

INDEX OF DRAWINGS

- A1 Cover and Index
- A2 Schedules and Notes
- A3 Spec Notes, Code Summary
- A4 Bldg. G Overall First Floor Plan
- A5 Bldg. G Overall Second Floor Plan
- A6 Bldg. G Enlarged First Floor Plan Units 1, 2, 3
- A7 Bldg. G Enlarged First Floor Plan Unit 4
- A8 Bldg. G Enlarged Second Floor Plan
- A9 Bldg. G Roof Plan
- A10 Bldg. G East and South Elevations
- A11 Bldg. G West and North Elevations
- A12 Bldg. G Building Section A--A
- A13 Bldg. G Building Section B--B
- A14 Bldg. G Building Section C--C
- A15 Bldg. G Building Section D--D
- A16 Bldg. G Building Section E--E
- A18 Details
- A19 Details
- A20 Details
- S1 Structural General Notes
- S2 Bldg. G Foundation Plan
- S3 Bldg. G First Floor Shear Wall Plan
- S4 Bldg. G Second Floor Shear Wall Plan
- S5 Bldg. G First Floor Framing Plan
- S6 Bldg. G Second Floor/Low Roof Framing Plan
- S7 Bldg. G High Roof Framing Plan
- S8 Details
- S9 Details

**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. All walls greater than 10'-0" height, provide fire blocking at 10'-0" maximum spacing.

COOK INLET HOUSING AUTHORITY
BAXTER MULTIFLEXES, PHASE II
Tract B, Valieskaya Addition No. 1
NHV, ERMA COURT
ANCHORAGE, ALASKA

EXCAVATION AND FILL

Slope finish grade away from buildings 6 inches minimum for a distance of 10'-0".
Place any large rocks unearthened 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 joint.
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 by manufacturer, and exterior spilt and fascia.
Provide exterior-grade stain at exposed truss tails and underside of sheathing.
Provide primer and two coats of water based latex enamel at interior.

INTERIOR TRIM

Typical base trim and door trim shall be rectangular MDF or 4" rubber base as selected. Prime and paint MDF with two coats semi-gloss, color to match adjacent walls.
Window trim shall be min. 3/4" rectangular clear hem-fir, poplar or MDF sill with gypsum board returns at 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 R202.1(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% (lowhouse)

