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baxter fourplexes

PHASE II
BUILDING D

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

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

Designer:
FRamE
Clark Yerrington
(907) 351-4805

APPLICABLE CODES
2018 IRC and 2018 IBC with
Municipal amendments.

GENERAL NOTES

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

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

DR. BY: CLARK
DATE: 23 JAN 26

A1
1 of 29

DOOR SCHEDULE
3-BR END UNIT [D1]

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

2-BR UNIT [D2]

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

3-BR UNIT [D3]

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

DOOR SCHEDULE
2-BR ACCESSIBLE UNIT [D4]

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

WINDOW SCHEDULE
BUILDING D

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

ROOM FINISH SCHEDULE NOTES

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

WINDOW SCHEDULE GENERAL NOTES

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

WINDOW SCHEDULE NOTES

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

DOOR SCHEDULE NOTES

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

AREA SUMMARY

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

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

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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 Shared Mechanical Room.

ELECTRICAL

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

SIDING

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

EXTERIOR TRIM

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

INSULATION

Provide foundation insulation as shown/noted in Sections and details.
Provide minimum R-20 insulation at foundation walls.
Provide minimum R-21 insulation, batt or blown-in cellulose at exterior walls.
Provide minimum R-38 insulation, foam in place at rim joist.
Provide minimum R-49 insulation, batt or blown-in cellulose at roofs, with minimum 2" vent space above.
Provide 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.

ATTIC VENTILATION

See Insulation section.

ROOFING

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

DRYWALL AND PAINT

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

INTERIOR TRIM

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

CRAWL SPACE VENTILATION

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

BUILDING CODE SUMMARY

International Residential Code, 2018 edition

Use -- two family dwelling R101.2

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

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

Smoke alarms are required. R314

Address identifying signage is required. R319

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

ZONING CODE SUMMARY

Title 21, Anchorage Municipal Code

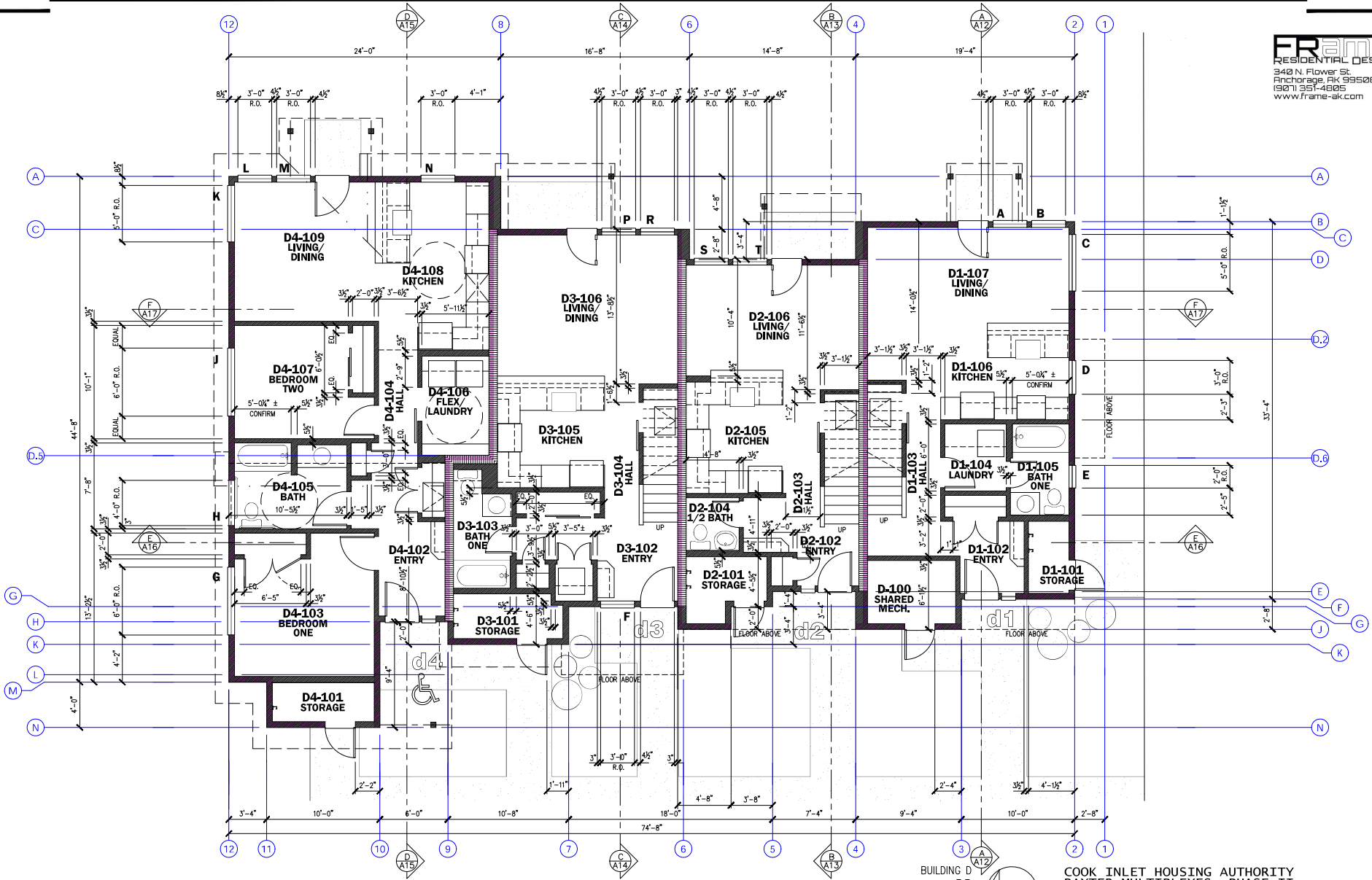
Zoning district: R-3
Property area: 47,418 sq. ft.
Lot coverage, allowed: 40% [multifamily]; 60% [townhouse] Table
21.06-1
Lot coverage, proposed: 49.3%
Height, allowed: 35 ft. Table 21.06-1
Height, proposed: 23 ft.



