

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

| | |
|--------------------------------------|--------------|
| UNIT A | |
| GARAGE | 405 SQ. FT. |
| FIRST FLOOR, LIVING AREA | 490 |
| SECOND FLOOR, LIVING AREA | 765 |
| SUBTOTAL, UNIT A, LIVING AREA | 1,255 |
| UNIT B | |
| GARAGE | 390 |
| FIRST FLOOR, LIVING AREA | 480 |
| SECOND FLOOR, LIVING AREA | 775 |
| SUBTOTAL, UNIT B, LIVING AREA | 1,255 |
| GRAND TOTAL | 3,305 |

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**wilshire ave.
duplex**

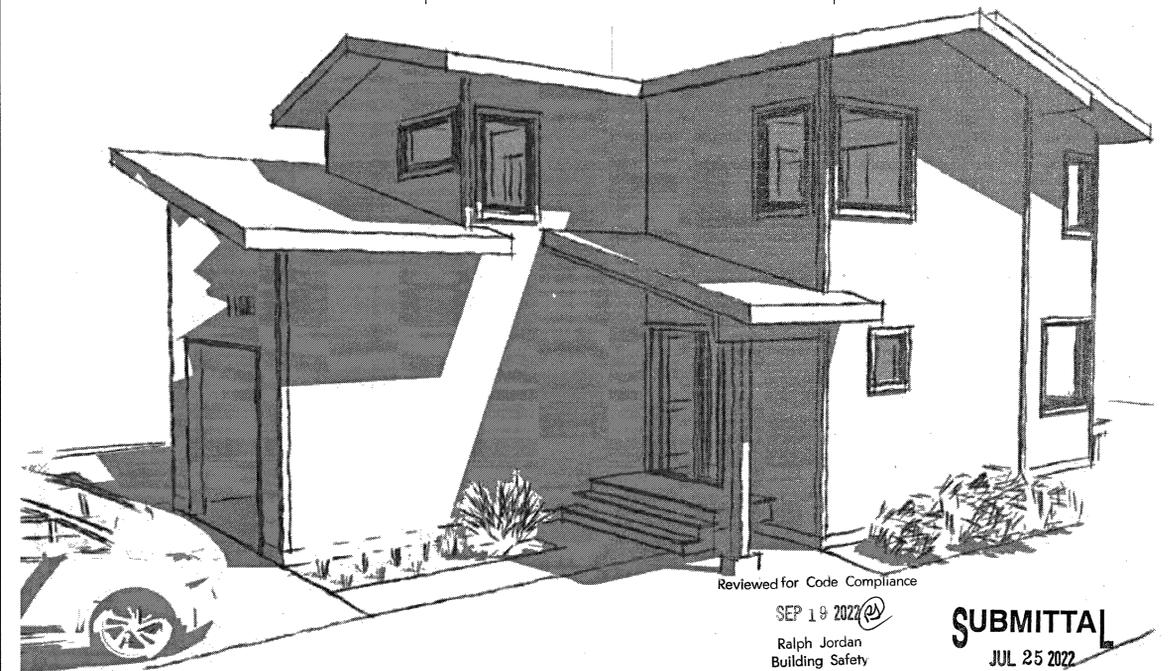
Owner/Contractor:
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Reviewed for Code Compliance

SEP 19 2022
Ralph Jordan
Building Safety

SUBMITTAL
JUL 25 2022
R22-2251
FIELD

COOK INLET HOUSING AUTHORITY
WILSHIRE AVE. DUPLEX
Lot 4, Spenard East subdivision
1106 Wilshire Ave.
ANCHORAGE, ALASKA

DR. BY: CLARK
DATE: 18 JUL 22

PLUMBING SCHEDULE

| id | description of fixture/fitting |
|----|---|
| 1 | gas meter |
| 2 | gas meter |
| 3 | frost-free hose bibb |
| 4 | frost-free hose bibb |
| 5 | furnace, under-stairs in garage/tankless water heater |
| 6 | furnace, under-stairs in garage/tankless water heater |
| 7 | [NOT USED] |
| 8 | [NOT USED] |
| 9 | clothes washer supply and drain box, recessed in wall |
| 10 | clothes washer supply and drain box, recessed in wall |
| 11 | small, round above-counter mounted lavatory, white, as selected/single mixing chrome faucet |
| 12 | medium-size pedestal lavatory, white, as selected/single mixing chrome faucet |
| 14 | toilet, simple low water use model, white |
| 15 | toilet, simple low water use model, white |
| 16 | deep two-compartment under-counter mounted stainless steel sink, as selected/single mixing chrome faucet with pull-out spray |
| 17 | connect disposal to drain |
| 18 | connect dishwasher supply, drain and vent |
| 19 | gas connection for range |
| 20 | water supply line for refrigerator ice maker |
| 21 | deep two-compartment under-counter mounted stainless steel sink, as selected/single mixing chrome faucet with pull-out spray |
| 22 | connect disposal to drain |
| 23 | connect dishwasher supply, drain and vent |
| 24 | gas connection for range |
| 25 | water supply line for refrigerator ice maker |
| 26 | [NOT USED] |
| 27 | small, round above-counter mounted lavatory, white, as selected/single mixing chrome faucet |
| 28 | toilet, simple low water use model, white |
| 29 | one-piece fiberglass tub with 60 inch height walls three sides, as selected/single mixing tempering shower valve, tub filler, drain fitting |
| 30 | medium-size pedestal lavatory, white, as selected/single mixing chrome faucet |
| 31 | toilet, simple low water use model, white |
| 32 | prefabricated 36x36 corner shower, glass enclosure with 45-degree corner door, fiberglass shower pan and side/back wall panels; single mixing tempering shower valve, drain fitting |
| 33 | small, round above-counter mounted lavatory, white, as selected/single mixing chrome faucet |
| 34 | toilet, simple low water use model, white |
| 35 | one-piece fiberglass tub with 60 inch height walls three sides, as selected/single mixing tempering shower valve, tub filler, drain fitting |
| 36 | small, round above-counter mounted lavatory, white, as selected/single mixing chrome faucet |
| 37 | toilet, simple low water use model, white |
| 38 | one-piece fiberglass tub with 60 inch height walls three sides, as selected/single mixing tempering shower valve, tub filler, drain fitting |
| 39 | ceiling-mounted unit heater at garage |
| 40 | ceiling-mounted unit heater at garage |

ROOM FINISH LEGEND

| | |
|----------------|---|
| VP 1 | vinyl plank Manufacturer: Shaw Contract Style: Terrain II, 20-mil. Color: Root |
| cpt 1 | carpet Manufacturer: Shaw Contract Style: Quite Canvas Color: Vintage |
| 4" rubber base | Manufacturer: Johnsonite Style: Traditional Base Color: Pebble |

WINDOW SCHEDULE

| id | width | height | head ht. | operation | frame | glazing | notes |
|----|-------|--------|----------|-------------------|-------|--------------|-------|
| A | 2'-0" | 2'-0" | normal | fixed | vinyl | clear safety | 1 |
| B | 2'-8" | 2'-0" | normal | fixed | vinyl | clear safety | 1, 2 |
| C | 3'-0" | 4'-8" | normal | casement | vinyl | clear | 1 |
| D | 4'-8" | 4'-8" | normal | fixed | vinyl | clear | 1 |
| E | 5'-4" | 4'-8" | normal | fixed | vinyl | clear safety | 1 |
| F | 4'-8" | 4'-8" | normal | fixed | vinyl | clear safety | 1 |
| G | 4'-8" | 4'-8" | normal | fixed | vinyl | clear | 1 |
| H | 2'-0" | 1'-4" | normal | fixed | vinyl | clear | 1 |
| J | 2'-0" | 2'-0" | normal | fixed | vinyl | clear | 1 |
| K | 2'-0" | 3'-5" | normal | fixed over awning | vinyl | clear | 1 |
| L | 4'-8" | 4'-0" | normal | fixed | vinyl | clear | 1 |
| M | 2'-8" | 4'-0" | normal | casement | vinyl | clear | 1, 3 |
| N | 2'-8" | 3'-6" | normal | casement | vinyl | clear | 1, 3 |
| P | 4'-8" | 2'-0" | normal | fixed | vinyl | clear | 1 |
| R | 2'-8" | 4'-0" | normal | casement | vinyl | clear | 1, 3 |
| S | 2'-8" | 4'-0" | normal | fixed | vinyl | clear | 1 |
| T | 6'-0" | 4'-0" | normal | fixed | vinyl | clear | 1 |
| U | 2'-0" | 3'-0" | normal | fixed over awning | vinyl | clear safety | 1 |
| V | 2'-8" | 2'-0" | normal | fixed | vinyl | clear safety | 1, 2 |
| W | 3'-0" | 4'-0" | normal | casement | vinyl | clear | 1, 3 |
| X | 2'-8" | 4'-0" | normal | fixed | vinyl | clear | 1 |
| Y | 7'-4" | 4'-0" | normal | fixed | vinyl | clear | 1 |
| Z | 2'-8" | 4'-0" | normal | casement | vinyl | clear | 1, 3 |
| AA | 4'-8" | 4'-0" | normal | fixed | vinyl | clear | 1 |
| BB | 2'-8" | 4'-0" | normal | casement | vinyl | clear | 1, 3 |
| CC | 6'-0" | 1'-6" | normal | fixed | vinyl | clear | 1 |

ROOM FINISH SCHEDULE

| id | room name | floor | base | notes |
|-----|----------------|----------|-------------------|-------|
| 101 | Entry | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 102 | Garage | concrete | - | 1 |
| 103 | 1/2 Bath | VP 1 | 4" rubber | 1, 2 |
| 104 | Living | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 105 | Dining | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 106 | Kitchen | VP 1 | 1/2" x 3 1/2" MDF | 1, 2 |
| 107 | [NOT USED] | | | |
| 108 | Entry | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 109 | Garage | concrete | - | 1 |
| 110 | [NOT USED] | | | |
| 111 | 1/2 Bath | VP 1 | 1/2" x 3 1/2" MDF | 1, 2 |
| 112 | Living | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 114 | Dining | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 115 | Kitchen | VP 1 | 1/2" x 3 1/2" MDF | 1, 2 |
| 201 | Hall | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 202 | Main Bedroom | cpt 1 | 1/2" x 3 1/2" MDF | 1 |
| 203 | Main Bath | VP 1 | 4" rubber | 1, 2 |
| 204 | Walk-In Closet | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 205 | Bedroom Two | cpt 1 | 1/2" x 3 1/2" MDF | 1 |
| 206 | Bath | VP 1 | 4" rubber | 1, 2 |
| 207 | Bedroom Three | cpt 1 | 1/2" x 3 1/2" MDF | 1 |
| 208 | Hall | VP 1 | 1/2" x 3 1/2" MDF | 1 |
| 209 | Bath | VP 1 | 4" rubber | 1, 2 |
| 210 | Bedroom Three | cpt 1 | 1/2" x 3 1/2" MDF | 1 |
| 211 | Bedroom Two | cpt 1 | 1/2" x 3 1/2" MDF | 1 |
| 212 | Main Bedroom | cpt 1 | 1/2" x 3 1/2" MDF | 1 |
| 214 | Main Bath | VP 1 | 4" rubber | 1, 2 |
| 215 | Walk-In Closet | VP 1 | 1/2" x 3 1/2" MDF | 1 |

DOOR SCHEDULE

| id | width | ht. | type | material | finish | hardware | glazing | notes |
|-----|-------|-------|-----------|-------------|--------|--------------------|--------------|-------|
| 101 | 9'-0" | 8'-8" | garage | insul. met. | paint | factory | none | 4 |
| 102 | 9'-0" | 8'-8" | garage | insul. met. | paint | factory | none | 4 |
| 103 | 3'-0" | 6'-8" | exterior | fiberglass | paint | lockset, deadbolt | none | 1, 3 |
| 104 | 3'-0" | 6'-8" | exterior | fiberglass | paint | lockset, deadbolt | none | 1, 3 |
| 105 | 2'-8" | 6'-8" | exterior | fiberglass | paint | lockset, deadbolt | clear safety | 1 |
| 106 | 2'-8" | 6'-8" | exterior | fiberglass | paint | lockset, deadbolt | clear safety | 1 |
| 107 | 2'-8" | 6'-8" | flush | wood | paint | latchset | none | 5 |
| 108 | 2'-8" | 6'-8" | flush | wood | paint | latchset | none | 5 |
| 109 | 2'-4" | 6'-8" | flush | wood | paint | privacy lock | none | 2 |
| 110 | 2'-4" | 6'-8" | flush | wood | paint | privacy lock | none | 2 |
| 111 | 5'-0" | 6'-8" | bipassing | wood | paint | trolley track/pull | none | - |
| 112 | 2'-4" | 6'-8" | flush | wood | paint | latchset | none | - |
| 114 | 3'-0" | 6'-8" | flush | wood | paint | latchset | none | - |
| 115 | 2'-4" | 6'-8" | flush | wood | paint | latchset | none | - |
| 201 | 2'-8" | 6'-8" | flush | wood | paint | privacy lock | none | - |
| 202 | 2'-6" | 6'-8" | flush | wood | paint | privacy lock | none | - |
| 203 | 2'-8" | 6'-8" | flush | wood | paint | privacy lock | none | - |
| 204 | 2'-4" | 6'-8" | flush | wood | paint | privacy lock | none | 2 |
| 205 | 2'-4" | 6'-8" | flush | wood | paint | privacy lock | none | 2 |
| 206 | 6'-0" | 6'-8" | bipassing | wood | paint | trolley track/pull | none | - |
| 207 | 5'-0" | 6'-8" | bipassing | wood | paint | trolley track/pull | none | - |
| 208 | 1'-6" | 6'-8" | bipassing | wood | paint | latchset | none | - |
| 209 | 2'-0" | 6'-8" | bipassing | wood | paint | latchset | none | - |
| 210 | 2'-6" | 6'-8" | flush | wood | paint | privacy lock | none | - |
| 211 | 2'-6" | 6'-8" | flush | wood | paint | privacy lock | none | - |
| 212 | 2'-6" | 6'-8" | flush | wood | paint | privacy lock | none | - |
| 214 | 2'-4" | 6'-8" | flush | wood | paint | privacy lock | none | 2 |
| 215 | 2'-4" | 6'-8" | flush | wood | paint | privacy lock | none | 2 |
| 216 | 5'-0" | 6'-8" | bipassing | wood | paint | trolley track/pull | none | - |
| 217 | 6'-0" | 6'-8" | bipassing | wood | paint | trolley track/pull | none | - |
| 218 | 2'-4" | 6'-8" | flush | wood | paint | latchset | none | - |

DOOR SCHEDULE NOTES

- Weatherstripping and threshold.
- Polished stainless hardware finish at bathroom side for bathroom use.
- Entry door in wood frame with integral single or double full height safety glass side lite/s as shown on floor plan. Confirm rough opening required. Flush panel door and plain rectangular side lite.
- Door bottom gasket; brush seal at head and jambs; furnished with 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.
- 20-minute rated door/frame with weatherstripping, smoke/vapor seal, threshold and closer.

ROOM FINISH SCHEDULE NOTES

- Walls and ceilings shall be painted gypsum board, typical.
- Substitute cementitious tile backer board for gypsum board at kitchen/laundry backsplash walls and tub/showers where ceramic wall tile occurs.

WINDOW SCHEDULE GENERAL NOTE

Sizes in Window Schedule are rough openings. Confirm frame size required with manufacturer, to allow for required insulation and shim space.

WINDOW SCHEDULE NOTES

- Vinyl frame windows shall be high quality residential grade with insulated double glazing, low E and argon. Frame color black. Provide screens at operating windows.
- Obscured glass.
- 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.

LIGHT FIXTURE SCHEDULE

Not included in this set of drawings.

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A1

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340 N. Flower St.
Anchorage, AK 99508
(907) 351-4805
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Ralph Jordan
Building Safety

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 BTU/h per square foot of area served.
Locate mechanical equipment in Garage 102 and Garage 109.

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 Doors 103 and 108; locate chimes 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 corrugated metal siding, as selected where shown/noted.
Provide OSB lap siding, as selected where shown/noted. Align horizontal joints all around the building.
Provide fiber-cement panel siding where shown/noted.
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-30 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 minimum 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.

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 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 fiber cement panel siding; 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

See Insulation section.

BUILDING CODE SUMMARY

International Residential Code, 2018 edition

Use - two family dwelling R101.2

Allowable number of stories - 3
Actual number of stories - 1

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: R-2M
Property area: 8,775 sq. ft.
Building footprint [including porches, decks and patios]: 2,030 sq. ft.
Lot coverage, allowed: 40% Table 21.06-1
Lot coverage, proposed: 23%
Height, allowed: 30 ft. Table 21.06-1
Height, proposed: 22'-6"

21.07.110, C - Multifamily/Town House Residential standards.

Sub-part 3 - Windows Facing the Street

This project complies with 21.07.110, C, 3, a/b - min. 10% of wall area shall be windows and primary entrance door. Total of windows and entrance door proposed are 10.6% of wall area - typical at North Elevation [windows and entry doors facing Wilshire Ave.].

Sub-part 6 - Building and Site Orientation

This project complies with the following sub-parts:

- 21.07.110, C, 6, b/d - total of windows and entrance door proposed are 12% of wall area.
- 21.07.110, C, 6, h - garage width, 27'-4" is 62% of total width, 44'-0" [North Elevation].
- 21.07.110, C, 6, k, i. - the primary entrances of both dwelling units face Wilshire Ave.

Sub-part 7 - Building Articulation

This project complies with the following sub-parts:

- 21.07.110, C, 7, a - wall interval dimensions of 6'-0", 13'-4", 14'-0" and 10'-8" with recess depth of 8'-0", 18'-0" and 26'-0" [North Elevation] comply with the intent of the sub-part.
- 21.07.110, C, 7, c - the second story is set back a minimum of 8'-0" for the entirety of the front [North] elevation.
- 21.07.110, C, 7, d - two siding materials are used on all four elevations.
- 21.07.110, C, 7, m - variation of form and scale proposed complies with the intent of the sub-part.

