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CITY OF VALDEZ

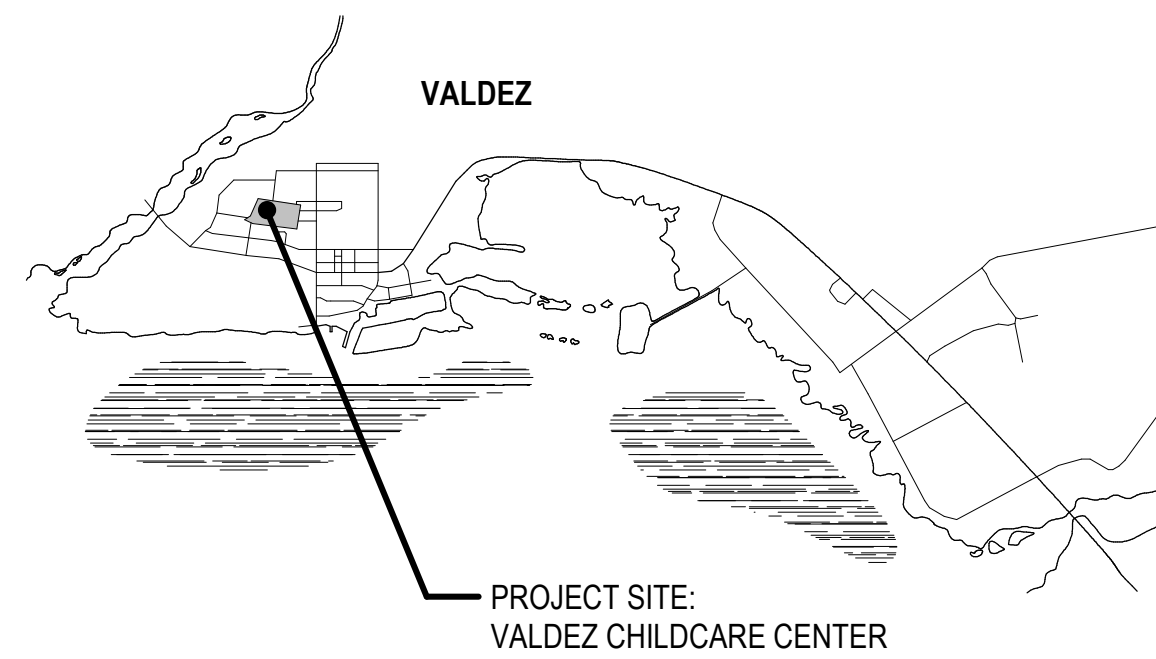
VALDEZ CHILDCARE

VALDEZ, ALASKA

LOCATION MAP

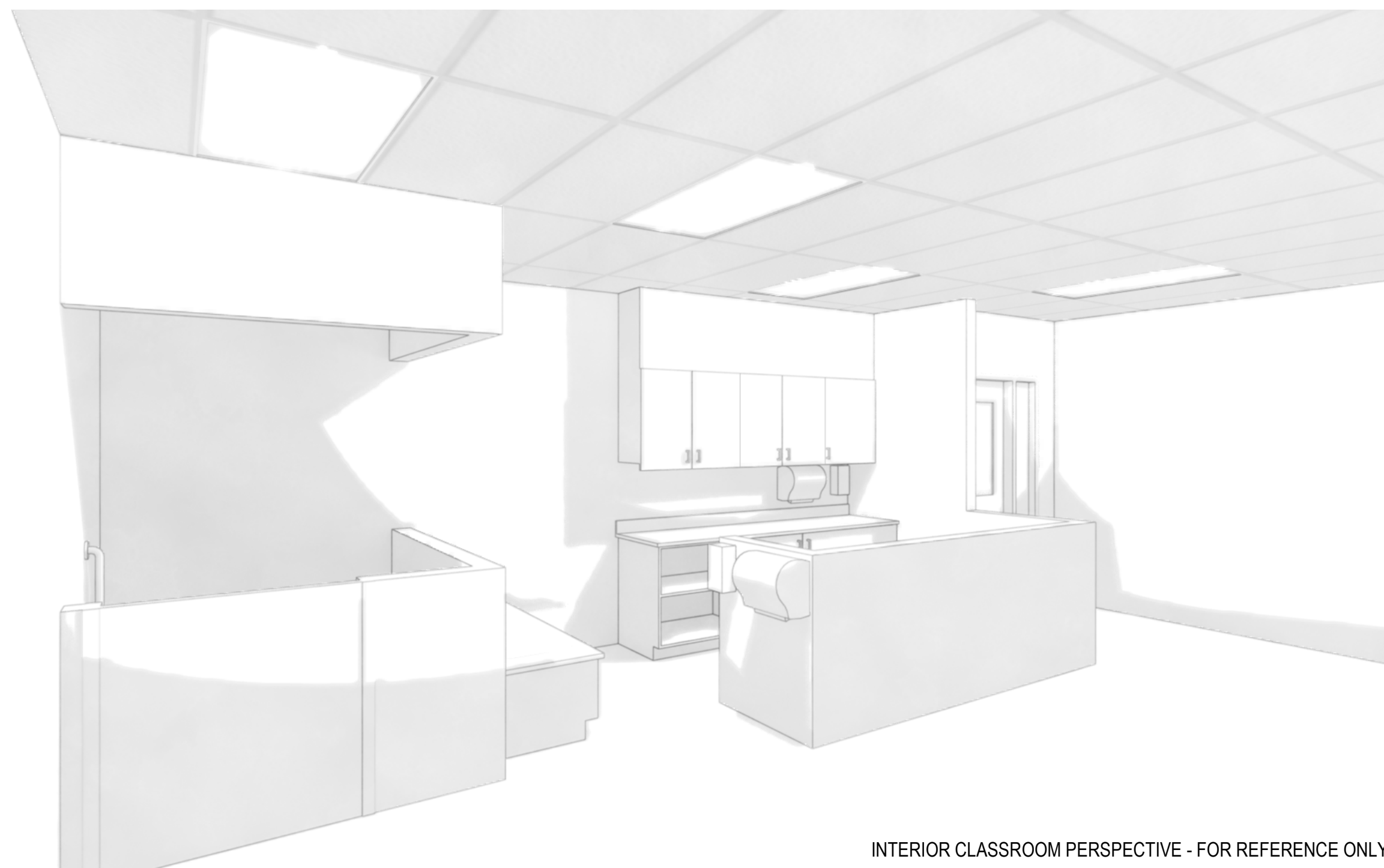


VICINITY MAP



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INTERIOR CLASSROOM PERSPECTIVE - FOR REFERENCE ONLY

DESIGN DEVELOPMENT

DECEMBER 18, 2025

PROJECT TEAM

ARCHITECTURE, LANDSCAPE, INTERIORS

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GENERAL PROJECT NOTES

PROJECT DESCRIPTION: THIS PROJECT IS A REMODEL OF THE EXISTING VALDEZ CITY SCHOOL DISTRICT OFFICE, TO BECOME A CHILDCARE FACILITY FOR CHILDREN AGES 0-5. THE BUILDING IS A ONE STORY, WOOD FRAMED BUILDING. THE AREA OF THE BUILDING IS APPROXIMATELY 7056 SF. THE PROJECT WILL BE AN EDUCATIONAL OCCUPANCY.