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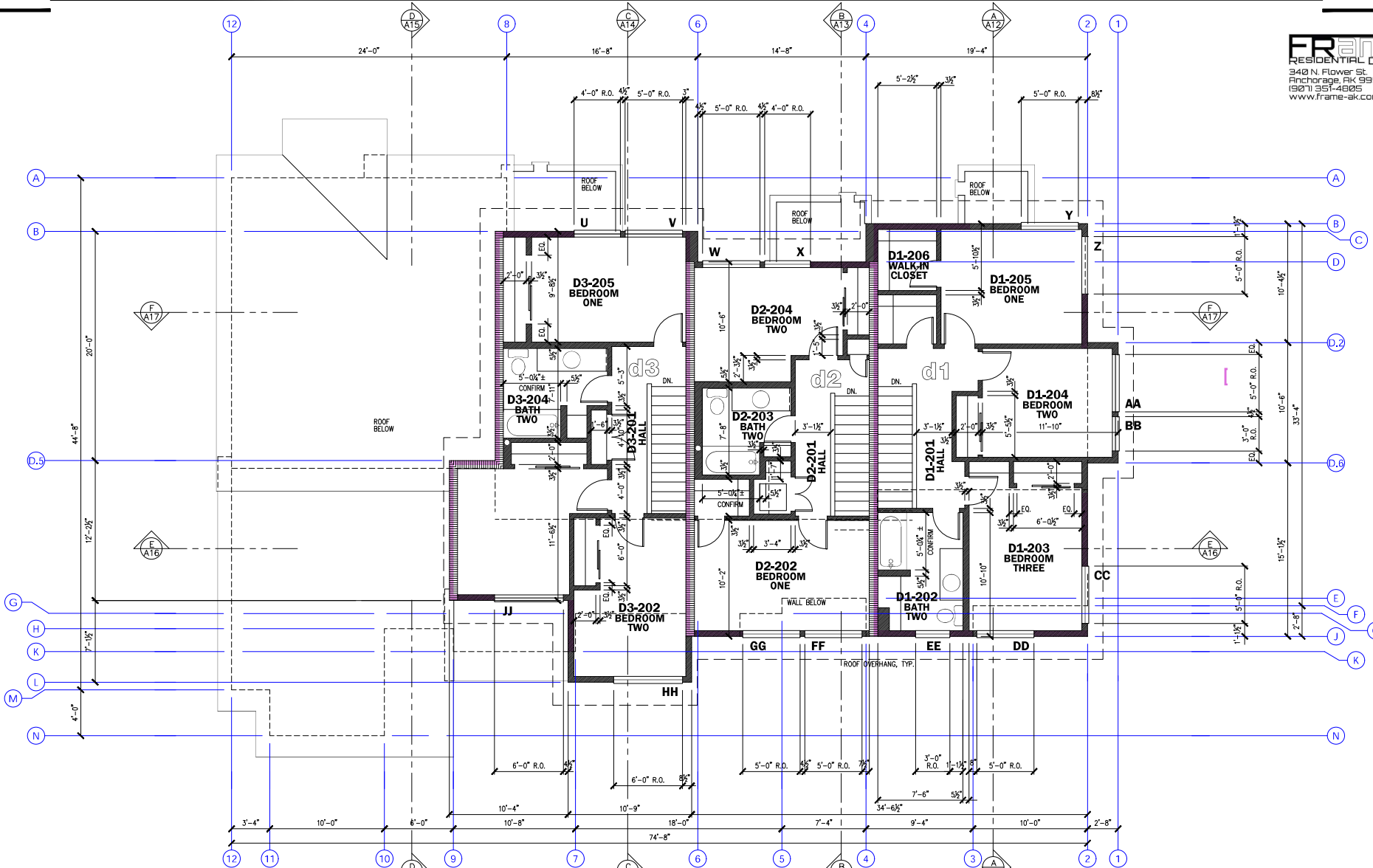


BUILDING D
 Overall
 First Floor Plan



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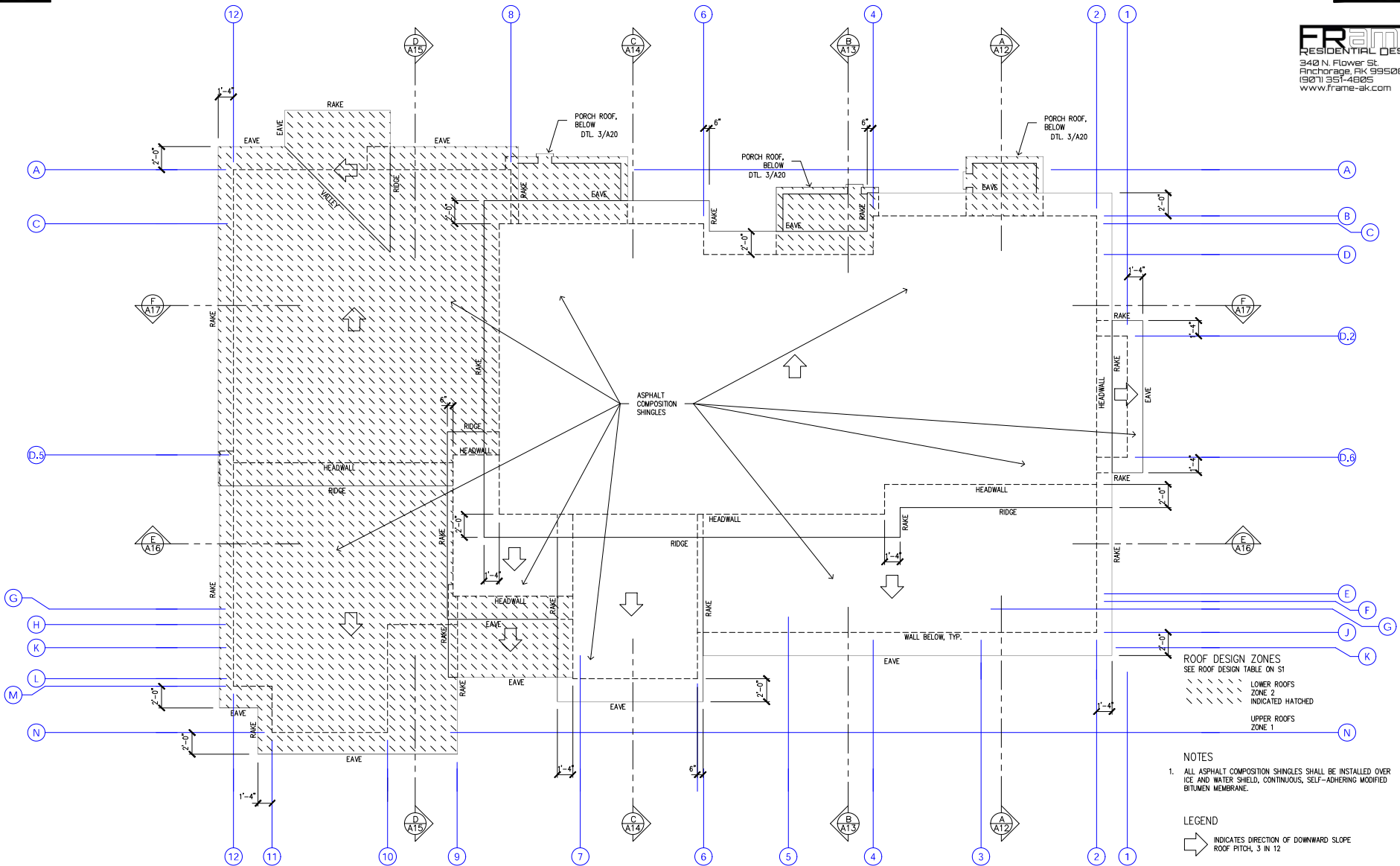
BUILDING D
 Overall
 Second Floor Plan



