PLANNING COMMISSION AGENDA SPECIAL MEETING CITY HALL CONFERENCE ROOM

Chairman

Tom Bailer

Monday, September 17, 2012

Commissioners
David Reggiani
John Greenwood
Roy Srb
Greg LoForte
Thomas McGann
Scott Pegau

In those matters coming before the Cordova Planning Commission at 12:00 p.m.; Monday, September 17, 2012 in the City Hall Conference Room, 602 Railroad Ave, Cordova, Alaska, are as follows:

- A. CALL TO ORDER
- B. ROLL CALL
 Chairman Tom Bailer, Commissioner David Reggiani, John Greenwood,
 Roy Srb, Greg LoForte, Tom McGann and Scott Pegau.
- C. APPROVAL OF AGENDA

City Planner

Samantha Greenwood

D. DISCLOSURE OF CONFLICT OF INTEREST

<u>Assistant Planner</u> Faith Wheeler-Jeppson E. Old Business

- 1. Variance request by Diana Riedel from the 10' front yard setback requirement in a Medium Density Residential (MDR) Zone to build a Single Family Residence with a varying 3' to 6' front setback at 305 Observation Avenue. (Pages 1-13)
- 2. Site Plan Review for Trident Seafoods to construct 2 three story bunkhouses at 301 Jim Poor Avenue. (Pages 14-38)
- F. Audience Participation
- G. Commission Comments
- H. Adjournment

If you have a disability which makes it difficult for you to participate in City-sponsored functions, Please contact 424-6200 for assistance.

Memorandum

To: Planning Commission

From: Planning Staff
Date: 9/14/2012

Re: Variance Request by Diana Riedel

PART I. GENERAL INFORMATION

Requested Actions: This request for a varying width variance from the front yard setbacks as required in Medium Density Residential 18.24.040 Front Yard

Applicant: Diana Riedel

Address: 305 Observation Avenue

Parcel Number: 02-060-213 & 215

Zoning: Medium Density District

Lot Area: 5,147 square feet

PART II. BACKGROUND

The property owner has requested a variance with varying widths starting with the front northeast corner of the of the house being 3' from the property line and angled back so that the southeast corner of the house is 6' from property line. This variance will provide for the construction of a single family residence.

The applicable regulations for this variance request are the following sections:

Chapter 18.24 Medium Density

18.24.040 - Front Yard.

A. There shall be a front yard in the R medium density district of not less than ten feet from curb line.

Condition 18.24.040 A is what the variance is based upon.

Chapter 18.64 Exceptions, Variances and Appeals

18.64.020 Variances

An application has been filed pursuant to this section of code. Below is the review of the variance criteria.

PART III. REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS

A Variance may be granted only if all four of the following conditions exist:

1. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply to the other properties in the same land use district.

This condition has been met. The lot is narrow, steep and is located on a cliff side with multiple rock terraces. The eastern lot line is at approximately 100ft elevation and the western lot line is at approximately 70ft elevation. The majority of lots in the Medium Density Residential Zone District do not have these geographical conditions.

2. That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

This condition has been met. The engineer has addressed the need for meeting the building requirements for downhill slope distance and anchoring requirements which requires the house to be placed closer than ten feet from the property line. The engineer also describes that allowing the variance from the ten foot setback will provide relief from the backfill pressure.

3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

The condition of material damage or prejudice has been met. At the time of this writing the Planning Department has received no input from neighbors. If there is additional information received by Planning Department it will be included in the packet.

The condition of public health, safety or welfare has been partially met. The City of Cordova Public Works Department, Cordova Volunteer Fire Department and the Cordova Police Department have been consulted and have provided their input, please see attached write ups.

4. That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

This condition had been met. The Cordova Comprehensive Plan addresses residential zoning and encourages development in the residential zone.

PART IV. SPECIAL CONDITIONS

- 1. Prior to a Building Permit being issued PE Consulting Engineer will review and compare the 2006 IBC &IRC with the 2009 codes.
- 2. Seismic Design Criteria will be addressed in the 2006 IBC code.
- 3. A Building Permit must be obtained from the Planning Department prior to the construction of the home.

PART V. STAFF RECOMMENDATIONS

Staff recommends *approval* of the request of a variance of varying widths starting with the front northeast corner of the of the house being 3 feet from the property line and angled back so that the southeast corner of the house is 6 feet from property line from the required 10 foot setback required in Medium Density Zone.

PART VI. SUGGESTED MOTION

"I move that the Variance request by Diana Riedel from the 10' front yard setback as required in 18.24.040 to a 3' front setback on the northeast corner of the house and 6' front setback on the southeast corner of the house be <u>approved</u> based on the findings and special conditions as contained in the staff report."

CITY_OF_CORDOVA.



VARIANCE APPLICATION CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department 21 days prior to the next Planning Commission meeting date.

	APPLICANT INFORMATION
Name	Diana Riedel
Address	P.O. Box (o Cordova, AK 99574
Telephone [home]	(907) 424-4364
Business Name	
Business Address	
Telephone [business]	
Business FAX	
Project architect/engineer	Andrew Adams
Address of architect/engineer	P.O. Box 241043 Anchorage, AK 99524
Telephone of architect/engineer	(907)947-9303

F	ROPERTY/PROJECT INFORMATION
Address of subject property	305 observation Avenue
Parcel identification number	305 Observation Avenue the north 18.5 ft. of Lots 192 and all of Lots 4,5,6 Block 2 , Railway Addition
Property owner [name/address]	Diana R. Riedel PD Box Gordona, AK
Current zoning	Medium Density Residence District
Proposed use	Single family residence
Construction start date	Sept. 15, 2012

ZONING APP	LICATION
Owner of property (if different than applicant).	
If multiple owners, list names and addresses	
of each and indicate ownership interest.	
Attach additional sheet if necessary.	
Real Estate Firm/Broker handling sale of property. Provide name and address. Note : If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement	
with, the requested action.	
City Business License Permit Number (if applicable)	
APPLICANT CE	RTIFICATION
(Type/Print)	y (our) knowledge, true and accurate. representatives to enter the property associated sary site inspections. By: (Signature) ame: (Type/Print)
	Date:
Appeal Procedures: A decision of the Planning Con	Initiasion may be appealed to the Board of
Adjustment. An appeal must be filed in writing with the In accordance with the procedures outlined in Section	is Oily Olera within ten (10) days of the decision.
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CITY USE ONLY - PLEASE DO N	IOI WRITEIN THIS SECTION
ITEM	ACTION
Date application received: Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	Same Same and Language Table Department of the Table Political State of the Company of the Compa
	The second section is a second of the second

Villa.	ZONING APPLICATION continued
ro	iect/Request Description Page:
1	Please describe your request in complete detail. Feel free to add additional pages and/or drawings, maps, photographs of the site, and other documentation that might be helpful to the Planning Commission as they make a decision on your request.
2	If you are requesting a dimensional variance, you must include a basic site plan drawing showing the location of your property lines, existing and proposed buildings, existing and proposed easements, building setbacks, and other items necessary to adequately and accurately show the nature of your request.
3	In order to receive a zoning compliance permit, you must meet the standards of the relevant zoning code. PLEASE REFER TO THE FOLLOWING PAGES OF THIS APPLICATION FOR A COPY OF THE RELEVANT SECTION STANDARDS.
Ple	ase describe your request. Add additional pages, drawings and required information.
	legiesting a Front Variance based on
	recommendations from our consulting
	enginler.
	J Please see attatched material.
····	

VARIANCE STANDARDS 18.64.020

The Planning and Zoning Commission may only approve the variance if the Commission finds that ALL of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. Use additional paper if needed.

Exceptional physical circumstances or conditions apply to the property or to its intended use or development which do not apply to other properties in the same land use district. EXPLAIN:

See variance standards 18.64.020

Granting the variance will not permit a use that is not otherwise permitted in the district in which the property lies and will not be detrimental to the public health, safety or welfare. EXPLAIN:

sel variance standards 18.64.020

Granting the variance would be in harmony with the objectives of the zoning ordinance. EXPLAIN:

Sel variance Standards 18-64.020

Strict application of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. EXPLAIN:

See vanance standards 18.64.020

- OTHER REQUIREMENTS A legal description of the property involved.
- 2. Site and Building Plan: One copy of a site plan, drawn to scale, showing the location of all existing and proposed buildings or improvements, elevations of such buildings or alterations, and such other data as may be required.
- 3. Evidence of the ability and intention of the applicant to proceed in accordance with the plans within six months after the effective date of the variance.

- 2. The application shall contain a statement and adequate evidence showing the following conditions, all four of which must exist before a variance may be granted.
- a. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same land use district,

Due to safety and code considerations, the engineer or record would like to increase the distance from the downhill slope to the edge of the foundation footing. Per International Residential Code R403.1.7.2, this lot does not allow for a standard foundation footing due to the size of the lot. Two measures have been taken into consideration to mitigate the risk of building on this lot. The first measure requires that the distance from the slope is increased, and the second measure is the use of an anchoring system. Both are key to ensuring safety and reducing the risk of building on this property.

b. That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

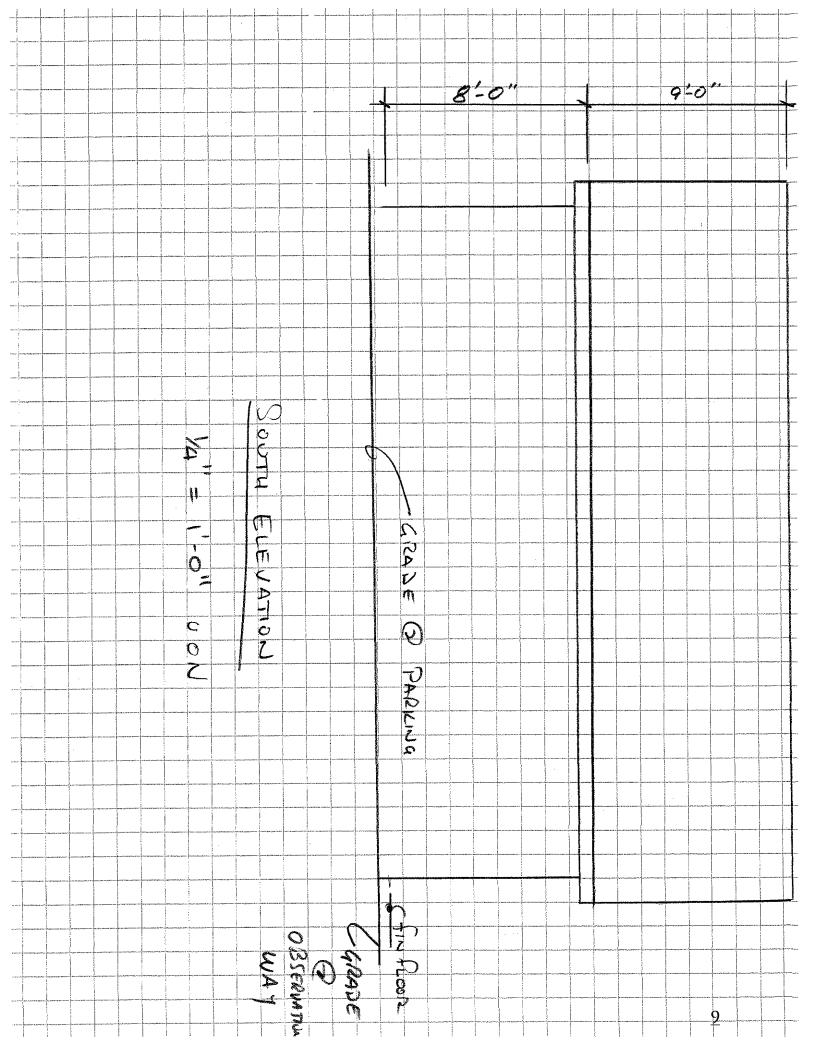
The strict application of the setback provisions outlined by the City of Cordova for this lot create a hardship due to the slope or the lot. A smaller house would not achieve the code provisions for standard construction. The current design as proposed by the engineer of record allows for minimizing lateral loads due to backfilling, which increases the likelihood of the building performing as well in a seismic or high wind event. Additionally, the proposed location allows for a maximization of anchor embedment into rock opposed to anchoring through layers of fill.

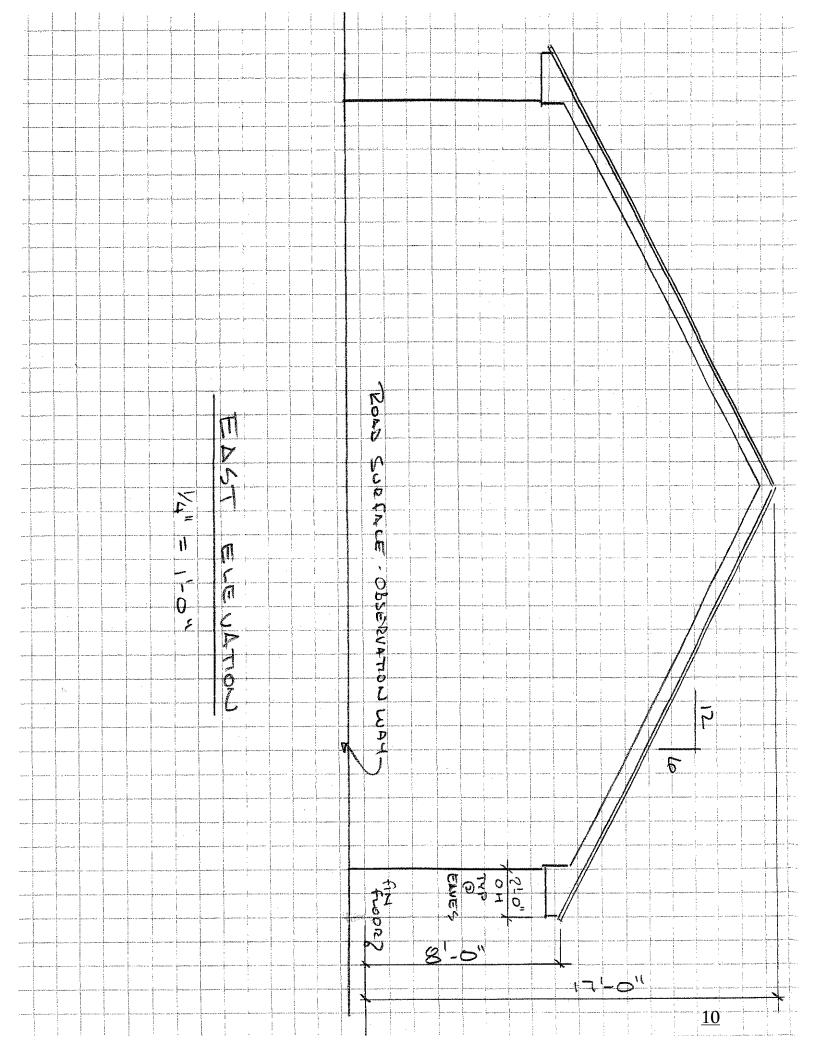
c. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare,