Sub-part 9 - Entry Way Treatment

This project complies with the following sub-parts:

- 21.07.110, C, 9, a - proposed covered porch, 27 sq. ft. at each unit.
- 21.07.110, C, 9, b - both wall modulation and material changes are proposed.
- 21.07.110, C, 9, c - entry door with adjacent side lite.
- 21.07.110, C, 9, d - steps, three risers/two treads from porch down to walkway/grade.

Sub-part 10 - Landscaping

This project complies with 21.07.110, C, 10, a and d, i., (B) - landscape planting bed with shrubs and tree at each dwelling unit.

Parking. Table 21.07-4

Use: Household Living; two family dwelling
One space per 1-BR dwelling unit.
+ 0.5 additional spaces each additional bedroom
+ 0.15 guest spaces, each dwelling unit with Town House style construction
Total required: 4 for dwelling units; 1 for guests - total, 5
Total provided: 4 for dwelling units; 2 for guests - total, 6

FRAME
RESIDENTIAL DESIGN

340 N. Flower St.
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Building Safety

SUBMITTAL

SEP 07 2022

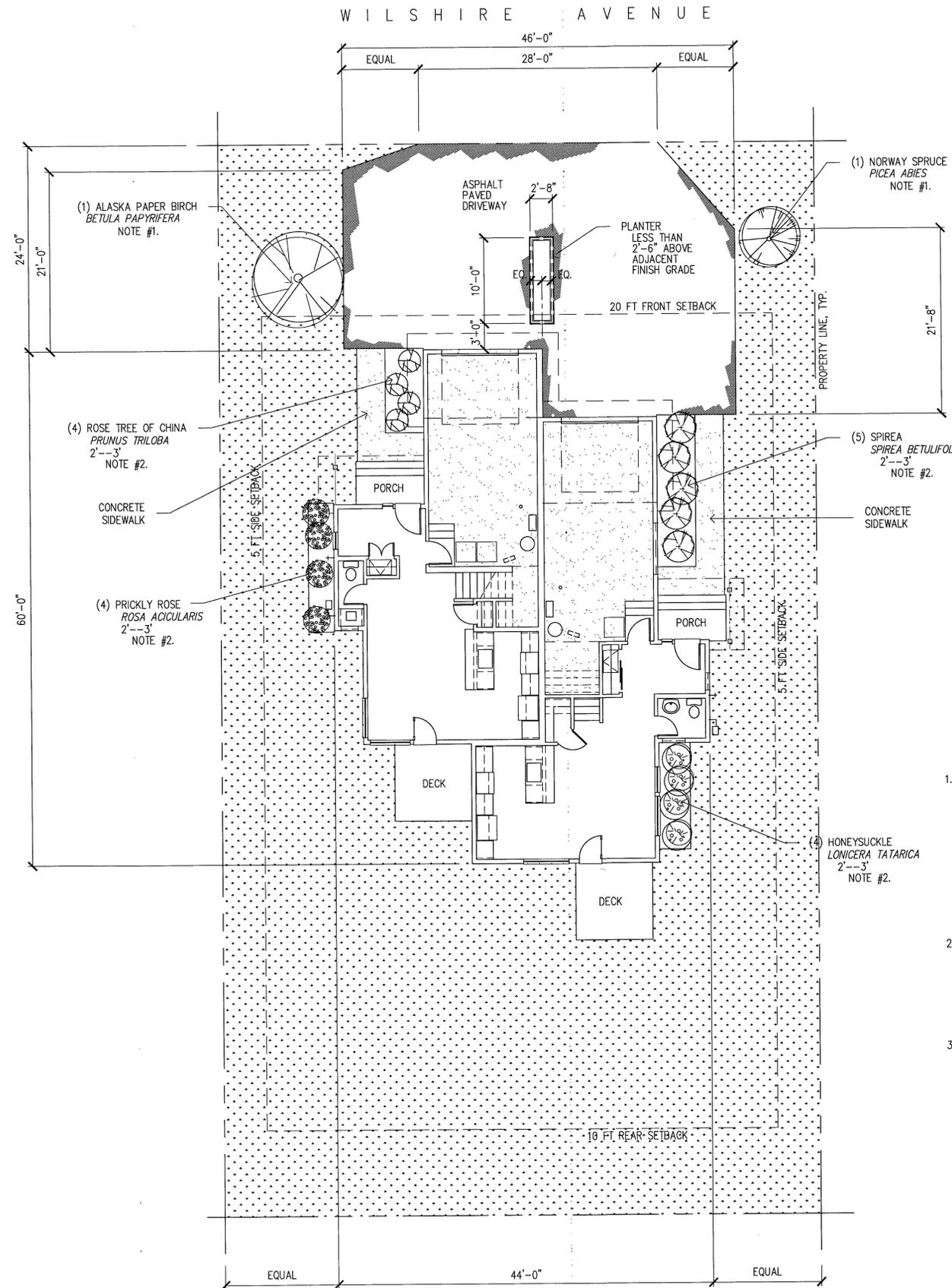
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ANCHORAGE, ALASKA

1 8/26/22
DR. BY: CLARK
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A2

3 of 23



LEGEND

LAWN GRASS
ALL AREAS OF SITE NOT OCCUPIED BY ASPHALT PAVING, CONCRETE SIDEWALK, PORCH/STEPS, PATIO, BUILDING FOOTPRINT OR LANDSCAPE BED

NOTES

- TREE PLANTING:**
PLANT PIT DIAMETER 3 X ROOT BALL DIAMETER.
SET ROOT BALL ON SOLID UNEXCAVATED SOIL PEDESTAL TO PREVENT SETTLING. LOOSEN SOIL AROUND PEDESTAL TO ENCOURAGE ROOT GROWTH.
STAKE WITH (3) 2 X 2 X 6 FT LONG CEDAR STAKES; EMBED 2 FT AND DO NOT PENETRATE ROOT BALL.
GUY AT 1/3 TREE HEIGHT USING FLEXIBLE MATERIAL TO ALLOW MOVEMENT IN THE WIND. REMOVE GUY AFTER ONE YEAR.
PLANT TREE WITH TRUNK FLARE 1" ABOVE ADJACENT FINISH GRADE.
MINIMUM TREE HEIGHT 8 FT.
MINIMUM CALIPER 1 INCH.
- SHRUB PLANTING:**
PLANT PIT DIAMETER 3 X ROOT BALL DIAMETER.
SET ROOT BALL ON SOLID UNEXCAVATED SOIL PEDESTAL TO PREVENT SETTLING. LOOSEN SOIL AROUND PEDESTAL TO ENCOURAGE ROOT GROWTH.
PLANT SHRUB WITH TRUNK FLARE 1" ABOVE ADJACENT FINISH GRADE.
MINIMUM SHRUB HEIGHT 1'-6".
- CONCRETE FLAT WORK:**
CONCRETE SIDEWALKS AND PATIO/STOOP SHALL SLOPE AWAY FROM BUILDING AT DOOR THRESHOLD AT MAX. 1:48; SHALL BE LEVEL/FLAT OR MAX. 1:48 CROSS SLOPE AT 45 AND 90 DEGREE TURNS; AND AT STRAIGHT RUNS ELSEWHERE SHALL SLOPE MAX. 1:20.

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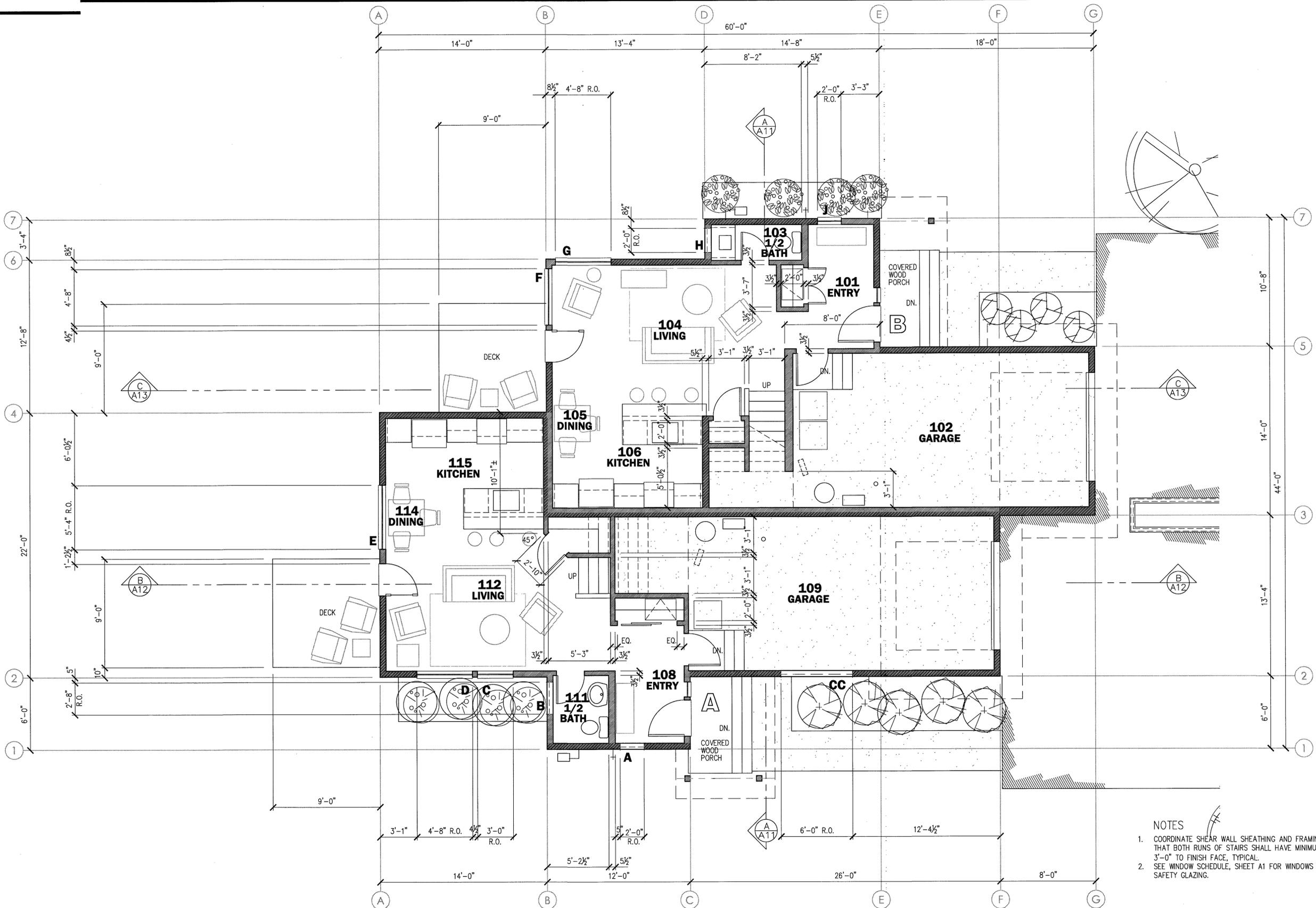
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Site/Landscape Plan

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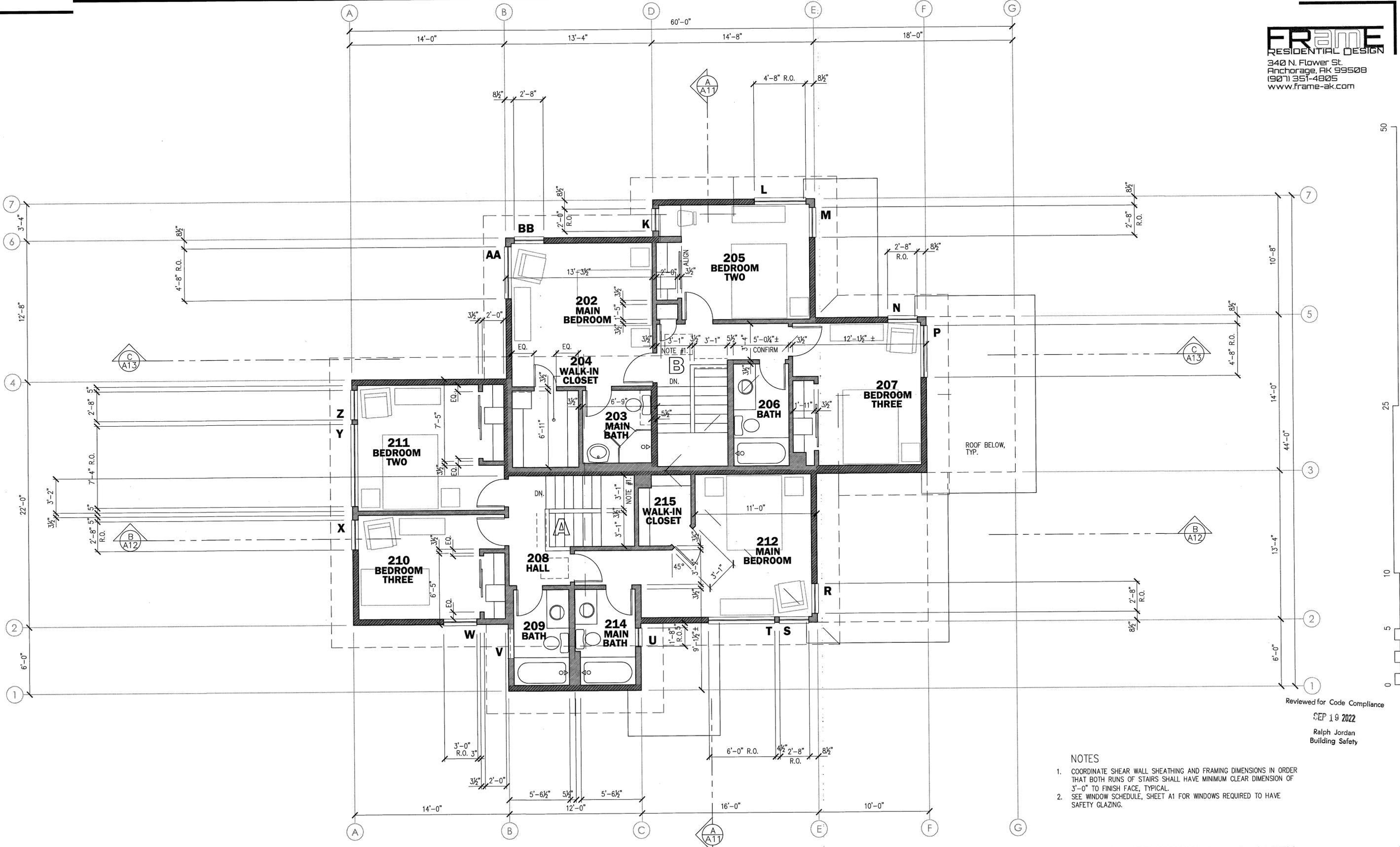
- NOTES**
- COORDINATE SHEAR WALL SHEATHING AND FRAMING DIMENSIONS IN ORDER THAT BOTH RUNS OF STAIRS SHALL HAVE MINIMUM CLEAR DIMENSION OF 3'-0" TO FINISH FACE, TYPICAL.
 - SEE WINDOW SCHEDULE, SHEET A1 FOR WINDOWS REQUIRED TO HAVE SAFETY GLAZING.

**Overall
First Floor Plan**



**COOK INLET HOUSING AUTHORITY
WILSHIRE AVE. DUPLEX
Lot 4, Spenard East Subdivision
1106 Wilshire Ave.
ANCHORAGE, ALASKA**

DR. BY: CLARK
DATE: 18 JUL 22



- NOTES**
- COORDINATE SHEAR WALL SHEATHING AND FRAMING DIMENSIONS IN ORDER THAT BOTH RUNS OF STAIRS SHALL HAVE MINIMUM CLEAR DIMENSION OF 3'-0" TO FINISH FACE, TYPICAL.
 - SEE WINDOW SCHEDULE, SHEET A1 FOR WINDOWS REQUIRED TO HAVE SAFETY GLAZING.