COOK INLET HOUSING AUTHORITY
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50
 25
 10
 5
 0



ROOF DESIGN ZONES
SEE ROOF DESIGN TABLE ON S1

- LOWER ROOFS
ZONE 2
- INDICATED HATCHED
- UPPER ROOFS
ZONE 1

NOTES

- ALL ASPHALT COMPOSITION SHINGLES SHALL BE INSTALLED OVER ICE AND WATER SHIELD, CONTINUOUS, SELF-ADHERING MODIFIED BITUMEN MEMBRANE.

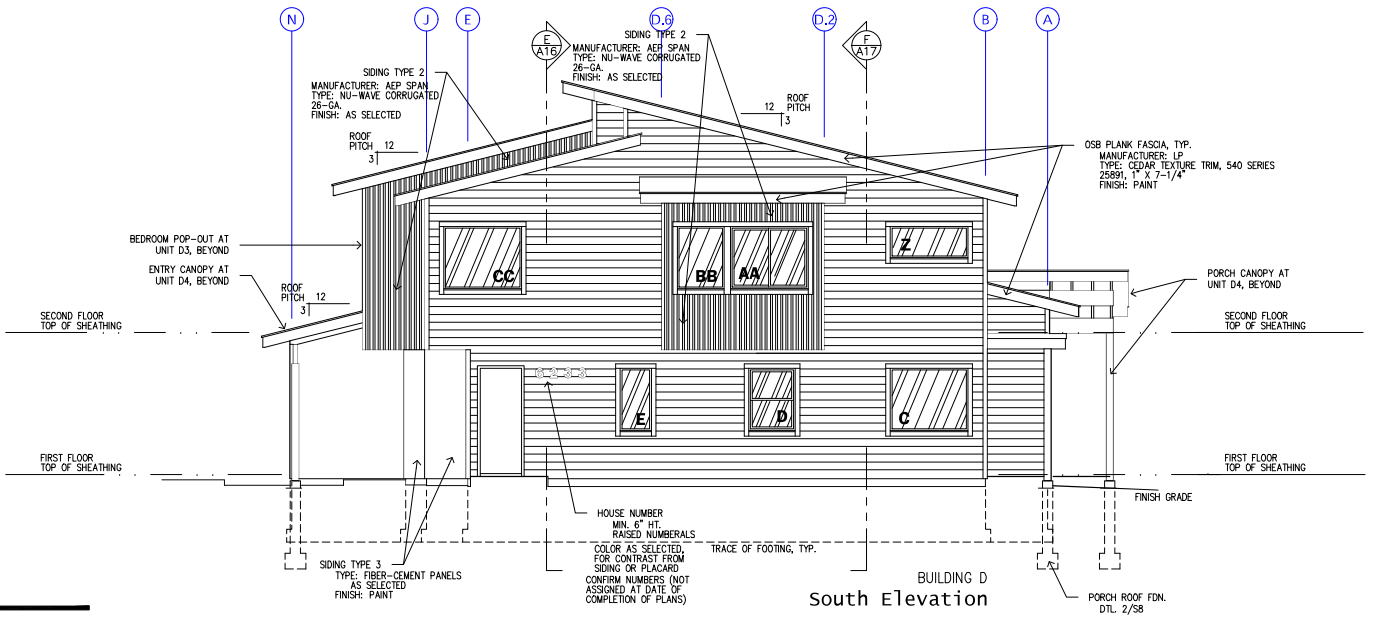
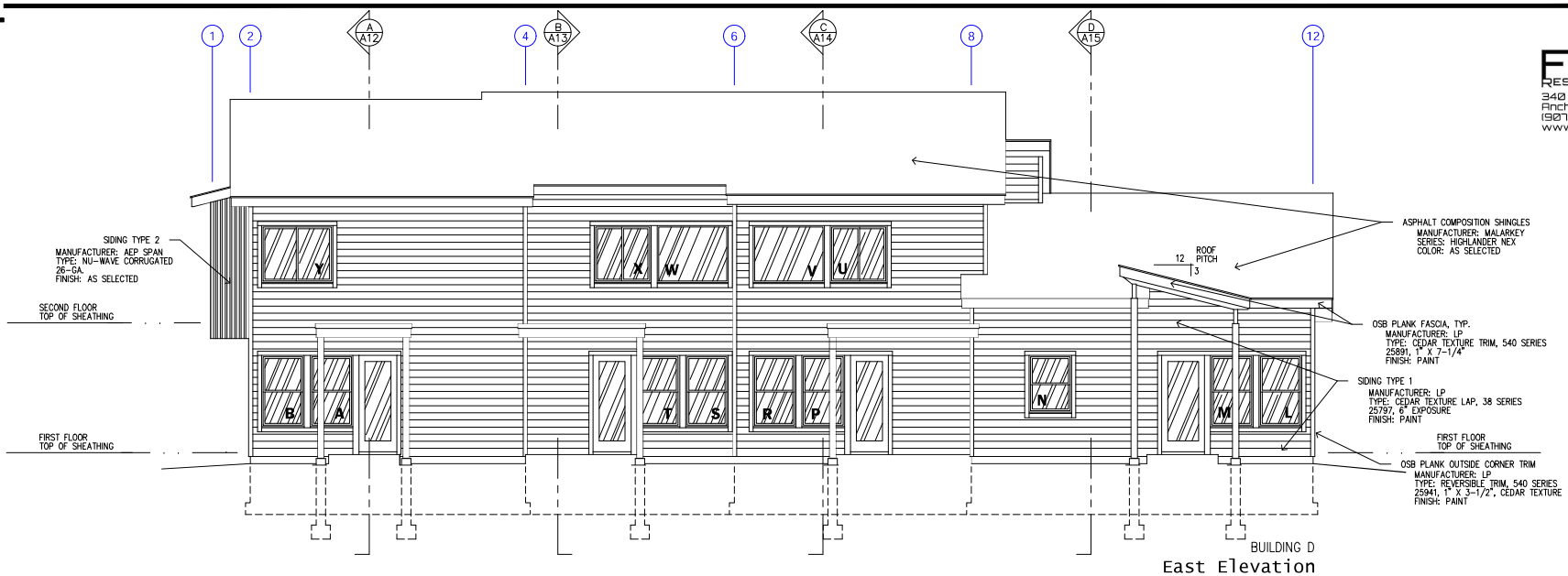
LEGEND

