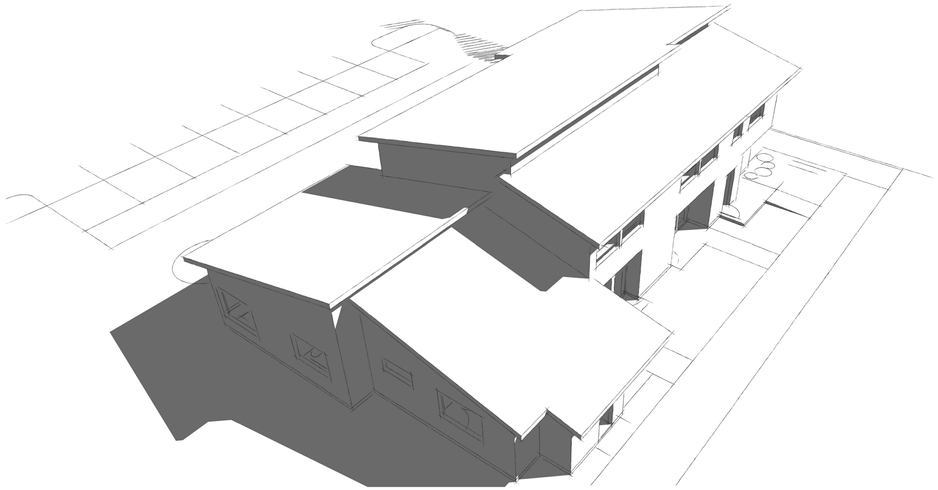

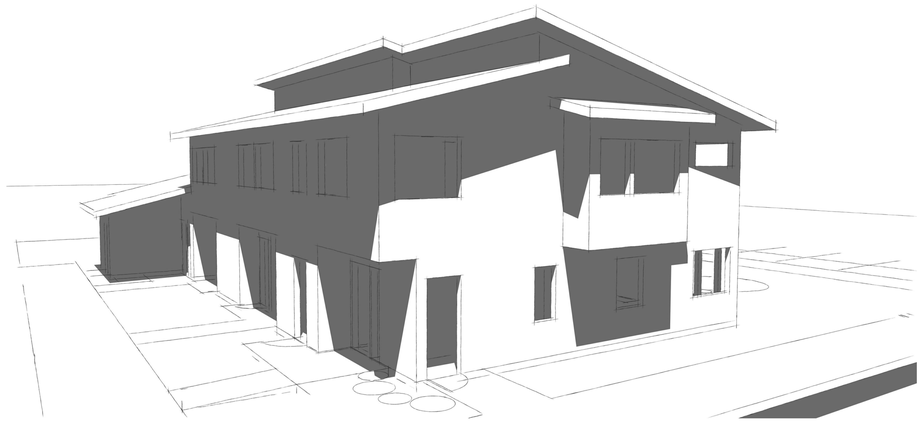

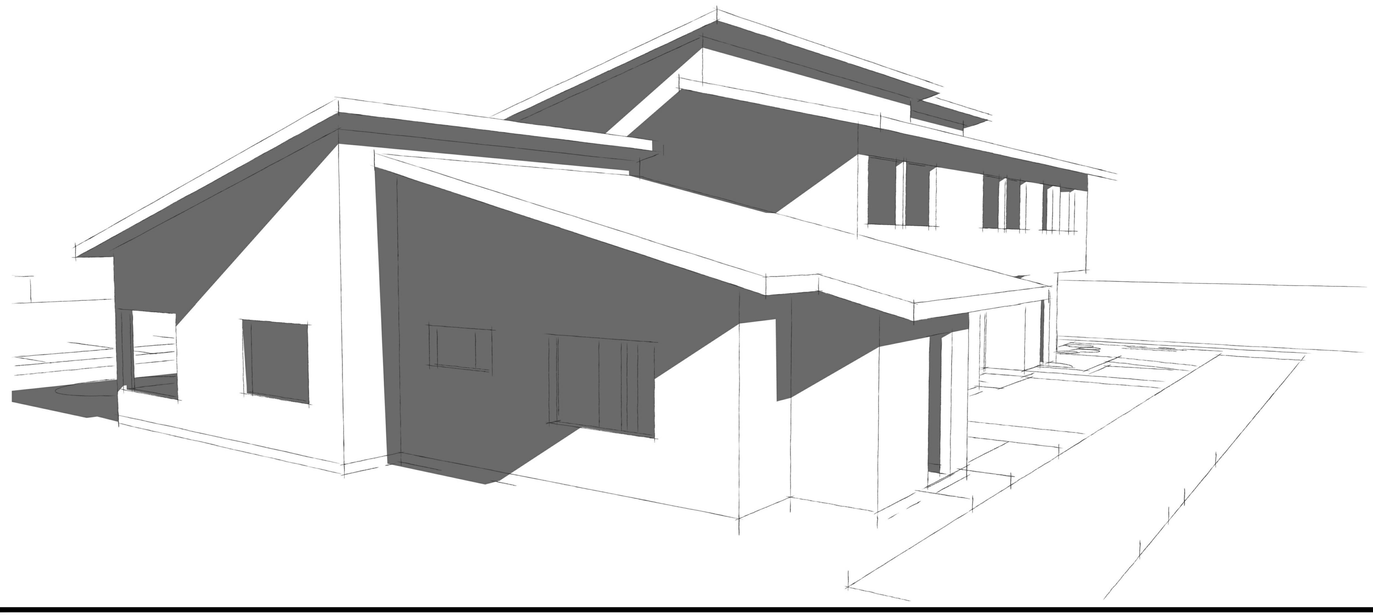

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baxter fourplexes

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

A1

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.

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].

FRAME RESIDENTIAL DESIGN
340 N. Flower St.
Anchorage, AK 99508
(907) 351-4805
www.frame-ak.com

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	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

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

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 BTUh 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 mimimum 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 – fourplex with townhouse units. R202

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

Accessible unit shall comply with Uniform Federal Accessibility Standards (UFAS), 1984.

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.

FRAME RESIDENTIAL DESIGN
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Anchorage, AK 99508
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COOK INLET HOUSING AUTHORITY
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DR. BY: CLARK
DATE: 23 JAN 26

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G4-109 LIVING/ DINING
G4-108 KITCHEN
G4-107 BEDROOM TWO
G4-106 FLEX LAUNDRY
G4-105 BATH
G4-104 HALL
G4-103 BEDROOM ONE
G4-102 ENTRY
G4-101 STORAGE
G3-106 LIVING/ DINING
G3-105 KITCHEN
G3-104 1/2 BATH
G3-103 HALL
G3-102 ENTRY
G3-101 STORAGE
G2-106 LIVING/ DINING
G2-105 KITCHEN
G2-104 1/2 BATH
G2-103 HALL
G2-102 ENTRY
G2-101 STORAGE
G1-107 LIVING/ DINING
G1-106 KITCHEN
G1-105 BATH ONE
G1-104 LAUNDRY
G1-103 HALL
G1-102 ENTRY
G1-101 STORAGE
G-100 SHARED MECH.
g1 FLOOR ABOVE
g2 FLOOR ABOVE
g3
g4
UP
EQUAL
EQ.
5'-0¼" ± CONFIRM

1
CEILING ABOVE SHARED MECH. RM.
GA FILE NO. FC 5111
TWO LAYERS 1/2" GYP. BD. CEILING
RESILIENT CHANNELS AT 16" O.C. PERPENDICULAR TO JOISTS
PLYWOOD WEB WOOD JOISTS
SHEATHING
FLOOR FINISH

1
WALL LEGEND

PARTY WALL -- SEE A18

SHEAR WALL -- SEE S1/S3/S4

INTERIOR WALL AT SHARED MECH. RM.
GA FILE NO. WP 3242
5/8" TYPE X FIRE-RATED GYP. BD. EA. SIDE
RESILIENT CHANNELS AT 16" O.C. HORIZ. AT MECH. RM. SIDE
3" FIBERGLASS BATT INSULATION
2 X 4 WOOD STUDS 16" O.C.

EXTERIOR WALL AT SHARED MECH. RM.
AWC WS6-1.5
SIDING (SEE ELEVATIONS)
AIR INFILTRATION RETARDER
SHEATHING
2 X 6 WOOD STUDS 16" O.C.
R-21 INSULATION
6-MIL VAPOR RETARDER
5/8" TYPE X FIRE-RATED GYP. BD.

BUILDING G
Overall
First Floor Plan

NORTH

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

1 3/31/26
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4 OF 28

FRAME
RESIDENTIAL DESIGN
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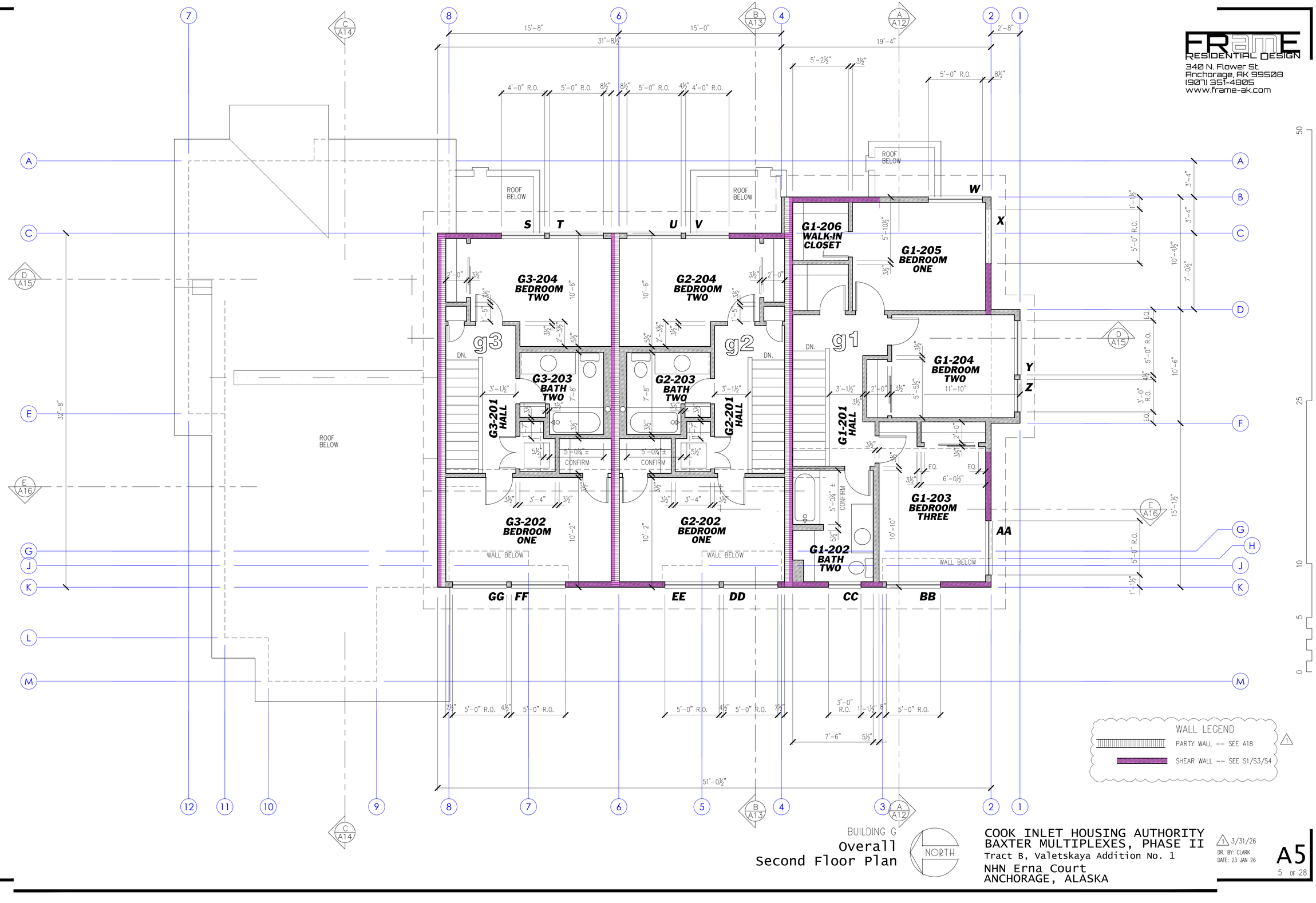

BUILDING G
Overall
Second Floor Plan

NORTH

COOK INLET HOUSING AUTHORITY
BAXTER MULTIPLEXES, PHASE II
Tract B, Valetskaya Addition No. 1
NHN Erna Court
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G4-108 KITCHEN
G4-106 FLEX/ LAUNDRY
G4-102 ENTRY
G3-106 LIVING/ DINING
G3-105 KITCHEN
G3-103 HALL
G3-104 1/2 BATH
G3-102 ENTRY
G3-101 STORAGE
G2-106 LIVING/ DINING
G2-105 KITCHEN
G2-103 HALL
G2-104 1/2 BATH
G2-102 ENTRY
G2-101 STORAGE
G-100 SHARED MECH.
G1-107 LIVING/ DINING
G1-106 KITCHEN
G1-104 HALL
G1-104 LAUNDRY
G1-105 BATH ONE
G1-102 ENTRY
G1-101 STORAGE

COVERED CONCRETE STOOP
8"-D. FIXED SHELVES
PANTRY/ FLEX UNDER-STAIR
CRAWL SPACE ACCESS HATCH
STAIRS UP
BUILT-IN BENCH
COAT CLOS.
STACK W/D
24"-D. FIXED SHELF
COAT CLOSET
CONCRETE PORCH
FLOOR ABOVE

g1 g2 g3 g4

BUILDING G
Enlarged First Floor Plan

NORTH

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

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DATE: 23 JAN 26

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FRAME
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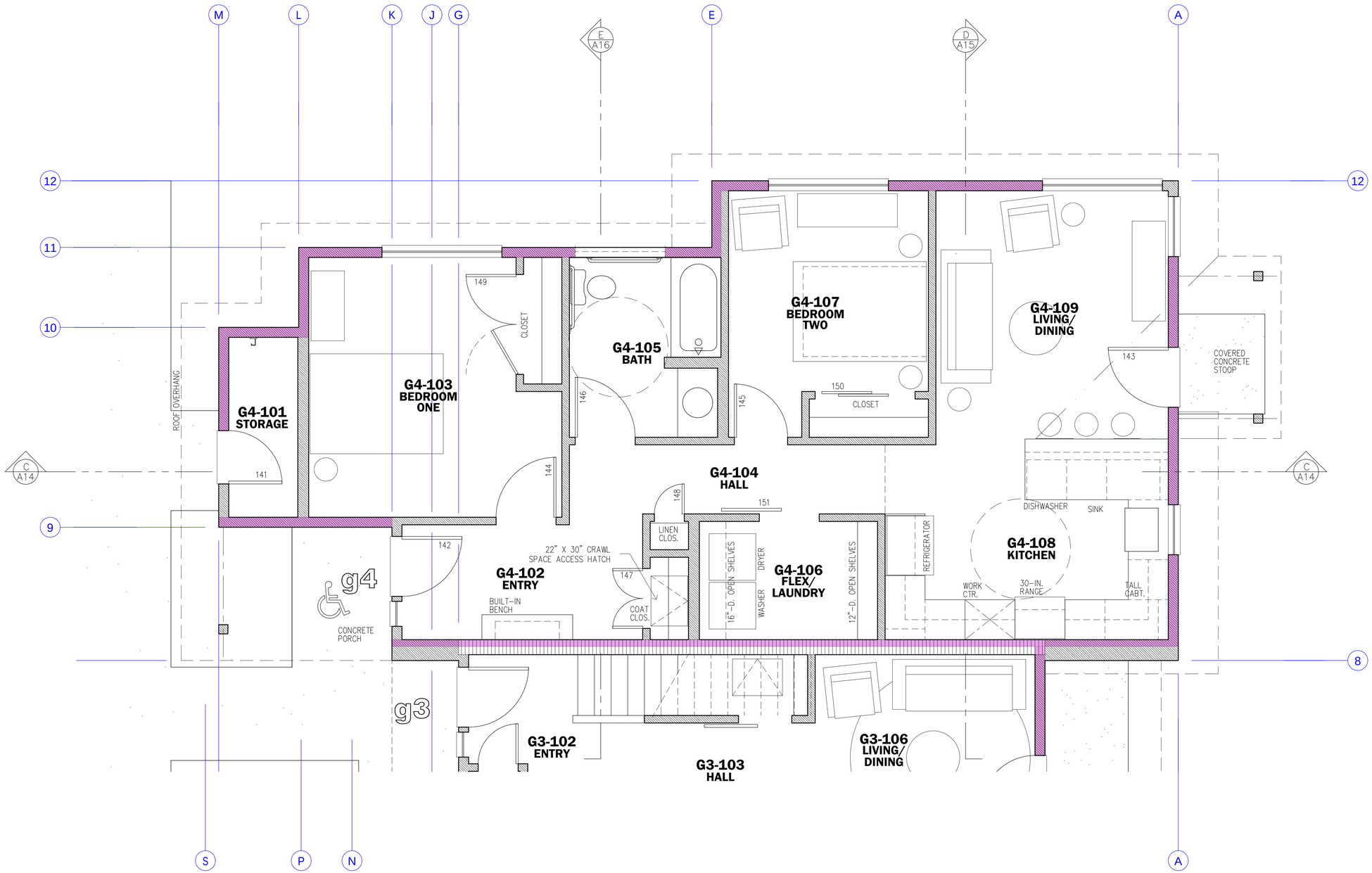

BUILDING G
Enlarged Partial First Floor Plan

NORTH

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

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DATE: 23 JAN 26

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FRAME
RESIDENTIAL DESIGN
340 N. Flower St.
Anchorage, AK 99508
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8 6 4 2

