

By: Planning
Public Hearing: 08/10/21
Adopted: 08/10/21

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 21-06**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NO. 21-04 TO BUILD A 5,000 SQUARE FOOT
COMMERCIAL BUILDING WITH OUTDOOR DINING, LOCATED ON UNIT 3, STEAM
COMMONS CONDOMINIUM PLAT.**

WHEREAS, Greg Persinger, PWH Ridge Retail LLC, submitted a conditional use permit application (CU #21-04) on July 8, 2021; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on August 1, 2021; and

WHEREAS, the Planning Commission held a public hearing on this request on August 10, 2021; and

WHEREAS, the Wasilla Planning Commission deliberated on this request considering the information submitted by the applicant, the evaluation and recommendation by staff contained in the staff report, public testimony – both written

and verbal, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. Development must be consistent with the site plan and elevation drawings/renderings attached to this resolution as Exhibit B, as updated to address the conditions of approval below. Any other revisions to the approved plans must be submitted to the City Planner for review and approval. Substantial modifications require submittal of an amended conditional use permit application for Planning Commission review and approval, including applicable fees. Substantial improvements may trigger additional improvements to address traffic impacts from such uses.
2. Provide survey for Unit 3, Steam Common Condominium showing corners set/located dated within last six months (WMC 16.08.015(C)(3)).
3. Submit updated site plan prior to vertical construction that provides: (a) on-site drainage and retention/detention areas required in WMC 16.05.015(C)(13); (b) snow storage calculations in WMC 16.24.040(D)(9)(b); (c) parking calculations based on WMC 16.24.040(E); and (d) overall plan of the entire lot that identifies Unit 3 along with the required extension and construction of the private easement to the

western lot line and the dedication of a 60' wide public ROW and construction of a public road connecting the private easement to the Palmer-Wasilla Highway Extension. Road must be to City standards.

4. Prior to commencement of the use, site improvements must be in place as required in the approved Steam Commons Phase I Traffic Impact Analysis dated July 7, 2021 and the Addendum dated July 16, 2021.
5. Submit required clearing/grading plan (WMC 16.08.015(C)(13)).
6. Submit updated landscape plans prior to vertical construction that meets the following requirements in WMC 16.33: (a) label the dimension and area of the landscaped areas; (b) provide plant diversity; (c) indicates vegetative mulch in perimeter planting bed; and (d) provides hedge along eastern perimeter of parking lot extending from southern boundary to first landscape island to the north. Hedge must be a minimum of three feet tall at time of planting.
7. Landscaping and landscaping structural requirements must be installed consistent with WMC 16.33.050(F).
8. Submit required landscape guaranty prior to vertical construction that meets requirements in WMC 16.33.050(G).
9. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety, and welfare prior to construction.

10. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for any proposed water and/or sewer connections.
11. All signage must be reviewed and approved by the Planning Department via the appropriate sign permit process prior to installation.
12. An as-built survey must be submitted to the Planning Department after completion of the building.

ADOPTED by the Wasilla Planning Commission on August 10, 2021.

APPROVED:



Eric Bushnell, Chair

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 21-06
FINDINGS OF FACT – Section 16.16.050, General Approval Criteria

An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Finding: This criterion is not applicable since the subject property is not part of an adopted neighborhood plan.

16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Finding: This criterion is met since the proposed use is substantially consistent with the 2011 City of Wasilla Comprehensive Plan. The property is zoned Commercial and has a Generally Business and Commercial future land use.

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Finding: The specific approval criteria under 16.16.060 are not applicable.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Finding: This criterion is met. The City mailed 54 notices to neighboring property owners within 1200' and the 21 review agencies that are typically provided with the opportunity to comment. Two comments were received at the time of preparation of this staff report. One from a resident expressing concerns with the traffic impact from this development and one from the Matanuska-Susitna Borough with no comments. Any comments received after the compilation of the packet will be provided at the public hearing.

16.16.050(6) ***Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***

Finding: This criterion is met. The Borough Fire Marshal's office will review the proposed building for compliance with all applicable fire codes, building codes and emergency access relating to public health, safety, and welfare.

16.16.050(7) ***Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...***

Finding: This criterion is met with the condition requiring development consistent with the approved Traffic Impact Analysis for Steam Commons Phase I dated July 7, 2021 and approved Addendum addressing this project. Submittal of an overall plan of the entire lot is also required that identifies Unit 3 along with the required extension and construction of the private easement to the western lot line and the dedication of a 60' wide public ROW and construction of a public road connecting the private easement to the Palmer-Wasilla Highway Extension. Road must be constructed to meet to City standards and must be completed prior to occupancy. With the required improvements, the proposed use will not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.

16.16.050(8) ***Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Finding: This criterion is met since the site plan and elevations submitted with the conditional use permit application meet the dimensional standards.

16.24.050(9) ***Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***

Finding: This criterion is met. The proposed site plan provides 43 parking spaces (one is a handicap accessible space), which meets the requirement for a restaurant use. Restaurants require one parking space per 150 square feet of gross floor or one parking space per three seats, whichever is greater. This will allow a maximum of 129 indoor/outdoor seats for this building.

16.16.050(10) ***Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***

Finding: This criterion is met since water, sewer, and other utilities are available in the area.

16.16.050(11) ***Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.***

Finding: This criterion is not met since the site plan did not provide adequate on-site retention/detention. However, with the condition of approval requiring submittal of a revised site plan providing this information, this criterion is met.

16.16.050(12) ***Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Finding: This criterion is met. The plans submitted with the conditional use permit application provide adequate open space, vehicle circulation, and landscaping and the site has access onto S. Roberts Street, which is designated as a Minor Collector and a new road with access onto the Palmer-Wasilla Highway Extension (Arterial) at the west boundary of the lot is required as part of the project (see approved Addendum to Steam Commons Phase I TIA). Signage will be reviewed separately for consistency with Title 16 and pedestrian circulation is addressed in Criterion 16.

16.16.050(13) ***Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.***

Finding: This criterion is met since the proposed use is in an area predominately developed with commercial uses.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.*

Finding: This criterion is met since the proposed use will not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration dust, litter or interfere with electronic equipment. The site is surrounded by commercially zoned property to the east, west, and north. The lot to the south is zoned RR, Rural Residential but is the State DOT right-of-way.

16.16.050(15) *Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:*

- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.*
- b. Adequately sized, located and screened trash receptacles and areas.*

Finding: This criterion will be met with condition of approval to provide an updated landscape plan that meets the requirements in WMC 16.33.

16.16.050(16) *Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

Finding: This criterion is met. A multipurpose pathway is in place along the Palmer-Wasilla Highway. A 5-foot-wide sidewalk along the west side of S. Roberts Street connecting to the existing pathway on the Palmer-Wasilla Highway will be constructed with the Three Bears Market project, which includes a sidewalk connection from the Market to the pathway.

16.16.050(17) *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system...*

Finding: This criterion is met. Water and sewer are available for the site and the applicant will coordinate with the Public Works department to obtain necessary City permits. A proposed condition of approval requires submittal of an updated site plan that shows drainage directed to on-site retention areas.

16.16.050(18) *Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.*

Finding: The Matanuska-Susitna Borough Cultural Resources Office was notified of this application but did not provide any comments or objections.

16.16.050(19) *Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light & air.*

Finding: This criterion is met. The proposed architectural design incorporates architectural details, including fenestration, building projections, and a variety of materials providing visual interest.

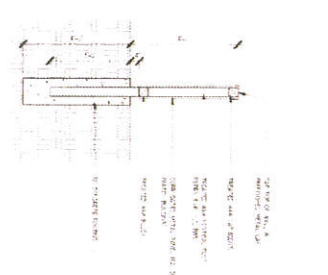
16.16.050(20) *Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude*

that a direct connection exists between the development and the need for the provision of the dedication...

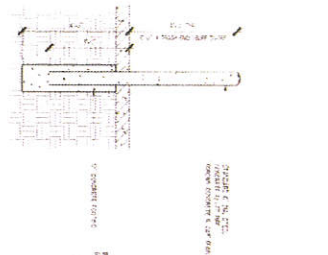
Finding: This criterion is met. No additional land is necessary for open space and facilities.

16.16.050(21) ***Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

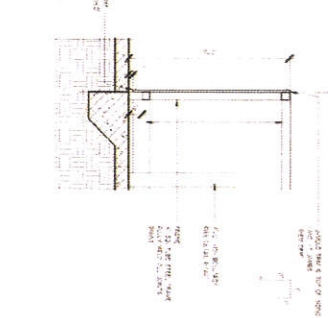
Finding: This criterion is met since there are no foreseeable problems anticipated from winter conditions.



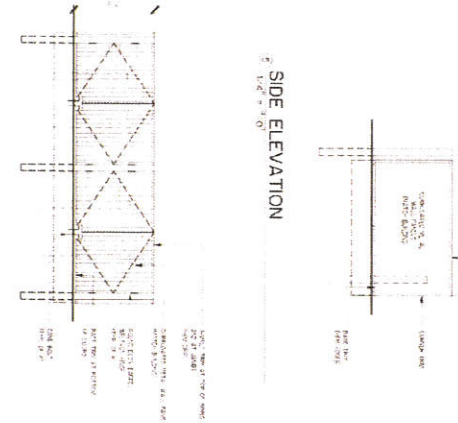
SCREEN WALL DETAIL
1/8" = 1'-0"



BOLLARD DETAIL
1/8" = 1'-0"

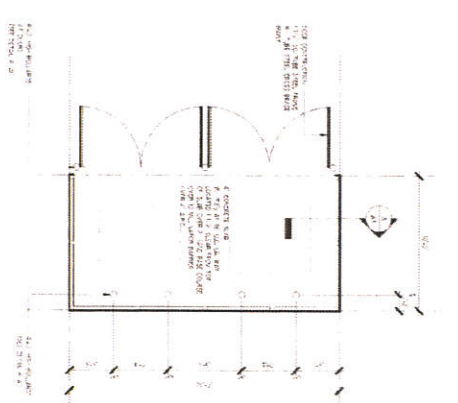


SECTION A
1/8" = 1'-0"

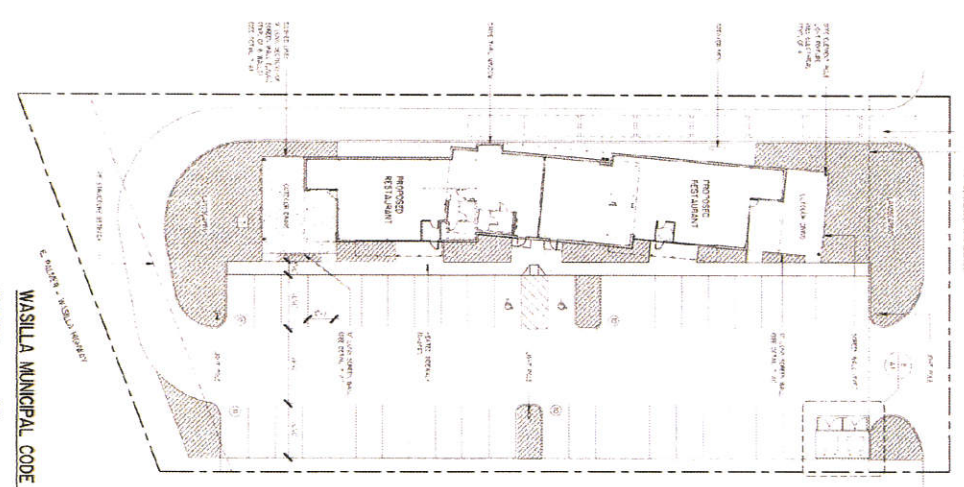


SIDE ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/8" = 1'-0"



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



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

WASILLA MUNICIPAL CODE TITLE 16
 16.05.010 PERMITTED USES
 16.05.010.010 COMMERCIAL USES
 16.05.010.010.010 GENERAL COMMERCIAL USES
 16.05.010.010.010.010 PROFESSIONAL SERVICE USES
 16.05.010.010.010.010.010 PROFESSIONAL SERVICE USES
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DATE: 07/20/2021
 DRAWN BY: JAC
 CHECKED BY: JAC
 SITE PLAN
 A1

RECEIVED
 JUL 20 2021
 Planning Office
 City of Wasilla

STEAM COMMONS
 6 PROJECT NO. 201808
 WASILLA, ALASKA

REVISIONS

401 NORTH BAY
 401 SHAWANO ROAD SUITE 12
 ANCHORAGE, ALASKA 99503
 PH: 907-274-4466

REVISIONS

DATE: 11/13/2020

401 NORTH BAY
 401 SHAWANO ROAD SUITE 12
 ANCHORAGE, ALASKA 99503
 PH: 907-274-4466

Planting Schedule

Deciduous Trees - See Detail: Reduce tree height, spread Note: Firehouse

Qty	Symbol	Label	Common Name	Size	Planting Notes
3		1P	Redbud	2 1/2" Cal. (See Note 1) 3/8"	Single stem
3		1M	Prunella	2 1/2" Cal. (See Note 1) 3/8"	Single stem
3		1P	Prunella	2 1/2" Cal. (See Note 1) 3/8"	Single stem
3		1P	Prunella	2 1/2" Cal. (See Note 1) 3/8"	Single stem

Evergreen Trees - See Detail: Same as Deciduous

Qty	Symbol	Label	Common Name	Size	Planting Notes
3		1P	Redbud	2 1/2" Cal. (See Note 1) 3/8"	Single stem
3		1M	Prunella	2 1/2" Cal. (See Note 1) 3/8"	Single stem
3		1P	Prunella	2 1/2" Cal. (See Note 1) 3/8"	Single stem
3		1P	Prunella	2 1/2" Cal. (See Note 1) 3/8"	Single stem

Shrubs - See Detail: Same as Deciduous

Qty	Symbol	Label	Common Name	Size	Planting Notes
21		01	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
26		02	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
17		03	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
16		04	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem

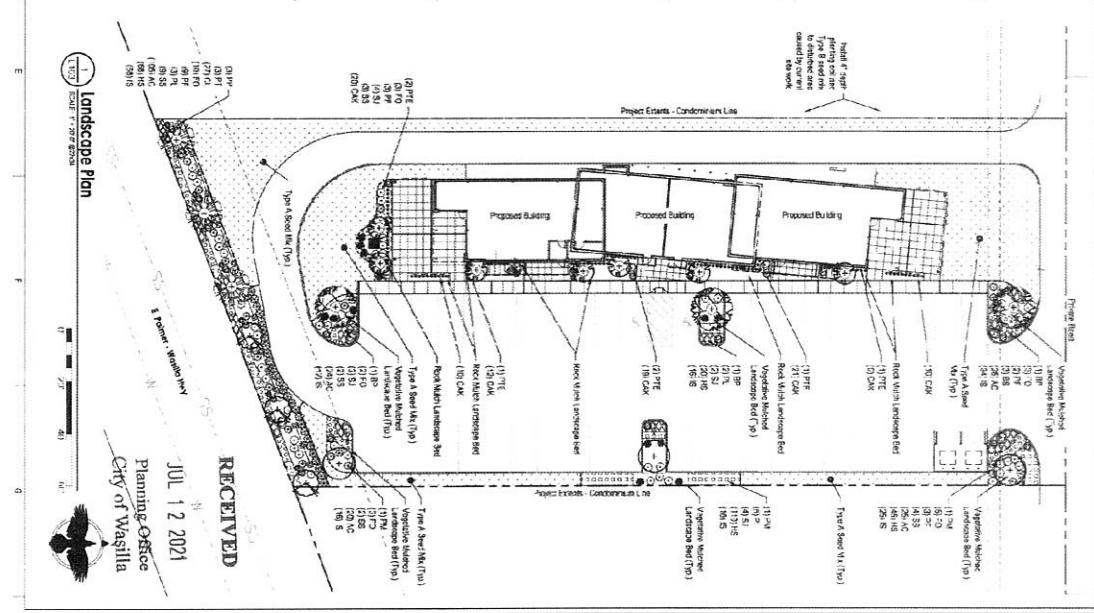
Perennials - See Detail: Same as Deciduous

