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**baxter
fourplexes**

PHASE II
BUILDING G

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

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

Designer:
FRamE
Clark Yerrington
(907) 351-4805

APPLICABLE CODES
2018 IRC and 2018 IBC with
Municipal amendments.

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

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

DR. BY: CLARK
DATE: 23 JAN 26

DOOR SCHEDULE
3-BR END UNIT [G1]

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

2-BR UNIT [G2, G3]

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

2-BR ACCESSIBLE UNIT [G4]

141	2'-8"	6'-8"	exterior	fiberglass	paint	lockset/dbolt	none	1
142	3'-0"	6'-8"	exterior	fiberglass	paint	lockset/dbolt	none	1, 5
143	3'-0"	6'-8"	exterior	fiberglass	paint	lockset/dbolt	none	1
144	3'-0"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
145	2'-8"	6'-8"	one pnl.	wood	clear	privacy lock	none	---
146	3'-0"	6'-8"	one pnl.	wood	clear	privacy lock	none	2
147	3'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
148	1'-6"	6'-8"	one pnl.	wood	clear	latchset	none	---
149	5'-0"	6'-8"	one pnl.	wood	clear	latchset	none	---
150	5'-0"	6'-8"	one pnl.	wood	clear	track and pulls	none	---
151	3'-0"	6'-8"	one pnl.	wood	clear	trolley trk./pull	none	---

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].

