

**GRASS CREEK NORTH RESIDENTIAL DEVELOPMENT
MAJOR SITE PLAN REVIEW
November 2014**





September 29, 2014

Ms. Erika McConnell
Community Development Department
Municipality of Anchorage
P O Box 196650
Anchorage, AK 99519-6650


Subject: Letter of Authorization
Grass Creek North – Major Site Plan Review

Dear Ms. McConnell:

Cook Inlet Housing Authority (CIHA) is the owner of Parcel No. 006-411-22-000, legally described as Tract D, Creekside Subdivision. The parcel is approximately 8.54 acres in size and is located in northeast Anchorage, Alaska.

We authorize DOWL HKM to act on CIHA's behalf to submit and process a Major Site Plan Review for the above mentioned property for our Grass Creek North multifamily residential project.

Sincerely,
Cook Inlet Housing Authority



Carol Gore
President and CEO

Application for Major Site Plan Review

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Tyler Robinson/Cook Inlet Housing Authority		Name (last name first) Michelle Ritter, AICP / DOWL HKM	
Mailing Address 3510 Spenard Road, Suite 100		Mailing Address 4041 B Street	
Anchorage, Alaska 99503		Anchorage, Alaska 99503	
Contact Phone: Day 793-3721	Evening	Contact Phone: Day 562-2000	Evening
Fax		Fax	
E-mail trobinson@cookinlethousing.org		E-mail mritter@dowlhkm.com	

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

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 006-411-22			
Site Street Address: N/A			
Current legal description: (use additional sheet if necessary) Creekside Subdivision, Tract D			
Zoning: R-3	Acreage: ~8.54	Grid #: SW1340	Underlying plat #: 2012-65

SITE PLAN APPROVAL REQUESTED	
Use: Multi-Family Residential	
<input checked="" type="checkbox"/> New SPR	<input type="checkbox"/> 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 a major 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 also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

Michelle Ritter _____ Date 11/14/14
 Signature Owner Representative (Agents must provide written proof of authorization)

Michelle Ritter _____
 Print Name

Accepted by: <i>FM</i>	Poster & Affidavit: <i>2+affidavit</i>	Fee: <i>\$5,400</i>	Case Number: <i>2014-0199</i>	Requested Meeting Date: <i>WDC 1-14-15</i>
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COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural	
Anchorage 2020 Major Elements – site is within or abuts: N/A	
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area <input type="checkbox"/> Town center
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve
<input checked="" type="checkbox"/> Transit - supportive development corridor	<input type="checkbox"/> District/area plan area: _____
Chugiak-Eagle River Land Use Classification: N/A	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Town center
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected <input type="checkbox"/> Special study area <input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area
Girdwood-Turnagain Arm Land Use Classification N/A	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space <input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected <input type="checkbox"/> Special study area <input type="checkbox"/> Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use <input type="checkbox"/> Rural homestead

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

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s): S-11694-3	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

APPLICATION REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input checked="" type="checkbox"/> Watershed sign off form, completed <input checked="" type="checkbox"/> 8 ½" by 11" copy of site plan/building plans submittal
35 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Project narrative explaining: <ul style="list-style-type: none"> <input type="radio"/> the project <input type="radio"/> planning objectives <input type="radio"/> addressing the site plan review criteria on page 3 of this application <input type="checkbox"/> Site plan to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> building footprints <input type="radio"/> parking areas <input type="radio"/> vehicle circulation and driveways <input type="radio"/> pedestrian facilities <input type="radio"/> lighting <input type="radio"/> grading <input type="radio"/> landscaping <input type="radio"/> loading facilities <input type="radio"/> freestanding sign location(s) <input type="radio"/> required open space <input type="radio"/> drainage <input type="radio"/> snow storage area or alternative strategy <input type="radio"/> trash receptacle location and screening detail <input type="radio"/> fences <input type="radio"/> significant natural features <input type="radio"/> easements <input type="radio"/> project location <input type="checkbox"/> Building plans to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> building elevations <input type="radio"/> floor plans <input type="radio"/> exterior colors and textures <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable <input type="checkbox"/> Summary of community meeting(s)
(Additional information may be required.)	

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. 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.

SPECIAL LIMITATION STANDARDS (if applicable)

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation 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.

GRASS CREEK NORTH

MAJOR SITE PLAN REVIEW PROJECT NARRATIVE

INTRODUCTION

Cook Inlet Housing Authority (CIHA) is proposing a new development on an undeveloped tract of land located in northeast Anchorage (Figure 1 – Location Map). The site, approximately 8.5 acres in size, is legally known as Tract D, Creekside Subdivision. The proposed development (Grass Creek North) is a multifamily residential project. The project includes a combination of three- and four-plex dwelling units (100 units total) and an approximately 22,094 square-foot apartment building with 20 one-bedroom units. Overall, the development will have seven different building types including one-, two-, and three-story structures, a variety of unit plans, and a mixture of siding materials and color choices to meet the requirements of the new land use code (Anchorage Municipal Code Title 21).

The project site is zoned as a Mixed Residential (R-3) District (Figure 2 – Existing Zoning Map). Multifamily dwellings are a permitted use in the R-3 zoning district; however, multiple structures on one lot are subject to a Major Site Plan Review. As part of this Major Site Plan Review, we are also requesting approval for Alternative Equivalent Compliance for walkway design under Relationship to Pedestrian Access Requirements (21.07.110C.5). This request is discussed in further detail in this application.

COMMUNITY MEETINGS

CIHA and the design team attended the regularly scheduled Northeast Community Council (NECC) meeting on September 18, 2014. Notification of this agenda item was provided 21 days in advance of the meeting. This notice included a postcard mailing to over 440 residences within a 1,000-foot radius of the project area and an email to the Federation of Community Councils for dissemination to all NECC members who are signed up to receive community council updates. The NECC passed a motion in support of this project with 18 supporting and 2 opposed to the resolution. A summary of the meeting, including community member comments and team member responses, a copy of the postcard mailer, and meeting summary are provided in Appendix A – Northeast Community Council Presentation. The meeting minutes and resolution were not finalized and approved at the time of this submittal and will be submitted at a later date to the Municipality of Anchorage (MOA) Planning Department.

GENERAL SITE PLAN REVIEW STANDARDS (21.03.180)

The Planning Director may only approve a site plan if the director finds all of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how the project satisfies the standard.

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

The subject property is zoned as an R-3 district which is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre. The R-3 zoning designation is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit. The Anchorage Bowl Comprehensive Plan (Anchorage 2020) Land Use Policy Map identifies this site as being adjacent to a Transit-Supportive Development Corridor. Transit-Supportive Development Corridors are intended to provide opportunities for a less automobile dependent lifestyle by providing pedestrian-oriented retail and community facilities and serviced by higher-frequency bus service. The site plan provides over 11 dwelling units per acre, the lower end of medium-intensity residential, which is more consistent with the adjacent single-family (low-intensity) residential development to the north. Overall, this site plan is consistent with the applicable zoning designation and Anchorage 2020 Land Use Policy Map.

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

21.04 Zoning Districts

Multifamily dwellings are a permitted use in the R-3 zoning district; however, multiple structures on one lot are subject to a Major Site Plan Review. This site plan complies with this standard.

21.05 Use Regulations

Multifamily dwellings are subject to 21.05.030A.2, and are defined as a residential building or multiple residential buildings comprising three or more dwelling units on one lot. The definition includes the

terms “apartment” or “apartment building.” Multifamily developments that consist of three or more units in one building shall comply with section 21.07.110C, Standards for Multifamily Residential, except dwellings with townhouse style construction in multifamily developments shall comply with section 21.07.110D, Standards for Townhouse Residential.

21.06 Dimensional Standards

Per *Table 21.06-1: Table of Dimensional Standards – Residential Districts*, the proposed development is subject to the following dimensional standards:

Minimum/Maximum Lot Requirements

The minimum lot requirements in the R-3 district for multifamily dwellings with three to four units is at least 6,000 square feet of area and for multifamily dwellings with seven to more units is at least 9,000 square feet, plus 1,000 square feet for every unit over seven units. The total minimum area for this development is 15,000 square feet. The minimum lot width is 50 feet. The maximum lot coverage is 40 percent.

The site is 280 feet wide at the narrowest point and is 371,938 square feet. The development building footprint covers approximately 20-percent of the site. Minimum lot requirements are met.

Building Setbacks

The minimum yard requirements in the R-3 district for the front and rear yards are 20 feet, while side yards require 10 feet.

As shown in the Site Plan in Appendix B – Landscape Drawings, Grass Creek North complies with the minimum setbacks required.

Maximum Height

The maximum height of structures in the R-3 district is 35 feet.

*The tallest proposed building height for the townhomes is 27 feet to the top of roof membrane.
The proposed building height for the multifamily building is 32 feet to the top of roof membrane.
The allowed maximum height standard is met.*

21.07. Development and Design Standards

The following addresses how development and design standards are met.

Private Open Space (21.07.030D)

In the R-3 district 400 square feet of private open space per dwelling unit is required and at least half of the private open space shall be shared in common among the units. Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.

The Grass Creek North development is required to provide 40,000 square feet of private open space, of which at least 20,000 square feet shall be contiguous. Private open space is provided in the multifamily apartment building (Appendices B, Sheet M L2.00 and D, Sheet MF-A1.01) and consists of a 615-square-foot multi-purpose room with an adjacent 688-square foot patio as well as a 360-square foot 2nd floor roof deck that is open to all residents of Grass Creek North. There is a minimum of 20,000 square feet of contiguous open space located in the northeast portion of the site. The remaining open space meets the minimum 20,000 square feet, for a total of at least 40,000 square feet of open space. This standard is met.

Grading and Drainage (21.07.040)

The grading and drainage plan for the Grass Creek project is designed in accordance with Titles 21 and 24 of the Anchorage Municipal Code and the MOA Design Criteria Manual. Positive drainage will be provided away from the buildings, across parking lots, driveways, walkways, and all other areas of the site (Appendix C – Design Drawings, Sheet M-C1.01). Stormwater runoff will be collected by a series of catch basins and an underground storm drain piped network. Storage and treatment will ultimately be provided by the drainage basins located along the northern property boundary. Stormwater will be discharged from the site using a metering manhole which will flow to the storm drain main system within Creekside Center Drive. A drainage report will be provided as required under the building permit process.

Snow Storage and Disposal (21.07.040F)

For residential uses, an area equal to at least 10 percent of the surface area on the site to be plowed for motorized vehicle parking and access shall be designated for snow storage.

At least 10-percent of the surface area of the site to be plowed for motorized vehicle parking and access is provided for snow storage (Appendix B, Sheet M L2.00). This standard is met.

Landscaping, Screening, and Fences (21.07.080)

Site Perimeter Landscaping: The required perimeter landscaping along the north, west, and south property lines is Visual Enhancement landscaping. Buffer landscaping is required along the east property line.

As shown in Appendix B (Sheets M L1.01 – M L1.03), this standard is met through the retention of existing vegetation as well as new trees and shrubs.

Parking Lot Landscaping: Parking lot perimeter landscaping is required for all parking lots with 10 or more parking spaces are associated with any multifamily use. Parking lot perimeter landscaping shall be placed on all perimeters of a parking lot, which includes appurtenant driveways, where the parking lot abuts a property line. For this development, L1 visual enhancement landscaping is required along the southern perimeter of the parking area associated with the multifamily apartment building, except at approved points of pedestrian and vehicle access.

As shown in Appendix B (Sheets M L1.01 – M L1.03), this standard is met through the retention of existing vegetation where feasible and new plantings as required.

Site Enhancement Landscaping: All individual lots in a subdivision shall have a minimum of one tree. A minimum of 20 trees per acre is required in new residential developments. Deciduous tree plantings shall be two-inch caliper or greater, and coniferous tree plantings shall be six feet in height or greater. This section may be fulfilled by the preservation of existing trees; however, existing cottonwood trees may not be used to fulfill this requirement.

As shown in Appendix B (Sheets M L1.01 – M L1.03), this standard is met through the retention of existing vegetation where feasible and new plantings as required.

Parking 21.07.090

Per Anchorage Municipal Code 21.07.090E (*Table 21.07-4: Off-Street Parking Spaces Required*), off-street parking must comply with the following requirements: one parking space per one-bedroom dwelling unit; one-half parking spaces for each additional bedroom, and 0.10 guest parking spaces for each multifamily dwelling unit, with a minimum of one guest parking space. Overall 206 parking spaces are required for this development and 212 parking spaces are provided. Table 1 provides a breakdown for total required parking for the Grass Creek North development.

Table 1: Parking Requirements

Dwelling Unit	Number of Dwelling Units	Required Parking
One-Bedroom	20 units located in the Multifamily building	1 spaces per unit = 22 (2 guest)
Two-Bedroom	40 Townhouse units	1.65 spaces per unit = 66 (6 guest)
Three-Bedroom	30 Townhouse units	2.15 spaces per unit = 64.5
Four-Bedroom	10 Townhouse units	2.65 spaces per unit = 26.5
OVERFLOW PARKING	20 apartment complex units 80 Townhouse dwelling units	12% overflow spaces = 3 15% overflow spaces = 23.55
TOTAL PARKING	100 dwelling units	206 spaces (205.55) required 212 spaces provided

Multifamily Apartment Building (21.07.110C)

Daylighting, Views, and Building Spacing (21.07.110C.3)

Windows: Windows or primary entrance doors shall be provided on any building elevation facing a street, required private common open space, or that has primary entrances to dwellings. At least 15 percent of the wall area of the building elevation shall be windows or primary entrance doors. Windows in a garage door do not count towards the minimum area in this section.

Windows or primary entrance doors are provided on all building elevations facing streets, facing required private common open space, and having a primary entrance to dwellings. West (primary entrance) and East (Muldoon Road) elevations will provide at least 15 percent of the wall area as windows or primary entrance doors. (Appendix D – Architectural Set). This standard is met.

Building Spacing: When the end wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units on the development site, the average distance between shall be a minimum of 20 feet.

There is a minimum 20-foot separation between where any end wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units (Appendix C, Sheet M-C2.00). This standard is met.

Relationship to parking (21.07.110C.4)

Parking spaces, driveways, and circulation aisles shall be separated from any multifamily residential building façade by a landscaping planting area of at least five feet in width, and allowing breaks for individual garage entrances or (where not facing the street) rows or clusters of garage entrances. The area shall be planted with site enhancement landscaping of at least ten shrubs per 20 linear feet of building length. Trees may be used in lieu of shrubs—one tree replacing five shrubs.

Areas dedicated to vehicular parking and circulation are separated from the dwelling units by a minimum of five feet and will be planted with the prescribed enhancement landscaping (Appendix B, Sheets M L1.01 – M L1.03).

Relationship to pedestrian access requirements (21.07.110C.5)

Walkway connections from primary entrances to the street are required in accordance with subsection 21.07.060E.4, except multifamily developments may provide one of the following alternatives instead:

- i. Primary entrances for individual dwellings may connect to the street by the dwelling unit's individual driveway if such is provided; or
- ii. A parking courtyard may be provided in conformance with subsection 21.07.060F.18.

There is a walkway connection from the primary entrance (West elevation) of the multifamily apartment building to the internal residential street and another walkway connection from the secondary entrance (East elevation) to Muldoon Road (Appendix B, Sheets M L1.01 – M L1.03). The multi-family units adjacent to Creekside Center Drive have individual driveways directly connecting to the internal residential street.

The units around the U-Shaped driveways have individual driveways connecting them out to the "U" and onto the internal residential street. Providing a raised walkway around the "U" driveways would have a significant impact on unit setbacks, parking and available open space. As such, an alternative design was discussed with the MOA Planning Department and Traffic Engineer. Their main concern was providing a visual cue to driver's using the U-shaped driveways

of the potential for pedestrian activity. It was agreed that providing a change of material around each U-shaped drive instead of a raised walkway would meet the intent of the walkway connection requirement. Alternative Equivalents can be approved by the decision making body if following criteria are met:

- *The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard;*
- *The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard; and,*
- *The proposed alternative design results in benefits to the community that is equivalent to or better than compliance with the subject design standard.*

The proposed alternative achieves the intent of the subject design standard to the same degree of the subject standard.

The proposed alternative design achieves the goals and policies of the comprehensive plan to a better degree than the subject standard. The comprehensive plan calls for providing open space opportunities within multifamily developments and overall providing more open space in general for all developments. Construction of a five-foot walkway connection would result in the loss of a significant amount of open space for the subject units and for the development as a whole. Providing a change of material will meet the intent of the subject standard while better achieving the goals and policies of the comprehensive plan. Overall this results in benefits to the community equivalent to compliance with the subject design standard.

Building and Site Orientation (21.07.110C.6)

Buildings shall be oriented to surrounding streets, sidewalks, common private open spaces, and the public realm through the selection of three menu choices.

Feature 1: Orientation of Living Spaces and Windows—Overall Development: Provide windows and/or pedestrian entrances comprising at least 20 percent of the total wall area of all building elevations fronting on a street or private common open space or having a primary entrance serving multiple dwellings.

Grass Creek North's multifamily building has one main entry located on the west side of the building and a pedestrian entrance located on the east side of the building, fronting Muldoon Road. The total percentage of the windows along on the west and east elevations are at least 20 percent (Appendix D, Sheets MF-A2.01 – MF-A2.02). This standard is met.

Feature 2: Street frontage – Parking Beside or Behind the Building: No more than 70 percent of a street-facing building elevation shall have parking facilities (including garages) between it and the street.

All parking is located to the South and West of the multifamily building (Appendix B, Sheet M L2.00). No parking is located between the building and Muldoon Road (East elevation). This standard is met.

Feature 3: Site Entry Feature: Highlight and define a pedestrian and/or vehicle entrance to a development site using three or more elements.

The main entry (West elevation) has landscape treatment with seasonal color and trees, which clearly distinguishes and highlights the site entry; it has special paving, and is covered. This standard is met.

Building Articulation and Visual Variety (21.07.110C.7)

Any building elevation facing a street or having a primary entrance shall provide at least four features from the provided menu, one must be wall modulation. If the applicable building elevation is 42 feet or longer, then a wall modulation choice shall be selected as one of the four features. This section shall apply to no more than two building elevations, with priority to elevations facing a street or with the principal front entrance(s).

Feature 1: Wall Modulation- at Intervals: Provide wall plane projections, recesses, or reveals at least six feet wide, with a change in plane of at least four feet, space it at intervals at no more than 32 feet, except allowing for:

- i. The maximum interval may be increased by two and one half feet for each foot of additional wall plane of the projection of recess – up to a maximum interval of 42 feet;
 - ii. The depth of the modulation may be reduced by two and one half feet where the wall modulation is tied to a change in siding material, balcony, bay window, or roofline modulation;
- and

- iii. The standard applies on a minimum of 60 percent of the height of the building wall.

Building Elevation 1: East Elevation Modulation

Three wall plane projections are provided at a width between 19 feet and 21 feet, with a change in wall plane of 2.5 feet and a change in siding material. Projections are spaced at approximately 15- or 31-foot intervals. Refer to Multifamily Building floor plans and elevations in Appendix D (Sheets MF-A1.01 – MF-A2.02).

Building Elevation 2: West Elevation Modulation

Three wall plane projections are provided with a width between 15 feet and 20 feet, with a change in wall plane of 2.5 feet and a change in siding material. Projections are spaced at intervals of approximately 21.5 feet. A 21.5 foot recess is also provided with a change in wall plane of approximately 13 feet and a change in siding material. Refer to Multifamily Building floor plans and elevations in Appendix D (Sheets MF-A1.01 – MF-A2.02). The wall modulation at intervals feature is met.

Feature 2: Change in Siding Material: Use two or more primary wall siding materials or a change in color only if the color change is delineated with trim or a change in wall plane, not including concrete or block foundation.

Two different siding materials will be used for building articulation (Appendix D), which may include: Fiber Resin, Vinyl, Wood, Metal Panel, or Fiber Cement Board. The South Elevation of the building will also incorporate photovoltaic panels mounted vertically. Exact materials selections will be refined as the project moves forward with design, depending on budget. Refer to Cover Page of Multifamily Building and MF-A2.01 and MF-A2.02 in Appendix D. The change in siding material feature is met.

Feature 3: Additional Window Area: Provide windows and/or primary entrance doors comprising at least 20 percent of the wall area of the building elevation.

The West elevation provides a minimum of 20-percent windows and/or primary entrances and the East elevation provides a minimum of 20-percent windows (Appendix D, Sheets MF-A2.01 – MF-A2.02). This feature is met.

Feature 4: Building Elevations Free of Garage Doors: Provide the building elevation without garage bay doors.

All of the multifamily building elevations are without garage bay doors (Appendix D, Sheets MF-A2.01 – MF-A2.02). This feature is met.

Additionally, the Multifamily building will also incorporate alternative energy components on the roof of the building (Appendix D, Sheet MF-A1.04).

Primary Entry Treatment (21.07.110C.8)

Each building shall incorporate at least three of the massing, façade, or detail features to define and emphasize a primary entrance:

The primary entrance on the West side of the building provides a porch with a minimum inside dimension of six feet and is sheltered by a canopy; double doors; colorful massing features; and, large expanses of glazing (Appendix D, Multifamily Building Cover Page and Sheets MF-A1.01, MF-A1.02, and MF-A2.02). This standard is met.

Weather Protection and Sunlight (21.07.110C.9)

Building and site design shall respond to Alaska’s northern climate, including the effects of snow, ice, low temperatures, wind exposure, and low and seasonal sunlight conditions, by providing at least four features from the provided menu. The features set forth in menu choices 9.e., Year-Round Access to Sunlight; 9.f., Sunlight Access for Neighbors; 9.h., Sun Trap; 9.i., Atrium; and 9.k., Sunlit and Wind Protected Courtyards shall each count as two features.

Feature 1: Weather Protected Entrance. Provide outdoor shelter that covers at least 32 square feet for any primary entrance that serves one dwelling, 48 square feet for any primary entrance that serves up to four dwellings, and 64 square feet for any primary entrance that serves more than four dwellings.

A Weather Protected Entrance, greater than 64 square feet, is provided at the primary building entrance on the West elevation (Appendix D, Sheets MF-A1.01, MF-A1.02, and MF-A2.02). This standard it met.

Feature 2: Sunlight Access for Neighbors. Preserve sunlight access at least six hours daily on March/September 21 to any adjacent lot zoned PR, any sidewalk across the street, and neighboring residentially zoned property, through building placement, massing, and height.

The multifamily apartment building is placed in a linear relationship to the three- and four-unit multifamily dwellings to reduce the impact of shadows. In addition, the distance between each building and building height minimizes any potential blocking of the sun on adjacent buildings. This standard is met and counts as two features.

Feature 3: Daylighting. Provide for apartment daylighting and building spacing as follows: Locate at least one window in the main living area of each dwelling such that an imaginary daylight plane extending from the window and formed by an angle of 60 degrees that is unobstructed for a horizontal distance at 60 feet. The plane angle shall be measured horizontally from the center of the bottom of the window. As an alternative, two angles with a sum of 60 degrees may be used.

All main living areas of each dwelling have at least one window that provides an imaginary daylight plane extending from the window and formed by an angle of 60 degrees that is unobstructed for a horizontal distance of 60 feet. This standard is met.

Accessory Elements (21.07.110C.10)

Storage: A multifamily project shall provide at least 30 square feet of covered, enclosed, and secure bulk storage area per dwelling unit for bicycles, winter tires, and other belongings that typically cannot be accommodated within individual dwelling units. Storage areas shall not include closets accessed from within the dwelling, but may include garage floor area not required for vehicle maneuvering or parking. Storage and other accessory buildings shall be designed with materials and/or architectural elements that are related to the principal building(s).

Each dwelling unit has a minimum of 30 square feet of storage area, as shown on MF-A1.01 in Resident Storage Room 109 in Appendix D. This standard is met.

Trash Receptacles/Dumpsters: Where dumpsters are allowed, they shall comply with the requirements of 21.07.080G.2.

Trash receptacles will be located within the building. This standard is met.

Garages

There are no garages at the multi-family apartment building. This standard is not applicable.

Mechanical and Electrical Equipment: Mechanical and electrical equipment serving a single building shall be screened from view as provided in subsection 21.07.080G.4.

Mechanical and Electrical Equipment will be screened (Appendix D, Sheet MF-A1.01). This standard is met.

Standards for Townhouse Residential 21.07.110D

There will be six different townhouse-style building types in one-, two-, and three-story configurations containing a variety of different unit plans and a mixture of siding and colors.

Daylighting, Views, and Building Spacing (21.07.110D.4)

Residential buildings shall comply with subsection 21.07.110C.3, *Daylighting, Views, and Building Spacing*, above.

Windows: Windows or primary entrance doors shall be provided on any building elevation facing a street, required private common open space, or that has primary entrances to dwellings. At least 15 percent of the wall area of the building elevation shall be windows or primary entrance doors. Windows in a garage door do not count towards the minimum area in this section.

Unit Group 1: *Windows or primary entrance doors are provided on all building elevations facing streets, facing required private common open space, and having a primary entrance to dwellings. The north elevation has a minimum of 15-percent windows or primary entrances and the south elevation has a minimum of 15-percent windows (Appendix D, Sheets 1-A2.01 – 1-A2.02). This standard is met.*

Unit Group 2: *Windows or primary entrance doors are provided on all building elevations facing streets, facing required private common open space, and having a primary entrance to dwellings. All elevations have at least 15-percent windows or primary entrances (Appendix D, Sheets 2-A2.01 – 2-A2.02). This standard is met.*

Unit Group 3: *Windows or primary entrance doors are provided on all building elevations facing streets, facing required private common open space, and having a primary entrance to*

dwellings. The north elevation has a minimum of 15-percent windows and the south elevation has a minimum of 15-percent windows or primary entrances (Appendix D, Sheets 3-A2.01 – 3-A2.02). This standard is met.

Unit Group 4: Windows or primary entrance doors are provided on all building elevations facing streets, facing required private common open space, and having a primary entrance to dwellings. All Elevations have a minimum of 15-percent windows or primary entrances (Appendix D, Sheets 4-A2.01 – 4-A2.02). This standard is met.

Unit Group 5: Windows or primary entrance doors are provided on all building elevations facing streets, facing required private common open space, and having a primary entrance to dwellings. The north elevation has a minimum of 15-percent windows or primary entrances and the south elevation has a minimum of 15-percent windows (Appendix D, 5-A2.01 – 5-A2.02). This standard is met.

Unit Group 6: Windows or primary entrance doors are provided on all building elevations facing streets, facing required private common open space, and having a primary entrance to dwellings. The north elevation has a minimum of 15-percent windows or primary entrances and the south elevation has a minimum of 15-percent windows (Appendix D, Sheets 6-A2.01 – 6-A2.02). This standard is met.

Entry Treatment (21.07.110D.5):

Primary entrances shall be given emphasis and physical access by the following:

- a. Placement on a street-facing building elevation, or where the entry door is visible from (if not facing) the street, or facing a common private open space such as an entry courtyard;
- b. A porch, landing, or other outdoor transition space with a minimum dimension of four feet, and distinguished from abutting parking surfaces by changes in material or elevation;
- c. A sheltering roof structure such as an overhang, recess, portico, or other permanent architectural feature of at least 16 square feet; and
- d. Connection to the street by walkways and/or the unit's individual driveway, or a parking courtyard as provided in subsection 21.07.060F.18.

All Unit Groups have primary entrances either on a street-facing elevation or where the entry door is visible from the driveway. Each entry has a transition space distinguished from the driveway by a change in material with a minimum dimension of four feet. Each entry has a

canopy or sheltering overhang of at least 16 square feet. Connection to the street is provided by the unit's individual driveway. This standard is met.

Building Articulation (21.07.110D.6)

Principal buildings shall comply with subsection 21.07.110C.7, *Building Articulation and Visual Variety*, above, except that the standard for meeting menu item C.7.a, *Wall Modulation*, shall be as follows:

Wall Modulation—At Intervals: Provide projections, recesses, or reveals at least four feet wide, with a change in wall plane of at least two feet, provided at the common wall between units or at intervals of no more than 24 feet apart, except:

- i. The maximum interval may be increased by two and one half feet for each foot of additional width and change in wall plane of the projection or recess—up to a maximum interval of 48 feet.
- ii. The standard applies on a minimum of 60 percent of the height of the building wall.

Unit Group 1: The principal buildings meet features 1) Wall Modulation – At Intervals; 2) Variation in Building Form and Scale; 3) Upper Story Cantilever or Step-Back; 4) Change in Siding Material; and 5) Building Elevations Free of Garage Doors (South elevation only), as demonstrated in Appendix D (Sheets 1-A1.01 – 1-A3.02). This building also incorporates alternative energy solutions on the roof of Unit F. This standard is met.

Unit Group 2: The principal buildings meet features 1) Wall Modulation – At Intervals; 2) Variation in Building Form and Scale; 3) Upper Story Cantilever or Step-back; 4) Change in Siding Material; and 5) Building Elevations free of Garage Doors (South elevation only), as demonstrated in Appendix D (Sheets 2-A1.01 – 2-A3.01). This building also incorporates alternative energy solutions on the South facing elevations. This standard is met.

Unit Group 3: The principal buildings meet features 1) Wall Modulation – At Intervals; 2) Variation in Building Form and Scale; 3) Upper Story Cantilever or Step-back; and, 4) Change in Siding Material, as demonstrated in Appendix D (Sheets 3-A1.01 – 3-A3.01). This building also incorporates alternative energy solutions on the South facing elevations. This standard is met.

Unit Group 4: The principal buildings meet features 1) Wall Modulation – At Intervals; 2) Variation in Building Form and Scale; 3) Upper Story Cantilever or Step-back; 4) Change in Siding Material; and 5) Building Elevations free of Garage Doors (South elevation only,) as

demonstrated in Appendix D (Sheets 4-A1.01 – 4-A3.01). This building also incorporates alternative energy solutions on the South facing elevations. This standard is met.

Unit Group 5: *The principal buildings meet features 1) Wall Modulation – At Intervals; 2) Variation in Building Form and Scale; 3) Upper Story Cantilever or Step-back; 4) Change in Siding Material; and 5) Building Elevations free of Garage Doors (South Elevation Only) as demonstrated in Appendix D (Sheets 5-A1.01 – 5-A3.02). This building also incorporates alternative energy solutions on the roof of Unit D. This standard is met.*

Unit Group 6: *The principal buildings meet features 1) Wall Modulation – At Intervals; 2) Variation in Building Form and Scale; 3) Upper Story Cantilever or Step-back; 4) Change in Siding Material; and 5) Building Elevations free of Garage Doors (South Elevation Only), as demonstrated in Appendix D (Sheets 6-A1.01 – 6-A3.02). This building also incorporates alternative energy solutions on the roof of Unit F. This standard is met.*

Front Facing Garages (21.07.110D.7)

Where the garage or driveway faces the street or is on the same building elevation as the primary entry to the dwelling, the following standards shall be met:

- a. The garage door width shall not exceed the greater of 10 feet or 50 percent of the width of the elevation of the dwelling, except as provided below.
- b. The garage door width may be up to 67 percent of the width of each dwelling, if the building elevation provides at least one feature more than the minimum number required in subsection C.7, Building Articulation.

The garage door width does not exceed the greater of 10 feet or 50 percent of the elevation of any dwelling unit. This standard is met.

Landscaping (21.07.110D.8)

- a. **Semi-Private Transition Space:** For dwelling units that front onto a street, the area between the front entry porch or landing, and the abutting street shall be planted as provided in 8.d. below. Front driveway width and other motor vehicle parking facilities shall not encroach into this area.
- b. **Front Driveway Separations:** Where townhouse units are served by individual garages or driveways fronting onto the street or on the same building elevation as the primary entry to the dwelling, a landscaping planting area with a width of no less than four feet shall be provided

between each individual driveway. The planting area shall extend out from the building façade or front entry landing the full distance to the street, shared driveway, parking bay, or circulation aisle, but in no case extend out less than eight feet from the building garage facade. Driveways may be combined for a maximum of two dwellings; however, no driveway or driveway combination shall exceed 32 feet in width without a landscaped break. A parking courtyard may provide an alternative design that departs from this provision in accordance with subsection 21.07.060F.18.

- c. **Common Parking Facilities and Driveways:** A foundation planting bed conforming to the requirements of subsection 21.07.110C.4., *Relationship to Parking*, shall be provided along townhouse-style structure elevations that abut common parking and access facilities, including parking bays, circulation aisles, and access driveways shared in common among multiple units.
- d. **Landscaping Bed and Planting Material Standards:** Landscaping area required by subsections 8.a. and 8.b. above shall be planted with at least one tree and five shrubs in front of each dwelling. Planting beds shall be separated from parking spaces and driveways by landscape edging.

As shown in Appendix B (Sheets M L1.01 – M L1.03), this standard is met with the planting of trees and shrubs at the townhouse units fronting the private street. This standard does not apply to the townhome units which front onto "U" shaped driveways as they do not front onto a street.

Utility Meters, Electrical Conduit, and Other Service Utility Apparatus (21.07.110D.9)

Utility meters and rooftop mechanical equipment shall comply with the utility screening requirements in subsection 21.07.080G.4.

This standard is met.

Site Design (21.07.110G)

Multiple Structures on One Lot (21.07.110G.2)

Minimum Standards: All development with multiple residential structures on a single lot shall meet the following minimum standards, in addition to the applicable standards of this title.

- i. **Open Space:** A minimum of 30 percent of the site shall be reserved as open space which shall meet the standards of section 21.07.030, *Private Open Space*. Any requirement in section

21.07.030 for open space for the individual use of a dwelling shall count towards the total 30 percent requirement. The open space shall not be simply the lot setbacks and leftover fragments such as corner bits that are unusable for other purposes.

As previously discussed, this standard is met.

- ii. **Buffers for Neighboring Uses:** Common open space with L2 buffer landscaping shall be provided along any lot line abutting a residential neighborhood where the density is less than half the density of the development with multiple residential structures on a single lot.

As previously discussed, this standard is met.

- iii. **Building Spacing:** Within a development, no portion of any single-, two-, or three-story building shall be closer than 10 feet from any other single-, two-, or three-story building. All portions of any building taller than three stories shall be separated by no less than 20 feet from any other building.

No portion of any one-, two-, or three-story building is closer than 10 feet from any other one-, two-, or three-story building (Appendix C, Sheet M-C2.00). This standard is met.

- iv. **Vehicle Plug-In:** Each unit with no garage shall be provided with at least one electrical outlet that is convenient to the required parking space(s).

One electrical outlet is conveniently located to the required parking spaces of each unit not having a garage. This standard is met.

Alleys (21.07.110G.4)

Access to parking for residential uses shall be from the alley when the site abuts an alley.

This requirement has been waived by the Traffic Engineer (Appendix E – Request for Waiver of Requirements to Use Alley).

Signage 21.11.050

A monument sign will be located at the east entrance to the site on Creekside center drive. See Sheet M-G3.00 for sign location and Sheet M-A1.00 for details (Appendix F – Site Plan Key and Signage Details).

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.*

Pedestrian Circulation. Proposed walkways and individual driveways provide access to sidewalks which will connect the site to existing sidewalks along Creekside Center Drive and Muldoon Road. Informal mowed-lawn pathways provide circulation through native grass open spaces.

Vehicle Circulation. There will be two access points along the north side of Creekside Center Drive for a private street which runs longitudinally through the site culminating in a cul-de-sac. The access points are located directly adjacent to existing entries on the south side of Creekside Center Drive. The private street will provide circulation to individual driveways, shared driveways, and a parking lot.

The demand and availability of public services and facilities. Water, sewer, storm drainage, electrical, gas, cable, and telephone connections are available to the site.

Noise, air, water, or other forms of environmental pollution. No environmental pollution is anticipated for this development. Any noise associated with construction will be regulated through the permitting process.

The maintenance of compatible and efficient development patterns and land use intensities. The land to the north of this site is zoned as a Single-Family Residential (R-1) District, to the east is R-3, to the south is a General Business (B-3) District, and to the west is zoned a Light Industrial (L-1) District. Developing this site with multifamily residential is compatible with the underlying zoning of the site as well as with the surrounding land uses.

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

The development is consistent with the 2020 Anchorage Bowl Comprehensive Plan (ABC 2020), specifically the development fulfills policy numbers 6, 7, 9, 12, 58, and 60.

Policy 6 – Areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses. The designation for site is for higher density housing which will be realized with the proposed development.

Policy 7 - Avoid incompatible uses adjoining one another. The development to the north is single-family residential, to the east is mixed residential (multi-family), to the south is commercial, and to the west is vacant land. Multifamily housing is compatible with the adjoining uses and is in line with the underlying zoning designation (Figure 3 - Land Use Map).

Policy 9 – New residential development located within 1/4 mile of the major street at the center of a Transit-supportive Development Corridor shall achieve an overall average of equal or greater than eight dwelling units per acre. This site plan achieves an overall average greater than eight dwelling units per acre.

Policy 12 – New higher density residential development, including within Transit-supportive Development Corridors, shall be accompanied by the following:

- **Building and site design standards;**
- **Access to multi-modal transportation, to include transit, and safe pedestrian facilities; and**
- **Adequate public or private open space, parks or other public recreational facilities located on site or in close proximity to the residential development.**

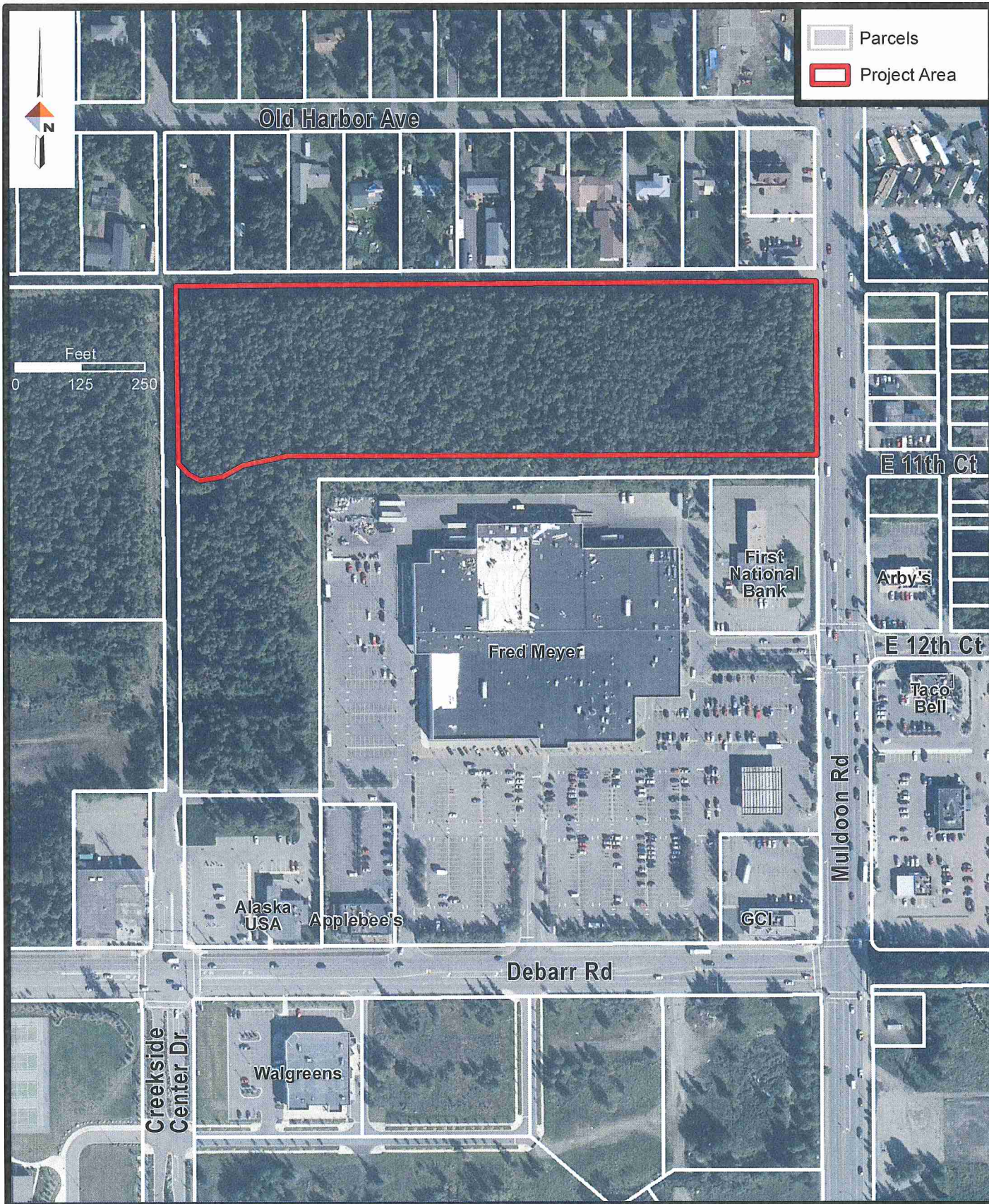
This development is designed to the building and site design standards of 21.07.110. These residential design standards are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote integrated character. The site is served by People Mover and has existing pedestrian facilities available along Muldoon Road. Additionally, the site is being designed with sufficient on-site public and private open space.

Policy 58 - Encourage more affordable housing, including home ownership opportunities for low-income resident: This is a mixed-income project with some units being set aside for households with a threshold lower income level, while others units will be available at market rate.

Policy 60 - Design attractive affordable housing that is suited to its environment. The proposed project is being designed to meet the residential design requirements of New Title 21 and to fit into the existing surrounding neighborhood.

Thus, the proposed project site plan is in line with the goals and intent of the ABC 2020.

Figures



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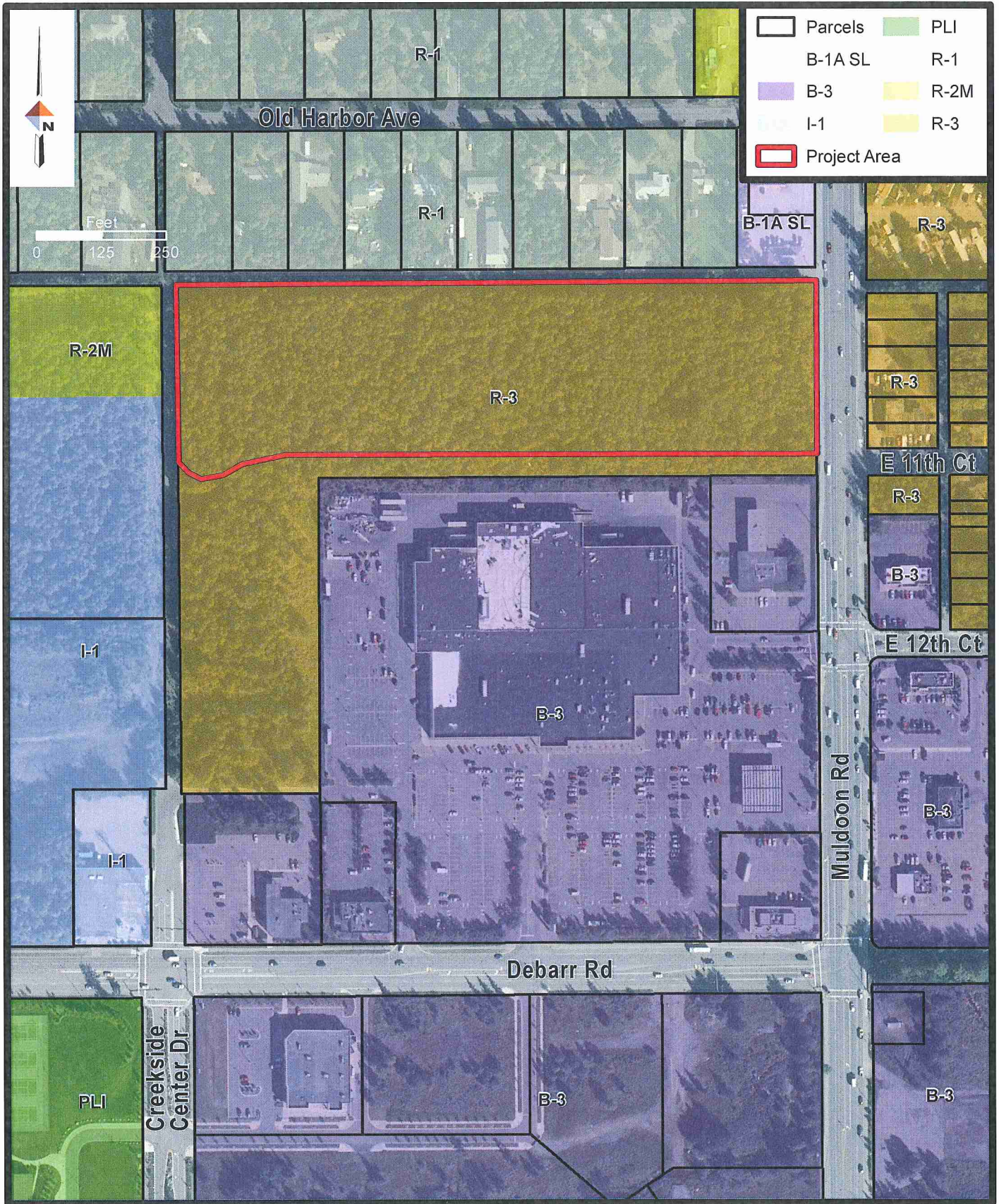


DOWL HKM

**LOCATION MAP
GRASS CREEK NORTH
ANCHORAGE, ALASKA**

Figure 1

October 2014



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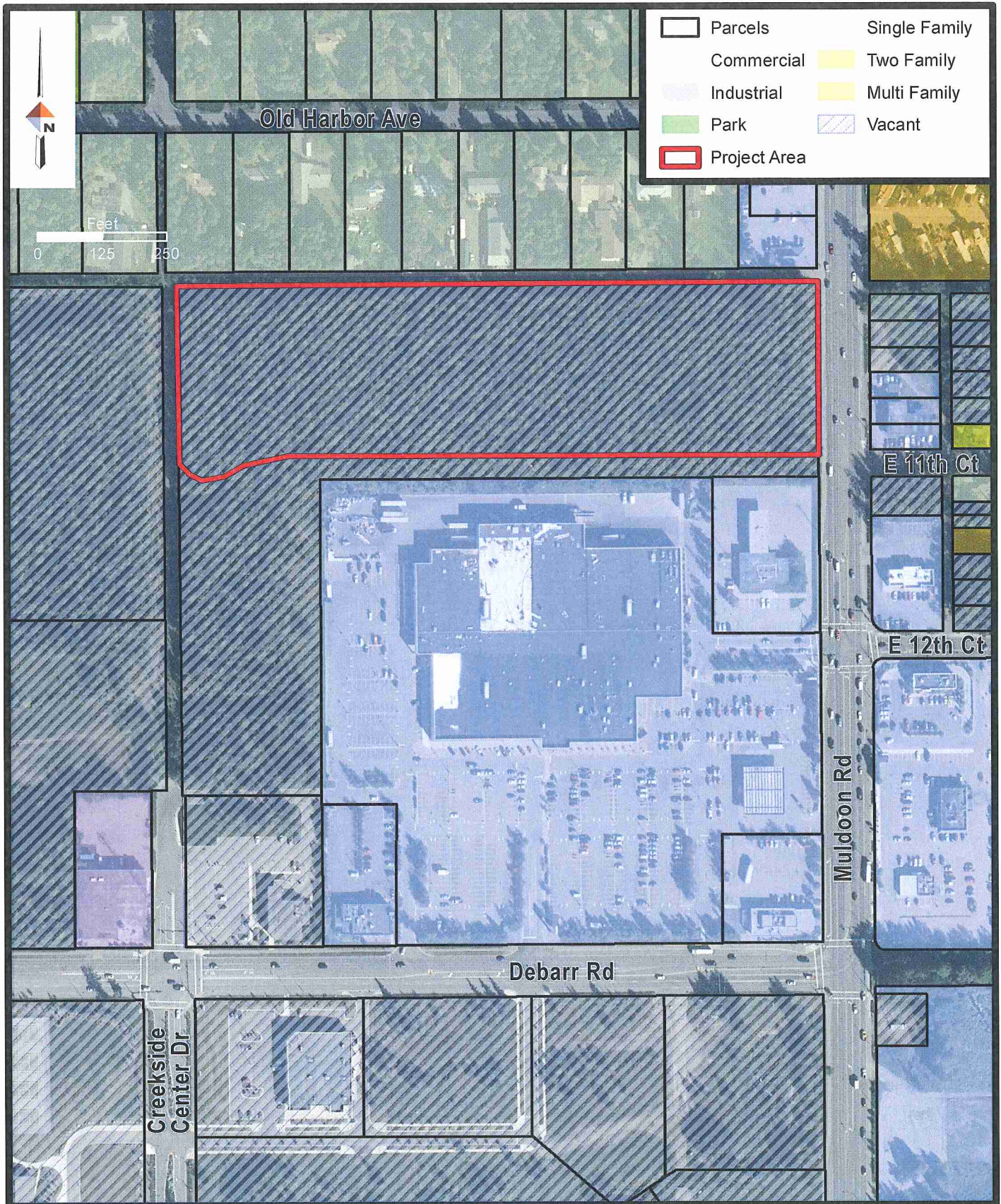
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**EXISTING ZONING MAP
GRASS CREEK NORTH
ANCHORAGE, ALASKA**


Figure 2

October 2014



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Scale: 1"=150'

	<p align="center">LAND USE MAP GRASS CREEK NORTH ANCHORAGE, ALASKA</p>	Figure 3
		October 2014

Appendix A

Northeast Community Council Presentation

You're Invited!...

