

Application for Administrative Site Plan Review

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Kelley, Kyle - GVSA Parks & Rec		Name (last name first) Posanka, Aimee - The Boutet Company	
Mailing Address P.O. Box 390		Mailing Address 601 E 57th Place, Suite 102	
Girdwood, AK 99587		Anchorage, AK 99518	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
907-343-8374		907-317-6338	
E-mail kyle.kelley@anchorageak.gov		E-mail aposanka@tbcak.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 075-063-21-000			
Site Street Address: 135 Egloff Dr. Girdwood, AK 99587			
Current legal description: (use additional sheet if necessary) Girdwood 1st Addition, BLK 1 Lot 3			
Zoning: GIP-p	Acreage: 0.198	Grid #: SE4814	Underlying plat #:

SITE PLAN APPROVAL REQUESTED	
Use: Public picnic shelter	
<input checked="" type="radio"/> New SPR	<input type="radio"/> Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

Kyle Kelley Kyle Kelley (Apr 2, 2025 13:19:00DT) 2-Apr-2025
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Print Name _____

Accepted by:	Fee:	Case Number: 2025-0064	Decision Date admin: 06/13/2025
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COMPREHENSIVE PLAN INFORMATION		
Improvement Area (per AMC 21.08.050B.): <input checked="" type="radio"/> Class A <input type="radio"/> Class B		
Anchorage 2040 Land Use Designation(s):		
<input type="checkbox"/> Large Lot Residential	<input type="checkbox"/> Single and Two-family Residential	<input type="checkbox"/> Compact Mixed Residential – low
<input type="checkbox"/> Compact Mixed Residential–Medium	<input type="checkbox"/> Urban Residential – High	<input type="checkbox"/> Neighborhood Center
<input type="checkbox"/> Town Center	<input type="checkbox"/> Regional Commercial Center	<input type="checkbox"/> City Center
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Main Street Corridor	<input type="checkbox"/> Open Space
<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial	
Anchorage 2040 Growth Supporting Features:		
<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Residential Mixed-use Development	
<input type="checkbox"/> Greenway-supported Development	<input type="checkbox"/> Traditional Neighborhood Development	
Chugiak-Eagle River Land Use Classification:		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks
<input type="checkbox"/> Town Center	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Community Facility	<input type="checkbox"/> Development reserve
Girdwood- Turnagain Arm Land Use Classification:		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Parks/open space
<input type="checkbox"/> Resort	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area
<input type="checkbox"/> Commercial/Residential	<input type="checkbox"/> Commercial Recreation	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Reserve	
Neighborhood, District or Other Area-Specific Plan: <u>Girdwood Area Plan</u>		

ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>					
Wetland Classification:	<input checked="" type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"	
Avalanche Zone:	<input checked="" type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone		
Floodplain:	<input type="radio"/> None	<input checked="" type="radio"/> 100 year	<input type="radio"/> 500 year		
Seismic Zone (Harding/Lawson):	<input checked="" type="radio"/> "1"	<input type="radio"/> "2"	<input type="radio"/> "3"	<input type="radio"/> "4"	<input type="radio"/> "5"

RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>
<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)																												
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input checked="" type="checkbox"/> Watershed sign off form, completed <input checked="" type="checkbox"/> 8 1/2" by 11" copy of site plan/building plans submittal																											
4 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Project narrative explaining: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> the project</td> <td style="width: 33%;"><input type="checkbox"/> planning objectives</td> <td style="width: 33%;"></td> </tr> <tr> <td colspan="3"><input type="checkbox"/> addressing the site plan review criteria on page 3 of this application</td> </tr> </table> <input checked="" type="checkbox"/> Site plan to scale depicting, with dimensions: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> building footprints</td> <td style="width: 33%;"><input type="checkbox"/> parking areas</td> <td style="width: 33%;"><input type="checkbox"/> vehicle circulation and driveways</td> </tr> <tr> <td><input type="checkbox"/> pedestrian facilities</td> <td><input type="checkbox"/> lighting</td> <td><input type="checkbox"/> grading</td> </tr> <tr> <td><input type="checkbox"/> landscaping</td> <td><input type="checkbox"/> loading facilities</td> <td><input type="checkbox"/> freestanding sign location(s)</td> </tr> <tr> <td><input type="checkbox"/> required open space</td> <td><input type="checkbox"/> drainage</td> <td><input type="checkbox"/> snow storage area or alternative</td> </tr> </table> strategy <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> trash receptacle location and screening detail</td> <td style="width: 33%;"><input type="checkbox"/> fences</td> <td style="width: 33%;"></td> </tr> <tr> <td><input type="checkbox"/> significant natural features</td> <td><input type="checkbox"/> easements</td> <td><input type="checkbox"/> project location</td> </tr> </table> <input checked="" type="checkbox"/> Building plans to scale depicting, with dimensions: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> building elevations</td> <td style="width: 33%;"><input type="checkbox"/> floor plans</td> <td style="width: 33%;"><input type="checkbox"/> exterior colors and textures</td> </tr> </table> <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable	<input type="checkbox"/> the project	<input type="checkbox"/> planning objectives		<input type="checkbox"/> addressing the site plan review criteria on page 3 of this application			<input type="checkbox"/> building footprints	<input type="checkbox"/> parking areas	<input type="checkbox"/> vehicle circulation and driveways	<input type="checkbox"/> pedestrian facilities	<input type="checkbox"/> lighting	<input type="checkbox"/> grading	<input type="checkbox"/> landscaping	<input type="checkbox"/> loading facilities	<input type="checkbox"/> freestanding sign location(s)	<input type="checkbox"/> required open space	<input type="checkbox"/> drainage	<input type="checkbox"/> snow storage area or alternative	<input type="checkbox"/> trash receptacle location and screening detail	<input type="checkbox"/> fences		<input type="checkbox"/> significant natural features	<input type="checkbox"/> easements	<input type="checkbox"/> project location	<input type="checkbox"/> building elevations	<input type="checkbox"/> floor plans	<input type="checkbox"/> exterior colors and textures
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(Additional information may be required.)																												

SITE PLAN REVIEW STANDARDS (21.03.180)	
<p>The Planning Director may only approve a site plan if the director finds that all of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.</p>	
1.	The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2.	The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, <i>Zoning Districts</i> , chapter 21.05, <i>Use Regulations</i> , chapter 21.06, <i>Dimensional Standards and Measurements</i> , and chapter 21.07, <i>Development and Design Standards</i> ;
3.	The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4.	The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

April 7, 2025

Current Planning Division
Planning Department
4700 Elmore Road
PO Box 196650
Anchorage, Alaska 99519-6650

Re: Application for Administrative Site Plan Review
Case 2025-0064
Girdwood 1st Addition (Parcel No. 075-063-21-000)

I hereby authorize The Boutet Company, Inc. (TBC) to act as Owner's Representative in the application for the Administrative Site Plan Review required for the above-described property.

Sincerely,

A handwritten signature in cursive script that reads "Kyle Kelley".

Kyle Kelley, Service Area Manager
Girdwood Valley Service Area
Municipality of Anchorage






Site Plan Review Administrative_LionsClubPark

Final Audit Report

2025-04-02

Created:	2025-04-02
By:	Aimee Posanka (aposanka@tbcak.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM3wGeWt1xESNgs_uOPcBY11XQw0d48OP

"Site Plan Review Administrative_LionsClubPark" History

-  Document created by Aimee Posanka (aposanka@tbcak.com)
2025-04-02 - 9:14:59 PM GMT
-  Document emailed to Kyle Kelley (kyle.kelley@anchorageak.gov) for signature
2025-04-02 - 9:15:04 PM GMT
-  Email viewed by Kyle Kelley (kyle.kelley@anchorageak.gov)
2025-04-02 - 9:15:34 PM GMT
-  Document e-signed by Kyle Kelley (kyle.kelley@anchorageak.gov)
Signature Date: 2025-04-02 - 9:19:14 PM GMT - Time Source: server
-  Agreement completed.
2025-04-02 - 9:19:14 PM GMT

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Girdwood 1st Addition
- Project Location, Tax ID, or Legal Description: Block 1, Lot 3 (parcel #07506321000)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X KBC **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

_____ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED**.**

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* *Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.*

ADDITIONAL INFORMATION:

- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

Kyle Cyp

3/24/25



MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:32 AM

Parcel Number: 075-063-21-000

Current Owner: MOA GIRDWOOD PARKS & REC

Address:

Legal Description: GIRDWOOD 1ST ADDITION BLK 1 LT 3

Plat Number: Click "More Info" above t

Grid: Lot Size: 0.2 acres (8,622 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=07506321000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



Maxar, Microsoft | Municipality of Anchorage | MOA GDIC, Parks and Recreation

Powered by Esri

TAX DISTRICT 4

Service Area	Service Area Classification
Police	Girdwood Valley SA
Fire	Girdwood Valley SA
Building Safety Service	None
Parks	Girdwood Valley SA
Road	Girdwood Valley SA
Streetlights	Girdwood Vally SA

Tax District Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=07506321000>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data. https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



Data Updated as of: January 22, 2023 3:32 AM

PLANNING

Zoning District: GIP-p	2040 Land Use Designation: See Comprehensive Plan
Zoning Improvement Area: Other	Zoning District Type: Parks

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=07506321000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=07506321000>

Land Use Map: [refer to plan pdf - no web map currently available](#)

Comprehensive Plan: Girdwood

Girdwood Area Plan: <http://www.muni.org/Departments/OCPD/Planning/Publications/Pages/GirdwoodAreaPlan.aspx>

Other Plans: yes: no:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=07506321000>

Wetland Classification: None

<http://www.anchoragestormwater.com/maps.html>

BUILDING SAFETY

Service Area: Inside Outside

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=07506321000>

Wind Zone: 1 2 3 4 None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=07506321000>

Flood Review Required: All Some None

<http://www.anchoragestormwater.com/maps.html>

Seismic Code: 1-Lowest 2-Moderate Low 3-Moderate 4-High 5-Very High None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=07506321000>

Water and Sewer

AWWU Customer: Water Sewer Not Current Customer

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data. https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



ADDITIONAL INFORMATION

Nitrate Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=07506321000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=07506321000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=07506321000>

POLITICAL BOUNDARIES

Assembly District: **6**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=07506321000>

Community Council: **Girdwood**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=07506321000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=07506321000&findSource=2>

1. Project Overview

The Girdwood Valley Service Area (GVSA) Parks and Recreation Department proposes to construct a new picnic shelter at the Girdwood Lions Club park located at the southwest corner of Alyeska Highway and Egloff Dr. The Lions Club Park is comprised of 4 parcels and is approximately 0.86 acres in total. The site serves mainly as a picnic area with existing picnic tables, grills, trash bins and signage. The site landscaping is natural trees and vegetation. Of that area, only approximately 1,738 square feet (SF) is proposed to be disturbed for grading and foundation construction. The project objective is to provide visitors a covered shelter for picnics and community gatherings.

2. General Site Plan Review Standards

- 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval.***

The proposed site plan is consistent with the Girdwood Area Land Use plan which designates this area as Public Lands and Institutions.

- 2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, Zoning Districts, Chapter 21.05, Use Regulations, chapter 21.06, Dimensional Standards and Measurements, and chapter 21.07, Development and Design Standards.***

21.09.040 Girdwood Zoning Districts: This site is zoned Girdwood Institutions and Parks (GIP-p). The GIP district is intended to include area of public and quasi-public institutional uses and activities. Within the GIP district, parks, whether dedicated or undedicated, existing or future, are designated on the district map by "GIP-p". The addition of a picnic shelter to the Lions Club Park is a permitted use and enhances the park facilities.

21.09.050 Girdwood Use Regulations Section B.3.c.i Passive Outdoor Recreation:

“Those outdoor activities with low environmental impact, are not intrusive, do not use motors and may not requires trails. Activities not necessarily requiring trails include backcountry skiing, dog sledding, snowshoeing, off trail hiking, paragliding, blueberry picking, birding and picnicking. This definition does not include activities involving vehicles or games such as paintball.” A picnic shelter complies with this definition and is an allowable use.

21.09.060 Dimensional Standards and Measurements:

The subject parcel (075-063-21) is a legal nonconforming lot of record created with Plat 66-76 within the GIP-p District, with an area of 8,622 sq ft (0.20 acre), and a width of 67.5 ft. The lot width does not meet the minimum requirement in Table 21.09-9. As such, the property line setback requirements will be those of the district where the lot size and width are closest to the existing lot per AMC 21.013.050, which is the gRST-1 District. Follow the use regulations and other requirements of the GIP District but follow the property setback requirements of the gRST-1 District. In summary, the property line setback requirements for this lot are as follows:

- Front – 13 feet
- Rear- 20 feet
- Sides – 10 feet
- Max height – 40 feet
- Max lot coverage – 50%
- Max FAR – 0.7

The front setback is 38 feet, the side setbacks are 20' from the north lot line and 26 ft from the south lot line and the rear setback is 64.8 feet. The lot coverage is 5.5% and the shelter height does not exceed 35 ft.