Overall
Second Floor Plan

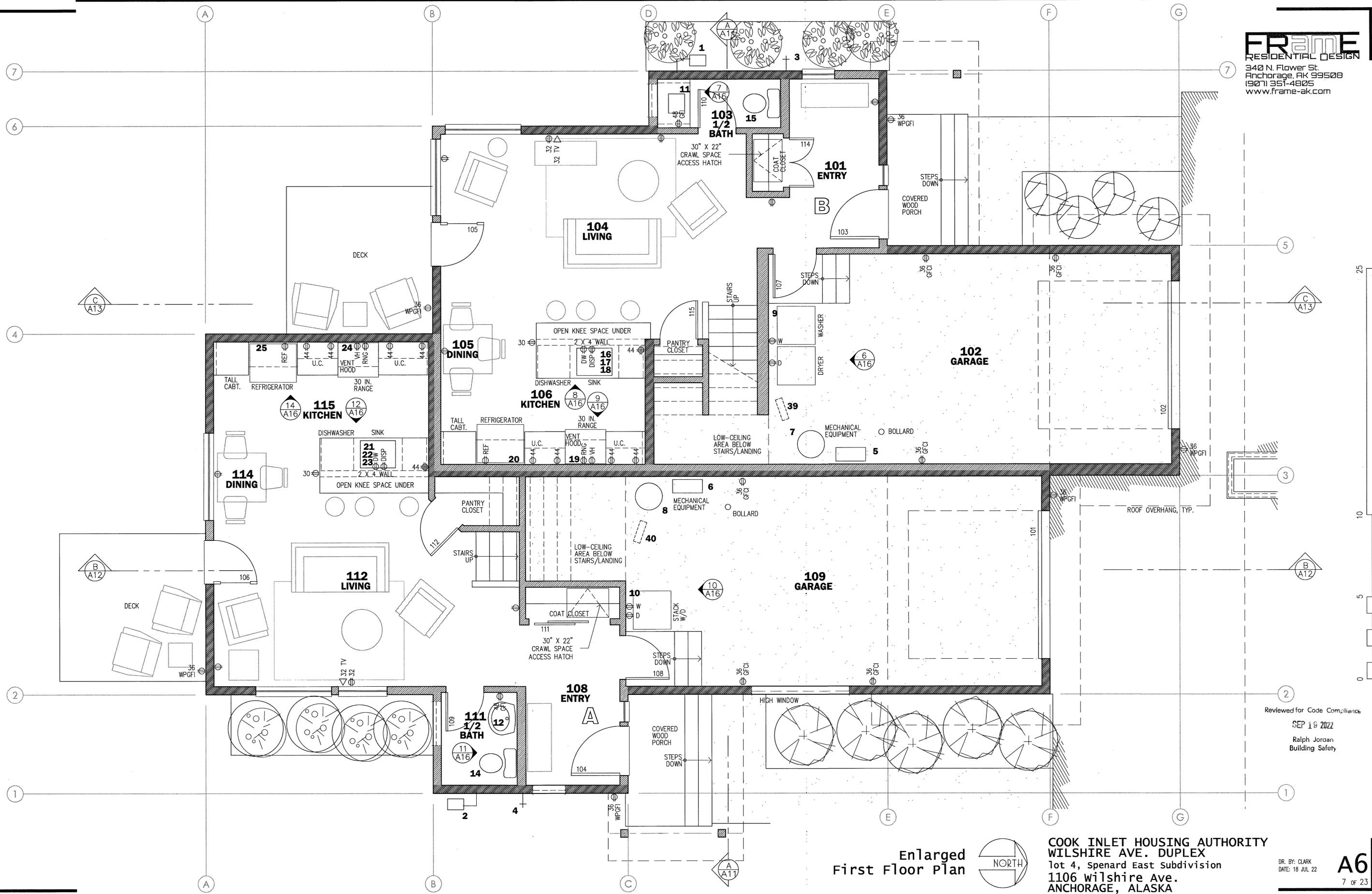


COOK INLET HOUSING AUTHORITY
WILSHIRE AVE. DUPLEX
101 4, Spenard East subdivision
1106 Wilshire Ave.
ANCHORAGE, ALASKA

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SEP 19 2022
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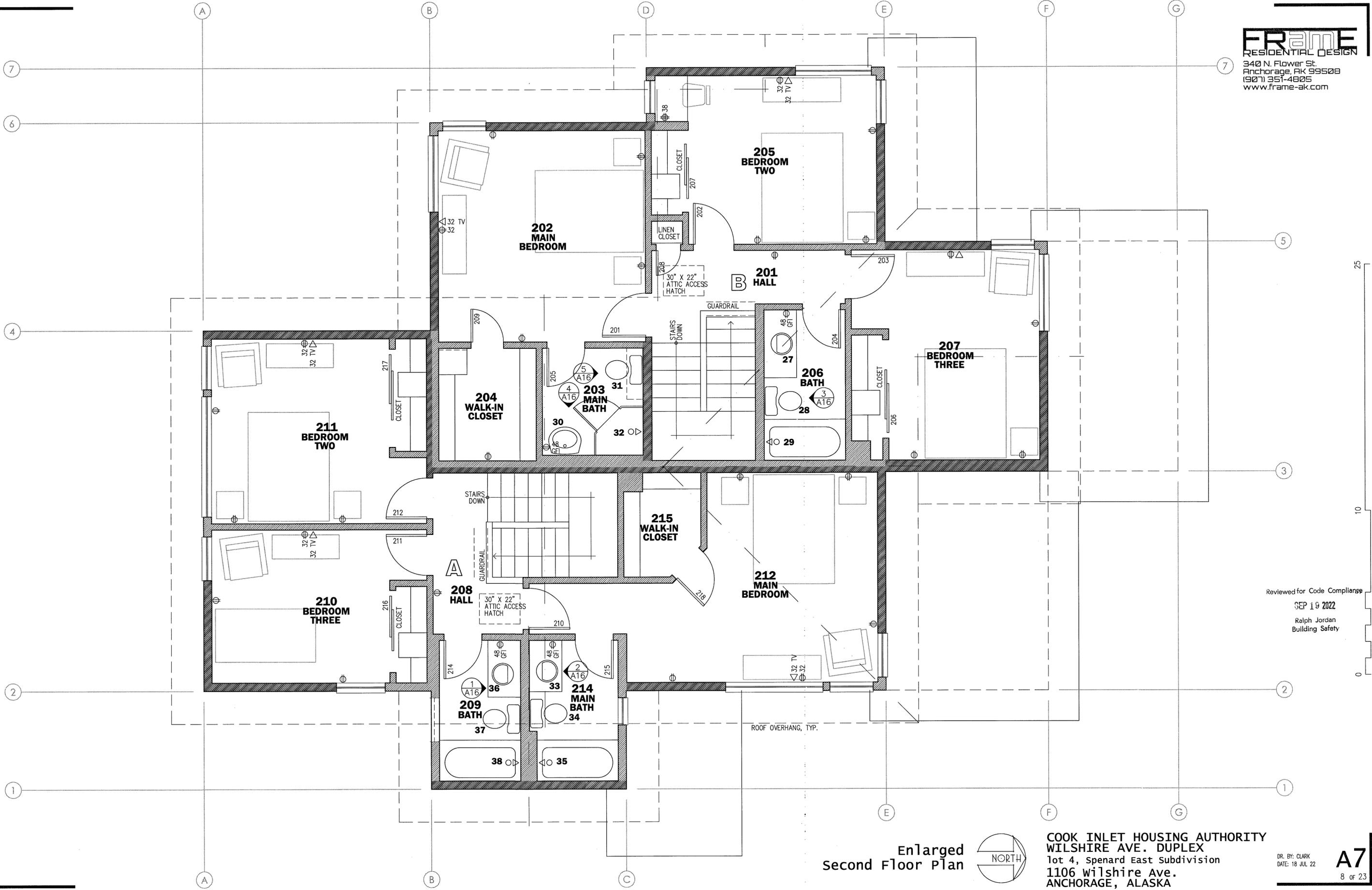
Enlarged
First Floor Plan



COOK INLET HOUSING AUTHORITY
WILSHIRE AVE. DUPLEX
lot 4, Spenard East Subdivision
1106 Wilshire Ave.
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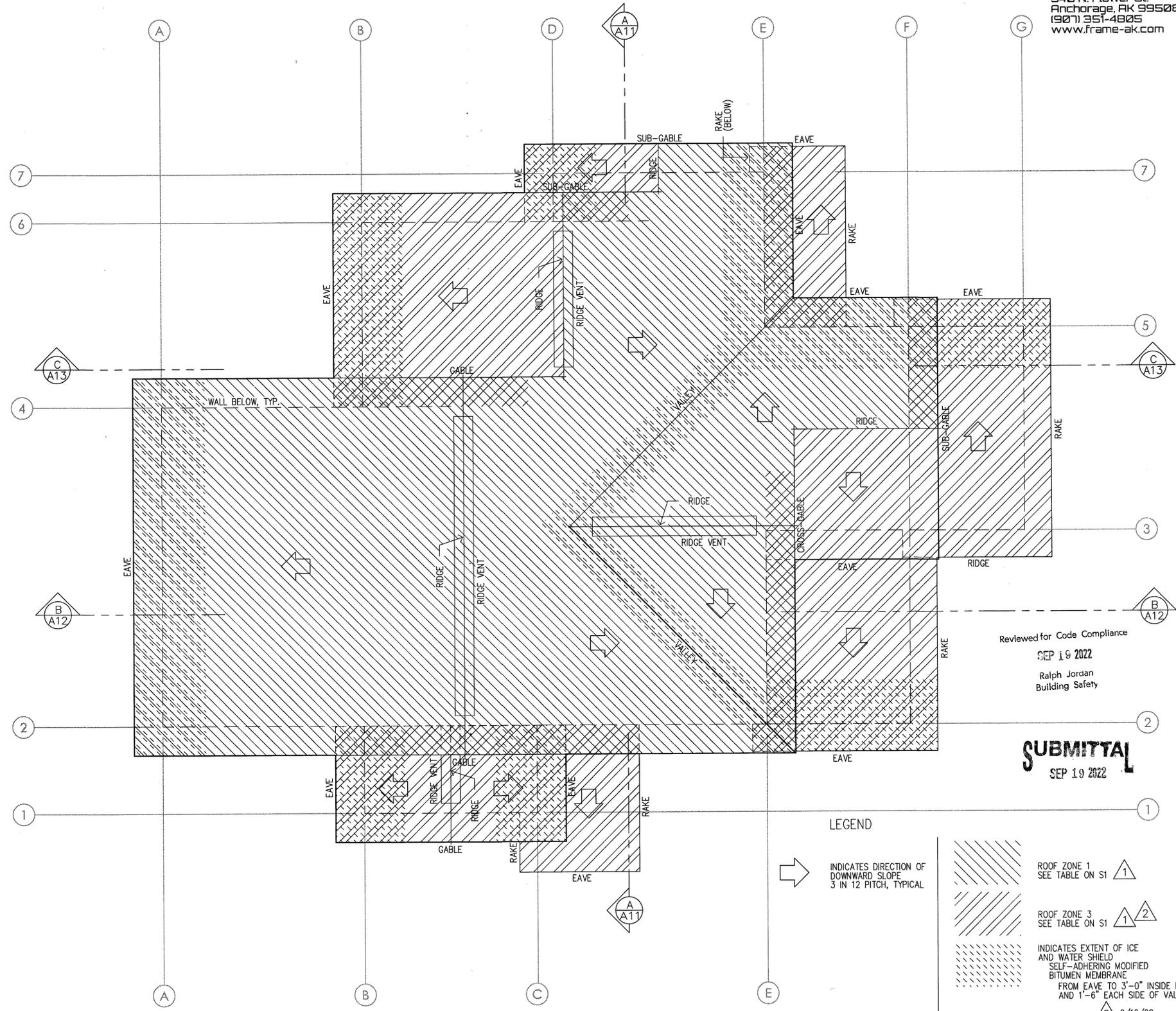
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Enlarged
Second Floor Plan



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LEGEND

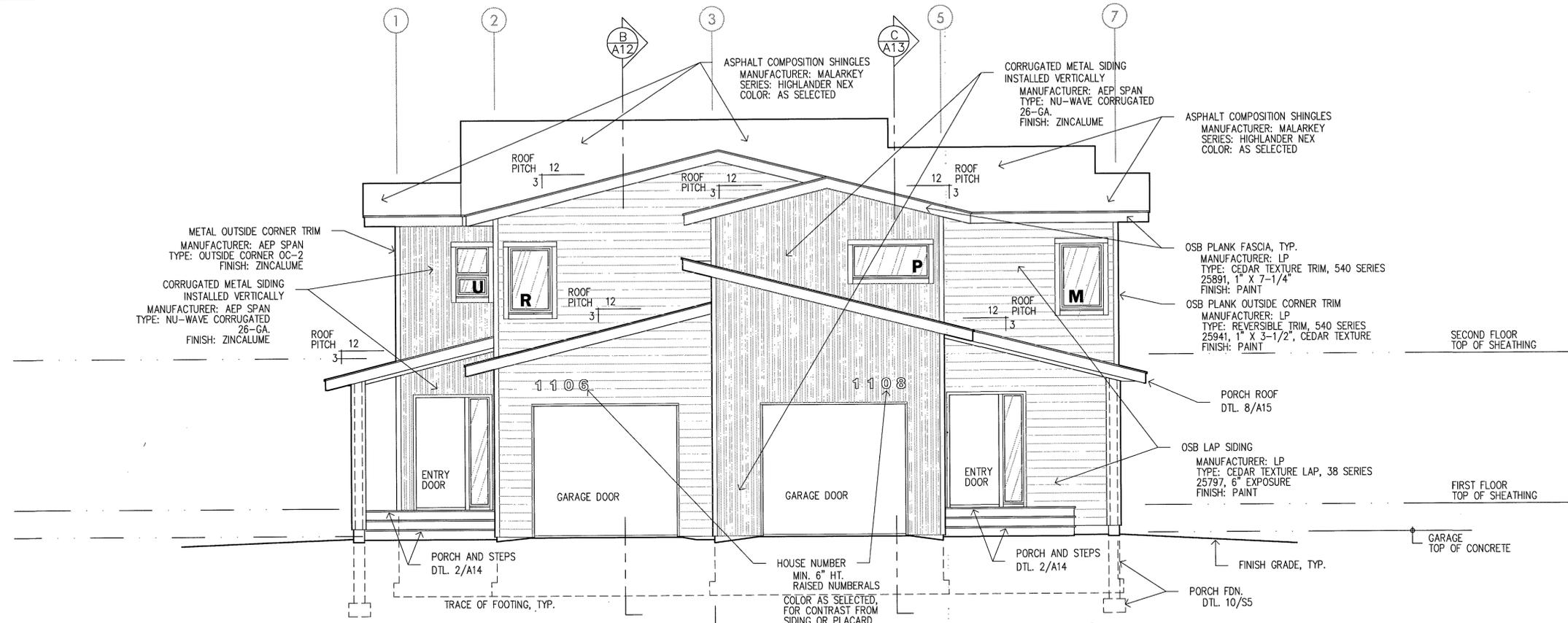
- ➡ INDICATES DIRECTION OF DOWNWARD SLOPE 3 IN 12 PITCH, TYPICAL
- ▨ ROOF ZONE 1 SEE TABLE ON S1
- ▨ ROOF ZONE 3 SEE TABLE ON S1
- ▨ INDICATES EXTENT OF ICE AND WATER SHIELD SELF-ADHERING MODIFIED BITUMEN MEMBRANE FROM EAVE TO 3'-0" INSIDE EXT. WALLS AND 1'-6" EACH SIDE OF VALLEYS

Roof Plan

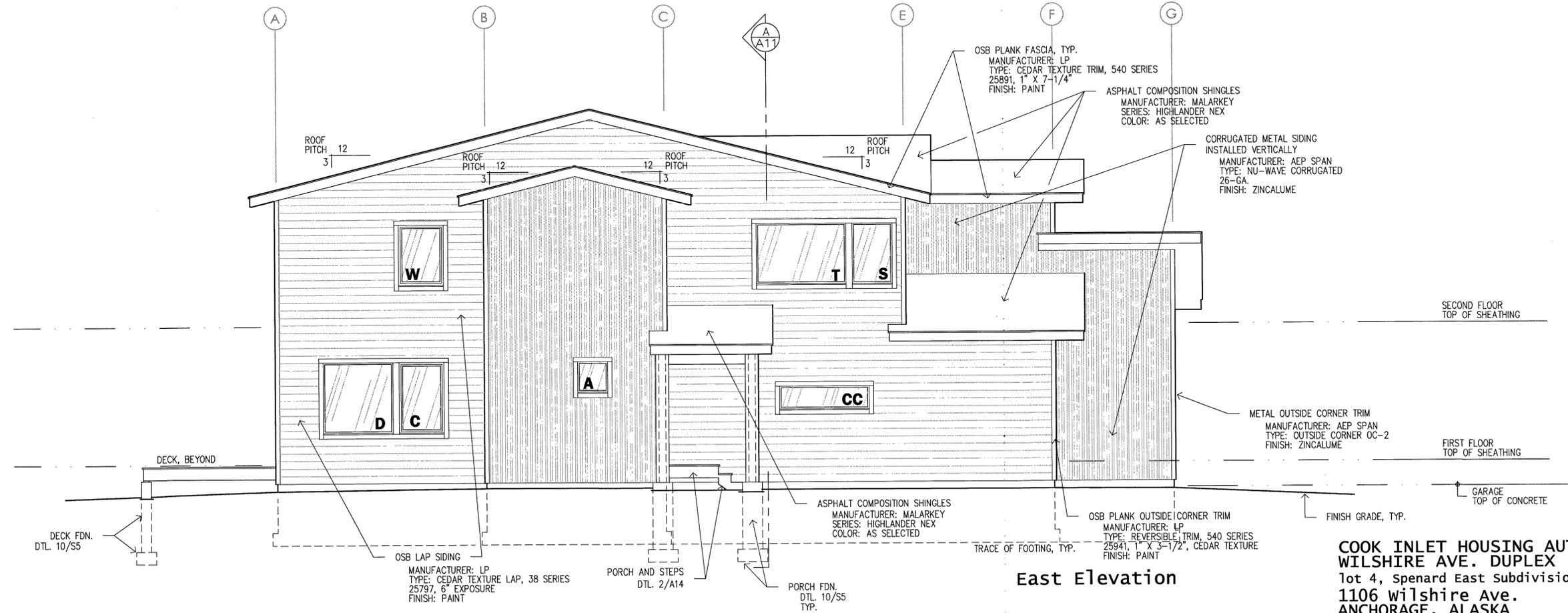
COOK INLET HOUSING AUTHORITY
WILSHIRE AVE. DUPLEX
lot 4, Spenard East subdivision
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ANCHORAGE, ALASKA



2 9/16/22
1 8/26/22
DATE: 18 JUL 22



North Elevation

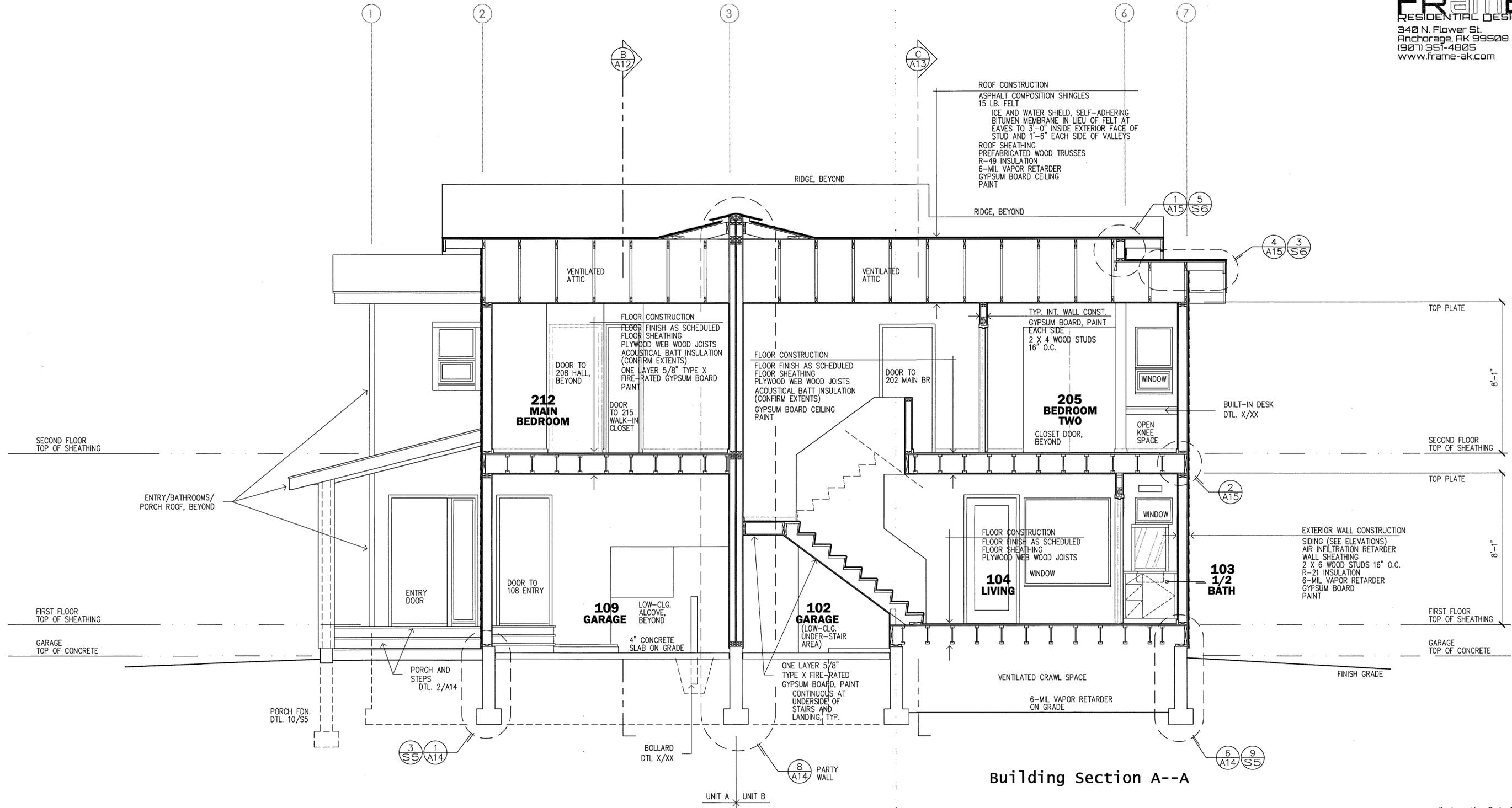


East Elevation

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WILSHIRE AVE. DUPLEX
Tot 4, Spenard East Subdivision
1106 Wilshire Ave.
ANCHORAGE, ALASKA

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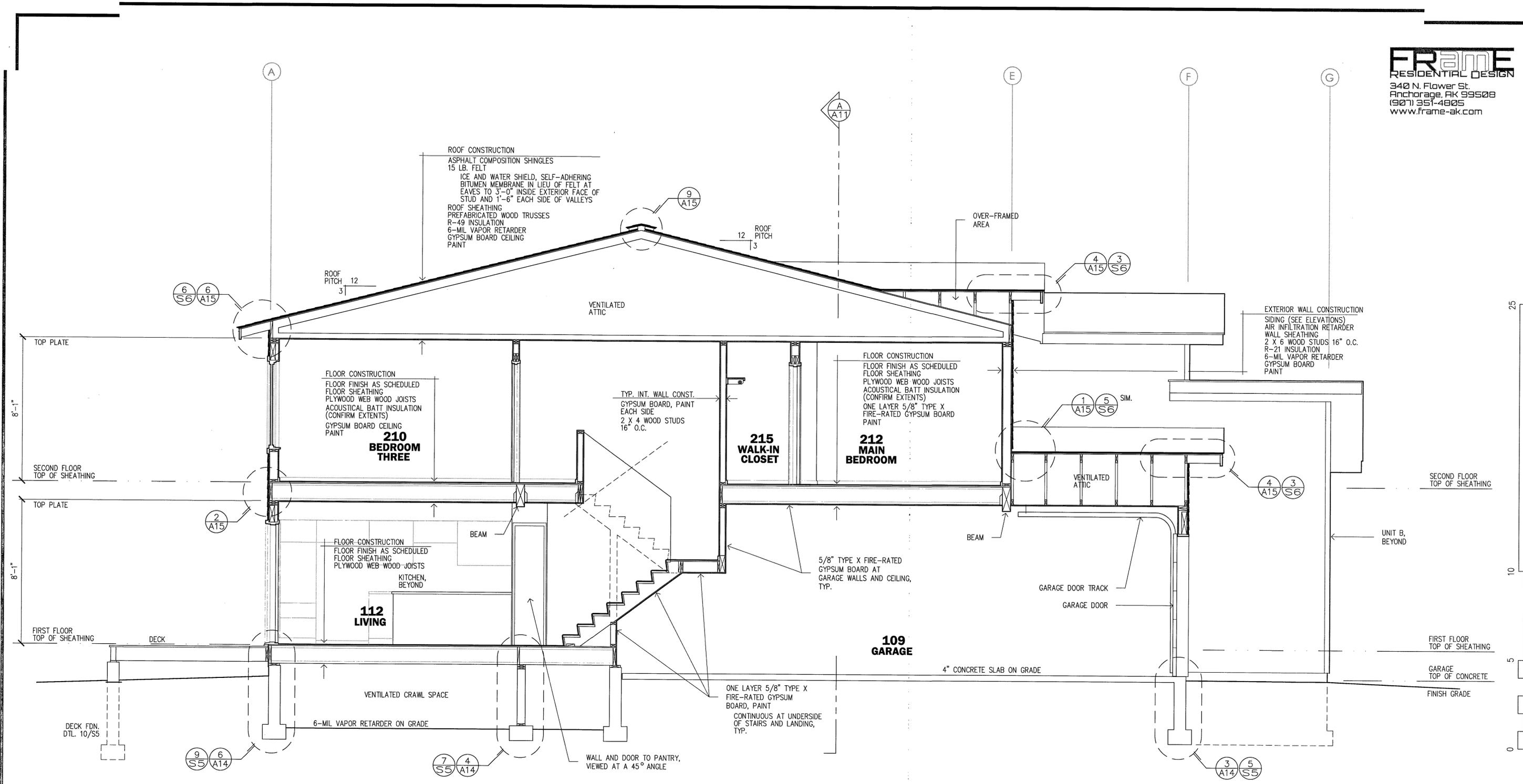


Building Section A--A

Reviewed for Code Compliance
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WILSHIRE AVE. DUPLEX
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ANCHORAGE, ALASKA

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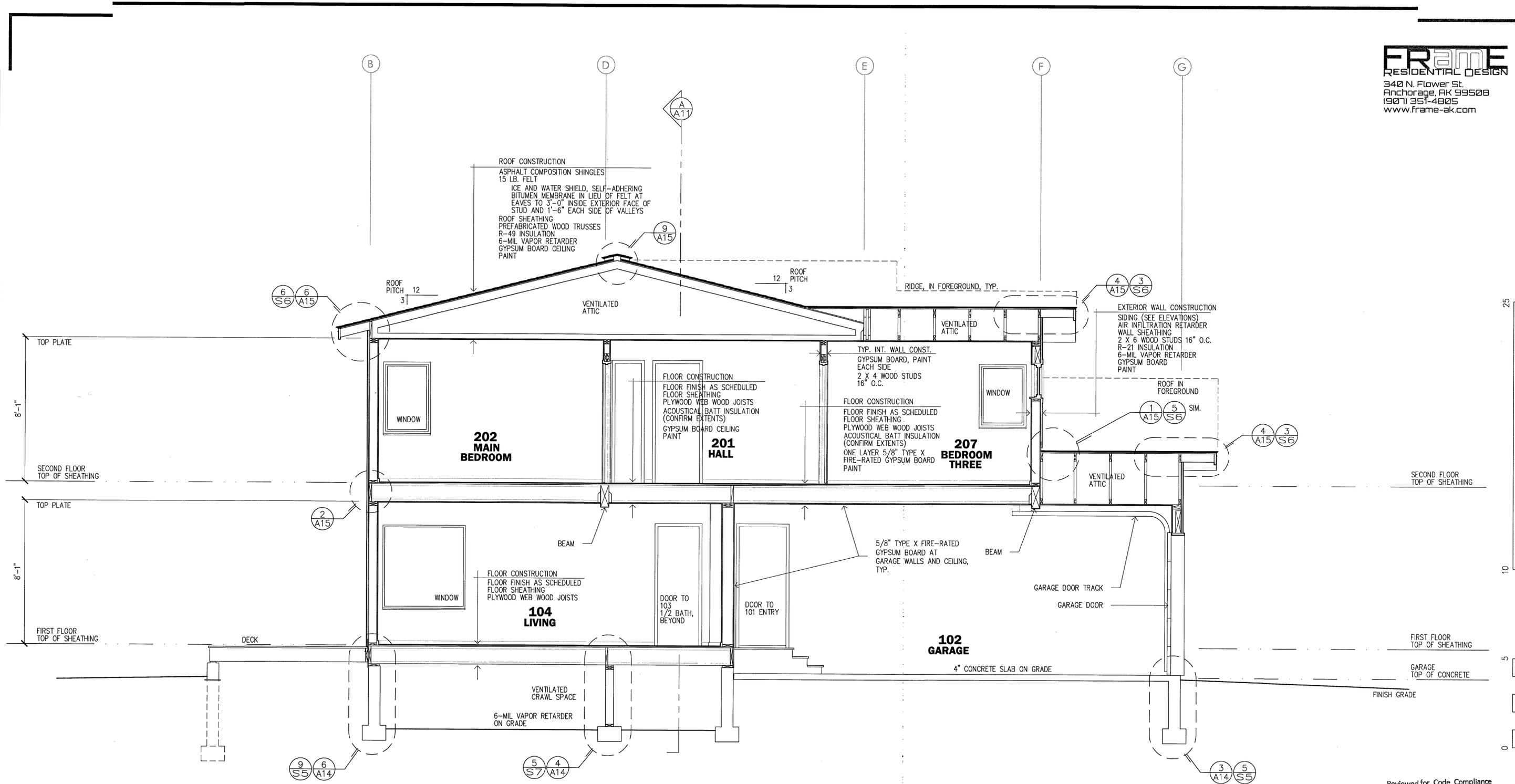