WINDOW SCHEDULE GENERAL NOTES

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

WINDOW SCHEDULE NOTES

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

DOOR SCHEDULE NOTES

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

WINDOW SCHEDULE
BUILDING G

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

AREA SUMMARY

UNIT G1 -- 3-BR 2-BA		
FIRST FLOOR -- LIV. AREA	564 SQ. FT.	
SECOND FLR. -- LIV. AREA	666	

SUBTOTAL, LIVING AREA	1,230	
FLEX	31	

UNIT TOTAL	1,261	
UNIT G2 -- 2-BR 1.5-BA		
FIRST FLOOR -- LIV. AREA	444 SQ. FT.	
SECOND FLR. -- LIV. AREA	487	

SUBTOTAL, LIVING AREA	931	
FLEX	46	

UNIT TOTAL	977	
UNIT G3 -- 2-BR 1.5-BA		
FIRST FLOOR -- LIV. AREA	444 SQ. FT.	
SECOND FLR. -- LIV. AREA	487	

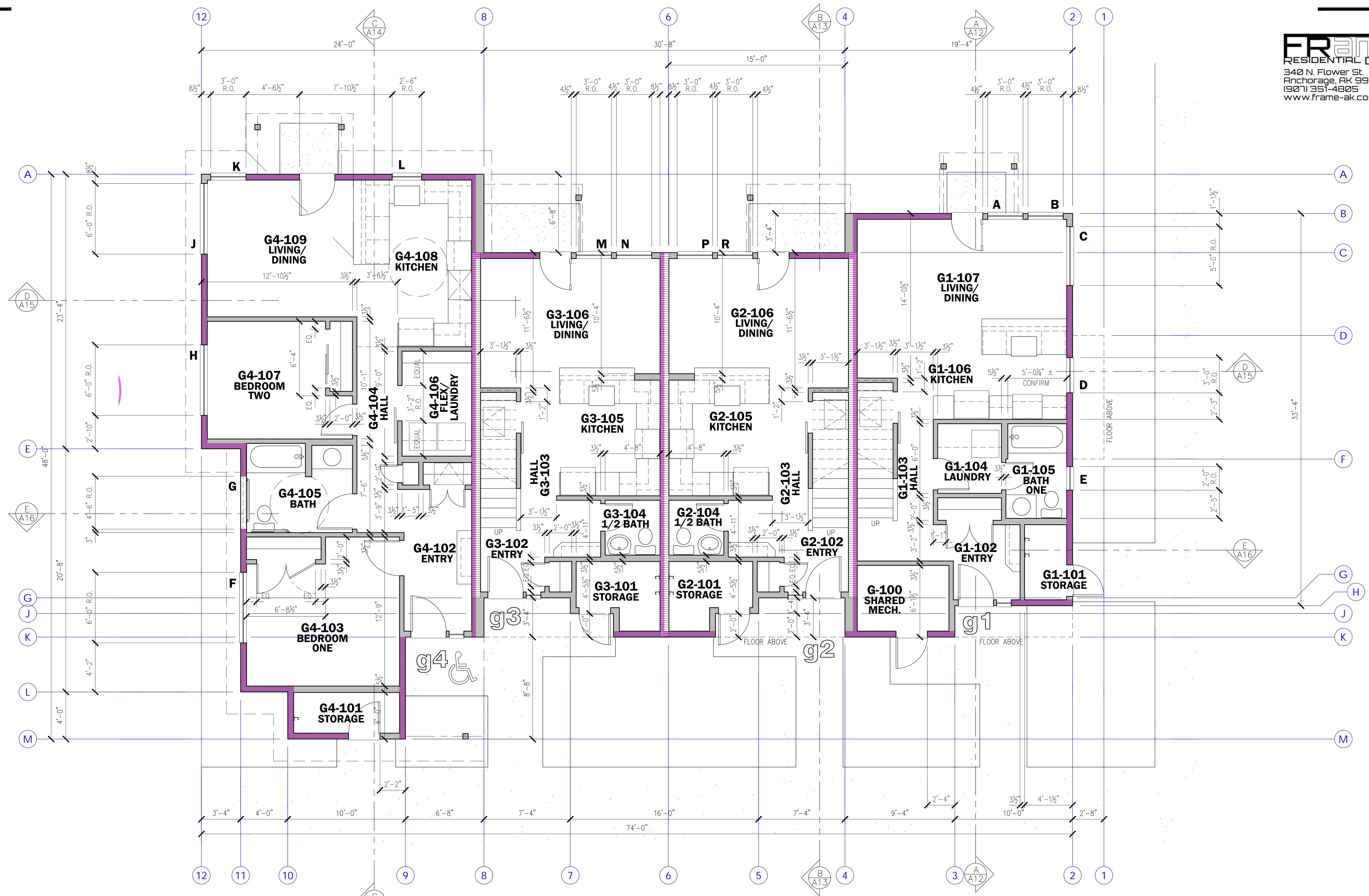
SUBTOTAL, LIVING AREA	931	
FLEX	46	

UNIT TOTAL	977	
UNIT G4 -- 2-BR 1-BA		
FIRST FLOOR -- LIV. AREA	934 SQ. FT.	
FLEX	42	

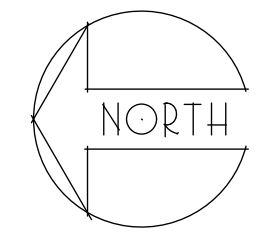
UNIT TOTAL	976	

BUILDING GRAND TOTAL	4,191 SQ. FT.	

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

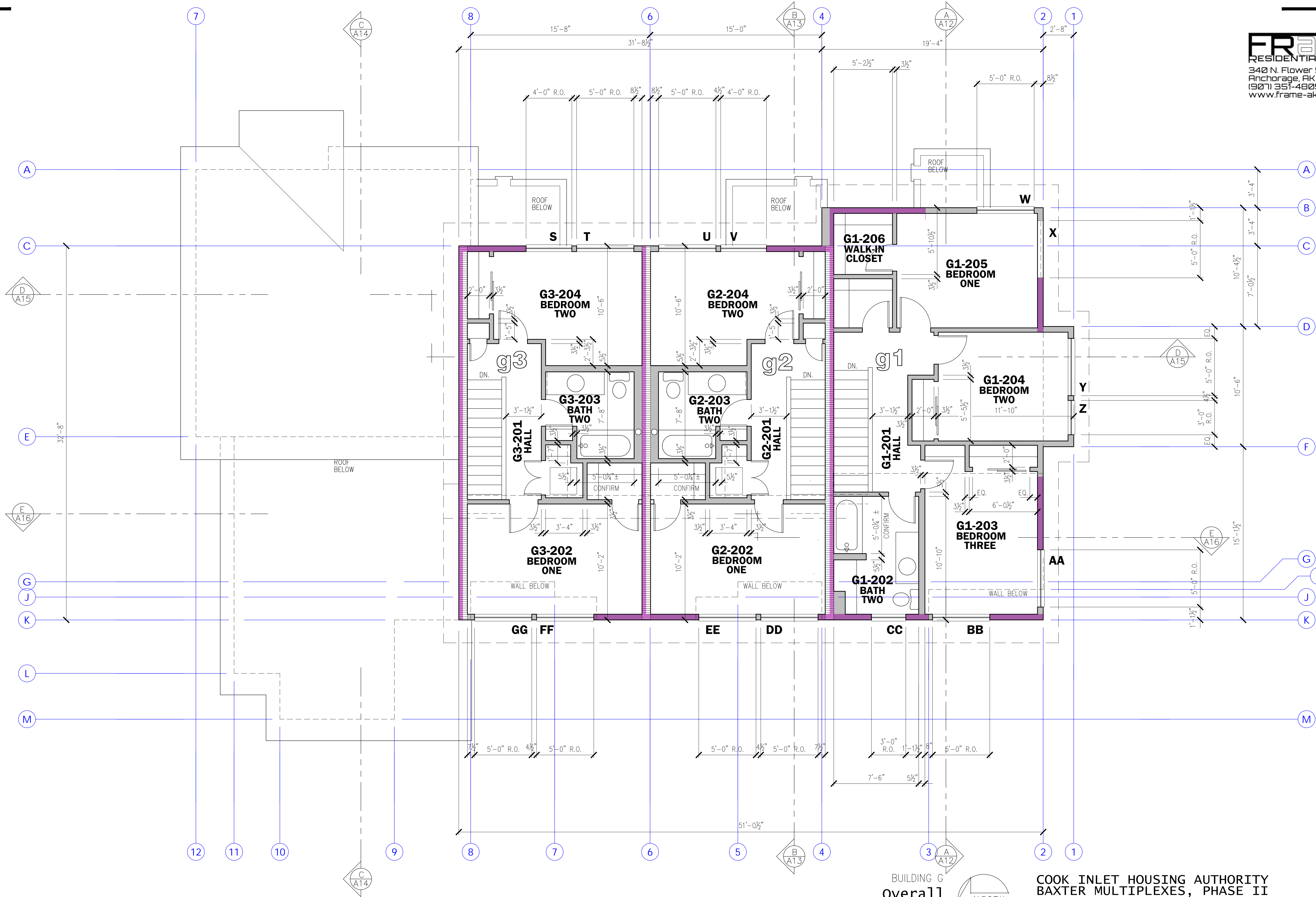


BUILDING G
Overall
First Floor Plan

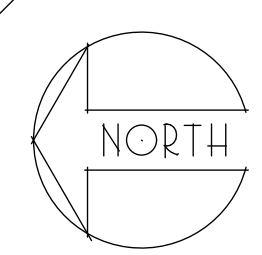


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BUILDING G
Overall
 Second Floor Plan



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