

THRHA - SUNRISE APARTMENTS

EGRESS WINDOW REPLACEMENT

Yakutat, Alaska

REVISIONS:

ALASKA ARCHITECTS & ENGINEERS, LLC
 7559 North Tongass Hwy, Ketchikan, Alaska 99901
 907.228.5780 | www.alaskae.com | AELCh: 233702



THRHA Sunrise Apartments
 Tenant Improvements

DRAWN BY: NMG
 CHECKED BY: NMG
 DATE: 9.29.25
 PROJECT #: Project Number

STATUS:

PERMIT DRAWINGS

SHEET DESCRIPTION:

Cover Sheet

G100

SHEET:

01 of xx

CLIENT:
 TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY
 5446 JENKINS DR.
 JUNEAU, AK 99801
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ARCHITECT:
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 7559 N TONGASS HWY
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GENERAL NOTES

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

- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, INCLUDING THE LATEST ADOPTED EDITIONS OF THE IBC, IRC, IMC, IPC, IRC, UFC, UMC, UPC, NEC, AND ADA ACCESSIBILITY GUIDELINES.
- 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.
- 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.
- 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.
- 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.
- REFER TO THE STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AND 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.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE FLOOR SLAB OR WOOD SUB-FLOOR, UNLESS OTHERWISE NOTED.
- CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS OTHERWISE NOTED.
- PROVIDE FIRE BLOCKING, DRAFT STOPS, AND FIRE STOPS PER IBC SECTION 717.
- PROVIDE AN 2A 10BC FIRE EXTINGUISHER PER PLANS.
- WINDOWS IN OCCUPIED, HEATED AREAS OF BUILDING TO BE DOUBLE PANE, INSULATED GLAZING.
- SAFETY GLAZING: WIRED, TEMPERED, AND LAMINATED SAFETY GLASS MUST MEET IBC STANDARDS. GLAZING IN OR ADJACENT TO DOORS (12") AND GLAZING LESS THAN 18" ABOVE FLOOR, AND OTHER HAZARDOUS LOCATIONS PER IBC SEC. 2406.

SCOPE OF WORK

TENANT IMPROVEMENTS TO TWO EXISTING 2-STORY, NON-SPRINKLED APARTMENT BUILDINGS, (1) 9-UNIT AND (1) 11-UNIT. SCOPE OF WORK INCLUDES REPLACING ALL NON-COMPLIANT BEDROOM WINDOWS WITH NEW VINYL GLIDERS TO MEET EGRESS, REPLACING ALL LIVING ROOM WINDOWS WITH (2) SMALLER WINDOWS, AND ADDING WALK-IN SHOWERS AND GRAB BARS TO (1) UNIT IN EACH BUILDING.

CODE REVIEW

PROJECT LOCATION:
 100 YTT Drive, Yakutat

IBC 2021 & IEBC 2021 REVIEW (ALTERATION - LEVEL 1)

I. TYPE OF CONSTRUCTION (Chapter 6)
 V-B
 SPRINKLED - No

II. USE & OCCUPANCY CLASSIFICATION (Chapter 3)
 R-2 Residential

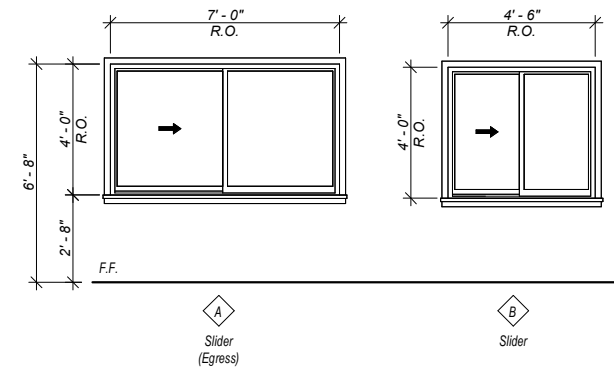
III. OCCUPANCY SEPARATIONS (Table 508.4)
 1-hr Separation BTW Units (Existing - No Change)

IV. BUILDING AREA (Table 503) (No Change)

V. BUILDING HEIGHT (Table 503) (No Change)

VI. OCCUPANT LOAD (Table 1004.1.2) No Change

WINDOW TYPES

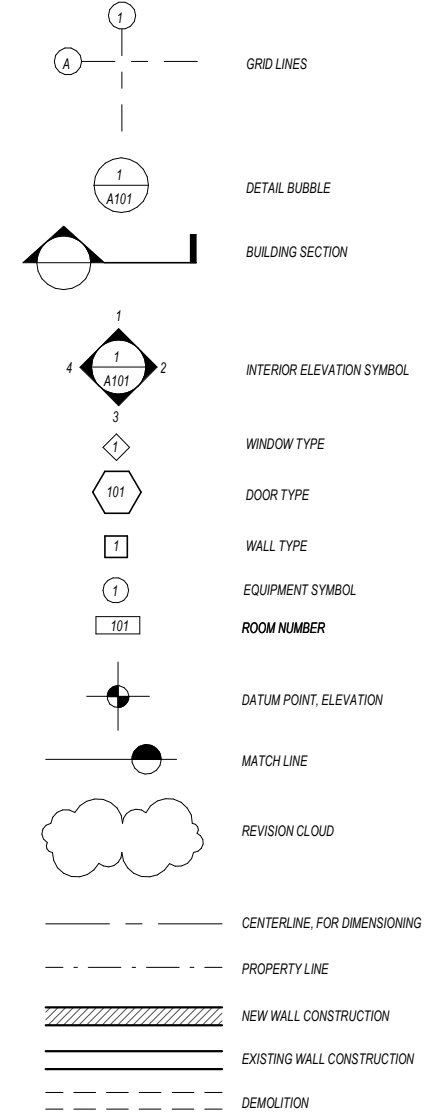


NOTE: ALL NEW WINDOWS TO UTILIZE THE EXISTING HEADER.

