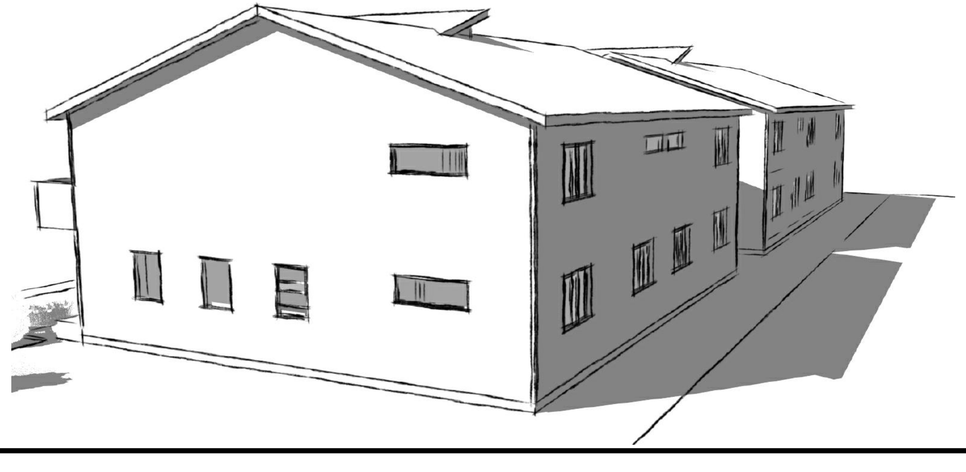


APPLICABLE CODES
2018 IRC and 2018 IBC with Municipal amendments.

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.

AREA SUMMARY

TYPICAL EACH UNIT

GARAGE	540 S.F.	
FIRST FLOOR -- LIVING AREA	625	
SECOND FLOOR -- LIVING AREA	1,100	
SUBTOTAL, LIVING AREA		1,725
UNIT TOTAL		2,265
BUILDING GRAND TOTAL		4,350 S.F.

STAIR COUNTED AT FIRST FLOOR ONLY, TYP.
PORCH AND DECK EXCLUDED, TYP.

INDEX OF DRAWINGS

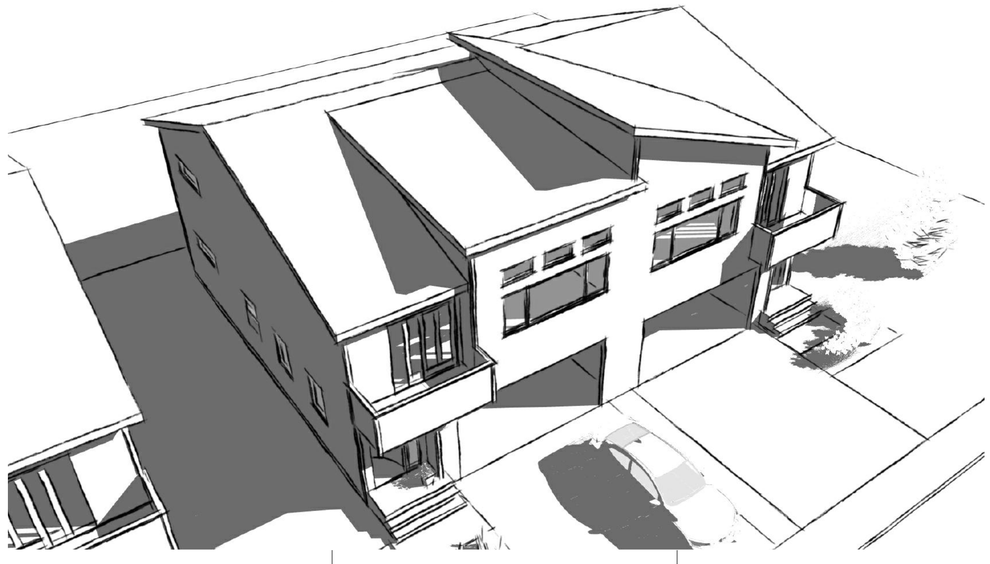
coronado park duplex

BUILDING 15

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



COOK INLET HOUSING AUTHORITY
CORONADO PARK DUPLEX
Lot 5, Coronado Park Subdivision
NHN Conquistador Drive
EAGLE RIVER, ALASKA

DR. BY: CLARK
DATE: 17 AUG 25

WINDOW SCHEDULE

	width	height	head ht.	operation	frame	glazing	notes
A	3'-0"	4'-0"	normal	fixed	vinyl	clear	1
B	3'-0"	4'-0"	normal	fixed	vinyl	clear	1
C	3'-0"	4'-0"	normal	single hung	vinyl	clear	1
D	6'-0"	2'-0"	normal	fixed	vinyl	clear	1
E	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
F	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
G	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
H	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
J	6'-0"	2'-0"	normal	fixed	vinyl	clear	1
K	3'-0"	4'-0"	normal	single hung	vinyl	clear	1
L	3'-0"	4'-0"	normal	fixed	vinyl	clear	1
M	3'-0"	4'-0"	normal	fixed	vinyl	clear	1
N	6'-0"	2'-0"	normal	fixed	vinyl	clear	1
P	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
R	4'-0"	1'-6"	normal	fixed	vinyl	clear safety	1
S	4'-0"	1'-6"	normal	fixed	vinyl	clear safety	1
T	5'-0"	4'-0"	normal	horiz. slider	vinyl	clear	1, 2
U	6'-0"	2'-0"	normal	fixed	vinyl	clear	1
V	11'-0"	5'-0"	normal	horiz. slider	vinyl	clear	1, 3
W	3'-0"	1'-6"	9'-4" +/-	fixed	vinyl	clear	1
X	3'-0"	1'-6"	9'-4" +/-	fixed	vinyl	clear	1
Y	3'-0"	1'-6"	9'-4" +/-	fixed	vinyl	clear	1
Z	11'-0"	5'-0"	normal	horiz. slider	vinyl	clear	1, 3
AA	3'-0"	1'-6"	9'-4" +/-	fixed	vinyl	clear	1
BB	3'-0"	1'-6"	9'-4" +/-	fixed	vinyl	clear	1
CC	3'-0"	1'-6"	9'-4" +/-	fixed	vinyl	clear	1

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. Sliding panel each side and fixed panel, center.

DOOR SCHEDULE

	width	height	type	material	finish	hardware	glazing	notes
101	16'-0"	8'-0"	garage	insul met.	paint	factory	TBD [safety]	3
102	3'-0"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1, 5
103	2'-8"	6'-8"	flush	SC wood	clear	latchset	none	4
104	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
105	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
106	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
107	2'-8"	6'-8"	flush	fiberglass	paint	latchset	none	---
108	2'-6"	6'-8"	one pnl.	wood	clear	latchset	none	---
109	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
110	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
111	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
112	[NOT USED]							
114	16'-0"	8'-0"	garage	insul met.	paint	factory	TBD [safety]	3
115	3'-0"	6'-8"	exterior	fiberglass	paint	lockset / dbolt	none	1, 5
116	2'-8"	6'-8"	flush	SC wood	clear	latchset	none	4
117	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
118	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
119	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
120	2'-8"	6'-8"	flush	fiberglass	paint	latchset	none	---
121	2'-6"	6'-8"	one pnl.	wood	clear	latchset	none	---
122	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
123	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
124	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
201	6'-0"	6'-8"	exterior	wood	paint	factory lock	clear safety	1
202	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
203	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
204	2'-6"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
205	2'-6"	6'-8"	one pnl.	wood	clear	latchset	none	---
206	2'-6"	6'-8"	one pnl.	wood	clear	latchset	none	---
207	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
208	[NOT USED]							
209	6'-0"	6'-8"	exterior	wood	paint	factory lock	clear safety	1
210	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
211	2'-4"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
212	2'-6"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
214	2'-6"	6'-8"	one pnl.	wood	clear	latchset	none	---
215	2'-6"	6'-8"	one pnl.	wood	clear	latchset	none	---
216	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---

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.

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].

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DR. BY: CLARK
DATE: 17 AUG 25

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 Mechanical Rooms and / or under-stair areas as shown.

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 (allowed to be omitted at garage).
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 vapor retarder at warm side of all wall and roof insulation.
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 metal roofing panels, standing seam, concealed fasteners where shown / noted.
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 5 / 8" type X fire rated gypsum board at wall and ceiling between garage and house.
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 (see Room Finish Schedule). 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.

ATTIC VENTILATION

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)

Garage required to be separated from attic and habitable rooms above.
All garage walls and ceilings shall have 5 / 8" type X fire rated gypsum board. R302.6 and Municipal amendments

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: CE-RO
Property area: 20,050 sq. ft.
Building footprint [including porches, decks and patios] -- three buildings, proposed: 8,742 sq. ft.
Lot coverage, allowed: 50% Table 21.10-7
Lot coverage, proposed: 43.6%
Height, allowed: 35 ft. Table 21.10-7
Height, proposed: 26 ft.

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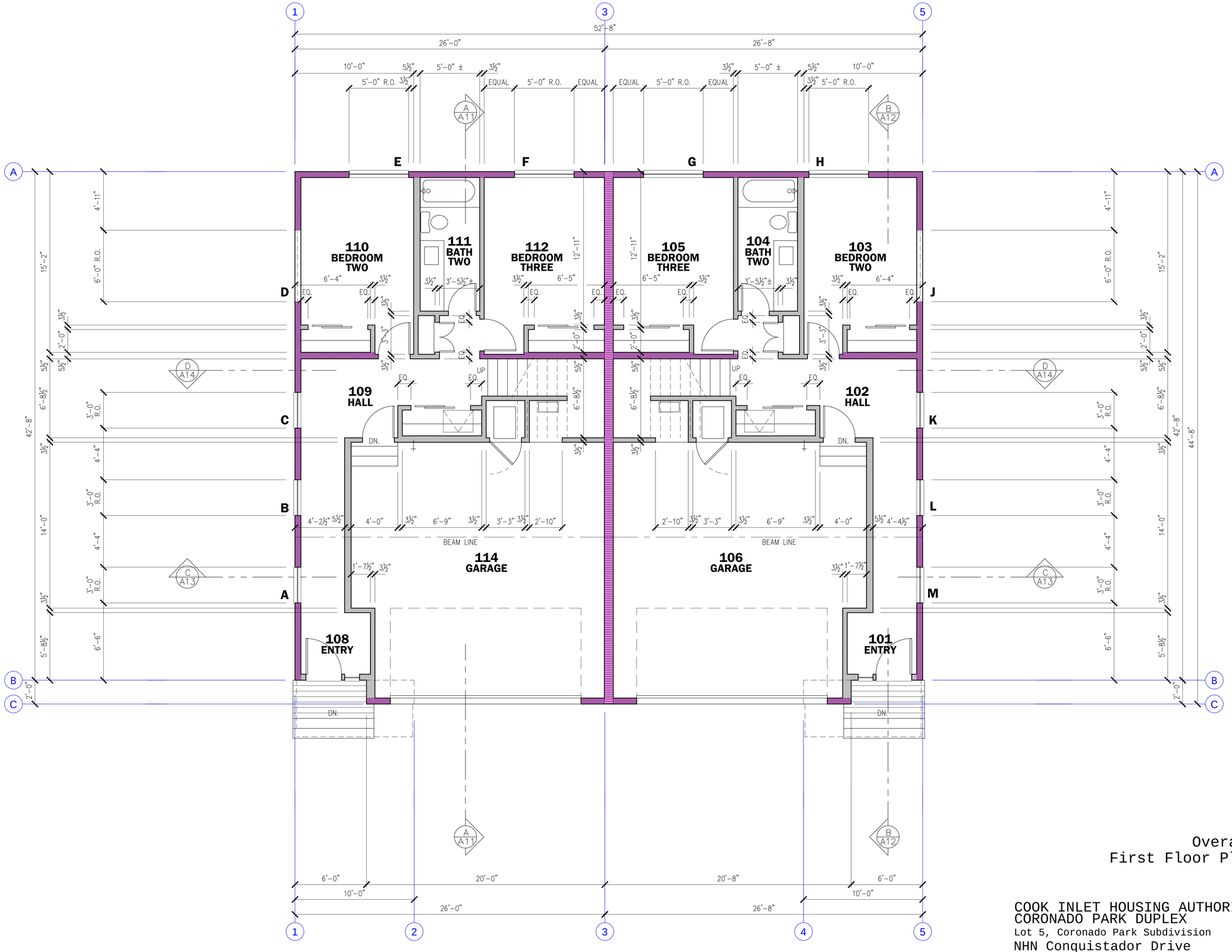

Overall
First Floor Plan

NORTH

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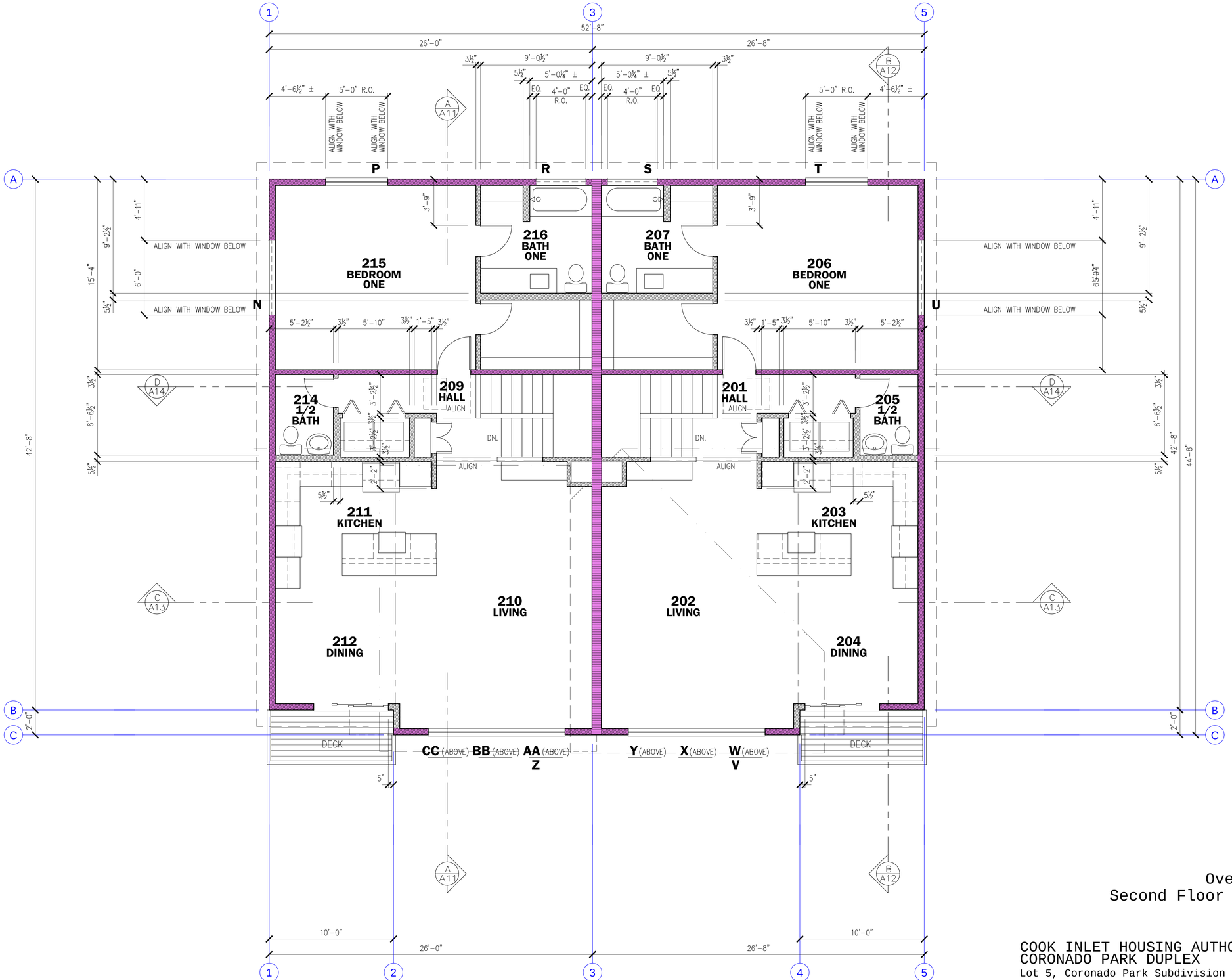