INDICATES DIRECTION OF DOWNWARD SLOPE
ROOF PITCH, 3 IN 12

BUILDING D
Roof Plan

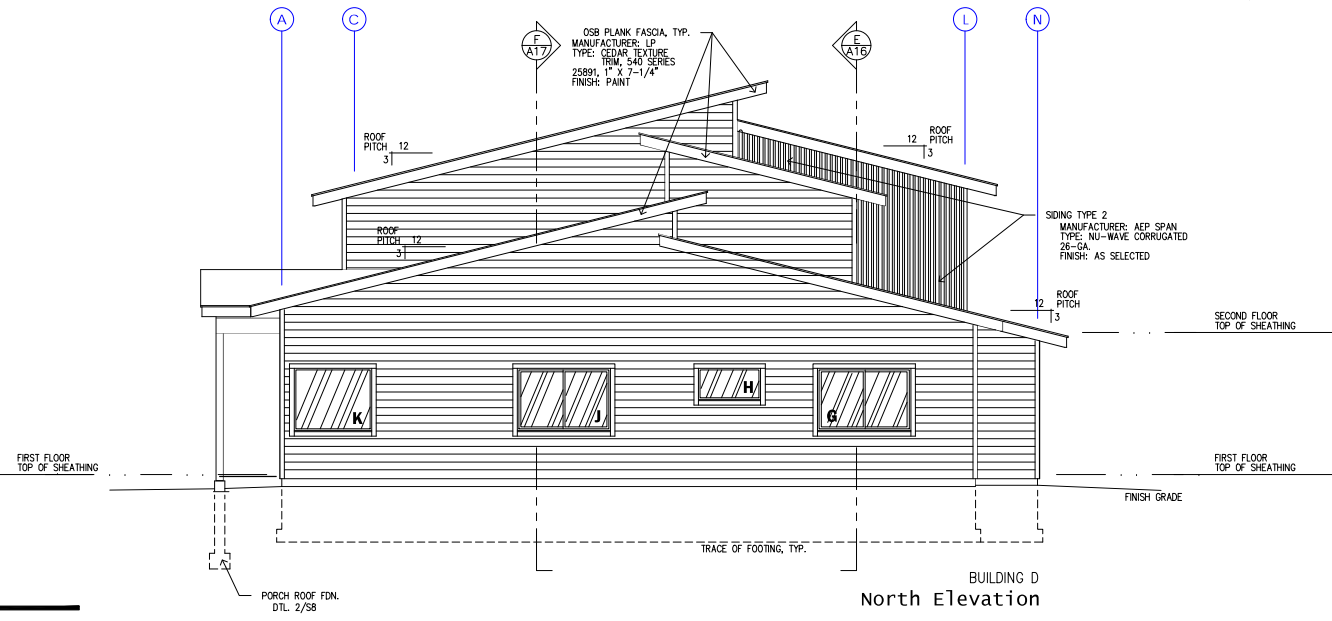
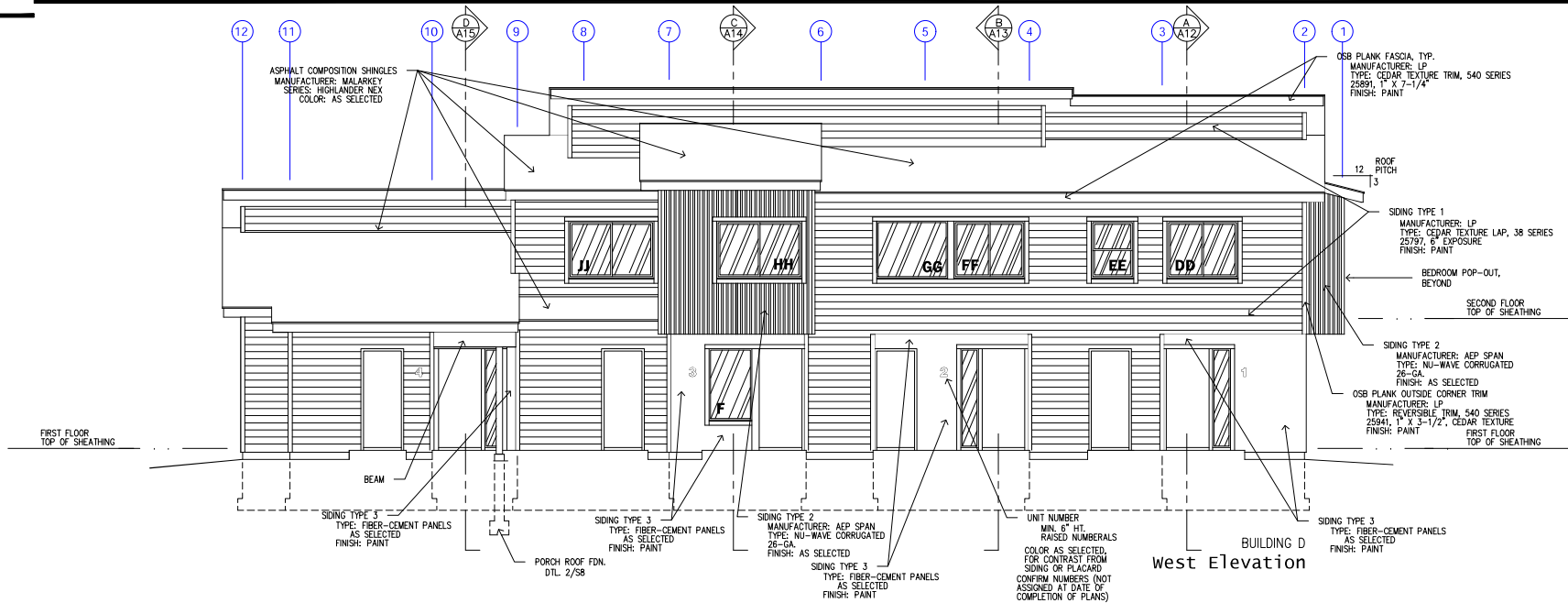
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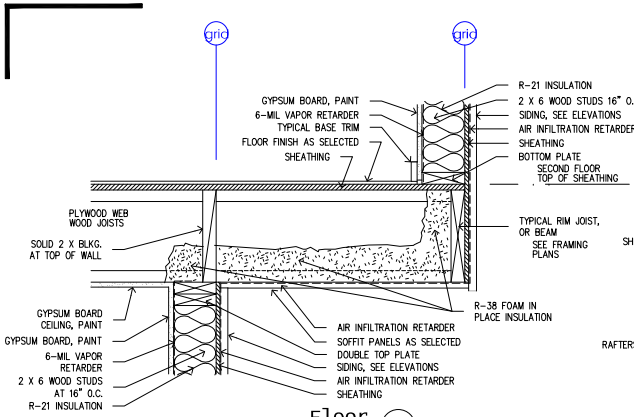
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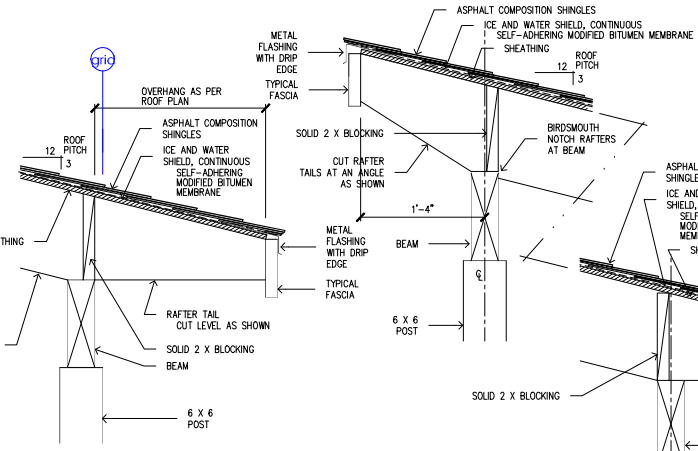


