

Application for Alternative Equivalent Compliance

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



PETITIONER*			PETITIONER REPRESENTATIVE (if any)		
Name (last name first) Glacier City Development, LLC			Name (last name first) Allie Gordy		
Mailing Address PO Box 274			Mailing Address 5401 Cordova Street, STE 301		
City Girdwood	State AK	Zip 99587	City Anchorage	State AK	Zip 99518
Contact Phone – Day 907-351-6636		Evening	Contact Phone – Day 907-344-5478		Evening
E-mail glacierncitydevelopment@gmail.com			E-mail agordy@sparkak.com		

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

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 075-031-41			
Site Street Address: 339 Hightower Road, Girdwood, AK 99587			
Current legal description: (use additional sheet if necessary) GIRDWOOD ELEMENTARY SCHOOL, TR E3			
Zoning: gC-8	Acreage: .5	Grid #: SE4715	Plat #: 950035

ALTERNATIVE EQUIVALENT REQUESTED	
<input type="radio"/> 21.06.030D Height Transitions	<input type="radio"/> 21.07.110 Residential Design Standards
<input type="radio"/> 21.07.060F Pedestrian Amenities	<input type="radio"/> 21.07.120 Large Commercial Establishments
<input type="radio"/> 21.07.080 Landscaping, Screening & Fences	<input checked="" type="radio"/> 21.09.080 Building Design Standards (Girdwood)
<input type="radio"/> 21.07.090M.3 Structured Parking, Façade Treatment	<input type="radio"/> 21.11.070G Urban Design Amenities

SUBMITTAL REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed application <input checked="" type="checkbox"/> Plans showing proposed alternative <input checked="" type="checkbox"/> Narrative describing the proposed alternative design and detailing how the requirements of AMC 21.07.010D.6. approval criteria are met.
(Additional information may be required.)	

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.

 Signature <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative <small>(Representatives must provide written proof of authorization)</small>	Jul 24, 2024 Date
---	----------------------

Allison K Gordy
Print Name

Accepted by:	Fee:	Case Number: 2024-0090	Decision Date Admin: 08/13/2024
--------------	------	------------------------	---------------------------------

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 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 checked="" 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: _____

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):
- Conditional Use - Case Number(s):
- Zoning variance - Case Number(s):
- Land Use Enforcement Action for
- Building or Land Use Permit for TOWNHOUSES DEVELOPMENT MASTER PLAN - Case Number: 22-0017 and 24-0022
- Wetland permit: Army Corps of Engineers Municipality of Anchorage

ALTERNATIVE EQUIVALENT COMPLIANCE APPROVAL CRITERIA (21.07.010D.6)

The Alternative Equivalent Compliance procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in Title 21. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards. To grant a request for alternative equivalent compliance, the decision-making body shall find that all of the following criteria are met:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard.
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

July 17, 2024

Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Subject: Girdwood Development – AEC Application Narrative

21.07.010D.6 AEC Approval Criteria:

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

This application is a request for approval of Alternative Equivalent Compliance requests for the commercial building portion of the Glacier City Center Development in Girdwood, Alaska. Below is a description of the project as well as how the AEC's meet the AEC approval criteria as outlined in 21.07.010D.6

The owners of the Glacier City Center Development are developing a small commercial building in the southeast corner of the site, as outlined in the Development Master Plan, most recently amended in Planning and Zoning case 2024-0022. The 4,048 SF building will contain a tasting room, eatery, coffee shop, and mechanical mezzanine. The size of the building is a result of site constraints, a desire to maintain a pedestrian scale development along Hightower Road, and the previously approved and modified Development Master Plan (Case 2022-0017 and Modification 2024-0022). The zoning for the parcel is gC-8 (New Townsite North Commercial). The goal of the AEC requests are to illustrate equivalent alternative compliance with section 21.09.080.F Building Design Standards. The AEC requests below only pertain to this commercial building, not the entire development.

AEC 1: 21.09.080.F.2.d. Scale and Size.

No wall shall be longer than 42 feet without a change or alteration in alignment of at least four feet in depth from the plane of the referenced wall.'

The east and west walls of the building are 46'-0" in length. The west wall has a recessed entry that steps back 3'-0" from the face of the façade to allow protected access to the utility room. The east wall also has a recessed door that steps back 3'-0" from the face of the building to create a similar protected entry in the café.

This alternative meets the standards listed above in the following ways:

- a. The intent of the Building Style, Massing, and Size section of the Girdwood Land Use Regulations (21.09.080.F.2.a and b.) is to ensure new commercial buildings in Girdwood are of an appropriate appearance and scale that reflects this long standing residential character of the mountain community. The proposed alternative design meets the intent of the design standard by creating building modulation as indicated by the above code, while ensuring the functional use of the building is not encumbered by creating programmatic pinch points in a limited footprint by providing an inset of 3'-0". The 3'-0" door alcoves also provide a human scale with their soffit heights at 8'-0".
- b. The proposed alternative achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by perpetuating Girdwood's small-town atmosphere and expanding the town core commercial center at a scale appropriate to a small community.
- c. The 3'-0" alcoves provide weather protection for these entries while creating less of a space for people to hide or hangout. This results in a safety benefit to the community that is equivalent or greater than compliance with the subject design standard.

AEC 2: 21.09.080.F.2.d. Scale and Size.

For building sides longer than 64 feet, the combined length of the segments not in plane with the primary wall plan of the building side shall equal at least one-third of the building side length.

The north and south walls are 80'-0" in length. The building is broken into three structural bays along this length; the first bay is 28'-6" wide, the second 27'-6", and the third 24'-0". To maximize the use of the 3,655 SF first floor while still modulating the building, the central bay is framed by 3'-0" deep, 1'-6" wide exterior fins that extend to a roof overhang of the same depth. The exterior material changes from metal to a wood-look material between the fins, further differentiating the central volume of the building. The proposed solution creates a clear change in the primary wall plane and volume of the building of more than one-third the length of the building ($80 / 3 = 26'-8"$).

This alternative meets the standards listed above as follows:

- a. The proposed alternative meets the intent of the design standard by providing 3'-0" fins that break up the north and south building elevations at the central volume of the building for one-third of the building length, creating visual modulation required by 21.09.080.F.2.d. without incurring excessive costs associated with jogged foundations, and more complex structural systems. By modulating the building on the exterior, we are providing more usable commercial space on the interior of the limited footprint building while still volumetrically separating the building façade from the primary wall plane. The 3'-0" building fins meet the intent of items 21.09.080.F.2.a & b to the maximum extent feasible by maintaining a residential character, avoiding blank walls, and creating a building that appears to be an aggregation of smaller, simpler forms, rather than one large form.

- b. The proposed alternative also achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by perpetuating Girdwood's small-town atmosphere and expanding the town core as a commercial center at an appropriate scale.
- c. The 3'-0" fins provide a benefit to the community by allowing better and less obscured access to building entrances, less places for people to hide, and a more human scale change to the face of the building.

AEC 3: 21.09.080.F.4.a. Porches, Entrances, Arcades, and Roofed Walkways.

A key element of Girdwood mountain style for commercial, community and resort buildings is the use of porches with shed roofs to define entrances. To the maximum extent feasible, all buildings shall utilize porches constructed in accordance with the following standards.

- a. *Landing Height. Where landings are used, they shall be a minimum of eight inches higher than adjacent walkways or streets.*
- d. *Arcades and Roofed Walkways*
 - vii. *Elevation above Grade. Arcaded walkways shall be elevated at least eight inches above grade.*

The building is intended to have a wheelchair accessible sidewalk connecting all required building entrances/exits, the required arcade along Hightower Road, and the MOA sidewalk along the Hightower Road right of Way. The primary entrance of the café is on the east side of the building along the arcade, while the primary entrance of the rest of the tenant space is on the north toward the parking area. The primary entrance on the north wall will consist of a covered entry that is 12'-0" wide by 8'-0" deep, exceeding the 8' width required in 21.09.080.F.4.c. The landing at the door will be 8" higher than the adjacent street and sidewalk in the Right-Of-Way at Hightower Road. To maintain connectivity from the landing to the arcade, the arcade sidewalk will maintain the same elevation as the landing. Both landings will be greater than 8" above the adjacent street and sidewalk at Hightower Road.

