

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) Mt. Alyeska Ski Resort Limited Partnership	Name (last name first) Seth Andersen
Mailing Address 9820 100th Ave. Grand Prairie,	Mailing Address 1017 N Street
Alberta, Canada	Anchorage, AK 99501

*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): 076-013-57-000			
Site Street Address: 104 Arlberg Avenue			
Current legal description: (use additional sheet if necessary) Alyeska Daylodge Subdivision, Tract A			
Zoning: GRST-1	Acreage: 1.5	Grid #: SE4817	Underlying plat #: S12721

SITE PLAN APPROVAL REQUESTED	
Use: 4 + 6 unit Multifamily Residential 4-8 DUA	
☒ New SPR	☐ 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.

<i>Ryan Laurie</i> Signature	☒ Owner ☐ Representative (Representatives must provide written proof of authorization)	August 11, 2026 Date
Ryan Laurie Print Name		

Accepted by:	Fee:	Case Number: 2026-0134	Decision Date Admin: 10/16/2026
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COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☐ Class A ☒ Class B**Anchorage 2040 Land Use Designation(s):**

- | | | |
|---|--|--|
| ☐ Large Lot Residential | ☐ Single and Two-family Residential | ☐ Compact Mixed Residential – low |
| ☐ Compact Mixed Residential–Medium | ☐ Urban Residential – High | ☐ Neighborhood Center |
| ☐ Town Center | ☐ Regional Commercial Center | ☐ City Center |
| ☐ Commercial Corridor | ☐ Main Street Corridor | ☐ Open Space |
| ☐ Facilities and Institutions | ☐ Industrial | |

Anchorage 2040 Growth Supporting Features:

- | | |
|---|---|
| ☐ Transit-supportive Development | ☐ Residential Mixed-use Development |
| ☐ Greenway-supported Development | ☐ Traditional Neighborhood Development |

Chugiak-Eagle River Land Use Classification:

- | | | | |
|---|--|---|--|
| ☐ Commercial | ☐ Industrial | ☐ Parks | ☐ Community Facility |
| ☐ Town Center | ☐ Transportation facility | ☐ Special study area | ☐ Development reserve |
| ☐ Residential at _____ dwelling units per acre | | | |

Girdwood- Turnagain Arm Land Use Classification:

- | | | | |
|---|--|---|--|
| ☐ Commercial | ☐ Industrial | ☐ Parks/open space | ☐ Public lands/institutions |
| ☒ Resort | ☐ Transportation facility | ☐ Special study area | ☐ Reserve |
| ☐ Commercial/Residential | ☐ Commercial Recreation | | |
| ☐ Residential at _____ dwelling units per acre | | | |

Neighborhood, District or Other Area-Specific Plan: 2024 Modification to Alyeska Area Master Plan

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- | | | | | |
|--------------------------------|---------------------------------------|--|--------------------------------|---|
| Wetland Classification: | ☒ None | ☐ "C" | ☐ "B" | ☐ "A" |
| Avalanche Zone: | ☐ None | ☒ Blue Zone | ☐ Red Zone | |
| Floodplain: | ☐ None | ☐ 100 year | ☐ 500 year | |
| Seismic Zone (Harding/Lawson): | ☒ "1" | ☐ "2" | ☐ "3" | ☐ "4" ☐ "5" |

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- | | |
|--|----------|
| ☐ Rezoning - Case Number: | |
| ☐ Preliminary Plat ☒ Final Plat - Case Number(s): | (S12721) |
| ☐ Conditional Use - Case Number(s): | |
| ☐ Zoning variance - Case Number(s): | |
| ☐ Land Use Enforcement Action for | |
| ☒ Building or Land Use Permit for | C25-1978 |
| ☐ Wetland permit: ☒ Army Corps of Engineers ☒ Municipality of Anchorage | |

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

- 1 copy required: ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8 ½" by 11" copy of site plan/building plans submittal
- 4 copies required: ☒ Signed application (copies)
☒ Project narrative explaining:
 ☒ the project ☒ planning objectives
 ☒ addressing the site plan review criteria on page 3 of this application
☒ Site plan to scale depicting, with dimensions:
 ☒ building footprints ☒ parking areas ☒ vehicle circulation and driveways
 ☒ pedestrian facilities ☐ lighting ☒ grading
 ☒ landscaping ☐ loading facilities ☐ freestanding sign location(s)
 ☐ required open space ☒ drainage ☒ snow storage area or alternative
strategy
 ☒ trash receptacle location and screening detail ☐ fences
 ☒ significant natural features ☒ easements ☒ project location
☒ Building plans to scale depicting, with dimensions:
 ☒ building elevations ☒ floor plans ☐ exterior colors and textures
☐ Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)

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.

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, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
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.

Planning Department
4700 Elmore
Anchorage, AK 99507

Mount Alyeska Ski Resort Limited Partnership
9820 100th Avenue, Grand Prairie
Alberta Canada

RE: Alyeska Daylodge Subdivision, Tract A – Administrative Site Plan Review

To Whom it may concern,

As the Representative of Mount Alyeska Ski Resort Limited Partnership the owner of the property at **Alyeska Daylodge Subdivision, Tract A**, I would like to request the Municipality of Anchorage allow Seth Andersen and Kayli Thompson to work on our behalf to submit, process, and obtain an Administrative Site Plan Review for the referenced property.



Signature

Ryan Laurie, Senior Vice President Resorts
Name, Title

August 18, 2026

Municipality of Anchorage

Planning Department – Girdwood Area Planning

RE: Administrative Site Plan Review – Pads Pitch 4-Plex and 6-Plex

Alyeska Daylodge Subdivision, Tract A

MOA Parcel 076-013-57-000

Dear Planning Staff:

Mt. Alyeska Ski Resort Limited Partnership, through its representative Seth Andersen, submits this Administrative Site Plan Review application for the proposed six-plex at Alyeska Daylodge Subdivision, Tract A.

Project Summary

The subject property is a 1.5-acre parcel recently created by Platting Case S12721 and zoned GRST-1. The overall development consists of:

- An existing three-story, four-unit building, permitted under MOA Permit C25-1978 and currently under construction; and
- A proposed three-story, six-unit building.

The completed development will contain 10 dwelling units on 1.5 acres, resulting in a density of:

$10 \text{ units} \div 1.5 \text{ acres} = 6.67 \text{ DUA}$.

The 6.67 DUA density places the development within the 4–8 DUA multiple-family dwelling category identified in AMC Table 21.09-2, Table of Allowed Uses, which requires Administrative Site Plan Review in the GRST-1 district.

The purpose of this application is to obtain the required Municipality of Anchorage Land Use/Administrative Site Plan approval for the proposed six-plex.

Previously Approved Site Development

The proposed six-plex is part of the overall site development previously reviewed by the Municipality.

The four-plex was approved under MOA Permit C25-1978. The approved plot plan, civil site plan, and drainage plan depict the overall development, including the four-plex, proposed six-plex, site access, grading, drainage, utilities, and associated site improvements.

Those approved plans are included with this application as supporting documentation.

The current application does not propose a new site development configuration. The proposed six-plex follows the overall site plan previously reviewed in connection with C25-1978.

The combined four-plex and six-plex contain approximately 14,889 square feet of gross floor area, below the applicable 20,000-square-foot threshold identified in the GRST-1 provisions for development master planning.

Existing Permits and Agency Approvals

The site and proposed development have been subject to review by the Municipality and applicable State and federal agencies. Approvals include:

Municipality of Anchorage

- C25-1978 – Land Use and Clear and Grub permit for the four-plex;
- C25-1877 – Clear and Grub permit associated with the six-plex;
- Fire Department Access approval; and
- Watershed Management sign-offs associated with C25-1978 and C25-1877.

State of Alaska Fire Marshal

- Fire, Life Safety, and Engineering approvals under permits 2026ANCH0032 and 2026ANCH0033.

U.S. Army Corps of Engineers

- Permit POA-2025-00466 for work involving existing culverts and realignment of an unnamed tributary of Glacier Creek.

Alaska Department of Fish and Game

- Fish Habitat Permit FH25-II-0112; and
- Aquatic Resource Permit SF2025-191.

Alaska Department of Environmental Conservation

- Storm Water Pollution Prevention Plan Permit AKR10H0MH.

Anchorage Water and Wastewater Utility

- Sewer main extension project S25-005; and
- Applicable onsite water and sewer permits.

The six-plex has received the applicable Fire Marshal access and fill and grade approvals and the identified State, federal, environmental, and utility approvals. The remaining approval addressed by this application is the Municipality of Anchorage Land Use/Administrative Site Plan approval.

Administrative Site Plan Review Criteria

1. Consistency with Previously Approved Plans and Land Use Approvals

The proposed development is consistent with the Alyeska Daylodge Subdivision plat and previously approved site development.

As shown on the approved C25-1978 plot plan, civil site plan, and drainage plan submitted with this application, the overall site configuration includes both the permitted four-plex and proposed six-plex, together with the associated site access, grading, drainage, utility, and other improvements.

The proposed six-plex therefore implements the overall site configuration previously reviewed by the Municipality rather than establishing a substantially different development plan.

The project is also consistent with the 2024 Alyeska Resort Area Master Plan, approved by the Municipality of Anchorage. The plan establishes a planning framework for the Alyeska Resort area, including residential and commercial uses.

2. Compliance with Applicable Development and Design Standards

The project complies with the applicable GRST-1 development and design standards.

Use and Density. The proposed use is multiple-family dwelling at 4–8 DUA, an allowed use subject to Administrative Site Plan Review under AMC Table 21.09-2, Table of Allowed Uses. The completed development will contain 10 units at 6.67 DUA.

Zoning District. The proposed residential development is consistent with the intent and established character of the GRST-1 district and the Alyeska Resort base area.

Dimensional Standards. The development complies with the applicable GRST-1 dimensional standards in Table 21.09-8. Applicable dimensions are shown on the submitted site and architectural plans.

Hazard Areas. The site is not located within a high-hazard avalanche or rockfall area and does not contain slopes exceeding 35 percent.

Grading and Drainage. The civil plans maintain existing drainage patterns and provide controlled drainage through existing drainage features and onsite swales. Previously approved culvert replacement and channel realignment improvements are incorporated into the site development.

Landscaping and Vegetation. The buildings are located primarily on existing gravel parking areas, minimizing disturbance to natural vegetation. Existing vegetation exceeds 20 percent of the site and permeable surfaces exceed 40 percent. Existing vegetation within required setbacks will generally be maintained. Previously approved stream and culvert improvements are the principal exceptions.

Transportation and Access. No new streets are proposed. Access is provided from the existing road system, with driveway improvements shown on the civil plans.

Pedestrian Connectivity. Walkways connect the residential buildings, parking areas, entrances, and adjacent right-of-way.

Utilities. Water, sewer, and other utility improvements are coordinated with the applicable utility providers and will comply with applicable requirements.

Snow Management. Snow storage is provided on the civil plans and exceeds 20 percent of the total plowed area. Snow storage areas are located outside required natural vegetation areas and provide positive drainage away from structures and pavement.

Parking. Parking and vehicle circulation are shown on the civil site plan. The garage configuration complies with the applicable standards for multifamily parking located below or partially below grade.

Signage. No commercial or project identification signage is proposed. Building signage is limited to addressing.

Driveway. The driveway and site access improvements shown on the civil plans comply with the applicable driveway standards.

Exterior Materials, Color and Textures. Exterior siding is proposed to be standing seam metal siding of a dark color with matte sheen. There will be accents of natural wood. Roofing will be a combination of asphalt shingles and EPDM rubber roofing at low slope roofs.

3. Significant Adverse Impacts

The project is not anticipated to result in significant adverse impacts.

The site is an established gravel parking area, allowing the proposed buildings to be located with limited disturbance to natural vegetation. Existing drainage patterns are maintained or improved, and additional vegetated and permeable areas will support infiltration and surface-water treatment.

The existing steep site access is being replaced with an improved driveway location and grade.

Previously approved improvements to the unnamed tributaries of Glacier Creek include replacement of existing perched culvert outlets with shorter and shallower culverts and channel improvements intended to improve fish passage and aquatic habitat.

These measures minimize potential impacts associated with drainage, access, vegetation, and stream crossings.

4. Comprehensive Plan Consistency

The project is consistent with the 2025 Girdwood Comprehensive Plan and the 2024 Alyeska Resort Area Master Plan.

The property's land use designation is Mixed-Use, which accommodates residential and commercial uses. The surrounding Alyeska Resort base area contains established resort, commercial, and residential uses.

The proposed six-plex adds residential housing within this established mixed-use and resort environment and supports housing needs associated with the Alyeska Resort area.

Conclusion

The proposed six-plex is the second building identified in the overall site development previously reviewed by the Municipality in connection with MOA Permit C25-1978.

The approved C25-1978 plot plan, civil site plan, and drainage plan, submitted with this application, document the previously reviewed overall site configuration.

The completed development will contain 10 dwelling units on 1.5 acres, resulting in 6.67 DUA and placing the project within the 4–8 DUA multiple-family dwelling category requiring Administrative Site Plan Review under AMC Table 21.09-2.

The project complies with the applicable development and design standards, incorporates previously approved site and environmental improvements, and is consistent with the applicable comprehensive and area master plans.

The applicant respectfully requests approval of the Administrative Site Plan Review and associated Municipality of Anchorage Land Use approval for the proposed six-plex.

Respectfully submitted,



Seth Andersen

for

Mt. Alyeska Ski Resort Limited Partnership

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: Alyeska Daylodge Subdivision, Tract A
- Project Location, Tax ID, or Legal Description: 076-013-57-000
- Project Area (if different from the entire parcel or subdivision): entire parcel

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

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

X **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:

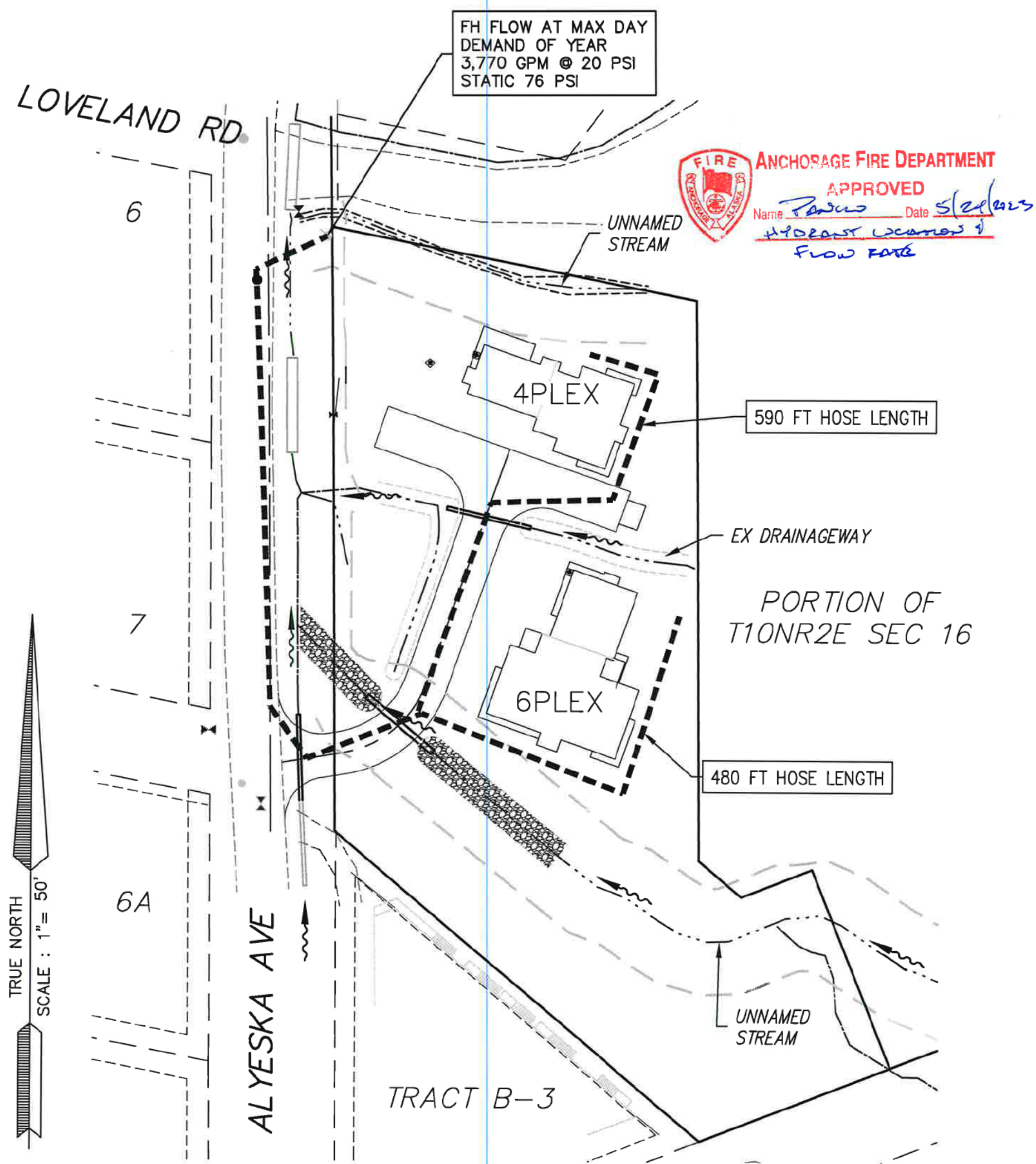
- | | | |
|--|--|---|
| ☐ Y ☒ N | WMS written drainage recommendations are available. | ☐ Preliminary ☐ Final |
| ☒ Y ☐ N | WMS written field inspection report or map is available. | ☐ Preliminary ☐ Final |
| ☒ Y ☐ N | Field flagging and/or map-grade GPS data is available. | |

Inspection Certified By:

Date:



8/12/26



FIRE ACCESS PLAN
SCALE: 1"=50'

Sheet List	
Sheet Number	Sheet Name
A0.0	Title Sheet
A0.1	Abbevs / Symbols
A0.2A	Code Study - Sht 1 of 2
A0.2B	Code Study - Sht 2 of 2
A0.2C	Area Plans
A0.3A	General Notes
A0.3B	General Notes - Continued
A0.4A	Exterior Perspectives - High
A0.4B	Exterior Perspectives - Low
A0.4C	Exterior Perspectives - Closeup
A0.4D	Interior Perspectives
A1.1	Site Plan
A2.1	Garage Floor Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan - Main Roof
A2.5	Roof Plans - Low Roofs
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A4.1	Building Sections
A4.2	Building Sections
A4.3	Building Sections
A4.4	Building Sections
A5.1	Enlarged Stair Plans
A5.2	Stair Section
A5.3	Enlarged Stair Plans
A5.4	Unit 1 & 4 Casework Plans and Elevations
A5.5	Unit 2 & 5 Casework Plans and Elevations
A5.6	Unit 3 & 6 Casework Plans and Elevations
A6.1A	Wall Type Notes
A6.1B	Wall Types
A6.2	Sections and Details
A6.3	Sections and Details
A7.1	Door Schedule
A7.2	Window Schedule
SHEETS: 35	

Pad's Pitch 6 Plex

NEW 6 PLEX

.

TBD Alyeska View Avenue
Girdwood, AK 99587

Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1

PERMIT # _____

PROJECT DIRECTORY

PROJECT ARCHITECT:

FAULKENBERRY & ASSOC, INC.
7751 KING STREET
ANCHORAGE, AK 99518

THOMAS FAULKENBERRY
TELE: 907-522-9193

STRUCTURAL ENGINEER:

ARETE LLC
1017 N ST
ANCHORAGE, AK 99501

SETH ANDERSEN
TELE: 907-441-5772

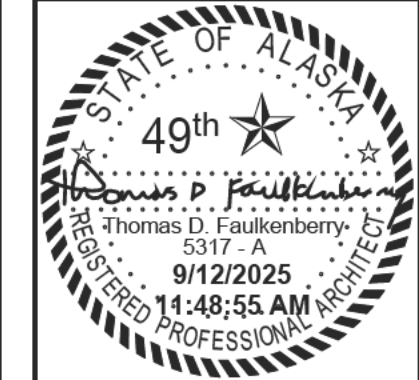
JURISDICTIONAL AUTHORITY:

MUNICIPALITY OF ANCHORAGE
BUILDING DEPT.
4700 ELMORE ROAD
ANCHORAGE, AK 99507

TELE: 907-343-8211

FNA Project #:
2023 01
Project Start Date:
01-24-2023

Release Date: **09-12-2025**
Released for:
**Issued for Permitting
and Construction**



FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS

P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Alaska Authorization #T2800D
5317 - A
9/12/2025
11:48:55 AM
REGISTERED PROFESSIONAL ARCHITECT

6-PLEX

Pad's Pitch 6 Plex
NEW 6 PLEX
.
Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Girdwood, AK 99587

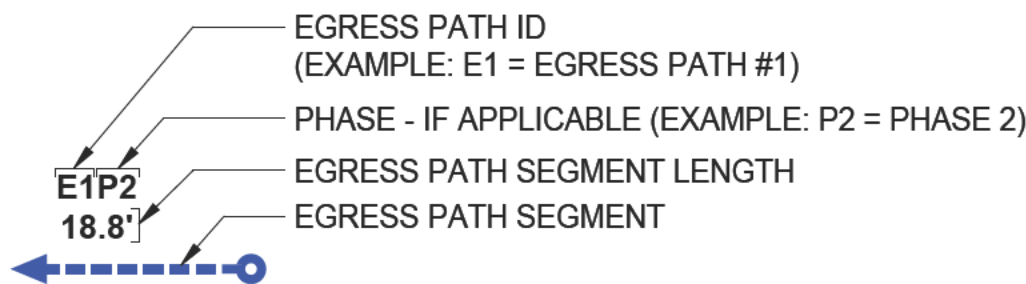
sheet name
Title Sheet

sheet number
A0.0

ABV	-ABOVE	FIN	-FINISH	OPP	-OPPOSITE
AC	-AIR CONDITION(ING)	FIXT	-FIXTURE	OH	-OPPOSITE HAND
ACOUS	-ACOUSTICAL	FLR	-FLOOR	PAF	-POWDER ACTUATED FASTENER
ACT	-ACOUSTIC CEILING TILE	FLUOR	-FLUORESCENT	PL	-PLATE
ADJ	-ADJACENT	FR	-FRAME/ FIRE RETARDANT	PLAM	-PLASTIC LAMINATE
AFC	-ABOVE FINISH CEILING	FS	-FLOOR SINK	PLYWD	-PLYWOOD
AFS	-ABOVE FINISHED SLAB	FT	-FEET	PNL	-PANEL
AFF	-ABOVE FINISHED FLOOR	FURR	-FURRING	PNT	-PAINT
ALT	-ALTERNATE	GA	-GAUGE	PTD	-PAINTED
ALUM	-ALUMINUM	GALV	-GALVANIZED	PTN	-PARTITION
APPROX	-APPROXIMATE	GC	-GENERAL CONTRACTOR	PVC	-POLYVINYL CHLORIDE
ARCH	-ARCHITECTURAL	GL	-GLASS	R	-RISER
BD	-BOARD	GR	-GRADE	RA	-RETURN AIR
BLK	-BLOCK	GSF	-GROSS SQUARE FEET	RAD	-RADIUS
BLKG	-BLOCKING	GWB	-GYPSUM WALL BOARD	REFR	-REFRIGERATOR
BM	-BEAM	H	-HIGH	REINF	-REINFORCE(D)
BOT	-BOTTOM	HC	-HOLLOW CORE/ HANDICAPPED	REQD	-REQUIRED
BRG	-BEARING	HDWD	-HARDWOOD	RM	-ROOM
CAB	-CABINET	HDWR	-HARDWARE	SC	-SOLID CORE
CJ	-CONTROL JOINT	HM	-HOLLOW METAL	SCHED	-SCHEDULE
CLR	-CLEAR	HORIZ	-HORIZONTAL	SEC	-SECTION
CLG	-CEILING	HR	-HOUR	SHT	-SHEET
CLO	-CLOSET	HT	-HEIGHT	SIM	-SIMILAR
CMU	-CONCRETE MASONRY UNIT	HVAC	-HEATING, VENTILATION & AIR CONDITIONING	SQ	-SQUARE
CO	-CASED OPENING / CLEAN OUT	HW	-HOT WATER	SS	-STAINLESS STEEL
COL	-COLUMN	ID	-INSIDE DIAMETER	STL	-STEEL
CONC	-CONCRETE	INSUL	-INSULATION	STD	-STANDARD
CONST	-CONSTRUCTION	JAN	-JANITOR	STOR	-STORAGE
CONT	-CONTINUOUS	JT	-JOINT	STRUC	-STRUCTURAL
CORR	-CORRIDOR	KDHM	-KNOCK DOWN HOLLOW METAL	SUSP	-SUSPENDED
CPT	-CARPET	LAM	-LAMINATE	SYM	-SYMMETRICAL
CT	-CERAMIC TILE	LAV	-LAVATORY	TBD	-TO BE DETERMINED
CW	-COLD WATER	LD	-LEASE DIMENSION	TEL	-TELEPHONE
DIA	-DIAMETER	LT	-LIGHT	TEMP	-TEMPERED
DIAG	-DIAGONAL	MAT	-MATERIAL	TG	-TEMPERED GLASS
DIM	-DIMENSION	MAX	-MAXIMUM	THK	-THICK
DN	-DOWN	MECH	-MECHANICAL	TOM	-TOP OF MASONRY
DR	-DOOR	MIN	-MINIMUM	TYP	-TYPICAL
DTL	-DETAIL	MISC	-MISCELLANEOUS	UL	-UNDERWRITER'S LABORATORY
DWG	-DRAWING	MO	-MASONRY OPENING	UNO	-UNLESS NOTED OTHERWISE
EA	-EACH	MRGB	-MOISTURE RESISTANT GYPSUM WALLBOARD	VCT	-VINYL COMPOSITION TILE
ELEV	-ELEVATION	MTD	-MOUNTED	VERT	-VERTICAL
ELEC	-ELECTRIC	MTL	-METAL	VIF	-VERIFY IN FIELD
EMER	-EMERGENCY	NC	-NONCOMBUSTIBLE	W	-WIDE
EQ	-EQUAL	NIC	-NOT IN CONTRACT	WC	-WATER CLOSET
EQUIP	-EQUIPMENT	NO	-NUMBER	WD	-WOOD
EXIST	-EXISTING	NTS	-NOT TO SCALE	WIN	-WINDOW
EXT	-EXTERIOR	OCC	-OCCUPANCY	WO	-WINDOW OPENING
FD	-FLOOR DRAIN	OC	-ON CENTER	WHM	-WELDED HOLLOW METAL
FE	-FIRE EXTINGUISHER	OPNG	-OPENING	WWF	-WELDED WIRE FABRIC
FEC	-FIRE EXTINGUISHER CABINET				

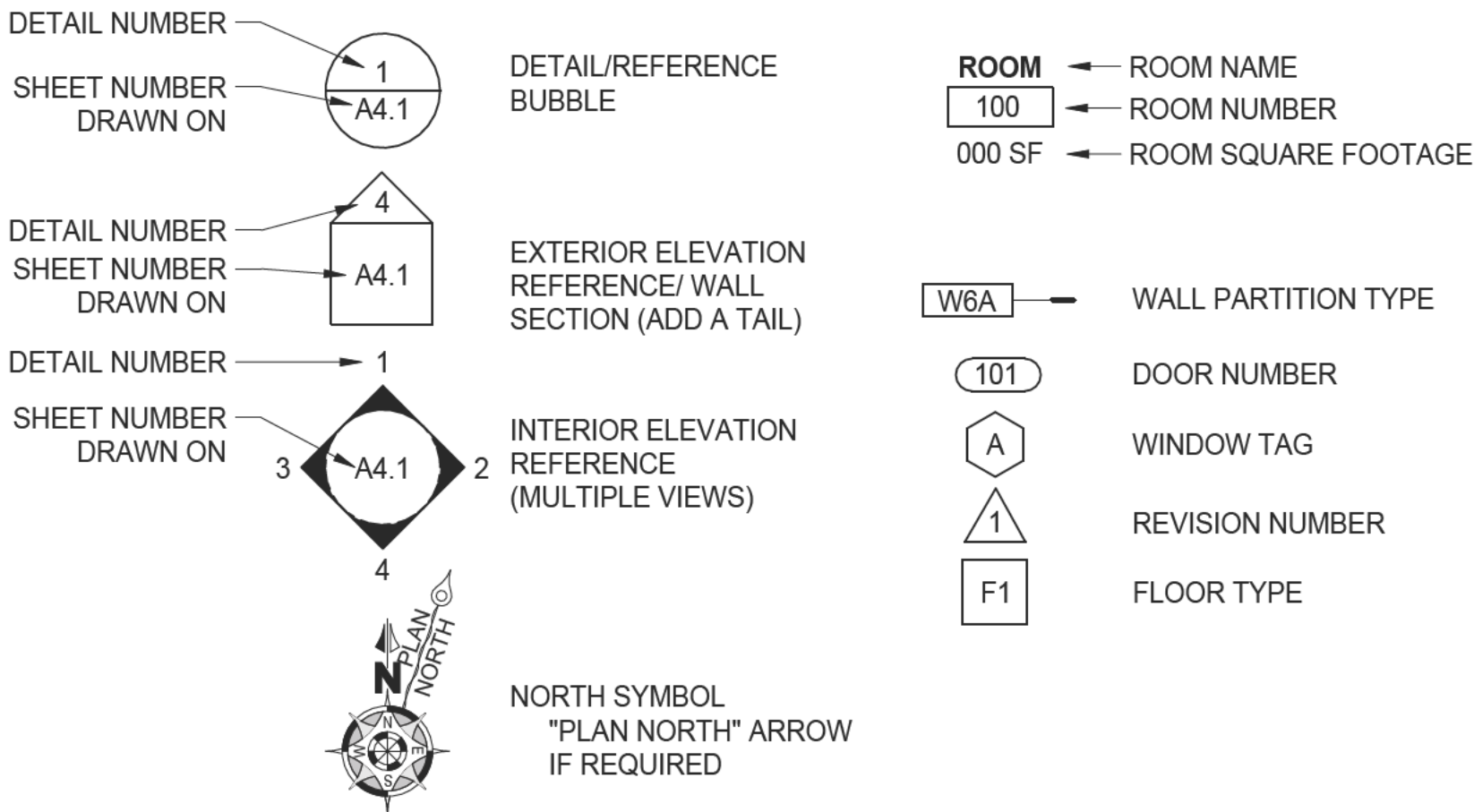
1Abbreviations

12" = 1'-0"



Egress Path Legend

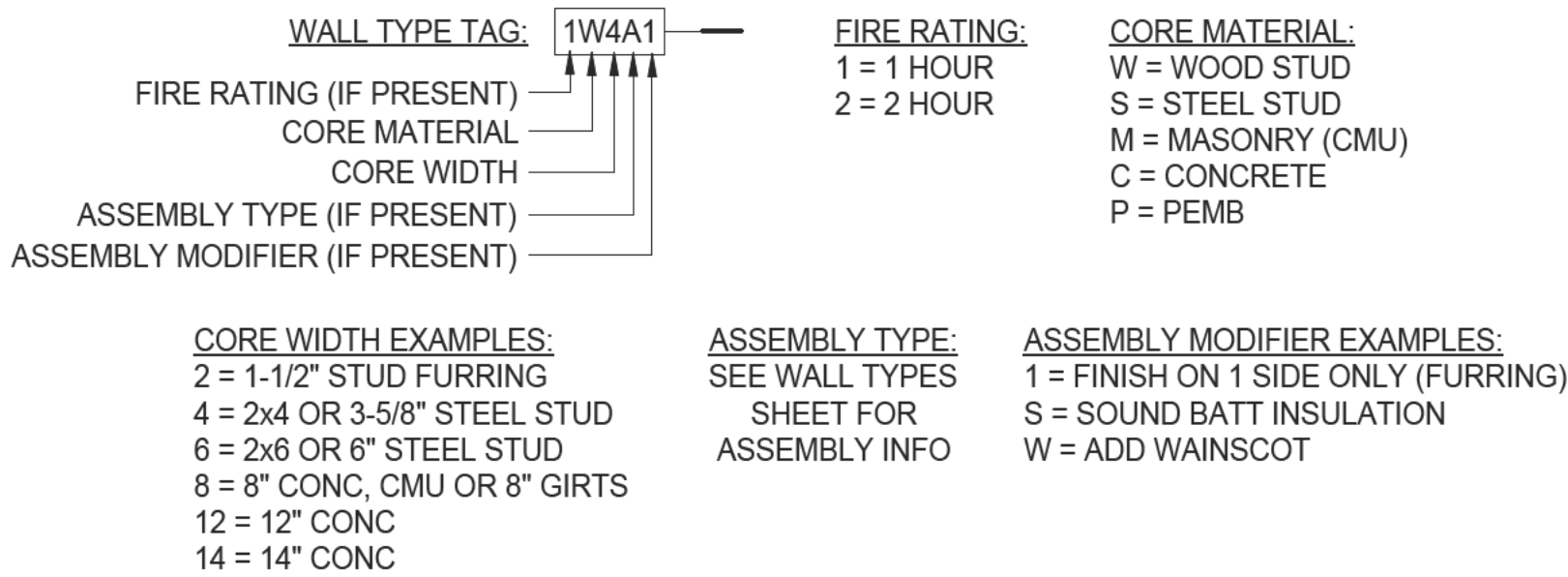
1/4" = 1'-0"



2Symbols Legend

12" = 1'-0"

TYPICAL WALL TYPE DESIGNATION:

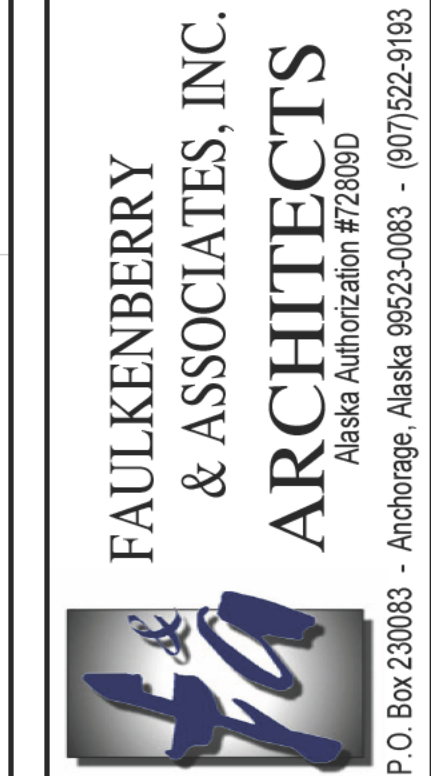
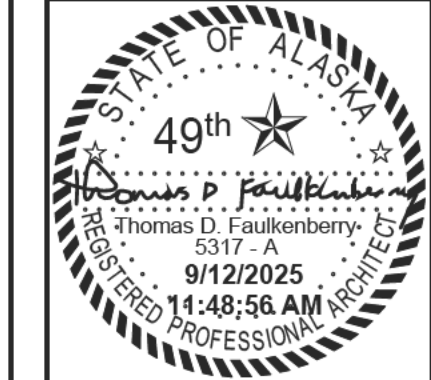


Wall Type Designation

1/4" = 1'-0"

FNA Project #:
2023_01
Project Start Date:
01-24-2023

Release Date: **09-12-2025**
Released for:
Issued for Permitting and Construction



