

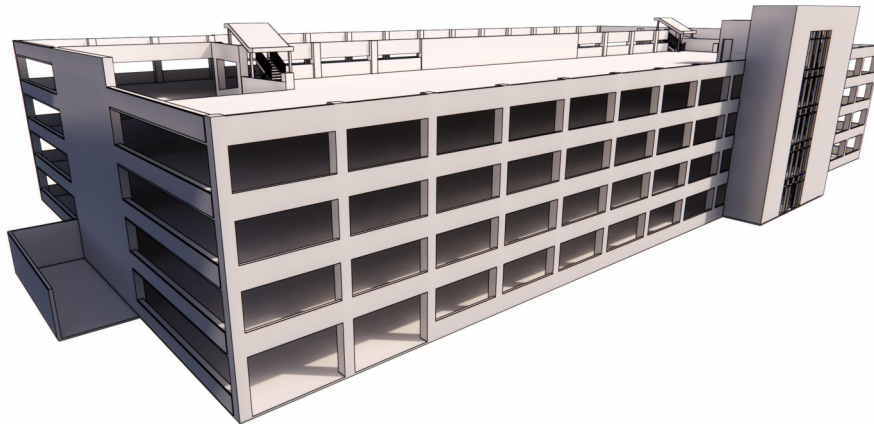
# SOUTHCENTRAL FOUNDATION PCC GARAGE FACADE

ANCHORAGE, ALASKA

BID DOCUMENTS

03.31.2021

CONTACT INFORMATION



## OWNER

**SOUTHCENTRAL FOUNDATION**  
4501 DIPLOMACY DRIVE  
ANCHORAGE, AK 99508

p. (907) 729-4955  
f. (907) 729-5000

## ARCHITECTURAL

**SPARK DESIGN, LLC**  
5401 CORDOVA STREET, SUITE 301  
ANCHORAGE, ALASKA 99518

p. (907) 344-3424  
f. (907) 771-9776

## STRUCTURAL

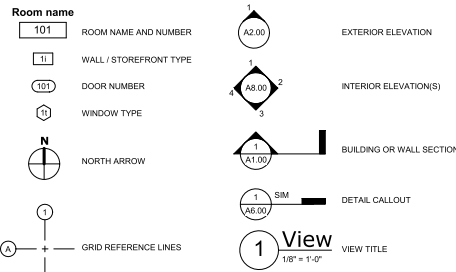
**REID MIDDLETON**  
4300 B STREET, SUITE 302  
ANCHORAGE, AK 99503

p. (907) 562-3439  
f. (907) 561-5319

## GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENT ADOPTED EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL PLUMBING CODE (IPC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, REGULATIONS, ORDINANCES AND AMENDMENTS.
- NO WORK SHALL BEGIN AT THE SITE UNTIL APPLICABLE APPROVALS AND REQUIRED PERMITS HAVE BEEN OBTAINED COVERING THE SCOPE OF WORK. THE CONTRACTOR SHALL ENSURE THAT SUBCONTRACTORS VERIFY AND ASSURE PROPER CODE COMPLIANCE FOR ALL ASPECTS OF CONSTRUCTION WITHIN THEIR RESPECTIVE TRADES. CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE SITE AND CONDITIONS UNDER WHICH THEY WILL BE OBLIGATED TO PERFORM THE WORK, PRIOR TO PROCEEDING WITH ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- DRAWINGS ARE SUPPLIED TO THE CONTRACTOR AND OTHERS FOR THEIR USE FOR THE SPECIFICALLY NAMED PROJECT. ALL COPIES OF THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF SPARK DESIGN, LLC AND SHALL NOT BE REUSED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SPARK DESIGN, LLC.
- THE ORGANIZATION OF DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK. DIVISION OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, ELECTRICAL AND PLUMBING REQUIREMENTS FOR ALL OWNER AND N.I.C. ITEMS.
- ALL MATERIALS SHALL BE ASSUMED TO BE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.
- DO NOT SCALE THE DRAWINGS TO OBTAIN DIMENSIONAL CLARIFICATION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
- ALL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH IBC CHAPTER 16 SEISMIC DESIGN REQUIREMENTS AND STANDARDS FOR THE APPROPRIATE ZONE.
- ALL WALL AND CEILING FINISHES SHALL MEET THE REQUIREMENTS OF CHAPTER 8 AND TABLE 803.5 OF THE INTERNATIONAL BUILDING CODE THAT IS ADOPTED WITHIN THE MUNICIPALITY OF ANCHORAGE.
- THE DRAWINGS AND SPECIFICATION, IF PROVIDED, ARE COMPLEMENTARY TO EACH OTHER. WHAT IS SHOWN OR INDICATED IN ONE IS AS BINDING AS IF CALLED FOR IN BOTH.

## DRAWING SYMBOLS



## SHEET INDEX

- 00-GENERAL  
G1.00 GENERAL INFORMATION, CODE ANALYSIS AND WALL ASSEMBLIES
- 04-ARCHITECTURAL  
A1.00 LEVEL 1 FLOOR PLAN  
A1.01 LEVEL 5 FLOOR PLAN  
A2.00 DEMOLITION - EXTERIOR ELEVATIONS  
A2.01 DEMOLITION - EXTERIOR ELEVATIONS  
A2.10 EXTERIOR ELEVATIONS  
A2.11 EXTERIOR ELEVATIONS  
A4.00 DEMOLITION - WALL SECTIONS  
A4.10 WALL SECTIONS  
A6.00 DETAILS
- 05-STRUCTURAL  
S1.00 STRUCTURAL GENERAL NOTES & ATTACHMENTS



CERTIFICATE OF AUTHORIZATION NO. SPARK DESIGN, LLC REG. 1364

**sparkdesign,llc**  
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5401 Cordova Street, Suite 301  
Anchorage, Alaska 99503  
P. 907.344.3424 F. 907.771.9776

## CODE ANALYSIS

### ORIGINAL CODE STUDY

2003 IBC, 2003 IFC, 2003 IMC, 2003 UPC, 2003 NEC

OCCUPANCY GROUP: S-2 - OPEN PARKING GARAGE  
CONSTRUCTION TYPE: 1B  
NON-SPRINKLERED  
FIRST FLOOR AREA TOTAL: 35,400 SQUARE FEET  
TOTAL FLOOR AREA: 172,500 SQUARE FEET  
ACTUAL BUILDING HEIGHT: 5 TIERS  
TOTAL PARKING SPACE PROVIDED: APPROX. 480 SPACES  
ALLOWABLE AREA (PER TIER): UNLIMITED PER IBC TABLE 406.3.5  
ALLOWABLE HEIGHT (IN TIERS): 12 TIERS PER IBC TABLE 406.3.5  
OPEN PARKING GARAGE: REQUIRED OPENINGS PER IBC 406.3.3.1

FIRE RESISTANCE RATINGS PER IBC TABLE 607 FOR TYPE 1-B  
STRUCTURAL FRAME: 2 HOUR  
1 1/2" CONCRETE COVER OVER REBAR PER IBC TABLE 720.1(1) ITEM 4-1.1  
EXTERIOR BEARING WALLS: 2 HOUR  
5" THICK CONCRETE WALL PER IBC TABLE 720.1(2) ITEM 4-1.1  
EXTERIOR NON-BEARING WALLS: 1 HOUR  
DISTANCE TO PROP LINE > 10 FEET AND <30 FEET, 1-B CONSTRUCTION AND S-2 OCCUPANCY  
INTERIOR BEARING WALLS: 2 HOUR  
2" THICK CONCRETE WALL PER IBC TABLE 720.1(2) ITEM 4-1.1  
FLOOR CONSTRUCTION: 2 HOUR  
5" THICK CONCRETE SLAB WITH 3/4" CONCRETE COVER OVER REBAR PER IBC TABLE 720.1(3) ITEM 1-1.1  
ROOF CONSTRUCTION: 1 HOUR  
5" THICK CONCRETE SLAB WITH 3/4" CONCRETE COVER OVER REBAR PER IBC TABLE 720.1(3) ITEM 1-1.1

MAXIMUM AREA OF EXTERIOR WALL OPENINGS PER IBC TABLE 704.8 FOOTNOTE C. UNLIMITED UNPROTECTED WITH FIRE SEPARATION DISTANCE GREATER THAN 10 FEET

### 2018 IBC

#### CHAPTER 4 REPAIRS

##### SECTION 401 GENERAL

401.1 SCOPE: REPAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

401.2 COMPLIANCE: THE WORK SHALL NOT MAKE THE BUILDING LESS COMPLYING THAN IT WAS BEFORE THE REPAIR WAS UNDERTAKEN.

##### SECTION 405 STRUCTURAL

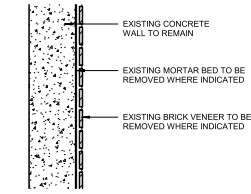
[BS] 405.1 GENERAL: STRUCTURAL REPAIRS SHALL BE IN COMPLIANCE WITH THIS SECTION AND SECTION 401.2.

