRAIN
CONC	–	CONCRETE	SDCB	–	STORM DRAIN CATCH BASIN
CPP	–	CORRUGATED PLASTIC PIPE	SDCO	–	STORM DRAIN CLEAN OUT
CPEP	–	CORRUGATED POLYETHYLENE PIPE	SDMH	–	STORM DRAIN MANHOLE
DIA	–	DIAMETER	SS	–	SANITARY SEWER
DIP	–	DUCTILE IRON PIPE	SSCO	–	SANITARY SEWER CLEANOUT
E	–	EAST / EASTING / EXISTING	SSMH	–	SANITARY SEWER MAHNOLE
ELEV	–	ELEVATION	SW	–	SIDEWALK
EP	–	EDGE OF PAVEMENT	T	–	TELEPHONE
FF	–	FINISH FLOOR	TA	–	TOP OF ASPHALT
FL	–	FLOW LINE	TB	–	TEST BORING
GR	–	GROUND	TBC	–	TOP BACK OF CURB
GB	–	GRADE BREAK	TRW	–	TOP OF RETAINING WALL
GV	–	GATE VALVE	TSW	–	TOP OF SIDEWALK
INV	–	INVERT	TYP	–	TYPICAL
LC	–	LEVELING COURSE	VB	–	VALVE BOX
ME	–	MATCH EXISTING	VLY GTR	–	VALLEY GUTTER
MIN	–	MINIMUM	W	–	WEST
NTS	–	NOT TO SCALE	ø	–	DIAMETER

811
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4/11/2016
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COOK INLET HOUSING AUTHORITY
SPENARD MIXED USE
ANCHORAGE, ALASKA

REVISION SCHEDULE

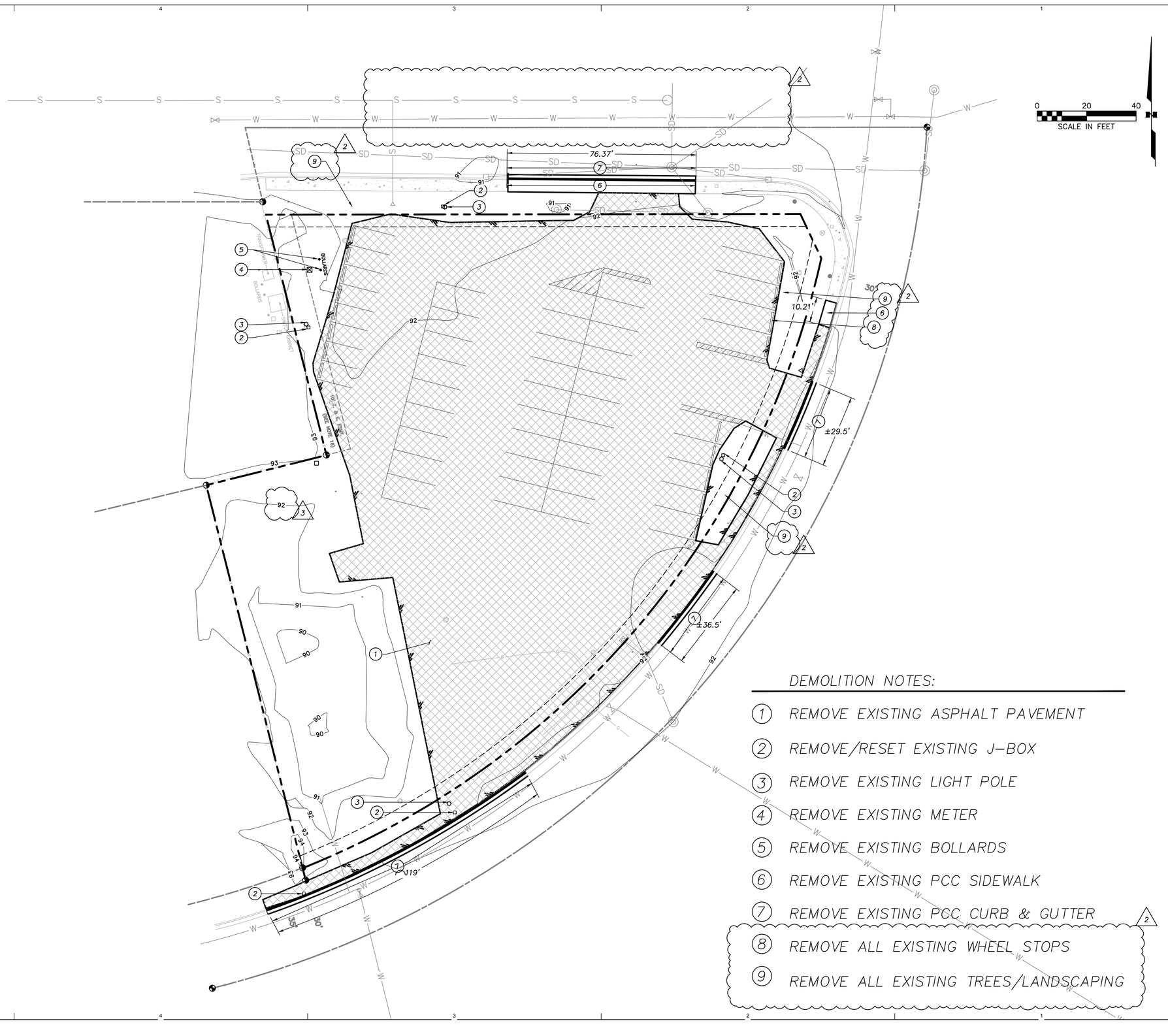
#	DESCRIPTION	DATE

PERMIT SUBMITTAL

JOB NO.	11089.08
DATE	04.11.2016
DRAWN	LDM
REVIEWED	ELH

SHEET NAME
CIVIL NOTES & LEGEND

SHEET NO.
C0.00



DEMOLITION NOTES:

1. REMOVE EXISTING ASPHALT PAVEMENT
2. REMOVE/RESET EXISTING J-BOX
3. REMOVE EXISTING LIGHT POLE
4. REMOVE EXISTING METER
5. REMOVE EXISTING BOLLARDS
6. REMOVE EXISTING PCC SIDEWALK
7. REMOVE EXISTING PCC CURB & GUTTER
8. REMOVE ALL EXISTING WHEEL STOPS
9. REMOVE ALL EXISTING TREES/LANDSCAPING

PERMIT SUBMITTAL

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LUKE MATTSON
CE 14384
6/1/2016
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ANCHORAGE, ALASKA

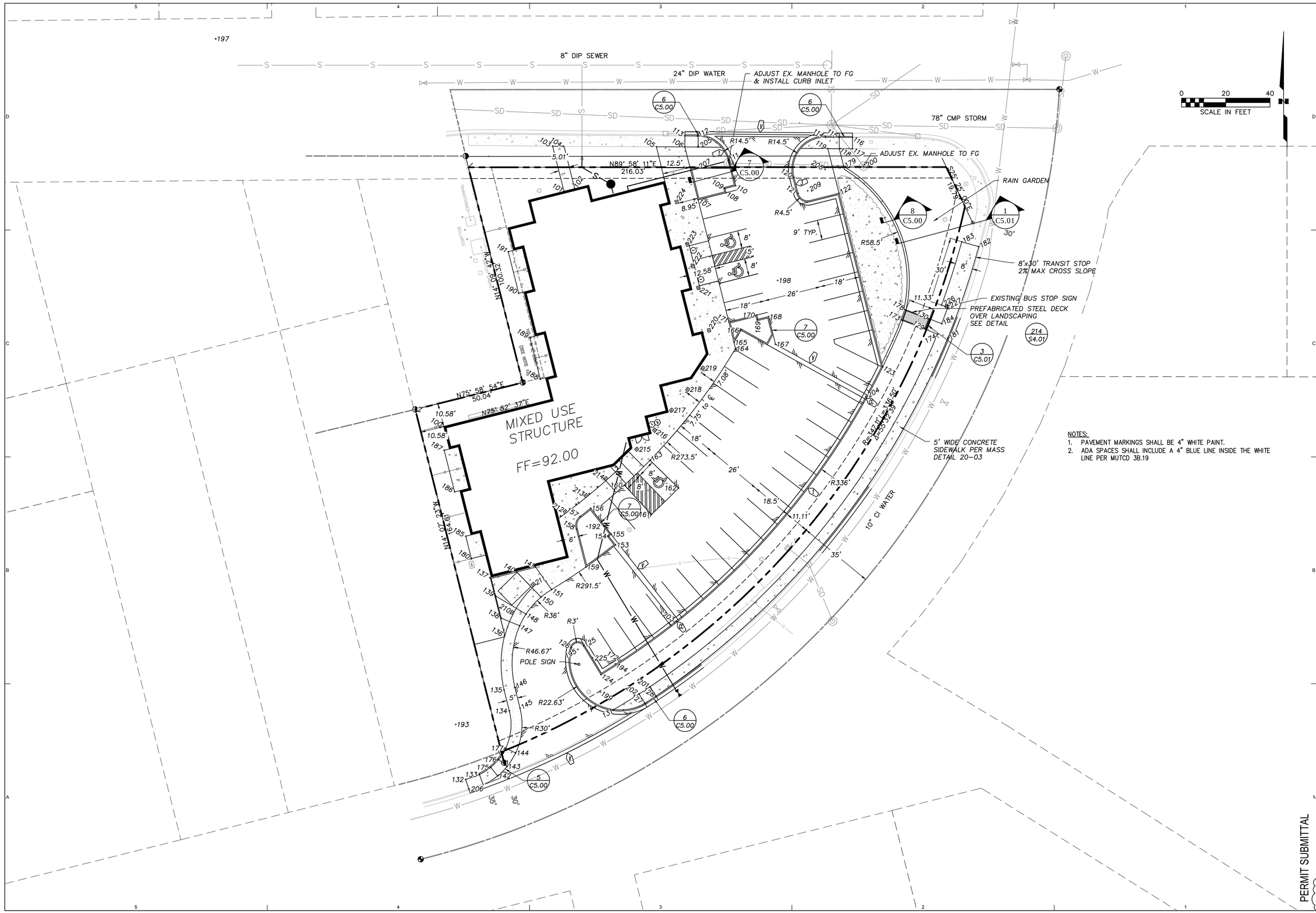
REVISION SCHEDULE

#	DESCRIPTION	DATE
2	MOA COMMENTS	5/25/2016
3	RESPONSE TO BIDDERS	5/31/2016

JOB NO.	11089.08
DATE	06.01.2016
DRAWN	LDM
REVIEWED	ELH

SHEET NAME
DEMOLITION PLAN

SHEET NO.
C1.00



NOTES:

1. PAVEMENT MARKINGS SHALL BE 4" WHITE PAINT.
2. ADA SPACES SHALL INCLUDE A 4" BLUE LINE INSIDE THE WHITE LINE PER MUTCD 3B.19

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SPENARD MIXED USE
ANCHORAGE, ALASKA