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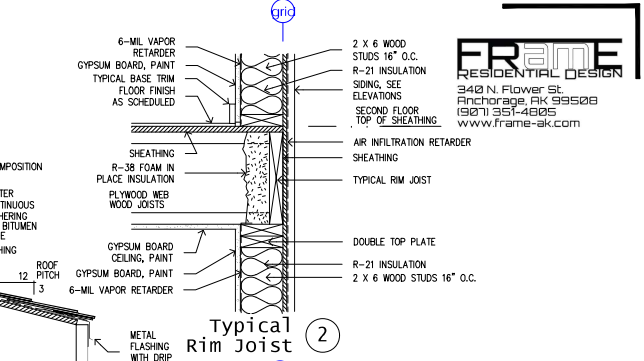
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Floor cantilever ⑧

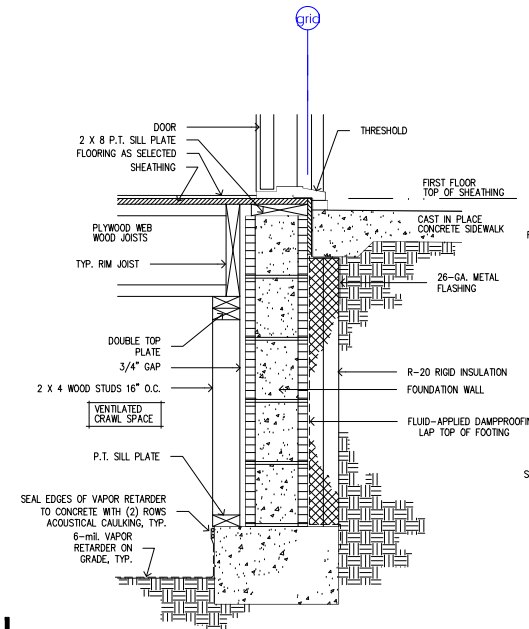
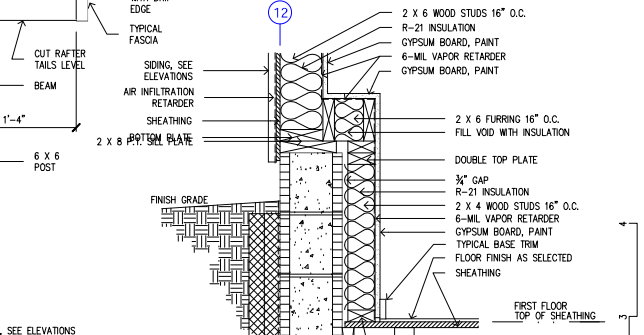


Eave at Unit #4 Entry Canopy ⑥

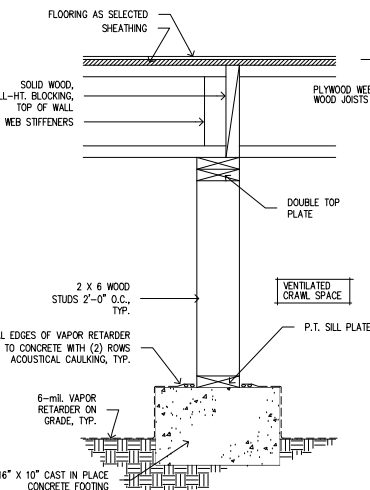


Typical Rim Joist ②

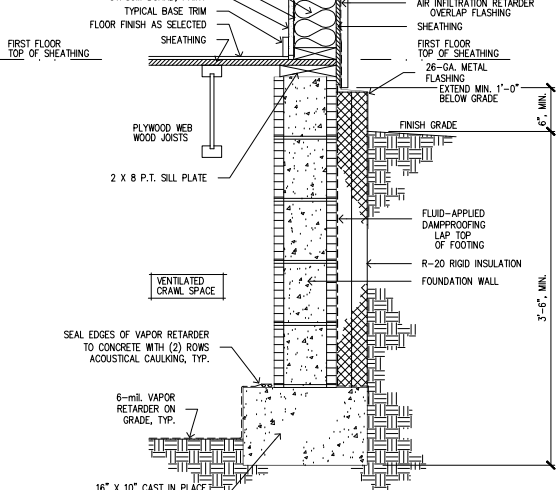
Back Porch Canopy at Unit #4 ④
SEE DTL. 4/SB FOR ADDITIONAL INFORMATION



