

ADDENDUM #7

Snowden Administration Building Facade Project No. ANC-C-27-0001

Date: August 24, 2026

To All Plan Holders:

The following changes, additions, clarifications, and/or deletions are hereby made a part of the Contract Documents for the above noted project, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Invitation to Bid remain unchanged.

This amendment must be acknowledged in the space provided on the Bid Schedule.

The Submittal Date and Time is UNCHANGED. It remains: September 16, 2026 at 12:00 p.m

The modifications directed by this Addendum #7 are described on this page.

Addendum #7

See Updated Drawings Attached to this Addendum.

END OF ADDENDUM #7

Alaska State Court System

Snowden Admin Center Facade Repair

820 W. 4th Avenue
Anchorage, Alaska 99501

100% CONSTRUCTION DOCUMENTS
06/04/2026

Alaska Court System Contract Number:
SW-P-21-0005, Amendment #19.1

Stantec Project Number: 2014357500

Stantec Architecture, Inc.

3900 C Street, Suite 902
Anchorage, Alaska 99503

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Alaska Court System

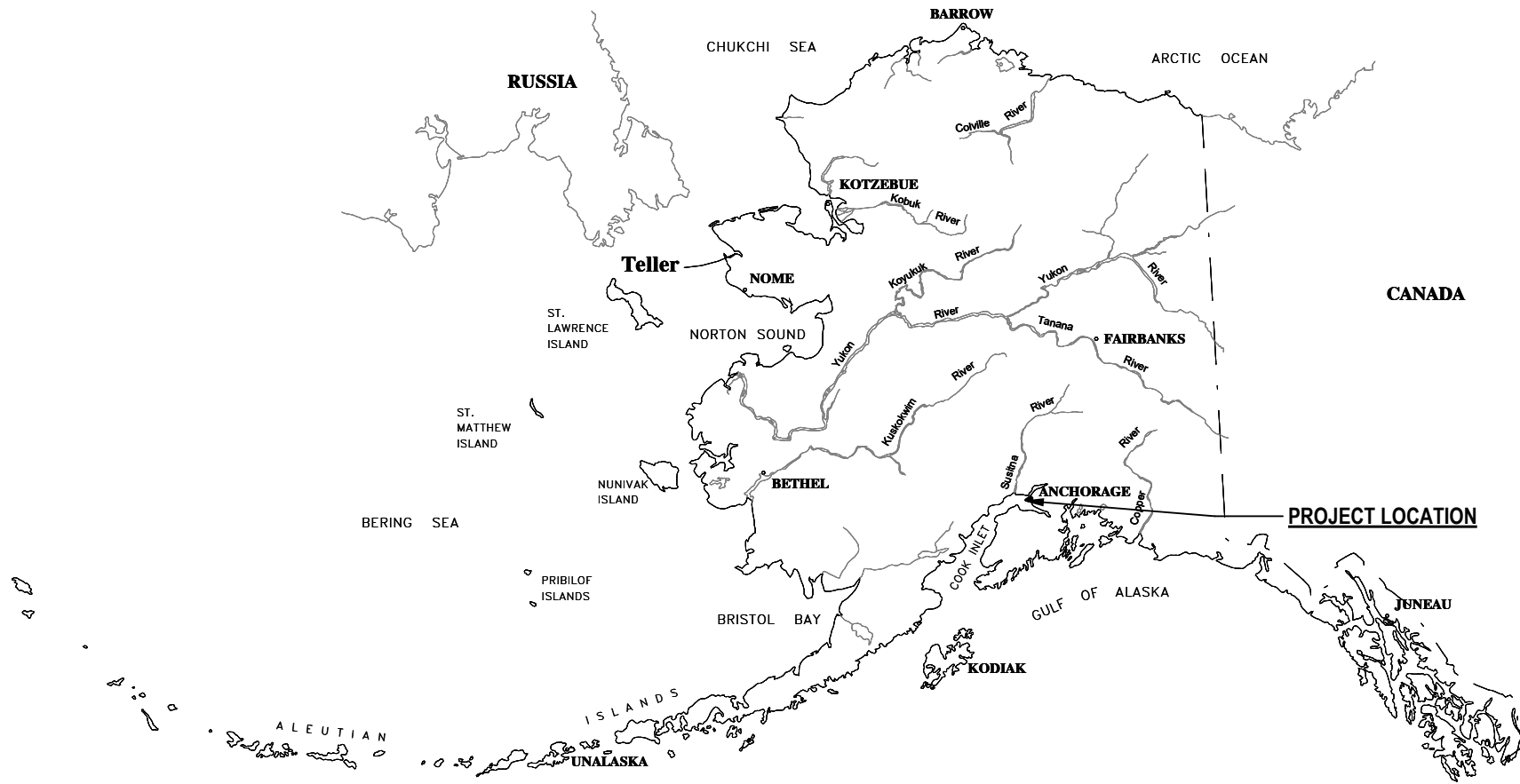
820 W. 4th Avenue
Anchorage, AK 99501

Project Manager:

Edward Hebert
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DRAWING LIST	
NO.	DRAWING NAME
GENERAL	
G1.0	COVER SHEET & SHEET INDEX
G1.1	GENERAL NOTES, SYMBOLS, & ABBREVIATIONS
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D2.1	DEMO BUILDING ELEVATIONS
D3.1	DEMO WALL SECTIONS I
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ARCHITECTURAL	
A1.0	NEW & EXISTING WALL TYPES
A1.1	PARTIAL NEW LEVEL 1 FLOOR & COPING PLAN
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Permit/Seal



ALASKA MAP
Not to Scale



VICINITY MAP
Not to Scale



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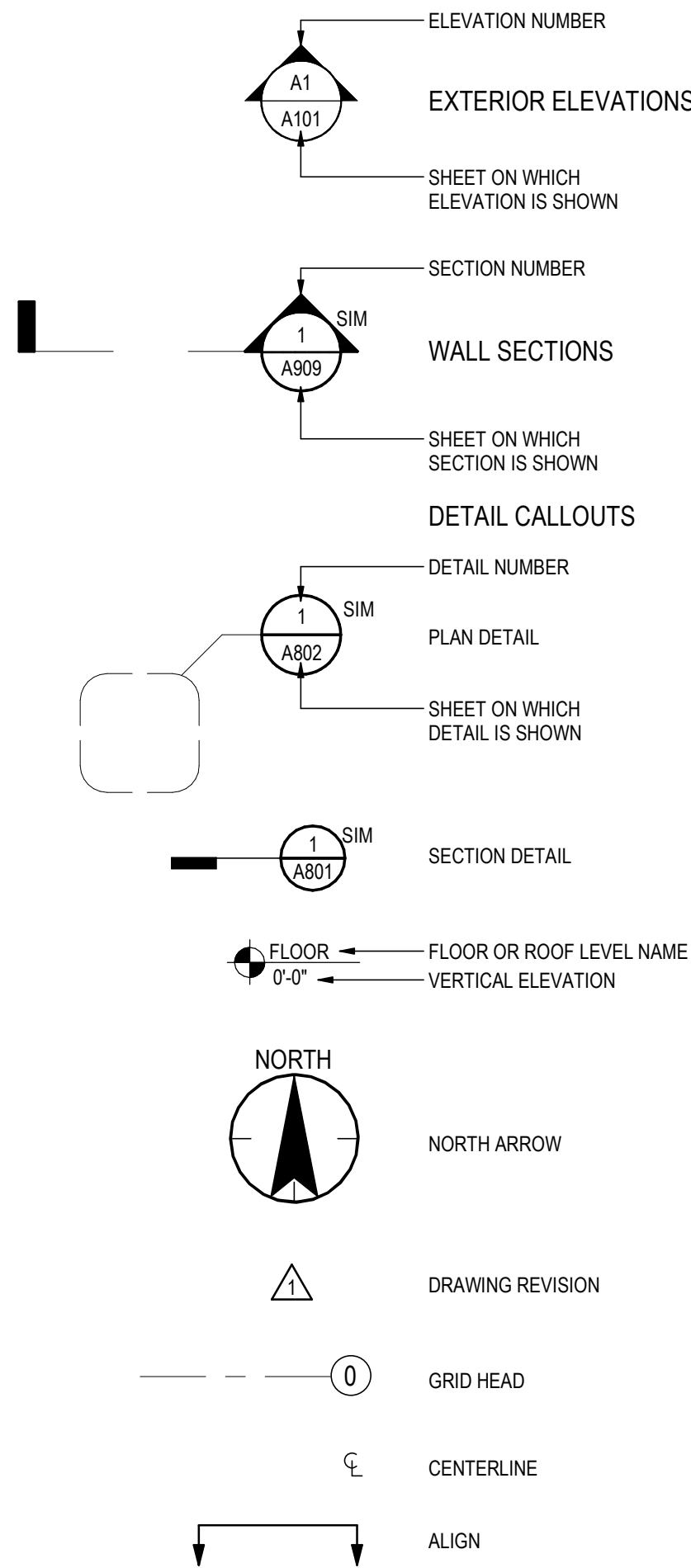
B

A

ABBREVIATIONS

#	NUMBER/POUNDS	E	EAST	OPP	OPPOSITE
%	PERCENT	E	EACH	OVH	OVERHEAD
AND		EJ	EXPANSION JOINT	P	
'	FOOT / FEET	EL	ELEVATON	PERP	PERPENDICULAR
262		ELEC	ELECTRIC / ELECTRICAL	PLT	PLATE
263		EMER	EMERGENCY	PLUMB	PLUMBING
Ø	DIAMETER	ENCL	ENCLOSURE	PLYWD	PLYWOOD
		EO	EDGE OF	PNL	PANEL
		EQ	EQUAL	PNT	POINT
@	AT	EQUIP	EQUIPMENT	PREFAB	PREFABRICATED
A		ETC	ET CETERA	PREFIN	PREFINISHED
AB	AIR BARRIER	EXH	EXHAUST	PRKG	PARKING
ABV	ABOVE	EXIST	EXISTING	PROJ	PROJECT
ACC	ACCESSORY(IES)	EXP	EXPANSION / EXPOSED	PROP	PROPERTY
ACOUS	ACOUSTIC	EXT	EXTERIOR	PRST	PRESERVATIVE TREATED / PREASSURE TREATED
ACP	ACOUSTICAL CEILING PANEL			PT	PAINT
ACST	ACOUSTIC(AL)	F	FIELD VERIFY, VERIFY IN FIELD	PTD	PAINTED
ACT	ACOUSTICAL CEILING TILE	F.V.		PVG	PAVING
ACWT	ACOUSTIC WALL TREATMENT	FAB	FABRICATE		
AD	ACCESS DOOR	FDN	FOUNDATION	Q	
ADD	ADDENDUM	FF	FINISH FLOOR	QA	QUALITY ASSURANCE
ADH	ADHESIVE	FF&E	FURNITURE, FIXTURE & EQUIPMENT	QC	QUALITY CONTROL
ADJ	ADJUSTABLE / ADJACENT	FIN	FINISH	QTR	QUARTER
AF	ACCESS FLOORING	FIXT	FIXTURE	QTY	QUANTITY
AFB	ABOVE FINISH FLOOR	FLASH	FLASHING		
AFRE	ABOVE FLOOR REFER ELEVATION	FLEX	FLEXIBLE	R	FLOOR
AGGR	AGGREGATE	FLR	FLOOR	R	RADIUS / RISER
AHR	ANCHOR	FO	FACE OF	RE	REFER
AHU	AIR HANDLING UNIT	FRPB	FROSTPROOF HOSE BIB	REBAR	REINFORCING BAR
ALT	ALTERNATE	FRP	FIBERGLASS REINFORCED PLASTIC	REC	RECOMMENDATIONS
ALUM	ALUMINUM	FT	FEET	REF	REFERENCE
AMP	AMPERE	FTG	FOOTING	REINF	REINFORCED / REINFORCEMENT
ANN	ANNUNCIATOR	FURR	FURRING	REQ'D	REQUIRED
ANOD	ANODIZE(D)			REV	REVISION(S)
AP	ACCESS PANEL	G		RH	RIGHT HAND, ROOF HATCH
APPROX	APPROXIMATELY / APPROXIMATE	GALV	GAGE / GAUGE	RO	ROUGH OPENING
ARCH	ARCHITECT / ARCHITECTURAL	GC	GENERAL CONTRACTOR	RV	ROOF VENT
ASC	ABOVE SUSPENDED CEILING	GEN	GENERAL	RVL	REVEAL
ASPH	ASPHALT	GFRG	GLASS FIBER REINFORCED GYPSUM		
ASSY	ASSEMBLY	GL	GLASS	S	
ATTEN	ATTENUATION	GLZ	GLAZING / GLAZED	S	SOUTH
AUTH	AUTHORIZED	GR	GRADE	SALV	SALVAGE
AUTO	AUTOMATIC	GWB	GYPSUM WALL BOARD	SC	SOLID CORE
AUX	AUXILIARY	GYP	GYPSUM	SCHED	SCHEDULE
AV	AUDIOVISUAL EQUIPMENT			SECT	SECTION
AVG	AVERAGE	H		SEP	SEPARATE / SEPARATION
AWI	ARCHITECTURAL WOODWORK INSTITUTE	H	HIGH	SF	SQUARE FEET, STOREFRONT
AWP	ACOUSTICAL WALL PANEL	HB	HOSE BIBB	SFRM	SPRAYED FIRE RESISTIVE MATERIAL
		HC	HOLLOW CORE	SGL	SINGLE
B		HDR	HEADER	SHR	SINGLE
B	BASE(ANY BASE TYPE/MATERIAL)	HGT	HEIGHT	SHT	SHEET
B MK	BENCHMARK	HM	HOLLOW METAL	SIM	SIMILAR
B/B	BACK TO BACK	HORIZ	HORIZONTAL	SPEC	SPECIFICATION
BD	BOARD	HRDW	HARDWARE	SPF	SPRAYED-FOAM
BIT	BITUMINOUS	HVAC	HEATING, VENTING & AIR CONDITIONING	SQ	SQUARE
BK	BRICK			SS	SOLID SURFACE
BLDG	BUILDING	I		SST	STAINLESS STEEL
BLW	BELOW	IBC	INTERNATIONAL BUILDING CODE	STC	SOUND TRANSMISSION CLASS
BM	BEAM	IGU	INSULATED GLAZING UNIT	STD	STANDARD
BO	BOTTOM OF	IN	INCH / INCHES	STL	STEEL
BOD	BASIS OF DESIGN	INC	INCLUDED	STRUC	STRUCTURE / STRUCTURAL
BOT	BOTTOM	INFO	INFORMATION	SUSP	SUSPENDED
BS	BOTH SIDES	INSUL	INSULATION / INSULATING	SYM	SYMMETRICAL
BSMT	BASEMENT	INT	INTERIOR	T	
BTW	BETWEEN	J		T	TEMPERED
		JNT	JOINT	TB	TACKBOARD
C		JST	JOINT SEALANT	TECH	TECHNICAL
C/C	CENTER TO CENTER			TEMP	TEMPORARY, TEMPORARILY
CD	CONTRACT DOCUMENTS	L		THK	THICK
CFOI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	L	LENGTH	THRU	THROUGH
CFMF	COLD-FORMED METAL FRAMING	LBS	POUNDS	TO	TOP OF
CG	CORNER GUARD	LF	LINEAR FOOT	TRTD	TREATED
CHFR	CHAMFER	LH	LEFT HAND	TS	TUBE STEEL
CIP	CAST IN PLACE	LT	LIGHT	TYP	TYPICAL
CJ	CONTROL JOINT			U	
CL	CENTER LINE	M		UL	UNDERWRITERS LABORATORY
CLG	CEILING	MAINT	MAINTENANCE	UNO	UNLESS NOTED OTHERWISE
CLG HT	CEILING HEIGHT	MAS	MASONRY	UON	UNLESS OTHERWISE NOTED
CLR	CLEAR	MATL	MATERIAL		
CM	CENTIMETER	MAX	MAXIMUM	V	
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL	VERT	VERTICAL
CNR	CORNER	MFR	MANUFACTURER		
CNTL	COUNTER	MIN	MINIMUM	W	
COL	COLUMN	MISC	MISCELLANEOUS	W	WIDTH / WIDE
CONC	CONCRETE	MM	MILLIMETER	W	WEST
COND	CONDITION	MP	METAL PANEL	W	WITH
CONST	CONSTRUCTION	MTD	MOUNTED / MOUNTING	WO	WITHOUT
CONT	CONTINUE / CONTINUOUS	MTL	METAL	WD	WOOD
CONV	CONVECTOR				
COORD	COORDINATE	N		Y	
CW	CURTAIN WALL	NA	NOT APPLICABLE		
		NEG	NEGATIVE		
D		NFPA	NATIONAL FIRE PROTECTION ASSOCIATION		
D	DEEP / DEPTH	NIC	NOT IN CONTRACT		
DBL	DOUBLE	NO	NUMBER(S)		
DEMO	DEMOLISH	NOM	NOMINAL		
DIA	DIAMETER	NTS	NOT TO SCALE		
DIAG	DIAGRAM			O	
DIM	DIMENSION			OC	ON CENTER
DIST	DISTANCE			OD	OUTSIDE DIAMETER/DIMENSION
DIV	DIVISION / DIVIDE			OFCl	OWNER FURNISHED CONTRACTOR INSTALLED
DN	DOWN				
DR	DOOR			OFCl	OWNER FURNISHED OWNER INSTALLED
DTL	DETAIL	OH	OPOSITE HAND	OPNG	OPENING
DWG / DWGS	DRAWING(S)				

GENERAL SYMBOLS LEGEND



PROJECT DESCRIPTION

PROJECT IS AN EXTERIOR SIDING REPLACEMENT FOR AN EXISTING ALASKA STATE COURT SYSTEM ADMIN. OFFICE BUILDING IN DOWNTOWN ANCHORAGE, ALASKA

THIS BUILDING HAS HAD A NUMBER OF ADDITIONS AND RENOVATIONS SINCE A SMALL ORIGINAL PART WAS BUILT IN THE 1940'S. THE BUILDING IS REFERENCED IN VARIOUS OLD DOCUMENTS AS HAVING FOUR ZONES (A, B1, B2, AND C) WHICH LOOSELY CORRESPOND TO THE ORIGINAL BUILDING AND MAJOR ADDITIONS. THE BUILDING STRUCTURE IS LARGELY CMU AND CAST IN PLACE CONCRETE W/ SOME STEEL & WOOD FRAMED ELEMENTS, SUCH AS INTERIOR PARTITIONS AND FLOOR & CEILING STRUCTURE. THE SIDING GETTING REPLACED IN BELIEVED TO HAVE BEEN INSTALLED IN THE 1970'S, WITH MODIFICATIONS TO THE FASCIAS & COPINGS IN THE EARLY 2000'S.