[BS] 405.2 REPAIRS TO DAMAGED BUILDINGS: REPAIRS TO DAMAGED BUILDINGS SHALL COMPLY WITH THIS SECTION.

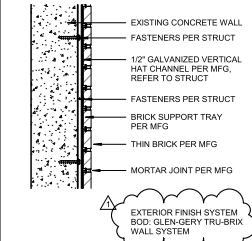
[BS] 405.2.1 REPAIRS FOR LESS THAN SUBSTANTIAL STRUCTURAL DAMAGE: UNLESS OTHERWISE REQUIRED BY THIS SECTION, FOR DAMAGE LESS THAN SUBSTANTIAL STRUCTURAL DAMAGE, THE DAMAGED ELEMENTS SHALL BE PERMITTED TO BE RESTORED TO THEIR PREDAMAGE CONDITION.

## ASSEMBLY TYPES

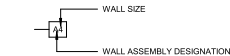
### TYPE F (EXISTING)



### TYPE F (NEW)



### WALL TAG LEGEND



### GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD. CONCRETE, OR CMU U.O.N. DIMENSIONS ARE TO THE MAIN FRAMING MEMBER AND NOT TO THE FACE OF FURRING.
- SEE STRUCTURAL FOR METAL FRAMING SPACING REQUIREMENTS AND SPACING AT STRUCTURAL WALLS.

SOUTHCENTRAL FOUNDATION  
PCC GARAGE FACADE  
ANCHORAGE, ALASKA

### REVISION SCHEDULE

NO.	DESCRIPTION	DATE
01	ISSUE FOR PERMITS	11/27/2021
02	REVISIONS	11/27/2021

JOB NO: 20043  
DATE: 01.25.2021  
DRAWN: RPM  
REVIEWED: DTW

SHEET NAME:  
GENERAL INFORMATION, CODE ANALYSIS AND WALL ASSEMBLIES

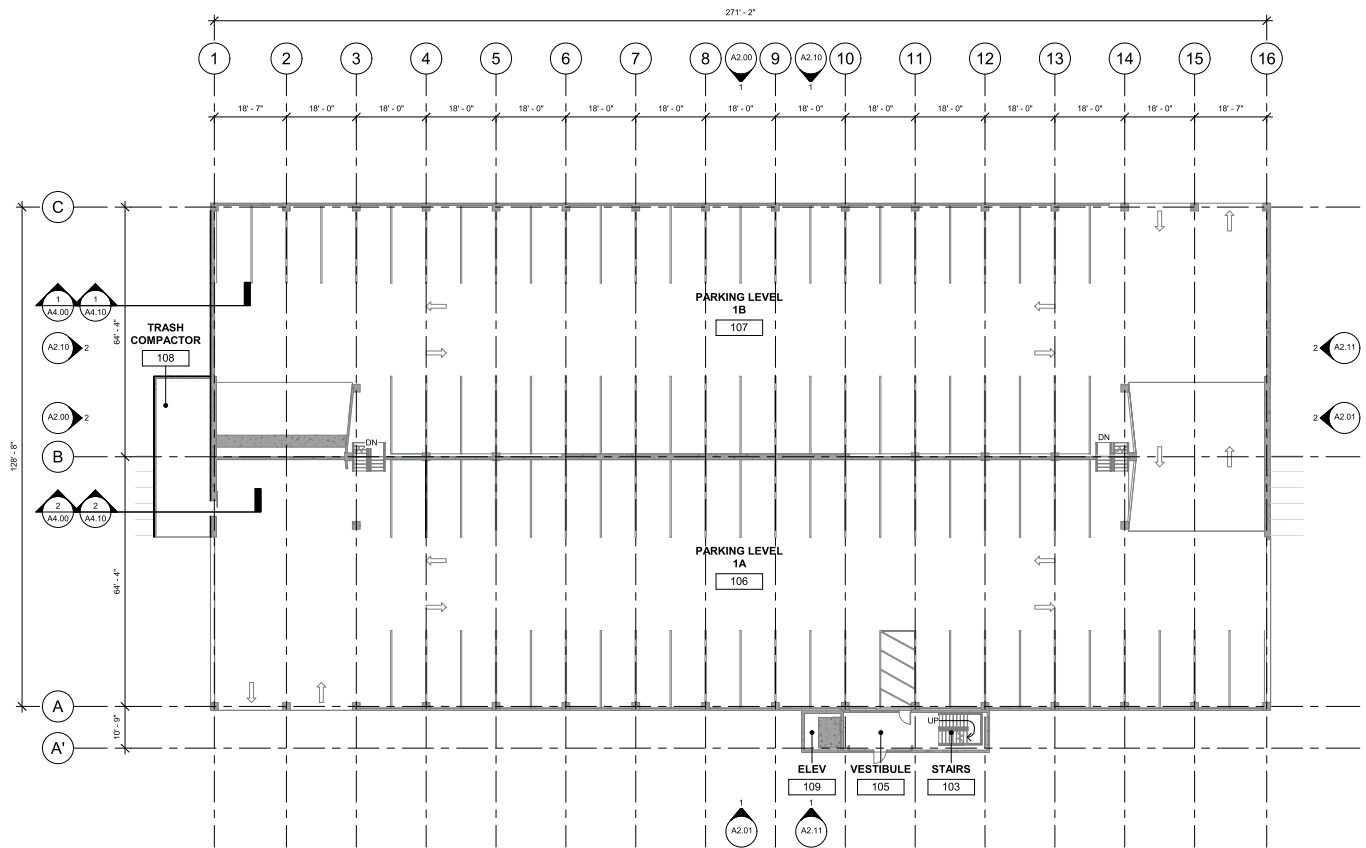
SHEET NO:  
**G1.00**

**FLOOR PLAN: GENERAL NOTES**

1. REFERENCE G1.00 FOR WALL ASSEMBLIES AND NOTES.
2. LEVEL 1 AND LEVEL 5 FLOOR PLANS HAVE BEEN PROVIDED FOR REFERENCE. LEVEL 2, LEVEL 3, AND 4 FLOOR PLANS HAVE BEEN OMITTED.
3. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION, FACE OF FINISH OF EXISTING CONSTRUCTION OR TO GRID LINE.
4. PATCH AND REPAIR EXISTING WALLS FOR NEW FINISHES WHERE DEMOLITION OCCURS.