21.09.070 Development and Design Standards

The proposed improvements are in compliance with all standards set forth on 21.09.070

- 3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible.**

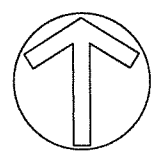
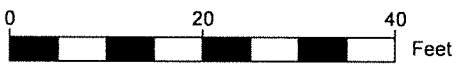
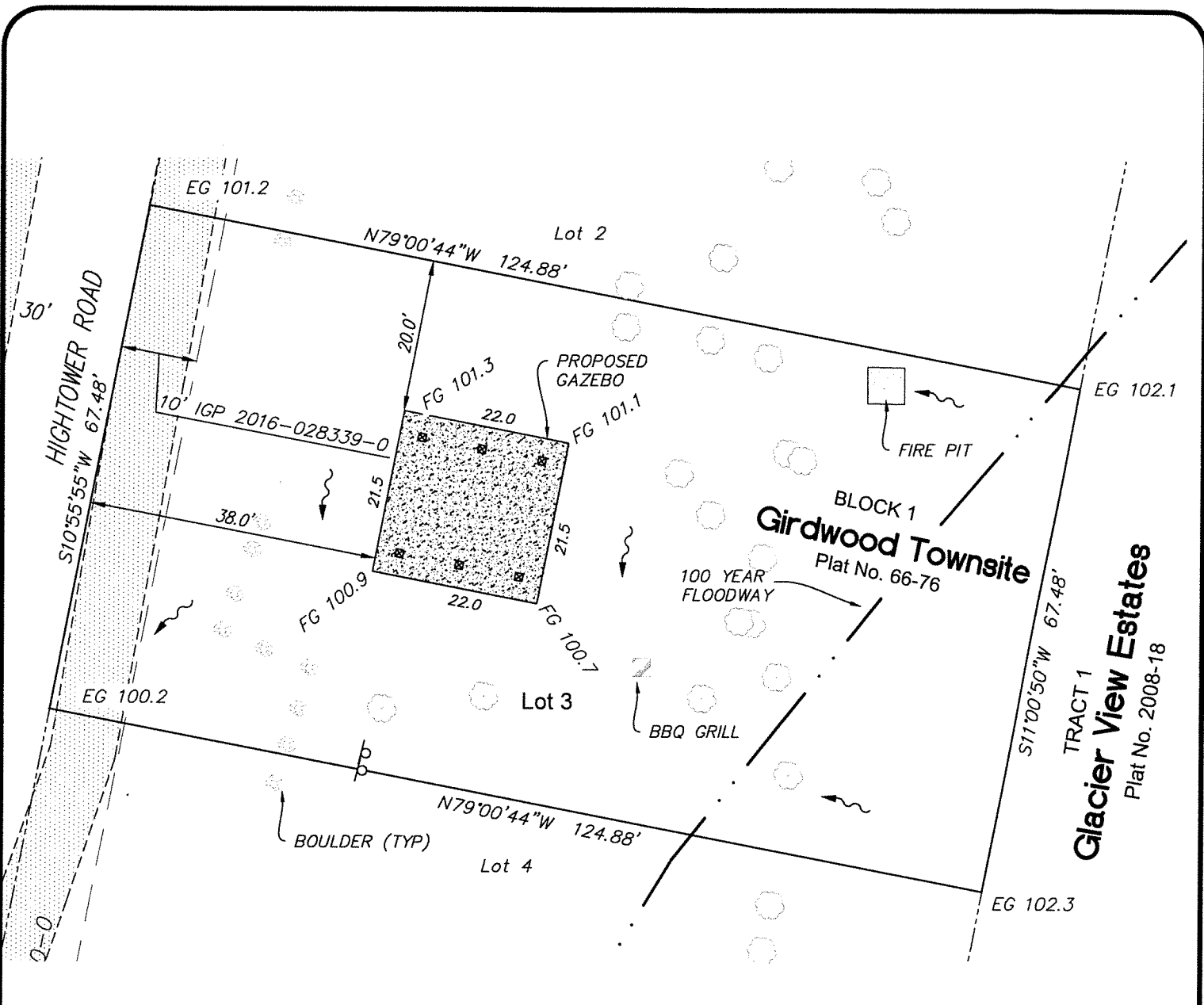
There are no adverse impacts anticipated. The construction of a new picnic shelter will improve the usability of the park facilities.

- 4. The development proposed in the site plan is consistent with goals, objectives, and policies of the comprehensive plan.**

The table below presents key goals identified in the Girdwood Area Plan and describes how the Project aligns with these goals.

Girdwood Area Plan Goals

Goal	Discussion of Consistency
<i>Perpetuate Girdwood's Small-Town Atmosphere</i>	The Lions Club Park serves the community by providing a space for outdoor recreation and community gatherings. The addition of a picnic shelter on this site greatly enhances the facilities and provides all weather protection for community activities.
<i>Preserve Girdwood's Natural Environment</i>	The area of disturbance is very minimal. The new shelter will enhance users' experience and facilitate passive recreation opportunities for the Girdwood community.
<i>Provide a Variety of Year-Round Recreational Opportunities</i>	The new picnic shelter provides weather protection for increased passive recreational opportunities.
<i>Provide Facilities & Services to Maintain & Enhance the Quality of Community Life</i>	See #1 above



- Legend**
- PAVED ROAD OR WALKWAY
 - EG 100.0' EXISTING ELEVATION
 - FG 100.0' FINISH GRADE
 - DECIDUOUS TREE
 - DRAINAGE

Lot 3, Block 1
 Girdwood Townsite, Alaska Subd.
 Lot Size 8424 s.f.

3/25/25

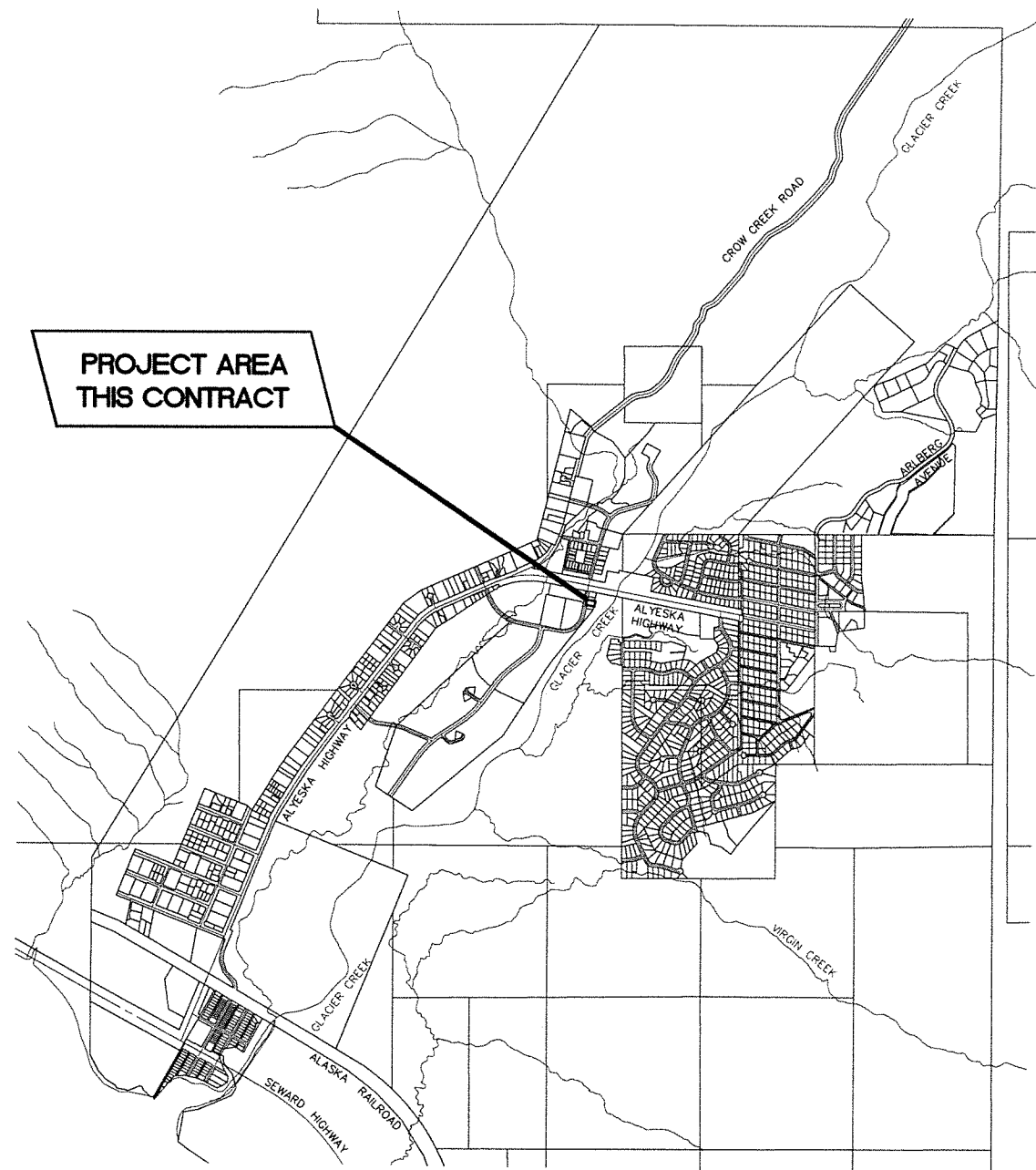
Ordered By: MOA		Date: 3/25/25	
Plat: 66-79	Grid: SE4814	Drawn: APH	Chk: APH



Survey Certification: The Boutet Company has conducted a physical survey of the property shown hereon and certifies that the lot corners have been found or established as indicated, and that to the best of our knowledge and abilities, all dimensions have been measured true and correct.

Exclusionary Note: It is the owners' responsibility to determine the existence of any easements, covenants, restrictions or right-of-way takings which do not appear on the recorded subdivision plat. It is the contractor's responsibility to check top of foundation grade and building setbacks in relation to lot lines and easements.

The Boutet Company, Inc.
 601 E. 57th Place, #102
 Anchorage, AK 99518
 Ph: 907-522-6776
 Fx: 907-522-6779
 License No. AECC957
 info@tbcak.com

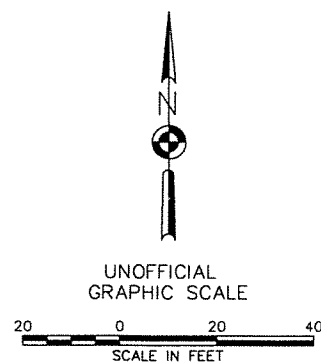


VICINITY MAP
GIRDWOOD, ALASKA



MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT
PROJECT MANAGEMENT AND ENGINEERING
DEPARTMENT

LION'S CLUB PARK PICNIC SHELTER
MOA PROJECT NO. C25-1146

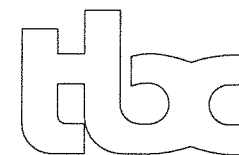


VERIFY SCALES
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SHEET INDEX

- C1 TITLE SHEET
- C2 NOTES, ABBREVIATIONS, AND LEGEND
- C3 ASBUILT SURVEY
- C4 CLEARING, GRUBBING, AND DEMOLITION
- C5 SITE AND GRADING PLAN
- C6 CROSS SECTIONS
- S0.1..... STRUCTURAL GENERAL NOTES AND ABBREVIATIONS
- S1.1..... PLANS AND SLAB DETAILS
- S2.1..... SHELTER SECTION AND ELEVATION
- S3.1..... SHELTER DETAILS
- S3.2..... SHELTER DETAILS

PREPARED BY:



The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK. 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECC957

APPROVED BY:

Melinda Kohlhaas, P.E.
DIRECTOR & MUNICIPAL ENGINEER

GENERAL NOTES:

- CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS, STREETS-DRAINAGE-UTILITIES-PARKS, DATED 2024 HEREAFTER REFERRED TO AS M.A.S.S., AS CURRENTLY AMENDED BY THE SPECIAL PROVISIONS AND THESE CONSTRUCTION DRAWINGS.
- DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE. THESE PLANS WERE CREATED FOR 22X34 PLAN SET AND AT A SPECIFIC DRAWING SCALE. ANY REPRODUCTION OR PUBLISHING OF THESE PLANS MAY RESULT IN DISTORTION OF SCALE AND SHALL BE VERIFIED PRIOR TO USE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED AT THE JOB SITE.
- CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH M.A.S.S. DIVISION 65.00 CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION SURVEY. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER FOR INSPECTION ON THE JOBSITE.
- CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH AS-BUILT PLANS, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE PLANS.
- THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES APPLICABLE TO HIS/HER WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THIS ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT HIS/HER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
- NO FROZEN SOILS CAN BE USED IN FILLS. NO FILL CAN BE PLACED OVER FROZEN GROUND.
- ALL AREAS TO BE FILLED SHALL BE CLEARED OF VEGETATION, ROOT MAT, AND OTHER UNSUITABLE MATERIALS.
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED PLACED IN FILLS.
- HOURS OF OPERATION: MONDAY -SATURDAY: 7AM-7PM, IN COMPLIANCE WITH THE MUNICIPAL NOISE AND HOURS OF OPERATION REQUIREMENTS DURING CONSTRUCTION IN AMC 15.70.060B.3.

EXISTING UTILITIES:

- LOCATIONS DEPICTED FOR THE UTILITIES AND OTHER EXISTING FEATURES ARE APPROXIMATE. SOME UTILITIES HAVE BEEN LOCATED FROM AS-BUILT DRAWINGS AND SOME FROM UTILITY COMPANY LOCATES, AND THEREFORE MAY NOT BE VISIBLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES AND PERFORMING ANY NECESSARY VERIFICATION PRIOR TO CONSTRUCTION.
- (UNDERGROUND) OVERHEAD ELECTRICAL AND TELECOMMUNICATION LINES (AND POLES) OCCUR WITHIN THE PROJECT AREA; CONTRACTOR SHALL COORDINATE WORK ACCORDINGLY. ALL WORK IN CLOSE PROXIMITY TO EXISTING (OVERHEAD) UNDERGROUND LINES (AND POLES) SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL STATUTES, CODES AND GUIDELINES, AND THE ELECTRICAL FACILITY CLEARANCE REQUIREMENTS OF THE GOVERNING UTILITY.
- HAND DIGGING IS REQUIRED WITHIN TWO FEET OF BURIED ELECTRICAL CABLE. SOME UTILITIES HAVE BEEN LOCATED FROM AS-BUILT DRAWINGS AND MAY NOT BE VISIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POTHOLING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

EXCAVATION:

- EXACT LOCATION OF EXCAVATION AND BACKFILL SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

- ORGANIC MATERIAL SHALL BE REMOVED FROM THE SUBGRADE TO A DEPTH TO BE DETERMINED BY THE ENGINEER. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL.
- DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF DEWATERING IS REQUIRED, REFER TO MASS.
- CLASSIFIED FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN DEPTH AND SHALL BE COMPACTED TO 95% M.D.D.
- FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP-RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOPSOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. IF DETAIL IS PROVIDED FOR SPECIAL AREA, DETAIL SHALL DENOTE FINISH GRADES.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL UNITS TO 1 VERTICAL UNIT. (2:1)

CLEANUP AND TOPSOIL:

- WORK AND MATERIALS REQUIRED FOR REMOVING LITTER OR DEBRIS THAT EXISTS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THE BID ITEM "DEMOLITION" (OR INCIDENTAL TO THE PROJECT) AND NO SEPARATE PAYMENT SHALL BE MADE.
- CONTRACTOR SHALL RESTORE DISTURBED PROPERTY TO PRE-CONSTRUCTION CONDITION(S), UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PAYMENT FOR RESTORING DISTURBED PROPERTY SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE, UNLESS BID ITEMS ARE PROVIDED.

FIRE & BUILDING CODE REVIEW

PROJECT DESCRIPTION:

CONSTRUCTION OF A NEW PICNIC SHELTER, 474 SQ. FT. SEE STRUCTURAL GENERAL NOTE (S0.1) FOR MATERIALS SPECIFICATIONS

CONSTRUCTION TYPE:

(2018 IBC 602) TYPE V; STRUCTURAL FRAMING IS HEAVY TIMBER.

OCCUPANCY CLASSIFICATION:

SMALL ASSEMBLY < 50 PERSONS & < 750 SQ. FT. B

ALLOWABLE BUILDING HEIGHTS:

(2018 IBC 501) 40 FT PER IBC 2021, TABLE 504.3

FIRE PROTECTION:

NEAREST FIRE HYDRANT ACROSS THE STREET ON EGLOFF DR @ 117' FROM PROPOSED PICNIC SHELTER. 4,860 GPM @20 PSI AVAILABLE FLOW AT MAX DAY DEMAND OF YEAR. STATIC PRESSURE 91 PSI. SURFACE ELEVATION ~101 FT. (AWWU)

ABBREVIATIONS

AC	ASPHALT CONCRETE PAVEMENT
ADA	AMERICAN WITH DISABILITIES ACT OF 1990
BM	BENCH MARK
BOW	BOTTOM OF WALL
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
E	ELECTRICAL
EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FG(e)	FINISH GRADE EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FL(e)	FLOW LINE EXISTING
G	GAS
GB	GRADE BREAK
IAW	IN ACCORDANCE WITH
INV	INVERT
LF	LINEAR FEET
MASS	MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
NIC	NOT IN CONTRACT
	(WORK TO BE PERFORMED BY OTHERS)
NTS	NOT TO SCALE
P#	POINT NUMBER
PCC	PORTLAND CEMENT CONCRETE
PP	POWER POLE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RAP	RECYCLED ASPHALT PAVEMENT
ROW	RIGHT-OF-WAY
REF	REFERENCE
SDFI	STORM DRAIN FIELD INLET
SDMH	STORM DRAIN MANHOLE
ST	STREET
TEL	TELEPHONE
TBC	TOP BACK OF CURB
TBC (e)	TOP BACK OF CURB EXISTING
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	CLEARING AND GRUBBING LIMITS
	PROPOSED ASPHALT PAVEMENT
	PROPOSED P.C.C.
	PROPOSED EP
	EXISTING DRAINAGE SWALE
	EXISTING VEGETATION
	EXISTING RAILROAD TRACKS
	EXISTING CHAIN LINK FENCE
	EXISTING CULVERT
	GAS
	STORM DRAIN
	WATER
	COMMUNICATIONS
	SEWER
	ELECTRIC
	DAYLIGHT LINE (FILL CONDITION)
	DAYLIGHT LINE (CUT CONDITION)
	SIGN
	FIRE HYDRANT
	WATER VALVE
	STORM DRAIN MANHOLE
	CATCH BASIN
	POLE
	LIGHT POLE
	GUY ANCHOR
	UTILITY PEDESTAL

FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY	
DESIGN:				BASE	TBC		TELEPHONE	---										
STAKING:				TOPOGRAPHY	TBC		ELECTRIC	---										
ASBUILT:				PROFILE	---		CABLE TV	---										
CONTRACTOR:				SANITARY SEWER	---		TRAFFIC SIGNAL	---										
INSPECTOR:				STORM SEWER	---		DESIGN	---										
				WATER	---		QUANTITIES	---										
				GAS	---		MUN. FINAL CHECK	---										
CONSTRUCTION RECORD		VERTICAL DATUM					PLAN CHECK											

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49th
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REGISTERED PROFESSIONAL ENGINEER

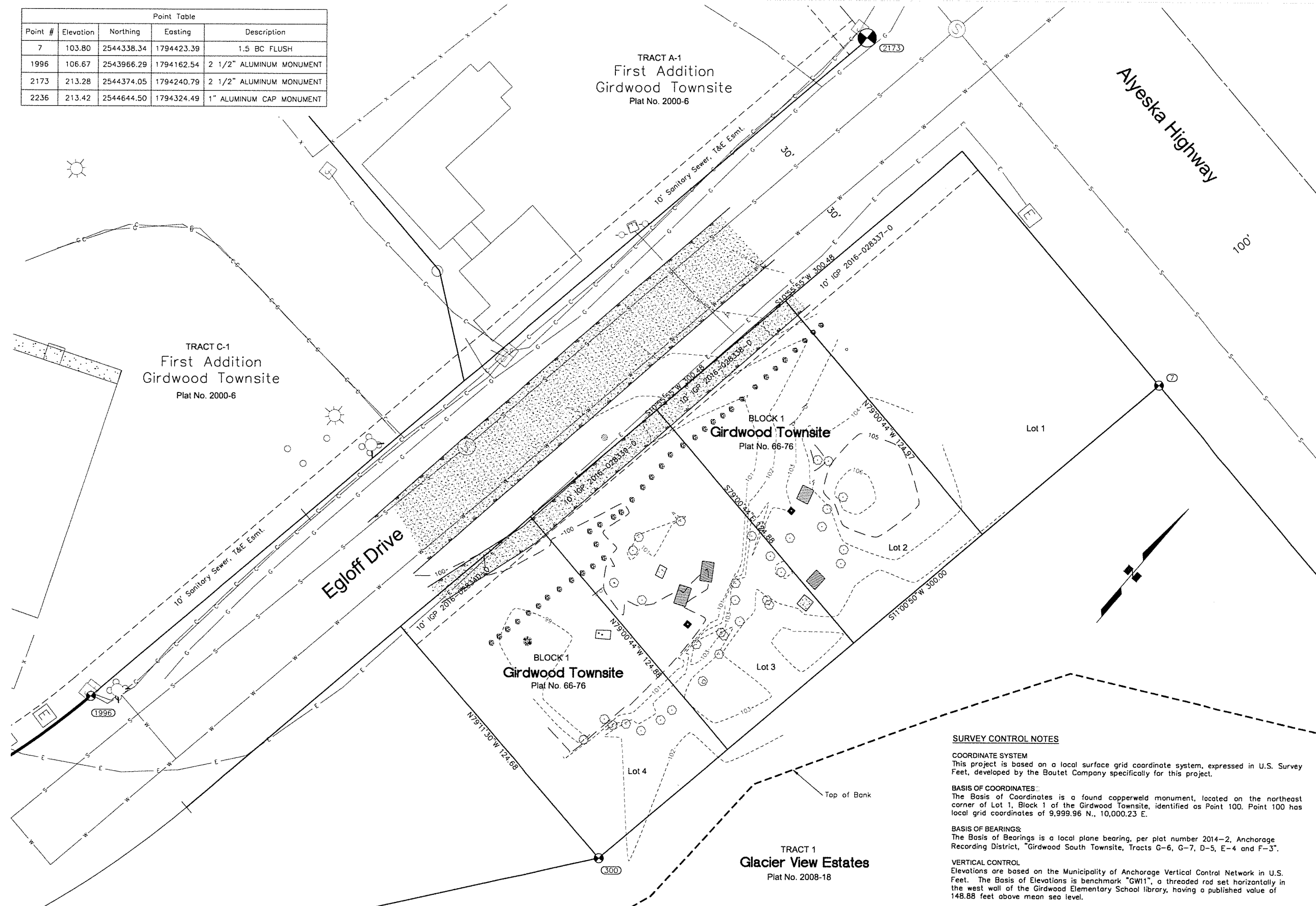
MUNICIPALITY OF ANCHORAGE

PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT
GIRDWOOD LIONS CLUB PARK SHELTER
NOTES, ABBREVIATIONS, AND LEGEND
HORIZ SCALE: 1"=5'
VERT SCALE: N.T.S.
DATE: 02/21/2025
GRID: SE4815
SHEET C2 of C6
ACCT. NO.

LEGEND

- SURVEY MONUMENT
- SURVEY POINT NUMBER
- BUSH / SHRUB
- CONIFEROUS TREE
- SIGN
- DECIDUOUS TREE
- GUY ANCHOR
- LIGHT POLE
- VEHICLE HEATER OUTLET
- PIPE END
- UTILITY JUNCTION BOX
- UTILITY POLE
- SANITARY SEWER MANHOLE
- CULVERT
- STORM DRAIN CATCHBASIN
- FIELD DRAIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- VALVE
- BBO GRILL ON POST
- FIRE PIT
- PICNIC TABLE
- BOULDER
- EDGE OF TREES
- CONCRETE / SIDEWALK
- CURB AND GUTTER
- EDGE OF ASPHALT
- FENCE
- COMMUNICATION LINE
- FIBER OPTIC LINE
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- SECTION LINE

Point Table				
Point #	Elevation	Northing	Easting	Description
7	103.80	2544338.34	1794423.39	1.5 BC FLUSH
1996	106.67	2543966.29	1794162.54	2 1/2" ALUMINUM MONUMENT
2173	213.28	2544374.05	1794240.79	2 1/2" ALUMINUM MONUMENT
2236	213.42	2544644.50	1794324.49	1" ALUMINUM CAP MONUMENT



SURVEY CONTROL NOTES

COORDINATE SYSTEM
This project is based on a local surface grid coordinate system, expressed in U.S. Survey Feet, developed by the Boutet Company specifically for this project.

BASIS OF COORDINATES:
The Basis of Coordinates is a found copperweld monument, located on the northeast corner of Lot 1, Block 1 of the Girdwood Townsite, identified as Point 100. Point 100 has local grid coordinates of 9,999.96 N., 10,000.23 E.

BASIS OF BEARINGS:
The Basis of Bearings is a local plane bearing, per plot number 2014-2, Anchorage Recording District, "Girdwood South Townsite, Tracts G-6, G-7, D-5, E-4 and F-3".

VERTICAL CONTROL
Elevations are based on the Municipality of Anchorage Vertical Control Network in U.S. Feet. The Basis of Elevations is benchmark "GW11", a threaded rod set horizontally in the west wall of the Girdwood Elementary School library, having a published value of 148.88 feet above mean sea level.

FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY	
DESIGN: 3658/ 2-4, 7-10 & 28	GW 11	MOA 1994 Benchmark Book, GD-6	148.88	BASE	TBC		TELEPHONE											
	GW 18	MOA 1994 Benchmark Book, GD-10	164.21	TOPOGRAPHY	TBC		ELECTRIC											
STAKING:				PROFILE			CABLE TV											
ASBUILT:				SANITARY SEWER			TRAFFIC SIGNAL											
CONTRACTOR:				STORM SEWER			DESIGN											
INSPECTOR:				WATER			QUANTITIES											
CONSTRUCTION RECORD				GAS			MUN. FINAL CHECK											

The Boutet Co.
CONSULTANT

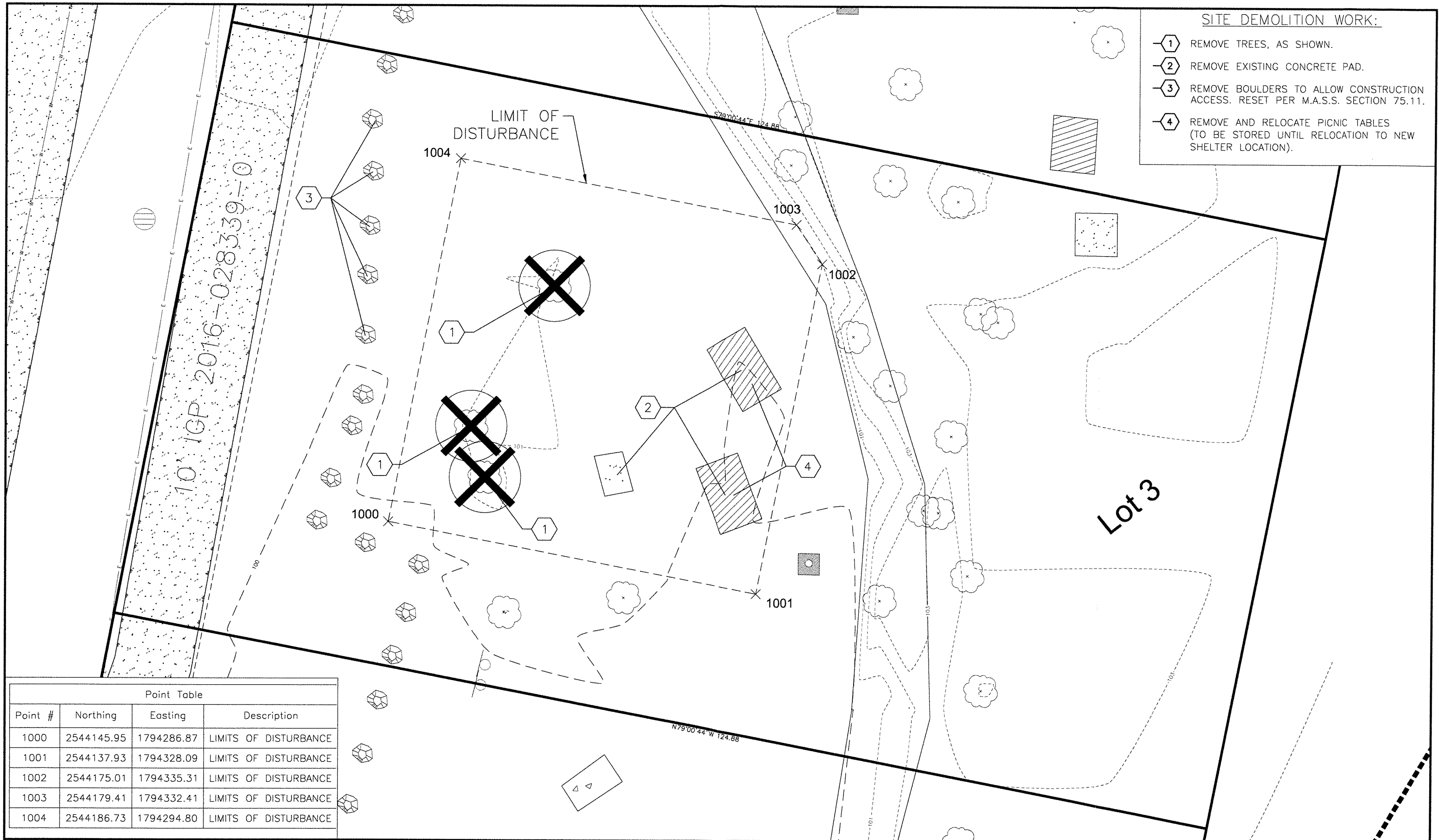
STATE OF ALASKA
49th
Professional Land Surveyor
Anthony P. Hoffman
LS-9020
SEAL

MUNICIPALITY OF ANCHORAGE

PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT
GIRDWOOD LIONS CLUB PARK SHELTER
ASBUILT SURVEY
HORZ SCALE: 1"=20'
DATE 9/13/22
GRID SE4815
ACCT. NO.
SHEET **C3** of **C6**

SITE DEMOLITION WORK:

- ① REMOVE TREES, AS SHOWN.
- ② REMOVE EXISTING CONCRETE PAD.
- ③ REMOVE BOULDERS TO ALLOW CONSTRUCTION ACCESS. RESET PER M.A.S.S. SECTION 75.11.
- ④ REMOVE AND RELOCATE PICNIC TABLES (TO BE STORED UNTIL RELOCATION TO NEW SHELTER LOCATION).