BASE BID:

- DEMOLITION OF EXISTING NORTH SIDE'S SIDING, SIGNAGE, AND PUNCHED OPENING WINDOWS, DOWN TO BARE SUPPORTING WALLS (LARGELY CMU).
- EXISTING WALLS HAVE COMBINATION OF PEBBLE-EMBOSSSED STUCCO ON METAL LATHE & FURRING, PAINTED CMU & BLUE MOSAIC TILE. (SEE DEMO ELEVATIONS).
- RE-SIDING W/ NEW AIR BARRIER, FURRING, CONTINUOUS INSULATION, & EITHER 12X12 STACKED BOND PORCELAIN TILE OR LAMINATED PHENOLIC RESIN PANELS, DEPENDING ON WHICH PART OF THE WALL IT IS (SEE NEW ELEVATIONS.)
- ADDING A CAST-IN-PLACE CONCRETE CURB AT THE SIDEWALKS.
- ADDING A NEW DECORATIVE STATE OF ALASKA MAP SHAPED SIGN FEATURE & NEW LED LIT LETTER SIGNAGE.
- REPLACING THE EXISTING ALUMINUM-FRAMED CURTAIN WALLS AND ENTRY DOOR W/ NEW.
- INCLUDES WRAPPING APPROX 6' OF EAST SIDE W/ NEW SIDING.
- REPLACING (2) WALL MOUNTED FLAGPOLES W/ (2) NEW FLAGPOLES IN PLANTER AREA
- NO SUBSTANTIAL INCREASE IN SIDING LOADS.
- NO SUBSTANTIAL MECHANICAL OR ELECTRICAL WORK OTHER THAN REMOVE AND REPLACE & ADDING NEW EXTERIOR DECORATIVE LED LIT SIGN LETTERS
- NO INTERIOR WORK EXCEPT AS NEEDED TO PATCH & REPAIR DISRUPTION CAUSED BY EXTERIOR WORK.

ADDITIVE ALTERNATE #1:

- RE-SIDING THE 1-STORY TALL PORTION OF THE EAST SIDE OF THE BUILDING WITH SAME PHENOLIC RESIN PANELS & CONCRETE CURB.
- REPLACING THE WINDOWS ALONG THIS WALL.

ADDITIVE ALTERNATE #2:

- CFCI ACRYLIC ALASKA COURT SYSTEM SEAL; COORDINATE WITH OWNER.
- SEE A1/A2.2 FOR SIZE AND LOCATION.

THIS IS A LEVEL 1 ALTERATION PER THE 2018 IBCB UPGRADING THE EXTERIOR FACADE AND DOES NOT ALTER OR CHANGE OCCUPANCY, BUILDING USE, OR EGRESS AS DETAILED BELOW.

A BUILDING PERMIT IS REQUIRED BY THE MUNICIPALITY OF ANCHORAGE, AS WELL AS POSSIBLY SEPARATE RIGHT-OF-WAY, DEMOLITION & ELECTRICAL WORK PERMITS. CONTRACTOR IS RESPONSIBLE FOR ATTAINING ALL REQUIRED PERMITS & WORK AUTHORIZATIONS.

SHUTTING DOWN OF STREETS, ALLEYS, OR SIDEWALKS IN THE RIGHT-OF-WAY OR ON PRIVATE PROPERTY REQUIRES CAREFUL COORDINATION WITH THE OWNER(S) & THE PROPER CITY DEPARTMENTS HAVING JURISDICTION, AS WELL AS POSSIBLY THE STATE OF ALASKA DOT, WHICH OWNS & MAINTAINS MANY OF THE DOWNTOWN ANCHORAGE STREETS. CONTRACTOR RESPONSIBLE FOR COORDINATING RIGHT-OF-WAY, SIDEWALK, & STREET WORK.

THERE IS LIMITED-TO-NONE AREA ON THE PROPERTY AVAILABLE FOR LAY DOWN OF MATERIALS OR STAGING, OR CONTRACTOR EMPLOYEE PARKING. CONTRACTOR TO DEVISE A MATERIAL DELIVERY AND DISPOSAL PLAN COORDINATED W/ THE OWNER.

THIS PROJECT WILL HAVE NO CHANGES TO:

- BUILDING HEIGHTS, AREAS, OR SETBACKS
- BUILDING CONSTRUCTION CLASS (TYPE VB)
- OCCUPANCY TYPE (B-BUSINESS),
- OCCUPANT LOAD,
- FIRE RATINGS,
- AUTOMATIC FIRE SUPPRESSION,
- PLUMBING FIXTURE COUNTS,
- ACCESSIBILITY,
- OR PARKING COUNT

FOR THIS REASON, A FULL CODE ANALYSIS HAS NOT BEEN PERFORMED, AND NO CODE/LIFE SAFETY PLANS ARE INCLUDED. CODE NOTES ARE INCLUDED ON CERTAIN SHEETS FOR INFORMATION ONLY.

HAZARDOUS MATERIAL NOTES

HAZARDOUS MATERIALS MAY BE PRESENT!

- BASED ON THE AGE OF THE EXISTING SIDING & WINDOWS, IT IS ANTICIPATED THAT THERE MAY BE HAZARDOUS MATERIALS PRESENT.
- THERE MAY HAVE BEEN PARTIAL REMEDIATION & ABATEMENT PERFORMED OVER NUMEROUS RENOVATIONS & ADDITIONS OVER MANY DECADES, HOWEVER THE FULL EXTENT OF EXTERIOR HAZARDOUS MATERIAL ABATEMENT THAT WAS PERFORMED IN THE PAST IS UNKNOWN TO ANY DEGREE OF CERTAINTY.
- BECAUSE THE FULL EXTENT OF HAZARDOUS MATERIALS IS UNKNOWN, THE CONTRACTOR SHALL INCLUDE IN THEIR BASE BID AN ANALYSIS OF AFFECTED EXTERIOR AREAS FOR HAZARDOUS MATERIALS, WITH SAMPLING & TESTING PERFORMED BY AN MUTUALLY AGREED UPON QUALIFIED 3RD PARTY CONSULTANT/ LABORATORY.
- THE COURT SYSTEMS FACILITIES DEPARTMENT MAY HAVE COPIES OF HAZARDOUS MATERIAL SURVEYS PERFORMED OVER THE YEARS, WITH REPORTS THAT CAN BE MADE AVAILABLE TO THE CONTRACTOR UPON REQUEST IF AVAILABLE.
- ABATEMENT & HAZARDOUS MATERIAL DISPOSAL SHALL BE INCLUDED IN THE BIDS.

GENERAL NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS IN THE AREA OF WORK.
- DO NOT "SCALE" THE DRAWINGS FOR DIMENSIONS. RELY ON THE DIMENSIONS GIVEN IN THE DRAWINGS. FIELD VERIFY ALL EXISTING DIMENSIONS AND/OR VERIFY DESIRED NEW DIMENSIONS WITH THE ARCHITECT.
- INFORMATION IN SPECIFICATIONS GOVERNS OVER DRAWINGS. WHERE THERE ARE DIFFERENCES, NOTIFY ARCHITECT IN WRITING AND ASK FOR CLARIFICATION.
- STOP WORK AND NOTIFY ARCHITECT AND OWNER IMMEDIATELY IF UNSAFE CONDITIONS ARE DISCOVERED, INCLUDING IF HAZARDOUS MATERIALS ARE DISCOVERED.
- NOTIFY ARCHITECT AND OWNER IF A DESIGN CONCEPT, DETAIL OR PRODUCT DESCRIBED IN THE DOCUMENTS WILL NOT WORK, OR WILL REQUIRES ADDITIONAL TIME OR COST, DUE TO UNFORESEEN CONDITIONS DISCOVERED IN THE FIELD.
- THE WORK IS DIVIDED INTO THE BASE BID AND (1) ONE ADDITIVE ALTERNATE <ADD. ALT. #1> ALL WORK IS BASE BID UNLESS OTHERWISE NOTED.
- THE PROJECT INCLUDES NO INTERIOR WORK OTHER THAN AS NEEDED TO DEMOLISH AND INSTALL THE NEW WINDOWS, RE-INSTALL WINDOW SILLS AND WINDOW COVERINGS, CONNECT NEW LED LIT SIGNAGE, RELOCATE A SINGLE HOSE BIB, AND PATCH AND REPAIR ANY DAMAGE CAUSED BY THE DEMO AND NEW WORK. COORDINATE ALL INTERIOR DISRUPTIONS IN ADVANCE WITH THE OWNER PRIOR TO STARTING WORK.
- FACILITY WILL REMAIN IN OPERATION DURING ITS NORMAL BUSINESS HOURS THROUGHOUT CONSTRUCTION. COORDINATE ANY WORK THAT MAY AFFECT NORMAL AND/OR EMERGENCY ENTRY AND EXITING, IN ADVANCE, WITH THE OWNER.
- THE PUBLIC STREETS AND SIDEWALKS MUST REMAIN OPERATIONAL EXCEPT THRU CLOSURES AND DETOURS PLANNED AND APPROVED IN ADVANCE BY BOTH THE OWNER AND THE CITY AND STATE DEPARTMENT OF TRANSPORTATION.
- PROVIDE A PROTECTED (I.E. COVERED) SHIELD OVER THE SIDEWALK IF WORK IS BEING PERFORMED OVER-HEAD, UNLESS AN APPROVED DETOUR IS PROVIDED AND SIGNED.
- SCAFFOLDING MUST NOT BLOCK SIDEWALKS WITH OUT PRIOR APPROVALS.

GENERAL CONSTRUCTION NOTES

- COORDINATE REQUIRED TOLERANCES IN ALL DIMENSIONS NEEDED TO MANUFACTURE AND INSTALL MATERIALS, INCLUDING COPINGS, SIDINGS, FURRING, TILE, WINDOWS, DOORS, STOREFRONTS, AND CURTAIN-WALLS
- VERIFY ALL DIMENSIONS IN THE FIELD WITH THOSE SHOWN ON DRAWINGS, WHETHER NOTED WITH "FIELD VERIFY" OR "F.V." OR NOT.
- CONTRACTOR SHALL HAVE AN EXISTING CONDITION SURVEY DONE SHOWING WHERE THE PROPERTY LINES AND RIGHT OF WAY LINES ARE ALONG THE NORTH AND EAST SIDES OF THE BUILDING.
- PROVIDE CURTAIN WALL MULLION REINFORCING AS NEEDED FOR MEETING PERFORMANCE CRITERIA AND DESIGN LOAD REQUIREMENTS.
 - INCLUDING AS NEEDED TO SUPPORT NEW STATE OF ALASKA MAP SIGN.
 - CONTRACTOR TO COORDINATE BETWEEN SIGN SUPPLIER/INSTALLER & CURTAIN WALL MANUFACTURER/ INSTALLER.
- MAINTAIN AIR / VAPOR BARRIER CONTINUITY THROUGHOUT EXTERIOR ENVELOPE. SEAL ALL AIR BARRIER / VAPOR RETARDER SEAMS, JOINTS, PENETRATIONS & TERMINATIONS TO OTHER SUBSTRATES & / OR OTHER AIR / BARRIER / VAPOR RETARDER SYSTEM.
 - COORDINATE STOREFRONT AND CURTAIN-WALL SYSTEMS WITH AIR BARRIER TRANSITION MEMBRANE SYSTEM AND MANUFACTURER-RECOMMENDED DETAILS FOR A COMPLETE AIR BARRIER SYSTEM.
- FILL ALL SHIM-SPACE/VOIDS AROUND WINDOW, STOREFRONT, & CURTAIN-WALL ROUGH-OPENINGS WITH MINIMALLY EXPANDING, SINGLE-COMPONENT FOAMED IN-PLACE POLYURETHANE INSULATION (BASIS OF DESIGN PRODUCT: DOW GREAT STUFF WINDOW & DOOR OR EQUIVALENT.
- UTILIZE ONE WINDOW AS AN IN-PLACE MOCKUP & TRAINING OF WINDOW FLASHING TECHNIQUE. TO BE ATTENDED BY ARCHITECT, ALASKA COURT SYSTEM FACILITIES STAFF, GENERAL CONTRACTOR'S SITE SUPERINTENDENT, WINDOW INSTALLER'S SITE FOREMAN, WINDOW INSTALLERS, AIR BARRIER INSTALLER'S SITE FOREMAN, & AIR BARRIER INSTALLERS.
 - UNSATISFACTORY WORK WILL BE REJECTED, AND MUST BE REMOVED & RE-DONE AT CONTRACTOR'S EXPENSE UNTIL APPROVED BY ARCHITECT &/OR OWNER'S REPRESENTATIVE.
 - NO NEW WINDOW INSTALLATION SHALL OCCUR BEFORE MOCKUP IS APPROVED.
 - APPROVED MOCK UP MAY BE LEFT IN PLACE IF IT MEETS ALL SPECIFIED REQUIREMENTS.
- WHERE PHENOLIC WALL PANEL OR TILE BACKER BOARD ATTACHMENT CLIPS AND/OR FURRING ARE ATTACHED TO EXTERIOR SHEATHING OR MASONRY BACK-UP WALLS, APPLY URETHANE SEALANT OVER ATTACHMENT SCREWS HEADS
- WHERE TREATED WOOD BLOCKING OR TREATED PLYWOOD MEETS STEEL CONSTRUCTION, PROVIDE ISOLATION MEMBRANE.
- ALL EXPOSED EXTERIOR STEEL, INCLUDING FASTENERS, SHALL BE TREATED WITH EITHER HOT-DIP GALVANIZING ("HDG"), GALVANIZING W/ AN ALUMINUM-ZINC ALLOY PROCESS (ALSO CALLED "GALVALUME") OR MADE OF TYPE 304 (MINIMUM) OR TYPE 316 (WHEN AVAILABLE) STAINLESS STEEL.
- IF EXTERIOR METAL IS TO BE EXPOSED-COLOR COATED IT SHALL EITHER BE FIELD PAINTED USING A HIGH-PERFORMANCE EPOXY EXTERIOR PAINT SYSTEM OR COME WITH A FACTORY-APPLIED COATING (MINIMUM 2-COAT KYNAR OR EQUIVALENT), AS SPECIFIED.
- CONTRACTOR TO HIRE A COMMERCIAL LANDSCAPING COMPANY TO REMOVE, STORE, AND TRANSPLANT EXISTING SHRUBBERY IN AFFECTED AREAS OF PLANTERS. CONTRACTOR RESPONSIBLE FOR REPLACING DAMAGED SHRUBS W/ LIKE KINDS.

Consultant

Permit/Seal



Alaska Court System

Snowden Admin Center
Facade Repair

820 W. 4th Avenue
Anchorage, Alaska 99501

Project No.:2014357500

File Name: N/A

SW	RT	GG	03/02/2024
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

GENERAL NOTES,
SYMBOLS, &
ABBREVIATIONS

Scale: 12" = 1'-0"

Revision:

Drawing No.

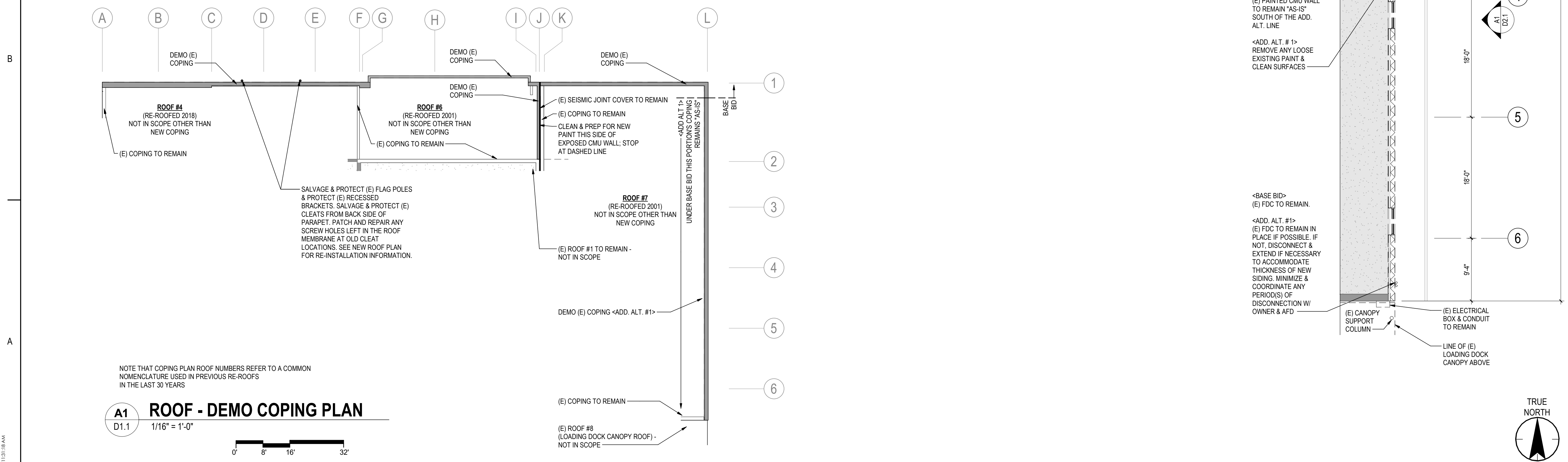
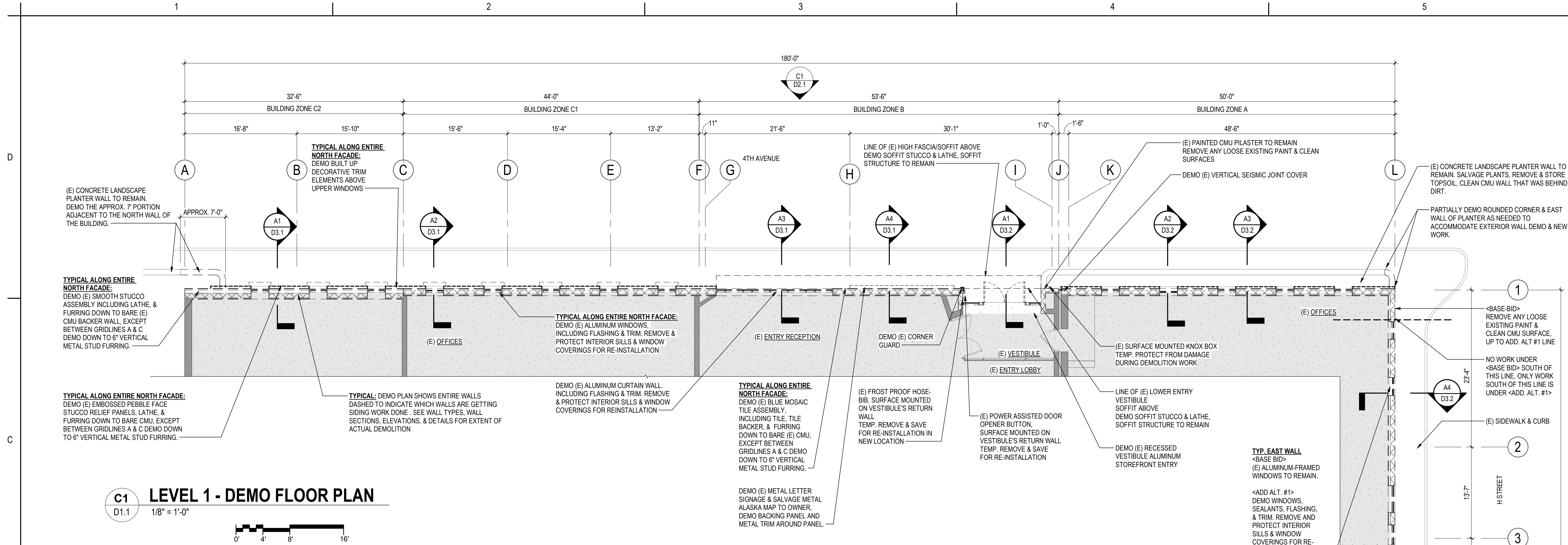
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Consultant	Permit/Seal	Project No.:	2014357500
		File Name:	N/A
		SW	RT
		Dwn.	Dsgn.
		GG	06/04/2026
		Chkd.	YYYY.MM.DD
		Title	
		PARTIAL DEMO LEVEL 1 FLOOR & COPING PLAN	
		Scale: As indicated	
		Revision:	
		Drawing No.	

