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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	---

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.	

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 backplash 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 jamba; 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 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	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

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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 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 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.

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

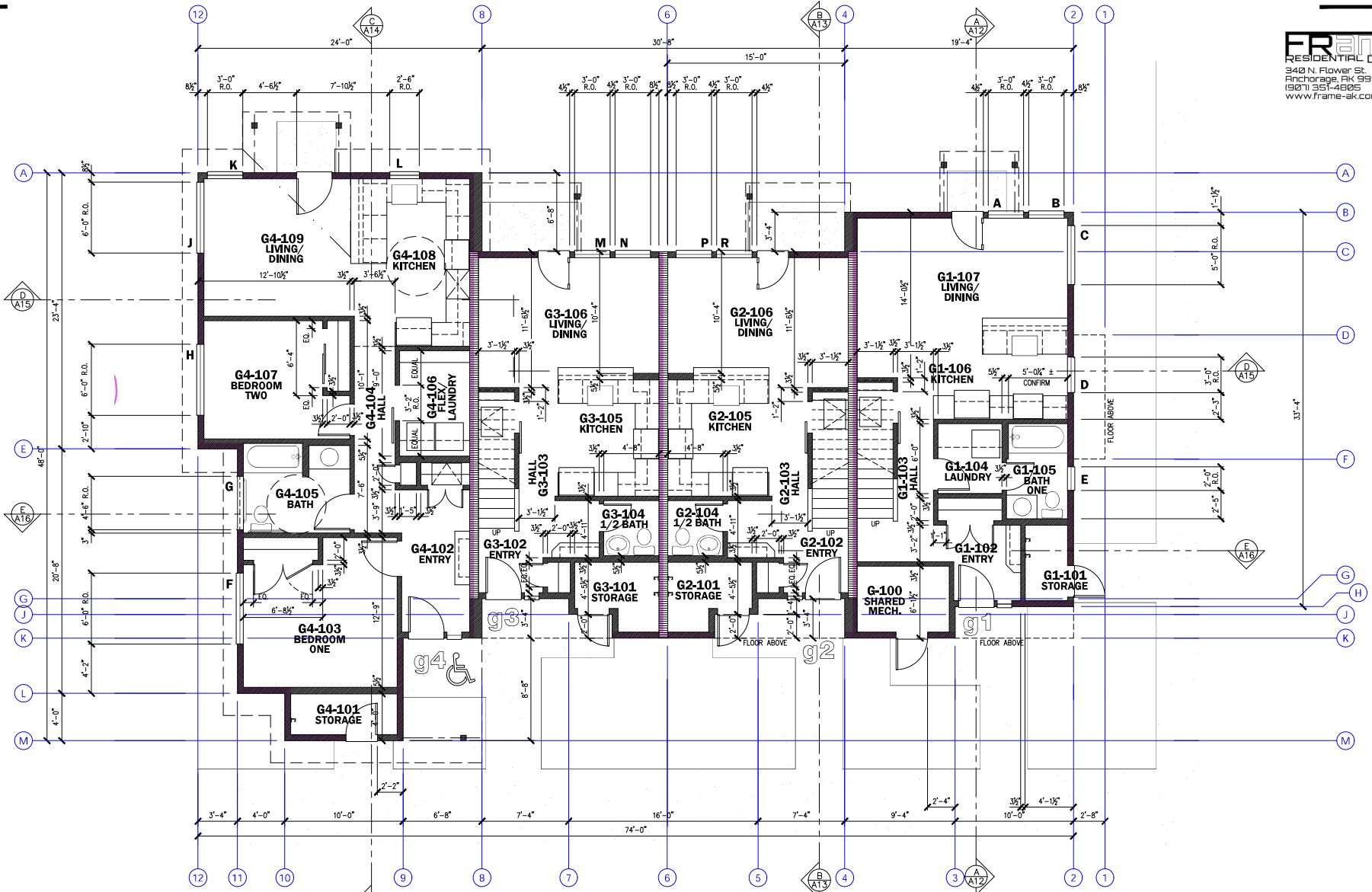
Zoning district: R-3
Property area: 47,418 sq. ft.
Lot coverage, allowed: 40% [multifamily]; 60% [townhouse] Table
21.06-1
Lot coverage, proposed: 49.3%
Height, allowed: 35 ft. Table 21.06-1
Height, proposed: 23 ft.



