

Application for Administrative Site Plan Review

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Gellert, Glenn and McGrew, John		Name (last name first) Popiel, David and/or Marcott, Brandon	
Mailing Address 1113 West Fireweed Lane, #202		Mailing Address Popiel: 2550 Denail St., Ste 1300, Anchorage, 99503	
Anchorage, AK, 99503		Marcott: 615 E. 82nd Ave, Ste 101, Anchorage, 99518	
Contact Phone – Day 907.277.2663	Evening 907.748.6157	Contact Phone – Day 907.771.4523 (Popiel), 907.561.6537 (Brandon)	Evening
E-mail glenn.gellert@gmail.com, John.J.McGrew@gmail.com		E-mail dpopiel@bettisworthnorth.com, brandonmarcott@triadak.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): 006-121-26-000, 006-121-39-000, 006-121-40-000, 006-121-41-000, 006-121-42-000, 006-121-43-000, 006-121-44-000, 006-121-45-000, 006-121-46-000, 006-121-47-000, 006-121-48-000, 006-121-25-000			
Site Street Address: See legal description below.			
Current legal description: (use additional sheet if necessary) Grid SW1341, Sunny Acres, Block 3, Lots 1-12			
Zoning: R2-M	Acreage: 1.96	Grid #: SW1341	Underlying plat #: Prelim Plat S12711

SITE PLAN APPROVAL REQUESTED	
Use: Administrative Site Plan Review Approval	
<input type="radio"/> New SPR	<input checked="" type="radio"/> Amendment to approved site plan Original Case #:

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



03.26.2024
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

David Popiel
 Print Name

Accepted by: 	Fee: \$ 1,350.00	Case Number: 2024-0055	Decision Date admin: 05/24/2024
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation(s):

<input type="checkbox"/> Large Lot Residential	<input type="checkbox"/> Single and Two-family Residential	<input type="checkbox"/> Compact Mixed Residential – low
<input type="checkbox"/> Compact Mixed Residential–Medium	<input type="checkbox"/> Urban Residential – High	<input type="checkbox"/> Neighborhood Center
<input type="checkbox"/> Town Center	<input type="checkbox"/> Regional Commercial Center	<input type="checkbox"/> City Center
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Main Street Corridor	<input type="checkbox"/> Open Space
<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial	

Anchorage 2040 Growth Supporting Features:

<input checked="" type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Residential Mixed-use Development
<input type="checkbox"/> Greenway-supported Development	<input type="checkbox"/> Traditional Neighborhood Development

Chugiak-Eagle River Land Use Classification:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks	<input type="checkbox"/> Community Facility
<input type="checkbox"/> Town Center	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre			

Girdwood- Turnagain Arm Land Use Classification:

<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 facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve
<input type="checkbox"/> Commercial/Residential	<input type="checkbox"/> Commercial Recreation		
<input type="checkbox"/> Residential at _____ dwelling units per acre			

Neighborhood, District or Other Area-Specific Plan: _____

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	<input checked="" type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"
Avalanche Zone:	<input checked="" type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone	
Floodplain:	<input checked="" type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input checked="" type="radio"/> "2"	<input type="radio"/> "3"	<input type="radio"/> "4" <input type="radio"/> "5"

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

Rezoning - Case Number:

Preliminary Plat Final Plat - Case Number(s): Preliminary Plat: S12711, AWWU Permit S23-003, IPPP: 23-003

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for

Wetland permit: Army Corps of Engineers Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)																										
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input checked="" type="checkbox"/> Watershed sign off form, completed <input type="checkbox"/> 8 ½" by 11" copy of site plan/building plans submittal																									
7 copies required:	<input type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Project narrative explaining: <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> the project</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> planning objectives</td> </tr> <tr> <td colspan="2" style="padding-left: 20px;"><input checked="" type="checkbox"/> addressing the site plan review criteria on page 3 of this application</td> </tr> </table> <input checked="" type="checkbox"/> Site plan to scale depicting, with dimensions: <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> building footprints</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> parking areas</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> vehicle circulation and driveways</td> </tr> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> pedestrian facilities</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> lighting</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> grading</td> </tr> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> landscaping</td> <td style="padding-left: 20px;"><input type="checkbox"/> loading facilities</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> freestanding sign location(s)</td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> required open space</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> drainage</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> snow storage area or alternative</td> </tr> </table> strategy <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> trash receptacle location and screening detail</td> <td style="padding-left: 20px;"><input type="checkbox"/> fences</td> </tr> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> significant natural features</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> easements</td> </tr> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> project location</td> <td></td> </tr> </table> <input checked="" type="checkbox"/> Building plans to scale depicting, with dimensions: <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> building elevations</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> floor plans</td> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> exterior colors and textures</td> </tr> </table> <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable	<input checked="" type="checkbox"/> the project	<input checked="" type="checkbox"/> planning objectives	<input checked="" type="checkbox"/> addressing the site plan review criteria on page 3 of this application		<input checked="" type="checkbox"/> building footprints	<input checked="" type="checkbox"/> parking areas	<input checked="" type="checkbox"/> vehicle circulation and driveways	<input checked="" type="checkbox"/> pedestrian facilities	<input checked="" type="checkbox"/> lighting	<input checked="" type="checkbox"/> grading	<input checked="" type="checkbox"/> landscaping	<input type="checkbox"/> loading facilities	<input checked="" type="checkbox"/> freestanding sign location(s)	<input type="checkbox"/> required open space	<input checked="" type="checkbox"/> drainage	<input checked="" type="checkbox"/> snow storage area or alternative	<input type="checkbox"/> trash receptacle location and screening detail	<input type="checkbox"/> fences	<input checked="" type="checkbox"/> significant natural features	<input checked="" type="checkbox"/> easements	<input checked="" type="checkbox"/> project location		<input checked="" type="checkbox"/> building elevations	<input checked="" type="checkbox"/> floor plans	<input checked="" type="checkbox"/> exterior colors and textures
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(Additional information may be required.)																										

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

Authorization Certificate

Date: 02/14/2024

Project Name: The Commons on Boston Street

Legal Description: Grid SW1341, Sunny Acres, Block 3, Lot 1

Type of Authorization: Administrative Site Plan Review

Statement:

I hereby authorize David Popiel of Bettisworth North and Brandon Marcott of Triad Engineering, LLC to represent me in the Municipality of Anchorage Administrative Site Plan Review of the above-described property.

Thank you,



Glenn Gellert or John McGrew,

Swell, LLC

WMS WATERCOURSE MAPPING SUMMARY

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

- Project Case Number or Subdivision Name: Current: Sunny Acres Subdivision
- Project Location, Tax ID, or Legal Description: Block 3, Lots 1-12

- Project Area (if different from the entire parcel or subdivision): _____

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

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

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

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

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

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

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

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

ADDITIONAL INFORMATION:

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

Inspection Certified By:

Date:

Kyle Syle

1/19/23

To: Karlie Lamothe, Senior Planner
Planning Department – Municipality of Anchorage

Subject: Administrative Site Plan Review Application: Commons on Boston, Bill Russell
Subdivision, Multifamily Residential Development Narrative

Date: March 26, 2024

Introduction

The proposed project is a residential development with a Dwelling, Multifamily use as defined within Title 21. The project is located south of East 11th Court, and west of Boston Street in Anchorage, Alaska. The property is owned by Swell, LLC. The current zoning of the site is R-2M.

The proposed development is for six (6) separate townhouse style residential buildings with garages. The proposed legal description of the site is Tract 1 of Bill Russell Subdivision (Plat #TBD). Tract 1, once created, will be 1.96 acres in size and abuts East 11th and East 12th Court, Boston Street and State Street ROWs. All abutting roads are owned and maintained by the Municipality of Anchorage. Vehicular access to the site will be from State Street. Property to the east and north is zoned R-2M. Property to the west is zoned R-3 while property to the south is zoned B-3.

The property developer and applicant is Swell, LLC. The project architect is Bettisworth North. The project engineer is Triad Engineering, LLC. The project surveyor is The Boutet Company, Inc. Site construction is anticipated to begin in the spring of 2024 with building construction beginning fall of 2024.

Request for Approval

This application requests approval for this Administrative Site Plan Review for this development. Please see the narrative below and attached plan sets for more information.

Application Requirements

The proposed residential development includes six (6) townhouse style residential structures on one, R2M zoned, lot. This is a permitted use under the Administrative Site Plan Review process (AMC Table 21-05-1 Dwelling, Multifamily). The applicable sections of Title 21 are as follows:

- AMC 21.04.02.F R-2M Mixed Residential District
- AMC 21.05.030.A.2 Dwelling Multifamily
- AMC 21.06 Dimensional Standards and Measurements
- AMC 21.07 Development and Design Standards
 - 21.07.070B.2 – Applicability and Open Space Requirement
 - 21.07.070E.1 – Site Perimeter Landscaping Requirements

- 21.07.110C - Standards for Multifamily and Townhouse Residential
- 21.07.110E – Site Design

AMC 21.04.02.F – R-2M Mixed Residential District

1. **Purpose** – The R-2M district is intended primarily for residential areas that allow for a variety of single family, two-family, and multifamily dwellings, with gross densities between five and thirty dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential neighborhoods or is to create a transition between single-family, two-family, and higher density multifamily and mixed-use areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

Tract 1 will contain six (6) buildings with thirty (30) total townhouse style residential units on an 1.96-acre lot. This corresponds to a gross density of 15.3 dwelling units per acre. 15.3 DUA is within the desired range of densities for the R-2M zone.

2. District Specific Standards

- a. **Residential buildings shall contain no more than eight dwelling units.**

The proposed buildings contain no more than seven (7) dwelling units.

- b. **The maximum length of a building elevation that is 30 feet or more in height at any point shall be 150 feet. Otherwise, the maximum length shall be 180 feet.**

The maximum building length in development occurs at Building E and is approximately 130 feet.

- c. **The minimum side setback established in Table 21.06-1 for multifamily dwellings in the R-2M district is reduced from 10 feet to 5 feet, provided the building elevation facing the side lot line is:**

- i. **No more than 72 feet in length, in order to be compatible in scale to a single-family dwelling or duplex; or**

The development maintains a minimum of 10' side setbacks with no reduction requested.

- ii. **No more than 48 feet in length without a recess in its wall plane, such that the remaining portion of the building elevation has a minimum side setback of at least 15 feet, in order to appear as an arrangement of smaller, connected structures with backyard space.**

The development maintains a minimum of 10' side setbacks with no reduction requested.

- d. **The minimum side setback established in Table 21.06-1 for all residential development is five feet when the total building area is 5,000 square feet or less, and ten feet when total building area is over 5,000 square feet.**

A minimum of 10' side setbacks is maintained with the site plan.

AMC 21.05.030.A.2 Dwelling, Multifamily

- a. **Definition** – 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.”

Tract 1 will contain 30 dwelling units on one lot.

b. Use Specific Standards

FAIRBANKS

♀ 212 Front Street, Suite 200 Fairbanks, AK 99701
T 907.456.5780 F 907.451.8522

ANCHORAGE

♀ 2550 Denali Street, Suite 1300 Anchorage, AK 99503
T 907.561.5780 F 907.562.5780

- i. **Multifamily developments that consist of five or more units in one building shall comply with section 21.07.110C., Standards for Multifamily Residential, except as provided in subsection b.iii. below.**

Tract 1 has three (3) buildings with five (5) or more units.

- ii. **Dwellings with single-family and two-family style construction in multifamily developments shall comply with the residential design standards in subsection 21.07.110D.**

Not applicable. No buildings within the project are single or two-family style construction.

- iii. **Dwellings with townhouse style construction with five or more units in multifamily developments shall comply with section 21.07.110C., Standards for Multifamily and Townhouse Residential.**

Analysis of compliance with 21.07.110C provided below.

AMC 21.06 Dimensional Standards and Measurements

- **Minimum lot area 6,000 ft² + 2,300 ft² for every unit over 4 – 85,378 ft² provided (63,500 ft² required)**
- **Minimum lot width 50 ft – 288.2 ft provided.**
- **Max lot coverage 40% - 25.5% provided.**
- **Maximum setback requirements**
 - **Front 20 ft – 21 ft provided.**
 - **Rear 10 ft – 19 ft provided.**
 - **Side 10 ft, except 5 for multifamily with less than five units and 5,000 square feet or less total buildable area, or where 5 is allowed as provided in 21.04.020F.2.c. – 16.6 ft to north property line and 12.1 ft to south property line.**
- **Maximum number of principal structures per lot or tract**
 - **More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2**

Tract 1 has six (6) buildings and meets the requirements of 21.07.110F.2 as discussed further below.
- a) **Maximum height of structures**
 - **Principal: 30 ft – 29'-10 5/8" with 3 stories provided**
 - **Accessory garage/carports 25 ft – N/A**
 - **Other accessory 12 ft – The office space provided is one-story and 11'-8" tall.**

AMC 21.07.070B.2 Applicability and Open Space Requirement

2. **R-2M districts: 200 square feet of private open space per dwelling unit, or an area equal to five percent of the gross floor area of group living uses or nonresidential development.**

See exemptions below.

C. Exemptions

7. **Residential development within one-quarter mile of a public school or dedicated parkland.**

This project is within one-quarter mile of Chanshtu Muldoon Park. No open space requirements apply.

AMC 21.07.080E.1 Site Perimeter Landscaping Requirements

- b. **Applicability – Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with table 21.07-5, except for the following:**
- i. **At approved points of pedestrian or vehicle access.**
 - ii. **On individual single-family and two-family lots that are not being developed as part of a subdivision, unless required elsewhere in this title; and**

iii. Along alleys.

- **North Property Collector (E 11th Court)** – L1 Landscaping (R2M abutting Collector)
- **South Property Collector (E 12th Court)** – L1 Landscaping (R2M abutting Collector)
- **East Property Collector (Boston Street)** – L1 Landscaping (R2M abutting Collector)
- **West Property Local Street (State Street)** – N/A (R2M abutting Local Street)
- The north, east, and south perimeters will use existing native plan material mass to meet requirements.

AMC 21.07.080E.3 Site Enhancement Landscaping

- b) Applicability and requirements: Development sites shall provide site enhancement landscaping, except that single-family or mobile home dwellings on individual lots are exempt. Site enhancement landscaping requirements, including required area, and planting materials, are provided in Table 21.07-1.**

All areas required to meet Site Enhancement Landscaping are either covered with lawn or planting beds.

AMC 21.07.080E.4 Trees for Residential Development

- c) Requirements: All individual lots in a subdivision shall have a minimum of one tree prior to the issuance of a certificate of zoning compliance for the original structure. 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 as provided in subsection F.1.b.**

The site, at 2 acres in size, requires 40 trees to meet this requirement. In addition to the 41 proposed trees being installed, extensive existing vegetation will be protected to remain.

AMC 21.07.080G.2.a Refuse Collection - Applicability

- a) Requirements: The standards of this subsection 21.07.080G.2, shall apply to all outdoor refuse collection receptacles, including dumpsters, compactors, garbage cans, debris piles, and grease containers, except for the following.**
- **Refuse collection receptacles that are stored indoors and brought outdoors on garbage pickup days.**

The development have units with garages where refuse receptacles will be stored, only to be put out on garbage pick-up days.

AMC 21.07.110.C Standards for Multifamily and Townhouse Residential

- 5. Any building elevation facing a street or having a primary front entrance shall provide at least four features from the menu below, except that the end walls of rows of dwelling units may provide as few as three features. This section shall apply to no more than two building elevations, with priority to at least one elevation facing a street. Each building elevation may use different menu choices.**
- a. Wall articulation:** Does not apply to any buildings in the development.
 - b. Overall Building Modulation:** Applies to Building E and F in development, refer to building elevations included in Admin Site Plan review submittal.
 - c. Upper Story Cantilever:** Applies to Building B and C in development, refer to building elevations included in Admin Site Plan review submittal.

- d. **Variation of Exterior Finishes:** Applies to all buildings in development, refer to building elevations included in Admin Site Plan review submittal.
- e. **Ornamental Features and Detail Elements:** Does not apply to any buildings in the development.
- f. **Balconies:** Does not apply to any buildings in the development.
- g. **Bay Windows:** Applies to Building A in development, refer to building elevations included in Admin Site Plan review submittal.
- h. **Additional Window Area:** Applies to Building A, B, C, and D in development, refer to building elevations included in Admin Site Plan review submittal.
- i. **Entry Articulation:** Applies to Building A, B, C, D, E, and F, refer to building elevations included in Admin Site Plan review submittal.
- j. **Building Elevations Free of Garage Doors:** Applies to west side of Building A, E, and F.
- k. **Additional Foundation Landscaping:** Applies to Building A, E, and F, refer to landscape plans for development.
- l. **Roofline Modulation:** Does not apply to any buildings in development.
- m. **Variation in Building Form or Scale:** Applies to all buildings in development, refer to building plans included in Admin Site Plan review submittal.

7. Landscaping

- a. **Semi-Private Transition Space: When site perimeter landscaping is not otherwise required for dwelling units that front onto a street, the area between an individual unit's front entry porch or landing and the abutting street shall be planted as provided in 10.d**
 - i. Because the building elevation is 20' or more from the street or driveway, the landscaping areas include 1 tree and 5 shrubs per dwelling unit, between the front land and street, as required. Refer to landscape plans included Admin Site Plan Review submittal.
- c. **Common Parking Facilities and Driveways: A foundation planting bed of at least five feet in width shall separate parts of residential building elevations not subject to subsections 10.a or 10.b above from common parking and access facilities, including parking bays, circulation aisles, and access driveways shared in common among multiple units.**
 - i. There are two common parking facilities within this development for guests. Five-foot width planting beds with 10 shrubs per 20 lineal feet (shrubs can be substituted with trees at a ratio of 5:1) have been proposed between the buildings and these common parking areas.

Common gathering space and play area: This area will provide user amenities for resident children and their caregivers. While still being developed in design, it will likely include an accessible bench and a piece of accessible play equipment to build the imagination. The play pieces being considered are a kitchen or a musical instrument.

AMC 21.07.110.E Site Design

b. Applicability and Review Process

This section applies to the development of five or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit, or to developments in the R-4A district, or to developments of two to four principal residential structures.

- Tract 1 contains six (6) principal residential structures.

c. Review Process

i. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-3 and RO districts.

- Tract 1 is zoned R-2M.

ii. Applicable developments with between five and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.

Tract 1 contains thirty (30) dwelling units and shall be reviewed and approved by administrative site plan review.

d. Approval Criteria

i. The proposal shall clearly distinguish between streets and driveways. Streets shall allow vehicles to travel into and within the development and shall be the means of assigning an address to dwelling units. Driveways shall access garages and parking areas. Some small developments may not need a street network.

An internal, 24-foot wide, private road provides access to the garages and parking areas. This configuration meets the standards of AMCR 21.90.

ii. Dwelling units shall be oriented towards streets (either within the development or along the boundary of the development) or towards a courtyard or similar common open space. Buildings with frontage on both a street and a driveway shall be oriented towards the street. If the development is so small that no internal street network is necessary, then buildings and dwelling units shall be oriented towards the local public streets on the boundaries of the development, or towards common open space.

All units are oriented towards the internal private road.

iii. The area between the front of a unit facing a street and the street shall include landscaping or lawn, so that the streetscape features green space rather than just paved parking areas. Adequate snow storage area shall be provided. On-street parking shall be accommodated (if provided).

Landscaping is provided in all locations not required for vehicle maneuvering. Adequate snow storage is provided onsite (10% per ACM 21.07.040F.4.b). Required snow storage is 2,512 ft² and 2,760 ft² is provided.

iv. Developers should make every effort to design and arrange dwelling units in such a manner as to provide “eyes on the street,” take advantage of solar access, and the extent feasible, provide privacy for neighboring units’ yards.

Tract 1 is configured to provide eyes on the internal private road within the development. Sidewalk is provided along this corridor creating an inviting connection from State Street to the front doors of each unit.

v. In addition to sidewalks required by section 21.07.060, pedestrian pathways shall be provided to large open space areas and in the middle of long blocks. Pedestrian circulation should be

convenient both within the development and to appropriate neighboring areas outside the development.

The private road provides a sidewalk on one side in accordance with AMCR 21.90.

vi. The development is designed to take advantage of any significant natural features on site, and to provide usable open space and recreation areas.

The site does not contain any significant natural features. Private open space is not required due to the site's close proximity to neighborhood parks.

e. Development Agreement – The developer shall enter into a development agreement with the department, using the provisions established in subsection 21.03.100E., *Improvements Associated with Land Use Permits*.

A development agreement for Tract 1 is not anticipated to be required. An Improvement to Public Places agreement as well as a Mainline Extension agreement have been executed for State Street improvements and sewer main extension.

f. 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 – For developments with 31 or more dwelling unit, at least half of the private open space required by section 21.07.030 shall be provided as common private open space, meeting the standards of section 21.070.030, and designed and placed to serve all residences. The decision-making body may adjust the amount of open space required to be common by up to 10 percent, based on the written findings regarding site specific conditions.

Tract 1 contains thirty (30) dwelling units. This section does not apply.

ii. Building Spacing – If subsection 21.07.110C.4. does not apply, then the following shall apply: 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.

Building spacing meets the 10 feet minimum required above.

iii. Guest Parking - Locate guest parking spaces as to minimize maneuvering in private streets and circulation aisle and not exclusive to or physically associated with any individual dwelling.

Guest parking is located to minimize maneuvering within the private street. The parallel parking configuration allows for less turning movements and blocking of the roadway when vehicles are parking.

Site Plan Review Standards (21.03.180)

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

The site plan conforms to the preliminarily approved plat for Bill Russell Subdivision. The proposed plat requires offsite improvements which plans and approvals have already been secured from both MOA and AWWU.

- 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*;**

The development and design standards associated with these chapters have been addressed in detail above.

- 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**

Significant adverse impacts from this development are not anticipated. Thirty townhouse style dwelling units generates approximately 200 daily trips. State Street is an existing strip paved road that will be upgraded to half street standards capable of handling the increased traffic from the development. Sewer mainlines will be extended to serve this development.

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

This development provides a range of housing models, including 2 bedroom, 3 bedroom, and accessible floor plans. It is located in a walkable neighborhood; within a ¼ mile walking distance, residents will be able to access grocery stores, dining, community centers, bank, a bus stop, and public parks. The development will maintain as much existing vegetation as possible, as well as providing new plantings. The development meets and/or exceeds the height and bulk transition standards as outlined in Title 21, and utilizes the existing topography to the greatest extent possible. The development features sidewalks that connect housing to the adjacent neighborhood streets.

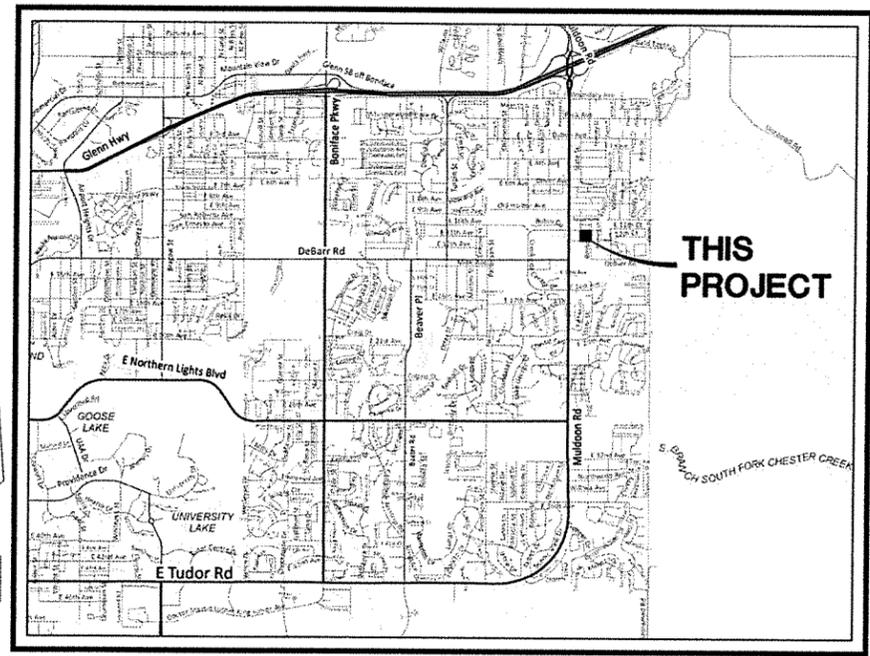
The proposed development is consistent with the following goals of the 2040 Land Use Plan.

- a. Goal 2 - Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.
- b. Goal 4 - Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.
- c. Goal 7 - Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.

Exterior Lighting Narrative

As shown graphically on the civil site plans sheets, site lighting is being provided along State Street. The project monument sign will be lit by site lighting as well.