Overall
Second Floor Plan

NORTH

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110 BEDROOM TWO
QUEEN–SIZE
FULL–SIZE
HIGH WINDOW
123
CLOSET

111 BATH TWO
30/60 TUB/SHOWER
119
121
LINEN CLOSET
117

112 BEDROOM THREE
QUEEN–SIZE
FULL–SIZE
124
CLOSET

105 BEDROOM THREE
10'–1" X 14'–10"
MINUS CLOSET
QUEEN–SIZE
FULL–SIZE
111
CLOSET

104 BATH TWO
5'–0" X 11'–3"
30/60 TUB/SHOWER
106
108
LINEN CLOSET

103 BEDROOM TWO
9'–6" X 14'–10"
MINUS CLOSET
QUEEN–SIZE
FULL–SIZE
110
CLOSET
HIGH WINDOW

118
105
104

STAIRS UP
STAIRS UP

109 HALL
102 HALL

122
COAT CLOSET
CRAWL SPACE ACCESS HATCH
116
STEPS DOWN
HW/CW BIBB
LOW CLG. UNDER–STAIR CLOSET
MECHANICAL EQUIPMENT
120

LOW CLG. UNDER–STAIR CLOSET
MECHANICAL EQUIPMENT
107
109
COAT CLOSET
CRAWL SPACE ACCESS HATCH
HW/CW BIBB
103
STEPS DOWN

BEAM LINE
BEAM LINE

114 GARAGE

106 GARAGE
21'–3"/19'–3" X 22'–2"

108 ENTRY
115
WALL ABOVE
COVERED WOOD PORCH
STEPS DOWN
DECK ABOVE

101 ENTRY
5'–10" X 5'–2"
102
WALL ABOVE
COVERED WOOD PORCH
STEPS DOWN
DECK ABOVE

114
101

Enlarged
First Floor Plan

NORTH

COOK INLET HOUSING AUTHORITY
CORONADO PARK DUPLEX
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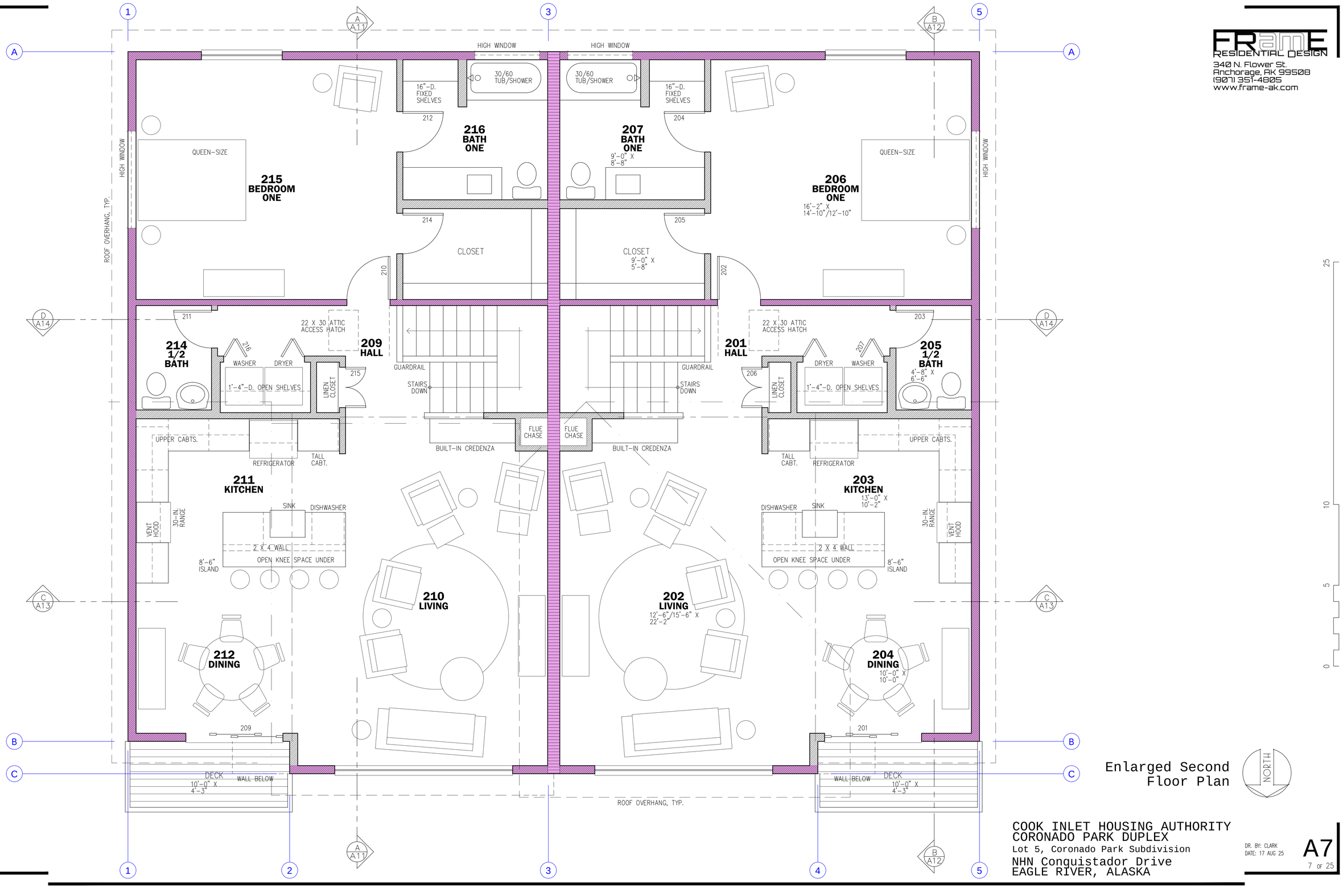

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Enlarged Second Floor Plan

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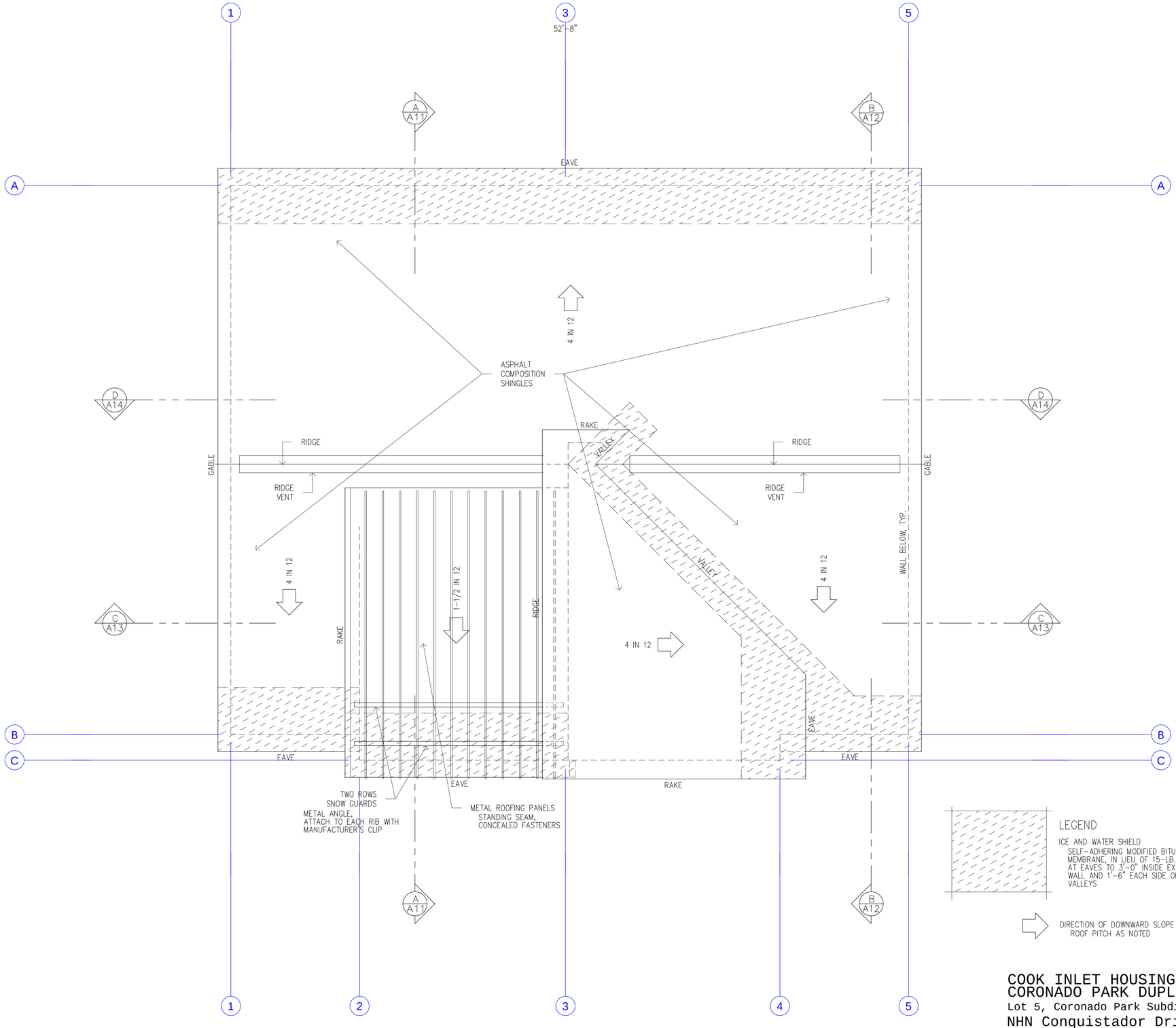

LEGEND

ICE AND WATER SHIELD
SELF-ADHERING MODIFIED BITUMEN MEMBRANE, IN LIEU OF 15-LB. FELT AT EAVES TO 3'-0" INSIDE EXTERIOR WALL AND 1'-6" EACH SIDE OF VALLEYS

DIRECTION OF DOWNWARD SLOPE
ROOF PITCH AS NOTED

NORTH

Roof Plan

COOK INLET HOUSING AUTHORITY
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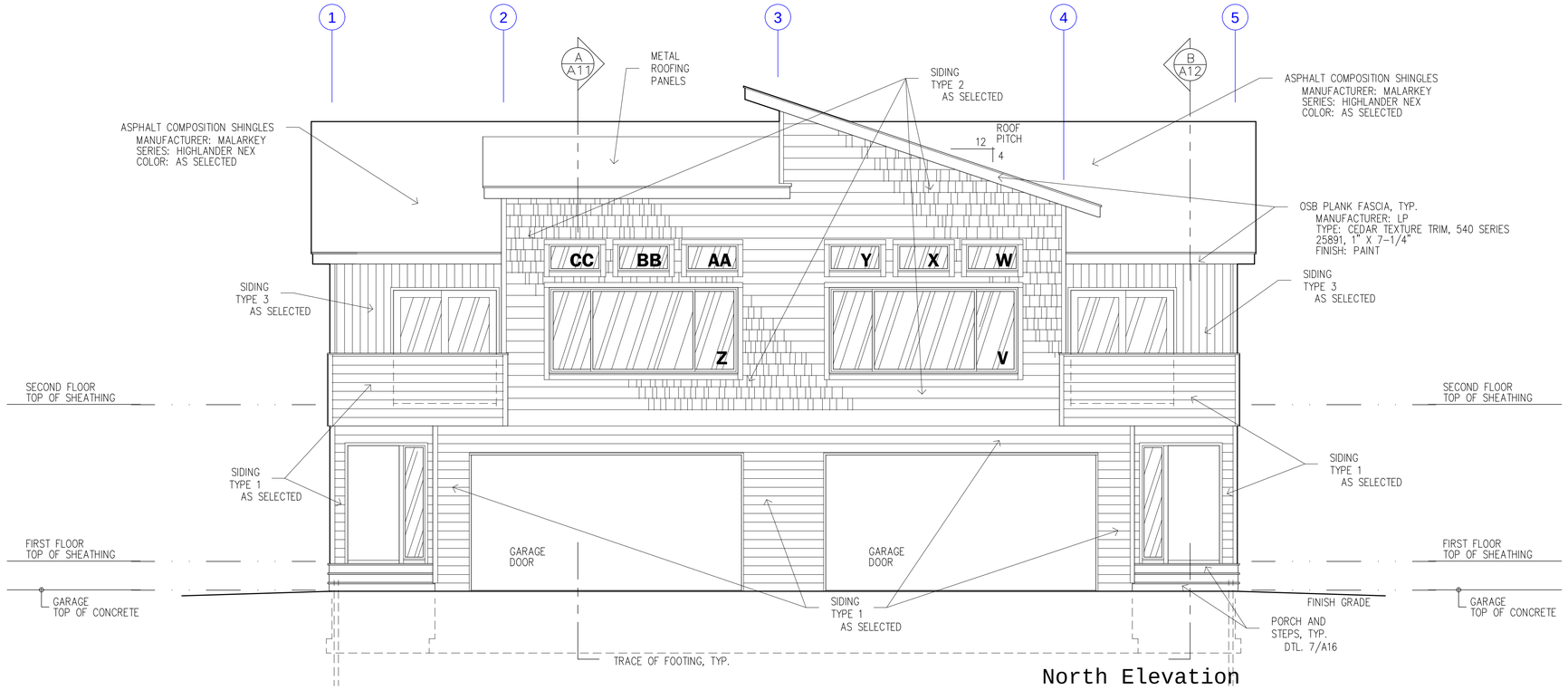
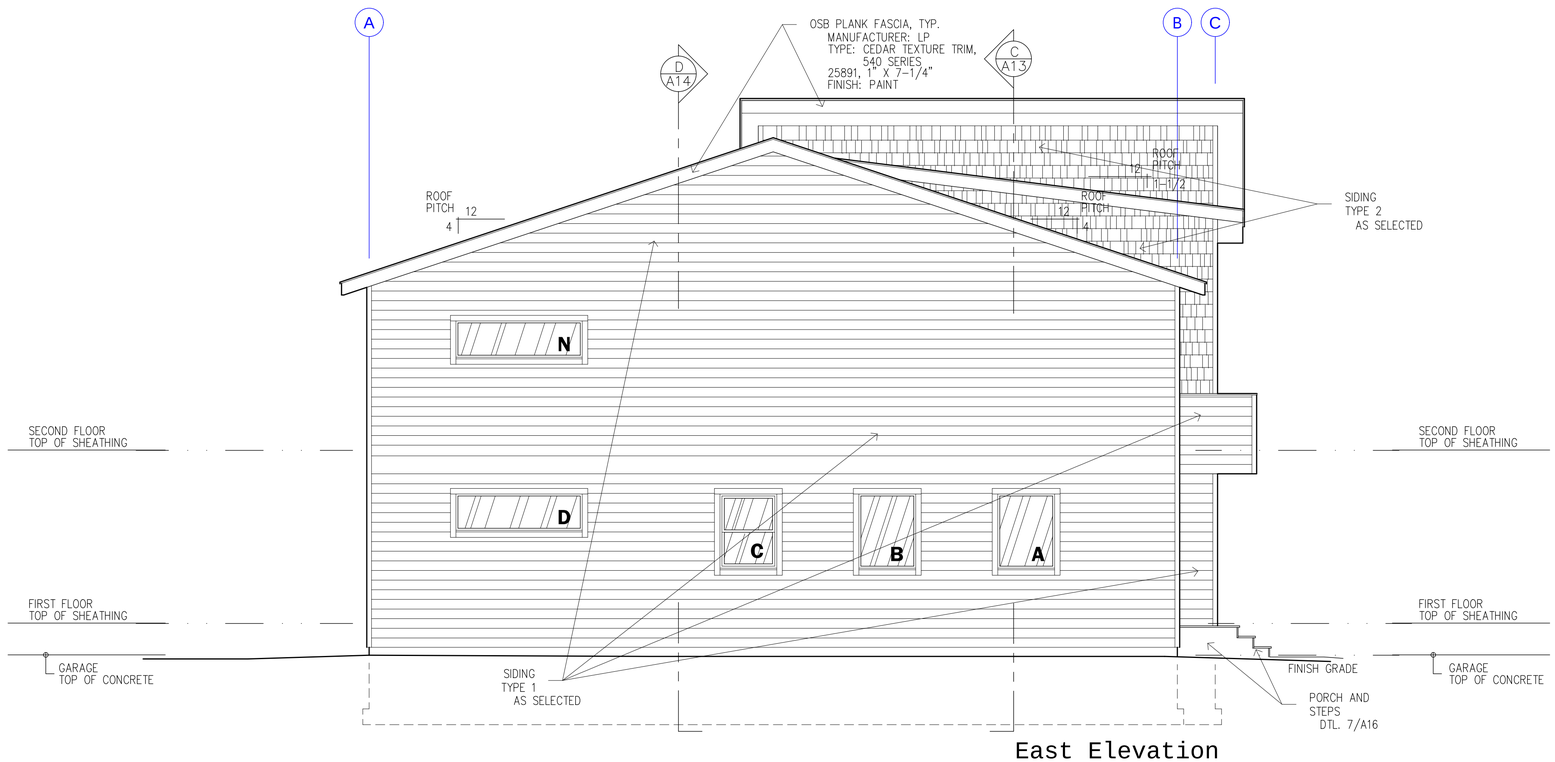