**FLOOR PLAN: LEGEND**

- EXISTING WALLS AND COLUMNS TO REMAIN
- NEW FACADE SYSTEM, REFERENCE G1.00 FOR WALL ASSEMBLIES



**1** LEVEL 1  
1/16" = 1'-0"



BID DOCUMENTS HALF SCALE WHEN PRINTED AT 11x17



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 ANCHORAGE, ALASKA**

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

JOB NO. 20-043  
 DATE 01.25.2021  
 DRAWN RPM  
 REVIEWED DTW

SHEET NAME  
 LEVEL 1 FLOOR PLAN

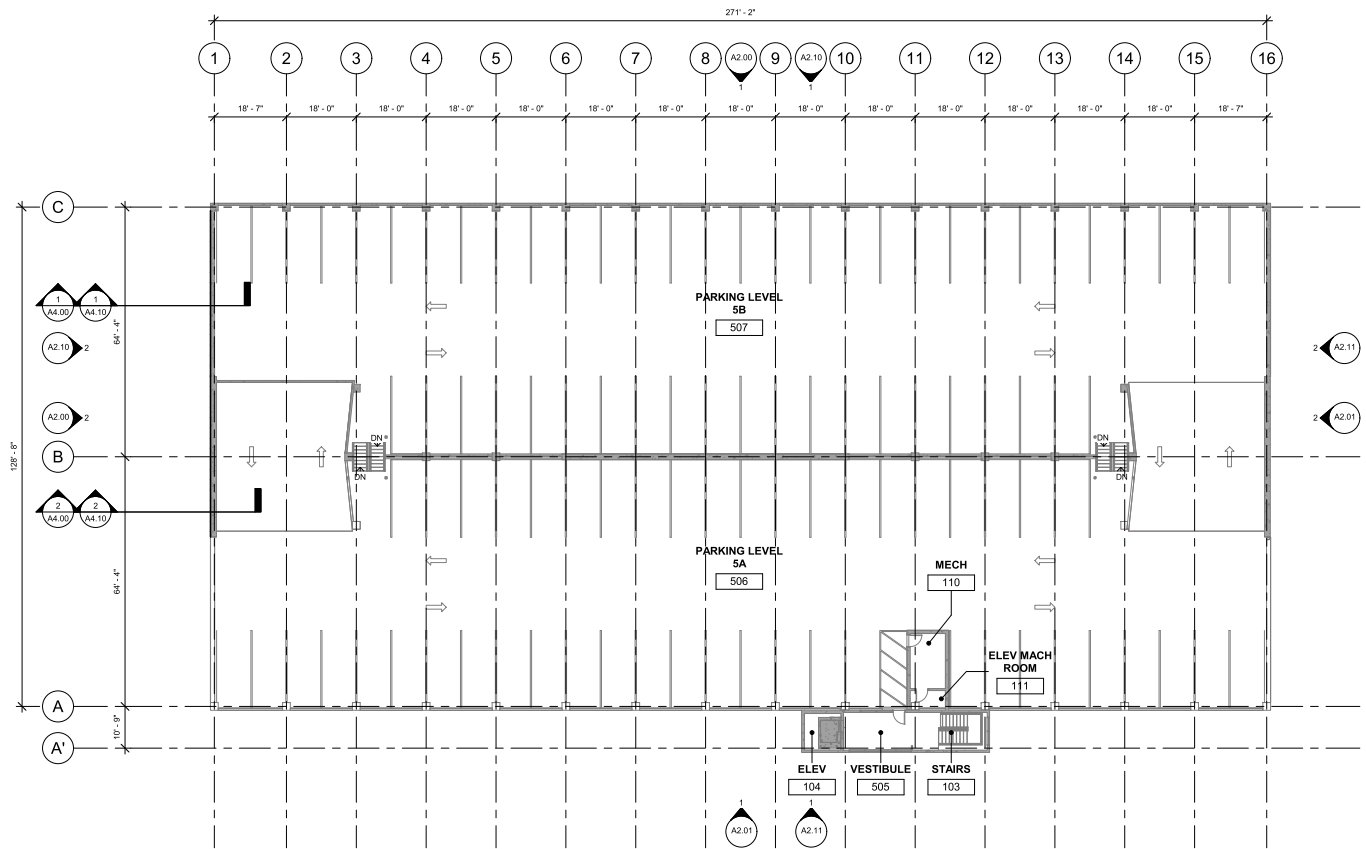
SHEET NO.  
**A1.00**

**FLOOR PLAN: GENERAL NOTES**

1. REFERENCE G1.00 FOR WALL ASSEMBLIES AND NOTES.
2. LEVEL 1 AND LEVEL 5 FLOOR PLANS HAVE BEEN PROVIDED FOR REFERENCE. LEVEL 2, LEVEL 3, AND 4 FLOOR PLANS HAVE BEEN OMITTED.
3. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION, FACE OF FINISH OF EXISTING CONSTRUCTION OR TO GRID LINE.
4. PATCH AND REPAIR EXISTING WALLS FOR NEW FINISHES WHERE DEMOLITION OCCURS.

**FLOOR PLAN: LEGEND**

- EXISTING WALLS AND COLUMNS TO REMAIN
- NEW FACADE SYSTEM, REFERENCE G1.00 FOR WALL ASSEMBLIES



1 LEVEL 5  
1/16" = 1'-0"



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NO.	DESCRIPTION

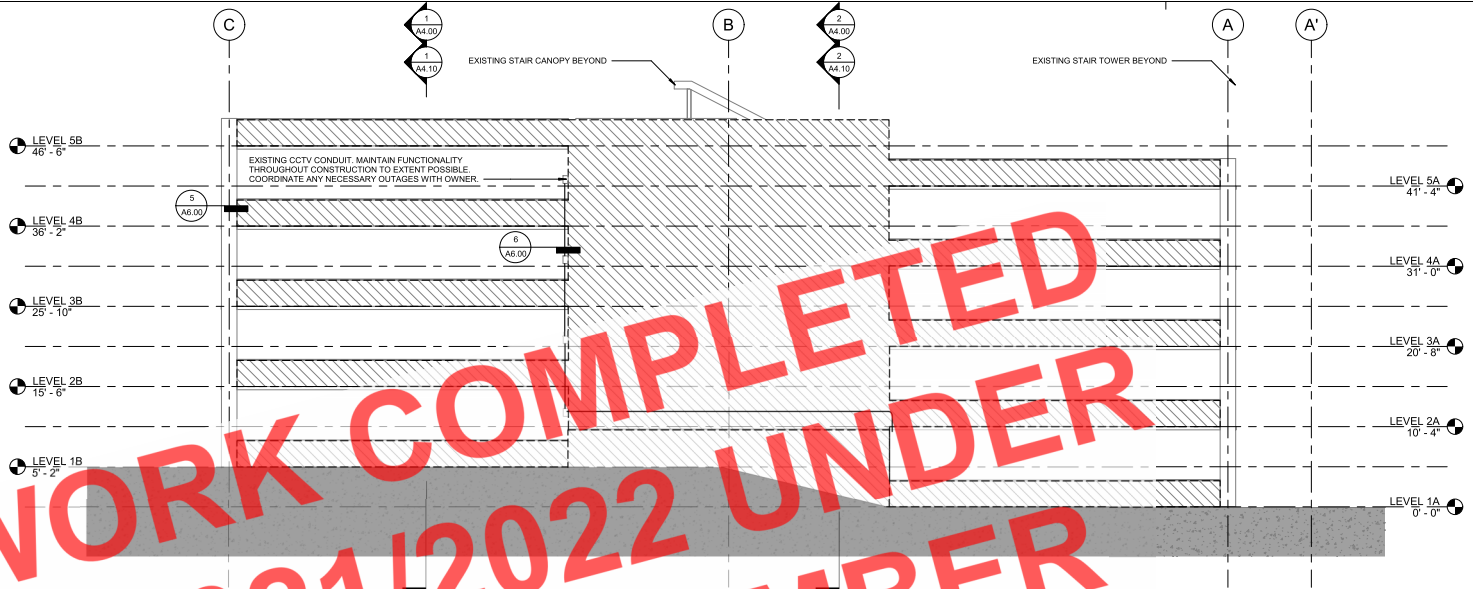
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DATE 01.25.2021  
DRAWN RPM  
REVIEWED DTW

