

Notification of Potential Hazards: Asbestos, lead and other potentially hazardous materials are present in the building that may impact the work of all trades. Regulated air contaminants, including asbestos and lead, are also present in settled and concealed dust in and on architectural, structural, mechanical and electrical components or systems throughout the building. All trades shall coordinate with other trades and conduct their work to prevent worker exposure or site contamination. Refer to Specification Divisions 0, 1 and 2 for specific information concerning disturbing, removing and disposing of these materials and the installation of new materials or components. This notification is provided in accordance with EPA and OSHA requirements.

BID DOCUMENTS

10/28/2025

ALPENGLOW ELEMENTARY SCHOOL ROOF REPLACEMENT

Anchorage School District

ASD CONTRACT NO.: 25C0017

ASD PROJECT NO. 112006

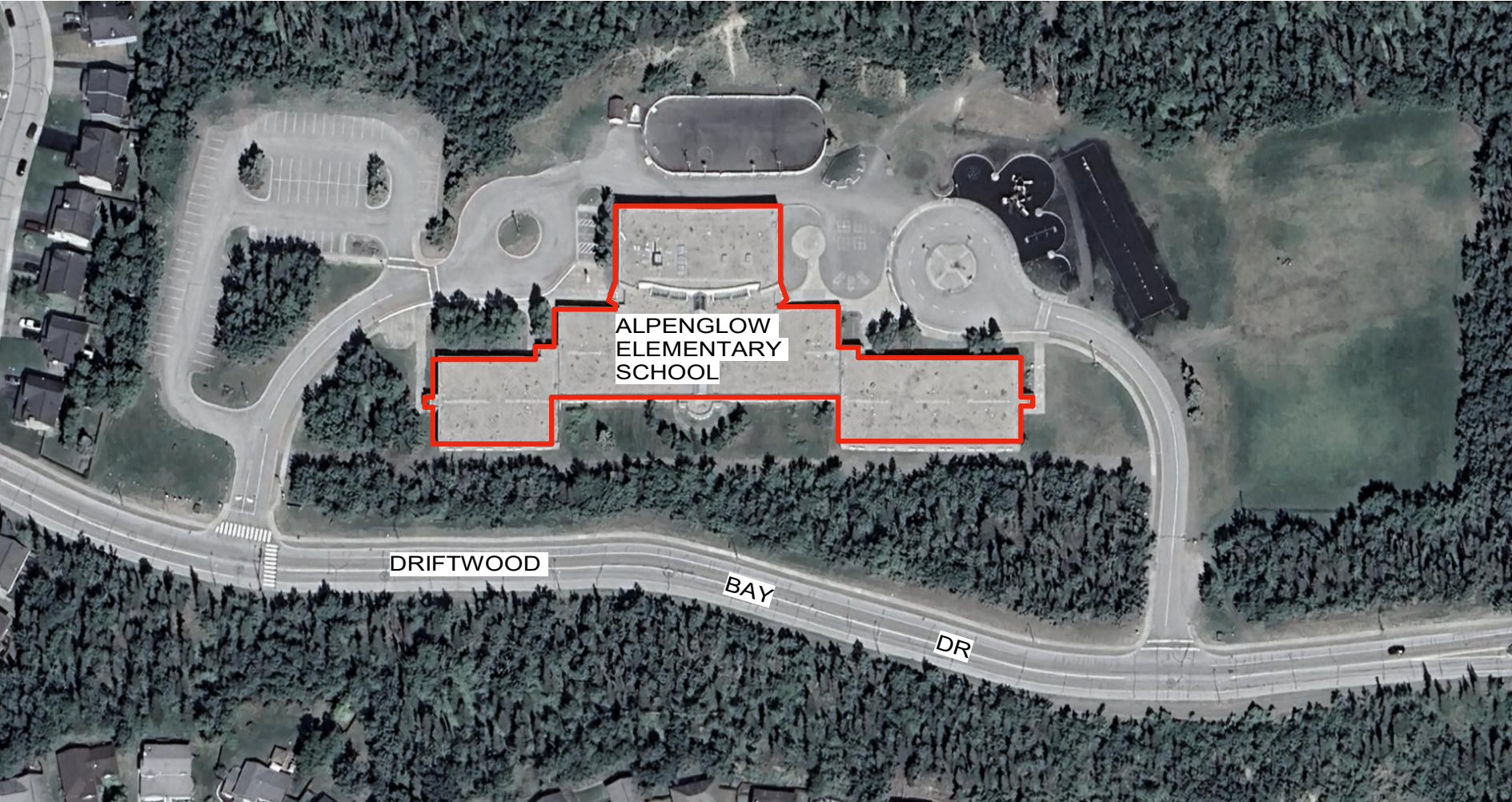
Eagle River, Alaska



Anchorage
School District

GENERAL NOTES

- THE "NATIONAL ROOFING CONTRACTOR'S ASSOCIATION (NRCA) ROOFING MANUAL: MEMBRANE ROOF SYSTEMS" IS USED AS THE BASIS FOR THIS DESIGN AND IS TO BE USED BY THE CONTRACTOR AS A BASIS FOR CONSTRUCTION, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, GRADES, LOCATIONS, AND CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING FABRICATION OR ORDERING OF MATERIALS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION OR DIRECTION PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- DIMENSIONS RELATED TO EXISTING CONSTRUCTION ARE BASED ON LIMITED OBSERVATIONS AND/OR INFORMATION PROVIDED BY THE OWNER OR OTHERS NOT UNDER THE ARCHITECT'S CONTROL, AND ARE NOT GUARANTEED. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS. FAILURE TO NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK SHALL CONSTITUTE THE CONTRACTOR'S ACCEPTANCE OF FIELD CONDITIONS AND RESPONSIBILITY FOR ALL ASSOCIATED COSTS, CORRECTIONS, AND DELAYS.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. ELECTRONIC FILES, INCLUDING PDFS, ARE PROVIDED FOR CONVENIENCE AND REFERENCE ONLY AND SHALL NOT BE USED AS THE BASIS FOR FABRICATION, ORDERING, LAYOUT, OR CONTRACTOR MATERIAL TAKE OFFS. THE ARCHITECT MAKES NO REPRESENTATION REGARDING THE ACCURACY OF SCALED DIMENSIONS FROM PRINTED OR DIGITAL FORMATS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND COORDINATING WITH ALL DISCIPLINES.
- DIMENSIONS OF SLOPED, CURVED, OR NON-PLANAR SURFACES ARE SHOWN FLAT AND DO NOT REFLECT TRUE SURFACE LENGTHS. CONTRACTOR SHALL ADJUST QUANTITIES FOR ACCURATE MATERIAL TAKE-OFFS, PROCUREMENT, AND INSTALLATION.
- ALL DETAILS ARE TO BE CONSIDERED TYPICAL. SIMILAR DETAILS OCCUR AT SIMILAR LOCATIONS.
- IF DECAYED WOOD OR STEEL IS FOUND, INFORM THE OWNER'S REPRESENTATIVE PRIOR TO REMOVAL / REPLACEMENT OR CONCEALING DAMAGE.
- NO SILICONE SEALANT IS TO BE USED. USE APPROVED POLYURETHANE SEALANT.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES, ELECTRICAL EQUIPMENT AND WIRING, INCLUDING ANY BELOW DECK APPURTENANCES BEFORE PROCEEDING WITH ANY WORK. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING MECHANICAL, ELECTRICAL, PLUMBING APPURTENANCES.
- ALL ROOFING AND BUILDING MATERIALS ARE TO BE KEPT DRY.
- CONTRACTOR TO WORK ON ONLY PORTION OF THE ROOFING THAT CAN BE WATERPROOFED THAT DAY.
- CLEANING DURING CONSTRUCTION: CONTROL ACCUMULATION WASTE MATERIALS AND RUBBISH. DISPOSE OF WASTE IMMEDIATELY. KEEP AREAS FREE OF HAZARDS AND RUBBISH.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE SITE AND BUILDING FROM PROJECT RELATED DAMAGE.
- TAKE SPECIAL CARE TO SECURE ALL CONSTRUCTION AND DEMOLITION MATERIALS FROM WIND DISPLACEMENT
- COORDINATE WITH OWNER'S REPRESENTATIVE TO ACCOMMODATE ANY SPECIAL REASONABLE NEEDS.
- NO NOISE PRODUCING WORK BEFORE 7 AM OR AFTER 10 PM.
- OWNER IS NOT LIABLE FOR ANY CHANGE EXPENSE NOT APPROVED CONTRACTUALLY.



LEGAL DESCRIPTION:

EAGLE CROSSING, TRACT B, ALPENGLOW ELEMENTARY SCHOOL
PLAT: 93 132 ; GRID: SW0155

PROPERTY LOCATION: 19201 DRIFTWOOD BAY DR, EAGLE RIVER, AK

OWNER

ANCHORAGE SCHOOL DISTRICT
JOSHUA HEPPNER, PROJECT MANAGER
HEPPNER_JOSHUA@ASDK12.ORG
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DESIGN CONSULTANTS

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JAY@ESTIMATIONS.COM
1225 E. INT'L AIRPORT RD., SUITE 235
ANCHORAGE, AK 99518
907-561-0755

DESIGN / CODE DATA

- THIS DESIGN / CODE DATA REFERS TO ROOFING WORK ONLY
- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- COMPLY WITH APPLICABLE MOA AMENDMENTS
- OCCUPANCY E- NO CHANGE IN OCCUPANCY
- CONSTRUCTION TYPE: VA NO CHANGE IN EGRESS COMPONENTS
- WIND DESIGN SPEED = 130 MPH, LRFD, ULTIMATE PER 2018 IBC (ASCE 7-16), RISK CATEGORY III (EXPOSURE B)
- CLASS "B" ROOF COVERINGS REQUIRED - CLASS "A" PROVIDED
- AVERAGE ROOF INSULATION = R35
- LEVEL OF ALTERATION = LEVEL 2
- REMOVAL OF ROOF TOP EMERGENCY STAGE VENTILATION: MOA FIRE DETERMINED STAGE AREA TO BE UNDER 1,000 SF WHEN OPERABLE PARTITIONS ENGAGED IN STAGE CONFIGURATION. NO EMERGENCY STAGE VENTILATION REQUIRED PER IBC 410.2.7. REFER TO 10/22/205 EMAIL FROM MARK PANILO.

WIND UPLIFT

ROOF UPLIFT PRESSURES:

- SEE S1.02

DEAD LOAD ANALYSIS

REMOVED FROM ROOFS A/B/C/D

2" LG BOARD	4.5 PSF
4" XPS BOARD INS.	0.72 PSF
45 MIL EPDM MEMBRANE	0.29 PSF
5/8" GYPSUM BOARD	2.8 PSF
VAPOR RETARDER	0.7 PSF

TOTAL REMOVED 9.01 PSF

ADDED TO ROOFS A/B/C/D

90-MIL EPDM	0.59 PSF
1/2" HD POLYISO	0.35 PSF
8" AVG EPS INSULATION	1.0 PSF
VAPOR RETARDER	0.03 PSF
1/2" GYPSUM BOARD	2.00 PSF

TOTAL ADDED 3.97 PSF

DEAD LOAD REDUCED BY 6.69 PSF

ACCESS & STAGING NOTES

- MAINTAIN ALL SITE ACCESS AND BUILDING OCCUPANT AND VEHICLE ENTRIES FREE FROM OBSTRUCTIONS AT ALL TIMES.
- STAGING AREAS, BUILDING ACCESS, AND CONSTRUCTION ACTIVITIES TO BE COORDINATED WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR TO BE RESPONSIBLE FOR TEMPORARY FENCING AND MATERIALS STORED ON SITE.

SPECIAL CONDITIONS

- CONTRACTOR MAY UTILIZE POWER AND WATER AT THE SITE AT NO COST.
- CONTRACTOR TO PROVIDE PORTABLE TOILETS.
- COORDINATE ANY BUILDING SHUTDOWNS WITH THE OWNER'S REPRESENTATIVE.

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REVISIONS

No Description Date

Checked By: BAHH
Drawn By: ERH



BDS, Inc. Entity #25796D

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ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
Eagle River, AK 99577

BDS Project No.: 025001.000
ASD Project No.: 112006

BID DOCUMENTS
10/28/2025

COVER SHEET
G0.01

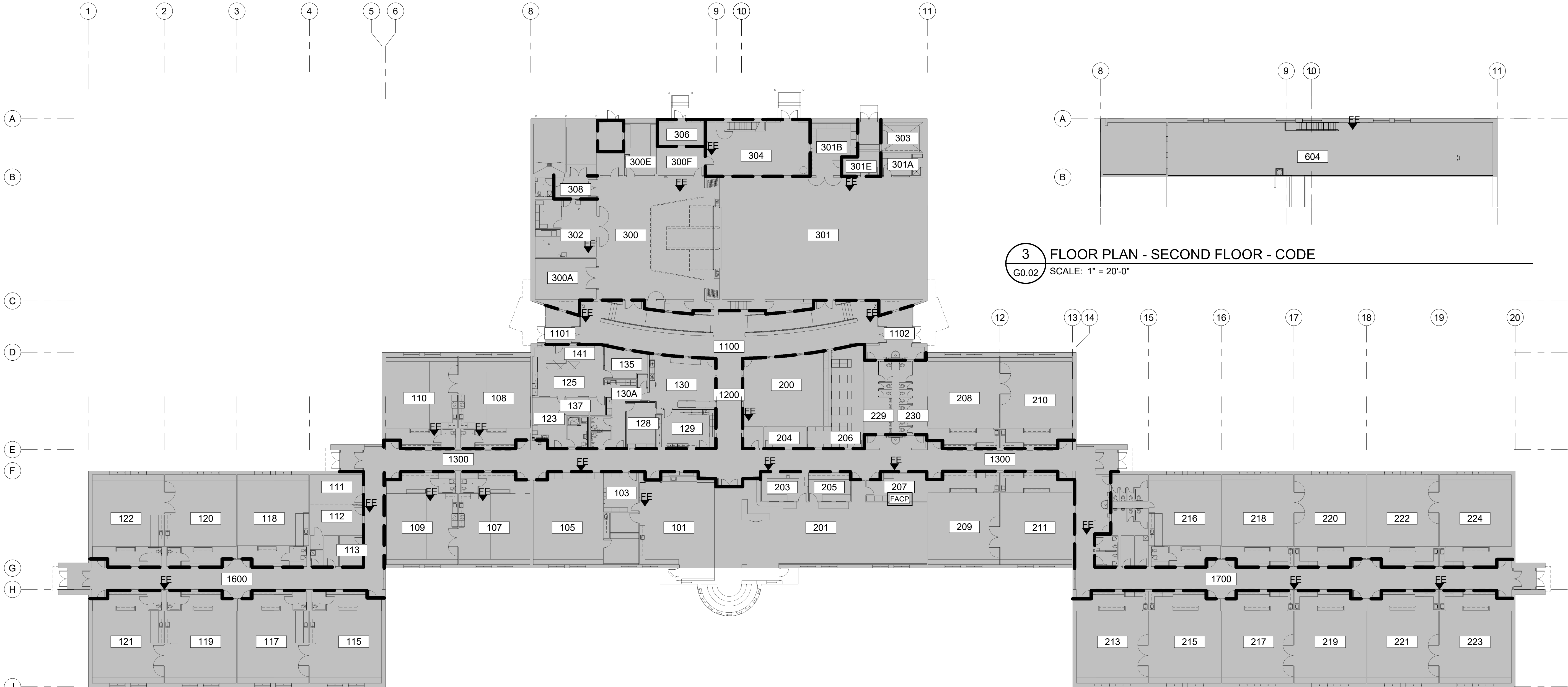
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NOTES	KEYNOTES	LEGEND
	NUMBER KEYNOTE	NO RENOVATIONS IN THIS SHADED AREA. WORK INSIDE THIS AREA AS REQUIRED. 1 HOUR RATED CONSTRUCTION FE FIRE EXTINGUISHER FACP FIRE ALARM CONTROL PANEL



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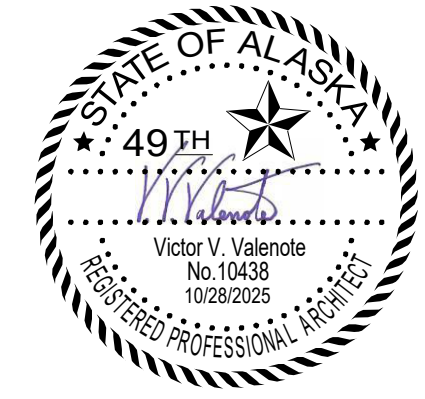
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1 FLOOR PLAN - FIRST FLOOR - CODE
G0.02 SCALE: 1" = 20'-0"

3 FLOOR PLAN - SECOND FLOOR - CODE
G0.02 SCALE: 1" = 20'-0"

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CODE PLANS
G0.02

GENERAL NOTES

1. THE HAZARDS ABATEMENT PORTION OF THIS PROJECT INCLUDES THE DISTURBANCE AND/OR REMOVAL AND DISPOSAL OF SELECTED ASBESTOS-CONTAINING AND LEAD-CONTAINING MATERIALS (SUCH AS LEAD-CONTAINING PAINTS, DUSTS, ETC). THE PURPOSE OF THE HAZARDS ABATEMENT PORTION OF THE WORK IS TO REMOVE THESE MATERIALS FROM ALPENGLOW ELEMENTARY SCHOOL PRIOR TO RENOVATION SO THAT PERSONNEL CAN SAFELY PERFORM THEIR WORK WITHOUT CREATING HAZARDS TO HEALTH OR THE ENVIRONMENT.
2. THE WORK DOES NOT INCLUDE REMOVAL OF ALL HAZARDOUS MATERIALS IN THE BUILDING. REMOVE HAZARDOUS MATERIALS COORDINATING WITH OTHER TRADES, AS SPECIFIED AND/OR INDICATED ON THE DRAWINGS, OUTLINED IN THE SPECIFICATIONS, AND AS REQUIRED TO COMPLETE THE WORK. "REMOVAL" INCLUDES PROPER HANDLING, PACKAGING AND DISPOSAL OF MATERIALS REMOVED.
3. POTENTIALLY HAZARDOUS MATERIALS SUCH AS METALLIC LEAD ITEMS AFFECTED BY THE PROJECT ARE TO BE REMOVED AND DISPOSED OF PROPERLY. REFER TO SPECIFICATIONS AND THE CONTRACTOR'S APPROVED WORK PLAN FOR HAZARDOUS MATERIALS REMOVAL, DISTURBANCE, CLEARANCE, AND DISPOSAL PROCEDURES.
4. LEAD-BASED PAINTS (PAINT CONTAINING EQUAL TO OR GREATER THAN 1.0 mg/cm²) WERE NOT IDENTIFIED DURING THE LIMITED LEAD TESTING SHOWN IN THE HAZMAT SURVEY, BUT LEAD-BASED PAINTS MAY BE PRESENT AT OTHER LOCATIONS. LOW LEVELS OF LEAD FOUND BY XRF TESTING DOES NOT MEAN THE PAINTS ARE FREE OF LEAD, THE PAINTS MAY CONTAIN MEASURABLE AMOUNTS OF LEAD. LEAD-CONTAINING MATERIALS INCLUDE ALL PAINTED SURFACES, CERAMIC TILES, AND METALLIC LEAD, AS WELL AS LEAD-CONTAINING DUSTS. THIS IS NOT A LEAD ABATEMENT PROJECT, AND ALL TRADES WILL LIKELY DISTURB SOME LEAD-CONTAINING MATERIALS. CONTROL WORKER EXPOSURES USING LEAD-SAFE WORK PRACTICES AND CHOICE OF MEANS AND METHODS OF CONDUCTING THE WORK TO COMPLY WITH 29 CFR 1926.62 AND TO AVOID CONTAMINATION OF THE WORK AREA AND SITE.
5. PERFORM INITIAL AIR MONITORING TESTS ON ALL TASKS THAT DISTURB ASBESTOS OR LEAD-CONTAINING MATERIALS, DUST OR PAINT TO DETERMINE THE APPROPRIATE WORKER AND SITE PROTECTION PROCEDURES REQUIRED. METALLIC LEAD IS ASSUMED PRESENT IN BELL AND SPIGOT PIPE JOINTS AND IN SOLDER ON COPPER PIPES.
6. SETTLED AND CONCEALED DUST ON ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL COMPONENTS THROUGHOUT THE PROJECT AREA(S) IS ASSUMED TO CONTAIN REGULATED AIR CONTAMINANTS INCLUDING ASBESTOS AND LEAD. WORK OF ALL TRADES MAY INCLUDE DISTURBANCE OF ASBESTOS AND LEAD AND MAY RESULT IN WORKER EXPOSURE TO ASBESTOS AND LEAD ABOVE THE OSHA ACTION LEVEL OR PERMISSIBLE EXPOSURE LIMITS FOR ASBESTOS OR LEAD IF PROPER WORK PRACTICES AND/OR ENGINEERING CONTROLS ARE NOT USED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE APPROPRIATE WORKER AND SITE PROTECTION PROCEDURES SO THAT THEIR WORKERS ARE NOT EXPOSED ABOVE THOSE LIMITS AND THAT WORK IS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE PRESENCE OF ASBESTOS OR LEAD IN DUSTS DOES NOT NECESSARILY MAKE THEM A HAZARD TO WORKERS OR A HAZARDOUS WASTE.
7. THE CONTRACTOR'S INDEPENDENT LABORATORY SHALL PROVIDE ALL INSPECTIONS, MONITORING, SAMPLING, ANALYSES AND REPORTING SERVICES AS SPECIFIED. CLEARANCE AIR MONITORING SHALL BE CONDUCTED. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SAMPLING.
8. LOCATIONS OF MATERIALS SHOWN ON THESE DRAWINGS ARE SCHEMATIC AND APPROXIMATE. FIELD VERIFY AND COORDINATE CONSTRUCTION DETAILS, DIMENSIONS, WORK CONDITIONS, AND LOCATIONS WHICH WILL AFFECT THE REMOVAL OR DISTURBANCE OF HAZARDOUS MATERIALS. HAZARDOUS MATERIALS MAY HAVE COME LOOSE AND FALLEN ONTO FLOORS, CEILINGS, CHASES, OR WALL CAVITIES. THE QUANTITIES SHOWN IN THE SHEET SUMMARY ARE APPROXIMATE AND MAY VARY DEPENDING ON THE CONTRACTOR'S MEANS AND METHODS. REQUIRE ALL TRADES TO COORDINATE WITH EACH OTHER AND TO CONDUCT THEIR WORK TO PREVENT WORKER EXPOSURE OR SITE CONTAMINATION, SEE DRAWINGS OF ALL DISCIPLINES FOR ADDITIONAL INFORMATION RELATING TO HAZARDOUS MATERIALS. IMMEDIATELY COMMUNICATE ALL DISCREPANCIES IN QUANTITIES TO THE OWNER. REFER TO HAZARDOUS MATERIALS ASSESSMENT FOR MORE INFORMATION ABOUT POTENTIALLY HAZARDOUS MATERIALS THAT ARE NOT SCHEDULED FOR DISTURBANCE BY THIS PROJECT. FURNISH ALL WORK AND MATERIALS REQUIRED FOR A FINISHED PROJECT AS DESCRIBED IN THE CONTRACT DOCUMENTS. QUANTITIES LISTED WITH A * MAY VARY DEPENDING ON THE CONTRACTOR'S MEANS AND METHODS. CONTRACTOR'S MEANS AND METHODS RESULTING IN ADDITIONAL MATERIALS REMOVAL SHALL NOT RESULT IN ADDED CONTRACT COSTS TO THE OWNER.
9. PROVIDE ALL WASTE TESTING, PACKAGING, HANDLING, TRANSPORTATION AND DISPOSAL. ALL COSTS FOR DISPOSAL SHALL BE BORNE BY THE CONTRACTOR. PERFORM TOXICITY CHARACTERISTIC LEACHING PROCEDURE (TCLP) TEST(S) OF WASTE(S) CONTAINING LEAD OR PAINTED WITH LEAD-CONTAINING PAINT TO CHARACTERIZE THE WASTE(S) AS HAZARDOUS OR NON-HAZARDOUS PRIOR TO DISPOSAL. COORDINATE REQUIREMENTS OF LANDFILL(S) REGARDING MATERIALS PACKAGING, HANDLING, AND DISPOSAL REQUIREMENTS PRIOR TO SUBMITTING BID.

ESTIMATED QUANTITIES TO BE REMOVED (ENTIRE PROJECT)

INCIDENTAL QUANTITIES OF MATERIALS, INCLUDING LEAD-CONTAINING MATERIALS, THAT ARE REQUIRED TO BE REMOVED TO COMPLETE THE WORK, BUT OTHERWISE ARE TO REMAIN, ARE NOT INCLUDED HERE, AS THEY WILL VARY DEPENDING ON THE CONTRACTOR'S CHOICE OF MEANS AND METHODS.

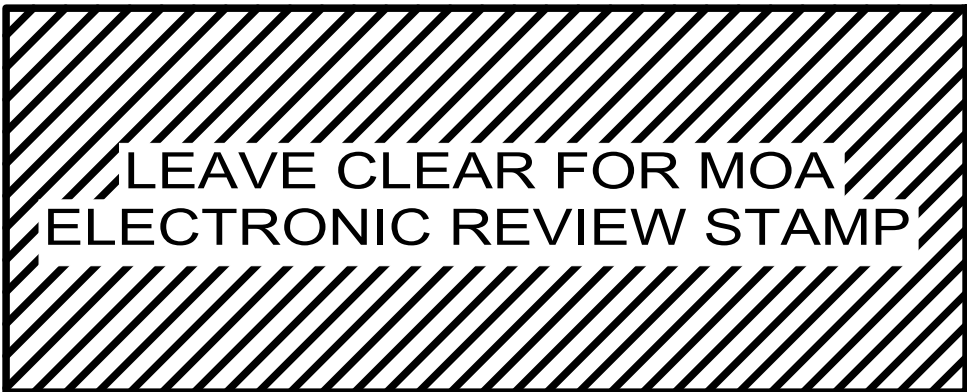
66 EACH ROOF DRAIN BOWLS AND OVERFLOW ROOF DRAIN BOWLS WITH ASSUMED LEAD-CONTAINING BELL AND SPIGOT JOINTS

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SHEET NOTES

HAZARDS ABATEMENT DRAWINGS DO NOT SHOW ALL DETAILS OF WORK REQUIRED. ALL TRADES SHALL EXAMINE DRAWINGS OF OTHER TRADES AND COORDINATE WITH EACH OTHER TO DETERMINE EXTENT, TIMING AND LOCATIONS OF MATERIALS AFFECTED BY THE PROJECT.

1 REMOVE ROOF DRAIN BOWLS AND OVERFLOW ROOF DRAIN BOWLS WITH ASSUMED LEAD-CONTAINING BELL AND SPIGOT JOINTS.



Anchorage
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REVISIONS
No Description Date

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Checked By: RAF
Drawn By: JHL



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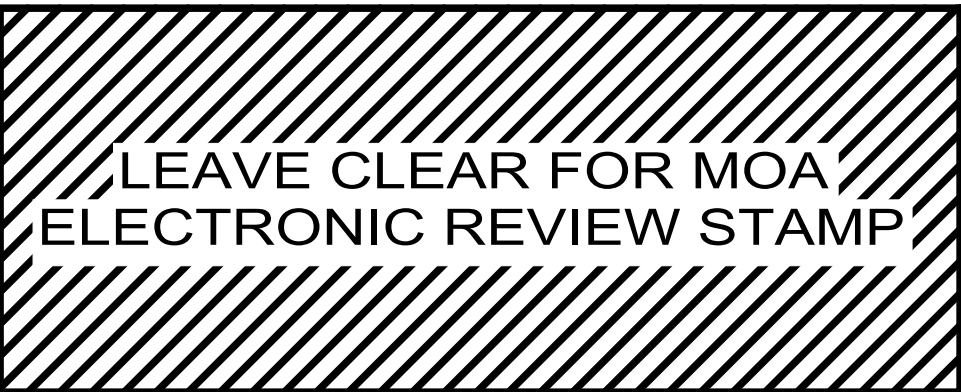
HAZARDS
ABATEMENT -
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H1.01

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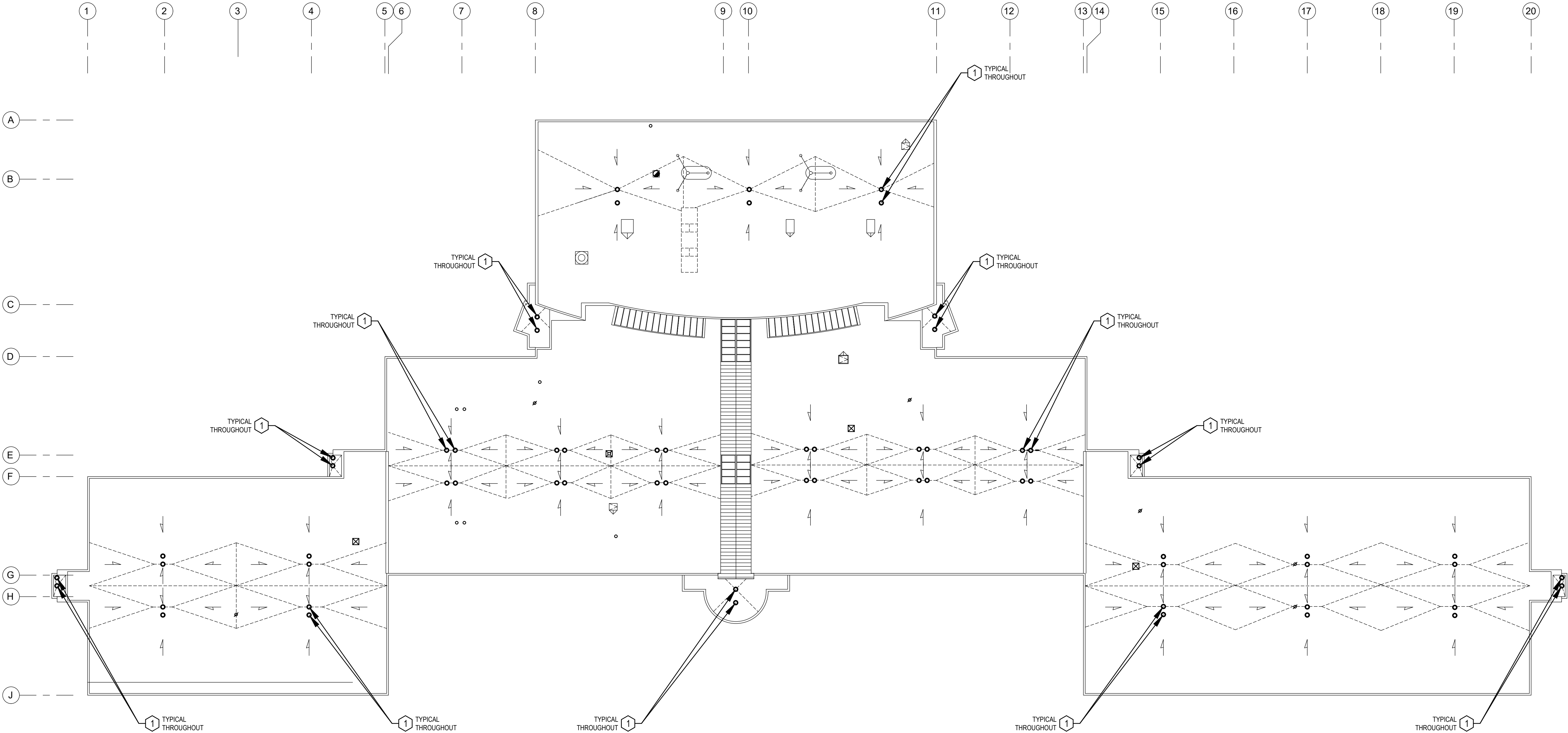
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- 1 REMOVE ROOF DRAIN BOWLS AND OVERFLOW ROOF DRAIN BOWLS WITH ASSUMED LEAD-CONTAINING BELL AND SPIGOT JOINTS.



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ABBREVIATIONS
AND SYMBOLS
A0.01

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SYMBOLS

ROOF 'XX' TOD: 0'-0"	ROOF DESIGNATION APPROXIMATE TOP OF ROOF DECK
○	EXISTING ROOF DRAIN
●	NEW ROOF DRAIN
⊕	EXISTING SCUPPER
⊕	NEW SCUPPER
⦿	HOT STACK
⊗	VENT STACK
⊠	ROOF CURB
∅	PLUMBING VENT THROUGH ROOF
○	PIPE THROUGH ROOF
↗	ROOF SLOPE DIRECTION
■	ROOF PENETRATION CUT LOCATION
△	TAPERED EPS DRAINAGE CRICKET
◻	ROOF HATCH
⌒	ROOF ACCESS LADDER
▨	ROOF WALKPADS

ABBREVIATIONS

ACM	ASBESTOS CONTAINING MATERIALS
A.F.F.	ABOVE FINISH FLOOR
APPROX	APPROXIMATELY
BLDG	BUILDING
BUR	BUILT UP ROOFING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DWG	DRAWING
(E)	EXISTING
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EPS	EXPANDED POLYSTYRENE INSULATION
EQ	EQUAL
ETR	ELECTRICAL THROUGH ROOF
EXIST	EXISTING
F.F.	FINISH FLOOR
FIB BD	FIBER BOARD
GA	GAUGE
GALV	GALVANIZED
GLB	GLUE LAMINATED BEAM
GWB	GYPSUM WALL BOARD
HR	HOUR
INFO	INFORMATION
INSUL	INSULATION
J-BOX	JUNCTION BOX
LAM	LIQUID APPLIED MEMBRANE
LF	LINEAL FEET
LG	LIGHT GUARD
MAX	MAXIMUM
MCBUR	MINERAL CAP BUILT UP ROOF
MECH	MECHANICAL
MFR	MANUFACTURER
MISC	MISCELLANEOUS
MIN	MINIMUM
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFS	OVERFLOW SCUPPER
ORD	OVERFLOW ROOF DRAIN
POLY	POLYETHYLENE
POLYISO	POLYISOCYANURATE INSULATION
PREFAB	PREFABRICATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE PRESERVATIVE TREATED
PTR	PIPE THROUGH ROOF
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
RL	RAIN LEADER
RM	ROOM
SAM	SELF ADHERING MEMBRANE
SBS	STYRENE-BUTADIENE-STYRENE
SD	STORM DRAIN
SEBS	STYRENE-ETHYLENE-BUTADIENE-STYRENE
SF	SQUARE FOOT, SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPF	SPRAYED POLYURETHANE FOAM
SS	STAINLESS STEEL
STRUC	STRUCTURAL
TO	TOP OF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF
W	WIDE
W/	WITH
XPS	EXTRUDED POLYSTYRENE BOARD

REFERENCE AND MATERIAL SYMBOLS

ASSEMBLY TYPES

V000.0
R00/H00

DETAIL

1
A101

DETAIL

1
A101

SECTION

1
A101

EXTERIOR ELEVATION

1
A101

INTERIOR ELEVATIONS

1
A101

GRID LINES

XX

KEYNOTE

XX

LEVEL LINE

LEVEL
0'-0"

TAGS

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101A

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A101

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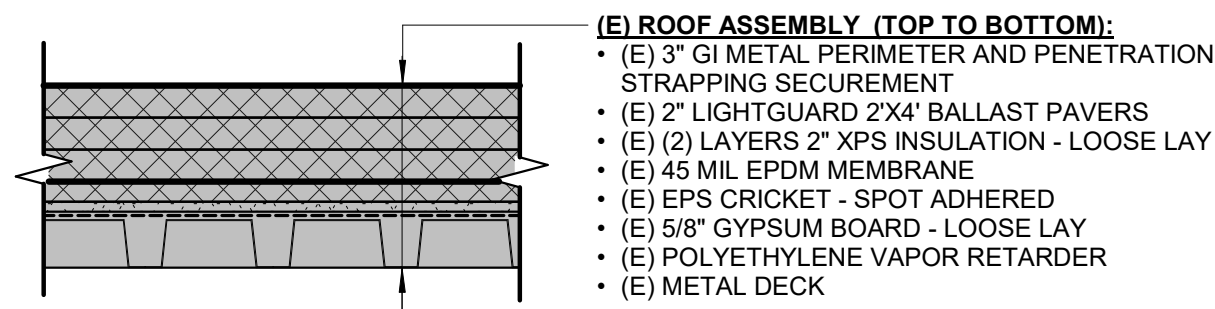


Anchorage
School District

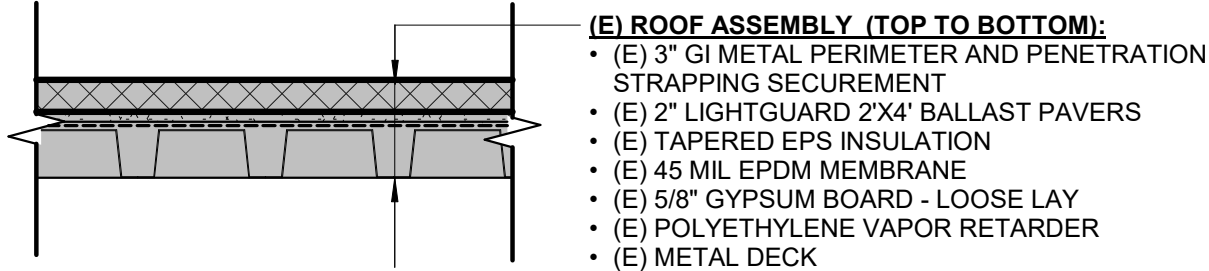
REVISIONS

No Description Date

EXISTING HORIZONTAL ASSEMBLIES

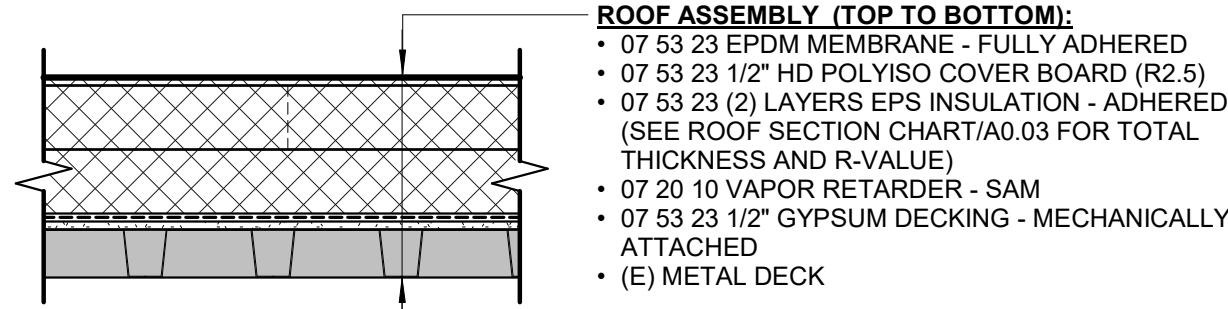


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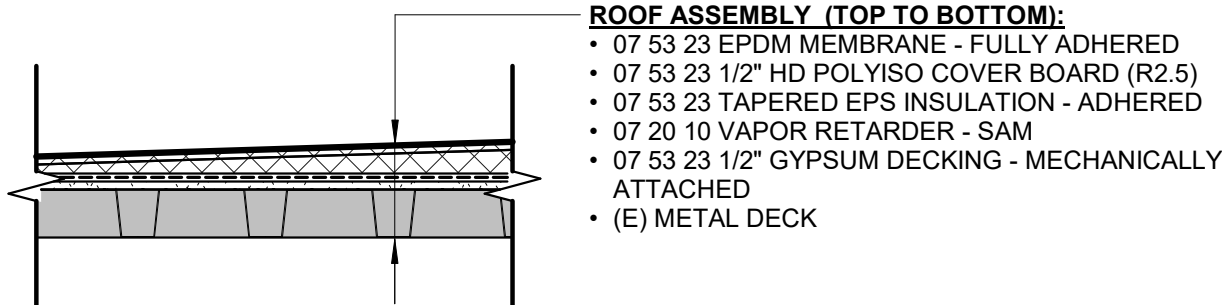


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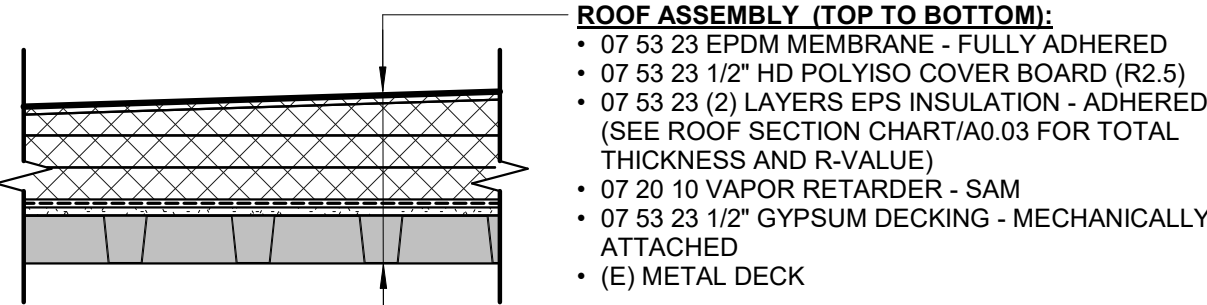
HORIZONTAL ASSEMBLIES



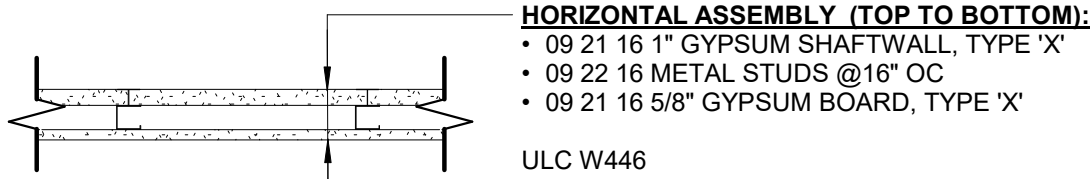
R01
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R02
SCALE: 1" = 1'-0"

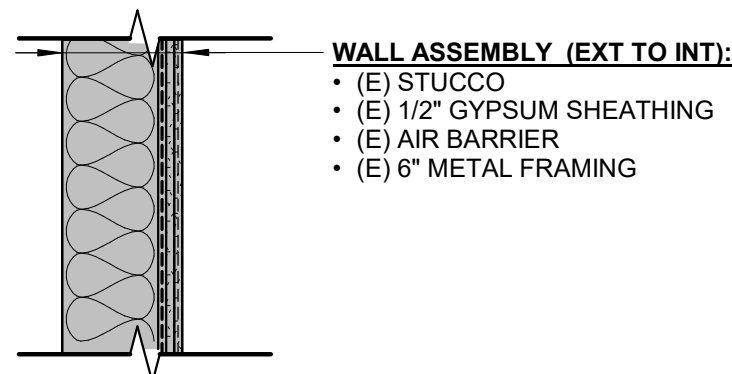


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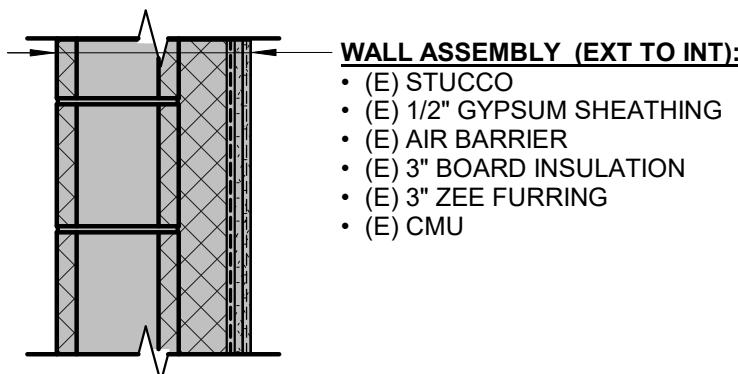


ULC W446

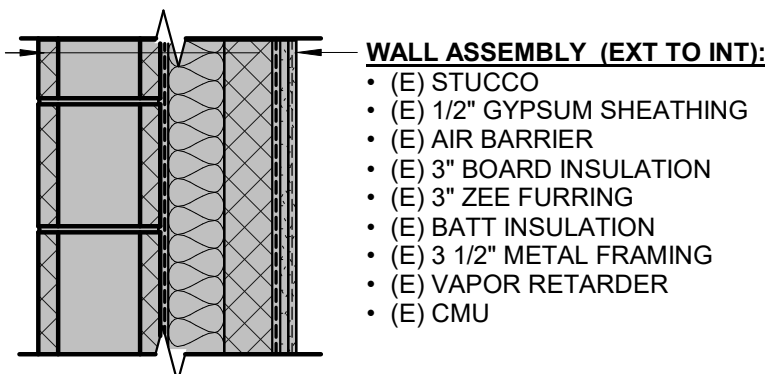
EXISTING VERTICAL ASSEMBLIES



EV01
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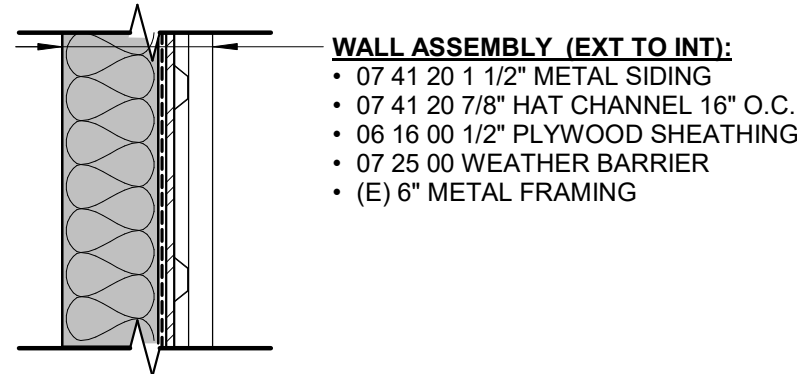


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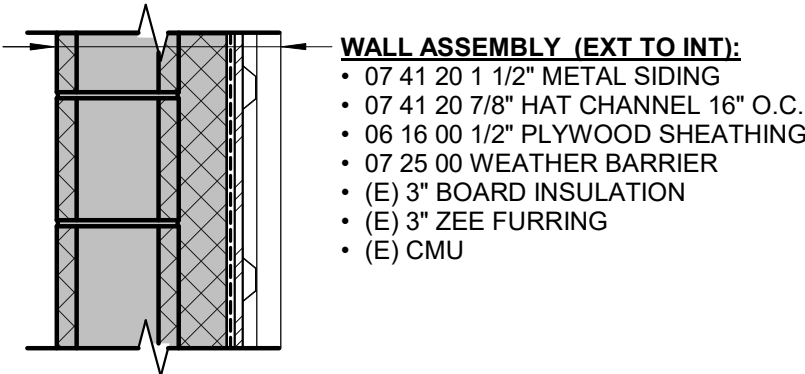


EV03
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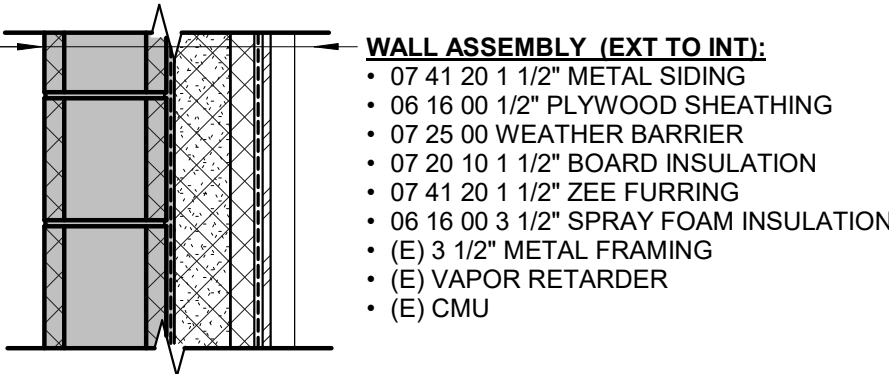
VERTICAL ASSEMBLIES



V01
SCALE: 1" = 1'-0"



V02
SCALE: 1" = 1'-0"



V03
SCALE: 1" = 1'-0"

Checked By: BAHH
Drawn By: ERH



BDS, Inc. Entity #25796D



701 W 8th Ave #420, Anchorage, Ak 99501

T: 907.562.6076 | F: 907.562.6635
W: www.bdsak.com

ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
Eagle River, AK 99577

BDS Project No.: 025001.000
ASD Project No.: 112006

BID DOCUMENTS
10/28/2025

ASSEMBLY
INFORMATION
A0.02



Anchorage
School District

REVISIONS		
No	Description	Date

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ROOF CODE INFORMATION		
ROOF SECTION	TYPE OF CONSTRUCTION	REQUIRED ROOF COVERING CLASSIFICATION (IBC TABLE 1505.1)
A	VA	B
A1	VA	B
A2	VA	B
B	VA	B
B1	VA	B
C	VA	B
C1	VA	B
D	VA	B
D1	VA	B
D2	VA	B
E	VA	B
E1	VA	B
E2	VA	B
F	VA	B
F1	VA	B

ROOF SECTION CHART									
ROOF SECTION	ROOF ASSEMBLY	(E) DECK ROOF SLOPE	FLAT INSULATION	MIN TAPERED INSUL THICKNESS AT RD OR SCUPPER (DOES NOT INCLUDE FLAT)	EXISTING ROOF DECK	TAPERED INSULATION ADDED SLOPE	EXISTING ROOF ASSEMBLY AVG R-VALUE*	NEW ROOF ASSEMBLY AVG R-VALUE*	NOTES
A	R01	3/8:12	8"	--	METAL	--	R30	R35	--
A1	R02	0:12	--	1/2"	METAL	3/8"	--	--	--
A2	R02	0:12	--	1/2"	METAL	3/8"	--	--	--
B	R01	3/8:12	8"	--	METAL	--	R30	R35	--
B1	R02	0:12	--	1/2"	METAL	3/8"	--	--	--
C	R01	3/8:12	--	--	METAL	--	--	--	--
C1	R02	0:12	--	1/2"	METAL	3/8"	--	--	--
D	R01	3/8:12	8"	--	METAL	--	R30	R35	--
D1	R02	0:12	--	1/2"	METAL	3/8"	--	--	--
D2	R02	0:12	--	1/2"	METAL	3/8"	--	--	--
E	R01	3/8:12	8"	--	METAL	3/8"	R30	R35	--
E1	SKYLIGHTS	--	--	--	--	--	--	--	--
E2	SKYLIGHTS	--	--	--	--	--	--	--	--
F	R03	0:12	4"	1 1/4"	METAL	3/8"	R30	R35	--
F1	METAL	--	--	--	METAL	--	--	--	NOT IN CONTRACT

ROOF DRAINAGE INFORMATION CHART

ROOF DRAIN DESIGNATION	ROOF DRAIN SIZE (INCHES)	FLAT ROOF SQUARE FEET (SF)	RD HEIGHT ABOVE FLOOR (FEET)	CEILING FINISH	NOTES
A-1	3"	2230	+/-16'-0"		LOCATED IN RM A-02
A-2	3"	2382	+/-16'-0"		LOCATED IN RM A-06
A-3	3"	2233	+/-16'-0"		LOCATED IN RM A-13
A-4	3"	2242	+/-16'-0"		LOCATED IN RM A-17
A1-1	2"	38	+/-12'-0"		LOCATED IN VESTIBULE A-31
A2-1	2"	36	+/-12'-0"		LOCATED IN VESTIBULE A-28
B-1	3"	1625	+/-16'-0"		LOCATED IN RM A-21
B-2	3"	1939	+/-16'-0"		LOCATED IN RM B-24
B-3	3"	2734	+/-16'-0"		LOCATED IN RM B-28
B-4	3"	1639	+/-16'-0"		LOCATED IN RM A-25
B-5	3"	1627	+/-16'-0"		LOCATED IN RM B-36
B-6	3"	1966	+/-16'-0"		LOCATED IN RM B-41
B1-1	2"	169	+/-12'-0"		LOCATED IN VESTIBULE B-46
C-1	3"	2734	+/-16'-0"		LOCATED IN RM B-33
C-2	3"	1931	+/-16'-0"		LOCATED IN CORRIDOR C-20
C-3	3"	1626	+/-16'-0"		LOCATED IN RM C-02
C-4	3"	1966	+/-16'-0"		LOCATED IN RM B-42
C-5	3"	1627	+/-16'-0"		LOCATED IN RM B-44
C-6	3"	1628	+/-16'-0"		LOCATED IN RM C-04
C1-1	2"	168	+/-12'-0"		LOCATED IN VESTIBULE B-48
D-1	3"	2356	+/-16'-0"		LOCATED IN RM C-27
D-2	3"	2186	+/-16'-0"		LOCATED BETWEEN RMS C-12 & C-13
D-3	3"	2258	+/-16'-0"		LOCATED BETWEEN RMS C-14 & C-25
D-4	3"	2202	+/-16'-0"		LOCATED IN RM C-16
D-5	3"	2189	+/-16'-0"		LOCATED BETWEEN RMS C-17 & C-18
D-6	3"	2259	+/-16'-0"		LOCATED BETWEEN RMS C-19 & C-26
D1-1	2"	37	+/-12'-0"		LOCATED IN VESTIBULE C-21
D2-1	2"	37	+/-12'-0"		LOCATED IN VESTIBULE C-24
E-1	4"	3766	+/-27'-4"		LOCATED IN RM B-14
E-2	4"	3552	+/-27'-4"		LOCATED IN RM B-15
E-3	4"	3059	+/-27'-4"		LOCATED IN RM B-15
F-1	2"	407	+/-12'-0"		LOCATED IN RM B-45

NOTE: ALL SF QUANTITIES ARE ESTIMATES TO BE VERIFIED BY THE CONTRACTOR.