This alternative meets the AEC standards of approval as follows:

- a. As stated in 21.09.080.F.2.a&b. the intent of incorporating porches and arcades is to maintain the mountain town feel of Girdwood. By providing entry landings that are 8" above Hightower Road and the ROW sidewalk, covered entrances, and a fully accessible connection between all site elements and the building, we are meeting this standard to the maximum extent feasible.
- b. The proposed alternative also achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by enhancing Girdwood's central commercial core through improved walkability and pedestrian access to local trails and sidewalks from the building site. By providing equal access to all individuals regardless of their mobility, the design is improving walkability and pedestrian access through passive design.
- c. This proposed alternative benefits the community by providing multiple, clear access points to the building and a continuous, accessible path of travel to all required entrances for all individuals.

AEC 4: 21.09.080.F.2.f.iii(A) Glass Windows.

Except for the gC-4 district, commercial buildings shall have a high percentage of glass windows with interior views in the facades, as specified below.

(A) Retail/bar/restaurant uses at ground floor: at least 50 percent glass.

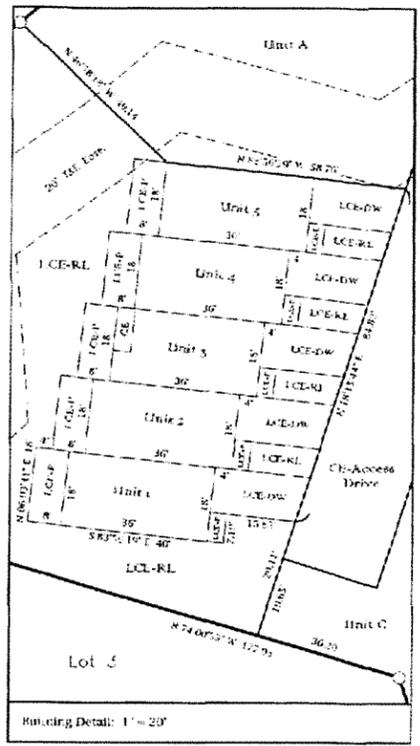
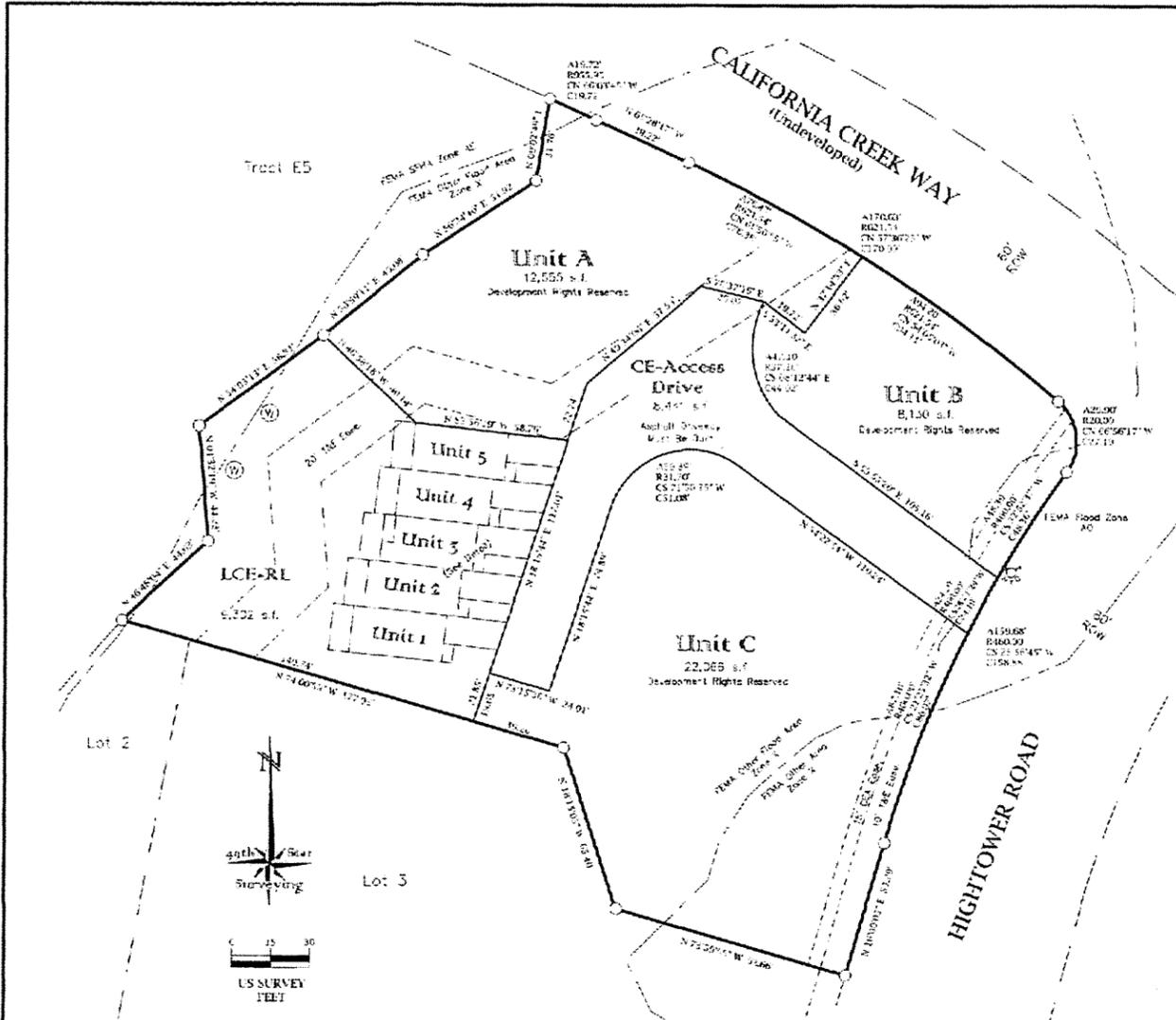
The use of the building is restaurant/bar. Per 21.09.080.F.2.f.iii(A), the North, East, and South facades all contain 50% glazing or more. On the north and south facades, 50% glazing is achieved via windows at the ground level with additional glazing at the mezzanine level to allow for adequate space for structural shear support, while allowing natural light in the mechanical mezzanine and two-story central volume of the building. Because the west side of the building serves back of house uses, including a common utility room, a future commercial kitchen, and the bar service area, no glazing is required on the west façade. The west elevation also houses the necessary exterior mounted utility gear such as the gas meter and electrical service gear.

This alternative meets the AEC standards of approval as follows:

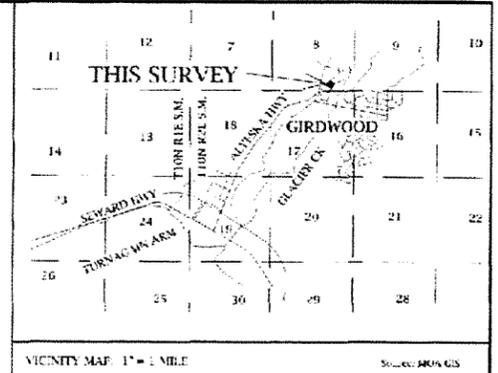
- a. The intent of the design standard is to provide maximum glazing in restaurant, retail, and bar uses. The proposed alternative of utilizing windows above the ground floor on the north and south faces of the building to achieve 50% glazing meets the design standard by providing daylighting and views in the restaurant/bar portions of the building, while allowing adequate room for structural shear walls. Additionally, the relocation of required glazing above the ground floor allows the building to avoid a cost prohibitive steel moment frame in a standard wood framed structure. Per 21.09.080.F.2.a&b., the proposed alternate maintains a mountain and residential building style that is appropriate for Girdwood's climate and mountain valley setting, maximizing daylight/views and highlighting the commercial use.
- b. The proposed alternative has no material impact on the Girdwood Area Plan goals.
- c. The proposed alternative benefits the community by providing even more inviting glazing on the north and south facades, highlighting the use of the space and providing better views of the valley from within.