6-PLEX

Pad's Pitch 6 Plex
NEW 6 PLEX
Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Girdwood, AK 99587

sheet name
Abbevs / Symbols

sheet number
A0.1

OCCUPANCY/ CHANGE OF USE
THIS PROJECT IS A NEW PROJECT AND NOT A CHANGE OF USE. HAZARD CATEGORY ANALYSIS (IEBC) 1. PER IBC TABLE 1012.4 MEANS OF EGRESS HAZARD CATEGORY: N/A 2. PER IBC TABLE 1012.5 HEIGHTS/AREA HAZARD CATEGORY: N/A 3. PER IBC TABLE 1012.6 EXTERIOR WALL HAZARD CATEGORY: N/A REQUIREMENTS DUE TO CHANGE IN CATEGORY: NONE IEBC NOTES A. NOT APPLICABLE
SPECIAL REQUIREMENTS PER OCCUPANCY/ SEPARATION NOTES
FIRE-RESISTANCE NOTES EXTERIOR WALLS (IBC 704.10 - EXTERIOR STRUCTURAL MEMBERS AND 705.5 - FIRE-RESISTANCE RATING): 1. PER 705.5 THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. WHEN THE EXTERIOR WALL HAS A FIRE SEPARATION DISTANCE EQUAL TO OR LESS THAN 10 FEET, THE WALL SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES. (NOTE: THE FIRE SEPARATION DISTANCES FOR THIS PROJECT'S EXTERIOR WALLS ARE GREATER THAN 10 FT.) INTERIOR WALLS (IBC 708 - FIRE PARTITIONS) 1. PER IBC 708.1.1: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL COMPLY WITH IBC SECTION 420.2. 2. PER IBC 708.3: FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. 3. PER IBC 708.4 CONTINUITY: A. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATE FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. HORIZONTAL ASSEMBLIES (IBC 711) 1. PER IBC 711.3 FIRE-RESISTANCE RATING: HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND HORIZONTAL ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. 2. PER IBC 711.3.3 UNUSABLE SPACE: IN 1-HOUR FIRE-RESISTANT-RATED ROOF ASSEMBLIES, THE FLOOR MEMBRANE IS NOT REQUIRED TO BE INSTALLED WHERE UNUSABLE ATTIC SPACE OCCURS ABOVE. NOTE: THE ROOF ASSEMBLY FOR THIS PROJECT IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED. DRAFTSTOPPING FLOORS & ATTICS 1. PER IBC 718.3.1 - DRAFTSTOPPING MATERIALS: DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. 2. PER IBC 718.3.2 DRAFTSTOPPING IN R-2: DRAFTSTOPPING SHALL BE PROVIDED IN THE FLOOR/CEILING SPACES IN GROUP R-2 BUILDINGS. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING AND SLEEPING UNIT SEPARATIONS. EXCEPTION 2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2 (NFPA 13R), PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES WHERE THE DRAFTSTOPPING IS BEING OMITTED. NOTE: DRAFT STOPS ARE BEING INSTALLED FOR THIS PROJECT. 3. PER IBC 718.4.2 DRAFTSTOPPING IN R-2 (AS AMENDED BY THE STATE OF ALASKA): DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACE3S IN ALL GROUP R-2 BUILDINGS. THE INTERVENING SPACE BETWEEN ANY TWO DRAFTSTOPS OR WALLS MUST BE DESIGNED FOR ADEQUATE CROSS VENTILATION AS DESCRIBED IN SECTION 1203.2. DRAFT STOPS MUST BE INSTALLED ABOVE, AND IN LINE, WITH DWELLING SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE. A. EXCEPTION 3 (AS AMENDED BY THE STATE OF ALASKA): A NEW SENTENCE IS ADDED AT THE END OF THE EXCEPTION TO READ "DRAFTSTOPPING IN ATTIC SPACES OF GROUP R-1 AND R-2 OCCUPANCIES THAT DO NOT EXCEED FOUR STORIES IN HEIGHT MAY BE INSTALLED SO THAT THE AREA BETWEEN THE DRAFTSTOPS THAT EXTENDS FROM THE CEILING TO THE ROOF DOES NOT EXCEED 3,000 SF, AND THE GREATEST HORIZONTAL DIMENSION DOES NOT EXCEED 60 FT. THE DRAFTSTOPS DO NOT HAVE TO BE LOCATED DIRECTLY ABOVE OR IN LINE WITH WALLS SEPARATING TENANT SPACES, UNLESS PART OF CONSTRUCTION REQUIRED BY OTHER PROVISIONS OF THIS CODE. ADEQUATE CROSS VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH 1203.2. 4. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. PER IBC 508.3 - NON-SEPARATED USES. 1. THE AREAS OF THIS PROJECT COMPLY WITH NON-SEPARATED USES ACCORDING TO THE PROVISIONS OF THIS SECTION.
FIRE-RESISTANCE NOTES EXTERIOR WALLS (IBC 705): 1. PER 705.5 THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF: A. GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. B. WHEN THE EXTERIOR WALL HAS A FIRE SEPARATION DISTANCE EQUAL TO OR LESS THAN 10 FEET, THE WALL SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES. INTERIOR WALLS 1. PER IBC 708.1: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING ARE REQUIRED TO BE FIRE PARTITIONS WITH A 1-HOUR FIRE-RESISTANCE RATING. 2. PER IBC 708.3: FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. 3. PER IBC 708.5 SHAFT WALLS-EXTERIOR ARE REQUIRED TO BE FIRE-RESISTANCE RATED ON THE INTERIOR WHERE THE PROJECT'S EXTERIOR SHAFT WALLS ARE MORE THAN 10 FT. FROM ANY PROPERTY LINE. 4. PER IBC 708.4 SHAFT ENCLOSURES FOR THE ELEVATOR SHALL BE 2-HOUR FIRE-RESISTANCE RATED AS IT CONNECT FOUR STORIES. 5. PER IBC 713.4 A. SHAFT ENCLOSURES FOR THE STAIRWELLS SHALL BE 2-HOUR FIRE-RESISTANCE RATED WHEN CONNECTING FOUR STORIES OR MORE; AND B. NOT LESS THAN 1-HOUR WHERE CONNECTING NOT LESS THAN FOUR STORIES. HORIZONTAL ASSEMBLIES (IBC 712) 1. HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. 2. THERE ARE NO PLUMBING SHAFTS IN THE PROJECT HOWEVER THERE ARE PIPE PENETRATIONS. THESE PENETRATIONS SHALL BE PROTECTED PER IBC 714.4.1.1.2 THROUGH-PENETRATION FIRESTOP SYSTEMS THAT COMPLY WITH ASTM E814 OR UL 1479. THE SYSTEM SHALL HAVE AN F-RATING/T-RATING OF NOT LESS THAN 1-HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. EXCEPTIONS: 1. FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE A T-RATING. 2. FLOOR PENETRATIONS BY FLOOR DRAINS, TUB DRAINS OR SHOWER DRAINS CONTAINED AND LOCATED WITHIN THE CONCEALED SPACE OF A HORIZONTAL ASSEMBLY DO NOT REQUIRE A T-RATING. PRODUCT: SIMILAR TO 3M FIRE BARRIER SEALANT CP 25WB+ OR APPROVED EQUAL.

EXITING GENERAL NOTES:
SIZE OF EGRESS DOORS: 1. PER 1010.1.1 SIZE OF DOORS: A. THE MINIMUM WIDTH OF EACH EGRESS DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES. B. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. EGRESS DOOR TYPES/SWING: 1. PER 1010.1.2 EGRESS DOOR TYPES: EGRESS DOORS SHALL BE OF THE SIDE-HINGED SWINGING DOOR, PIVOT DOOR, OR BALANCED DOOR TYPES. EXCEPTIONS: A. PRIVATE GARAGES, OFFICE AREAS, FACTORY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 10 OR LESS. 2. PER 1010.1.2.1: SIDE-HINGE SWINGING DOORS, PIVOT DOORS, AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSON OR A GROUP 'H' OCCUPANCY. NOTE: THE OCCUPANT LOAD FOR THIS BUILDING IS LESS THAN 50 SO THE DOORS ARE PERMITTED TO SWING IN ANY DIRECTION. ELEVATION OF FLOOR AT EXIT DOORS (IBC 1010.1.4): 1. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF DOOR. 2. THE FLOOR OR LANDING SHALL BE A SAME ELEVATION ON EACH SIDE OF DOOR. 3. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER HORIZONTAL FOOT. LANDINGS (IBC 1010.1.5): 1. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN WIDTH OF THE STAIRWAY OR DOOR, WHICHEVER IS GREATER. 2. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. 3. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. 4. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES. THRESHOLDS (IBC 1010.1.6): 1. THRESHOLDS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISH FLOOR OR LANDING OF SLIDING DOORS SERVING DWELLING UNITS; AND 2. 1/2-INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS 3. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE). DOOR ARRANGEMENT (IBC 1010.1.7): 1. SPACE BETWEEN TWO DOORS IN A SERIES SHALL BE 48-INCHES MINIMUM PLUS THE WIDTH OF A DOOR SWINGING INTO THE SPACE. 2. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS. EGRESS DOOR OPERATION AND HARDWARE: DOOR OPERATION: 1. PER IBC 1010.2 DOOR OPERATION: EGRESS DOOR OPERATION SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. A. PER IBC 1010.2.1 UNLATCHING: THE UNLATCHING OF ANY DOOR OR LEAF FOR EGRESS SHALL REQUIRE NOT MORE THAN ONE MOTION IN A SINGLE LINEAR OR ROTATIONAL DIRECTION TO RELEASE ALL LATCHING AND ALL LOCKING DEVICES. 2. PER 1010.2.2 HARDWARE: DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATION DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE, SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 3. PER 1010.2.2 HARDWARE HEIGHT: DOOR HANDLES, PULLS, LATCHED, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34-INCHES MINIMUM AND 48-INCHES MAXIMUM ABOVE THE FINISHED FLOOR. A. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT. 4. PER 1010.2.4 LOCKS AND LATCHES: A. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS. B. PROVIDE HARDWARE AS NOTED IN ITEMS 1-3 ON ALL EGRESS DOORS WITH THE FOLLOWING EXCEPTION OF THE MAIN FRONT DOOR(S) WHICH MAY BE UTILIZED, AT THE OWNER'S OPTION, FOR THE MAIN DOOR(S) ONLY: PER IBC 1010.2.4. EXCEPTION 3: a. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED; b. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" . THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND; AND c. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. 5. PER 1010.2.5 BOLT LOCKS: MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. EXCEPT AS ALLOWED BY EXCEPTIONS 1-5. 6. PER 1010.2.9 PANIC HARDWARE: PANIC HARDWARE IS NOT REQUIRED FOR THIS PROJECT. 7. PER 1010.2.13 DELAYED EGRESS LOCKING SYSTEM DOORS: NOT APPLICABLE TO THIS PROJECT.

PROJECT DESCRIPTION
NEW TWO-STORY RESIDENTIAL FACILITY THAT HOUSES 6 DWELLING UNITS OVER PRIVATE GARAGES. THERE IS A BREEZWAY THAT SEPARATES TWO DWELLING UNITS (STACKED) FROM FOUR DWELLING UNITS (STACKED). SEE FLOOR PLANS FOR CONFIGURATION.

PROJECT DEFERRED SUBMITTALS
1. SPRINKLER DRAWINGS ARE TO BE PREPARED AND SUBMITTED BY OTHERS. 2. FIRE ALARM DRAWINGS ARE TO BE PREPARED AND SUBMITTED BY OTHERS. 3. EXTERIOR SIGNAGE DRAWINGS ARE TO BE PREPARED AND SUBMITTED BY OTHER UNDER SEPARATE PERMIT.

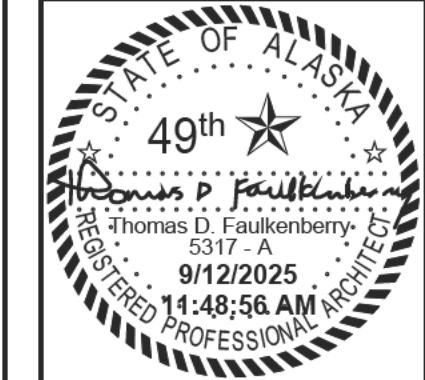
AREA NOTES:
1. GROSS AREA, BUILDING - IBC 202 DEFINITIONS: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREA OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. 2. GROSS FLOOR AREA - TITLE 21.14.040 (p. 14-21): THE TOTAL HORIZONTAL AREA OF ALL OF THE FLOORS OF A BUILDING, MEASURED TO THE EXTERIOR OF THE WALL, INCLUDING MEZZANINES, STAIRWELLS, HALLWAYS, ELEVATOR SHAFTS, AND VENTILATION SHAFTS, ETC. 3. ACCESSORY AREAS: THESE AREAS ARE CONSIDERED AREAS THAT ARE NOT CONTINUOUSLY OCCUPIED. THE ACCESSORY TOTALS INCLUDE HALLWAYS, STAIRS, TOILET ROOMS, LOCKER ROOM, JANITORS CLOSETS, UTILITY ROOMS, ETC.

CODE/ZONING INFORMATION			
PADS PITCH - 6-PLEX RESIDENTIAL			
PROJECT INFORMATION			
LEGAL DESCRIPTION	ZONING		
PORTION OF T10N R23E SEC 16 PTN ALYESKA NORTH ADDITION #1 SUBDIVISION TBD ALYESKA VIEW AVENUE GIRDWOOD, ALASKA 99587	<u>USE DEFINITION</u> (21.09.050.B.2.b; p.9-46)	<u>LOT AREA</u> (TABLE 21.09-8; p. 9-65)	<u>MIN. LOT DIMENSIONS</u> (TABLE 21.09-8; p.9-65)
NOTE: THERE ARE TWO APARTMENT BUILDINGS ON THIS LOT: 1. ONE APARTMENT IS A 6-PLEX (THIS PROJECT). 2. THE OTHER APARTMENT IS A 4-PLEX (UNDER SEPARATE PERMIT).	1. RESIDENTIAL USE HOUSEHOLD LIVING - DWELLING, MULTIFAMILY <u>DISTRICT</u> (TABLE 21.09-2; p.9-35) GRST-1 1. DWELLING, MULTIFAMILY: PERMITTED	REQUIRED: 8,400 SF ACTUAL: 65,339.86 SF (1.49 ACRES) <u>MAX. LOT COVERAGE</u> (TABLE 21.09-8; p.9-65) 1. ALLOWED: 50% (32,669.93 SF) 2. ACTUAL: 5,773.04 SF (8.84% - TOTAL OF BOTH BLDGS) <OK>	REQUIRED: 60 FT. ACTUAL: 173 FT. (MIN) <u>MAX. PRINCIPAL STRUCT.</u> (TABLE 21.09-8; p.9-65) ALLOWED: N/A ACTUAL: 2 <u>MAX. HEIGHT.</u> (TABLE 21.09-8; p.9-65) ALLOWED: 40 FT. ACTUAL: 35.92 FT. <OK>
ZONING AMC 21.03.105 MARIJUANA (AO 2016-3 (S), 02-23-16) SPECIAL LAND USE PERMIT			
<u>D.M REVIEW</u> (21.02.020, TABLE 21.02-1 p. 1 OF 34)	<u>COMMUNITY MEETINGS</u> (21.03020.C.2.a.iv)	<u>SEPARATION FROM PROTECTED USES</u> (21.05.055.A.2.a)	
21.03.105: DECISION/ HEARING	REQUIRED	REQUIRED SEPARATION: 500 FT. FROM ALL ADJACENT SCHOOLS: UNIVERSITY SCHOOLS; PUBLIC HOUSING; CHILD HOMELESS SHELTERS; PRIVATE CARE FACILITIES; HARRY J. McDONALD MEMORIAL CENTER; COMMUNITY CENTERS; NEIGHBORHOOD RECREATION CENTERS; RELIGIOUS ASSEMBLIES	
<u>SPECIAL LAND USE PERMIT</u> (AMC 21.03.105)	<u>VENTILATION</u> (AMC 21.05.0)	DOES FACILITY COMPLY: YES	
A SPECIAL LAND USE PERMIT IS REQUIRED FOR THIS PROJECT	THE PROJECT SHALL BE FOR THE PERSON WITH A PERMIT SENSE OF SMELL AT ANY LOT LINE OF THE SUBJECT PROPERTY		
REQUIRED YARDS - 6-PLEX (TABLE 21.09-8; p.9-65)			
REQUIRED YARDS: FRONT: 13 FT.; SIDE: 20 FT.; REAR: 20 FT.		ACTUAL YARDS: FRONT (TO SOUTH PROPERTY LINE): 88.0 FT.; SIDE: (TO WEST PL): 70.8 FT.; SIDE (TO EAST PL): 27.5 FT.; REAR (TO 4-PLEX): 49.3 FT	
FLOOR AREA RATIO (FAR) - 6-PLEX			
MAXIMUM FAR (TABLE 21.09-8): 1. ALLOWABLE: 0.7 A. FOOTNOTE #12: FAR INCENTIVES FOR STRUCTURED PARKING: MAXIMUM FAR MAY BE INCREASED FROM 0.7 TO 1.35 FOR USES WHERE STRUCTURED OR UNDERGROUND PARKING IS PROVIDED		ACTUAL FAR: 1. 6-PLEX A. GARAGE LEVEL: 2,178 SF B. 1ST FLOOR: 3,028 SF C. 2ND FLOOR: 3,028 SF D. TOTAL: 8,234 SF FAR CALCULATION: 8,234 SF/65,339.86 SF = 0.12 <OK>	
GOVERNING CODE	2021 IBC, IFC, "NEW" TITLE 21; ANSI A117.1-2009		TYPE OF CONSTRUCTION: V-B
AREA NOTE: BUILDING IS SPRINKLERED WITH AN NFPA 13R SYSTEM.			
ALLOWABLE HEIGHT/STORIES/AREA (IBC TABLES 504.3 + 504.4 + 506.2)		ACTUAL AREA	
R-2 (RESIDENTIAL) 60 FT//3-STORIES // 7,000 SF		OCCUPANCY/ AREA (GROSS SQUARE FOOTAGE) GARAGE LEVEL TENANT STORAGE 389 SF 300 SF 1.29 UTILITY/MECHANICAL ROOM 111 SF 300 SF 0.37 GARAGE AREAS 1,446 SF 200 SF 7.23 ACCESSORY AREAS 232 SF <u>-0- SF</u> <u>-0-</u> TOTAL GARAGE FLOOR AREA 2,178 SF 8.55 ~ 9 FIRST FLOOR UNIT 1 1,011 SF 200 SF 5.05 UNIT 2 1,005 SF 200 SF 5.02 UNIT 3 1,012 SF 200 SF 5.06 ACCESSORY AREAS <u>-0- SF</u> <u>-0- SF</u> <u>-0-</u> TOTAL FIRST FLOOR AREA 3,028 SF 15.13 ~ 15 DECKS 219 SF CIRCULATION 301 SF SECOND FLOOR UNIT 4 1,011 SF 200 SF 5.05 UNIT 5 1,005 SF 200 SF 5.02 UNIT 6 1,012 SF 200 SF 5.06 ACCESSORY AREAS <u>-0- SF</u> <u>-0- SF</u> <u>-0-</u> TOTAL SECOND FLOOR AREA 3,028 SF 15.13 ~ 15 DECKS 219 SF CIRCULATION 252 SF	
*INCREASES TAKEN NONE			
SEPARATIONS REQUIRED	SEPARATIONS: 1. 1-HR BETWEEN DWELLING UNITS 2. 1-HR FLOOR/ CEILING BETWEEN PRIVATE GARAGES & 1ST FLOOR UNITS (PER IBC TABLE 508.4 FOOTNOTE 'b')		
OCCUPANT LOAD FACTORS PER IBC TABLE 1004.5 ARE: 1. 200 SF/OCC (RESIDENTIAL) 2. 300 SF/OCC (ACCESSORY/ STORAGE/MECHANICAL AREAS)			

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2023 01
Project Start Date:
01-24-2023

Release Date: **09-12-2025**
Released for:
Issued for Permitting and Construction



FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS
Alaska Authorization #72909D
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

6-PLEX

Permit #:
Pad's Pitch 6 Plex NEW 6 PLEX

Portion of T10NR23E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Girdwood, AK 99587

sheet name
Code Study - Sht 1 of 2

sheet number
A0.2A

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FIRE PROTECTION SYSTEMS

SPRINKLER NOTES

1. PER IBC 903.3.1.2 GROUP R-2: AN NFPA 13R SPRINKLER SYSTEM WILL BE PROVIDED FOR THE BUILDING.
- A. THIS TYPE OF SYSTEM IS FOR USE IN GROUP R OCCUPANCIES FOUR STORIES OR FEWER ABOVE THE GRADE PLANE. THE FLOOR LEVEL OF HIGHEST STORY IS 30 FT. OR LESS ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. THIS PROJECT COMPLIES WITH THIS RESTRICTION.
- B. EXCEPTIONS - SPRINKLER HEADS ARE NOT REQUIRED IN BATHROOMS, CLOSETS, ATTICS, PORCHES, GARAGES AND CONCEALED SPACES.
- C. NOTE: A BASEMENT OR CRAWLSPACE IS NOT CONSIDERED A STORY ABOVE THE GRADE PLAN FOR PURPOSES OF DETERMINING APPLICABILITY OF THIS SECTION.
- D. PER IBC 903.3.1.2.1 BALCONIES AND DECKS: SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION, PROVIDED THERE IS A ROOF OR DECK ABOVE.
- E. PER IBC 903.2.3 PROVIDE QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS FOR THIS PROJECT.

FIRE ALARM NOTES

1. PER IBC 907.2.9.1 (GROUP R-2): A MANUAL FIRE ALARM SYSTEM IS REQUIRED FOR THIS OCCUPANCY WHEN THE FOLLOWING OCCURS:
- A. A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS NOT MORE THAN TWO STORIES IN HEIGHT WHERE ALL INDIVIDUAL SLEEPING UNITS AND CONTIGUOUS ATTIC AND CRAWL SPACES TO THOSE UNITS ARE SEPARATED FROM EACH OTHER AND PUBLIC AND COMMON AREAS BY AT LEAST 1-HOUR FIRE PARTITIONS AND EACH INDIVIDUAL SLEEPING UNIT HAS AN EXIT DIRECTLY TO A PUBLIC WAY, EGRESS COURT OR YARD.
- B. MANUAL FIRE ALARM BOXES ARE REQUIRED WHERE ANY OF THE FOLLOWING CONDITION APPLY:
- a. ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED THREE OR MORE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE.
- b. ANY DWELLING OR SLEEPING UNIT IS LOCATED MORE THAN ONE STORY BELOW THE LEVEL OF EXIT DISCHARGE OF EXITS SERVING THE DWELLING UNIT OR SLEEPING UNIT.
- c. THE BUILDING CONTAINS MORE THAN 16 DWELLING UNIT OR SLEEPING UNITS. **EXCEPTIONS:**
- THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. (NOTE: THIS BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM THAT IS COMPLIANT WITH SECTION 903.3.1.2)
 - THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW; AND
 - A FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS THAT DO NOT HAVE INTERIOR CORRIDORS SERVING DWELLING UNITS AND ARE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE SECTION 903.3.1.1 OR 903.3.1.2, PROVIDED THAT DWELLING UNITS EITHER HAVE A MEANS OF EGRESS DOOR OPENING DIRECTLY TO AN EXTERIOR EXIT ACCESS THAT LEADS DIRECTLY TO THE EXITS OR ARE SERVED BY OPEN-ENDED CORRIDORS DESIGNED IN ACCORDANCE WITH SECTION 1027.6, EXCEPTION 3.

SMOKE DETECTOR NOTES

1. PER 907.2.9.2 (GROUP R-2) SMOKE ALARMS: SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.2 WHICH REQUIRES THEM TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
- A. ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS;
- B. IN EACH ROOM USED FOR SLEEPING PURPOSES;
- C. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS.
- D. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
2. PER IBC 907.2.11.3 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION THAT WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 907.2.11.1 OR 907.2.11.2:
- A. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FT. HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE;
- B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FT. HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE;
- C. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PER IBC 907.2.11.4 SMOKE ALARMS SHALL BE INSTALLED NOT LESS 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION 907.2.11.1 OR 907.2.11.2

CARBON MONOXIDE ALARM NOTES

1. PER IBC 915.1.1 CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN GROUP R OCCUPANCIES.
2. PER 915.1.2 CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS, SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE OR A FUEL-BURNING FIREPLACE.
3. PER 915.1.3 CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS AND SLEEPING UNITS SERVED BY A FUEL-BURNING, FORCED-AIR FURNACE. EXCEPTION: CARBON MONOXIDE DETECTION SHALL NOT BE REQUIRED IN THE UNITS IF A CARBON MONOXIDE DETECTOR IS PROVIDED IN THE FIRST ROOM OR AREA SERVED BY EACH MAIN DUCT LEAVING THE FURNACE, AND CARBON MONOXIDE ALARM SIGNALS ARE AUTOMATICALLY TRANSMITTED TO AN APPROVED LOCATION.
4. PER 915.1.4 CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS AND SLEEPING UNITS LOCATED IN BUILDINGS THAT CONTANI FUEL-BURNING APPLIANCE OR FUEL-BURNING FIREPLACES. **EXCEPTIONS:**
- A. CARBON MONOXIDE DETECTION SHALL NOT BE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WITHOUT COMMUNICATING OPENINGS BETWEEN THE FUEL-BURNING APPLIANCE OR FUEL-BURNING FIREPLACE AND THE DWELLING UNITS OR SLEEPING UNITS.
- B. CARBON MONOXIDE DETECTION SHALL NOT BE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WITHOUT COMMUNICATING WHERE A CARBON MONOXIDE DETECTOR IS PROVIDED IN ONE OF THE FOLLOWING LOCATIONS:
- a. IN AN APPROVED LOCATION BETWEEN THE FUEL-BURNING APPLIANCE OR FUEL-BURNING FIREPLACE AND THE DWELLING UNITS OR SLEEPING UNITS;
- b. ON THE CEILING OF THE ROOM CONTAINING THE FUEL-BURNING APPLIANCE OR FUEL-BURNING FIREPLACE.
- C. CARBON MONOXIDE DETECTOR LOCATIONS:
- a. PER 915.2.1 INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- b. PER 915.2.2 INSTALLED IN SLEEPING UNITS. **EXCEPTION:**
- CARBON MONOXIDE DETECTION SHALL BE ALLOWED TO BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING UNIT WHERE THE SLEEPING UNIT OR ITS ATTACHED BATHROOM DOES NOT CONTAIN A FUEL-BURNING APPLIANCE AND IS NOT SERVED BY A FORCED AIR FURNACE.
- D. PER 915.5.5.3 COMBINATION CARBON MONOXIDE/SMOKE DETECTORS INSTALLED IN CARBON MONOXIDE DETECTION SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MOXIDE DETECTORS, PROVIDED THAT THEY ARE LISTED IN ACCORDANCE WITH UL 268 AND UL2075.

FIRE EXTINGUISHERS - TYPICAL: PROVIDE FIRE EXTINGUISHERS FOR THIS PROJECT AS FOLLOWS:

1. PER IBC/IFC TABLE 906.3(1) PROVIDE 2A-10B:C FIRE EXTINGUISHERS AS INDICATED ON THE PLANS - NOT TO EXCEED 75 FT TRAVEL DISTANCE. SEE PLANS FOR LOCATIONS FOR THIS PROJECT.
2. LOCATE IN CONSPICUOUS LOCATION WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.
3. PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF EXTINGUISHERS.
4. HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN A CABINET, SHALL BE INSTALLED ON HANGARS OR BRACKETS SUPPLIED. HANGARS AND BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. IF CABINETS ARE PROVIDED, THEY SHALL NOT BE LOCKED.
6. EXTINGUISHERS, WEIGHING LESS THAN 40 LBS, SHALL BE MOUNTED SO THAT THEIR TOPS ARE NOT MORE THAN 5 FT. ABOVE THE FLOOR.
7. EXTINGUISHERS, WEIGHING MORE THAN 40 LBS, SHALL BE MOUNTED SO THAT THEIR TOPS ARE NOT MORE THAN 3.5 FT ABOVE THE FLOOR.
8. THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES.

FIRE EXTINGUISHERS - SPECIAL: PER IBC 906.4, FOR LOCATIONS THAT REQUIRED PROTECTION FROM COMMERCIAL COOKING EQUIPMENT GREASE FIRES, PROVIDE A 2A:K FIRE EXTINGUISHER, LOCATED WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT. NOTE: NOT REQUIRED FOR THIS PROJECT.

EMERGENCY LIGHTING: PER IBC 1006, PROVIDE EMERGENCY LIGHTING AS FOLLOWS: 1 FOOT-CANDLE AT THE WALKING SURFACE; POWER SHALL BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY; IN THE CASE OR POWER SUPPLY FAILURE, AN EMERGENCY POWER SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE EMERGENCY LIGHTING. THIS EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR 90 MINUTES DURATION AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

EXIT SIGNS: PER IBC 1011.1, EXCEPTION 1, EXIT SIGNS ARE NOT REQUIRED FOR THIS PROJECT. HOWEVER, IF AT THE OWNER'S OPTION, EXIT SIGNS ARE PROVIDED FOR THIS PROJECT, THEY SHALL COMPLY WITH THE FOLLOWING:

- A. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM AN DIRECTION OF EGRESS TRAVEL.
- B. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS.
- C. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- D. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. THE FACE OF THE EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES.
- E. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO INSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

CODE STUDY - SHT 2 OF 2

FINISH NOTES

1. FINISHES IN GENERAL SHALL COMPLY WITH IBC CHAPTER 8. THIS FACILITY IS SPRINKLERED.
2. PER IBC 803: INTERIOR WALL AND CEILING FINISHES SHALL HAVE CLASS B FINISHES WITH A MINIMUM FLAME SPREAD INDEX (26-75) AND SMOKE DEVELOPMENT INDEX (0-450).
3. PER IBC 804: FLOOR FINISHES SHALL BE A MINIMUM OF CLASS II.

EXITING

GARAGE LEVEL

1. OCCUPANT LOAD: 9 OCCUPANTS
2. REQUIRED: PER IBC TABLE 1006.3.4(1), ONE EXIT IS REQUIRED.
3. PROVIDED: ONE EXIT IS PROVIDED WITHIN THE EXIT ACCESS TRAVEL DISTANCE FOR EACH GARAGE.
- A. PER IBC 1010.1.2 EGRESS DOOR TYPES: EGRESS DOORS SHALL BE OF THE SIDE-HINGED SWINGING DOOR, PIVOTED DOOR, OR BALANCED DOOR TYPES - EXCEPTION:
- a. **EXCEPTION 1:** PRIVATE GARAGES (WHERE OCCUPANT LOAD IS LESS THAN 10). <THIS PROJECT COMPLIES WITH THIS EXCEPTION>.

FIRST FLOOR

1. OCCUPANT LOAD: 15 OCCUPANTS
2. REQUIRED: PER IBC TABLE 1006.3.4(1), ONE EXIT IS REQUIRED.
3. PROVIDED: ONE EXIT IS PROVIDED WITHIN THE EXIT ACCESS TRAVEL DISTANCE

SECOND FLOOR

1. OCCUPANT LOAD: 15 OCCUPANTS
2. REQUIRED: PER IBC TABLE 1006.3.4(1), ONE EXIT IS REQUIRED.
3. PROVIDED: ONE EXIT IS PROVIDED WITHIN THE EXIT ACCESS TRAVEL DISTANCE

EXIT TRAVEL/COMMON PATH OF EGRESS (PROJECT IS SPRINKLERED)

1. PER IBC TABLE 1006.2.1 THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED:
- A. R-2 RESIDENTIAL: NOT APPLICABLE WHEN ONE EXIT IS REQUIRED. THIS PROJECT COMPLIES WITH THIS REQUIREMENT.

EXIT ACCESS TRAVEL DISTANCE (PROJECT IS SPRINKLERED)

1. PER IBC TABLE 1006.3.4(1) THE EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED:
- A. R-2 RESIDENTIAL: 125 FT. THIS PROJECT COMPLIES WITH THIS REQUIREMENT.