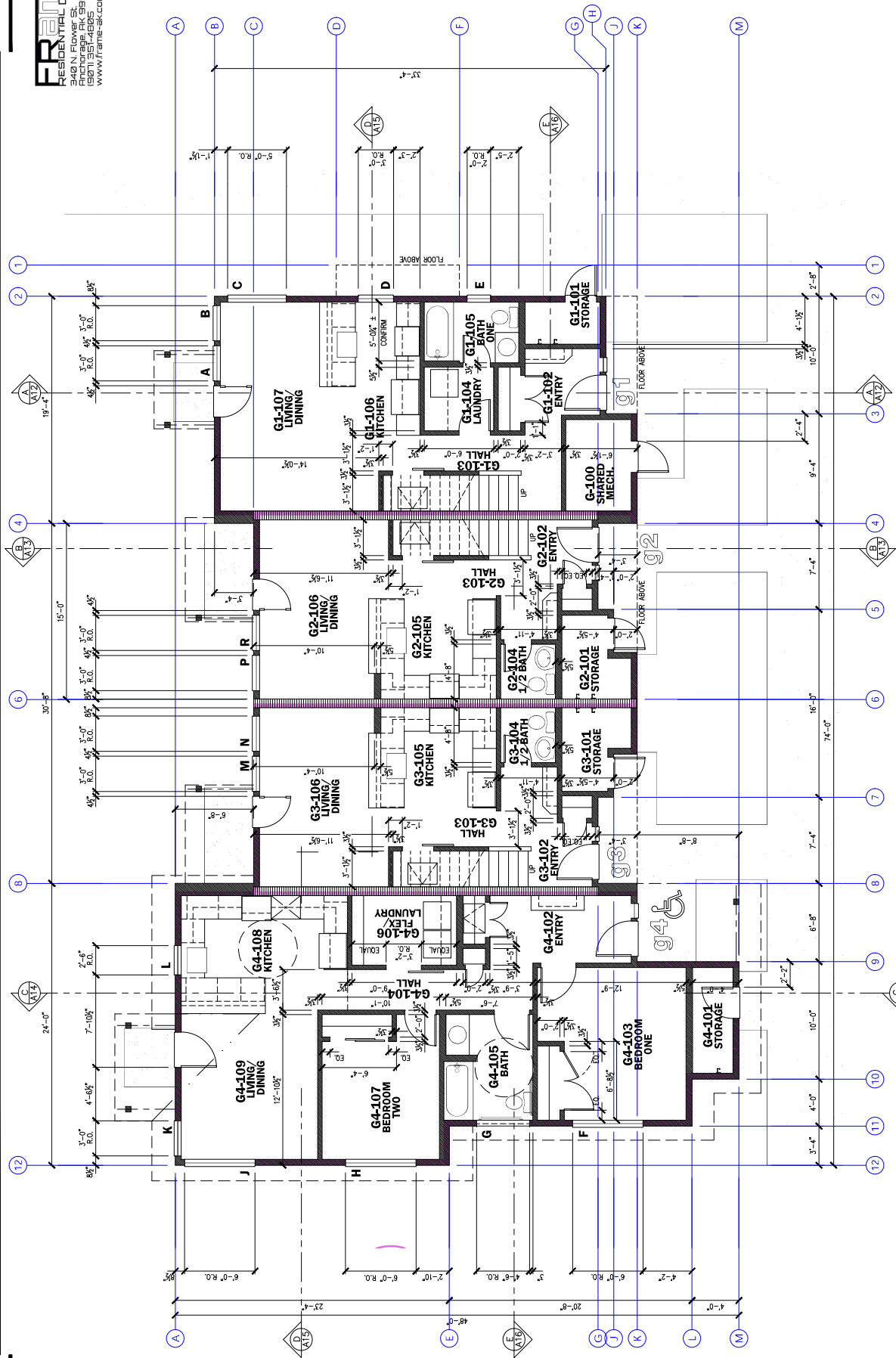
Table 21.06-1

Lot coverage, proposed: 49.3%

Height, allowed: 35 ft. Table 21.06-1

Height, proposed: 23 ft.