PERMIT SUBMITTAL

REVISION SCHEDULE

#	DESCRIPTION	DATE
2	MOA COMMENTS	5/25/2016

JOB NO.	11089.08
DATE	05.25.2016
DRAWN	LDM
REVIEWED	ELH

SHEET NAME: CIVIL SITE PLAN

SHEET NO.: C2.00 2

ABBREVIATIONS

ALCAP	ALUMINIUM CAP SURVEY MONUMENT
BC	BUILDING CORNER
COL	CENTER OF COLUMN
CP	CENTER POINT OF ARC/CIRCLE
FL	FLOWLINE
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
RIM	STORM DRAIN INLET RIM

Point Table

Point #	Raw Description	Northing	Easting
1	ALCAP	4999.8980	5000.0260
2	ALCAP	5159.5470	4959.8560
100	BC	5151.8482	4972.7063
101	TC	5258.1008	5027.0912
102	TC	5259.3209	5031.9400
103	TC	5278.4632	5021.9640
104	TC	5278.4783	5026.8111
105	TC	5278.2093	5068.9038
106	TC	5278.1433	5081.7325
107	TC/TA	5254.2815	5087.7350
108	TA	5257.4536	5100.3421
109	TA	5259.3944	5099.8538
110	TA	5260.6144	5104.7026
111	TBC	5272.1090	5101.2962
112	TBC	5283.0705	5087.3412
113	TBC	5283.1124	5081.7759
114	TBC	5282.5204	5145.2900
115	TBC	5282.4408	5151.4670
116	TBC	5282.3751	5157.5420
117	TC	5277.3258	5157.5420
118	TC	5277.3258	5151.5420
119	TC	5277.3573	5146.3783
120	TBC	5264.4833	5131.0565
121	TBC	5257.2005	5132.8889
122	TBC/TC	5257.2233	5151.4442
123	TBC/TC	5178.7529	5171.1882
124	TBC/TC	5039.6511	5043.8276
125	TBC	5052.6650	5035.9123
126	TBC	5051.8298	5030.4378
127	TBC	5026.7584	5063.6148
128	TBC	5029.9883	5068.6728
129	TBC	5195.7509	5190.4824
130	TC	5200.4572	5192.3199
131	TC	5023.9084	5049.6592
132	TC	4992.3305	4982.6423
133	TC	4994.6149	4988.8493
134	TC	5023.3100	5002.3846
135	TC	5032.8000	4999.9968
136	TC	5057.2607	5000.1652
137	TC	5083.5572	4993.5487
138	TC	5065.2161	4998.7144
139	TC	5075.2568	4996.1881
140	TC	5086.1042	5005.7206
141	TC	5088.2602	5014.2893
142	TC/TA	4993.9769	4997.1200
143	TC/TA	4998.2069	5001.3542
144	TC	5004.3336	5005.2364
145	TC	5024.5301	5007.2334
146	TC	5033.9788	5004.8560
147	TC	5061.8057	5007.0499

Point Table

Point #	Raw Description	Northing	Easting
148	TC	5067.0591	5009.9139
150	TC	5074.7525	5016.7390
151	TC	5078.1567	5021.5012
153	TC	5098.3016	5050.4211
154	TC	5102.2655	5047.2877
155	TA	5103.1886	5048.4434
156	TC/TA	5114.8956	5039.1559
157	TC	5111.1582	5034.3709
158	TC	5105.4363	5032.6896
159	TC	5088.3327	5037.0399
160	TC/TA	5125.3348	5054.4238
161	TC/TA	5112.0637	5066.5843
162	TC/TA	5124.0361	5078.9010
163	TC/TA	5136.5680	5065.9800
164	TC/TA	5187.0601	5104.6500
165	TC/TA	5189.8184	5103.9560
166	TA	5195.3082	5107.0845
167	TC/TA	5188.9913	5122.7324
168	TA	5201.4582	5119.5870
169	TA	5200.2382	5114.7381
170	TA	5202.1785	5114.2532
171	TC/TA	5199.0047	5101.6445
172	TC	5046.3706	5052.3979
173	TC	5199.8549	5179.8550
174	TC	5193.5173	5196.0683
175	TC	4997.8490	4993.9567
176	TC	5001.3740	4997.4852
177	TC	5006.4797	5000.7204
178	TC	5204.5612	5181.6926
179	TC	5269.2576	5153.5721
180	TC	5092.1482	4985.2354
181	TC	5191.7497	5200.5954
182	TC	5233.0736	5214.5975
183	TC	5235.2761	5206.9059
184	TC	5198.2236	5197.9059
185	TC	5102.2601	4982.6912
186	TC	5122.2790	4977.6542
187	TC	5141.0784	4972.9241
188	TC	5173.2251	5016.3626
189	TC	5192.0397	5011.6927
190	TC	5212.0202	5006.6334
191	TC	5230.8196	5001.9033
192	CP	5106.6569	5037.5383
193	CP	5017.2098	4978.1402
194	CP	5044.5752	5050.3032
195	CP	5051.1061	5033.3491
196	CP	5326.9821	4869.6519
197	CP	5326.9821	4869.6519
198	CP	5217.8079	5123.6859
199	FL	5031.8243	5043.4986

Point Table

Point #	Raw Description	Northing	Easting
200	RIM	5269.1955	5162.6630
201	TC	5034.1528	5065.8846
202	TC	5030.9686	5061.0476
203	FL	5063.8857	5077.8358
204	FL	5165.2247	5163.5819
205	TC	5278.0909	5087.7323
206	TBC	4988.0979	4984.0595
207	CP	5268.5709	5087.2345
208	CP	5268.0214	5145.1182
209	CP	5258.2985	5137.2529
210	COL	5067.8050	5003.7318
211	COL	5080.4833	5013.1877
212	COL	5113.3436	5027.7079
213	COL	5120.5871	5037.0562
214	COL	5128.2315	5046.0642
215	COL	5141.5580	5060.0225
216	COL	5150.2163	5068.0881
217	COL	5159.2264	5075.7614
218	COL	5168.5707	5083.0270
219	COL	5178.2308	5089.8703
220	COL	5195.2811	5092.6675
221	COL	5214.5251	5087.8255
222	COL	5224.2986	5085.3664
223	COL	5234.0662	5082.9088
224	COL	5253.3101	5078.0668
225	CP	5047.2600	5039.9805
226	TC	5206.6917	5197.7990
227	TC	5205.6641	5200.6175