North Elevation



East Elevation

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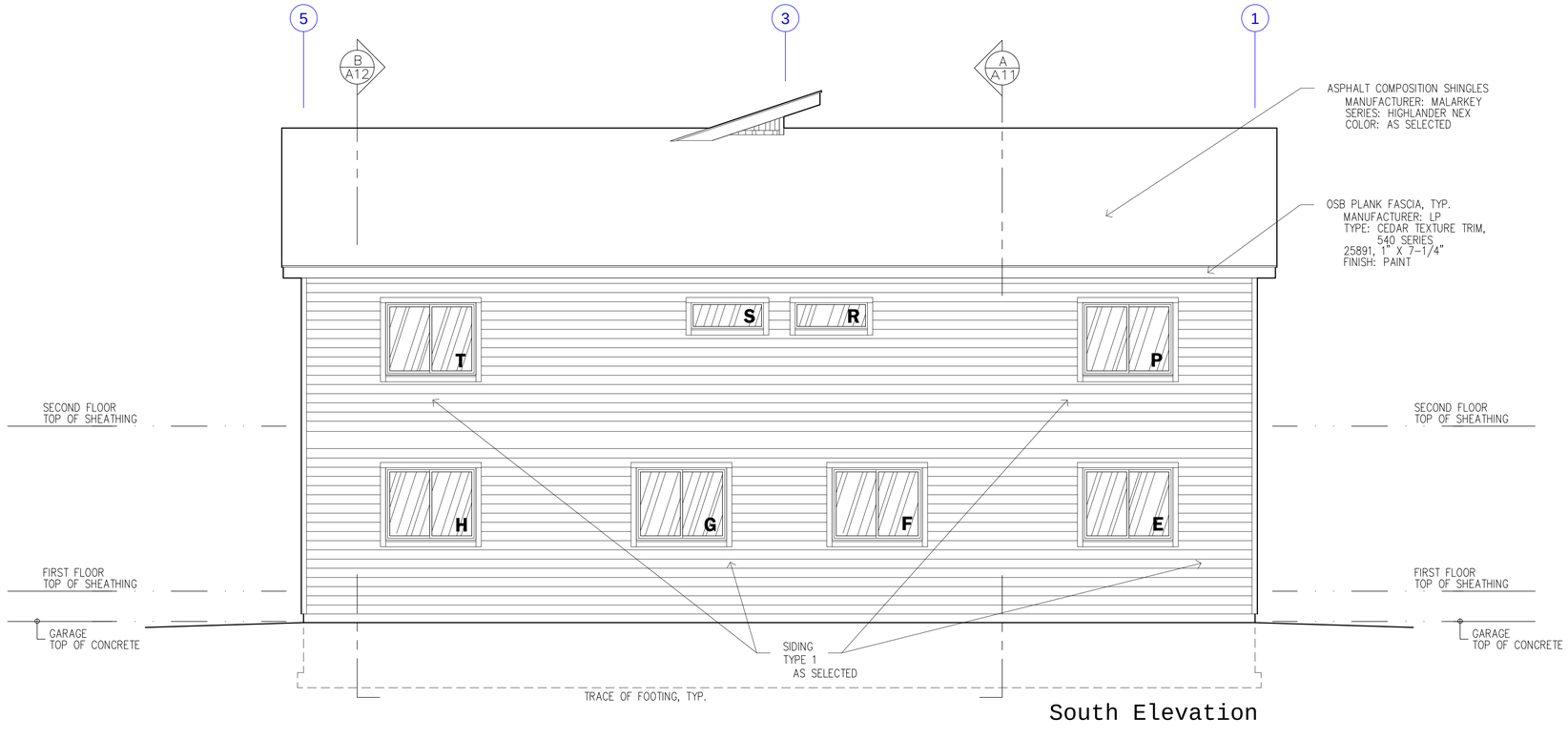
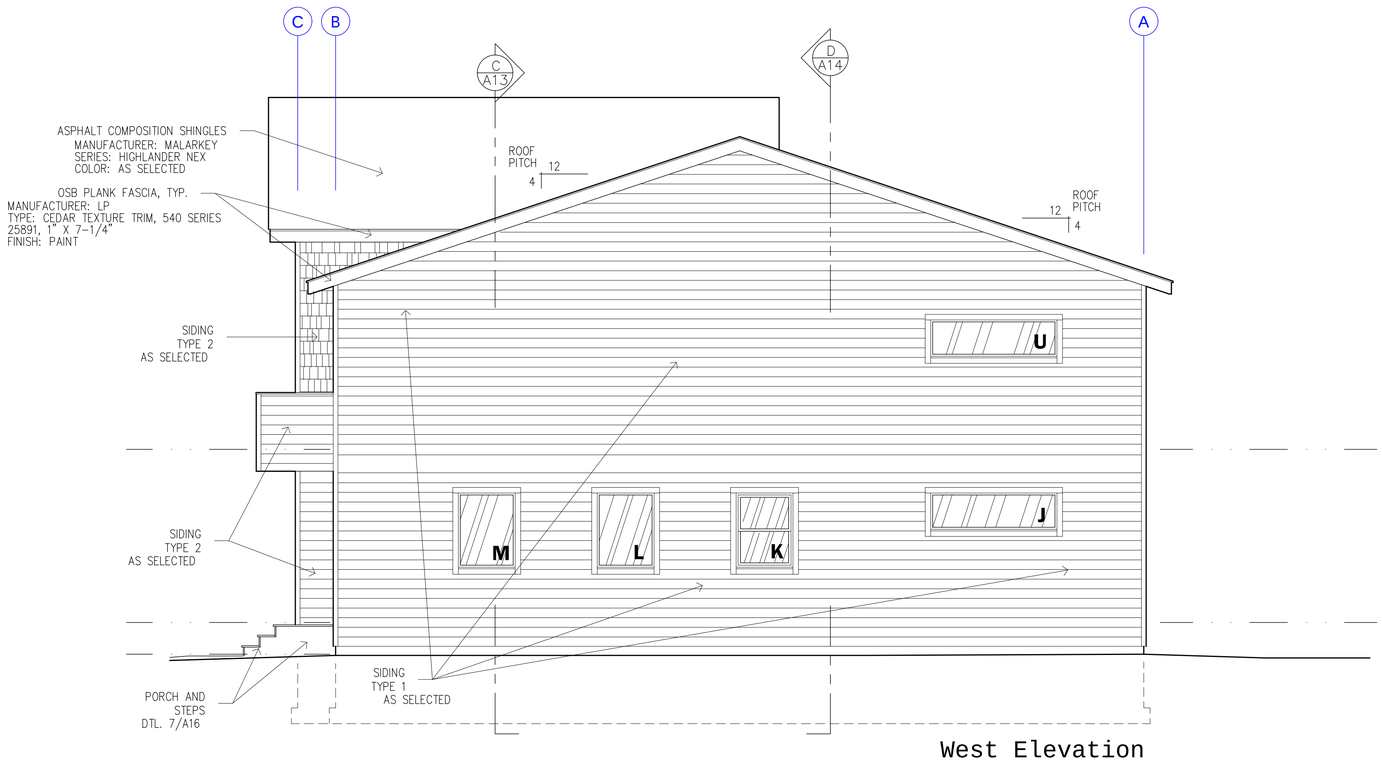


South Elevation



West Elevation

50
25
10
5
0

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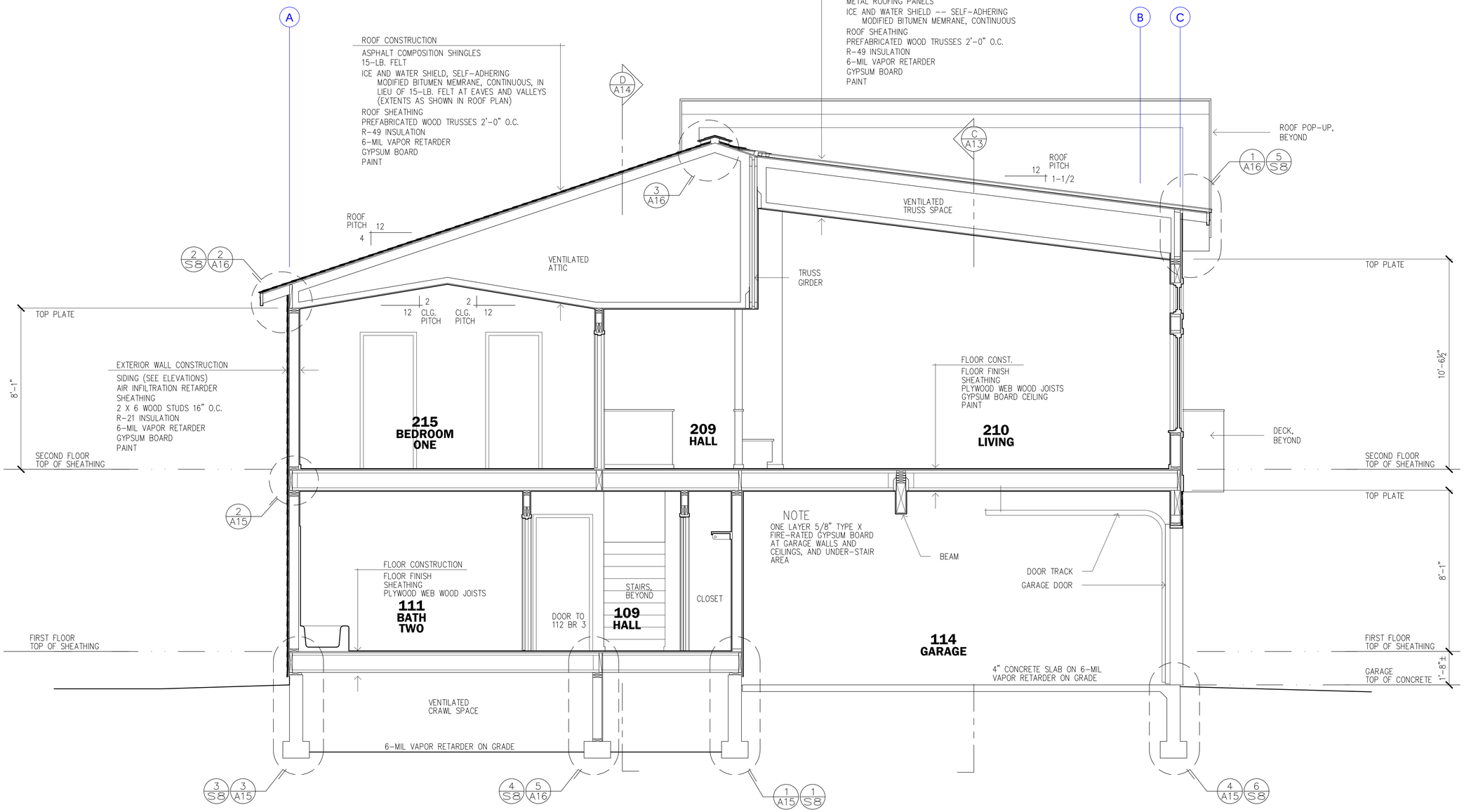

Building Section A--A

COOK INLET HOUSING AUTHORITY
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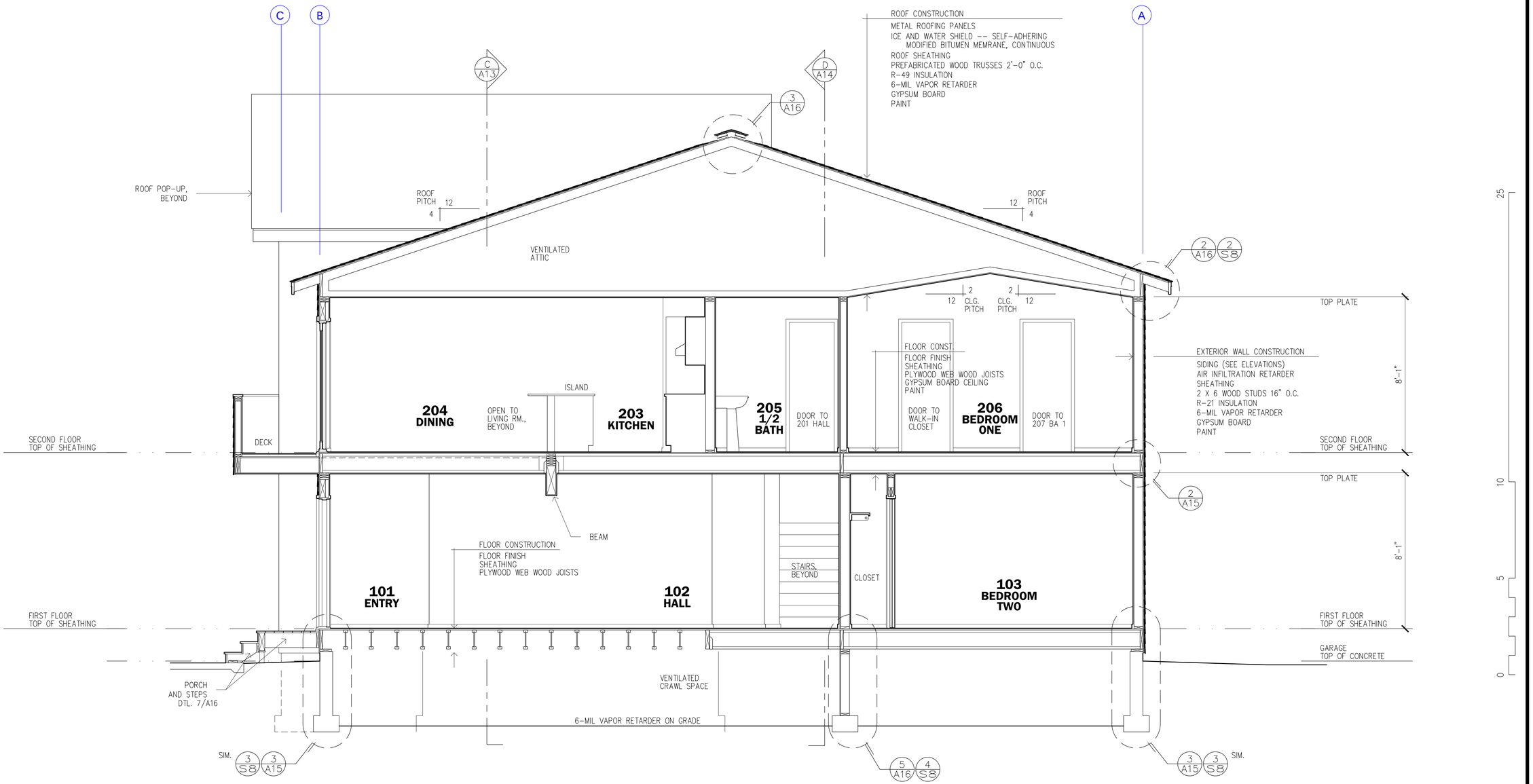