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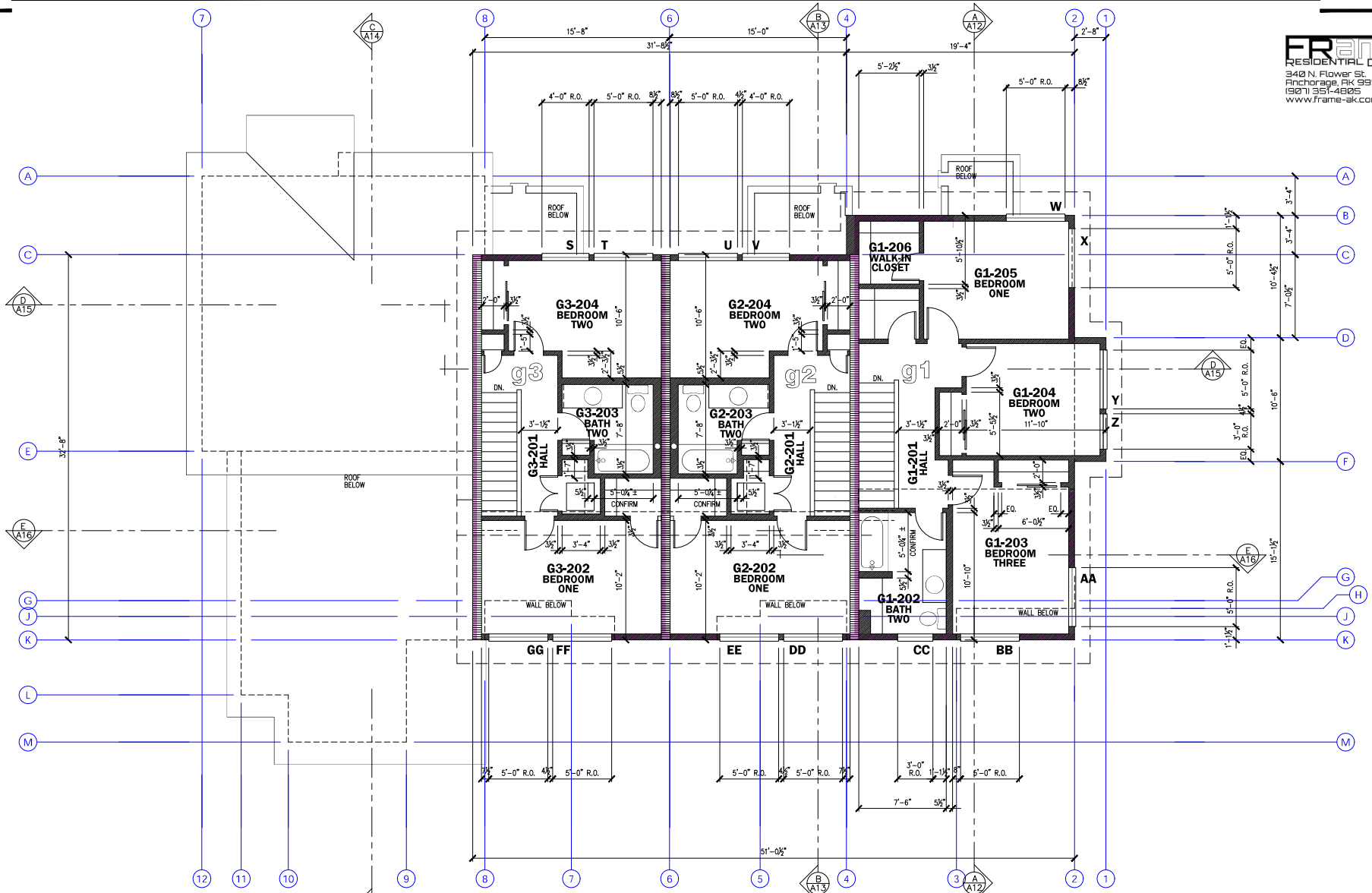
BUILDING G
Overall
First Floor Plan