ARCHITECTURAL ABBREVIATIONS

| | | | | | | | |
|----------|-----------------------------------|--------|---|--------|--------------------------------------|----------|----------------------------------|
| AB | ANCHOR BOLT | F/F | FACE TO FACE | MACH | MACHINE | SHR | SHOWER |
| ABV | ABOVE | F.F | FINISH FLOOR | MAN | MANUAL | SHT | SHEET(ING) |
| ACOUS | ACOUSTICAL | FA | FIRE ALARM | MATL | MATERIAL | SHV | SHELVES, SHELVING |
| ACT | ACOUSTICAL CEILING TILE | FBD | FIBERBOARD | MAX | MAXIMUM | SIM | SIMILAR |
| ADDL | ADDITIONAL | FD | FLOOR DRAIN | MC | MEDICINE CABINET | SK | SINK |
| ADJ | ADJUSTABLE | FDC | FIRE DEPARTMENT CONNECTION | MECH | MECHANICAL | SP | SPACE SPACING |
| AFF | ABOVE FINISHED FLOOR | FND | FOUNDATION | MEMB | MEMBRANE | SPEC | SPECIFICATION |
| AFG | ABOVE FINISHED GRADE | FDV | FIRE DEPARTMENT VALVE | MET | METAL | SPKLR | SPRINKLER |
| AFS | ABOVE FINISHED SLAB | FE | FIRE EXTINGUISHER | MFR | MANUFACTURER | SPKR | SPEAKER |
| AL | ALUMINUM | FEB | FIRE EXTINGUISHER BRACKET | MH | MANHOLE | SO | SQUARE |
| ALT | ALTERNATE | FEC | FIRE EXTINGUISHER CABINET | SO IN | SQUARE INCH | SO IN | SQUARE INCH |
| AP | ACCESS PANEL | FHY | FIRE HYDRANT | MIR | MIRROR | SST | STAINLESS STEEL |
| APPROX | APPROXIMATE(LY) | FIN | FINISH | MISC | MISCELLANEOUS | ST | STREET |
| ARCH | ARCHITECT(URAL) | FIN GR | FINISH GRADE | MOD | MODULAR | STAG | STAGGERED |
| ASPH | ASPHALT | FL | FLOOR(ING) | MTD | MOUNTED | STD | STANDARD |
| AUTO | AUTOMATIC | FLASH | FLASHING | MTG | MOUNTING | STL | STEEL |
| | | FLEX | FLEXIBLE | MULL | MULLION | STOR | STORAGE |
| BD | BOARD | FLR SK | FLOOR SINK | | | STRUCT | STRUCTURAL |
| BKG | BACKING | FLUOR | FLUORESCENT | (N) | NEW | SUSP CLG | SUSPENDED CEILING |
| BLDG | BUILDING | FNR | FEMININE NAPKIN RECEPTACLE | N | NORTH | SERV | SERVICE |
| BLKG | BLOCKING | FNTD | FEMININE NAPKIN-TAMPON DISPENSER | NA | NOT APPLICABLE | SYM | SYMBOL |
| BLW | BELOW | FOC | FACE OF CONCRETE | NAT | NATURAL | | |
| BOT | BOTTOM | FOF | FACE OF FINISH | NIC | NOT IN CONTRACT | T | TREAD |
| BRKT | BRACKET | FOS | FACE OF STUD | NO | NUMBER | T&B | TOP & BOTTOM |
| BSMT | BASEMENT | FRPF | FIREPROOFING | NOM | NOMINAL | T&G | TONGUE & GROOVE |
| BTW | BETWEEN | FRZ | FREEZER | NRC | NOISE REDUCTION COEFFICIENT | TB | TOWEL BAR |
| | | FSB | FOLDING SHOWER BENCH | NTS | NOT TO SCALE | TEL | TELEPHONE |
| CAB | CABINET | FSTNR | FASTENER | | | TEMP | TEMPORARY |
| CB | CATCH BASIN | FT | FOOT, FEET | OA | OVERALL | THERM | THERMAL |
| CCTV | CLOSED CIRCUIT TELEVISION | FTG | FOOTING | OC | ON CENTER | THK | THICK, THICKNESS |
| CG | CORNER GUARD | FURN | FURNITURE | OD | OUTSIDE DIAMETER | THRES | THRESHOLD |
| CEM | CEMENT | FURR | FURRING | OFCI | OWNER FURNISHED-CONTRACTOR INSTALLED | THRU | THROUGH |
| CER | CERAMIC | FUS | FOLDING UTILITY SEAT | OFOI | OWNER FURNISHED-OWNER INSTALLED | TOL | TOLERANCE |
| CER TILE | CERAMIC TILE | FUT | FUTURE | OH | OPPOSITE HAND | TYP | TYPICAL |
| CL | CENTERLINE | FXTR | FIXTURE | OPNG | OPENING | | |
| CLG | CEILING | | | OPP | OPPOSITE | | |
| CLJ | CONTROL JOINT | GA | GAUGE | OVHD | OVERHEAD | | |
| CLR | CLEAR | GALV | GALVANIZED | | | | |
| CMU | CONCRETE MASONRY UNIT | GB | GRAB BAR | PBD | PARTICLE BOARD | | |
| CNTR | COUNTER | GC | GENERAL CONTRACTOR | PCF | POUNDS PER CUBIC FOOT | | |
| CO | CASED OPENING | GL | GLASS | PERF | PERFORATED | | |
| CONC | CONCRETE | GL BLK | GLASS BLOCK | PERIM | PERIMETER | VAC | VACUUM |
| CONF | CONFERENCE | GLULAM | GLUE LAMINATED | PERM | PERMANENT | VB | VINYL BASE |
| CONN | CONNECTION | GLZ | GLAZING | PERP | PERPENDICULAR | VCT | VINYL COMPOSITION TILE |
| CONSTR | CONSTRUCTION | GND | GROUND | PH | PANIC HARDWARE | VERT | VERTICAL |
| CONT | CONTINUOUS | GR | GRADE, GRADING | PL | PROPERTY LINE | VEST | VESTIBULE |
| CORR | CORRIDOR | GRV | GRAVEL | PLAM | PLASTIC LAMINATE | VF | VERIFY IN FIELD |
| CRPT | CARPET | GYP BD | GYP SUM BOARD | PLAT | PLATFORM | VNR | VENEER |
| CSWK | CASEWORK | | | PLBG | PLUMBING | VOL | VOLUME |
| CT | CARPET TILE | H | HIGH | PLF | POUNDS PER LINEAL FOOT | VWC | VINYL WALL COVERING |
| CUST | CUSTOM | HB | HOSE BIB | PLYWD | PLYWOOD | | |
| CW | COLD WATER | HC | HOLLOW CORE | PNL | PANEL | W | WEST |
| | | HCP | HANDICAPPED | PREFAB | PREFABRICATED | W/ | WITH |
| DBL | DOUBLE | HD | HEAD | PRKG | PARKING | W/O | WITHOUT |
| DEMO | DEMOLISH | HDBD | HARDBOARD | PROJ | PROJECT | WW | WALL TO WALL |
| DET | DETAIL | HDWE | HARDWARE | PROP | PROPERTY | WC | WATER CLOSET |
| DF | DRINKING FOUNTAIN | HM | HOLLOW METAL | PSF | POUNDS PER SQUARE FOOT | WD | WOOD |
| DIA | DIAMETER | HNDRL | HANDRAIL | PSI | POUNDS PER SQUARE INCH | WDW | WINDOW |
| DIAG | DIAGONAL | HR | HOUR | PT | POINT | WF | WIDE FLANGE |
| DIFF | DIFFUSER | HT | HEIGHT | PTD | PAPER TOWEL DISPENSER | WHCH | WHEEL CHAIR |
| DIM | DIMENSION | HVAC | HEATING, VENTILATION, AIR CONDITIONING, & COOLING | PTDR | PAPER TOWEL DISPENSER W/ RECEPTACLE | WO | WHERE OCCURS |
| DIM PT | DIMENSION POINT | HW | HOT WATER | PTR | PAPER TOWEL RECEPTACLE | WR | WATER RESISTANT |
| DISP | DISPENSER | | | PVMT | PAVEMENT | WSCOT | WAINSCOTING |
| DIST | DISTANCE | ID | INSIDE DIAMETER | PWR | POWER | WT | WEIGHT |
| DLV | DOOR LOUVER | INCL | INCLUDING | | | WTRPRF | WATERPROOFING |
| DMPF | DAMP PROOFING | INCAND | INCANDESCENT | QT | QUARRY TILE | WWF | WELDED WIRE FABRIC |
| DN | DOWN | INCL | INCLUDING | QTR | QUARTER | | |
| DR | DRAIN | INFO | INFORMATION | QTY | QUANTITY | XFMR | TRANSFORMER |
| DS | DOWNSPOUT | INSUL | INSULATION | | | | |
| DT | DRAIN TILE | INT | INTERIOR | R | RISER | | |
| DWG | DRAWING | JAN | JANITOR | RA | RETURN AIR | | |
| DWGS | DRAWINGS | JB | JUNCTION BOX | RAD | RADIUS | | |
| DWR | DRAWER | JT | JOINT | RCP | REFLECTED CEILING PLAN | | |
| | | | | RD | ROOF DRAIN | | |
| (E) | EXISTING | KIT | KITCHEN | REF | REFRIGERATOR | | |
| E | EAST | KPL | KICK PLATE | REINF | REINFORCED | | |
| EA | EACH | KS | KNEE SPACE | REQD | REQUIRED | | |
| ECAB | ELECTRICAL CABINET | | | RESIL | RESILIENT | | |
| EG | EDGE GUARD | LAB | LABORATORY | RET | RETURN | | |
| EIFS | EXTERIOR INSULATION FINISH SYSTEM | LAM | LAMINATE | REV | REVISION | | |
| EL | ELEVATION | LAV | LAVATORY | RH | RIGHT HAND | | |
| ELEC | ELECTRICAL | LB | POUND | RM | ROOM | | |
| ELEV | ELEVATION | LF | LINEAR FOOT | RO | ROUGH OPENING | | |
| EMER | EMERGENCY | LG | LENGTH | ROW | RIGHT OF WAY | | |
| ENCL | ENCLOSURE | LH | LEFT HAND | | | S | SOUTH |
| ENGR | ENGINEER | LIN | LINEAR | SA | SUPPLY AIR | SASU | SELF-ADHERING SHEET UNDERLAYMENT |
| EO | ELECTRICAL OUTLET | LKR | LOCKER | SB | SPLASH BLOCK | SC | SOLID CORE |
| EQL SP | EQUALLY SPACED | LT | LIGHT | SCD | SEAT COVER DISPENSER | SCHED | SCHEDULED |
| EQUIP | EQUIPMENT | LT WT | LIGHT WEIGHT | SCR | SHOWER CURTAIN ROD | SD | SOAP DISPENSER |
| EQUIV | EQUIVALENT | LTG | LIGHTING | SECT | SECTION | SEP | SEPARATION |
| EXP | EXPANSION | | | SF | SQUARE FOOT | | |
| EXPO | EXPOSED | | | | | | |
| EXIST | EXISTING | | | | | | |
| EXT | EXTERIOR | | | | | | |