GIRDWOOD DEVELOPMENT PROJECT LOCATION





- NOTES**
- Distances shown to the foot (i.e. 87) are actually to the hundredth of a foot (i.e. 87.00).
 - According to FEMA FIRM Map #20051559D, this property lies within "Other Flood Areas, Zone X" which is defined as: "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood."
 - This project is located on Tract E3, Girdwood Elementary School Subdivision, according to the official plat thereof, filed under Plat No. 95-35.
 - The condominium depicted herein is subject to the provisions of the Uniform Common Interest Ownership Act, Alaska Statute 34.08.
 - Unit boundaries shown are actual Unit boundaries per the definition of the Unit in article IV of the Declaration.
 - Interior dimensions shown are to the Unit boundaries.
 - Areas outside of unit boundaries, as specified in the Declaration, are Common Elements. Certain portions of the Common Elements are designated as Limited Common Elements.
 - All elevations and the topographic surface shown are based on the Municipality of Anchorage Vertical Control Network, 1972 Adjustment and are tied to the Temporary Benchmark Point 605 from State of Alaska Department of Transportation & Public Facilities Survey Control Diagram Record 1 Survey Plat No. 2015-361 which is tied to BM "GNV-27".
 - All bearings shown are Alaska State Plane Zone 4 grid bearings oriented to Grid North. All bearings are based on Global Navigation Satellite System (GNSS) technology in the NAD 83 (2011) (epoch 2010.0000) datum using Trimble R1C receivers differentially corrected and processed with Trimble Business Center version 5.20 software. All distances shown are reduced to horizontal ground distances in US Survey feet.
 - The error of closure of this survey does not exceed 1/5000 and/or corner positions have a Relative Positional Accuracy at the 95 percent confidence level of 3/7 plus 50 parts per million, or better.



CERTIFICATE OF COMPLETION

Section 34.08.059 of the Uniform Common Interest Ownership Act provides that a Declaration for a Condominium may not be recorded and a Plat or Plan that is part of the Declaration for a condominium may not be filed unless a certificate of completion is recorded with the Declaration as evidence that the structural components and mechanical systems of each building containing or comprising a Unit of the Condominium are completed substantially in accordance with the Plans.

I do hereby certify that the structural components and mechanical systems are completed substantially in accordance with the Plans. No certification is given as to the condition of, or making any warranty with respect to, the structural components or mechanical systems contained in the building.

Jeremy A. Hark 5/5/23
 Jeremy A. Hark 15-11796 Date

STATE OF ALASKA)
 THIRD JUDICIAL DISTRICT) ss. *Notary Public*

THIS IS TO CERTIFY that on this 5th day of May 2023, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Jeremy Hark, known to me to be the person who signed the foregoing instrument.

WITNESS my hand and official seal on the day and year in this certificate first above written.
Notary Public
 Notary Public in and for Alaska
 My commission expires: 7/10/25

CERTIFICATE OF OWNERSHIP

Glacier City Development, LLC:
 The undersigned does hereby certify that it is the owner of Tract E3, Girdwood Elementary School Subdivision, located in the SE 1/4 of Section 8, Township 10 North, Range 2 East, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska.

The undersigned as Declarant under that certain Declaration of Glacier City Townhomes, recorded of even date herewith by the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), and pursuant to Sections 34.08.069 and 34.08.170 of the Alaska Uniform Common Interest Ownership Act, does hereby file this Plat and Plans to reflect the creation of Units and Common Elements as shown herein and does hereby submit the Property to the Act.

Glacier City Development, LLC
Nathan Ellis
 Owner: Nathan Ellis, Manager
 Glacier City Development, LLC
 625 Highlander Cir.
 Anchorage, AK 99518

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA)
 THIRD JUDICIAL DISTRICT) ss. *Notary Public*

THIS IS TO CERTIFY that on this 5th day of May 2023, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Nathan Ellis, known to me to be the person who signed the foregoing instrument, on behalf of said limited liability company, and he acknowledged to me that he signed and sealed the same as a free act and deed of the limited liability company for the uses and purposes therein expressed.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public
 Notary Public in and for Alaska
 My Commission Expires: 7/10/25

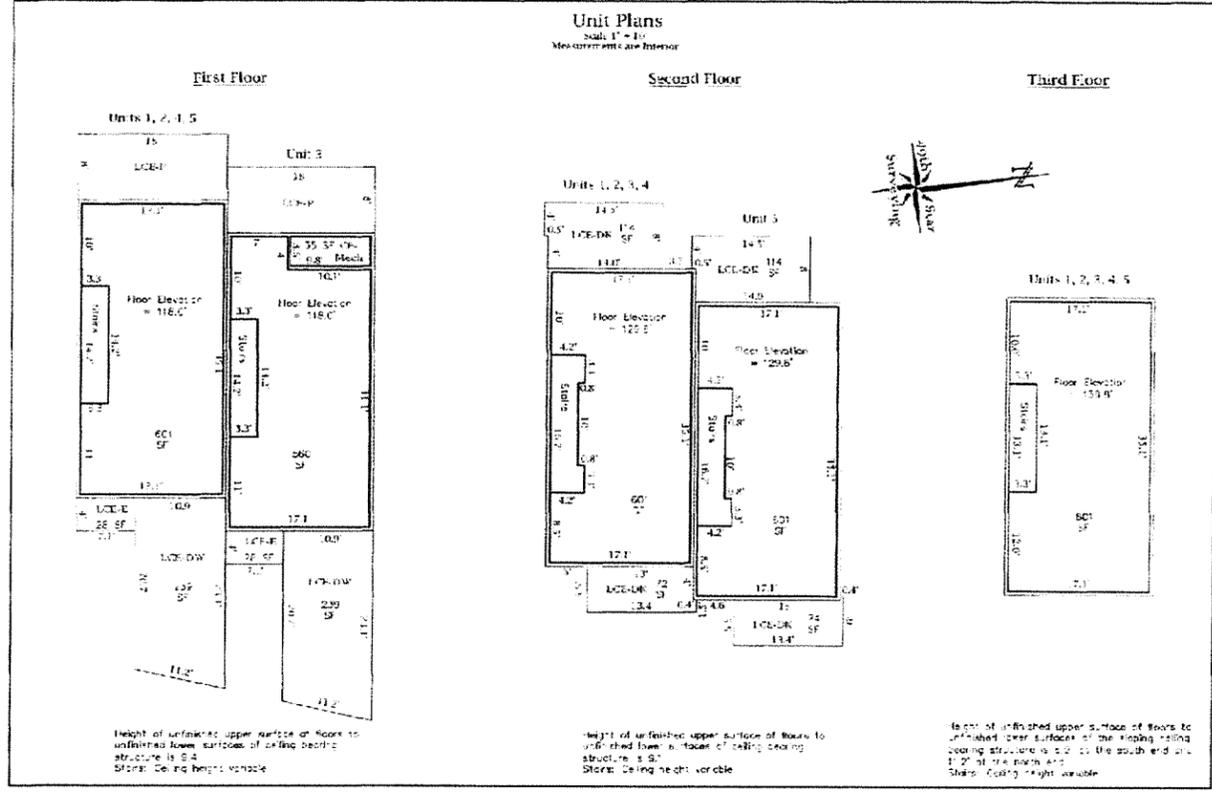
SURVEYOR'S CERTIFICATE

Section 34.08.170 of the Uniform Common Interest Ownership Act requires that a certification be made which states that the Plat and Plan contains the information as set forth in Section 34.08.170. I do hereby certify that this Condominium Plat is a true and correct layout of buildings accurately surveyed to depict and as best survey, and that the information as required by Alaska Statute 34.08.170 is provided for on this Plat and Plans filed herewith.

