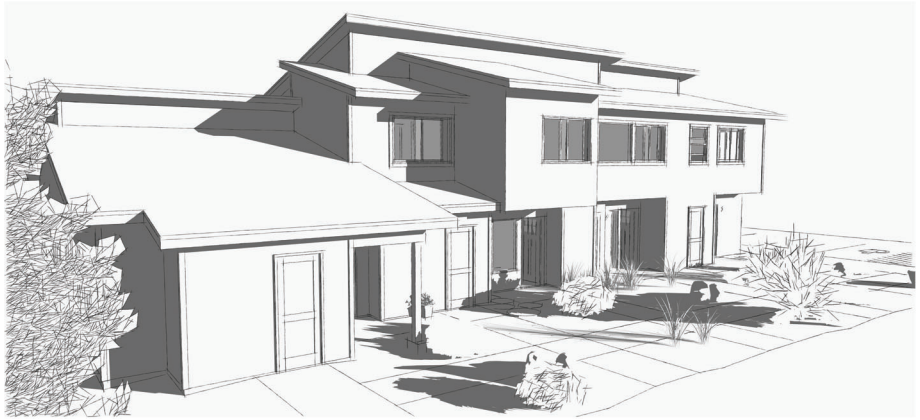

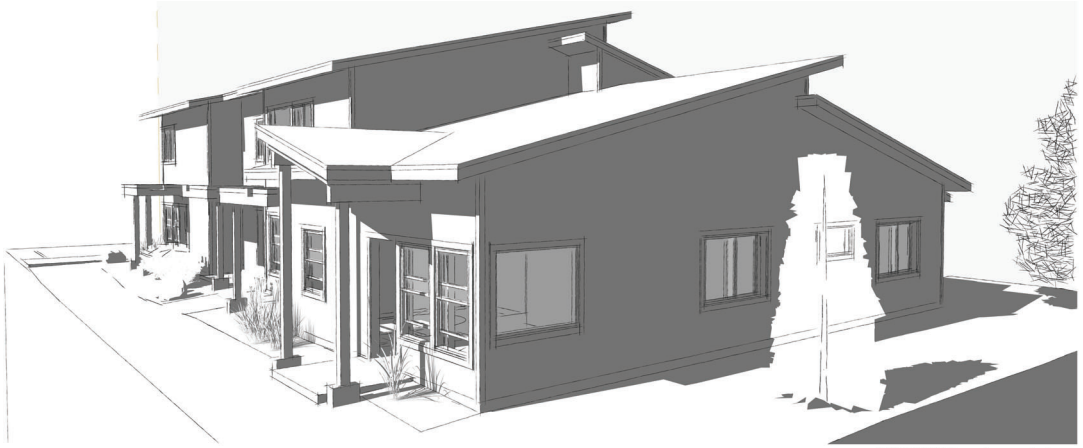

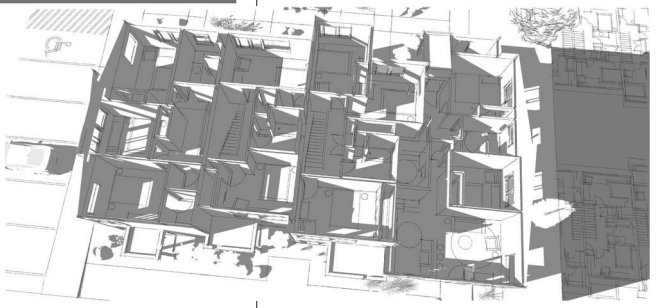

INDEX OF DRAWINGS

baxter fourplexes

PHASE II
BUILDING D

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

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

Designer:
FRamE
Clark Yerrington
(907) 351-4805

APPLICABLE CODES
2018 IRC and 2018 IBC with Municipal amendments.

GENERAL NOTES

1. Notify Designer of any errors or discrepancies in the documents.
2. Keep the job site clean and safe. Install temporary railings at level changes.
3. Provide a portable toilet for use during construction.
4. Consult Subcontractors to identify additional work items not specifically described herein.
5. At walls greater than 10'-0" height, provide fire blocking at 10'-0" maximum spacing.

COOK INLET HOUSING AUTHORITY
BAXTER MULTIPLEXES, PHASE II
Tract B, Valetskaya Addition No. 1
NHN Erna Court
ANCHORAGE, ALASKA

DR. BY: CLARK
DATE: 23 JAN 26

A1

DOOR SCHEDULE
3-BR END UNIT [D1]

	width	height	type	material	finish	hardware	glazing	notes
100	2'-8"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1
101	2'-8"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1
102	3'-0"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1, 5
103	2'-8"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	safety	1, 6
104	2'-8"	6'-8"	one pnl.	wood	clear	latchset	none	---
105	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
106	2'-8"	6'-8"	one pnl.	wood	clear	trolley trk. / pull	none	---
107	4'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
108	[NOT USED]							
109	[NOT USED]							
201	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
202	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
203	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
204	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
205	2'-4"	6'-8"	one pnl.	wood	clear	latchset	none	---
206	2'-4"	6'-8"	one pnl.	wood	clear	latchset	none	---
207	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
208	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
209	[NOT USED]							

2-BR UNIT [D2]

110	2'-8"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1
111	3'-0"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1, 5
112	2'-8"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	safety	1, 6
114	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
115	2'-8"	6'-8"	one pnl.	wood	clear	trolley trk. / pull	none	---
116	2'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
117	[NOT USED]							
210	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
211	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
212	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
214	2'-4"	6'-8"	one pnl.	wood	clear	latchset	none	---
215	3'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
216	1'-6"	6'-8"	one pnl.	wood	clear	latchset	none	---
217	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
218	[NOT USED]							
219	[NOT USED]							

3-BR UNIT [D3]

118	2'-8"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1
119	3'-0"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1, 5
120	2'-8"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	safety	1, 6
121	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
122	2'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
123	3'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
124	2'-8"	6'-8"	one pnl.	wood	clear	trolley trk. / pull	none	---
125	6'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
126	[NOT USED]							
127	[NOT USED]							
220	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
221	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
222	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
223	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
224	4'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
225	6'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	
226	6'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	

DOOR SCHEDULE
2-BR ACCESSIBLE UNIT [D4]

128	2'-8"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1
129	3'-0"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1, 5
130	3'-0"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1
131	3'-0"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
132	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
133	3'-0"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
134	4'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
135	2'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
136	5'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
137	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
138	3'-0"	6'-8"	one pnl.	wood	clear	trolley trk. / pull	none	---
139	[NOT USED]							
140	[NOT USED]							

WINDOW SCHEDULE
BUILDING D

	width	height	head ht.	operation	frame	glazing	notes
A	3'-0"	5'-0"	normal	single-hung	vinyl	clear safety	1
B	3'-0"	5'-0"	normal	single-hung	vinyl	clear	1
C	5'-0"	4'-0"	normal	fixed	vinyl	clear	1
D	3'-0"	4'-0"	normal	single-hung	vinyl	clear	1
E	2'-0"	4'-0"	normal	fixed	vinyl	clear safety	1, 3
F	3'-0"	5'-0"	normal	fixed	vinyl	clear safety	1
G	6'-0"	4'-0"	normal	horiz slider	vinyl	clear	1, 2
H	4'-0"	2'-0"	normal	fixed	vinyl	clear safety	1, 3
J	6'-0"	4'-0"	normal	horiz slider	vinyl	clear	1, 2
K	5'-0"	4'-0"	normal	fixed	vinyl	clear	1
L	3'-0"	4'-0"	normal	single-hung	vinyl	clear	1
M	3'-0"	4'-0"	normal	single-hung	vinyl	clear	1
N	3'-0"	4'-0"	normal	single-hung	vinyl	clear	1
P	3'-0"	5'-0"	normal	single-hung	vinyl	clear safety	1
R	3'-0"	5'-0"	normal	single-hung	vinyl	clear	1
S	3'-0"	5'-0"	normal	single-hung	vinyl	clear	1
T	3'-0"	5'-0"	normal	single-hung	vinyl	clear safety	1
U	4'-0"	4'-0"	normal	horiz slider	vinyl	clear	1, 2
V	5'-0"	4'-0"	normal	fixed	vinyl	clear	1
W	5'-0"	4'-0"	normal	fixed	vinyl	clear	1
X	4'-0"	4'-0"	normal	horiz slider	vinyl	clear	1, 2
Y	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
Z	5'-0"	2'-0"	normal	fixed	vinyl	clear	1
AA	5'-0"	4'-0"	normal	horiz slider	vinyl	clear	1, 2
BB	3'-0"	4'-0"	normal	fixed	vinyl	clear	1
CC	5'-0"	4'-0"	normal	fixed	vinyl	clear	1
DD	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
EE	3'-0"	4'-0"	normal	single-hung	vinyl	clear	1, 3
FF	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
GG	5'-0"	4'-0"	normal	fixed	vinyl	clear	1
HH	6'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
JJ	6'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2

ROOM FINISH SCHEDULE NOTES
1. Walls and ceilings shall be painted gypsum board, typical.
2. Substitute cementitious tile backer board for gypsum board at kitchen / laundry backsplash walls and tub / showers where ceramic wall tile occurs [if applicable].

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

WINDOW SCHEDULE GENERAL NOTES
1. Sizes in Window Schedule are rough openings. Confirm frame size required with manufacturer, to allow for required insulation and shim space.
2. "Normal" head height is aligned with adjacent tops of doors, + / - 6'-10" rough opening height (confirm).

WINDOW SCHEDULE NOTES
1. Vinyl frame windows shall be high quality residential grade with insulated double glazing, low E and argon. Frame color white. Provide screens at operating windows.
2. Meet all applicable requirements for sleeping room egress, including min. 5.7 square feet net clear opening area; 24 inch min. net clear height; 20 inch min. net clear width (R310.2.1); max. 44 inch sill height (R310.2.2) and operating hardware complying with R310.1.1.
3. Translucent or patterned glass for privacy.

DOOR SCHEDULE NOTES
1. Weatherstripping and threshold.
2. Polished nickel hardware finish at bathroom side for bathroom use.
3. Door bottom gasket; brush seal at head and jambs; furnished will all necessary hardware and accessories including track, spring or other counterbalance mechanism, opener, sensors, wall button, remotes, key lock. Thermacore, model 495 with flush wood grain panel finish, manufactured by Overhead Door, color as selected -- or approved substitution.
4. 20-minute rated door / frame with weatherstripping, smoke / vapor seal, threshold and closer.
5. Entry door in wood frame with integral full-height safety glass side lite as shown on Floor Plans. Confirm rough opening required. Flush panel door and plain rectangular side lite.
6. Full safety glass lite.

AREA SUMMARY

UNIT D1 -- 3-BR 2-BA		
FIRST FLOOR -- LIV. AREA	564	SQ. FT.
SECOND FLR. -- LIV. AREA	666	
SUBTOTAL, LIVING AREA	1,230	
FLEX	31	
UNIT TOTAL	1,261	
UNIT D2 -- 2-BR 1.5-BA		
FIRST FLOOR -- LIV. AREA	444	SQ. FT.
SECOND FLR. -- LIV. AREA	487	
SUBTOTAL, LIVING AREA	931	
FLEX	46	
UNIT TOTAL	977	
UNIT D3 -- 3-BR 2-BA		
FIRST FLOOR -- LIV. AREA	595	SQ. FT.
SECOND FLR. -- LIV. AREA	637	
SUBTOTAL, LIVING AREA	1,232	
FLEX	49	
UNIT TOTAL	1,281	
UNIT D4 -- 2-BR 1-BA		
FIRST FLOOR -- LIV. AREA	934	SQ. FT.
FLEX	42	
UNIT TOTAL	976	
BUILDING GRAND TOTAL	4,495	SQ. FT.

