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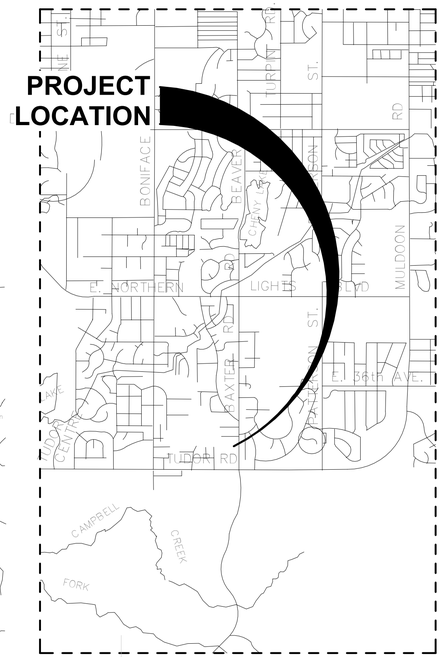


CIHA - Baxter Residential Development

Phase 1 - Multi-Family - 9 Plex
BUILDING C

4220 Baxter Road
Anchorage, AK 99504

Tract B
Valetskaya Addition # 1Subdivision

PERMIT # _____

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA
49th
Thomas D. Faulkenberry
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:17:02 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

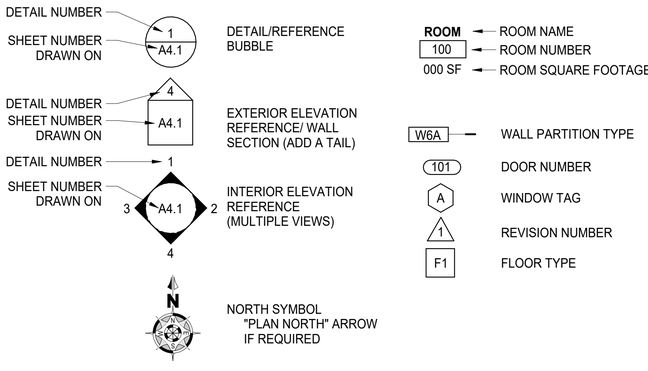
Plotted on: **3/27/2025 1:17:02 PM**

sheet name: **Title Sheet**
sheet number: **A0.0**

ABV	-ABOVE
AC	-AIR CONDITION(ING)
ACOUS	-ACOUSTICAL
ACT	-ACOUSTIC CEILING TILE
ADJ	-ADJACENT
AFC	-ABOVE FINISH CEILING
AFS	-ABOVE FINISHED SLAB
AFF	-ABOVE FINISHED FLOOR
ALT	-ALTERNATE
ALUM	-ALUMINUM
APPROX	-APPROXIMATE
ARCH	-ARCHITECTURAL
BD	-BOARD
BLK	-BLOCK
BLKG	-BLOCKING
BM	-BEAM
BOT	-BOTTOM
BRG	-BEARING
CAB	-CABINET
CJ	-CONTROL JOINT
CLR	-CLEAR
CLG	-CEILING
CLO	-CLOSET
CMU	-CONCRETE MASONRY UNIT
CO	-CASED OPENING / CLEAN OUT
COL	-COLUMN
CONC	-CONCRETE
CONST	-CONSTRUCTION
CONT	-CONTINUOUS
CORR	-CORRIDOR
CPT	-CARPET
CT	-CERAMIC TILE
CW	-COLD WATER
DIA	-DIAMETER
DIAG	-DIAGONAL
DIM	-DIMENSION
DN	-DOWN
DR	-DOOR
DTL	-DETAIL
DWG	-DRAWING
EA	-EACH
ELEV	-ELEVATION
ELEC	-ELECTRIC
EMER	-EMERGENCY
EQ	-EQUAL
EQUIP	-EQUIPMENT
EXIST	-EXISTING
EXT	-EXTERIOR
FD	-FLOOR DRAIN
FE	-FIRE EXTINGUISHER
FEC	-FIRE EXTINGUISHER CABINET
FIN	-FINISH
FIXT	-FIXTURE
FLR	-FLOOR
FLUOR	-FLUORESCENT
FR	-FRAME/ FIRE RETARDANT
FS	-FLOOR SINK
FT	-FEET
FURR	-FURRING
GA	-GAUGE
GALV	-GALVANIZED
GC	-GENERAL CONTRACTOR
GL	-GLASS
GR	-GRADE
GSF	-GROSS SQUARE FEET
GWB	-GYPSUM WALL BOARD
H	-HIGH
HC	-HOLLOW CORE/ HANDICAPPED
HDWD	-HARDWOOD
HDWR	-HARDWARE
HM	-HOLLOW METAL
HORIZ	-HORIZONTAL
HR	-HOUR
HT	-HEIGHT
HVAC	-HEATING, VENTILATION & AIR CONDITIONING
HW	-HOT WATER
ID	-INSIDE DIAMETER
INSUL	-INSULATION
JAN	-JANITOR
JT	-JOINT
KDHM	-KNOCK DOWN HOLLOW METAL
LAM	-LAMINATE
LAV	-LAVATORY
LD	-LEASE DIMENSION
LT	-LIGHT
MAT	-MATERIAL
MAX	-MAXIMUM
MECH	-MECHANICAL
MIN	-MINIMUM
MISC	-MISCELLANEOUS
MO	-MASONRY OPENING
MRGB	-MOISTURE RESISTANT GYPSUM WALLBOARD
MTD	-MOUNTED
MTL	-METAL
NC	-NONCOMBUSTIBLE
NIC	-NOT IN CONTRACT
NO	-NUMBER
NTS	-NOT TO SCALE
OCC	-OCCUPANCY
OC	-ON CENTER
OPNG	-OPENING
OPP	-OPPOSITE
OH	-OPPOSITE HAND
PAF	-POWDER ACTUATED FASTENER
PL	-PLATE
PLAM	-PLASTIC LAMINATE
PLYWD	-PLYWOOD
PNL	-PANEL
PNT	-PAINT
PTD	-PAINTED
PTN	-PARTITION
PVC	-POLYVINYL CHLORIDE
R	-RISER
RA	-RETURN AIR
RAD	-RADIUS
REFR	-REFRIGERATOR
REINF	-REINFORCE(D)
REQD	-REQUIRED
RM	-ROOM
SC	-SOLID CORE
SCHED	-SCHEDULE
SEC	-SECTION
SHT	-SHEET
SIM	-SIMILAR
SQ	-SQUARE
SS	-STAINLESS STEEL
STL	-STEEL
STD	-STANDARD
STOR	-STORAGE
STRUC	-STRUCTURAL
SUSP	-SUSPENDED
SYM	-SYMMETRICAL
TBD	-TO BE DETERMINED
TEL	-TELEPHONE
TEMP	-TEMPERED
TG	-TEMPERED GLASS
THK	-THICK
TOM	-TOP OF MASONRY
TYP	-TYPICAL
UL	-UNDERWRITER'S LABORATORY
UNO	-UNLESS NOTED OTHERWISE
VCT	-VINYL COMPOSITION TILE
VERT	-VERTICAL
VIF	-VERIFY IN FIELD
W	-WIDE
WC	-WATER CLOSET
WD	-WOOD
WIN	-WINDOW
WO	-WINDOW OPENING
WHM	-WELDED HOLLOW METAL
WWF	-WELDED WIRE FABRIC

1 Abbreviations
12" = 1'-0"

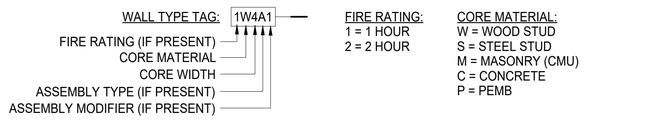
EGRESS PATH LEGEND	
	RATED WALL CONSTRUCTION SEE FLOOR PLAN / WALL TYPE SHEET
FE	FIRE EXTINGUISHER TYPE 2A:10B:C
A101 18.8'	EGRESS PATH ID EGRESS PATH SEGMENT LENGTH EGRESS PATH SEGMENT



2 Symbols Legend
12" = 1'-0"

Egress Path Legend
1/4" = 1'-0"

TYPICAL WALL TYPE DESIGNATION:



CORE WIDTH EXAMPLES:
2 = 1-1/2" STUD FURRING
4 = 2X4 OR 3-5/8" STEEL STUD
6 = 2X6 OR 6" STEEL STUD
8 = 8" CONC, CMU OR 8" GIRTS
12 = 12" CONC
14 = 14" CONC

ASSEMBLY TYPE:
SEE WALL TYPES SHEET FOR ASSEMBLY INFO

ASSEMBLY MODIFIER EXAMPLES:
1 = FINISH ON 1 SIDE ONLY (FURRING)
S = SOUND BATT INSULATION
W = ADD WAINSCOT

Wall Type Designation
1/4" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
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sheet name
Abbevs / Symbols

sheet number
A0.1

CODE STUDY - SHT 1 OF 2

OCCUPANCY/ CHANGE OF USE

THIS PROJECT IS A NEW PROJECT AND NOT A CHANGE OF USE.

HAZARD CATEGORY ANALYSIS (IEBC)

1. PER IEBC TABLE 1012.4 MEANS OF EGRESS HAZARD CATEGORY: N/A
2. PER IEBC TABLE 1012.5 HEIGHTS/AREA HAZARD CATEGORY: N/A
3. PER IEBC TABLE 1012.6 EXTERIOR WALL HAZARD CATEGORY: N/A

REQUIREMENTS DUE TO CHANGE IN CATEGORY: NONE

IEBC NOTES

A. NOT APPLICABLE

SPECIAL REQUIREMENTS PER OCCUPANCY/ SEPARATION NOTES

FIRE-RESISTANCE NOTES

EXTERIOR WALLS (IBC 704.10 - EXTERIOR STRUCTURAL MEMBERS AND 705.5 - FIRE-RESISTANCE RATING):

1. PER 705.5 THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. WHEN THE EXTERIOR WALL HAS A FIRE SEPARATION DISTANCE EQUAL TO OR LESS THAN 10 FEET, THE WALL SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES. ***(NOTE: THE FIRE SEPARATION DISTANCES FOR THIS PROJECT'S EXTERIOR WALLS ARE GREATER THAN 10 FT.)***

INTERIOR WALLS (IBC 708 - FIRE PARTITIONS)

1. PER IBC 708.1.1: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL COMPLY WITH IBC SECTION 420.2.
2. PER IBC 708.3: FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
3. PER IBC 708.4 CONTINUITY:
   A. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATE FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO.

HORIZONTAL ASSEMBLIES (IBC 711)

1. PER IBC 711.3 FIRE-RESISTANCE RATING: HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND HORIZONTAL ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
2. PER IBC 711.3.3 UNUSABLE SPACE: IN 1-HOUR FIRE-RESISTANT-RATED ROOF ASSEMBLIES, THE FLOOR MEMBRANE IS NOT REQUIRED TO BE INSTALLED WHERE UNUSABLE ATTIC SPACE OCCURS ABOVE. NOTE: THE ROOF ASSEMBLY FOR THIS PROJECT IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED.

DRAFTSTOPPING FLOORS & ATTICS

1. PER IBC 718.3.1 - DRAFTSTOPPING MATERIALS: DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2. PER IBC 718.3.2 DRAFTSTOPPING IN R-2: DRAFTSTOPPING SHALL BE PROVIDED IN THE FLOOR/CEILING SPACES IN GROUP R-2 BUILDINGS. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING AND SLEEPING UNIT SEPARATIONS. *EXCEPTION 2.* DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2 (NFPA 13R), PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES WHERE THE DRAFTSTOPPING IS BEING OMITTED. NOTE: DRAFT STOPS ARE BEING INSTALLED FOR THIS PROJECT.
3. PER IBC 718.4.2 DRAFTSTOPPING IN R-2 (AS AMENDED BY THE STATE OF ALASKA): DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACE3S IN ALL GROUP R-2 BUILDINGS. THE INTERVENING SPACE BETWEEN ANY TWO DRAFTSTOPS OR WALLS MUST BE DESIGNED FOR ADEQUATE CROSS VENTILATION AS DESCRIBED IN SECTION 1203.2. DRAFT STOPS MUST BE INSTALLED ABOVE, AND IN LINE, WITH DWELLING SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
   A. EXCEPTION 3 (AS AMENDED BY THE STATE OF ALASKA): A NEW SENTENCE IS ADDED AT THE END OF THE EXCEPTION TO READ "DRAFTSTOPPING IN ATTIC SPACES OF GROUP R-1 AND R-2 OCCUPANCIES THAT DO NOT EXCEED FOUR STORIES IN HEIGHT MAY BE INSTALLED SO THAT THE AREA BETWEEN THE DRAFTSTOPS THAT EXTENDS FROM THE CEILING TO THE ROOF DOES NOT EXCEED 3,000 SF, AND THE GREATEST HORIZONTAL DIMENSION DOES NOT EXCEED 60 FT. THE DRAFTSTOPS DO NOT HAVE TO BE LOCATED DIRECTLY ABOVE OR IN LINE WITH WALLS SEPARATING TENANT SPACES, UNLESS PART OF CONSTRUCTION REQUIRED BY OTHER PROVISIONS OF THIS CODE. ADEQUATE CROSS VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH 1203.2.
4. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.

PER IBC 508.3 - NON-SEPARATED USES.

1. THE OFFICE, SLEEPING UNITS AND OTHER AREAS OF THIS PROJECT COMPLY WITH NON-SEPARATED USES ACCORDING TO THE PROVISIONS OF THIS SECTION.

FIRE-RESISTANCE NOTES

INTERIOR WALLS

1. PER IBC 708.1: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING ARE REQUIRED TO BE FIRE PARTITIONS WITH A 1-HOUR FIRE-RESISTANCE RATING.
2. PER IBC 708.3: FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
3. PER IBC 708.5 SHAFT WALLS-EXTERIOR ARE REQUIRED TO BE FIRE-RESISTANCE RATED ON THE INTERIOR WHERE THE PROJECT'S EXTERIOR SHAFT WALLS ARE MORE THAN 10 FT. FROM ANY PROPERTY LINE.
4. PER IBC 708.4 SHAFT ENCLOSURES FOR THE ELEVATOR SHALL BE 2-HOUR FIRE-RESISTANCE RATED AS IT CONNECT FOUR STORIES.
5. PER IBC 713.4
   A. SHAFT ENCLOSURES FOR THE STAIRWELLS SHALL BE 2-HOUR FIRE-RESISTANCE RATED WHEN CONNECTING FOUR STORIES OR MORE; AND
   B. NOT LESS THAN 1-HOUR WHERE CONNECTING NOT LESS THAN FOUR STORIES.

HORIZONTAL ASSEMBLIES (IBC 712)

1. HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
2. THERE ARE NO PLUMBING SHAFTS IN THE PROJECT HOWEVER THERE ARE PIPE PENETRATIONS. THESE PENETRATIONS SHALL BE PROTECTED PER IBC 714.4.1.1.2 THROUGH-PENETRATION FIRESTOP SYSTEMS THAT COMPLY WITH ASTM E814 OR UL 1479. THE SYSTEM SHALL HAVE AN F-RATING/T-RATING OF NOT LESS THAN 1-HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. EXCEPTIONS:
   1. FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRED A T-RATING.
   2. FLOOR PENETRATIONS BY FLOOR DRAINS, TUB DRAINS OR SHOWER DRAINS CONTAINED AND LOCATED WITHIN THE CONCEALED SPACE OF A HORIZONTAL ASSEMBLY DO NOT REQUIRE A T-RATING.
   3. PRODUCT: SIMILAR TO 3M FIRE BARRIER SEALANT CP 25WB+ OR APPROVED EQUAL.

PER IBC 508.3 - NON-SEPARATED USES.

1. THIS SPACE COMPLYS WITH NON-SEPARATED USES ACCORDING TO THE PROVISIONS OF THIS SECTION.

EXITING GENERAL NOTES:

SIZE OF EGRESS DOORS:

1. PER 1010.1.1 SIZE OF DOORS:
   A. THE MINIMUM WIDTH OF EACH EGRESS DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES.
   B. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

EGRESS DOOR TYPES/SWING:

1. PER 1010.1.2 EGRESS DOOR TYPES: EGRESS DOORS SHALL BE OF THE SIDE-HINGED SWINGING DOOR, PIVOT DOOR, OR BALANCED DOOR TYPES. EXCEPTIONS:
   A. PRIVATE GARAGES, OFFICE AREAS, FACTORY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 10 OR LESS.
2. PER 1010.1.2.1: SIDE-HINGE SWINGING DOORS, PIVOT DOORS, AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSON OR A GROUP 'H' OCCUPANCY. NOTE: THE OCCUPANT LOAD FOR THIS BUILDING IS LESS THAN 50 SO THE DOORS ARE PERMITTED TO SWING IN ANY DIRECTION.

ELEVATION OF FLOOR AT EXIT DOORS (IBC 1010.1.4):

1. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF DOOR.
2. THE FLOOR OR LANDING SHALL BE A SAME ELEVATION ON EACH SIDE OF DOOR.
3. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER HORIZONTAL FOOT.

LANDINGS (IBC 1010.1.5):

1. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN WIDTH OF THE STAIRWAY OR DOOR, WHICHEVER IS GREATER.
2. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES.
3. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH.
4. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.

THRESHOLDS (IBC 1010.1.6):

1. THRESHOLDS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISH FLOOR OR LANDING OF SLIDING DOORS SERVING DWELLING UNITS; AND
2. 1/2-INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS
3. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).

DOOR ARRANGEMENT (IBC 1010.1.7):

1. SPACE BETWEEN TWO DOORS IN A SERIES SHALL BE 48-INCHES MINIMUM PLUS THE WIDTH OF A DOOR SWINGING INTO THE SPACE.
2. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.

EGRESS DOOR OPERATION AND HARDWARE:

DOOR OPERATION:

1. PER IBC 1010.2 DOOR OPERATION: EGRESS DOOR OPERATION SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
   A. PER IBC 1010.2.1 UNLATCHING: THE UNLATCHING OF ANY DOOR OR LEAF FOR EGRESS SHALL REQUIRE NOT MORE THAN ONE MOTION IN A SINGLE LINEAR OR ROTATIONAL DIRECTION TO RELEASE ALL LATCHING AND ALL LOCKING DEVICES.
2. PER 1010.2.2 HARDWARE: DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATION DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE, SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
3. PER 1010.2.2 HARDWARE HEIGHT: DOOR HANDLES, PULLS, LATCHED, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34-INCHES MINIMUM AND 48-INCHES MAXIMUM ABOVE THE FINISHED FLOOR.
   A. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
4. PER 1010.2.4 LOCKS AND LATCHES:
   A. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS.
   B. PROVIDE HARDWARE AS NOTED IN ITEMS 1-3 ON ALL EGRESS DOORS WITH THE FOLLOWING EXCEPTION OF THE MAIN FRONT DOOR(S) WHICH MAY BE UTILIZED, AT THE OWNER'S OPTION, FOR THE MAIN DOOR(S) ONLY: PER IBC 1010.2.4. EXCEPTION 3:
      a. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
      b. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "***THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED***". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND; AND
      c. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
5. PER 1010.2.5 BOLT LOCKS: MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. EXCEPT AS ALLOWED BY EXCEPTIONS 1-5.
6. PER 1010.2.9 PANIC HARDWARE: PANIC HARDWARE IS ***NOT REQUIRED FOR THIS PROJECT.***
7. PER 1010.2.13 DELAYED EGRESS LOCKING SYSTEM DOORS: NOT APPLICABLE TO THIS PROJECT.

PROJECT DESCRIPTION

NEW THREE-STORY RESIDENTIAL FACILITY THAT HOUSES 9 DWELLING UNITS.

PROJECT DEFERRED SUBMITTALS

1. FIRE SPRINKLER DRAWINGS ARE TO BE PREPARED AND SUBMITTED BY OTHERS UNDER SEPARATE PERMIT.
2. FIRE ALARM DRAWINGS (IF REQUIRED) ARE TO BE PREPARED AND SUBMITTED BY OTHERS UNDER SEPARATE PERMIT.
3. EXTERIOR SIGNAGE DRAWINGS ARE TO BE PREPARED AND SUBMITTED BY OTHER UNDER SEPARATE PERMIT.

AREA NOTES:

1. GROSS AREA, BUILDING - IBC 202 DEFINITIONS: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREA OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
2. GROSS FLOOR AREA - TITLE 21.14.040 (p. 14-21): THE TOTAL HORIZONTAL AREA OF ALL OF THE FLOORS OF A BUILDING, MEASURED TO THE EXTERIOR OF THE WALL, INCLUDING MEZZANINES, STAIRWELLS, HALLWAYS, ELEVATOR SHAFTS, AND VENTILATION SHAFTS, ETC.
3. ACCESSORY AREAS: THESE AREAS ARE CONSIDERED AREAS THAT ARE NOT CONTINUOUSLY OCCUPIED. THE ACCESSORY TOTALS INCLUDE HALLWAYS, STAIRS, TOILET ROOMS, LOCKER ROOM, JANITORS CLOSETS, UTILITY ROOMS, ETC.

CODE/ZONING INFORMATION

CIHA-BAXTER - 9-PLEX RESIDENTIAL - BLDG C

PROJECT INFORMATION

LEGAL DESCRIPTION	ZONING		
TRACT B VALETSKAYA ADDITION #1 SUBDIVISION 4220 BAXTER ROAD ANCHORAGE, ALASKA 99504 NOTE: 1. THIS CODE STUDY IS FOR BLDG C.	*USE DEFINITION* (21.05.030.A.2; p.5-20)	*LOT AREA* (TABLE 21.06-1; p. 6-5)	*MIN. LOT DIMENSIONS* (TABLE 21.06-1; p.6-5)
	1. RESIDENTIAL USE HOUSHOLD LIVING - DWELLING, MULTIFAMILY	REQUIRED: 6000 SF + 1,000 SF/UNIT OVER 4 ACTUAL: 119,383 SF (2.74 ACRES)	REQUIRED: 50 FT. ACTUAL: 130 FT. (MIN)
	DISTRICT (TABLE 21.05-1; p.5-5)	*MAX. LOT COVERAGE* (TABLE 21.06-1; p.6-5)	*MAX. PRINCIPAL STRUCT.* (TABLE 21.06-1; p.6-5)
	R3 1. DWELLING, MULTIFAMILY: PERMITTED	1. ALLOWED: 40% (47,753.2 SF) 2. ACTUAL: 8,769 SF (7.35% - TOTAL OF ALL THREE BLDGS) <OK>	ALLOWED: MORE THAN 1 ACTUAL: 3
			MAX. HEIGHT. (TABLE 21.06-1; p.6-5)
			ALLOWED: 35 FT. ACTUAL: 33.61 FT. <OK>

ZONING AMC 21.03.105 MARIJUANA (AO 2016-3 (S) 02-23-16) SPECIAL LAND USE PERMIT

D-M/REVIEW (21.02.020, TABLE 21.02-1 p. 1 OF 34)	*COMMUNITY MEETINGS* (21.03020.C.2.a.iv)	*SEPARATION FROM PROTECTED USES* (21.05.055.A.2.a)
21.03.105: DECISION/ HEARING	REQUIRED	REQUIRED SEPARATION: 500 FT. FROM [illegible] SCHOOLS; [illegible] UNIVERSITY; SCHOOLS; [illegible] PUBLIC HOUSING; CHILD [illegible]; HOMELESS SHELTERS; [illegible] CARE FACILITIES; HARRY J. MCDONALD MEMORIAL CENTER; COMMUNITY CENTERS; NEIGHBORHOOD RECREATION CENTERS; RELIGIOUS ASSEMBLIES
SPECIAL LAND USE PERMIT (AMC 21.03.105)	*VENTILATION* (AMC 21.05.0[illegible]	
A SPECIAL LAND USE PERMIT IS REQUIRED FOR THIS PROJECT	THE P[illegible] [illegible] BE [illegible] A PERSON WITH A [illegible]MAL SENSE OF SMELL AT ANY LOT LINE OF THE SUBJECT PROPERTY	DOES FACILITY COMPLY: YES

NOT APPLICABLE

REQUIRED YARDS - BLDG B

REQUIRED YARDS (DOUBLE-FRONTAGE LOT - NO REAR SETBACK): FRONT: 10 FT.; SIDE: 5 FT.	**ACTUAL YARDS:** FRONT: 30 FT (BLDG B TO BLDG A); SIDE: (BLDG B TO SOUTH P.L.): 10.2 FT.; SIDE (BLDG B TO BLDG C): 30 FT

GOVERNING CODE	2018 IBC, IFC, "NEW" TITLE 21; ANSI A117.1	**TYPE OF CONSTRUCTION:** V-B

AREA NOTE: BUILDING IS TO BE FULLY SPRINKLERED WITH AN NFPA 13R SYSTEM THROUGHOUT.

ALLOWABLE HEIGHT/STORIES/AREA (IBC TABLES 504.3 + 504.4 + 506.2)	
R-2 (RESIDENTIAL)	60 FT//3-STORIES//7000 SF
*INCREASES TAKEN	SPRINKLERS
SEPARATIONS REQUIRED	1-HR BETWEEN DWELLING UNITS

OCCUPANT LOAD FACTORS PER IBC TABLE 1004.5 ARE:

1. 150 SF/OCC (BUSINESS);
2. 200 SF/OCC (RESIDENTIAL)
3. 300 SF/OCC (ACCESSORY/ STORAGE AREAS)

ACTUAL AREA

OCCUPANCY/ AREA (GROSS SQUARE FOOTAGE)			
BASEMENT			
TENANT STORAGE	797 SF	300 SF	2.65
UTILITY/SPRINKLER ROOMS	495 SF	300 SF	1.65
ACCESSORY AREAS /HALL	310 SF	-0 SF	-0-
TOTAL BASEMENT FLOOR AREA	1,602 SF		4.30 ~ 4
FIRST FLOOR			
UNIT C101	843 SF	200 SF	4.21
UNIT C102	1,132 SF	200 SF	5.66
UNIT C103	843 SF	200 SF	4.21
TOTAL FIRST FLOOR AREA	2,818 SF		14.08 ~ 14
DECKS	250 SF		
CIRCULATION	328 SF		
SECOND FLOOR			
UNIT C201	843 SF	200 SF	4.21
UNIT C202	1,132 SF	200 SF	5.66
UNIT C203	843 SF	200 SF	4.21
TOTAL SECOND FLOOR AREA	2,818 SF		14.08 ~ 14
DECKS	250 SF		
CIRCULATION	252 SF		
THIRD FLOOR			
UNIT C301	843 SF	200 SF	4.21
UNIT C302	1,132 SF	200 SF	5.66
UNIT C303	843 SF	200 SF	4.21
TOTAL SECOND FLOOR AREA	2,818 SF		14.08 ~ 14
DECKS	250 SF		
CIRCULATION	252 SF		

IBC BUILDING AREA *(SEE AREA NOTES FOOTNOTE 1)*

1. BASEMENT: 1,602 SF
2. 1st FLOOR: 2,818 SF
3. 2nd FLOOR: 2,818 SF
4. 3rd FLOOR: 2,818 SF
5. TOTAL: 10,056 SF

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th Thomas D. Faulkenberry 5317 - A 3/27/2025 1:17:03 PM REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280D
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN

BUILDING C

Permit #:

Plotted on: 3/27/2025 1:17:03 PM

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

sheet name
Code Study - Sht 1 of 2

sheet number
A0.2A

CODE STUDY - SHT 2 OF 2

FIRE PROTECTION SYSTEMS

SPRINKLER NOTES

1. PER IBC 903.3.1.2 GROUP R-2: AN NFPA 13R SPRINKLER SYSTEM WILL BE PROVIDED FOR THE BUILDING.
   A. THIS TYPE OF SYSTEM IS FOR USE IN GROUP R OCCUPANCIES FOUR STORIES OR FEWER ABOVE THE GRADE PLANE. THE FLOOR LEVEL OF HIGHEST STORY IS 30 FT. OR LESS ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. THIS PROJECT COMPLIES WITH THIS RESTRICTION.
   B. EXCEPTIONS - SPRINKLER HEADS ARE NOT REQUIRED IN BATHROOMS, CLOSETS, ATTICS, PORCHES, GARAGES AND CONCEALED SPACES.
   C. NOTE: A BASEMENT OR CRAWLSPACE IS NOT CONSIDERED A STORY ABOVE THE GRADE PLAN FOR PURPOSES OF DETERMINING APPLICABILITY OF THIS SECTION.
   D. PER IBC 903.3.1.2.1 BALCONIES AND DECKS: SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION, PROVDED THERE IS A ROOF OR DECK ABOVE.
   E. PER IBC 903.2.3 PROVIDE QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS FOR THIS PROJECT.

FIRE ALARM NOTES

1. PER IBC 907.2.9.1 (GROUP R-2): A MANUAL FIRE ALARM SYSTEM IS REQUIRED FOR THIS OCCUPANCY WHEN THE FOLLOWING OCCURS:
   A. A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS NOT MORE THAN TWO STORIES IN HEIGHT WHERE ALL INDIVIDUAL SLEEPING UNITS AND CONTIGUOUS ATTIC AND CRAWL SPACES TO THOSE UNITS ARE SEPARATED FROM EACH OTHER AND PUBLIC AND COMMON AREAS BY AT LEAST 1-HOUR FIRE PARTITIONS AND EACH INDIVIDUAL SLEEPING UNIT HAS AN EXIT DIRECTLY TO A PUBLIC WAY, EGRESS COURT OR YARD.
   B. MANUAL FIRE ALARM BOXES ARE REQUIRED WHERE ANY OF THE FOLLOWING CONDITION APPLY:
      a. ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED THREE OR MORE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE.
      b. ANY DWELLING OR SLEEPING UNIT IS LOCATED MORE THAN ONE STORY BELOW THE LEVEL OF EXIT DISCHARGE OF EXITS SERVING THE DWELLING UNIT OR SLEEPING UNIT.
      c. THE BUILDING CONTAINS MORE THAN 16 DWELLING UNIT OR SLEEPING UNITS. ***EXCEPTIONS:***
         - THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. (NOTE: THIS BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM THAT IS COMPLIANT WITH SECTION 903.3.1.2)
         - THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW; AND
         - A FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS THAT DO NOT HAVE INTERIOR CORRIDORS SERVING DWELLING UNITS AND ARE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE SECTION 903.3.1.1 OR 903.3.1.2 , PROVIDED THAT DWELLING UNITS EITHER HAVE A MEANS OF EGRESS DOOR OPENING DIRECTLY TO AN EXTERIOR EXIT ACCESS THAT LEADS DIRECTLY TO THE EXITS OR ARE SERVED BY OPEN-ENDED CORRIDORS DESIGNED IN ACCORDANCE WITH SECTION 1027.6, EXCEPTION 3.

SMOKE DETECTOR NOTES

1. PER 907.2.9.2 (GROUP R-2) SMOKE ALARMS: SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.2 WHICH REQUIRES THEM TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
   A. ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS;
   B. IN EACH ROOM USED FOR SLEEPING PURPOSES;
   C. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS.
   D. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
2. PER IBC 907.2.11.3 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION THAT WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BYE SECTION 907.2.11.1 OR 907.2.11.2:
   A. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FT. HORIZONTALLY FROM A PERMENANTLY INSTALLED COOKING APPLIANCE;
   B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FT. HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE;
   C. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PER IBC 907.2.11.4 SMOKE ALARMS SHALL BE INSTALLED NOT LESS 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION 907.2.11.1 OR 907.2.11.2

CARBON MONOXIDE ALARM NOTES

1. PER IBC 915.1.1 CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN GROUP R OCCUPANCIES.
2. PER 915.1.2 CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS, SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE OR A FUEL-BURNING FIREPLACE.
3. PER 915.1.3 CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS AND SLEEPING UNITS SERVED BY A FUEL-BURNING, FORCED-AIR FURNACE. EXCEPTION: CARBON MONOXIDE DETECTION SHALL NOT BE REQUIRED IN THE UNITS IF A CARBON MONOXIDE DETECTOR IS PROVIDED IN THE FIRST ROOM OR AREA SERVED BY EACH MAIN DUCT LEAVING THE FURNACE, AND CARBON MONOXIDE ALARM SIGNALS ARE AUTOMATICALLY TRANSMITTED TO AN APPROVED LOCATION.
4. PER 915.1.4 CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS AND SLEEPING UNITS LOCATED IN BUILDINGS THAT CONTANI FUEL-BURNING APPLIANCE OR FUEL-BURNING FIREPLACES. ***EXCEPTIONS:***
   A. CARBON MONOXIDE DETECTION SHALL NOT BE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WITHOUT COMMUNICATING OPENINGS BETWEEN THE FUEL-BURNING APPLIANCE OR FUEL-BURNIING FIREPLACE AND THE DWELLING UNITS OR SLEEPING UNITS.
   B. CARBON MONOXIDE DETECTION SHALL NOT BE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WITHOUT COMMUNICATING WHERE A CARBON MONOXIDE DETECTOR IS PROVIDED IN ONE OF THE FOLLOWING LOCATIONS:
      a. IN AN APPROVED LOCATION BETWEEN THE FUEL-BURNING APPLIANCE OR FUEL-BURNIING FIREPLACE AND THE DWELLING UNITS OR SLEEPING UNITS;
      b. ON THE CEILING OF THE ROOM CONTAINING THE FUEL-BURNING APPLIANCE OR FUEL-BURNING FIREPLACE.
   C. CARBON MONOXIDE DETECTOR LOCATIONS:
      a. PER 915.2.1 INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
         - WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
      b. PER 915.2.2 INSTALLED IN SLEEPING UNITS. ***EXCEPION:***
         - CARBON MONOXIDE DETECTION SHALL BE ALLOWED TO BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING UNIT WHERE THE SLEEPING UNIT OR ITS ATTACHED BATHROOM DOES NOT CONTAIN A FUEL-BURNING APPLIANCE AND IS NOT SERVED BY A FORCED AIR FURNACE.
   D. PER 915.5.5.3 COMBINATION CARBON MONOXIDE/SMOKE DETECTORS INSTALLED IN CARBON MONOXIDE DETECTION SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MOXIDE DETECTORS, PROVIDED THAT THEY ARE LISTED IN ACCORDANCE WITH UL 268 AND UL2075.

FIRE EXTINGUISHERS - TYPICAL: PROVIDE FIRE EXTINGUISHES FOR THIS PROJECT AS FOLLOWS:

1. PER IBC/IFC TABLE 906.3(1) PROVIDE 2A-10B:C FIRE EXTINGUISHERS AS INDICATED ON THE PLANS - NOT TO EXCEED 75 FT TRAVEL DISTANCE. SEE PLANS FOR LOCATIONS FOR THIS PROJECT.
2. LOCATE IN CONSPICUOUS LOCATION WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.
3. PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF EXTINGUISHERS.
4. HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN A CABINET, SHALL BE INSTALLED ON HANGARS OR BRACKETS SUPPLIED. HANGARS AND BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. IF CABINETS ARE PROVIDED, THEY SHALL NOT BE LOCKED.
6. EXTINGUISHERS, WEIGHING LESS THAN 40 LBS, SHALL BE MOUNTED SO THAT THEIR TOPS ARE NOT MORE THAN 5 FT. ABOVE THE FLOOR.
7. EXTINGUISHERS, WEIGHING MORE THAN 40 LBS, SHALL BE MOUNTED SO THAT THEIR TOPS ARE NOT MORE THAN 3.5 FT ABOVE THE FLOOR.
8. THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES.

FIRE EXTINGUISHERS - SPECIAL: PER IBC 906.4, FOR LOCATIONS THAT REQUIRED PROTECTION FROM COMMERCIAL COOKING EQUIPMENT GREASE FIRES, PROVIDE A 2A:K FIRE EXTINGUISHER, LOCATED WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT. NOTE: NOT REQUIRED FOR THIS PROJECT.

EMERGENCY LIGHTING: PER IBC 1006, PROVIDE EMERGENCY LIGHTING AS FOLLOWS: 1 FOOT-CANDLE AT THE WALKING SURFACE; POWER SHALL BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY; IN THE CASE OR POWER SUPPLY FAILURE, AN EMERGENCY POWER SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE EMERGENCY LIGHTING. THIS EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR 90 MINUTES DURATION AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

EXIT SIGNS: PER IBC 1011.1, EXCEPTION 1, EXIT SIGNS ARE NOT REQUIRED FOR THIS PROJECT . HOWEVER, IF AT THE OWNER'S OPTION, EXIT SIGNS ARE PROVIDED FOR THIS PROJECT, THEY SHALL COMPLY WITH THE FOLLOWING:

   A. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM AN DIRECTION OF EGRESS TRAVEL.
   B. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS.
   C. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
   D. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. THE FACE OF THE EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES.
   E. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO INSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

FINISH NOTES

1. FINISHES IN GENERAL SHALL COMPLY WITH IBC CHAPTER 8. THIS FACILITY IS SPRINKLERED.
2. PER IBC 803: INTERIOR WALL AND CEILING FINISHES SHALL HAVE CLASS B FINISHES WITH A MINIMUM FLAME SPREAD INDEX (26-75) AND SMOKE DEVELOPMENT INDEX (0-450).
3. PER IBC 804: FLOOR FINISHES SHALL BE A MINIMUM OF CLASS II.

EXITING

BASEMENT
1. OCCUPANT LOAD: 4 OCCUPANTS
2. REQUIRED: PER IBC TABLE 1006.3.4(1), ONE EXIT IS REQUIRED.
3. PROVIDED : ONE EXIT IS PROVIDED WITHIN THE 125 FT. (SEE PLAN FOR LOCATION).

FIRST FLOOR
1. OCCUPANT LOAD: 14 OCCUPANTS
2. REQUIRED: PER IBC TABLE 1006.3.4(1), ONE EXIT IS REQUIRED.
3. PROVIDED : ONE EXIT IS PROVIDED WITHIN THE 125 FT. (SEE PLAN FOR LOCATION).

SECOND FLOOR
1. OCCUPANT LOAD: 14 OCCUPANTS
2. REQUIRED: PER IBC TABLE 1006.3.4(1), ONE EXIT IS REQUIRED.
3. PROVIDED : ONE EXIT IS PROVIDED WITHIN THE 125 FT. (SEE PLAN FOR LOCATION).

THIRD FLOOR
1. OCCUPANT LOAD: 14 OCCUPANTS
2. REQUIRED: PER IBC TABLE 1006.3.4(1), ONE EXIT IS REQUIRED.
3. PROVIDED : ONE EXIT IS PROVIDED WITHIN THE 125 FT. (SEE PLAN FOR LOCATION).

EXIT TRAVEL/COMMON PATH OF EGRESS (PROJECT IS SPRINKLERED)
1. PER IBC TABLE 1006.2.1 THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED:
   A. R-2 RESIDENTIAL: 125 FT. THIS PROJECT COMPLIES WITH THIS REQUIREMENT.

EXIT ACCESS TRAVEL DISTANCE (PROJECT IS SPRINKLERED)
1. PER IBC TABLE 1006.3.4(1) THE EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED:
   A. R-2 RESIDENTIAL: 250 FT.