Jeremy A. Hark 5/5/23
 Jeremy A. Hark 15-11796 Date

LEGEND

- Private Corner
- ⊙ Well
- ⊕ Fire Hydrant
- CE-Access Drive Common Element Access Drive
- CE-Mech Common Element Mechanical Room
- LCE-DW Limited Common Element Driveway
- LCE-DE Limited Common Element Deck
- LCE-E Limited Common Element Entry Porch
- LCE-P Limited Common Element Patio
- LCE-RL Limited Common Element Resident Landscaping



BENEFICIARY

Joe Moran
 Beneficiary: Northern Bank
 311 C Street, P.O. Box 241489
 Anchorage, AK 99524-1489
 STATE OF ALASKA)
 THIRD JUDICIAL DISTRICT) ss.

THIS IS TO ACKNOWLEDGE that on this 5th day of May 2023, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Joe Moran to me known and known to me to be the VP/Construction Loan Officer of Northern Bank, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation and s/he acknowledged to me that s/he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.
Notary Public
 Notary Public in and for Alaska
 My Commission Expires: 7/10/25

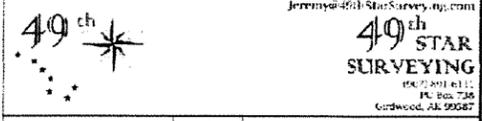
BENEFICIARY

Jeffrey Dornan
 Beneficiary: Jeffrey Dornan
 STATE OF ALASKA)
 THIRD JUDICIAL DISTRICT) ss. *Notary Public*

The foregoing instrument was acknowledged before me this 5th day of May 2023, by Jeffrey Dornan & Eileen Dornan, husband and wife.

WITNESS my hand and official seal on the day and year in this certificate first above written.
Notary Public
 Notary Public in and for Alaska
 My Commission Expires: 7/10/25

**Condominium Plat & Plans of
 Glacier City Townhomes
 Creating Units 1, 2, 3, 4, 5, A, B & C**
 Located on Tract E3, Girdwood Elementary School Subdivision, Plat No. 95-35



DRAWN BY: [Signature] Field Book: 23-07
 DATE: 5/4/23 Page: 1
 SCALE: 1" = 30'

2023-20
 Plat #
 Anchorage
 Rec. Dist.
 5/5 2023
 Job
 me 12.56 P

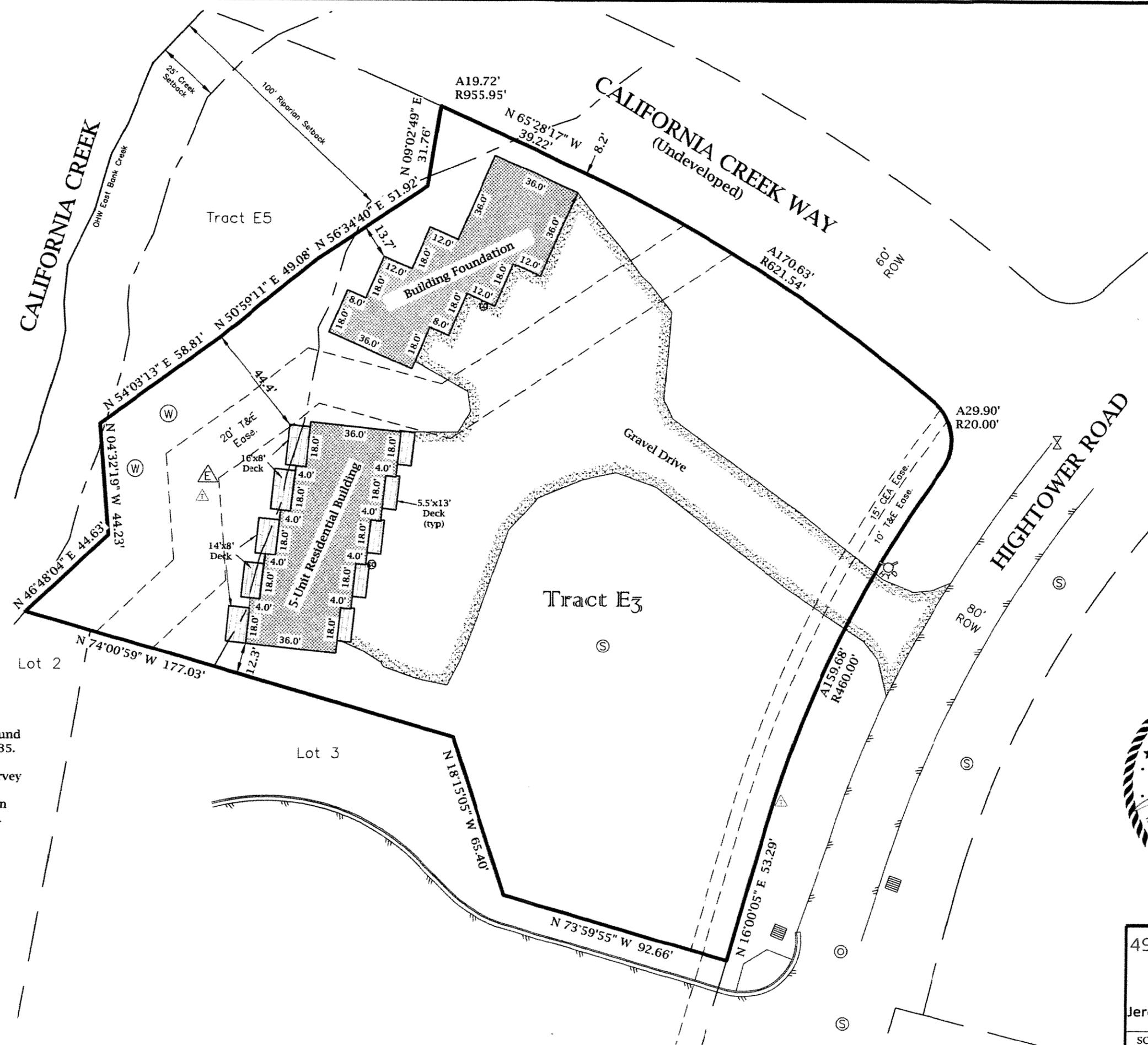


LEGEND

- Comm. Pedestal
- Fire Hydrant
- Proposed Well
- Water Valve
- Sewer Manhole
- Sewer Cleanout
- Transformer
- Storm Manhole
- Catch Basin

NOTES

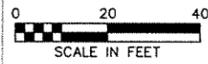
-All dimensions shown are grid bearings, and ground distances. Record boundaries are per Plat No. 95-35.
 -49th Star has conducted a physical survey of the property and all details shown on this Asbuilt Survey are correct.
 -Easements shown are from the record subdivision Plats. No additional research has been performed.