B A13 · A A12 · D A15 · E A16

ROOF BELOW

G3-204 BEDROOM TWO
G2-204 BEDROOM TWO
G1-206 WALK-IN CLOSET
G1-205 BEDROOM ONE
G1-204 BEDROOM TWO
G1-203 BEDROOM THREE
G3-202 BEDROOM ONE
G2-202 BEDROOM ONE
G1-202 BATH TWO
G3-203 BATH TWO
G2-203 BATH TWO
G3-201 HALL
G2-201 HALL
G1-201 HALL
g3
g2
g1

LINEN CLOSET
STAIRS DOWN
STACK W/D
CLOSET
12"-D. FX SHELVES
12"-D. FIXED SHELVES
WALL BELOW

201 202 203 204 205 206 207 208 210 211 212 214 215 216 217

B C D F G H J K

25 10 5 0

ROOF OVERHANG, TYPICAL

BUILDING G
Enlarged
Second Floor Plan

NORTH

COOK INLET HOUSING AUTHORITY
BAXTER MULTIPLEXES, PHASE II
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FRAME
RESIDENTIAL DESIGN
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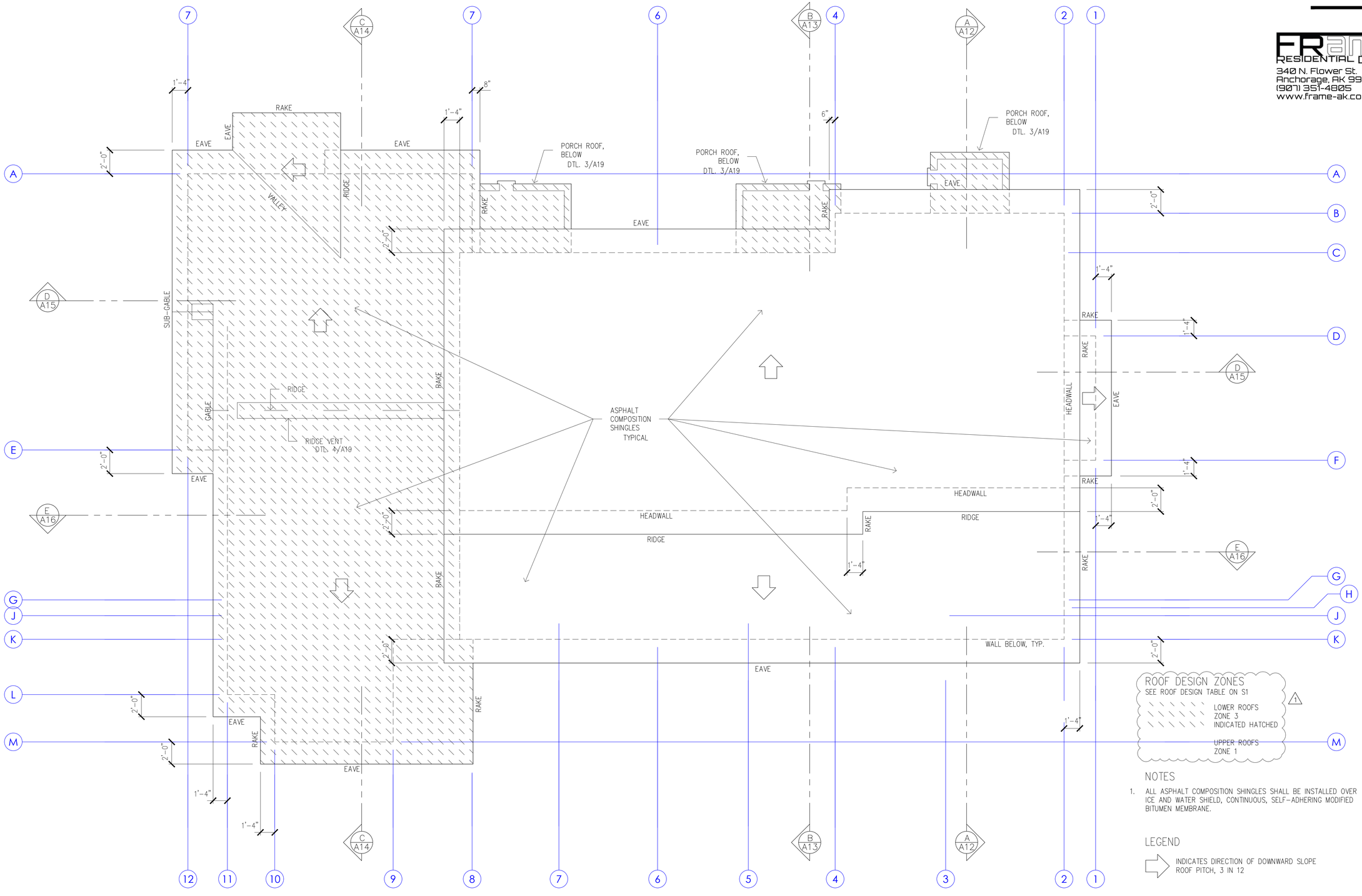

BUILDING G
Roof Plan

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

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DATE: 23 JAN 26

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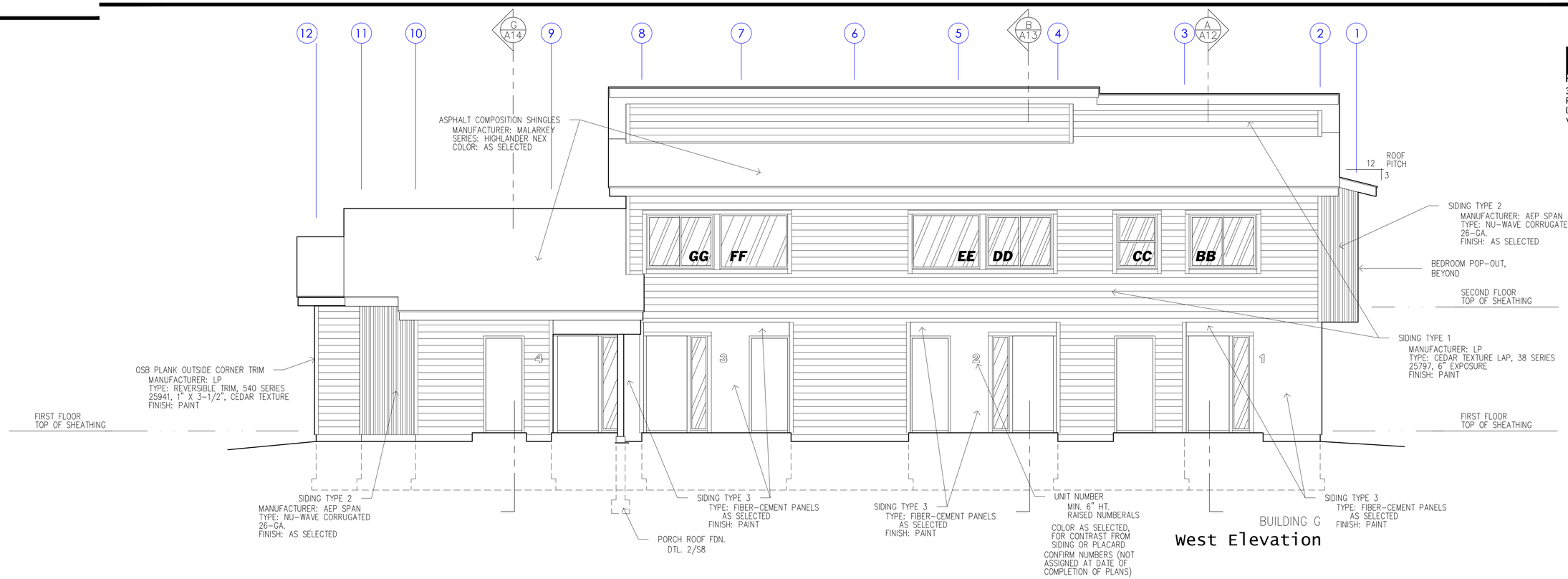

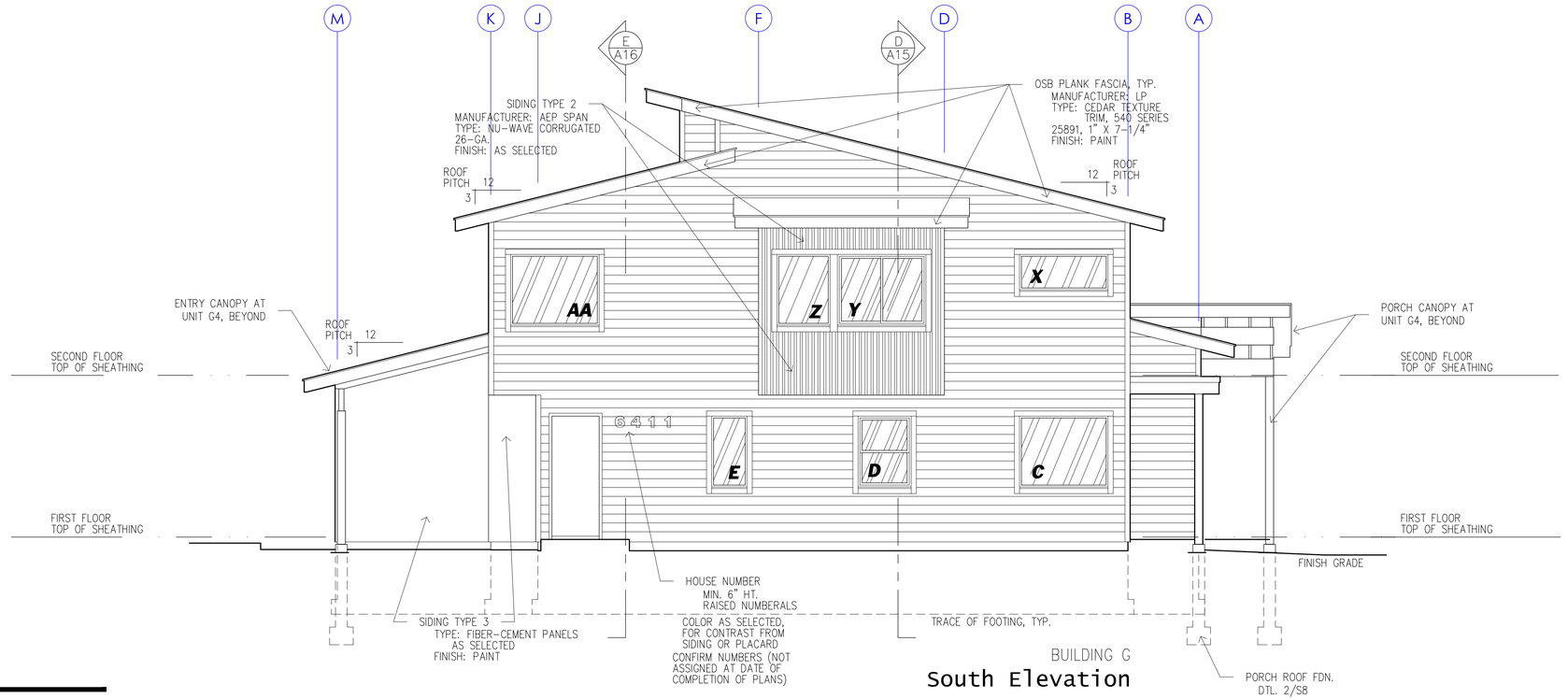

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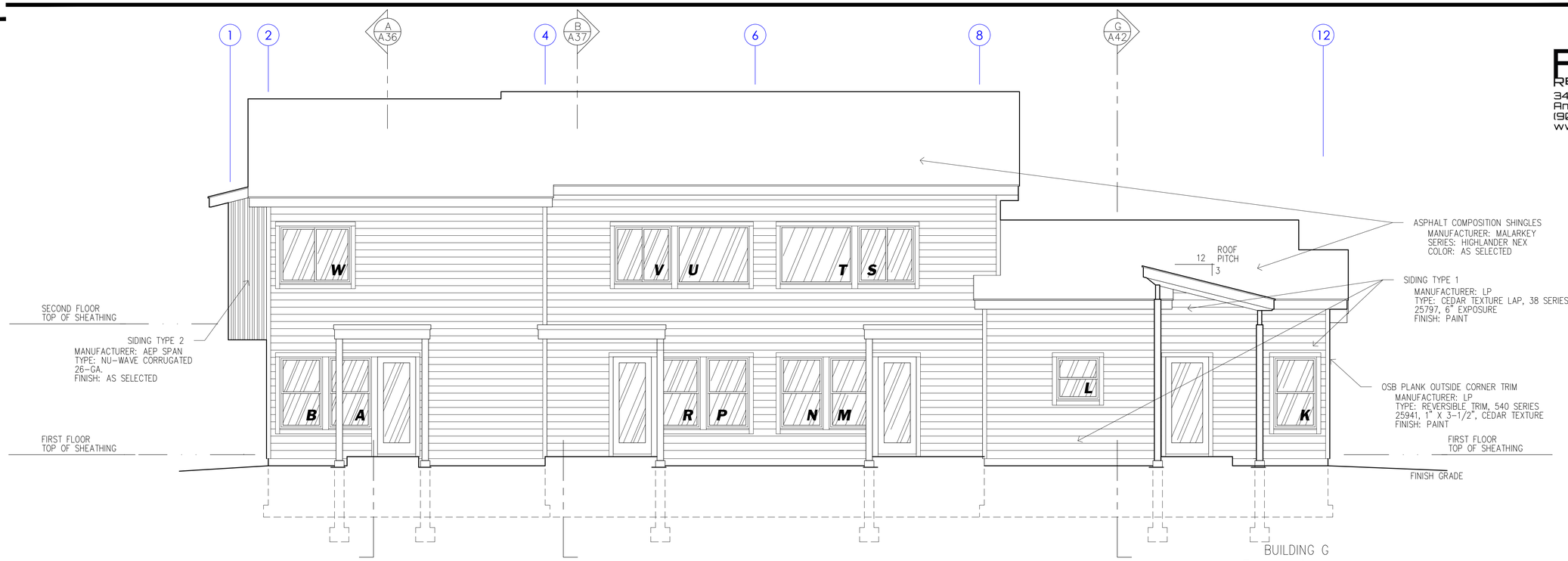
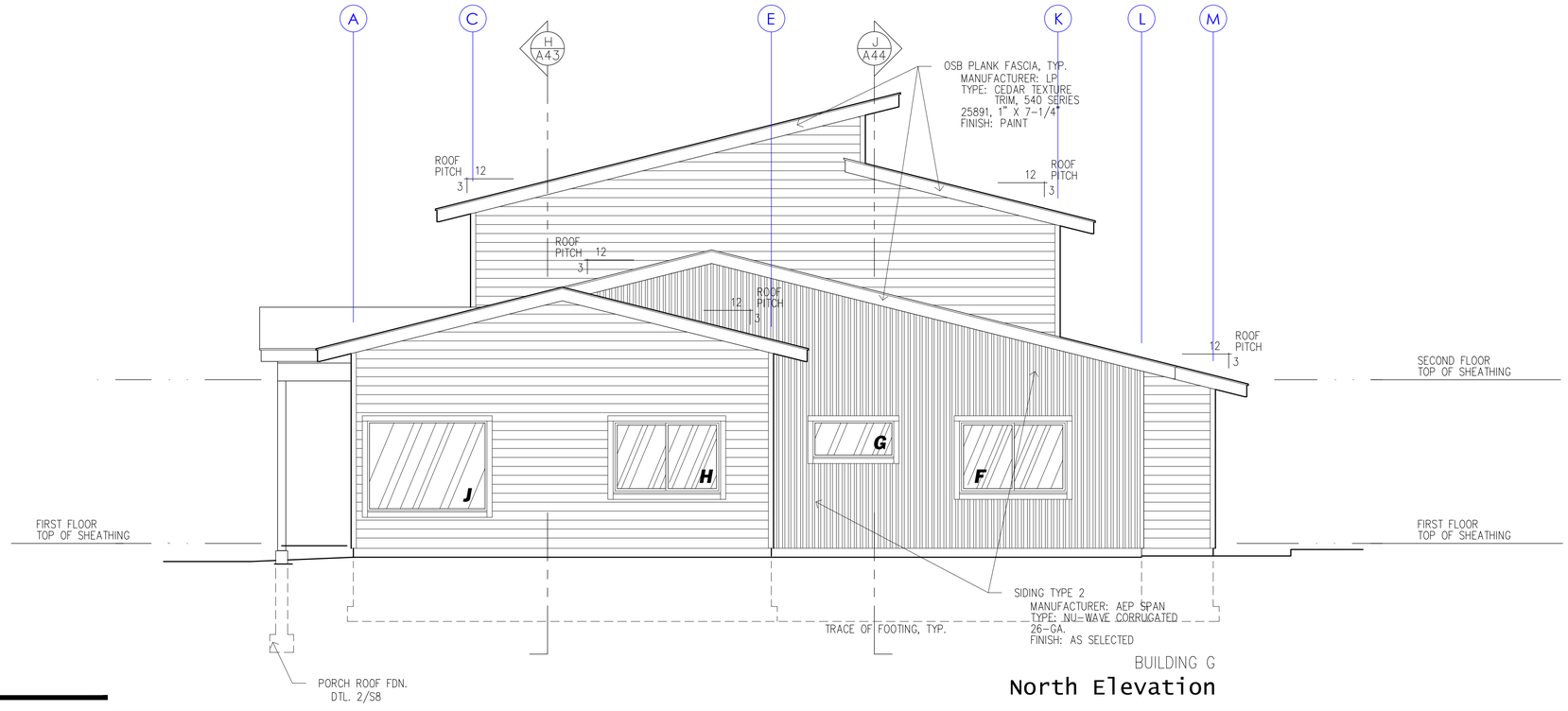


