

STAMP



**kpb architects**  
 architecture planning interior design design-build  
 435 E Street, Suite 800 Anchorage, Alaska 99501  
 907.244.2244 907.244.2407 www.kpbarchitects.com

**BSC engineering**  
 1331 OLIVE LN - ANCHORAGE AK 99515  
 Phone: 222-1085 Fax: 222-5210  
 www.ebscengineering.com

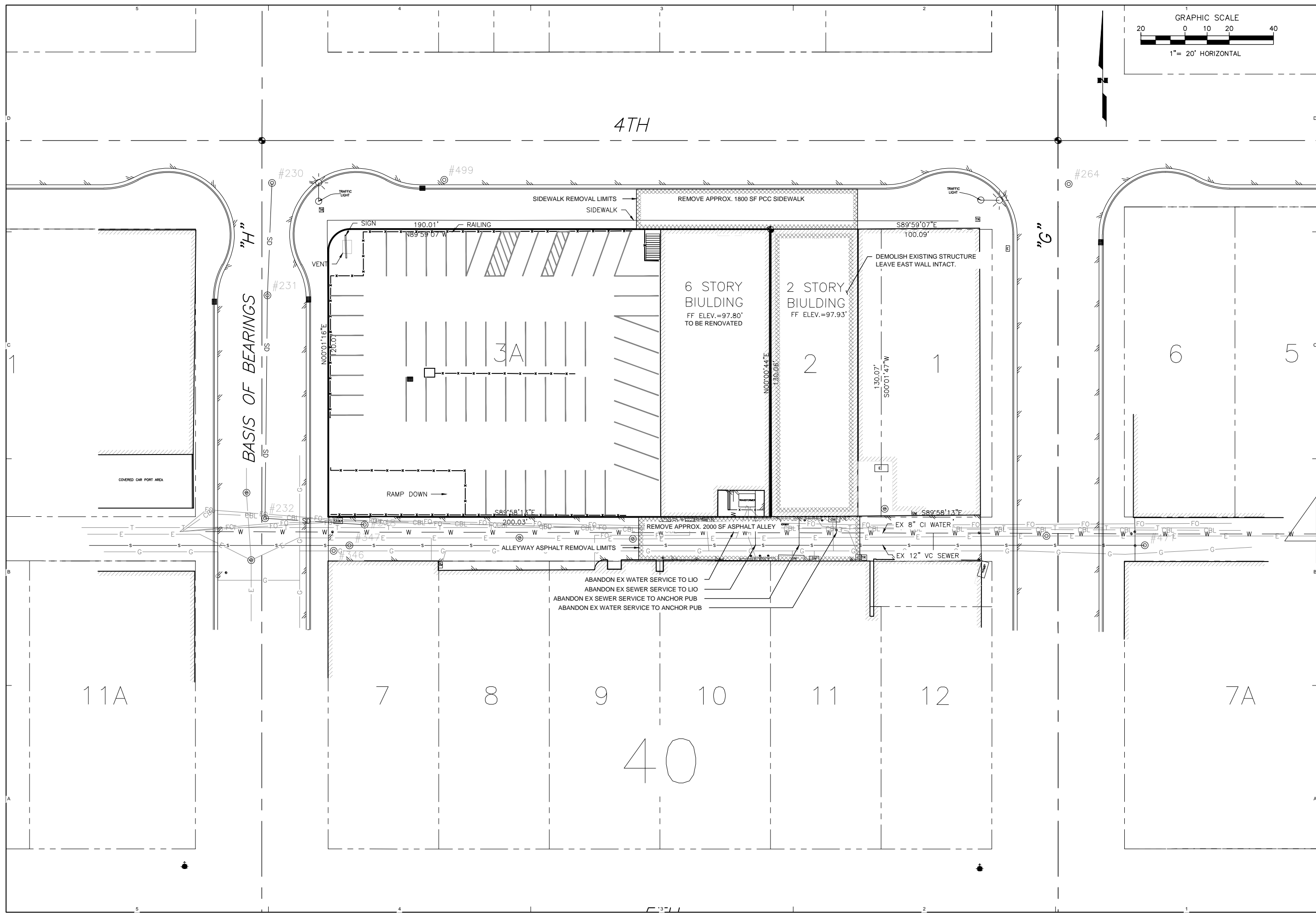
**PFEFFER DEVELOPMENT**  
**716 W 4TH AVE. Renovation**  
 716 W. 4th Ave, Anchorage AK 99501