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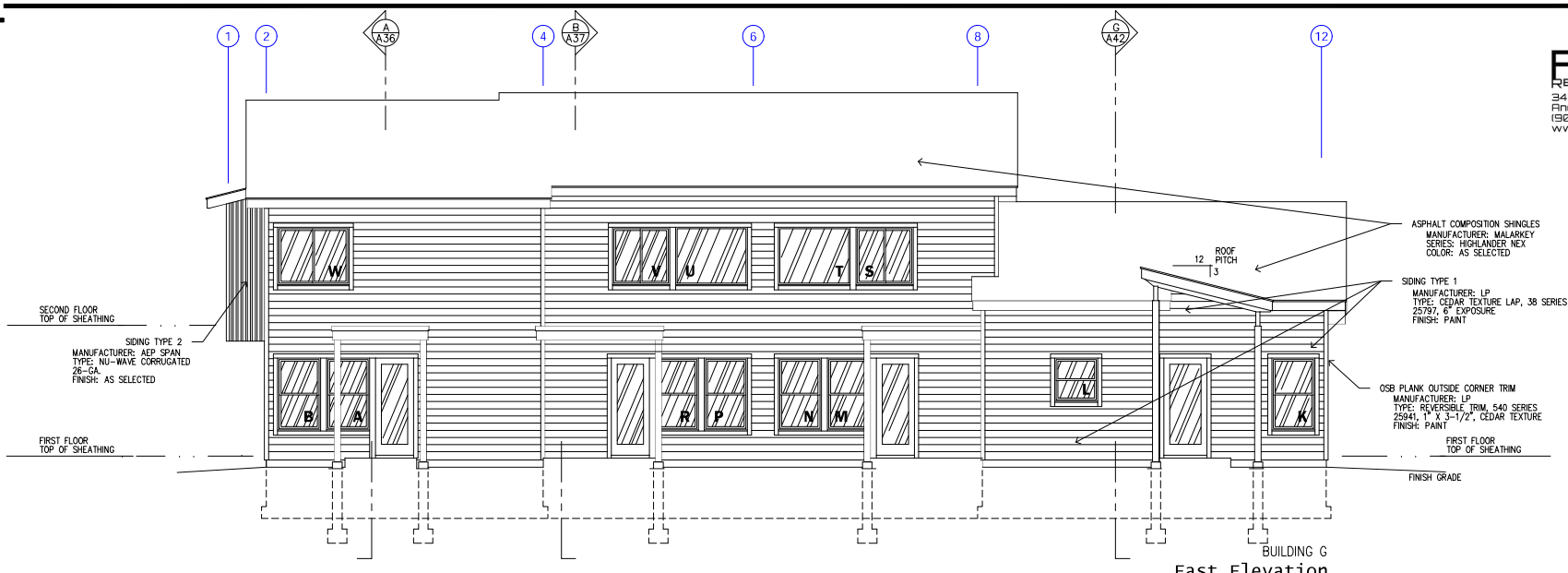


BUILDING G
 Overall
 Second Floor Plan

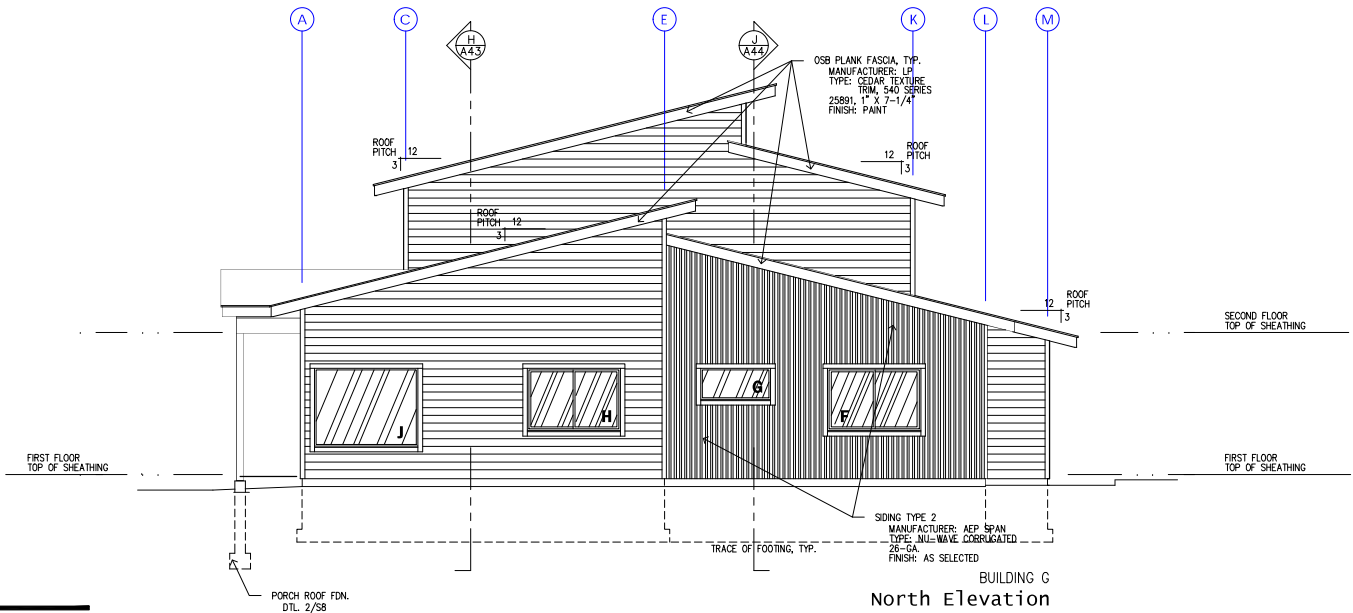


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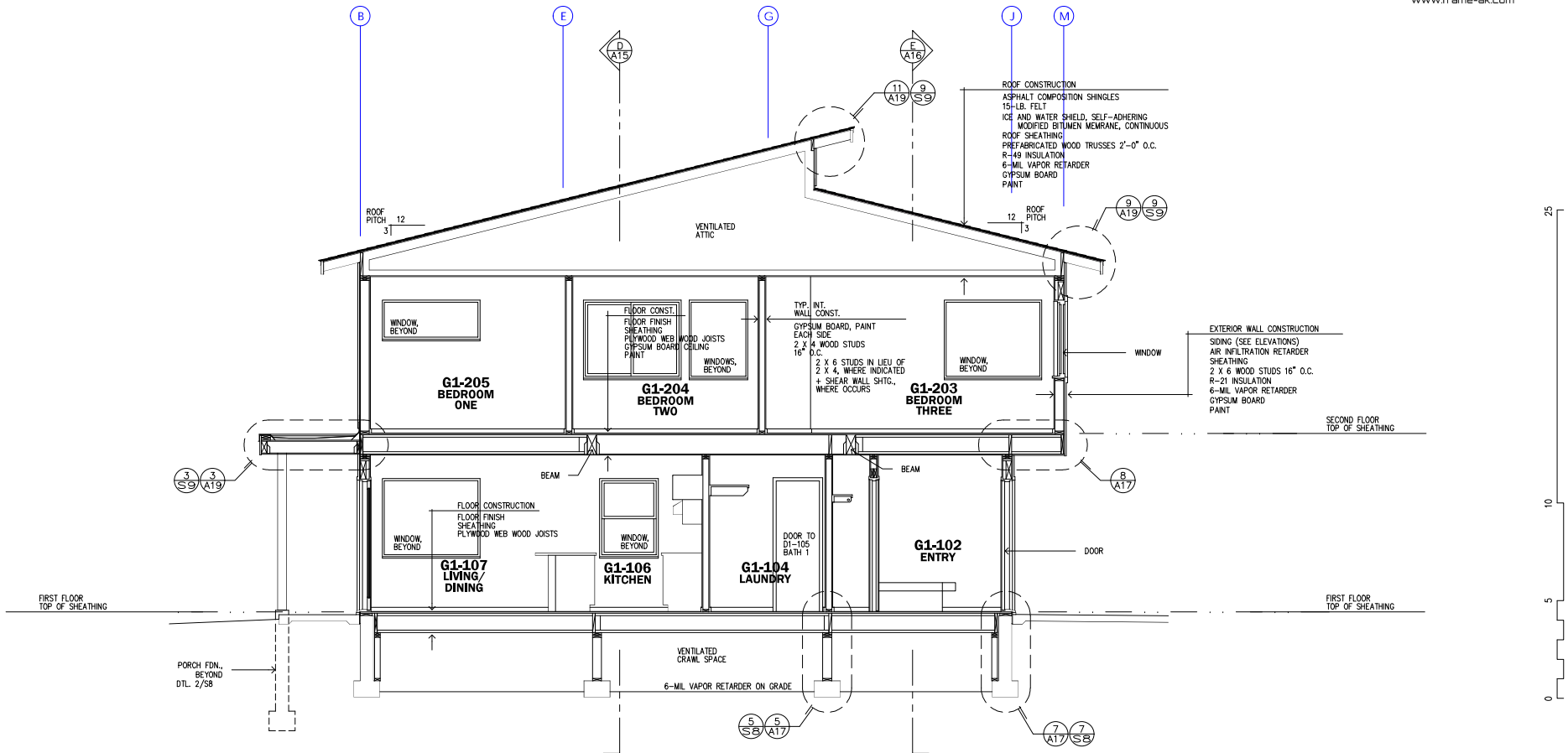
East Elevation