STATE OF ALASKA
49TH
LUKE MATTSON
CE 14384
5/25/2016
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COOK INLET HOUSING AUTHORITY
SPENARD MIXED USE
ANCHORAGE, ALASKA

REVISION SCHEDULE

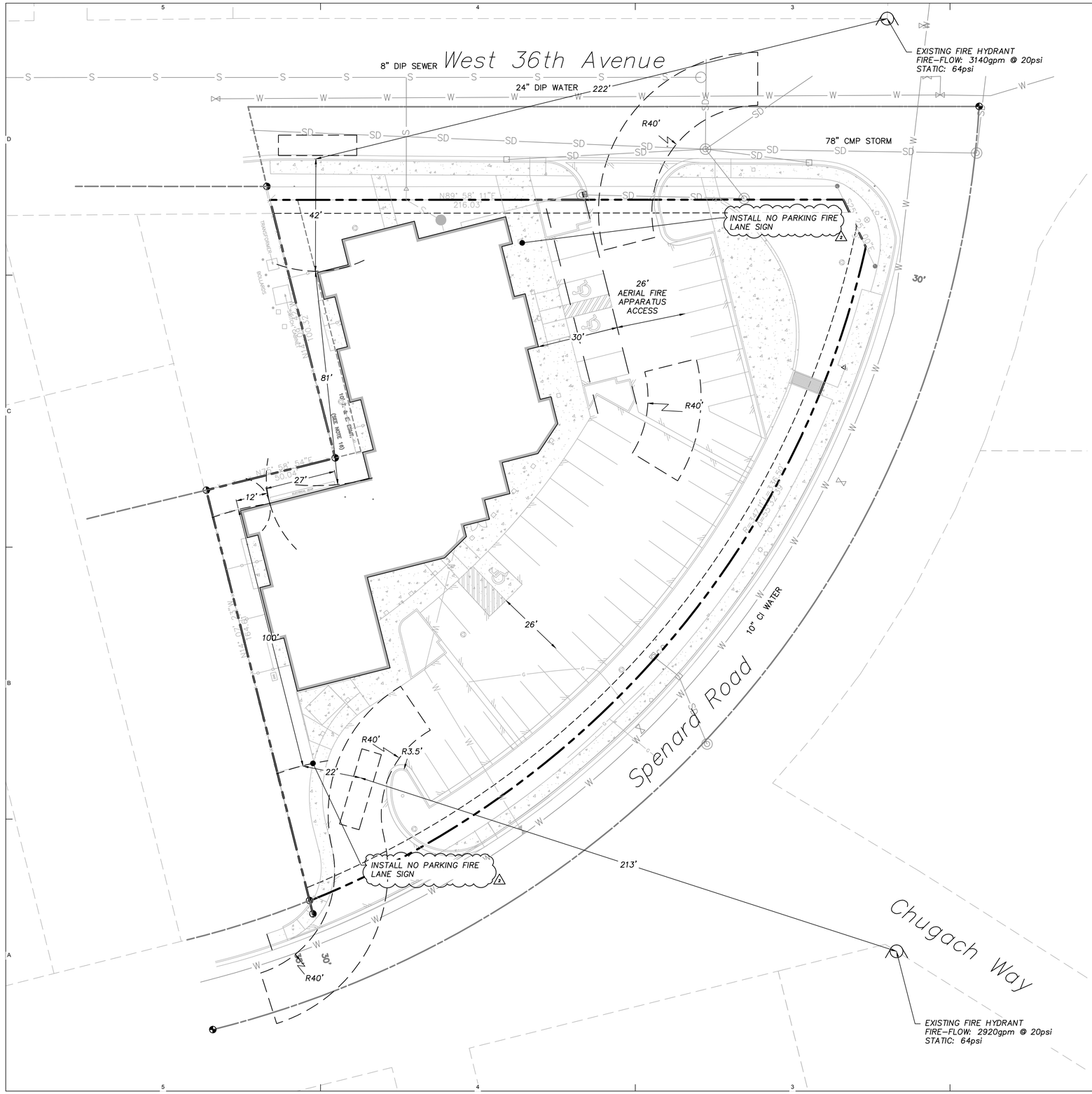
#	DESCRIPTION	DATE

JOB NO.	11089.08
DATE	05.25.2016
DRAWN	LDM
REVIEWED	ELH

SHEET NAME
POINT TABLES

SHEET NO.
C2.01
1

PERMIT SUBMITTAL



FIRE-FLOW DATA:

BUILDING SQUARE FOOTAGE:	34,436 SF
CONSTRUCTION TYPE:	5B
FIRE-FLOW REQUIRED:	5,000 GPM
REDUCTION:	70%
REDUCED FIRE-FLOW:	1,500 GPM (MIN)
HYDRANTS REQUIRED:	1
HYDRANTS PROVIDED:	2

FIRE NOTES:

NO STANDPIPE REQUIRED/PROVIDED IN BUILDING SPRINKLER SYSTEM, 100' REQUIREMENT FROM HYDRANT TO FDC FOUND IN NFPA 14, 6.4.5.4 DOES NOT APPLY.

