

Parking Schedule	
Count	Type

6	Perpendicular - 9' x 20'
2	Perpendicular - 9' x 20' WHEELSTOP
8	

PROJECT DESCRIPTION

(3) New 2-Story Duplexes
Each With the following:

- First Floor
 - Garage
- Second Floor
 - (3) Bedrooms
 - (2) Bathrooms
 - Kitchen
 - Dining/Living Area

21.07.060.G.17 ENHANCED PRIMARY ENTRANCE (p. 7-63): PROVIDED:

- OUTDOOR SHELTERING ROOF FEATURE PROJECTING FROM THE BUILDING FACADE SUCH AS AN OVERHANG OR CANOPY WITH AN INSIDE DIMENSION OF AT LEAST 16 SQUARE FEET <OK>
- RECESSED AND/OR PROJECTED ENTRANCE OR OTHER BUILDING WALL MODULATION WITH PROJECTIONS OR RECESSES IN THE BUILDING WALL PLANE
- CHANGES IN SIDING MATERIAL OR EXTERIOR FINISHES THAT EMPHASIZE THE ENTRANCE. <OK>

SITE NOTES

- IMPROVEMENT AREA: CLASS A
- ZONING: CE-RO (COMMERCIAL) (21.10.040.D.3;p.10-12)
 - PER 21.10.040.D.3b.i (p.10-12): OUTSIDE OF DOWNTOWN OVERLAY DISTRICT, MAXIMUM HEIGHT OF STRUCTURES SHALL BE 35 FEET.
 - NOTE: THIS PROJECT COMPLIES WITH THIS REQUIREMENT.
- PER TABLE 21.10-7 DIMENSIONAL STANDARDS (p.10-76)
 - AREA
 - MINIMUM: 6,000 SF
 - ACTUAL: 24,360 SF <OK>
 - WIDTH
 - MINIMUM: 50 FT.
 - ACTUAL: 116 FT. <OK>
 - LOT COVERAGE:
 - MAXIMUM: 50% = 12,180 SF
 - ACTUAL: 7,500 SF <OK>
 - SETBACKS
 - FRONT
 - MINIMUM: 10 FT.
 - ACTUAL: 15 FT.
 - SIDE
 - MINIMUM: 5 FT.
 - ACTUAL: 5 FT.
 - REAR
 - MINIMUM: 10 FT.
 - ACTUAL: 15 FT.
 - HEIGHT:
 - ALLOWED: 35 FT.
 - ACTUAL: 31'-7 3/4"
- PER 21.07.030.C.2 OPEN SPACE EXEMPTIONS (p. 7-31): TWO-FAMILY

APPROVED
DATE 6/11/2024
BY 
MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT

(In Garages)
(Visitor)

1 Site Plan
1/16" = 1'-0"

Tract 1 Blk 3
CE-R-3

Lot 3 Blk 3
CE-R-3

Lot 7 Blk 3
CE-RO SL

Lot 6 Blk 3
CE-RO SL

Lot 4 Blk 3
CE-RO SL

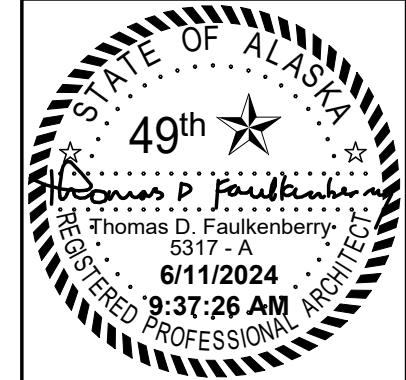
Lot 5 Blk 3
CE-RO SL



FNA Project #:
2023.11
Project Start Date:
03-22-2023

Release Date: 05-23-2024
Released for:
Issued for Permitting
and Construction

06-11-2024 Address MOA
Comments



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Permit #:

(3) New Duplexes
Final Design

Sheet name
Site Plan

Sheet number

A1.1

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED