

Tlingit-Haida Regional Housing Authority

Yakutat Duplex

Yakutat, AK

PARTICIPANTS

CLIENT:
TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY
5446 JENKINS DRIVE
JUNEAU, AK 99801
907.780.6868

ELECTRICAL ENGINEER:
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6927 OLD SEWARD HWY., SUITE 200
ANCHORAGE, AK 99518
907.349.9712

ARCHITECT / CIVIL ENGINEER:
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
907.225.7917

MECHANICAL ENGINEER:
SAM THORNTON MECHANICAL ENGINEERING
PO BOX 7162
KETCHIKAN, AK 99901
907.220.7849

CODE REVIEW

PROJECT LOCATION:
xxxx, Yakutat, AK

IRC 2021 REVIEW

I. TYPE OF CONSTRUCTION (Chapter 6)

V-B
SPRINKLED - No

II. USE & OCCUPANCY CLASSIFICATION (Chapter 3)

R-3 Residential

III. OCCUPANCY SEPARATIONS (Table 508.4)

2-hour separation between Units (Zero Lot Line)

IV. BUILDING AREA (Table 503)

ALLOWED: UL SF/STORY, 3 STORIES
PROPOSED: 2417 SF, 1 STORY

V. BUILDING HEIGHT (Table 503)

ALLOWED: 40'
PROPOSED: 16' - 5"

VI. OCCUPANT LOAD (Table 1004.1.2)

RESIDENTIAL 2417 GROSS SF / 200 12

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REVISIONS:

THRHA - Yakutat Duplex

STATUS:

PERMIT
DOCUMENTS

DRAWN BY: NMG
CHECKED BY: NMG
DATE: 1.24.23
PROJECT #: 222321

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1.19.23

SHEET DESCRIPTION:

Cover Sheet

G100

SHEET:

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ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
AUTO	AUTOMATIC
BD	BOARD
BKG	BACKING
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTW	BETWEEN
BURS	BUILT UP ROOFING SYSTEM
CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CG	CORNER GUARD
CEM	CEMENT
CER	CERAMIC
CER TILE	CERAMIC TILE
CL	CENTERLINE
CLG	CEILING
CLJ	CONTROL JOINT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CRPT	CARPET
CSWK	CASEWORK
CT	CARPET TILE
CUST	CUSTOM
CW	COLD WATER
DBL	DOUBLE
DEMO	DEMOLISH
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIM PT	DIMENSION POINT
DISP	DISPENSER
DIST	DISTANCE
DLV	DOOR LOUVER
DMPF	DAMP PROOFING
DN	DOWN
DR	DRAIN
DS	DOWNSPOUT
DT	DRAIN TILE
DWG	DRAWING
DWGS	DRAWINGS
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
ECAB	ELECTRICAL CABINET
EG	EDGE GUARD
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EO	ELECTRICAL OUTLET
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EXP	EXPANSION
EXPO	EXPOSED
EXIST	EXISTING
EXT	EXTERIOR

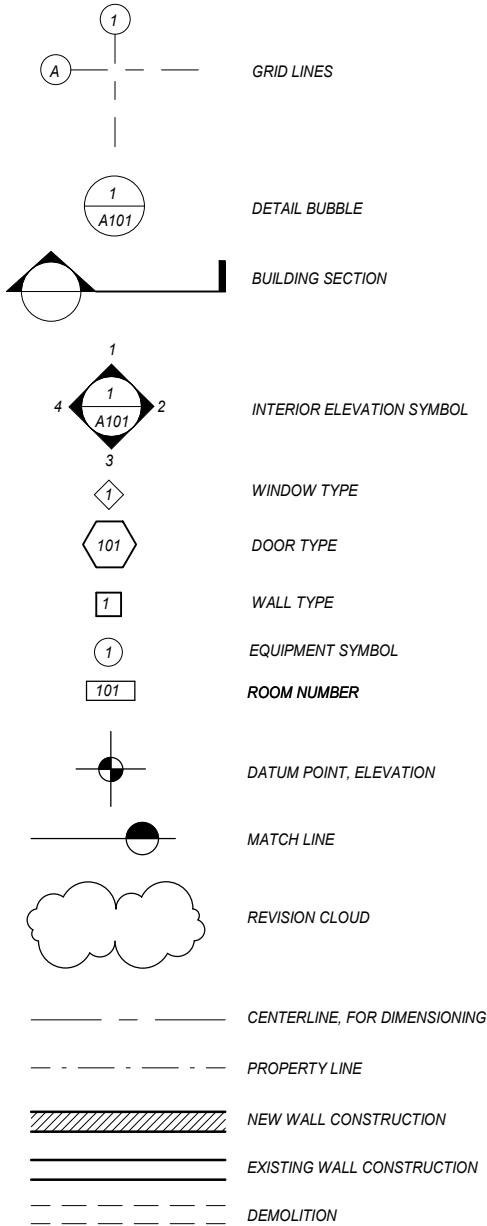
F/F	FACE TO FACE
F.F	FINISH FLOOR
FA	FIRE ALARM
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FND	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FHY	FIRE HYDRANT
FIN	FINISH
FIN GR	FINISH GRADE
FL	FLOOR(ING)
FLASH	FLASHING
FLEX	FLEXIBLE
FLR SK	FLOOR SINK
FLUOR	FLUORESCENT
FNR	FEMININE NAPKIN RECEPTACLE
FNTD	FEMININE NAPKIN-TAMPON DISPENSER
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONARY
FOS	FACE OF STUD
FRPF	FIREPROOFING
FRZ	FREEZER
FSB	FOLDING SHOWER BENCH
FSTNR	FASTENER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FUS	FOLDING UTILITY SEAT
FUT	FUTURE
FXTR	FIXTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GL BLK	GLASS BLOCK
GLULAM	GLUE LAMINATED
GLZ	GLAZING
GND	GROUND
GR	GRADE, GRADING
GRV	GRAVEL
GYP BD	GYPSUM BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAPPED
HD	HEAD
HDBD	HARDBOARD
HDWE	HARDWARE
HM	HOLLOW METAL
HNDRL	HANDRAIL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING, & COOLING
HW	HOT WATER
ID	INSIDE DIAMETER
INCAND	INCANDESCENT
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR

JAN	JANITOR
JB	JUNCTION BOX
JT	JOINT
KIT	KITCHEN
KPL	KICK PLATE
KS	KNEE SPACE
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LG	LENGTH
LH	LEFT HAND
LIN	LINEAR
LKR	LOCKER
LT	LIGHT
LT WT	LIGHT WEIGHT
LTG	LIGHTING

MACH	MACHINE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MOD	MODULAR
MTD	MOUNTED
MTG	MOUNTING
MULL	MULLION
(N)	NEW
N	NORTH
NA	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED-OWNER INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OVHD	OVERHEAD
PBD	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PH	PANIC HARDWARE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAT	PLATFORM
PLBG	PLUMBING
PLF	POUNDS PER LINEAL FOOT
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER W/ RECEPTACLE
PTR	PAPER TOWEL RECEPTACLE
PVMT	PAVEMENT
PWR	POWER
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SA	SUPPLY AIR
SASU	SELF-ADHERING SHEET UNDERLAYMENT
SB	SPLASH BLOCK
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULED
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER
SECT	SECTION
SEP	SEPARATION
SF	SQUARE FOOT

SHR	SHOWER
SHT	SHEET(ING)
SHV	SHELVES, SHELVING
SIM	SIMILAR
SK	SINK
SP	SPACE, SPACING
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SQ IN	SQUARE INCH
SST	STAINLESS STEEL
ST	STREET
STAG	STAGGERED
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP CLG	SUSPENDED CEILING
SERV	SERVICE
SYM	SYMBOL
T	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TB	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPORARY
THERM	THERMAL
THK	THICK, THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TOL	TOLERANCE
TYP	TYPICAL
UC	UNDER COUNTER
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY
VAC	VACUUM
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VF	VERIFY IN FIELD
VNR	veneer
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
W/W	WALL TO WALL
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WHCH	WHEEL CHAIR
WO	WHERE OCCURS
WR	WATER RESISTANT
WSCT	WAINSCOTING
WT	WEIGHT
WTRPRF	WATERPROOFING
WWF	WELDED WIRE FABRIC
XFMR	TRANSFORMER

DRAWING SYMBOLS



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SHEET DESCRIPTION:

Abbreviations & Symbols

G101

SHEET:

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GENERAL NOTES

COMPLY WITH ALL PROVISIONS OF THE INTERNATIONAL CODES AS ADOPTED BY THE STATE OF ALASKA.

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, INCLUDING THE LATEST ADOPTED EDITIONS OF THE IBC, IFC, IMC, IPC, IRC, UFC, UMC, UPC, NEC, AND ADA ACCESSIBILITY GUIDELINES.
2. THE ARCHITECTURAL DRAWINGS ARE A PART OF LARGER SET OF DRAWINGS WHICH, WHEN COMPLETE, CONSISTS OF ALL DRAWINGS LISTED BY THE INDEX OF DRAWINGS. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO THE DRAWINGS OF ANOTHER DISCIPLINE. PARTIAL SETS OF DRAWINGS ARE INCOMPLETE AND SHOULD NOT BE DISTRIBUTED OR UTILIZED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUBCONTRACTORS, TRADES, AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS., WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BUILDING DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK. ANY VARIATION FROM THE CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE OWNER OR ARCHITECT FOR RESOLUTION PRIOR TO CONSTRUCTION.
4. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO CENTERLINE OF COLUMNS OR TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF FINISH MATERIALS.
6. REFER TO THE STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AD PLUMBING DRAWINGS FOR THE DETAILED DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AND PLUMBING SYSTEMS, OF WHICH PORTIONS MAY BE SHOWN ON THE ARCHITECTURAL DRAWINGS.
7. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE FLOOR SLAB OR WOOD SUB-FLOOR, UNLESS OTHERWISE NOTED.
8. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS OTHERWISE NOTED.
9. PROVIDE FIRE BLOCKING, DRAFT STOPS, AND FIRE STOPS PER IBC SECTION 717.
10. PROVIDE AN 2A 10BC FIRE EXTINGUISHER PER PLANS.
11. WINDOWS IN OCCUPIED, HEATED AREAS OF BUILDING TO BE DOUBLE PANE, INSULATED GLAZING.
12. SAFETY GLAZING: WIRED, TEMPERED, AND LAMINATED SAFETY GLASS MUST MEET UBC STANDARDS. GLAZING IN OR ADJACENT TO DOORS (12") AND GLAZING LESS THAN 18" ABOVE FLOOR, AND OTHER HAZARDOUS LOCATIONS PER UBC SEC. 2406.
13. MINIMUM INSULATION REQUIREMENTS IN OCCUPIED, HEATED AREAS OF BUILDING, UON:

ROOF/CEILING

EXT. WALLS

FLOORS & SOFFITS

HOT WATER PIPES

R49

R21

R30

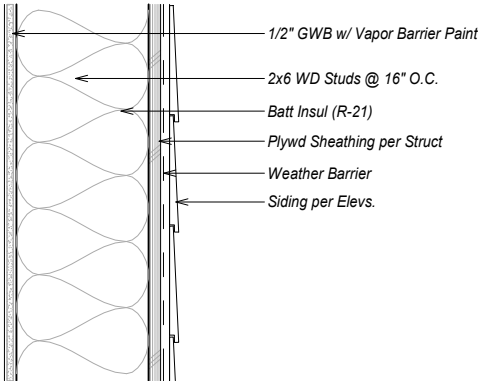
1/2"

ALLOW 2' MIN. AIR SPACE OVER INSULATION WHEN BATTS ARE USED BETWEEN RAFTERS & TRUSSES. SEAL ALL TEARS AND JOINTS WITH TAPE. ALL ROOF INSULATION APPLIED DIRECTLY TO EXTERIOR FRAMING MEMBERS SHALL BE PROVIDED WITH VAPOR BARRIER ON HEATED SIDE. ALL OPENINGS (DOORS, WINDOWS, ETC.) SHALL BE CAULKED, SEALED, OR WEATHERSTRIPPED.

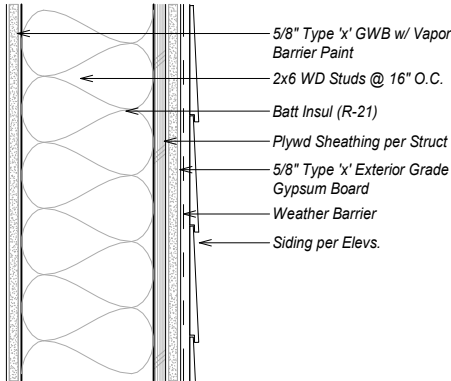
SCOPE OF WORK

THE CONSTRUCTION OF A 2417 SF DUPLEX AS A ZERO LOT LINE, 2 BUILDING STRUCTURE SEPARATED BY A FIREWALL.

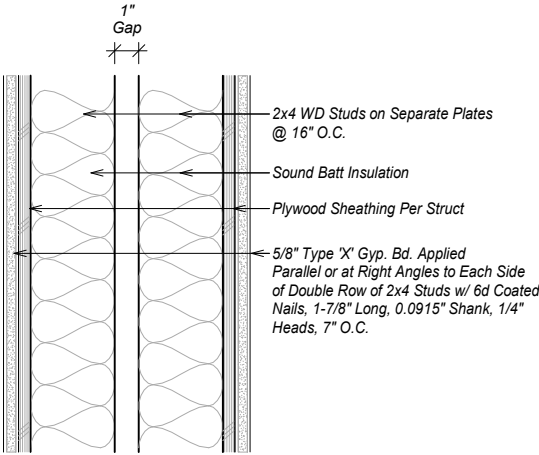
WALL TYPES



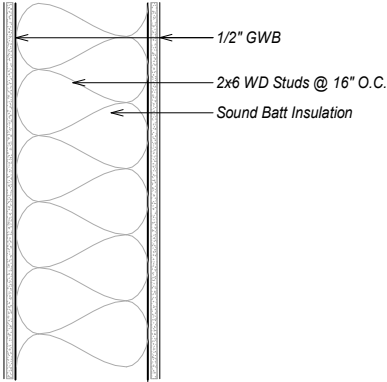
1 Typ. Exterior Wall



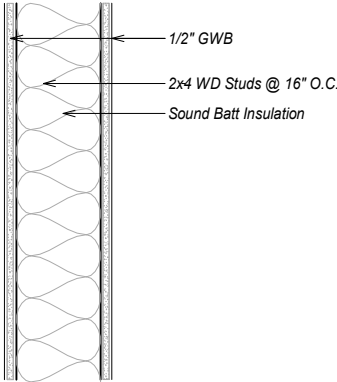
1A Typ. Exterior Rated Wall (1-HR)



2 2- HR Fire Wall
2-hr Rated, STC 55+
Ga File No. WP 3820



3 Typ. Interior Sound Wall (2x6)



4 Typ. Interior Sound Wall (2x4)

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SHEET DESCRIPTION:

Notes & Wall Types

A001

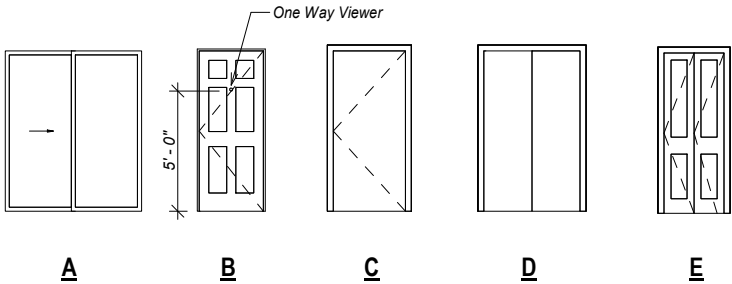
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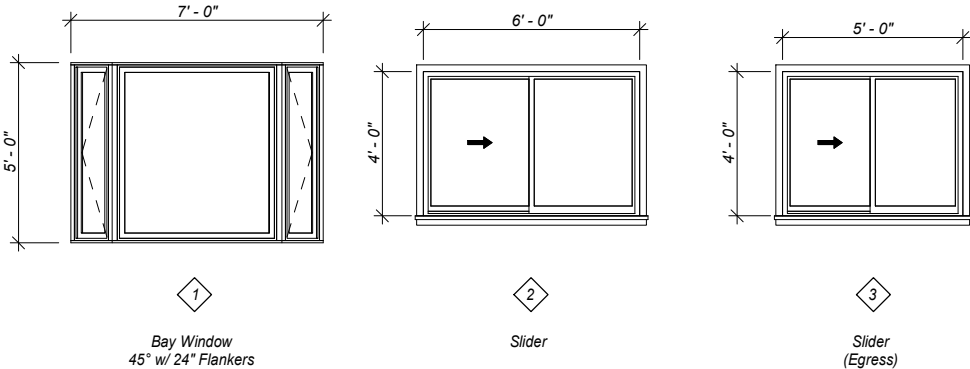
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Door Schedule										
Type Mark	Width	Height	Door Type	Operation	Thickness	Door Material	Frame Material	Fire Rating	Hardware	Description
1	2' - 8"	6' - 8"	B	Swing	1 3/4"	Steel	Steel			6-Panel Insulated Exterior Door w/ Prefinished White Exterior Pace
2	5' - 8"	6' - 8"	A	Slider	1 3/4"	Steel	Steel			Insulated Exterior Sliding Patio Door
4	2' - 10"	6' - 8"	C	Swing	1 3/8"	WD/SC	Wood			
5	2' - 6"	6' - 8"	C	Swing	1 3/8"	WD/SC	Wood			
6	5' - 0"	6' - 8"	D	Bi-Pass	1 3/8"	WD/SC	Wood			Bi-Pass Closet Door
7	2' - 6"	6' - 8"	E	Bi-Fold	1 1/2"	WD/SC	Wood			Bi-Fold Door