North Elevation

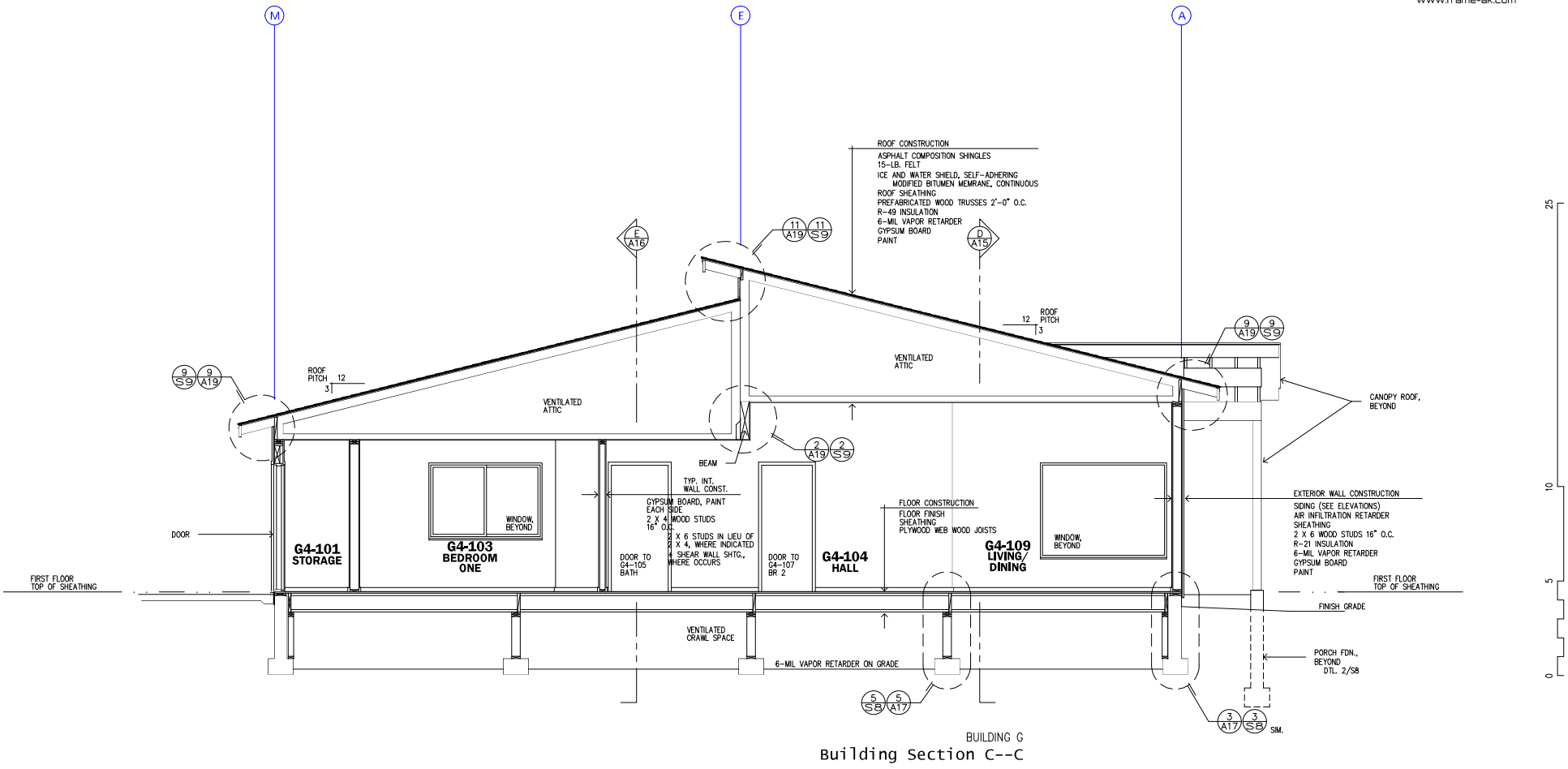
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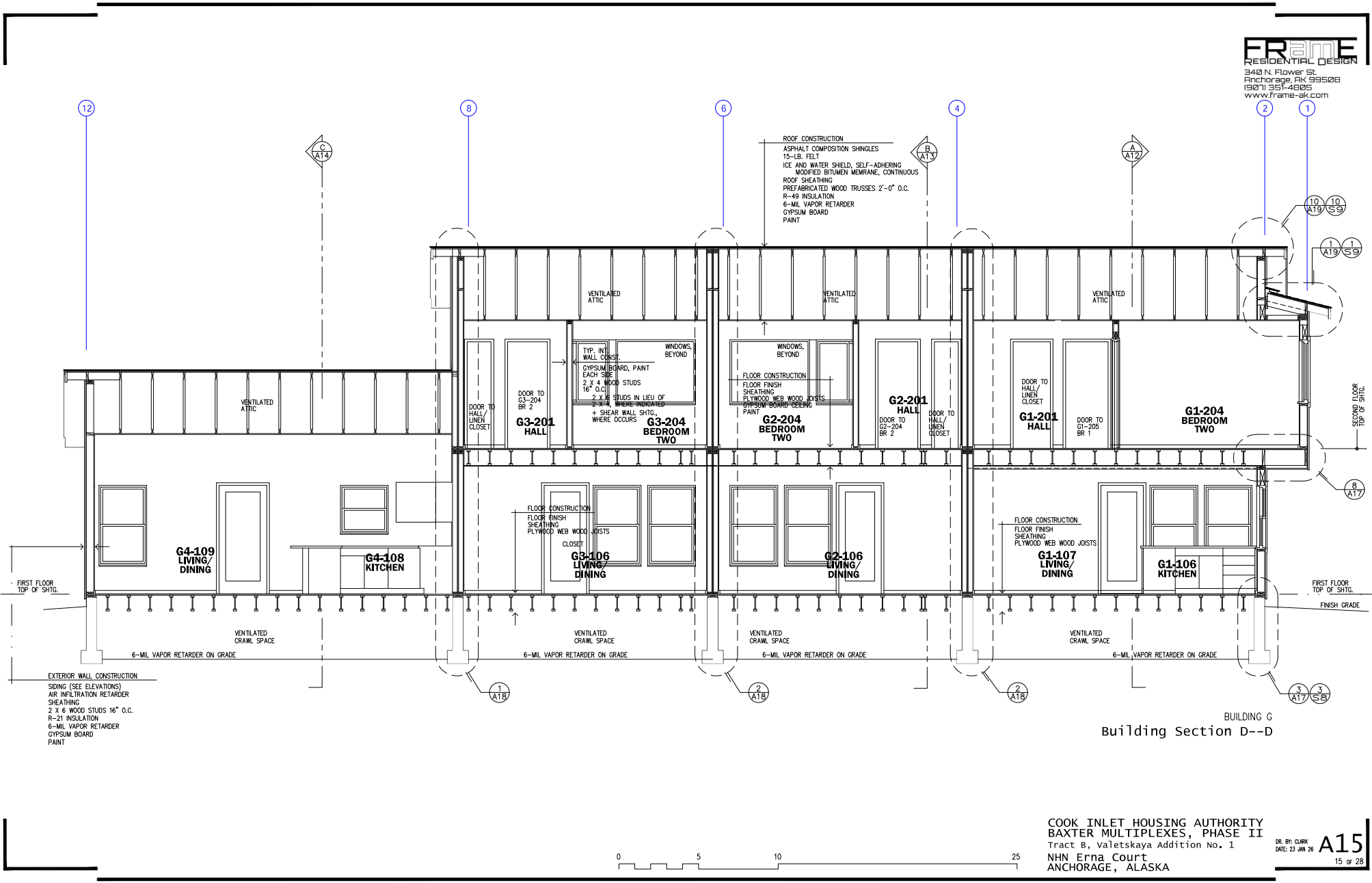
Building Section A--A