Building Section B--B

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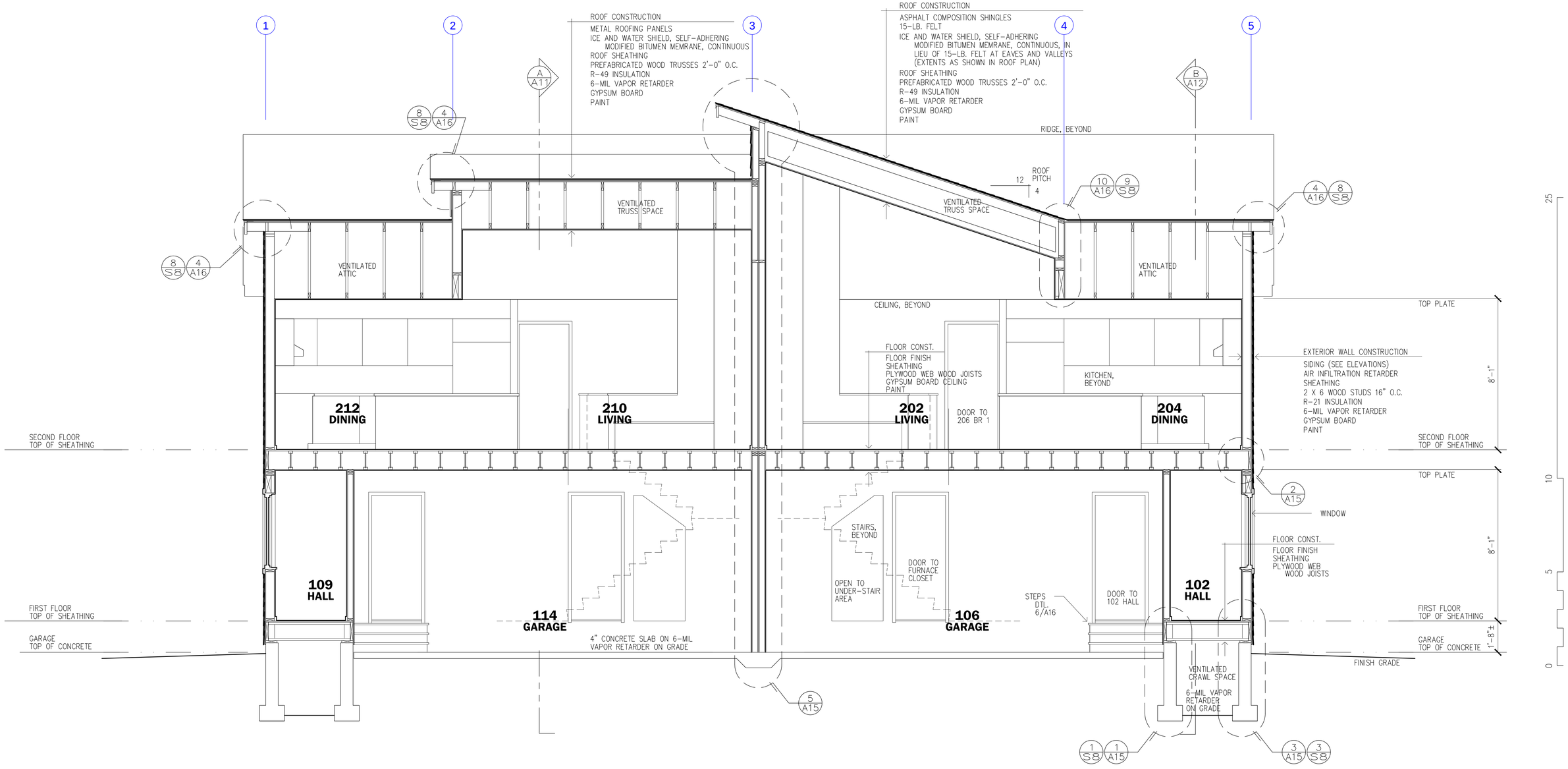

Building Section C--C

COOK INLET HOUSING AUTHORITY
CORONADO PARK DUPLEX
Lot 5, Coronado Park Subdivision
NHN Conquistador Drive
EAGLE RIVER, ALASKA

DR. BY: CLARK
DATE: 17 AUG 25

A13

Attachment G

FRAME
RESIDENTIAL DESIGN
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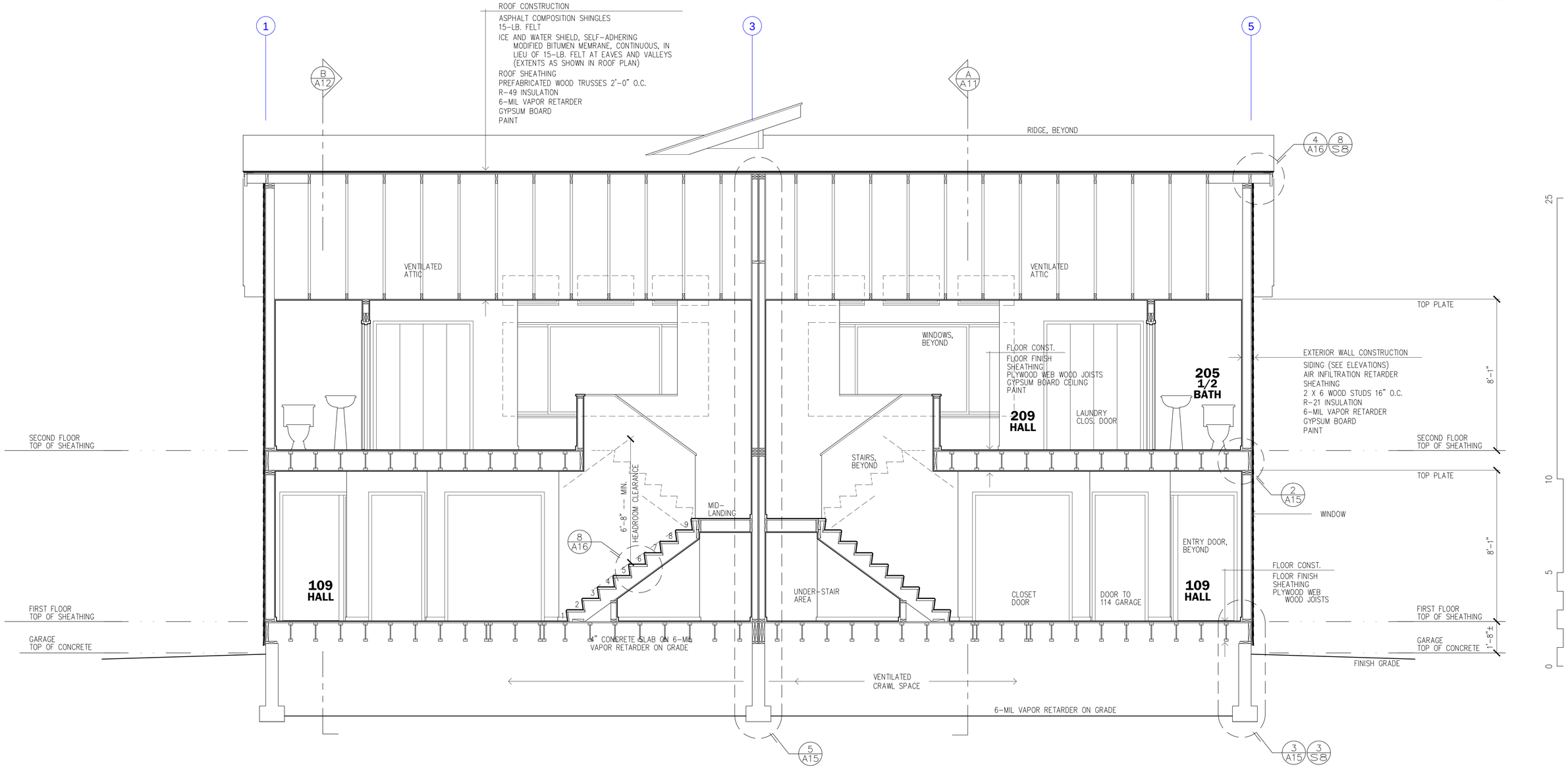

Building Section D--D

COOK INLET HOUSING AUTHORITY
CORONADO PARK DUPLEX
Lot 5, Coronado Park Subdivision
NHN Conquistador Drive
EAGLE RIVER, ALASKA

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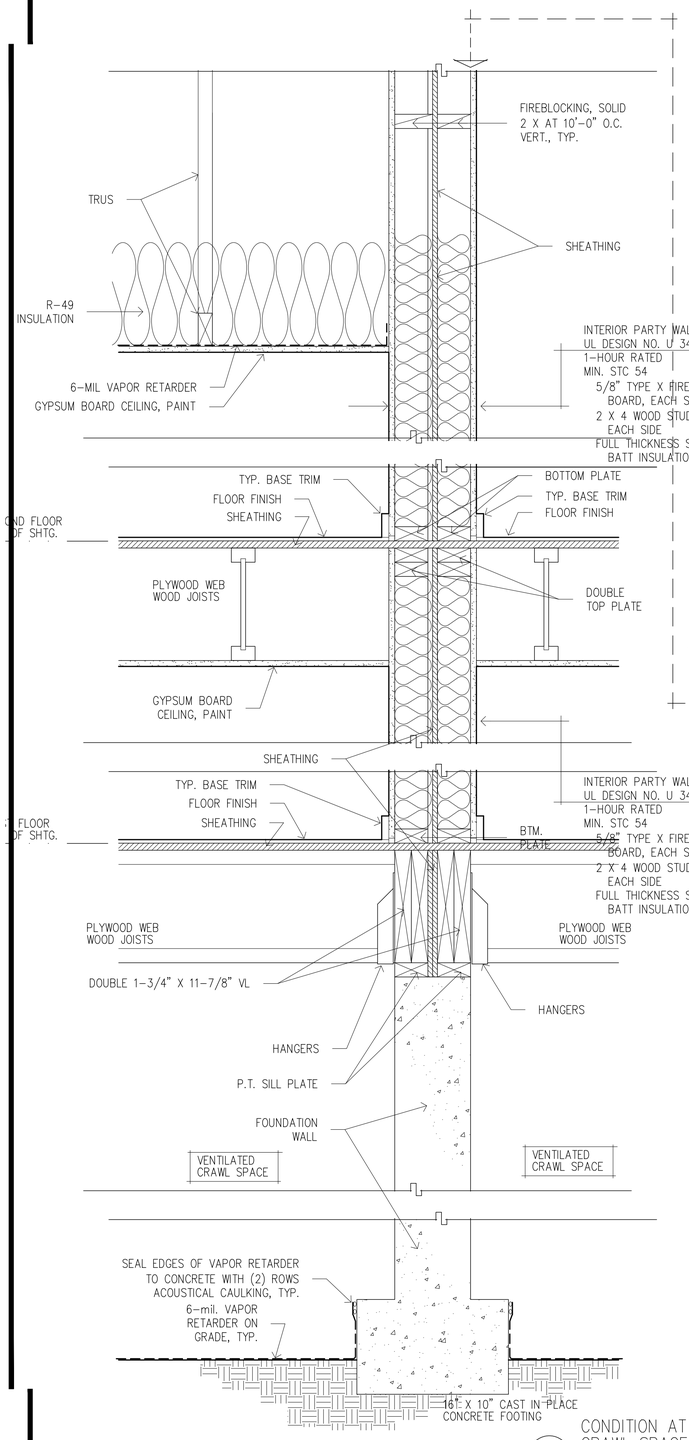
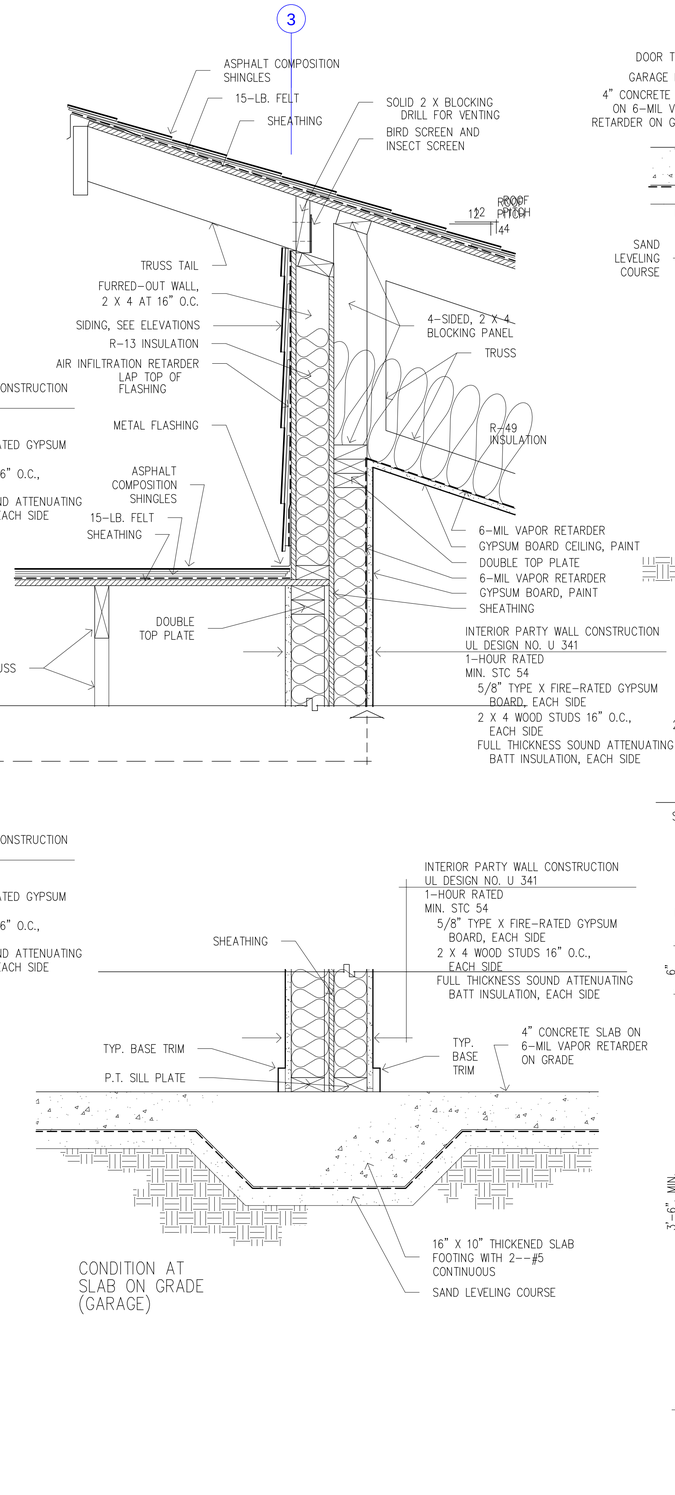
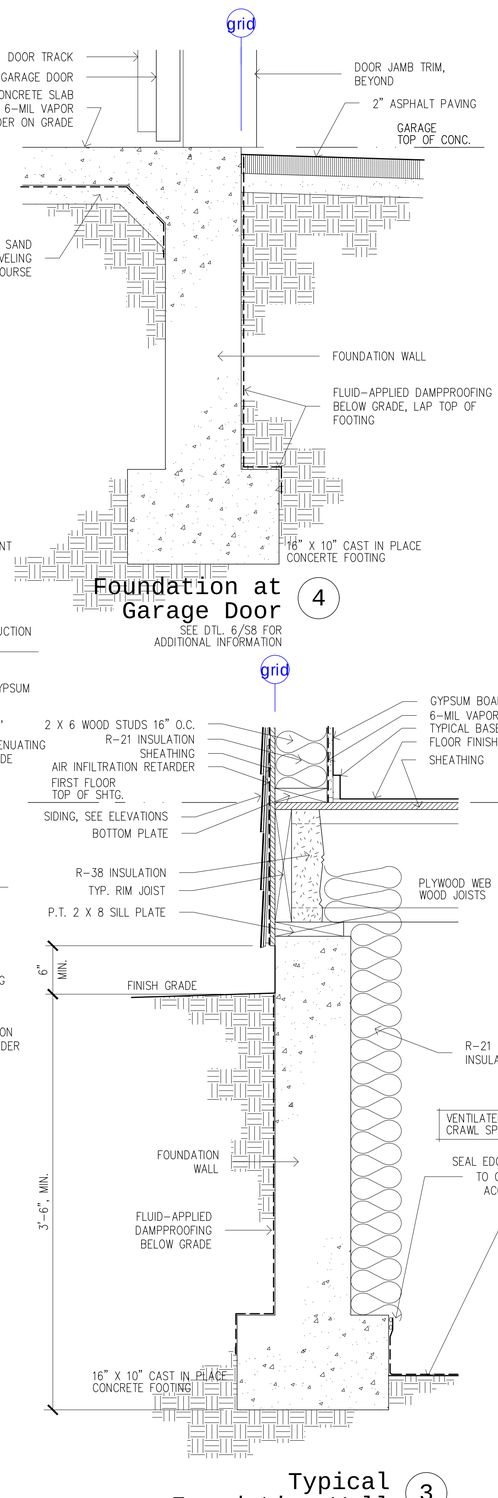


Party Wall 5

CONDITION AT CRAWL SPACE



CONDITION AT SLAB ON GRADE (GARAGE)

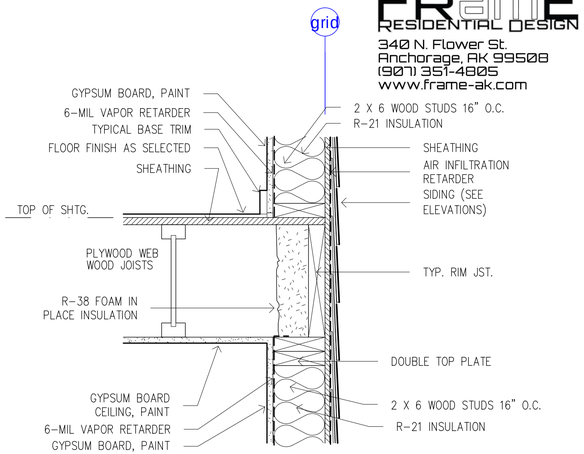


Foundation at Garage Door 4

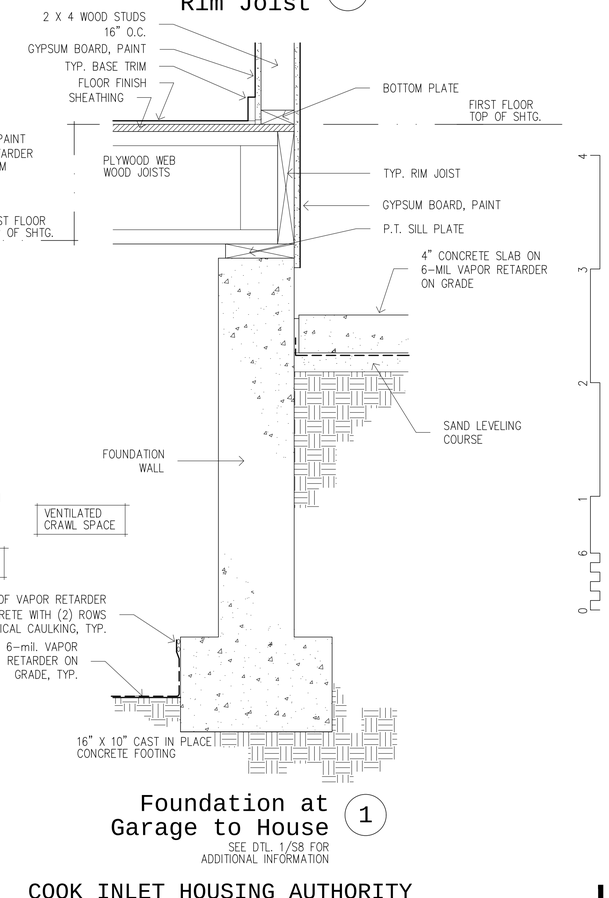
SEE DTL. 6/S8 FOR ADDITIONAL INFORMATION

Typical Foundation Wall 3

SEE DTL. 3/S8 FOR ADDITIONAL INFORMATION



Typical Rim Joist 2



Foundation at Garage to House 1

SEE DTL. 1/S8 FOR ADDITIONAL INFORMATION

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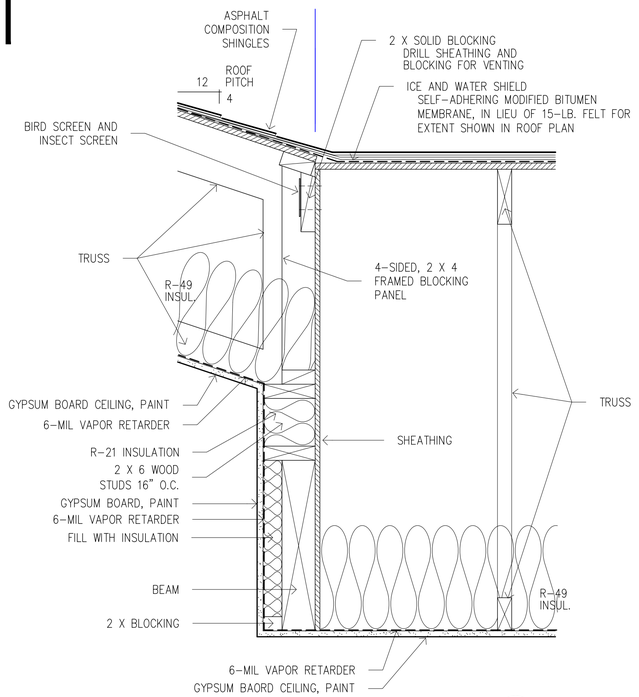
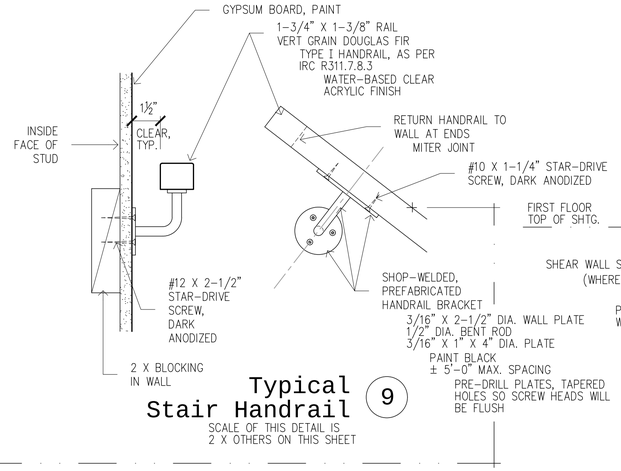


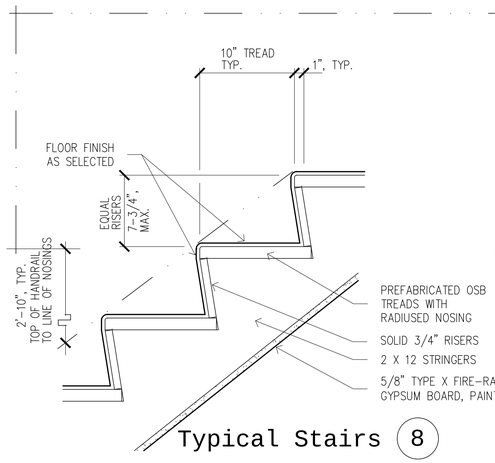
Roof Transition 10

SEE DTL. 9/S8 FOR ADDITIONAL INFORMATION

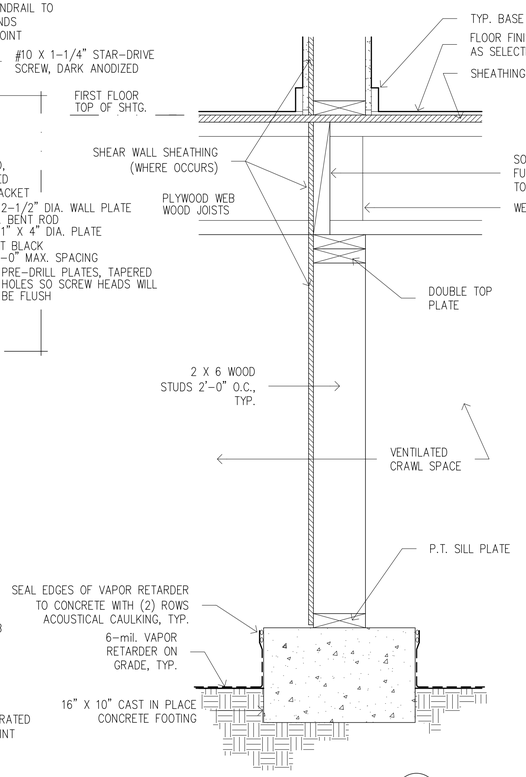


Typical Stair Handrail 9

SCALE OF THIS DETAIL IS 2 X OTHERS ON THIS SHEET

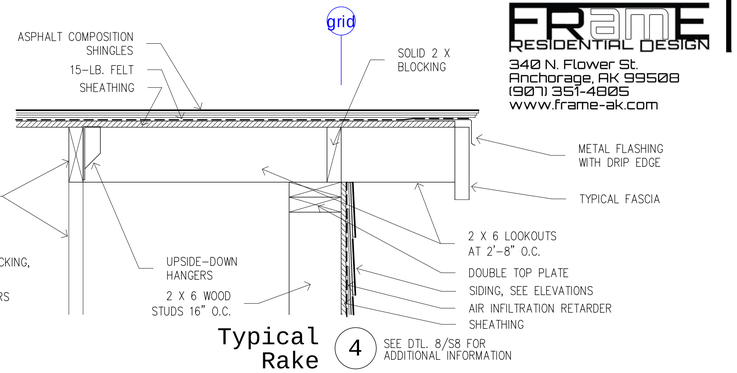


Typical Stairs 8



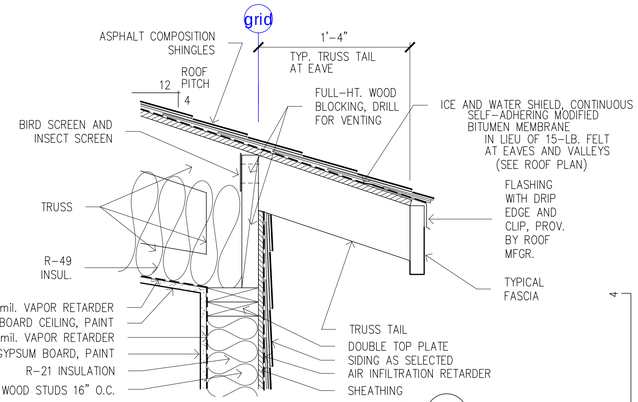
Pony Wall 5

SEE DTL. 1/S11 FOR ADDITIONAL INFORMATION



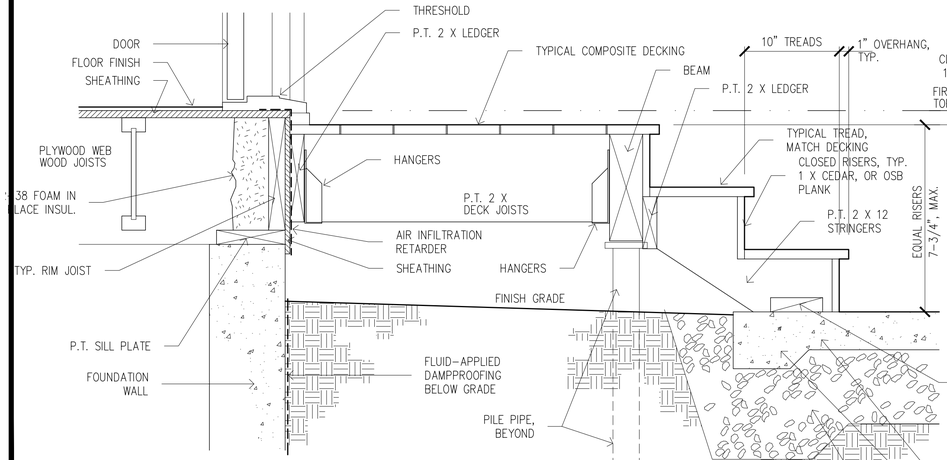
Typical Rake 4

SEE DTL. 8/S8 FOR ADDITIONAL INFORMATION

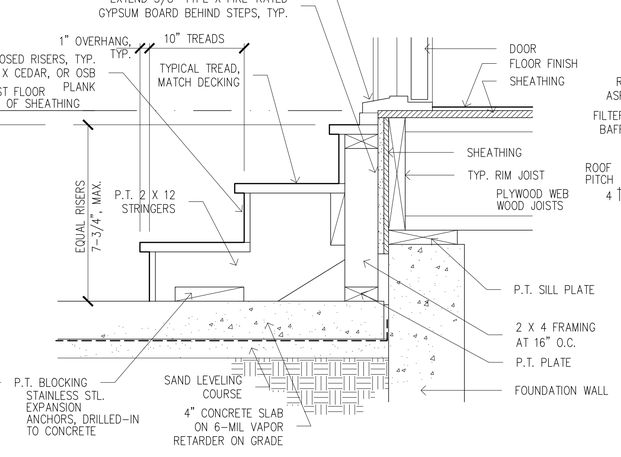


Eave at 4 in 12 Roof 2

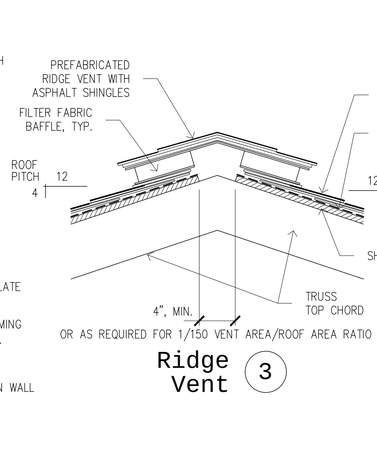
SEE DTL. 2/S8 FOR ADDITIONAL INFORMATION



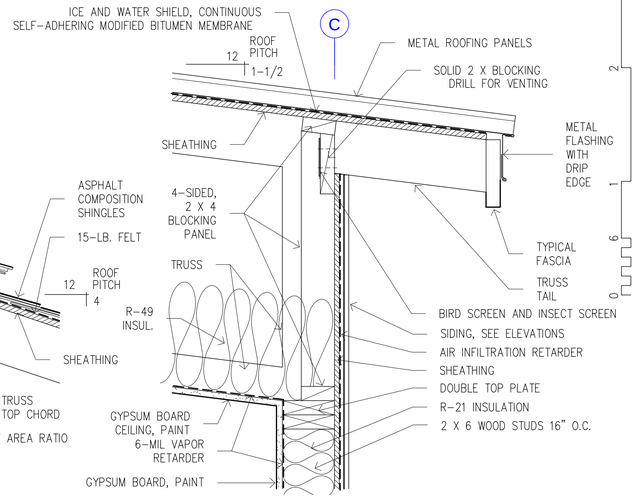
Exterior Porch and Steps 7



Interior Steps -- Garage to House 6



Ridge Vent 3



Eave at 1-1/2 in 12 Roof 1

SEE DTL. 5/S8 FOR ADDITIONAL INFORMATION

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NHN Conquistador Drive
EAGLE RIVER, ALASKA

DR. BY: CLARK
DATE: 17 AUG 25

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Design Criteria

IBC 2018

WIND

Basic Speed (3 sec gust)	130 mph
Exposure	B
Pressures	ASCE 7-16
Risk Category	III
Int pressure Coeff	.18 (±)
Wind Load Analysis	MWFRS (ANY HT)

SEISMIC

Base shear =	.014 * W_s ASD	S_{DS} = 1.200
Risk Category	II	S_{D1} = 0.700
Design Category	D	S_S = 1.500
Site Class	D assuned	S_1 = 0.686
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 assumed to be 1,500 psf, with 1/3 increase for seismic or wind loads, unless noted otherwise.

LATERAL LOAD RESISTING SYSTEM

Light frame walls with wood shear panels.

SOILS

1. Allowable bearing strength assumed to be 1,500 psf, with 33% increase for seismic or wind loads unless noted otherwise.
2. Fill to be compacted to 95% Modified Proctor density.

CONCRETE

1. Portland cement concrete to have minimum 28 day compressive strength, F'c = 3,000 psi. 5 sack (minimum) design mix. Maximum aggregate size, 3/4".
2. Concrete reinforcement to be ASTM A615, grade 60, deformed bars.