BUILDING G
East Elevation



BUILDING G
North Elevation

50
25
10
5
0

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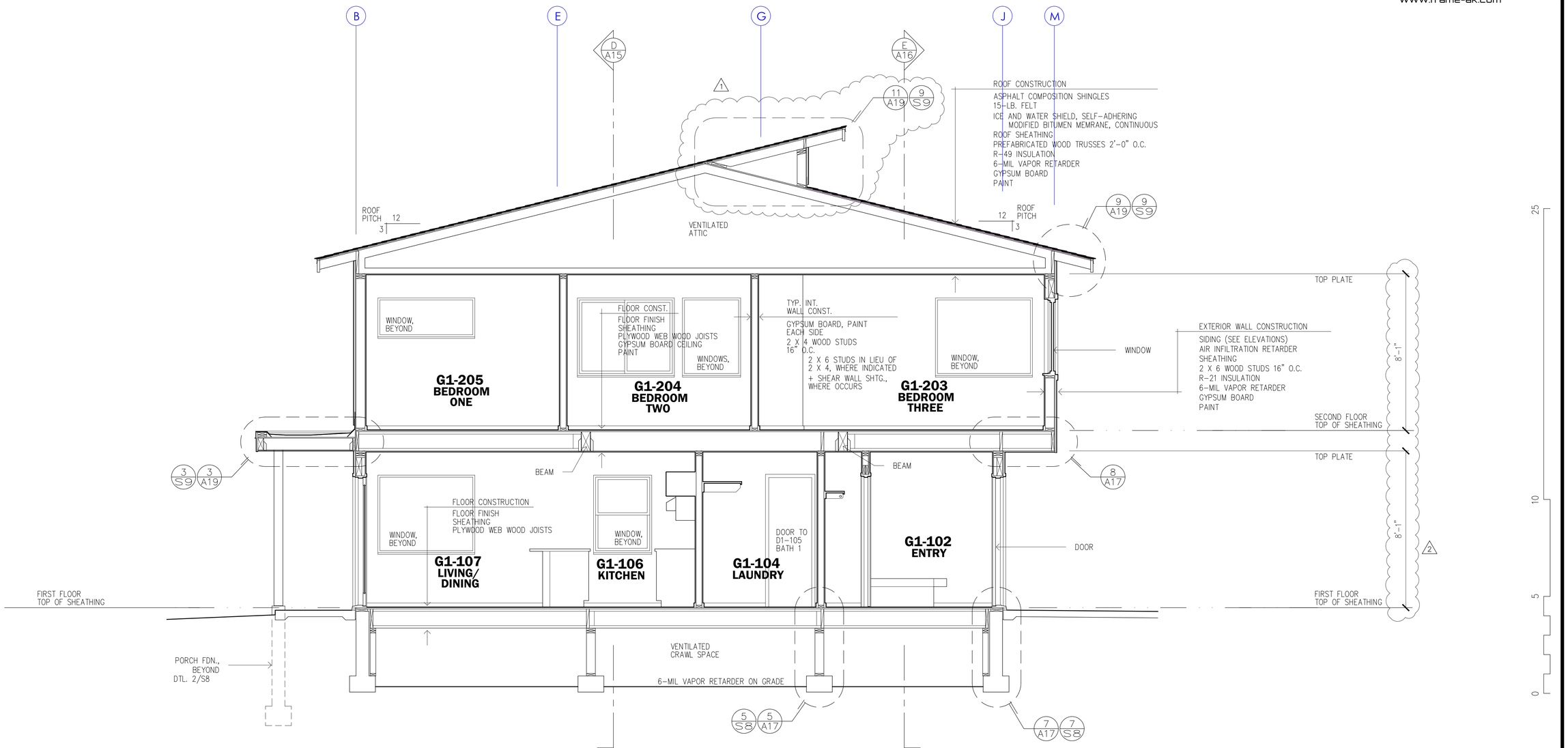

BUILDING G

Building Section A--A

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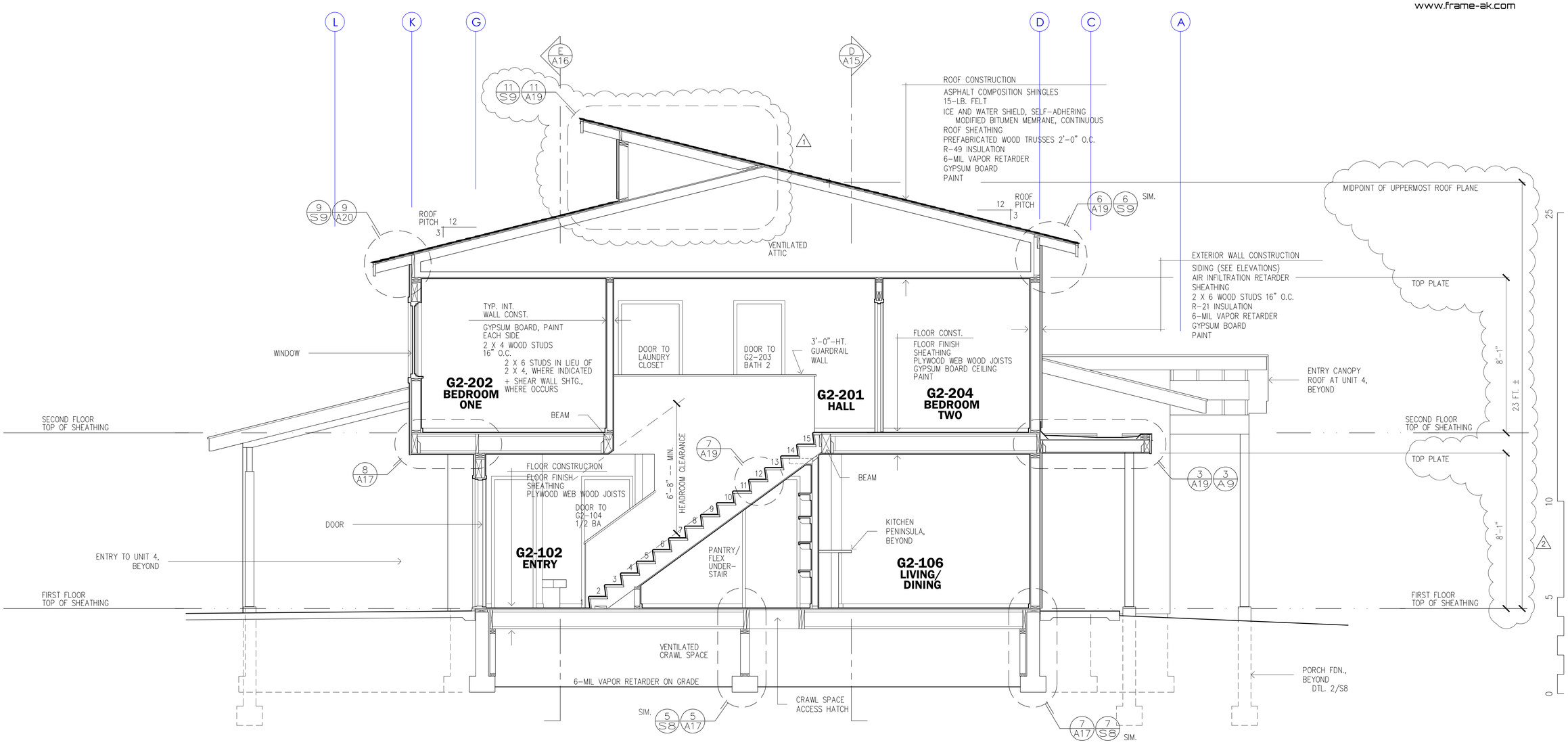

BUILDING G

Building Section B--B

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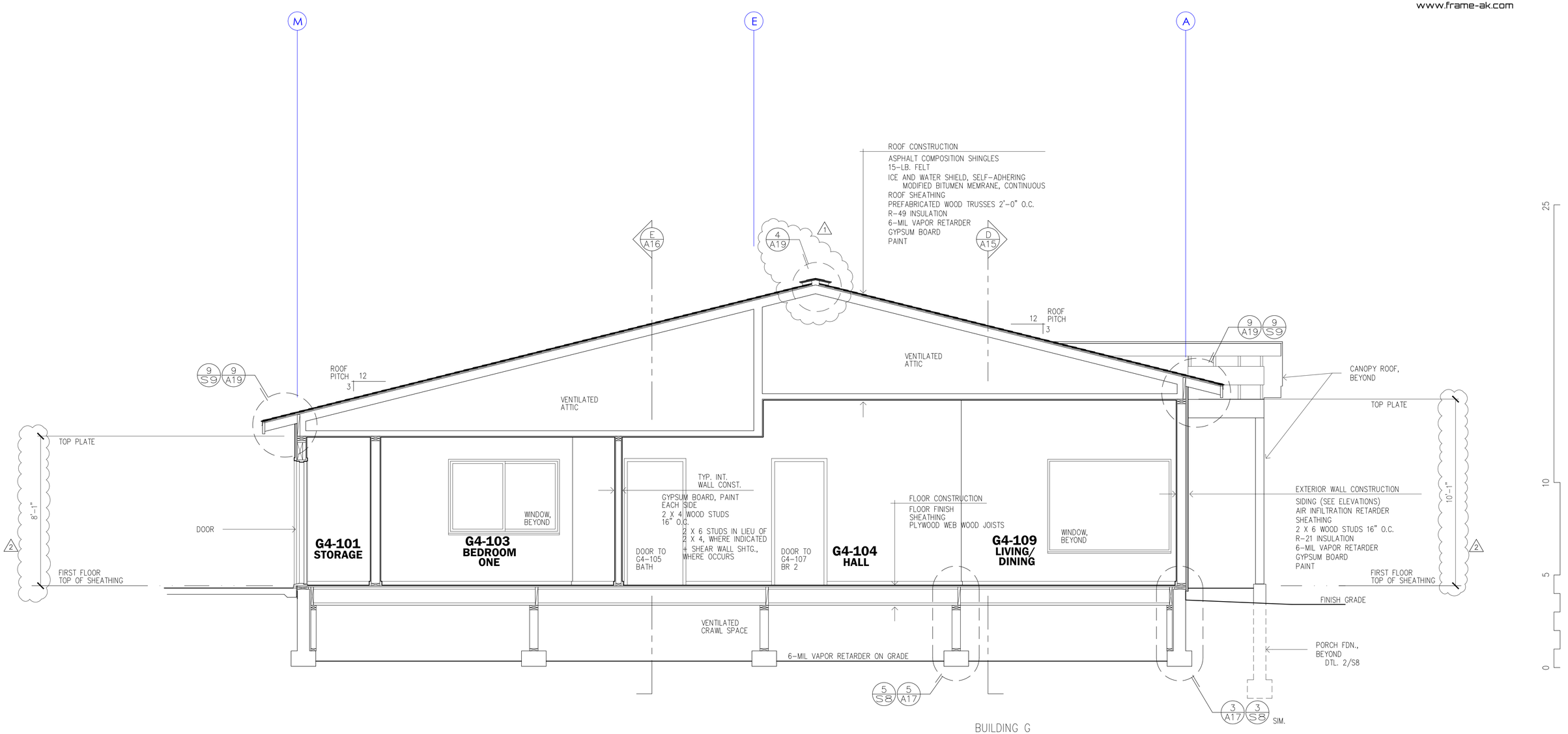

BUILDING G

Building Section C--C

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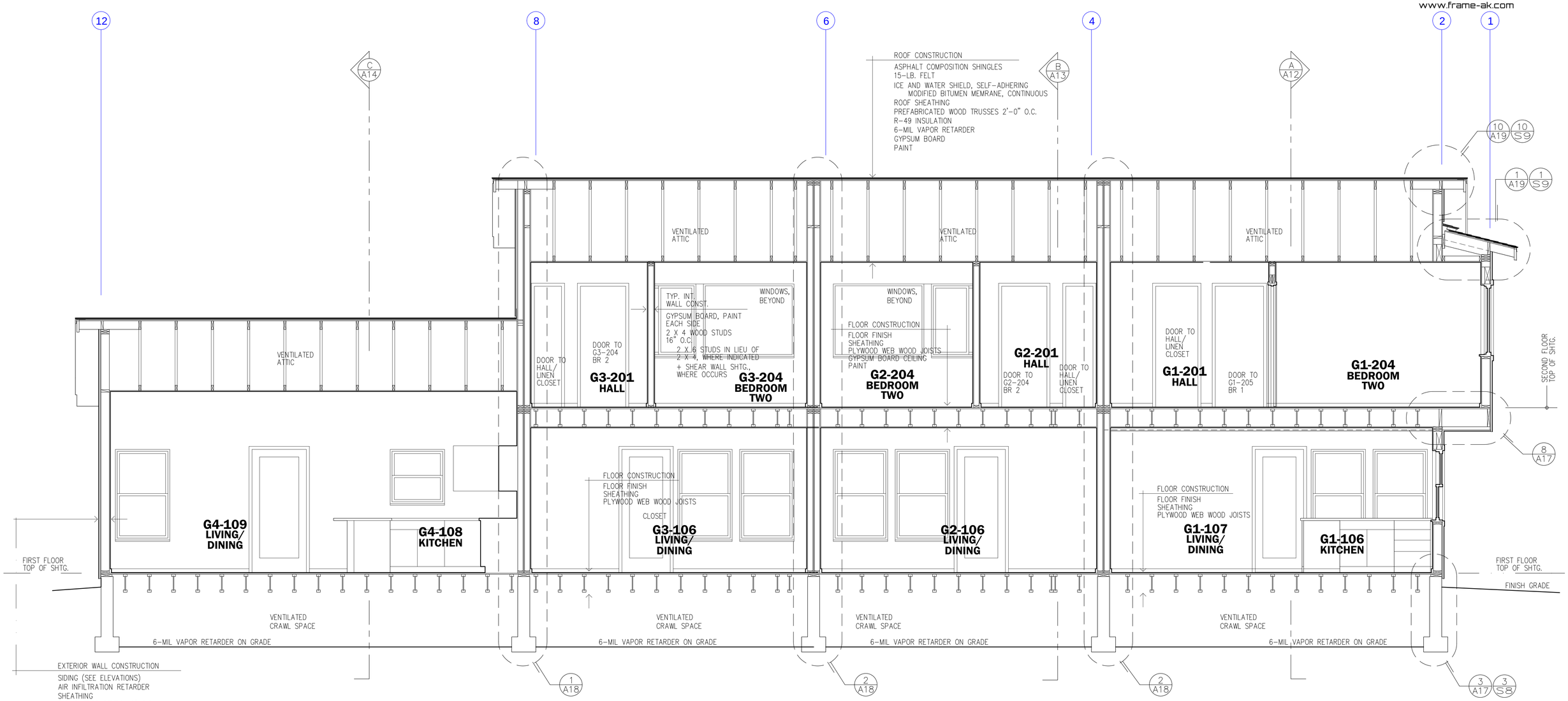

BUILDING G

Building Section D--D

0 5 10 25

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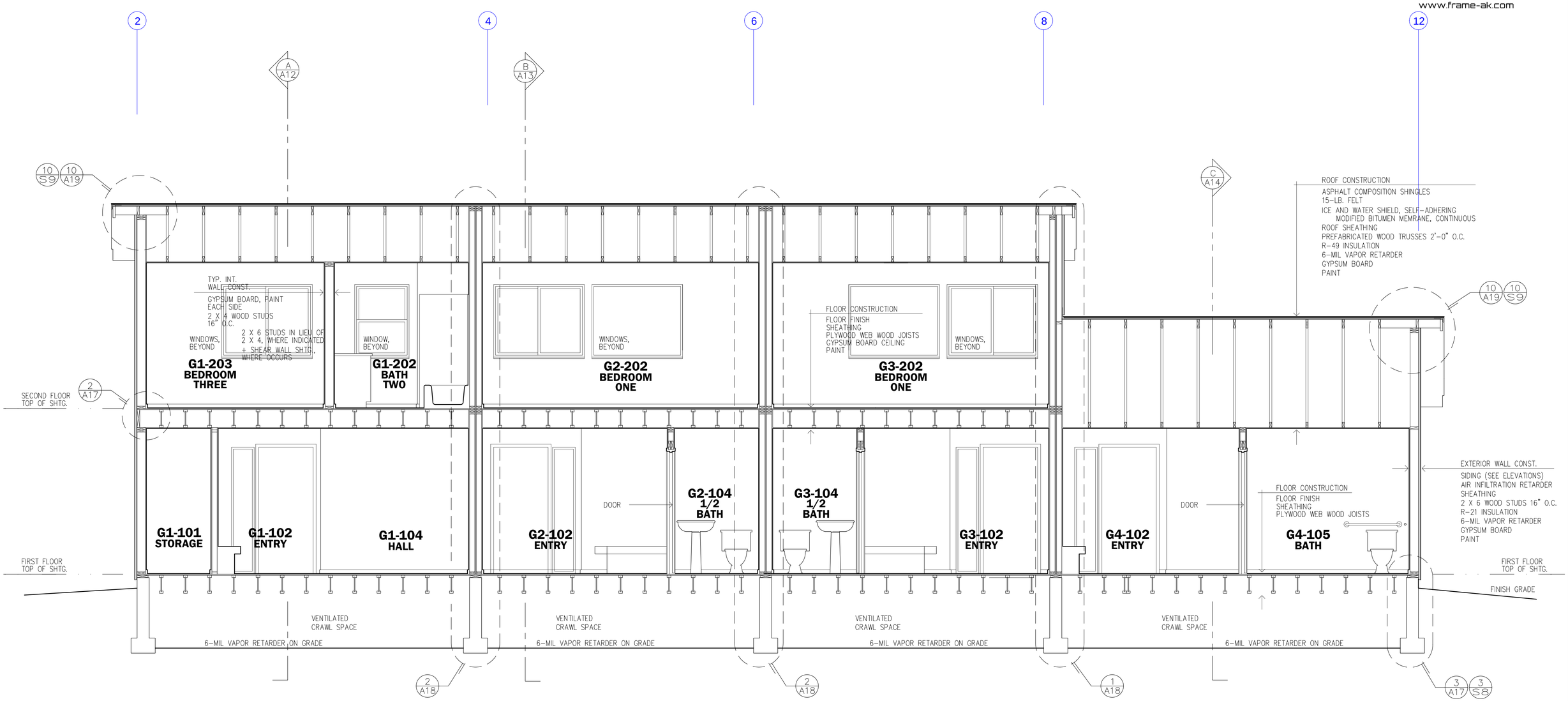