10 IGP 2016-028339-0

Lot 3

Point Table			
Point #	Northing	Easting	Description
1000	2544145.95	1794286.87	LIMITS OF DISTURBANCE
1001	2544137.93	1794328.09	LIMITS OF DISTURBANCE
1002	2544175.01	1794335.31	LIMITS OF DISTURBANCE
1003	2544179.41	1794332.41	LIMITS OF DISTURBANCE
1004	2544186.73	1794294.80	LIMITS OF DISTURBANCE

FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY	
DESIGN:				BASE	TBC		TELEPHONE											
STAKING:				TOPOGRAPHY	TBC		ELECTRIC											
ASBUILT:				PROFILE			CABLE TV											
CONTRACTOR:				SANITARY SEWER			TRAFFIC SIGNAL											
INSPECTOR:				STORM SEWER			DESIGN											
				WATER			QUANTITIES											
				GAS			MUN. FINAL CHECK											
CONSTRUCTION RECORD				VERTICAL DATUM				PLAN CHECK				REVISIONS						

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STATE OF ALASKA
49th
Todd C. Jacobson
No. CE-9132
REGISTERED PROFESSIONAL ENGINEER

MUNICIPALITY OF ANCHORAGE

PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT
GIRDWOOD LIONS CLUB PARK SHELTER
CLEARING, GRUBBING, & DEMOLITION

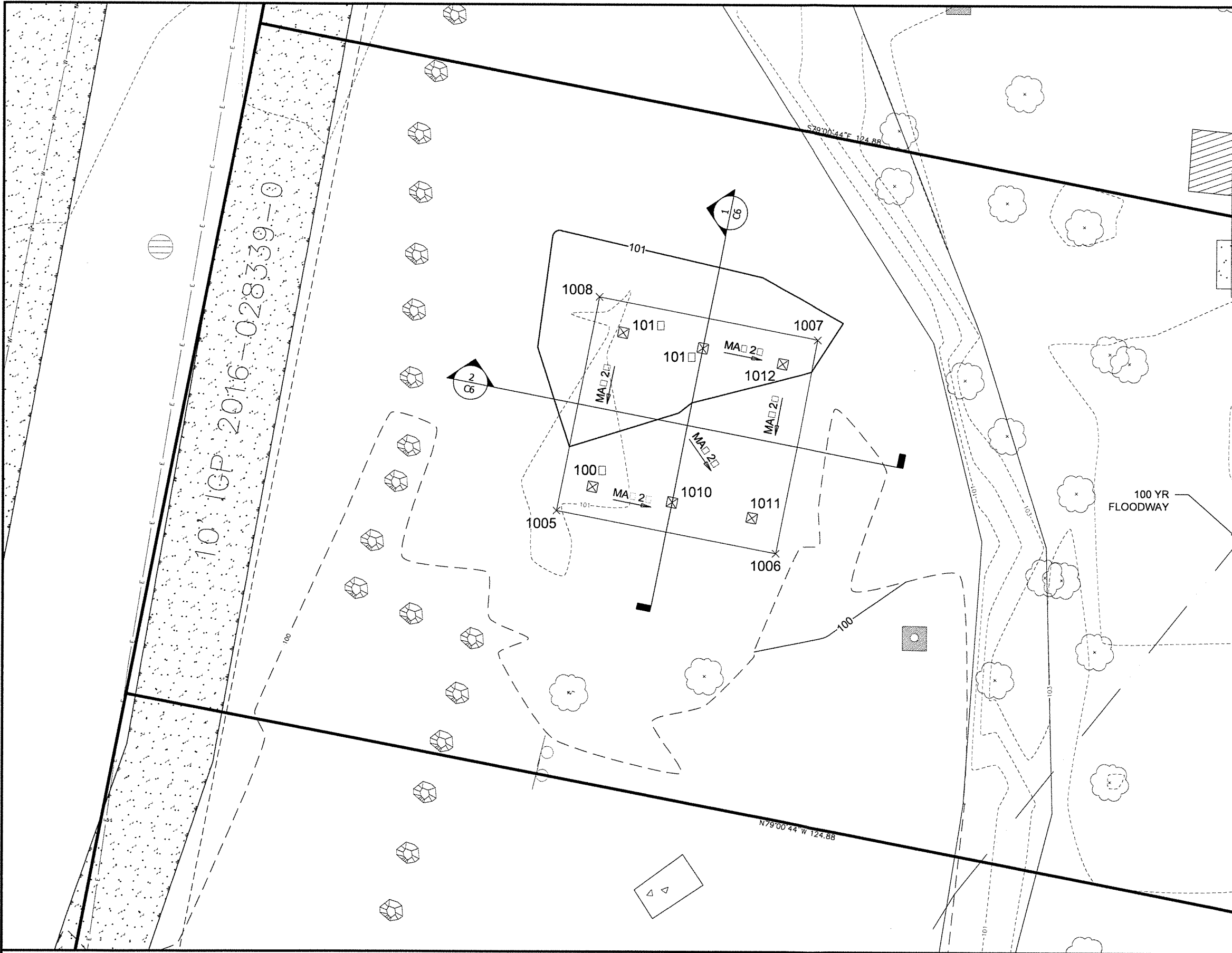
HORIZ SCALE: 1"=5'
VERT SCALE: N.T.S.

DATE 02/21/2025
ACCT. NO.

GRID: SE4815

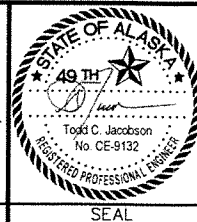
SHEET C4 of C6

Point Table				
Point #	Northing	Easting	Elevation	Description
1005	2544153.86	1794298.59	100.88	SLAB CORNER
1006	2544149.65	1794320.19	100.66	SLAB CORNER
1007	2544170.80	1794324.30	101.06	SLAB CORNER
1008	2544175.00	1794302.71	101.28	SLAB CORNER
1009	2544156.23	1794302.11	-	POST
1010	2544154.70	1794309.96	-	POST
1011	2544153.17	1794317.82	-	POST
1012	2544168.43	1794320.79	-	POST
1013	2544169.95	1794312.93	-	POST
1014	2544171.48	1794305.08	-	POST

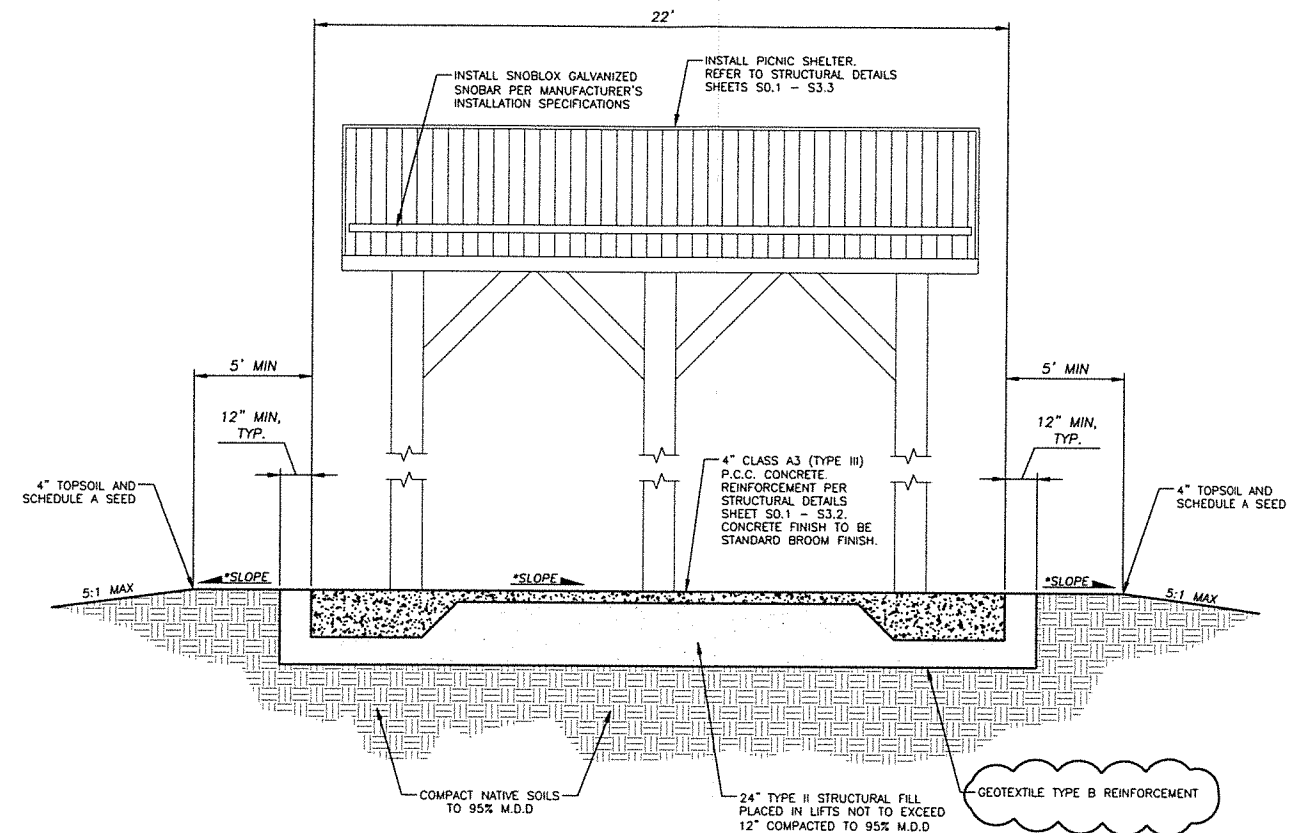
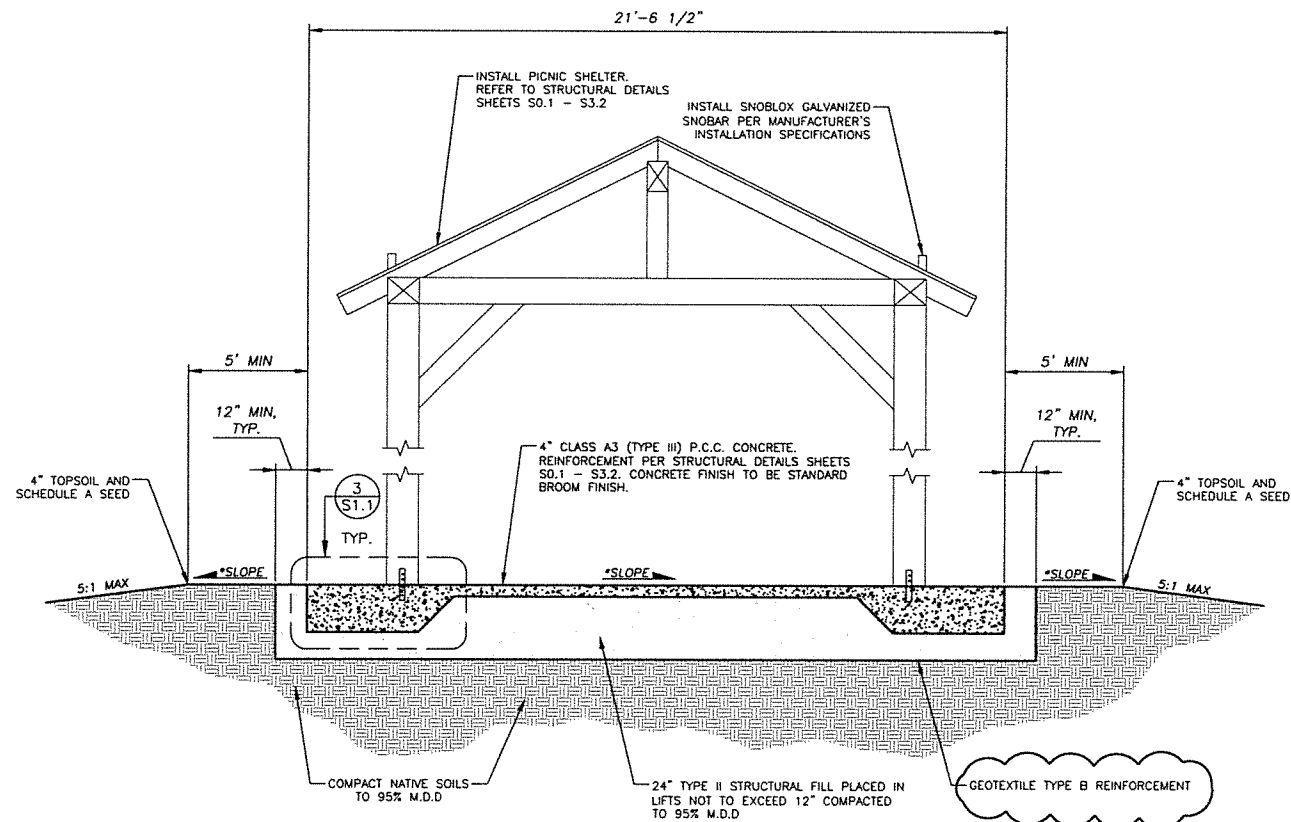


FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REVI	DATE	DESCRIPTION	BY	REVI	DATE	DESCRIPTION	BY	
DESIGN:				BASE	TBC		TELEPHONE											
STAKING:				TOPOGRAPHY	TBC		ELECTRIC											
ASBUILT:				PROFILE			CABLE TV											
CONTRACTOR:				SANITARY SEWER			TRAFFIC SIGNAL											
INSPECTOR:				STORM SEWER			DESIGN											
				WATER			QUANTITIES											
				GAS			MUN. FINAL CHECK											
CONSTRUCTION RECORD		VERTICAL DATUM		PLAN CHECK														

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PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT
GIRDWOOD LIONS CLUB PARK SHELTER
SITE AND GRADING PLAN
HORZ SCALE: 1"=5'
VERT SCALE: N.T.S.
DATE 02/21/2025
GRID: SE4815
ACCT. NO.
SHEET C5 of C6



1
C6

* CROSS SLOPES SHALL BE A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0% AS MEASURED IN ALL DIRECTIONS (See Grading Plan)

2
C6

* CROSS SLOPES SHALL BE A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0% AS MEASURED IN ALL DIRECTIONS (See Grading Plan)

FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
DESIGN:				BASE	TBC		TELEPHONE										
STAKING:				TOPOGRAPHY	TBC		ELECTRIC										
ASBUILT:				PROFILE			CABLE TV										
CONTRACTOR:				SANITARY SEWER			TRAFFIC SIGNAL										
INSPECTOR:				STORM SEWER			DESIGN										
				WATER			QUANTITIES										
				GAS			MUN. FINAL CHECK										
CONSTRUCTION RECORD		VERTICAL DATUM					PLAN CHECK										

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PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT
GIRDWOOD LIONS CLUB PARK SHELTER
CROSS SECTIONS
HORZ SCALE: 1"=5'
VERT SCALE: N.T.S.
DATE 02/21/2025
GRID: SE4815
SHEET C6 of C6

STRUCTURAL GENERAL NOTES

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.