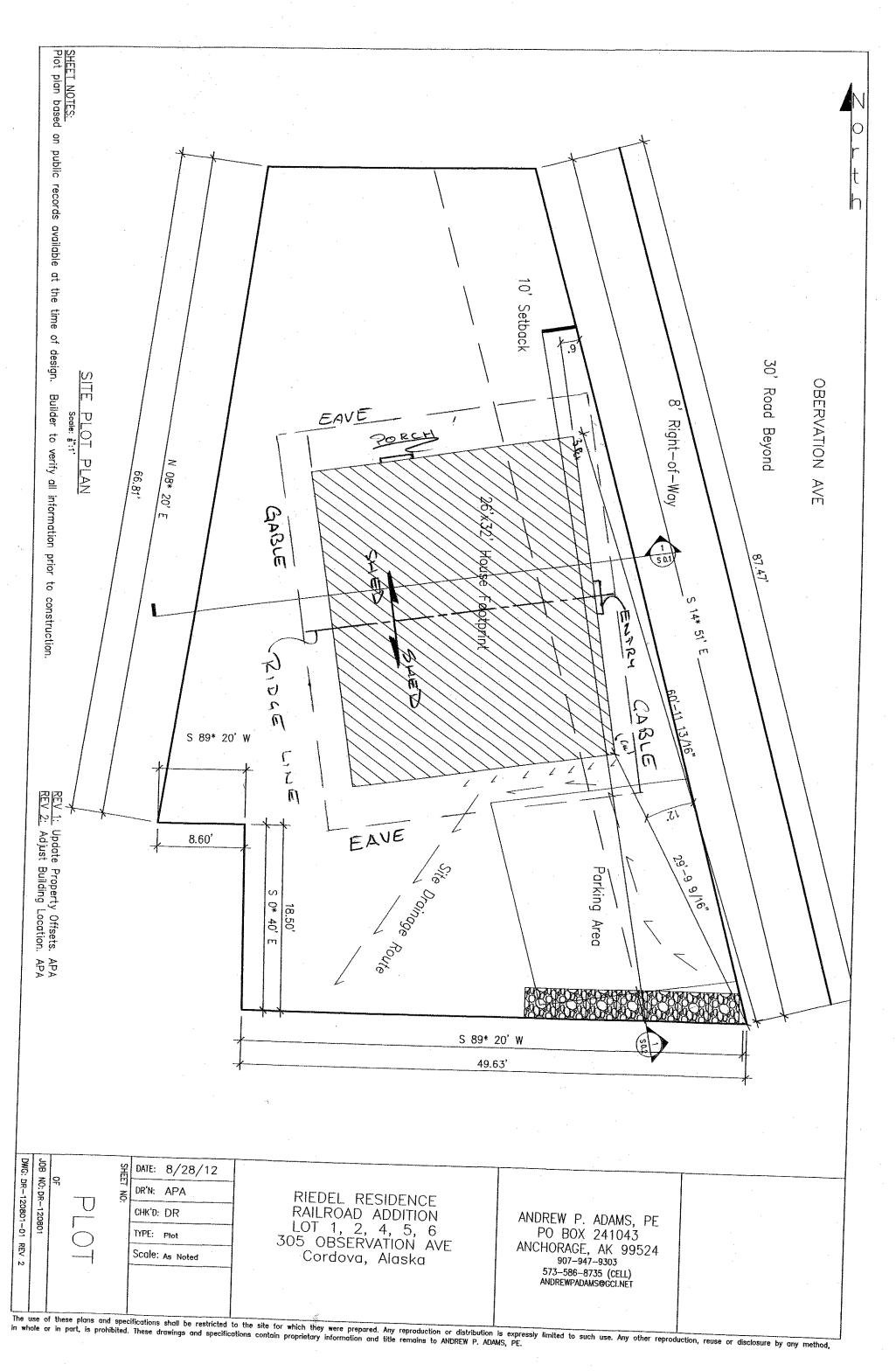
Based on the adjacent properties' building placement, the variance is consistent with actual lot setbacks and "grand-fathered" standards. The proposed placement takes into account minimum drainage requirements and site stability.

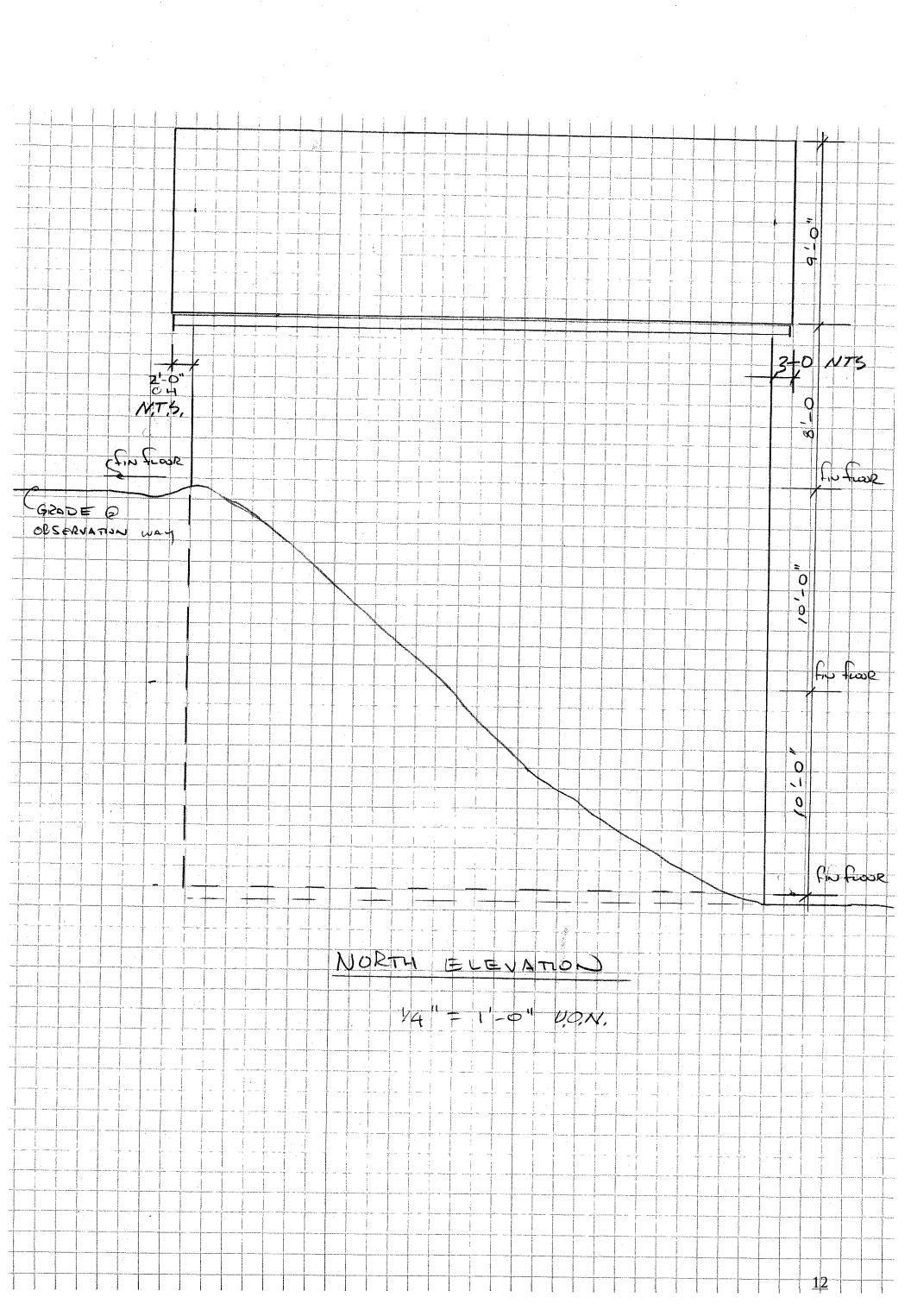
d. That the granting of the variance will not be contrary to the objectives of the comprehensive plan.

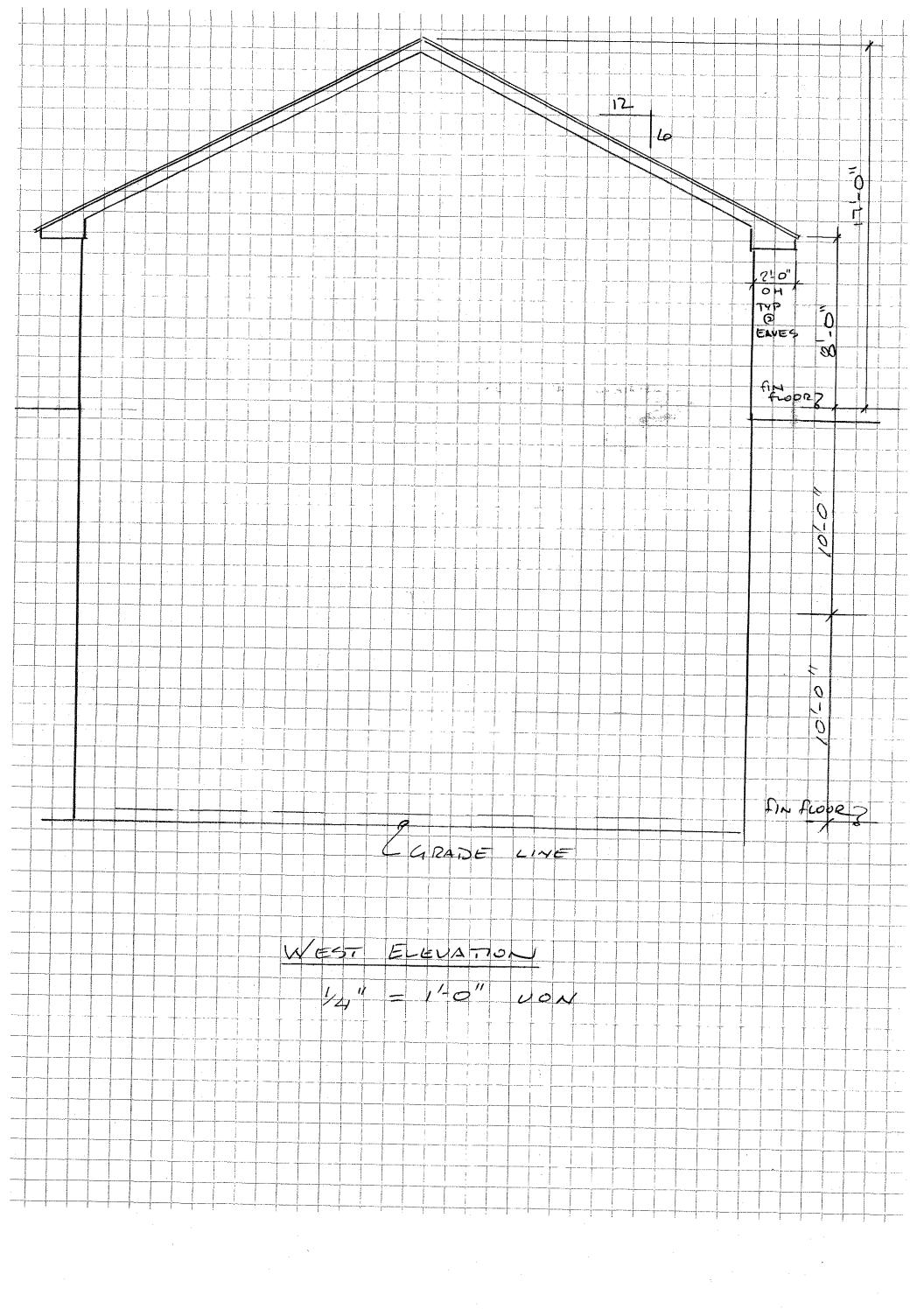
Safety is a consideration for all planning. The risk mitigation requirements for building access and structural performance during a lateral loading event are consistent with public policy and building code criteria. Civil site conditions have also been considered for run off, parking and snow collection.











Memorandum

To: Planning Commission

From: Planning Staff

Date: 9/14/2012

Re: Site Plan Review ~ Trident Seafoods Corporation for the construction

of 2 bunkhouses

PART I. GENERAL INFORMATION

Applicant: Kurt Esveldt

Owners Name: Trident Seafoods Corporation

Address: 211 Jim Poor Avenue Parcel Number: 02-060-213 & 215

Zoning: Waterfront Industrial District

Lot Area: 36,000 Square Feet combined total of both lots

PART II. BACKGROUND

Trident Seafoods is proposing to construct 2 separate three story bunkhouses to ensure the ability to provide on-site housing for their seasonal employees. Trident currently has 20 units and they house 160 employees, the new housing will alleviate the load in the other bunkhouses they have, providing better accommodations and increase the number of employees that they can house. The main bunkhouse adjacent to Jim Poor Avenue will be 133' by 53' three stories tall and the smaller 68' by 48' bunkhouse will house additional employees behind the main bunkhouse on Lots 7 & 8, Block 1, Cordova Industrial Park.

The applicable regulations for this variance request are the following sections:

Chapter 18.33 Waterfront Industrial District

Chapter 18.42 Site Plan Review

Chapter 18.44 Signs

Chapter 18.48 Off Street Parking, Loading and Unloading

PART III. REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS

1. Uses within the Waterfront Industrial District are intended to be marine-dependent or marine-oriented, and primarily those uses which are particularly related to location or commercial enterprises that derive an economic benefit from a waterfront location.

<u>Trident Seafoods Corporation business is dependent on waterfront access.</u>

2. A Site Plan Review is required in the Waterfront Industrial District prior to a building permit being issued.

<u>Trident Seafoods Corporation submitted a Site Plan application on August 20, 2012 which satisfies the requirements for CMC Chapter 18.42.</u>

3. Signs are allowed in the Waterfront Industrial Park District, subject to type, size and location.

Trident Seafoods Corporation proposed bunkhouse construction will not require signage.

4. Off street parking requirements for the Waterfront Industrial Zone and for manufacture uses is one space for every two employees, plus as required if retail or warehouse uses on premises.

The proposed construction is housing for seasonal employees the majority of which do not have local transportation. If parking for employees is needed it can be provided by Trident Seafoods Corporation between the bunkhouses and on other lots owned by Trident Seafoods in the immediate area.

PART IV. SPECIAL CONDITIONS

- 1. The Planning Department must be in receipt of a Site Plan approval from The Division of Fire and Life Safety prior to issuance of a Building Permit
- 2. Trident Seafoods will consult with the Public Works Department about the water and sewer services and provide a Water Sewer Connection Permit to the Planning Department prior to the issuance of a Building Permit.

PART V. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission forward a recommendation to the City Council to *approve* the Site Plan Review requested by Trident Seafood Corporation for the construction of two bunkhouses on Lots 7 & 8, Block 1, Cordova Industrial Park.

PART VI. SUGGESTED MOTION

"I move that Planning Commission recommend to City Council to approve the Site Plan by Trident Seafoods Corporation to construct one 21,150 sq. ft. bunkhouse and one 9,792 sq. ft. bunkhouse on Lots 7 & 8, Block 1, Cordova Industrial Park based on the findings as contained in the staff report."

SITE PLAN REVIEW - ZONING APPLICATION CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information, incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department 21 days prior to the next Planning Commission meeting date.

	TYPE OF REQUEST	FEE
	Site Plan Review	varies
	Residential	\$50
	Multi-Family	\$100
X -	Commerciai	\$150
	Industrial	\$200

	APPLICANT INFORMATION
Name	TRANT MARROWS, KURT MAIRT
Address	5965 SHILBHOLE AVENUE ATTLE, WA 9810
Telephone (home)	
Business Name	
Business Address	
Telephone (business)	206-783-3818
Business FAX	206-782-7195
Project architect/engineer	STEPHEN PETERS ARCHITECTS
Address of architect/engineer	FOR WATER ST., KETCHKAN, AK 9990
Telephone of architect/engineer	907-247-7077-

PROPERTY/PROJECT INFORMATION		
Address of subject property	201 SEAFOOD LANE	
Parcel identification number		
Property owner (name/address)	TEIDENT SERFORDS	
Current zoning	WATGEFEATT INDUSTRIAL	
Proposed use	ACCEPTANCE TO GRAFOU PROCESSING	
Construction start date	45T. 7012	
WAA		

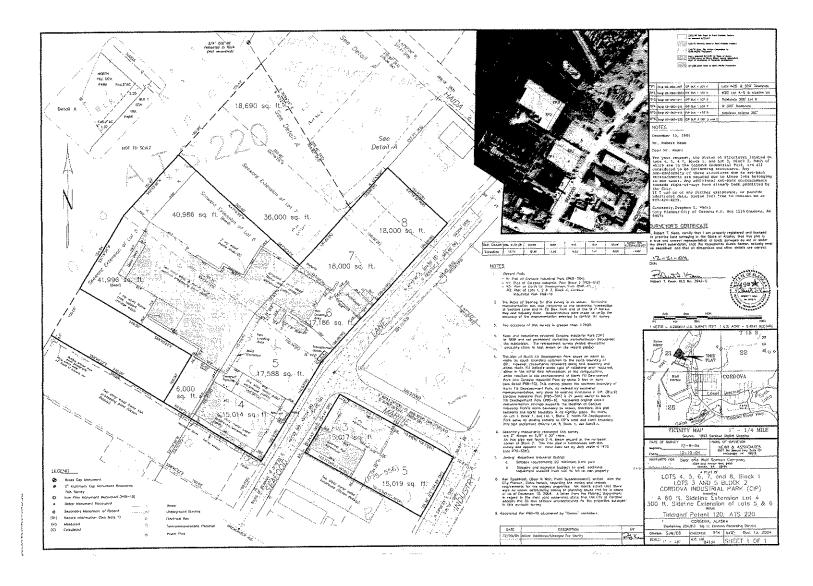
ZONING APPLICATION		
TEDENT SENFOUCE		
A2A-		
EXIST. PLANT 3L AND FILE		

APPLICANT CERTIFICATION		
By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.		
By: Cultered (Signature)	By: (Signature)	
(Type/Print)	Type/Print) Oate: 08/17/12	
Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.		
CITY USE ONLY - PLEASE DO N	OT WRITE IN THIS SECTION	
ITEM	ACTION	
Date application received: Fee paid: Does application require a public hearing? Planning Commission: City Council: Staff review date/reviewer name:		
Planning Commission final action:		
City Council final action: Other:		

SITE PLAN REVIEW 18.42

A zoning compliance permit for property within the City of Cordova expires eighteen (18) months after the date it is issued. Excavation is not considered construction.