BUILDING G

Building Section E--E

0 5 10 25

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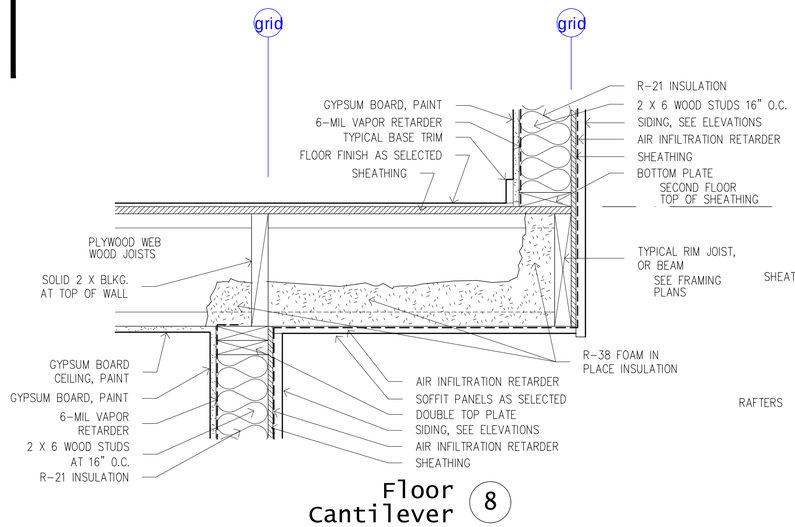
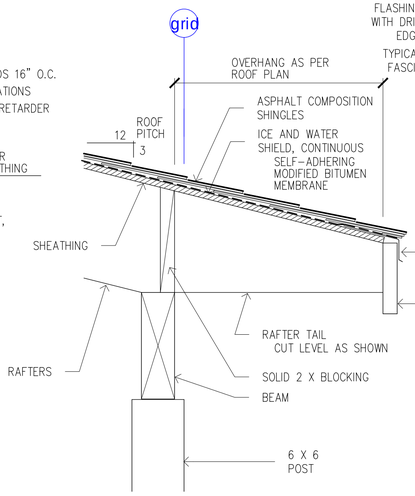
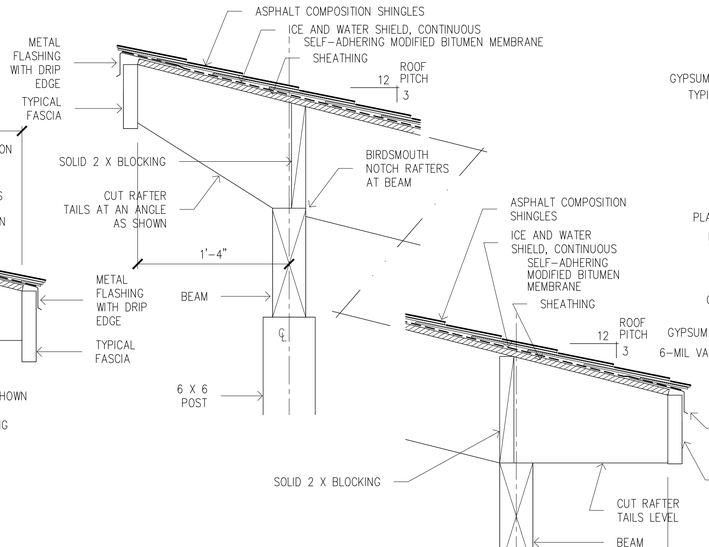
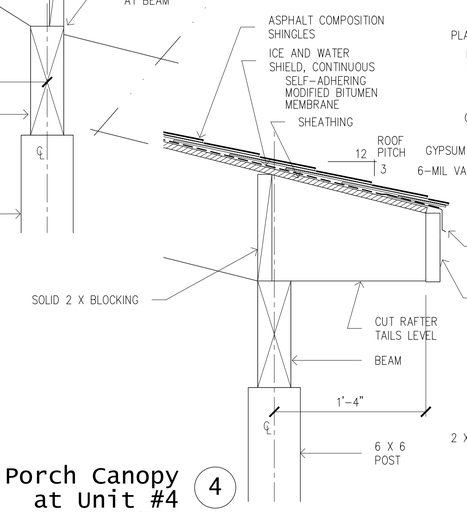


Floor Cantilever 8



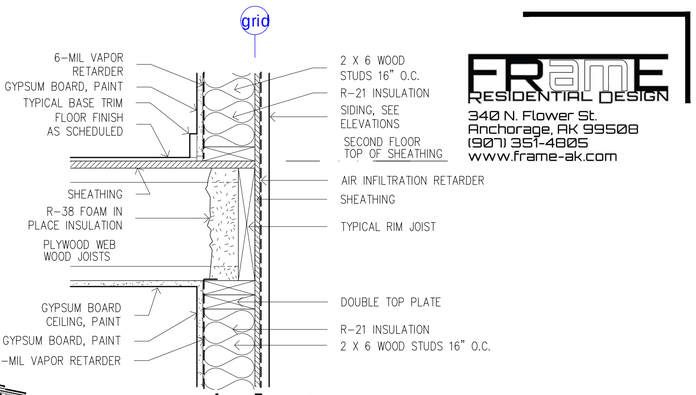
Eave at Unit #4 Entry Canopy 6



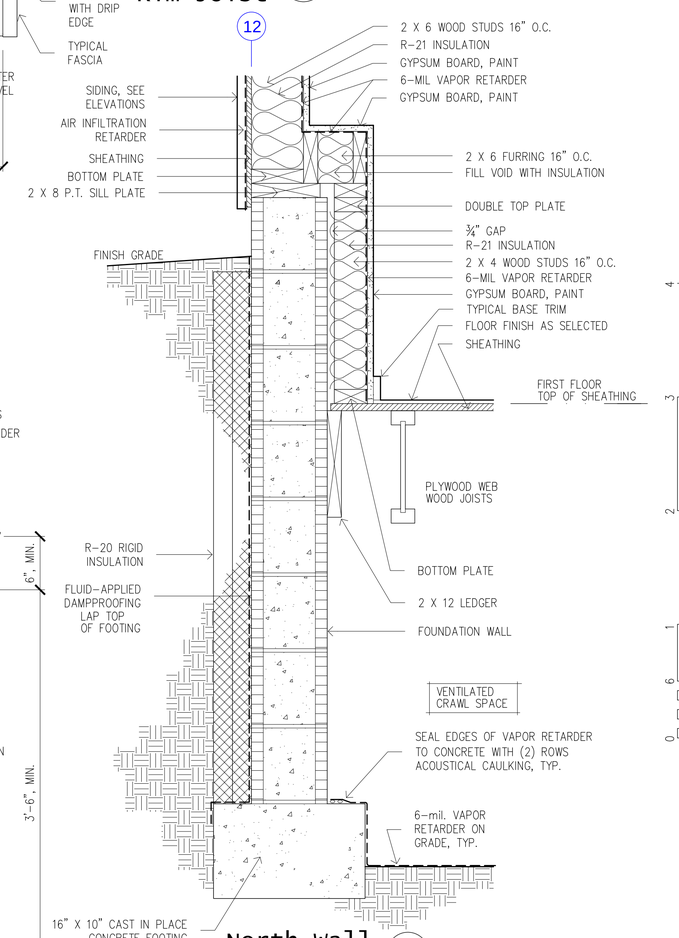


Back Porch Canopy at Unit #4 4

SEE DTL. 4/S9 FOR ADDITIONAL INFORMATION

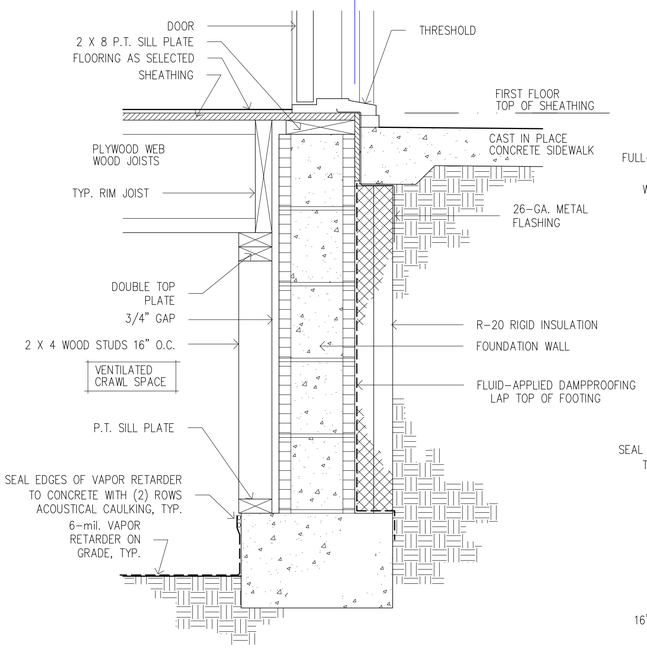


Typical Rim Joist 2



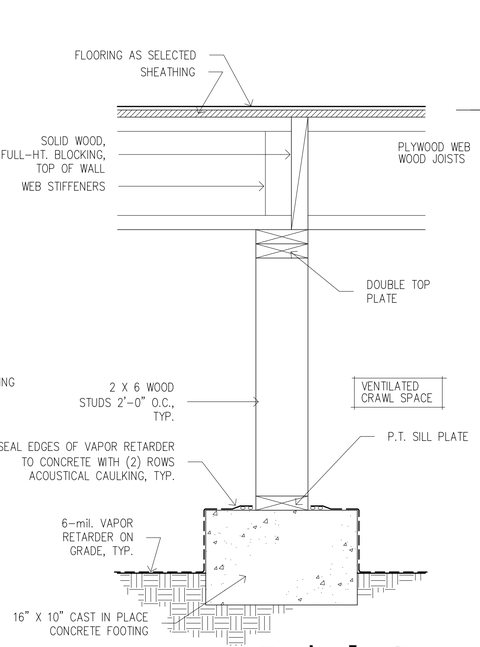
North Wall Foundation 1

SEE DTL. 1/S8 FOR ADDITIONAL INFORMATION



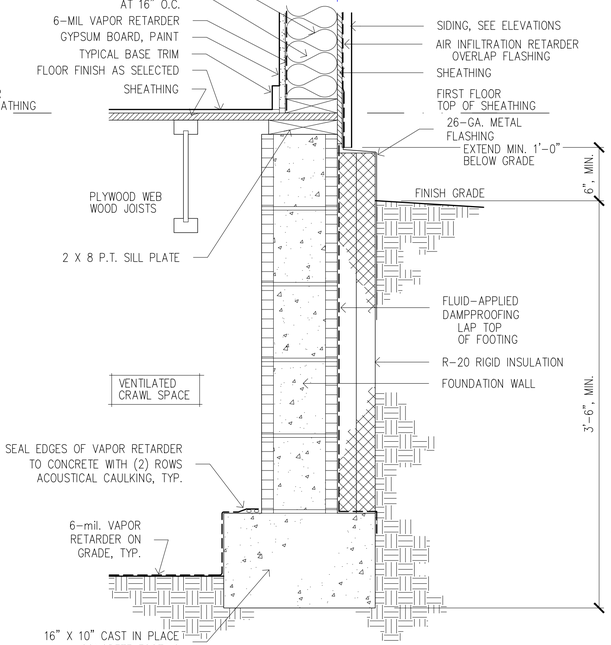
Typical Foundation Wall 7

SEE DTL. 7/S8 FOR ADDITIONAL INFORMATION



Typical Pony Wall 5

SEE DTL. 5/S8 FOR ADDITIONAL INFORMATION



Typical Foundation Wall 3

SEE DTL. 3/S8 FOR ADDITIONAL INFORMATION

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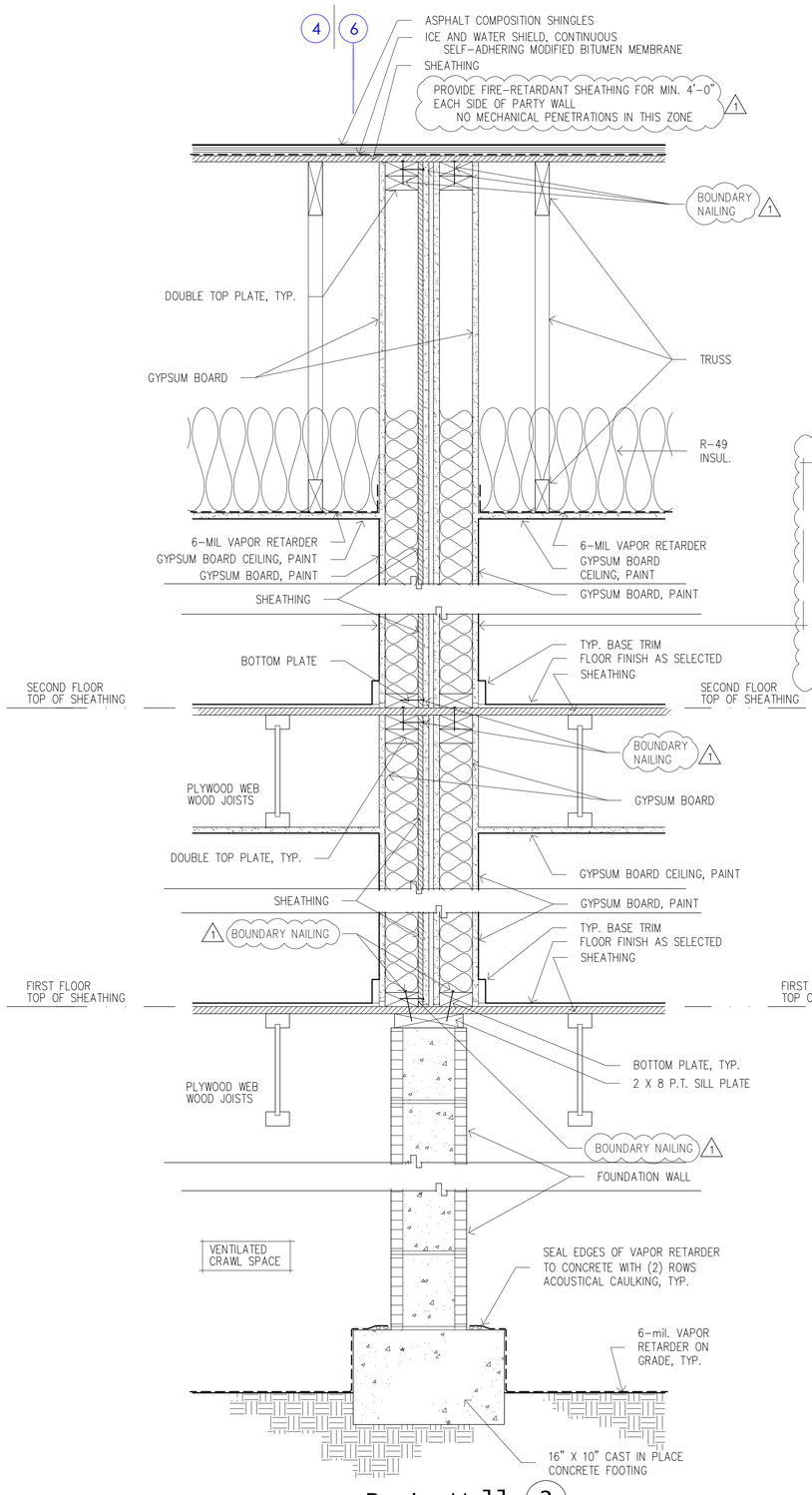
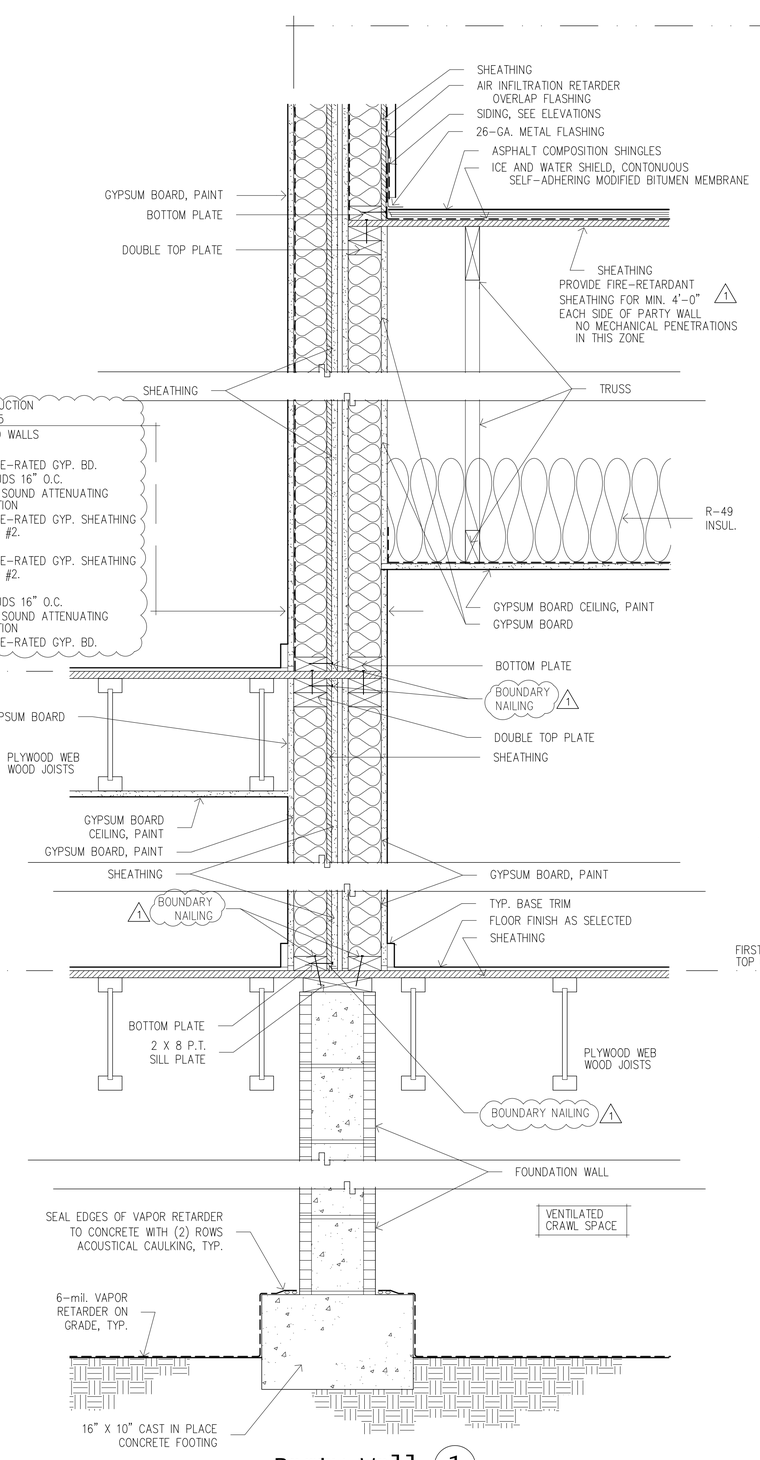
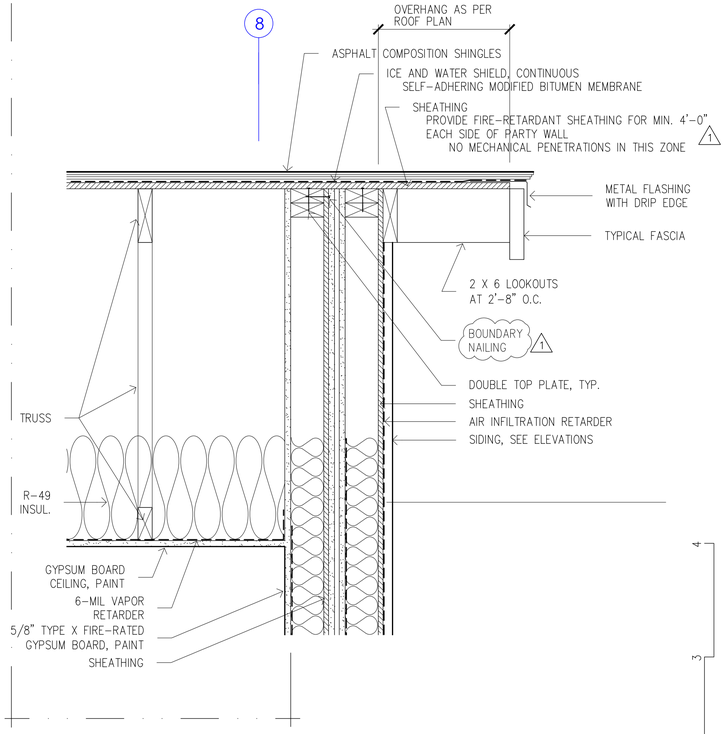