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



LOCATION MAP

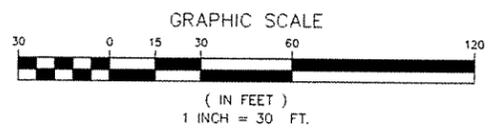
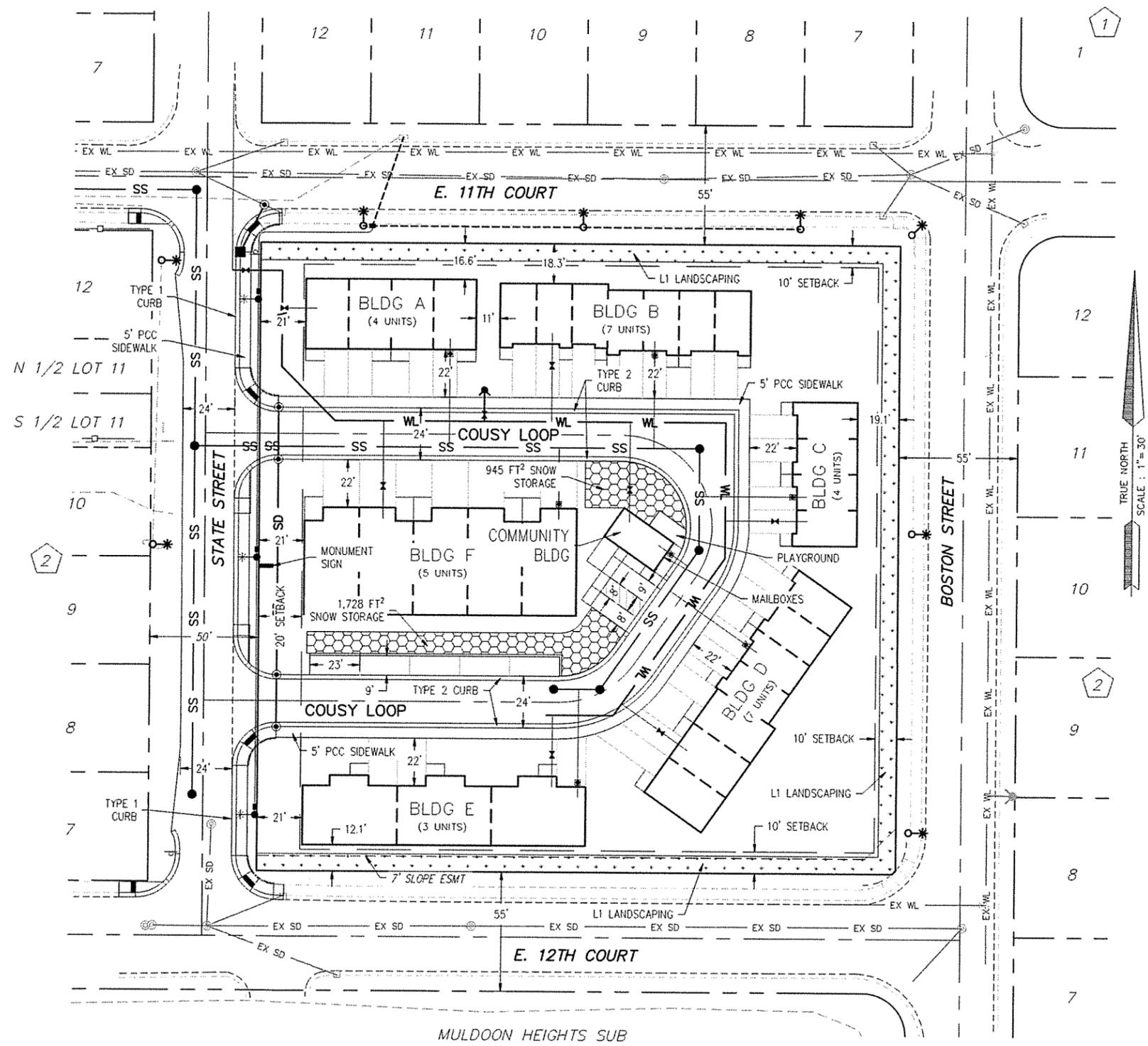
SCALE: 1 INCH = 36,000 FEET

SITE PLAN DATA - COMMONS ON BOSTON

SITE REQUIREMENT	REQUIRED	PROVIDED	ADDITIONAL NOTES
CURRENT ZONING	R-2M	R-2M	
PROPOSED USE	-	DWELLING MULTIFAMILY	30 UNITS TOTAL
MINIMUM LOT AREA	63,500 FT ²	85,378 FT ²	6,000 + 2,300 FT ² EVERY UNIT OVER 4
BUILDING FOOTPRINT	40% (MAX)	25.5%	21,721 FT ² TOTAL BLDG FOOTPRINT
PARKING	N/A	6 STALLS	
PASSENGER LOADING	N/A	-	
ACCESSIBLE SPACES	1 STALLS	1 STALLS	1 VAN ACCESSIBLE
LOADING BERTH	N/A	N/A	
BUILDING HEIGHT	MAXIMUM HEIGHT 30 FT	29.89 FT	SEE ARCHITECTURAL
BUILDING SETBACKS	FRONT - 20 FT	21 FT	TO WEST PL
	REAR - 10 FT	19 FT	TO EAST PL
	SIDE - 10 FT	16.6 FT & 12.1 FT	TO NORTH & SOUTH PL
PARKING AREA	N/A	25,120 FT ²	
SNOW STORAGE	2,512 FT ²	2,673 FT ²	10% OF PARKING AREA FOR RESIDENTIAL USE
PARKING LOT INTERIOR LANDSCAPING	N/A	-	
OPEN SPACE	N/A	N/A	WITHIN 1/4 MILE OF PARK
LANDSCAPING	NORTH - L1	L1	R-2M & COLLECTOR
	SOUTH - L1	L1	R-2M & COLLECTOR
	EAST - L1	L1	R-2M & COLLECTOR
	WEST - N/A	N/A	R-2M & LOCAL STREET
BICYCLE PARKING	N/A	N/A	ALL UNITS HAVE GARAGES

LANDSCAPING NOTES

- SEE THE LANDSCAPING PLAN FOR ADDITIONAL LANDSCAPING INFORMATION.



TRIAD
ENGINEERING, LLC
P.O. Box 111989 Anchorage, Alaska 99511
(907) 561-6537
www.triadek.com
CofE# 128635

SWELL, LLC
THE COMMONS ON BOSTON STREET
ANCHORAGE, ALASKA
 ADMINISTRATIVE SITE PLAN REVIEW



PROJECT NO: 24-110
DATE: 2024-03-26
DRAWN BY: BJM
CHECKED BY: GWM

SHEET NUMBER

1 of 1

NOT FOR CONSTRUCTION

AWWU PLAN SET NO. 00000



TERRA FIRMA
ENGINEERING, LLC
P.O. Box 111989
Andover, MA 01911
www.terrafirmainc.com
CONF 128635

RECORD DRAWING
1. DATA PROVIDED

BY: _____
TITLE: _____ DATE: _____

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

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

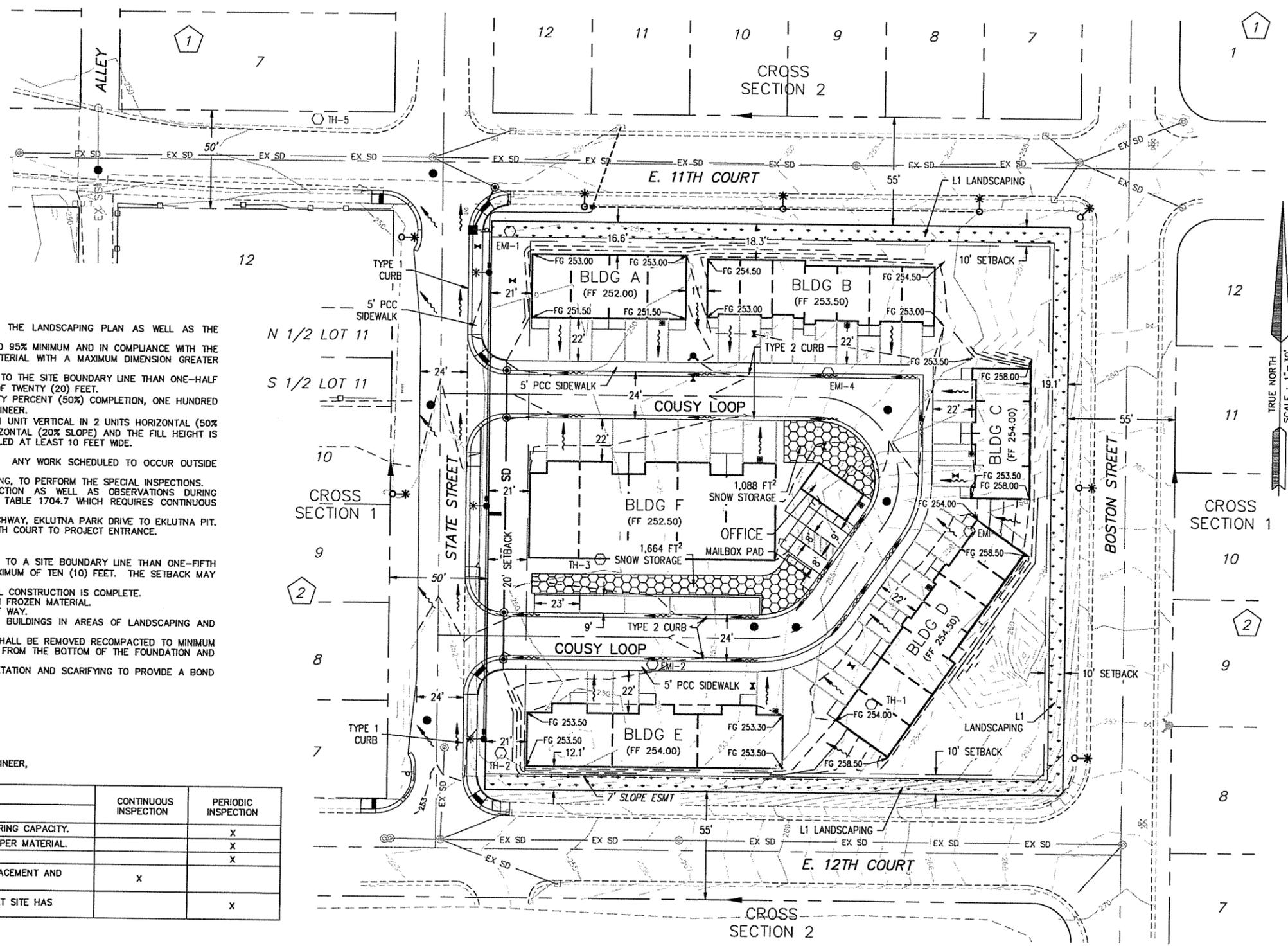
BY: _____
TITLE: _____ DATE: _____

BILL RUSSELL SUBDIVISION
TRACT 1
PRELIM GRADING PLAN

BY/CHKD
REVISIONS
DATE

DESIGNED	DRAWN	CHECKED	DATE
B.M.	B.M.	C.W.	MAR 2024
FILE: COMMONS ON BOSTON	ON-SITE IMPROVEMENTS		
JOB NO. CASE: 24-110 T&D			
SCALE: HORIZ: 1"=30'	VERT: 1"=30'	GRID: S1341	

SHEET
C5
OF 1



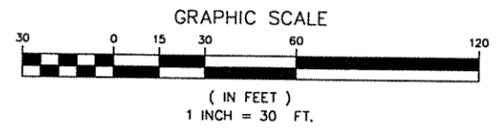
GRADING NOTES

1. STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION IN COMPLIANCE WITH THE LANDSCAPING PLAN AS WELL AS THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS, MAXIMUM, AND COMPACTED TO 95% MINIMUM AND IN COMPLIANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
3. PER AMCR 23.105.111.3, THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TWENTY (20) FEET.
4. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AT THE START OF WORK, FIFTY PERCENT (50%) COMPLETION, ONE HUNDRED PERCENT (100%) COMPLETION AND AT SIGNIFICANT STAGES OUTLINED BY THE ENGINEER.
5. FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) AND THE FILL HEIGHT IS GREATER THAN 5 FEET, A BENCH UNDER THE TOE OF THE FILL SHALL BE INSTALLED AT LEAST 10 FEET WIDE.
6. AREA OF DISTURBANCE 1.65 ACRES.
7. HOURS OF OPERATION WILL BE BETWEEN 6:00 A.M. TO 10:00 P.M., MON.-SAT. ANY WORK SCHEDULED TO OCCUR OUTSIDE THESE HOURS OF OPERATION WILL REQUIRE A NOISE PERMIT PER AMC 15.07.070.
8. SWELL, LLC, JOHN MCGREW AND GLENN GELLERT, HAVE HIRED TERRA FIRMA TESTING, TO PERFORM THE SPECIAL INSPECTIONS.
9. TERRA FIRMA TESTING WILL PERFORM THE REQUIRED TESTING FOR COMPACTION AS WELL AS OBSERVATIONS DURING PREPARATION OF THE NATURAL GROUND PRIOR TO FILL OPERATIONS PER IBC TABLE 1704.7 WHICH REQUIRES CONTINUOUS INSPECTION DURING FILL PLACEMENT.
10. HAUL ROUTE FROM PROJECT SITE IS: E. 11TH COURT, MULDOON ROAD, GLENN HIGHWAY, EKLUTNA PARK DRIVE TO EKLUTNA PIT. TO PROJECT SITE: EKLUTNA PARK DRIVE, GLENN HIGHWAY, MULDOON ROAD, E. 11TH COURT TO PROJECT ENTRANCE.
11. PERMANENT CUT/FILL SLOPES TO BE 2:1 MAX.
12. QUANTITIES: CUT = X,XXX C.Y., FILL = X,XXX C.Y. (INCLUDES IMPORT)
13. PER AMCR 23.105.111.2, THE TOP OF CUT SLOPES SHALL NOT BE MADE NEARER TO A SITE BOUNDARY LINE THAN ONE-FIFTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TEN (10) FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY REQUIRED INTERCEPTOR DRAINS.
14. THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
15. NO FILL MATERIAL WILL BE PLACED IF FROZEN AND NO FILL SHALL BE PLACED ON FROZEN MATERIAL.
16. A RIGHT OF WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE MOA RIGHTS OF WAY.
17. MAINTAIN MINIMUM 5% AND 2% POSITIVE DRAINAGE PATTERNS AWAY FROM THE BUILDINGS IN AREAS OF LANDSCAPING AND HARDSCAPING RESPECTIVELY.
18. ALL ORGANICS AND LOOSE FILL ENCOUNTERED BELOW THE BUILDING FOOTPRINT SHALL BE REMOVED RECOMPACTED TO MINIMUM 95% OF MAXIMUM DENSITY. THE BUILDING FOOTPRINT EXTENDS AT A 1:1 SLOPE FROM THE BOTTOM OF THE FOUNDATION AND SHALL BE FOUNDED ON COMPETENT SOILS.
19. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION AND SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

SPECIAL INSPECTION NOTES

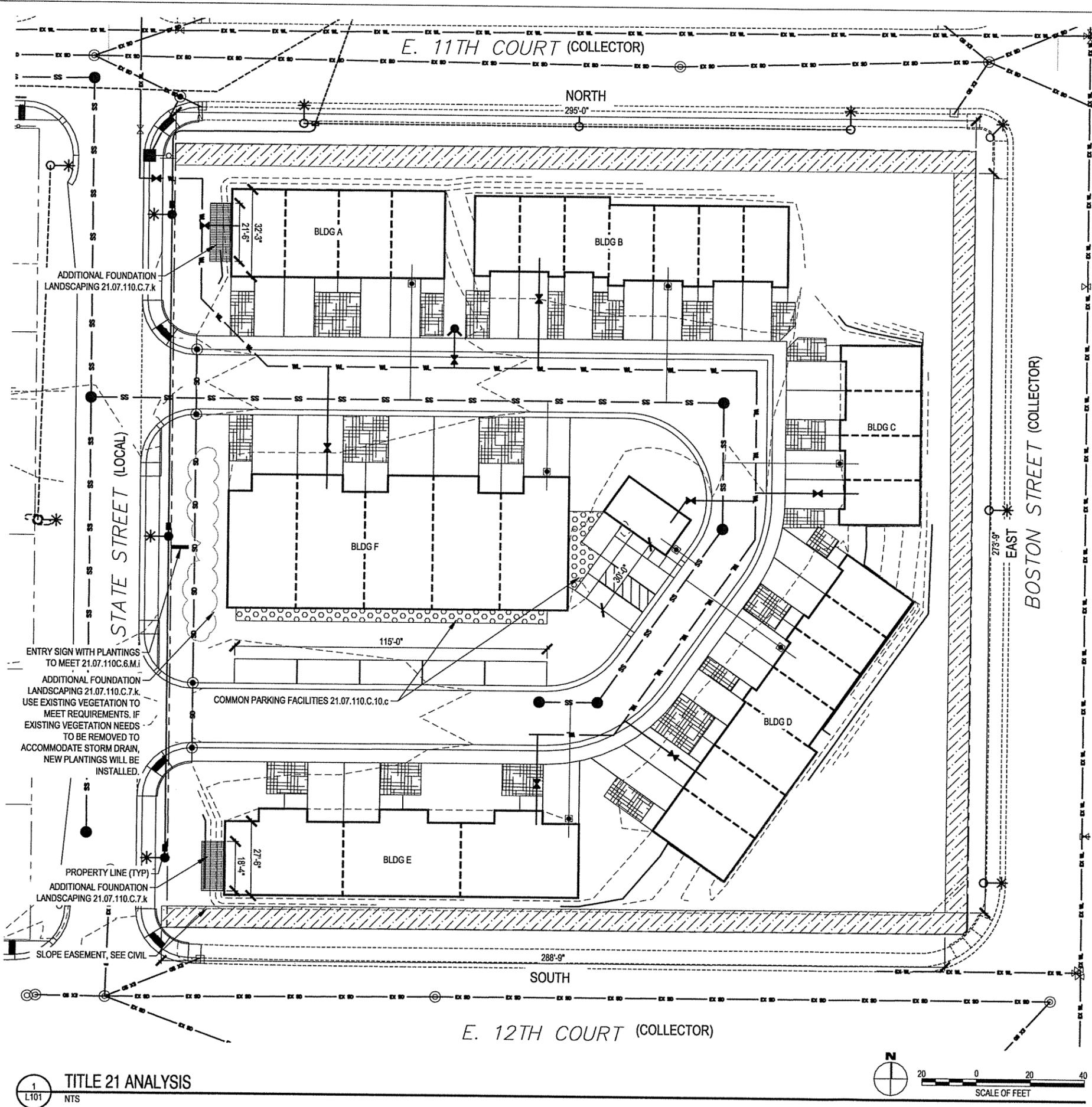
1. ITEMS MARKED WITH AN "X" REQUIRE INSPECTION BY A SPECIAL INSPECTOR.
2. TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT-ENGINEER, BUILDING OFFICIAL, OWNER AND CONTRACTOR.

SPECIAL SOIL INSPECTION & TESTING SCHEDULE (IBC 1704.7 & TABLE 1704.7)	CONTINUOUS INSPECTION	PERIODIC INSPECTION
VERIFICATION AND INSPECTION TASK		
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

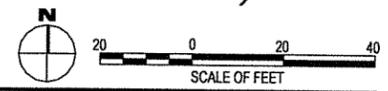


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IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



TITLE 21 ANALYSIS
NTS



TITLE 21 LANDSCAPE ASSESSMENT

EXISTING VEGETATION SUBSTITUTION	PERIMETER			
	NORTH	EAST	SOUTH	WEST
LINEAR FEET	295	274	289	0
LANDSCAPE LEVEL	L1	L1	L2	NA
PERIMETER TYPE	SITE	SITE	SITE	NA
REQUIRED	TREES	0	0	0
	SHRUBS	0	0	0
	PERENNIALS (SUB UP TO 3:1 FOR SHRUBS)	NA	NA	NA
	PEDESTRIAN AMENITIES (UP TO 1/3 REDUCTION)	NA	NA	NA
AREA OF PLANTING BED (SF)	2,360	2,192	2,312	NA
EXISTING VEGETATION SUBSTITUTIONS	NATIVE PLANT MASS EQUIVALENT RETAINED (MINIMUM 50% OF REQUIRED BED AREA)	2,360	2,192	2,312
	EXISTING DECIDUOUS TREES OVER 6" CAL	NA	NA	NA
	EXISTING DECIDUOUS TO NEW TREE EQUIVALENT (1:3)	NA	NA	NA
	EXISTING EVERGREEN TREES OVER 10' HEIGHT	NA	NA	NA
	EXISTING EVERGREEN TREE TO NEW TREE EQUIVALENT (1:3)	NA	NA	NA
	TOTAL NUMBER OF TREES CREDITED TO REQUIREMENTS	NA	NA	NA
PROVIDED	TOTAL TREES	0	0	0
	TOTAL SHRUBS	0	0	0
	TOTAL PERENNIALS	0	0	0
	AREA OF PLANTING BED (SF)	2,360	2,192	2,312
CODE COMPARISON	TREES EXCEEDING CODE	0	0	0
	SHRUBS EXCEEDING CODE	0	0	0
	BED AREA EXCEEDING CODE	1,180	1,096	1,156

SEE SECTION 21.07.080 FOR LANDSCAPING, SCREENING, AND FENCES REQUIREMENTS. SEE TABLE 21.07-2 FOR REQUIRED SITE PERIMETER LANDSCAPING LEVEL AND TABLE 21.07-01 FOR LANDSCAPING SPECIFICATIONS. SEE SECTION 21.07.080.F.1.G FOR NATIVE PLANT MATERIAL MASS EQUIVALENT REQUIREMENTS.

TITLE 21 RESIDENTIAL LANDSCAPE

- 21.07.110 C.10 a: TRANSITION SPACE
- 21.07.110 C.10 c: COMMON PARKING FACILITIES
- 21.07.110 C.7 k: ADDITIONAL FOUNDATION LANDSCAPING

BETTISWORTH NORTH

CORPORATE NO. AEC6219 BETTISWORTH.COM

THE COMMONS ON BOSTON STREET

ANCHORAGE, ALASKA

ADMINISTRATIVE SITE PLAN REVIEW

SWELL, LLC

CONSULTANT:

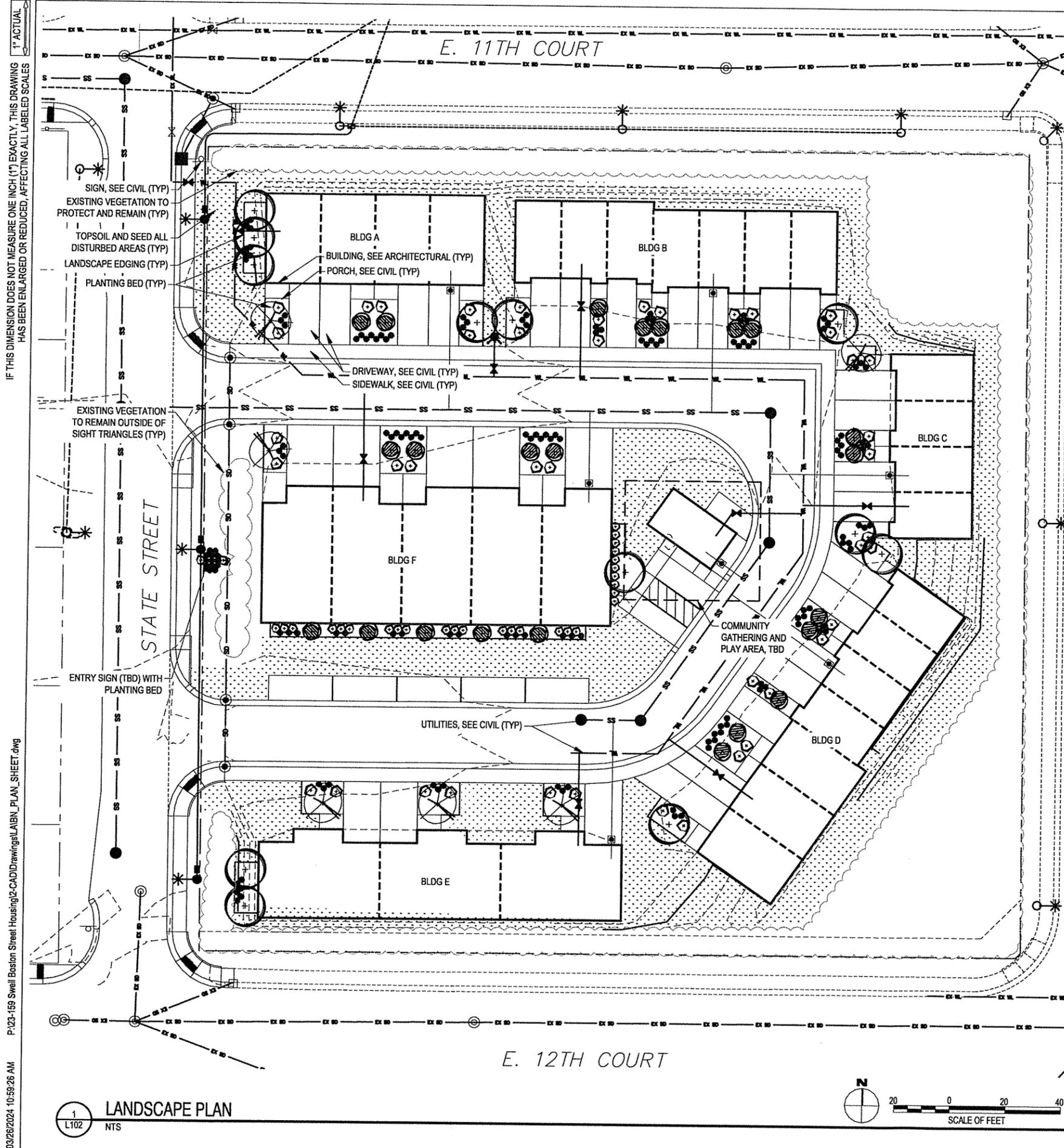
PROJECT NO: 23-159
DATE: 2024-03-26
DRAWN BY: SC
CHECKED BY: MK

REVISION	DESCRIPTION	DATE

TITLE 21 ANALYSIS

L101

NOT FOR CONSTRUCTION



PLANT SCHEDULE

DECIDUOUS TREES							
QTY.	SYMBOL	ABBR.	LATIN NAME	COMMON NAME	SIZE	FURNISHING	NOTES
12		AG	ACER GINNALA	AMUR MAPLE	2" CAL.	B&B	SINGLE STEM
6		MA	MALUS 'SPRING SNOW'	CRABAPPLE	2" CAL.	B&B	SINGLE STEM. FRUITLESS VARIETY.
23		BP	BETULA PLATYPHYLLA 'JEFPARK'	PARKLAND PILLAR COLUMNAR BIRCH	2" CAL.	B&B	SINGLE STEM

SHRUBS							
QTY.	SYMBOL	ABBR.	LATIN NAME	COMMON NAME	SIZE	FURNISHING	NOTES
145		SB	SPIRAEA BETULIFOLIA 'TOR'	'TOR' BIRCHLEAF SPIRAEA	#2 CONT.	POTTED	
73		SPP	SYRINGA PUBESCENS SUBSP. PATULA 'MISS KIM'	MISS KIM MANCHURIAN LILAC	#2 CONT.	POTTED	

MISCELLANEOUS				MISCELLANEOUS			
QTY.	SYMBOL	DESCRIPTION	NOTES	QTY.	SYMBOL	DESCRIPTION	NOTES
		LANDSCAPE EDGING	ALUMINUM			EXISTING VEGETATION TO PROTECT AND REMAIN	
		SEED MIX - GRASS AND WILDFLOWER MIX					

GENERAL LANDSCAPE NOTES:

- IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR ON THE SITE. MODIFICATIONS IN THE FIELD SHALL NOT BE MADE UNTIL APPROVAL HAS BEEN GRANTED BY THE ENGINEER.
- SEE CIVIL FOR EXISTING AND PROPOSED UTILITIES.
- CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS AND VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
- ALL PLANTS SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED.
- ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH TOPSOIL AND 3" DEPTH SHREDDED BARK MULCH, UNLESS OTHERWISE NOTED ON PLANS.
- ALL DISTURBED AREAS NOT WITHIN PLANTING BEDS SHALL RECEIVE 4" MINIMUM TOPSOIL AND SEED PER SCHEDULE AS NOTED ON PLANS.
- DO NOT APPLY HYDROSEEDING PRODUCT OR SEED MIX IN THE MULCHED AREA AROUND STEM OR TRUNK OF NEW PLANTINGS.
- NEW TREE PLANTINGS IN SITE DISTANCE TRIANGLES SHALL BE BARE OF BRANCHES TO A HEIGHT OF 8'-0" UPON MATURITY. TREES SHALL NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- NEW SHRUB AND PERENNIAL PLANTINGS IN SITE DISTANCE TRIANGLES SHALL CONSIST OF SPECIES THAT TYPICALLY REACH A MAXIMUM HEIGHT OF 30" OR SHORTER.
- ALL DECIDUOUS TREES SHALL RECEIVE MOOSE PROTECTION FENCING.
- EXISTING VEGETATION TO BE SAVED AND PROTECTED SHALL RECEIVE PROTECTION FENCING.