ROOF COVERING NOTES *(PER IBC TABLE 1505.1)*
1. CONSTRUCTION TYPE: V-B
2. MINIMUM CLASSIFICATION:
   A. REQUIRED: C
   B. PROVIDED: C (MINIMUM)

PARKING REQUIREMENTS

REQUIRED PARKING CALCULATIONS:
REQUIRED PARKING:
1. NOT REQUIRED

LANDSCAPE REQUIREMENTS

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE REQUIREMENTS

PRIVATE OPEN SPACE

A. SEE CIVIL

FIRE ALARM/ SPRINKLER NOTES

1. ALL WORK SHALL BE DONE BY A QUALIFIED, AND LICENSED BY THE STATE, SPRINKLER CONTRACTOR WHO SHALL DESIGN AND PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE CITY FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION UNDER SEPARATE PERMIT.
2. SPRINKLER CONTRACTOR SHALL BE LANDLORD APPROVED.
3. HEADS SHALL BE SEMI-RECESSED WHEN IN CEILING TILE SURFACES. CENTER SPRINKLER HEADS IN CENTER OF TILE.
4. USE STANDARD HEADS IN OPEN CEILING CONDITIONS.
5. SPRINKLER HEADS MUST BE CONCEALED TYPE IN DRYWALL CEILINGS.
6. IF EXISTING FIRE SPRINKLER SYSTEM HAS A FIRE ALARM SYSTEM, IT IS THE INTENT OF THIS PROJECT TO MAINTAIN AND/OR MODIFY THAT SYSTEM ACCORDINGLY AS REQUIRED BY CODE TO ACCOMMODATE THIS TENANT. APPROVED SPRINKLER CONTRACTOR SHALL VERIFY REQUIREMENTS AND ADDRESS THEM IN HIS PERMIT SUBMITTAL PACKAGE.

FIRE-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS AND ROOF COVERING

PER IBC TABLES AND SECTIONS AS NOTED
BUILDING TYPE: TYPE V-B
1. ***NOTE: PROJECT IS A NEW WOODFRAMED BUILDING***

BUILDING ELEMENTS
1. ***PRIMARY STRUCTURAL FRAME:*** PER IBC TABLE 601 (PER IBC 202 INCLUDING THE COLUMNS, STRUCTURAL MEMBERS HAVING DIRECT CONNECTIONS TO THE COLUMNS, INCLUDING GIRDERS, BEAMS, TRUSSES AND SPANDRELS) + (MEMBERS OF THE FLOOR AND ROOF CONSTRUCTION HAVING DIRECT CONNECTIONS TO THE COLUMNS) + (BRACING MEMBERS THAT ARE ESSENTIAL TO THE VERTICAL STABILITY OF THE PRIMARY STRUCTURAL FRAME UNDER GRAVITY LOADING SHALL BE CONSIDERED PART OF THE PRIMARY STRUCTURAL FRAME WHETHER OR NOT THE BRACING MEMBER CARRIES GRAVITY LOADS):
   A. ***REQUIRED RATING:*** *-0- HOUR*
   B. ***PROVIDED RATING:*** *-0- HOUR*
2. ***BEARING WALLS - EXTERIOR:*** (PER IBC TABLES 601 AND 602 AS WELL AS IBC 704.10 AND 705.5): RATING SHALL BE NOT LESS THAT THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE PER IBC TABLE 602:
   A. ***REQUIRED RATING:*** *-0-HOUR*
   B. ***PROVIDED RATING:*** *-0-HOUR*
   C. (PER IBC IBC 705.5: EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH IBC TABLES 601 AND 602 AND THIS SECTION:
      a. THE REQUIRED FIRE RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE ONLY.
      b. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
3. ***BEARING WALLS - INTERIOR:*** (PER IBC TABLES 601)
   A. ***REQUIRED RATING:*** *-0- HOUR*
   B. ***PROVIDED RATING:*** *-0- HOUR*
4. ***NON-BEARING WALLS AND PARTITIONS - EXTERIOR:*** (PER TABLE 602 AND/OR NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE)
   A. ***REQUIRED RATING:*** *- 0- HOUR*
5. ***PROVIDED RATING:*** *-0- HOUR*
6. ***NON-BEARING WALLS AND PARTITIONS - INTERIOR:*** (NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE)
   A. ***REQUIRED RATING:*** *-0- HOUR*
   B. ***PROVIDED RATING:*** *-0- HOUR*
7. ***FLOOR CONSTRUCTION AND SECONDARY MEMBERS:*** (SEE NOTES FOR PRIMARY STRUCTURAL FRAME FOR DEFINITIONS)
   1. ***REQUIRED RATING:*** *-0- HOUR*
   2. ***PROVIDED RATING:*** *-0- HOUR*
8. *ROOF CONSTRUCTION AND SECONDARY MEMBERS: (SEE NOTES FOR PRIMARY STRUCTURAL FRAME FOR DEFINITIONS)*
   A. ***REQUIRED RATING:*** *-0- HOUR*
   B. ***PROVIDED RATING:*** *-0- HOUR*

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: 2024_60C
Project Start Date: 11-06-2024
Release Date: 03-27-2025
Released for: Issued for Bid/ Permit/ Construction

STATE OF ALASKA 49th
Thomas D. Faulkenberry 5317 - A
REGISTERED PROFESSIONAL ARCHITECT
3/27/2025 1:17:04 PM

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

Permit #:

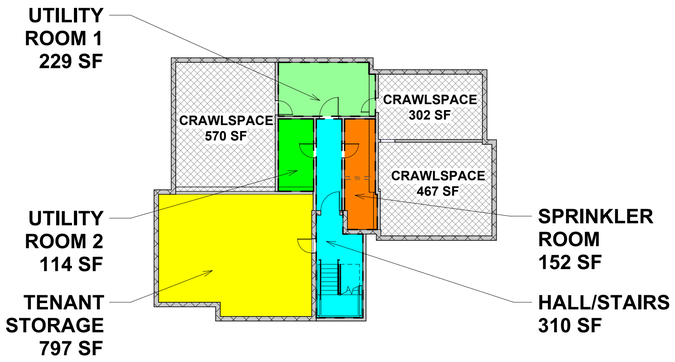
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:17:04 PM

sheet name: Code Study - Sht 2 of 2
sheet number: A0.2B

AREA NOTES:

1. GROSS AREA, BUILDING - IBC 202 DEFINITIONS: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREA OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
2. ACCESSORY AREAS: THESE AREAS ARE CONSIDERED AREAS THAT ARE NOT CONTINUOUSLY OCCUPIED. THE ACCESSORY TOTALS INCLUDE HALLWAYS, STAIRS, TOILET ROOMS, LOCKER ROOM, JANITORS CLOSETS, UTILITY ROOMS, ETC.

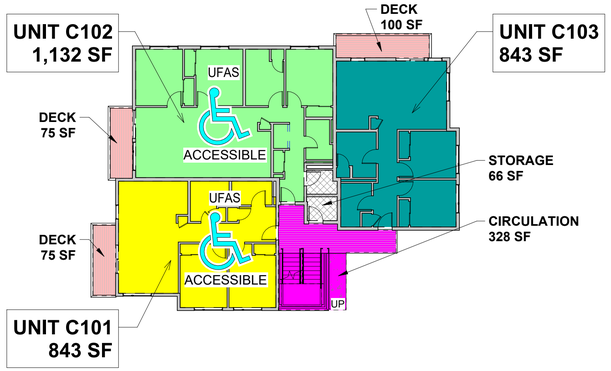


BASEMENT 1,450 SF

CRAWLSPACE: 1,339 SF

1 Area Plan - Basement

1/16" = 1'-0"

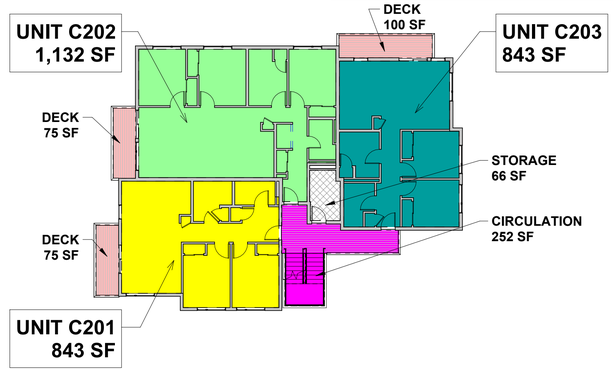


1ST FLOOR 2,818 SF

STORAGE:	66 SF
CIRCULATION:	328 SF
DECKS:	250 SF

2 Area Plan - 1st Floor

1/16" = 1'-0"

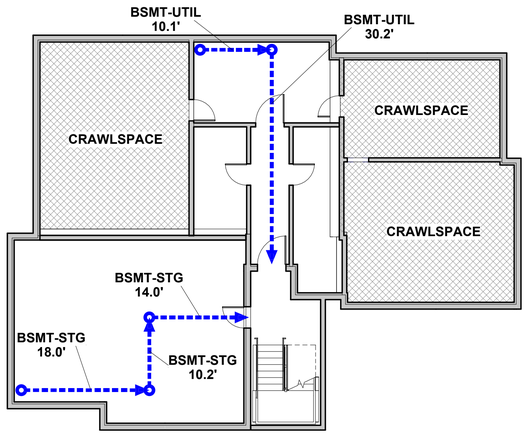


2ND FLOOR (3RD FLR SIMILAR) 2,818 SF

STORAGE:	66 SF
CIRCULATION:	252 SF
DECKS:	250 SF

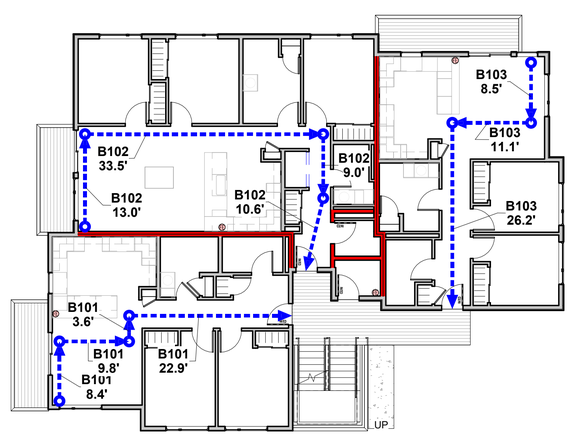
7 Area Plan - 2nd Floor (3rd Floor Similar)

1/16" = 1'-0"



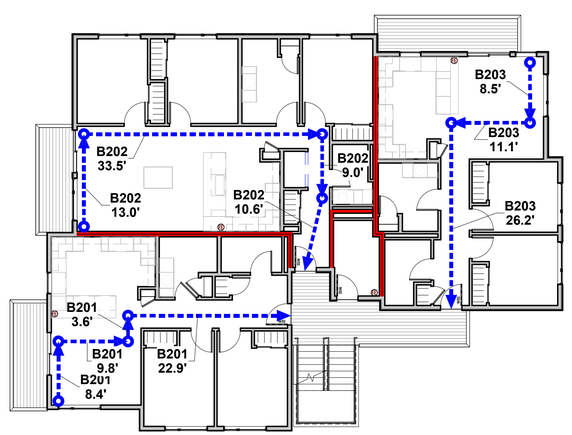
4 Egress Plan - Basement

3/32" = 1'-0"



5 Egress Plan - 1st Floor

3/32" = 1'-0"



6 Egress Plan - 2nd Floor (3rd Floor Similar)

3/32" = 1'-0"

Egress Path Schedule	
Path ID	**Travel Distance**
B101	8.4'
B101	22.9'
B101	9.8'
B101	3.6'
B101	44.7'
B102	13.0'
B102	33.5'
B102	9.0'
B102	10.6'
B102	66.1'

Egress Path Schedule	
Path ID	**Travel Distance**
B103	11.1'
B103	26.2'
B103	8.5'
B103	45.7'
B201	8.4'
B201	22.9'
B201	9.8'
B201	3.6'
B201	44.7'

Egress Path Schedule	
Path ID	**Travel Distance**
B202	13.0'
B202	33.5'
B202	9.0'
B202	10.6'
B202	66.1'
B203	11.1'
B203	26.2'
B203	8.5'
B203	45.7'

Egress Path Schedule	
Path ID	**Travel Distance**
BSMT-STG	18.0'
BSMT-STG	10.2'
BSMT-STG	14.0'
BSMT-STG	42.2'
BSMT-UTIL	10.1'
BSMT-UTIL	30.2'
BSMT-UTIL	40.2'

EGRESS PATH LEGEND

- RATED WALL CONSTRUCTION — SEE FLOOR PLAN / WALL TYPE SHEET
- FIRE EXTINGUISHER TYPE 2A:10B:C
- EGRESS PATH ID (A101)
- EGRESS PATH SEGMENT LENGTH (18.8')
- EGRESS PATH SEGMENT

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas P Faulkenberry
Thomas D. Faulkenberry 5317 - A
3/27/2025 1:17:05 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:17:05 PM

sheet name
Area and Egress Plans

sheet number
A0.2C

GENERAL NOTES AND SPECIFICATIONS - ARCHITECTURAL 1 OF 2

PROJECT GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR MEETING PREVAILING BUILDING CODES, DISABILITY LAWS AND CODES, FIRE CODES, MECHANICAL AND ELECTRICAL CODES AND LIFE SAFETY STANDARDS AS SHOWN ON PLANS.
3. GENERAL CONTRACTOR SHALL ENSURE/VERIFY THAT LOCATIONS INDICATED FOR ELECTRICAL AND PLUMBING CORRESPONDS WITH STANDARD FIXTURES AS INDICATED ON ELEVATIONS AND DETAIL SHEET(S). ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO INSTALLATION OF UTILITIES. DISCREPANCIES REPORTED FOLLOWING INSTALLATION ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REVIEWED CONSTRUCTION DOCUMENTS. ANY CHANGES DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF PLANS.
5. GENERAL CONTRACTOR SHALL MAINTAIN A REDLINE SET OF DRAWINGS ON-SITE TO RECORD AND CHANGES OR DEVIATIONS FROM APPROVED PLANS.

PROJECT PROCEDURES

1. JOB SUPERINTENDENT: A FULL TIME SUPERINTENDENT IS REQUIRED TO BE ON THE PROJECT AT ALL TIMES WORK IS PROGRESSING UNTIL IT IS COMPLETED AND ACCEPTED, UNLESS THE OWNER APPROVES OTHERWISE.
2. RESTRICTIONS OF AREAS OF OPERATION: ALL WORK DONE UNDER THIS CONTRACT SHALL PROCEED WITH DUE CARE FOR ALL SAFETY PRECAUTIONS FOR ALL PERSONNEL. CONTRACTOR SHALL ERECT SIGNS, BARRICADES, ETC. TO ENSURE SAFETY OF PERSONS WHO WILL BE IN THE IMMEDIATE VICINITY OF THE CONSTRUCTION SITE. CONTRACTORS SHALL LIMIT THEIR EMPLOYEE'S ACTIVITIES STRICTLY TO THE CONSTRUCTION AREA. PARKING OF ALL VEHICLES OF ALL CONTRACTORS SHALL BE IN DESIGNATED LOCATIONS ONLY.
3. LICENSES AND PERMITS: THE CONTRACTOR SHALL PAY FOR THE BUILDING PERMIT AND FEES TO UTILITIES, UNLESS THE OWNER APPROVES OTHERWISE. THE CONTRACTOR SHALL DETERMINE WHAT OTHER FEES, PERMITS OR LICENSES ARE REQUIRED IN CONNECTION WITH THE ACCOMPLISHMENT OF THE WORK UNDER THIS CONTRACT AND SHALL TAKE NECESSARY ACTION TO SECURE THE SAME AS REQUIRED, AND AT OR BEFORE THE COMPLETION OF THE WORK TRANSMIT THE SAME TO THE OWNER. NO WORK UNDER ANY CONTRACT WILL BE COMMENCED UNTIL THE REQUIRED PERMITS OR LICENSES ARE SECURED, EXCEPT WITH THE PERMISSION OF THE OWNER.
4. CLEANUP: CLEANUP OF NORMAL DEBRIS SHALL BE ACCOMPLISHED OFTEN ENOUGH TO EXPEDITE THE EXECUTION OF THE CONSTRUCTION WORK WITH SPECIAL ATTENTION BEING SHOWN TO REMOVAL OF RUBBISH AT THE END OF EACH WEEK. CONTRACTOR SHALL ALSO MAINTAIN ADJACENT STREETS AND/OR PROPERTIES AFFECTED BY HIS WORK IN A CLEAN CONDITION. AFTER ALL CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED, LEAVE THE GROUNDS IN EVERY RESPECT READY FOR OCCUPANCY BY THE OWNER.
5. DUST AND POLLUTION CONTROL: CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID GENERATING EXCESSIVE DUST, INCLUDING WATERING OF SITE AS NECESSARY. DISPOSE OF ALL CHEMICALS, WASTE MATERIALS, DEBRIS, ETC., IN A LEGAL AND NONPOLLUTING MANNER.

CLOSEOUT REQUIREMENTS

- SUBSTANTIAL COMPLETION: THE FOLLOWING ARE PREREQUISITES TO SUBSTANTIAL COMPLETION PRIOR TO THE FINAL INSPECTION. PROVIDE THE FOLLOWING TO THE OWNER:
- PUNCH LIST PREPARED BY CONTRACTOR AND SUBCONTRACTOR AS APPLICABLE.
- SUPPORTING DOCUMENTS.
- OCCUPANCY PERMITS.
- START-UP AND TESTING OF BUILDING SYSTEMS.
- CHANGE OVER OF PERMANENT LOCKS.
- ALL FINISH HARDWARE KEYS, LOOSE KEYS FOR HOSE BIBS, ADJUSTMENT KEYS AND WRENCHES FOR DOOR CLOSERS, ETC.
- 2% ATTIC STOCK MATERIAL (PAINT, CEILING TILES, ETC.)
- METER READINGS.
- COMMISSIONING DOCUMENTS.
- FINAL ACCEPTANCE: PROVIDE THE FOLLOWING PREREQUISITES TO FINAL ACCEPTANCE:
- FINAL PAYMENT REQUEST WITH SUPPORTING UNCONDITIONAL AND/OR CONDITIONAL FINAL LIEN RELEASES.
- COMPLETE PUNCH LIST.
- PROJECT CLOSEOUT: PROVIDE THE FOLLOWING DURING PROJECT CLOSEOUT:
- SUBMISSION OF RECORD 'AS-BUILTS', DRAWINGS, SPECIFICATIONS, PRODUCT DATA INFORMATION AND SAMPLE SUBMITTALS SHALL BE SUBMITTED AS REQUIRED.
- SUBMISSION OF MAINTENANCE INFORMATION TO INCLUDE OPERATIONS AND MAINTENANCE MANUALS FOR APPLICABLE EQUIPMENT, INCLUDING OPERATIONS PROCEDURES, PREVENTATIVE MAINTENANCE, TROUBLESHOOTING AND SPARE PARTS; FINAL LIST OF SUBCONTRACTORS AND MATERIAL SUPPLIERS USED ON PROJECT; EXECUTED COPIES OF ALL CONTRACTORS' MANUFACTURERS' MATERIAL AND LABOR WARRANTIES.
- FINAL CLEANING AND TOUCH-UP.
- REMOVAL OF TEMPORARY FACILITIES.

DIMENSIONS:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ***DO NOT SCALE THE DRAWINGS.***
2. ALL DIMENSIONS IN EXISTING CONSTRUCTION ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE (U.N.O.).
3. ALL DIMENSIONS IN NEW CONSTRUCTION WHERE THERE ARE EXISTING FINISHES ARE FROM FACE OF ANY EXISTING FINISH TO FACE OF NEW STUDS UNLESS NOTED OTHERWISE (U.N.O.).
4. ALL DIMENSIONS IN NEW CONSTRUCTION ARE FROM FACE OF NEW STUD TO FACE OF NEW STUD UNLESS NOTED OTHERWISE (U.N.O.).
5. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
6. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
7. ANY REVISIONS, DIMENSION CHANGES OR EXISTING CONDITIONS SHALL BE COMMUNICATED TO ARCHITECT IMMEDIATELY. ANY WORK COMPLETED PRIOR SHALL BE AT GENERAL CONTRACTORS EXPENSE.

INSULATION:

GENERAL R-VALUES PER 2018 IECC:

CLIMATE ZONE FOR PROJECT: ZONE 7 (ANCHORAGE, ALASKA)

PROVIDE THE FOLLOWING R-VALUES AS A MINIMUM:

OPAQUE THERMAL ENVELOPE ASSEMBLY REQUIREMENTS (TABLE C402.2 MOA AMENDED)

1. ROOFS (INSULATION ENTIRELY ABOVE DECK: R-30 ci
2. ROOFS (METAL BLDG W/R-5 THERMAL BLOCKS): R-13 + R-19
3. ROOFS - ATTIC AND OTHER: R-38
4. WALLS ABOVE GRADE - MASS: R-15.2ci
5. WALLS ABOVE GRADE - METAL BUILDING: R-19 + R-5.6ci
6. WALLS ABOVE GRADE - METAL FRAMED: R-13 + R7.5ci
7. WALLS ABOVE GRADE - WOOD-FRAMED AND OTHER: R-13 + R-7.5ci OR R-21
8. WALLS, BELOW GRADE: R-8ci
9. FLOORS - MASS: R-15ci
10. FLOORS - JOIST/FRAMING:
    A. WOOD FRAMING: R-30
    B. METAL FRAMING: R-38
11. SLAB-ON-GRADE FLOORS - UNHEATED: R-8 (EXTENDING 36" BELOW)
12. SLAB-ON-GRADE FLOORS - HEATED: R-10 (EXTENDING 36" BELOW)
13. OPAQUE DOORS - SWINGING: U-0.50 (R-2)
14. OPAQUE DOORS - ROLL-UP OR SLIDING: U-0.50 (R-2)

THE FOLLOWING ARE OPTIONAL THERMAL REQUIREMENTS BASED ON U-FACTORS

OPAQUE THERMAL ENVELOPE ASSEMBLY REQUIREMENTS (TABLE C402.1.2 MOA AMENDED)

1. ROOFS (INSULATION ENTIRELY ABOVE DECK: U-0.032 (R31.25)
2. ROOFS (METAL BLDG W/R-5 THERMAL BLOCKS): U-0.049 (R 20.41)
3. ROOFS - ATTIC AND OTHER: U-0.027 (R37.04)
4. WALLS ABOVE GRADE - MASS: U-0.071 (R14.08)
5. WALLS ABOVE GRADE - METAL BUILDING: U-0.057 (R17.54)
6. WALLS ABOVE GRADE - METAL FRAMED: U-0.064 (R15.63)
7. WALLS ABOVE GRADE - WOOD-FRAMED AND OTHER: U-0.051 (R19.61)
8. WALLS, BELOW GRADE: C-0.119 (R8.40)
9. FLOORS - MASS: U-0.064 (R15.63)
10. FLOORS - STEEL JOIST/FRAMING: U-0.033 (R30.30)
11. FLOORS - WOOD JOIST/FRAMING: U-0.033 (R30.30)
12. SLAB-ON-GRADE FLOORS - UNHEATED: F-0.52
13. SLAB-ON-GRADE FLOORS - HEATED: F-0.84

BUILDING ENVELOPE REQUIREMENTS: FENESTRATION U-FACTORS (TABLE C402.3 MOA AMENDED)

1. VERTICAL FENESTRATION (FRAMING MATERIALS OTHER THAN METAL): U-0.35 (R-2.86)
2. VERTICAL FENESTRATION (METAL FRAMING WITH OR WITHOUT THERMAL BREAK - CURTAINWALL/STOREFRONT: U-0.40 (R-2.5)
3. VERTICAL FENESTRATION (METAL FRAMING WITH OR WITHOUT THERMAL BREAK - ENTRANCE DOORS: U-0.80 (R-1.25)
4. VERTICAL FENESTRATION (METAL FRAMING WITH OR WITHOUT THERMAL BREAK - ALL OTHER - INCLUDING OPERABLE WINDOWS, FIXED WINDOWS AND NON-ENTRANCE DOORS: U-0.45 (R-2.22)
5. VERTICAL FENESTRATION - SHGC - PF<0.25: U-0.45 (R-2.22)
6. VERTICAL FENESTRATION - SHGC - PF≥0.25: NO REQUIREMENT
7. SKYLIGHTS - GLASS OR PLASTIC: U-0.60 (R-1.67)
8. SKYLIGHTS - SHGF - GLASS OR PLASTIC: NO REQUIREMENT

THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED.

EXPOSED BATT INSULATION

1. ALL EXPOSED BATT INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
2. COVER WITH FLAME-RETARDANT POLY VAPOR BARRIER.

COVER ANY FOAM PLASTIC INSULATION WITH ONE-HALF INCH THICK GYPSUM BOARD OR PLYWOOD.

PROVIDE 6 MIL VAPOR RETARDER CONTINUOUS ON THE WARM SIDE OF ROOM - TYPICAL.

GENERAL INSULATION NOTES

1. **EXTERIOR - WALLS:** PROVIDE 5 1/2" BATT INSULATION FOR EXTERIOR WOOD STUD WALLS. PROVIDE 6 MIL VAPOR RETARDER AT THIS LOCATION ON THE 'WARM SIDE' OF THE WALL.
2. **EXTERIOR - ROOF:** SEE ELEVATIONS AND BUILDING SECTIONS FOR ROOF SLOPES.
3. **INTERIOR:** PROVIDE 3 1/2" UNFACED SOUND ATTENUATION BATTS IN WALLS WITH 3 1/2" WOOD STUDS WHERE INDICATED IN FLOOR PLANS AND WALL TYPES SCHEDULE.
4. **INTERIOR:** PROVIDED 5 1/2" UNFACED SOUND ATTENUATION BATTS IN WALLS WITH 5 1/2" WOOD STUDS WHERE INDICATED IN FLOOR PLANS AND WALL TYPES SCHEDULE.
5. **INTERIOR:** SOUND ATTENUATION BATTS SHALL BE SIMILAR OR EQUAL TO OWENS CORNING SOUND ATTENUATION BATT (SAB's) INSULATION.

FINISHES:

FLOORS:

1. ALL TRANSITIONS BETWEEN FLOORING MATERIALS, INCLUDING EXTERIOR DOOR SILL/THRESHOLDS SHALL BE BEVELED WITH A SLOPE NOT TO EXCEED 1:2 AND NOT TO EXCEED 1/2" IN HEIGHT.

SLAB-ON-GRADE / FOUNDATION:

1. COVER ENTIRE AREA UNDER SLAB-ON-GRADE WITH 20-MIL VAPOR INTRUSION BARRIER. LAP ONTO PERIMETER FOOTINGS AND/OR WALLS A MINIMUM OF 12 INCHES. LAP ALL SEAMS 12 INCHES.
2. IF THE SOILS REPORT FOR THE SITE INDICATES SHALLOW WATER, THEN INSTALL A PERIMETER FOUNDATION DRAIN SYSTEM. THE SYSTEM DRAIN SHOULD EITHER DAYLIGHT AT A SIDE SLOPE OR RUN TO A SUMP WITH A SUMP PUMP.

FRAMING / SHEATHING:

1. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE-PRESERVATIVE-TREATED.
2. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER THE IBC SECTION 717.

EXTERIOR WALLS:

1. SEE ELEVATIONS FOR LOCATIONS AND EXTERIOR WALL FINISHES THIS SHEET FOR MORE INFORMATION

INTERIOR WALLS:

1. ALL INTERIOR WALLS SHALL BE EITHER 2X4, 2X6 OR 2X8 WOOD STUDS UNLESS NOTED OTHERWISE. SEE WALL TYPES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. WALL SURFACES IN PUBLIC AREAS SHALL BE FINISHED WITH GYPSUM BOARD.
3. ALL WALLS SHALL BE TAPED, SANDED AND PAINT UNLESS NOTED OTHERWISE (U.N.O.)
4. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHTS OF ALL STUD-BEARING WALLS OVER 8'-0" IN HEIGHT. INDIVIDUAL MEMBERS OF BUILT UP POSTS SHALL BE GLUED AND ATTACHED WITH 16D SPIKES AT 12" O.C. STAGGERED MINIMUM.

GYPSUM BOARD:

1. PROVIDE 5/8" GYPSUM WALL BOARD (INTERIOR) OR 5/8" GYPSUM SHEATHING (EXTERIOR) (MINIMUM) TYPICAL UNLESS NOTED OTHERWISE.
2. WALLS: BACKING FOR TILE ON EXTERIOR WALLS SHALL NOT BE WATER-RESISTANT GYPSUM BOARD.
3. CEILINGS: AT A MINIMUM FOR 'HARD LID' CEILINGS USE (1) LAYER OF 5/8" THICK GYPSUM BOARD.

GLAZING: PER IBC 2406.4 PROVIDE TEMPERED (SAFETY GLAZING AT THE FOLLOWING LOCATIONS:

1. GLAZING IN SWINGING DOORS.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN UNFRAMED SWINGING DOORS.
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
6. GLAZING IN GUARDS AND RAILINGS.
7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE INSULATED GLASS AND ALL EXTERIOR DOORS ARE TO BE INSULATED METAL WITH WEATHER STRIPPING UNLESS NOTED OTHERWISE.

ROOFING:

PROVIDE 3 TAB, 5" EXPOSURE, 2" EDGE LAP, WIND RESISTANT RATED, 235#/SQ. MIN., ASPHALT (COMPOSITION) SHINGLES SIMILAR TO MALARKEY 50 YEAR SBS MODIFIED LAMINATED SHINGLES #272 LEGACY SERIES

UNDERLAYMENT:
PER SHINGLE MANUFACTURER'S RECOMMENDATIONS.

ICE SHIELD:
SINGLE PLY, SELF-ADHERING MODIFIED BITUMEN APPLIED FROM EAVES TO THE RIDGE - TYPICAL IN ALL CONDITIONS. SIMILAR TO MALARKEY #170 ARCTIC SEAL, ICE & WATER, VALLEY & EAVE GUARD. SEE DETAILS IN ARCHITECTURAL DRAWINGS.

FASTENERS:
A) PROVIDE CORROSION RESISTANT NAILS. DO NOT USE STAPLES.
B) NAILS INTO PLYWOOD DECK SHALL BE ANNULARLY THREADED WITH 1"~ (MIN) HEAD
C) NAILS SHALL BE LONG ENOUGH TO PENETRATE INTO THE SHEATHING 3/4" OR THROUGH THE SHEATHING, WHICHEVER IS LESS.
NOTE: SEE STRUCT PLANS TO VERIFY ROOF SHEATHING THICKNESS

FASTENERS/SPACING:
PER IBC CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATION

VALLEY FLASHING:
A) OPEN VALLEYS VALLEY WIDTH SHALL BE 6" MIN. AT RIDGE AND SPREAD 1/8" PER FT. DOWN TO EAVE OR AS NOTED ON DRAWINGS.

PROVIDE 26 GA. GALVANIZED CORROSION-RESISTANT SHEET METAL EXTENDING AT LEAST 10" EACH WAY FROM CENTER OF VALLEY.

B) WOVEN OR CLOSED VALLEYS PROVIDE 36" WIDE STRIP OF SELF- ADHERING MODIFIED BITUMEN CENTERED ON VALLEY.

C) LACE ASPHALT (COMPOSITION) SHINGLES SO EACH STRIP EXTENDS 12" MIN. BEYOND CENTER OF VALLEY.

WALL/OTHER FLASHING:

1. PROVIDE 26 GA. METAL FLASHING AT ALL ROOF/WALL INTERSECTIONS. STEP-FLASH AS REQ'D BY MANUFACTURER.
2. PROVIDE 26 GA. METAL FLASHING AT ALL ROOF VENTS, SOIL STACKS, CHIMNEYS, ETC., AS REQUIRED BY MANUFACTURER.
3. PROVIDE A CRICKET ON THE UPSLOPE OF FLUE HOUSINGS, RTU BASES, ROOF HATCHES OR OTHER SIMILAR PENETRATIONS. THE CRICKET SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE ROOFING SYSTEM AND SHALL BE 6 INCHES WIDER (MINIMUM) THAN THE FLUE HOUSING, RTU BASE, ROOF HATCH OR OTHER PENETRATIONS.

SIGNAGE

1. ALL SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE CONTRACT.
2. ALL STRUCTURES SHALL HAVE ADDRESS PLACED ON THE EXTERIOR OF THE BUILDING. EACH CHARACTER SHALL BE A MINIMUM OF 6" HIGH AND A MINIMUM OF 1/2" WIDE. THEY SHALL BE PLACED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

EXTERIOR WALL FINISHES:

1. ALL EXTERIOR WALL FINISHES SHALL BE ONE OR MORE OF THE FOLLOWING::
   A. LAP SIDING
      a. MANUFACTURER: LP SMART SIDING
      b. STYLE: LAP
      c. COLOR: PRE-PRIMED - SEE ELEVATIONS FOR COLORS AND LOCATIONS
   B. METAL SIDING 1
      a. MANUFACTURER: AEP SPAN
      b. PANEL TYPE: NU-WAVE CORRUGATED
      c. GAUGE: 22 GA.
      d. PANEL ORIENTATIONS: SEE ELEVATIONS
      e. PANEL COLOR: SEE ELEVATIONS
      f. TRIM COLOR: 24 GA. SEE ELEVATIONS
   C. METAL SIDING 2
      a. MANUFACTURER: AEP SPAN
      b. PANEL TYPE: FLEX SERIES 1.2Fx10-12
      c. GAUGE: 22 GA
      d. PANEL ORIENTATIONS: SEE ELEVATIONS
      e. PANEL COLOR: SEE ELEVATIONS
      f. TRIM COLOR: 24 GA - SEE ELEVATIONS

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**

Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry
5317 - A
REGISTERED PROFESSIONAL ARCHITECT
3/27/2025 1:17:06 PM

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:17:06 PM

sheet name: **General Notes - Sht 1 of 2**

sheet number: **A0.3A**

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

GENERAL NOTES AND SPECIFICATIONS - ARCHITECTURAL 2 OF 2

GENERAL NOTES

1. PLEASE READ. (THESE SPECIFICATIONS GOVERN OVER OTHER GENERAL NOTES. WHERE THESE NOTES CONFLICT WITH OTHERS, CONTACT ARCHITECT, UNLESS NOTED OTHERWISE, FOR CLARIFICATION).
2. ALL WORK SHALL BE DONE BY QUALIFIED CONTRACTORS IN ACCORDANCE WITH BUILDING REGULATIONS, MANUFACTURER'S SPECIFICATIONS, AND ALL APPLICABLE CODES, IN A QUALITY WORKMANSHIP MANNER.
3. THE "GENERAL CONDITIONS" OF THE A.I.A. (LATEST EDITION) IS TO BE INCLUDED WITH THIS PROJECT. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS.
4. GENERAL CONTRACTOR SHALL FURNISH ANY HOISTING THAT MAY BE REQUIRED DURING THE COURSE OF THIS PROJECT AT NO CHARGE TO THE CLIENT.
5. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. ALL DIMENSIONS SHALL BE FINISH TO FINISH UNLESS OTHERWISE NOTED. (SEE ARCHITECTURAL GENERAL NOTES).
7. ACTUAL MEASUREMENTS MADE ON JOB SITE TO BE USED FOR ESTIMATING PURPOSES ARE THE CONTRACTOR'S RESPONSIBILITY.
8. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING.
9. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THESE CHANGES OR MODIFICATIONS MUST BE APPROVED BY OWNER/ARCHITECT PRIOR TO PERFORMING SAID CHANGES OR MODIFICATIONS.
10. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND SITE, AND SHALL COORDINATE ALL DEMOLITION AND REMOVAL.
11. ALL EXISTING WORK NOT INDICATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS AT HIS COST.
12. THE GENERAL CONTRACTOR SHALL COORDINATED AND BE RESPONSIBLE FOR ANY AND ALL WORK TO BE PERFORMED IN ADJACENT AREAS AS A RESULT AND CONSEQUENCE OF THIS PROJECT.
13. THE GENERAL CONTRACTOR SHALL COORDINATE ALL APPLICABLE WORK WITH CABINET CONTRACTORS, ELECTRICAL CONTRACTORS, LOCAL TELEPHONE OPERATOR AND VENDOR.
14. CONTRACTOR SHALL ESTABLISH ALL ITEMS WHICH REQUIRE IMMEDIATE PROCESSING DUE TO LONG LEAD ORDERING TIME. ALL LONG LEAD ITEMS TO BE ORDERED TO ALLOW FOR SUFFICIENT TIME WITHIN CONSTRUCTION SCHEDULE.
15. CONTRACTOR SHALL FURNISH ALL ANCHORAGE FOR WALL OR CEILING MOUNTED EQUIPMENT.
16. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED DURING THE ENTIRE COURSE OF CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO OWNER NO LATER THAN (7) DAYS AFTER AWARD OF THE CONTRACT.
18. ALL CONTRACTORS, AFTER THE GENERAL CONTRACTOR'S REVIEW AND STAMPED APPROVAL, SHALL SUBMIT SHOP DRAWINGS, PRODUCT SAMPLES OR DATA TO THE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION. THE ARCHITECT'S REVIEW IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE TO THE DESIGN CONCEPT AND INFORMATION EXPRESSED IN THE CONTRACT DOCUMENTS. THIS REVIEW OF SUBMITTALS IS NOT CONDUCTED TO DETERMINE THE ACCURACY OR COMPLETENESS OF DETAILS SUCH AS DIMENSIONS AND QUANTITIES, OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS. THOSE TASKS REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. SHOP DRAWINGS AND OTHER SUBMITTALS RELATED TO THE WORK DESIGNED OR CERTIFIED BY DESIGN PROFESSIONALS RETAINED BY THE CONTRACTOR SHALL BEAR SUCH PROFESSIONAL'S WRITTEN APPROVAL WHEN SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ADEQUACY, ACCURACY AND COMPLETENESS OF THE SERVICES, CERTIFICATIONS OR APPROVALS PERFORMED BY SUCH PROFESSIONALS.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP, CLEANING OF ALL INTERIOR GLASS SURFACES AND MILLWORK, FLOORS VACUUMED,ETC. AND ALL TRASH REMOVED.
20. ***MATERIALS:*** SHALL BE NEW, OF QUALITY SPECIFIED AND DELIVERED IN AMPLE QUANTITIES TO PREVENT DELAY OF WORK.
21. MANUFACTURER'S DIRECTIONS FOR APPLICATIONS, INSTALLATION AND METHODS SHALL BE FOLLOWED AND ARE HEREWITH MADE A PART OF THE SPECIFICATIONS, FOR ALL CIRCUMSTANCES.
22. ***WORKMANSHIP:*** ALL WORK SHALL BE PERFORMED BY SKILLED MECHANICS UNDER SUPERVISION OF A COMPETENT, SKILLED FORMAN IN THE APPROPRIATE TRADE.
23. ***INSURANCE:*** THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AS REQUIRED BY LAW, AND SUFFICIENT PROTECTION FOR CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH, SHOULD THEY ARISE FROM OPERATIONS UNDER CONTRACT.
24. ***PERMITS:*** THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED LOCAL BUILDING DEPARTMENT FILINGS, PERMITS, APPROVAL, ETC. NOT PROVIDED BY THE OWNER. PAYMENT OF ALL NECESSARY FEES AS REQUIRED BY THE ABOVE AUTHORITIES FOR JOB COMPLETION AND FINAL SIGN-OFF (CERTIFICATE OF OCCUPANCY) SHALL BE INCLUDED IN THE PRICING TO THE PROJECT MANAGER.
25. WHEN THE GENERAL CONTRACTOR OBTAINS THE PERMITS, THE ARCHITECT SHALL BE NOTIFIED OF ANY REVISIONS TO BE INCORPORATED INTO THE CONSTRUCTION DOCUMENTS TO COMPLY WITH RULES AND REGULATIONS OF ANY AND ALL LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
26. WHERE MORE THAN ONE REGULATION APPLIES, THE STRICTER SHALL GOVERN.
27. PER MUNICIPALITY OF ANCHORAGE (MOA) REQUIREMENTS, THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO SPECIAL INSPECTIONS.
28. ***UTILITY DEPOSITS:*** IF REQUIRED, DEPOSITS FOR UTILITIES, INCLUDING WATER METER, TELEPHONE AND ELECTRIC SERVICE, ETC. SHALL BE OBTAINED IN THE OWNER'S NAME AND PAID FOR BY THE GENERAL CONTRACTOR. THE OWNER SHALL BE ADVISED OF ALL SUCH REQUIRED EXPENDITURES PRIOR TO ISSUING THEM.
29. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
29. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SPACE DURING CONSTRUCTION, FOR PROTECTION OF MATERIALS, TOOLS, ETC. FROM THEFT AND VANDALISM.
30. THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ANY AND ALL ITEMS, MEASUREMENTS, ETC. REQUIRED FOR HIS OWN WORK, AS WELL AS VERIFYING ALL FIGURES AND DETAILS ON THE PLANS PERTAINING TO HIS WORK PRIOR TO LAYING OUT THE WORK, AND WILL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM HIS FAILURE TO DO SO.
31. SUB-CONTRACTORS SHALL COOPERATE WITH EACH OTHER AND WITH THE GENERAL CONTRACTOR TO PROVIDE MATERIALS AND LABOR NECESSARY IN EACH OTHER'S WORK AT THE PROPER TIMES SO AS NOT TO ADVERSELY AFFECT THE CONSTRUCTION SCHEDULE.
32. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT SHALL REMAIN HIS PROPERTY, AND NO CHANGES, ADDITIONS OR DELETIONS SHALL BE MADE WITHOUT HIS PRIOR CONSENT.
33. ANY CHANGES, ALTERATIONS, REVISIONS, ETC. REQUIRED TO THESE PLANS AND/OR SPECIFICATIONS SHALL BE REQUESTED IN WRITING BY THE BUILDER OR OWNER TO THE ARCHITECT, AND ANY CHANGES, REVISIONS, DEVIATIONS, ETC. NOT MADE BY THE ARCHITECT IN WRITING WILL FULLY, UNCONDITIONALLY AD TOTALLY RELEASE AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY OR CLAIMS AGAINST THE ARCHITECT FOR ALL TIME.