Party Wall (2)

1
PARTY WALL CONSTRUCTION
UL DESIGN NO. U 305
(2) 1-HOUR RATED WALLS
MIN. STC 45
5/8" TYPE X FIRE-RATED GYP. BD.
2 X 4 WOOD STUDS 16" O.C.
FULL THICKNESS SOUND ATTENUATING BATT INSULATION
5/8" TYPE X FIRE-RATED GYP. SHEATHING NOTE #1 AND #2.
1/2" AIR GAP
5/8" TYPE X FIRE-RATED GYP. SHEATHING NOTE #1 AND #2.
SHEATHING
2 X 4 WOOD STUDS 16" O.C.
FULL THICKNESS SOUND ATTENUATING BATT INSULATION
5/8" TYPE X FIRE-RATED GYP. BD.



Party Wall (1)



NOTES
1. AT GYPSUM SHEATHING LAYERS AT MIDDLE OF PARTY WALL, PROVIDE "FLAME FIGHTER FIRE TAPE" BY E-Z TAPING SYSTEM AT ALL PANEL JOINTS.
2. COORDINATE INSPECTIONS AS REQUIRED PRIOR TO CONCEALING CONSTRUCTION.

1

4
3
2
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0
6

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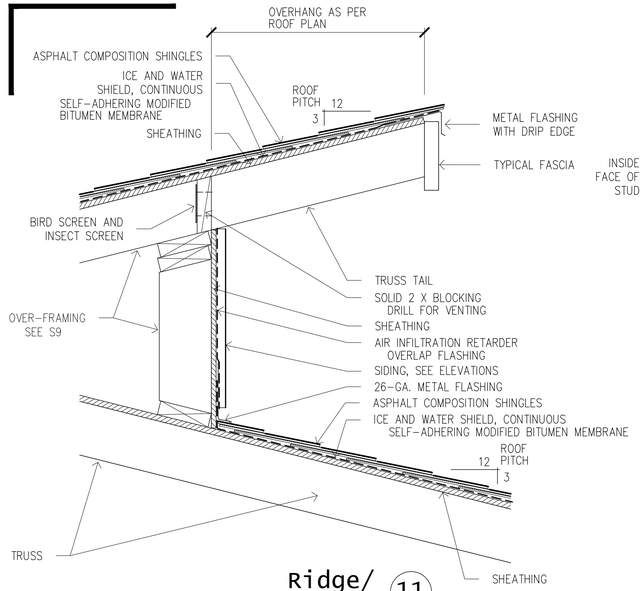
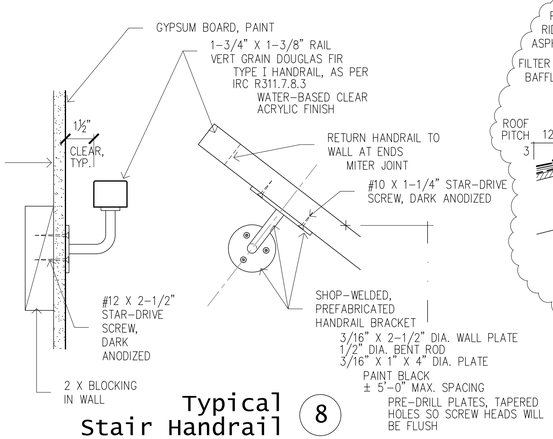


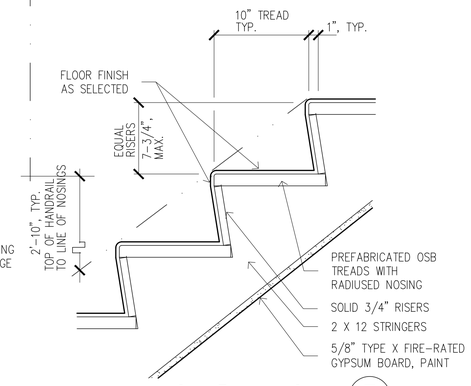
Ridge/ Headwall 11

SEE DTL. 11/S9 FOR ADDITIONAL INFORMATION

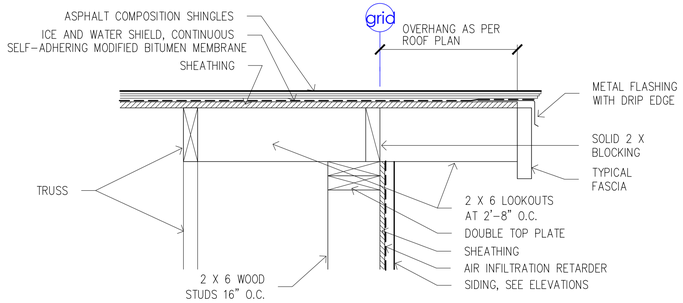


Typical Stair Handrail 8

SCALE OF THIS DETAIL IS 2 X OTHERS ON THIS SHEET

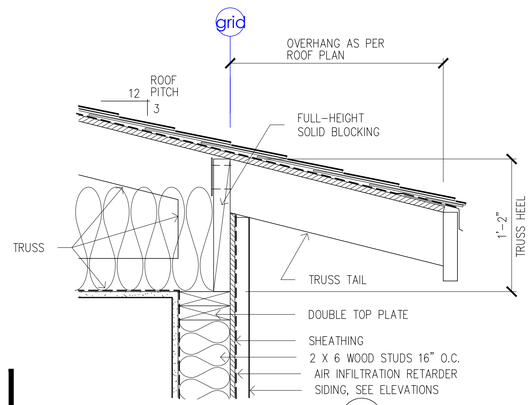


Typical Stairs 7



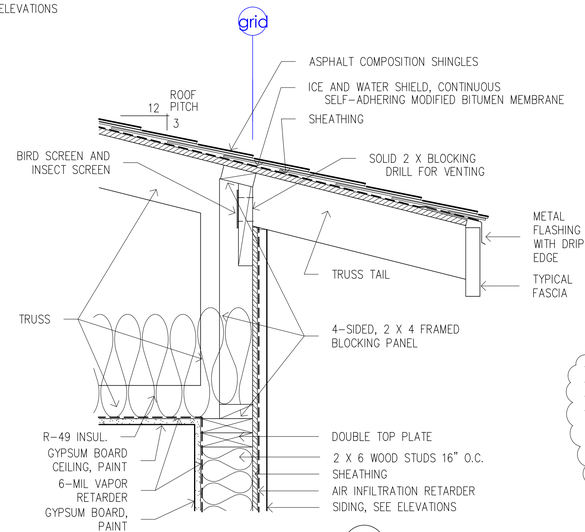
Typical Rake 10

SEE DTL. 10/S9 FOR ADDITIONAL INFORMATION



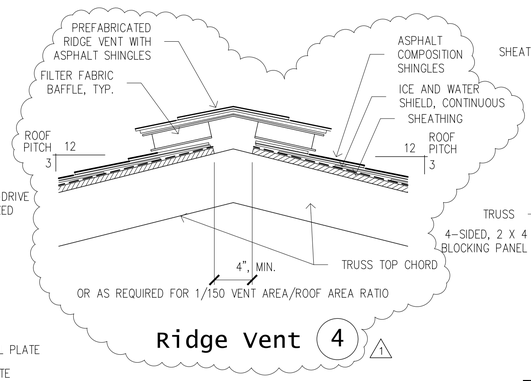
Eave 9

SEE DTL. 9/S9 FOR ADDITIONAL INFORMATION

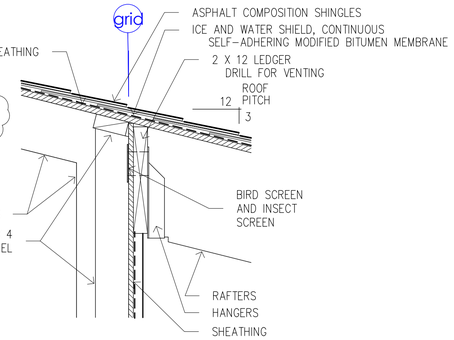


Eave 6

SEE DTL. 6/S9 FOR ADDITIONAL INFORMATION

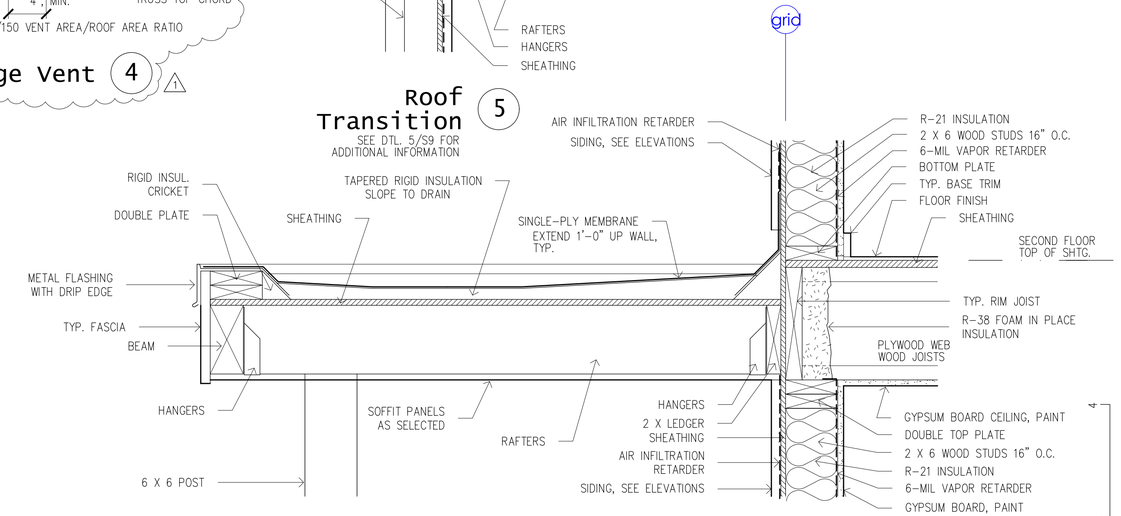


Ridge Vent 4



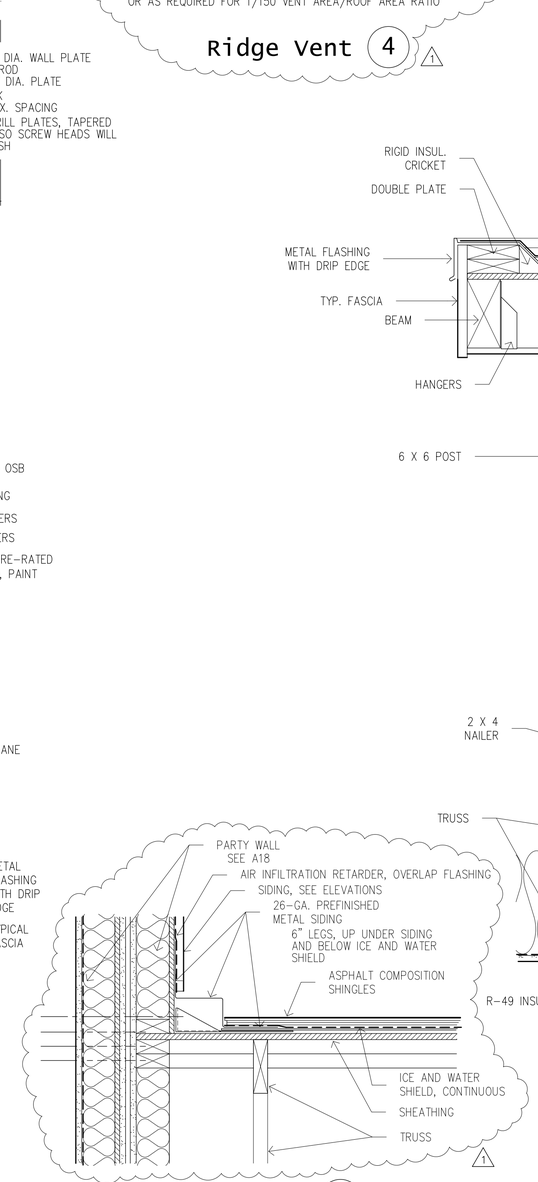
Roof Transition 5

SEE DTL. 5/S9 FOR ADDITIONAL INFORMATION



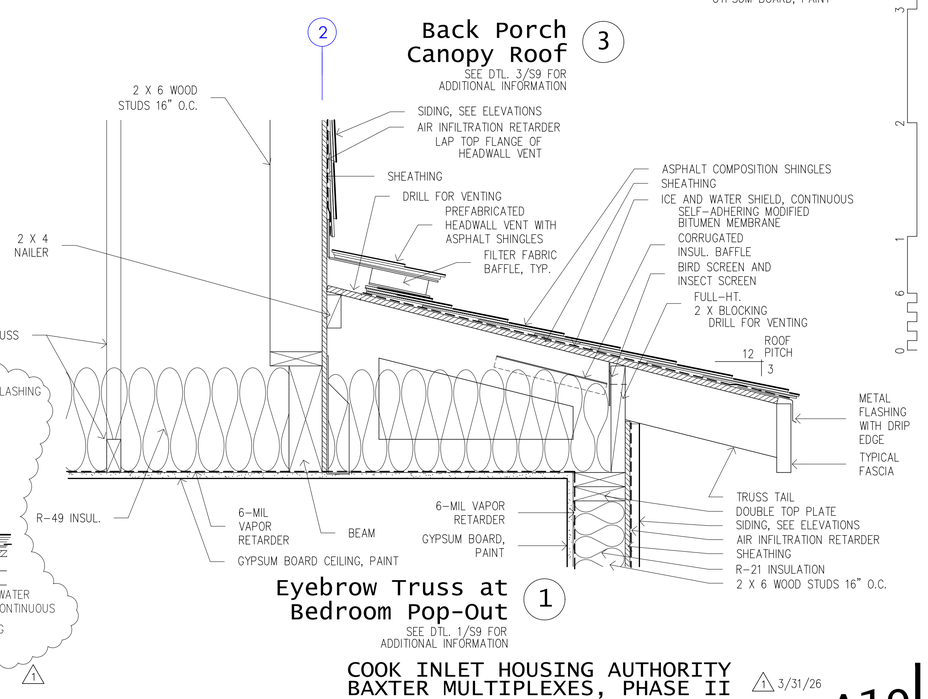
Back Porch Canopy Roof 3

SEE DTL. 3/S9 FOR ADDITIONAL INFORMATION



Drag Assembly 2

SEE DTL. 2/S9 FOR ADDITIONAL INFORMATION



Eyebrow Truss at Bedroom Pop-Out 1

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Design Criteria

IBC 2018

WIND

Basic Speed (3 sec gust)	155 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 * Ws	ASD	S_{DS} = 1.200
Risk Category	II		S_{D1} = 0.700
Design Category	D		S_S = 1.500
Site Class	D assumed		S_1 = 0.682
R =	6.5		I_S = 1.0
			Fa = 1.2
Seismic Load Analysis		Equivalent lateral force	

SNOW

Roof Snow, Pf	40 psf	ASCE 7-16
Ground Snow, Pg	50 psf	ASCE 7-16
Exposure Factor, Ce	1.0	
Thermal Factor, Ct	1.1	
Importance Factor, Is	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.