Checked By: BAHH
Drawn By: ERH



BDS, Inc. Entity #25796D



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ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
Eagle River, AK 99577

BDS Project No.: 025001.000
ASD Project No.: 112006

BID DOCUMENTS
10/28/2025

ROOF
INFORMATION
A0.03

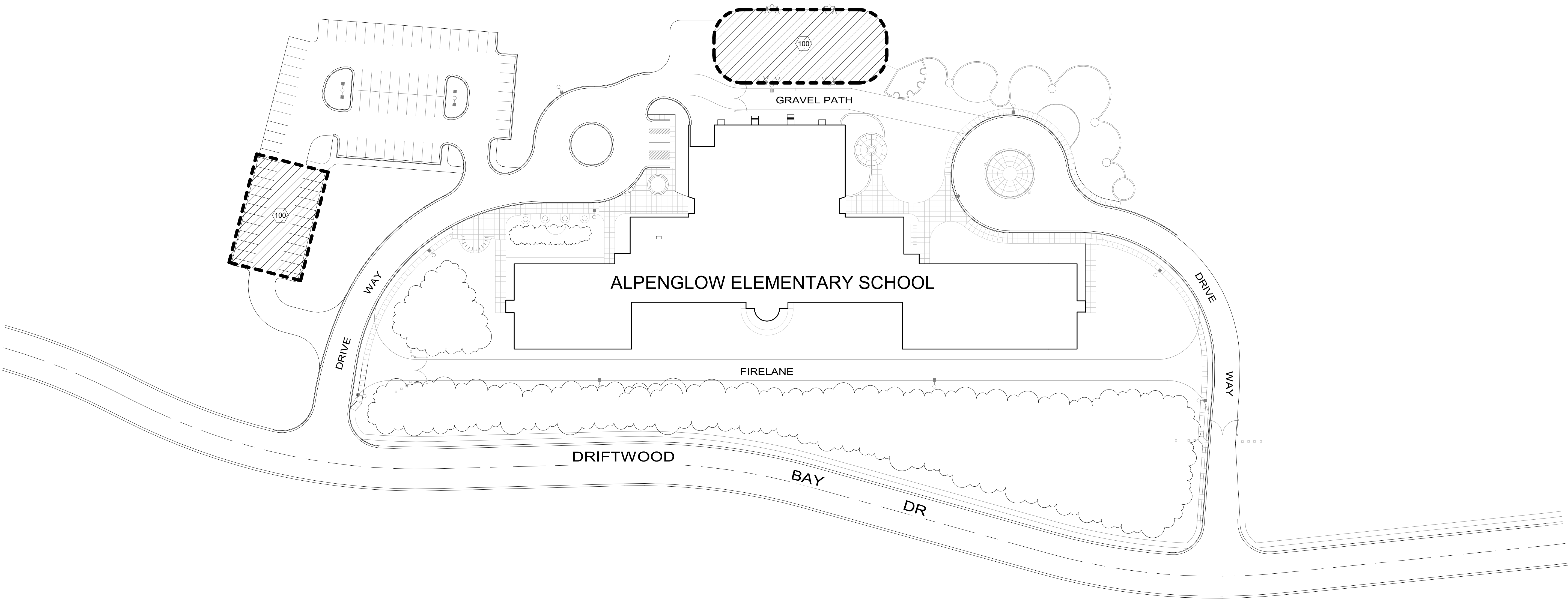
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NOTES	KEYNOTES	LEGEND				
	<table><tr><td>NUMBER</td><td>KEYNOTE</td></tr><tr><td>100</td><td>CONTRACTOR STAGING AREA</td></tr></table>	NUMBER	KEYNOTE	100	CONTRACTOR STAGING AREA	
NUMBER	KEYNOTE					
100	CONTRACTOR STAGING AREA					



Anchorage
School District

REVISIONS		
No	Description	Date



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Drawn By: ERH

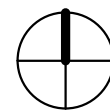


BDS, Inc. Entity #25796D

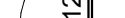
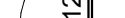
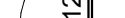


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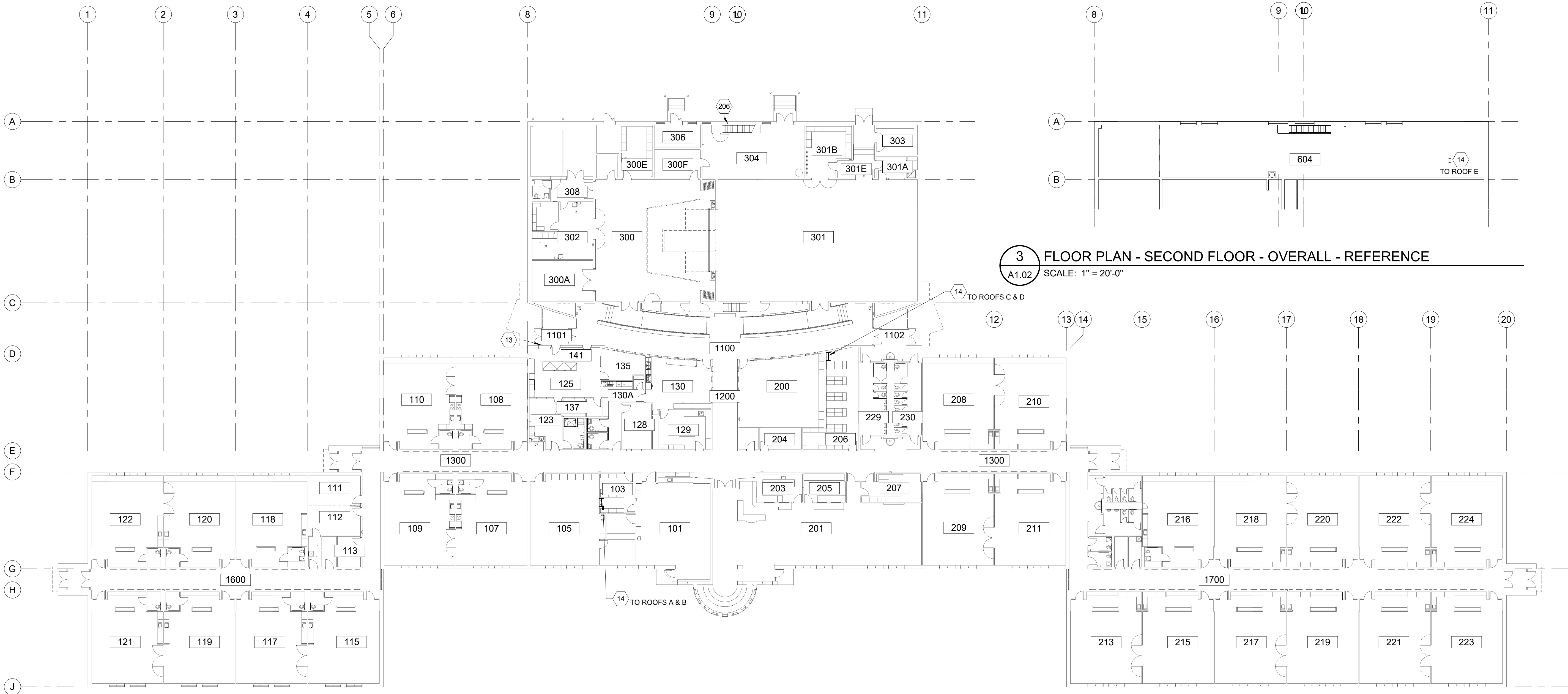
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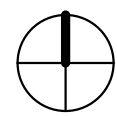


Anchorage
School District

REVISIONS		
No	Description	Date



1 FLOOR PLAN - FIRST FLOOR - OVERALL - REFERENCE
A1.02 SCALE: 1" = 20'-0"



FLOOR PLANS
A1.02

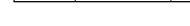
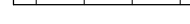
Checked By: BAHH
Drawn By: ERH



BDS, Inc. Entity #25796D
BDS
ARCHITECTS
Architecture | Planning | Roof Technology
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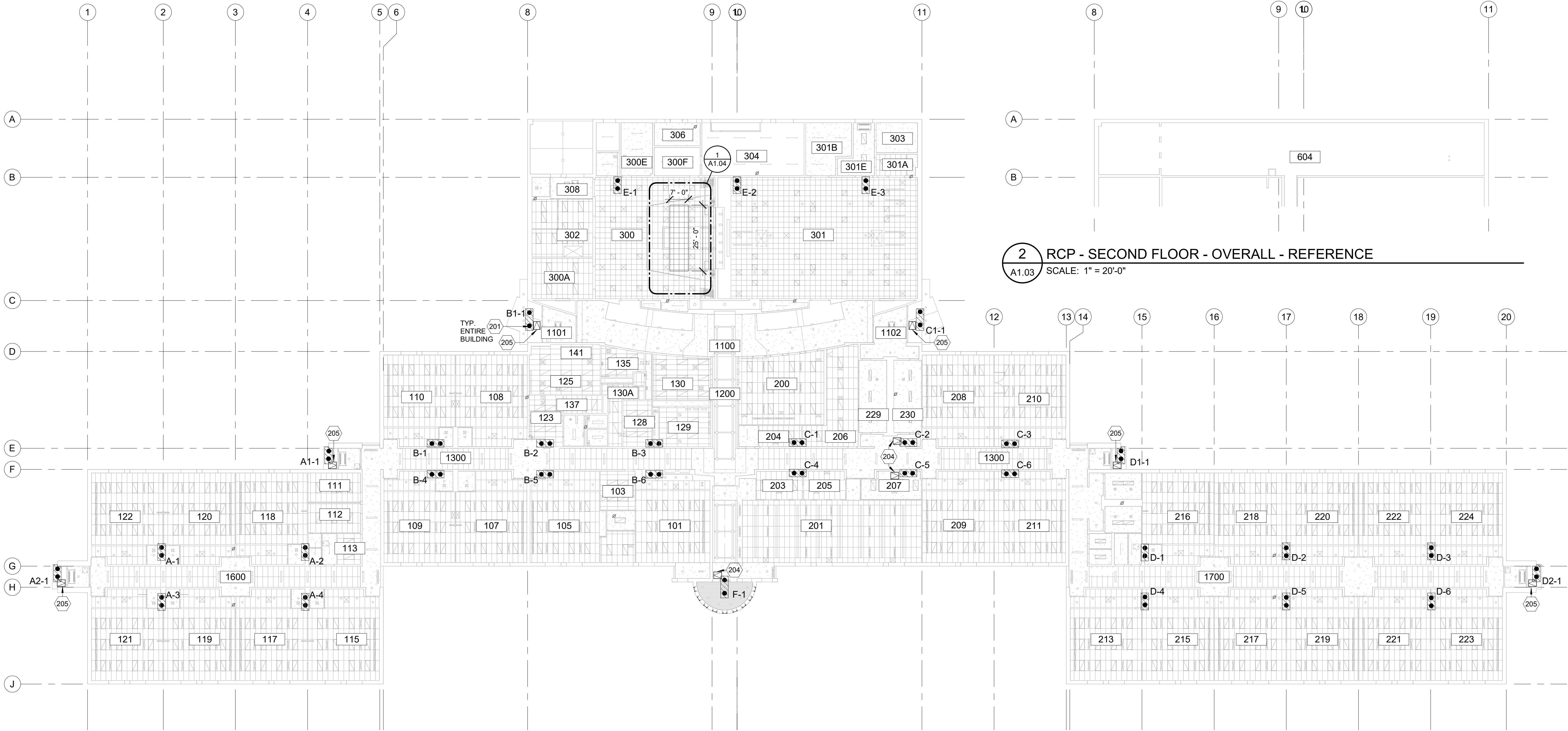
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REVISIONS		
No	Description	Date



1 RCP - FIRST FLOOR - OVERALL - REFERENCE
A1.03 SCALE: 1" = 20'-0"

2 RCP - SECOND FLOOR - OVERALL - REFERENCE
A1.03 SCALE: 1" = 20'-0"

Checked By: BAHH
Drawn By: ERH

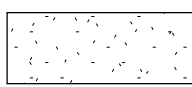
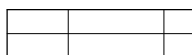
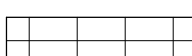
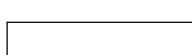
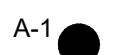


BDS, Inc. Entity #25796D
BDS
ARCHITECTS
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701 W 8th Ave #420, Anchorage, AK 99501
T: 907.562.6076 | F: 907.562.6635
W: www.bdsak.com

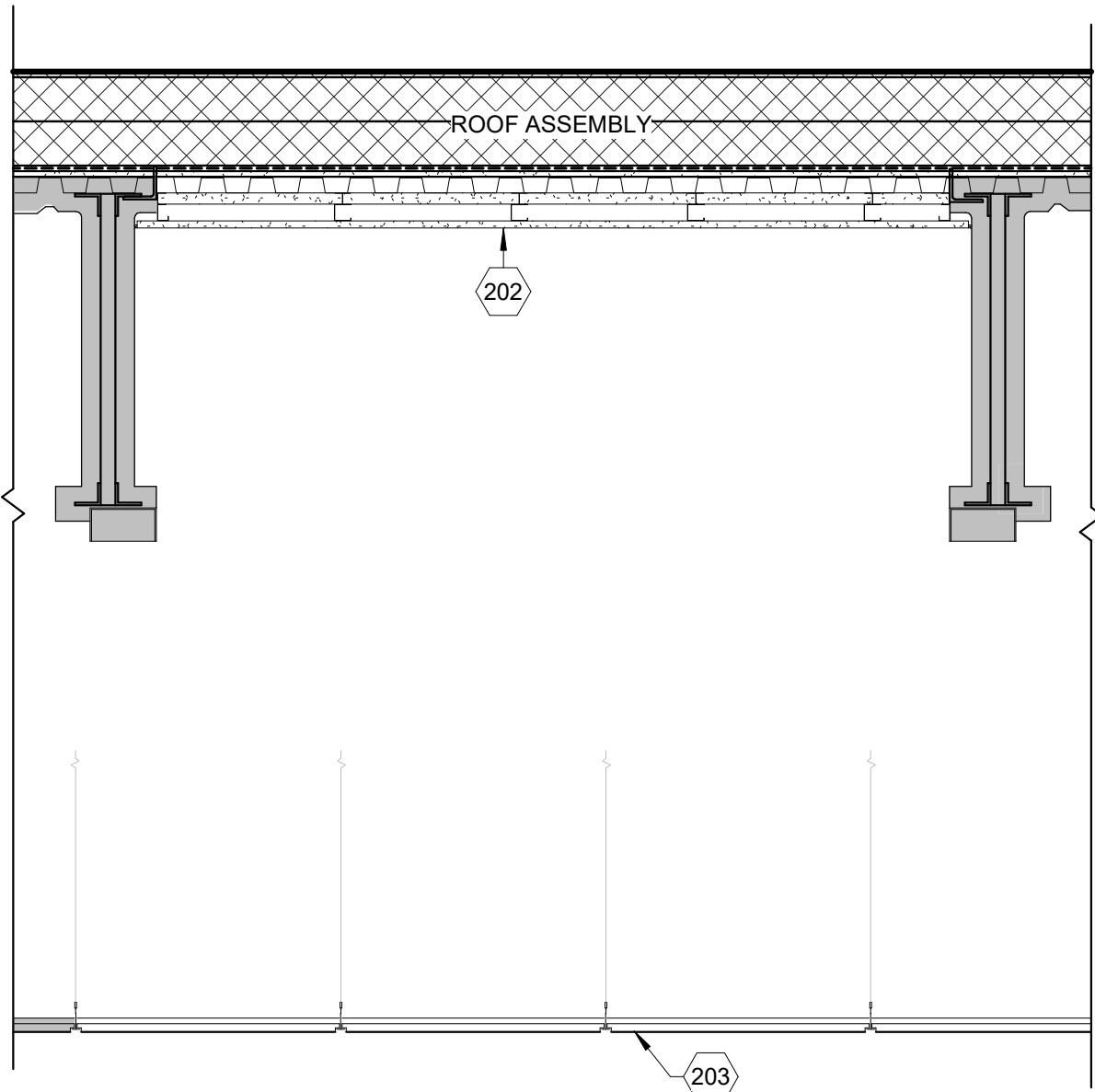
ALPENGLOW ES
ROOF
REPLACEMENT
19201 Driftwood Bay Dr.
Eagle River, AK 99577
BDS Project No.: 025001.000
ASD Project No.: 112006
10/28/2025

REFLECTED
CEILING PLANS
A1.03

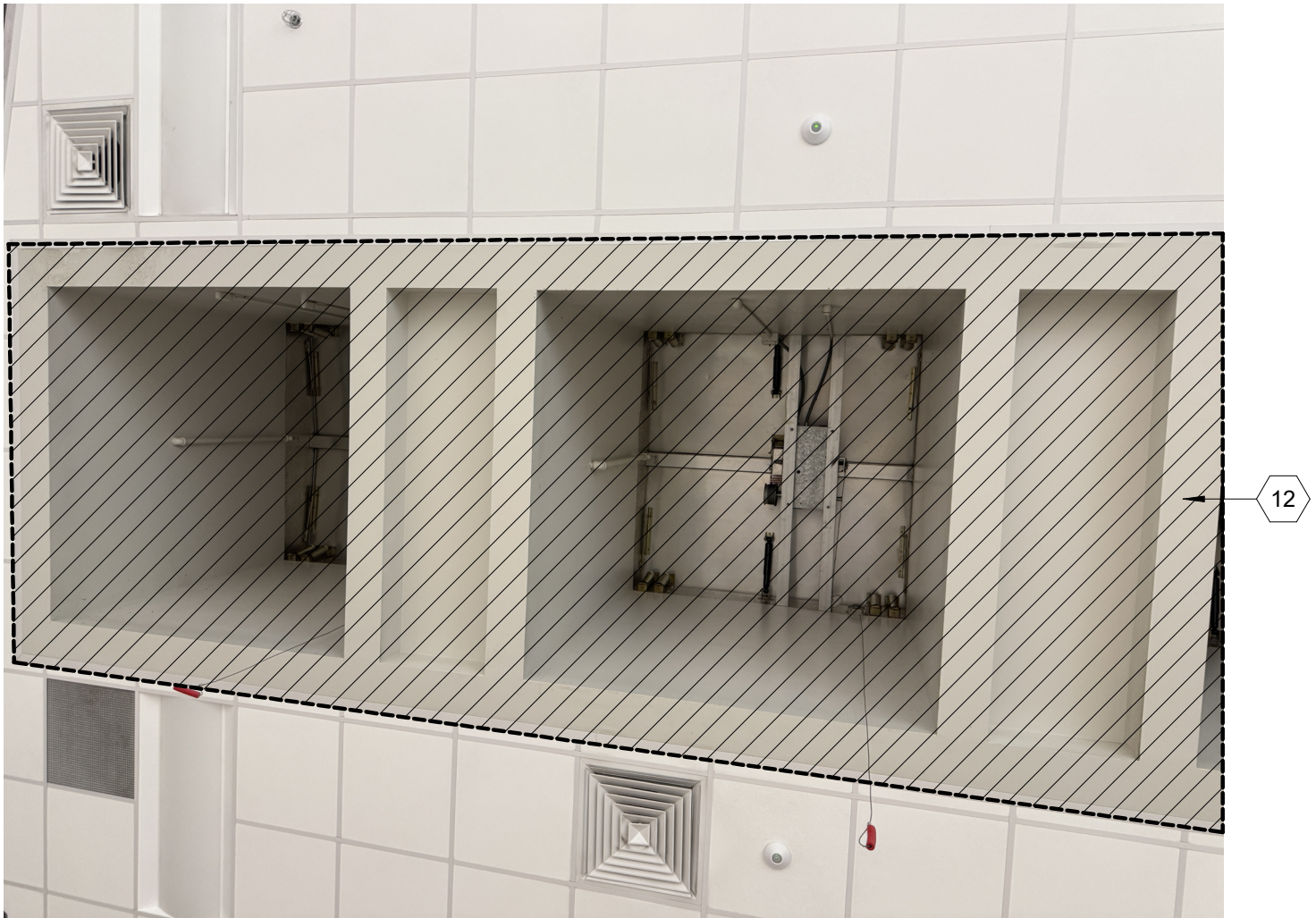
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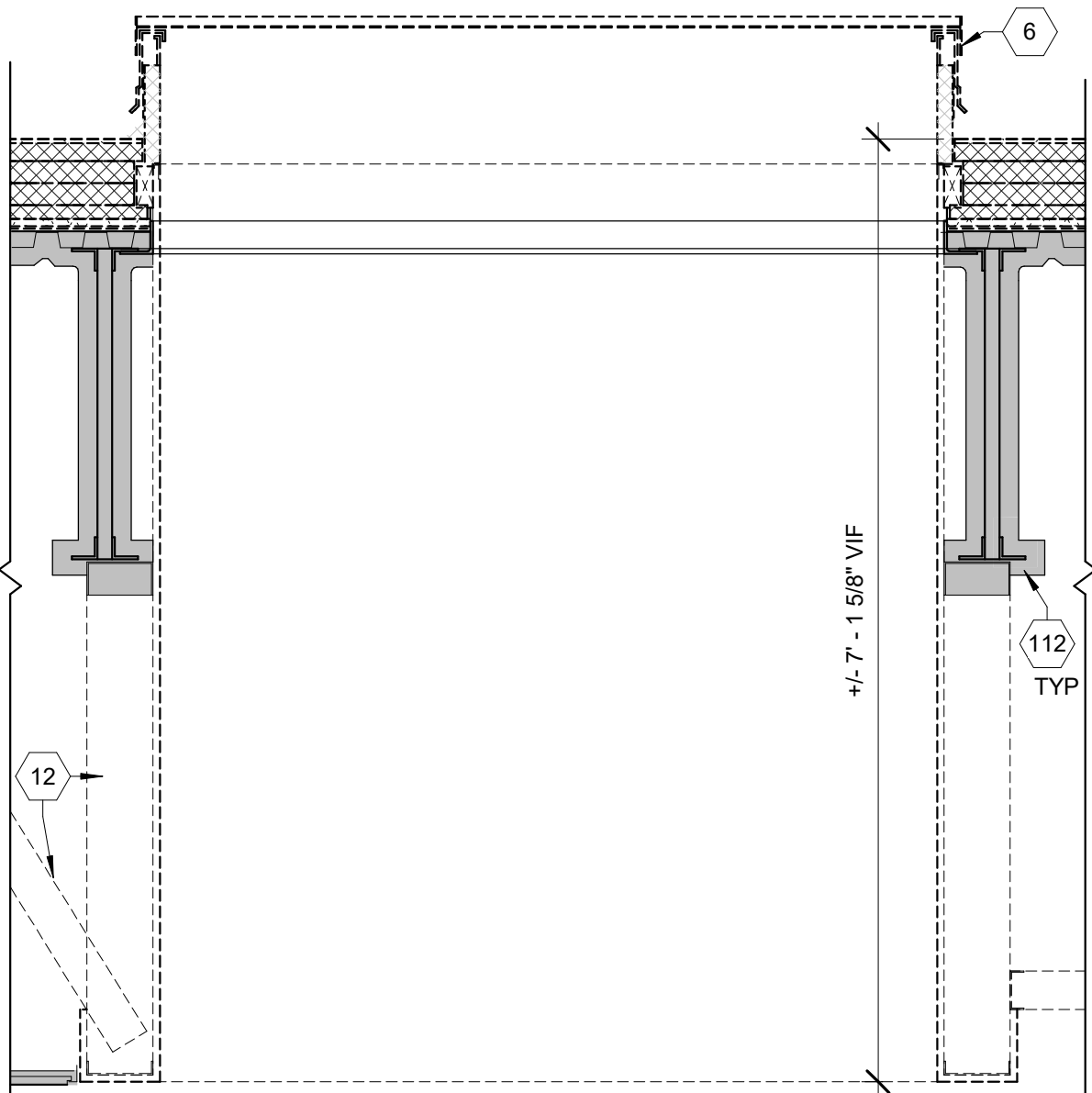
REVISIONS		
No	Description	Date



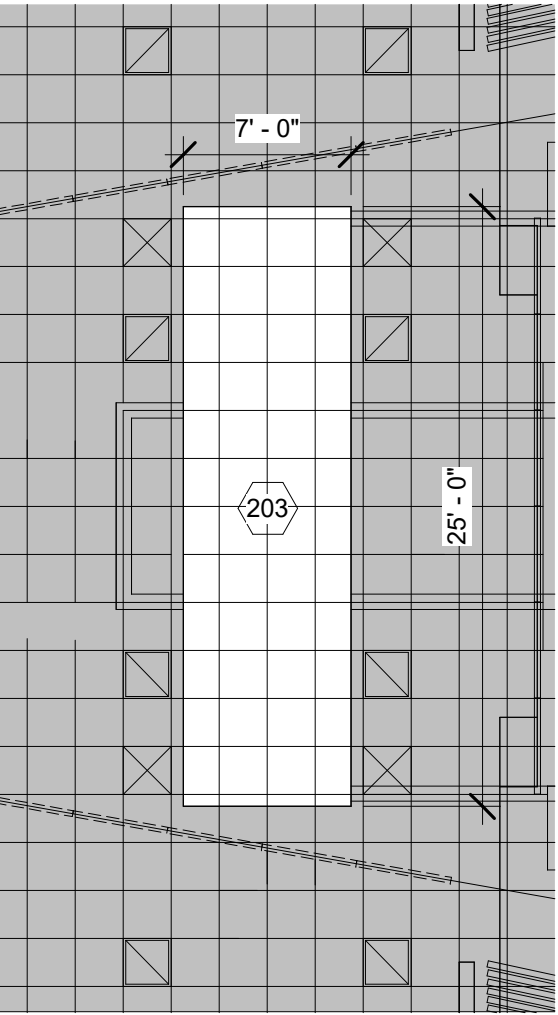
4 SECTION - TYPICAL SMOKE HATCH
A1.04 SCALE: 3/4" = 1'-0"



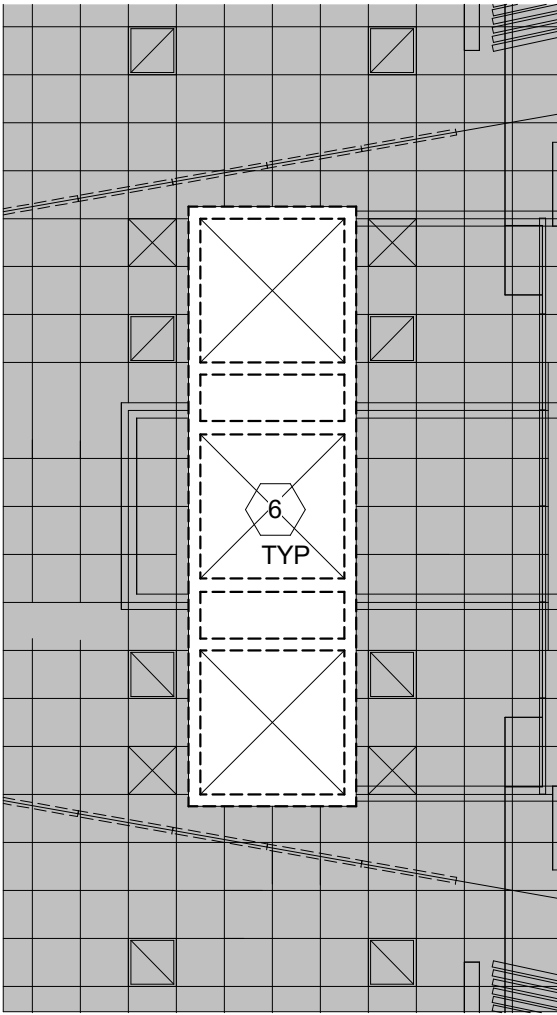
5 DEMOLITION SMOKE HATCH
A1.04 SCALE: 1 1/2" = 1'-0"



3 DEMOLITION SECTION - TYPICAL SMOKE HATCH
A1.04 SCALE: 3/4" = 1'-0"



2 RCP - FIRST FLOOR - ENLARGED
A1.04 SCALE: 1/8" = 1'-0"



1 DEMOLITION RCP - FIRST FLOOR - ENLARGED
A1.04 SCALE: 1/8" = 1'-0"

Checked By: BAHH
Drawn By: ERH



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BDS Project No.: 025001.000
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BID DOCUMENTS
10/28/2025

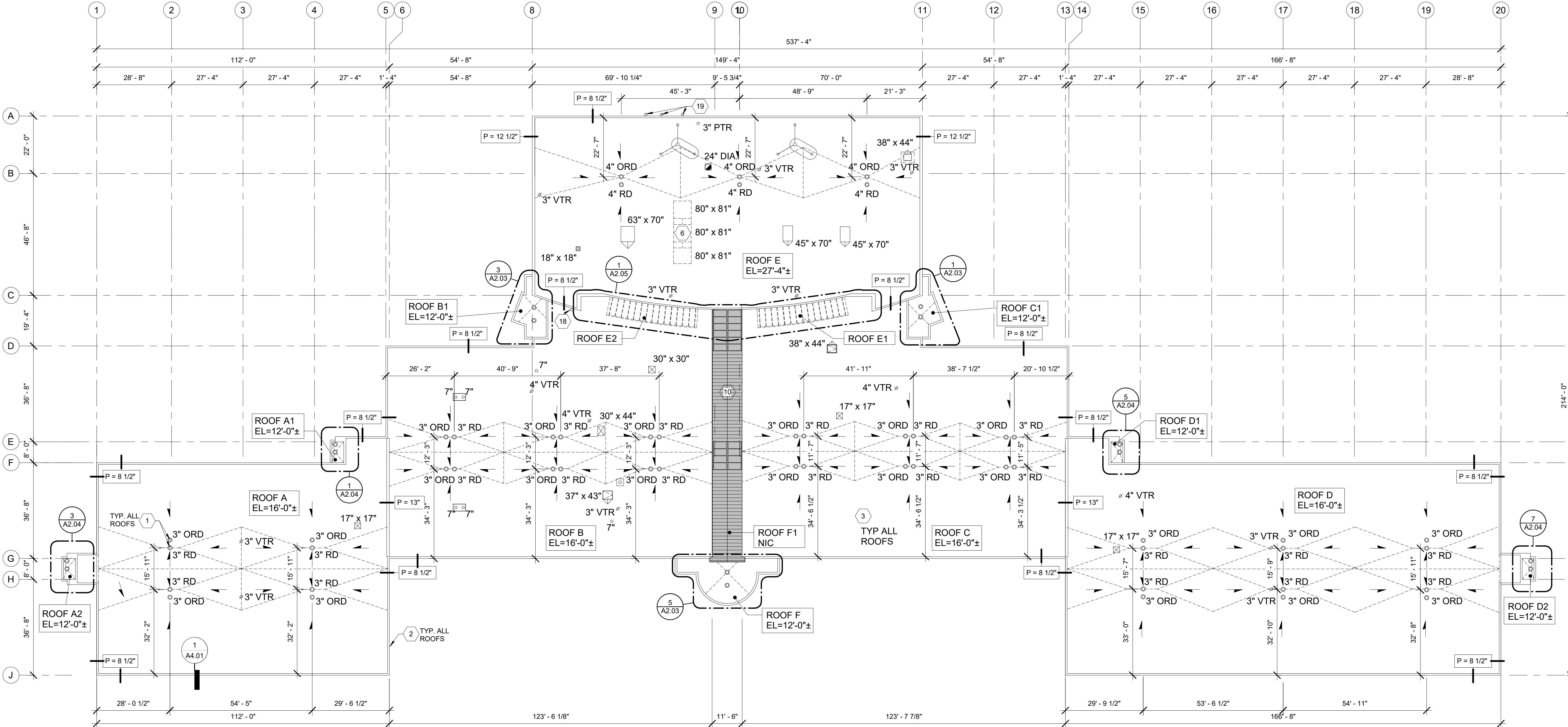
ENLARGED
CEILING
DETAILS
A1.04

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REVISIONS		
No	Description	Date



1 DEMOLITION ROOF PLAN - OVERALL
A2.01 SCALE: 1" = 20'-0"

Checked By: BAHH
Drawn By: ERH



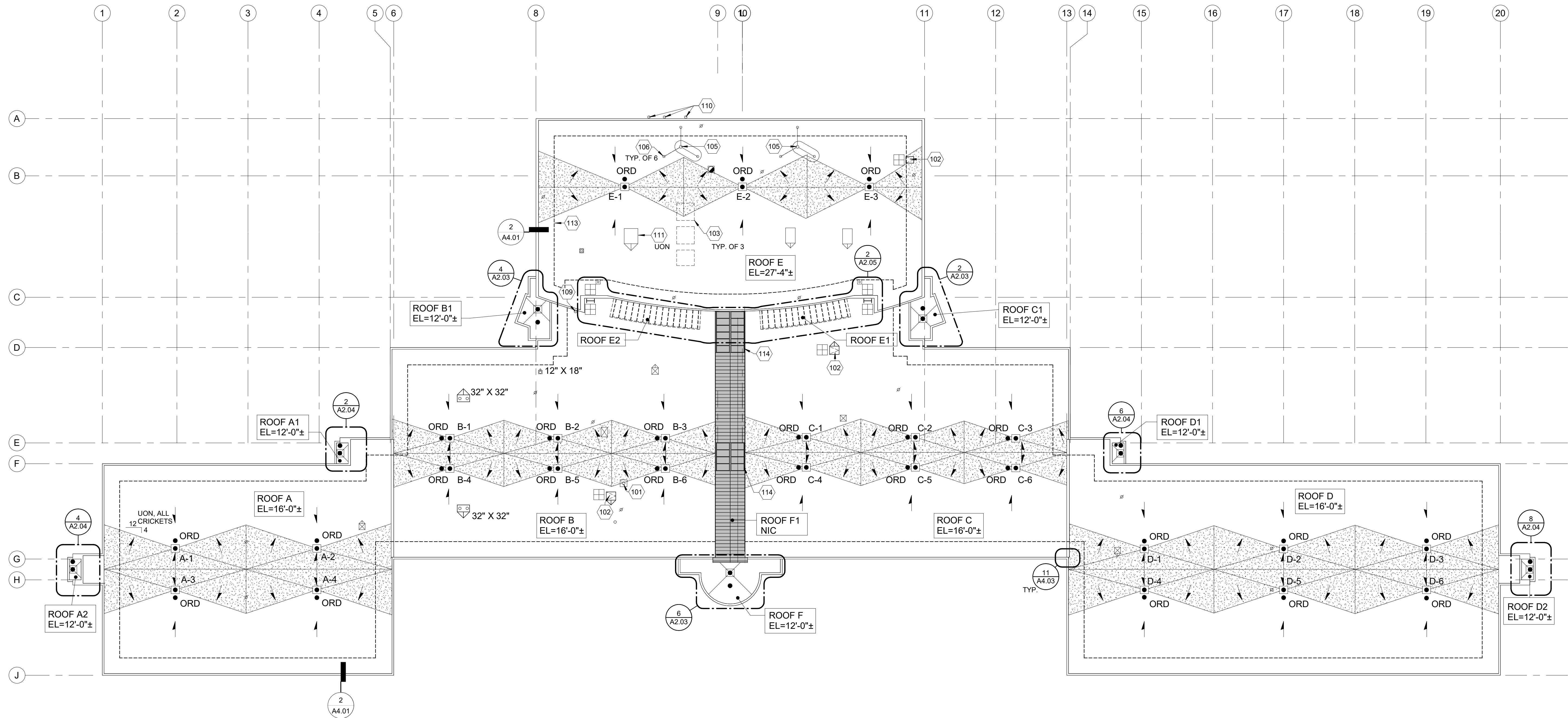
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**ALPENGLOW ES
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BDS Project No.: 025001.000
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BID DOCUMENTS
10/28/2025

DEMOLITION
ROOF PLAN -
OVERALL
A2.01

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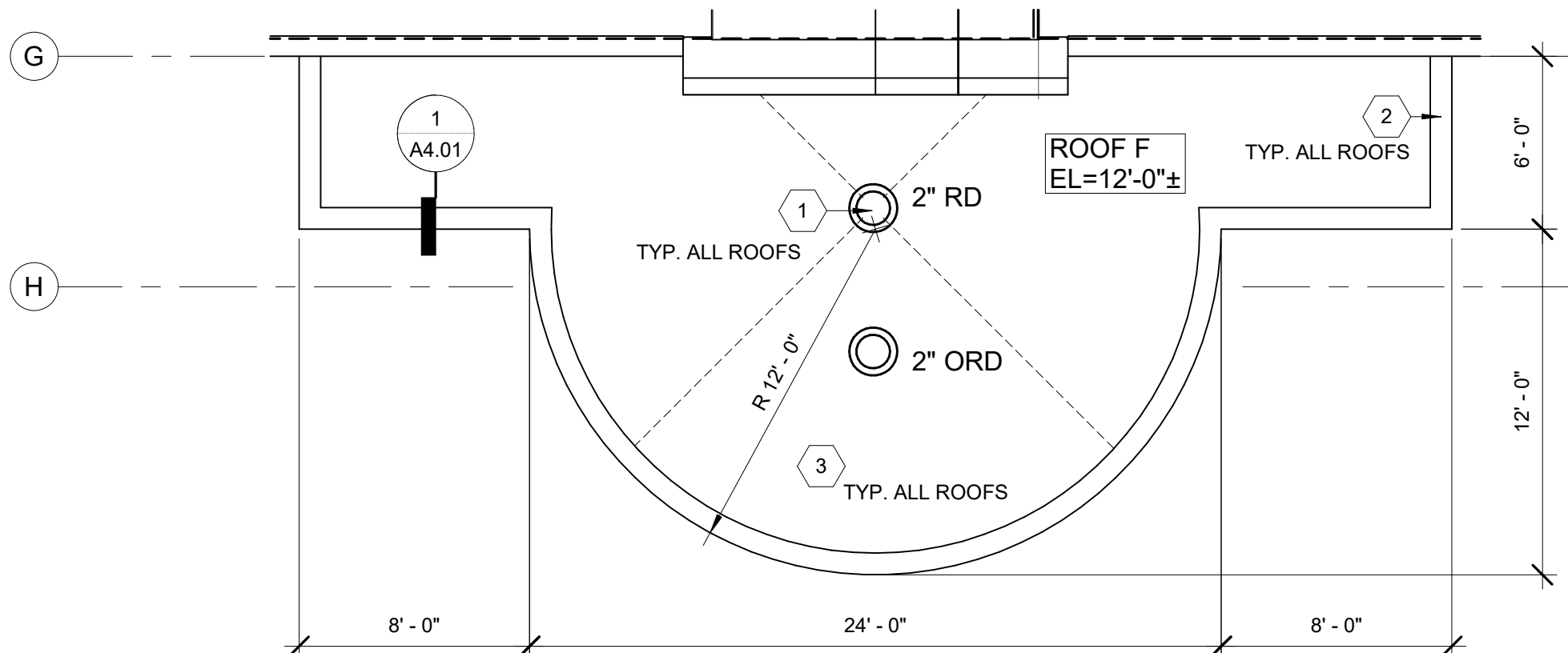
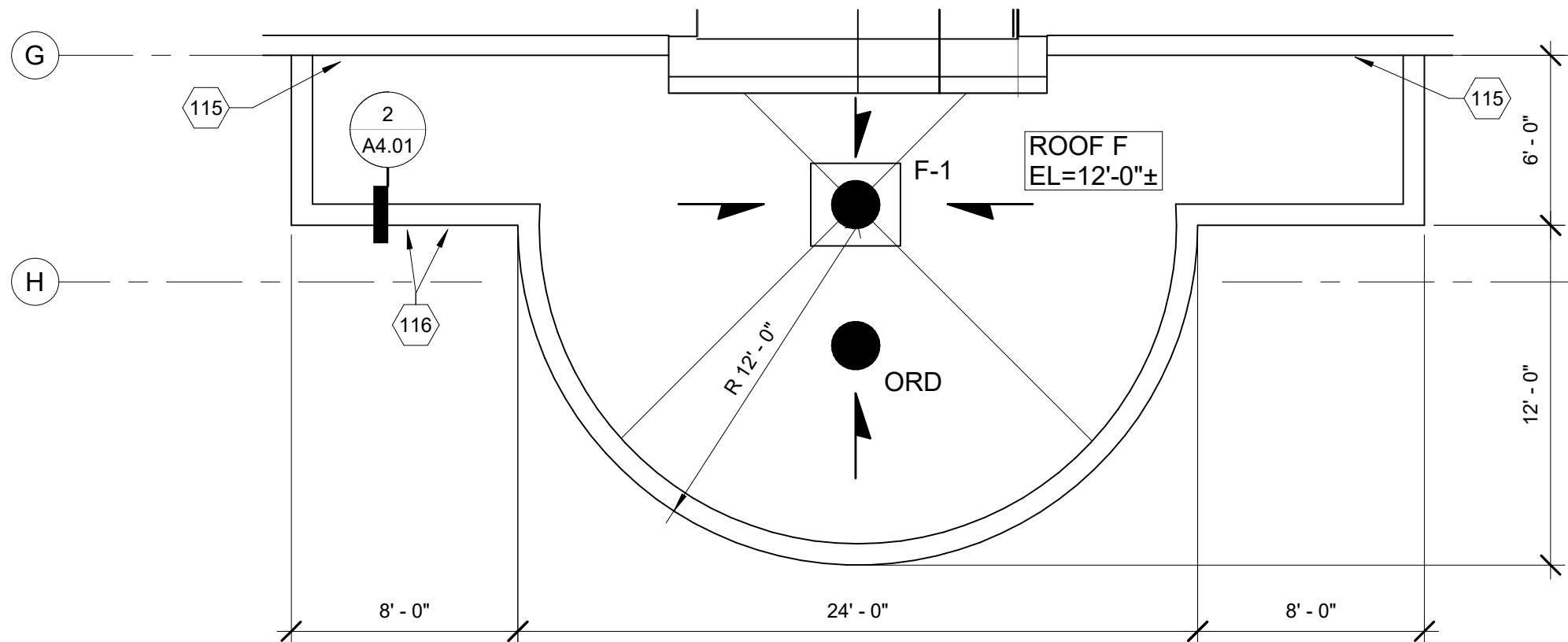
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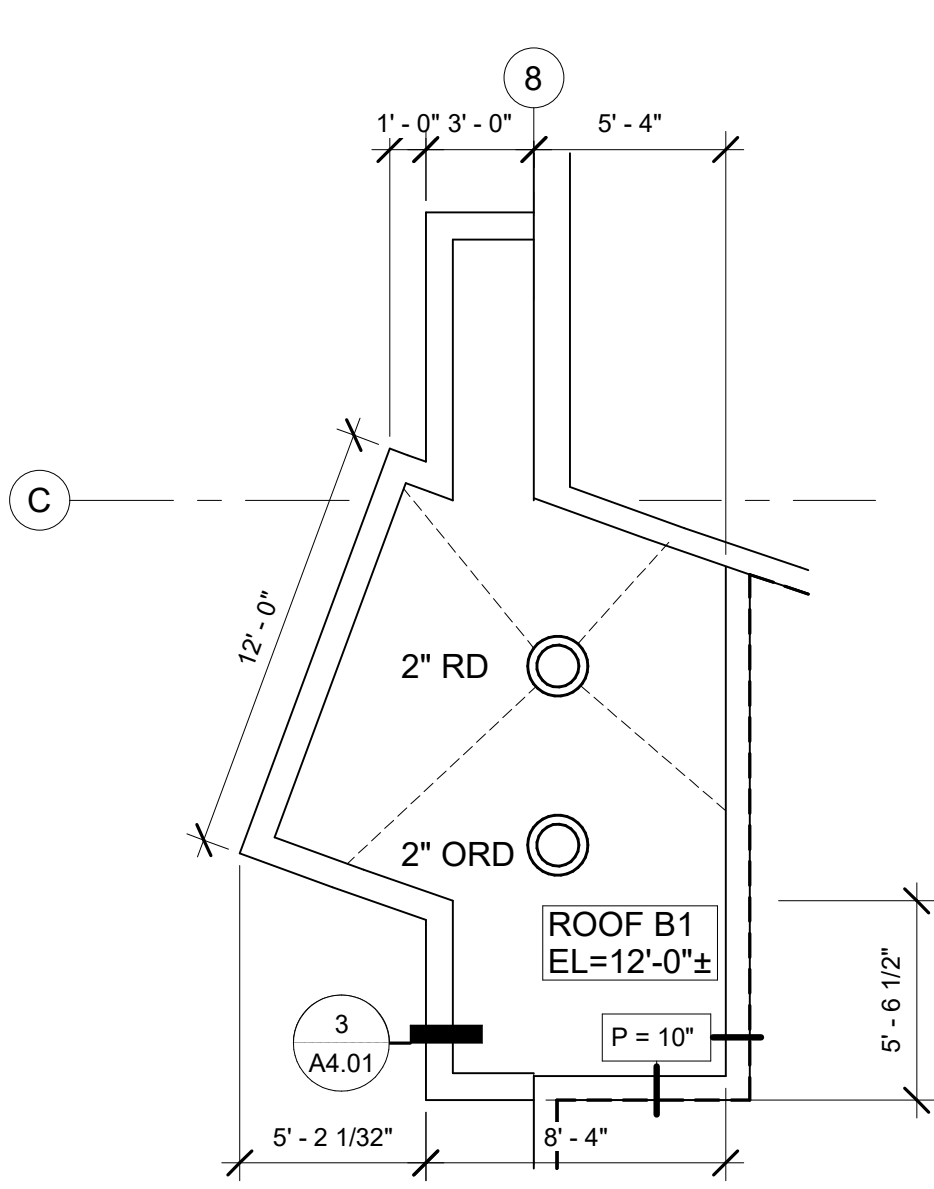
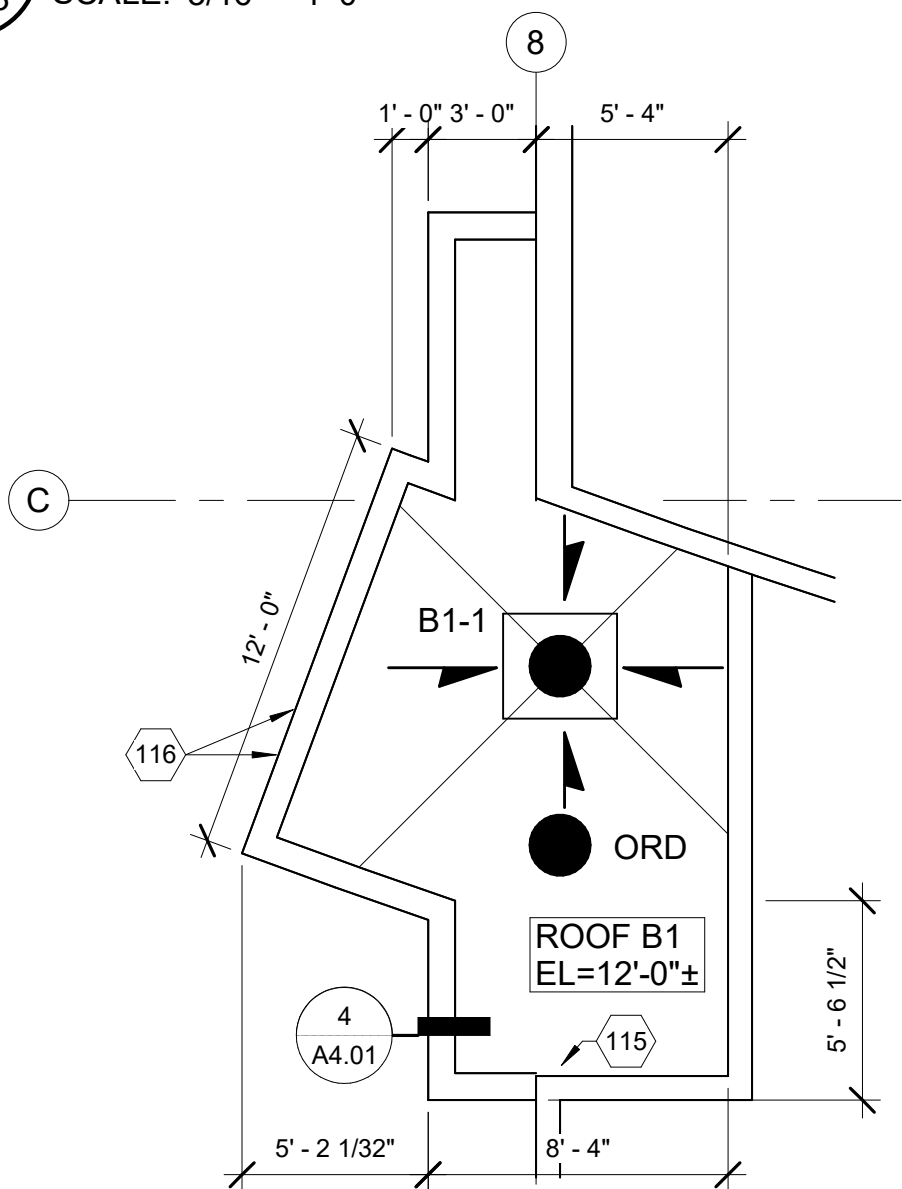
Anchorage
School District

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No Description Date



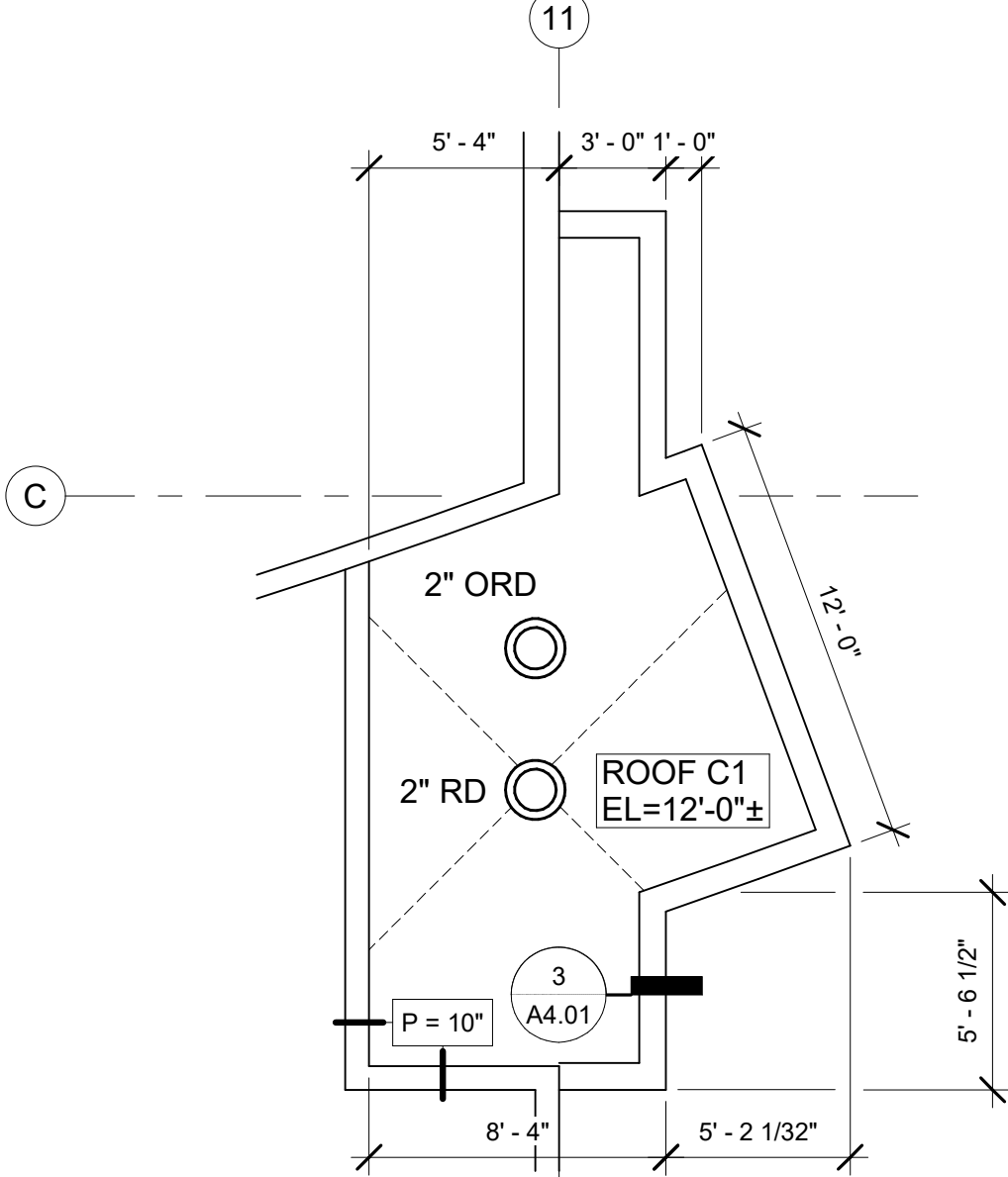
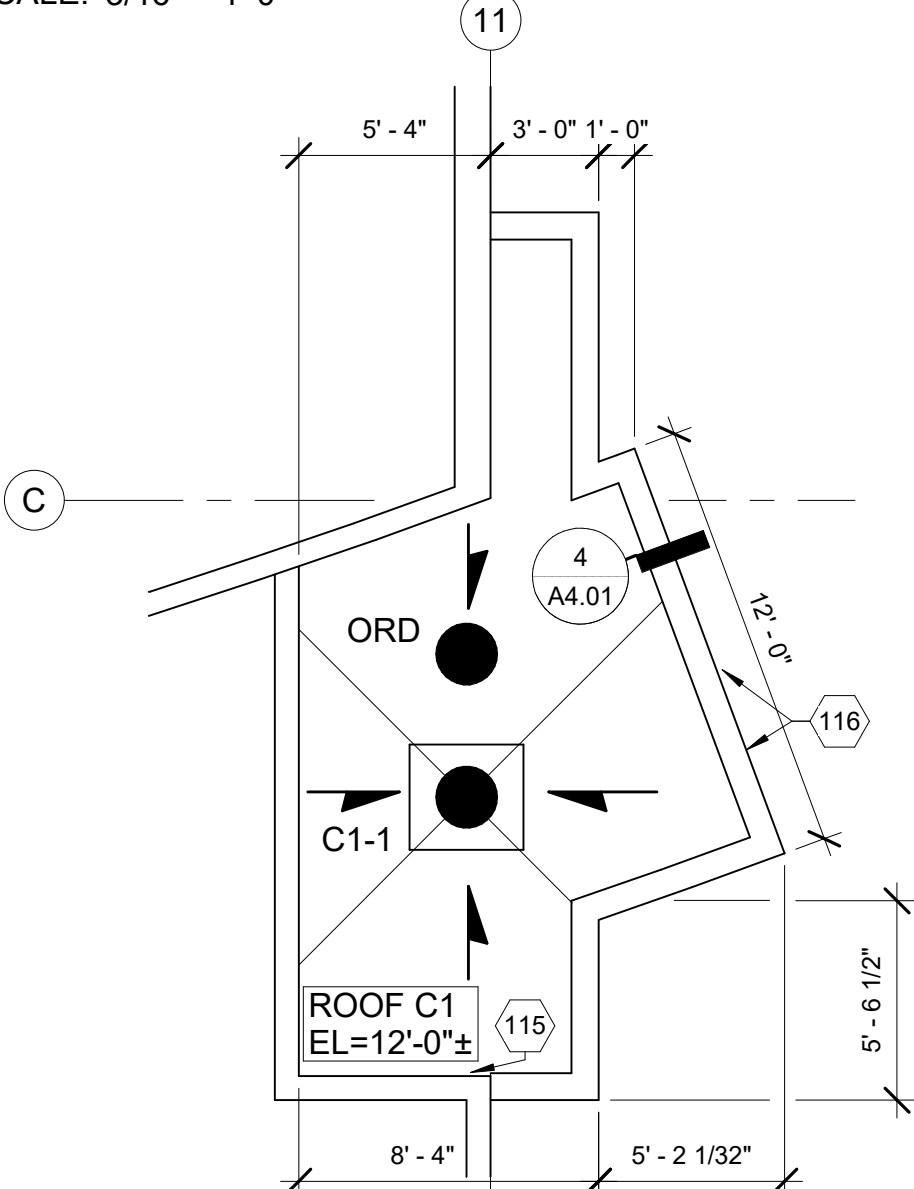
6 ROOF PLAN - ENLARGED - ROOF F
A2.03 SCALE: 3/16" = 1'-0"

5 DEMOLITION ROOF PLAN - ENLARGED - ROOF F
A2.03 SCALE: 3/16" = 1'-0"



4 ROOF PLAN - ENLARGED - ROOF B1
A2.03 SCALE: 3/16" = 1'-0"

3 DEMOLITION ROOF PLAN - ENLARGED - ROOF B1
A2.03 SCALE: 3/16" = 1'-0"



2 ROOF PLAN - ENLARGED - ROOF C1
A2.03 SCALE: 3/16" = 1'-0"

1 DEMOLITION ROOF PLAN - ENLARGED - ROOF C1
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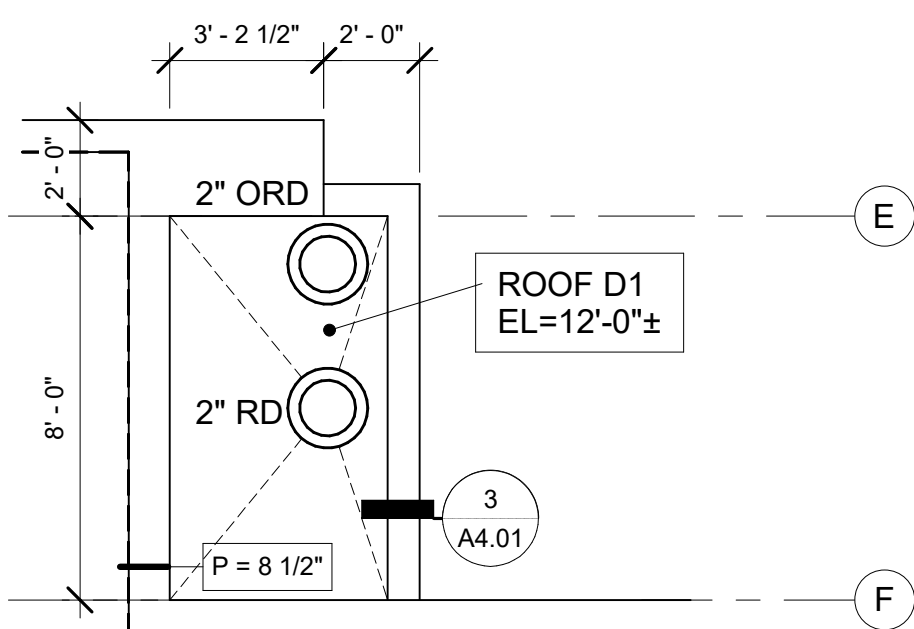
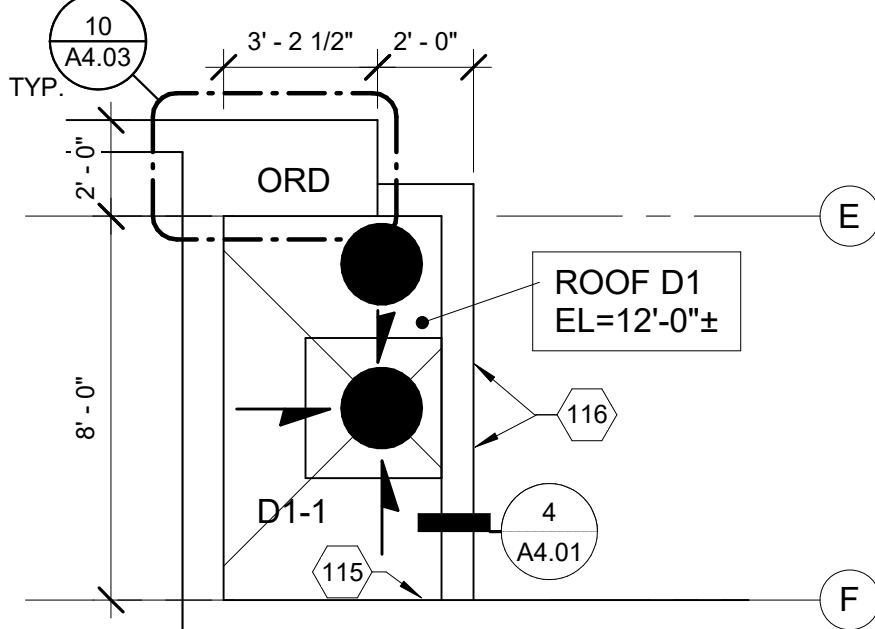
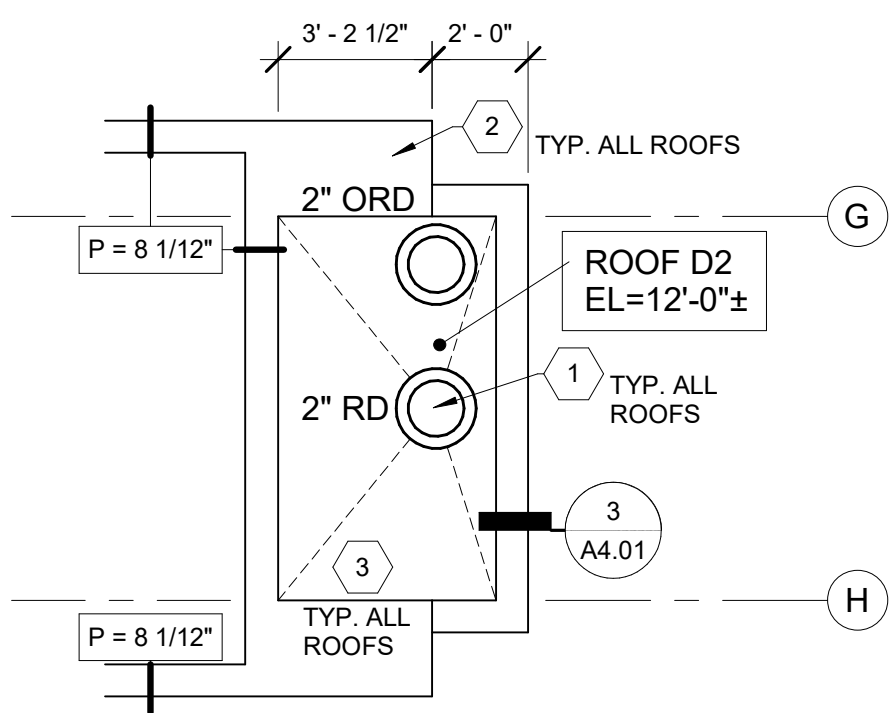
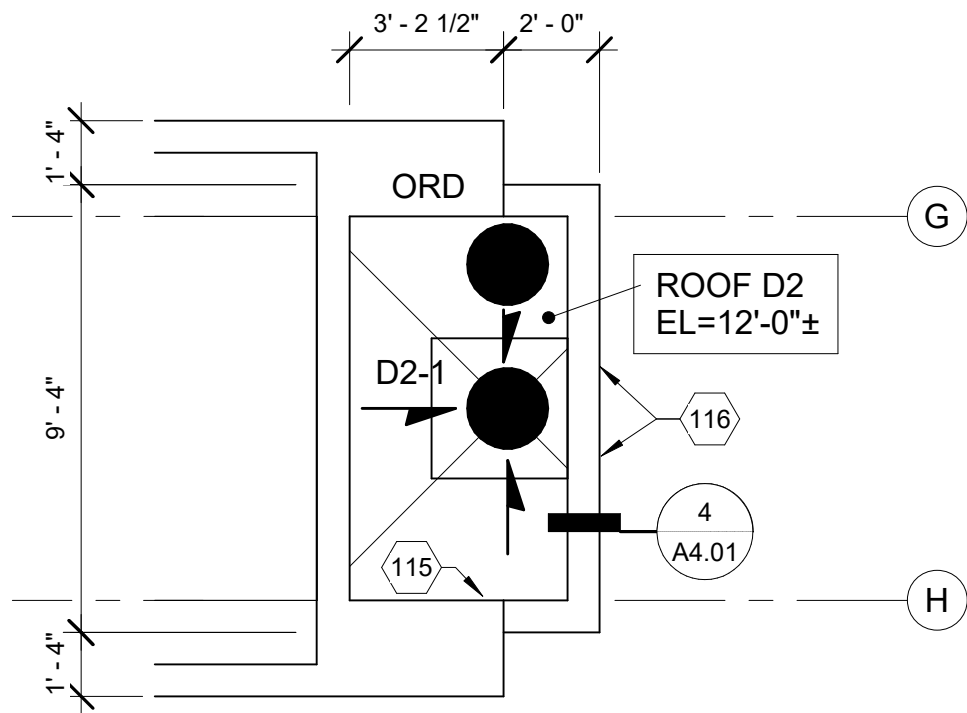
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1. PROTECT ALL VTR TO PREVENT MATERIAL FROM FALLING INTO THEM. 2. PROTECT DRAINS AND OVER FLOW DRAINS TO PREVENT MATERIAL FROM FALLING INTO THEM. 3. SEE A2.01 FOR ROOF ASSEMBLY INFORMATION.	<table><tr><th>NUMBER</th><th>KEYNOTE</th></tr><tr><td>1</td><td>DEMOLISH ALL ROOF DRAINS AND OVERFLOW DRAINS</td></tr><tr><td>2</td><td>DEMOLISH PARAPET CAP AND FLASHING.</td></tr><tr><td>3</td><td>DEMOLISH EXISTING ROOF ASSEMBLY DOWN TO METAL DECK. PREPARE METAL DECK TO RECEIVE NEW ROOF ASSEMBLY.</td></tr><tr><td>115</td><td>07 22 70 WALL MOUNTED FALL PROTECTION ANCHOR</td></tr><tr><td>116</td><td>07 62 00 EYEBOLTS AT 18" OC.</td></tr></table>	NUMBER	KEYNOTE	1	DEMOLISH ALL ROOF DRAINS AND OVERFLOW DRAINS	2	DEMOLISH PARAPET CAP AND FLASHING.	3	DEMOLISH EXISTING ROOF ASSEMBLY DOWN TO METAL DECK. PREPARE METAL DECK TO RECEIVE NEW ROOF ASSEMBLY.	115	07 22 70 WALL MOUNTED FALL PROTECTION ANCHOR	116	07 62 00 EYEBOLTS AT 18" OC.	ROOF 'XX' EL=X'-X"± ROOF DESIGNATION APPROXIMATE TOP OF ROOF DECK P = X" APPROXIMATE PARAPET WIDTH, CONTRACTOR TO VIF NO RENOVATIONS IN THIS SHADED AREA. WORK INSIDE THIS AREA MAY OCCUR IF REQUIRED TO COMPLETE THE RENOVATION. DIRECTION OF SLOPE TO DRAIN ○ ○ (E) ROOF DRAIN & OVERFLOW DRAIN - REMOVE ● ● ROOF DRAIN & OVERFLOW DRAIN ≡ PIPE/VENT THROUGH ROOF ☒ MECHANICAL CURB ● HOT STACK ☐ KITCHEN EXHAUST
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Anchorage
School District

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No Description Date

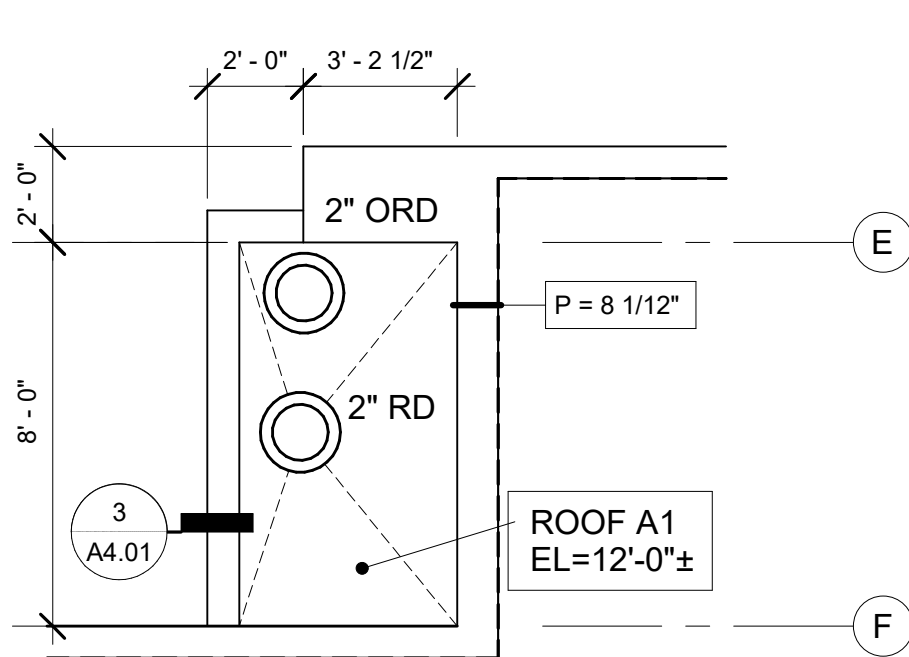
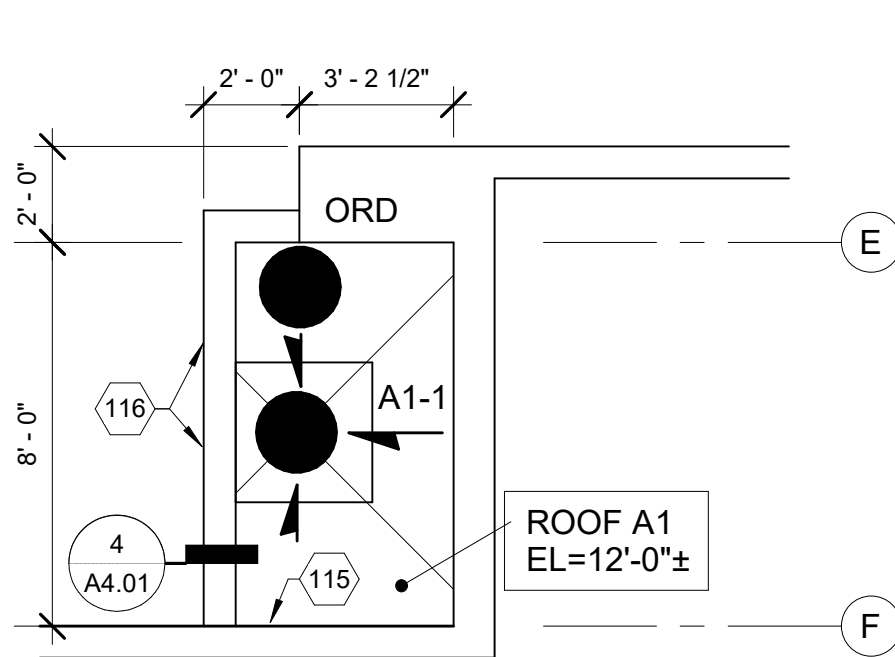
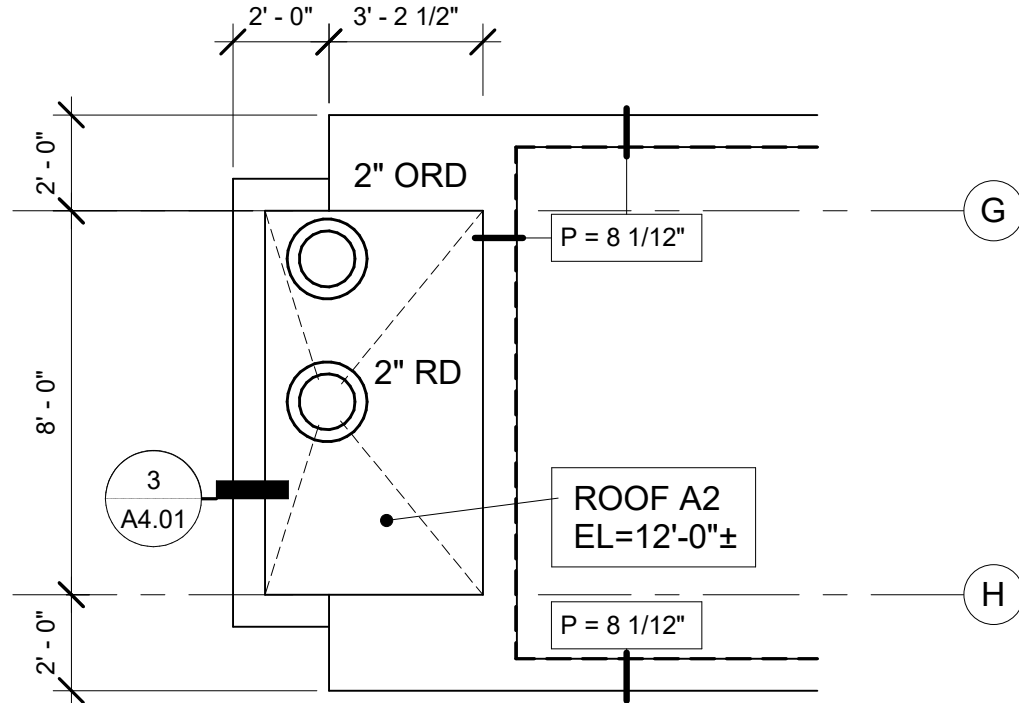
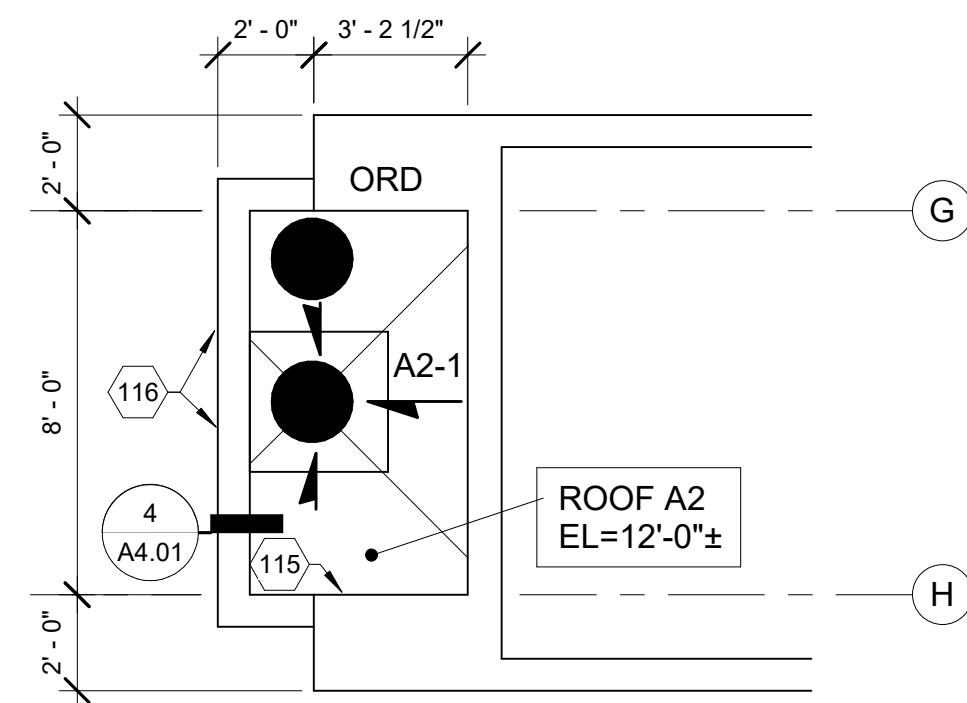


8 ROOF PLAN - ENLARGED - ROOF D2
A2.04 SCALE: 1/4" = 1'-0"

7 DEMOLITION ROOF PLAN - ENLARGED - ROOF D2
A2.04 SCALE: 1/4" = 1'-0"

6 ROOF PLAN - ENLARGED - ROOF D1
A2.04 SCALE: 1/4" = 1'-0"

5 DEMOLITION ROOF PLAN - ENLARGED - ROOF D1
A2.04 SCALE: 1/4" = 1'-0"

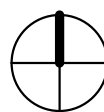


4 ROOF PLAN - ENLARGED - ROOF A2
A2.04 SCALE: 1/4" = 1'-0"

3 DEMOLITION ROOF PLAN - ENLARGED - ROOF A2
A2.04 SCALE: 1/4" = 1'-0"

2 ROOF PLAN - ENLARGED - ROOF A1
A2.04 SCALE: 1/4" = 1'-0"

1 DEMOLITION ROOF PLAN - ENLARGED - ROOF A1
A2.04 SCALE: 1/4" = 1'-0"



Checked By: BAHH
Drawn By: ERH



BDS, Inc. Entity #25796D
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ALPENGLOW ES
ROOF
REPLACEMENT
19201 Driftwood Bay Dr.
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BDS Project No.: 025001.000
ASD Project No.: 112006
BID DOCUMENTS
10/28/2025

ENLARGED
ROOF PLANS
A2.04

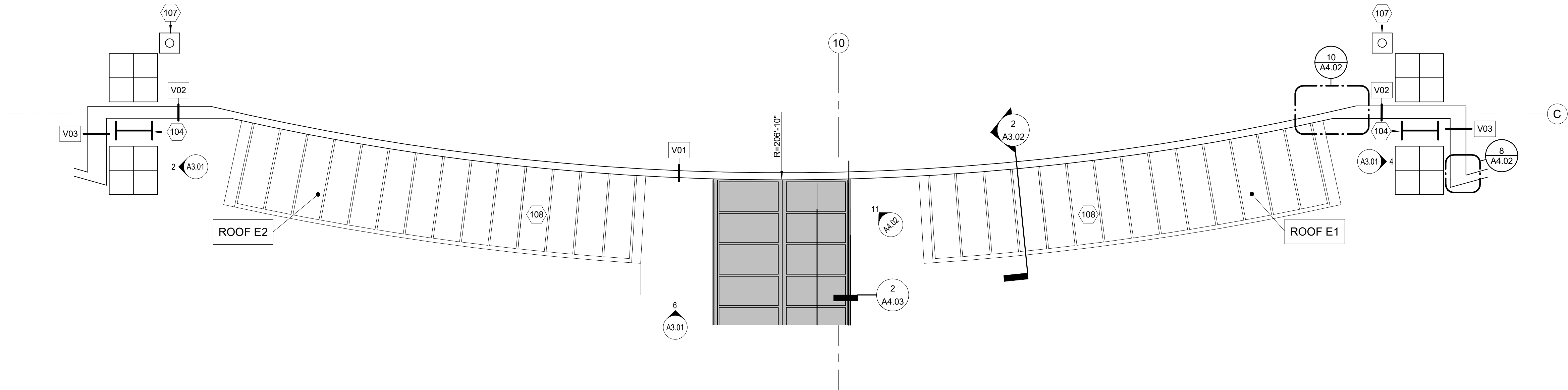
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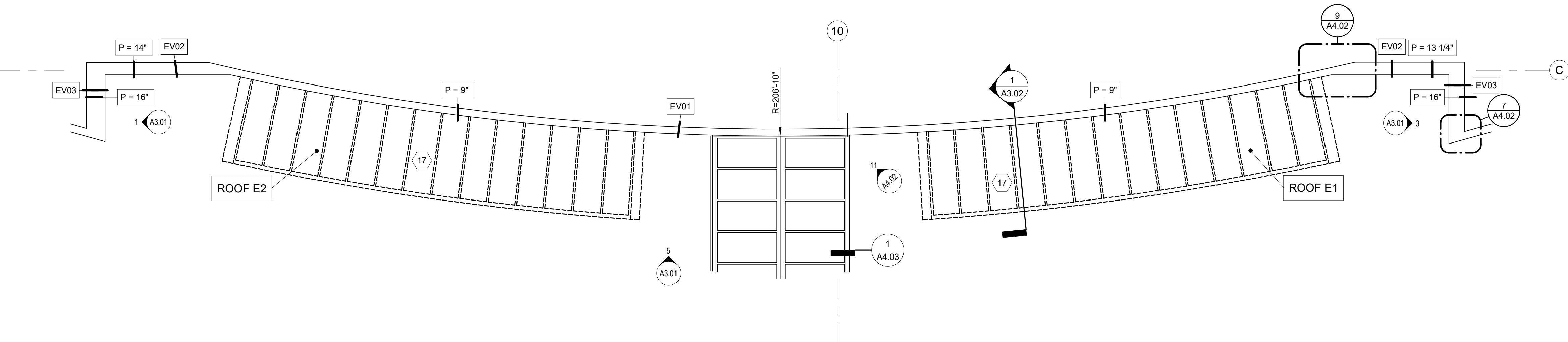


Anchorage
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No	Description	Date



2 ROOF PLAN - ENLARGED - ROOF E1 & E2
A2.05 SCALE: 3/16" = 1'-0"



1 DEMOLITION ROOF PLAN - ENLARGED - ROOF E1 & E2
A2.05 SCALE: 3/16" = 1'-0"

Checked By: BAHH
Drawn By: ERH



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ENLARGED
ROOF PLANS
A2.05

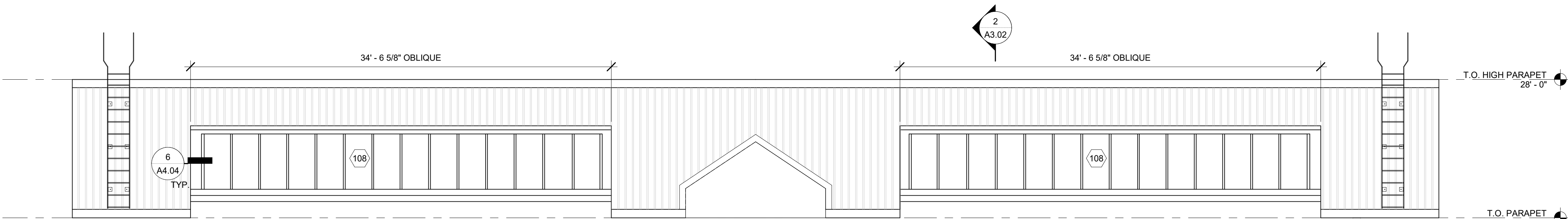
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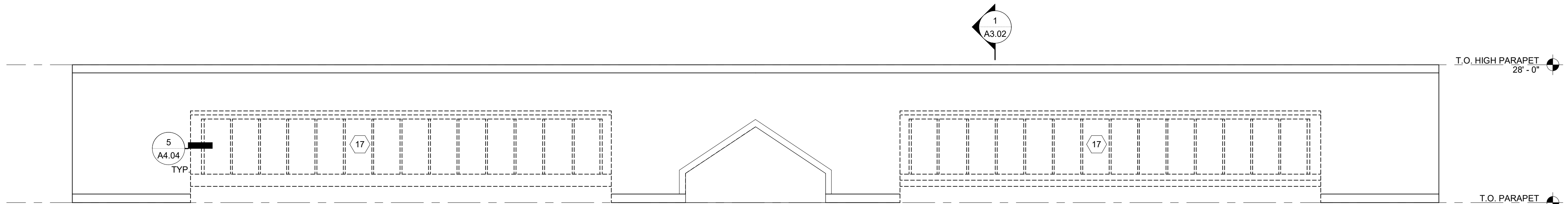


Anchorage
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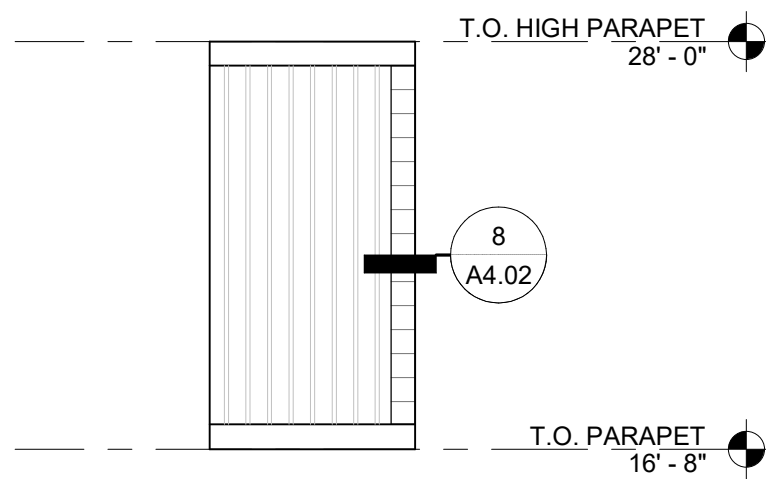
REVISIONS		
No	Description	Date



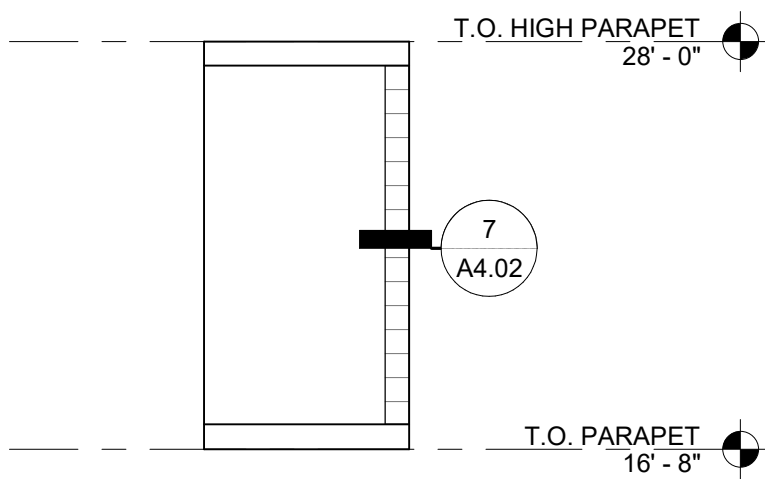
6 EXTERIOR ELEVATION - SOUTH
A3.01 SCALE: 3/16" = 1'-0"



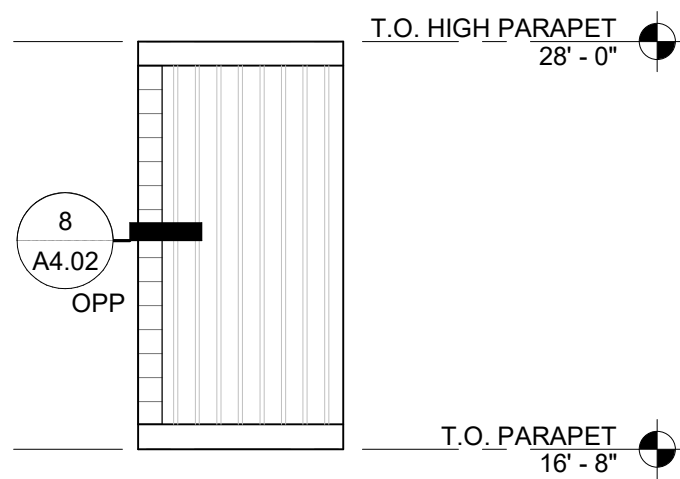
5 DEMOLITION EXTERIOR ELEVATION - SOUTH
A3.01 SCALE: 3/16" = 1'-0"



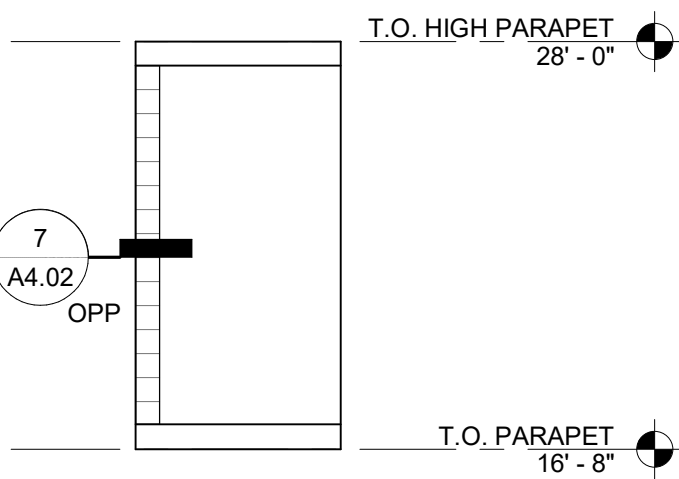
4 EXTERIOR ELEVATION - ROOF C - EAST
A3.01 SCALE: 3/16" = 1'-0"



3 DEMOLITION EXTERIOR ELEVATION - ROOF C - EAST
A3.01 SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - ROOF B - WEST
A3.01 SCALE: 3/16" = 1'-0"



1 DEMOLITION EXTERIOR ELEVATION - ROOF B - WEST
A3.01 SCALE: 3/16" = 1'-0"

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Drawn By: ERH



BDS, Inc. Entity #25796D



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ENLARGED
ELEVATIONS
A3.01

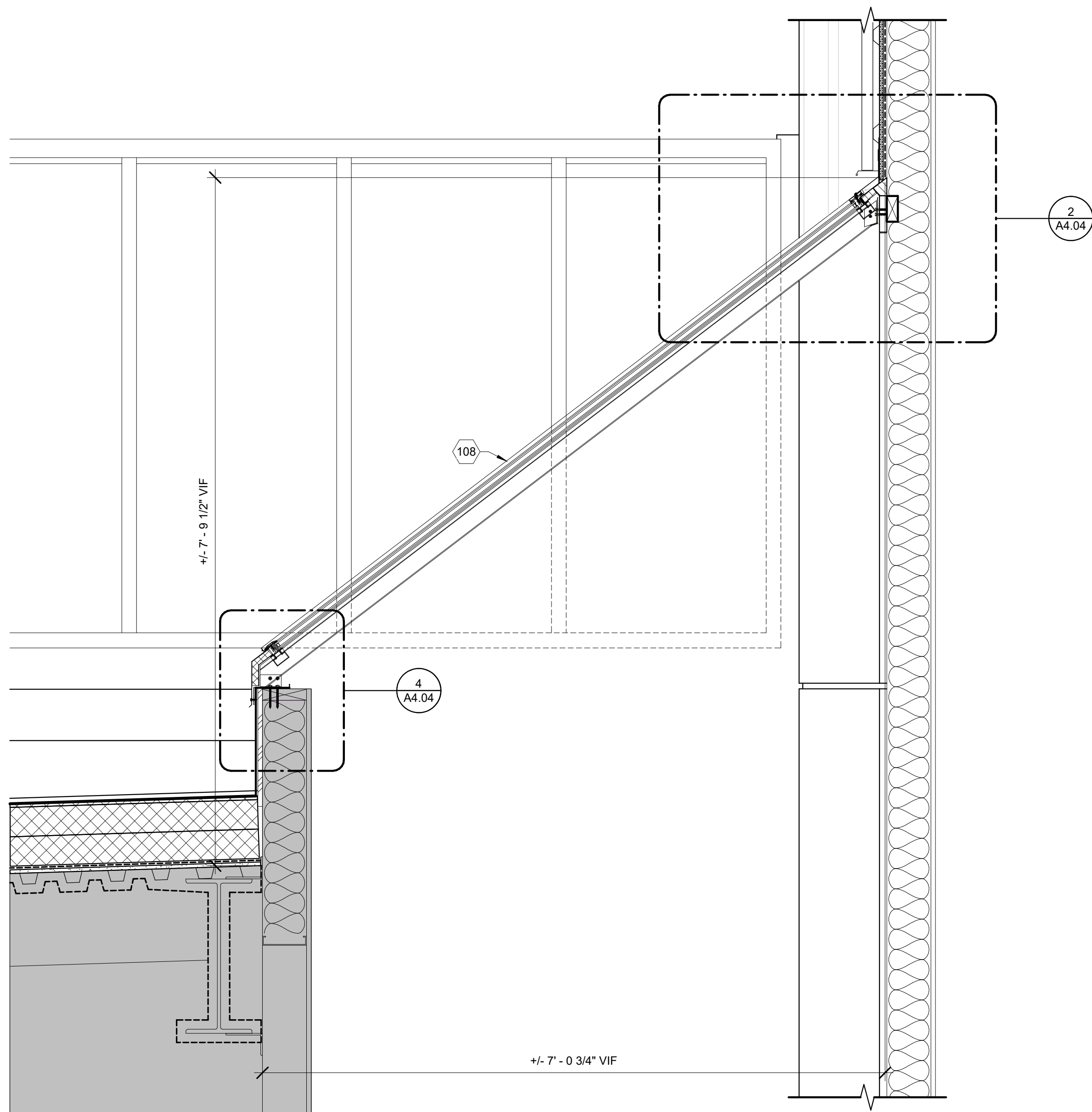
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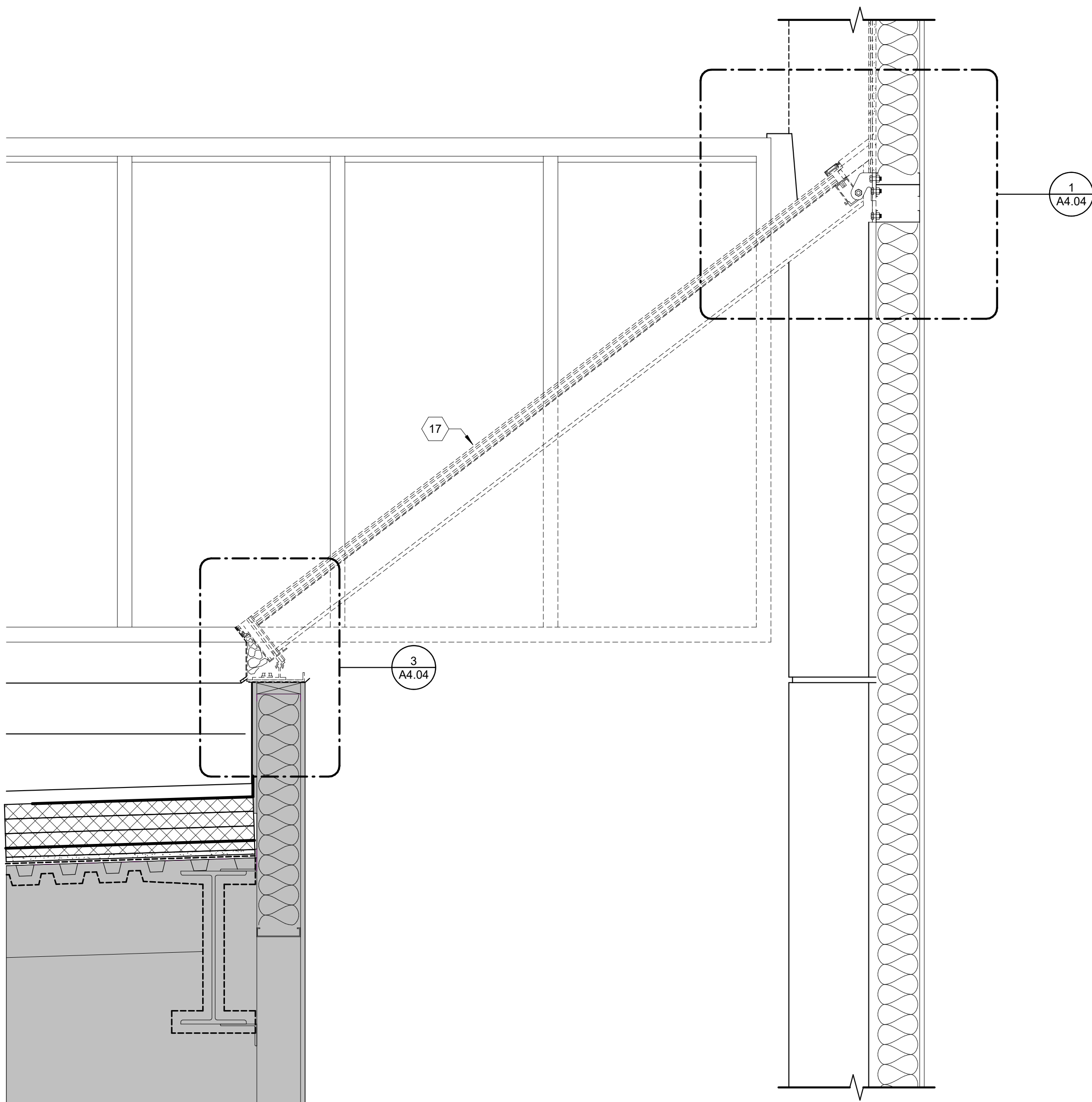


Anchorage
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2 SECTION - SKYLIGHT
SCALE: 1" = 1'-0"



1 DEMOLITION SECTION - SKYLIGHT
SCALE: 1" = 1'-0"

Checked By: BAHH
Drawn By: ERH

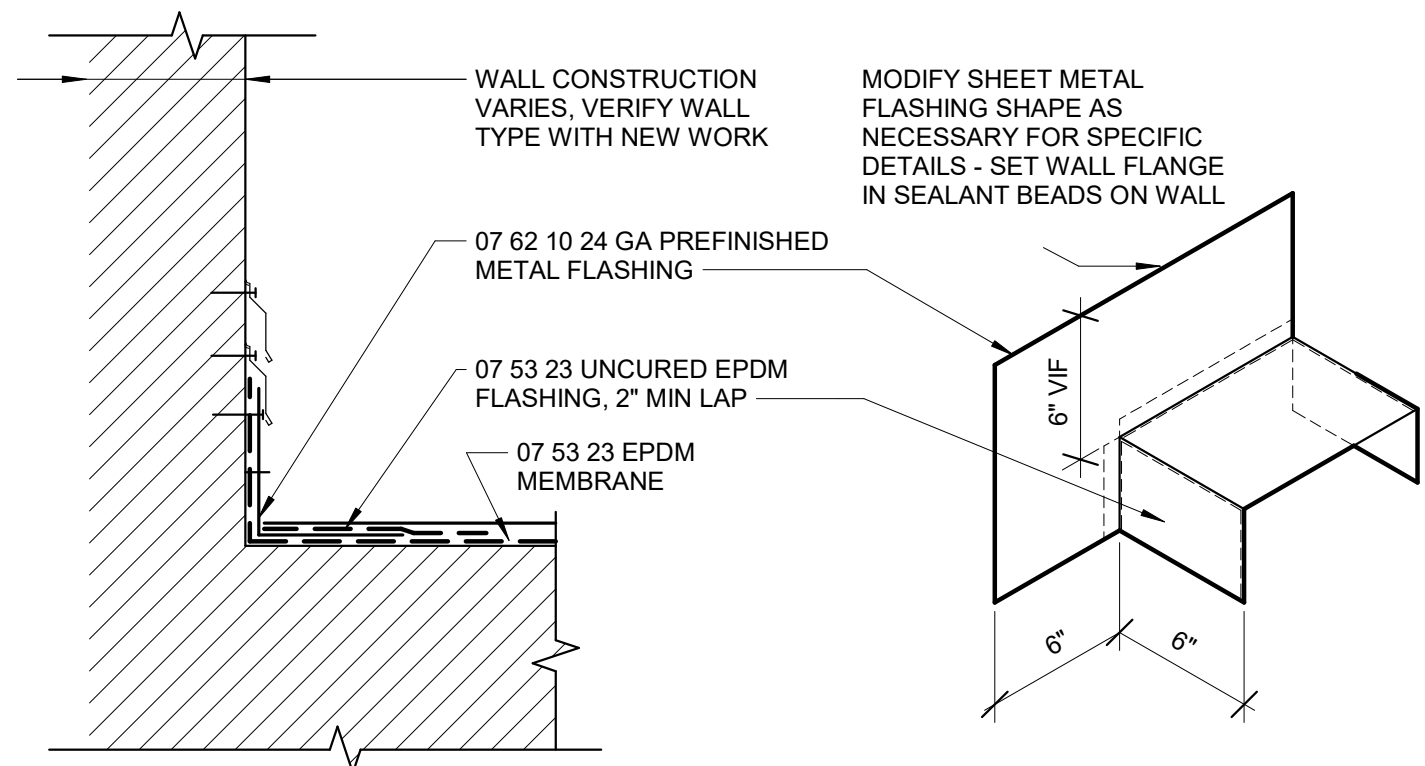


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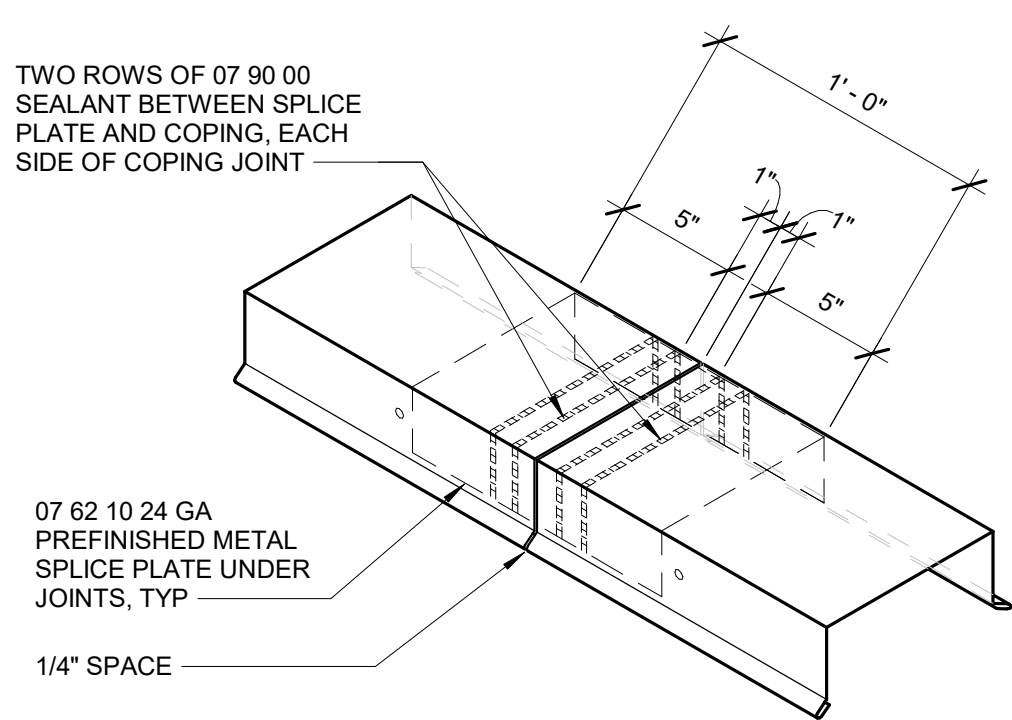
ENLARGED
SECTIONS
A3.02