CONSTRUCTION NOTES

1. TYPICAL INDUSTRY STANDARDS ARE TO BE MAINTAINED WHENEVER POSSIBLE.
2. SEE PLANS FOR DOOR AND HARDWARE SCHEDULES.
3. ALL SQUARE COLUMNS AND EXTERIOR CORE WALLS TO BE FURRED WITH 5/8" GYPSUM BOARD AS REQUIRED. SEE PLANS AND DETAILS FOR ADDITIONAL REQUIREMENTS, IF ANY.
4. ALL DOORS TO BE PLACED 4 INCHES FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
5. DUCT OR CONDUIT PENETRATIONS ABOVE CEILING THROUGH FULL HEIGHT TO SLAB WALLS SHALL BE COMPLETELY SEALED.
6. ALL PENETRATIONS IN FIRE RATED PARTITIONS SHALL BE TOTALLY SEALED AS PER CODE.
7. ALL FIRE-RATED WALLS EXTEND UP CONTINUOUS FROM FLOOR SLAB TO UNDER SIDE OF ROOF DECK. FILL ALL CAVITIES WITH APPROVED FIRE-SAFETY INSULATION AND SEALANT.
8. AT ALL NON-FIRE RATED WALLS, EXTEND GYPSUM WALL BOARD TO 6 INCHES OR 12 INCHES ABOVE LEVEL OF ADJACENT CEILING FINISH - TYPICAL. REFER TO PARTITION LEGEND AND DETAILS.
9. GENERAL CONTRACTOR SHALL FOLLOW MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR THE INSTALLATION OF: WOOD FRAMING AND FURRING; INSULATION, CERAMIC OR PORCELAIN TILE; GYPSUM WALL BOARD; VAPOR RETARDER; TEMPERED GLASS WINDOWS; WALL AND/OR OTHER SYSTEMS ASSOCIATED WITH THE CONSTRUCTION OF ALL WALLS.
10. GENERAL CONTRACTOR SHALL COMPLETELY COORDINATE THE INSTALLATION OF ALL SYSTEMS (INCLUDING BUT NOT LIMITED TO WIRING, CONDUIT, PIPES, CONNECTIONS AND/OR EQUIPMENT) WHICH ARE TO BE INTEGRATED INTO THE CONSTRUCTION OF ALL WALLS.
11. DO NOT INTERRUPT THE STRUCTURAL CONTINUITY OF ANY WALL AND NOTIFY THE ARCHITECT AND ENGINEERS OF ANY CONFLICTS BEFORE PROCEEDING.
12. THE GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO INSTALL ADDITIONAL FRAME BRACING BEHIND OR SURROUNDING ALL WALL SURFACE OR RECESS-MOUNTED EQUIPMENT OR TRIM, AND ALL GENERAL FRAME BRACING, TOP AND BOTTOM TRACKS, INTERMEDIATE BRACING, ATTACHMENTS, CONNECTORS OR ANCHORS PER MANUFACTURER'S INSTRUCTIONS AND AS REQUIRED BY THE STRUCTURAL DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL VERIFY (PRIOR TO ORDERING OR INSTALLATION) THE EXACT TYPE AND COLOR OR PATTERNS OF ALL FINISHES, TRIM AND FIXTURES WITH THE OWNER AND ARCHITECT AS APPROVED BY OWNER.
14. INSTALL MOISTURE-RESISTANT (M.R.) GYPSUM WALL BOARD AT SIDE OF PARTITION FACING ANY "WET" OR "DAMP" AREAS. AREAS SHALL INCLUDE BUT NOT BE LIMITED TO: TOILET ROOMS, SINK ROOMS AND SINK/VANITY ALCOVE SURROUNDING WALLS.
15. THE GENERAL CONTRACTOR SHALL PROVIDE FLOOR FLASH PATCHING AS REQUIRED TO MAINTAIN LEVEL CONCRETE FLOOR SLAB THROUGHOUT.
16. PROVIDE COMPLETE CONCRETE SEALING THROUGHOUT BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
17. PLUMBING CONTRACTOR TO PROVIDE ALL PIPE MOISTURE WRAPPING MATERIAL.
18. DOUBLE UP METAL STUDS AT ALL DOORS UNLESS NOTED OTHERWISE.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND CHOPPING FOR ALL THE TRADES.
20. WHERE INTERFERENCE CAUSED BY DUCTWORK PREVENTS SECURING METAL STUDS VERTICAL, BRACE AT ANGLE TO SLAB IN AN APPROVED MANNER.
21. PROVIDE ALL NECESSARY DUST-PROOF TEMPORARY PARTITIONS AND DOORS AND HARDWARE REQUIRED DURING CONSTRUCTION.
22. REFER TO DOOR SCHEDULE FOR INTERIOR DOORS TO BE INSTALLED FLUSH TO ADJACENT WALLS WITH SOSS HINGES.
23. ALL CONVENTIONAL GYP BD CONSTRUCTION, FURRING AND SHEATHING SHALL BE AS DETAILED IN THESE CONSTRUCTION DOCUMENTS.
24. GYP BD JOINTS SHALL BE TAPED / SPACKLED LEVEL.
25. EXTERIOR CORNERS SHALL RECEIVED METAL CORNER REINFORCED BEAD AND BE SPACKLED IN A CONVENTIONAL MANNER.
26. BUTTED, UNTAPED GYP BD JOINTS ARE UNACCEPTABLE.
27. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED.
28. ALL NEW GYP BD CONSTRUCTION SHALL BE PROPERLY PREPARED TO RECEIVE SPECIFIED FINISH MATERIAL IN A MANNER FULLY ACCEPTABLE TO THE OWNER.
29. ALL EXISTING GYP BD SURFACES SHALL BE CAREFULLY EXAMINED TO ASSURE THEIR INSTALLATION SATISFIES THE ABOVE REQUIREMENTS. REMEDIAL WORK NECESSARY TO UPGRADE THESE SURFACES SHALL BE UNDERTAKEN.
30. TAPED JOINTS, CORNER, "DIMPLES" OR SCREW HEADS SHALL BE SPACKLED SMOOTH AND LEVEL WITH ADJACENT GYPSUM BOARD SURFACE. NO BULGING OR UNEVEN FINISHED DRYWALL WILL BE ACCEPTED.
31. THE GENERAL CONTRACTOR TO FURNISH WRITTEN GUARANTEES FOR ALL THE TRADES FOR ONE YEAR. DEFECTIVE MATERIALS OR WORKMANSHIP TO BE REPLACED AT CONTRACTOR'S EXPENSE.
32. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
33. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
34. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN WALL / MILLWORK CONDITIONS.
35. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS, AND PLENUM BARRIER LOCATIONS.
36. OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING COLUMN FURRING, RELOCATING PIPES, AND SIMILAR SYSTEMS AND ITEMS, ADJUSTING ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.
37. CEILING-HEIGHT WALLS SHALL BE INSTALLED TIGHT TO FINISHED CEILING; WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16", U.N.O.

POWER AND COMMUNICATIONS NOTES

1. OUTLET DIMENSIONS ARE SHOWN TO CENTERLINE OF RECEPTACLES.
2. ALL ELECTRICAL WORK TO COMPLY WITH THE N.E.C. (LATEST EDITION), STATE, LOCAL AND BUILDING REGULATIONS.
3. ALL OUTLETS SHALL BE INSTALLED ABOVE FINISHED FLOOR AS PER BUILDING STANDARDS OR 20 INCHES ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
4. ELECTRICAL CONTRACTOR WILL PERFORM NECESSARY CUTTING AND CHASING FOR CONDUIT, ETC. PATCHING TO BE COORDINATED WITH GENERAL CONTRACTOR.
5. ELECTRICAL CONTRACTOR SHALL COORDINATE CHANGES IN ELECTRICAL POWER REQUIRED FOR JOB WITH BUILDING MANAGER.
6. ELECTRICAL CONTRACTOR (GENERAL CONTRACTOR) TO PROVIDE ALL CABLE PULLS FROM ALL TELEPHONE AND COMPUTER JACKS TO EQUIPMENT ROOM OR PER TENANT REQUIREMENTS.
7. TWO OR MORE SWITCHES IN ONE LOCATION SHALL BE GANGED TOGETHER WITH ONE SWITCH PLATE.
8. ALL RECEPTACLES AND SWITCH PLATES TO HAVE WHITE FINISH, FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT THROUGHOUT JOB. ELECTRICAL CONDUIT SHALL BE SIZED ACCORDING TO WIRE SIZE AND SPACE REQUIREMENTS.
10. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS OF TENANT EQUIPMENT WHERE REQUIRED.
11. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED THROUGHOUT CONSTRUCTION.
12. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT THROUGHOUT JOB.
13. ELECTRICAL CONDUIT SHALL BE SIZED ACCORDING TO WIRE SIZE AND SPACE REQUIREMENTS. PROVIDE CONDUIT AS FOLLOWS: (A) 3/4 INCH CONDUIT FOR TELEPHONE IN LOW WALLS; (B) 3/4 INCH CONDUIT FOR TELEPHONE IN FULL HEIGHT WALLS; AND (C) 3/4" COMMON CONDUIT FOR DATA CABLES.
14. ALL COMMUNICATION CONDUIT SHALL BE HOMERUN TO EQUIPMENT UNLESS TEFLON CABLING IS ALLOWED IN PLENUM SPACE. VERIFY AND COORDINATE WITH AUTHORITIES HAVING JURISDICTION.
15. ELECTRICAL CONTRACTOR TO "GATHER AND BUNDLE" ALL LOOSE CABLE SLACK AND ANCHOR/FASTEN CABLE TO WALL UNDER DESKS AT EACH WORK STATION.
16. ALL WALL SWITCHES ADJACENT TO ONE ANOTHER SHALL BE GANGED WITH A CONTINUOUS PLATE.
17. ALL SWITCHES SHALL BE INSTALLED AT 4 FEET ABOVE FINISH FLOOR.

MILLWORK NOTES

THE FOLLOWING APPLIES TO ALL CABINET ITEMS THROUGHOUT THIS SET OF PLANS UNLESS NOTED OTHERWISE.

1. ALL EXTERIOR SURFACES SHALL RECEIVE PLASTIC LAMINATE FINISH UNLESS NOTED OTHERWISE.
2. ALL MILLWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH "PREMIUM GRADE" STANDARDS AS ESTABLISHED BY THE LATEST EDITION OF THE "ARCHITECTURAL WOODWORKING INSTITUTE".
3. CABINET CONTRACTOR SHALL COMPLY WITH ALL JOB SITE BUILDING CODES AND REGULATIONS.
4. CABINET CONTRACTOR SHALL COORDINATE WITH GENERAL, PLUMBING AND ELECTRICAL CONTRACTORS WHEREVER APPLICABLE.
5. ALL CABINETS SHALL HAVE INTERIOR PLASTIC LAMINATE FINISH.
6. ALL CABINET DOORS SHALL HAVE PLASTIC LAMINATE APPLIED TO FACE AND SHALL HAVE LAMINATE BACKING SHEET AS RECOMMENDED BY LAMINATE MANUFACTURERS.
7. WOOD SHALL BE 3/4 INCH PLYWOOD. DOOR SHALL BE A MINIMUM OF 5/8 INCH.
8. ALL DRAWER SLIDES SHALL BE FULL EXTENSION BALL BEARING, "GRANT" NO. 4390 OR EQUAL.
9. IN ADDITION TO WHAT IS SPECIFIED HEREIN, CONTRACTOR SHALL FURNISH AND INSTALL GROMMETS AS AND WHERE REQUIRED BY OWNER.
10. ALL GROMMETS SHALL BE BLACK PLASTIC OR RUBBER, 2 INCHES IN DIAMETER.
11. SCRIBE MILLWORK TO FIT FIELD CONDITIONS.
12. ALL COUNTER AREAS NOT SUPPORTED BY FILE CABINETS SHALL BE ANCHORED TO WOOD OR STEEL CLEATS.
13. WHERE COUNTERS ARE SUPPORTED BY FILE CABINETS, CONTRACTOR SHALL COORDINATE WITH FURNITURE INSTALLER TO ASSURE CORRECT MOUNTING HEIGHT.
14. ALL ADJUSTABLE SHELVES IN CABINETS TO BE ON SURFACE-MOUNTED PILASTER STANDARD #255 AS MANUFACTURED BY "KNAPE AND VOGT".
15. THE CONTRACTOR, BEFORE STARTING ANY WORK, SHALL VERIFY ALL DIMENSIONS AND LEVELS GIVEN FOR WORK UNDER THIS CONTRACT IN CONJUNCTION WITH DESIGNER'S DRAWINGS AND DETAILS.
16. ALL PLASTIC LAMINATE FINISHED COUNTERS TO HAVE FINISHED EDGES UNLESS NOTED OTHERWISE.
17. ALL MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE FREE OF CHIPPING, BRASURES, DISTRESS, WARPING, CRACKING, FLAKING, SPLITTING AND/OR MARRING THAT WOULD RESULT IN ANY UNEVEN OR DAMAGED SURFACE.
18. THE CONTRACTOR SHALL SUBMIT TO ARCHITECT ALL REQUIRED SHOP DRAWINGS WITHIN SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN OR THAT OF ANY OTHER CONTRACTOR OR SUBCONTRACTOR.
19. SHOP DRAWINGS SHALL INDICATE THE MATERIALS AND SPECIES, ARRANGEMENT, FULL SIZED PROFILES OF MOLDINGS, THICKNESS, SIZED OF PARTS, CONSTRUCTION, FASTENINGS, BLOCKING. CLEARANCE, ASSEMBLY AND CONSTRUCTION DETAILS, APPLIED FINISHES AND SURFACING, BUILT-IN HARDWARE, AND NECESSARY CONNECTIONS OF WORK OF OTHER TRADES.
20. EXCEPT FOR COUNTERTOPS, VENEERS SHALL BE APPLIED TO EITHER A PLYWOOD OR A STAVED LUMBER CORE STOCK UNLESS NOTED OTHERWISE.
21. COUNTERTOPS SHALL BE 3/4 INCH PLYWOOD IF DISTANCE BETWEEN SUPPORTS IS LESS THAN 5 FEET.
22. PLYWOOD SHALL BE FIVE-PLY 3/4 INCH THICK.
23. IT SHALL BE THE G.C.'S RESPONSIBILITY TO HAVE EXAMINED THE JOB SITE IN CONJUNCTION WITH THE PROJECT DOCUMENTS SO AS TO BE SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, INCLUDING SUCH MATTERS AS UNLOADING FACILITIES, LOCATIONS AND SIZES OF ELEVATORS, EQUIPMENT, OR FACILITIES NEEDED PRELIMINARY TO AND DURING THE WORK, AND OTHER CONDITIONS WHICH MAY AFFECT THE WORK.

FINISH NOTES

1. ACTUAL MEASUREMENTS ARE TO BE MADE ON JOB SITE. ALL MEASUREMENTS FOR ESTIMATING PURPOSES ARE CONTRACTOR'S RESPONSIBILITY.
2. WHERE VINYL TERMINATES ON OUTSIDE CORNERS, USE CLEAR DACO CAP STRIP SCREWED IN PLACE AT 12 INCHES ON CENTER.
3. ALL TRIM SHALL BE PAINTED TO MATCH SURROUNDING WALLS UNLESS NOTED OTHERWISE.
4. THE FINISH OF ALL LOW DRYWALL PARTITIONS CAPS SHALL BE AS SPECIFIED ON PLANS UNLESS NOTED OTHERWISE.
5. ALL FACE PLATES FOR SWITCHES AND OUTLETS SHALL BE WHITE.
6. ALL NEW PARTITIONS THAT ARE NOT INDICATED WITH FINISHES SHALL RECEIVE 2 COATS OF PAINT, COLOR AND FINISH PER FINISH SCHEDULE UNLESS NOTED OTHERWISE.
7. WALL SHALL BE SMOOTH AND DRY BEFORE APPLICATION OF WALL FINISH. WALL MARKINGS MUST BE SUFFICIENTLY SEALED BEFORE APPLICATION OF MATERIAL TO PREVENT "BLEED THROUGH".
8. ALL DOORS AND FRAMES TO RECEIVE TWO COATS OF BENJAMIN MOORE DECORATOR WHITE EGGSHELL PAINT UNLESS NOTED OTHERWISE.
9. PAINTING PRODUCTS TO BE FACTORY PREPARED AND AS RECOMMENDED FOR SPECIFIC TYPE OF PAINTING. COLORS TO MATCH THOSE SPECIFIED.
10. ALL INTERIOR FINISHES SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION OF 'C' INCLUDING UNDERLAYMENT AND ADHESIVES.
11. THE FOLLOWING PAINT MANUFACTURERS ARE ACCEPTABLE: (A) BENJAMIN MOORE; (B) SHERWIN WILLIAMS.
12. SUBMIT SAMPLES OF FINISHES (PAINT, CARPETING, WALLCOVERINGS) PRIOR TO ORDERING AND INSTALLATION FOR APPROVAL BY OWNER.
13. REFER TO FINISH SPECIFICATION AND FINISH SCHEDULE FOR FINISHES AND THEIR LOCATIONS.

REFLECTED CEILING NOTES

1. ALL ELECTRICAL AND HVAC WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL CITY BUILDING CODES. (FOR LOCAL CODE AMENDMENTS, SEE ADDITIONAL REFLECTED CEILING NOTES ON THE REFLECTED CEILING PLANS AND REFLECTED CEILING GENERAL NOTES ELSEWHERE IN THESE DRAWINGS).
2. THE "GENERAL CONDITIONS" OF THE A.I.A. (LATEST EDITION) IS TO BE INCLUDED IN THIS PROJECT, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS.
3. EXIT LIGHTS AND EMERGENCY LIGHTS SHALL BE FURNISHED AND INSTALLED AS REQUIRED BY LOCAL CITY BUILDING CODES.
4. WHERE PARTITIONS ABUT EXTERIOR WALLS OR WINDOW MULLIONS, INSTALL BUILDING SOUND BAFFLES AT CONNECTION OF WALLS.
5. VERIFY CLEARANCE ABOVE CEILING FOR ALL NEW LIGHT FIXTURE LOCATIONS AND SUBMIT ANY DISCREPANCIES TO ARCHITECT ALONG WITH SHOP DRAWING FIXTURE SPECIFICATIONS.
6. ALL SUPPLY AND RETURN GRILLS SHALL BE LOCATED SO A NOT TO CONFLICT WITH CEILING HEIGHT CABINET WORK AND/OR LIGHT FIXTURES. CONTRACTOR SHALL SUBMIT PLANS AND/OR SPECIFICATIONS TO DESIGNER PRIOR TO FABRICATION AND INSTALLATION.
7. ALL SUPPLY AIR DIFFUSERS SHALL BE TITUS UNLESS NOTED OTHERWISE.
8. MECHANICAL AND PLUMBING WORK ABOVE CEILING SHALL BE INSTALLED SO AS NOT TO INTERFERE WITH THE INSTALLATION OF LIGHT FIXTURES.
9. LIGHT FIXTURES SHALL NOT BE RELOCATED WITHOUT THE APPROVAL OF THE OWNER OR ARCHITECT INCLUDING CEILING DIFFUSERS.
10. THE CONTRACTOR SHALL VERIFY CLEARANCES REQUIRED FOR ALL FIXTURES BEFORE ORDERING MATERIALS.
11. TWO OR MORE SWITCHES IN ONE LOCATION SHALL BE GANGED TOGETHER IN ONE LOCATION.

GENERAL FIXTURE NOTES:

1. ALL APPLIANCES, INCLUDING BUT NOT LIMITED TO. REFRIGERATORS, FREEZER, , AND TELEVISIONS ARE TO BE SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
2. PROVIDE IN-WALL BLOCKING AS REQUIRED FOR ALL BASE AND WALL CABINETS, TVS, COUNTERTOPS, WORK SURFACES, AND RESTROOM ACCESSORIES.
3. FEC - FIRE EXTINGUISHER CABINETS SHALL BE SEMI-RECESSED CABINET MODEL #1027 WITH 2/4" ROLLED EDGE AS MANUFACTURED BY J.L. INDUSTRIES. DOOR STYLE SHALL BE FULL GLAZING WITH SAF-T-LOK. DOOR GLAZING SHALL BE CLEAR ACRYLIC. CONTRACTOR TO PROVIDE COSMIC 10E EXTINGUISHERS AS MANUFACTURED BY J.L. INDUSTRIES. MOUNT BOTTOM OF CABINET AT 24" A.F.F.
4. ALL SIGNAGE, FINISHES, FURNITURE, FIXTURES, AND EQUIPMENT VISIBLE TO THE PUBLIC MUST BE APPROVED BY THE OWNER

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry 5317 - A
REGISTERED PROFESSIONAL ARCHITECT
3/27/2025 1:17:06 PM

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

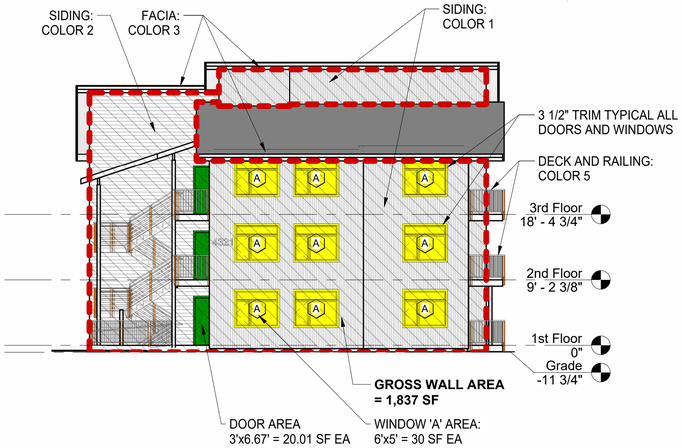
Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:17:06 PM

sheet name
General Notes - Sht 2 of 2

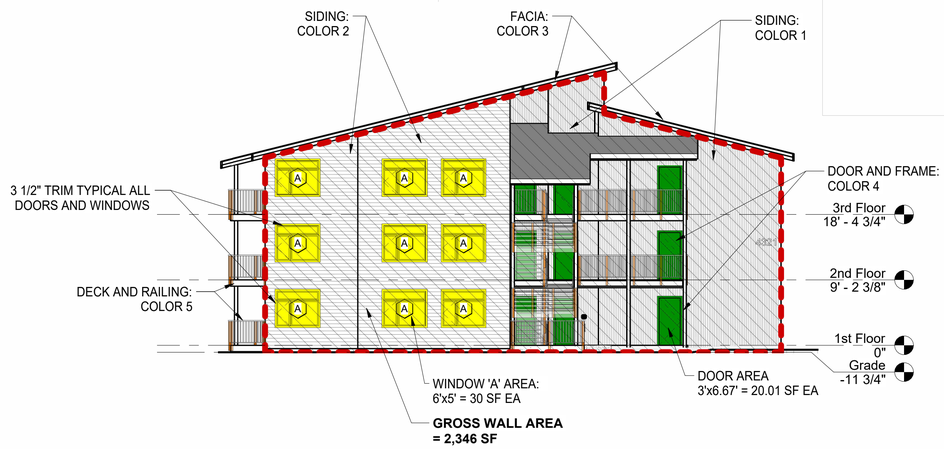
sheet number
A0.3B



WALL NOTES - NORTH (FACING PARKING LOT):
1. AREA OF WALL: 1,837 SF
2. OPENING AREA
   A. ALLOWABLE: 1,837 SF x 25% = 459 SF
   B. ACTUAL:
      a. WINDOWS:
         • TYPE A (30 SF x 9 = 270.0 SF) = 270 SF
      b. DOORS:
         • 20.01 SF X 3 = 60.03 SF
      c. TOTAL OPENINGS: = 270.0 + 60.03 = 330.03 SF ~ 330 SF
   C. 330 SF < 459 SF = **<OK>**
3. REQUIRED OPENING AREA (DOORS + WINDOWS)
   A. REQUIRED: 1,837 SF x 10% = 183.7 SF ~ 184 SF
   B. ACTUAL: 330 SF
   C. 330 SF > 184 SF = **<OK>**

PER 21.07.110.C.7 BUILDING ARTICULATION MENU (4 FEATURES):
1. FEATURE 1: PER 21.07.110.C.7.d - VARIATION OF EXTERIOR FINISHES - TWO OR MORE COLORS
2. FEATURE 2: PER 21.07.110C.7.i - ENTRY ARTICULATION
3. FEATURE 3: PER 21.07.110.C.7.j - ELEVATION FREE OF GARAGE DOORS.
4. FEATURE 4: PER 21.07.110.C.7.e - ORNAMENTAL FEATURES AND DETAIL ELEMENTS

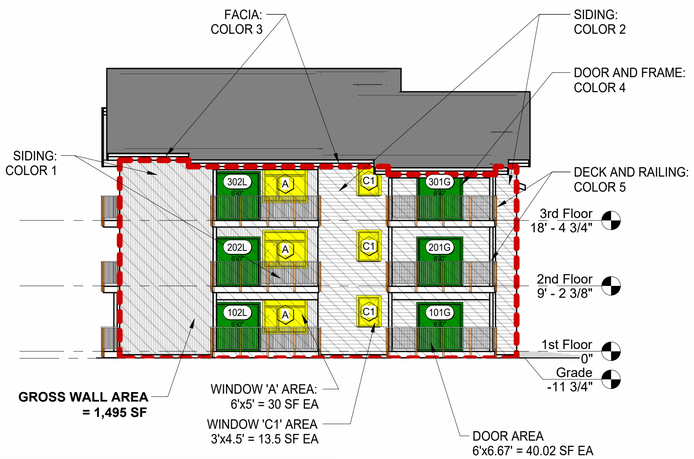
1 North Elevation - Areas
3/32" = 1'-0"



WALL NOTES - EAST:
1. AREA OF WALL: 2,346 SF
2. OPENING AREA
   A. ALLOWABLE: 2,346 SF x 25% = 586.5 ~ 587 SF
   B. ACTUAL:
      a. WINDOWS:
         • TYPE A (30 SF x 9 = 270.0 SF) = 270.0 SF
      b. DOORS:
         • 20.01 SF x 9 = 180.09 SF
      c. TOTAL OPENINGS: 270.0 SF + 180.09 SF = 450.09 ~ 450 SF
   C. 450 SF < 587 SF = **<OK>**
3. REQUIRED OPENING AREA (DOORS + WINDOWS)
   A. REQUIRED: 2,346 SF x 10% = 234.6 SF ~ 235 SF
   B. ACTUAL: 450 SF
   C. 450 SF > 235 SF = **<OK>**

PER 21.07.110.C.7 BUILDING ARTICULATION MENU (4 FEATURES):
1. FEATURE 1: PER 21.07.110.C.7.d - VARIATION OF EXTERIOR FINISHES - TWO OR MORE COLORS
2. FEATURE 2: PER 21.07.110C.7.i - ENTRY ARTICULATION
3. FEATURE 3: PER 21.07.110.C.7.j - ELEVATION FREE OF GARAGE DOORS.
4. FEATURE 4: PER 21.07.110.C.7.e - ORNAMENTAL FEATURES AND DETAIL ELEMENTS

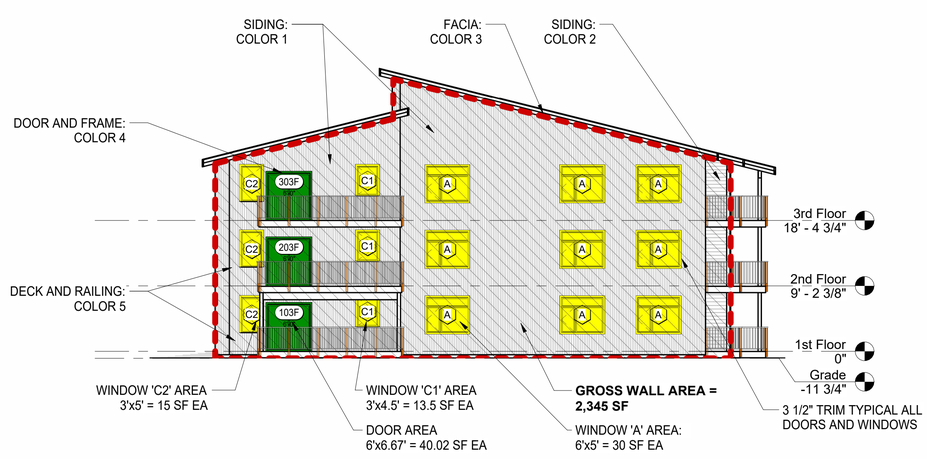
2 East Elevation - Areas
3/32" = 1'-0"



WALL NOTES - SOUTH (FACING ADJACENT PROPERTY):
1. AREA OF WALL: 1,495 SF
2. OPENING AREA
   A. ALLOWABLE: 1,495 SF x 25% = 373.75 ~ 374 SF
   B. ACTUAL:
      a. WINDOWS:
         • TYPE A (30 SF x 3 = 90.0 SF) +
         • TYPE C1 (13.5 SF x 3 = 40.5 SF) +
         • = 90.0 + 40.5 = 130.5
      b. DOORS:
         • 40.02 SF x 6 = 240.12 SF
      c. TOTAL OPENINGS: 130.5 SF + 240.12 SF = 370.62 ~ 371 SF
   C. 371 SF < 374 SF = **<OK>**
3. REQUIRED OPENING AREA (DOORS + WINDOWS)
   A. REQUIRED: 1,495 SF x 10% = 149.5 SF
   B. ACTUAL: 371 SF
   C. 371 SF > 149.5 SF = **<OK>**

PER 21.07.110.C.7 BUILDING ARTICULATION MENU (4 FEATURES):
1. FEATURE 1: PER 21.07.110.C.7.d - VARIATION OF EXTERIOR FINISHES - TWO OR MORE COLORS
2. FEATURE 2: PER 21.07.110C.7.i - ENTRY ARTICULATION
3. FEATURE 3: PER 21.07.110.C.7.j - ELEVATION FREE OF GARAGE DOORS.
4. FEATURE 4: PER 21.07.110.C.7.e - ORNAMENTAL FEATURES AND DETAIL ELEMENTS

3 South Elevation - Areas
3/32" = 1'-0"



WALL NOTES - WEST:
1. AREA OF WALL: 2,345 SF
2. OPENING AREA
   A. ALLOWABLE: 2,345 SF x 25% = 586.3 SF ~ 586 SF
   B. ACTUAL:
      a. WINDOWS:
         • TYPE A (30 SF x 9 = 270.0 SF) +
         • TYPE C1 (13.5 SF x 3 = 40.5 SF) +
         • TYPE C2 (15 SF x 3 = 45.0 SF)
         • = 270.0 + 40.5 + 45.0 = 355.5 SF
      b. DOORS:
         • 40.02 SF x 3 = 120.06 SF
      c. TOTAL OPENINGS: 355.5 SF + 120.06 SF = 475.56 ~ 476 SF
   C. 476 SF < 586 SF = **<OK>**
3. REQUIRED OPENING AREA (DOORS + WINDOWS)
   A. REQUIRED: 2,345 SF x 10% = 234.5 SF ~ 235 SF
   B. ACTUAL: 476 SF
   C. 476 SF > 235 SF = **<OK>**

PER 21.07.110.C.7 BUILDING ARTICULATION MENU (4 FEATURES):
1. FEATURE 1: PER 21.07.110.C.7.d - VARIATION OF EXTERIOR FINISHES - TWO OR MORE COLORS
2. FEATURE 2: PER 21.07.110C.7.i - ENTRY ARTICULATION
3. FEATURE 3: PER 21.07.110.C.7.j - ELEVATION FREE OF GARAGE DOORS.
4. FEATURE 4: PER 21.07.110.C.7.e - ORNAMENTAL FEATURES AND DETAIL ELEMENTS

4 West Elevation - Areas
3/32" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
11-06-2024
Release Date: **03-27-2025**
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STATE OF ALASKA
49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
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REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

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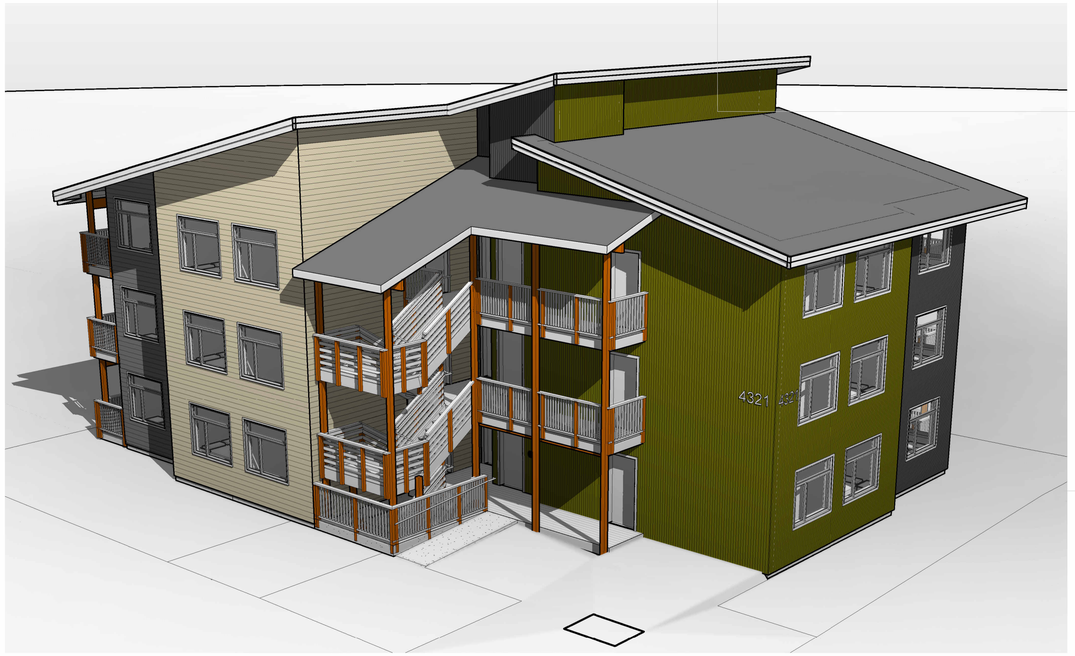
sheet name
Exterior Area Calculations