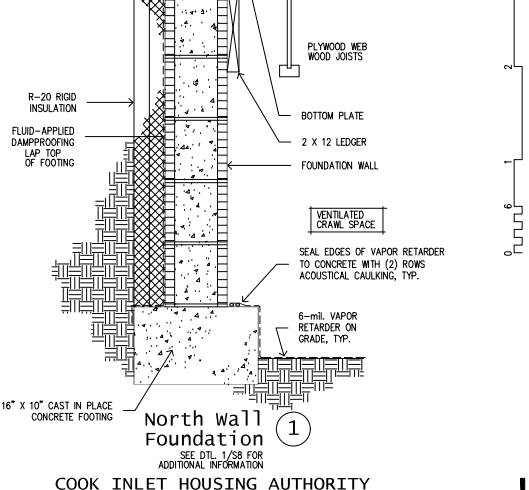
Typical Foundation Wall ⑦
SEE DTL. 7/SB FOR ADDITIONAL INFORMATION



Typical Pony Wall ⑤
SEE DTL. 5/SB FOR ADDITIONAL INFORMATION



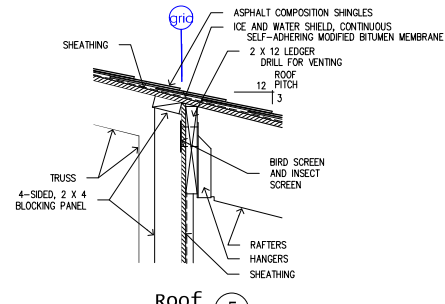
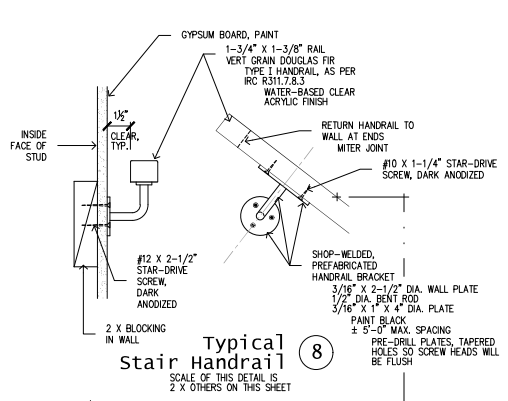
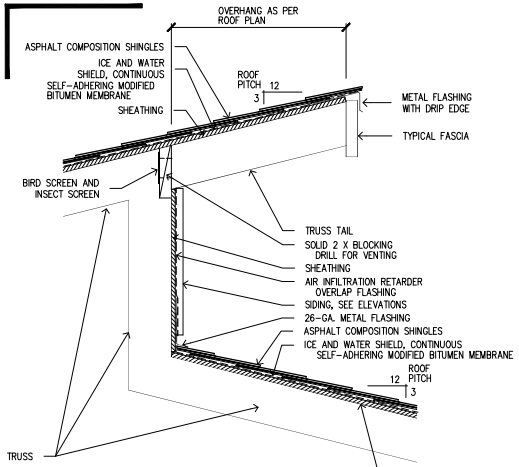
Typical Foundation Wall ③
SEE DTL. 3/SB FOR ADDITIONAL INFORMATION



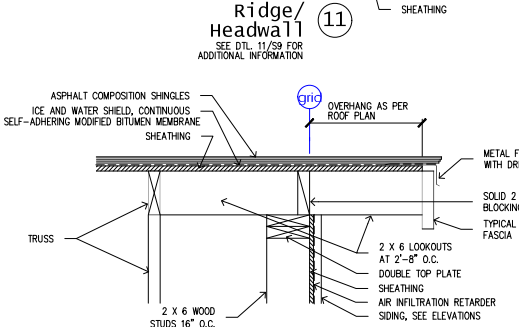
North Wall Foundation ①
SEE DTL. 1/SB FOR ADDITIONAL INFORMATION

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BAXTER MULTIPLEXES, PHASE II
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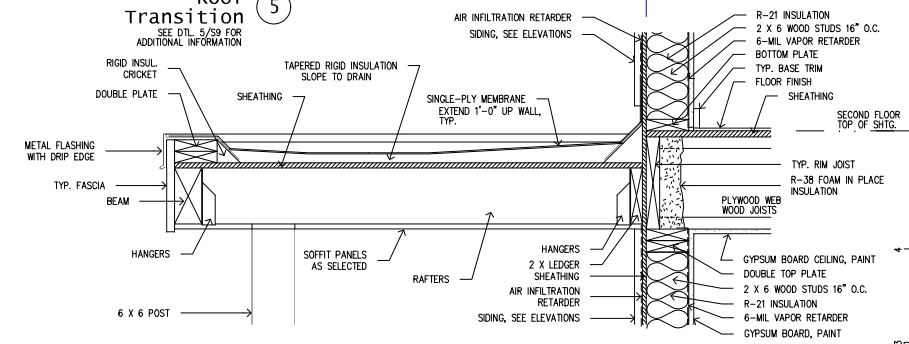
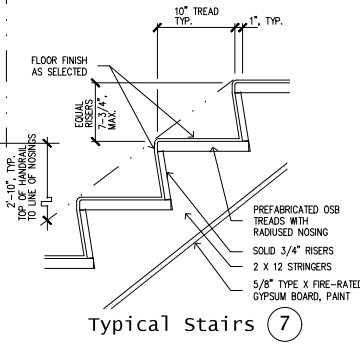
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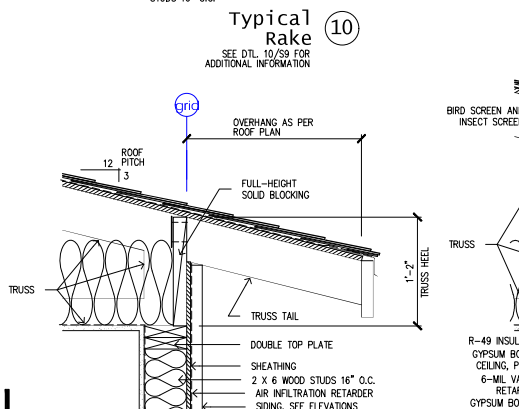
Roof Transition (5)
SEE DTL. 5/S9 FOR ADDITIONAL INFORMATION



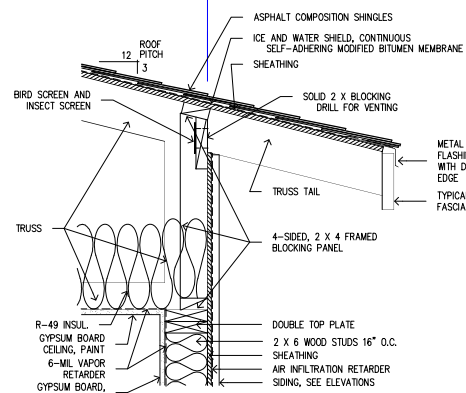
Ridge/Headwall (11)
SEE DTL. 11/S9 FOR ADDITIONAL INFORMATION