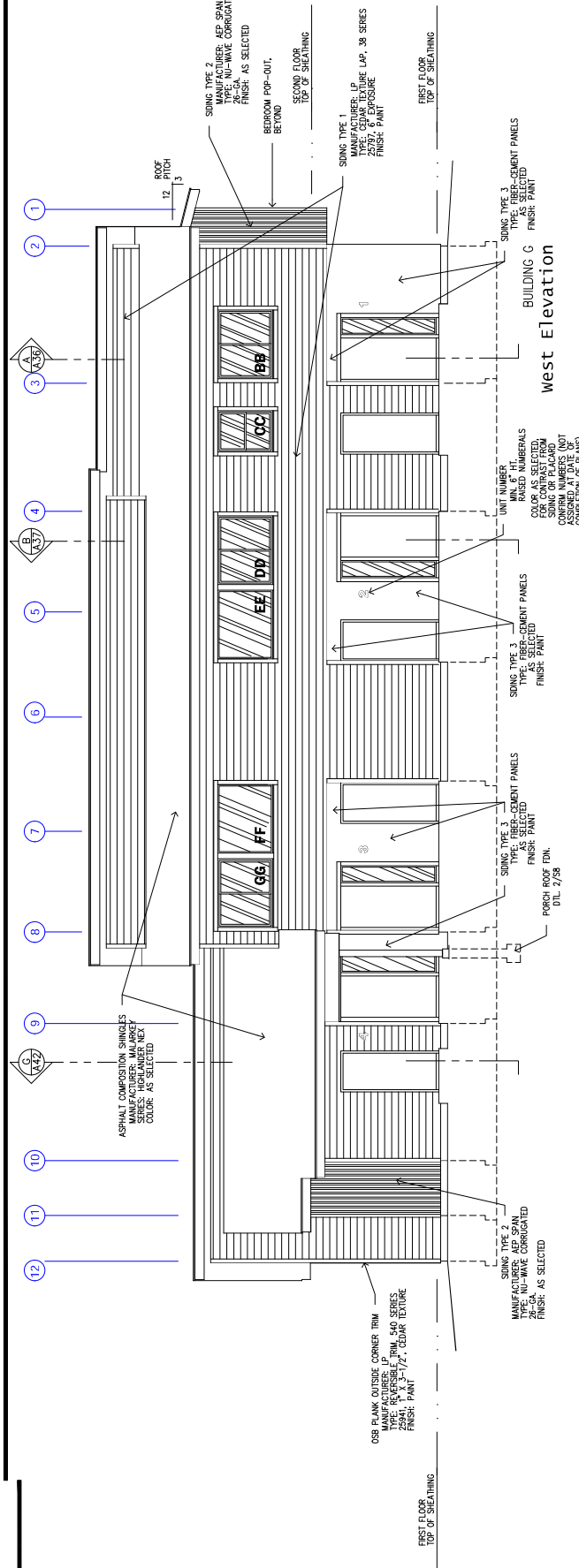
Table



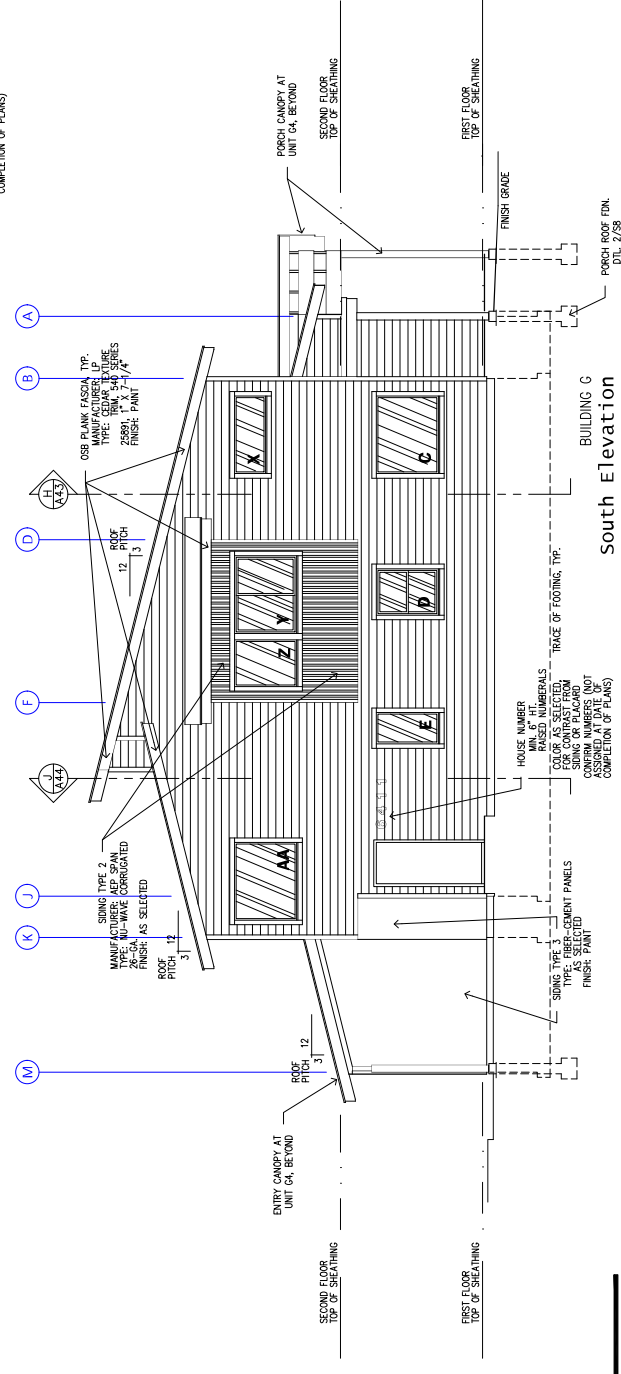
COOK INLET HOUSING AUTHORITY
BAXTER MULTIFLEXES, PHASE II
Tract B, Valetskaya Addition No. 1
NN, Erma Court
ANCHORAGE, ALASKA