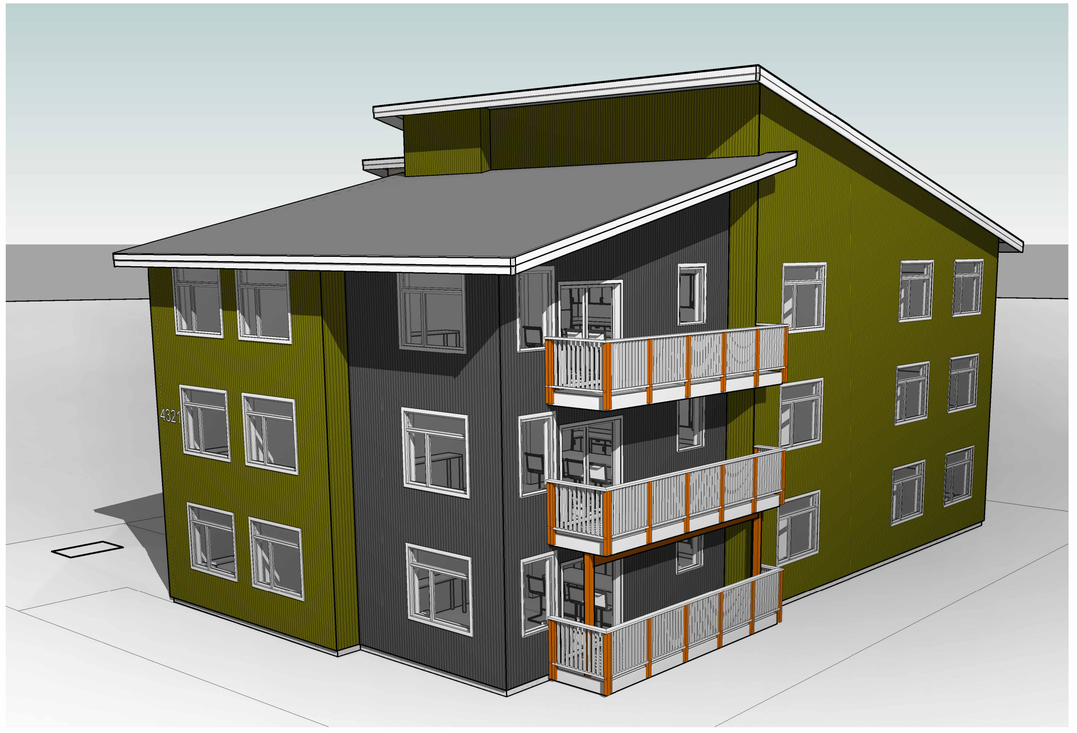
sheet number
A0.4

1 Front Left Perspective View



2 Front Right Perspective View

3 Back Left Perspective View



4 Back Right Perspective View

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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2024_60C
Project Start Date:
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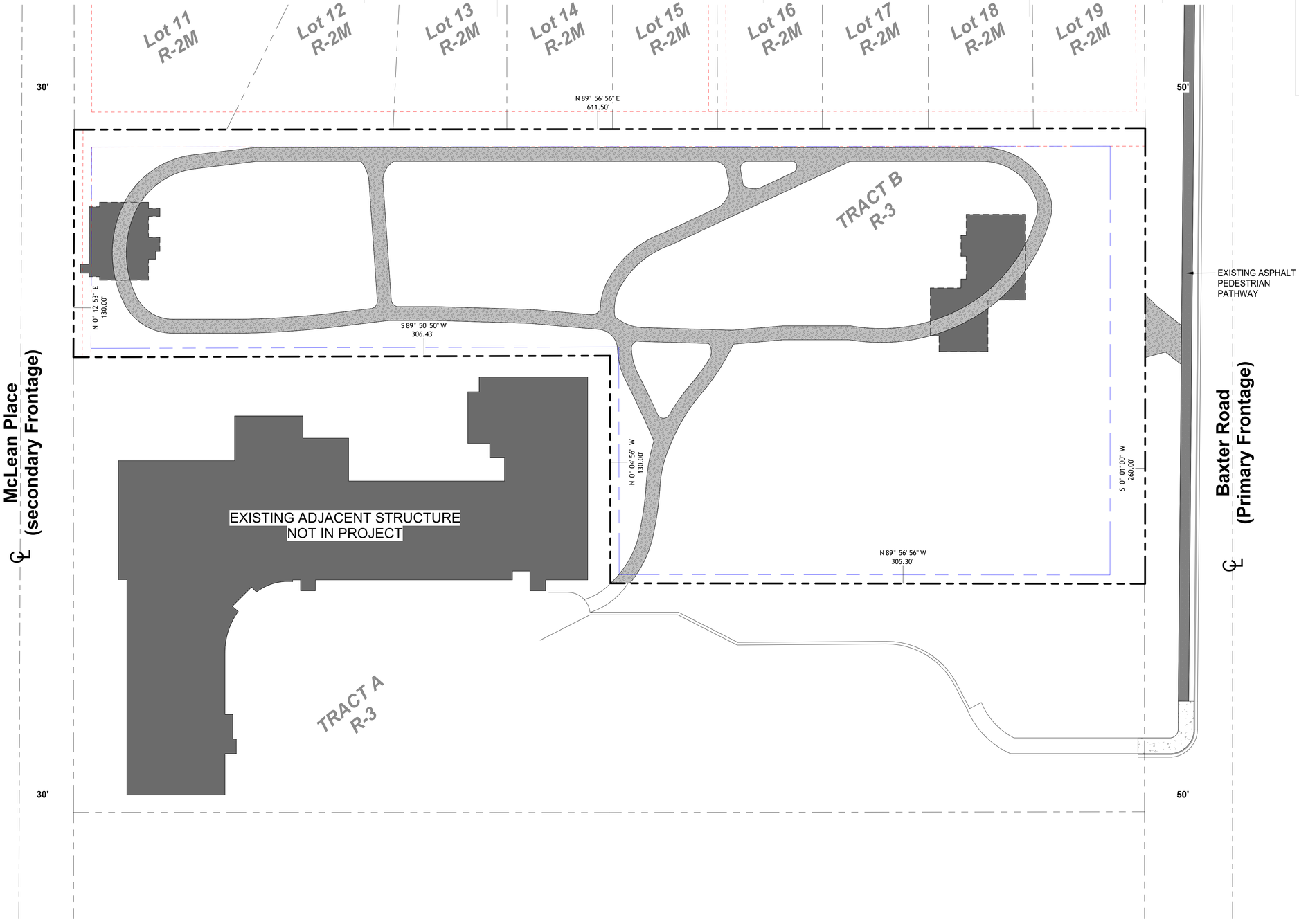
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

sheet name
Perspectives

sheet number
A0.5



1 Site Plan Existing
1" = 30'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: 2024_60C
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REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
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SITE KEY PLAN
BUILDING C

Permit #:

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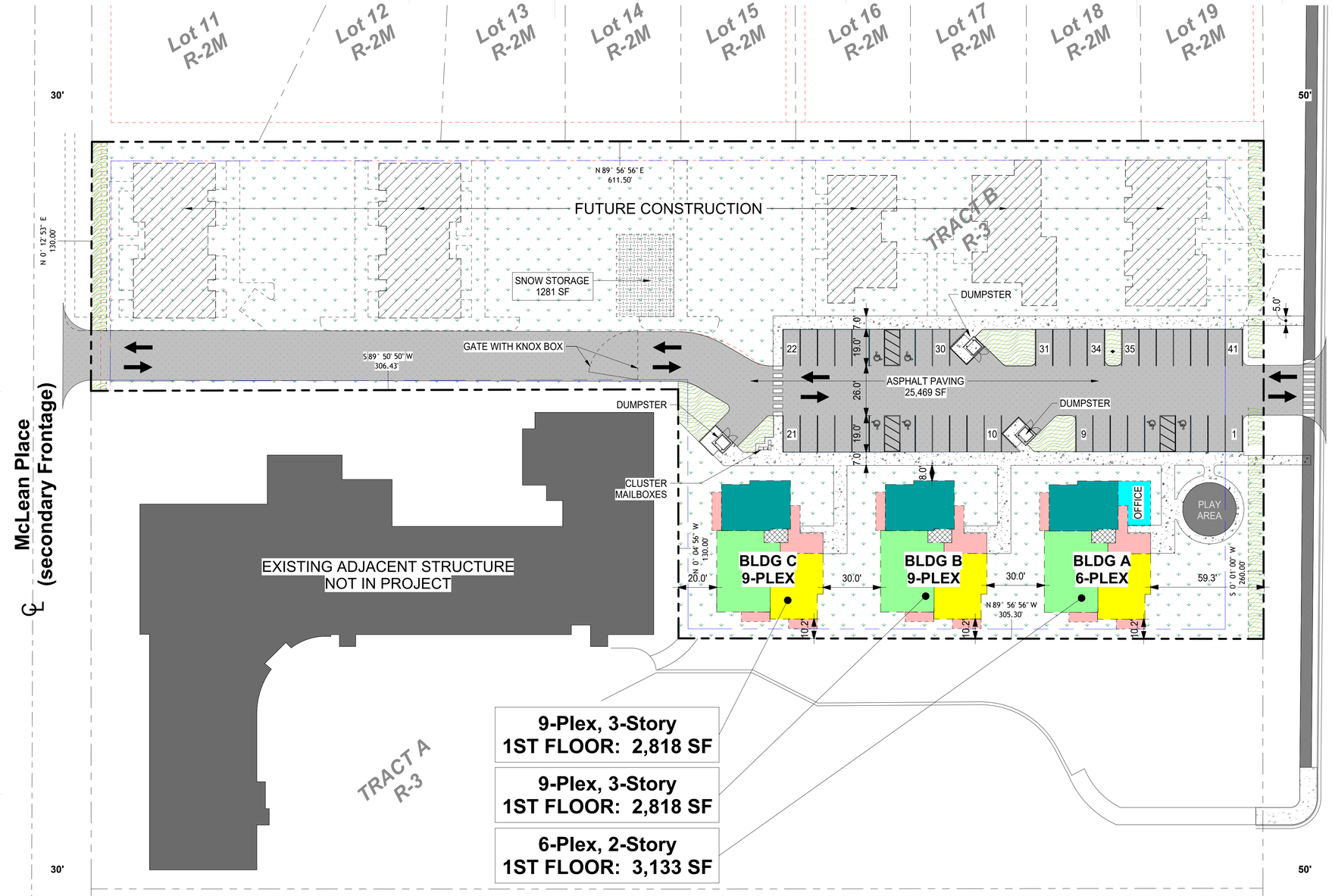
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

sheet name: Site Plan - Existing

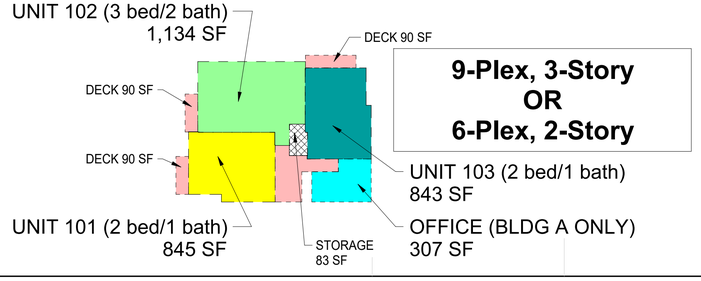
sheet number: A1.1



24 TOTAL DWELLING UNITS

1. 3-BEDROOM/2 BATH: 8
2. 2-BEDROOM/1 BATH: 16

Parking Schedule	
Count	Type



9-Plex, 3-Story
OR
6-Plex, 2-Story

1 Site Plan New
1" = 30'-0"

N

TYPICAL SITE NOTES

1. IMPROVEMENT AREA (21.08.050.B-TABLE 21.08-1; p.8-15): CLASS A
2. SITE AREA: 119,383 SF (2.74 ACRES)
3. ZONING: R-3 (MIXED RESIDENTIAL) (21.04.020.G;p.4-5)
   - A. PER 21.04.020.G.1 (p. 4-5):
     - a. GROSS DENSITIES ARE TO BE BETWEEN 15 AND 40 DWELLING UNITS PER ACRE.
       - BASED ON THIS, THIS SITE WOULD BE PERMITTED TO HAVE BETWEEN 41 (15 x 2.74) AND 109 (40 x 2.74) UNITS.
     - b. THE SITE IS INTENDED FOR MULTIFAMILY AND TOWNHOUSE DWELLINGS CHARACTERIZED BY LOW-RISE MULTISTORY BUILDINGS MAINTAINING THE RESIDENTIAL LIVING ENVIRONMENT WITH LANDSCAPING, PRIVATE/COMMON OPEN SPACES, AND OTHER AMENITIES FOR RESIDENTS
   - B. PER 21.04.020.G.2 (p. 4-5): THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 250 FEET.
4. PER 21.05.030.A (p.5-20) HOUSEHOLD LIVING:
   - A. PER 21.05.030.A.2.b.i (p. 5-21): MULTIFAMILY DEVELOPMENTS THAT CONSIST OF FIVE OR MORE UNITS IN ONE BUILDING SHALL COMPLY WITH SECTION 21.07.110C., STANDARDS FOR MULTIFAMILY RESIDENTIAL, EXCEPT AS PROVIDED IN SUBSECTION b.iii BELOW.
   - B. PER 21.05.030.A.2.b.ii (p. 5-21): NOT APPLICABLE
   - C. PER 21.05.030.A.2.b.iii (p. 5-21): DWELLINGS WITH TOWNHOUSE STYLE CONSTRUCTION WITH FIVE OR MORE UNITS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH SECTION 21.07.110C., STANDARDS FOR MULTIFAMILY AND TOWNHOUSE RESIDENTIAL.
5. PER TABLE 21.06-1 DIMENSIONAL STANDARDS (p.6-4 & 6-5)
   - A. USE: DWELLING MULTI-FAMILY, THREE OR MORE UNITS
   - B. AREA
     - a. MINIMUM: 6,000 SF + 1,000 SF FOR EVERY 4 UNITS
     - b. ACTUAL: 119,383 SF <OK>
   - C. WIDTH
     - a. MINIMUM: 50 FT.
     - b. ACTUAL: 130 FT. <OK>
   - D. LOT COVERAGE:
     - a. MAXIMUM: 40% = 119,383 SF x 40% = 47,753 SF
     - b. ACTUAL: 15,667 SF/119,383 SF = 13.12 % <OK>
   - E. SETBACKS
     - a. FRONTAGES: THE SITE IS A DOUBLE-FRONTAGE LOT.
       - PER 21.06.030.C.4 (p.6-14) CORNER LOTS WITH TWO OR MORE FRONTAGES AND DOUBLE-FRONTAGE LOTS:
         1. PER 21.06.030.C.4.a.i (p.6-14): AT LEAST ONE FRONT SETBACK SHALL BE PROVIDED HAVING THE FULL DEPTH REQUIRED GENERALLY IN THE DISTRICT.
         2. PER 21.06.030.C.4.a.ii (p.6-14): NO OTHER FRONT SETBACK ON SUCH LOT SHALL HAVE LESS THAN HALF THE DEPTH REQUIRED GENERALLY FOR FRONT SETBACKS IN THE DISTRICT.
       - PRIMARY FRONTAGE: BAXTER ROAD
       - SECONDARY FRONTAGE: McLEAN PLACE
       - PER FOOTNOTE 4, FOR CORNER, DOUBLE-FRONTAGE, AND 3-SIDED LOTS, THERE ARE NO REAR SETBACKS - ONLY FRONT AND SIDE SETBACKS.
     - b. FRONT (PRIMARY - BAXTER ROAD)
       - MINIMUM: 20 FT.
       - ACTUAL: 44 FT. <OK>
       - FRONT (SECONDARY - McLEAN PLACE)
       - MINIMUM: 10 FT.
       - ACTUAL: 350.6 FT. <OK>
     - c. SIDE (ADJACENT TO R2-M [LOWER DENSITY])
       - MINIMUM: 10 FT.
       - ACTUAL: 168.2 FT. <OK>
     - d. REAR (NOT APPLICABLE)
       - MINIMUM: N/A
       - ACTUAL: N/A
   - F. HEIGHT:
     - a. ALLOWED: 35 FT.
     - b. ACTUAL: 31'-7 3/4"
6. PER 21.07.030.B.3 OPEN SPACE REQUIREMENTS (p. 7-31) R-3 DISTRICTS:
   - A. 250 SF OF PRIVATE OPEN SPACE PER DWELLING UNIT.
     - a. REQUIRED: 24 UNITS x 250 SF = 6,000 SF
     - b. PROVIDED: 78,542 SF <OK>
7. PER 21.07.080 LANDSCAPING - TABLE 21.07-5 (p.7-72) MINIMUM SITE PERIMETER LANDSCAPING REQUIRED
   - A. R-3/R-2M: NOT REQUIRED
   - B. R-3/R-3: NOT REQUIRED
   - C. COLLECTOR STREET (BAXTER RD - NEIGHBORHOOD COLLECTOR - CLASS 1C): L1 LANDSCAPING
   - D. LOCAL STREET (McLEAN PLACE): L1 LANDSCAPING
8. PER 21.080.E.2.c.i INTERIOR LANDSCAPING (p. 7-73):
   - A. REQUIRED (40-100 PARKING SPACES): 5% OF PAVED AREA = 21,102 SF x 5% = 1,055 SF
   - B. PROVIDED: 2,217 SF <OK>
9. PER 21.07.040.F.4.b SNOW STORAGE (p. 7-38):
   - A. REQUIRED: 21,102 SF (PAVED) x 10% = 2,110 SF
   - B. PROVIDED: 2,156 SF <OK>

Typical Site Notes
12" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
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Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

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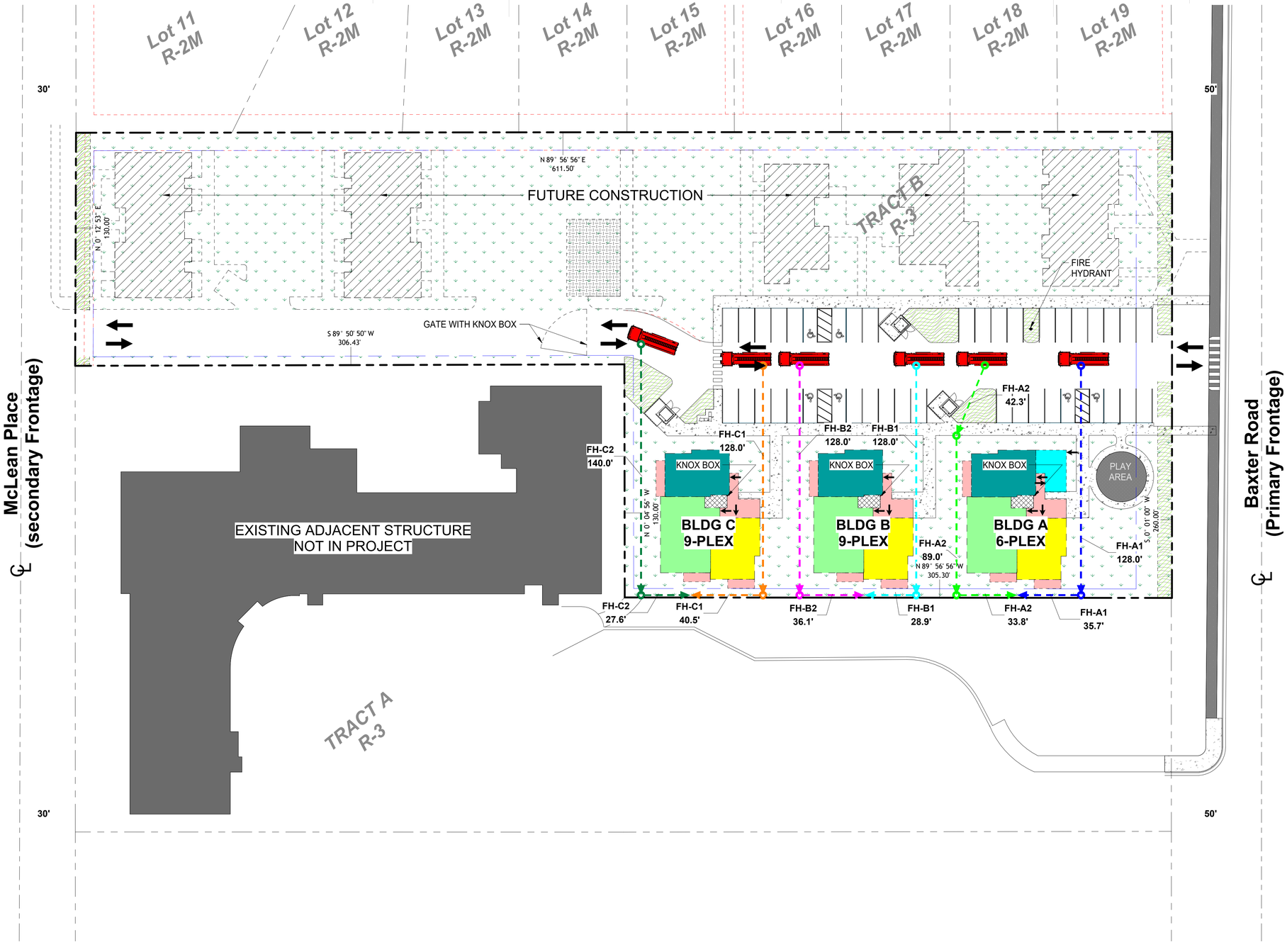
sheet name
Site Plan - New

sheet number
A1.2



Fire Hose Lay Length

Path ID	Hose Length
FH-A1	
FH-A1	128.0'
FH-A1	35.7'
	163.7'
FH-A2	
FH-A2	89.0'
FH-A2	33.8'
FH-A2	42.3'
	165.1'
FH-B1	
FH-B1	128.0'
FH-B1	28.9'
	156.9'
FH-B2	
FH-B2	128.0'
FH-B2	36.1'
	164.1'
FH-C1	
FH-C1	128.0'
FH-C1	40.5'
	168.5'
FH-C2	
FH-C2	140.0'
FH-C2	27.6'
	167.6'

1 Site Plan - Fire Access
1" = 30'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

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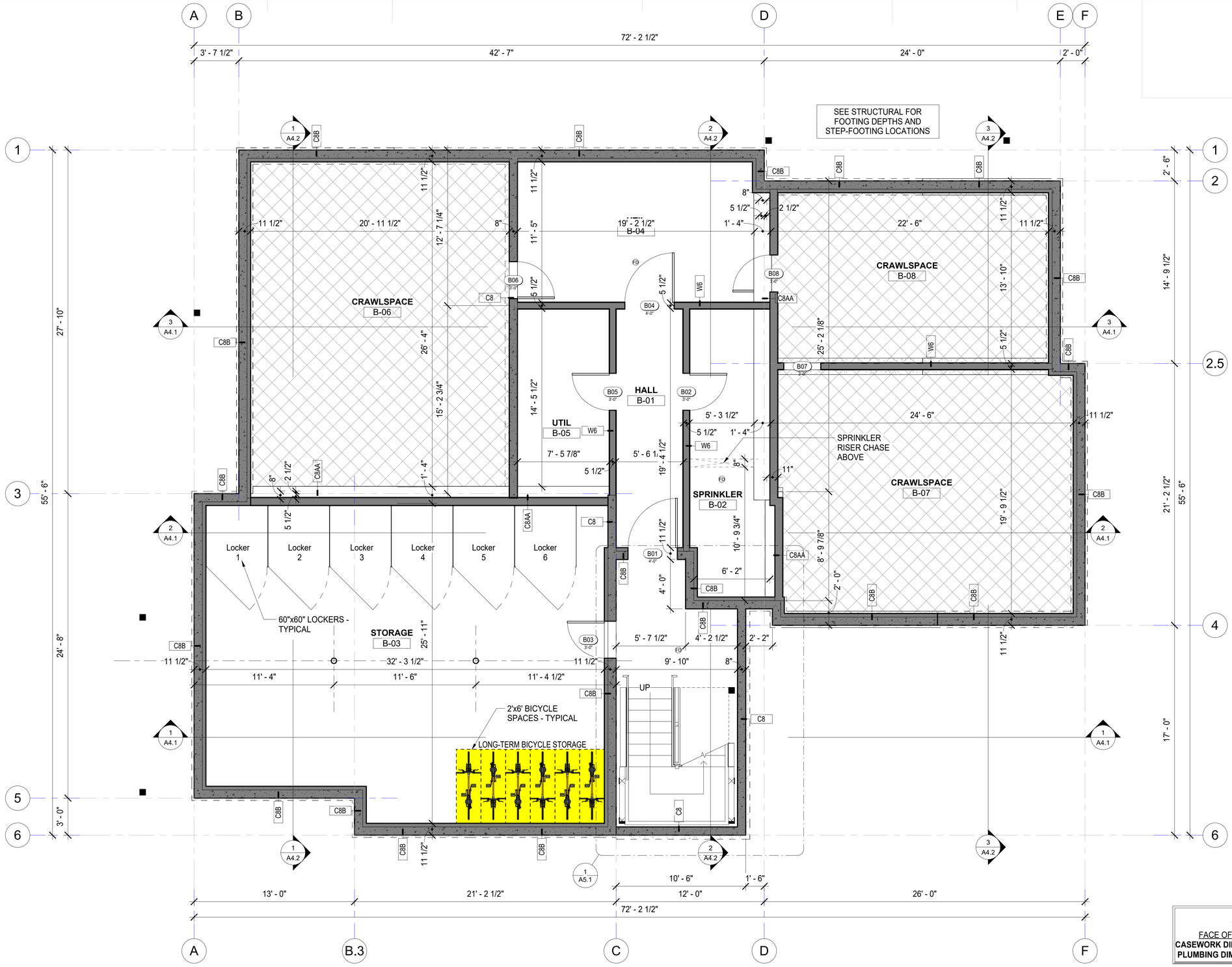
sheet name: Site Plan - Fire Access
sheet number: A1.3



1 Basement Floor Plan
1/4" = 1'-0"

ON THIS SHEET:
WALL DIMENSIONS =
FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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5317 - A
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Alaska Authorization #7280SD
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SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valelskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

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sheet name
Basement Floor Plan

sheet number
A2.1

1 1st Floor Plan
1/4" = 1'-0"

ON THIS SHEET:
WALL DIMENSIONS =
FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

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SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

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sheet name: **1st Floor Plan**
sheet number: **A2.2**

1 2nd Floor Plan
1/4" = 1'-0"

ON THIS SHEET:
WALL DIMENSIONS =
FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

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DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:17:41 PM

sheet name
2nd Floor Plan

sheet number
A2.3

1 3rd Floor Plan
1/4" = 1'-0"

ON THIS SHEET:
WALL DIMENSIONS =
FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

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SITE KEY PLAN
BUILDING C

Permit #:

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Valetskaya Addition #1Subdivision
4220 Baxter Road
Anchorage, AK 99504

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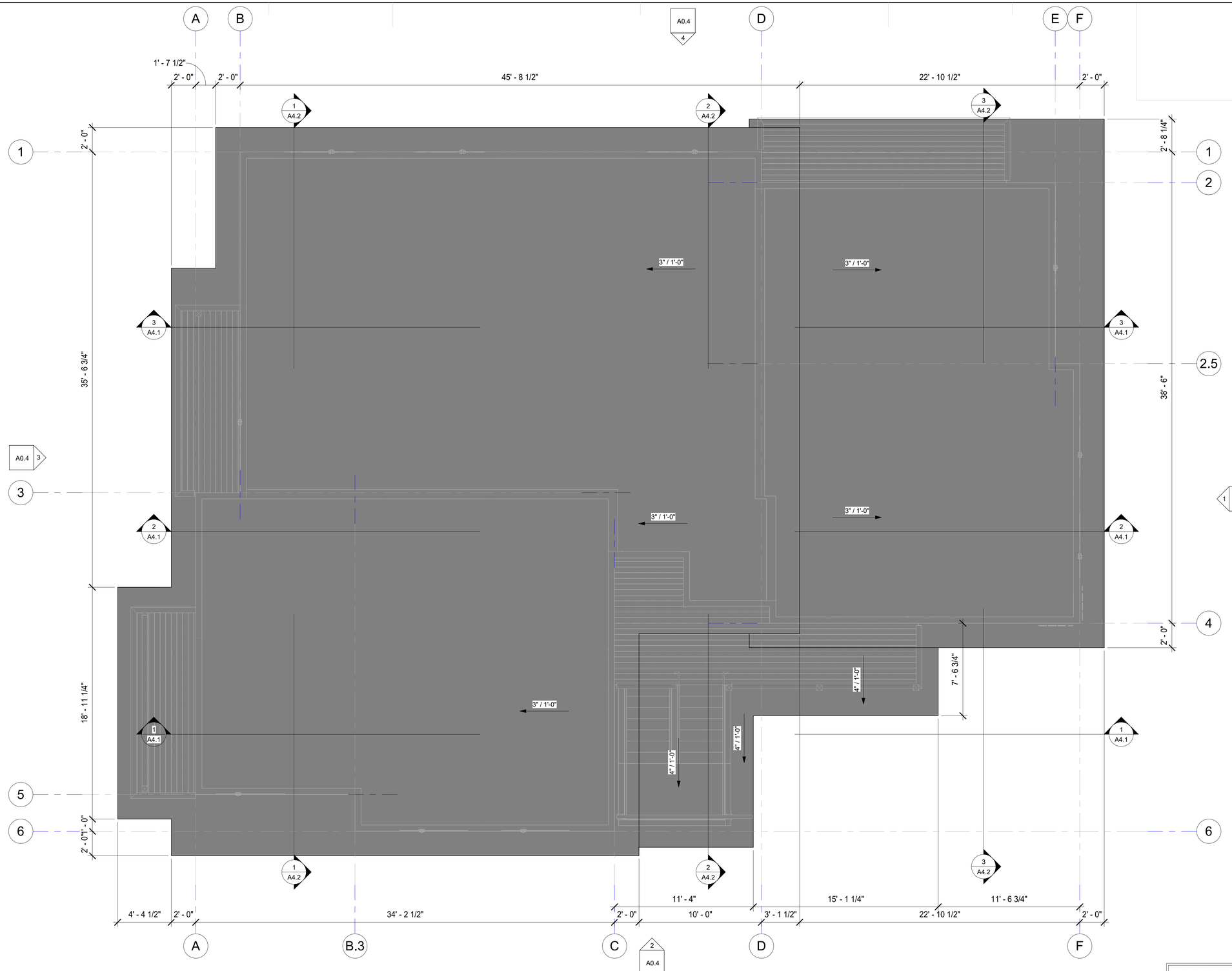
sheet name
3rd Floor Plan

sheet number
A2.4



1 Roof Plan
1/4" = 1'-0"

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
11-06-2024

Release Date: **03-27-2025**
Released for:
Issued for Bid/ Permit/ Construction

STATE OF ALASKA
49th
Thomas D. Faulkenberry
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:17:43 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

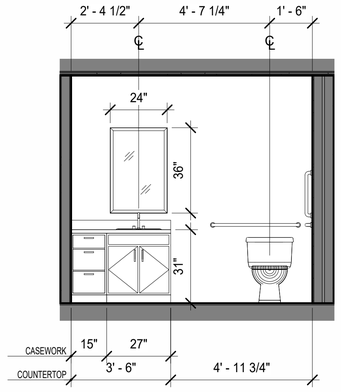
SITE KEY PLAN
BUILDING C

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

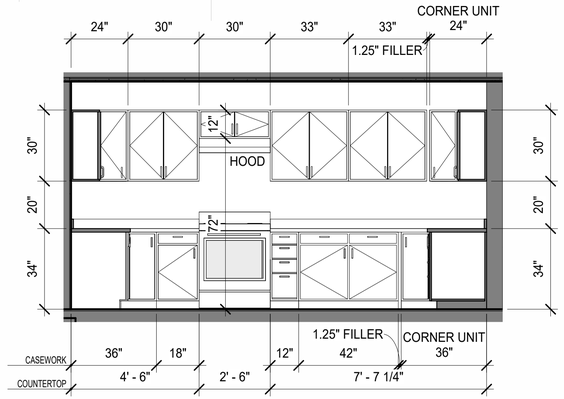
Plotted on: **3/27/2025 1:17:43 PM**

sheet name
Roof Plan

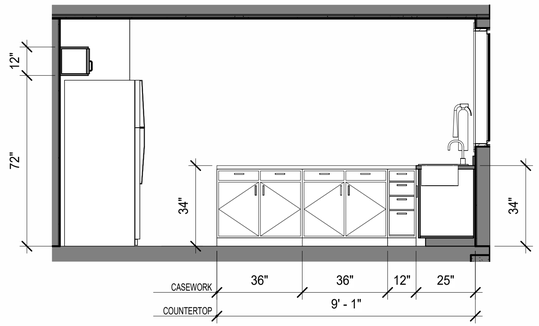
sheet number
A2.5



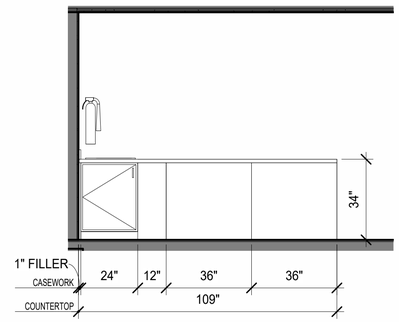
2 Casework Elev - Unit 101 Bathroom
3/8" = 1'-0"



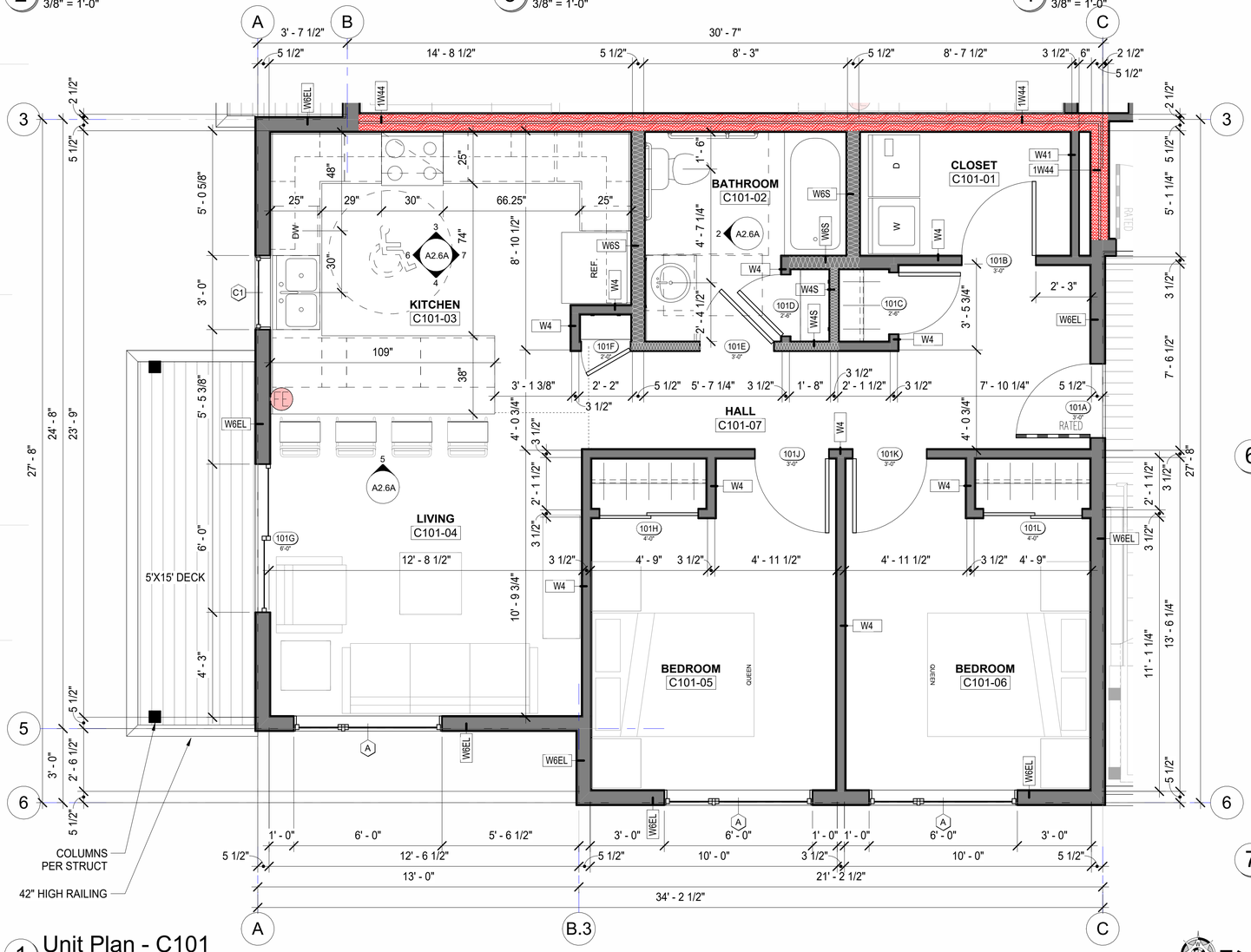
3 Casework Elev - Unit 101 Kitchen Back
3/8" = 1'-0"



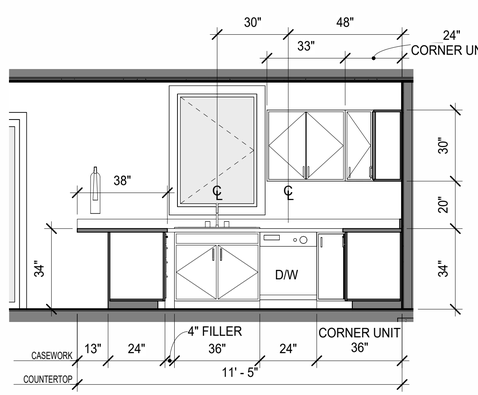
4 Casework Elev - Unit 101 Kitchen Front 1
3/8" = 1'-0"



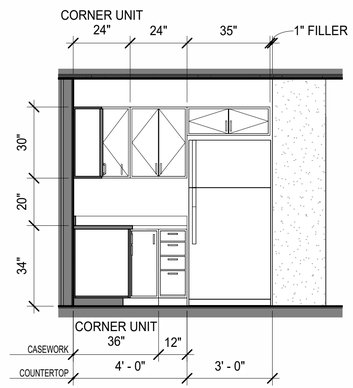
5 Casework Elev - Unit 101 Kitchen Front 2
3/8" = 1'-0"



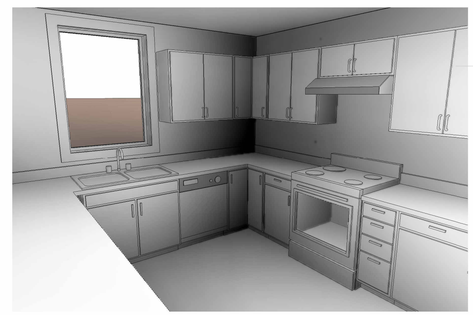
1 Unit Plan - C101
3/8" = 1'-0"



6 Casework Elev - Unit 101 Kitchen Left
3/8" = 1'-0"



7 Casework Elev - Unit 101 Kitchen Right
3/8" = 1'-0"



8 Perspective - Unit 101

ON THIS SHEET:
WALL DIMENSIONS = FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

THIS UNIT IS UFAS

ACCESSIBLE

KEY PLAN

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry 5317 - A
3/27/2025 1:17:47 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS
Alaska Authorization #72809D
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

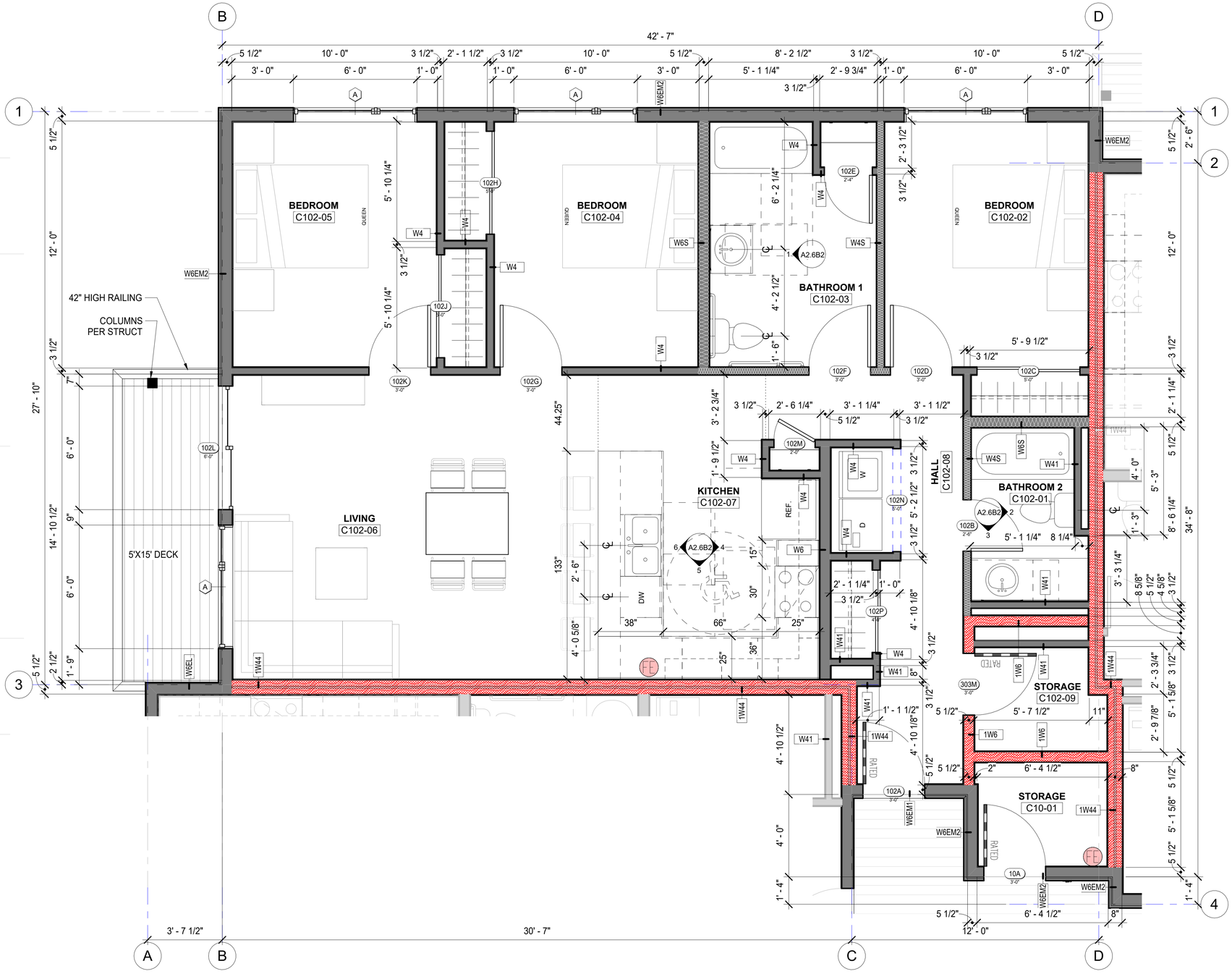
Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:17:47 PM

sheet name: **Unit Plan - B101**

sheet number: **A2.6A**



1 Unit Plan - C102
3/8" = 1'-0"

THIS UNIT IS UFAS

ACCESSIBLE

KEY PLAN

ON THIS SHEET:
WALL DIMENSIONS = FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