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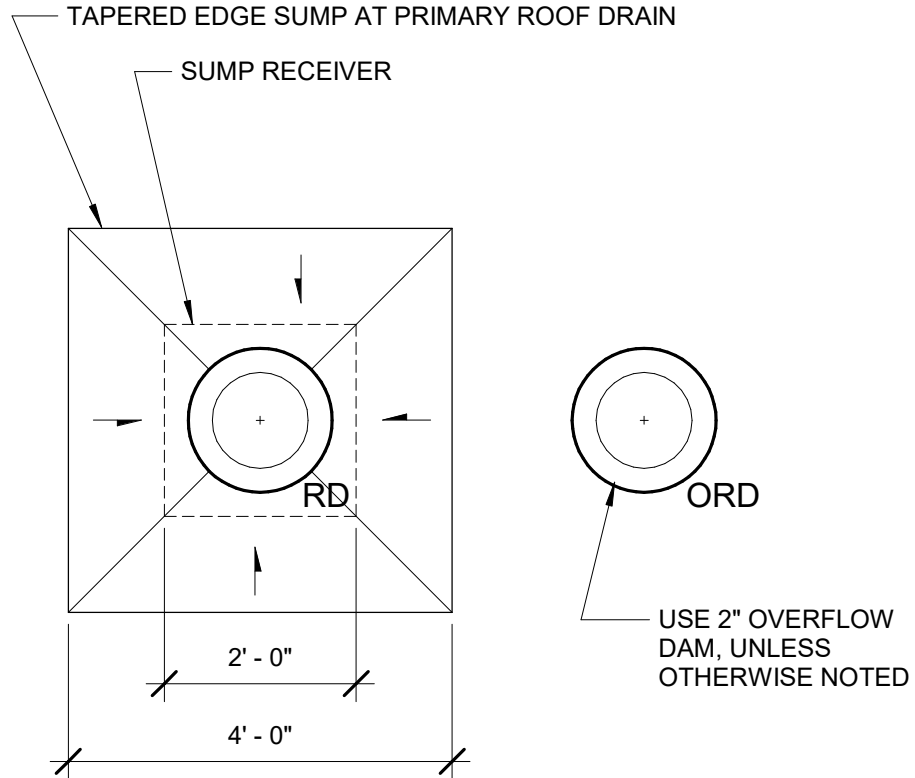
12 PARAPET TO WALL COPING DETAIL

A4.01 SCALE: 1 1/2" = 1'-0"



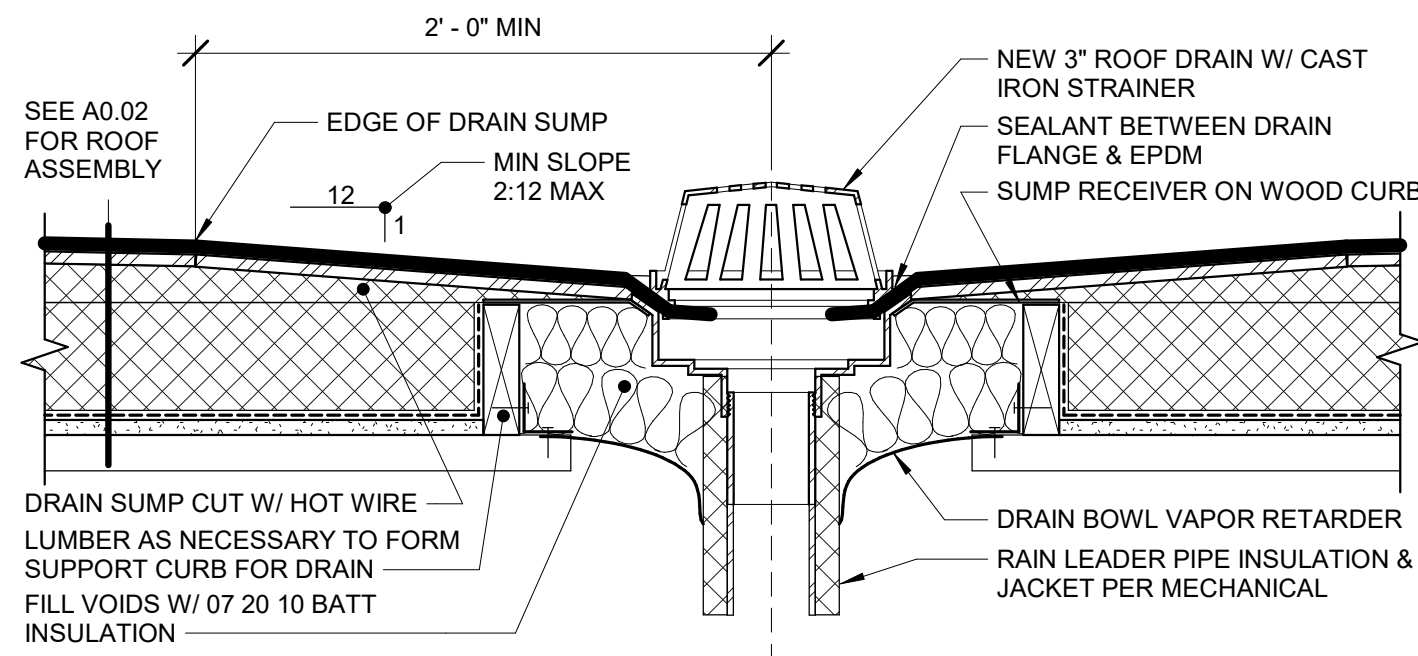
11 TYPICAL COPING LAP

A4.01 SCALE: 1 1/2" = 1'-0"



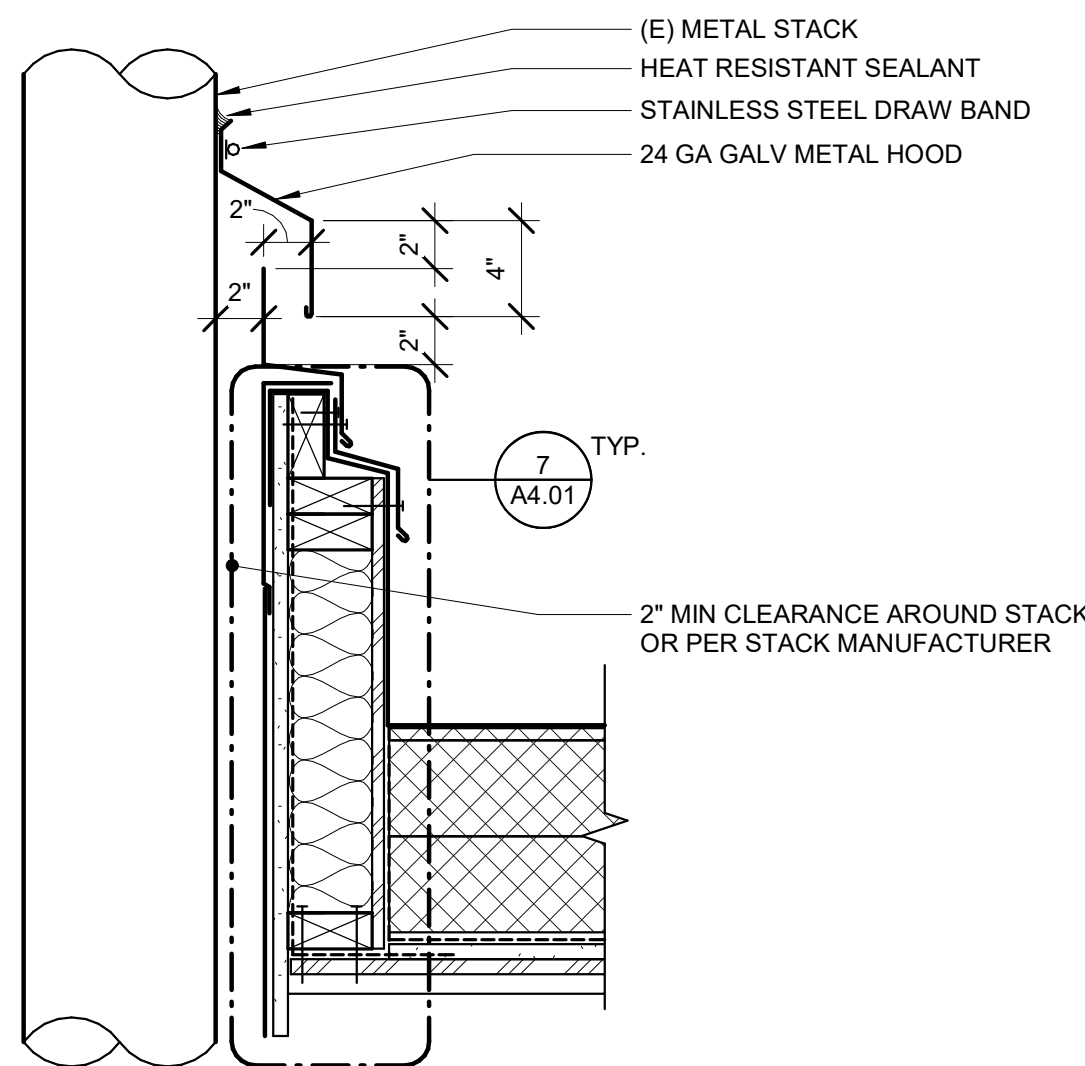
10 RD / ORD SCHEMATIC

A4.01 SCALE: 1/2" = 1'-0"



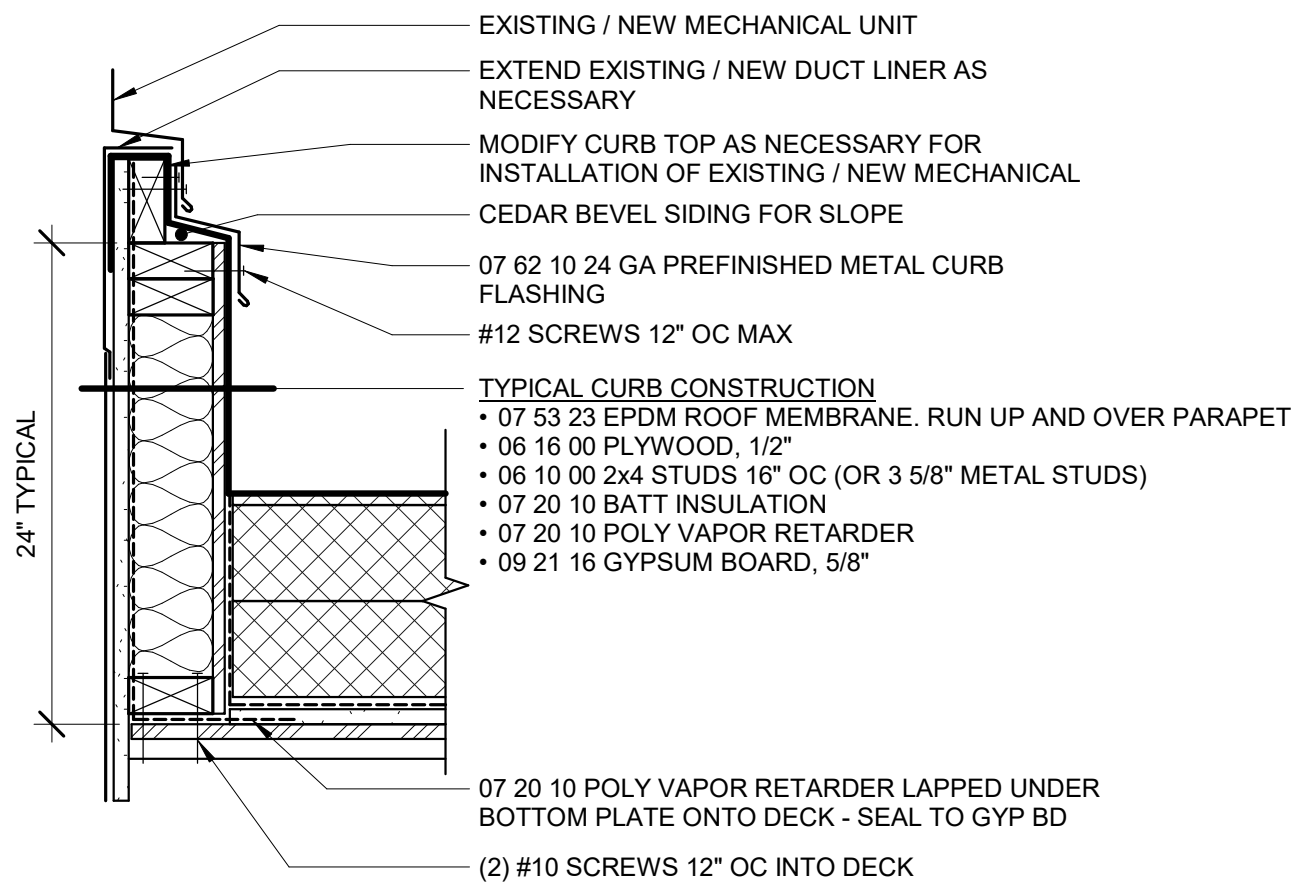
9 TYPICAL ROOF DRAIN

A4.01 SCALE: 1 1/2" = 1'-0"



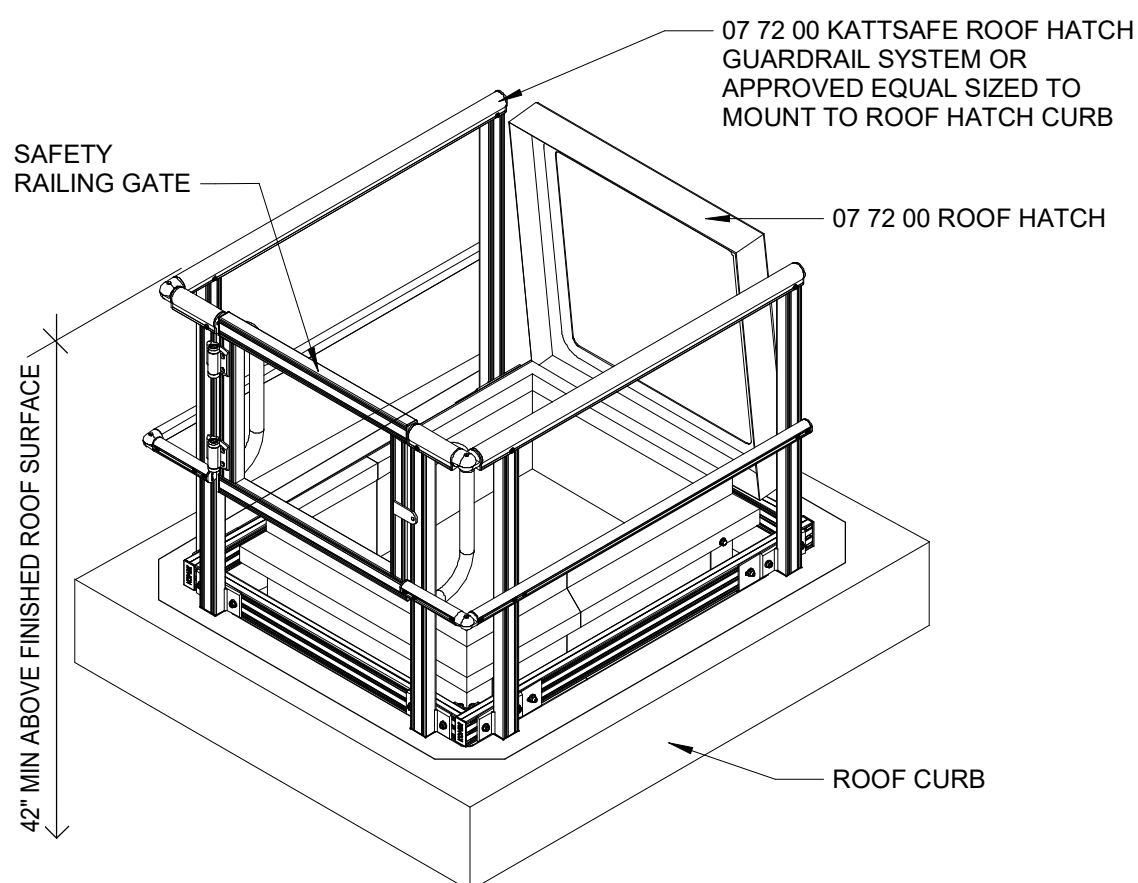
8 HOT STACK

A4.01 SCALE: 1 1/2" = 1'-0"



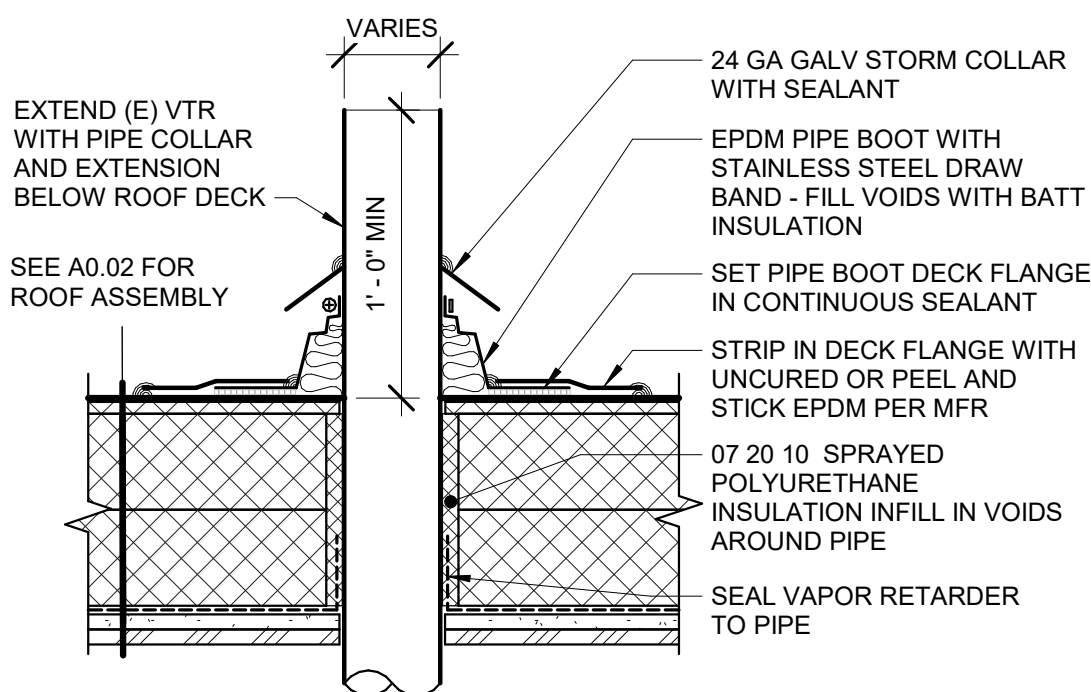
7 TYPICAL MECHANICAL CURB

A4.01 SCALE: 1 1/2" = 1'-0"



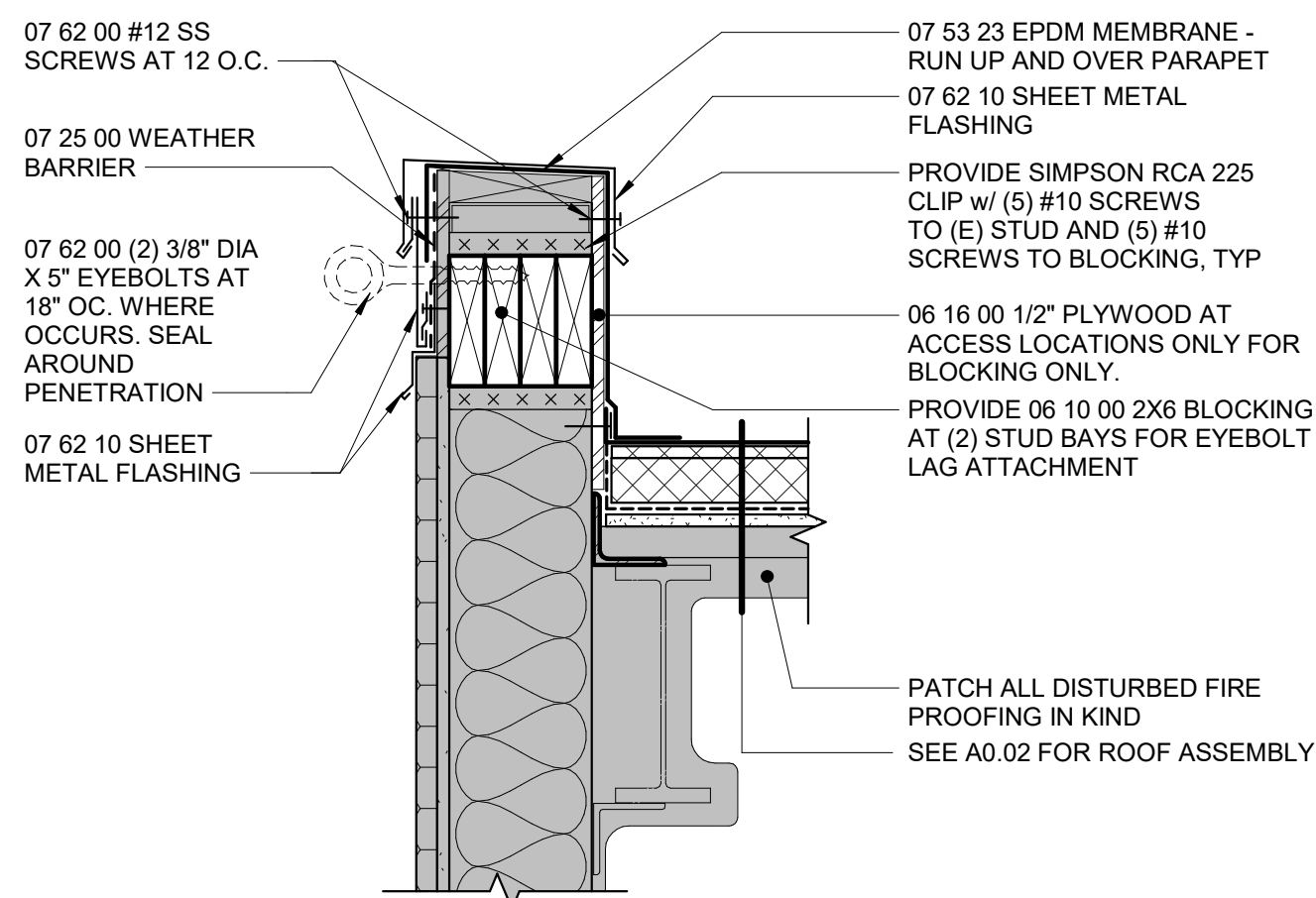
6 ROOF HATCH GUARDRAIL

A4.01 SCALE: 1 1/2" = 1'-0"



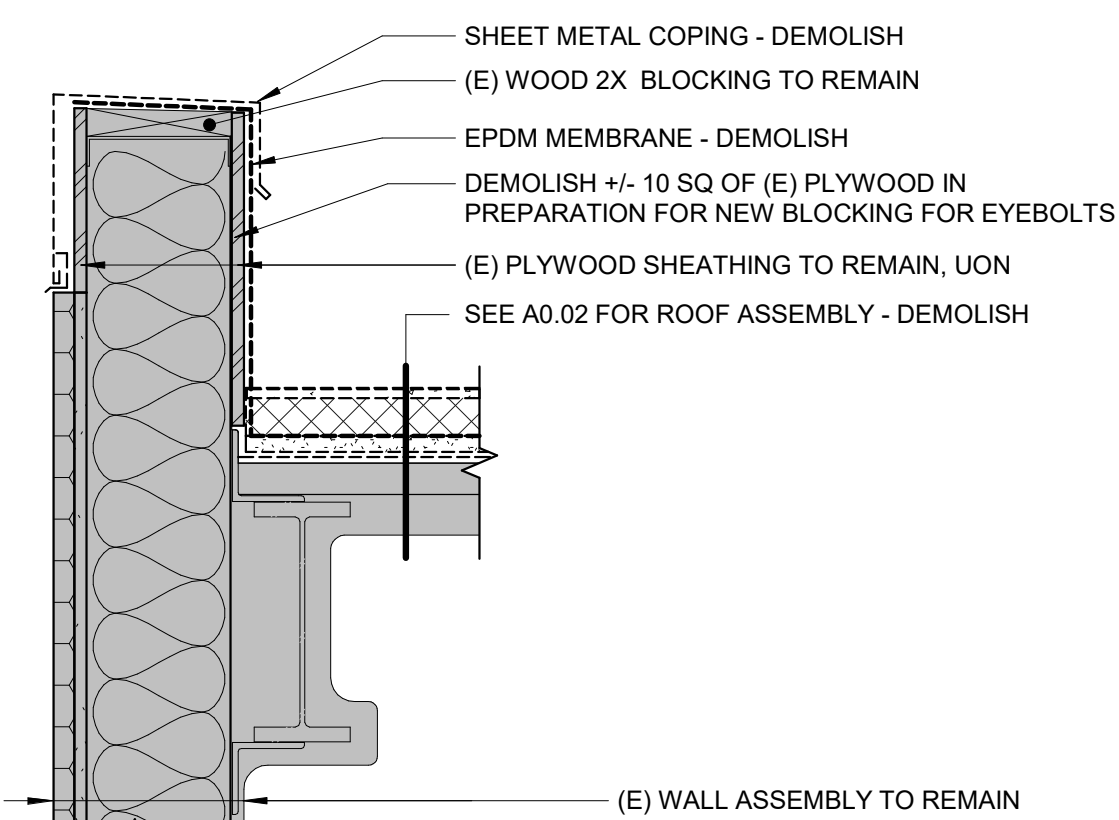
5 TYPICAL VTR / PTR

A4.01 SCALE: 1 1/2" = 1'-0"



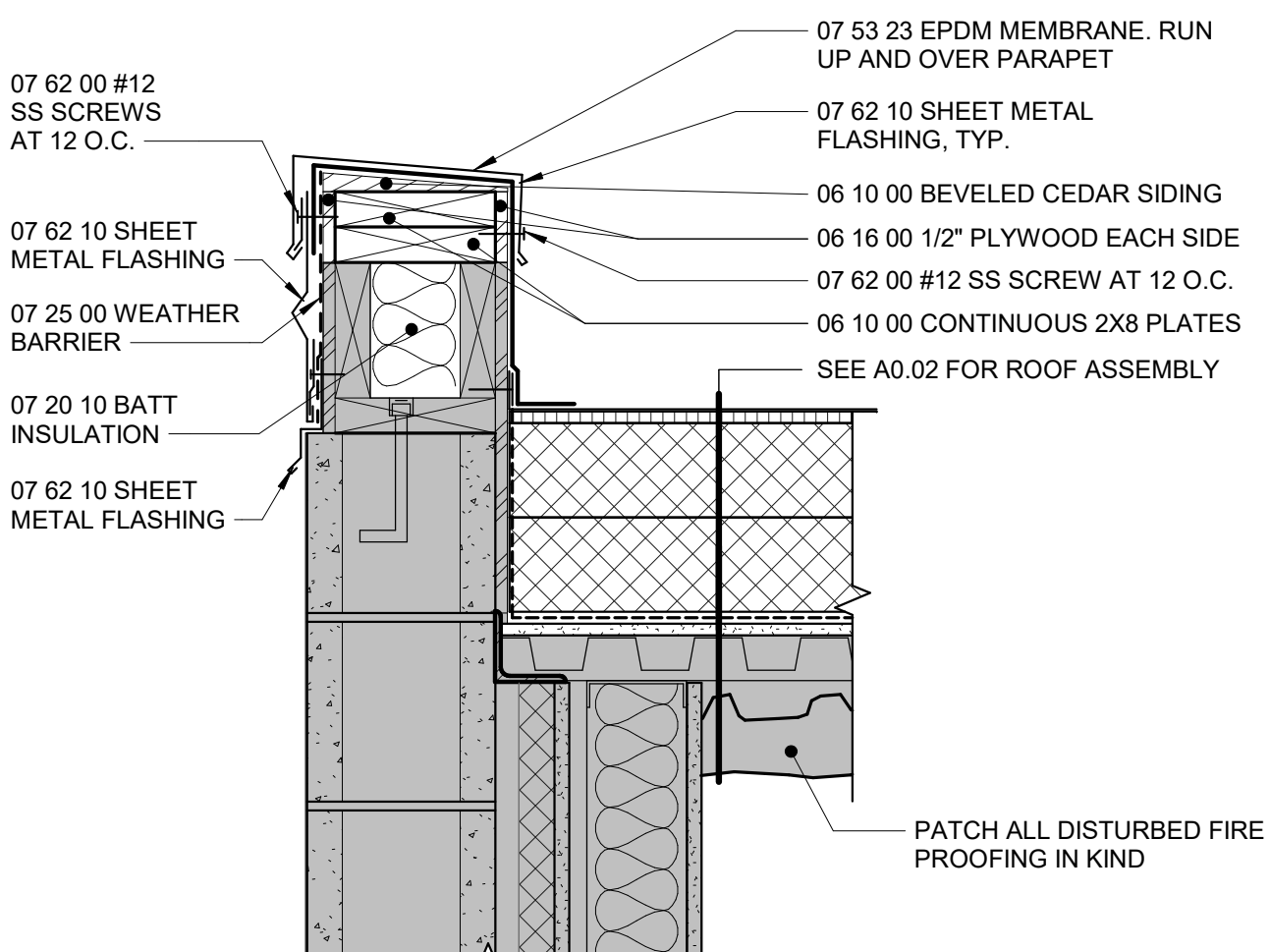
4 TYPICAL CANOPY PARAPET

A4.01 SCALE: 1 1/2" = 1'-0"



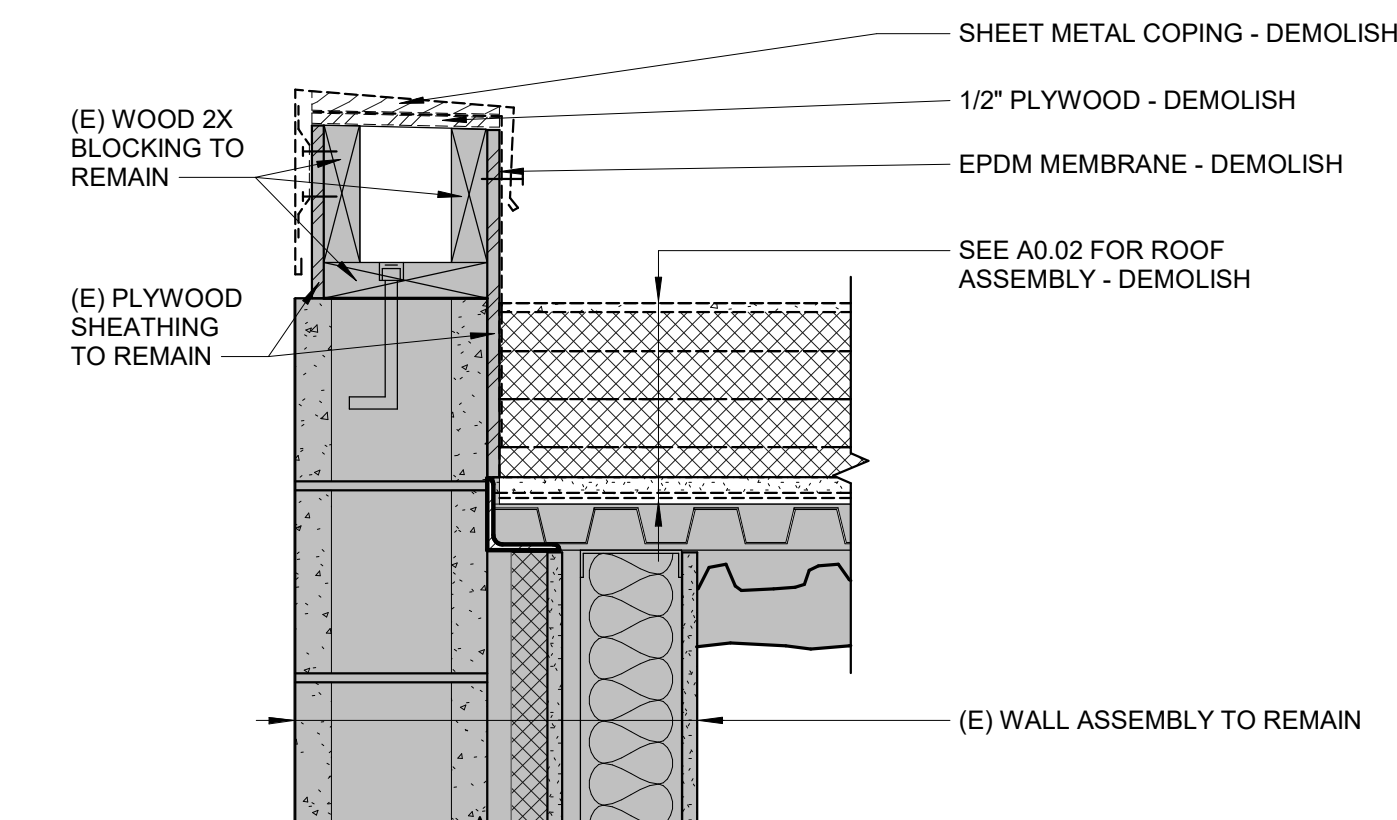
3 DEMOLITION TYPICAL CANOPY PARAPET

A4.01 SCALE: 1 1/2" = 1'-0"



2 TYPICAL PARAPET

A4.01 SCALE: 1 1/2" = 1'-0"



1 DEMOLITION TYPICAL PARAPET

A4.01 SCALE: 1 1/2" = 1'-0"



Anchorage
School District

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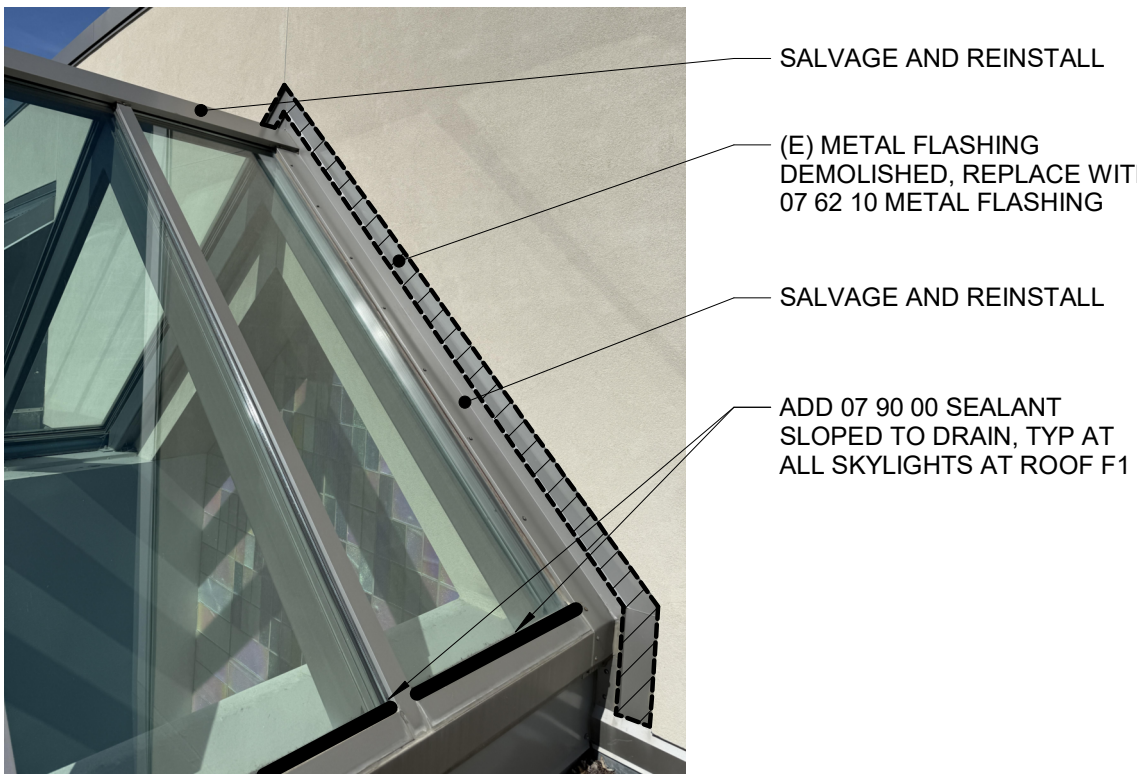
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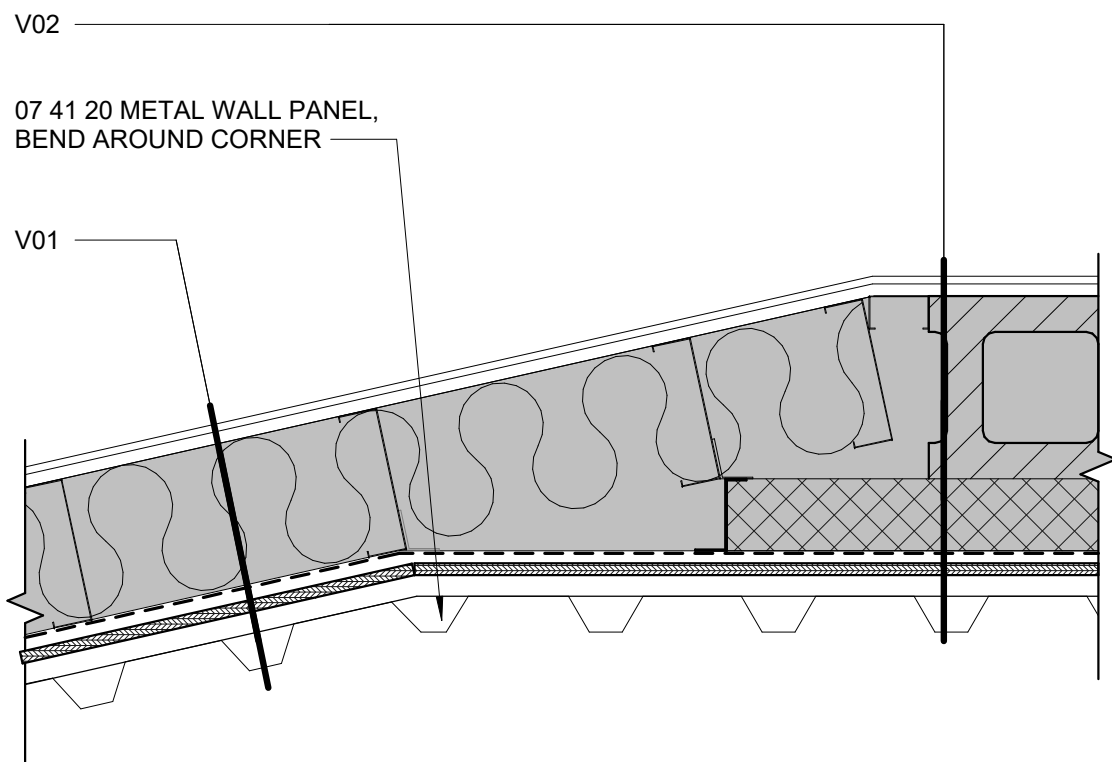
BID DOCUMENTS
10/28/2025

DETAILS
A4.01

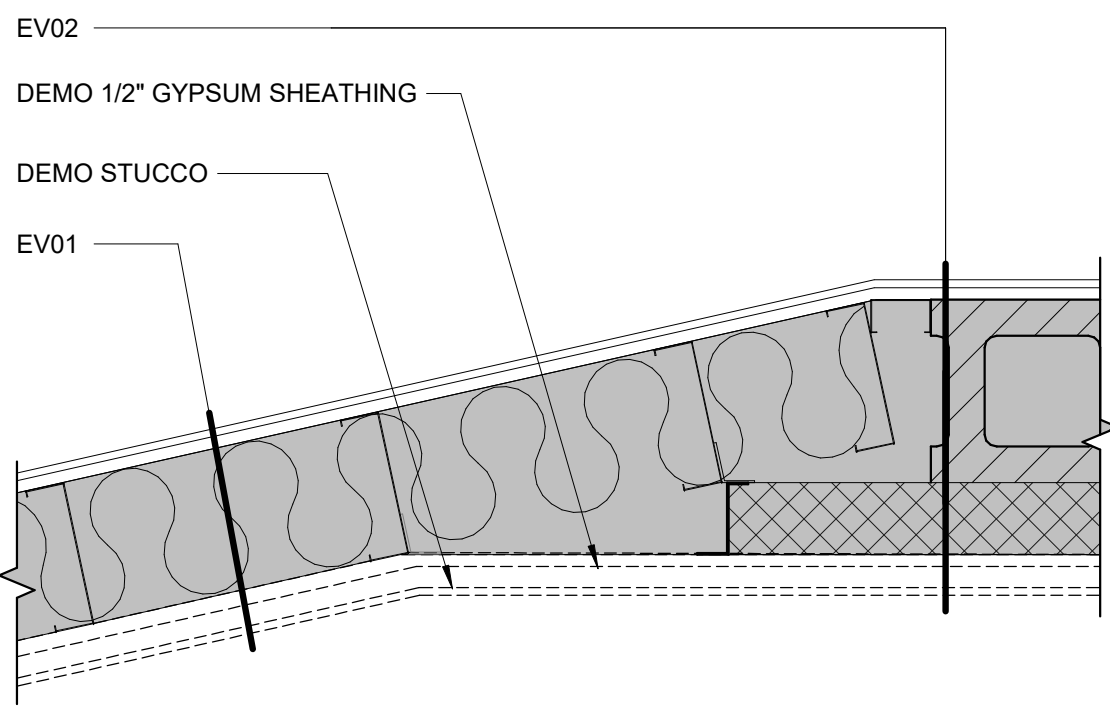
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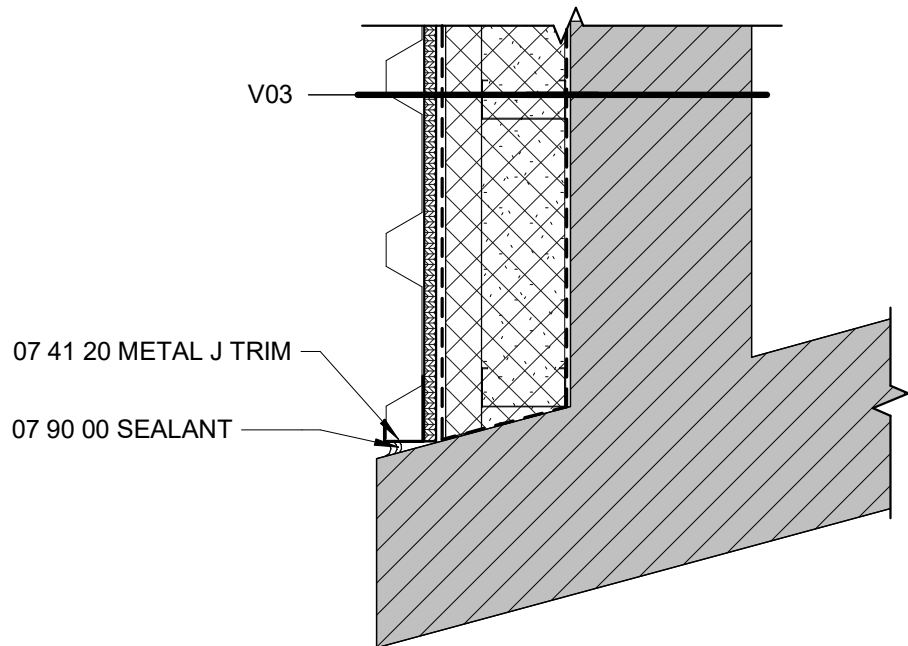
11 DEMOLITION CENTER SKYLIGHT DETAIL
A4.02 SCALE: 1 1/2" = 1'-0"



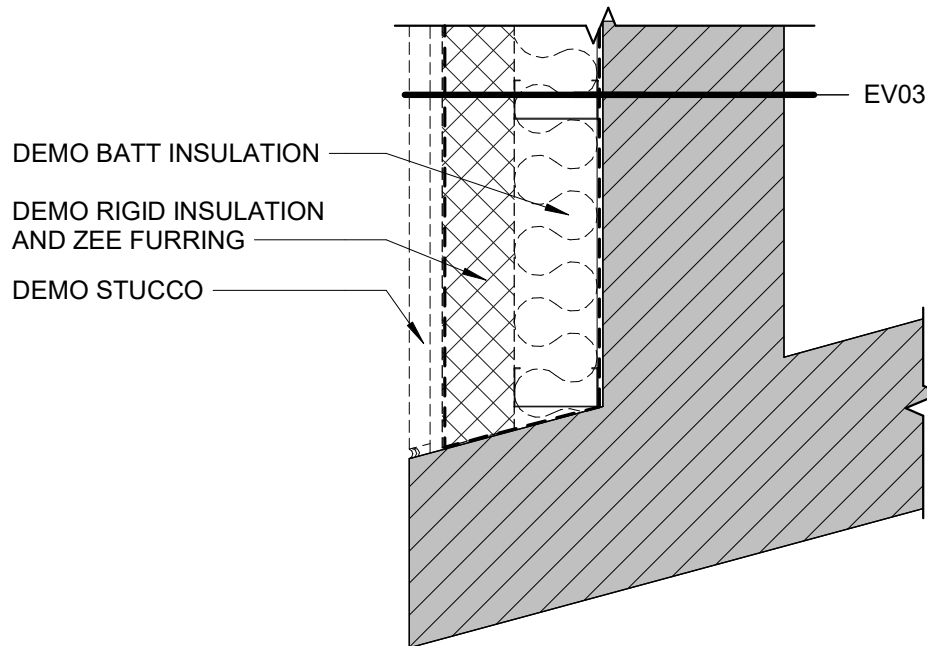
10 WALL INTERSECTION
A4.02 SCALE: 1 1/2" = 1'-0"



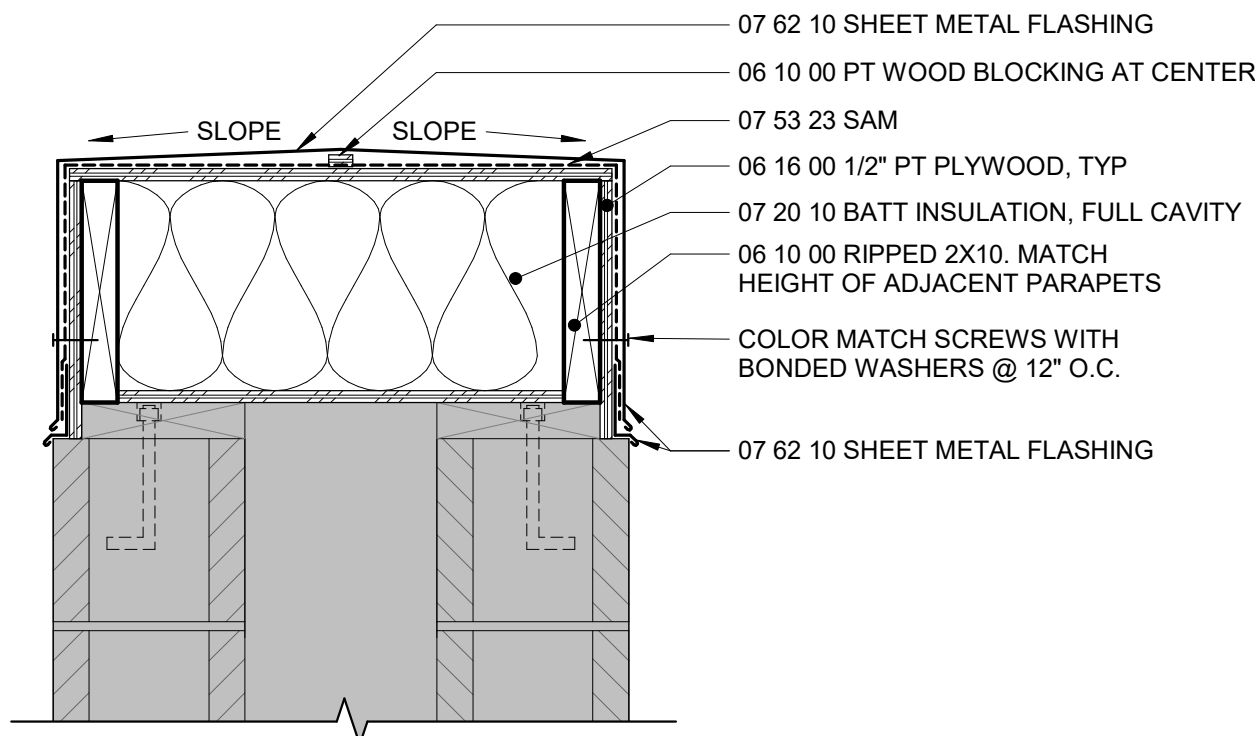
9 DEMOLITION WALL INTERSECTION
A4.02 SCALE: 1 1/2" = 1'-0"