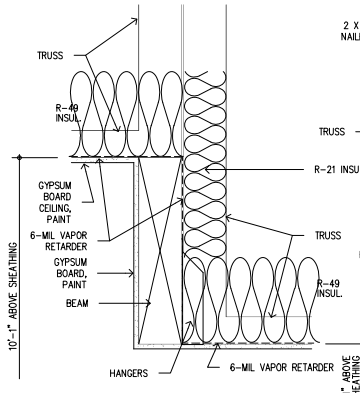
Back Porch Canopy Roof (3)
SEE DTL. 3/S9 FOR ADDITIONAL INFORMATION



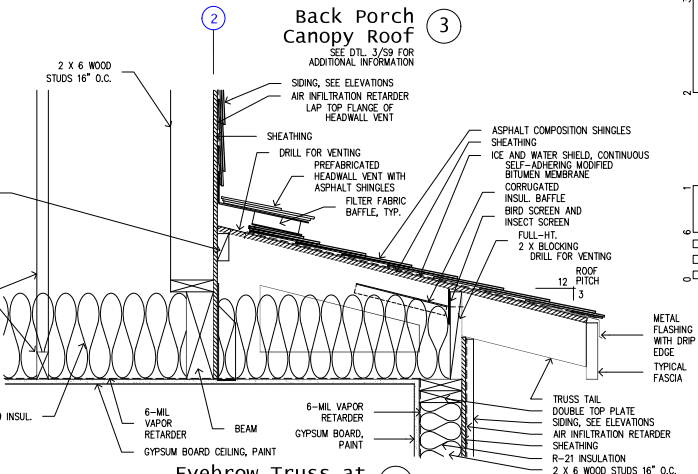
Typical Rake (10)
SEE DTL. 10/S9 FOR ADDITIONAL INFORMATION



Eave (9)
SEE DTL. 9/S9 FOR ADDITIONAL INFORMATION



Roof Transition (2)
SEE DTL. 2/S9 FOR ADDITIONAL INFORMATION



Eye-brow Truss at Bedroom Pop-out (1)
SEE DTL. 1/S9 FOR ADDITIONAL INFORMATION

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BAXTER MULTIPLEXES, PHASE II
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Design Criteria
IBC 2018

WIND
Basic Speed (3 sec gust) 145 mph (east side of Baxter Rd.)
Exposure B
Pressures ASCE 7-16
Risk Category III
Int pressure Coeff .18 (+/-)

Wind Load Analysis MWFRS (ANY HT)

SEISMIC
Base shear = .019 * W_s ASD S_{D5} = 1.200
Risk Category II S_{D1} = 0.700
Design Category D S_S = 1.500
Site Class D assumed S₁ = 0.682
R = 6.5 I_s = 1.0
F_a = 1.2

Seismic Load Analysis Equivalent lateral force

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

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

SOILS
Soil bearing strength 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

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

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.

WOOD

- 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.
- Truss lumber shall be 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 LUL -- splice with two rows 16d sinkers 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.
- Clam 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 2018, 2015 NDS SDPWs.
- 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 use 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.
- For typical wood fastening not otherwise specified, comply with provisions of IBC table 2304.10.1.
- 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

- 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, F 50ksi
- Pipe -- ASTM A53, Gr. B, F y = 35 ksi

CMU

- Masonry units to be ASTM C90, 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

Shear Wall Design Values

(Doug Fir, 2015 NDS SDPWs)

Wall	V _{all}	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 stich 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 stich 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 stich 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 stich 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 stich 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 stich 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 stich 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"

- 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. 5" x 5" 1/4" washers are required at all sill anchor bolts. 3x (2-2x) sill plates are required where shears > 700 plf. Sill 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.
- Values are DF framing per SDPWs-15, Table 4.3A, adjusted per 4.3.3 ASD, seismic, where V_{all} = [Vnom / 2] * [1.4-5-G].
- 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	HDJ2	(2) 2x -- DF	5/8"	7" into footing w/cls.	7" into footing w/cls.	3,075
7	HDJ4	(2) 2x -- DF	5/8"	7" into footing w/cls.	7" into footing w/cls.	4,565
8	HDJ5	(3) 2x -- DF	5/8"	7" into footing w/cls.	7" into footing w/cls.	5,645
9	HDJ8	(2) 2x -- DF	7/8"	7" into footing w/cls.	7" into footing w/cls.	6,765
10	HDJ8	(3) 2x -- DF	7/8"	7" into footing w/cls.	7" into footing w/cls.	6,970
11	HDJ11	(4) 2x -- DF	1"	7" into footing w/cls.	7" into footing w/cls.	9,335
12	HDJ11	(1) 6x8 -- DF	1"	See dets.	See dets.	11,175
13	HDJ14	(4) 2x -- DF	1"	See dets.	See dets.	10,770
14	HD12	(3) 2x -- DF	1-1/8"	See dets.	See dets.	12,655
15	HD12	(1) 6x6 -- DF	1-1/8"	See dets.	See dets.	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

See Sls. A9 for roof zone locations

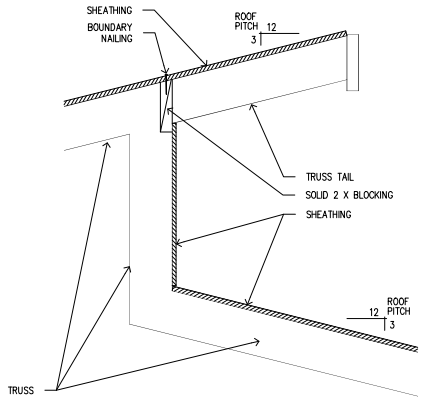
Zone	Design Loads	Sheathing Index	Sheathing Nailing
1	TCLL -- 40 psf TCDL -- 15 psf BCDL -- 5 psf	APA 24/16	BN -- 8d at 3" o.c. EN -- 8d at 3" o.c. FN -- 8d at 8" o.c.
2	TCLL -- 65 psf TCDL -- 15 psf BCDL -- 5 psf	APA 32/16	BN -- 8d at 3" o.c. EN -- 8d at 3" o.c. FN -- 8d at 8" o.c.
3	TCLL -- 85 psf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

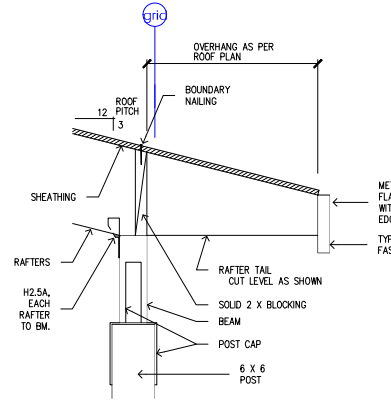
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DR. BY: CLARK
DATE: 23 JAN 20