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DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
11-06-2024

Release Date: **03-27-2025**
Released for:
Issued for Bid/ Permit/ Construction

STATE OF ALASKA
49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:17:48 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728309D
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

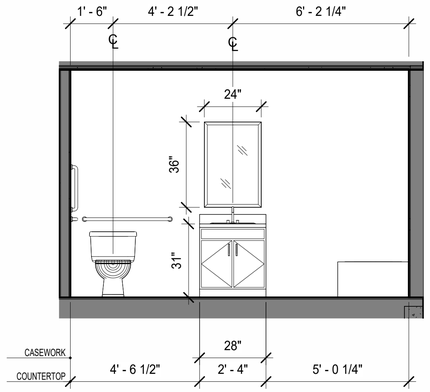
Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

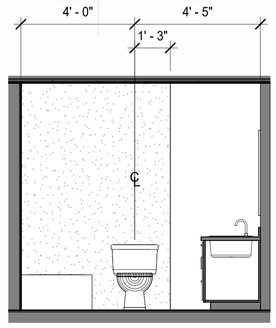
Plotted on: **3/27/2025 1:17:48 PM**

sheet name
Unit Plan - B102
Floor Plan

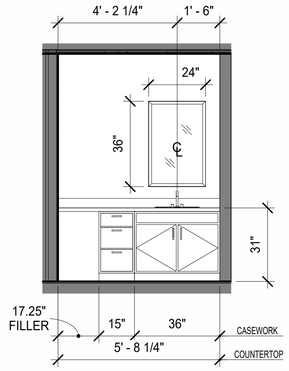
sheet number
A2.6B1



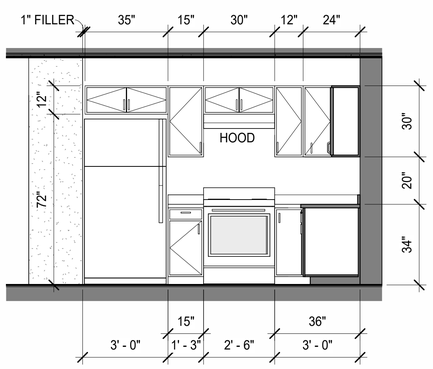
1 Casework Elev - Unit 102 Bath 1
3/8" = 1'-0"



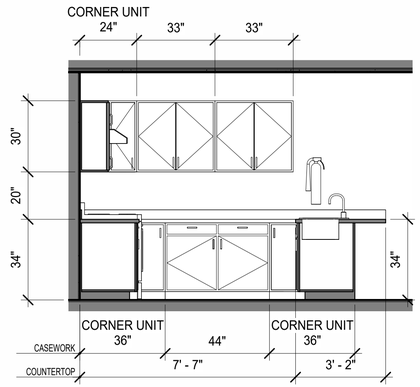
2 Casework Elev - Unit 102 Bath 2 Back
3/8" = 1'-0"



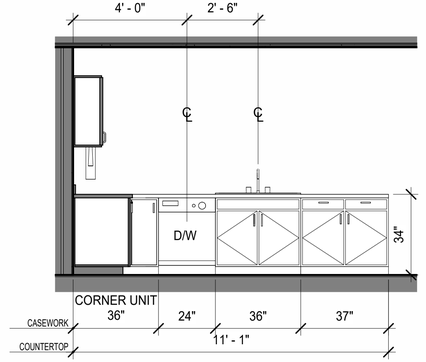
3 Casework Elev - Unit 102 Bath 2 Right
3/8" = 1'-0"



4 Casework Elev - Unit 102 Kitchen Left
3/8" = 1'-0"



5 Casework Elev - Unit 102 Kitchen Back
3/8" = 1'-0"



6 Casework Elev - Unit 102 Kitchen Right
3/8" = 1'-0"

7 Perspective - Unit 102 View 1

8 Perspective - Unit 102 View 2

THIS UNIT IS UFAS

ACCESSIBLE

KEY PLAN

ON THIS SHEET:
WALL DIMENSIONS =
FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

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DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
11-06-2024

Release Date: **03-27-2025**
Released for:
Issued for Bid/ Permit/ Construction

STATE OF ALASKA
49th
Thomas D. Faulkenberry
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:17:53 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

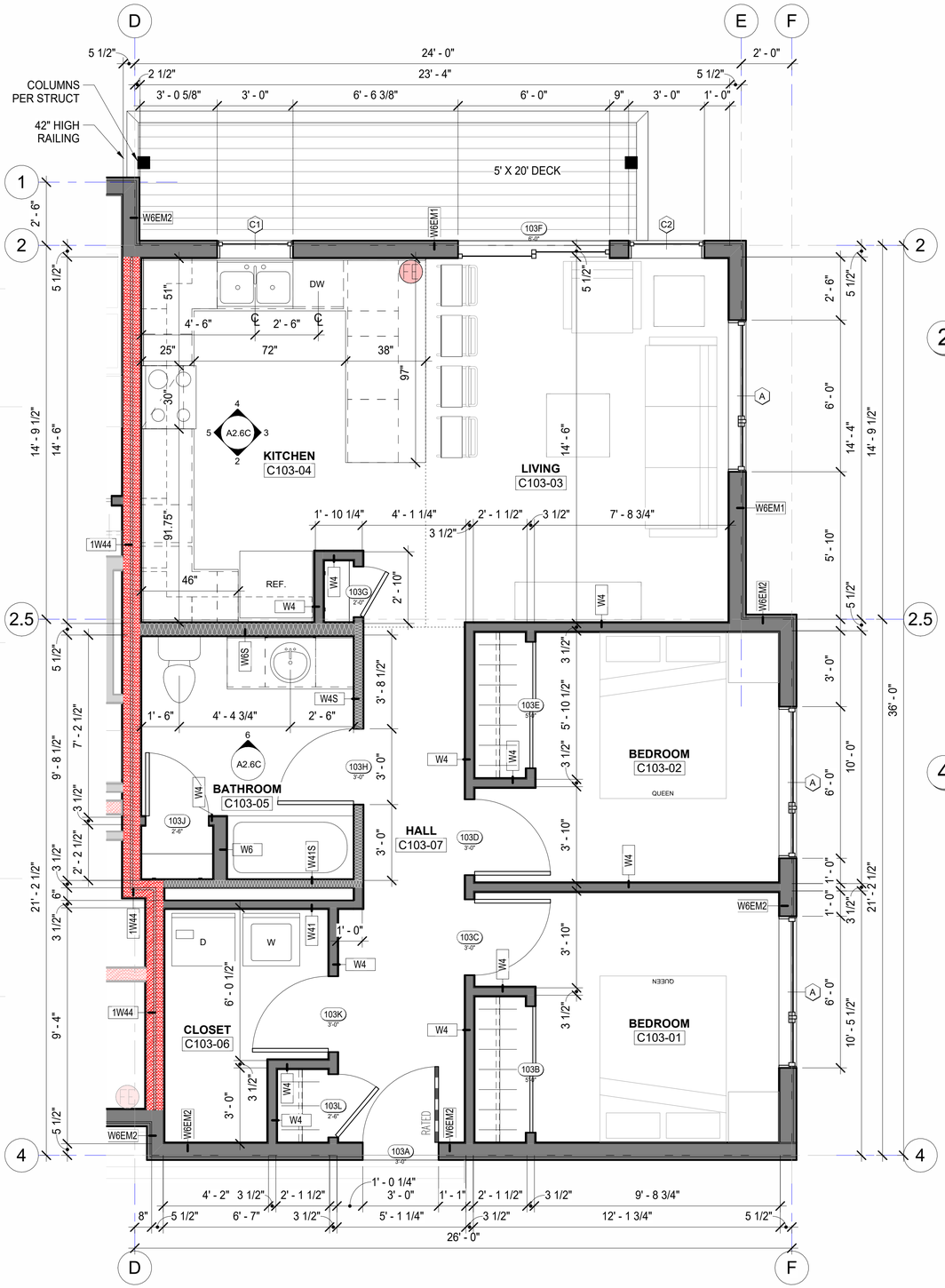
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

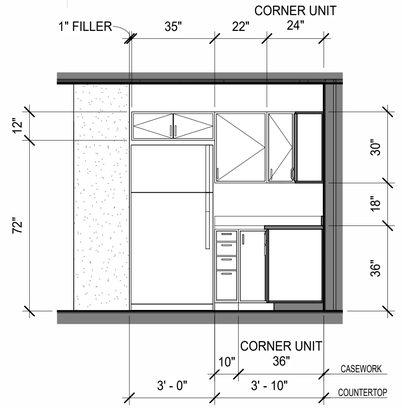
Plotted on: 3/27/2025 1:17:53 PM

sheet name
Unit Plan - B102
Casework Elevations

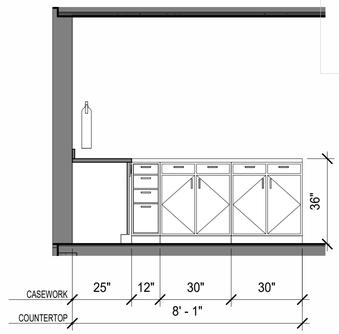
sheet number
A2.6B2



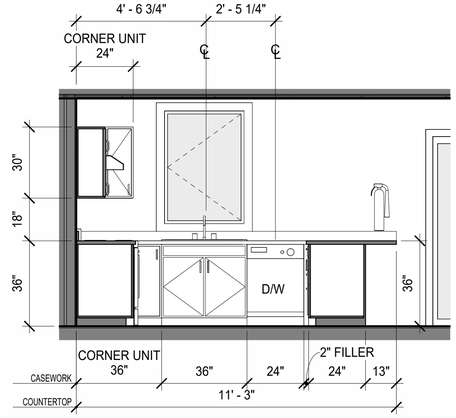
1 Unit Plan - C103
3/8" = 1'-0"



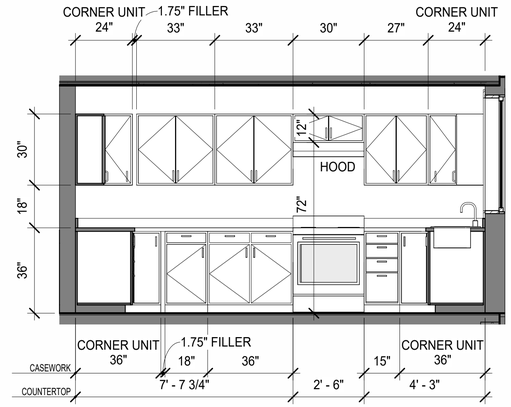
2 Casework Elev - Unit 103 Kitchen Left
3/8" = 1'-0"



3 Casework Elev - Unit 103 Kitchen Front
3/8" = 1'-0"

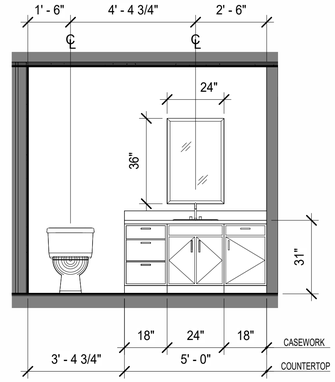


4 Casework Elev - Unit 103 Kitchen Right
3/8" = 1'-0"



5 Casework Elev - Unit 103 Kitchen Back
3/8" = 1'-0"

7 Perspective - Unit 103



6 Casework Elev - Unit 103 Bathroom
3/8" = 1'-0"

ON THIS SHEET:
WALL DIMENSIONS =
FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

KEY PLAN

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:17:57 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

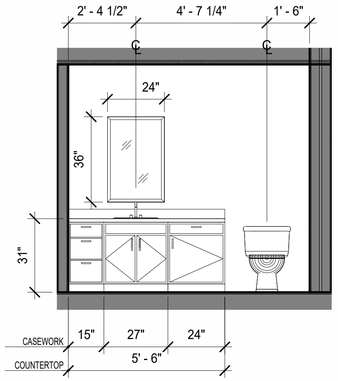
Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

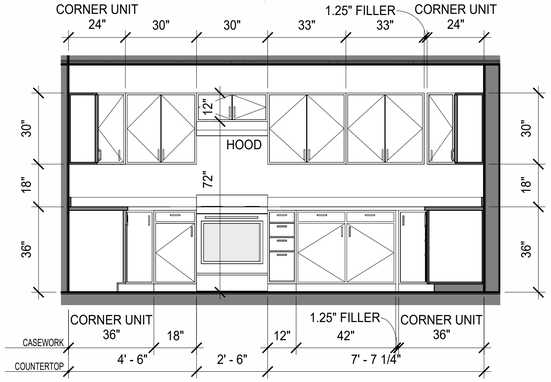
Plotted on: 3/27/2025 1:17:57 PM

sheet name
Unit Plan - B103

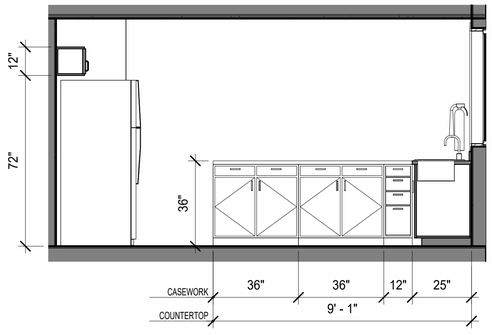
sheet number
A2.6C



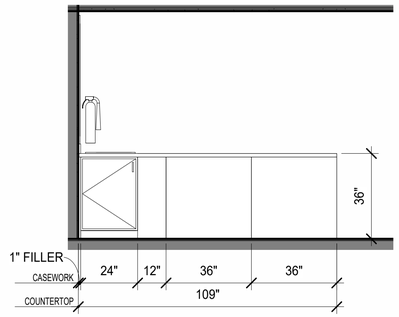
2 Casework Elev - Unit 201 Bathroom
3/8" = 1'-0"



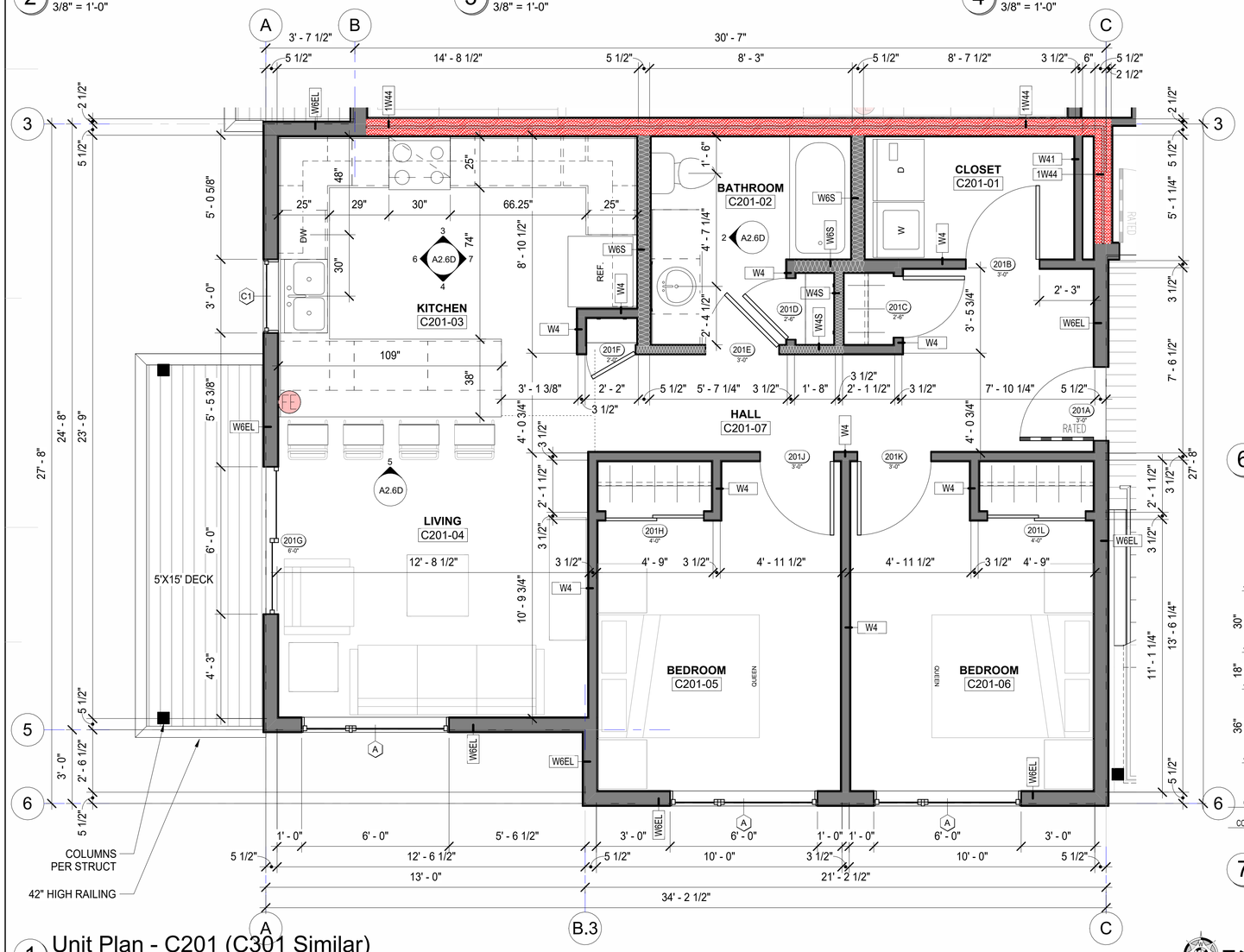
3 Casework Elev - Unit 201 Kitchen Back
3/8" = 1'-0"



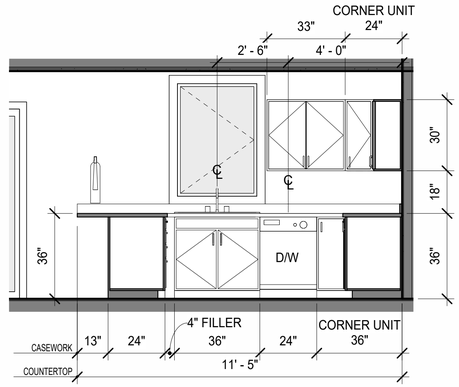
4 Casework Elev - Unit 201 Kitchen Front 1
3/8" = 1'-0"



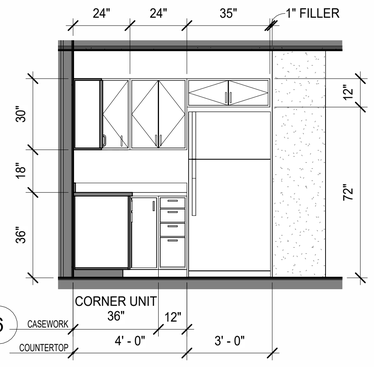
5 Casework Elev - Unit 201 Kitchen Front 2
3/8" = 1'-0"



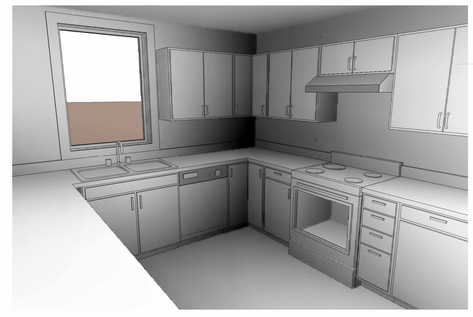
1 Unit Plan - C201 (C301 Similar)
3/8" = 1'-0"



6 Casework Elev - Unit 201 Kitchen Left
3/8" = 1'-0"



7 Casework Elev - Unit 201 Kitchen Right
3/8" = 1'-0"



8 Perspective - Unit 201

ON THIS SHEET:
WALL DIMENSIONS =
FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

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KEY PLAN

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
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Release Date: **03-27-2025**
Released for:
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STATE OF ALASKA
49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:01 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

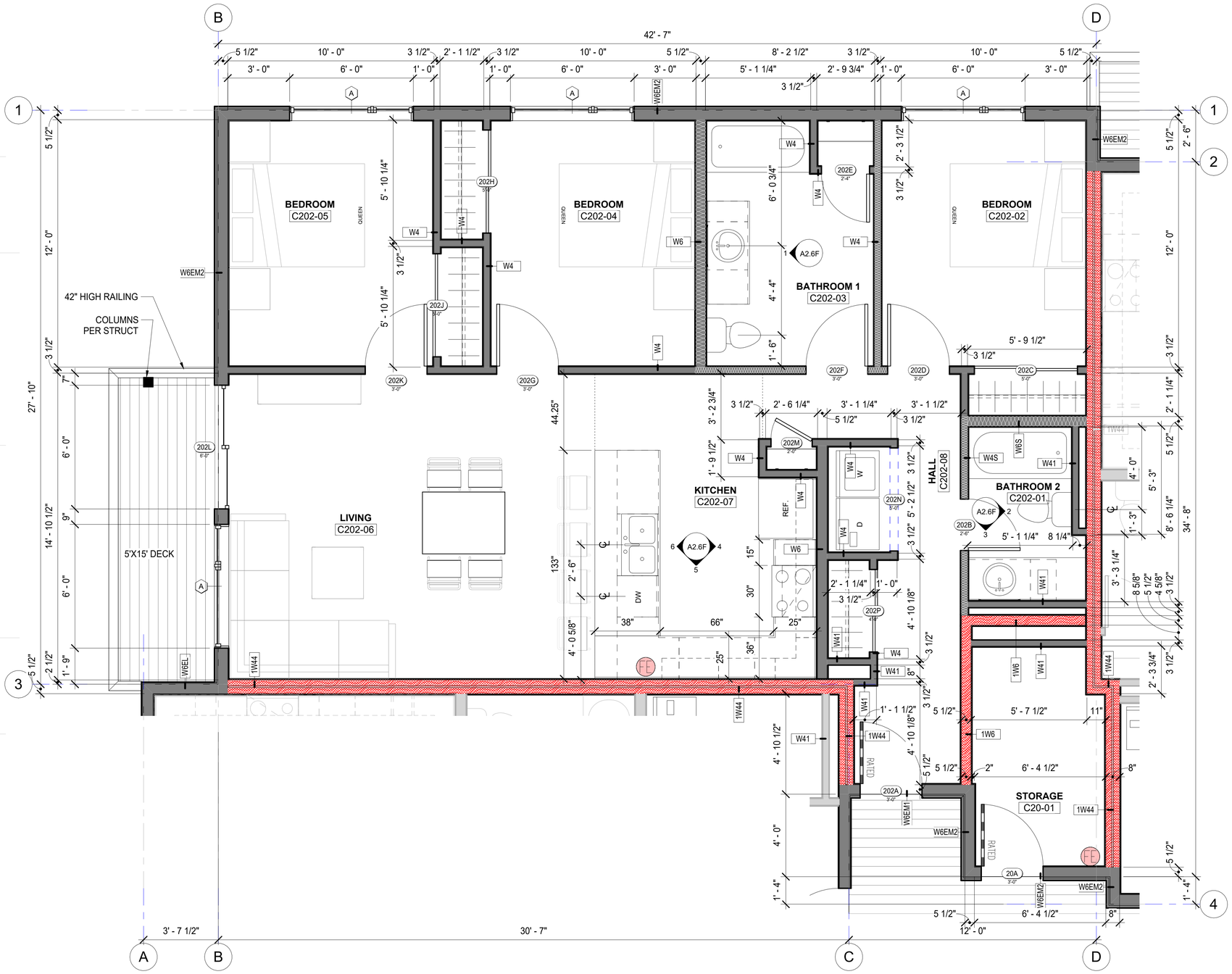
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

Plotted on: 3/27/2025 1:18:01 PM

sheet name
Unit Plan - B201 (Unit B301 Similar)

sheet number
A2.6D



1 Unit Plan - C202 (C302 Similar)
3/8" = 1'-0"

ON THIS SHEET:
WALL DIMENSIONS = FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

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KEY PLAN

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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2024_60C
Project Start Date:
11-06-2024

Release Date: **03-27-2025**
Released for:
Issued for Bid/ Permit/ Construction

STATE OF ALASKA
49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:02 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

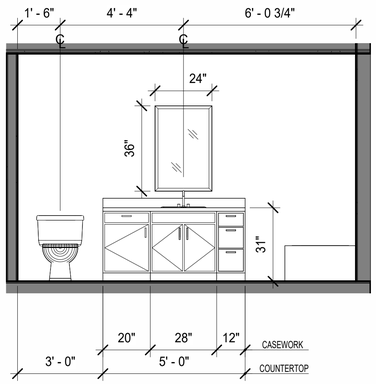
SITE KEY PLAN
BUILDING C

Permit #:

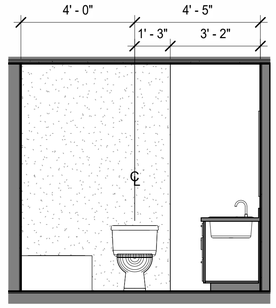
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:18:02 PM

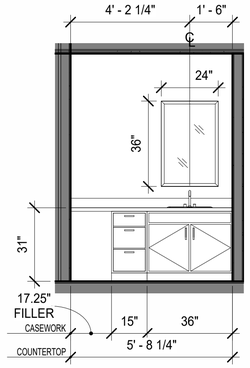
sheet name
Unit Plan - B202
Floor Plan (Unit B302 Similar)
sheet number
A2.6E



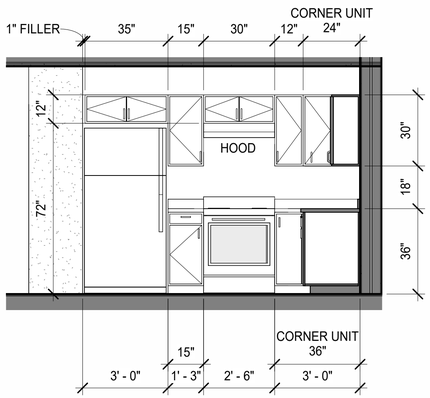
1 Casework Elev - Unit 202 Bath 1
3/8" = 1'-0"



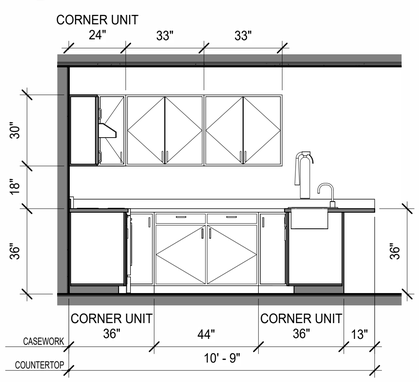
2 Casework Elev - Unit 202 Bath 2 Back
3/8" = 1'-0"



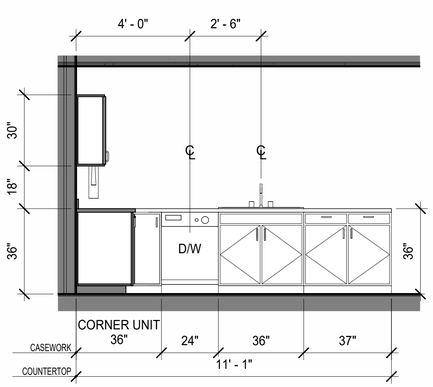
3 Casework Elev - Unit 202 Bath 2 Right
3/8" = 1'-0"



4 Casework Elev - Unit 202 Kitchen Left
3/8" = 1'-0"



5 Casework Elev - Unit 202 Kitchen Back
3/8" = 1'-0"



6 Casework Elev - Unit 202 Kitchen Right
3/8" = 1'-0"

7 Perspective - Unit 202 View 1

8 Perspective - Unit 202 View 2

THIS UNIT IS UFAS

ACCESSIBLE

KEY PLAN

ON THIS SHEET:
WALL DIMENSIONS =
FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
11-06-2024

Release Date: **03-27-2025**
Released for:
Issued for Bid/ Permit/ Construction

STATE OF ALASKA
49th
Thomas D. Faulkenberry
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:08 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7208D
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

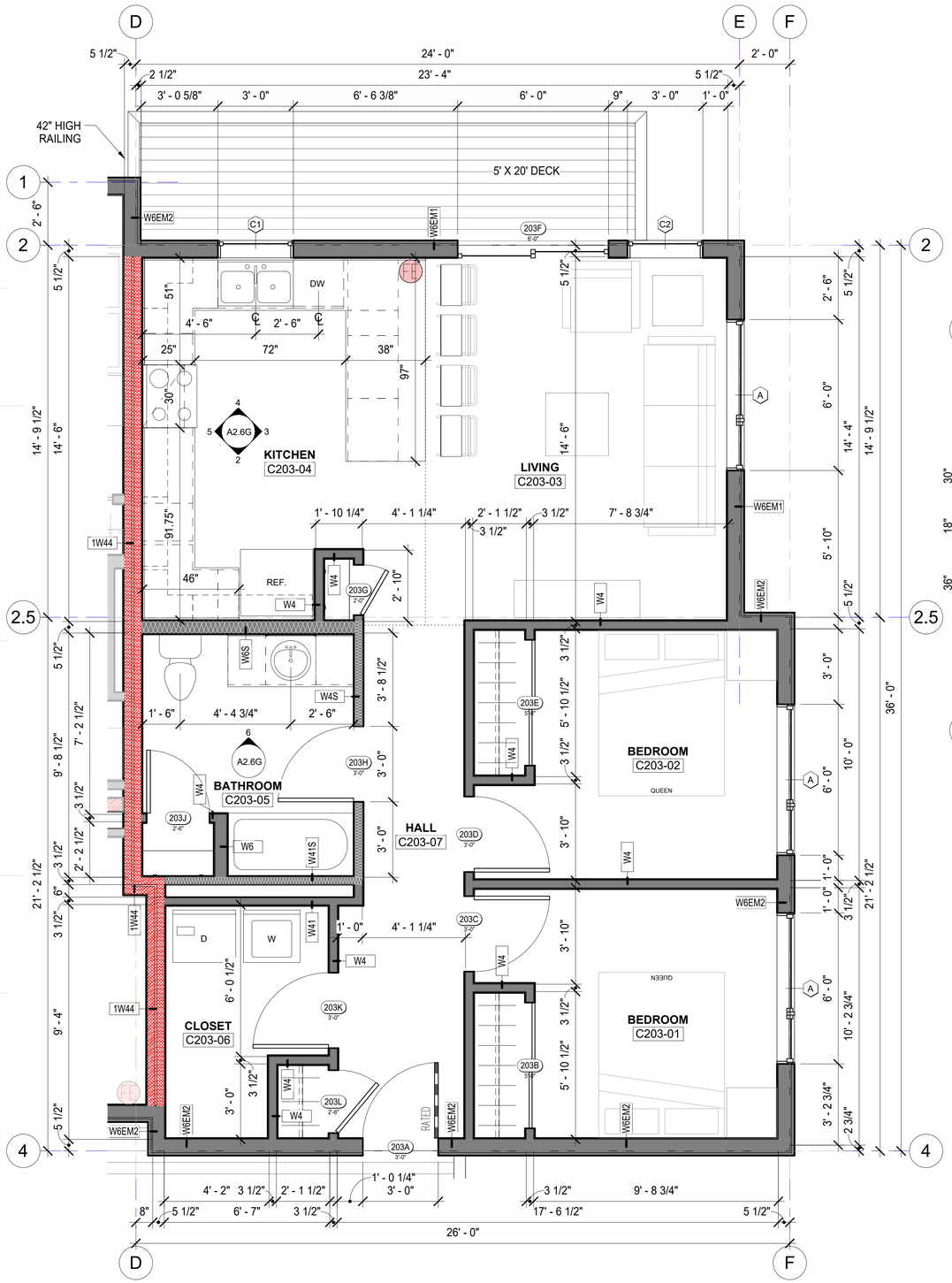
SITE KEY PLAN
BUILDING C

Permit #:

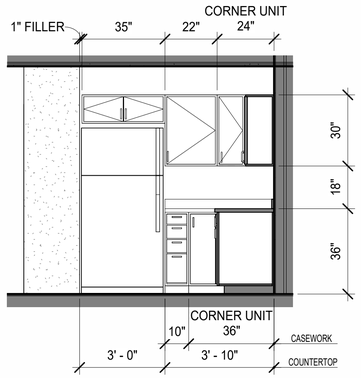
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:18:08 PM

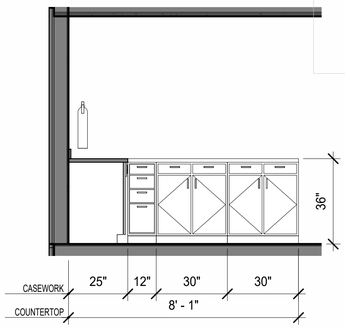
sheet name
Unit Plan - B202
Casework Elevations
(Unit B302 Similar)
sheet number
A2.6F



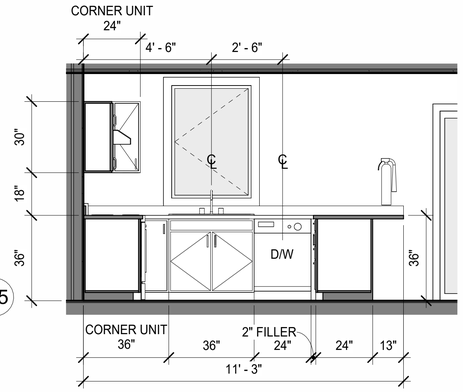
1 Unit Plan - C203 (C303 Similar)
3/8" = 1'-0"



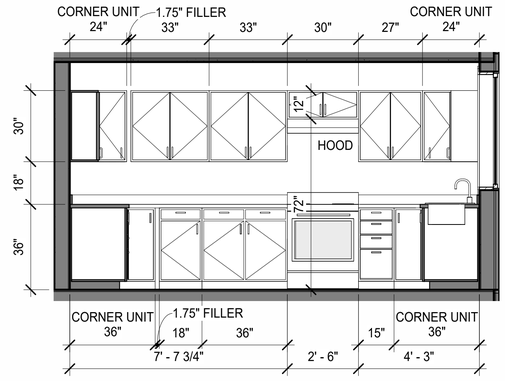
2 Casework Elev - Unit 203 Kitchen Left
3/8" = 1'-0"



3 Casework Elev - Unit 203 Kitchen Front
3/8" = 1'-0"

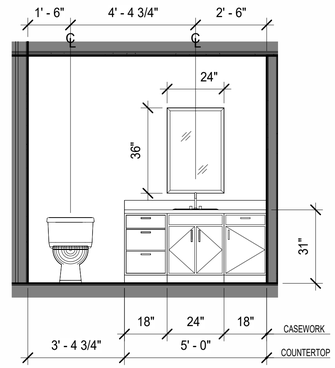


4 Casework Elev - Unit 203 Kitchen Right
3/8" = 1'-0"



5 Casework Elev - Unit 203 Kitchen Back
3/8" = 1'-0"

7 Perspective - Unit 203



6 Casework Elev - Unit 203 Bathroom
3/8" = 1'-0"

ON THIS SHEET:
WALL DIMENSIONS = FACE OF STUD OR STRUCTURE U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
PLUMBING DIMENSIONS = FACE OF FINISH U.N.O.