SHEET NAME  
LEVEL 5 FLOOR PLAN

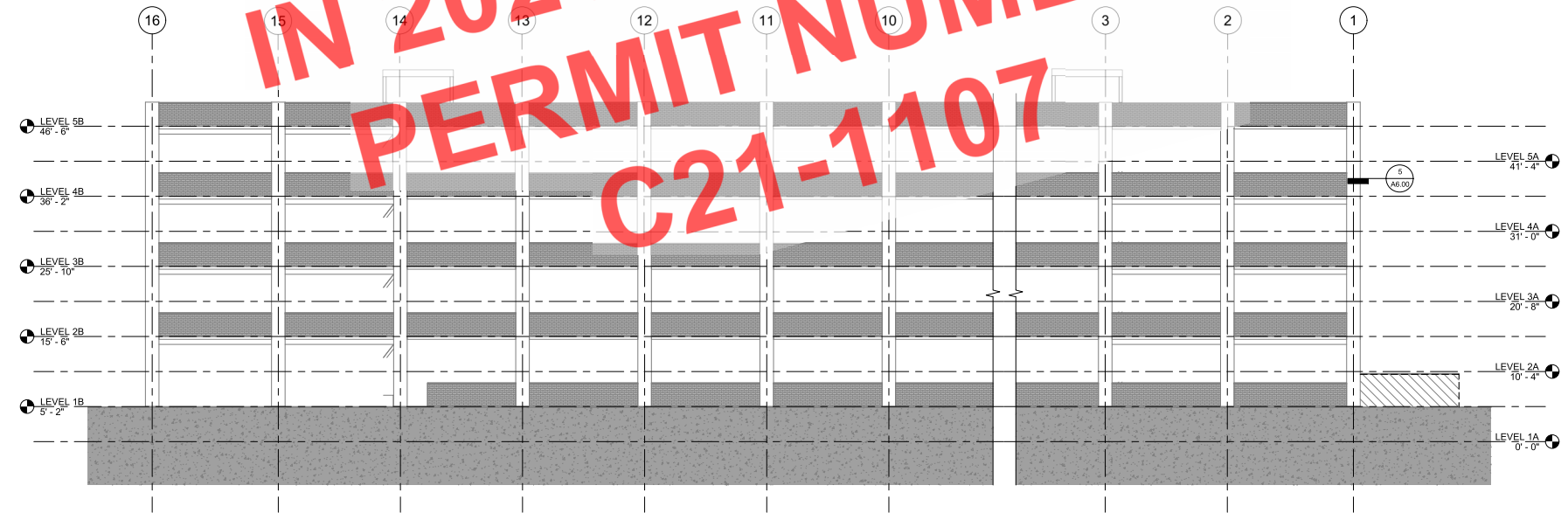
SHEET NO.  
**A1.01**

LEGEND - EXTERIOR ELEVATIONS

-  EXISTING BRICK TYPE T\* WALL ASSEMBLY TO BE DEMOLISHED
-  EXISTING BRICK TYPE T\* WALL ASSEMBLY (NOT IN CONTRACT)



2 DEMOLITION - NORTH ELEVATION  
1/8" = 1'-0"



1 DEMOLITION - EAST ELEVATION  
1/8" = 1'-0"



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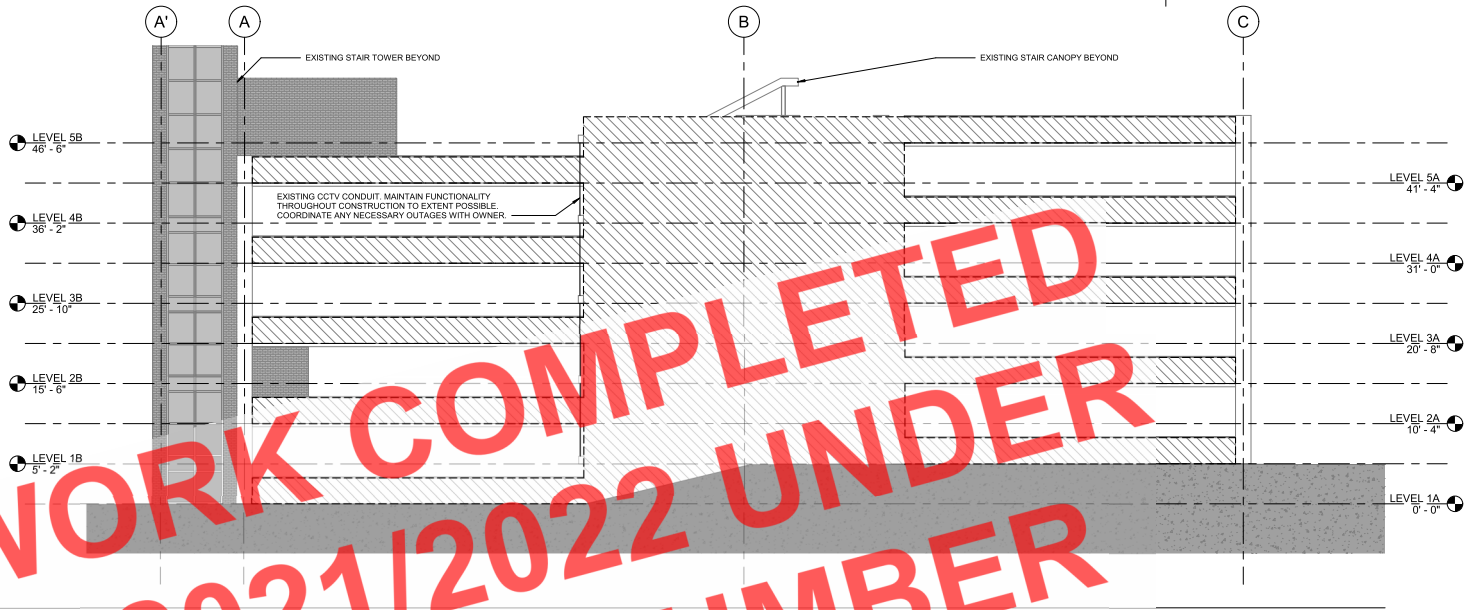
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 DATE 01.25.2021  
 DRAWN RPM  
 REVIEWED DTW