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4/21/2016
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ANCHORAGE, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	MOA COMMENTS	4/21/2016
2	MOA COMMENTS	5/25/2016

JOB NO.	11089.08
DATE	04.21.2016
DRAWN	LDM
REVIEWED	ELH

SHEET NAME
FIRE PLAN

SHEET NO.
C2.10

PERMIT SUBMITTAL

PERMIT SUBMITTAL

SHEET NO: C3.00

SHEET NAME: GRADING PLAN

JOB NO. 11089.08
DATE 06.08.2016
DRAWN LDM
REVIEWED ELH

#	DESCRIPTION	DATE
1	MOA COMMENTS	5/25/2016
2	EXIT ELEVATION	6/8/2016

COOK INLET HOUSING AUTHORITY
SPENARD MIXED USE
ANCHORAGE, ALASKA

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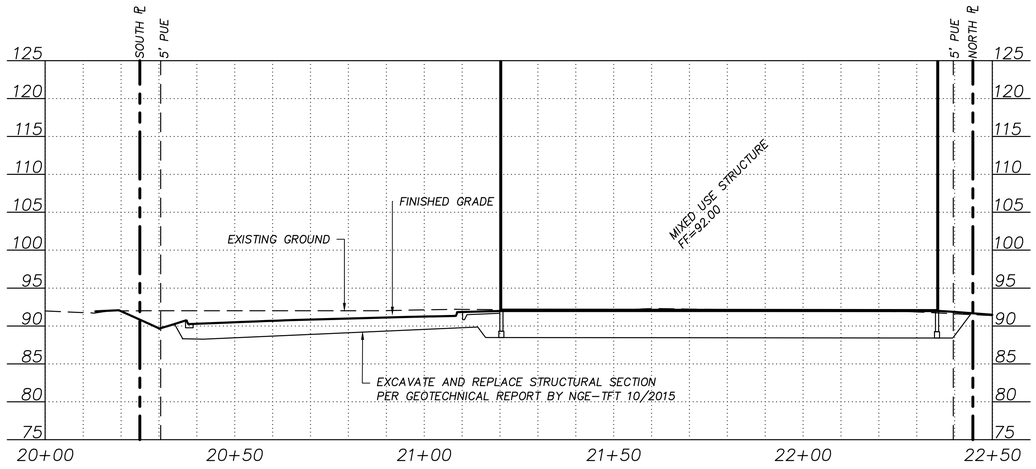
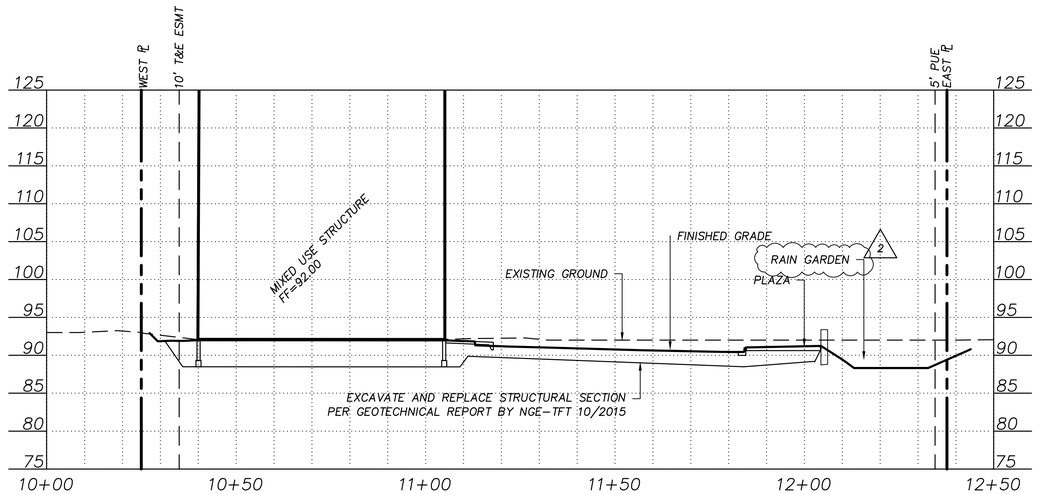
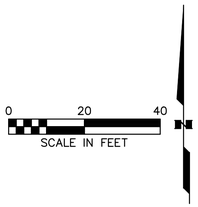


NORTH SOUTH SECTION



EAST WEST SECTION



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REVISION SCHEDULE

#	DESCRIPTION	DATE
2	MOA COMMENTS	5/25/2016

JOB NO.	11089.08
DATE	05.25.2016
DRAWN	LDM
REVIEWED	ELH

SHEET NAME
SITE SECTIONS

SHEET NO.
C3.10

PERMIT SUBMITTAL

8" DIP SEWER

24" DIP WATER

EX SDCB
INLET: ±91.84
E INV: ±88.00

EX SDMH
RIM: ±87.14
W INV: 86.57

EX SDCB
INLET: ±91.50
W INV: ±87.70
78" CMP STORM

SDCO
RIM: ±92.58
S INV: 87.46
E INV: 87.46

4" CPEP L=45'
N75° 52' 37"E

4" CPEP L=2'
N14° 07' 23"W
FOUNDATION WALL
N INV: 87.50

EX SDMH
ADJUST TO FG
INSTALL CURB INLET
INLET: 90.75
E INV: ±85.5

EX SDMH
ADJUST TO FG
INSTALL BEEHIVE INLET
INLET: 89.50
W INV: ±84.50
N INV: ±83.80

TRANSFORMER

BOLLARDS

SIAMESE

N75° 58' 54"E
50.04

SEE NOTE (4)