Structural Notes

Soils:

1. Allowable bearing strength assumed to be 1500 psf, with 33% increase for seismic or wind loads

Concrete:

1. Portland cement concrete to have minimum 28 day compressive strength, f'_c = 3000 psi. 5 sack (minimum) design mix with type II or type II Portland cement. Maximum aggregate size 3/4".
2. Concrete reinforcement to be ASTM A615, grade 60, deformed bars. Min rebar lap splices 40 bar diameters.

CMU:

1. Masonry units to be ASTM C90, normal weight, fully grouted and reinforced per #3 below.
2. All masonry shall be solid grout, Type M or S Mortar and mechanically consolidated.
3. 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. Lap splices 25 bar diameter, min.
4. f'_m = 2500 psi

Wood:

1. Framing lumber DF ,#2 or btr; Bottom Plates at concrete trt'd #2 DF
2. Truss lumber Doug-Fir, size and grade selected by designer.
3. Blocking not required roof / floor diaphragms UNO; boundary nail roofs at 3" OC, panel edges at 4" OC, and field at 8" OC. Boundary nail floors at 4"OC, panel edges at 4" OC, and field at 12" OC.
4. Shear wall/roof diaphragm/floor diaphragm nailing specified refers to panel edge and boundaries; field fasten at 12" O.C., floors and walls. Field fasten roofs at 8" OC, UNO.
5. Multiple stud splices- use two rows 16d com @ 6" OC, min.
6. Multiple LVL - splice w/ 2 rows 16d com @ 6" OC, 2" from top and 2" from bottom.
7. 3" members required at abutting panel joints and nails shall be staggered where nail spacing is 2" OC and where 10d nails penetrating more than 1 1/2" are placed at 3" or less OC. 3" bottom plates are required where unit shear loads exceed 600 plf.
8. Glulam members: single span- rated 24F-V4, DF/DF; multiple span - rated 24F-V4, DF/DF UNO.
9. APA rated sheathing required for shear walls, floor and roof diaphragms. Wall sheathing may be installed horizontally or vertically. Block all panel edges.
10. Where T-111 siding is used for shear sheathing, minimum thickness shall be19/32". All nailing must be through full thickness. Block all joints if full height siding is not used.
11. Fastener & diaphragm values per NDS SDPWS 15, DF #2.
12. Plywood may be substituted for OSB, same APA rating.
13. 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 drifts is 6' or higher 40/20.
14. See schedule for nail diameter and length
15. Anchor bolts per schedule; all else IBC minimum 5/8" by 12" at 4'-0" O.C. 7" embedment, min.
16. Holdowns & anchor bolts shown are Simpson or as approved by MOA.
17. Holdown values per Simpson DF tables.
18. GWB per IBC minimum; not used for shear.
19. Hangers, straps, saddles, and other hardware are as manufactured by Simpson Strongtie, DF #2 loading.

Steel:

1. Plate, channel, angle - ASTM A36; Wide Flange - ASTM A992, Gr 50
2. Anchor bolts and machine bolts - ASTM A307, ASTM A1554
3. HSS - [round, square, rectangular sections] ASTM A500 grade B F_t = 46ksi
4. Pipe - ASTM A53 grade B F_y = 35 ksi

Shear Wall Design Values

(Doug Fir, 2015 NDS SDPWS)

Wall	Vall[6]	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 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	655	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	786	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	1010	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	1311	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	1457	15/16" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch 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 .161 x 3" at 2"
N8	1949	19/32" OSB, two sides	2x at 16" o.c.	3x or (2) 2x stitch 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"

1. 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.
2. 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.
3. Bottom plate attachment assumes solid members below.
4. Where bottom plates rest directly on concrete or masonry, anchor bolt schedule supercedes bottom plate fastening schedule. 5" x 5" 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. Where bottom plates of two-sided shear wall rest directly on concrete or masonry, use 3x sill plate, per Municipality of Anchorage amendments.
5. Values are DF framing per SDPWS-15, Table 4.3A, adjusted per 4.3.3, ASD, seismic, where Vall=[Vnom/2]*[1-(.5·G)].
6. 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.

Hold Downs

HOLDOWNS

CALL-OUT	STRAP or HOLDOWN	CHORD	ANCHOR BOLT	EMBED, MASONRY	EMBED, CONCRETE	ALLOWABLE LOAD (Lbs)
1	(1) - MST 37	(2) - 2x			3,200	2,828 *
2	(1) - MST48	(2) - 2x			4,692	4,073 *
3	(1) - MST 60	(2) - 2x				5,200 *
4	(1) - MST 72	(2) - 2x				5,800 *
5	(2) - MST 48	(4) - 2x			5,400	8,146 *
6	HDU2	(2) - 2x	5/8"	7" into ft'g, UNO	7" into ft'g, UNO	2,215
7	HDU4	(2) - 2x	5/8"	7" into ft'g, UNO	7" into ft'g, UNO	3,285
8	HDU5	(3) - 2x	5/8"	7" into ft'g, UNO	7" into ft'g, UNO	4,065
9	HDU8	(2) - 2x	7/8"	7" into ft'g, UNO	7" into ft'g, UNO	4,305
10	HDU8	(3) - 2x	7/8"	7" into ft'g, UNO	7" into ft'g, UNO	5,665
11	HDU11	(4) - 2x	1"	See Dtl's	See Dtl's	6,865
12	HDU11	(5) - 2x	1"	See Dtl's	See Dtl's	8,045
13	HDU14	(4) - 2x	1"	See Dtl's	See Dtl's	10,350
14	HD12	(3) - 2x	1 1/8"	See Dtl's	See Dtl's	11,055
15	HD12	(4) - 2x	1 1/8"	See Dtl's	See Dtl's	15,510
16	FSC	2x				1,570
17	MSTC48B3	2x				3,380
18	MSTC66B3	2x				3,820

* FILL ALL NAIL HOLES IN STRAP ABOVE AND BELOW RIM JOIST WITH 16d NAILS

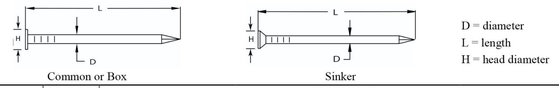
Roof Design

See Sht. 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 common at 3" o.c. EN – 8d common at 3" o.c. FN – 8d common at 8" o.c.
2	TCLL – 65 psf TCDL – 15 psf BCDL – 5 psf	APA 32/16	BN – 8d common at 3" o.c. EN – 8d common at 3" o.c. FN – 8d common at 8" o.c.
3	TCLL – 85 psf TCDL – 15 psf BCDL – 5 psf	APA 40/20	BN – 8d common at 3" o.c. EN – 8d common at 3" o.c. FN – 8d common at 8" o.c.
4	TCLL – 105 psf TCDL – 15 psf BCDL – 5 psf	APA 40/20	BN – 8d common at 3" o.c. EN – 8d common at 3" o.c. FN – 8d common at 8" o.c.

BN = boundary nailing
EN = edge nailing
FN = field nailing

Nail Size Table



Common or Box Sinker

D = diameter
L = length
H = head diameter

Type		Pennyweight										
		6d	7d	8d	10d	12d	16d	20d	30d	40d	50d	60d
Common	L	2"	2-1/4"	2-1/2"	3"	3-1/4"	3-1/2"	4"	4-1/2"	5"	5-1/2"	6"
	D	0.113"	0.113"	0.131"	0.148"	0.148"	0.162"	0.192"	0.207"	0.225"	0.244"	0.263"
	H	0.266"	0.266"	0.281"	0.312"	0.312"	0.344"	0.406"	0.438"	0.469"	0.5"	0.531"
Box	L	2"	2-1/4"	2-1/2"	3"	3-1/4"	3-1/2"	4"	4-1/2"	5"	-	-
	D	0.099"	0.099"	0.113"	0.128"	0.128"	0.135"	0.148"	0.148"	0.162"	-	-
	H	0.266"	0.266"	0.297"	0.312"	0.312"	0.344"	0.375"	0.375"	0.406"	-	-
Sinker	L	1-7/8"	2-1/8"	2-3/8"	2-7/8"	3-1/8"	3-1/4"	3-3/4"	4-1/4"	4-3/4"	-	5-3/4"
	D	0.092"	0.099"	0.113"	0.12"	0.135"	0.148"	0.177"	0.192"	0.207"	-	0.244"
	H	0.234"	0.250"	0.266"	0.281"	0.312"	0.344"	0.375"	0.406"	0.438"	-	0.5"

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Tract B, Valetskaya Addition No. 1
NHN Erna Court
ANCHORAGE, ALASKA

1 3/31/26
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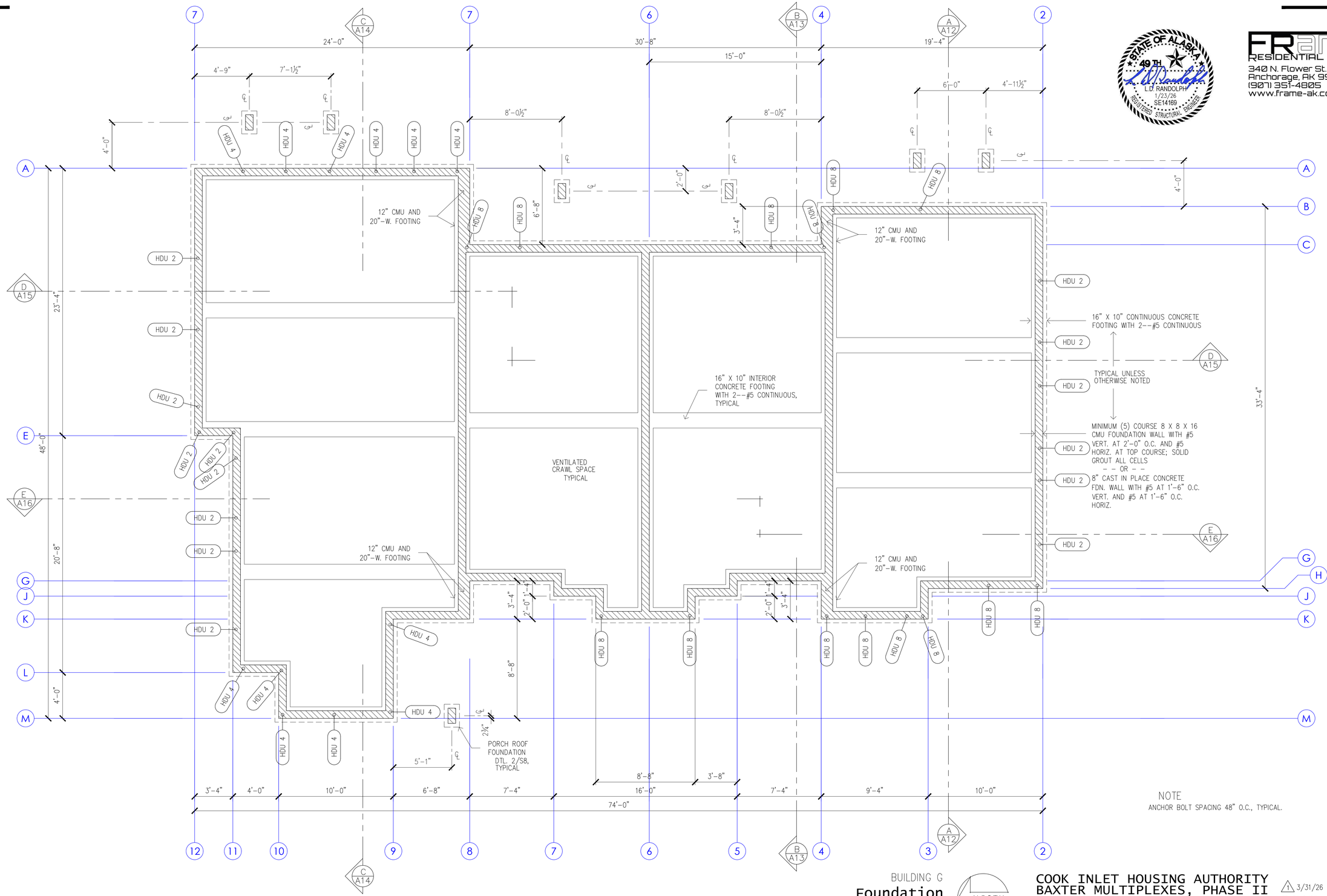
DATE: 23 JAN 26



NOTE
ANCHOR BOLT SPACING 48" O.C., TYPICAL.

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BUILDING G
Foundation Plan

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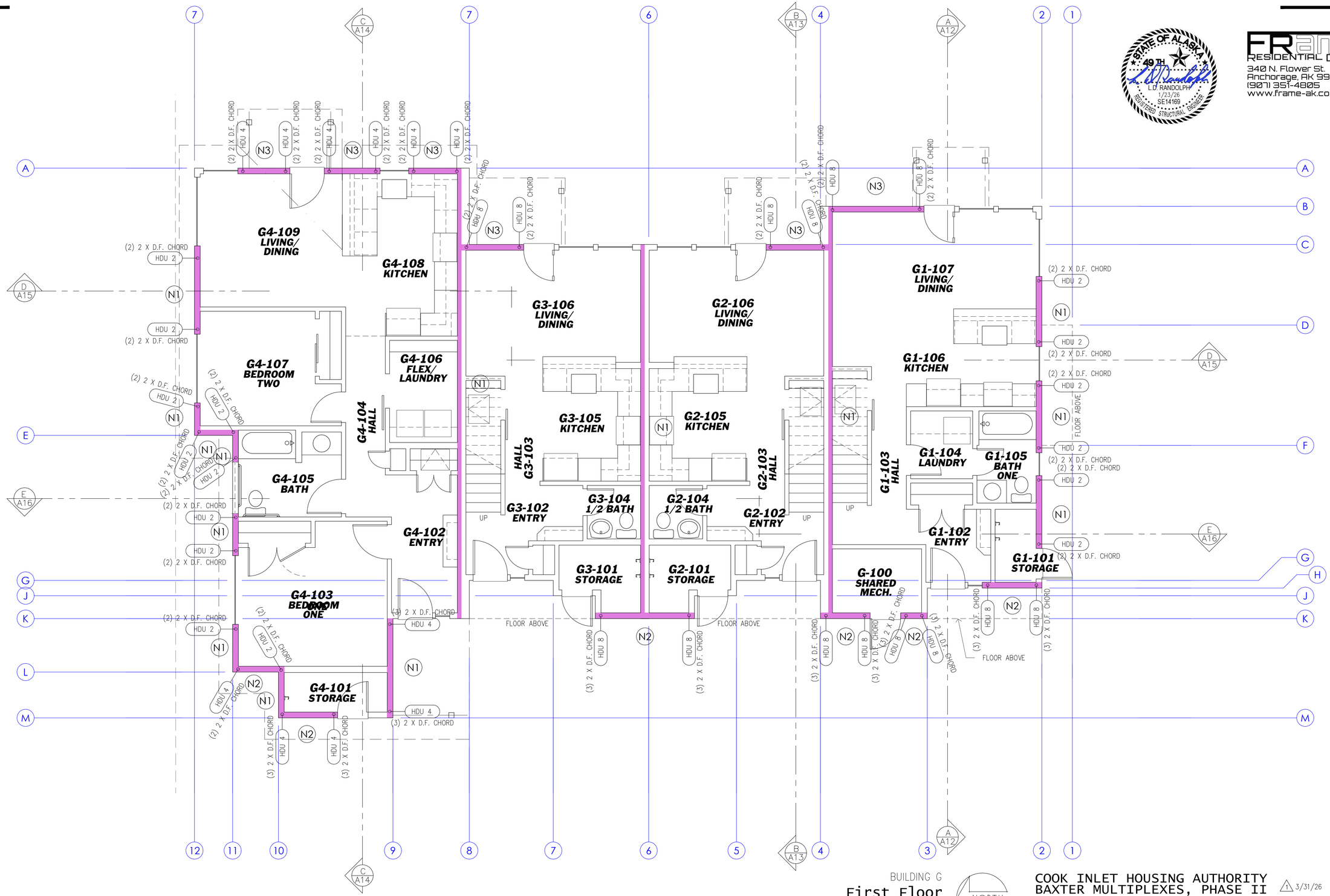
S2
21 OF 28