REFERENCE CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, STANDARDS, REGULATIONS, AND OTHER SUPPLEMENTAL AMENDMENTS PER THE JURISDICTIONS OF THE PROJECT.

DRAWING FORMAT: THESE CONSTRUCTION DOCUMENTS HAVE BEEN PRODUCED AT DRAWING SCALES RELATED TO THEIR FULL-SIZE FORMAT OF 22X34. ANY DEVIATIONS FROM THIS FORMAT WILL PRODUCE DRAWINGS OUTSIDE OF THE SCALE LIMITS INDICATED.

ELECTRONIC MEDIA: THE AVAILABILITY OF ELECTRONIC DOCUMENTS FOR USE BY THE GENERAL CONTRACTOR ON THIS PROJECT IS CONDITIONALLY GRANTED THROUGH THE PERMISSION OF THE DESIGNER OF RECORD.

VERIFY CONDITIONS: THE CONTRACTOR SHALL VERIFY ALL PROJECT-RELATED NEW AND/OR EXISTING CONDITIONS, INCLUDING DIMENSIONS, PRIOR TO THE COMMENCEMENT OF WORK. PROMPTLY NOTIFY THE ARCHITECT AND CITY OF VALDEZ PROJECT MANAGER IN WRITING OF ALL DISCREPANCIES AND/OR UNKNOWN CONDITIONS OBSERVED.