LANDSCAPE ABBREVIATIONS:

ABBR.	ABBREVIATION	HT.	HEIGHT
B&B	BALL & BURLAP	MAX.	MAXIMUM
CAL	CALIPER	MIN.	MINIMUM
C	CENTERLINE	N.I.C.	NOT IN CONTRACT
CONT.	CONTAINER	O.C.	ON CENTER
DIA.	DIAMETER	QTY.	QUANTITY
Ø	DIAMETER	TYP.	TYPICAL

BETTISWORTH NORTH

SWELL, LLC
THE COMMONS ON BOSTON STREET
 ANCHORAGE, ALASKA

ADMINISTRATIVE SITE PLAN REVIEW

CONSULTANT:

PROJECT NO: 23-159
 DATE: 2024-03-26
 DRAWN BY: SC
 CHECKED BY: MK

REVISION	DESCRIPTION	DATE

LANDSCAPE PLAN

L102

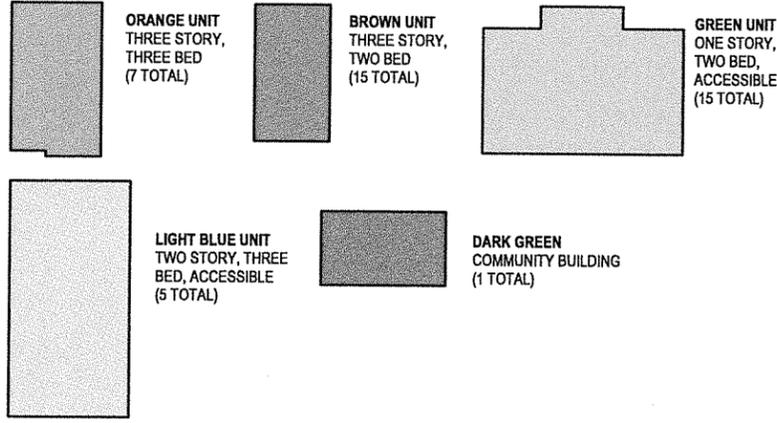
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CORPORATE NO. AEC2319 BETTISWORTH.NORTH.COM

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RESIDENTIAL UNIT COLOR LEGEND

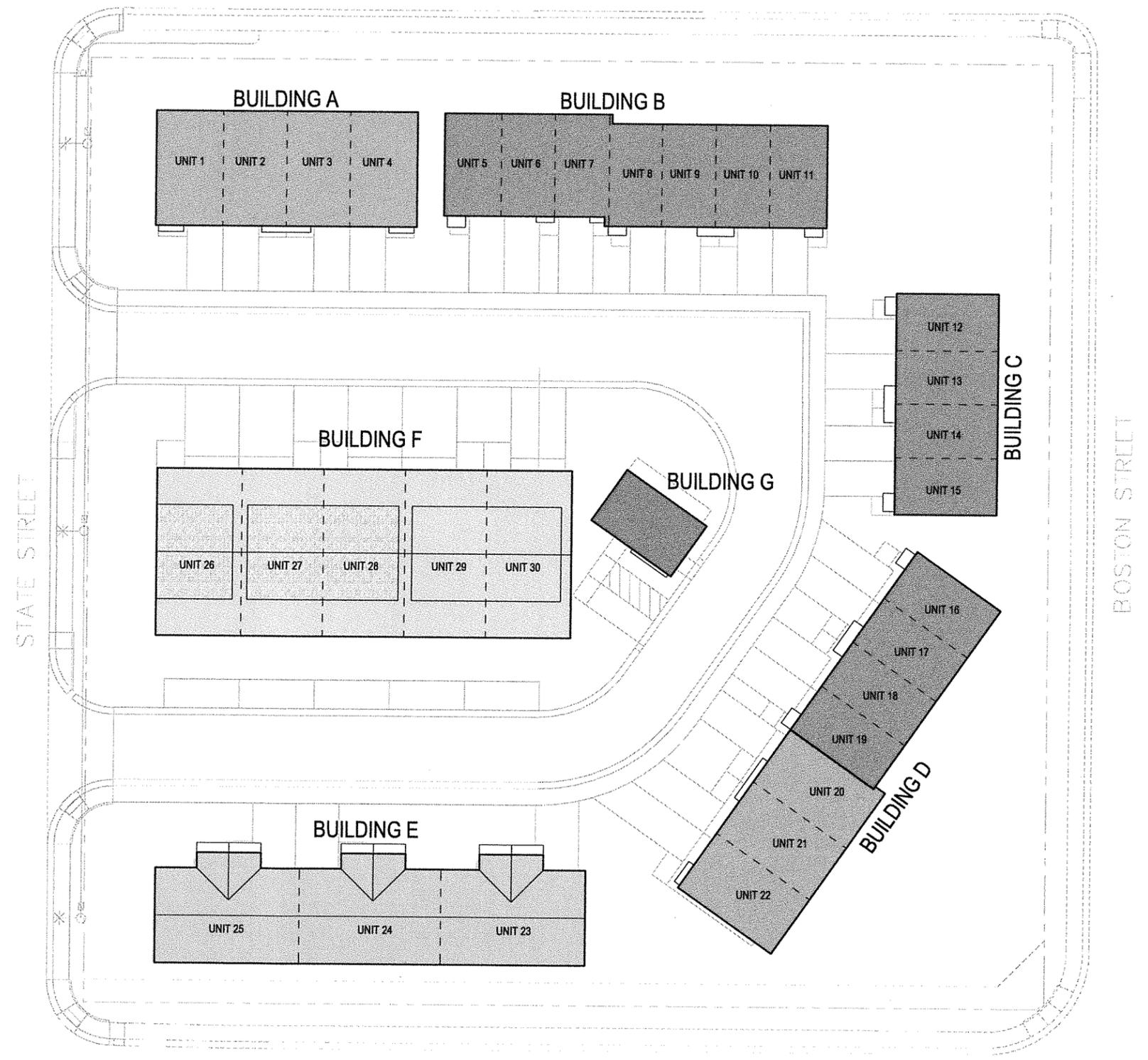


ZONING SUMMARY

PROJECT DESCRIPTION	MULTI-FAMILY HOUSING DEVELOPMENT IN TOWNHOUSE STYLE CONSTRUCTION. 6 BUILDINGS WITH A TOTAL OF 30 UNITS
ZONING	R2-M
LOT SIZE	84,000 SF (1.9 ACRES)
MAX UNITS / ACRE	5-30 DWELLING UNITS
MAX LOT COVERAGE	40%
MAX BLDG HEIGHT	30 FT
GRADE PLANE	TBD; REFER TO DRAWINGS
SIDE SETBACK	10 FT (MIN SETBACK FOR BLDGS OVER 5,000 SF)
FRONT SETBACK	20 FT
REAR SETBACK	10 FT
OPEN SPACE	EXEMPT: TOWNHOUSE RESIDENTIAL UNITS
SNOW STORAGE	EXEMPT: MULTI-FAMILY TOWNHOUSE STYLE CONSTRUCTION
SIDEWALK	5' WIDTH ABUTTING PRIMARY ENTRANCES
WINDOWS	10% OF WALL AREA @ STREET FACING ELEVATION
PEDESTRIAN ACCESS	1. ORIENTATION OF LIVING SPACES AND WINDOWS - OVERALL 2. LIMITED FRONT-FACING GARAGE WIDTH FOR TOWNHOUSES 3. VISIBLE FRONT ENTRY
BUILDING ARTICULATION MENU	REFER TO BUILDING ELEVATIONS
ENTRYWAY TREATMENT	1. PORCH 2. SHELTERING ROOF STRUCTURE
HOUSING MODELS	21-30 UNITS: 5 MODELS -- 6 PROVIDED
PRIMARY ENTRANCE	HARD-SURFACE PORCH PROVIDED, VISIBLE FROM STREET
GARAGE	LESS THAN 67% OF FACADE

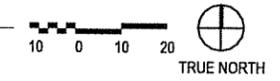
CODE SUMMARY

APPLICABLE CODE	2018 INTERNATIONAL RESIDENTIAL CODE
BUILDING CONST.	NON-SPRINKLERED, WOOD FRAME CONSTRUCTION
R302.2.2	COMMON WALL SHALL BE 2-HOUR FIRE RATED CONSTRUCTION
R302.5.1	DOOR SEPARATING GARAGE FROM DWELLING TO BE 20-MIN RATED 5/8" TYPE X GWB ON GARAGE SIDE OF SEPARATION WALL
R311.1	1 EXIT PER DWELLING. NO EXIT THROUGH GARAGE



2 ARCHITECTURAL SITE PLAN

A100 1" = 20'-0"



BETTISWORTH NORTH

CORPORATE NO. AEC219 BETTISWORTH.COM

SWELL, LLC
THE COMMONS ON BOSTON STREET
ANCHORAGE, ALASKA
ADMINISTRATIVE SITE PLAN REVIEW

CONSULTANT:

PROJECT NO: 23-159
DATE: 2024-03-26
DRAWN BY: HNK, DPP
CHECKED BY: RR

REVISION	DESCRIPTION	DATE

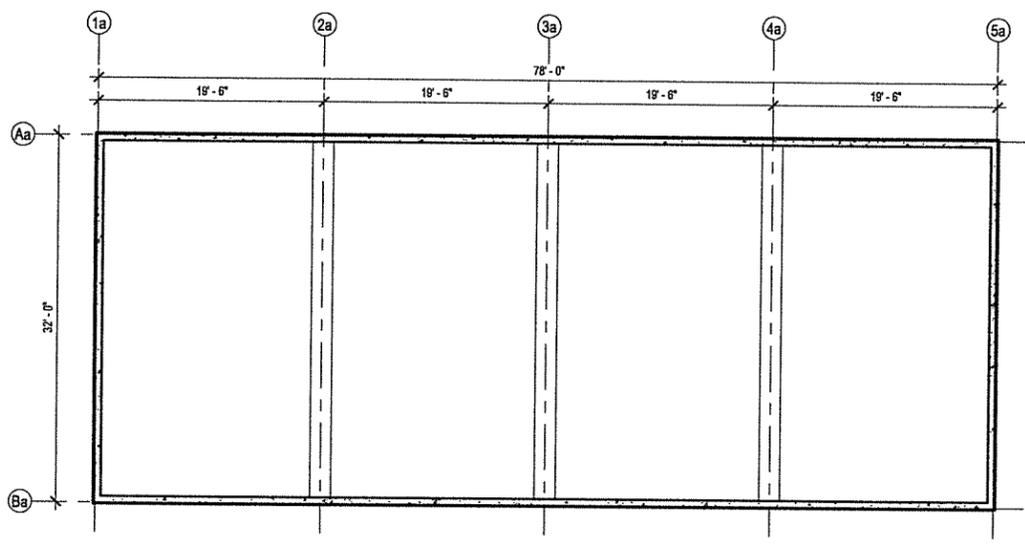
ARCHITECTURAL SITE PLAN

A100

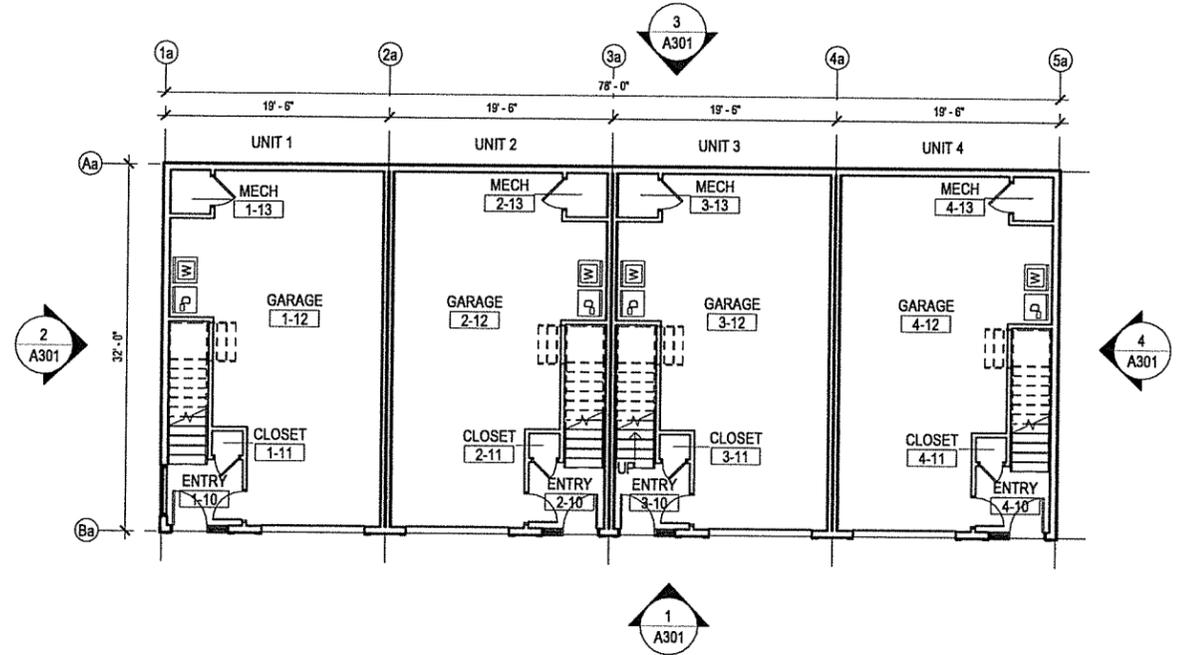
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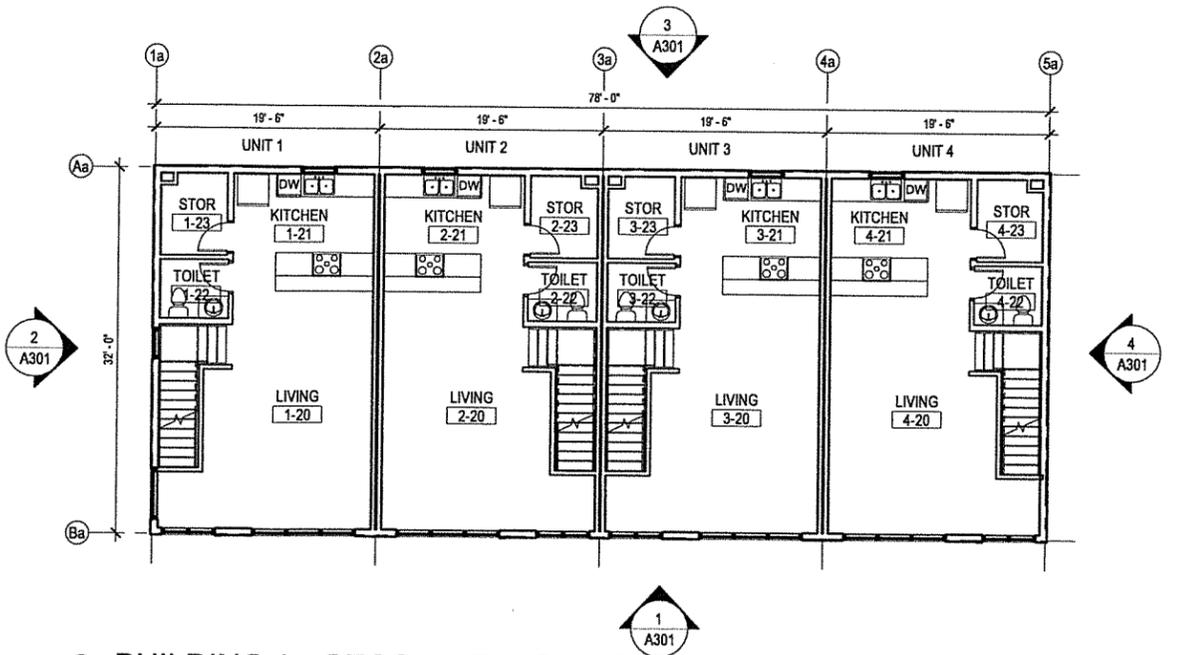
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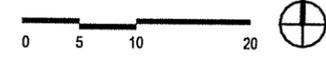
3 BUILDING A - FOUNDATION PLAN
A111 1/8" = 1'-0"



1 BUILDING A - FIRST FLOOR - OVERALL
A111 1/8" = 1'-0"



2 BUILDING A - SECOND FLOOR - OVERALL
A111 1/8" = 1'-0"



CONSULTANT:

PROJECT NO: 23-159
DATE: 2024-03-26
DRAWN BY: HNK/ACB
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REVISION	DESCRIPTION	DATE

BUILDING A - OVERALL
FOUNDATION, FIRST, AND
SECOND FLOOR PLAN

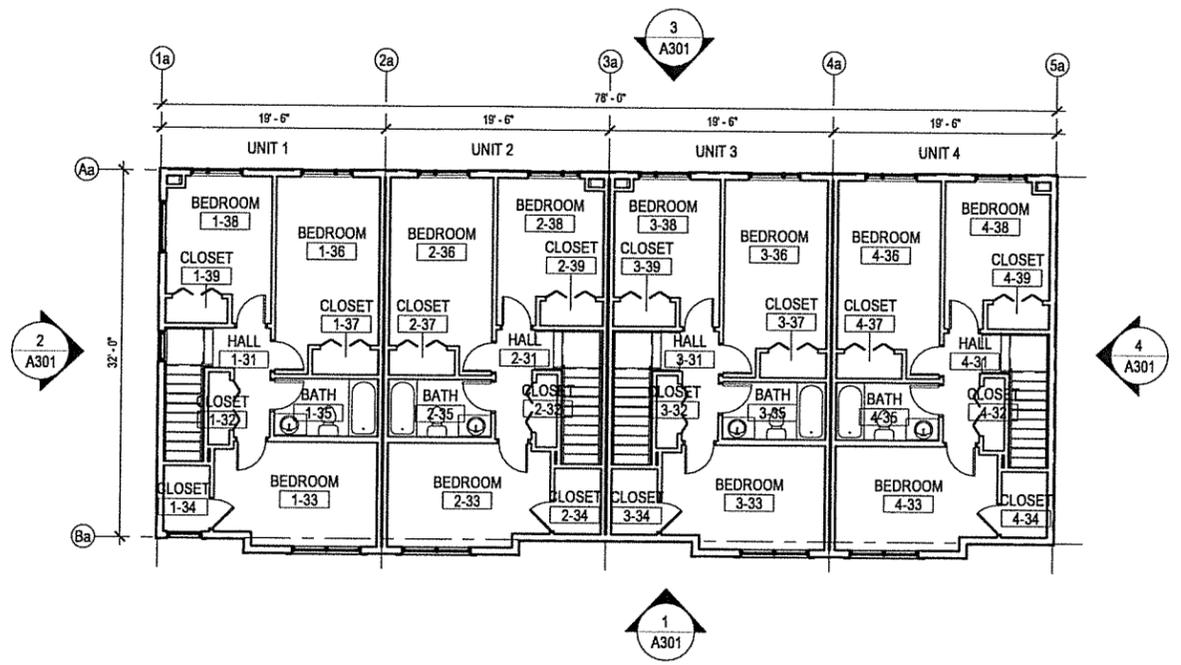
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NOT FOR CONSTRUCTION

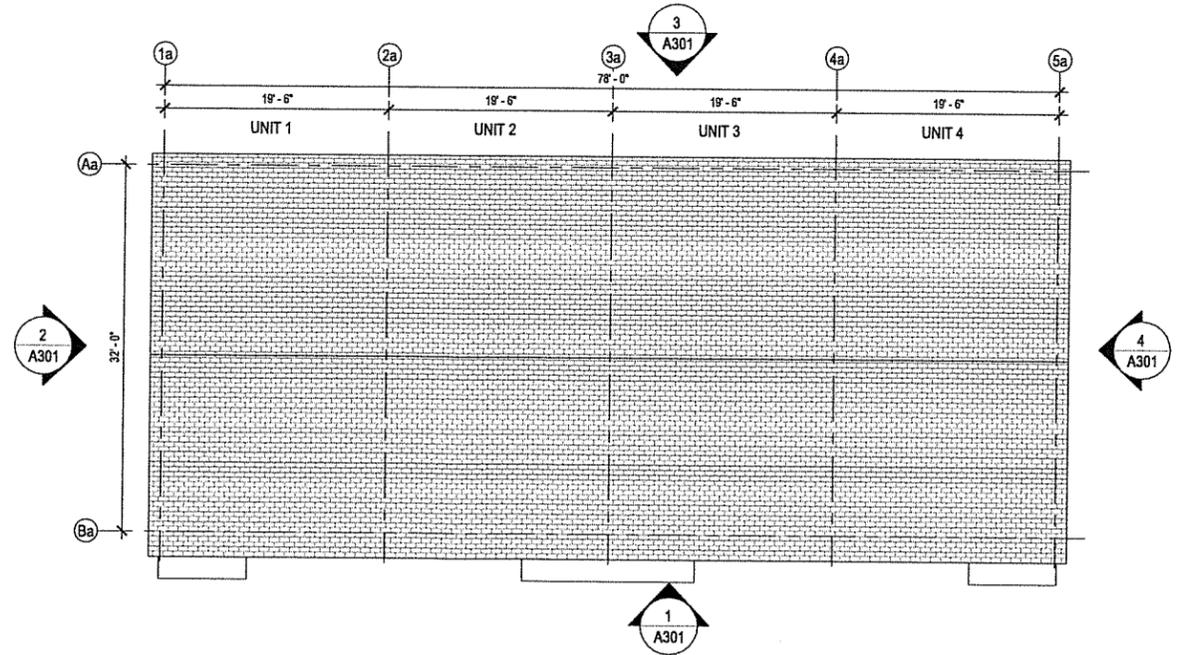
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Autodesk Docs://23-159 Swell Boston Street Housing/23-159 Swell Boston Street Housing_Arch.rvt

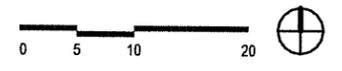
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1 BUILDING A - THIRD FLOOR - OVERALL
A112 1/8" = 1'-0"



2 BUILDING A - ROOF PLAN
A112 1/8" = 1'-0"



CONSULTANT:

PROJECT NO: 23-159
DATE: 2024-03-26
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CHECKED BY: RR