DRAWING SYMBOLS



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Tenant Improvements**

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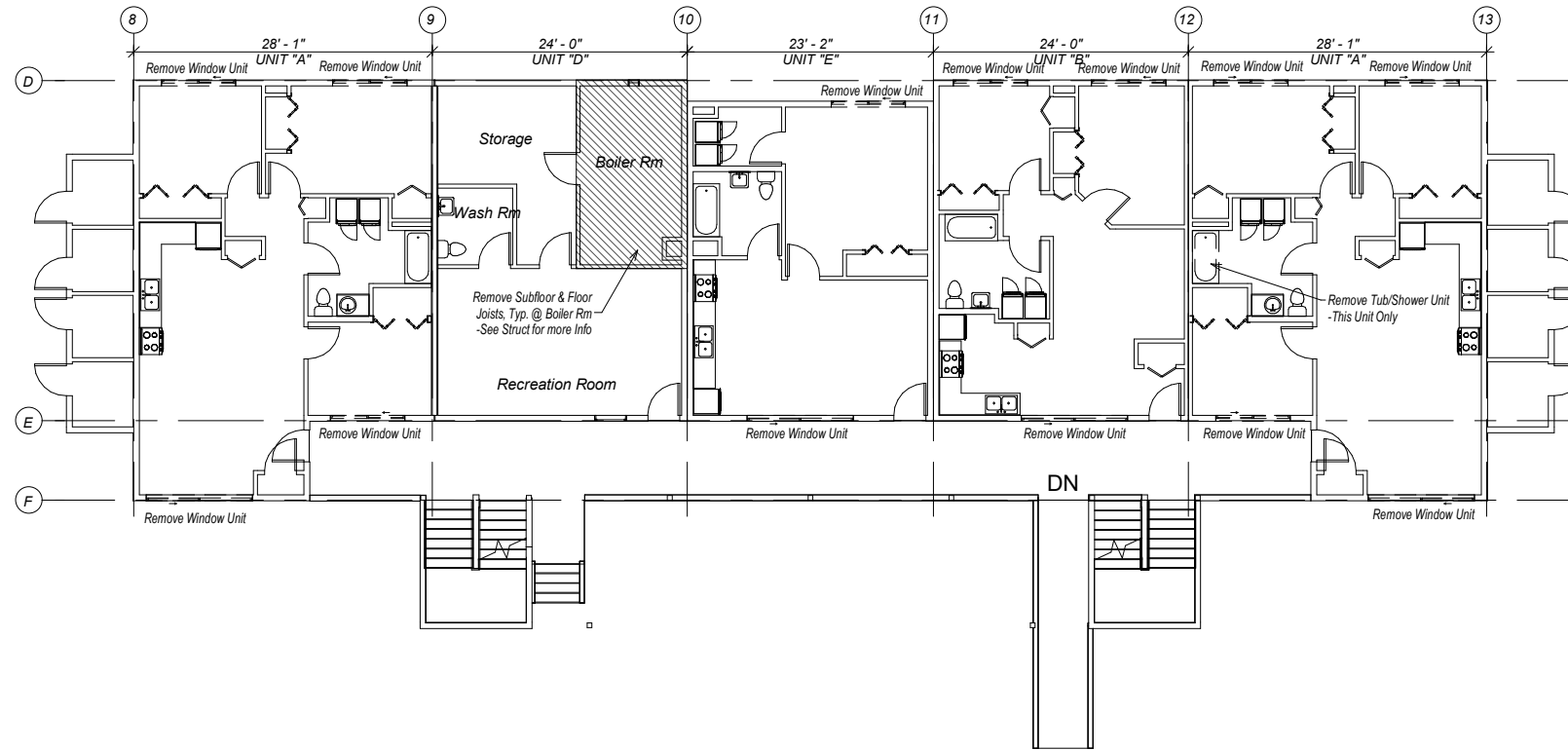
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 Abbreviations & Symbols

G101

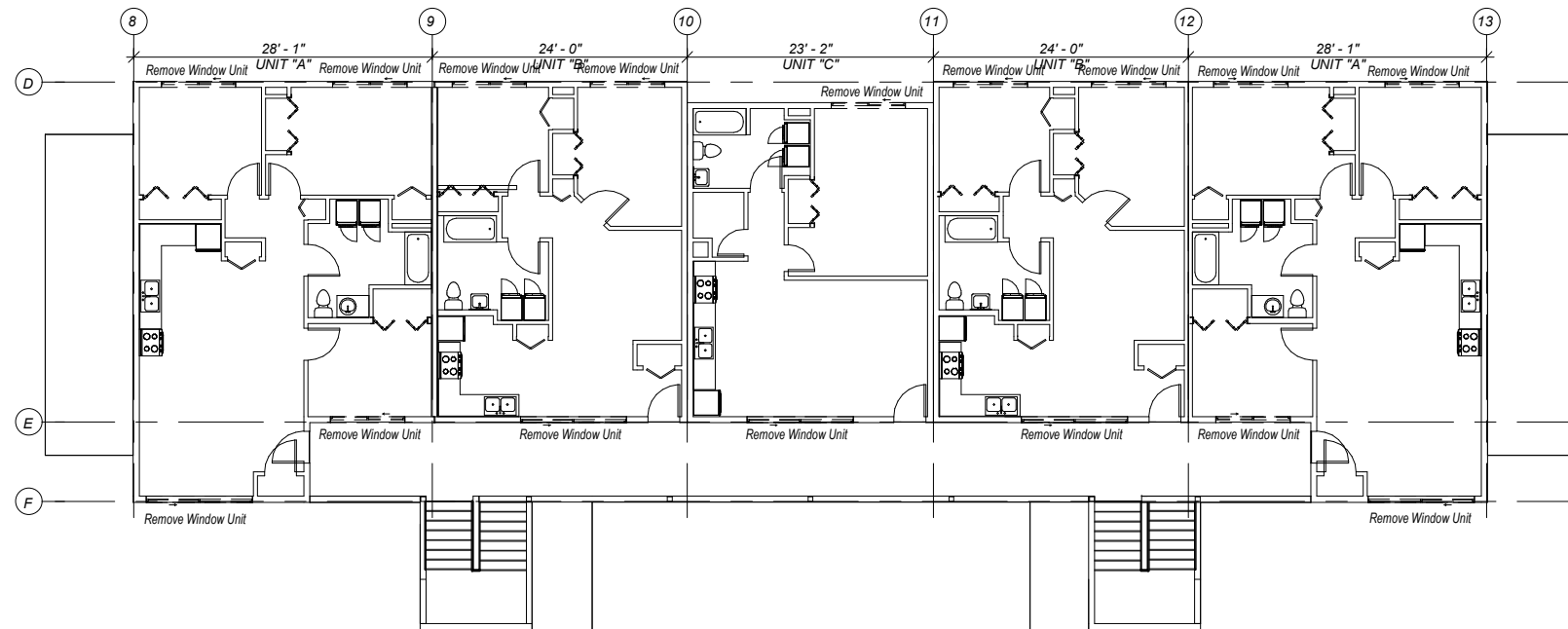
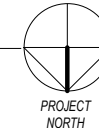
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 02 of xx

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR, OWNER, AND ENGINEER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
4. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY, SHALL BE REPAIRED OR REPLACED TO MATCH THE EXISTING CONDITION.
5. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR ALL DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER. THE CONTRACTOR SHALL CAP ALL UNUSED UTILITIES.