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

KEY PLAN

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:12 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

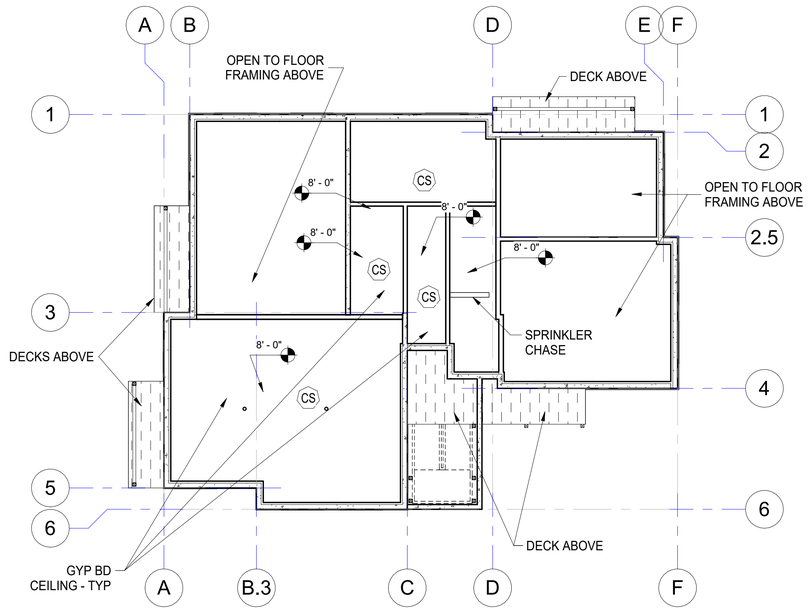
Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:18:12 PM

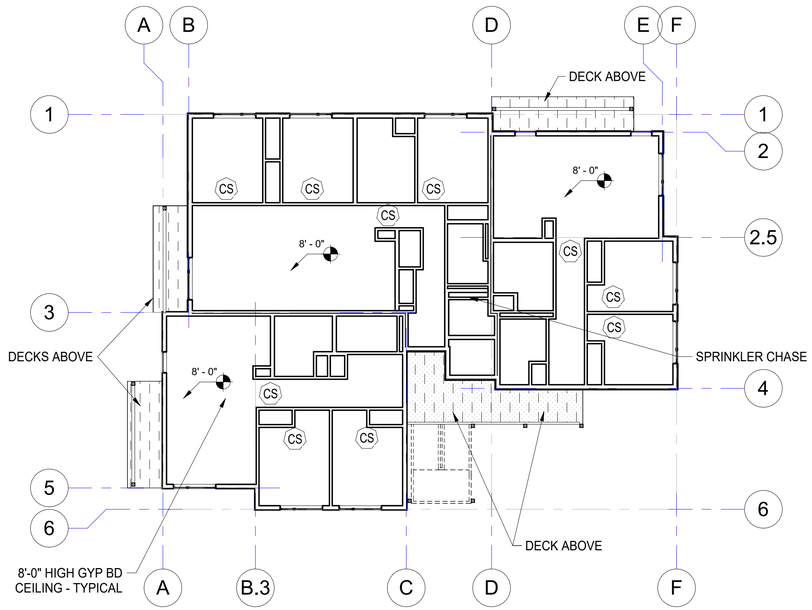
sheet name
Unit Plan - B203 (Unit B303 Similar)

sheet number
A2.6G



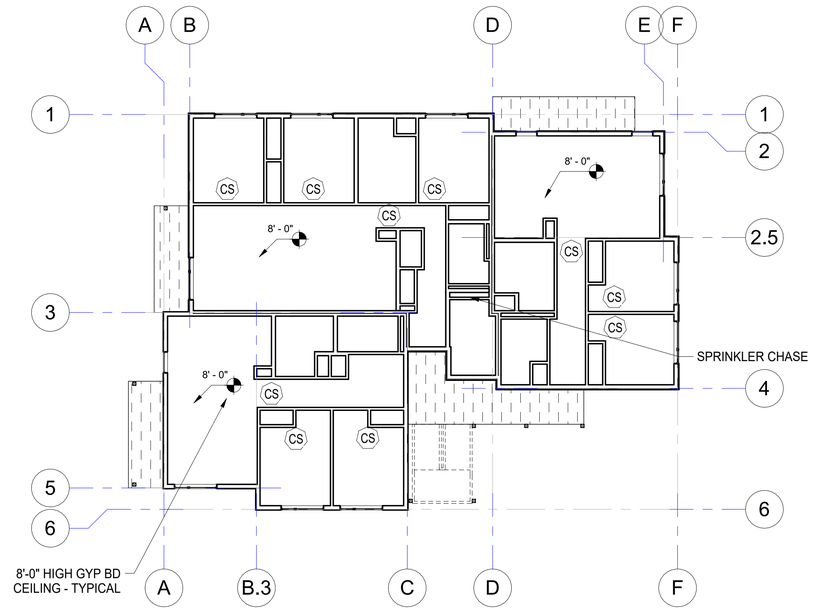
1 Reflected Ceiling - Basement

3/32" = 1'-0"



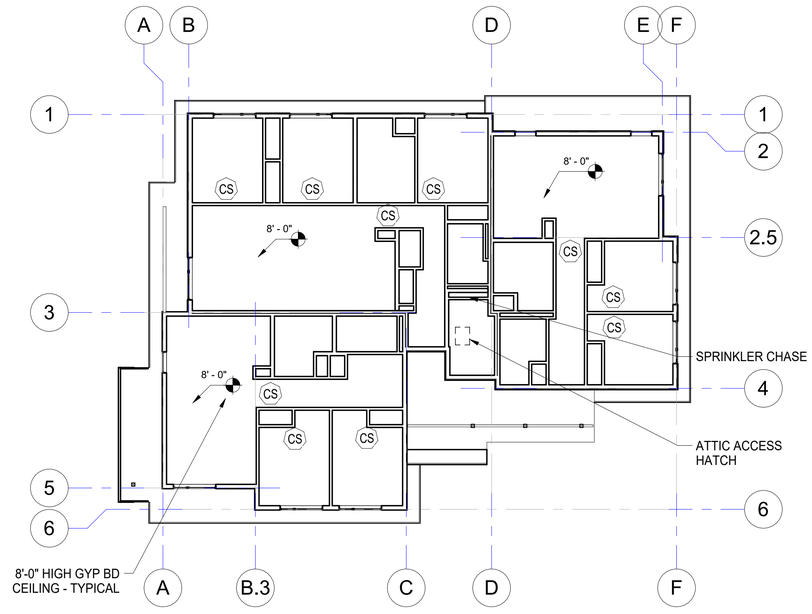
2 Reflected Ceiling - 1st Floor

3/32" = 1'-0"



3 Reflected Ceiling - 2nd Floor

3/32" = 1'-0"



4 Reflected Ceiling - 3rd Floor

3/32" = 1'-0"

CS CARBON MONIXIDE / SMOKE DETECTOR COMBINATION

C CARBON MONIXIDE DETECTOR

S SMOKE DETECTOR

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**

Project Start Date: **11-06-2024**

Release Date: **03-27-2025**

Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry
S317 - A
3/27/2025
1:18:13 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN

BUILDING C

Permit #:

CIHA - Baxter Residential Development

Phase 1 - Multi-Family - 9 Plex

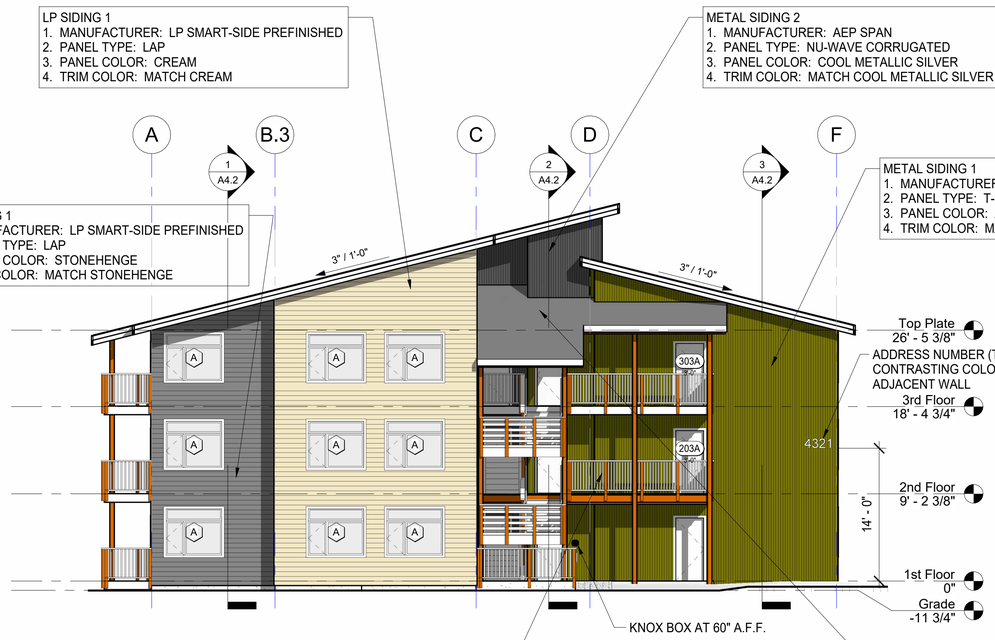
BUILDING C

Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

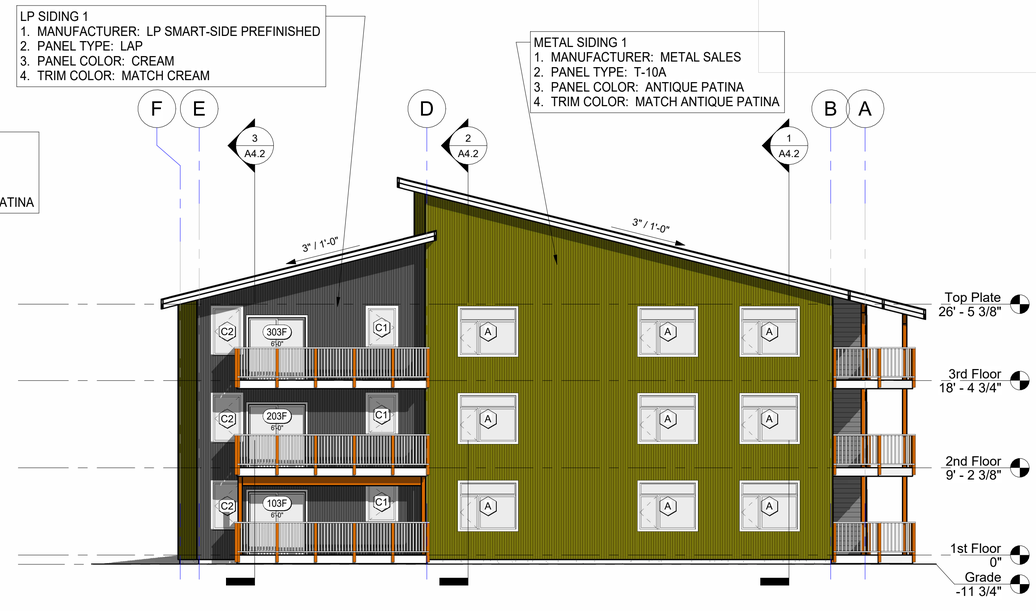
Plotted on: **3/27/2025 1:18:13 PM**

sheet name
Reflected Ceiling Plans

sheet number
A2.7

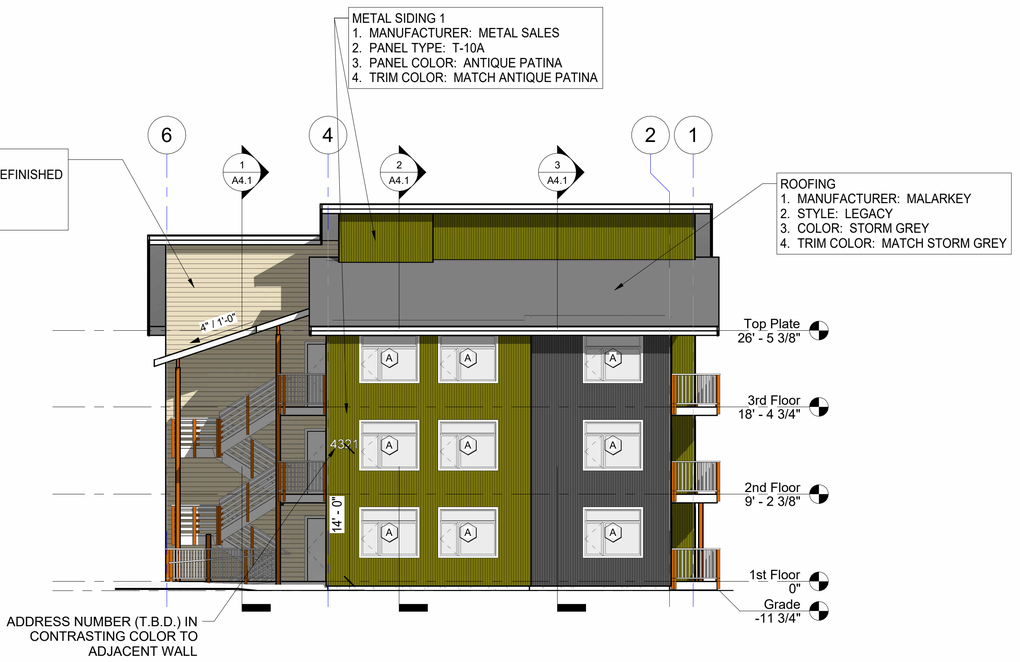


1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

3 South Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA
49th
Thomas D. Faulkenberry
5317 - A
REGISTERED PROFESSIONAL ARCHITECT
3/27/2025
1:18:24 PM

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280ID
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

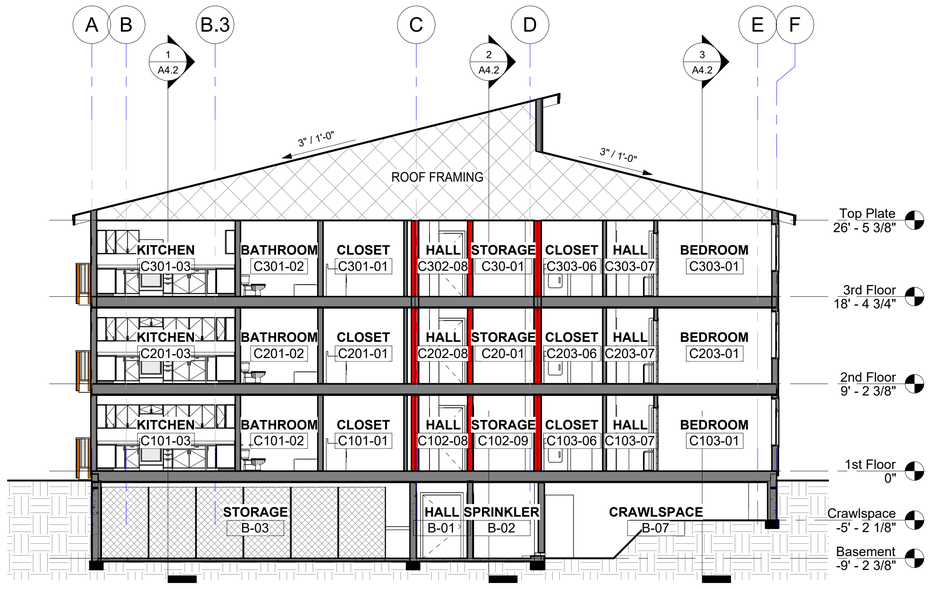
Plotted on: **3/27/2025 1:18:24 PM**

sheet name
Exterior Elevations

sheet number
A3.1

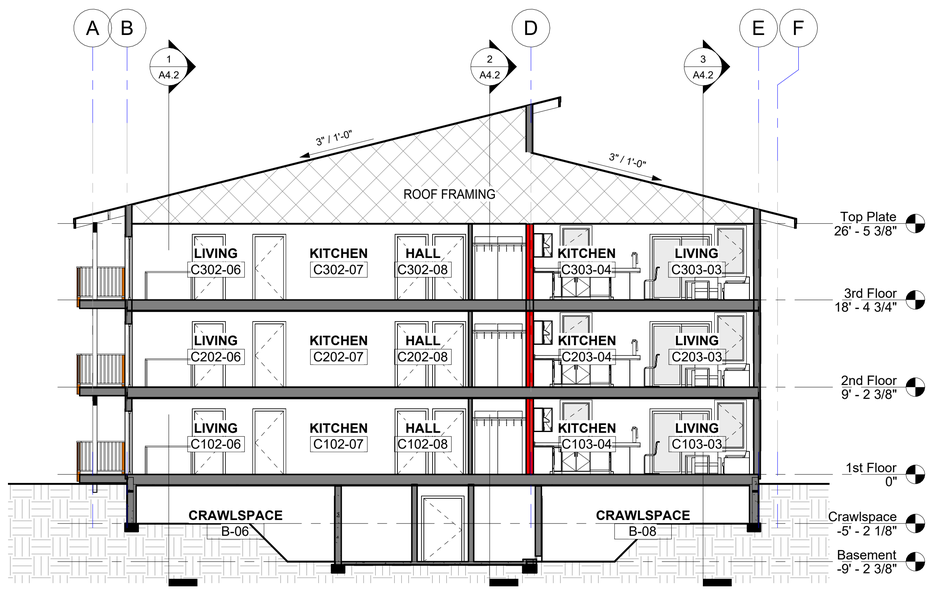
1 Building Section 1 Looking West

1/8" = 1'-0"



2 Building Section 2 Looking West

1/8" = 1'-0"



3 Building Section 3 Looking West

1/8" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
11-06-2024

Release Date: **03-27-2025**
Released for:
Issued for Bid/ Permit/ Construction

STATE OF ALASKA
49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:26 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

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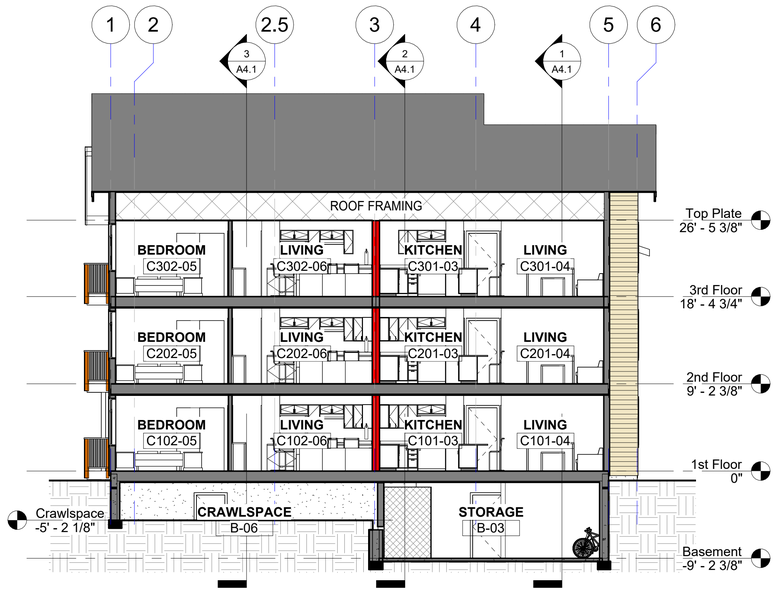
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

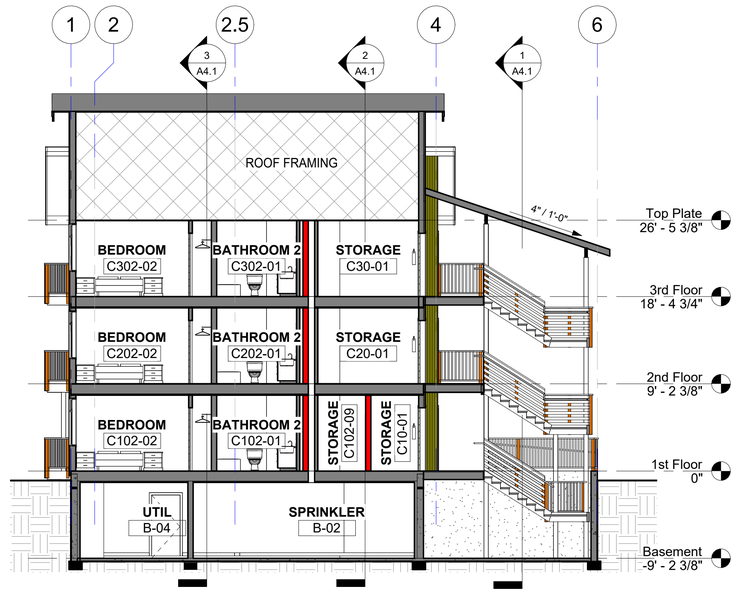
SITE KEY PLAN
BUILDING C

sheet name
Building Sections

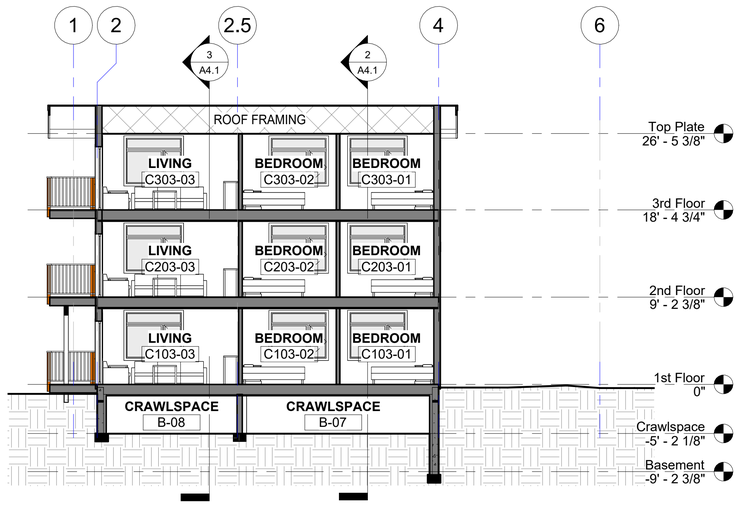
sheet number
A4.1



1 Building Section A Looking North
1/8" = 1'-0"



2 Building Section B Looking North
1/8" = 1'-0"



3 Building Section C Looking North
1/8" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: 2024_60C
Project Start Date: 11-06-2024
Release Date: 03-27-2025
Released for: Issued for Bid/ Permit/ Construction

STATE OF ALASKA 49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:28 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

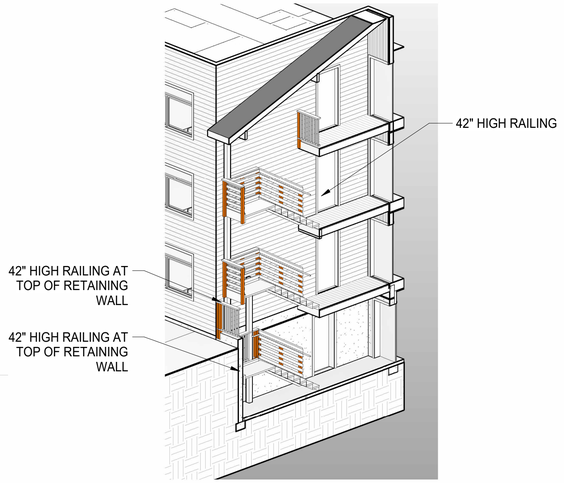
Permit #:

Plotted on: 3/27/2025 1:18:28 PM

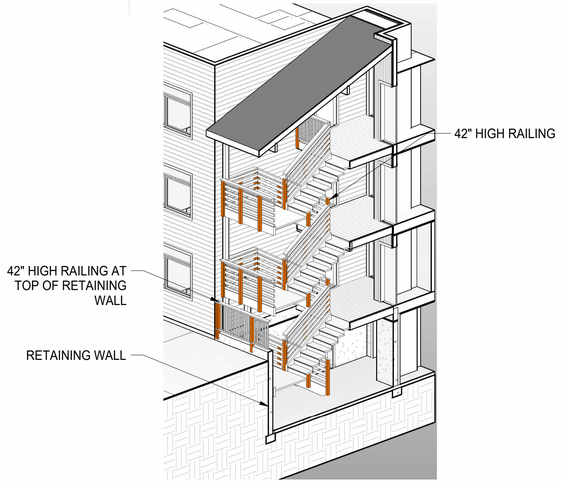
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

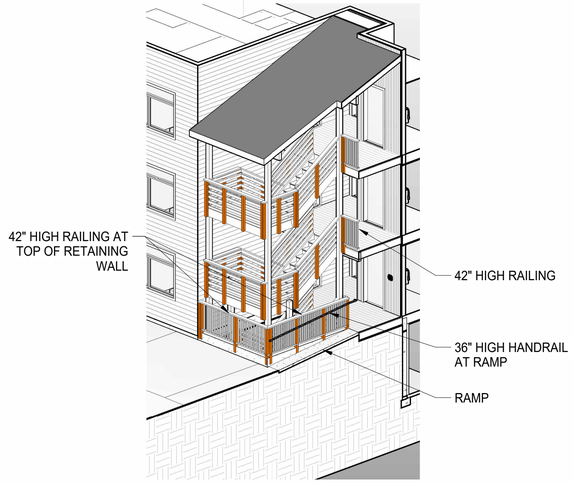
sheet name: Building Sections
sheet number: A4.2



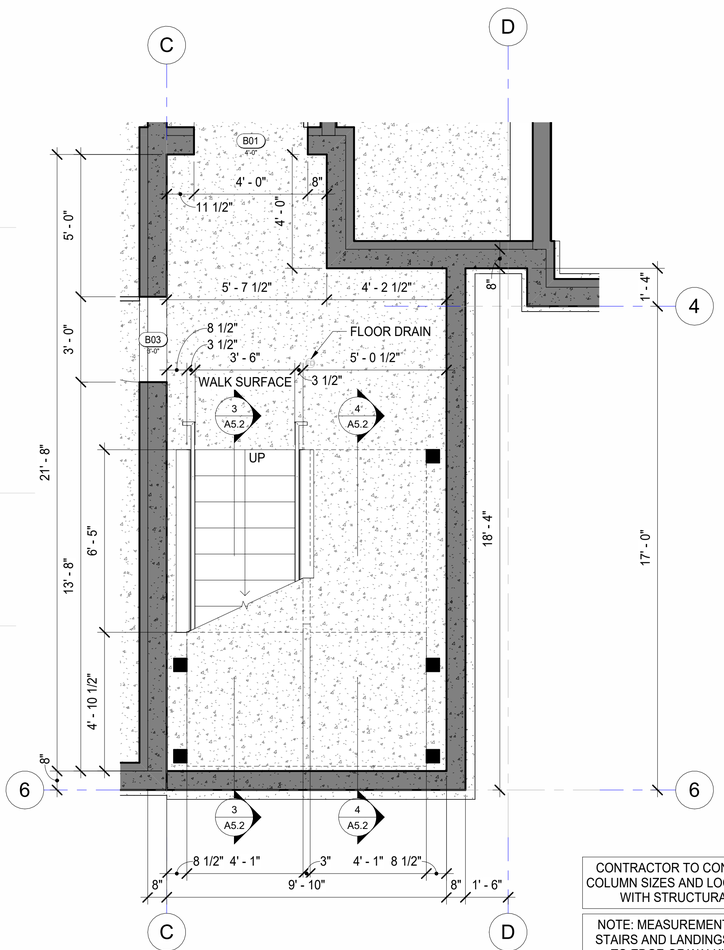
4 Stair Perspective - South Runs



5 Stair Perspective - North Runs



6 Stair Perspective - Ramp

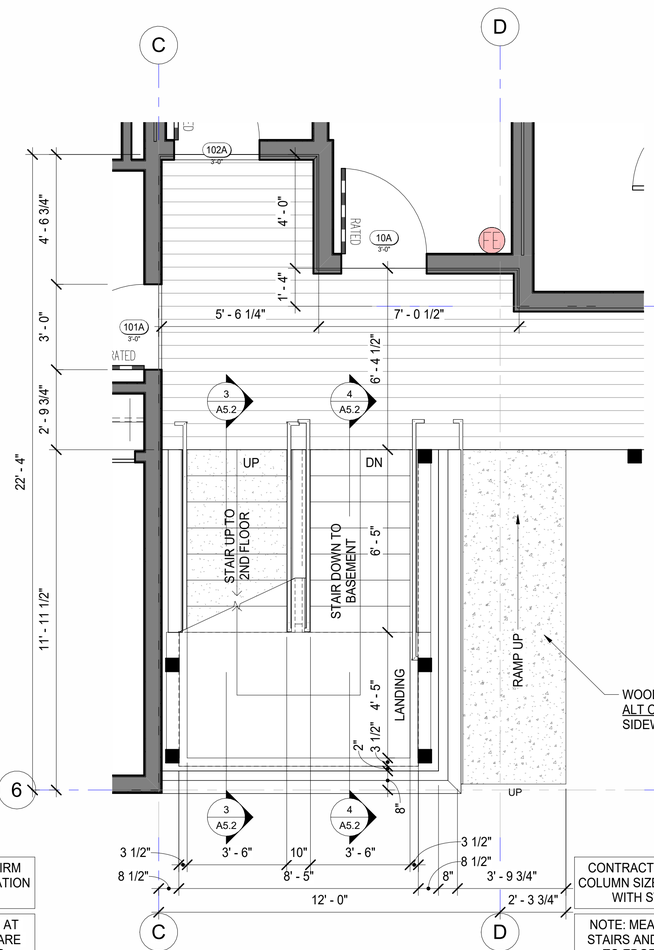


1 Stair Plan - Basement

3/8" = 1'-0"

CONTRACTOR TO CONFIRM COLUMN SIZES AND LOCATION WITH STRUCTURAL

NOTE: MEASUREMENTS AT STAIRS AND LANDINGS ARE TO EDGE OF WALKING SURFACE OR FRAMING, NOT TO RAILINGS.

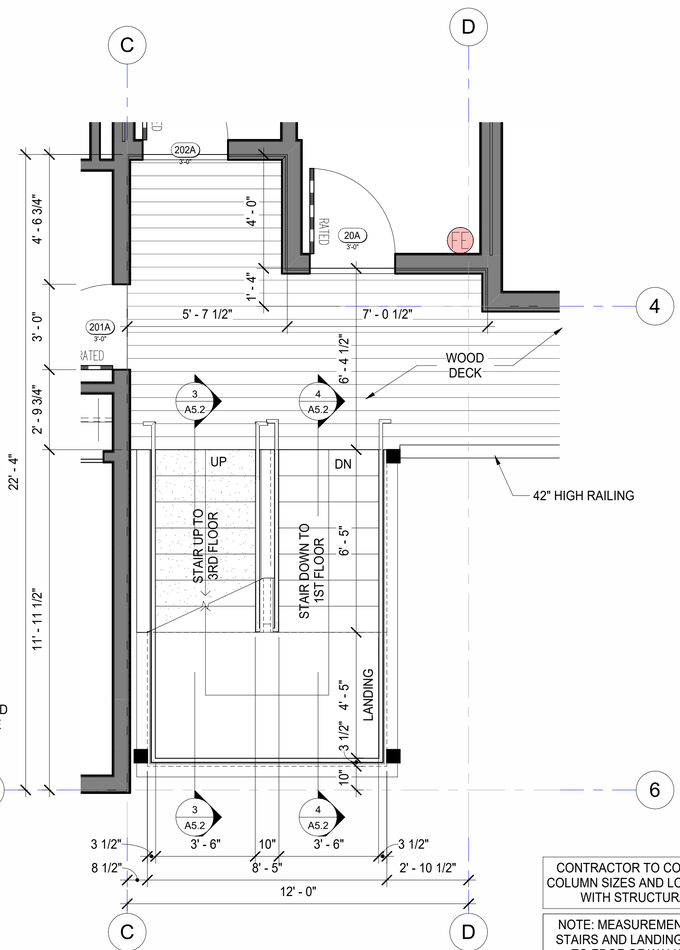


2 Stair Plan - 1st Floor

3/8" = 1'-0"

CONTRACTOR TO CONFIRM COLUMN SIZES AND LOCATION WITH STRUCTURAL

NOTE: MEASUREMENTS AT STAIRS AND LANDINGS ARE TO EDGE OF WALKING SURFACE OR FRAMING, NOT TO RAILINGS.



3 Stair Plan - 2nd Floor

3/8" = 1'-0"

CONTRACTOR TO CONFIRM COLUMN SIZES AND LOCATION WITH STRUCTURAL

NOTE: MEASUREMENTS AT STAIRS AND LANDINGS ARE TO EDGE OF WALKING SURFACE OR FRAMING, NOT TO RAILINGS.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
11-06-2024

Release Date: **03-27-2025**
Released for:
Issued for Bid/ Permit/ Construction

STATE OF ALASKA
49th
Thomas D. Faulkenberry
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:33 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

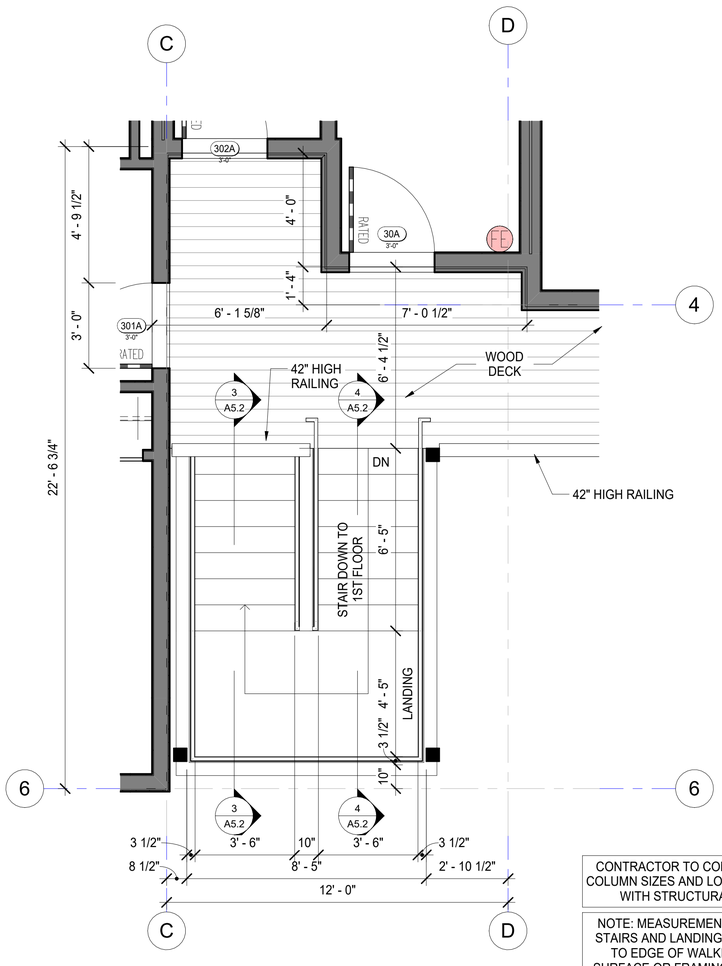
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

Plotted on: **3/27/2025 1:18:33 PM**

sheet name
Enlarged Stair Plans

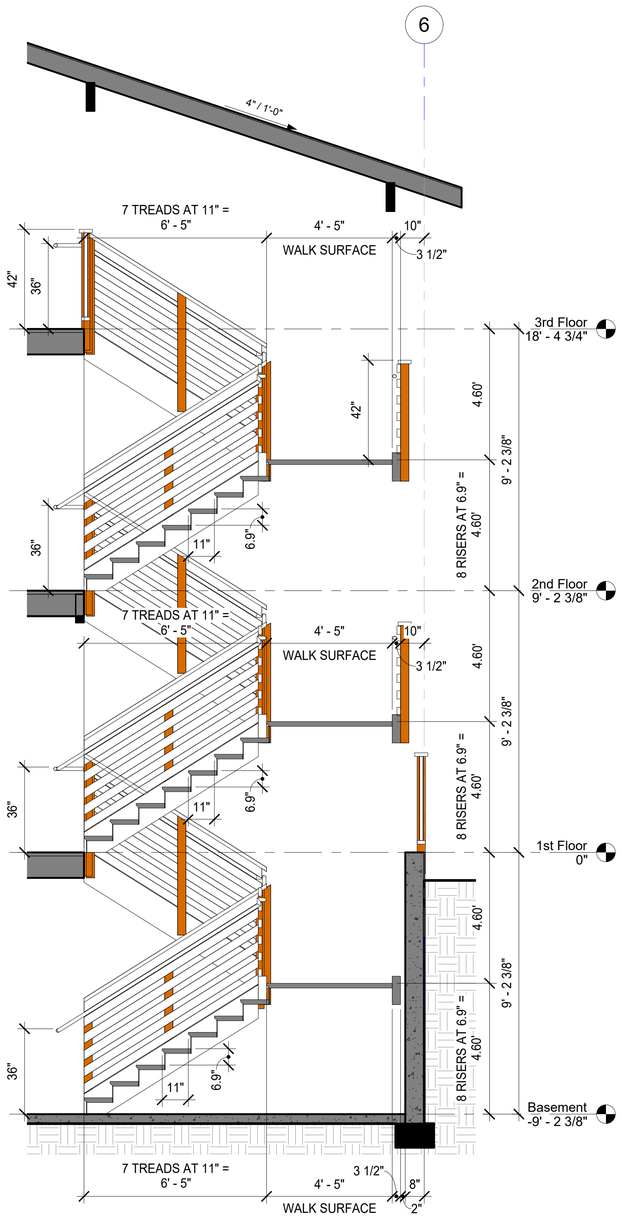
sheet number
A5.1



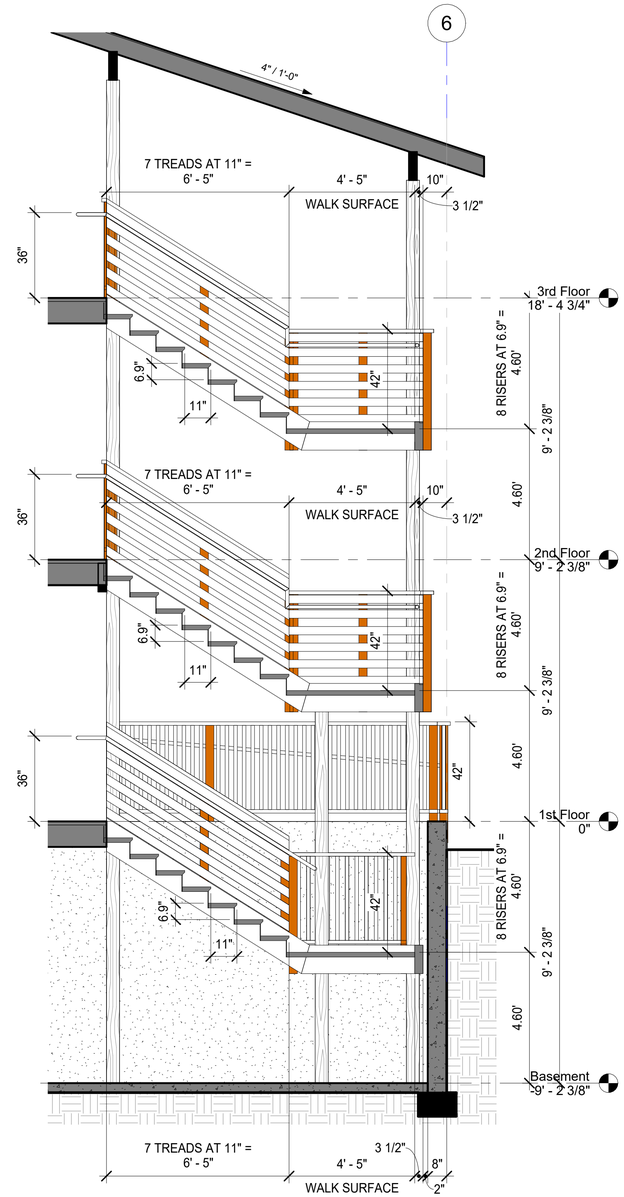
CONTRACTOR TO CONFIRM COLUMN SIZES AND LOCATION WITH STRUCTURAL

NOTE: MEASUREMENTS AT STAIRS AND LANDINGS ARE TO EDGE OF WALKING SURFACE OR FRAMING, NOT TO RAILINGS.