SHEET NAME  
 DEMOLITION - EXTERIOR  
 ELEVATIONS

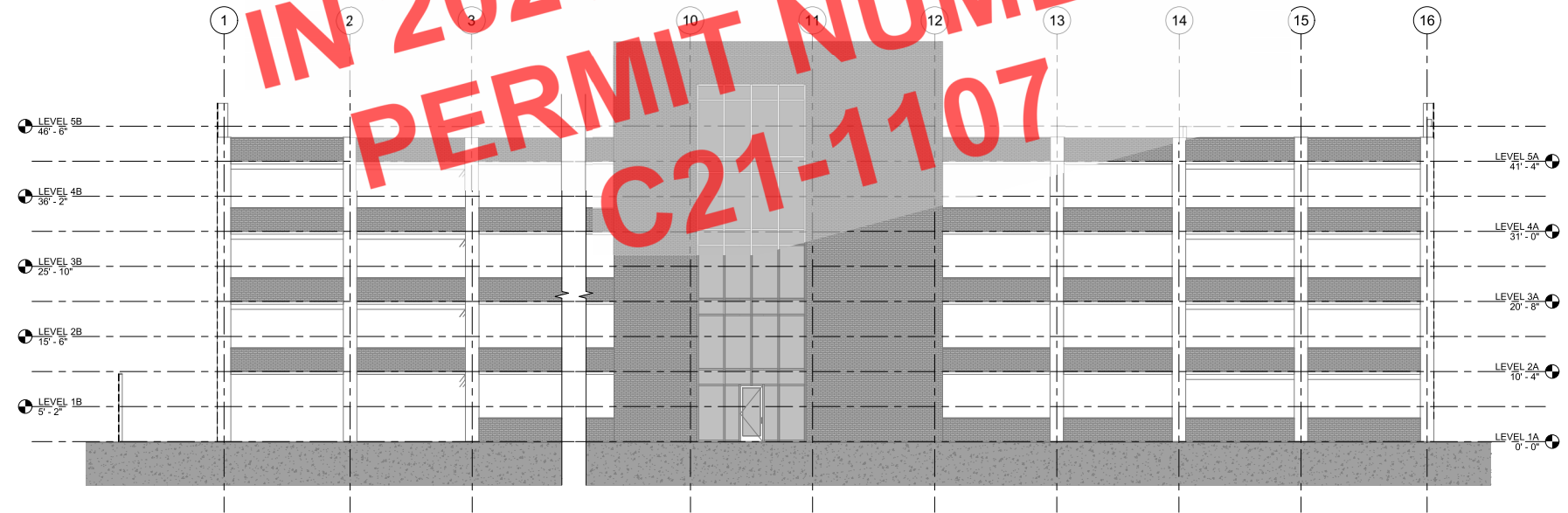
SHEET NO.  
**A2.00**

**LEGEND - EXTERIOR ELEVATIONS**

-  EXISTING BRICK TYPE F WALL ASSEMBLY TO BE DEMOLISHED
-  EXISTING BRICK TYPE F WALL ASSEMBLY (NOT IN CONTRACT)



**2** DEMOLITION - SOUTH ELEVATION  
1/8" = 1'-0"



**1** DEMOLITION - WEST ELEVATION (FOR REFERENCE)  
1/8" = 1'-0"

WORK COMPLETED  
 IN 2021/2022 UNDER  
 PERMIT NUMBER  
 C21-1107



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REVISION SCHEDULE	
NO.	DATE

JOB NO. 20-043  
 DATE 01.25.2021  
 DRAWN RPM  
 REVIEWED DTW




SHEET NAME  
 DEMOLITION - EXTERIOR  
 ELEVATIONS

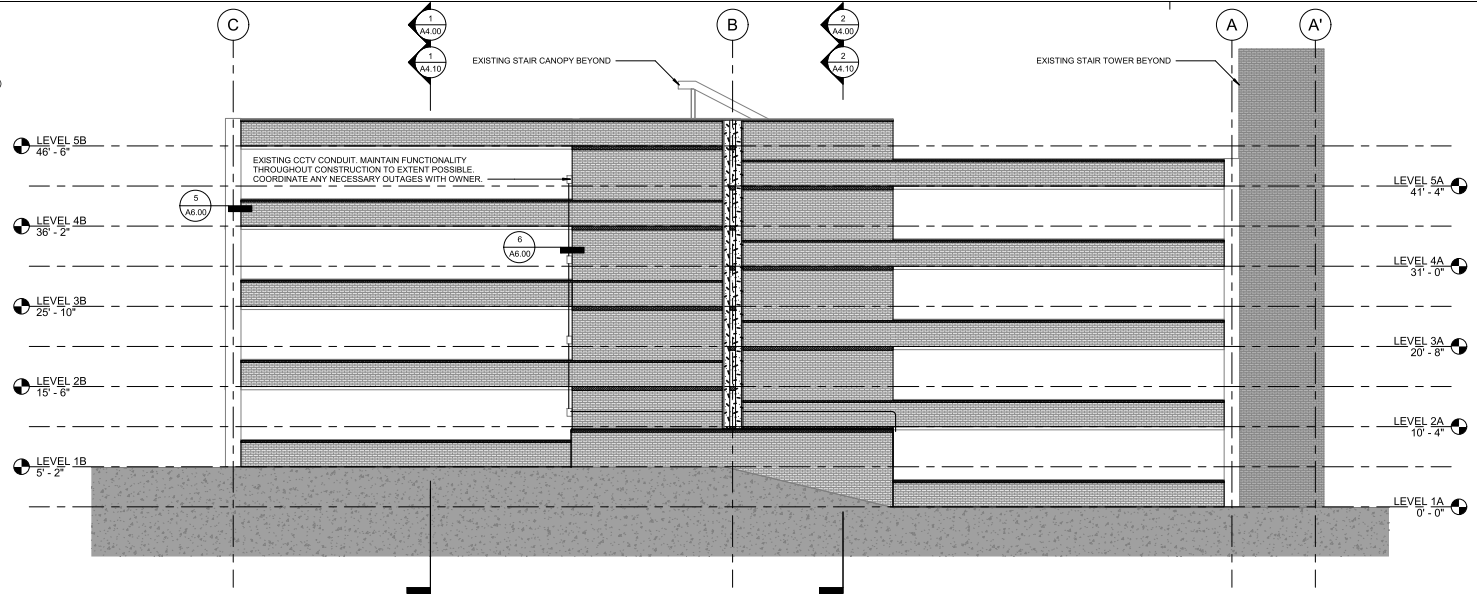
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**LEGEND - EXTERIOR ELEVATIONS**

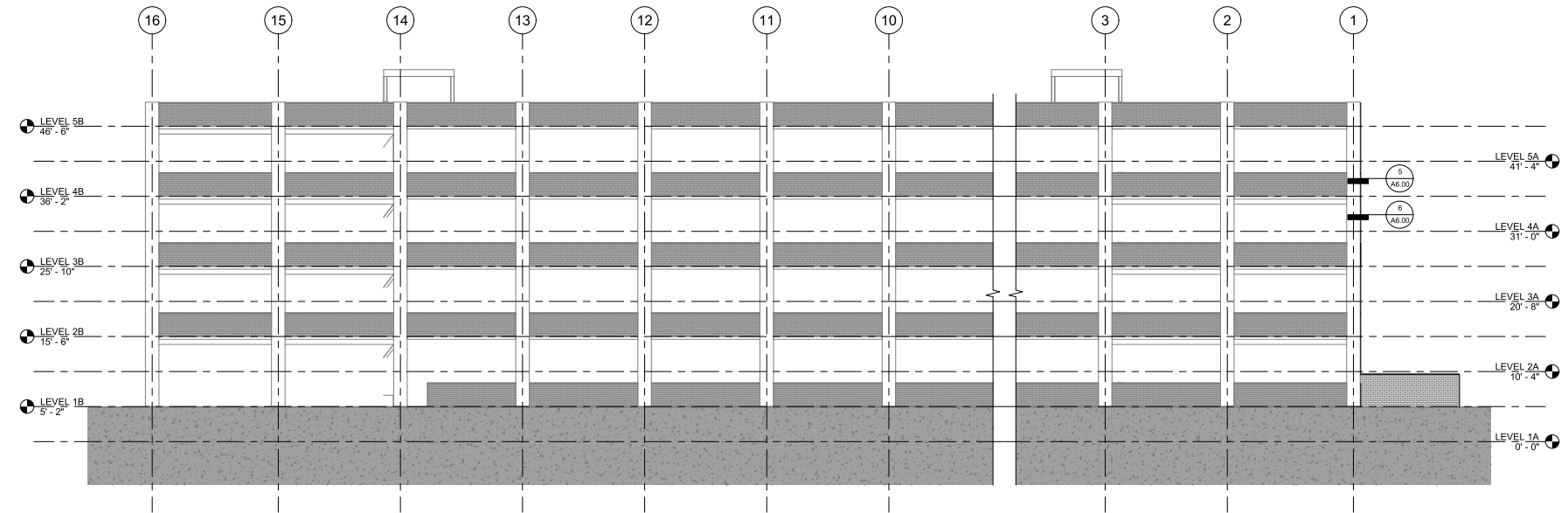
-  NEW BRICK TYPE 'F' WALL ASSEMBLY
-  EXISTING BRICK TYPE 'F' WALL ASSEMBLY (NOT IN CONTRACT)