1 Demolition Plan - Main Floor (9 Unit Building)
1/16" = 1'-0"



2 Demolition Plan - Upper Level (9 Unit Building)
1/16" = 1'-0"



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Demolition Plans - 9 Unit Building

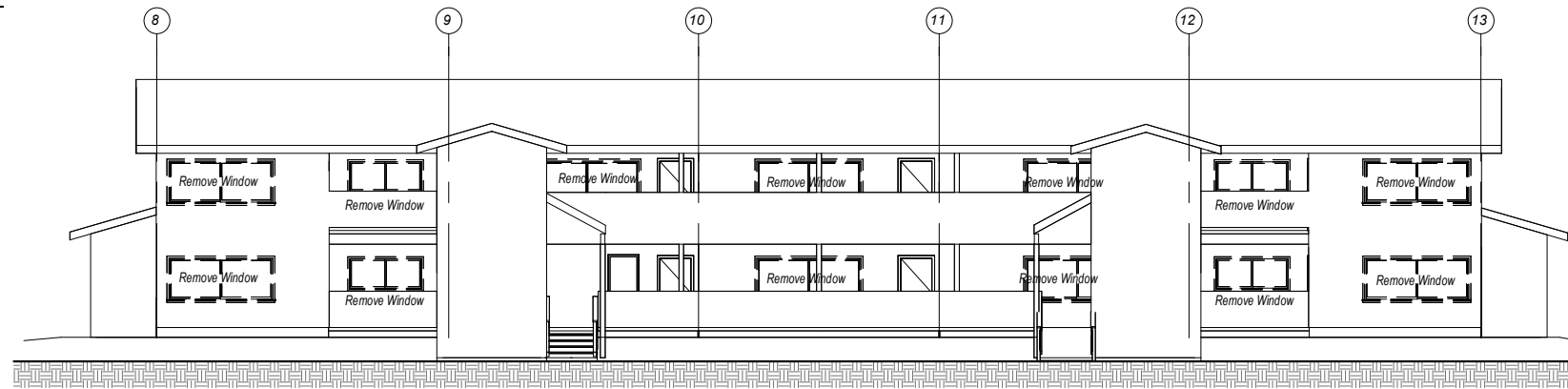
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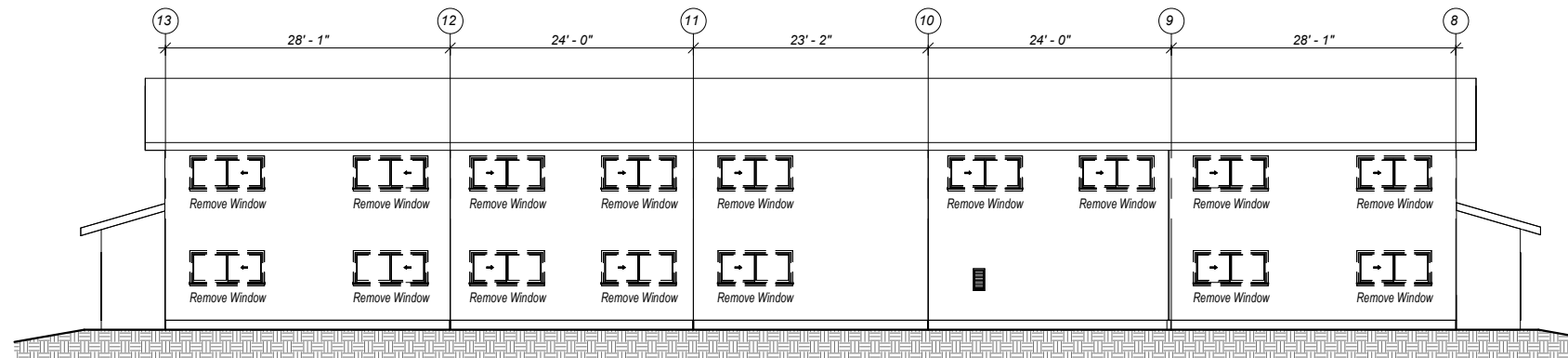
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1 Demolition - North Elevation (9 Unit Building)
1/16" = 1'-0"