WOOD

1. Framing lumber shall be Doug Fir. Bottom plates at concrete shall be Doug Fir, pressure treated. Exterior walls shall be 2x6 studs at 16" o.c. Interior walls shall be 2x4 studs at 16" o.c., or 2x6 at 16" o.c. at plumbing walls and other locations as shown on Floor Plans.
2. Truss lumber shall be Doug Fir.
3. Blocking not required roof/floor diaphragms unless noted otherwise; boundary nail roofs at 3" o.c., panel edges at 4" o.c. and field at 8" o.c. Boundary nail floors at 4" o.c., panel edges at 4" o.c. and field at 12" o.c.
4. Shear wall/roof diaphragm/floor diaphragm stapling/nailing specified refers to panel edge and boundaries; field fasten at 12" o.c., floors and walls. Field fasten roofs at 8" o.c., unless noted otherwise.
5. Multiple stud splices -- use two rows 16d com at 6" o.c., min.
6. Multiple LVL -- splice with two rows 16d sinkers at 6" o.c., 2" from top and 2" from bottom.
7. 3" members required at abutting panel joints and staples/nails shall be staggered where nail spacing is 2" o.c. and where 10d nails penetrating more than 1-1/2" are placed at 3" or less o.c. 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-V8, DF/DF.
9. APA rated sheathing required for shear walls, floors and roof diaphragms. Wall sheathing may be installed horizontally or vertically. If installed horizontally, block all panel edges.
10. Where T1-11 siding is used for shear sheathing, minimum thickness shall be 19/32". All nailing must be through full thickness. Block all joints if full-height siding is not used.
11. Fastener and diaphragm values per IBC 2018, 2015 NDS SDPWS.
12. Plywood may be substituted for OSB, same thickness, 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 drift is 6 ft or higher 40/20.
14. 8d nails can substitute for 14-ga. staples, unless noted otherwise.
15. Anchor bolts per schedule; all else IBC minimum 5/8" x 12" at 4'-0" o.c.
16. Hold downs and anchor bolts shown are Simpson, or as approved by MOA.
17. Hold down values per Simpson Hem-Fir tables.
18. GWB per IBC minimum; not used for shear.
19. Hangers, straps, saddles and other hardware are as manufactured by Simpson Strong-Tie. Values are corrected for Hem-Fir as required.
20. For typical wood fastening not otherwise specified, comply with provisions of IBC table 2304.10.1.
21. All wood in contact with concrete or earth or less than 6" clearance to finish grade shall be pressure-treated. Posts elevated 1" or greater above concrete on standoff base not required to be pressure treated.

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, Gr. B, F_y = 46ksi
4. Pipe -- ASTM A53, Gr. B, F_y = 35 ksi

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.
4. f'm = 2500 psi

Shear Wall Design Values

(Doug Fir, 2015 NDS SDPWS)

Wall	V_{all}[6]	Sheathing	Studs	Members with abutting panels	Nails		
					Boundary nail	Field nail	Btm. plate attach.
N1	393	7/16" OSB, one side	2x at 16" o.c.	(1) 2x	.131 x 2-1/2" at 4" o.c.	.131 x 2-1/2" at 12" o.c.	.148 x 3" at 4" o.c.
N2	505	7/16" OSB, one side	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 3" o.c.	.131 x 2-1/2" at 12" o.c.	.148 x 3" at 3" o.c.
N3	655	7/16" OSB, one side	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 2" o.c.	.131 x 2-1/2" at 12" o.c.	.148 x 3" at 2" o.c.
N4	786	7/16" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 4" o.c.	.131 x 2-1/2" at 12" o.c.	.148 x 3" at 2" o.c.
N5	1010	7/16" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 3" o.c.	.131 x 2-1/2" at 12" o.c.	.161 x 3" at 2" o.c.
N6	1311	7/16" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 4"	.131 x 2-1/2" at 2" o.c.	.131 x 2-1/2" at 12" o.c.	Dbl. rim, two rows .148 x 3" at 2-1/2"
N7	1457	15/16" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 3"	.131 at 2" o.c.	.131 at 12" o.c.	Dbl. rim, two rows .161 x 3" at 2"
N8	1949	19/32" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch with (2) 16d at 3"	.131 x 2-1/2" at 2" o.c.	.131 x 2-1/2" at 12" o.c.	Dbl. rim, two rows SDS1/4 x 3 at 4"

1. 3 x (2--2x) members are required at abutting panel edges where spacing is 2" o.c. and where 10d nails penetrating more than 1-1/2" into receiving member are spaced at 3" o.c. or less. Framing members in walls with shears > 350 plf with abutting panels receiving edge nailing shall be 3x (2--2x). 2x sill plates may be used for wall shears > 350 plf and < 600 plf if anchor bolt spacing is one-half that required by the design.
2. Offset stagger nails from side to side for double sheathing. Provide two rows nails, staggered where 2" o.c. nailing occurs. Block all sheathing edges. Install sheathing horizontally or substitute 15/32" sheathing for 7/16" sheathing.
3. Bottom plate attachment assumes solid members below.
4. Where bottom plates rest directly on concrete or masonry, anchor bolt schedule supercedes bottom plate fastening schedule. 5" x 5" x 1/4" washers are required at all sill anchor bolts. 3x (2--2x) sill plates are required where shears > 700 plf. Stitch plates with (2) 16d at 3" o.c., staggered. Where bottom plates of two-sided shear wall rest directly on concrete or masonry, use 3x sill plate, per Municipality of Anchorage amendments.
5. Values are DF framing per SDPWS-15, Table 4.3A, adjusted per 4.3.3, ASD, seismic, where $V_{all} = [V_{nom} / 2] * [1-(.5-G)]$.
6. Multiple stud splices -- use two rows 16d com at 6" o.c., min.

Hold Downs

Call-out	Strap or hold down	Chord	Anchor bolt	Embed. concrete	Embed. concrete	Allowable load (lbs.)
1	(1) MST37	(2) 2x -- DF				5,080
2	(1) MST48	(2) 2x -- DF				5,310
3	(1) MST60	(2) 2x -- DF				6,730
4	(1) MST72	(2) 2x -- DF				6,730
5	(2) MST48	(4) 2x -- DF				6,620
6	HDU2	(2) 2x -- DF	5/8"	7" into footing u.n.o.	7" into footing u.n.o.	3,075
7	HDU4	(2) 2x -- DF	5/8"	7" into footing u.n.o.	7" into footing u.n.o.	4,565
8	HDU5	(3) 2x -- DF	5/8"	7" into footing u.n.o.	7" into footing u.n.o.	5,645
9	HDU8	(2) 2x -- DF	7/8"	7" into footing u.n.o.	7" into footing u.n.o.	6,765
10	HDU8	(3) 2x -- DF	7/8"	7" into footing u.n.o.	7" into footing u.n.o.	6,970
11	HDU11	(4) 2x -- DF	1"	7" into footing u.n.o.	7" into footing u.n.o.	9,335
12	HDU11	(1) 6x8 -- DF	1"	See dtls.	See dtls.	11,175
13	HDU14	(4) 2x -- DF	1"	See dtls.	See dtls.	10,770
14	HD12	(3) 2x -- DF	1-1/8"	See dtls.	See dtls.	12,655
15	HD12	(1) 6x6 -- DF	1-1/8"	See dtls.	See dtls.	15,510
16	FSC	2x -- DF				1,892
17	MSTC48B3	2x -- DF				4,072
18	MSTC66B3	2x -- DF				4,072

Anchor Bolts

Call-out	Anchor bolt	at	Spacing
1	5/8" x 12"	at	48" o.c.
2	5/8" x 12"	at	36" o.c.
3	5/8" x 12"	at	32" o.c.
4	5/8" x 12"	at	24" o.c.
5	5/8" x 12"	at	16" o.c.
6	5/8" x 12"	at	12" o.c.

Roof Design

Zone	Design Loads	Sheathing Index	Sheathing Nailing
1	TCLL -- 40 psf TCDL -- 15 psf BCDL -- 5 psf	APA 24/16	BN -- 8d at 3" o.c. EN -- 8d at 3" o.c. FN -- 8d at 8" o.c.
2	TCLL -- 65 psf TCDL -- 15 psf BCDL -- 5 psf	APA 32/16	BN -- 8d at 3" o.c. EN -- 8d at 3" o.c. FN -- 8d at 8" o.c.
3	TCLL -- 85 psf TCDL -- 15 psf BCDL -- 5 psf	APA 40/20	BN -- 8d at 3" o.c. EN -- 8d at 3" o.c. FN -- 8d at 8" o.c.
4	TCLL -- 105 psf TCDL -- 15 psf BCDL -- 5 psf	APA 40/20	BN -- 8d at 3" o.c. EN -- 8d at 3" o.c. FN -- 8d at 8" o.c.

BN = boundary nailing
EN = edge nailing
FN = field nailing

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STATE OF ALASKA 49TH
L.D. RANDOLPH
8/17/25
SE14169
REGISTERED STRUCTURAL ENGINEER

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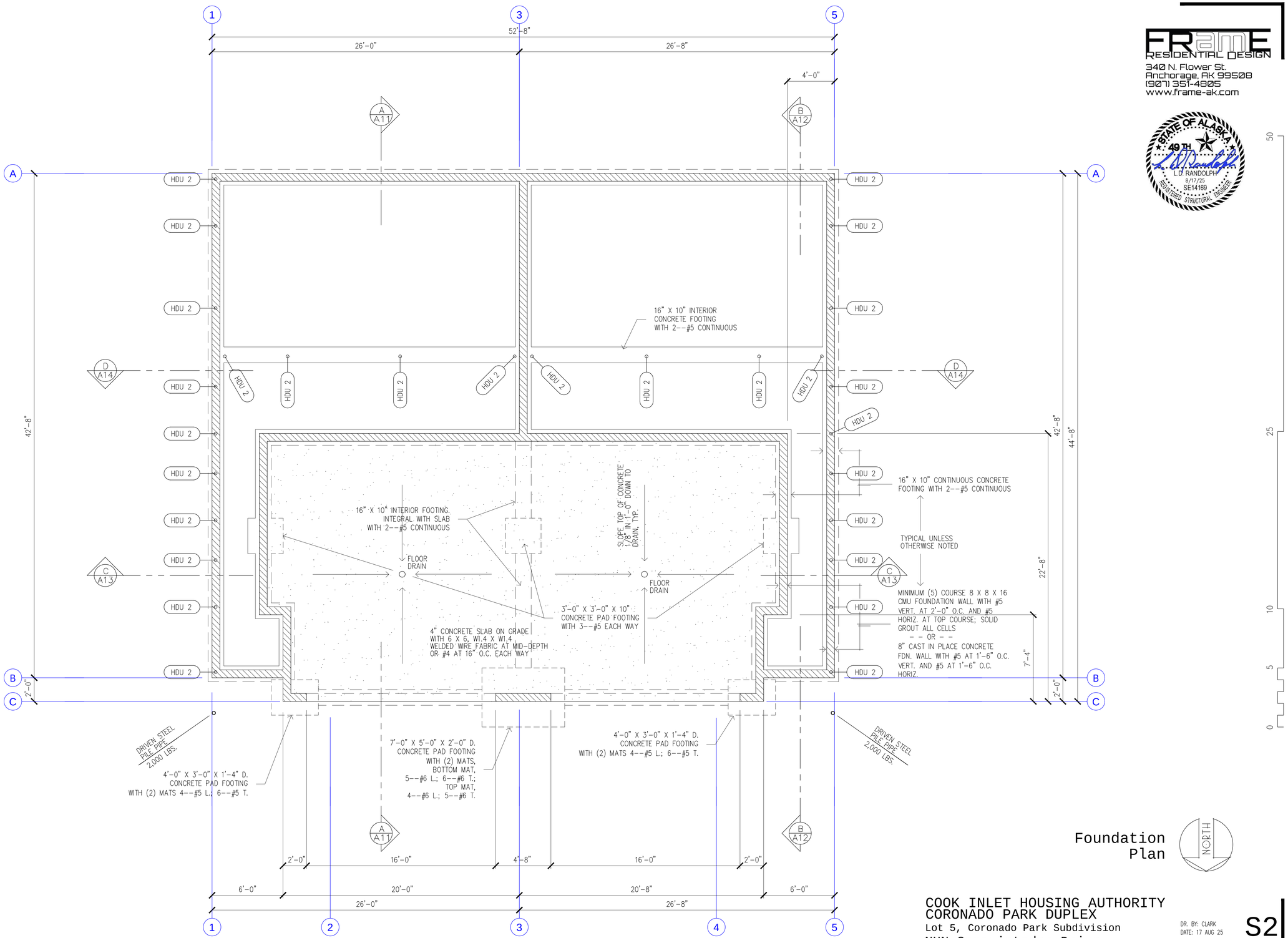

Foundation Plan

NORTH

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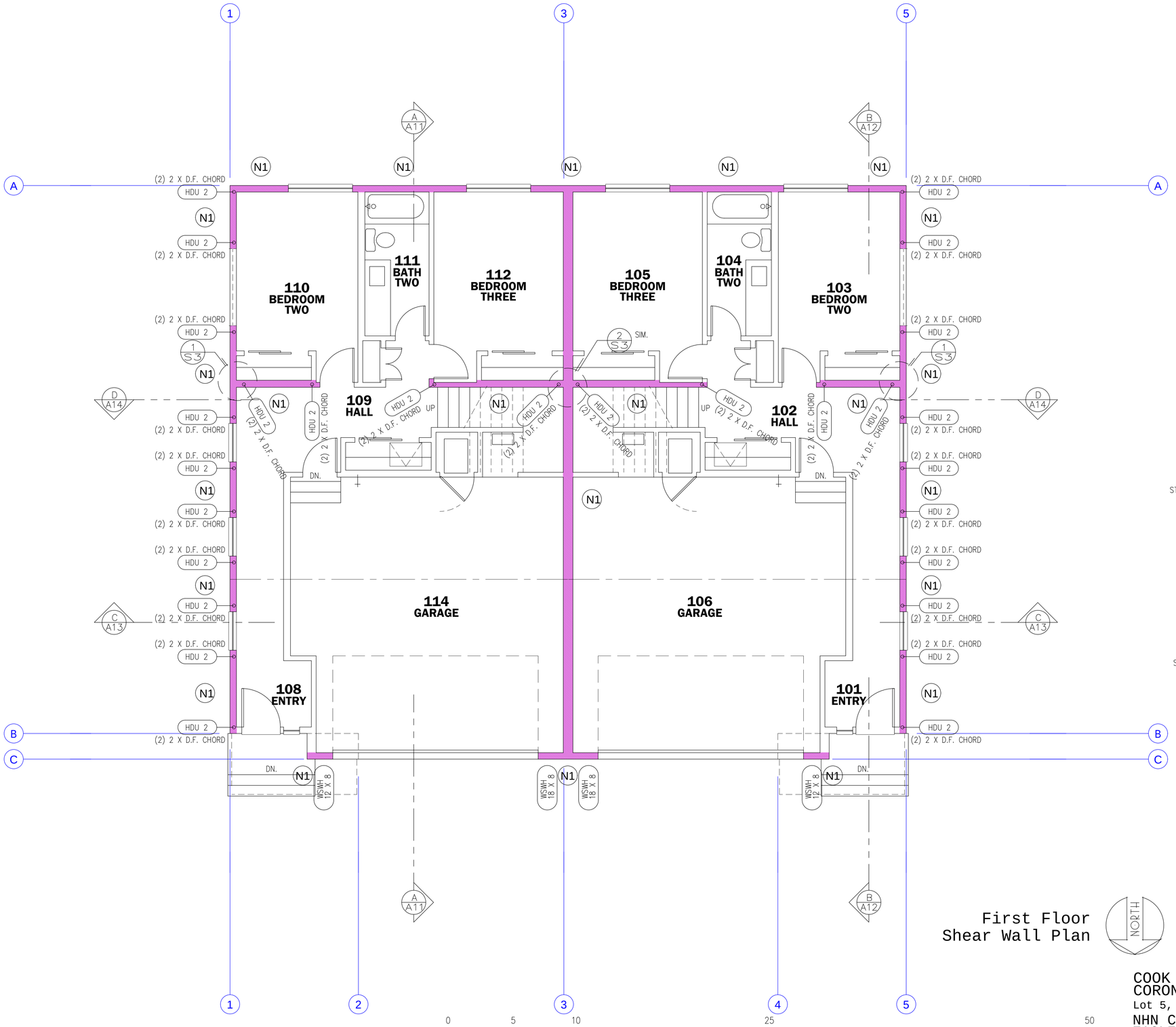
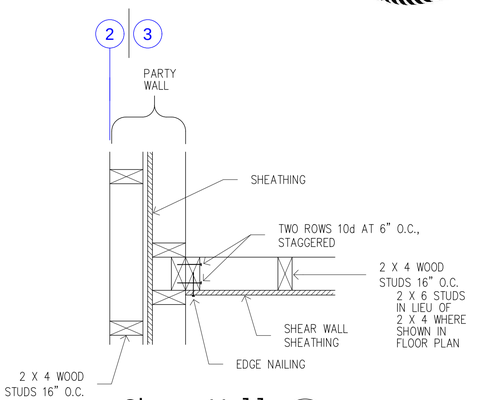
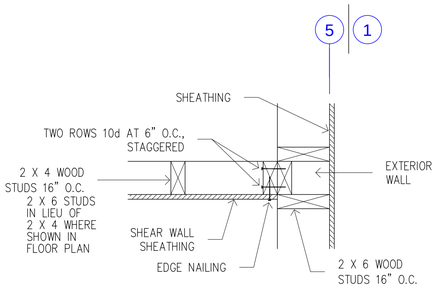