Alaska Court System

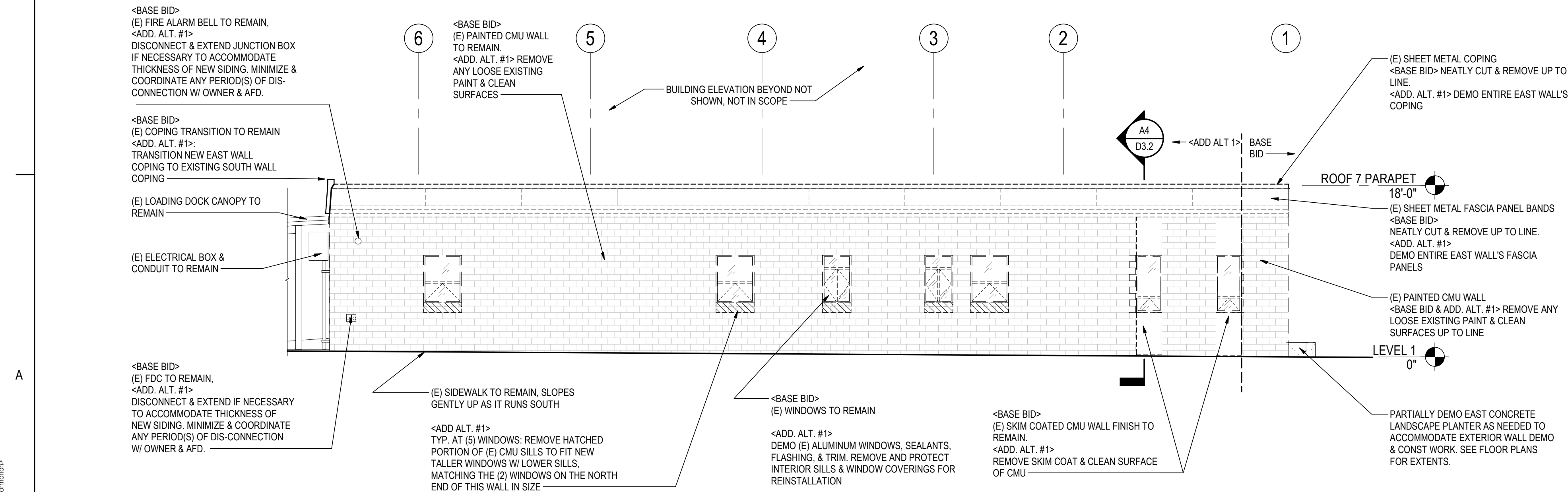
Snowden Admin Center
Facade Repair

820 W. 4th Avenue
Anchorage, Alaska 99501

TRUE NORTH



D1.1



A1 EAST ELEVATION - DEMO SIDING
D2.1 1/8" = 1'-0"



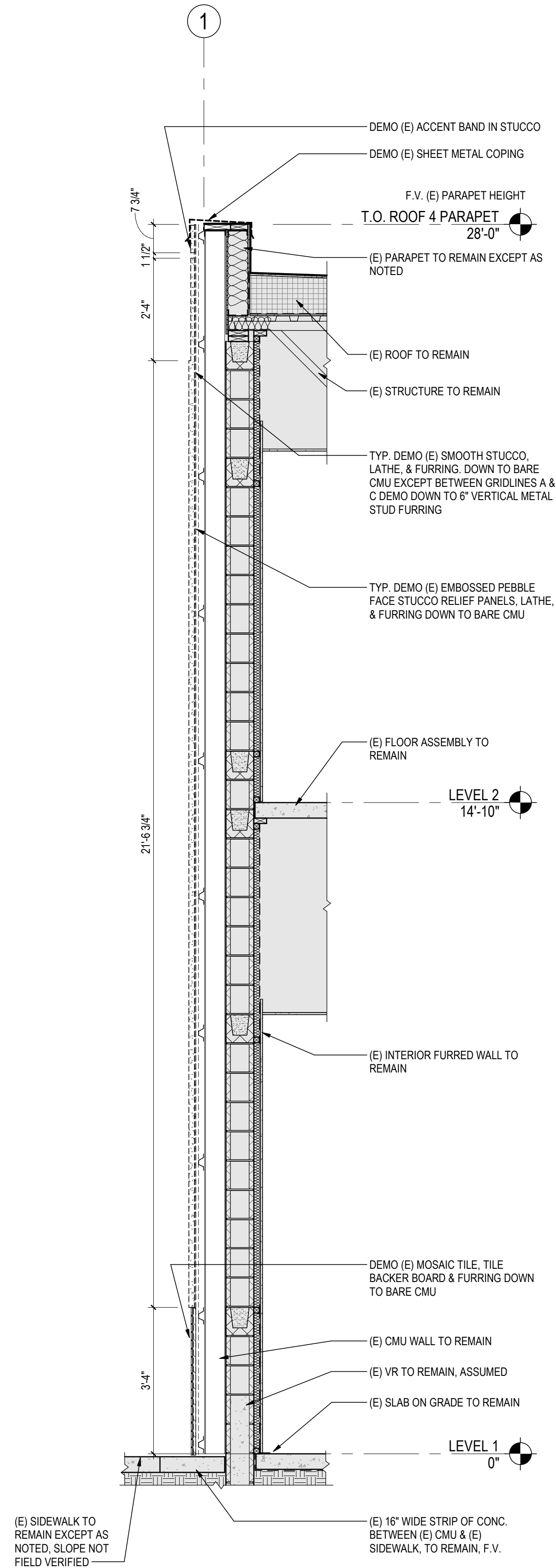
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C

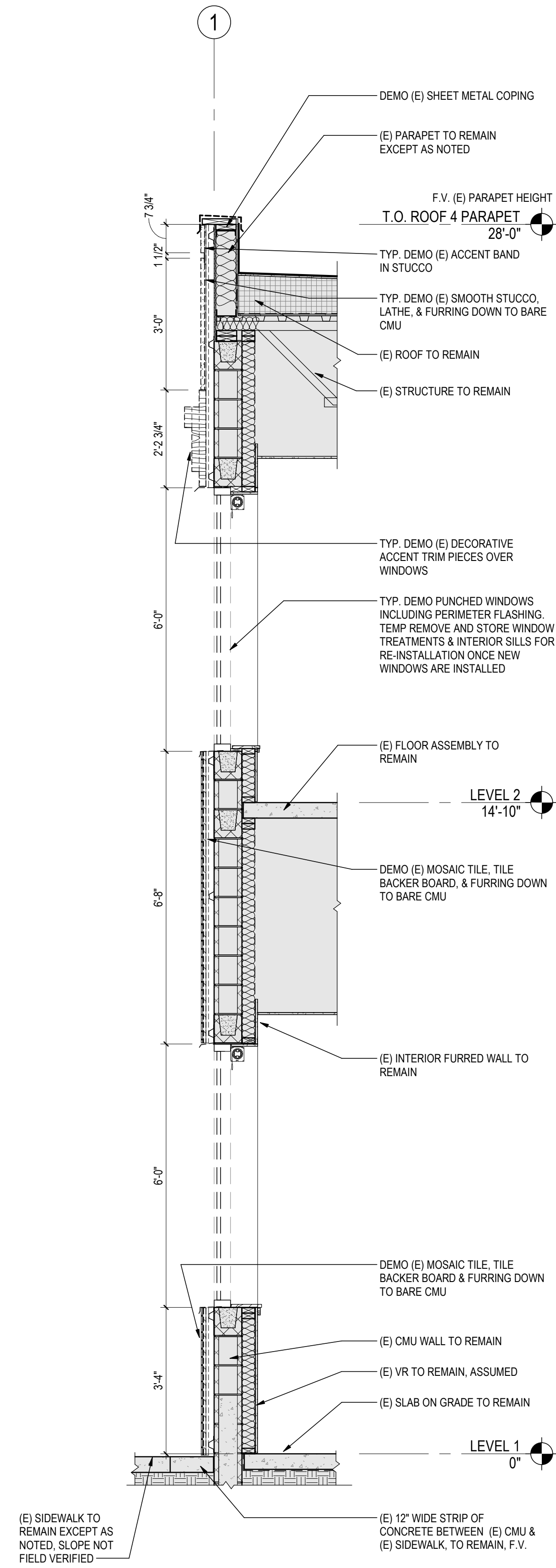
B

A

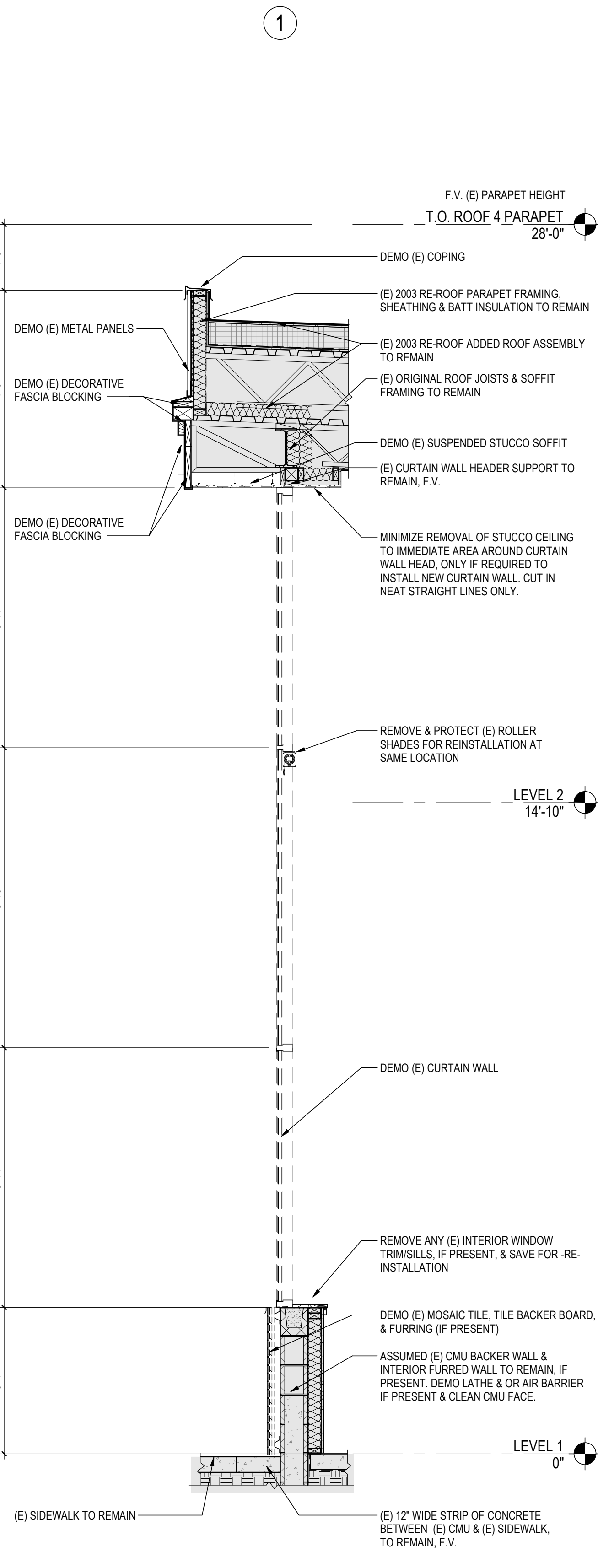
A1 OLD-DEMO WALL SECTION @ GL A.8
D3.1 1/2" = 1'-0"



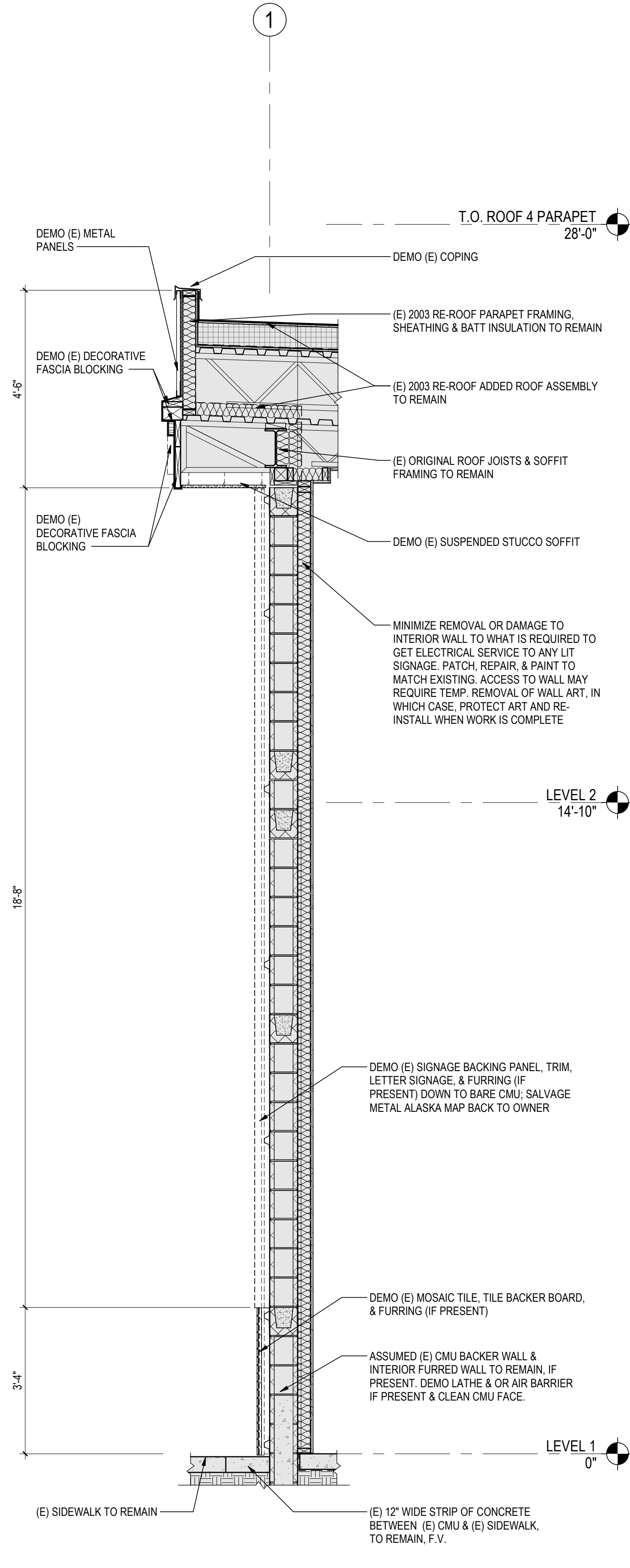
A2 DEMO WALL SECTION @ GL C.3
D3.1 1/2" = 1'-0"



A3 DEMO WALL SECTION @ GL G.5
D3.1 1/2" = 1'-0"



A4 DEMO WALL SECTION @ GL H.2
D3.1 1/2" = 1'-0"



Consultant

Permit/Seal



Alaska Court System

Snowden Admin Center
Facade Repair

820 W. 4th Avenue
Anchorage, Alaska 99501

Project No.: 2014357500

File Name: N/A

SW	RT	GG	03/02/2024
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

DEMO WALL
SECTIONS I

Scale: 1/2" = 1'-0"

Revision:

Drawing No.