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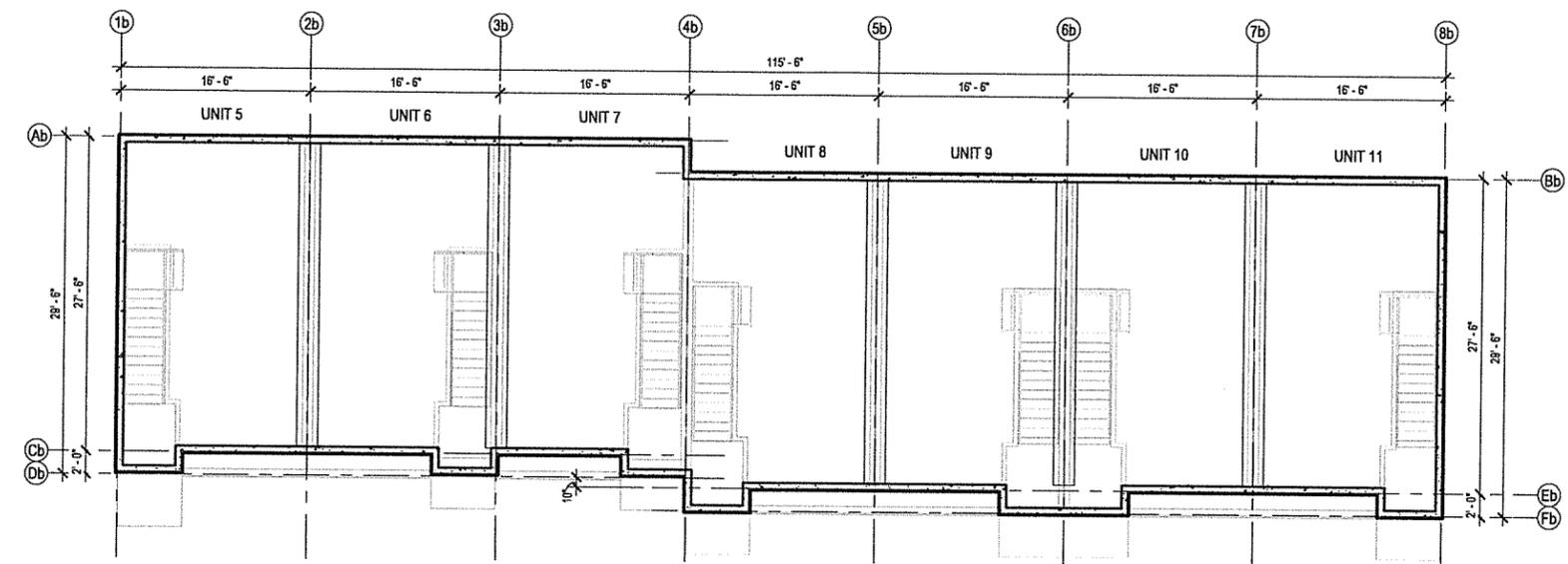
BUILDING A - OVERALL THIRD FLOOR AND ROOF PLAN

A112

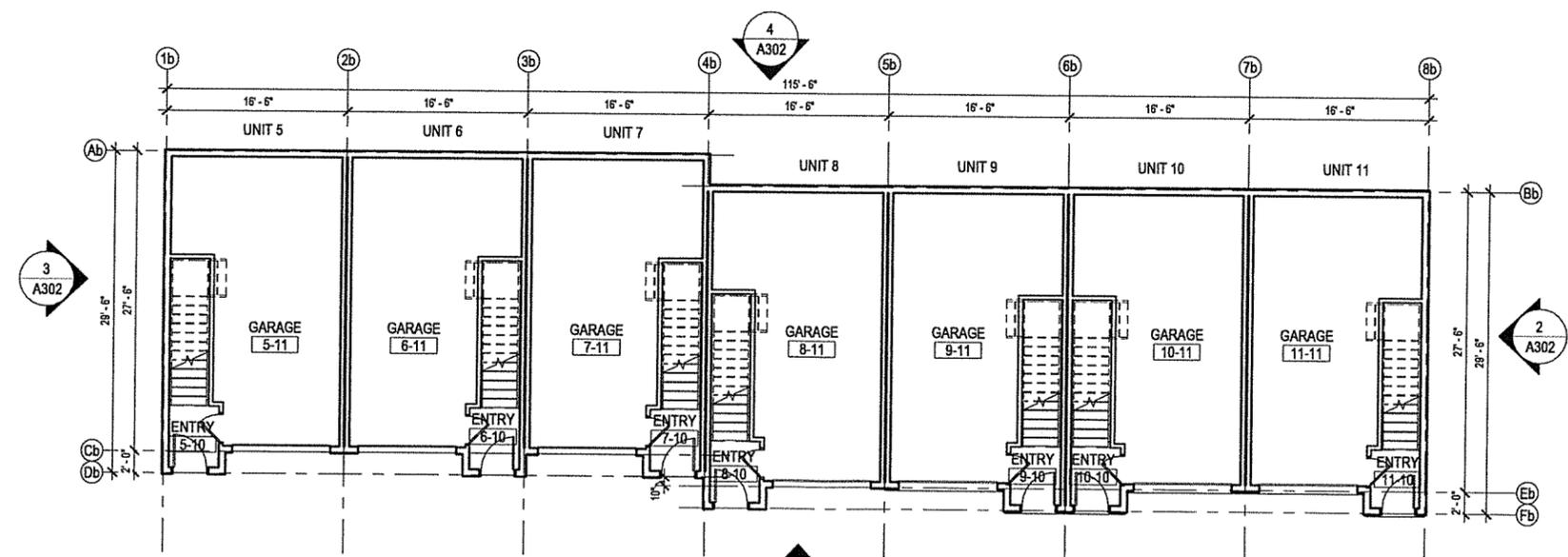
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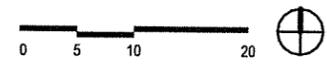
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



3 BUILDING B - FOUNDATION PLAN
A113 1/8" = 1'-0"



1 BUILDING B - FIRST FLOOR - OVERALL
A113 1/8" = 1'-0"



**BETTISWORTH
NORTH**

CORPORATE NO. AEC219 BETTISWORTH.COM

SWELL, LLC
THE COMMONS ON BOSTON STREET
ANCHORAGE, ALASKA

ADMINISTRATIVE SITE PLAN REVIEW

CONSULTANT:

PROJECT NO: 23-159
DATE: 2024-03-26
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CHECKED BY: DP

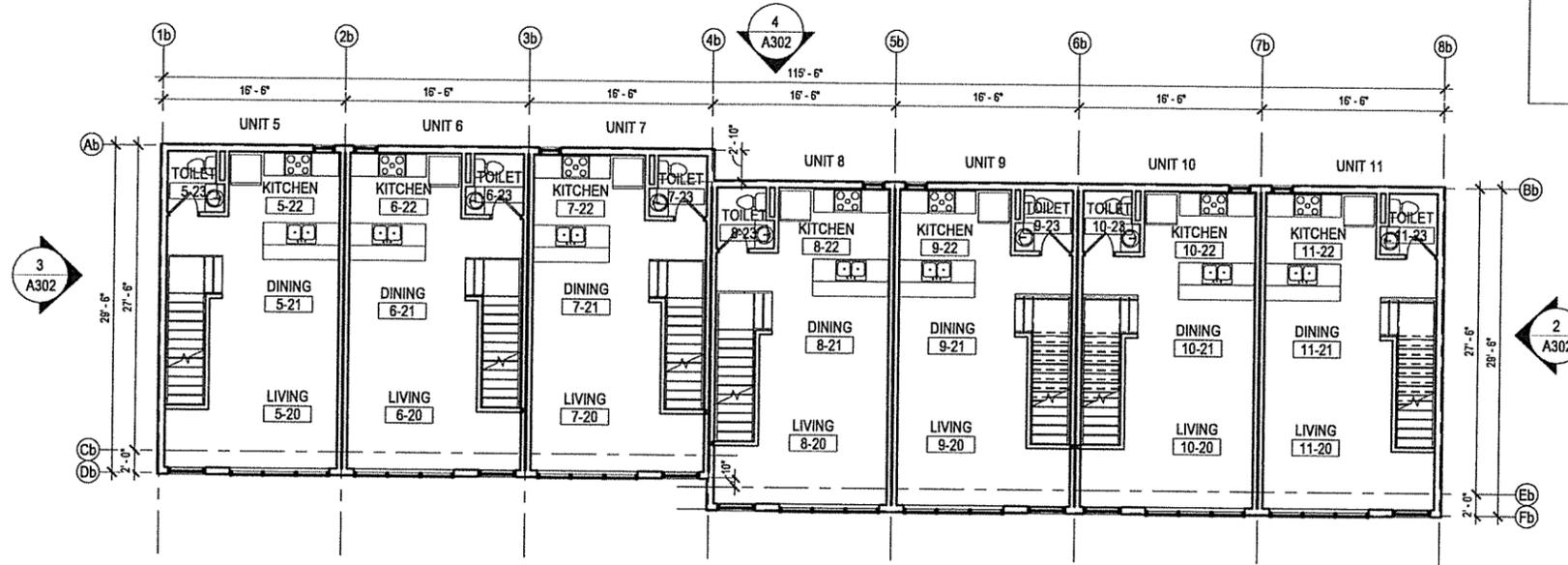
REVISION	DESCRIPTION	DATE

BUILDING B - OVERALL FIRST AND SECOND FLOOR PLAN

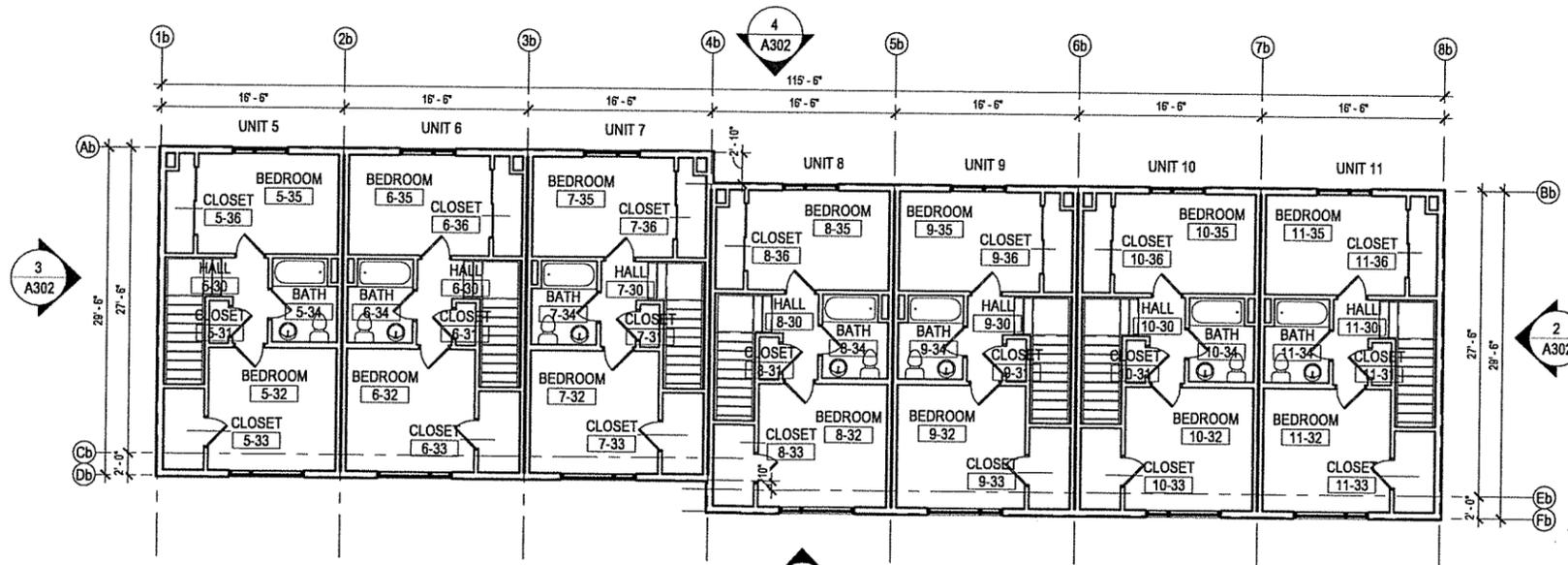
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NOT FOR CONSTRUCTION

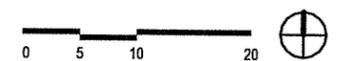
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



3 BUILDING B - SECOND FLOOR - OVERALL
 1/8" = 1'-0"



1 BUILDING B - THIRD FLOOR OVERALL
 1/8" = 1'-0"



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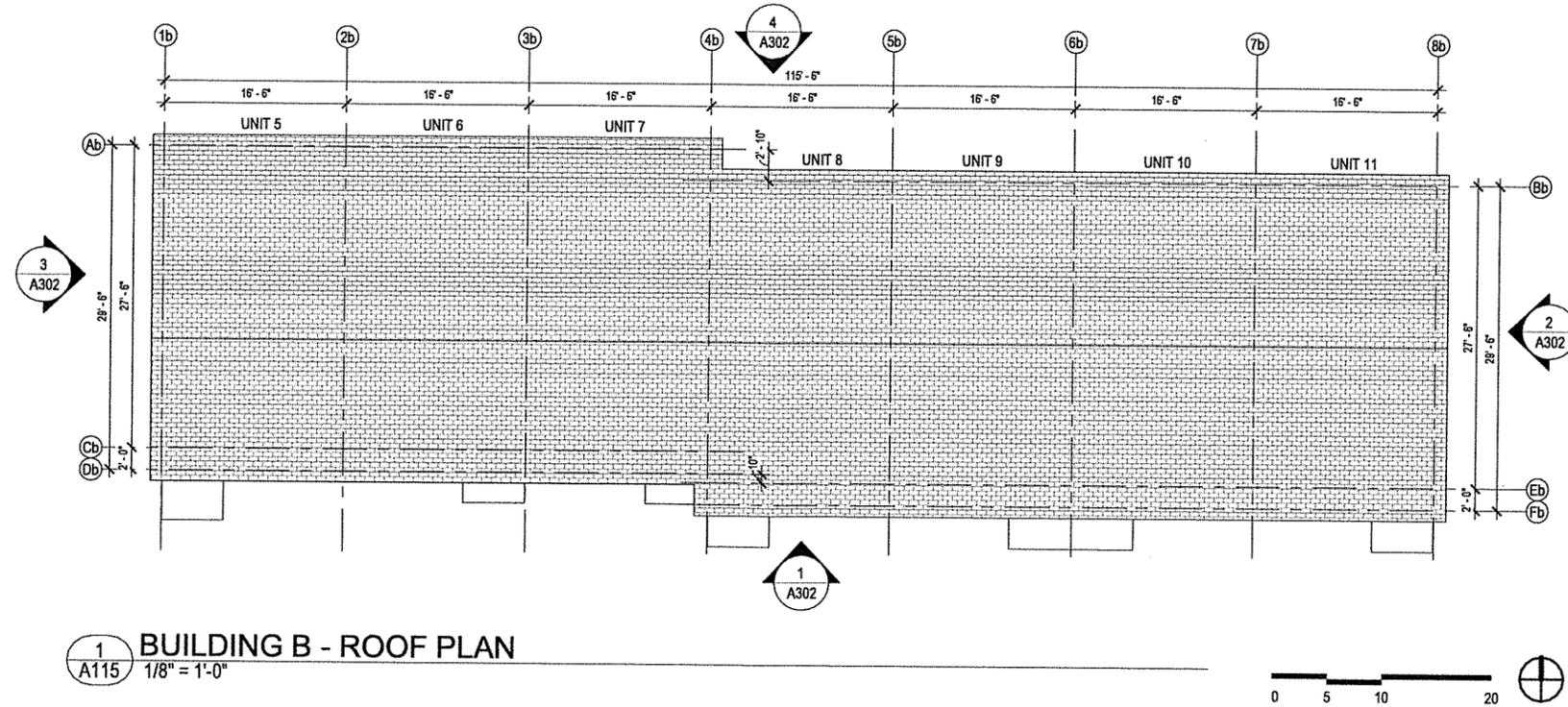
PROJECT NO: 23-159
 DATE: 2024-03-26
 DRAWN BY: HNK
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REVISION	DESCRIPTION	DATE

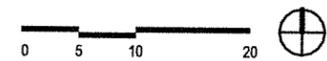
BUILDING B - OVERALL SECOND AND THIRD FLOOR PLAN

A114

NOT FOR CONSTRUCTION



1 BUILDING B - ROOF PLAN
A115 1/8" = 1'-0"



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BUILDING B - OVERALL ROOF PLAN

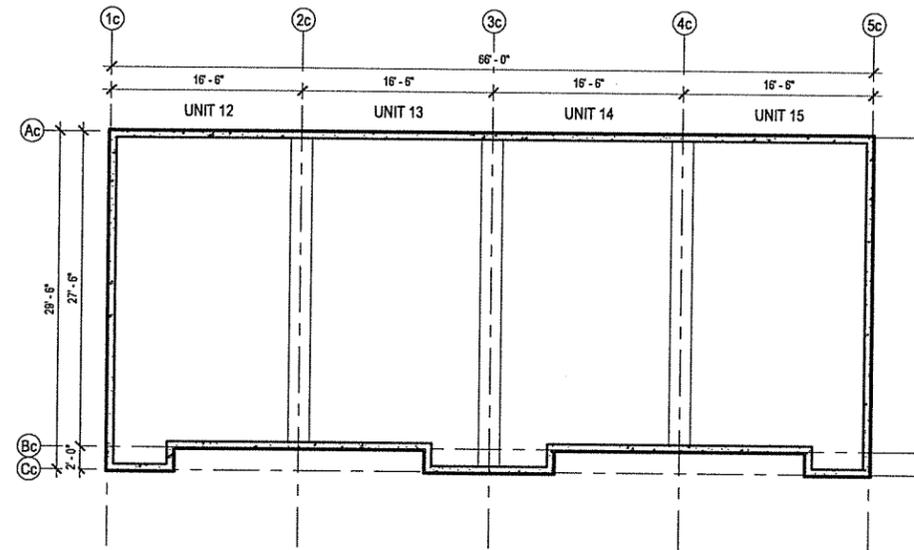
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NOT FOR CONSTRUCTION

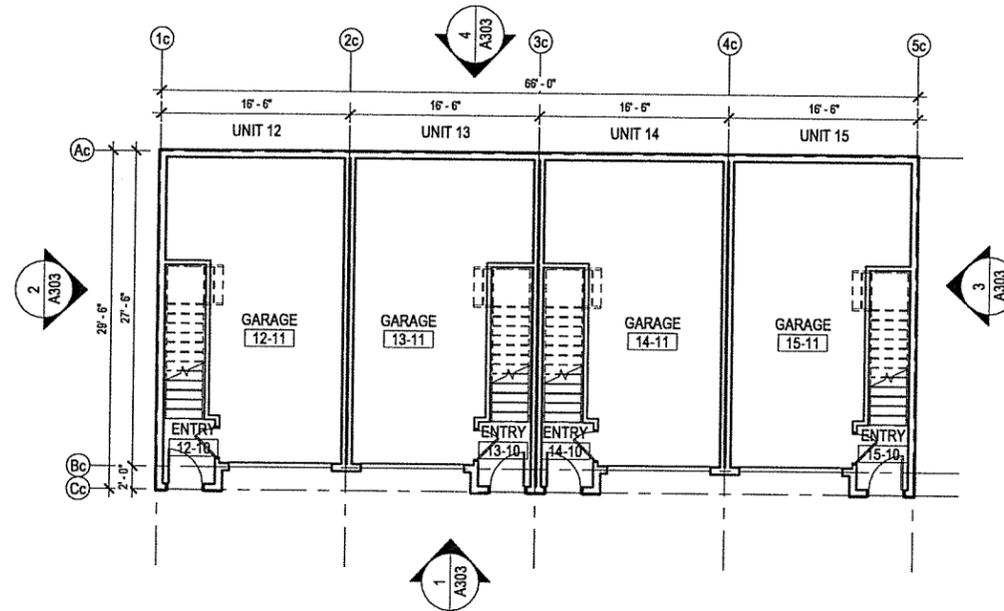
BETTISWORTH
NORTH

CORPORATE NO. AEC2219 BETTISWORTH.COM

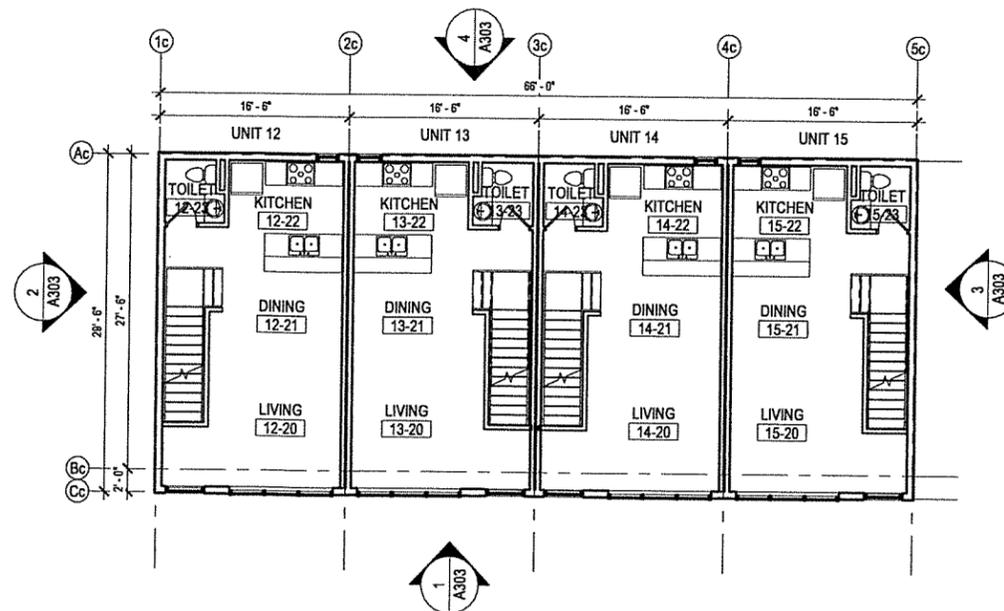
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



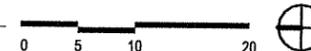
3 BUILDING C - FOUNDATION PLAN
A116 1/8" = 1'-0"



1 BUILDING C - FIRST FLOOR - OVERALL
A116 1/8" = 1'-0"



2 BUILDING C - SECOND FLOOR OVERALL
A116 1/8" = 1'-0"



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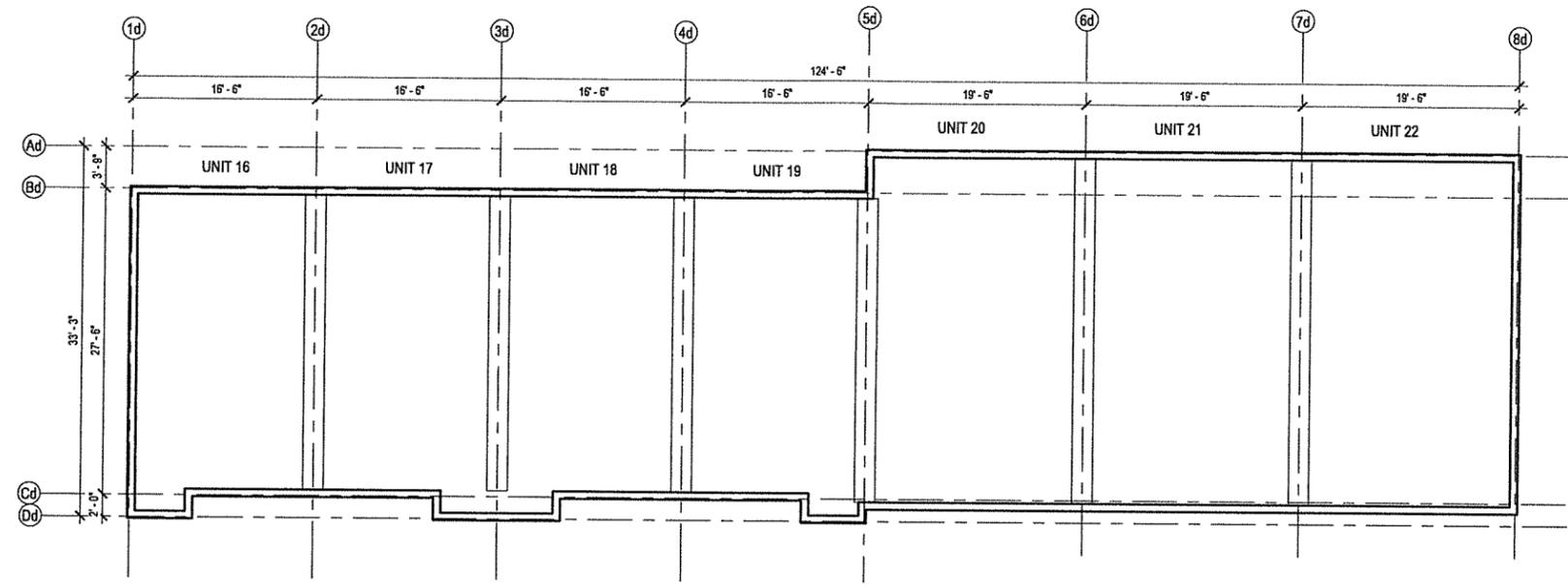
REVISION	DESCRIPTION	DATE