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

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

STRUCTURAL DESIGN DATA

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

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING OPERATIONAL LOADS ON THE COMPLETED STRUCTURES (REFERENCE MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16) FOR VARIABLE DEFINITIONS). CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING AND BRACING DURING CONSTRUCTION.

SNOW LOADS: GROUND SNOW (Pg) = 129 PSF (VIA ALT MEANS AND METHODS)
Is=1.0, Cf=1.2, Ce=1.0
ROOF SNOW (Ps) = 86 PSF SLOPED

WIND LOADS: BASIC WIND SPEED (3-SECOND GUST, Vult)=138 MPH,
OPEN BUILDING

SEISMIC LOADS: SITE CLASS D, SEISMIC DESIGN CATEGORY D,
Ss=1.5, S1=0.71, Sds=1.0, Sd1=0.80, Ie=1.0, R=1,
Cs=1.0, BASE SHEAR=13.4 KIPS.

FLOOD LOADS: 2.0 FT INUNDATION DEPTH, WATER SPEED OF 2 FT/S
SHEAR PER COLUMN = 290 LBS

LATERAL ANALYSIS IS LINEAR STATIC. LATERAL FORCES ARE CARRIED BY THE FLEXIBLE ROOF DIAPHRAGM TO THE COMPRESSION-ONLY KNEE BRACES AND PIN-BASE TIMBER COLUMNS. MOMENTS, SHEARS, AND ROTATIONAL FORCES ARE DELIVERED TO THE FOUNDATION BY THE WOOD FRAME IN PROPORTION TO THEIR TRIBUTARY AREA.

FOUNDATIONS

FOUNDATIONS ARE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2,000 PSF UNDER SUSTAINED LOADING.

FOUNDATION SOILS MUST BE PREPARED IN ACCORDANCE WITH THE IBC AND THE PROJECT GEOTECHNICAL INVESTIGATION REPORT "GEOTECHNICAL ENGINEERING REPORT LIONS CLUB PARK PICNIC SHELTER, GIRDWOOD, ALASKA", DATED OCTOBER 2022, BY SHANNON & WILSON.

ALL ORGANIC, FROZEN, OR OTHER UNSUITABLE MATERIALS MUST BE REMOVED FROM SUB-GRADE AND REPLACED WITH COMPACTED GRANULAR NON-FROST SUSCEPTIBLE (NFS) FILL. ALL FOOTINGS MUST BE FOUNDED UPON UNDISTURBED, NATURAL SUB-GRADE OR COMPACTED NFS FILL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2,000 PSF.

SUB-GRADES BENEATH FOOTINGS AND SLABS MUST BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS MEASURED BY ASTM D1557. BACKFILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS MUST BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY.

SPECIAL INSPECTION

SPECIAL INSPECTION IS NOT REQUIRED. REFERENCE IBC SECTION 1704.2, EXCEPTION 1.

SUBMITTALS

THE CONTRACTOR MUST REVIEW, STAMP WITH THEIR APPROVAL, DATE AND SIGN ALL SHOP DRAWINGS AND SUBMITTALS REQUIRED BY THE CONTRACT DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. AT THE TIME OF SUBMISSION, THE CONTRACTOR MUST INFORM THE ENGINEER IN WRITING OF ANY DEVIATION IN THE SHOP DRAWINGS FROM THE REQUIREMENTS OF THE CONTRACT DRAWINGS. DIMENSIONS AND QUANTITIES ARE THE CONTRACTOR'S RESPONSIBILITY AND WILL NOT BE REVIEWED.

STRUCTURAL CONCRETE

ALL CONCRETE CONSTRUCTION MUST CONFORM TO ACI 301, STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE, AS MODIFIED BY IBC SECTION 1905 AND LOCAL ADOPTED AMENDMENTS.

ALL CAST-IN-PLACE CONCRETE:

- EXPOSURE F2, S0, W0, C1 (ACI 318-14, 19.3.1.1)
- MINIMUM 28-DAY COMPRESSIVE STRENGTH = 4,500 PSI
- MAXIMUM AGGREGATE SIZE = 3/4"
- MAXIMUM WATER-CEMENT RATIO = 0.45
- MAXIMUM CHLORIDE ION CONTENT = 1.00%
- TARGET AIR CONTENT = 6% (+/-1%).

CONCRETE MUST BE PROPORTIONED TO ACHIEVE A WORKABLE MIX THAT CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER.

APPLICABLE ASTM STANDARDS:

PORTLAND CEMENT = ASTM C150
AGGREGATE = ASTM C33, NORMAL WEIGHT
WATER = ASTM C1602
WATER REDUCING ADMIXTURE = ASTM C494, TYPE A

CONCRETE PLACED DURING COLD WEATHER MUST CONFORM TO ACI 306. ALL COLD WEATHER CONCRETE AND CONCRETE EXPOSED TO WEATHER MUST CONTAIN AIR ENTRAINMENT PER ACI 318-14 TABLE 19.3.3.1.

THE FOLLOWING MINIMUM CONCRETE COVER MUST BE PROVIDED FOR REINFORCEMENT FOR CAST-IN-PLACE CONCRETE:

- | | |
|---|--------------|
| A. CONCRETE CAST AGAINST EARTH | 3-INCHES |
| B. CONCRETE EXPOSED TO EARTH OR WEATHER | 1 1/2-INCHES |
| #5 AND SMALLER | |

ALL CONCRETE REINFORCING MUST BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 315, ACI 318, CRSI MSP-1 AND ACI SP-66. DOWELS MUST MATCH SIZE AND NUMBER OF MAIN REINFORCING.

TYPICAL REINFORCING BARS MUST BE ASTM A615, GRADE 60. LAP SPLICES MUST BE CLASS B LAPS PER ACI (63 X BAR DIAMETER). LAP SPLICES MAY ALSO ACCOMPLISHED USING MECHANICAL DEVICES THAT DEVELOP 125% OF THE STRENGTH OF THE REBAR.

CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMIT MIX DESIGNS FOR REVIEW PRIOR TO USE.

EMBEDDED ITEMS (CONDUIT AND SLEEVES) MUST NOT BE EMBEDDED IN OR PASS THROUGH CONCRETE WITHOUT APPROVAL. ALUMINUM ITEMS MUST NOT BE EMBEDDED IN CONCRETE. SUBMIT CONDUIT LAYOUT AND EMBEDDED ITEM PLANS FOR REVIEW PRIOR TO PLACING CONCRETE.

STRUCTURAL STEEL

MATERIALS:

SHAPES & PLATE: ASTM A36
HEADED ANCHOR RODS: ASTM F1554, GRADE 36

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, WITH DIFFUSED HYDROGEN LEVELS OF 16ml/g (H16) OR LESS IN ACCORDANCE WITH AWS A4.3.

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

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

ALL STEEL SHALL BE HOT-DIP GALVANIZED PER ASTM A123 AND POWDER COAT BLACK OVER GALVANIZING. TOUCH-UP AND REPAIR GALVANIZATION MUST CONFORM TO ASTM A780. FASTENERS MUST COMPLY WITH ASTM A153.

THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. THESE DRAWINGS MUST BE CHECKED BY THE CONTRACTOR BEFORE SUBMITTAL AND MUST SHOW SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS, AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL. ALSO SUBMIT WELDERS' QUALIFICATIONS.

STRUCTURAL TIMBER

MATERIALS:

POST AND HEAVY TIMBERS: ALASKA CEDAR NO. 1
T&G DECKING: HEM-FIR NO. 1, COMMERCIAL GRADE
ROOF SHEATHING: APA RATED SHEATHING, EXTERIOR,
SPAN RATED 40/20, 5/8-INCH THICK

SIZES SHOWN ON PLANS ARE NOMINAL DIMENSIONS. POST AND HEAVY TIMBERS SHALL BE STANDARD DRESSED SAWN LUMBER. ACTUAL LUMBER DIMENSIONS MAY VARY, TAPER AS REQUIRED TO FIT CONNECTIONS.

INSTALL ROOF SHEATHING WITH THE LONG DIMENSION ACROSS SUPPORTS. STAGGER ADJACENT PANELS 48-INCHES. ALLOW 1/8-INCH SPACING AT PANEL ENDS AND PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

SHEATHING MUST BE USED IN ACCORDANCE WITH THE RECOMMENDATIONS OF APA, THE ENGINEERED WOOD ASSOCIATION. PLACE NAILS 3/8-INCH FROM EDGE OF PANELS

ALL ROOF DIAPHRAGMS MUST BE NAILED:
PANEL EDGES: 10d NAILS AT 6-INCHES ON-CENTER
INTERMEDIATE SUPPORTS: 10d @ 12-INCHES ON-CENTER

DECK MUST BE NAILED:
INTERMEDIATE AND END SUPPORTS: (2) 10d NAILS

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

ALL AWW SHEATHING AND LUMBER MUST BE PRESSURE TREATED IN ACCORDANCE WITH AWWPA U1 STANDARD:
CAT UC3b FOR EXTERIOR CONST NOT IN CONTACT WITH GROUND

PRE-MANUFACTURED HARDWARE MUST BE SIMPSON OR APPROVED EQUAL. FASTENERS FOR METAL CONNECTORS MUST CONFORM TO MANUFACTURER'S RECOMMENDATIONS FOR THE HIGHEST CAPACITY AVAILABLE FOR EACH CONNECTOR, UNLESS OTHERWISE NOTED.

@	At	ASCE	American Society of Civil Engineers	CLR	Clear	GALV	Galvanized	MFR	Manufacturer	SCH	Schedule	UON	Unless Otherwise Noted
AB	Anchor Bolts	ASTM	American Society for Testing and Materials	COL	Column	GLB	Glue-Laminated Beam	(N)	New	SIM	Similar	VERT	Vertical
ACI	American Concrete Institute			CONC	Concrete	HORZ	Horizontal	OC	On-Center	SQ	Square	W	With
ADD'L	Additional	AWPA	American Wood Protection Association	CONT	Continuous, Continue	HSS	Hollow Structural Steel	OH	Overhead	STL	Steel	W/O	Without
ADH	Adhesive			DBN	Diaphragm Boundary Nailing	IBC	International Building Code	OPNG	Opening	T&B	Top and Bottom	W	Wide-Flange, Wide
AFF	Above Finish Floor	AWS	American Welding Society	(E)	Existing	INT	Interior	PL	Plate	T&G	Tongue and Groove	W/C	Water / Cement Ratio
AHJ	Authority Having Jurisdiction	AWW	Allweather Wood	EA	Each	LAG	Lag Screw	PLS	Places	T.O.	Top of	W.P.	Work Point
AISC	American Institute of Steel Construction	BLDG	Building	EQ	Equal, Earthquake	LOC	Location	PSF	Pounds-per-square-foot	T.O.B.	Top of Beam	WWR	Welded Wire Reinforcement
		BLKG	Blocking	EW	Each Way	LONG	Longitudinal	PSI	Pounds-per-square-inch	T.O.S.	Top of Steel		
ALT	Alternate	BM	Beam	EXP	Expansion	MAX	Maximum	REQ'D	Required	T.O.W.	Top of Wall		
AR	Anchor Rod	BOT	Bottom	FDN	Foundation	MEZZ	Mezzanine	RO	Rough Opening	TRANS	Transverse		
ARCH	Architect	BTWN	Between	FF	Finished Floor	MIN	Minimum	SBN	Shearwall Boundary Nailing	TYP	Typical		
		CL	Center-Line										