PARKING REQUIREMENTS

REQUIRED PARKING CALCULATIONS:

REQUIRED PARKING:

1. NOT REQUIRED

LANDSCAPE REQUIREMENTS

1. SEE CIVIL

PRIVATE OPEN SPACE

1. SEE CIVIL

FIRE-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS AND ROOF COVERING

PER IBC TABLES AND SECTIONS AS NOTED

BUILDING TYPE: TYPE V-B

1. **NOTE: PROJECT IS A NEW WOODFRAMED BUILDING**

BUILDING ELEMENTS

1. **PRIMARY STRUCTURAL FRAME:** PER IBC TABLE 601 (PER IBC 202 INCLUDING THE COLUMNS, STRUCTURAL MEMBERS HAVING DIRECT CONNECTIONS TO THE COLUMNS, INCLUDING GIRDERS, BEAMS, TRUSSES AND SPANDRELS) + (MEMBERS OF THE FLOOR AND ROOF CONSTRUCTION HAVING DIRECT CONNECTIONS TO THE COLUMNS) + (BRACING MEMBERS THAT ARE ESSENTIAL TO THE VERTICAL STABILITY OF THE PRIMARY STRUCTURAL FRAME UNDER GRAVITY LOADING SHALL BE CONSIDERED PART OF THE PRIMARY STRUCTURAL FRAME WHETHER OR NOT THE BRACING MEMBER CARRIES GRAVITY LOADS):
- A. **REQUIRED RATING: -0- HOUR**
- B. **PROVIDED RATING: -0- HOUR**
2. **BEARING WALLS - EXTERIOR:** (PER IBC TABLES 601 AND 602 AS WELL AS IBC 704.10 AND 705.5): RATING SHALL BE NOT LESS THAT THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE PER IBC TABLE 602:
- A. **REQUIRED RATING: -0- HOUR**
- B. **PROVIDED RATING: -0- HOUR**
- C. (PER IBC IBC 705.5: EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH IBC TABLES 601 AND 602 AND THIS SECTION:
- a. THE REQUIRED FIRE RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE ONLY.
- b. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
3. **BEARING WALLS - INTERIOR:** (PER IBC TABLES 601)
- A. **REQUIRED RATING: -0- HOUR**
- B. **PROVIDED RATING: -0- HOUR**
4. **NON-BEARING WALLS AND PARTITIONS - EXTERIOR:** (PER TABLE 602 AND/OR NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE)
- A. **REQUIRED RATING: -0- HOUR**
- B. **PROVIDED RATING: -0- HOUR**
5. **PROVIDED RATING: -0- HOUR**
6. **NON-BEARING WALLS AND PARTITIONS - INTERIOR:** (NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE)
- A. **REQUIRED RATING: -0- HOUR**
- B. **PROVIDED RATING: -0- HOUR**
7. **FLOOR CONSTRUCTION AND SECONDARY MEMBERS:** (SEE NOTES FOR PRIMARY STRUCTURAL FRAME FOR DEFINITIONS)
1. **REQUIRED RATING: -0- HOUR**
2. **PROVIDED RATING: -0- HOUR**
8. **ROOF CONSTRUCTION AND SECONDARY MEMBERS:** (SEE NOTES FOR PRIMARY STRUCTURAL FRAME FOR DEFINITIONS)
- A. **REQUIRED RATING: -0- HOUR**
- B. **PROVIDED RATING: -0- HOUR**

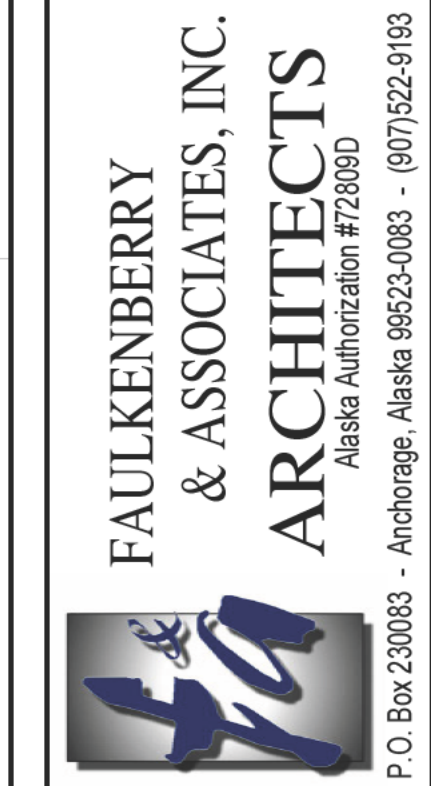
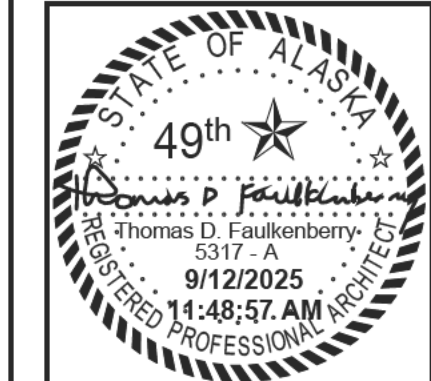
ROOF COVERING NOTES (PER IBC TABLE 1505.1)

1. CONSTRUCTION TYPE: V-B
2. MINIMUM CLASSIFICATION:
- A. REQUIRED: C
- B. PROVIDED: C (MINIMUM)

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FNA Project #:
2023_01
Project Start Date:
01-24-2023

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6-PLEX

Pad's Pitch 6 Plex
NEW 6 PLEX
Portion of T10NR2E SEC 16 PTN
Alyeska North Adbn #1
TBD Alyeska View Avenue
Girdwood, AK 99567

sheet name
Code Study - Sht 2 of 2

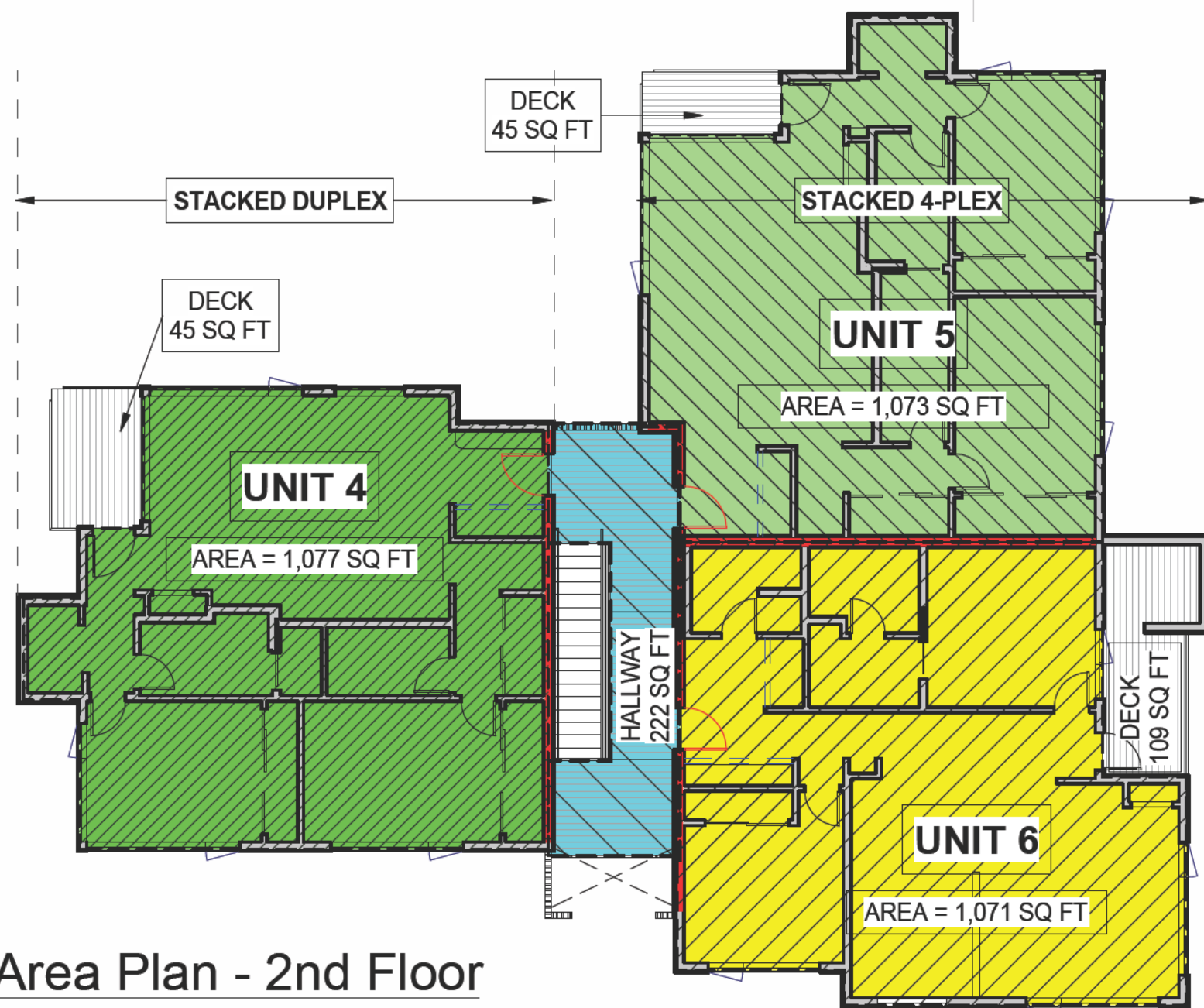
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Permit #:

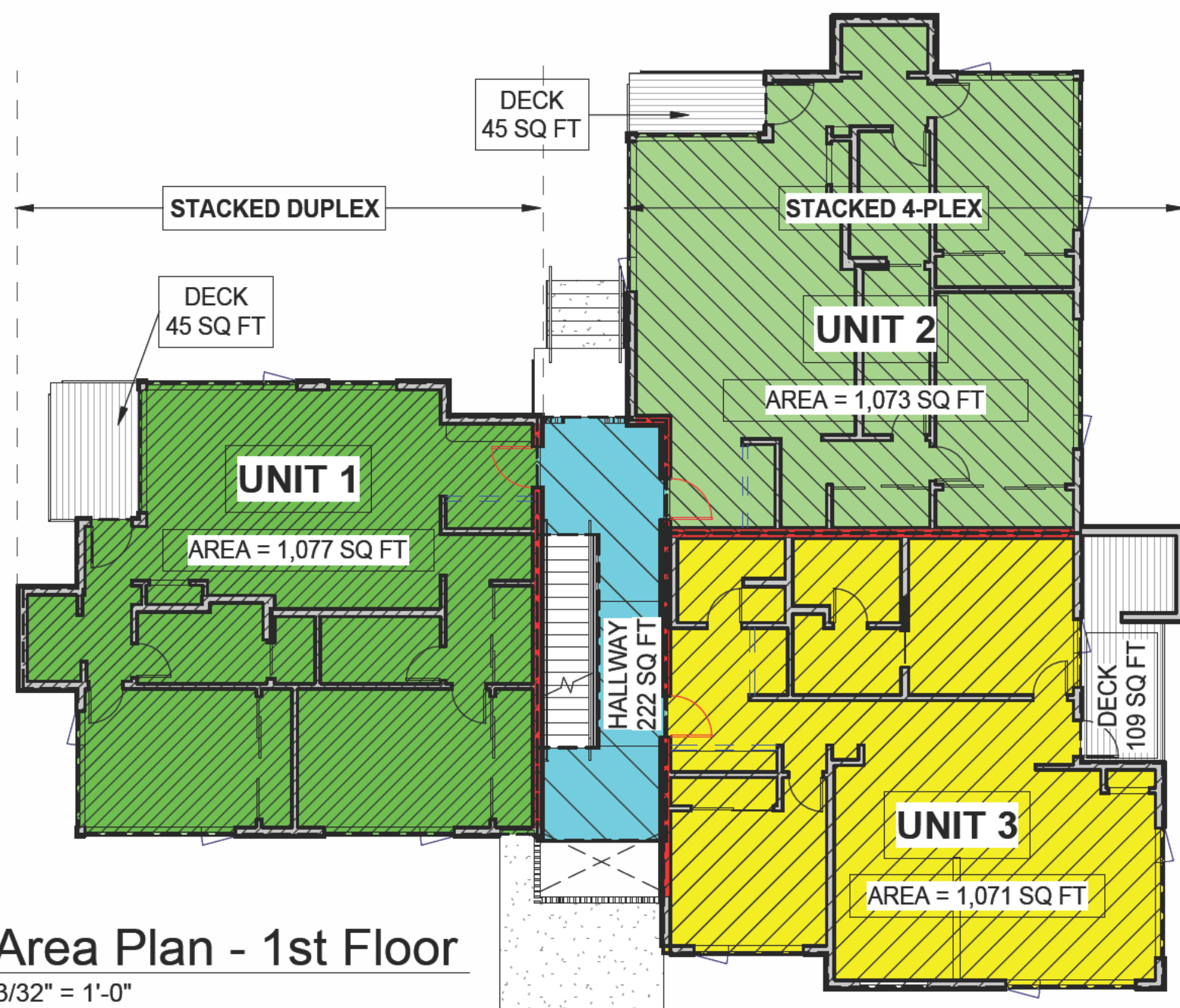
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DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

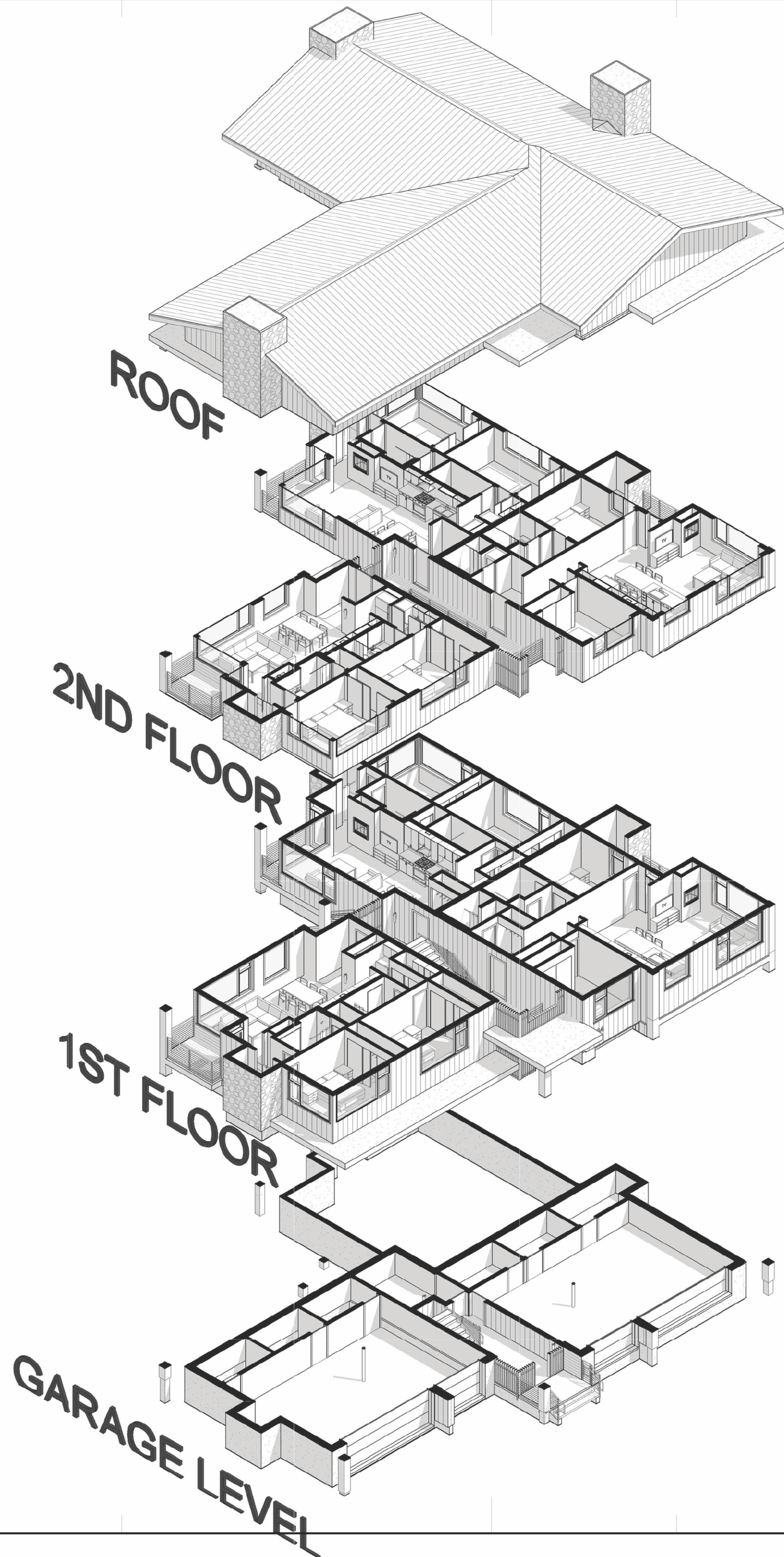
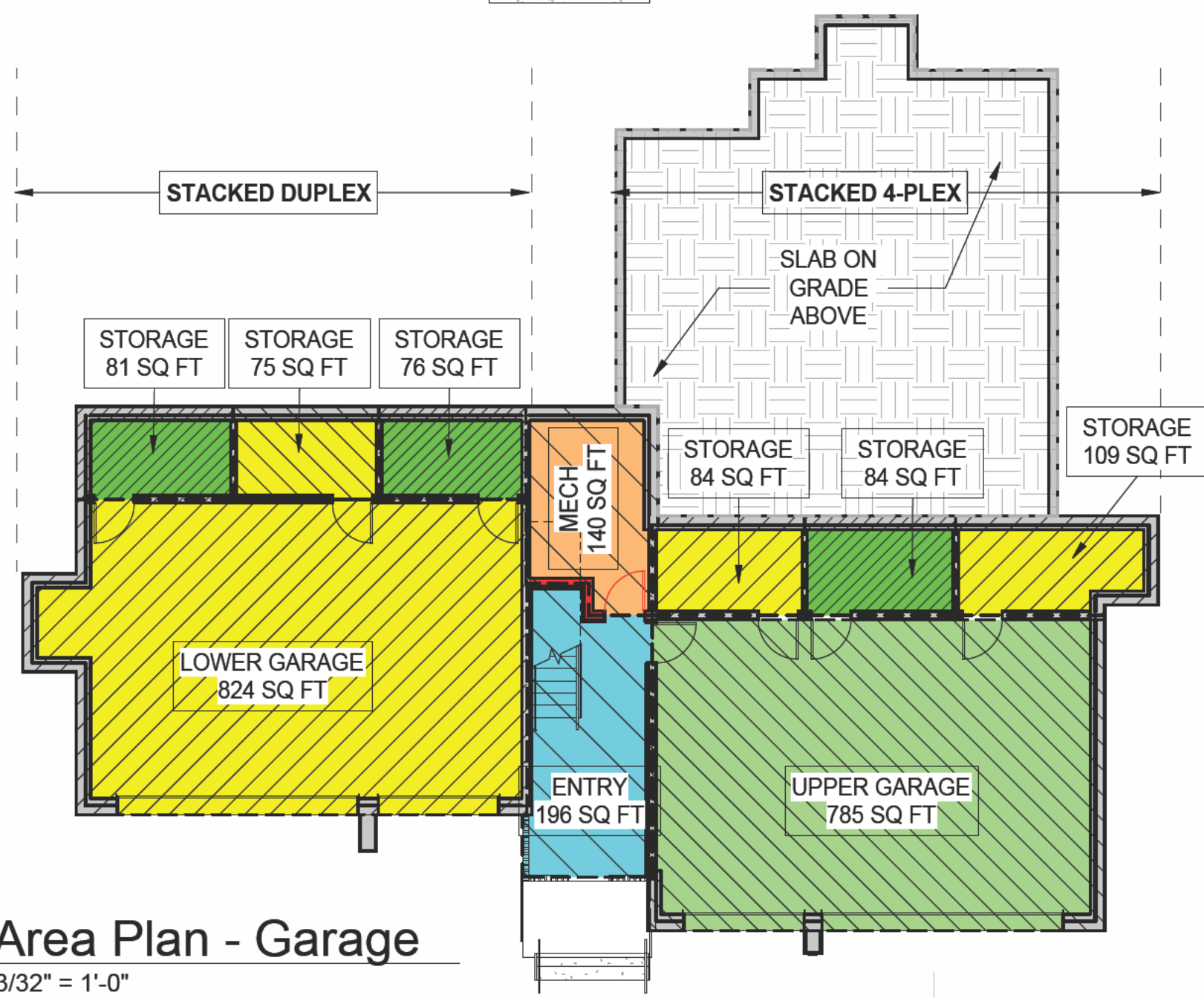
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3/32" = 1'-0"

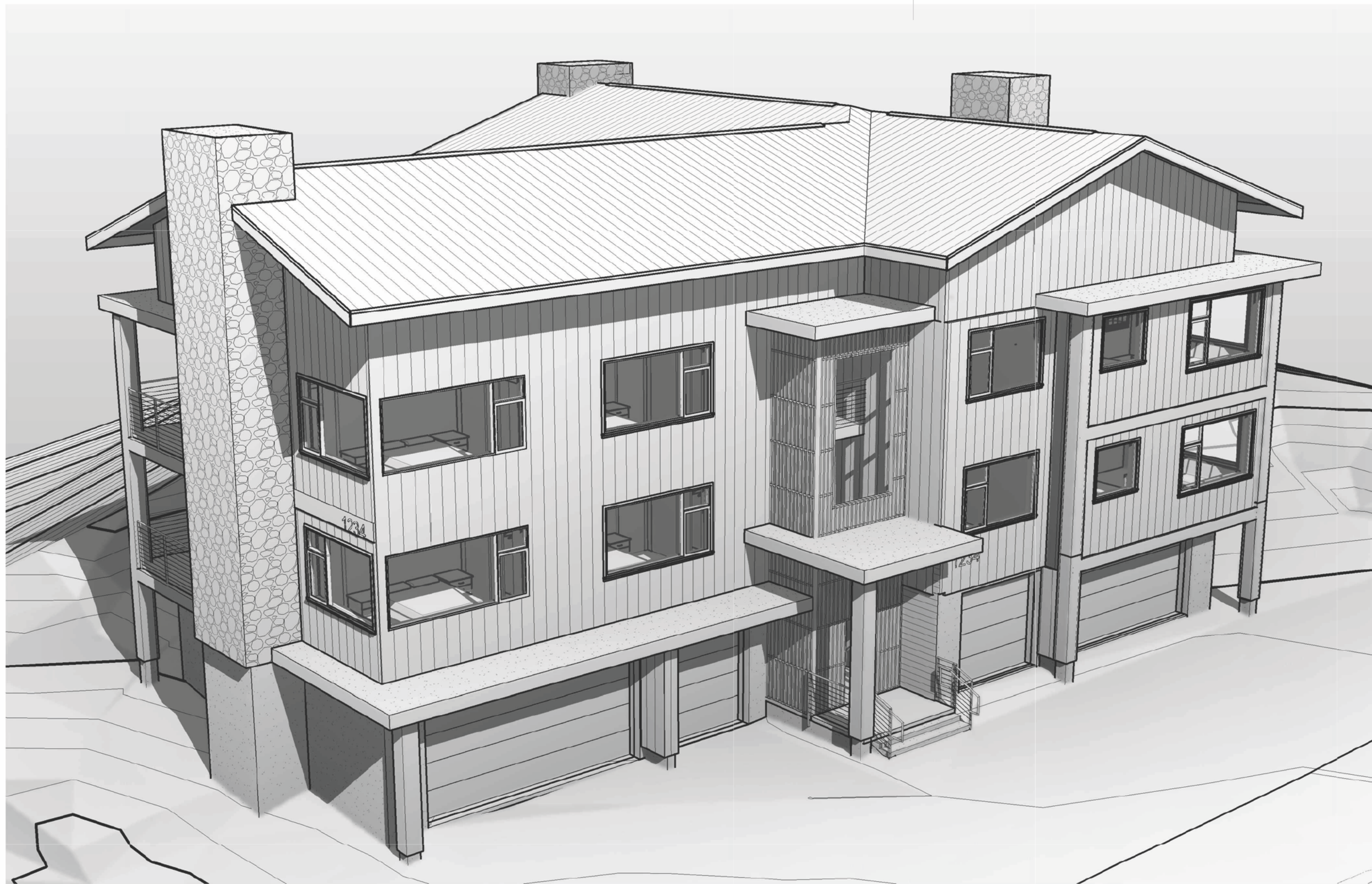


2 Area Plan - 1st Floor
3/32" = 1'-0"

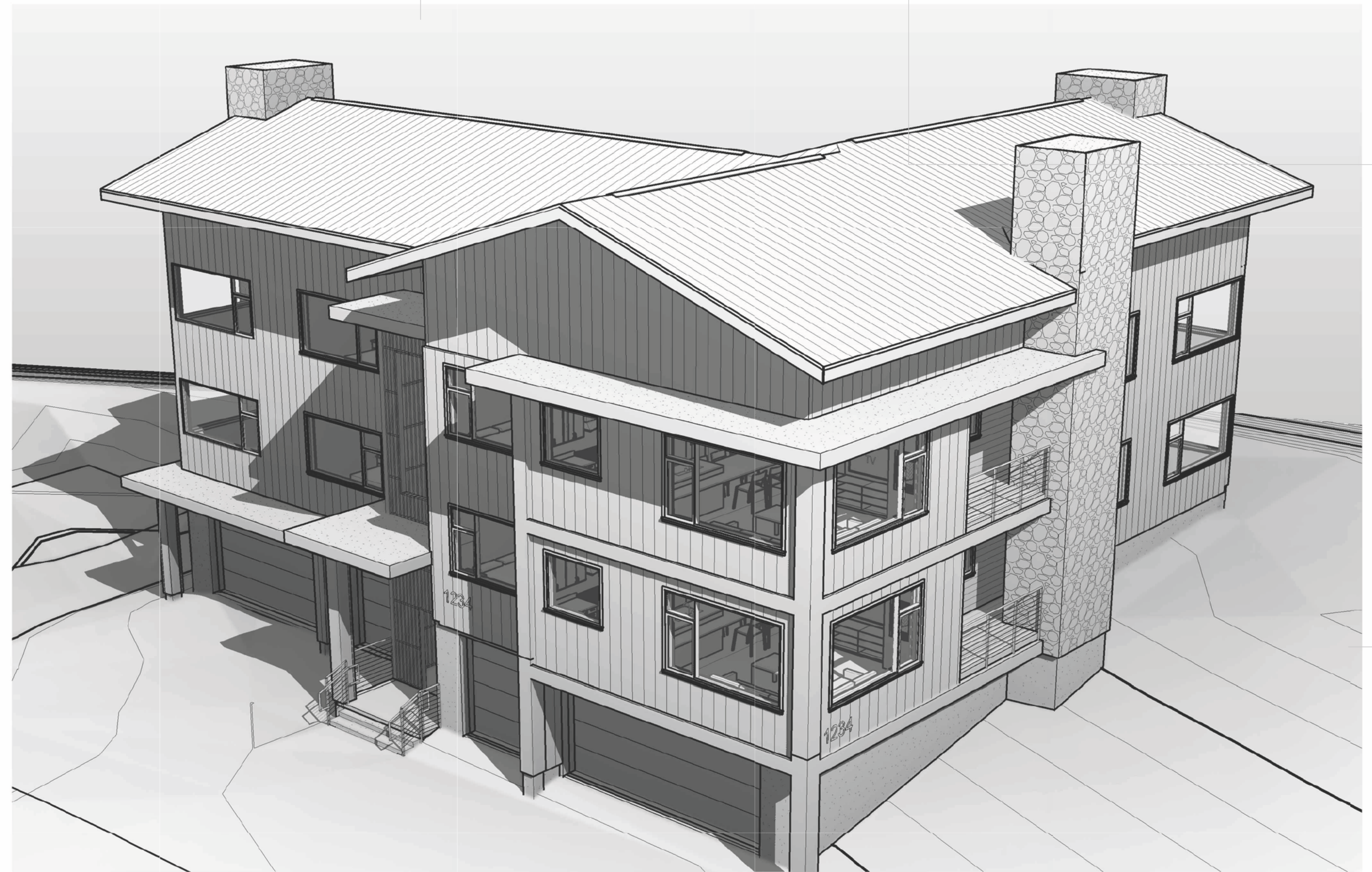


1 Area Plan - Garage
3/32" = 1'-0"

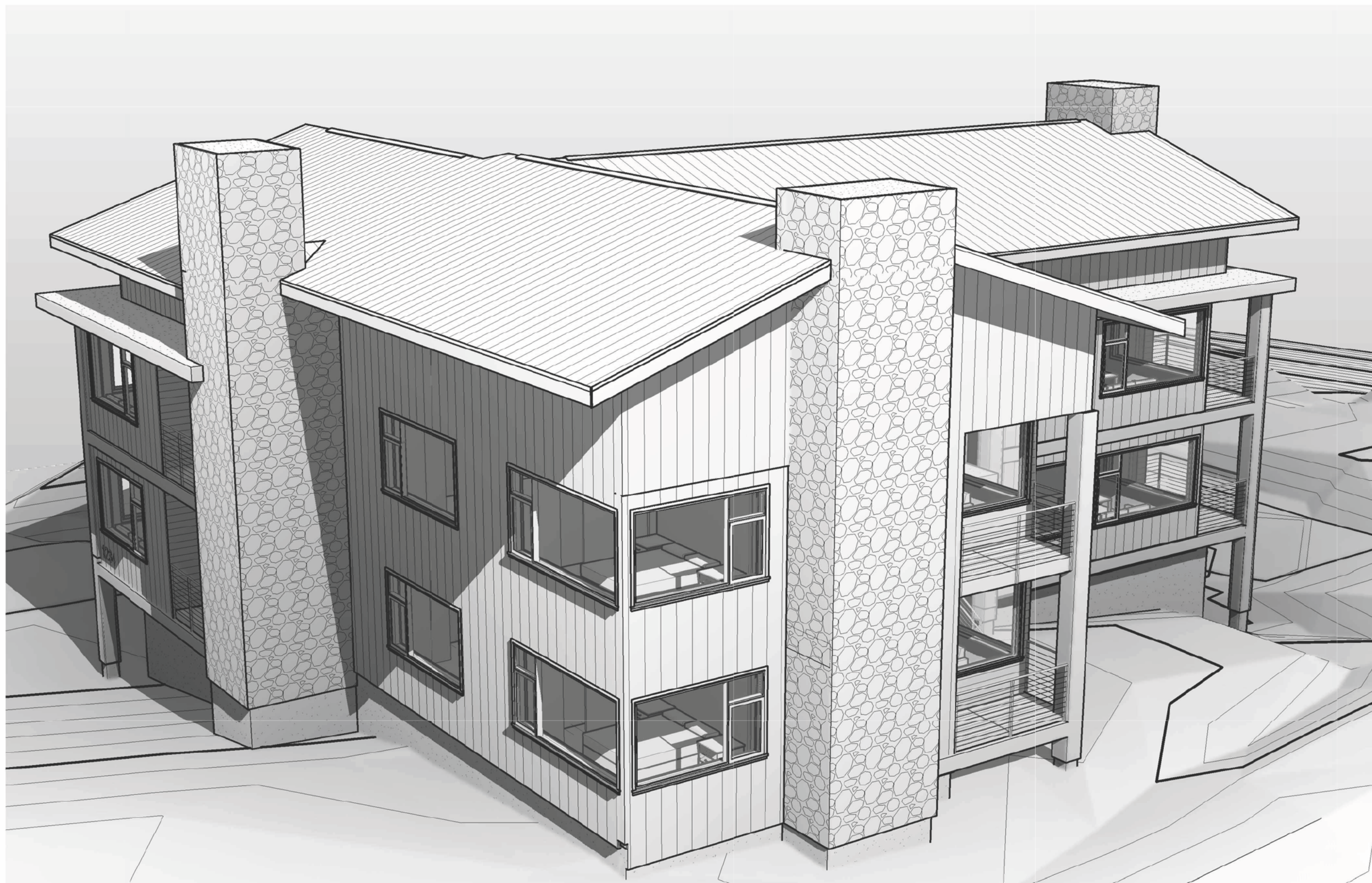




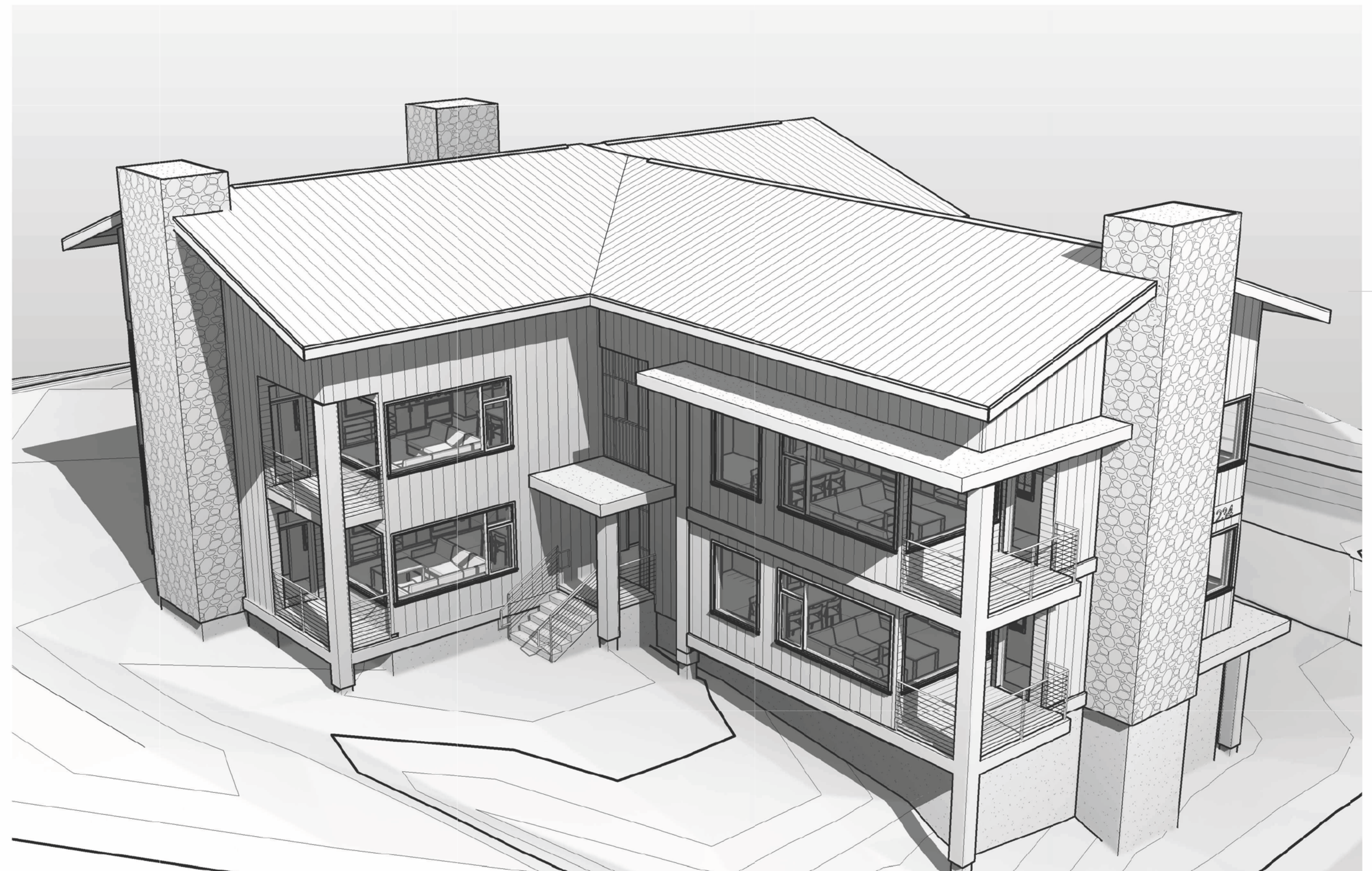
1 High Perspective - Front Left



2 High Perspective - Front Right



3 High Perspective - Back Right

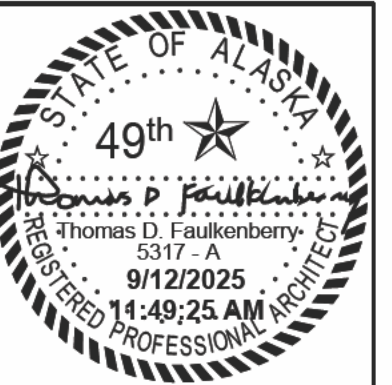


4 High Perspective - Back Left

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6-PLEX

Pad's Pitch 6 Plex
NEW 6 PLEX

Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Gridwood, AK 99567

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sheet name
Exterior Perspectives
- High

sheet number
A0.4A

Permit #:



1 Low Perspective - Front Left



2 Low Perspective - Front Right



3 Low Perspective - Back Right



4 Low Perspective - Back Left

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Sheet name
**Exterior Perspectives
- Low**

Sheet number
A0.4B



1 Closeup Perspective - Front Entry View 1



2 Closeup Perspective - Back Entry View 1



3 Closeup Perspective - Front Entry View 2



4 Closeup Perspective - Back Entry View 2

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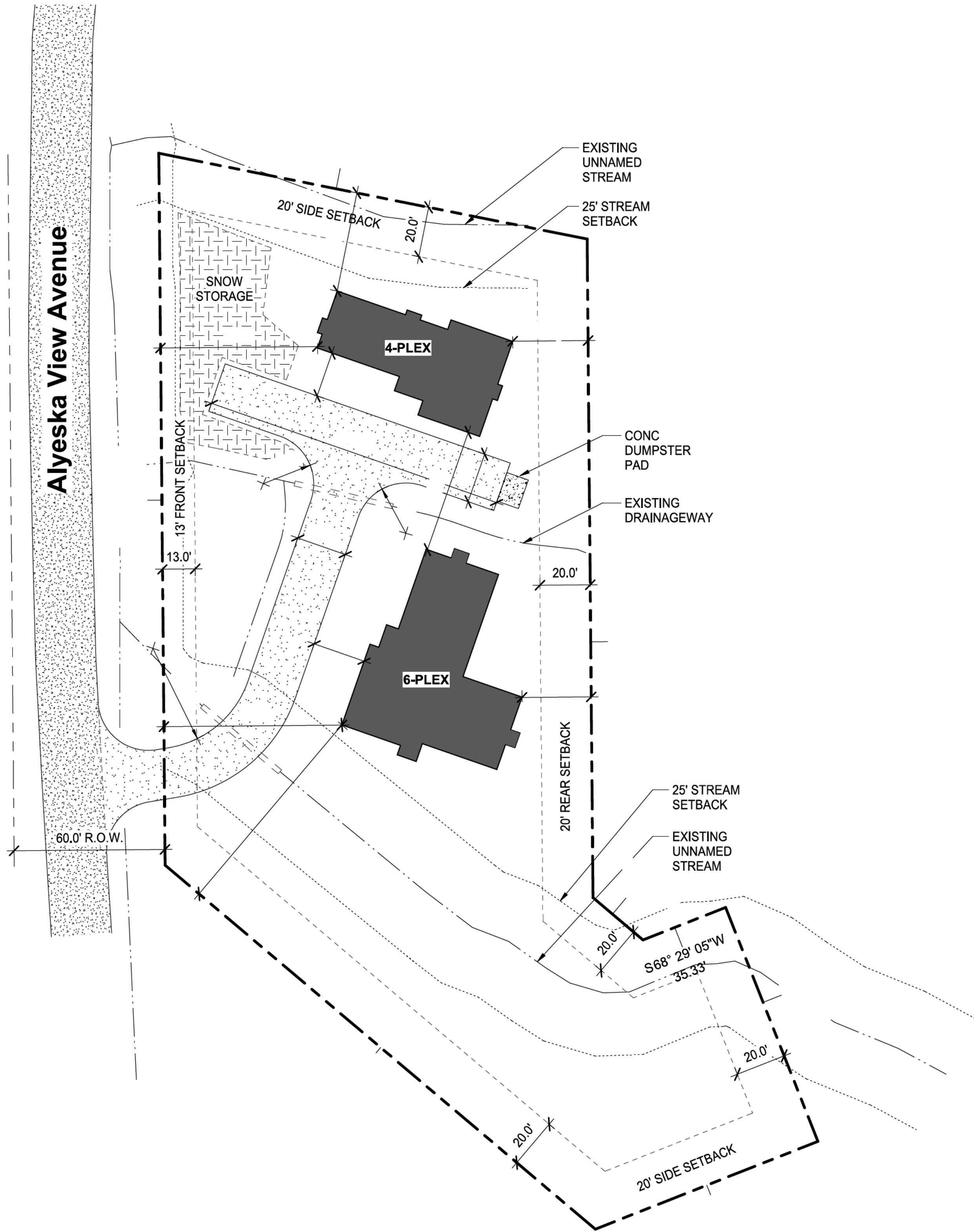
STATE OF ALASKA
 49th
 Thomas D. Faulkenberry
 5317 - A
 9/12/2025
 11:50:13 AM
 PROFESSIONAL ARCHITECT

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 Girdwood, AK 99567

Permit #:
 sheet number
A0.4C



1 Site Plan
1" = 30'-0"



DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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STATE OF ALASKA

49th

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REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY
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ARCHITECTS

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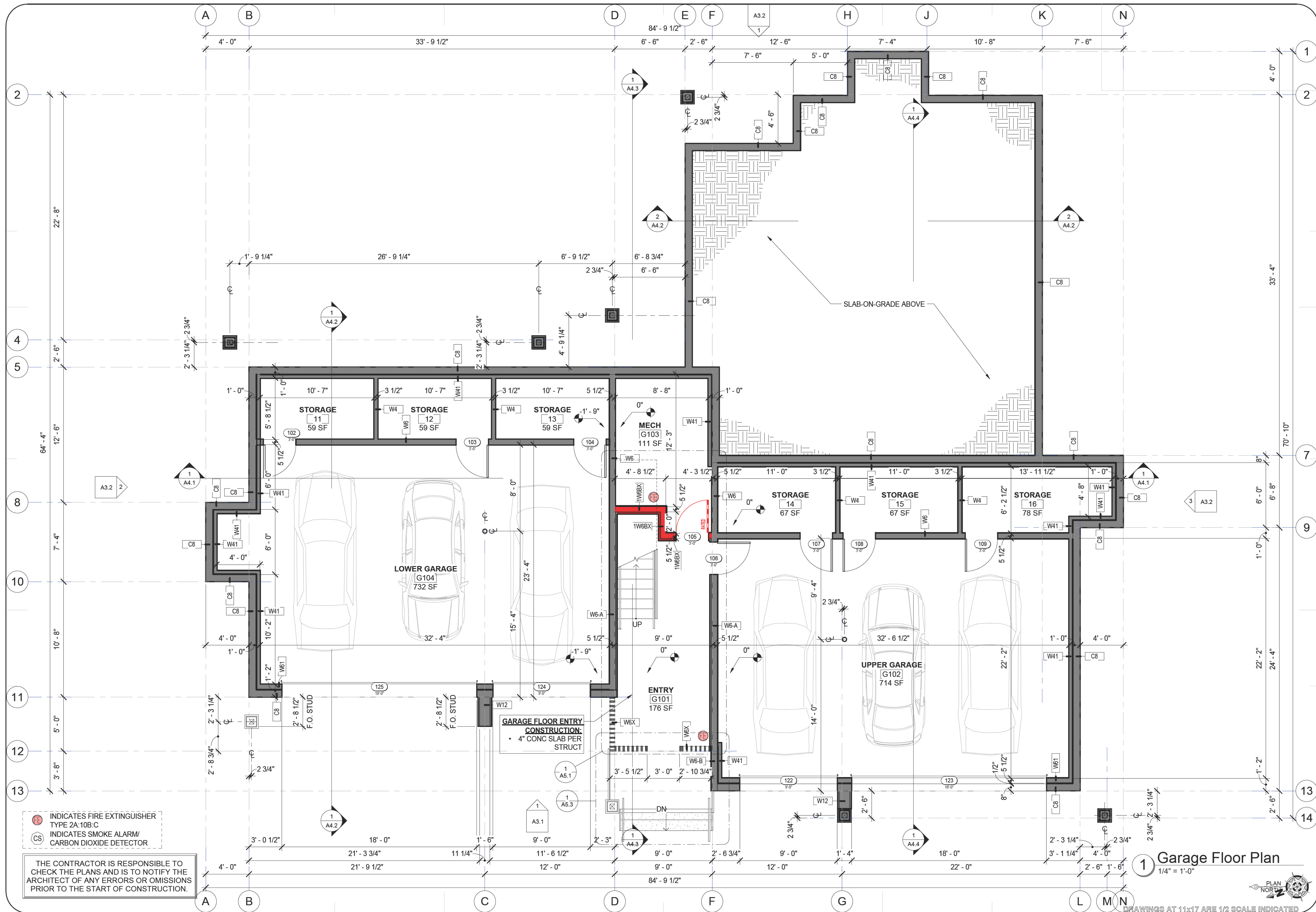
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TBD Alyeska View Avenue
Gridwood, AK 99587

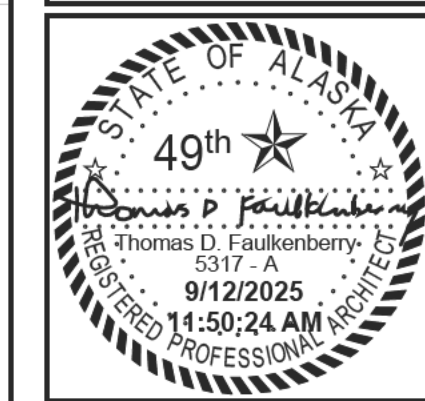
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Site Plan

Sheet number
A1.1



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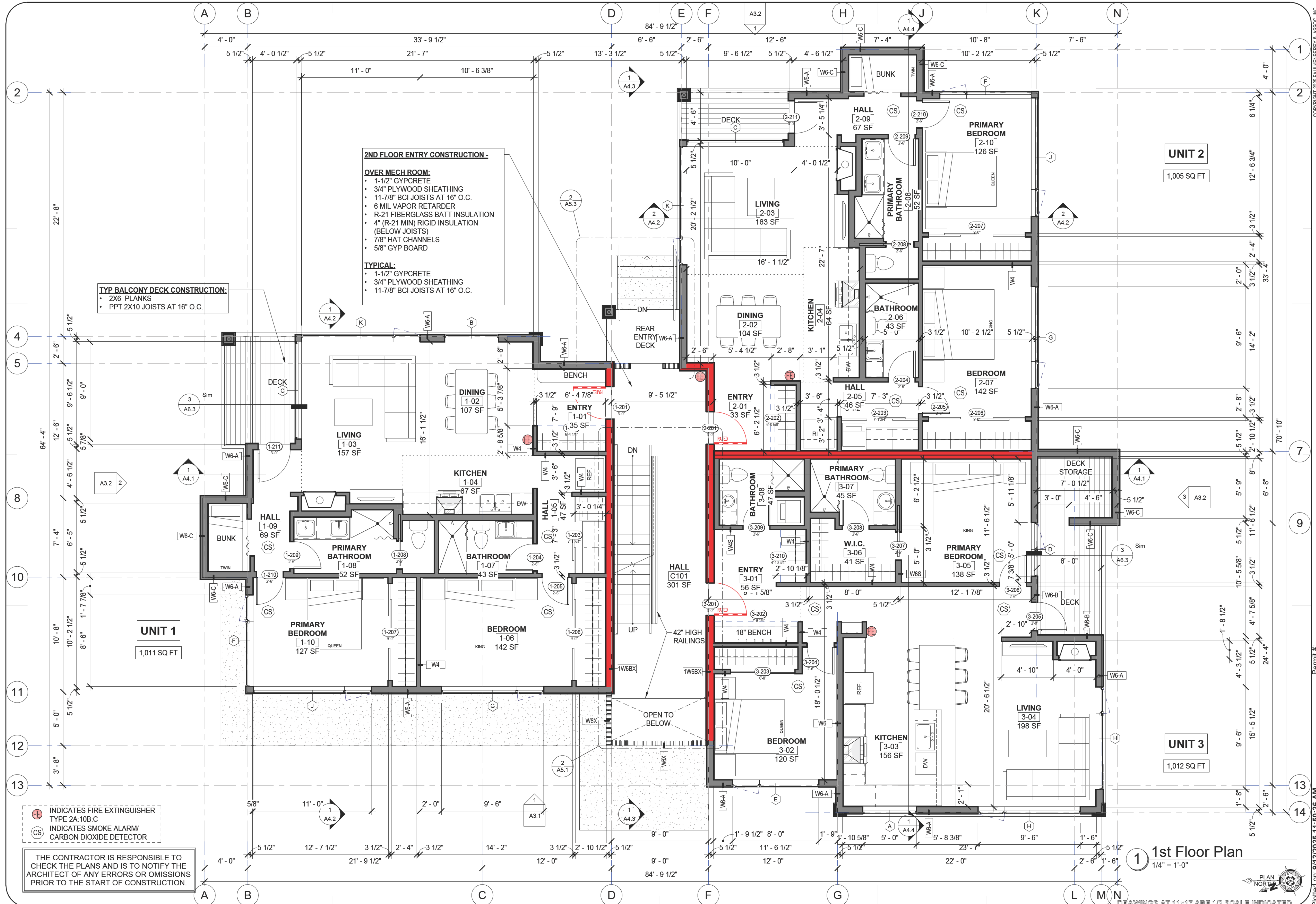
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5/11/2024 AM
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Plotted on: 9/12/2025

sheet name
Garage Floor Plan

sheet number
A2.1



2ND FLOOR ENTRY CONSTRUCTION -

OVER MECH ROOM:

- 1-1/2" GYPCRETE
- 3/4" PLYWOOD SHEATHING
- 11-7/8" BCI JOISTS AT 16" O.C.
- 6 MIL VAPOR RETARDER
- R-21 FIBERGLASS BATT INSULATION
- 4" (R-21 MIN) RIGID INSULATION (BELOW JOISTS)
- 7/8" HAT CHANNELS
- 5/8" GYP BOARD

TYPICAL:

- 1-1/2" GYPCRETE
- 3/4" PLYWOOD SHEATHING
- 11-7/8" BCI JOISTS AT 16" O.C.

TYP BALCONY DECK CONSTRUCTION:

- 2X6 PLANKS
- PPT 2X10 JOISTS AT 16" O.C.

- INDICATES FIRE EXTINGUISHER TYPE 2A:10B:C
- CS INDICATES SMOKE ALARM/ CARBON DIOXIDE DETECTOR

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1st Floor Plan

1/4" = 1'-0"

FNA Project #:
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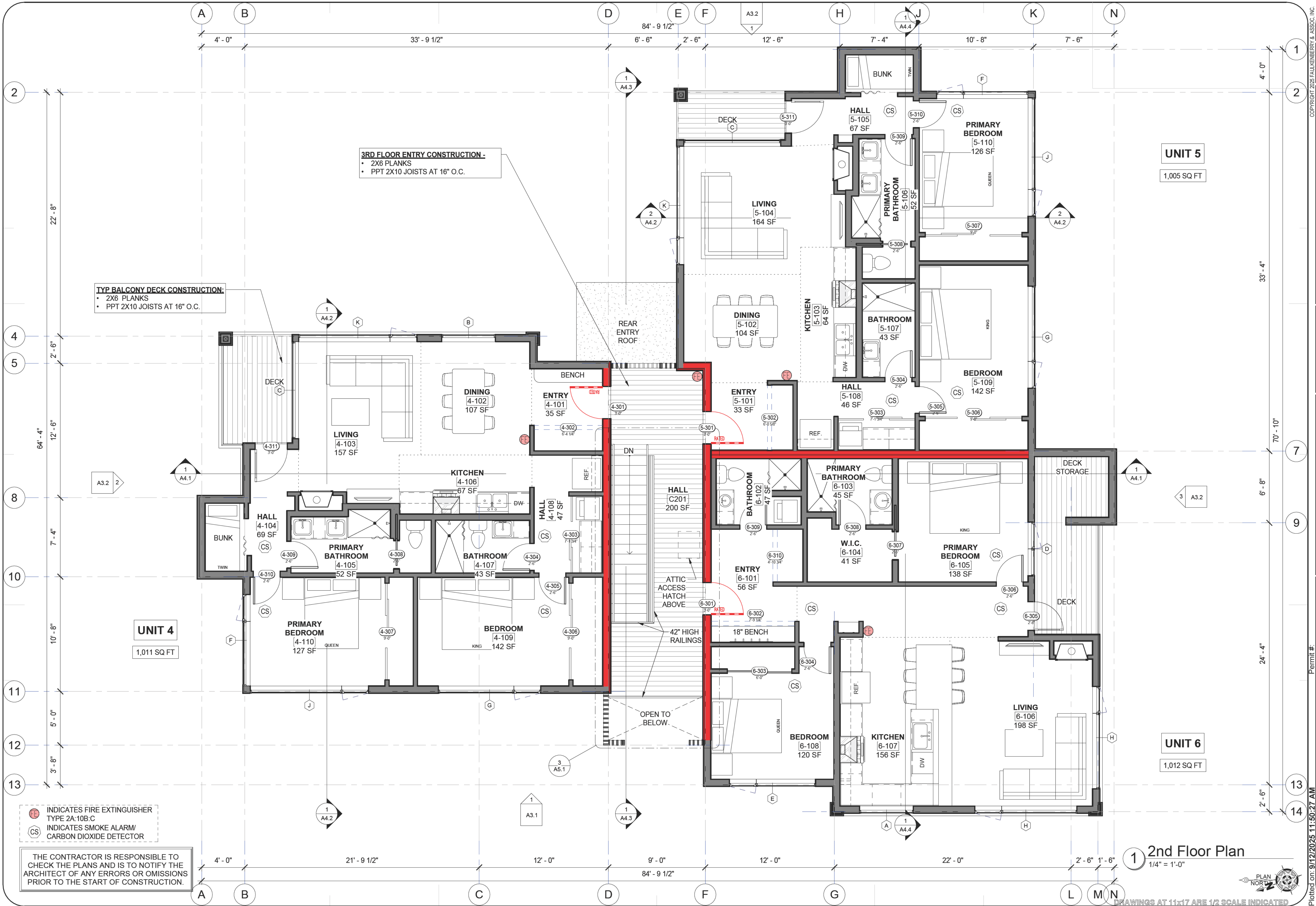
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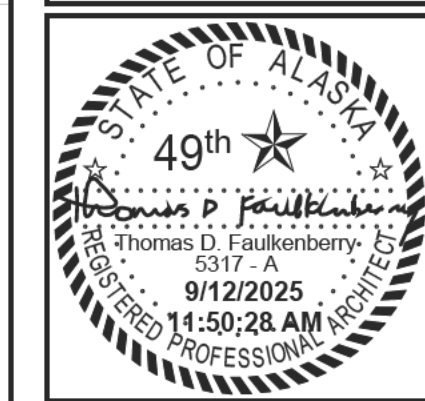
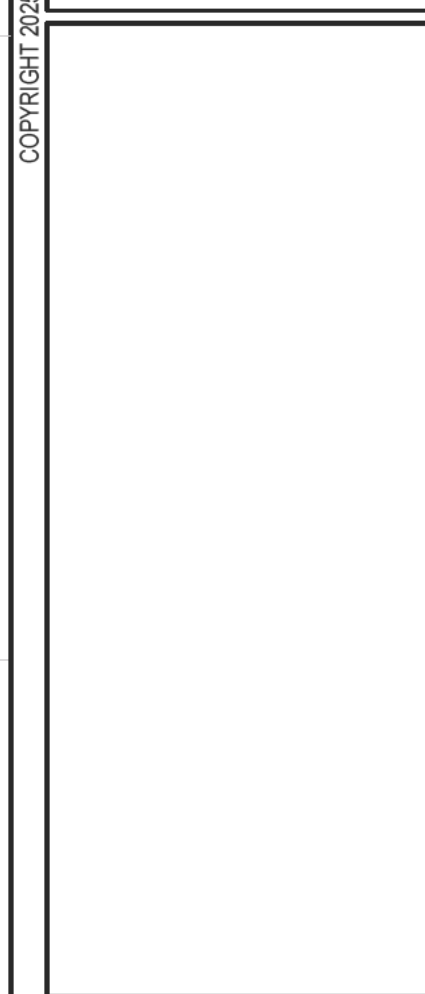
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Pad's Pitch 6 Plex
NEW 6 PLEX

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1st Floor Plan
sheet number
A2.2





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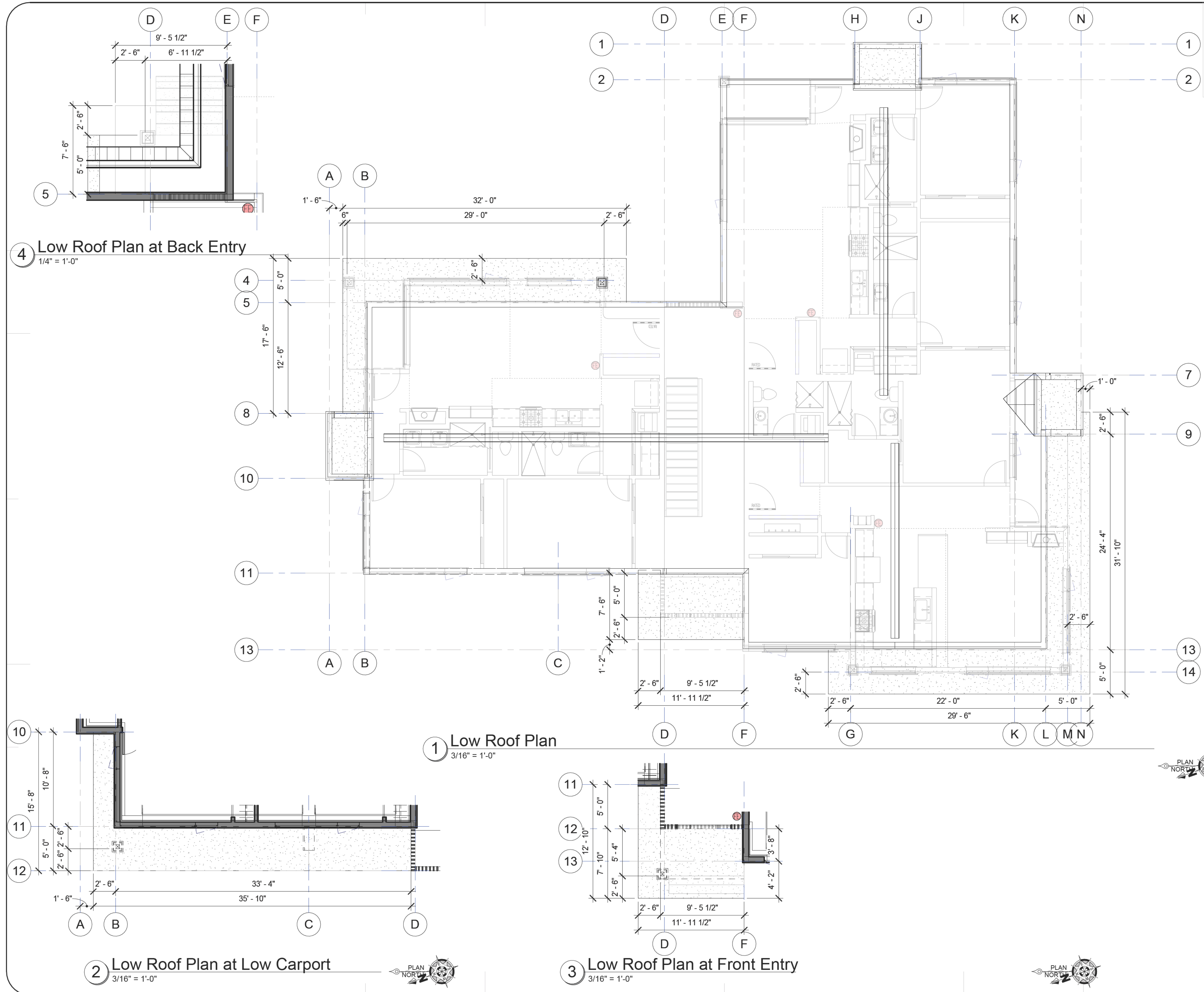
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**Roof Plans - Low
Roofs**
Sheet number
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DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED





1 Front Elevation
3/16" = 1'-0"

FNA Project #:
2023 01

Project Start Date:
01-24-2023

Release Date: **09-12-2025**

Released for:
**Issued for Permitting
and Construction**

STATE OF ALASKA

49th

Thomas D. Faulkenberry

5317 - A

9/12/2025

11:50:36 AM

REGISTERED PROFESSIONAL ARCHITECT

FAULKENBERRY
& ASSOCIATES, INC.

ARCHITECTS

Alaska Authorization #72800D

P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907) 522-9163

6-PLEX

Plotted on: 9/12/2025 11:50:36 AM

Pad's Pitch 6 Plex

NEW 6 PLEX

Portion of T10NR2E SEC 16 PTN

Alyeska North Addn #1

TBD Alyeska View Avenue

Girdwood, AK 99587

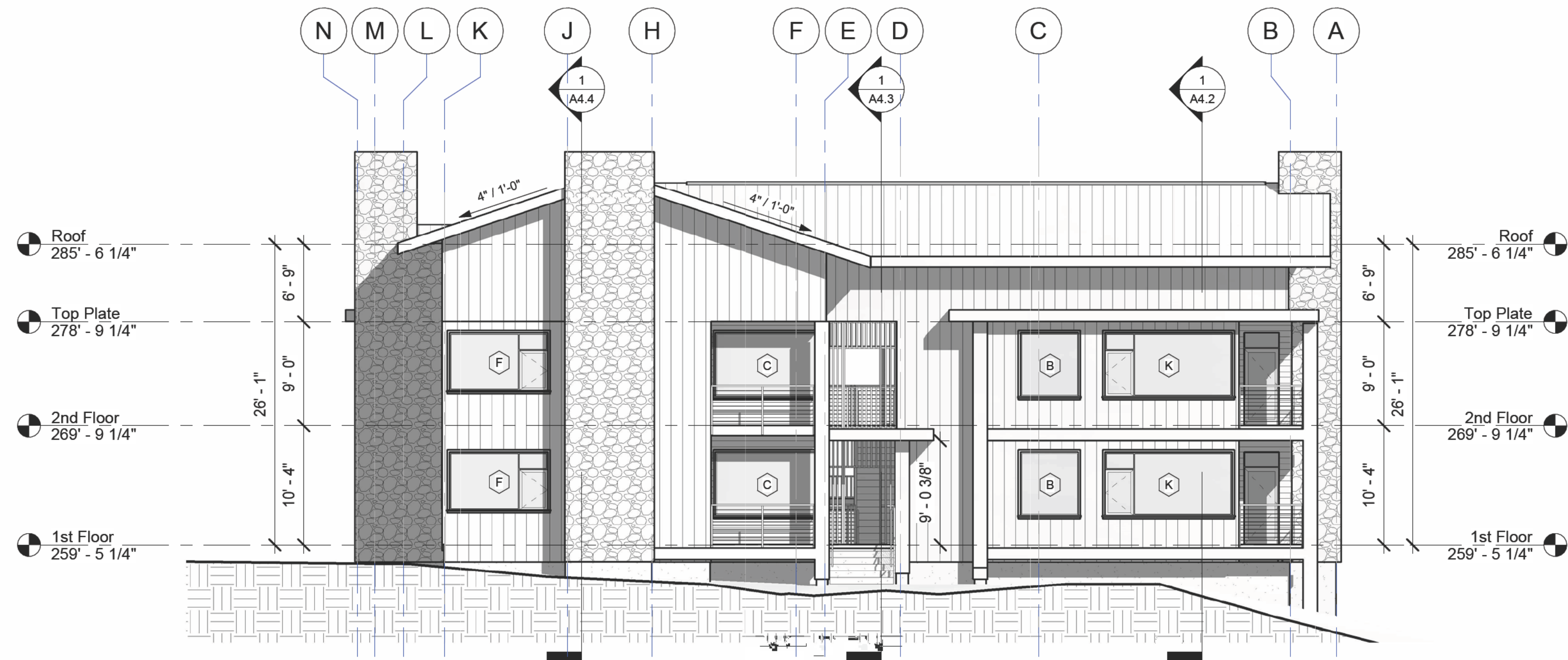
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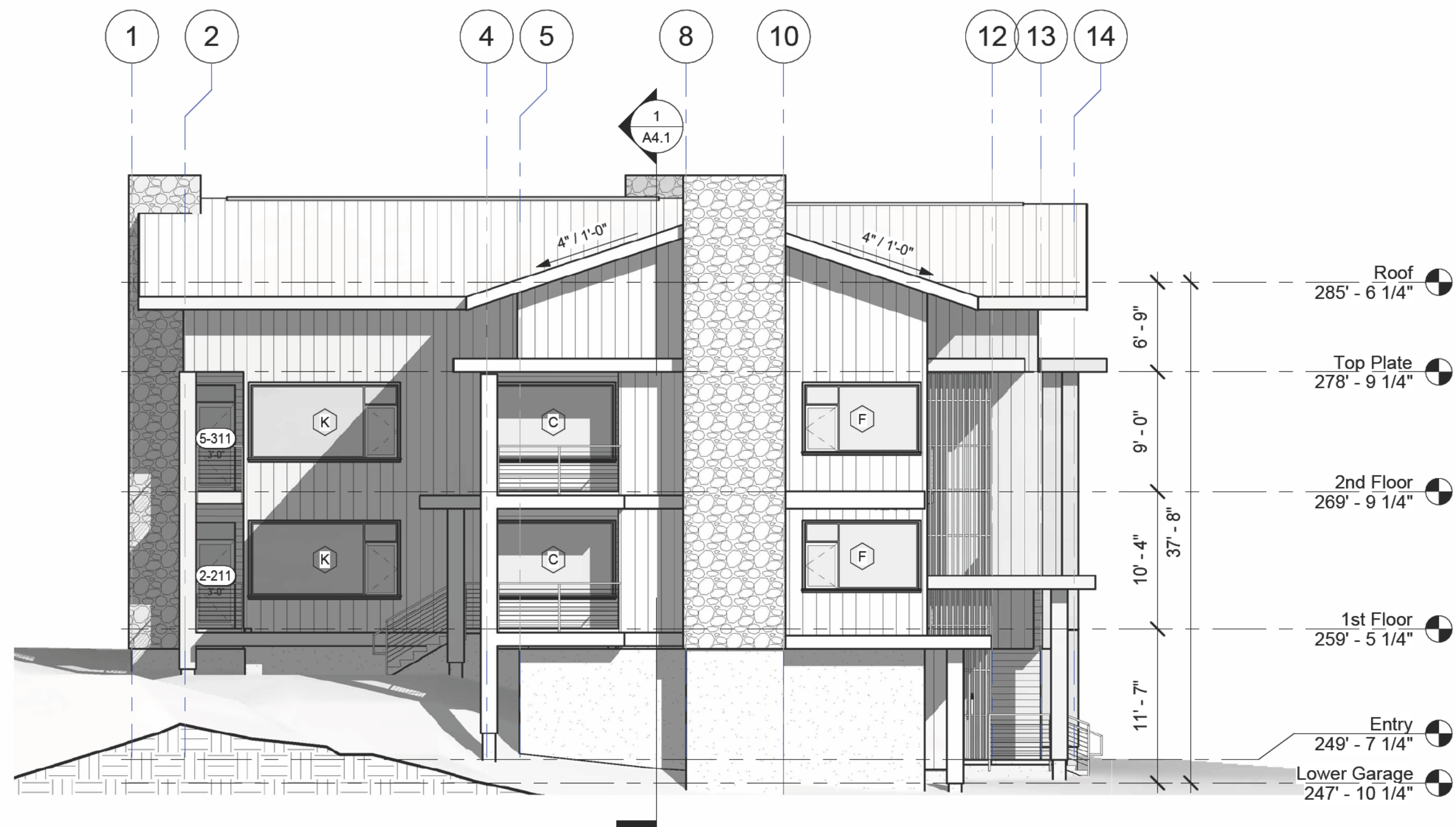
Exterior Elevations

sheet number

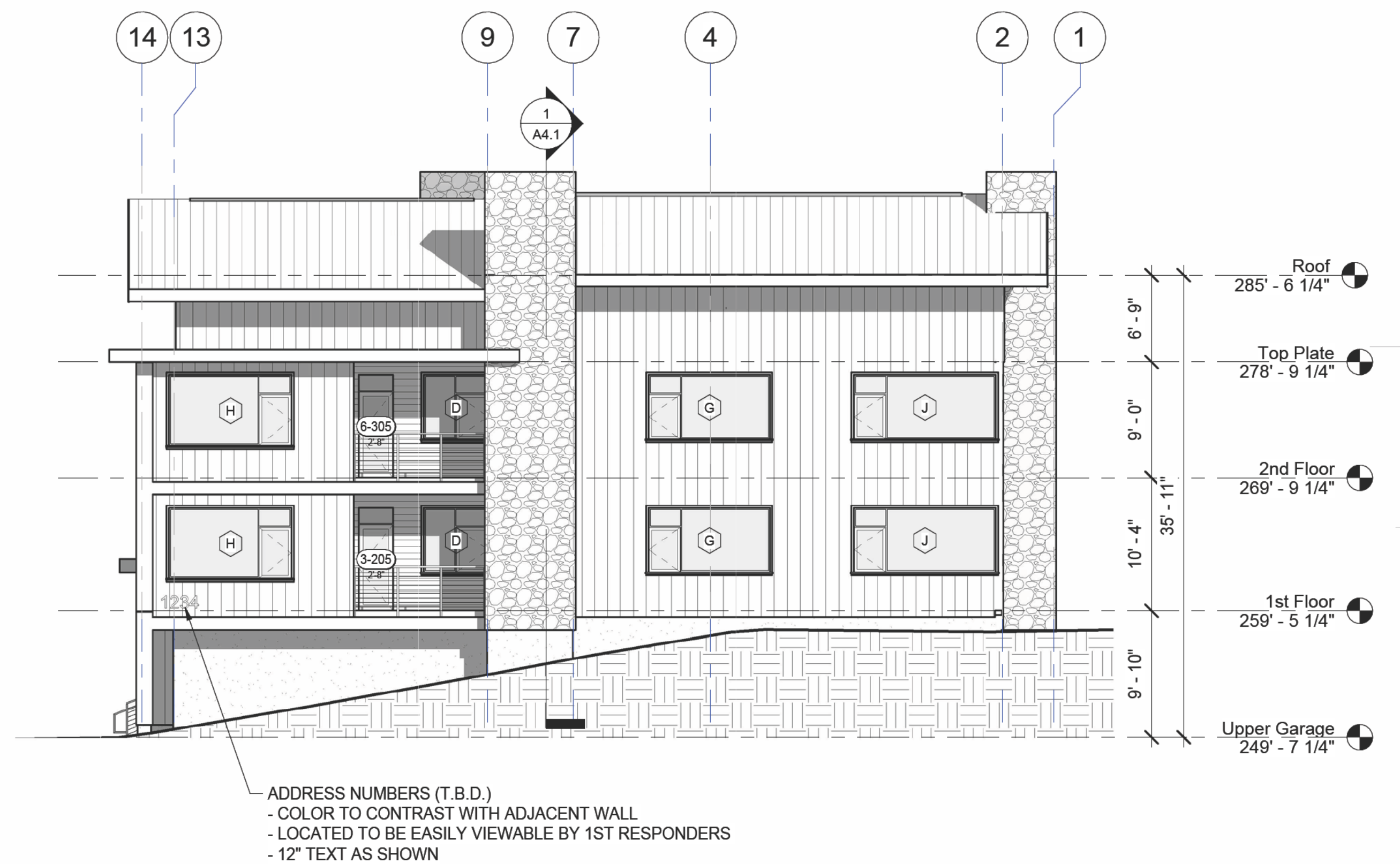
A3.1



1 Rear Elevation
1/8" = 1'-0"



2 Left Elevation
1/8" = 1'-0"



3 Right Elevation
1/8" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
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Permit #:

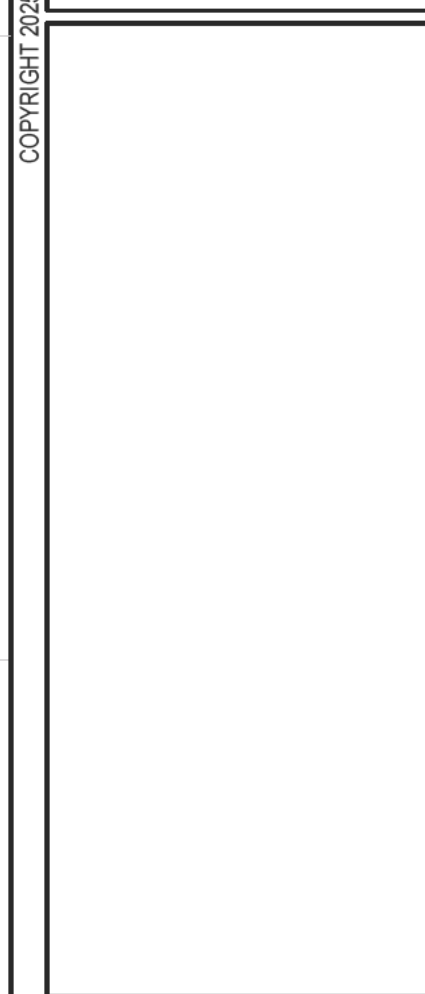
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NEW 6 PLEX

Exterior Elevations

A3.2

Plotted on: 9/12/2025 11:50:47 AM
sheet name
sheet number

Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Gridwood, AK 99587

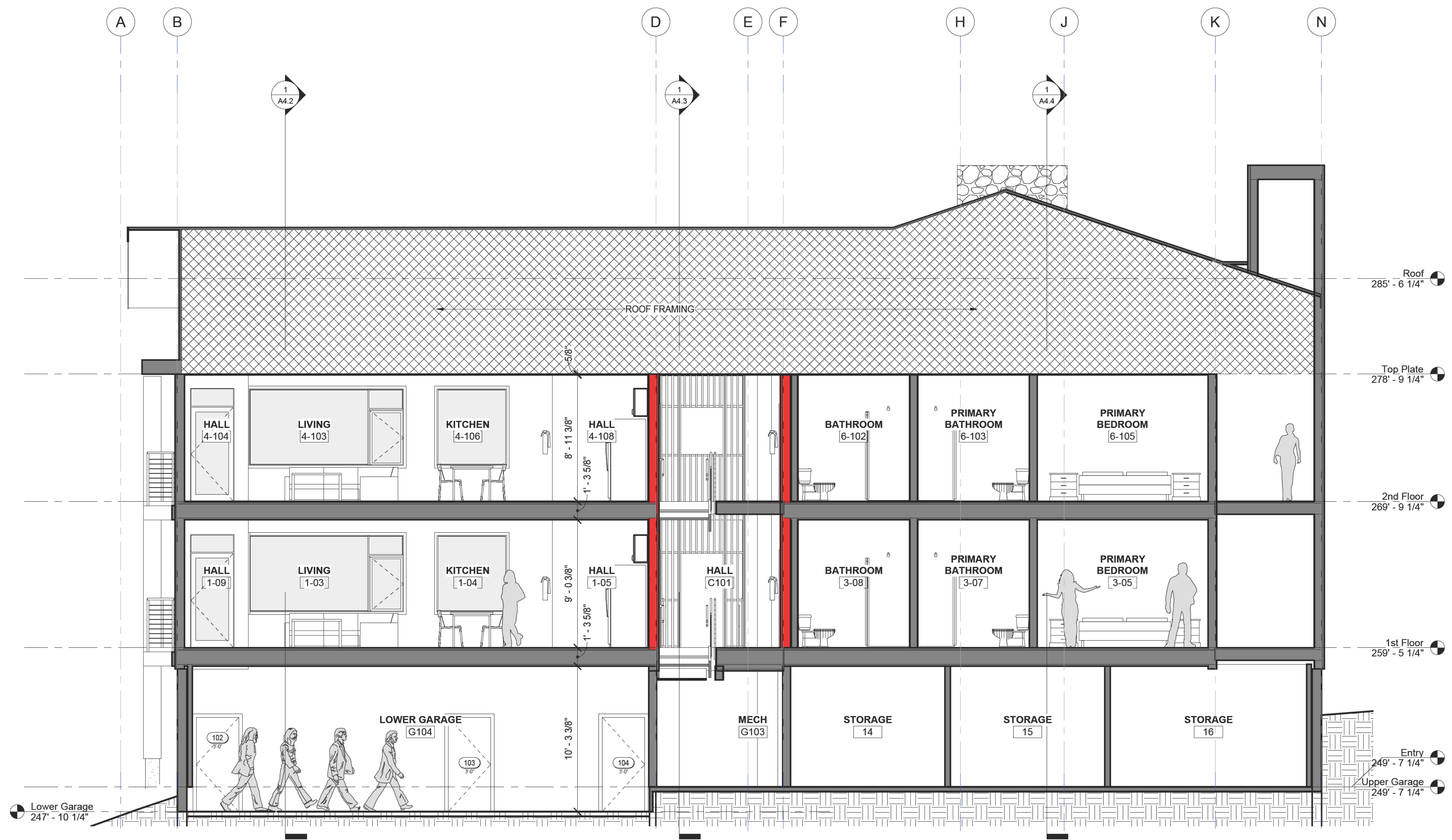


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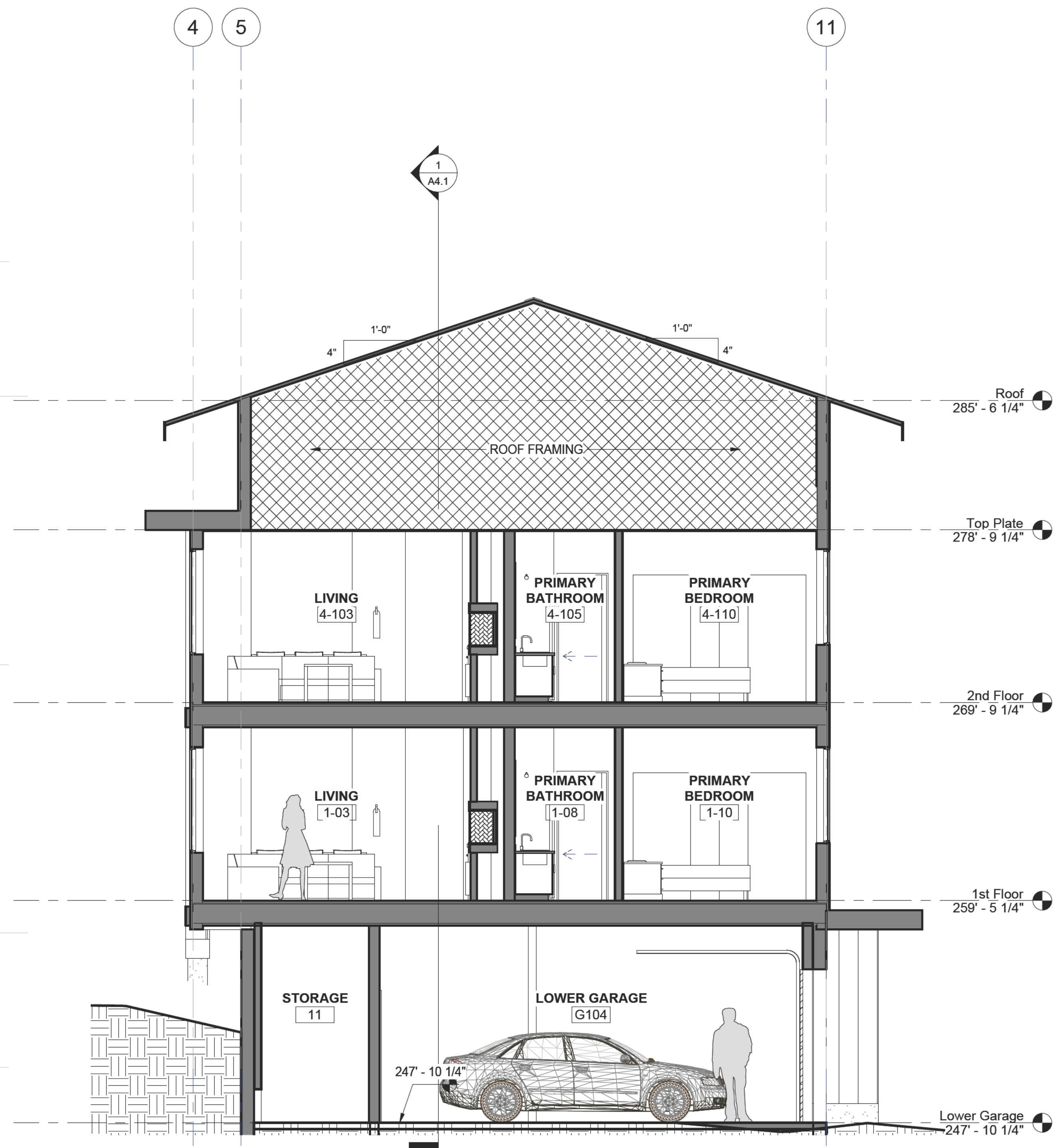
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Plotted on: 9/12/2025 11:50:47 AM
Pad's Pitch 6 Plex
NEW 6 PLEX
Sheet name: Building Sections
Sheet number: A4.1

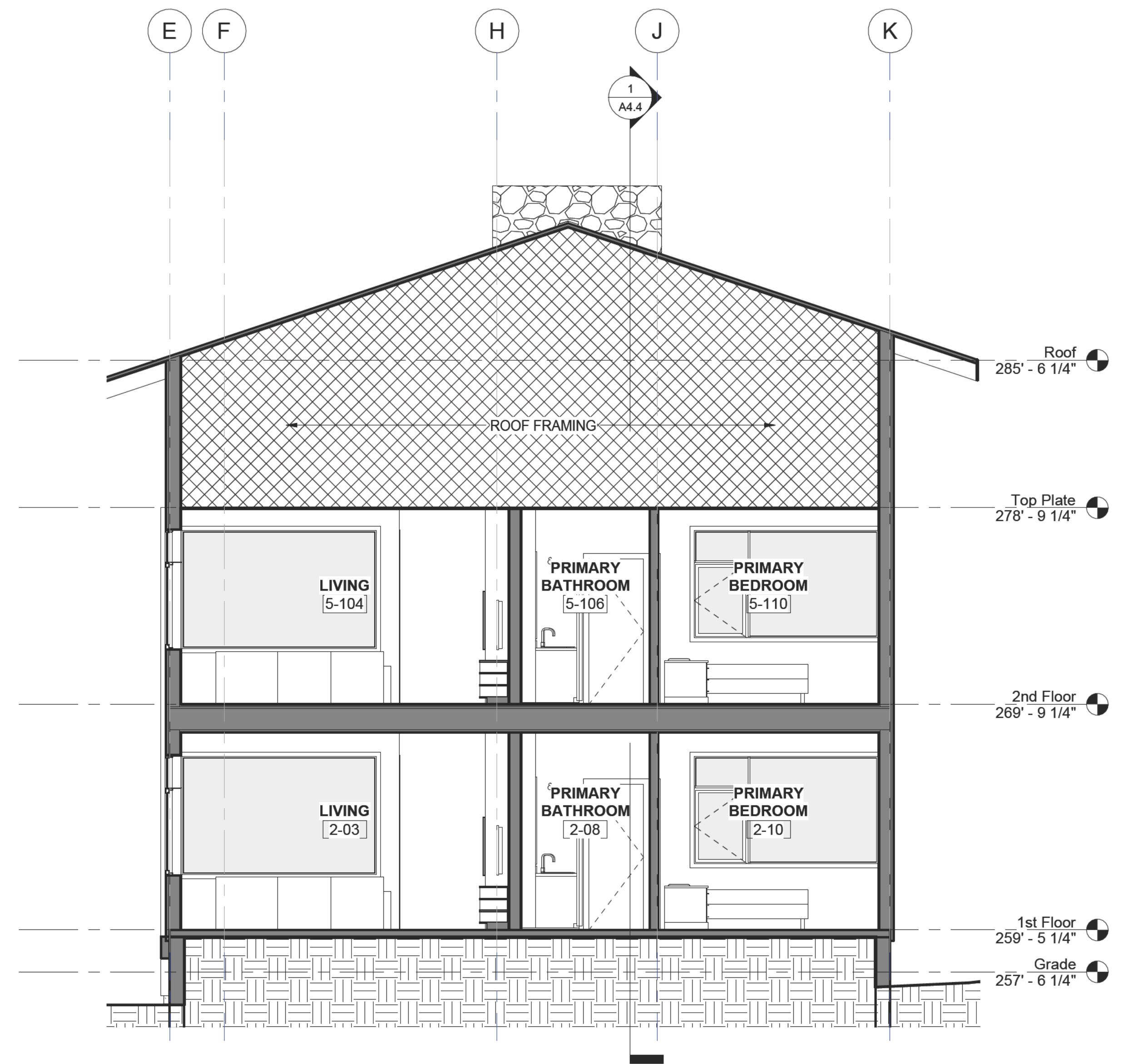
Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Girdwood, AK 99567



1 Longitudinal Section
1/4" = 1'-0"



1 Section at Lower Carport
1/4" = 1'-0"

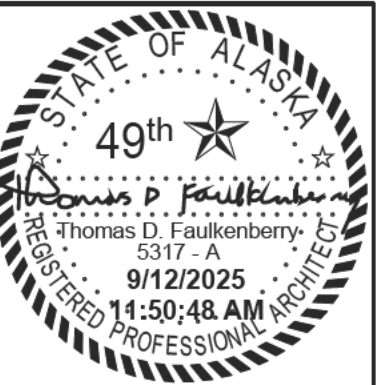


2 Cross Section Looking North
1/4" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2023 01
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01-24-2023

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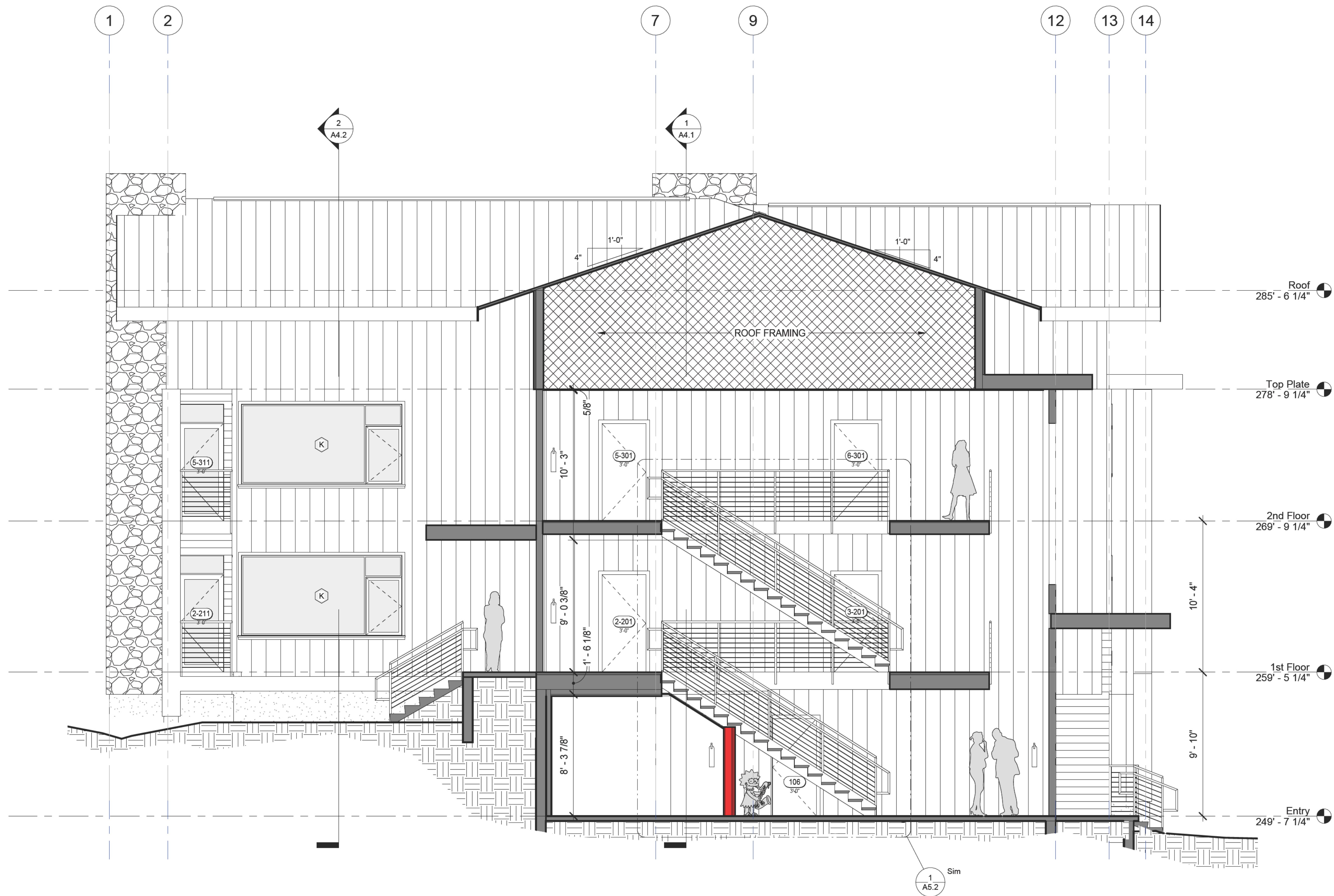
Pad's Pitch 6 Plex
NEW 6 PLEX
Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Girdwood, AK 99587

Building Sections

sheet name
sheet number
A4.2

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Plotted on: 9/12/2025 11:50:48 AM



1 Section at Stairwell
1/4" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

FNA Project #:
2023 01
Project Start Date:
01-24-2023
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STATE OF ALASKA
49th
Thomas D. Faulkenberry
5317 - A
9/12/2025
11:50:49 AM
PROFESSIONAL ARCHITECT

FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #72800D
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907) 522-9193

Permit #:

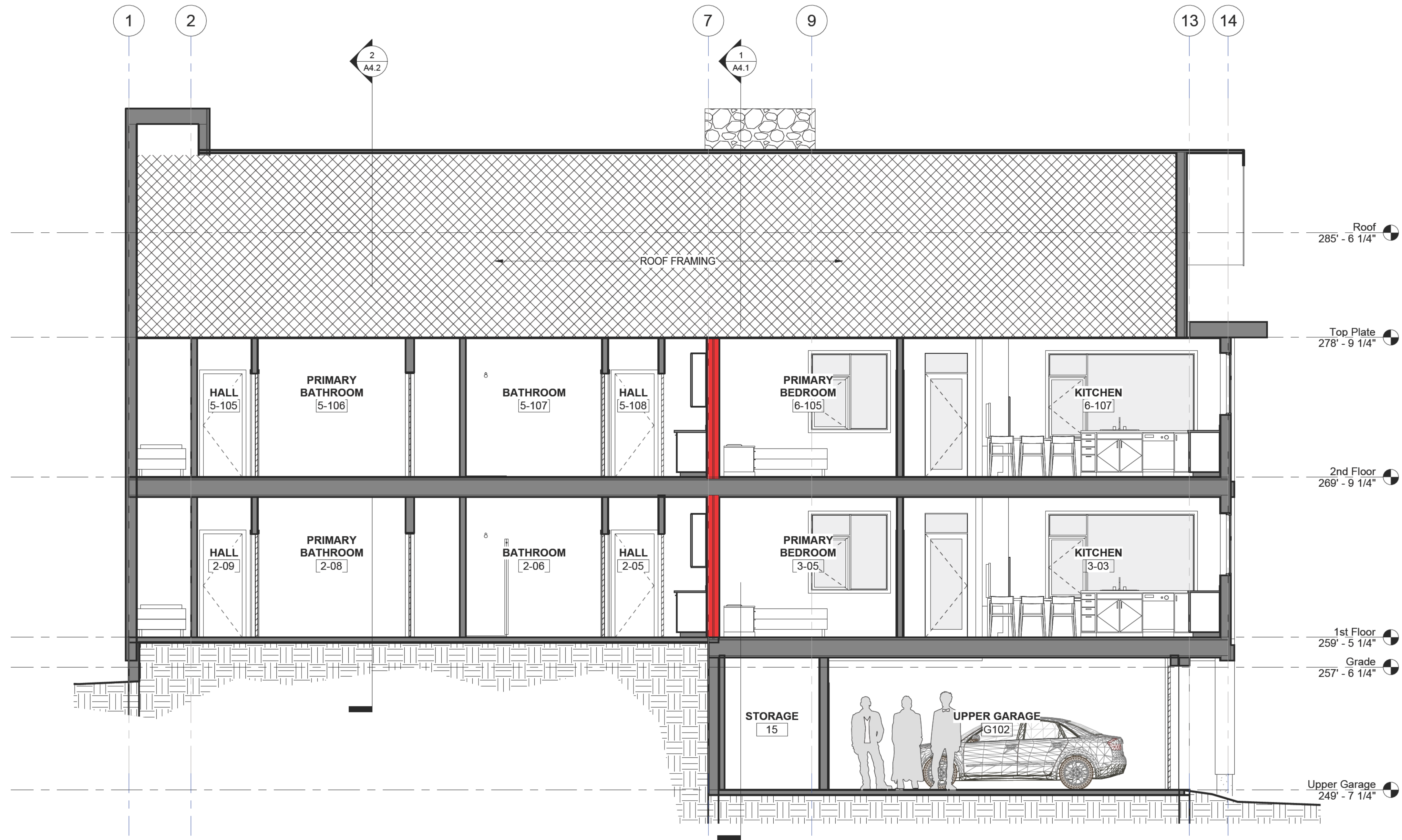
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Pad's Pitch 6 Plex
NEW 6 PLEX

Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Girdwood, AK 99587

sheet name
Building Sections

sheet number
A4.3

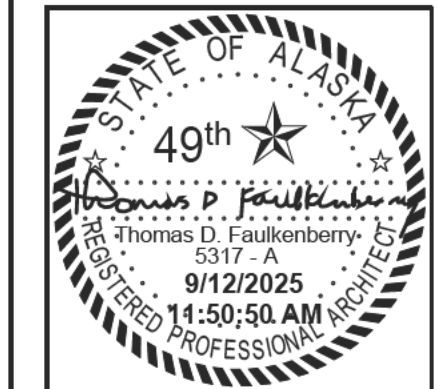


1 Section at Upper Carport
1/4" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

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2023 01
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6-PLEX

Pad's Pitch 6 Plex
NEW 6 PLEX
Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Gridwood, AK 99587

Building Sections

sheet number
A4.4

GENERAL NOTES - GYPSUM ASSOCIATION - WALL CONSTRUCTION

WALL CONSTRUCTION GENERAL NOTES:

1. UNLESS OTHERWISE SPECIFIED, THE FACE LAYERS OF ALL SYSTEMS, EXCEPT THOSE WITH PREDECORATED OR METAL COVERED SURFACES, SHALL HAVE JOINTS TAPED AND FASTENER HEADS TREATED. BASE LAYERS IN MULTI-LAYER SYSTEMS SHALL NOT BE REQUIRED TO HAVE JOINTS OR FASTENERS TAPED OR COVERED WITH JOINT COMPOUND.
2. METALLIC OUTLET BOXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYP BD FACINGS AND CLASSIFIED AS TWO HOURS OR LESS. THE SURFACE AREA OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQ. INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FT. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.
3. WATER-RESISTANT GYP BACKING BD SHALL BE INSTALLED OVER OR AS PART OF THE FIRE-RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYP BD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION IS EQUAL THAT OF THE TESTED SYSTEM.
4. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY.
5. IN EACH SYSTEM CONTAINING BATT OR BLANKET INSULATION THE INSULATION IS SPECIFIED TO BE EITHER MINERAL OR GLASS FIBER AND, FOR FIRE RESISTANCE, THE SYSTEM SHALL BE BUILT USING THE TYPE SPECIFIED.
6. METAL STUDS AND RUNNERS ARE NOMINAL 20 GAGE UNLESS OTHERWISE SPECIFIED.
7. GREATER STUD SIZES THAN THOSE INDICATED SHALL BE PERMITTED TO BE USED IN THE WALL SYSTEMS.
8. METAL STUDS OF HEAVIER GAGE THAN THOSE INDICATED SHALL BE PERMITTED IN THE WALL SYSTEMS.
9. THE ASSIGNED FIRE-RATING OF ANY LOAD-BEARING WALL SYSTEM SHALL ALSO APPLY TO THAT SAME SYSTEM WHEN USED AS A NON-LOAD BEARING SYSTEM.
10. INDICATED JOIST, TRUSS OR STUD SPACINGS ARE MAXIMUMS.
11. SPECIFIED FLOOR-CEILING AND ROOF-CEILING FRAMING SIZES AND TRUSS DIMENSIONS ARE MINIMUMS. GREATER JOIST OR TRUSS SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD-FRAMED SYSTEMS.
12. SYSTEMS TESTED WITH METAL FURRING CHANNELS ATTACHED DIRECTLY TO THE BOTTOM CHORDS OF STEEL BEAMS, BAR JOISTS, OR WOOD TRUSSES OR FRAMING SHALL BE PERMITTED TO BE SUSPENDED. GENERALLY, FURRING CHANNELS ARE ATTACHED TO 1 1/2 INCH COLD ROLLED CARRYING CHANNELS 48 INCHES O.C. SUSPENDED FROM JOISTS BY 8 GA. WIRE HANGERS SPACED NOT GREATER THAN 48 INCHES O.C.
13. WHERE LAMINATING COMPOUND IS SPECIFIED, TAPING, ALL-PURPOSE, AND SETTING TYPE JOINT COMPOUNDS SHALL BE PERMITTED.
14. ADDITIONAL LAYERS OF TYPE 'X' OR REGULAR GYPSUM BOARD SHALL BE PERMITTED TO BE ADDED TO ANY SYSTEM.
15. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE ADDED TO ONE OR BOTH SIDES. SUCH PANELS SHALL BE PERMITTED TO BE APPLIED EITHER AS A BASE LAYER DIRECTLY TO THE FRAMING (UNDER THE GYP BD), AS A FACE LAYER (OVER THE FACE LAYER OF GYP BD) OR BETWEEN LAYERS OF GYP BD IN MULTI-LAYER SYSTEMS. WHEN SUCH PANELS ARE ADDED, THE FASTENERS FOR THE GYP BD SHALL BE ADJUSTED ACCORDINGLY TO ACCOMMODATE, AS A MINIMUM, THE ADDITIONAL DEPTH OF THE STRUCTURAL PANEL. FASTENER SPACING FOR THE GYP BD SHALL BE AS SPECIFIED IN THE SYSTEM DESCRIPTION.

1 Wall Types - General Notes
1 1/2" = 1'-0"

GENERAL NOTES - GYPSUM ASSOCIATION - FIRE RESISTANCE

FIRE-RATED WALL CONSTRUCTION GENERAL NOTES:

1. METALLIC OUTLET BOXES SHALL BE ALLOWED TO BE INSTALLED IN WOOD OR STEEL PARTITION WALLS HAVING GYP BD FACINGS ONLY WHERE CLASSIFIED AS 2-HR FIRE - RATED CONSTRUCTION OR LESS.
2. THE SURFACE AREA OF INDIVIDUAL OUTLET BOXES SHALL NOT EXCEED 16 SQUARE INCHES.
3. AGGREGATE SURFACE AREA OF OUTLET BOXES SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET.
4. OUTLET BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
5. NON-METALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.
6. WATER-RESISTANT GYP BD SHALL BE INSTALLED OVER OR AS PART OF THE FIRE-RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS.
7. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYP BD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION WILL EQUAL THAT OF THE TESTED SYSTEM.
8. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN A STUD CAVITY.
9. SCREWS MEETING ASTM C 1002 SHALL BE PERMITTED TO BE SUBSTITUTED FOR THE PRESCRIBED NAILS, ONE FOR ONE, WHEN THE LENGTH AND HEAD DIAMETER OF THE SCREWS EQUAL OR EXCEEDS THOSE OF THE NAILS SPECIFIED IN THE TESTED SYSTEM AND THE SCREW SPACING DOES NOT EXCEED THE SPACING SPECIFIED FOR THE NAILS IN THE TESTED SYSTEM.
10. VERTICALLY APPLIED GYP BD SHALL HAVE EDGES PARALLEL TO FRAMING MEMBERS.
11. HORIZONTALLY APPLIED GYP BD SHALL HAVE THE EDGES AT RIGHT ANGLES TO THE FRAMING MEMBERS. INTERMEDIATE VERTICAL MEMBERS ARE THOSE BETWEEN THE VERTICAL EDGES OR ENDS OF THE BOARD.
12. UNLESS OTHERWISE SPECIFIED, THE FACE LAYERS OF ALL SYSTEMS, EXCEPT THOSE WITH PRE-DECORATED OR METAL COVERED SURFACES, SHALL HAVE JOINTS TAPED (MIN. LEVEL 1 PER GA-214) AND FASTENER HEADS TREATED.
13. BASE LAYERS IN MULTI-LAYER SYSTEMS SHALL NOT BE REQUIRED TO HAVE JOINTS OR FASTENERS TAPED OR COVERED WITH JOINT COMPOUND.
14. METALLIC OUTLET BOXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYP BD FACINGS AND CLASSIFIED AS TWO HOURS OR LESS.
15. THE SURFACE AREA OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQ. INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FT.
16. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
17. APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.
18. WATER-RESISTANT GYP BACKING BD SHALL BE INSTALLED OVER OR AS PART OF THE FIRE-RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYP BD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION IS EQUAL THAT OF THE TESTED SYSTEM.
19. IN EACH SYSTEM CONTAINING BATT OR BLANKET INSULATION, THE INSULATION IS SPECIFIED TO BE EITHER MINERAL OR GLASS FIBER AND, FOR FIRE RESISTANCE, THE SYSTEM SHALL BE BUILT USING THE TYPE SPECIFIED.

GENERAL NOTES - IBC - FIRE RESISTANCE ASSEMBLIES

IBC - FIRE RESISTANCE ASSEMBLIES

1. PER IBC 711.3.3: IN 1-HOUR FIRE-RESISTANCE-RATED FLOOR CONSTRUCTION, THE CEILING MEMBRANE IS NOT REQUIRED TO BE INSTALLED OVER UNUSABLE CRAWL SPACES.

IN 1-HOUR FIRE-RESISTANCE-RATED ROOF CONSTRUCTION, THE FLOOR MEMBRANE IS NOT REQUIRED TO BE INSTALLED WHERE UNUSABLE ATTIC SPACE OCCURS ABOVE.

2. PER MOA AMMEND. 23.15.717.4.2, EX. 3: THE ATTIC SPACE MAY BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF, OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. WHEN DRAFTSTOPPING IS INSTALLED TO SEPARATE EVERY TWO DWELLING UNITS AND EACH OF THESE UNITS IS SEPARATED BY A CORRIDOR, DRAFTSTOPPING IS NOT REQUIRED AT THE CORRIDOR WALL. WHERE REQUIRED, ALL SUBDIVIDED AREAS SHALL BE VENTILATED IN ACCORDANCE WITH IBC 1203.2;

PER IBC SECTION 717.3.1 "DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 0.5" (1/2") GYPSUM BOARD, 0.375" (3/8") STRUCTURAL PANEL (PLYWOOD OR OSB), 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED." THE DRAFTSTOPPING MATERIAL IS REQUIRED ON ONE SIDE ONLY.

3. SEPARATIONS BETWEEN PARKING GARAGE (S-2) & R-2 APARTMENTS: 2 HOUR (PER IBC TABLE 508.3.3) OR 1 HOUR WITH SPRINKLER SYSTEM PER IBC TABLE 508.3.3, FOOTNOTE 'C' (AREAS USED ONLY FOR PRIVATE OR PLEASURE VEHICLES SHALL BE ALLOWED TO REDUCE SEPARATION BY 1 HOUR)

4. PER IBC 704.5 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN 5 FT ARE REQUIRED TO RATED FOR EXPOSURE TO FIRE FROM THE INSIDE ONLY.

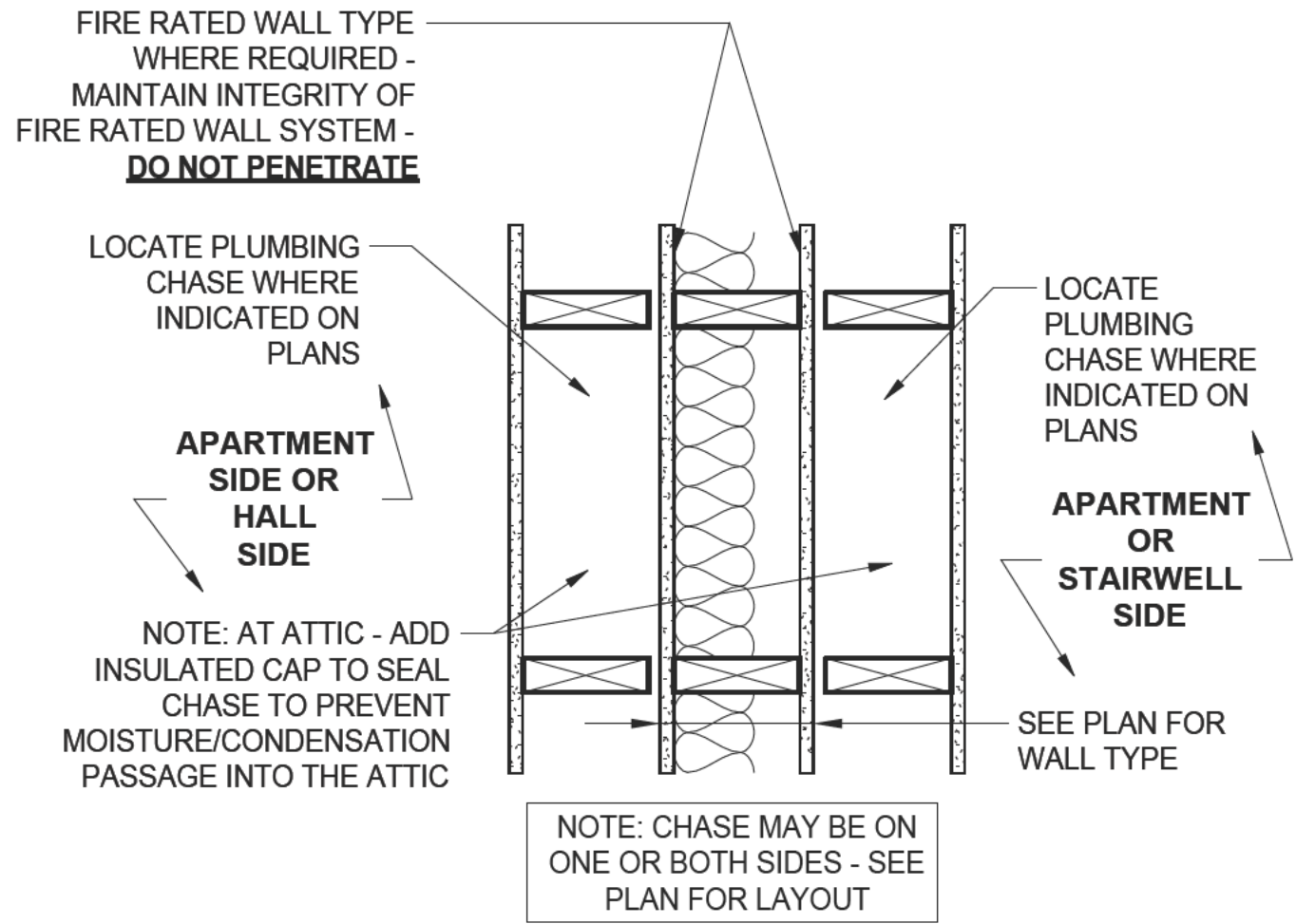
GENERAL NOTES - GYPSUM ASSOCIATION - SOUND CONTROL

SOUND CONTROL GENERAL NOTES:

1. IN STC RATED SYSTEMS, SYSTEMS SHALL BE AIRTIGHT. SEAL OFF AIR LEAKS OR FLANKING PATH. FAILURE TO DO SO CAN REDUCE THE EFFECTIVENESS OF THE SYSTEM.
2. RECESSED WALL FIXTURES, SUCH AS MEDICINE CABINETS OR ELECTRICAL, TELEPHONE, TELEVISION, OR INTERCOM OUTLETS, THAT PENETRATE THE GYP BD SHALL NOT BE LOCATED BACK-TO-BACK OR IN THE SAME STUD CAVITY.
3. ANY OPENING FOR FIXTURES OR PIPES SHALL BE CUT TO THE PROPER SIZE AND SEALED.
4. THE ENTIRE PERIMETER OF A SOUND INSULATING SYSTEM SHALL BE MADE AIRTIGHT TO PREVENT SOUND FLANKING.
5. FLEXIBLE SEALANT OR AN ACOUSTICAL GASKET SHALL BE USED TO SEAL BETWEEN THE STC RATED SYSTEM AND ALL DISSIMILAR SURFACES AND ALSO BETWEEN THE SYSTEM AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. TAPING GYP BD WALL AND WALL-CEILING INTERSECTIONS PROVIDES AN ADEQUATE AIR SEAL AT THESE LOCATIONS.

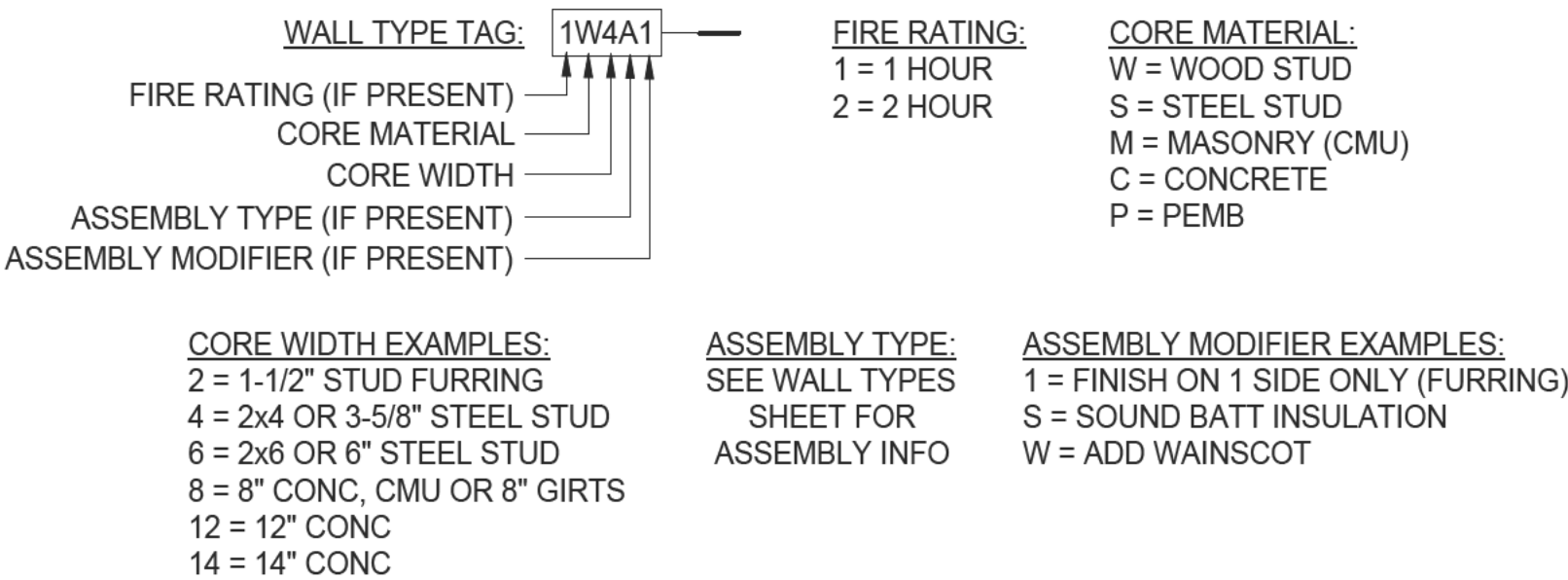
WALL - GENERAL NOTES

1. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
2. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
3. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN WALL / MILLWORK CONDITIONS.
4. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS, AND PLENUM BARRIER LOCATIONS.
5. OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING COLUMN FURRING, RELOCATING PIPES, AND SIMILAR SYSTEMS AND ITEMS, ADJUSTING ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.
6. CEILING-HEIGHT WALLS SHALL BE INSTALLED TIGHT TO FINISHED CEILING; WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16", U.N.O.