STAIR COUNTED AT FIRST FLOOR ONLY, TYP.
PORCHES EXCLUDED, TYP.

COOK INLET HOUSING AUTHORITY
BAXTER MULTIPLEXES, PHASE II
Tract B, Valetskaya Addition No. 1
NHN Erna Court
ANCHORAGE, ALASKA

DR. BY: CLARK
DATE: 23 JAN 26

EXCAVATION AND FILL
Slope finish grade away from buildings 6 inches minimum for a distance of 10'-0".
Place any large rocks unearthed during excavation near the driveway.

SITE UTILITIES
Connect water service line to water main.
Connect drain lines to sanitary sewer main.
Provide natural gas service entrance and meter.
Provide 200 amp electrical service entrance and meter.
Provide service entrance for Cable TV / Internet.

SITE WORK AND LANDSCAPING
Preserve existing natural vegetation to the extent possible.
Provide house numbers and unit numbers as shown on Elevations.

HEATING
Design of the heating and ventilation systems shall be by Contractor.
Permits shall be acquired and paid for by the Contractor.
Inspections shall be scheduled by the Contractor and / or Subcontractor.
Provide natural gas fired furnace for each living unit, with minimum output of 50 BTUh per square foot of area served.
Locate mechanical equipment in Shared Mechanical Room.

ELECTRICAL
Design of the electrical systems shall be by Contractor.
Permits shall be acquired and paid for by the Contractor.
Inspections shall be scheduled by the Contractor and / or Subcontractor.
Rough in all boxes and conduct a walk-through review of the locations of all power outlets, switches, light fixtures and any other electrical items with Owner prior to wiring.
Provide concealed Cable TV / Internet wiring and wall boxes from service entrance to locations indicated on Floor Plan.
Switched outlets shall be half switched.
Confirm power requirements for all Owner-furnished items.
Provide smoke detectors in each bedroom and on each floor level at high point of ceiling. Provide carbon monoxide detector on each level. Detectors shall be hardwired in a series, so if one sounds they all do, with battery backup.
Provide hardwired doorbell at main entry doors; locate chimes in hallway close to bottom of stairs.

SIDING
Install all siding over air infiltration retarder.
Provide a sample of each type of siding to be used prior to installation or ordering of materials.
Provide siding types as shown on Elevations.
Provide all necessary trim, flashing, terminations and accessories, whether shown / noted or not.

EXTERIOR TRIM
Provide 2x8 cedar fascia, or fiber cement plank same dimension.
Provide window trim, corner trim and other trim as shown / noted.

INSULATION
Provide foundation insulation as shown / noted in Sections and details.
Provide minimum R-20 insulation at foundation walls.
Provide minimum R-21 insulation, batt or blown-in cellulose at exterior walls.
Provide minimum R-38 insulation, foam in place at rim joist.
Provide minimum R-49 insulation, batt or blown-in cellulose at roofs, with minimum 2" vent space above.
Provide mimimum R-38 insulation, foam in place at floor cantilevers.
Provide bird screen and insect screen at vent openings.
Vent area shall be equivalent to 1 / 150th of roof area, 50% at each side at end walls.
Provide 6-mil vapor retarder at warm side of all wall and roof insulation.

ATTIC VENTILATION
See Insulation section.

ROOFING
Provide asphalt composition shingles over ice and water shield (self-adhering modified bitumen membrane).
Provide continuous embedded edge metal flashing at roof edges.
Provide gutter and downspout / s according to best standard local practice.
Locate downspout outlets 5'-0" beyond exterior wall.

DRYWALL AND PAINT
Provide 1 / 2" gypsum board at walls.
Provide 5 / 8" gypsum board at ceilings.
Provide samples of wall texture and paint / stain color samples, prior to commencement of work or ordering of materials.
Provide exterior grade primer and paint at any siding types not supplied prefinished; and exterior soffit and fascia.
Provide exterior-grade stain at exposed truss tails and underside of sheathing.
Provide primer and two coats of water based latex enamel at interior.

INTERIOR TRIM
Typical base trim and door trim shall be rectangular MDF or 4" rubber base as selected. Prime and paint MDF with two coats semi-gloss, color to match adjacent walls.
Window trim shall be min. 3 / 4" rectangular clear hem-fir, poplar or MDF sill with gypsum board returns at jambs and head. Gypsum board returns four sides OK for high windows.

CRAWL SPACE VENTILATION
Crawl spaces shall be mechanically ventilated.
Provide constant velocity fan with 1 CFM per square foot of crawl space footprint.
Transfer grilles, floor openings located opposite of fan / discharge to pull air across crawl space.
Design and installation by Contractor.
Comply with IRC 408.3, 2.1.

BUILDING CODE SUMMARY
International Residential Code, 2018 edition

Use -- two family dwelling R101.2

Allowable number of stories -- 3
Actual number of stories -- 2

Exterior walls are not required to be fire rated, min. 5'-0" fire separation at property line. Table R302.1 (1)

Smoke alarms are required. R314

Address identifying signage is required. R319

Minimum stairway width, 36". R311.7.1
Stairway maximum riser height, 7-3 / 4"; minimum tread depth, 10". R311.7.5.1, R311.7.5.2
Handrails -- one side of stair runs only. Handrails are not required at stair flights with three or fewer risers. R311.7.8
Handrail height -- 34" above nosings, except at transitions as allowed by R311.7.8.1, exception 2.
Guard height -- minimum 34" above stair nosings. R312.1.2, exception 1
Guard height -- minimum 36" at deck railing and any other locations not along stair runs. R312.1.1

ZONING CODE SUMMARY
Title 21, Anchorage Municipal Code

Zoning district: R-3
Property area: 47,418 sq. ft.
Lot coverage, allowed: 40% [multifamily]; 60% [townhouse] Table 21.06-1
Lot coverage, proposed: 49.3%
Height, allowed: 35 ft. Table 21.06-1
Height, proposed: 23 ft.

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COOK INLET HOUSING AUTHORITY
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Tract B, Valetskaya Addition No. 1
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DR. BY: CLARK
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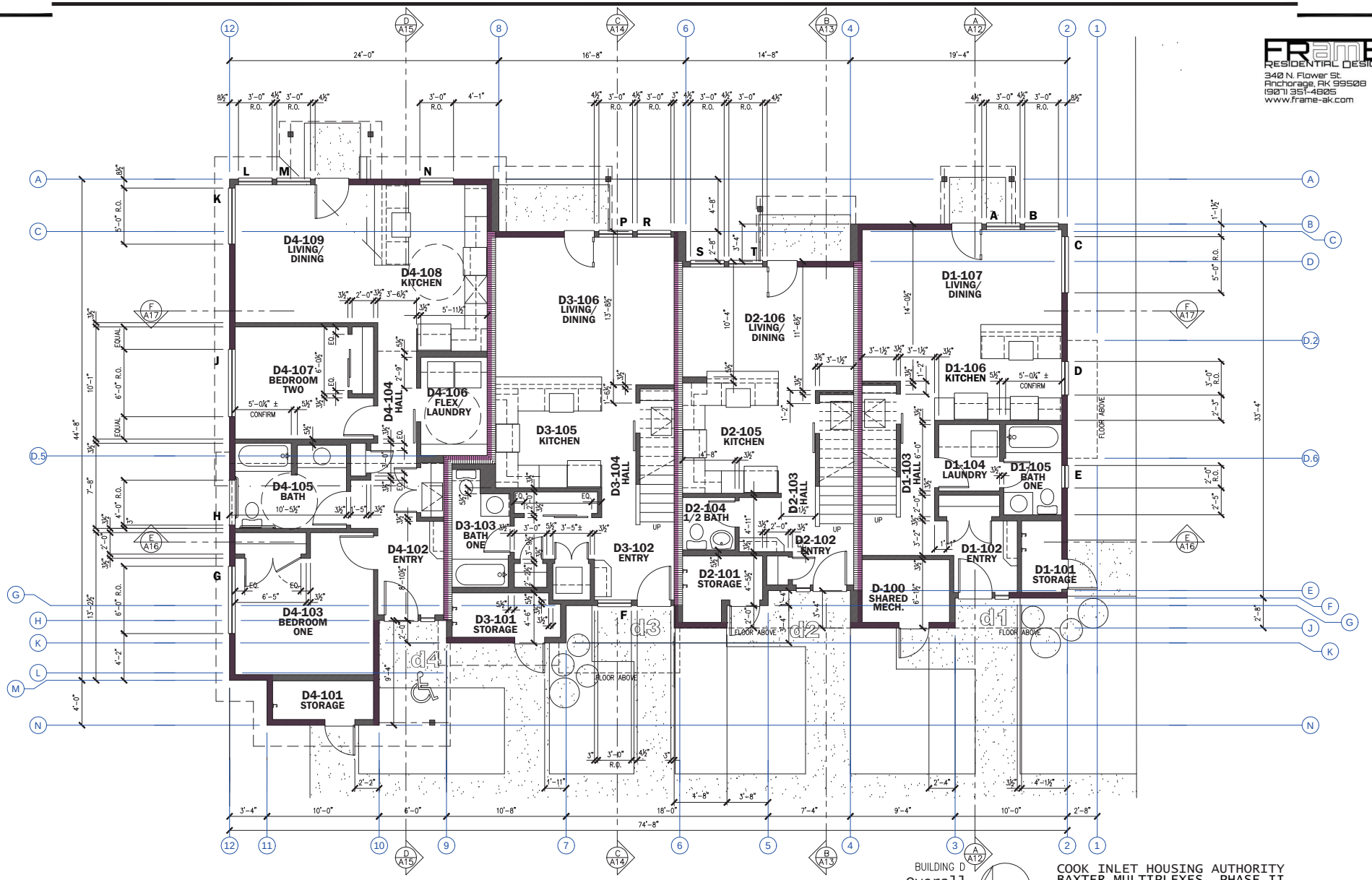

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BUILDING D
Overall
First Floor Plan