BUILDING C - OVERALL
FOUNDATION, FIRST, AND
SECOND FLOOR PLAN

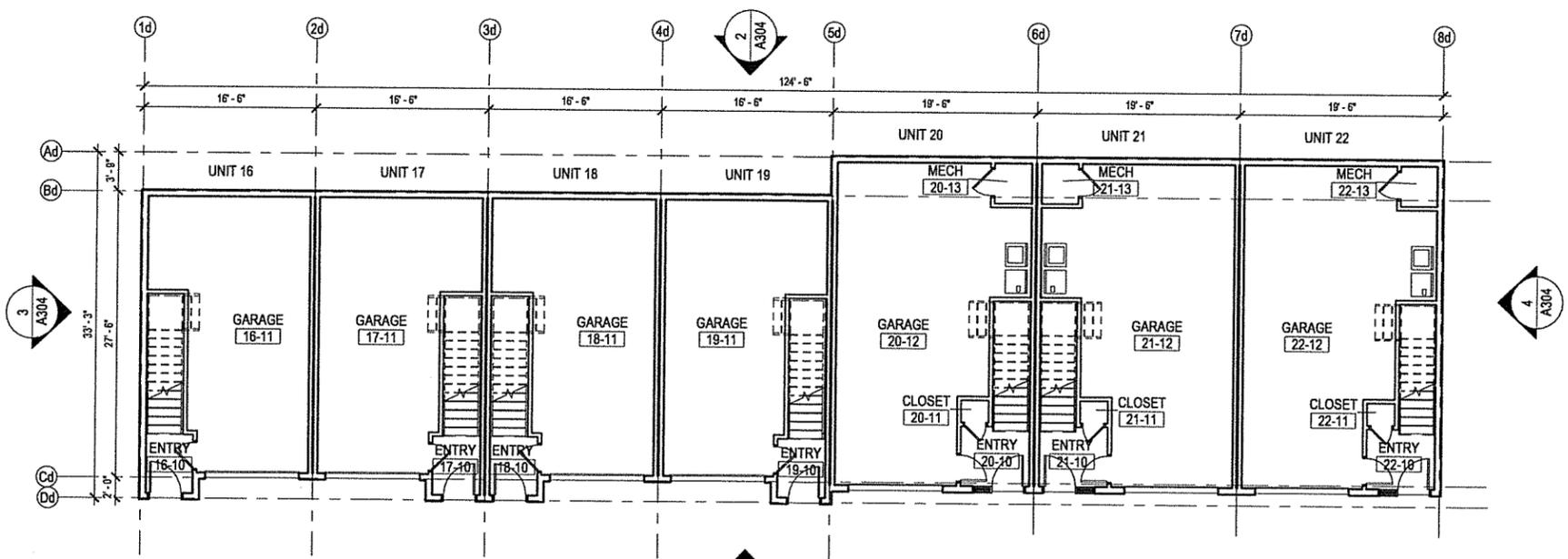
A116

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3 BUILDING D - FOUNDATION PLAN
A118 1/8" = 1'-0"



1 BUILDING D - FIRST FLOOR - OVERALL
A118 1/8" = 1'-0"



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BUILDING D - OVERALL
FOUNDATION AND FIRST FLOOR
PLAN

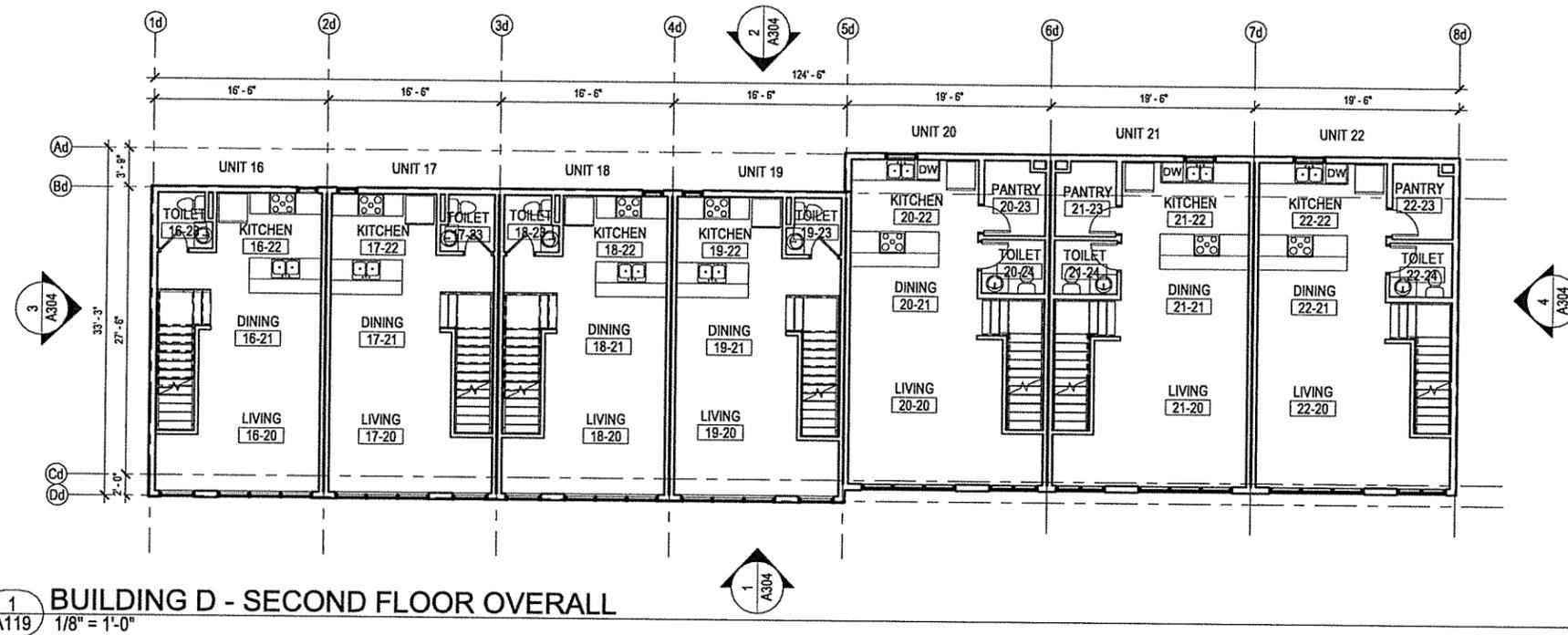
A118

BETTISWORTH NORTH ARCHITECTS & PLANNERS

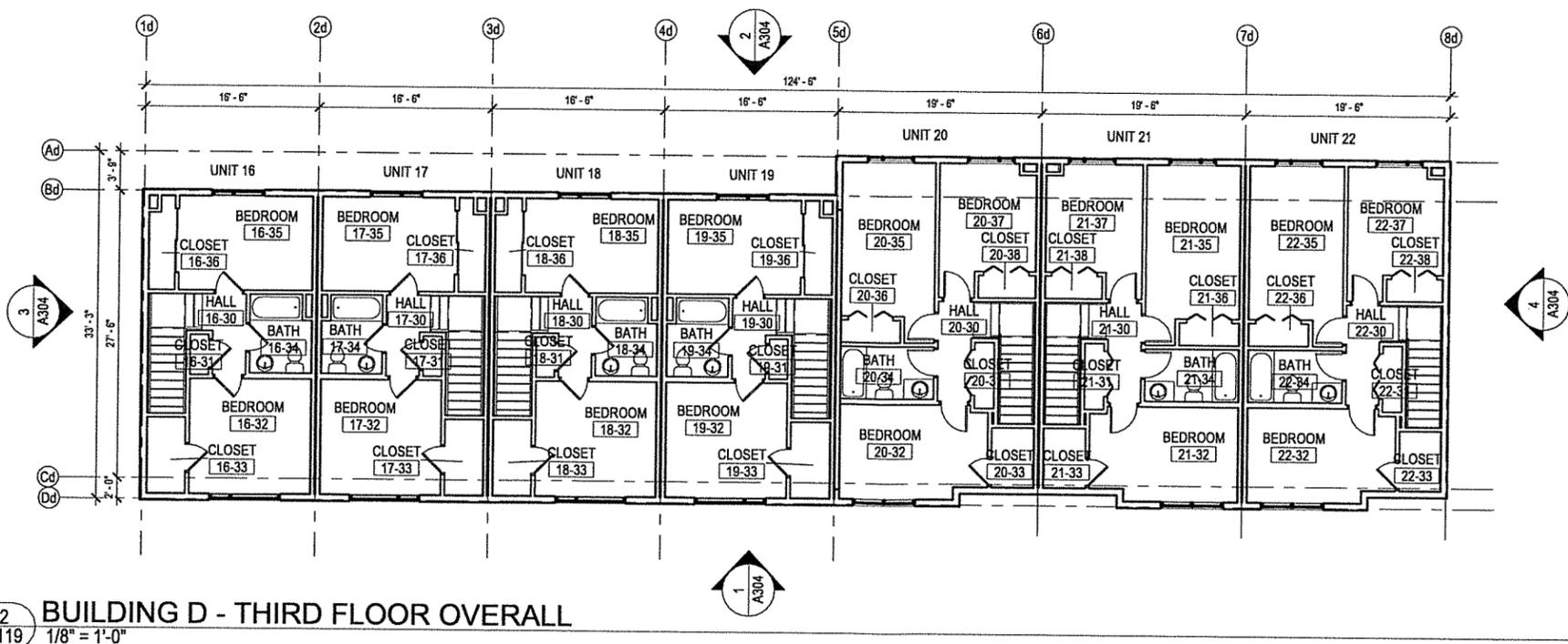
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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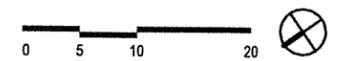
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1 BUILDING D - SECOND FLOOR OVERALL
 1/8" = 1'-0"



2 BUILDING D - THIRD FLOOR OVERALL
 1/8" = 1'-0"



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ADMINISTRATIVE SITE PLAN REVIEW

CONSULTANT:

PROJECT NO: 23-159
 DATE: 2024-03-26
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BUILDING D - SECOND AND
 THIRD FLOOR PLAN

A119

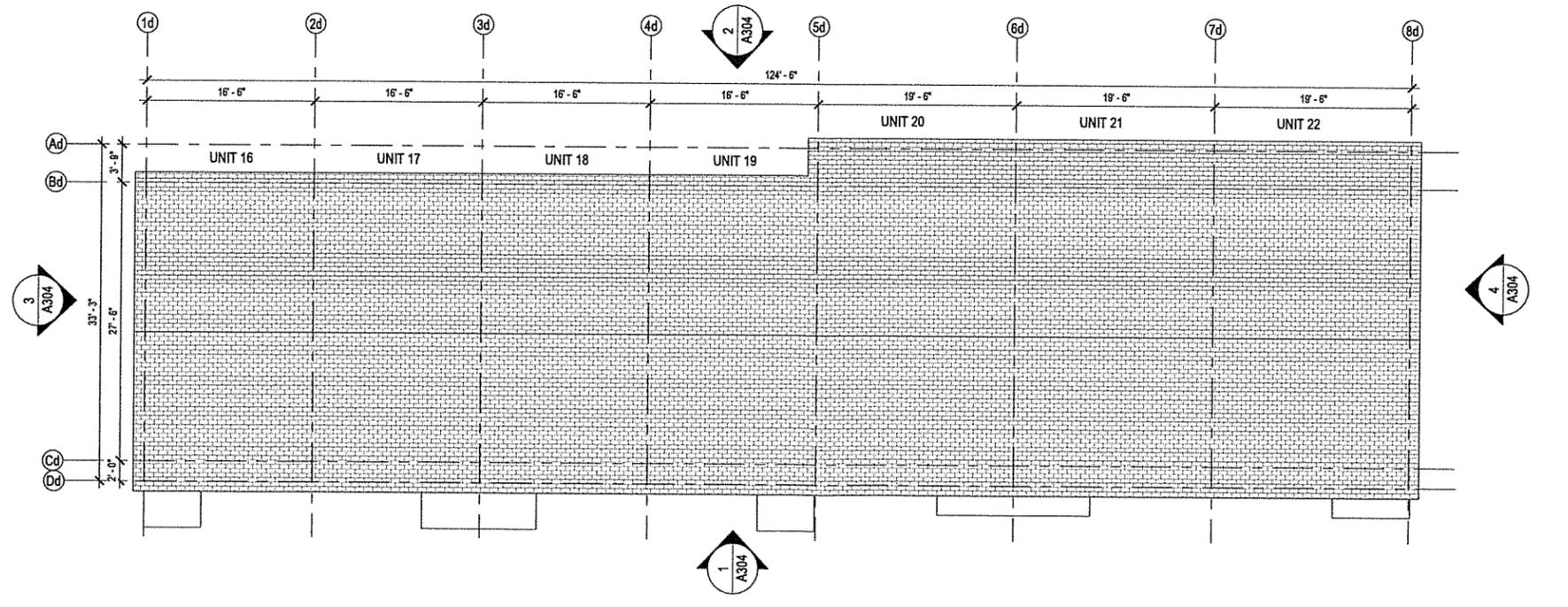
BETTISWORTH NORTH ARCHITECTS & PLANNERS

NOT FOR CONSTRUCTION

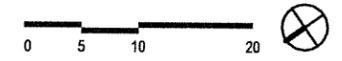
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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2 BUILDING D - ROOF PLAN
 A120 1/8" = 1'-0"



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BUILDING D - OVERALL ROOF PLAN

A120

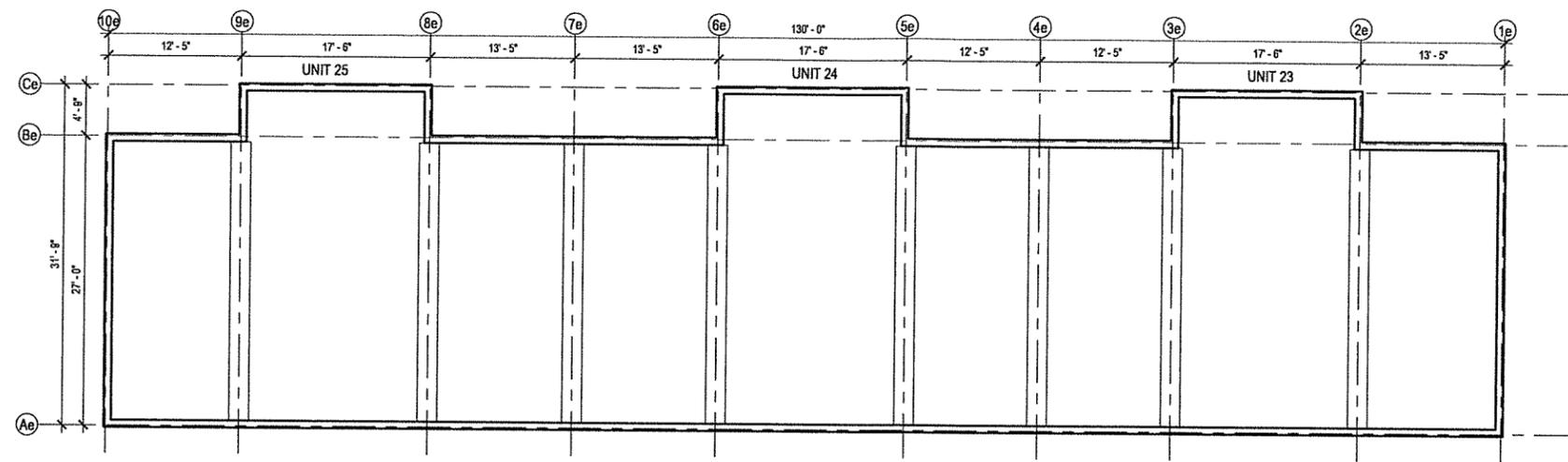
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BETTISWORTH NORTH ARCHITECTS & PLANNERS

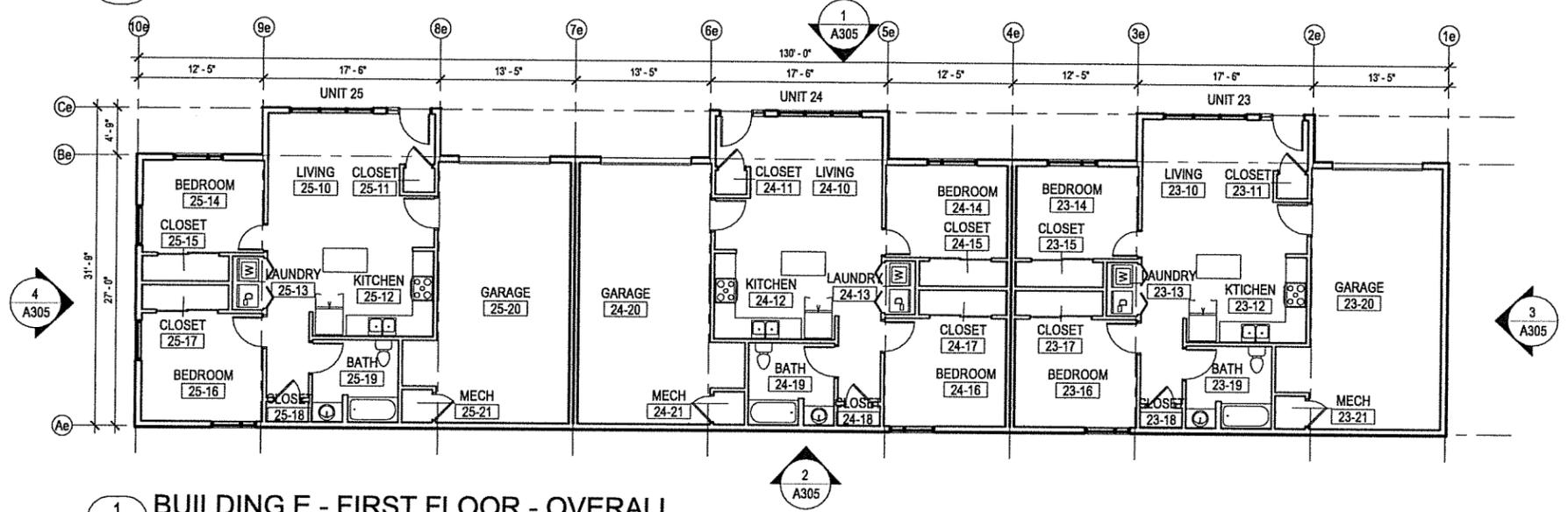
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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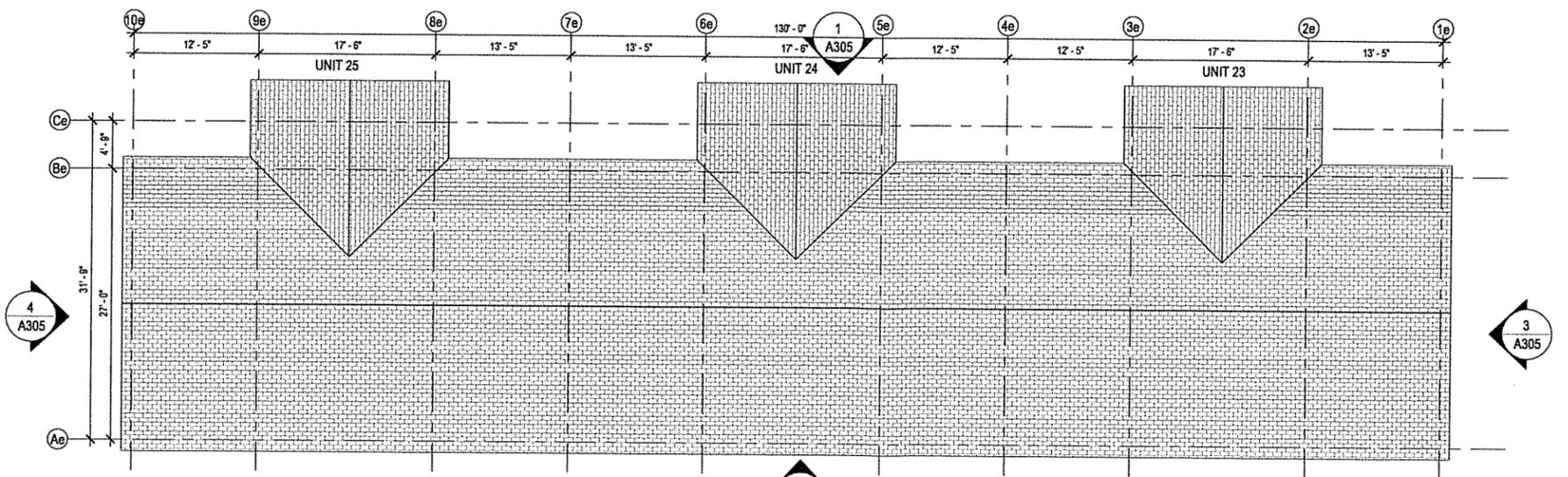
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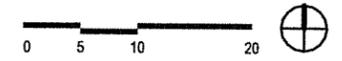
3 BUILDING E - FOUNDATION PLAN
A121 1/8" = 1'-0"



1 BUILDING E - FIRST FLOOR - OVERALL
A121 1/8" = 1'-0"



2 BUILDING E - ROOF PLAN
A121 1/8" = 1'-0"



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CONSULTANT:

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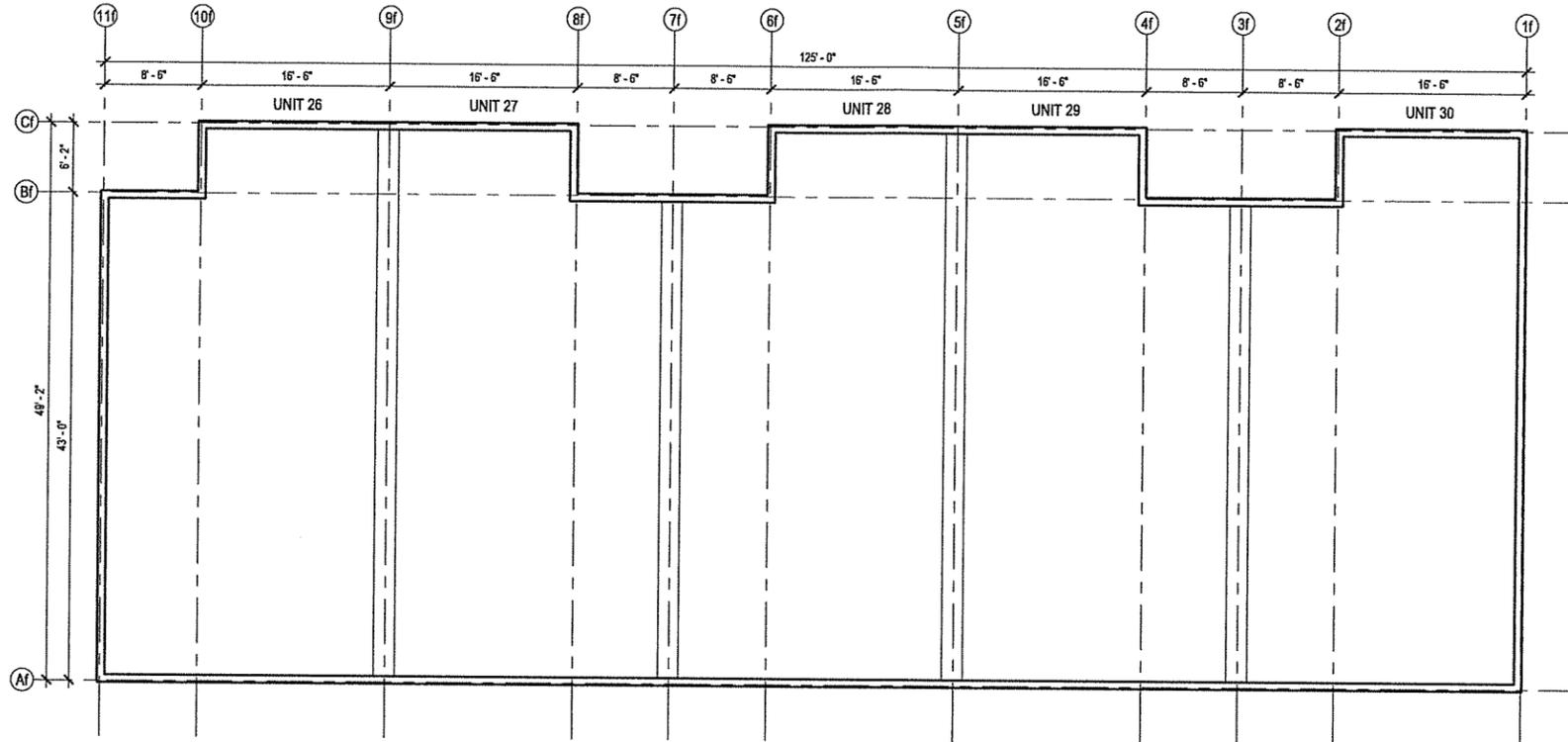
BUILDING E - OVERALL FIRST AND ROOF PLAN