SITE SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT RELATED SAFETY MEASURES ON-SITE DURING THE PROJECT CONSTRUCTION PERIOD. NOTIFY THE CITY OF VALDEZ PROJECT MANAGER AT ONCE SHOULD ANY SAFETY RELATED CONCERNS BE OBSERVED.

BABAA COMPLIANCE: THIS PROJECT IS SUBJECT TO THE BUILD AMERICA, BUY AMERICA ACT. ALL MANUFACTURED PRODUCTS AND CONSTRUCTION MATERIALS INCORPORATED INTO THE WORK SHALL BE PRODUCED IN THE UNITED STATES. DOCUMENTATION OF COMPLIANCE SHALL BE MAINTAINED BY THE CONTRACTOR. WAIVERS MUST BE SUBMITTED TO OWNER AND HUD FOR REVIEW AND APPROVAL PRIOR TO USE OF NON-COMPLIANT MATERIALS.

BETTISWORTH NORTH

NOT FOR CONSTRUCTION

CITY OF VALDEZ
VALDEZ CHILDCARE

VALDEZ, ALASKA

DESIGN DEVELOPMENT

CORPORATE NO. AEC219 WWW.BETTISWORTHNORTH.COM

CONSULTANT:

PROJECT NO: 24-121
DATE: 2025-12-18
DRAWN BY: HNK
CHECKED BY: DPP

REVISION	DESCRIPTION	DATE

PROJECT TITLE, PROJECT TEAM

G001

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CODE ANALYSIS

PROJECT SUMMARY:

NAME OF PROJECT: VALDEZ CHILDCARE RENOVATION
 ADDRESS: 1112 W. KLUTINA STREET, VALDEZ, AK 99686
 PROPOSED USE: CHILDCARE FACILITY
 AUTHORITY HAVING JURISDICTION: STATE OF ALASKA FIRE MARSHAL
 OWNER: CITY OF VALDEZ

PROJECT DESCRIPTION: THIS PROJECT IS A REMODEL OF THE EXISTING VALDEZ CITY SCHOOLS OFFICE, TO BECOME A CHILDCARE FACILITY FOR CHILDREN AGES 0-5. THE BUILDING IS A ONE STORY, WOOD FRAMED BUILDING. THE AREA OF THE BUILDING IS APPROXIMATELY 7056 SF. THE PROJECT WILL BE AN EDUCATIONAL OCCUPANCY.

LEGAL DESCRIPTION: LT 7, EVERGREEN VISTA, PLAT #80-12.

ZONING ANALYSIS: CITY OF VALDEZ TITLE 17

ZONING: (P) PUBLIC LANDS
 LOT SIZE = 591,109 SF
 ZONING REQUIREMENTS: ZONING CLEARANCE REVIEW - APPLICATION REQUIRED

CODE ANALYSIS:

APPLICABLE CODES

- INTERNATIONAL BUILDING CODE 2021
- INTERNATIONAL EXISTING BUILDING CODE 2021
- INTERNATIONAL MECHANICAL CODE 2021
- UNIFORM PLUMBING CODE 2018
- 2017 NATIONAL ELECTRICAL CODE
- 2020 NFPA 70
- 2021 INTERNATIONAL FIRE CODE
- CITY OF VALDEZ TITLE 17