Qty	Symbol	Label	Common Name	Size	Planting Notes
10		01	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
10		02	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
10		03	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
10		04	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem

Miscellaneous

Qty	Symbol	Label	Common Name	Size	Planting Notes
10		01	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
10		02	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
10		03	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem
10		04	Common Nettle	2 1/2" Cal. (See Note 1) 3/8"	Single stem

- General Notes:**
- All plants shown are to be installed by the contractor.
 - Planting shall be done in accordance with the City of Wasilla Planting Schedule.
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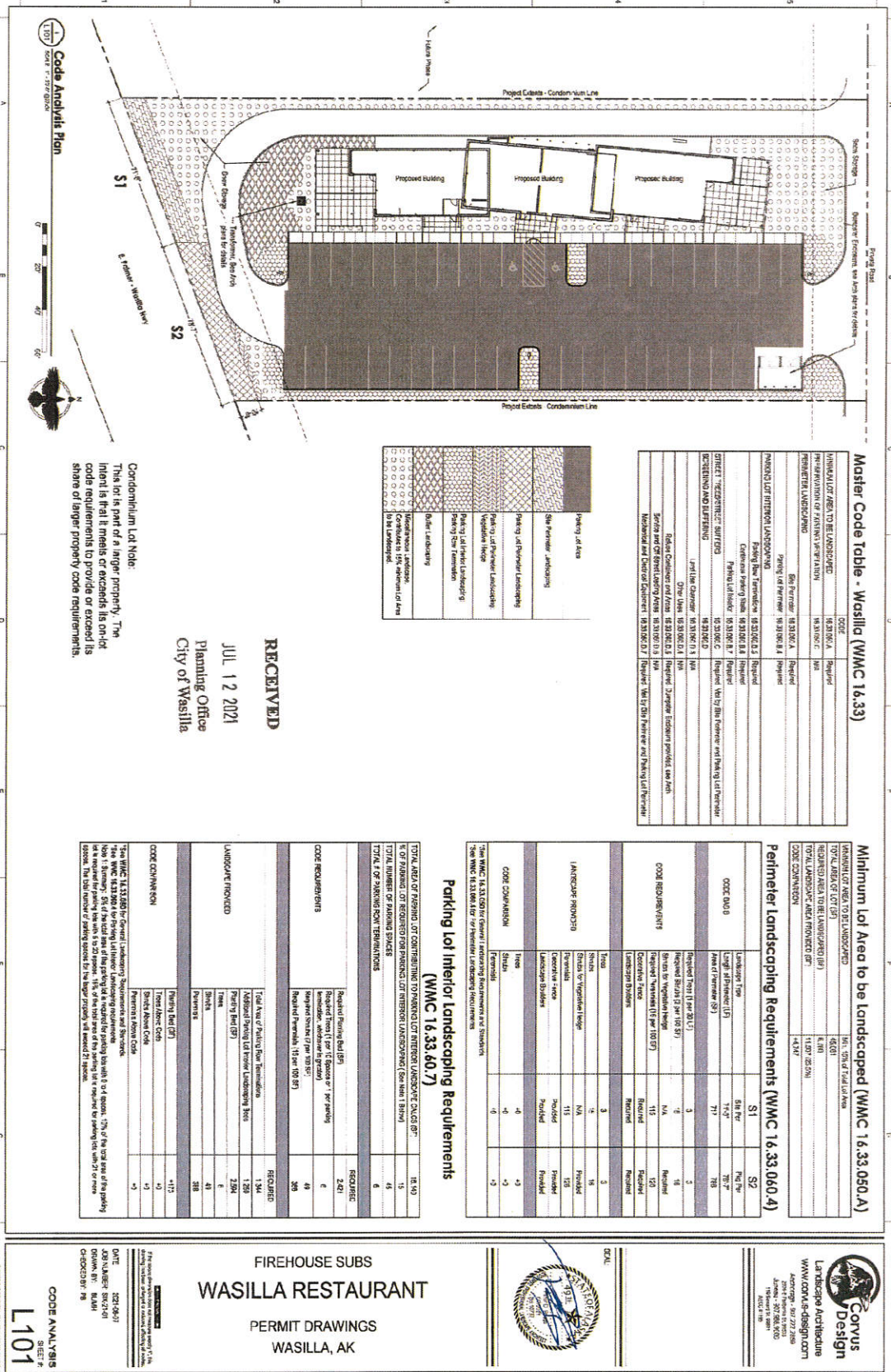


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FIREHOUSE SUBS
WASILLA RESTAURANT
PERMIT DRAWINGS
WASILLA, AK

Corvus
Design
Landscape Architects
www.corvus-design.com
7084 Franklin St. #100
Wasilla, AK 99607
907.571.8800

LANDSCAPE PLAN
SHEET
L103



Master Code Table - Wasilla (WMC 16.33)

LANDSCAPE AREA TO BE LANDSCAPED	CODE	REQUIREMENT
PREPARATION OF PLANTING MATERIAL	16.33.06.2.A	Required
PROPOSED LANDSCAPING	16.33.06.3.A	Required
PERIMETER LANDSCAPING	16.33.06.4.A	Required
LANDSCAPE MATERIALS	16.33.06.5.A	Required
LANDSCAPE IRRIGATION	16.33.06.6.A	Required
LANDSCAPE MAINTENANCE	16.33.06.7.A	Required
LANDSCAPE RECORDING	16.33.06.8.A	Required
LANDSCAPE SCHEDULING	16.33.06.9.A	Required
LANDSCAPE WATERING	16.33.07.A	Required
LANDSCAPE PROTECTION	16.33.08.A	Required
LANDSCAPE REMEDIATION	16.33.09.A	Required
LANDSCAPE RESTORATION	16.33.10.A	Required

Planting of Area	Planting of Area
Planting of Area	Planting of Area
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Planting of Area	Planting of Area
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Condominium Lot Note:
 This lot is part of a larger property. The intent is that it meets or exceeds its on-lot code requirements to provide or exceed its share of larger property code requirements.

Minimum Lot Area to be Landscaped (WMC 16.33.050.4)

LANDSCAPE AREA TO BE LANDSCAPED	MIN. LOT AREA (SQ FT)
TOTAL AREA TO BE LANDSCAPED	4,800
TOTAL LANDSCAPED AREA (PROPOSED)	11,070 (25%)
CODE COMPLIANT	4,800

Perimeter Landscaping Requirements (WMC 16.33.060.4)

CODE	REQUIREMENT
16.33.06.4.A	Required
16.33.06.5.A	Required
16.33.06.6.A	Required
16.33.06.7.A	Required
16.33.06.8.A	Required
16.33.06.9.A	Required

Parking Lot Interior Landscaping Requirements (WMC 16.33.60.7)

CODE	REQUIREMENT	REQUIREMENT
16.33.60.7.A	Required	Required
16.33.60.7.B	Required	Required
16.33.60.7.C	Required	Required
16.33.60.7.D	Required	Required
16.33.60.7.E	Required	Required
16.33.60.7.F	Required	Required