1. Please describe the proposed construction/alteration and intended use: 127 Nさい ユーレジに	
INSOMOTE AME BIONE HOUSES, ACCUSAGE TO ACCUSES IN	
2. Please give dimensions and square footage of construction///: 33 x63 (2) 48 x68	
3. Intended use: { }Single Family { }Duplex { }Multifamily { \(\gamma\)Commercial/Industrial \(\gamma\) \(\gamma\)	
()Home Occupation (describe) ()Mobile Building ()Change of use	
4. No. of Living Units: <u>7字(36</u> 5. No. of Bedrooms: <u>0 1子(2</u>) 24	
6. Has a variance been granted? ()Yes: (XINO PENDING	
7. Is there a new: { }Garage? { }Carport? \(\)A Is it attached to the residence? { }Yes { }No\)A	
8. Is there an apartment above the garage? (/A { }Yes { }No.	
9. Off-street parking: Existing NO CHANGE Proposed NO CHANGE	
10. Required Setbacks: Front 701 Left Side IBC Right side IBC Rear IBC Height IBC	
11. Proposed Setbacks: From: 10 Left Side 66 Right side 10 Rear 11 6 Height Zept	
12. Sewage Disposal:	
{ }Private marine outfall: (X)Existing { }New Specify owner/location:	
{ Private on-site sewer: { ADEC Certification Attached	
NOTE: Property owners with a private system need an ADEC permit showing sewer system is operational before Permit	
can be issued. Please contact ADEC at (907) 225-5200	
ments and strangers on security to the security of the second strategy of the second s	
13. Water supply; { }Cistern (show on site plan) { X/City	
14. Is the construction occurring on a grandfathered structure (build prior to August 7, 1967)? NO	
15. Is there a building currently on the property? (X)Yes { }No	
If YES, an As-built survey must be attached.	
16. Which licensed surveyor will be doing your foundation/as-built Survey? 208127 2061	
17. Is your driveway exit and adjoining roads shown on the site plan? NA { }Yes { }No	
Are you building a new driveway that exits onto a State road or highway? NA-()Yes 1/2/No	
If YES, an ADOT Driveway Permit is required. (See bottom page 4)	
18. Does this property contain drainages, creeks, wetlands, or other water features? { Yes { \times No	
Does your lot abut salt water? (XiYes ()No	
Have you or will you be using fill to develop your lot? { }Yes {XJNo	
(If you answered YES to any of the above three questions, you may need to contact the U.S. Army Corps of Engineers or	
other State agencies about additional permitting requirements Please see Planning staff for information.)	
19. Is this permit for a tax-exempt use? { }Yes { X/No	
20. Has a Conditional Use Permit been issued? ()Yes (X)No	
21. Is this permit for a mobile building? ()Yes ()Yes	
Year Model Serial No.	
22. Is your property within a Flood Plain or Coastal Zone? (see staff for interpretation)	
Elevation Certificate/Flood Hazard form attached MIN, FL, EL BULLOUR PER-TONINGO	
	w. w
* ARLA: (1) 7050 XB = 21,150 SF ARLA: (2) MUAXB = 9790 FF W. 947 FF VIKL & BULGHES	
ACCO: 12) MILAXY = 97404	
1 AM STRUE & SULLING	



Internation) Ballaing Code - 2008 Edition Corines, Water Kent Industrial Corines, Water Kent Industrials, 38' Proposed Freihog: Na. Corine IIIC. Frant III' Proposed/Variance Pending-20' Standard Setbacks. Side per IBC. Frant: III' Proposed/Variance Pending-20' Standard Setbacks. Side per IBC. Frant: III' Proposed/Variance Pending-20' Standard frident Cardova Plant, commercial/bunkhouse structure Cardova, AK 99661

L OCCUPANCY
Level 1: R2= Residential
Level 2: R2= Residential
Level 3: R2= Residential

7,170 S.F. 7,170 S.F. 7,1700 S.F. 21,510 S.F.

TYPE OF COUNTRYCTION
TYPE OF COUNTRY
TYPE OF C 3 Story 3 Story 7,000 S.F./Floor 14,000 S.F./Floor 21,000 S.F./Floor 7,170 S.F./Floor

III. DECCUPANT LOAD FIRST FLOOR Separated Uses per 302.3.1 Separation: 1/2 Hour Wall Rating for Carridor if over 10 dwelling units Arec Factor Occupants Eage

Residentici 6,800 s.F. Exits: 2 Reg/2 Provided

SECOND FLOOR

Residential 6,800 s.f. Wechesical 270 s.f. Exitu: 2 Req/2 Provided

50/g.s.f. Incidental

23

136

Residentia' 6,800 s.f. Exits: 2 Reg/2 Provided

50/g.s.f.

TYLOI

THIRD FLOOR

Required Egress Width (Per Table 1005.1): .15"/accupant = 20.40" width per floor Required Egress Width - Stairs (Per Table 1005.1): .2"/accupant = £1.5"

Kyaoth it Vupar Barrier < 1 perm: 4.78 s.f. Tatal Xxoth if Vapor Barrier < 1 perm: 23.90 s.f. Orafistops per 3.000 s.f

(__PLUMBING_FIXTURES_(per_Floor)

1 / 10 occupants
1/ 10 occupants
1 / B occupants

OSHA meximum Gecupant Loud 🛭 60sf/Occupant (Sleeping Rms.) = 12 X 6=72 per floor

Y. MSCELLANEOUS UNDER-FLOOR VENTILATION (1203.3): ATTIC VENTILATION (1203.2): ATTIC DRAFTSTOPS (717.4):

2. Desirgo indicate general and typical deleta of econstruction. West a conditions are not appointing the indicated but are of winds consistent to shellow shows, action fortilist of construction shell be used, subject to seem and approve by the original point or delete of approve by the original condition. (The following spirty unloss shown obtained on the profes) Comply with or producers of the "international codes on complete by the State of Austra. regarding "Uniform" codes are for reference purposed only. All involvible, workingship, design, and construction shad contains to the diserrings, openifications, the 2008 IBC. Contains to all Chapter 23 (requirements.) Contractor shall be responsible for all safety prevaultins and the methods, techniques sequences procedures required to perform the work.

Soudy, Pficha & Wiscellomans Sphi Frankry: Despisa FF / HerserFy Standard Gode Behad Shuda, Ledgass and Politics - Douglass To Standard States 2 x + Study and Politics - Douglass FF / Ham-FF Stanland Gode Wood frombig lumber shell be kin acted or NC-15, and greated and market its conformance with NCLP. Standage greating rated for West Const. Lumber Ato. 16, letted soliton. Unfain to the following Schiman Monodoles. 6. Nextal Proming: Historium 28 G or recommended for load conditions by the manufactures vortarming to ASS Stundards.

GENERAL NOTES

 NS work shall conform to all opplicable codes, including the latest adopted willows of the ISC, IFC, INC, INC, and ADA Assemblishy Codelines. Camply with all provisions of the "freemotional" ecdes by edopted by the State of Alaska. Indications regarding "Uniform" vacks are far reterence purposest poly. Controller pais with all let condition and halding dissention price to processing with the former, version less that conditions and halding dissention price and he repetite to the former resolution plant to condition, within all processions rate procedures one small affection.

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to dispatitive of early performed under this contract as it have in bound. He work workship of inhyladdisc of a term wood facilit 3 http: publikación attictura on statisfolio Kundalites with publisms, cellega, teor and wall finishes, declated wing, and lighting and mechanics work within the spaces. . All certicutions performing with under this notificed stazil dictain copies of the whose referenced reported and fully audiquals (homodens with upplicable provisions, falling to obtain capies shall not show the conference from full controllector.