A121

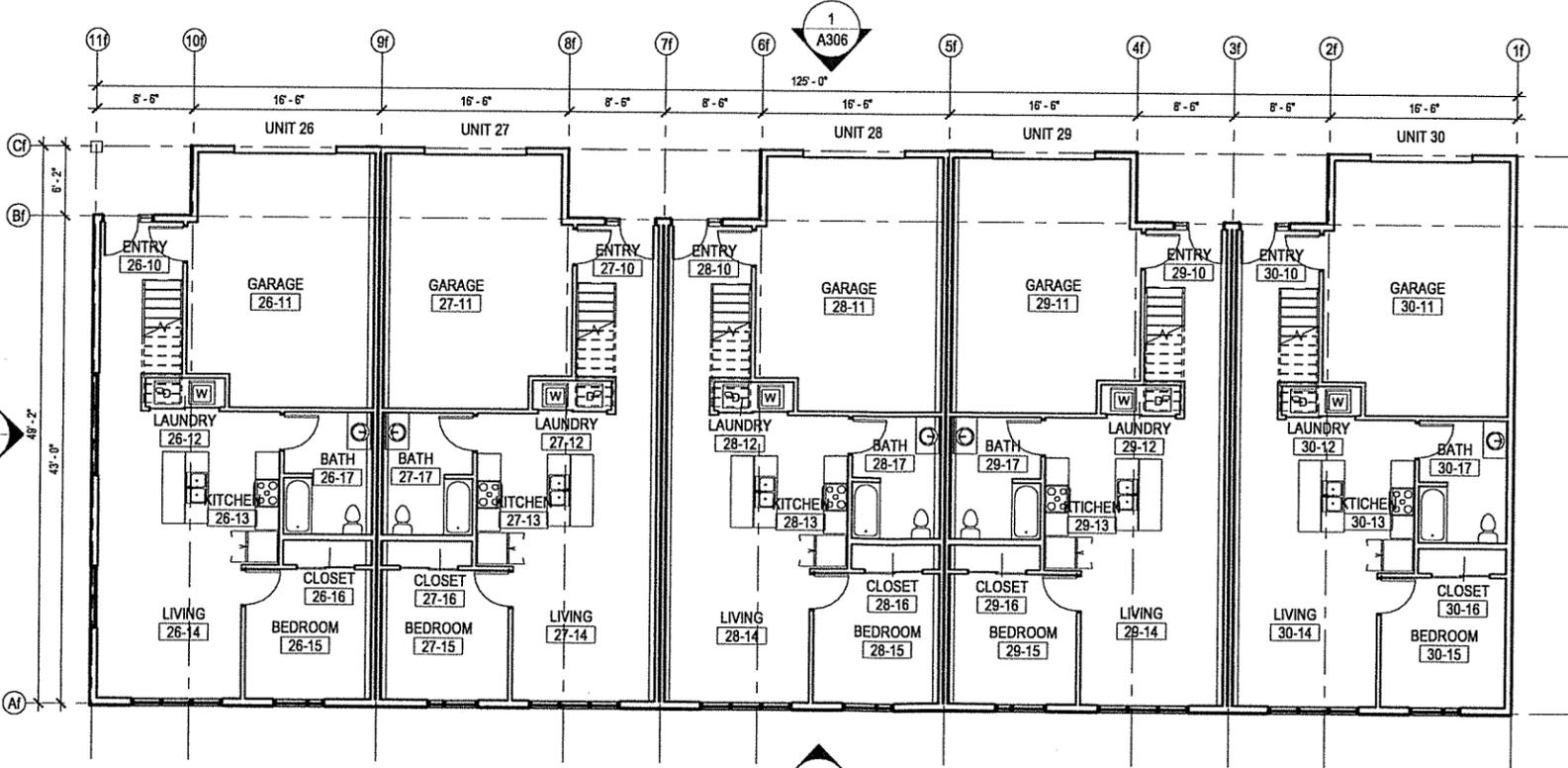
BETTISWORTH NORTH ARCHITECTS & PLANNERS

NOT FOR CONSTRUCTION

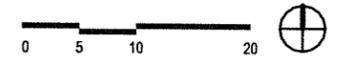
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3 BUILDING F - FOUNDATION PLAN
1/8" = 1'-0"



1 BUILDING F - FIRST FLOOR - OVERALL
1/8" = 1'-0"



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CONSULTANT:

PROJECT NO: 23-159
DATE: 2024-03-26
DRAWN BY: HNK/ACB
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REVISION	DESCRIPTION	DATE

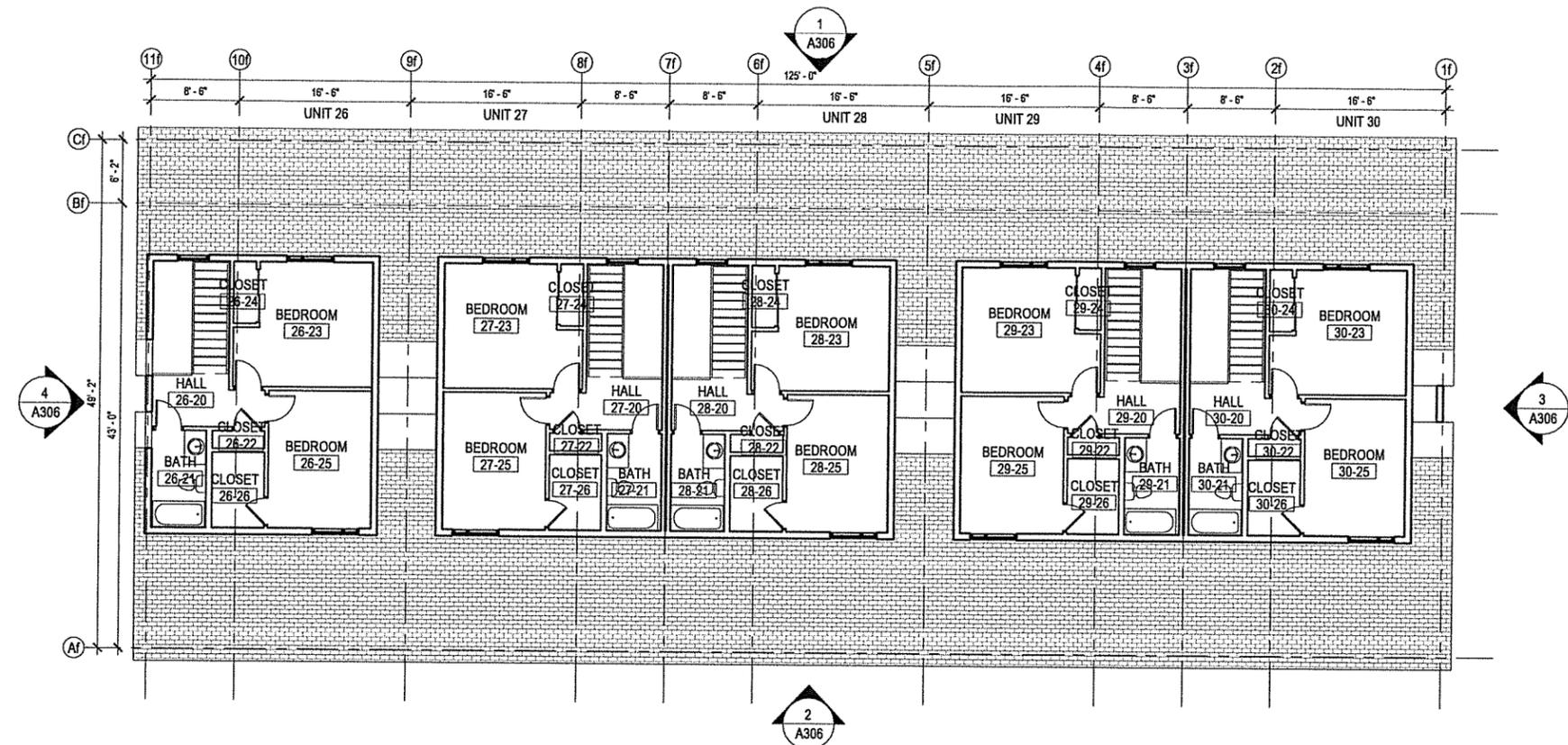
BUILDING F - OVERALL
FOUNDATION AND FIRST FLOOR
PLAN

A122

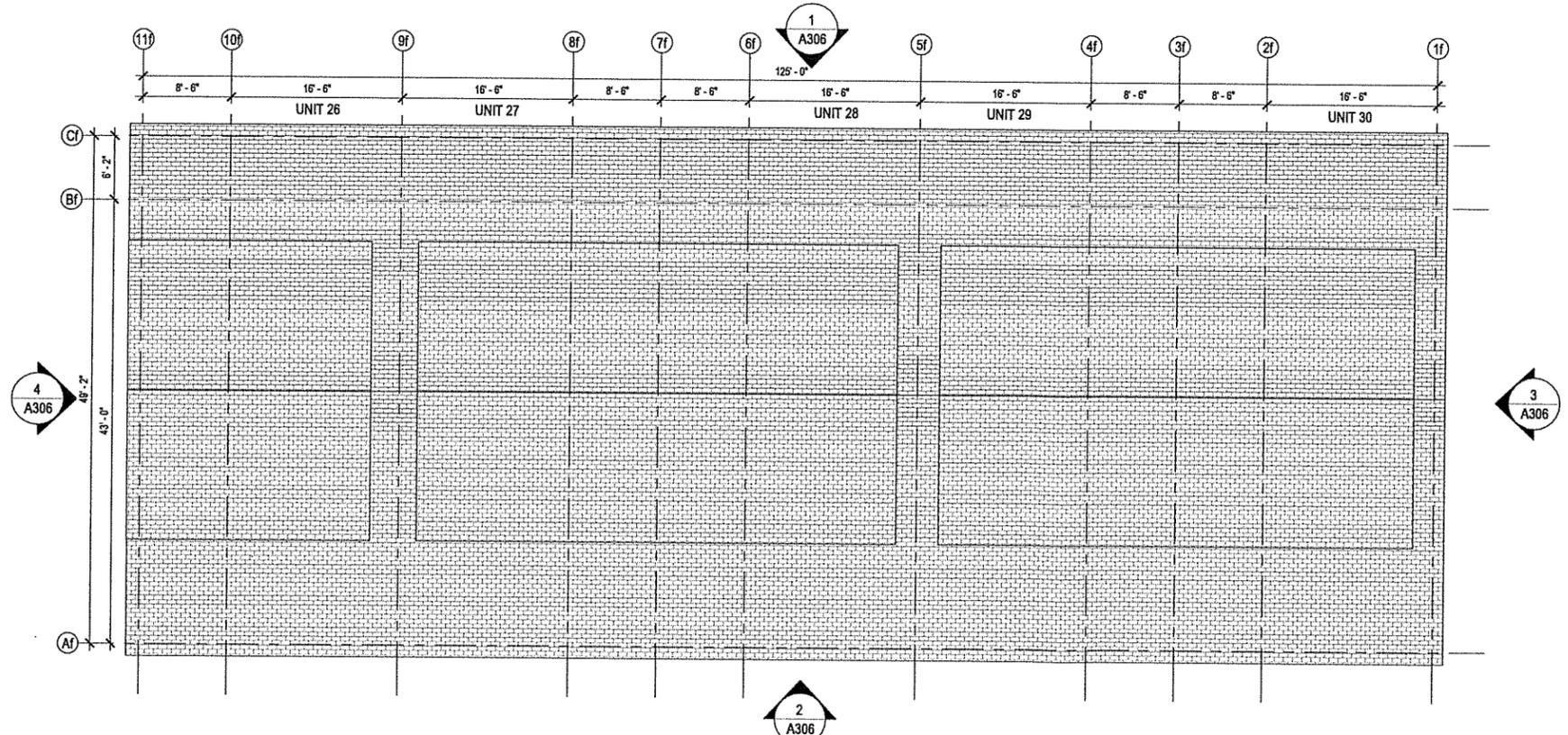
BETTISWORTH NORTH ARCHITECTS & PLANNERS

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IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



2 BUILDING F - SECOND FLOOR OVERALL
A123 1/8" = 1'-0"



1 BUILDING F - ROOF PLAN
A123 1/8" = 1'-0"



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THE COMMONS ON BOSTON STREET

ANCHORAGE, ALASKA

ADMINISTRATIVE SITE PLAN REVIEW

SWELL, LLC

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BUILDING F - OVERALL SECOND FLOOR AND ROOF PLAN

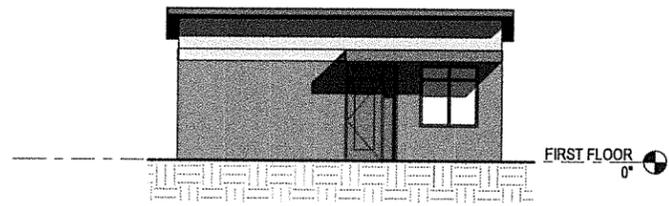
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BETTISWORTH NORTH ARCHITECTS & PLANNERS

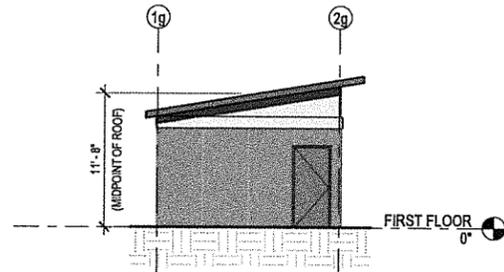
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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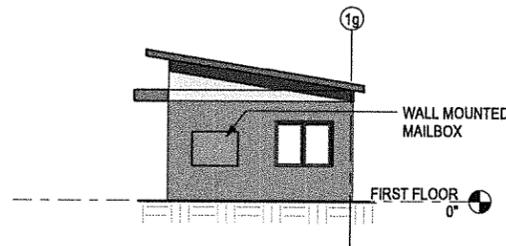
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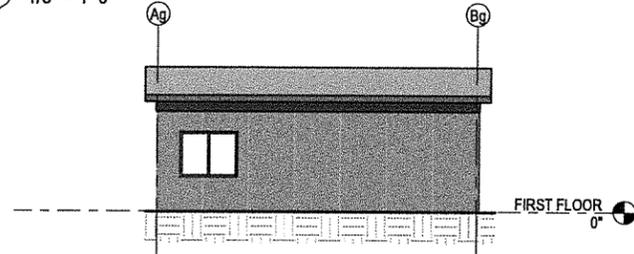
4 BUILDING G - SE ELEVATION
A124 1/8" = 1'-0"



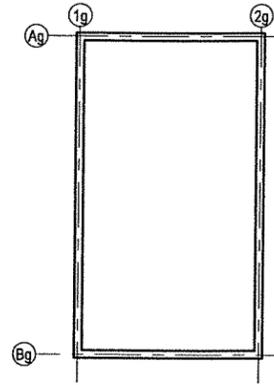
5 BUILDING G - SW ELEVATION
A124 1/8" = 1'-0"



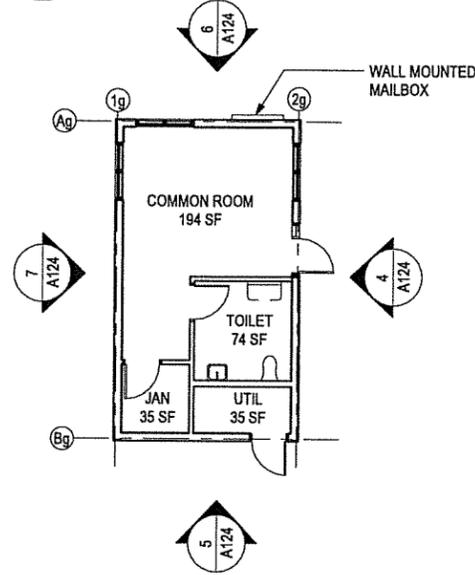
6 BUILDING G - NE ELEVATION
A124 1/8" = 1'-0"



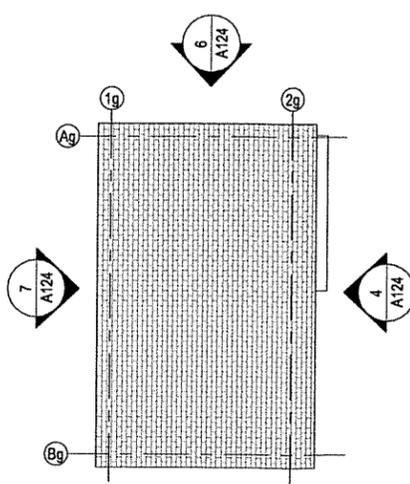
7 BUILDING G - NW ELEVATION
A124 1/8" = 1'-0"



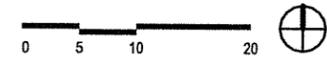
3 BUILDING G - FOUNDATION PLAN
A124 1/8" = 1'-0"



1 BUILDING G - FIRST FLOOR - OVERALL
A124 1/8" = 1'-0"



2 BUILDING G - ROOF PLAN
A124 1/8" = 1'-0"



CONSULTANT:

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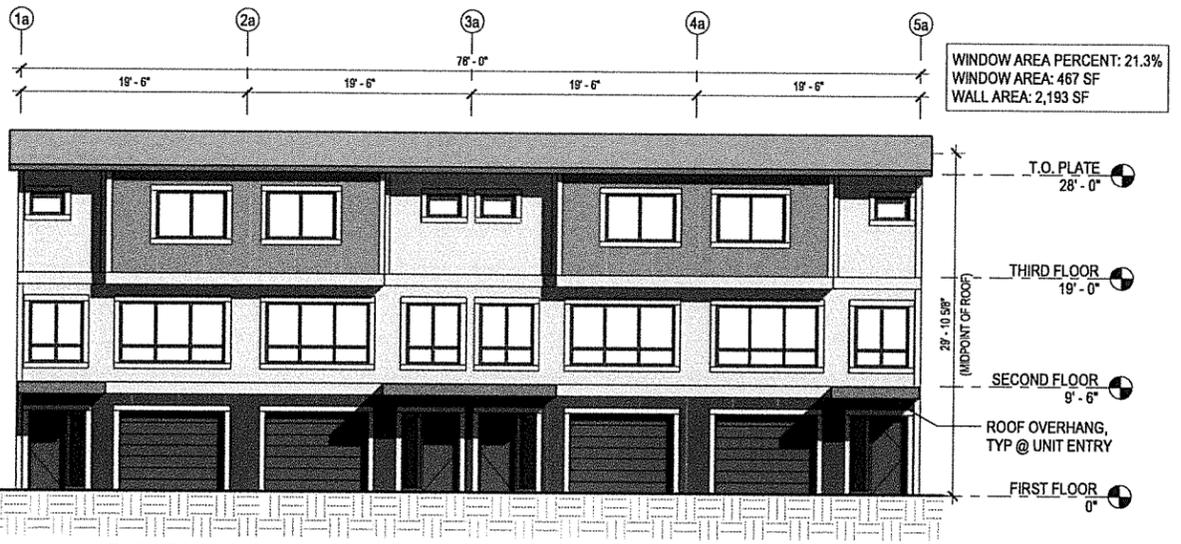
REVISION	DESCRIPTION	DATE

BUILDING G - OVERALL PLANS AND ELEVATIONS

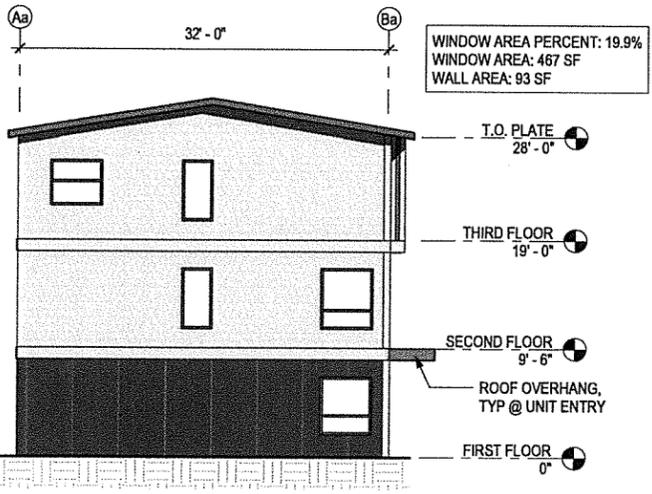
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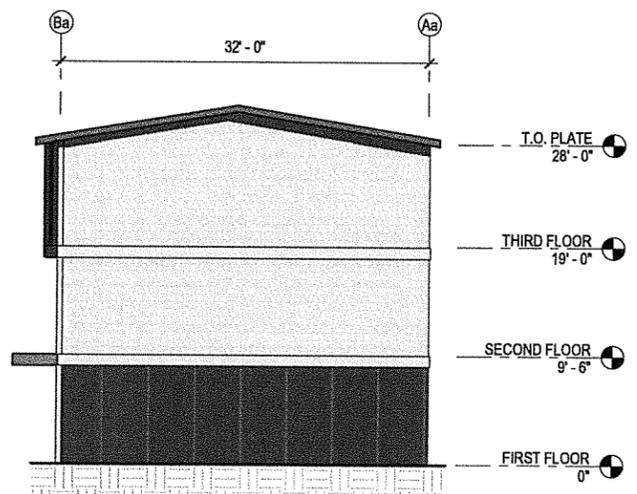
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



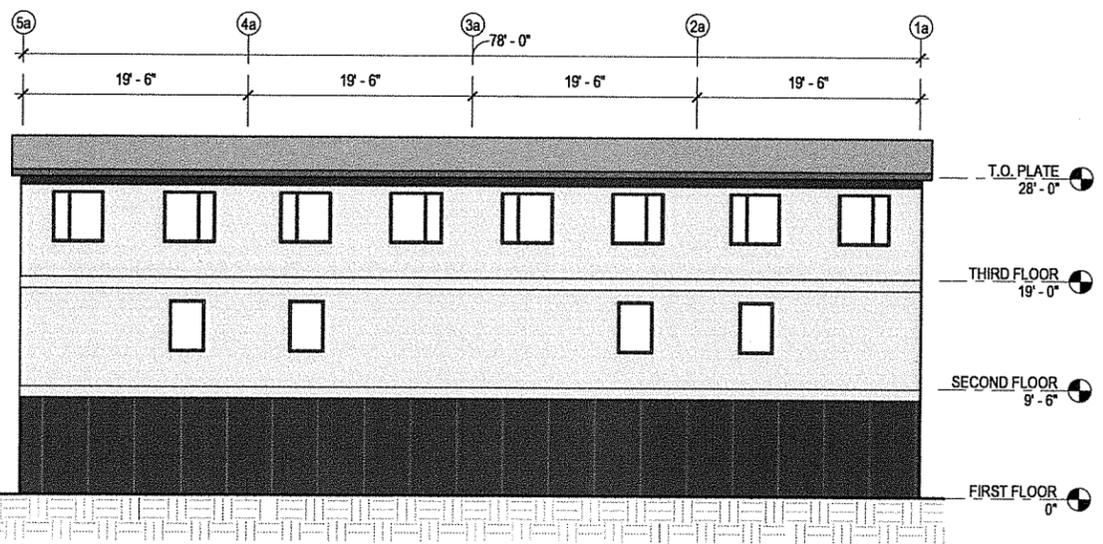
1 BUILDING A - SOUTH ELEVATION
A301 1/8" = 1'-0"



2 BUILDING A - WEST ELEVATION
A301 1/8" = 1'-0"



4 BUILDING A - EAST ELEVATION
A301 1/8" = 1'-0"



3 BUILDING A - NORTH ELEVATION
A301 1/8" = 1'-0"

TITLE 21: RESIDENTIAL DESIGN SUMMARY

TITLE 21: RESIDENTIAL DESIGN SUMMARY		MOA CODE REF									
WINDOWS	10% OF WALL AREA @ STREET FACING ELEVATION	21.07.110-C.3.a									
PEDESTRIAN ACCESS	1. ORIENTATION OF LIVING SPACES AND WINDOWS - OVERALL 2. LIMITED FRONT-FACING GARAGE WIDTH FOR TOWNHOUSES 3. VISIBLE FRONT ENTRY	21.07.110-C.5									
BUILDING ARTICULATION MENU (MEET 4)		21.07.110-C.5									
			FRONT ELEVATION	WEST SIDE							
			A	B	C	D	E	F	A	E	F
a. WALL ARTICULATION - MIN 18" IN DEPTH, PROVIDE FOR MAJORITY OF HEIGHT											
b. BUILDING MODULATION - WALL PLAN PROJECTION OR RECESS MIN 4"											
c. UPPER STORY CANT. FOR MAJORITY OF LENGTH - PLANE CHANGE MIN 18"											
d. VARIATION OF EXTERIOR FINISHES - USE TWO OR MORE SIDING MATERIALS											
e. ORNAMENTAL FEATURES - 2 OR MORE (MEDALLIONS, SHUTTERS, WIDER TRIM)											
f. BALCONIES - 4' DEPTH											
g. BAY WINDOWS - EXTEND 18" FROM ABUTTING WALL PLANE											
h. ADDITIONAL WINDOW AREA - 20% OF ELEVATION											
i. ENTRY ARTICULATION - ROOF STRUCTURE, VESTIBULE, OR WALL RECESS 4"											
j. BUILDING ELEVATION FREE OF GARAGE DOORS											
k. LANDSCAPING - 2/3 FOUNDATION WALL, 8' DEPTH, 2 TREES/6 SHRUBS PER 20'											
l. ROOFLINE MODULATION - 2' (PEAKS, JOGGED RIDGE, DORMERS)											
m. VARIATION IN BUILDING FORM - MIRRORED, SCALE, NUMBER OF UNITS											
ENTRYWAY TREATMENT	1. PORCH 2. SHELTERING ROOF STRUCTURE	21.07.110-C.9									
LANDSCAPING	PLANTING AREA @ EA DRIVEWAY AND COMBINED DRIVEWAYS	21.07.110-C.10									
HOUSING MODELS	21-30 UNITS; 5 MODELS - 6 PROVIDED	21.07.110-D.2									
PRIMARY ENTRANCE	HARD-SURFACE PORCH PROVIDED, VISIBLE FROM STREET	21.07.110-D.3									
GARAGE	LESS THAN 67% OF FACADE	21.07.110-D.4									