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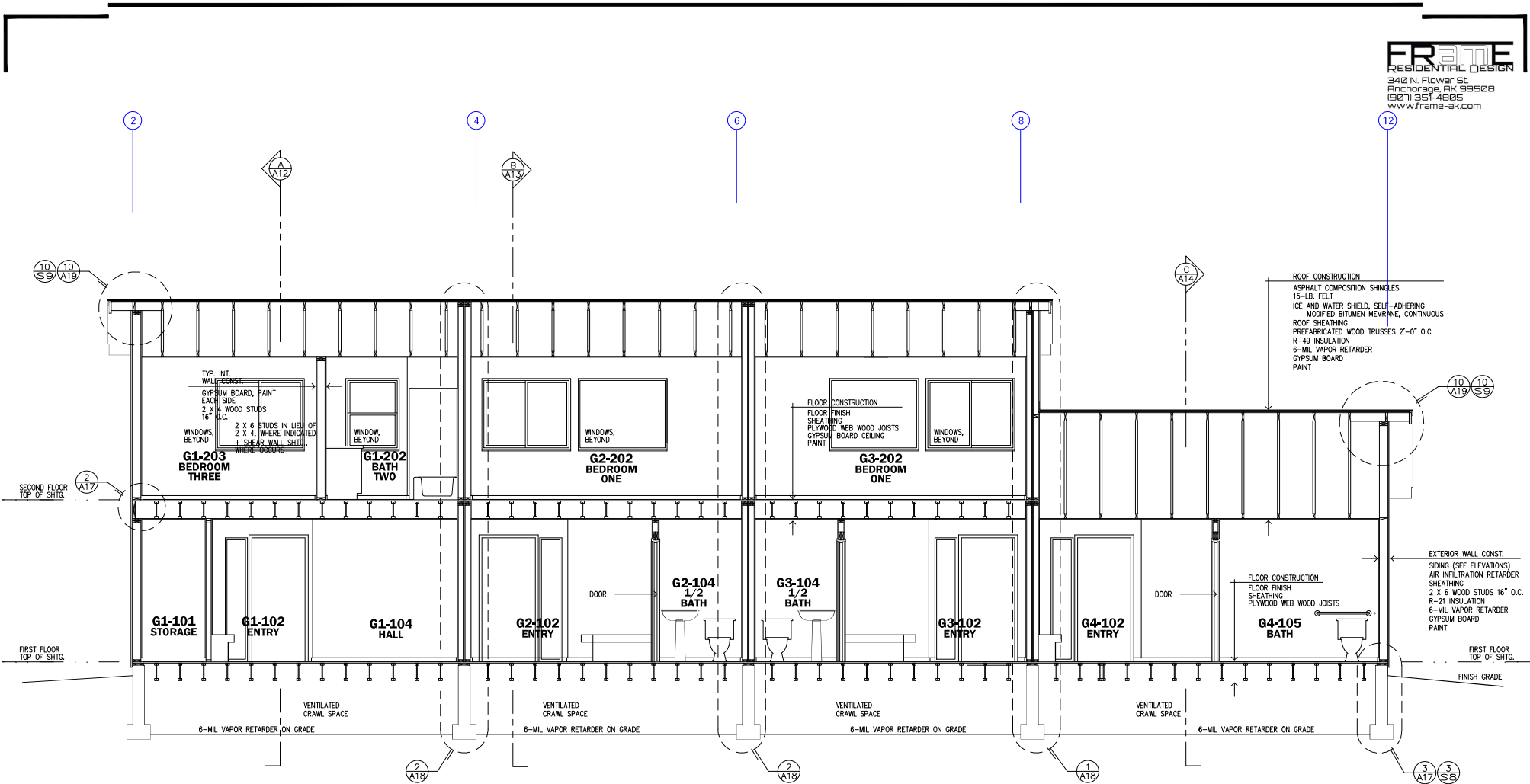
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BUILDING G
Building Section D--D

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BUILDING G
Building Section E--E

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