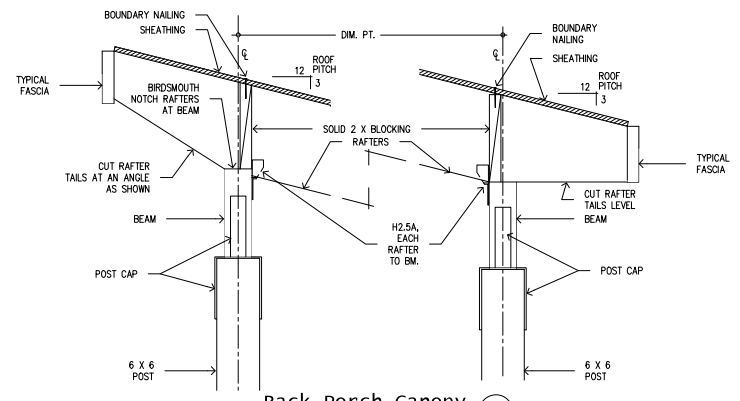




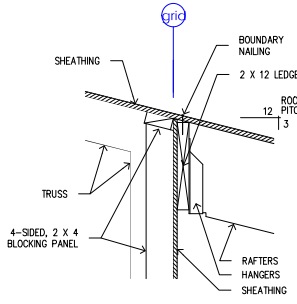
Ridge/Headwall (11)
SEE DTL. 11/A20 FOR ADDITIONAL INFORMATION



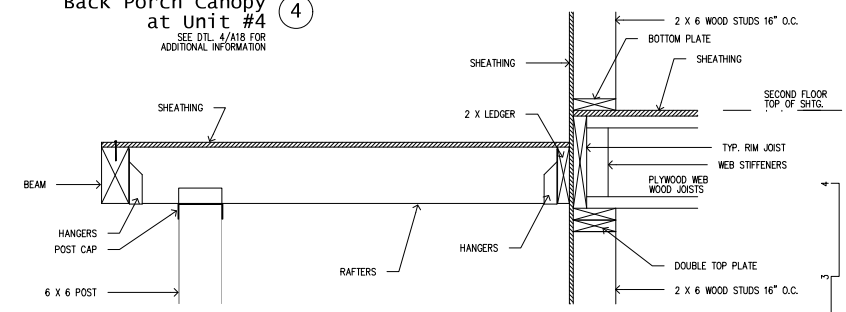
Eave at Unit #4 Entry Canopy (7)



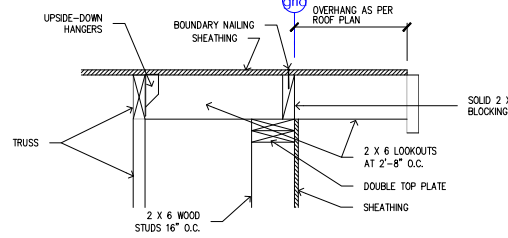
Back Porch Canopy at Unit #4 (4)
SEE DTL. 4/A18 FOR ADDITIONAL INFORMATION



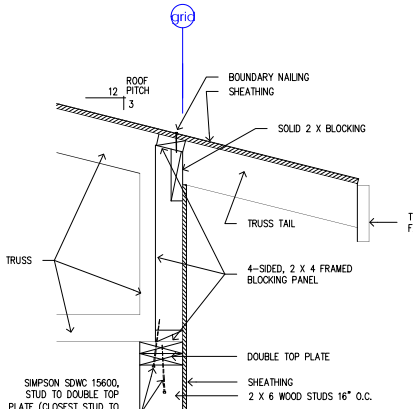
Roof Transition (5)
SEE DTL. 5/A20 FOR ADDITIONAL INFORMATION



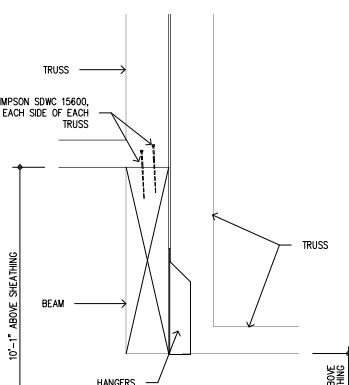
Back Porch Canopy Roof (3)
SEE DTL. 3/A20 FOR ADDITIONAL INFORMATION



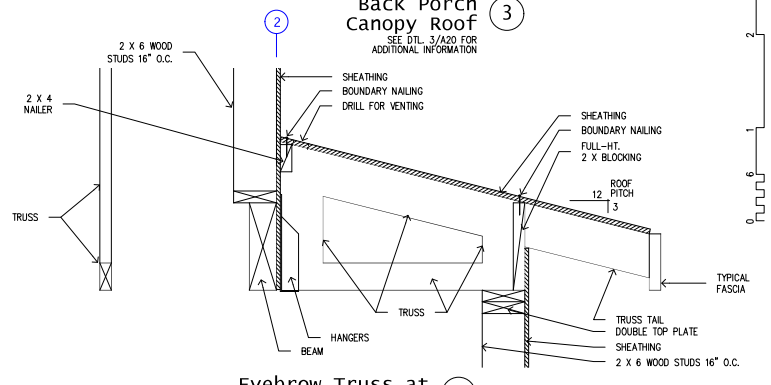
Typical Rake (10)
SEE DTL. 10/A20 FOR ADDITIONAL INFORMATION



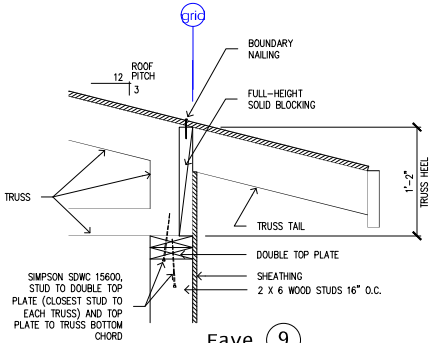
Eave (6)
SEE DTL. 6/A20 FOR ADDITIONAL INFORMATION



Roof Transition (2)
SEE DTL. 2/A20 FOR ADDITIONAL INFORMATION



Eyebrow Truss at Bedroom Pop-Out (1)
SEE DTL. 1/A20 FOR ADDITIONAL INFORMATION



Eave (9)
SEE DTL. 9/A20 FOR ADDITIONAL INFORMATION

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