BUILDING G
First Floor
Shear Wall Plan

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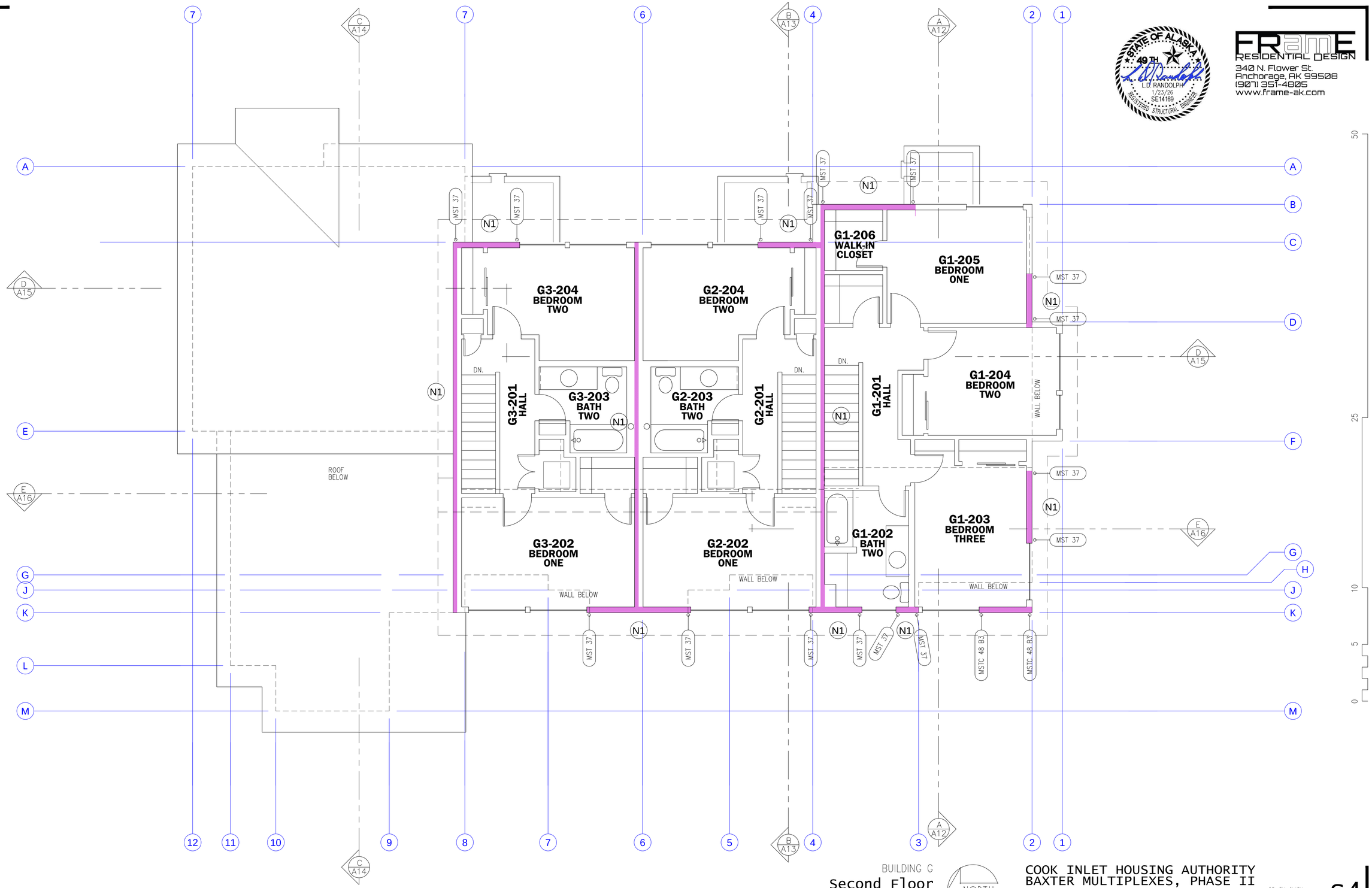
S3
22 OF 28



BUILDING G

Second Floor Shear Wall Plan

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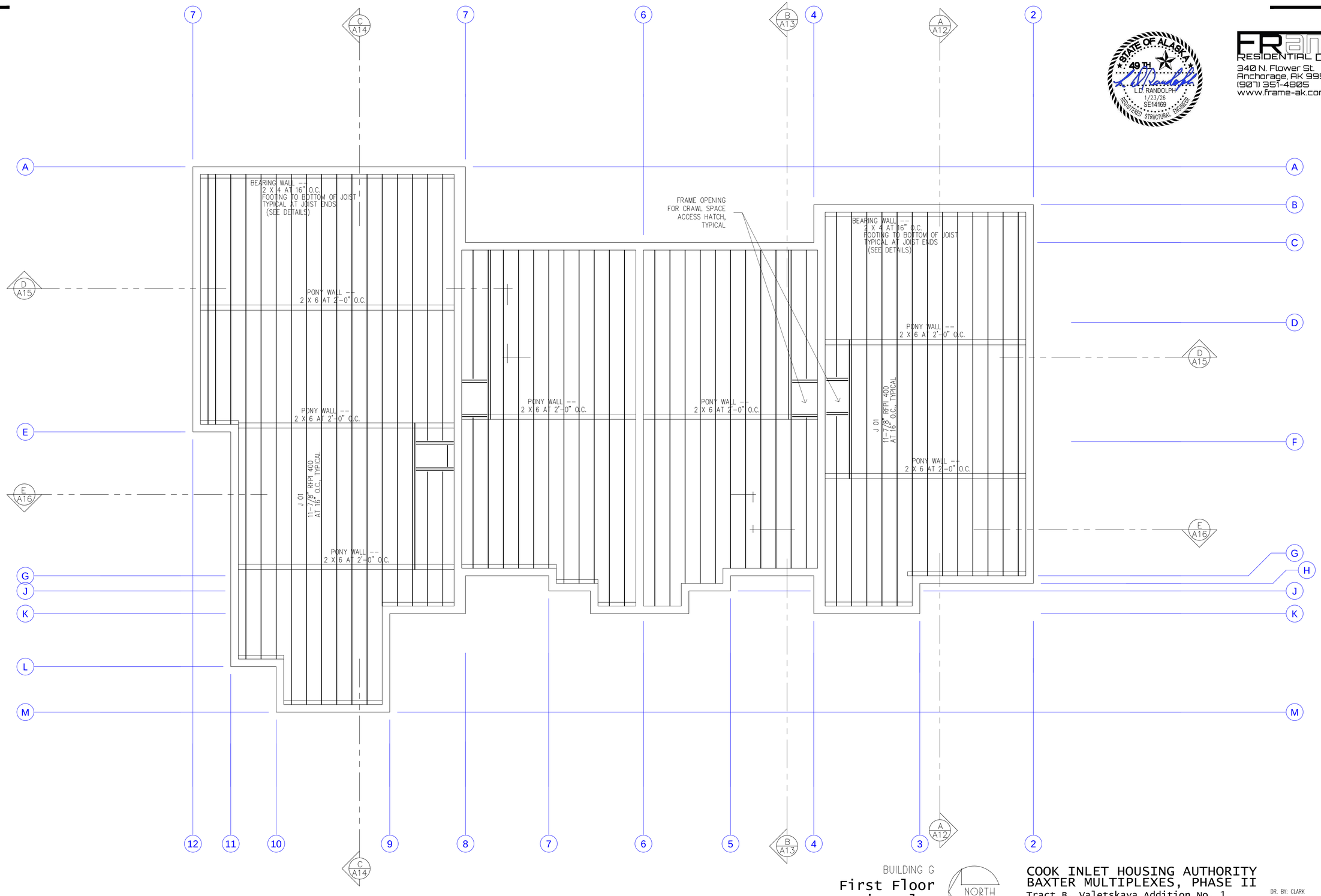

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BUILDING G
First Floor
Framing Plan

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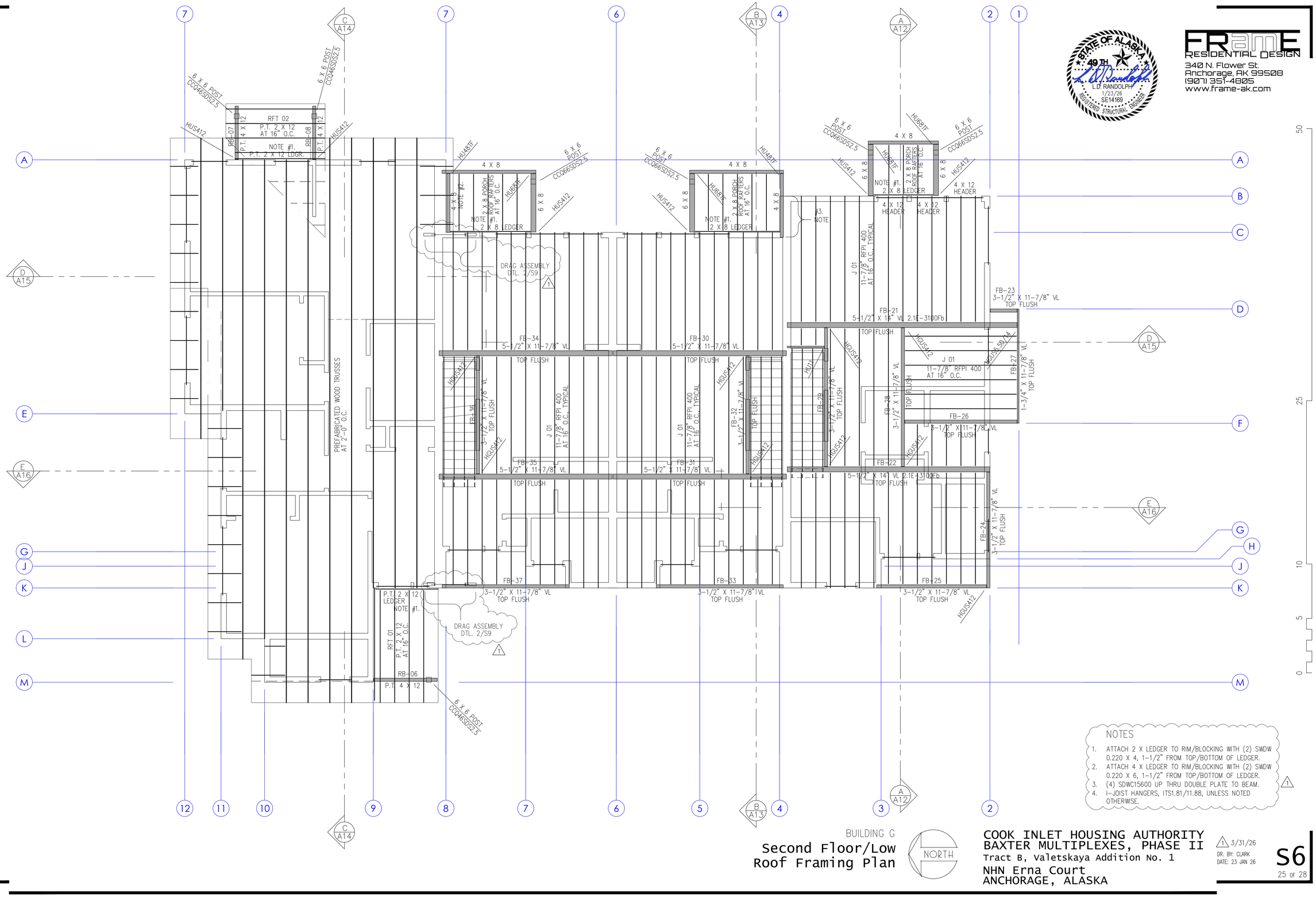
S5
24 OF 28



NOTES

1. ATTACH 2 X LEDGER TO RIM/BLOCKING WITH (2) SWDW 0.220 X 4, 1-1/2" FROM TOP/BOTTOM OF LEDGER.
2. ATTACH 4 X LEDGER TO RIM/BLOCKING WITH (2) SWDW 0.220 X 6, 1-1/2" FROM TOP/BOTTOM OF LEDGER.
3. (4) SDWC15600 UP THRU DOUBLE PLATE TO BEAM.
4. I-JOIST HANGERS, ITS1.81/11.88, UNLESS NOTED OTHERWISE.

1

BUILDING G

Second Floor/Low Roof Framing Plan

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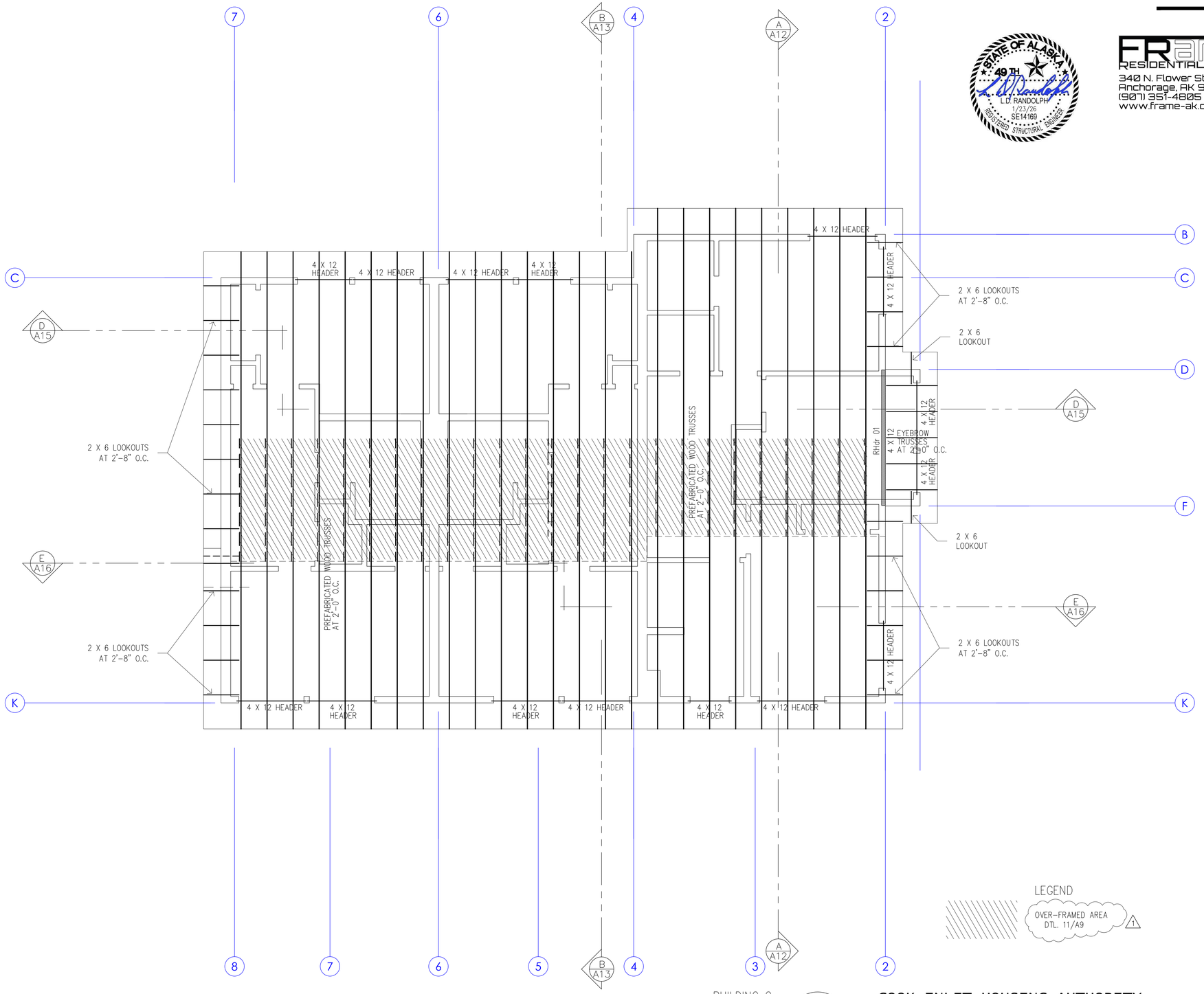
25 OF 28



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BUILDING G
High Roof
Framing Plan