PLUMBING CHASE AT RATED WALL DETAIL

TYPICAL WALL TYPE DESIGNATION:



Wall Type Designation
1/4" = 1'-0"

2 Wall Types Details
1 1/2" = 1'-0"

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2023_01
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Release Date: **09-12-2025**
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FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
Alaska Authorization #T23060
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907) 522-9163

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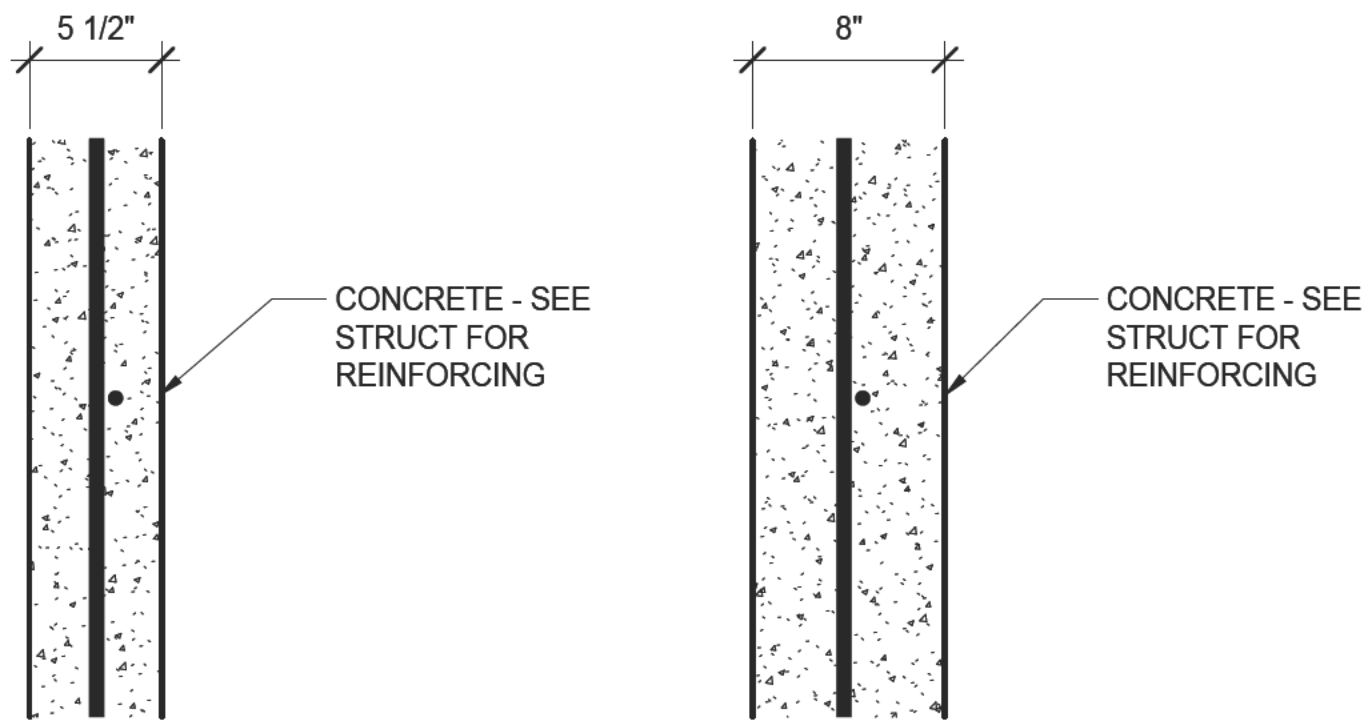
Permit #:
Pad's Pitch 6 Plex
NEW 6 PLEX

Portion of T10NR2E SEC 16 PTN
Alyeska North Addn #1
TBD Alyeska View Avenue
Girdwood, AK 99567

Plotted on: **9/12/2025 11:51:15 AM**

sheet name
Wall Type Notes

sheet number
A6.1A



C6 EXTERIOR WALL
- LOADBEARING NON-FIRE RATED
- STC (N/A)
- SIM. TO GA NO. (N/A)

C8 EXTERIOR WALL
- LOADBEARING NON-FIRE RATED
- STC (N/A)
- SIM. TO GA NO. (N/A)

- GENERAL WALL NOTES:**
- CONTRACTOR HAS THE OPTION TO USE WOOD OR METAL STUDS.
 - ALL WALLS SHALL BE TAPED, SANDED AND READY FOR PAINT UNLESS NOTED OTHERWISE.
 - FASTENING (NON-FIRE-RESISTANCE RATED WALLS)**
 - FASTEN STUDS TOP AND BOTTOM TO RESIST 5 PSF LATERAL LOAD
 - FOR METAL STUDS:
 - FOR 16" O.C. STUD SPACING:
 - SECURE GYP BD WITH 1" (MINIMUM - 1-1/4" PREFERRED) TYPE 'S-12' DRYWALL SCREWS AT 16" O.C.
 - ATTACH STUDS TO TOP/BOTTOM PLATES WITH 1/2" TYPE 'S-12' PAN HEAD SCREWS
 - ATTACH 3/8" MINIMUM FROM ENDS AND EDGES OF PANELS
 - FOR 24" O.C. STUD SPACING:
 - SECURE GYP BD WITH 1" (MINIMUM - 1-1/4" PREFERRED) TYPE 'S-12' DRYWALL SCREWS AT 12" O.C.
 - ATTACH STUDS TO TOP/BOTTOM PLATES WITH 1/2" TYPE 'S-12' PAN HEAD SCREWS
 - ATTACH 3/8" MINIMUM FROM ENDS AND EDGES OF PANELS
 - STAGGER GYP BD JOINTS ON OPPOSITE SIDES
 - FOR WOOD STUDS:
 - FOR 16" O.C. STUD SPACING:
 - SECURE GYP BD WITH 1" (MINIMUM - 1-1/4" PREFERRED) TYPE 'W' DRYWALL SCREWS AT 16" O.C.
 - 12" O.C. AT TOP/BOTTOM PLATES AND INTERMEDIATE STUDS.
 - 3/8" MINIMUM FROM ENDS AND EDGES OF PANELS.
 - STAGGER GYP BD JOINTS 24" ON OPPOSITE SIDES
 - USE MOISTURE-RESISTANT GYP BD AT ALL WET AREAS
 - WHERE OCCURS, CONFIRM PLYWOOD SHEATHING WITH STRUCTURAL DRAWINGS

TYPICAL WALL TYPE DESIGNATION:

WALL TYPE TAG: 1W4A1

FIRE RATING (IF PRESENT): 1 = 1 HOUR
2 = 2 HOUR

CORE MATERIAL: W = WOOD STUD
S = STEEL STUD
M = MASONRY (CMU)
C = CONCRETE
P = PEMB

CORE WIDTH EXAMPLES:
2 = 1-1/2" STUD FURRING
4 = 2x4 OR 3-5/8" STEEL STUD
6 = 2x6 OR 6" STEEL STUD
8 = 8" CONC, CMU OR 8" GIRTS
12 = 12" CONC
14 = 14" CONC

ASSEMBLY TYPE: SEE WALL TYPES SHEET FOR ASSEMBLY INFO

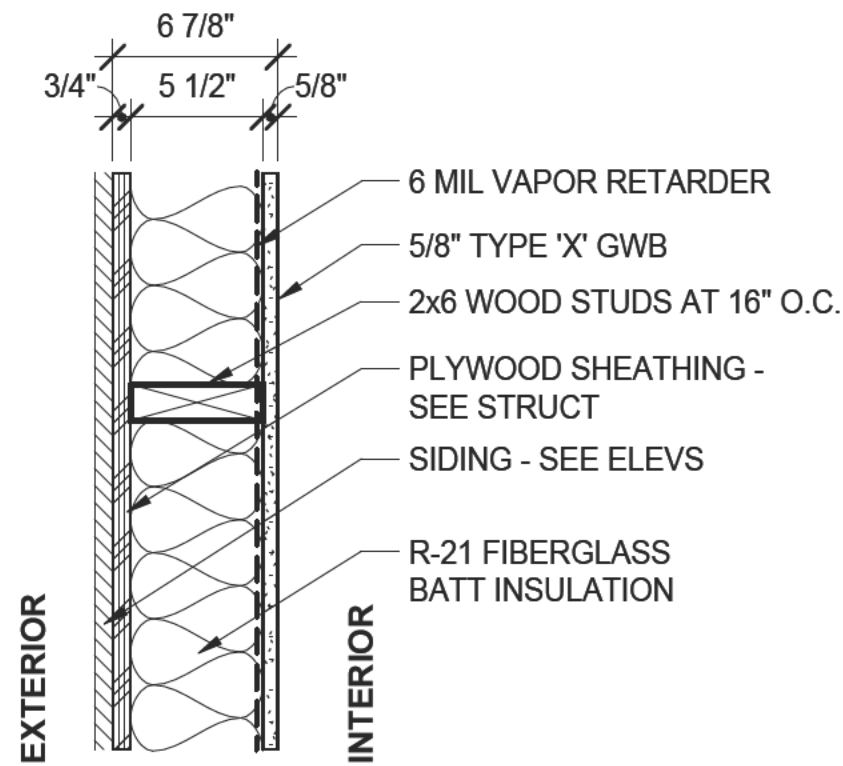
ASSEMBLY MODIFIER EXAMPLES:
1 = FINISH ON 1 SIDE ONLY (FURRING)
S = SOUND BATT INSULATION
W = ADD WAINSCOT

Wall Type Designation

1/4" = 1'-0"

NOTE: WALL SCHEDULE PROVIDED AS A CONVEINIENCE ONLY AND SHALL NOT BE USED FOR MATERIAL TAKEOFFS, ESTIMATING OR ORDERING OF MATERIAL.

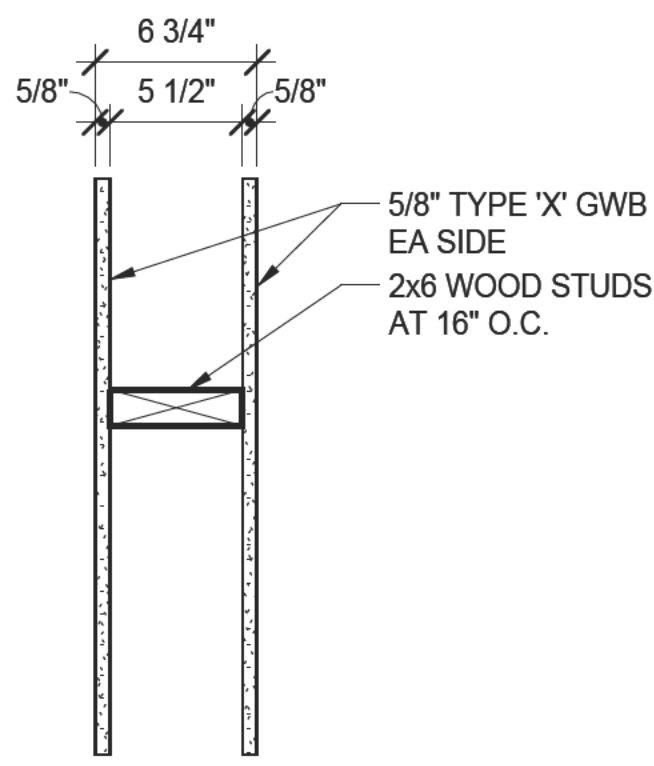
WALL SCHEDULE						
Type Mark	Fire Rating	Core Width	Length	Count	Type Mark	
W4	-	3 1/2"	439 LF	72	W4	
W4S	-	3 1/2"	227 LF	24	W4S	
W41	-	3 1/2"	202 LF	31	W41	
1W6BX	1 Hour	5 1/2"	79 LF	6	1W6BX	
W6	-	5 1/2"	141 LF	13	W6	
W6-A	-	5 1/2"	490 LF	27	W6-A	
W6-B	-	5 1/2"	56 LF	7	W6-B	
W6-C	-	5 1/2"	113 LF	20	W6-C	
W6S	-	5 1/2"	162 LF	26	W6S	
W6X	-	5 1/2"	20 LF	3	W6X	
W61	-	5 1/2"	97 LF	6	W61	
C6	-	6"	73 LF	3	C6	
1W44	1 Hour	8"	30 LF	1	1W44	
C8	-	8"	388 LF	35	C8	
W12	-	11 1/4"	5 LF	2	W12	
			2,523 LF	276		



W6-A EXTERIOR WALL
- LOADBEARING NON-FIRE RATED
- STC (N/A)
- SIM. TO GA NO. (N/A)

W6-B SIMILAR TO TYPE "W6-A"
• SIDING CHANGE - SEE ELEVS

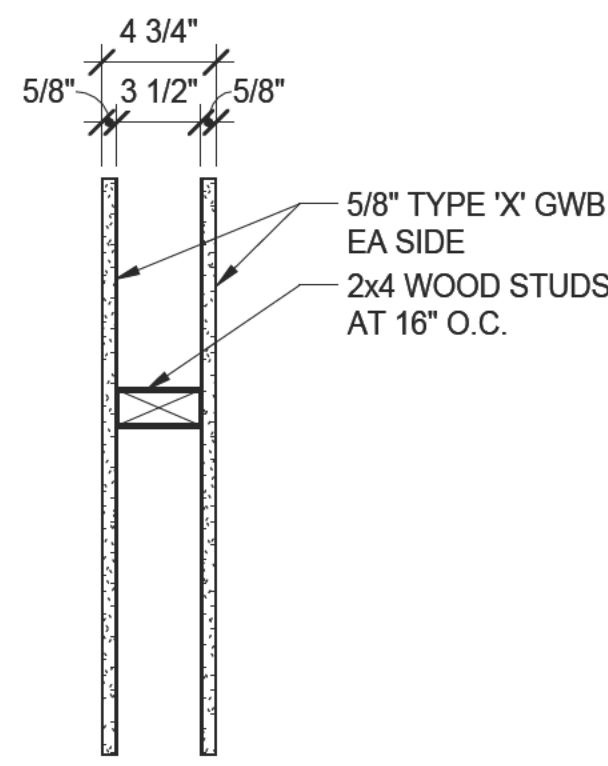
W6-C SIMILAR TO TYPE "W6-A"
• SIDING CHANGE - SEE ELEVS



W6 INTERIOR WALL
- NON-LOADBEARING NON-FIRE RATED
- STC 45-49
- SIM. TO GA NO. WP 1072

W61 SIMILAR TO TYPE "W6"
• GYP BOARD ON ONE SIDE ONLY

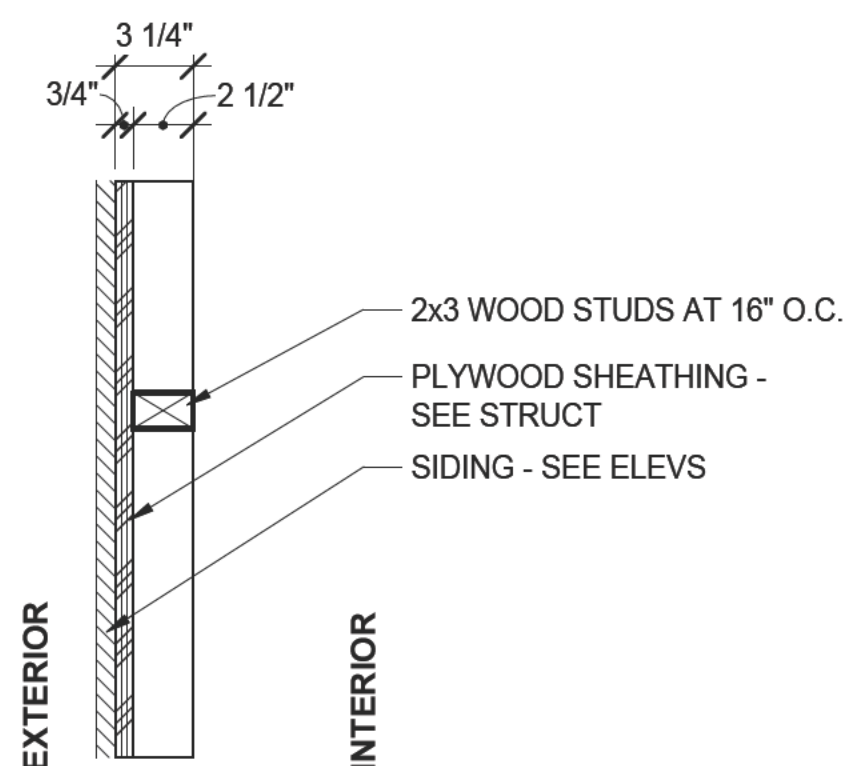
W6S SIMILAR TO TYPE "W6"
• ADD SOUND BATT INSULATION



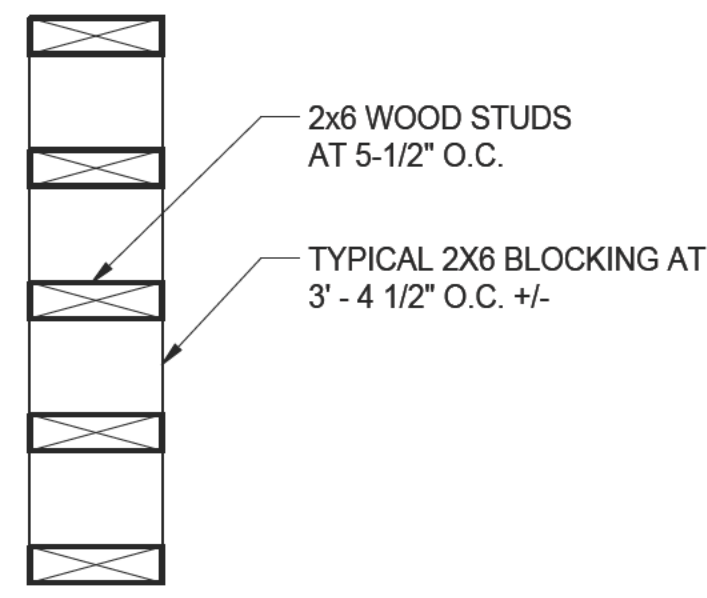
W4 INTERIOR WALL
- NON-LOADBEARING NON-FIRE RATED
- STC 40-44
- SIM. TO GA NO. WP 1206

W41 SIMILAR TO TYPE "W4"
• GYP BOARD ON ONE SIDE ONLY

W4S SIMILAR TO TYPE "W4"
• ADD SOUND BATT INSULATION

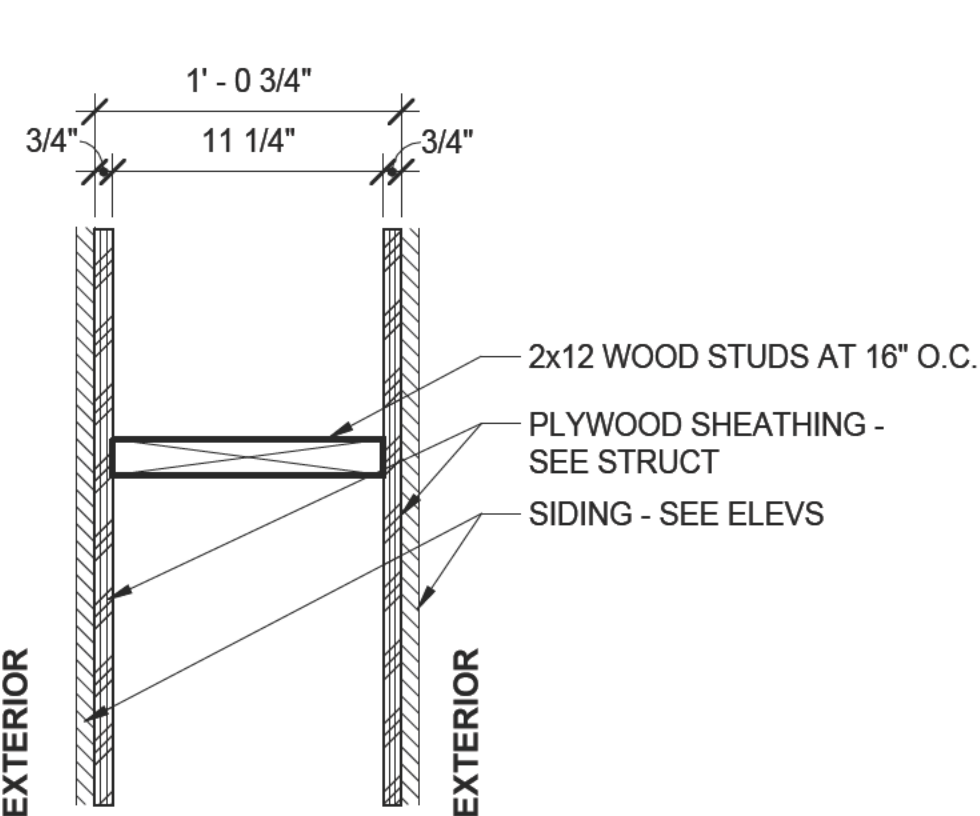


NOTE: FURRING "W2A1" IS USED AT THE EXTERIOR COLUMNS AND DOES NOT SHOW ON THE WALL SCHEDULE - SEE 4/A6.2

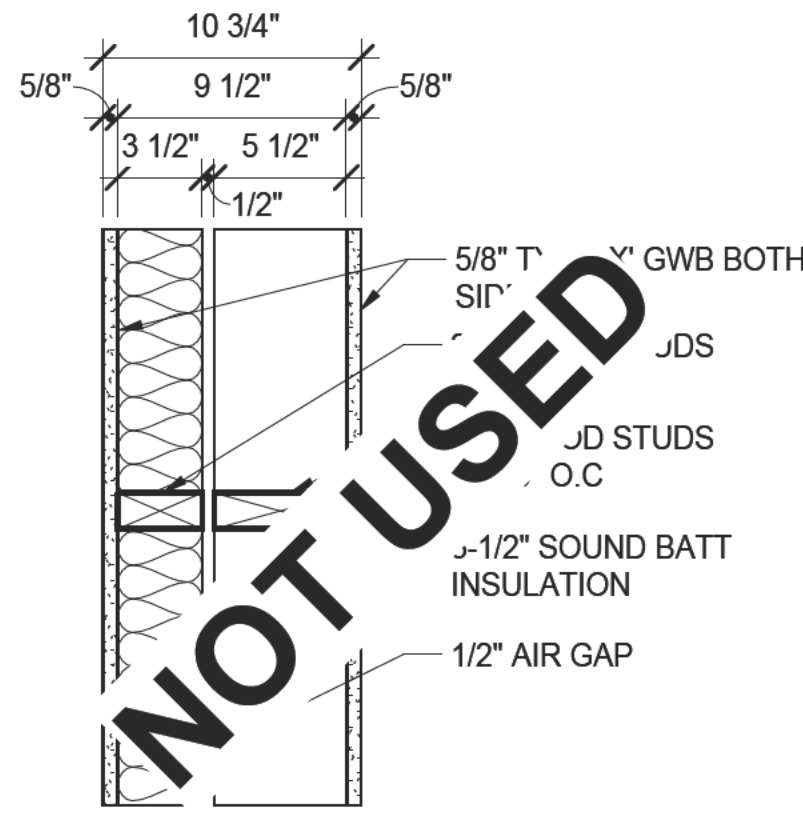


W6X EXTERIOR SCREEN WALL
- NON-LOADBEARING NON-FIRE RATED
- STC (N/A)
- SIM. TO GA NO. (N/A)

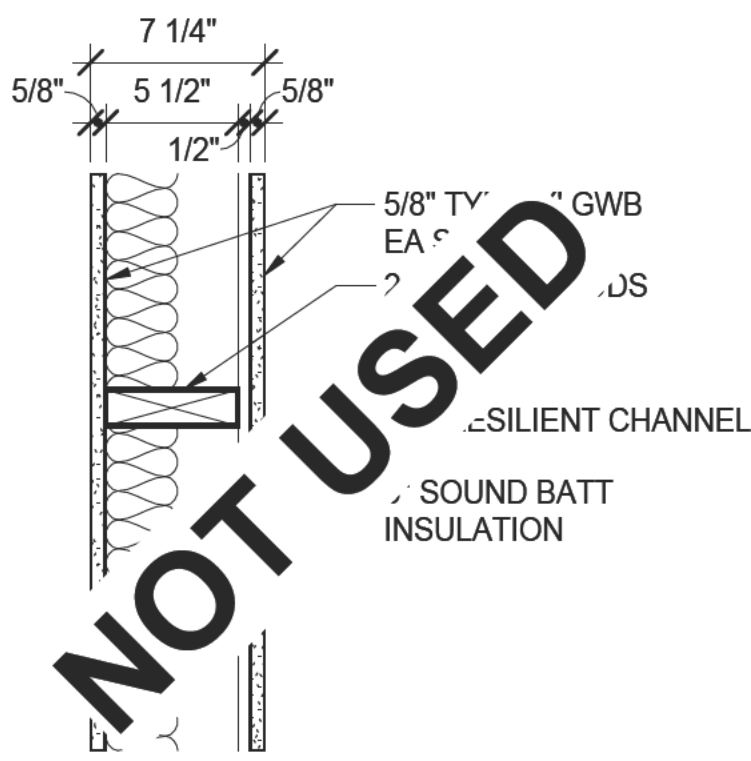
FIRE-RATED WALLS



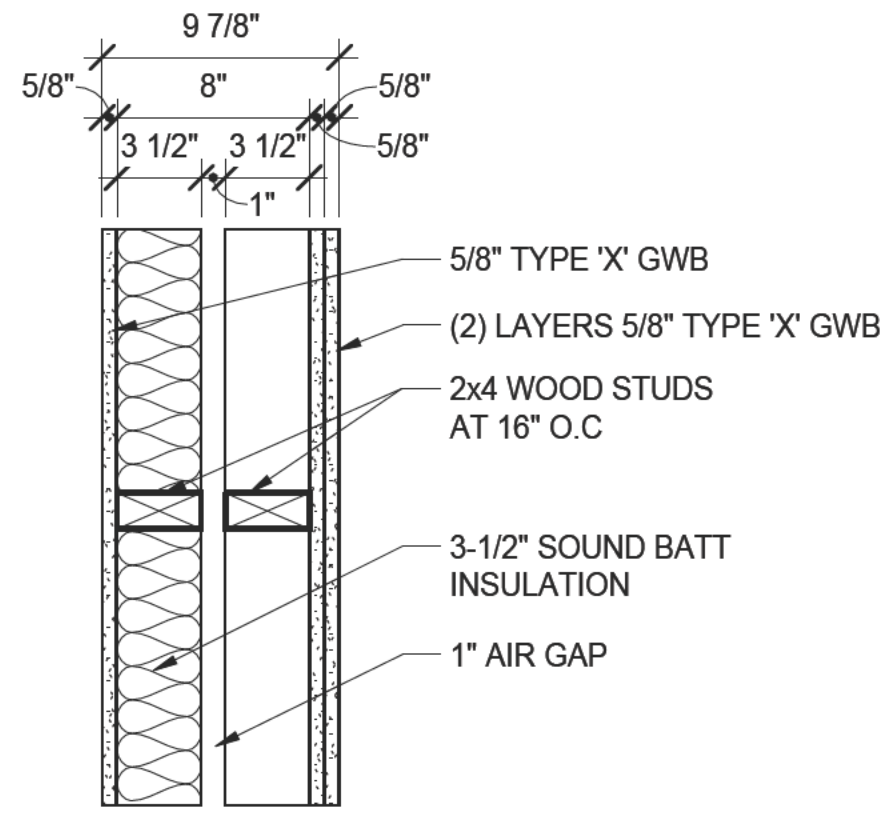
W12 EXTERIOR WALL
- LOADBEARING NON-FIRE RATED
- STC (N/A)
- SIM. TO GA NO. (N/A)



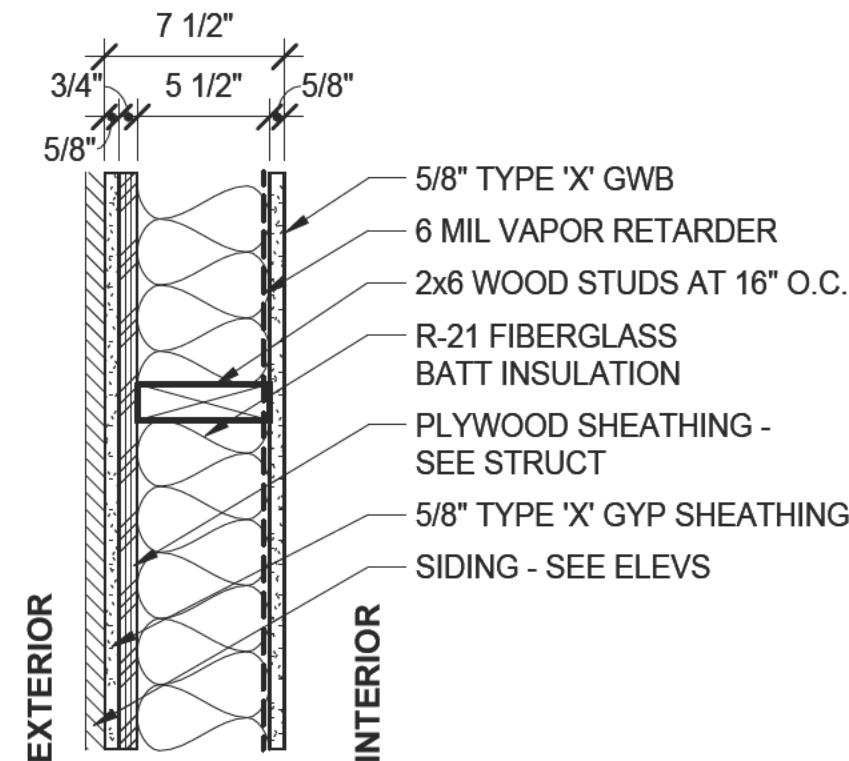
W64S INTERIOR WALL
- LOADBEARING NON-FIRE RATED
- STC 60
- SIM. TO GA NO. WP 3370



1W6 INTERIOR WALL
- LOADBEARING **1-HOUR**
- STC 50-54
- SIM. TO GA NO. WP 3242

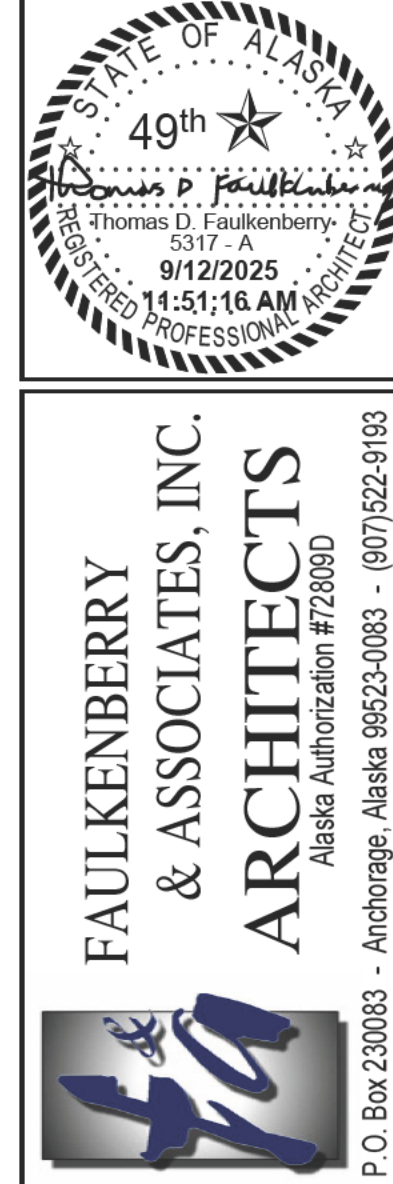


1W44 INTERIOR WALL
- LOADBEARING **1-HOUR**
- STC 60
- SIM. TO GA NO. WP 3370



1W6BX EXTERIOR WALL
- LOADBEARING **1-HOUR**
- STC (N/A)
- SIM. TO GA NO. (N/A)

- RATED WALL NOTES:**
- GYPSUM BOARD:**
 - ONE LAYER 5/8" TYPE 'X' PLAIN OR PRE-DECORATED GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF WOOD STUDS AT 16" O.C.
 - USE 6d COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C.
 - JOINTS:** STAGGERED 16" O.C. ON OPPOSITE SIDES. JOINTS OF SQUARE EDGE, BEVELED EDGE OR PRE-DECORATED WALLBOARD MAY BE LEFT EXPOSED.