Community Meeting

Grass Creek North Residential Development

Community Meeting Notification

Cook Inlet Housing Authority (CIHA) with DOWL HKM and Spark Design will be on the agenda at the regularly scheduled Northeast Community Council meeting on **September 18**, to present on CIHA's proposed Grass Creek North Residential Project. The project will be located at Muldoon Road and Creekside Center Drive just north of Fred Meyer (Creekside Subdivision, Tract D).

The project site is zoned Mixed-Family Residential (R-3) District. The project team will provide an overview of the project, project schedule, and will be available to answer any questions.



Thursday, September 18

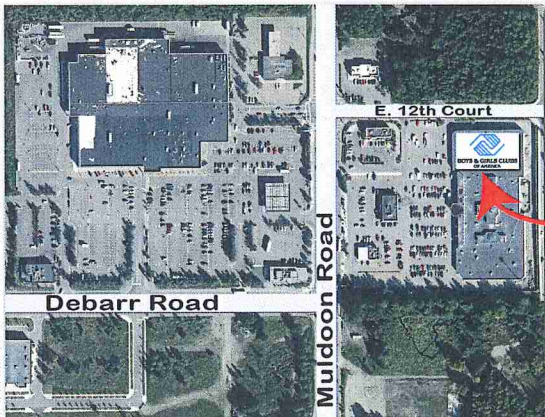
Northeast Community Center (Boys & Girls Club)

Located at the north end of the Muldoon Mall

1251 Muldoon Road

Anchorage, AK 99504

7:00 p.m.



Meeting Location

You are invited to join the conversation. There will be an opportunity to provide your comments at the meeting. You may also request information or submit your comments by contacting Tyler Robinson:

Tyler Robinson, Cook Inlet Housing Authority

3510 Spenard Road, Suite 100

Anchorage, AK 99503

(907) 793-3721

trobinson@cookinlethousing.org



sparkdesign,llc

Presentation to the Northeast Community Council (NECC)

Muldoon Boys and Girls Club

September 18, 2014, 7pm to 10pm

Grass Creek North Residential Development

Attachments: Copy of mailer and mailing list
Minutes (will be provided when drafted and adopted)
Resolution (signed resolution in support of project provided at later date)

Summary of Key Issues and Concerns:

Issue 1: Alley use and access: Several commenters made clear they did not want the alley used by the development for access. One person asked for breakaway bollards to ensure vehicles do not gain access to the alley from Muldoon.

Response: We described that we had received a waiver from the MOA Traffic Engineer to NOT use the alley. We are also willing to work with the neighborhood to advocate for bollards.

Issue 2: Alley use by pedestrians and kids has been a problem in the past. Some commented that in the past people have used the alley to access back yards for thefts along Old Harbor.

Response: Access to Old Harbor and the elementary school is via a platted alley to the west of our site. Our goal is to bring pedestrians to the sidewalk along Creekside, from which they can access the alley cut through to the west of the site. We also think that having a development at the lot will help provide "eyes" to the neighborhood.

Issue 3: What kind of buffer is between the development and Old Harbor residences? Will you provide a fence?

Response: The alley itself adds to the buffer landscaping that will be required between the R-3 and R-1 parcels. The community was satisfied that the alley provides an important buffer. To the question of a fence, we indicated that we are not planning to provide a fence along the north property line, but will adhere to buffer landscaping requirements. We will provide a shorter fence along Creekside to help create safe and private open space areas for residents and to direct pedestrians to the two access areas.

Issue 4: Will you preserve existing vegetation?

Response: The site is wooded, but with the planned development and infrastructure a large portion of the site will be cleared. We will make efforts to save trees particularly located between the groupings of townhouse units along the northern property line. We provided a site plan calling out these locations during the meeting.

Issue 5: How will you access the site and what about traffic?

Response: As previously mentioned, we will not be accessing the site via the alley to the north. The site will have two access points, both to Creekside Center Drive, which was recently constructed to a

collector standard. From the site, residents can either take Creekside to signals at Muldoon or Debarr for the ability to head north, south, east, or west.

Issue 6: The designs are more modern than your project at Grass Creek, south of Debarr.

Response: The nature of design is that everyone will have an opinion. We have gone with a more modern design for several reasons: to reduce the height of the 3-story townhomes (with flat roofs), have consistent design between the townhomes and the multi-family building, to better control drainage (through roof drains rather than gutters), and the modern design seems more fitting with the solar panels planned for the project. That said, we have 7 different building types, buildings that are 1-, 2-, and 3-stories, a variety of different unit plans, and a mix of siding and color to meet the requirements of the new code. We feel this will be a high quality development and provide a nice transition from the commercial areas to the south and west and the residential neighborhood to the north.

Issue 7: How will this project affect school enrollment?

Response: We estimate that we will have approximately 100 school age kids (elementary, middle, and high school levels) based on similar projects. Overall, there appears to be capacity for schools on the east side, and we will begin to work with the school district when funding is obtained with enough lead time for units to come on line in 2016.

Issue 8: How tall are the buildings?

Response: The height limit in the R-3 zoning district is 35 feet. Through the use of flat roofs on the three-story townhomes, we are able to keep the height to around 30 feet for those structures. At least one attendee commented that the existing trees are much higher than any of the proposed structures.

Issue 9: Would you consider commercial use for the part of the lot fronting Muldoon?

Response: The entire lot is zoned R-3. We purchased the lot from Wal-Mart, and a condition of sale was for the lot to remain residential (which was effectuated through a deed restriction). To deal with the noise and traffic on Muldoon, we have placed a multi-family building on the eastern portion of the lot, with townhouses to the west of that building. We have chosen to locate only non-residential space (for residents of the development) on the eastern ground floor of the building, with residential units on the second and third floors (affording excellent views), and two units on the ground floor but facing west.

Several people commented that they were glad there was no commercial planned in the development.

Issue 10: Where will residents and visitors park?

Response: We meet the zoning code for parking at the site and have chosen not to request additional reductions in required parking for affordable housing and housing located near transit. All townhome units have garages. Townhouse units on the south also have driveway spaces. Additional spaces are provided within courtyard areas to the north as well as along the street. The multi-family building is adequately parked with surface spaces.

Issue 11: Where do the residents of the multi-family units keep their toys?

Response: Residents have storage lockers outside of their units on the first floor. For additional storage needs, several self-storage facilities are available nearby. The goal of the project is first and foremost to provide housing at an affordable level for a variety of household sizes, and feel strongly that what is designed will be desired in the market place.

Issue 12: Is this low-income housing?

Response: The project is being designed as a mixed-income project; some units will be set aside for households at a certain income level, while others will be considered market rate. Regardless, all tenants must meet CIHA's screening requirements, including the ability to pay rent.

Issue 13: Where will you store snow?

Response: First, the roads and sidewalks within the development are private; CIHA is responsible for all snow removal. We have identified some temporary snow storage areas on our site – between townhouse units, off the parking lot of the multi-family building. As currently envisioned we will have to haul snow like we do at Grass Creek.

Issue 13: Can we have a copy of the images for NECC?

Response: Yes, we will provide a copy of the images shared at the meeting to the council.

Issue 14: What are the sources of funding?

Response: There will be a variety of funding sources including CIHA funds, debt, and AHFC funding.

Other comment:

- As long as this project is going to be developed, I am glad that it is CIHA that will develop it and operate it.



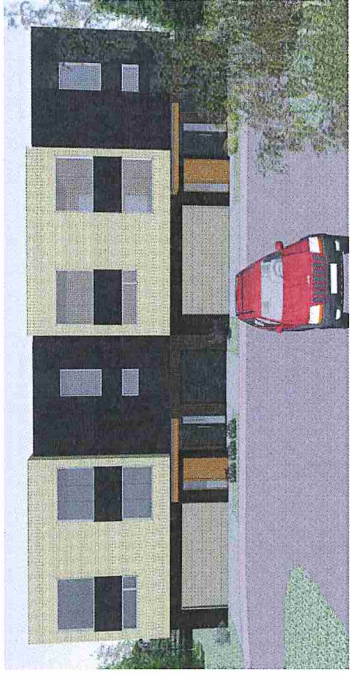
Grass Creek North

Residential Development



V2, LLC
Trapline, LLC





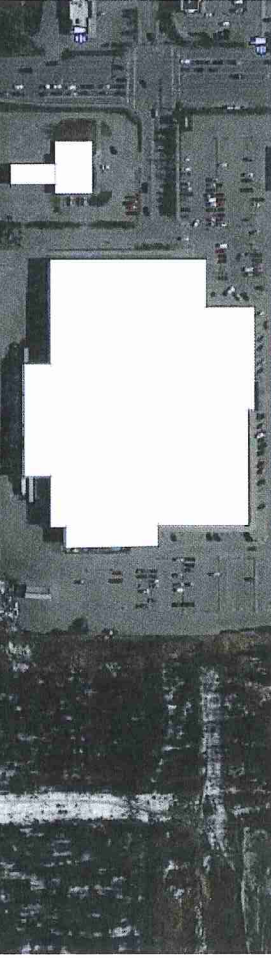
Grass Creek North

Residential Development



V2, LLC
Trapline, LLC





Grass Creek North
Residential Development



V2, LLC
Trapline, LLC

spark design, llc
architecture • interiors • design-build

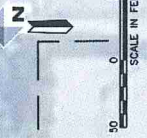


Appendix B

Landscaping Drawings



MULDOON ROAD



EXISTING BUFFER VEGETATION
TO REMAIN

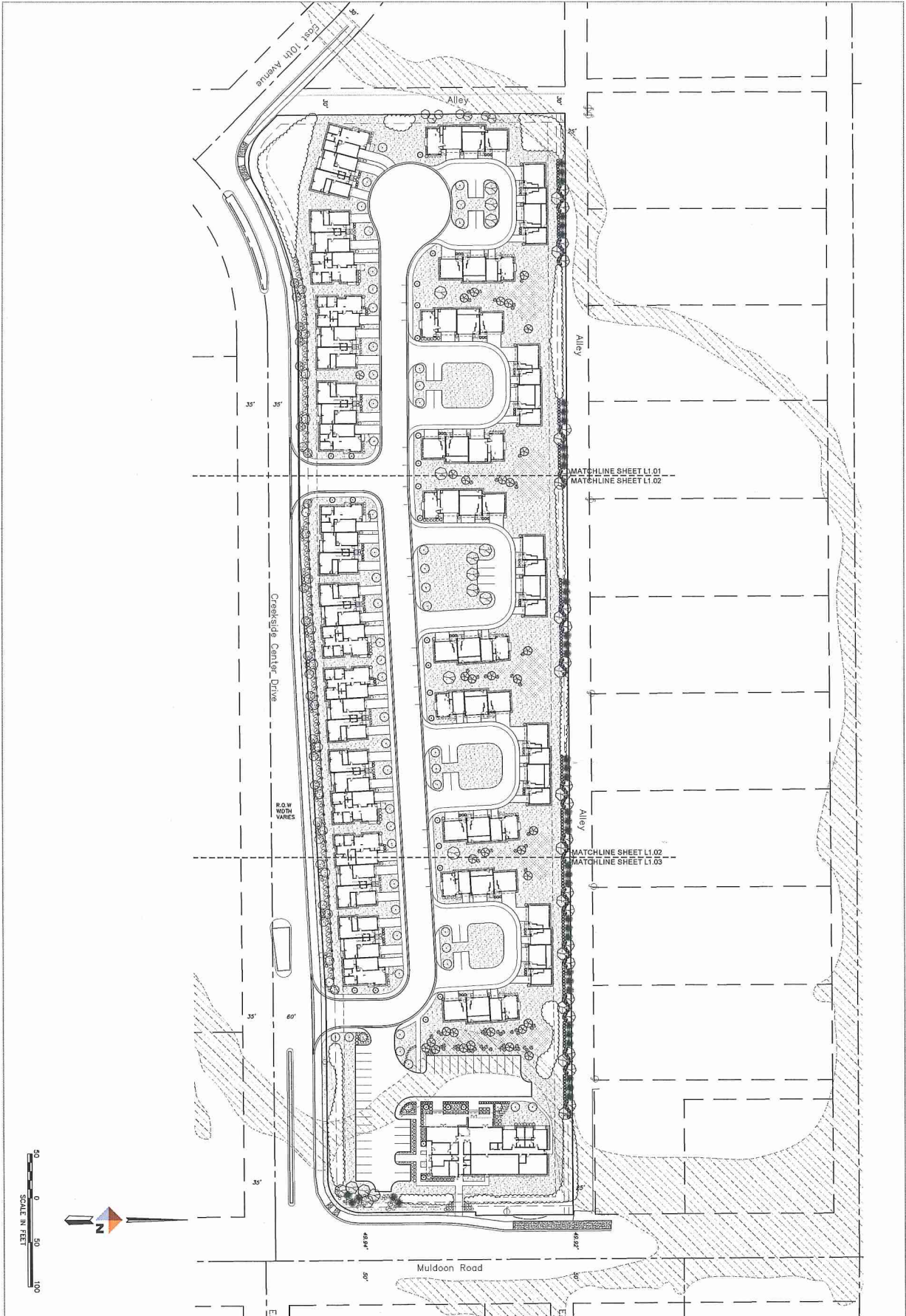
FRED MEYER

Grass Creek North
Residential Development

V2, LLC
Cook Inlet
Housing Authority
Trapline, LLC

spark design, llc
architecture • interiors • design-build

DOWL HKM



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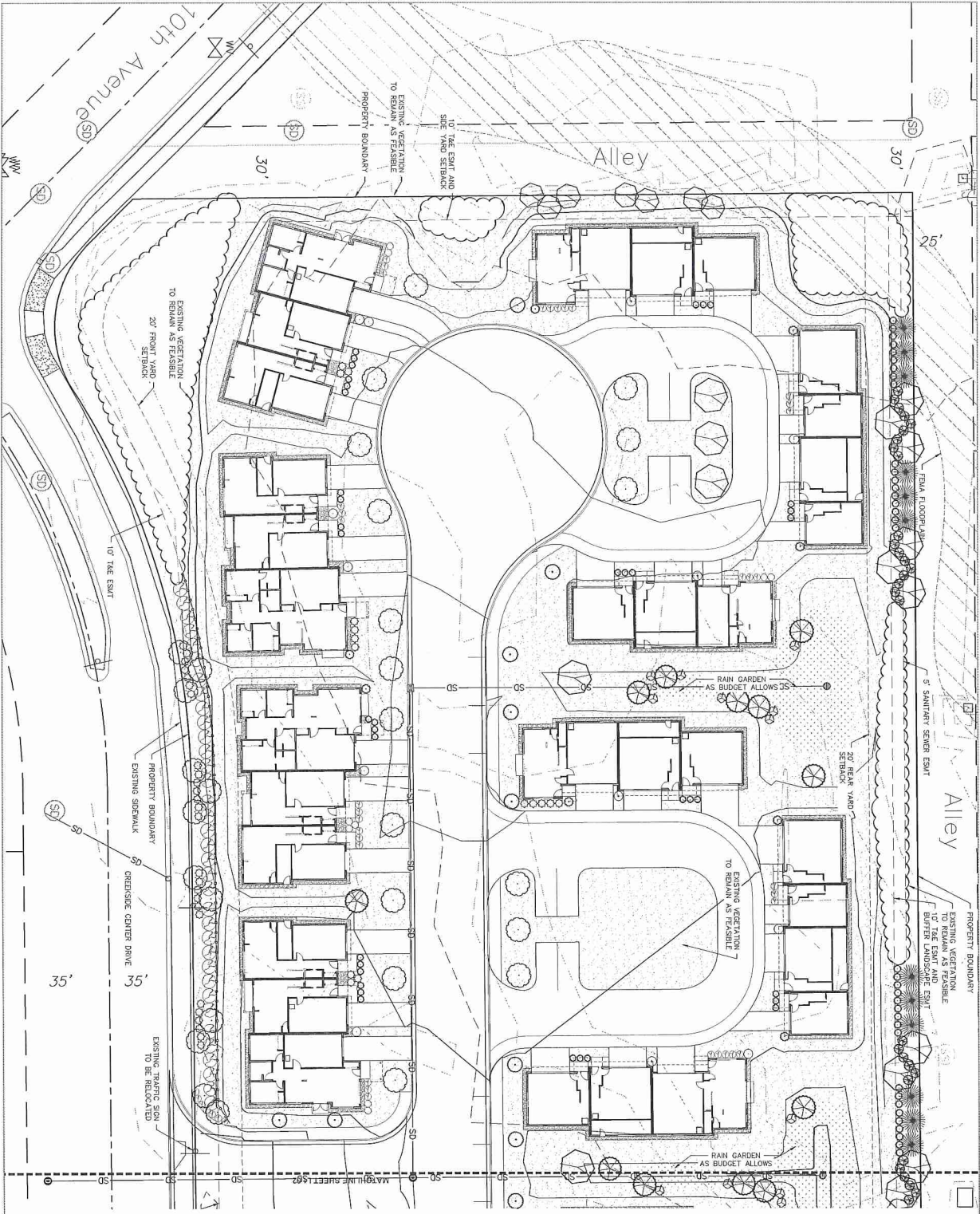


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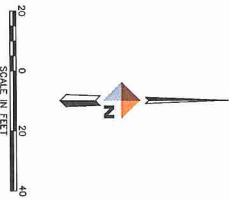
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PROJECT	GRASS CREEK NORTH
DESIGNER	DAVID M. HANSEN
CHECKER	DAVID M. HANSEN
DATE	12/20/11
SCALE	1/4" = 1'-0"
PROJECT	GRASS CREEK NORTH
DESIGNER	DAVID M. HANSEN
CHECKER	DAVID M. HANSEN

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - MASTER SET
ANCHORAGE, ALASKA

DOWL HKM
4041 B Street
907-562-0000
Anchorage, Alaska 99503
www.dowlhkm.com



SITE PERIMETER LANDSCAPE REQUIREMENTS
 VISUAL ENHANCEMENT LANDSCAPING (L1)
 225 L.F. OF SOUTHERN PROPERTY LINE
 PROVIDED: 11,25 TREES 675 SHRUBS
 PROVIDED: 12 TREES 60 SHRUBS
 BUFFER LANDSCAPING (L2)
 200 L.F. OF NORTHERN PROPERTY LINE
 PROVIDED: 21 TREES 82 SHRUBS



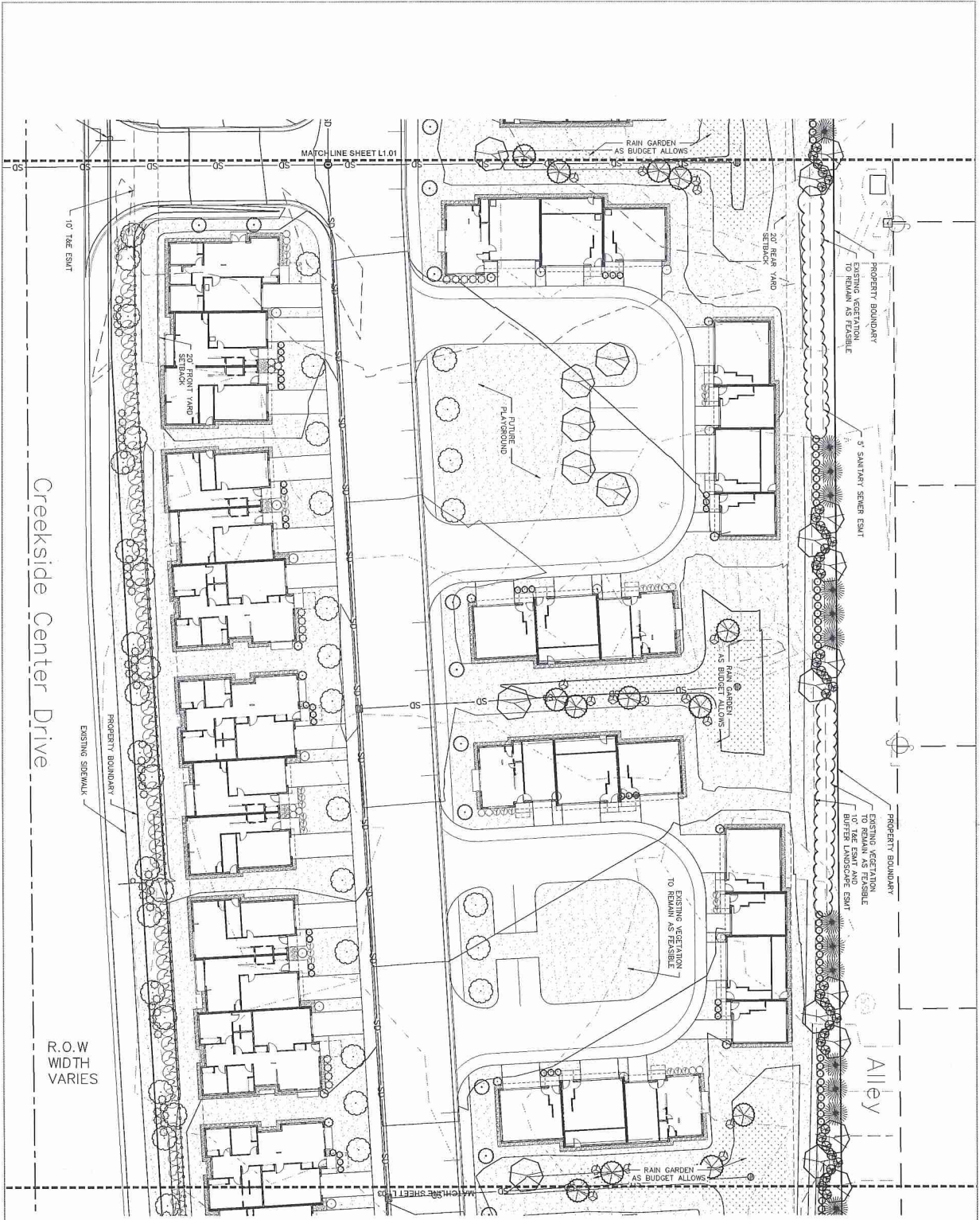
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REVISION	07/11/14
DATE	07/11/14
BY	07/11/14
REVISION	07/11/14

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - MASTER SET
 ANCHORAGE, ALASKA

DOWL HKM
 4041 B Street
 Anchorage, Alaska 99503
 907.562.2000
 www.dowlhkm.com



Creekside Center Drive

R.O.W WIDTH VARIES

EXISTING SIDEWALK



20 0 20 40
SCALE IN FEET

SITE SPECIFIC LANDSCAPE REQUIREMENTS
 VISUAL ENHANCEMENT LANDSCAPING (L1)
 384 LINEAR FEET OF PROPERTY LINE
 REQUIRED: 197 TREES 119.2 SHRUBS
 PROVIDED: 20 TREES 119 SHRUBS
 BUFFER LANDSCAPING (L2)
 230 L.F. OF NORTHERN PROPERTY LINE
 REQUIRED: 23 TREES 69 SHRUBS
 PROVIDED: 23 TREES 71 SHRUBS

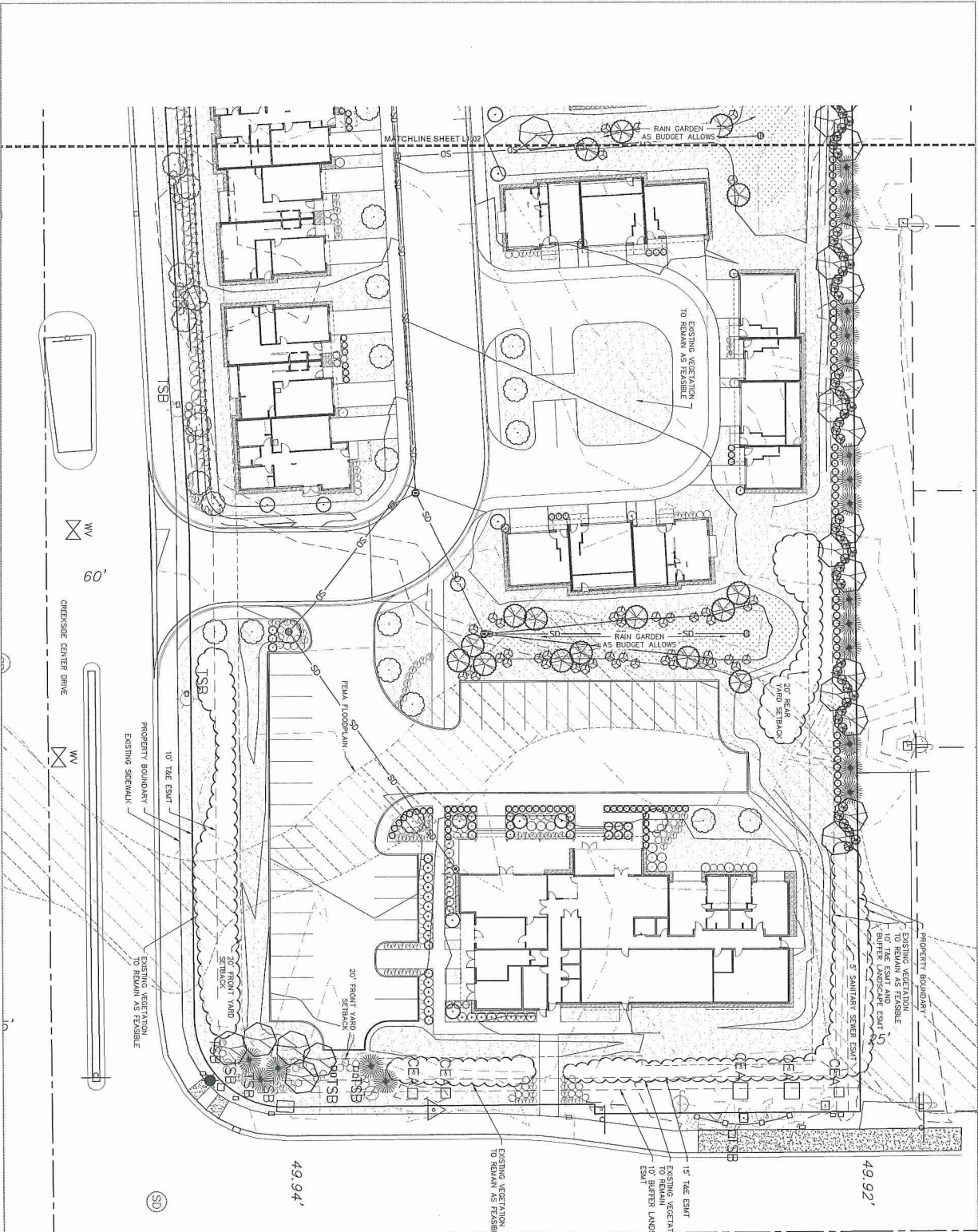
35% DOCUMENTS

M-L1.02

DATE	13-08-08
BY	11.14.2014
REVISION	REV 1
DESCRIPTION	LANDSCAPE PLAN 1 OF 3

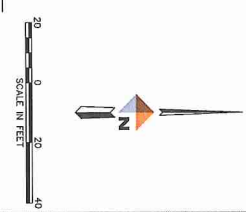
COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - MASTER SET
 ANCHORAGE, ALASKA

DOWL HKM
 4041 B Street
 Anchorage, Alaska 99503
 907-562-2500
 www.dowlhkm.com



Muldoon Road

- SITE PERIMETER LANDSCAPE REQUIREMENTS**
- VISUAL ENHANCEMENT LANDSCAPING (LE)
 - 150 L.F. OF SOUTHERN PROPERTY LINE
 - REQUIRED: 7.3 TREES
 - PROVIDED: 45 SHRUBS
 - 10' TREE SETBACK
 - 8' BUFFER LANDSCAPING (L1)
 - REQUIRED: 9.3 TREES
 - PROVIDED: 28 SHRUBS
 - 20' FRONT YARD SETBACK
 - 282 L.F. OF NORTHERN PROPERTY LINE
 - REQUIRED: 29.2 TREES
 - PROVIDED: 87.6 SHRUBS
 - 30' TREE SETBACK
 - PROVIDED: 89 SHRUBS



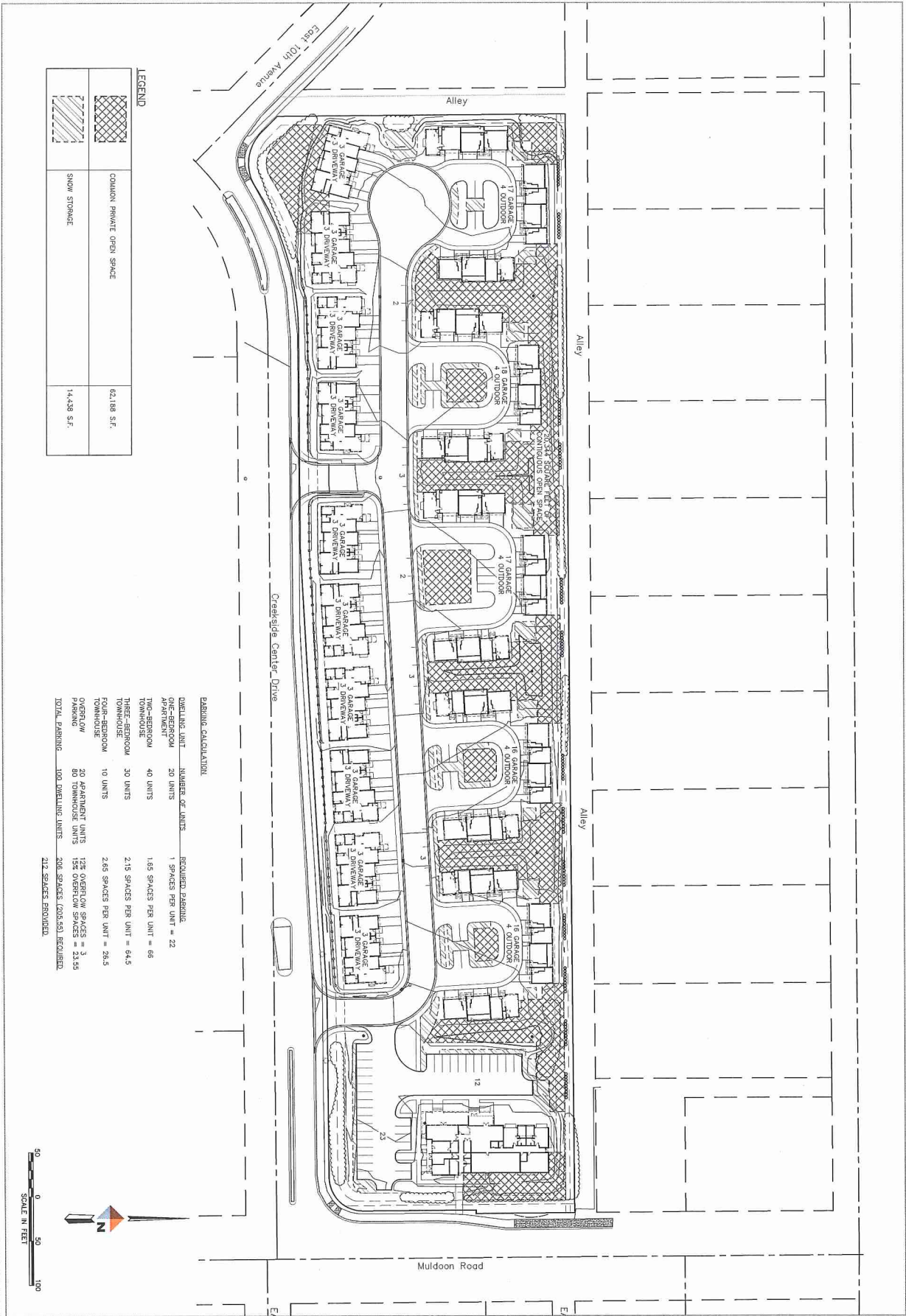
35% DOCUMENTS

M-L1.03

**COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - MASTER SET
ANCHORAGE, ALASKA**

DOWL HKM
4041 B Street
907-562-2000
Anchorage, Alaska 99503
www.dowlhkm.com

DATE	13-2008
DATE	11-14-2004
REVISION	02
REVISION	01
LANDSCAPE PLAN 013	

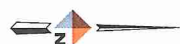


LEGEND

	COMMON PRIVATE OPEN SPACE	62,188 S.F.
	SNOW STORAGE	14,438 S.F.

PARKING CALCULATION

RESIDING UNIT	NUMBER OF UNITS	REQUIRED PARKING
ONE-BEDROOM APARTMENT	20 UNITS	1 SPACES PER UNIT = 22
TWO-BEDROOM TOWNHOUSE	40 UNITS	1.55 SPACES PER UNIT = 66
THREE-BEDROOM TOWNHOUSE	30 UNITS	2.15 SPACES PER UNIT = 64.5
TOTAL UNITS	90 UNITS	2.65 SPACES PER UNIT = 238.5
OVERFLOW PARKING	20 APARTMENT UNITS 80 TOWNHOUSE UNITS	120 OVERFLOW SPACES = 3 156 OVERFLOW SPACES = 23.55
TOTAL PARKING	100 DWELLING UNITS	206 SPACES (206.55) REQUIRED
		212 SPACES PROVIDED



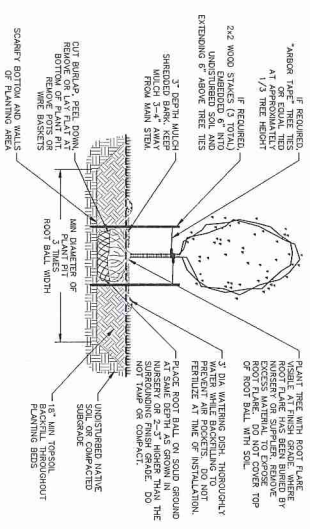
COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - MASTER SET
ANCHORAGE, ALASKA

DOWL HKM
4041 B Street
Anchorage, Alaska 99503
907-562-2900
www.dowlhkm.com

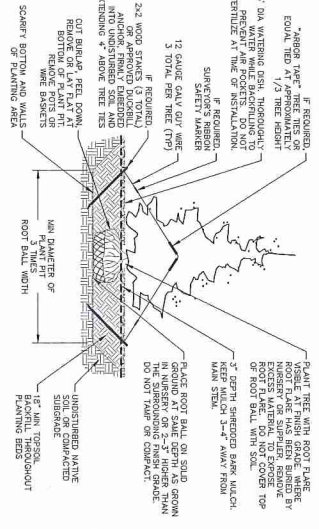
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TIME: 11:24:34 AM
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: GRASS CREEK NORTH HOUSING AUTHORITY

35% DOCUMENTS

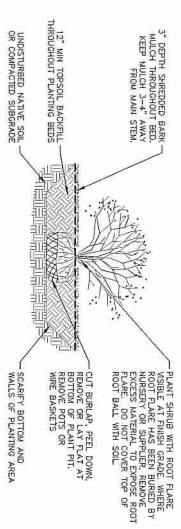
M-12.00



1 DECIDUOUS TREE PLANTING
1.3.1 NIS



2 EVERGREEN TREE PLANTING
1.3.1 NIS



3 SHRUB PLANTING
1.3.1 NIS

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL AGREEMENT WITH THE UNIVERSITY OF ALASKA COMPLETION AND SPECIFICATIONS (UAS 3) UNDER REVISION 3 DATED 4/1/2013 UNLESS OTHERWISE STATED IN THE DRAWINGS.
2. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601-1-2004.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS THAT REQUIRE ADJUSTMENT OF PLANT LAYOUT PRIOR TO INSTALLATION OF AFFECTED AREAS.
4. ALL SPECIFIC REQUIREMENTS RELATED TO THIS PROJECT SHALL BE RETURNED AS INDICATED PER PLANS, WITH 4\"/>

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
DECIDUOUS TREES					
	58	PAPER BIRCH	Betula papyrifera	2" CAL. 8' HT. MIN.	B&B
	93	AMUR CHOKECHERRY	Prunus amoensis	2" CAL. 8' HT. MIN.	B&B
	30	COLUMNAR ASPEN	Populus tremula 'Erecta'	2" CAL. 8' HT. MIN.	B&B
CONIFEROUS TREES					
	44	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' HT. MIN.	B&B
	34	SIBERIAN LARCH	Larix sibirica	8' HT. MIN.	B&B
DECIDUOUS SHRUBS					
	65	LITTLE REBEL DOGWOOD	Cornus alba 'Variegata'	18" HT.	#2 CONT.
	117	WOODS ROSE	Rosa woodsii	18" HT.	#2 CONT.
	111	RUGOSA ROSE	Rosa rugosa	18" HT.	#2 CONT.
	32	DIABLO NINEBARK	Physocarpus o. 'Diablo'	18" HT.	#2 CONT.
	41	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	18" HT.	#2 CONT.
	117	COMMON CARDAMOM	Cornus alba	18" HT.	#2 CONT.
	131	SEA FALSE SPIREA	Sorbaria sorbifolia 'Sera'	18" HT.	#2 CONT.
	170	KATHERINE DYKES POTENTILLA	Potentilla fruticosa 'Katherine Dykes'	18" HT.	#2 CONT.
	139	FROEBEL SPIREA	Spiraea x bunoides 'Froebelii'	18" HT.	#2 CONT.
	38	PINKING COTONASTER	Cotoneaster lucidus	18" HT.	#2 CONT.
	105	NATIVE SERVICEBERRY	Ampelancher dioica	18" HT.	#2 CONT.
MISC.					
		TURF GRASS SEED MIX		SUS. PER 1000 S.F.	HYDROSEED
		NO MOW / NATIVE GRASS SEED MIX		SUS. PER 1000 S.F.	HYDROSEED
		ROCK MULCH		+2" ROUND ROCK	SEE NOTES
		LANDSCAPE EDGING			T&D
		PRIVACY FENCE			T&D.
		EXISTING VEGETATION/TREES TO REMAIN			SEE NOTES

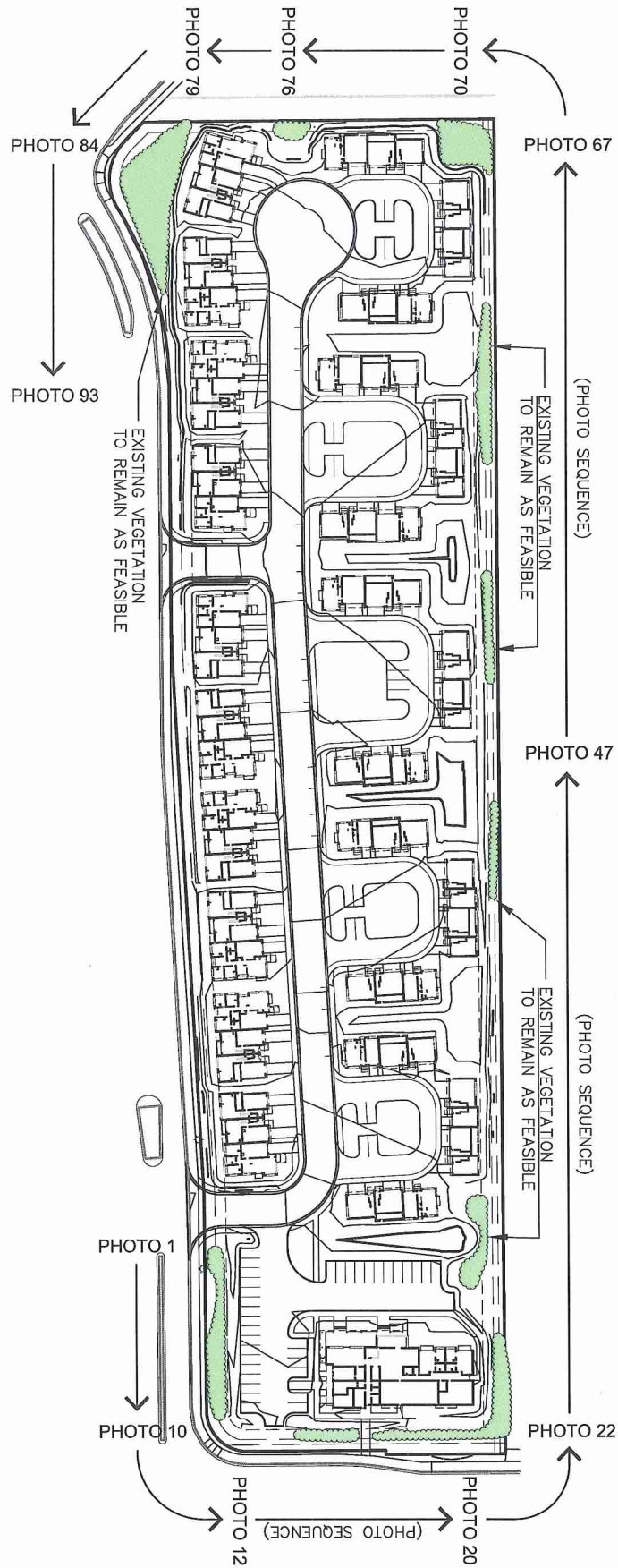
35% DOCUMENTS

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - MASTER SET
ANCHORAGE, ALASKA

4041 B Street
907-562-3000

Anchorage, Alaska 99503
www.dowlhkm.com

DATE: 11-24-09
BY: JLM
REVISION: 13
DATE: 11-24-09
BY: JLM
REVISION: 13

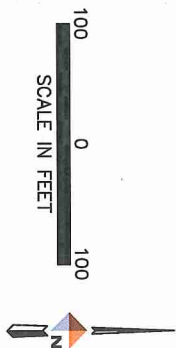


THE PHOTO SEQUENCE SHOWS THE EXISTING VEGETATION TO BE RETAINED AND APPLIED TOWARD COMPLIANCE WITH SITE PERIMETER LANDSCAPING REQUIREMENTS.

SOUTH PROPERTY BOUNDARY: L2 REQUIREMENT
 EAST PROPERTY BOUNDARY: L1 REQUIREMENT
 NORTH PROPERTY BOUNDARY: 10' BUFFER LANDSCAPE ESMT.
 WEST PROPERTY BOUNDARY: NO REQUIREMENT ALONG ALLEY

THE PHOTO SEQUENCE BEGINS (PHOTO 1) AT THE SOUTHEAST ROAD ENTRY TO THE SITE AND MOVES IN A COUNTER-CLOCKWISE DIRECTION AROUND THE SITE. THE SEQUENCE ENDS (PHOTO 93) NEAR THE SOUTHWEST ROAD ENTRY TO THE SITE.

EACH PHOTO WAS TAKEN FROM OUTSIDE OF THE PROPERTY LINE LOOKING INTO THE SITE OR ALONG THE EDGE OF THE SITE.