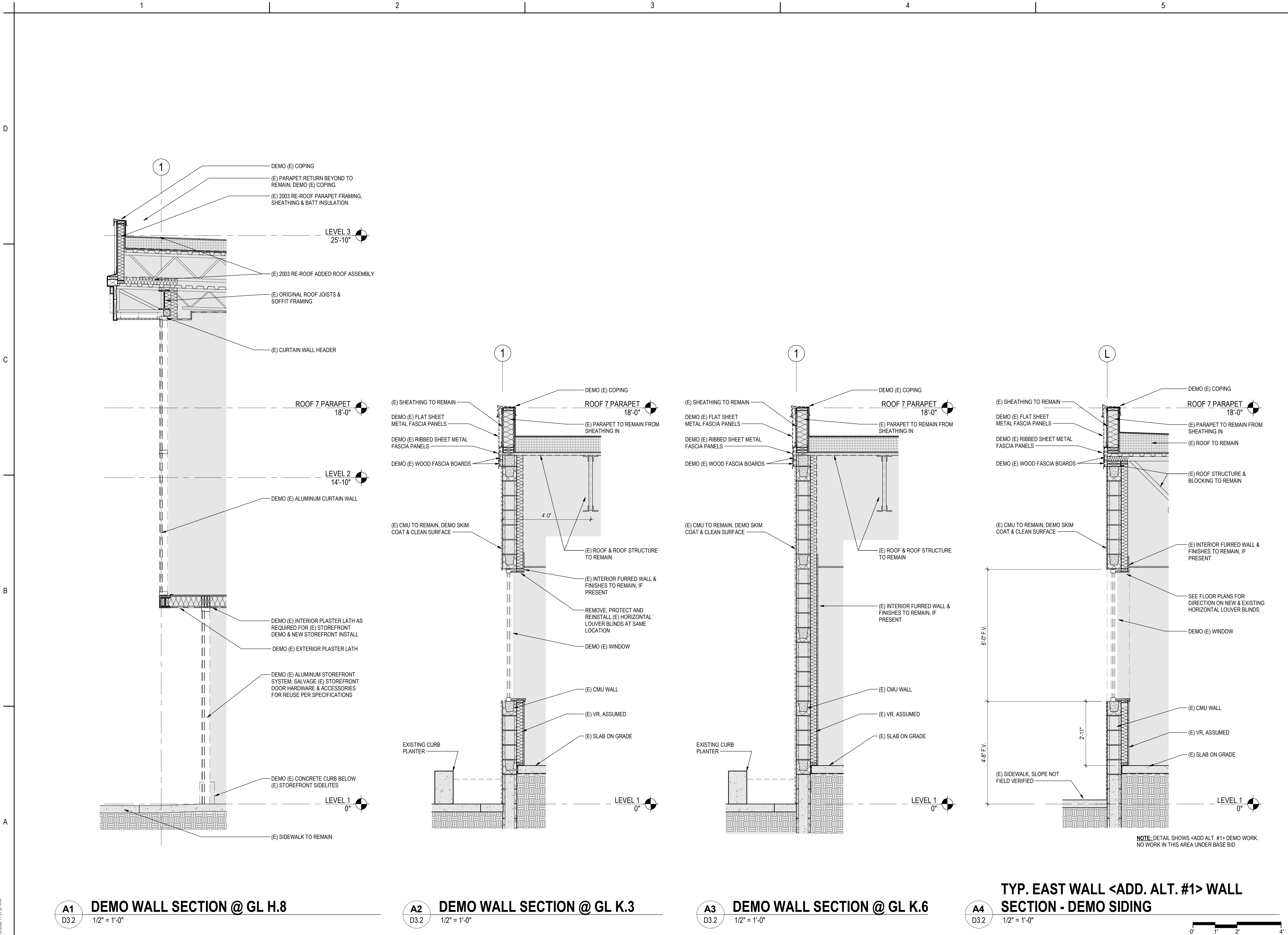
D3.1



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	By
	Issued/Revision



Alaska Court System
Snowden Admin Center
Facade Repair
820 W. 4th Avenue
Anchorage, Alaska 99501

Project No.: 2014357500	
File Name: N/A	
SW	RT
Dwn.	Dsgn.
GG	03/02/2026
Chkd.	YYYY.MM.DD
Title	
DEMO WALL SECTIONS II	
Scale: 1/2" = 1'-0"	
Revision:	
Drawing No.	

D3.2

A1
A1.0

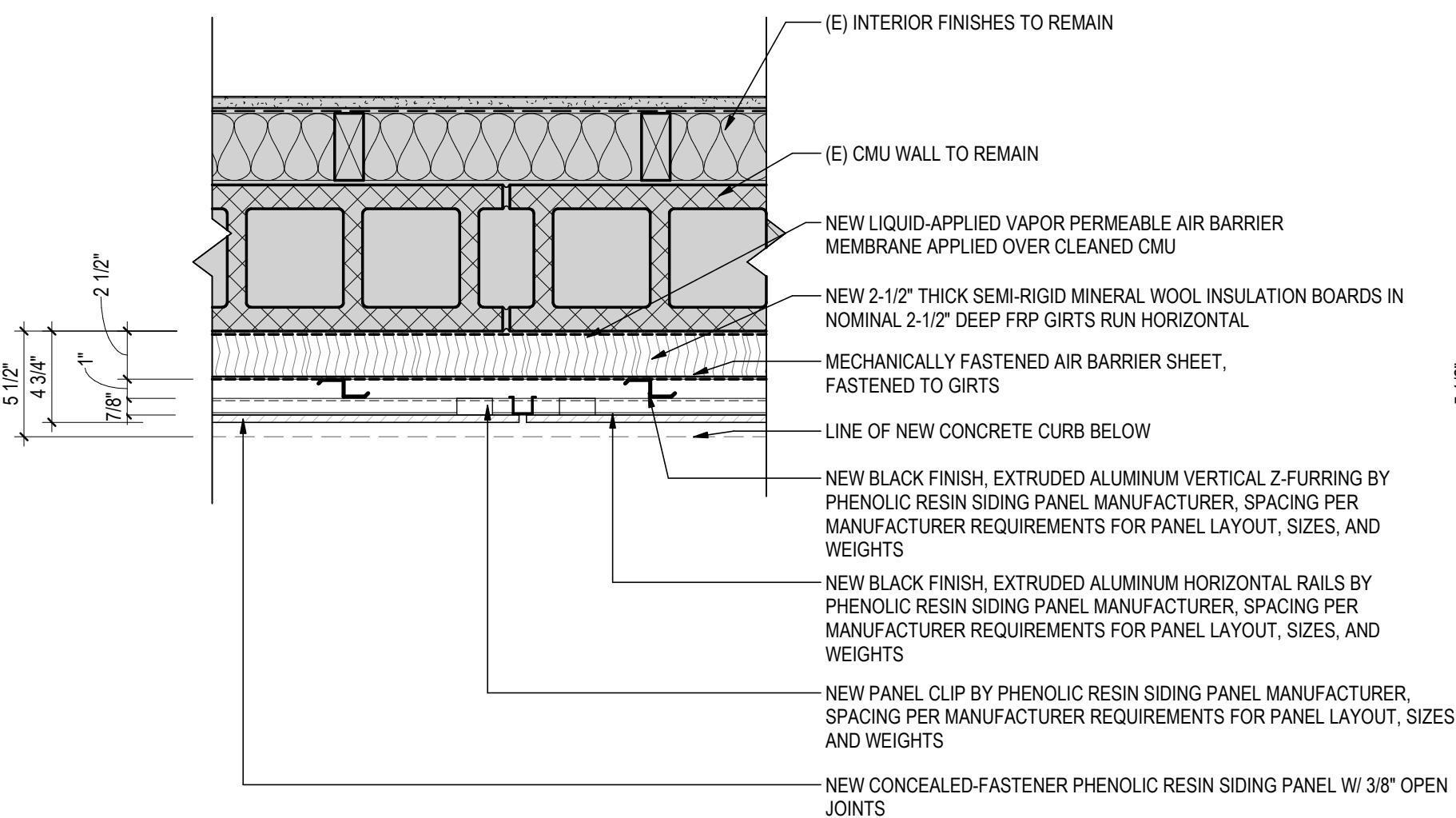
NEW WALL TYPES

1 1/2" = 1'-0"

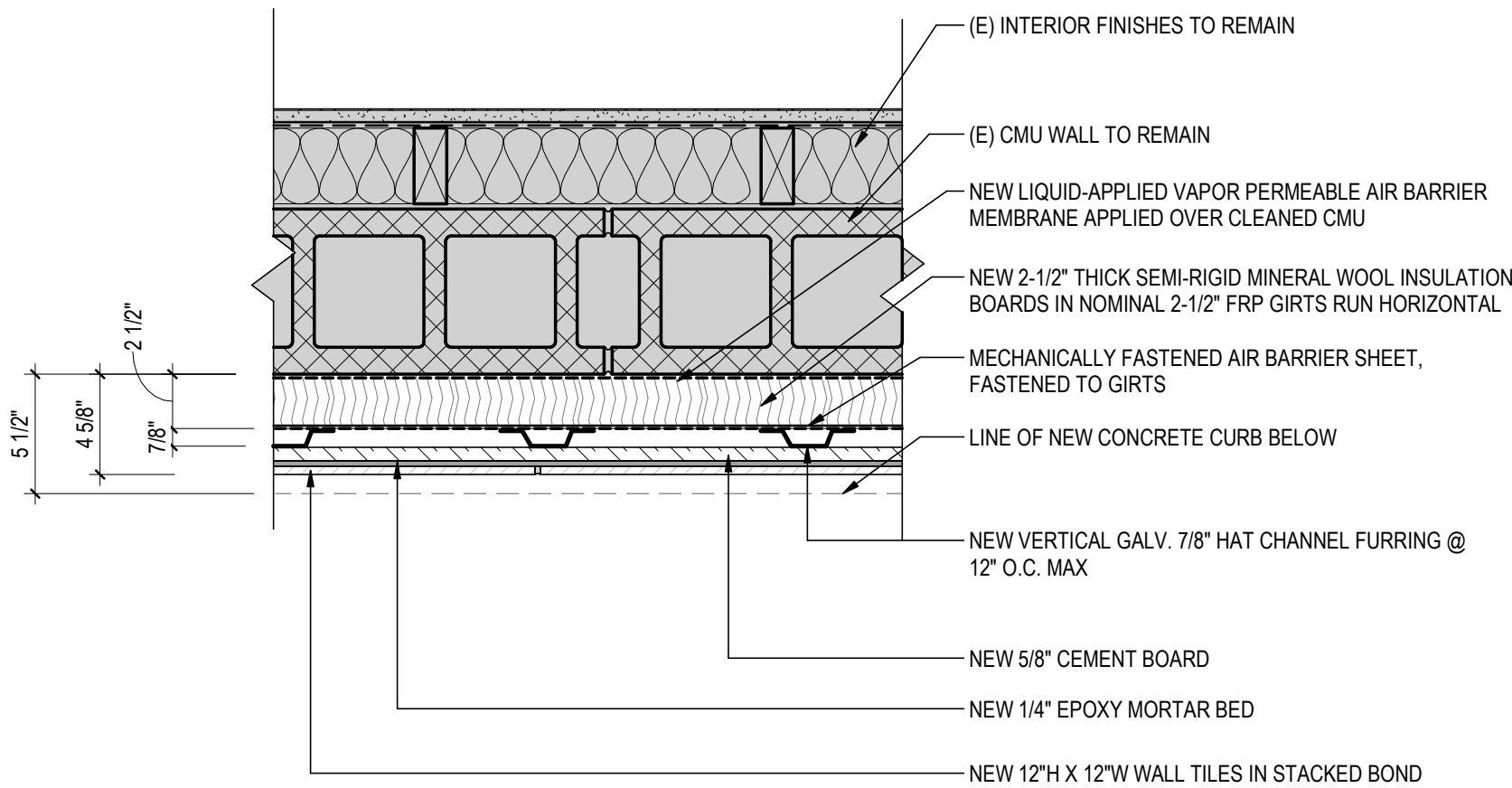
NEW WALL GENERAL NOTES:

- EXISTING CMU STRUCTURAL WALL MAY ALSO BE METAL STUDS OR CAST-IN-PLACE CONCRETE WHERE OLD OPENINGS WERE IN-FILLED IN PAST ADDITIONS & RENOVATIONS. CONTRACTOR TO F.V. SUBSTRATES UPON DEMOLITION OF (E) SIDING.
- INTERIOR FINISHES TO REMAIN. OLD DRAWINGS HAD VERY LIMITED INFORMATION ON INTERIOR WALLS. THESE DRAWINGS ASSUME A 2X4 INTERIOR WALL FURRING ALONG THE CMU WALLS, W/ BATT INSULATION, VR & GWB ON THE INTERIOR SIDE. ACTUAL INTERIOR PORTION OF THE EXTERIOR WALL ASSEMBLIES MAY DIFFER FROM WHAT IS ASSUMED. NO WORK IS ANTICIPATED ON THE INTERIOR EXCEPT WHERE REQUIRED TO DEMO OR INSTALL NEW WORK SUCH AS NEW WINDOWS.