6-PLEX



AAUW PLAN SET NO.:

TRADAK
ENGINEERING, LLC

P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.tradak.com
COA# 128635

PADS PITCH HOUSING GRADING, DRAINAGE, WATER & SEWER IMPROVEMENT PLANS

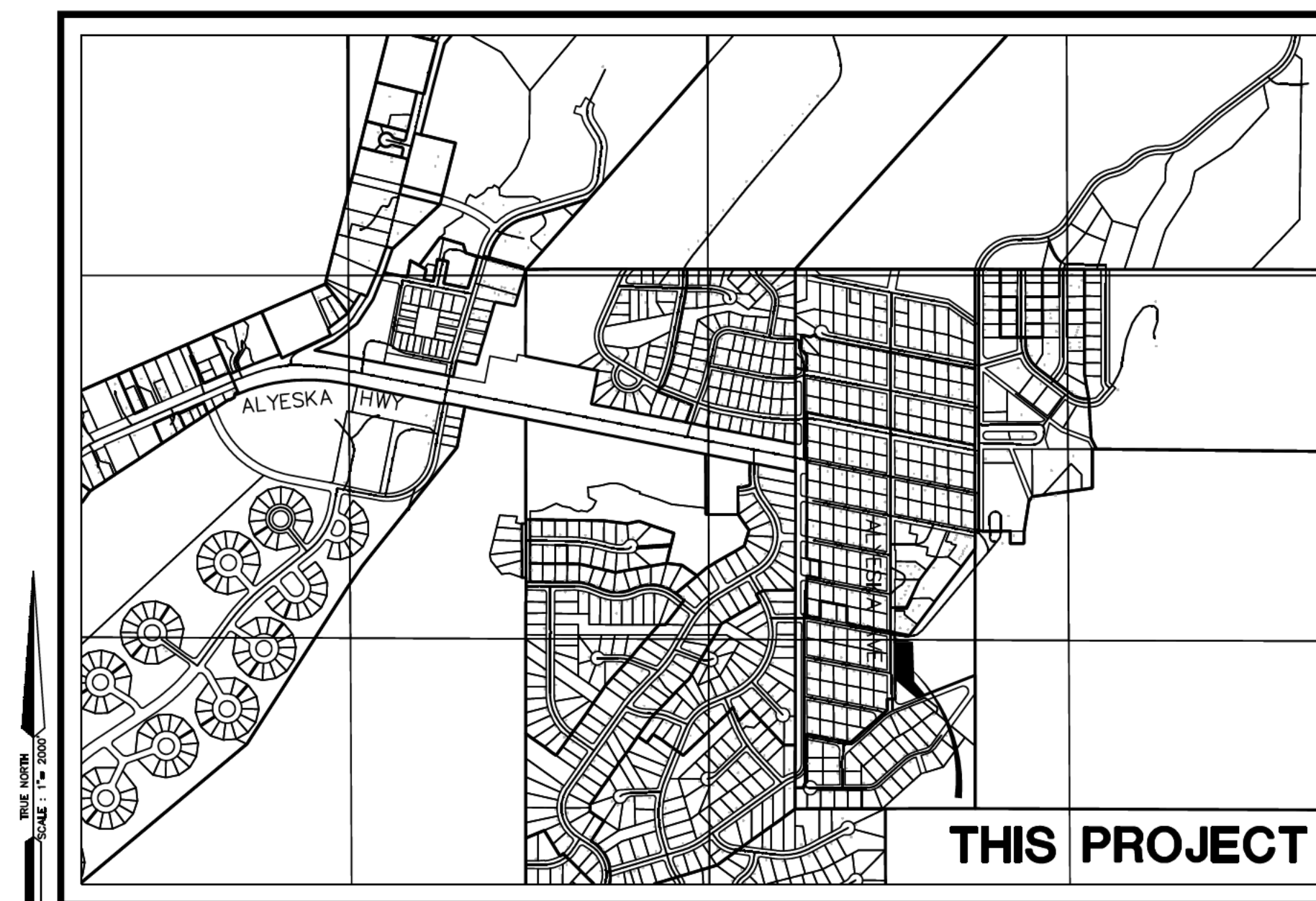
AWWU Private Systems Project Number PS25-____
MOA Land Use Permit No. C25-_____

AUGUST 2025

ENGINEERED BY: TRIAD ENGINEERING, LLC
P.O. BOX 111989
ANCHORAGE, AK 99511
(907) 344-3114

**SURVEYED BY: FARPOINT LAND SERVICES, LLC
1131 E. 76TH AVE., SUITE 101
ANCHORAGE, AK 99518
(907) 522-7770**

OWNER: _____
POMEROY LODGING GP
9820-100TH AVE
GRANDE PRAIRIE, AB T8V0T8
(780) 513-7219
CONTACT PERSON: WILLAM LAURIE



<u>DESCRIPTION</u>	<u>SHEET</u>
TITLE SHEET	C1 of 6
KEY MAPS & TYPICAL SECTIONS	C2 of 6
NOTES & LEGENDS	C3 of 6
SITE PLAN	C4 of 6
GRADING & DRAINAGE PLAN	C5 of 6
WATER & SEWER IMPROVEMENTS	C6 of 6

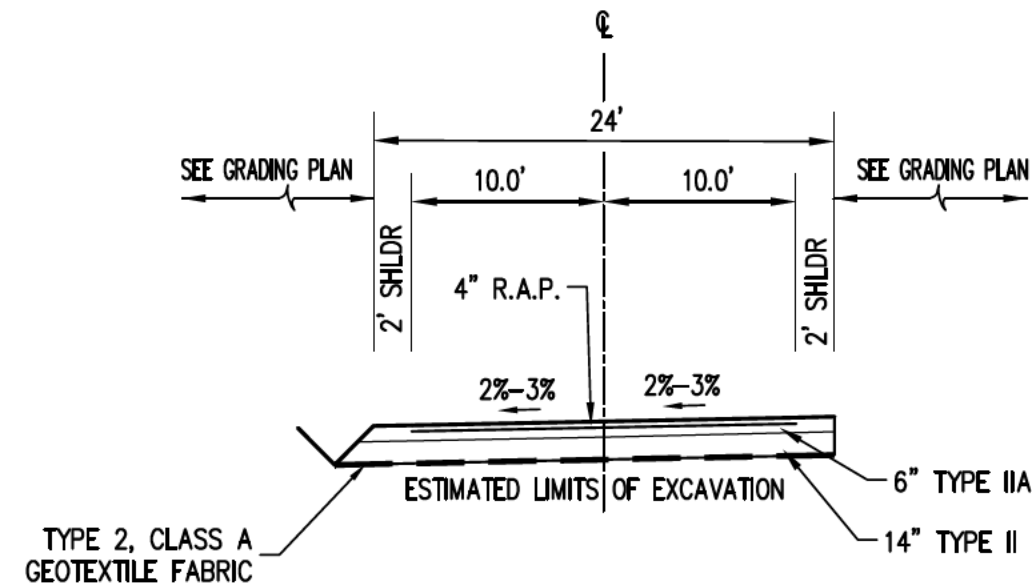
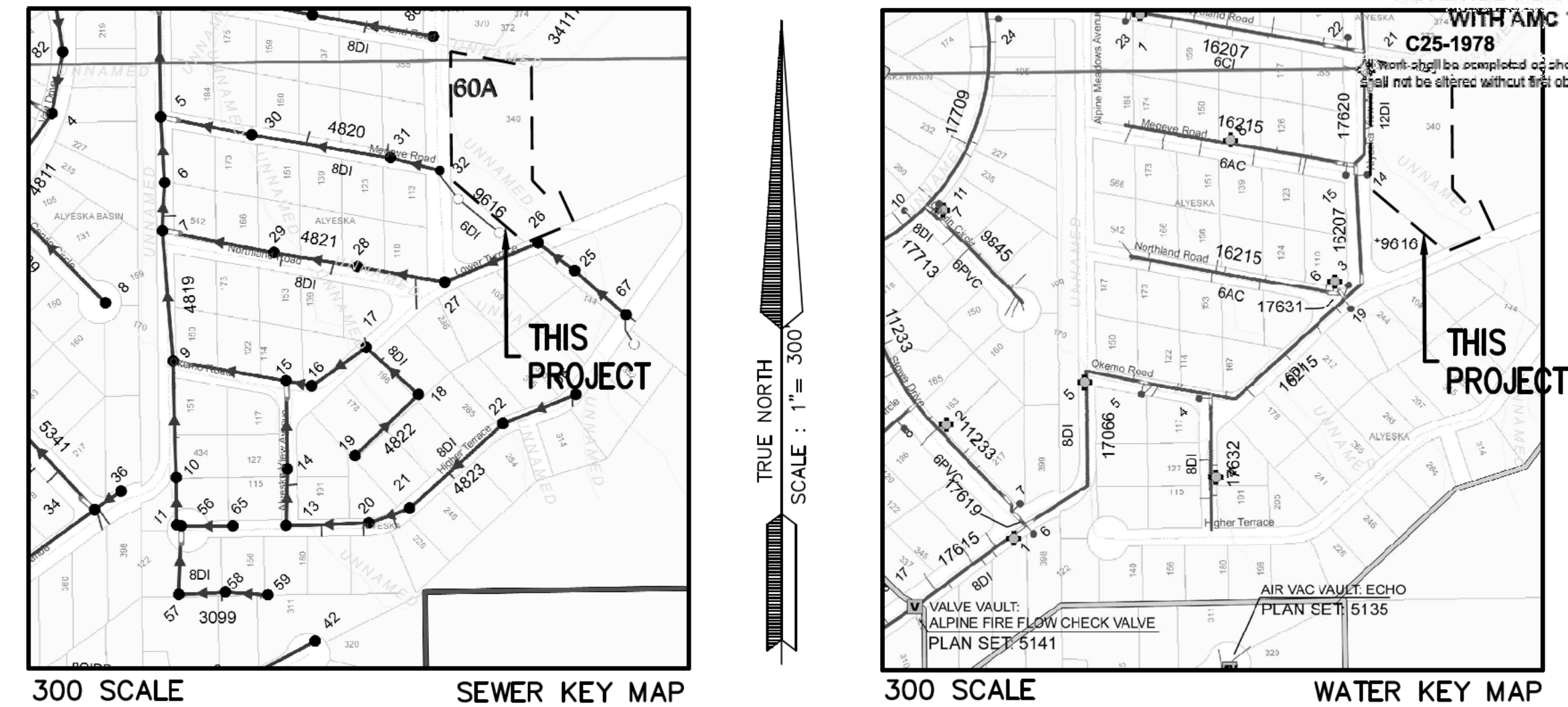
INDEX

PADS PITCH HOUSING

FILE: PADS PITCH HOUSING	CWM	DRAWN P.B.	CHECKED CWM	DATE	REVISIONS	BY CKD
DOB NO. CASE: DATE:						
23-1071 N/A						
SCALE: HORIZ: N/A						
SCALE: VERT. N/A						
GRID: SE4717						

LAND USE PERMIT NO. C25-_____
AWWU PRIVATE SYSTEM NO. PS25-_____

SHEET
C1 OF C6



LOCATE, CALL, CENTER		
ANCHORAGE AREA		811 OR 278-3121
STATEWIDE		800-478-3121
ANCHORAGE LOCATIONS		
ANCHORAGE TELEPHONE UTILITY -- ANCHORAGE WATER & WASTEWATER UTILITY		
BUTLER AVIATION INC. -- CHUGACH ELECTRIC ASSOCIATION		
ENSTAR NATURAL GAS COMPANY -- MUNICIPAL LIGHT & POWER DEPARTMENT		
MUNICIPAL PUBLIC WORKS DEPT. STREET LIGHTS, STORM DRAINS & TRAFFIC SIGNALS		
PRIME CABLE TELEVISION -- TESORO PETROLEUM CORP. -- UNICAL OIL COMPANY		
ALASKA RAILROAD CORPORATION -- ALYESKA CABLE (ORWOOD)		
STATE OF ALASKA (DOT & PP) STREET LIGHTS & STORM DRAINS		
MATANUSKA ELECTRIC ASSOCIATION -- MATANUSKA TELEPHONE ASSOCIATION		
U.S. ARMY (POL) MILITARY PETROLEUM FUEL LINES		552-4650
ANCHORAGE AREA UTILITY COMPANY		

LAND USE PERMIT NO. C25-_____
AWWU PRIVATE SYSTEM NO. PS25-_____

TRAD
ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.traddk.com
COA# 128635

**PADS PITCH
HOUSING
KEY MAPS &
TYPICAL SECTION**

[illegible]

LEGEND

- DRAINAGE FLOW ARROW
- PROPOSED SEWER, STORM DRAIN OR WATER MAIN (PROFILE)
- EXISTING SEWER, STORM DRAIN OR WATER MAIN (PROFILE)
- EX WL- -WL- EXISTING & PROPOSED WATER MAIN (PLAN)
- EX SS- -SS- EXISTING & PROPOSED SEWER MAIN (PLAN)
- EX SD- -SD- EXISTING & PROPOSED STORM MAIN (PLAN)
- ===== PROPOSED TYPE 2 CURB & GUTTER
- OHU — EXISTING OVERHEAD ELECTRIC & TELEPHONE
- UGU — EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- △ ▲ □ ▣ EXISTING & PROPOSED ELECTRICAL PEDESTAL & TRANSFORMER
- 8" G — EXISTING GAS MAIN
- TV — EXISTING UNDERGROUND TV CABLE
- FO — EXISTING FIBER OPTIC CABLE
- o — o — EXISTING FENCE
- LOT LINES/EDGE OF ROW
- EASEMENT
- PROPERTY LINE
- DITCH LINE
- 21' — STREET CENTERLINE STATION
- 21' 36"
- ⌂ ⌂ EXISTING & PROPOSED GATE VALVE & VALVE BOX
- ▷ ▷ EXISTING & PROPOSED REDUCER
- ⦿ EXISTING & PROPOSED FIRE HYDRANT
- ⊗ ⊗ EXISTING & PROPOSED WATER CONNECT
- ○ EXISTING & PROPOSED SANITARY SEWER MANHOLE
- ⊞ ⊞ EXISTING & PROPOSED SEWER CLEANOUT
- ▽ ▽ EXISTING & PROPOSED SEWER CONNECT
- ⊙ ⊙ EXISTING & PROPOSED STORM DRAIN MANHOLE
- ■ EXISTING & PROPOSED STORM DRAIN CATCH BASIN
- ⊕ ⊕ EXISTING & PROPOSED CATCH BASIN MANHOLE
- ⊗ EXISTING & PROPOSED STORM DRAIN FOOTING CONNECT
- ▼ PROPOSED ROOF DRAIN CLEANOUT
- ☆ ▣ ● ✱ EXISTING & PROPOSED STREET LIGHT & J-BOX (C SHEETS)
- EXISTING CURB & GUTTER
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING MAJOR & MINOR CONTOURS
- PROPOSED MAJOR & MINOR CONTOURS

EXISTING UTILITIES

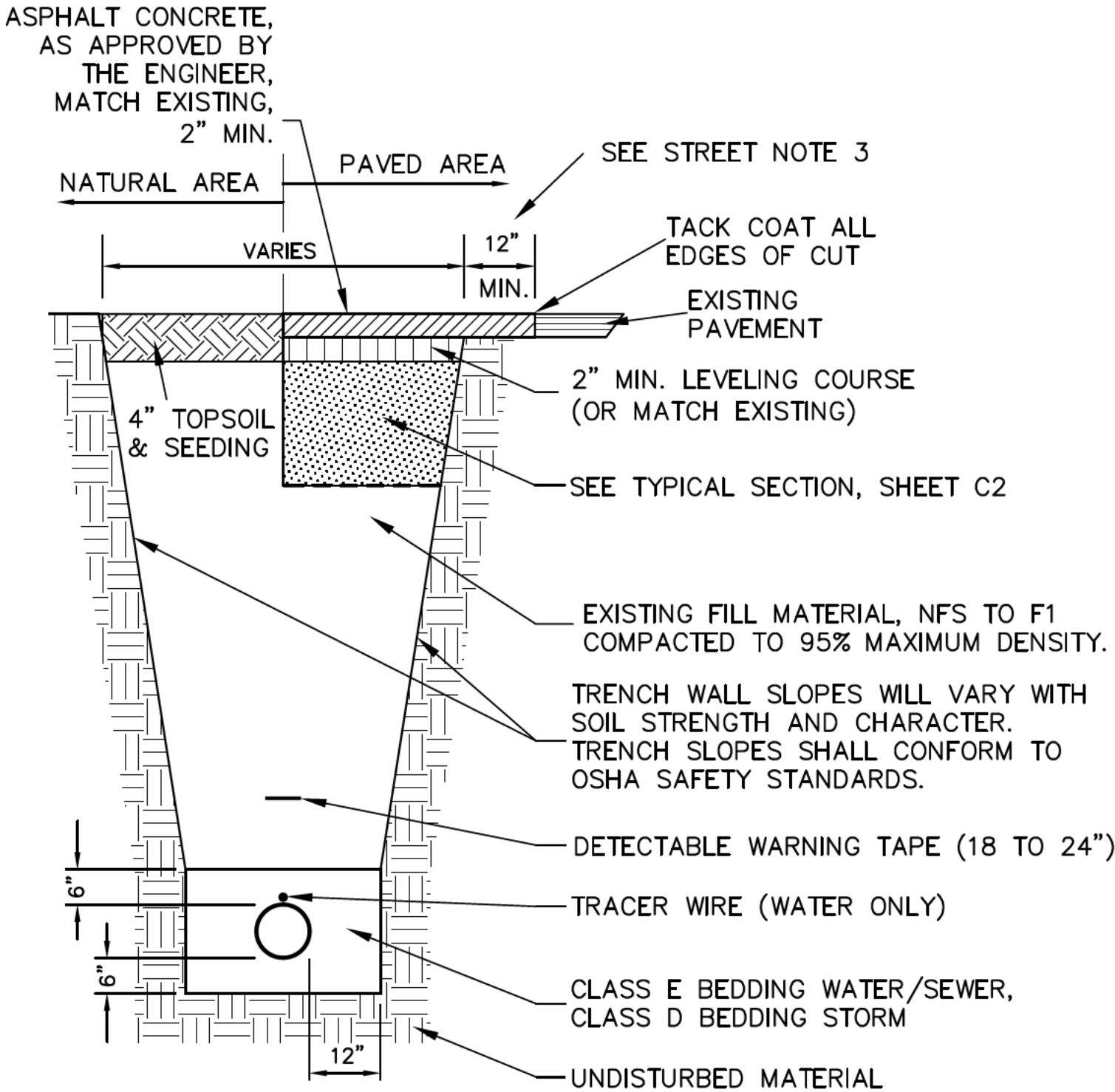
1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) PRIOR TO GRADING AND/OR CONSTRUCTION AND SHOW THEIR LOCATION IN THE RECORD DRAWINGS.
2. THE CONTRACTOR SHALL SCHEDULE ALL NECESSARY UTILITY RELOCATIONS (GAS, ELECTRIC, TELEPHONE, CABLE) PRIOR TO GRADING AND/OR CONSTRUCTION.

SURVEY NOTES

1. VERTICAL DATUM IS N.G.S., MEAN SEA LEVEL, 1972.
2. BASIS OF VERTICAL DATUM:
3. SURVEY DATA WAS PROVIDED BY FARPOINT LAND SERVICES.

ABBREVIATIONS

- | | | | |
|------|---------------------------------|-------|--|
| AC | ASPHALTIC CONCRETE | PL | PROPERTY LINE |
| BOP | BEGINNING OF PROJECT | POC | POINT ON CURVE |
| BP | BOTTOM OF PIPE | POL | PETROLEUM OIL LINE |
| BSB | BUILDING SETBACK | PP | HIGH DENSITY POLYPROPYLENE PIPE |
| BSW | BACK OF SIDEWALK | PRC | POINT OF REVERSE CURVE |
| BV | BUTTERFLY VALVE | PT | POINT OF TANGENCY |
| CB | CATCH BASIN | PVC | POLYVINYL CHLORIDE |
| CL | CLASS OR CENTERLINE | PVC | POINT OF VERTICAL CURVATURE |
| CO | CLEANOUT | PVI | POINT OF VERTICAL INTERSECTION |
| CPEP | CORRUGATED POLYETHYLENE PIPE | PVT | POINT OF VERTICAL TANGENCY |
| CR | CURVE RETURN | RAP | RECYCLED ASPHALT PAVEMENT |
| DIP | DUCTILE IRON PIPE | REC | AWMU RECORD DRAWING INFORMATION |
| E | ELECTRIC | RJIB | RESTRAINED JOINT INTEGRAL BELL |
| EOP | END OF PROJECT | RP | RADIUS POINT |
| EP | EDGE OF PAVEMENT | SC | SERVICE CONNECT |
| ESMT | EASEMENT | SD | STORM DRAIN |
| FC | FACE OF CURB | SI | STREET INTERSECTION |
| FD | FOOTING DRAIN | ST LT | STREET LIGHT |
| FLD | FIELD SURVEYED INFORMATION | SS | SANITARY SEWER |
| FF | FINISH FLOOR ELEVATION | ST | STREET |
| FH | FIRE HYDRANT | SW | SIDEWALK |
| FG | FINISH GRADE | T | TELEPHONE |
| FL | FLOW LINE | T&E | TELECOMMUNICATIONS & ELECTRICAL EASEMENT |
| G | ENSTAR GAS | T,E&G | TELECOMMUNICATIONS, ELECTRICAL, & GAS |
| GB | GRADEBREAK | TBC | TOP BACK OF CURB |
| GBT | GREENBELT TRACT | TH | TEST HOLE |
| GV | GATE VALVE | TP | TEST PIT |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | TP | TOP OF PIPE |
| LF | LINEAL FOOT | TR | TRAFFIC |
| MH | MANHOLE | TRN | ELECTRICAL PAD MOUNT TRANSFORMER |
| MPOC | MID POINT ON CURVE | TTA | TEMPORARY TURNAROUND |
| NGWE | NO GROUND WATER ENCOUNTERED | TV | CABLE TELEVISION |
| OD | OUTSIDE DIAMETER | UGU | UNDERGROUND ELECTRIC, TELEPHONE & CABLE TV |
| OHU | OVERHEAD UTILITY | WL | WATER LINE |
| PC | POINT OF CURVATURE | W&PL | WALKWAY & PRIVATE LANDSCAPE EASEMENT |
| PC | PROPERTY CORNER | UB | UNDISTURBED BUFFER EASEMENT |
| PCC | PORTLAND CEMENT CONCRETE | VB | VALVE BOX |
| PCC | POINT OF COMPOUND CURVATURE | | |
| PCMP | PRECOATED CORRUGATED METAL PIPE | | |
| PED | ELECTRIC PEDESTAL | | |



TYPICAL TRENCH DETAIL

SCALE: NTS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE MOST CURRENT EDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS FOR STREETS, DRAINAGE, UTILITIES, PARKS (MASS), THE MOST RECENT EDITION OF THE AWMU DESIGN AND CONSTRUCTION PRACTICES MANUAL, THE SPECIAL PROVISIONS, AND THE DEPT. OF PUBLIC WORKS "DESIGN CRITERIA MANUAL" FOR STREETS AND STORM DRAINAGE.
2. MAINTAIN MINIMUM OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN ANY WATERLINE (MAINS OR SERVICES) AND SANITARY SEWER (MAINS AND SERVICES) OR STORM SEWER (STORM DRAIN, SUBDRAIN, OR FOOTING DRAIN). SANITARY AND STORM SEWER PIPE JOINTS SHALL BE PLACED AT LEAST NINE (9) FEET FROM ANY WATERLINE CROSSING. SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE OF PIPES.
3. MAINTAIN A MINIMUM THIRTY-SIX (36) INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (MAINS OR SERVICES) OR SANITARY SEWER (MAINS OR SERVICES). IF THIRTY-SIX (36) INCHES CAN NOT BE MAINTAINED, PROVIDE A MINIMUM OF 4-INCH THICK INSULATION.
4. ALL WATER/SEWER/STORM PIPE AND ROAD INSULATION SHALL BE RIGID BOARD, HIGH DENSITY EXPANDED POLYSTYRENE, MIN. 60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER FOUR (4) INCH THICK INSULATION MEETING ASTM C578 TYPE VII.
5. CONTRACTOR SHALL VERIFY AND RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD AND RECORD ANY CHANGES ON THE CONTRACTOR RECORD DRAWINGS.
6. CONTRACTOR SHALL RESTORE ALL PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRECONSTRUCTION CONDITION.
7. IN CASE OF CONFLICT BETWEEN STATIONING LOCATION OF PIPE OR FITTINGS, AND DIMENSIONED LOCATIONS RELATIVE TO CENTERLINE AND PROPERTY LINE, THE DIMENSIONED LOCATIONS SHALL GOVERN.
8. THE CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH RECORD DRAWING PLANS PRIOR TO CONTRACT FINAL PAYMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND MUNICIPAL LAWS THAT PROHIBIT UNPERMITTED DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS, THAT ARE A RESULT OF EROSION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO THE ROADWAY OR ADJACENT PROPERTY. AT A MINIMUM, THE CONTRACTOR SHALL SWEEP UP ANY SEDIMENT TRACKED ONTO PAVED SURFACES IN PUBLIC RIGHT-OF-WAY WAY WITHIN 24 HOURS OF TRACKING TO MINIMIZE THE WASH-OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.
10. THE CONTRACTOR SHALL RELOCATE ANY WATER OR SANITARY SEWER SERVICE CONNECTIONS INSTALLED WITH LESS THAN MINIMUM STANDARD MEASURED DISTANCES PER MASS PRIOR TO FINAL ACCEPTANCE BY AWMU. SEE WATER NOTE 5 AND SEWER NOTE 4 FOR MINIMUM DISTANCES.
11. SERVICE CONNECTIONS TO EXISTING MAINS ARE TO BE INSPECTED BY AWMU FIELD SERVICES. PROVIDE A MINIMUM OF 48 HOURS ADVANCE NOTICE TO SCHEDULING THE CONNECTIONS AND INSPECTIONS.
12. SOILS DATA WAS PROVIDED BY R&M ENGINEERING.
13. THE CONTRACTOR SHALL CONSPICUOUSLY POST ALL REQUIRED MUNICIPALITY OF ANCHORAGE, STATE AND FEDERAL PERMITS NEAR THE JOB ENTRANCE (S). THE CONTRACTOR/ENGINEER SHALL MAINTAIN ON THE JOBSITE AT ALL TIMES A CURRENT COPY OF THE APPROVED PLAN SET, THE APPROVED SWPPP/ESCP, AND A CURRENT MATERIALS TESTING LOG.
14. NO OTHER UTILITY SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY AWMU WATER MAIN, SEWER MAIN, SERVICE CONNECTION, FIRE HYDRANT, VALVE, OR KEY BOX, EXCEPT WHERE SUCH UTILITY CROSSES WATER OR SEWER PIPES AT A 90° ANGLE.
15. THE CONTRACTOR SHALL RESTORE EXISTING INFRASTRUCTURE TO ORIGINAL CONDITION INCLUDING THE REPLACEMENT OF PAVEMENT, CURBS, SIDEWALKS, LAWNS, UTILITIES AND ALL OTHER ITEMS DISTURBED BY CONSTRUCTION.

SEWER NOTES

1. EXISTING CUSTOMERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF SANITARY SEWER SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY SANITARY SEWER SERVICE TO THE EXISTING CUSTOMERS IF DEEMED NECESSARY BY THE ENGINEER.
2. ALL MANHOLES SHALL HAVE A MINIMUM OF ONE SIX (6) INCH GRADE RING. MAXIMUM GRADE RING ADJUSTMENT SHALL NOT EXCEED TWO (2) SIX (6) INCH GRADE RINGS.
3. SANITARY SEWER SERVICES SHALL BE 4 AND 6-INCH C900 DR18 PVC PIPE OR EQUAL. THE MINIMUM SLOPE FOR 4 AND 6-INCH SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 2% AND 1% RESPECTIVELY.
4. SANITARY SEWER SERVICE LINES SHALL BE PLACED NO CLOSER THAN: 15 FEET HORIZONTALLY MEASURED TO ANY FIRE HYDRANT OR FIRE HYDRANT LEG; 10 FEET HORIZONTALLY MEASURED TO ANY WATER MAIN, WATER SERVICE, STREET LIGHT, TRANSFORMER PAD, ELECTRICAL/TELEPHONE/CABLE BOX, STORM SEWER, FOOTING DRAIN; AND 5 FEET HORIZONTALLY MEASURED TO ANY SIDE LOT LINE.
5. ALL SEWER MAIN, SERVICE TRENCHES AND PIPE BEDDING SHALL BE CLASS E, COMPACTED TO 95% OF MAXIMUM DENSITY.
6. STATIONING IS ALONG CENTERLINE OF SEWER PIPE.
7. ALL SEWER LINE ELEVATIONS SHOWN ARE TO INVERT OF PIPE.
8. MANHOLE LID ELEVATIONS SHOWN ON THE PLANS ARE 1/2" BELOW FINISH ASPHALT GRADE, 0" BELOW BACKYARDS AND GRAVEL TRAVELED WAYS, AND 24" ABOVE UNDEVELOPED AREAS.
9. ALL SANITARY SEWER MANHOLES SHALL BE WATERPROOFED AND INSTALLED WITH WRAPID SEAL PER MASS DETAIL 50-01, UNLESS NOTED OTHERWISE.
10. THERE ARE NO MULTI-FAMILY OR COMMERCIAL WELLS WITHIN 200 FEET OR DOMESTIC WELLS WITHIN 100 FEET OF THE PROPOSED SANITARY SEWER MAIN.
11. SEWER CONNECT SADDLE SHALL BE TYPE ROMAC CB4.80UN OR APPROVED EQUAL.

WATER NOTES

1. AWMU, ANCHORAGE FIRE DEPARTMENT AND EXISTING CUSTOMERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF WATER SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY WATER SERVICE TO THE EXISTING CUSTOMERS IF THE OUTAGE EXCEEDS SIX (6) HOURS OR DEEMED NECESSARY BY THE ENGINEER. (THE CONTRACTOR SHALL HAVE A TEMPORARY WATER SERVICE PLAN REVIEWED AND APPROVED BY THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC.)) - ONLY WHEN REQUIRED
2. WATER SERVICE CONNECTS SHALL BE 2" POLYETHYLENE COATED TYPE K COPPER SEAMLESS PIPE AND SHALL HAVE ONE (1) PREPACKAGED 70 LB. ANODE INSTALLED AT THE KEYBOX.
3. WATER SERVICES SHALL BE PLACED NO CLOSER THAN: 15 FEET HORIZONTALLY MEASURED TO ANY FIRE HYDRANT OR FIRE HYDRANT LEG; 10 FEET HORIZONTALLY MEASURED TO ANY SANITARY SEWER MAIN, SANITARY SEWER SERVICE, STORM SEWER, FOOTING DRAIN, STREET LIGHT, TRANSFORMER PAD, ELECTRICAL/TELEPHONE/CABLE BOX; AND 5 FEET HORIZONTALLY MEASURED TO ANY SIDE LOT LINE.
4. THE CONTRACTOR SHALL PROVIDE ALL SETUP AND TEAR DOWN REQUIRED TO OPEN BORE FLUSH NEWLY INSTALLED WATER PIPE. AWMU WILL PROVIDE FLUSH WATER FROM THE AWMU WATER DISTRIBUTION SYSTEM. THE CONTRACTOR MUST REQUEST WATER AT LEAST 48 HOURS PRIOR TO OPEN BORE FLUSHING. OPEN BORE FLUSHING MUST TAKE PLACE PRIOR TO INSTALLATION OF WATER SERVICES.
5. ALL WATER MAIN, SERVICE TRENCHES AND PIPE BEDDING SHALL BE CLASS E, COMPACTED TO 95% OF MAXIMUM DENSITY.
6. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 10' BURY AT ALL POINTS.
7. THE CONTRACTOR SHALL RELOCATE ANY WATER SERVICE CONNECTIONS INSTALLED WITH LESS THAN MINIMUM STANDARD DISTANCES PRIOR TO ACCEPTANCE BY AWMU.
8. ALL VALVE BOXES SHALL HAVE DUST PANS AND BE INSTALLED IN ACCORDANCE WITH MASS DTL 60-08 & 60-09.
9. CONTRACTOR TO PROVIDE A MEANS OF FLUSHING ALL WATER LINES (TYPICAL FOR DEAD ENDS) INCLUDING SERVICES.
10. ALL WATER LINE ELEVATIONS SHOWN ARE TO BOTTOM OF PIPE. ALL DISTANCES ARE FROM CENTER TO CENTER OF FITTINGS OR APPURTENANCE.
11. STATIONING IS ALONG CENTERLINE OF THE WATER PIPE.
12. WATER SERVICE PROVIDED SHALL BE FOR A RESIDENTIAL DEVELOPMENT.
13. THE CONTRACTOR SHALL PROVIDE AWMU FIELD SERVICES (SEE 2015 MASS & DCPM) A MINIMUM OF 1-WEEK ADVANCE NOTIFICATION TO SCHEDULE A LIVE TAP.

STORM DRAIN NOTES

1. ALL STORM DRAIN SHALL BE HIGH DENSITY CORRUGATED POLYPROPYLENE (PP) SMOOTH INTERIOR PIPE, ADS N-12 HP OR EQUAL.
2. STATIONING IS ALONG CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
3. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MASS, THE PIPE MANUFACTURES RECOMMENDATION AND ASTM D 2321-89 WITH PROPER PLACEMENT AND COMPACTION OF BEDDING, HAUNCHING AND BACKFILL.
4. INSULATION SHALL BE INSTALLED OVER ALL DRAIN PIPE WITH LESS THAN FOUR FEET OF COVER PER MASS 20-9.
5. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-180-METHOD-D.
6. ALL STORM MAIN PIPE SHALL BE BEDDED WITH CLASS D BEDDING, COMPACTED TO 95% OF MAXIMUM DENSITY.

STREET NOTES

1. ALL CURB DIMENSIONS AND ELEVATIONS ARE TO TOP BACK OF CURB UNLESS OTHERWISE NOTED.
2. WATER RESULTING FROM THE CONTRACTOR'S DEWATERING EFFORT MAY NOT BE PUMPED OR OTHERWISE DIVERTED INTO EXISTING STORM DRAINS UNLESS REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO, THE MUNICIPALITY OF ANCHORAGE STORMWATER PLAN REVIEW OFFICE, ARE OBTAINED BY CONTRACTOR. UNDER NO CIRCUMSTANCES WILL CONTRACTOR BE ALLOWED TO DIVERT WATER FROM THE EXCAVATION ONTO ROADWAYS. THE CONTRACTOR SHALL PROVIDE DISPOSAL SITE FOR EXCESS WATER AND BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL PROVIDE COPIES OF PERMITS AND APPROVALS TO THE MOA ROW PERMIT OFFICE.
3. IN PREPARATION FOR AND IMMEDIATELY PRIOR TO PAVING, CONTRACTOR SHALL SAW CUT AND REMOVE AN ADDITIONAL 12 INCHES FROM EXISTING PAVEMENT EDGE. THE ENGINEER MAY REQUIRE MORE THAN A 12-INCH ADDITIONAL CUT IF THE EXISTING PAVEMENT HAS BEEN LIFTED IN THE REMOVAL PROCESS, IF THE JOINT DOES NOT OCCUR ON UNDISTURBED MATERIAL, OR IF THE JOINT IS LOCATED WITHIN THE TRAVEL LANE. CUTS WILL BE MADE WITH A SAW. TRANSVERSE JOINTS SHALL NOT BE PERPENDICULAR TO CENTERLINE, BUT SHALL BE SKEWED BETWEEN FIFTEEN AND TWENTY-FIVE DEGREES (15° AND 25°).
4. LIMITS OF EXCAVATION SHOWN ON THE PLANS ARE APPROXIMATE. FINAL LIMITS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. TO INSURE THAT OVER EXCAVATION DOES NOT OCCUR, THE CONTRACTOR WILL LIMIT THE INITIAL MASS EXCAVATION OF THE ROADWAY TO A MINIMUM OF 1 FT. ABOVE THE ESTIMATED LIMITS OF EXCAVATION LINE OR TO A DEPTH AS APPROVED BY THE ENGINEER. FINAL REMOVAL OF MATERIAL TO THE APPROVED LIMITS OF EXCAVATION DEPTH WILL OCCUR AFTER INSTALLATION OF WATER AND SANITARY SEWER MAINS INCLUDING SERVICE CONNECTS AS WELL AS STORM DRAIN IMPROVEMENTS.
5. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-180-METHOD-D.