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02/26/25

GIRDWOOD LIONS CLUB PARK SHELTER
GIRDWOOD, ALASKA

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PERMITTING	03/18/25

DATE : 02/26/25

PROJECT NO : 402022.085

DRAWN BY :EH

CHECKED BY :DS

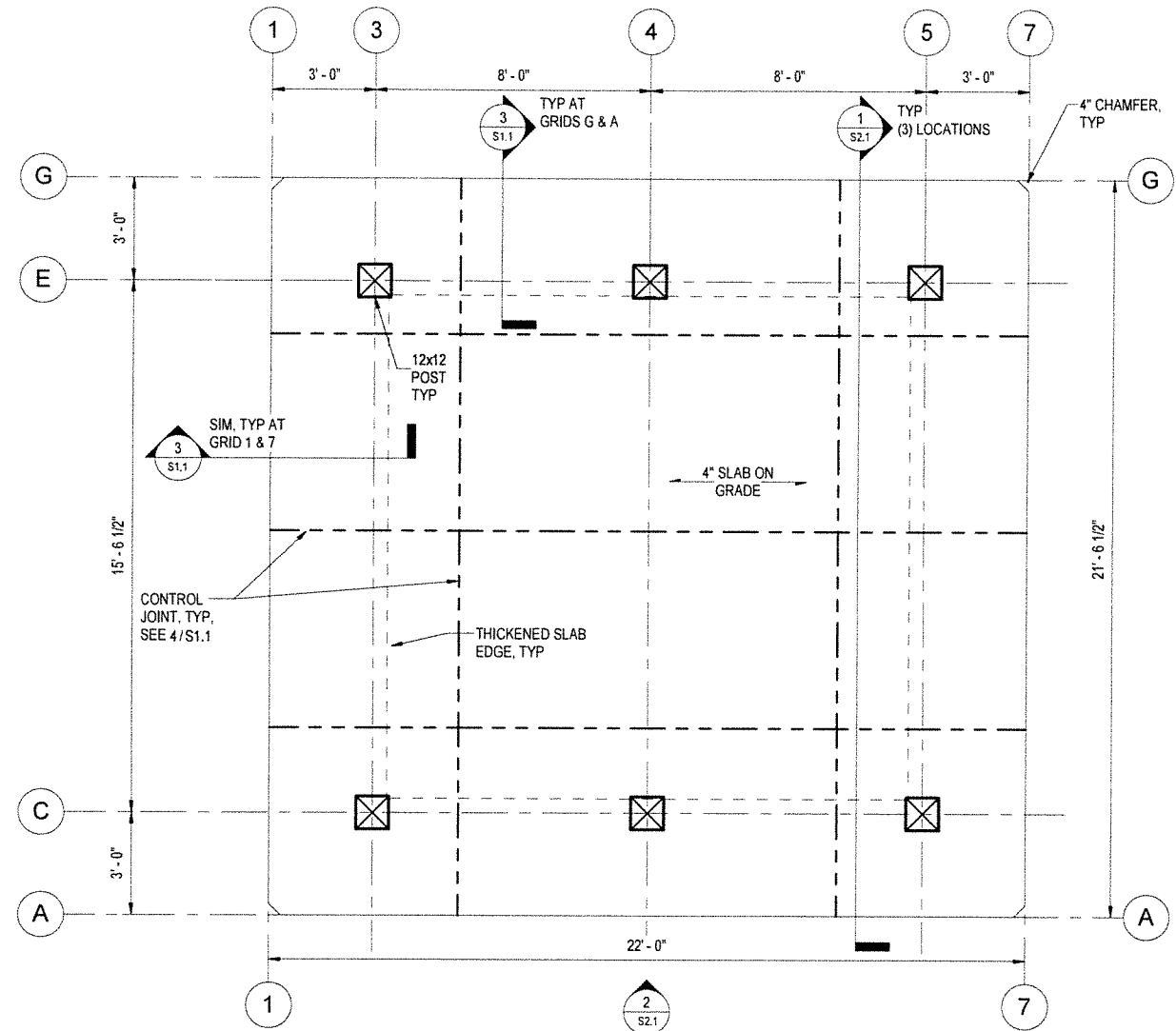
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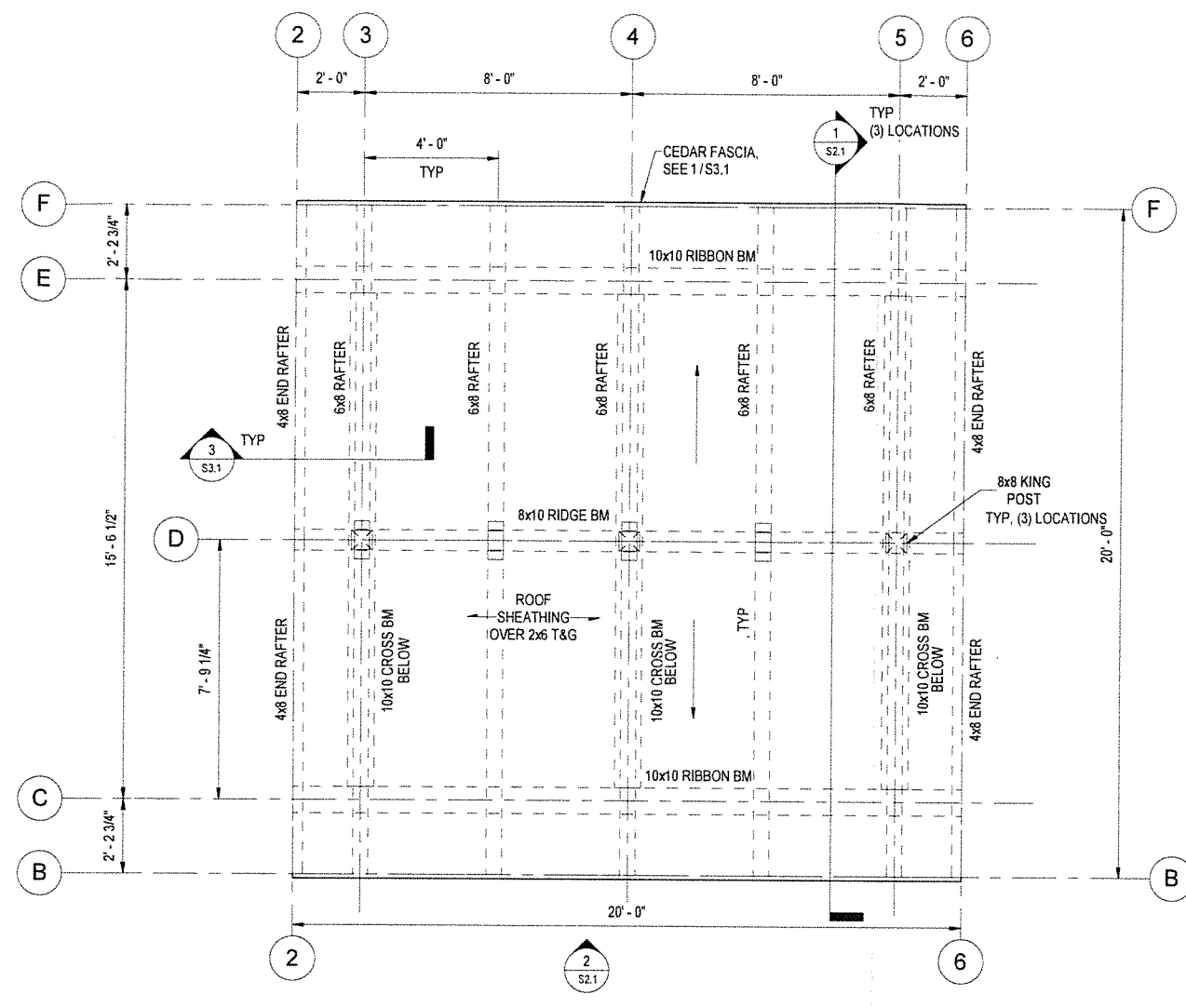
**STRUCTURAL
GENERAL NOTES &
ABBREVIATIONS**

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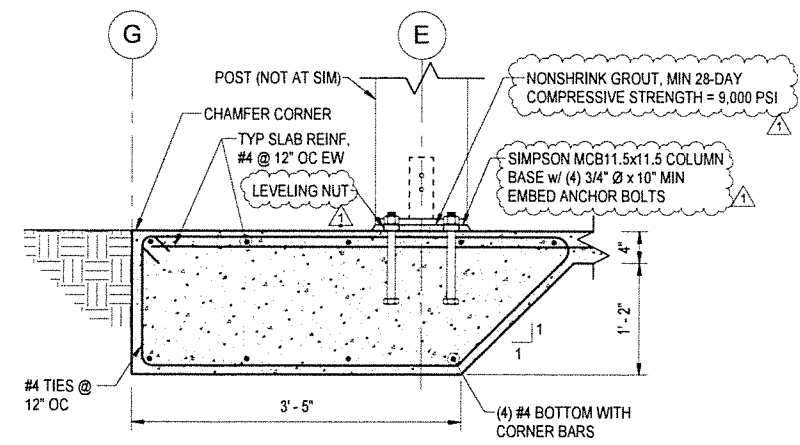
S0.1



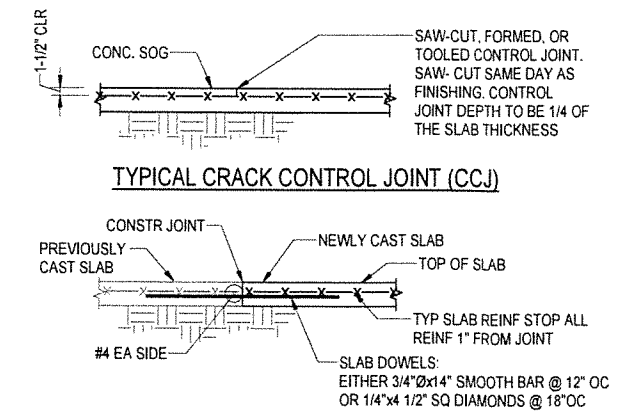
1 FOUNDATION PLAN
S1.1 3/8" = 1'-0"



2 ROOF FRAMING PLAN
S1.1 3/8" = 1'-0"



3 SECTION AT SLAB PERIMETER
S1.1 1" = 1'-0"



4 TYP SOG JOINT DETAILS
S1.1 3/4" = 1'-0"

- NOTES:**
- CONSTRUCTION JOINTS MAY BE USED AT ANY CONTROL JOINT.
 - LOCATE JOINTS BTWN 24x & 36x SLAB THICKNESS 1" IN BOTH DIRECTIONS.
 - CREATE SQUARE OR RECTANGULAR SPACES BTWN JOINTS (NOT TRIANGULAR). DO NOT EXCEED 1.5:1 ASPECT RATIO IN RECTANGULAR PORTIONS. DO NOT CREATE T-OR L-SHAPED PORTIONS. LOCATE JOINTS AT EACH RE-ENTRANT CORNER OR REINF W/ #4x1'-0" DIAG BAR.

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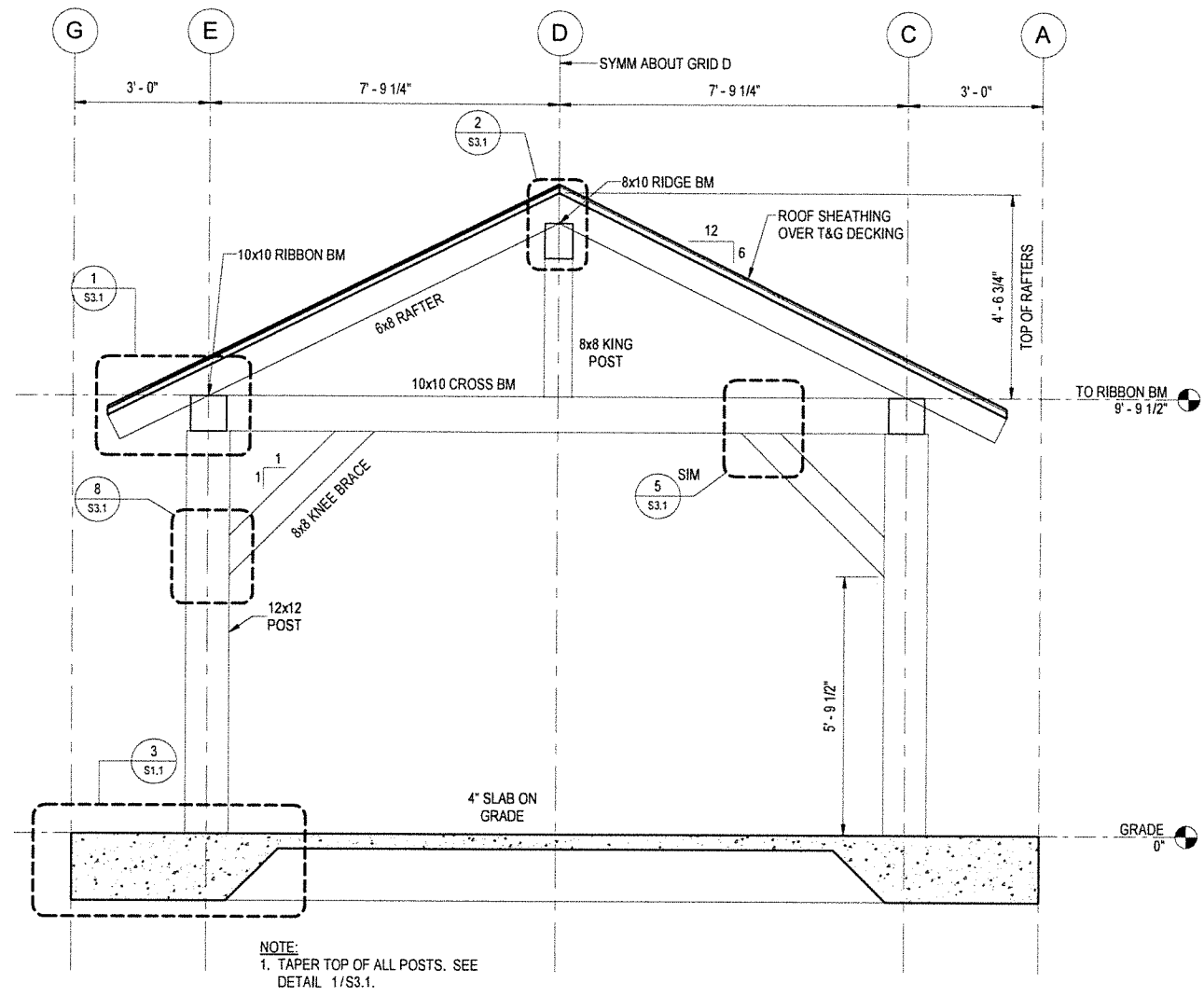
GIRDWOOD LIONS CLUB PARK SHELTER
GIRDWOOD, ALASKA

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	PERMITTING	03/18/25

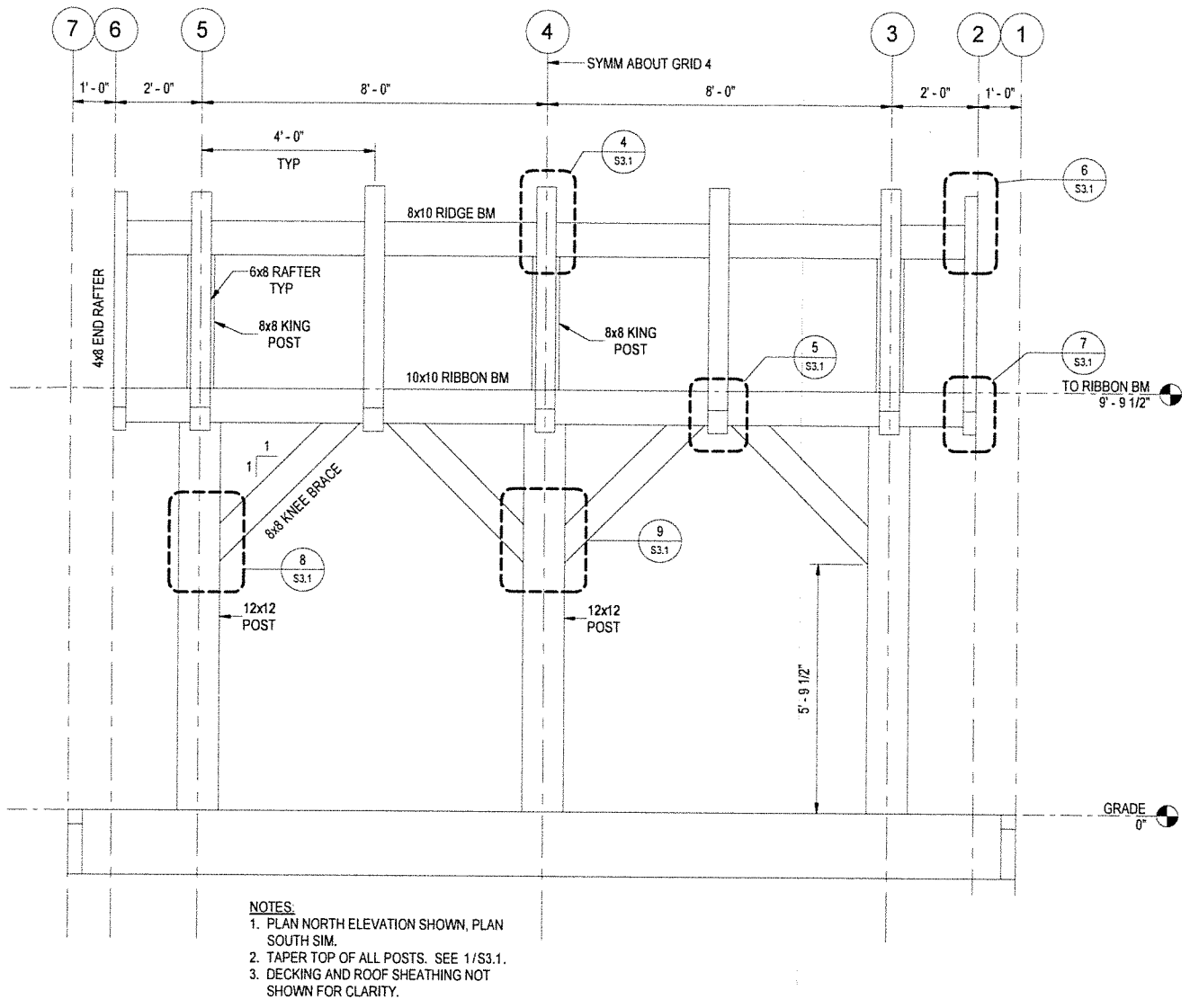
DATE : 02/26/25
PROJECT NO : 402022.085
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SHEET DESCRIPTION:
PLANS & SLAB
DETAILS