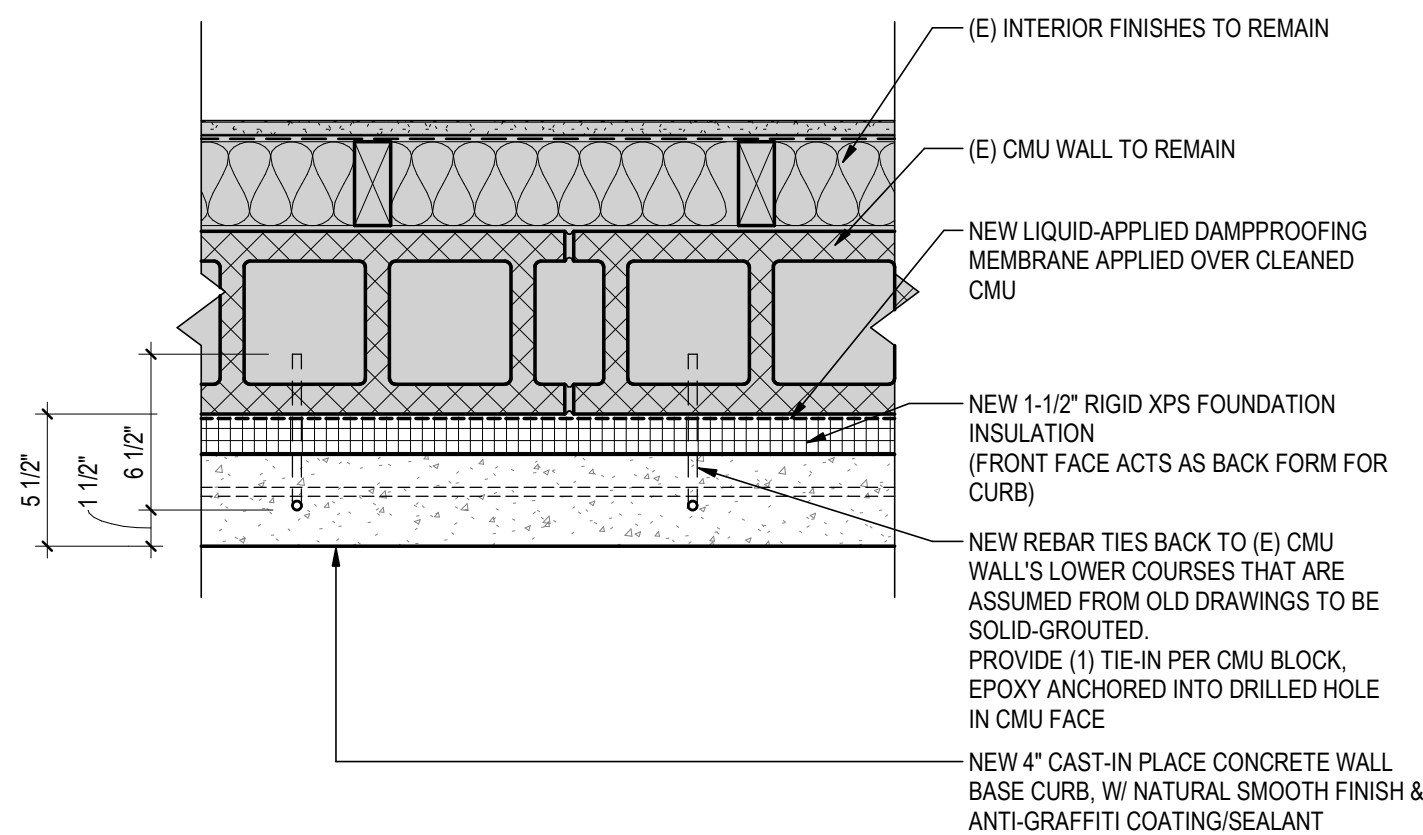
NEW WALL FINISH ASSEMBLY TYPE N-1



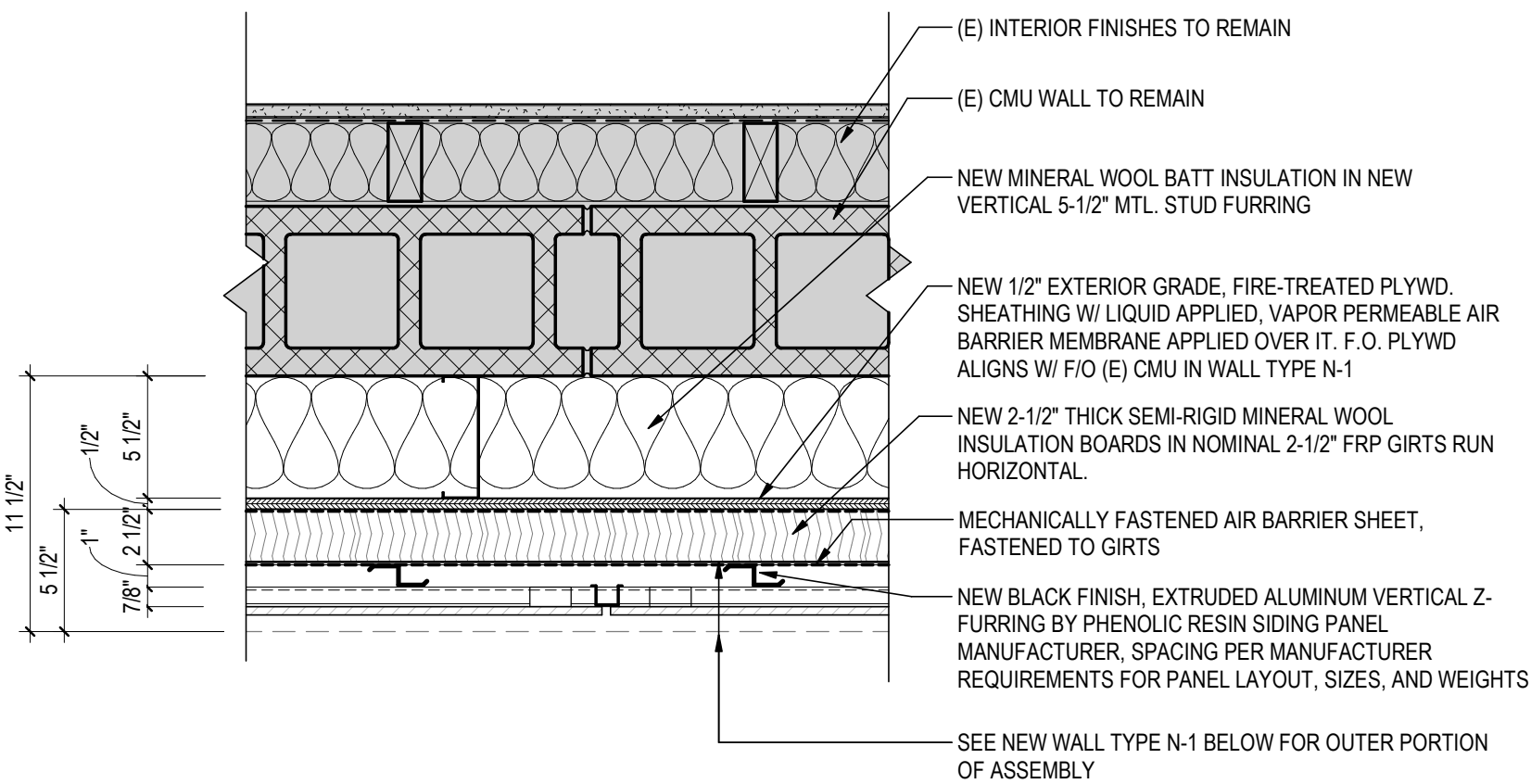
NEW WALL FINISH ASSEMBLY TYPE N-2



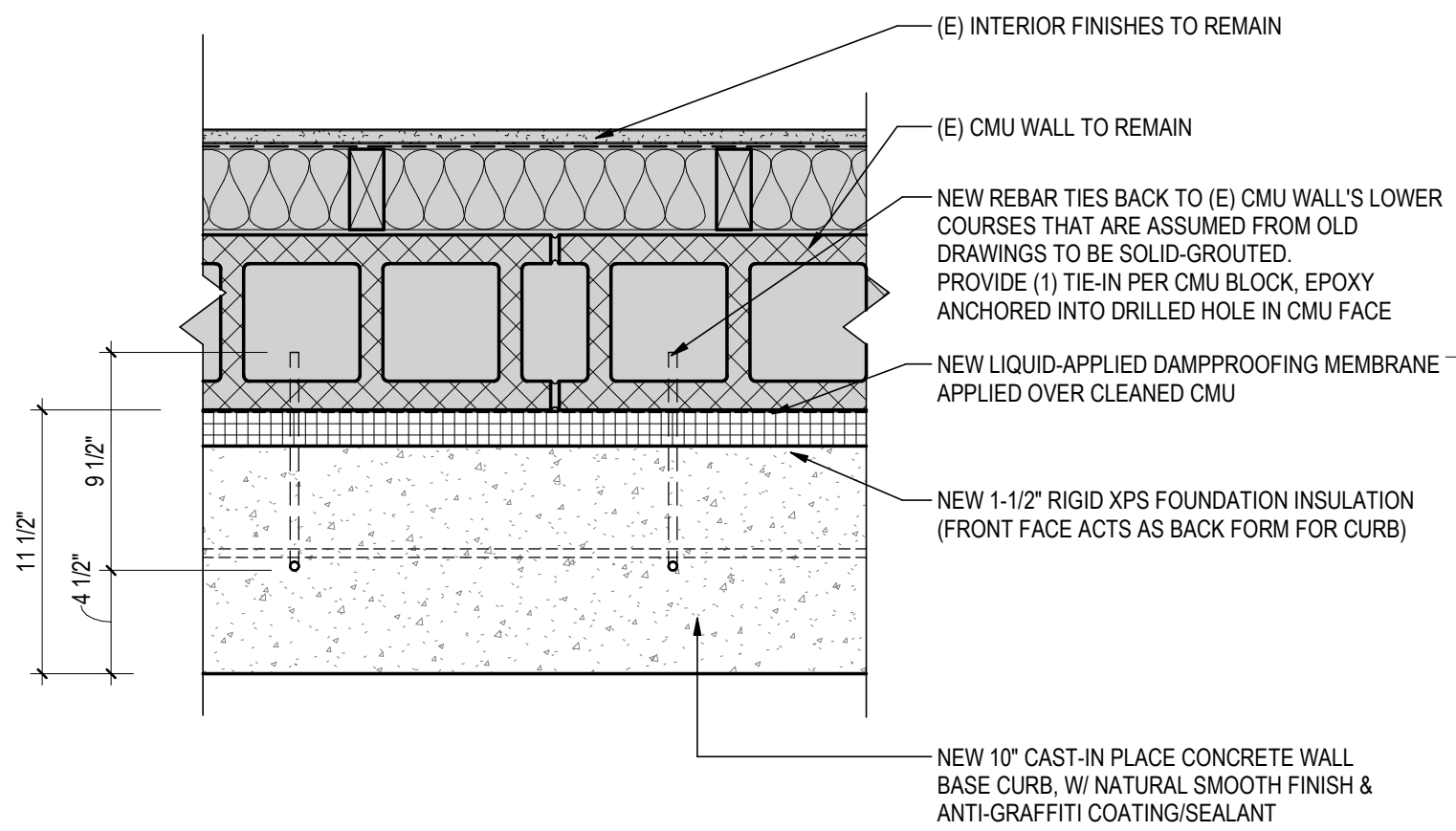
NEW WALL FINISH ASSEMBLY TYPE N-3



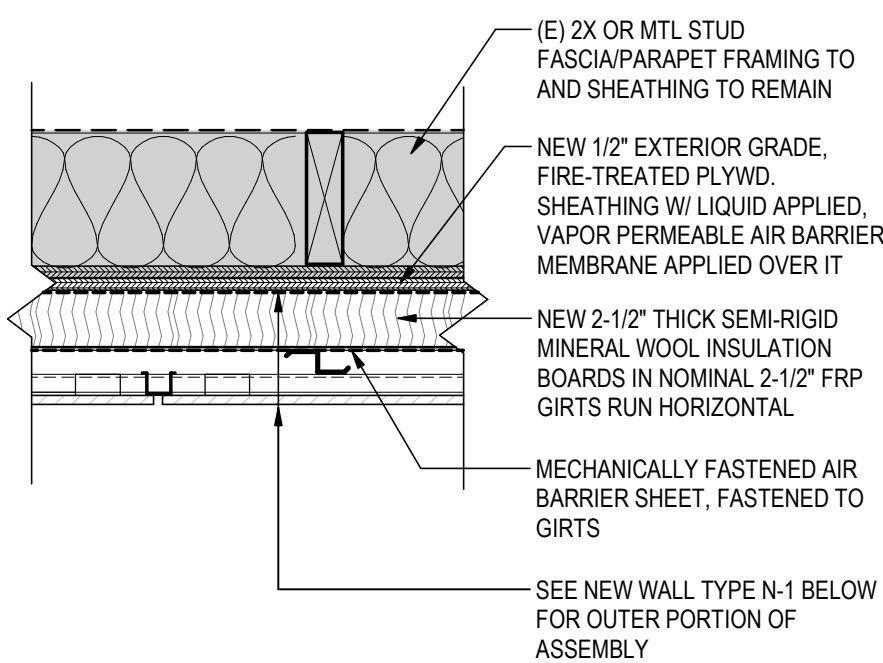
NEW WALL FINISH ASSEMBLY TYPE N-1a BETWEEN GRIDLINES A & C ONLY



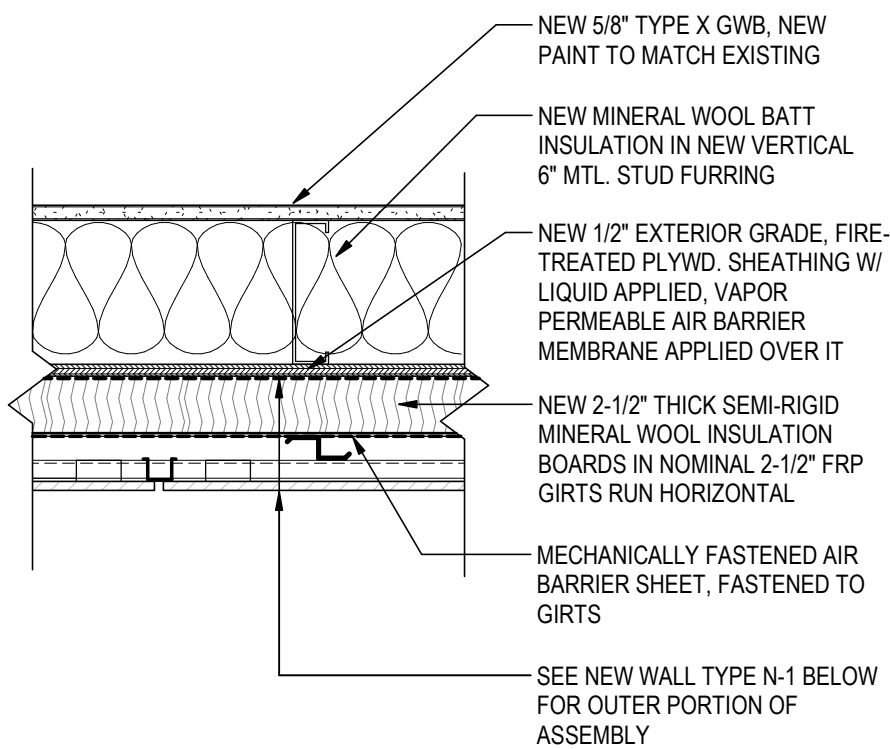
NEW WALL FINISH ASSEMBLY TYPE N-3a BETWEEN GRIDLINES A & C ONLY



NEW WALL FINISH ASSEMBLY TYPE N-4 AT NORTH UPPER FASCIA AND AT PARAPETS



NEW WALL FINISH ASSEMBLY TYPE N-5 AT NORTH WALL INFILL ABOVE ENTRY STOREFRONT

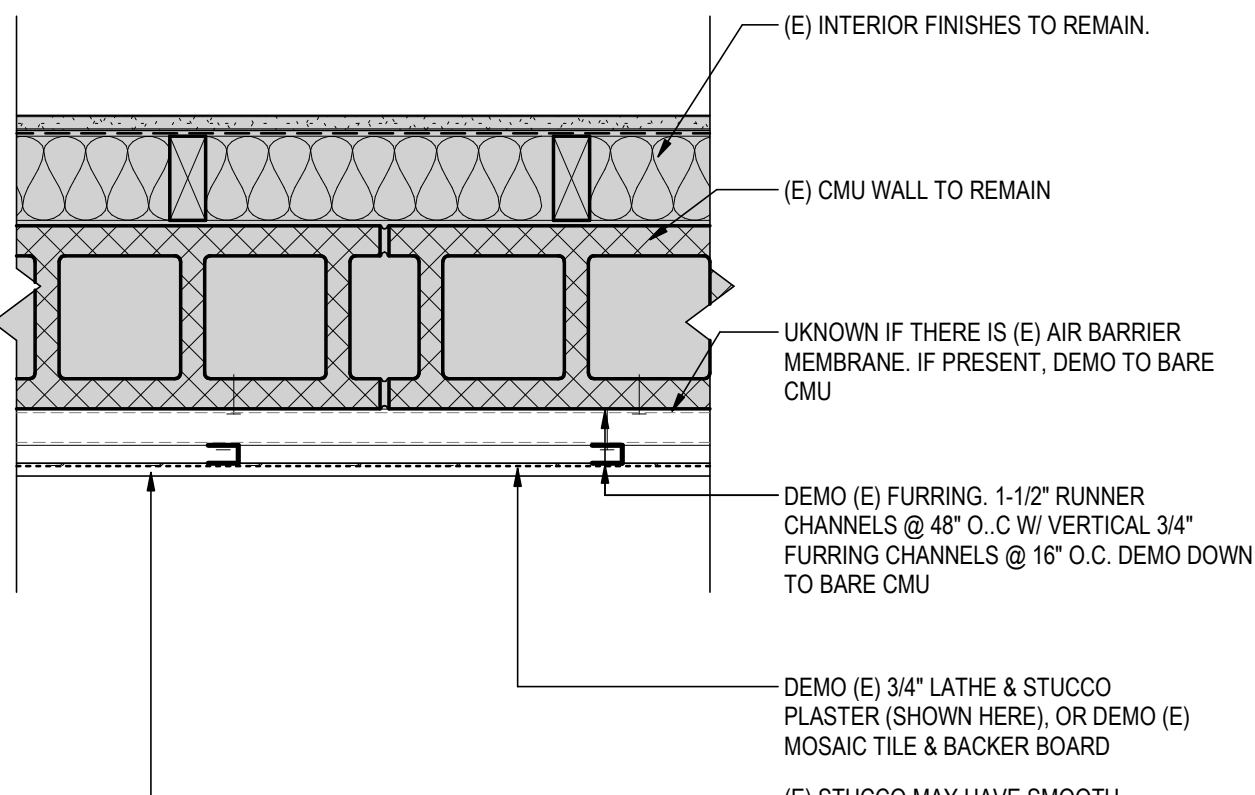


B1
A1.0

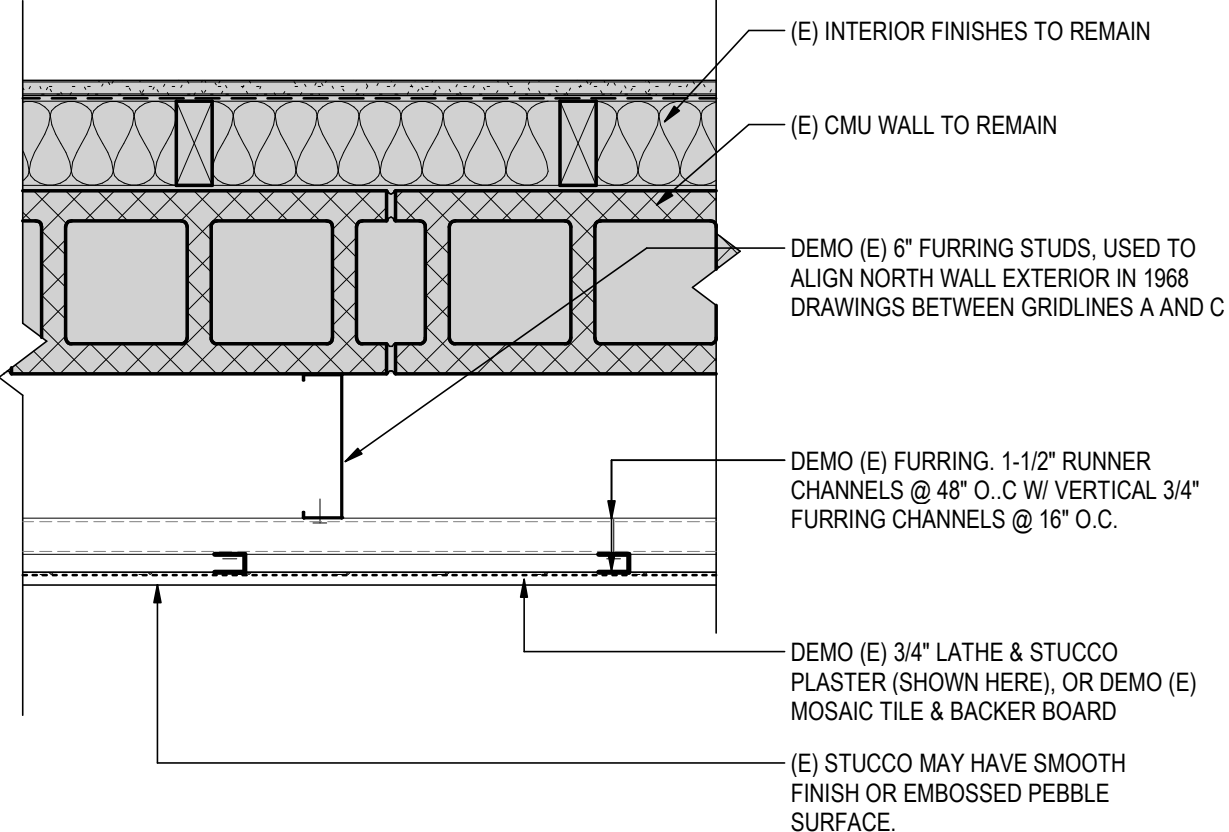
DEMO WALL TYPES

1 1/2" = 1'-0"

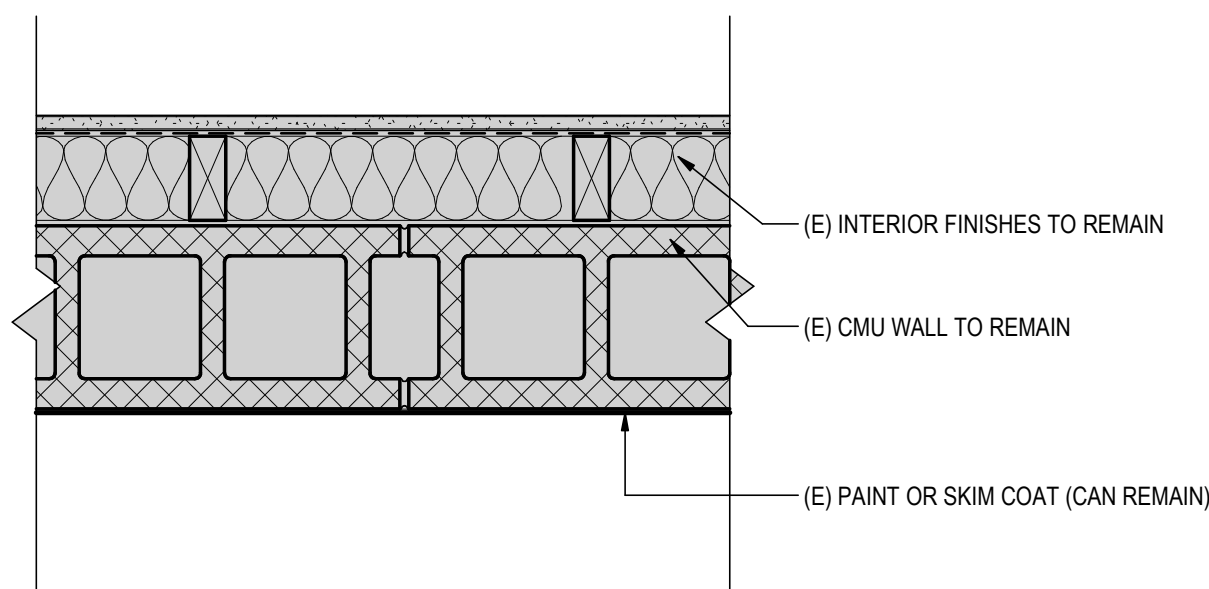
(E) WALL TYPE EX-1



(E) WALL TYPE EX-2



(E) WALL TYPE EX-3



EXISTING WALL TAG MODIFIERS:

(EXAMPLE: EX-2B = EXISTING WALL TYPE 2 W/ SMOOTH STUCCO FINISH)

- A = MOSAIC TILE
- B = SMOOTH STUCCO
- C = PEBBLE EMBOSSED STUCCO
- D = METAL PANEL
- E = PAINTED CMU
- F = PLASTER SKIM COAT OVER CMU

Alaska Court System

Snowden Admin Center
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820 W. 4th Avenue
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Title

NEW & EXISTING WALL
TYPES

Scale: 1 1/2" = 1'-0"

Revision:

Drawing No.