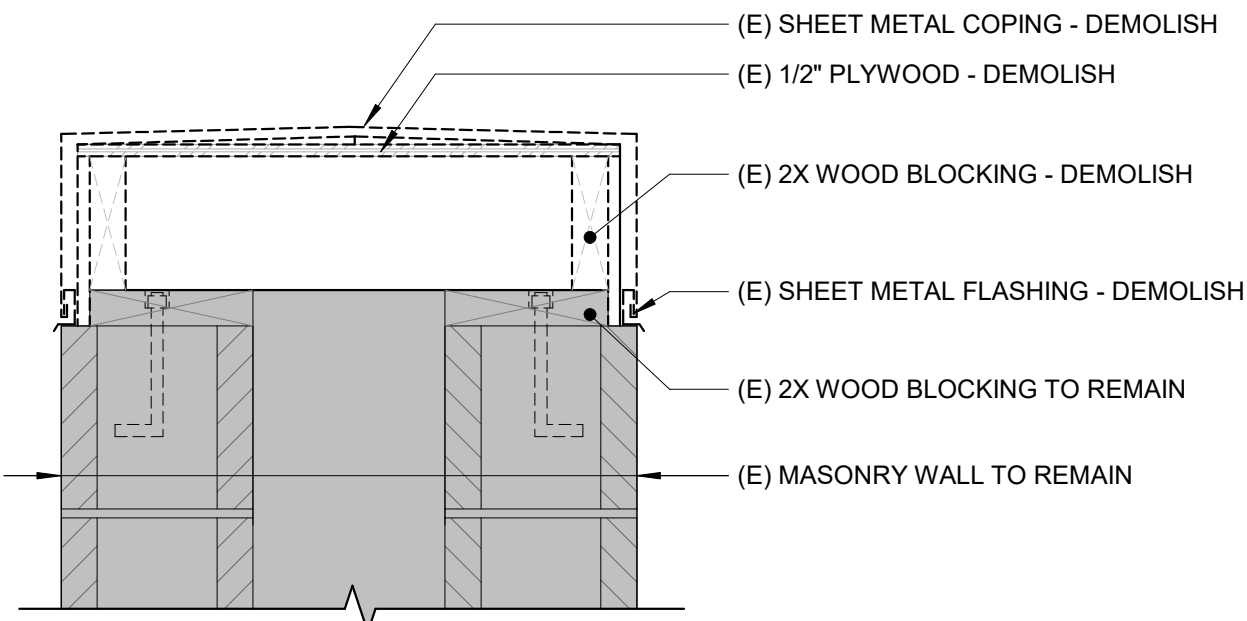
8 CORNER DETAIL
A4.02 SCALE: 1 1/2" = 1'-0"



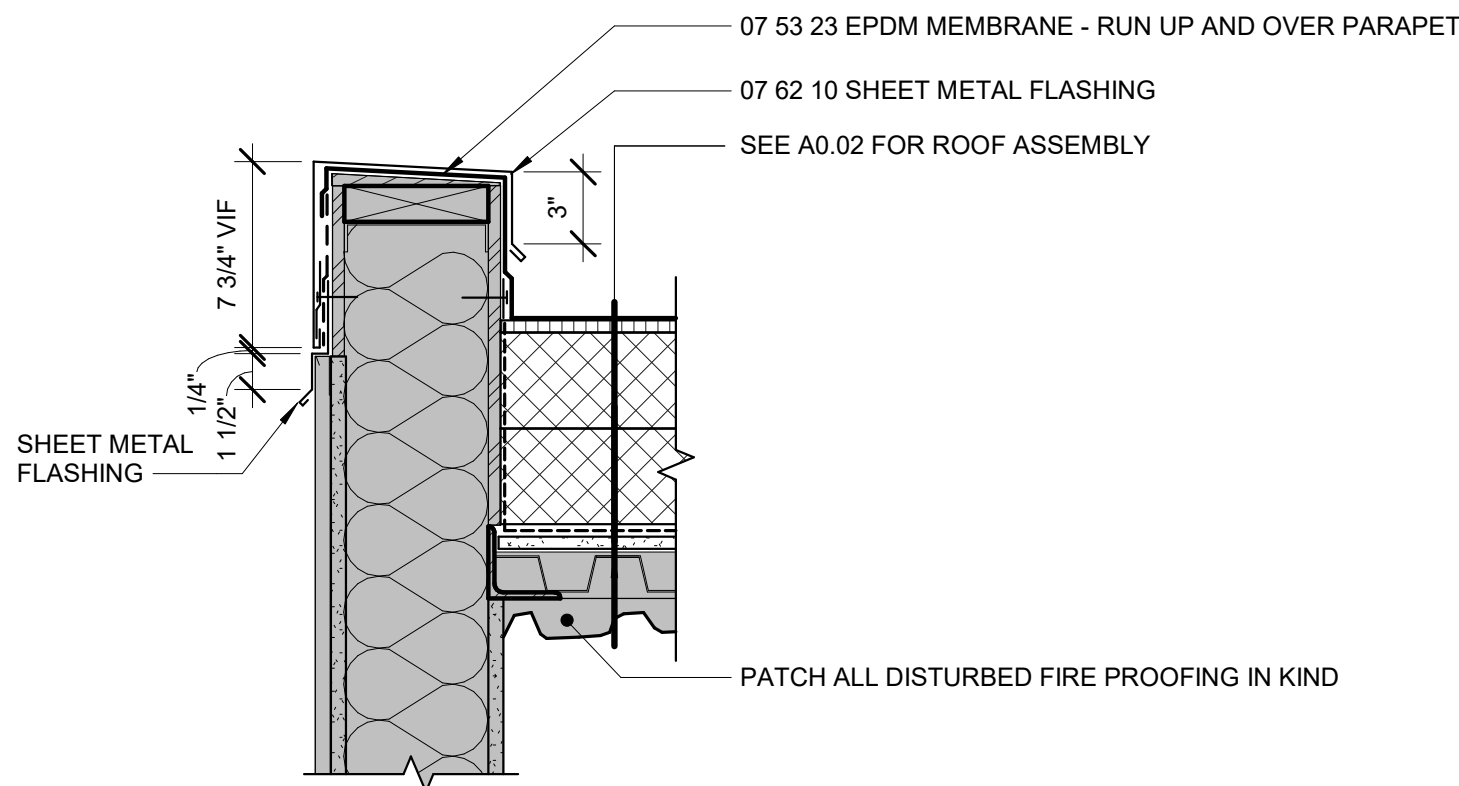
7 DEMOLITION CORNER DETAIL
A4.02 SCALE: 1 1/2" = 1'-0"



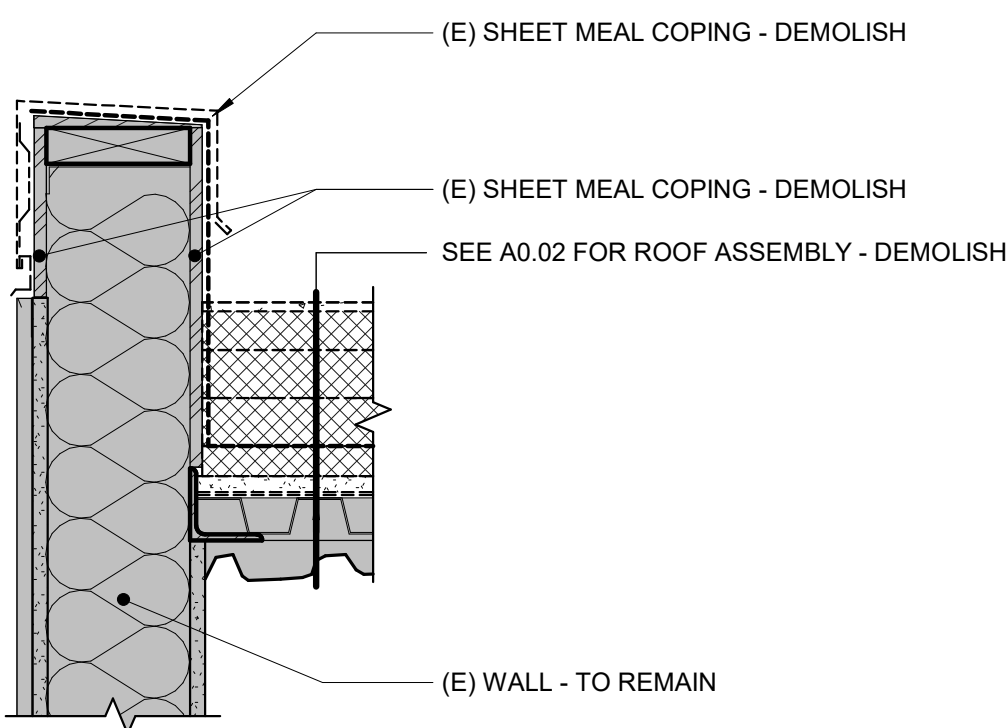
6 TYPICAL CAP FLASHING
A4.02 SCALE: 1 1/2" = 1'-0"



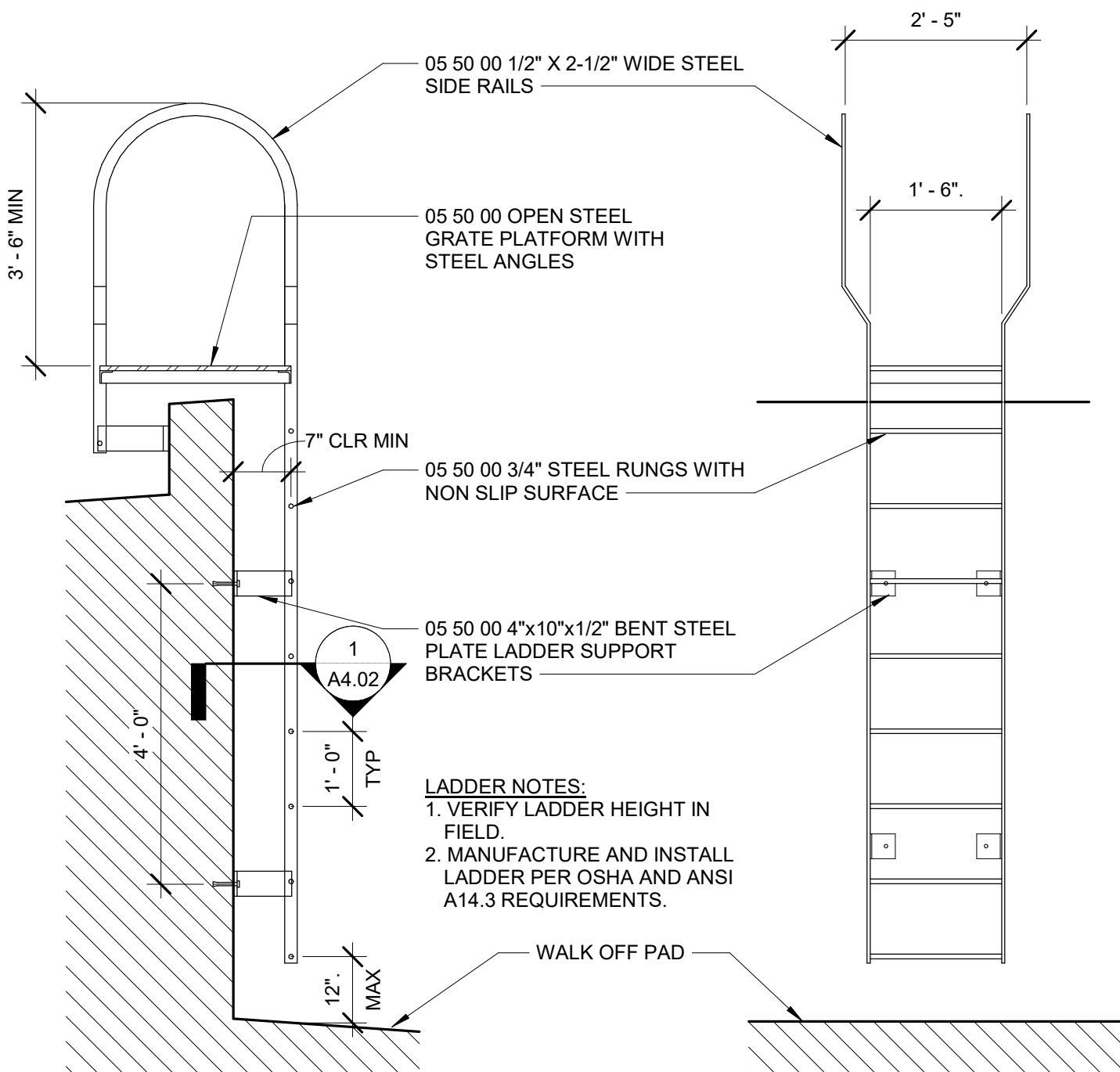
5 DEMOLITION CAP FLASHING
A4.02 SCALE: 1 1/2" = 1'-0"



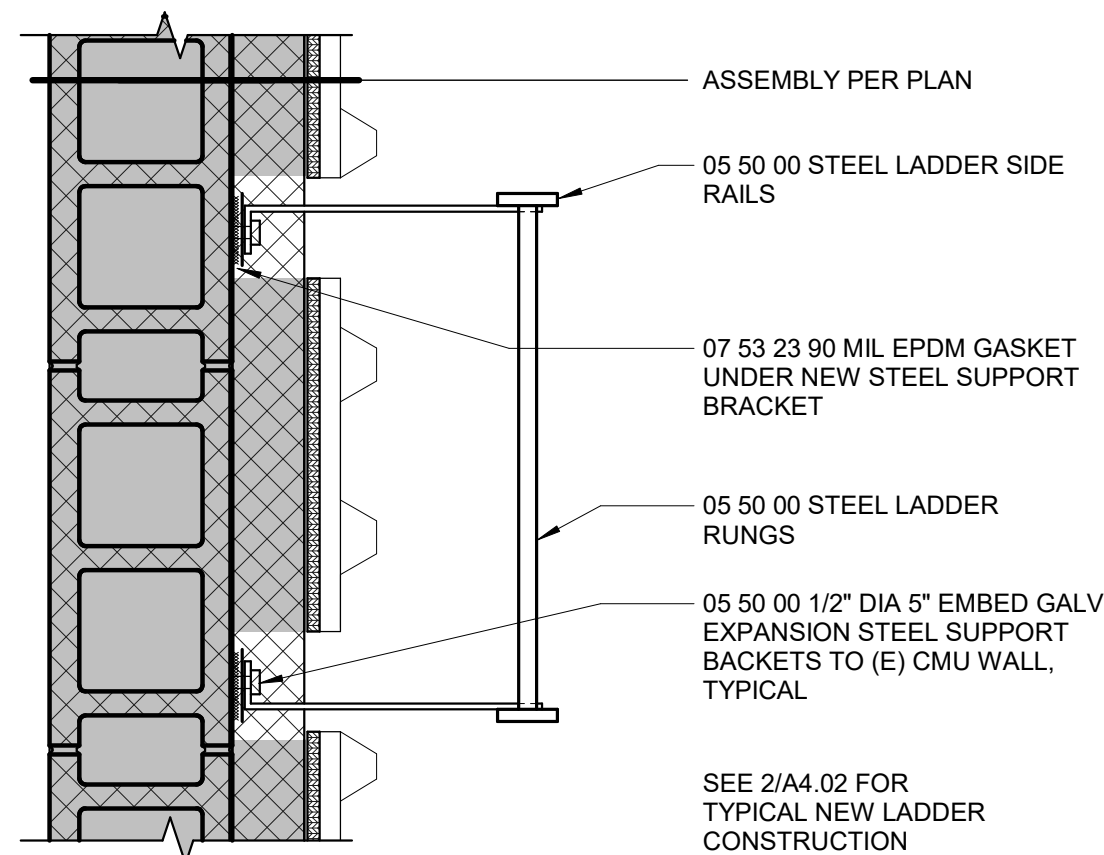
4 METAL FMG/CAP FLASH
A4.02 SCALE: 1 1/2" = 1'-0"



3 DEMOLITION METAL FMG/CAP FLASH
A4.02 SCALE: 1 1/2" = 1'-0"



2 ROOF LADDER SECTION AND ELEVATION
A4.02 SCALE: 1/2" = 1'-0"



1 ROOF LADDER PLAN
A4.02 SCALE: 1 1/2" = 1'-0"



Anchorage
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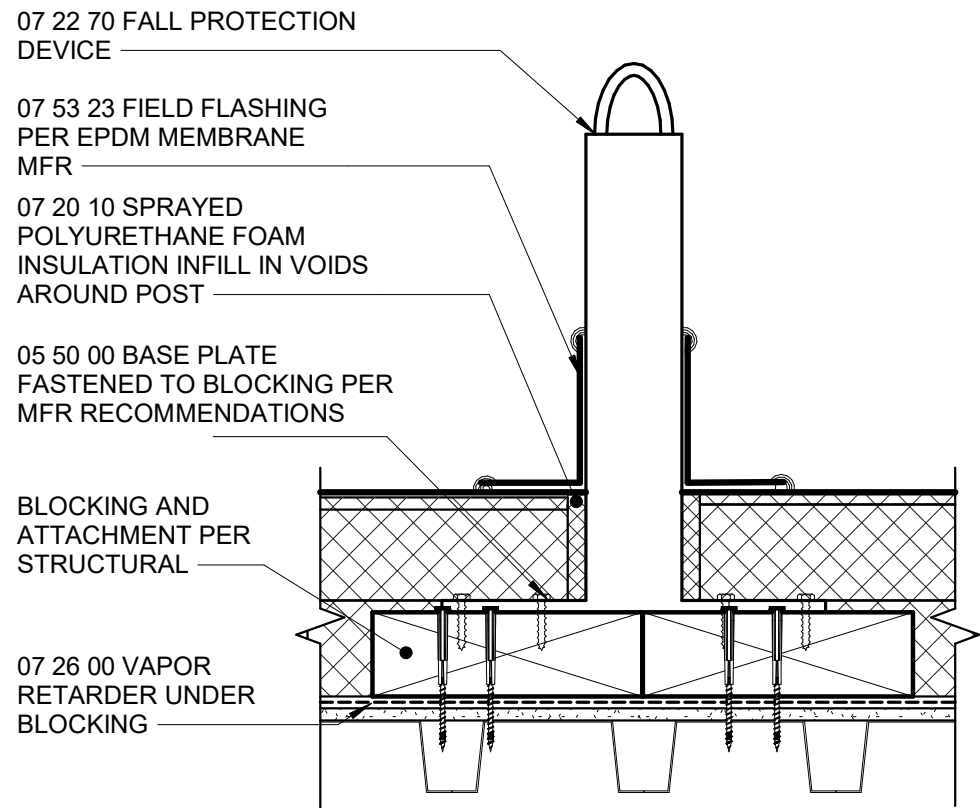
ALPENGLOW ES
ROOF
REPLACEMENT
19201 Driftwood Bay Dr.
Eagle River, AK 99577

BDS Project No.: 025001.000
ASD Project No.: 112006

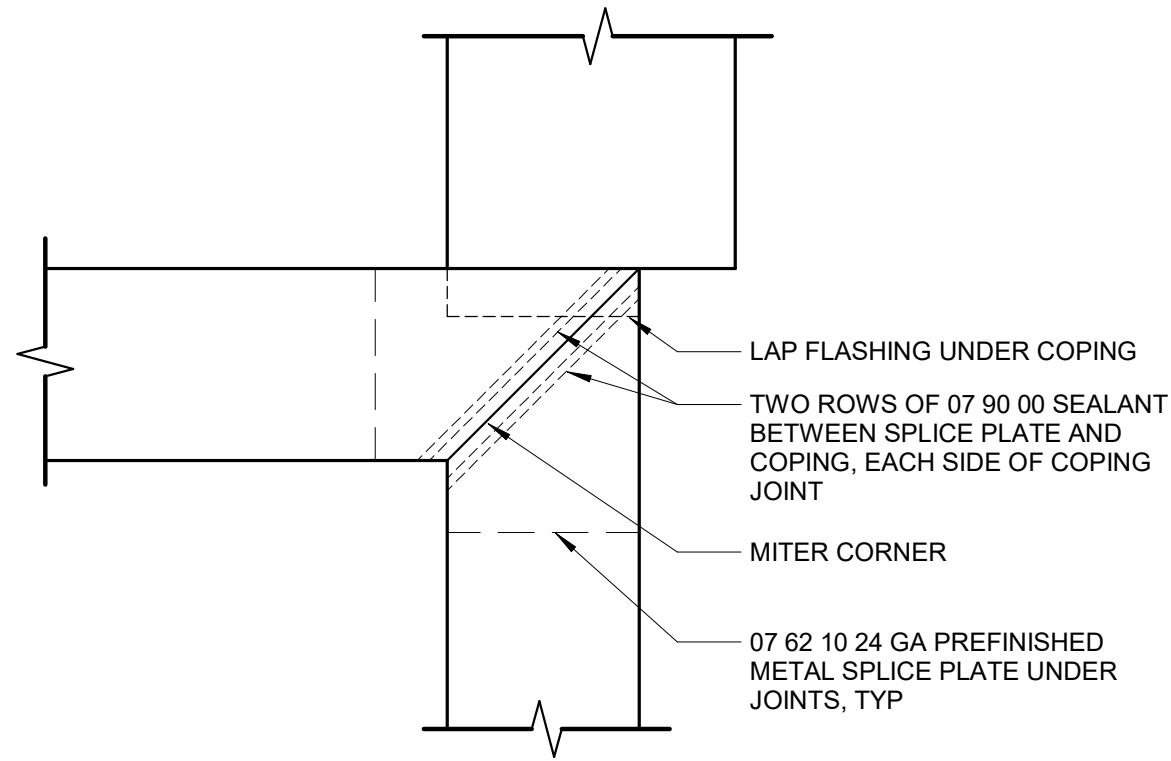
BID DOCUMENTS
10/28/2025

DETAILS
A4.02

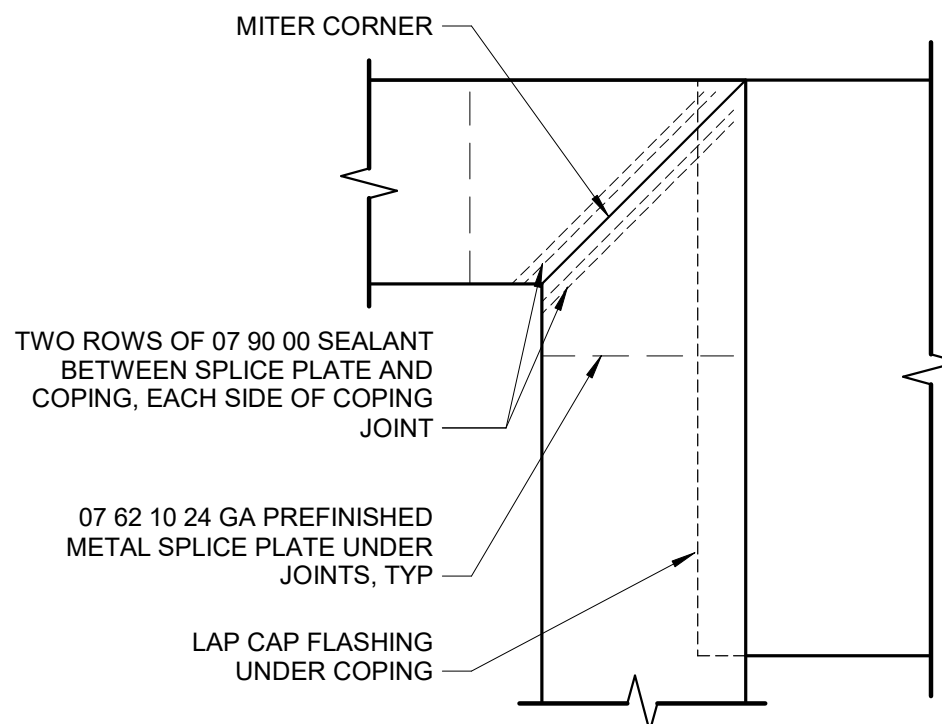
Notification of Potential Hazards: Asbestos, lead and other potentially hazardous materials are present in the building that may impact the work of all trades. Regulated air contaminants, including asbestos and lead, are also present in settled and concealed dust in and on architectural, structural, mechanical and electrical components or systems throughout the building. All trades shall coordinate with other trades and conduct their work to prevent worker exposure or site contamination. Refer to Specification Divisions 0, 1 and 2 for specific information concerning disturbing, removing and disposing of these materials and the installation of new materials or components. This notification is provided in accordance with EPA and OSHA requirements.



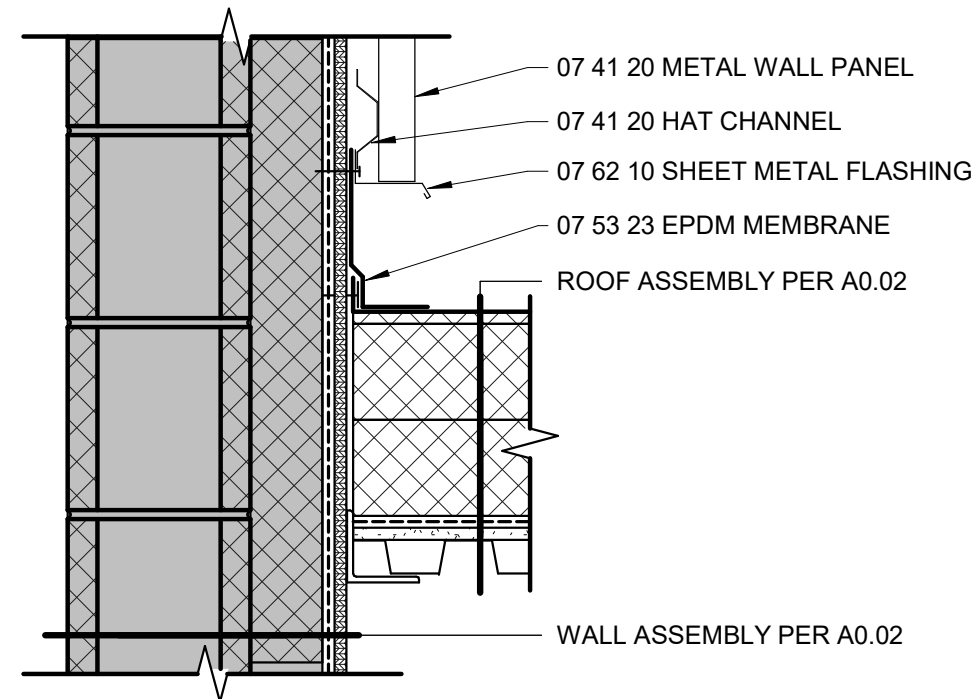
12 FALL PROTECTION POST DETAIL
A4.03 SCALE: 1 1/2" = 1'-0"



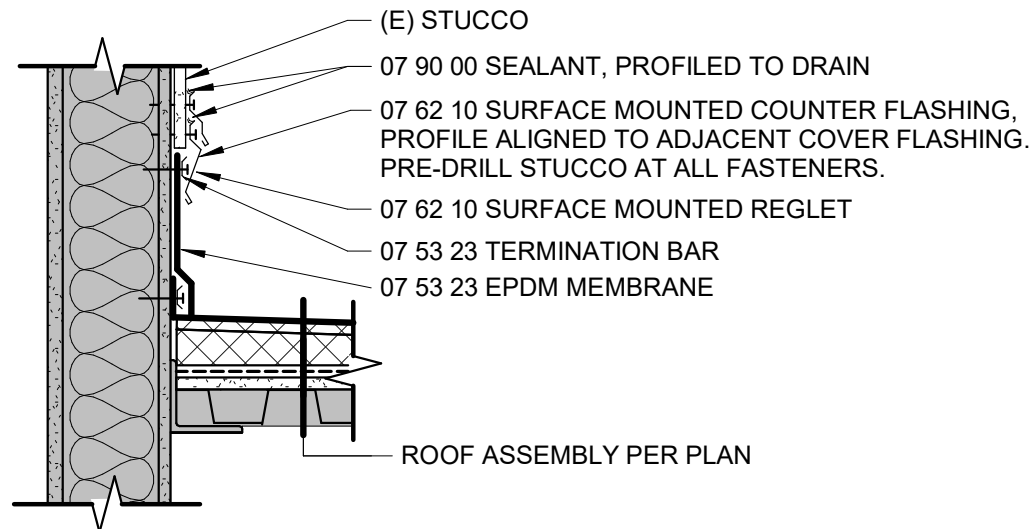
11 INTERIOR PARAPET INTERSECTION
A4.03 SCALE: 1 1/2" = 1'-0"



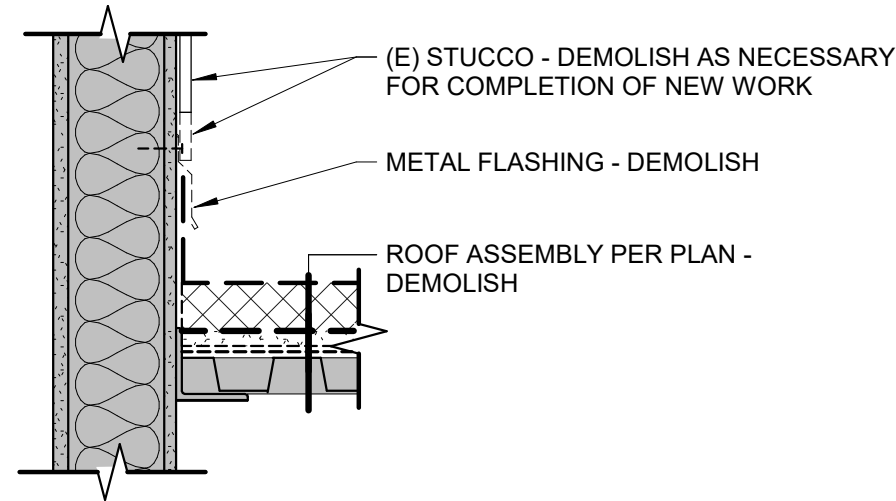
10 PARAPET & CAP INTERSECTION
A4.03 SCALE: 1 1/2" = 1'-0"



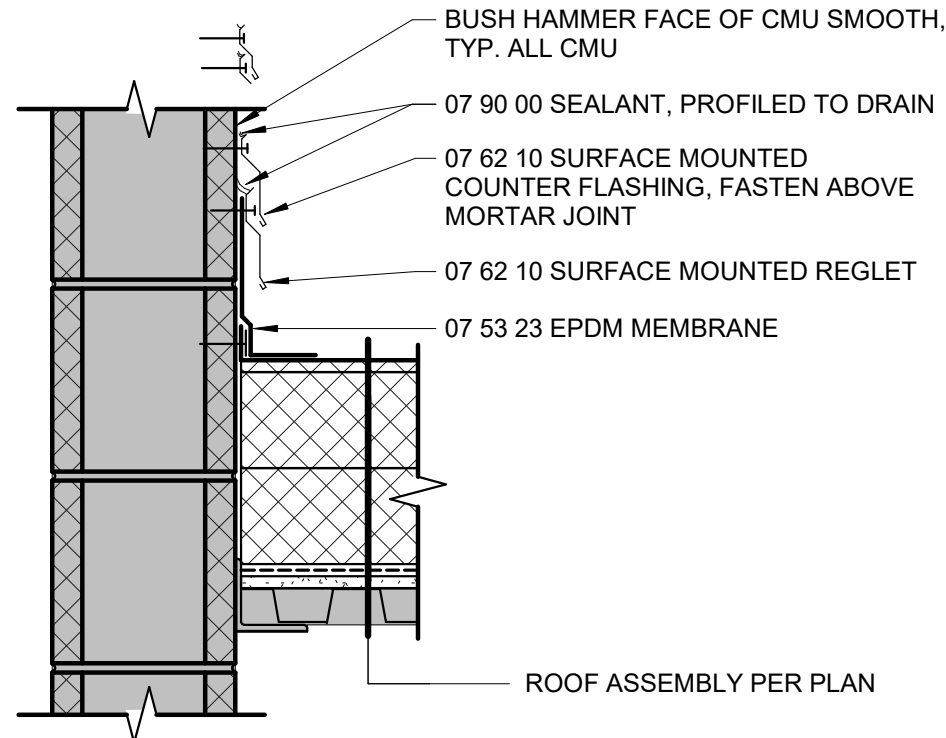
9 ROOF TO MTL WALL PANEL FLASHING
A4.03 SCALE: 1 1/2" = 1'-0"



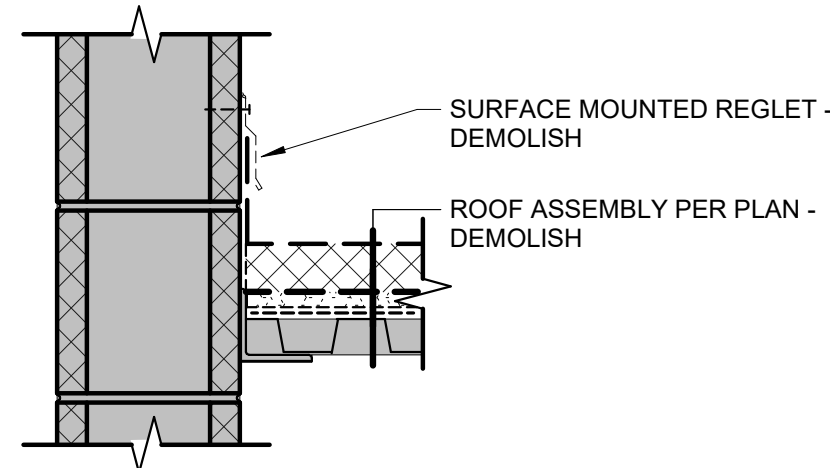
8 ROOF TO STUCCO FLASHING
A4.03 SCALE: 1 1/2" = 1'-0"



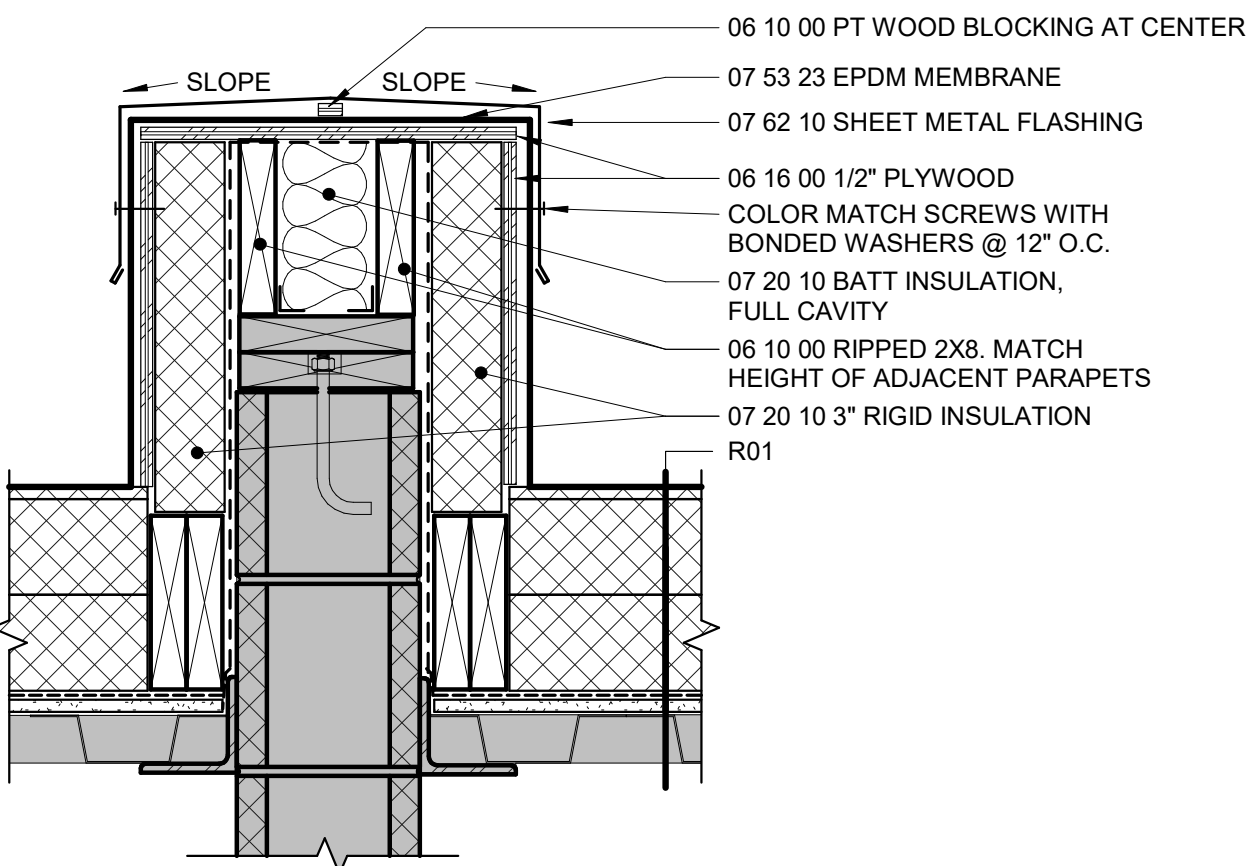
7 DEMOLITION ROOF TO STUCCO FLASHING
A4.03 SCALE: 1 1/2" = 1'-0"



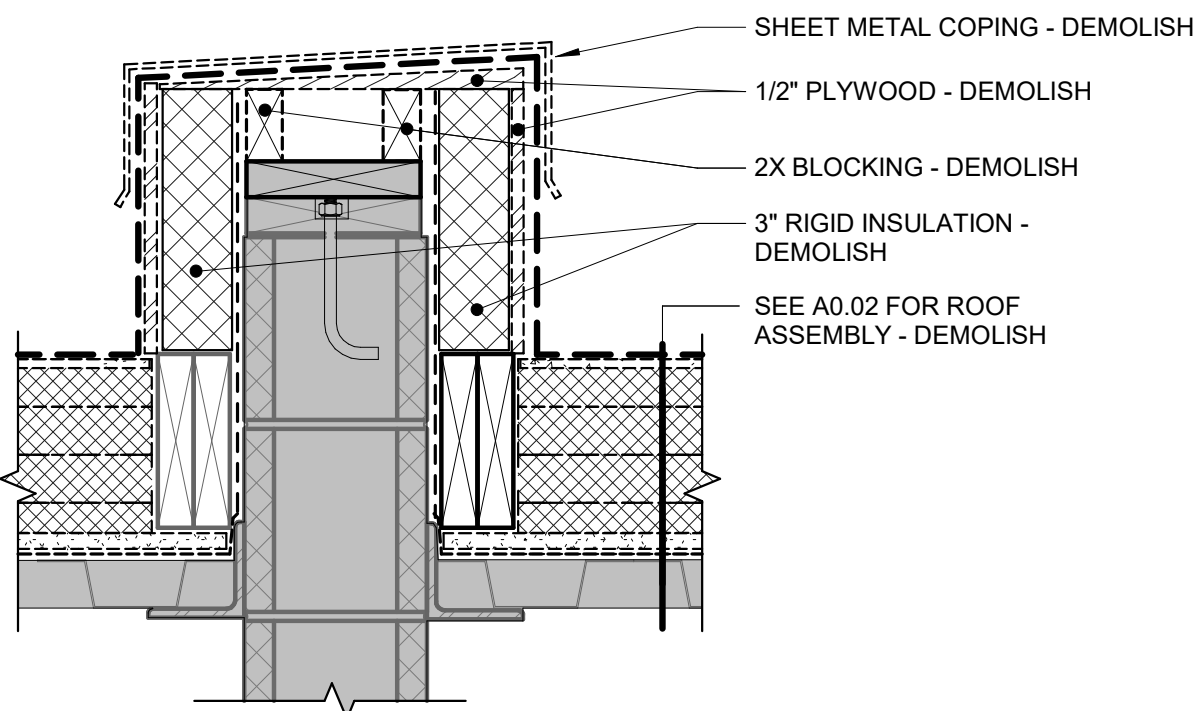
6 ROOF TO CMU FLASHING
A4.03 SCALE: 1 1/2" = 1'-0"



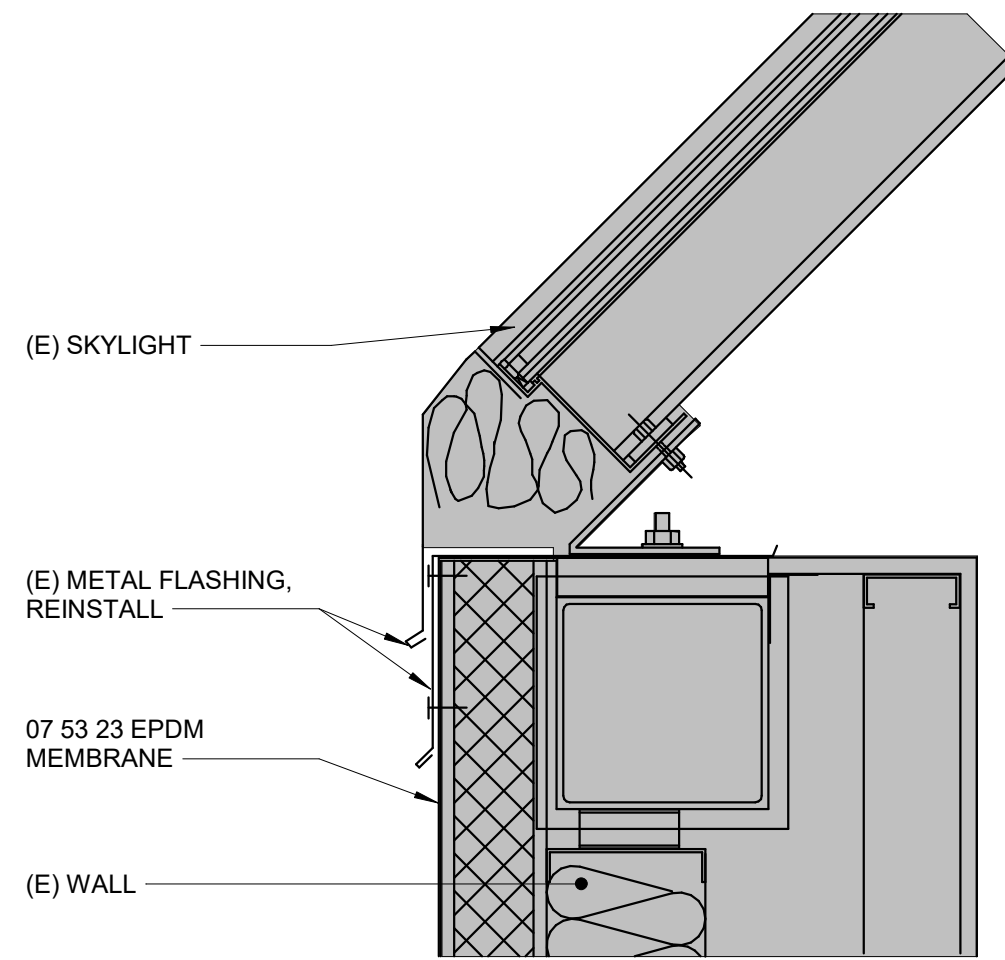
5 DEMOLITION ROOF TO CMU FLASHING
A4.03 SCALE: 1 1/2" = 1'-0"



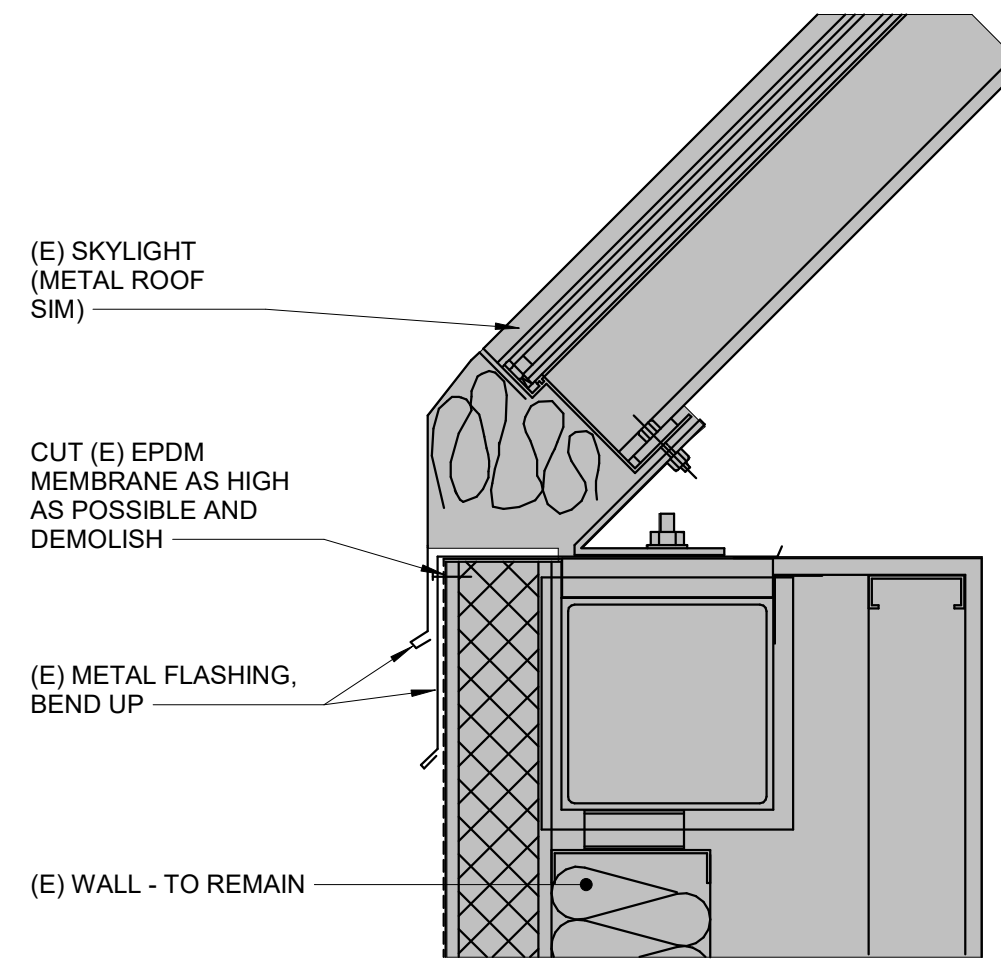
4 INTERIOR PARAPET DETAIL
A4.03 SCALE: 1 1/2" = 1'-0"



3 DEMOLITION INTERIOR PARAPET DETAIL
A4.03 SCALE: 1 1/2" = 1'-0"



2 SIDEWALL AT ROOF F1 (AT MTL ROOF SIM.)
A4.03 SCALE: 1 1/2" = 1'-0"



1 DEMOLITION SIDEWALL AT ROOF F1 (AT MTL ROOF SIM.)
A4.03 SCALE: 1 1/2" = 1'-0"



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**ALPENGLOW ES
ROOF
REPLACEMENT**
19201 Driftwood Bay Dr.
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BDS Project No.: 025001.000
ASD Project No.: 112006
BID DOCUMENTS
10/28/2025

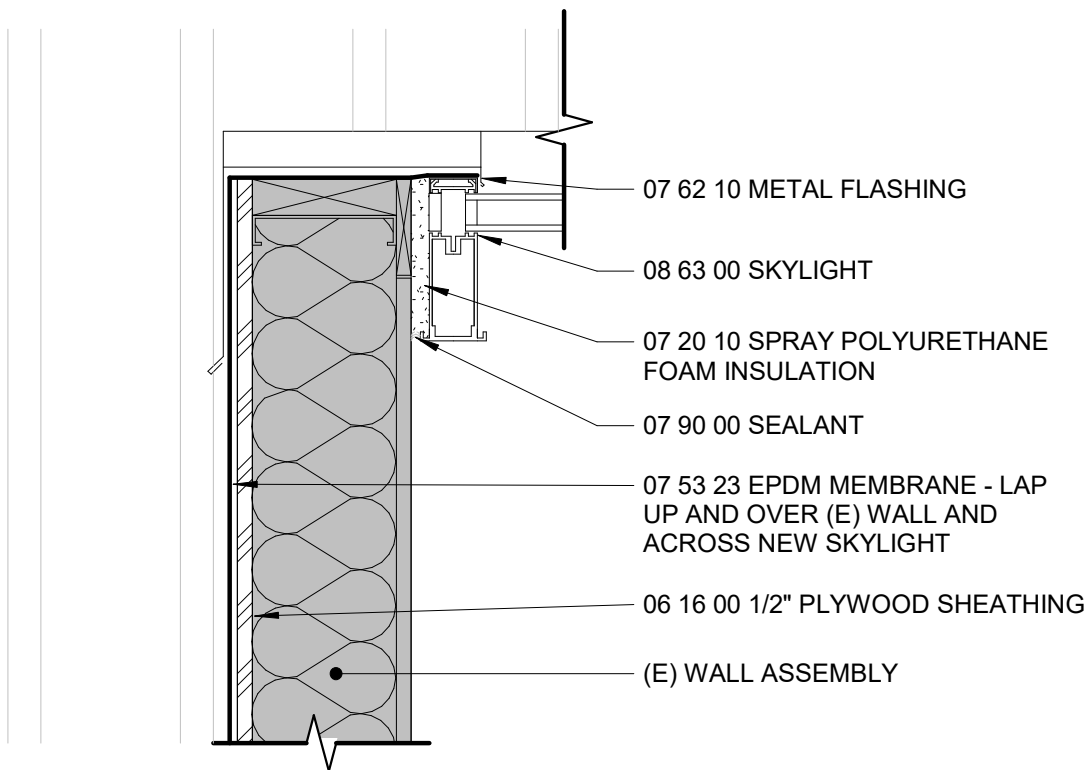
DETAILS
A4.03

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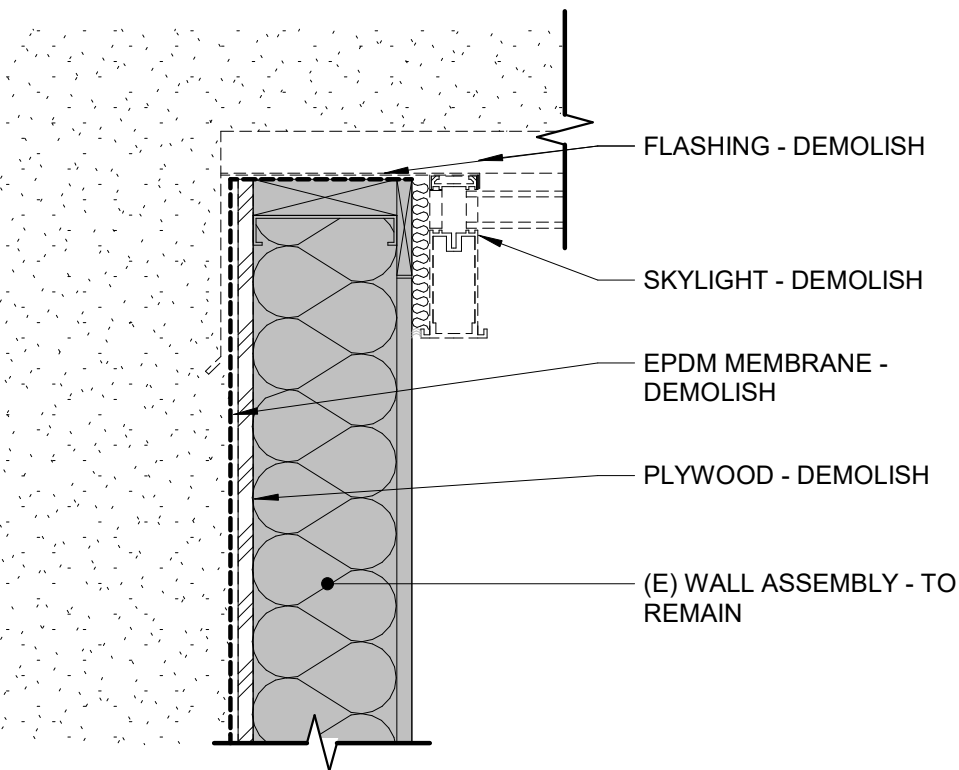