Building Section B--B
UNIT A

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WILSHIRE AVE. DUPLEX
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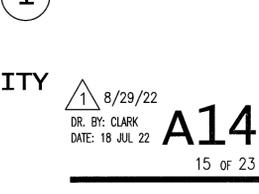
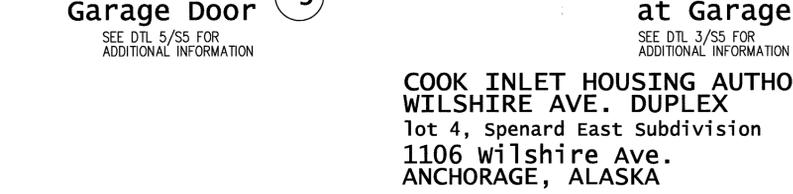
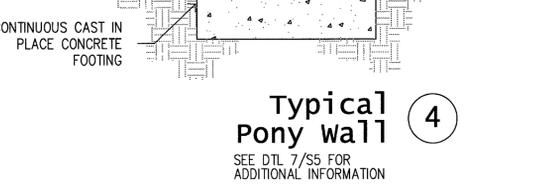
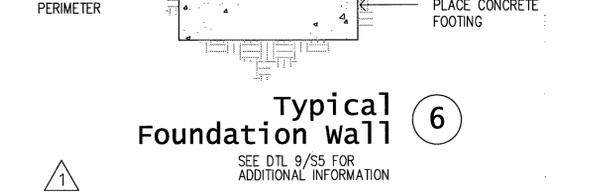
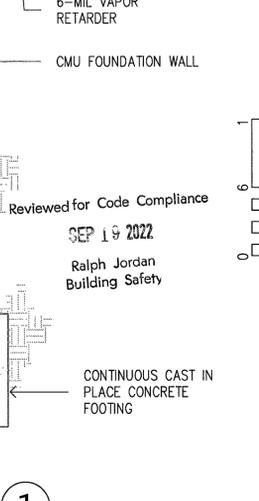
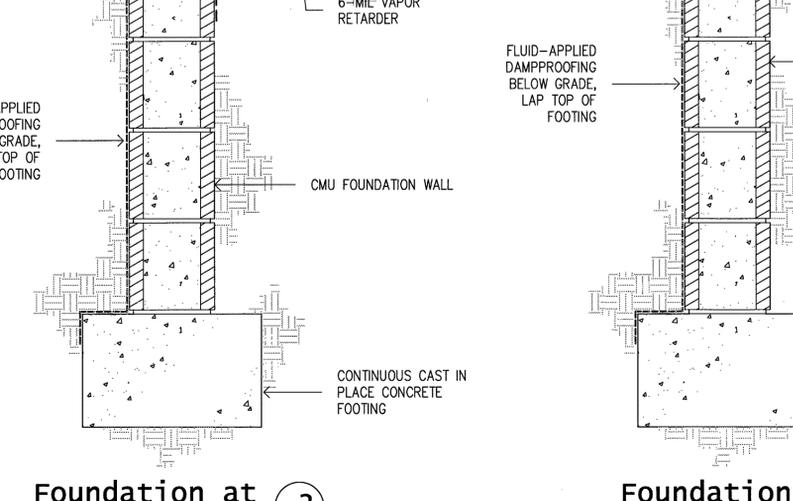
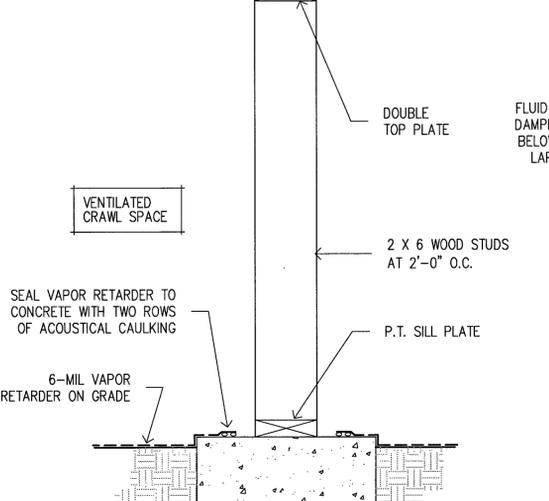
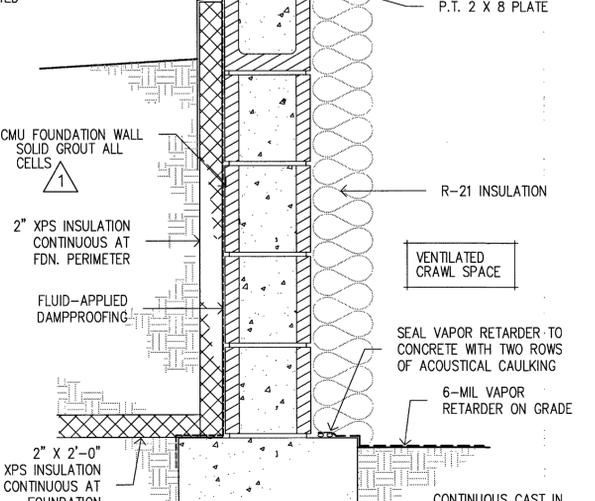
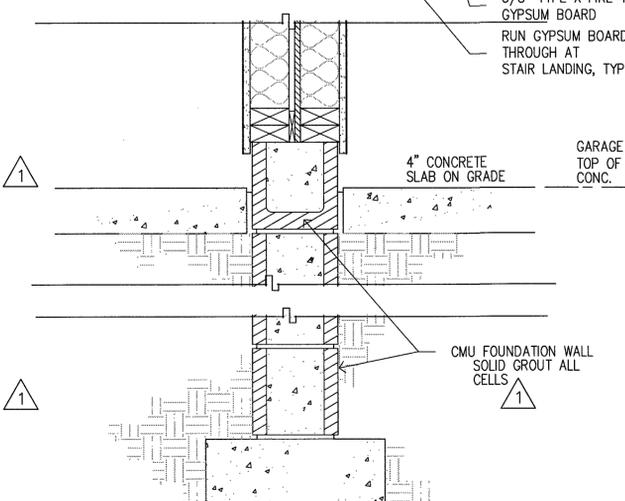
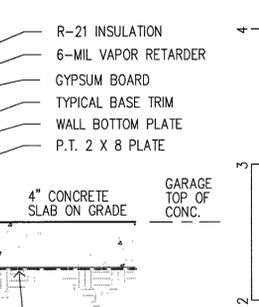
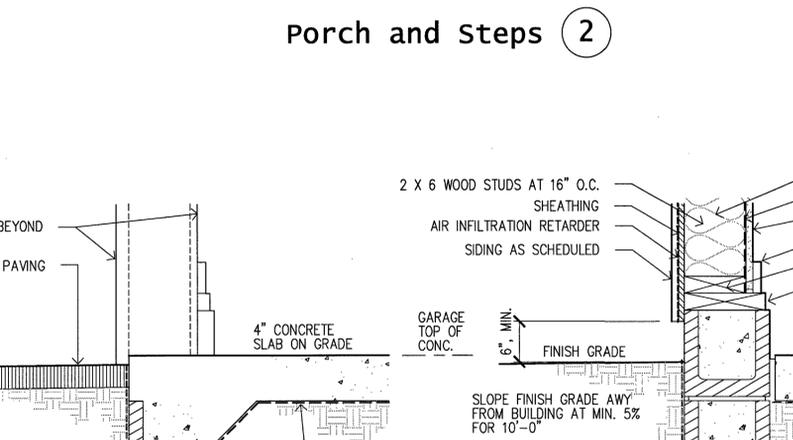
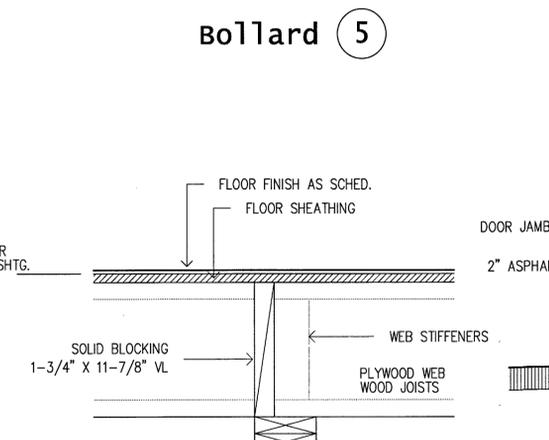
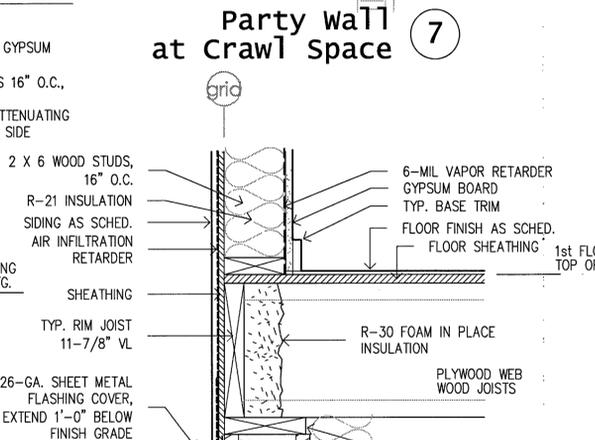
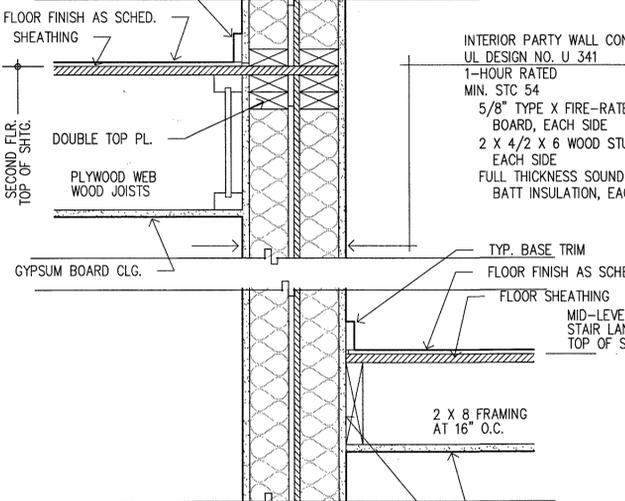
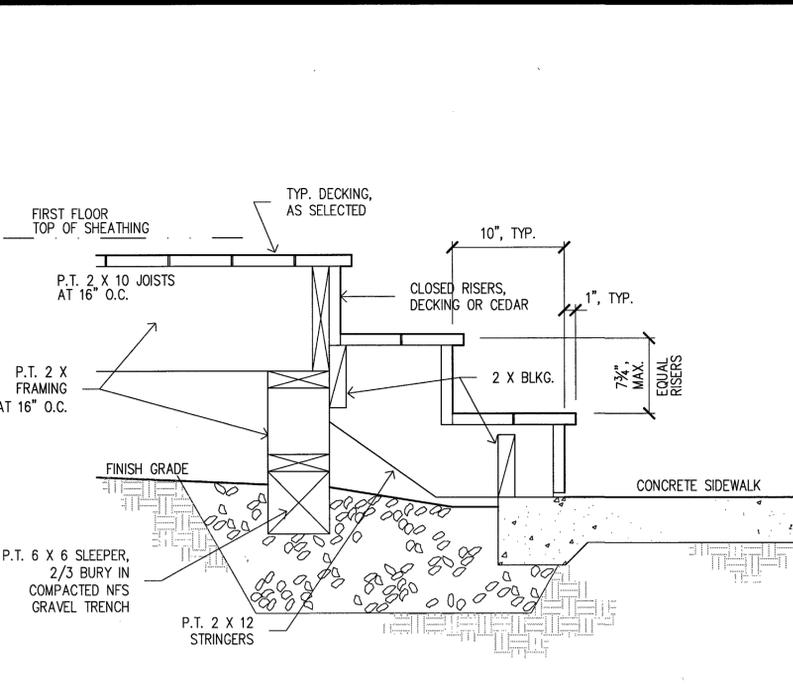
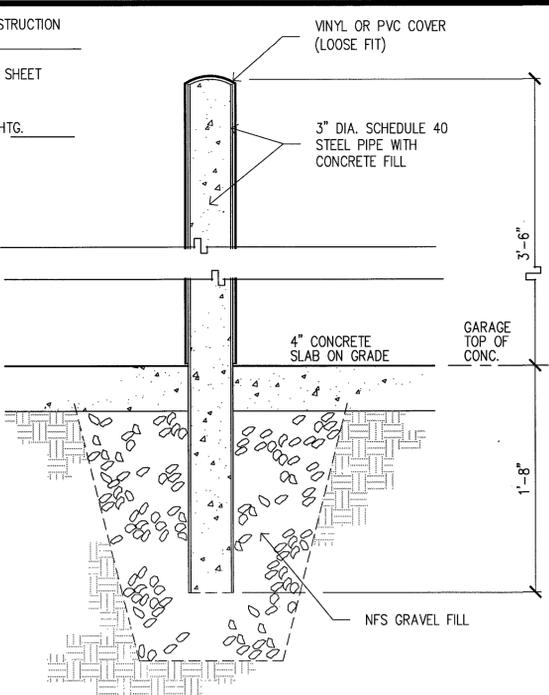
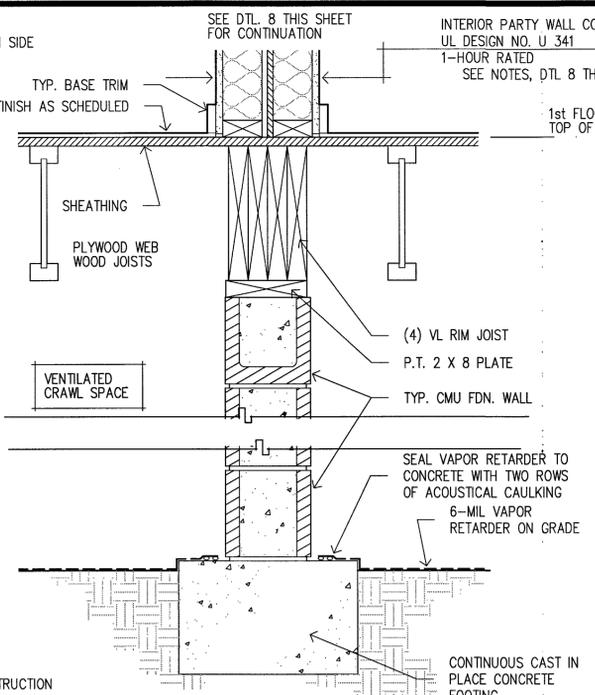
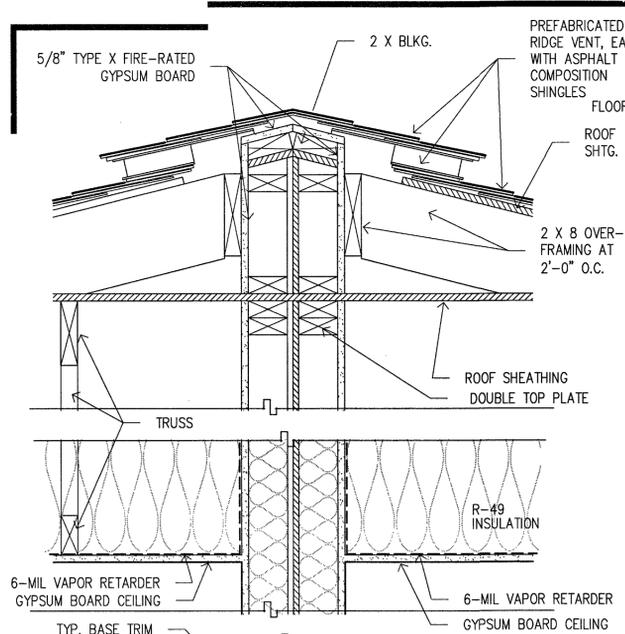
Building Section C--C
UNIT B

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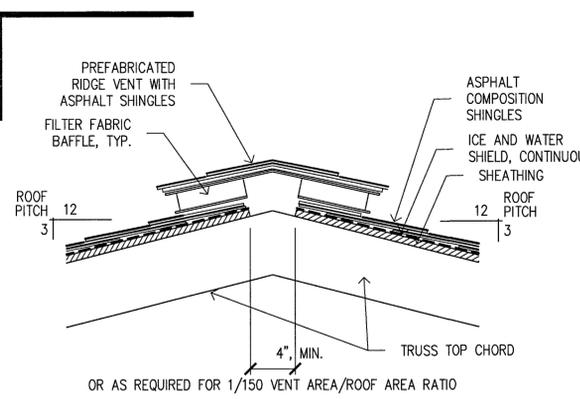
COOK INLET HOUSING AUTHORITY
WILSHIRE AVE. DUPLEX
lot 4, Spenard East Subdivision
1106 Wilshire Ave.
ANCHORAGE, ALASKA

SUBMITTAL
SEP 07 2022

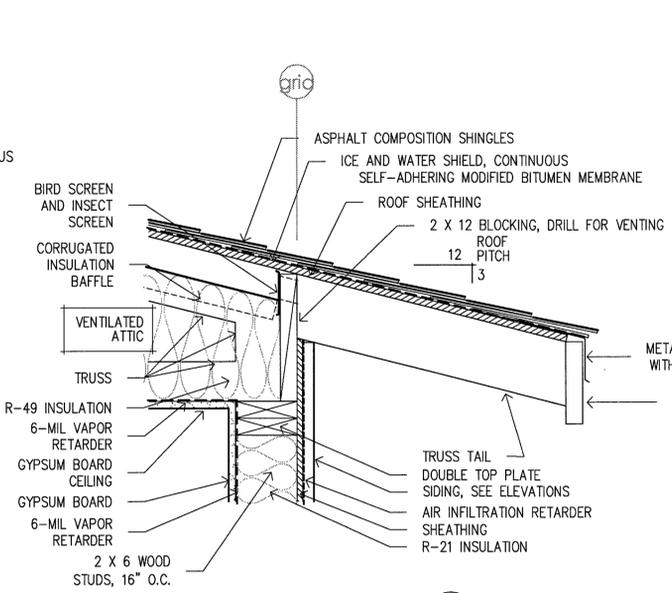
R 22-2251



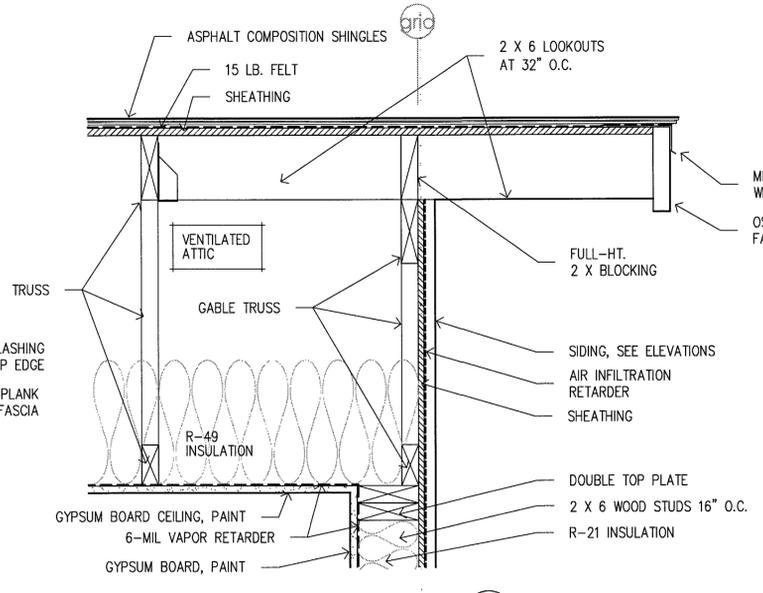
COOK INLET HOUSING AUTHORITY
WILSHIRE AVE. DUPLEX
lot 4, Spenard East subdivision
1106 Wilshire Ave.
ANCHORAGE, ALASKA
8/29/22
DR. BY: CLARK
DATE: 18 JUL 22
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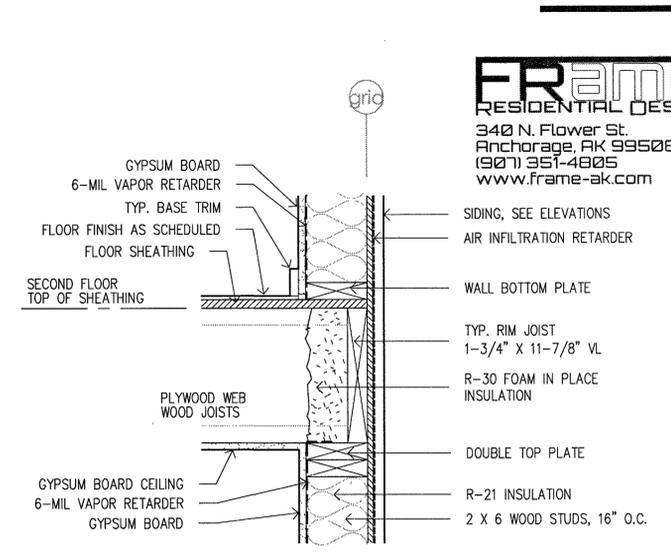
Ridge vent 9



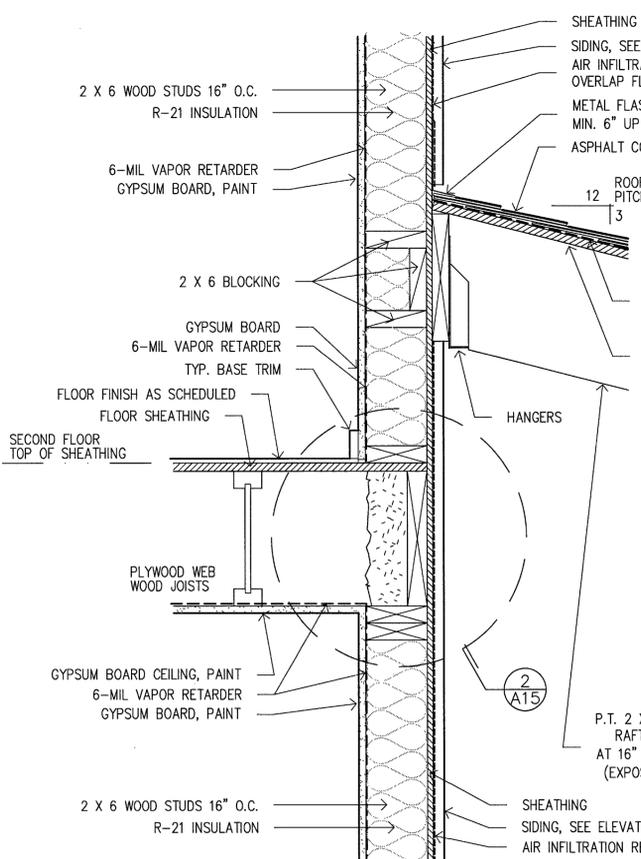
Typical Eave 6
SEE DTL 6/S6 FOR ADDITIONAL INFORMATION



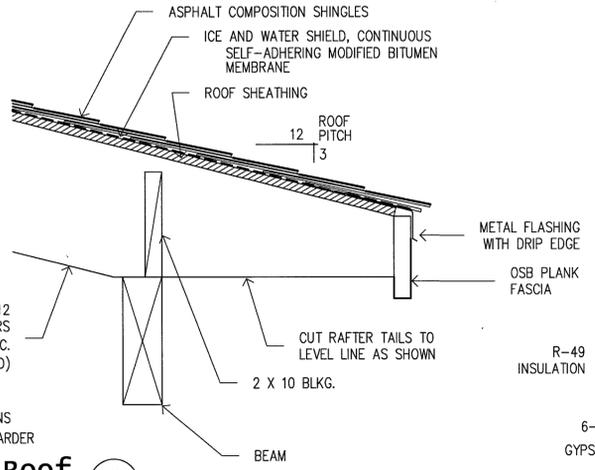
Typical Rake 4
SEE DTL 3/S6 FOR ADDITIONAL INFORMATION