CODE STUDY FROM ORIGINAL DOCUMENTS

1976 UNIFORM BUILDING CODE
 CONSTRUCTION TYPE: V-N
 OCCUPANCY: B2 AND H3
 STORY: ONE
 AREA: 7056 SF

INTERNATIONAL EXISTING BUILDING CODE ANALYSIS 2021 CODE STUDY

- CHAPTER 6: CLASSIFICATION OF WORK
- 604.1 SCOPE: LEVEL 3 ALTERATION APPLIES TO PROJECT, MORE THAN 50% OF WORK AREA.
 - 605.2 APPLICATION: CHANGE OF OCCUPANCY SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 10
- CHAPTER 8: ALTERATIONS - LEVEL 3
- 801.4 COMPLIANCE - NEW CONSTRUCTION ELEMENTS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.
- CHAPTER 10: CHANGE OF OCCUPANCY
- 1004.1 FIRE PROTECTION REQUIREMENTS OF SECTION 1011 SHALL APPLY WHERE THERE IS A DIFFERENT FIRE PROTECTION SYSTEM THRESHOLD REQUIREMENT IN CHAPTER 9 IBC.
 - 1005.1 MEANS OF EGRESS SHALL COMPLY WITH SECTION 1011
 - 1011.1 COMPLY WITH CHAPTER 9 IBC AND SECTIONS 1002 THROUGH 1010.
 - 1011.2.1 PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM
 - 1011.3 INTERIOR FINISH - COMPLY WITH IBC
 - 1011.4 MEANS OF EGRESS - COMPLY WITH CHAPTER 10 IBC
 - 1011.5.1 HEIGHT AND AREA - COMPLY WITH CHAPTER 5 IBC

INTERNATIONAL BUILDING CODE 2021 ANALYSIS

- CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE
- CHANGE OF OCCUPANCY CLASSIFICATION:
 - GROUP E (EDUCATION)
 - ORIGINAL OCCUPANCY CLASSIFICATION - GROUP B: BUSINESS
- CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
- NO PROPOSED CHANGE TO BUILDING HEIGHT OR AREA
 ALLOWABLE HEIGHT = 40'
ACTUAL HEIGHT = 15'
 ALLOWABLE AREA = 14,000 SF
ACTUAL AREA = 7056 SF
- CHAPTER 6: TYPE OF CONSTRUCTION
- TYPE OF CONSTRUCTION = VB
 - STRUCTURAL FRAME COLUMNS = NON-RATED
 - EXTERIOR AND INTERIOR NON-BEARING WALLS = NON-RATED
 - ROOF ASSEMBLY = NON-RATED
 - TABLE 602: NO FIRE RESISTANCE RATING IS REQUIRED FOR EXTERIOR WALLS WITH GREATER THAN 30' OF FIRE SEPARATION DISTANCE
- CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES
- PROJECT IS NON-RATED, NON-LOADING BEARING INTERIOR CONSTRUCTION, NO REQUIRED RATINGS PER TABLE 601
- CHAPTER 8: INTERIOR FINISHES
- PROPOSED INTERIOR FINISHES ARE CLASS B (REFER TO TABLE 803.13 FOR E-OCCUPANCY)

- CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY
- NFPA 13 SPRINKLER SYSTEM WILL BE PROVIDED THROUGHOUT BUILDING
 - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED WHERE REQUIRED
 - MANUAL FIRE ALARM SYSTEM REQUIRED
- CHAPTER 10: MEANS OF EGRESS
- PROPOSED RENOVATION INCLUDES A CHANGE OF OCCUPANCY. NUMBER OF EXITS REQUIRED = 2 MINIMUM
EXITS PROVIDED = 2
 - COMMON PATH OF TRAVEL = MAX 75'
 EXIT ACCESS TRAVEL DISTANCE = 250'
- CHAPTER 11: ACCESSIBILITY
- AT LEAST 60% OF ALL PUBLIC ENTRANCES ARE ACCESSIBLE
 - ALL RENOVATED SPACES WILL COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS OF THE IBC AND ANSI 117.1
- CHAPTER 29: PLUMBING FIXTURE REQUIREMENTS
- E-OCCUPANCY
 49 MALE AND 49 FEMALE OCCUPANTS
 SEE OCCUPANT LOAD TABLE
 - WATER CLOSETS | 1 PER 50 MALE AND FEMALE
 2 REQUIRED | 3 PROVIDED
 - LAVATORY | 1 PER 50 MALE AND FEMALE
 2 REQUIRED | 3 PROVIDED
 - DRINKING FOUNTAIN | 1 PER 100
 0 REQUIRED | 1 PROVIDED
 - SERVICE SINK = 1
 1 REQUIRED | 1 PROVIDED

LIFE SAFETY - CODE PLAN LEGEND

- PATH OF EGRESS TRAVEL
- COMMON PATH OF TRAVEL
- NON RATED PARTITION
- 1HR RATED
- BUILDING EXIT
- EXIT ACCESS
- EXIT CAPACITY NOTE (REQUIRED WIDTH CALCULATED .XX'/(OCC))
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- CODE RELATED NOTE