DOOR TYPES



WINDOW TYPES



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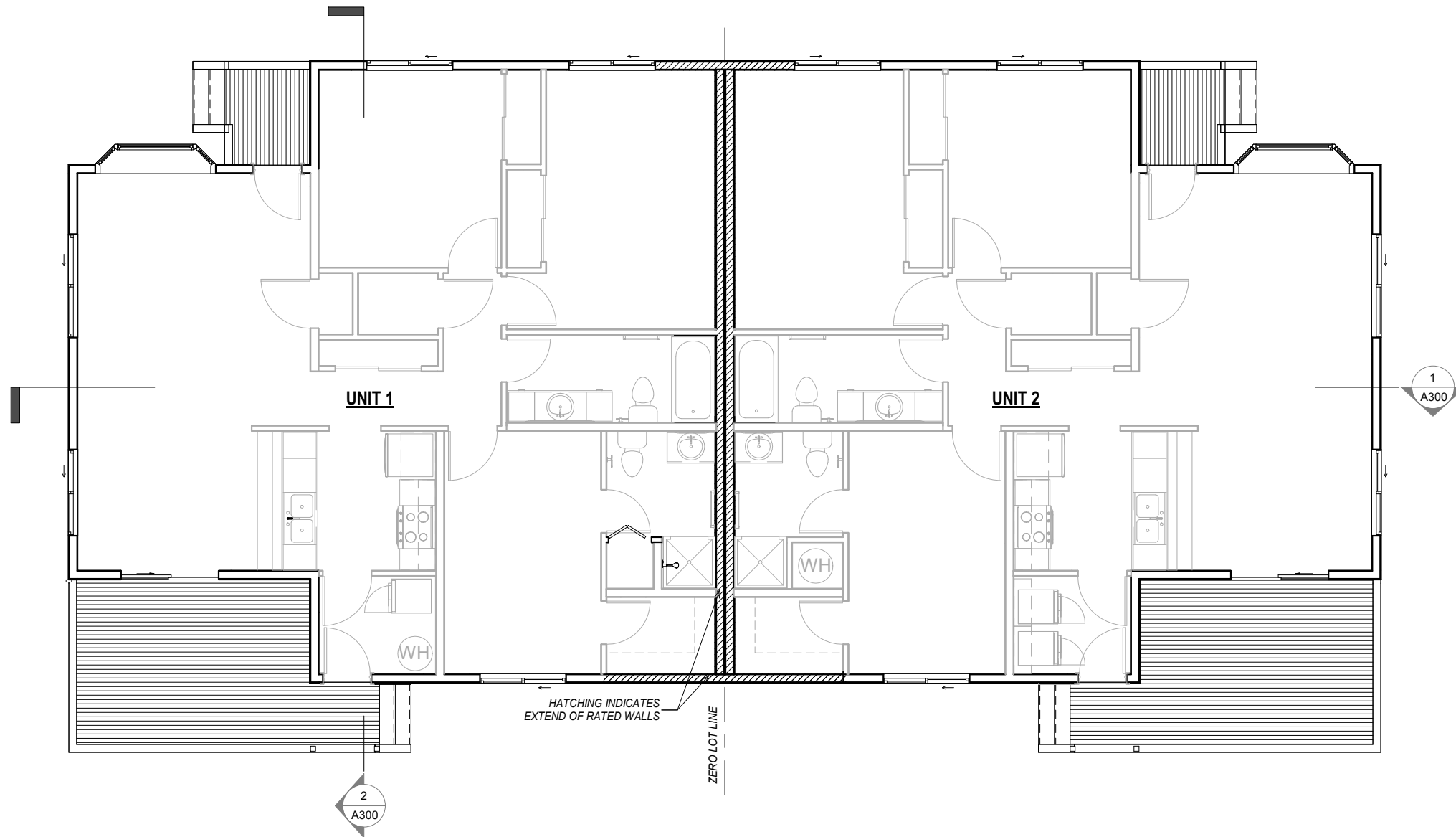
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SHEET DESCRIPTION:
Schedules

A002

SHEET:
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1 Floor Plan
1/8" = 1'-0"

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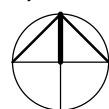
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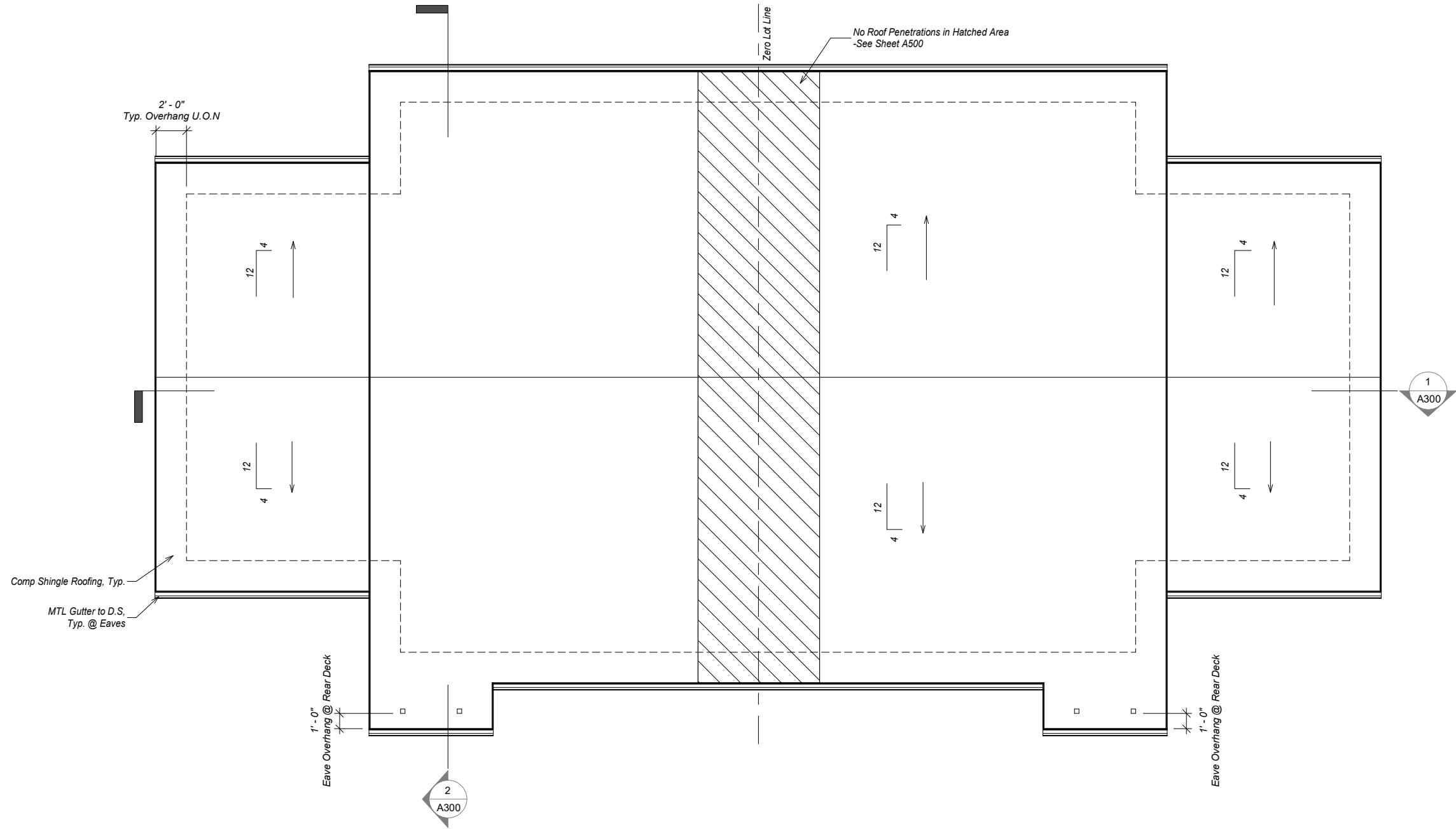
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SHEET DESCRIPTION:
Main Floor Plan

A200

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1 Roof Plan
1/8" = 1'-0"

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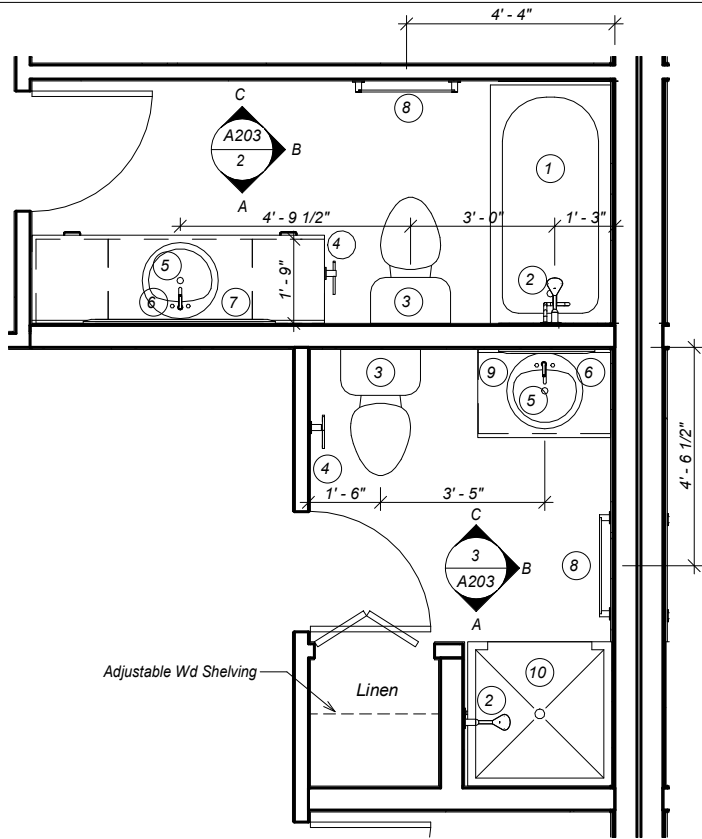
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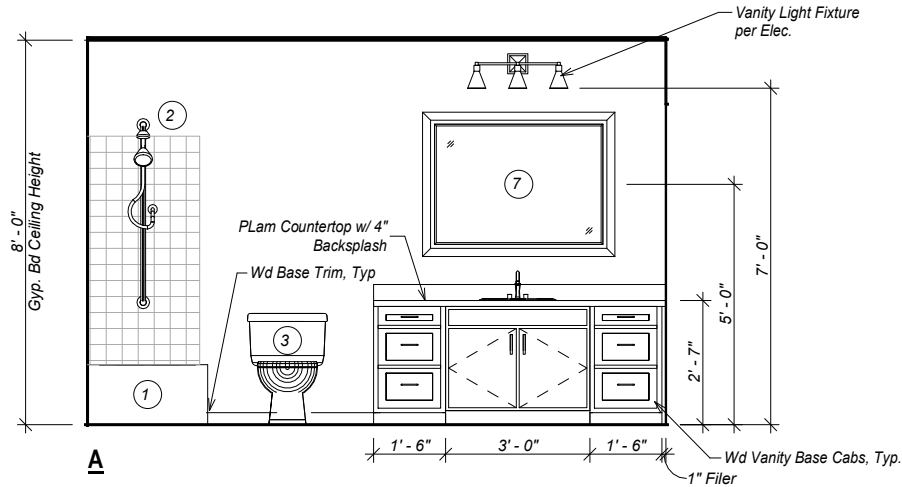
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Roof Plan

A202

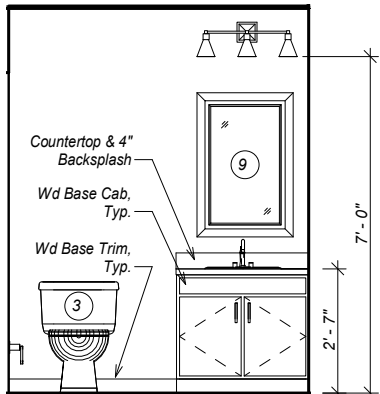
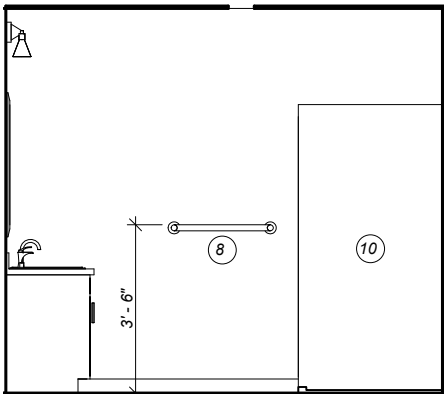
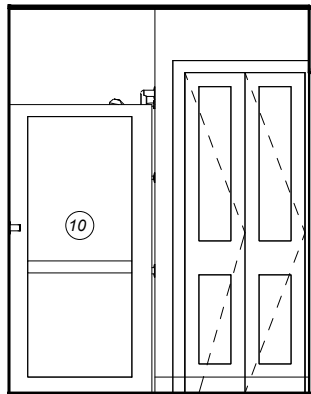
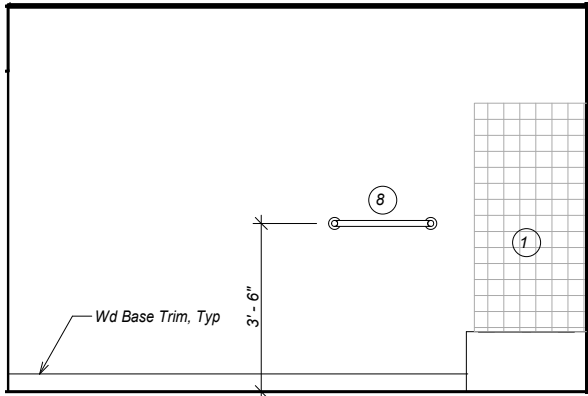
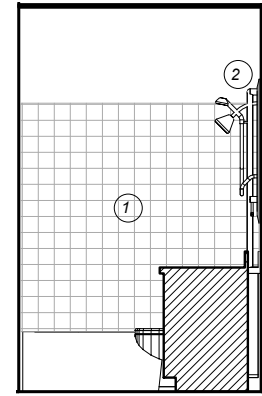
SHEET:
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1 Bath Plan
1/4" = 1'-0"



2 Interior Elevations - Bath
1/4" = 1'-0"



3 Interior Elevations - Bath 2
1/4" = 1'-0"

Plumbing Fixture Schedule

Type Mark	Description	Dimensions (WxDxH)	Manufacturer	Model	Remarks
1	Tub/Shower Unit	60"x30"x72 3/4"	Sterling	61040120	Include Shower Rod Delta 42205
2	Shower Faucet Trim		Delta	T17493-I	
3	Toilet, Insulated		Kohler	K-3999-U	
4	Toilet Paper Holder		Delta	LDL 50-PC	
5	Sink		American Standard	0476.028	
6	Faucet		Delta	9113-DST	
7	Fixed Mirror	48"x36"	Bobrick	B-1654836	
8	24" Towel Bar		Delta	LDL 24 PC	
9	Fixed Mirror	24"x36"	Bobrick	B-1652436	
10	Shower	36"x36"x75 3/4"	Sterling	72240106	

REVISIONS:

THRHA - Yakutat Duplex

STATUS:

PERMIT DOCUMENTS

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CHECKED BY: NMG
DATE: 1.24.23
PROJECT #: 222321

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KETCHIKAN, ALASKA 99901
PH: 907.225.7917
www.ketchikanengineer.com

1.19.23

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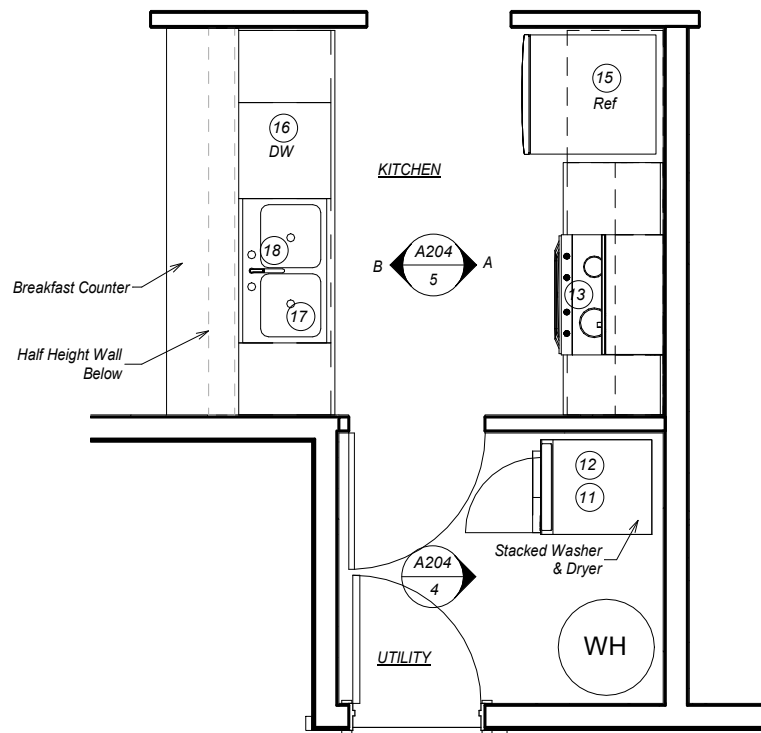
Enarged Plans