NORTH

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BAXTER MULTIPLEXES, PHASE II
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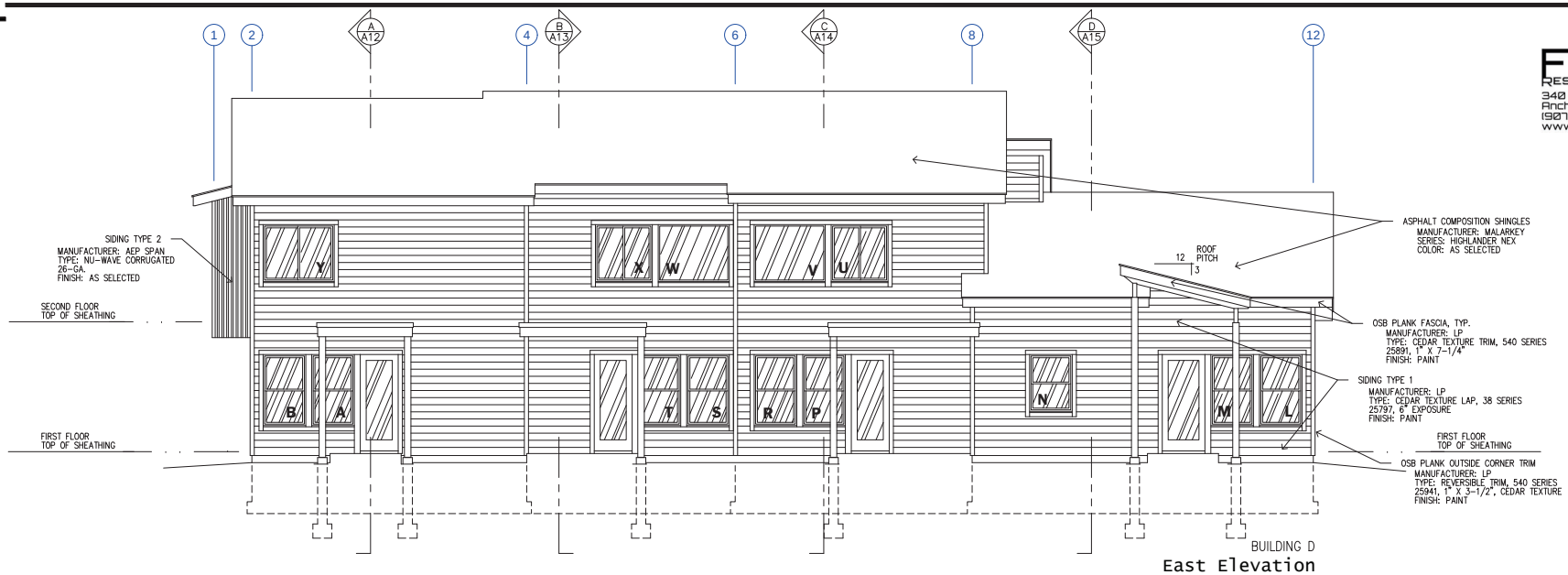
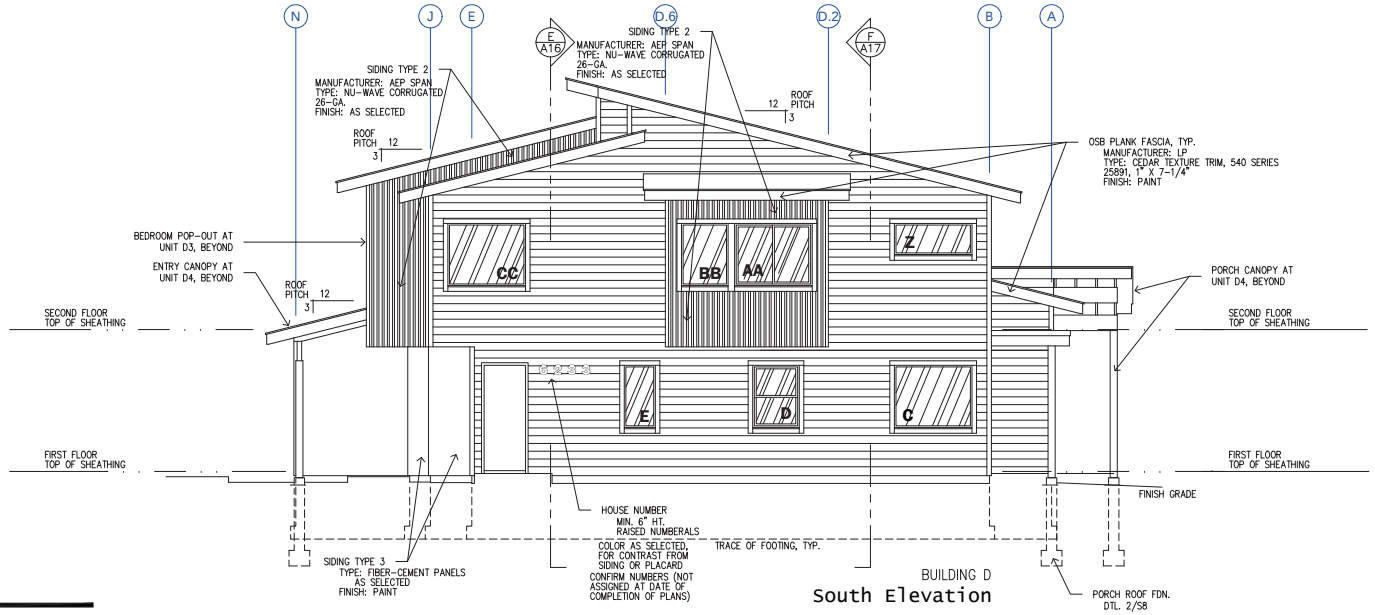


BUILDING D
East Elevation



BUILDING D
South Elevation

0 5 10 25 50

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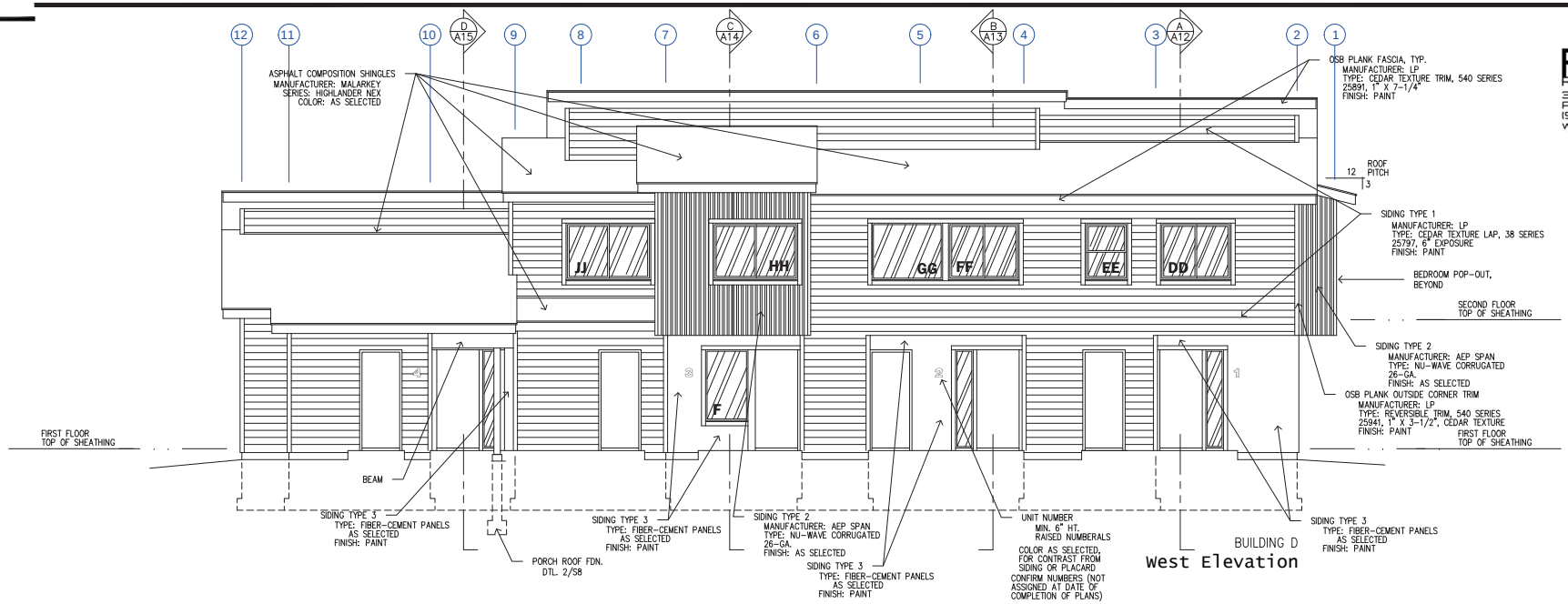

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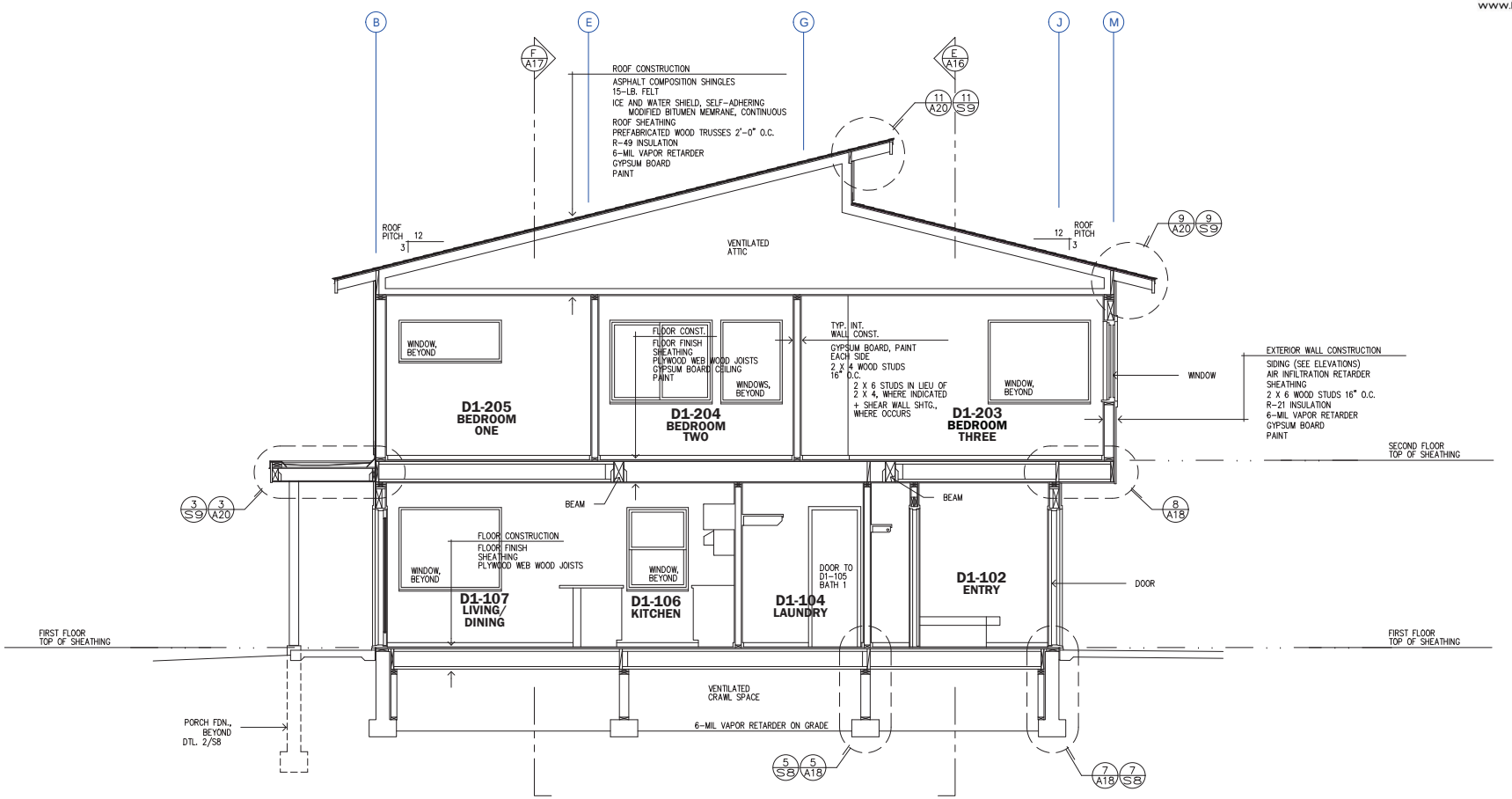