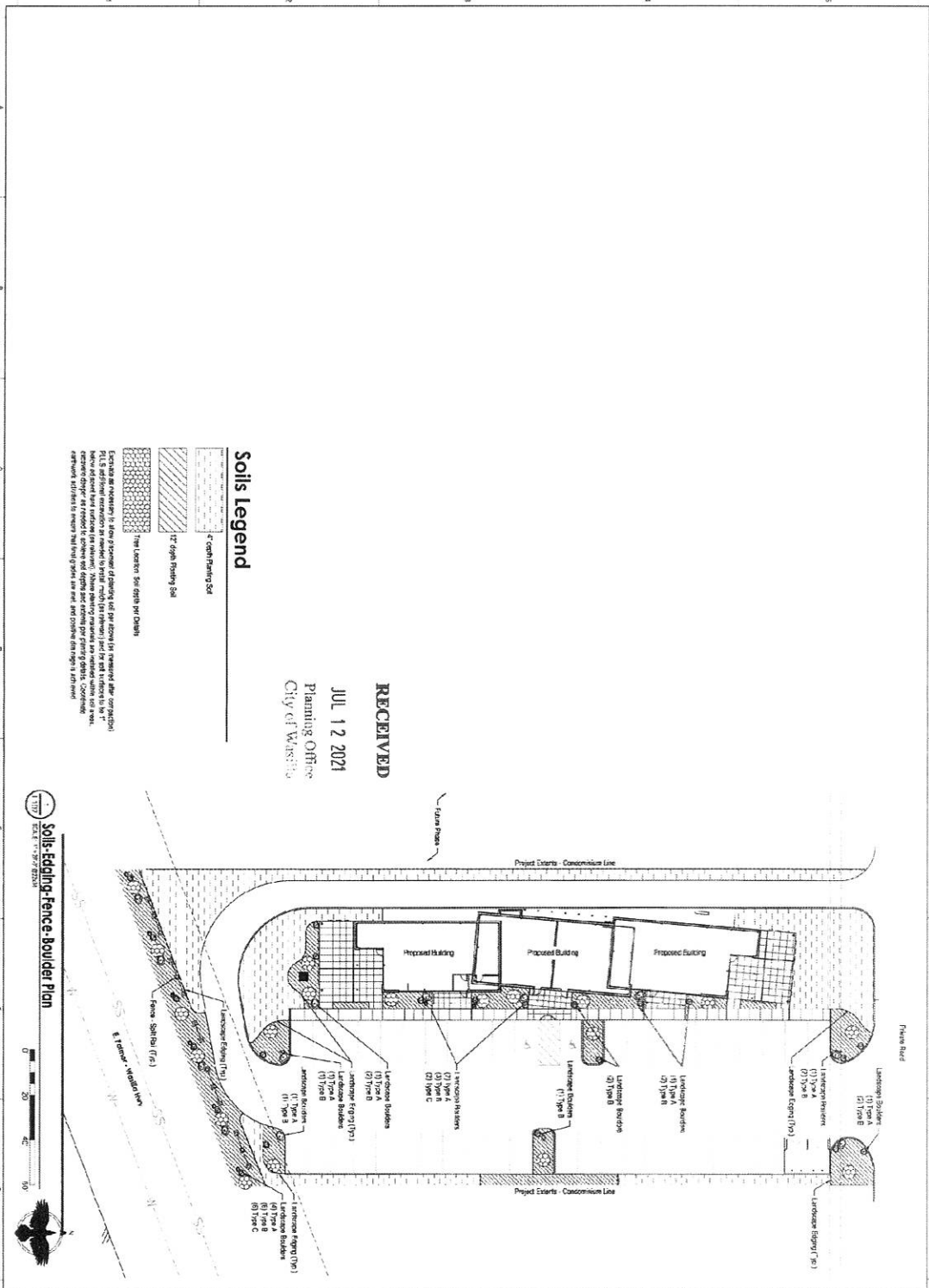


Corvus Design
 Landscape Architecture
 WWC/CAD/Design/Architect
 18257
 4318 S. PARKWAY #300
 JUNEAU, AK 99801
 907-586-4700

FIREHOUSE SUBS
 WASILLA RESTAURANT
 PERMIT DRAWINGS
 WASILLA, AK

DATE: 2/21/2021
 JOB NUMBER: 2021-01
 DRAWING NUMBER: 1/18

CODE ANALYSIS
 SHEET 7
 L101



Soils Legend

 Contouring Soil
 12" depth Mining Soil
 Thin Layered Soil (depth per Owner)

ALL soil information is the property of the owner and is not to be used for any other purpose. The owner is responsible for providing accurate soil information. The engineer is responsible for verifying the information and for providing a soils legend. The engineer is not responsible for the accuracy of the information provided by the owner. The engineer is not responsible for the accuracy of the information provided by the owner.

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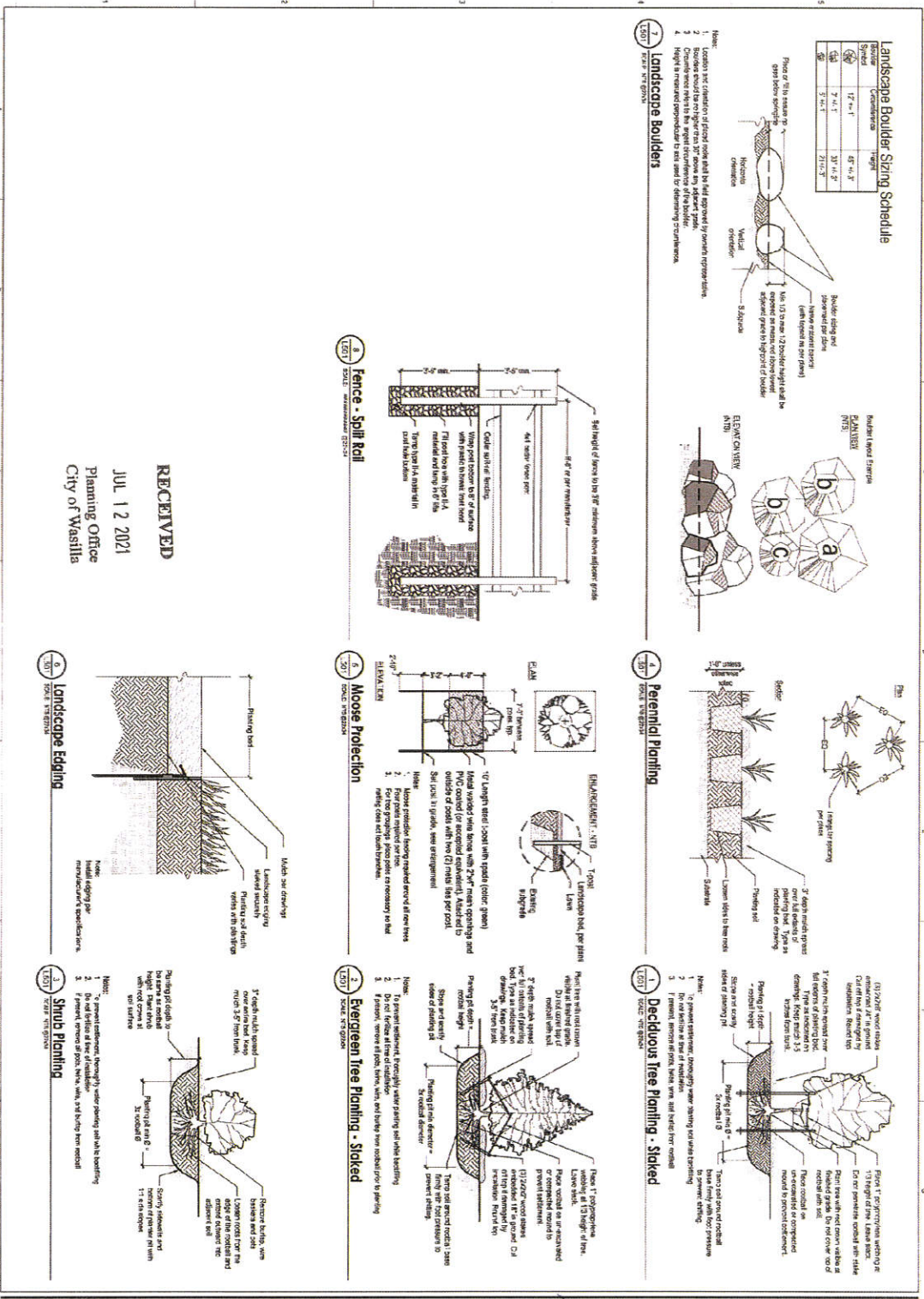
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 WASILLA RESTAURANT**
 PERMIT DRAWINGS
 WASILLA, AK