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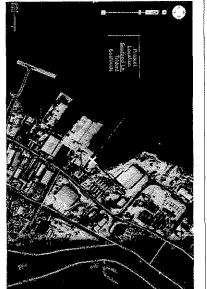
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SentSe, WA 98109 (205) 285-7100 (205) 265-7111 FAX RUSHING 1725 Westisho Ave. N., Stn. 300 Smotler, WA 98109

MECHANICAL, ELECTRICAL ENGINEER

ZONING INFORMATION
LEGAL DESCRIPTION Let 1, 2 de 3 of Nota
SER CODE ANALYSIS RESO

DRAWING INDEX Architectural Site Plan Level One & Two Floor Plans Level Times & Rood Floor Plans Enterged Staff Plan



PARTICIPANTS

CONTRACTOR

DRAWING SYMBOLS

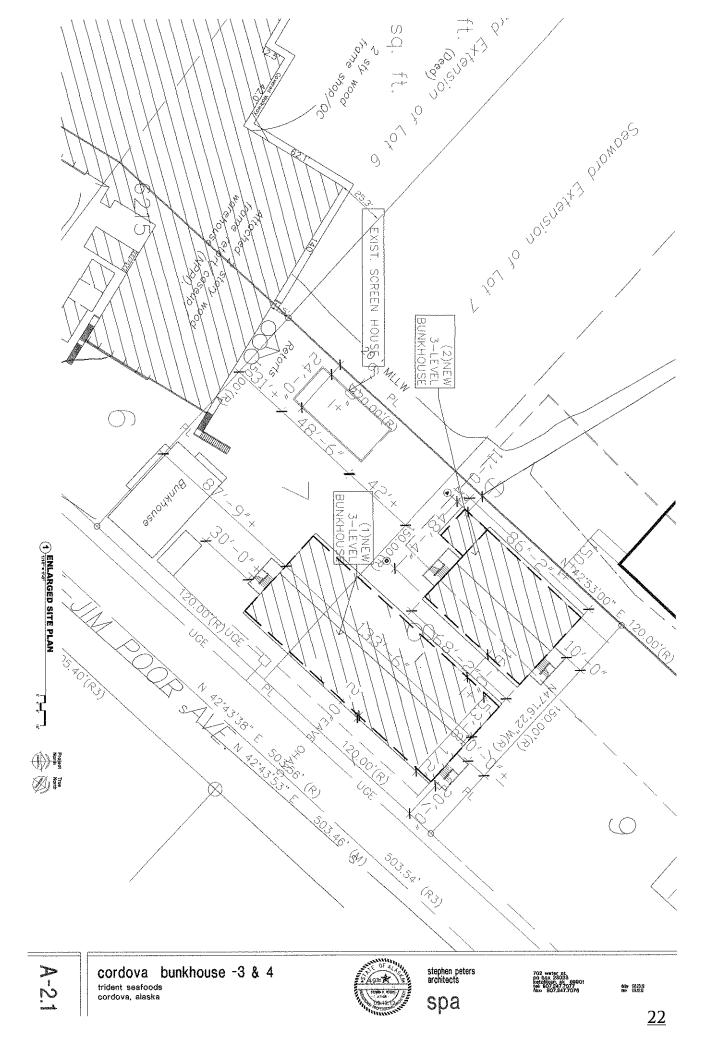
ARCHITECT

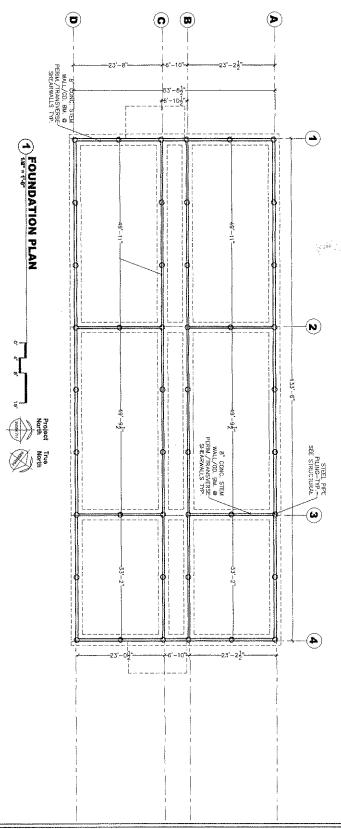
SIEMEN PETEKS ARCHISCIS 702 Water Street Reteritor, Maska 98901 (907) 247–7077 (907) 247–7076 FAX STANDAR NOTAGNUO.

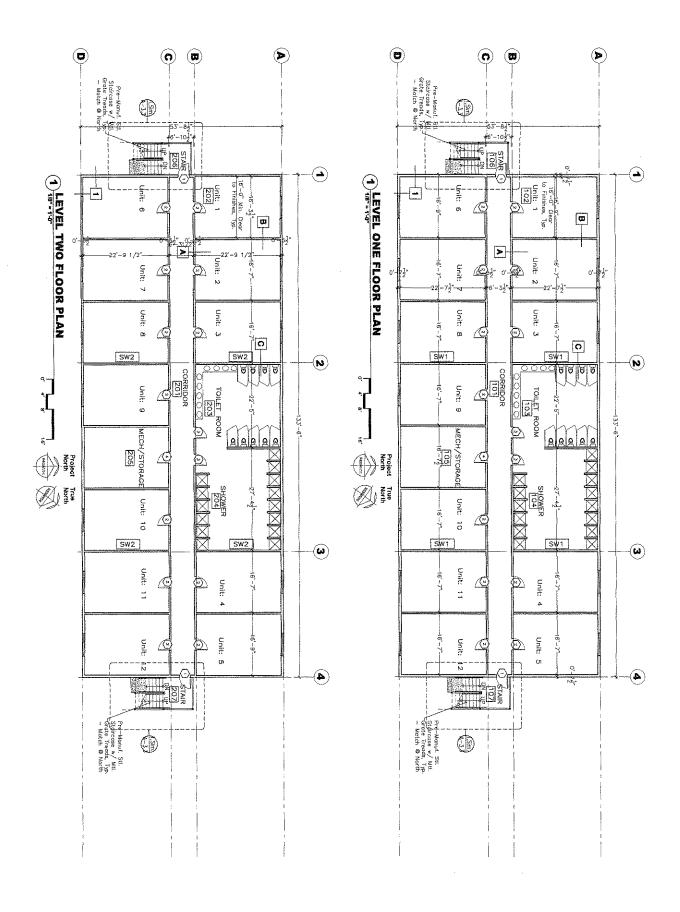
Harthern Genteck Engineering 11301 Olive June Anchorage, AK 9855 (907) 344-5934

Raju Enginaeving, the, -- Kataliaum 355 Casicumo Esise Rood (200 Ketuhikan, AK 99901 (907) 225-7817 STRUCTURAL ENGINEER

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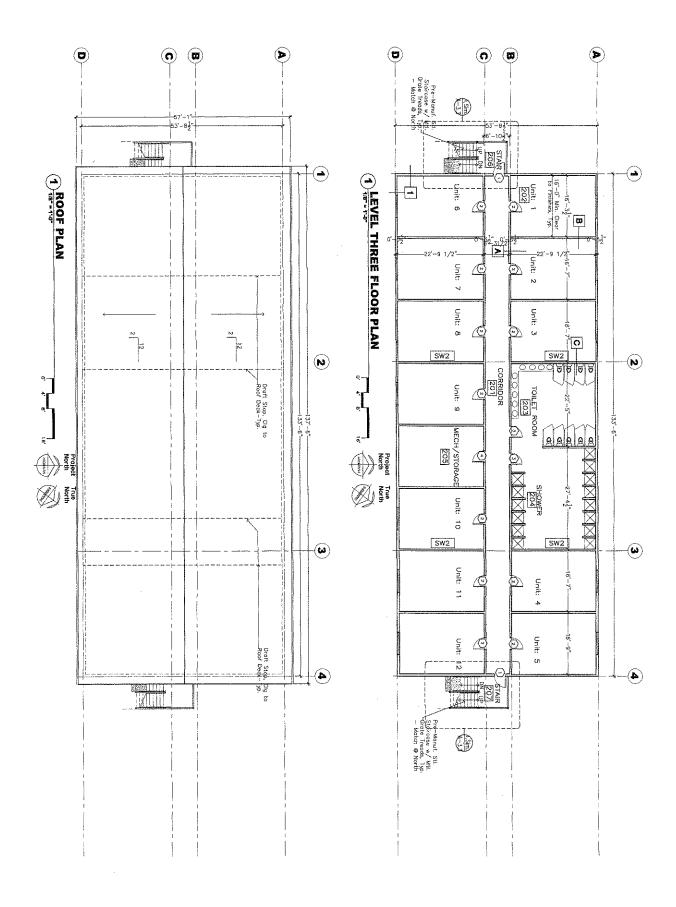