2 Demolition - South Elevation (9 Unit Building)
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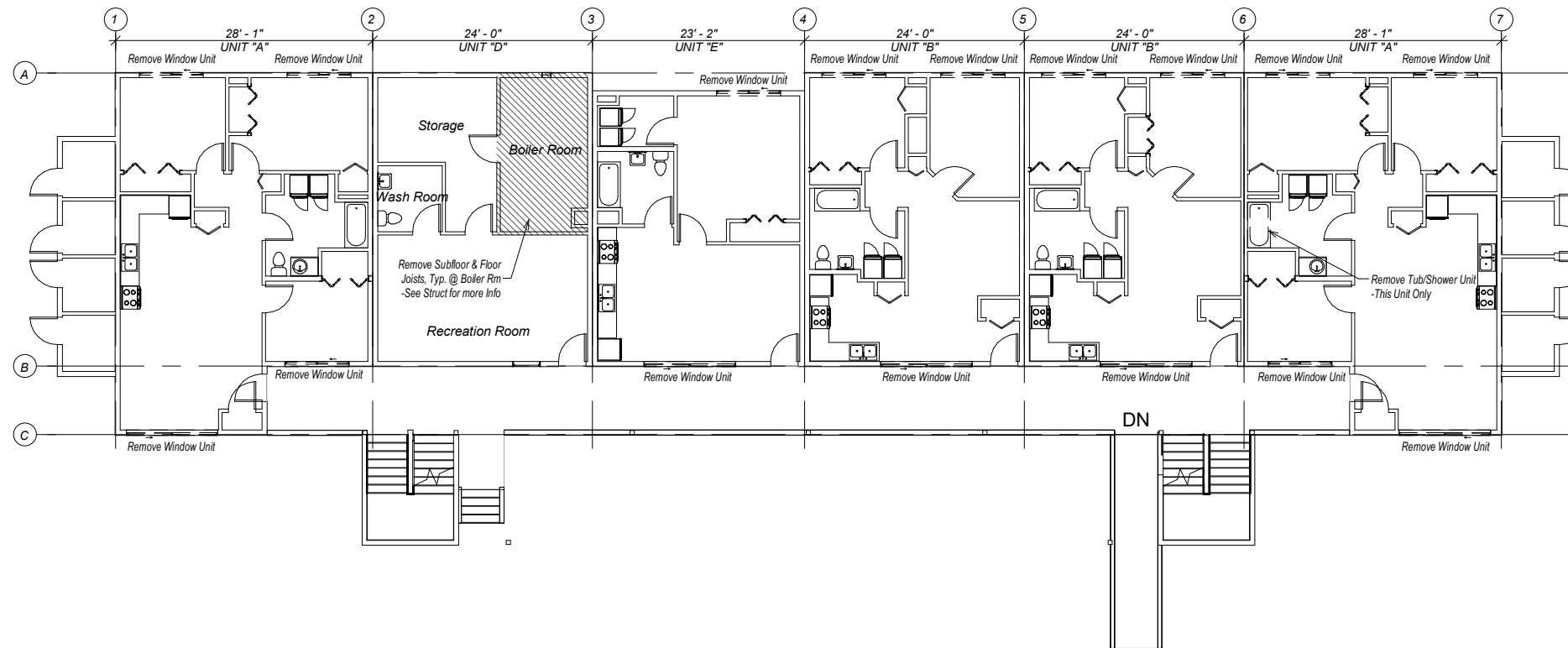
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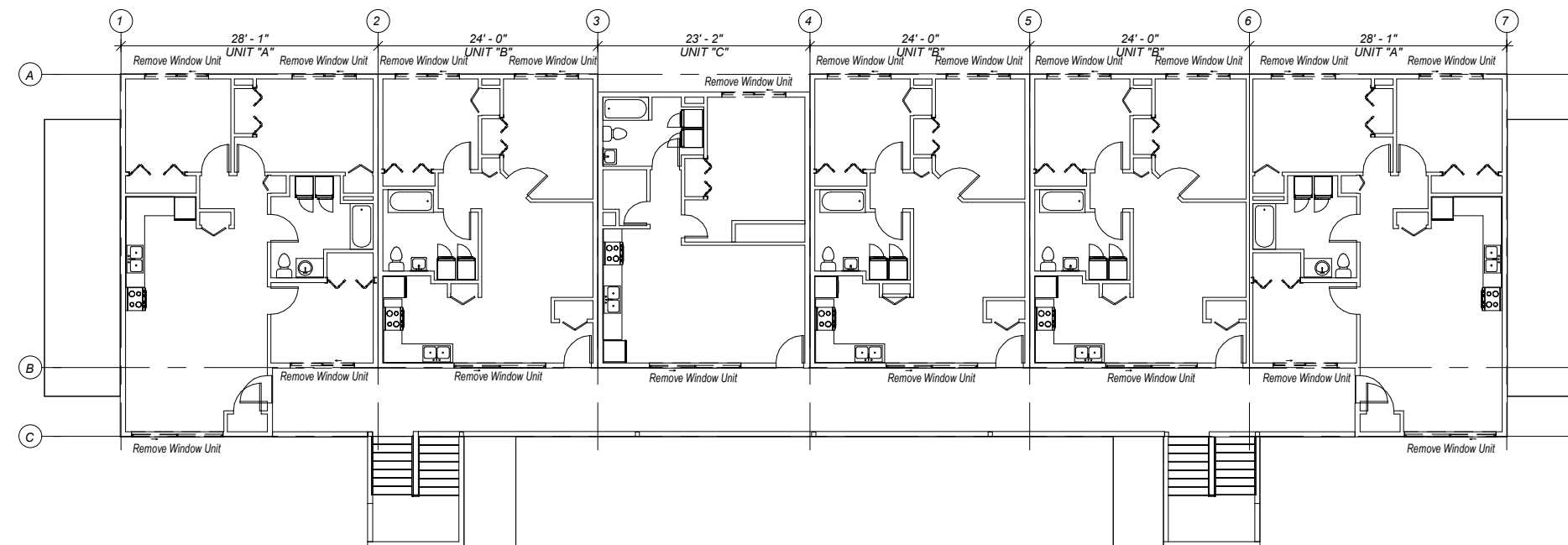
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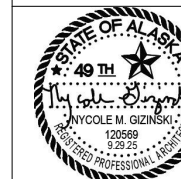
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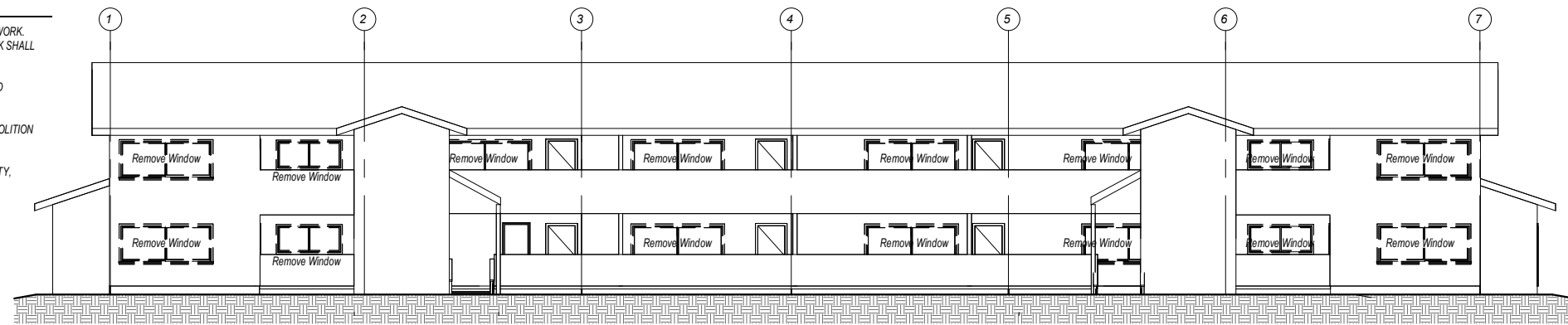