A203

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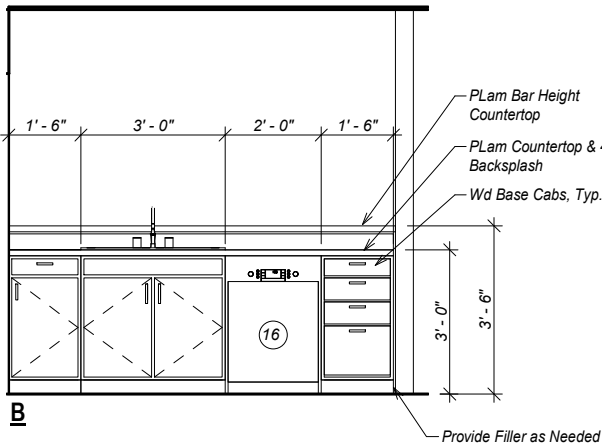
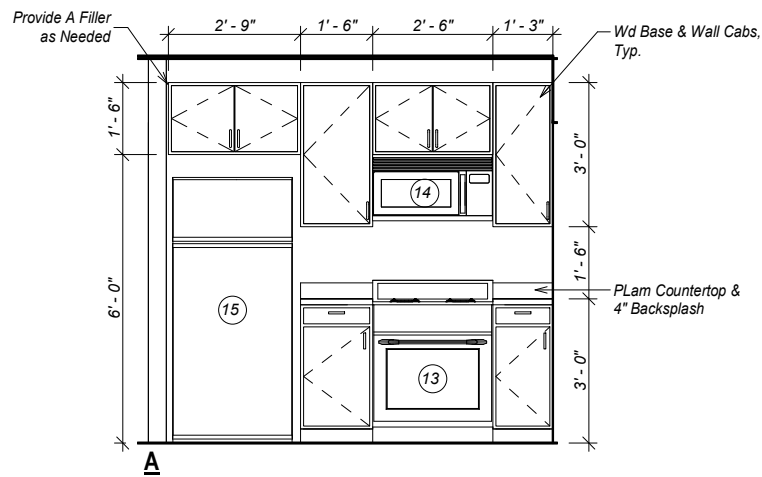
12 of xx

Not For Construction

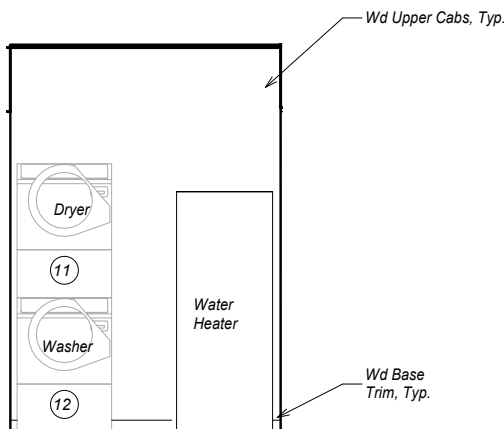


Specialty Equipment Schedule					
Type Mark	Description	Dimensions (WxDxH)	Manufacturer	Model	Remarks
11	Dryer, Front Loaded	23 5/8"x33 1/2"x26 5/8"	Samsung	DV22N6800HW	
12	Washer, Front Loaded	23 5/8"x33 1/2"x26 5/8"	Samsung	WW22K6800AW	
13	30" Range, Electric	29 7/8"x47"x26 1/4"	GE	JBS160DMWW	
14	Combo Microwave/Exhaust Hood	29 7/8"x15 1/4"x15 3/4"	GE	JVM3160DFWW	
15	Refrigerator	29 3/4"x65 1/2"x33 3/8"	LG	LTCS20020W	
16	Dishwasher	23-7/8"x24-1/2"x33-1/2"	Whirlpool	WDF520PADW	
17	SS Slnk, Double		Kohler	K-3145-4	
18	Faucet		Delta	9113-DST	

1 Kitchen/Utility - Plan
1/4" = 1'-0"



2 Interior Elevations - Kitchen
1/4" = 1'-0"



4 Interior Elevation - Utility
1/4" = 1'-0"

Not For Construction

REVISIONS:

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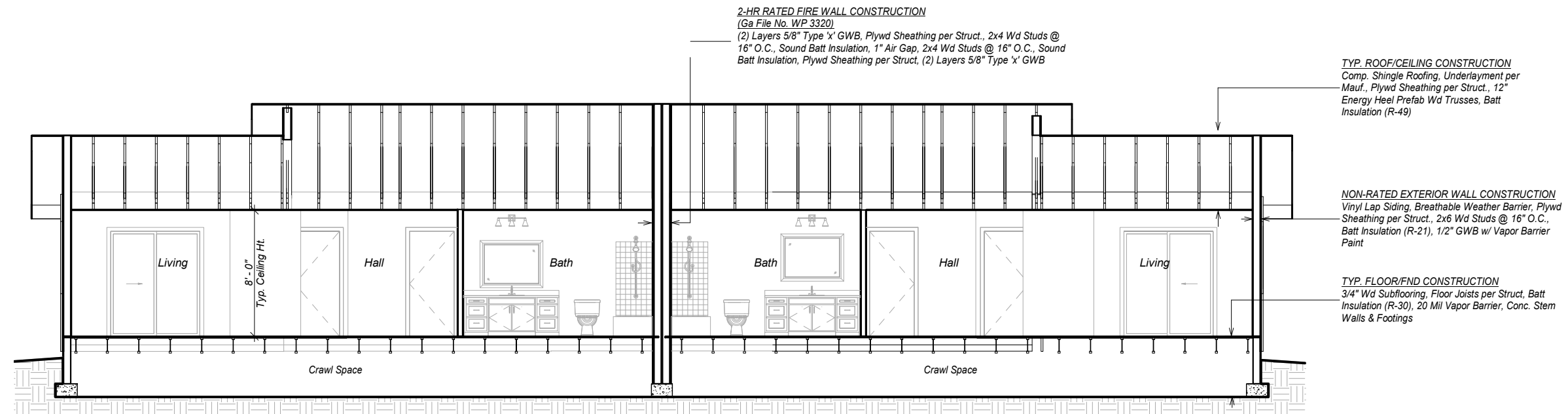
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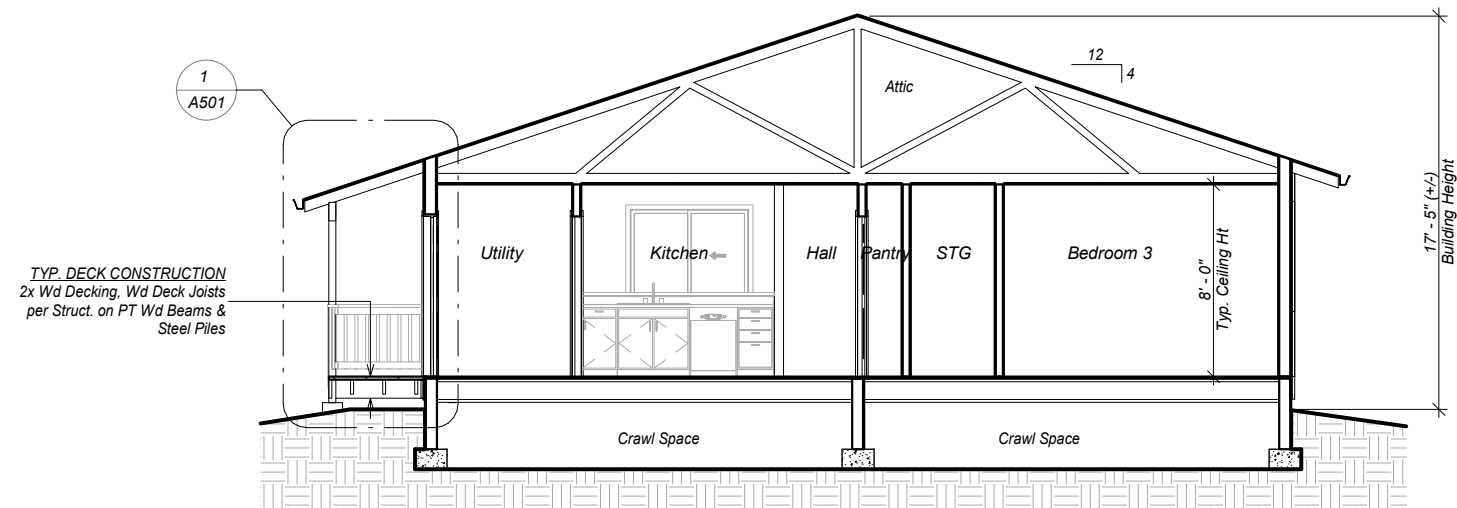
A204

SHEET:

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1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

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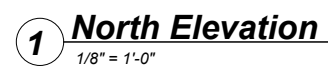
Sections

A300

SHEET:

14 of xx

Not For Construction



Not For Construction

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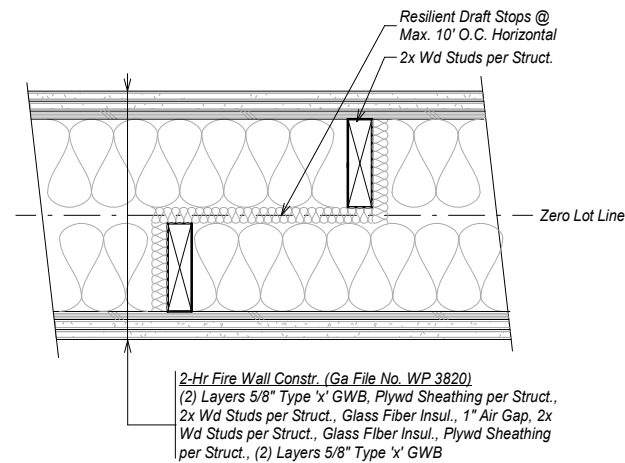
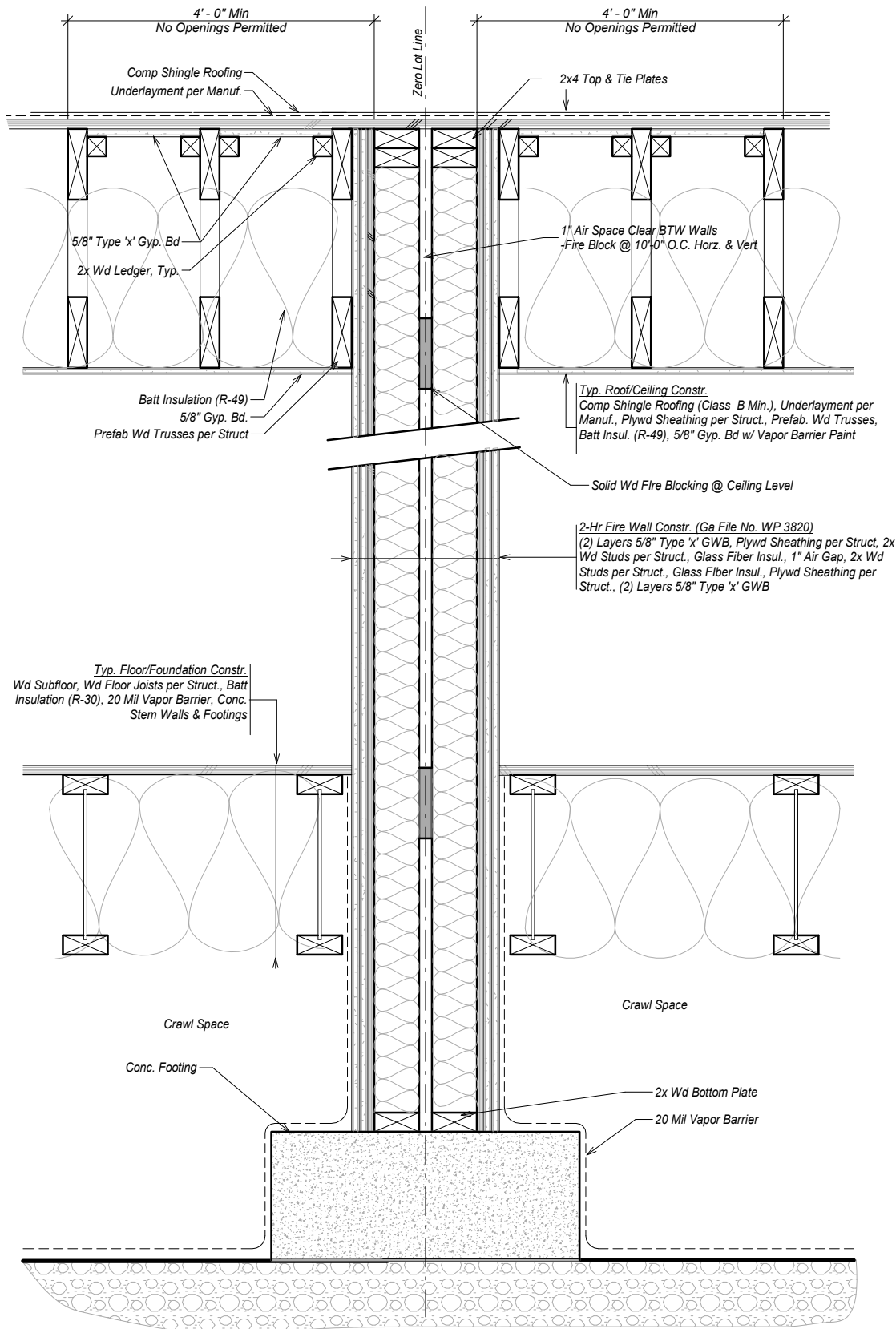
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Elevations

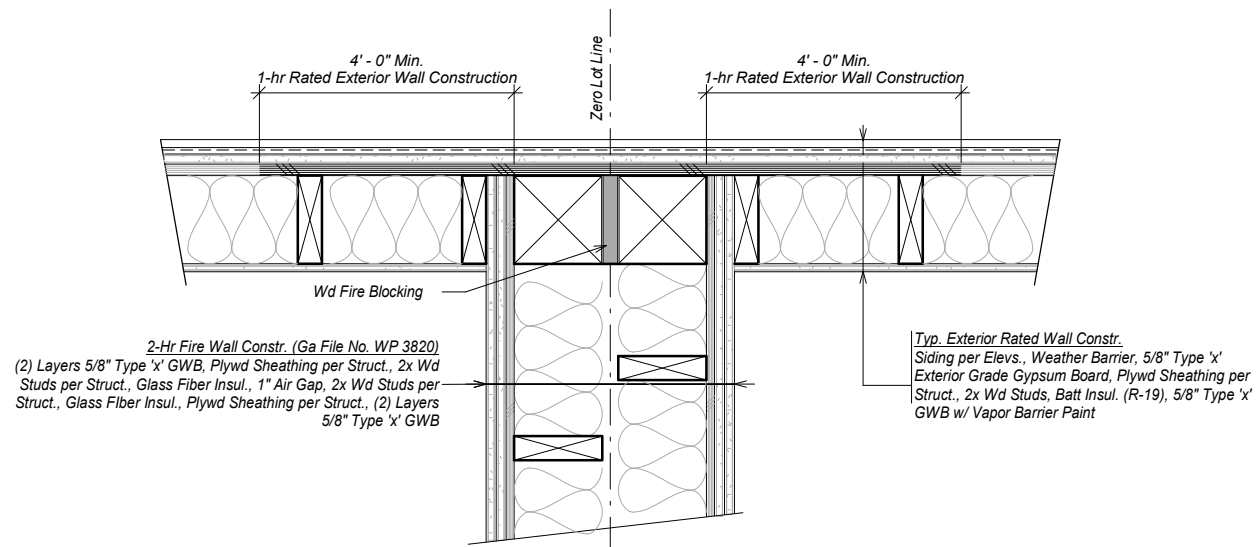
A400

SHEET:

15 of xx



Draft Stop Detail (Plan)



Fire Wall Termination Detail (Plan)

1 Fire Wall Section
1" = 1'-0"

Not For Construction

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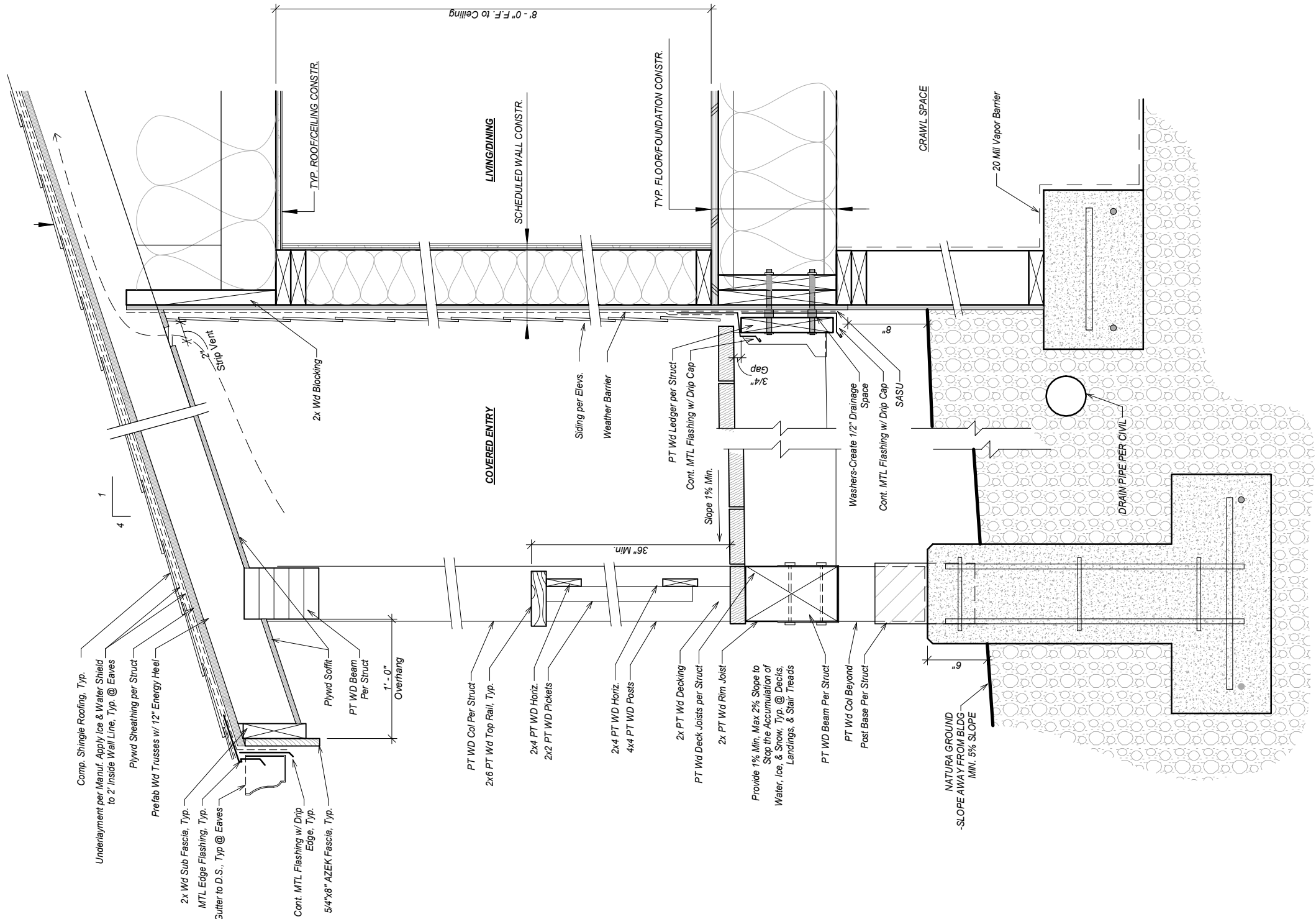
SHEET DESCRIPTION:

Fire Wall Section

A500

SHEET:

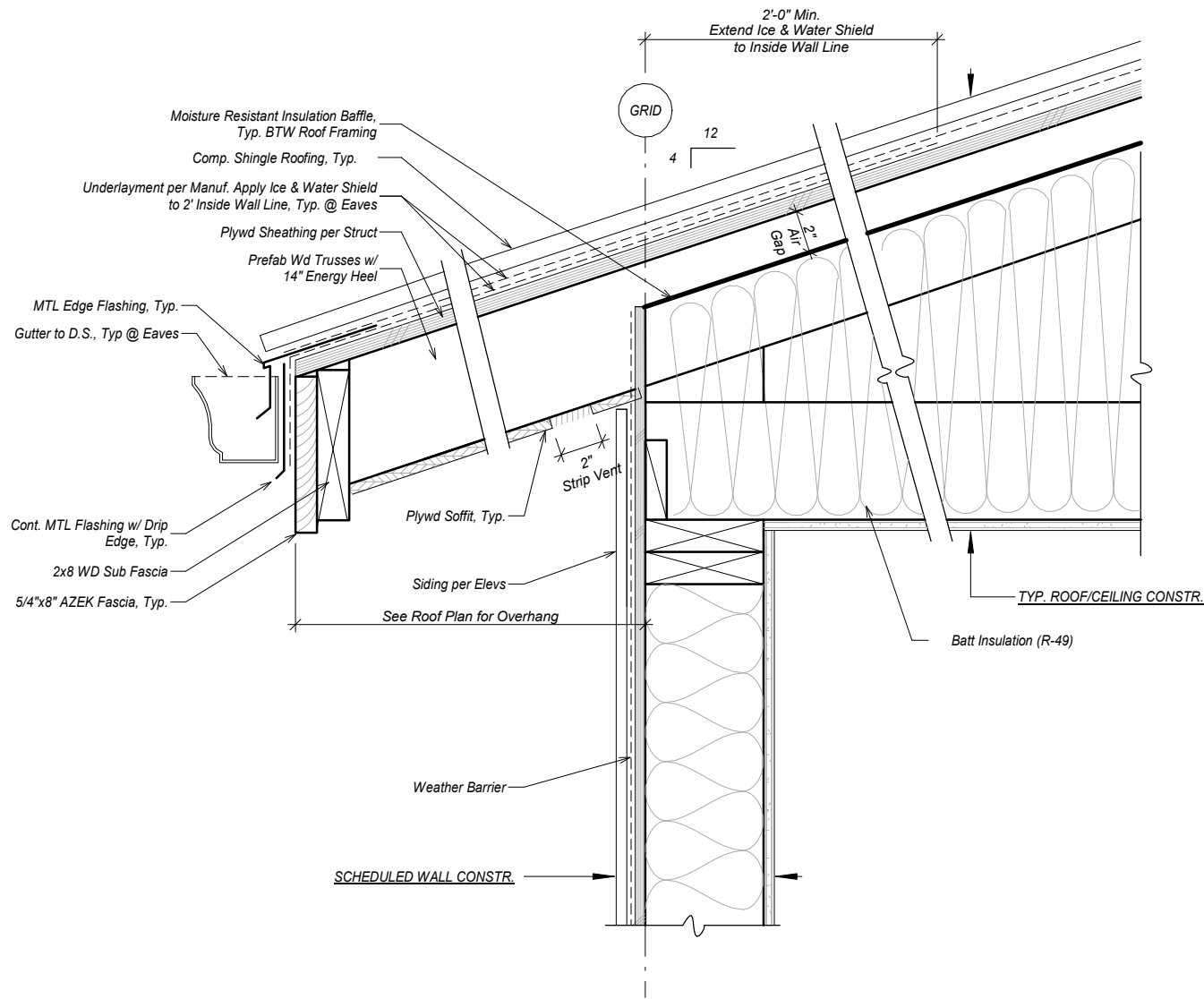
16 of xx



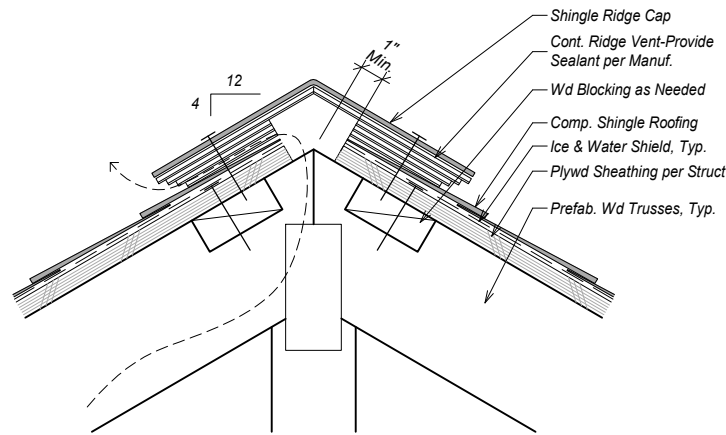
1 Wall Section @ Covered Deck
1" = 1'-0"

Not For Construction

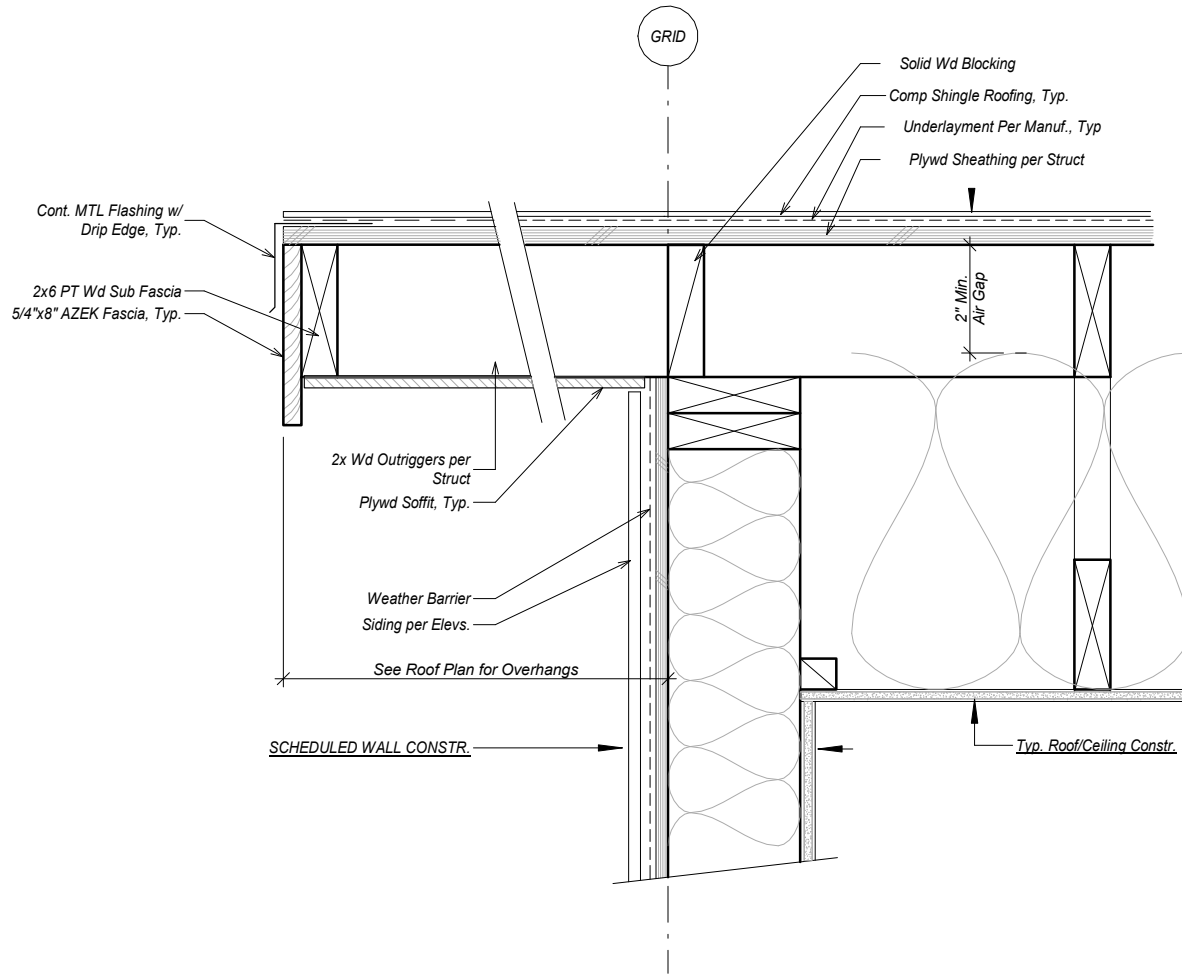
SHEET DESCRIPTION: Wall Sections	A501	SHEET: 17 of xx	DRAWN BY: NMG CHECKED BY: NMG DATE: 1.24.23 PROJECT #: 222321	STATUS: PERMIT DOCUMENTS	THRHA - Yakutat Duplex	REVISIONS:



1 Typ. Eave Detail
1 1/2" = 1'-0"



3 Typ. Ridge Detail
1 1/2" = 1'-0"



2 Typ. Rake Detail
1 1/2" = 1'-0"

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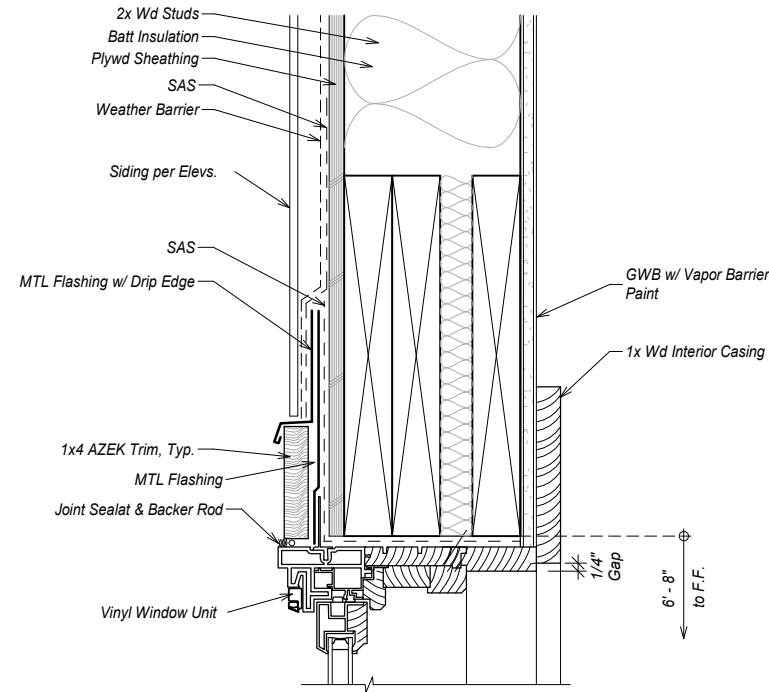
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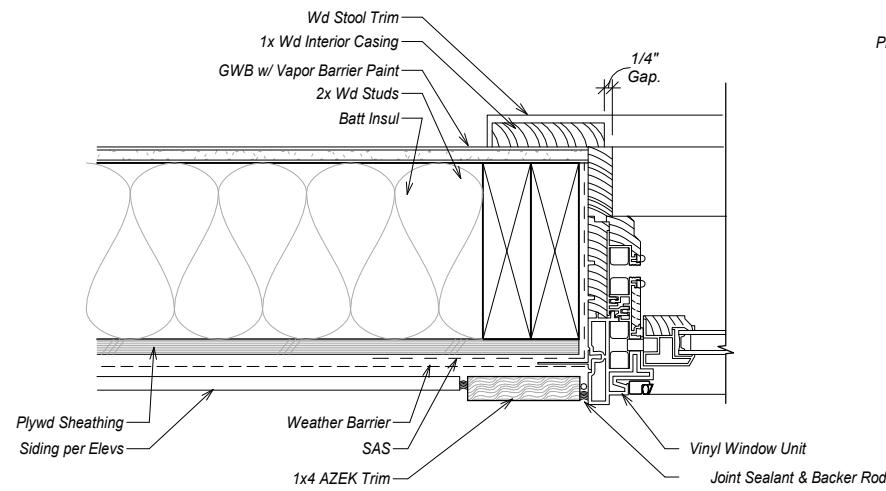
A700

SHEET:

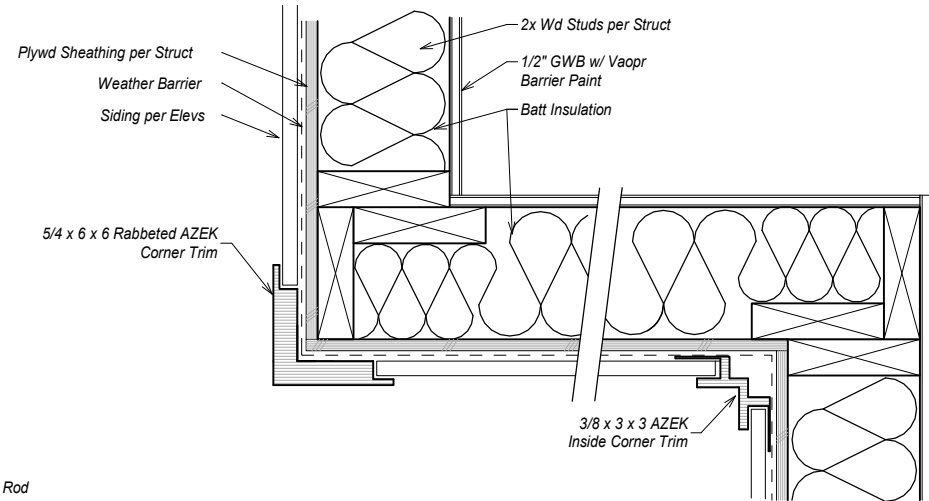
18 of xx



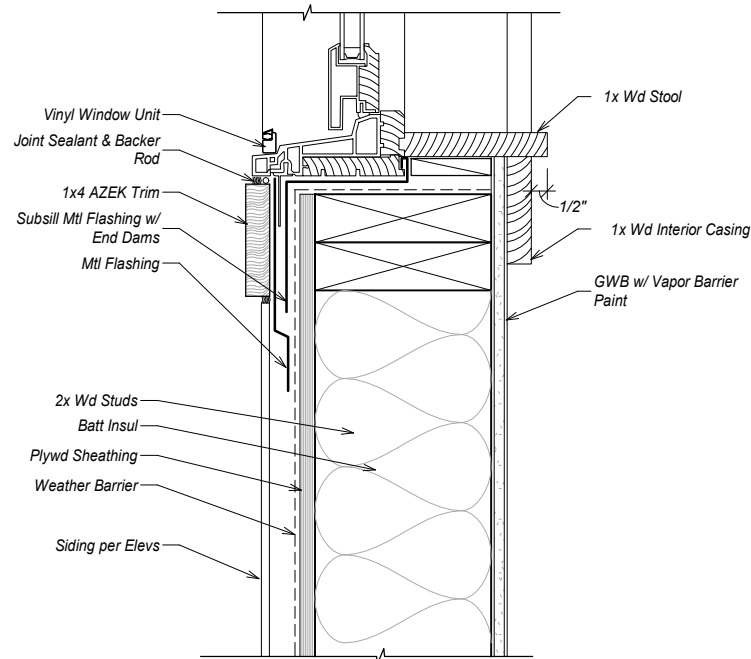
1 Typ. Window Head
1 : 6



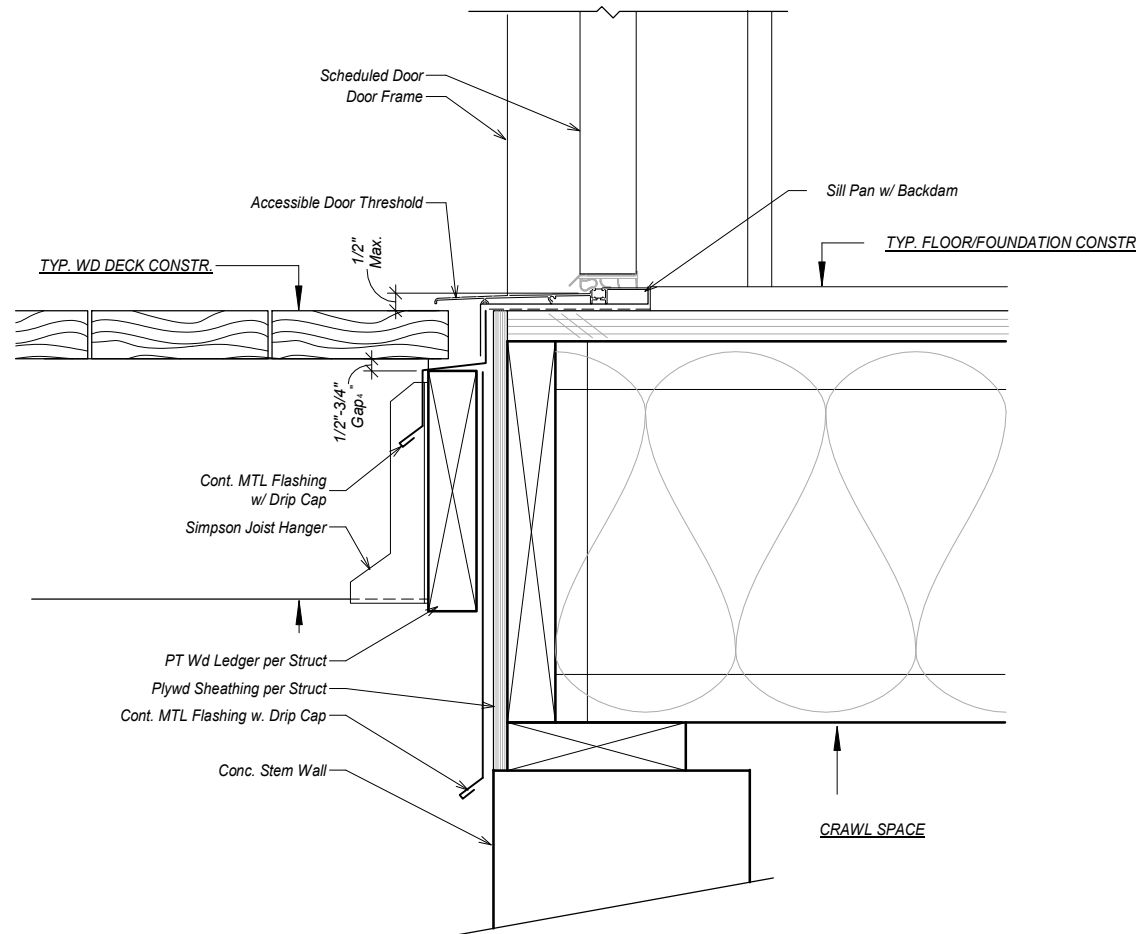
2 Typ. Window Jamb
1 : 6



3 Typ. Corner Detail
1 1/2" = 1'-0"



4 Typ. Window Sill
1 : 6



5 Typ. Exterior Door Threshold
1 : 6

Not For Construction

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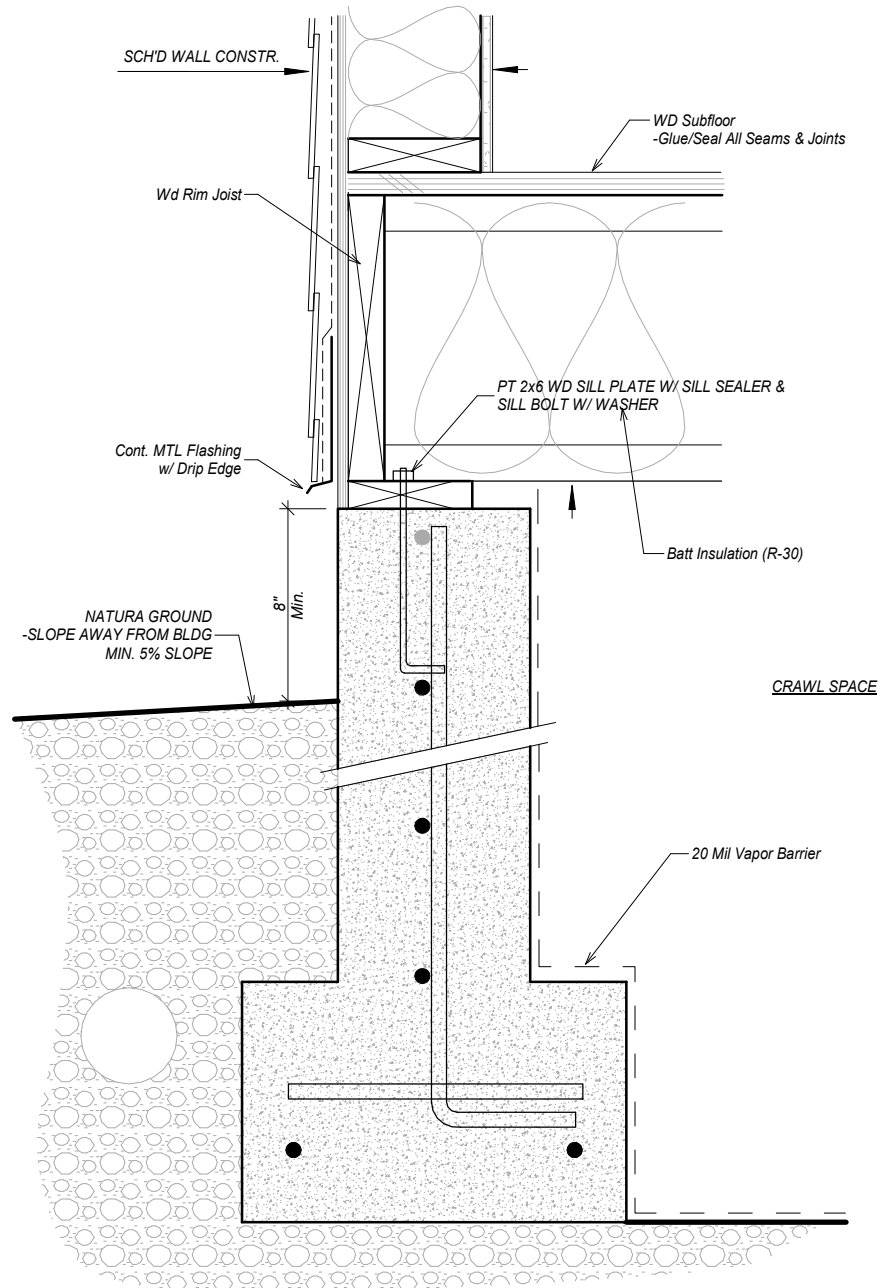
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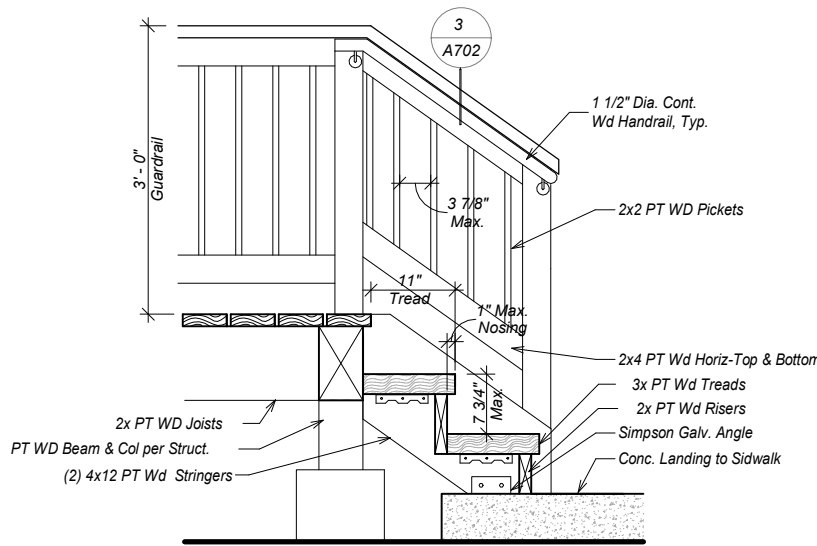
A701

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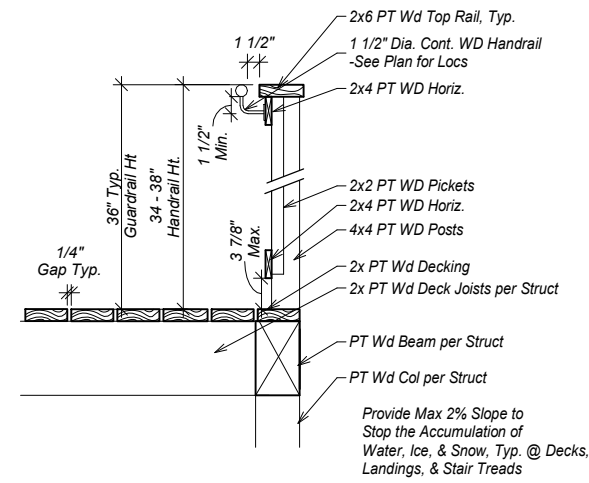
19 of xx



1 **Typ. Foundation Detail**
1 1/2" = 1'-0"



2 **Typ. Exterior Stair Detail**
1/2" = 1'-0"



3 **Guard/Handrail Detail**
1/2" = 1'-0"

Not For Construction

REVISIONS:

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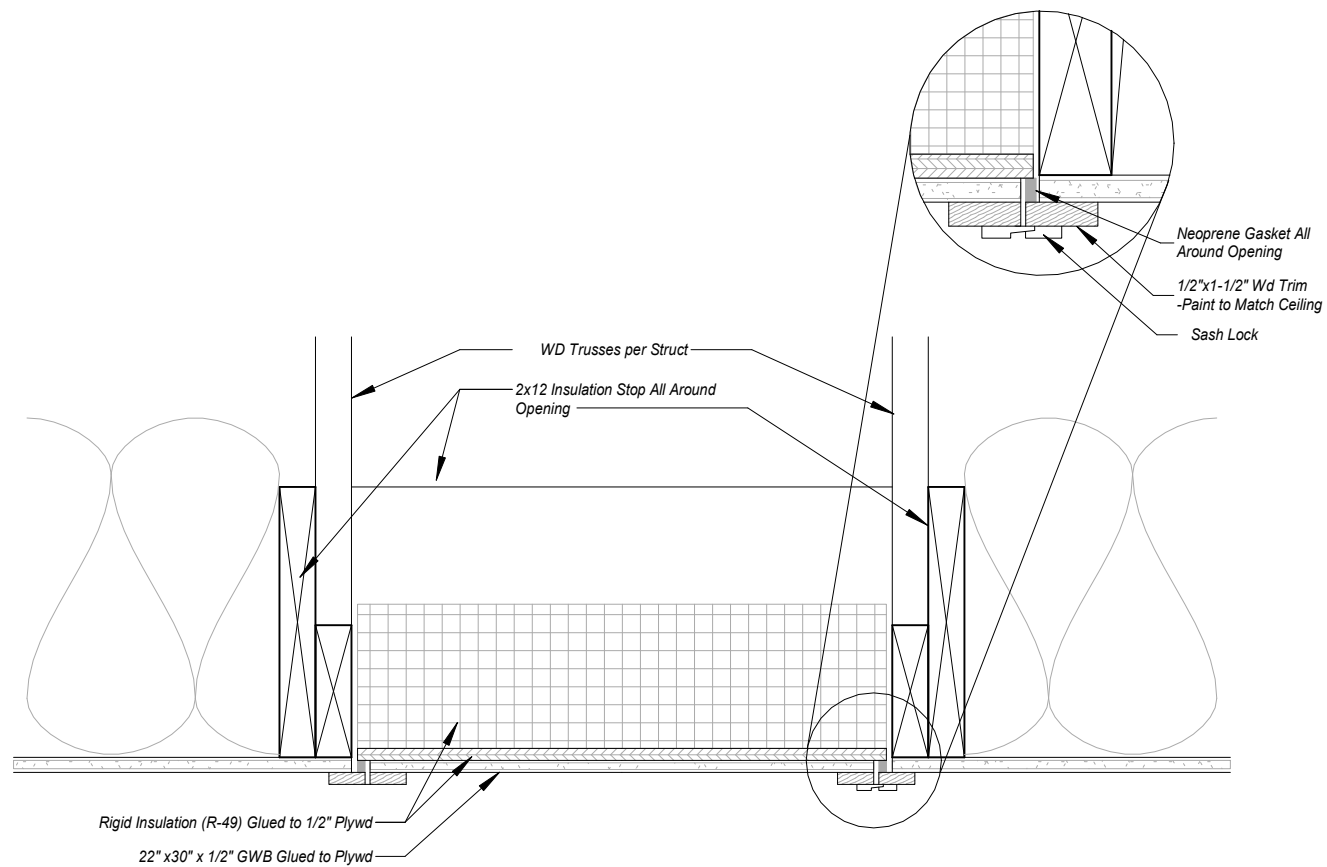
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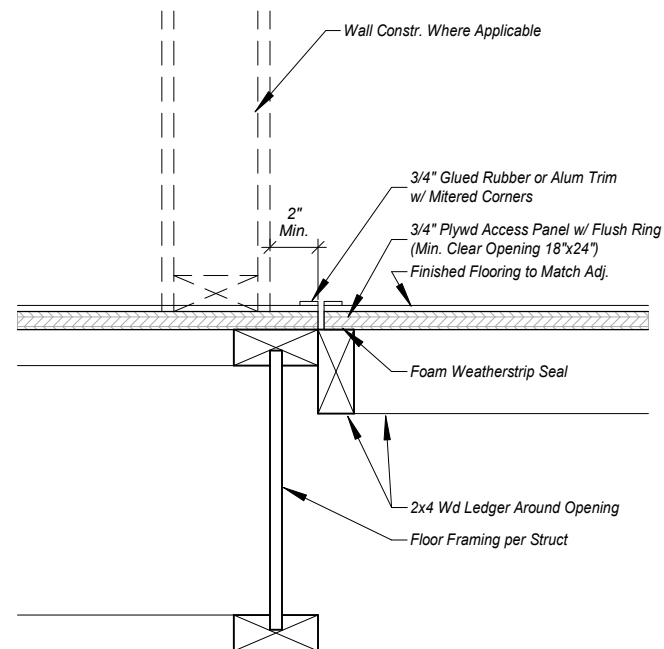
A702

SHEET:

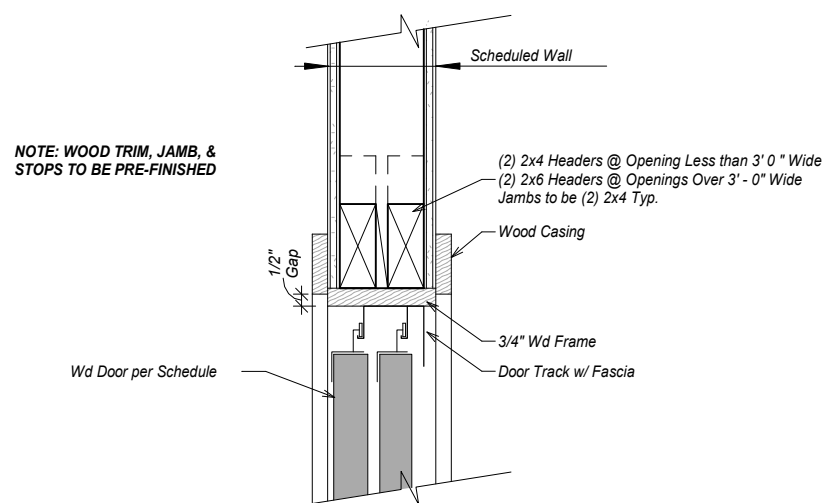
20 of xx



1 Attic Access Hatch
1 1/2" = 1'-0"



2 Crawl Space Access
1 1/2" = 1'-0"



3 By-Pass Door Head
1 1/2" = 1'-0"

REVISIONS:

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STATUS:

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SHEET DESCRIPTION:

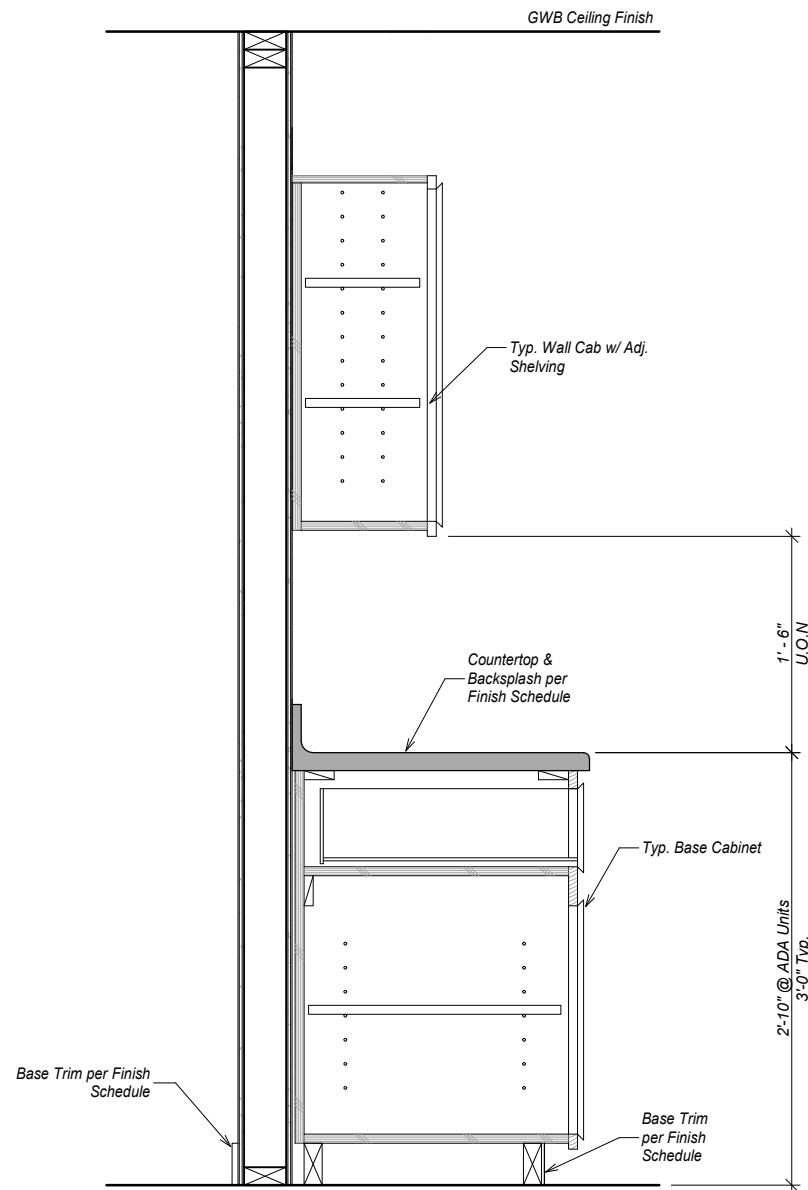
Interior Details

A703

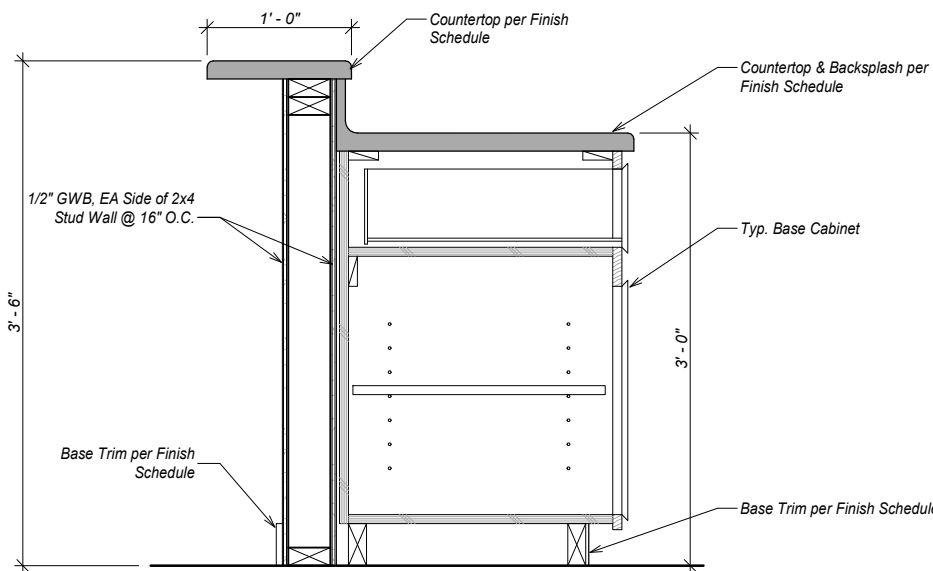
SHEET:

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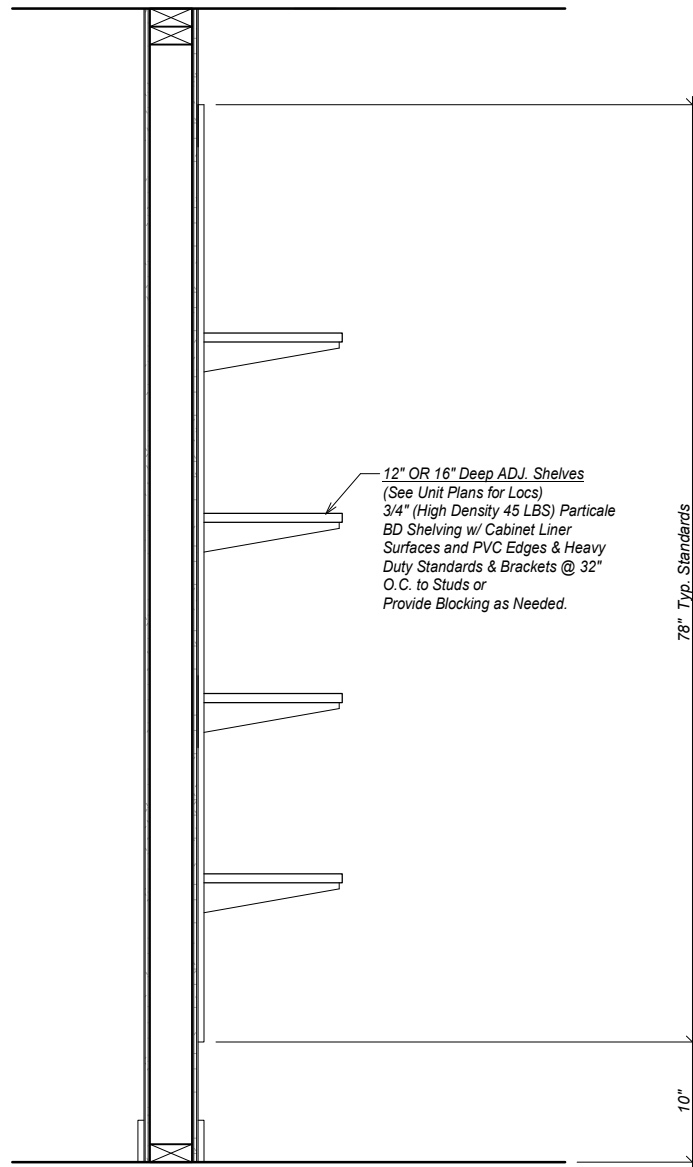
Not For Construction



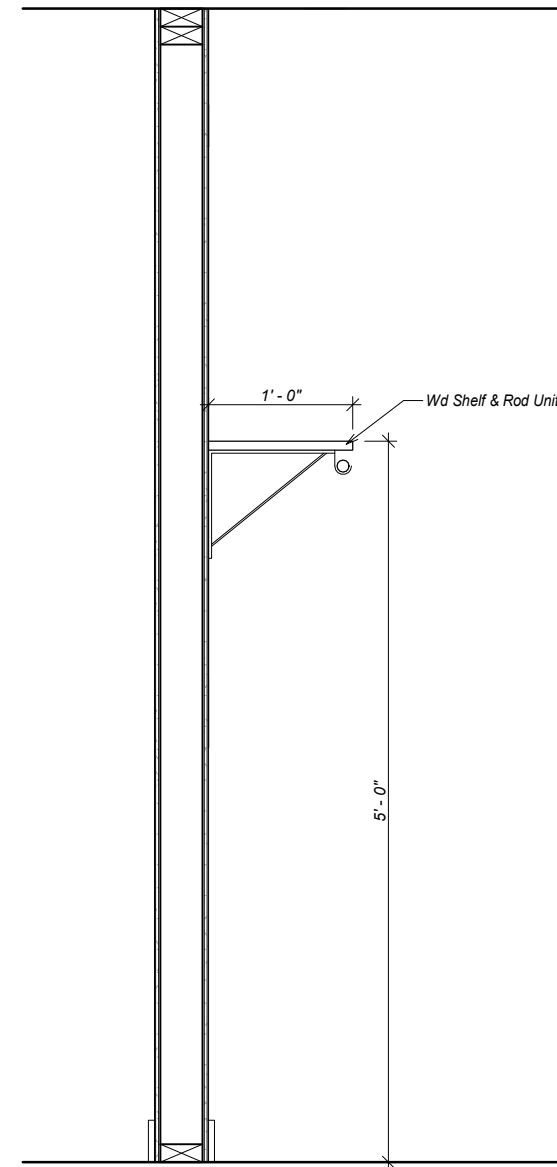
1 Typ. Casework Detail
3/4" = 1'-0"



4 Breakfast Counter
3/4" = 1'-0"



2 Typ. Adjustable Wd Shelving
3/4" = 1'-0"



3 Typ. Closet Shelf & Rod
3/4" = 1'-0"

Not For Construction

REVISIONS:

THRHA - Yakutat Duplex

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SHEET DESCRIPTION:

Interior Elevations

A704

SHEET:

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GENERAL STRUCTURAL NOTES

GENERAL

BUILDING CODE: ALL MATERIALS, WORKMENSHIP,DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2012 EDITION.

STANDARDS:REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE, UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.

LOADS AND CRITERIA

GRAVITY: IN ADDITION TO THE SELF WEIGHT, THE FOLLOWING WERE USED FOR DESIGN:

AREAUNIFORM LIVE LOAD (PSF)

RESIDENTIAL AREAS40

SNOW DESIGN DATA:

GROUND SNOW LOADP_g = 55 PSF
FLAT-ROOF SNOW LOADP_f = 40 psf
SNOW EXPOSURE FACTORC_e = 0.9
SNOW LOAD IMPORTANCE FACTORI_s = 1.0
THERMAL FACTORC_t = 1.0
RAIN-ON-SNOW SURCHARGE= 0 PSF
SLOPED ROOF SNOW LOADP_s = 40 PSF

WIND DESIGN DATA (GOVERNS DESIGN OF LATERAL FORCE RESISTING SYSTEM):

BASIC WIND SPEED (3-SECOND GUST)V = 145 MPH
WIND RISK CATEGORYI_w = II
SURFACE ROUGHNESS= B
EXPOSURE CATEGORY= C
INTERNAL PRESSURE COEFFICIENTGC = 0.18 : ENCLOSED
COMPONENT AND CLADDING PRESSUREP_{cl} = +/- 41 PSF

SEISMIC DESIGN DATA

MAPPED SPECTRAL RESPONSES_s = 0.323 %g
S₁ = 0.282 %g
S_{ds} = 0.332 %g
S_{d1} = 0.345 %g
SEISMIC DESIGN CATEGORYD

SHOP DRAWINGS AND SUBMITTALS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION OF THESE ITEMS:

CONCRETE MIX DESIGN
CONCRETE REINFORCINGJOIST FRAMING

CONTRACTOR SHALL REVIEW AND STAMP SUBMITTALS PRIOR TO SUBMISSION. IF SHOP DRAWINGS DIFFER FROM DESIGN SHOWN ON STRUCTURAL DRAWINGS, THEY SHALL BE SEALED BY THE ALASKA STATE REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN. DIMENSIONS AND QUANTITIES ARE CONTRACTOR'S RESPONSIBILITY AND WILL NOT BE REVIEWED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS PLACED PRIOR TO RECEIPT OF REVIEWED SUBMITTALS. CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR REVIEW.

NOTE:
SUBMIT TRUSS CALCULATIONS AND LAYOUT PLAN TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO SUBMITTAL TO CITY. PLANS AND CALCULATIONS TO BE APPROVED BY CITY PRIOR TO REQUESTING FRAME INSPECTION.

SOIL BEARING PRESSURE: 3000 PSF (IBC TABLE 1804.2)
SOIL BEARING IS BASED ON THREE TEST PITS EXCAVATED TO THE NATIVE BEACH GRAVEL WHICH CONFIRMED THE SITE WAS FILLED WITH SHOT ROCK FILL.

SPECIAL INSPECTION
CONTRACTOR SHALL PROVIDE SPECIAL INSPECTION FOR THE FOLLOWING:
SOIL SUBGRADE
GENERAL FRAMING
REBAR PLACEMENT
CONCRETE PLACEMENT
STRUCTURAL HOLD DOWNS
ROCK BOLTS (SEE NOTE BELOW)
SUMMARY OF BUILDING INSPECTION (PUR-102)

CONCRETE

REFERENCE STANDARDS: CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE FOLLOWING DOCUMENTS, EXCEPT AS MODIFIED BELOW:

ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE"
ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE"
ACI 311 "GUIDE FOR CONCRETE INSPECTION"

MATERIALS:
CEMENTASTM C150, C595
AGGREGATEASTM C33
ADMIXTURESASTM C260, C494, & C1017
FLY ASHASTM C618, CLASS "F" OR "C"

AGGREGATES THAT EXHIBIT DELETERIOUS ACTIVITY WHEN EVALUATED IN ACCORDANCE WITH ASTM C33 APPENDIX XI SHALL NOT BE USED. SAND EQUIVALENT FOR FINE AGGREGATE SHALL NOT EXCEED 75.

MAXIMUM LOSS ON IGNITION SHALL BE 1%.

CONCRETE SHALL BE PROPORTIONED TO ACHIEVE A WORKABLE MIX THAT CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER. MIX DESIGNS SHALL BE SUBMITTED FOR REVIEW PRIOR TO USE. COMPLY WITH IBC SECTION 1905. MIXES SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:

TYPE OF CONSTRUCTION	COMPRESSIVE STRENGTH (f _c)	TEST AGE	MAXIMUM WATER/CEMENT RATIO
FOOTINGS, TOPPING SLABS, RETAINING AND FOUNDATION WALLS, CONCRETE ON METAL DECK, WALLS	4,000 PSI	28 DAYS	0.50

ADMIXTURES: ALL CONCRETE, INCLUDING SLAB ON GRADE, SHALL HAVE A WATER-REDUCING ADMIXTURE COMPLYING WITH ASTM C-494 ADDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CALCIUM CHLORIDE OR OTHER CHLORIDE ADMIXTURES SHALL NOT BE USED.

ALL HORIZONTAL SURFACE EXPOSED TO WEATHER SHALL CONTAIN AN AIR-ENTRAINING AGENT COMPLYING WITH ASTM C260. THE AMOUNT OF ENTRAINED AIR SHALL BE 5% +/- 1 1/2% BY VOLUME. TESTS FOR AIR CONTENT SHALL BE MADE AT THE DISCHARGE END OF THE PLACING HOSE IN ACCORDANCE WITH ASTM C173.

WATER/CEMENT RATIO SHALL BE MEASURED BY WEIGHT AND BE BASED ON TOTAL CEMENTITIOUS MATERIAL, INCLUDING CEMENT AND POZZOLANS SUCH AS FLY ASH AND SILICA FUME.

MAXIMUM AGGREGATE SIZE SHALL BE 1 1/2". BUT NOT MORE THAN 3/4 TIMES THE CLEAR DISTANCE BETWEEN REINFORCING BARS NOR 1/5 TIMES THE NARROWEST DIMENSION BETWEEN SIDES OF FORMS. MAXIMUM AGGREGATE SIZE FOR SLABS ON GRADE SHALL BE 1/3 TIMES THE SLAB THICKNESS.

SLUMP REQUIRED FOR PROPER PLACEMENT SHALL BE DETERMINED BY CONTRACTOR AND SUPPLIER, AND INCLUDED IN MIX DESIGN SUBMITTALS. FIELD MEASURED SLUMP SHALL CONFORM TO SUBMITTED CONCRETE MIX DESIGN. SLUMP SHALL CONFORM TO ASTM C94.

EMBEDDED ITEMS: CONDUIT AND SLEEVES SHALL NOT BE EMBEDDED IN OR PASS THROUGH CONCRETE WITHOUT APPROVAL. ALUMINUM ITEMS SHALL NOT BE EMBEDDED IN CONCRETE. SUBMIT CONDUIT LAYOUTS AND EMBEDDED ITEM PLANS FOR REVIEW PRIOR TO PLACING CONCRETE.

CONSTRUCTION JOINTS IN WALLS SHALL BE KEYED IN ACCORDANCE WITH TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON DRAWINGS OR, AT CONTRACTOR'S OPTION, SHALL BE AN INTENTIONALLY ROUGHENED CONSTRUCTION JOINT DEFINED BY THE FOLLOWING:
1. SURFACE OF JOINT SHALL BE SAND BLASTED OR ROUGHENED WITH A CHIPPING HAMMER TO EXPOSE AGGREGATE EMBEDDED IN PREVIOUS POUR.
2. EXPOSED AGGREGATE SHALL BE CLEANED AND LAITANCE REMOVED.
3. JOINT SURFACE SHALL BE CLEANED AND LAITANCE REMOVED.
4. JOINT SHALL BE WETTED AND STANDING WATER REMOVED IMMEDIATELY BEFORE NEW CONCRETE IS PLACED.

CONSTRUCTION JOINTS WHEN REQUIRED SHALL BE IN ACCORDANCE WITH ACI 6.4. SUBMIT JOINT LAYOUT PLAN FOR REVIEW PRIOR TO PLACING CONCRETE.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: CONCRETE REINFORCEMENT SHALL CONFORM TO ALL REQUIREMENTS OF THE FOLLOWING CODES, SPECIFICATIONS, AND STANDARDS, EXCEPT AS MODIFIED BELOW:

ACI 301
ACI SP-66
ACI 318
CRSI
CRSI
WRI

MATERIALS:

DEFORMED BARSASTM A615, GRADE 60
SMOOTH WELDED WIREASTM A185, 65 KSI YIELD
BAR SUPPORTSCONFORM TO CHAPTER 3, CRSI MSP-1

REINFORCING STEEL SHALL BE PLACED AND SUPPORTED IN ACCORDANCE WITH CRSI MSP-1. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI SP-66. NO BENDING OR STRAIGHTENING OF REINFORCEMENT WILL BE PERMITTED AFTER PARTIAL EMBEDMENT IN CONCRETE.