SHEET NO:
S1.1



1 SHELTER SECTION
S2.1 1/2" = 1'-0"



2 PLAN NORTH ELEVATION
S2.1 1/2" = 1'-0"

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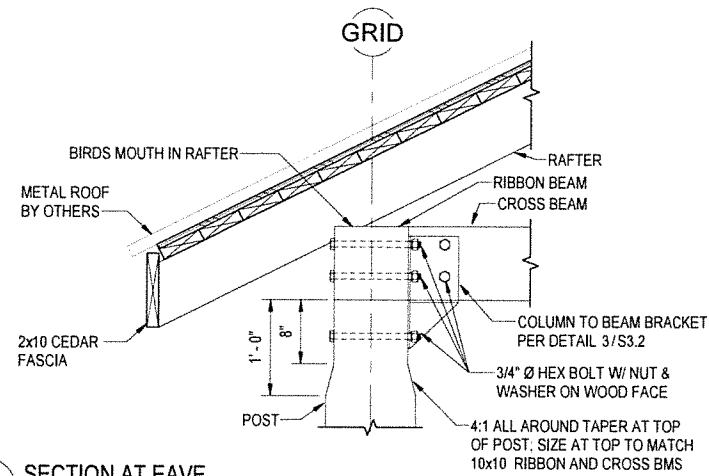
GIRDWOOD LIONS CLUB PARK SHELTER
GIRDWOOD, ALASKA

REVISION SCHEDULE		
#	DESCRIPTION	DATE

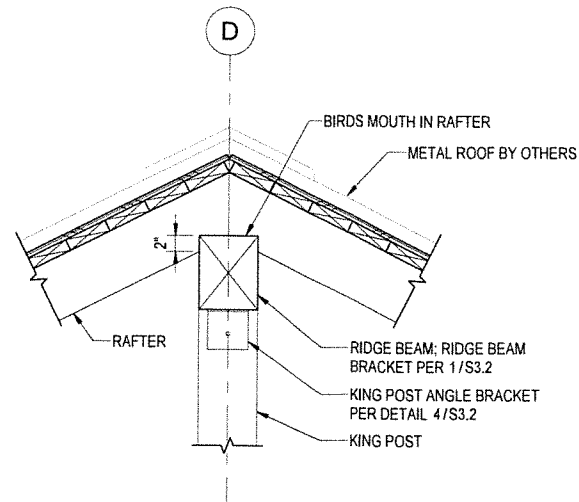
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SHELTER SECTION
AND ELEVATION

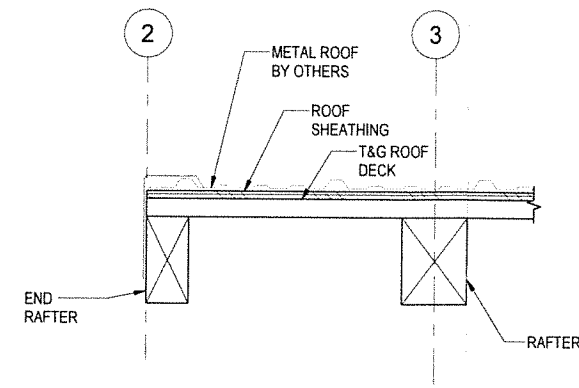
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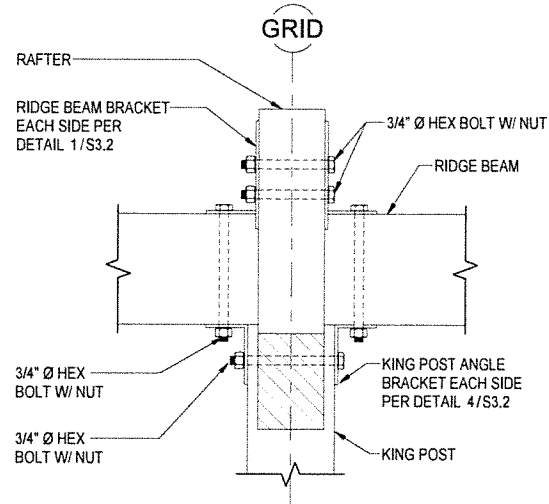
1 SECTION AT EAVE
S3.1 1" = 1'-0"



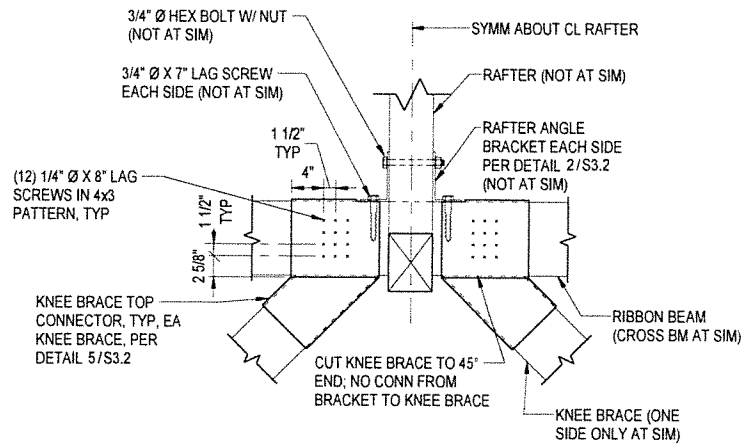
2 RIDGE W/ ROOFING
S3.1 1" = 1'-0"



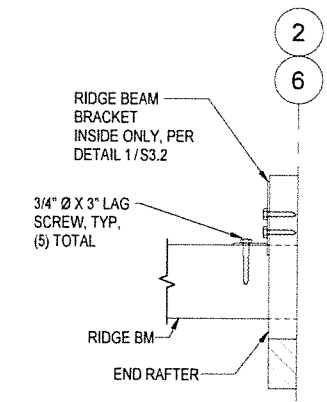
3 GABLE SECTION
S3.1 1 1/2" = 1'-0"



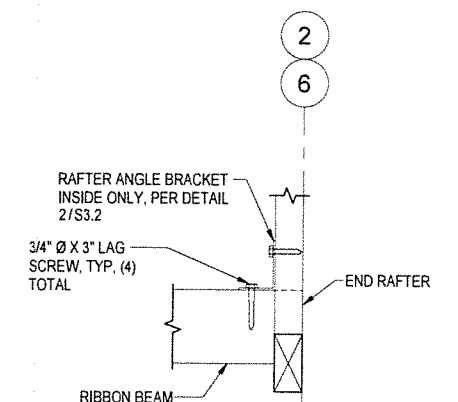
4 RAFTER CONN TO RIDGE BEAM
S3.1 1 1/2" = 1'-0"



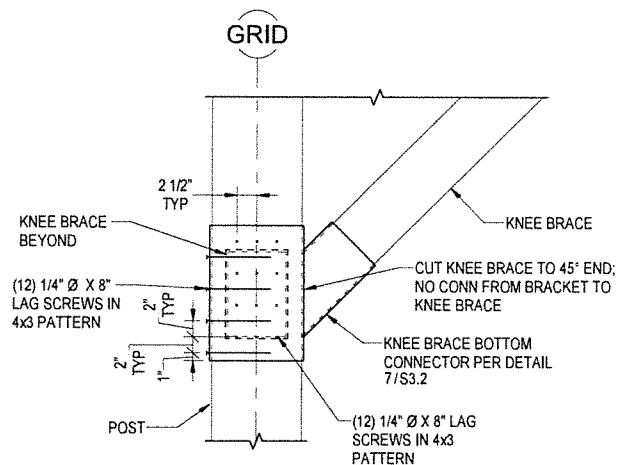
5 RAFTER CONN TO RIBBON BEAM
S3.1 1" = 1'-0"



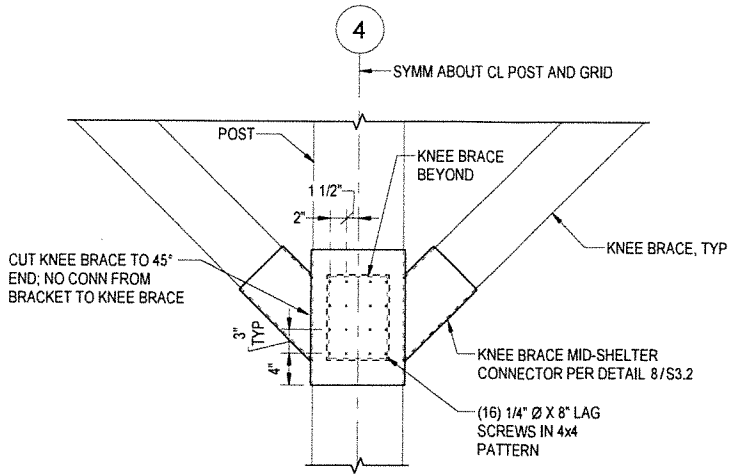
6 END RAFTER TOP CONN
S3.1 1" = 1'-0"



7 END RAFTER BOT CONN
S3.1 1" = 1'-0"



8 KNEE BRACE BOTTOM CONNECTION
S3.1 1" = 1'-0"



9 KNEE BRACE BOTTOM CONNECTION AT MID-SHELTER
S3.1 1" = 1'-0"

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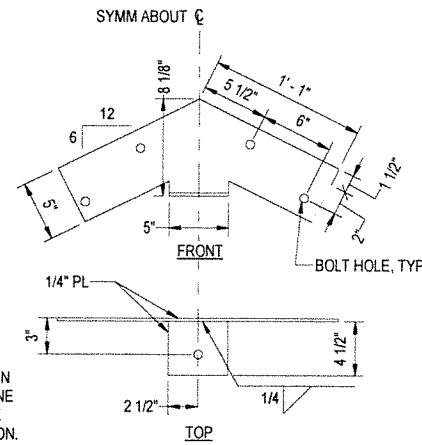
GIRDWOOD LIONS CLUB PARK SHELTER
GIRDWOOD, ALASKA

REVISION SCHEDULE		
#	DESCRIPTION	DATE

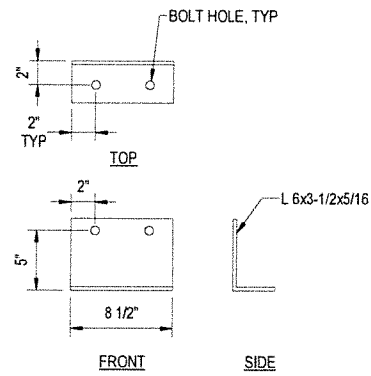
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SHEET DESCRIPTION:
SHELTER DETAILS

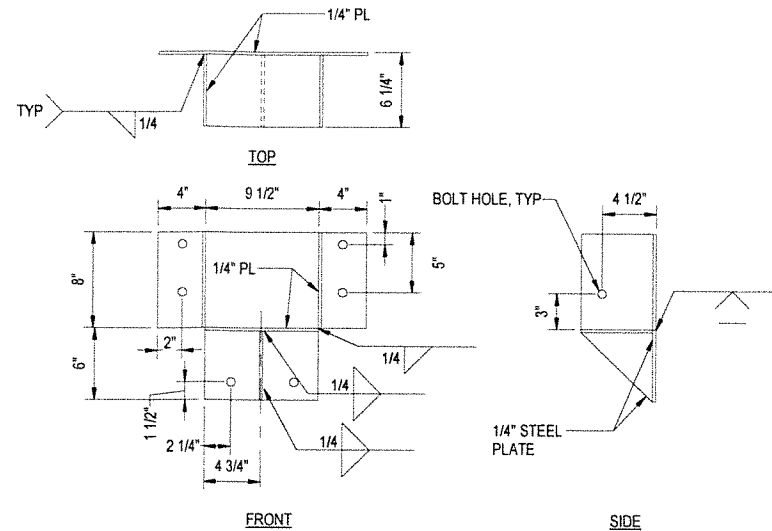
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S3.1



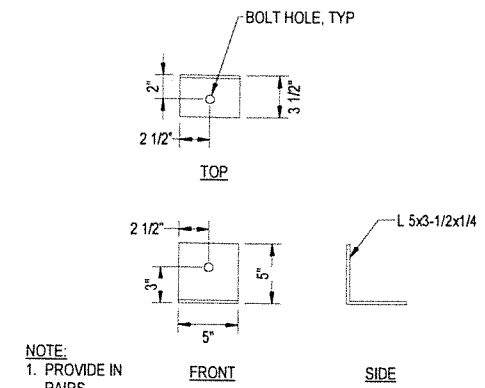
1 RIDGE BEAM BRACKET
S3.2 1 1/2" = 1'-0"



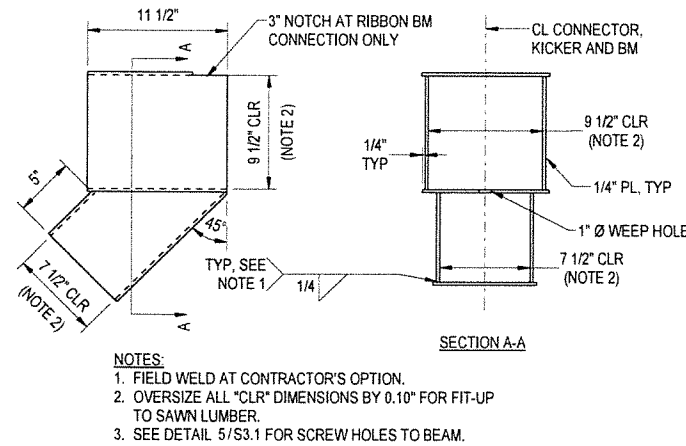
2 RAFTER ANGLE BRACKET
S3.2 1 1/2" = 1'-0"