EXTERIOR FINISH LEGEND

	EF-1	SHAKES PANEL SIDING - COLOR 1
	EF-2	BOARD AND BATTEN PANEL SIDING - COLOR 2
	EF-3	BOARD AND BATTEN PANEL SIDING - COLOR 3
	EF-4	BAND TRIM - COLOR 1
	EF-5	DOOR PAINT, P-1

BETTISWORTH NORTH

SWELL, LLC
THE COMMONS ON BOSTON STREET
ANCHORAGE, ALASKA
ADMINISTRATIVE SITE PLAN REVIEW

CONSULTANT:

PROJECT NO:	23-159	
DATE:	2024-03-26	
DRAWN BY:	HNK	
CHECKED BY:	RR	
REVISION	DESCRIPTION	DATE

BUILDING A - EXTERIOR ELEVATIONS
A301

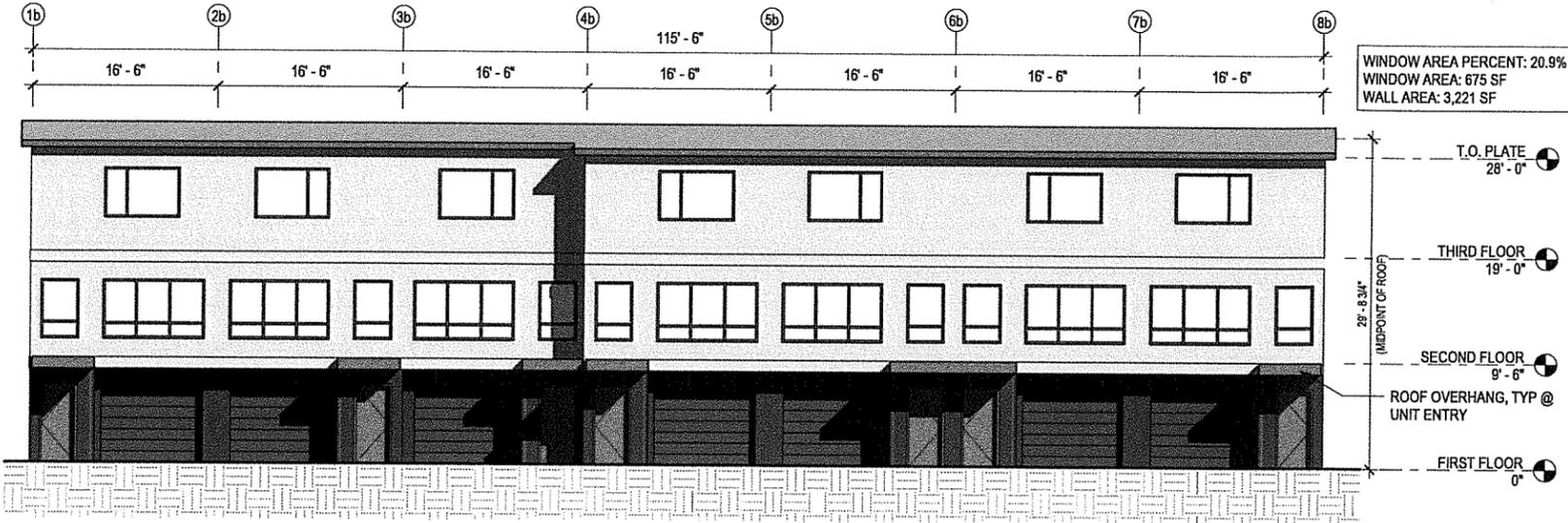
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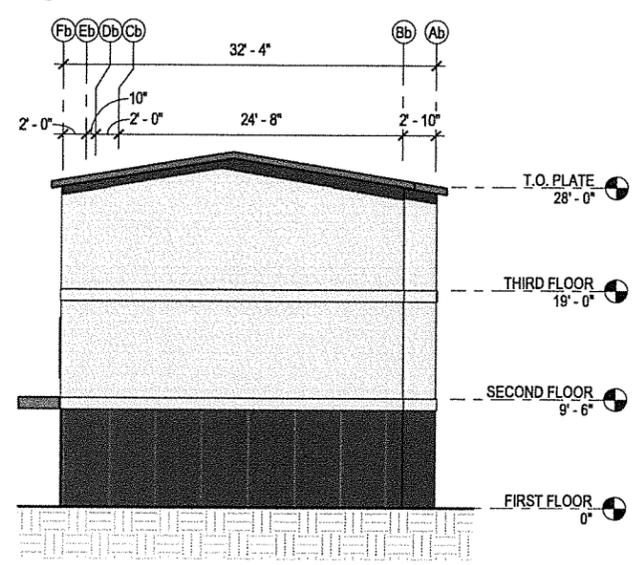
CORPORATE NO. AEC215 BETTISWORTH.COM

BETTISWORTH NORTH ARCHITECTS & PLANNERS

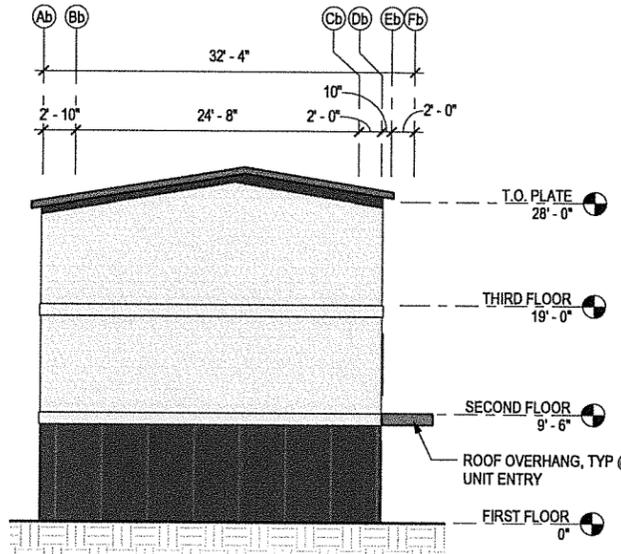
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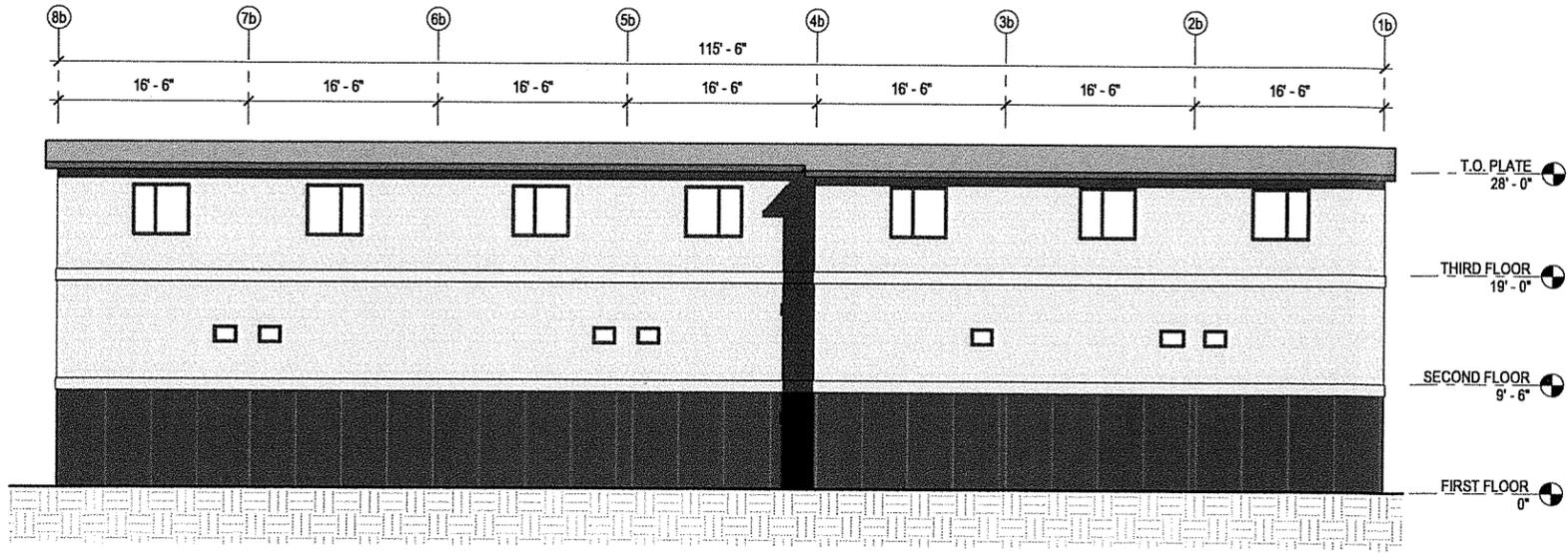
1 BUILDING B - SOUTH ELEVATION
A302 1/8" = 1'-0"



2 BUILDING B - EAST ELEVATION
A302 1/8" = 1'-0"



3 BUILDING B - WEST ELEVATION
A302 1/8" = 1'-0"



4 BUILDING B - NORTH ELEVATION
A302 1/8" = 1'-0"

TITLE 21: RESIDENTIAL DESIGN SUMMARY

TITLE 21: RESIDENTIAL DESIGN SUMMARY		MOA CODE REF	
WINDOWS	10% OF WALL AREA @ STREET FACING ELEVATION	21.07.110-C.3.a	
PEDESTRIAN ACCESS	1. ORIENTATION OF LIVING SPACES AND WINDOWS - OVERALL 2. LIMITED FRONT-FACING GARAGE WIDTH FOR TOWNHOUSES 3. VISIBLE FRONT ENTRY	21.07.110-C.5	
BUILDING ARTICULATION MENU (MEET 4)		21.07.110-C.5	
			FRONT ELEVATION
			WEST SIDE
			A B C D E F A E F
a. WALL ARTICULATION - MIN 18" IN DEPTH, PROVIDE FOR MAJORITY OF HEIGHT			
b. BUILDING MODULATION - WALL PLAN PROJECTION OR RECESS MIN 4"			
c. UPPER STORY CANT. FOR MAJORITY OF LENGTH - PLANE CHANGE MIN 16"			
d. VARIATION OF EXTERIOR FINISHES - USE TWO OR MORE SIDING MATERIALS			
e. ORNAMENTAL FEATURES - 2 OR MORE (MEDALLIONS, SHUTTERS, WIDER TRIM)			
f. BALCONIES - 4" DEPTH			
g. BAY WINDOWS - EXTEND 18" FROM ABUTTING WALL PLANE			
h. ADDITIONAL WINDOW AREA - 20% OF ELEVATION			
i. ENTRY ARTICULATION - ROOF STRUCTURE, VESTIBULE, OR WALL RECESS 4"			
j. BUILDING ELEVATION FREE OF GARAGE DOORS			
k. LANDSCAPING - 2/3 FOUNDATION WALL, 8" DEPTH, 2 TREES/6 SHRUBS PER 20'			
l. ROOFLINE MODULATION - 2 (PEAKS, JOGGED RIDGE, DORMERS)			
m. VARIATION IN BUILDING FORM - MIRRORED, SCALE, NUMBER OF UNITS			
ENTRYWAY TREATMENT	1. PORCH 2. SHELTERING ROOF STRUCTURE	21.07.110-C.9	
LANDSCAPING	PLANTING AREA @ EA DRIVEWAY AND COMBINED DRIVEWAYS	21.07.110-C.10	
HOUSING MODELS	21-30 UNITS: 5 MODELS - 6 PROVIDED	21.07.110-D.2	
PRIMARY ENTRANCE	HARD-SURFACE PORCH PROVIDED, VISIBLE FROM STREET	21.07.110-D.3	
GARAGE	LESS THAN 67% OF FACADE	21.07.110-D.4	

EXTERIOR FINISH LEGEND

	EF-1	SHAKES PANEL SIDING - COLOR 1
	EF-2	BOARD AND BATTEN PANEL SIDING - COLOR 2
	EF-3	BOARD AND BATTEN PANEL SIDING - COLOR 3
	EF-4	BAND TRIM - COLOR 1
	EF-5	DOOR PAINT, P-1

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BETTISWORTH NORTH

CORPORATE NO. ACC219 BETTISWORTH.COM

SWELL, LLC

THE COMMONS ON BOSTON STREET

ANCHORAGE, ALASKA

ADMINISTRATIVE SITE PLAN REVIEW

CONSULTANT:

PROJECT NO: 23-159
DATE: 2024-03-26
DRAWN BY: HNK
CHECKED BY: RR

REVISION	DESCRIPTION	DATE

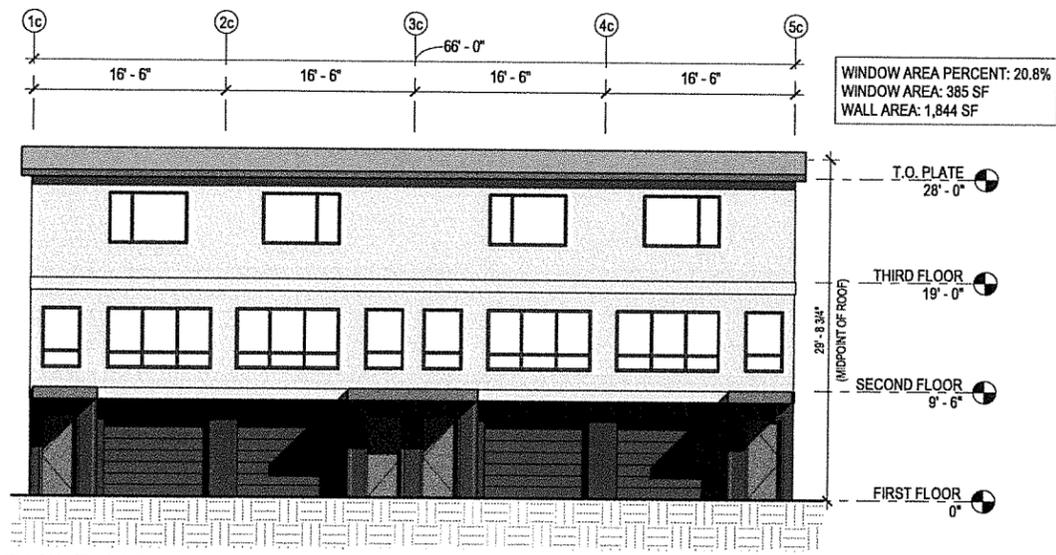
BUILDING B - EXTERIOR ELEVATIONS

A302

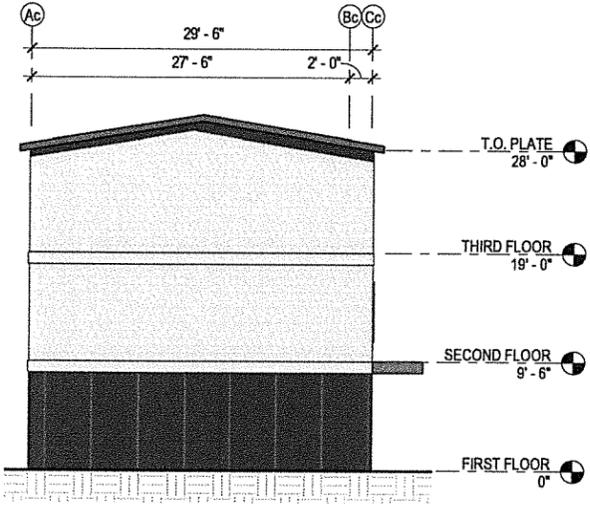
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BETTISWORTH NORTH ARCHITECTS & PLANNERS

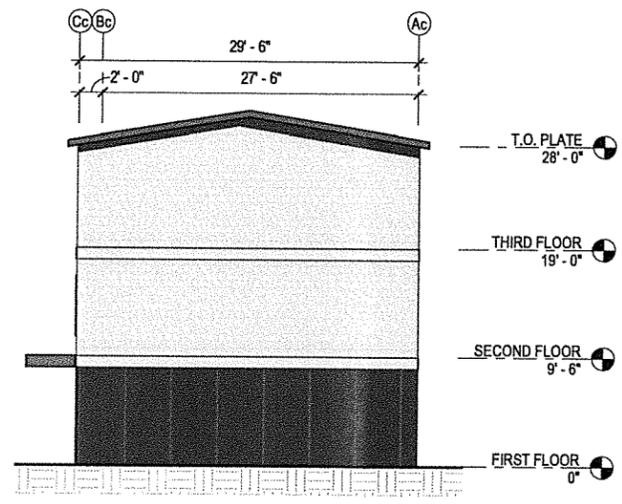
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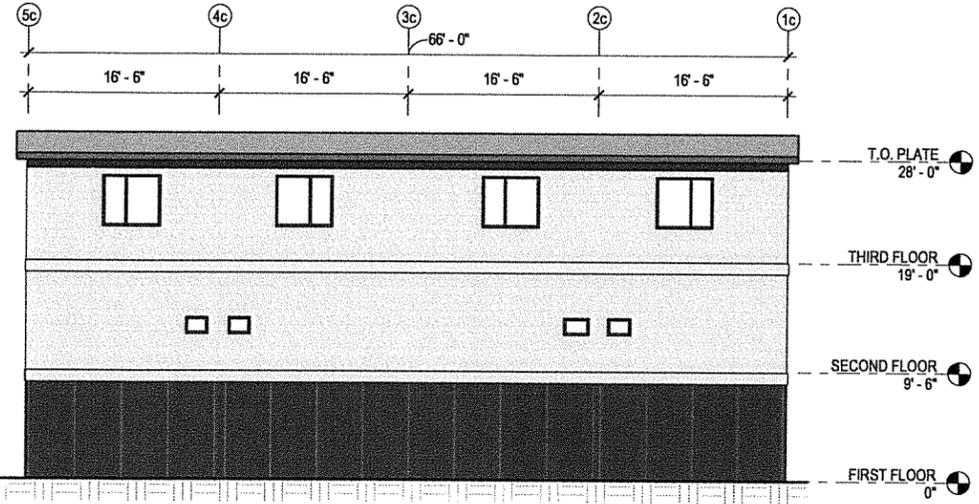
1 BUILDING C - WEST ELEVATION
1/8" = 1'-0"



2 BUILDING C - NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING C - EAST ELEVATION
1/8" = 1'-0"

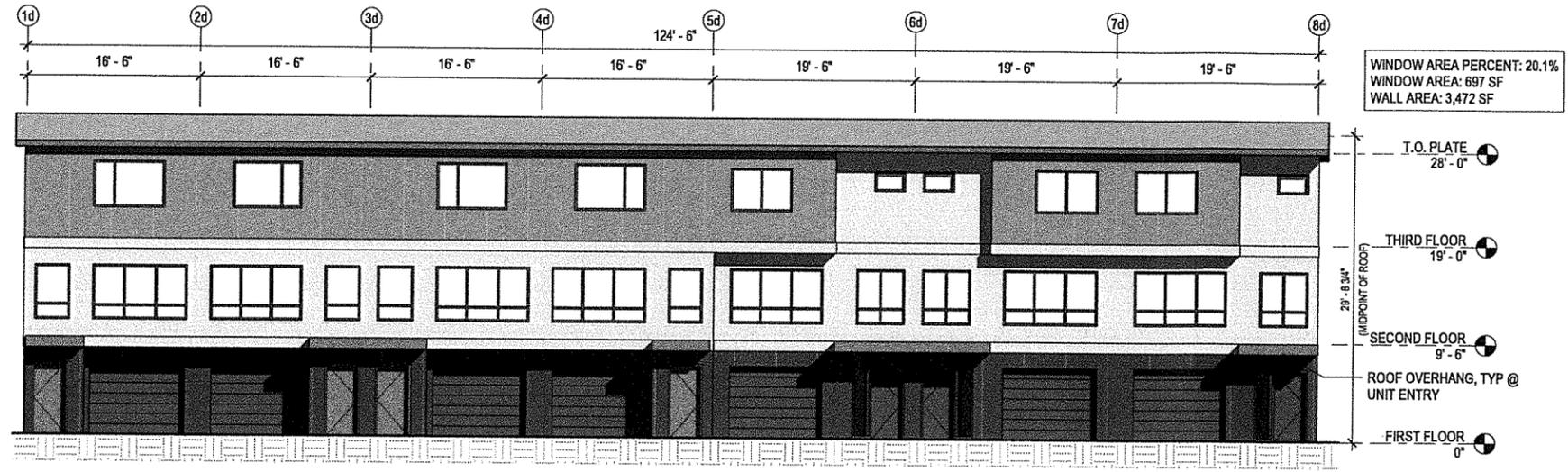
TITLE 21: RESIDENTIAL DESIGN SUMMARY		MOA CODE REF									
WINDOWS	10% OF WALL AREA @ STREET FACING ELEVATION	21.07.110-C.3.a									
PEDESTRIAN ACCESS	1. ORIENTATION OF LIVING SPACES AND WINDOWS - OVERALL 2. LIMITED FRONT-FACING GARAGE WIDTH FOR TOWNHOUSES 3. VISIBLE FRONT ENTRY	21.07.110-C.5									
BUILDING ARTICULATION MENU (MEET 4)		21.07.110-C.5									
			FRONT ELEVATION	WEST SIDE							
			A	B	C	D	E	F	A	E	F
a. WALL ARTICULATION - MIN 18" IN DEPTH, PROVIDE FOR MAJORITY OF HEIGHT											
b. BUILDING MODULATION - WALL PLAN PROJECTION OR RECESS MIN 4"											
c. UPPER STORY CANT. FOR MAJORITY OF LENGTH - PLANE CHANGE MIN 18"											
d. VARIATION OF EXTERIOR FINISHES - USE TWO OR MORE SIDING MATERIALS											
e. ORNAMENTAL FEATURES - 2 OR MORE (MEDALLIONS, SHUTTERS, WIDER TRIM)											
f. BALCONIES - 4' DEPTH											
g. BAY WINDOWS - EXTEND 18" FROM ABUTTING WALL PLANE											
h. ADDITIONAL WINDOW AREA - 20% OF ELEVATION											
i. ENTRY ARTICULATION - ROOF STRUCTURE, VESTIBULE, OR WALL RECESS 4'											
j. BUILDING ELEVATION FREE OF GARAGE DOORS											
k. LANDSCAPING - 2/3 FOUNDATION WALL, 8' DEPTH, 2 TREES/6 SHRUBS PER 20'											
l. ROOFLINE MODULATION - 2 (PEAKS, JOGGED RIDGE, DORMERS)											
m. VARIATION IN BUILDING FORM - MIRRORED, SCALE, NUMBER OF UNITS											
ENTRYWAY TREATMENT	1. PORCH 2. SHELTERING ROOF STRUCTURE	21.07.110-C.9									
LANDSCAPING	PLANTING AREA @ EA DRIVEWAY AND COMBINED DRIVEWAYS	21.07.110-C.10									
HOUSING MODELS	21-30 UNITS: 5 MODELS - 6 PROVIDED	21.07.110-D.2									
PRIMARY ENTRANCE	HARD-SURFACE PORCH PROVIDED, VISIBLE FROM STREET	21.07.110-D.3									
GARAGE	LESS THAN 67% OF FACADE	21.07.110-D.4									

EXTERIOR FINISH LEGEND		
	EF-1	SHAKES PANEL SIDING - COLOR 1
	EF-2	BOARD AND BATTEN PANEL SIDING - COLOR 2
	EF-3	BOARD AND BATTEN PANEL SIDING - COLOR 3
	EF-4	BAND TRIM - COLOR 1
	EF-5	DOOR PAINT, P-1

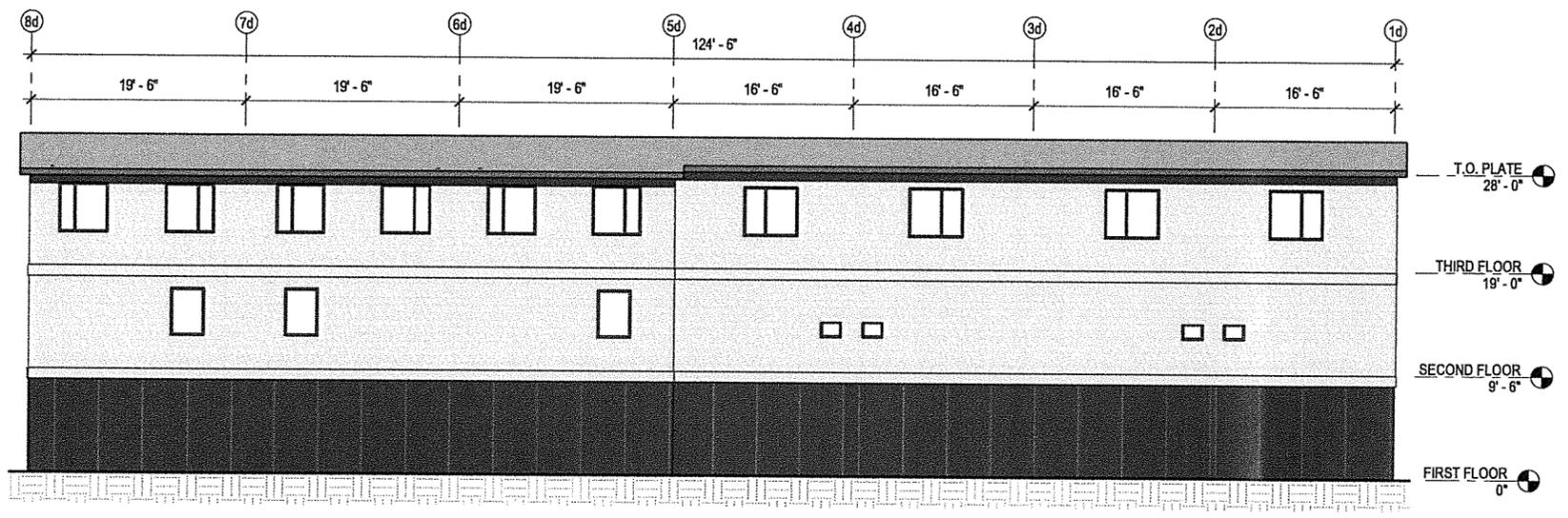
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BETTISWORTH NORTH
 SWELL, LLC
THE COMMONS ON BOSTON STREET
 ANCHORAGE, ALASKA
 ADMINISTRATIVE SITE PLAN REVIEW
 CONSULTANT:
 PROJECT NO: 23-159
 DATE: 2024-03-26
 DRAWN BY: HNK
 CHECKED BY: RR
 NOT FOR CONSTRUCTION
 BUILDING C - EXTERIOR ELEVATIONS
A303
BETTISWORTH NORTH ARCHITECTS & PLANNERS