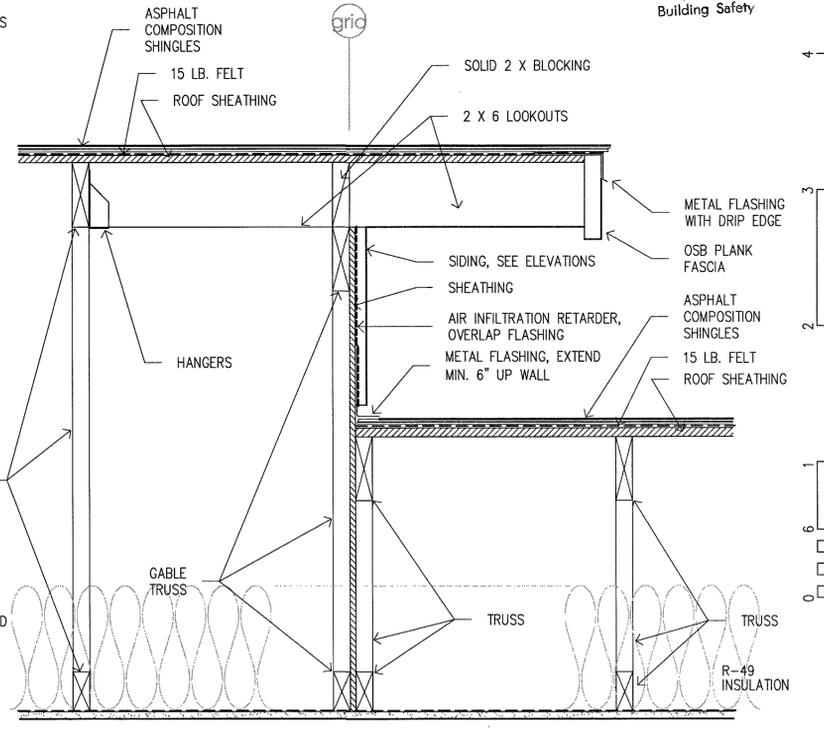
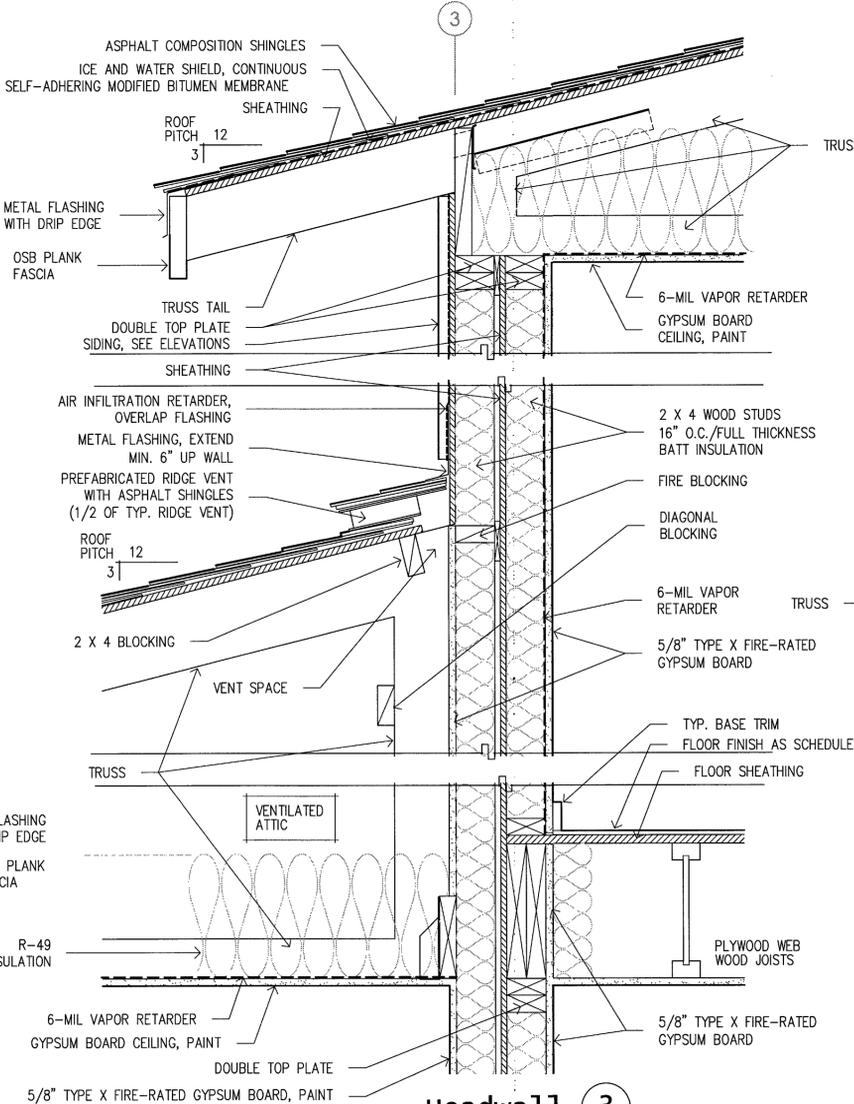
Rim Joist 2



Porch Roof Eave/Headwall 8
UNIT B, SHOWN
UNIT A, SIMILAR/OPPOSITE HAND
SEE DTL 1/S6 FOR ADDITIONAL INFORMATION



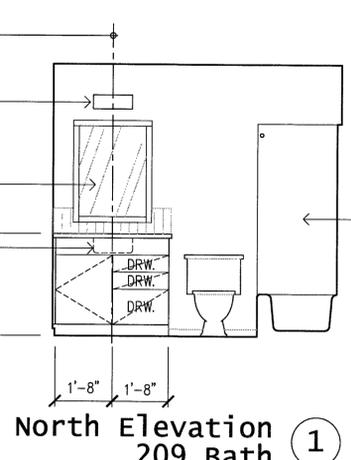
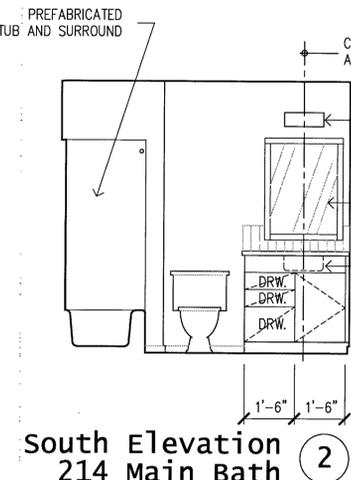
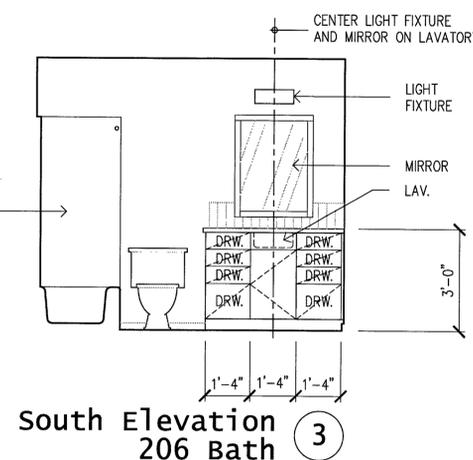
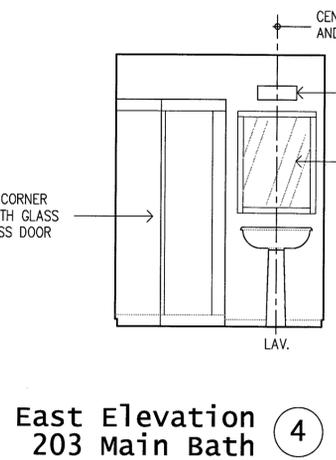
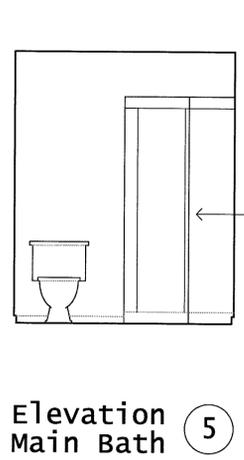
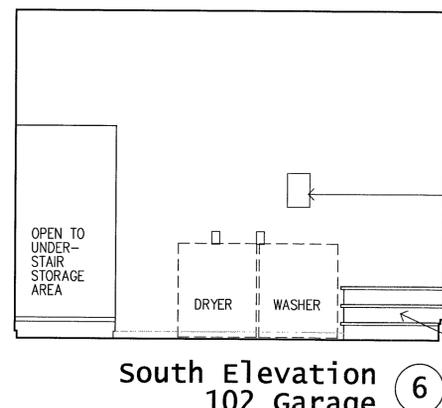
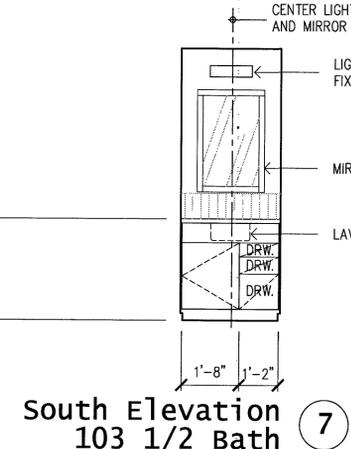
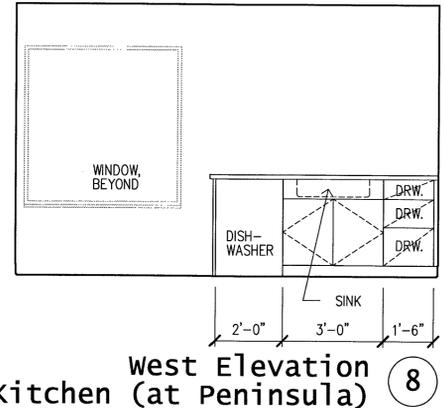
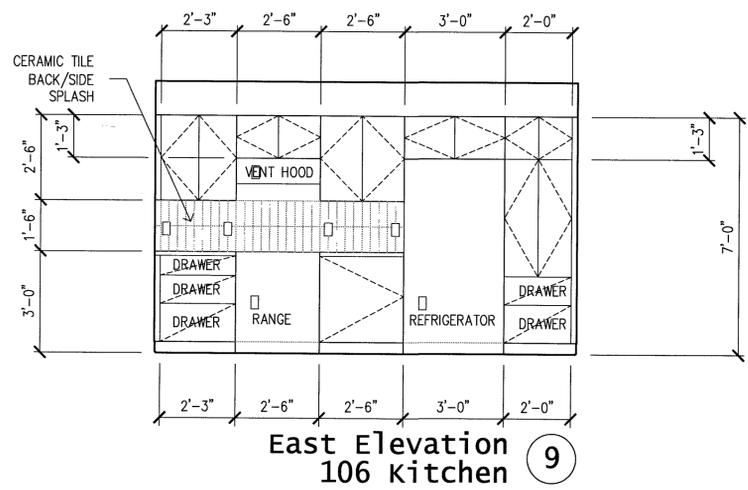
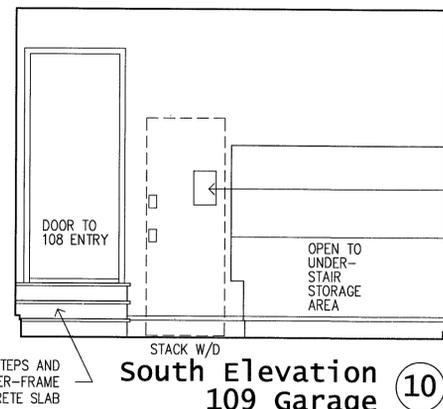
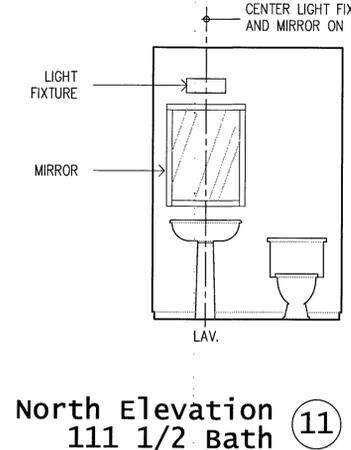
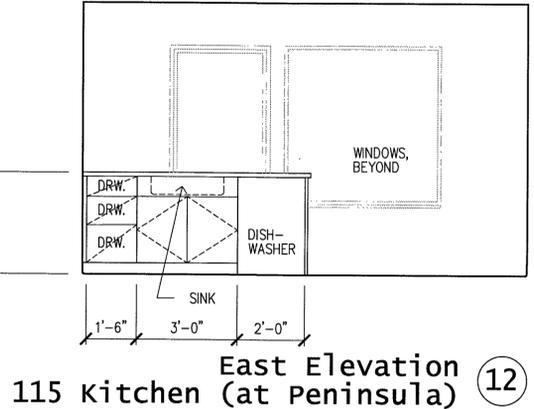
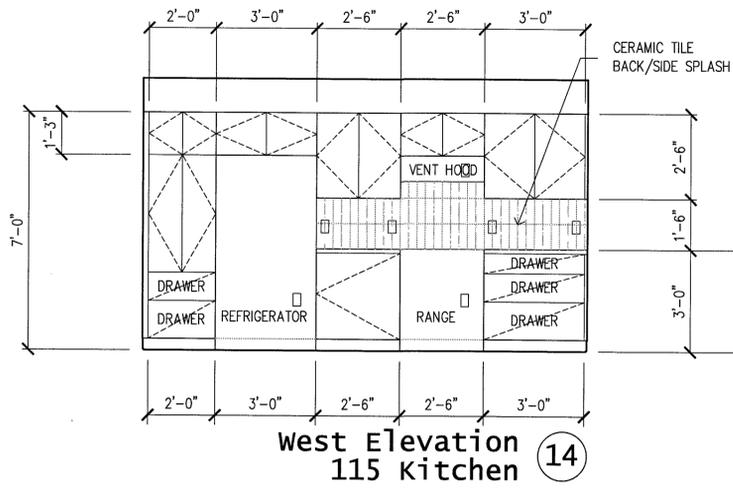
Headwall 3
SEE DTL 4/S6 AND 6/A15 FOR ADDITIONAL INFORMATION



Sidewall 1
SEE DTL 5/S6 FOR ADDITIONAL INFORMATION

**COOK INLET HOUSING AUTHORITY
WILSHIRE AVE. DUPLEX
Lot 4, Spenard East subdivision
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ANCHORAGE, ALASKA**

Reviewed for Code Compliance
SEP 19 2022
Ralph Jordan
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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 = .015 * W_s ASD SDS = 1.005
 Use Group I SD1 = 0.700
 Design Category D Ss = 1.500
 Site Class D S1 = 0.677
 R = 6.5 IS = 1.0

Seismic Load Analysis Simplified Design Procedure

SNOW
 Roof Snow, P_f 40 psf
 Ground Snow, P_g 57 psf
 Exposure Factor, C_e 1.0
 Thermal Factor, C_t 1.0
 Importance Factor, I_s 1.0

LOADS
 Snow 40 psf
 Snow Seismic 8 psf
 Roof Dead 15 psf
 Roof Live 20 psf
 Floor Dead 15 psf
 Floor Live 40 psf
 Exterior Walls 8 psf
 Interior Walls 6 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.
 Retaining wall design by equivalent fluid pressure. Soil weight assumed to be 40 pcf.

LATERAL LOAD RESISTING SYSTEM
 Light frame walls with wood shear panels.



SOILS

- Allowable bearing strength assumed to be 1,500 psf, with 33% increase for seismic or wind loads unless noted otherwise.

CONCRETE

- 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".
- Concrete reinforcement to be ASTM A615, grade 60, deformed bars.



CMU

- Masonry units to be normal weight, fully grouted and reinforced per #3 below.
- All masonry shall be solid grout, Type M or S Mortar and mechanically consolidated.
- 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.
- F_m = 2500 psi

WOOD

- Framing lumber assumed Hem-Fir, #2 or better. Bottom plates at concrete assumed treated #2 Hem-Fir.
- Truss lumber assumed Doug Fir.
- 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.
- 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.
- Multiple stud splices - use two rows 16d com at 6" o.c., min.
- Multiple LVL - splice with two rows 16d com at 6" o.c., 2" from top and 2" from bottom.
- 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.
- Glulam members - single span, rated 24F-V4, DF/DF; multiple span, rated 24F-V8, DF/DF.
- 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.
- 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.
- Fastener and diaphragm values per IBC 2000, corrected for Hem-Fir.
- Plywood may be substituted for OSB, same thickness, same APA rating.
- 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.
- 8d nails can substitute for 14-ga. staples, unless noted otherwise.
- Anchor bolts per schedule; all else IBC minimum 5/8" x 12" at 4'-0" o.c.
- Hold downs and anchor bolts shown are Simpson, or as approved by MOA.
- Hold down values per Simpson Hem-Fir tables.
- GWB per IBC minimum; not used for shear.
- Hangers, straps, saddles and other hardware are as manufactured by Simpson Strong-Tie. Values are corrected for Hem-Fir as required.

STEEL

- Plate, channel, angle - ASTM A36; wide flange - ASTM A992, Gr. 50
- Anchor bolts and machine bolts - ASTM A307, ASTM A1554
- HSS [round, square, rectangular sections] - ASTM A500, Gr. B, F₁ = 46ksi
- Pipe - ASTM A53, Gr. B, F_y = 35 ksi

Shear Wall Design Values

(Hem-Fir, ESR 1539 dated 7/1/15)

| Wall | Vall ⁶ | Sheathing | Studs | Members with abutting panels | Nails | | |
|------|-------------------|-----------------------|----------------|--|--------------------------|---------------------------|--|
| | | | | | Boundary nail | Field nail | Btm. plate attach. |
| N1 | 326 | 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 | 419 | 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 | 544 | 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 | 652 | 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 | 838 | 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 | 1088 | 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 | 1209 | 19/32" OSB, two sides | 2x at 16" o.c. | 3x or (2) 2x stitch with (2) 16d at 3" | .148 at 2" o.c. | .148 at 12" o.c. | Dbl. rim, two rows .161 x 3" at 2" |
| N8 | 1618 | 19/32" OSB, two sides | 2x at 16" o.c. | 3x or (2) 2x stitch with (2) 16d at 3" | .148 at 2" o.c. | .148 at 12" o.c. | Dbl. rim, two rows SDS1/4 x 3 at 4" |

- 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.
- 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.
- Bottom plate attachment assumes solid members below.
- Where bottom plates rest directly on concrete or masonry, anchor bolt schedule supercedes bottom plate fastening schedule. 3" x 3" 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.
- Hem-Fir framing lumber, per ESR 1539 dated 7/1/15, wind or seismic. All values < / = SDPWS-08, Table 4.3A, adjusted per 4.3.3, ASD, seismic, where Vall = [V_{nom}/2]^{1.5} [1.5-G].
- Multiple stud splices - use two rows 16d com at 6" o.c., min.