CIHA Grass Creek North
 Existing Vegetation to Remain
 Photo Reference Map

PROJECT	61462
DATE	1/21/2014

FIGURE 1

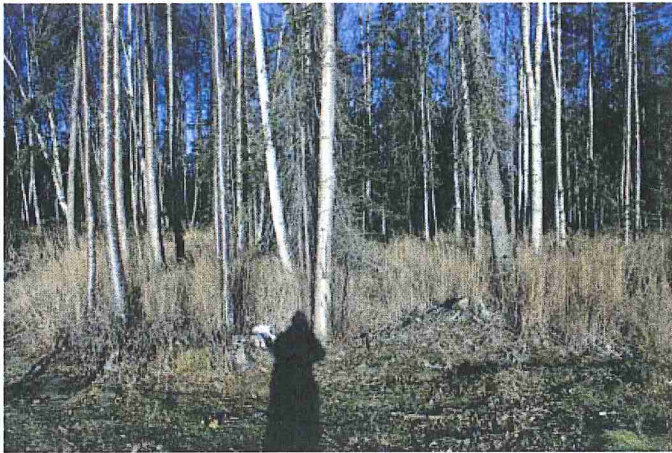


Photo 1



Photo 2



Photo 3



Photo 4

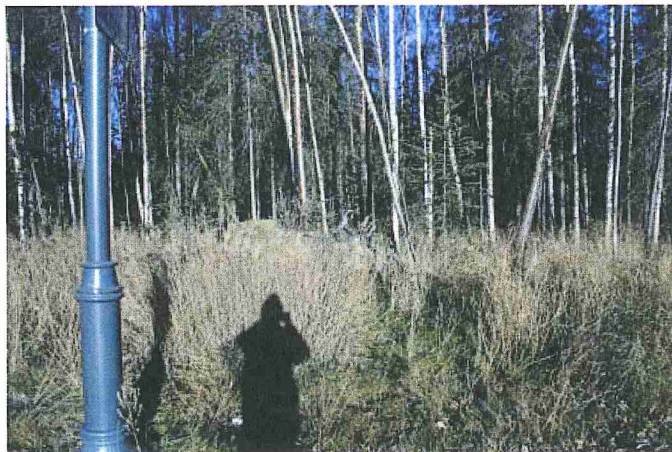


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



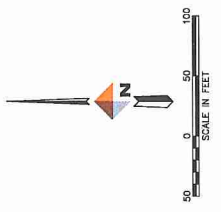
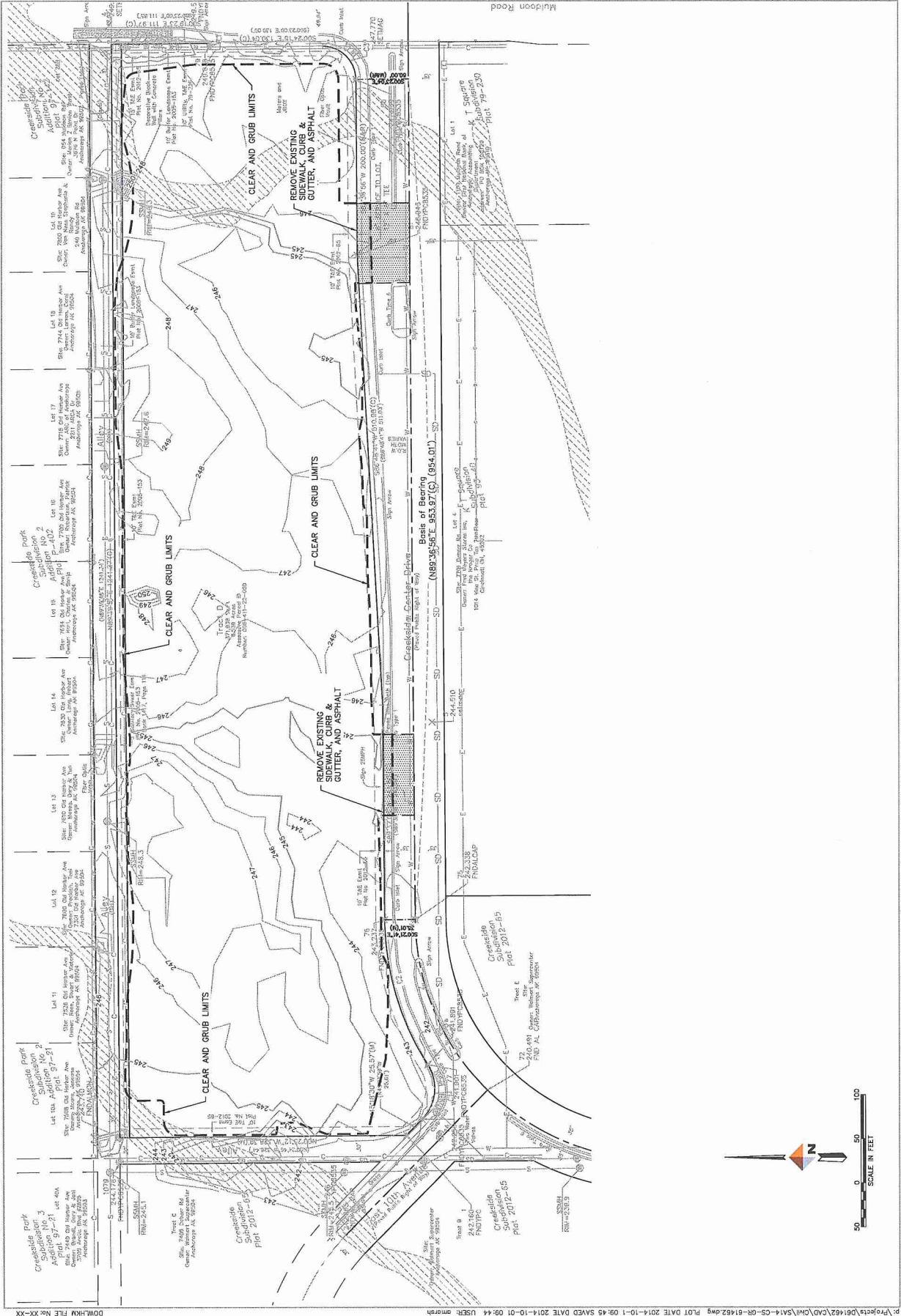
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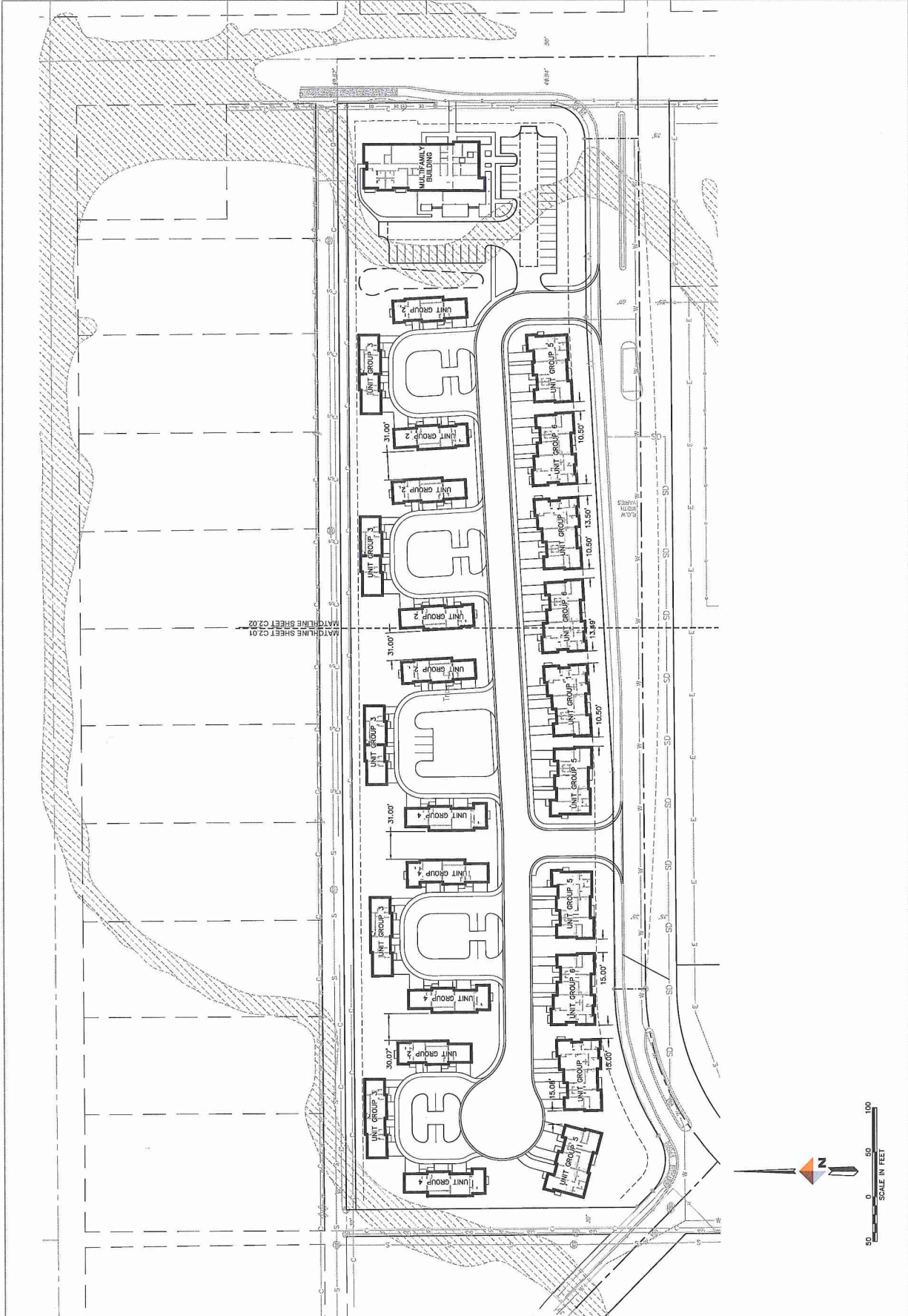


Photo 93

Appendix C

Design Drawings





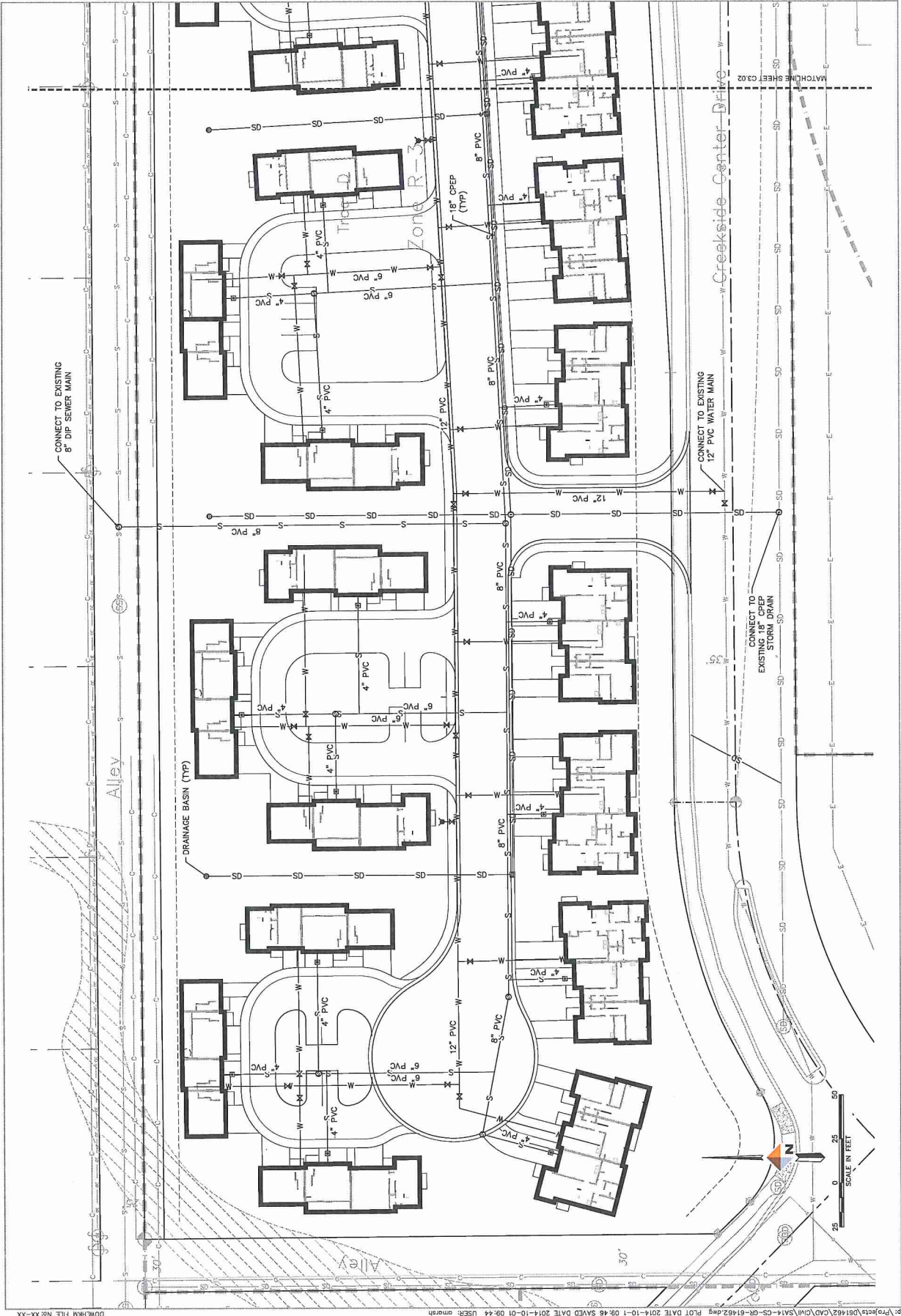
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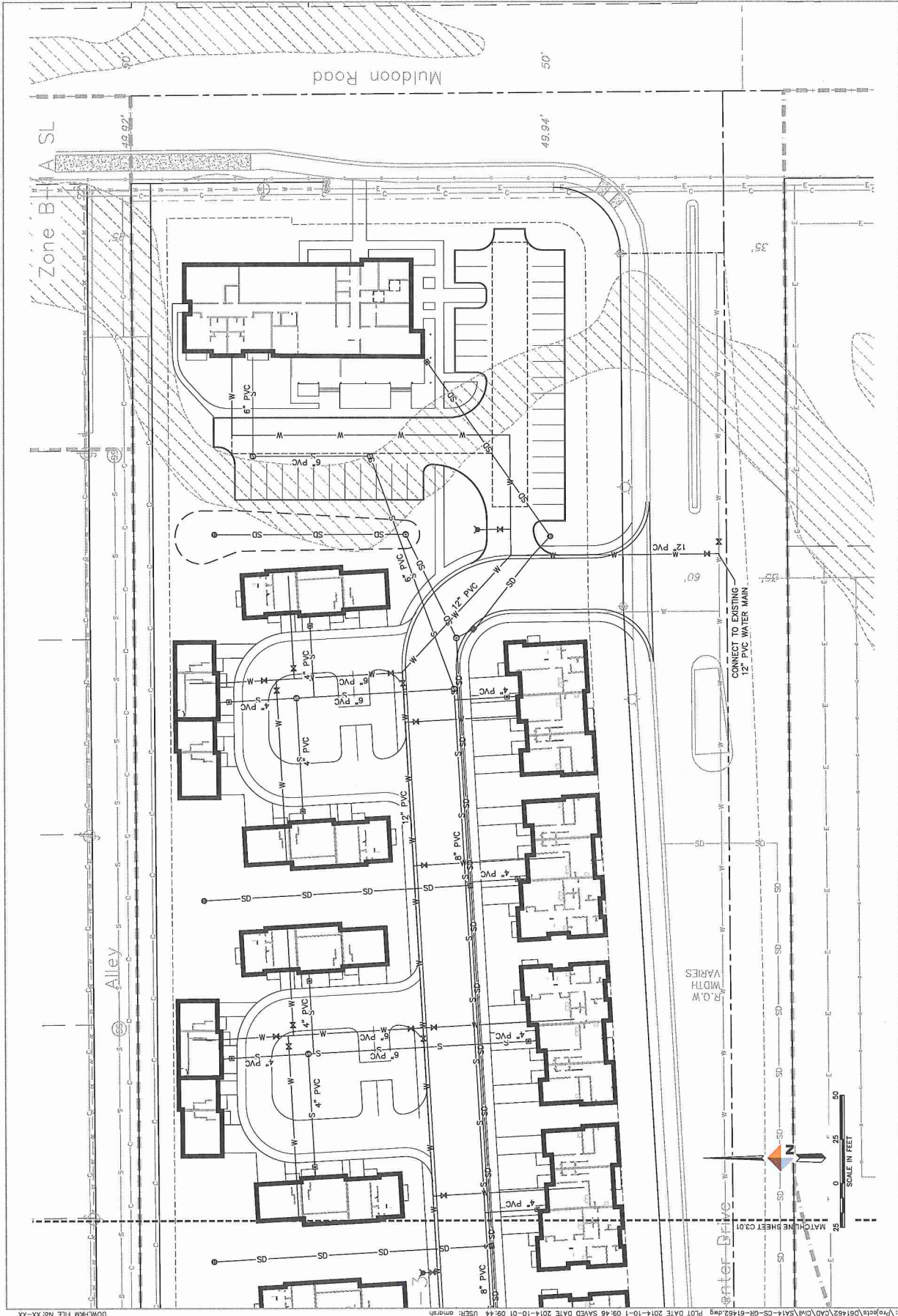
SHEET NAME: SITE GRADING PLAN

DATE: 09.18.2014
BY: JWB
CHECKED: JWB

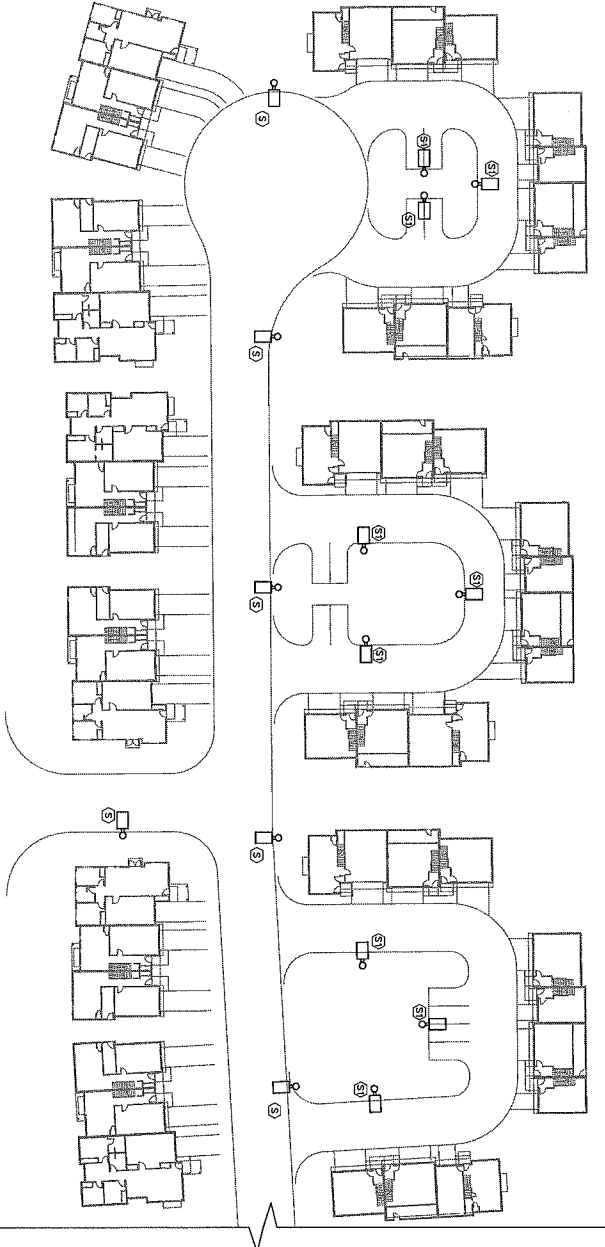
COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - MASTER SET ANCHORAGE, ALASKA







1 WEST SITE PLAN
 1-2107 SCALE: 1"=300'



35% DOCUMENTS

SHEET NO.
 M-E1.01
 Copyright 2017, Zetlow & Associates, LLC

DATE: 04/28/17
 DRAWN BY: MJC
 CHECKED BY: MJC
 PROJECT: WEST SITE PLAN

REVISIONS
 NO. DESCRIPTION DATE

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH
 ANCHORAGE, ALASKA

sparkdesign, llc
HZA
 HAY, ZETLOW & ASSOCIATES, LLC
 ARCHITECTURAL & PLANNING ENGINEERS

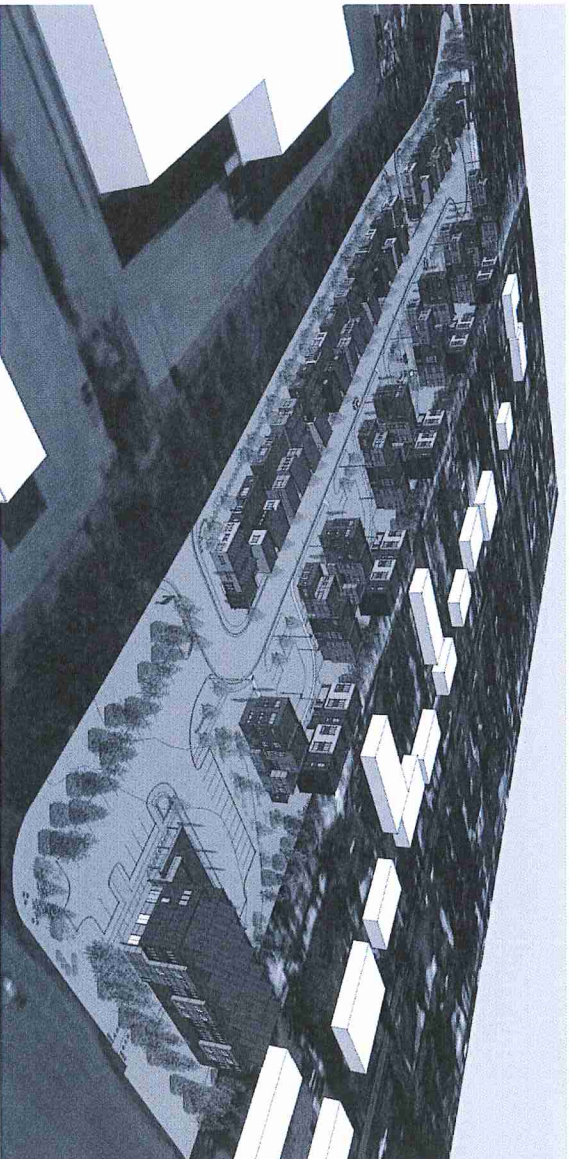
Appendix D

Architectural Drawings

Cook Inlet Housing Authority Grass Creek North - Multifamily Building Anchorage, Alaska

35% Documents

09.18.2014



Contact Information

owner

Cook Inlet Housing Authority
3510 Spenard Road
Anchorage, Alaska 99503
P. (907) 793.3000
F. (907) 793.3070

structural

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P. (907) 562.3439
F. (907) 561.3319

architectural

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5401 Cordova Street, Suite 301
Anchorage, Alaska 99518
P. (907) 344.3424
F. (907) 771.9776

mechanical engineering

Hay Zietlow & Associates
113 W Northern Lights Blvd, Suite 240
Anchorage, Alaska 99503
P. (907) 562.1012
F. (907) 562.1013

energy consultant

Horizons, LLC
10900 Corrie Way
Eagle River, Alaska 99577
P. (907) 240.8585

electrical engineering

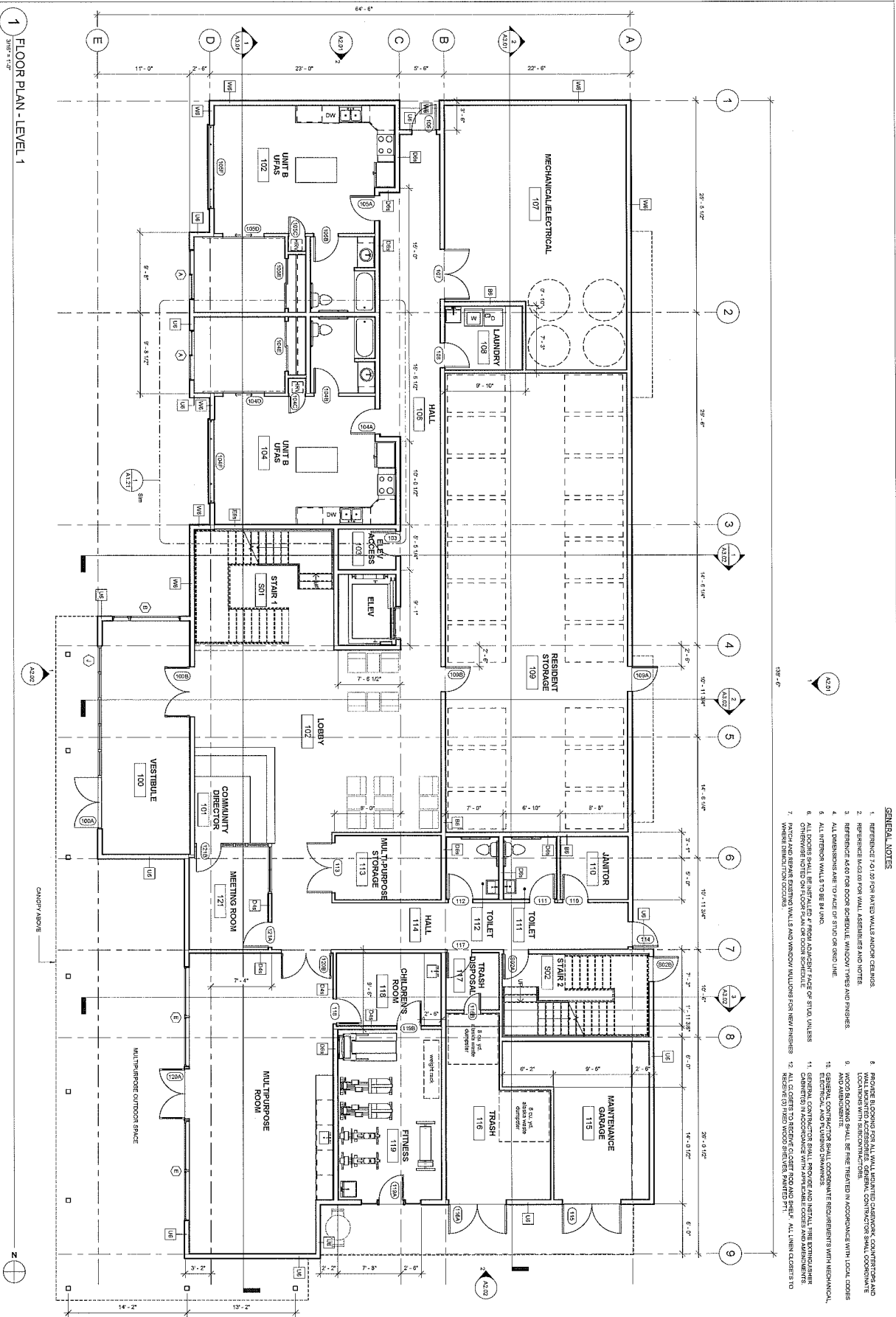
Hay Zietlow & Associates
113 W Northern Lights Blvd, Suite 240
Anchorage, Alaska 99503
P. (907) 562.1012
F. (907) 562.1013

landscape

DOWL HKM
4041 B Street
Anchorage, Alaska 99503
P. (907) 562.2000
F. (907) 563.3953

civil engineering

DOWL HKM
4041 B Street
Anchorage, Alaska 99503
P. (907) 562.2000
F. (907) 563.3953



1 FLOOR PLAN - LEVEL 1
3/16/21 - 1:02P

- GENERAL NOTES**
1. REFERENCE TO 20 FOR PAINTED WALLS AND/OR CEILINGS.
 2. REFERENCE TO 20 FOR WALL ASSEMBLIES AND NOTES.
 3. REFERENCE TO 20 FOR ROOM SCHEDULE, WINDOW TYPES AND FINISHES.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL INTERIOR WALLS TO BE 5/8" GYP.
 6. ALL DOORS SHALL BE INSTALLED FROM ADJACENT SPACE OR STAIR WELLS UNLESS OTHERWISE NOTED ON FLOOR PLAN OR ROOM SCHEDULE.
 7. FINISH AND MATERIALS FOR WALLS AND WINDOW WALLINGS FOR NEW FINISHES.
 8. PROVIDE BLOCKING FOR ALL WALL MOUNTED CLOSET, COMPARTMENT AND LOCATIONS WITH SCHEDULING.
 9. WOOD FLOORING SHALL BE THE TRIMMED IN ACCORDANCE WITH LOCAL CODES AND FINISHES.
 10. PROVIDE FINISHES FOR ALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND FINISHING TRADES.
 11. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHER CABINETS IN ACCORDANCE WITH APPLICABLE CODES AND APPROVED.
 12. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS TO RECEIVE LINEN SHELF.

35% DOCUMENTS

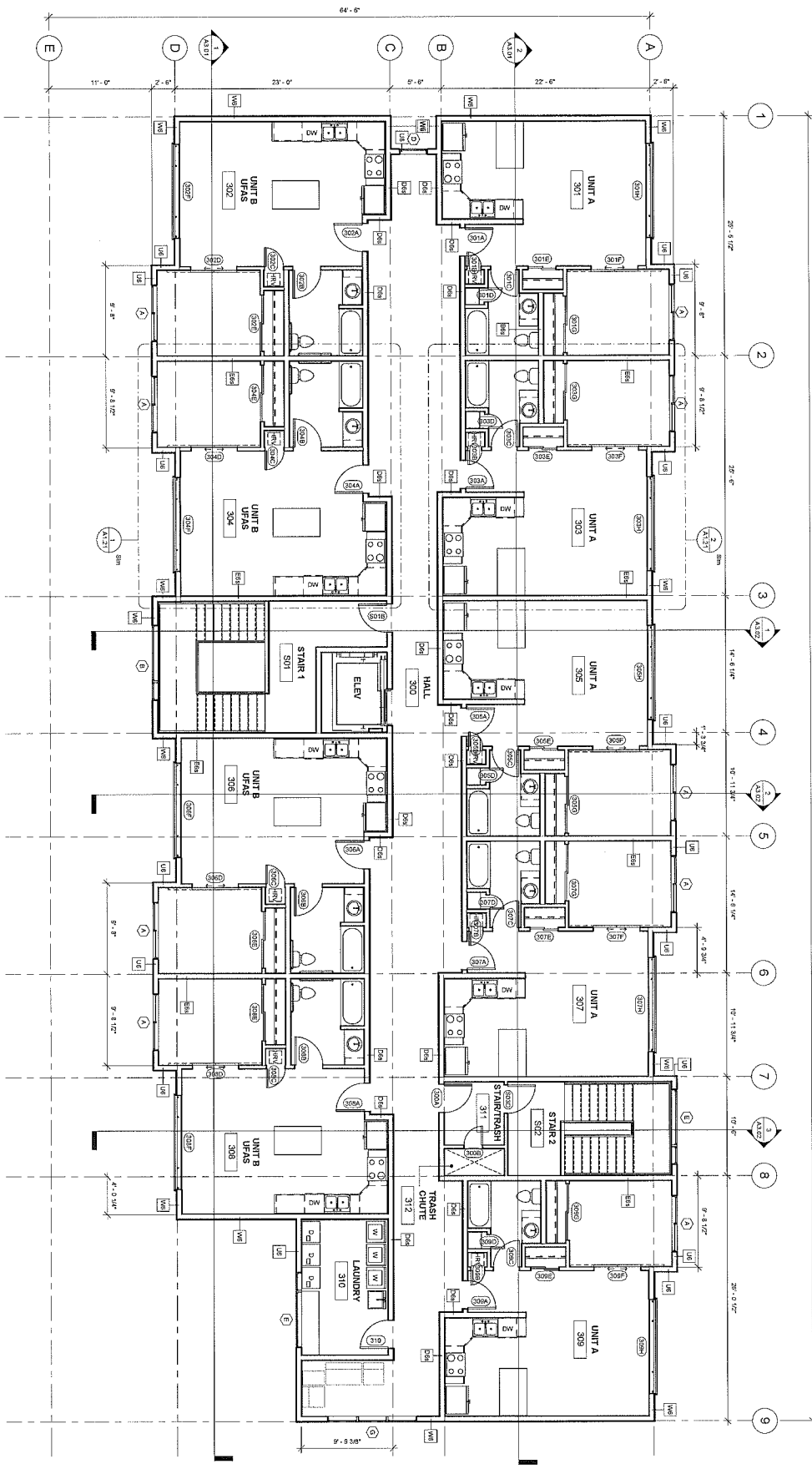
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BY	JMS
REVISION	05/13/21
DATE	JMS
BY	05/13/21
REVISION	05/13/21
DATE	05/13/21
BY	05/13/21
REVISION	05/13/21
DATE	05/13/21
BY	05/13/21
REVISION	05/13/21

PROJECT	COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - MULTIFAMILY
DATE	05/13/21
BY	JMS
REVISION	05/13/21
DATE	05/13/21
BY	05/13/21
REVISION	05/13/21
DATE	05/13/21
BY	05/13/21
REVISION	05/13/21

**COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - MULTIFAMILY
ANCHORAGE, ALASKA**

sparkdesign,llc
 architecture • interiors • design-build
 po box 110051 anchorage, alaska 99511
 p. 907.344.3424 f. 907.771.9776

1 FLOOR PLAN - LEVEL 3
3/18/21 1:10'



- GENERAL NOTES**
1. REFERENCE TO ALL FOR PARTIAL WALLS MAJOR DETAILS.
 2. REFERENCE TO ALL FOR WALL LABELS AND NOTES.
 3. REFERENCE TO ALL FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
 4. ALL DIMENSIONS ARE TO FACE OF STUD OR GRID LINE.
 5. ALL FINISH WALLS TO BE R.O.C.
 6. REFER TO ALL FOR FINISH SCHEDULE.
 7. PATCH AND REPAIR EXISTING WALLS AND WINDOW MULLIONS FOR NEW FINISHES WHERE DEMOLITION OCCURS.
 8. PROVIDE BROOMING FOR ALL WALL, UNPAINTED CEILING, COUNTERTOPS AND WALL LOCATED AT COSSASSERS. GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND FINISHES.
 9. WOOD BROOMING SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES AND APPLICABLES.
 10. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS AND SUPPLY ALL MATERIALS AND FINISHES IN ACCORDANCE WITH APPLICABLE CODES AND APPLICABLES.
 11. REFER TO ALL FOR FINISH SCHEDULE.
 12. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS TO RECEIVE (3) FIBER WOOD SHELVES, PAINTED P.T.I.

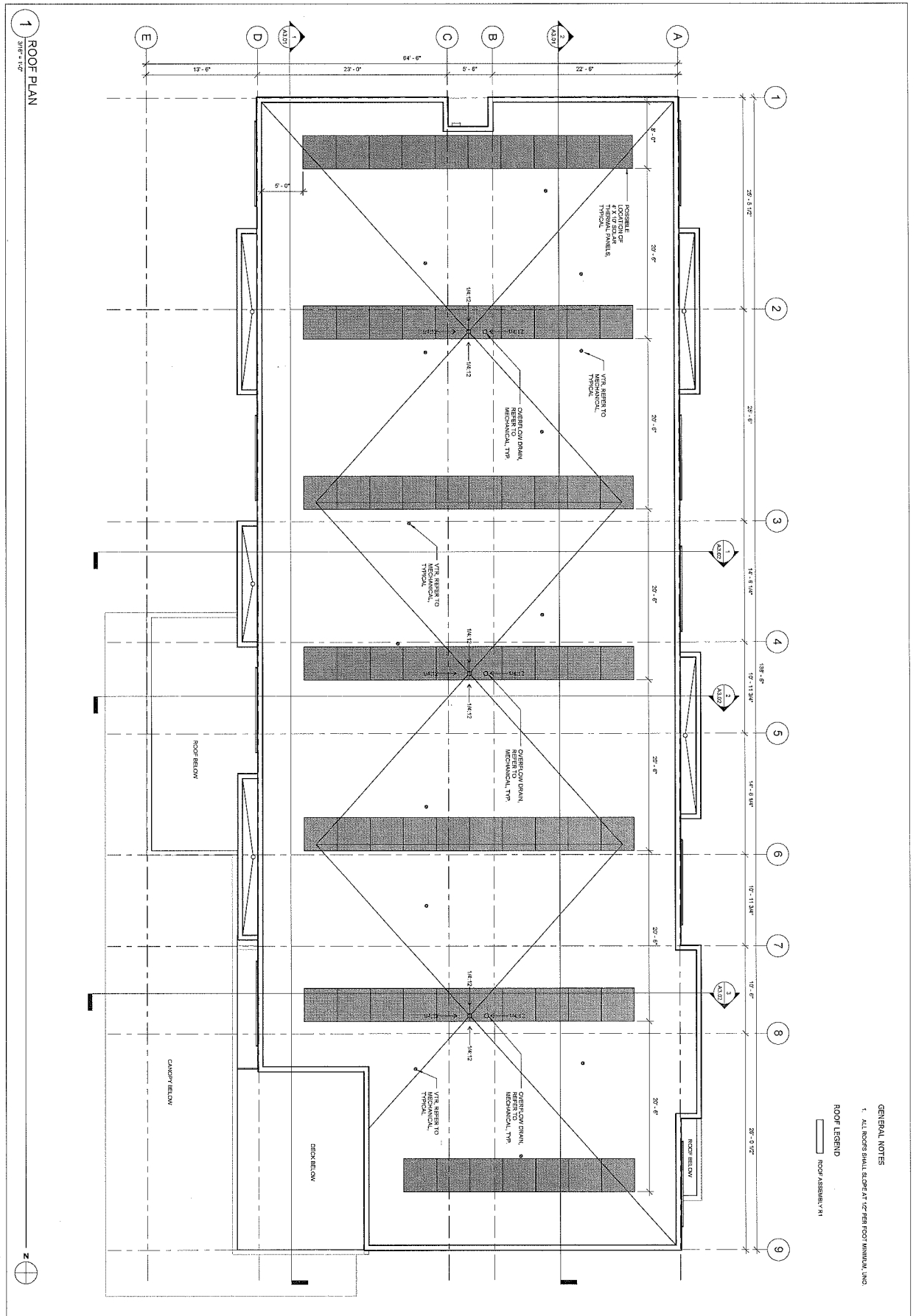
35% DOCUMENTS

MF-A1.03

DATE	3/18/21
DRAWN BY	JAC
CHECKED BY	JAC
DATE	3/18/21
PROJECT	COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - MULTIFAMILY
FLOOR PLAN - LEVEL 3	


COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - MULTIFAMILY
ANCHORAGE, ALASKA

sparkdesign,llc
 architecture • interiors • design-build
 po box 110051 anchorage, alaska 99511
 p. 907.344.3424 f. 907.771.9776



1 ROOF PLAN
3/16/15

GENERAL NOTES
1. ALL ROOFS SHALL BE SET AT 1/2" PER FOOT MINIMUM DRAIN.

ROOF LEGEND
 ROOF ASSEMBLY #1

35% DOCUMENTS

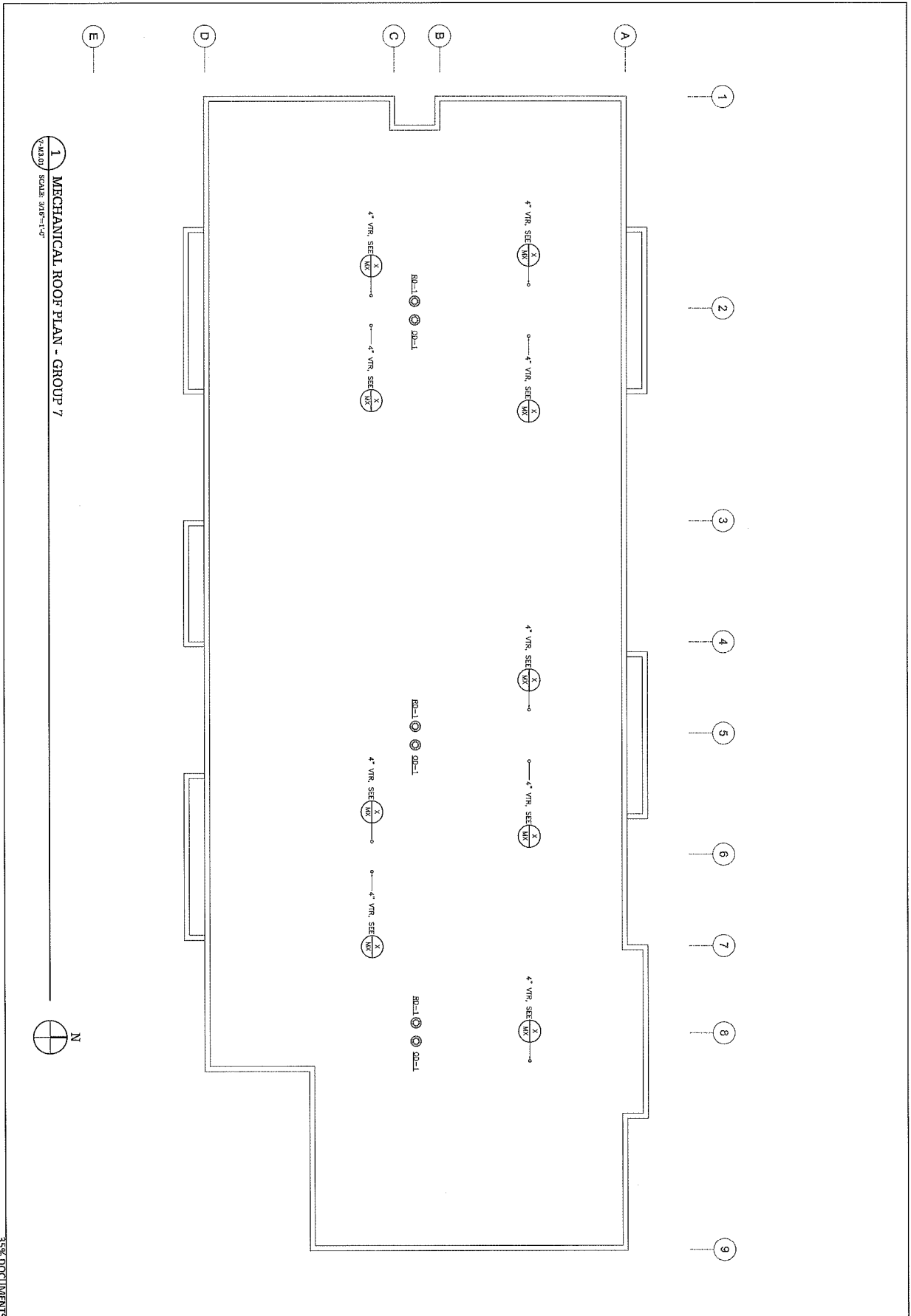
PROJECT NO.
MF-A1.04

DATE	12.14.14
ISSUED FOR	06.13.15
REVISION	2ND
DATE	02.11.15
REVISION	3RD
DATE	02.11.15
REVISION	4TH

DESIGNED BY	SK
CHECKED BY	SK
DATE	02.11.15

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - MULTIFAMILY
ANCHORAGE, ALASKA


sparkdesign, llc
architecture • interiors • design-build
po box 110051 anchorage, alaska 99511
p. 907.344.3424 f. 907.771.9776

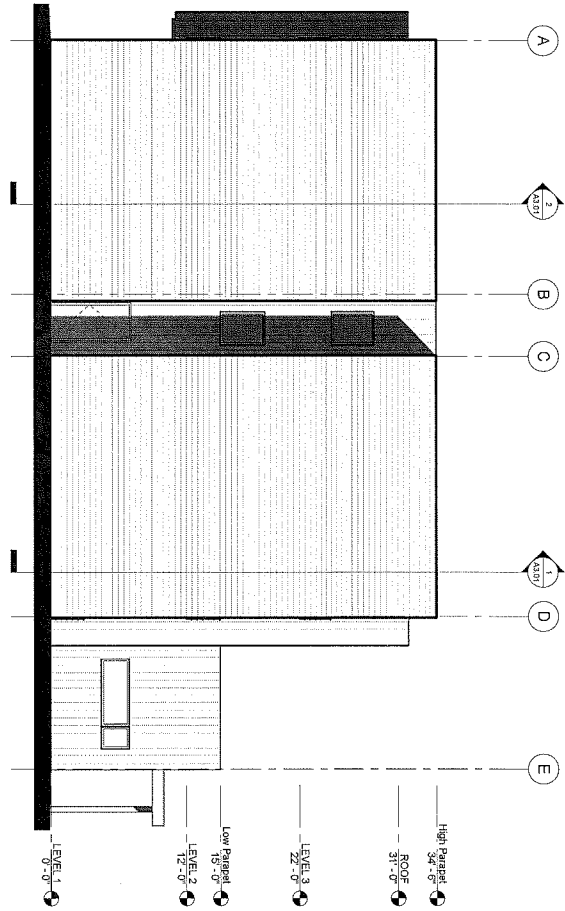


1 MECHANICAL ROOF PLAN - GROUP 7
 1/8"=1'-0" SCALE 3016-11-17

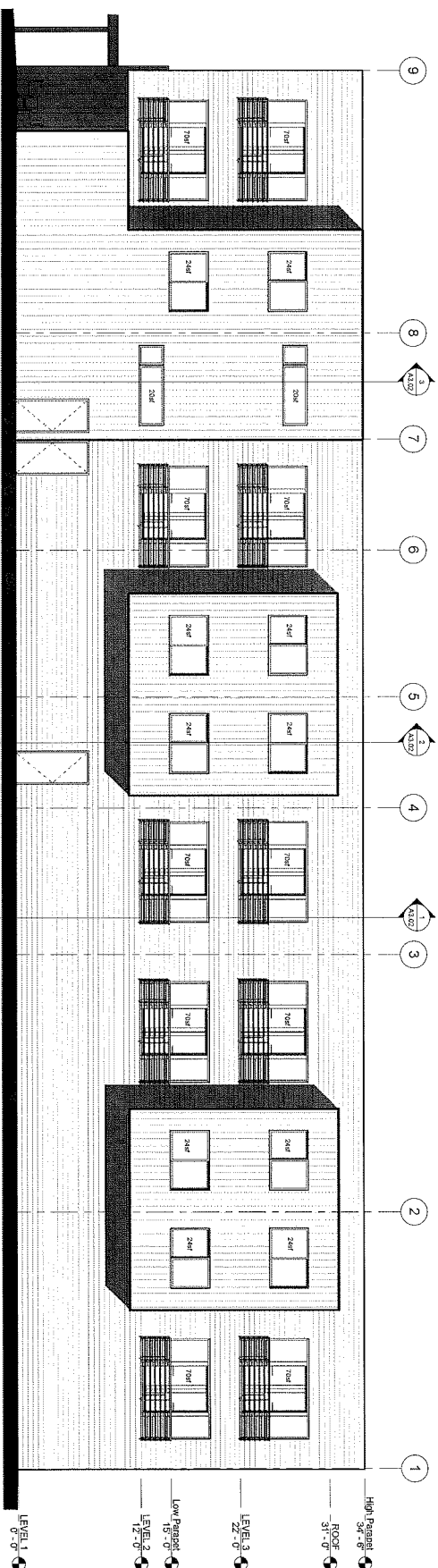


35% DOCUMENTS

<p>PROJECT NO. MF-M3.01</p>	<p>DATE 11/17/17</p> <p>BY JAN</p> <p>CHECKED JAN</p> <p>SCALE AS SHOWN</p>	<p>COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - MULTIFAMILY ANCHORAGE, ALASKA</p>	<p>sparkdesign, llc  <small>HAT, ZETLOW & ASSOCIATES, LLC Anchorage & Everett, Alaska Offices</small></p>	
--	---	--	--	--