ASBUILT SURVEY
 Tract E3,
 Girdwood Elementary
 School Subdivision,
 Girdwood, AK

49th Star Surveying LLC
 PO Box 738
 Girdwood, AK 99587
 (907)891-6111
 Jeremy@49thStarSurveying.com

SCALE: 1"=40' (11x17) DATE: 4/26/23
 SHEET: ASBUILT



DRAFT

CERTIFICATE OF AUTHORIZATION NO.
EBC ENGINEERING, LLC #AEC1635

sparkdesign, llc
 11301 OLIVE LN. ANCHORAGE AK, 99515
 Phone: 222-1085 Fax: 222-5210
 www.ebscengineering.com

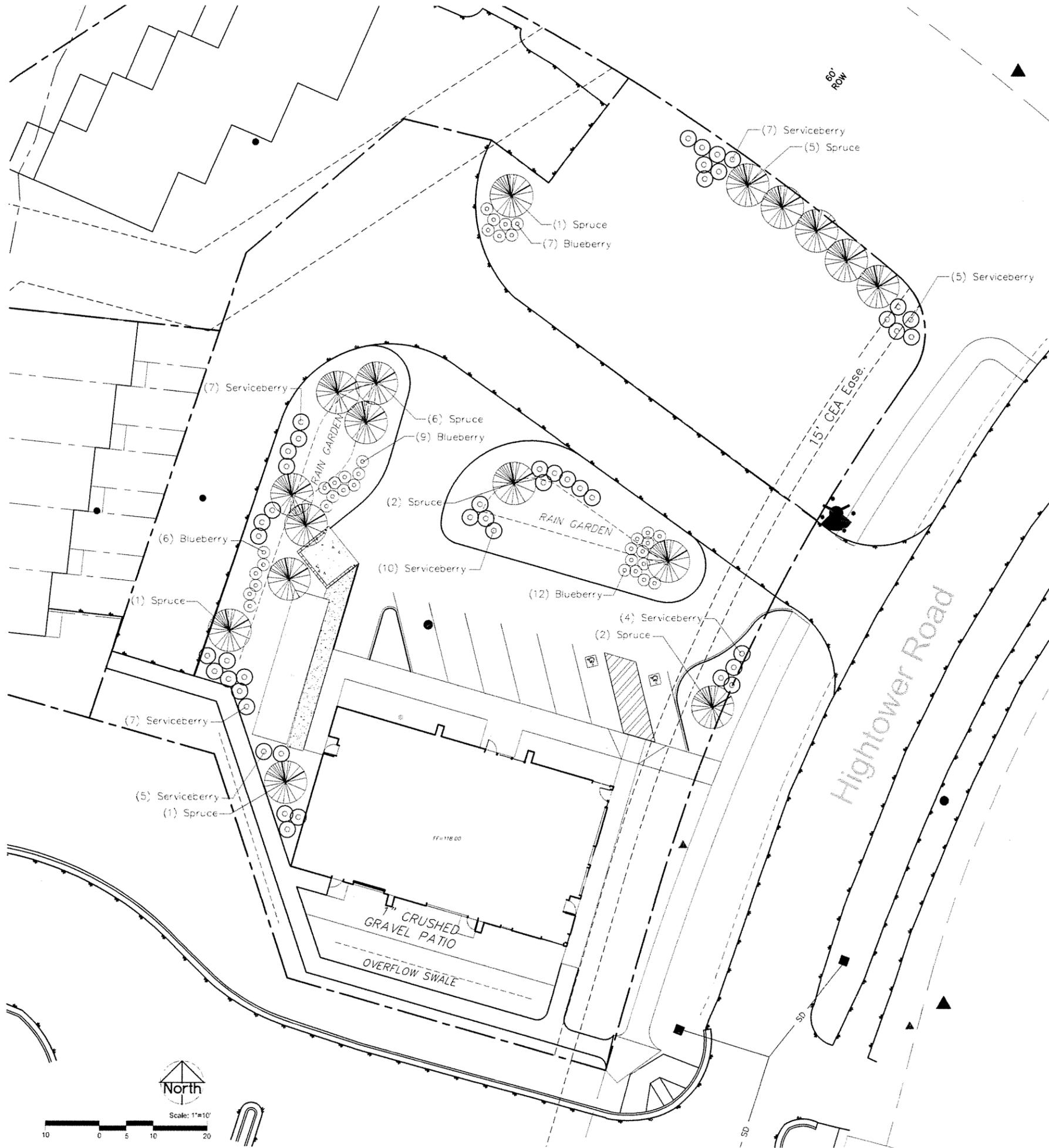
**GIRDWOOD DEVELOPMENT
 HIGHTOWER ROAD
 GIRDWOOD, ALASKA**

No	Revision	Date

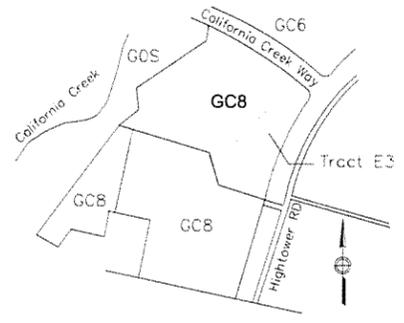
JOB NO.
DATE 07.12.2024
DRAWN LDM
REVIEWED LDM

SHEET NAME
CIVIL SITE PLAN

SHEET NO.
C2.01



LANDSCAPING REQUIREMENTS (Title 21.09)
Zoning: GC8
Adjacent zoning:



21.09 Girdwood
21.09.040 Zoning Districts C. 2.h.ii
 Buildings shall continue the human scale and physical character of the new townsite core, and maintain a strong relationship to the street

21.09.070 E. Landscaping, Vegetation, and Tree Retention
 4.a. Per Table 21.09-10 minimum percentage for natural vegetation and permeable surface equals 20% for commercial uses.

b. Required vegetated areas may be located anywhere on the site or lot. Individual vegetated areas shall be a minimum of 200 square feet, with no dimension less than 10 feet.

c.i. Evergreen trees min. of 5' tall, height:spread ratio 5:3 and deciduous trees a minimum of 8'tall, 1.5" cal. planted at average intervals not greater than 15 feet on center. 50% max. deciduous.

c.ii. 3 shrubs/tree

Site Landscape Summary

Landscape Plan as shown based on MCA approval of Permit Drawing dated 1/4/24.

Plant Schedule

COMMON NAME	BOTANICAL NAME	QUANT.	SPACING (MIN.)	SIZE Nursery Collected	NOTES
TREES					
Hemlock	<i>Tsuga mertensiana</i>	7		5' Tall 24" Tall	See Note 4
Sitka Spruce	<i>Picea sitchensis</i>	10	15' O.C.	5' Tall	See Note 4
SHRUBS					
Blueberry	<i>Vaccinium corymbosum</i> 'Northland'	34	24" O.C.	18" tall	
Serviceberry	<i>Amelanchier alnifolia</i>	45	5' O.C.	24" tall	