**LEGEND - BRICK COLORS**

-  COLOR A: 481-483 VELOUR
  -  COLOR B: 481-483 VELOUR
  -  COLOR C: CHERRY VELOUR
- BOD: BELDEN BRICK COMPANY



**2 NORTH ELEVATION**  
1/8" = 1'-0"



**1 EAST ELEVATION**  
1/8" = 1'-0"



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 DATE 01.25.2021  
 DRAWN RPM  
 REVIEWED DTW




SHEET NAME  
 EXTERIOR ELEVATIONS

SHEET NO.  
**A2.10**

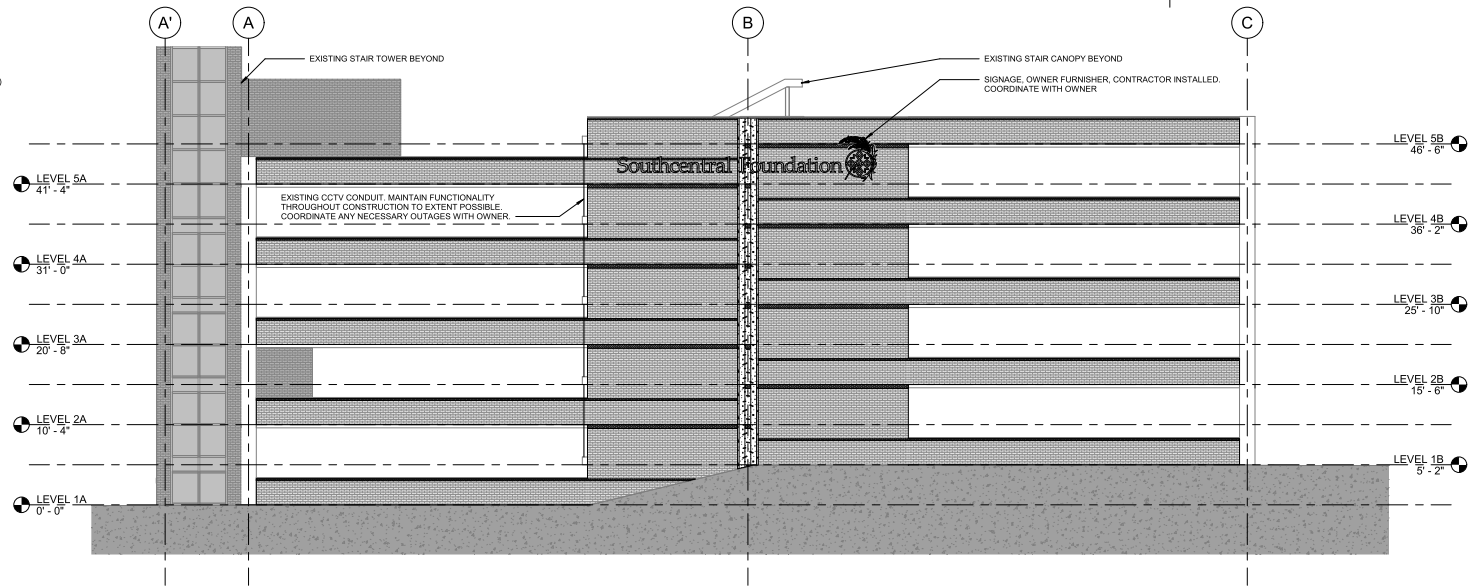
**LEGEND - EXTERIOR ELEVATIONS**

-  NEW BRICK TYPE 'F' WALL ASSEMBLY
-  EXISTING BRICK TYPE 'F' WALL ASSEMBLY (NOT IN CONTRACT)

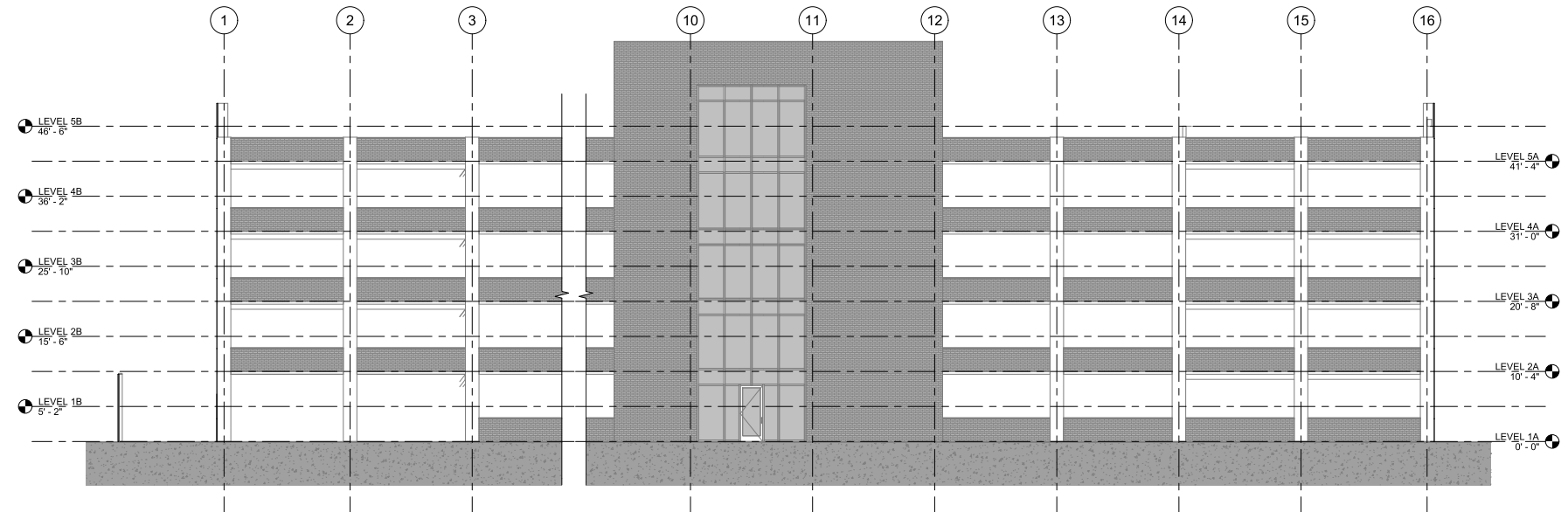
**LEGEND - BRICK COLORS**

-  COLOR A: 481-483 VELOUR
-  COLOR B: 461-463 VELOUR
-  COLOR C: CHERRY VELOUR

BOD: BELDEN BRICK COMPANY



**2 SOUTH ELEVATION**  
1/8" = 1'-0"



**1 WEST ELEVATION**  
1/8" = 1'-0"



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REVISION SCHEDULE	
NO.	DESCRIPTION / DATE