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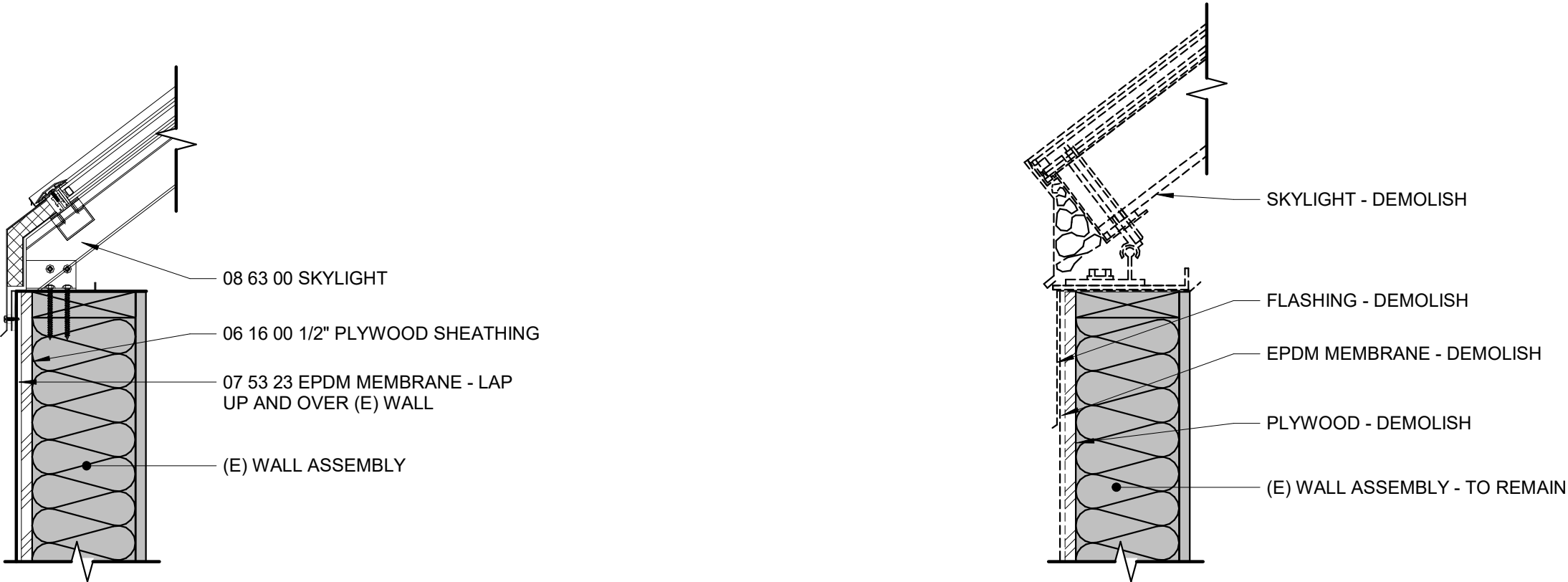
REVISIONS		
No	Description	Date



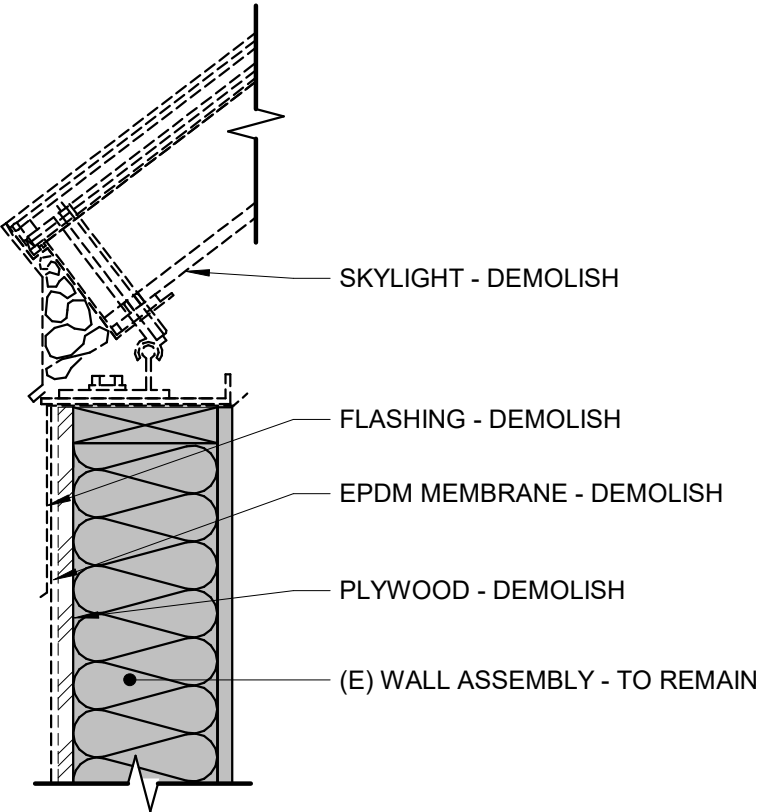
6 SKYLIGHT ENDWALL
A4.04 SCALE: 1 1/2" = 1'-0"



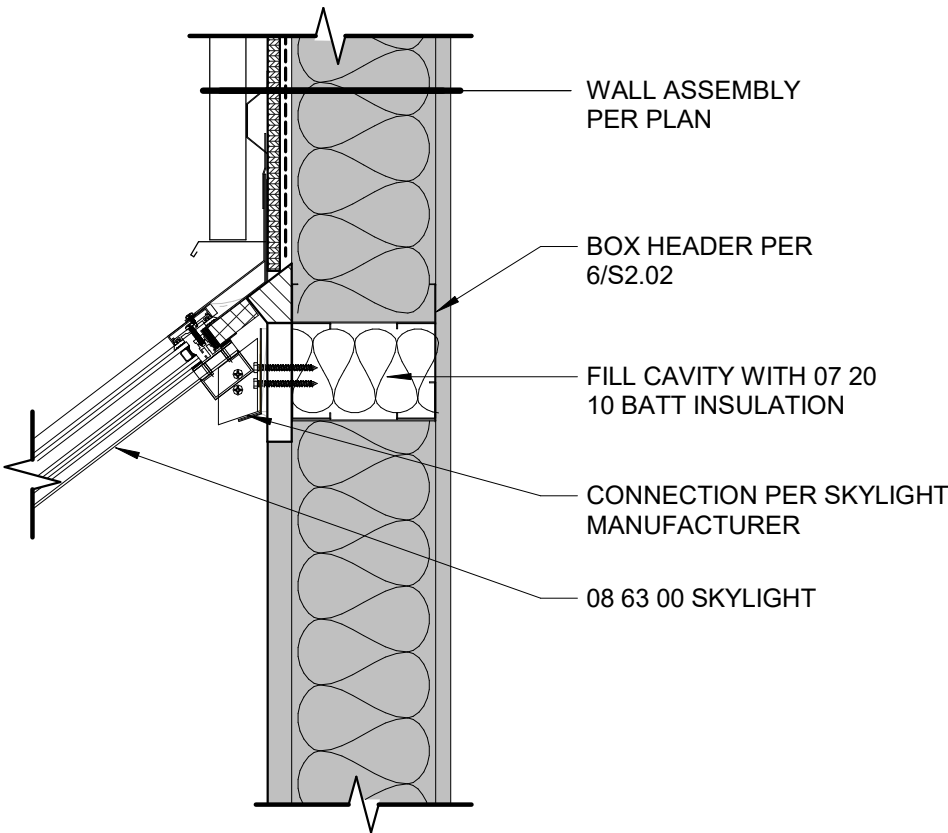
5 DEMOLITION SKYLIGHT ENDWALL
A4.04 SCALE: 1 1/2" = 1'-0"



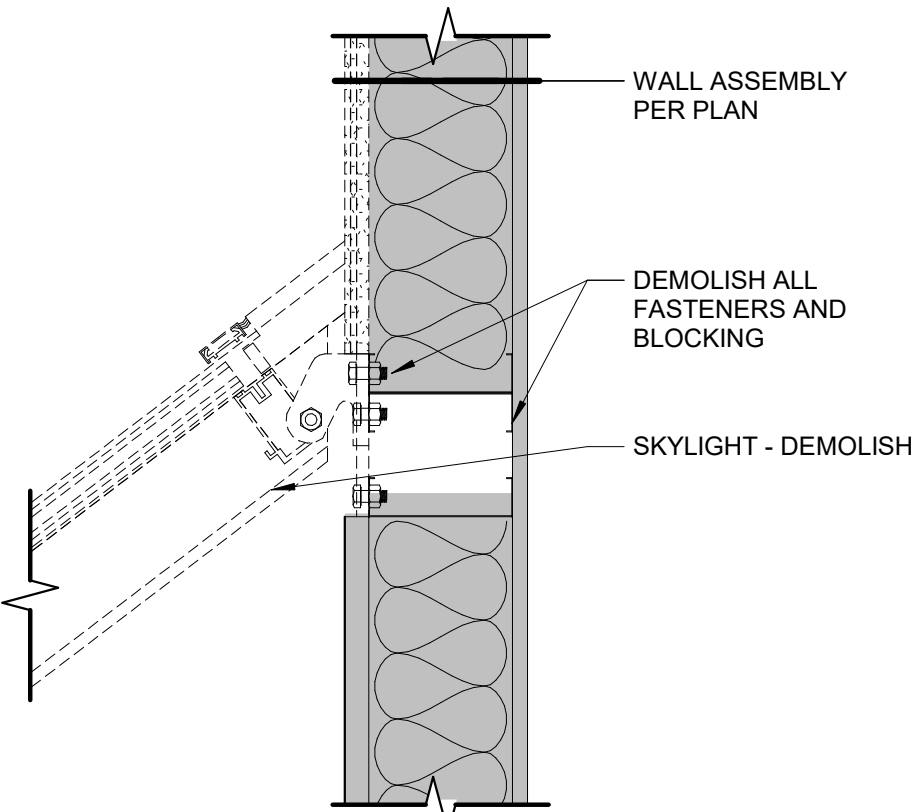
4 SKYLIGHT SILL
A4.04 SCALE: 1 1/2" = 1'-0"



3 DEMOLITION SKYLIGHT SILL
A4.04 SCALE: 1 1/2" = 1'-0"



2 SKYLIGHT HEAD DETAIL
A4.04 SCALE: 1 1/2" = 1'-0"



1 DEMOLITION SKYLIGHT HEAD
A4.04 SCALE: 1 1/2" = 1'-0"

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19201 Driftwood Bay Dr.
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BDS Project No.: 025001.000
ASD Project No.: 112006
BID DOCUMENTS
10/28/2025

DETAILS
A4.04

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GENERAL

THE CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS AMONG THE DRAWINGS BEFORE STARTING ANY WORK OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, REFERENCE STANDARDS, SITE CONDITIONS OR GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS MUST GOVERN. CONTRACTOR MUST NOTIFY THE ENGINEER OF DISCREPANCIES AND OBTAIN DIRECTION PRIOR TO PROCEEDING. NOTES ON INDIVIDUAL STRUCTURAL DRAWINGS MUST TAKE PRIORITY OVER GENERAL STRUCTURAL NOTES. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED AS TYP ON THE PLANS BUT MUST APPLY AS SHOWN OR DESCRIBED IN THE DETAILS.

STRUCTURAL DESIGN DATA

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE IBC AS AMENDED AND ADOPTED BY THE MUNICIPALITY OF ANCHORAGE [STATE OF ALASKA]. RISK CATEGORY IS III IN ACCORDANCE WITH IBC SECTION 1604.5.

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2018 IBC AND 2018 IBCB AS AMENDED AND ADOPTED BY THE MUNICIPALITY OF ANCHORAGE. WORK UNDER THE IBCB IS CONSIDERED A LEVEL I ALTERATION OR REPAIR. NO WORK WILL INCREASE THE STRESS DUE TO GRAVITY OR LATERAL LOADS TO ANY EXISTING MEMBER BY MORE THAN 10%.

REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS, SLOPES, DEPRESSIONS, NON-BEARING WALLS, FIRE-PROOFING, FASCIA, CURBS, DRAINS, RAILINGS, WATERPROOFING, FINISHES, ETC.

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING OPERATIONAL LOADS ON THE COMPLETED STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING AND BRACING DURING CONSTRUCTION.

SNOW LOADS:	GROUND SNOW (Pg) = 50 PSF Is=1.1, Ct=1.1, Ce=1.0 ROOF SNOW (Pf) = 40 PSF FLAT + DRIFT
WIND LOADS:	BASIC WIND SPEED (3-SECOND GUST, Vult)=131 MPH. EXPOSURE B, INTERNAL PRESSURE GCpi=±0.55 (PARTIALLY ENCLOSED)
SEISMIC LOADS:	SITE CLASS D, SEISMIC DESIGN CATEGORY D (DEFAULT), Ss=1.5, S1=0.688, Sds=1.2, Ie=1.25

EXISTING CONDITIONS

CONTRACTOR MUST 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.

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS ARE NOT INCLUDED IN THESE DRAWINGS AND REQUIRE STRUCTURAL DESIGN TO BE FURNISHED BY THE CONTRACTOR:

1. SEISMIC ANCHORAGE OF MECHANICAL & ELECTRICAL EQUIPMENT
2. ROOFING AND WALL CLADDING ATTACHMENTS
3. GLAZING AND SKYLIGHT ATTACHMENT TO STRUCTURE

DRAWINGS AND CALCULATIONS FOR BUILDER-DESIGNED COMPONENTS, SEALED BY AN ALASKA STATE REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN, MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW FOR GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING TO BUILDING SAFETY FOR REVIEW. SUBMITTALS OF BUILDER-DESIGNED ITEMS MUST INCLUDE LOCATIONS, MAGNITUDES, AND DIRECTIONS OF ALL FORCES TRANSFERRED TO THE STRUCTURE. DEFERRED SUBMITTALS MUST BE REVIEWED AND APPROVED BY BUILDING SAFETY PRIOR TO INSTALLATION/CONSTRUCTION.

STRUCTURAL STEEL DECK

ALL STEEL DECKING MUST MEET ASTM A 653-SS, GRADE 50, WITH A MINIMUM YIELD STRENGTH OF 50 KSI. ALL DECKING MUST BE GALVANIZED PER ASTM A653-G60. ALL ROOF METAL DECK MUST BE LAPPED A MINIMUM OF 2-INCHES.

PROVIDE MINIMUM 20GA METAL DECK WHERE NEW DECK IS REQUIRED PER DETAILS. HEAVIER DECK MAY BE REQUIRED FOR OTHER CONDITIONS, DEPENDING ON THE MANUFACTURER'S AND CONTRACTOR'S LAYOUT. ALL DECK MUST SATISFY AISI. "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS".

FASTEN STEEL DECKING PER SCHEDULE:	
SUPPORTING STEEL:	q4 PATTERN, 7/8-INCH DIAMETER VISUAL (1/2-INCH EFFECTIVE) PUDDLE WELDS AT 12-INCHES ON CENTER.
SIDE LAPS:	TOP SEAM WELDED AT 12-INCHES MAXIMUM ON CENTER. CRIMP SIDE LAPS BEFORE WELDING.

"PUNCHLOK" OR "DELTA-GRIP" OR OTHER ENHANCED PUNCHING CONNECTION SYSTEM MAY BE SUBSTITUTED FOR ROOF SIDE LAPS, AND MECHANICAL "PAF" FASTENERS MAY BE SUBSTITUTED FOR SUPPORTING STEEL CONNECTIONS. CONTRACTOR MUST SUBMIT CALCULATIONS TO SHOW UNIT SHEAR CAPACITIES OF ALTERNATE FASTENER LAYOUT EXCEEDS THE "Q-design" INDICATED ABOVE.

PROVIDE CONTINUOUS METAL CLOSURES AT ALL SLAB OPENINGS AND SLAB EDGES AND CONTINUOUS DECK CLOSURE AT ALL DECK ENDS. PROVIDE, AS REQUIRED, ALL RIDGE AND VALLEY PLATES, COLUMN CLOSURES, CANT STRIPS, SUMP PLATES AT PIPING PENETRATIONS AND RECESSED SUMP PANS AT ALL ROOF DRAINS. PROVIDE SUPPLEMENTAL FRAMING AT OPENINGS AS REQUIRED FOR SUPPORT OF THE METAL DECK. ALL OPENING SIZES AND LOCATIONS MUST BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

THE DECK SUPPLIER MUST CONFIRM THE DECK SIZE FOR THE ACTUAL LAYOUT AND PROVIDE THE ENGINEER WITH ENGINEERING CALCULATIONS OR PUBLISHED MANUFACTURER'S DATA VERIFYING THE SPECIFIED DECK REQUIREMENTS.

PROVIDE CHECKED SHOP DRAWINGS INDICATING LOCATION, GAGE, AND SIZE OF EACH PIECE OF DECKING. THE DRAWINGS MUST CLEARLY SHOW WELDING DETAILS TO STRUCTURAL FRAMING AND SIDE LAP CONNECTIONS DETAILS.

POST-INSTALLED ANCHORS

INSTALLATION MUST CONFORM TO MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) AND REQUIREMENTS OF ICC-ES REPORT. ALL POST-INSTALLED ANCHORS MUST HAVE A CURRENT ICC-ES REPORT AND BE AUTHORIZED FOR USE IN SEISMIC DESIGN CATEGORY D. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL POST-INSTALLED ANCHORS, UON.

SPECIAL INSPECTION IS REQUIRED FOR ALL POST-INSTALLED ANCHORS, UON.

INSTALLATION OF HORIZONTAL OR UPWARDLY INCLINED ADHESIVE ANCHORS MUST BE PERFORMED BY ACI/CRSI CERTIFIED PERSONNEL ONLY AND REQUIRES CONTINUOUS SPECIAL INSPECTION.

THREADED ROD MUST BE ASTM A307, UON (OR ISO898 CLASS 5.8), TENSILE STRENGTH OF 60 KSI MIN, AND GALVANIZED WHERE EXPOSED TO THE WEATHER.

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

UNLESS OTHERWISE NOTED, ALL ADHESIVE ANCHORS ARE TO BE INSTALLED IN CONCRETE WITH A MINIMUM AGE OF 28 DAYS, DRY CONDITIONS, AND A TEMPERATURE OF 41°F TO 104°F. ADHESIVE ANCHORS FOR THREADED ROD AND REBAR MUST BE ONE OF THE FOLLOWING (OR AN APPROVED EQUIVALENT):

- MASONRY (UNGROUTED):
- SIMPSON "SET-3G" (ESR-4844)
- HILTI "HY-270" (ESR-4144)
- DEWALT "AC100+gold" (ESR-3200)

COLD FORMED STEEL

COLD FORMED STEEL MUST MEET ASTM A1003 STRUCTURAL GRADE 50 TYPE H (Fy=50 KSI) FOR 14 GAUGE (68 MIL) OR 16 GAUGE (54 MIL) MEMBERS AND ASTM A1003 STRUCTURAL GRADE 33 TYPE H (Fy=33 KSI) FOR 18 GAUGE (43 MIL) AND LIGHTER MEMBERS.

ALL STRUCTURAL MEMBERS MUST BE DESIGNED PER THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.

USE ONLY ONE MANUFACTURER OF COLD FORMED JOIST THROUGHOUT THE WORK, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR SPECIFICALLY APPROVED IN ADVANCE BY THE ENGINEER. ACCEPTABLE JOIST MANUFACTURERS INCLUDE ANY MEMBER OF THE STEEL STUD MANUFACTURER'S ASSOCIATION.

PROVIDE ALL ACCESSORIES INCLUDING TRACKS, CLIPS, WEB STIFFENERS, ANCHORS, FASTENING DEVICES, RESILIENT CLIPS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION. INSTALL ALL ITEMS RECOMMENDED BY THE MANUFACTURER.

FASTENING OF COMPONENTS MUST BE WITH SELF-DRILLING SCREWS (ASTM C1513) OR WELDS OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS MUST NOT BE PERMITTED. ALL WELDS MUST BE TOUCHED UP WITH A ZINC-RICH PAINT.

UNLESS OTHERWISE INDICATED:

1. TRACKS MUST BE CONNECTED WITH TWO #8 SCREWS OR PAF TO SUPPORTING SUBSTRATE AT EACH STUD, OR AN EQUIVALENT EQUAL SPACING;
2. OVERLAPPING STUDS OR BRACES MUST BE CONNECTED WITH THREE #8 SCREWS;
3. STUDS MUST BE CONNECTED TO TOP AND BOTTOM TRACKS WITH TWO #8 SCREWS, ONE AT EACH FLANGE;
4. BUILT-UP MEMBERS MUST BE STITCHED TOGETHER WITH #8 SCREWS AT EACH CORNER AT 6-INCHES ON-CENTER.

STRUCTURAL STEEL

MATERIALS:

ALL SHAPES & PLATE:	ASTM A36
BOLTS, WASHERS & NUTS:	ASTM F3125, F436 & A563

ALL DETAILING, FABRICATION AND ERECTIONS MUST CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION. FABRICATOR MUST PARTICIPATE IN THE AISC QUALITY CERTIFICATION PROGRAM, BE CERTIFIED BY THE MUNICIPALITY OF ANCHORAGE, OR SPECIAL INSPECTIONS AT THE CONTRACTOR'S EXPENSE, MUST BE PROVIDED IN THE FABRICATION SHOP.

ALL WELDING MUST BE DONE BY QUALIFIED WELDERS AND MUST CONFORM TO THE AWS D1.1 AND D1.8, LATEST EDITIONS. ALL WELDING ELECTRODES MUST BE PROPERLY CONDITIONED 70 KSI MINIMUM TENSILE STRENGTH.

WELDS NOT SPECIFIED MUST BE SHOP-PERFORMED CONTINUOUS OR ALL-AROUND 3/16" FILLET WELDS.

STEEL DECK MAY BE WELDED WITH E60 ELECTRODES. WELDING MUST BE IN ACCORDANCE WITH AWS D1.3, "SPECIFICATION FOR THE WELDING OF SHEET STEEL IN STRUCTURES".

THERE MUST BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

STEEL EXPOSED TO WEATHER OR INDICATED AS GALVANIZED MUST BE HOT-DIP GALVANIZED PER ASTM A123. TOUCH-UP AND REPAIR GALVANIZATION MUST CONFORM TO ASTM A780. FASTENERS MUST COMPLY WITH ASTM A153.

STATEMENT OF SPECIAL INSPECTIONS

THE FOLLOWING STRUCTURAL SYSTEMS ARE PART OF THE DESIGNATED LATERAL FORCE RESISTING SYSTEMS IN THE BUILDING AND HENCE ARE SUBJECT TO THE REQUIREMENTS OF THIS STATEMENT OF SPECIAL INSPECTIONS AND THE STRUCTURAL SPECIAL INSPECTION AND TESTING SCHEDULE IN ACCORDANCE WITH IBC SECTION 1704.3.

- POST INSTALLED ANCHORS

SPECIAL INSPECTIONS AND TESTING

THE OWNER SHALL ENGAGE A SPECIAL INSPECTOR PER CHAPTER 17 OF THE IBC. SPECIAL INSPECTION AND TESTING OF THE DESIGNATED SEISMIC SYSTEMS AND OTHER BUILDING STRUCTURE COMPONENTS SHALL BE AS OUTLINED IN THE SPECIAL INSPECTIONS AND TESTING SCHEDULE. WHERE REQUIREMENTS OVERLAP, THE MORE STRINGENT IS TO BE USED.

SPECIAL INSPECTION IS NOT REQUIRED FOR COMPONENTS FABRICATED IN A SHOP APPROVED BY THE MUNICIPALITY OF ANCHORAGE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. SPECIAL INSPECTION ON STEEL ELEMENTS THAT ARE PART OF THE LATERAL FORCE RESISTING SYSTEM MARKED WITH AN "O" SHALL BE OBSERVED ON A RANDOM DAILY BASIS PER AISC 341-16 J5.

CONTRACTOR STATEMENT OF RESPONSIBILITY

CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE MOA, IN ACCORDANCE WITH IBC 1704.4. THE STATEMENT SHALL ACKNOWLEDGE AWARENESS OF THE SPECIAL REQUIREMENTS OF THE QUALITY ASSURANCE PLAN; ACKNOWLEDGE THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS; IDENTIFY PROCEDURES FOR EXERCISING CONTROL; THE METHOD AND FREQUENCY OF REPORTING, AND THE DISTRIBUTION OF REPORTS; AND IDENTIFY PERSONS THAT WILL EXERCISE CONTROL AND THEIR QUALIFICATIONS.



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REVISIONS

No	Description	Date
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ALPENGLOW ES
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19201 Driftwood Bay Dr.
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BDS Project No.: 402025.030
ASD Project No.:

BID DOCUMENTS

10.28.2025

GENERAL
NOTES
S1.01



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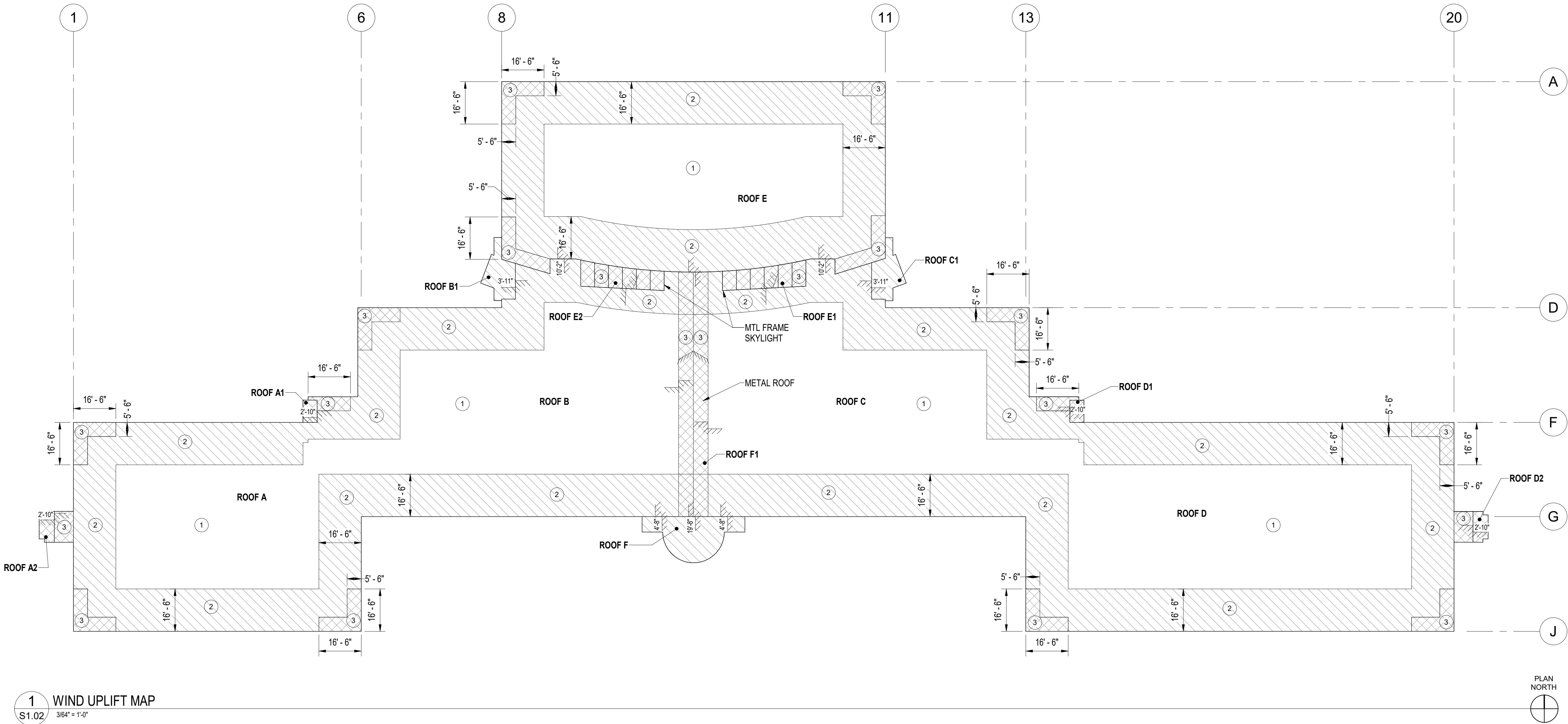
WIND UPLIFT MAP NOTES:

1. THE WIND LOADS LISTED HEREIN ARE GROSS (ULTIMATE) AND ARE TO BE USED IN LOAD COMBINATIONS IN ASCE 7-16.
2. GROSS (ULTIMATE) DEAD LOAD TO BE USED IN ASCE 7-16 LOAD COMBINATIONS FOR RESISTING WIND UPLIFT SHALL BE 12 PSF.
3. ROOF ULTIMATE UPLIFT PRESSURES LISTED ARE FOR TRIBUTARY AREAS LESS THAN OR EQUAL TO 10 SF. TO CONVERT TO SERVICE LEVEL, MULTIPLY THESE VALUES BY 0.6.
4. WIND UPLIFT VALUES ARE BASED ON AN EQUIVALENT WIND AREA OF 10 SQUARE FEET PER ASCE 7-16 CHAPTER 26.2-DEFINITIONS.

C&C WIND LOADS

ZONE	WIND UPLIFT, NOTE 4
1 - MAIN ROOF	56 PSF
2 - END ZONE	71 PSF
3 - CORNER ZONE	94 PSF

- ① MAIN ZONE
② END ZONE
③ CORNER ZONE



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ROOF
REPLACEMENT
19201 Driftwood Bay Dr.
Eagle River, AK 99577
BDS Project No.: 402025.030
ASD Project No.:
BID DOCUMENTS

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WIND UPLIFT
MAP
S1.02

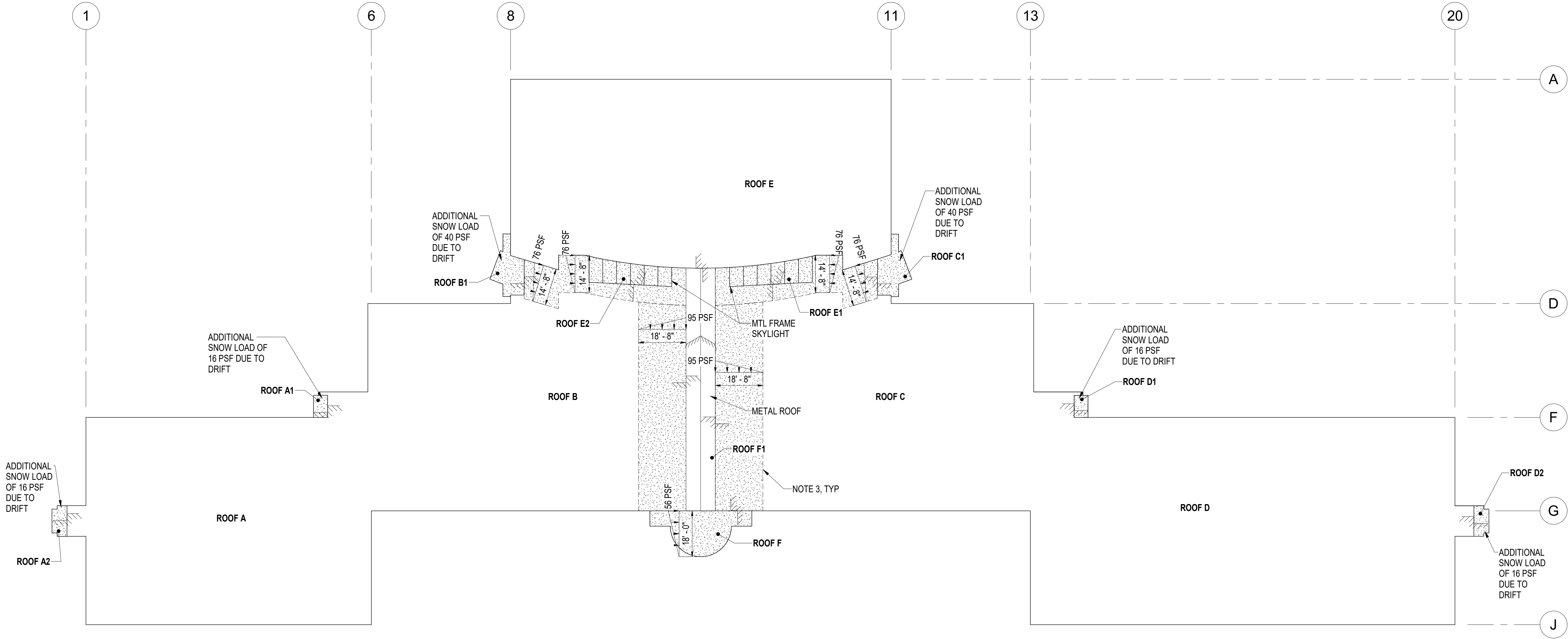
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- SNOW MAP NOTES:**
1. BALANCED ROOF SNOW LOAD PER GENERAL NOTES.
 2. DRIFT LOAD IS TO BE ADDITIVE TO THE BALANCED SNOW LOAD PER ASCE 7-16 FIGURE 7.7-2.
 3. AREAS HIGHLIGHTED SHOW AREAS OF DRIFT.
 4. IF THE DRIFT WIDTH SHOWN PER THE PLAN EXCEEDS THE WIDTH OF THE LOWER ROOF, THE DRIFT SHALL TAPER LINEARLY TO ZERO AT THE FAR END OF THE LOWER LEVEL ROOF PER ASCE 71-6 SECTION 7.7.1.

1 SNOW MAP
S1.03 3/64" = 1'-0"



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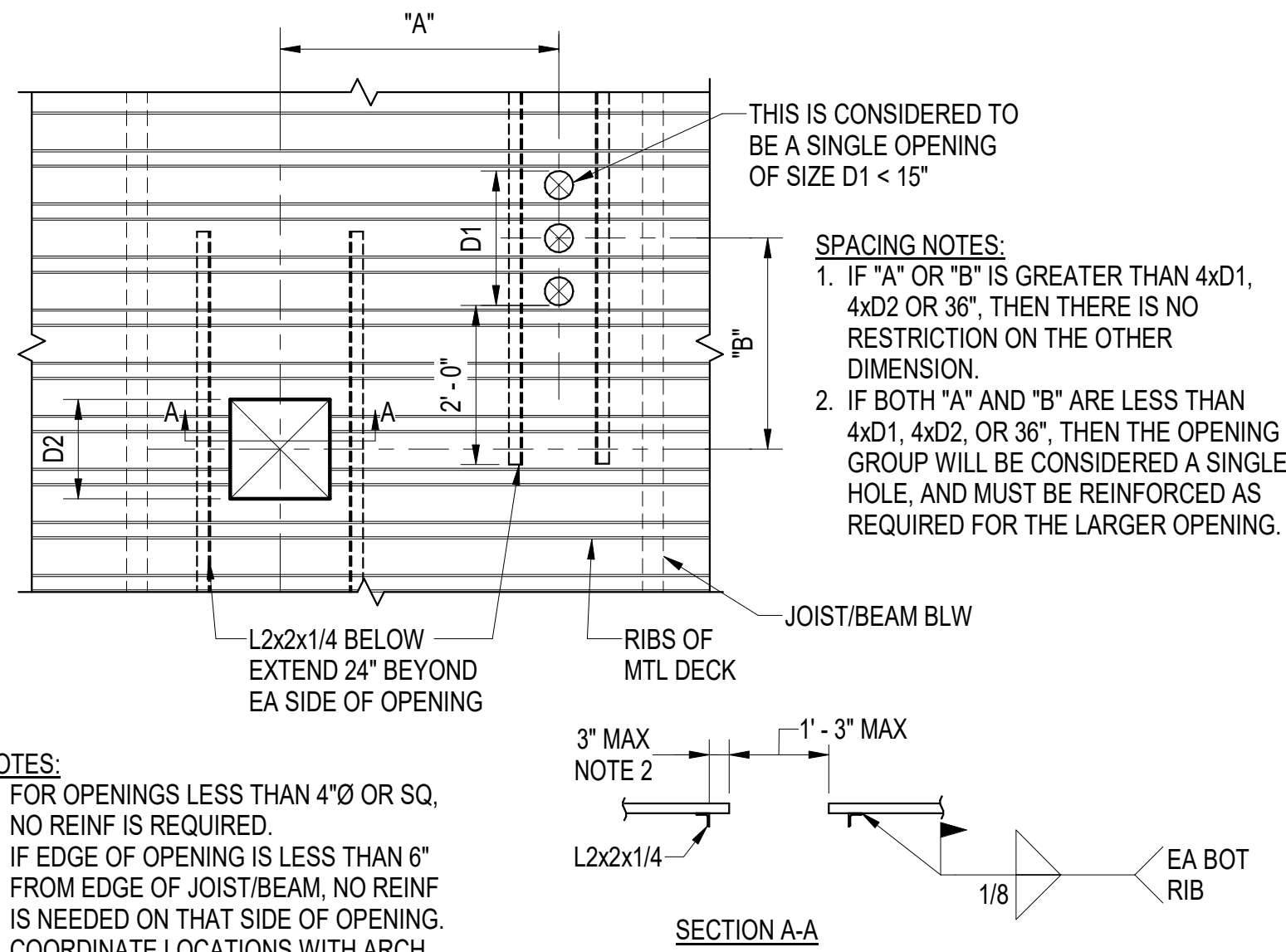
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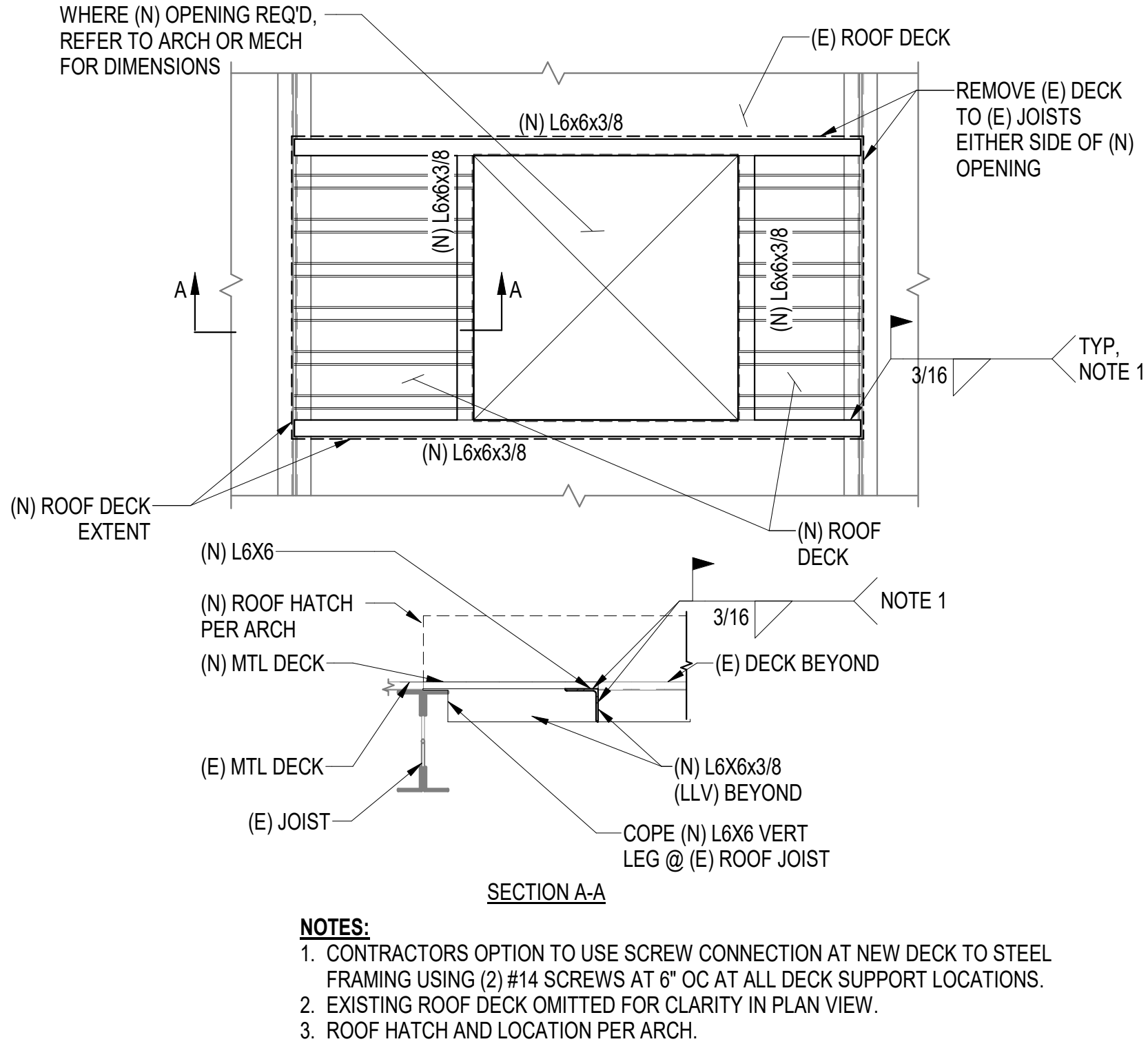
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SNOW MAP
S1.03

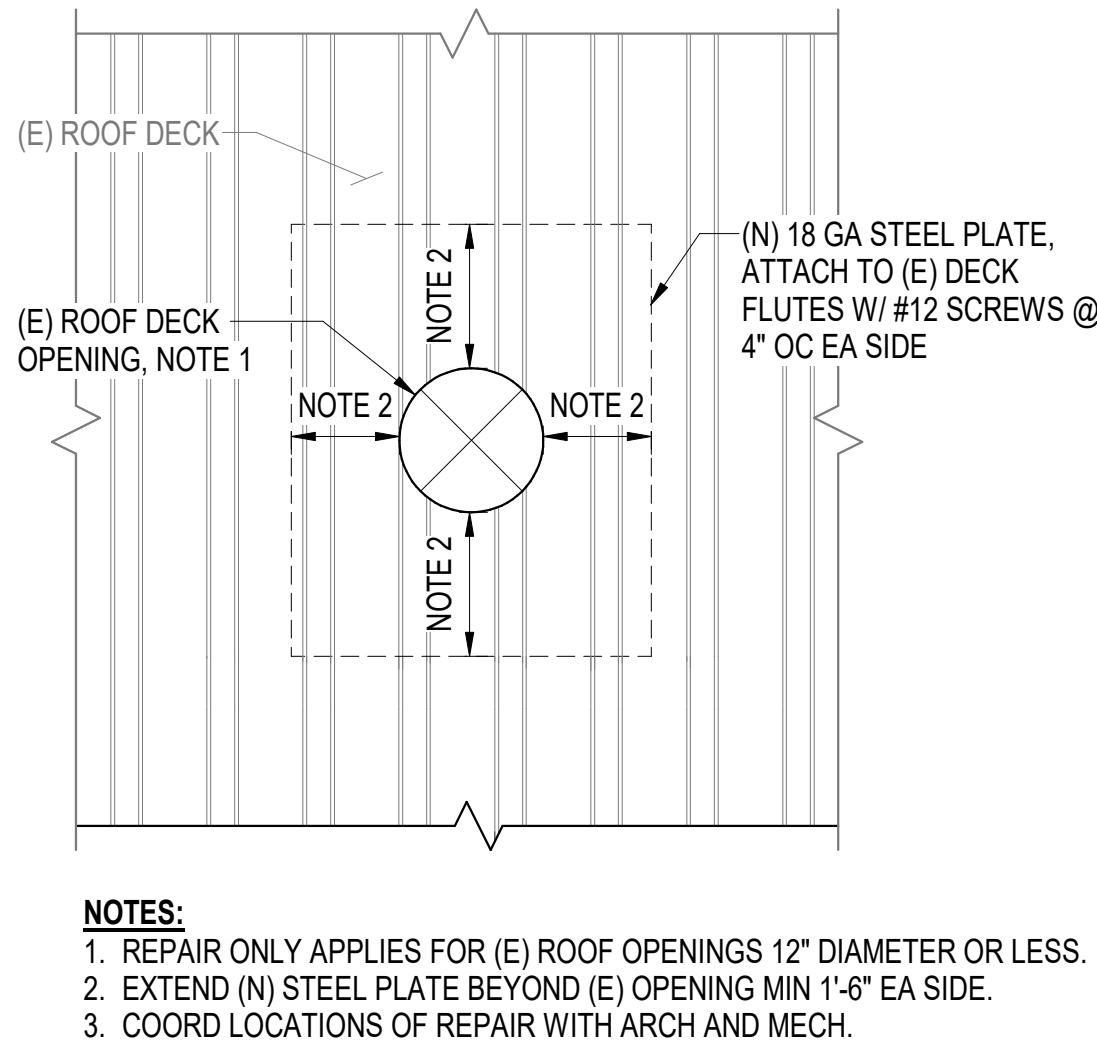
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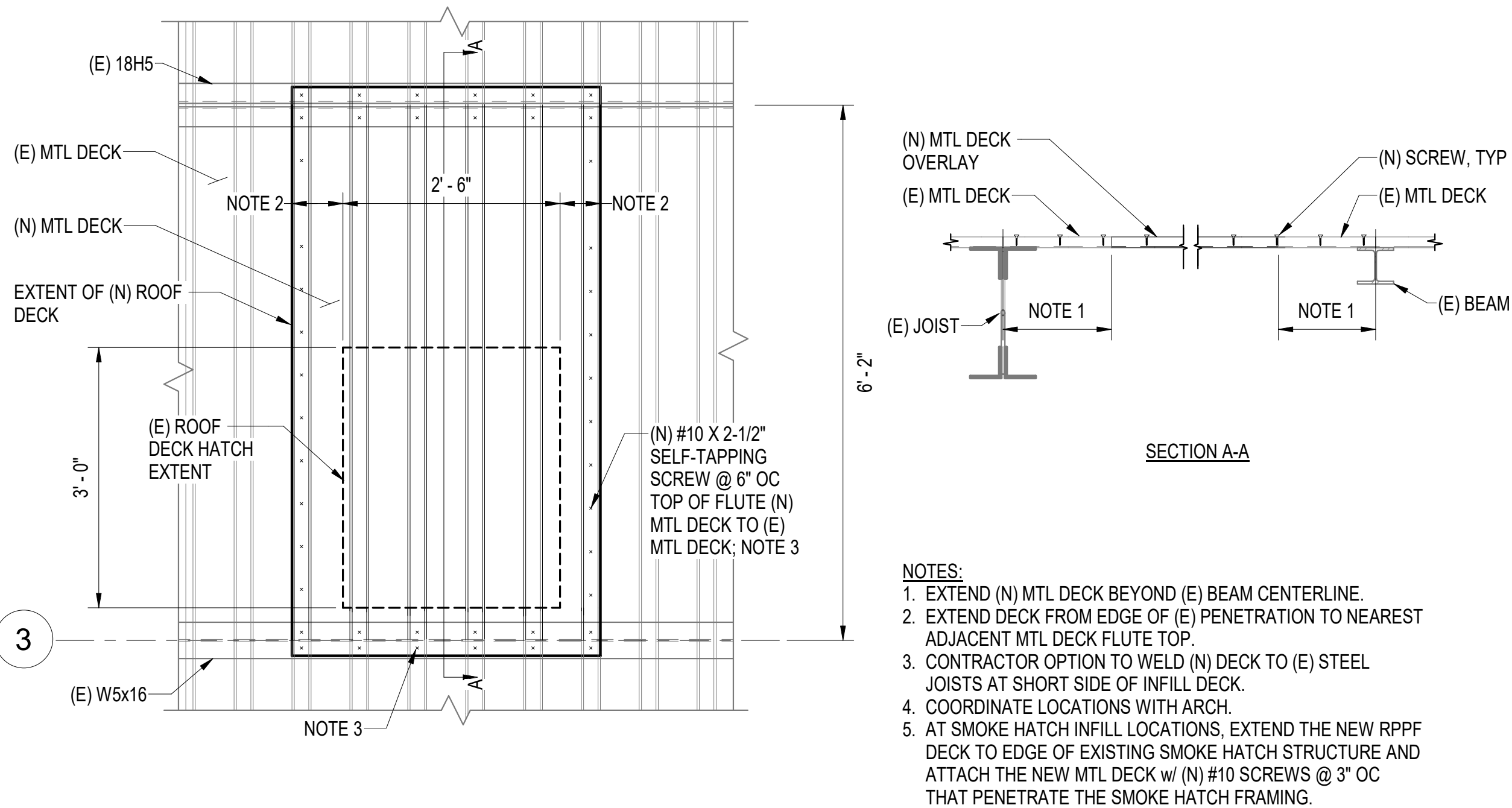
1 TYP SMALL OPENINGS (UP TO 15") IN ROOF DECK
S2.01 1/2" = 1'-0"