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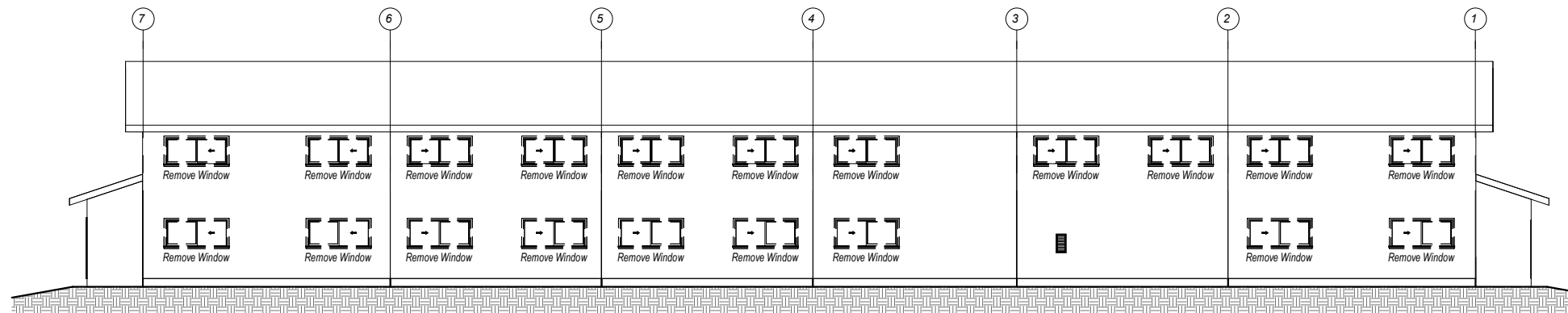
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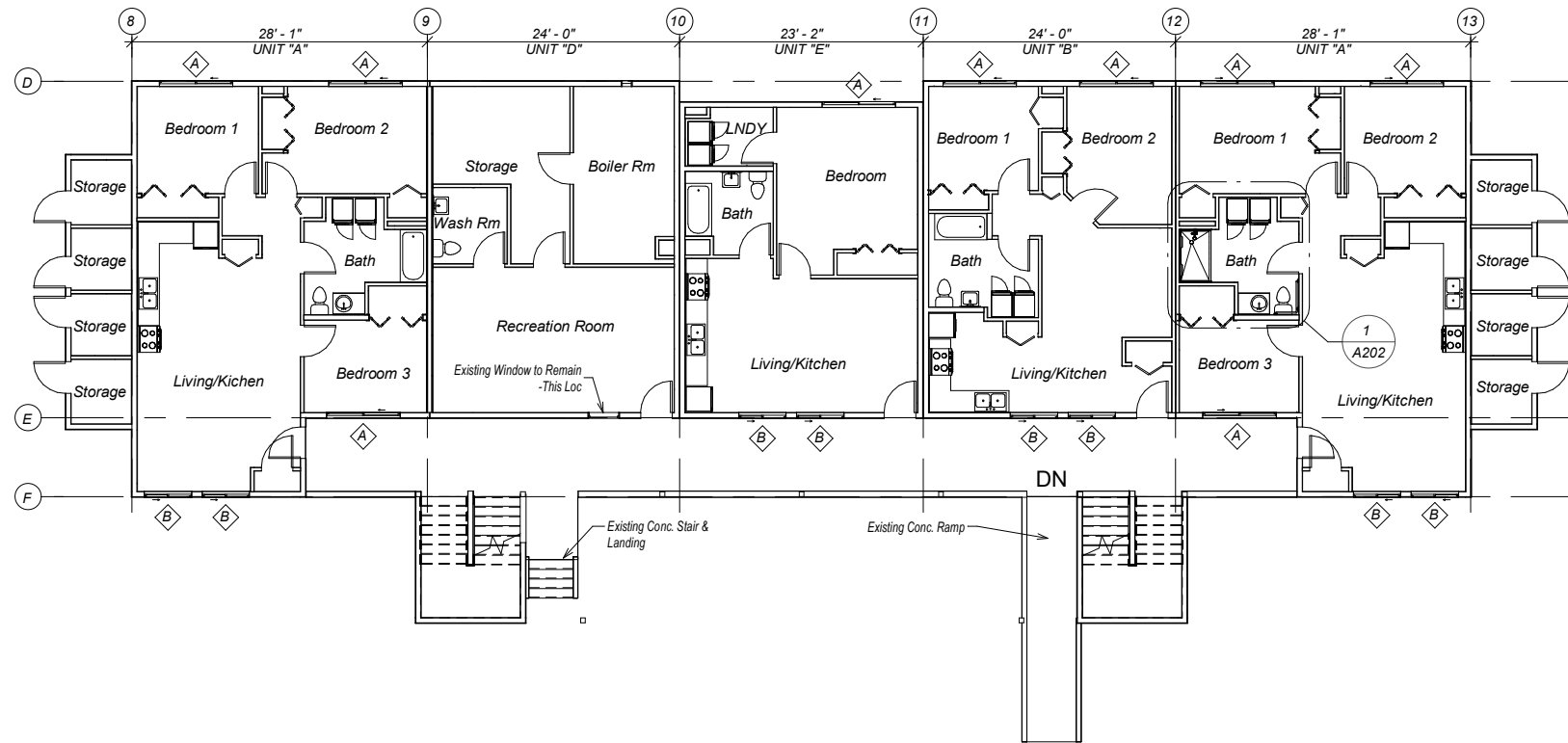
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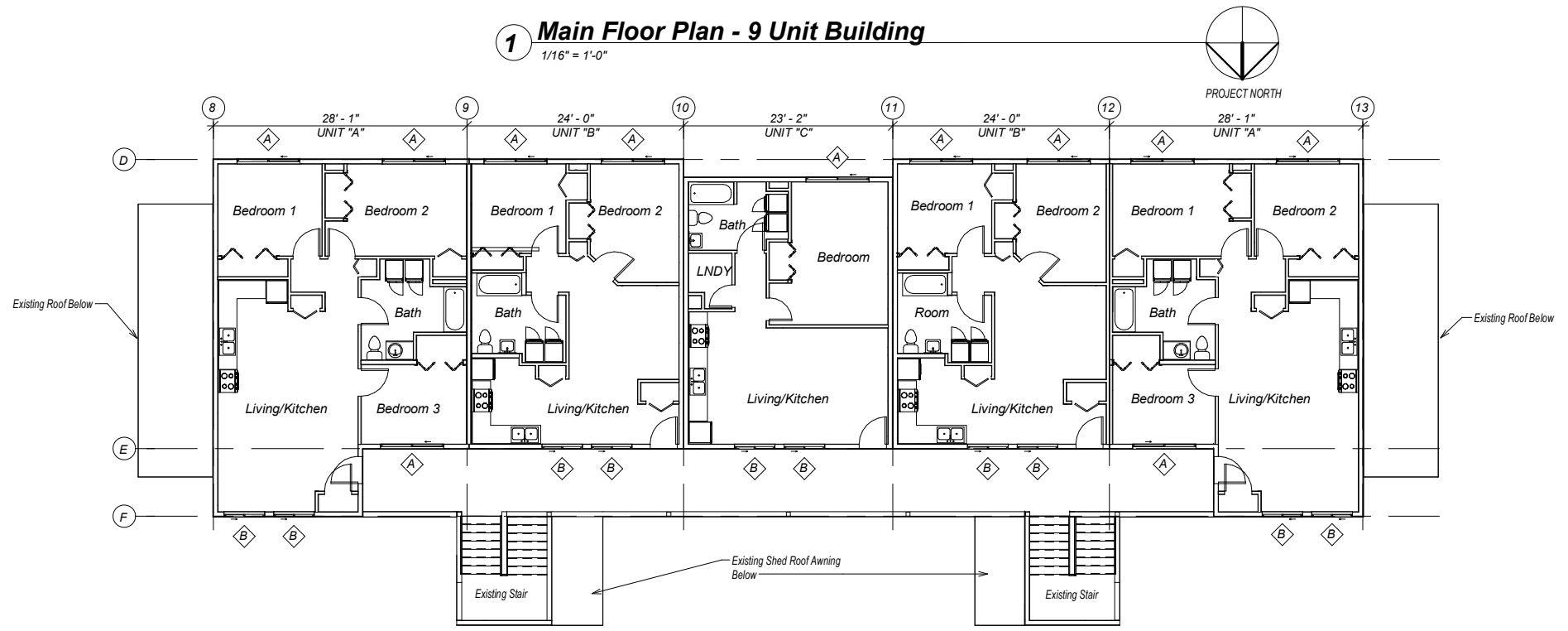
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1 Main Floor Plan - 9 Unit Building
1/16" = 1'-0"