2 EXTERIOR ELEVATION - NORTH
3/16" = 1" @



1 EXTERIOR ELEVATION - EAST
3/16" = 1" @

WINDOW SIZES SUBJECT TO CHANGE UPON COMPLETION OF DESIGN.
 BUT WILL NOT BE LESS THAN 18% OF THE ELEVATION.
 TOTAL SQUARE FOOTAGE OF WINDOWS: 800 SF
 TOTAL PERCENT OF WINDOWS: 28.4%

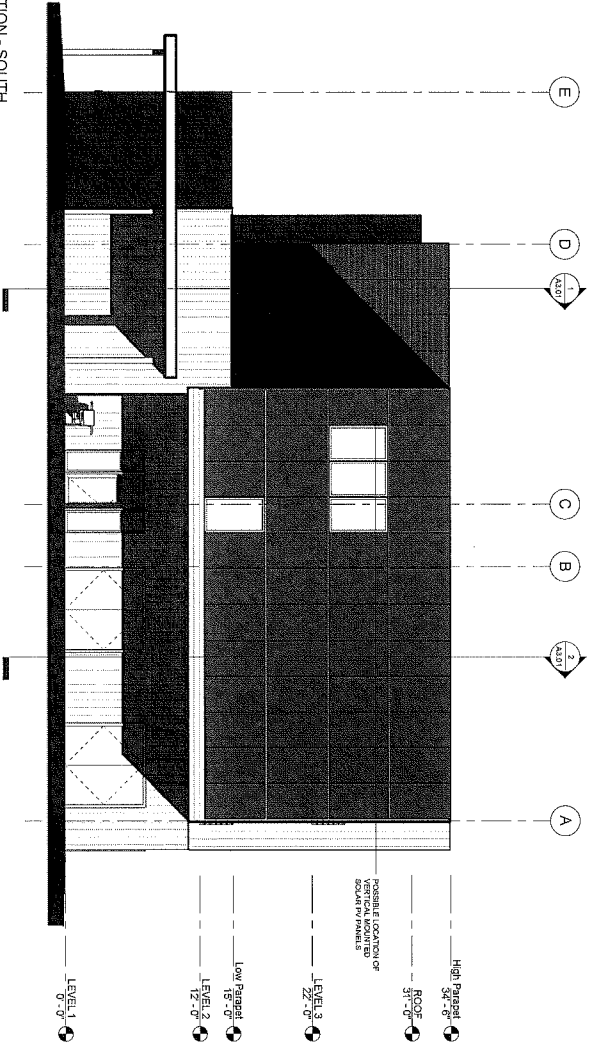
35% DOCUMENTS

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DRAWN	DAVID
CHECKED	DAVID
DATE	01/18/24
SCALE	AS SHOWN
REVISIONS	
DATE	
BY	

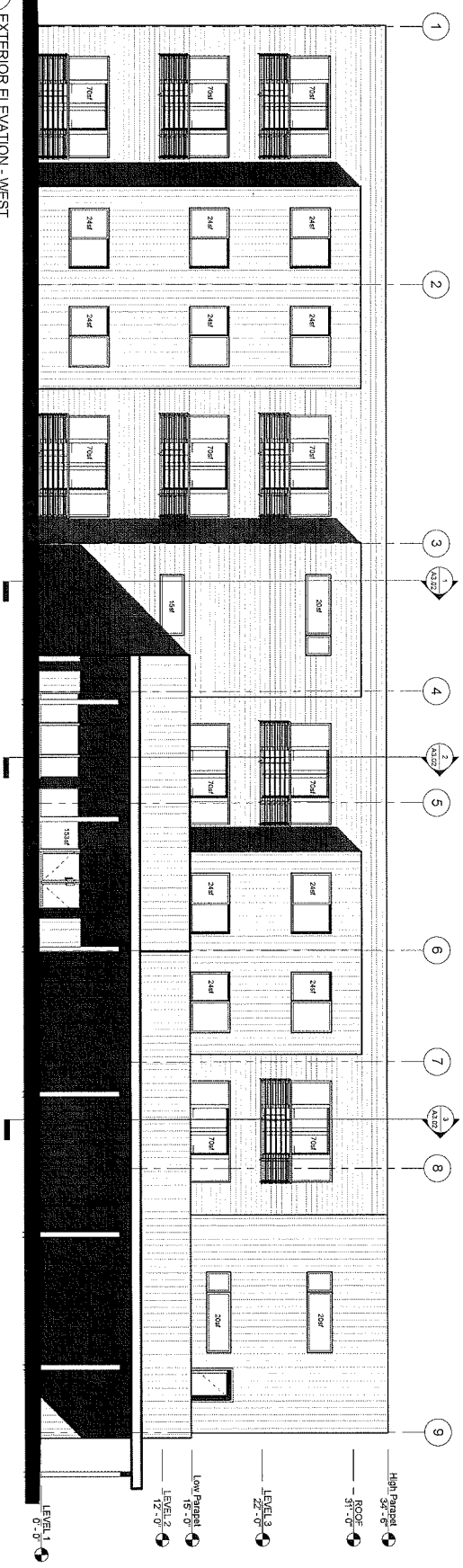
REVISIONS	
NO.	DESCRIPTION
1	

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - MULTIFAMILY
 ANCHORAGE, ALASKA

spark design, llc
 architecture • interiors • design-build
 po box 110051 anchorage, alaska 99511
 p. 907.344.3424 f. 907.771.9776



2 EXTERIOR ELEVATION - SOUTH
 size = 1/8"



1 EXTERIOR ELEVATION - WEST
 size = 1/8"

WINDOW SIZES SUBJECT TO CHANGE UPON COMPLETION OF PERMITS.
 RETAIL, NOT BE LESS THAN 15% OF THE ELEVATION.
 TOTAL SQUARE FOOTAGE OF WINDOWS: 1276 SF
 TOTAL SQUARE FOOTAGE OF ELEVATION: 3526 SF
 TOTAL PERCENT OF WINDOWS: 36%

35% DOCUMENTS

DATE	23.04.2024
DRAWN	DRS/LSH
CHECKED	ALM/LSH
DATE	05/11/2023
REVISION	REVISION 1
MULTIFAMILY RESIDENTIAL ELEVATIONS	
PROJECT: MF-A2.02	

REVISIONS	NO.	DATE	DESCRIPTION

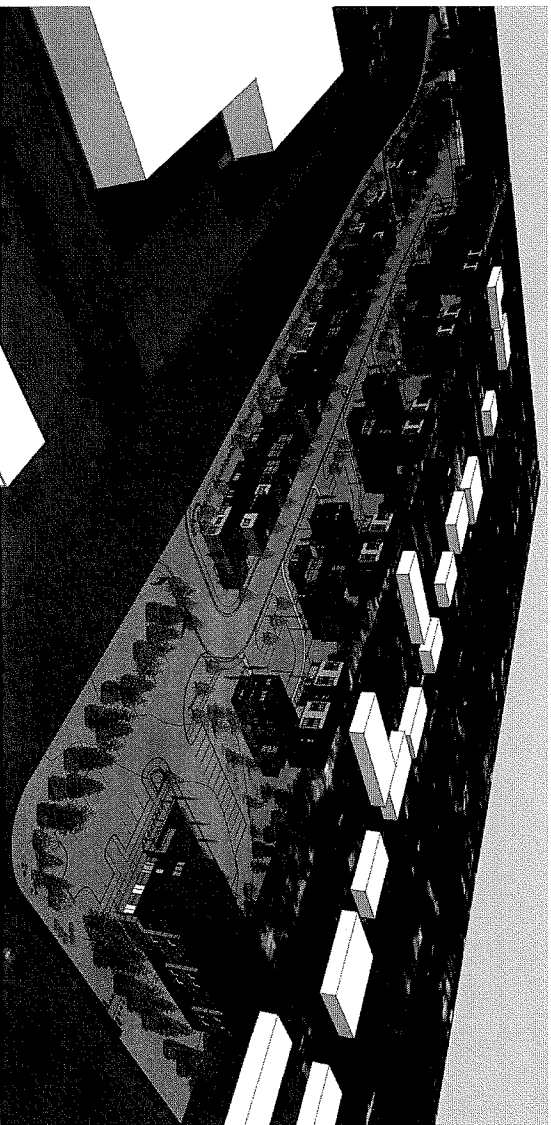
COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - MULTIFAMILY
 ANCHORAGE, ALASKA

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 po box 110051 anchorage, alaska 99511
 p. 907.344.3424 f. 907.771.9776

Cook Inlet Housing Authority Grass Creek North - Unit Group 1 Anchorage, Alaska

35% Documents

09.18.2014



Contact Information

owner

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3510 Spanard Road
Anchorage, Alaska 99503

p. (907) 793.3000
f. (907) 793.3070

structural

Reid Middleton, Inc.
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Anchorage, Alaska 99503

p. (907) 562.2439
f. (907) 561.5319

architectural

Spark Design, LLC
5401 Cordova Street, Suite 301
Anchorage, Alaska 99518

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f. (907) 771.9776

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Energy Smart Alaska
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electrical engineering

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civil engineering

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f. (907) 563.3953

GENERAL NOTES

1. REFERENCE I-01.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE M-02.00 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A-00 FOR DOOR, SCHEDULE, WINDOW TYPES AND FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OR GRID LINE.
5. ALL INTERIOR WALLS TO BE #4 LINO.
6. ALL DOORS SHALL BE INSTALLED FROM ADJACENT FACE OF STUD.
7. ALL CEILING FINISHES TO BE 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
8. FINISHES FOR WALLS AND FLOORS TO BE AS SHOWN ON SCHEDULES AND WALL FINISHES ACCESSORIES. GENERAL CONTRACTORS SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
9. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
10. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FLOOR FINISHES IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
11. ALL CLOSETS TO RECEIVE CLOSET ROD AND BRIEF. ALL LINEN CLOSETS TO RECEIVE (6) FIBER GLASS SHELVES, PAINTED PTL.

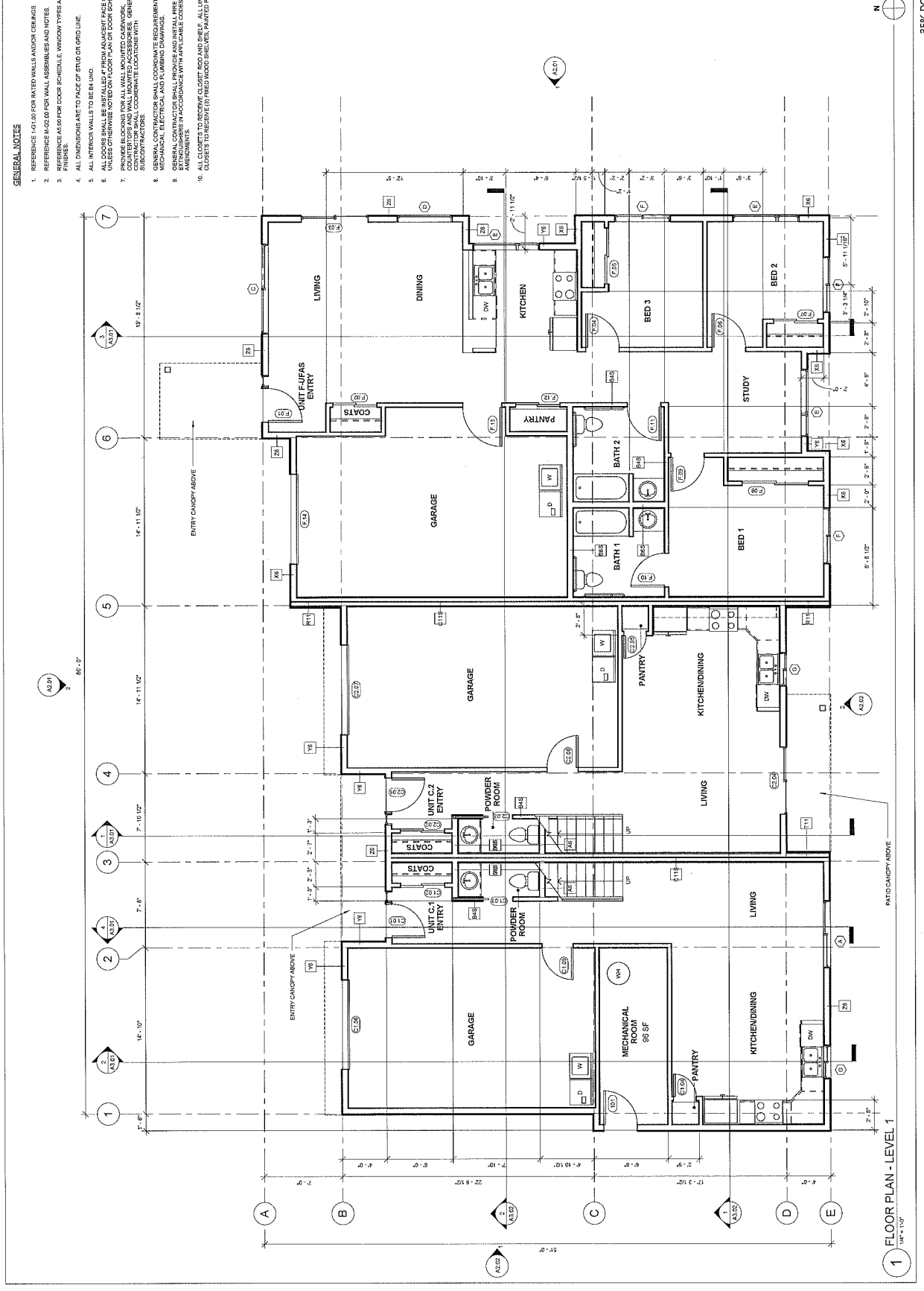
sparkdesign,llc
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 po box 110051 anchorage, alaska 99511
 p 907.344.3424 f 907.771.9776

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 1
 ANCHORAGE, ALASKA

REVISION NUMBER	DATE	DESCRIPTION
1	03.14.2014	ISSUED FOR PERMIT
2	03.14.2014	REVISED
3	03.14.2014	REVISED
4	03.14.2014	REVISED

DATE: 03.14.2014
 TIME: 10:00 AM
 DRAWN BY: JLD
 CHECKED BY: JLD
 PROJECT: GRASS CREEK NORTH - UNIT GROUP 1
 FLOOR PLAN - LEVEL 1

1-A1.01



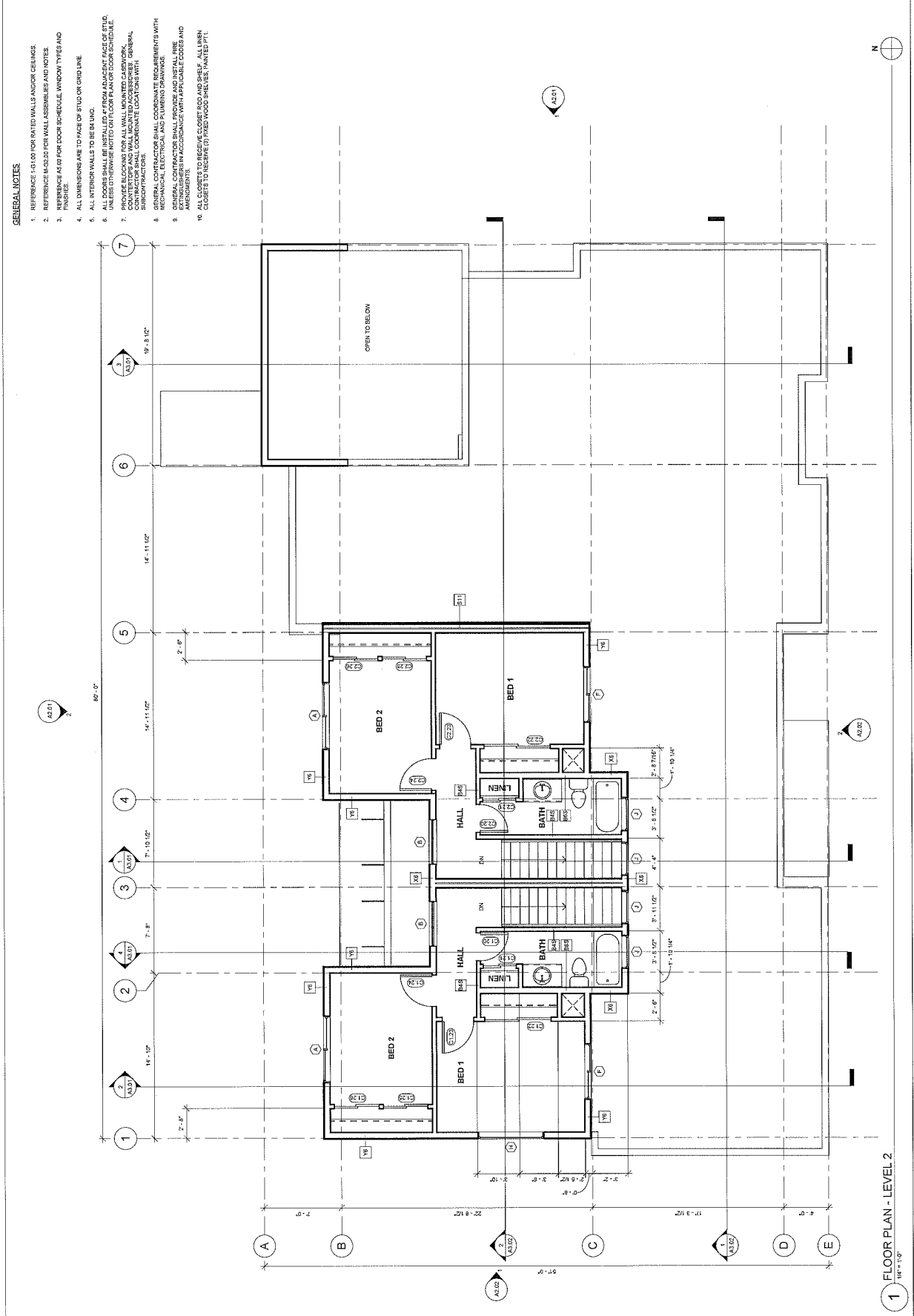
GENERAL NOTES

1. REFERENCE I-01.00 FOR RATED WALLS AND/OR CEILING.
2. REFERENCE M-02.00 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE AS OR FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
4. ALL DIMENSIONS ARE TO FACE OF STUD OR GRID LINE.
5. ALL INTERIOR WALLS TO BE 8" UMG.
6. ALL DOORS SHALL BE INSTALLED 4" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
7. COUNTERTOPS AND WALL MOUNTED ACCESSORIES GENERAL COORDINATE LOCATIONS WITH MECHANICAL DRAWINGS.
8. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
9. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE PROTECTION SYSTEMS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
10. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS TO RECEIVE DRYED WOOD SHELVES, PAINTED PTL.

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COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 1
 ANCHORAGE, ALASKA

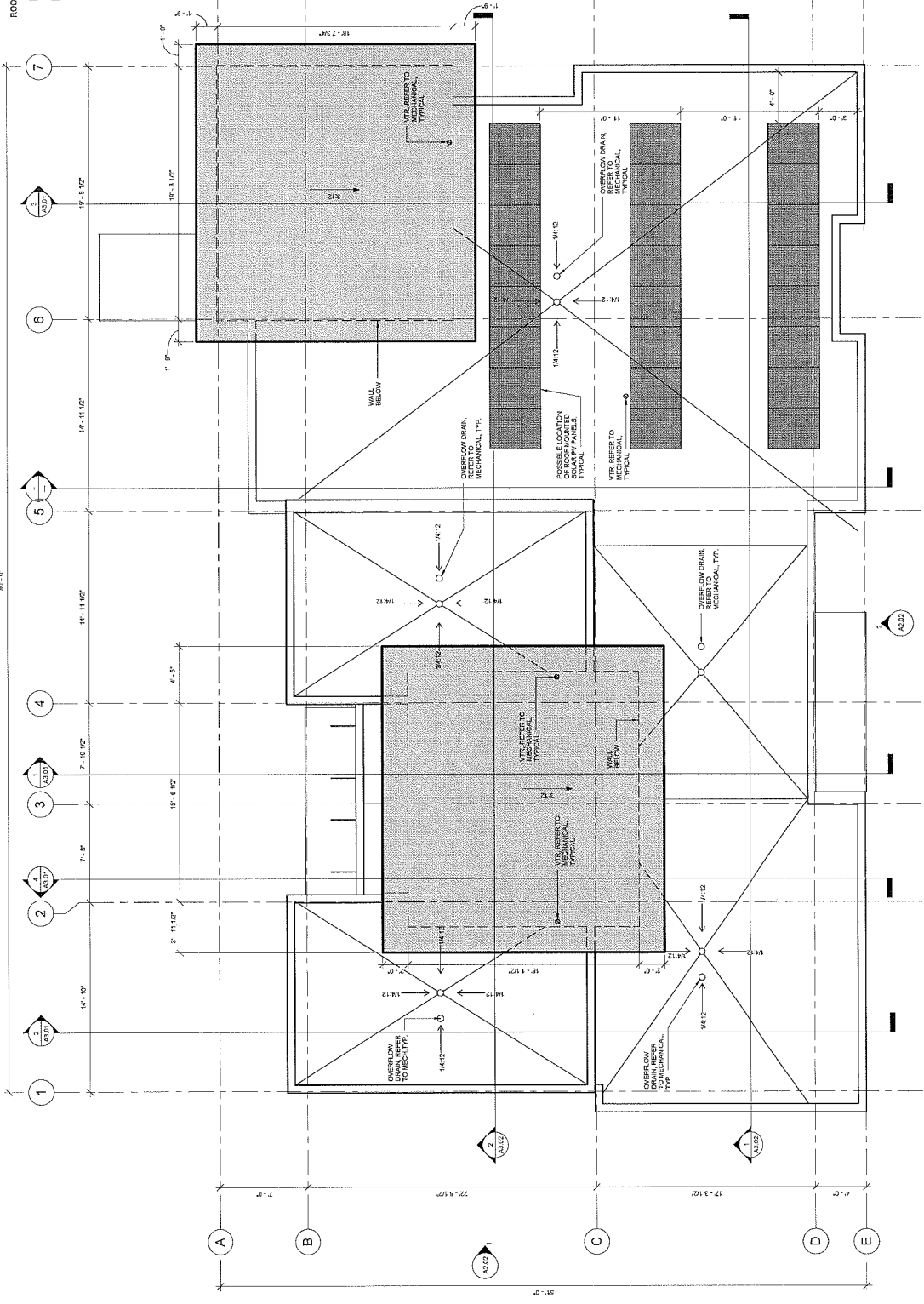
PROJECT NO.	130006
DATE	08.14.2014
PROJECT	GRASS CREEK NORTH
UNIT NAME	GRASS CREEK NORTH
FLOOR PLAN	LEVEL 2
SHEET NO. 1-A1.02	



1 FLOOR PLAN - LEVEL 2
 1/8" = 1'-0"

GENERAL NOTES
 1. ALL ROOFS SHALL SLOPE AT 1/2" PER FOOT MINIMUM UNDO

ROOF LEGEND
 [Symbol] ROOF ASSEMBLY R1
 [Symbol] ROOF ASSEMBLY R2



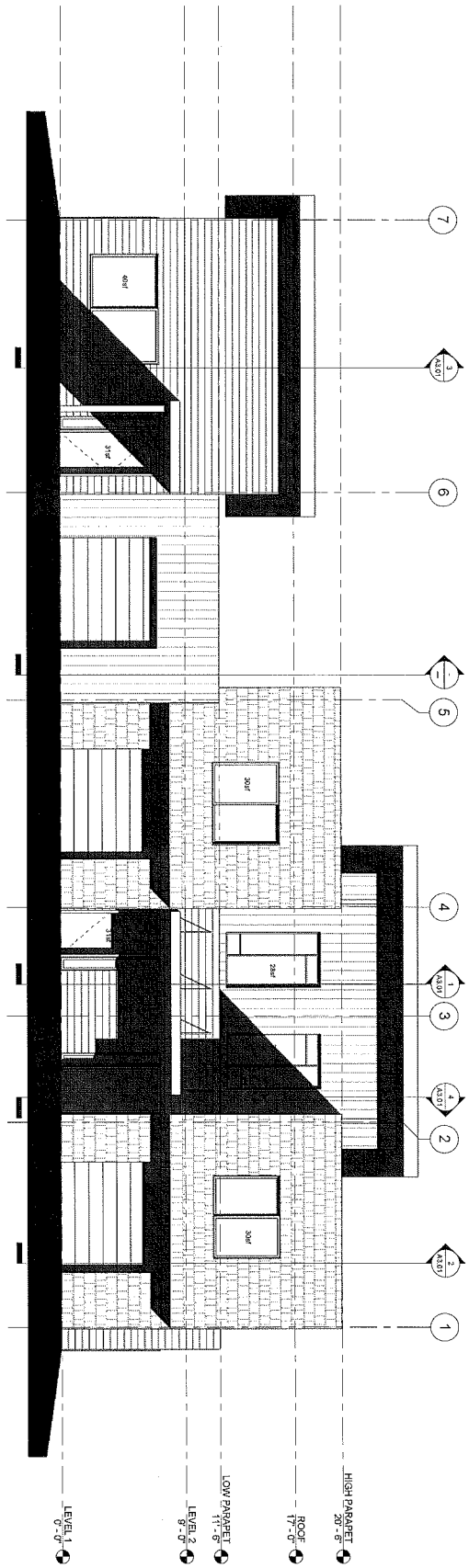
1 ROOF PLAN
 1/4" = 1'-0"

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COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 1
 ANCHORAGE, ALASKA

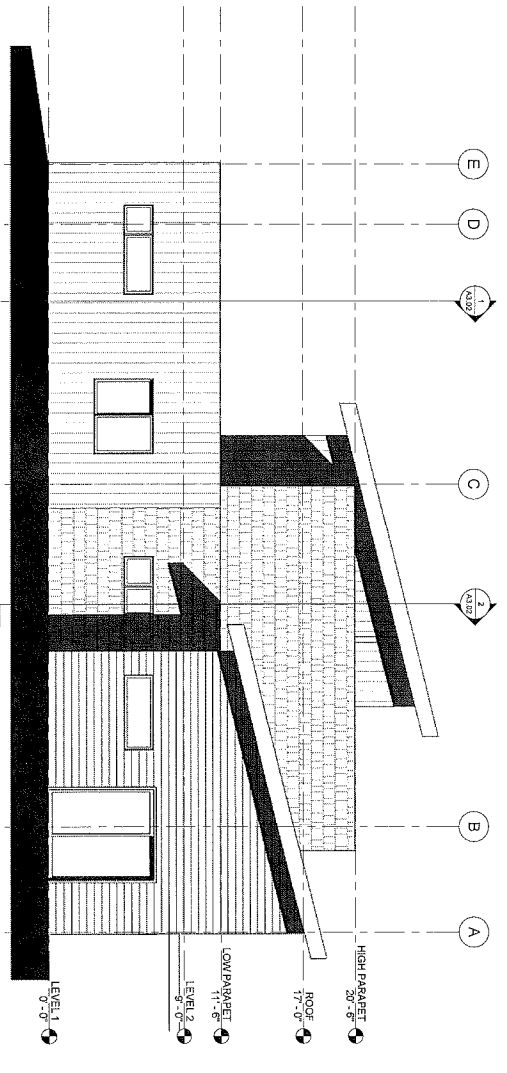
PROJECT NUMBER	10051
DATE	08.13.2014
ISSUE NO.	001
ISSUE DATE	08.13.2014
ISSUE BY	MM
ISSUE FOR	ROOF PLAN

1-A1.03



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

WINDOW SIZES SUBJECT TO CHANGE UPON COMPLETION OF DESIGN. ALL WILL BE LESS THAN 10% OF THE ELEVATION TOTAL SQUARE FOOTAGE OF ELEVATION. TOTAL PERCENT OF WINDOWS: 18%



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

35% DOCUMENTS

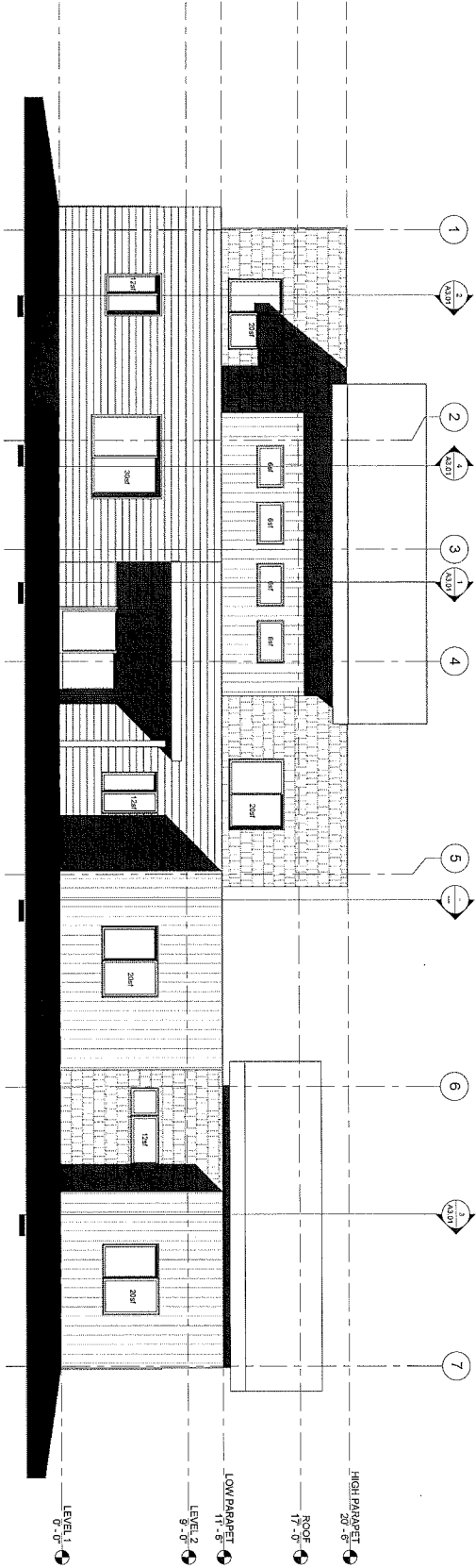
DATE	23 JUN 2015
DRAWN	JAC
CHECKED	CH
SCALE	AS SHOWN
PROJECT	GRASS CREEK NORTH
DATE	23 JUN 2015
SCALE	AS SHOWN
PROJECT	GRASS CREEK NORTH
DATE	23 JUN 2015
SCALE	AS SHOWN
PROJECT	GRASS CREEK NORTH

NO.	1	DESCRIPTION	DATE
REVISIONS			

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 1
ANCHORAGE, ALASKA

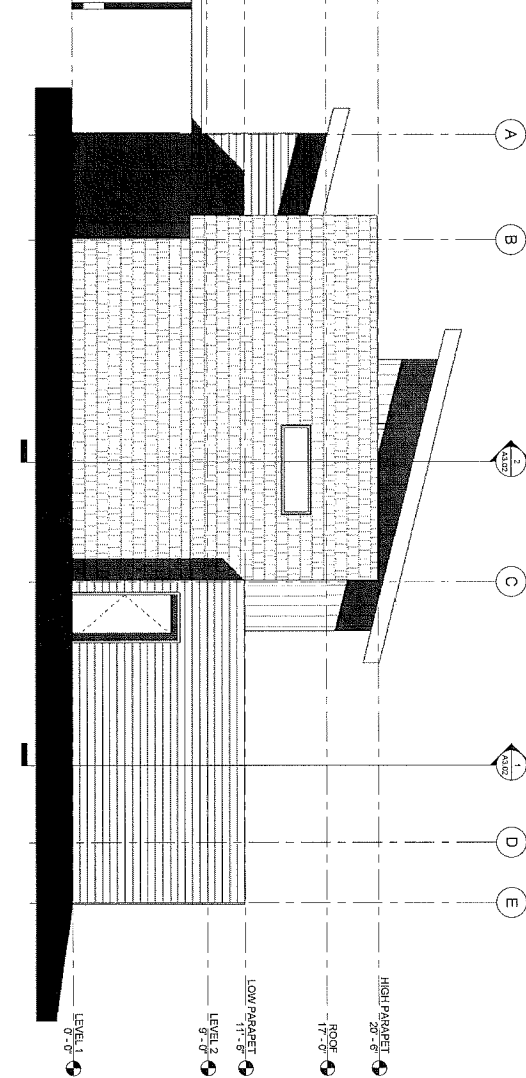
sparkdesign,llc
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2 EXTERIOR ELEVATION - SOUTH



WINDOW SIZES SUBJECT TO CHANGE UPON COMPLETION OF DESIGN, BUT WILL NOT BE LESS THAN 15% OF THE BALCONY. TOTAL SQUARE FOOTAGE OF WINDOWS 215 SF. TOTAL SQUARE FOOTAGE OF GLASS 250 SF. TOTAL PERCENT OF WINDOWS 15%

1 EXTERIOR ELEVATION - WEST

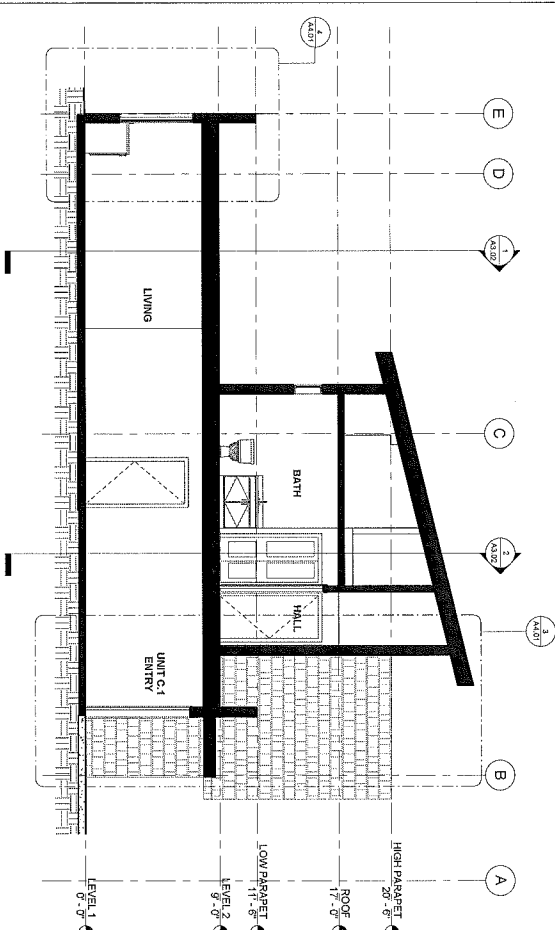


SHEET NO.	1 - A2.02
DATE	02.14.2024
DRAWN BY	JAC
CHECKED BY	JAC
DATE	02.14.2024
APPROVAL	
DATE	

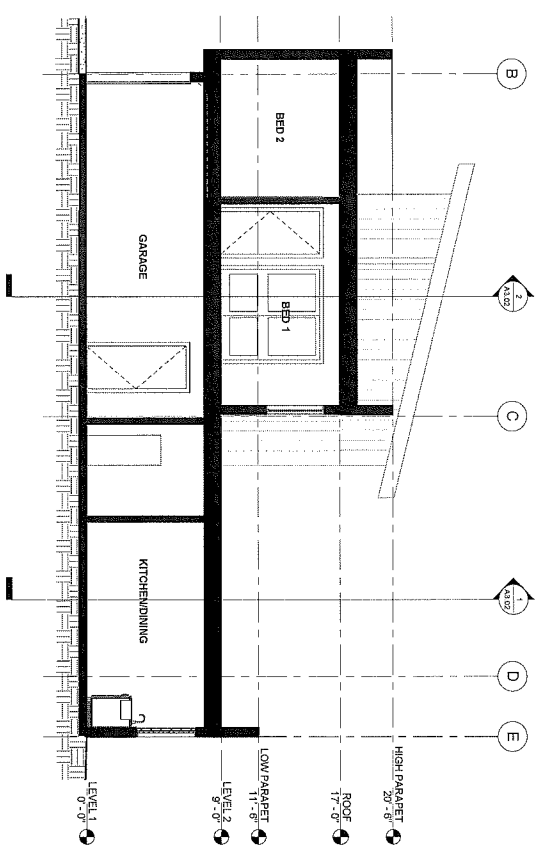
PROJECT NO.	24-0001
DESCRIPTION	GRASS CREEK NORTH - UNIT GROUP 1
DATE	02.14.2024

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 1
ANCHORAGE, ALASKA

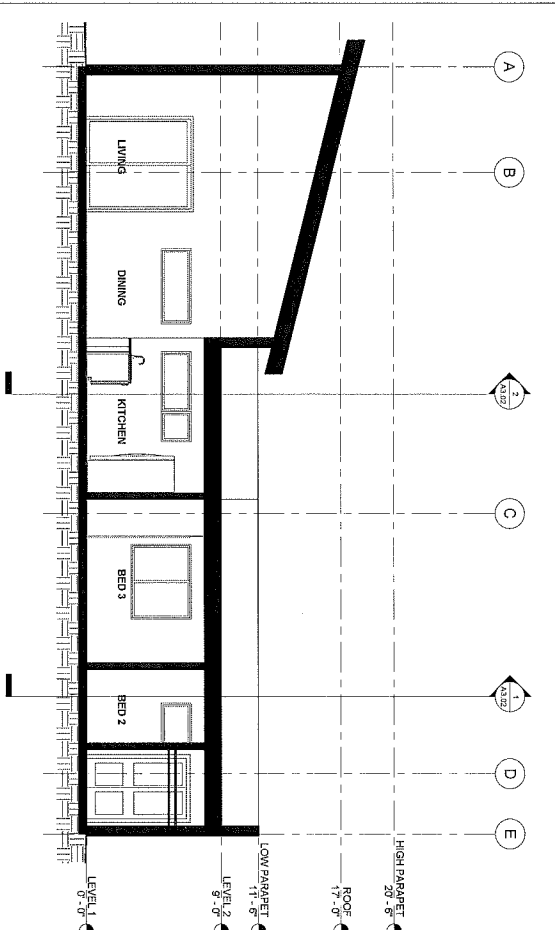
spark design, llc
architecture • interiors • design-build
po box 110051 anchorage, alaska 99511
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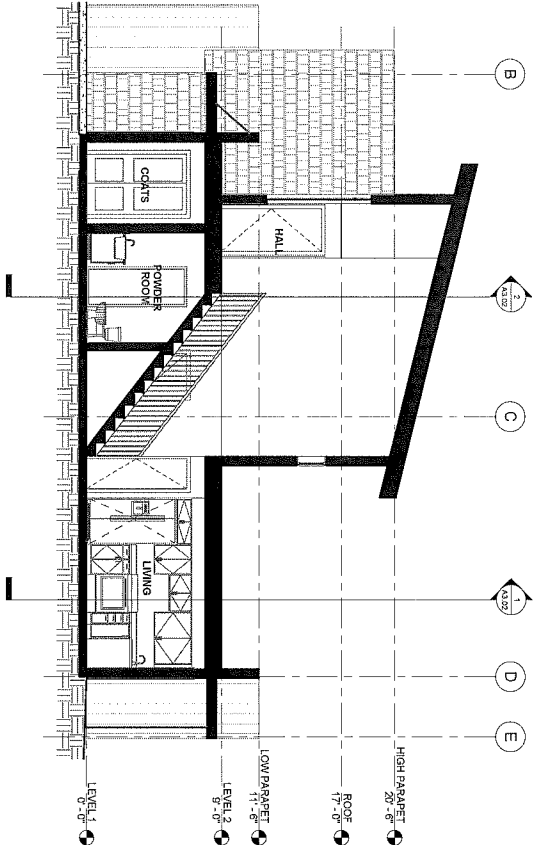
4 BUILDING SECTION - UNIT C AT ENTRY CANOPY
1/8" = 1'-0"



2 BUILDING SECTION - UNIT C AT GARAGE OVERHANG
1/8" = 1'-0"



3 BUILDING SECTION - UNIT F
1/8" = 1'-0"



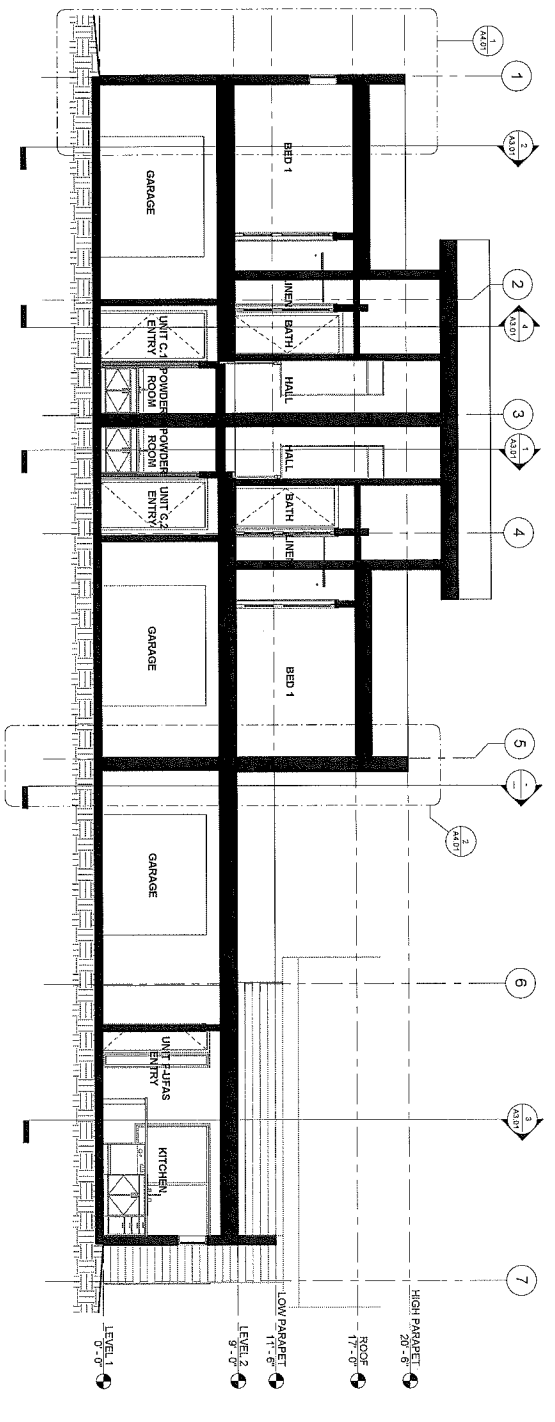
1 BUILDING SECTION - UNIT C AT STAIR
1/8" = 1'-0"

35% DOCUMENTS

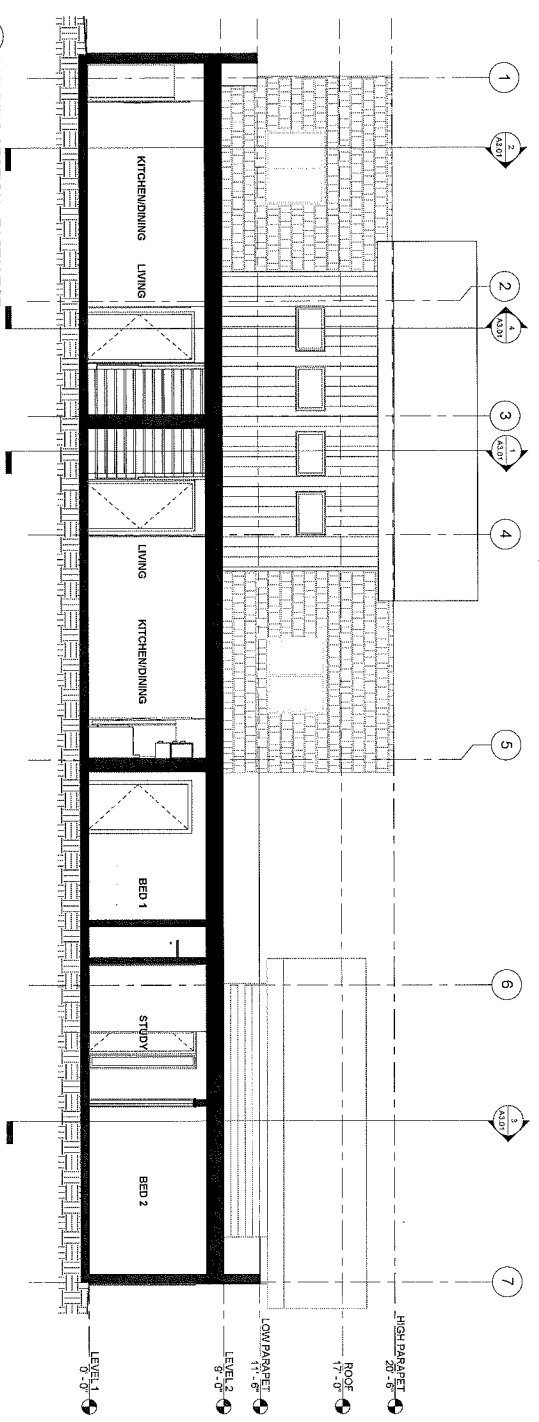
DATE	23.24.20
DRAWN	JMS
CHECKED	JMS
DATE	04.23.20
SCALE	AS SHOWN
PROJECT	GRASS CREEK NORTH
UNIT	UNIT GROUP 1
SECTION	1-A3.01

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 1
ANCHORAGE, ALASKA

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2 BUILDING SECTION 2 - EASTWEST
N=1/8"