1 Stair Plan - 3rd Floor
3/8" = 1'-0"



3 Stair Section - South Runs
3/8" = 1'-0"



4 Stair Section - North Runs
3/8" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2024_60C
Project Start Date:
11-06-2024

Release Date: **03-27-2025**
Released for:
Issued for Bid/ Permit/ Construction

STATE OF ALASKA
49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:34 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #7280SD
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

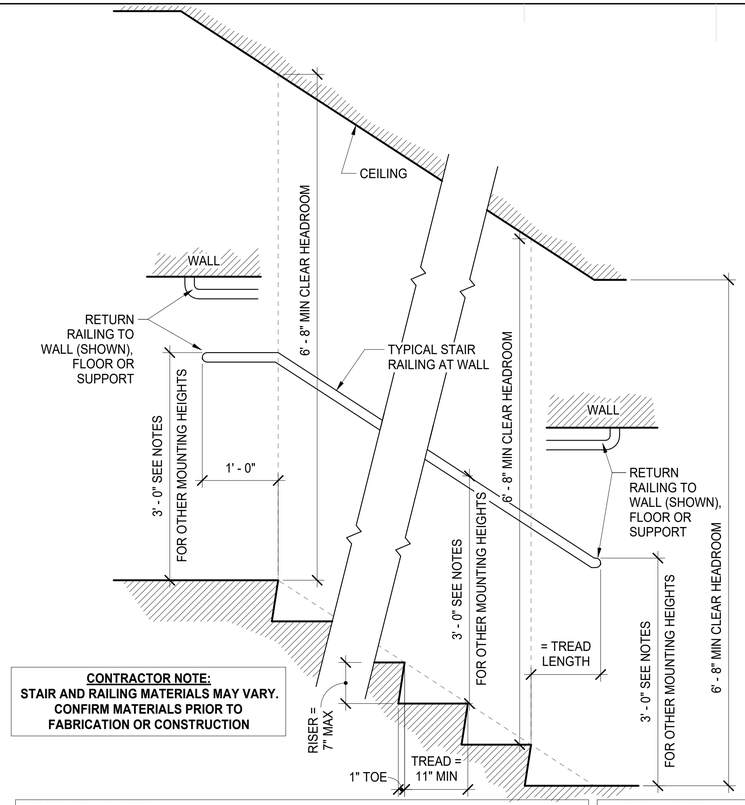
CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

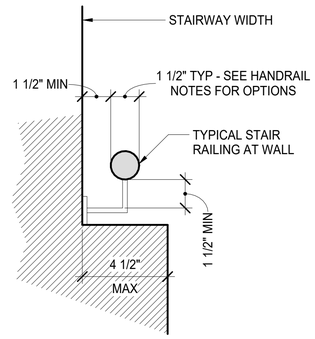
Plotted on: **3/27/2025 1:18:34 PM**

sheet name
Enlarged Stair Plan and Sections

sheet number
A5.2



CONTRACTOR NOTE:
STAIR AND RAILING MATERIALS MAY VARY. CONFIRM MATERIALS PRIOR TO FABRICATION OR CONSTRUCTION



SEE TYPICAL HANDRAIL NOTES FOR ADDITIONAL INFORMATION AND OPTIONS

2 Typical Railing Detail 2
3" = 1'-0"

TYPICAL STAIR NOTES:

1. PER IBC 1011.2 WIDTH, EXCEPTION 1: WIDTH IS PERMITTED TO BE 36 INCHES (MIN) AS OCCUPANT LOAD IS LESS THAN 50.
2. PER IBC 1011.3 HEADROOM:
   A. MINIMUM VERTICAL HEADROOM CLEARANCE SHALL BE 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.
   B. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER.
   C. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
3. PER IBC 1011.5.2 STAIR RISER HEIGHT AND TREAD DEPTH (UNLESS NOTED OTHERWISE):
   A. RISER HEIGHT SHALL BE 7" (MAXIMUM) AND 4" MINIMUM.
   B. TREAD DEPTH SHALL BE 11" (MINIMUM).
4. PER IBC 1011.5.4 DIMENSIONAL UNIFORMITY:
   A. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE.
   B. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8-INCH IN ANY FLIGHT OF STAIRS.
5. PER IBC 1011.5.5 NOSING AND RISER PROFILE:
   A. NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16-INCH BUT NOT MORE THAN 9/16-INCH FROM THE FOREMOST PROJECTION OF THE TREAD.
   B. RISERS SHALL HAVE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM VERTICAL.
   C. PER IBC 1011.5.5.1 NOSING PROJECTION SIZE: THE LEADING EDGE (NOSING) OF TREADS SHALL PROJECT NOT MORE THAN 1-1/4" BEYOND THE TREAD BELOW.
   D. PER IBC 1011.5.5.3 SOLID RISERS: RISERS SHALL BE SOLID
6. PER IBC 1011.6 STAIRWAY LANDINGS:
   A. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.
   B. THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS THEY SERVE.
   C. EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48", WHICHEVER IS LESS.
   D. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH.
      a. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING.
7. PER IBC 1011.7.1 STAIRWAY WALKING SURFACE:
   A. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE-UNIT VERTICAL IN 48-UNITS HORIZONTAL (2-PERCENT SLOPE) IN ANY DIRECTION.
   B. STAIRWAY TREADS AND LANDINGS SHALL HAVE SOLID SURFACE UNLESS NOTED OTHERWISE.
   C. FLOOR FINISHES SHALL BE SECURELY ATTACHED.
8. PER IBC 1011.7.2 OUTDOOR CONDITIONS: OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
9. PER IBC 1011.8 VERTICAL RISE: A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.

HANDRAIL NOTES:

1. PER IBC 1011.11 HANDRAILS: FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND COMPLY WITH IBC SECTION 1014.
2. PER IBC 1014.2 HEIGHT: MEASURED ABOVE THE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
3. PER IBC 1014.3.1 GRASPABILITY: UNLESS NOTED OTHERWISE, HANDRAILS SHALL BE TYPE I WHICH HAS A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES.
4. PER IBC 1014.4 CONTINUITY: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
5. PER IBC 1014.6 HANDRAIL EXTENSIONS:
   A. HANDRAILS SHALL RETURN TO A WALL, GUARD OR WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP.
   B. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
6. PER IBC 1014.7 CLEARANCE: CLEAR SPACE BETWEEN A HANDRAIL AND WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 1-1/2".
   A. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
7. PER IBC 1014.8 PROJECTIONS: PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS AND RAMPS AT EACH SIDE SHALL NOT EXCEED 4-1/2" AT OR BELOW THE HANDRAIL HEIGHT.

GUARDRAIL NOTES:

1. PER IBC 1013.3 HEIGHT: GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY TO THE ADJACENT WALKING SURFACE.
2. PER IBC 1013.4 OPENING LIMITATIONS: GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

1 Typical Railing Detail 1
1" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:34 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728098
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Plotted on: 3/27/2025 1:18:34 PM
Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

sheet name
Stair Railing Sections

sheet number
A5.3

GENERAL NOTES - GYPSUM ASSOCIATION - WALL CONSTRUCTION

WALL CONSTRUCTION GENERAL NOTES:

1. UNLESS OTHERWISE SPECIFIED, THE FACE LAYERS OF ALL SYSTEMS, EXCEPT THOSE WITH PREDECORATED OR METAL COVERED SURFACES, SHALL HAVE JOINTS TAPED AND FASTENER HEADS TREATED. BASE LAYERS IN MULTI-LAYER SYSTEMS SHALL NOT BE REQUIRED TO HAVE JOINTS OR FASTENERS TAPED OR COVERED WITH JOINT COMPOUND.
2. METALLIC OUTLET BOXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYP BD FACINGS AND CLASSIFIED AS TWO HOURS OR LESS. THE SURFACE AREA OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQ. INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FT. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.
3. WATER-RESISTANT GYP BACKING BD SHALL BE INSTALLED OVER OR AS PART OF THE FIRE-RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYP BD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION IS EQUAL THAT OF THE TESTED SYSTEM.
4. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY.
5. IN EACH SYSTEM CONTAINING BATT OR BLANKET INSULATION THE INSULATION IS SPECIFIED TO BE EITHER MINERAL OR GLASS FIBER AND, FOR FIRE RESISTANCE, THE SYSTEM SHALL BE BUILT USING THE TYPE SPECIFIED.
6. METAL STUDS AND RUNNERS ARE NOMINAL 20 GAGE UNLESS OTHERWISE SPECIFIED.
7. GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD STUD SYSTEMS.
   A. METAL STUDS OF GREATER MIL THICKNESS THAN THOSE TESTED FOR FIRE PERFORMANCE SHALL BE PERMITTED.
   B. THE ASSIGNED FIRE-RATING OF ANY LOAD-BEARING WALL SYSTEM SHALL ALSO APPLY TO THAT SAME SYSTEM WHEN USED AS A NON-LOAD BEARING SYSTEM.
8. STUD ROW SPACING: WITHIN DESIGN LIMITATIONS, THE DISTANCE BETWEEN PARALLEL ROWS OF STUDS, SUCH AS IN A CHASE WALL, SHALL BE PERMITTED TO BE INCREASED BEYOND THAT TESTED.
   A. GREATER WALL DEPTH MAY IMPROVE THE STC; HOWEVER, BRACING MAY REDUCE THE STC.
9. INDICATED JOIST, TRUSS OR STUD SPACINGS ARE MAXIMUMS.
10. SPECIFIED FLOOR-CEILING AND ROOF-CEILING FRAMING SIZES AND TRUSS DIMENSIONS ARE MINIMUMS. GREATER JOIST OR TRUSS SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD-FRAMED SYSTEMS.
11. SYSTEMS TESTED WITH METAL FURRING CHANNELS ATTACHED DIRECTLY TO THE BOTTOM CHORDS OF STEEL BEAMS, BAR JOISTS, OR WOOD TRUSSES OR FRAMING SHALL BE PERMITTED TO BE SUSPENDED. GENERALLY, FURRING CHANNELS ARE ATTACHED TO 1 1/2 INCH COLD ROLLED CARRYING CHANNELS 48 INCHES O.C. SUSPENDED FROM JOISTS BY 8 GA. WIRE HANGERS SPACED NOT GREATER THAN 48 INCHES O.C.
12. WHERE LAMINATING COMPOUND IS SPECIFIED, TAPING, ALL-PURPOSE, AND SETTING TYPE JOINT COMPOUNDS SHALL BE PERMITTED.
13. ADDITIONAL LAYERS OF TYPE 'X' OR REGULAR GYPSUM BOARD SHALL BE PERMITTED TO BE ADDED TO ANY SYSTEM.
14. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, CEMENTITIOUS BACKER UNITS, AND/OR WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE ADDED TO ONE OR BOTH SIDES.
   A. SUCH PANELS SHALL BE PERMITTED TO BE APPLIED EITHER AS A BASE LAYER DIRECTLY TO THE FRAMING (UNDER THE GYP BD), AS A FACE LAYER (OVER THE FACE LAYER OF GYP BD) OR BETWEEN LAYERS OF GYP BD IN MULTI-LAYER SYSTEMS.
   B. WHERE SUCH NON-GYPSUM PANELS ARE APPLIED UNDER THE GYPSUM OR BETWEEN LAYERS OF GYPSUM PANELS, THE LENGTH OF FASTENERS SPECIFIED FOR THE ATTACHMENT OF THE GYP BD SHALL BE ADJUSTED ACCORDINGLY TO ACCOMMODATE.
   C. AS A MINIMUM, THE ADDITIONAL DEPTH OF THE STRUCTURAL PANEL. FASTENER SPACING FOR THE GYP BD SHALL BE AS SPECIFIED IN THE SYSTEM DESCRIPTION.

GENERAL NOTES - GYPSUM ASSOCIATION - FIRE RESISTANCE

FIRE-RATED WALL CONSTRUCTION GENERAL NOTES:

1. METALLIC OUTLET BOXES SHALL BE ALLOWED TO BE INSTALLED IN WOOD OR STEEL PARTITION WALLS HAVING GYP BD FACINGS ONLY WHERE CLASSIFIED AS 2-HR FIRE - RATED CONSTRUCTION OR LESS.
2. THE SURFACE AREA OF INDIVIDUAL OUTLET BOXES SHALL NOT EXCEED 16 SQUARE INCHES.
3. AGGREGATE SURFACE AREA OF OUTLET BOXES SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET.
4. OUTLET BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
5. NON-METALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.
6. WATER-RESISTANT GYP BD SHALL BE INSTALLED OVER OR AS PART OF THE FIRE-RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS.
7. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYP BD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION WILL EQUAL THAT OF THE TESTED SYSTEM.
8. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN A STUD CAVITY.
9. SCREWS MEETING ASTM C 1002 SHALL BE PERMITTED TO BE SUBSTITUTED FOR THE PRESCRIBED NAILS, ONE FOR ONE, WHEN THE LENGTH AND HEAD DIAMETER OF THE SCREWS EQUAL OR EXCEEDS THOSE OF THE NAILS SPECIFIED IN THE TESTED SYSTEM AND THE SCREW SPACING DOES NOT EXCEED THE SPACING SPECIFIED FOR THE NAILS IN THE TESTED SYSTEM.
10. VERTICALLY APPLIED GYP BD SHALL HAVE EDGES PARALLEL TO FRAMING MEMBERS.
11. HORIZONTALLY APPLIED GYP BD SHALL HAVE THE EDGES AT RIGHT ANGLES TO THE FRAMING MEMBERS. INTERMEDIATE VERTICAL MEMBERS ARE THOSE BETWEEN THE VERTICAL EDGES OR ENDS OF THE BOARD.
12. UNLESS OTHERWISE SPECIFIED, THE FACE LAYERS OF ALL SYSTEMS, EXCEPT THOSE WITH PRE-DECORATED OR METAL COVERED SURFACES, SHALL HAVE JOINTS TAPED (MIN. LEVEL 1 PER GA-214) AND FASTENER HEADS TREATED.
13. BASE LAYERS IN MULTI-LAYER SYSTEMS SHALL NOT BE REQUIRED TO HAVE JOINTS OR FASTENERS TAPED OR COVERED WITH JOINT COMPOUND.
14. METALLIC OUTLET BOXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYP BD FACINGS AND CLASSIFIED AS TWO HOURS OR LESS.
15. THE SURFACE AREA OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQ. INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FT.
16. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
17. APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.
18. WATER-RESISTANT GYP BACKING BD SHALL BE INSTALLED OVER OR AS PART OF THE FIRE-RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYP BD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION IS EQUAL THAT OF THE TESTED SYSTEM.
19. IN EACH SYSTEM CONTAINING BATT OR BLANKET INSULATION, THE INSULATION IS SPECIFIED TO BE EITHER MINERAL OR GLASS FIBER AND, FOR FIRE RESISTANCE, THE SYSTEM SHALL BE BUILT USING THE TYPE SPECIFIED.

GENERAL NOTES - IBC - FIRE RESISTANCE ASSEMBLIES

IBC - FIRE RESISTANCE ASSEMBLIES

1. PER IBC 711.2.6 UNUSABLE SPACE:
   A. IN 1-HOUR FIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLIES, THE CEILING MEMBRANE IS NOT REQUIRED TO BE INSTALLED OVER UNUSABLE CRAWL SPACES.
   B. IN 1-HOUR FIRE-RESISTANCE-RATED ROOF ASSEMBLIES, THE FLOOR MEMBRANE IS NOT REQUIRED TO BE INSTALLED WHERE UNUSABLE ATTIC SPACE OCCURS ABOVE.
2. PER IBC 718.2. FIRE BLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACES.
   A. PER IBC 718.2.1 FIRE BLOCKING MATERIALS: FIRE BLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER; 2-THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS; 1-THICKNESS OF 3/4-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD; 1/2-INCH GYPSUM BOARD; 1/4-INCH CEMENT-BASED MILLBOARD; BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
3. PER IBC SECTION 718.4 DRAFTSTOPPING IN ATTICS: DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES WHERE REQUIRED BY SECTION 718.4.2. NOTE: EXCEPTION - DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (AN NFPA 13 SYSTEM).
   A. IN OTHER THAN GROUP R, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE COMBUSTIBLE ATTIC SPACES AND COMBUSTIBLE CONCEALED ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SF.
   B. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED.
4. PER IBC SECTION 718.3.1 "DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
   A. THE DRAFTSTOPPING MATERIAL IS REQUIRED ON ONE SIDE ONLY.
5. PER IBC 705.5 EXTERIOR WALLS
   A. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN 10 FT SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE
   B. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN OR EQUAL TO 10 FT SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
6. PER IBC TABLE 508.4 SEPARATION BETWEEN PARKING GARAGE (S-2) AND R-2 APARTMENTS:
   A. PER FOOTNOTE 'c': THE REQUIRED SEPARATION FROM AREAS USED ONLY FOR PRIVATE OR PLEASURE VEHICLES SHALL BE REDUCED BY 1-HOUR BUT NOT TO LESS THAN 1-HOUR.

GENERAL NOTES - GYPSUM ASSOCIATION - SOUND CONTROL

SOUND CONTROL GENERAL NOTES:

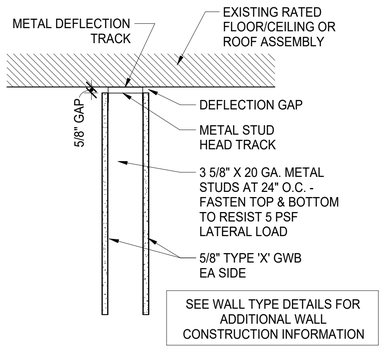
1. IN STC RATED SYSTEMS, SYSTEMS SHALL BE AIRTIGHT. SEAL OFF AIR LEAKS OR FLANKING PATH. FAILURE TO DO SO CAN REDUCE THE EFFECTIVENESS OF THE SYSTEM.
2. RECESSED WALL FIXTURES, SUCH AS MEDICINE CABINETS OR ELECTRICAL, TELEPHONE, TELEVISION, OR INTERCOM OUTLETS, THAT PENETRATE THE GYP BD SHALL NOT BE LOCATED BACK-TO-BACK OR IN THE SAME STUD CAVITY.
3. ANY OPENING FOR FIXTURES OR PIPES SHALL BE CUT TO THE PROPER SIZE AND SEALED WITH ACOUSTICAL SEALANT.
4. ALL OPENINGS THROUGHOUT THE SYSTEM, AND ITS ENTIRE PERIMETER OF A SOUND INSULATING SYSTEM SHALL SEALED AIRTIGHT TO PREVENT SOUND FLANKING.
5. FLEXIBLE SEALANT OR AN ACOUSTICAL GASKET SHALL BE USED TO SEAL BETWEEN THE STC RATED SYSTEM AND ALL DISSIMILAR SURFACES AND ALSO BETWEEN THE SYSTEM AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. TAPING GYP BD WALL AND WALL-CEILING INTERSECTIONS PROVIDES AN ADEQUATE AIR SEAL AT THESE LOCATIONS.

WALL - GENERAL NOTES

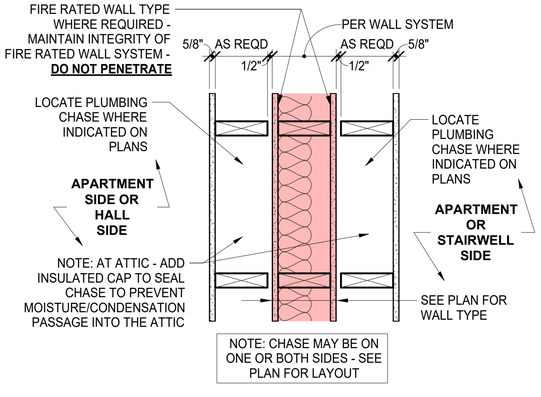
1. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
2. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
3. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN WALL / MILLWORK CONDITIONS.
4. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS, AND PLENUM BARRIER LOCATIONS.
5. OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING COLUMN FURRING, RELOCATING PIPES, AND SIMILAR SYSTEMS AND ITEMS, ADJUSTING ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.
6. CEILING-HEIGHT WALLS SHALL BE INSTALLED TIGHT TO FINISHED CEILING; WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16", UNLESS NOTED OTHERWISE.

1 Wall Types - General Notes

1 1/2" = 1'-0"



INTERIOR WALL -
- NON-LOADBEARING SLIP-JOINT
- SIM. TO ICC ESR-1042 (SYSTEM 3)



PLUMBING CHASE AT RATED WALL DETAIL

2 Wall Types Details

1 1/2" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: 2024_60C
Project Start Date: 11-06-2024
Release Date: 03-27-2025
Released for: Issued for Bid/ Permit/ Construction

STATE OF ALASKA 49th
Thomas D. Faulkenberry
5317 - A
REGISTERED PROFESSIONAL ARCHITECT
3/27/2025
1:18:35 PM

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

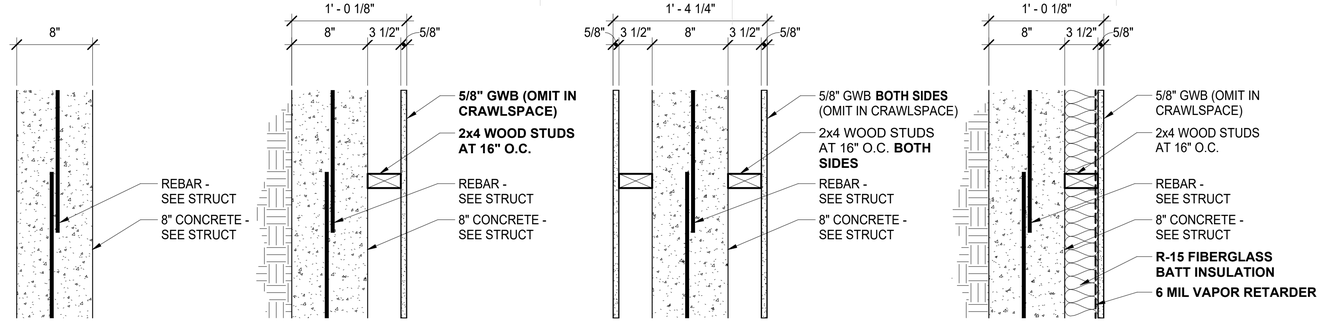
SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:18:35 PM

sheet name: Wall Type Notes
sheet number: A6.1A

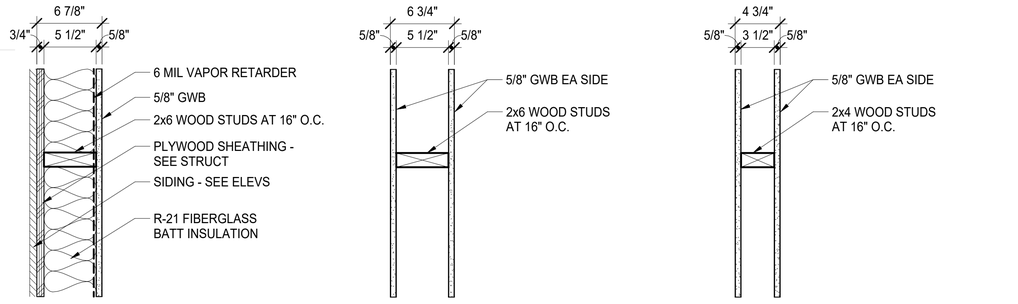


C8 EXTERIOR WALL - CONCRETE

C8A INTERIOR WALL - CONCRETE

C8AA INTERIOR WALL - CONCRETE

C8B EXTERIOR INSULATED WALL - CONCRETE



W6E? **EXTERIOR WALL**
- LOADBEARING NON-FIRE RATED
STC (N/A)
SIM. TO GA NO. (N/A)

W6EL	EXTERIOR - LAPPED SIDING
W6EM1	EXTERIOR - METAL SIDING - COLOR 1
W6EM2	EXTERIOR - METAL SIDING - COLOR 2

SEE ELEVATIONS FOR SIDING INFO

W6 INTERIOR WALL
- NON-LOADBEARING NON-FIRE RATED
- STC N/A
- SIM. TO GA NO. WP N/A

W61 SIMILAR TO TYPE "W6"
- GYP BOARD ON ONE SIDE ONLY

W6S SIMILAR TO TYPE "W6"
- ADD SOUND BATT INSULATION

W4 INTERIOR WALL
- NON-LOADBEARING NON-FIRE RATED
- STC N/A
- SIM. TO GA NO. WP N/A

W41 SIMILAR TO TYPE "W4"
- GYP BOARD ON ONE SIDE ONLY

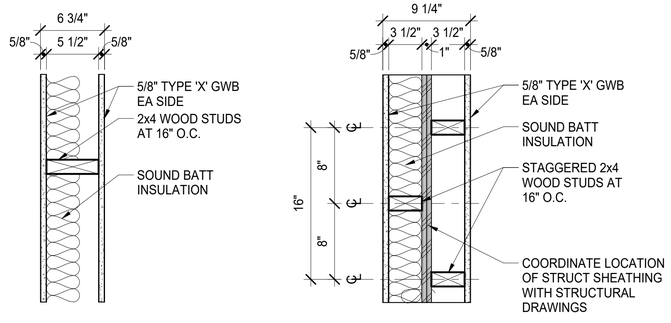
W4S SIMILAR TO TYPE "W4"
- ADD SOUND BATT INSULATION

W41S SIMILAR TO TYPE "W4"
- GYP BOARD ON ONE SIDE ONLY
- ADD SOUND BATT INSULATION

GENERAL WALL NOTES:

1. CONTRACTOR HAS THE OPTION TO USE WOOD OR METAL STUDS.
2. ALL WALLS SHALL BE TAPED, SANDED AND READY FOR PAINT UNLESS NOTED OTHERWISE.
3. ***FASTENING (NON-FIRE-RESISTANCE RATED WALLS)***
   A. FASTEN STUDS TOP AND BOTTOM TO RESIST 5 PSF LATERAL LOAD
   B. FOR METAL STUDS:
      a. FOR 16" O.C. STUD SPACING
         - SECURE GYP BD WITH 1" (MINIMUM - 1-1/4" PREFERRED) TYPE 'S-12' DRYWALL SCREWS AT 16" O.C.
         - ATTACH STUDS TO TOP/BOTTOM PLATES WITH 1/2" TYPE 'S-12' PAN HEAD SCREWS
         - ATTACH 3/8" MINIMUM FROM EDNS AND EDGES OF PANELS
      b. FOR 24" O.C. STUD SPACING
         - SECURE GYP BD WITH 1" (MINIMUM - 1-1/4" PREFERRED) TYPE 'S-12' DRYWALL SCREWS AT 12" O.C.
         - ATTACH STUDS TO TOP/BOTTOM PLATES WITH 1/2" TYPE 'S-12' PAN HEAD SCREWS
         - ATTACH 3/8" MINIMUM FROM EDNS AND EDGES OF PANELS
      c. STAGGER GYP BD JOINTS ON OPPOSITE SIDES
   C. FOR WOOD STUDS:
      a. FOR 16" O.C. STUD SPACING
         - SECURE GYP BD WITH 1" (MINIMUM - 1-1/4" PREFERRED) TYPE 'W' DRYWALL SCREWS AT 16" O.C.:
         - 12" O.C. AT TOP/BOTTOM PLATES AND INTERMEDIATE STUDS.
         - 3/8" MINIMUM FROM ENDS AND EDGES OF PANELS.
      b. STAGGER GYP BD JOINTS 24" ON OPPOSITE SIDES
4. USE MOISTURE-RESISTANT GYP BD AT ALL WET AREAS

FIRE-RATED WALLS



1W6 INTERIOR WALL
- LOADBEARING **1-HOUR**
- STC 45-49
- SIM. TO GA NO. WP 3510

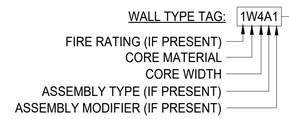
1W44 INTERIOR WALL
- LOADBEARING **1-HOUR**
- STC 50-59
- SIM. TO GA NO. WP 5512

RATED WALL NOTES:

1. GYPSUM BOARD:
   A. ONE LAYER 5/8" TYPE 'X' PLAIN OR PRE-DECORATED GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF WOOD STUDS AT 16" O.C.
   B. USE 6d COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C.
2. JOINTS: STAGGERED 16" O.C. ON OPPOSITE SIDES. JOINTS OF SQUARE EDGE, BEVELED EDGE OR PRE-DECORATED WALLBOARD MAY BE LEFT EXPOSED.

1 Wall Types
1 1/2" = 1'-0"

TYPICAL WALL TYPE DESIGNATION:



FIRE RATING:
1 = 1 HOUR
2 = 2 HOUR

CORE MATERIAL:
W = WOOD STUD
S = STEEL STUD
M = MASONRY (CMU)
C = CONCRETE
P = PEMB

CORE WIDTH EXAMPLES:
2 = 1-1/2" STUD FURRING
4 = 2X4 OR 3-5/8" STEEL STUD
6 = 2X6 OR 6" STEEL STUD
8 = 8" CONC, CMU OR 8" GIRTS
12 = 12" CONC
14 = 14" CONC

ASSEMBLY TYPE:
SEE WALL TYPES SHEET FOR ASSEMBLY INFO

ASSEMBLY MODIFIER EXAMPLES:
1 = FINISH ON 1 SIDE ONLY (FURRING)
S = SOUND BATT INSULATION
W = ADD WAINSCOT

Wall Type Designation
1/4" = 1'-0"

NOTE: WALL SCHEDULE PROVIDED AS A CONVEINIENCE ONLY AND SHALL NOT BE USED FOR MATERIAL TAKEOFFS, ESTIMATING OR ORDERING OF MATERIAL.

Wall Schedule

Type Mark	Type	Fire Rating	Core Width	Length	Count	Type Mark
1W44	I-W44R - 2x4" DBL Wd Stud, 5/8" Gyp Bd - TYPE 1W44	1 HOUR	3 1/2"	108 LF	7	1W44
W4	I-W4 - 2x4" Wd Stud, 5/8" Gyp Bd - TYPE W4	-	3 1/2"	800 LF	113	W4
W4S	I-W4S - 2x4" Wd Stud, 5/8" Gyp Bd SOUND - TYPE W4S	-	3 1/2"	158 LF	14	W4S
W41	IF-W4 - 2x4 Wd Stud, 5/8" Gyp Bd ONE SIDE - TYPE W41	-	3 1/2"	112 LF	27	W41
W41S	IF-W4 - 2x4 Wd Stud, 5/8" Gyp Bd ONE SIDE SOUND - TYPE W41S	-	3 1/2"	24 LF	3	W41S
1W6	I-W6R - 2x6 Wd Stud, 5/8" Gyp Bd - 1 HOUR - TYPE 1W6	1 HOUR	5 1/2"	50 LF	7	1W6
W6	I-W6 - 2x6" Wd Stud, 5/8" Gyp Bd - TYPE W6	-	5 1/2"	146 LF	13	W6
W6EL	<varies>	-	5 1/2"	88 LF	6	W6EL
W6EM1	E-W6 - 2X6 Wd Stud, Sheathing, METAL Siding - TYPE W6EM1	-	5 1/2"	53 LF	4	W6EM1
W6EM2	E-W6 - 2X6 Wd Stud, Sheathing, METAL Siding - TYPE W6EM2	-	5 1/2"	170 LF	12	W6EM2
W6S	I-W6S - 2x6" Wd Stud, 5/8" Gyp Bd SOUND - TYPE W6S	-	5 1/2"	116 LF	16	W6S
W81	IF-W8 - 2x8 Wd Stud, 1/2" Plywd ONE SIDE - TYPE W81	-	5 1/2"	94 LF	5	W81
C8	E-C8 - 8" Conc - TYPE C8	-	8"	62 LF	5	C8
C8AA	E-C8 - 8" Conc, 3.5" Furring BOTH SIDES - TYPE C8AA	-	8"	65 LF	4	C8AA
C8B	E-C8 - 8" Concrete, 3.5" Furring - TYPE C8B	-	8"	269 LF	22	C8B
				2,315 LF	258	

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FAULKENBERRY & ASSOCIATES, INC.
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Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

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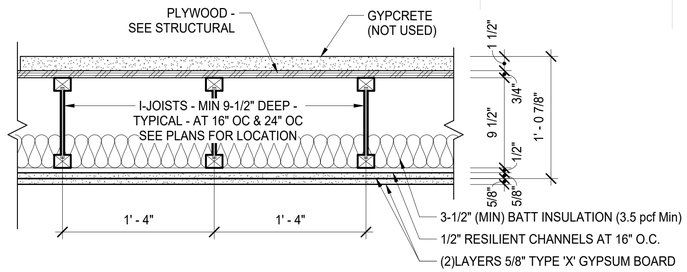
sheet name: **Wall Types**

sheet number: **A6.1B**

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED



1-HOUR FLOOR/CEILING ASSEMBLY - TYPICAL

FC1

FLOOR/CEILING ASSEMBLY:
(BASEMENT / 1ST FLR AND 1ST FLR / 2ND FLR) - LOADBEARING - 1-HOUR - SIMILAR TO ESR - 1336 (FIG. 2)

INSTALLATION NOTES (BASE ASSEMBLY):

1. FLOOR TOPPING (OPTIONAL): 1 1/2" GYPCRETE (NOT USED)
2. FLOOR SHEATHING: MINIMUM 23/32-INCH T&G WOOD STRUCTURAL PANEL
   A. A MODIFIED CONTACT CONSTRUCTION ADHESIVE MUST BE APPLIED TO THE TOP SURFACE OF THE I-JOIST TOP FLANGES PRIOR TO PLACING SHEATHING. THE SHEETS MUST BE INSTALLED WITH THEIR LONG EDGE PERPENDICULAR TO THE JOISTS WITH END JOISTS CENTERED OVER TOP FLANGE OF JOISTS AND STAGGERED ONE JOIST SPACING WITH ADJACENT SHEETS. FLOOR SHEATHING MUST BE INSTALLED PER STRUCTURAL REQUIREMENTS.
3. INSULATION: MINIMUM 3 1/2-INCH BATT INSULATION (MINIMUM 3.5 pcf)
   A. INSTALL ADJACENT TO THE BOTTOM FLANGE OF THE I-JOIST AND SUPPORTED BY THE FURRING CHANNELS. THE ENDS OF THE BATTS SHALL BE CENTERED OVER RESILIENT CHANNELS.
4. STRUCTURAL MEMBERS: MINIMUM 9 1/2-INCH DEEP JOISTS
   A. MAXIMUM 24-INCH ON CENTER SPACING. MINIMUM FLANGE DIMENSIONS OF 1 1/8-INCH THICK BY 1 1/2-INCH WIDE.
5. RESILIENT CHANNELS: MINIMUM 0.019-INCH RESILIENT CHANNELS (1/2" DEEP)
   A. ATTACHED PERPENDICULAR TO THE BOTTOM FLANGE OF THE I-JOIST WITH 1 1/4-INCH TYPE 'S' DRYWALL SCREWS.
   B. CHANNELS ARE SPACED A MAXIMUM OF 16-INCHES ON CENTER, 24-INCHES ON CENTER WHEN I-JOISTS ARE SPACED A MAXIMUM OF 16-INCHES ON CENTER.
6. CEILING
   A. BASE LAYER: ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD. INSTALL WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND FASTENED WITH MINIMUM 1 1/8-INCH TYPE 'S' DRYWALL SCREWS SPACED AT 24-INCHES ON CENTER. THE END JOINTS OF THE WALL BOARD MUST BE STAGGERED THE EQUIVALENT OF TWO JOIST SPACES WITH THOSE OF ADJACENT SHEETS.
   B. FACE LAYER: ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD. INSTALL WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND FASTENED WITH MINIMUM 1 5/8-INCH TYPE 'S' DRYWALL SCREWS SPACED AT 12-INCHES ON CENTER. THE LONGITUDINAL JOINTS OF THIS LAYER MUST BE OFFSET 24-INCHES FROM THOSE OF THE BASE LAYER. THE END JOINTS OF THE WALL BOARD MUST BE STAGGERED THE EQUIVALENT OF TWO JOIST SPACES WITH THOSE OF ADJACENT SHEETS.
   C. FINISH: THE FACE LAYER JOINTS MUST BE COVERED WITH TAPE AND COATED WITH JOINT COMPOUND. SCREW HEADS MUST ALSO BE COVERED WITH JOINT COMPOUND.

SOUND RATING OPTIONS WITH THIS ASSEMBLY

1. SOUND RATING 1:
   A. COMPONENTS: BASE ASSEMBLY WITH CARPET AND PADDING
   B. STC: 54
   C. IIC: 68
2. **SOUND RATING 2:**
   A. COMPONENTS: BASE ASSEMBLY WITH 3-1/2" INSULATION
   B. STC: 55
   C. IIC: 46
3. SOUND RATING 3:
   A. COMPONENTS: BASE ASSEMBLY WITH ADDITIONAL LAYER OF 5/8" SHEATHING AND 9 1/2" INSULATION
   B. STC: 61
   C. IIC: 50
4. SOUND RATING 4:
   A. COMPONENTS: BASE ASSEMBLY WITH "ACOUSTIFLOR" VINYL AND 3-1/2" INSULATION
   B. STC: 59
   C. IIC: 50
5. SOUND RATING 5:
   A. COMPONENTS: BASE ASSEMBLY WITH 3/4" GYPSUM CONCRETE AND 3-1/2" INSULATION
   B. STC: 67
   C. IIC: 51

SOUND TRANSMISSION GENERAL NOTES AND DEFINITIONS

STC: SOUND TRANSMISSION CLASS
1. THIS IS GENERALLY AIRBORNE NOISE.

FSTC: FIELD SOUND TRANSMISSION CLASS
1. (NOTE: THIS RATING GENERALLY TURNS OUT TO BE APPROXIMATELY 5 POINTS LOWER THAN THE LABORATORY RATING.)

IIC: IMPACT INSULATION CLASS
1. (NOTE: FOOTFALL-GENERATED IMPACT NOISE BECOMES INAUDIBLE IS CLOSE TO AN IIC OF 75).
2. IT IS RELATIVELY EASY TO ACHIEVE HIGH IMPACT INSULATION CLASS RATINGS BY USING CARPET AND PAD. MEDIUM QUALITY RATINGS ARE ACHIEVABLE WITH A VINYL FLOOR SURFACE ON A 1/2-INCH RUBBER MAT. WHEN HARD SURFACES ARE INSTALLED, LOW IMPACT RATINGS ARE OBTAINED UNLESS RELATIVELY THICK (1-INCH) ISOLATING UNDERLAYMENTS ARE UTILIZED.