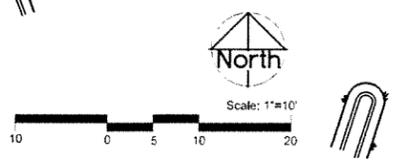
Notes

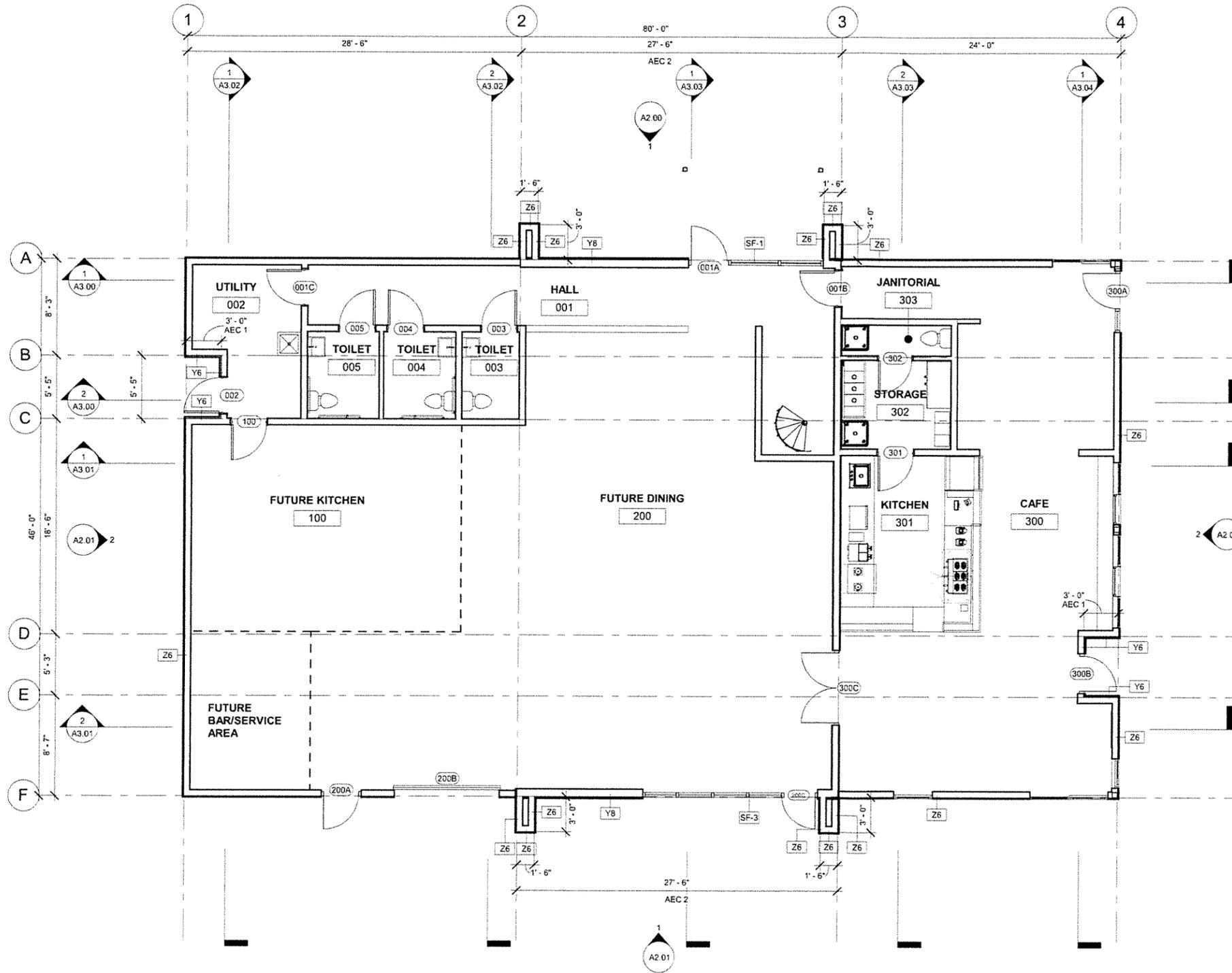
- Standard Specifications for Streets, Drainage, Utilities, Parks (MASS), except as noted in these drawings.
- All plants to be field located prior to excavation of planting beds for approval by the Engineer/Landscape Architect/Owner. Locations may be adjusted as required to avoid utilities, drainage swales or existing vegetation.
- Use combination of Sitka spruce and hemlock. Submit additional information for field collected plants; include harvest location, dates of harvest, means and methods of harvest and proposed planting dates. Provide 2 days notice to allow Landscape Architect to review and approve plant materials.
- Plants shall be weed free at time of planting.
- Mulch continuously throughout all planting beds with 3" deep shredded bark mulch, Metco 3" minus or Owner approved material. Do not use landscape fabric. See details.

- Completely pre-fill all planting beds with water and allow to drain. Contact Owner if beds do not drain within 3 hours, do not plant in poorly drained soils.
- Topsoil and seed all disturbed areas not used for circulation and maintenance access. DO NOT SEED PLANTING BEDS, do not seed access way. Use MASS Schedule B Seed Mix for all disturbed areas. Use xxx for areas designated Meadow Mix.
- All seeded areas shall receive 4-inches of topsoil measured after compaction.
- All plant species to be hardy and known to thrive in Girdwood, Alaska. Substitutions only upon Owner's written approval.
- Landscape warranty period shall be one year. Replace all dead or dying plants within 7 days of notification.

Seed Schedule

- Topsoil and seed all disturbed areas. Use 4" topsoil. Smooth transition to existing grade.
- Use MASS Schedule B seed mix. Substitute seed must be approved in writing by the Landscape Architect. *Poa pratensis* and similar shall not be used.





1 LEVEL 1 - FLOOR PLAN, AEC REQUEST
3/16" = 1'-0"

CERTIFICATE OF AUTHORIZATION NO.
SPARK DESIGN, LLC #AEC1384

spark design, llc
architecture • interiors • design-build
5401 cordova street, suite 301
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