BUILDING D

Building Section A--A

COOK INLET HOUSING AUTHORITY
BAXTER MULTIPLEXES, PHASE II
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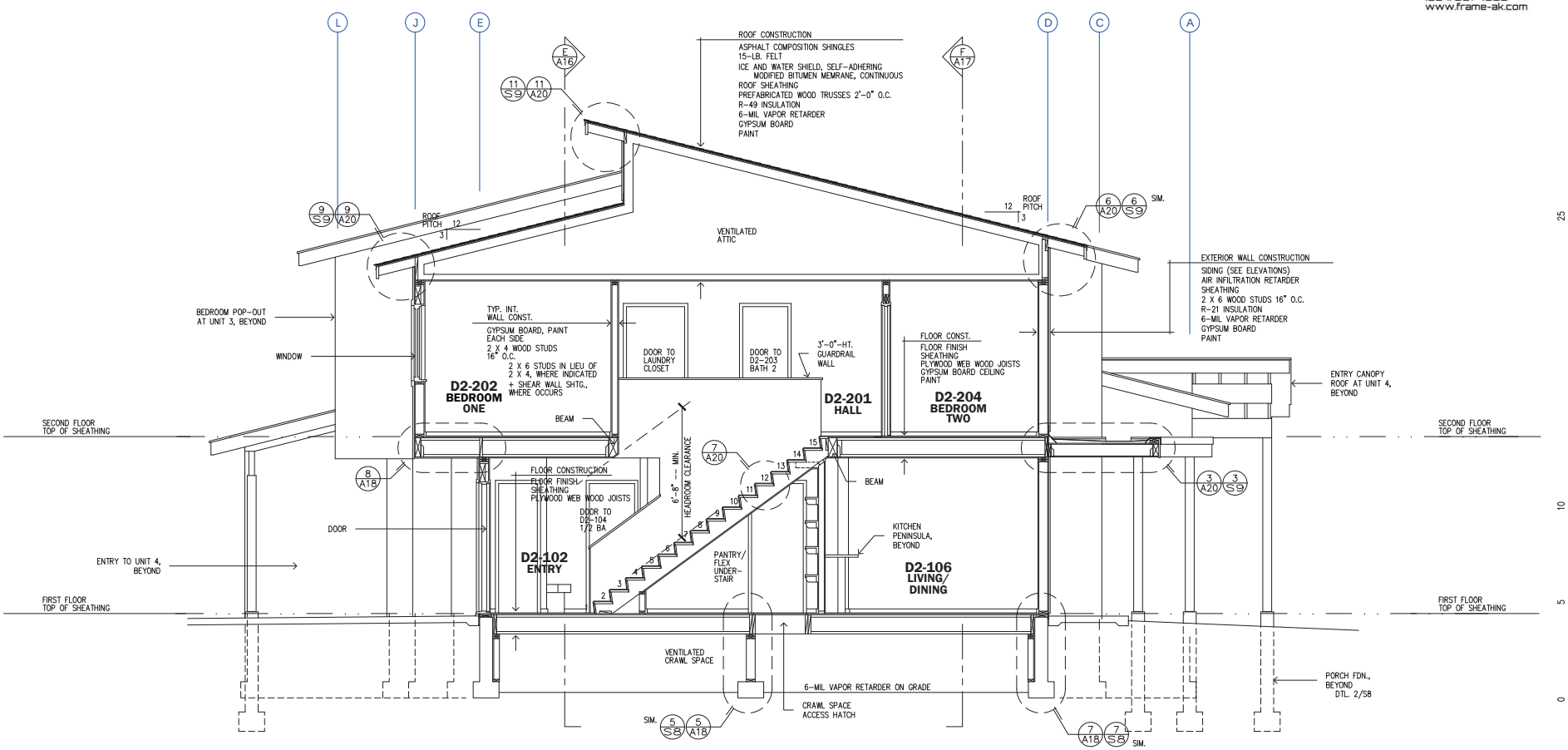

BUILDING D

Building Section B--B

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BAXTER MULTIPLEXES, PHASE II
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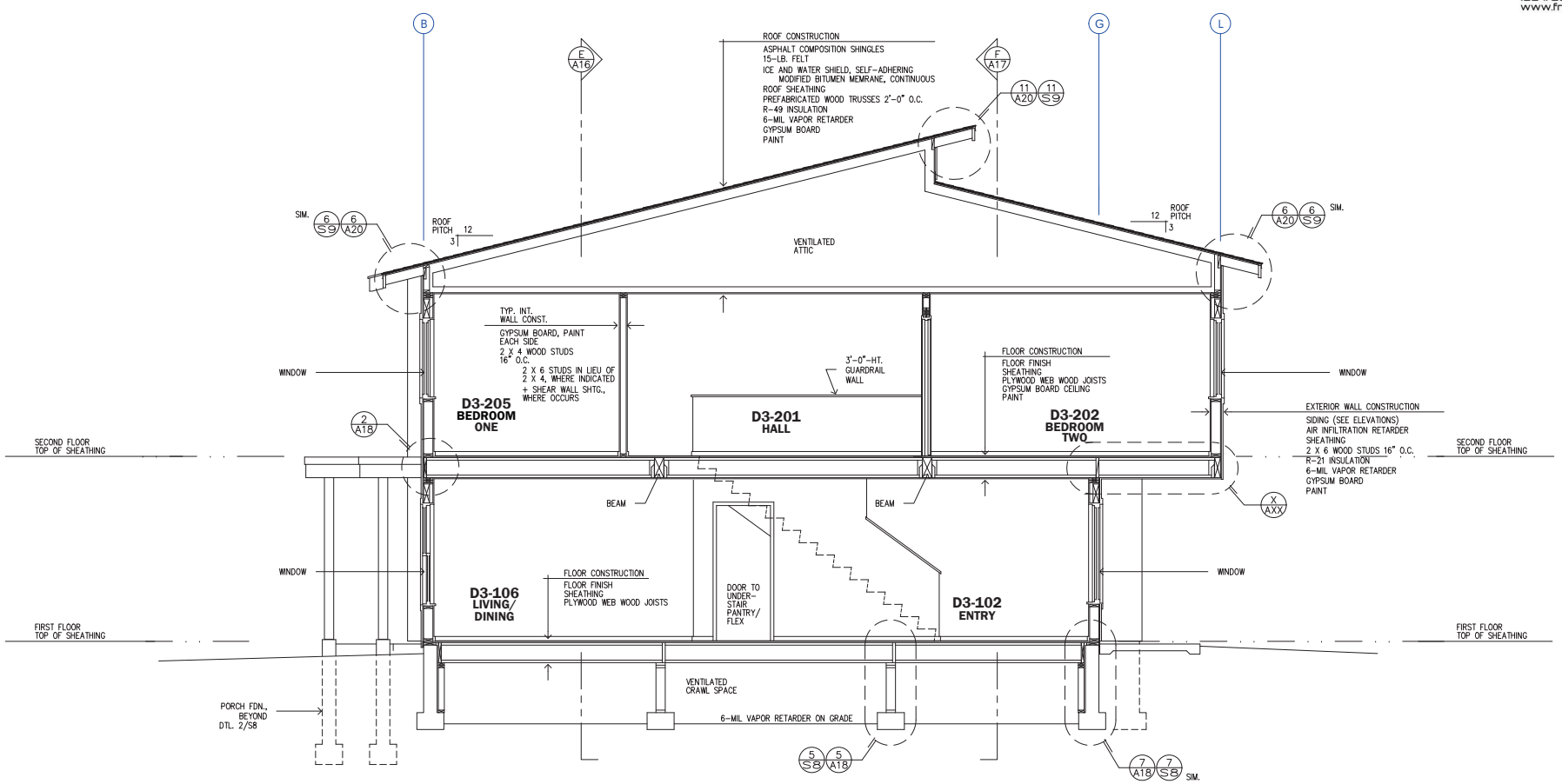

BUILDING D

Building Section C--C

COOK INLET HOUSING AUTHORITY
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ANCHORAGE, ALASKA

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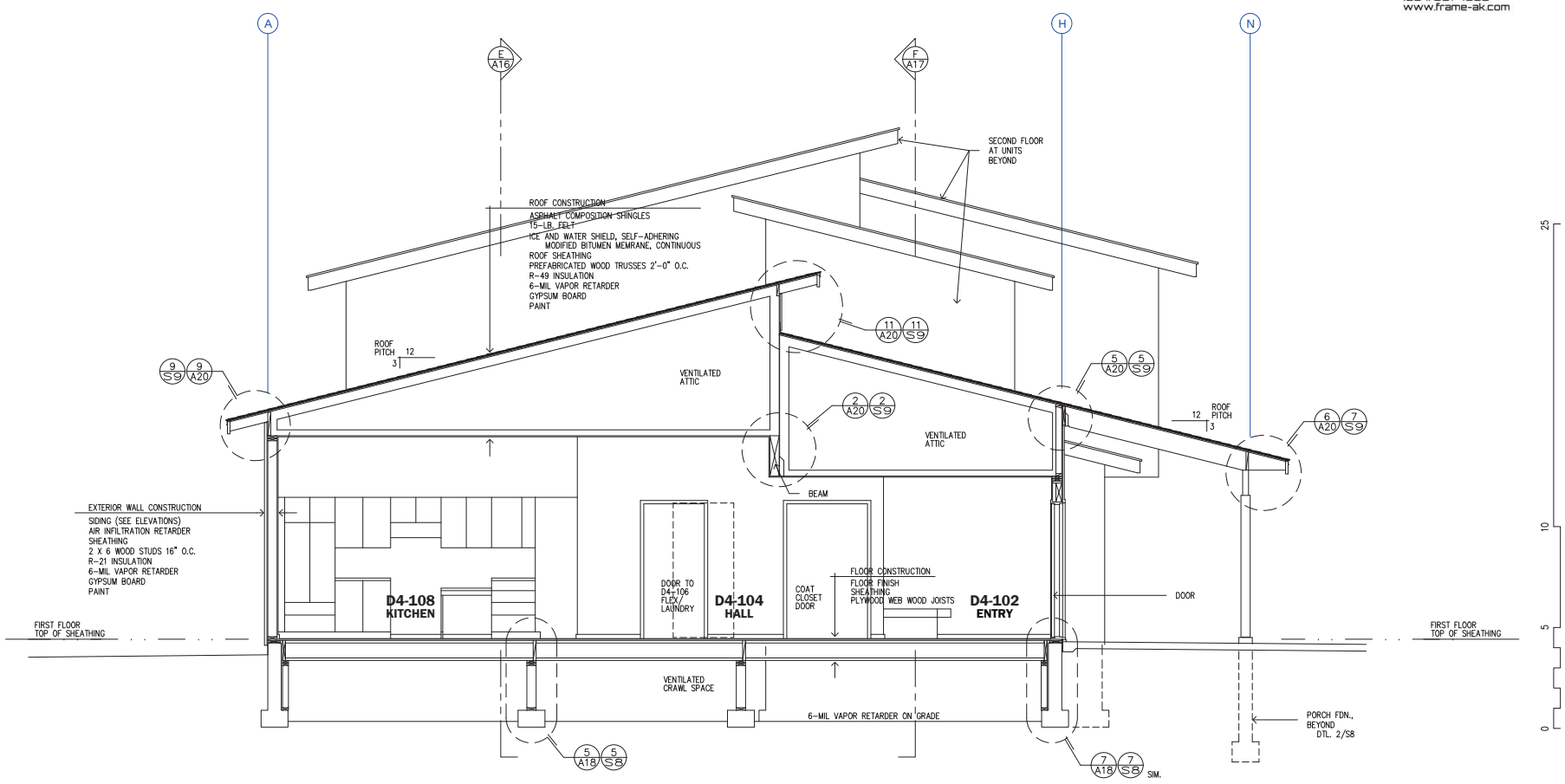