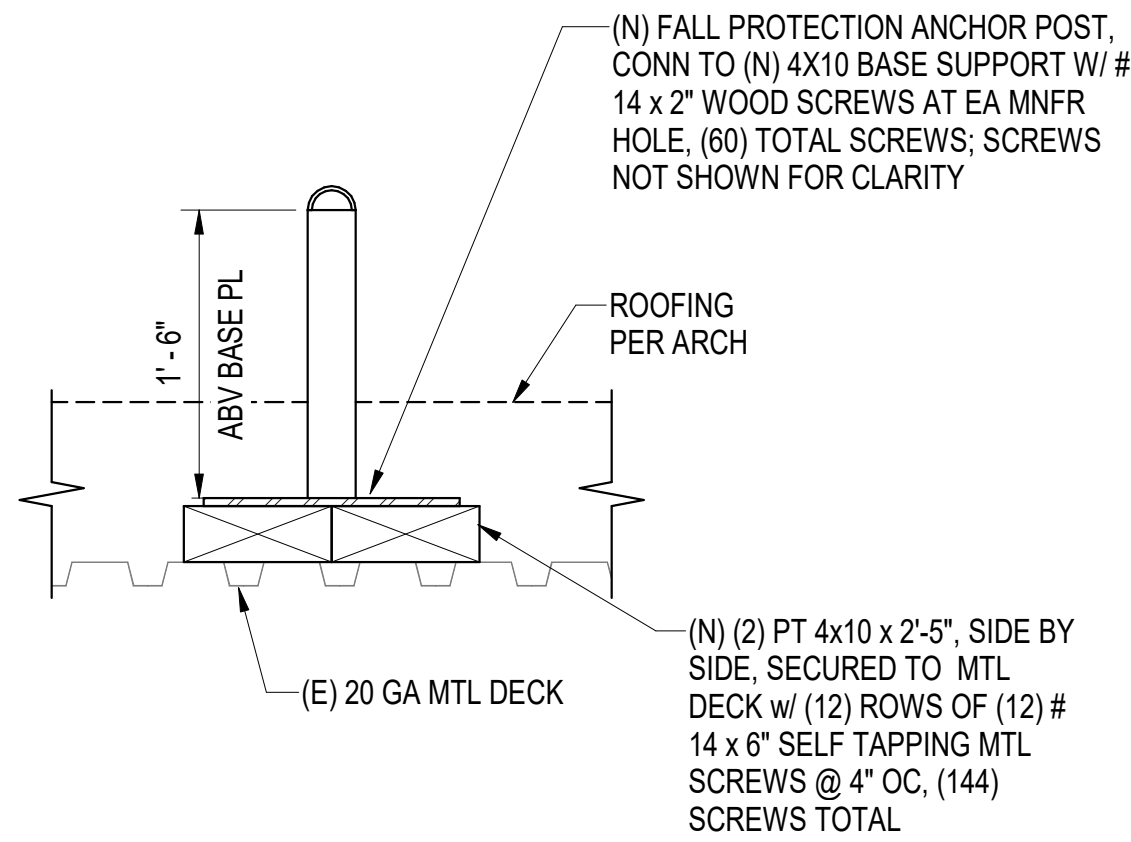
2 TYP (N) LARGE OPENINGS (15" TO 48") IN (E) ROOF DECK
S2.01 1/2" = 1'-0"



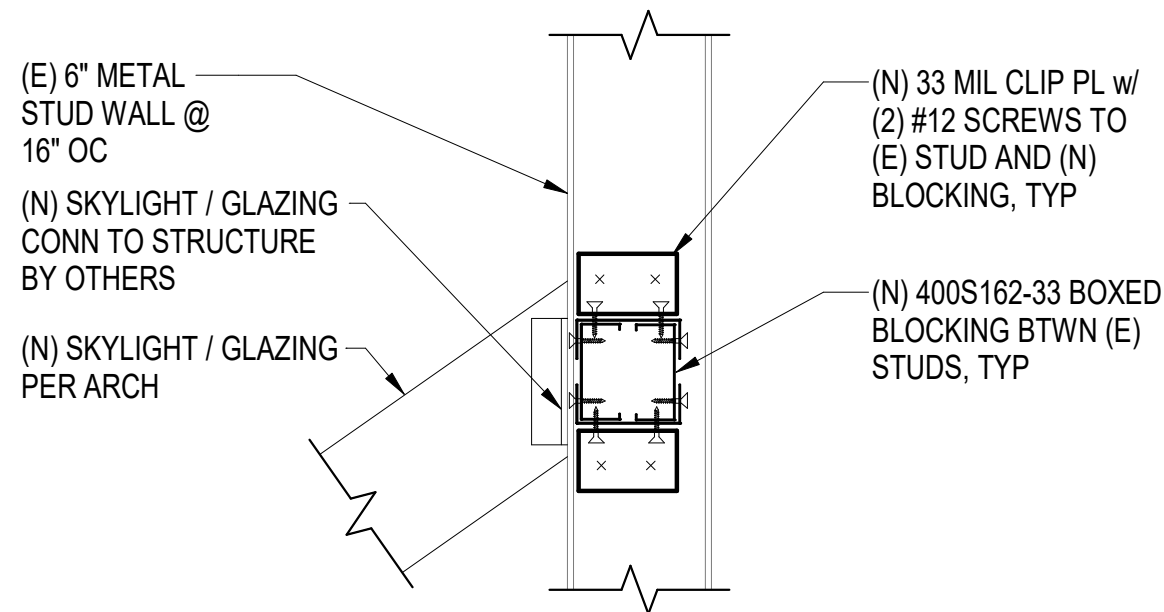
3 SMALL ROOF DECK PATCH REPAIR
S2.01 3/4" = 1'-0"



4 ROOF DECK PENETRATION INFILL DETAIL
S2.01 3/4" = 1'-0"



5 FALL PROTECTION ANCHOR
S2.01 1" = 1'-0"



6 (N) SKYLIGHT WALL HEADER BLOCKING
S2.01 1 1/2" = 1'-0"



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BDS Project No.: 402025.030
ASD Project No.:

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DETAILS
S2.01

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PIPING LEGEND	LOGIC	ABBREVIATIONS
DENOTES DEMOLITION PIPE UP ROOF DRAIN	X DETAIL NUMBER XX SHEET LOCATED ON X SHEET NOTES POINT OF CONNECTION	E/A EXHAUST AIR EXIST EXISTING FT FEET OD-X OVERFLOW DRAIN DESIGNATOR RD-X ROOF DRAIN DESIGNATOR RL RAINLEADER VTR VENT THROUGH ROOF
DUCTWORK LEGEND		
EXHAUST AIR UP & DOWN		

PLUMBING FIXTURE SCHEDULE							
SYMBOL	FIXTURE	MOUNTING	STORM	BASIS OF DESIGN	BASIC MODEL	COLOR/FINISH	REMARKS
RD-1	ROOF DRAIN	ROOF	2"	JR SMITH	1015	CAST IRON	PROVIDE WITH CAST IRON REMOVABLE DOME STRAINER, MEMBRANE FLANGE AND CLAMP WITH INTEGRAL GRAVEL STOP, ADJUSTABLE EXTENSION SLEEVE, AND VANDAL PROOF SECURED TOP.
RD-2	ROOF DRAIN	ROOF	3"	JR SMITH	1015	CAST IRON	PROVIDE WITH CAST IRON REMOVABLE DOME STRAINER, MEMBRANE FLANGE AND CLAMP WITH INTEGRAL GRAVEL STOP, ADJUSTABLE EXTENSION SLEEVE, AND VANDAL PROOF SECURED TOP.
RD-3	ROOF DRAIN	ROOF	4"	JR SMITH	1015	CAST IRON	PROVIDE WITH CAST IRON REMOVABLE DOME STRAINER, MEMBRANE FLANGE AND CLAMP WITH INTEGRAL GRAVEL STOP, ADJUSTABLE EXTENSION SLEEVE, AND VANDAL PROOF SECURED TOP.
OD-1	OVERFLOW DRAIN	ROOF	2"	JR SMITH	1045	CAST IRON	PROVIDE WITH CAST IRON REMOVABLE DOME STRAINER, MEMBRANE FLANGE AND CLAMP WITH INTEGRAL GRAVEL STOP, ADJUSTABLE EXTENSION SLEEVE, AND VANDAL PROOF SECURED TOP, 2" HIGH WATER DAM.
OD-2	OVERFLOW DRAIN	ROOF	3"	JR SMITH	1045	CAST IRON	PROVIDE WITH CAST IRON REMOVABLE DOME STRAINER, MEMBRANE FLANGE AND CLAMP WITH INTEGRAL GRAVEL STOP, ADJUSTABLE EXTENSION SLEEVE, AND VANDAL PROOF SECURED TOP, 2" HIGH WATER DAM.
OD-3	OVERFLOW DRAIN	ROOF	4"	JR SMITH	1045	CAST IRON	PROVIDE WITH CAST IRON REMOVABLE DOME STRAINER, MEMBRANE FLANGE AND CLAMP WITH INTEGRAL GRAVEL STOP, ADJUSTABLE EXTENSION SLEEVE, AND VANDAL PROOF SECURED TOP, 2" HIGH WATER DAM.



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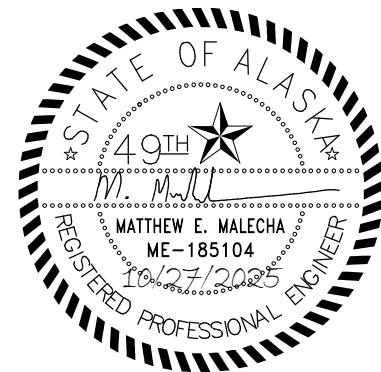
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REPLACEMENT

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ASD Project No.:	112006

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LEGEND AND
SCHEDULES
MO.01

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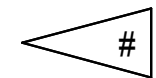
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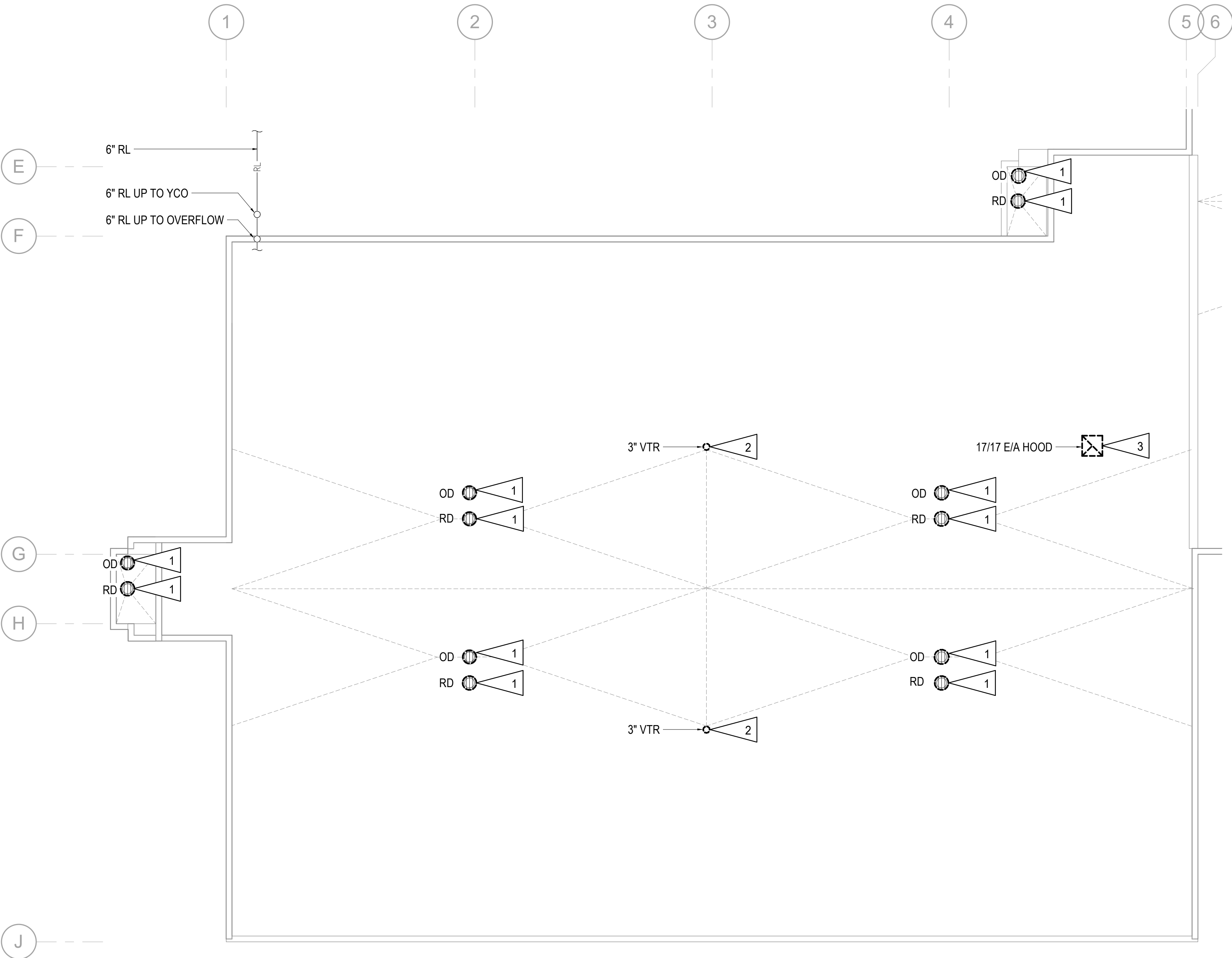
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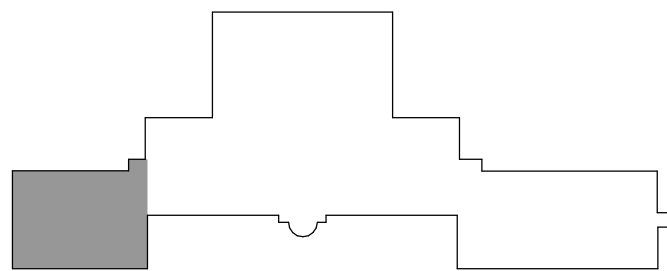
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1 MECHANICAL ROOF DEMOLITION PLAN - ROOF A
1/8" = 1'-0"



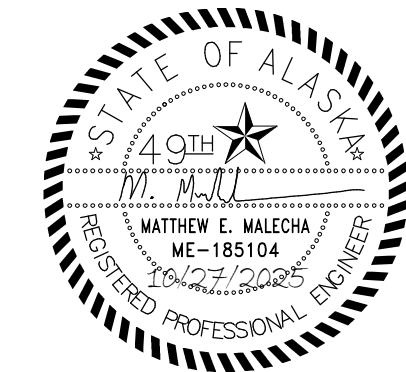
KEYPLAN - ROOF A
NOT TO SCALE



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ROOF
REPLACEMENT

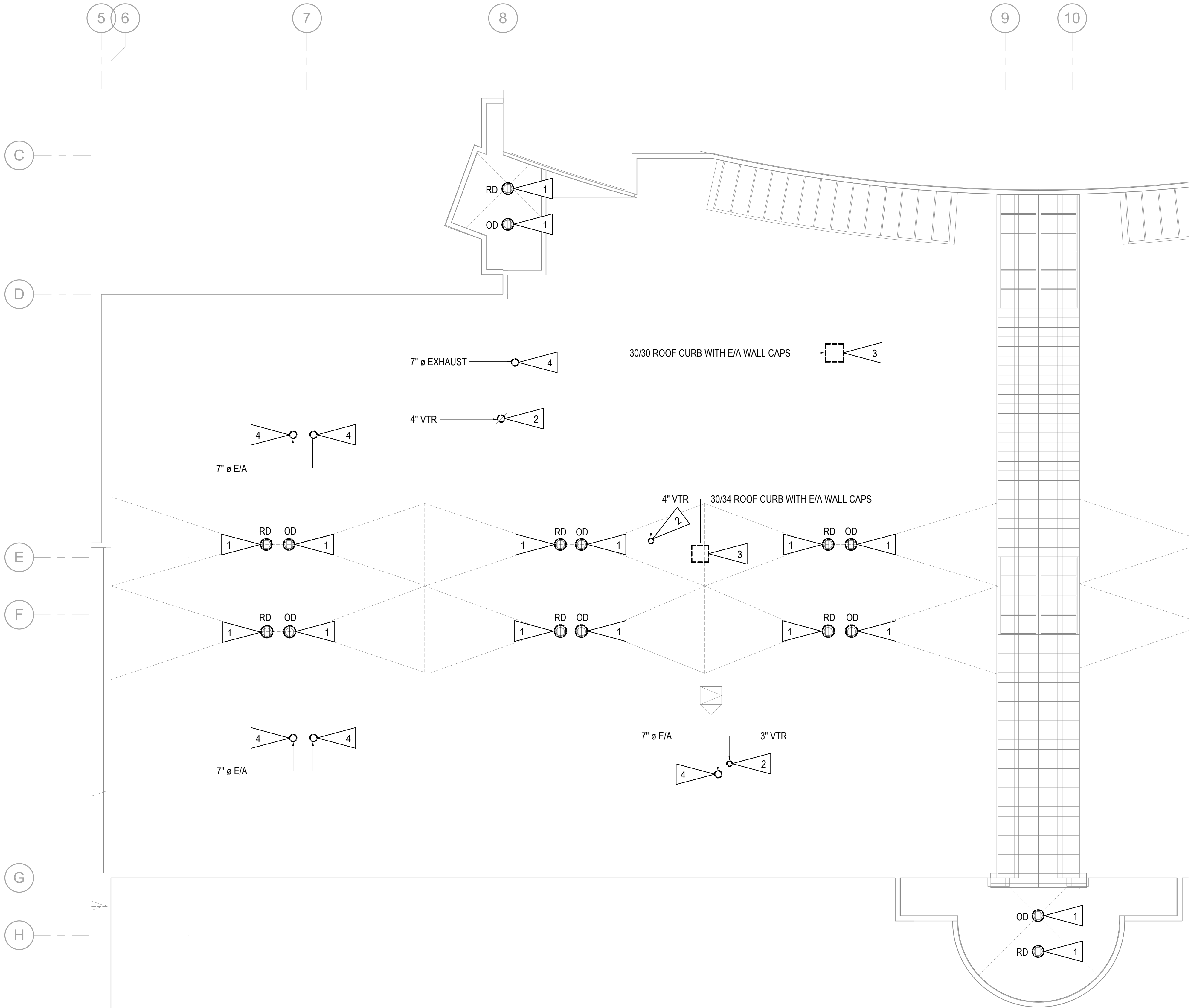
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ROOF
DEMOLITION
PLAN - ROOF A
M1.01

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1 MECHANICAL ROOF DEMOLITION PLAN - ROOF B
1/8" = 1'-0"



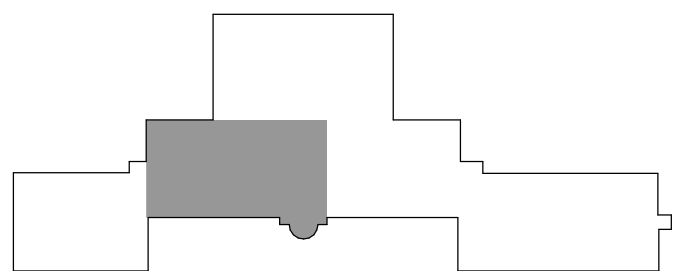
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4. DEMOLISH EXISTING ROUND E/A DUCTWORK THROUGH ROOF. EXISTING E/A DUCTWORK BELOW ROOF SHALL REMAIN FOR RECONNECTION DURING REMODEL.



KEYPLAN - ROOF B
NOT TO SCALE



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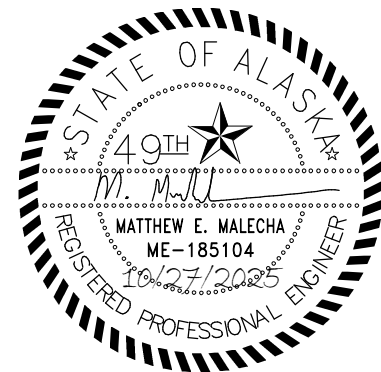
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ALPENGLOW ES
ROOF
REPLACEMENT

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ROOF
DEMOLITION
PLAN - ROOF B
M1.02

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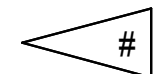
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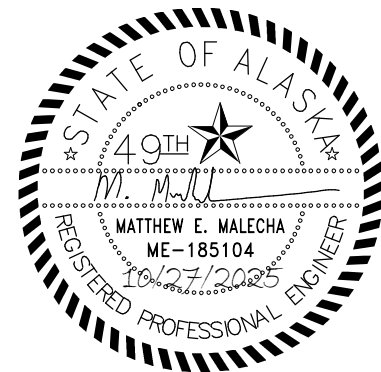


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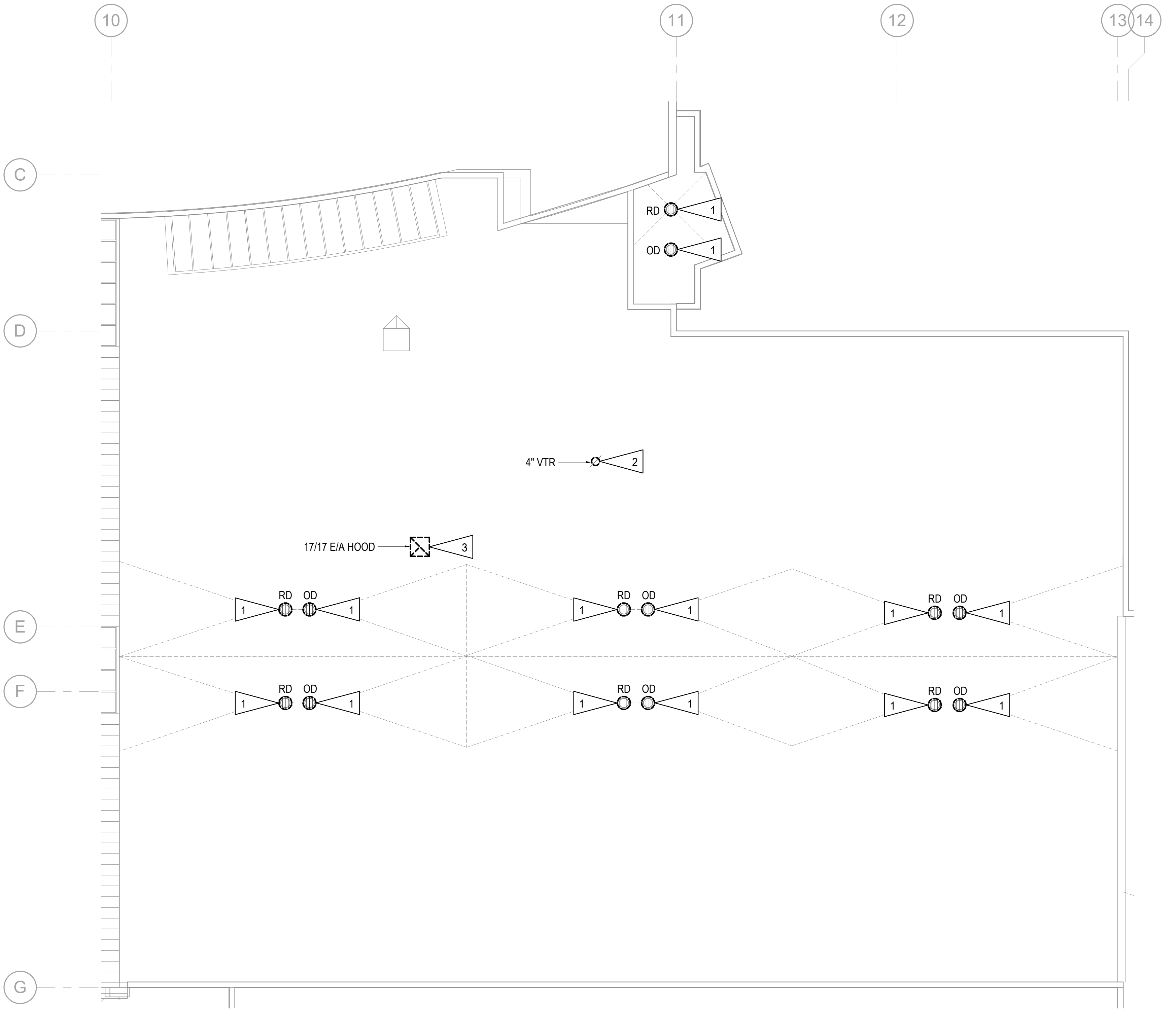
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ROOF
REPLACEMENT

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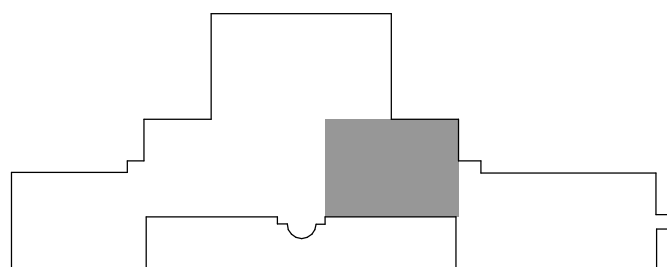
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ROOF
DEMOLITION
PLAN - ROOF C
M1.03



1 MECHANICAL ROOF DEMOLITION PLAN - ROOF C
1/8" = 1'-0"



KEYPLAN - ROOF C
NOT TO SCALE



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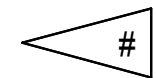
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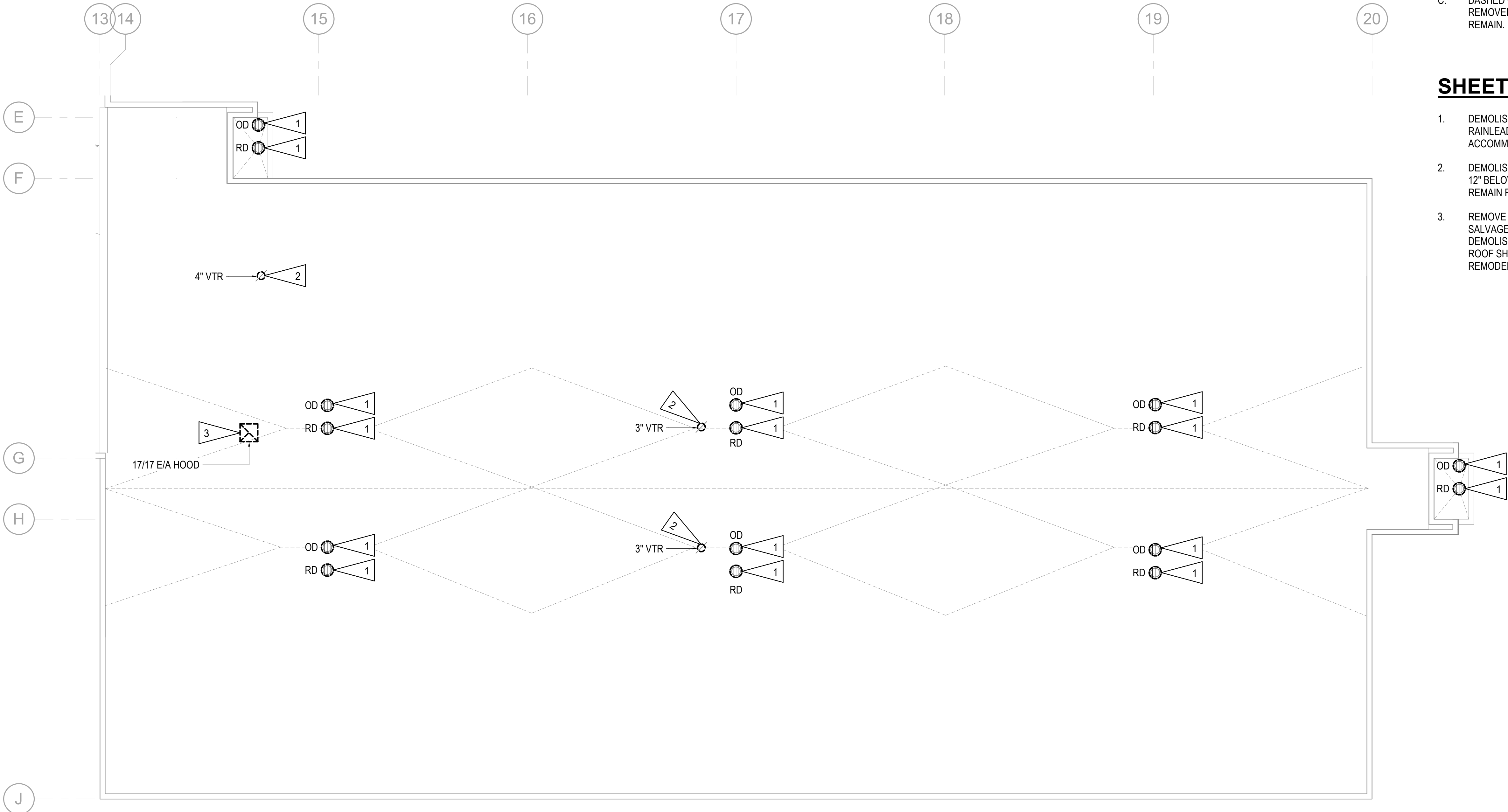
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ROOF
DEMOLITION
PLAN - ROOF D

M1.04

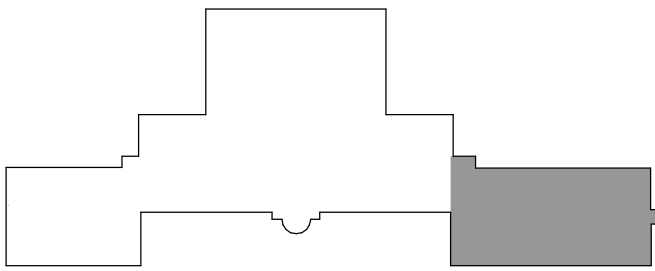


1

MECHANICAL ROOF DEMOLITION PLAN - ROOF D

1/8" = 1'-0"





KEYPLAN - ROOF D

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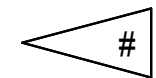
REVISIONS

No Description Date

GENERAL NOTES:

- A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM A NON-DESTRUCTIVE WALK-THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREIN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SHOWN FOR DEMOLITION PRIOR TO START OF WORK.
- B. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIALS. THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO A LOCATION AS DIRECTED BY THE OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- C. DASHED OR DOTTED BOLD LINES INDICATE ITEMS TO BE REMOVED. UNBOLDED LINES INDICATE EXISTING ITEMS TO REMAIN.

SHEET NOTES:



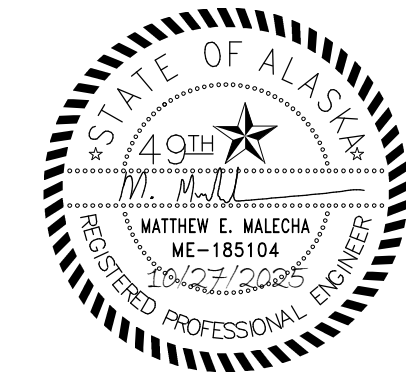
1. DEMOLISH ROOF/OVERFLOW DRAIN AND ASSOCIATED RAINLEADER PIPING BELOW TO EXTENT REQUIRED TO ACCOMMODATE REMODEL WORK.
2. DEMOLISH VTR AND ASSOCIATED VENT PIPING DOWN TO 12" BELOW ROOF DECK. EXISTING PIPING BELOW SHALL REMAIN FOR RECONNECTION DURING REMODEL.
3. REMOVE EXISTING MECHANICAL EQUIPMENT AND SALVAGE FOR REINSTALLATION DURING REMODEL. DEMOLISH ROOF CURB, EXISTING DUCTWORK BELOW ROOF SHALL REMAIN FOR RECONNECTION DURING REMODEL.
4. DISASSEMBLE BOILER FLUE THROUGH ROOF AND SALVAGE FOR REINSTALLATION DURING REMODEL.
5. GENERATOR EXHAUST PIPING ON BUILDING EXTERIOR TO REMAIN.
6. GAS PRESSURE REGULATOR VENT PIPING ON BUILDING EXTERIOR TO REMAIN.
7. DEMOLISH PORTION OF 4" G PIPING THROUGH BUILDING EXTERIOR WALL TO EXTENT REQUIRED TO ACCOMMODATE REMODEL WORK.

RSA

Mechanical and Electrical
Consulting Engineers

670 West Fireweed Lane, STE 200,
Anchorage, AK 99503
(907) 276-0521 Corporate No.: AECC542

Checked By: MEM
Drawn By: AE



BDS, Inc. Entity #25796D

BDS
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701 W 8th Ave #420, Anchorage, Ak 99501
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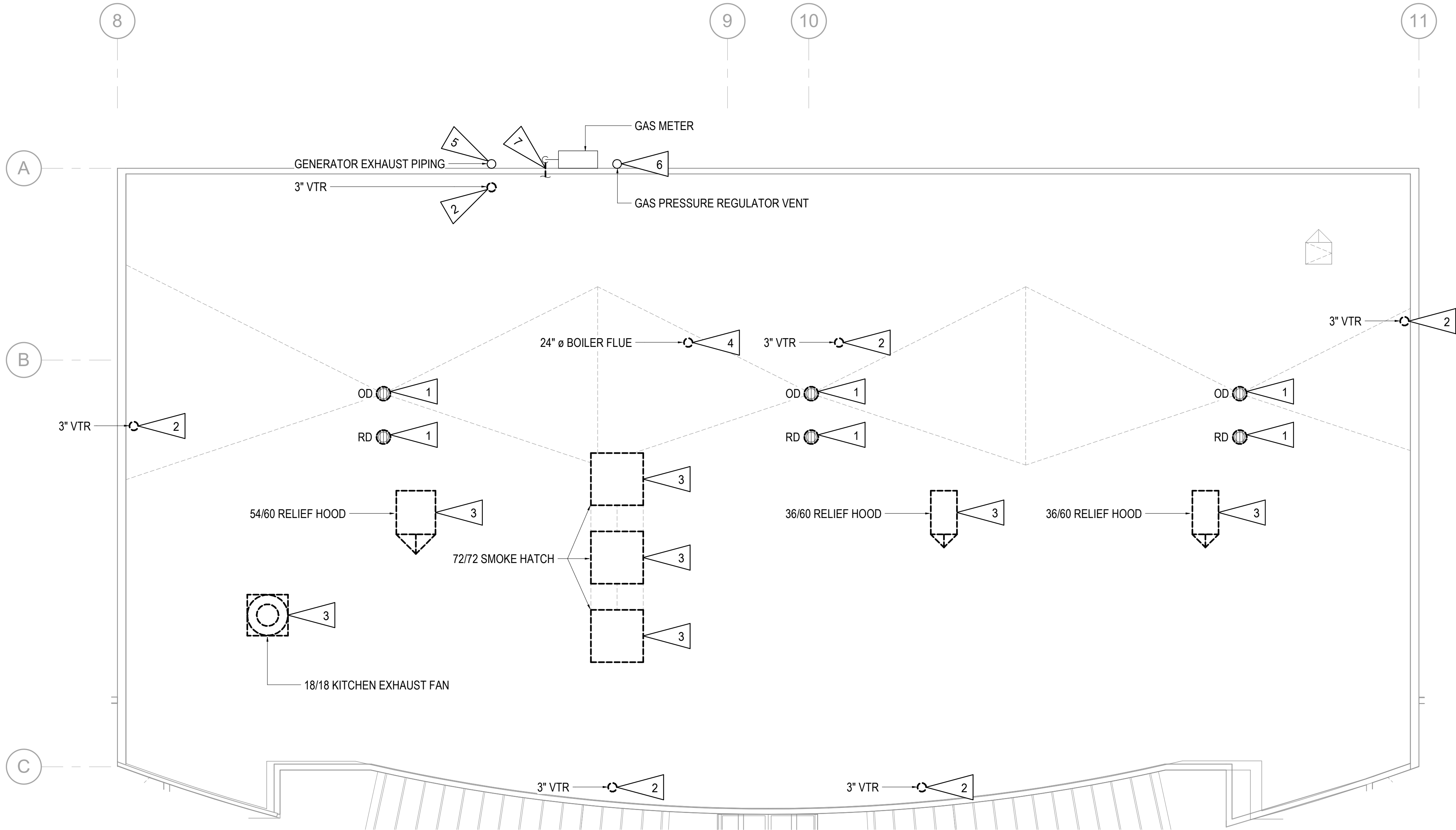
ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
Eagle River, AK 99577

RSA Project No.: M5022
ASD Project No.: 112006

BID DOCUMENTS
10/28/2025

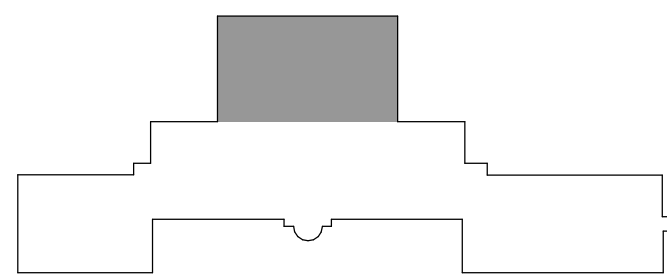
ROOF
DEMOLITION
PLAN - ROOF E
M1.05



1

MECHANICAL ROOF DEMOLITION PLAN - ROOF E

1/8" = 1'-0"



KEYPLAN - ROOF E

NOT TO SCALE



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REVISIONS

No Description Date

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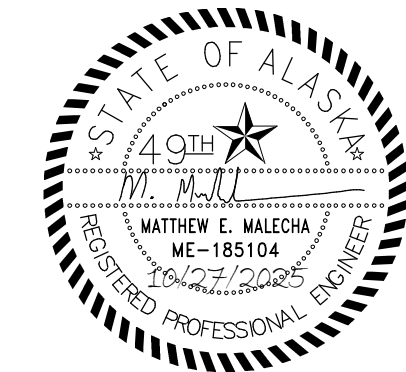
SHEET NOTES:

1. INSTALL PRIMARY/OVERFLOW DRAIN AS INDICATED AND CONNECT TO EXISTING RAINLEADER PIPING BELOW. FOR TYPICAL PIPING DETAIL, SEE - 1 M301
2. EXTEND PLUMBING VENT THROUGH ROOF MINIMUM 12" ABOVE ROOF MEMBRANE. FOR TYPICAL PIPING DETAIL, SEE - 2 M301
3. REINSTALL SALVAGED MECHANICAL EQUIPMENT ON ROOF CURB AND RECONNECT TO EXISTING DUCTWORK BELOW. FOR TYPICAL MECHANICAL EQUIPMENT CURB DETAIL, SEE - 3 M301

RSA

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Drawn By: AE



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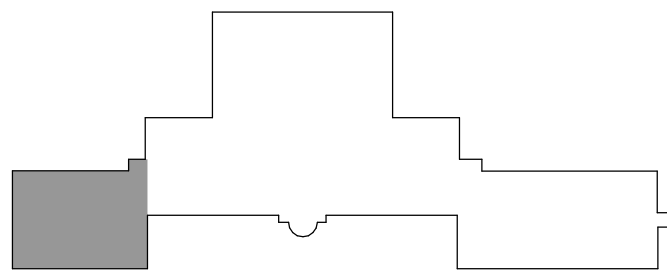
ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
Eagle River, AK 99577

RSA Project No.: M5022
ASD Project No.: 112006

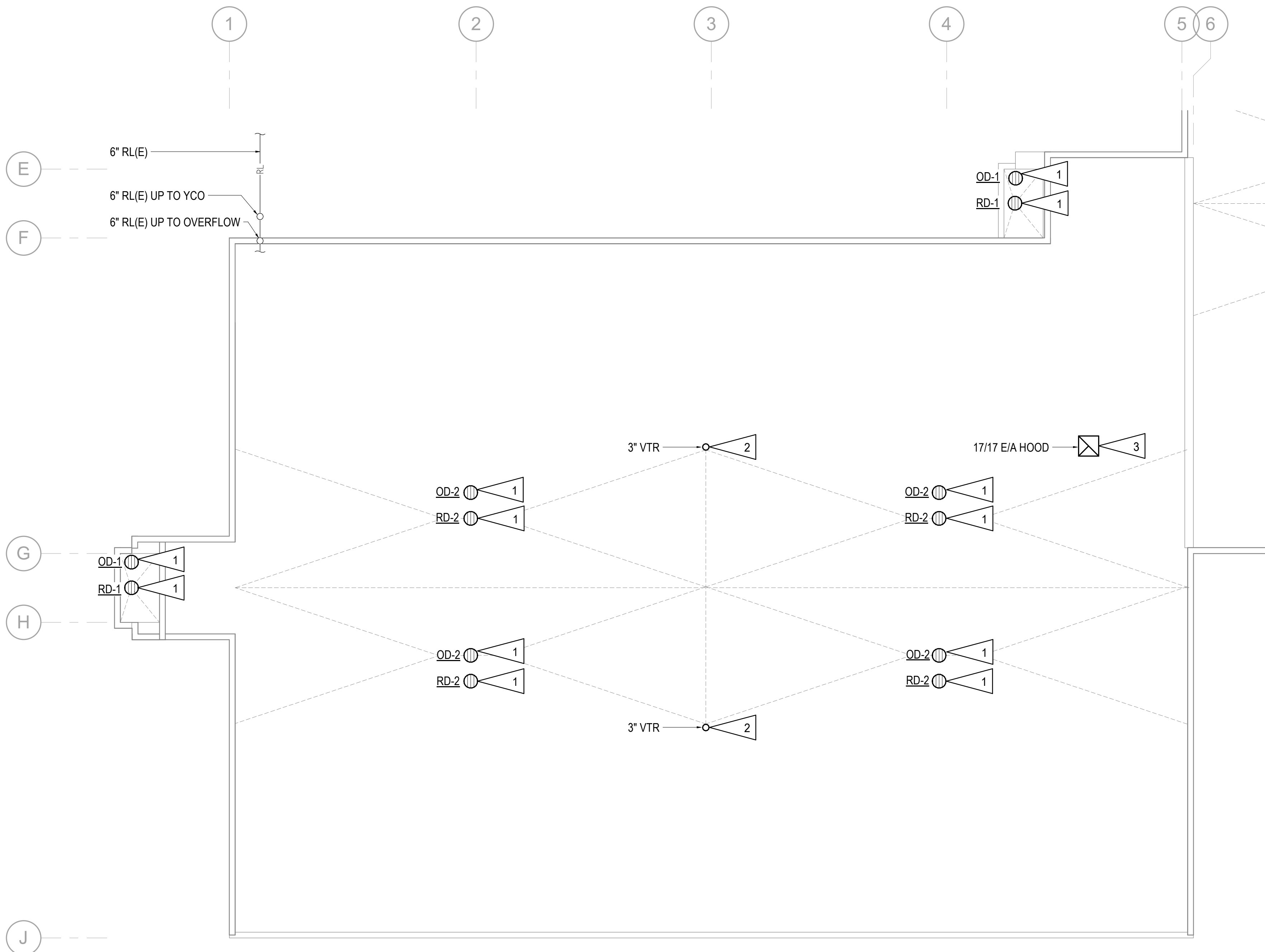
BID DOCUMENTS
10/28/2025

ROOF REMODEL
PLAN - ROOF A
M2.01



KEYPLAN - ROOF A

NOT TO SCALE



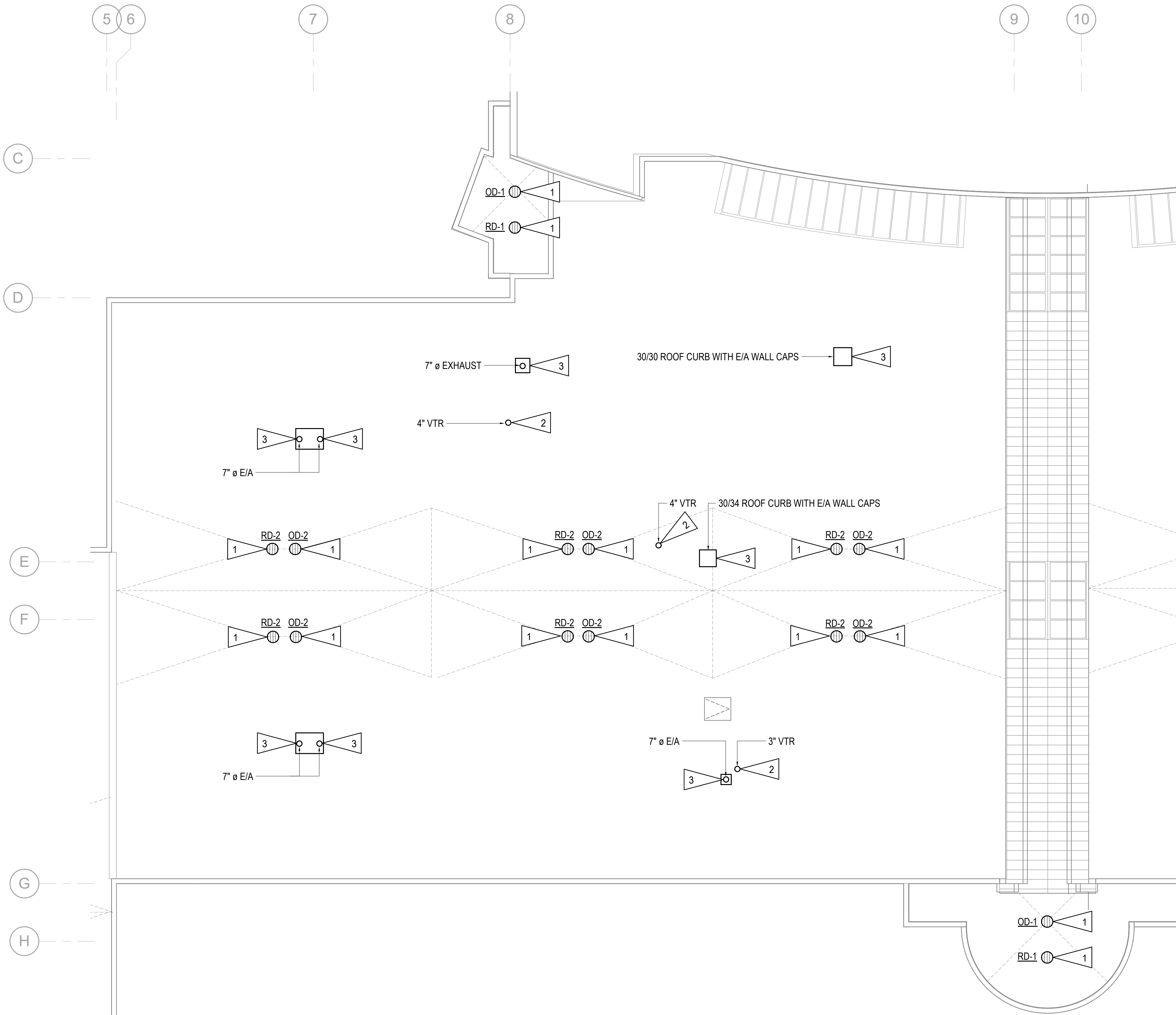
1

MECHANICAL ROOF REMODEL PLAN - ROOF A

1/8" = 1'-0"



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1 MECHANICAL ROOF REMODEL PLAN - ROOF B
1/8" = 1'-0"

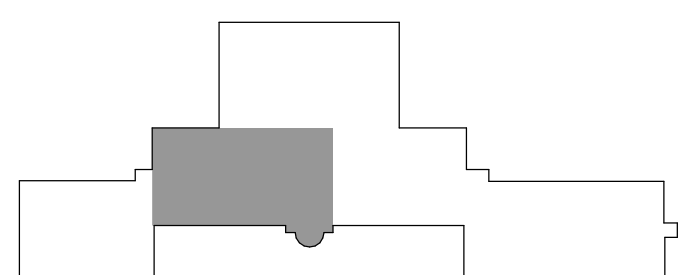


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SHEET NOTES:

1. INSTALL PRIMARY/SECONDARY DRAIN AS INDICATED AND CONNECT TO EXISTING RAINLEADER PIPING BELOW. FOR TYPICAL PIPING DETAIL, SEE - **1**
M301
2. EXTEND PLUMBING VENT THROUGH ROOF MINIMUM 12" ABOVE ROOF MEMBRANE. FOR TYPICAL PIPING DETAIL, SEE - **2**
M301
3. CONNECT E/A DUCTWORK TO EXISTING E/A BELOW AND TERMINATE WITH WALL CAP ON ROOF CURB. FOR TYPICAL EXHAUST TERMINATION, SEE - **4**
M301



KEYPLAN - ROOF B
NOT TO SCALE



Anchorage
School District

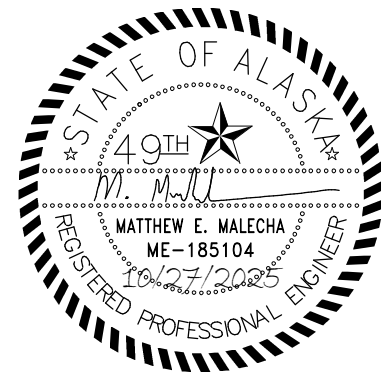
REVISIONS

No	Description	Date
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R S A

Mechanical and Electrical
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(907) 276-0521 Corporate No.: AECC542

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Drawn By: AE



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**ALPENGLOW ES
ROOF
REPLACEMENT**

19201 Driftwood Bay Dr.
Eagle River, AK 99577

RSA Project No.: M5022
ASD Project No.: 112006

BID DOCUMENTS
10/28/2025

**ROOF REMODEL
PLAN - ROOF B
M2.02**

Notification of Potential Hazards: Asbestos, lead and other potentially hazardous materials are present in the building that may impact the work of all trades. Regulated air contaminants, including asbestos and lead, are also present in settled and concealed dust in and on architectural, structural, mechanical and electrical components or systems throughout the building. All trades shall coordinate with other trades and conduct their work to prevent worker exposure or site contamination. Refer to Specification Divisions 0, 1 and 2 for specific information concerning disturbing, removing and disposing of these materials and the installation of new materials or components. This notification is provided in accordance with EPA and OSHA requirements.