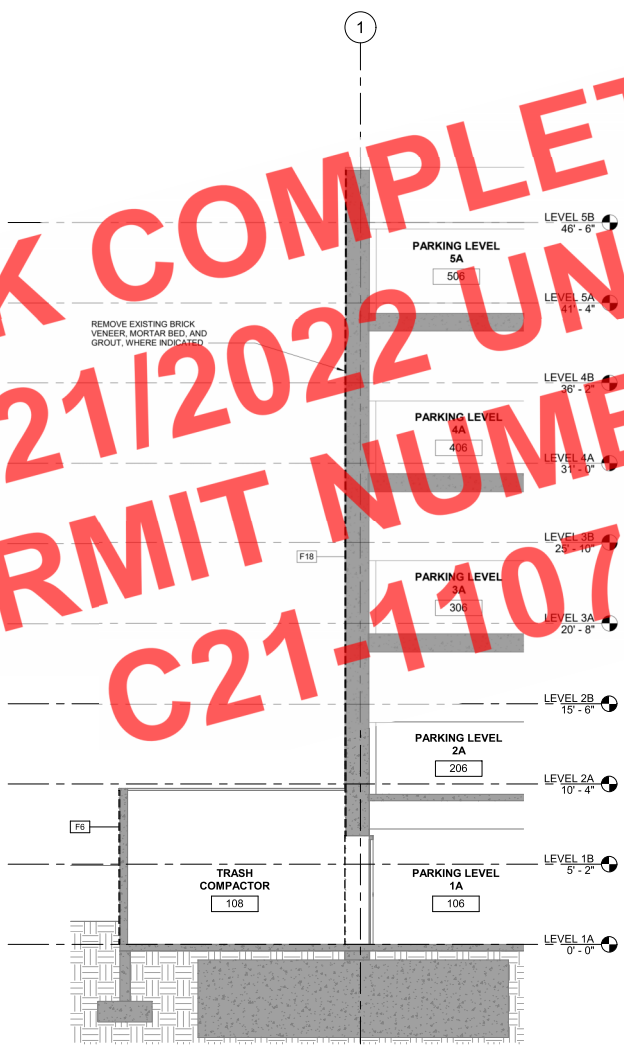
JOB NO: 20-043  
 DATE: 01.25.2021  
 DRAWN: RPM  
 REVIEWED: DTW

SHEET NAME: EXTERIOR ELEVATIONS

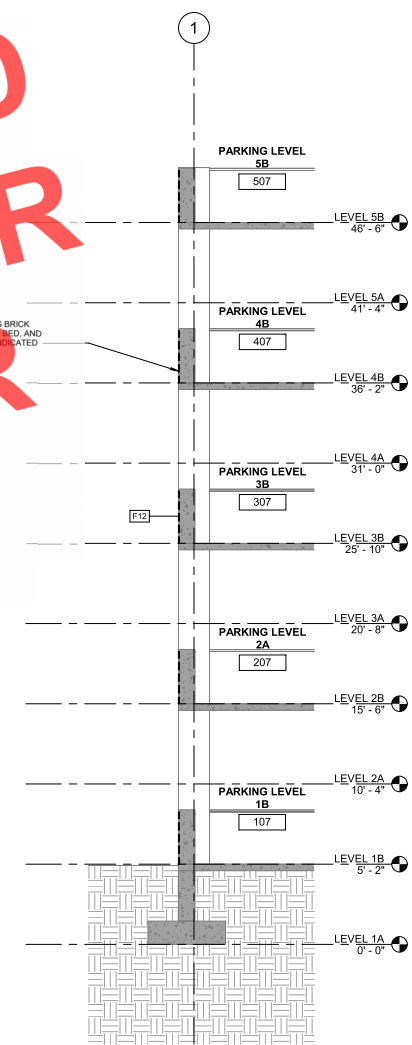
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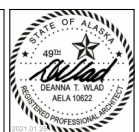
**WORK COMPLETED  
IN 2021/2022 UNDER  
PERMIT NUMBER  
C21-1107**



2 DEMOLITION - WALL SECTION A.8  
1/4" = 1'-0"



1 DEMOLITION - WALL SECTION B.6  
1/4" = 1'-0"



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**SOUTHCENTRAL FOUNDATION  
 PCC GARAGE FACADE  
 ANCHORAGE, ALASKA**

REVISION SCHEDULE	
NO.	DESCRIPTION / DATE

JOB NO. 20-043  
 DATE 01.25.2021  
 DRAWN RPM  
 REVIEWED DTW

SHEET NAME DEMOLITION - WALL SECTIONS  
 SHEET NO. **A4.00**



CERTIFICATE OF AUTHORIZATION NO. SPARK DESIGN, LLC #AECL1394

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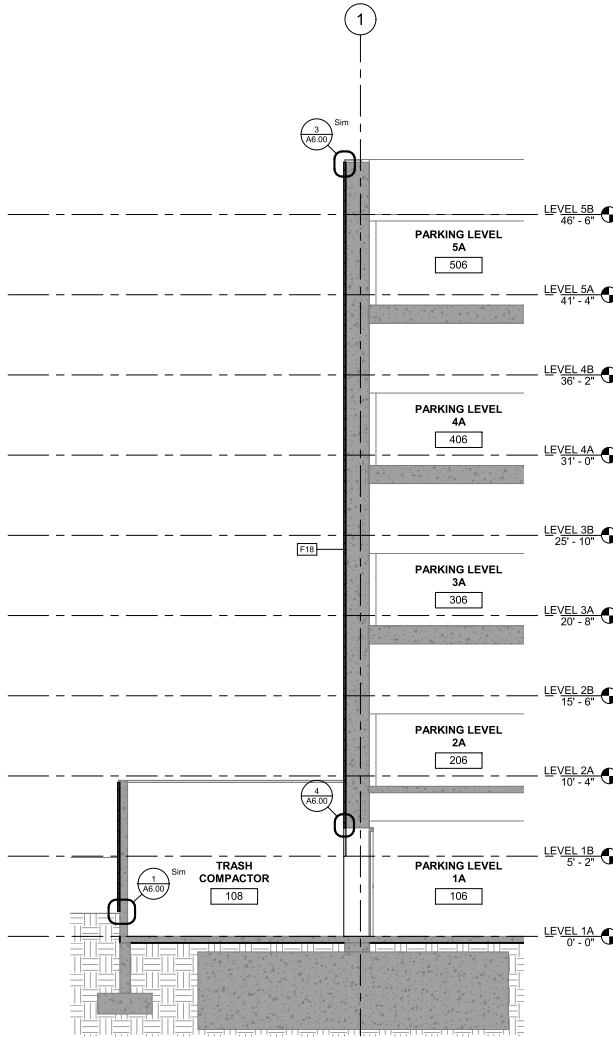
**SOUTHCENTRAL FOUNDATION  
 PCC GARAGE FACADE  
 ANCHORAGE, ALASKA**

REVISION SCHEDULE		
#	DESCRIPTION	DATE

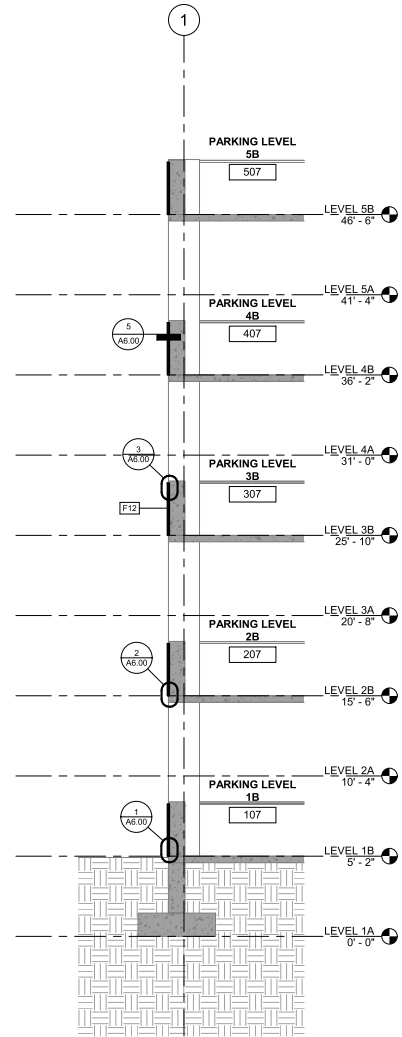
JOB NO.	20-043
DATE	01.25.2021
DRAWN	RPM
REVIEWED	DTW

SHEET NAME  
WALL SECTIONS

SHEET NO.  
**A4.10**



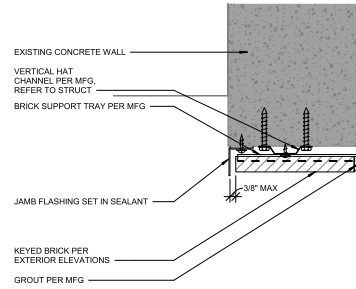
**2** WALL SECTION A.8  
1/4" = 1'-0"



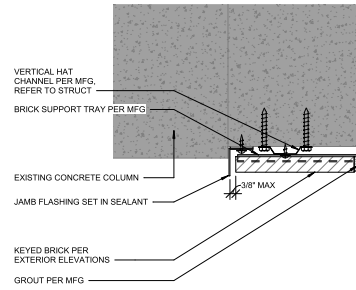
**1** WALL SECTION B.6  
1/4" = 1'-0"

**DETAILS: GENERAL NOTES**

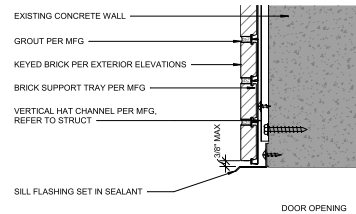
1. ALL FLASHINGS TO BE 24 GA MIN PREFINISHED METAL. ALL VISIBLE SURFACES TO BE PREFINISHED.
2. FINISH TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS.
3. GROUT PER MANUFACTURER. COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS.