cordova bunkhouse

trident seafoods

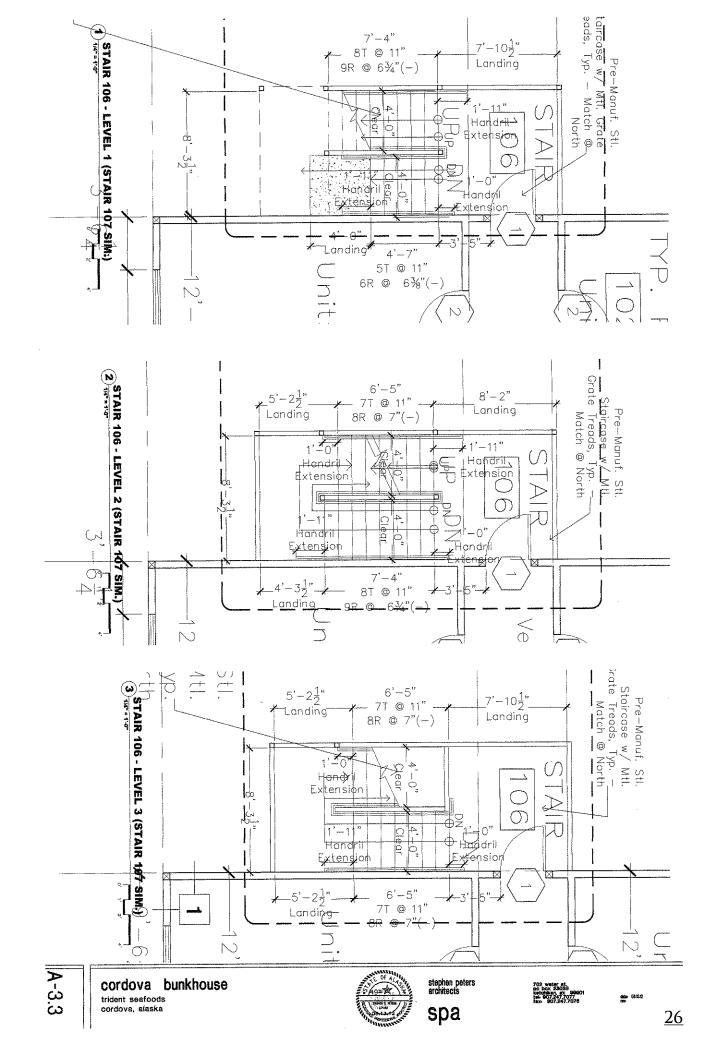
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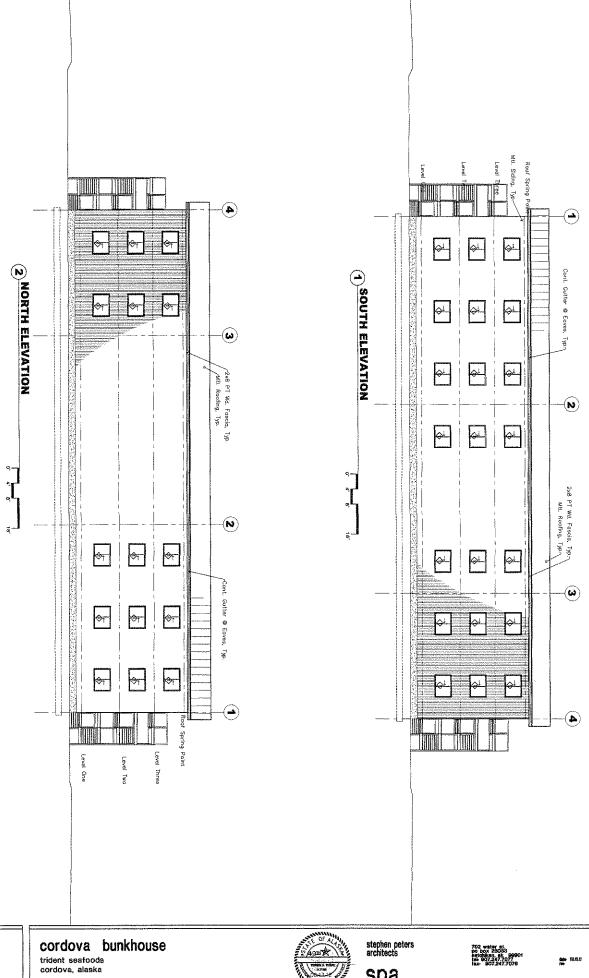
644 08.19.12 Ref

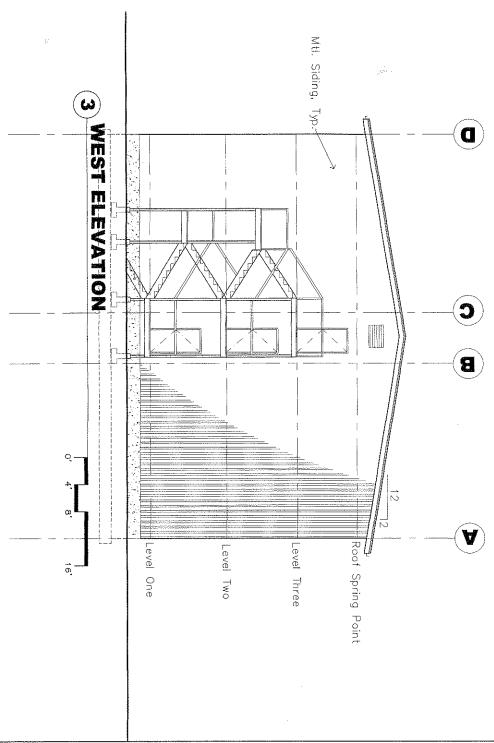


cordova bunkhouse

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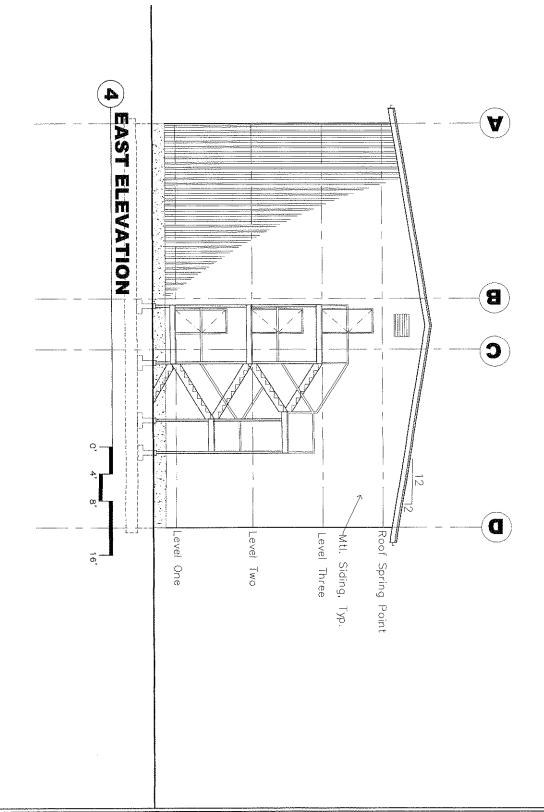