BUILDING D

Building Section D--D

COOK INLET HOUSING AUTHORITY
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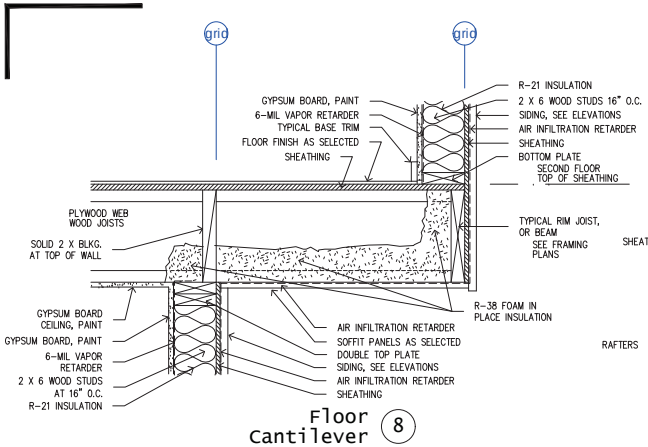
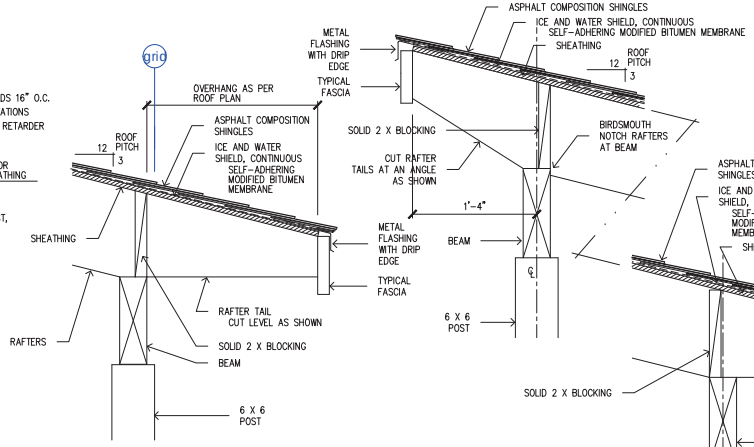
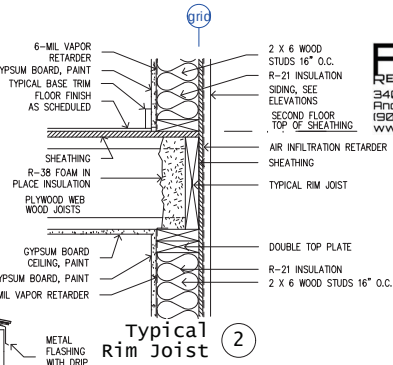


Floor Cantilever (8)

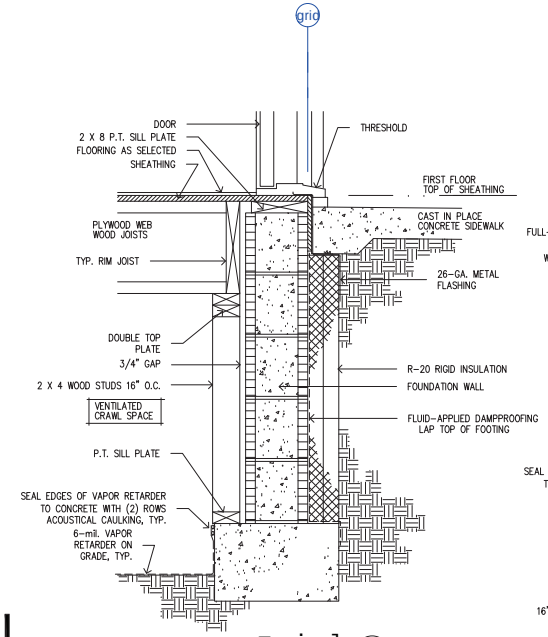


Eave at Unit #4 Entry Canopy (6)

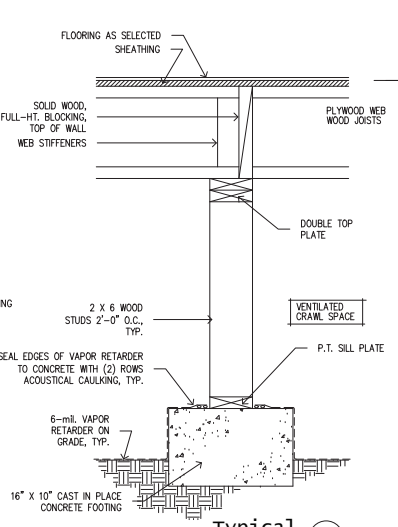
Back Porch Canopy at Unit #4 (4)
SEE DTL. 4/S9 FOR ADDITIONAL INFORMATION



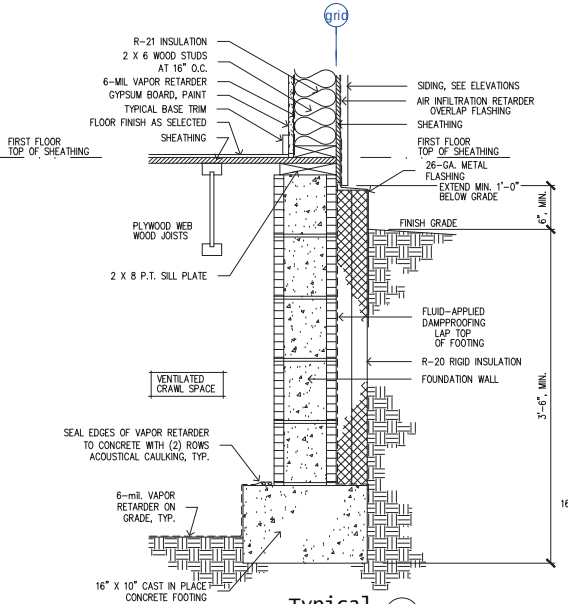
Typical Rim Joist (2)



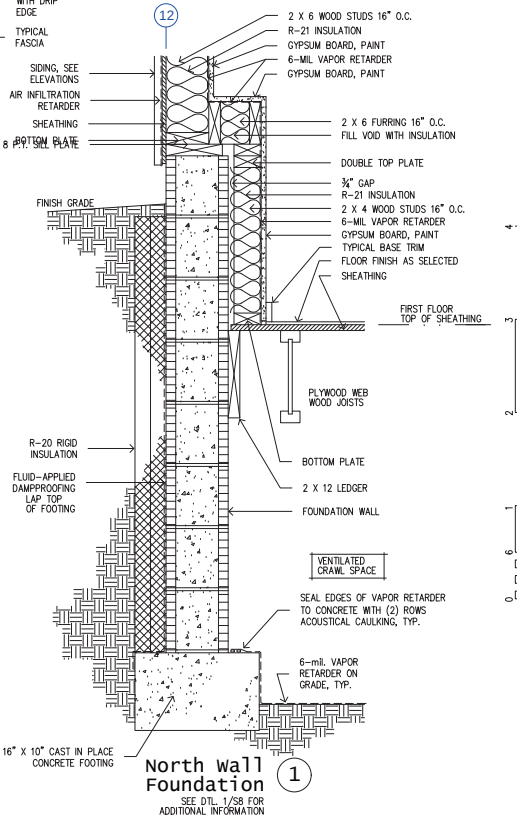
Typical Foundation Wall (7)
SEE DTL. 7/S8 FOR ADDITIONAL INFORMATION



Typical Pony Wall (5)
SEE DTL. 5/S8 FOR ADDITIONAL INFORMATION



Typical Foundation Wall (3)
SEE DTL. 3/S8 FOR ADDITIONAL INFORMATION



North Wall Foundation (1)
SEE DTL. 1/S8 FOR ADDITIONAL INFORMATION

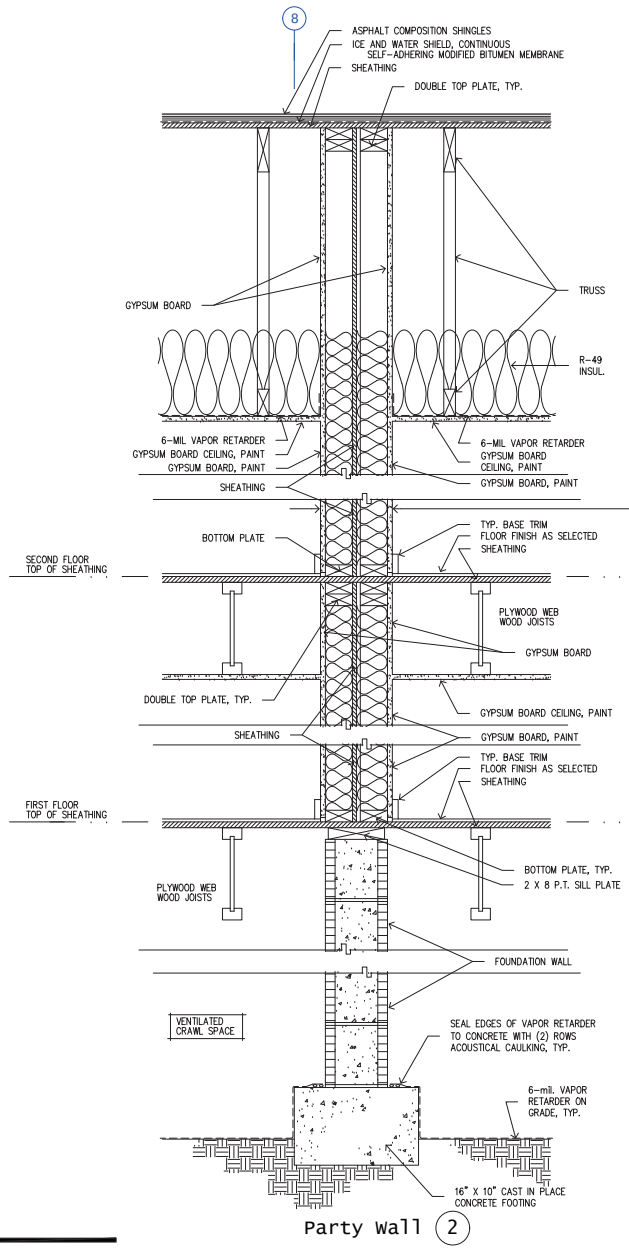
FRAME RESIDENTIAL DESIGN
340 N. Flower St.
Anchorage, AK 99508
(907) 351-4805
www.frame-ak.com

