

**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
- D. DISCLOSURE OF CONFLICT OF INTEREST
- 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

**City Planner**

Samantha Greenwood

**Assistant Planner**

Faith Wheeler-Jeppson

# Memorandum

To: Planning Commission  
From: Planning Staff  
Date: 9/14/2012  
Re: Variance Request by Diana Riedel

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## 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.

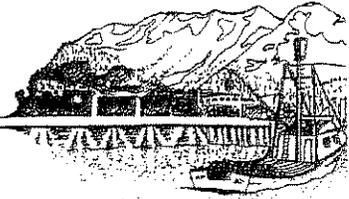
**PART V. STAFF RECOMMENDATIONS**

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 approved 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 6 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

PROPERTY/PROJECT INFORMATION	
Address of subject property	305 Observation Avenue
Parcel identification number	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 PO Box 6 Cordova, AK
Current zoning	Medium Density Residence District
Proposed use	single family residence
Construction start date	Sept. 15, 2012

ZONING APPLICATION	
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. <b>Note:</b> <i>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.</i>	
City Business License Permit Number (if applicable)	

**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: Diana R Riedel (Signature) By: \_\_\_\_\_ (Signature)

Name: Diana R. Riedel (Type/Print) Name: \_\_\_\_\_ (Type/Print)

Date: \_\_\_\_\_ Date: \_\_\_\_\_

**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 NOT 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:	

**Project/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.**

**Please describe your request. Add additional pages, drawings and required information.**

Requesting a Front Variance based on  
recommendations from our consulting  
engineer.  
Please see attached 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.

**1**

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

**2**

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:

see variance standards 18.64.020

**3**

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

EXPLAIN:

see variance standards 18.64.020

**4**

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 variance standards 18.64.020

- OTHER REQUIREMENTS**
1. 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.

VARIANCE STANDARDS 18.64.020

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 of 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.*

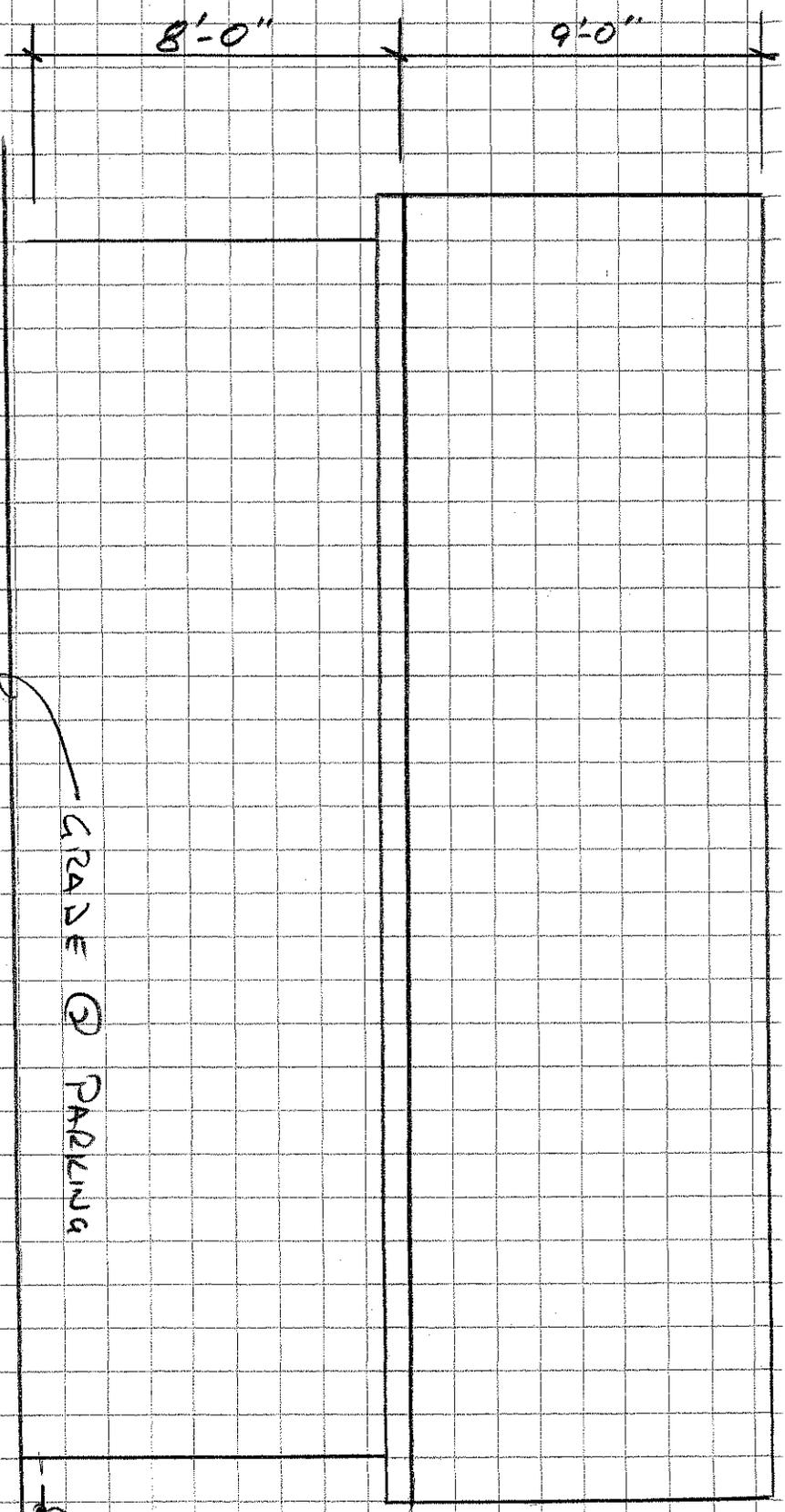
The strict application of the setback provisions outlined by the City of Cordova for this lot create a hardship due to the slope of the lot. A smaller house would not achieve the code provisions for standard construction. The current design as proposed by the engineer of record allows for minimizing 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.



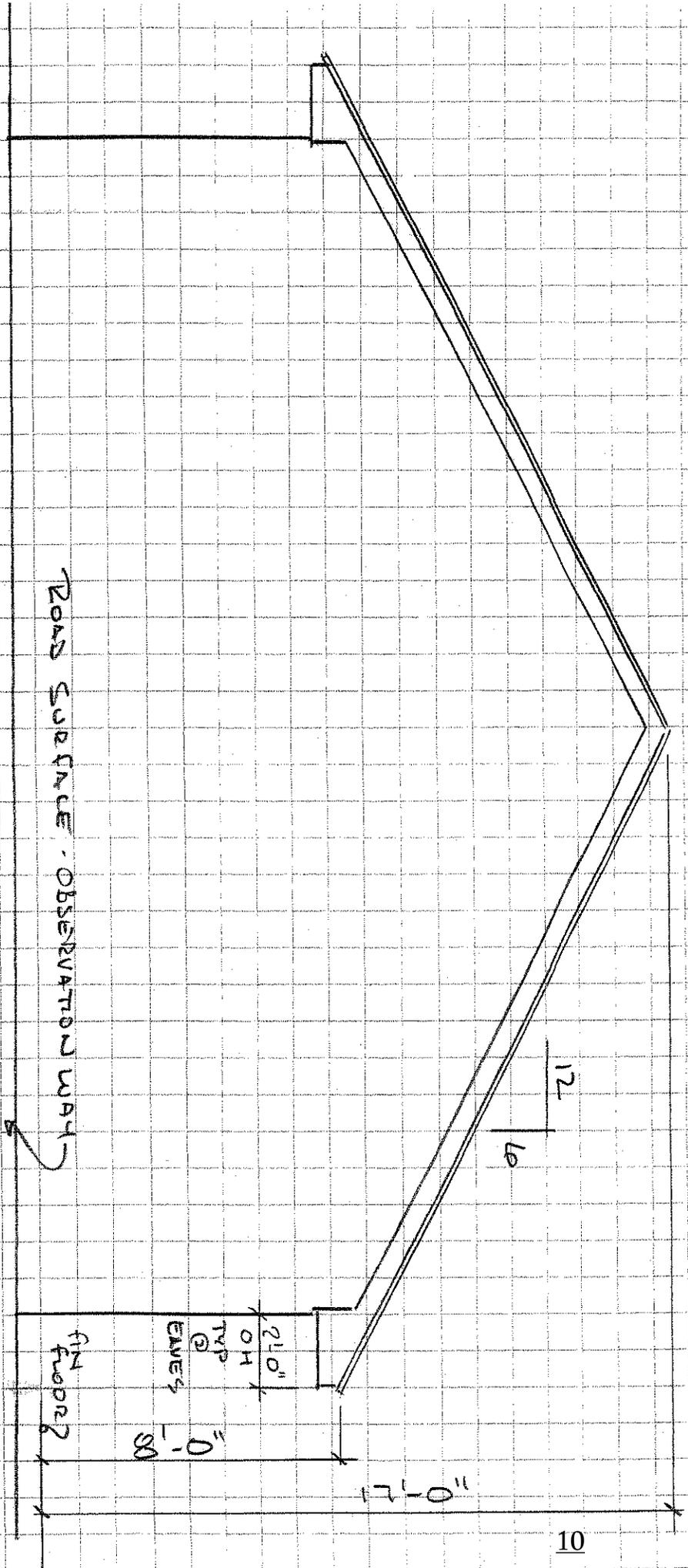
SOUTH ELEVATION

VA" = 1'-0" ON

GRADE @ PARKING

FIN FLOOR

GRADE  
OBSERVATION  
WAY



EAST ELEVATION

1/4" = 1'-0"

OBSERVATION AVE

30' Road Beyond  
87.47'

8' Right-of-Way

S 14° 51' E

60'-11 13/16"

29'-9 9/16"

Parking Area

Site Drainage Route

10' Setback

26'x32' House Footprint

EAVE PORCH

SHED SHED

GARAGE

RIDGE LINE

EAVE

S 89° 20' W  
49.63'

N 08° 20' E  
66.87'

S 89° 20' W

8.60'

S 0° 40' E  
18.50'

SITE PLOT PLAN

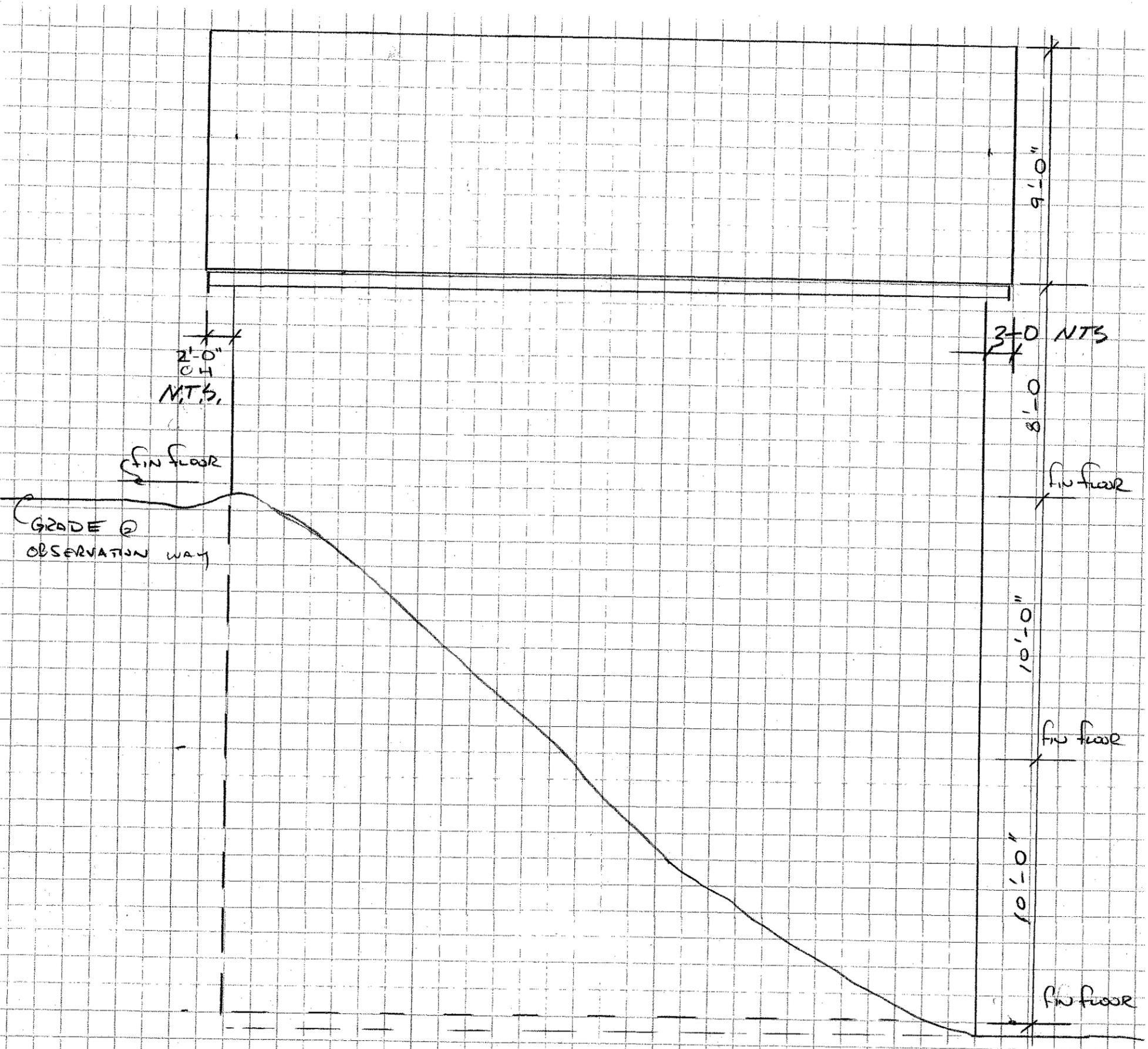
Scale: 1/8"=1'

SHEET NOTES:  
Plot plan based on public records available at the time of design. Builder to verify all information prior to construction.

REV 1: Update Property Offsets. APA  
REV 2: Adjust Building Location. APA

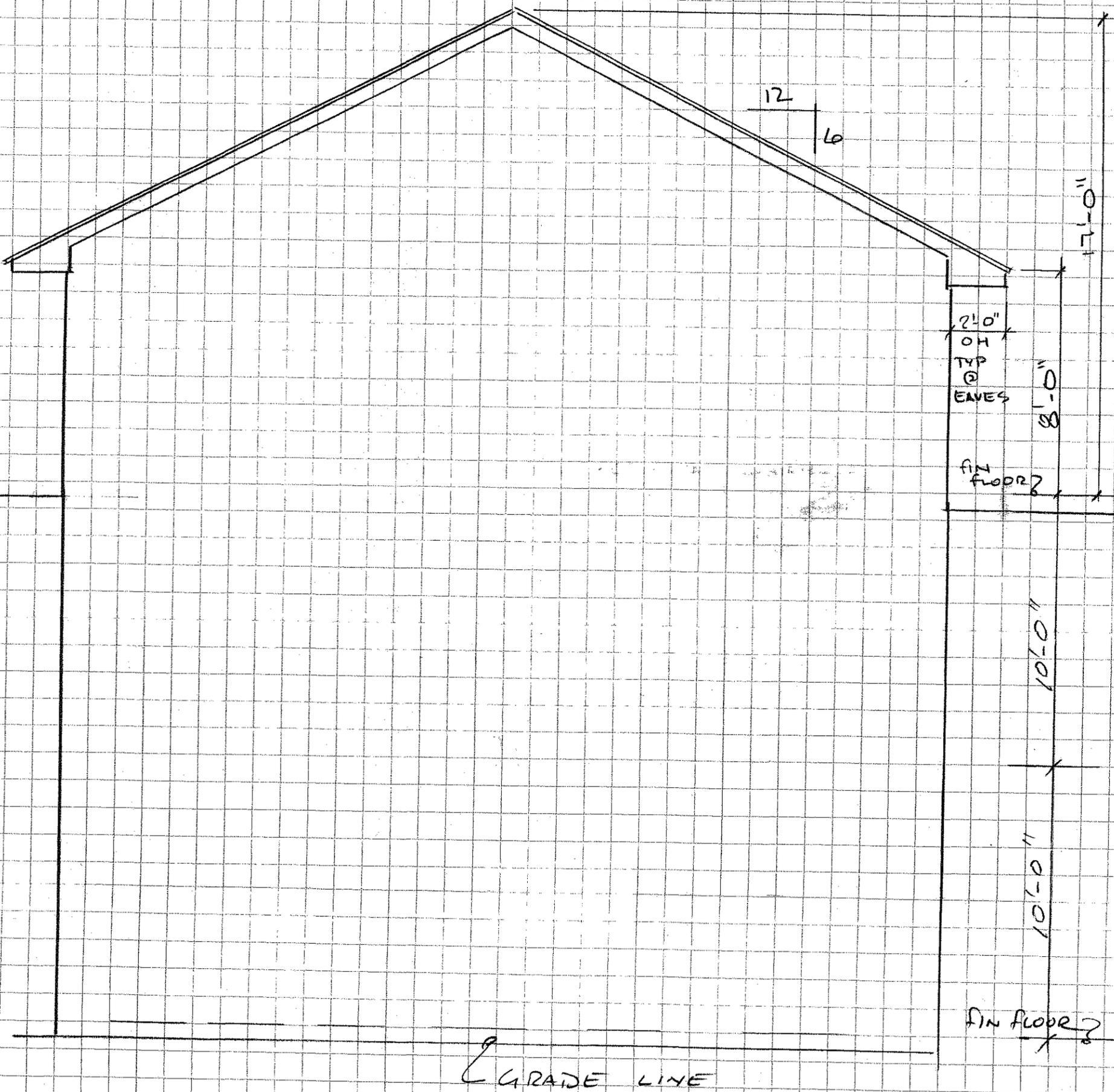
<p>OF</p> <p style="font-size: 2em;">PLOT</p>	DATE: 8/28/12	<p>RIEDEL RESIDENCE RAILROAD ADDITION LOT 1, 2, 4, 5, 6 305 OBSERVATION AVE Cordova, Alaska</p>	<p>ANDREW P. ADAMS, PE PO BOX 241043 ANCHORAGE, AK 99524 907-947-9303 573-586-8735 (CELL) ANDREWADAMS@CCI.NET</p>
	DR'N: APA		
	CHK'D: DR		
	TYPE: Plot		
	Scale: As Noted		
SHEET NO:			
JOB NO: DR-120801			
DWG: DR-120801-01 REV 2			

The use of these plans and specifications shall be restricted to the site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and title remains to ANDREW P. ADAMS, PE.



NORTH ELEVATION

1/4" = 1'-0" N.T.S.



WEST ELEVATION

$\frac{1}{4}'' = 1'-0''$  NON

# Memorandum

To: Planning Commission  
From: Planning Staff  
Date: 9/14/2012  
Re: Site Plan Review ~ Trident Seafoods Corporation for the construction of 2 bunkhouses

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## 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.

Trident Seafoods Corporation business is dependent on waterfront access.

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

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

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
<input checked="" type="checkbox"/> Commercial	\$150
Industrial	\$200

APPLICANT INFORMATION	
Name	TRIDENT SEAFOODS, KURT HENOLDT
Address	5305 SHILSHOLE AVENUE, SEATTLE, WA 98107
Telephone (home)	—
Business Name	—
Business Address	—
Telephone (business)	206-783-3818
Business FAX	206-782-7195
Project architect/engineer	STEPHEN PETERSON ARCHITECTS
Address of architect/engineer	701 WATER ST., KETCHIKAN, AK 99901
Telephone of architect/engineer	907-247-7077

PROPERTY/PROJECT INFORMATION	
Address of subject property	1301 SEAFOOD LANE
Parcel identification number	
Property owner (name/address)	TRIDENT SEAFOODS
Current zoning	WATERFRONT INDUSTRIAL
Proposed use	ACCESSORY BUNKHOUSES TO SEAFOOD PROCESSING
Construction start date	LEFT 2012
WAA	

ZONING APPLICATION	
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.	TRIDENT SEAFOODS
Real Estate Firm/Broker handling sale of property. Provide name and address. <i>Note:</i> <i>If you do not own the property, you must</i> <i>provide a copy of a Purchase Agreement or</i> <i>instrument acceptable to the city indicating</i> <i>the owner is fully aware of, and in agreement</i> <i>with, the requested action.</i>	NA
City Business License Permit Number (if applicable)	EXIST. PLANT BL ON FILE

APPLICANT CERTIFICATION	
<p>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.</p>	
By: <u></u> (Signature)	By: _____ (Signature)
Name: <u>KURT EBNUDT</u> (Type/Print)	Name: _____ (Type/Print)
Date: <u>06/17/19</u>	Date: <u>06/17/19</u>
<p><b>Appeal Procedures:</b> 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.</p>	
CITY USE ONLY - PLEASE DO NOT 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: (2) NEW 2-2.5 BLDG WOOD FRAME BUNK HOUSES ACCESSORY TO GARAGE PROCESSING
2. Please give dimensions and square footage of construction: (1) 132'x53' (2) 40'x68'\*
3. Intended use: ( ) Single Family ( ) Duplex ( ) Multifamily (X) Commercial/Industrial PERMIT  
( ) Home Occupation (describe) \_\_\_\_\_ ( ) Mobile Building ( ) Change of use
4. No. of Living Units: 2 BLDGS 5. No. of Bedrooms: 0 36 (2) 24
6. Has a variance been granted? ( ) Yes (X) No PENDING
7. Is there a new: ( ) Garage? ( ) Carport? NA Is it attached to the residence? ( ) Yes ( ) No NA
8. Is there an apartment above the garage? NA ( ) Yes ( ) No
9. Off-street parking: Existing NO CHANGE Proposed NO CHANGE
10. Required Setbacks: Front 20' Left Side 12' Right side 12' Rear 12' Height 12'
11. Proposed Setbacks: Front 10' Left Side 6' Right side 10' Rear 11' Height 20'
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) 225-6200*

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? ROBERT KIM
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 (X) 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 (X) No  
Does your lot abut salt water? (X) Yes ( ) No  
Have you or will you be using fill to develop your lot? ( ) Yes (X) No

*(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.)*

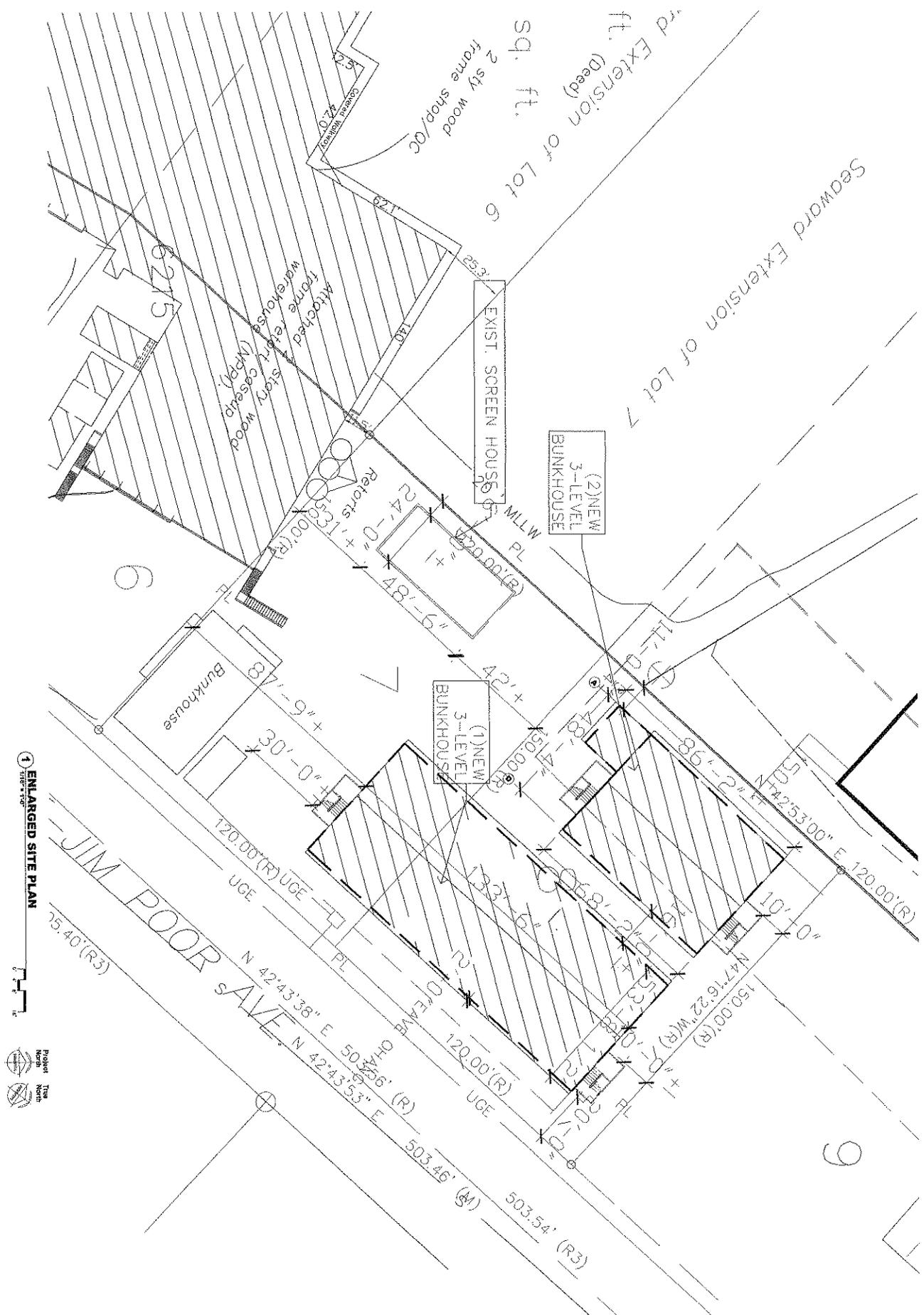
19. Is this permit for a tax-exempt use? ( ) Yes (X) No
20. Has a Conditional Use Permit been issued? ( ) Yes (X) No
21. Is this permit for a mobile building? ( ) Yes (X) No  
Year \_\_\_\_\_ Model \_\_\_\_\_ Serial No. \_\_\_\_\_

22. Is your property within a Flood Plain or Coastal Zone? (see staff for interpretation) \_\_\_\_\_  
Elevation Certificate/Flood Hazard form attached. MIN. FL. BE EN (LOW) PER ZONING ORD.

\* AREA: (1) 7050 X 3 = 21,150 SF  
AREA: (2) 4766 X 3 = 9,792 SF  
20,942 SF TOTAL 2 BLDINGS







1 ENLARGED SITE PLAN



A-2.1

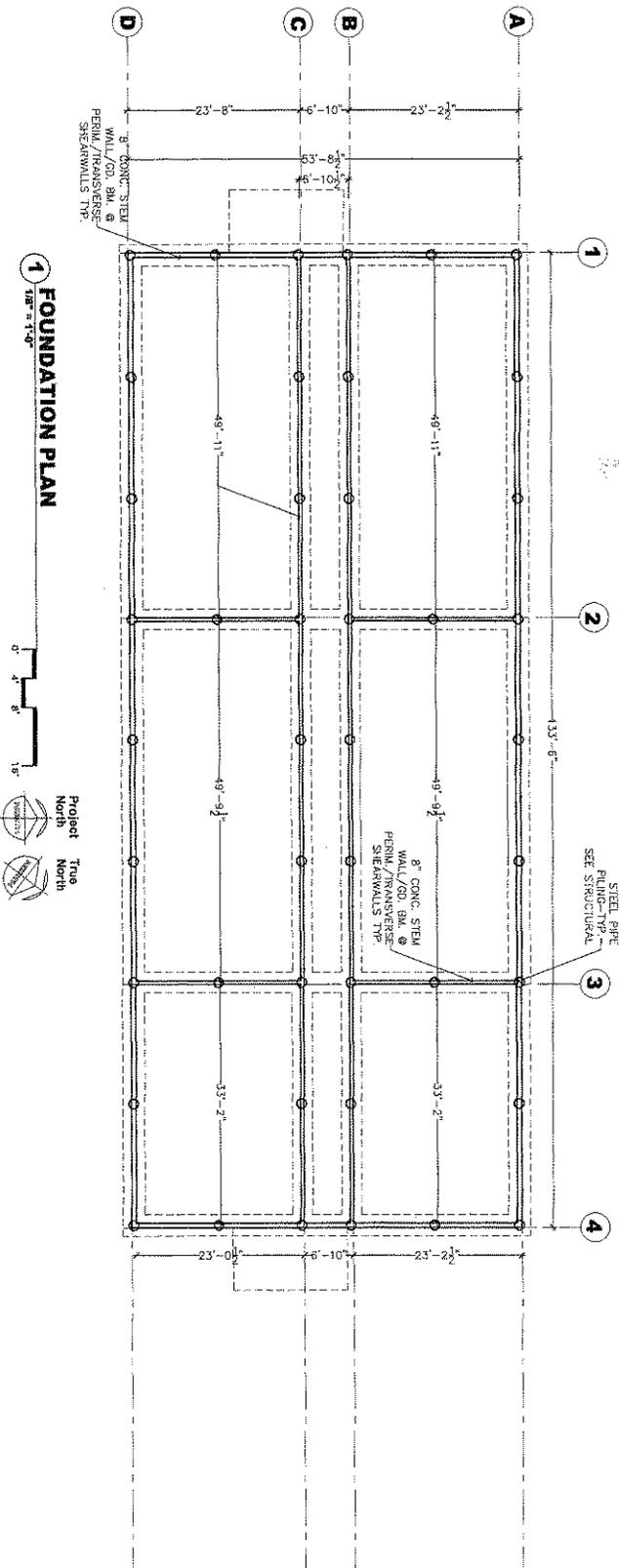
cordova bunkhouse -3 & 4  
trident seafoods  
cordova, alaska



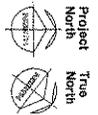
stephen peters  
architects  
spa

702 water st.  
po box 28088  
retroville, ak 99601  
tel 907.547.7070  
fax 907.547.7070

6/19 08:59  
DW 0022



**1** FOUNDATION PLAN  
1/8" = 1'-0"



A-3.0

**cordova bunkhouse**  
 trident seafoods  
 cordova, alaska

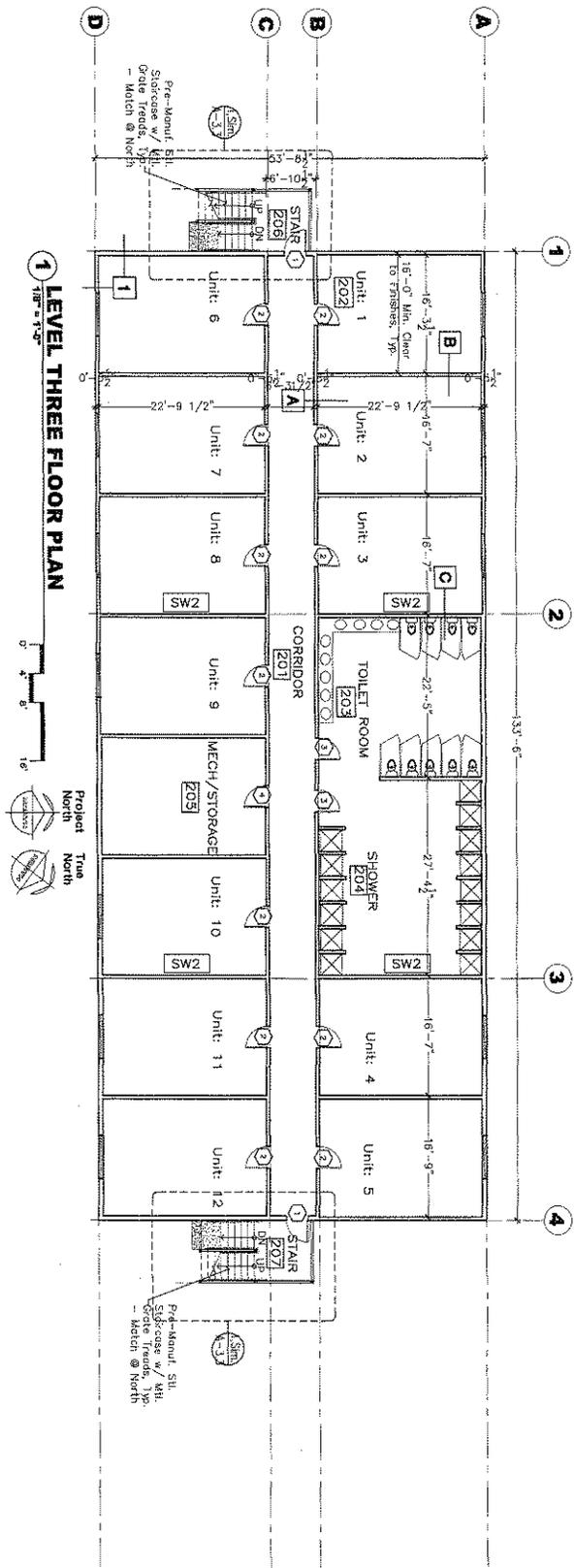
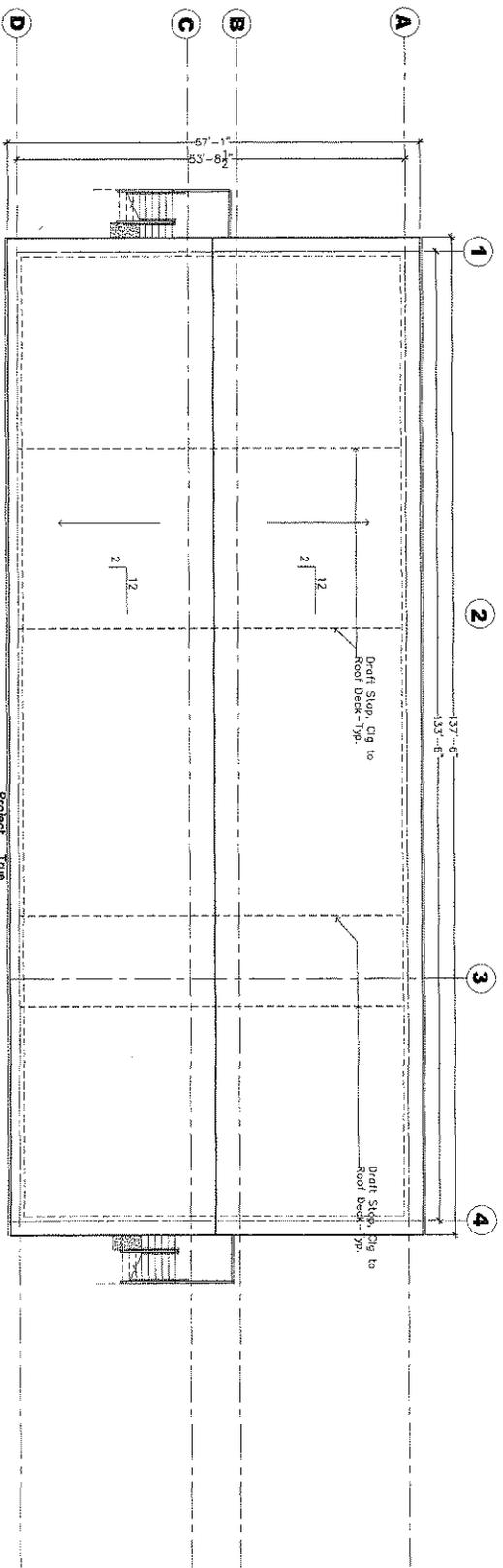


stephen peters  
 architects  
**spa**

702 water st.  
 do box 29656  
 cordova, ak 99901  
 tel 907.247.7077  
 fax 907.247.7070

see also  
 #





A-3.2

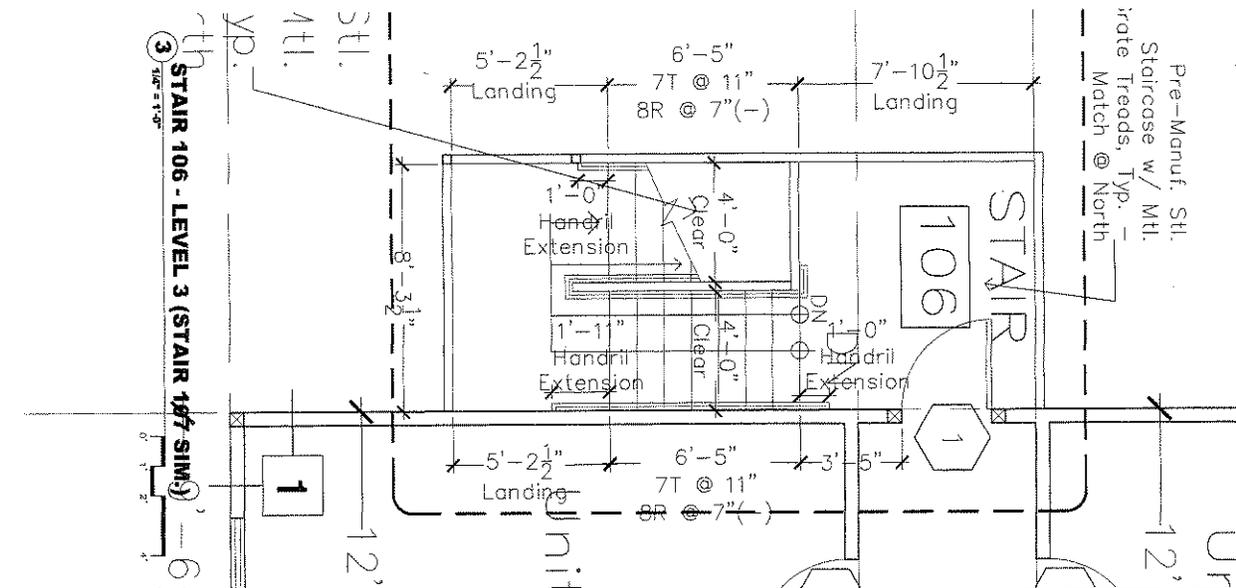
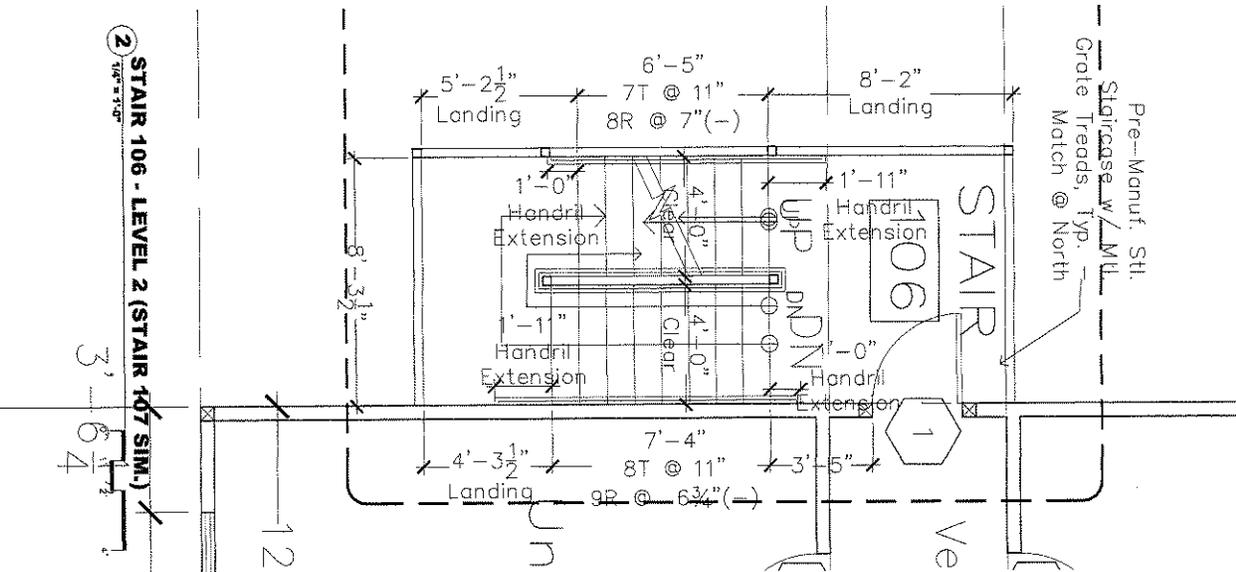
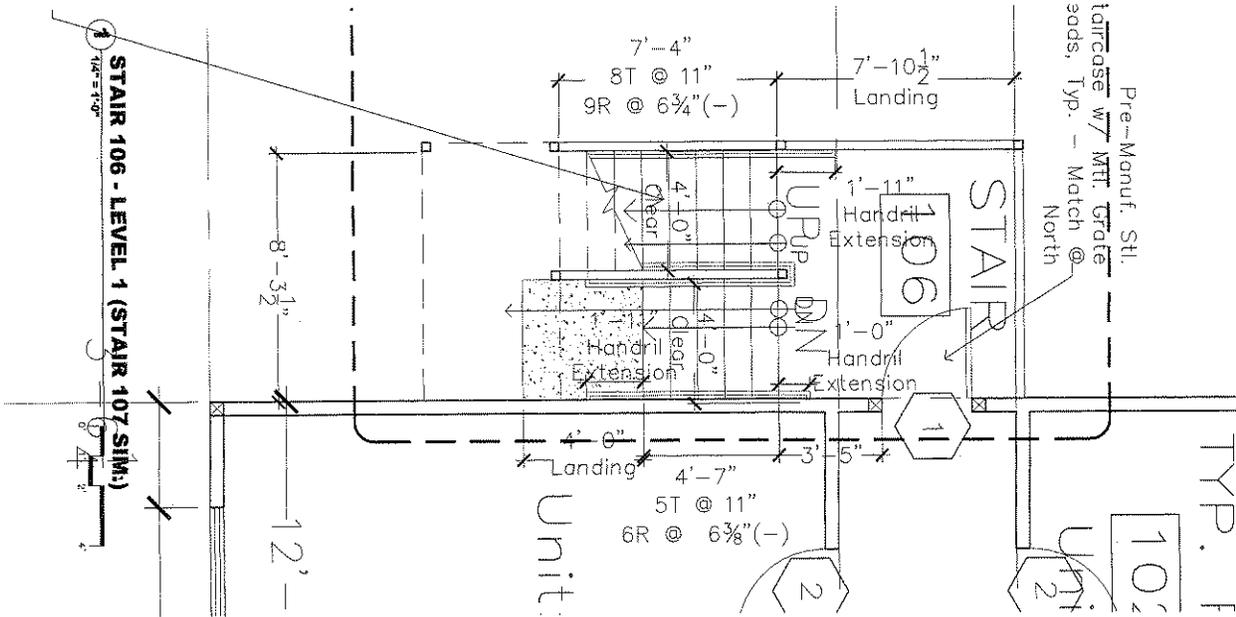
cordova bunkhouse  
trident seafoods  
cordova, alaska



stephen peters  
architects  
spa

702 water st.  
2nd floor  
cordova, ak 99901  
tel: 907-547-7077  
fax: 907-247-7078

DATE



A-3.3

**cordova bunkhouse**  
trident seafoods  
cordova, alaska

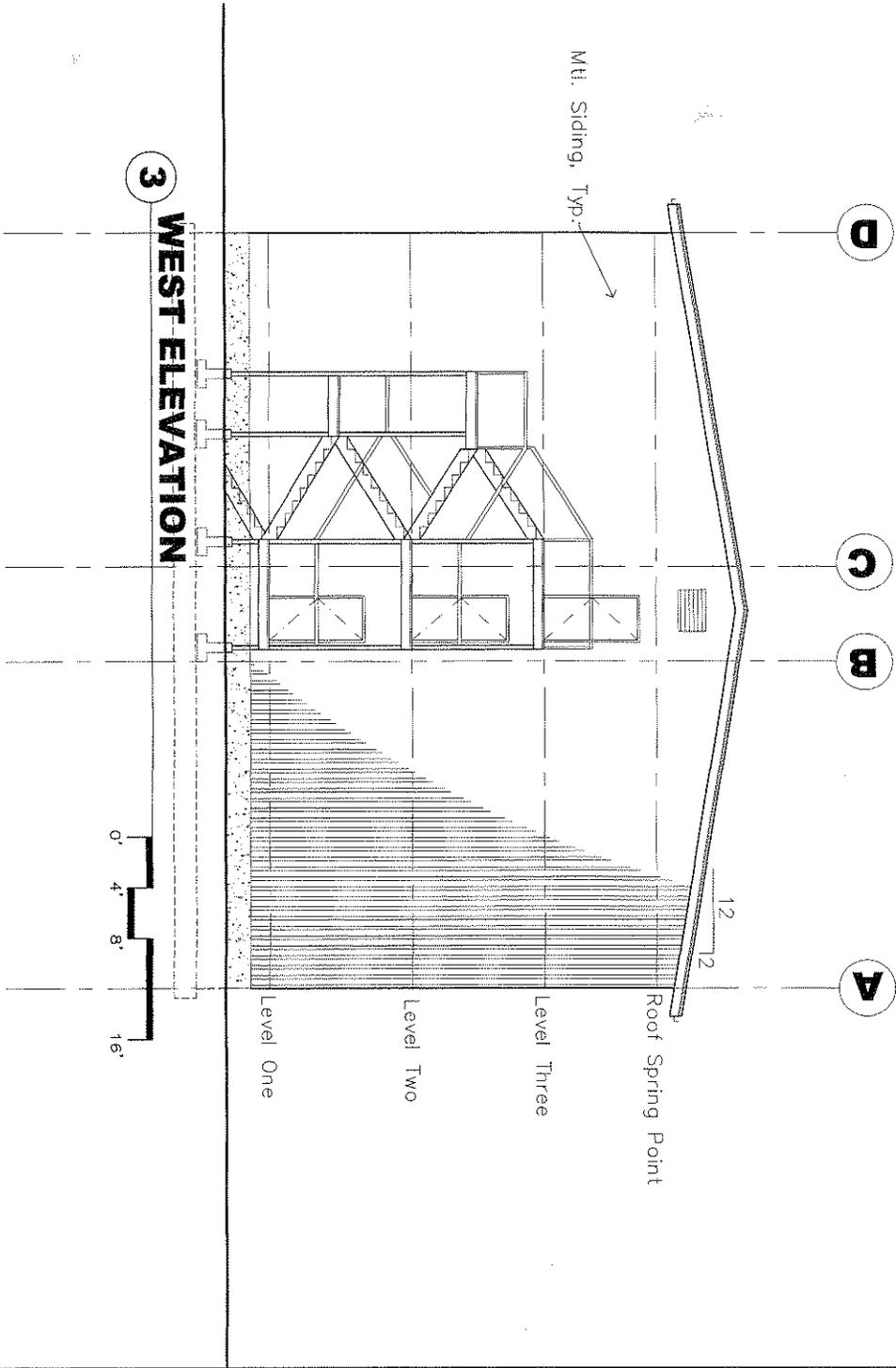


stephen peters  
architects  
**spa**

702 west st.  
po box 23089  
anchorage, al 99501  
tel. 907.247.7077  
fax. 907.247.7076

DATE





A-4.1.1

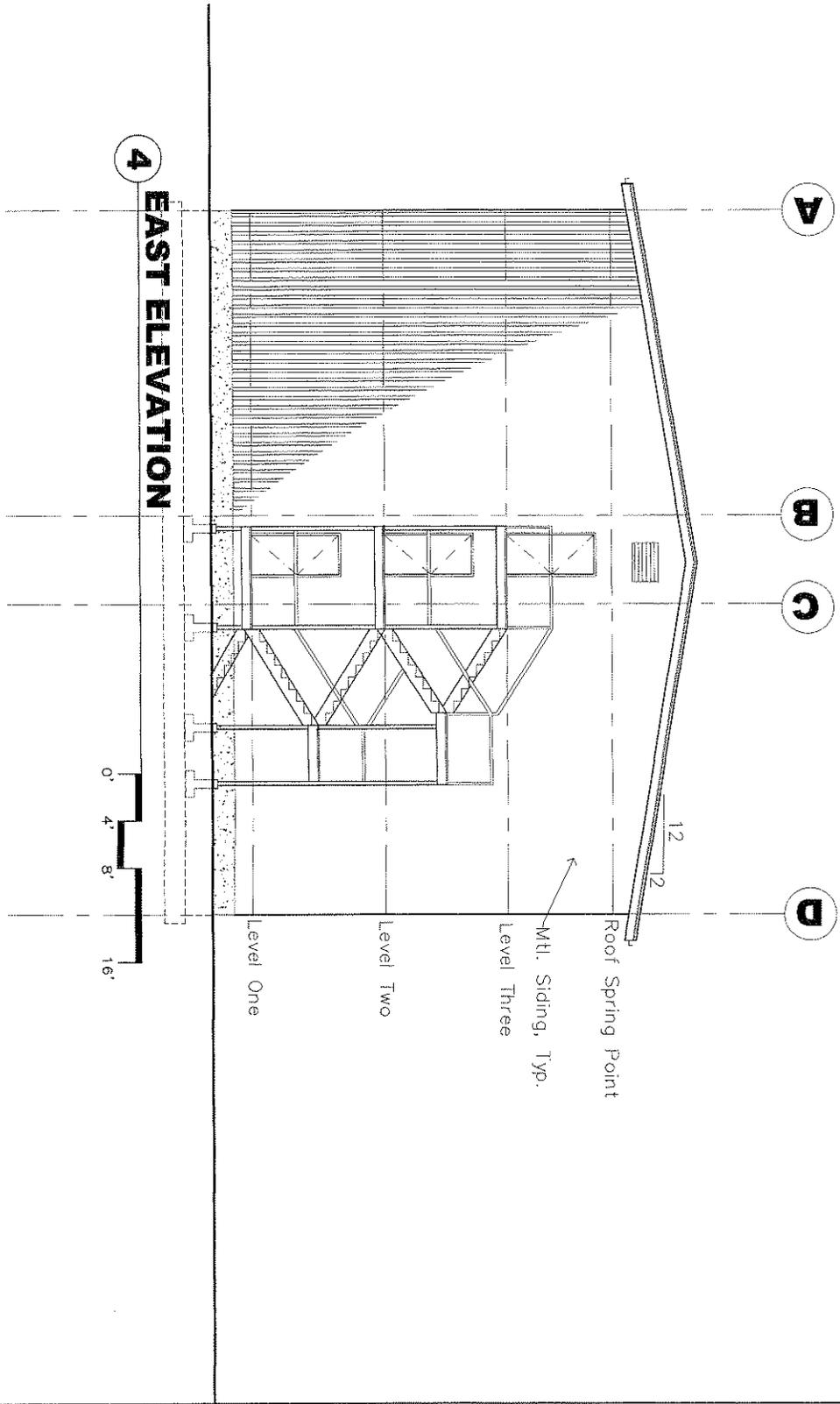
**cordova bunkhouse**  
 trident seafoods  
 cordova, alaska



stephen peters  
 architects  
 spa

702 water st.  
 po box 29033  
 ketchikan, ak 99901  
 tel: 907.247.7077  
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DATE



A-4.1.12

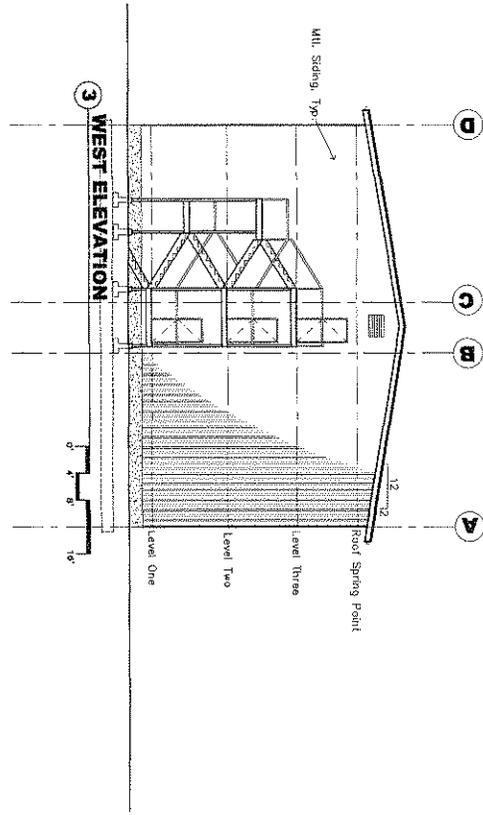
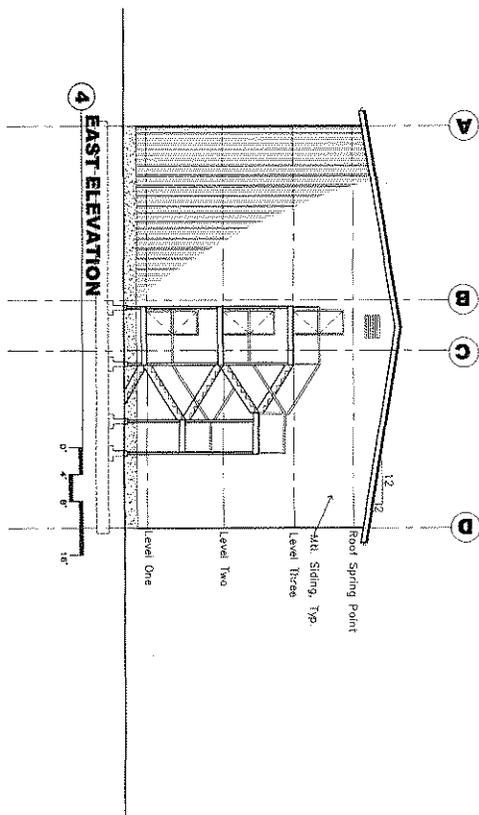
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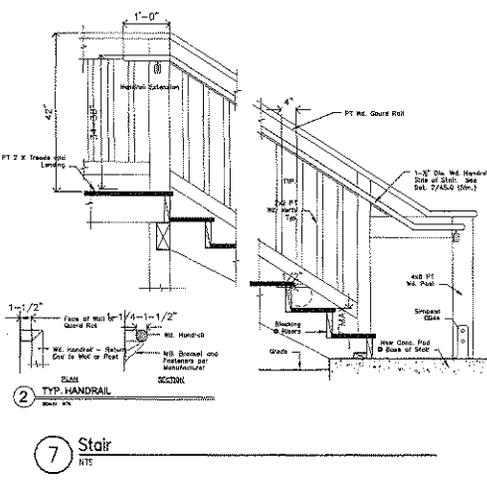
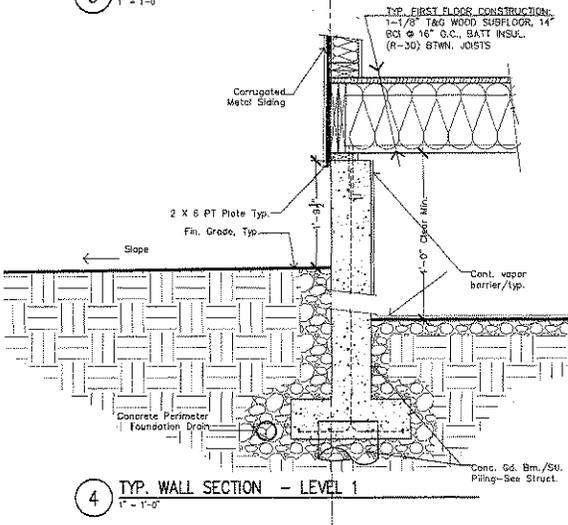
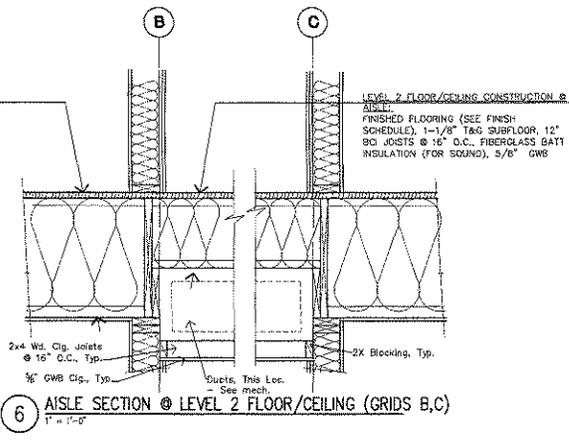
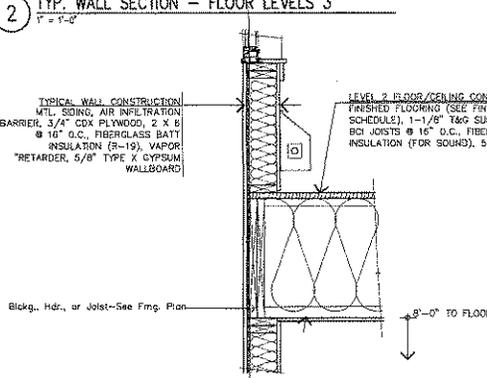
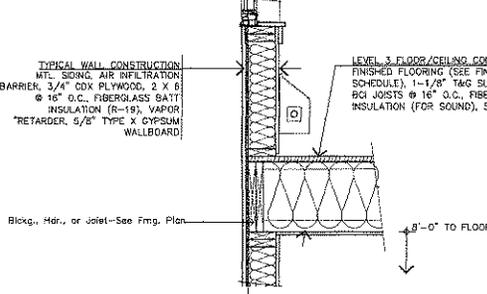
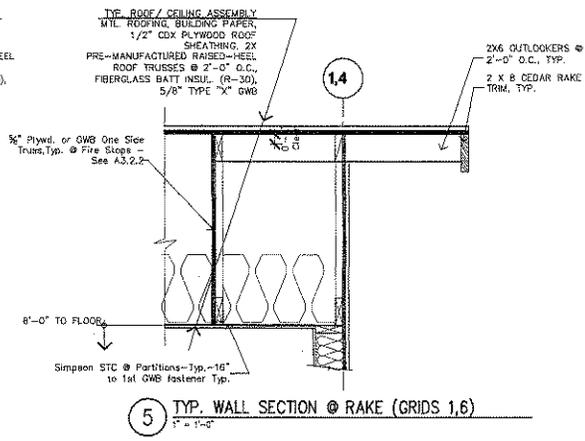
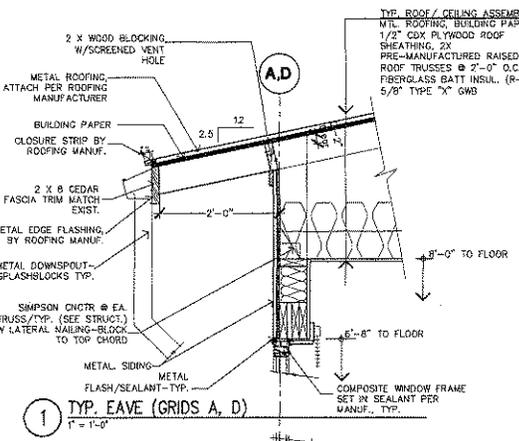
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architects  
**spa**

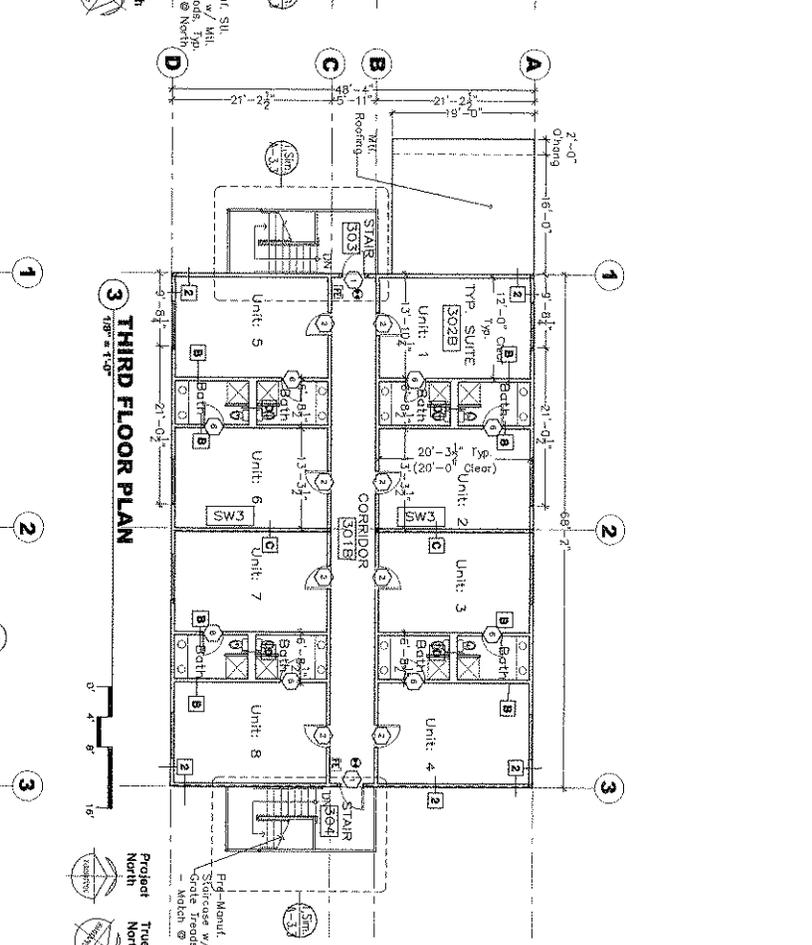
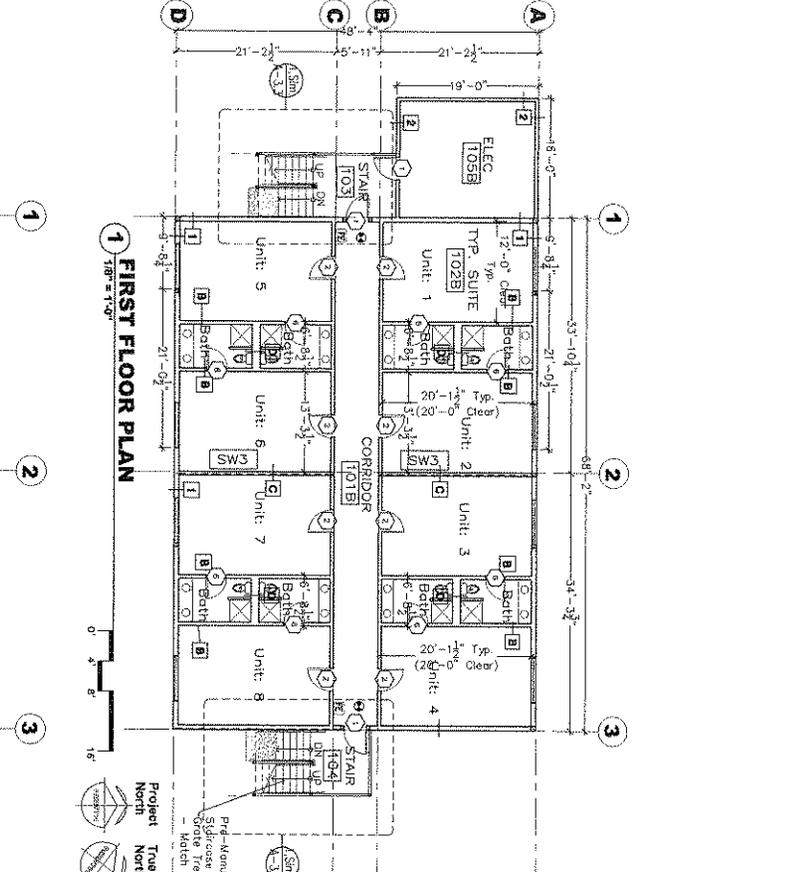
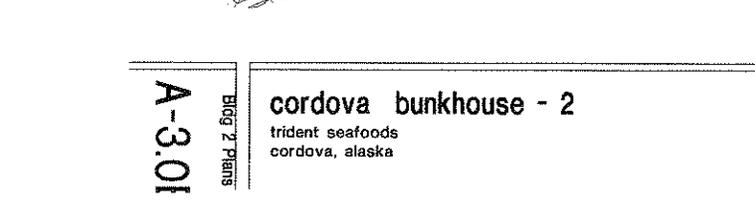
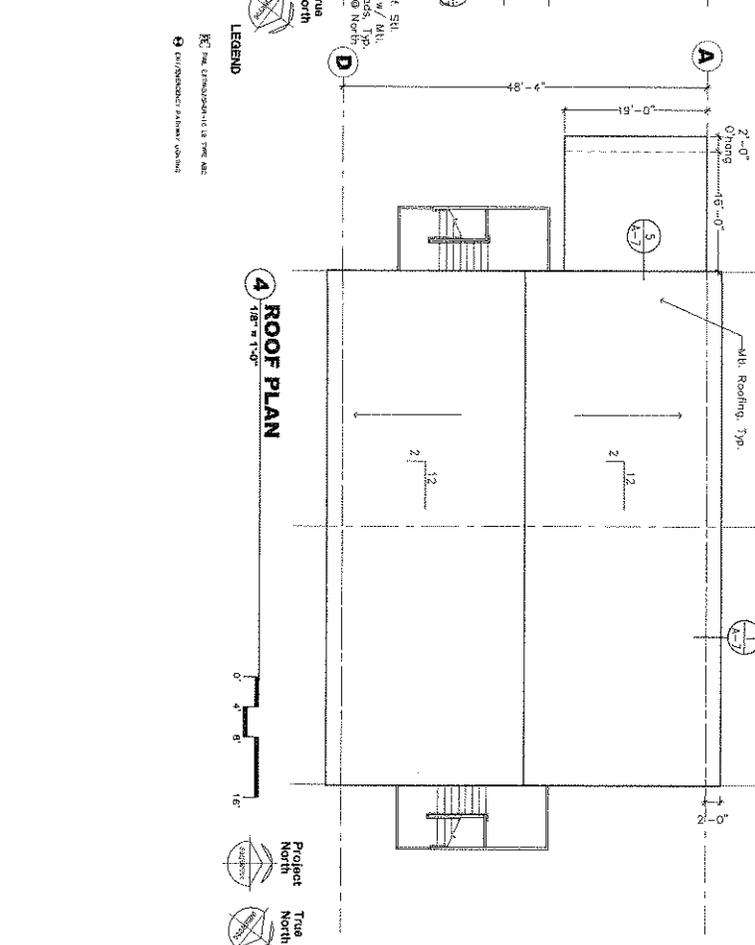
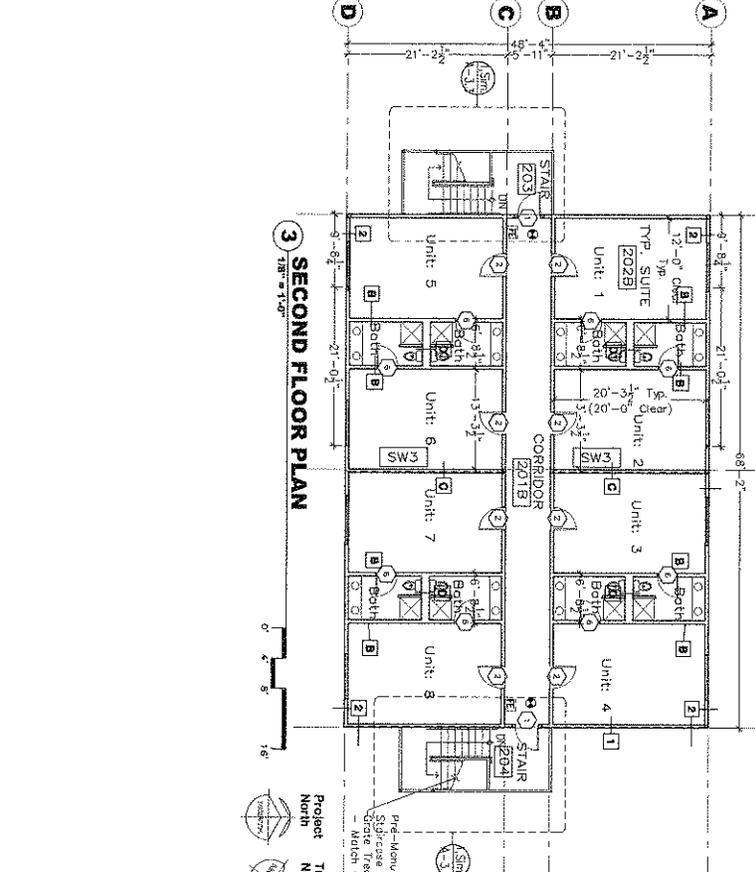
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ALL OVER









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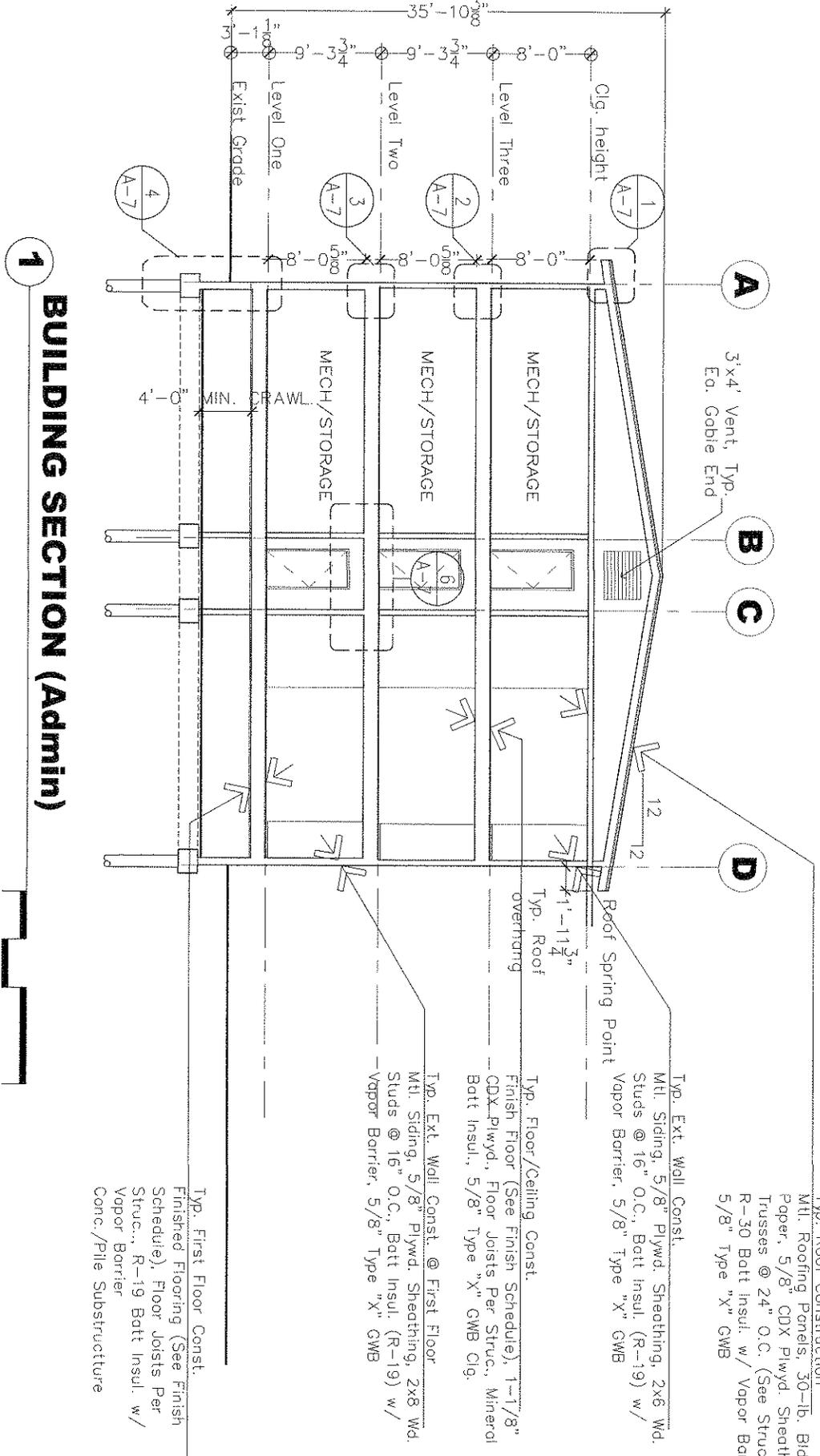
702 water st.  
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02/26/12

**A-3.01**

**Big Z Plans**

**34**



**1 BUILDING SECTION (Admin)**

0' 4' 8' 16'

Typ. Roof Construction  
 Mt. Roofing Panels, 30-lb. Bldg. Paper, 5/8" CDX Plywd. Sheathing, Trusses @ 24" O.C. (See Struc.), R-30 Batt Insul. w/ Vapor Barrier, 5/8" Type "X" GWB

Typ. Ext. Wall Const.  
 Mt. Siding, 5/8" Plywd. Sheathing, 2x6 Wd. Studs @ 16" O.C., Batt Insul. (R-19) w/ Vapor Barrier, 5/8" Type "X" GWB

Typ. Floor/Ceiling Const.  
 Finish Floor (See Finish Schedule), 1-1/8" CDX Plywd., Floor Joists Per Struc., Mineral Batt Insul., 5/8" Type "X" GWB Clg.

Typ. Ext. Wall Const. @ First Floor  
 Mt. Siding, 5/8" Plywd. Sheathing, 2x8 Wd. Studs @ 16" O.C., Batt Insul. (R-19) w/ Vapor Barrier, 5/8" Type "X" GWB

Typ. First Floor Const.  
 Finished Flooring (See Finish Schedule), Floor Joists Per Struc., R-19 Batt Insul. w/ Vapor Barrier  
 Conc./Pile Substructure

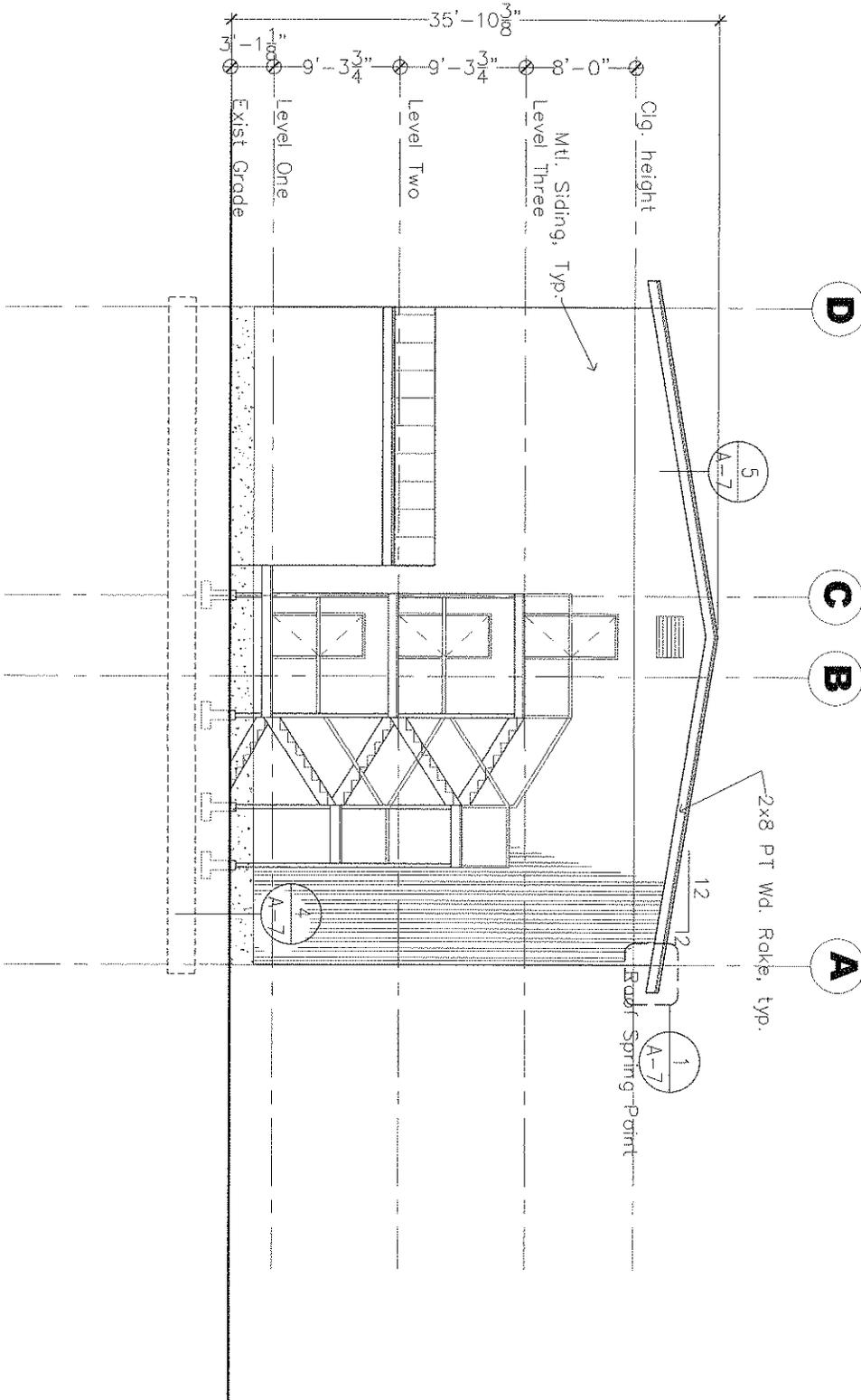


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08&12

**3 WEST ELEVATION (admin)**



A-4.11B

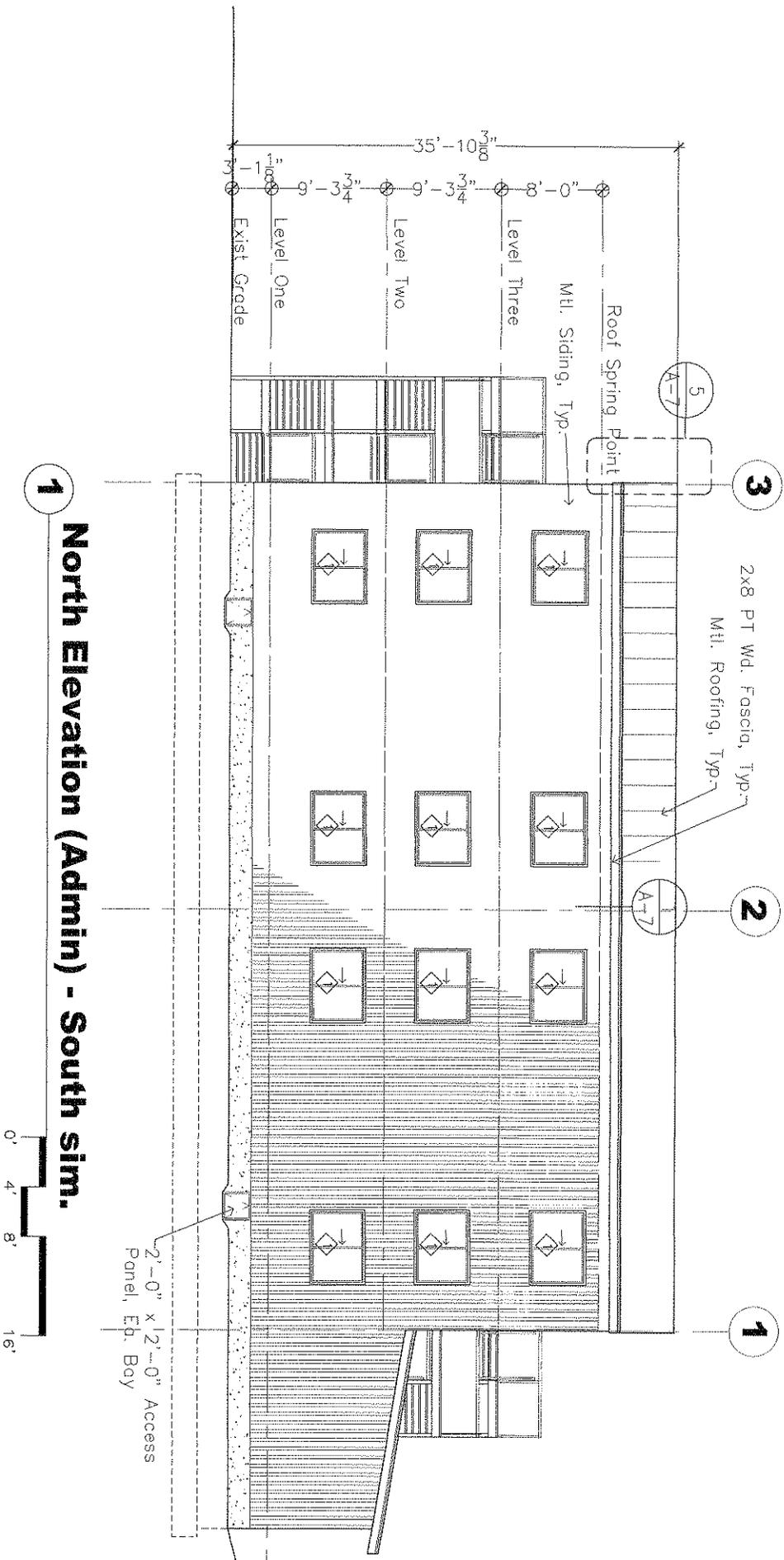
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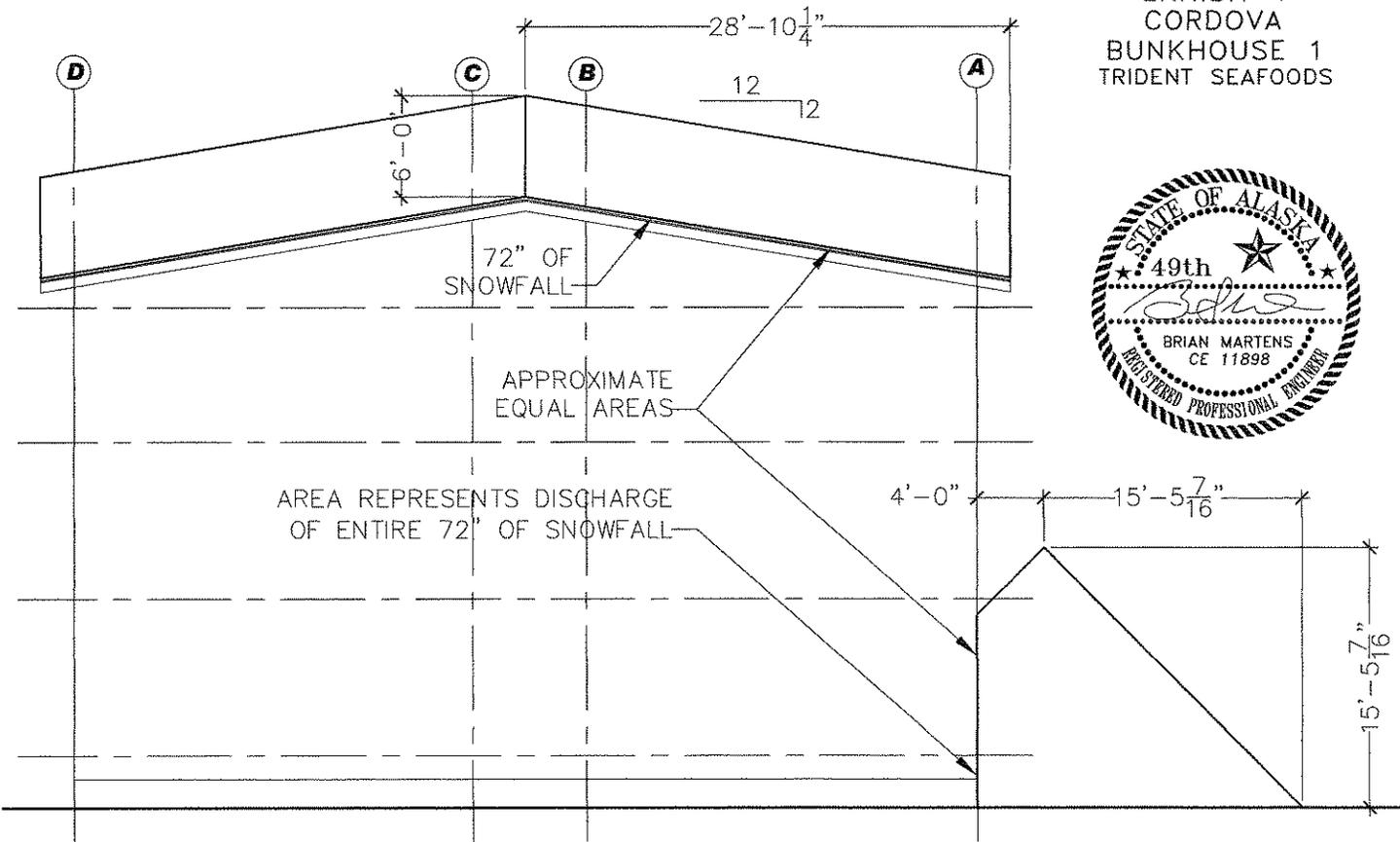


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DATE

EXHIBIT 1  
CORDOVA  
BUNKHOUSE 1  
TRIDENT SEAFOODS



PROJECT NO. 122364	SCALE: 1/8" = 1'	DRAWN BY: BLM	CHECKED BY: BLM	DATE: 9/13/2012	SHEET NO. 1 OF 2
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