REVISION	SCHEDULE	DATE

JOB NO. 11076\_19  
 DATE 07.03.2013  
 DRAWN LDM  
 REVIEWED ELH

SHEET NAME  
 EXISTING SITE & DEMO

SHEET NO.  
**C1.00**



4TH

"H"  
 BASIS OF BEARINGS

"G"

40

3A

2 STORY BUILDING  
 FF ELEV.=97.93'

6 STORY BUILDING  
 FF ELEV.=97.80'  
 TO BE RENOVATED

2

1

6

5

11A

7

8

9

10

11

12

7A

ABANDON EX WATER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO ANCHOR PUB  
 ABANDON EX WATER SERVICE TO ANCHOR PUB

REMOVE APPROX. 2000 SF ASPHALT ALLEY

REMOVE APPROX. 1800 SF PCC SIDEWALK

DEMOLISH EXISTING STRUCTURE  
 LEAVE EAST WALL INTACT.

RAMP DOWN

SIDEWALK REMOVAL LIMITS  
 SIDEWALK

COVERED CAR PORT AREA

#230

#499

#264

#231

#232

#347E

#346

BASIS OF BEARINGS

"H"

"G"

4TH

40

3A

2 STORY BUILDING  
 FF ELEV.=97.93'

6 STORY BUILDING  
 FF ELEV.=97.80'  
 TO BE RENOVATED

2

1

6

5

11A

7

8

9

10

11

12

7A

ABANDON EX WATER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO ANCHOR PUB  
 ABANDON EX WATER SERVICE TO ANCHOR PUB

REMOVE APPROX. 2000 SF ASPHALT ALLEY

REMOVE APPROX. 1800 SF PCC SIDEWALK

DEMOLISH EXISTING STRUCTURE  
 LEAVE EAST WALL INTACT.

RAMP DOWN

SIDEWALK REMOVAL LIMITS  
 SIDEWALK

COVERED CAR PORT AREA

#230

#499

#264

#231

#232

#347E

#346

BASIS OF BEARINGS

"H"

"G"

4TH

40

3A

2 STORY BUILDING  
 FF ELEV.=97.93'

6 STORY BUILDING  
 FF ELEV.=97.80'  
 TO BE RENOVATED

2

1

6

5

11A

7

8

9

10

11

12

7A

ABANDON EX WATER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO ANCHOR PUB  
 ABANDON EX WATER SERVICE TO ANCHOR PUB

REMOVE APPROX. 2000 SF ASPHALT ALLEY

REMOVE APPROX. 1800 SF PCC SIDEWALK

DEMOLISH EXISTING STRUCTURE  
 LEAVE EAST WALL INTACT.

RAMP DOWN

SIDEWALK REMOVAL LIMITS  
 SIDEWALK

COVERED CAR PORT AREA

#230

#499

#264

#231

#232

#347E

#346

BASIS OF BEARINGS

"H"

"G"

4TH

40

3A

2 STORY BUILDING  
 FF ELEV.=97.93'

6 STORY BUILDING  
 FF ELEV.=97.80'  
 TO BE RENOVATED

2

1

6

5

11A

7

8

9

10

11

12

7A

ABANDON EX WATER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO ANCHOR PUB  
 ABANDON EX WATER SERVICE TO ANCHOR PUB

REMOVE APPROX. 2000 SF ASPHALT ALLEY

REMOVE APPROX. 1800 SF PCC SIDEWALK

DEMOLISH EXISTING STRUCTURE  
 LEAVE EAST WALL INTACT.