COOK INLET HOUSING AUTHORITY
BAXTER MULTIPLEXES, PHASE II
Tract B, Valetskaya Addition No. 1
NHN Erna Court
ANCHORAGE, ALASKA

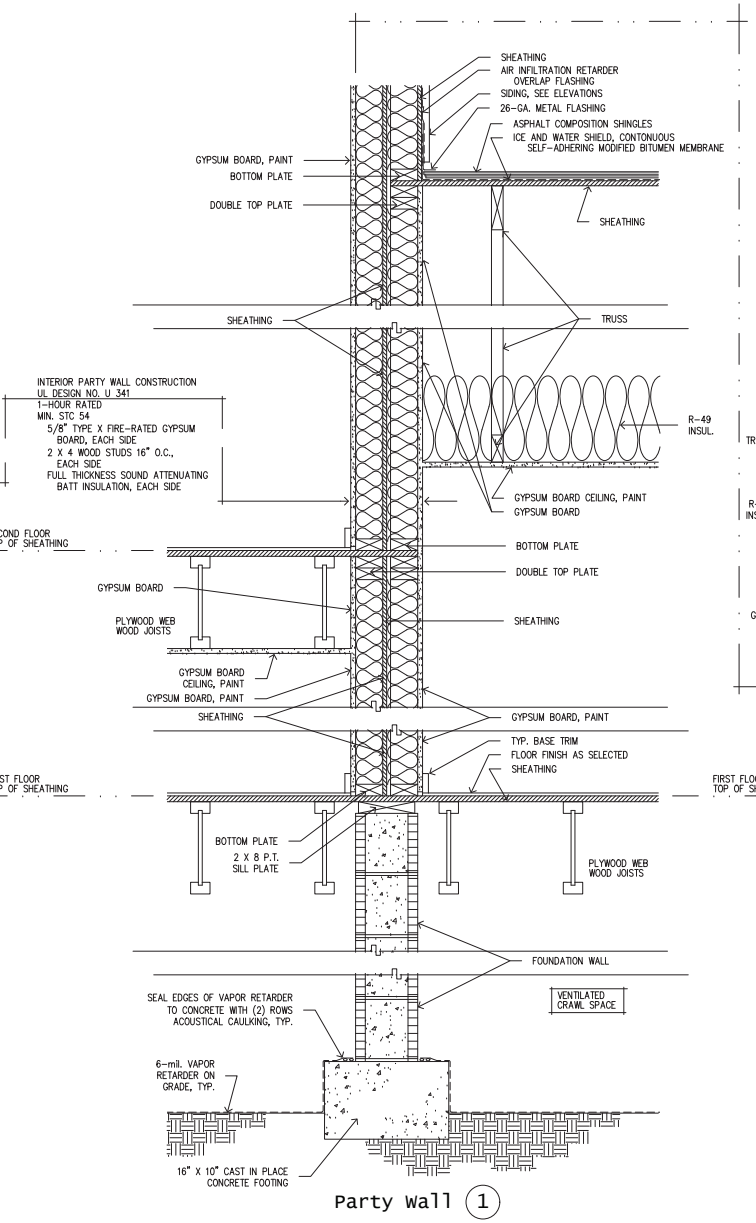
DR. BY: CLARK
DATE: 23 JAN 26

A18

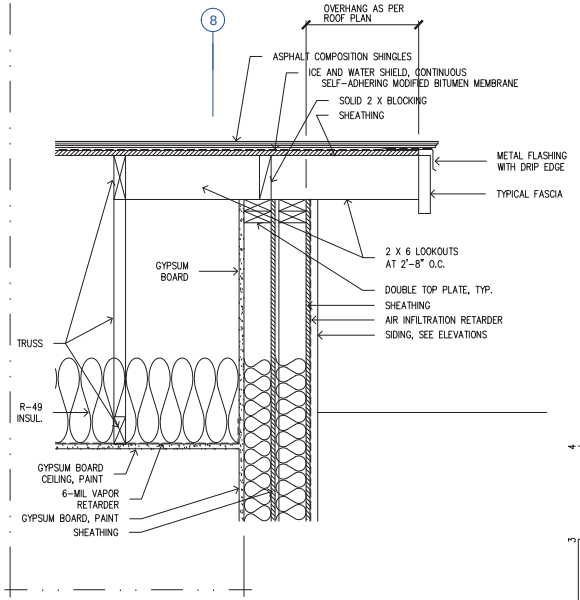
FRAME
RESIDENTIAL DESIGN
340 N. Flower St.
Anchorage, AK 99508
(907) 351-4805
www.frame-ak.com



Party Wall (2)



Party Wall (1)



COOK INLET HOUSING AUTHORITY
BAXTER MULTIPLEXES, PHASE II
Tract B, Valetskaya Addition No. 1
NHN Erna Court
ANCHORAGE, ALASKA

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DATE: 23 JAN 26

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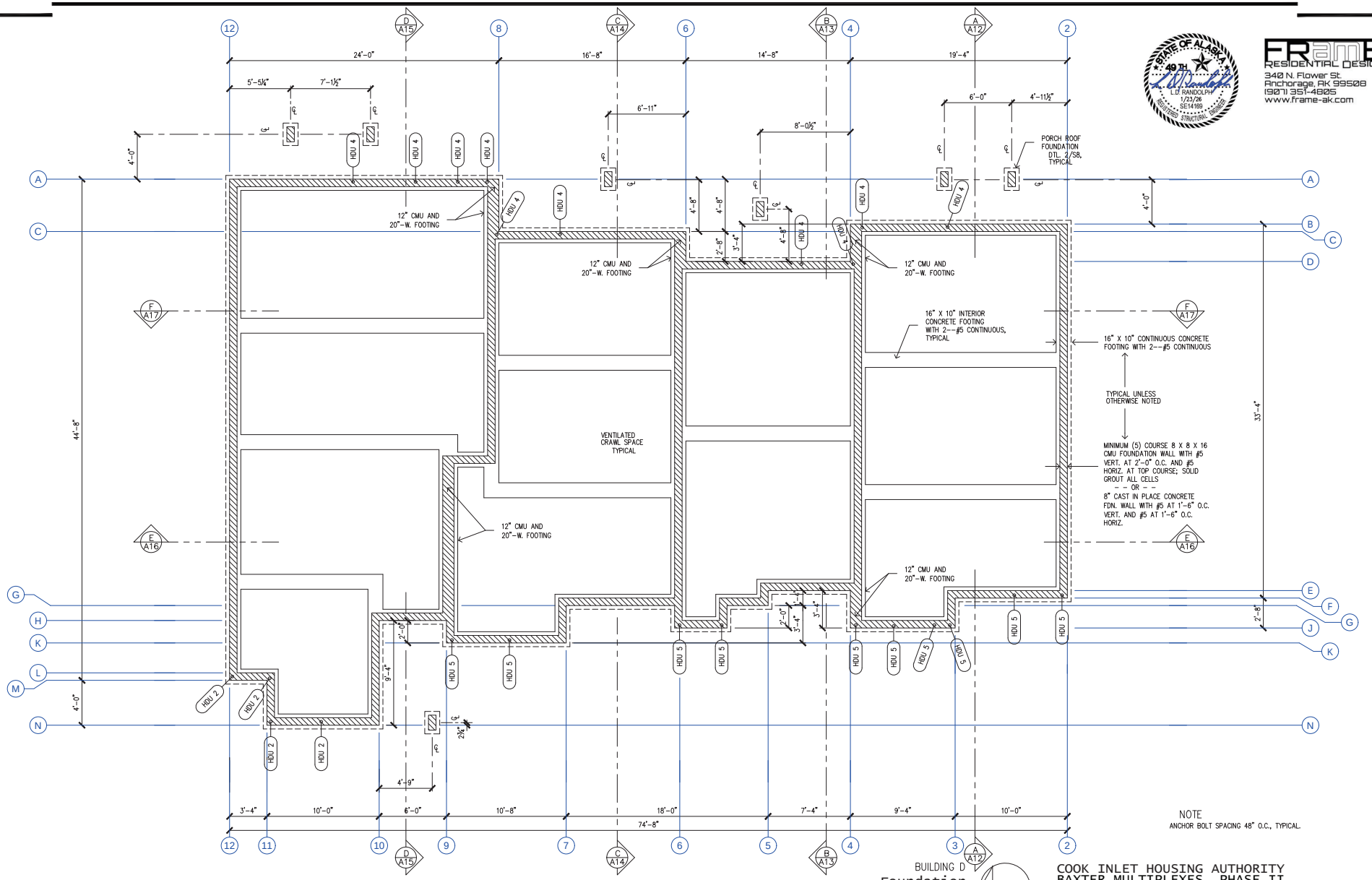

BUILDING D

Foundation Plan

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340 N. Flower St.
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STATE OF ALASKA 49TH — L.D. RANDOLPH 1/23/26 SE14189 REGISTERED STRUCTURAL ENGINEER

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Tract B, Valetskaya Addition No. 1
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DATE: 23 JAN 26

S2
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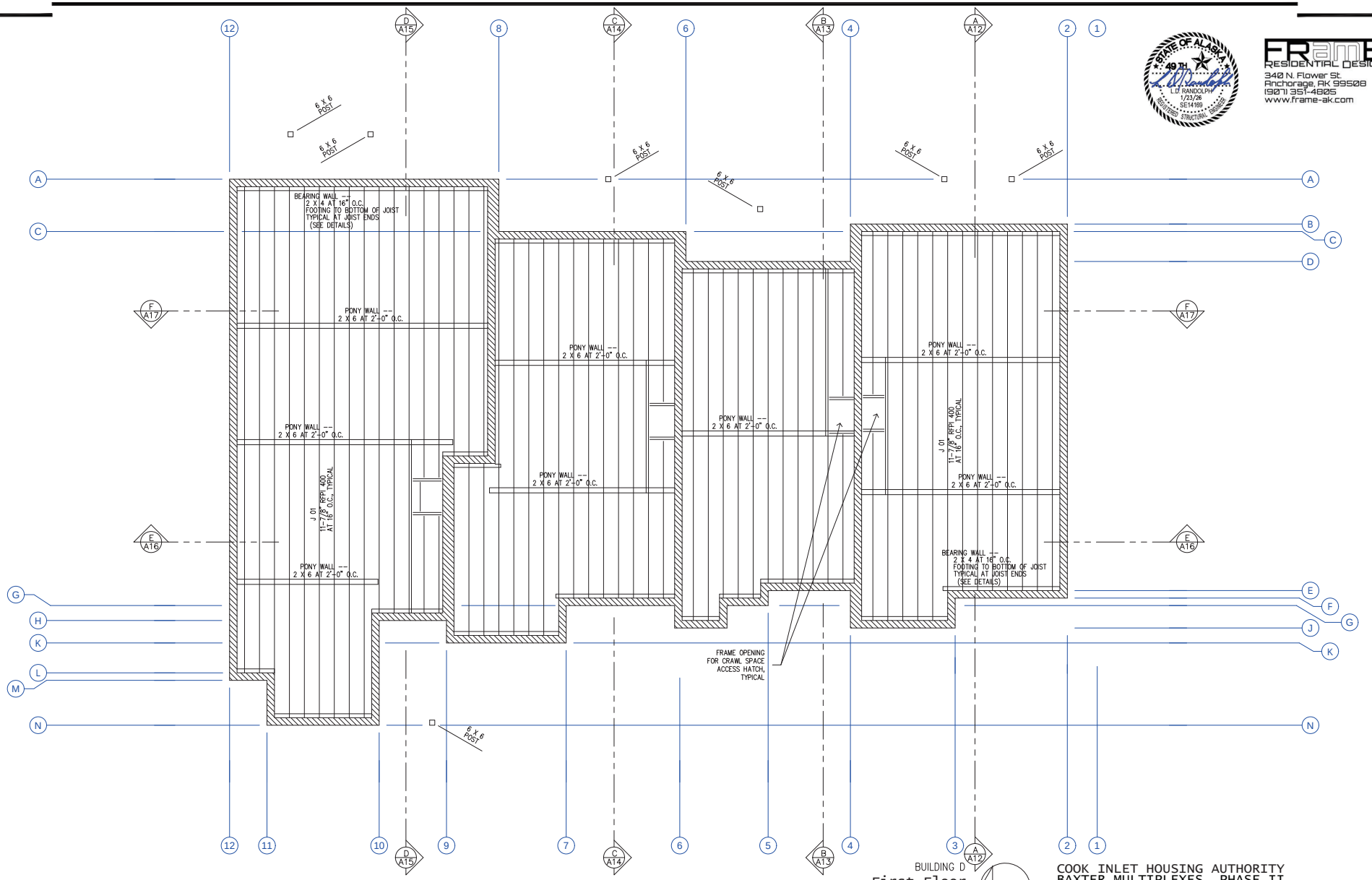