A1.0

Consultant

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YYYY.MM.DD



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D
C
B
A

1 2 3 4 5

BUILDING ZONE C2 BUILDING ZONE C1 BUILDING ZONE B BUILDING ZONE A

4TH AVENUE

LEVEL 2

UP

LINE OF NEW CONCRETE WALL BASE CURB BELOW

NEW 10" DEEP WEST CONCRETE PLANTER WALL: RADIUS OF NEW CORNER TO MATCH (E), F.V. (E) RADIUS

(E) CONCRETE LANDSCAPE PLANTER WALL W/ NEW TOP SOIL FILL AND RE-PLANTED SHRUBBERY

TURN CORNER W/ NEW ASSEMBLY AS SHOWN

NEW SIDING ASSEMBLY #1: PHENOLIC PANEL TYPE A

TYP. NEW ALUMINUM STOREFRONT WINDOWS IN (E) OPENINGS, W/ NEW SEALANT & FLASHING, & RE-INSTALLED INTERIOR SILLS & WINDOW COVERINGS U.N.O.

NEW ALUMINUM CURTAIN WALL IN (E) OPENINGS, W/ NEW SEALANT & FLASHING, & RE-INSTALLED INTERIOR SILLS & WINDOW COVERINGS U.N.O.

NEW SIDING ASSEMBLY #2: STACKED BOND TILE, VARIOUS COLORS IN "RANDOM" PATTERN, SEE SHEET A1.0 FOR MORE ACCURATE DEPICTION OF COLORS & PATTERNS

RE-LOCATED FROST-PROOF HOSE BIB FROM WEST VESTIBULE WALL, ACCESS NEARBY SUPPLY WATER SOURCE ON INTERIOR OR RUN EXTENSION OF EXISTING HOSE-BIBS SUPPLY LINE ABOVE ENTRY VESTIBULE, PATCH & REPAIR TO MATCH EXISTING CONDITIONS ON INTERIOR

NEW SIDING ASSEMBLY #1

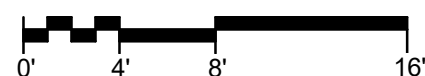
(E) CONCRETE LANDSCAPE PLANTER W/ NEW TOP SOIL FILL AND RE-PLANTED SHRUBBERY

NEW 10" DEEP EAST CONCRETE PLANTER WALL: RADIUS OF NEW CORNER TO MATCH (E), F.V. (E) RADIUS

<BASE BID> NEW SIDING ASSEMBLY #1 TURNS CORNER TO ADD. ALT #1 LINE

C1 LEVEL 1 - NEW FLOOR PLAN

A1.1 1/8" = 1'-0"



C2 REFLECTED CEILING PLAN - NORTH SOFFITS

A1.1 1/4" = 1'-0"

A1 ROOF - NEW COPING PLAN

A1.1 1/16" = 1'-0"

NOTE THAT COPING PLAN ROOF NUMBERS REFER TO A COMMON NOMENCLATURE USED IN PREVIOUS RE-ROOFS IN THE LAST 30 YEARS

NEW COPING, COLOR C

NEW COPING, COLOR B

NEW COPING, COLOR A

NEW SEISMIC JOINT COVER @ WALL

(E) SEISMIC JOINT COVER TO REMAIN

(E) COPING TO REMAIN

PREP & PAINT THIS SIDE OF EXPOSED CMU WALL TO MATCH NORTH ELEVATION'S EXPOSED CMU PILASTER (DARK GREY)

STOP NEW PAINT HERE

RE-INSTALLED (E) FLAG POLES IN (E) RECESSED BRACKETS, NEW PERIMETER BRACKET MTL FLASHING TO MATCH NEW SIDING COLOR. MOVE CLEATS FROM BACK SIDE OF PARAPET TO FLAGPOLES 1'-6" ABOVE COPING, PATCH & REPAIR ANY SCREW HOLES LEFT IN THE ROOF MEMBRANE AT OLD CLEAT LOCATIONS

RE-ROOFED 2018) NOT IN SCOPE OTHER THAN NEW COPING

RE-ROOFED 2001) NOT IN SCOPE OTHER THAN NEW COPING

RE-ROOFED 2001) NOT IN SCOPE OTHER THAN NEW COPING

(E) ROOF #1 TO REMAIN - NOT IN SCOPE

NEW COPING <ADD. ALT. #1>

UNDER BASE BID THIS PORTION'S COPING REMAINS "AS-IS"

(E) COPING TO REMAIN

(E) ROOF #8 (LOADING DOCK CANOPY ROOF) - NOT IN SCOPE

B4 LEVEL 2 - ENTRY ENLARGED FLOOR PLAN

A1.1 1/4" = 1'-0"

LINE OF (E) UPPER SOFFIT STRUCTURE ABOVE W/ NEW SOFFIT PANELS

(E) PAINTED CMU PILASTER, RE-PAINT PREPARED EXTERIOR SURFACES

INSTALL MTL 2 GIRT SUPPORTS AS NEEDED FOR SIGNAGE

NEW WALL INFILL

NEW ALUMINUM STOREFRONT ENTRY SYSTEM W/ STOREFRONT DOOR; REFER TO SPECIFICATIONS

LINE OF (E) ENTRY SOFFIT STRUCTURE ABOVE W/ NEW SOFFIT PANELS

HDL-P-2 FURRED WALL ASSEMBLY & CURB BELOW, TYP.; SEE SECTION DETAILS

RE-INSTALLED (E) POWER-ASSISTED DOOR OPENER BUTTON, SURFACE MOUNTED

PATCH CMU WALL WHERE (E) HOSE BIB WAS REMOVED

(E) VESTIBULE

(E) PAINTED CMU PILASTER, RE-PAINT PREPARED EXTERIOR SURFACES

RE-INSTALLED (E) KNOX BOX

NEW SEISMIC JOINT COVER

A4 LEVEL 1 - ENTRY ENLARGED FLOOR PLAN

A1.1 1/4" = 1'-0"

ALIGN HIGH SOFFIT HORIZ. PHENOLIC PANELS WITH VERT. SOFFIT PANELS ABOVE, TYP.

(E) PAINTED CMU PILASTER, RE-PAINT PREPARED EXTERIOR SURFACES

HDL-P-2 SOFFIT ASSEMBLY, TYP.; SEE SECTION DETAILS

AT ALL PHENOLIC PANEL SOFFIT JOINTS, INSTALL CONT. 023 ALUM. STRIP PTD BLACK, INSTALL ON T.O. VAPOR PERMEABLE AIR BARRIER, TYP.

(E) OFFICES

(E) OFFICES

(E) ENTRY RECEPTION

(E) VESTIBULE

(E) ENTRY LOBBY

(E) OFFICES

(E) OFFICES

(E) OFFICES

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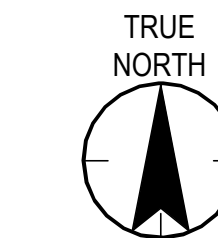
(E) OFFICES

(E) OFFICES

(E) OFFICES

(E) OFFICES

(E) OFFICES



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Alaska Court System

Snowden Admin Center
Facade Repair

820 W. 4th Avenue
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Project No.: 2014357500

File Name: N/A

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Title

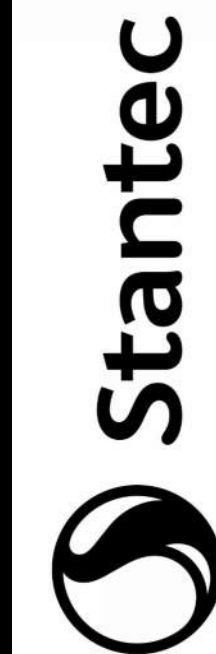
PARTIAL NEW LEVEL 1
FLOOR & COPING
PLAN

Scale: As indicated

Revision:

Drawing No.

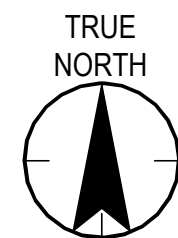
A1.1



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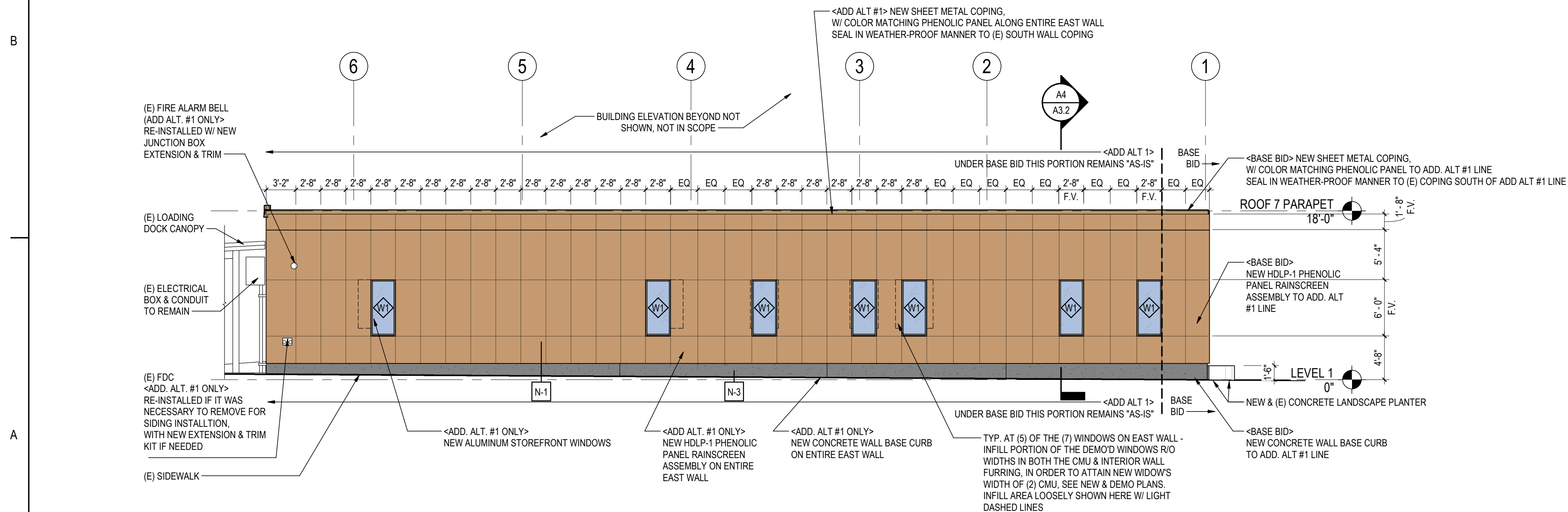
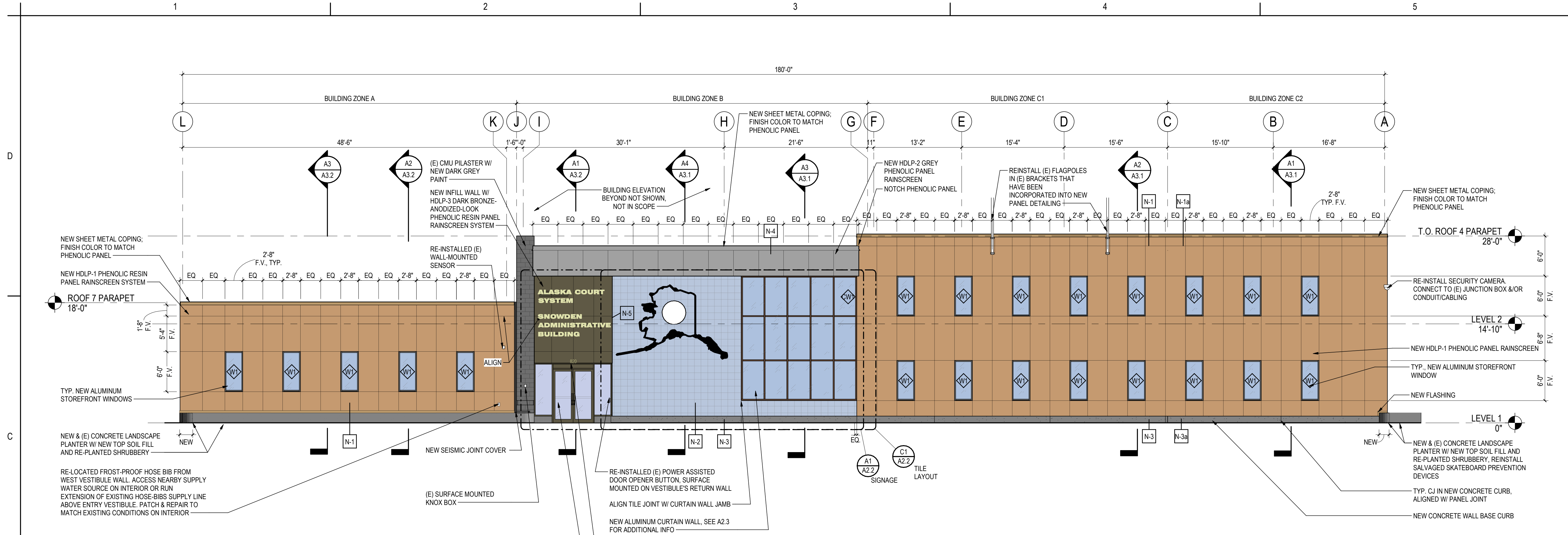
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4/5/2024 12:13 PM
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ORIGINAL SHEET - ANSI D



EXTERIOR ELEVATION LEGEND

LEGEND	TAG	DESCRIPTION
	N-2	NEW TILE WALL ASSEMBLY
	N-1 N-1a	NEW HDLP-1 PHENOLIC RESIN PANEL ASSEMBLY
	N-4	NEW HDLP-2 PHENOLIC RESIN PANEL ASSEMBLY
	N-5	NEW HDLP-3 PHENOLIC RESIN PANEL ASSEMBLY
	N-3 N-3a	NEW CONCRETE CURB

EXTERIOR FENESTRATION LEGEND

TAG	DESCRIPTION
SF1	ALUMINUM STOREFRONT ENTRY
W1	ALUMINUM STOREFRONT WINDOW
CW1	ALUMINUM CURTAIN WALL 1
CW2	ALUMINUM CURTAIN WALL 2

EXTERIOR GLAZING LEGEND

LEGEND	DESCRIPTION
	1" LAMINATED, INSULATED DOUBLE-PANE GLAZING UNIT - CLEAR VISION

EXTERIOR ELEVATION NOTES

- REFER TO SHEET A1.0 FOR TYPICAL EXTERIOR ASSEMBLY TYPES.
- REFER TO SHEET A2.2 FOR EXTERIOR MATERIALS & ENLARGED ELEVATIONS.
- BUILDING ELEMENTS THAT CONCEAL COMPLETE BUILDING ELEVATION HAVE BEEN DASHED IN FOR CLARITY.
- LINE OF FINISHED GRADE IS INDICATED SCHEMATICALLY - F.V. EXACT GRADING ELEVATIONS AT FINISHED FACE OF BUILDING.
- MAINTAIN AIR / VAPOR BARRIER CONTINUITY THROUGHOUT EXTERIOR ENVELOPE. SEAL ALL AIR BARRIER / VAPOR RETARDER SEAMS, JOINTS, PENETRATIONS & TERMINATIONS TO OTHER SUBSTRATES & OR OTHER AIR BARRIER / VAPOR RETARDER SYSTEM.
- FILL ALL VOIDS AROUND GLAZING SYSTEM PERIMETER WITH FOAMED IN-PLACE INSULATION.
- EXTERIOR STEEL (I. E. RELIEF ANGLES, PLATES, LINTELS, ETC), ARE TO BE GALVANIZED WITH HIGH PERFORMANCE COATING, UON.
- PROVIDE ISOLATION MEMBRANE WHERE TREATED WOOD BLOCKING OR TREATED PLYWOOD MEETS STEEL CONSTRUCTION.
- REPLACE ALL EXISTING EXTERIOR SEALANTS WHERE APPLICABLE, UON.
- REFERENCE ELECTRICAL SHEETS FOR ADDITIONAL EXTERIOR SIGNAGE INFORMATION.
- PROVIDE PARTIAL CONTRACTION JOINTS IN NEW CONCRETE CURBS SPACED 15'-0" O.C. MAX.

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Alaska Court System

Snowden Admin Center
Facade Repair

820 W. 4th Avenue
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Project No.: 2014357500

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Title
NEW BUILDING
ELEVATIONS

Scale: 1/8" = 1'-0"

Revision:

Drawing No.