RAMP DOWN

SIDEWALK REMOVAL LIMITS  
 SIDEWALK

COVERED CAR PORT AREA

#230

#499

#264

#231

#232

#347E

#346

BASIS OF BEARINGS

"H"

"G"

4TH

40

3A

2 STORY BUILDING  
 FF ELEV.=97.93'

6 STORY BUILDING  
 FF ELEV.=97.80'  
 TO BE RENOVATED

2

1

6

5

11A

7

8

9

10

11

12

7A

ABANDON EX WATER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO ANCHOR PUB  
 ABANDON EX WATER SERVICE TO ANCHOR PUB

REMOVE APPROX. 2000 SF ASPHALT ALLEY

REMOVE APPROX. 1800 SF PCC SIDEWALK

DEMOLISH EXISTING STRUCTURE  
 LEAVE EAST WALL INTACT.

RAMP DOWN

SIDEWALK REMOVAL LIMITS  
 SIDEWALK

COVERED CAR PORT AREA

#230

#499

#264

#231

#232

#347E

#346

BASIS OF BEARINGS

"H"

"G"

4TH

40

3A

2 STORY BUILDING  
 FF ELEV.=97.93'

6 STORY BUILDING  
 FF ELEV.=97.80'  
 TO BE RENOVATED

2

1

6

5

11A

7

8

9

10

11

12

7A

ABANDON EX WATER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO ANCHOR PUB  
 ABANDON EX WATER SERVICE TO ANCHOR PUB

REMOVE APPROX. 2000 SF ASPHALT ALLEY

REMOVE APPROX. 1800 SF PCC SIDEWALK

DEMOLISH EXISTING STRUCTURE  
 LEAVE EAST WALL INTACT.

RAMP DOWN

SIDEWALK REMOVAL LIMITS  
 SIDEWALK

COVERED CAR PORT AREA

#230

#499

#264

#231

#232

#347E

#346

BASIS OF BEARINGS

"H"

"G"

4TH

40

3A

2 STORY BUILDING  
 FF ELEV.=97.93'

6 STORY BUILDING  
 FF ELEV.=97.80'  
 TO BE RENOVATED

2

1

6

5

11A

7

8

9

10

11

12

7A

ABANDON EX WATER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO ANCHOR PUB  
 ABANDON EX WATER SERVICE TO ANCHOR PUB

REMOVE APPROX. 2000 SF ASPHALT ALLEY

REMOVE APPROX. 1800 SF PCC SIDEWALK

DEMOLISH EXISTING STRUCTURE  
 LEAVE EAST WALL INTACT.

RAMP DOWN

SIDEWALK REMOVAL LIMITS  
 SIDEWALK

COVERED CAR PORT AREA

#230

#499

#264

#231

#232

#347E

#346

BASIS OF BEARINGS

"H"

"G"

4TH

40

3A

2 STORY BUILDING  
 FF ELEV.=97.93'

6 STORY BUILDING  
 FF ELEV.=97.80'  
 TO BE RENOVATED

2

1

6

5

11A

7

8

9

10

11

12

7A

ABANDON EX WATER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO LIO  
 ABANDON EX SEWER SERVICE TO ANCHOR PUB  
 ABANDON EX WATER SERVICE TO ANCHOR PUB