1 BUILDING SECTION 1 - EASTWEST
N=1/8"

35% DOCUMENTS

DATE	11-20-2011
BY	AKC
CHECKED	AKC
DATE	11-20-2011
PROJECT	GRASS CREEK NORTH - UNIT GROUP 1
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

1- A3.02

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 1
ANCHORAGE, ALASKA

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Cook Inlet Housing Authority Grass Creek North - Unit Group 2 Anchorage, Alaska

35% Documents

09.18.2014

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landscape

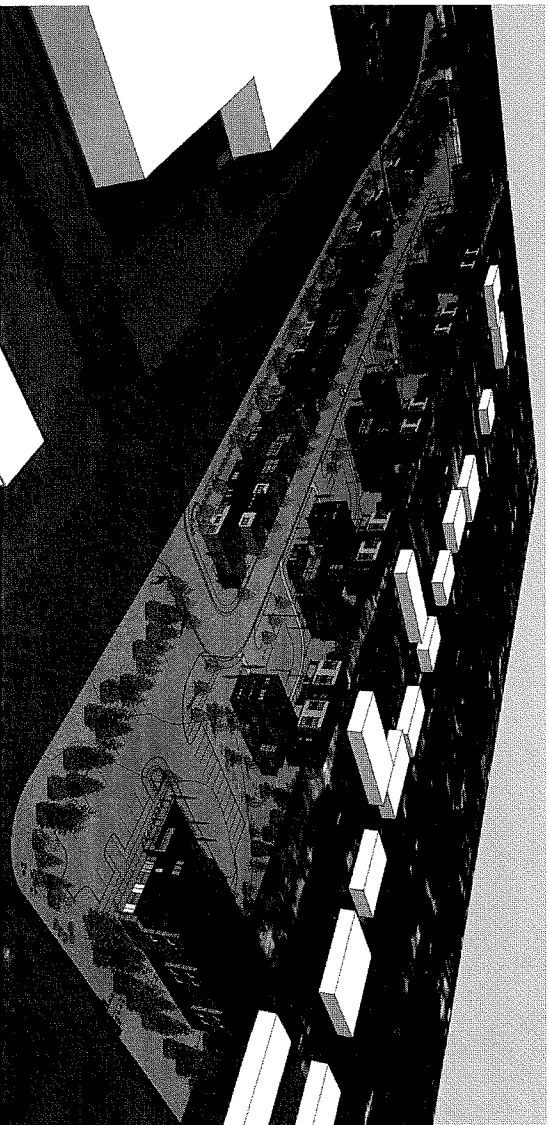
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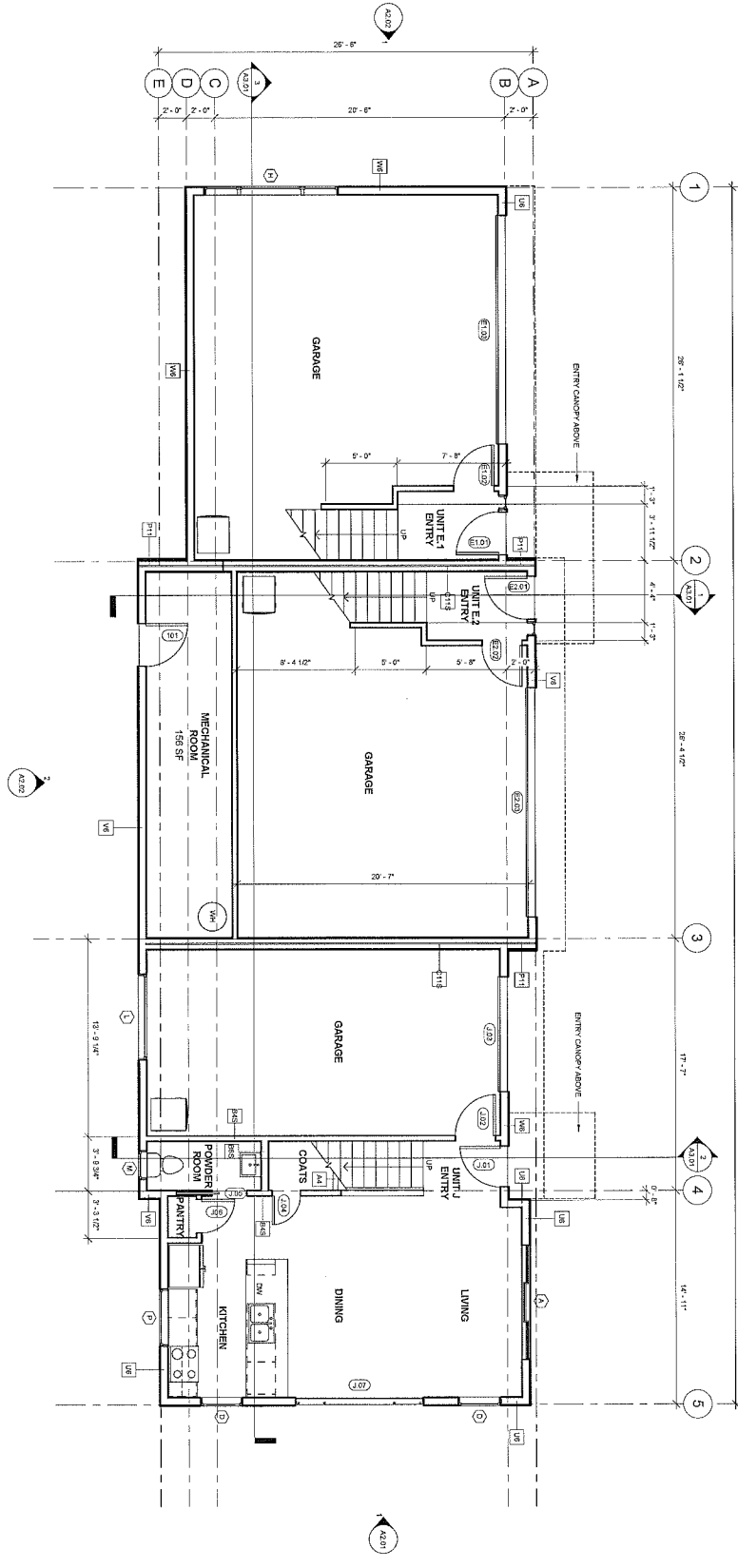
civil engineering

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F. (907) 563.3953



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



- GENERAL NOTES**
1. REFERENCED TO DO FOR PARTIAL WALLS AND/OR CEILING
 2. REFERENCED TO DO FOR WALL ASSEMBLIES AND JOISTS
 3. REFERENCED TO DO FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES
 4. ALL DIMENSIONS ARE TO FACE OF STUD OR GIRD LINE
 5. ALL INTERIOR WALLS TO BE 1/2" GYP
 6. ALL DOORS SHALL BE 1 3/4" MINIMUM CLEARANCE UNDER DOOR
 7. PROVIDE SCHEDS FOR ALL WALL, WINDOW, CEILING, CONTRACTORS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS
 8. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS
 9. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS
 10. ALL LINED CLOSETS TO RECEIVE 10" OF ACROWOOD STRUCTURE FINISHED 100% AND SHELF. ALL LINED CLOSETS TO RECEIVE

REVISIONS
DATE
BY
REASON

1 12/15/2011 JMS
2 01/18/2012 JMS
3 02/01/2012 JMS

REVISIONS
DATE
BY
REASON

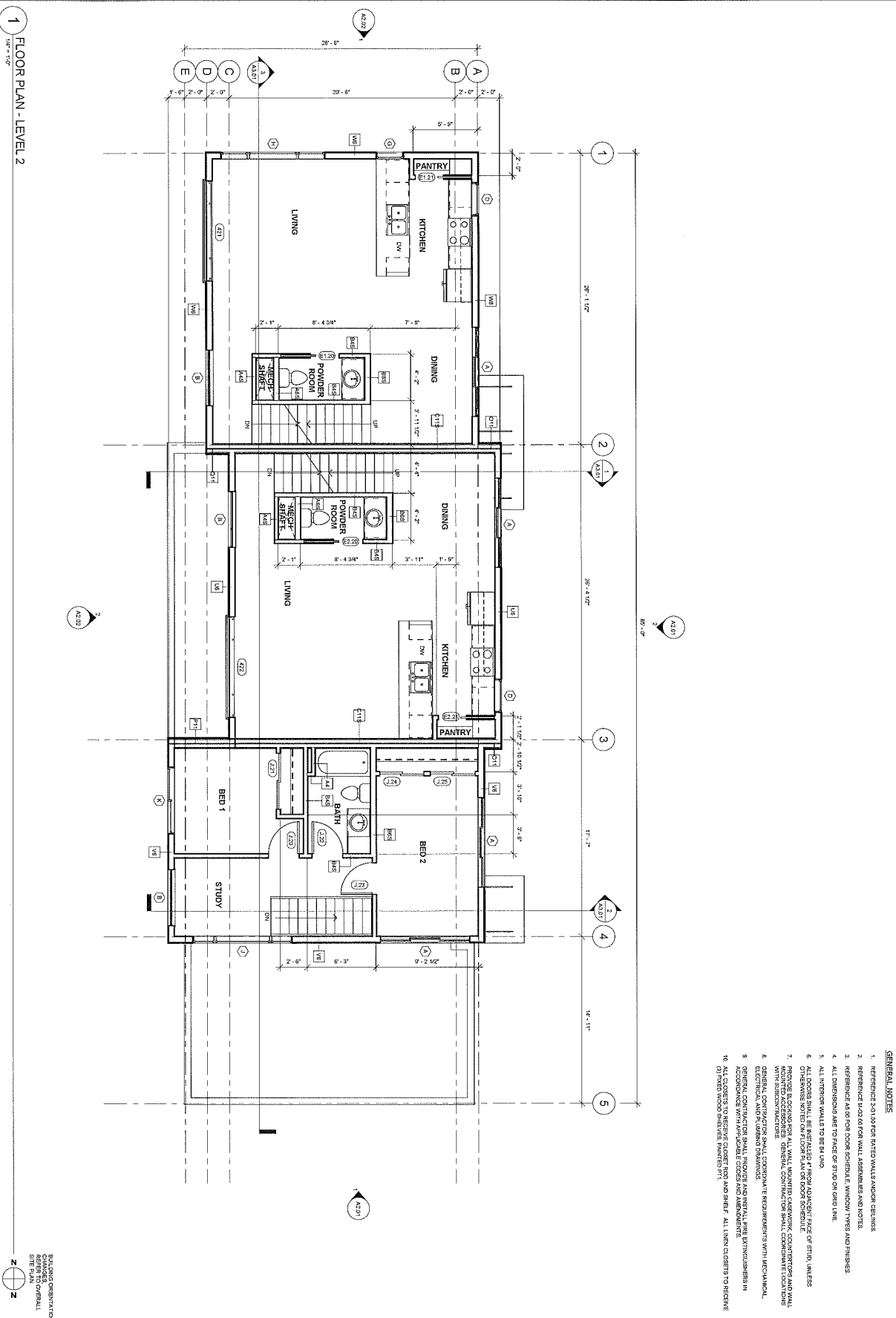
1 12/15/2011 JMS
2 01/18/2012 JMS
3 02/01/2012 JMS

35% DOCUMENTS

2-A1.01

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 2
ANCHORAGE, ALASKA

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p. 907.344.3424 f. 907.771.9776



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

- GENERAL NOTES**
1. REFERENCE TO 0.00 FOR FINISHED WALLS AND/OR CEILING.
 2. REFERENCE TO 0.00 FOR FINISHED FLOOR AND CEILING.
 3. REFERENCE TO 0.00 FOR FLOOR FINISHES AND FINISHES.
 4. ALL DIMENSIONS ARE TO FACE OF STUD OR STOP ON OTHER SIDE.
 5. ALL FINISH WALLS TO BE 5/8" GIB.
 6. PROVIDE BLOCKING FOR ALL WALL MOUNTED CABINETS, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COMMENT ON LOCATION OF FINISHES WITHIN 14 DAYS OF FLOOR FINISH.
 7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CABINETS, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COMMENT ON LOCATION OF FINISHES WITHIN 14 DAYS OF FLOOR FINISH.
 8. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
 9. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
 10. ALL CONTRACTORS SHALL PROVIDE AND INSTALL ALL FINISH CLOSETS TO RECEIVE ALL FINISHES AND MATERIALS.

BUILDING OPERATOR:
CLARK COUNTY
GENERAL
SITE PLAN

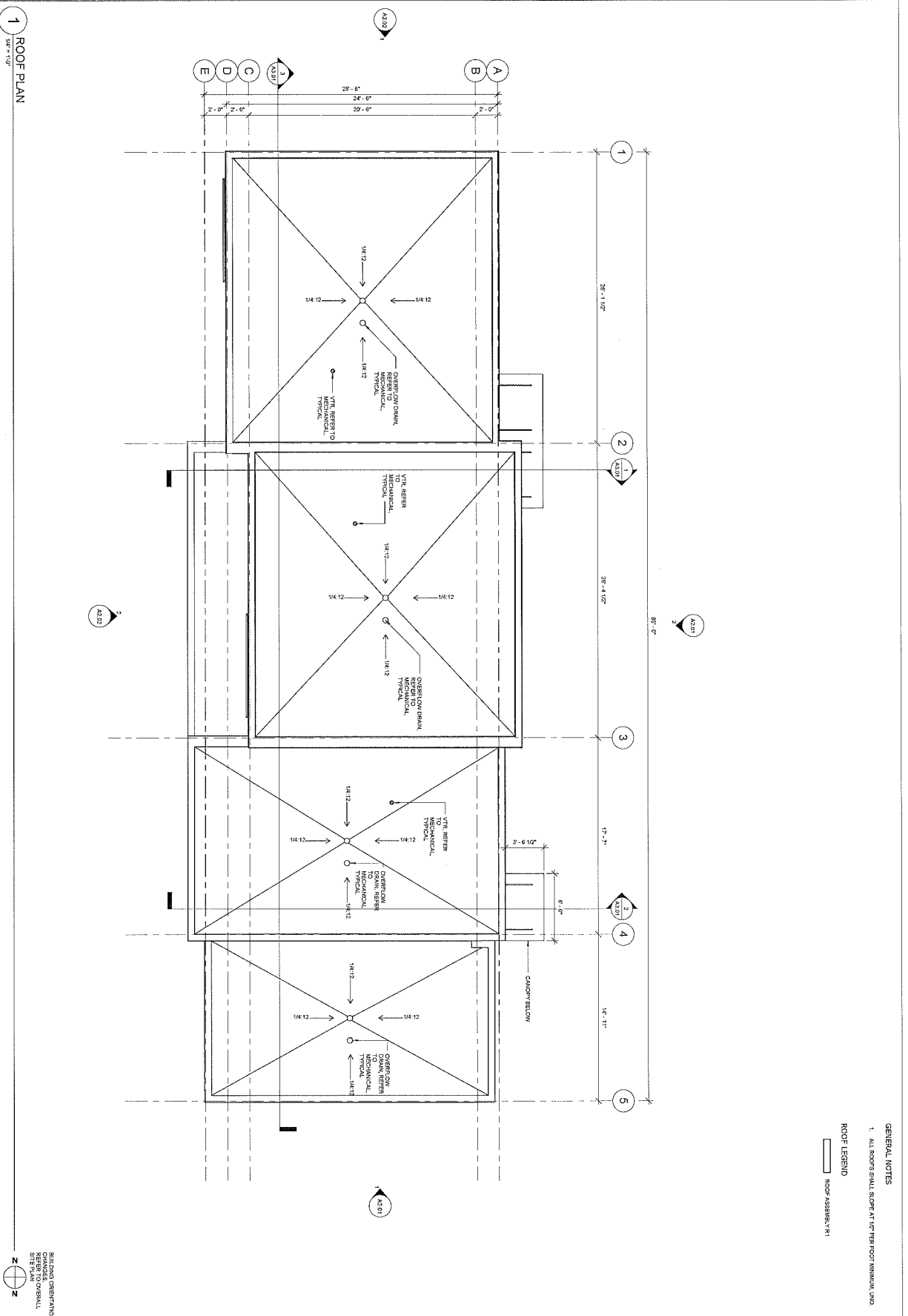
35% DOCUMENTS

DATE	12/20/11
BY	08/15/11
REVISION	AKM
NO.	001
DESCRIPTION	
DATE	
BY	
REVISION	
NO.	
DESCRIPTION	
DATE	
BY	
REVISION	
NO.	
DESCRIPTION	

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 2
ANCHORAGE, ALASKA

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p. 907.344.3424 f. 907.771.9776

SHEET NO. 2-A1.02



GENERAL NOTES

- 1. ALL ROOFS SHALL SLOPE AT 1/8" PER FOOT MINIMUM UNLESS NOTED OTHERWISE.

ROOF LEGEND

ROOF ASSEMBLY #1

1 ROOF PLAN
1/8" = 1'-0"

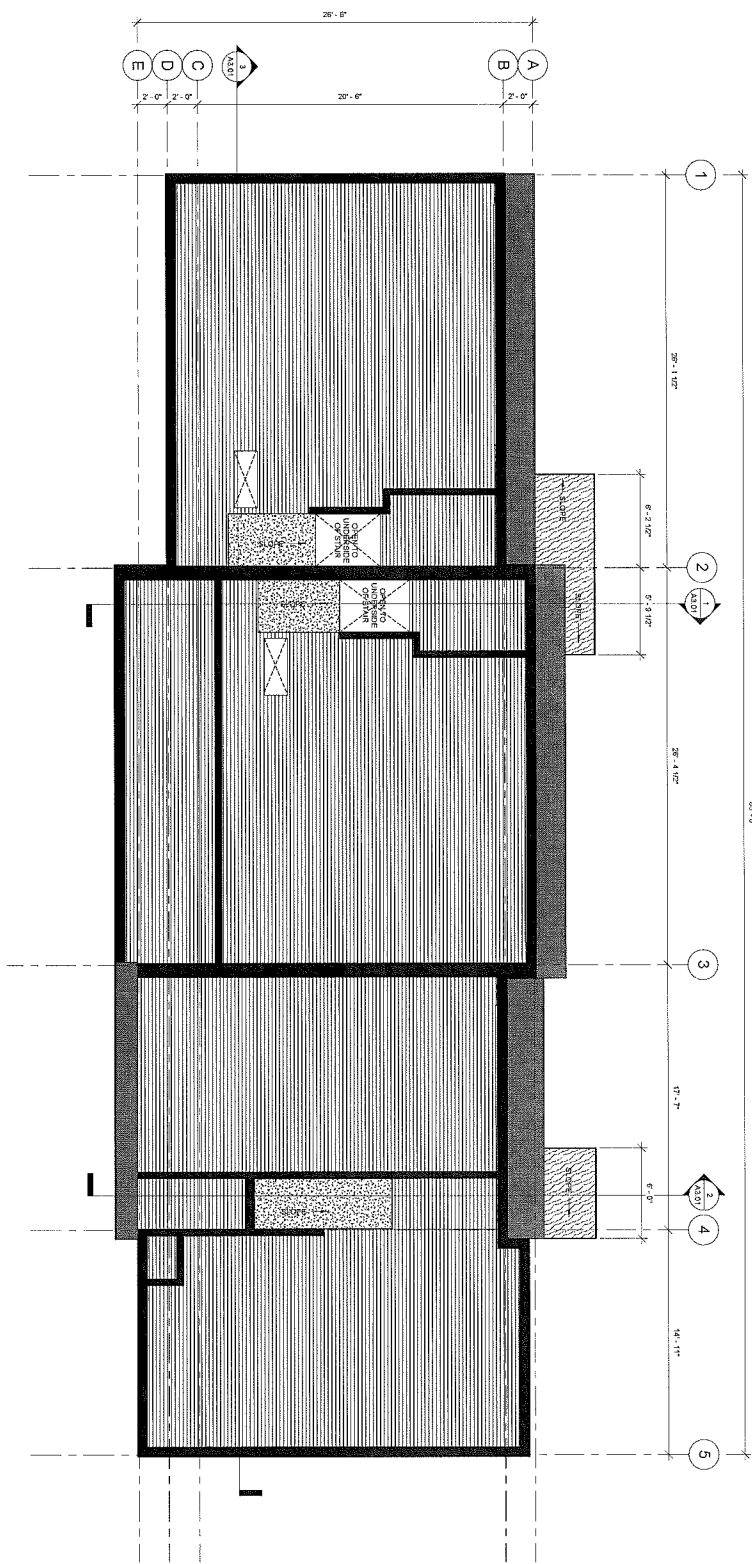
BUILDING ORIENTATION
CHANGES OVERALL
SITE PLAN

DATE	12/04
DRAWN	JACK
CHECKED	JACK
APPROVED	JACK
PROJECT	COOK INLET HOUSING AUTHORITY
NO. OF SHEETS	04
SHEET NO.	2-A1.04

**COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 2
ANCHORAGE, ALASKA**

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architecture • interiors • design-build
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1 REFLECTED CEILING PLAN - LEVEL 1



- GENERAL NOTES**
1. DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
 2. CEILING HEIGHT SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
 3. ALL CEILING MOUNTED ITEMS LOCATED IN A GYM CEILING SHALL BE PAINTED TO MATCH SURROUNDING CEILING.
 4. REFERENCED MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CEILING DEVICES.
 5. GENERAL CONTRACTOR SHALL COORDINATE CEILING HEIGHTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
- RCP2 LEGEND**
- PRACTICAL EXTENSION ABOVE CEILING
 - PRACTICAL EXTENSION TO UNDERSIDE OF FLOOR, PART OR NON-PART FINISH
 - OVER DEVELOPMENT PART FINISH
 - OVER CEILING AT UNDERSIDE OF STRUCTURE
 - UNDERSIDE OF CONCRETE CEILING TIE
 - UNDERSIDE OF ORIGINAL COLOR TO MATCH INDICATIONS OF ORIGINAL CEILING COLOR
 - X - X' CEILING HEIGHT PRESERVATION



35% DOCUMENTS

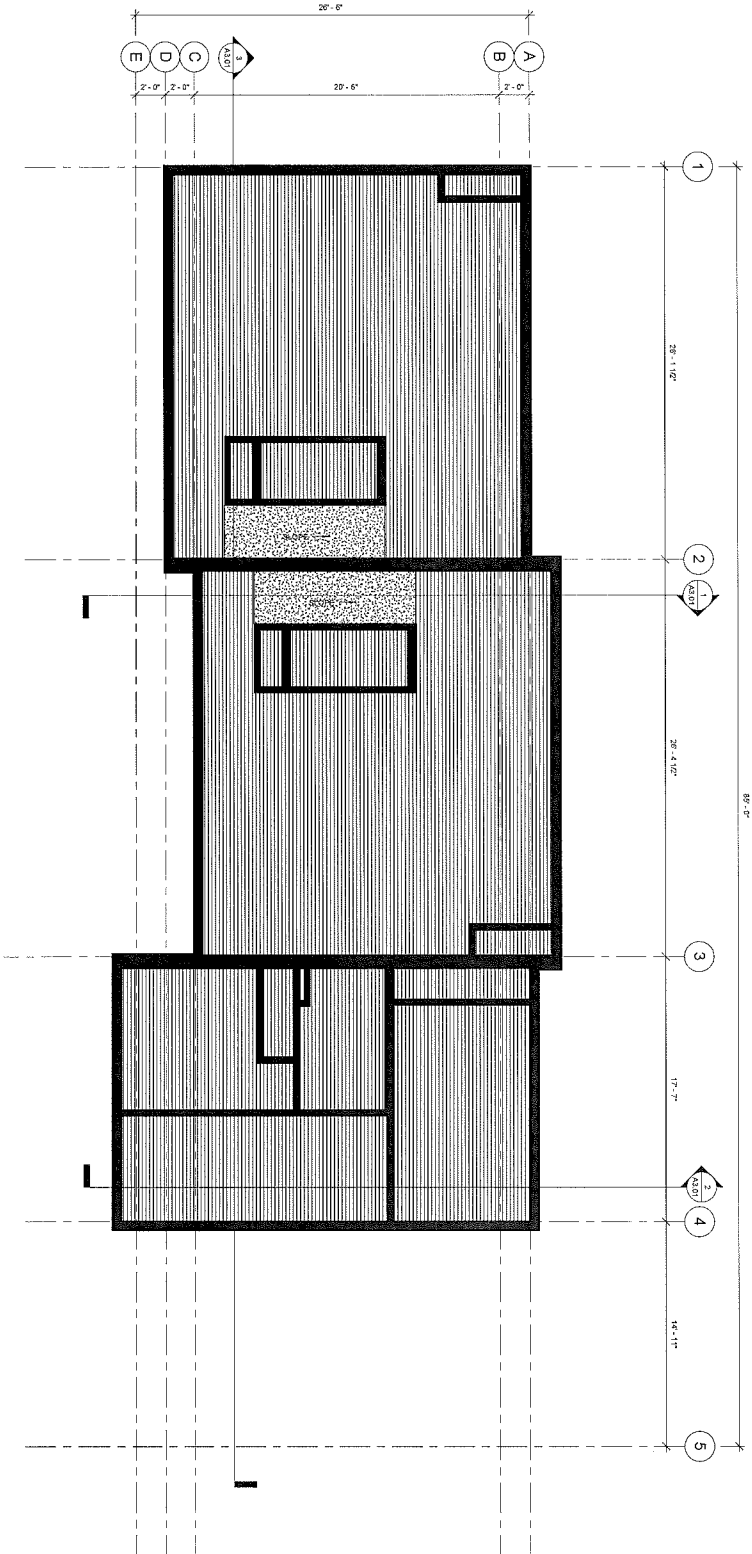
DATE	1/20/11
DRAWN BY	JAC
CHECKED BY	JAC
DATE	1/20/11
PROJECT	REFLECTED CEILING PLAN - LEVEL 1
DATE	1/20/11
PROJECT	2-A1.11

RESPONSIBILITY	DESIGNER
DATE	1/20/11

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 2
 ANCHORAGE, ALASKA

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1 REFLECTED CEILING PLAN - LEVEL 2
1/8" = 1'-0"



- GENERAL NOTES**
1. DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
 2. CEILING HEIGHT SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
 3. ALL CEILING INDENTED ITEMS LOCATED IN A GYM CEILING SHALL BE PAINTED TO MATCH CEILING FINISH COLOR.
 4. PROVIDE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CEILING SERVICES.
 5. GENERAL CONTRACTOR SHALL CORRELATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
- FCPL LEGEND**
- PARTITION EXTENDS ABOVE CEILING
 - PARTITION EXTENDS TO UNDERSIDE OF FLOOR JOIST OR ROOF TRUSS
 - EXPOSED GYM CEILING/SOFT PART UNO.
 - EXPOSED GYM CEILING AT UNDERSIDE OF STRUCTURE
 - UNDERSIDE OF OUTDOOR COOLER TRID
 - UNDERSIDE OF OVERHANG, COLONY TO MATCH PROJECTION SIGNING COLOR
 - X - X' CEILING HEIGHT DESIGNATION

INDICATES ORIENTATION
CHANGES
REFER TO GENERAL
2
Z

35% DOCUMENTS

DATE	BY	REVISION
12/11/12	DL	1
01/25/13	JAC	2
02/01/13	DM	2

DATE: 12/11/12
BY: DL
REVISION: 1

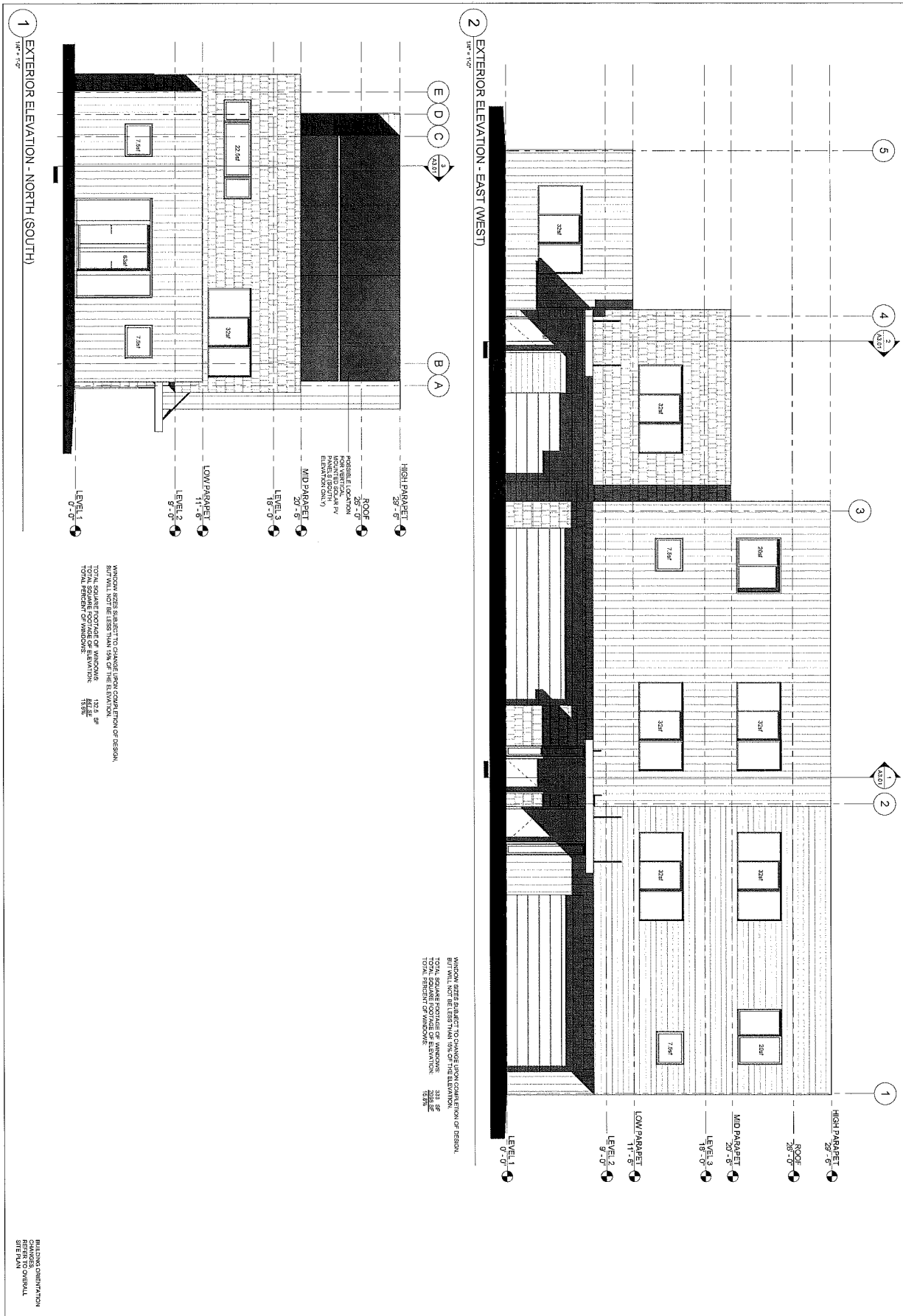
DATE: 01/25/13
BY: JAC
REVISION: 2

DATE: 02/01/13
BY: DM
REVISION: 2

PROJECT	2-A1.12
DATE	12/11/12
BY	DL
REVISION	1

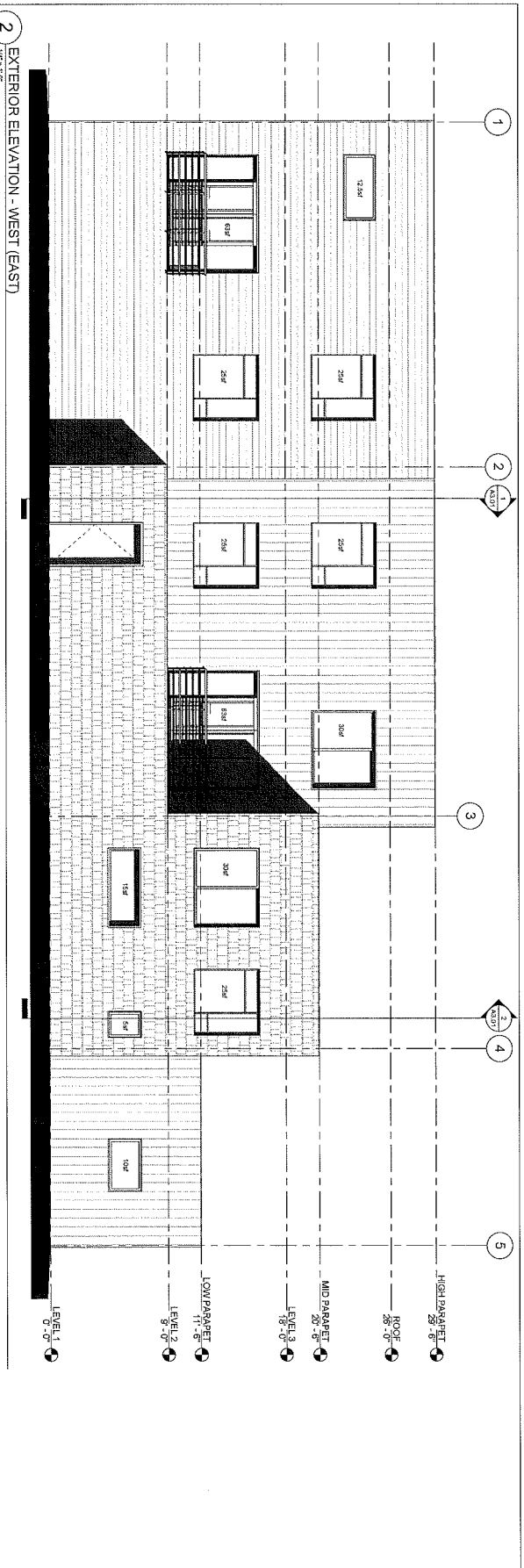
COOK INLET HOUSING AUTHORITY
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ANCHORAGE, ALASKA

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architecture • interiors • design-build
po box 110051 anchorage, alaska 99511
p. 907.344.3424 f. 907.771.9776



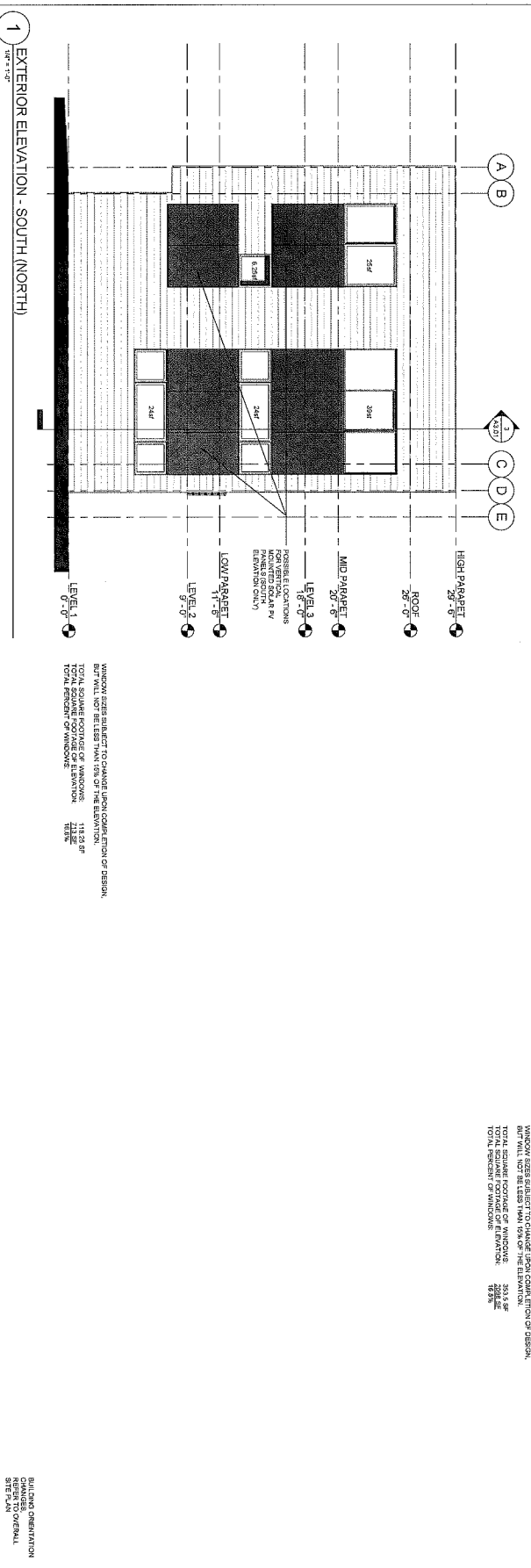
35% DOCUMENTS

<p>COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - UNIT GROUP 2 ANCHORAGE, ALASKA</p>		<p>spark design, llc architecture • interiors • design-build po box 110051 anchorage, alaska 99511 p. 907.344.3424 f. 907.771.9776</p>	
<p>DATE: 11/20/2018 DRAWN BY: ADAM CHECKED BY: ADAM SCALE: 3/8"</p>	<p>PROJECT: GRASS CREEK NORTH - UNIT GROUP 2 SHEET: 2-A2.01</p>	<p>REVISIONS:</p>	<p>DATE: 11/20/2018 DRAWN BY: ADAM CHECKED BY: ADAM SCALE: 3/8"</p>



2 EXTERIOR ELEVATION - WEST (EAST)

WINDOW SIZES SUBJECT TO CHANGE UPON COMPLETION OF DESIGN, BUT WILL NOT BE LESS THAN 80% OF THE ELEVATION.
 TOTAL SQUARE FOOTAGE OF WINDOWS: 3033 SF
 TOTAL PERCENT OF WINDOWS: 19.8%



1 EXTERIOR ELEVATION - SOUTH (NORTH)

WINDOW SIZES SUBJECT TO CHANGE UPON COMPLETION OF DESIGN, BUT WILL NOT BE LESS THAN 80% OF THE ELEVATION.
 TOTAL SQUARE FOOTAGE OF WINDOWS: 1182 SF
 TOTAL PERCENT OF WINDOWS: 7.8%

35% DOCUMENTS

PROJECT NO.	2-A2.02
DATE	04.13.14
DESIGNER	JAC
APPROVER	SPW
DATE	
REVISIONS	

REVISIONS	NO.

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 2
 ANCHORAGE, ALASKA

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 architecture • interiors • design-build
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Cook Inlet Housing Authority Grass Creek North - Unit Group 3 Anchorage, Alaska

35% Documents

09.18.2014

Contact Information

owner

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F. (907) 561.5319

architectural

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Anchorage, Alaska 99518
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F. (907) 771.9776

mechanical engineering

Hay Zietlow & Associates
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Anchorage, Alaska 99503
P. (907) 562.1012
F. (907) 562.1013

energy consultant

Energy Smart Alaska
P.O. Box 244324
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P. (907) 884.0112

electrical engineering

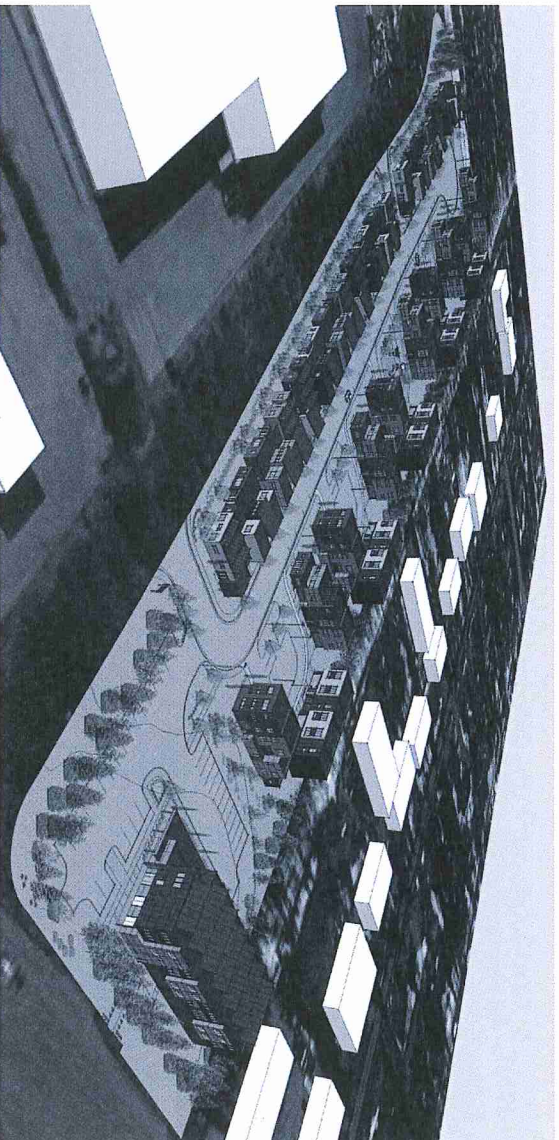
Hay Zietlow & Associates
113 W Northern Lights Blvd, Suite 240
Anchorage, Alaska 99503
P. (907) 562.1012
F. (907) 562.1013

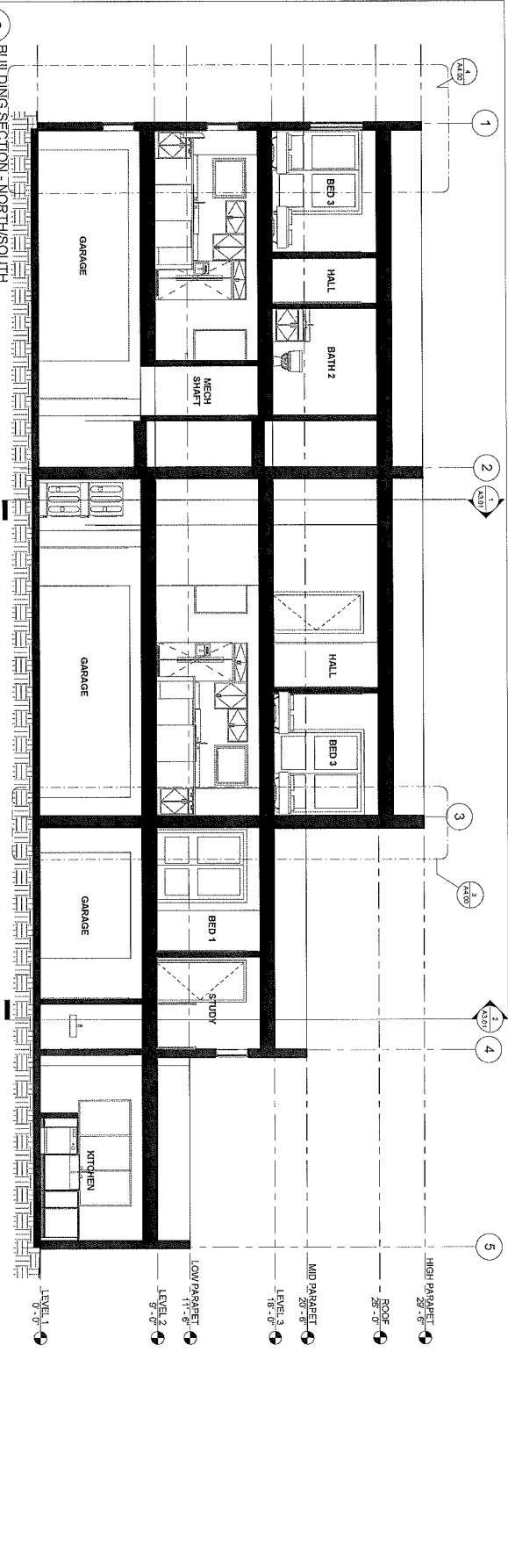
landscape

DOWL HKM
4041 B Street
Anchorage, Alaska 99503
P. (907) 562.2000
F. (907) 563.3953

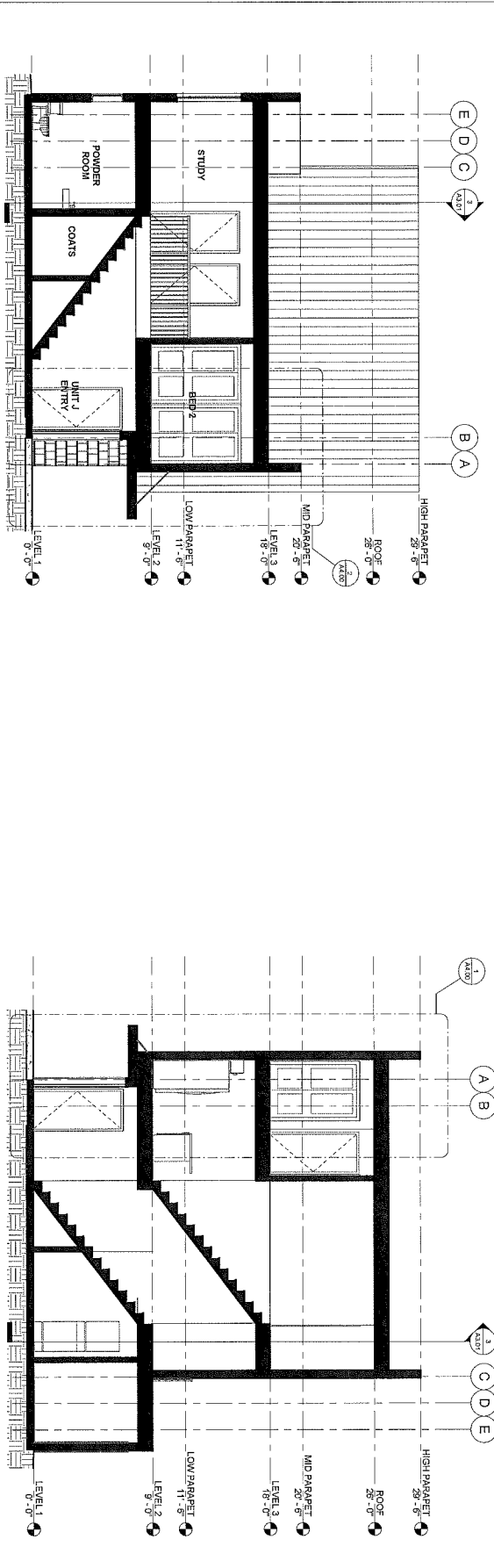
civil engineering

DOWL HKM
4041 B Street
Anchorage, Alaska 99503
P. (907) 562.2000
F. (907) 563.3953





3 BUILDING SECTION - NORTH/SOUTH
1/8" = 1'-0"



2 BUILDING SECTION - UNIT J EAST/WEST
1/8" = 1'-0"

1 BUILDING SECTION - UNIT E STAIRS
1/8" = 1'-0"

35% DOCUMENTS

PROJECT NO.	2-A3.01
DATE	02.14.2022
DESIGNER	ALANNA ADAMS
ARCHITECT	SPARK DESIGN, LLC
CLIENT	COOK INLET HOUSING AUTHORITY