Corvus Design
 Landscape Architectural
 WWW.CORVUSDESIGN.COM
 ADDRESS: 367 222 2826
 PHONE: 907-222-2826
 FAX: 907-222-2826
 2021-2022 LICENSE NO. 10000
 10/22/21

DATE: 2021-06-07
 Q&A NUMBER: SRX-21-01
 SHEET NUMBER: 1102
 CHECKED BY: [Signature]

SOILS PLAN
 SHEET
L102



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 City of Wasilla

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 PERMIT DRAWINGS
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CITY OF WASILLA

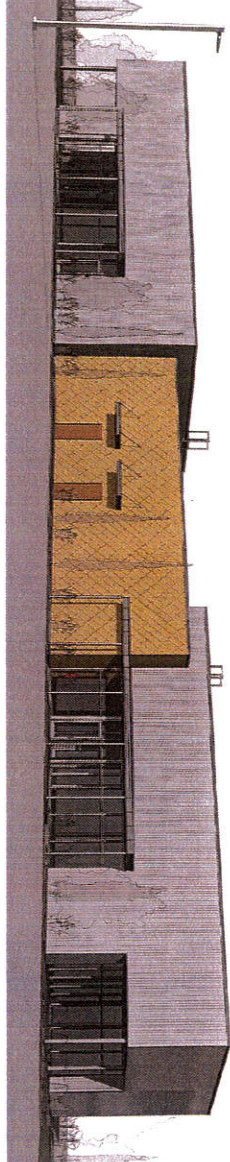
Corva Design
 Landscape Architecture
 www.corva-design.com
 Address: 607 2228th
 Anchorage, AK 99515
 Phone: 907.586.6000
 Fax: 907.586.6000

DATE: 2/01/2021
 JOB NUMBER: 20-21-01
 DRAWN BY: BLAH
 CHECKED BY: BLAH

DETAILS
 SHEET # **L501**

STEAM COMMONS

LOCATION: WASILLA, ALASKA



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL MECHANICAL CODE (IMC) AS ADOPTED BY THE CITY OF WASILLA, ALASKA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WASILLA, ALASKA.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF WASILLA, ALASKA.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

CODE ANALYSIS

MECHANICAL CODE ANALYSIS

The following table provides a summary of the code analysis for the proposed project. The codes listed are the International Residential Code (IRC) and the International Mechanical Code (IMC).

Code	Description	Notes
IRC	International Residential Code	Applies to the building structure and general requirements.
IMC	International Mechanical Code	Applies to the mechanical systems, including heating, ventilation, and air conditioning.

The project complies with the applicable codes and standards. The mechanical systems are designed to meet the requirements of the IMC.

SHEET SCHEDULE

NO.	DESCRIPTION	DATE	BY	CHECKED
1	MECHANICAL SYSTEMS	10/15/2023	J. SMITH	M. JONES
2	PLUMBING SYSTEMS	10/15/2023	J. SMITH	M. JONES
3	ELECTRICAL SYSTEMS	10/15/2023	J. SMITH	M. JONES
4	GENERAL BUILDING	10/15/2023	J. SMITH	M. JONES
5	MECHANICAL SYSTEMS	10/15/2023	J. SMITH	M. JONES
6	PLUMBING SYSTEMS	10/15/2023	J. SMITH	M. JONES
7	ELECTRICAL SYSTEMS	10/15/2023	J. SMITH	M. JONES
8	GENERAL BUILDING	10/15/2023	J. SMITH	M. JONES
9	MECHANICAL SYSTEMS	10/15/2023	J. SMITH	M. JONES
10	PLUMBING SYSTEMS	10/15/2023	J. SMITH	M. JONES
11	ELECTRICAL SYSTEMS	10/15/2023	J. SMITH	M. JONES
12	GENERAL BUILDING	10/15/2023	J. SMITH	M. JONES