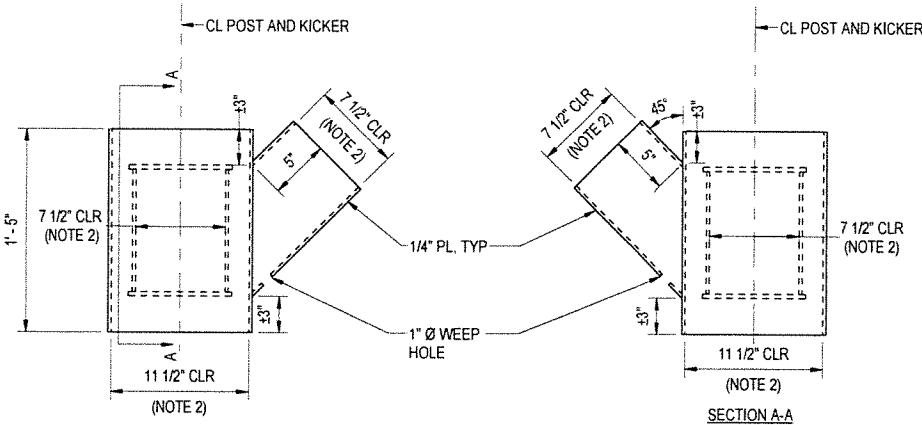
3 COLUMN TO BEAM BRACKET
S3.2 1 1/2" = 1'-0"



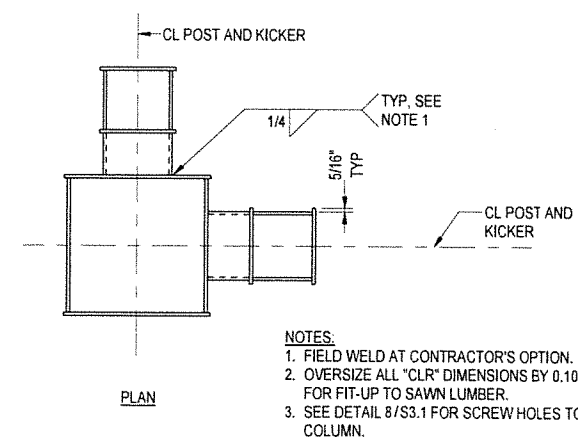
4 KING POST ANGLE BRACKET
S3.2 1 1/2" = 1'-0"



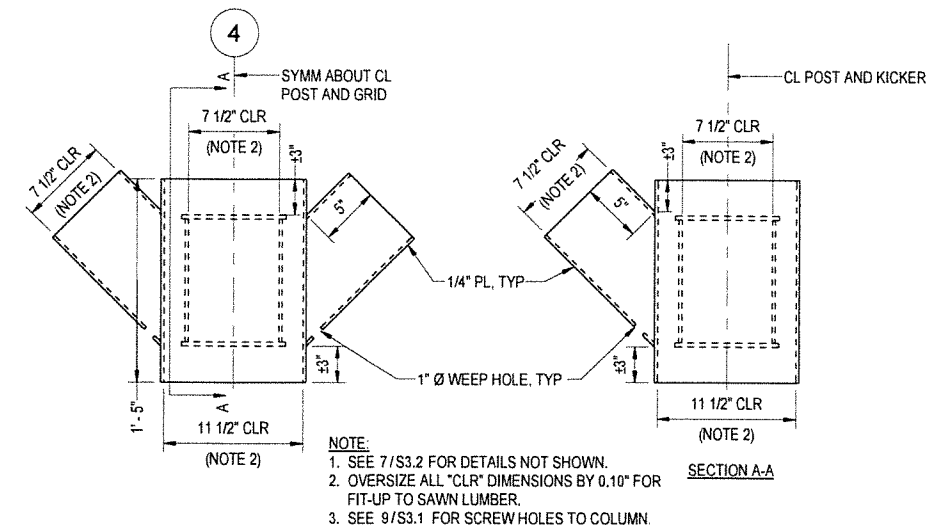
5 KNEE BRACE TOP CONNECTOR
S3.2 1 1/2" = 1'-0"



7 KNEE BRACE BOTTOM CONNECTOR
S3.2 1 1/2" = 1'-0"



8 KNEE BRACE MID-SHELTER CONNECTOR
S3.2 1 1/2" = 1'-0"



NOTE:
1. SEE 7/S3.2 FOR DETAILS NOT SHOWN.
2. OVERSIZE ALL "CLR" DIMENSIONS BY 0.10" FOR FIT-UP TO SAWN LUMBER.
3. SEE 9/S3.1 FOR SCREW HOLES TO COLUMN.

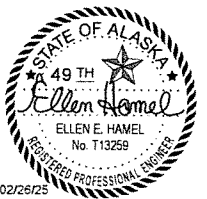
NOTES:
1. FIELD WELD AT CONTRACTOR'S OPTION.
2. OVERSIZE ALL "CLR" DIMENSIONS BY 0.10" FOR FIT-UP TO SAWN LUMBER.
3. SEE DETAIL 8/S3.1 FOR SCREW HOLES TO COLUMN.

SHEET NOTE:
1. ALL BOLT HOLES IN PLATES TO BE STD HOLES FOR 3/4" Ø BOLT.

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GIRDWOOD LIONS CLUB PARK SHELTER
GIRDWOOD, ALASKA

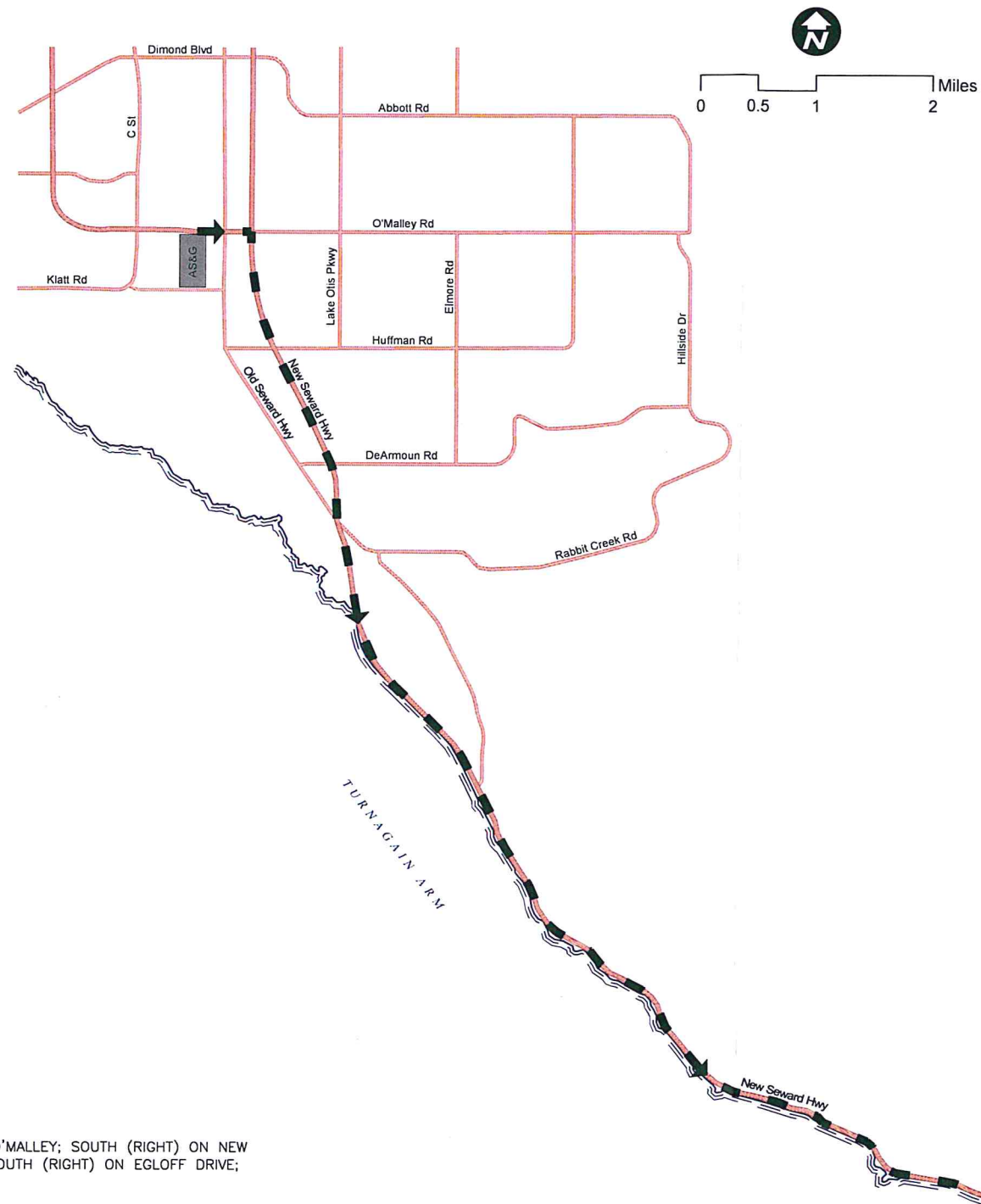
REVISION SCHEDULE		
#	DESCRIPTION	DATE

DATE : 02/26/25
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SHEET DESCRIPTION:
SHELTER DETAILS

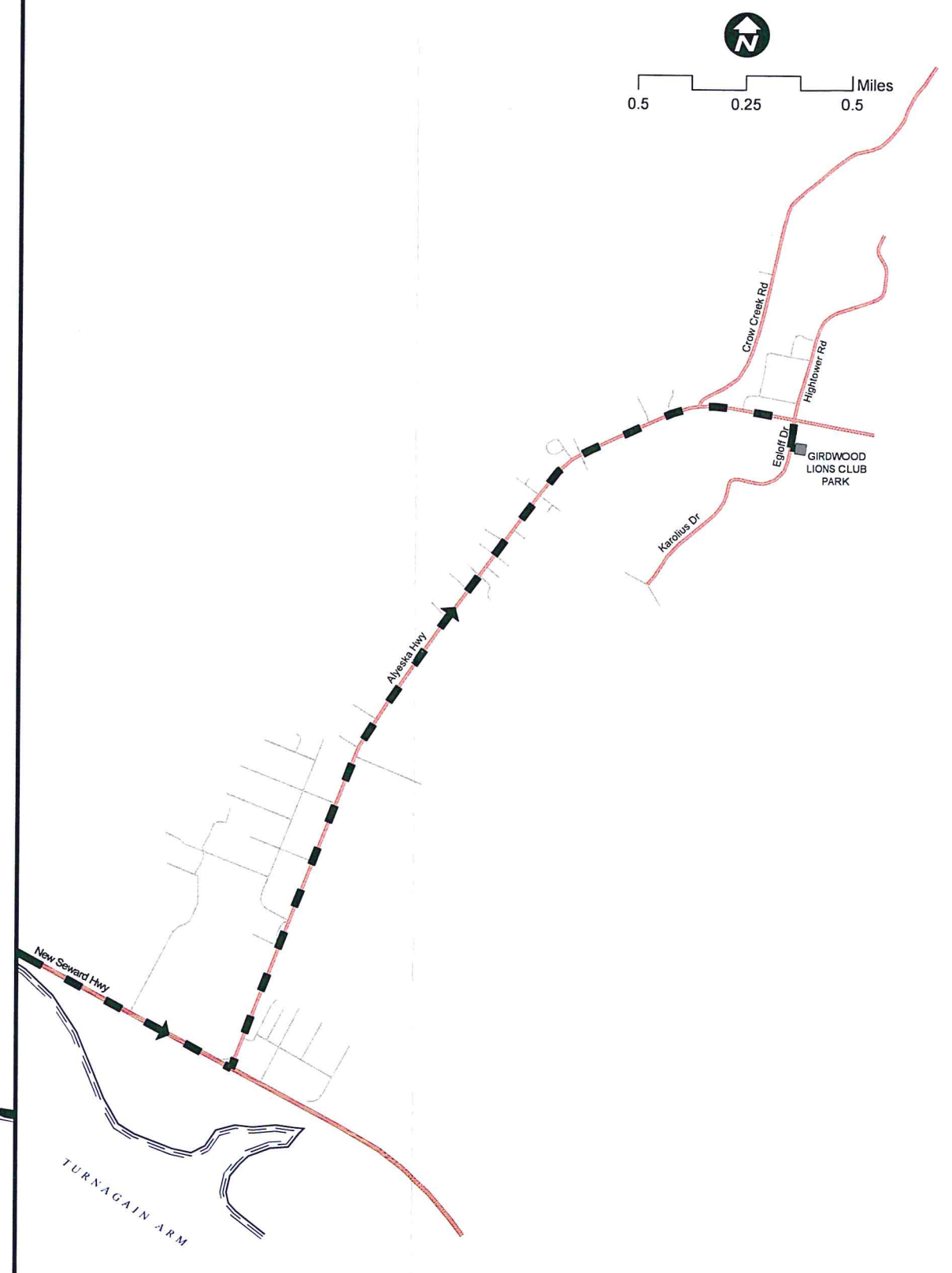
SHEET NO:

S3.2



HAUL ROUTE:

IMPORT HAUL ROUTE: ANCHORAGE SAND AND GRAVEL AT O'MALLEY; SOUTH (RIGHT) ON NEW SEWARD HIGHWAY; NORTH (LEFT) ON ALYESKA HIGHWAY; SOUTH (RIGHT) ON EGLOFF DRIVE; PROJECT SITE IS ON THE LEFT.



FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY	
DESIGN:				BASE	TBC		TELEPHONE											
				TOPOGRAPHY	TBC		ELECTRIC											
STAKING:				PROFILE			CABLE TV											
				SANITARY SEWER			TRAFFIC SIGNAL											
ASBUILT:				STORM SEWER			DESIGN											
CONTRACTOR:				WATER			QUANTITIES											
INSPECTOR:				GAS			MUN. FINAL CHECK											
CONSTRUCTION RECORD		VERTICAL DATUM				PLAN CHECK									REVISIONS			

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CONSULTANT



PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT

GIRDWOOD LIONS CLUB PARK SHELTER

HAUL ROUTE

HORZ SCALE: SEE SHEET
VERT SCALE: N.T.S.

DATE 02/21/2025
ACCT. NO.

GRID: SE4B15

SHEET **G1** of **G1**