MIXED USE
STRUCTURE

FF=92.00

EX SDCBMH
INLET: 91.71
W INV: ±87.70

10" CI WATER

30'

55'

30'

PERMIT SUBMITTAL

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REVISION SCHEDULE

#	DESCRIPTION	DATE
2	MOA COMMENTS	5/25/2016

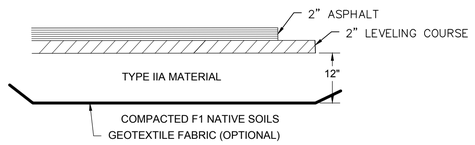
JOB NO.	11089.08
DATE	05.25.2016
DRAWN	LDM
REVIEWED	ELH

SHEET NAME
STORM DRAIN PLAN

SHEET NO.
C4.00

NOTES

1. REMOVE ALL TOPSOIL, ORGANICS, AND SANDY/ORGANIC FILL BENEATH ALL PAVEMENT AREAS.
2. COMPACT EXISTING SUBGRADE TO 95□ OF MAXIMUM DENSITY AS DETERMINED BY ASTM-D1557 PRIOR TO THE PLACEMENT OF FILL.
3. COMPACT ALL FILL TO TO 95□ OF MAXIMUM DENSITY AS DETERMINED BY ASTM-D1557 WITH MAXIMUM LIFT THICKNESS OF 12".
4. CONSTRUCTION OF ALL PAVED AREAS SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.



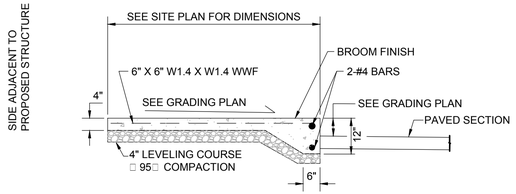
ASPHALT PAVEMENT

1 C5.00 TYPICAL PAVEMENT SECTION

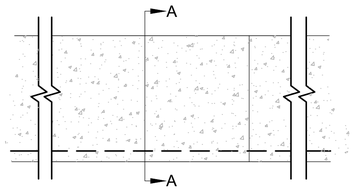
SCALE: NTS

NOTES

1. CONSTRUCT CONTROL JOINTS AND EXPANSION JOINTS PER SPECIFICATIONS
2. THICKENED EDGE SECTION ONLY WHERE ADJACENT TO PAVEMENT.
3. CLASSIFIED FILL BENEATH SIDEWALK SAME AS ASPHALT PAVEMENT.



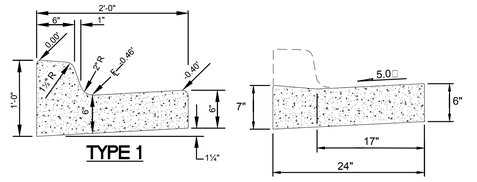
SECTION A-A



PLAN

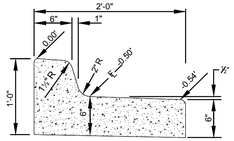
2 C5.00 TYPICAL SIDEWALK SECTION

SCALE: NTS

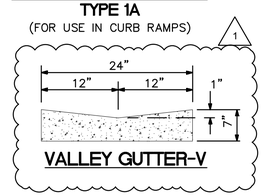


TYPE 1

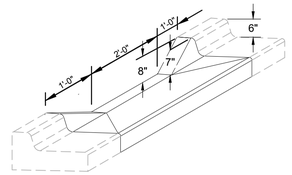
P.C.C. CURB AND GUTTER
TYPE 1A
(FOR USE IN CURB RAMPS)



TYPE 3

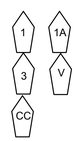


VALLEY GUTTER-V



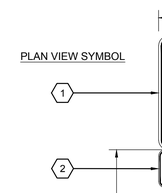
DRAINAGE CURB CUT-CC

PLAN VIEW SYMBOL



3 C5.00 CURB & GUTTER DETAILS

SCALE: NTS



PLAN VIEW SYMBOL

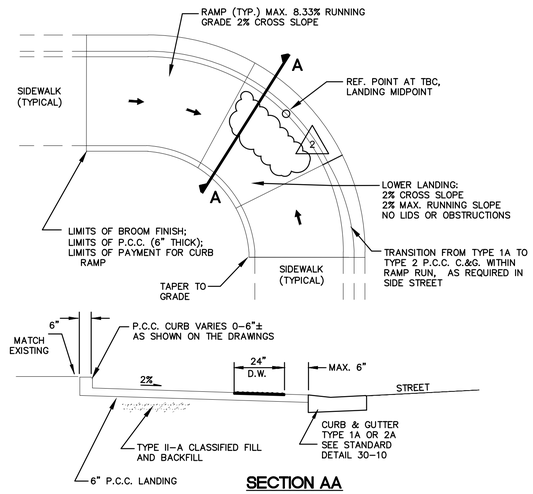
1
2

NOTES

1. SIGNS SHALL NOT BE MOUNTED ON DOORS OR WINDOWS AND CAN NOT BE MORE THAN TEN FEET FROM THE EDGE OF PARKING STALL.
2. SIGN SHALL BE CENTERED BETWEEN PARKING SPACE STRIPING IF POSSBILE.
3. ADA SPACES AND ASILES SHALL BE STIRPED W/ BLUE PAINT PER MUTCD INCLUDING THE TOTAL LENGTH OF CURB
4. TYPICAL ACCESSIBLE PARKING SIGN SHOWN.
5. MOUNT SIGNS DIRECTLY TO CANOPY POSTS