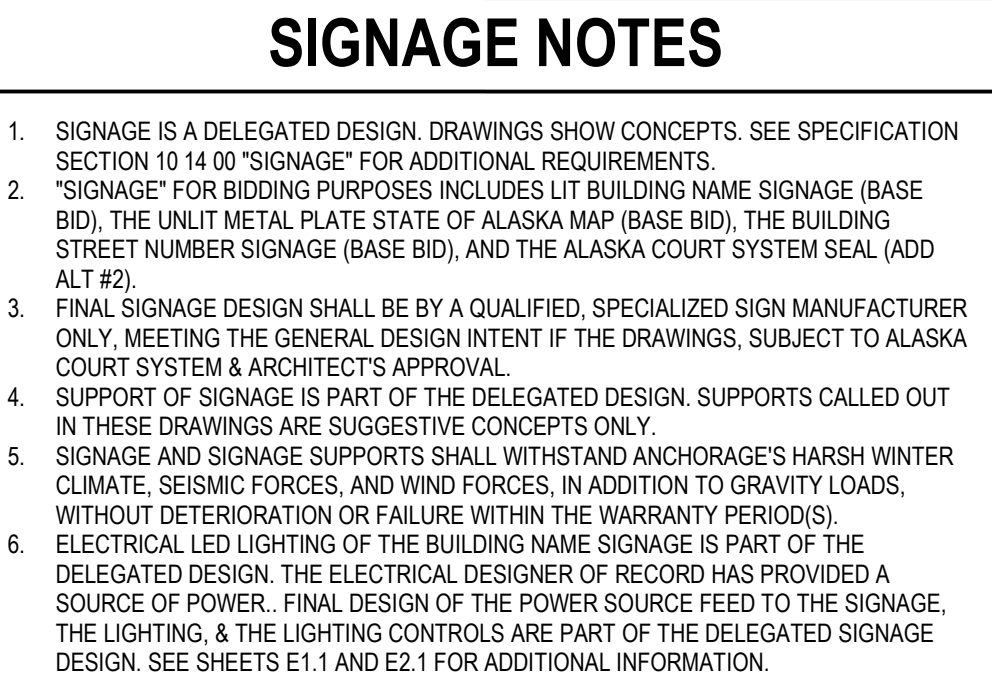
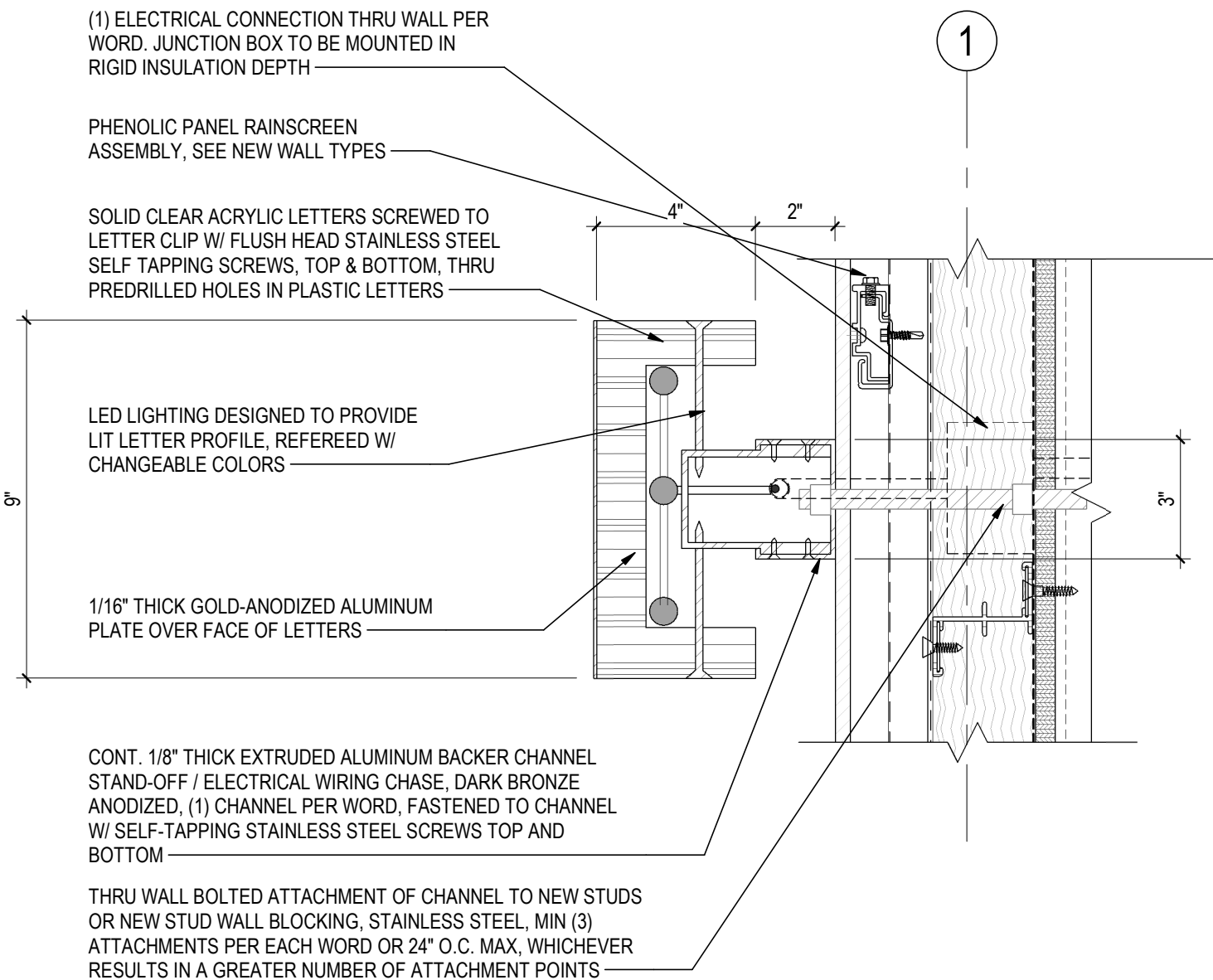
A2.1



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 49 TH
 RBT
 Ross B. Timm
 No. A-11339
 06/04/2026
 REGISTERED PROFESSIONAL ARCHITECT

Alaska Court System
Snowden Admin Center
Facade Repair
820 W. 4th Avenue
Anchorage, Alaska 99501

Project No.: 2014357500			
File Name: N/A			
SW	RT	GG	03/02/2026
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

NEW EXTERIOR
MATERIALS, TILE WALL
LAYOUT, & SIGNS

Scale: As indicated

Revision:

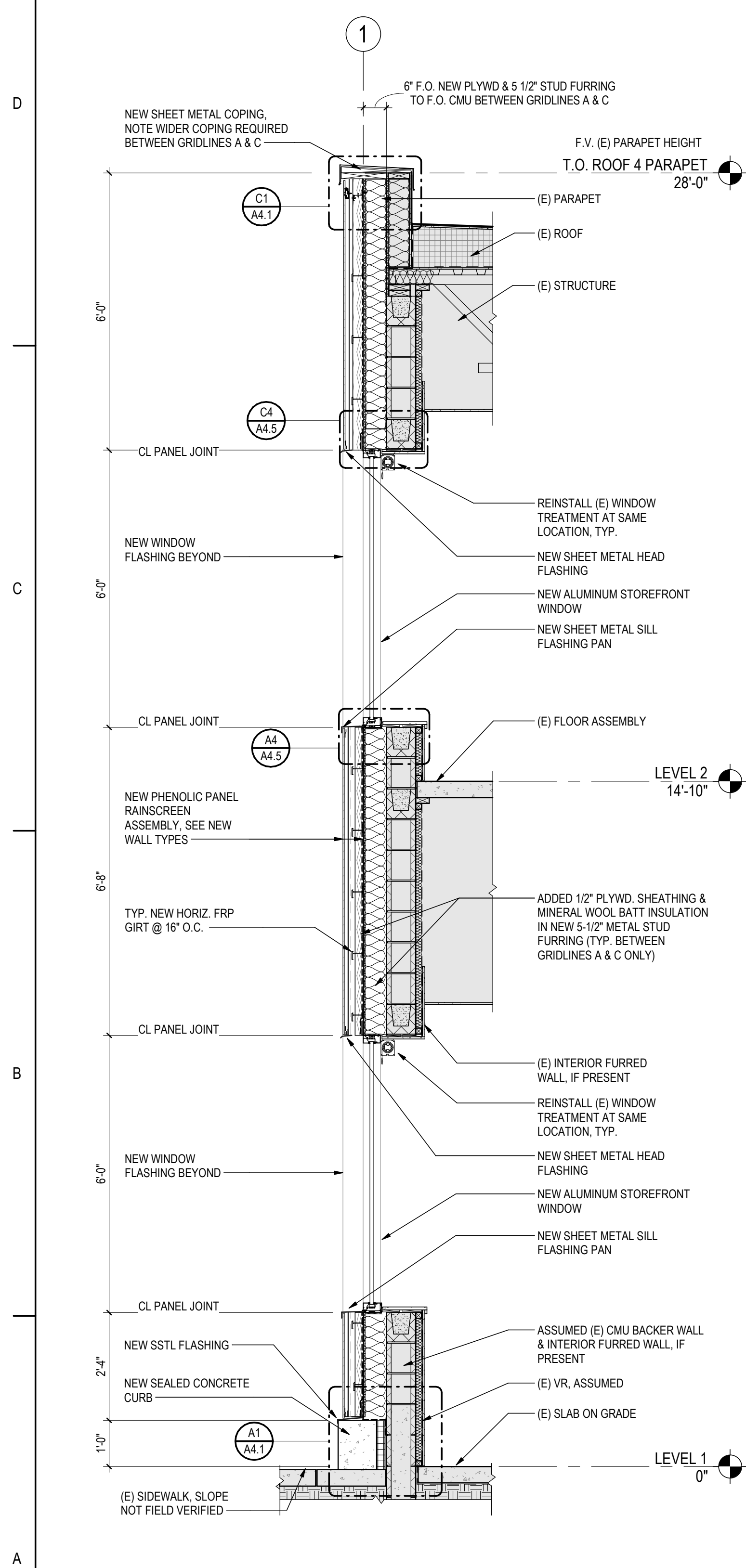
Drawing No.

A22

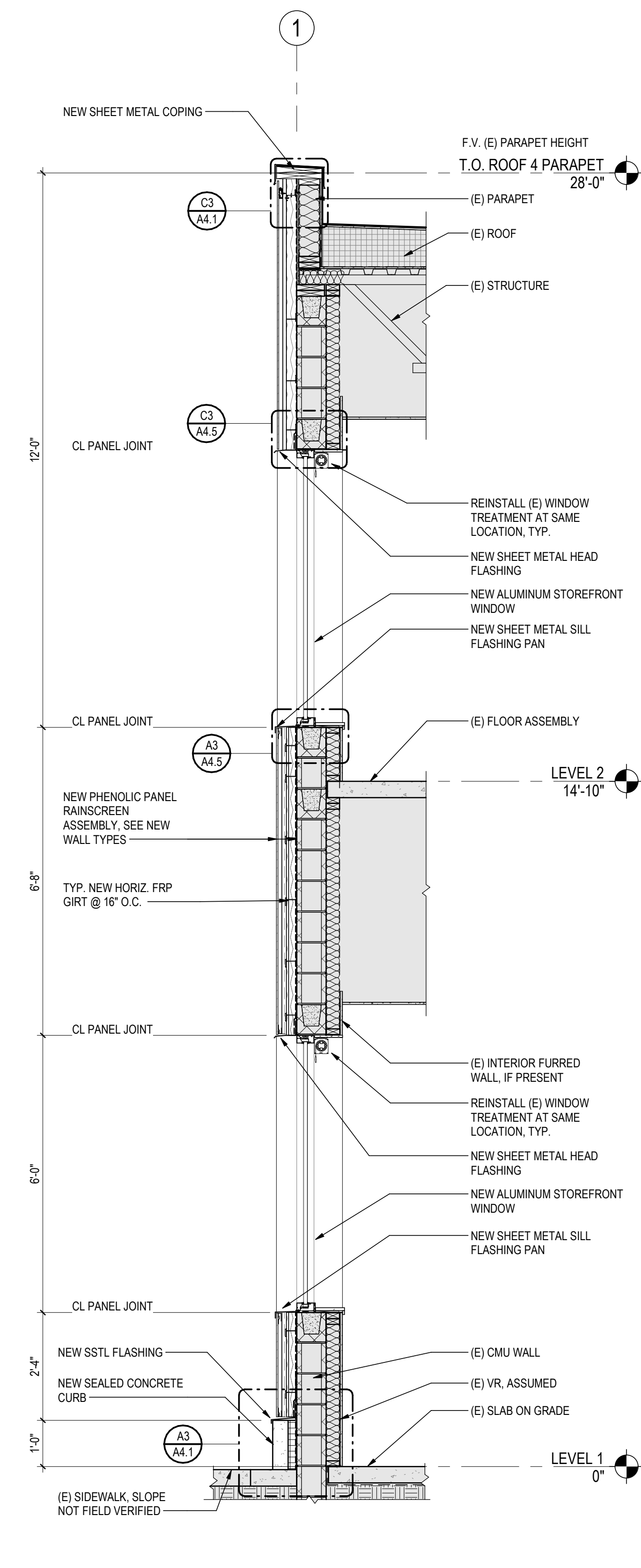
A2.2



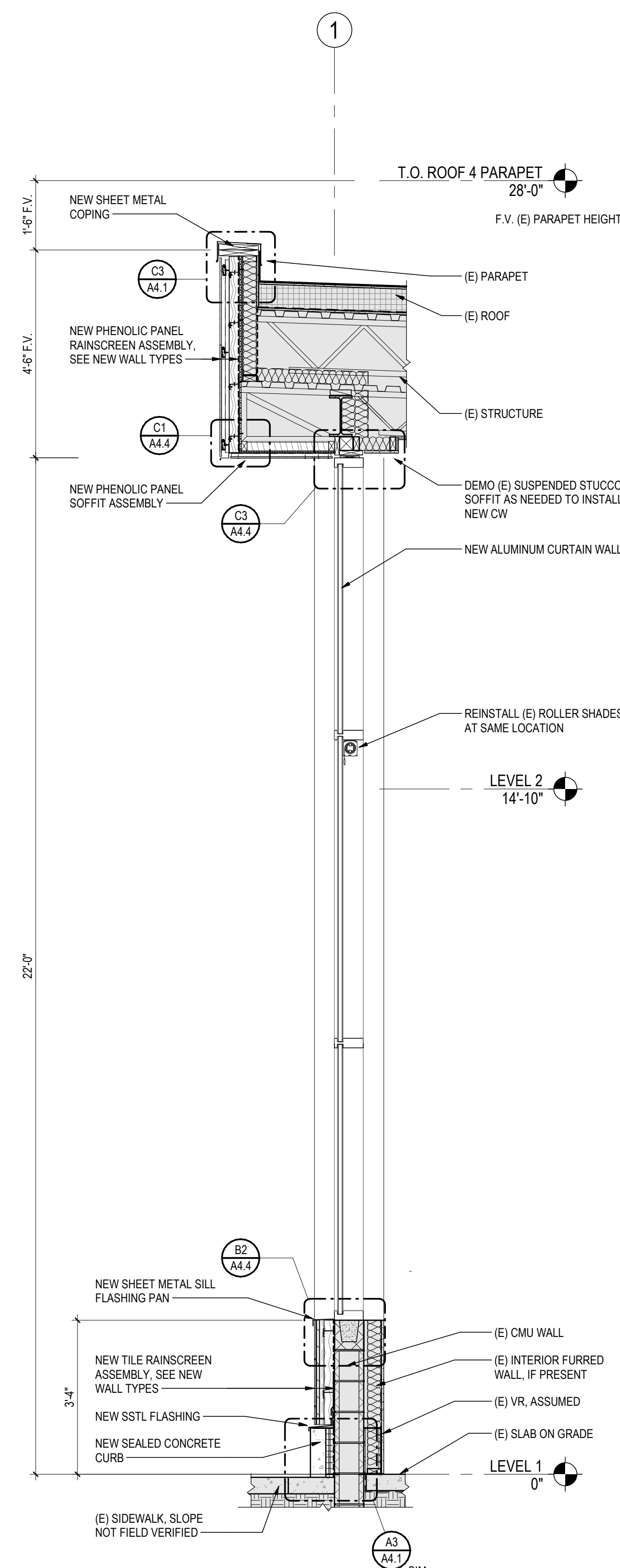
2-STORY WALL SECTION @ GL B.2 - NEW SIDING
1/2" = 1'-0"



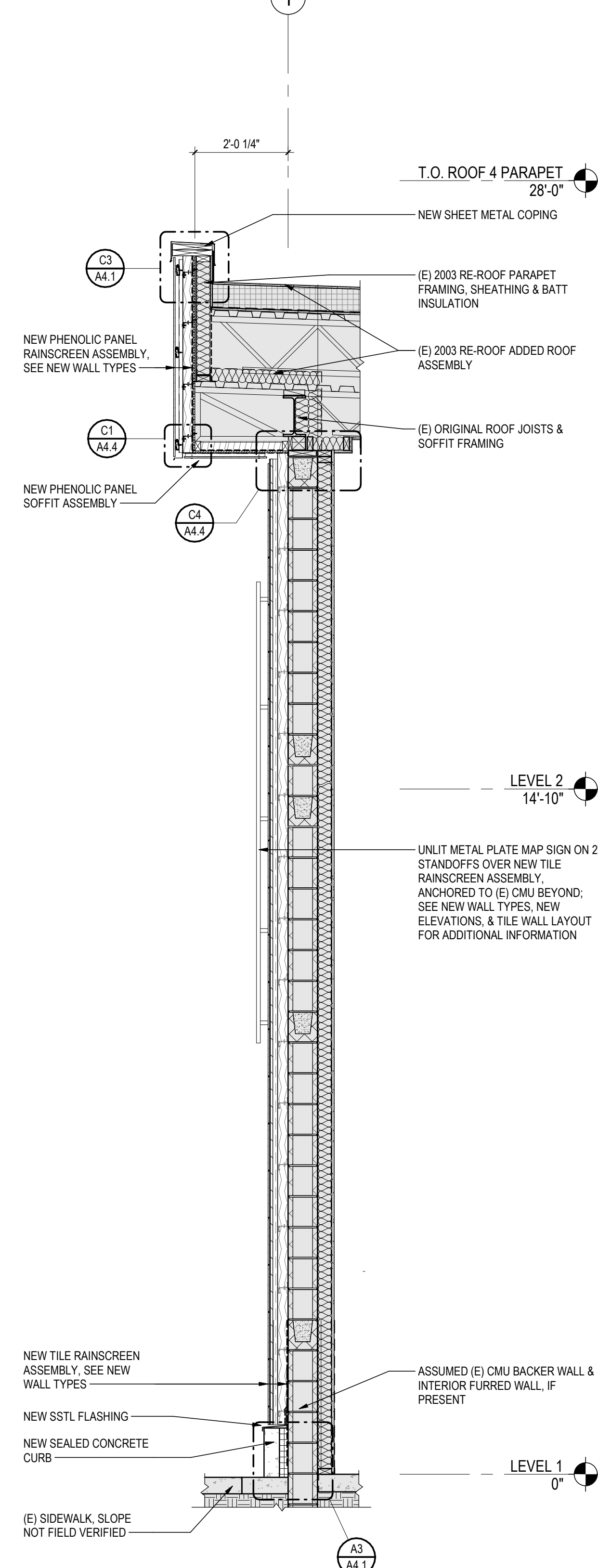
TYP. 2-STORY WALL SECTION @ WINDOWS - NEW SIDING
1/2" = 1'-0"



NEW WALL SECTION @ GL G.5
1/2" = 1'-0"



NEW WALL SECTION @ GL H.2
1/2" = 1'-0"



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Permit/Seal



Alaska Court System

Snowden Admin Center
Facade Repair

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Project No.: 2014357500

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Title

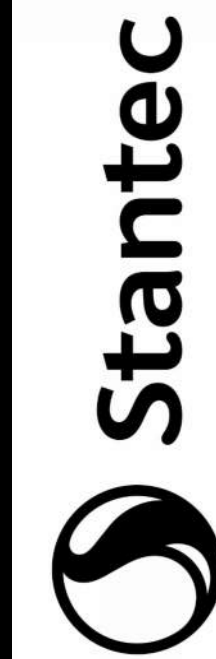
NEW WALL SECTIONS I

Scale: 1/2" = 1'-0"

Revision:

Drawing No.