LAND USE PERMIT NO. C25-_____
AWMU PRIVATE SYSTEM NO. PS25-____

Municipality of Anchorage
Planning Department
REVIEWED FOR COMPLIANCE
WITH AMC TITLE 21
C25-1394L BE NOTED 10/26/25



T. BRAD
ENGINEERING, LLC
P.O. Box 111989 Anchorage, Alaska 99511
(907) 561-6537
www.tbradco.com
CAD# 128635

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CONTRACTOR: _____
By: _____
TITLE: _____ DATE: _____

2. DATA TRANSFERRED
By: _____
COMPANY: _____
DATE: _____

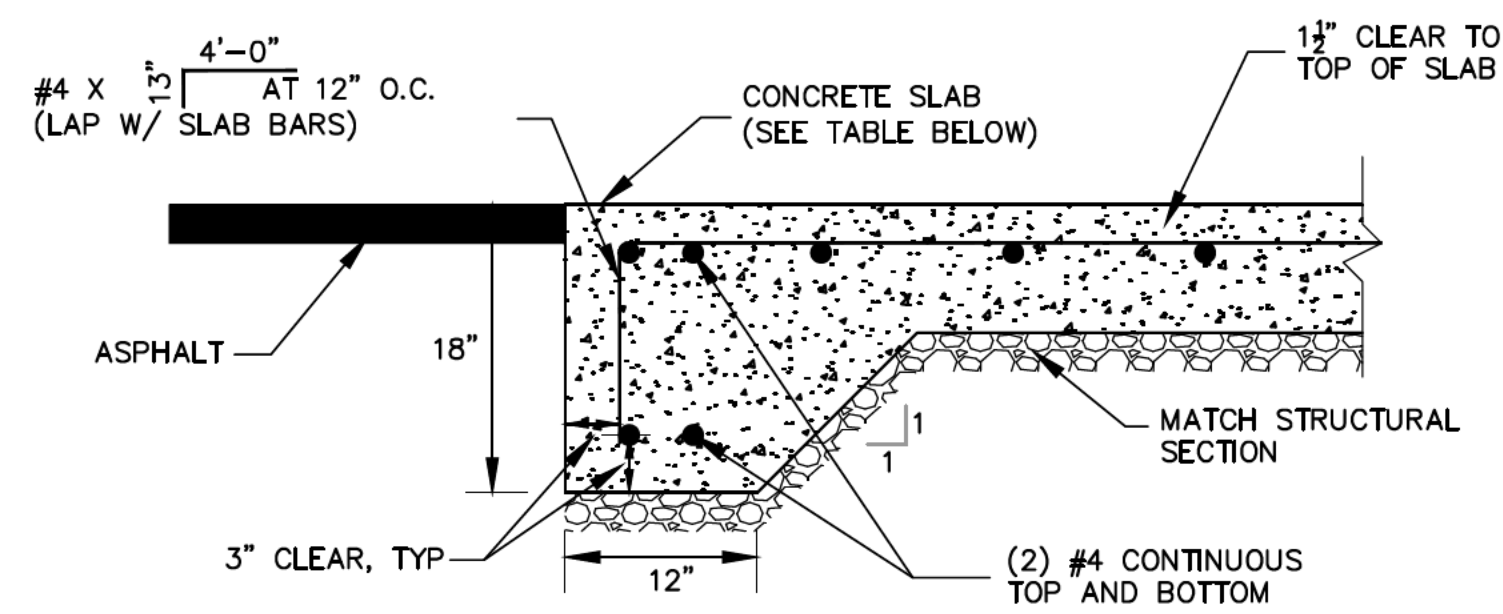
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or on individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
By: _____
COMPANY: _____
By: _____
TITLE: _____ DATE: _____

PADS PITCH HOUSING
NOTES & LEGEND

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	BY	CHKD
CWM	PJB	CWM				
FILE: PADS PITCH HOUSING						
JOB NO. 23-1071	CASE: N/A	DATE: AUG 2025				
SCALE: N/A	HORIZ: N/A	VERT: N/A				
GRID: 15E4717						

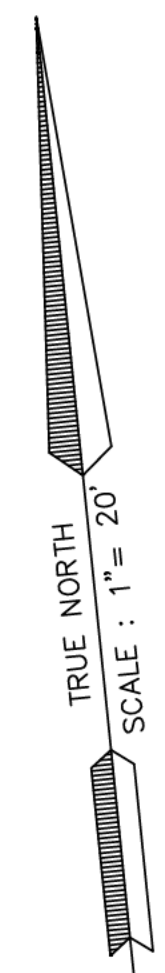
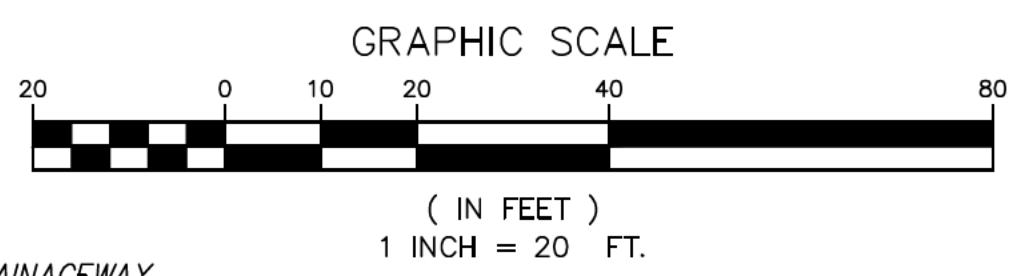
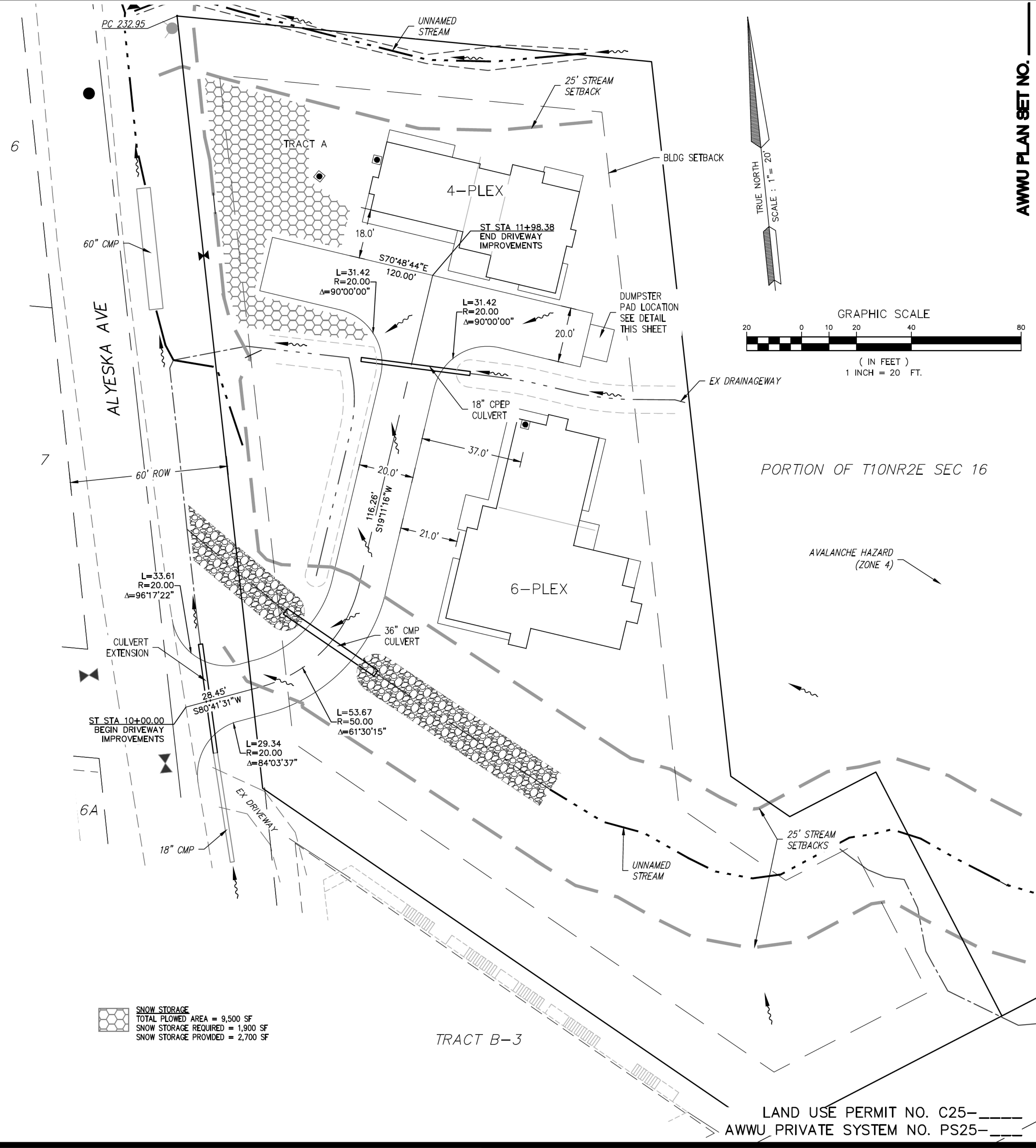
SHEET
C3 OF C6

APPROVED
MUNICIPALITY OF ANCHORAGE
TRAFFIC ENGINEERING
[Signature] Apr 28 2026



DUMPSTER PAD SLAB TURN DOWN DETAIL
SCALE: 1" = 1'
SECTION

SNOW STORAGE
TOTAL PLOWED AREA = 9,500 SF
SNOW STORAGE REQUIRED = 1,900 SF
SNOW STORAGE PROVIDED = 2,700 SF



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COAF: 128635

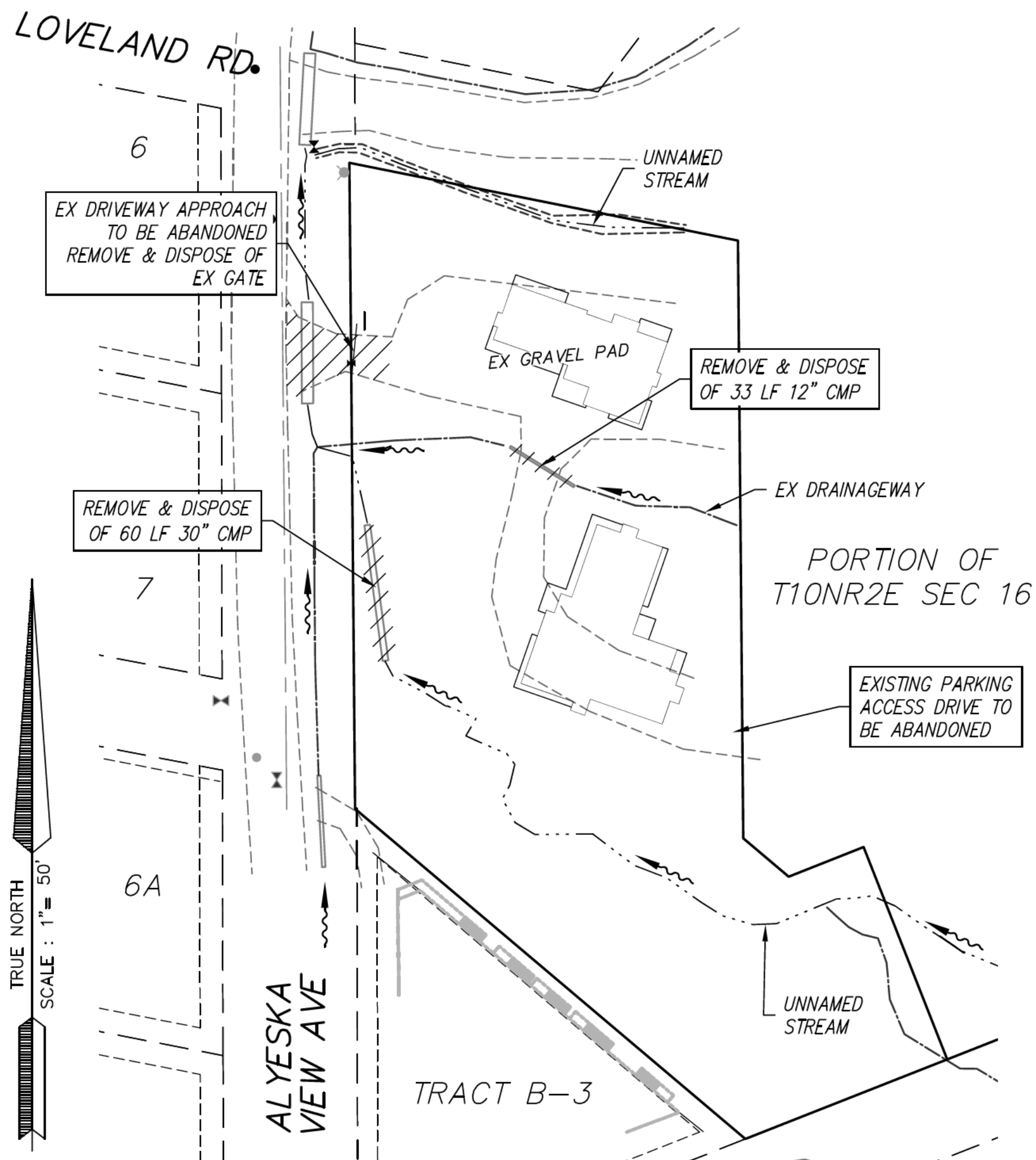
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By: _____
COMPANY: _____
DATE: _____
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Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
By: _____
COMPANY: _____
By: _____ DATE: _____

PADS PITCH HOUSING SITE PLAN

DESIGNED	DRAWN	CHECKED	DATE	BY/CHKD
CWM	PJB	CWM		
FILE: PADS PITCH HOUSING				
JOB NO. 23-1071	CASE: N/A	DATE: AUG 2025	GRID: 154717	
SCALE: 1" = 20'	HORIZ: 1" = 20'	VERT: 1" = 20'		

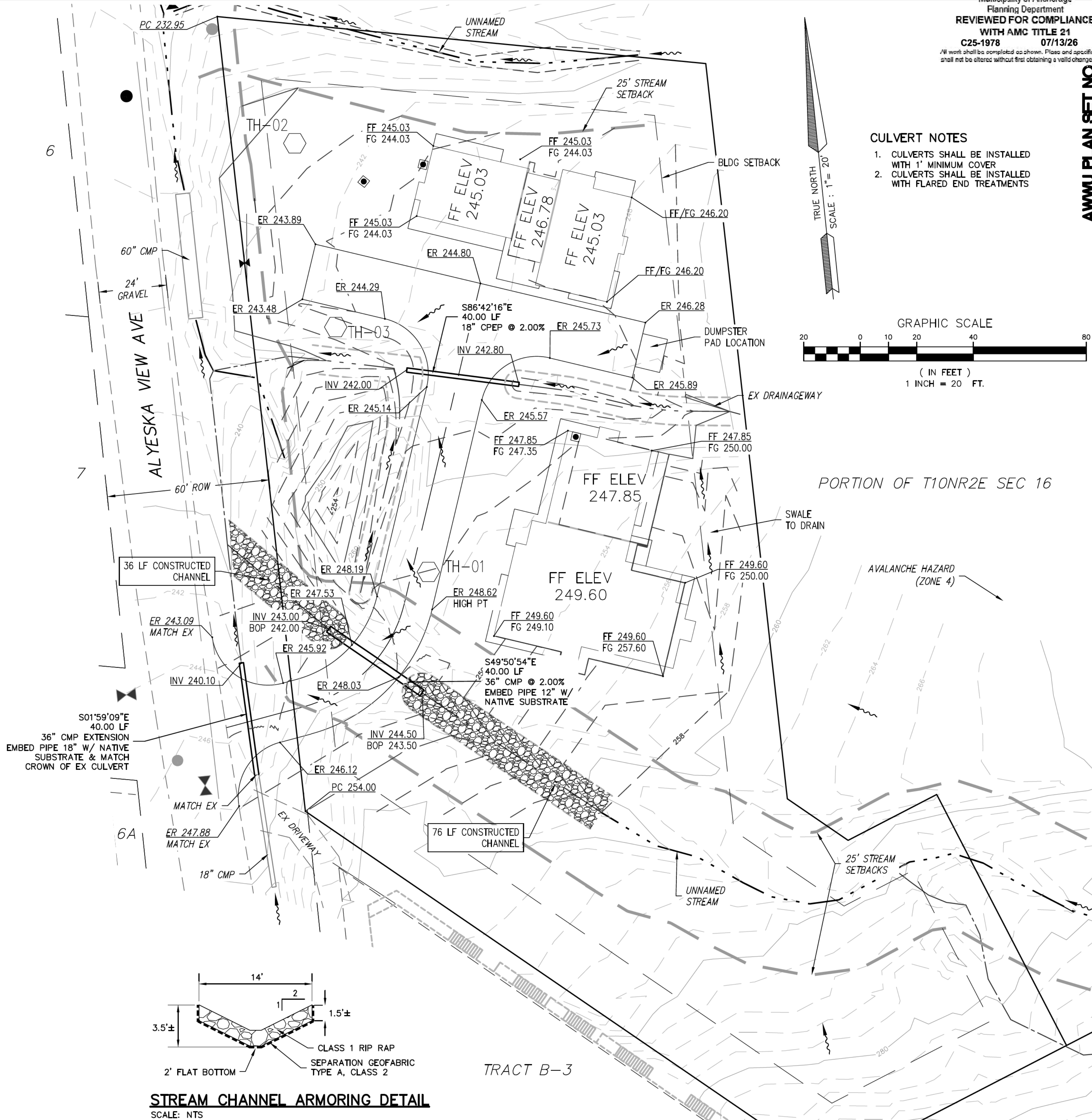
LAND USE PERMIT NO. C25-_____
AWWU PRIVATE SYSTEM NO. PS25-_____



DEMOLITION PLAN
SCALE: 1"=50'

GRADING NOTES

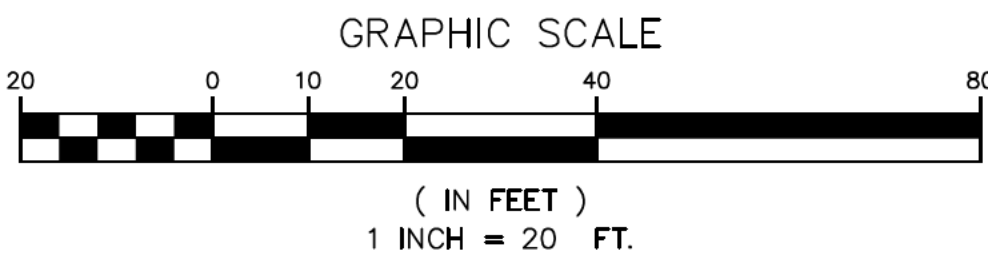
1. STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION IN COMPLIANCE WITH THE SWPPP.
2. ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS, MAXIMUM, AND COMPACTED TO 95% MINIMUM AND IN COMPLIANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
3. PER AMCR 23.105.111.3, THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TWENTY (20) FEET.
4. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AT THE START OF WORK, FIFTY PERCENT (50%) COMPLETION, ONE HUNDRED PERCENT (100%) COMPLETION AND AT SIGNIFICANT STAGES OUTLINED BY THE ENGINEER.
5. FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) AND THE FILL HEIGHT IS GREATER THAN 5 FEET, A BENCH UNDER THE TOE OF THE FILL SHALL BE INSTALLED AT LEAST 10 FEET WIDE.
6. AREA OF DISTURBANCE 0.8 ACRES.
7. HOURS OF OPERATION WILL BE BETWEEN 6:00 A.M. TO 10:00 P.M., MON.-SAT. ANY WORK SCHEDULED TO OCCUR OUTSIDE THESE HOURS OF OPERATION WILL REQUIRE A NOISE PERMIT PER AMC 15.07.070.
8. MATERIAL HAULED FROM THE SITE WILL BE GRUBBING HAULED TO TBD. MATERIAL HAULED TO THE SITE WILL BE CLASSIFIED IMPORT FROM TBD.
9. PERMANENT CUT/FILL SLOPES TO BE 2:1 MAX.
10. QUANTITIES: CUT = 2,500 C.Y., FILL = 500 C.Y.
11. PER AMCR 23.105.111.2, THE TOP OF CUT SLOPES SHALL NOT BE MADE NEARER TO A SITE BOUNDARY LINE THAN ONE-FIFTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TEN (10) FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY REQUIRED INTERCEPTOR DRAINS.
12. THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
13. NO FILL MATERIAL WILL BE PLACED IF FROZEN AND NO FILL SHALL BE PLACED ON FROZEN MATERIAL.
14. MAINTAIN MINIMUM 5% AND 2% POSITIVE DRAINAGE PATTERNS AWAY FROM THE BUILDINGS IN AREAS OF LANDSCAPING AND HARDSCAPING RESPECTIVELY.
15. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION AND SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
16. ROOF DRAINAGE CONCENTRATED BY DOWNSPOUTS OR SIMILAR DEVICES SHALL NOT BE DIRECTED TOWARDS URBAN STREETS (WITHOUT DITCHES) OR TOWARD OTHER IMPERVIOUS SURFACES INTENDED FOR PUBLIC WALKING OR DRIVING.



STREAM CHANNEL ARMORING DETAIL
SCALE: NTS

CULVERT NOTES

1. CULVERTS SHALL BE INSTALLED WITH 1' MINIMUM COVER
2. CULVERTS SHALL BE INSTALLED WITH FLARED END TREATMENTS



PORTION OF T10NR2E SEC 16

AVALANCHE HAZARD (ZONE 4)

LAND USE PERMIT NO. C25-
AWWU PRIVATE SYSTEM NO. PS25-

Municipality of Anchorage
Planning Department
REVIEWED FOR COMPLIANCE
WITH AMC TITLE 21
C25-1978 07/13/26
All work shall be completed as shown. Plans and specifications shall not be altered without first obtaining a valid change order.



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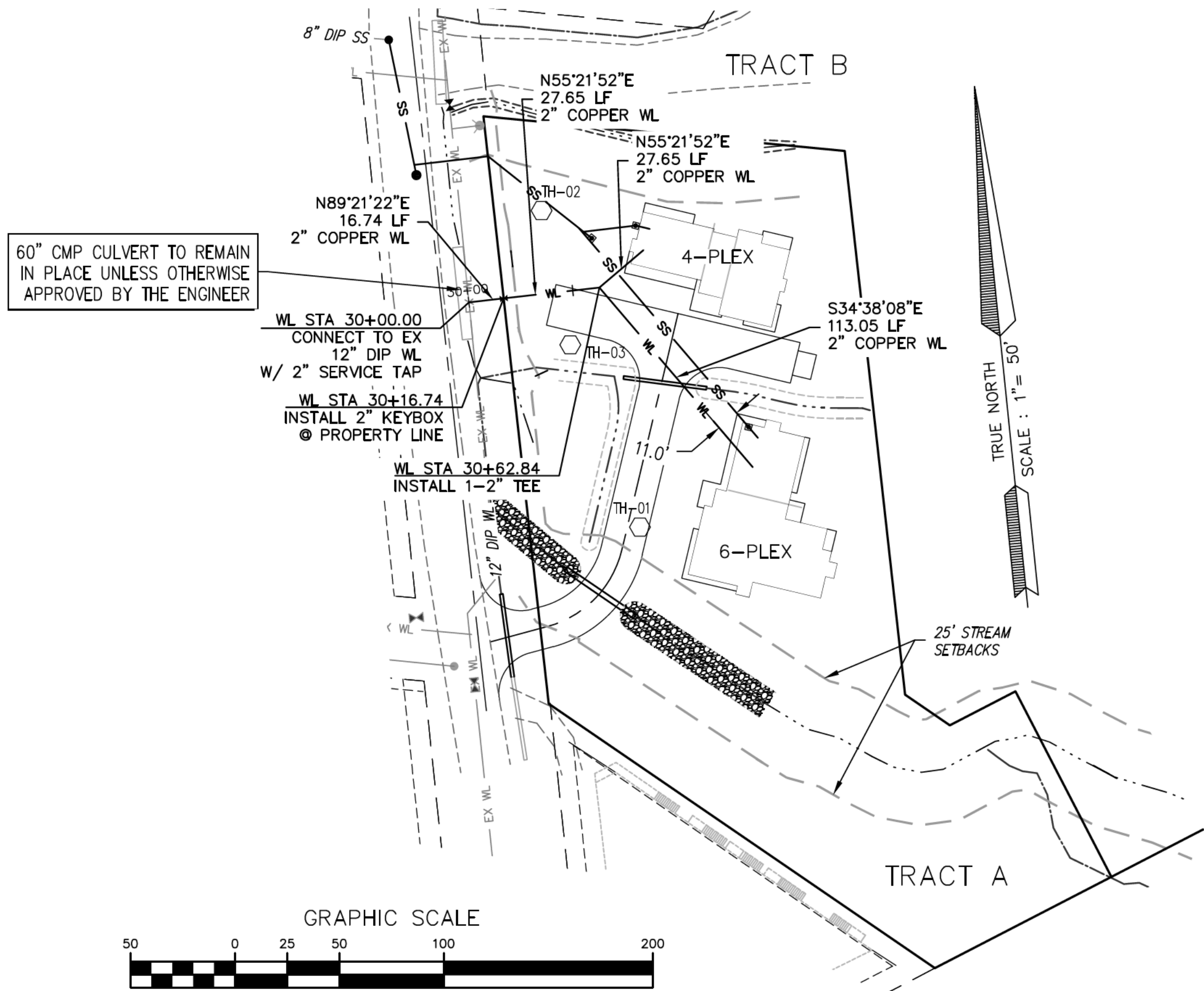
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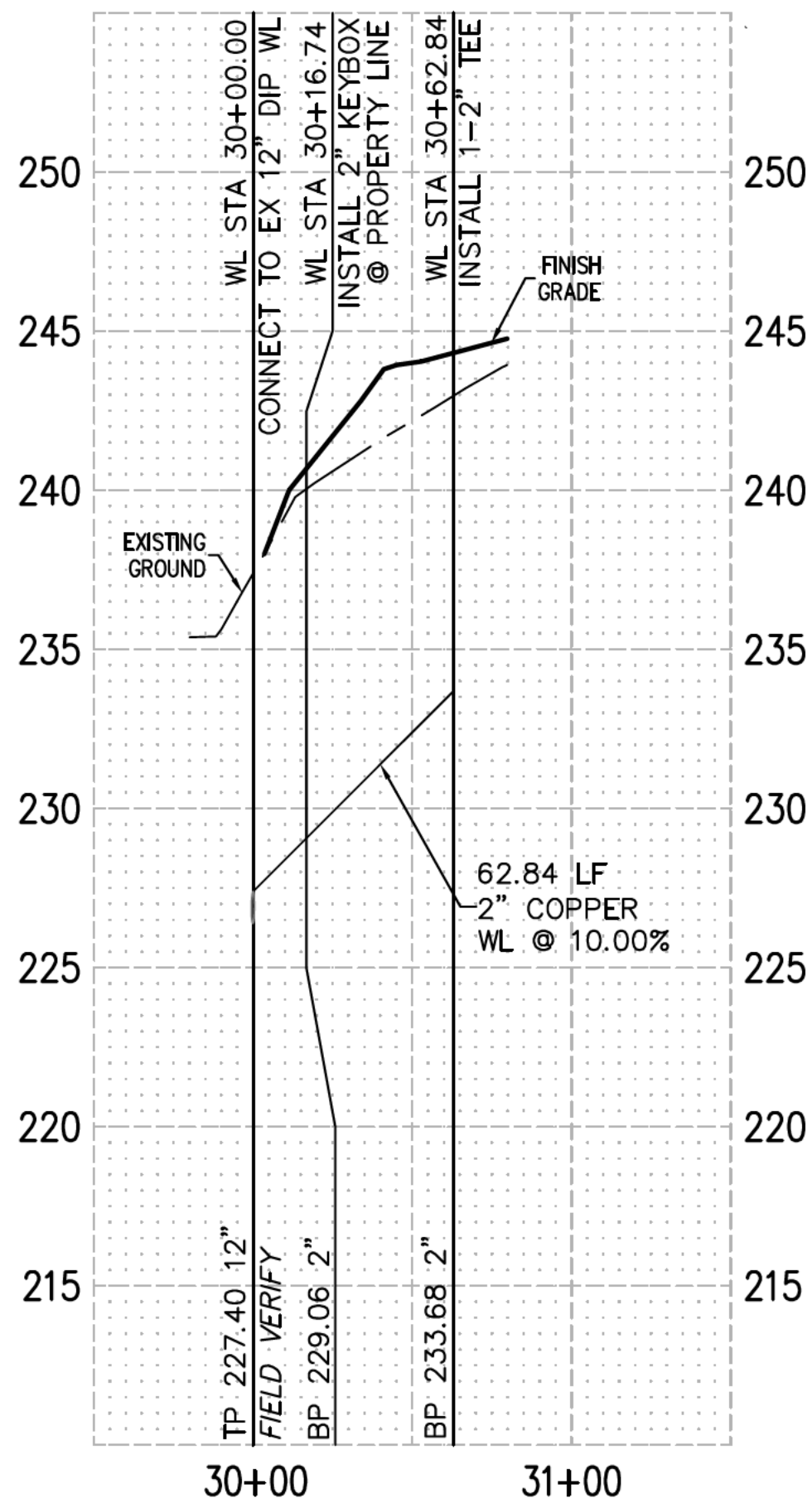
PADS PITCH HOUSING GRADING & DRAINAGE PLAN

DESIGNED		DRAWN		CHECKED	DATE	REVISIONS	BY	CD
GNM	PJB	GNM	PJB					
FILE: PADS PITCH HOUSING								
JOB NO. CASE:		DATE:						
23-1071 N/A		AUG 2025						
SCALE: HORIZ: VERT:		GRID:						
		SF4717						

SHEET C5 OF C6



WATER SERVICE



GENERAL NOTES

1. SEE SHEET C5 FOR GRADING PLAN.
2. BUILDINGS ARE MULTIFAMILY HOUSING (10 TOTAL UNITS).

SEWER NOTES

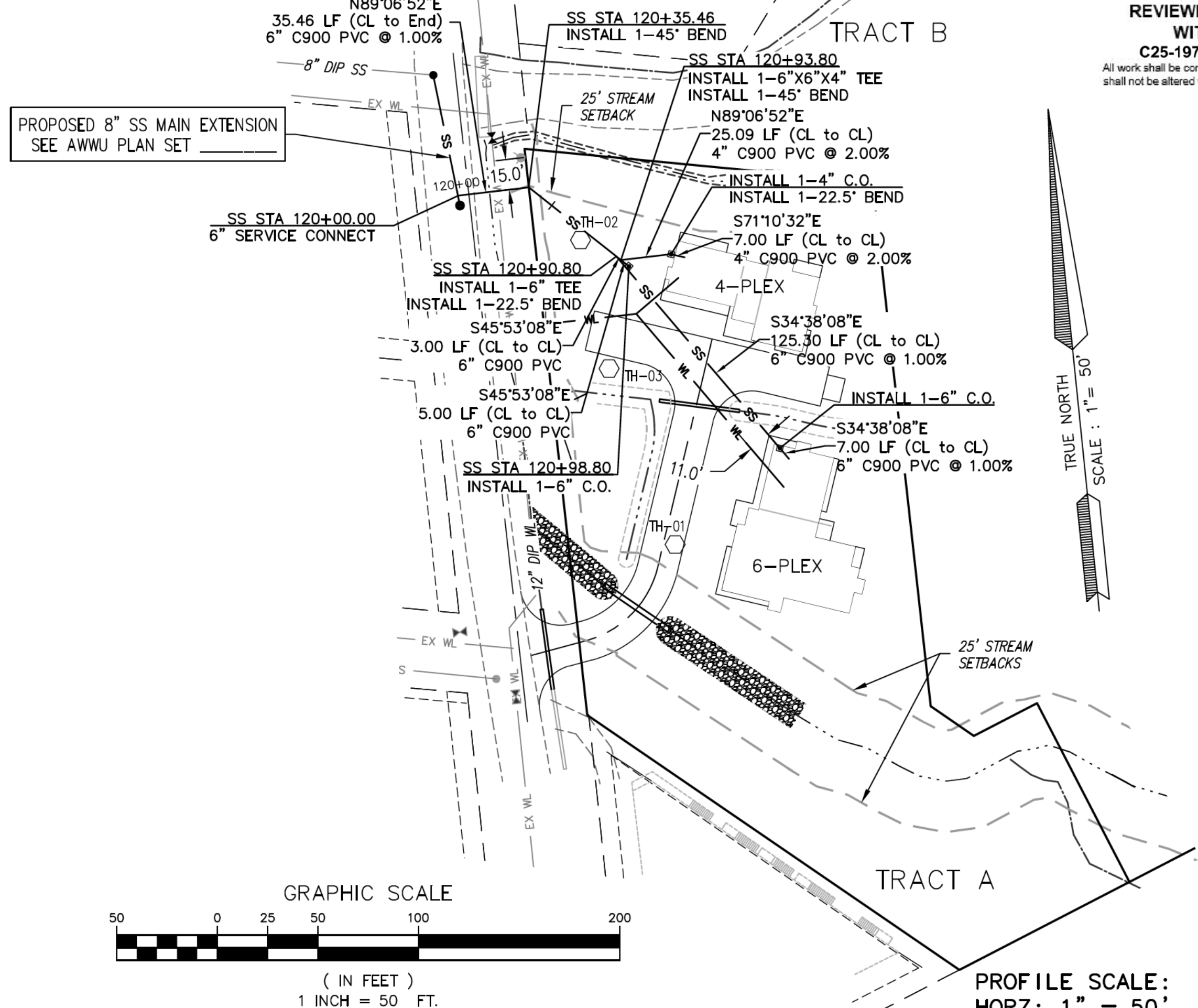
1. PROPOSED PRIVATE SEWER SERVICE SHALL BE 6" AND 4" C900 PVC PIPE.
2. EXTEND SERVICE 5' WITHIN BUILDING.
3. CLEAN-OUTS SHALL BE INSTALLED 2' FROM THE BUILDING.
4. SEE MECHANICAL PLANS FOR CONTINUATION OF SERVICE LINE.

WATER NOTES

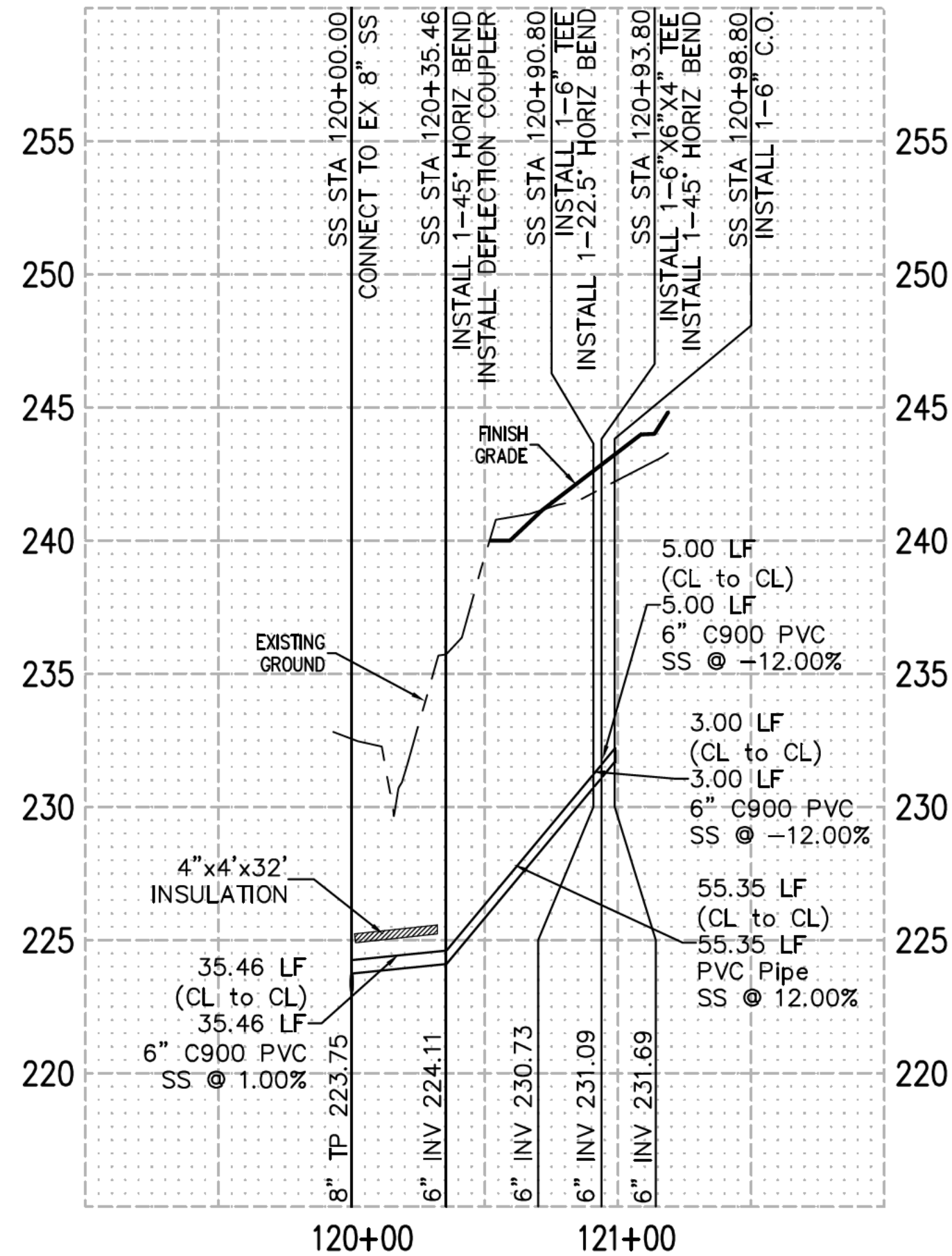
1. PROPOSED PRIVATE WATER SERVICE SHALL BE 2" COPPER COATED OR WRAPPED PER AWWU DCPM.
2. EXTEND SERVICE 5' WITHIN BUILDING.
3. CONTRACTOR SHALL FIELD-VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION.
4. SEE MECHANICAL PLANS FOR CONTINUATION OF SERVICE LINE.
5. PEAK DEMAND IS APPROX 70 GPM BASED ON 225 FIXTURE UNITS.

ANODE TABLE

ASB STATION	ASB SIDE OF MAIN



SEWER SERVICE



LAND USE PERMIT NO. C25-_____
AWWU PRIVATE SYSTEM NO. PS25-_____

Municipality of Anchorage
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COMPANY: _____

BY: _____
TITLE: _____ DATE: _____

PADS PITCH HOUSING
WATER & SEWER IMPROVEMENTS

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	BY/CHKD
CWM	PJB	CWM			
FILE: PADS PITCH HOUSING					
JOB NO. 23-1071	CASE: N/A	DATE: AUG 2025			
SCALE: HORIZ: N/A VERT: N/A		GRID: 154717			

SHEET
C6 OF **C6**