BUILDING C
Overall
First Floor Plan

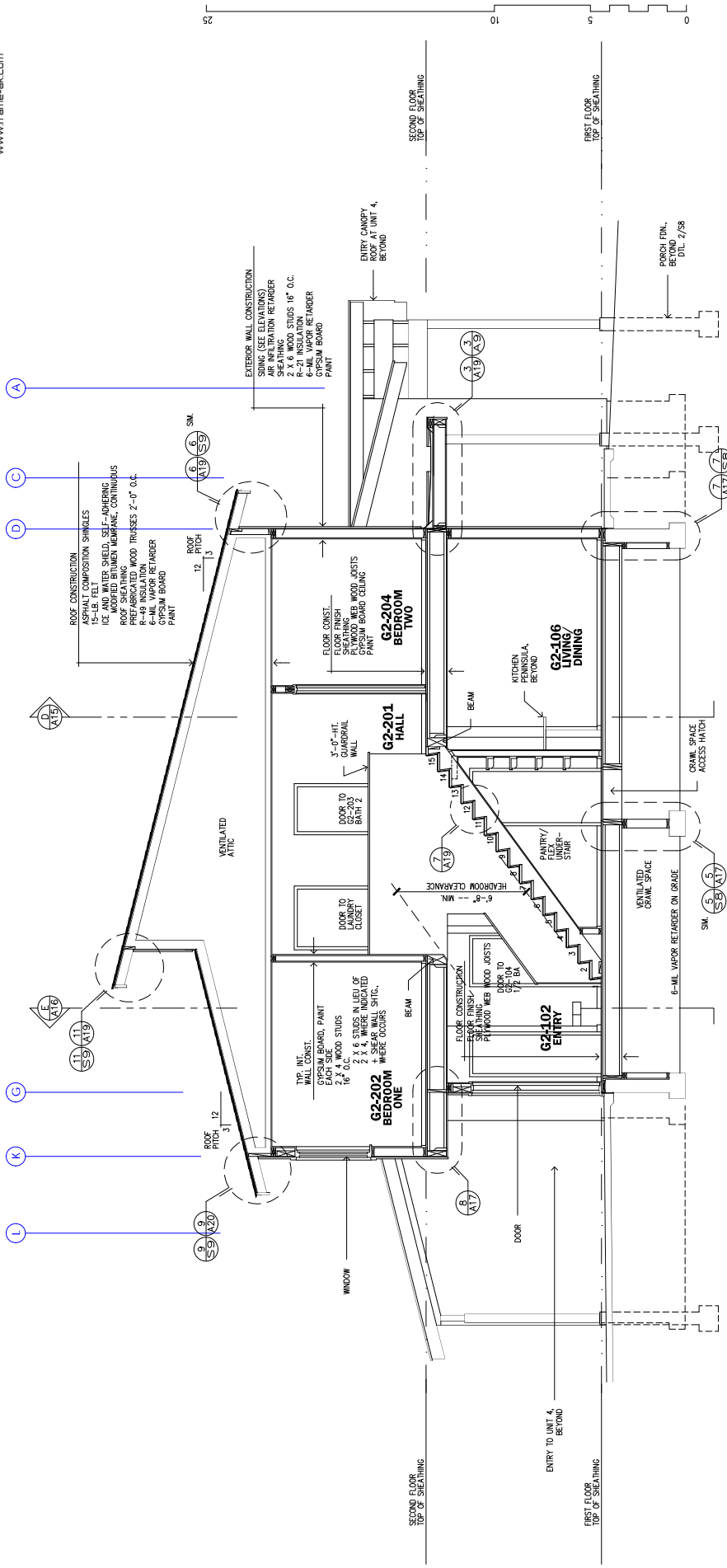


West Elevation

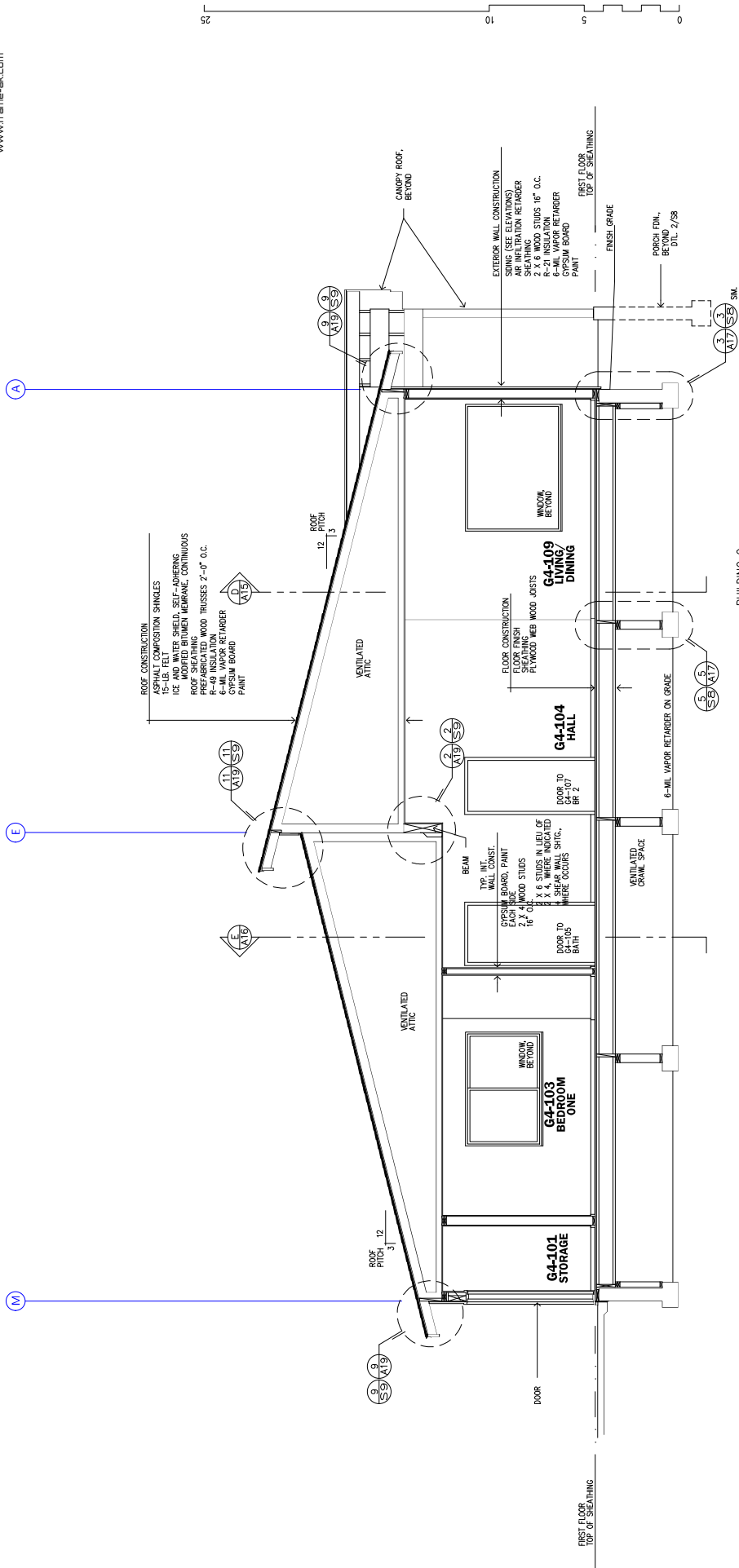


South Elevation

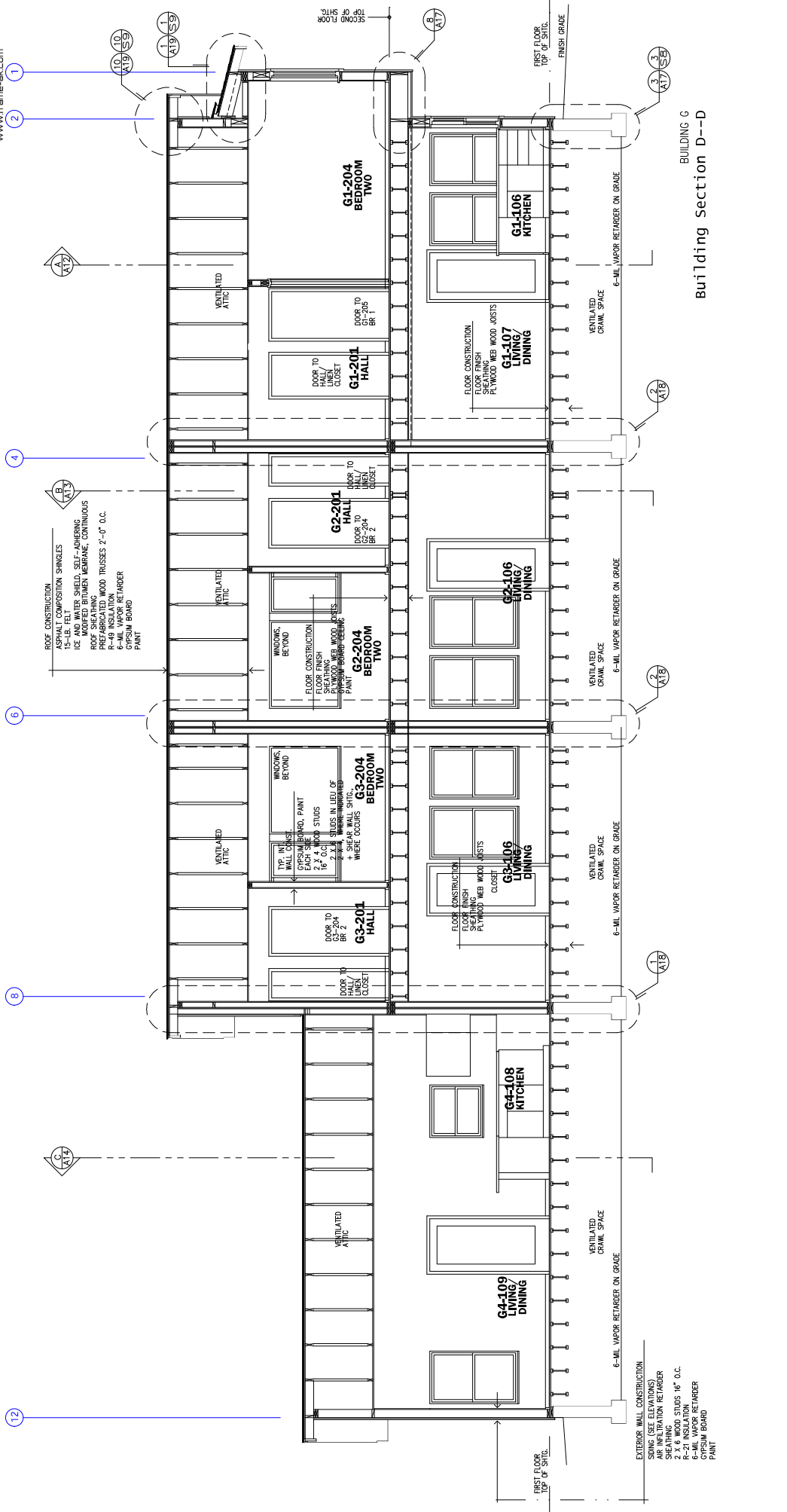
**COOK INLET HOUSING AUTHORITY
BAXTER MULTIFLEXES, PHASE II**
Tract B, Valletskaya Addition No. 1
NHN, Erna Coult
ANCHORAGE, ALASKA



BUILDING G
Building Section B-B



Building Section C--C



ROOF CONSTRUCTION
ASPHALT/FLY ASH COMPOSITION SHINGLES
15# ICE AND WATER SHIELD, SELF-ADHERING
MODIFIED BITUMEN MEMBRANE, CONTINUOUS
OVER SHEATHING
R-49 INSULATION
6-MIL VAPOR RETARDER
GYP/SUM BOARD
PAINT

EXTERIOR WALL CONSTRUCTION
SIDING (SEE ELEVATIONS)
6-MIL VAPOR RETARDER
SHEATHING
2 X 6 WOOD STUDS 16" O.C.
R-21 INSULATION
6-MIL VAPOR RETARDER
GYP/SUM BOARD
PAINT

Building Section D--D
BUILDING G