LAP ALL CONTINUOUS REINFORCEMENT IN ACCORDANCE WITH THE SECTIONS AND DETAILS. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 1 CROSS WIRE SPACING + 2" OR 8" WHICHEVER IS GREATER.

BAR SIZE	#4	#5
L	30"	37.5"
L _d 18"	22.5"	

WELDING OR TACK WELDING OF REINFORCING BARS TO OTHER BARS OR TO PLATES, ANGELS, ETC IS PROHIBITED, EXCEPT WHERE SPECIFICALLY APPROVED. WHERE WELDING IS APPROVED, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E9018 ELECTRODES. WELDING PROCEDURES SHALL COMPLY WITH AWS-D1.4.

CONCRETE COVER: UNLESS NOTED OTHERWISE, MINIMUM COVER FOR REINFORCING SHALL BE:

ELEVATED SLABS3/4" (1" AT FIRE-RESISTIVE RATING ≥ 2 HOURS)
SLABS ON GRADE2" BOTTOM
INTERIOR WALL FACES3/4"
EXPOSED FORMED WALL FACES1 1/2" (#5 AND SMALLER), 2" (#6 & LARGER)
FOOTINGS3" (2" TOP AND FORMED SIDES)
BEAMS, COLUMNS1 1/2" (TO TIES, SPIRALS, STIRRUPS)

FIBROUS REINFORCEMENT: POLYPROPYLENE FIBROUS REINFORCEMENT ("FIBERMESH", "GRACE FIBERS", OR APPROVED EQUAL) SHALL BE USED WHERE NOTED ON THE DRAWINGS. SUBMIT PROPOSED PRODUCT DATA AND SPECIFICATIONS FOR REVIEW. ADD FIBERS TO CONCRETE MIX AND FINISH IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. COMPLY WITH ASTM C116, TYPE III, PERFORMANCE LEVEL 1. MINIMUM APPLICATION RATE SHALL BE 1.5 LB/CY.

ANCHORAGE

POST-INSTALLED ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND NOTED ICC-ES REPORTS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. ALLOWABLE EPOXY PRODUCTS INCLUDE HILTI HY-150 OR APPROVED EQUAL.

NO REINFORCING BARS SHALL BE CUT TO INSTALL ANCHORS. ALL DEFECTIVE ANCHOR HOLES SHALL BE GROUTED WITH EPOXY ADHESIVE AND A NEW HOLE DRILLED A MINIMUM OF 3 BOLT DIAMETERS AWAY.

WOOD

REFERENCE STANDARDS: WOOD FRAMING SHALL CONFORM TO ALL REQUIREMENTS OF THE FOLLOWING DOCUMENTS, EXCEPT AS MODIFIED BELOW:

AITC
AF & PA

PLYWOOD: WOOD STRUCTURAL PANELS SHALL CONFORM TO REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE PS-1 OR PS-2. EACH PANEL SHALL BEAR THE AMERICAN PLYWOOD ASSOCIATION (APS) GRADE MARK. SEE DRAWINGS FOR GRADE AND THICKNESS.

SHEATHING: UNLESS NOTED OTHERWISE, ROOF AND FLOOR PANELS SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND CONTINUOUS OVER 2 OR MORE SPANS. PLACE NAILS 3/8" FROM PANEL ENDS AND EDGES. DRIVE ALL NAILS FLUSH WITH SHEATHING SURFACE.

USE	SIZE	SPECIES	GRADE
WALL STUDS	2x 3x	HEM-FIR	#2
SILL PLATES	2x 3x	HEM-FIR	#2
JOISTS	2x	HEM-FIR	#2
JOISTS	3x 4x	HEM-FIR	#2
BEAMS/POSTS	4x	HEM-FIR	#2
BEAMS/POSTS	6x	HEM-FIR	#1
T&G DECKING	2x	HEM-FIR	#2

GLUE LAMINATED MEMBERS (GLULAMS) SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56-73 AND AITC STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES, MANUFACTURING REQUIREMENTS AITC 117-93. EACH MEMBER SHALL BEAR AN AITC OF CONFORMANCE. GLULAMS SHALL BE ARCHITECTURAL GRADE WITH STRENGTH GRADES AS NOTED BELOW:

BEAMS: 24F-E11 (Fb=2400 PSI, Fv=195 PSI, E=1800 KSI)

ENGINEERED WOOD JOISTS: DESIGN SHOWN ON DRAWINGS IS BASED ON JOISTS MANUFACTURED BY BOISE CASCADE. SUBSTITUTES SHALL BE SUBMITTED WITH A CURRENT ICC-ES EVALUATION REPORT AND AN ITEMIZED SUBSTITUTION LIST FOR APPROVAL. JOIST SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS. ALL NECESSARY ACCESSORIES, SUCH AS BRIDGING, BLOCKING AND STIFFENERS, SHALL BE FURNISHED BY THE MANUFACTURER.

ENGINEERED LUMBER: DESIGN SHOWN ON DRAWINGS IS BASED ON LUMBER MANUFACTURED BY BOISE CASCADE. SUBSTITUTES SHALL BE SUBMITTED WITH A CURRENT ICC-ES EVALUATION REPORT AND AN ITEMIZED SUBSTITUTION LIST FOR APPROVAL.

CONNECTORS: DESIGN SHOWN ON DRAWINGS IS BASED ON CONNETEERS MANUFACTURED BY SIMPSON STRONG-TIE IN ACCORDANCE WITH CATALOG C-2004. SUBSTITUTES SHALL BE SUBMITTED WITH A CURRENT ICC-ES EVALUATION REPORT AND AN ITEMIZED SUBSTITUTION LIST FOR APPROVAL. CONNECTORS SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.

NAILING NOT SHOWN SHALL BE AS SHOWN IN IBC TABLE 2304.9.1 OR CURRENT ICC-ES REPORT NER-272. MINIMUM NAIL DIMENSIONS SHALL BE AS FOLLOWS:

SIZE	DIAMETER	LENGTH
6d	0.113"	2"
8d	0.131"	2 1/2"
10d	0.148" 3"	
12d	0.148" 3 1/4"	
16d	0.162" 3 1/2"	
20d	0.192" 4"	

BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307.

WOOD PROTECTION: ALL WOOD MEMBERS EXPOSED TO WEATHER AND SPECIFIED AS "PT" ON THE DRAWINGS SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. FASTENERS IN TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED PER ASTM A153, STAINLESS STEEL, SILICON BRONZE OR COPPER.

FLOOR FRAMING: ALL FLOOR FRAMING TO HAVE A MINIMUM LIVE LOAD DEFLECTION LIMIT OF L/480.

REVISIONS:					
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THRHA - Yakutat Duplex

STATUS:

PERMIT DOCUMENTS

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CHECKED BY: TSS
DATE: 1.24.23
PROJECT #: 222321

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1.19.23

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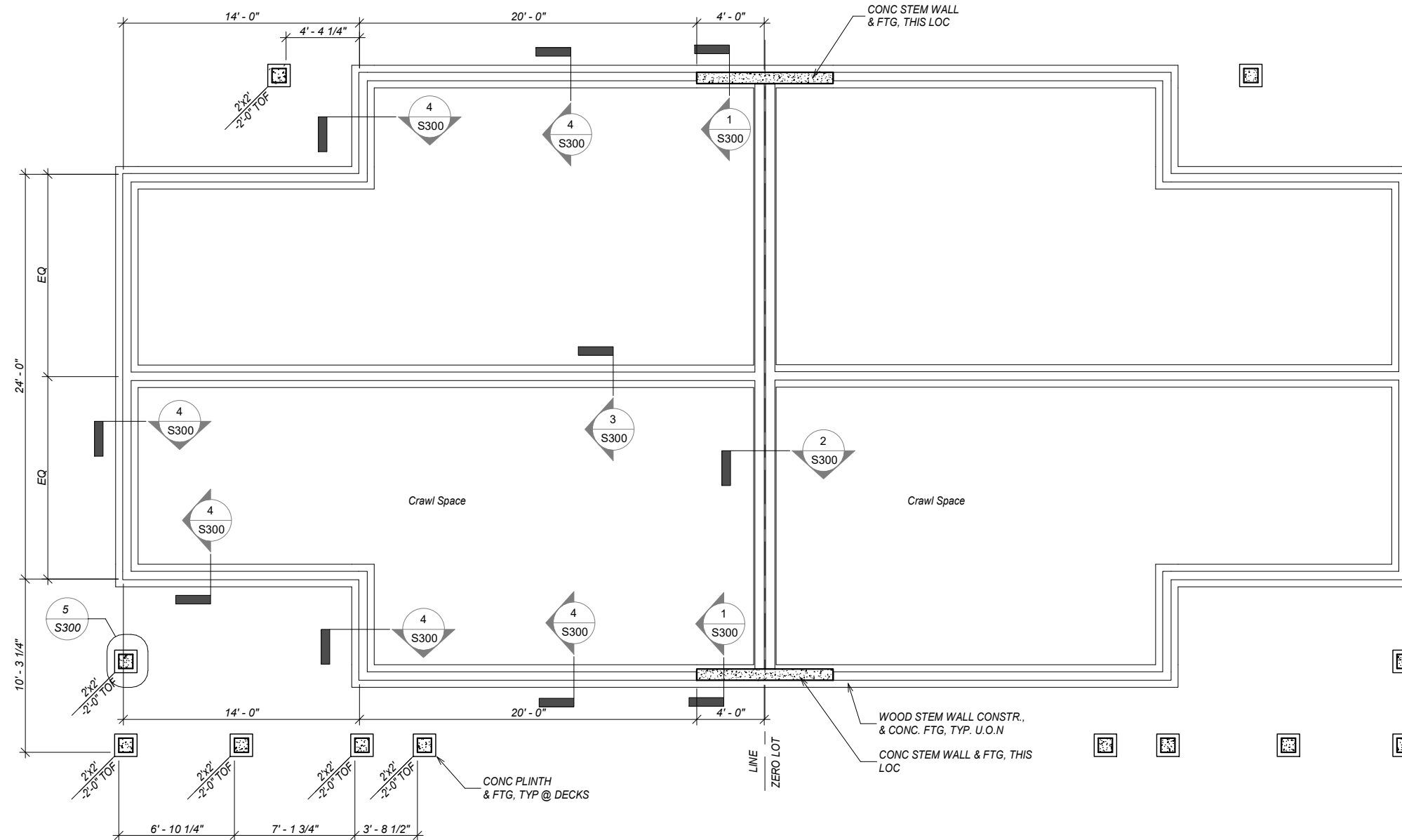
Structural Notes

S100

SHEET:

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Not For Construction



1 Foundation Plan
1/8" = 1'-0"

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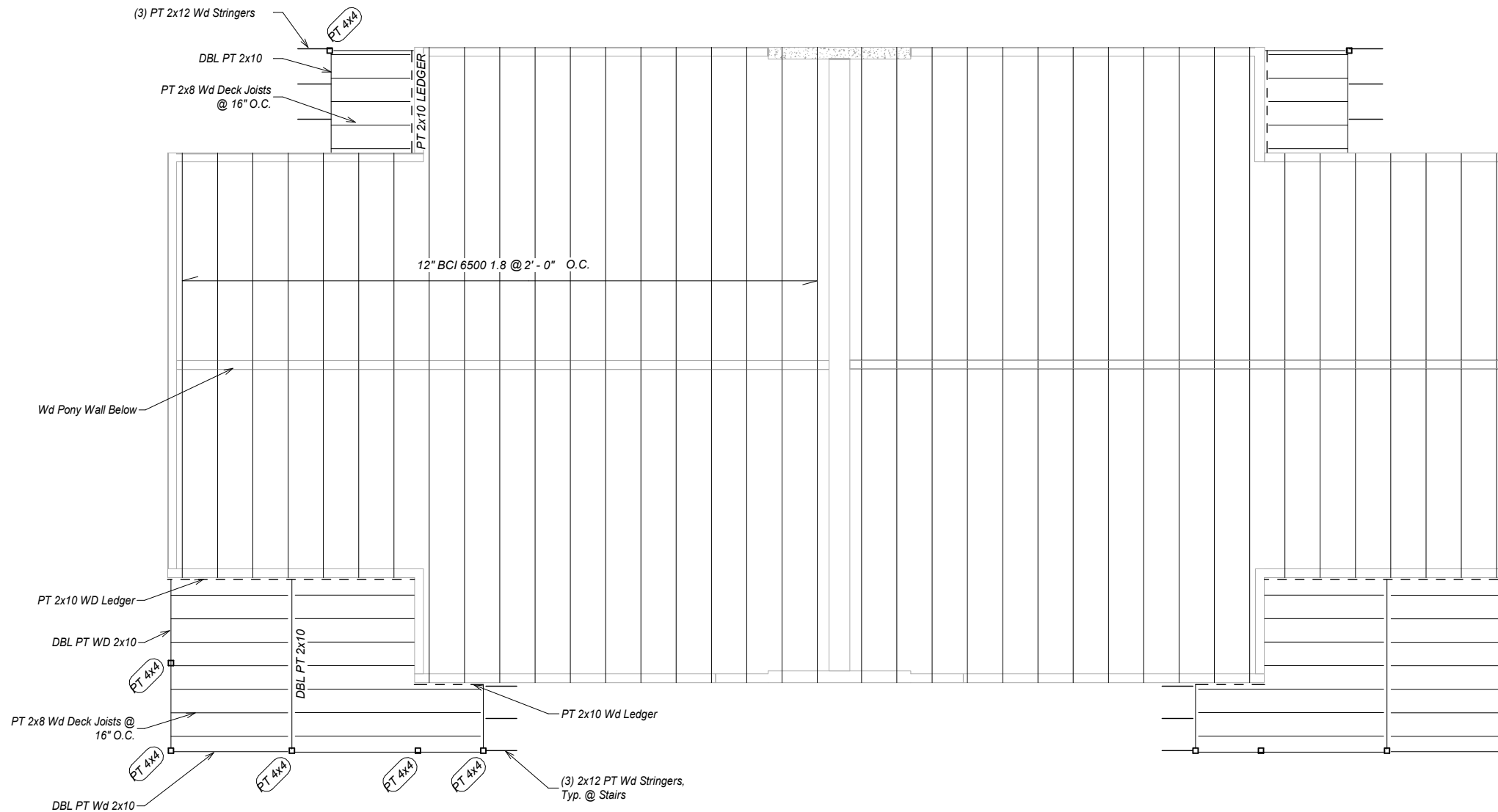
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Foundation Plan

S200

SHEET:
24 of xx



1 Floor Framing Plan
1/8" = 1'-0"

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SHEET DESCRIPTION:
Floor Framing Plan

S201

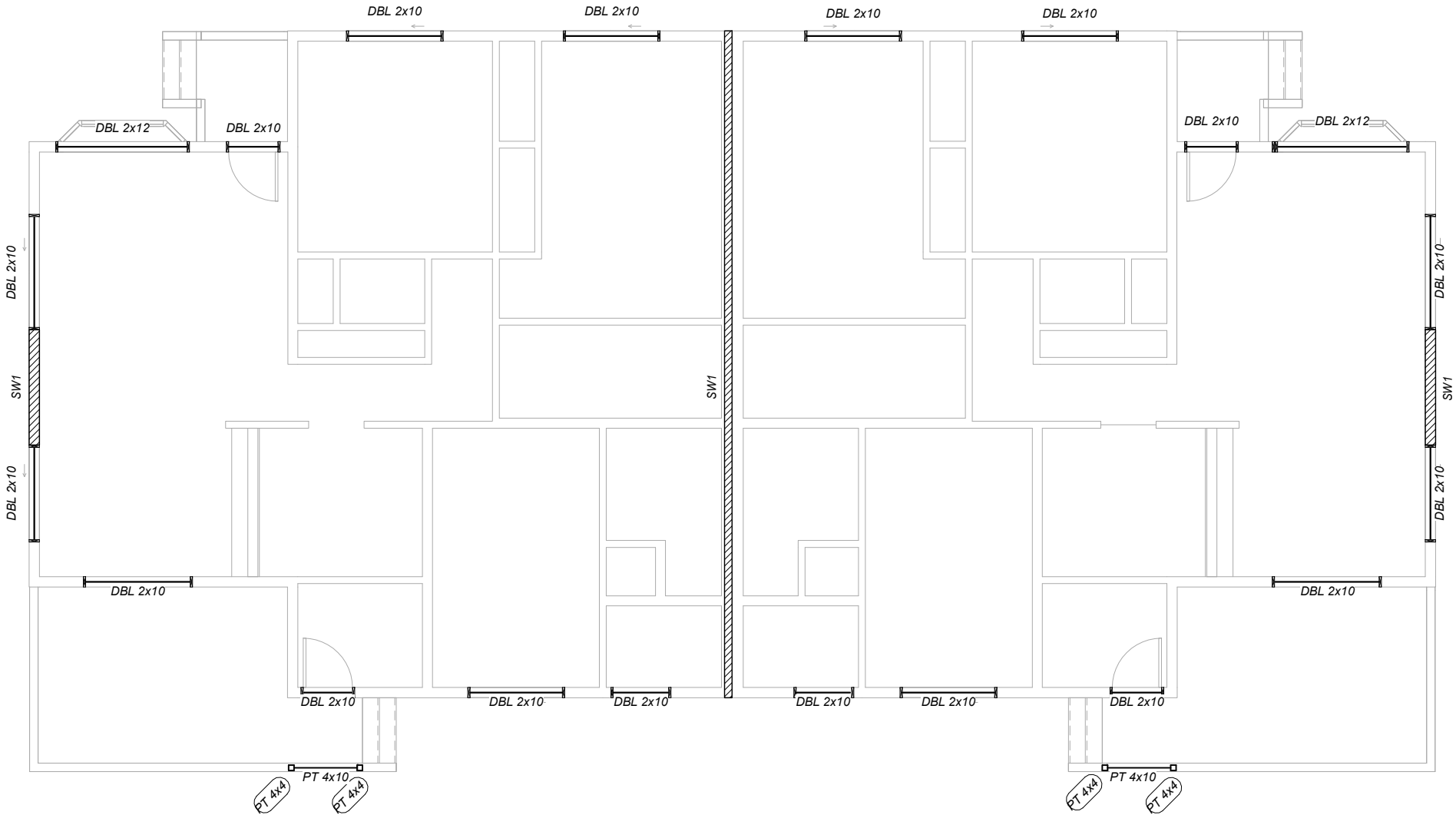
SHEET:
25 of xx

SHEARWALL SCHEDULE

SW1 15/32" CDX STRUCTURAL SHEATHING ONE SIDE. FASTENERS TO BE 10d WITH 1-1/2" PENETRATION INTO FRAMING. OUTSIDE PANEL NAILING TO BE 6", INTERIOR SPACING TO BE 12". MIN 4x6 AT EACH END OR AS NOTED WITH SIMPSON HHDQ8-SDS3. SILL PLATE BOLTS TO BE 5/8" @ 24" O.C. SILL PLATE BOLTS AT NON SHEARWALLS LOCATIONS TO BE 5/8" @ 48" O.C.

NOTES:

- FLOOR SHEATHING SHALL BE 23/32" APA STURDI-FLOOR, EXP. 1, STRUCTURAL 1, T&G W/ PANEL INDEX 48/24. LONG AXIS PERPENDICULAR TO JOISTS W/ TRANSVERSE JOISTS STAGGERED.
- BEARING WALLS SHALL BE 2"x6" LUMBER BEAMS, SET @ 16" O.C., UNLESS OTHERWISE NOTED.
- INTERIOR WALL SHALL BE 2"x4" LUMBER BEAMS, SET AT 16" O.C., UNLESS OTHERWISE NOTED.
- FLOOR TO FLOOR STRAPPING TO BE SIMPSON CMST12, CLEAR SPAN +90", ON 8' CENTERS ALONG THE EXTERIOR WALLS.
- ALL BEAMS MUST HAVE MINIMUM BEARING LENGTH OF 3"
- INTERIOR HEADERS LOCATED W/IN A NON-BEARING WALL SHALL CONSISTS OF A (2) 2x8 HEADER SUPPORTED BY A (1) 2x (MIN.) JACK STUD @ BOTH ENDS.
- CONTRACTOR TO VERIFY HANGER DIMENSION AND CONFIGURATIONS WITH SIMPSON PRIOR TO CONSTRUCTION. ADDITIONALLY, ALL JOIST HANGERS AND BEAM SUPPORTS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.



1 Shearwall & Header Plan
1/8" = 1'-0"

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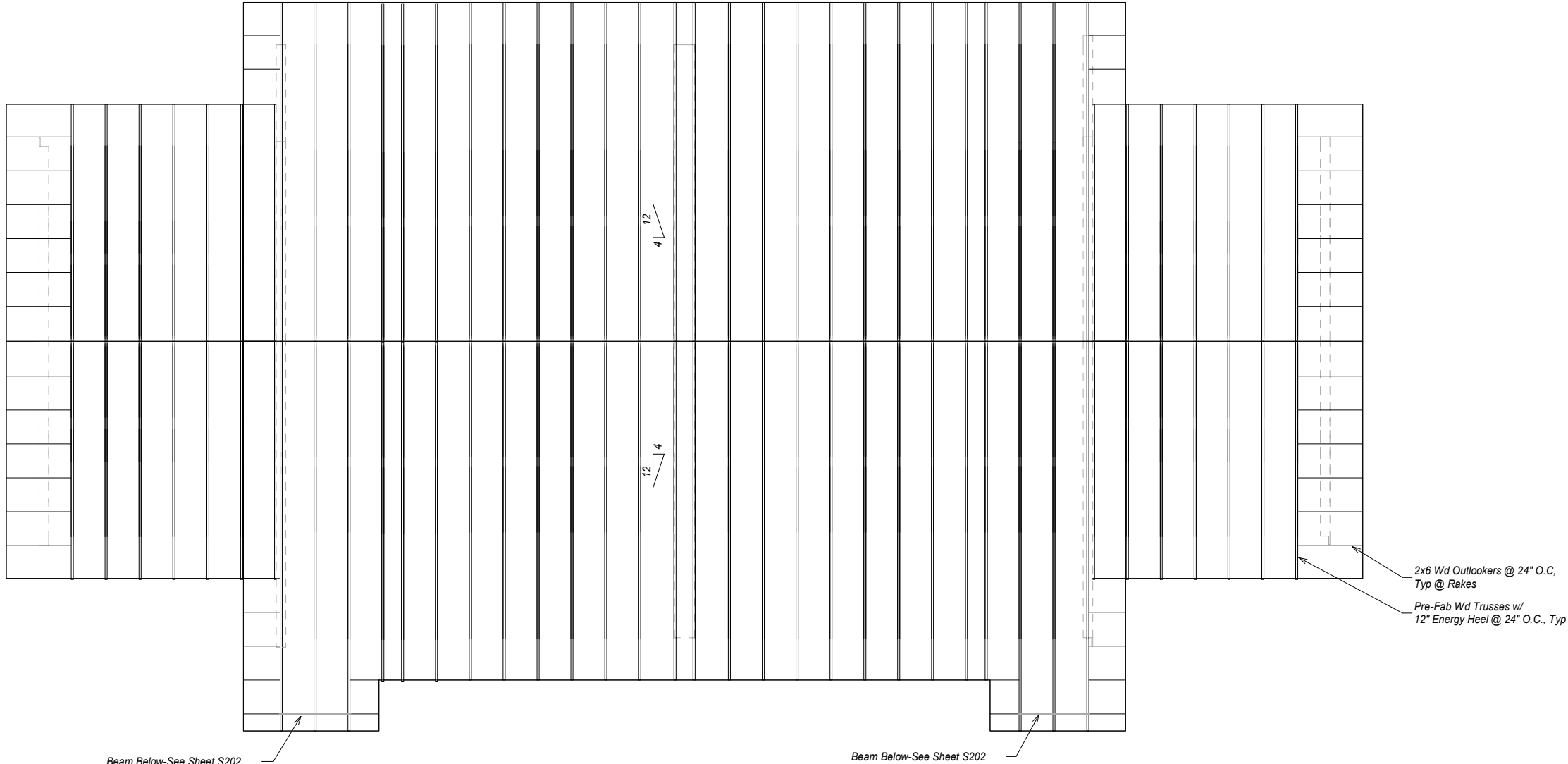
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SHEET DESCRIPTION:
Shearwall & Header Plan

S202

SHEET:
26 of xx

Not For Construction



1 **Roof Framing Plan**
1/8" = 1'-0"

ROOF SHEATHING
19/32" APA CDX RATED SHEATHING w/ PANEL INDEX 40/20, EXTERIOR GLUE. LONG AXIS PERPENDICULAR TO TRUSSES w/ TRANSVERSE JOINTS STAGGERED. BLOCK DIAPHRAGM AT PANEL EDGES WITHIN 8' OF ENDWALLS AND SHEARWALLS. BLOCK WITH FLAT 2x6 AT EVERY PANEL EDGE, 6" EXTERIOR NAIL SPACING.

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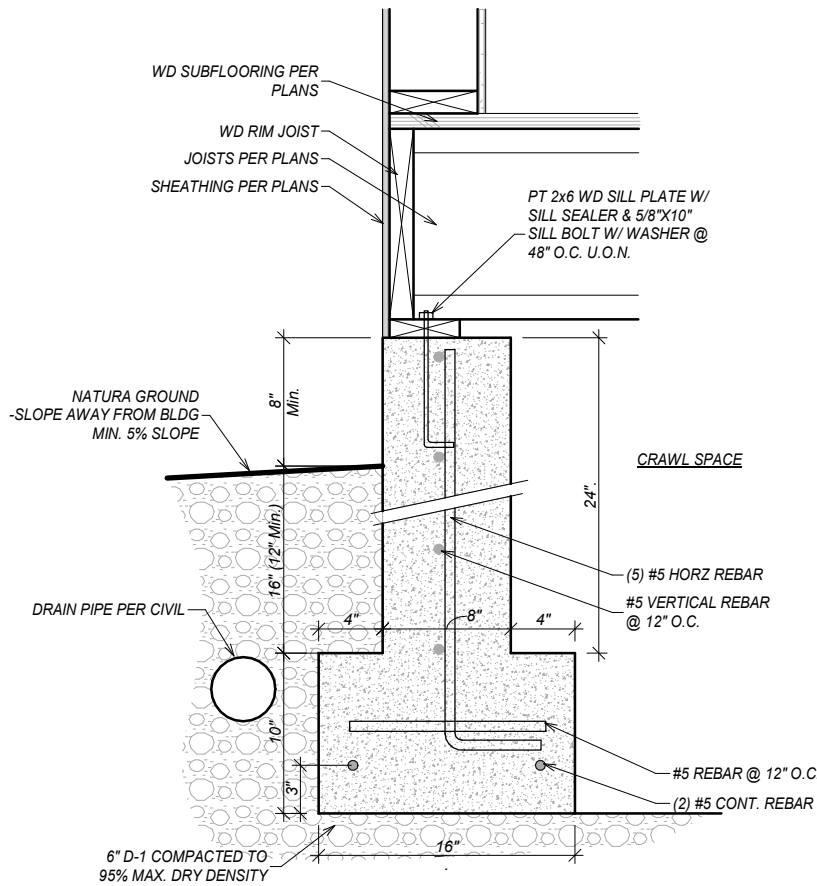
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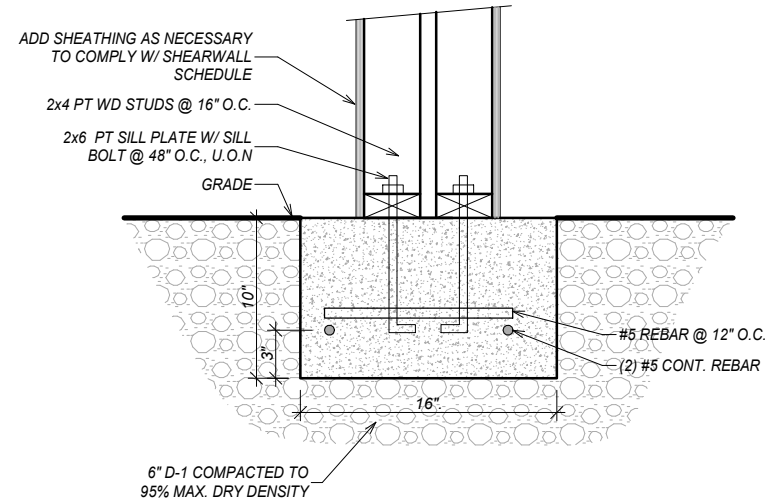
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Roof Framing Plan

S203

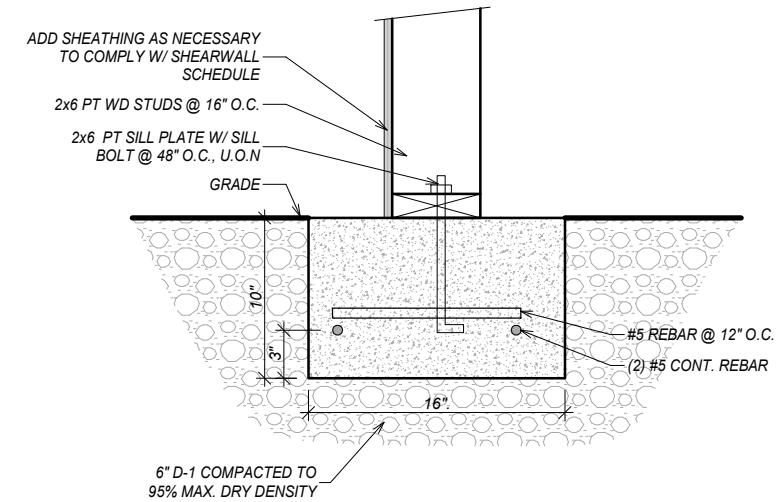
SHEET:
27 of xx



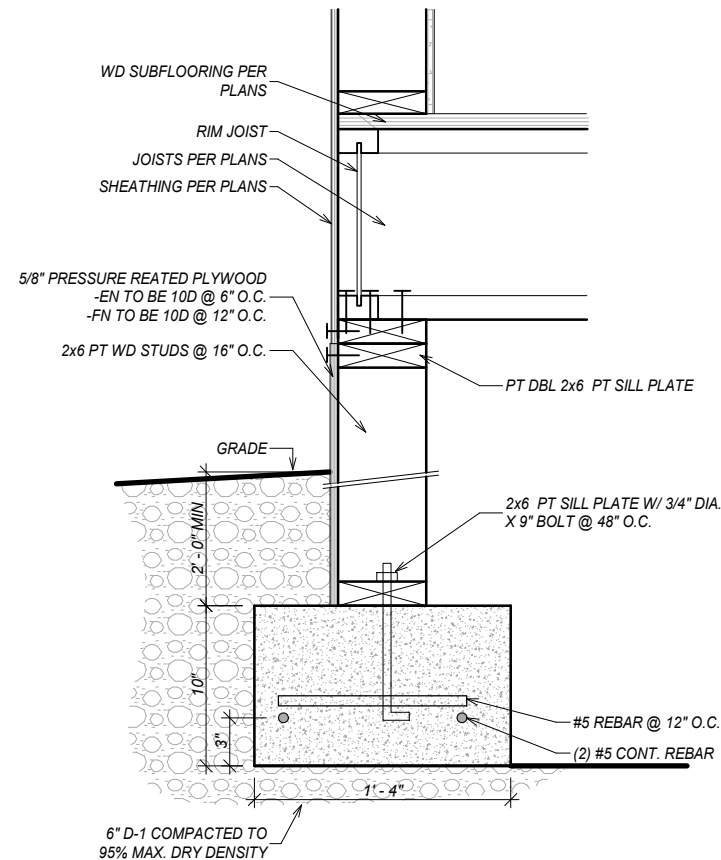
1 Concrete FND Wall
1" = 1'-0"



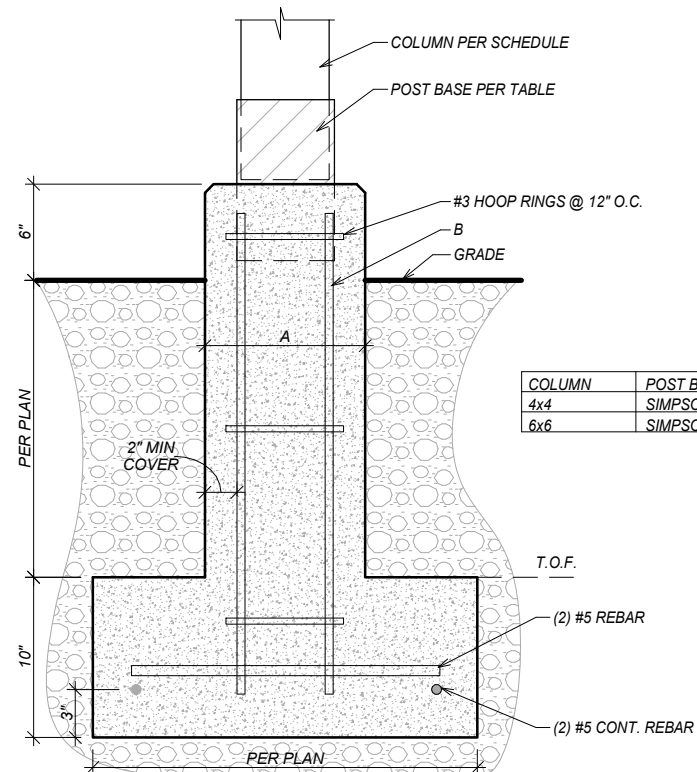
2 Foundation @ Firewall
1" = 1'-0"



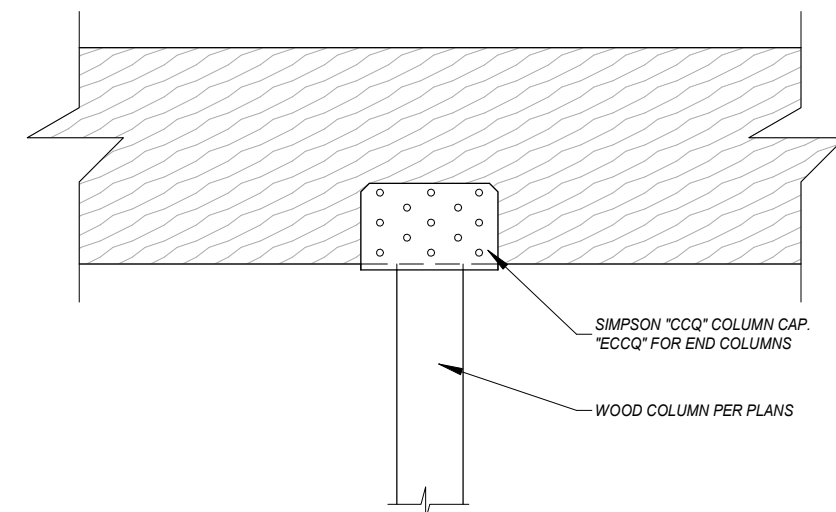
3 Typ. Pony Wall
1" = 1'-0"



4 Typ. Wood FND Wall
1" = 1'-0"



5 Typ. Post Foundation
1" = 1'-0"



6 Beam to Column Connection
3/4" = 1'-0"

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S300

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