BUILDING D

First Floor Framing Plan

NORTH

COOK INLET HOUSING AUTHORITY
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STATE OF ALASKA 49TH
L.D. RANDOLPH
1/23/26
SE14169
REGISTERED STRUCTURAL ENGINEER

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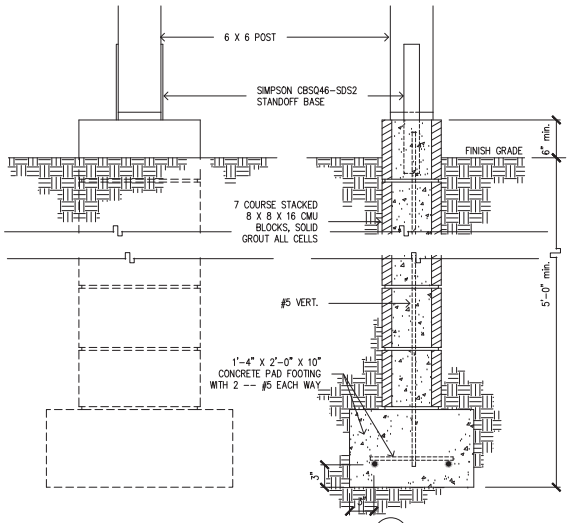
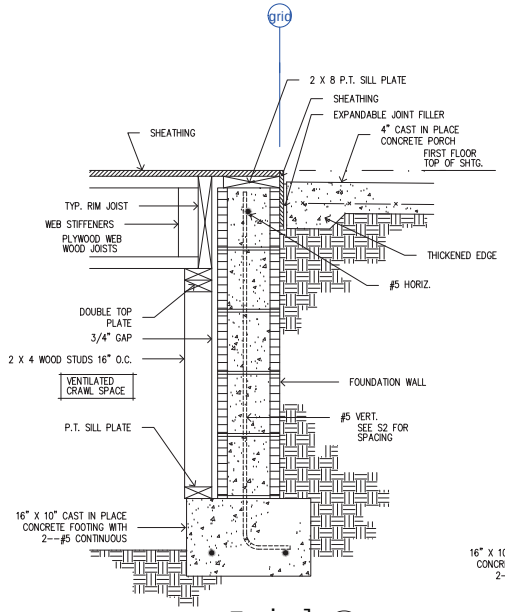
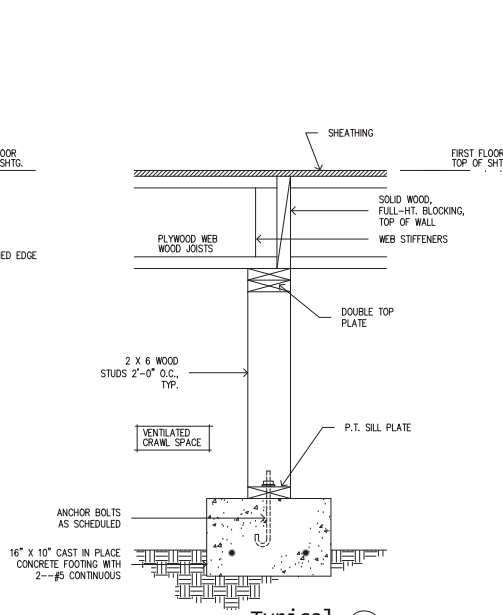


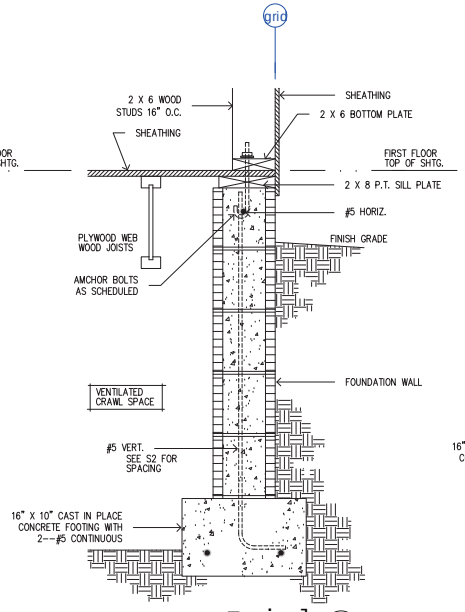
Porch Foundation (2)



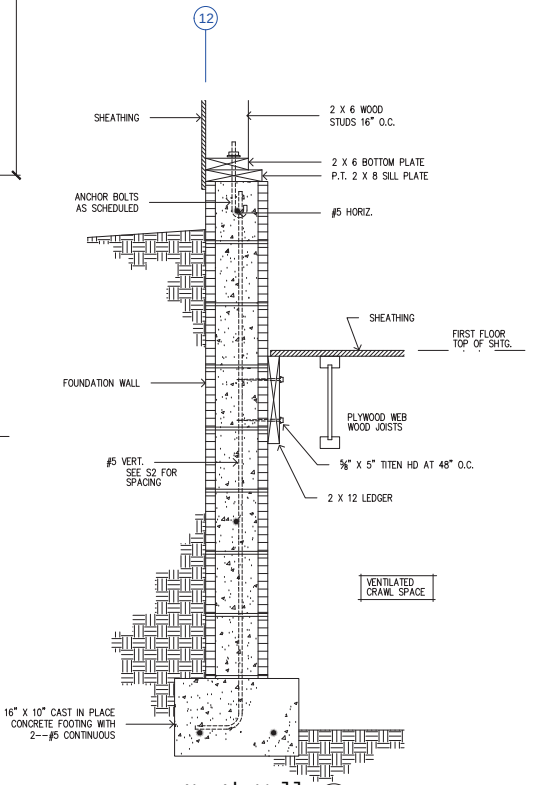
Typical Foundation Wall (7)
SEE DTL. 7/A18 FOR ADDITIONAL INFORMATION



Typical Pony Wall (5)
SEE DTL. 5/A18 FOR ADDITIONAL INFORMATION



Typical Foundation Wall (3)
SEE DTL. 3/A18 FOR ADDITIONAL INFORMATION



North Wall Foundation (1)
SEE DTL. 1/A18 FOR ADDITIONAL INFORMATION

COOK INLET HOUSING AUTHORITY
BAXTER MULTIPLEXES, PHASE II
Tract B, Valetskaya Addition No. 1
NHN Erna Court
ANCHORAGE, ALASKA

DR. BY: CLARK
DATE: 23 JAN 26

S8
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3705 Arctic, #2543 Anchorage, Alaska 99503

Project CIHA-BAXTER RD BLDGS D/E/F

Sheet 2 of

By LDR Date 9/8/25

DESIGN CRITERIA, IBC 2018

WIND

Basic Speed (3 sec gust)	129	mph	East Side of Baxter Road
Exposure	B		
Pressures	ASCE 7-16		
Risk Category	II		
Int pressue Coeff	.18(±)		
Wind Load Analysis	MWFRS (Any Ht)		

SEISMIC

Base Shear =	0.19	* W_s	ASD	S_{DS} =	1.200
Risk Category	II			S_{D1} =	0.700
Design Category	D			S_S =	1.500
Site Class	D	Assumed		S_1 =	0.682
R =	6.5			I_s =	1.0
				F_a =	1.2
Seismic Load Analysis	Equivalent lateral force				

SNOW

Roof Snow,P_f	40	psf	ASCE 7-16
Ground Snow, P_g	50	psf	ASCE 7-16
Exposure Factor, C_e	1.0		
Thermal Factor C_t	1.1		
Importance Factor I_s	1.0		

LOADS

Snow	40	psf
Snow Seismic	8	psf
Roof Dead	15	psf
Roof Live	20	psf
Floor Dead	12	psf
Floor Live	40	psf
Exterior Walls	10	psf
Interior Walls	8	psf
CMU Foundation	85	psf
Concrete Foundation	100	psf

SOILS

Soil bearing strength 1500 psf with 1/3 increase for seismic or wind loads, unless noted otherwise.