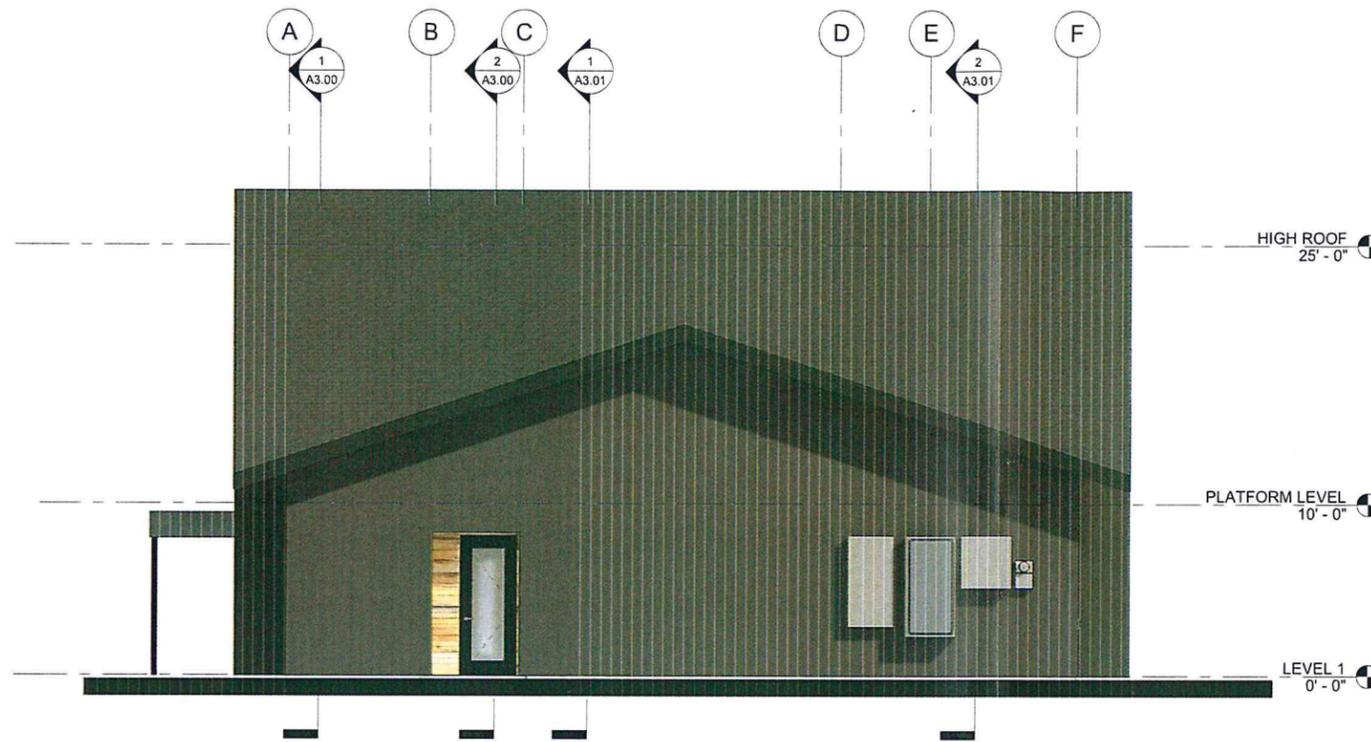
GIRDWOOD DEVELOPMENT
Girdwood, Alaska

REVISION SCHEDULE		
#	DESCRIPTION	DATE

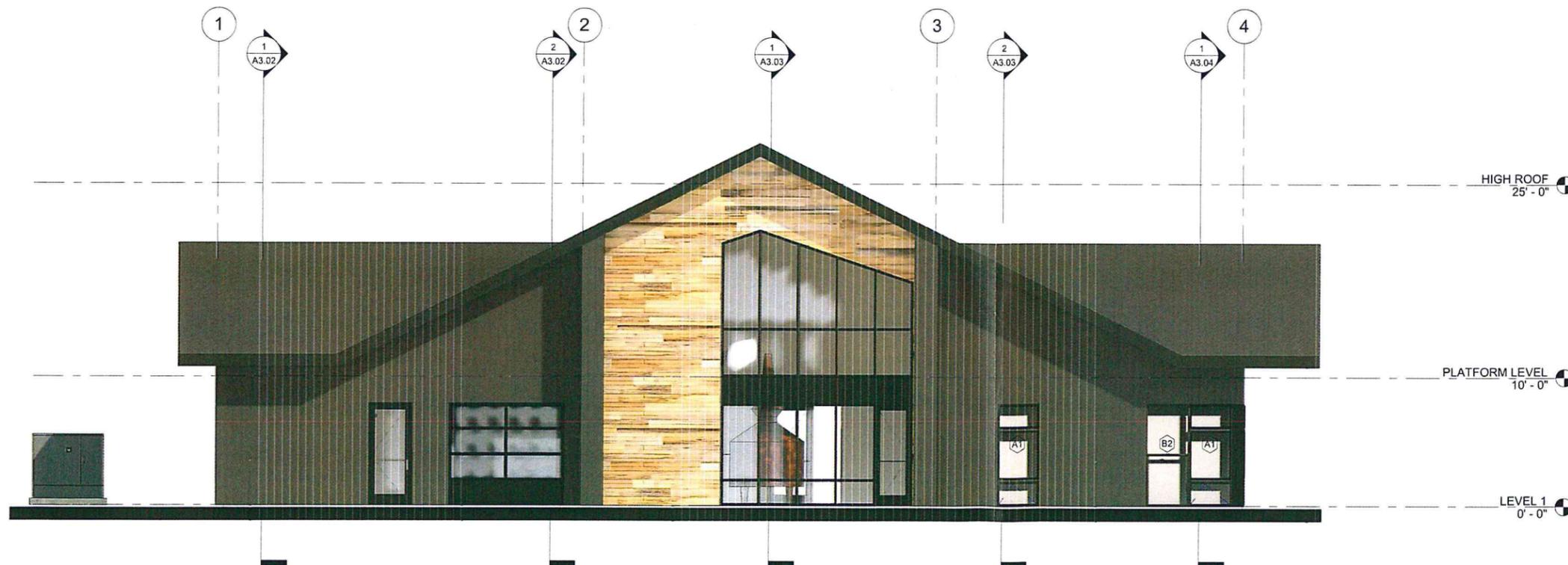
JOB NO 23-047
DATE 07.08.2024
DRAWN AKG
REVIEWED DTW

SHEET NAME
FLOOR PLAN - LEVEL 1 AEC REQUESTS

SHEET NO
A9.02



2 WEST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

GLAZING SF 484/ 968 TOTAL SF (484 SF REQUIRED)
GLAZING PERCENTAGE: 50%

EXTERIOR ELEVATIONS GENERAL NOTES

1. ALL UNISTRUT SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.
2. ALL BLOCKING FOR HOSE BIBS, WALL MOUNTED LIGHTS, RECEPTACLES, ETC. SHALL BE CLAD IN THE SAME SIDING MATERIAL AS THE BUILDING OR A COMPLEMENTARY FINISH AS APPROVED BY THE ARCHITECT.
3. REFERENCE G1.02 FOR RATED WALLS.
4. REFERENCE G2.00 FOR WALL ASSEMBLIES AND NOTES.
5. REFERENCE A5.00 FOR DOOR, FRAME, STOREFRONT, AND WINDOW SCHEDULES.
6. ALL EXHAUST LOCATIONS MUST BE 3' MIN. FROM ANY OPERABLE WINDOW PER IMC.
7. REFER TO MECHANICAL FOR ALL VENT, LOUVER AND EXHAUST SIZES, LOCATION AND MOUNTING HEIGHTS.

EXTERIOR ELEVATION LEGEND

- EXTERIOR SIDING Z (MIP1):**
- MFG: TBD
 - STYLE: T3 WALL
 - COLOR: MATTE BLACK (106)
 - PANEL SIZE: PER MFG
 - PANEL DEPTH: 1"
 - GAUGE: 22 GA
- EXTERIOR SIDING Y (WDx):**
- ALTERNATE A (WD1):**
- MFG: TBD
 - STYLE: CEDAR PLANKS
 - COLOR: CLEAR SEAL
 - PLANK SIZE: 1X8
 - REVEAL: 1/4", INSTALL WITH RAISCREEN SYSTEM WITH BLACK WEATHER BARRIER BEHIND
- ALTERNATE B (WD2):**
- MFG: BOD: PACIFIC NORTHWEST TIMBERS
 - STYLE: RECLAIMED BARNWOOD SIDING
 - COLOR: TO BE SELECTED BY OWNER
 - PLANK SIZE: VARIES
 - REVEAL: 1/4", INSTALL WITH RAISCREEN SYSTEM WITH BLACK WEATHER BARRIER BEHIND
- ALTERNATE C (WD3):**
- MFG: NICHIIA
 - STYLE: VINTAGEWOOD WOOD SERIES PANEL
 - COLOR: CEDAR
 - PANEL SIZE: PER MFG
 - THICKNESS: 5/8"
 - REVEAL: PER PANEL STYLE. INSTALL WITH MFG RAISCREEN SYSTEM

CERTIFICATE OF AUTHORIZATION NO.
SPARK DESIGN, LLC #AEC1384

spark design, llc
architecture • interiors • design-build
5401 cordova street, suite 300
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