4 C5.00 TYPICAL SIGN DETAIL

SCALE: NTS



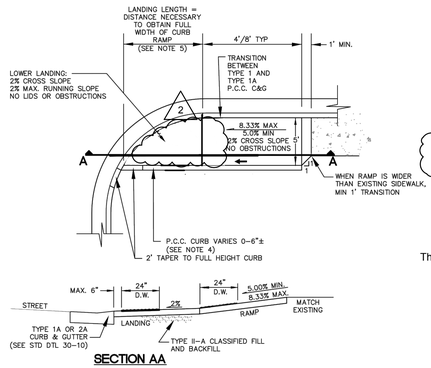
SECTION AA

NOTES:

1. RAMP LENGTHS AND REFERENCE POINT STATION AND OFFSET SHALL BE AS SHOWN ON DRAWINGS.
2. INSTALL DETECTABLE WARNINGS (D.W.) IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND THESE DRAWINGS. SET DETECTABLE WARNINGS SO THAT THE FIELD AREA AT THE BASE OF THE DOMES IS FLUSH WITH THE SURROUNDING CONCRETE. NO LIP IS ALLOWED AT THE EDGE OF THE DETECTABLE WARNINGS.
3. CONSTRUCT RAMPS AND LANDINGS WITH A BROOM FINISH PERPENDICULAR TO CURB.

5 C5.00 PARALLEL CURB RAMP

SCALE: NTS



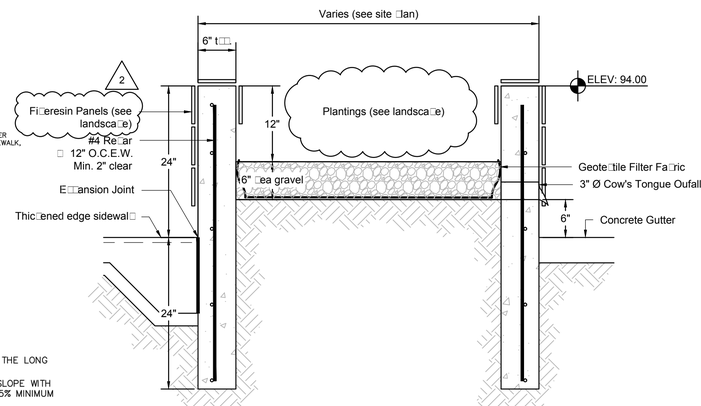
SECTION AA

UNIDIRECTIONAL NOTES:

1. CONSTRUCT UNIDIRECTIONAL RAMPS AND LANDINGS WITH A BROOM FINISH PERPENDICULAR TO THE LONG DIRECTION OF THE RAMP.
2. CONTRACTOR SHALL CONSTRUCT THE RAMP PORTION OF THE CURB RAMP WITH A 2% CROSS SLOPE WITH NO MANHOLES, UTILITY JUNCTION BOXES, OR OTHER OBSTRUCTIONS. THE RUNNING SLOPE IS 5% MINIMUM AND 8.33% MAXIMUM, BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET.
3. CONTRACTOR SHALL CONSTRUCT LANDINGS WITH A MAXIMUM 2% RUNNING SLOPE AND 2% CROSS SLOPE.
4. CONTRACTOR SHALL CONSTRUCT P.C.C. CURB BEHIND LANDING AND RAMPS WHERE SHOWN OR AS DIRECTED BY THE ENGINEER. P.C.C. CURB IS INCIDENTAL TO CURB RAMP AND NO ADDITIONAL PAYMENT WILL BE MADE.

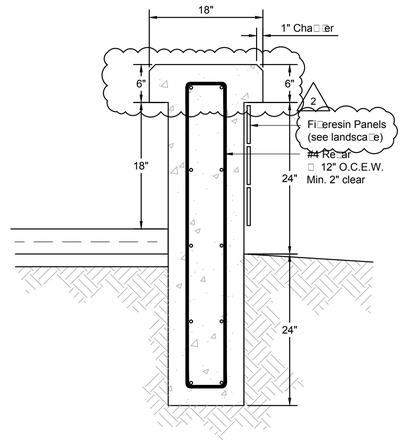
6 C5.00 UNIDIRECTIONAL CURB RAMP

SCALE: NTS



7 C5.00 RAISED LANDSCAPE BED

SCALE: NTS



8 C5.00 PLAZA SEAT WALL

SCALE: NTS

STATE OF ALASKA
49TH
LUKE MATTSON
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5/25/2016
REGISTERED PROFESSIONAL ENGINEER

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COOK INLET HOUSING AUTHORITY
SPENARD MIXED USE
ANCHORAGE, ALASKA

PERMIT SUBMITTAL

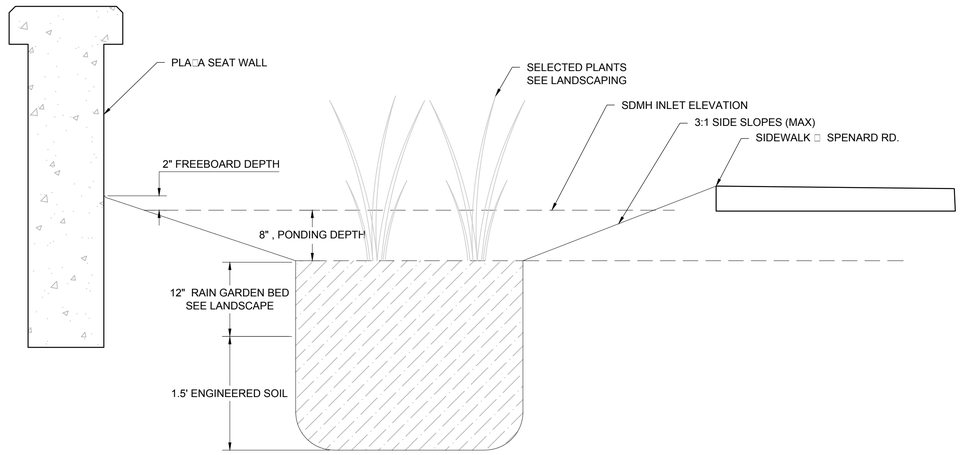
REVISION SCHEDULE

#	DESCRIPTION	DATE
1	MOA COMMENTS	5/25/2016

JOB NO.	11089.08
DATE	05.25.2016
DRAWN	LDM
REVIEWED	ELH

SHEET NAME
CIVIL DETAILS

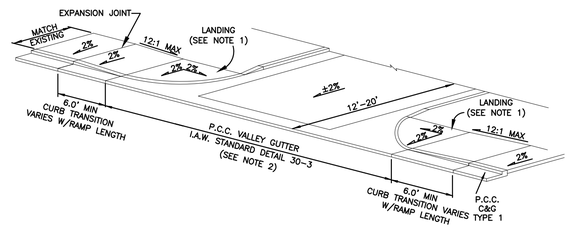
SHEET NO.
C5.00



NOTES:
1. ENGINEERED SOILS SHALL BE 20□ TOPSOIL (SANDY LOAM), 50□ COARSE SAND, AND 30□ COMPOST (OR PEAT).
2. WITH OF RAIN GARDEN VARIES. SEE DIMENSIONS ON SITE PLAN.
3. RAIN GARDEN AREA APPROX. 1,850 SF. SEE LANDSCAPING FOR PLANT TYPES
4. SEE GRADING PLAN FOR RAIN GARDEN FG AND OUTLET ELEVATIONS.

1 C5.01 RAIN GARDEN DETAIL

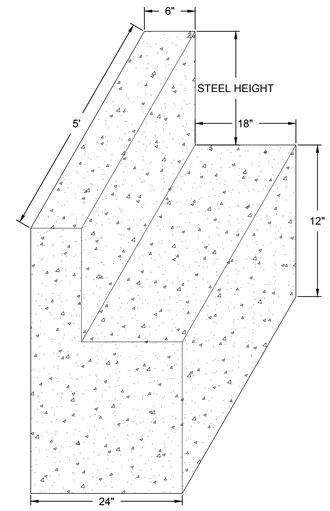
SCALE: NTS



NOTES:
1. SIZE LANDING TO MEET ADA REQUIREMENTS.
2. P.C.C. VALLEY GUTTER TO BE CONSTRUCTED ON COMMERCIAL/INDUSTRIAL STREETS, ARTERIALS, AND COLLECTORS. ASPHALT CONCRETE SWALES TO BE CONSTRUCTED ON LOCAL OR RESIDENTIAL ROADWAYS. CONTRACTOR TO DEPRESS LIPS OF GUTTER TO ENSURE ADEQUATE DRAINAGE.

2 C5.01 DRIVEWAY DETAIL

SCALE: NTS



3 C5.01 PEDESTRIAN BRIDGE ABUTMENT

SCALE: NTS

Low Impact Development
Design Guidance Manual — December 2008

Step 1 – Calculate the Target Infiltration Volume
This step is based on Equation 2.1 presented in Subsection 2.1.2.a above, and requires the independent calculation of the runoff coefficient per the DDG.

Table 3 – Rain Garden Preliminary Design

Site Location:			**Evaluated by:**
Date:			
Step 1: Calculate the Target Infiltration Volume, TIV			**Notes**
Contributing Area, A	16600	(ft^2)	
Target Infiltration Rainfall, P	1.1	(in)	Set Value
Runoff Coefficient, C	0.86		Per DDG
TIV = A*P*C/12 =	1309	(ft^3)	Using Equation 2.1
***Step 2: Calculate the Required Rain Garden Footprint Area**			
TIV (from Step 1)	1309	(ft^3)	
Depth of Ponded Water, P_d	8	(in)	Maximum of 8 inches
Design Infiltration Rate, I_a (or I, see Subsection 2.1.2.c)	6	(in/hr)	25□ o□native soil rate (24 in/hr)
$A_r = (TIV*12/P_d)\ (0.26*I_a^{-0.53}) =$	95	(ft^2)	±1850 sf provided
Approximate Width, W_r $W_r=A_r/L_r=$		(ft)	
Approximate Length, L_r $L_r=A_r/W_r=$		(ft)	
**** Step 3a: Approximate Rain Garden Depth, without Subdrain**			
P_d (From Step 2)	8	(in)	
Freeboard Depth, F_d	2	(in)	Minimum of 2 inches
Depth of Engineered Soils, E_d	2.5	(ft)	Minimum of 2.5 feet
$D_r = (P_d+F_d)/12+E_d =$	3.33	(ft)	Using Equation 2.3
OR			
***** Step 3b: Approximate Rain Garden Depth, with Subdrain**			
P_d (From Step 2)		(in)	
Freeboard Depth, F_d		(in)	Minimum of 2 inches
Depth of Engineered Soils, E_d		(ft)	Minimum of 2.5 feet
Minimum Subdrain Depth, S_d		(ft)	Assume 1.75 feet
L_r (From Step 3)		(ft)	
$D_{rs} = (P_d+F_d)/12+E_d+S_d+(0.005*L_r) =$		(ft)	Using Equation 2.4

Note: *See Appendix C for guidance on selecting a value for I_a. For unlined rain gardens without subdrains, substitute variable I_a with I, the design infiltration rate for the native soil.
**Subdrain and/or underground overflow control system *will not* be used.
***Subdrain and/or underground overflow control system *will be* used.

4 C5.01 RAIN GARDEN TREATMENT LEVEL

SCALE: NTS

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