REMOVE APPROX. 2000 SF ASPHALT ALLEY

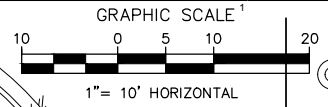
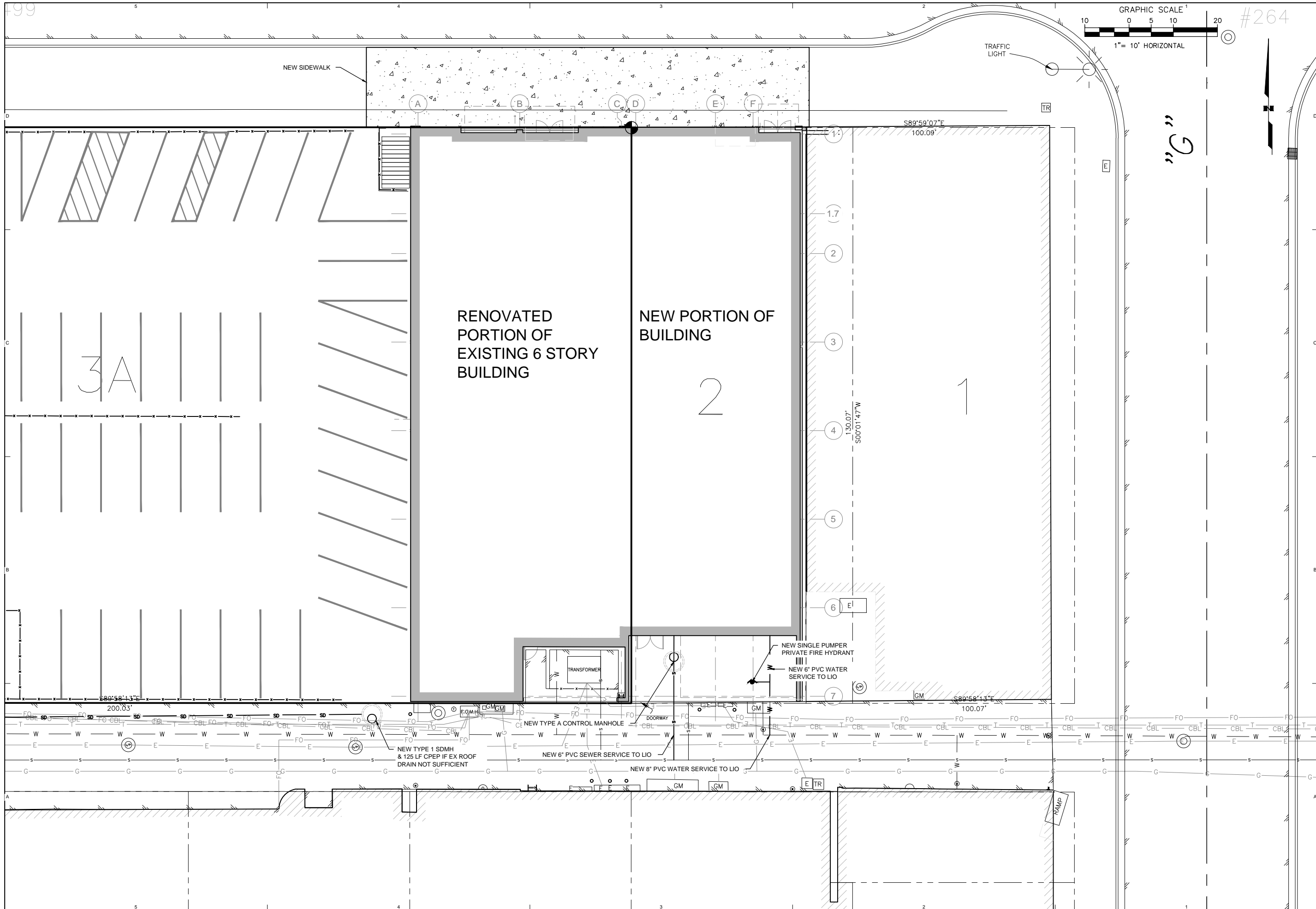
REMOVE APPROX. 1800 SF PCC SIDEWALK

DEMOLISH EXISTING STRUCTURE  
 LEAVE EAST WALL INTACT.

RAMP DOWN

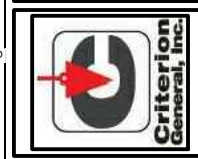
SIDEWALK REMOVAL LIMITS  
 SIDEWALK

COVERED CAR PORT AREA



#264

STAMP



**kpb architects**  
 architecture planning interior design design-build  
 433 E Street, Suite 800 Anchorage, Alaska 99501  
 907.244.2244 907.244.2407 www.kpbarchitects.com

**BSC engineering**  
 11301 OLIVE LN. ANCHORAGE AK 99515  
 Phone: 222-1085 Fax: 222-5210  
 www.ebscengineering.com

**PFEFFER DEVELOPMENT**  
**716 W 4TH AVE. Renovation**  
**716 W. 4th Ave, Anchorage AK 99501**

REVISION	SCHEDULE	DATE

JOB NO.	11076_19
DATE	07.03.2013
DRAWN	LDM
REVIEWED	ELH

SHEET NAME  
 PROPOSED SITE PLAN

SHEET NO.  
 C1.01