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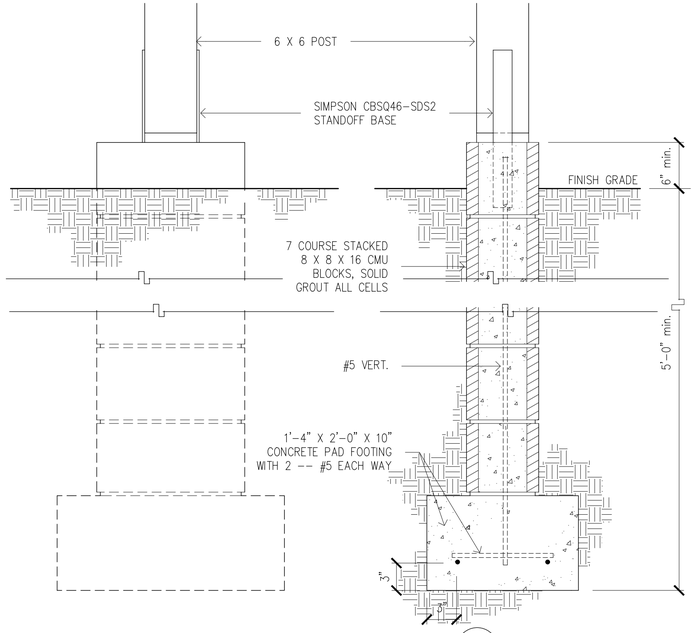
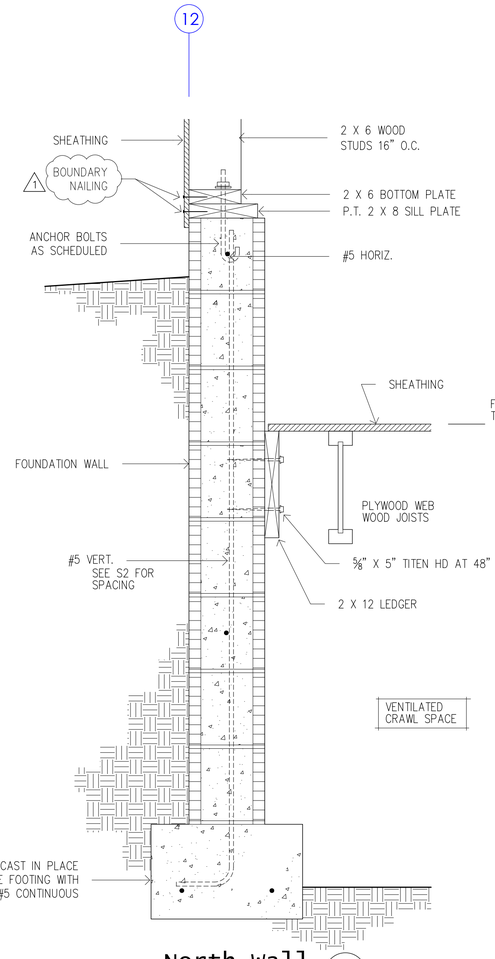
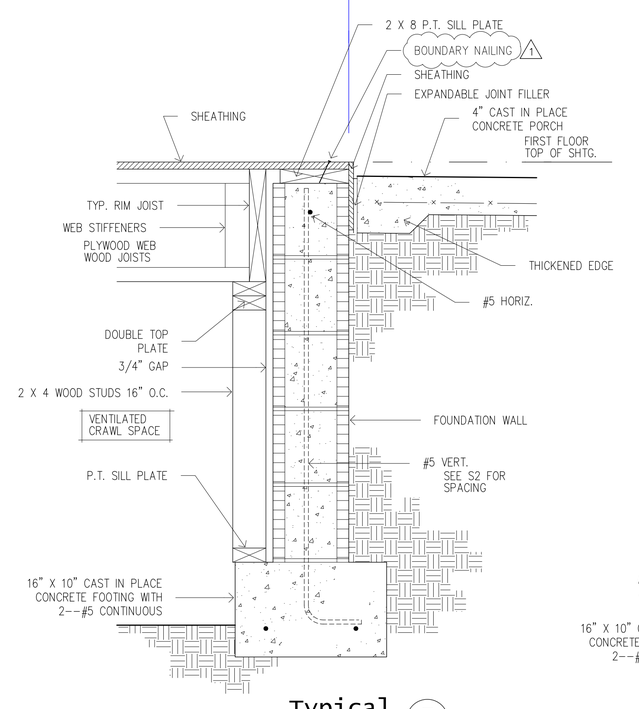


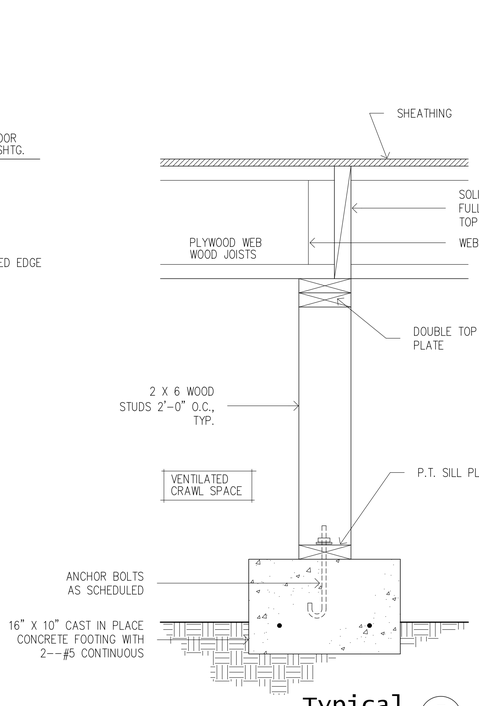
Porch Foundation 2



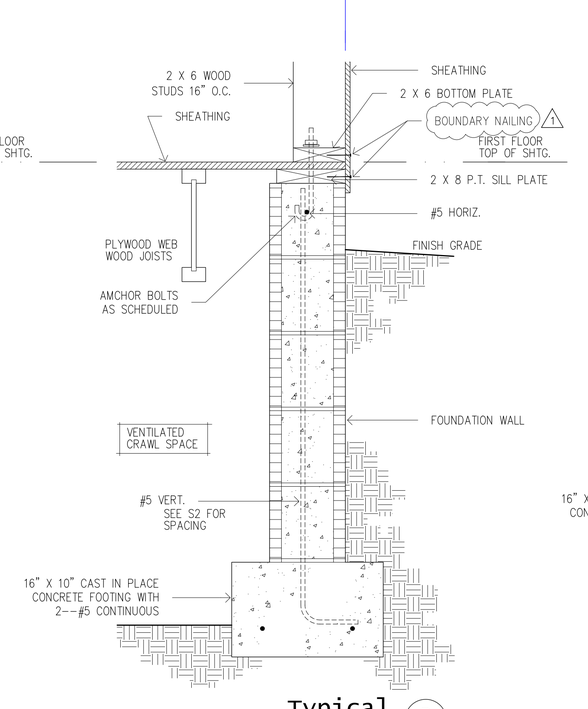
North Wall Foundation 1
SEE DTL. 1/A17 FOR ADDITIONAL INFORMATION



Typical Foundation Wall 7
SEE DTL. 7/A17 FOR ADDITIONAL INFORMATION



Typical Pony Wall 5
SEE DTL. 5/A17 FOR ADDITIONAL INFORMATION



Typical Foundation Wall 3
SEE DTL. 3/A17 FOR ADDITIONAL INFORMATION

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27 OF 28

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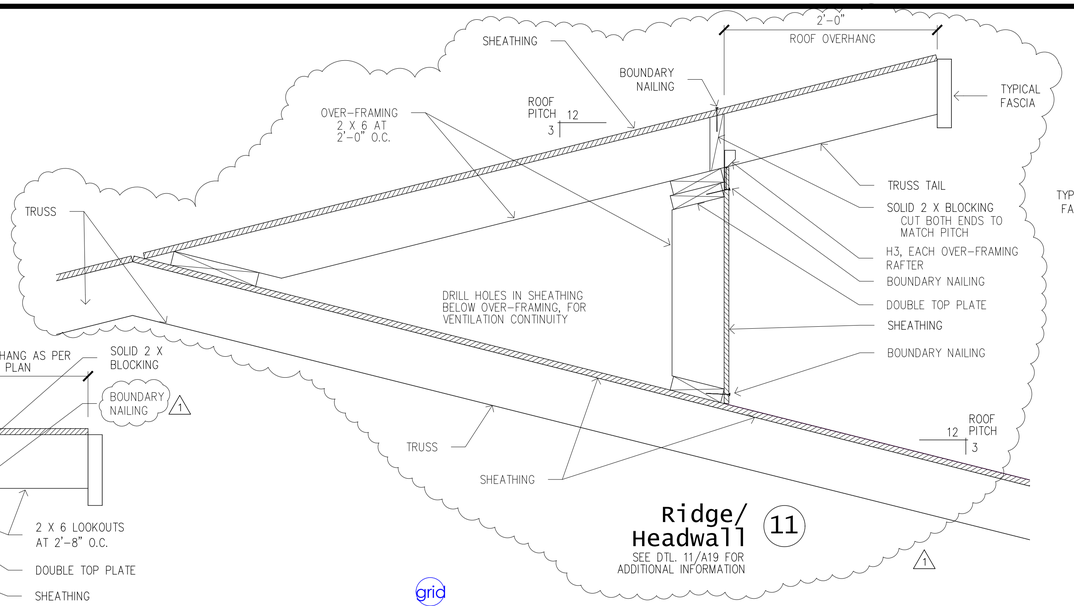
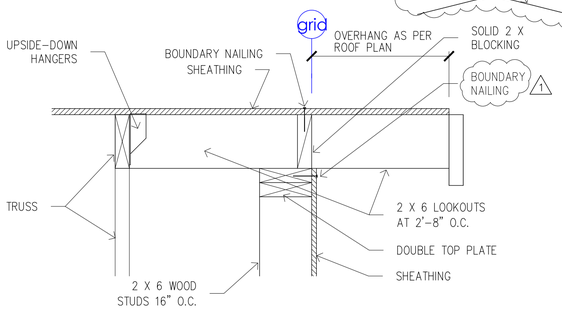


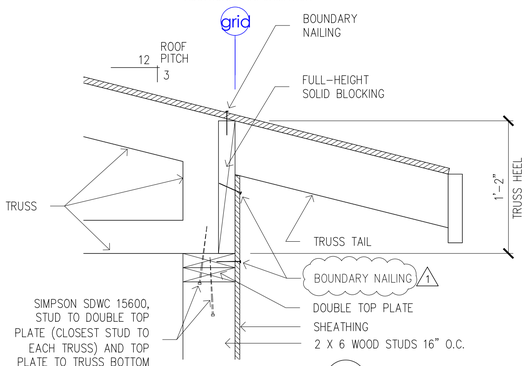
Ridge/ Headwall 11

SEE DTL. 11/A19 FOR ADDITIONAL INFORMATION



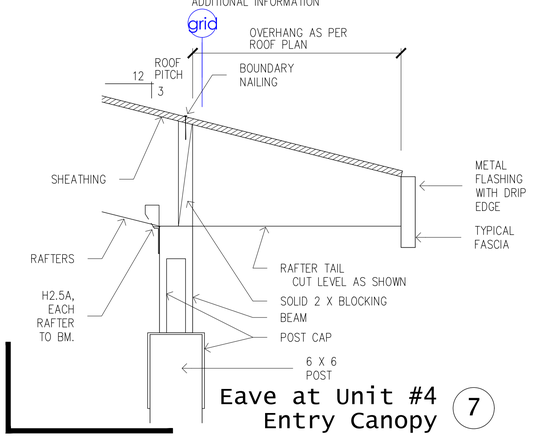
Typical Rake 10

SEE DTL. 10/A19 FOR ADDITIONAL INFORMATION

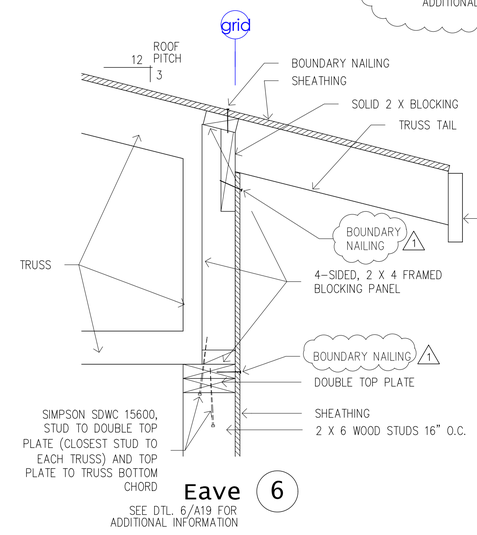


Eave 9

SEE DTL. 9/A19 FOR ADDITIONAL INFORMATION

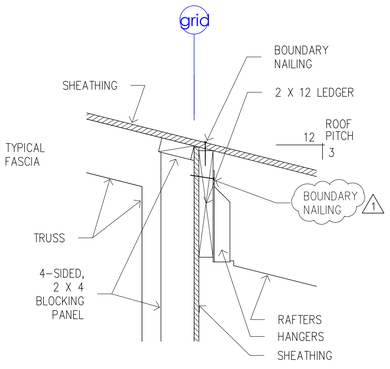


Eave at Unit #4 Entry Canopy 7



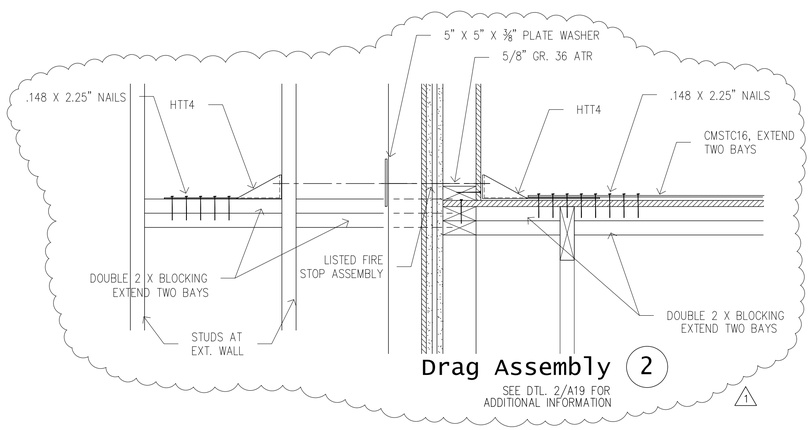
Eave 6

SEE DTL. 6/A19 FOR ADDITIONAL INFORMATION



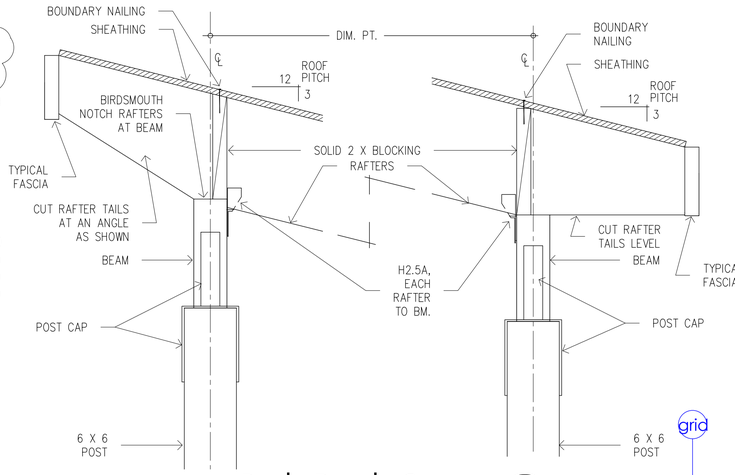
Roof Transition 5

SEE DTL. 5/A19 FOR ADDITIONAL INFORMATION



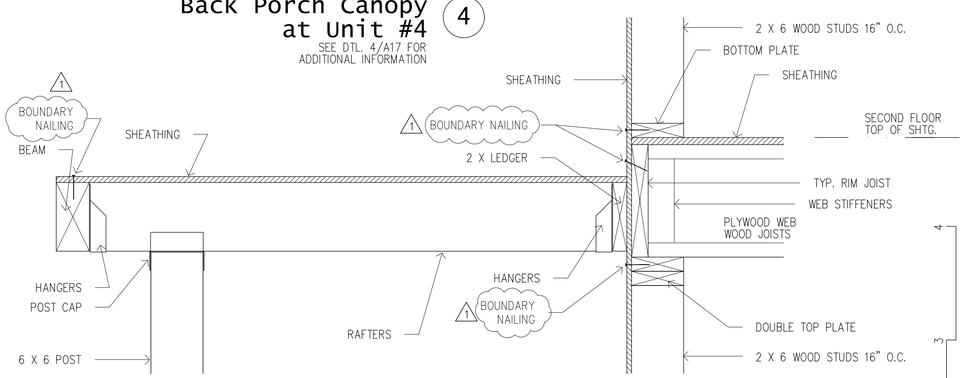
Drag Assembly 2

SEE DTL. 2/A19 FOR ADDITIONAL INFORMATION



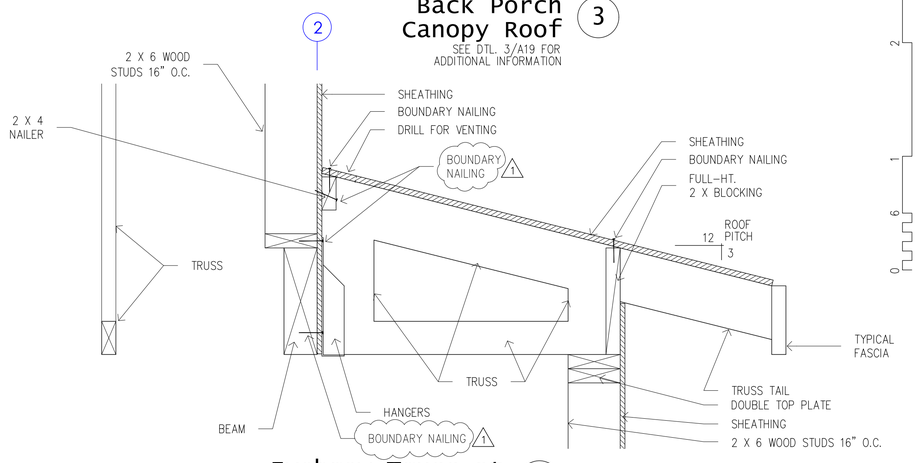
Back Porch Canopy at Unit #4 4

SEE DTL. 4/A17 FOR ADDITIONAL INFORMATION



Back Porch Canopy Roof 3

SEE DTL. 3/A19 FOR ADDITIONAL INFORMATION



Eyebrow Truss at Bedroom Pop-Out 1

SEE DTL. 1/A19 FOR ADDITIONAL INFORMATION

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

1 3/31/26
DR. BY: CLARK
DATE: 23 JAN 26

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