Anchorage
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1M301
2. EXTEND PLUMBING VENT THROUGH ROOF MINIMUM 12" ABOVE ROOF MEMBRANE. FOR TYPICAL PIPING DETAIL, SEE -

2M301
3. REINSTALL SALVAGED MECHANICAL EQUIPMENT ON ROOF CURB AND RECONNECT TO EXISTING DUCTWORK BELOW. FOR TYPICAL MECHANICAL EQUIPMENT CURB DETAIL, SEE -

3M301

RSA

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Consulting Engineers
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Drawn By:	AE



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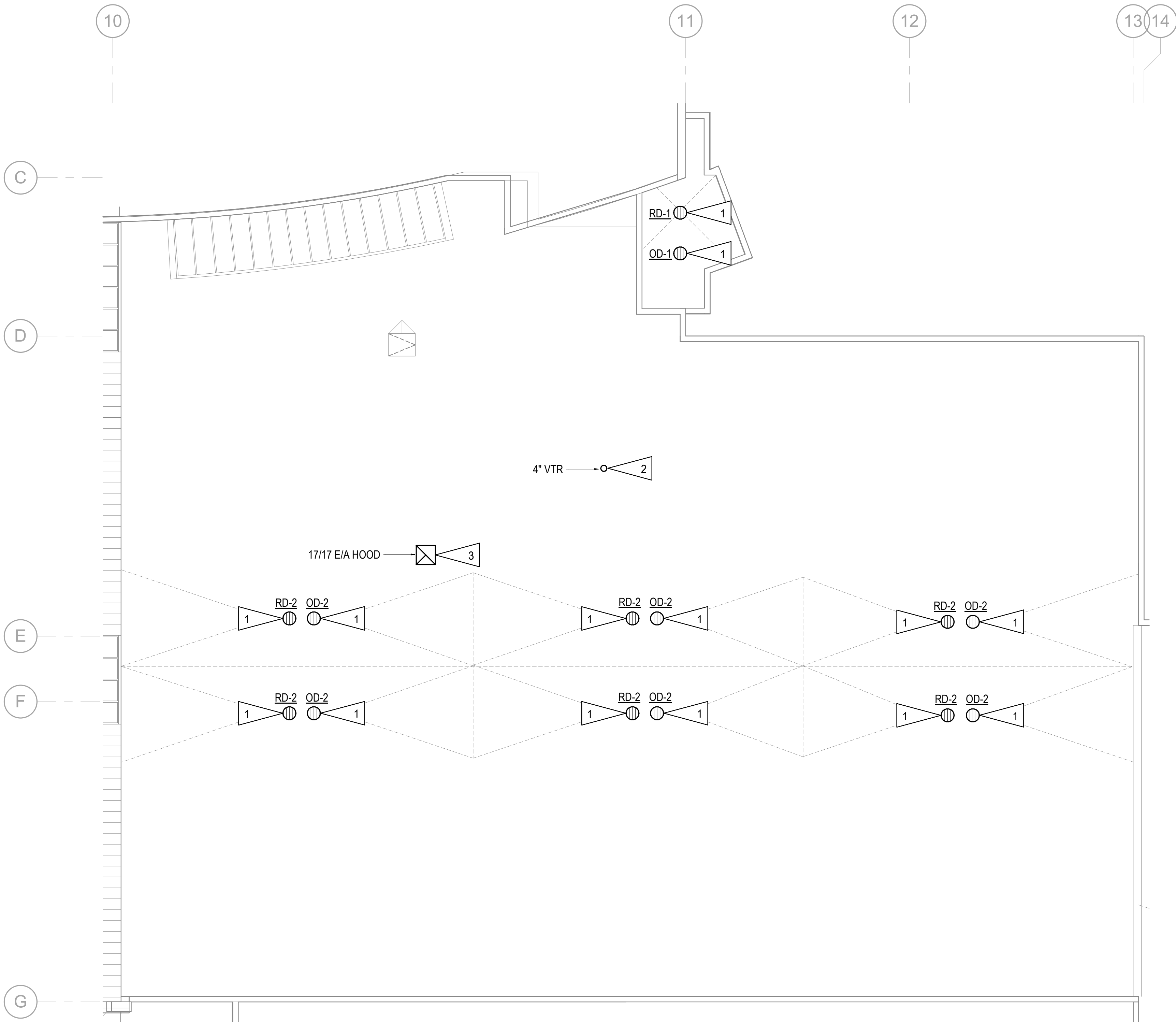
ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
Eagle River, AK 99577

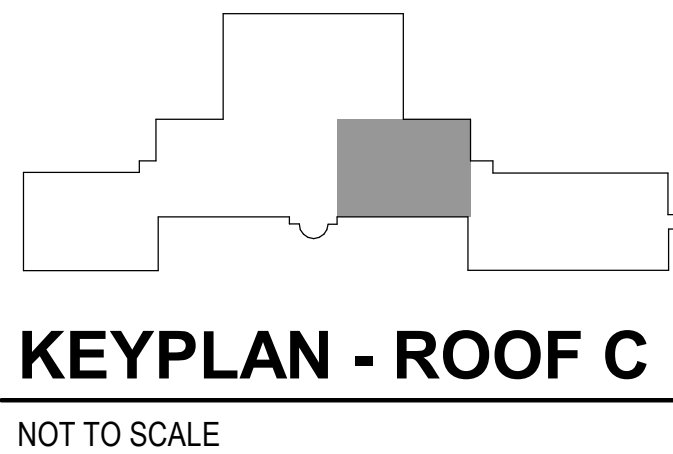
RSA Project No.:	M5022
ASD Project No.:	112006

BID DOCUMENTS
10/28/2025

ROOF REMODEL
PLAN - ROOF C
M2.03



1 MECHANICAL ROOF REMODEL PLAN - ROOF C
1/8" = 1'-0"



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1 / M301
2. EXTEND PLUMBING VENT THROUGH ROOF MINIMUM 12" ABOVE ROOF MEMBRANE. FOR TYPICAL PIPING DETAIL, SEE -

2 / M301
3. REINSTALL SALVAGED MECHANICAL EQUIPMENT ON ROOF CURB AND RECONNECT TO EXISTING DUCTWORK BELOW. FOR TYPICAL MECHANICAL EQUIPMENT CURB DETAIL, SEE -

3 / M301

RSA

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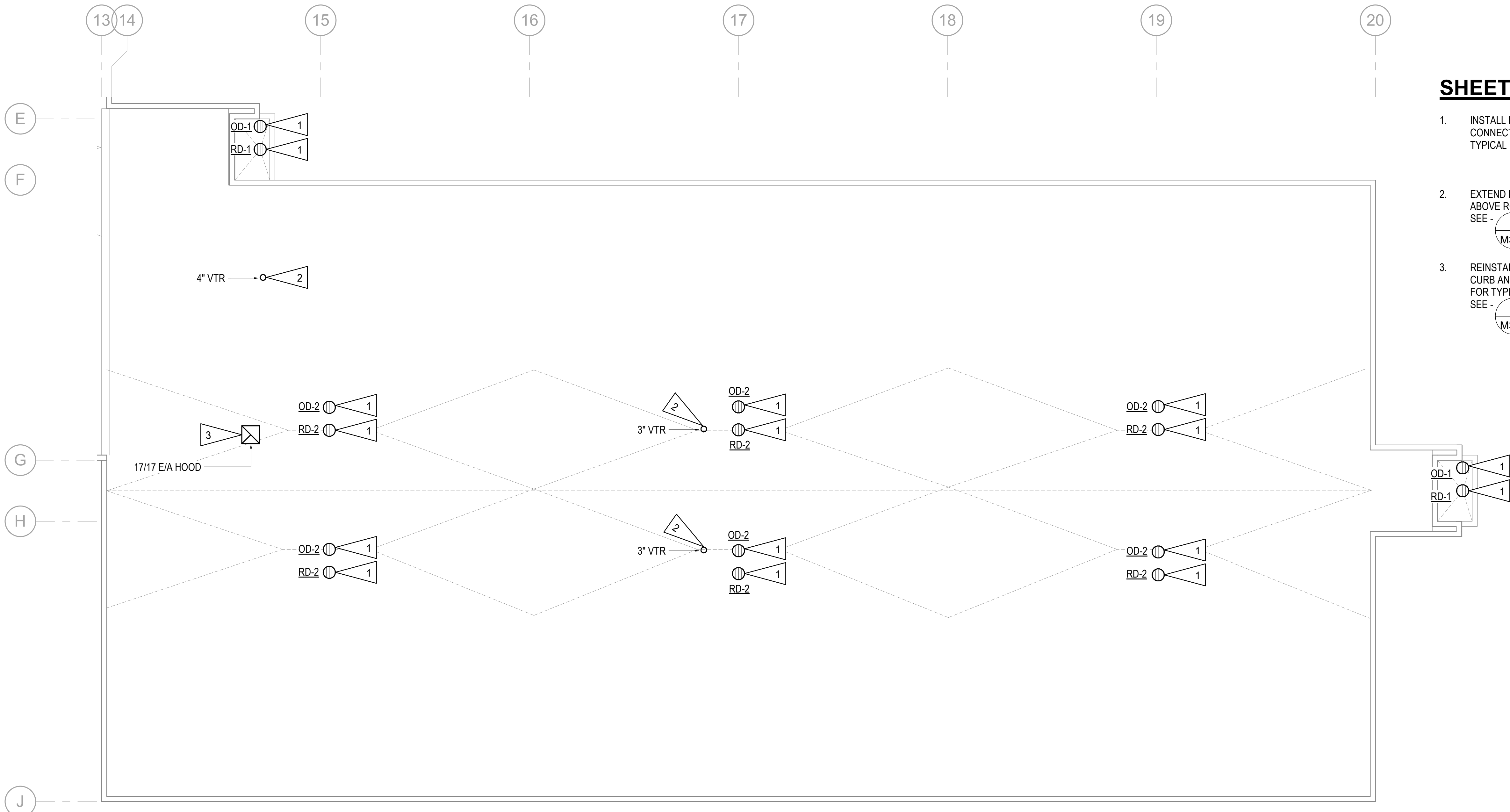
ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
Eagle River, AK 99577

RSA Project No.: M5022
ASD Project No.: 112006

BID DOCUMENTS
10/28/2025

ROOF REMODEL
PLAN - ROOF D
M2.04



1

MECHANICAL ROOF REMODEL PLAN - ROOF D

1/8" = 1'-0"



KEYPLAN - ROOF D

NOT TO SCALE



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Anchorage
School District

REVISIONS

No Description Date

GENERAL NOTES:

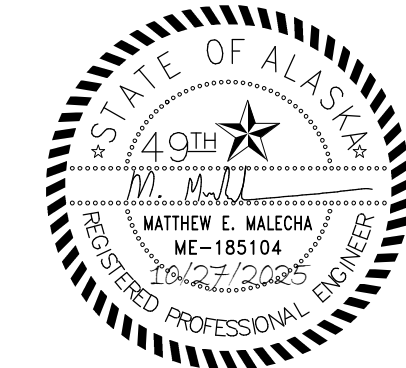
- A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM A NON-DESTRUCTIVE WALK-THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREIN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SHOWN FOR DEMOLITION PRIOR TO START OF WORK.

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M301
2. EXTEND PLUMBING VENT THROUGH ROOF MINIMUM 12" ABOVE ROOF MEMBRANE. FOR TYPICAL PIPING DETAIL, SEE - **2**
M301
3. REINSTALL SALVAGED MECHANICAL EQUIPMENT ON ROOF CURB AND RECONNECT TO EXISTING DUCTWORK BELOW. FOR TYPICAL MECHANICAL EQUIPMENT CURB DETAIL, SEE - **3**
M301
4. REINSTALL BOILER FLUE THROUGH ROOF CURB AND EXTEND TO MINIMUM 3' ABOVE ROOF MEMBRANE, FOR DETAIL SEE - **5**
M301
5. PROVIDE 4" FLEXIBLE PIPING CONNECTION ON 4"G PIPING THROUGH BUILDING EXTERIOR. RECONNECT TO EXISTING PIPING ON BUILDING INTERIOR AND EXTERIOR.
6. FOR SPRINKLER RISER PIPING IN MECHANICAL ROOM BELOW. REPLACE EXISTING (4) 4" AND (4) 6" STANDARD GROOVED MECHANICAL FITTINGS AND REPLACE WITH FLEXIBLE GROOVED FITTINGS APPROVED FOR SEISMIC INSTALLATIONS PER NFPA REQUIREMENTS.

RSA

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Anchorage, AK 99503
(907) 276-0521
Corporate No.: AECC542



BDS, Inc. Entity #25796D

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W: www.bdsak.com

ALPENGLOW ES
ROOF
REPLACEMENT

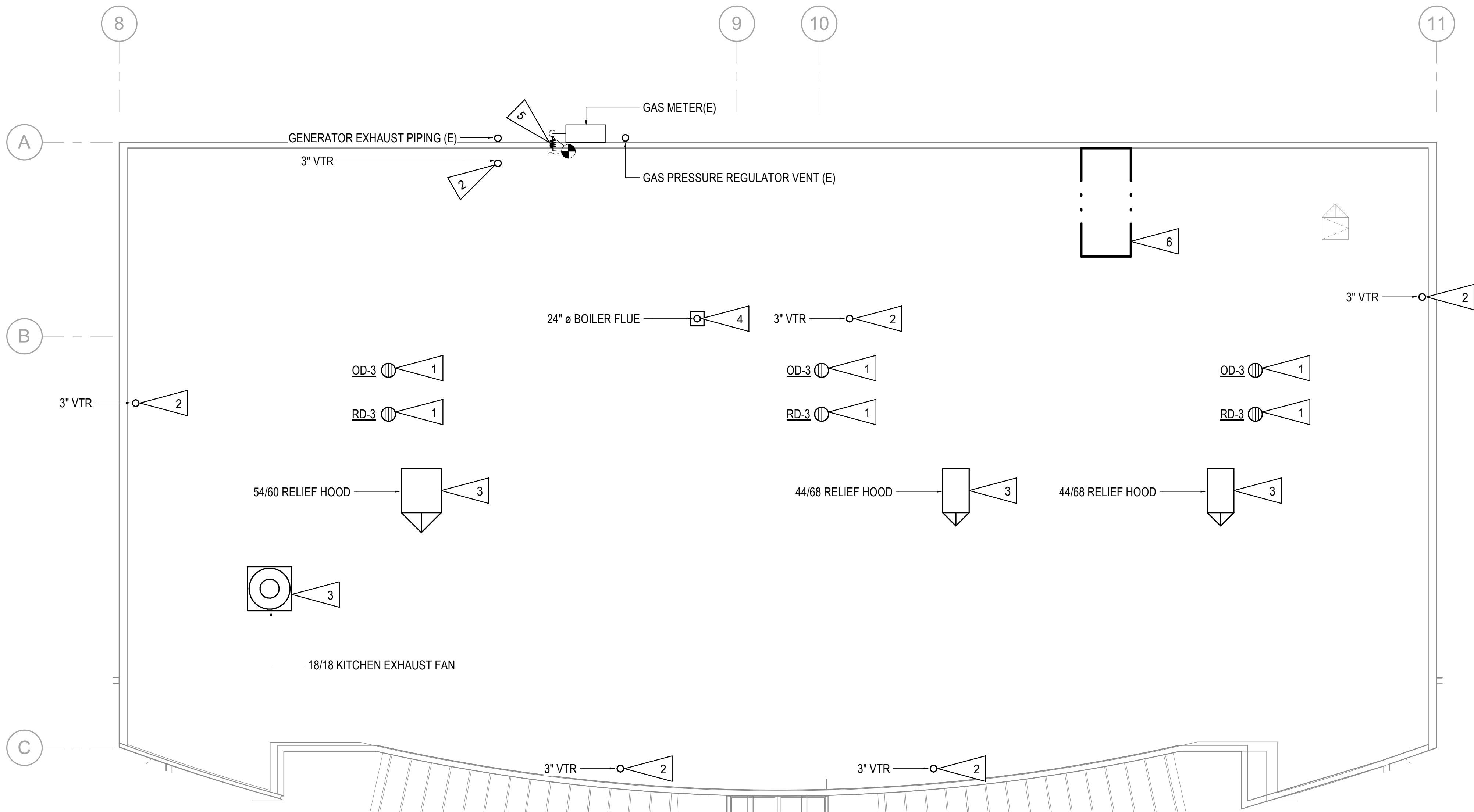
19201 Driftwood Bay Dr.
Eagle River, AK 99577

BDS Project No.: M5022
ASD Project No.:

BID DOCUMENTS

10/28/2025

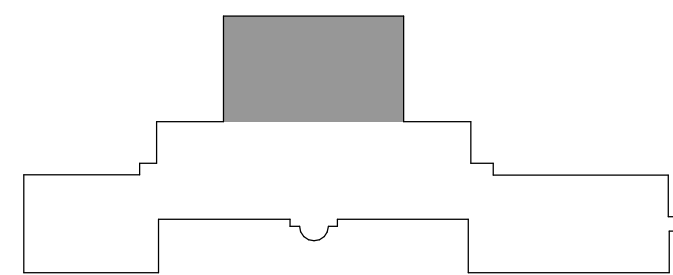
ROOF REMODEL
PLAN - ROOF E
M2.05



1

MECHANICAL ROOF REMODEL PLAN - ROOF E

1/8" = 1'-0"

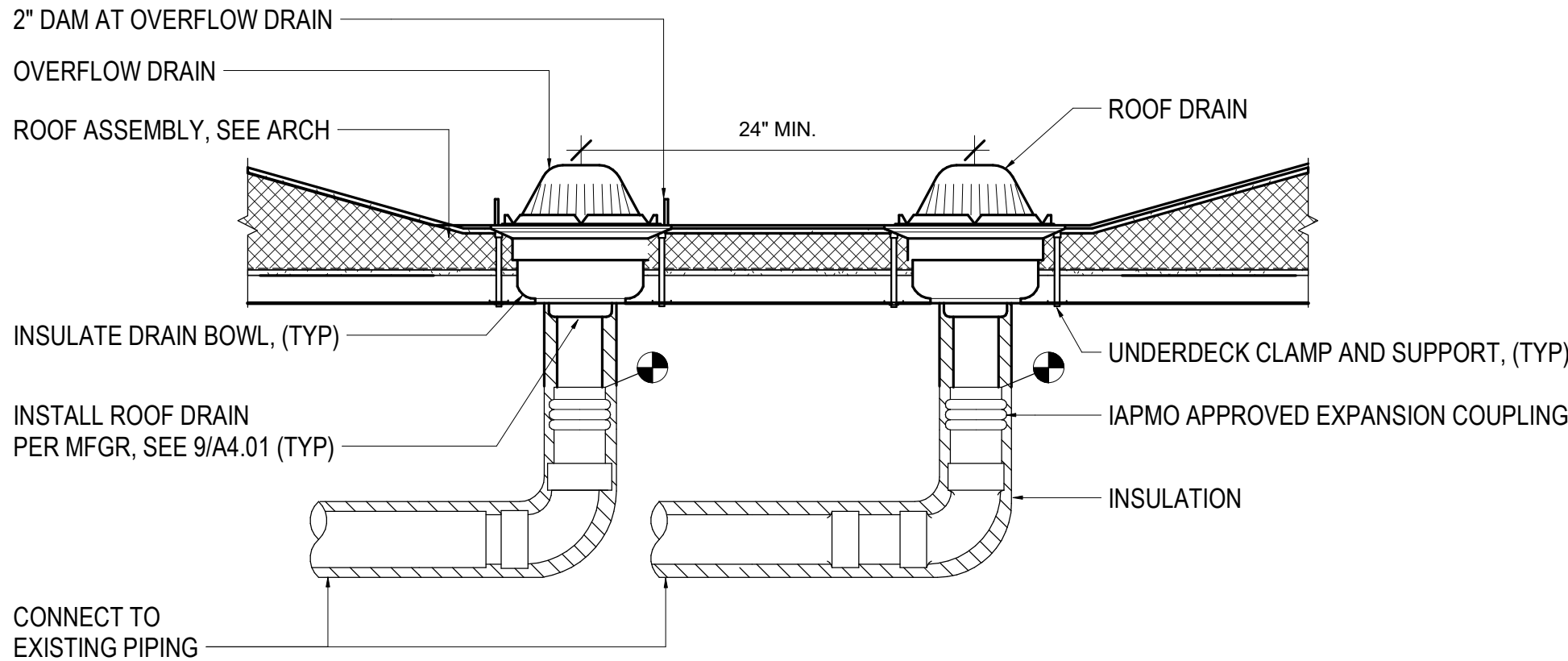


KEYPLAN - ROOF E

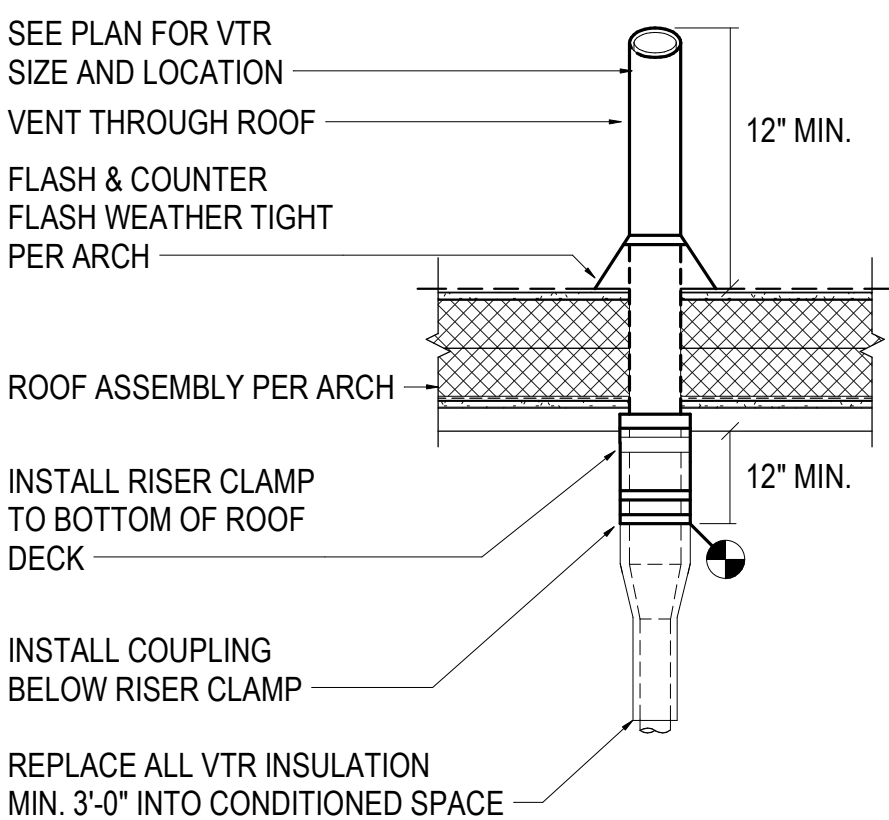
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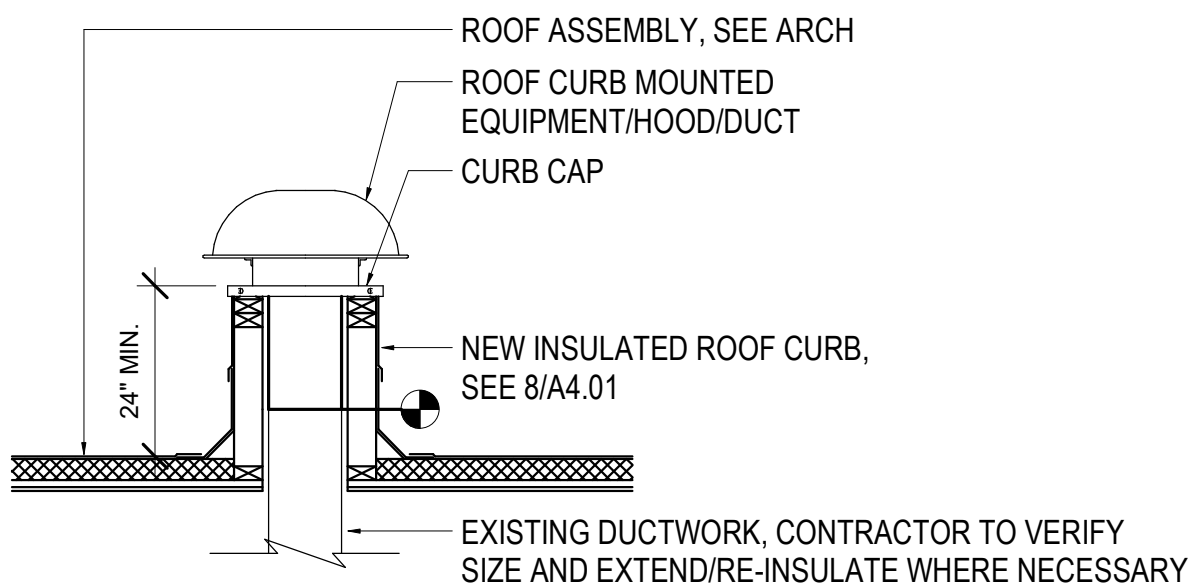
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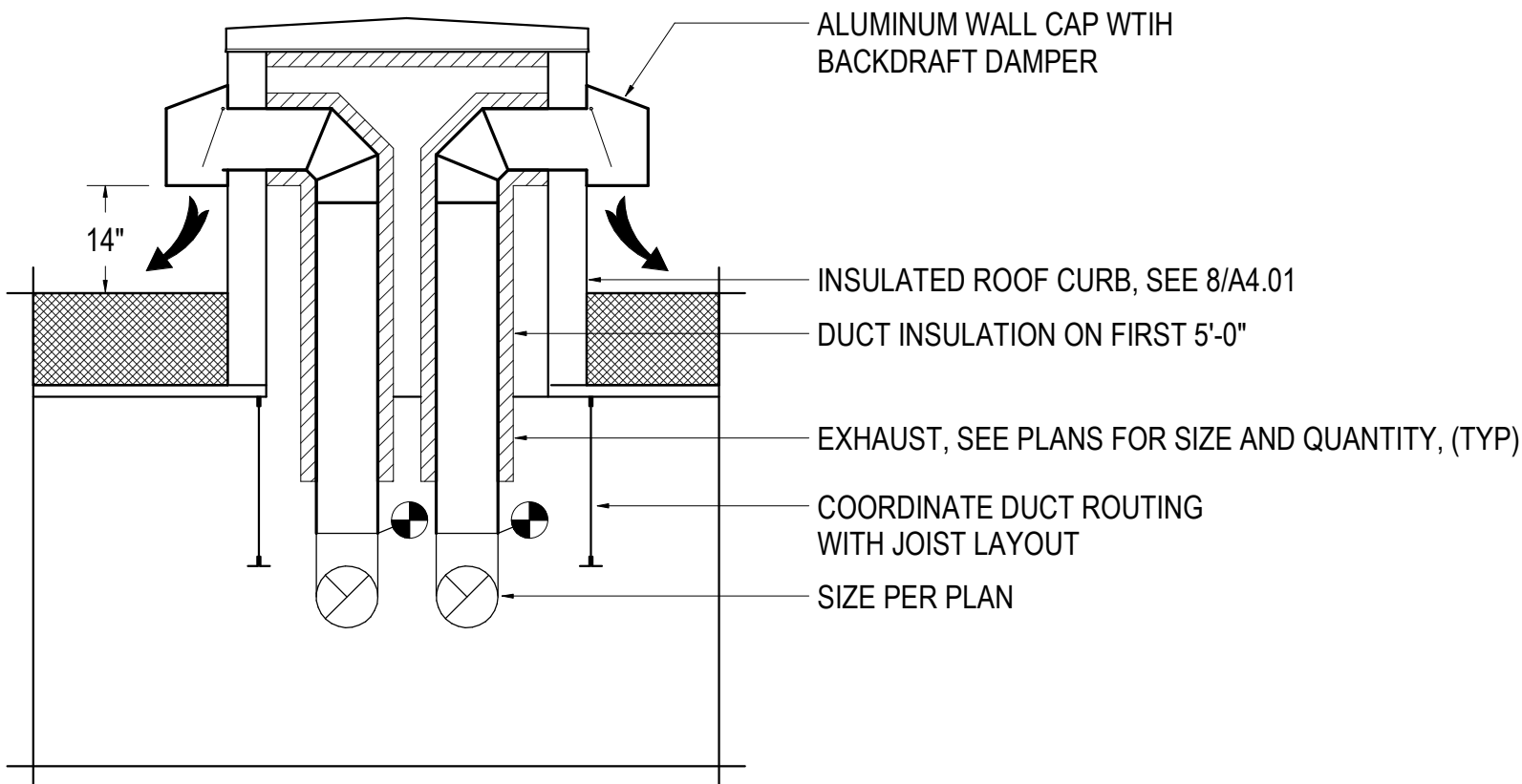
1 ROOF/OVERFLOW DRAIN DETAIL
NOT TO SCALE



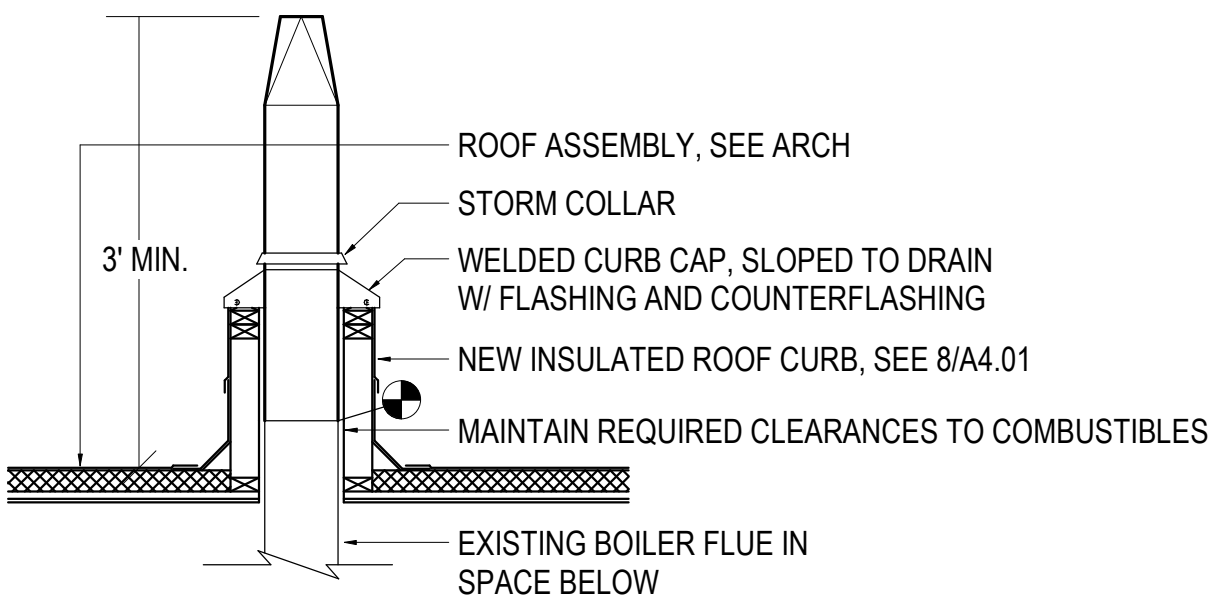
2 VENT THROUGH ROOF DETAIL
NOT TO SCALE



3 MECHANICAL EQUIPMENT ROOF CURB DETAIL
NOT TO SCALE



4 EXHAUST HOOD TERMINATION DETAIL
NOT TO SCALE



5 BOILER FLUE ROOF CURB DETAIL
NOT TO SCALE



Anchorage
School District

REVISIONS

No Description Date

RSA

Mechanical and Electrical
Consulting Engineers
670 West Fireweed Lane, STE 200,
Anchorage, AK 99503
(907) 276-0521 Corporate No.: AECC542

Checked By: MEM
Drawn By: AE



BDS, Inc. Entity #25796D

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ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
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RSA Project No.: M5022
ASD Project No.: 112006

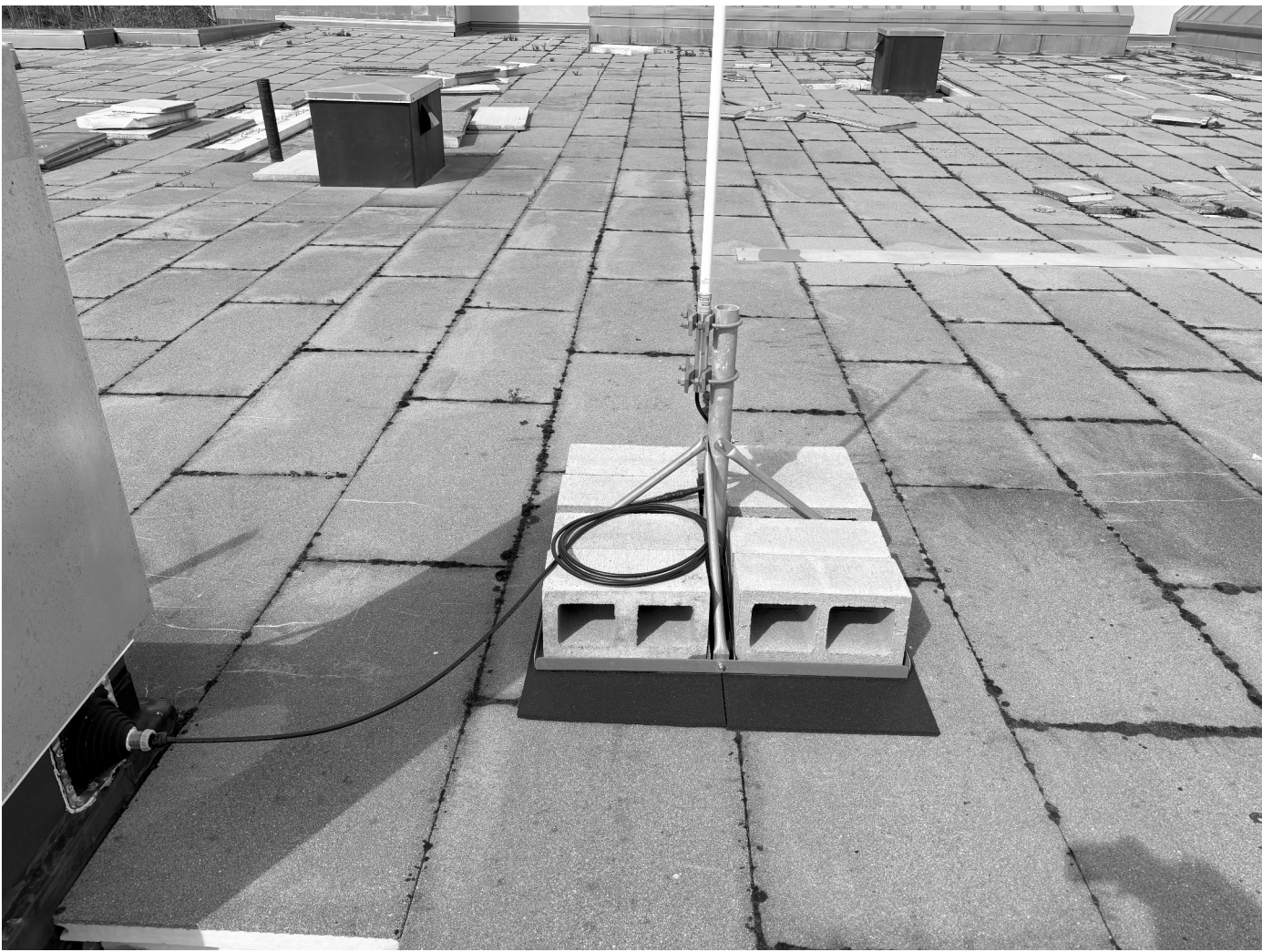
BID DOCUMENTS
10/28/2025

MECHANICAL
DETAILS
M3.01

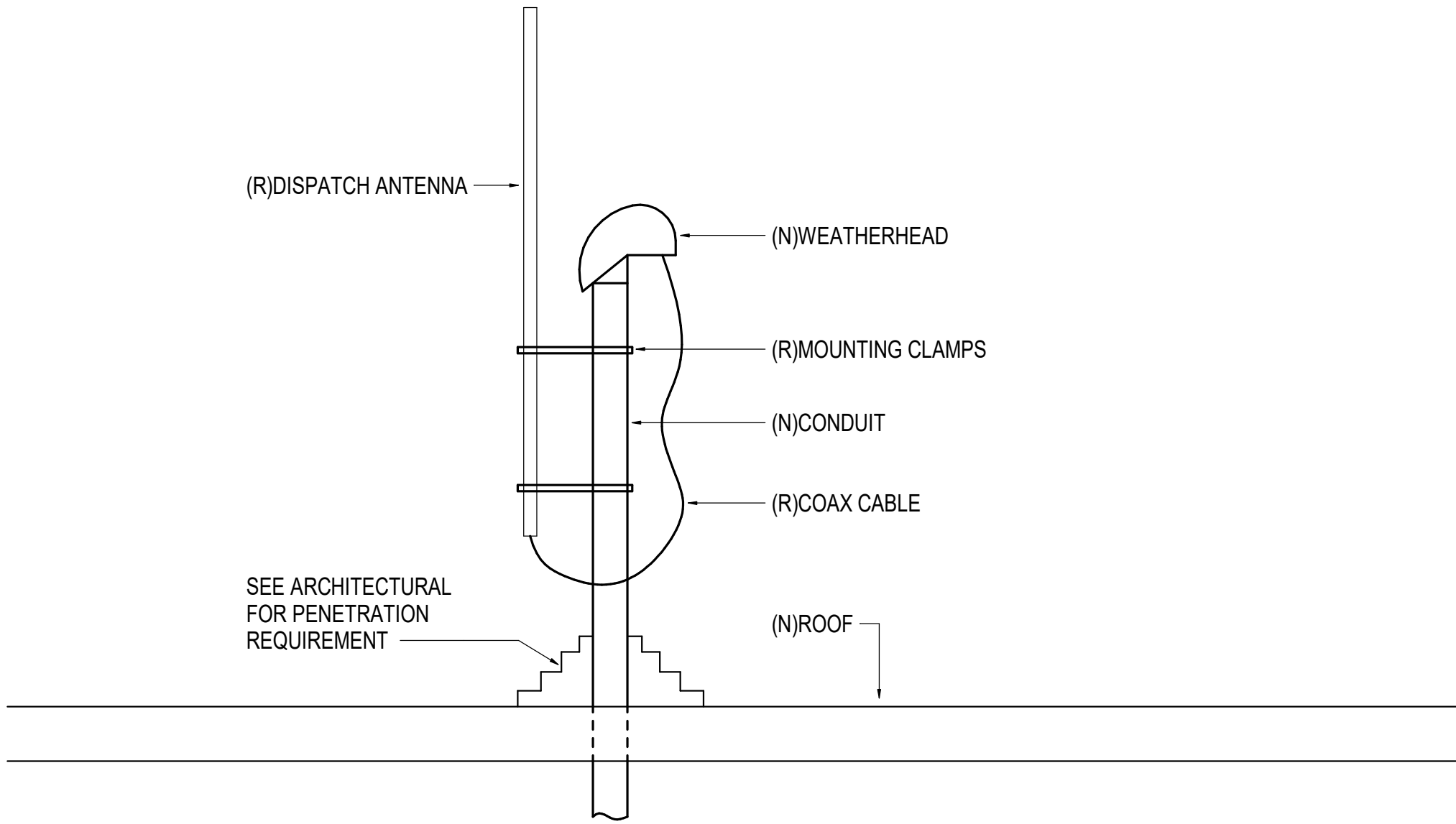
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ELECTRICAL LEGEND	
	MOTOR (SIZED AS SHOWN)
	DUPLEX RECEPTACLE TO BE REMOVED (DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED TYPICAL)
	NOTE TAG (No. INDICATES NOTE)
	DOOR POSITION CONTACT
E	DENOTES EXISITNG ITEM
N	NEW
NEC	NATIONAL ELECTRICAL CODE
NTS	NOT TO SCALE
R	DENOTES EXISTING ITEM THAT HAS BEEN RELOCATED
UON	UNLESS OTHERWISE NOTED

LOAD CALCULATION
NO LOADS ADDED OR REMOVED



REFERENCE PHOTO - EXISTING DISPATCH ANTENNA AND PENETRATION THROUGH ROOF HATCH



DISPATCH ANTENNA AND WEATHERHEAD DETAIL
NOT TO SCALE



REFERENCE PHOTO - WIRELESS WEATHER STATION



Anchorage
School District

REVISIONS		
No	Description	Date

RSA

Mechanical and
Electrical Consulting
Engineers

670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

Checked By: FS,SB
Drawn By: TD



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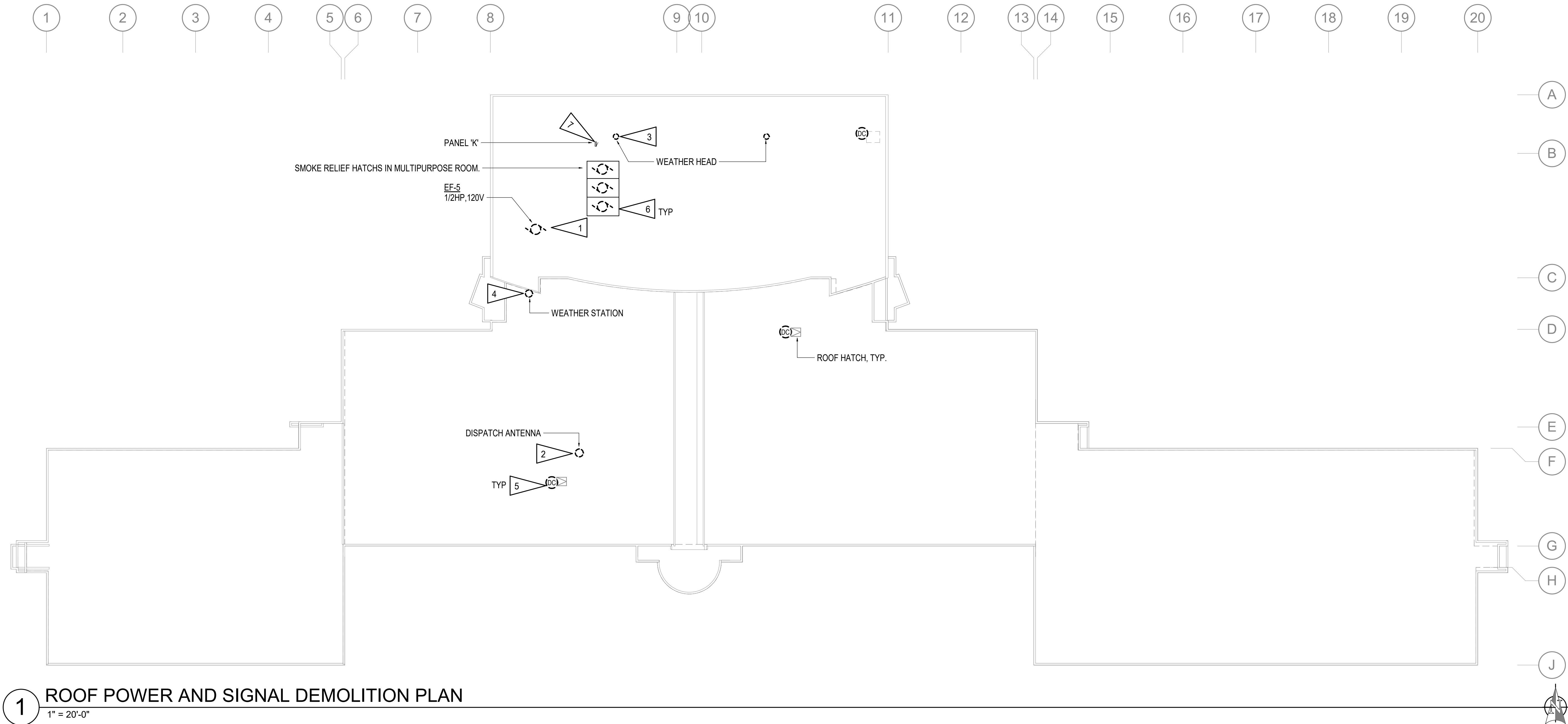
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BID DOCUMENTS

10/28/2025
ELECTRICAL
LEGEND AND
DETAILS
E0.01

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1 ROOF POWER AND SIGNAL DEMOLITION PLAN
1" = 20'-0"

GENERAL NOTES:

- A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK
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- C. DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.

SHEET NOTES:

- 1. DISCONNECT MOTOR AND SALVAGE CIRCUIT FOR RE-USE IN SAME LOCATION.
- 2. REMOVE AND SALVAGE DISPATCH ANTENNA, MOUNTING CLAMPS, AND COAX CABLE. SEE 2/E0.01 FOR REFERENCE PHOTO. TEST REPEATER AND RADIO PRIOR TO START OF WORK. COORDINATE WITH APD FOR TESTING.
- 3. DEMOLISH WEATHERHEAD, CONDUIT, AND CABLING TO NEAREST INTERIOR JUNCTION BOX WITHIN MECHANICAL PENTHOUSE BELOW.
- 4. REMOVE AND REINSTALL WALL-MOUNTED WIRELESS WEATHER STATION AS NEEDED TO FACILITATE RE-ROOF WORK. SEE 3/E0.01 FOR REFERENCE PHOTO.
- 5. REMOVE AND SALVAGE DOOR CONTACT FOR ROOF HATCH FOR REINSTALLATION IN SAME LOCATION. PRIOR TO REMOVAL, VERIFY THAT THE INTRUSION DETECTION SYSTEM CAN BE ARMED. NOTIFY ASD PROJECT MANAGER OF ANY ISSUES PRIOR TO START OF WORK.
- 6. DEMOLISH SMOKE RELIEF HATCH LINE VOLTAGE AND CONTROL WIRING, INCLUDING CONDUIT AND BOXES BACK TO SOURCE.
- 7. APPROXIMATE LOCATION OF PANEL 'K' ON FIRST FLOOR WHICH FEEDS SMOKE RELIEF HATCHES IN MPR.



Anchorage
School District

REVISIONS

No	Description	Date
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RSA

Mechanical and
Electrical Consulting
Engineers

670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

Checked By: FS,SB
Drawn By: TD



BDS, Inc. Entity #25796D



701 W 8th Ave #420, Anchorage, AK 99501
T: 907.562.6076 | F: 907.562.6635
W: www.bdsak.com

ALPENGLOW ES
ROOF
REPLACEMENT

19201 Driftwood Bay Dr.
Eagle River, AK 99577

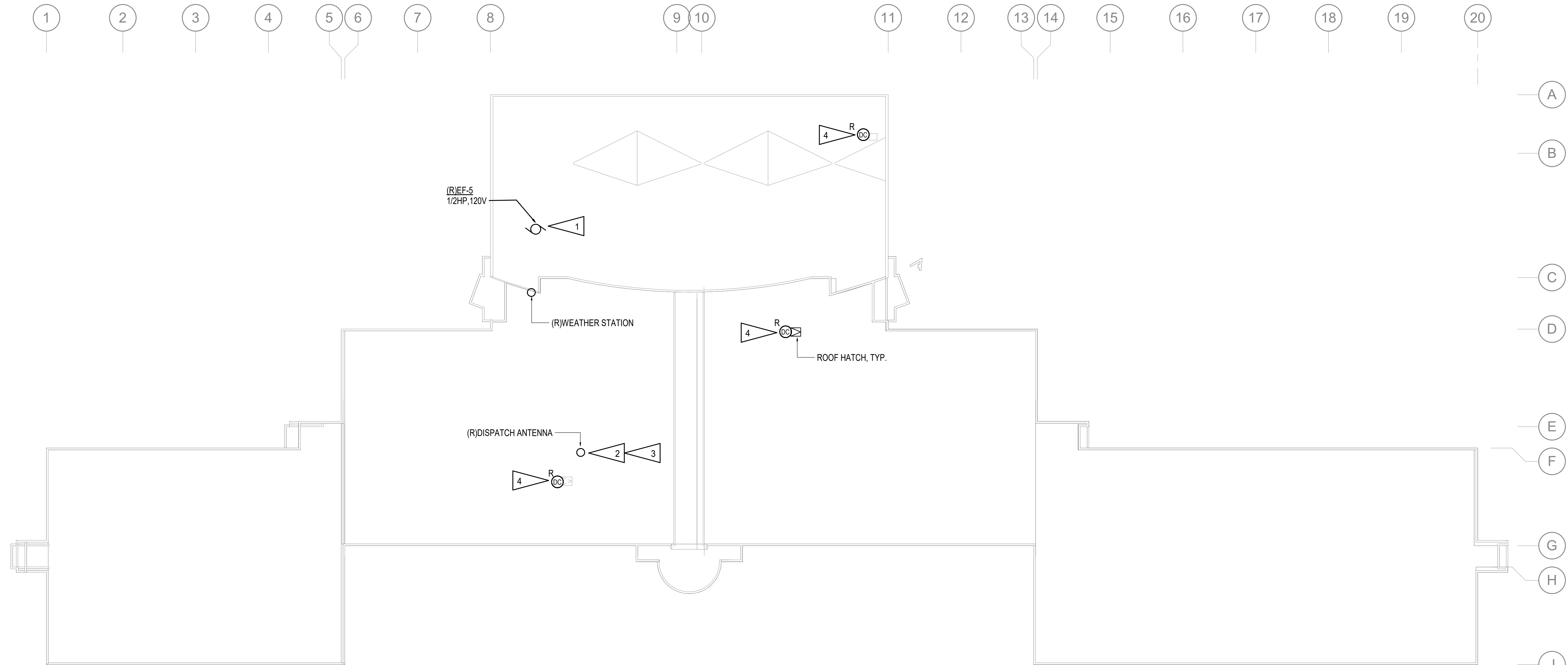
RSA Project No.: M5022
ASD Project No.: 112006

BID DOCUMENTS

10/28/2025

ELEC. ROOF
DEMOLITION
PLAN
E1.02

Notification of Potential Hazards: Asbestos, lead and other potentially hazardous materials are present in the building that may impact the work of all trades. Regulated air contaminants, including asbestos and lead, are also present in settled and concealed dust in and on architectural, structural, mechanical and electrical components or systems throughout the building. All trades shall coordinate with other trades and conduct their work to prevent worker exposure or site contamination. Refer to Specification Divisions 0, 1 and 2 for specific information concerning disturbing, removing and disposing of these materials and the installation of new materials or components. This notification is provided in accordance with EPA and OSHA requirements.



1

ROOF POWER AND SIGNAL REMODEL PLAN

1" = 20'-0"

SHEET NOTES:

1. RECONNECT MOTOR TO SALVAGED CIRCUIT. PROVIDE JUNCTION BOXES, CONDUIT, AND WIRE EXTENSION AS REQUIRED.
2. INSTALL NEW CONDUIT WITH WEATHERHEAD FROM STORAGE ROOM BELOW. INSTALL ANTENNA ON WEATHERHEAD CONDUIT AND RECONNECT TO COAX CABLE. SEE 1/E0.1 FOR DETAIL. TEST REPEATER AND RADIO AFTER INSTALLATION. COORDINATE WITH APD FOR TESTING.
3. PROVIDE NEW CABLE PATHWAY FOR REUSED COAXIAL CABLE IN ACCESSIBLE CEILING SPACE BELOW. INSTALL APPROXIMATELY 20FT OF J-HOOK SUPPORTS WITH 8FT OF 3/4" SURFACE MOUNTED EMT CONDUIT DOWN TO EXISTING EQUIPMENT ENCLOSURE IN STORAGE ROOM.
4. RE-INSTALL SURFACE DOOR CONTACT TO NEW ROOF HATCH. TEST TO CONFIRM THAT EXISTING ALARM SYSTEM CAN BE ARMED AND THAT OPENING THE HATCH TRIGGERS ALARM. COORDINATE WITH ASD PRIOR TO TESTING.



Anchorage
School District

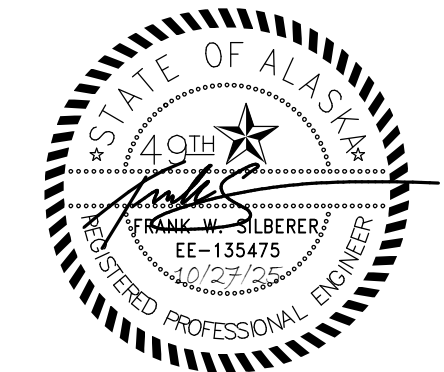
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BDS

ARCHITECTS

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