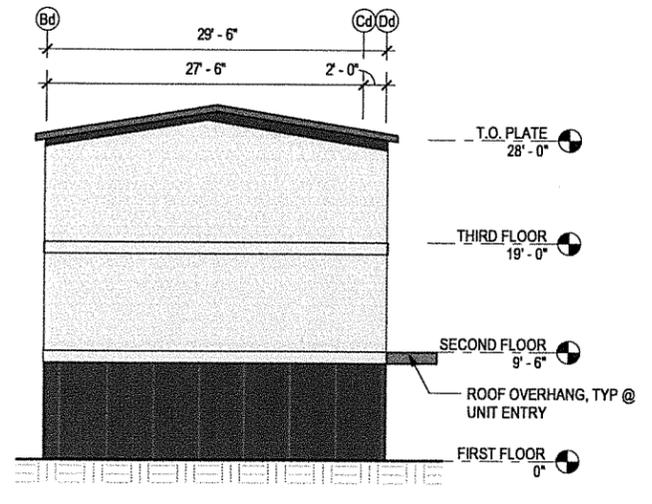
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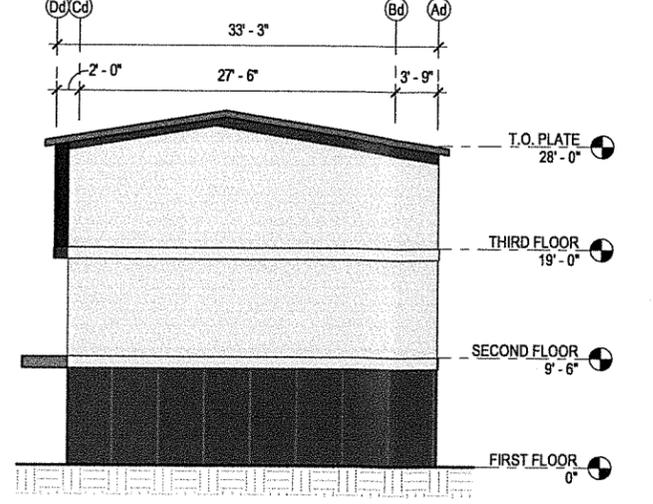
1 BUILDING D - WEST ELEVATION
A304 1/8" = 1'-0"



2 BUILDING D - EAST ELEVATION
A304 1/8" = 1'-0"



3 BUILDING D - NORTH ELEVATION
A304 1/8" = 1'-0"



4 BUILDING D - SOUTH ELEVATION
A304 1/8" = 1'-0"

TITLE 21: RESIDENTIAL DESIGN SUMMARY

TITLE 21: RESIDENTIAL DESIGN SUMMARY		MOA CODE REF
WINDOWS	10% OF WALL AREA @ STREET FACING ELEVATION	21.07.110-C.3.a
PEDESTRIAN ACCESS	1. ORIENTATION OF LIVING SPACES AND WINDOWS - OVERALL 2. LIMITED FRONT-FACING GARAGE WIDTH FOR TOWNHOUSES 3. VISIBLE FRONT ENTRY	21.07.110-C.5
BUILDING ARTICULATION MENU (MEET 4)		21.07.110-C.5
	FRONT ELEVATION	WEST SIDE
	A B C D E F	A E F
a. WALL ARTICULATION - MIN 18" IN DEPTH, PROVIDE FOR MAJORITY OF HEIGHT		
b. BUILDING MODULATION - WALL PLAN PROJECTION OR RECESS MIN 4"		
c. UPPER STORY CANT. FOR MAJORITY OF LENGTH - PLANE CHANGE MIN 18"		
d. VARIATION OF EXTERIOR FINISHES - USE TWO OR MORE SIDING MATERIALS		
e. ORNAMENTAL FEATURES - 2 OR MORE (MEDALLIONS, SHUTTERS, WIDER TRIM)		
f. BALCONIES - 4' DEPTH		
g. BAY WINDOWS - EXTEND 18" FROM ABUTTING WALL PLANE		
h. ADDITIONAL WINDOW AREA - 20% OF ELEVATION		
i. ENTRY ARTICULATION - ROOF STRUCTURE, VESTIBULE, OR WALL RECESS 4"		
j. BUILDING ELEVATION FREE OF GARAGE DOORS		
k. LANDSCAPING - 2/3 FOUNDATION WALL, 8' DEPTH, 2 TREES/6 SHRUBS PER 20'		
l. ROOFLINE MODULATION - 2' (PEAKS, JOGGED RIDGE, DORMERS)		
m. VARIATION IN BUILDING FORM - MIRRORED, SCALE, NUMBER OF UNITS)		
ENTRYWAY TREATMENT	1. PORCH 2. SHELTERING ROOF STRUCTURE	21.07.110-C.9
LANDSCAPING	PLANTING AREA @ EA DRIVEWAY AND COMBINED DRIVEWAYS	21.07.110-C.10
HOUSING MODELS	21-30 UNITS: 5 MODELS - 6 PROVIDED	21.07.110-D.2
PRIMARY ENTRANCE	HARD-SURFACE PORCH PROVIDED, VISIBLE FROM STREET	21.07.110-D.3
GARAGE	LESS THAN 67% OF FACADE	21.07.110-D.4

EXTERIOR FINISH LEGEND

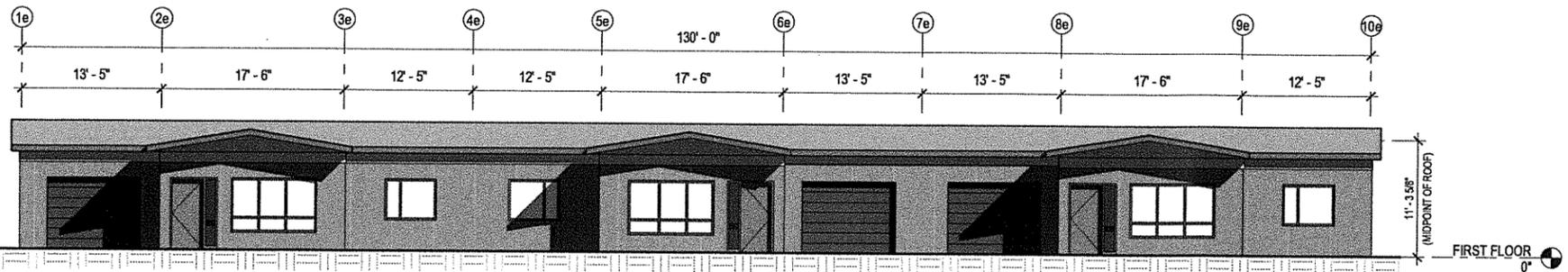
	EF-1 SHAKES PANEL SIDING - COLOR 1
	EF-2 BOARD AND BATTEN PANEL SIDING - COLOR 2
	EF-3 BOARD AND BATTEN PANEL SIDING - COLOR 3
	EF-4 BAND TRIM - COLOR 1
	EF-5 DOOR PAINT, P-1

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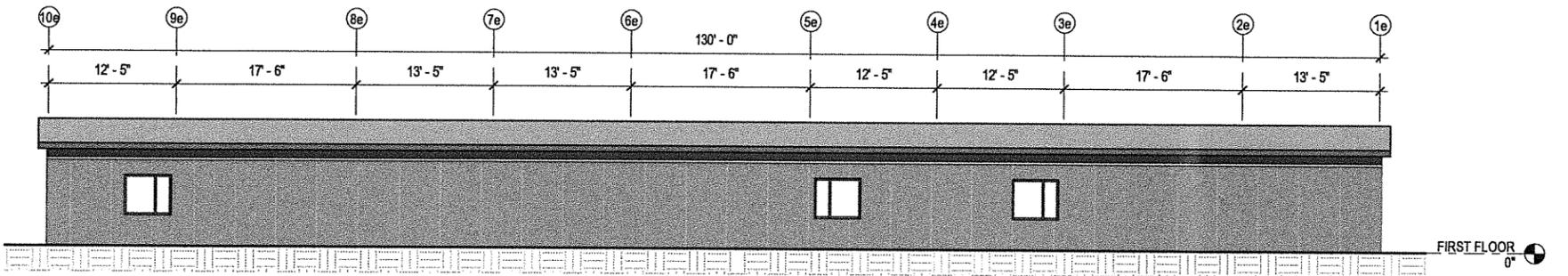
BETTISWORTH NORTH
 SWELL, LLC
THE COMMONS ON BOSTON STREET
 ANCHORAGE, ALASKA
 CORPORATE NO. AEC0219 BETTISWORTH.COM
 ADMINISTRATIVE SITE PLAN REVIEW
 CONSULTANT:
 PROJECT NO: 23-159
 DATE: 2024-03-26
 DRAWN BY: HNK
 CHECKED BY:
 NOT FOR CONSTRUCTION
 BUILDING D - EXTERIOR ELEVATIONS
A304
 BETTISWORTH NORTH ARCHITECTS & PLANNERS

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

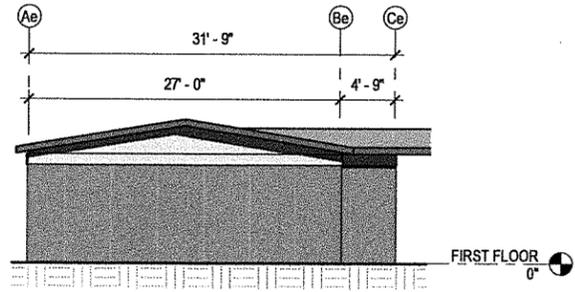
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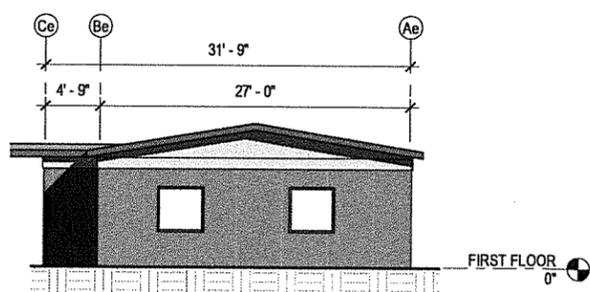
1 BUILDING E - NORTH ELEVATION
A305 1/8" = 1'-0"



2 BUILDING E - SOUTH ELEVATION
A305 1/8" = 1'-0"



3 BUILDING E - EAST ELEVATION
A305 1/8" = 1'-0"



4 BUILDING E - WEST ELEVATION
A305 1/8" = 1'-0"

TITLE 21: RESIDENTIAL DESIGN SUMMARY		MOA CODE REF
WINDOWS	10% OF WALL AREA @ STREET FACING ELEVATION	21.07.110-C.3.a
PEDESTRIAN ACCESS	1. ORIENTATION OF LIVING SPACES AND WINDOWS - OVERALL 2. LIMITED FRONT-FACING GARAGE WIDTH FOR TOWNHOUSES 3. VISIBLE FRONT ENTRY	21.07.110-C.5
BUILDING ARTICULATION MENU (MEET 4)	FRONT ELEVATION WEST SIDE	21.07.110-C.5
	A B C D E F A E F	
a. WALL ARTICULATION - MIN 18" IN DEPTH, PROVIDE FOR MAJORITY OF HEIGHT		
b. BUILDING MODULATION - WALL PLAN PROJECTION OR RECESS MIN 4"		
c. UPPER STORY CANT. FOR MAJORITY OF LENGTH - PLANE CHANGE MIN 18"		
d. VARIATION OF EXTERIOR FINISHES - USE TWO OR MORE SIDING MATERIALS		
e. ORNAMENTAL FEATURES - 2 OR MORE (MEDALLIONS, SHUTTERS, WIDER TRIM)		
f. BALCONIES - 4' DEPTH		
g. BAY WINDOWS - EXTEND 18" FROM ABUTTING WALL PLANE		
h. ADDITIONAL WINDOW AREA - 20% OF ELEVATION		
i. ENTRY ARTICULATION - ROOF STRUCTURE, VESTIBULE, OR WALL RECESS 4"		
j. BUILDING ELEVATION FREE OF GARAGE DOORS		
k. LANDSCAPING - 2/3 FOUNDATION WALL, 8' DEPTH, 2 TREES/6 SHRUBS PER 20'		
l. ROOFLINE MODULATION - 2 (PEAKS, JOGGED RIDGE, DORMERS)		
m. VARIATION IN BUILDING FORM - MIRRORED, SCALE, NUMBER OF UNITS)		
ENTRYWAY TREATMENT	1. PORCH 2. SHELTERING ROOF STRUCTURE	21.07.110-C.9
LANDSCAPING	PLANTING AREA @ EA DRIVEWAY AND COMBINED DRIVEWAYS	21.07.110-C.10
HOUSING MODELS	21-30 UNITS: 5 MODELS - 6 PROVIDED	21.07.110-D.2
PRIMARY ENTRANCE	HARD-SURFACE PORCH PROVIDED, VISIBLE FROM STREET	21.07.110-D.3
GARAGE	LESS THAN 67% OF FACADE	21.07.110-D.4

EXTERIOR FINISH LEGEND		
	EF-1	SHAKES PANEL SIDING - COLOR 1
	EF-2	BOARD AND BATTEN PANEL SIDING - COLOR 2
	EF-3	BOARD AND BATTEN PANEL SIDING - COLOR 3
	EF-4	BAND TRIM - COLOR 1
	EF-5	DOOR PAINT, P-1

CONSULTANT:

PROJECT NO:	23-159	
DATE:	2024-03-26	
DRAWN BY:	HNK	
CHECKED BY:	RR	
REVISION	DESCRIPTION	DATE

BUILDING E - EXTERIOR ELEVATIONS
A305

BETTISWORTH NORTH

THE COMMONS ON BOSTON STREET

ANCHORAGE, ALASKA

NOT FOR CONSTRUCTION

ADMINISTRATIVE SITE PLAN REVIEW

CORPORATE NO. ACC219 BETTISWORTH.COM

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3/26/2024 4:49:42 PM

**BETTISWORTH
NORTH**

CORPORATE NO. AEC219 BETTISWORTH.COM

SWELL, LLC
THE COMMONS ON BOSTON STREET
ANCHORAGE, ALASKA

ADMINISTRATIVE SITE PLAN REVIEW

CONSULTANT:

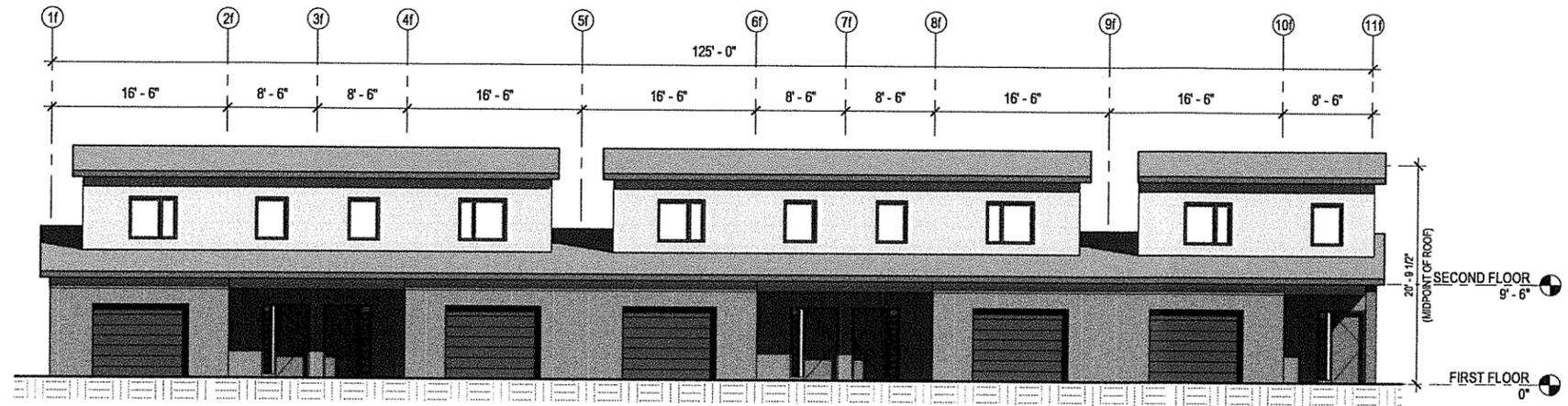
PROJECT NO:	23-159	
DATE:	2024-03-26	
DRAWN BY:	HNK	
CHECKED BY:	RR	
REVISION	DESCRIPTION	DATE

BUILDING F - EXTERIOR ELEVATIONS
A306

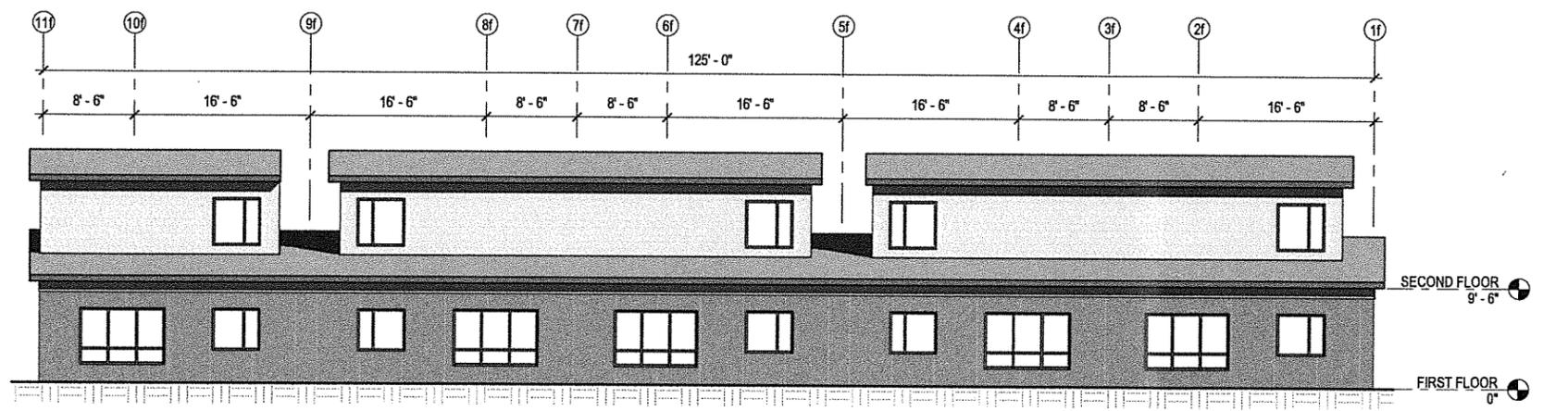
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TITLE 21: RESIDENTIAL DESIGN SUMMARY		MOA CODE REF									
WINDOWS	10% OF WALL AREA @ STREET FACING ELEVATION	21.07.110-C.3.a									
PEDESTRIAN ACCESS	1. ORIENTATION OF LIVING SPACES AND WINDOWS - OVERALL 2. LIMITED FRONT-FACING GARAGE WIDTH FOR TOWNHOUSES 3. VISIBLE FRONT ENTRY	21.07.110-C.5									
BUILDING ARTICULATION MENU (MEET 4)		21.07.110-C.5									
			FRONT ELEVATION	WEST SIDE							
			A	B	C	D	E	F	A	E	F
a. WALL ARTICULATION - MIN 18" IN DEPTH, PROVIDE FOR MAJORITY OF HEIGHT											
b. BUILDING MODULATION - WALL PLAN PROJECTION OR RECESS MIN 4"											
c. UPPER STORY CANT. FOR MAJORITY OF LENGTH - PLANE CHANGE MIN 18"											
d. VARIATION OF EXTERIOR FINISHES - USE TWO OR MORE SIDING MATERIALS											
e. ORNAMENTAL FEATURES - 2 OR MORE (MEDALLIONS, SHUTTERS, WIDER TRIM)											
f. BALCONIES - 4' DEPTH											
g. BAY WINDOWS - EXTEND 18" FROM ABUTTING WALL PLANE											
h. ADDITIONAL WINDOW AREA - 20% OF ELEVATION											
i. ENTRY ARTICULATION - ROOF STRUCTURE, VESTIBULE, OR WALL RECESS 4'											
j. BUILDING ELEVATION FREE OF GARAGE DOORS											
k. LANDSCAPING - 2/3 FOUNDATION WALL, 8' DEPTH, 2 TREES/6 SHRUBS PER 20'											
l. ROOFLINE MODULATION - 2' (PEAKS, JOGGED RIDGE, DORMERS)											
m. VARIATION IN BUILDING FORM - MIRRORED, SCALE, NUMBER OF UNITS)											
ENTRYWAY TREATMENT	1. PORCH 2. SHELTERING ROOF STRUCTURE	21.07.110-C.9									
LANDSCAPING	PLANTING AREA @ EA DRIVEWAY AND COMBINED DRIVEWAYS	21.07.110-C.10									
HOUSING MODELS	21-30 UNITS; 5 MODELS - 6 PROVIDED	21.07.110-D.2									
PRIMARY ENTRANCE	HARD-SURFACE PORCH PROVIDED, VISIBLE FROM STREET	21.07.110-D.3									
GARAGE	LESS THAN 67% OF FACADE	21.07.110-D.4									

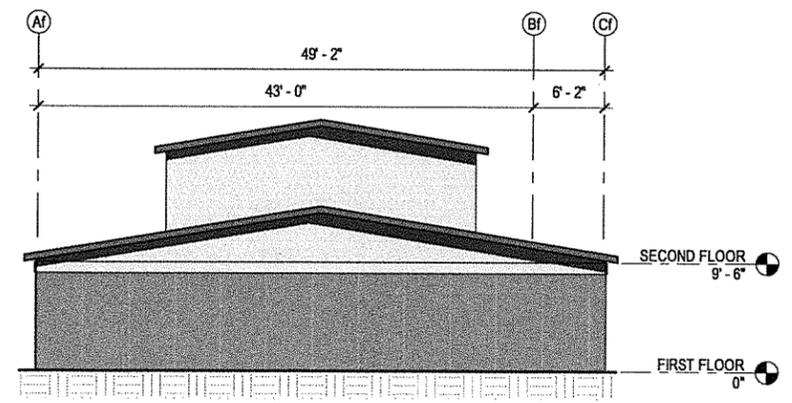
EXTERIOR FINISH LEGEND		
	EF-1	SHAKES PANEL SIDING - COLOR 1
	EF-2	BOARD AND BATTEN PANEL SIDING - COLOR 2
	EF-3	BOARD AND BATTEN PANEL SIDING - COLOR 3
	EF-4	BAND TRIM - COLOR 1
	EF-5	DOOR PAINT, P-1



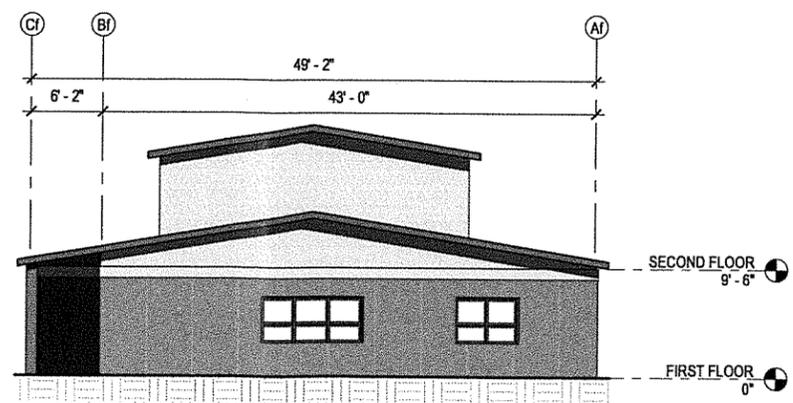
1 BUILDING F - NORTH ELEVATION
A306 1/8" = 1'-0"



2 BUILDING F - SOUTH ELEVATION
A306 1/8" = 1'-0"



3 BUILDING F - EAST ELEVATION
A306 1/8" = 1'-0"



4 BUILDING F - WEST ELEVATION
A306 1/8" = 1'-0"