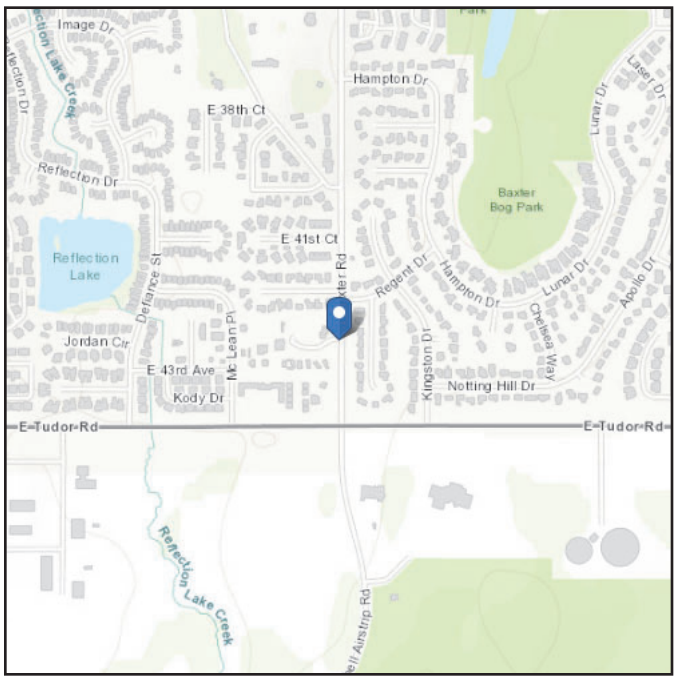
LATERAL LOAD RESISTING SYSTEM

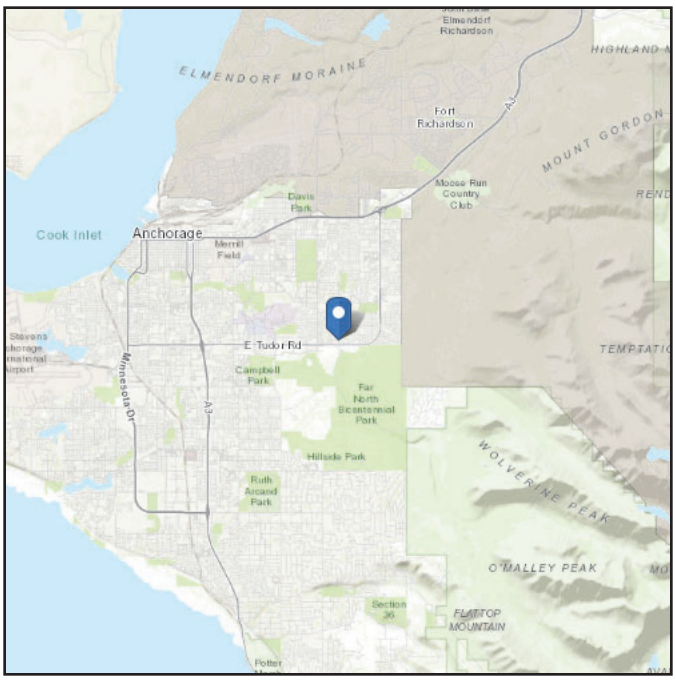
Light Frame walls with wood shear panels

ASCE Hazards Report

Address:
4230 Baxter Rd
Anchorage, Alaska
99504

Standard:	ASCE/SEI 7-16	**Latitude:**	61.182242
Risk Category:	II	**Longitude:**	-149.763519
Soil Class:	D - Stiff Soil	**Elevation:**	253.54333622690353 ft (NAVD 88)





Wind

Results:

Wind Speed	129 Vmph
10-year MRI	90 Vmph
25-year MRI	99 Vmph
50-year MRI	105 Vmph
100-year MRI	110 Vmph

Data Source:	ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed:	Thu Aug 28 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

ASCE
AMERICAN SOCIETY OF CIVIL ENGINEERS

Seismic

Site Soil Class: D - Stiff Soil

Results:

S_S :	1.5	S_{D1} :	N/A
S_1 :	0.682	T_L :	16
F_a :	1	PGA :	0.5
F_v :	N/A	PGA_M :	0.55
S_{MS} :	1.5	F_{PGA} :	1.1
S_{M1} :	N/A	I_e :	1
S_{DS} :	1	C_v :	1.4

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Thu Aug 28 2025

Date Source: USGS Seismic Design Maps

Snow

Results:

Ground Snow Load, p_g:	50 lb/ft^2
Mapped Elevation:	253.5 ft
Data Source:	ASCE/SEI 7-16, Table 7.2-8
Date Accessed:	Thu Aug 28 2025

Values provided are ground snow loads. In areas designated "case study required," extreme local variations in ground snow loads preclude mapping at this scale. Site-specific case studies are required to establish ground snow loads at elevations not covered.

Snow load values are mapped to a 0.5 mile resolution. This resolution can create a mismatch between the mapped elevation and the site-specific elevation in topographically complex areas. Engineers should consult the local authority having jurisdiction in locations where the reported ‘elevation’ and ‘mapped elevation’ differ significantly from each other.

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Project CIHA-BAXTER RD BLDGS D/E/F

Sheet 1 Of

By LDR Date 9/8/25

HOLDOWNS

WALL	LEVEL	T	STRAP or HOLDOWN	CHORD	A. BOLT	Embed, Concrete	Embed, Masonry	T_{all}
2	2	1,034	N/A					
4	2	45	N/A					
6	2	183	N/A					
9	2	994	N/A					
C/D	2	1,216	(1) - MST 37	(2) - 2x-DF				5,080
E/J	2	2,083	(1) - MST 37	(2) - 2x-DF				5,080
2	1	1,571	HDU2	(2) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	3,075
4	1	297	N/A					
6	1	643	N/A					
9	1	907	N/A					
12	1	869	N/A					
A	1	3,308	HDU4	(2) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	4,565
C/D	1	2,084	HDU2	(2) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	3,075
E/J/K	1	2,760	HDU2	(2) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	3,075
L	1	3,308	HDU4	(2) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	4,565
N	1	2,866	HDU2	(2) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	3,075
COMBINED								
2	1	2,605	HDU2	(2) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	3,075
C/D		3,300	HDU4	(2) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	4,565
E/J/K		4843	HDU5	(3) - 2x-DF	$^5/_8$"	7" into ft'g,	7" into ft'g,	5,645

EMBEDMENT DEPTHS SHOWN ARE FOR ANCHOR BOLTS IN UNINSPECTED CONCRETE MASONRY; FULL GROUTING OF ALL CELLS IN ENTIRE STEM WALL IS REQUIRED. CONCRETE EMBEDMENT DEPTHS ASSUME f'_c= 3000 PSI CONCRETE; f'_m=2500 psi.

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Project CIHA-BAXTER RD BLDGS D/E/F

Sheet _____ Of _____

By LDR Date 9/8/25

Soils:

1. Allowable bearing strength assumed to be 1500 psf, with 33% increase for seismic or wind loads

Concrete:

1. Portland cement concrete to have minimum 28 day compressive strength, f'_c = 3000 psi. 5 sack (minimum) design mix with type II or type II Portland cement. Maximum aggregate size 3/4".

2. Concrete reinforcement to be ASTM A615, grade 60, deformed bars. Min rebar lap splices 40 bar diameters.

CMU:

1. Masonry units to be ASTM C90, normal weight, fully grouted and reinforced per #3 below.
2. All masonry shall be solid grout, Type M or S Mortar and mechanically consolidated.
3. Reinforcing to be as shown on drawings. Minimum reinforcement shall be #5 at 32" OC; #5 at 48" OC, and #5 in top course. Vertical reinforcement to have standard hook. Reinforcement to be ASTM A615, grade 60, deformed bars. "Wet" setting reinforcement is prohibited. Lap splices 25 bar diameter, min.
4. f'_m = 2500 psi

Wood:

1. Framing lumber DF ,#2 or btr; Bottom Plates at concrete trt'd #2 DF
2. Truss lumber Doug-Fir, size and grade selected by designer.
3. Blocking not required roof / floor diaphragms UNO; boundary nail roofs at 3” OC, panel edges at 4" OC, and field at 8" OC. Boundary nail floors at 4"OC, panel edges at 4" OC, and field at 12" OC.
4. Shear wall/roof diaphragm/floor diaphragm nailing specified refers to panel edge and boundaries; field fasten at 12” O.C., floors and walls. Field fasten roofs at 8" OC, UNO.
5. Multiple stud splices- use two rows 16d com @ 6” OC, min.
6. Multiple LVL - splice w/ 2 rows 16d com @ 6” OC, 2” from top and 2” from bottom.
7. 3” members required at abutting panel joints and nails shall be staggered where nail spacing is 2” OC and where 10d nails penetrating more than 1 1/2" are placed at 3" or less OC. 3" bottom plates are required where unit shear loads exceed 600 plf.
8. Glulam members: single span- rated 24F-V4, DF/DF; multiple span - rated 24F-V4, DF/DF UNO.
9. APA rated sheathing required for shear walls, floor and roof diaphragms. Wall sheathing may be installed horizontally or vertically. Block all panel edges.
10. Where T-111 siding is used for shear sheathing, minimum thickness shall be19/32". All nailing must be through full thickness. Block all joints if full height siding is not used.
11. Fastener & diaphragm values per NDS SDPWS 15, DF #2.
12. Plywood may be substituted for OSB, same APA rating.
13. Use APA rated sheathing as follows, unless noted otherwise:
    - Shear walls and roofs - non drift areas 24/16.
    - Roofs - valleys and upper drift areas 32/16.
    - Roofs, below upper roofs and where wall causing drifts is 6’ or higher 40/20.
14. See schedule for nail diameter and length
15. Anchor bolts per schedule; all else IBC minimum 5/8” by 12” at 4’-0” O.C. 7" embedment, min.
16. Holdowns & anchor bolts shown are Simpson or as approved by MOA.
17. Holdown values per Simpson DF tables.
18. GWB per IBC minimum; not used for shear.
19. Hangers, straps, saddles, and other hardware are as manufactured by Simpson Strongtie, DF #2 loading.

Steel:

1. Plate, channel, angle - ASTM A36; Wide Flange - ASTM A992, Gr 50
2. Anchor bolts and machine bolts - ASTM A307, ASTM A1554
3. HSS - [round, square, rectangular sections] ASTM A500 grade B F_t = 46ksi
4. Pipe - ASTM A53 grade B F_y = 35 ksi

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Project CIHA-BAXTER RD BLDGS D/E/F

Sheet _____ Of _____

By LDR Date 9/8/25

HOLDOWNS-#2 DF VALUES

CALL-OUT	STRAP or HOLDOWN	CHORD	ANCHOR BOLT	EMBED, MASONRY	EMBED, CONCRET	ALLOWABLE LOAD (Lbs)
1	(1) - MST 37	(2) - 2x				2,828
2	(1) - MST48	(2) - 2x				4,073
3	(1) - MST 60	(2) - 2x				5,200
4	(1) - MST 72	(2) - 2x				5,800
5	(2) - MST 48	(4) - 2x				8,146
6	HDU2	(2) - 2x	$^5/_8$"	7" into ft'g, UNO	7" into ft'g, UNO	3,075
7	HDU4	(2) - 2x	$^5/_8$"	7" into ft'g, UNO	7" into ft'g, UNO	4,565
8	HDU5	(3) - 2x	$^5/_8$"	7" into ft'g, UNO	7" into ft'g, UNO	5,645
9	HDU8	(2) - 2x	$^7/_8$"	7" into ft'g, UNO	7" into ft'g, UNO	6,765
10	HDU8	(3) - 2x	$^7/_8$"	7" into ft'g, UNO	7" into ft'g, UNO	6,970
11	HDU11	(4) - 2x	1"	See Dtl's	See Dtl's	9,335
12	HDU11	(5) - 2x	1"	See Dtl's	See Dtl's	11,175
13	HDU14	(4) - 2x	1"	See Dtl's	See Dtl's	10,770
14	HD12	(3) - 2x	$1^1/_8$"	See Dtl's	See Dtl's	12,665
15	HD12	(4) - 2x	$1^1/_8$"	See Dtl's	See Dtl's	15,510
16	FSC	2x				1,892
17	MSTC48B3	2x				4,072
18	MSTC66B3	2x				4,602

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Project CIHA-BAXTER RD BLDGS D/E/F

Sheet _____ Of _____

By LDR Date 9/8/25

ANCHOR BOLTS

	Anchor Bolt	@	Spacing
1	5/8" x 12"	@	48" oc
2	5/8" x 12"	@	36" oc
3	5/8" x 12"	@	32" oc
4	5/8" x 12"	@	24"oc
5	5/8" x 12"	@	16" oc
6	5/8" x 12"	@	12" oc
7	3/4" x 12"	@	12" oc