A3.1



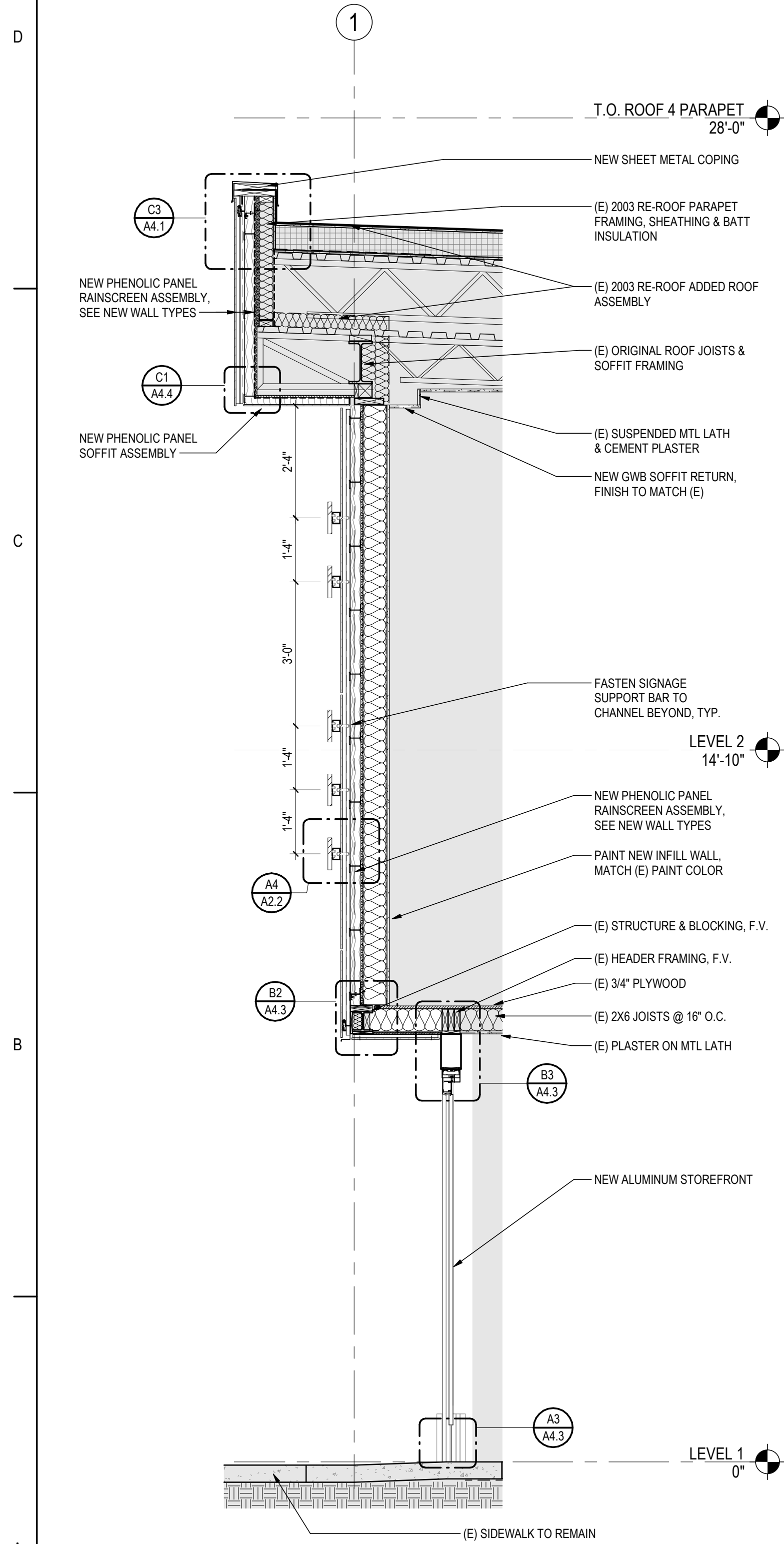
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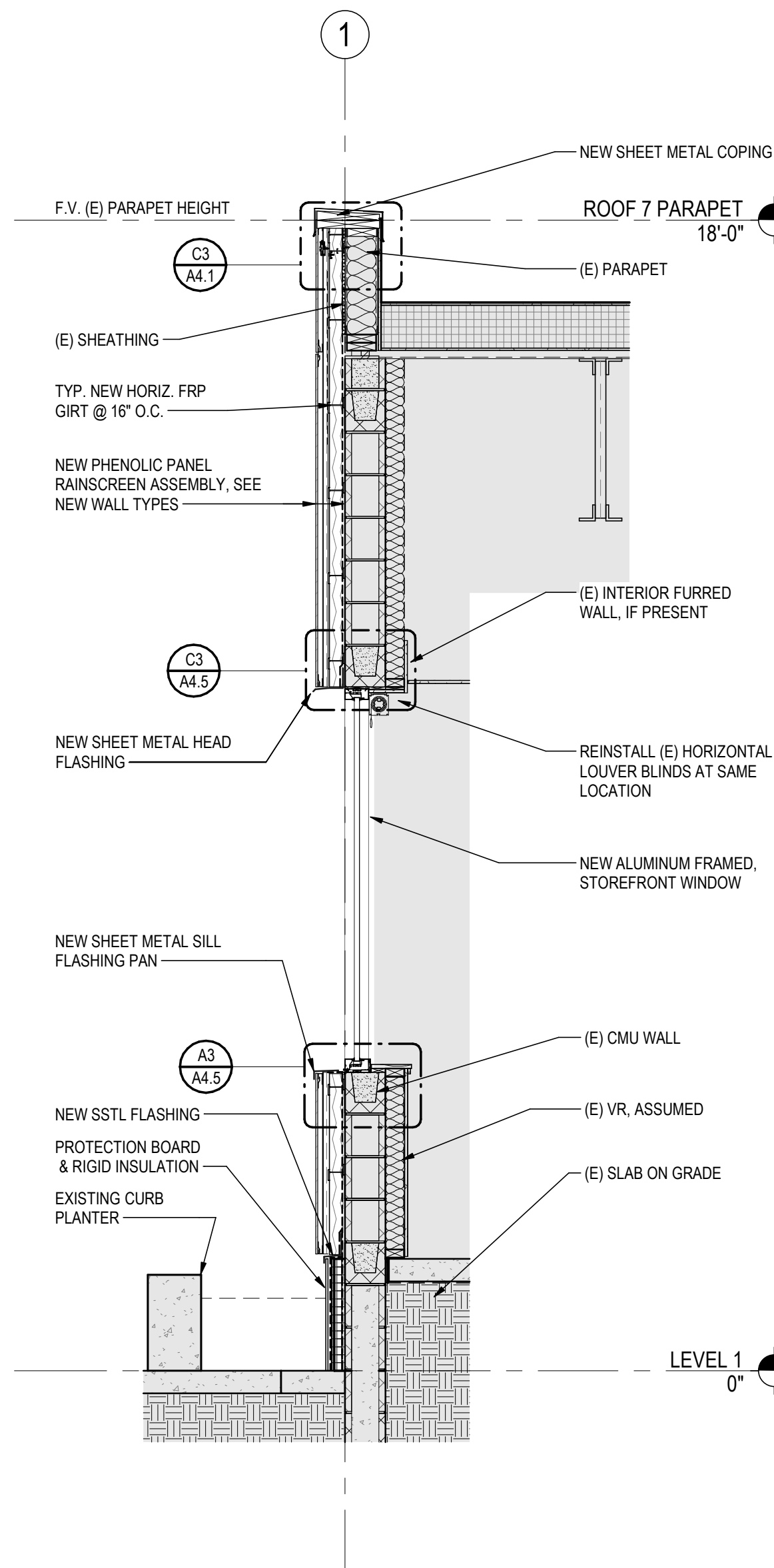
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<P&L location in Project Information>
6/5/2024 11:31:41 AM

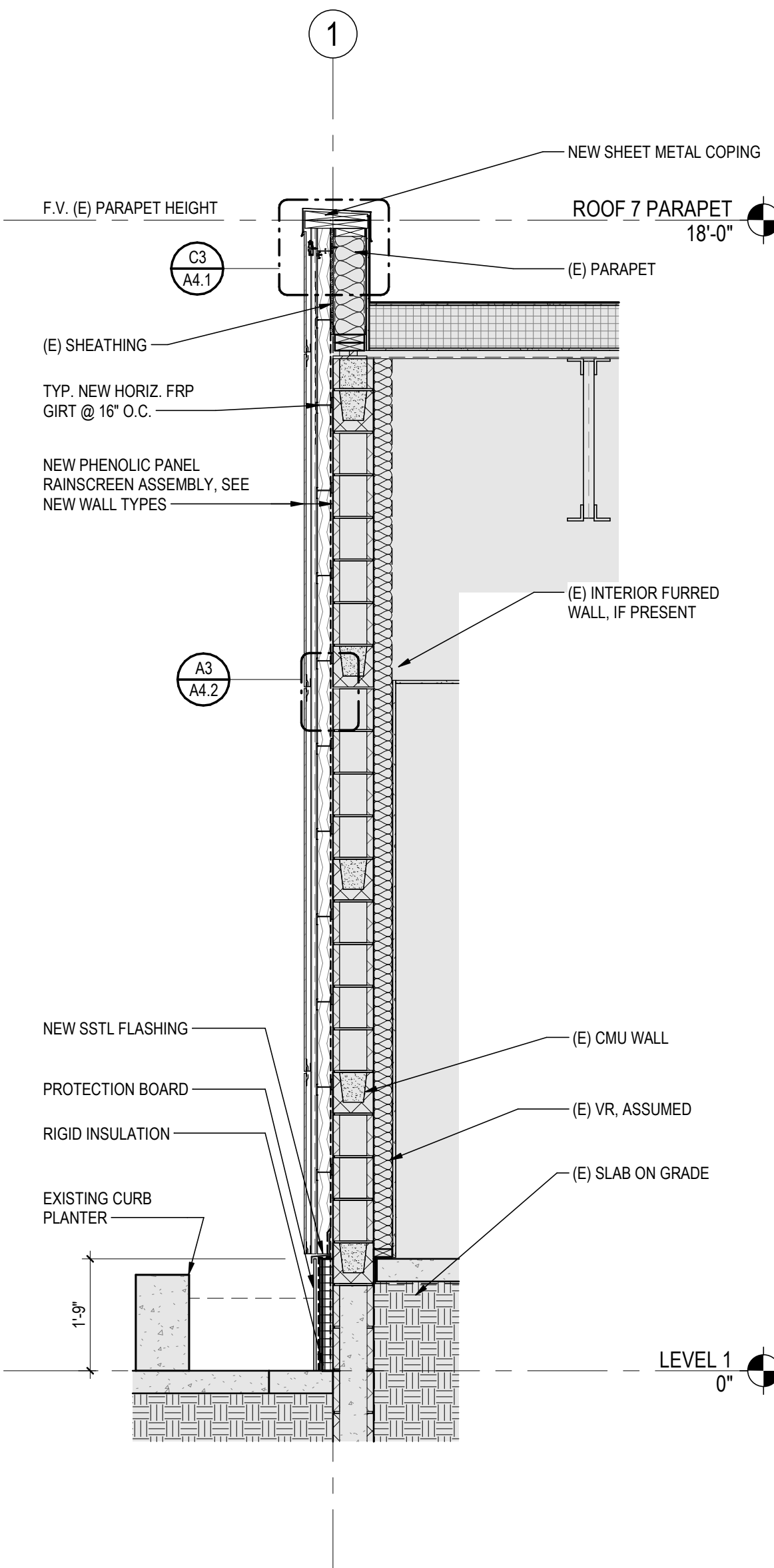
ORIGINAL SHEET - ANSI D



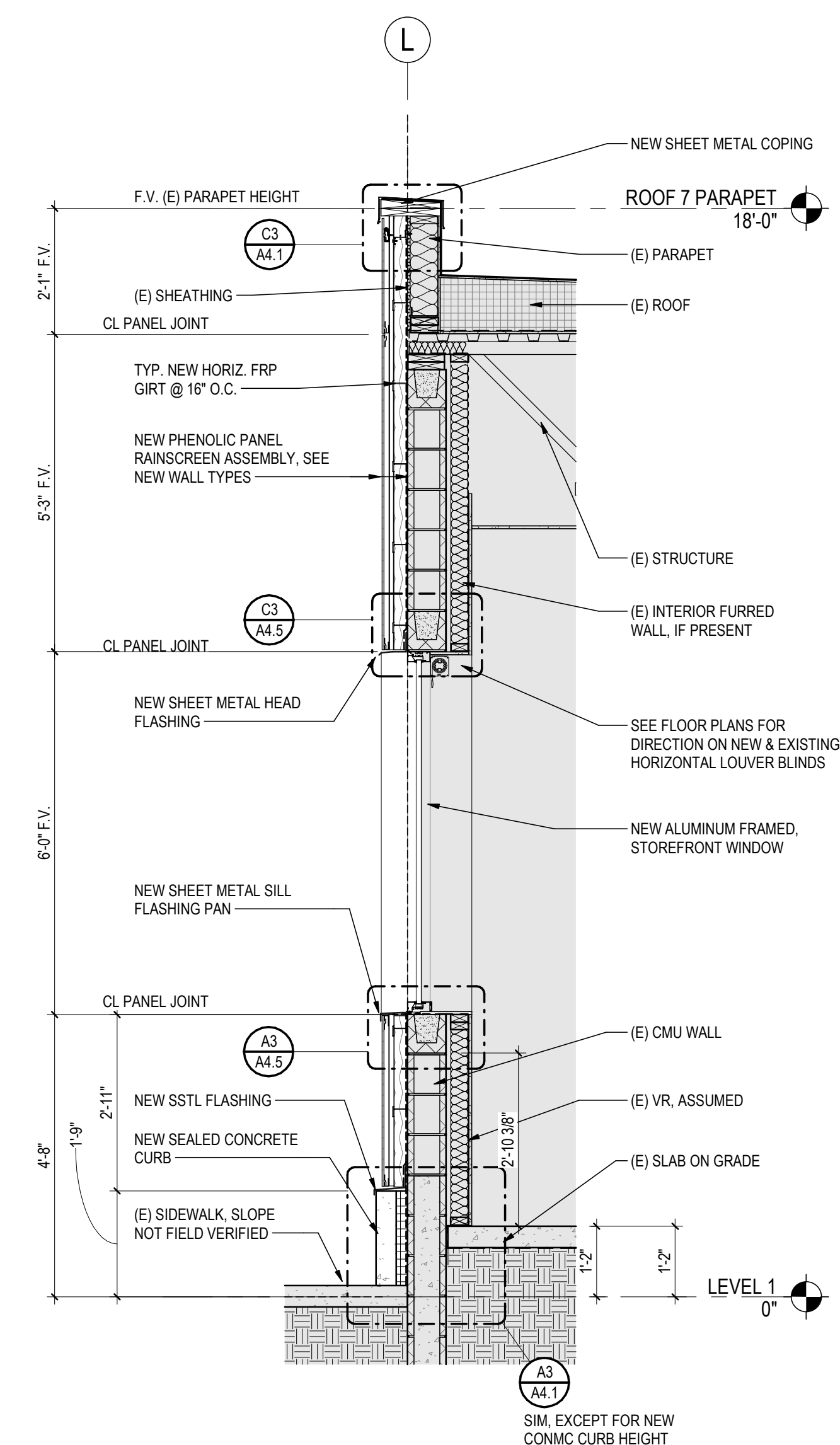
A1
A3.2
NEW WALL SECTION @ GL H.2
1/2" = 1'-0"



A2
A3.2
NEW WALL SECTION @ GL K.3
1/2" = 1'-0"



A3
A3.2
NEW WALL SECTION @ GL K.6
1/2" = 1'-0"



NOTE: WALL SECTION SHOWS <ADD ALT. #1>
NEW WORK. NO WORK IN THIS ARE UNDER
BASE BID

**TYP. EAST WALL <ADD. ALT. #1> WALL
SECTION - NEW SIDING**
1/2" = 1'-0"



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Title

NEW WALL SECTIONS II

Scale: 1/2" = 1'-0"

Revision:

Drawing No.

A3.2



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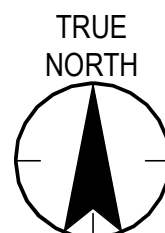


A4.1

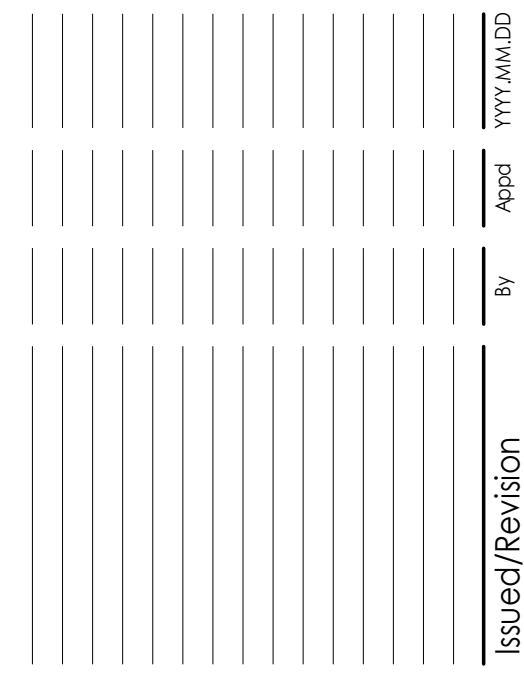
A4.1

A4.1

A4.1



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STATE OF ALASKA
49TH
LUCAS SCHNELLER
EE-11399
REGISTERED PROFESSIONAL ENGINEER

6/4/20

6/4/2026

820 W. 4th Avenue
Anchorage Alaska 99501

Drawing No.

E1.1

ORIGINAL SHEET - ANSI D