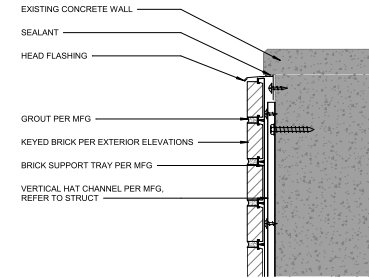
**6** BRICK EDGE DETAIL  
3" = 1'-0"



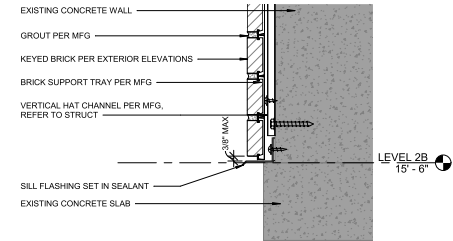
**5** BRICK JAMB DETAIL  
3" = 1'-0"



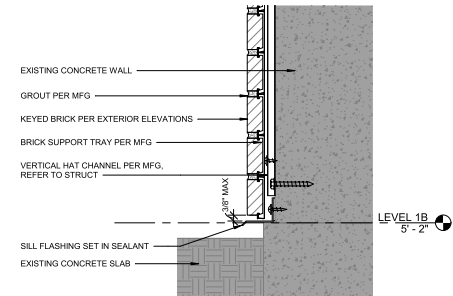
**4** BRICK AT DOOR HEAD  
3" = 1'-0"



**3** BRICK HEAD DETAIL  
3" = 1'-0"



**2** BRICK SILL DETAIL  
3" = 1'-0"



**1** BRICK BASE DETAIL  
3" = 1'-0"



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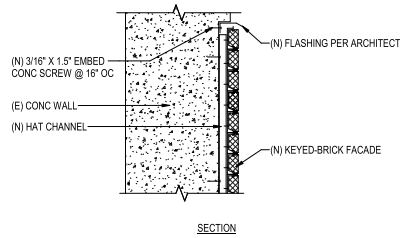
**SOUTHCENTRAL FOUNDATION  
 PCC GARAGE FACADE  
 ANCHORAGE, ALASKA**

REVISION SCHEDULE	
NO.	DESCRIPTION

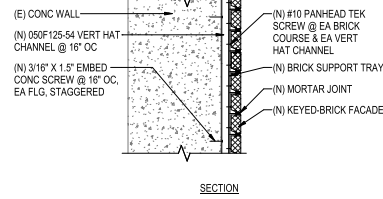
JOB NO. 20-043  
 DATE 01.25.2021  
 DRAWN RPM  
 REVIEWED DTW

SHEET NAME  
 DETAILS

SHEET NO.  
**A6.00**

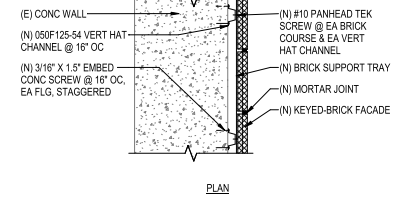


2 PERIMETER DETAIL  
1/16" = 1'-0"



- NOTES:
1. WIND LOAD (C&C) FOR FASTENER DESIGN: 155 MPH, EXPOSURE B, ZONE 5 THROUGHOUT = 79 PSF SUCTION (LRFD)
  2. WEIGHT OF KEYED-BRICK SYSTEM WITH 1" THICK BRICK = 14 PSF
  3. SEISMIC FOR FASTENER DESIGN:  $S_{DS}=1.0$ ,  $I_e=1.0$ ,  $V_E=1.0$ ,  $R_p=1.5$ ,  $z_h=1.0$ ,  $F_p=0.80W$  = 11 PSF (LRFD)
  4. CONCRETE SCREW ANCHORS SHALL BE ITW REDHEAD TAPCON SCREWS INSTALLED PER ESR-2202. ANCHORS ARE DESIGNED TO LESS THAN 50% OF CAPACITY, THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.

1 KEYED BRICK SYSTEM MOUNTING DETAILS  
1/16" = 1'-0"



**GENERAL**

THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AMONG THE DRAWINGS BEFORE STARTING ANY WORK OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, REFERENCE STANDARDS, SITE CONDITIONS OR GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF DISCREPANCIES AND OBTAIN DIRECTION PRIOR TO PROCEEDING. NOTES ON INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER GENERAL STRUCTURAL NOTES. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE MUNICIPALITY OF ANCHORAGE (MOA).

SAFETY - THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL FEDERAL, STATE AND LOCAL SAFETY STANDARDS. THE CONTRACTOR IS IN CHARGE OF ALL SAFETY MATTERS ON AND AROUND THE JOB SITE.

**STRUCTURAL DESIGN DATA**

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE IBC AS AMENDED AND ADOPTED BY THE MUNICIPALITY OF ANCHORAGE. RISK CATEGORY IS II IN ACCORDANCE WITH IBC SECTION 1604.5.

REFER TO ARCHITECTURAL DRAWINGS FOR PLANS, ELEVATIONS, FACADE, FINISHES, ETC.

**EXISTING CONDITIONS**

CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING WORK. DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. EXISTING CONDITIONS SHOWN ON DRAWINGS ARE BASED ON EITHER SITE OBSERVATIONS, ORIGINAL DRAWINGS, OR WERE ASSUMED BASED ON EXPECTED CONDITIONS. IF EXISTING CONDITIONS DO NOT CLOSELY MATCH CONDITIONS SHOWN ON DRAWINGS, OR IF EXISTING MATERIALS ARE OF QUESTIONABLE OR SUBSTANDARD QUALITY, NOTIFY ENGINEER PRIOR TO COMMENCING WORK.

**SPECIAL INSPECTION**

NO SPECIAL INSPECTION IS REQUIRED.

**POST-INSTALLED ANCHORS**

INSTALLATION SHALL CONFORM TO MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS OF ICC-ES REPORT. ALL POST-INSTALLED ANCHORS SHALL HAVE A CURRENT ICC-ES REPORT AND BE AUTHORIZED FOR USE IN SEISMIC DESIGN CATEGORY D.

EXISTING BASE SHALL BE SCANNED PRIOR TO DRILLING HOLES. EXISTING REBAR LOCATIONS SHALL BE MARKED, AND NEW ANCHOR LOCATIONS REVISED TO AVOID EXISTING REINFORCING. NO REINFORCING BARS SHALL BE CUT TO INSTALL ANCHORS. ALL DEFECTIVE ANCHOR HOLES SHALL BE GROUTED AND A NEW HOLE DRILLED A MINIMUM OF 3 BOLT DIAMETERS AWAY.



01/22/2021

**Reid Middleton**

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**SOUTHCENTRAL FOUNDATION  
PCC GARAGE FACADE  
ANCHORAGE, ALASKA**

REVISION SCHEDULE	
#	DESCRIPTION

JOB NO.	20-043
DATE	01.25.2021
DRAWN	DS
REVIEWED	DS

SHEET NAME	STRUCTURAL GENERAL NOTES & ATTACHMENT DETAILS
SHEET NO.	<b>S1.00</b>