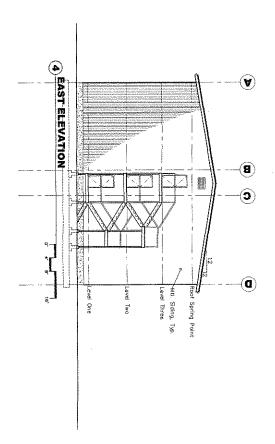


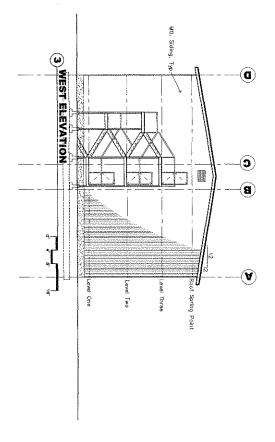




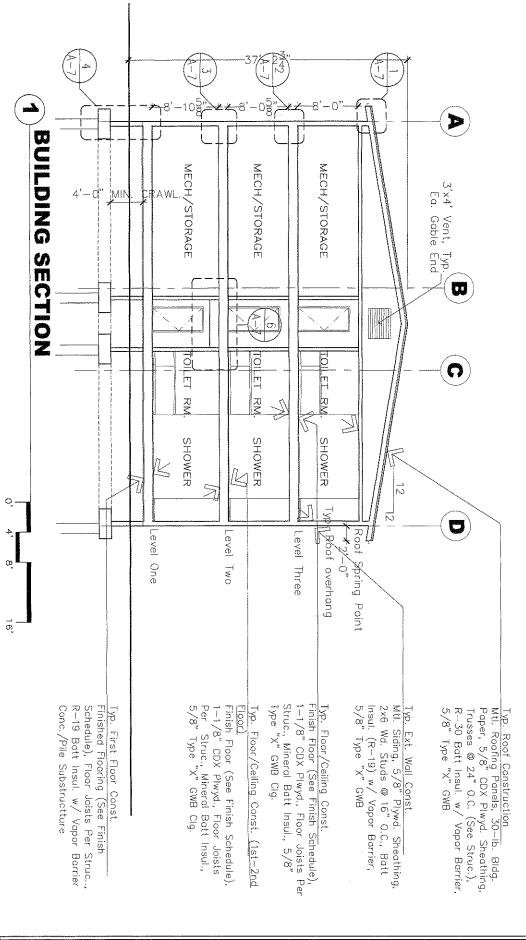




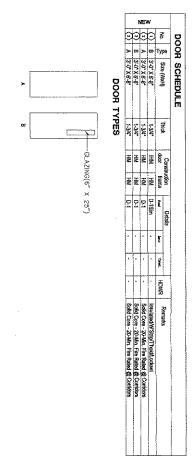


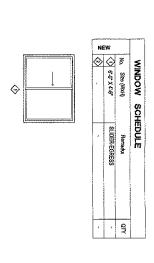


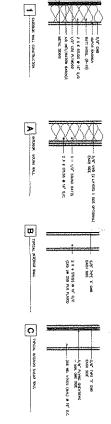
cordova bunkhouse trident seafoods cordova, alaska



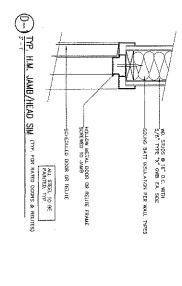
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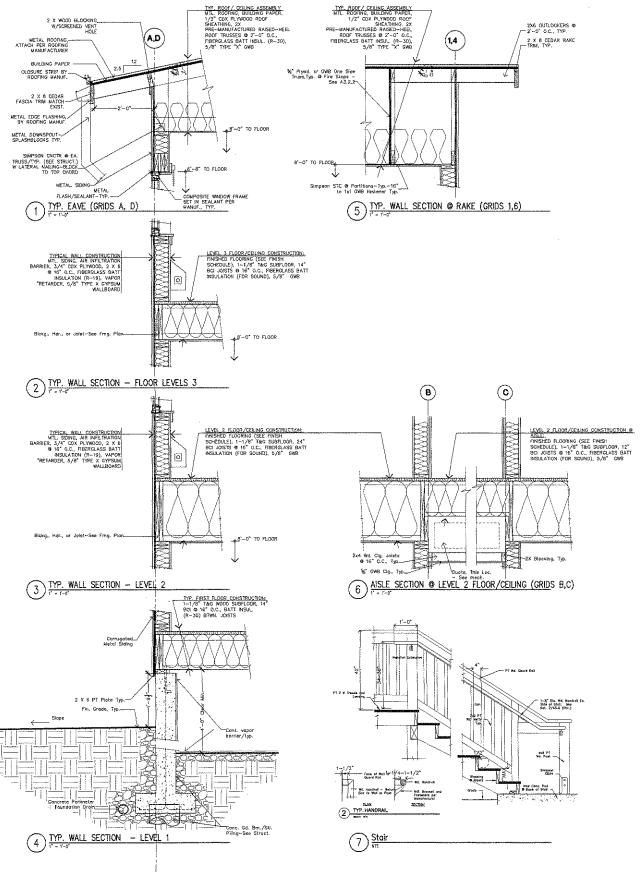


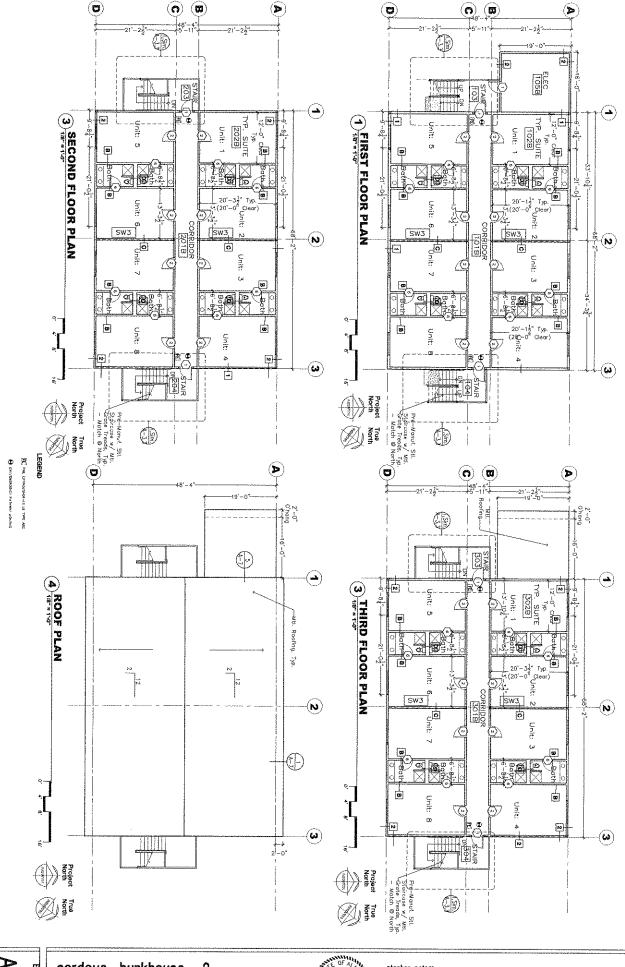
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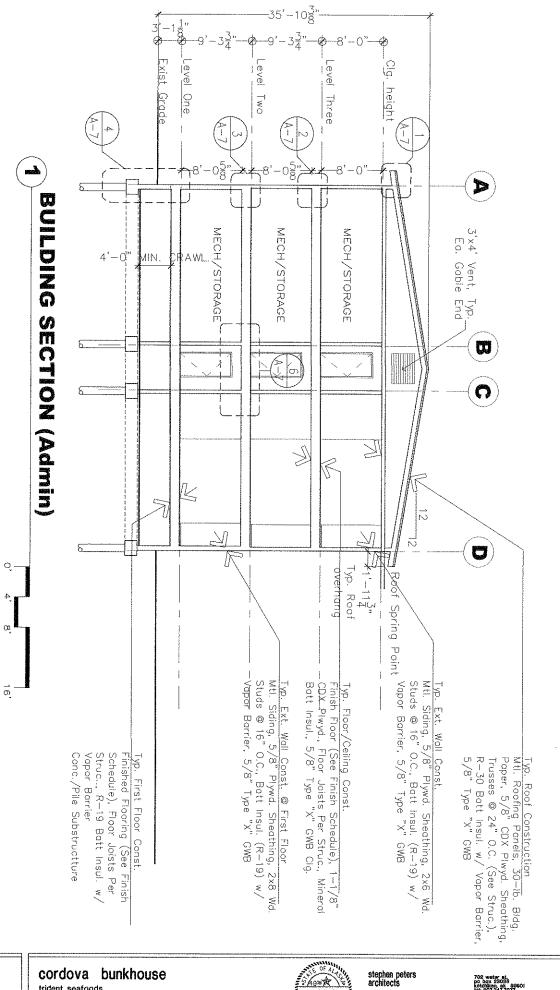


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