

CITY OF UNALASKA, ALASKA

FEE: 50.00

PERMIT # 14-33

THE CITY OF UNALASKA HAS ADOPTED THE FOLLOWING CODES, WHICH ARE THE LATEST EDITIONS:

- UNIFORM BUILDING CODE
- UNIFORM PLUMBING CODE
- UNIFORM MECHANICAL CODE
- UNIFORM FIRE CODE
- NATIONAL ELECTRICAL CODE
- ONE AND TWO FAMILY C.A.B.O. CODE



INSTRUCTIONS:

- A. ALL APPLICATION QUESTIONS MUST BE ANSWERED COMPLETELY. WRITE "N/A" IF NO ANSWER IS NEEDED.
- B. SECTION 17.014.030 OF THE UNALASKA CODE OF ORDINANCES STATES: "PERMITS REQUIRED; CONSTRUCTION OR ALTERATION. UNLESS SPECIFICALLY EXEMPTED FROM THE REQUIREMENT, NO PERSON, FIRM, OR CORPORATION SHALL ERECT, CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, IMPROVE, REMOVE, CONVERT, OR DEMOLISH ANY BUILDINGS OR STRUCTURE WITHIN THE INCORPORATED AREA OF THE CITY OF UNALASKA WITHOUT FIRST OBTAINING A SEPARATE BUILDING PERMIT FOR EACH SUCH BUILDING OR STRUCTURE FROM THE PUBLIC WORKS DEPARTMENT.
- C. IF YOU ARE NOT THE LEGAL RECORDED OWNER, YOU MUST HAVE ATTACHMENT A FILLED OUT AND NOTARIZED. -SEE ATTACHMENT A.
- D. PROPERTY BOUNDARIES, IF NOT INDICATED BY PLATTING SURVEY LOT AND BLOCK DESCRIPTION, SHALL BE DESCRIBED SO AS TO ACCURATELY ESTABLISH FOR THE REVIEWER THE LOCATION OF THE PROPERTY. - SEE ATTACHMENT B.
- E. A FLOOR PLAN OF THE BUILDING IS REQUIRED. - SEE ATTACHMENT C.
- F. STATE LAWS REQUIRE A PLAN REVIEW BY THE STATE FIRE MARSHALL FOR CONSTRUCTION OF COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL STRUCTURES (LARGER THAN TRIPLEX) PRIOR TO CONSTRUCTION. PLEASE CONTACT: STATE FIRE MARSHALL, 5700 E. TUDOR ROAD, ANCHORAGE, AK 99507. TELEPHONE: (907) 269-5604.

GENERAL INFORMATION:

DATE: 8-29-2014

APPLICANT'S NAME: Alexandria House John Homan

TELEPHONE: 907-358-2675 ADDRESS: 28 N 2nd St, Unalaska, AK

*RECORDED OWNER'S NAME: Alexandria House

TELEPHONE: Same ADDRESS: Same

PHYSICAL ADDRESS: 28 N. 2nd St. Unalaska, AK 99685

*IF RECORDED OWNER IS DIFFERENT FROM APPLICANT, "ATTACHMENT A" MUST BE COMPLETED

PROPERTY DESCRIPTION:

SUBDIVISION: UNALASKA BLOCK: 1
TAX LOT # 03-07-219 PHYSICAL ADDRESS: 28 N 2nd St, Unalaska, AK
LOT: 8, 9, 11 US SURVEY: 1992
TRACT: — LOT SIZE: —
BUILDING TYPE AND SIZE: Wood 50' x 24' + 18' x 20'
ZONING CLASSIFICATION: Commercial / single family Residential
PROPOSED BUILDING SETBACKS:
FRONT: N/A REAR: N/A RIGHT SIDE: N/A LEFT SIDE: N/A

TYPE OF WORK TO BE PERFORMED UNDER THIS PERMIT:

**** INDICATE WITH AN "X" ****

RESIDENTIAL:

NEW CONSTRUCTION: —
REMODEL: X
ADDITION: —
MOVE: —
CHANGE OF USE
OF STRUCTURE: —
OTHER: —

COMMERCIAL:

NEW CONSTRUCTION: —
REMODEL: X
ADDITION: —
MOVE: —
CHANGE OF USE
OF STRUCTURE: —
OTHER: —

PLEASE DESCRIBE ADDITIONS OR DETAILS OF REMODELING IN FULL Dividing
upstairs into kitchen, bathroom + bedroom. Removing
wood panel walls + replace with sheetrock. Replace + repair
rotten floor joist + foundation as necessary. Add bathroom to
down stairs bedroom. Put on new metal roof. Replace old
windows + doors.

ATTACH SEPARATE SHEET IF NECESSARY

COMPLETE "ATTACHMENT B" SITE PLAN – ATTACH COPY OF THE PLATTED LOT WITH PROPOSED BUILDING(S) OR STRUCTURE(S) SHOWN TO SCALE ALONG WITH EXISTING BUILDINGS, ACCESS TO THESE BUILDINGS AND ALL DIMENSIONAL INFORMATION.

PROVIDE "ATTACHMENT C" – BUILDING / STRUCTURE PLANS.

IF RESIDENTIAL APPLICANT SUBMIT FLOOR PLANS
IF COMMERCIAL APPLICANT SUBMIT CONSTRUCTION PLANS

PLANNING INFORMATION NEEDED:

ZONE CHANGE, VARIANCE, CONDITIONAL USE PERMIT NEEDED? NO (YES OR NO) IF YES,
PLEASE STATE REQUEST IN DETAIL:

REQUEST FOR UTILITY SERVICE

Permit # _____

PHYSICAL ADDRESS OF LOCATION TO BE SERVICED: N/A**COMPLETE "ATTACHMENT B" SITE PLAN TO SHOW SERVICES REQUESTED.**☐ Electric Utility Service Date needed by: N/A

Service size needed: Commercial / Industrial _____ Residential _____

Phase: Single _____ Three _____ Voltage: 120/240 _____ 120/208 _____ 277/480 _____

Main disconnect size: _____ Amperage

Miscellaneous large appliances: _____

☐ Water Utility Service Date needed by: N/ASize of domestic service needed: 3/4" 1" 1 1/2" 2" 4" 6" other: _____Size of fire service needed: 2" 4" 6" 8" other: _____

Name of contractor: _____ Address: _____

☐ Sewer Utility Service Date needed by: N/ASize of service needed: 2" 4" 6" Other _____ Type: _____ Gravity _____ Pressure

Name of contractor: _____ Address: _____

•• Note: All contractors' work must be inspected by the DPU. ••**Billing Information**Name: Alexander House Address: 28 N. 2nd St., P.O. Box 920071, Dutch Harbor, AK 99692

Above is responsible for construction and/or inspection costs.

Name: SAME Address: SAME

Above is responsible for utility usage monthly costs.

I swear that the above information is true to the best of my knowledge and understand that provided false information may be grounds for utility disapproval or cancellation.

John Hovan
Applicant's signature8-29-14
Date

***** Electric Department Use Only *****

Billing deposit amount: _____ Construction deposit amount: _____

Approved by: _____ Lineman Chief

***** Water Department Use Only *****

Is service to be metered? Yes _____ No _____

System development charge: _____

Billing deposit amount: _____ Construction Deposit Amount: _____

Approved by: _____ Water Supervisor

***** Sewer Department Use Only *****

Billing deposit amount: _____

Approved by: _____ Wastewater Supervisor

CODE STUDY

ADDRESS:
28 N. 2ND STREET
UNALASKA

TOTAL LOT SIZE:
(COMBINED THE THREE LOTS) 6405 SF

ZONING: GENERAL COMMERCIAL DISTRICT

SETBACKS: 20' FRONT YARD (2ND STREET)
10' REAR YARD
10' SIDE YARD

EXISTING USE RESIDENTIAL
BUSINESS

MAX. ALLOWABLE LOT COVERAGE 60 % OR 3,843 SF
EXISTING BUILDING 1,998 SF

MAX.ALLOWABLE HEIGHT OF STRUCTURE 50 FEET

BUILDING CODE ANALYSIS:
PER IBC 2009

302 USE AND OCCUPANCY CLASSIFICATION:

MIXED USE OCCUPANCY GROUP B AND GROUP R-3

B OFFICE 917 SF
R3 RESIDENCE 1081SF

503.1 GENERAL BUILDABLE HEIGHTS AND AREA LIMITS:
508.4 REQ. SEPARATION R-B 2HRS. NON SPRINKLERED

BASED ON B TYPE V-B CONSTRUCTION
ALLOWABLE 2 STORY AND 9000 SF
BASED ON R3 3 STORIES AND UNLIMITED

TABLE 1004.1.1 OCCUPANT LOAD

OFFICE 917 SF = 10 OCCUPANTS
RESIDENCE 1081 SF = 6 OCCUPANTS

TOTAL = 16 OCCUPANTS

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:
WITHOUT SPRINKLER SYSTEM = 200 FT

legend



allowable area to built



existing structures



alexandria house

mayer sattler-smith
1104 w 7th avenue
anchorage, ak 99501
907 277 7878 fax 277 7898

revisions

code study

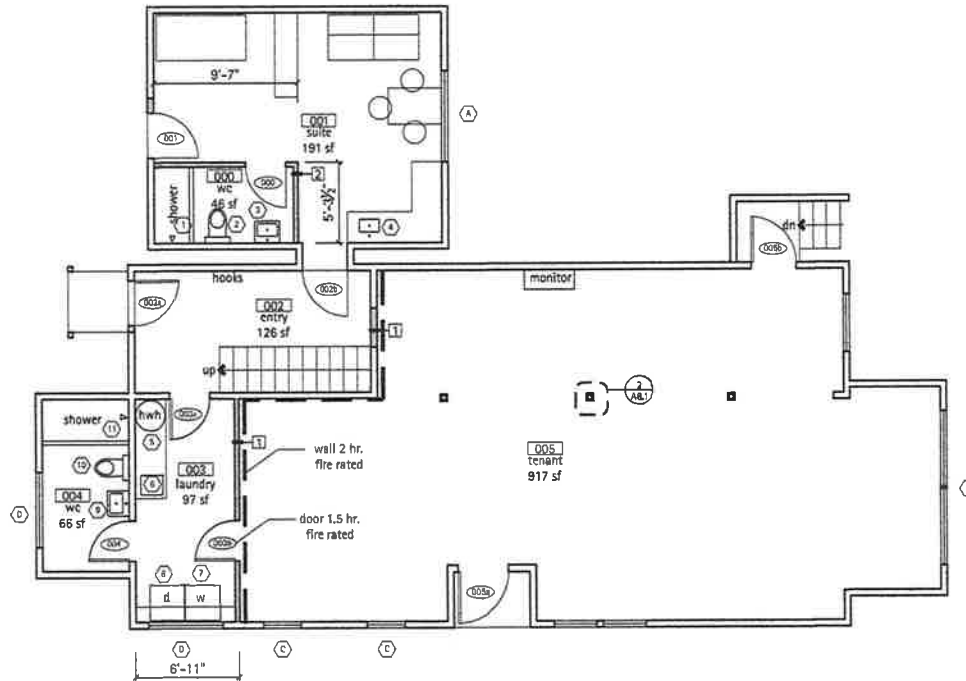
11 03 2013

1 site plan not to scale

A 0.1

sheet notes

1. provide 2 hr. fire rated separation between residential and office use.
- wall type 1 per UL U301
- 2 layers of 5/8" GWB each side.



new wall



existing structures

alexandria house

mayer sattler-smith
1104 w 7th avenue
anchorage, ak 99501
907 277 7878 fax 277 7890

revisions

first floor plan

11 03 2013

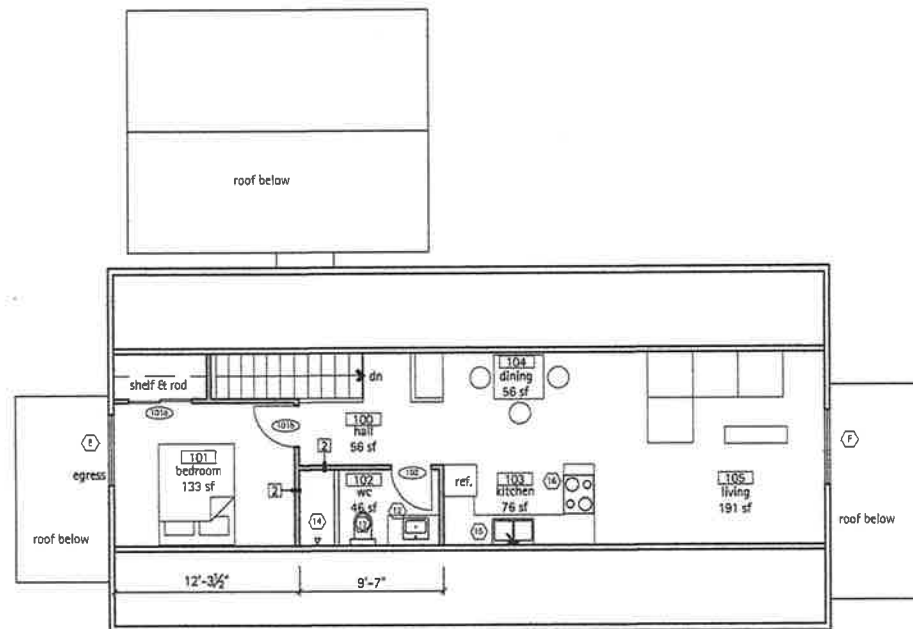
1 first floor plan
1/8" = 1'-0"



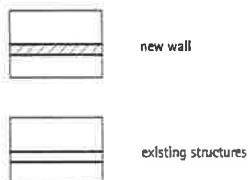
A 1.1

sheet notes

1. provide 2 hr. fire rated separation between residential and office use.
wall type 1 per UL U301
2 layers of $\frac{5}{8}$ " GWB each side.



legend



alexandria house

mayer sattler-smith
1104 w 7th avenue
anchorage, ak 99501
907 217 7878 fax 277 7899

revisions

2. floorplan

11 03 2013

1 second floorplan
1/8"=1'-0"

A 1.2

sheet notes

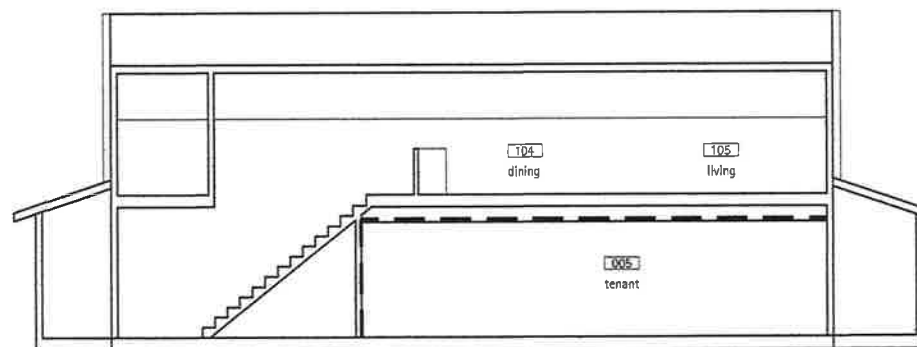
1. provide 2 hr. fire rated
seperation between residential
and office use.
wall and ceiling type per UL
U301

2 layers of $\frac{5}{8}$ " GWB each side.

2. provide r-19 batt insulation
in all walls, r-38 batt or foam
insulation at roof and r-24 at
floor level.



2 section
1/8" = 1'-0"



1 section
1/8" = 1'-0"

alexandria house

mayer sattler-smith
1104 w 7th avenue
anchorage, ak 99501
907 277 7878 fax 277 7898

revisions

sections

11 03 2013

A 2.1

alexandria house

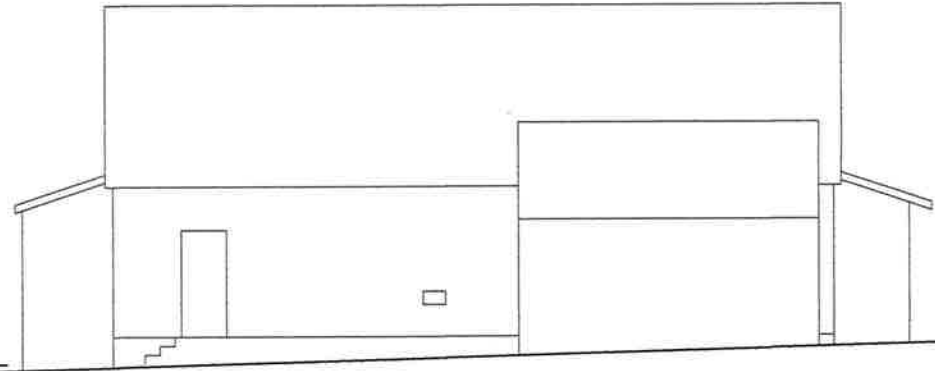
revisions

elevations

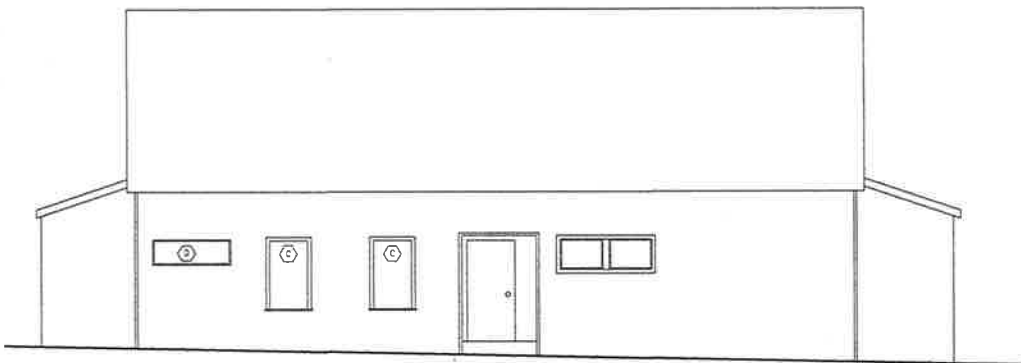
11 03 2013



4 north-west elevation
1/8" = 1'-0"



3 south-west elevation
1/8" = 1'-0"



2 south-east elevation
1/8" = 1'-0"



1 north-east elevation
1/8" = 1'-0"

PUBLIC UTILITIES INFORMATION NEEDED:

ELECTRIC

IS MUNICIPAL ELECTRIC SERVICE DESIRED? NO (YES OR NO) IF YES, PLEASE SKETCH SERVICE ROUTING AND METER LOCATIONS DESIRED ON "ATTACHMENT B" AND FILL OUT REQUEST FOR UTILITY SERVICE. IF NO, STATE WHY BELOW UNDER COMMENTS.

WATER

IS MUNICIPAL WATER SERVICE DESIRED? NO (YES OR NO) IF YES, PLEASE SKETCH SERVICE ROUTING ON "ATTACHMENT B" AND FILL OUT REQUEST FOR UTILITY SERVICE. IF NO, STATE WHY BELOW UNDER COMMENTS.

SEWER

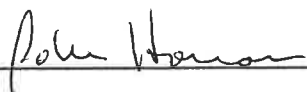
IS MUNICIPAL SEWER SERVICE DESIRED? NO (YES OR NO) IF YES, PLEASE SKETCH SERVICE ROUTING ON "ATTACHMENT B" AND FILL OUT REQUEST FOR UTILITY SERVICE. IF NO, STATE WHY BELOW UNDER COMMENTS.

SEPTIC SYSTEM NO (YES OR NO) IF YES, STATE OF ALASKA, DEPT. OF ENVIRONMENTAL CONSERVATION APPROVAL IS NEEDED.

DO YOU PLAN TO ABANDON A SEPTIC SYSTEM? NO (YES OR NO) IF YES, YOU MUST COMPLY WITH UNIVERSAL PLUMBING CODE (UPC) STANDARDS FOR DECOMMISSIONING SEPTIC TANKS WITHIN 30 DAYS OF HOOKING UP TO WASTEWATER SYSTEM.

I SWEAR THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND UNDERSTAND THAT PROVIDING FALSE INFORMATION MAY BE GROUNDS FOR PERMIT DISAPPROVAL OR CANCELLATION.

COMMENTS:

APPLICANT'S SIGNATURE:  DATE: 8-29-2014

APPLICANT: Alexandria House PERMIT # /

FOR REVIEWING DEPARTMENTS ONLY

	<u>DATE</u>	<u>APPROVED</u>	<u>DISAPPROVED</u>
STATE FIRE MARSHAL (IF APPLIC)	<u> </u>	<u> </u>	<u> </u>
<u>DEPT. OF PLANNING</u>	<u> </u>	<u> </u>	<u> </u>
<u>DEPT. OF PUBLIC SAFETY</u>	<u> </u>	<u> </u>	<u> </u>
<u>DEPT. OF PUBLIC WORKS</u>			
ROADS DIVISION	<u> </u>	<u> </u>	<u> </u>
<u>DEPT. OF PUBLIC UTILITIES</u>			
ELECTRIC DIVISION	<u> </u>	<u> </u>	<u> </u>
WATER DIVISION	<u> </u>	<u> </u>	<u> </u>
SEWER DIVISION	<u> </u>	<u> </u>	<u> </u>
<u>UTILITY SERVICE REQUEST</u>	<u> </u>	<u> </u>	<u> </u>
<u>PUBLIC UTILITIES DIRECTOR</u>	<u> </u>	<u> </u>	<u> </u>
<u>PUBLIC WORKS DIRECTOR</u>	<u> </u>	<u> </u>	<u> </u>

COMMENTS:

REQUIRED AS APPROPRIATE

CITY OF UNALASKA, ALASKA

"ATTACHMENT A"

AUTHORIZATION TO MAKE APPLICATION BY AGENT

I/WE Aletandria House Inc. ARE THE OWNERS OF
(LEGAL DESCRIPTION OF PROPERTY) Lots 8, 9, 11, Block 1
Subdivision USS 1992 Township 73S Range 118W,
Physical Address 28 N. 2nd St., UNALASKA, AK

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE John Homan
TO MAKE APPLICATION AS MY/OUR AGENT FOR:

(MARK APPROPRIATE () WITH AN "X")

- () UTILITY SERVICE
() BUILDING OR STRUCTURE PERMIT
() BUILDING OR STRUCTURE PERMIT WITH ZONING DISTRICT CHANGE.
() BUILDING OR STRUCTURE PERMIT WITH CONDITIONAL USE OR VARIANCE
PERMIT APPLICATION.
(X) OTHER: Remodel

AND ACKNOWLEDGE THAT I/WE AM/ARE AS FULLY BOUND BY THE PERMIT CONDITIONS FOR ANY
PERMIT AS MAY BE ISSUED AS A RESULT WHEREOF AS THOUGH I/WE HAD MADE APPLICATION FOR
AND RECEIVED AND SUCH PERMIT MYSELF/OURSELVES.

John Homan
(SIGNED)

John Homan
(NAME)

THIS IS TO CERTIFY THAT THE ABOVE SIGNATORY(IES) ARE KNOWN TO ME AND DID APPEAR
BEFORE ME AND SIGN THE AUTHORIZATION

THIS 29TH DAY OF AUGUST 20 14

[Signature]
(SIGNED)

MY COMMISSION EXPIRES: 12/8/2014



CITY OF UNALASKA

P.O. BOX 610

UNALASKA, ALASKA 99685-0610

(907) 581-1260 FAX (907) 581-2187



Via Certified Mail – Return Receipt Requested

August 29, 2014

FILE COPY

Alexandria House Inc.
PO Box 920071
Dutch Harbor, Alaska 99692

Re: Construction on Tax Lots 9-0307219, 9-0307217, and 9-0307215 28 N 2nd Street,
Unalaska, Alaska

Dear Property Owner:

The recent construction on your property; Tax Lots 9-0307219, 9-0307217, and 9-0307215 28 N 2nd Street, appears to be in violation of Title 17 of the Unalaska Code of Ordinance. A building permit must be issued by the Director of Public Works prior to construction.

You and/or your agent are hereby directed to immediately and safely cease construction and not occupy any unpermitted structures until you have applied for and received a building permit from the Department of Public Works.

Please contact the Department of Public Works at 907-581-1260 for assistance with the above. Instructions can be found in the Building Permit Guidance Pamphlet at:

<http://www.ci.unalaska.ak.us/publicworks/page/building-excavation-permits>

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Lund", is written over a horizontal line.

Robert Lund, P.E.
City Engineer, City of Unalaska

CC: Dan Winters, Director, Department of Public Utilities
Don Lane, Wastewater Division Supervisor
Clint Huling, Water Division Supervisor
Jim Dickson, Roads Division Chief
Mike Daniels, Electrical Line Division Supervisor
Erin Reinders, Director, Department of Planning
Anthony Grande, Planning Administrator, Department of Planning

FILE COPY

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A. Signature X</p> <p>B. Received by (Printed Name)</p> <p>C. Date 28 Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below <input type="checkbox"/> No</p>	
1. Article Addressed to: Alexandria House, Inc. P.O. Box 920071 Dutch Harbor, Ak 99692		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
2. Article Number (Transfer from service label)			

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.20
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.38

Postmark Here
**UNALASKA AK
AUG 29 2014
99685**

Sent To
**Alexandria House, Inc.
P.O. Box 920071
Dutch Harbor Ak 99692**

PS Form 3800, August 2006 See Reverse for Instructions

7012 3050 0001 7196 1278

BUILDING PERMIT APPLICATION
FEE CALCULATION
WORK SHEET

Applicant Aletandra House Date 8-28-2014

Type of Project:

☐ **A. Residential** - Single Family / Duplex / Triplex

☐ **B. Commercial**

Total Value of Residential
Construction \$ _____

Total Value of Commercial
Construction \$ _____

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to find

The Residential Permit Application Fee is determined
by the work to be covered in the Permit Application.

The C
determ
constr

City of Unalaska
Department of Finance
P.O. Box 610
Unalaska, AK 99685
(907) 581-1251
Welcome

- ☐ New Residential Dwelling Unit, Addition
to add Second Dwelling Unit, Container Storage
Unit, Major Additions (2 or more rooms) - \$100.00

☐ \$0.

☐ Ovi 000358-0030 Matapua F 09/02/2014 12:42PM

- ☐ Minor additions (less than 2 rooms),
Re-roofing, Demolitions, Arctic Entry's
Commercial - \$25.00

MISCELLANEOUS

Description: Building
Permits (BP)
Building Permits

50.00

After-the-Fact Building Permits

Residential

- ☐ New Residential Dwelling Unit, Addition
to add Second Dwelling Unit, Container Storage
Unit, Major Additions (More than 2 rooms) - \$200.00
- ☒ Remodel - Minor Additions of less than
2 rooms, re-roofing, and Arctic Entry's
Commercial - \$50.00

Com
☐ \$0

50.00

Subtotal

50.00

Total

50.00

☐ 0.

CREDIT CARD - CASH DRAWER
MC

50.00

Total Permit Application Fee \$ 50.00

Change due

0.00

Paid by: JOHN HONAN

Building Permit No. _____ (Obtain from Public Works b

(Present this page with payment to the Finance Department at City Hall after
Department of Public Works.)

Signature: _____

Thank you for your payment

Authority - Planning Commission Resolution 90-14 adopted October 25, 1995
December 13, 1990.

Authority - City of Unalaska Ordinance No. 2001-10 adopted July 10, 2001

CITY OF UNALASKA COPY
DUPLICATE RECEIPT

CITY OF UNALASKA

P.O. BOX 610

UNALASKA, ALASKA 99685-0610

(907) 581-1260 FAX (907) 581-2187



Via Certified Mail – Return Receipt Requested

September 24, 2014

Alexandria House Inc.
c/o John Honan
PO Box 920071
Dutch Harbor, Alaska 99692

Re: BPA 14-34 for Alexandria House on Tax Lots 9-0307219, 9-0307217, and 9-0307215 28 N 2nd Street, Unalaska, Alaska

Dear Mr. Honan:

In order to process your building permit application a revised application is required.

1. Because the structure will be partially used as commercial establishment the Alaska State Fire Marshal may require a plan review. Alaska State Fire Marshal plan review and the final plans submitted for that review must be submitted to DPW before a City of Unalaska building permit is issued. Most applicants apply for both concurrently.
2. The plans show two dwelling units. The conditional use permit for this project, 2013-13, allowed only one dwelling unit. You must either strike one dwelling unit from the plans and resubmit them or apply for a conditional use from the Planning Department for the second dwelling unit.
3. Show parking areas and calculations in the plans accordance with Unalaska Code of Ordinance Title 8.
4. Show dimensions from entrance off of 2nd Street to the edge of right of way.

5. A Reduced Pressure Backflow Prevention Assembly is required for the water service per Title 10.12.030 of the Unalaska Code of Ordinance. Upgrade the existing water meter to a 3/4" iPEARL meter. The City will provide the new meter part at no cost.

If the Alaska State Fire Marshal requires a fire sprinkler system then a separate backflow prevention device will be required there as well.

Contact the Water Utility for specific requirements and parts approval prior to ordering.

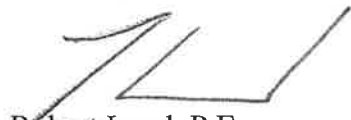
Attach a copy of *City of Unalaska Standard Detail 60-6 Water Service Entrance* to your application and reference it in your plans. Revise the application forms Utility Service Request to reflect these changes.

6. Per Title 10.08.020 of the Unalaska Code of Ordinance a separate electrical meter is required for each unit.

Revise the application forms Utility Service Request to reflect the above and show the electrical meter location in your plans.

Please note that the conditions of the September 5, 2014 email remain in effect, attached.

Sincerely,



Robert Lund, P.E.
City Engineer, City of Unalaska

CC: Dan Winters, Director, Department of Public Utilities
Don Lane, Wastewater Division Supervisor
Clint Huling, Water Division Supervisor
Jim Dickson, Roads Division Chief
Mike Daniels, Electrical Line Division Supervisor
Erin Reinders, Director, Department of Planning
Anthony Grande, Planning Administrator, Department of Planning