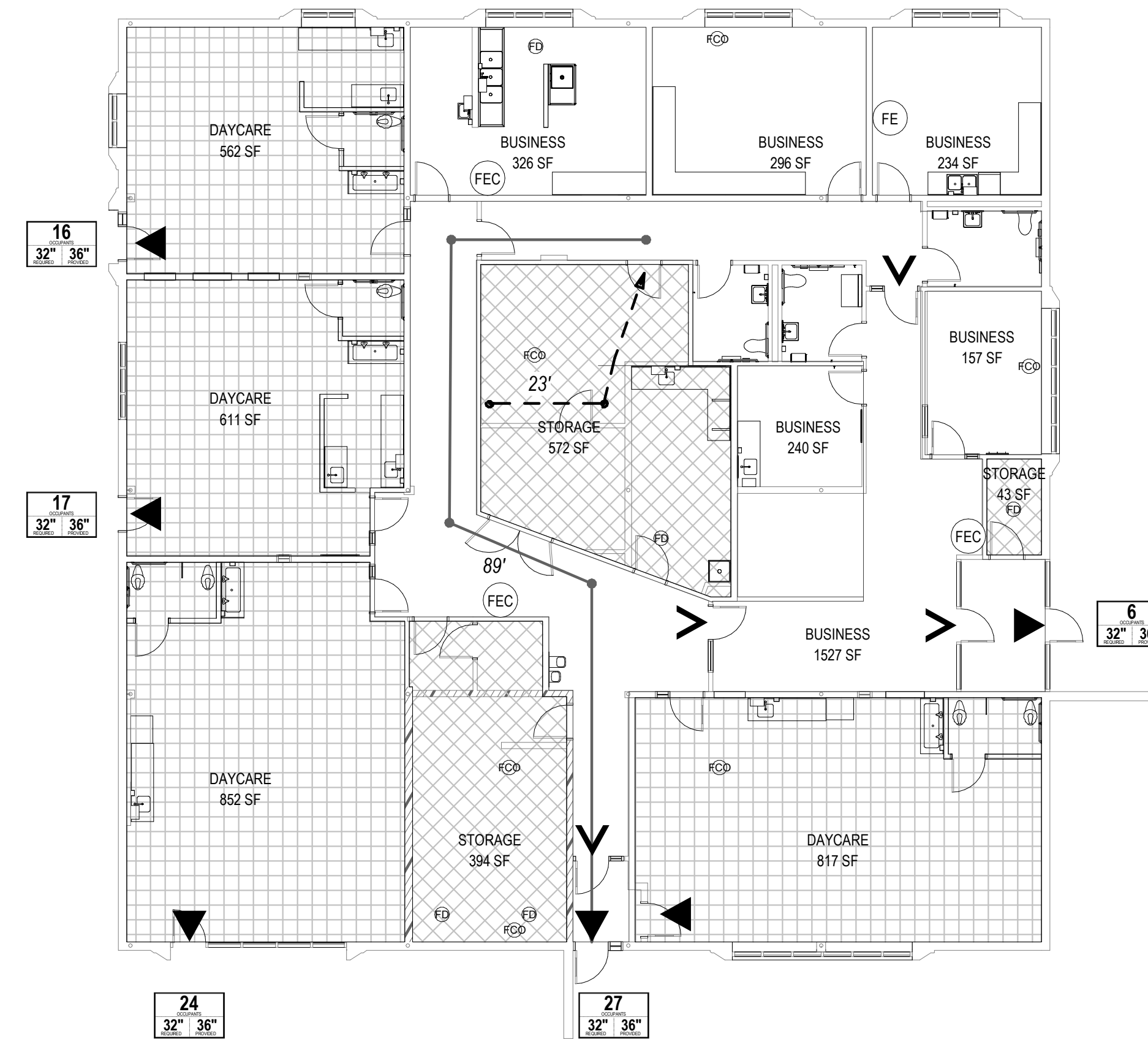
OCCUPANCY GROUP LEGEND

- NFPA: BUSINESS IBC: GROUP B
- NFPA: DAYCARE IBC: GROUP E
- NFPA: STORAGE IBC: GROUP S-1

LIFE SAFETY - CODE PLAN NOTES

SEE SHEET A001 FOR FIRE RATING/PARTITION HEIGHT KEY & NOTES.
 SEE DOOR SCHEDULE ON SHEET A901 FOR DOOR FIRE RATINGS.