FIIC: FIELD IMPACT INSULATION CLASS

1 Floor/Ceiling Assemblies

1 1/2" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

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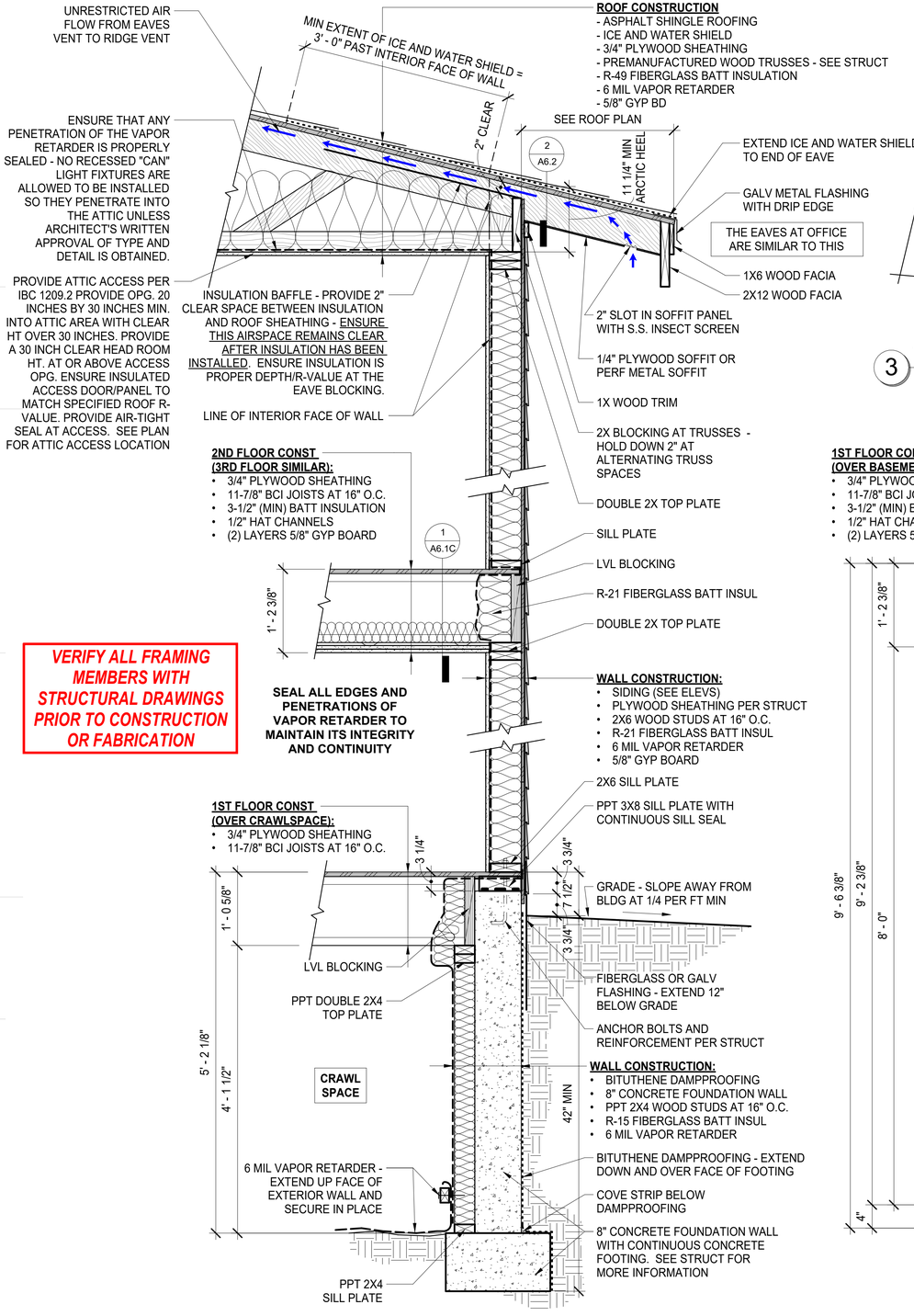
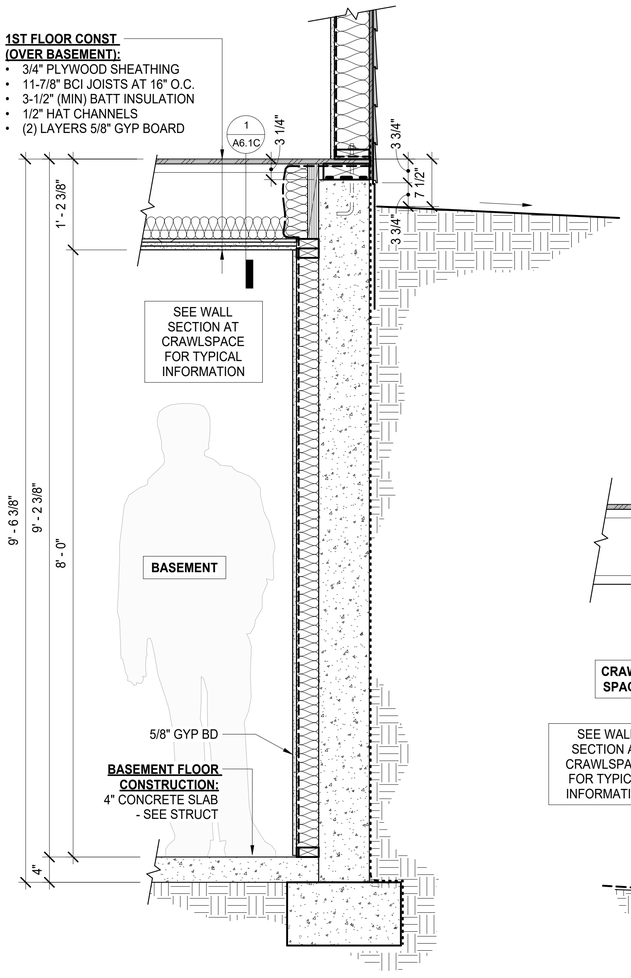
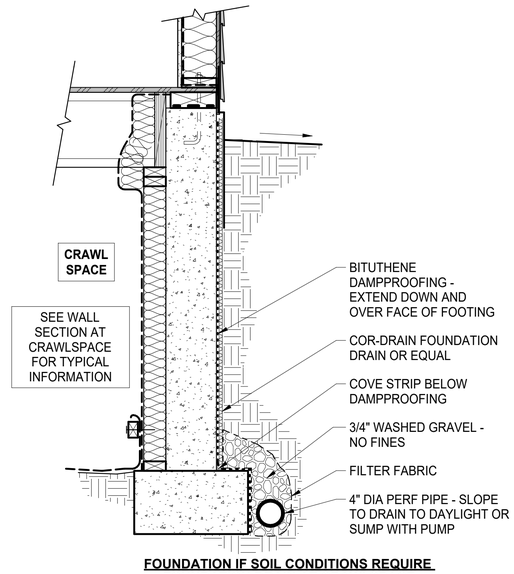
sheet name: **Typical Floor / Ceiling Assembly**
sheet number: **A6.1C**



STANDARD WALL SECTION AT CRAWLSPACE

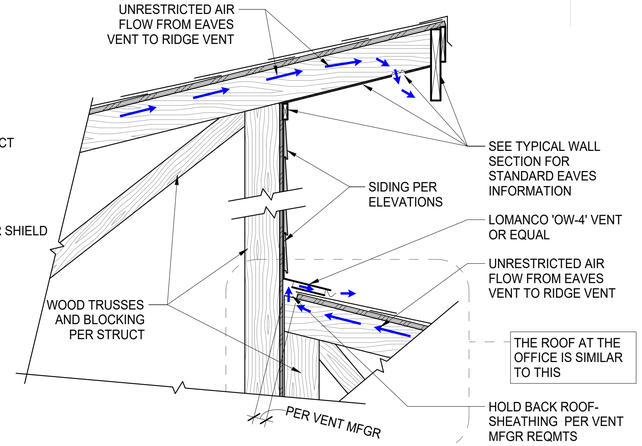


STANDARD WALL SECTION AT BASEMENT

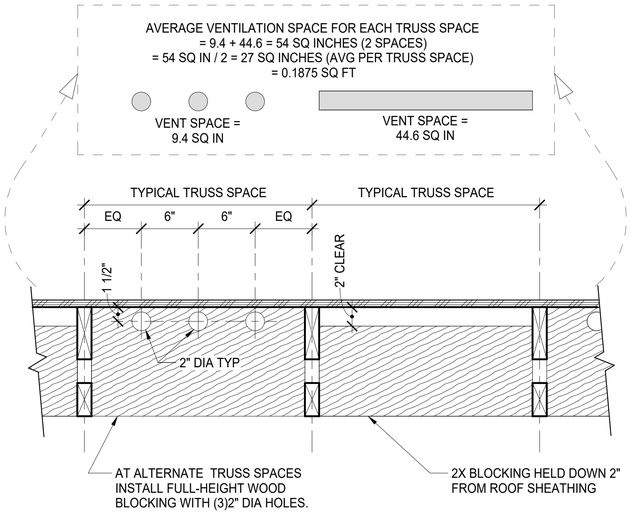


FOUNDATION IF SOIL CONDITIONS REQUIRE FOUNDATION DRAIN AT CRAWLSPACE (SIMILAR AT BASEMENT)

1 Typical Wall Sections
1" = 1'-0"



3 Typical Ridge Section
1" = 1'-0"



2 Typical Eaves Blocking Vents
1 1/2" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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Tract B
Valetskaya Addition # 1Subdivision
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Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

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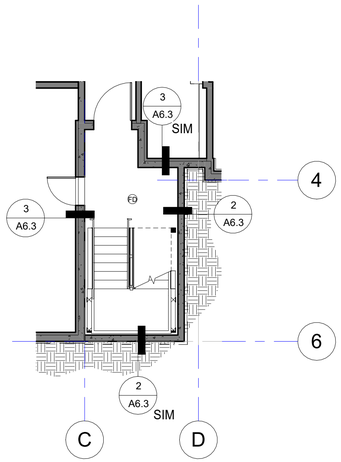
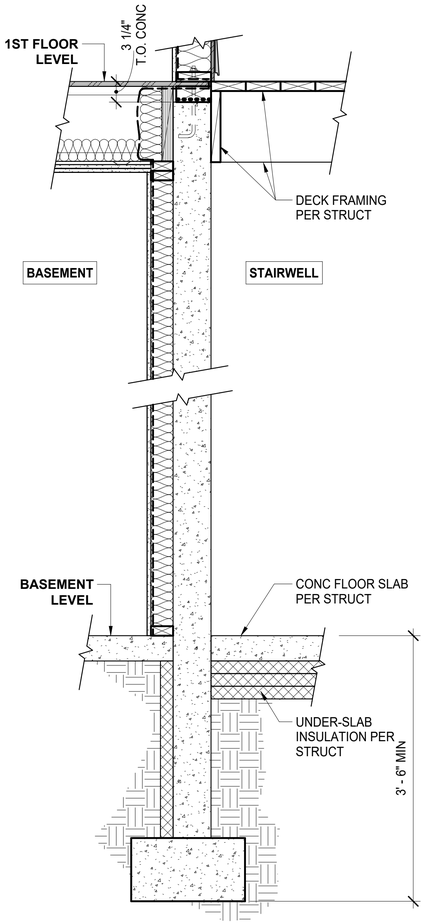
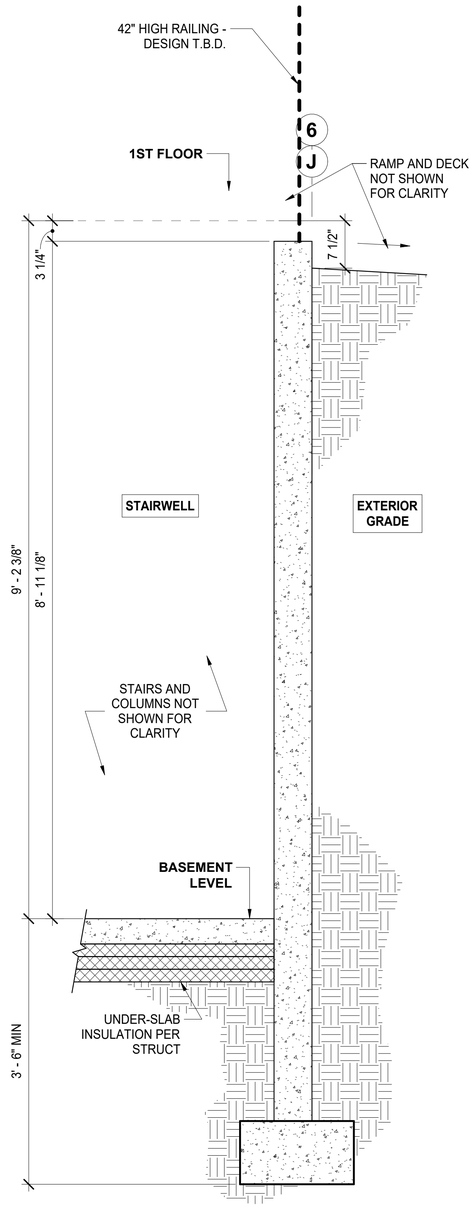
sheet name: Typical Wall Sections
sheet number: A6.2



1 Stairwell Key Plan
1/8" = 1'-0"



3 Wall Section at Stairwell Grid C
1" = 1'-0"



2 Wall Section at Stairwell Grids 6 and D
1" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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SITE KEY PLAN
BUILDING C

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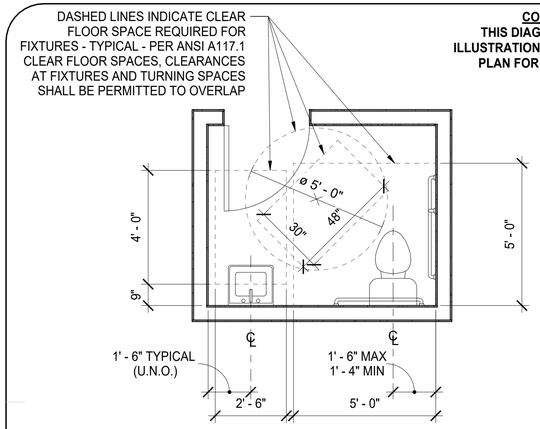
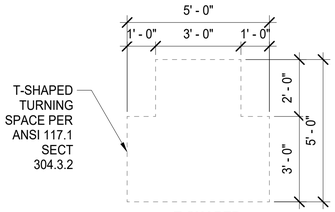
sheet name
Wall Sections at Basement Stairwell

sheet number
A6.3



CONTRACTOR NOTE:
THIS DIAGRAM IS FOR CLEARANCE ILLUSTRATION ONLY. SEE PROJECT FLOOR PLAN FOR ACTUAL TOILET LAYOUT.



PER ANSI 117.1 SECT 304.3.2 T-SHAPED WHEELCHAIR TURNING SPACES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECT ONLY AT THE END OF EITHER THE BASE OR ONE ARM

T-SHAPED TURNING SPACE (OPTIONAL)

GENERAL NOTES:
1. DIMENSIONS THIS PLAN ARE TO FACE OF FINISH.
2. SEE DETAILS ON THIS SHEET FOR NOTES AND MOUNTING DIMENSIONS FOR GRAB BARS - TYPICAL
3. SEE FLOOR PLAN FOR TOILET ROOM LAYOUT.

FIXTURE NOTES:
1. TOP OF WC SEAT TO BE 17" MIN. TO 19" MAX. A.F.F.
2. WATER CLOSETS SHALL BE MOUNTED 16' MIN. TO 18" MAX. FROM SIDE WALL PER ANSI 117.1 SECTION 604.2.

ANSI NOTES: TOILET ROOM FIXTURE LAYOUT PER ICC/ANSI A117.1-2003 - REFER TO CHAPTER 6 IN GENERAL. FOR WATER CLOSETS (604.2-604.4) & GRAB BARS (604.5 & 609).

TURNING SPACE NOTES:

PER ANSI 117.1 SECT. 304.3.1 IT IS PERMITTED FOR THE TURNING SPACE TO BE A 60-INCH MIN DIAMETER CIRCLE OR PER ANSI 117.1 SECT. 304.3.2 A T-SHAPED SPACE (SEE DIAGRAM THIS PAGE).

PER ANSI 1171. 304.4 UNLESS OTHERWISE NOTED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

CLEAR FLOOR SPACE NOTES:

PER ANSI 117.1 SECT. 305.3 THE CLEAR FLOOR SPACE SHALL BE 48 INCHES (MIN.) IN LENGTH AND 30 INCHES (MIN) IN WIDTH.

PER ANSI 117.1 SECT. 305.5 UNLESS NOTED, THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR EITHER A FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

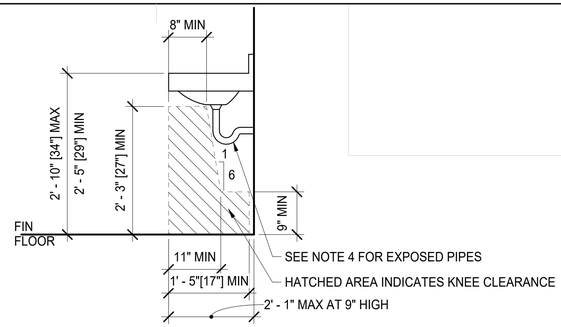
1 TYPICAL ACCESSIBLE TOILET ROOM PLAN CLEARANCES
3/8" = 1'-0"

NOTE: MOUNTING HEIGHTS SHOWN FOR REFERENCE ONLY - REFER TO FLOOR PLAN LAYOUT FOR ACTUAL TOILET ROOM PLAN LAYOUT & FIXTURE LOCATIONS

2 TYPICAL TOILET ROOM MOUNTING REQUIREMENTS
3/8" = 1'-0"

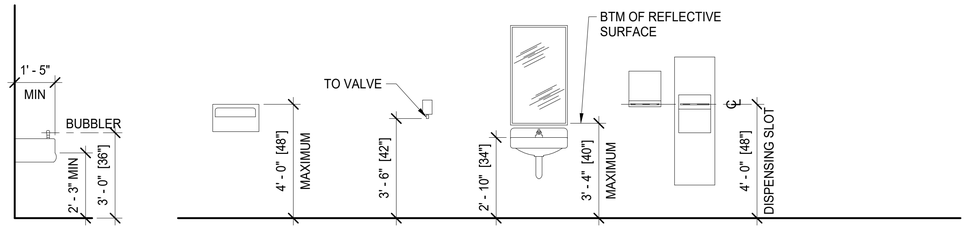
TYPICAL TOILET ROOM SINK GENERAL NOTES:

1. FRONT OF LAVATORY SHALL BE 34" MAX AFF, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
2. SEE ELEVATION SKETCH IF KNEE CLEARANCE IS REQUIRED UNDER ELEMENT.
3. SINK BOWL DEPTH SHALL BE 6 1/2" MAX DEPTH.
4. EXPOSED WATER SUPPLY & DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS OR LAVATORIES.

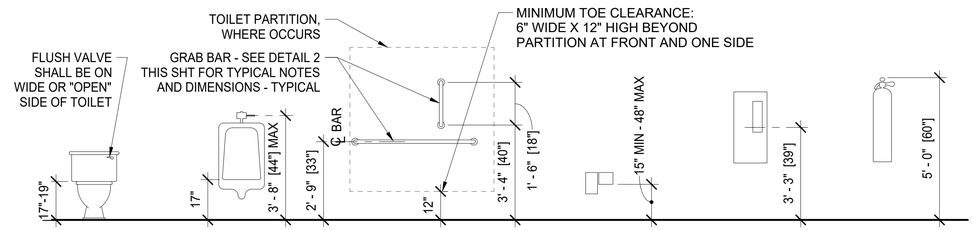


ELEVATION - TYPICAL KNEE CLEARANCE - IF PROVIDED

3 TYPICAL ADA LAVATORY REQUIREMENTS
3/8" = 1'-0"



SECTION AT TYPICAL ACCESSIBLE DRINKING FOUNTAIN: NON-RECESSED | TOILET SEAT COVER DISPENSER | SOAP DISPENSER | TYPICAL ACCESSIBLE LAVATORY: WALL-MOUNTED | PAPER TOWEL DISPENSER/ WASTE RECEPTACLE



TYPICAL ACCESSIBLE WATER CLOSET | TYPICAL ACCESSIBLE URINAL | TYPICAL ACCESSIBLE WATER CLOSET GRAB BARS | TOILET PAPER/ SANITARY NAPKIN DISPOSAL | FIRE EXTINGUISHER CABINET | FIRE EXTINGUISHER -WALL MOUNTED

NOTES :
1. ALL FIXTURES AND ACCESSORIES SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
2. SOAP DISPENSERS, PAPER TOWEL DISPENSERS & WASTE RECEPTACLES TO BE PROVIDED BY OWNER OR LESSORS.

NOTE: THESE MOUNTING HEIGHTS ARE SHOWN FOR REFERENCE - SOME FIXTURES MAY NOT BE PROVIDED - SEE PLAN TO DETERMINE WHAT IS TO BE PROVIDED

4 TYPICAL MOUNTING HEIGHTS
3/8" = 1'-0"

RESTROOM NOTES:

1. MOISTURE RESISTANT GYPSUM BOARD TO BE USED IN ALL RESTROOMS AND WET AREAS, TYPICAL.
2. ALL TOILET ROOM FIXTURES AND CONSTRUCTION MUST COMPLY WITH LOCAL AND STATE BUILDING CODES, LOCAL AND STATE LAWS, AND THE CURRENT ANSI ACCESSIBILITY GUIDE LINES.
3. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N). FAUCETS SHALL COMPLY WITH 4.27.4. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS, IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
4. FLUSH CONTROLS TO BE MOUNTED ON WIDE SIDE OF TOILET AREA. (LONG LEAD ITEM WHEN ON RIGHT HAND SIDE)
5. PROVIDE BLOCKING IN WALLS FOR ALL WALL-HUNG ACCESSORIES, INCLUDING, BUT NOT LIMITED TO DOOR STOPS, WHERE DOOR HANDLE CONTACTS WALL.
6. ACCESSIBILITY IDENTIFICATION SIGNS TO BE LOCATED ON WALL NEXT TO DOOR. DO NOT DISPLAY ON DOOR.
7. SUPPLY ADA APPROVED TOILET ACCESSORIES AND GRAB BARS INCLUDING ALL SET SCREWS AND ANCHORS REQUIRED FOR COMPLETE INSTALLATION. INSTALL TOILET ACCESSORY UNITS ACCORDING TO MANUFACTURER'S INSTRUCTIONS, USING FASTENERS AND IN WALL BLOCKING AS RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS PLUMB AND LEVEL, FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED, IN A TAMPERPROOF MANNER WITH SPECIAL HANGERS, TOGGLE BOLTS, OR SCREWS.
8. INSTALLATION MUST SUPPORT 300 LBS. DOWNWARD PULL.

MEASUREMENT TOLERANCES

AMC 23.15.1102 DEFINITIONS.

REVISE SECTION 1102.1 BY ADDING THE FOLLOWING DEFINITION:

CONVENTIONAL INDUSTRY TOLERANCES. IN REFERENCE TO ICC A117.1-2009, SECTION 104.2 DIMENSIONS, CONVENTION INDUSTRY TOLERANCES SHALL BE 1 PERCENT OR ONE-HALF INCH, WHICH EVER RESULTS IN THE LESSER TOLERANCE.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry
5317 - A
3/27/2025
1:18:37 PM
REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

Plotted on: 3/27/2025 1:18:37 PM

sheet name: **Toilet Room Mounting Heights**
sheet number: **A6.4**

Door Schedule

Mark	Room From	Room To	Operation / Type	Size Width	Size Height	Material Door	Material Frame	Glazing	Fire Rating	Sill Height	Comments	Mark
Basement												
B01		B-01	SH	4' - 0"	6' - 8"	HC-WD	MTL	-	-	0"		B01
B02	B-01	B-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		B02
B03		B-03	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		B03
B04	B-01	B-04	SH	4' - 0"	6' - 8"	HC-WD	MTL	-	-	0"		B04
B05	B-01	B-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		B05
B06	B-04	B-06	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		B06
B07	B-08	B-07	OP	3' - 0"	6' - 8"	-	WD	-	-	0"		B07
B08	B-08		SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		B08
1st Floor												
10A		C10-01	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		10A
101A		C101-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		101A
101B	C101-01	C101-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		101B
101C		C101-07	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		101C
101D		C101-02	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		101D
101E	C101-07	C101-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		101E
101F		C101-07	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		101F
101G		C101-04	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		101G
101H	C101-05		DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		101H
101J	C101-07	C101-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		101J
101K	C101-07	C101-06	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		101K
101L		C101-06	DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		101L
102A		C102-08	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		102A
102B	C102-01	C102-08	SH	2' - 6"	6' - 8"	HC-WD	WD	-	-	0"		102B
102C		C102-02	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		102C
102D	C102-08	C102-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		102D
102E		C102-03	SH	2' - 4"	6' - 8"	HC-WD	WD	-		0"		102E
102F	C102-08	C102-03	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		102F
102G	C102-06	C102-04	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		102G
102H		C102-04	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		102H
102J		C102-05	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		102J
102K	C102-06	C102-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		102K
102L		C102-06	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		102L
102M		C102-08	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		102M
102N		C102-08	OP	5' - 0"	6' - 8"	-	WD	-	-	0"		102N
102P		C102-08	DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		102P
103A		C103-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		103A
103B		C103-01	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		103B
103C	C103-07	C103-01	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		103C
103D	C103-07	C103-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		103D
103E		C103-02	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		103E
103F		C103-03	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		103F
103G		C103-04	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		103G
103H	C103-07	C103-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		103H
103J	C103-05	C103-05	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		103J
103K	C103-06	C103-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		103K
103L		C103-07	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		103L
303M	C102-08	C102-09	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		303M
2nd Floor												
20A		C20-01	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		20A
201A		C201-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		201A
201B	C201-01	C201-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		201B

Door Schedule

Mark	Room From	Room To	Operation / Type	Size Width	Size Height	Material Door	Material Frame	Glazing	Fire Rating	Sill Height	Comments	Mark
201C		C201-07	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		201C
201D		C201-02	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		201D
201E	C201-07	C201-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		201E
201F		C201-07	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		201F
201G		C201-04	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		201G
201H	C201-05		DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		201H
201J	C201-07	C201-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		201J
201K	C201-07	C201-06	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		201K
201L		C201-06	DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		201L
202A		C202-08	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		202A
202B	C202-01	C202-08	SH	2' - 6"	6' - 8"	HC-WD	WD	-	-	0"		202B
202C		C202-02	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		202C
202D	C202-08	C202-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		202D
202E		C202-03	SH	2' - 4"	6' - 8"	HC-WD	WD	-		0"		202E
202F	C202-08	C202-03	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		202F
202G	C202-06	C202-04	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		202G
202H		C202-04	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		202H
202J		C202-05	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		202J
202K	C202-06	C202-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		202K
202L		C202-06	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		202L
202M		C202-08	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		202M
202N		C202-08	OP	5' - 0"	6' - 8"	-	WD	-	-	0"		202N
202P		C202-08	DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		202P
203A		C203-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		203A
203B		C203-01	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		203B
203C	C203-07	C203-01	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		203C
203D	C203-07	C203-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		203D
203E		C203-02	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		203E
203F		C203-03	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		203F
203G		C203-04	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		203G
203H	C203-07	C203-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		203H
203J	C203-05		SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		203J
203K	C203-06	C203-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		203K
203L		C203-07	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		203L
3rd Floor												
30A		C30-01	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		30A
301A		C301-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		301A
301B	C301-01	C301-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		301B
301C		C301-07	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		301C
301D		C301-02	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		301D
301E	C301-07	C301-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		301E
301F		C301-07	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		301F
301G		C301-04	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		301G
301H	C301-05		DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		301H
301J	C301-07	C301-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		301J
301K	C301-07	C301-06	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		301K
301L		C301-06	DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		301L
302A		C302-08	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		302A
302B	C302-01	C302-08	SH	2' - 6"	6' - 8"	HC-WD	WD	-	-	0"		302B
302C		C302-02	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		302C
302D	C302-08	C302-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		302D
302E	C302-08	C302-03	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		302E
302F		C302-03	SH	2' - 4"	6' - 8"	HC-WD	WD	-		0"		302F
302G	C302-06	C302-04	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		302G
302H		C302-04	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		302H
302J		C302-05	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		302J
302K	C302-06	C302-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		302K
302L		C302-06	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		302L
302M		C302-08	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		302M
302N		C302-08	OP	5' - 0"	6' - 8"	-	WD	-	-	0"		302N
302P		C302-08	DS	4' - 0"	6' - 8"	SC-WD	WD	-	-	0"		302P
303A		C303-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	20 Minute	0"		303A
303B		C303-01	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		303B
303C	C303-07	C303-01	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		303C
303D	C303-07	C303-02	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		303D
303E		C303-02	DS	5' - 0"	6' - 8"	SC-WD	WD	-	-	0"		303E
303F		C303-03	P	6' - 0"	6' - 8"	ALUM	ALUM	Full	-	0"		303F
303G		C303-04	SH	2' - 0"	6' - 8"	HC-WD	WD	-		0"		303G
303H	C303-05		SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		303H
303J	C303-07	C303-05	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		303J
303K	C303-06	C303-07	SH	3' - 0"	6' - 8"	SC-WD	WD	-	-	0"		303K
303L		C303-07	SH	2' - 6"	6' - 8"	HC-WD	WD	-		0"		303L

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
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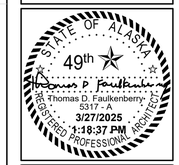


FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

SITE KEY PLAN
BUILDING C

Permit #:

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

Plotted on: 3/27/2025 1:18:37 PM

sheet name
Door Schedule

sheet number
A7.1

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

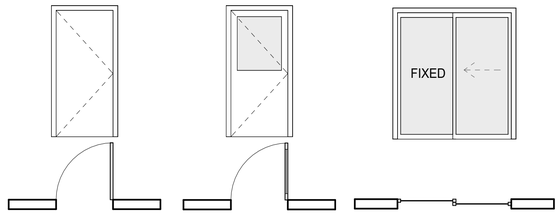
*ON GLAZING ELEVATIONS **'T'** INDICATES TEMPERED GLAZING REQUIRED*

***SAFETY/TEMPERED GLAZING NOTES*:**

1. IT IS ASSUMED THAT THE TERM 'SAFETY GLAZING' IN THESE NOTES REFERS TO TEMPERED GLASS.
2. PER IBC 2406.3 PROVIDE PERMANENT IDENTIFICATION, LABELING ALL SAFETY GLAZING.
3. PER IBC 2406.4 PROVIDE SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
   - A. PER IBC 2406.4.1 GLAZING IN ALL FIXED OR OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS. ***EXCEPTIONS:***
     1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS.
     2. DECORATIVE GLAZING
     3. GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS.
     4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS.
   - B. PER IBC 2406.4.2 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE WALKING SURFACE.
   - C. PER IBC 2406.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ***ALL*** OF THE FOLLOWING CONDITIONS SHALL BE A HAZARDOUS LOCATION:
     1. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9-SQUARE FEET
     2. THE BOTTOM EDGE OF GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
     3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36-INCHES ABOVE THE FLOOR.
     4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
   - D. PER IBC 2406.4.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS, SHALL BE CONSIDERED A HAZARDOUS LOCATION.
   - E. PER IBC 2406.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES SHALL BE CONSIDERED A HAZARDOUS LOCATION.
     1. ***EXCEPTION:*** GLAZING THAT IS MORE THAN 60-INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA , WHIRLPOOL OR SWIMMING POOL.
   - F. PER IBC 2406.4.6 GLAZING WHERE THE BOTTOM OF EXPOSED EDGE OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OR STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. ***EXCEPTIONS:***
     1. THE SIDE OF A STAIRWAY, LANDING OR RAMP THAT HAS A GUARD AND THE PLANE OF THE GLASS IS GREATER THAN 18-INCHES.
     2. GLAZING 36-INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
   - G. PER IBC 2406.4.7 GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60-INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180-DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.
     1. ***EXCEPTION:*** GLAZING THAT IS PROTECTED BY A GUARD AND THE PLANE OF THE GLASS IS GREATER THAN 18-INCHES FROM THE GUARD.

Glazing Notes
12" = 1'-0"

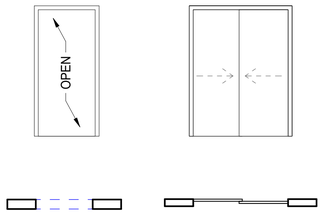
SEE PLANS AND ELEVATIONS FOR LEFT / RIGHT ASPECT



TYPE SH
- SINGLE
- HINGED

TYPE SH2L
- SINGLE
- HINGED
- HALF LITE

TYPE P
- "PATIO" DOOR
- 1 SLIDING PANEL
- 1 FIXED PANEL
- FULL-GLAZED



TYPE OP
- CASED OPENING
- NO DOOR

TYPE DS
- DOUBLE
- BY-PASS SLIDER

Door Types
1/4" = 1'-0"

HARDWARE NOTES:

1. ALL LOCKSETS SHALL HAVE LIPS OF SUFFICIENT LENGTH TO CLEAR TRIM AND PROTECT CLOTHING.
2. GENERAL CONTRACTOR TO COORDINATE HARDWARE PURCHASE, SPECIFICATION, AND INSTALLATION WITH BUILDING MANAGEMENT AND/OR OWNER.
3. KEYING OF CYLINDER LOCKS SHALL BE COORDINATED WITH THE OWNER. UNDER OWNER'S DIRECTION, KEY TO NEW OR EXISTING SYSTEM TO BE APPROVED BY OWNER'S REPRESENTATIVE IN WRITING. FURNISH CONSTRUCTION KEY SYSTEM WITH KEYS WHICH CAN BE RENDERED INOPERATIVE BY THE TURN OF THE CHANGE KEY. STAMP ALL KEYS "DO NOT DUPLICATE".
4. FURNISH THREE HINGES PER LEAF MIN, U.N.O. FURNISH HINGES WITH STAINLESS STEEL PINS AND CONCEALED BEARINGS.
5. FURNISH SILENCERS FOR ALL INTERIOR FRAMES: 3 FOR SINGLE DOORS, 4 FOR PAIR OF DOORS. OMIT WHERE SOUND OR LIGHT SEAL OCCURS.
6. INSTALL EACH HARDWARE ITEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. DO NOT INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION. ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.
7. ALL ELECTRONIC HARDWARE SHALL BE FAILSAFE AND TIED INTO THE LIFE-SAFETY SYSTEM.
8. ALL EXIT DOORS SCHEDULED WITH ELECTRONIC HARDWARE SHALL UNLOCK UPON THE ACTUATION OF A LIFE-SAFETY DEVICE. ALL DOORS REQUIRED AS EXITS WITH ELECTRONIC HARDWARE UNLOCK UPON THE LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM. ALL DOORS REQUIRED AS EXITS WITH ELECTRONIC HARDWARE SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE FIRE COMMAND CENTER IN HIGHRISE BUILDINGS WHERE APPLICABLE.
9. EMERGENCY LIGHTING AND AUDIBLE ALARM SHALL BE PROVIDED AT ALL DOORS REQUIRED AS EXITS WITH DELAYED EGRESS ELECTRIC HARDWARE. ALARM SHALL NOTIFY TENANT FLOOR AND CUSTOMER'S BURGLAR ALARM SYSTEM.
10. ALL DOORS WITH LOCK SETS AND LATCH SETS SHALL HAVE A LEVER HANDLE.
11. HAND-ACTIVATED DOOR OPENING HARDWARE MUST BE MOUNTED BETWEEN 34 AND 48 INCHES ABOVE FINISH FLOOR.
12. DOOR HARDWARE SHALL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (LEVER OR PUSH TYPE IS ACCEPTABLE PER LOCAL JURISDICTION CODE-DEFINED CRITERIA)
13. CARD READER DEVICES TO BE PROVIDED AS REFERENCED IN DOOR SCHEDULE. ALL DEVICES AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

GENERAL DOOR NOTES:

1. SEE CODE STUDY FOR ADDITIONAL DOOR HARDWARE NOTES AND REQUIREMENTS. IF THERE IS A DISCREPANCY BETWEEN THE CODE STUDY AND THE DOOR SCHEDULE NOTIFY ARCHITECT.
2. ALL DOORS SHALL BE ARRANGED TO BE OPENED FROM THE EGRESS SIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. ALL DOORS SHALL HAVE LEVER-OPERATED MECHANISMS UNLESS ENTRY DOOR WHICH RECEIVES EXTERIOR PULL AND INTERIOR PUSH BAR.
4. PROVIDE MIN 3 HINGES PER DOOR.
5. ALL DOORS TO BE PLACED 4 INCHES FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
6. ALL DOOR HARDWARE SHALL MEET ADA REQUIREMENTS.
7. ALL DOOR GLAZING TO BE TEMPERED.
8. ALL EXTERIOR DOORS TO BE INSULATED AND HAVE WEATHERSTRIPPING, THERMAL BREAK THRESHOLD AND SWEEP.
9. SEE PLAN FOR DOOR OPERATION (SWING/SLIDE) DIRECTION (LEFT / RIGHT)
10. EXTERIOR LANDING MAY SLOPE UP TO 1/4" PER FOOT (MAX) IN ANY DIRECTION FOR SURFACE DRAINAGE.
11. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. BEVEL (1:2 MAX. SLOPE) WHERE THE THRESHOLD EXCEEDS 1/4" IN HEIGHT.
12. DOORS OPENING INTO REQUIRED EXIT CORRIDORS MAY NOT RESTRICT THE REQUIRED WIDTH WHEN OPENED IN ANY POSITION.
13. ALL DOORS REQUIRED AS EXITS SHALL SWING IN THE DIRECTION OF TRAVEL.
14. FIRE RATED DOOR SHALL HAVE RATING LABEL VISIBLE
15. TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE, BY 1/4" INCH MAXIMUM, U.N.O. VERIFY SLAB CONDITIONS AND TRIM EACH DOOR TO FIT CONDITIONS. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.

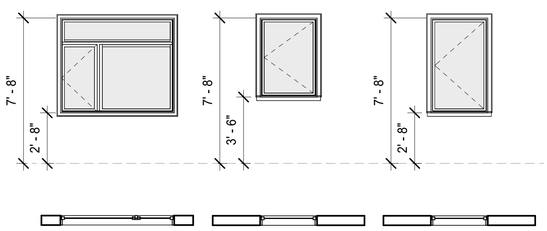
STOREFRONT DOOR NOTES:

1. ALL HINGED ALUMINUM STOREFRONT DOORS SHALL HAVE CONTINUOUS HINGES.
2. STOREFRONT SUPPLIER SHOULD PROVIDE ALL DOOR HARDWARE INCLUDING CLOSERS, CYLINDERS, PUSH / PULLS AND ECONOMY EXIT DEVICES.
3. STOREFRONT TO MEET MOA MINIMUM REQUIREMENTS. ENGINEERING TO MEET MOA DEFERRED SUBMITTAL TO BE PROVIDED BY STOREFRONT CONTRACTOR IF REQUIRED.

Window Schedule

Type Mark	Window Style	Width	Height	Head Height	Sill Height	Count
A	Casement / Fixed with Transom	6' - 0"	5' - 0"	7' - 8"	2' - 8"	30
C1	Casement	3' - 0"	4' - 2"	7' - 8"	3' - 6"	6
C2	Casement	3' - 0"	5' - 0"	7' - 8"	2' - 8"	3
Grand total: 39						

SEE PLANS AND ELEVATIONS FOR LEFT / RIGHT ASPECT



TYPE A
- CASEMENT / FIXED
- TRANSOM ABOVE

TYPE C1
- CASEMENT

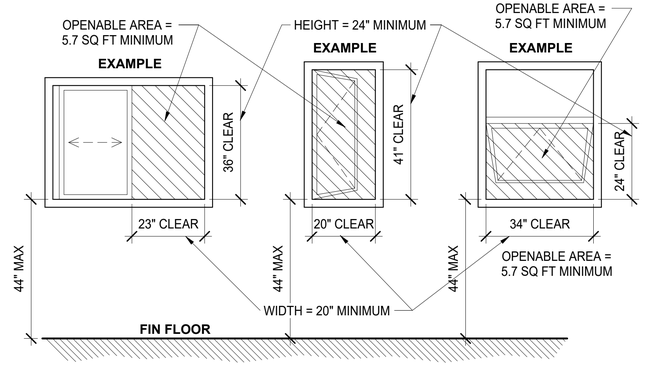
TYPE C2
- CASEMENT

Window Types
1/4" = 1'-0"

EGRESS WINDOWS MUST MEET **ALL** OF THE FOLLOWING REQUIREMENTS:

1. OPENABLE AREA FOR WINDOWS AT GRADE FLOOR = 5.0 SQ FT MINIMUM
2. OPENABLE AREA FOR WINDOWS ABOVE GRADE FLOOR = 5.7 SQ FT MINIMUM
3. OPENING HEIGHT = MINIMUM 24" CLEAR
4. OPENING WIDTH = MINIMUM 20" CLEAR
5. BOTTOM OF OPENING HEIGHT = 44" MAXIMUM
6. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

WARNING: USING BOTH THE 20" MINIMUM WIDTH AND THE 24" MINIMUM HEIGHT ONLY GIVES 3.33 SQ FT OF CLEAR OPENING. THIS DOES NOT MEET THE MINIMUM OPENING REQUIREMENTS.



1 Egress Window Requirements
1/2" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #: **2024_60C**
Project Start Date: **11-06-2024**
Release Date: **03-27-2025**
Released for: **Issued for Bid/ Permit/ Construction**

STATE OF ALASKA 49th
Thomas D. Faulkenberry
5317 - A
REGISTERED PROFESSIONAL ARCHITECT
3/27/2025
1:18:39 PM

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #728090
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:

Plotted on: 3/27/2025 1:18:39 PM

CIHA - Baxter Residential Development
Phase 1 - Multi-Family - 9 Plex
BUILDING C
Tract B
Valetskaya Addition # 1Subdivision
4220 Baxter Road
Anchorage, AK 99504

SITE KEY PLAN
BUILDING C

sheet name: **Window Schedule**
sheet number: **A7.2**