DESCRIPTION	SECTION
NO.	3

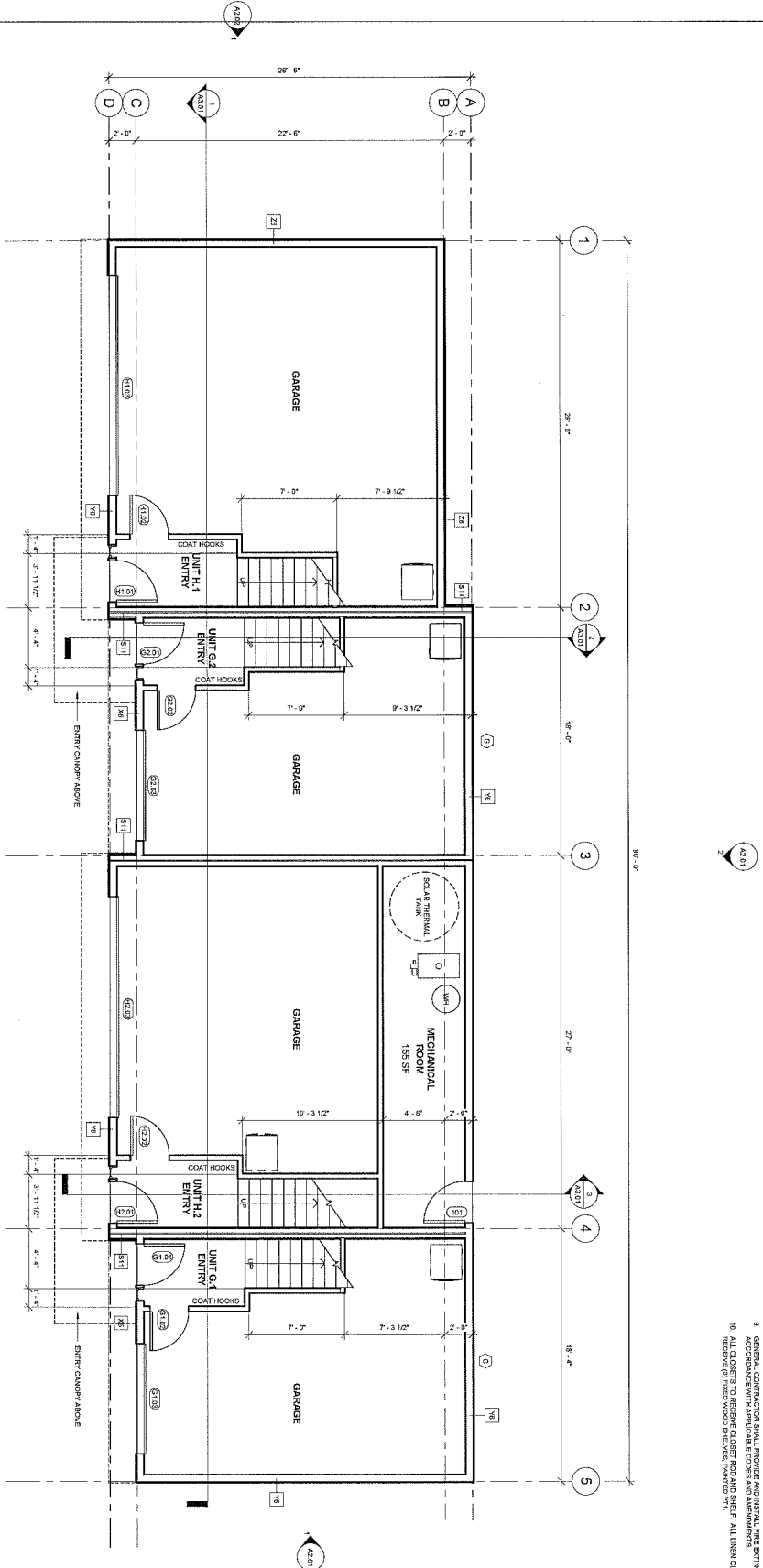
COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 2
ANCHORAGE, ALASKA

sparkdesign,llc
architecture • interiors • design-build
po box 110051 anchorage, alaska 99511
p. 907.344.3424 f. 907.771.9776

1 FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

35% DOCUMENTS



- GENERAL NOTES**
1. REFERENCE S.A.I. TO FOR BATTED WALLS AND/OR CEILINGS.
 2. REFERENCE I.C.D. TO FOR WALL ASSEMBLIES AND NOTES.
 3. REFERENCE A.I. FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
 4. ALL DIMENSIONS ARE TO FACE OF STUD OR GRID LINE.
 5. ALL INTERIOR WALLS TO BE 5/8" G.C.
 6. ALL INTERIOR WALLS TO BE 5/8" G.C. UNLESS OTHERWISE NOTED.
 7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CABINETS, COMPUTERS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS OF FINISHES NOTED IN I.C.D. IN AN ORDER SCHEDULE.
 8. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
 9. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
 10. PROVIDE 6" FIBERWOOD SHEETS, BATTED R11, ALL LINEN CLOSETS TO

3-A1.01

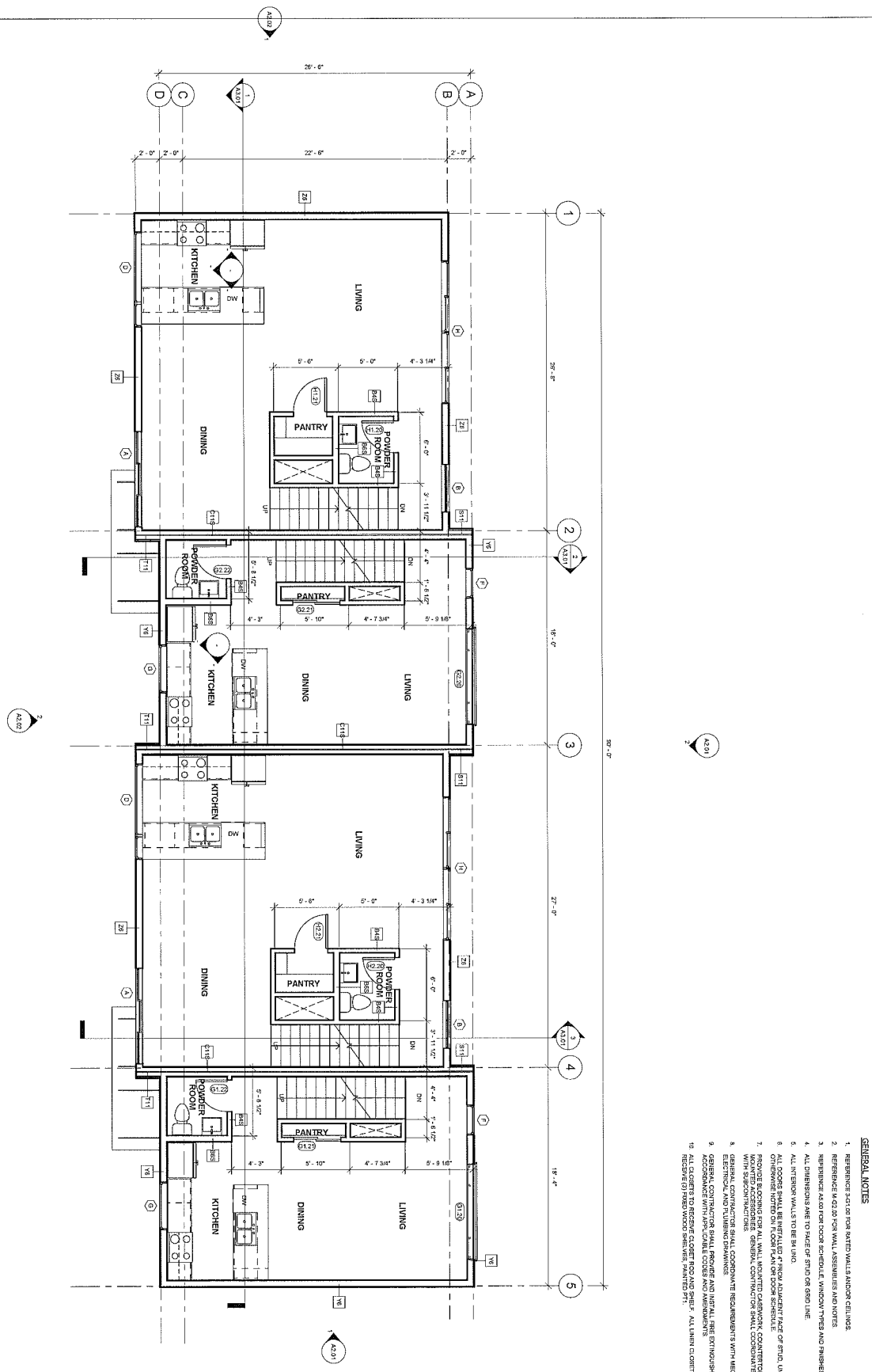
DATE	3/20/22
DRAWN	JAC
CHECKED	JAC
APPROVED	JAC
PROJECT	COOK INLET HOUSING AUTHORITY - UNIT GROUP 3 - LEVEL 1

NO.	1	DESCRIPTION	DATE
1	1	ISSUED FOR PERMIT	3/20/22

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 3
 ANCHORAGE, ALASKA

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 p. 907.344.3424 f. 907.771.9776

1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



- GENERAL NOTES**
1. REFERENCE TO ALL OTHER RELATED WALLS AND/OR CEILING.
 2. REFERENCE TO ALL DOOR WALL ASSUMES AND NOTES.
 3. REFERENCE TO ALL DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
 4. ALL DIMENSIONS ARE TO FACE OF STUD OR GRID LINE.
 5. ALL STAIR WALLS TO BE IN UNO.
 6. ALL STAIRS TO BE IN UNO.
 7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CABINETS, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH MECHANICAL CONTRACTOR.
 8. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL DOOR SCHEDULES AND FINISHES.
 9. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.
 10. PROVIDE (2) FIREWOOD SHEDS, PAINTED ST. ALL DIMEN COBERT'S TO

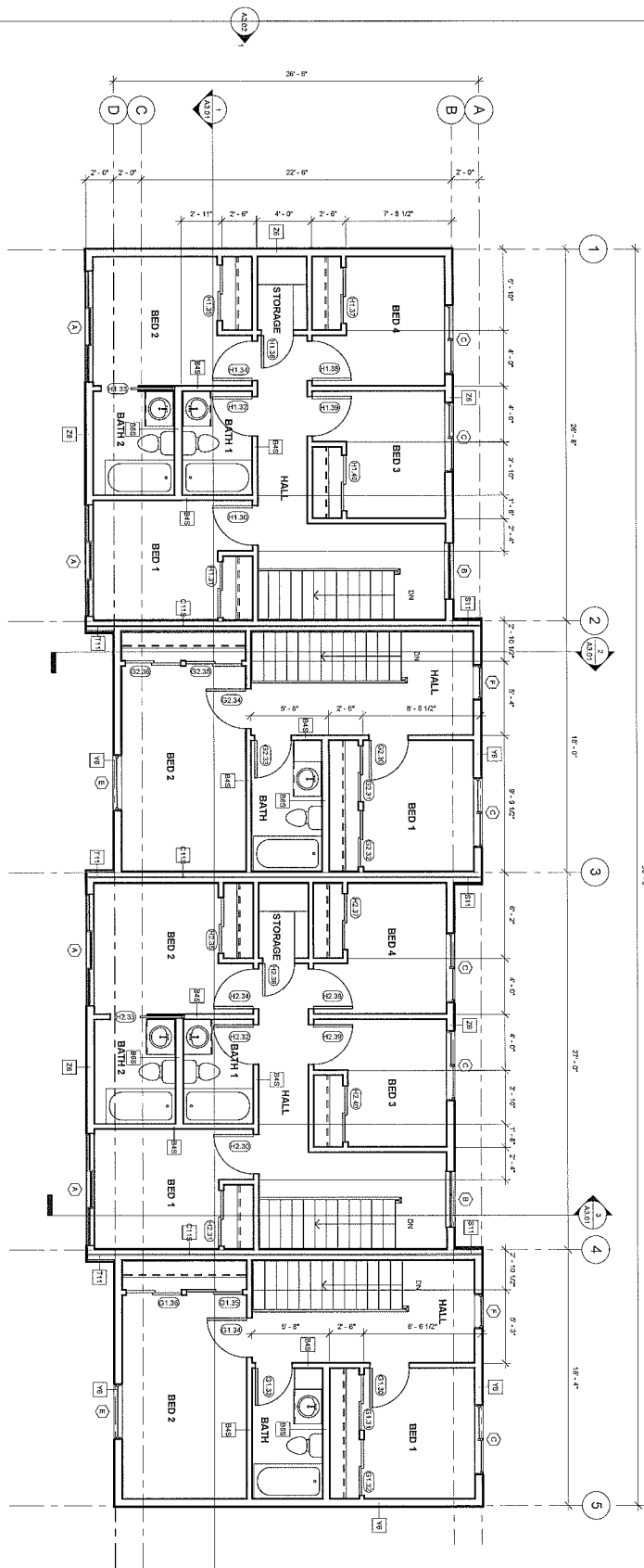
35% DOCUMENTS

PROJECT NO.	3-AL-02
DATE	12/15/24
DRAWN BY	66121524
CHECKED BY	ALM
SCALE	1/8" = 1'-0"
PROJECT NAME	ROOM PLAN - LEVEL 2

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 3
ANCHORAGE, ALASKA

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p. 907.344.3424 f. 907.771.9776

1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"



- GENERAL NOTES**
1. REFERENCE 3-01 10 FROM BATHED WALLS AND/OR CEILING.
 2. REFERENCE 3-02 10 FROM WALL ASSEMBLIES AND NOTES.
 3. REFERENCE 3-03 10 FROM DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
 4. ALL JUNCTIONS ARE TO FACE OF STUD OR GRID LINE.
 5. ALL STUDS ARE TO BE IN UNID.
 6. OTHER WORK NOTED ON ROOM PLAN OR DOOR SCHEDULE.
 7. PROVIDE BLOCKING FOR ALL WALL, MONITOR CABLEWORK, COUNTERTOPS AND WALL WITH SCHED CONTRACTORS. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SCHED CONTRACTORS.
 8. ELECTRICAL AND PLUMBING DRAWINGS.
 9. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ALL CLOSETS TO RESIDE CLOSET ROOF AND SHED. ALL LINEN CLOSETS TO RECEIVE (3) FIBERWOOD BELTETS, MOUNTED PT.

35% DOCUMENTS

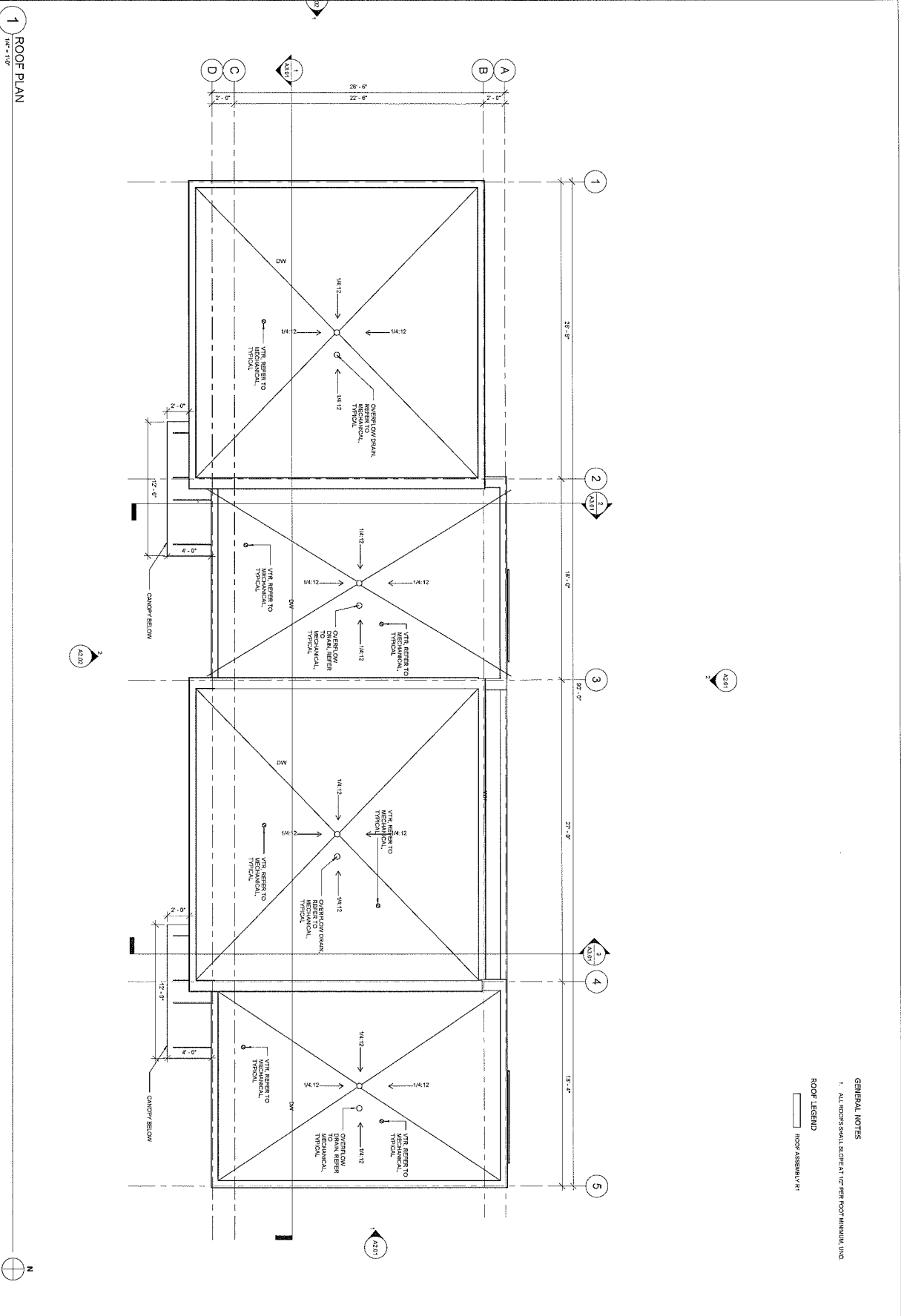
DATE	11/20/20
BY	AKM
CHKD	AKM
APP'D	AKM
REVISED	AKM
REVISION	REVISION 1

PROJECT	COOK INLET HOUSING AUTHORITY
DESCRIPTION	GRASS CREEK NORTH - UNIT GROUP 3
DATE	11/20/20

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 3
ANCHORAGE, ALASKA

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3 - A1.03



GENERAL NOTES
 1. ALL NOTES SHALL BE ONE 1/2" PER FOOT MINIMUM UNO

ROOF LEGEND
 [Symbol] ROOF ASSEMBLY VTR

1 ROOF PLAN
 1/8" = 1'-0"

35% DOCUMENTS

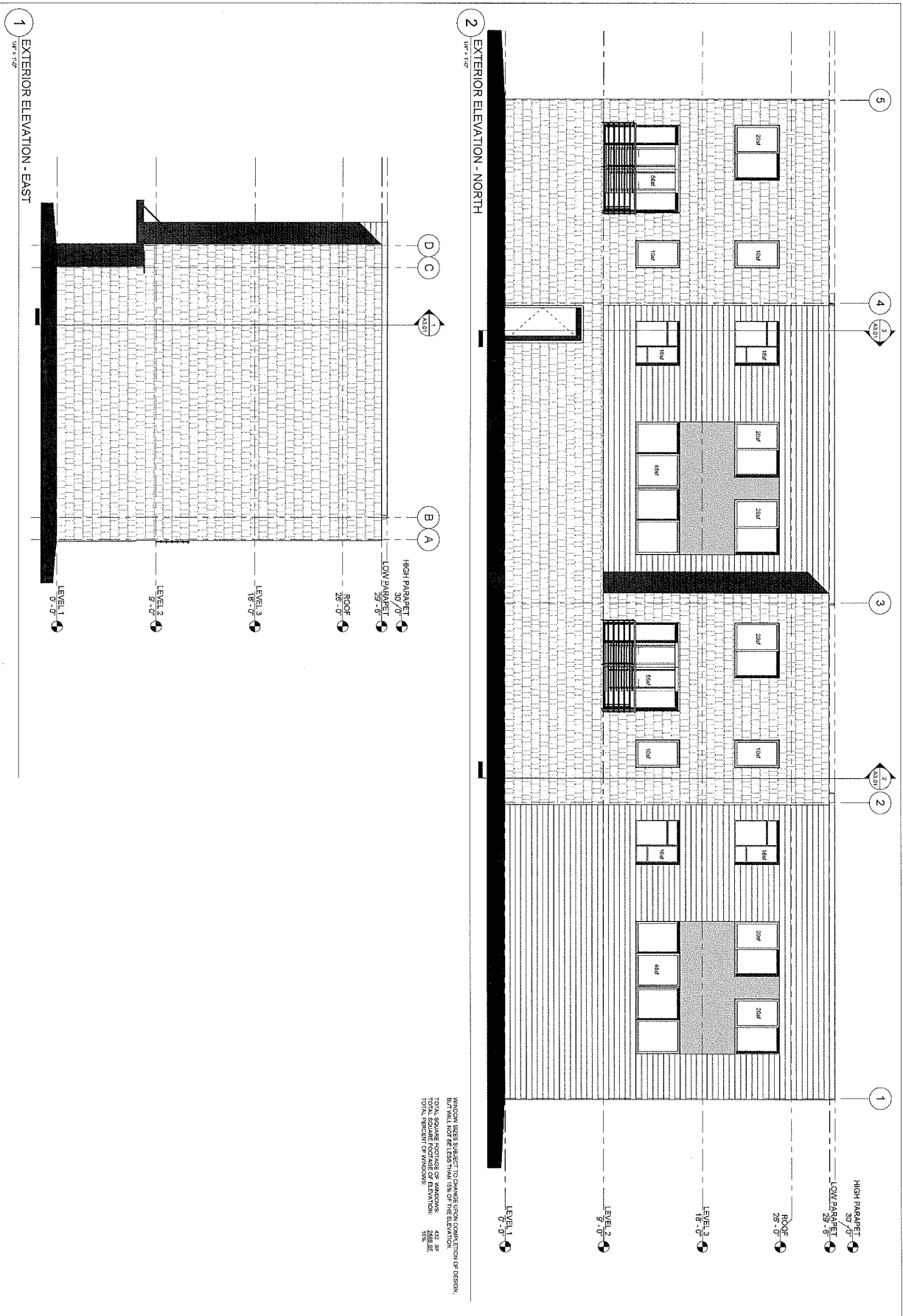
DATE	09.20.24
BY	JAKS
CHKD	DTM
REVISION	
DESCRIPTION	
DATE	

PROJECT	COOK INLET HOUSING AUTHORITY
LOCATION	GRASS CREEK NORTH - UNIT GROUP 3
DATE	09.20.24
BY	JAKS
CHKD	DTM

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 3
 ANCHORAGE, ALASKA

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3-A1.04



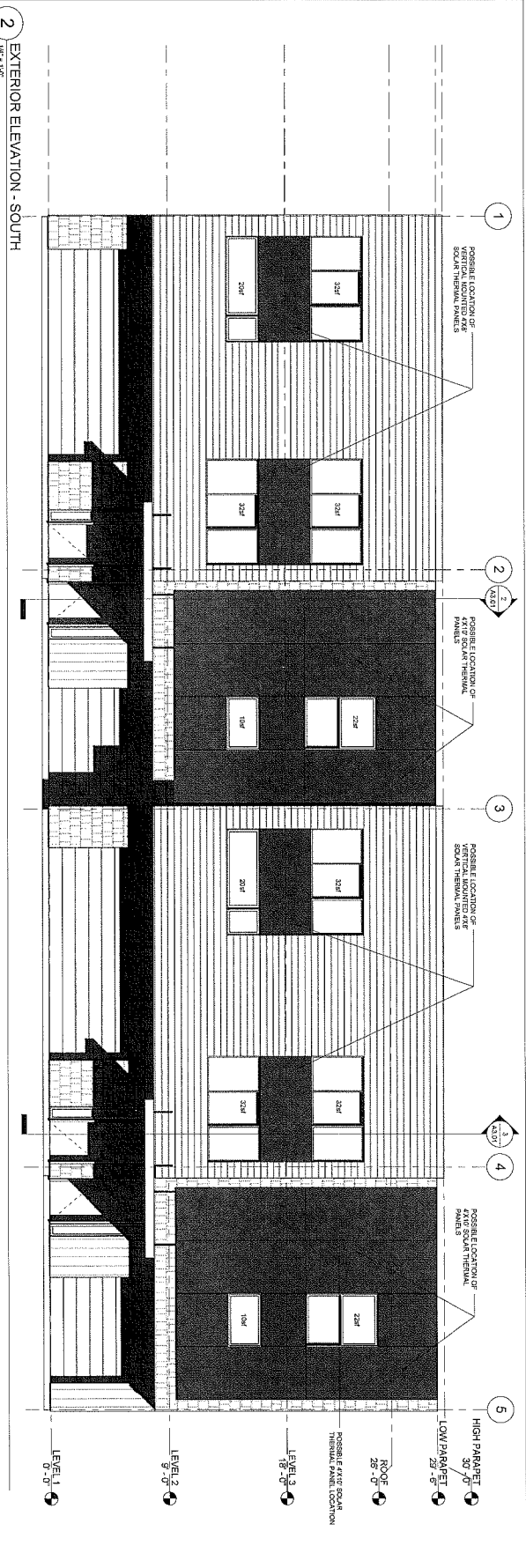
WINDOWS SUBJECT TO CHANGE UPON PERMIT OR DESIGN.
 BUT WILL NOT BE LESS THAN 10% OF THE ELEVATION.
 TOTAL SQUARE FOOTAGE OF WINDOWS: 420 SF
 TOTAL SQUARE FOOTAGE OF ELEVATION: 2898 SF
 TOTAL PERCENT OF WINDOWS: 14.5%

35% DOCUMENTS

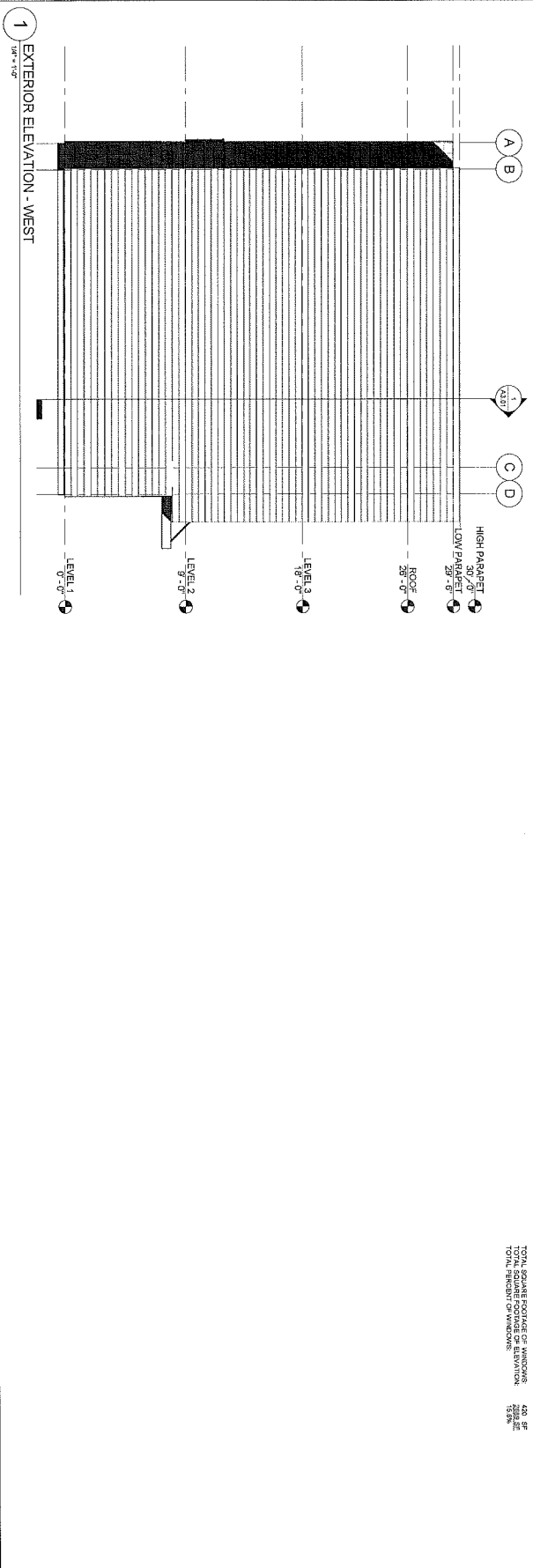
DATE	2/24/21
DRAWN	OLIVIA
CHECKED	ALAN
DATE	2/24/21
DATE/SCALE	3/18/21
PROJECT	COOK INLET HOUSING AUTHORITY
DESCRIPTION	GRASS CREEK NORTH - UNIT GROUP 3
NO.	3-A2.01

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 3
 ANCHORAGE, ALASKA

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2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



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

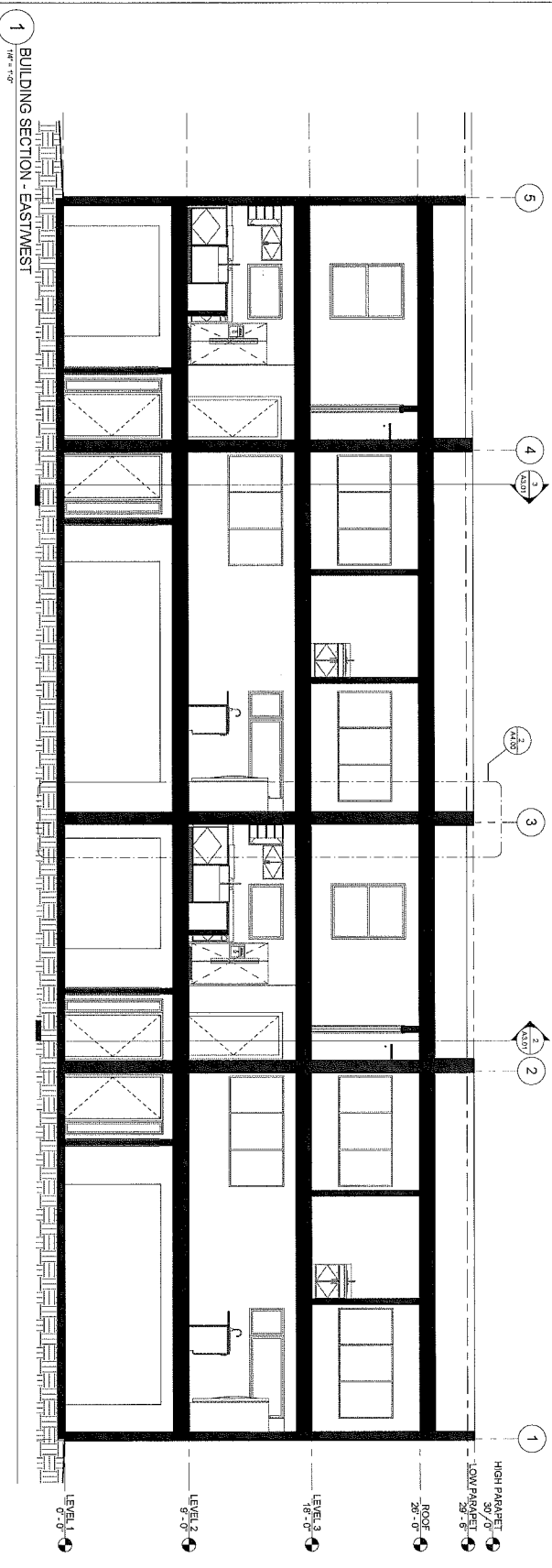
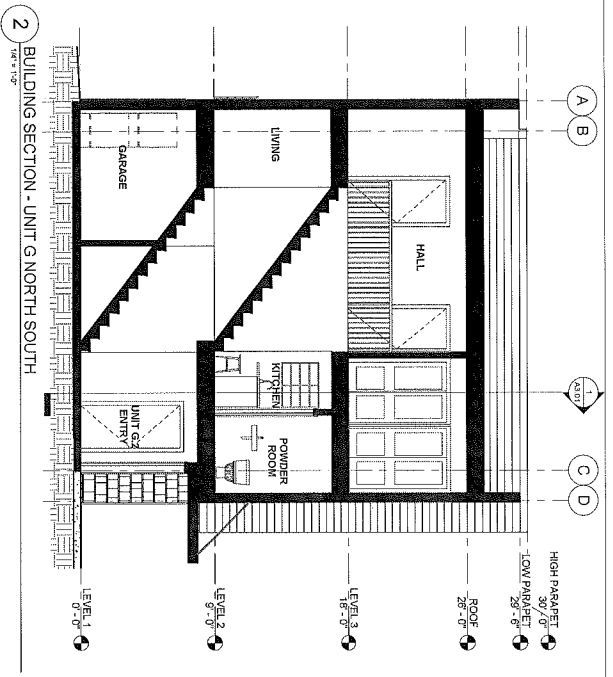
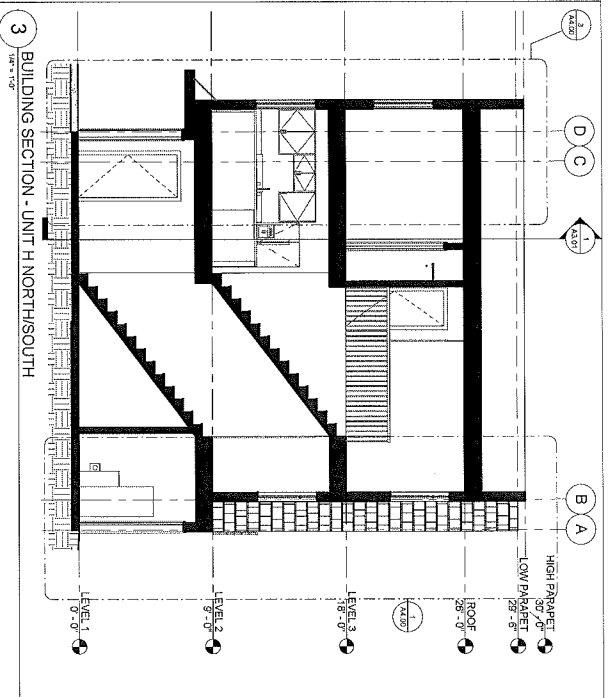
WINDOW SIZES SUBJECT TO CHANGE UPON COMPLETION OF DESIGN.
TOTAL SQUARE FOOTAGE OF WINDOWS: 424 SQ FT
TOTAL SQUARE FOOTAGE OF WALLS: 1578 SQ FT
TOTAL HEIGHT OF WINDOWS: 15'-0"

35% DOCUMENTS

DATE	12.22.22
BY	ML
CHECKED	ML
DATE	03.18.24
BY	ML
DATE	05.21.24
BY	ML
VERTICAL SCALE: 1/8" = 1'-0"	
SECTION: 3-A2.02	

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 3
ANCHORAGE, ALASKA

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architecture • interiors • design-build
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1 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"

3 BUILDING SECTION - UNIT H NORTH/SOUTH
1/8" = 1'-0"

2 BUILDING SECTION - UNIT G NORTH/SOUTH
1/8" = 1'-0"

DATE	11/10/10
BY	ADAM
CHECKED	ADAM
SCALE	AS SHOWN
PROJECT	COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - UNIT GROUP 3
DESCRIPTION	BUILDING SECTIONS

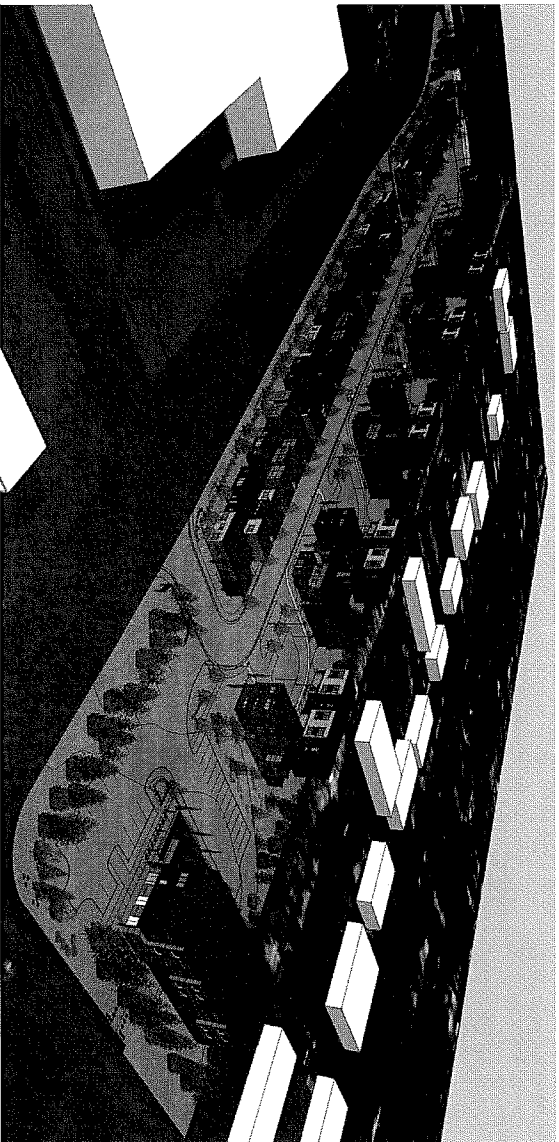
COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 3
ANCHORAGE, ALASKA

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architecture • interiors • design-build
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Cook Inlet Housing Authority Grass Creek North - Unit Group 4 Anchorage, Alaska

35% Documents

09.18.2014



Contact Information

owner

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3510 Spanard Road
Anchorage, Alaska 99503

P. (907) 793.3000
F. (907) 793.3070

structural

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electrical engineering

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Anchorage, Alaska 99503

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F. (907) 562.1013

landscape

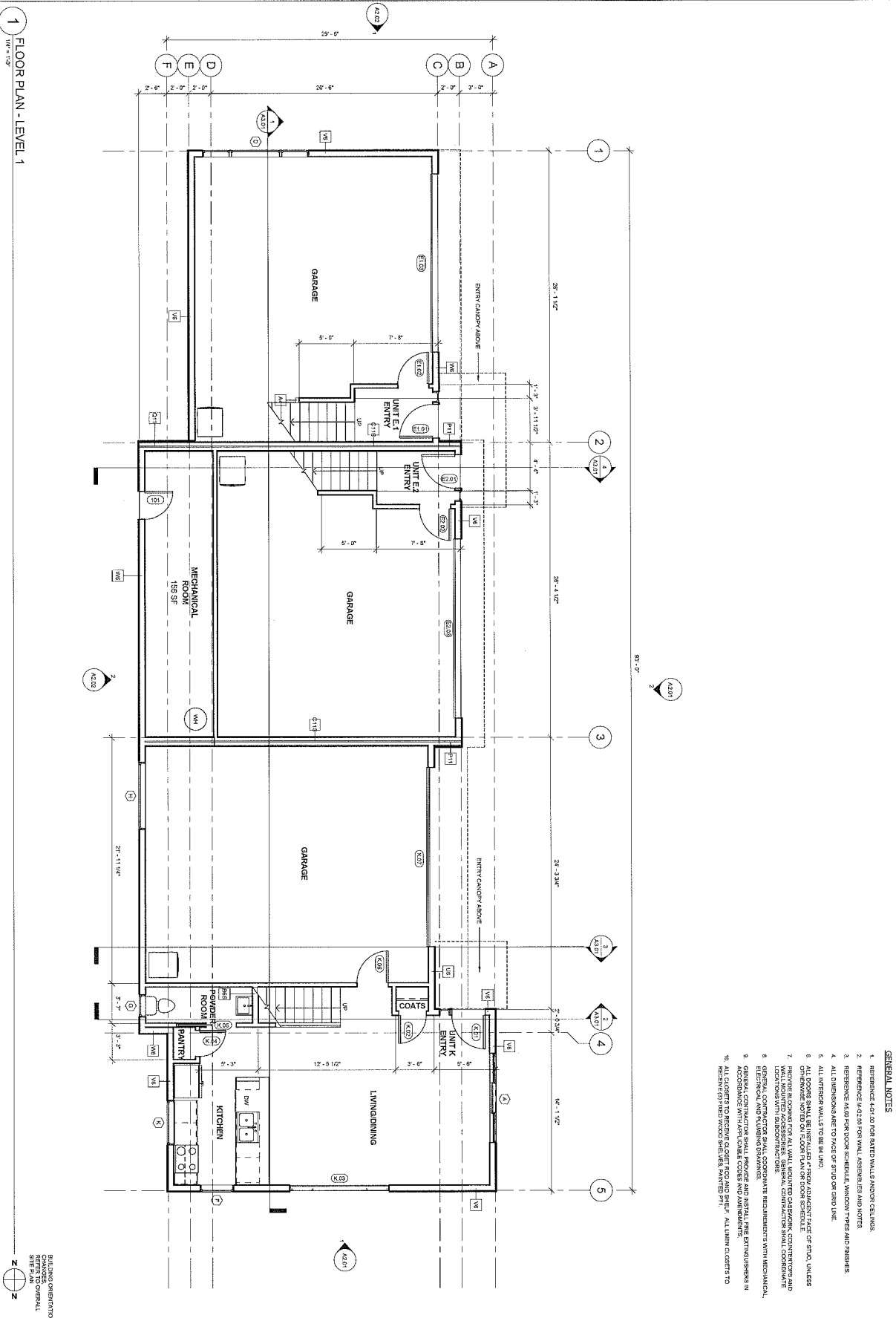
DOWL HKM
4041 B Street
Anchorage, Alaska 99503

P. (907) 562.2000
F. (907) 563.3953

civil engineering

DOWL HKM
4041 B Street
Anchorage, Alaska 99503

P. (907) 562.2000
F. (907) 563.3953



35% DOCUMENTS

PROJECT	MECHANICAL ROOM
DATE	11/14/20
DRAWN BY	JMS
CHECKED BY	JMS
SCALE	1/8" = 1'-0"
REVISIONS	
DATE	
BY	
DESCRIPTION	
NO.	

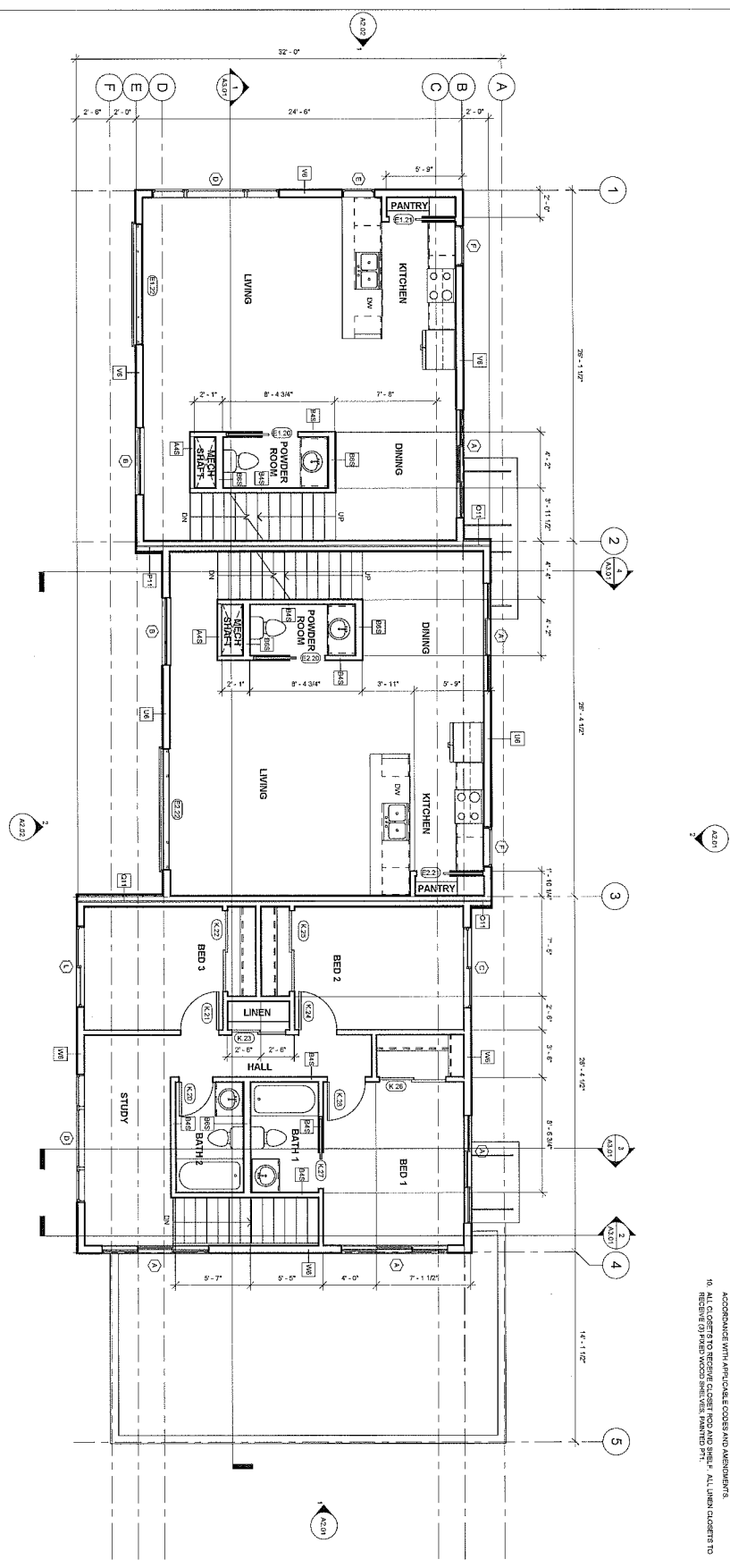
MECHANICAL ROOM
198 SF

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 4
ANCHORAGE, ALASKA

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architecture • interiors • design-build
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4-A1.01

1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



- GENERAL NOTES**
1. REFERENCE 4-410 FOR PAINTED WALLS AND/OR CEILING.
 2. REFERENCE 4-410 FOR WALL ASSEMBLIES AND NOTES.
 3. REFERENCE 4-410 FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
 4. ALL DIMENSIONS ARE TO FACE OF STUD OR GRID LINE.
 5. ALL INTERIOR WALLS TO BE BR/INO.
 6. ALL DOORS SHALL BE INSTALLED BY ROOM ADJACENT W/CE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
 7. PROVIDE BLOCKING FOR ALL WALL, MOUNTED CABINETRY, COUNTERTOPS AND LIGHTING WITH SUBCONTRACTORS.
 8. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ALL COMMON AREAS AND ALL UNITS.
 9. ALL COMMON AREAS SHALL BE PAINTED AND FINISHED.
 10. ALL COMMON AREAS SHALL BE PAINTED AND FINISHED.