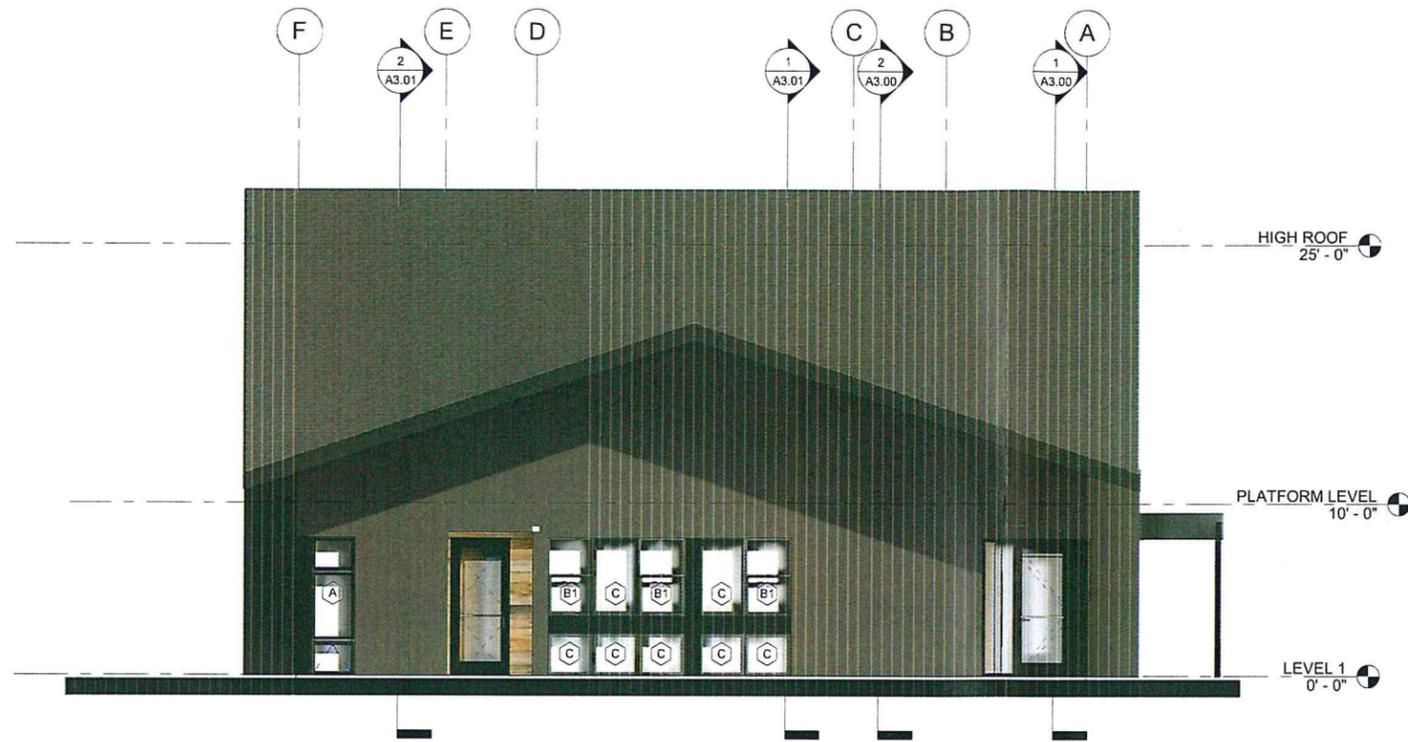
GIRDWOOD DEVELOPMENT
Girdwood, Alaska

REVISION SCHEDULE		
#	DESCRIPTION	DATE

JOB NO: 23-047
DATE: 07.08.2024
DRAWN: AKG
REVIEWED: DTW

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO
A2.01

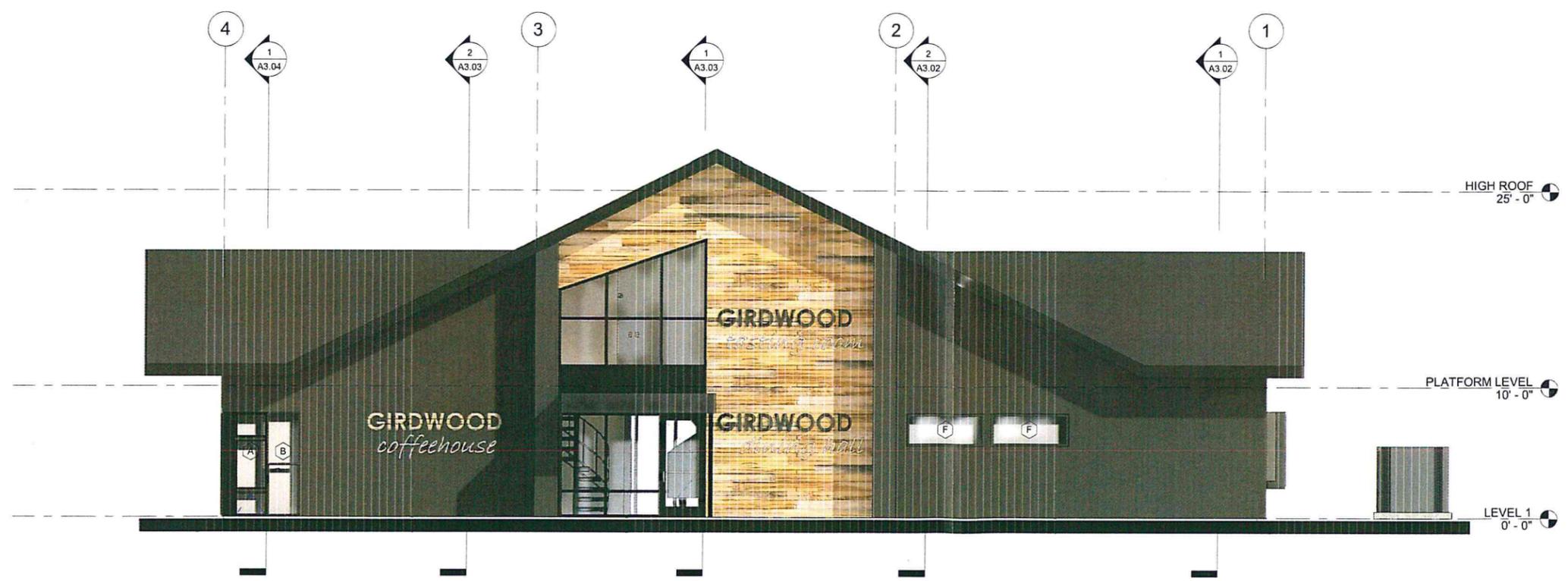


2 EAST ELEVATION
3/16" = 1'-0"

GLAZING = 217 / 416 SF (52%) (208 SF REQUIRED)

- EXTERIOR ELEVATIONS GENERAL NOTES**
1. ALL UNISTRUT SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.
 2. ALL BLOCKING FOR HOSE BIBS, WALL MOUNTED LIGHTS, RECEPTACLES, ETC. SHALL BE CLAD IN THE SAME SIDING MATERIAL AS THE BUILDING OR A COMPLEMENTARY FINISH AS APPROVED BY THE ARCHITECT.
 3. REFERENCE G1.02 FOR RATED WALLS
 4. REFERENCE G2.00 FOR WALL ASSEMBLIES AND NOTES.
 5. REFERENCE A5.00 FOR DOOR, FRAME, STOREFRONT, AND WINDOW SCHEDULES
 6. ALL EXHAUST LOCATIONS MUST BE 3' MIN. FROM ANY OPERABLE WINDOW PER IMC
 7. REFER TO MECHANICAL FOR ALL VENT, LOUVER AND EXHAUST SIZES, LOCATION AND MOUNTING HEIGHTS.

- EXTERIOR ELEVATION LEGEND**
- EXTERIOR SIDING Z (MP1)**
- | | |
|-------------|-------------------|
| MFG | BOD: METAL SALES |
| STYLE | T3 WALL |
| COLOR | MATTE BLACK (106) |
| PANEL SIZE | PER MFG |
| PANEL DEPTH | 1" |
| GUAGE | 22 GA. |
- EXTERIOR SIDING Y (WDx)**
- ALTERNATE A (WD1)**
- | | |
|------------|--|
| MFG | TBD |
| STYLE | CEDAR PLANKS |
| COLOR | CLEAR SEAL |
| PLANK SIZE | 1X8 |
| REVEAL | 1/4", INSTALL WITH RAINSCREEN SYSTEM WITH BLACK WEATHER BARRIER BEHIND |
- ALTERNATE B (WD2)**
- | | |
|------------|--|
| MFG | BOD: PACIFIC NORTHWEST TIMBERS |
| STYLE | RECLAIMED BARNWOOD SIDING |
| COLOR | TO BE SELECTED BY OWNER |
| PLANK SIZE | VARIES |
| REVEAL | 1/4", INSTALL WITH RAINSCREEN SYSTEM WITH BLACK WEATHER BARRIER BEHIND |
- ALTERNATE C (WD3)**
- | | |
|------------|---|
| MFG | NICHIHA |
| STYLE | VINTAGEWOOD WOOD SERIES PANEL |
| COLOR | CEDAR |
| PANEL SIZE | PER MFG |
| THICKNESS | 5/8" |
| REVEAL | PER PANEL STYLE. INSTALL WITH MFG RAINSCREEN SYSTEM |



1 NORTH ELEVATION
3/16" = 1'-0"

GLAZING SF 302 / 594 TOTAL SF = 56%

CERTIFICATE OF AUTHORIZATION NO.
SPARK DESIGN, LLC #AEC1384

spark design, llc
architecture • interiors • design-build
5401 cordova street, suite 301
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

GIRDWOOD DEVELOPMENT
Girdwood, Alaska

REVISION SCHEDULE		
#	DESCRIPTION	DATE

JOB NO 23-047
DATE 07.08.2024
DRAWN AKG
REVIEWED DTW

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO
A2.00