First Floor Shear Wall Plan



Shear Wall Intersection 2



Shear Wall Intersection 1

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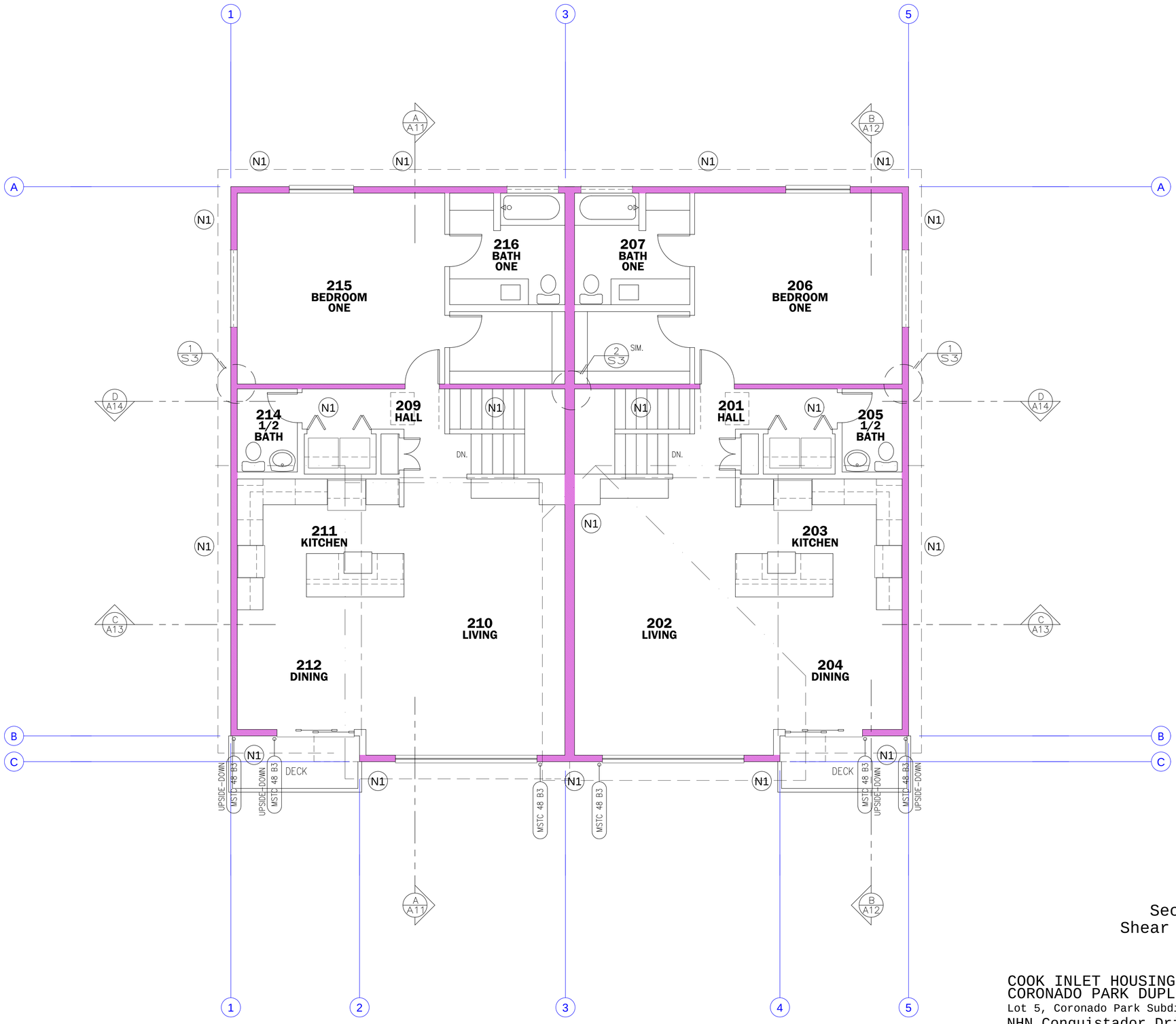

Second Floor
Shear Wall Plan

NORTH

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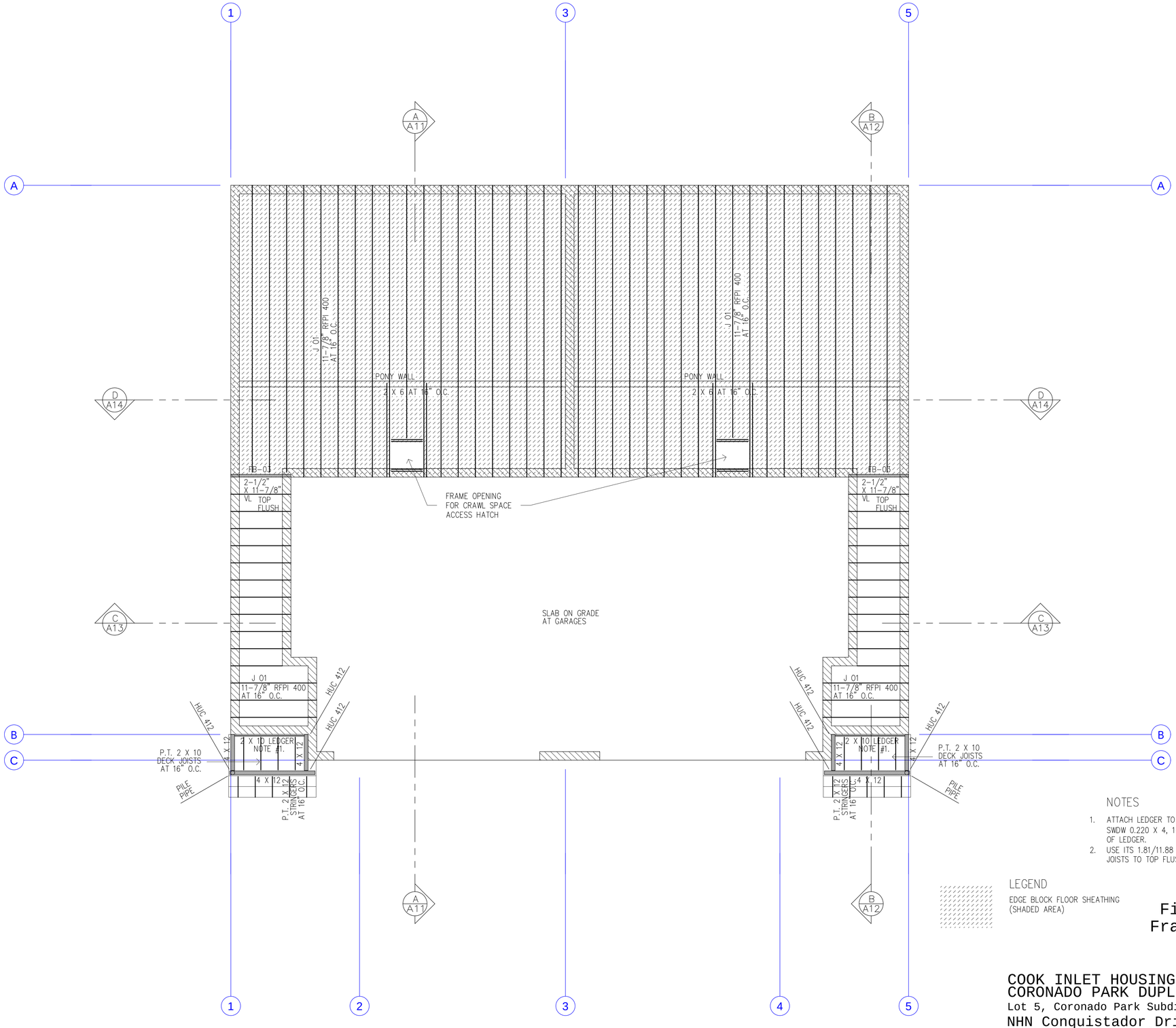
Attachment G



NOTES

1. ATTACH LEDGER TO RIM/BLOCKING WITH (2) SWDW 0.220 X 4, 1-1/2" FROM TOP/BOTTOM OF LEDGER.
2. USE ITS 1.81/11.88 HANGERS AT 11-7/8" JOISTS TO TOP FLUSH BEAMS.

LEGEND

EDGE BLOCK FLOOR SHEATHING (SHADED AREA)

NORTH

First Floor Framing Plan

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SE14169
REGISTERED STRUCTURAL ENGINEER

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COOK INLET HOUSING AUTHORITY
CORONADO PARK DUPLEX
Lot 5, Coronado Park Subdivision
NHN Conquistador Drive
EAGLE RIVER, ALASKA

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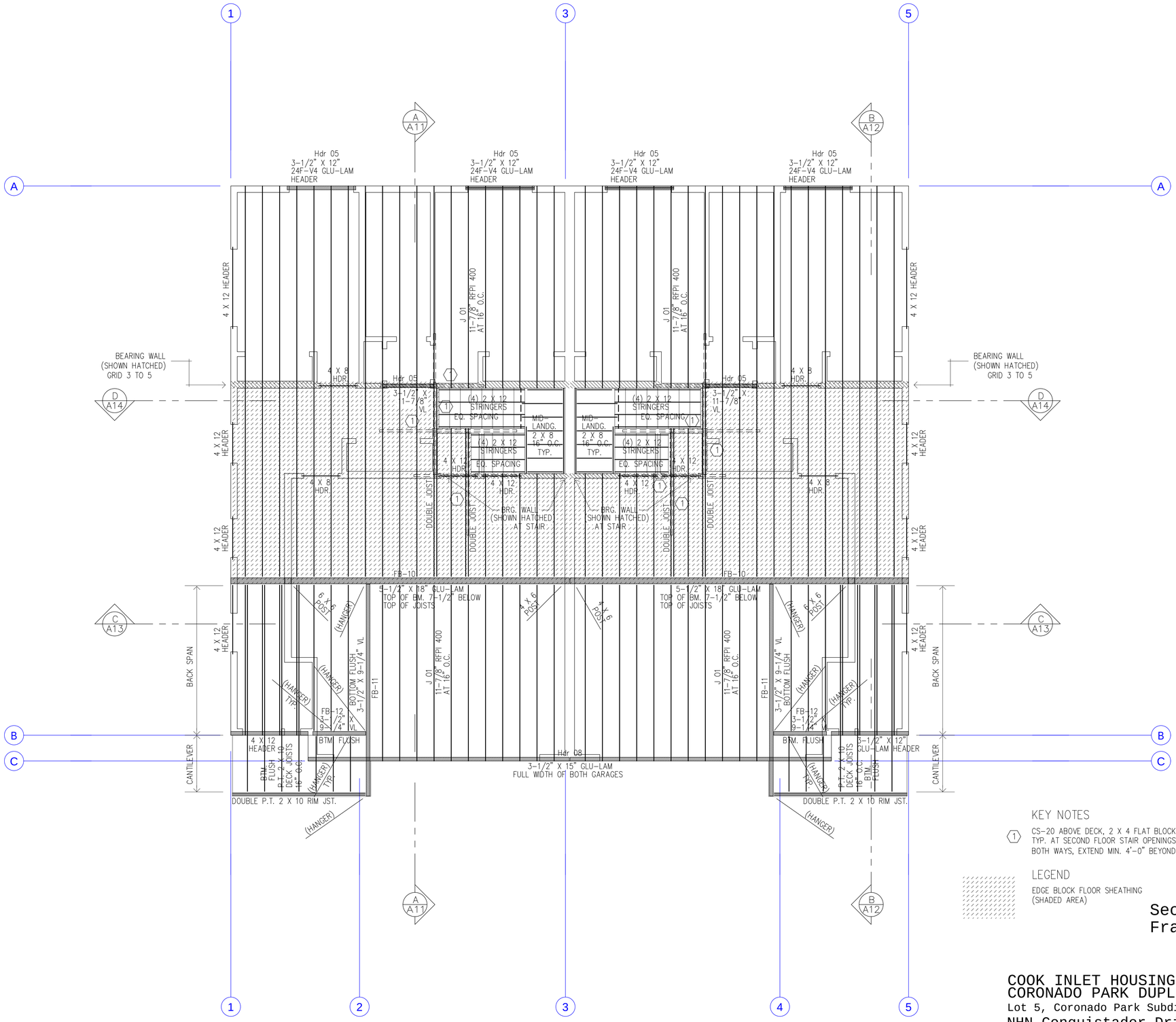

KEY NOTES

(1) CS-20 ABOVE DECK, 2 X 4 FLAT BLOCKING BELOW DECK TYP. AT SECOND FLOOR STAIR OPENINGS, EACH CORNER, BOTH WAYS, EXTEND MIN. 4'-0" BEYOND CORNERS

LEGEND

EDGE BLOCK FLOOR SHEATHING (SHADED AREA)

NORTH

Second Floor Framing Plan

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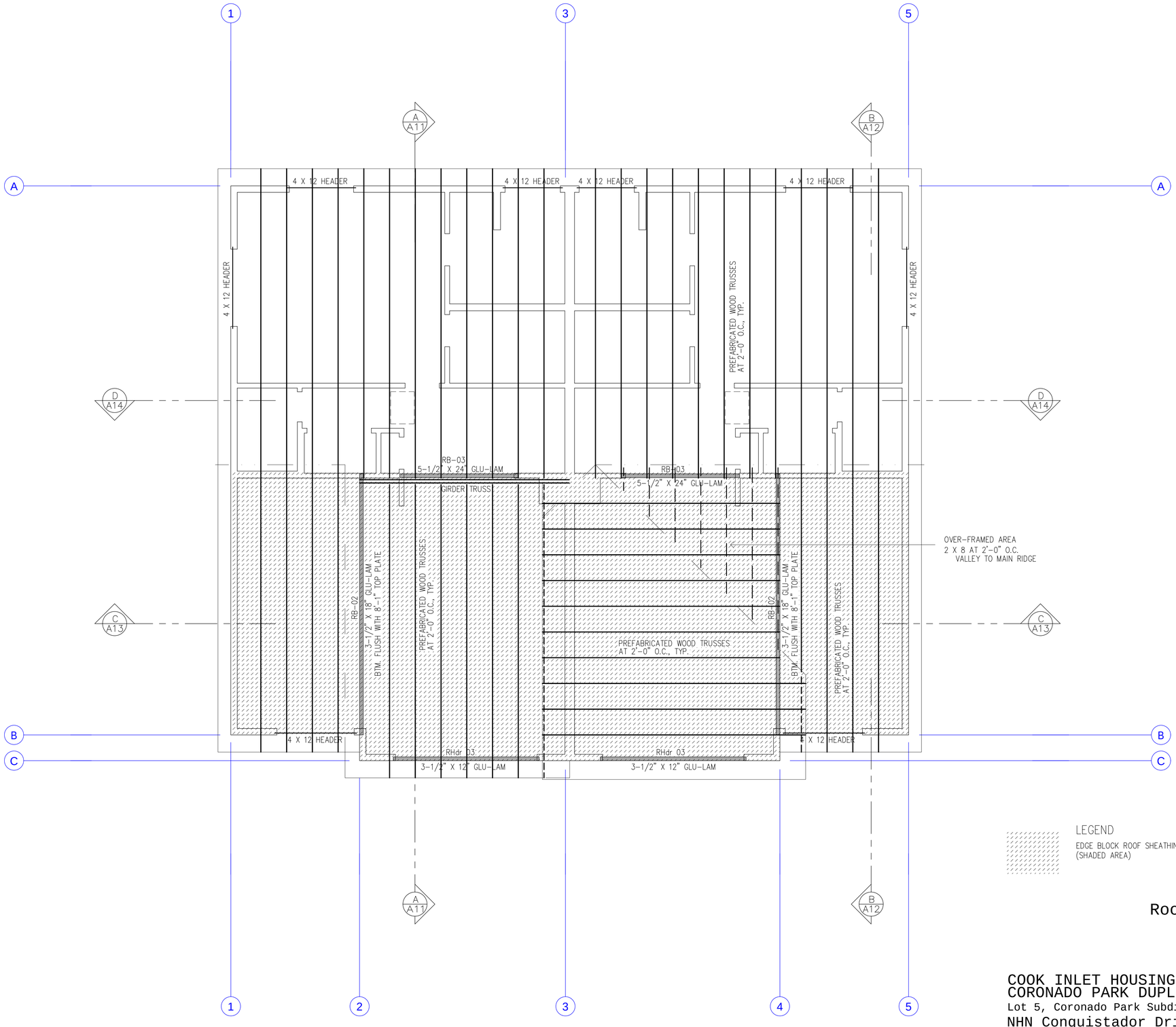
Attachment G



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LEGEND
EDGE BLOCK ROOF SHEATHING (SHADED AREA)

Roof Framing Plan

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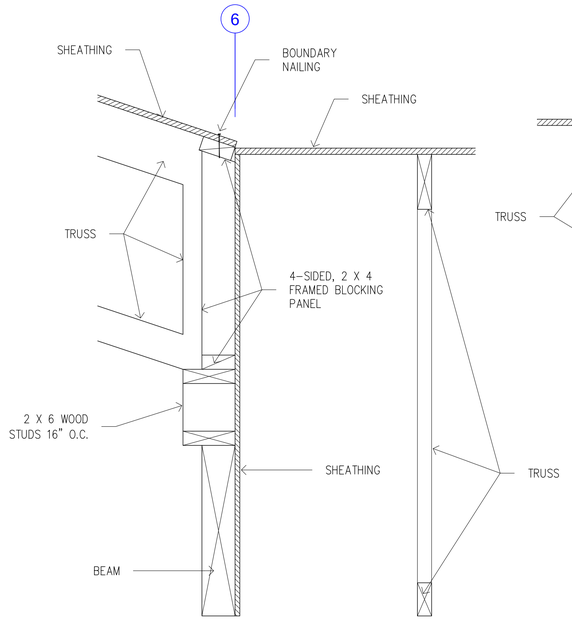
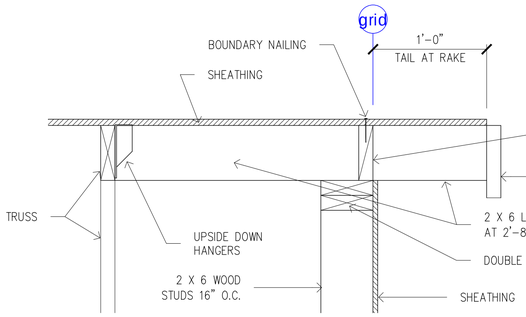
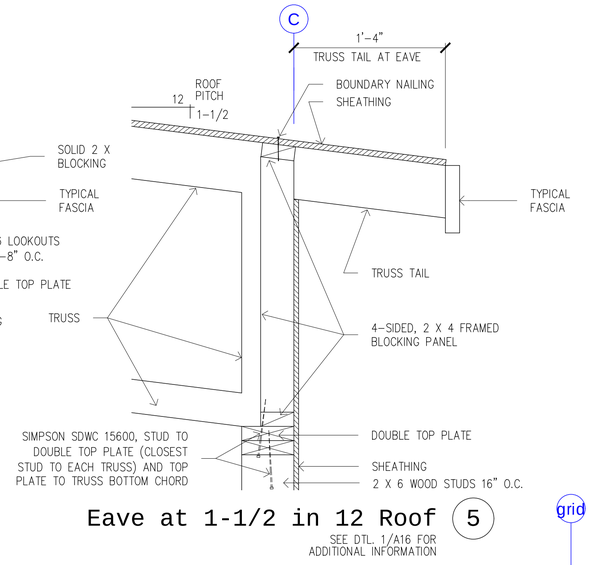


Roof Transition 9

SEE DTL. 10/A16 FOR ADDITIONAL INFORMATION

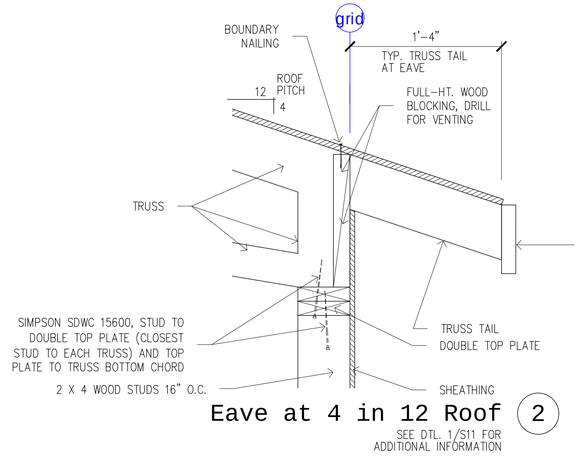


Typical Rake 8



Eave at 1-1/2 in 12 Roof 5

SEE DTL. 1/A16 FOR ADDITIONAL INFORMATION



Eave at 4 in 12 Roof 2

SEE DTL. 1/S11 FOR ADDITIONAL INFORMATION

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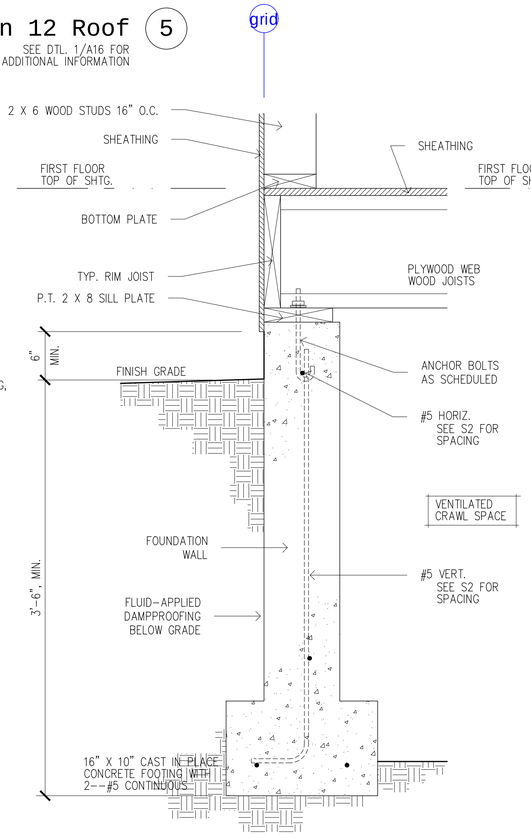
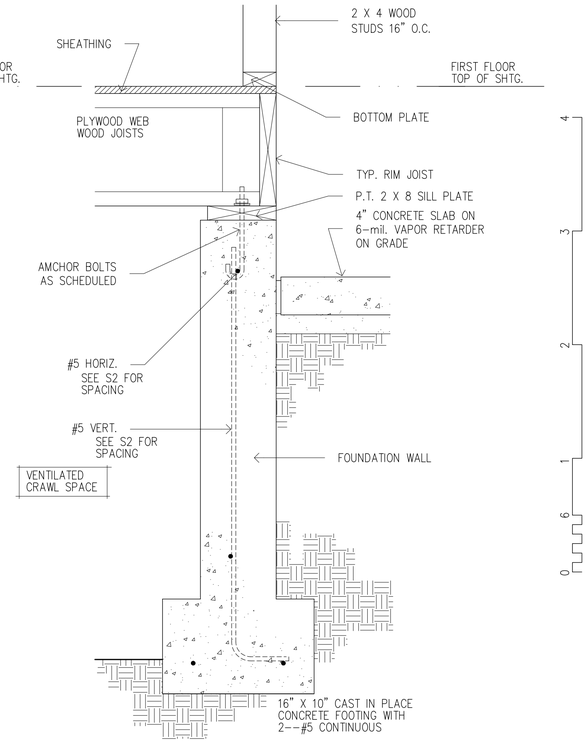


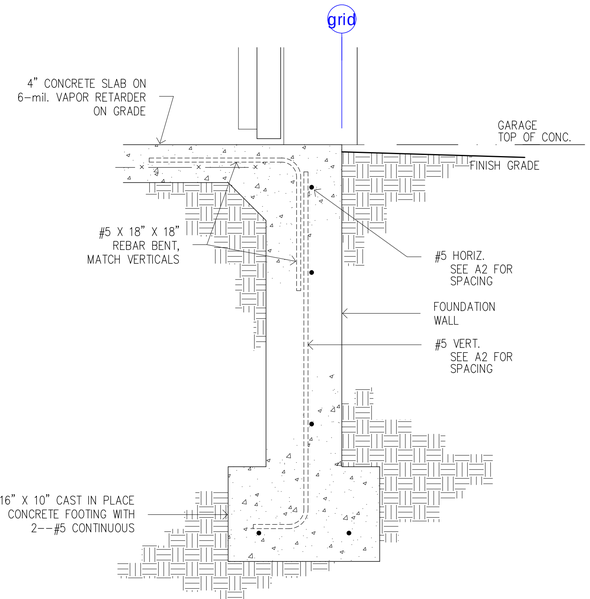
Typical Foundation Wall 3

SEE DTL. 1/S11 FOR ADDITIONAL INFORMATION



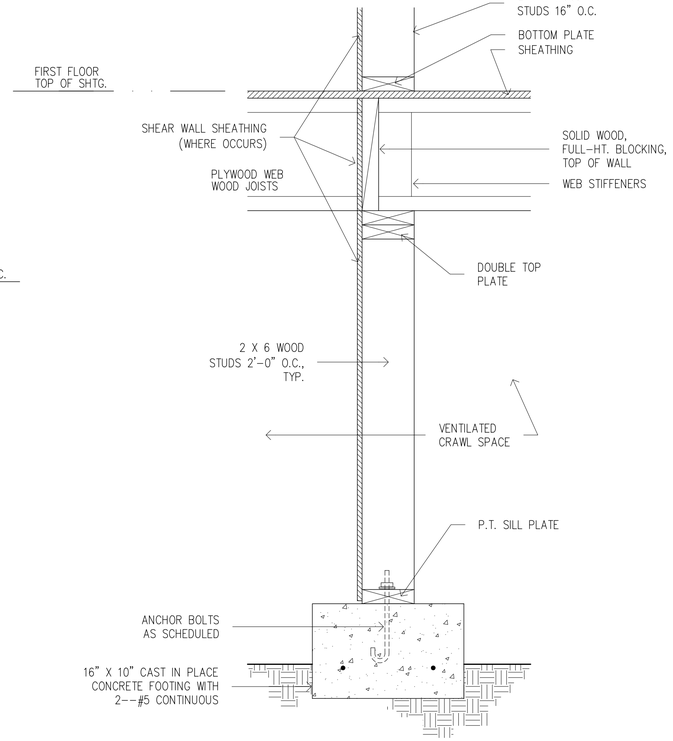
Foundation at Garage to House 1

SEE DTL. 1/S11 FOR ADDITIONAL INFORMATION



Foundation at Garage Door 6

SEE DTL. 4/A15 FOR ADDITIONAL INFORMATION



Pony Wall 4

SEE DTL. 1/S11 FOR ADDITIONAL INFORMATION

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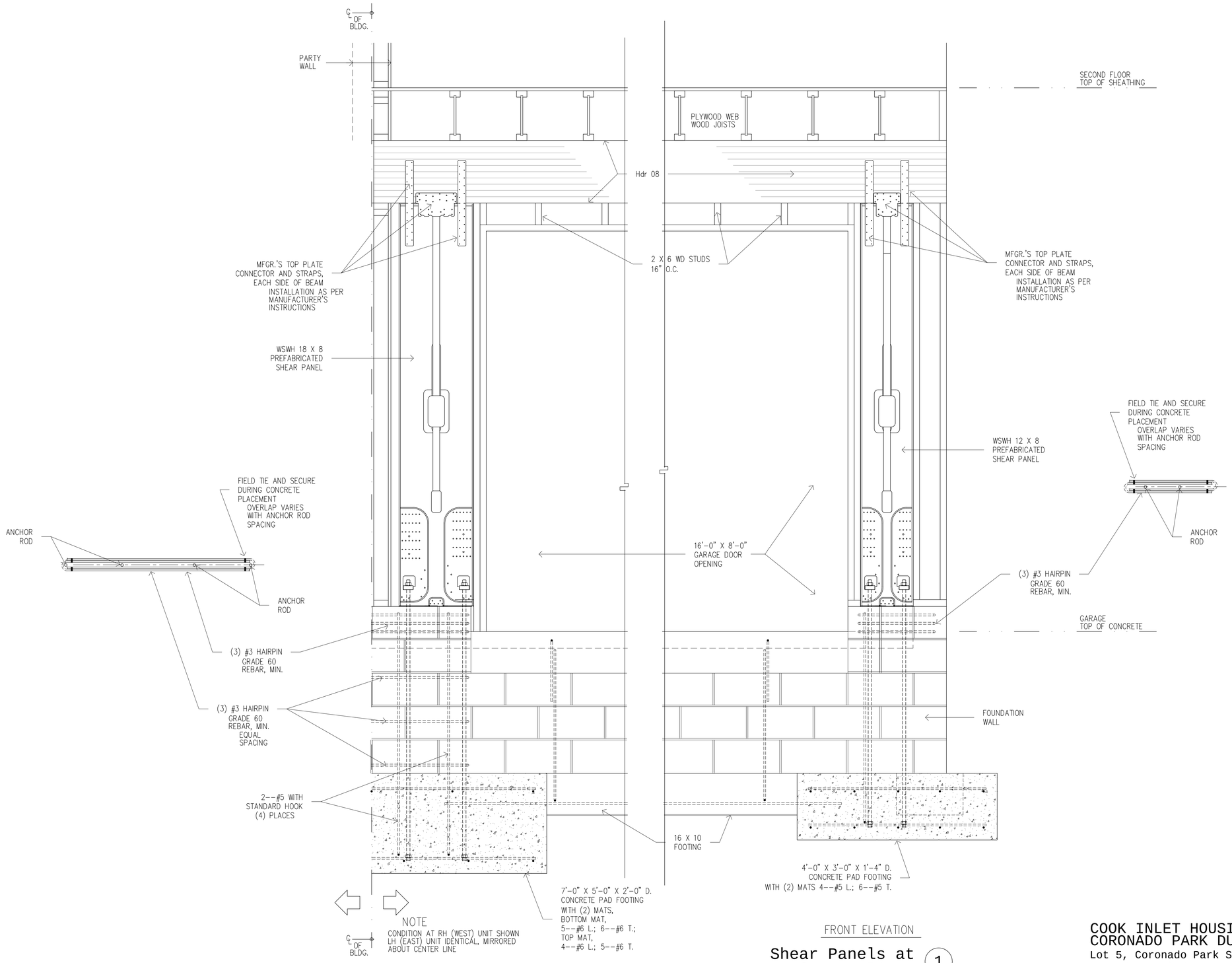

FRONT ELEVATION

Shear Panels at Garage Piers (1)

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