35% DOCUMENTS

BUILDING ORIENTATION
CHANGES OVERALL
SITE PLAN
Z

DATE	11.20.20
DRAWN BY	JMS
CHECKED BY	JMS
SCALE	1/8" = 1'-0"
PROJECT	COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - UNIT GROUP 4 ANCHORAGE, ALASKA
FLOOR PLAN - LEVEL 2	

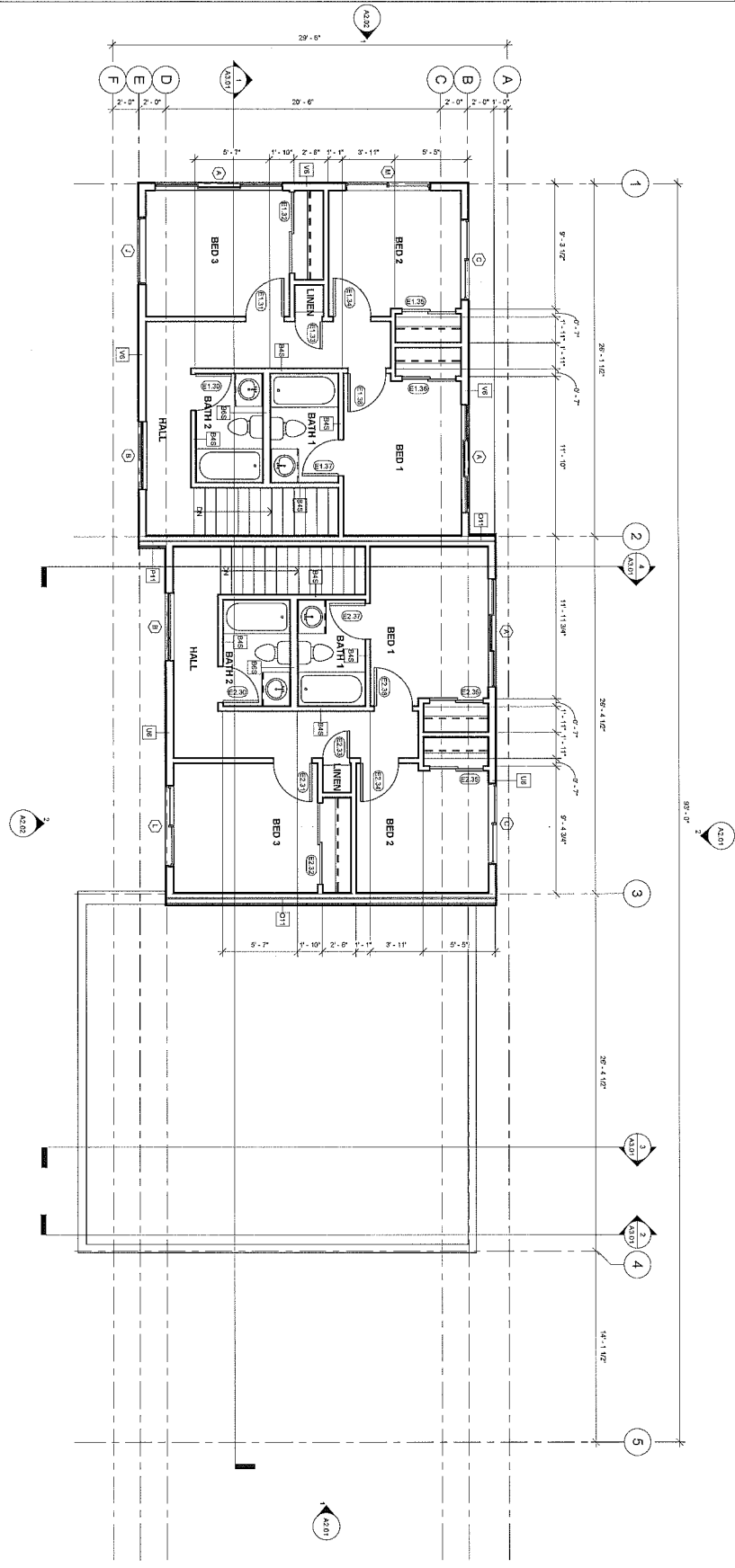
REVISIONS	
NO.	DESCRIPTION
1	

**COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 4
ANCHORAGE, ALASKA**

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architecture • interiors • design-build
po box H0051 anchorage, alaska 99511
p. 907.344.3424 f. 907.771.9776

4-A1.02

1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"



- GENERAL NOTES**
1. REFERENCE A4.1.01 FOR RATED WALLS AND/OR CEILING.
 2. REFERENCE A4.2.01 FOR PER WALL ASSEMBLIES AND NOTES.
 3. REFERENCE A4.2.02 FOR DOOR SCHEDULE, WINDOW TYPES AND FINISHES.
 4. ALL EXTERIOR ARE TO FACE OF STUD OR GROUND LINE.
 5. ALL INTERIOR WALLS TO BE BULKHEAD.
 6. PROVIDE FINISHES FOR ALL WALL, LIGHTING CASING, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
 7. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
 8. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
 9. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
 10. REFERENCE A4.2.01 FOR WOOD FINISHES. PAINTED WHITE. ALL LINEN CLOSETS TO BE OPENED UP TO WOOD FINISHES. PAINTED WHITE. ALL LINEN CLOSETS TO BE OPENED UP TO WOOD FINISHES. PAINTED WHITE.

BUILDING ORIENTATION
 CHANGES TO ORIGINAL
 SITE PLAN
 4-A1.03

35% DOCUMENTS

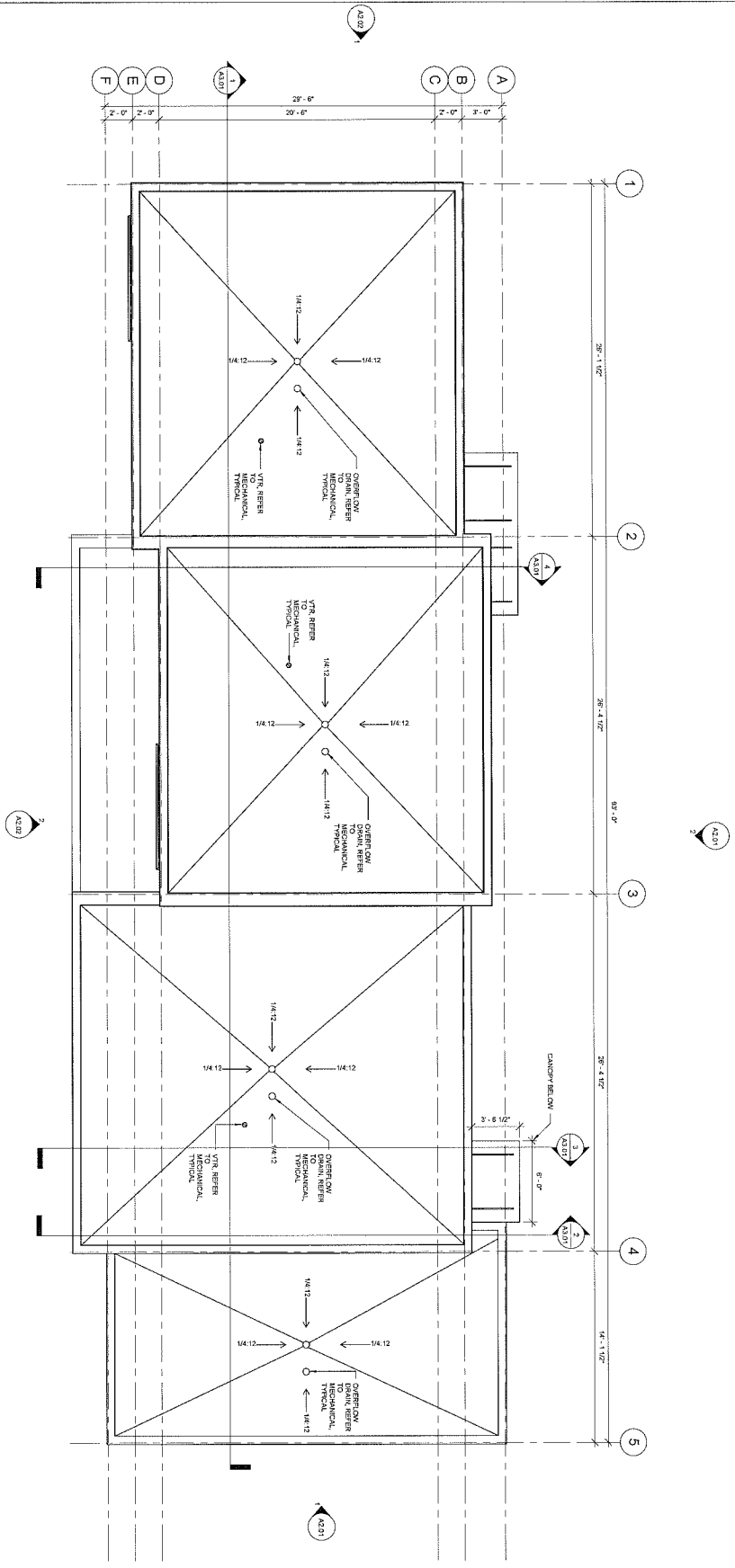
DATE	12.24.21
DRAWN	JMS
CHECKED	JMS
DATE	06.23.24
BY	JMS
DATE	06.23.24
BY	JMS
DATE	06.23.24
BY	JMS

NO. OF SHEETS	1
SHEET NO.	1
PROJECT NO.	15071501-00113

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 4
ANCHORAGE, ALASKA

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 architecture • interiors • design-build
 po box 110051 anchorage, alaska 99511
 p. 907.344.3424 f. 907.771.9776

1 ROOF PLAN
1/8" = 1'-0"



GENERAL NOTES
1. ALL ROOFS SHALL SLOPE AT 1/2" PER FOOT MINIMUM UNLESS NOTED OTHERWISE.

ROOF LEGEND
CANTYR BELOW

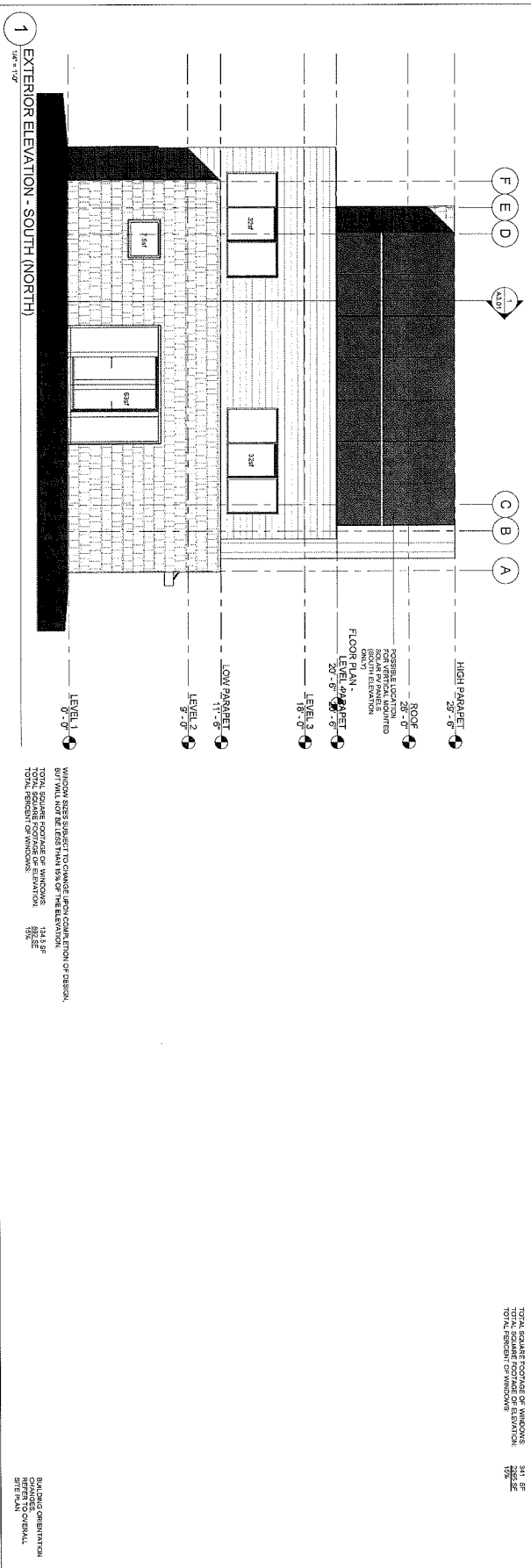
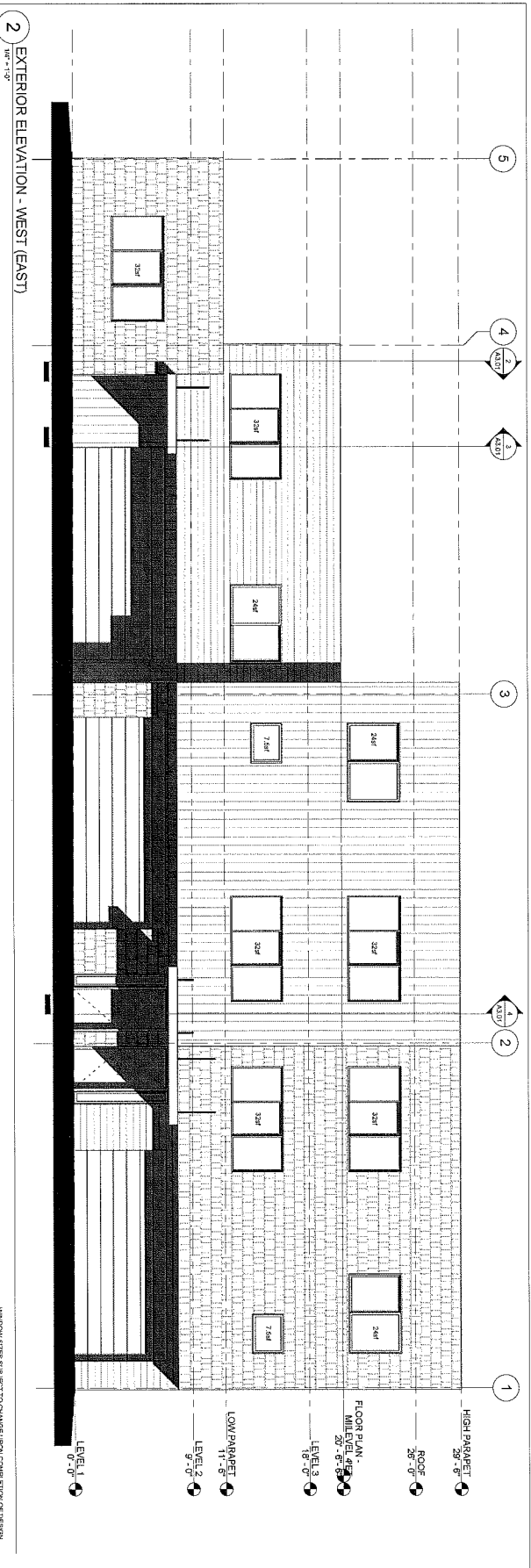
35% DOCUMENTS

REVISIONS
DATE
BY
REVISION
DATE
BY

4-A1.04

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 4
ANCHORAGE, ALASKA

spark design, llc
architecture • interiors • design-build
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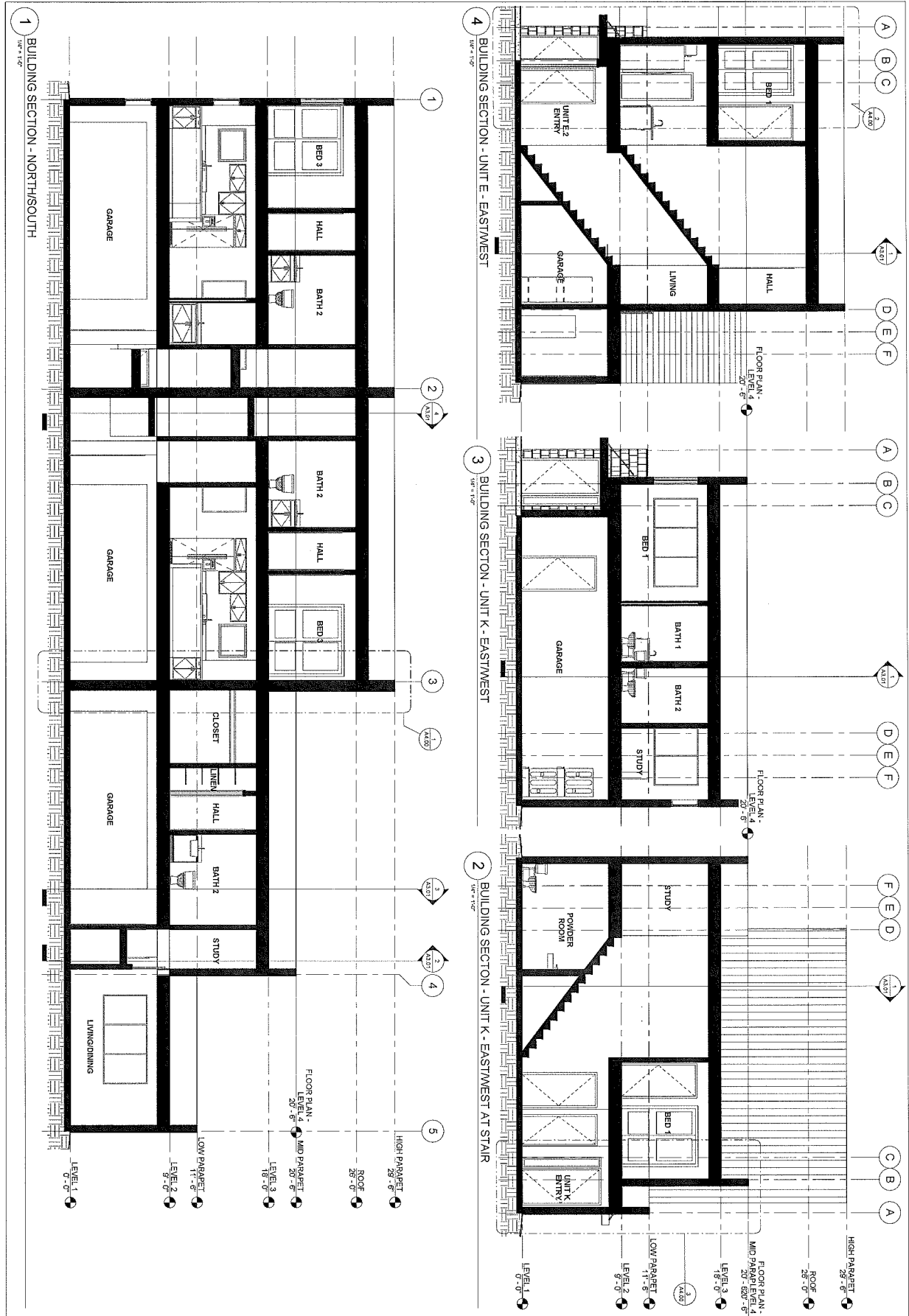
35% DOCUMENTS

DATE	11/20/20
BY	ADAM
CHECKED	ADAM
APPROVED	ADAM
PROJECT	GRASS CREEK NORTH
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 4
ANCHORAGE, ALASKA

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architecture • interiors • design-build
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4-A2.01



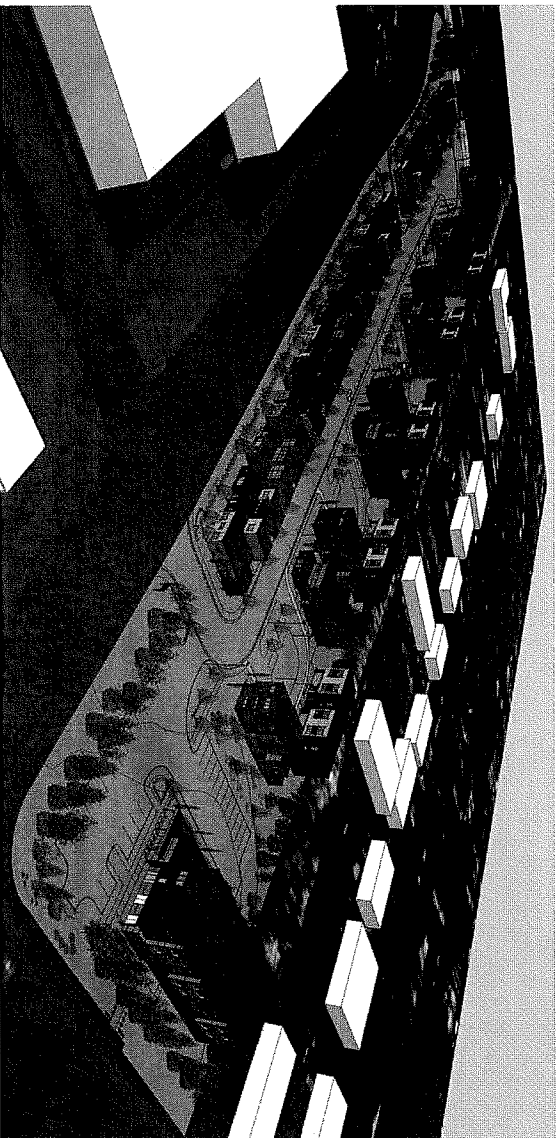
SHEET NO. 4-A3.01	PROJECT COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - UNIT GROUP 4 ANCHORAGE, ALASKA	sparkdesign, llc architecture • interiors • design-build po box 110051 anchorage, alaska 99511 p. 907.344.3424 f. 907.771.9776	DATE 04/20/16
			DRAWN BY ADAM
CHECKED BY ADAM	DESIGNER ADAM	PROJECT MANAGER ADAM	ARCHITECT ADAM

35% DOCUMENTS

Cook Inlet Housing Authority Grass Creek North - Unit Group 5 Anchorage, Alaska

35% Documents

09.18.2014



Contact Information

owner

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f. (907) 793.3070

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architectural

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mechanical engineering

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f. (907) 562.1013

landscape

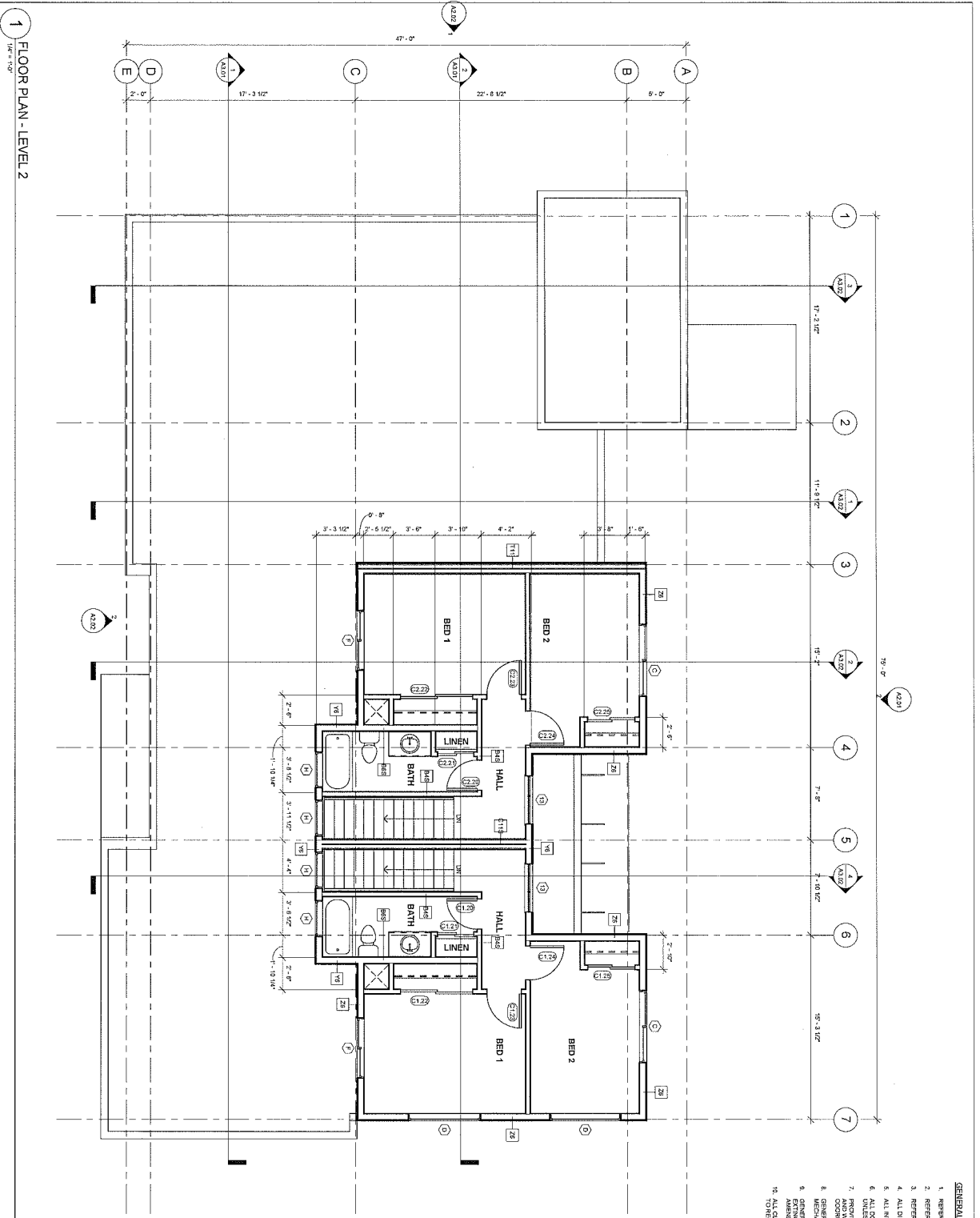
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f. (907) 563.3953

civil engineering

DOWL HKM
4041 B Street
Anchorage, Alaska 99503

p. (907) 562.2000
f. (907) 563.3953



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

- GENERAL NOTES**
1. REFERENCE TO DOOR SCHEDULES AND/OR CASES.
 2. REFERENCE TO DOOR SCHEDULES AND/OR CASES.
 3. REFERENCE TO DOOR SCHEDULES AND/OR CASES.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL INTERIOR WALLS TO BE FINISHED WITH 5/8" GYP BOARD.
 6. ALL INTERIOR WALLS TO BE FINISHED WITH 5/8" GYP BOARD.
 7. PROVIDE BACKING FOR ALL WALL ADJUSTED COUNTER TOPS AND WALL ADJUSTED CABINETS. GENERAL CONTRACTOR SHALL PROVIDE FINISHES.
 8. GENERAL CONTRACTOR SHALL PROVIDE FINISHES WITH MECHANICAL, ELECTRICAL AND PLUMBING FINISHES.
 9. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE AND SMOKE RESISTANT DOORS AND CASES.
 10. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELVING. ALL LINEN CLOSETS TO RECEIVE (2) TIERED WOOD SHELVES PAINTED PF1.

35% DOCUMENTS

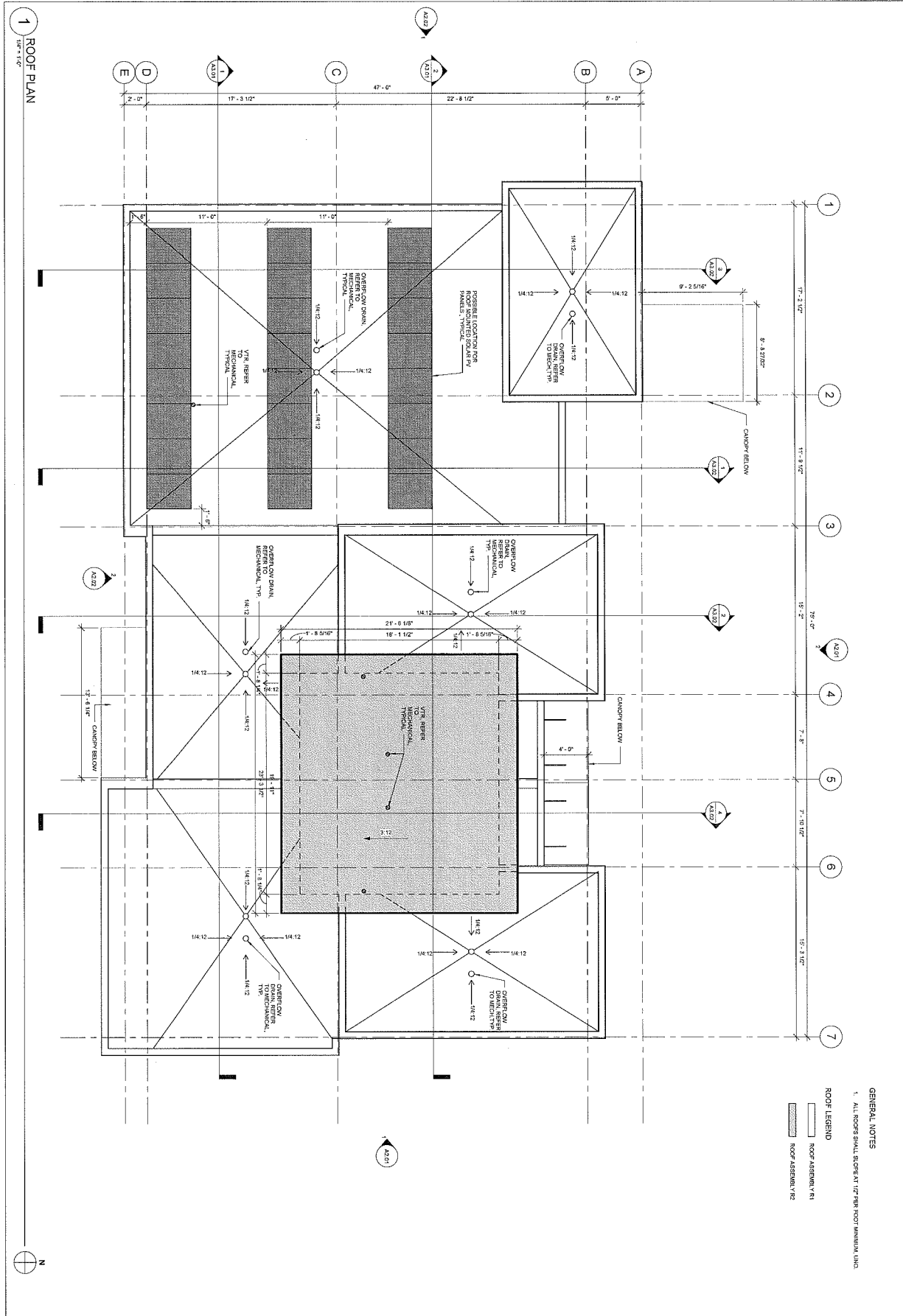
5-A1.02

DATE: 12/20/2011
 DRAWN BY: JMS
 CHECKED BY: JMS
 PROJECT: COOK INLET HOUSING AUTHORITY - UNIT GROUP 5 - LEVEL 2

RESPONSIBLE ARCHITECT

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 5
 ANCHORAGE, ALASKA

sparkdesign, llc
 architecture • interiors • design-build
 po box 110051 anchorage, alaska 99511
 p. 907.344.3424 f. 907.771.9776



1 ROOF PLAN
1/16" = 1'-0"

GENERAL NOTES
1. ALL ROOFS SHALL SCUMBY AT 1/2" HSB ROOF MANUAL LIND

ROOF LEGEND
 ROOF ASSEMBLY R1
 ROOF ASSEMBLY R2

35% DOCUMENTS

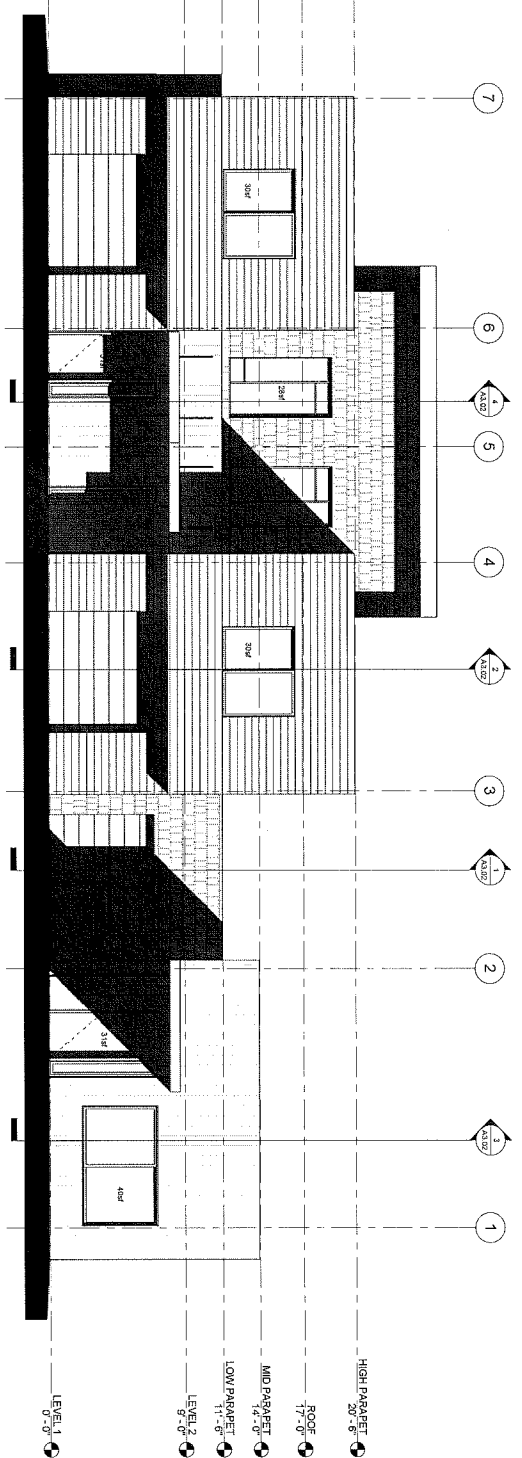
DATE	13/04
DRAWN	98/100
CHECKED	JMS
SCALE	AS SHOWN
PROJECT	5-A1.03

REVISION	DATE

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 5
ANCHORAGE, ALASKA

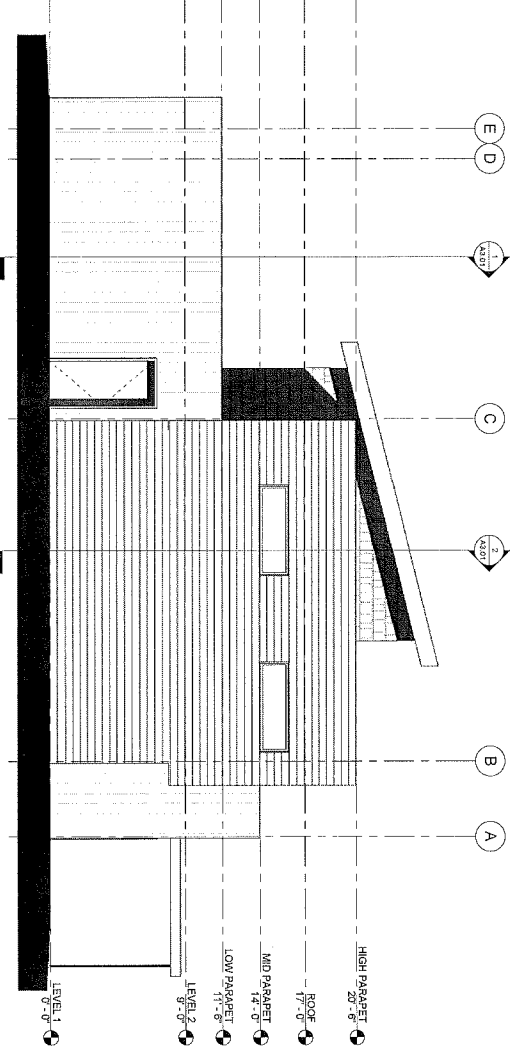
sparkdesign, llc
architecture • interiors • design-build
po box 110051 anchorage, alaska 99511
p. 907.344.3424 f. 907.771.9776

5-A1.03



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

WINDOWS ARE SUBJECT TO GLAZING APPROVAL BY THE CITY OF ANCHORAGE.
 REVISIONS SHALL NOT BE LESS THAN 15% OF THE ELEVATION.
 TOTAL SQUARE FOOTAGE OF WINDOWS: 248 SF
 TOTAL SQUARE FOOTAGE OF ELEVATION: 1524 SF
 TOTAL SQUARE FOOTAGE OF WINDOWS: 16%



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

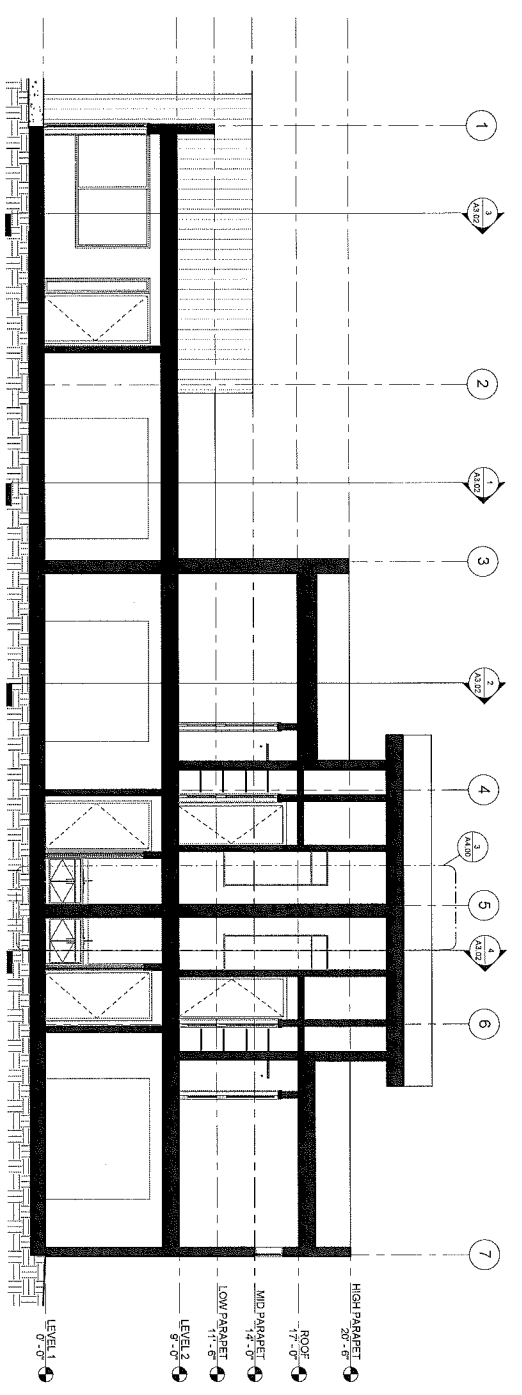
35% DOCUMENTS

PROJECT NO.	5-A2.01
DATE	04.13.2014
DESIGNER	ANALISA
SCALE	AS SHOWN
DATE	04.13.2014
PROJECT NO.	5-A2.01

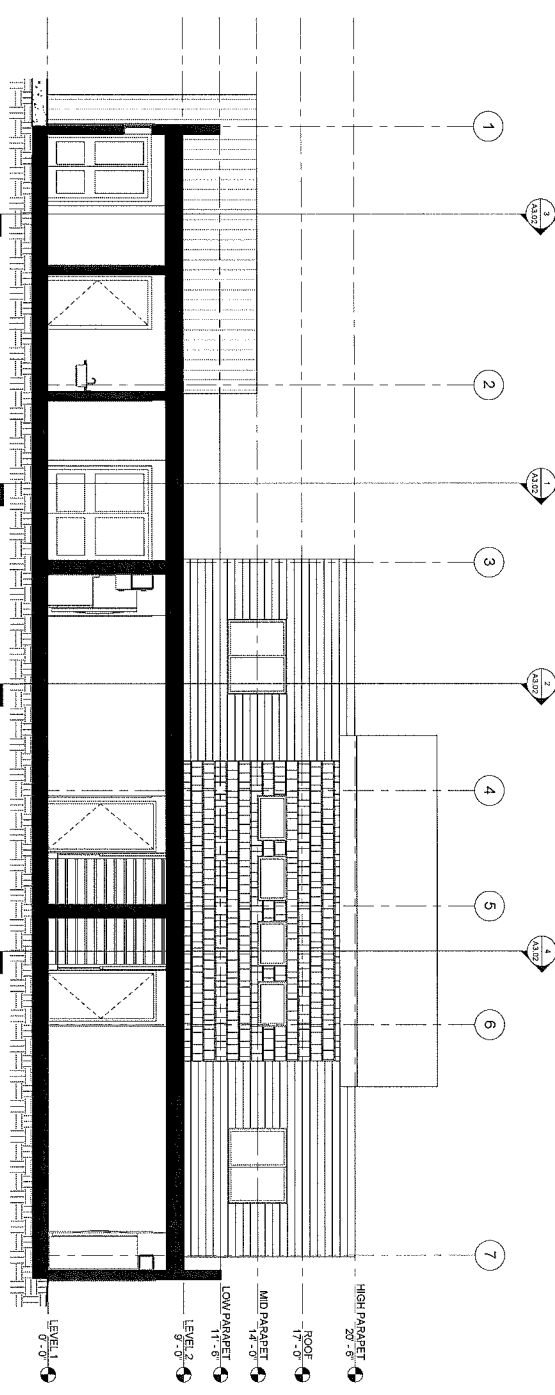
REVISIONS	DATE	BY

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 5
 ANCHORAGE, ALASKA

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 po box 110051 anchorage, alaska 99511
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2 BUILDING SECTION 2 - EASTWEST
1/8" = 1'-0"



1 BUILDING SECTION 1 - EASTWEST
1/8" = 1'-0"

35% DOCUMENTS

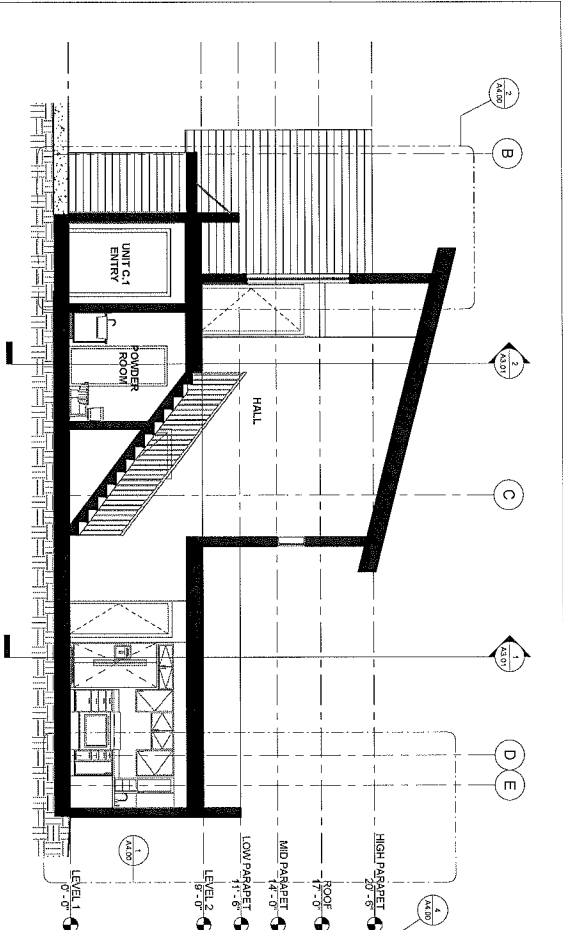
DATE	2/2/2010
DESIGN	AMMO
DRAWING	AMMO
SCALE	1/8" = 1'-0"
PROJECT	COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - UNIT GROUP 5
DATE	2/2/2010
DESIGN	AMMO
DRAWING	AMMO
SCALE	1/8" = 1'-0"
PROJECT	COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - UNIT GROUP 5

DATE	2/2/2010
DESIGN	AMMO
DRAWING	AMMO
SCALE	1/8" = 1'-0"
PROJECT	COOK INLET HOUSING AUTHORITY GRASS CREEK NORTH - UNIT GROUP 5

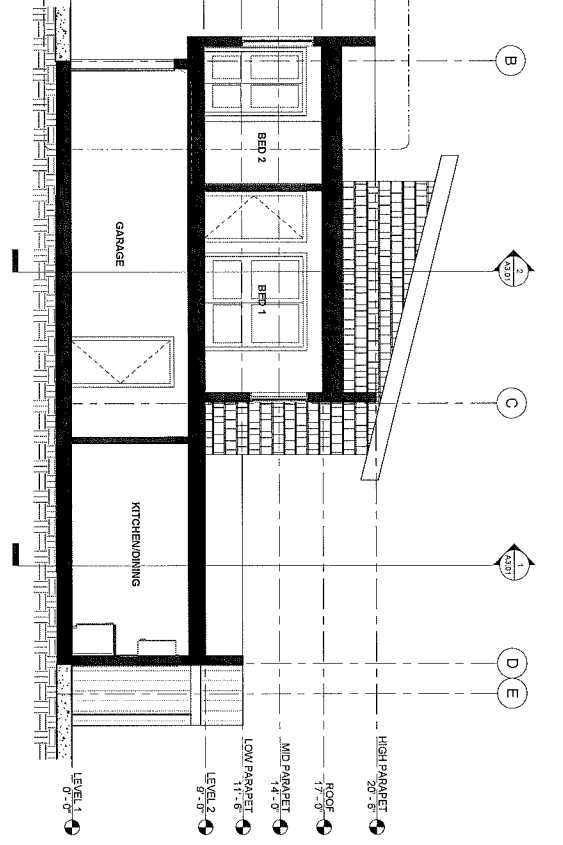
COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 5
ANCHORAGE, ALASKA

sparkdesign, llc
architecture • interiors • design-build
po box 110051 anchorage, alaska 99511
p. 907.344.3424 f. 907.771.9776

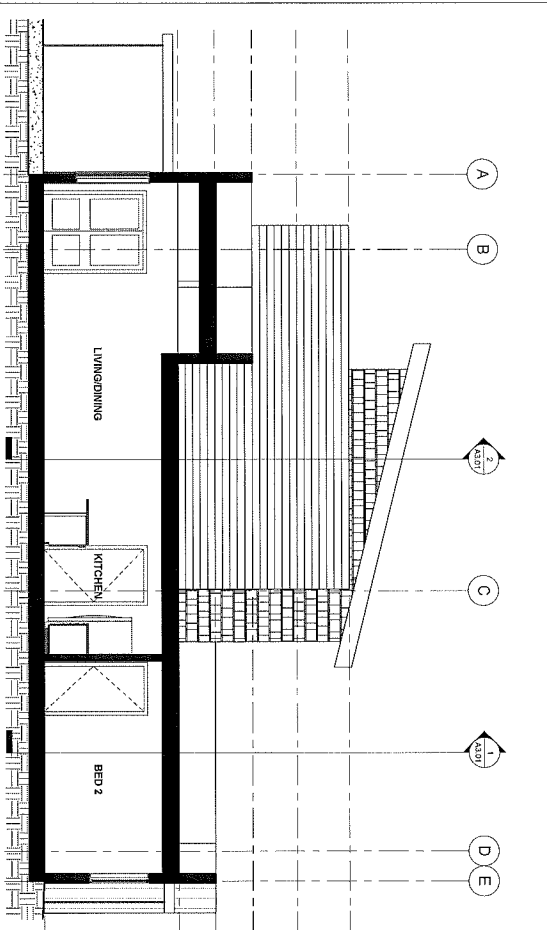
SHEET NO.
5 - A3.01



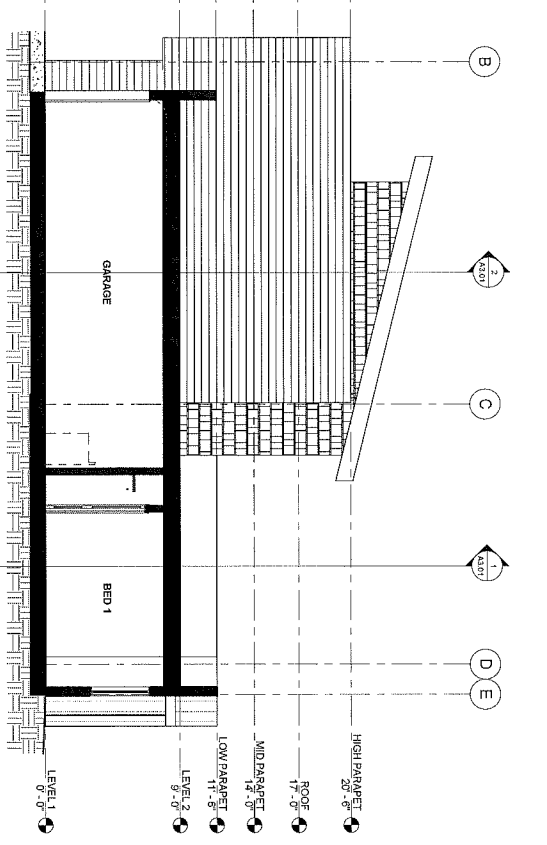
4 BUILDING SECTION - UNIT C1 CAT ENTRY
1/8" = 1'-0"



2 BUILDING SECTION - UNIT C1 CAT GARAGE OVERHANG
1/8" = 1'-0"



3 BUILDING SECTION - UNIT D - NORTH/SOUTH
1/8" = 1'-0"



1 BUILDING SECTION - UNIT D1 GARAGE
1/8" = 1'-0"

35% DOCUMENTS

DATE	1/20/2024
DRAWN BY	JMS
CHECKED BY	JMS
DATE	1/20/2024
PROJECT	GRASS CREEK NORTH
UNIT	UNIT GROUP 5
SECTION	5-A3.02
SCALE	1/8" = 1'-0"
PROJECT NO.	24-001
DATE	1/20/2024
BY	JMS
CHECKED	JMS
DATE	1/20/2024

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 5
ANCHORAGE, ALASKA

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Cook Inlet Housing Authority Grass Creek North - Unit Group 6 Anchorage, Alaska

35% Documents

09.18.2014

Contact Information

owner

Cook Inlet Housing Authority
3510 Spenard Road
Anchorage, Alaska 99503

P. (907) 793.3000
F. (907) 793.3070

structural

Reid Middleton, Inc.
4300 B Street, Suite 302
Anchorage, Alaska 99503

P. (907) 562.3439
F. (907) 561.5319

architectural

Spark Design, LLC
5401 Cordova Street, Suite 301
Anchorage, Alaska 99518

P. (907) 344.3424
F. (907) 771.9776

mechanical engineering

Hay Zietlow & Associates
113 W Northern Lights Blvd, Suite 240
Anchorage, Alaska 99503

P. (907) 562.1012
F. (907) 562.1013

energy consultant

Energy Smart Alaska
P.O. Box 244324
Anchorage, Alaska 99524

P. (907) 884.0112

electrical engineering

Hay Zietlow & Associates
113 W Northern Lights Blvd, Suite 240
Anchorage, Alaska 99503

P. (907) 562.1012
F. (907) 562.1013

landscape

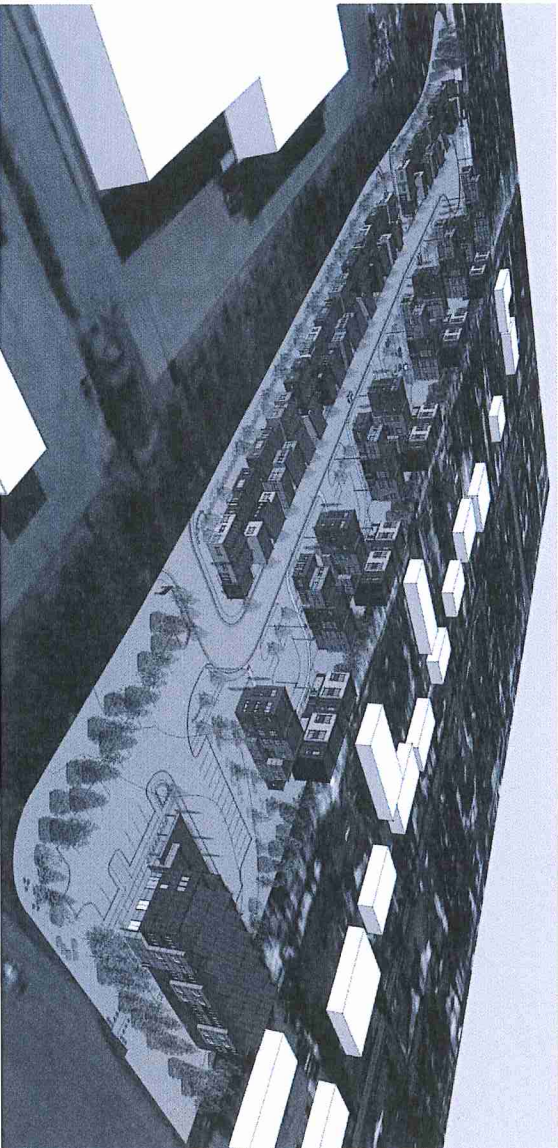
DOWL HKM
4041 B Street
Anchorage, Alaska 99503

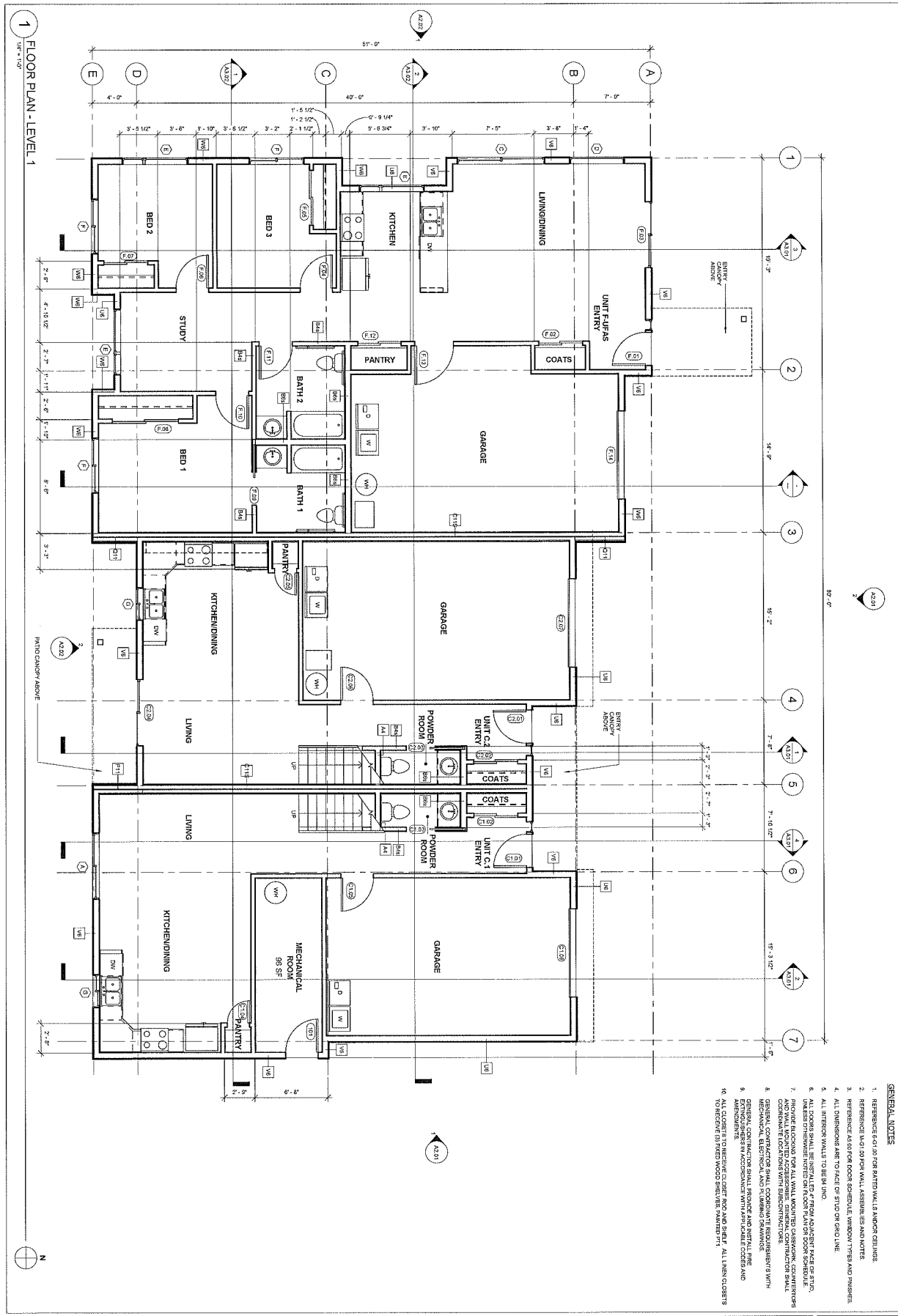
P. (907) 562.2000
F. (907) 563.3953

civil engineering

DOWL HKM
4041 B Street
Anchorage, Alaska 99503

P. (907) 562.2000
F. (907) 563.3953





1 FLOOR PLAN - LEVEL 1

- GENERAL NOTES**
1. REFERENCED TO FOR PARTWALLS AND/OR CEILING.
 2. REFERENCED TO STAIR WALL, LANSBURY'S AND NOTES.
 3. REFERENCED FOR DOOR, CASE, WINDOW, TRIM AND FINISHES.
 4. ALL DIMENSIONS ARE TO FACE OF STUD ON GRID LINE.
 5. ALL INTERIOR WALLS TO BE BY UNO.
 6. ALL DOOR SHALL BE INSTALLED TO OPEN AWAY FROM THE ROOM.
 7. PROVIDE LOCKING FOR ALL WALL MOUNTED CUSTOMER COUNTERS AND WALL MOUNTED ACCESSIBLE. GENERAL CONTRACTOR SHALL PROVIDE LOCKING FOR ALL CUSTOMER COUNTERS.
 8. GENERAL CONTRACTOR SHALL PROVIDE EQUIPMENT WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
 9. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL PIPE AND APPLIANCES IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.
 10. ALL CLOSETS TO RECEIVE CLOSET ROD AND SHELF. ALL IN-BY CLOSETS TO RECEIVE (3) WOOD SHELVES, NUMBER 711.

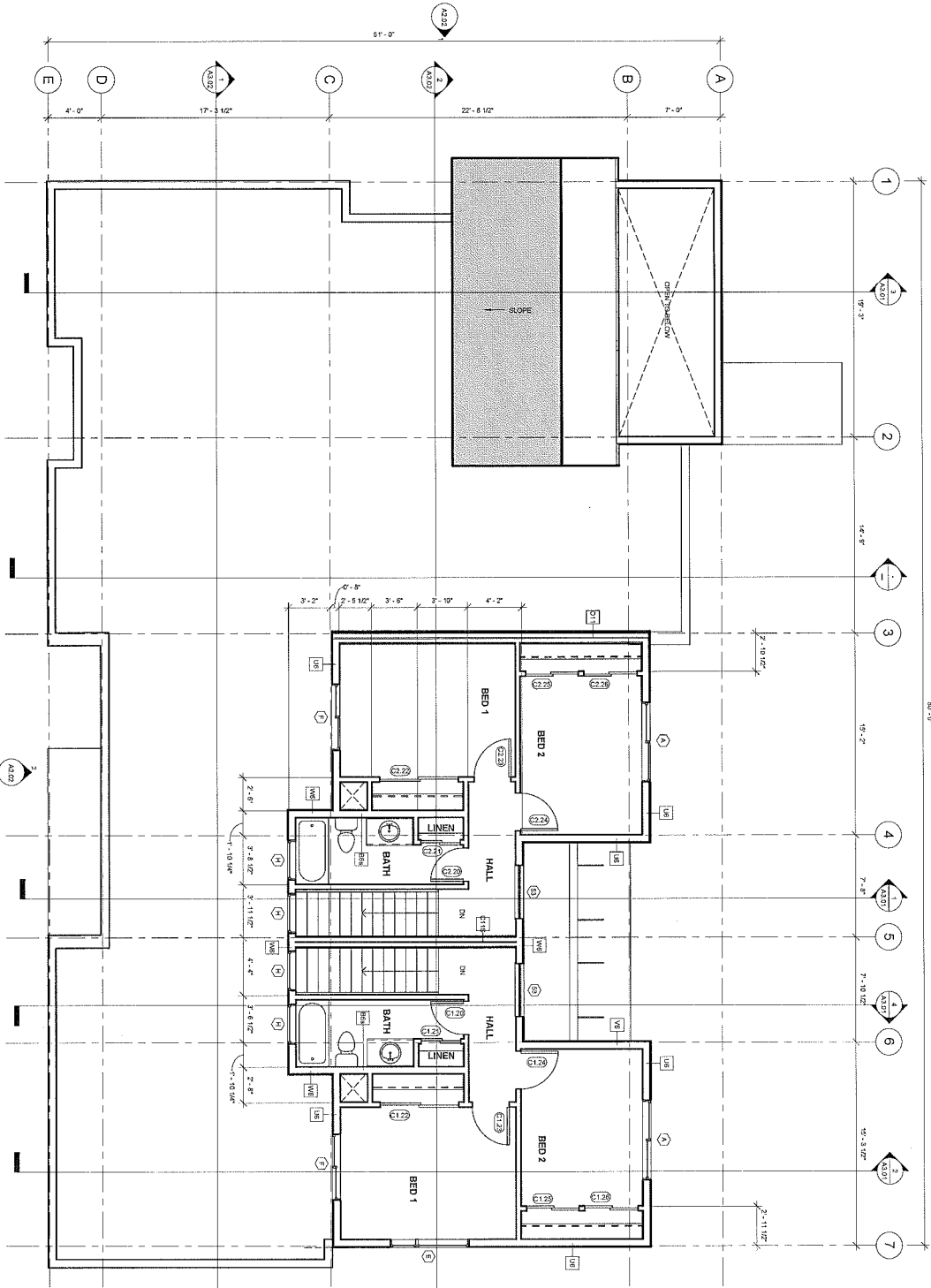
35% DOCUMENTS

PROJECT	6-A1.01
DATE	01.13.2021
BY	JAZ
CHECKED	JAZ
DATE	01.13.2021
SCALE	AS SHOWN
DESCRIPTION	FLOOR PLAN - LEVEL 1

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 6
 ANCHORAGE, ALASKA

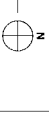
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1 FLOOR PLAN - LEVEL 2



- GENERAL NOTES**
1. REFER TO ALL OTHER DRAWINGS AND NOTES.
 2. REFER TO ALL OTHER WALL ASSEMBLIES AND NOTES.
 3. REFER TO ALL OTHER DOOR SCHEDULES, WINDOW TYPES AND FINISHES.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL INTERIOR WALLS TO BE IN O.N.O.
 6. ALL EXTERIOR WALLS TO BE IN O.N.O.
 7. PROVIDE BRACING FOR ALL WALL JOINTS, OSBWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL PROVIDE BRACING FOR ALL WALL JOINTS, OSBWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES.
 8. GENERAL CONTRACTOR SHALL PROVIDE BRACING FOR ALL WALL JOINTS, OSBWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES.
 9. GENERAL CONTRACTOR SHALL PROVIDE BRACING FOR ALL WALL JOINTS, OSBWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES.
 10. ALL CLUSTERS TO RECEIVE CLOSET ROD AND SHELF. ALL LINEN CLOSETS TO RECEIVE (2) FINED WOOD SHELVES PAINTED P.F.T.

35% DOCUMENTS

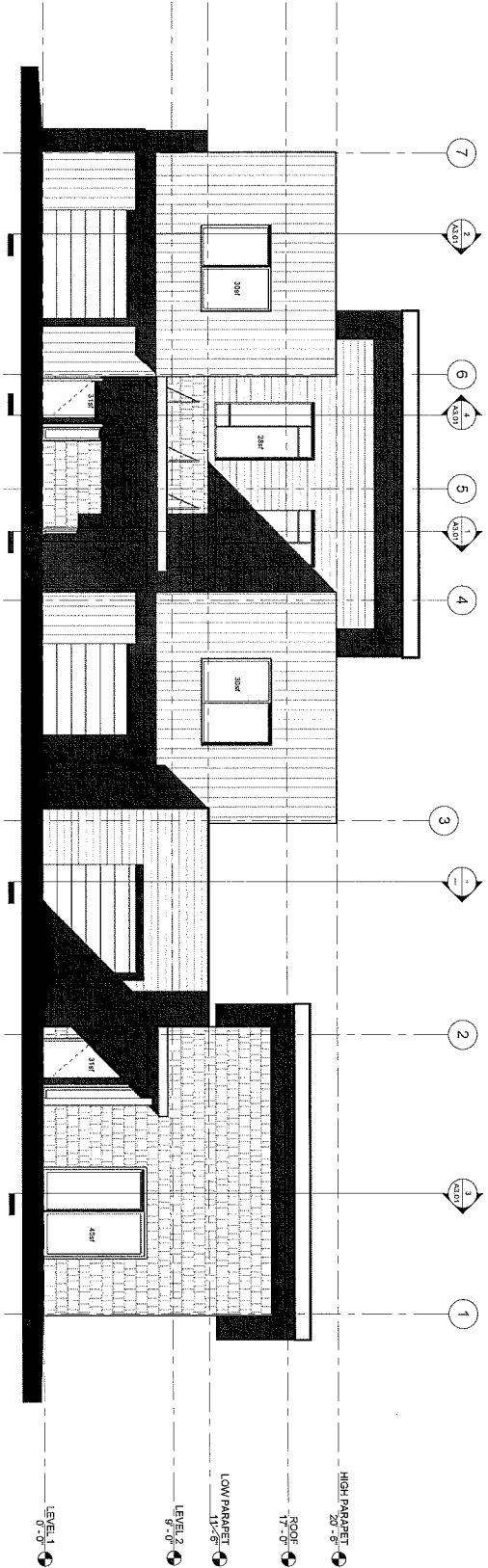


6-A1.02

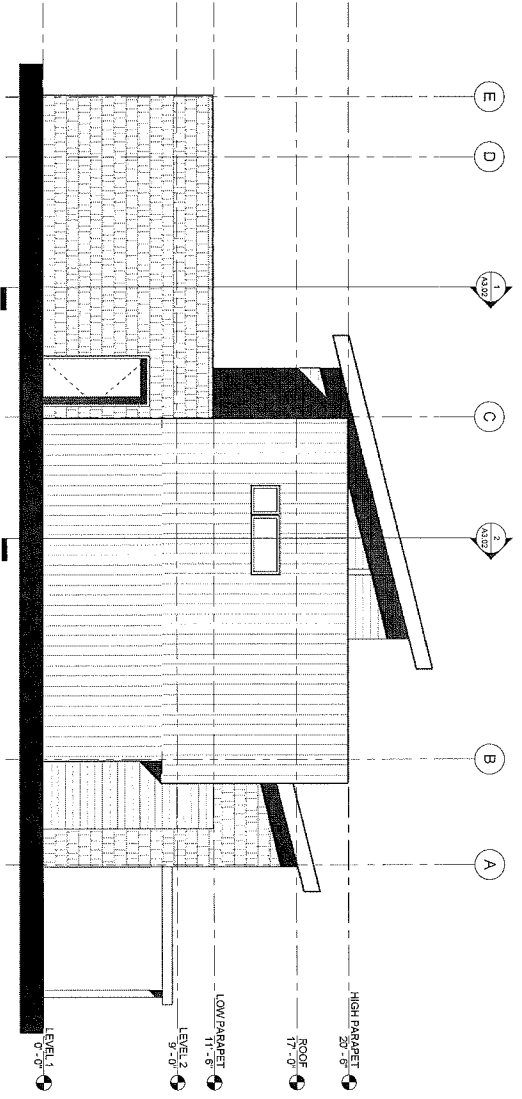
DATE	DESCRIPTION
01/15/2020	ISSUED FOR PERMIT
01/15/2020	ISSUED FOR PERMIT
01/15/2020	ISSUED FOR PERMIT
01/15/2020	ISSUED FOR PERMIT

COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 6
ANCHORAGE, ALASKA

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2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



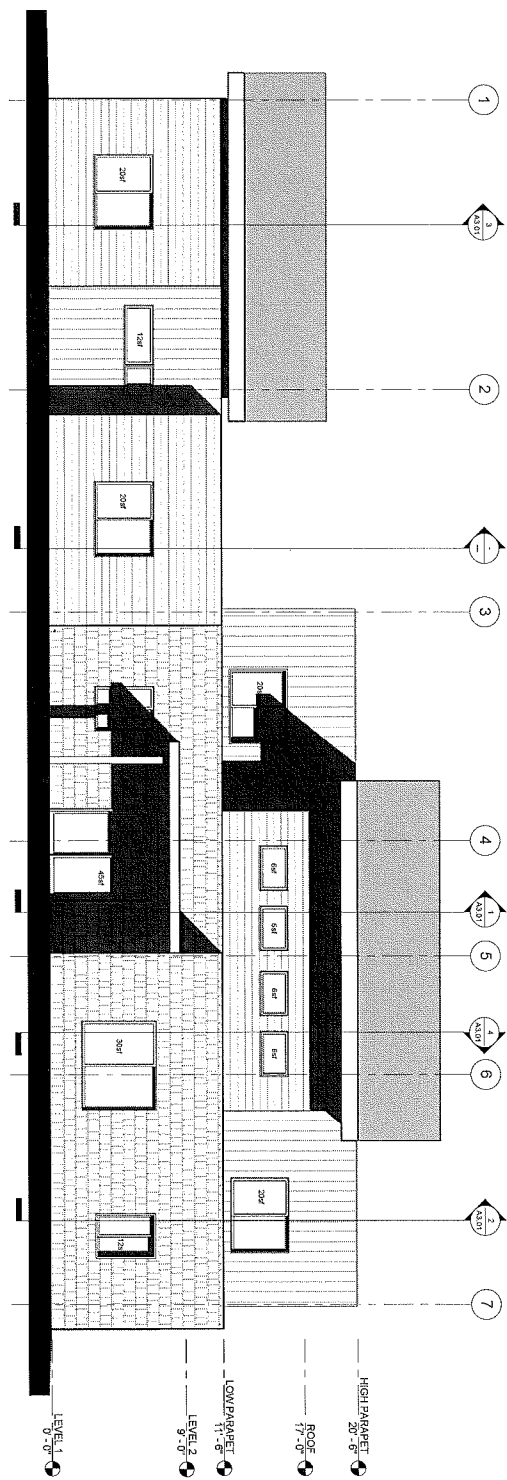
1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

35% DOCUMENTS

PROJECT NO.	6-A2.01
DATE	12.10.2018
BY	ALAN
CHECKED	ALAN
DATE	12.10.2018
REVISIONS	
DESCRIPTION	
DATE	
BY	
CHECKED	
DATE	

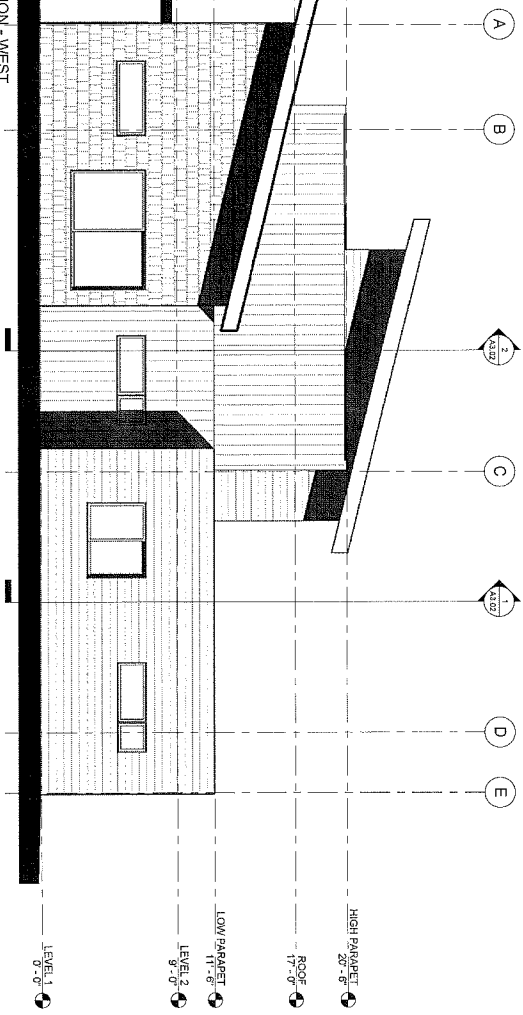
COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - UNIT GROUP 6
ANCHORAGE, ALASKA

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po box 110051 anchorage, alaska 99511
p. 907.344.3424 f. 907.771.9776



2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

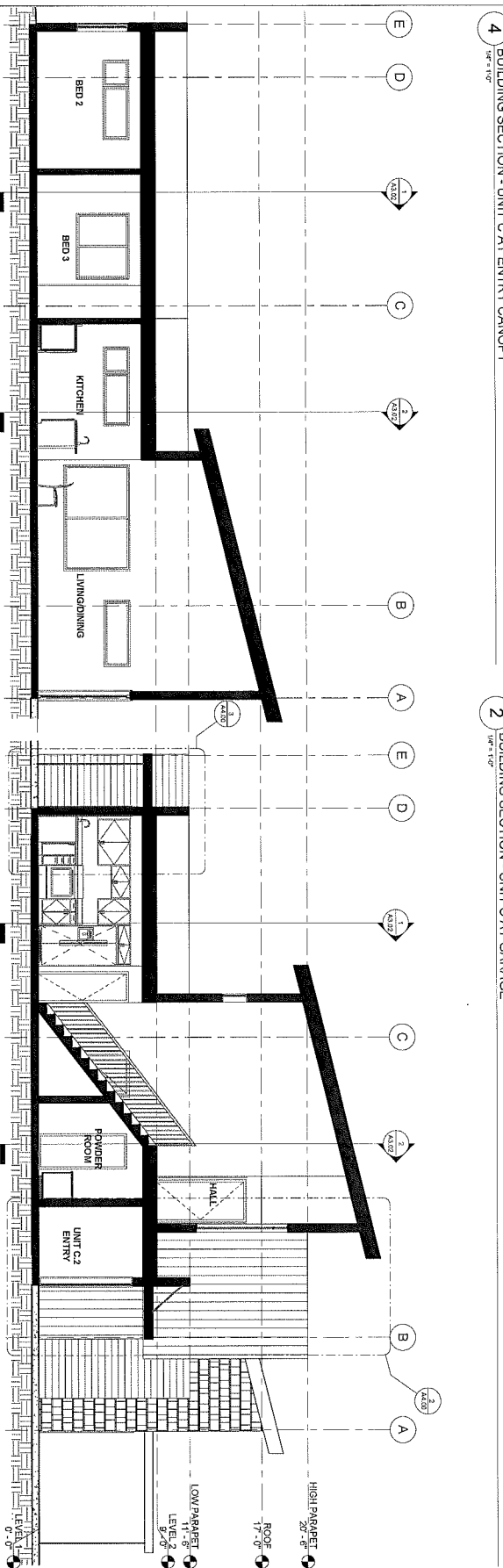
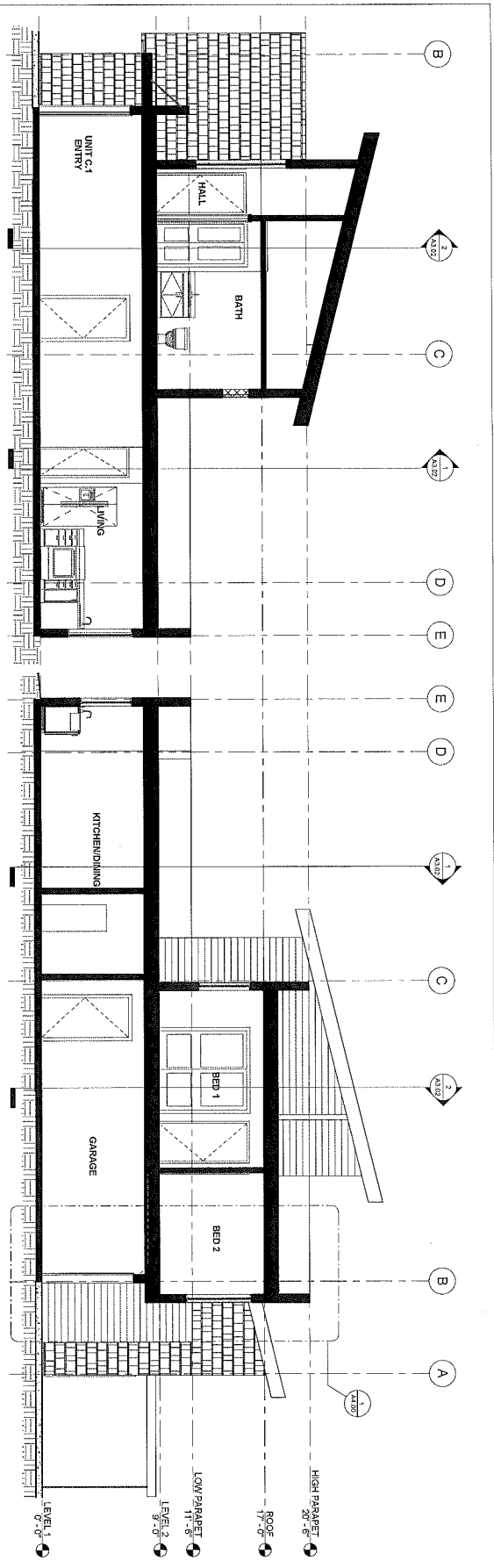
WINDOW SIZES SUBJECT TO CHANGE UPON COMPLETION OF DESIGN.
TOTAL SQUARE FOOTAGE OF WINDOWS: 1134 SF
TOTAL SQUARE FOOTAGE OF EXTERIOR WALLS: 1874 SF
TOTAL PERCENT OF WINDOWS: 18%



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

35% DOCUMENTS

SHEET NO. 6-A2.02	PROJECT NO. DATE PREPARED DATE PLOTTED DATE PRINTED	ANCHORAGE HOUSING AUTHORITY GRASS CREEK NORTH - UNIT GROUP 6 ANCHORAGE, ALASKA		sparkdesign,llc architecture • interiors • design-build po box 110051 anchorage, alaska 99511 p. 907.344.3424 f. 907.771.9776
		ARCHITECT 11/11/2021 11/11/2021		



35% DOCUMENTS

PROJECT NO.	6-A3.01
DATE	12.2008
SCALE	AS SHOWN
DESIGNER	SPARK DESIGN, LLC
ARCHITECT	ANCHORAGE, ALASKA
DESCRIPTION	HOUSING PROJECT
SECTION	UNIT C AT STAIR

COOK INLET HOUSING AUTHORITY
 GRASS CREEK NORTH - UNIT GROUP 6
 ANCHORAGE, ALASKA

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 architecture • interiors • design-build
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 p. 907.344.3424 f. 907.771.9776

Appendix E

Request for Waiver of Requirement to Use Alley



July 11, 2014

Ms. Stephanie Mormilo, P.E.
Municipal Traffic Engineer
MOA Traffic Division, Public Works Department
P.O. Box 196650
Anchorage, AK 99507

Subject: Request for waiver of requirement to use alley

Dear Ms. Mormilo:

Cook Inlet Housing Authority is preparing a site plan for a townhouse and multi-family housing development. The project site is legally described as Creekside Subdivision, Tract D (Parcel No. 006-411-22) and is located at the northwest intersection of Muldoon Road and Creekside Center Drive. There is an unimproved alley along the north property line of the site, which currently serves as a utility corridor. Anchorage Municipal Code (AMC) 21.07.110.G.4 states, "Access to parking for residential uses shall be from the alley when the site abuts an alley". Exceptions from this requirement are allowed under specific instances, which we believe this project meets. The following exceptions and how met are detailed below:

21.07.110.G.4.a.ii: Due to the relationship of the alley to the street system and/or the proposed housing density of the development, the traffic engineer determines that the use of the alley for parking access would be a significant traffic impact or safety hazard.

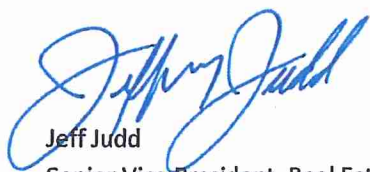
With 100 housing units on just over 8 acres, this project is considered medium/high-density residential. The alley would force a significant amount of traffic onto Muldoon Road, which would have a significant traffic impact and create a safety hazard. Furthermore, it is doubtful that DOT would support an additional access point onto Muldoon Road. Instead, the proposed site plan includes two access points along Creekside Center Drive that would bring residents onto this new extension and then either to DeBarr Road or Muldoon Road. Furthermore, the undeveloped alley provides additional buffering between the proposed medium/high-residential development and the existing single-family, low-density, residential neighborhood to the north of the alley.

21.07.110.G.4.a.iv: The alley is not improved and the traffic engineer determines that improvement is not feasible.

The alley is not improved. While not unfeasible to improve from a topographical standpoint, it would be unfeasible due to its current use as a utility corridor.

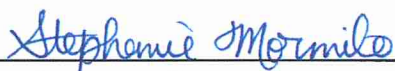
We respectfully request a waiver from being required to improve and use the alley for access as part of this development. We appreciate your consideration of this matter and are happy to answer any questions or provide additional information, if necessary. If you concur with our request, please sign the provided concurrence line below.

Sincerely,



Jeff Judd
Senior Vice President, Real Estate

Concurrence:

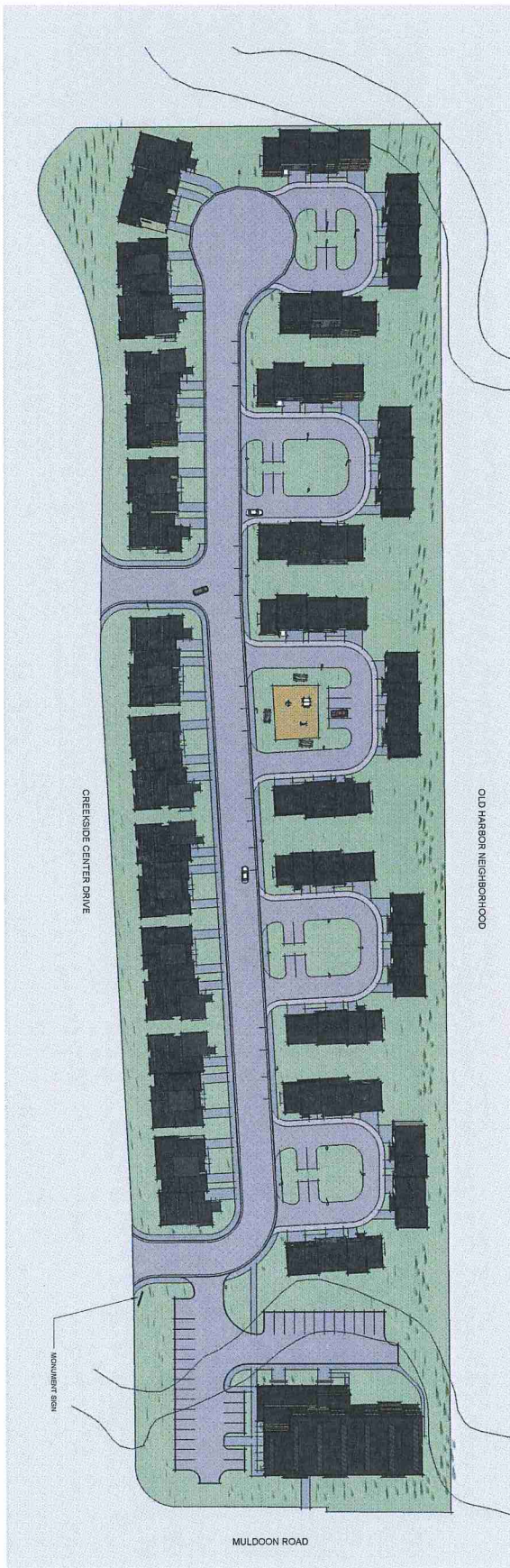


Stephanie Mormilo, P.E., Municipal Traffic Engineer

24-July-2014
Date

Appendix F

Site Plan Key and Signage Details



35% DOCUMENTS



SHEET NO.
M-G3.00

DATE
09.13.2012
DRAWN BY
JMS
CHECKED BY
JMS
SCALE
AS SHOWN

PROJECT NAME
GRASS CREEK NORTH

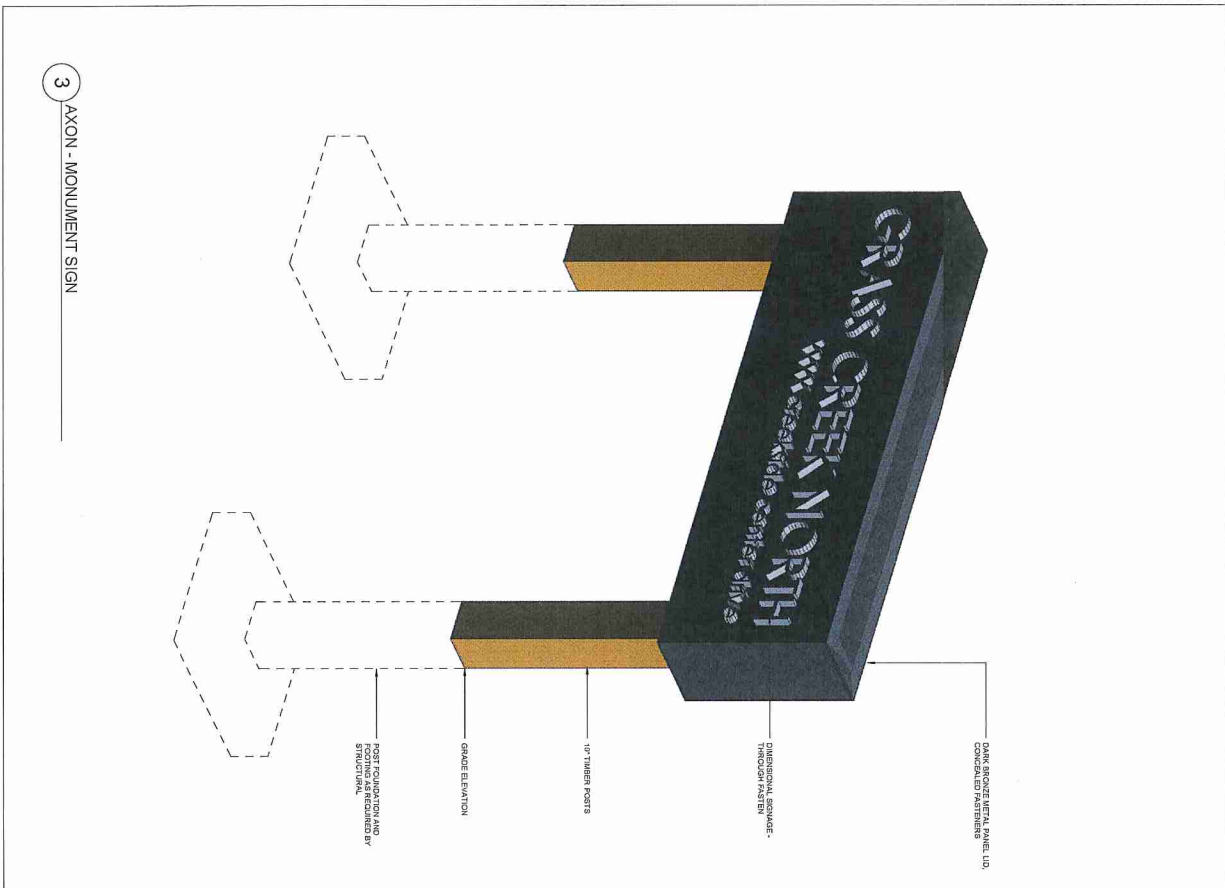
CLIENT
COOK INLET HOUSING AUTHORITY

DESIGNER
SPARK DESIGN, LLC

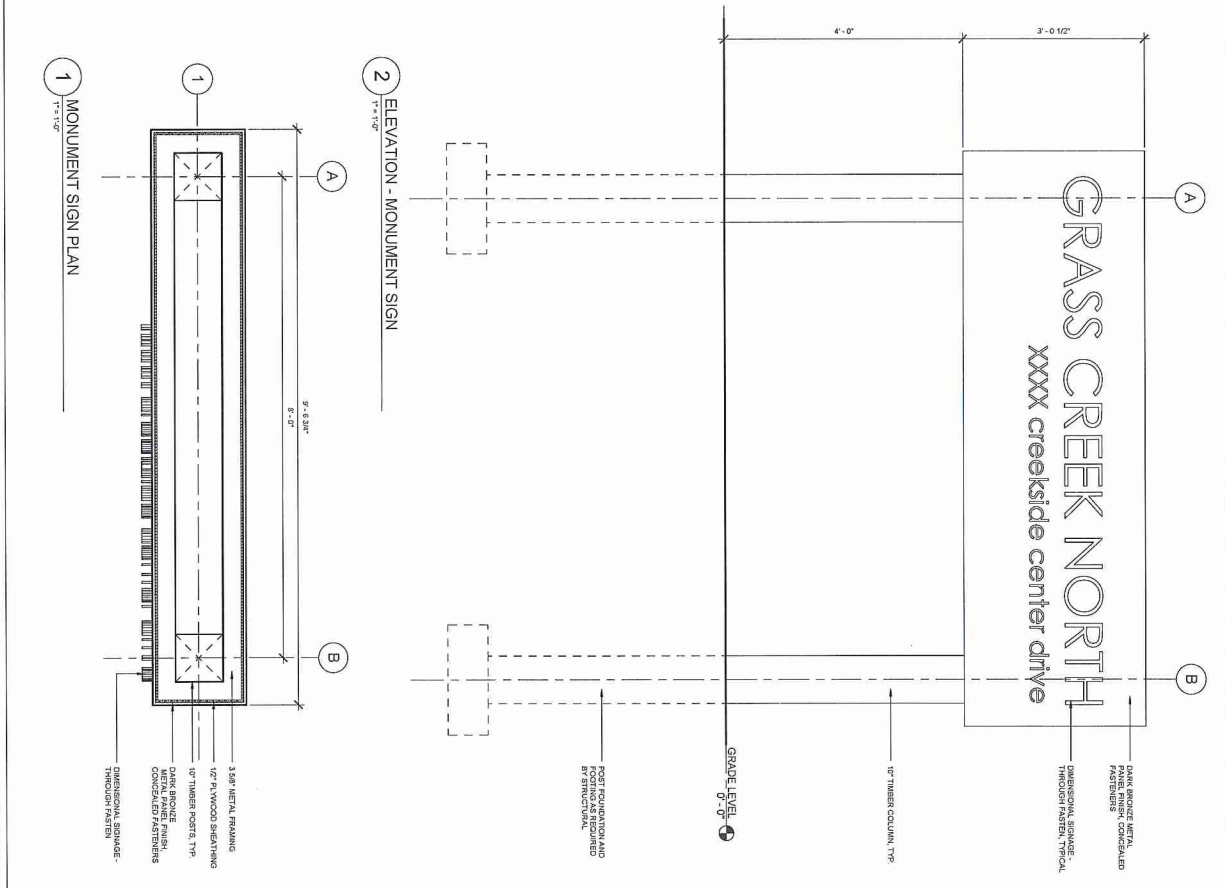
DATE
09.13.2012

**COOK INLET HOUSING AUTHORITY
GRASS CREEK NORTH - MASTER SET
ANCHORAGE, ALASKA**

spark design, llc
architecture • interiors • design-build
po box 110051 anchorage, alaska 99511
p. 907.344.3424 f. 907.771.9776



3 AXON - MONUMENT SIGN



1 MONUMENT SIGN PLAN

2 ELEVATION - MONUMENT SIGN

35% DOCUMENTS

SHEET NO. M-A1.00	DATE 08.13.14 JKS DWG	CLIENT COOK INLET HOUSING AUTHORITY		PROJECT GRASS CREEK NORTH - MASTER SET ANCHORAGE, ALASKA	spark design, llc architecture • interiors • design-build po box 110051 anchorage, alaska 99511 p. 907.344.3424 f. 907.771.9776
		DRAWN BY JKS			