STEAM COMMONS

1000 W. BROADWAY, SUITE 100
WASILLA, ALASKA

DATE: 10/15/2023
DRAWN BY: J. SMITH
CHECKED BY: M. JONES



SOUTHEAST PERSPECTIVE

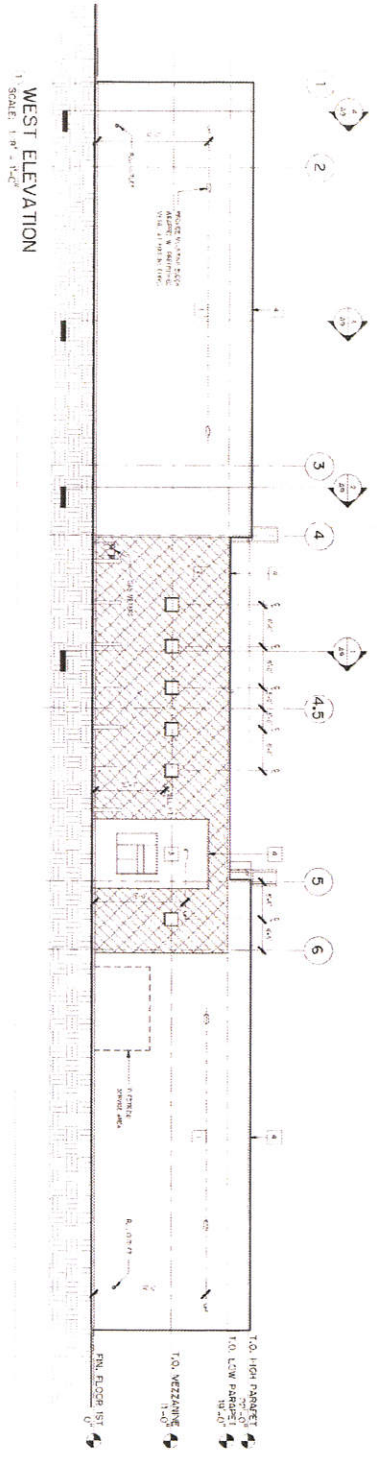
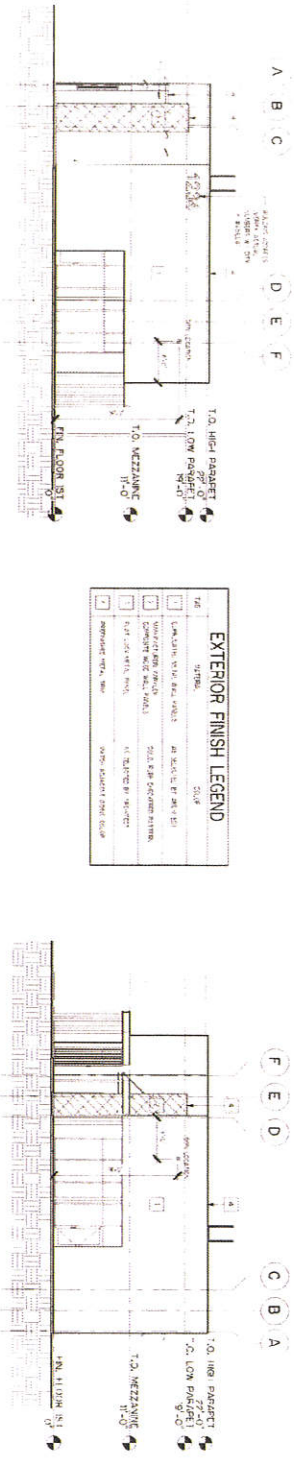
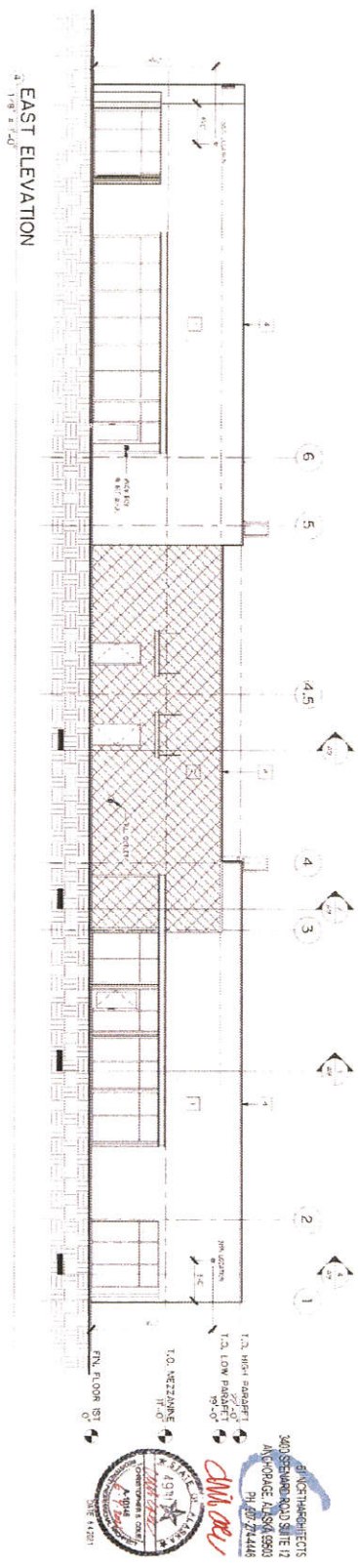


NORTHEAST PERSPECTIVE

STEAM COMMONS
51 PROJECT NO. 21-183
 WASILLA, ALASKA

STAFFER FOR
 DESIGN OF
 REVENUES
 R1





STEAM COMMONS
 DESIGN BY CHEN & ASSOCIATES
 WASH. L.A. ASKS

DATE: 10/20/2016
 DRAWING NO: A8
 EXTERIOR ELEVATIONS