2 Upper Floor Plan - 9 Unit Building
1/16" = 1'-0"

REVISIONS:

ALASKA ARCHITECTS & ENGINEERS, LLC
7559 North Tongass Hwy, Ketchikan, Alaska 99901
907.228.5780 | www.alaskae.com | AELCh: 233702



THRHA Sunrise Apartments
Tenant Improvements

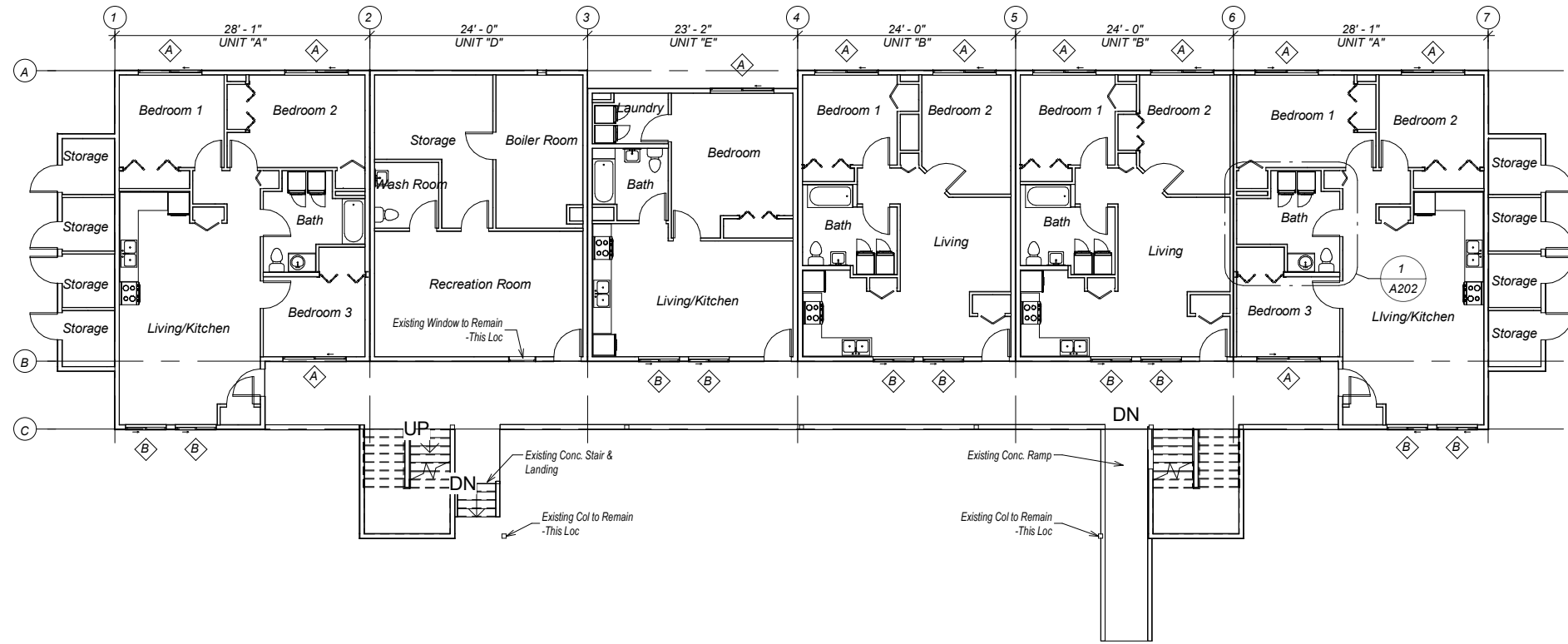
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CHECKED BY: NMG
DATE: 9.29.25
PROJECT #: Project Number

STATUS:
PERMIT DRAWINGS

SHEET DESCRIPTION:
Existing/New Floor Plans - 9 Unit Building

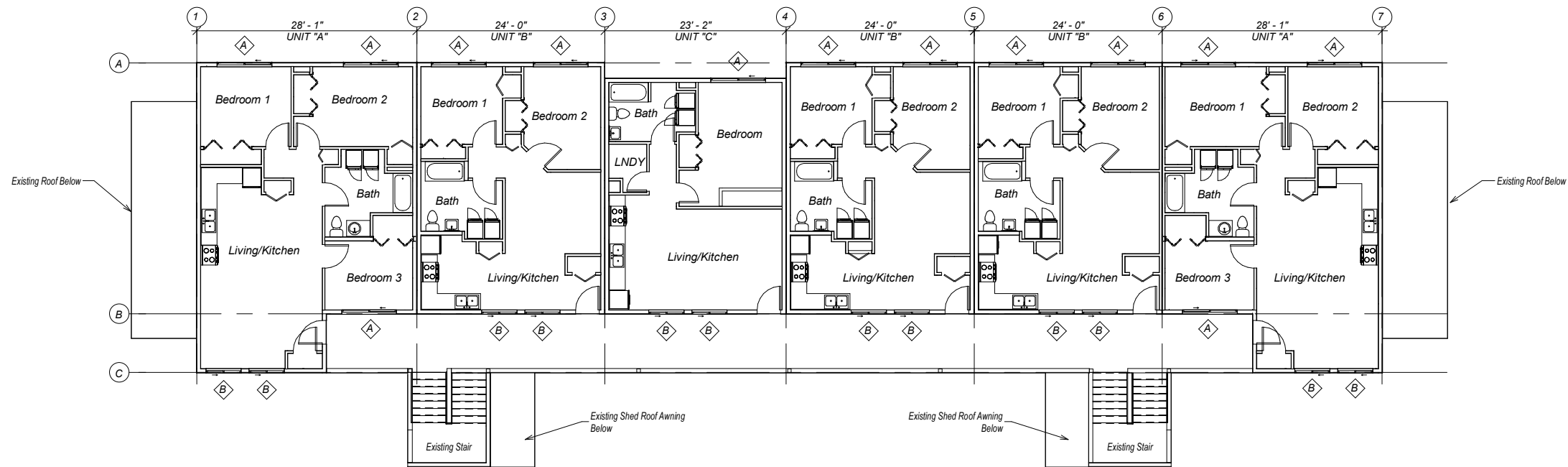
A200

SHEET:
06 of xx



1 Main Floor Plan - 11 Unit Building

1/16" = 1'-0"



2 Upper Floor Plan - 11 Unit Building

1/16" = 1'-0"

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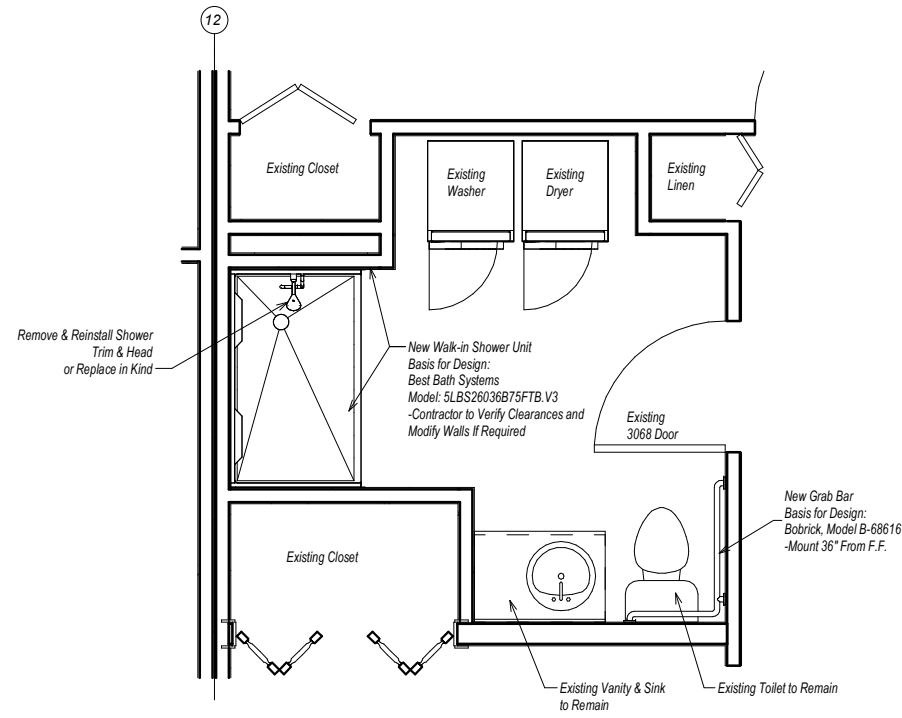
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 CHECKED BY: NMG
 DATE: 9.29.25
 PROJECT #: Project Number

STATUS:
PERMIT DRAWINGS

SHEET DESCRIPTION:
 Existing/New Floor Plans - 11 Unit Building

A201

SHEET:
 06 of xx



1 Enlarged Bathroom Plan - Existing/New
1/4" = 1'-0"

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**THRHA Sunrise Apartments
Tenant Improvements**

DRAWN BY: NMG
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DATE: 9.29.25
PROJECT #: Project Number

STATUS:

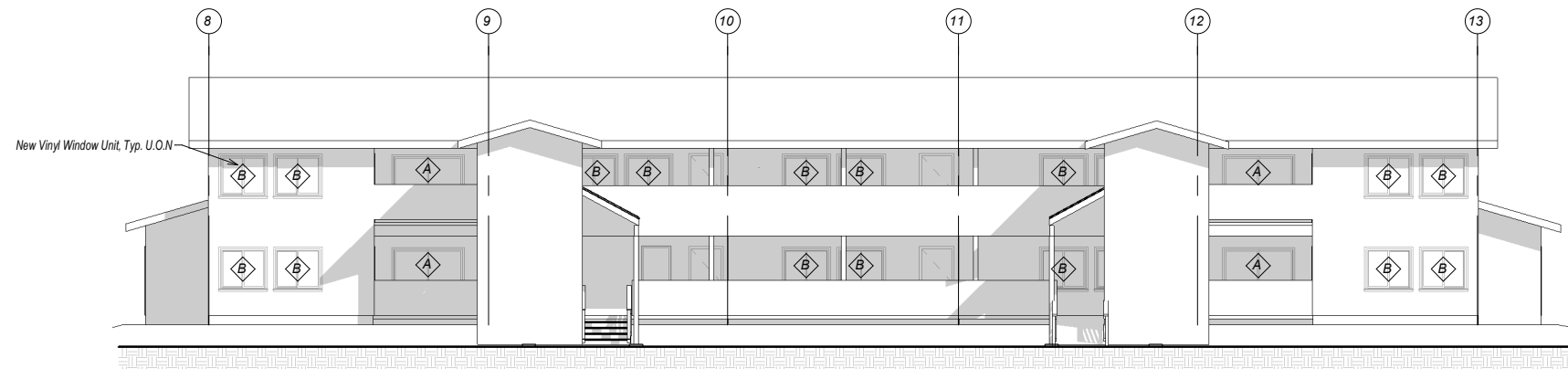
PERMIT DRAWINGS

SHEET DESCRIPTION:
Enlarged Bath Plan - ADA

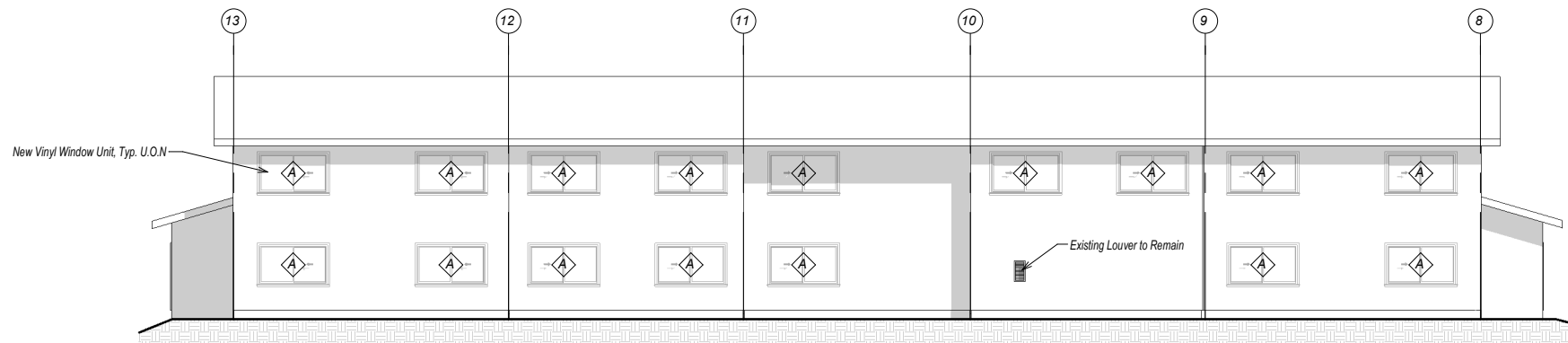
A202

SHEET:

06 of xx



1 North Elevation (9 Unit Building)
1/16" = 1'-0"



2 South Elevation (9 Unit Building)
1/16" = 1'-0"

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THRHA Sunrise Apartments
Tenant Improvements

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DATE: 9.29.25
PROJECT #: Project Number

STATUS:

PERMIT DRAWINGS

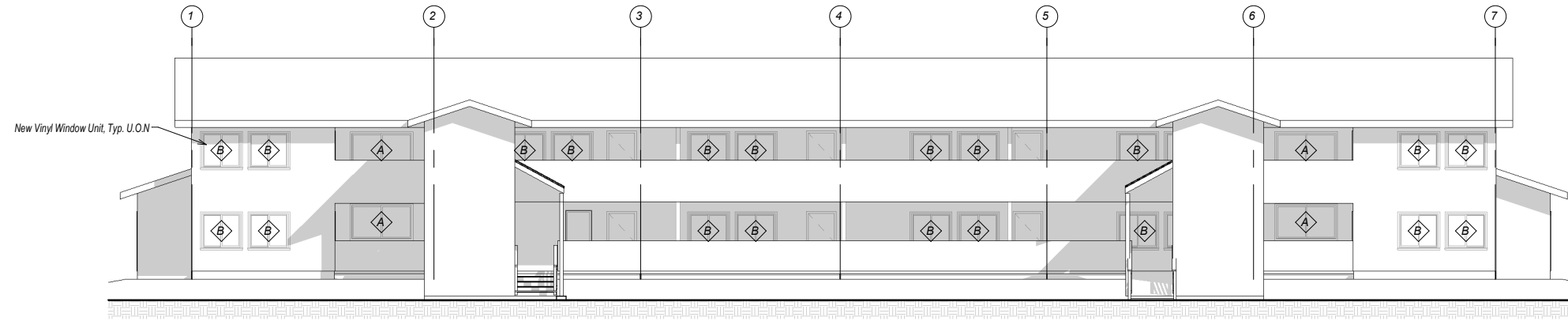
SHEET DESCRIPTION:

Elevations - 9 Unit Building

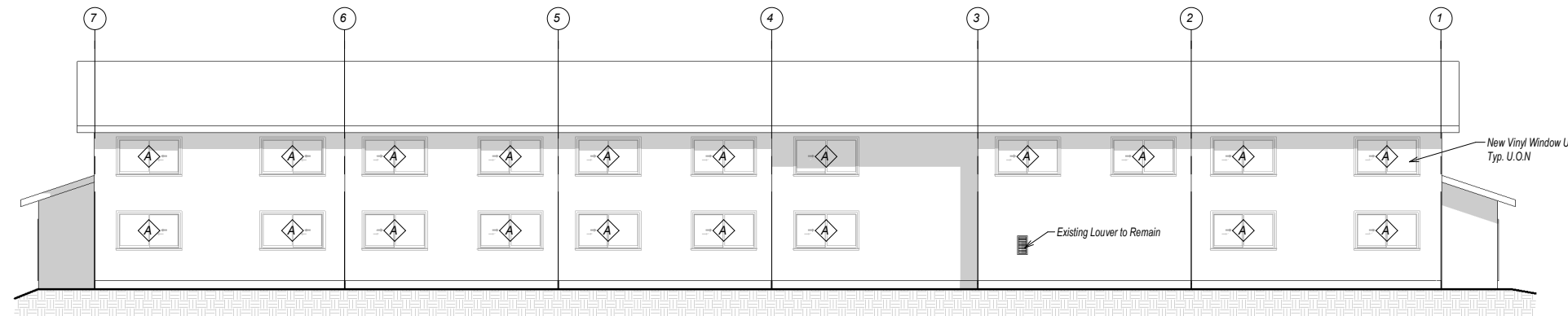
A400

SHEET:

07 of xx



1 North Elevation (11 Unit Building)
1/16" = 1'-0"



2 South Elevation (11 Unit Building)
1/16" = 1'-0"

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**THRHA Sunrise Apartments
Tenant Improvements**

DRAWN BY: NMG
CHECKED BY: NMG
DATE: 9.29.25
PROJECT #: Project Number

STATUS:
PERMIT DRAWINGS

SHEET DESCRIPTION:
Elevations - 11 Unit Building

A401

SHEET:
07 of xx