NUMBER	NAME	AREA	OCCUPANCY		LOAD FACTOR	USE DESCRIPTION	OCCUPANTS
			IBC	CATEGORY			
100	VEST	90 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
101	ADMIN/LOBBY	260 SF	B	BUSINESS	150 GSF	GENERAL BUSINESS USE	2
110	HALL	58 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
111	DIRECTOR'S OFFICE	157 SF	B	BUSINESS	150 GSF	GENERAL BUSINESS USE	1
112	LACTATION	122 SF	B	BUSINESS	150 GSF	GENERAL BUSINESS USE	1
114	PUBLIC RR	61 SF	B	BUSINESS	150 GSF	GENERAL BUSINESS USE	1
120	HALL	316 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
121	LAUN/JAN	180 SF	S-1	STORAGE (INCIDENTAL)	300 GSF	MECH, ELEC, STORAGE, ETC	1
122	PRE-K	766 SF	E	DAYCARE	35 NSF	GENERAL DAYCARE USE	22
122.1	TOILET	43 SF	E	DAYCARE	35 NSF	GENERAL DAYCARE USE	1
122.2	SPRINKLER RISER ROOM	43 SF	S-1	STORAGE (INCIDENTAL)	300 GSF	MECH, ELEC, STORAGE, ETC	1
122.3	HALL	191 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
124	ELEC	36 SF	S-1	STORAGE (INCIDENTAL)	300 GSF	MECH, ELEC, STORAGE, ETC	1
124.1	COMM	37 SF	S-1	STORAGE (INCIDENTAL)	300 GSF	MECH, ELEC, STORAGE, ETC	1
126	PRE-K	802 SF	E	DAYCARE	35 NSF	GENERAL DAYCARE USE	23
126.1	TOILET	43 SF	E	DAYCARE	35 NSF	GENERAL DAYCARE USE	1
126.2	MECH	306 SF	S-1	STORAGE (INCIDENTAL)	300 GSF	MECH, ELEC, STORAGE, ETC	1
127	INFANT/TODDLER	570 SF	E	DAYCARE	35 NSF	GENERAL DAYCARE USE	16
127.1	TOILET	28 SF	E	DAYCARE	35 NSF	GENERAL DAYCARE USE	1
130	HALL	76 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
135	VEST	37 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
140	HALL	225 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
141	STAFF RR	73 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
143	BREAKROOM	234 SF	B	BUSINESS	150 GSF	GENERAL BUSINESS USE	2
144	STAFF RR	60 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
147	TEACHER WORKROOM	223 SF	B	BUSINESS	150 GSF	GENERAL BUSINESS USE	2
148	STORAGE	374 SF	S-1	STORAGE (INCIDENTAL)	300 GSF	MECH, ELEC, STORAGE, ETC	1
149	WARMING KITCHEN	310 SF	B	BUSINESS	150 GSF	GENERAL BUSINESS USE	2
150	HALL	198 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
156	TODDLER	524 SF	E	DAYCARE	35 NSF	GENERAL DAYCARE USE	15
156.1	TOILET	27 SF	E	DAYCARE	35 NSF	GENERAL DAYCARE USE	1
157	VEST	38 SF	B	BUSINESS	0 SF	UNOCCUPIED ACCESSORY AREA	
	TOTAL AREA	6,508 SF				TOTAL OCCUPANT LOAD	97



1 FIRST FLOOR - LIFE SAFETY PLAN
 G101 3/32" = 1'-0"



BETTISWORTH NORTH

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CITY OF VALDEZ
 VALDEZ CHILDCARE
 VALDEZ, ALASKA
 DESIGN DEVELOPMENT

CONSULTANT:

PROJECT NO: 24-121
 DATE: 2025-12-18
 DRAWN BY: GMB
 CHECKED BY: HNK

REVISION	DESCRIPTION	DATE

CODE ANALYSIS AND LIFE SAFETY PLAN

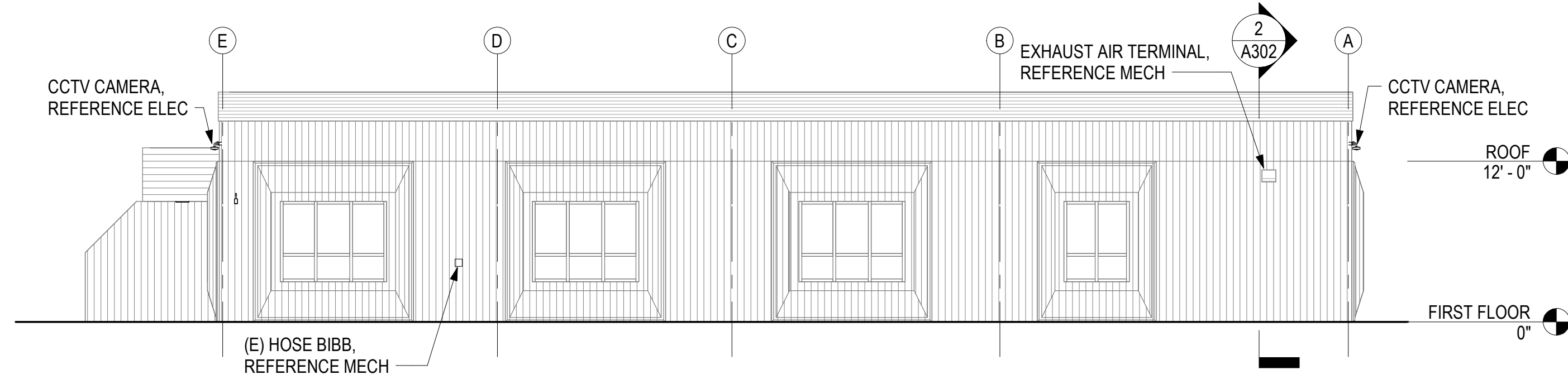
G101

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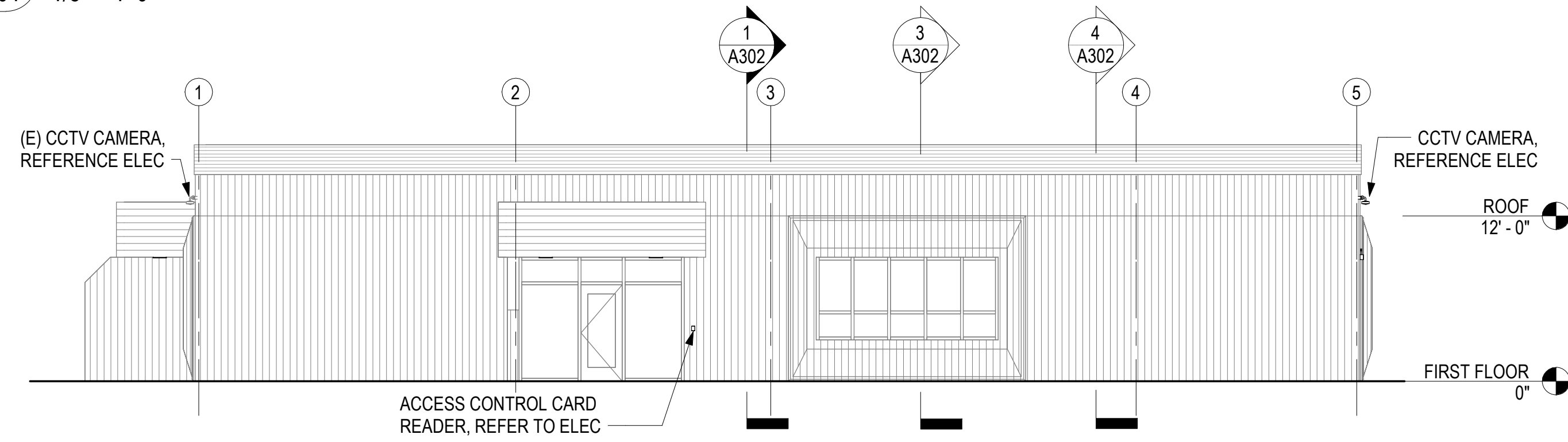
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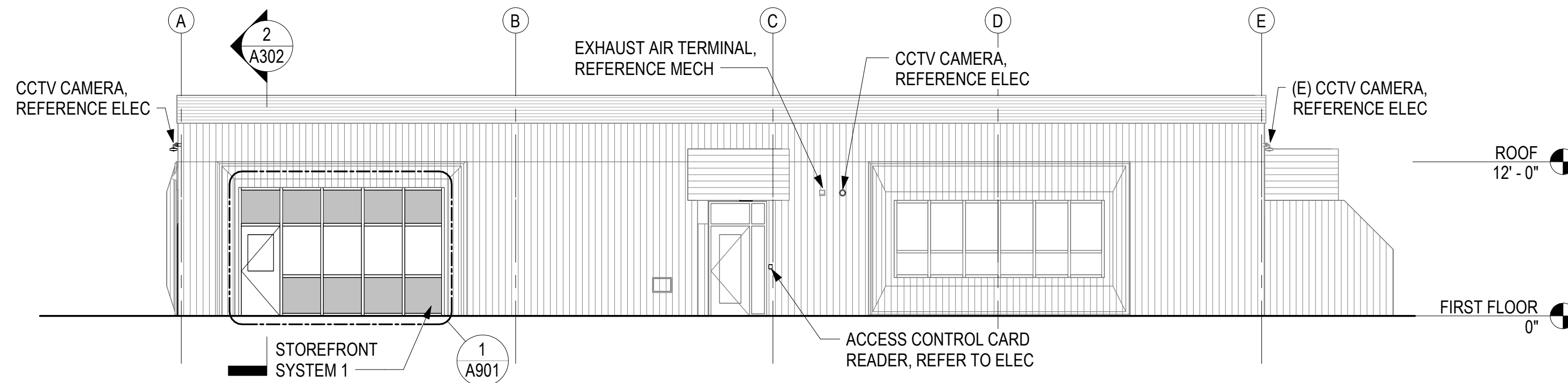
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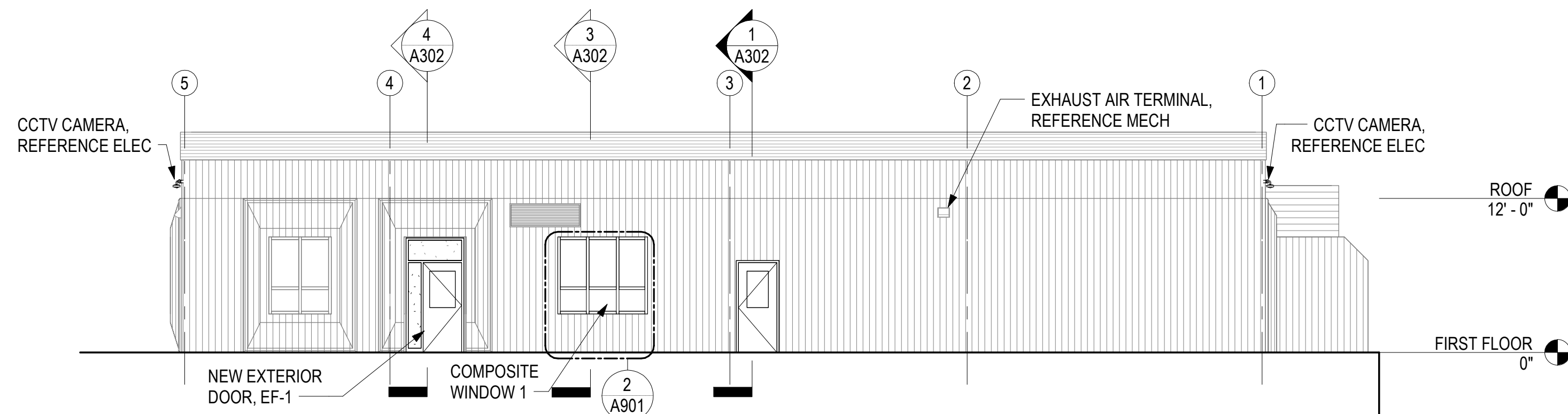
1
A301
EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2
A301
EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3
A301
EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4
A301
EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
EF-1	EXTERIOR DOOR FRAME AND PANEL COLOR: MATCH (E)
RENOVATION LEGEND	
	EXISTING ELEMENTS
	NEW CONSTRUCTION ELEMENTS

**BETTISWORTH
NORTH**

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EXTERIOR ELEVATIONS
A301

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