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. |
| 7 | 5/8" x 12" | at | 12" o.c. |

Hold Downs

| Call-out | Strap or hold down | Chord | Anchor bolt | Embed. concrete | Embed. concrete | Allowable load (lbs.) |
|----------|--------------------|--------|-------------|------------------------|------------------------|-----------------------|
| 1 | (1) MST37 | (2) 2x | | | | 2,828 |
| 2 | (1) MST48 | (2) 2x | | | | 4,073 |
| 3 | (1) MST60 | (2) 2x | | | | 5,200 |
| 4 | (1) MST72 | (2) 2x | | | | 5,800 |
| 5 | (2) MST48 | (4) 2x | | | | 8,146 |
| 6 | HDU2 | (2) 2x | 5/8" | 7" into footing u.n.o. | 7" into footing u.n.o. | 2,215 |
| 7 | HDU4 | (2) 2x | 5/8" | 7" into footing u.n.o. | 7" into footing u.n.o. | 3,285 |
| 8 | HDU5 | (3) 2x | 5/8" | 7" into footing u.n.o. | 7" into footing u.n.o. | 4,065 |
| 9 | HDU8 | (2) 2x | 7/8" | 7" into footing u.n.o. | 7" into footing u.n.o. | 4,305 |
| 10 | HDU8 | (3) 2x | 7/8" | 7" into footing u.n.o. | 7" into footing u.n.o. | 5,665 |
| 11 | HDU11 | (4) 2x | 1" | See dfts. | See dfts. | 6,865 |
| 12 | HDU11 | (5) 2x | 1" | See dfts. | See dfts. | 8,045 |
| 13 | HDU14 | (4) 2x | 1" | See dfts. | See dfts. | 10,350 |
| 14 | HD12 | (3) 2x | 1-1/8" | See dfts. | See dfts. | 11,055 |
| 15 | HD12 | (4) 2x | 1-1/8" | See dfts. | See dfts. | 15,510 |
| 16 | FSC | 2x | | | | 1,570 |
| 17 | MSTC48B3 | 2x | | | | 3,380 |
| 18 | MSTC66B3 | 2x | | | | 3,820 |

Roof Design

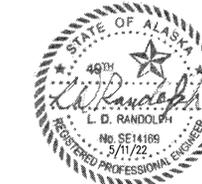
See Sht. S6 for roof zone locations

| 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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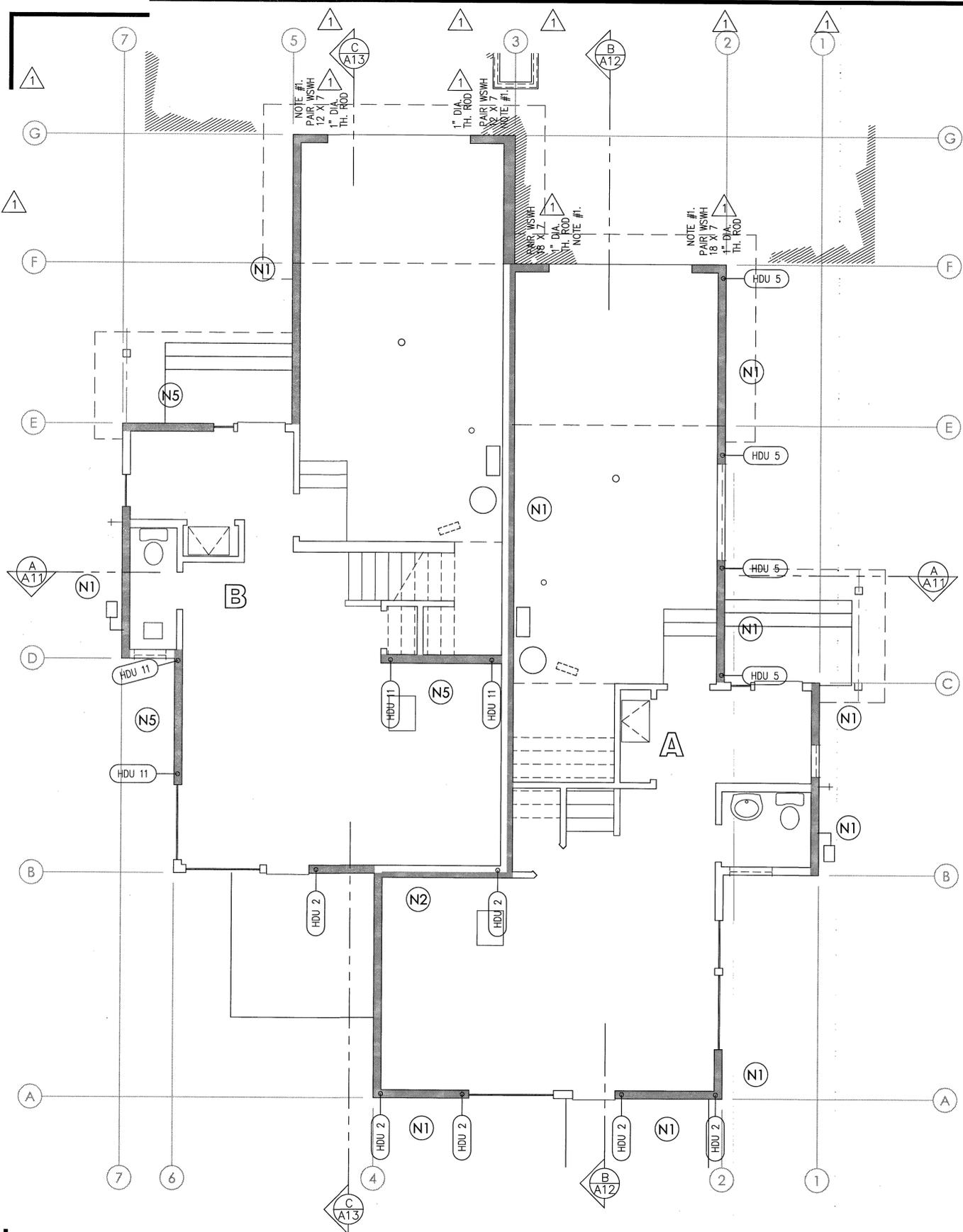
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 Lot 4, Spenard East Subdivision
 1106 Wilshire Ave.
 ANCHORAGE, ALASKA

8/26/22
 DR. BY: CLARK
 DATE: 18 JUL 22

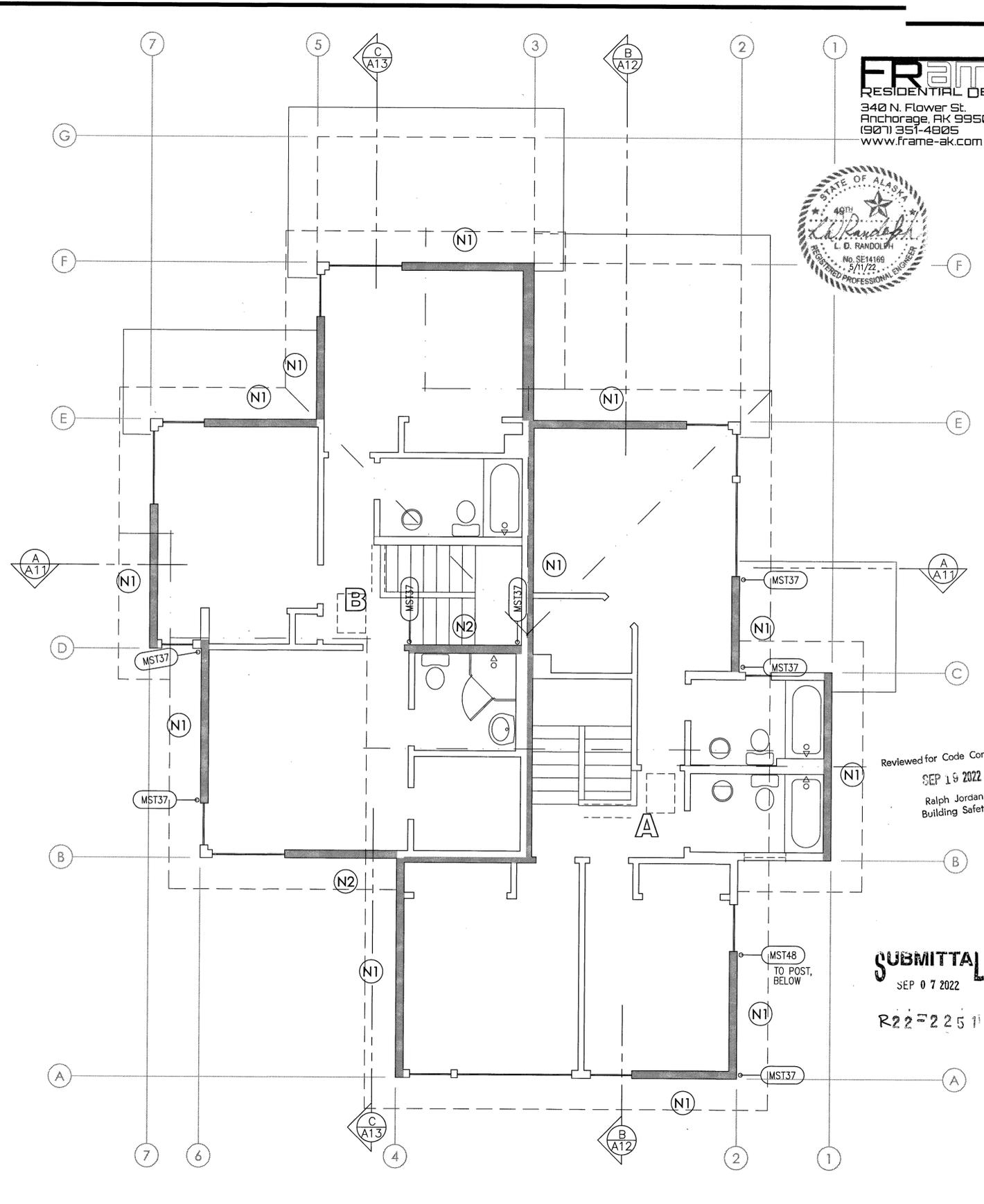
S1
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**First Floor
Shear Wall Plan**



**Second Floor
Shear Wall Plan**

NOTE
1. WSWH INSTALLATION SHALL BE AS PER SIMPSON STRONG WALL SHEAR WALL CATALOG C-L-SW21, TO INCLUDE WSWH-PS STRAPS AND WSWH-TP TOP SHEAR CONNECTOR.

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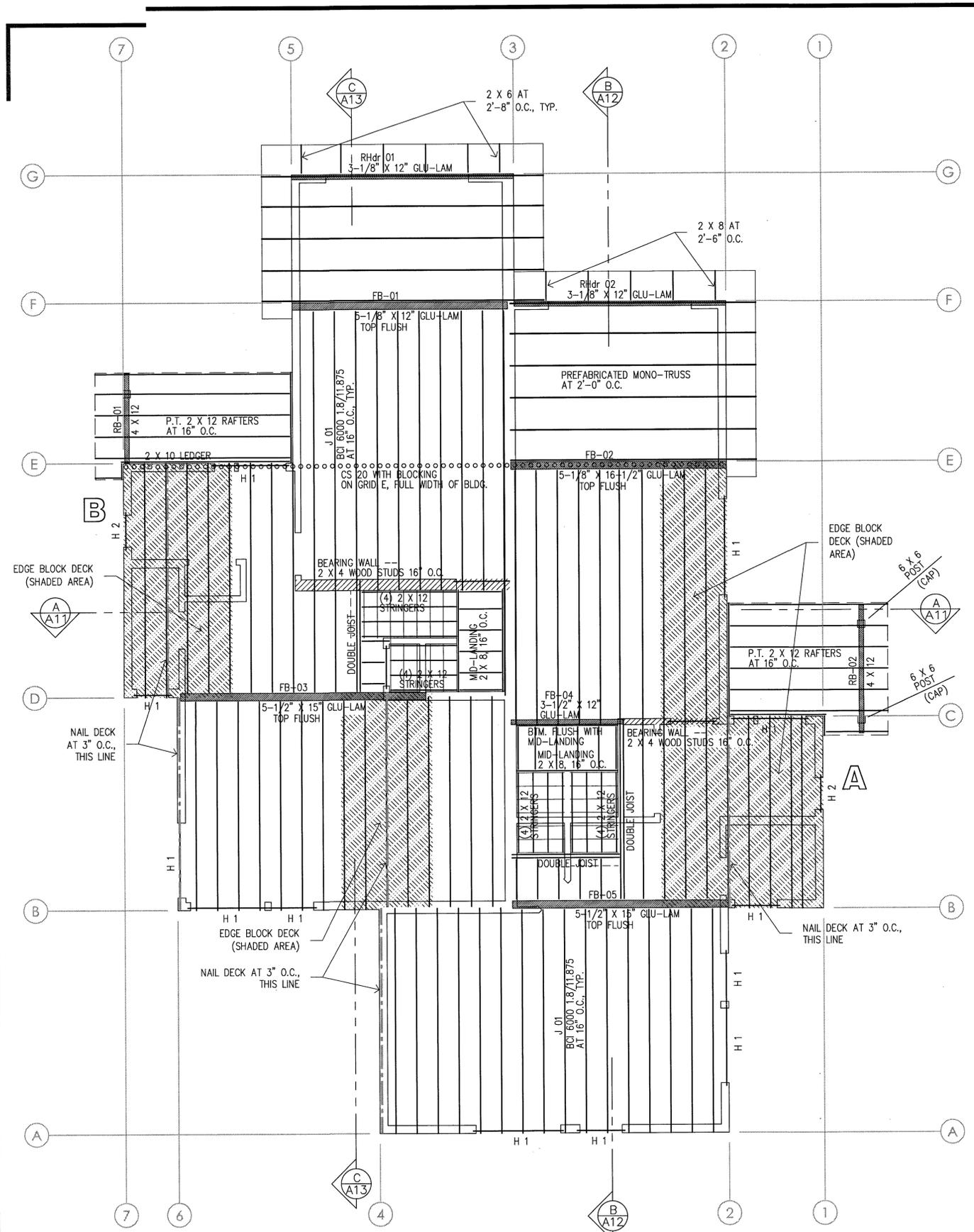
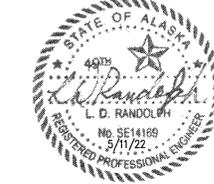


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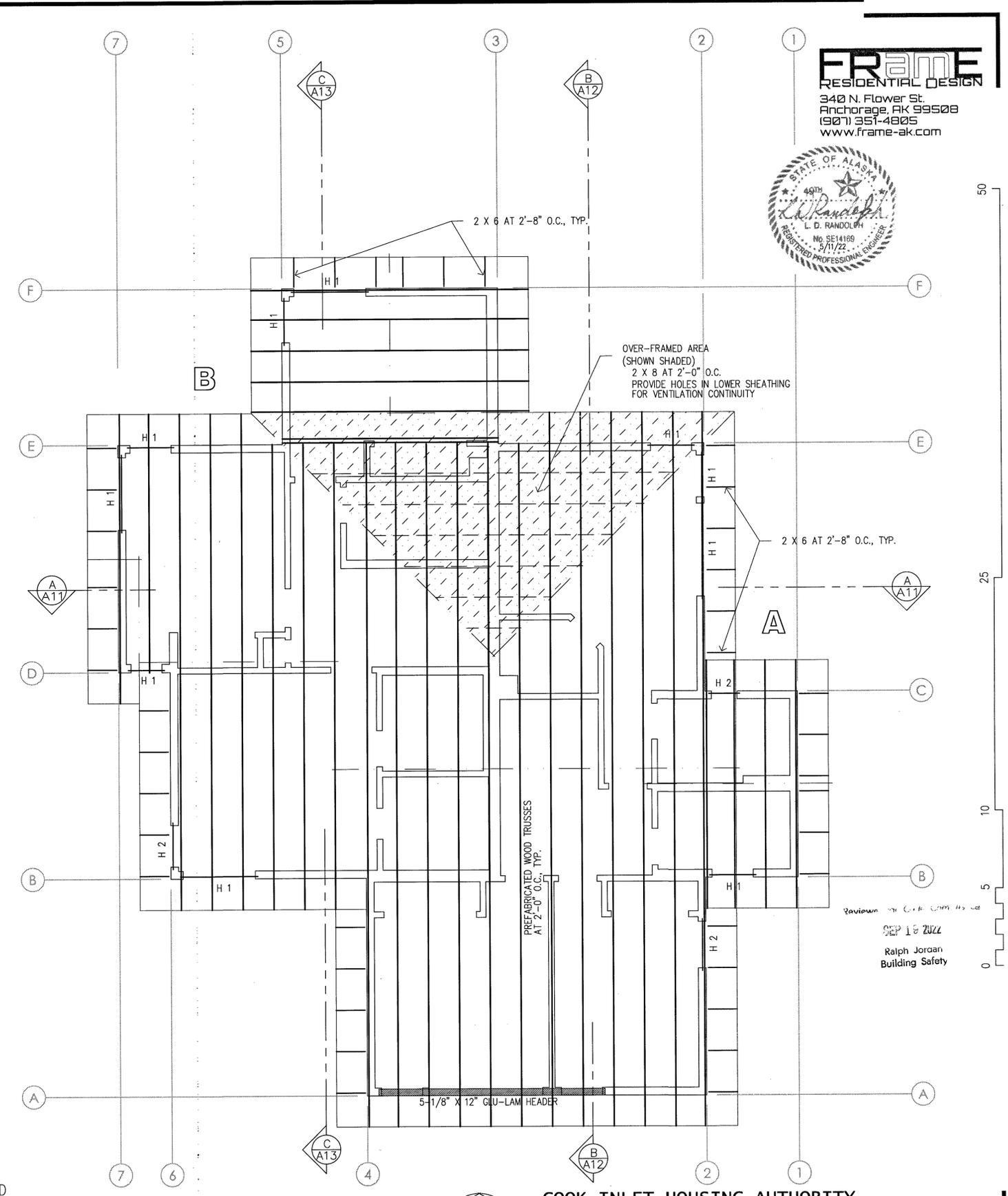
S3
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Second Floor/Low Roof Framing Plan

LEGEND
HEADERS
H1 4 X 12 H.F. NO. 2
H2 4 X 8 H.F. NO. 2



High Roof Framing Plan

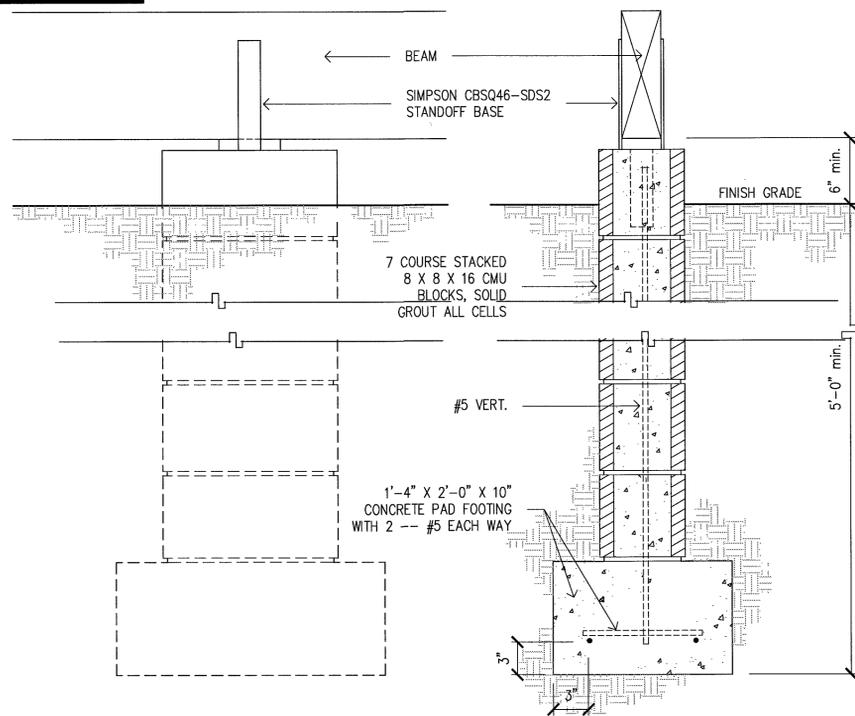
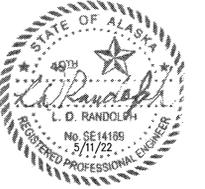


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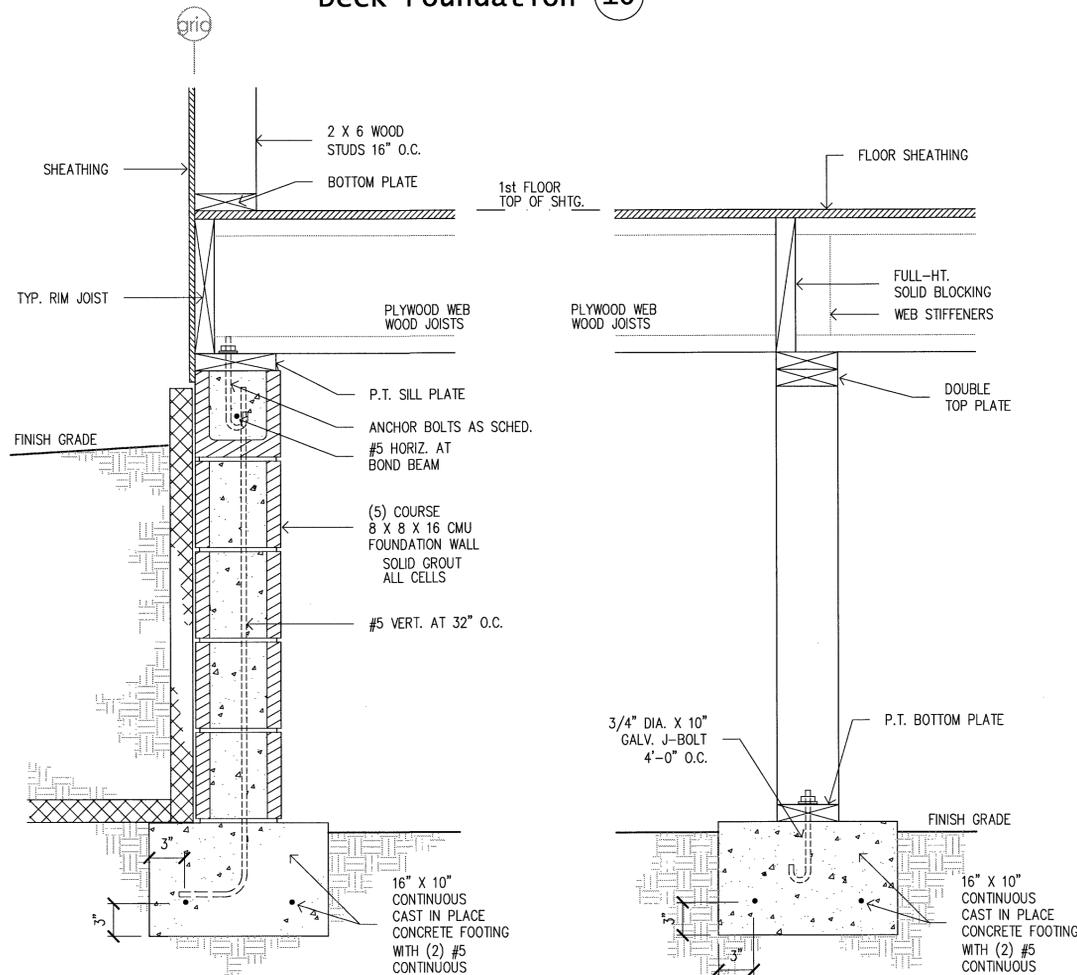
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Deck Foundation (10)

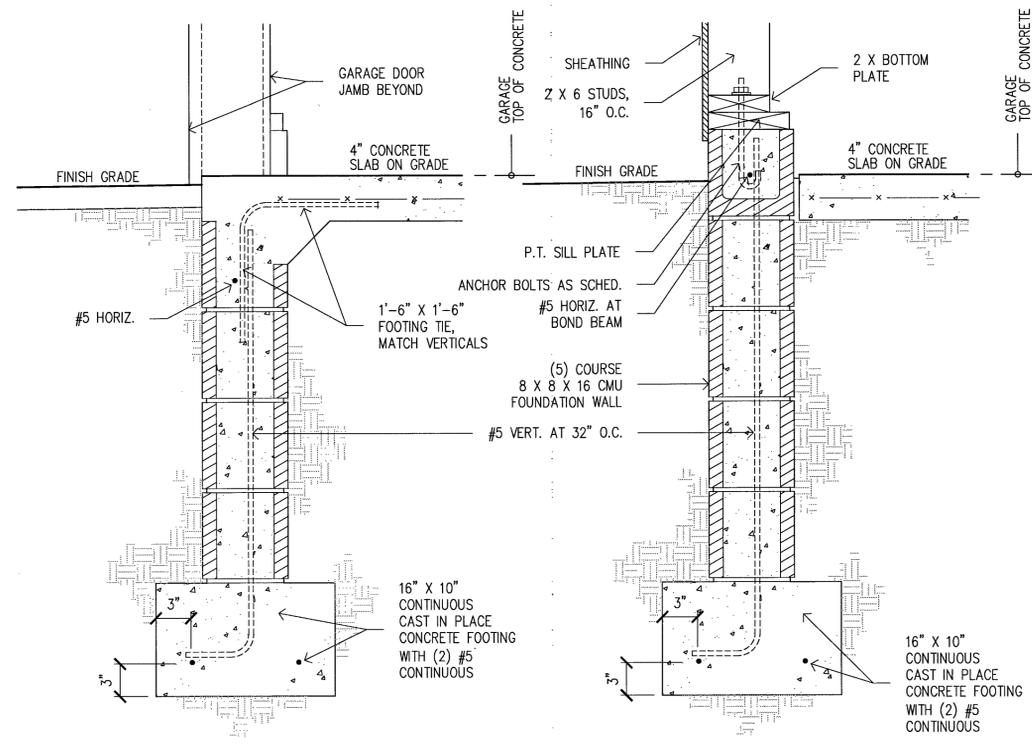


Typical Foundation Wall (9)

SEE DTL 6/A14 FOR
ADDITIONAL INFORMATION

Typical Pony Wall (7)

SEE DTL 4/A14 FOR
ADDITIONAL INFORMATION



Foundation at Garage Door (5)

SEE DTL 3/A14 FOR
ADDITIONAL INFORMATION

Foundation at Garage (3)

SEE DTL 1/A14 FOR
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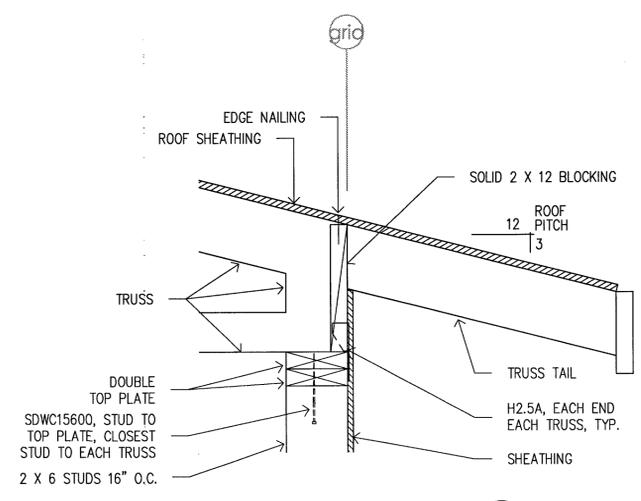
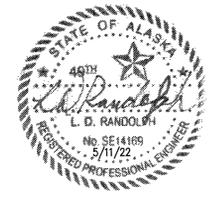
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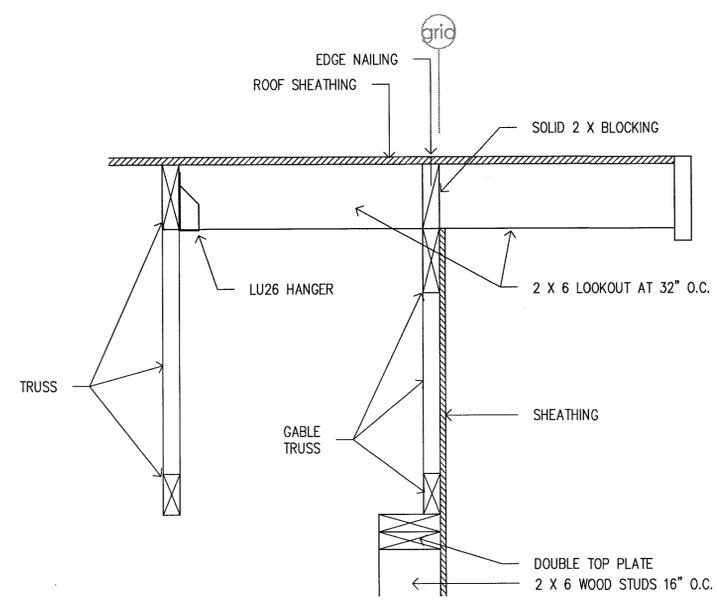
S5

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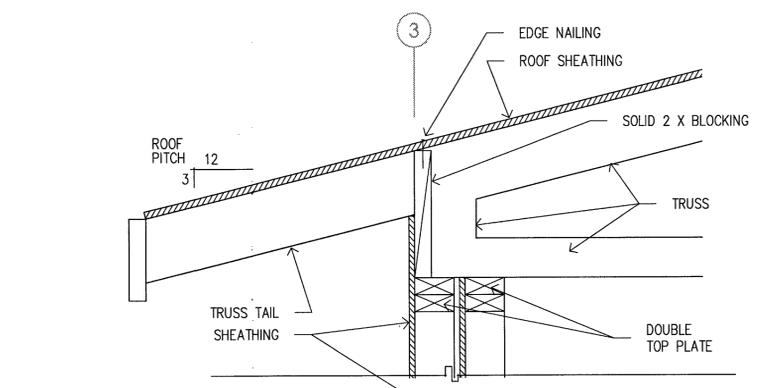
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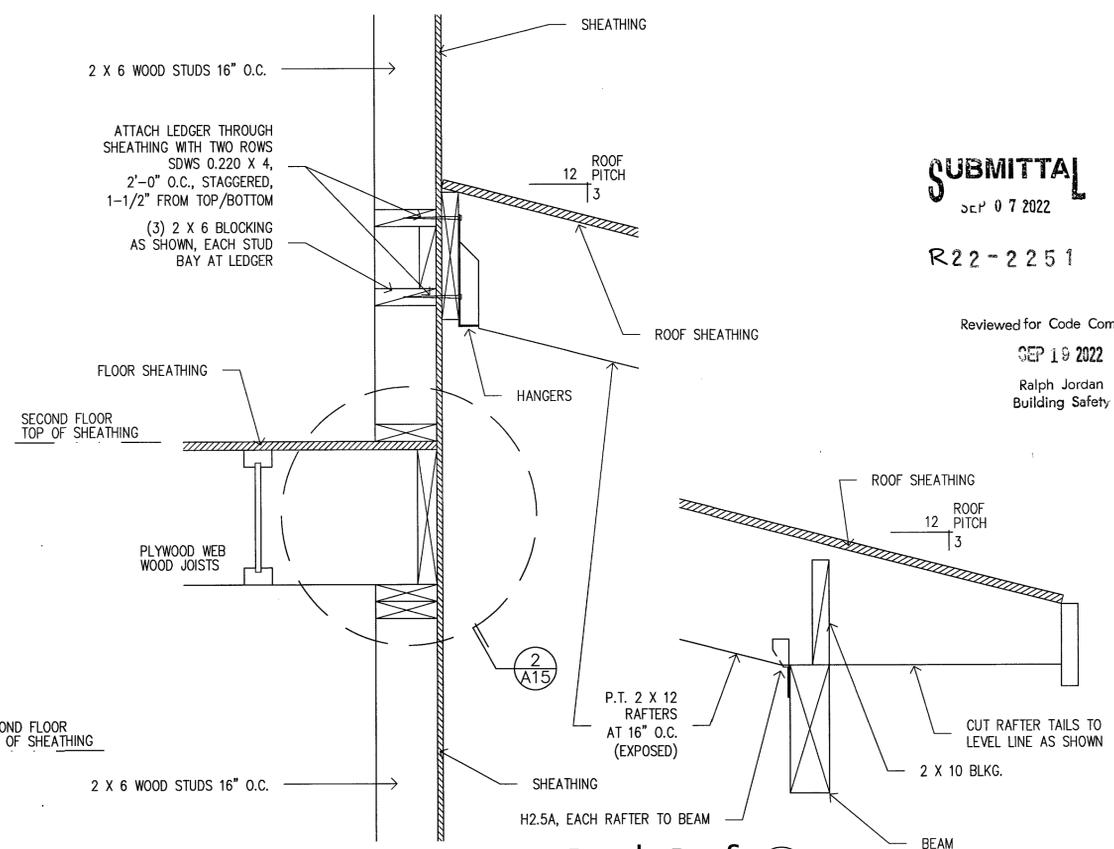
Typical Eave 6
SEE DTL 6/A15 FOR ADDITIONAL INFORMATION



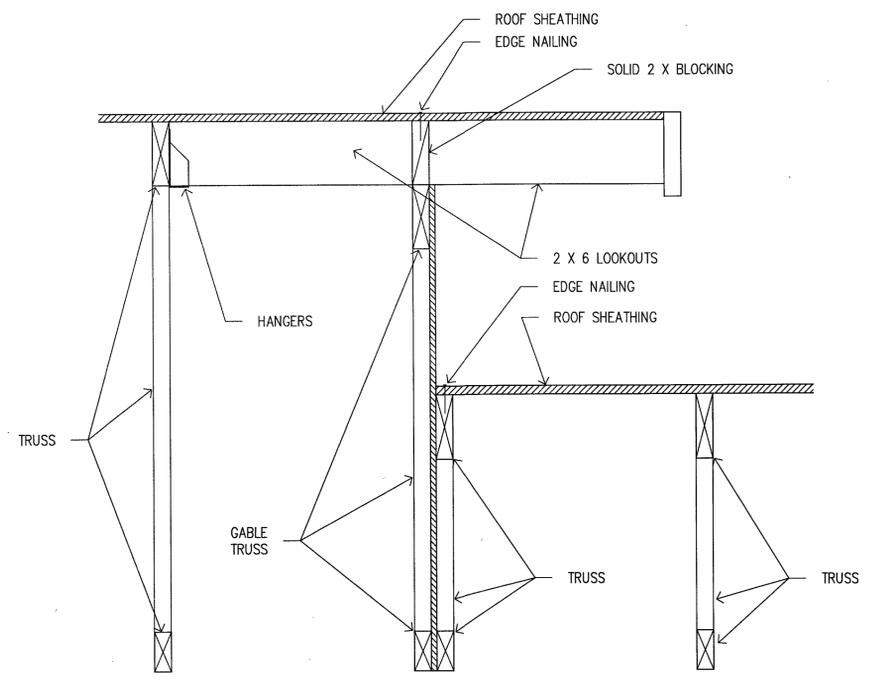
Typical Rake 3
SEE DTL 4/A15 FOR ADDITIONAL INFORMATION



Headwall 4
SEE DTL 3/A15 FOR ADDITIONAL INFORMATION



Porch Roof Eave/Headwall 1
UNIT B, SHOWN
UNIT A, SIMILAR/OPPOSITE HAND
SEE DTL 8/A15 FOR ADDITIONAL INFORMATION



Sidewall 5
SEE DTL 1/A15 FOR ADDITIONAL INFORMATION

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